

B	GFA REVISION	27.07.2011
C	PREFERRED PROJECT REPORT	05/03/2012
D	PREFERRED PROJECT REPORT	13/03/2012
E	PREFERRED PROJECT REPORT	14/03/2012
F	PREFERRED PROJECT REPORT - AMENDMENT	20/03/2012

1 GFA Diagram - Level 4 - Upper Club
1 : 2000

2 GFA Diagram - Level 3
1 : 2000

3 GFA Diagram - Level 2
1 : 2000

4 GFA Diagram - Level 1
1 : 2000

		LOT 2				LOT 1						Building Areas m2						
		Club	Leisure/ Retail	Majors	LEP GFA	Majors	Spec.	Seating	Medical	Parking	LEP GFA	Ex Club	New	Arcade & amenities	Parking	New Docks Plant	Total*	Deck
		m2	m2	m2	m2	m2	m2	no.	m2	no.	m2	m2	m2	m2	m2	m2	m2	m2
Level 4	Club	1,205										1,182					1,182	
Level 3	Club	1,713										2,010	1,133	344	12,468	172	16,127	943
	Parking									399								
Level 2	Major 1					4,000						1,905	12,187	2,945			17,037	853
	Major 2				1,205													
	Major 3				971													
	Major 4 (Restaurant)				512													
	MM 1					584												
	Speciality Retail						3,680											
	Medical						56											
	Kiosks						75	185										
	Licensed seating																	
	Storage (leased)																	
Level 1	Club spaces	117										2,115	2,782	515	10,502	1,473	17,387	
	Leisure Entertainment/Retail		3,062															
	Loading dock						283											
	Convenience Retail																	
	Medical Centre								1,039									
	Parking									294								
Total		3,035	3,062	2,688	10,750	4,584	4,094		2,817	693	15,745	7,212	16,102	3,804	22,970	1,645	50,991	1,796

NOTES

* deck areas not included in total Building Area

Indicates area as per Concept Plan Submission - all other figures are measured from illustrative scheme. As such these will not add up to the GFA figures.

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

LOT 1 & 2 COMBINED

Retail (m2)	2,688	11,495
Retail + Leisure/Retail (m2)	5,750	11,495
FSR (m2)	10,750	15,745
Parking provided nos.	0	693
Site Area (m2)	10,825	21,704
FSR x:1	0.99	0.73
Parking rate 1 space/ x m2 FSR	0	22.7
Total Retail	14,183	
Total Retail + Leisure/Retail (m2)	17,245	
Total FSR (m2)	26,495	
Parking provided nos.		693
Total Site Area (m2)	32,529	
Overall FSR x:1	0.815	
Parking rate 1 space / x m2 FSR	38.2	
Site Coverage Max GFA/SITE AREA	53%	