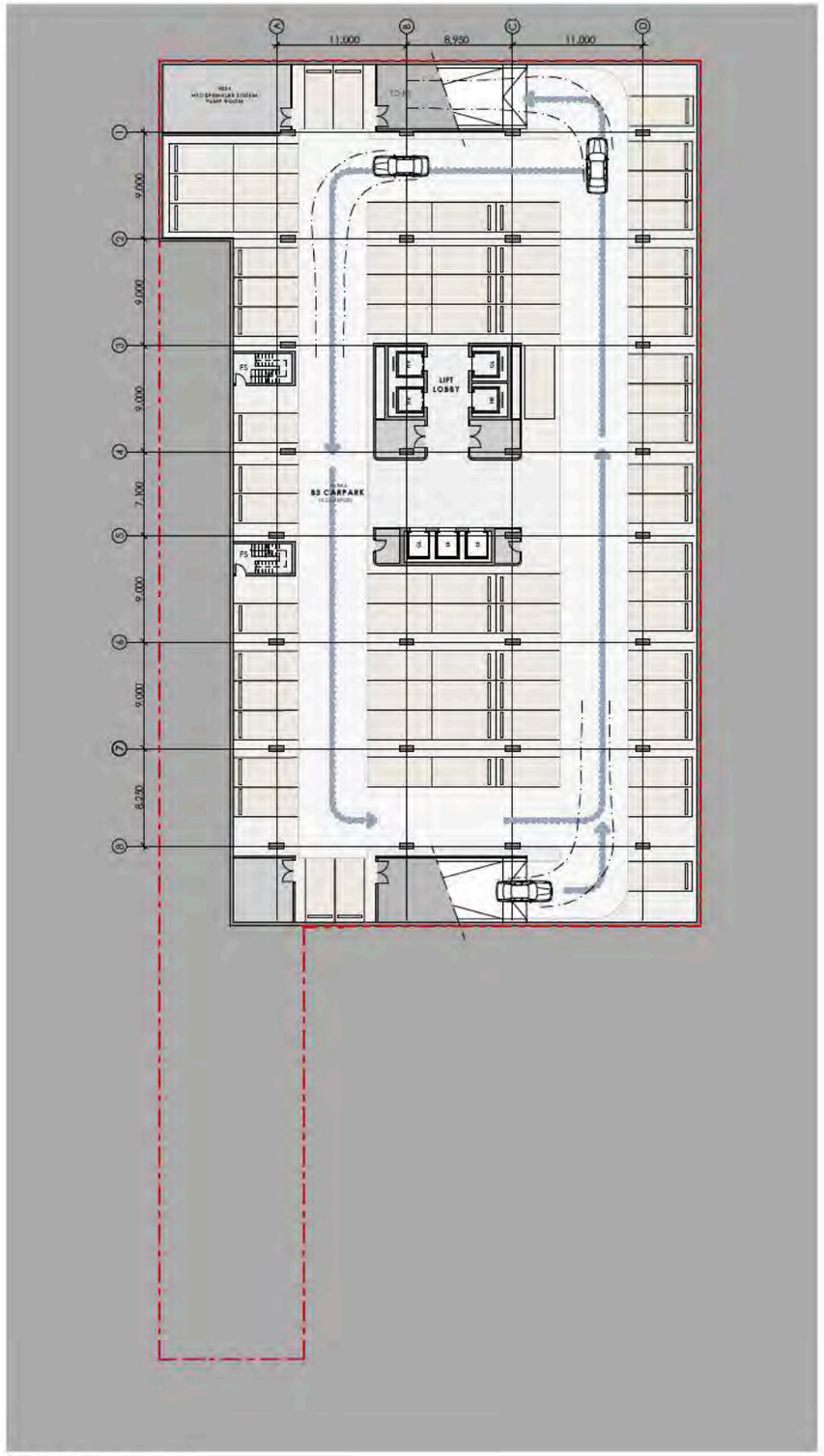
PLANNING STUDY

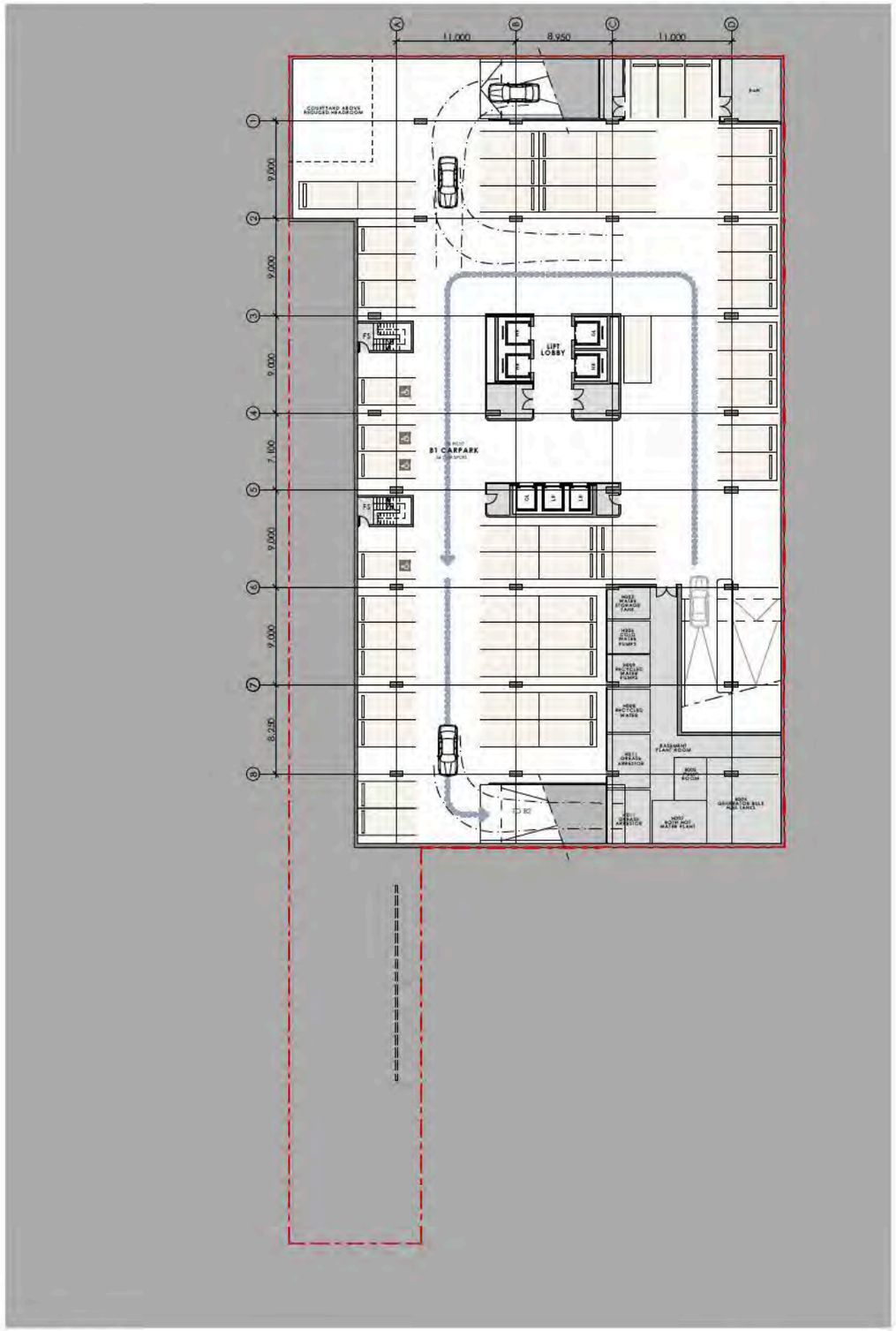
fitzpatrick + partners

BASEMENT FLOOR PLANS



BASEMENT 03+02

Parking for 74 cars on B3 and 72 cars on B2



