



# 1 LOCATION PLAN

## OSD BUILDING ENVELOPE SETBACKS

( MEASURED FROM BOUNDARY )

\*FOR SITE A,B AND C, THE SERVICES ZONE IS SETBACK AN ADDITIONAL 3 METRES FROM ALL BOUNDARIES WITH EXCEPTION OF :

- 1.THE SETBACKS TO CLARKE LANE, WHERE THE SETBACK IS CONSISTENT WITH THAT INDICATED BELOW.
- 2.THE SETBACK FOR SITE B FROM THE SOUTHERN BOUNDARY IS 13.5 METRES

### SITE A\*

- ① 1.5 - 3 METRES TO PACIFIC HIGHWAY
- ② 2 - 2.8 METRES TO CLARKE LANE
- ③ 1.5 METRES TO OXLEY STREET
- ④ 1.5 METRES HUME STREET

### SITE B\*

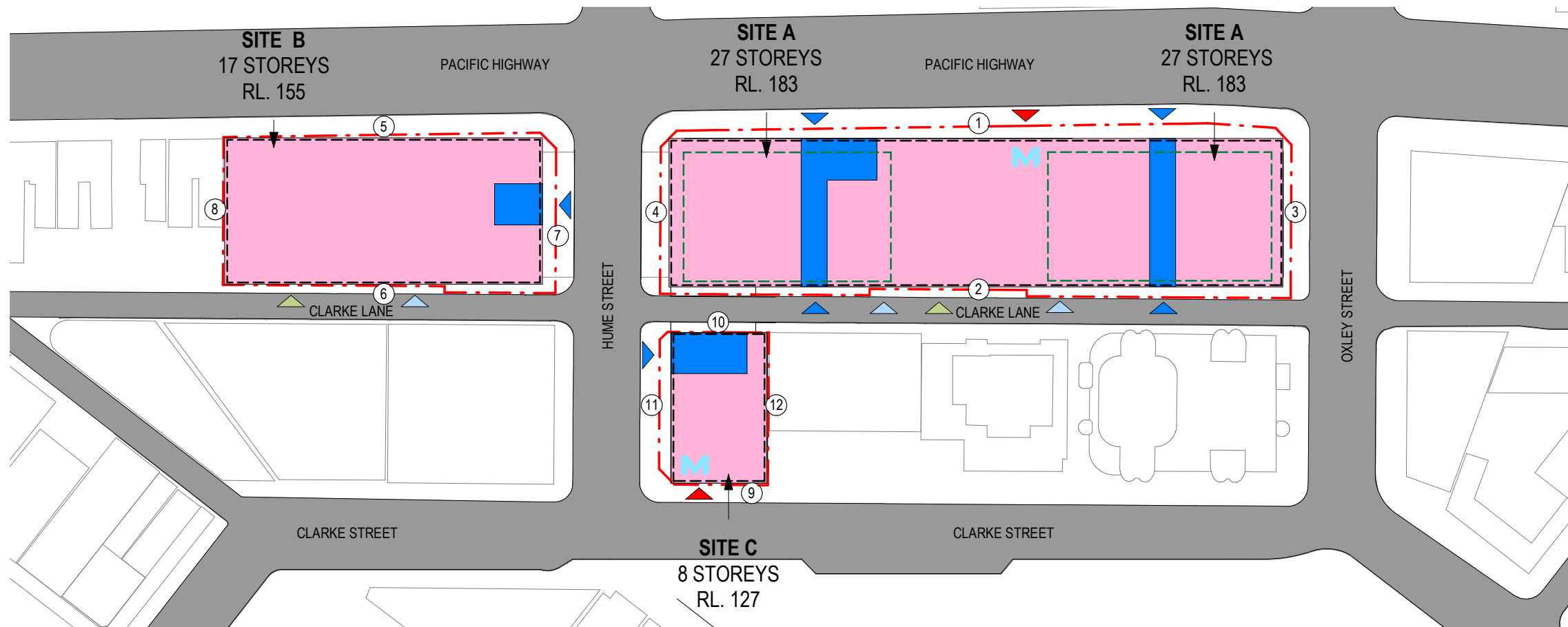
- ⑤ NIL TO 0.9 METRES TO PACIFIC HIGHWAY
- ⑥ 1.2 TO 2.6 METRES TO CLARKE LANE
- ⑦ 2.5 METRES HUME STREET
- ⑧ NIL METRES TO RL.152 AND 6 METRES UP TO RL.155 TO SOUTHERN BOUNDARY

