

DEVELOPMENT SUMMARY		
LEVEL	GFA (Excluding Terrace)	NSA/NLA Total
BASEMENT 1	31307.7 m²	0.0 m²
BASEMENT 2	31479.0 m²	0.0 m²
BASEMENT 3	6408.3 m²	0.0 m²
GROUND	10758.6 m²	4478.5 m²
LEVEL 1	13685.6 m²	11241.1 m²
LEVEL 2	13395.7 m²	10917.0 m²
LEVEL 3	12975.7 m²	10529.0 m²
LEVEL 4	11427.1 m²	9149.7 m²
LEVEL 5	9399.5 m²	7478.0 m²
LEVEL 6	8325.6 m²	6605.3 m²
LEVEL 7	6395.9 m²	5091.6 m²
LEVEL 8	5284.2 m²	4239.0 m²
LEVEL 9	4466.8 m²	3472.3 m²
LEVEL 10	4446.0 m²	3472.2 m²
ROOF	336.2 m²	0.0 m²
	170091.8 m²	76673.8 m²

SUMMARY - OFFICE BUILDINGS							
LEVEL	GFA (Excluding Terrace)	NLA Office	GLA Complementary Services	GLA Childcare	GLA Showroom	NSA/NLA Total	Circulation & Services
BASEMENT 1	1376.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	1376.1 m²
BASEMENT 2	956.7 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	956.7 m²
BASEMENT 3	106.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	106.0 m²
GROUND	9278.1 m²	0.0 m²	1887.8 m²	256.2 m²	1783.6 m²	3927.5 m²	5350.6 m²
LEVEL 1	12147.2 m²	9708.0 m²	0.0 m²	302.0 m²	0.0 m²	10010.0 m²	2119.6 m²
LEVEL 2	12146.7 m²	9708.0 m²	0.0 m²	302.0 m²	0.0 m²	10010.0 m²	2119.1 m²
LEVEL 3	11726.6 m²	9621.9 m²	0.0 m²	0.0 m²	0.0 m²	9621.9 m²	2087.1 m²
LEVEL 4	10178.1 m²	8242.6 m²	0.0 m²	0.0 m²	0.0 m²	8242.6 m²	1917.9 m²
LEVEL 5	8150.5 m²	6570.9 m²	0.0 m²	0.0 m²	0.0 m²	6570.9 m²	1561.9 m²
LEVEL 6	7076.6 m²	5698.3 m²	0.0 m²	0.0 m²	0.0 m²	5698.3 m²	1360.7 m²
LEVEL 7	5561.1 m²	4515.8 m²	0.0 m²	0.0 m²	0.0 m²	4515.8 m²	1027.6 m²
LEVEL 8	5284.2 m²	4239.0 m²	0.0 m²	0.0 m²	0.0 m²	4239.0 m²	1027.6 m²
LEVEL 9	4466.8 m²	3472.3 m²	0.0 m²	0.0 m²	0.0 m²	3472.3 m²	976.8 m²
LEVEL 10	4446.0 m²	3472.2 m²	0.0 m²	0.0 m²	0.0 m²	3472.2 m²	956.1 m²
ROOF	29.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	29.0 m²
	92929.5 m²	65249.1 m²	1887.8 m²	860.2 m²	1783.6 m²	69780.6 m²	22972.8 m²

Level	CARPARKS			
	Office	Hotel	Retail	Total
BASEMENT 3	200	0	0	200
BASEMENT 2	1083	2	0	1085
BASEMENT 1	985	50	0	1035
GROUND	18	25	87	130
	2286	77	87	2450

PROPOSED CAR PARKING REQUIREMENTS BASED ON YIELD:
 COMPLEMENTARY SERVICES: 1.0 / 100M2 = 4 CARS REQUIRED
 CHILD CARE: 0.11 / Child = 13 CARS REQUIRED (115 children)
 HOTEL: 0.5 / KEY = 77 CARS REQUIRED
 SHOWROOM: 3.0 / 100M2 = 54
 F&B / RESTAURANT: 1.0 / 100M2 = 16
SUB TOTAL = 164

OFFICE: 3.5 / 100M2 = 2286 CARS REQUIRED
TOTAL CARS REQUIRED: = 2450 CARS REQUIRED

NOTE:
PROPOSED CARS: 2450 ALLOWS FOR 65,330M2 OF OFFICE NLA

BUILDING A - Hotel				
LEVEL	GFA (Excluding Terrace)	GLA Total (Exc. Lifts and Stairs)	Hotel Keys	Circulation & Services
GROUND	1480.4 m²	551.0 m²	0	929.5 m²
LEVEL 1	1538.4 m²	1231.1 m²	0	307.3 m²
LEVEL 2	1249.0 m²	907.1 m²	27	342.0 m²
LEVEL 3	1249.0 m²	907.1 m²	27	342.0 m²
LEVEL 4	1249.0 m²	907.1 m²	27	342.0 m²
LEVEL 5	1249.0 m²	907.1 m²	27	342.0 m²
LEVEL 6	1249.0 m²	907.1 m²	27	342.0 m²
LEVEL 7	834.8 m²	575.8 m²	18	259.1 m²
ROOF	307.2 m²	0.0 m²	0	307.2 m²
	10406.0 m²	6893.1 m²	153	3512.9 m²

BUILDING B					
LEVEL	GFA (Excluding Terrace)	NLA Office	GLA Retail	NSA/NLA Total	Circulation & Services
GROUND	1522.7 m²	0.0 m²	187.0 m²	809.2 m²	713.5 m²
LEVEL 1	2048.0 m²	1705.5 m²	0.0 m²	1705.5 m²	342.5 m²
LEVEL 2	2048.0 m²	1705.5 m²	0.0 m²	1705.5 m²	342.5 m²
LEVEL 3	2048.0 m²	1705.5 m²	0.0 m²	1705.5 m²	342.5 m²
LEVEL 4	2048.6 m²	1669.3 m²	0.0 m²	1669.3 m²	379.2 m²
LEVEL 5	1516.0 m²	1184.0 m²	0.0 m²	1184.0 m²	332.1 m²
LEVEL 6	1515.5 m²	1182.4 m²	0.0 m²	1182.4 m²	333.1 m²
	12746.7 m²	9152.2 m²	187.0 m²	9961.3 m²	2785.4 m²

BUILDING C					
LEVEL	GFA (Excluding Terrace)	NLA Office	GLA Retail	NSA/NLA Total	Circulation & Services
GROUND	1527.4 m²	0.0 m²	187.8 m²	810.0 m²	717.4 m²
LEVEL 1	2049.5 m²	1690.4 m²	0.0 m²	1690.4 m²	359.2 m²
LEVEL 2	2049.5 m²	1690.4 m²	0.0 m²	1690.4 m²	359.2 m²
LEVEL 3	2049.5 m²	1690.4 m²	0.0 m²	1690.4 m²	359.2 m²
LEVEL 4	1495.1 m²	1186.3 m²	0.0 m²	1186.3 m²	308.8 m²
	9171.1 m²	6257.4 m²	187.8 m²	7067.4 m²	2103.7 m²

BUILDING D					
LEVEL	GFA (Excluding Terrace)	NLA Office	GLA Retail	NSA/NLA Total	Circulation & Services
GROUND	1480.7 m²	0.0 m²	258.6 m²	465.6 m²	1015.1 m²
LEVEL 1	2300.0 m²	1920.1 m²	0.0 m²	1920.1 m²	379.9 m²
LEVEL 2	2300.0 m²	1920.1 m²	0.0 m²	1920.1 m²	379.9 m²
LEVEL 3	2300.0 m²	1920.1 m²	0.0 m²	1920.1 m²	379.9 m²
LEVEL 4	2300.0 m²	1920.1 m²	0.0 m²	1920.1 m²	379.9 m²
LEVEL 5	2300.0 m²	1920.1 m²	0.0 m²	1920.1 m²	379.9 m²
LEVEL 6	2300.0 m²	1920.1 m²	0.0 m²	1920.1 m²	379.9 m²
LEVEL 7	2300.0 m²	1920.1 m²	0.0 m²	1920.1 m²	379.9 m²
LEVEL 8	2023.2 m²	1643.2 m²	0.0 m²	1643.2 m²	379.9 m²
LEVEL 9	2007.7 m²	1632.2 m²	0.0 m²	1632.2 m²	375.5 m²
LEVEL 10	2007.7 m²	1632.0 m²	0.0 m²	1632.0 m²	375.6 m²
	23619.1 m²	18348.0 m²	258.6 m²	18813.6 m²	4805.5 m²

BUILDING E					
LEVEL	GFA (Excluding Terrace)	NLA Office	GLA Retail	NSA/NLA Total	Circulation & Services
GROUND	1295.3 m²	0.0 m²	0.0 m²	332.3 m²	963.0 m²
LEVEL 1	1877.0 m²	1503.8 m²	0.0 m²	1503.8 m²	373.2 m²
LEVEL 2	1877.0 m²	1503.8 m²	0.0 m²	1503.8 m²	373.2 m²
LEVEL 3	1877.0 m²	1503.8 m²	0.0 m²	1503.8 m²	373.2 m²
LEVEL 4	1877.0 m²	1503.8 m²	0.0 m²	1503.8 m²	373.2 m²
LEVEL 5	1877.0 m²	1503.8 m²	0.0 m²	1503.8 m²	373.2 m²
LEVEL 6	1877.0 m²	1503.8 m²	0.0 m²	1503.8 m²	373.2 m²
LEVEL 7	1877.0 m²	1503.8 m²	0.0 m²	1503.8 m²	373.2 m²
LEVEL 8	1877.0 m²	1503.8 m²	0.0 m²	1503.8 m²	373.2 m²
LEVEL 9	1422.9 m²	1110.8 m²	0.0 m²	1110.8 m²	312.1 m²
LEVEL 10	1422.9 m²	1110.8 m²	0.0 m²	1110.8 m²	312.1 m²
	19157.5 m²	14252.1 m²	0.0 m²	14584.5 m²	4573.0 m²

BUILDING F					
LEVEL	GFA (Excluding Terrace)	NLA Office	GLA Retail	NSA/NLA Total	Circulation & Services
GROUND	1001.2 m²	0.0 m²	204.4 m²	204.4 m²	796.7 m²
LEVEL 1	1384.0 m²	1091.9 m²	0.0 m²	1091.9 m²	274.5 m²
LEVEL 2	1384.0 m²	1091.9 m²	0.0 m²	1091.9 m²	274.5 m²
LEVEL 3	1384.0 m²	1091.9 m²	0.0 m²	1091.9 m²	274.5 m²
LEVEL 4	1384.0 m²	1091.9 m²	0.0 m²	1091.9 m²	274.5 m²
LEVEL 5	1384.0 m²	1091.9 m²	0.0 m²	1091.9 m²	274.5 m²
LEVEL 6	1384.0 m²	1091.9 m²	0.0 m²	1091.9 m²	274.5 m²
LEVEL 7	1384.0 m²	1091.9 m²	0.0 m²	1091.9 m²	274.5 m²
LEVEL 8	1384.0 m²	1091.9 m²	0.0 m²	1091.9 m²	274.5 m²
LEVEL 9	1036.2 m²	729.4 m²	0.0 m²	729.4 m²	289.2 m²
LEVEL 10	1015.4 m²	729.4 m²	0.0 m²	729.4 m²	268.4 m²
	14125.1 m²	10194.3 m²	204.4 m²	10398.7 m²	3550.2 m²

