

Ground & Mezzanine Level

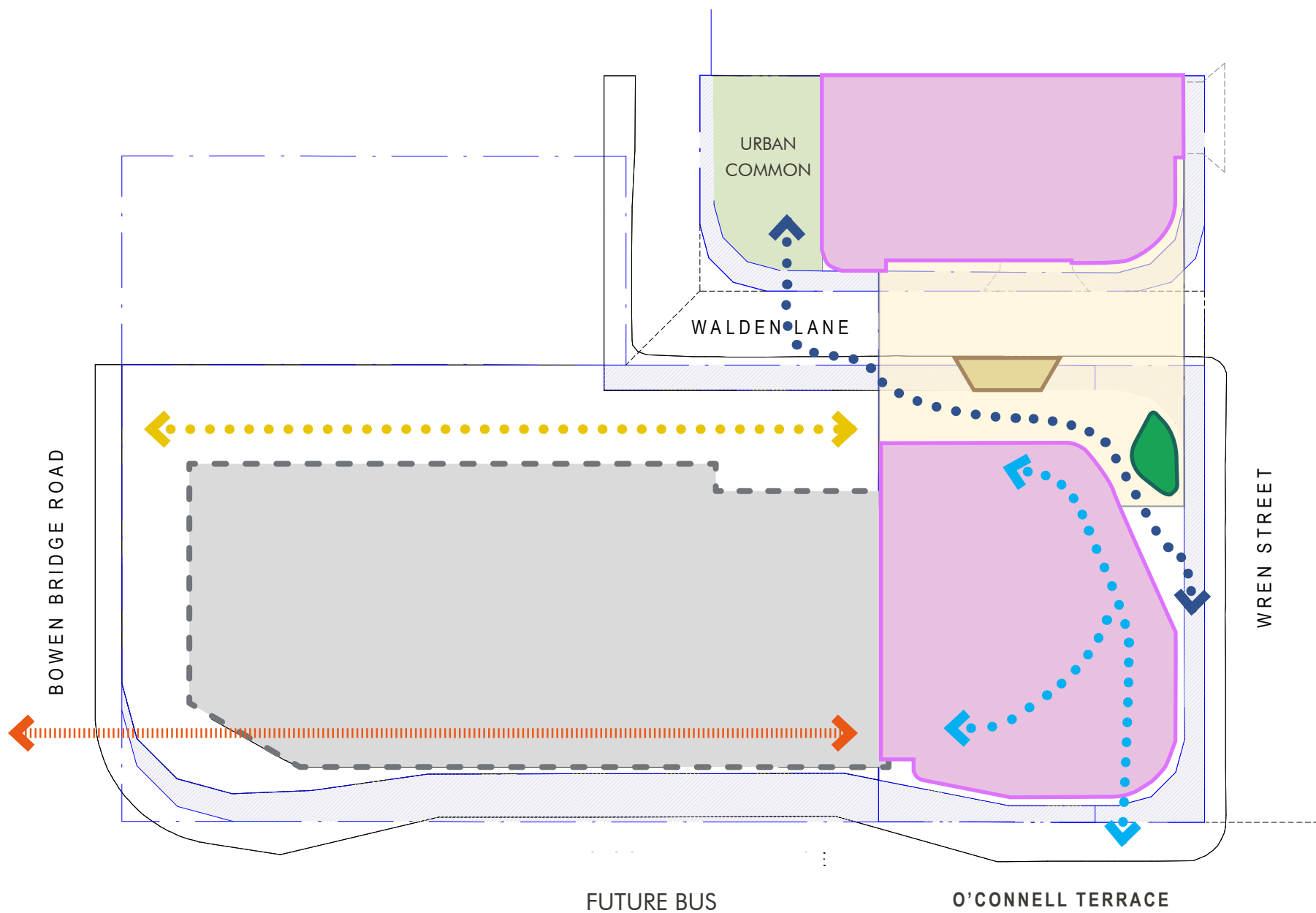
Pedestrian Circulation Diagram

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2023/1407

Date: 02-Nov-2023



LEGEND

- Ground Floor Extent**
Indicative extent of Ground Floor built area.
- Road Resumption**
Indicative extent of road resumption.
- Landscaped undercroft (min. 55sqm)**
Indicative location of publicly accessible open space.
- Indicative Shared Space**
Indicative location of area with pedestrian movement and vehicular drop off.
Opportunity to investigate shared surfaces between footpaths and roadways.
- Drop-Off Zone**
Indicative location of vehicular drop off zone for visitors.
- External Pedestrian Movement Path**
Indicative location of pedestrian movement path between publicly accessible spaces.
- Internal Pedestrian Movement Path**
Indicative location of pedestrian movement path between O'Connell Terrace and Walden Lane noting that the connection will likely be across multiple levels to address different levels of Walden Lane; Wren Street and Future Bridge Link.
- Cross Block Link Opportunity**
Provide connection for potential future cross block link to Bowen Bridge Road.
- Bridge Link Opportunity**
Provide connection for potential future Level 1 link to aerobridge over Bowen Bridge Road.

