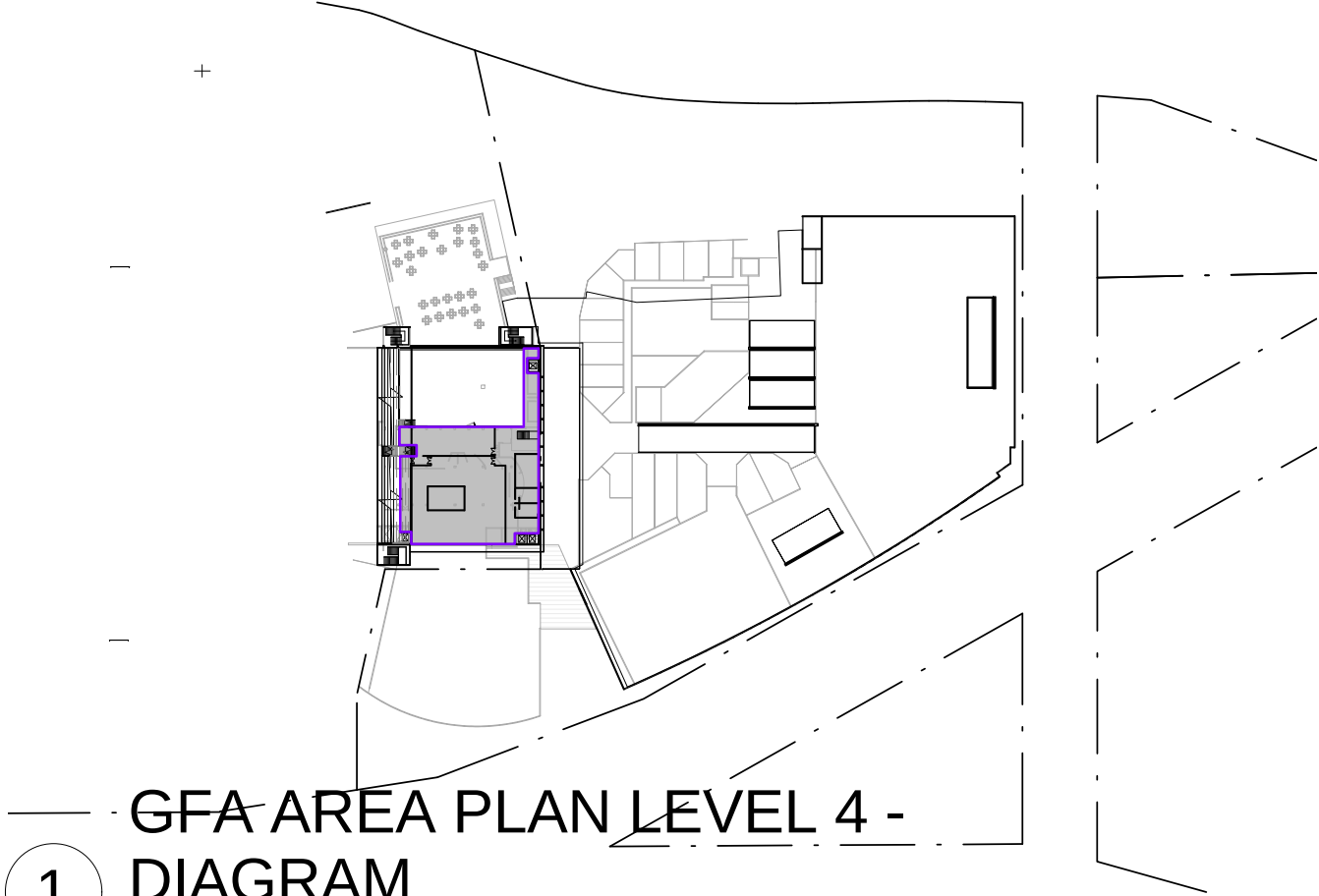
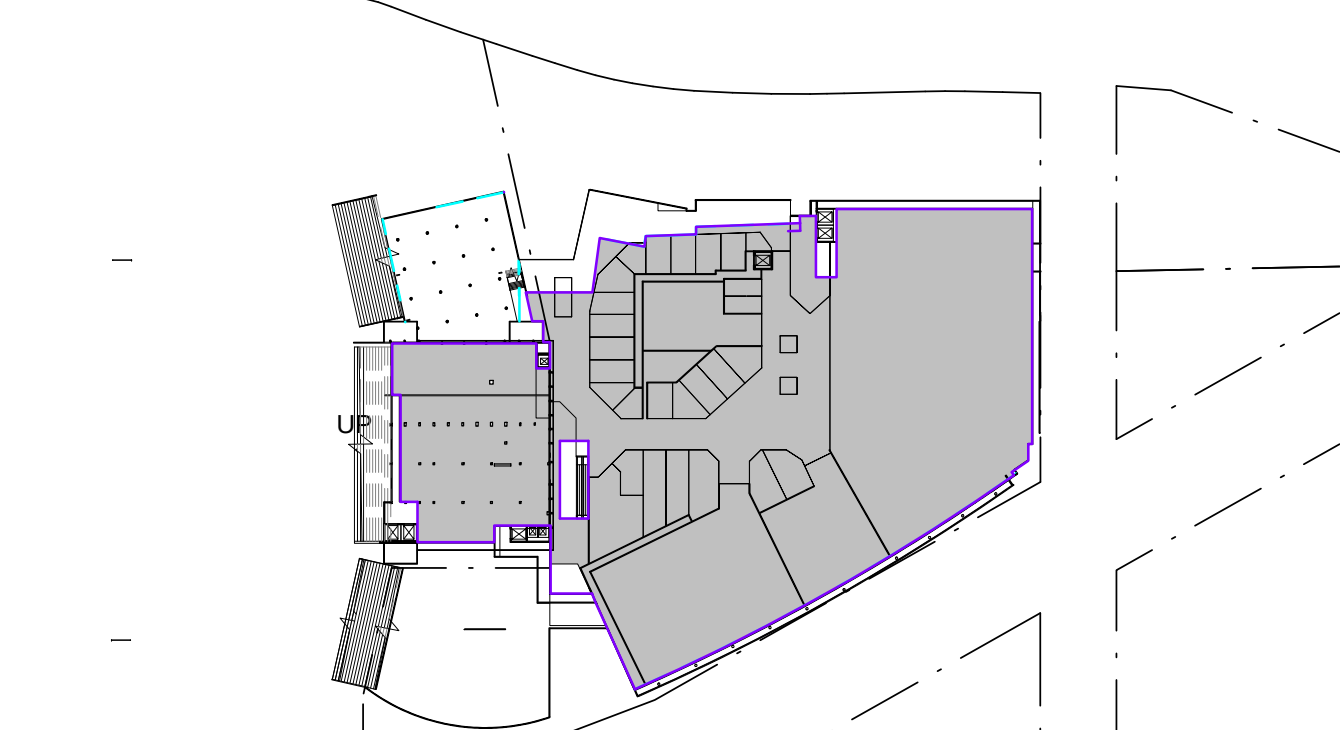
