

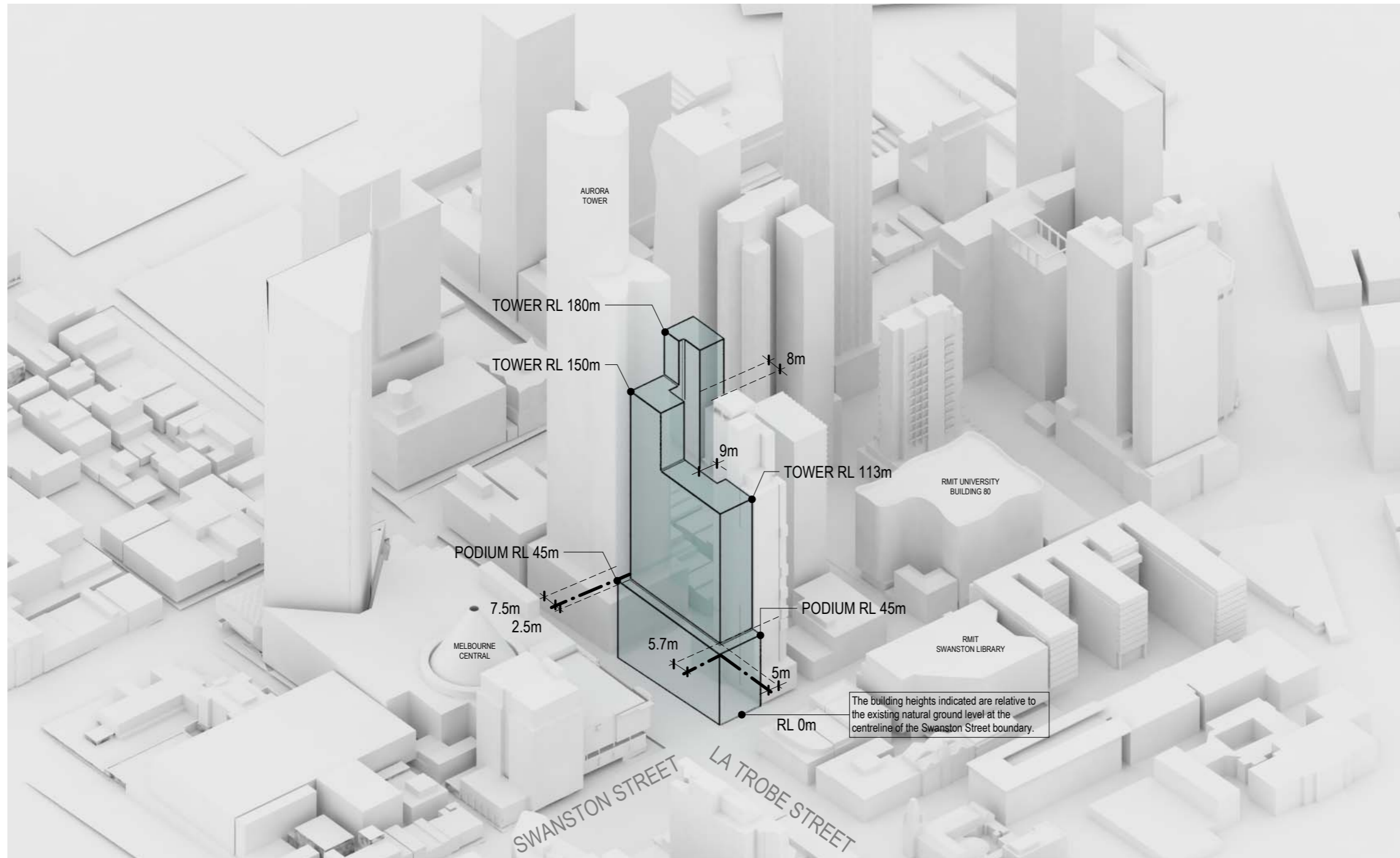


OVER SITE DEVELOPMENT CBD NORTH INCORPORATED PLANS 2017

OCTOBER 2017

BUILDING ENVELOPE PLAN 1*

TAS-CYP-OS-00-DRG-ARC-CBN-01



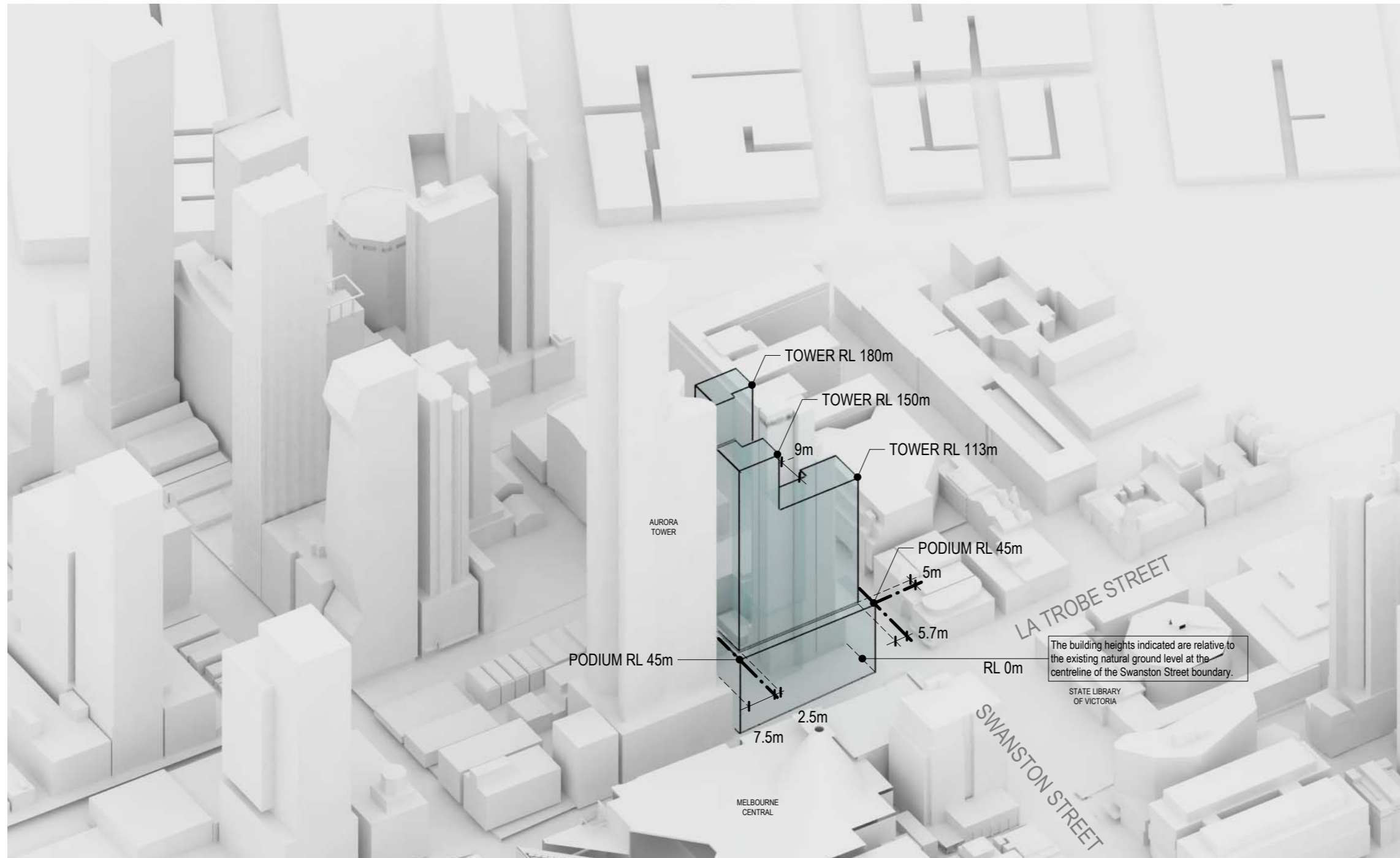
FROM SOUTH-EAST

*NOTES

- i. The Building Envelope Plan illustrates the indicative Building Envelope, excluding:
 - a. The parapet, non-habitable architectural features not more than 3.0m in height, lift over runs, lift motor rooms, plant rooms and building services which will be setback at least 3.0m from the building facade other than on the western (Aurora facing) facade which can have no setback from the facade.
 - b. A 300mm articulation zone beyond all sides of the Building Envelope to allow for architectural detailing and expression (non-habitable space).
 - c. Devices required for wind amelioration, or architectural features, including but not limited to blades, fins, awnings or a veranda roof over the footpath may exceed the building envelope.
- ii. Any increase to the building heights indicated on the Building Envelope Plan required for a matter listed above in notes(i) (a)-(c) must demonstrate that there is no net increase in shadow impact (from the combined impact of existing, under construction (393 Swanston Street and 224-252 La Trobe Street (Aurora)) and planning permit approved (2011013727A and TP-2013-817) shadows as at October 2017), on the State Library Forecourt between the hours of 11am and 3pm from 22 April to 22 September.
- iii. The setback dimensions are minimum permissible setbacks.