BASEMENT 01

Parking for 56 cars

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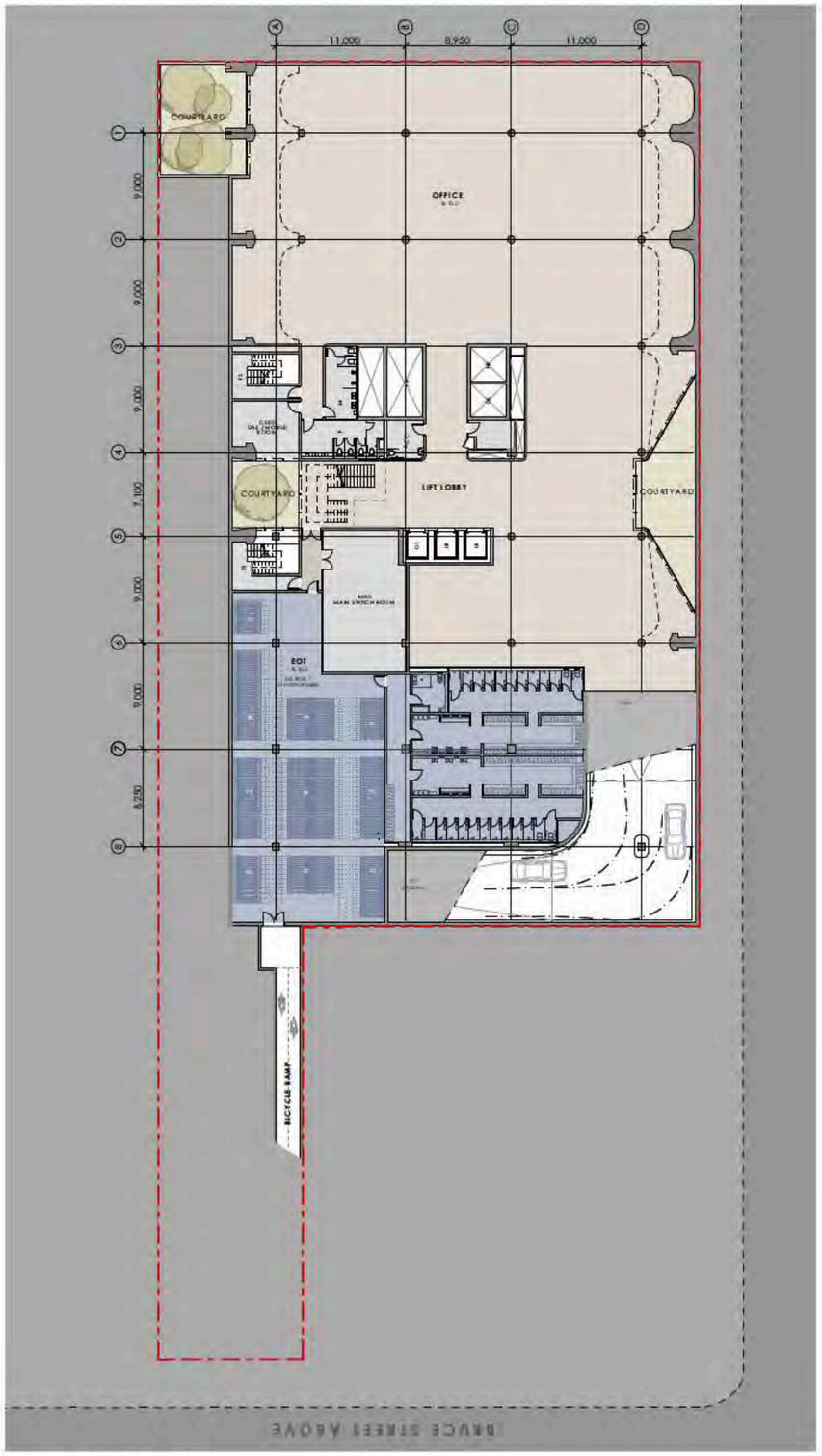
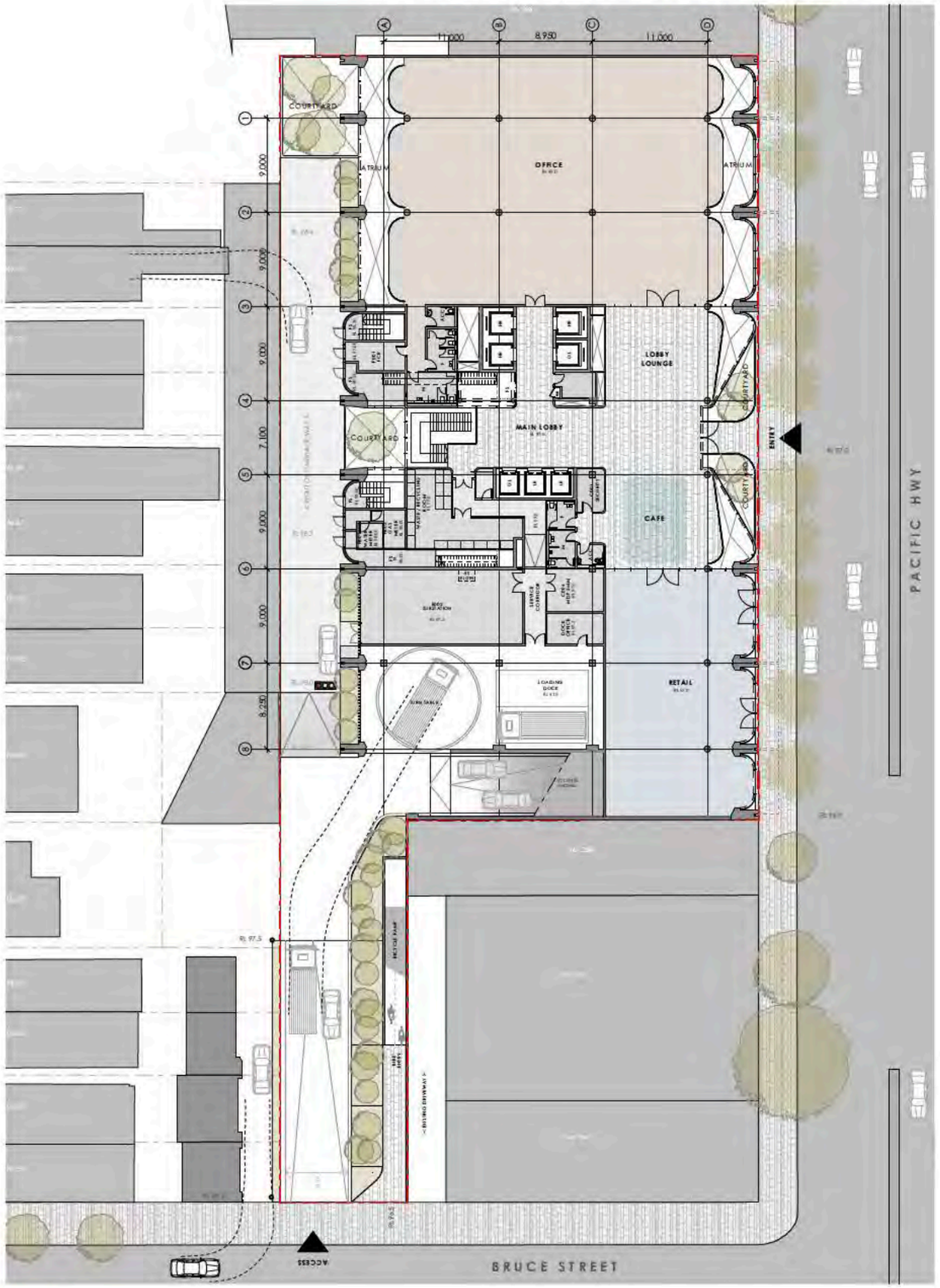
LOWER GROUND + GROUND FLOOR PLANS