Drawing Number POD_SK001

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PRELIMINARY APPROVAL

31 OCT 2023



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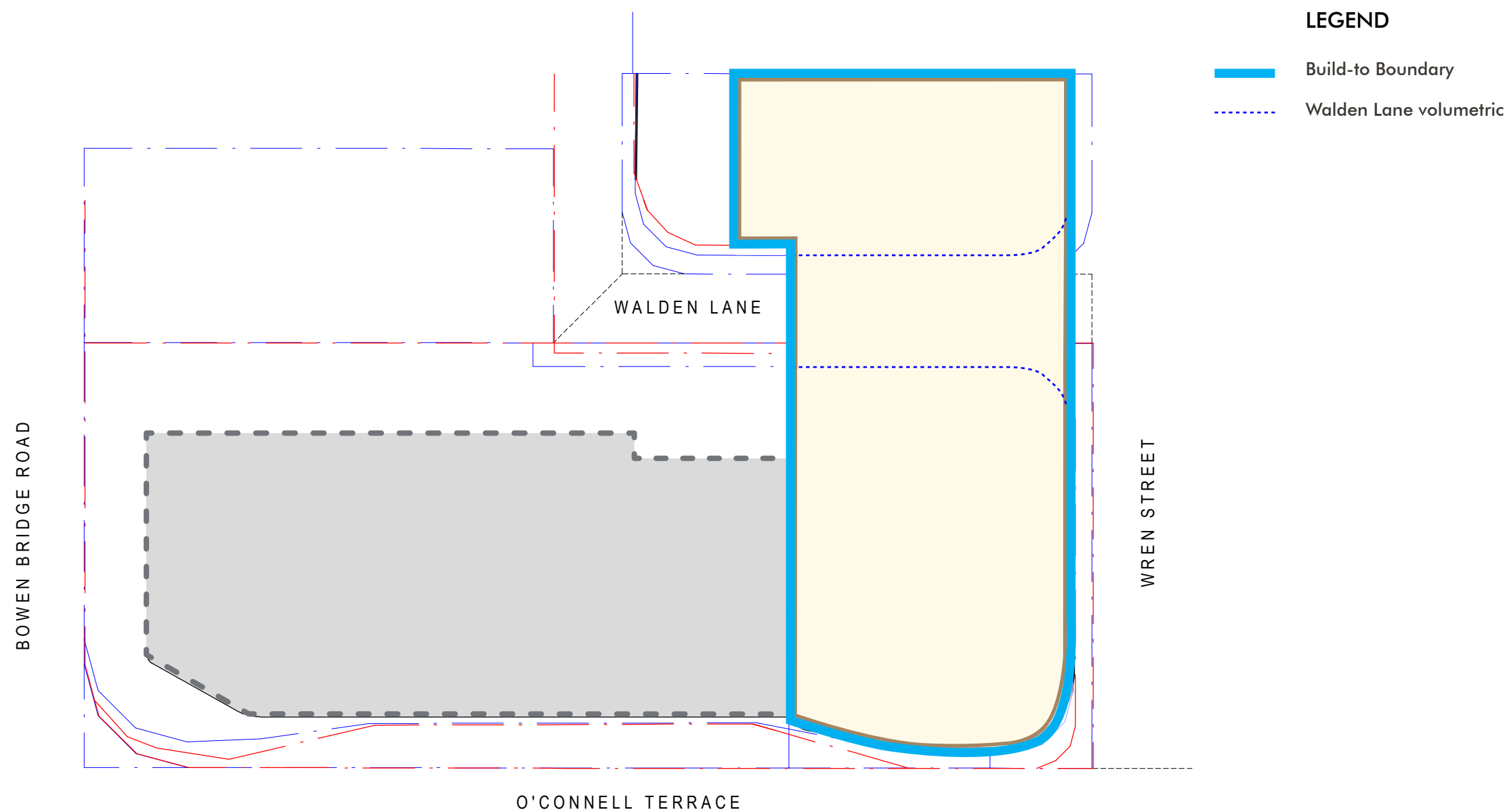
Basement Level Diagram