BUILDING G					
LEVEL	GFA (Excluding Terrace)	NLA Office	GLA Retail	NSA/NLA Total	Circulation & Services
GROUND	1695.6 m²	0.0 m²	627.2 m²	627.2 m²	1068.4 m²
LEVEL 1	2157.6 m²	1796.3 m²	0.0 m²	1796.3 m²	361.3 m²
LEVEL 2	2157.1 m²	1796.3 m²	0.0 m²	1796.3 m²	360.8 m²
LEVEL 3	2068.0 m²	1710.2 m²	0.0 m²	1710.2 m²	357.8 m²
LEVEL 4	1073.4 m²	871.1 m²	0.0 m²	871.1 m²	202.2 m²
LEVEL 5	1073.4 m²	871.1 m²	0.0 m²	871.1 m²	202.2 m²
	10225.1 m²	7045.1 m²	627.2 m²	7672.3 m²	2552.8 m²

BUILDING H			
LEVEL	GFA (Excluding Terrace)	NSA/NLA Total	Circulation & Services
GROUND	755.3 m²	678.9 m²	76.4 m²
LEVEL 1	331.0 m²	302.0 m²	29.0 m²
LEVEL 2	331.0 m²	302.0 m²	29.0 m²
ROOF	29.0 m²	0.0 m²	29.0 m²
	1446.3 m²	1282.9 m²	163.4 m²

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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Revisions	Date	Issue	By
-	12.08.2020	TP ISSUE	HB
A	26.11.2020	RF1	NW
P1	25.02.22	For Information	BW
B	10.03.22	RF1 2	BW

Project / **Proposed Development** Drawing / **Development Summary** Project No. / **219047** Date / **06/03/13** Author / **DO** Scale: @ A1/

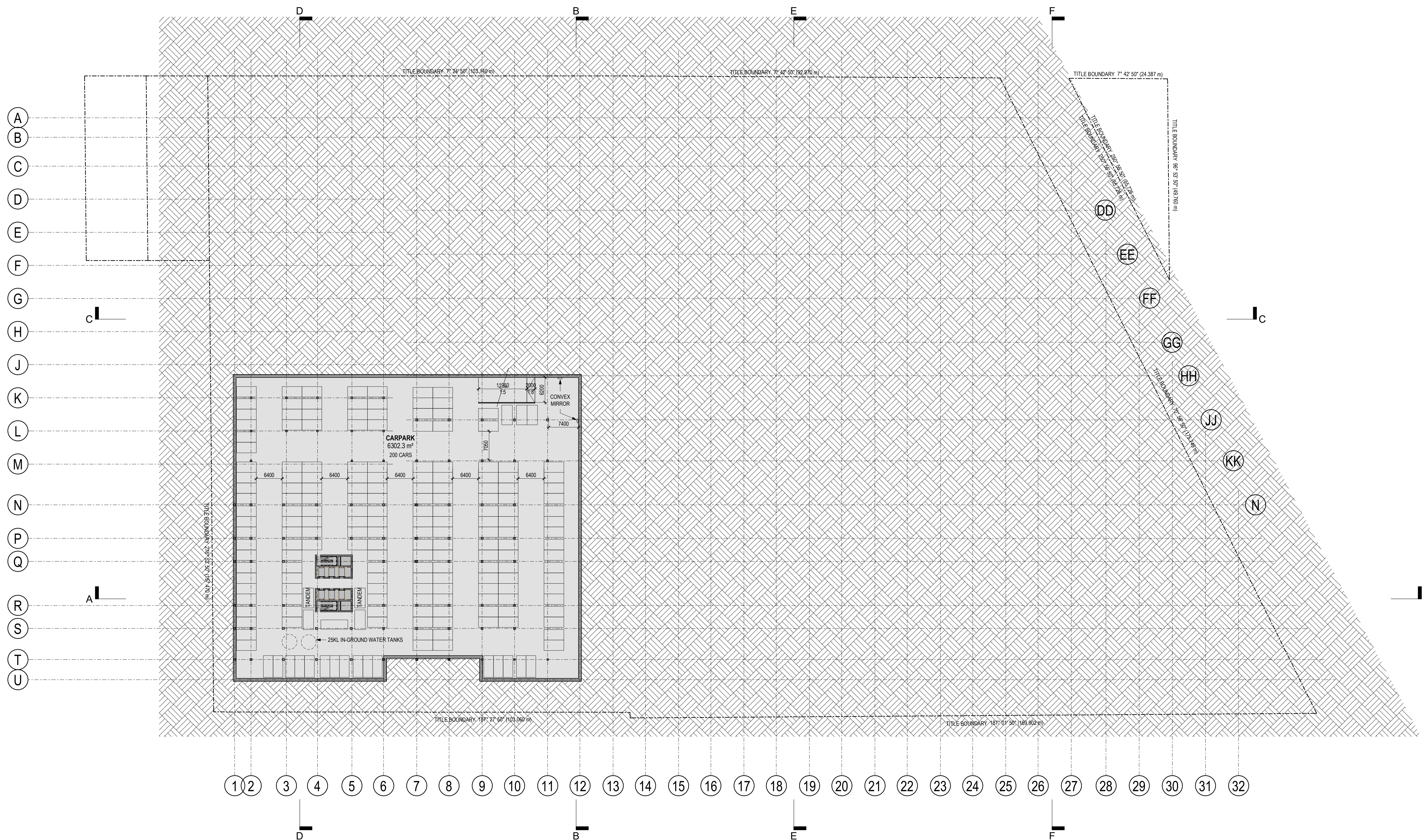
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Revisions	P1	24.02.22	For Information
	P2	25.02.22	For Information
	-	10.03.22	RF1 2

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BW

Project / **Proposed Development**

Drawing / **Basement 3 Floor Plan**

Project No. / **219047** Date / **24.02.22**

Author / **BW**

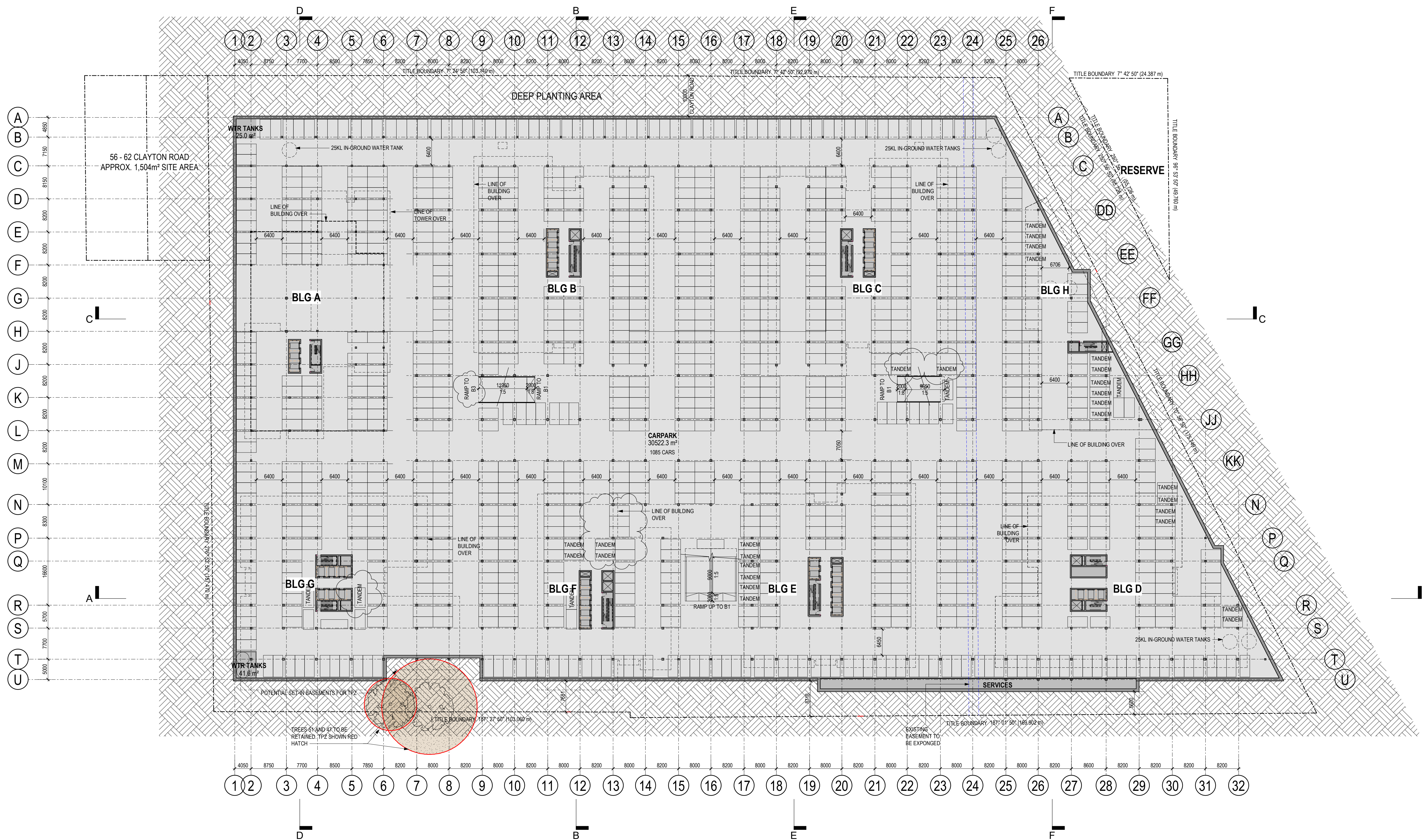
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Project / **Proposed Development**