LOWER GROUND

End of Trip Facilities, Tenant Space; GFA: 1,305 M²



GROUND

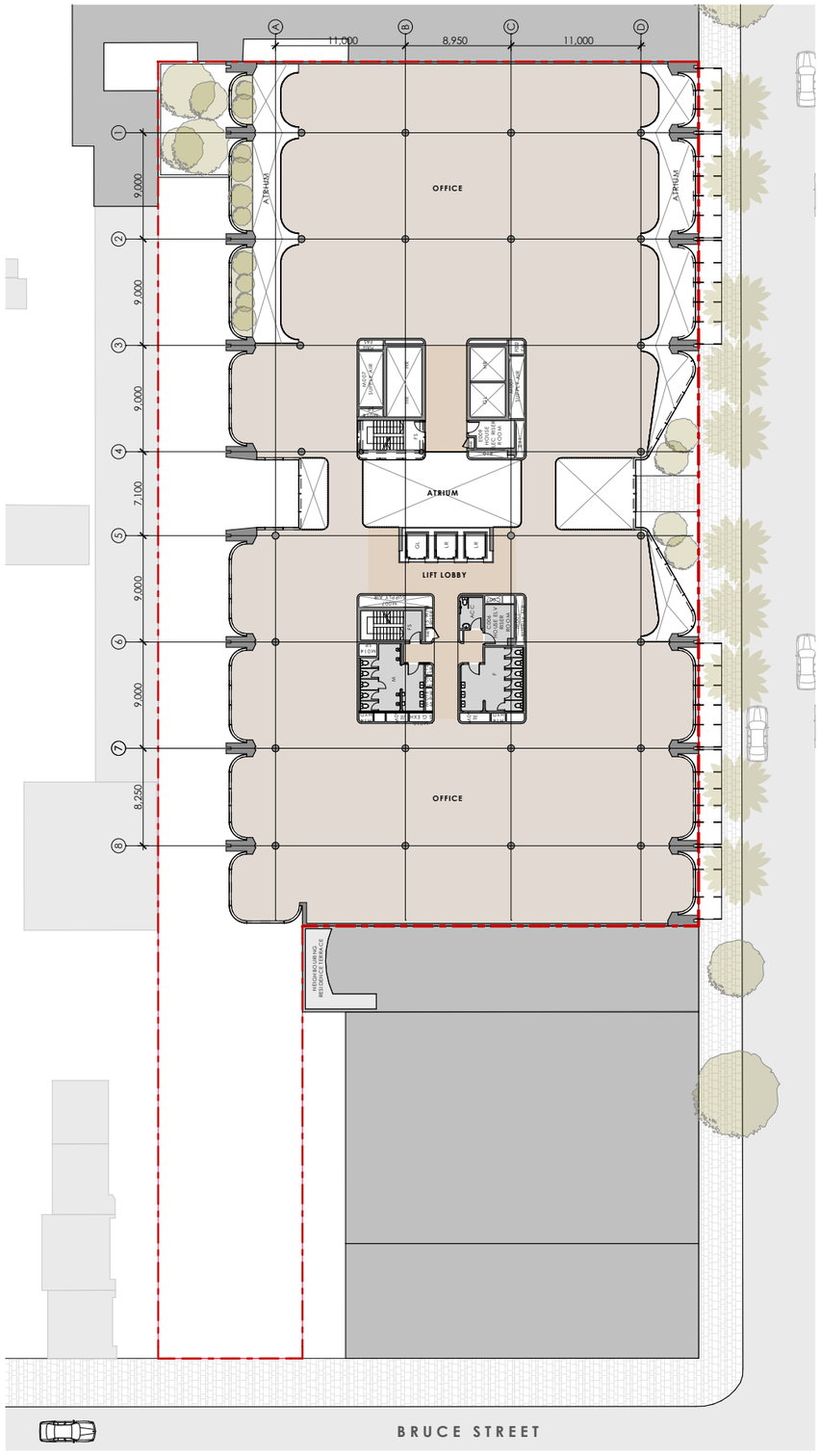
Main access of Pacific Highway, Lobby with Cafe, Retail Tenant Space Main Building; GFA: 1,535M², Parking and Loading Entry of Bruce Street

270 PACIFIC HIGHWAY 17

1:500 CONCEPT PLANNING

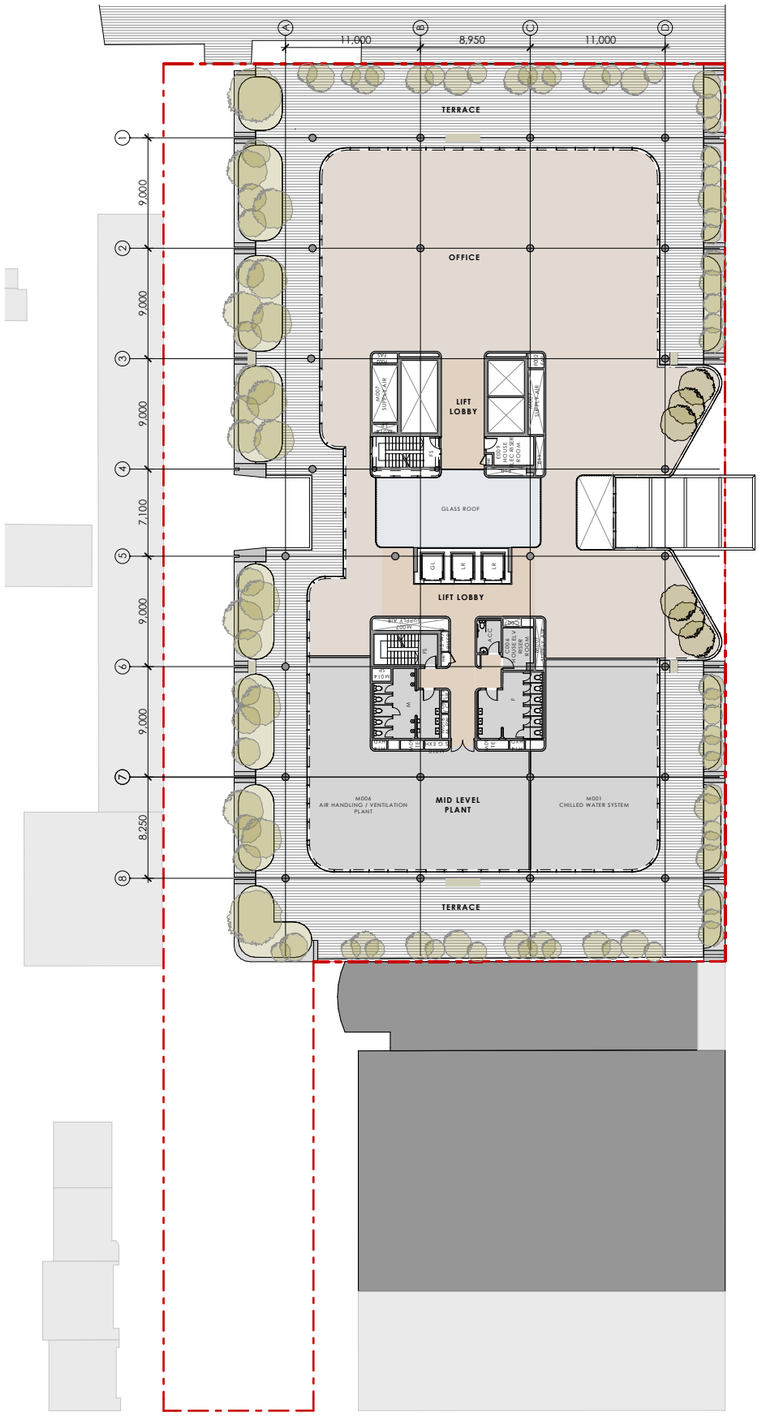
fitzpatrick + partners

PODIUM FLOOR PLANS



TYPICAL PODIUM FLOOR (L1)