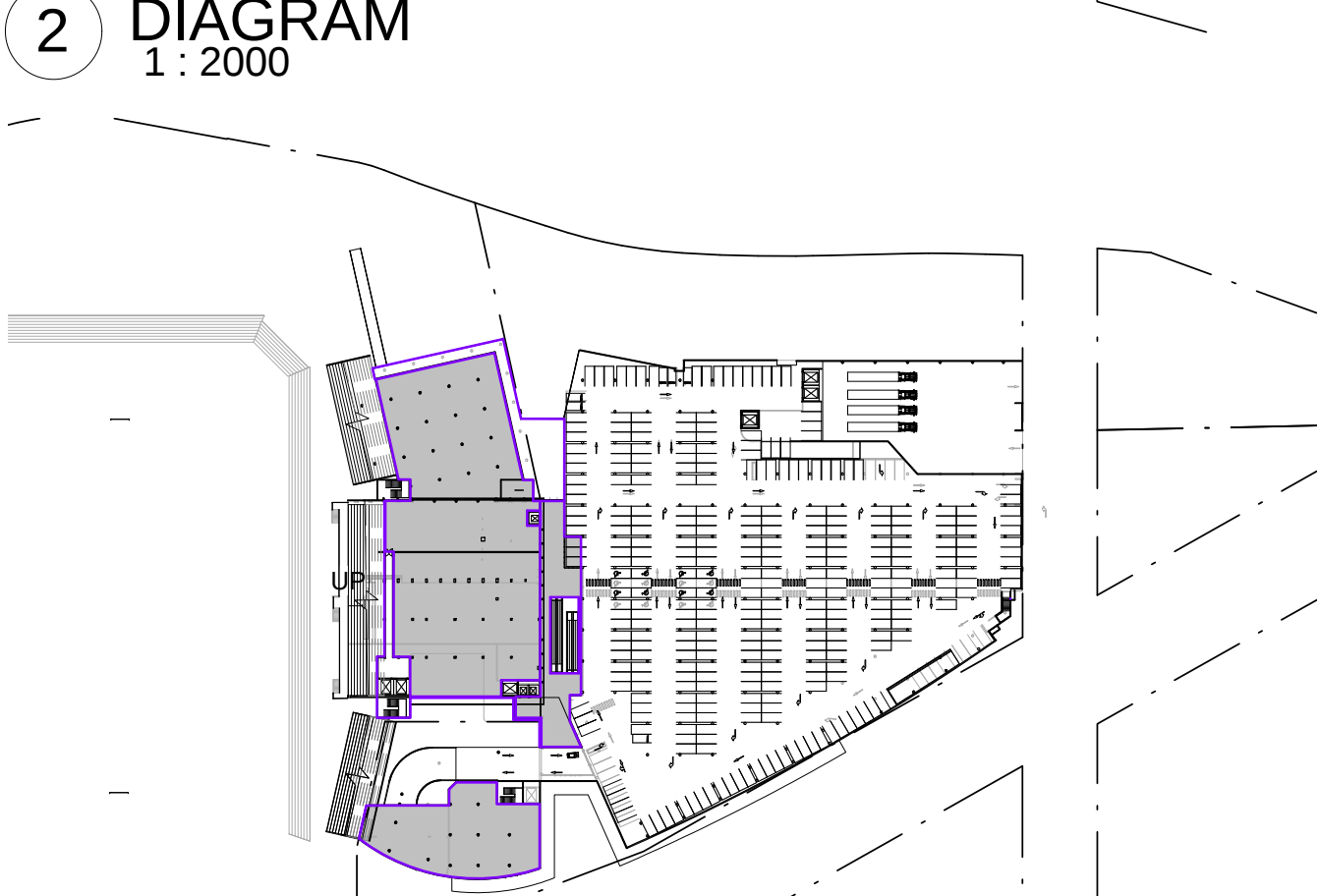