Drawing / **Basement 2 Floor Plan**

Project No. / **219047** Date / **08.10.19**

Author / **NC**

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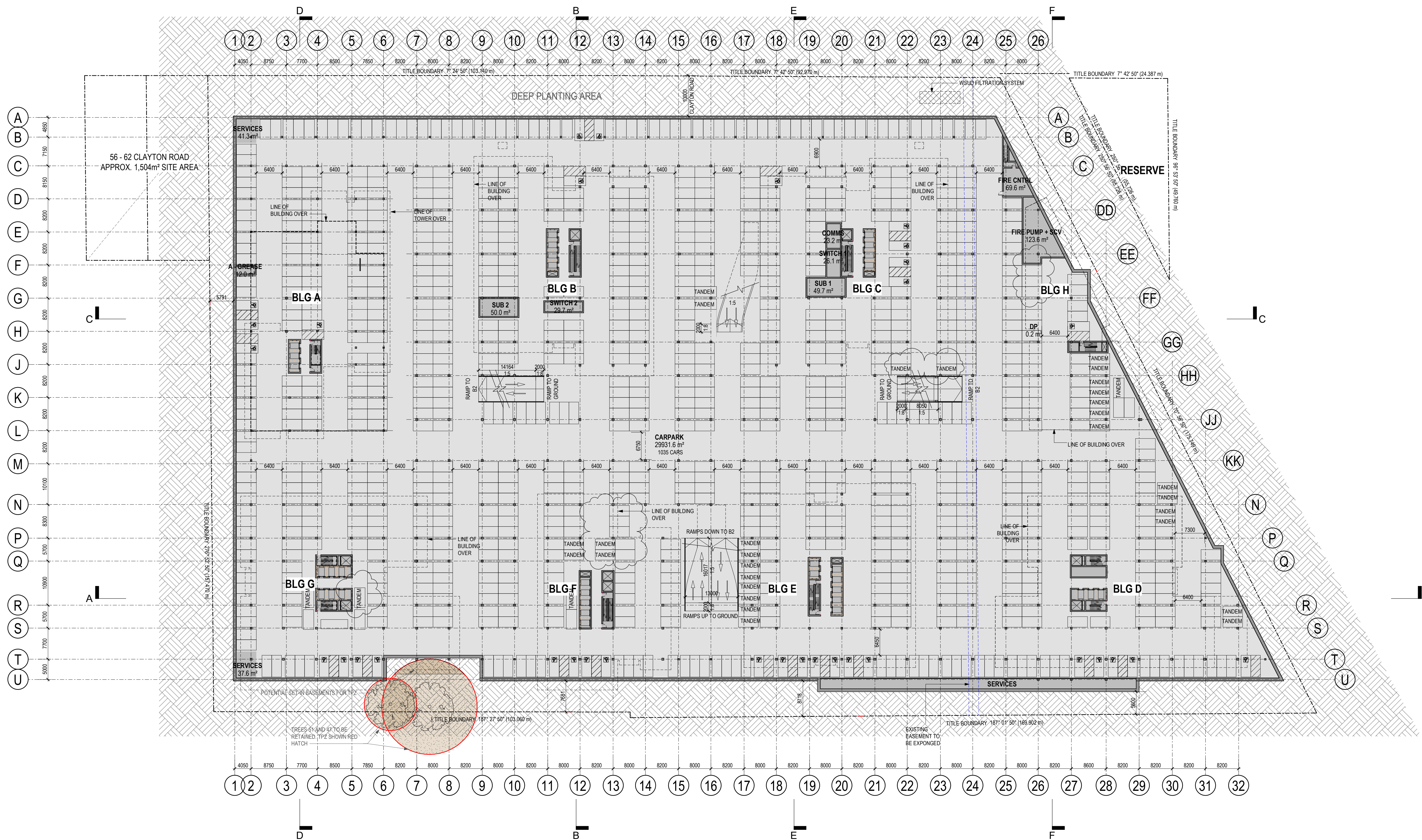
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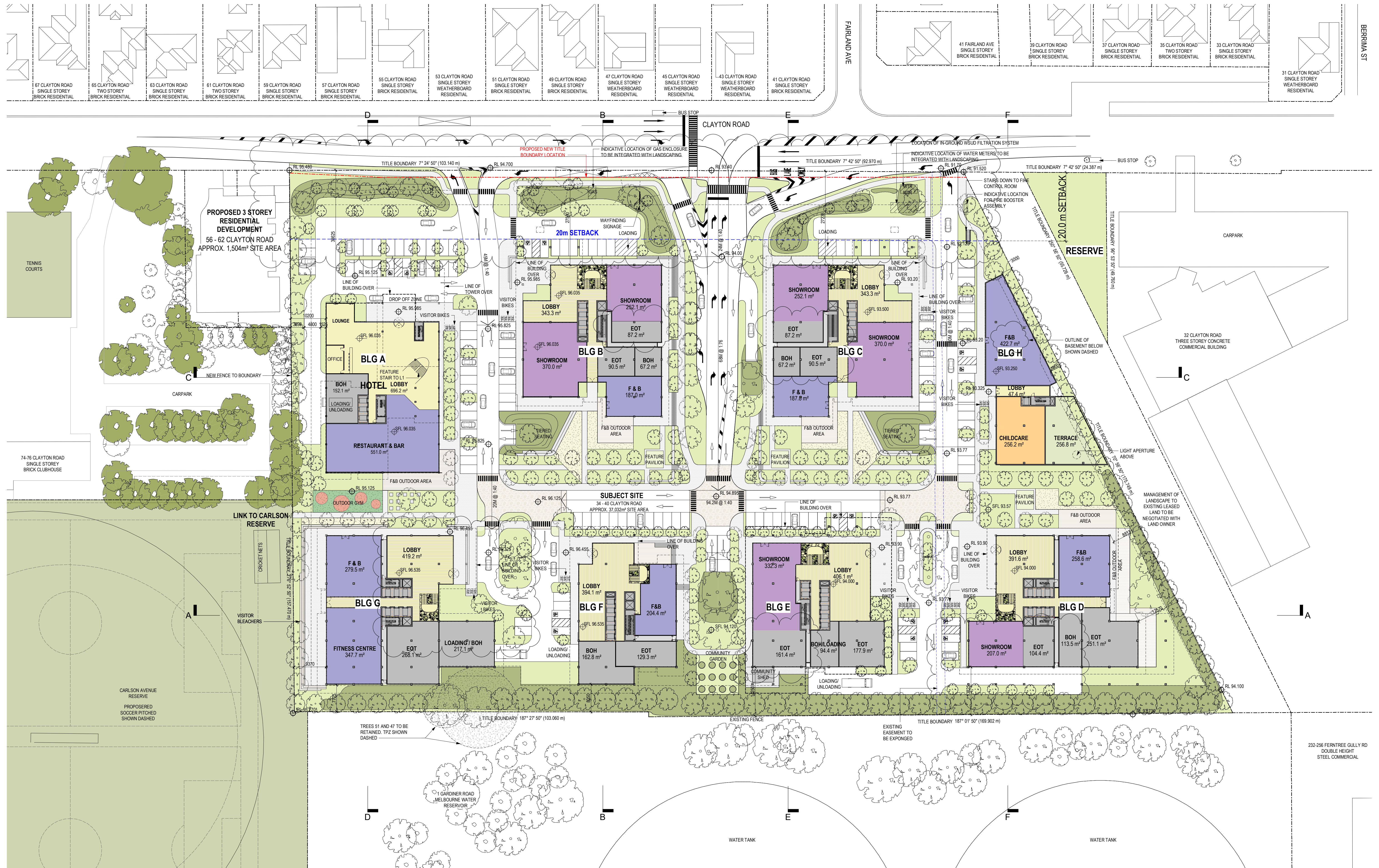
Project / **Proposed Development** Drawing / **Basement 1 Floor Plan** Project No. / **219047** Date / **08.10.19** Author / **NC** Scale: @ A1 / **1 : 500** Drawing No. / **TP01.02 B**

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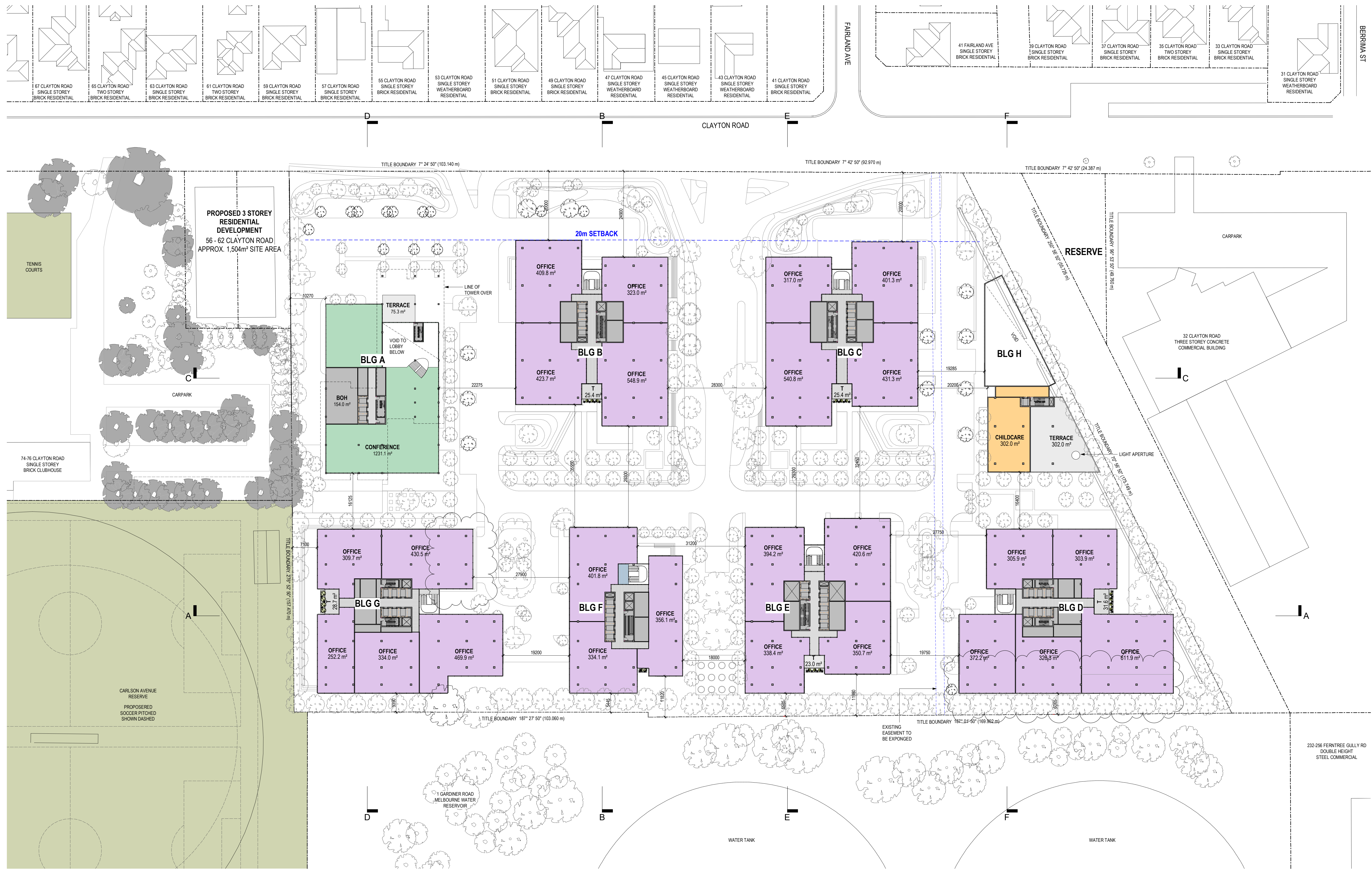
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-	12.08.2020	TP ISSUE	HB
A	26.11.2020	RF1	NW
P1	23.02.22	For Information	BW
P2	25.02.22	For Information	BW
B	10.03.22	RF1 2	BW