Tenant Space Main Building, GFA 2,165 m²



LOW PODIUM ROOF TOP (L3)

Tenant Space, GFA 975m²

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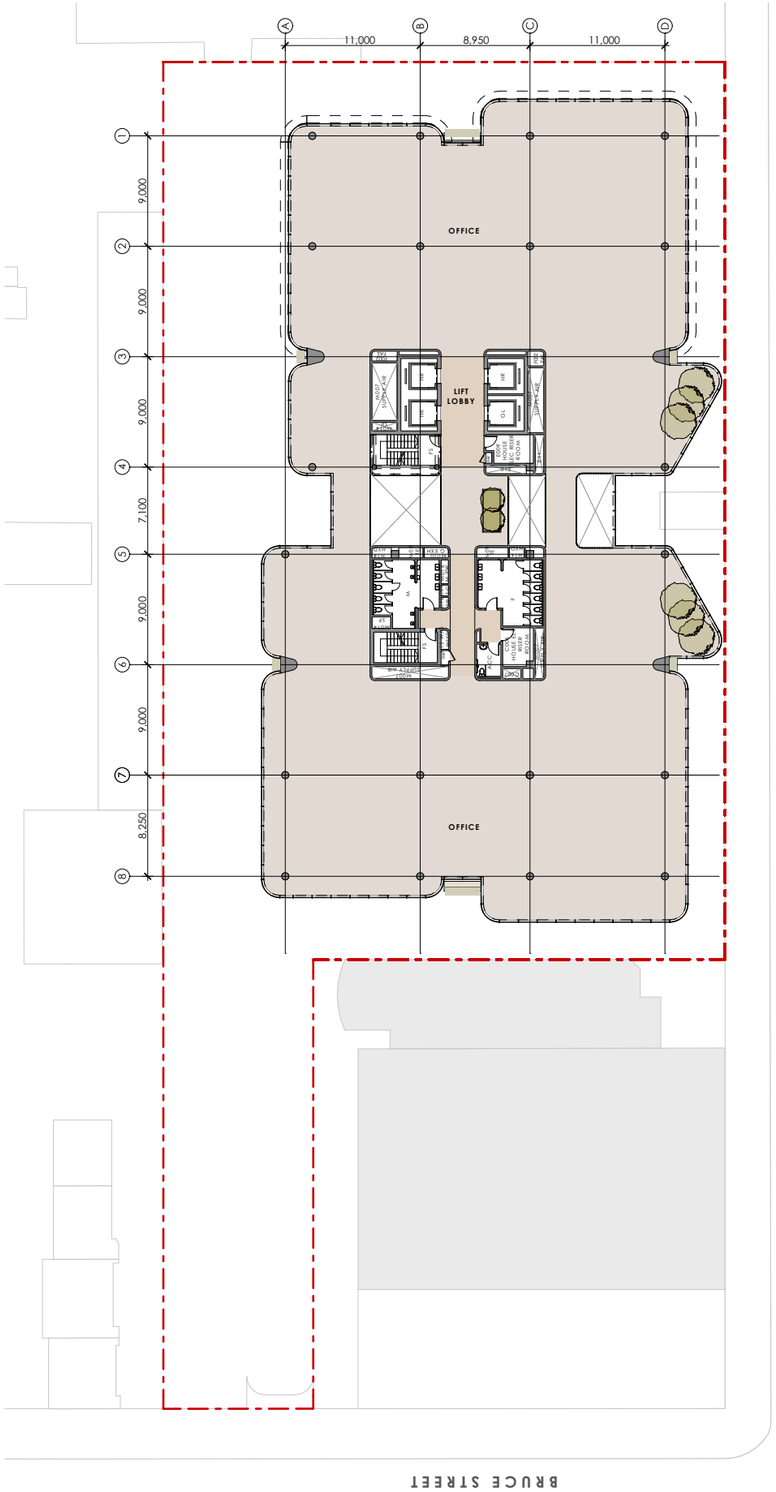
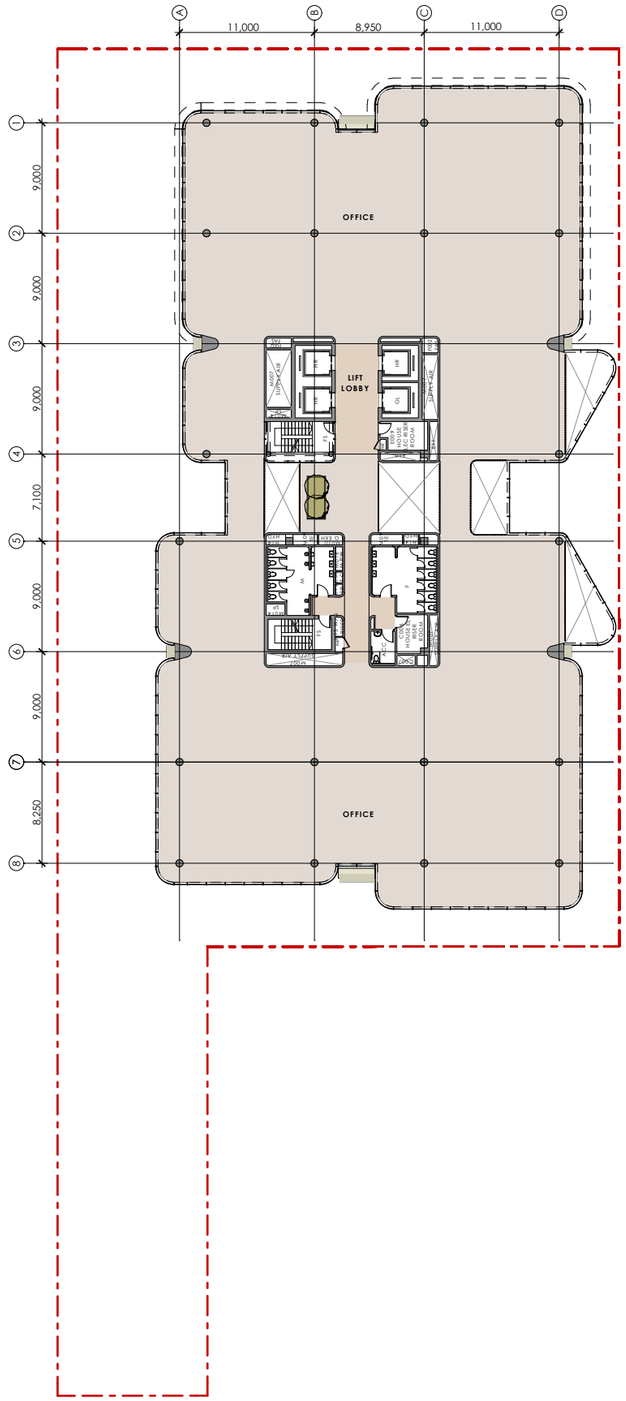
TYPICAL TOWER FLOOR PLANS



TYPICAL TOWER FLOOR (WITH PLANTER)

Tenant Space, GFA 1,820m²



TYPICAL TOWER FLOOR (WITH BALCONY)