### SITE C\*

- ⑨ 1.2 METRES TO CLARKE STREET
- ⑩ NIL METRES TO CLARKE LANE
- ⑪ 2.5 METRES TO HUME STREET
- ⑫ NIL METRES TO NORTHERN BOUNDARY

## OSD BUILDING ENVELOPE

- OSD CONCEPT SSDA - APPROXIMATE OSD LOBBY LOCATION.
- CROWS NEST METRO STATION CCSI - INCLUDES STRUCTURE, BUILDING INFRASTRUCTURE AND SPACE FOR FUTURE LIFT CORES, ACCESS AND BUILDING SERVICES FOR FUTURE OSD.
- INDICATIVE OSD BUILDING LOCATIONS ABOVE STATION
- MAXIMUM OSD BUILDING ENVELOPE
- PROPERTY BOUNDARY
- M METRO STATION ENTRY
- ▲ METRO ENTRY ▲ OSD PARKING
- ▲ OSD ENTRY ▲ LOADING DOCK



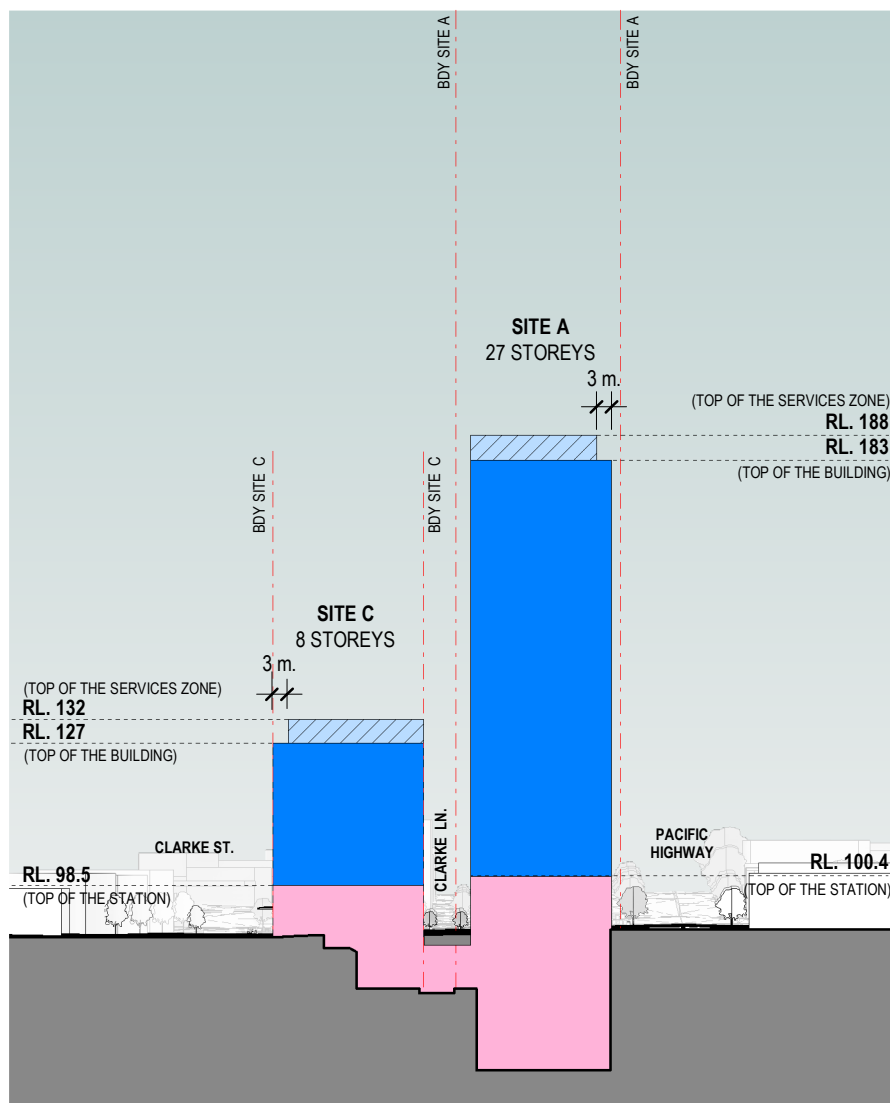
## 2 SITE PLAN

1 : 1000

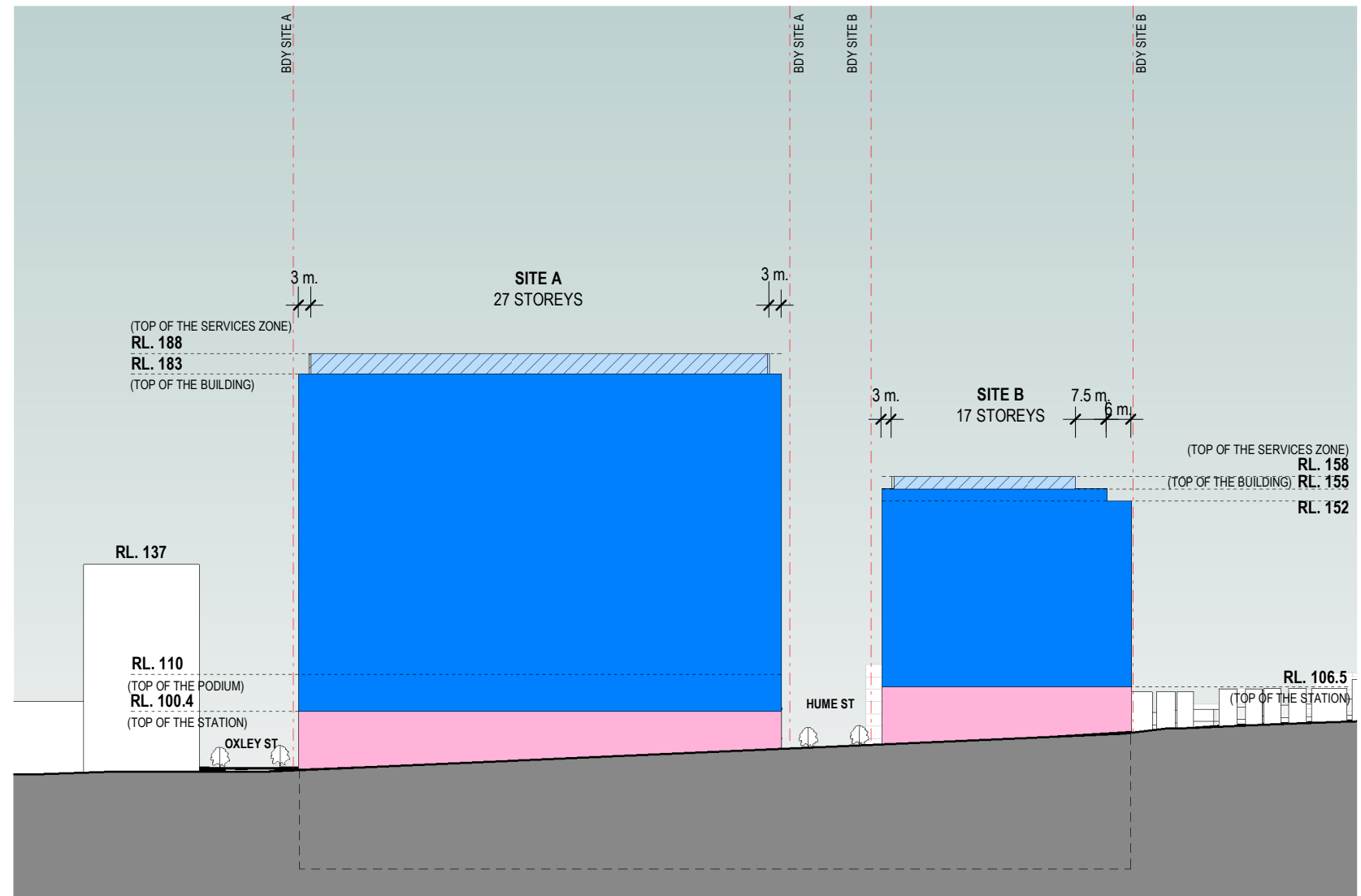
## PROPOSED CROWS NEST OSD BUILDING ENVELOPE DIAGRAMS

SHEET 1 OF 3

CROWS NEST OSD  
160453  
SK-365E  
As indicated @ A3



**1 CROSS SECTION**  
1 : 1500



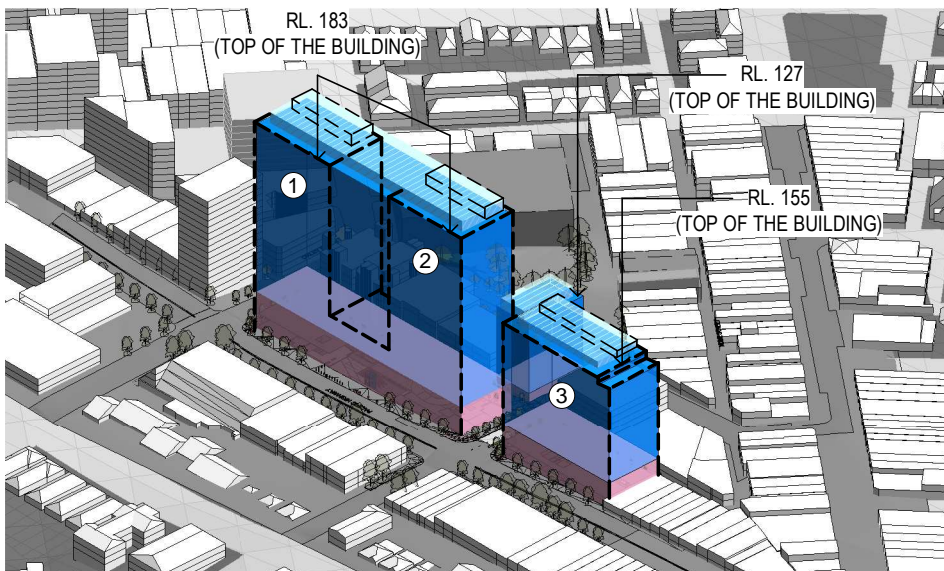