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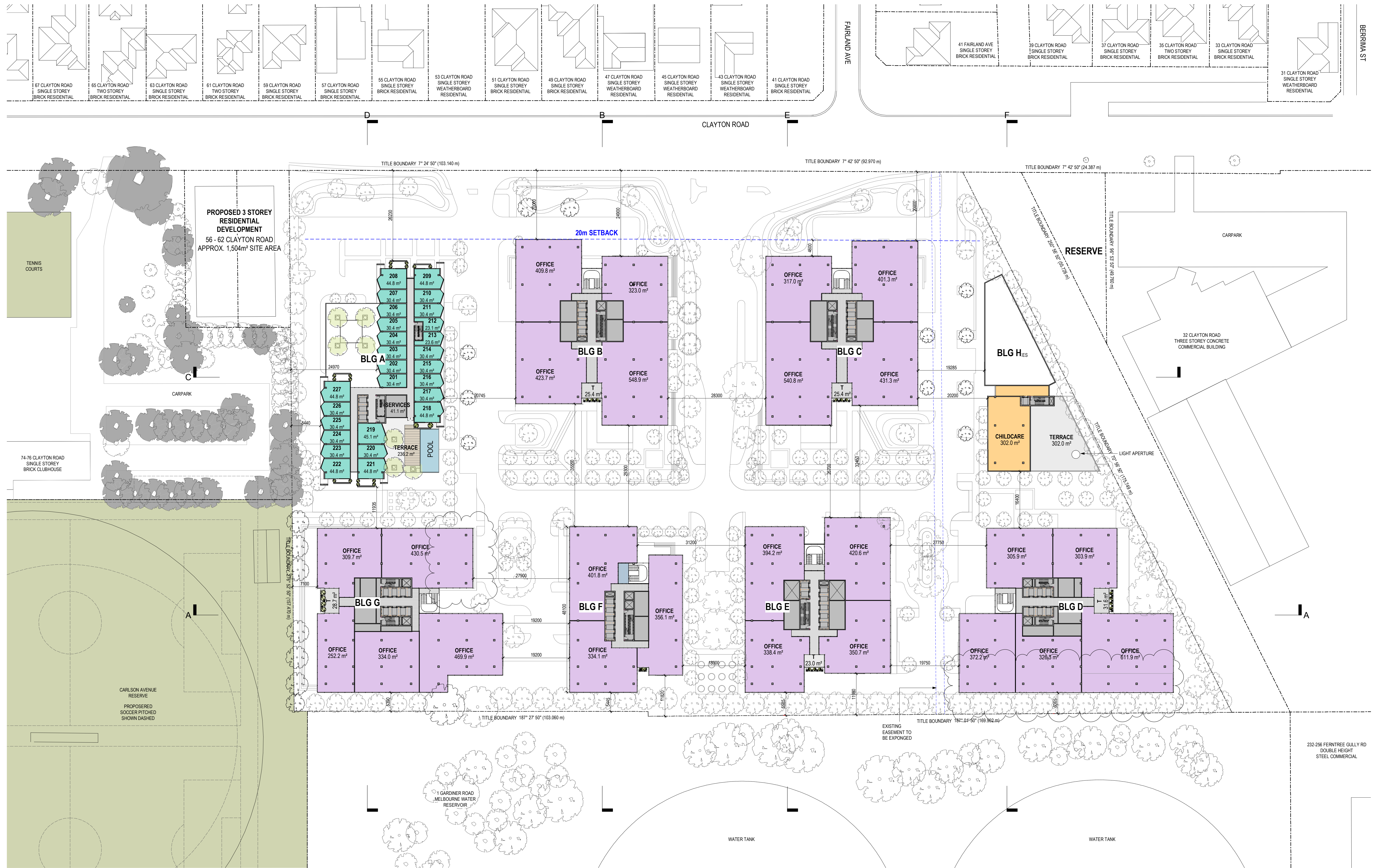
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Project / **Proposed Development** Drawing / **Level 1 Floor Plan** Project No / **219047** Date / **30.09.20** Author / **EG** Scale: @ A1 / **1 : 500** Drawing No. / **TP01.04 B**

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B	10.03.22	RF1 2	BW

Project / **Proposed Development**

Drawing / **Level 2 Floor Plan**

Project No / **219047** Date / **15.04.20**

Author / **EG**

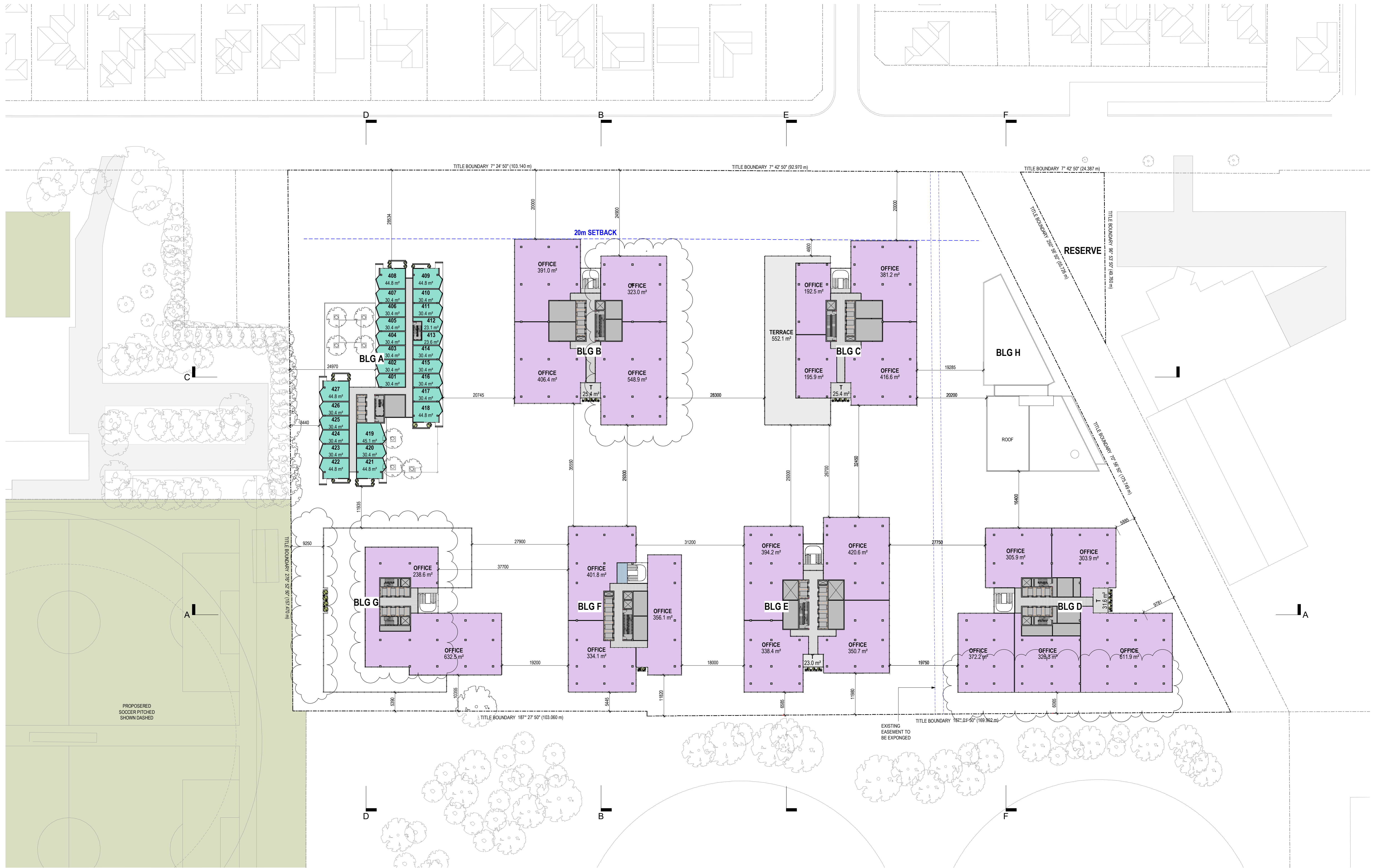
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B	10.03.22	RF1 2	BW

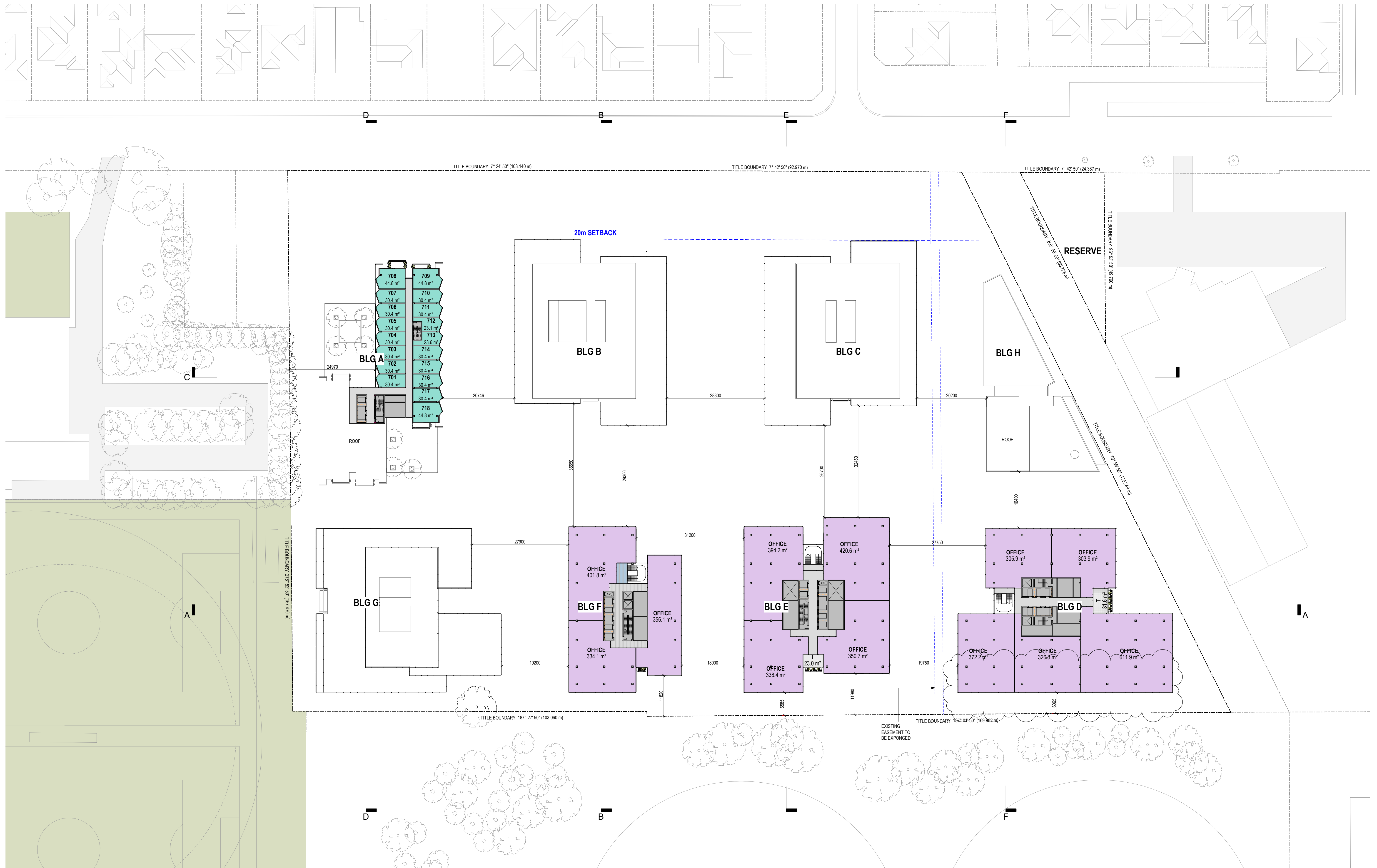
Project / **Proposed Development** Drawing / **Level 6 Floor Plan** Project No. / **219047** Date / **20.04.20** Author / **EG** Scale: @ A1 / **1 : 500** Drawing No. / **TP01.09 B**