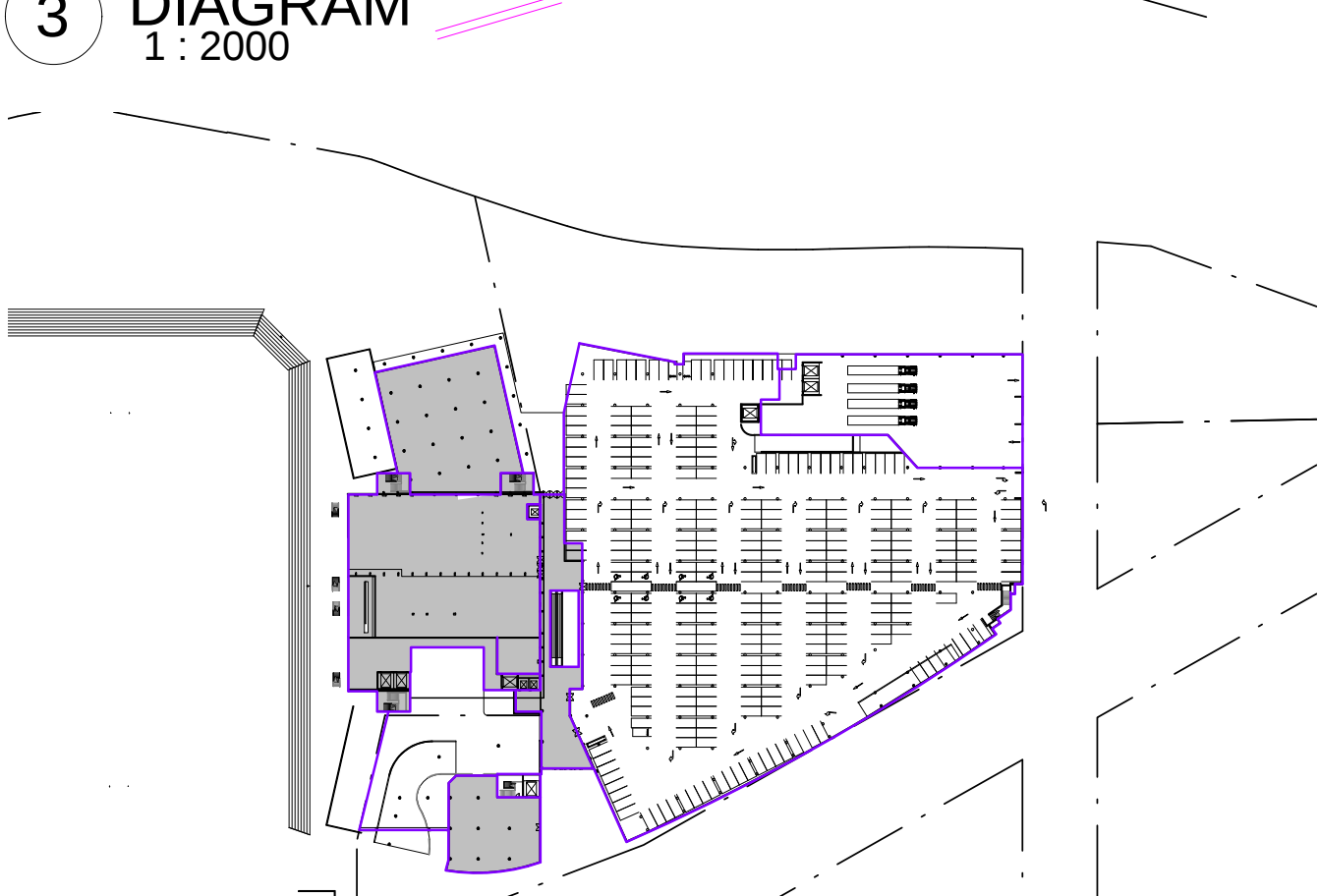
1 GFA AREA PLAN LEVEL 4 - DIAGRAM 1:2000