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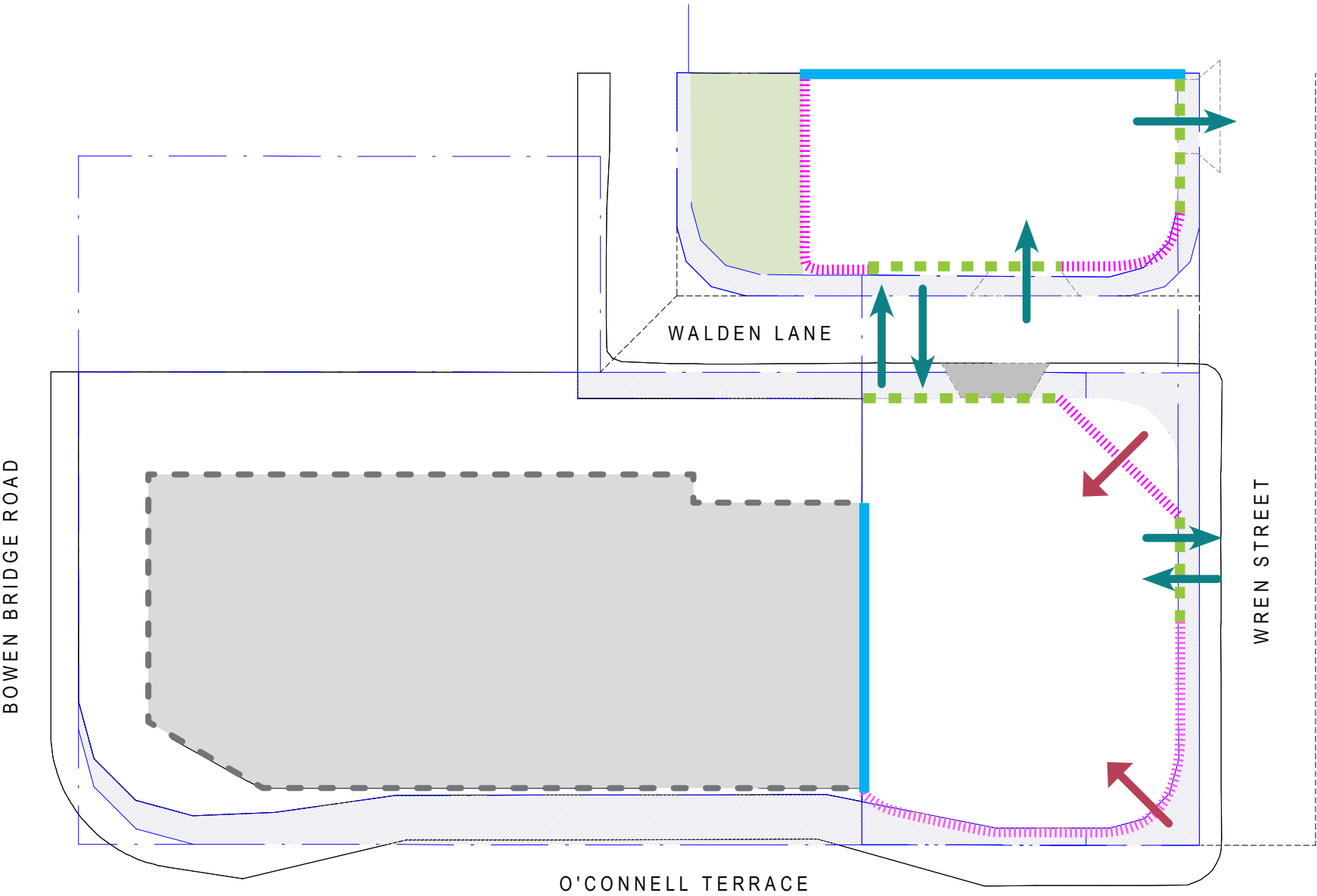
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Drawing Number POD_SK002



Ground & Mezzanine Level Diagram



LEGEND

- Active Edges**
Ground and Level 1 activated through a variety of measures, including varied design concepts and providing a high frequency of front entries or doors to approved uses including building lobby's, retail and / or commercial uses.