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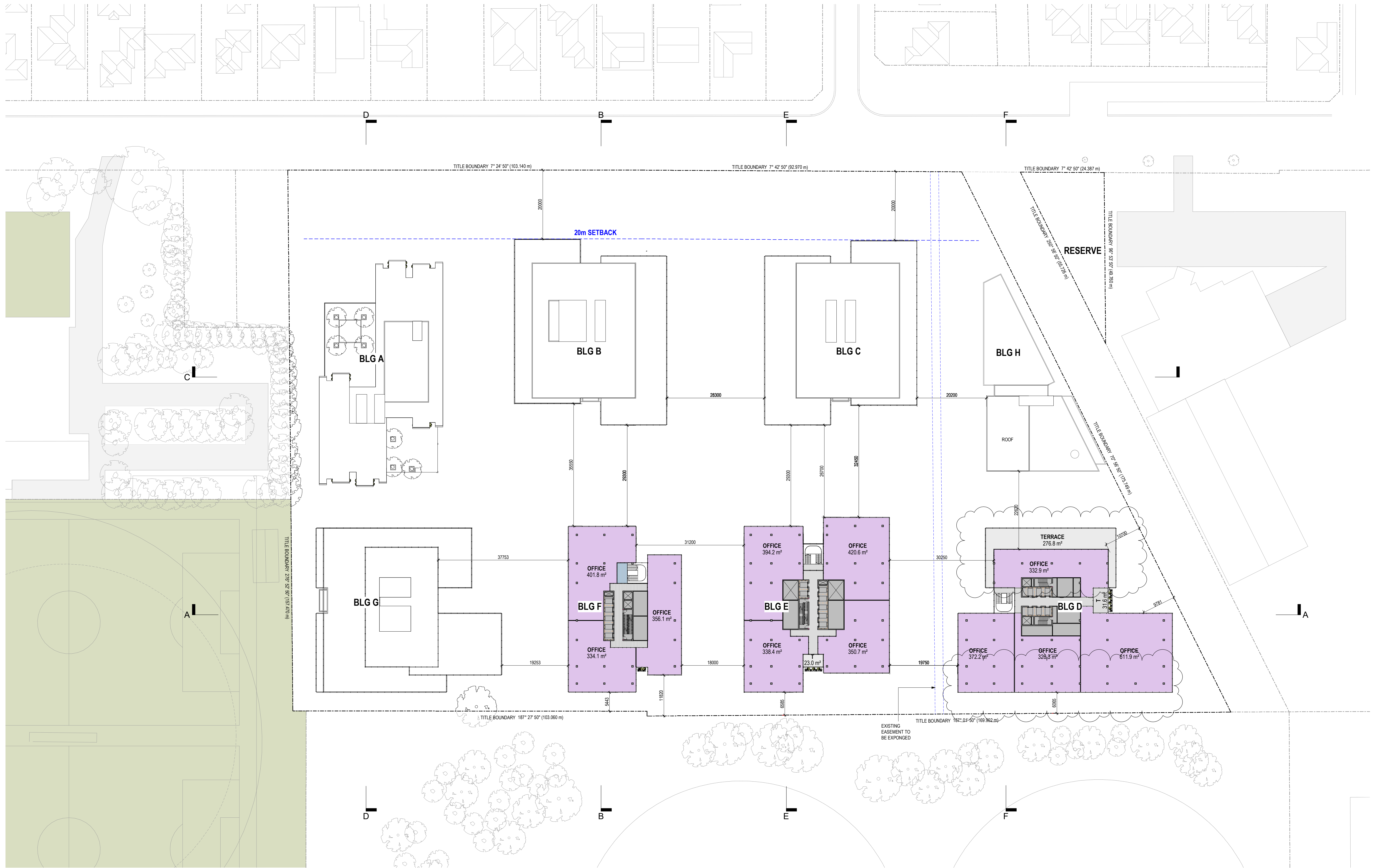
Revisions			
-	12.08.2020	TP ISSUE	HB
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B	10.03.22	RF1 2	BW

Project / **Proposed Development** Drawing / **Level 7 Floor Plan** Project No / **219047** Date / **12.08.20** Author / **DL** Scale: @ A1 / **1 : 500** Drawing No. / **TP01.10 B**

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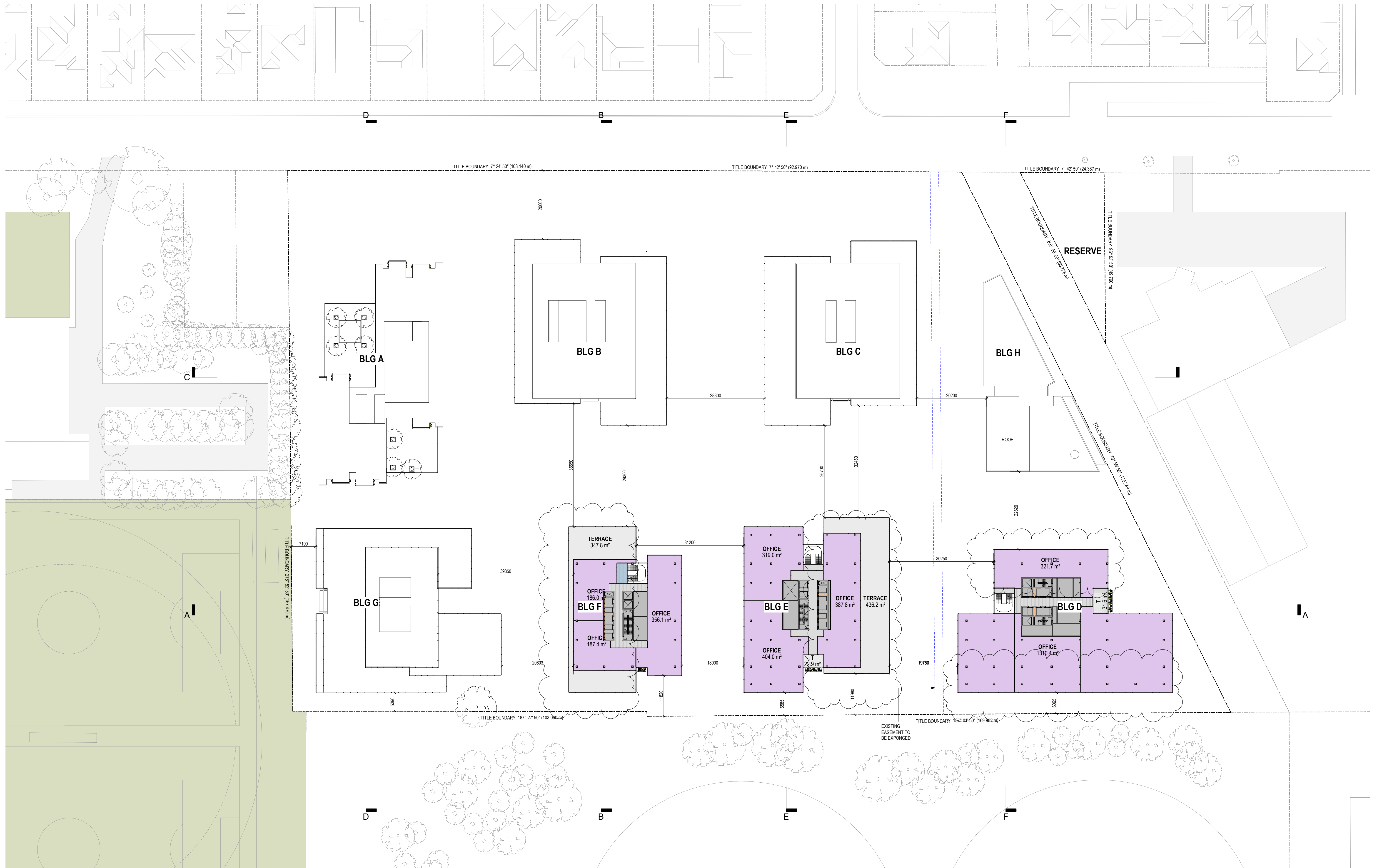
Revisions	Date	Description	Author
-	12.08.2020	TP ISSUE	HB
A	26.11.2020	RF1	NW
P1	25.02.22	For Information	BW
B	10.03.22	RF1 2	BW

Project / **Proposed Development** Drawing / **Level 8 Floor Plan** Project No. / **219047** Date / **20.04.20** Author / **EG** Scale: @ A1 / **1 : 500** Drawing No. / **TP01.11 B**

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Project / **Proposed Development**

Drawing / **Level 9 Floor Plan**

Project No / **219047**

Date / **08.06.20**

Author / **DL**

Scale: @ A1 / **1 : 500**

Drawing No. / **TP01.12 B**

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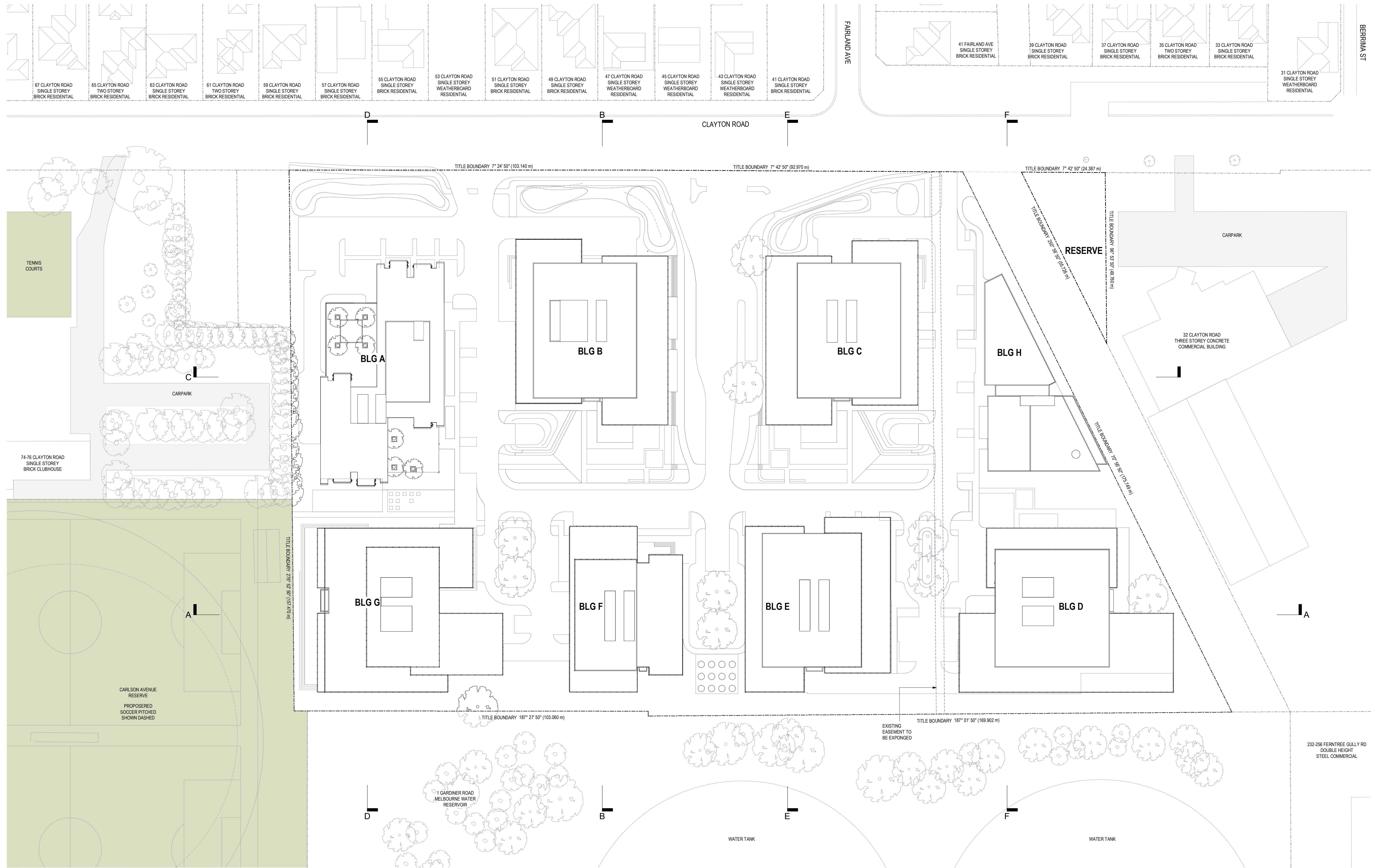
Revisions	Date	Description	Author
-	12.08.2020	TP ISSUE	HB
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P1	25.02.22	For Information	BW
B	10.03.22	RF1 2	BW