BUILDING ENVELOPE PLAN 2*

TAS-CYP-OS-00-DRG-ARC-CBN-02



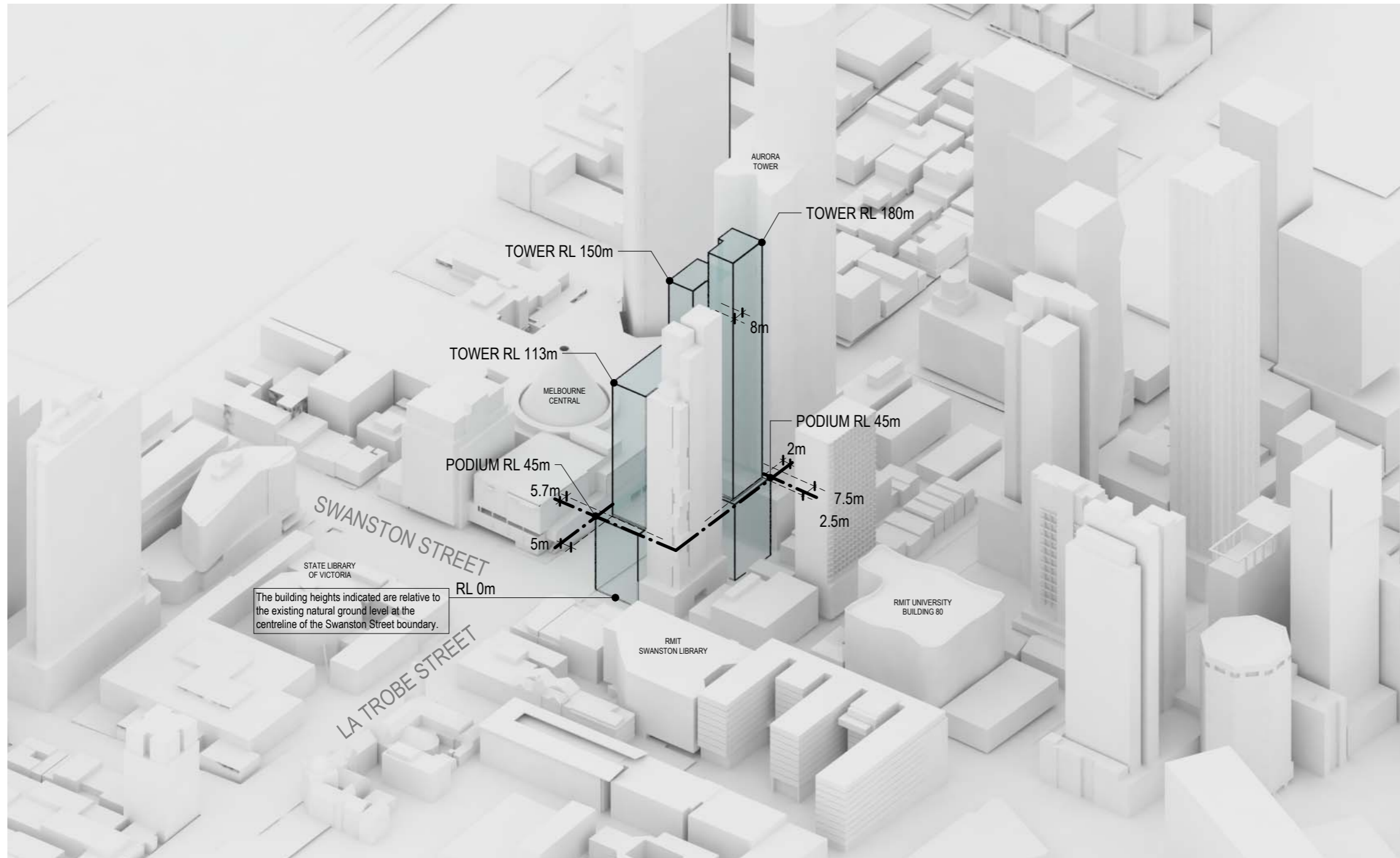
FROM SOUTH-WEST

*NOTES

- i. The Building Envelope Plan illustrates the indicative Building Envelope, excluding:
 - a. The parapet, non-habitable architectural features not more than 3.0m in height, lift over runs, lift motor rooms, plant rooms and building services which will be setback at least 3.0m from the building facade other than on the western (Aurora facing) facade which can have no setback from the facade.
 - b. A 300mm articulation zone beyond all sides of the Building Envelope to allow for architectural detailing and expression (non-habitable space).
 - c. Devices required for wind amelioration, or architectural features, including but not limited to blades, fins, awnings or a veranda roof over the footpath may exceed the building envelope.
- ii. Any increase to the building heights indicated on the Building Envelope Plan required for a matter listed above in notes(i) (a)-(c) must demonstrate that there is no net increase in shadow impact (from the combined impact of existing, under construction (393 Swanston Street and 224-252 La Trobe Street (Aurora)) and planning permit approved (2011013727A and TP-2013-817) shadows as at October 2017), on the State Library Forecourt between the hours of 11am and 3pm from 22 April to 22 September.
- iii. The setback dimensions are minimum permissible setbacks.

BUILDING ENVELOPE PLAN 3*

TAS-CYP-OS-00-DRG-ARC-CBN-03



FROM NORTH-EAST

*NOTES

- i. The Building Envelope Plan illustrates the indicative Building Envelope, excluding:
 - a. The parapet, non-habitable architectural features not more than 3.0m in height, lift over runs, lift motor rooms, plant rooms and building services which will be setback at least 3.0m from the building facade other than on the western (Aurora facing) facade which can have no setback from the facade.
 - b. A 300mm articulation zone beyond all sides of the Building Envelope to allow for architectural detailing and expression (non-habitable space).
 - c. Devices required for wind amelioration, or architectural features, including but not limited to blades, fins, awnings or a veranda roof over the footpath may exceed the building envelope.
- ii. Any increase to the building heights indicated on the Building Envelope Plan required for a matter listed above in notes(i) (a)-(c) must demonstrate that there is no net increase in shadow impact (from the combined impact of existing, under construction (393 Swanston Street and 224-252 La Trobe Street (Aurora)) and planning permit approved (2011013727A and TP-2013-817) shadows as at October 2017), on the State Library Forecourt between the hours of 11am and 3pm from 22 April to 22 September.
- iii. The setback dimensions are minimum permissible setbacks.