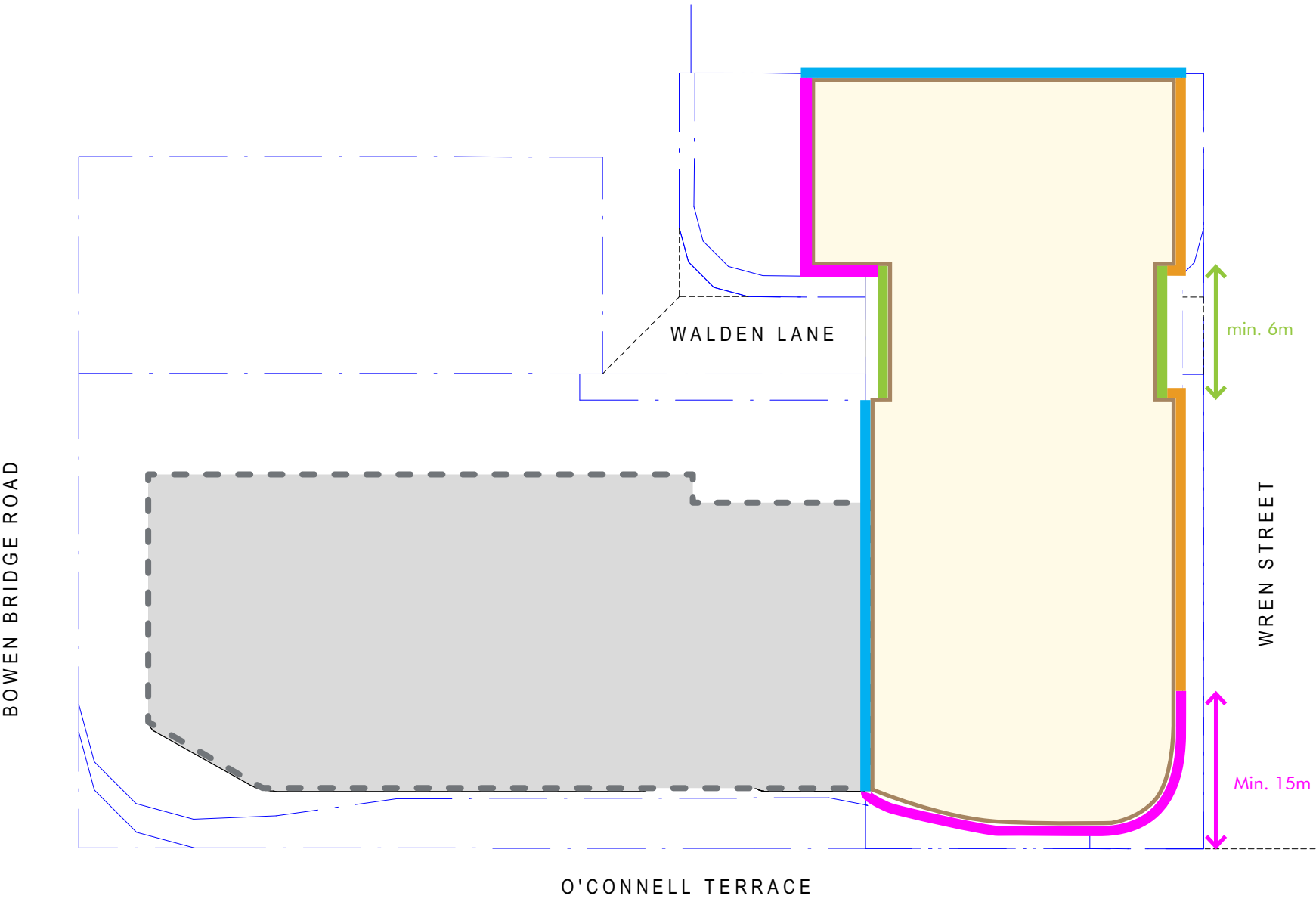
Active edges to provide opportunity for movement through and around the site addressing CPTED principles.
- Secondary Uses**
These building edges are less activated than active edges by providing opportunity for secondary entrances for service and carpark access.
- Build-to Boundary**
- Indicative Cross-over points**
- Indicative location of pedestrian entrance points to building**

Drawing Number POD_SK003








Podium Level Diagram

Levels 1-4



LEGEND

-  **Podium Extent**
Indicative extent of Podium built area
-  **Active Uses**
Active frontages (primarily on O'Connell Tce but wrap around to Wren Street) are to activate podium level.
-  **Secondary Uses**
Building services and / or podium parking is acceptable in secondary use zones if screened by high quality architectural screening.
-  **Facade Articulation**
Articulation zone (min 6m length) above Walden Lane is required to provide relief to the façade through setbacks (min 1m) and material change (landscaping element preferred)
-  **Build-to Boundary**

