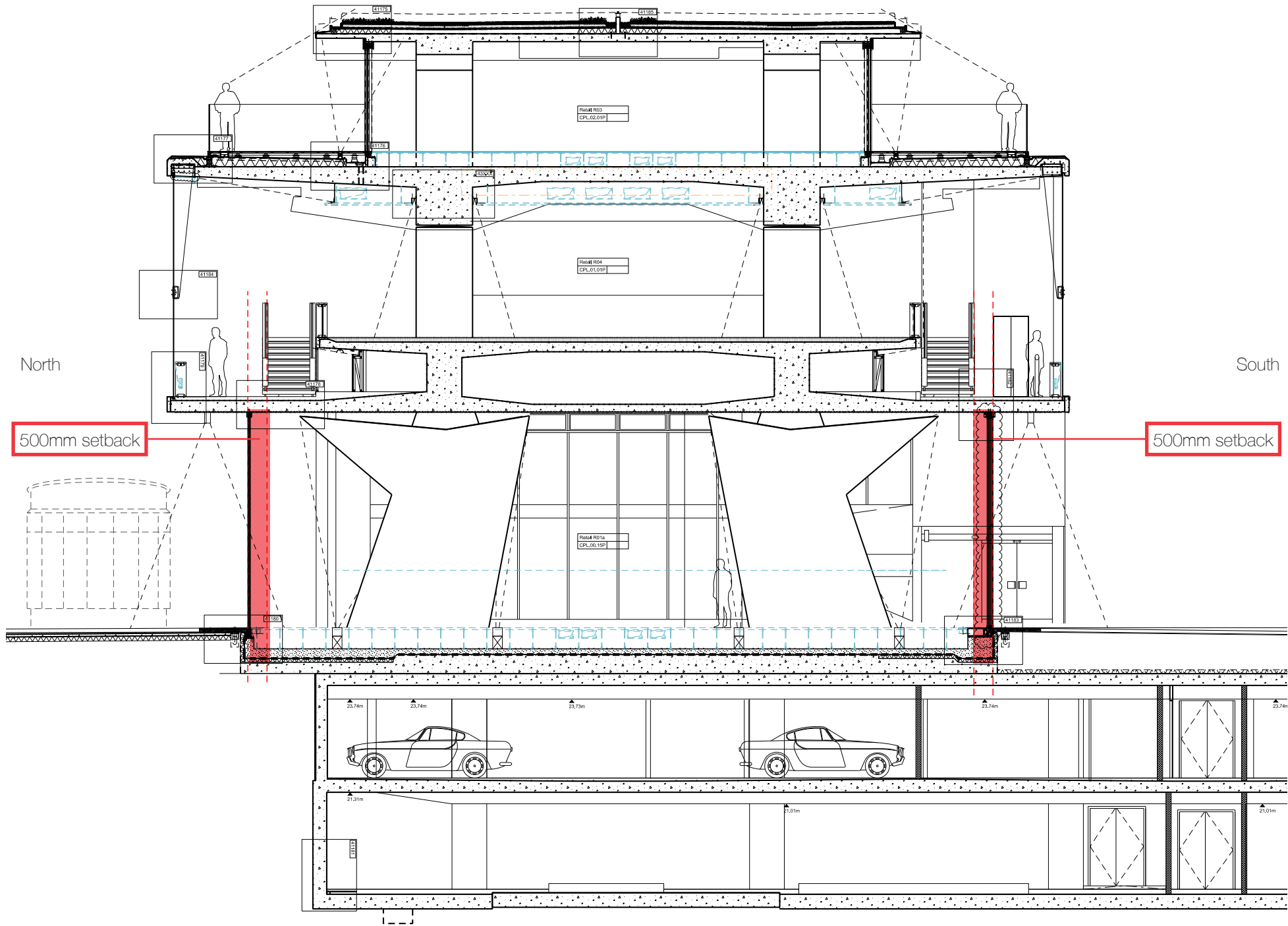


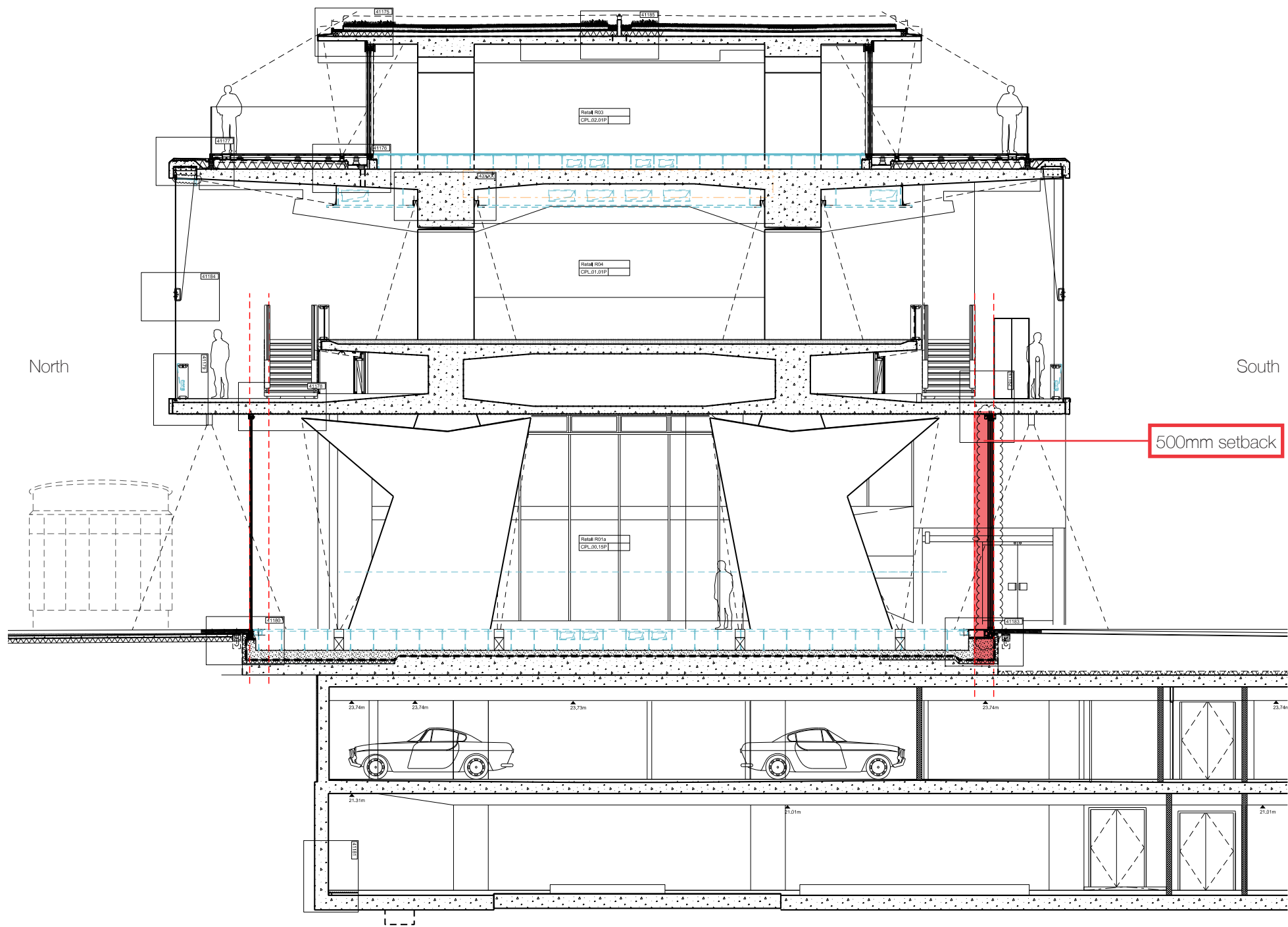
5.14 DESIGN EVOLUTION - OPTION 01:  
500MM SETBACK TO BOTH NORTH & SOUTH FACADES  
SECTION



- Option 1:**
- 500mm setback to both North & South Glazed facades.
- Reduction in R01 area from street and square
  - Compositional/visual complication due to extra junction to north facade. Caused by resultant misalignment with R02 facade (consented).