Tenant Space, GFA 1,785 m²

1:500

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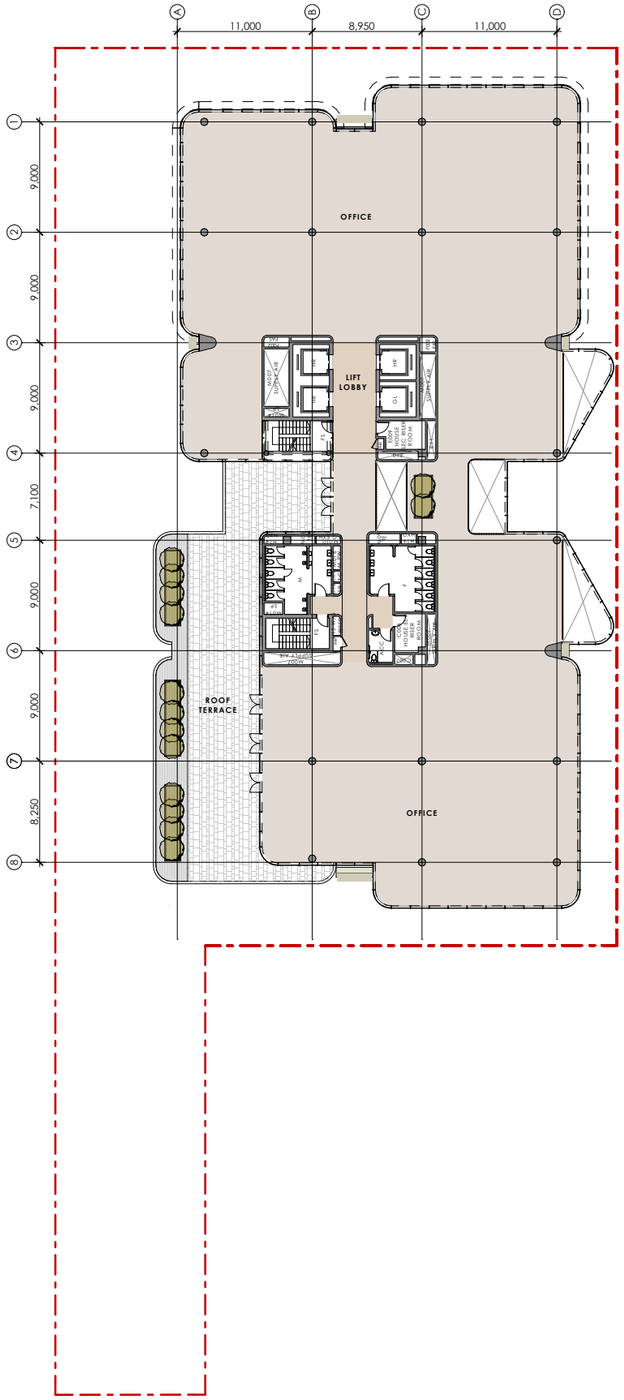
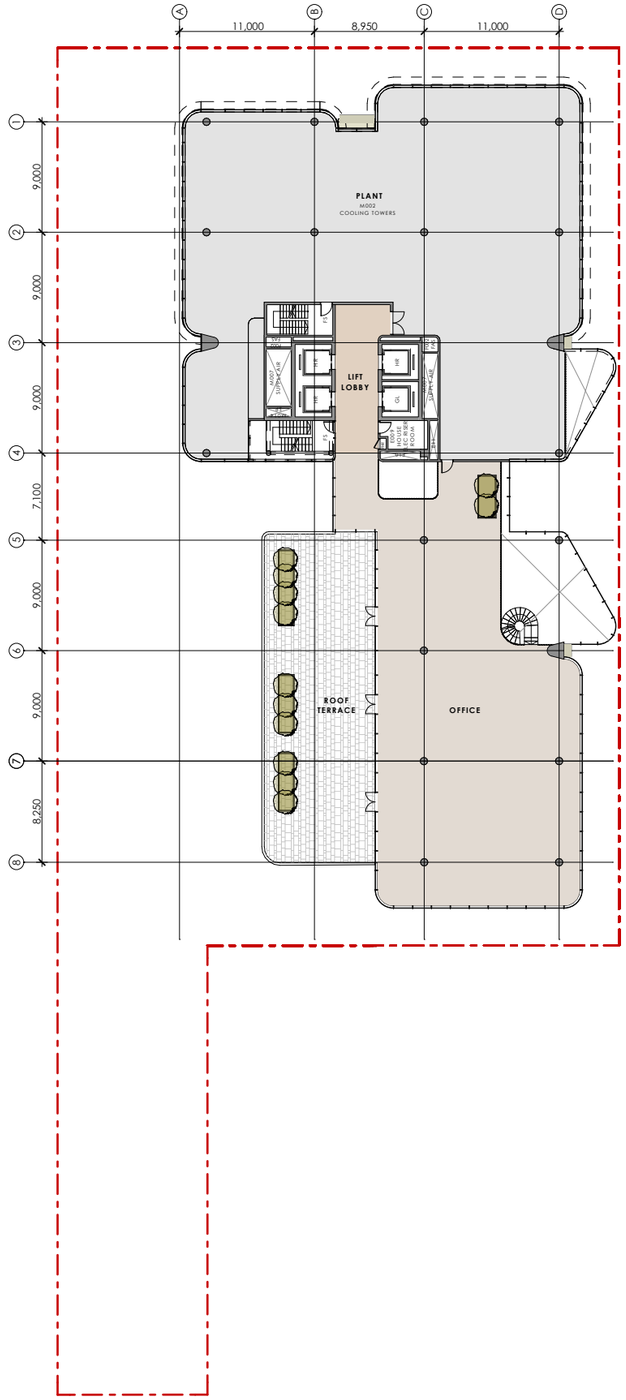
TOP OF TOWER FLOOR PLANS



LEVEL 10 (LAST FULL OFFICE FLOOR)

Tenant Space + Terrace, GFA 1,500 m²



LEVEL 12 (TOP FLOOR)