Drawing Number POD_SK004



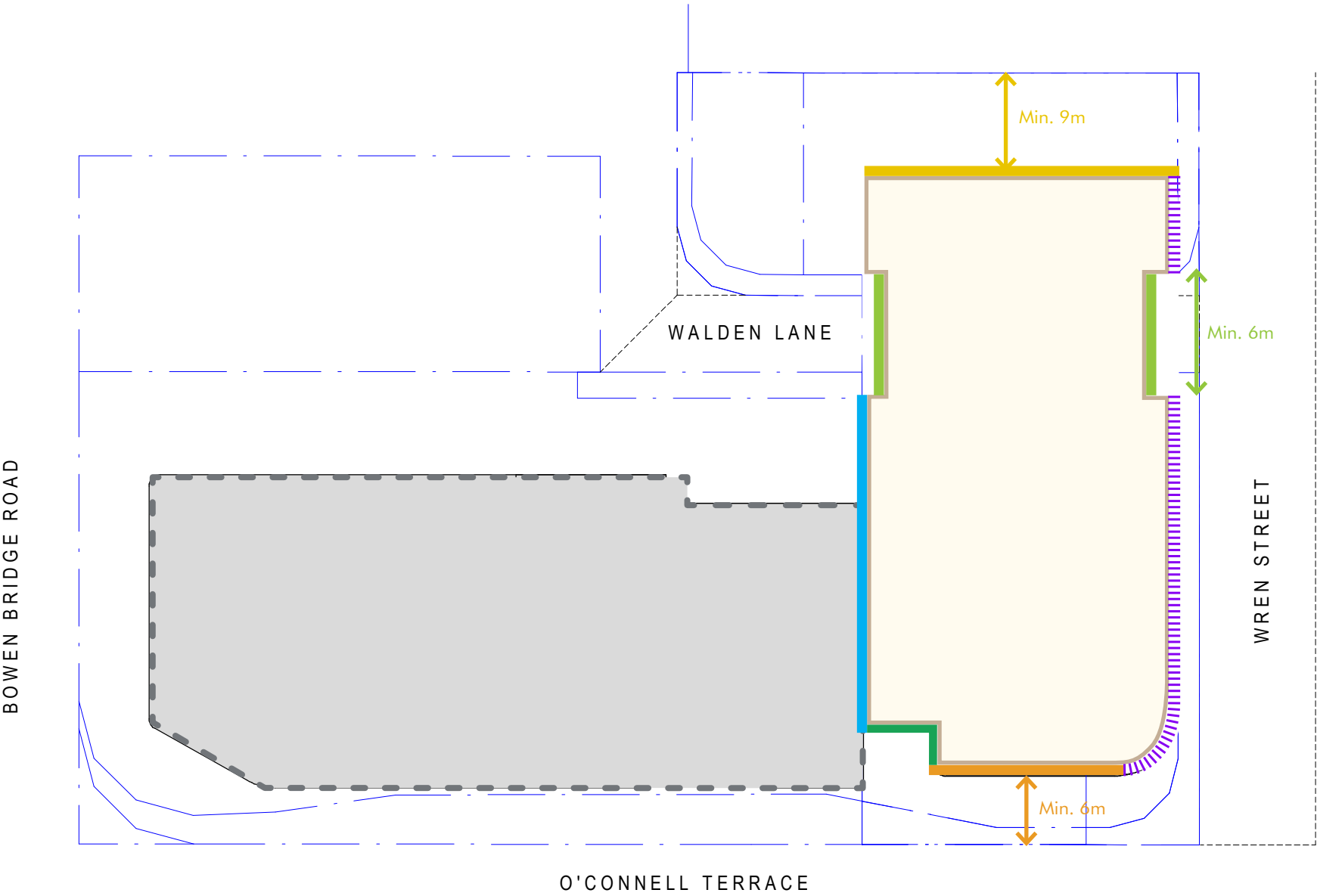
Lower Tower

Levels 5-11

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LEGEND

- Floorplate Extent**
Indicative extent of Lower Tower build area
- Setback to align with road reserve alignment**
- Facade Articulation**
Articulation zone (min 6m length) above Walden Lane is required to provide relief to the façade through setbacks (min 1m) and material change (landscaping element preferred)
- 6m Setback from existing site boundary**
- 9m Setback from existing site boundary**
- Relief Setback to adjacent neighbour**
Setback from boundary to provide relief in facade articulation. Dimensions to be in the order of 6m x 4m
- Build-to Boundary**