Project / **Proposed Development** Drawing / **Level 10 Floor Plan** Project No. / **219047** Date / **12.08.20** Author / **DL** Scale: @ A1 / **1 : 500** Drawing No. / **TP01.13 B**

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A	26.11.2020	RF1	NW
P1	25.02.22	For Information	BW
B	10.03.22	RF1 2	BW

Project / **Proposed Development** Drawing / **Roof Plan**

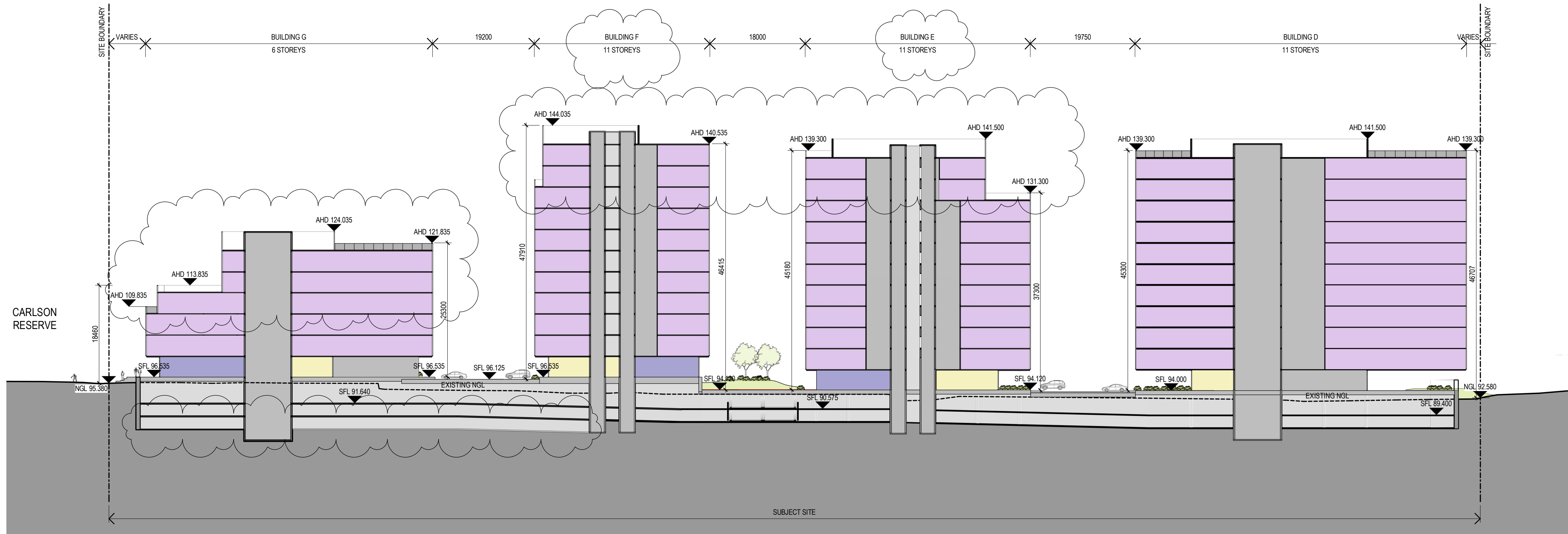
Project No / **219047** Date / **06/10/20** Author / **EG** Scale: @ A1 / **1 : 500**

Drawing No. / **TP01.20 B**

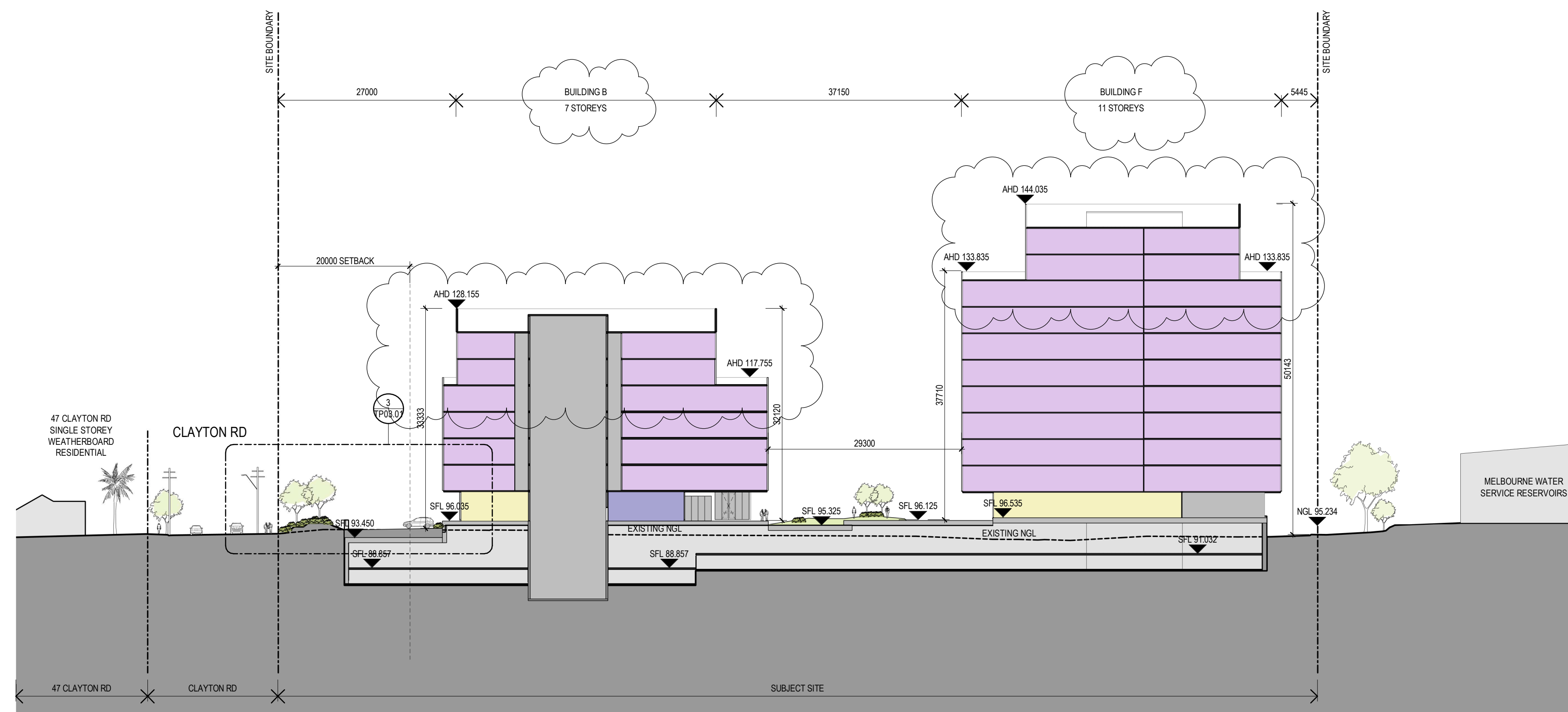
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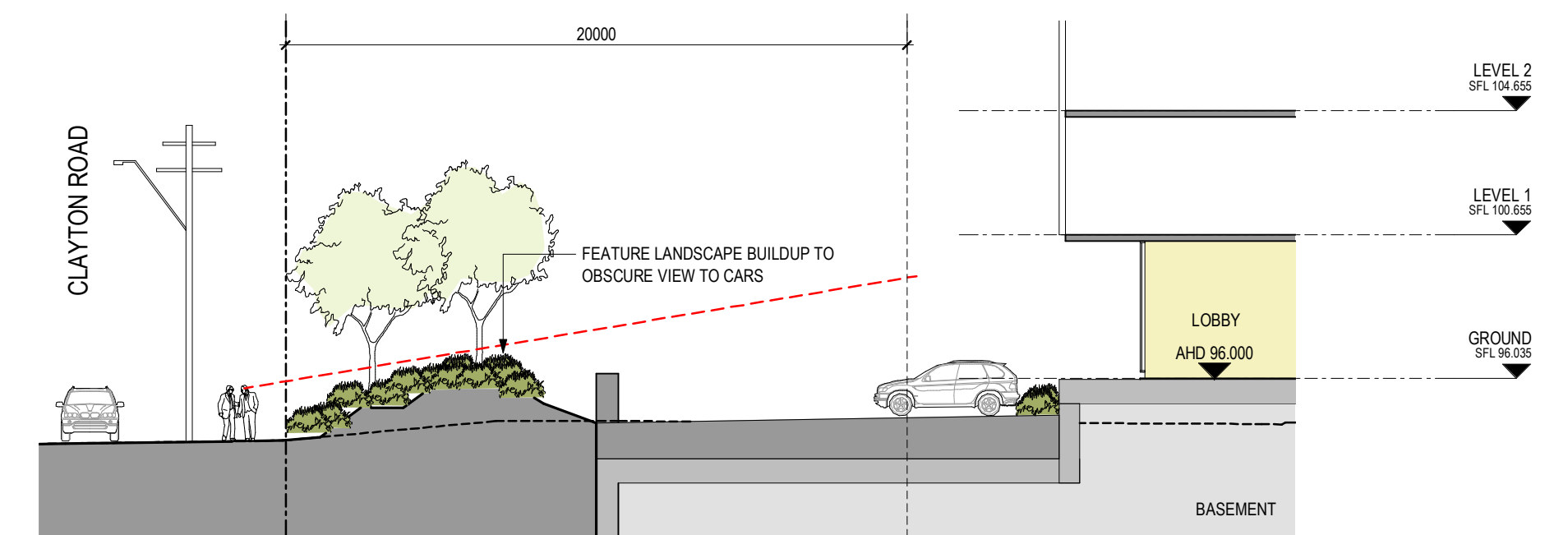
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Site Section A