Plant, Tenant Space connected to level below + Terrace, GFA 553m²

1:500

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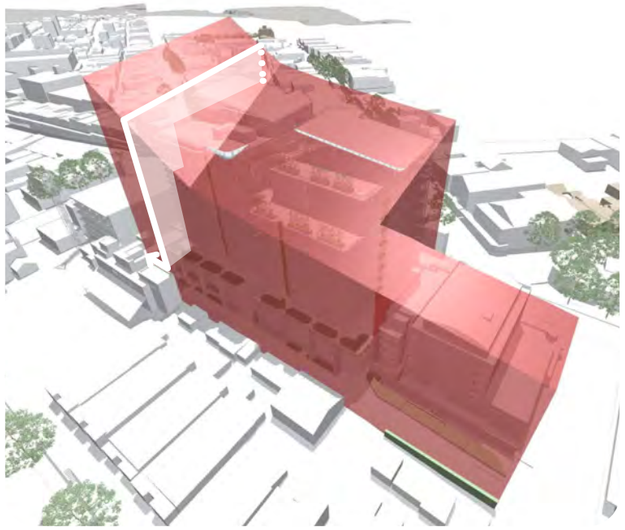
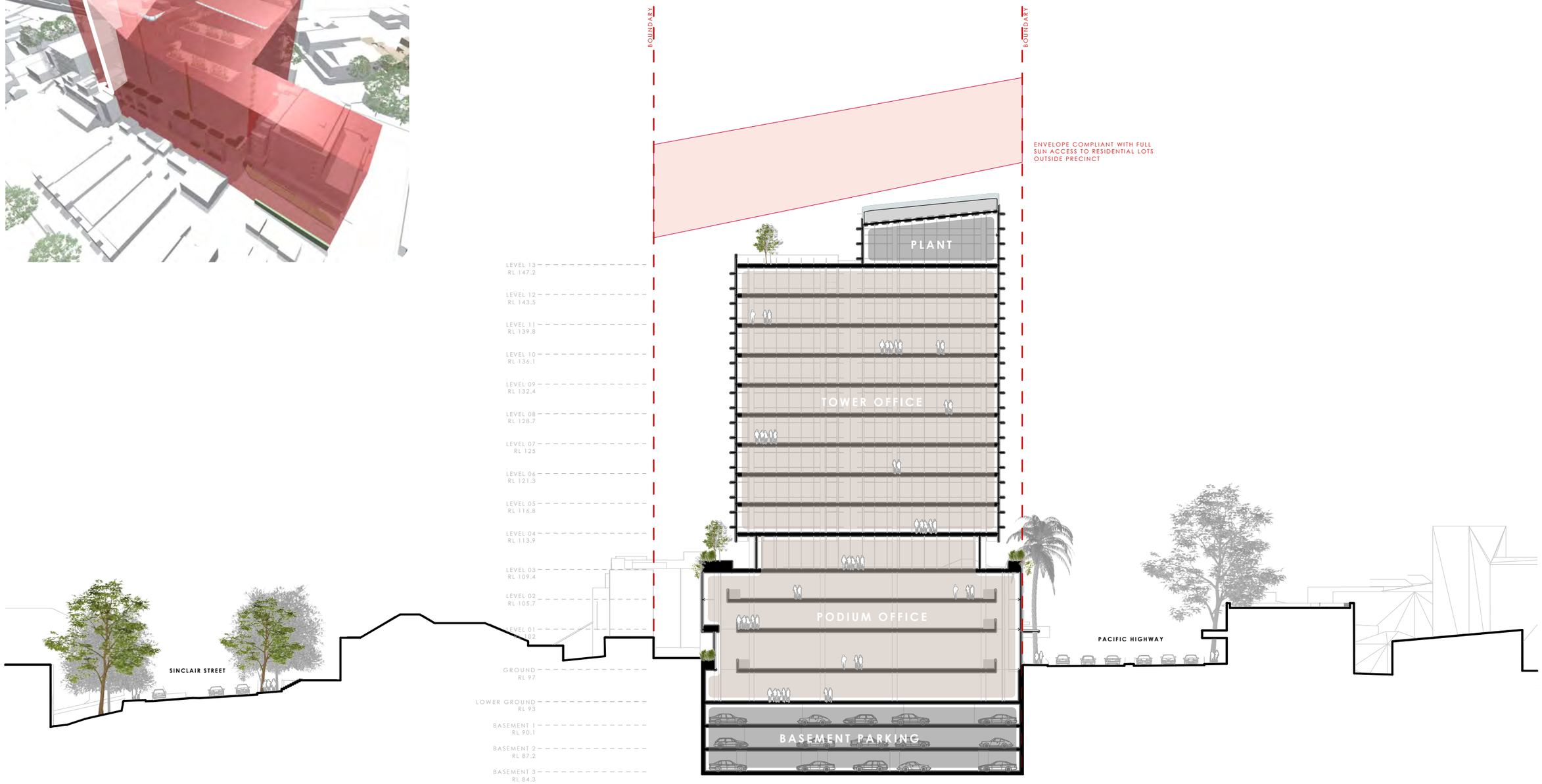
CROSS SECTION





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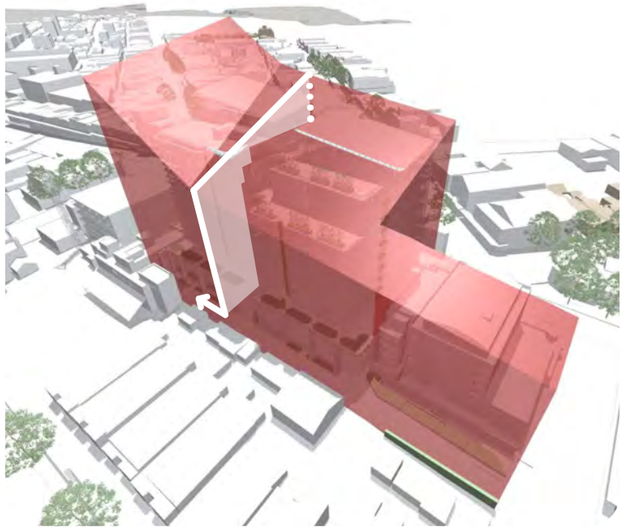
CROSS SECTION



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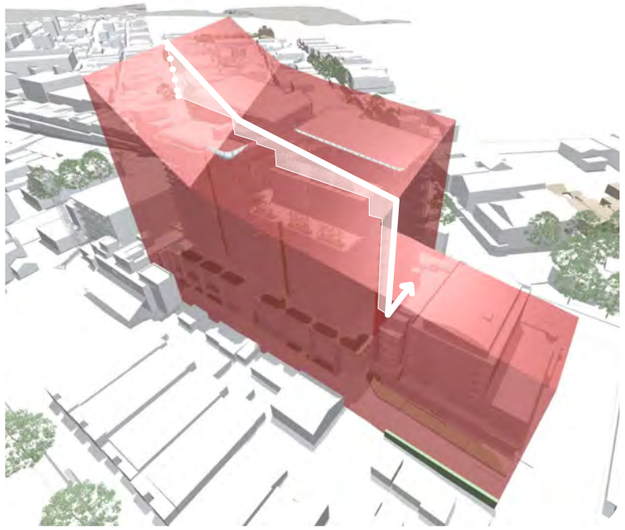
LONG SECTION



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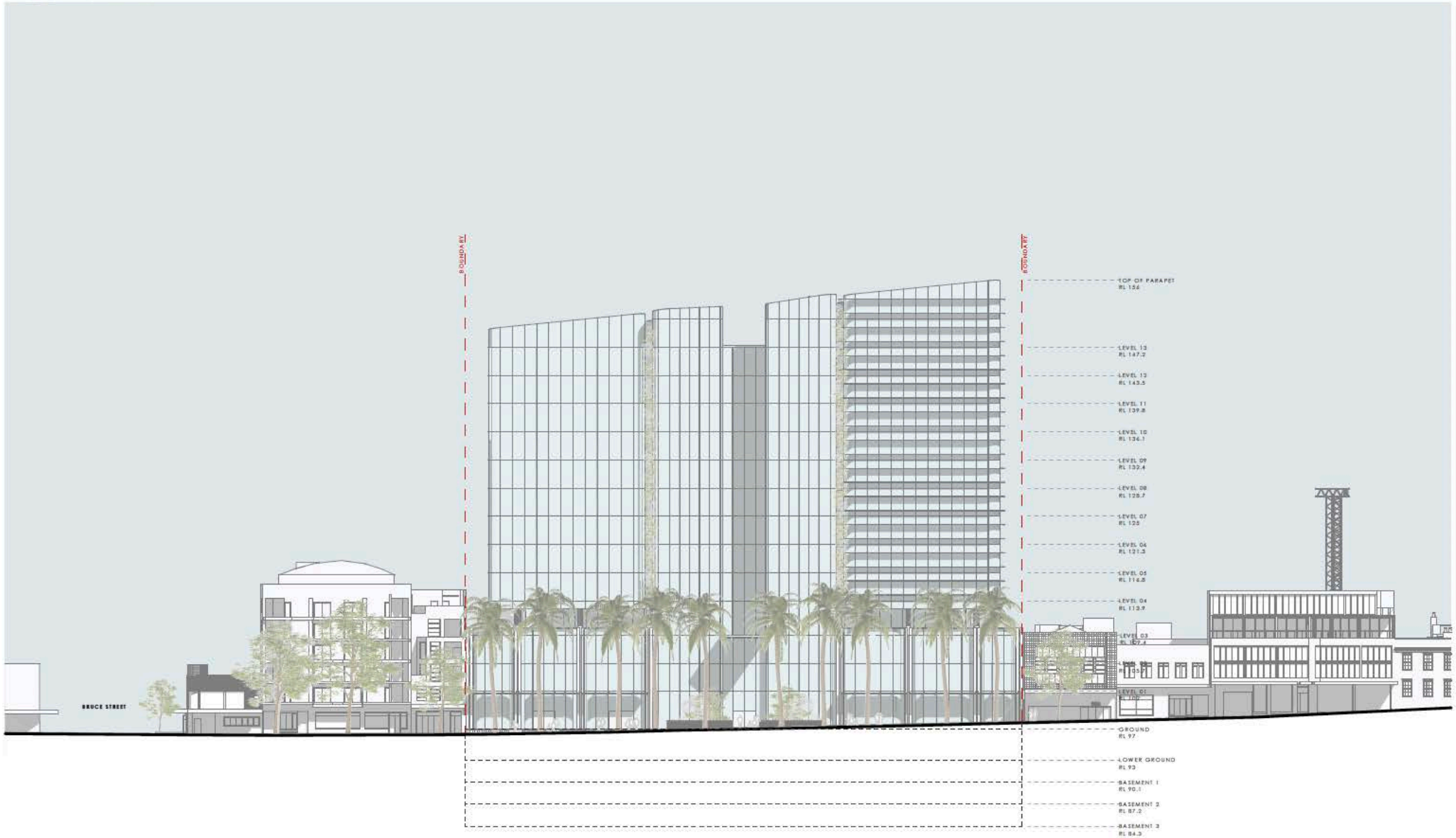
EAST ELEVATION