Drawing Number POD_SK005



Upper Tower

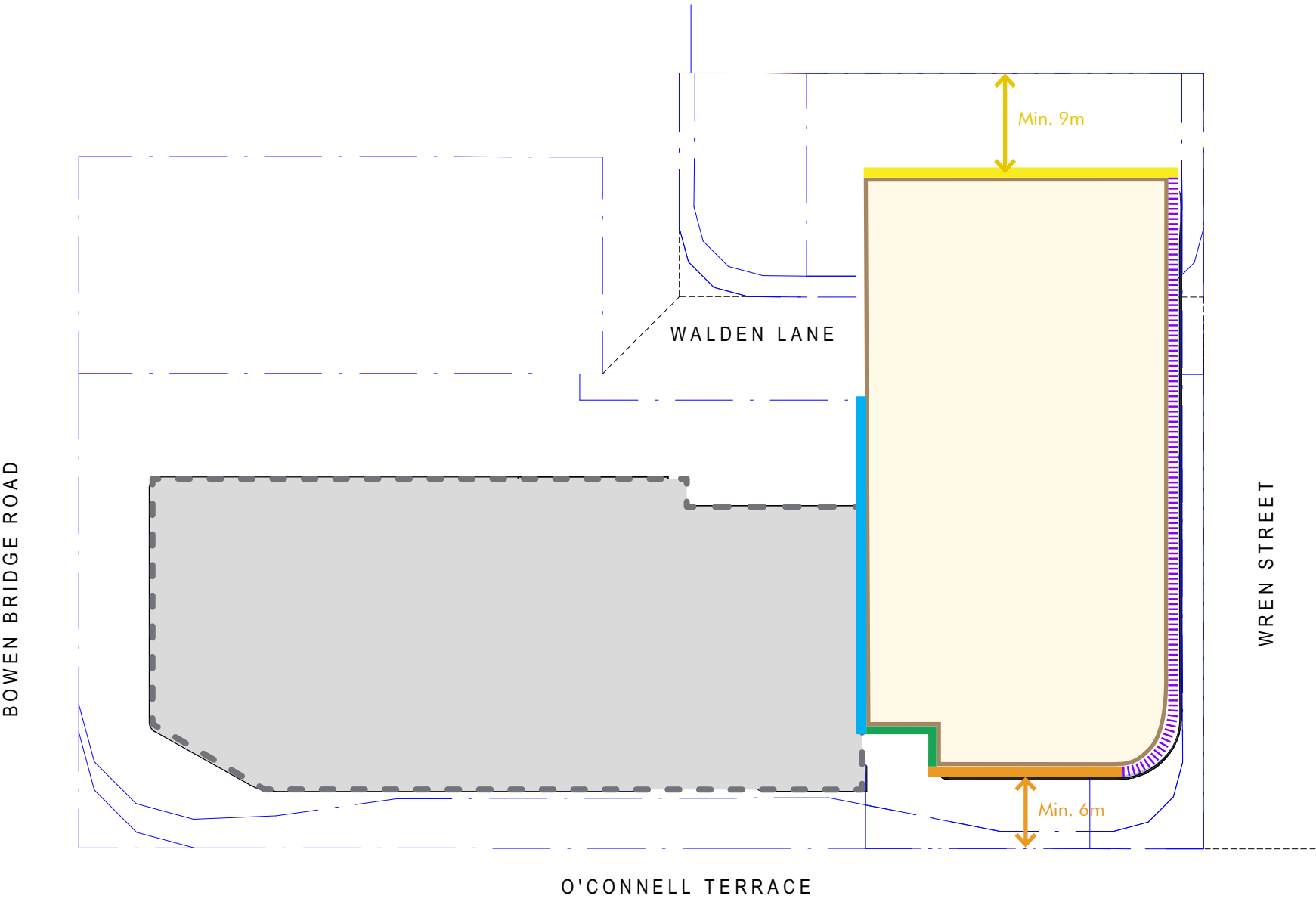
Levels 12-19

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LEGEND

- Floorplate Extent**
Indicative extent of Lower Tower build area
- Setback to align with road reserve alignment**
- 6m Setback from existing site boundary**
- 9m Setback from existing site boundary**
- Relief Setback to adjacent neighbour**
Setback from boundary to provide relief in facade articulation. Dimensions to be in the order of 6m x 4m
- Build-to Boundary**