Option	Area R01 (m2)
Option 1 (Both Setback)	413

5.14 DESIGN EVOLUTION - OPTION 02:  
500MM SETBACK TO SOUTH FACADE ONLY  
SECTION

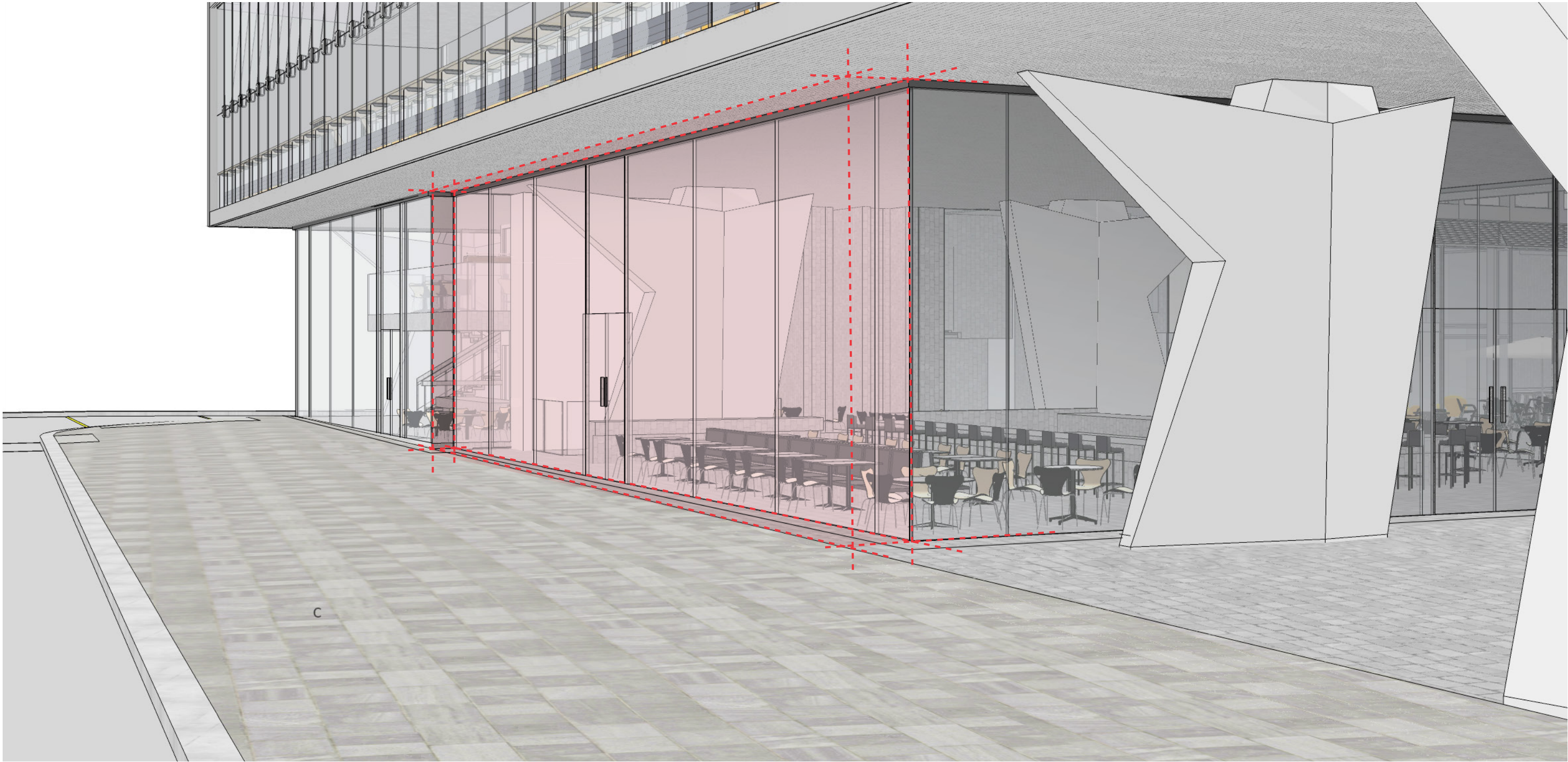


- Option 2:**
- 500mm setback to South Glazed facade.
  - Reduction in R01 area from square only
  - North facade remains 'in-plane' - free from additional geometry and detailing.