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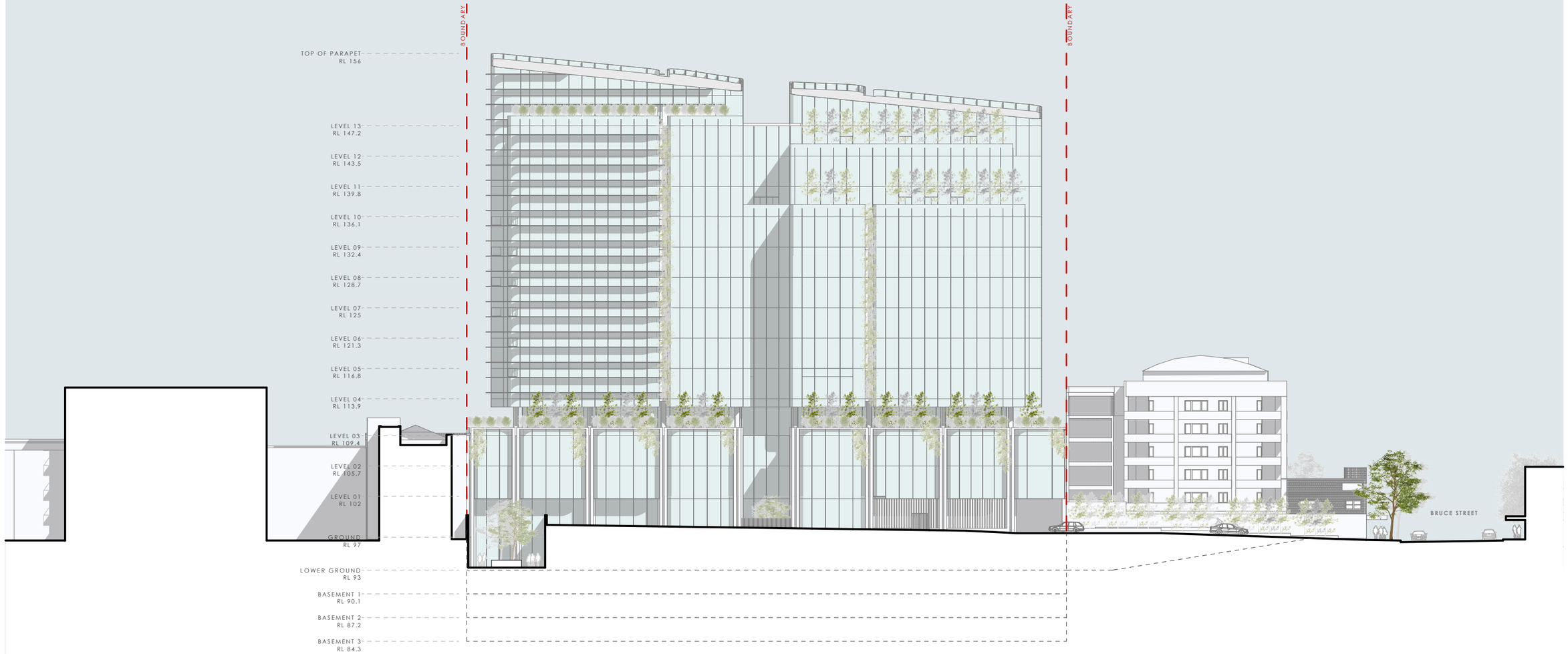
WEST ELEVATION



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NORTH ELEVATION

270 PACIFIC HIGHWAY 26

1:500 CONCEPT PLANNING

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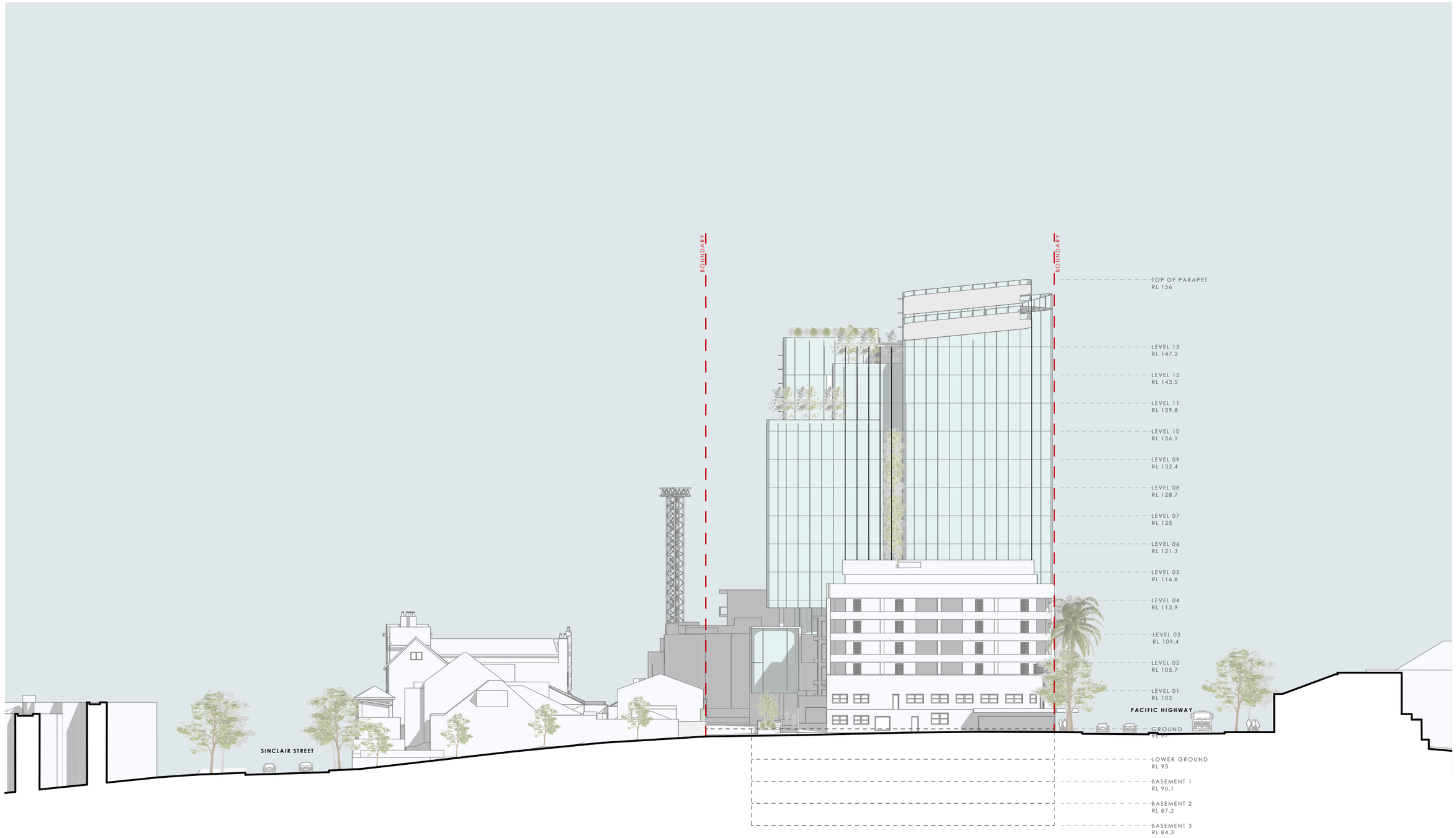
SOUTH ELEVATION