Drawing Number POD_SK006



Architectural Plans

Site Boundary Dedications

AMENDED IN RED

By: Jennifer Sneesby

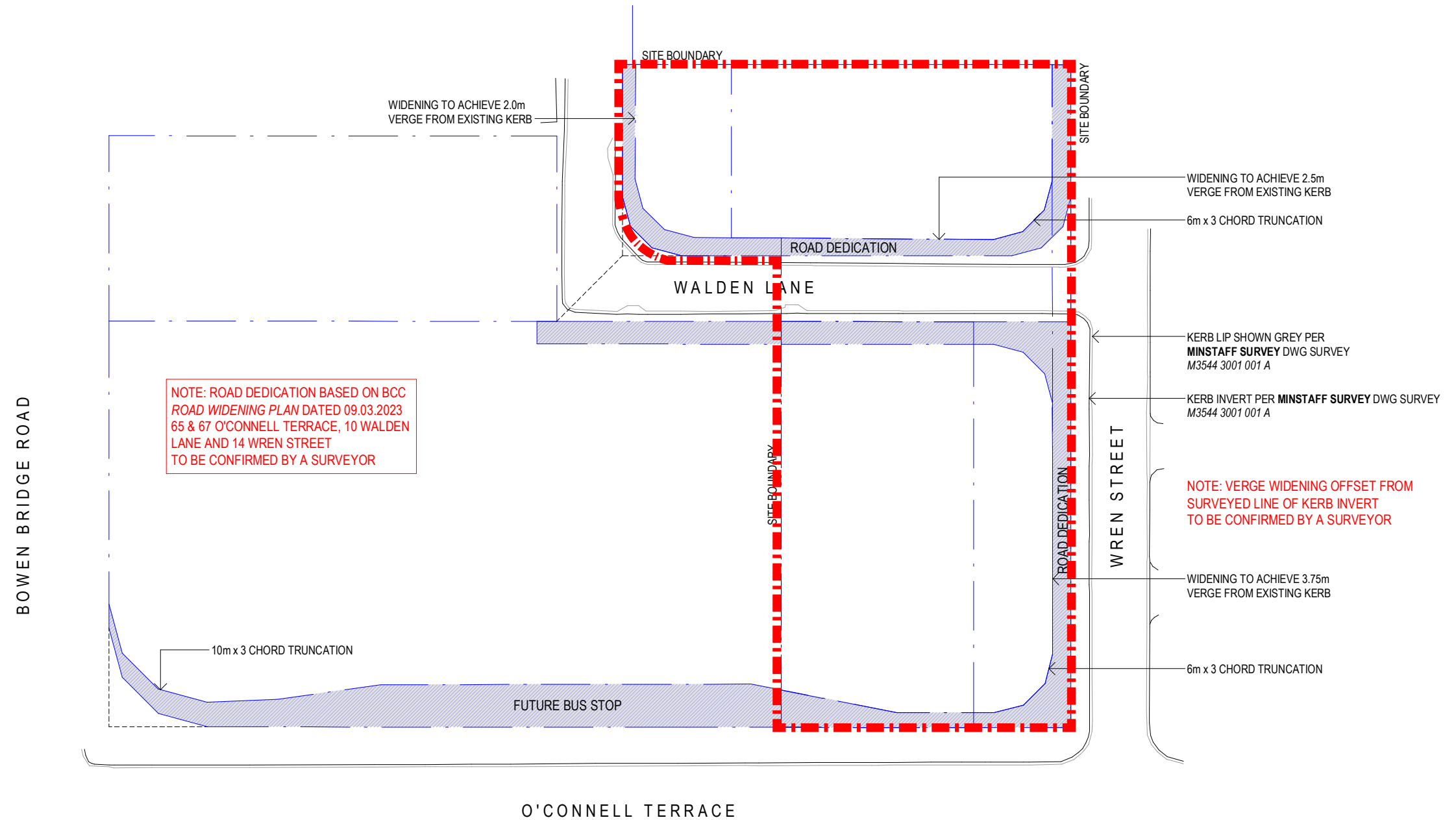
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NOTE
SURVEY BASED ON THE FOLLOWING CLIENT PROVIDED SURVEY DOCUMENTS:

