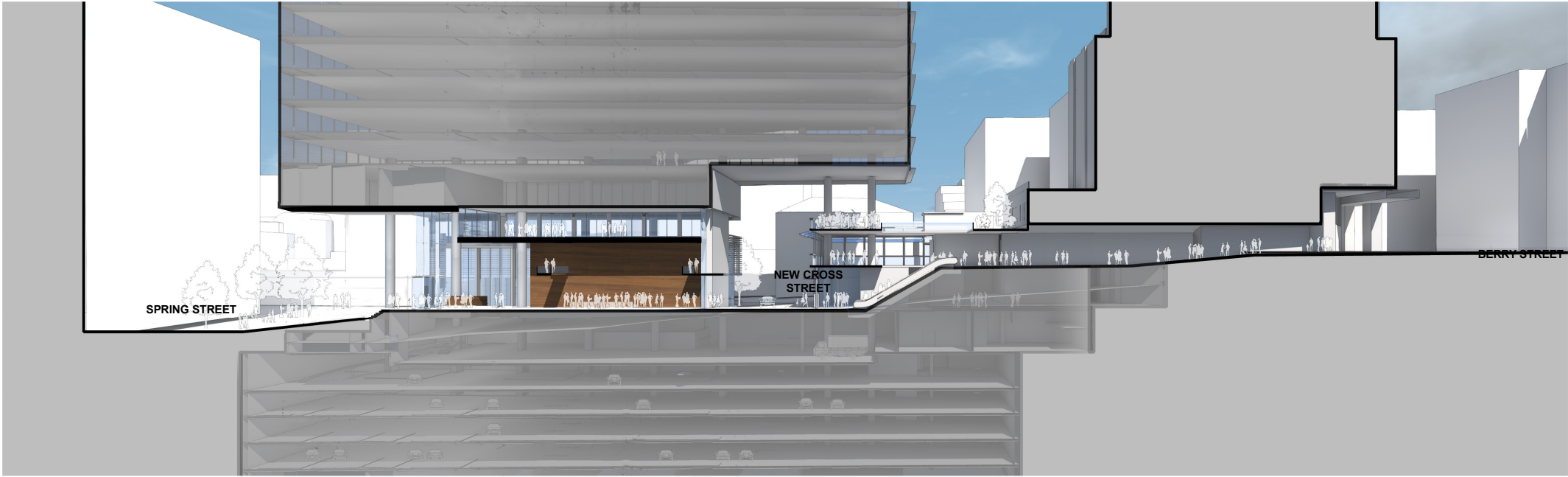
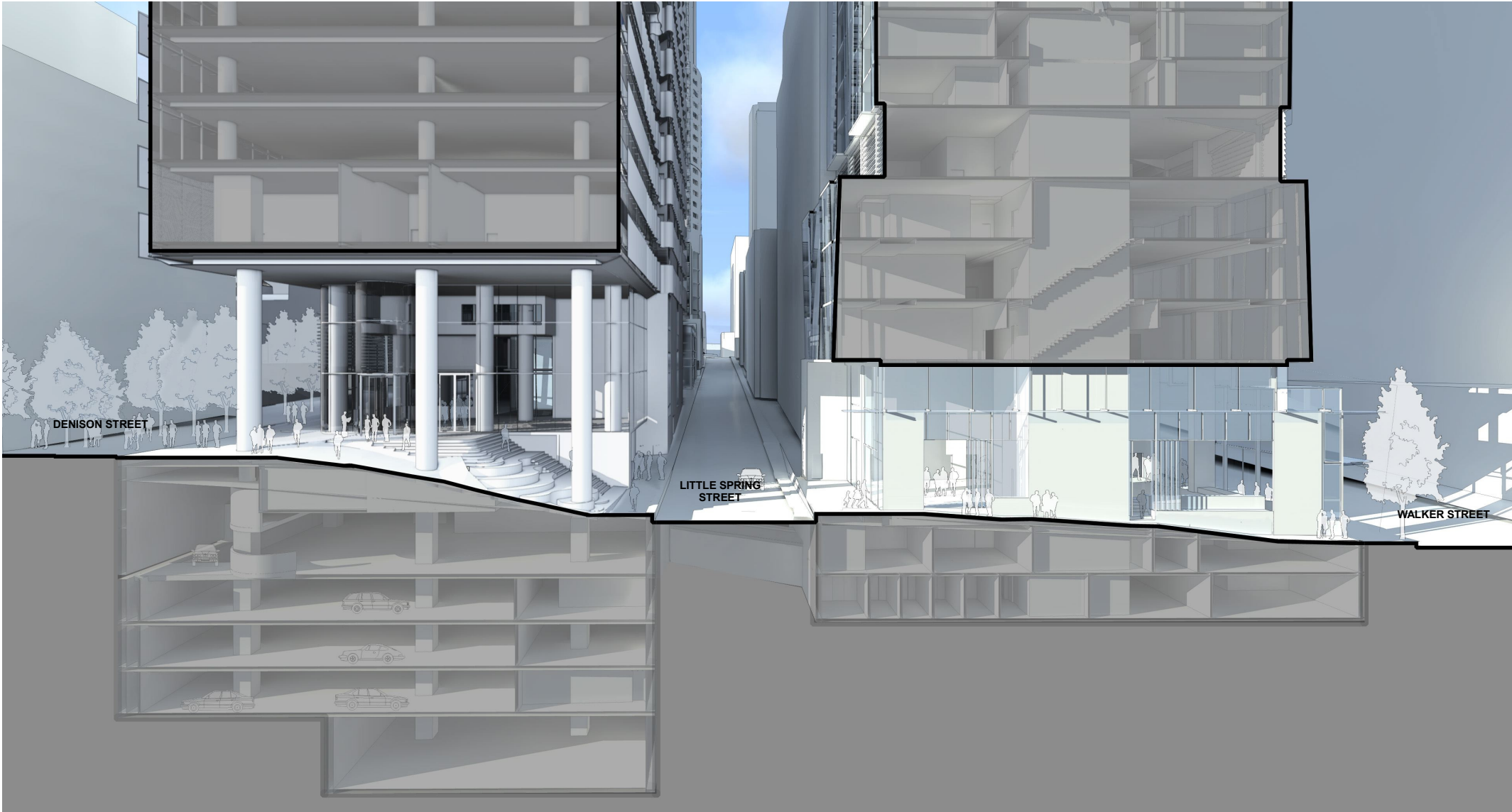