2 GFA AREA PLAN LEVEL 3 - DIAGRAM 1:2000



3 GFA AREA PLAN LEVEL 2 - DIAGRAM 1:2000



4 GFA AREA PLAN LEVEL 1 - DIAGRAM 1:2000



Cronulla Sharks
Retail and Club Concept

10%

28.07.2011

LOT 2					
		Club	Liesure/ Retail	Majors	LEP GFA
		m2	m2	m2	m2
Level 4	Club	1,205			1,350
Level 3	Club	2,072			2,300
	Major 1				
	Major 2				
	MM 1				
	MM2				
	Speciality Retail A				
	Speciality Retail B				
	Speciality Retail C				
	Speciality Retail D				
	Speciality Retail E				
	Kiosks				
Level 2	Major 3			1,716	3,500
	Major 4			1,432	
	Medical				
	Parking				
Level 1	Club spaces	220			3,600
	Liesure Entertainment/Retail		3,006		
	Medical Centre				
	Parking				
Total	ROUNDED UP	3,900	3,350	3,500	10,750

LOT 1						
Majors	Spec.	Medical	Parking		LEP GFA	
m2	m2	m2	no.		m2	
					13,250	
4,188						
1,597						
503						
709						
	994					
	192					
	346					
	195					
	711					
	100					
					1,170	
		894				
			328			
					1,325	
		544				
			322			
7,700	2,788	1,580	650		15,745	

Building Areas m2							
Ex Club	New	Arcade & amenities	Parking	New Docks	Total*	Deck	
m2	m2	m2	m2	m2	m2	m2	
1,515					1,515		Efficiency
2,333	9,535	2,383			14,251	1,851	85% Leasible/GFA
2,390	2,102	530	11,221		16,243	436	34.2 Space m2/GFA
2,764	1,744	619	10,891	2,964	18,982		33.8 Space m2/GFA
9,002	13,381	3,532	22,112	2,964	50,991	2,287	

NOTES

* deck areas not included in total Building Area

FSR Area includes arcade areas

The area of Lot 2 is indicated as the balance of deferred zoning area.
The area of lot 2 is as per surveyors drawing for subdivision.

LOT 1 & 2 SEPARATE

Retail (m2)	3,500	12,068
Retail + Leisure/Retail (m2)	6,850	12,068
FSR (m2)	10,750	15,745
Parking provided nos.	0	650
Site Area (m2)	10,825	21,704
FSR x:1	0.99	0.73
Parking rate 1 space/ x m2 FSR	0	24.2

LOT 1 & 2 COMBINED

Total Retail	15,568
Total Retail + Leisure/Retail (m2)	18,918
Total FSR (m2)	26,495
Parking provided nos.	650
Total Site Area (m2)	32,529
Overall FSR x:1	0.815
Parking rate 1 space / x m2 FSR	40.8
Site Cover: Max GFA/SITE AREA	58%



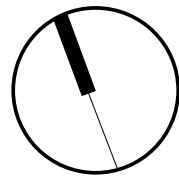
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Cronulla Sharks Redevelopment - Retail and Club

Project
Client

Bluestone Capital Ventures No.1 Pty Ltd



1 : 2000 @ A1

Area Schedule

Reference No.
20100176

Discipline

Drawing No.
A113

Title
Rev.
B