Site Section B



Site Section B Callout

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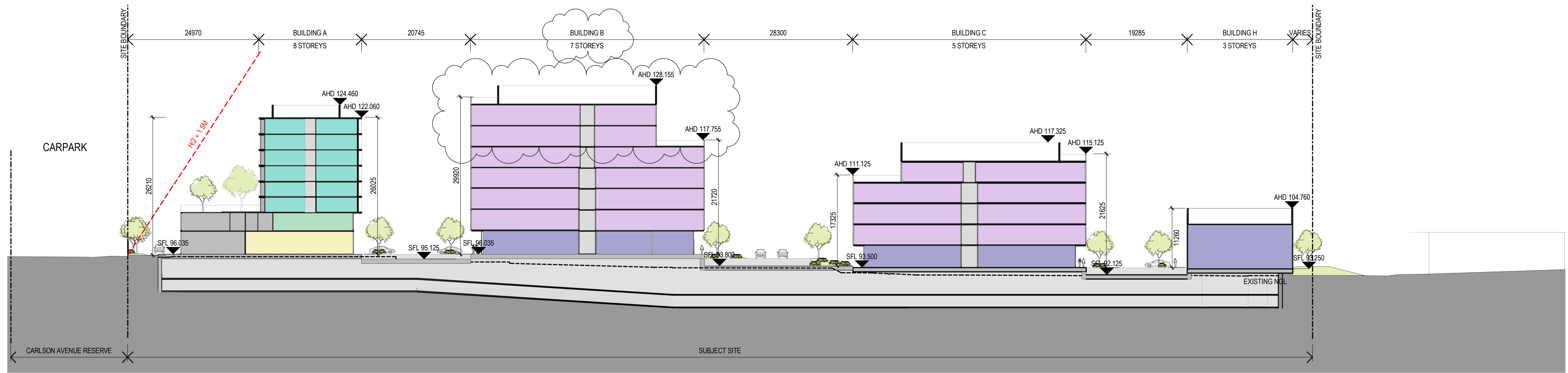
Revisions	Date	Description	Author
-	12.08.2020	TP ISSUE	HB
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P1	25.02.22	For Information	BW
B	10.03.22	RF1 2	BW

Project / **Proposed Development** Drawing / **Site Sections - Sheet 1** Project No / **219047** Date / **06/03/13** Author / **EG** Scale: @ A1 / **As indicated** Drawing No. / **TP03.01 B**

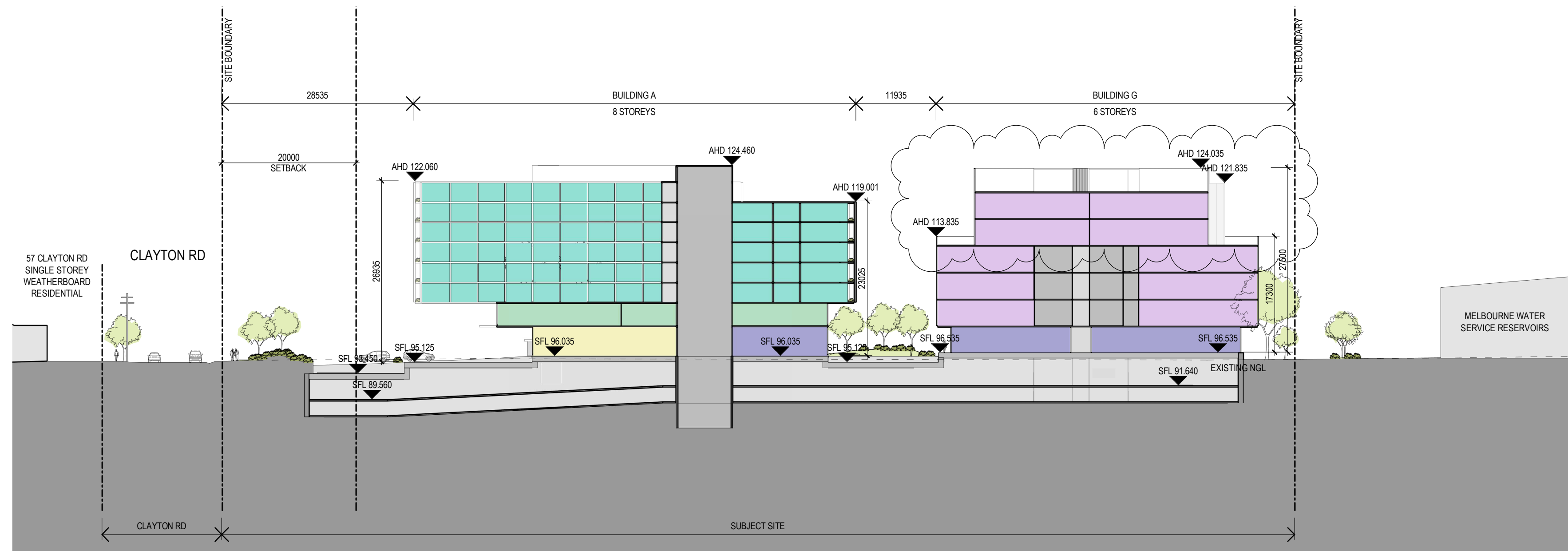


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Site Section C



Site Section D

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Revisions	Date	Description
-	12.08.2020	TP ISSUE
A	26.11.2020	RF1
P1	25.02.22	For Information
B	10.03.22	RF1 2

HB
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BW
BW

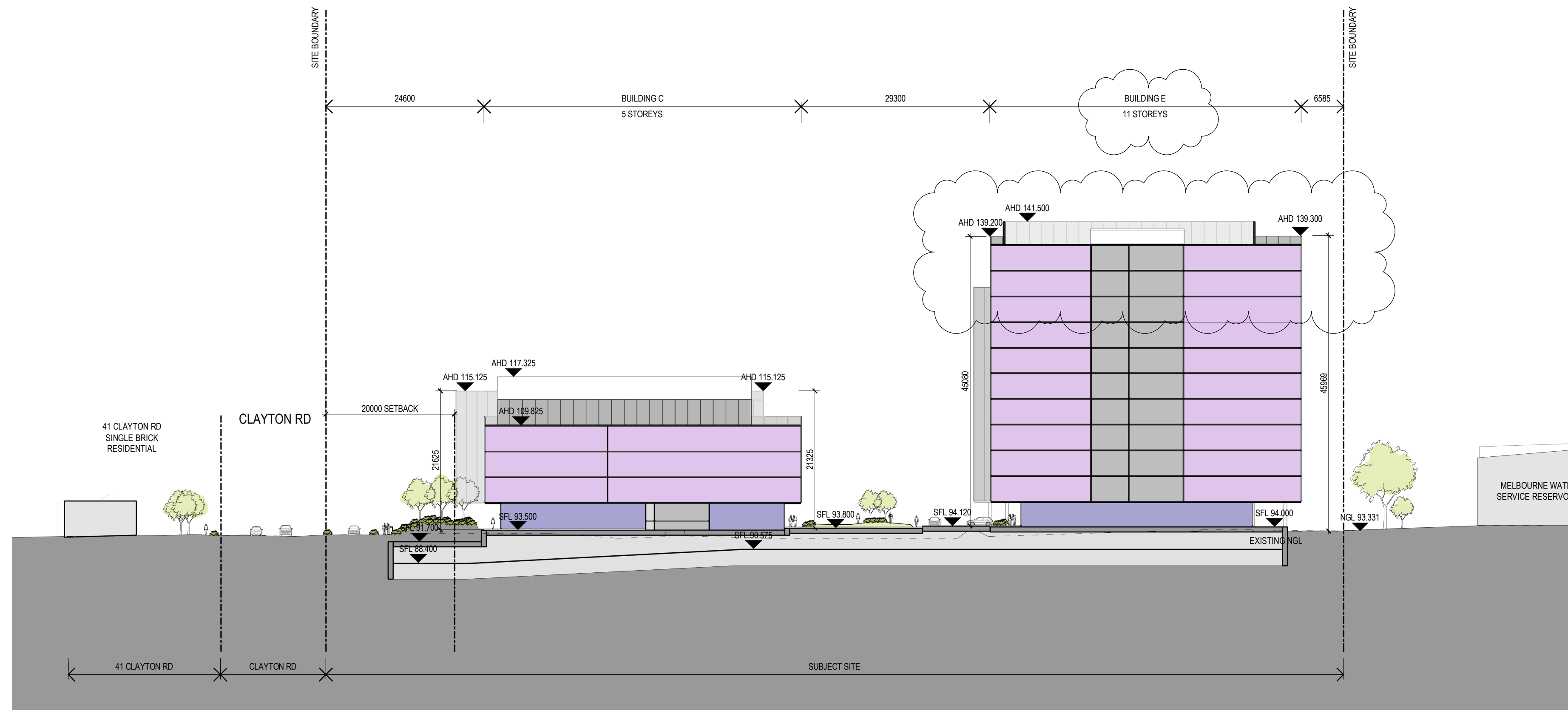
Project / **Proposed Development** Drawing / **Site Sections - Sheet 2** Project No. / **219047** Date / **08/06/20** Author / **Author** Scale: @ A1 / **1 : 500** Drawing No. / **TP03.02 B**

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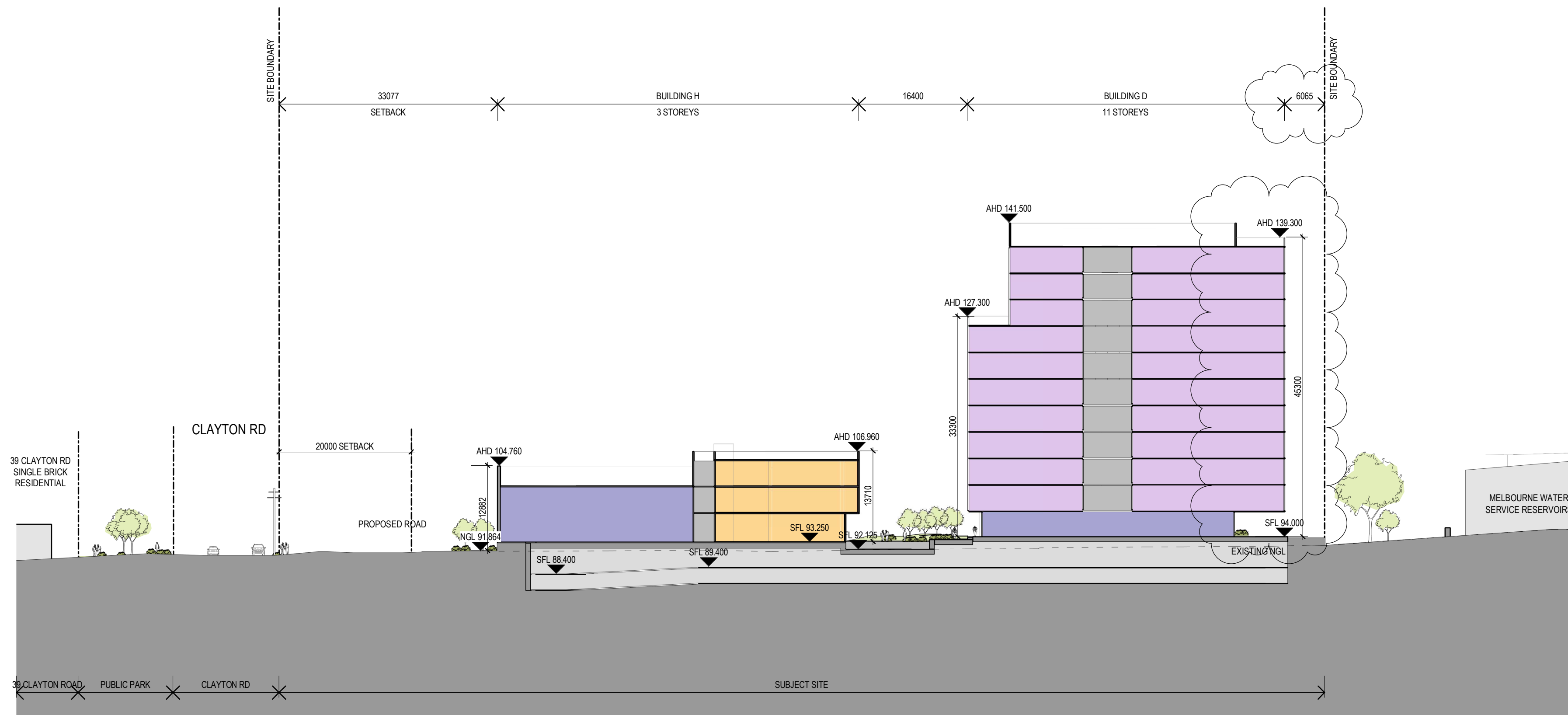
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Site Section E