Option	Area R01 (m2)
Option 2 (South Set-back)	423



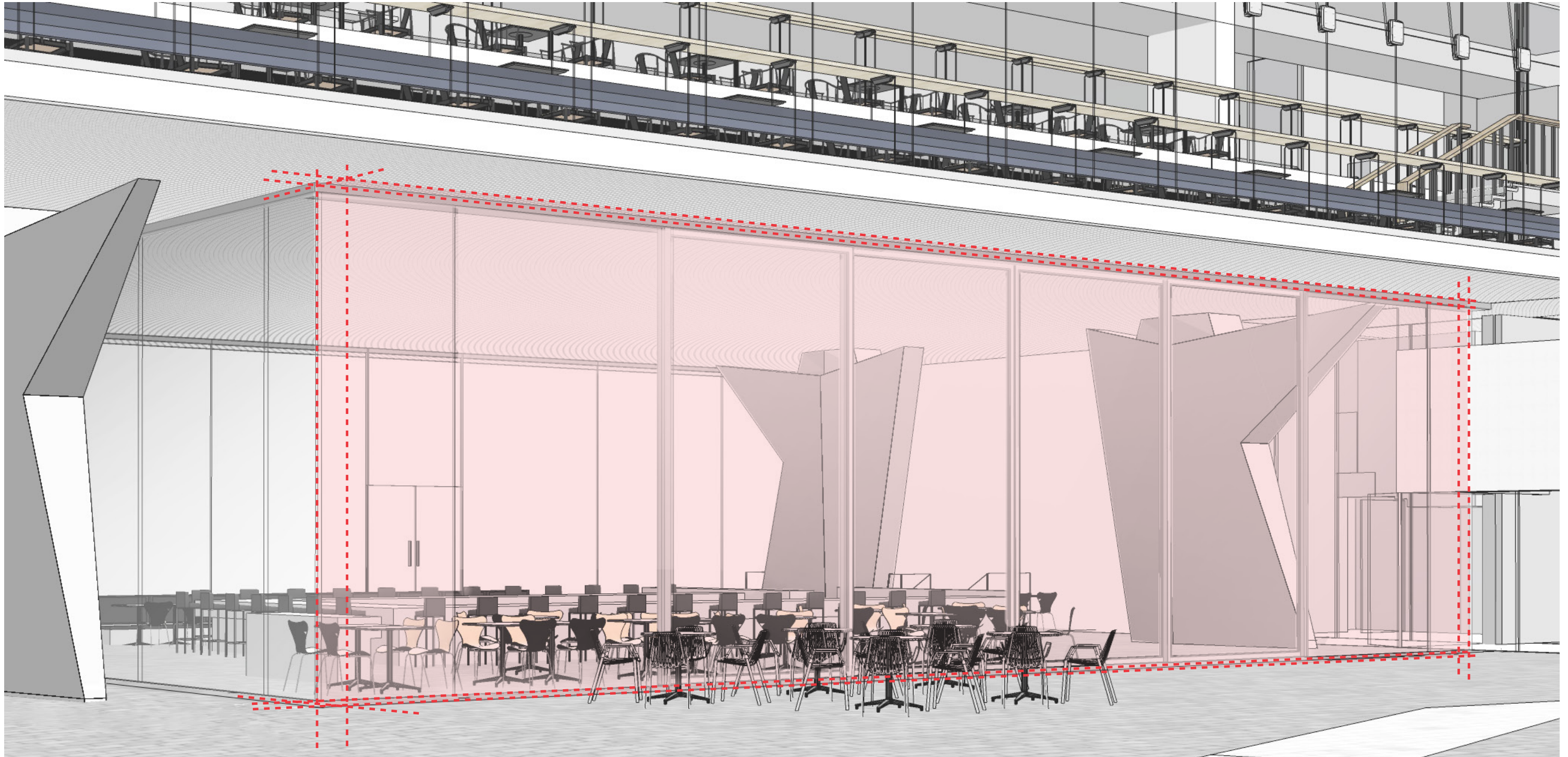
5.14 DESIGN EVOLUTION  
500MM FACADE SET BACK AS SEEN FROM NEW OXFORD STREET / NORTH