- c2QATSPanImageOrderS
- DP321125 Fluent Property M3650
- DP321126 Fluent Property M3650
- HB- HMN- SURVEY- RL
- M3455 3001 001 A (PDF & DWG formats)
- M3455 3001 B 001
- Road Widening Plan 38328488

SCALE 1:500 @ A3

■■■■■■■■ SITE BOUNDARY

ROL_004

DISCUSSION SKETCH
SUBJECT TO TOWNPLANNING APPROVALS

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Architectural Plans

Site Plan

AMENDED IN RED

By: Jennifer Sneesby

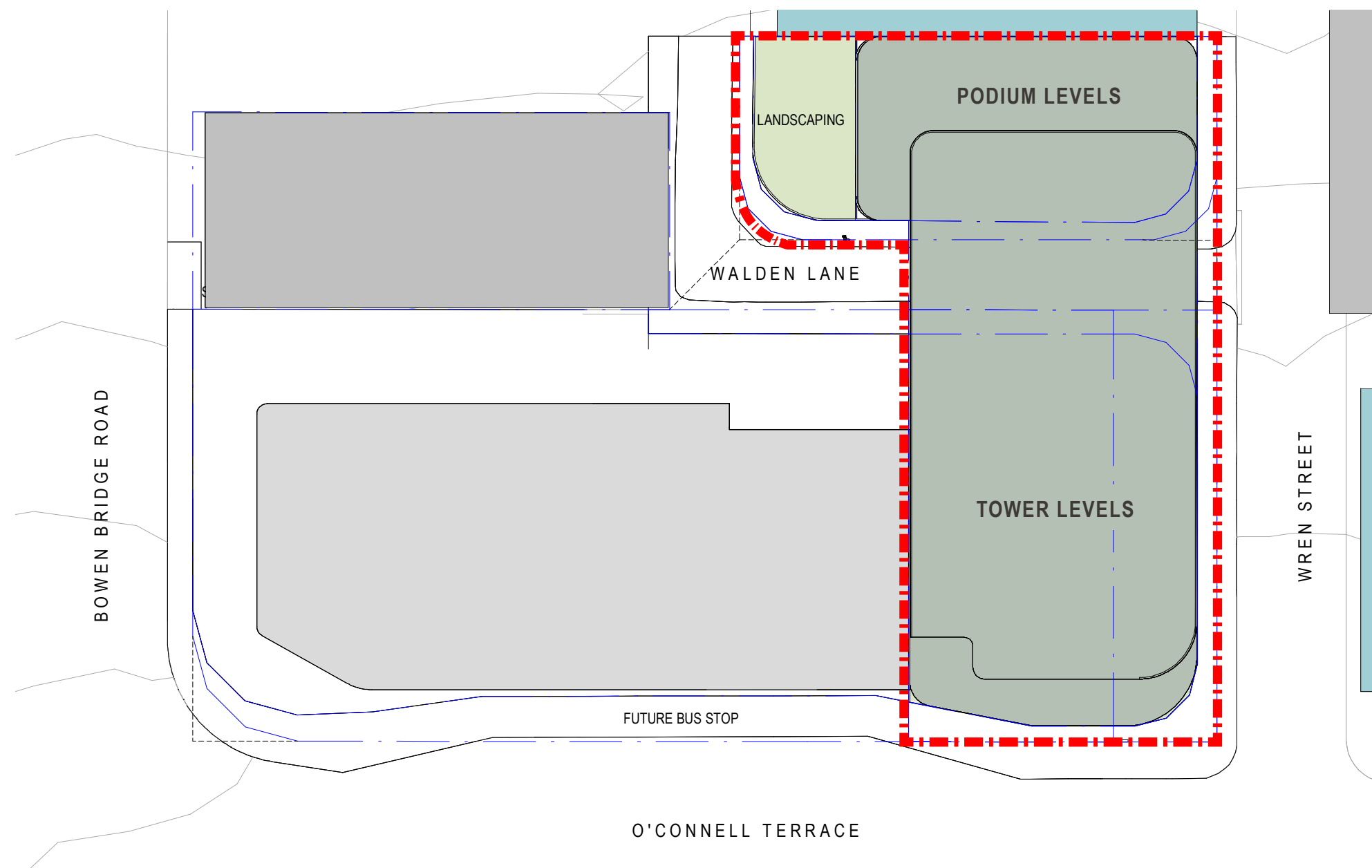
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SCALE 1:500 @ A3

■■■■■ SITE BOUNDARY

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