**2 WEST ELEVATION - PACIFIC HIGHWAY**  
1 : 1500

**OSD BUILDING ENVELOPE**

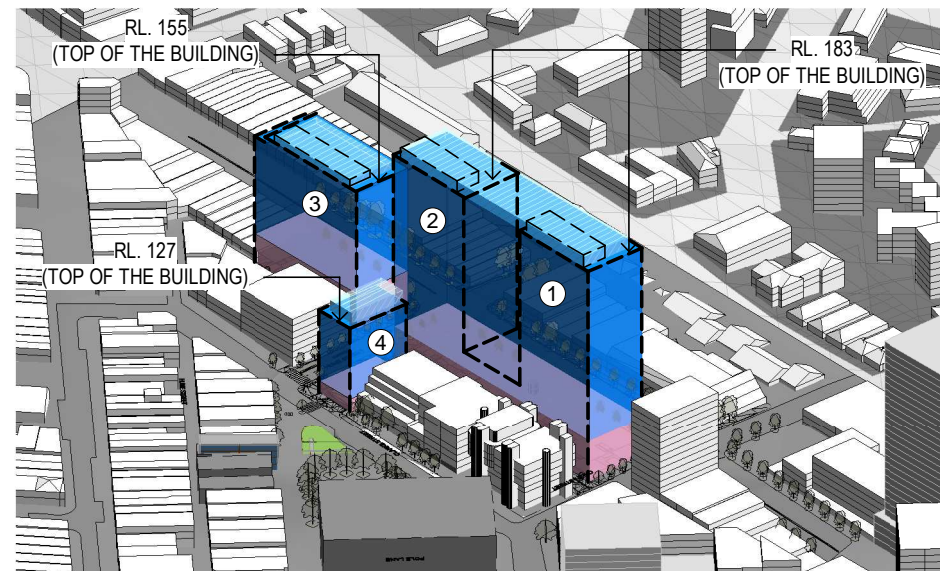
OSD CONCEPT SSDA - BUILDING ENVELOPE

CROWS NEST METRO STATION CCSI - INCLUDES STRUCTURE, BUILDING INFRASTRUCTURE AND SPACE FOR FUTURE LIFT CORES, ACCESS AND BUILDING SERVICES FOR FUTURE OSD.

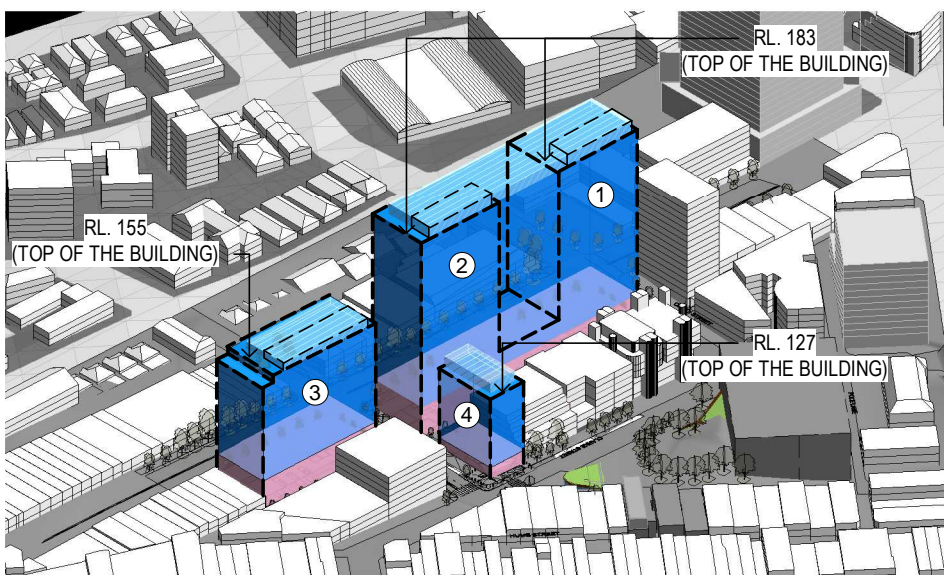




1 VIEW TO THE NORTH



2 VIEW TO THE SOUTH



3 VIEW TO THE WEST



4 VIEW TO THE EAST

#### OSD BUILDING ENVELOPE

MAXIMUM OSD BUILDING ENVELOPE

CROWS NEST METRO STATION CCSI - INCLUDES STRUCTURE, BUILDING INFRASTRUCTURE AND SPACE FOR FUTURE LIFT CORES, ACCESS AND BUILDING SERVICES FOR FUTURE OSD.

--- INDICATIVE OSD BUILDINGS

- ① SITE A - BUILDING A NORTH (RESIDENTIAL)
- ② SITE A - BUILDING A SOUTH (RESIDENTIAL)
- ③ SITE B - BUILDING B (HOTEL OR COMMERCIAL)
- ④ SITE B - BUILDING C (COMMERCIAL)