500mm setback from R01 north elevation glazing



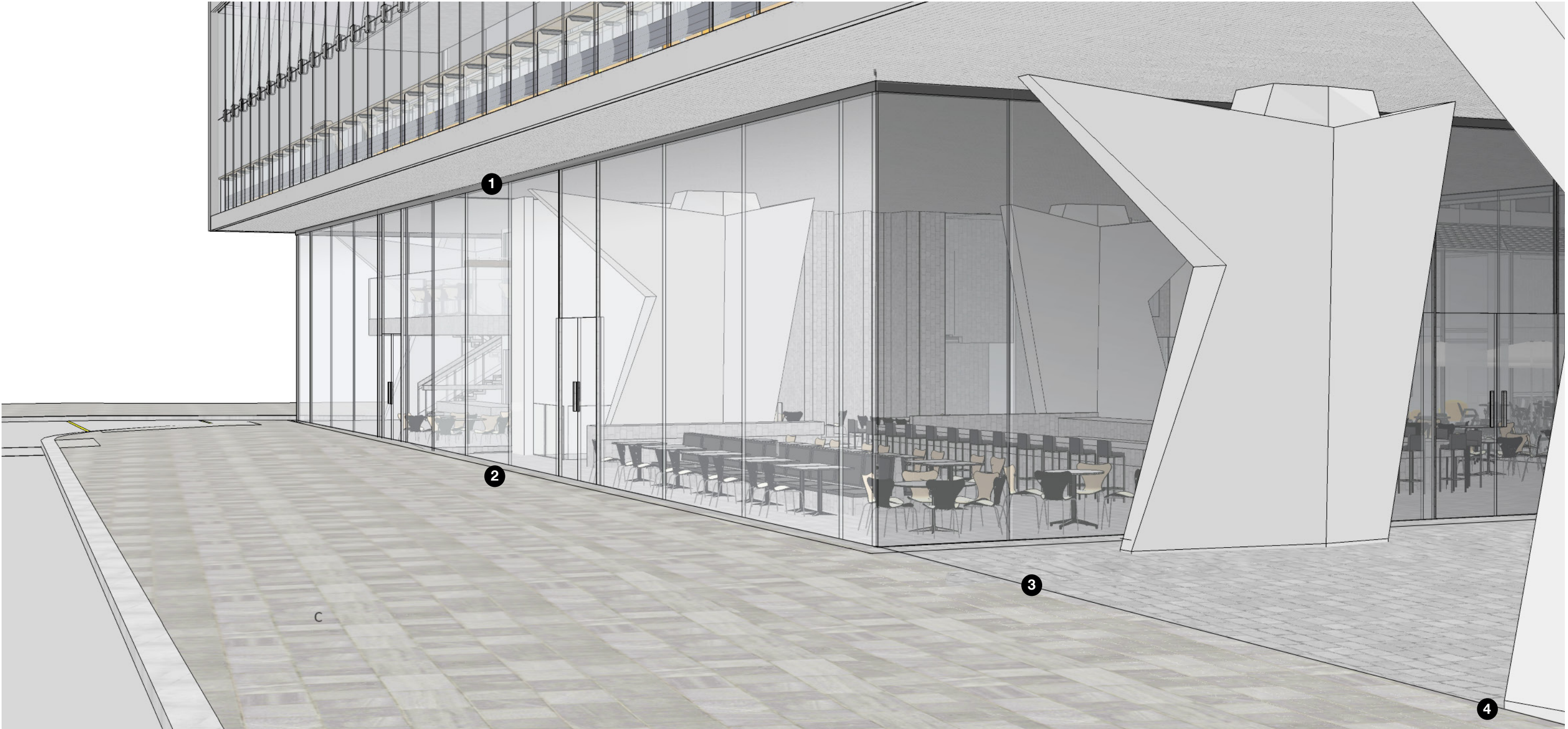
5.14 DESIGN EVOLUTION  
500MM FACADE SET BACK AS SEEN FROM SQUARE / SOUTH



500mm setback from R01 south elevation glazing



5.15 DESIGN EVOLUTION - VISUAL IMPACT FROM STREET  
COMPARISON - WITH / WITHOUT SETBACK - R01 NORTHERN FACADE



Application 02 proposed extents of retail unit R01 north elevation glazing

- 1 Linear glazing head detail
- 2 Linear drainage gully set into paving
- 3 Accented paving line aligns with consistent front edge of north facade
- 4 Set out of paving line to align with northern edge of Centre Point Tower piloti