WALKER STREET

LOBBY & GROUND FLOOR PLAN

The ground plane that surrounds and separates the buildings defines three of North Sydney's central laneways and as such offers a unique opportunity for a public domain of significant impact. The proposal to rework traffic movements in order to provide a new pedestrian environment on Denison Street offers a new sunlit gathering space in the heart of the CBD.

The ground plane is defined by a number of key spaces such as the Denison Street plaza, Spring Street stepped entry and the new cross street, intertwined with these spaces is the main commercial lobby, the hotel lobby on Walker Street and retail fronting the Denison Plaza and the new cross street. The interaction of all these uses and the connectivity between them offers an exciting and animated ground plane to reinvent the concept of North Sydney laneways.



<div><div><div></div><div></div><div></div><div></div></div><div><div>SECTION 75W</div><div>DOP FOR APPROVAL</div><div>PPR</div><div>EXHIBITION</div><div>PART 3A SUBMISSION</div></div></div> <div><div>No.</div><div>DATE</div><div>REVISION / ISSUE DETAILS</div></div>	<div><div>CLIENT</div><div><div><div></div><div></div><div></div></div><div><div>EASTMARK HOLDINGS</div><div>Pty. Ltd.</div><div>5 ROGERS AVENUE</div><div>HABERFIELD, NSW 2045</div></div></div><div><div>P: 02 9799 1542</div><div>F: 02 9954 4277</div></div></div>	<div><div>ARCHITECTS</div><div><div><div></div><div></div><div></div></div><div><div>RICE DAUBNEY</div><div>ANALYSING CREATING AND IMPLEMENTING ARCHITECTURE</div><div>119 WALKER STREET   NORTH SYDNEY 2060</div><div>T: 02 9956 2686   F: 02 9959 3015</div><div>rd@ricedaubney.com.au   www.ricedaubney.com.au</div><div>the rice daubney group (trav) Pty Ltd - abn: 77 001 350 789</div><div>rice daubney trading trust - abn: 95 880 304 993</div></div></div><div><div></div></div></div>	<div><div>PROJECT</div><div><div>88 WALKER ST</div><div>NORTH SYDNEY NSW 2060</div></div></div>	<div><div>DRAWING TITLE</div><div><div>LOBBY &amp; GROUND FLOOR</div><div>INTRODUCTION PAGE</div></div></div>	<div><div>SCALE</div><div>NTS</div></div> <div><div>DATE</div><div>SEPTEMBER 09</div></div> <div><div>CHECKED</div><div>PR</div></div> <div><div>PROJECT NUMBER</div><div>07001</div></div> <div><div>DRAWING NUMBER</div><div>DA 15</div></div> <div><div>REVISION</div><div>E</div></div> <div><div>THIS DOCUMENT IS THE COPYRIGHT OF RICE DAUBNEY (NSW) PTY. LTD.</div><div>ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.</div><div>IN THE EVENT OF DISCREPANCIES, REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.</div><div>DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.</div></div>
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