Site Section F

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-	12.08.2020	TP ISSUE
A	26.11.2020	RF1
P1	25.02.22	For Information
B	10.03.22	RF1 2

HB
NW
BW
BW

Project / **Proposed Development** Drawing / **Site Sections - Sheet 3** Project No / **219047** Date / **08/06/20** Author / **Author** Scale: @ A1 / **1 : 500** Drawing No. / **TP03.03 B**

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8.0 Shadow Analysis

34 Clayton Road - Clayton

1.0 Shadow Analysis

1.01 Shadow Analysis

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

Legend

--- RFI Shadows

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

9am – Existing



9am – Proposed



1.0 Shadow Analysis

1.03 Shadow Analysis

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

Legend

--- RFI Shadows

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

11am – Existing



11am – Proposed



1.0 Shadow Analysis

1.04 Shadow Analysis

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

Legend

--- RFI Shadows

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12pm – Existing



12pm – Proposed



1.0 Shadow Analysis

1.05 Shadow Analysis

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

Legend

--- RFI Shadows

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

1pm – Existing



1pm – Proposed



1.0 Shadow Analysis

1.06 Shadow Analysis

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

Legend

--- RFI Shadows

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

2pm – Existing



2pm – Proposed



1.0 Shadow Analysis

1.07 Shadow Analysis

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

Legend

--- RFI Shadows

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3pm – Existing



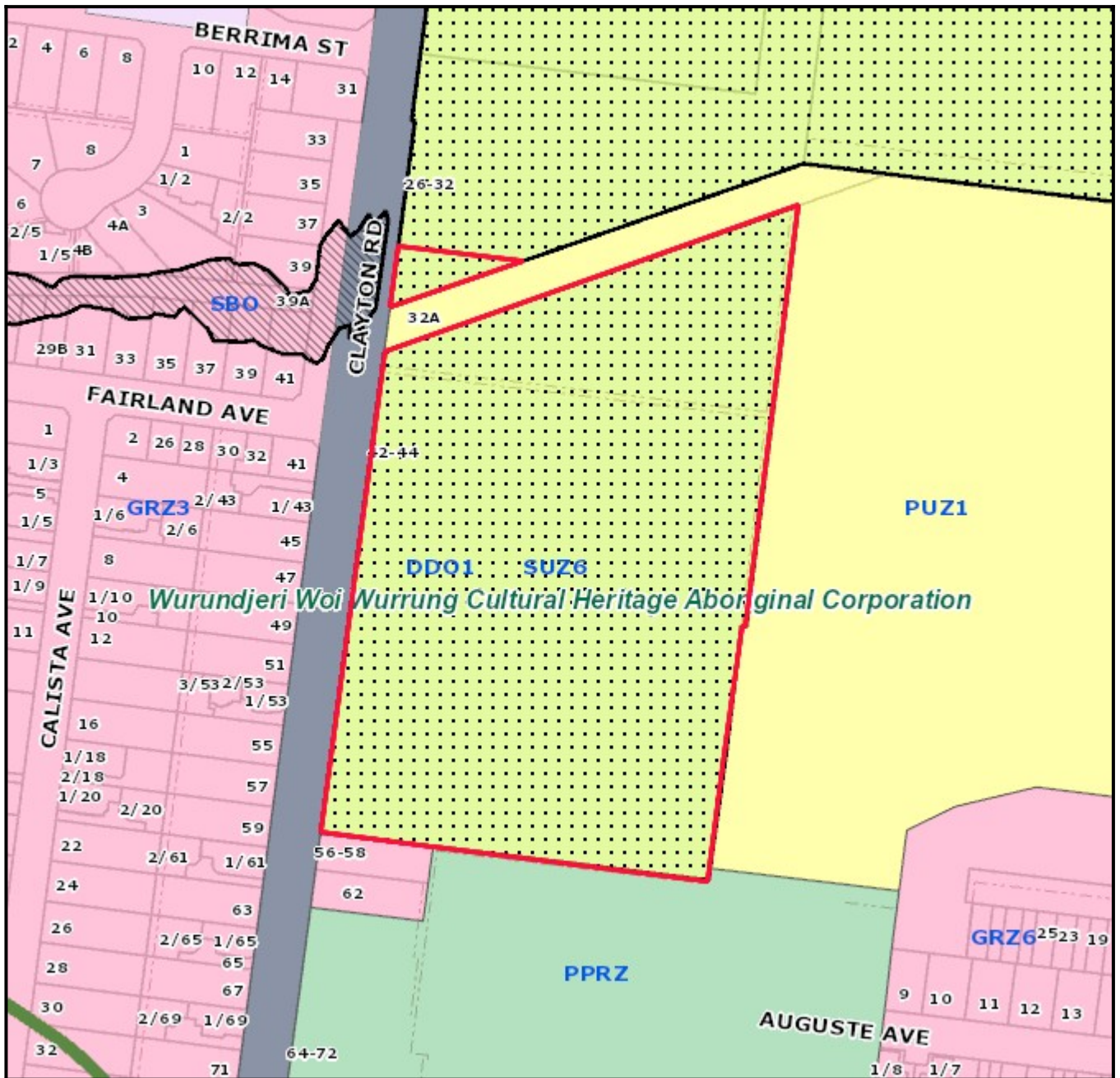
3pm – Proposed







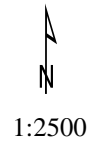
Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



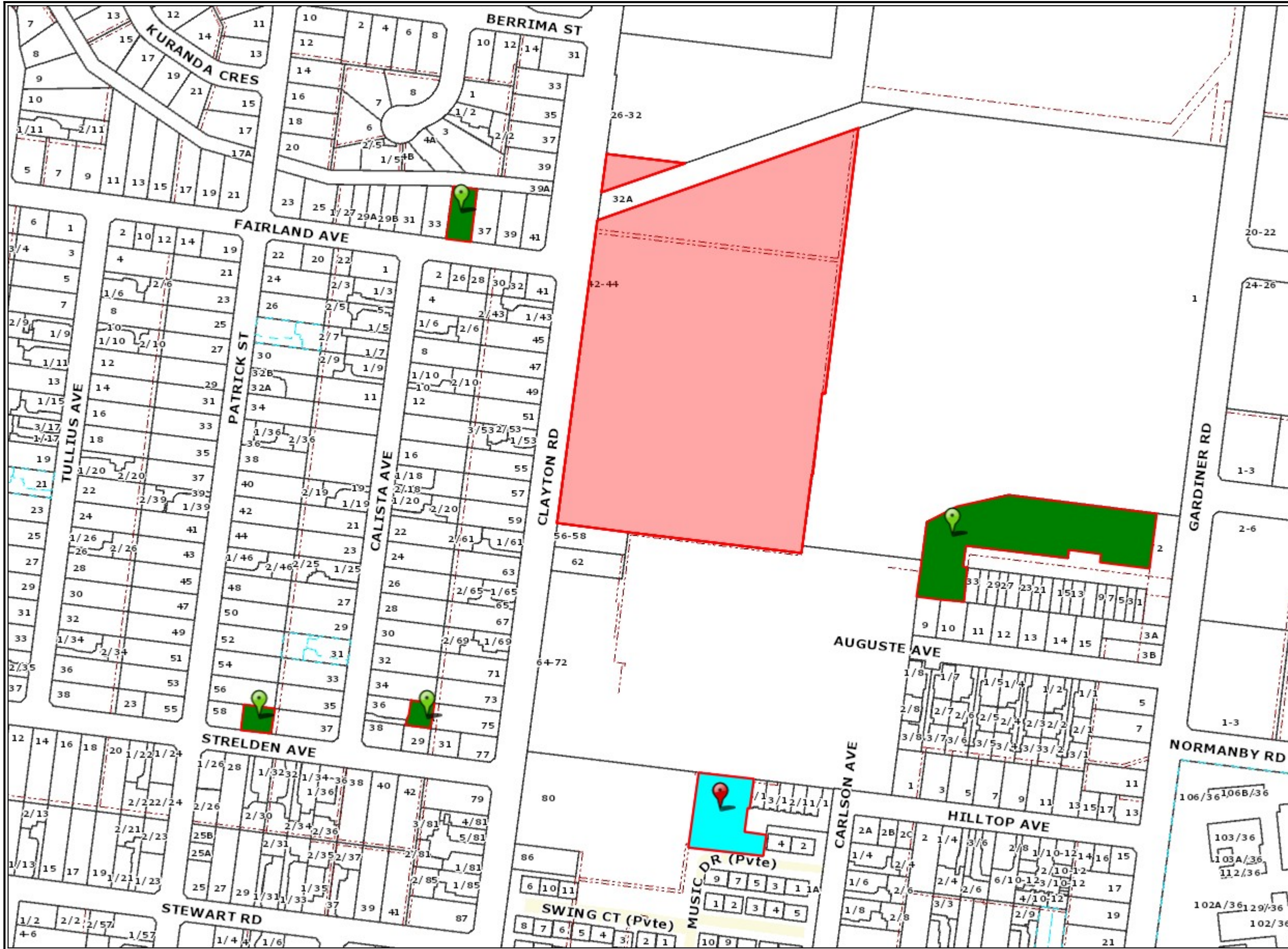
Address

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Objector Map

Subject land shaded light red.
 Objector properties shaded dark green and pinpointed.
 (Supporters of development shaded light blue and pinpointed red)



Legend

- Property
- Proposed Property
- Common Property
- Easements
- Railines
- Reserves

Open Space Public Access

- Accessway/ trail
- Conservation
- Memorial Park
- Play
- Relaxation/ contemplation
- Social/ family recreation
- Sport
- Utility/ buffer/ enviro constraint
- Visual amenity
- Water based recreation

1:2500



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