SHADOWS STUDY

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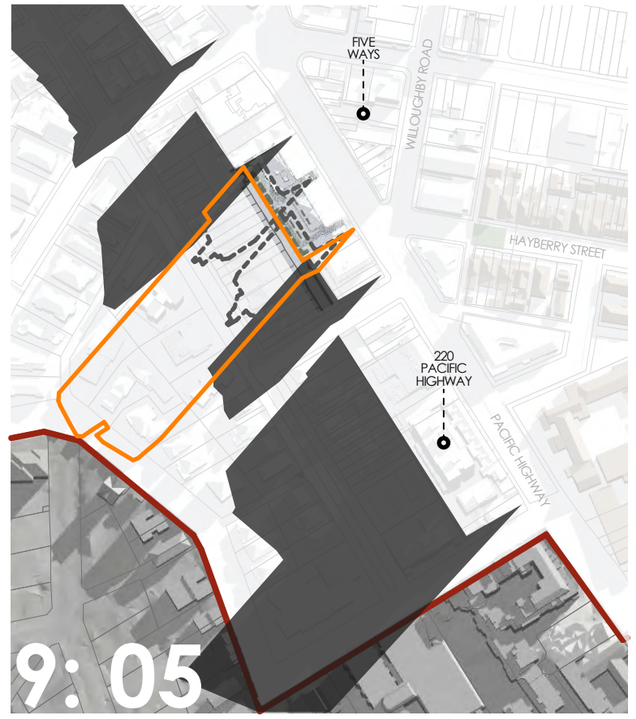
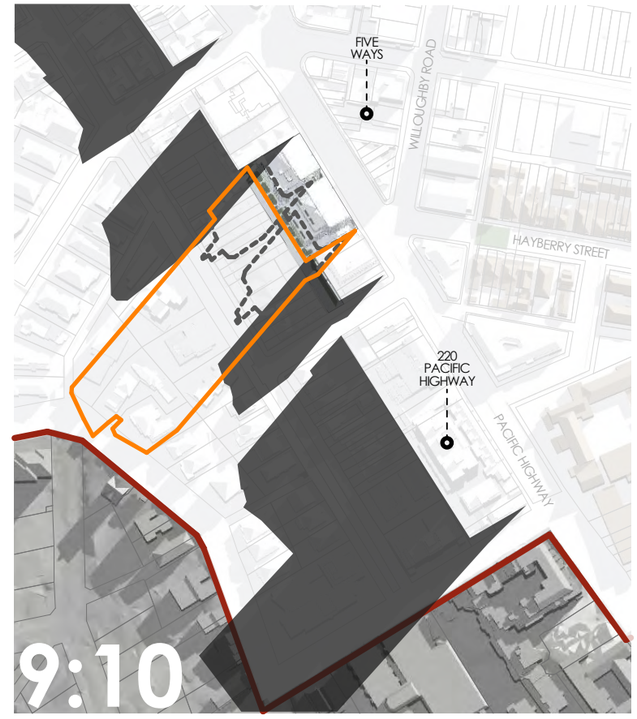
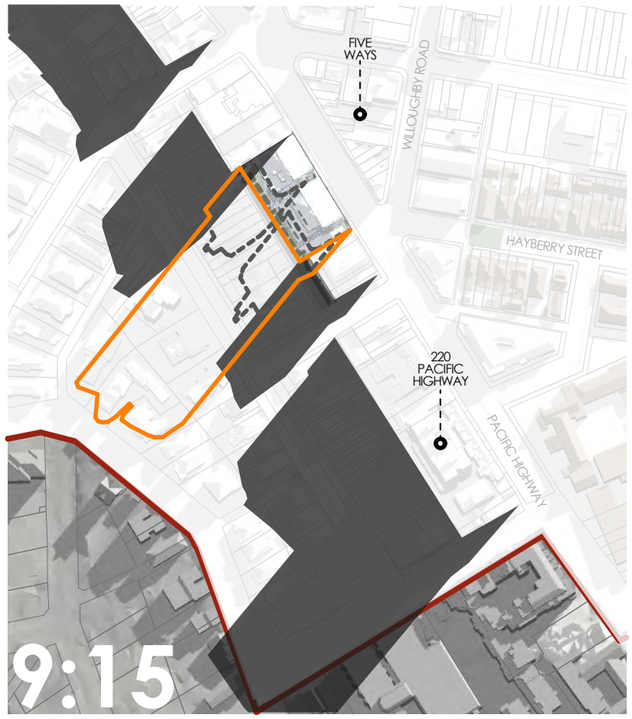
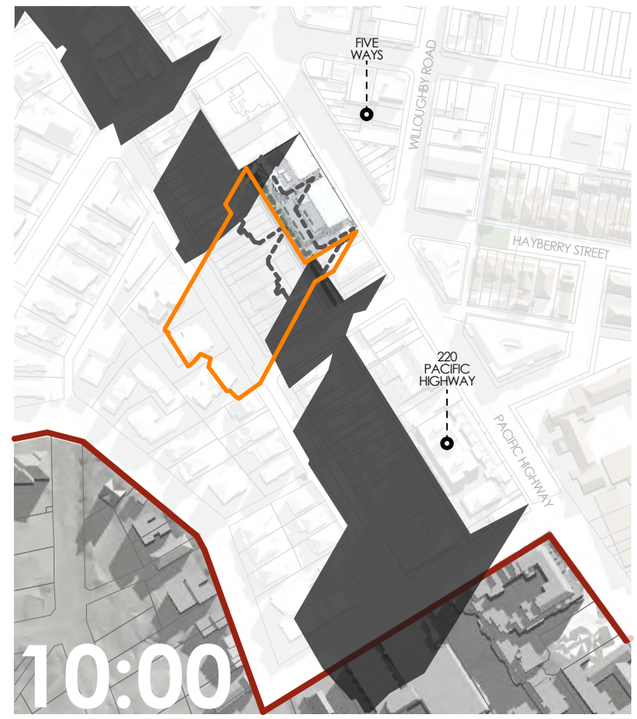
9:00 - 10:00 WINTER SOLSTICE SHADOWS









EXISTING BUILDING SHADOW

HEIGHT COMPLIANT (13 STOREYS, 6.02 FSR)

2036 HEIGHTS SHADOWS

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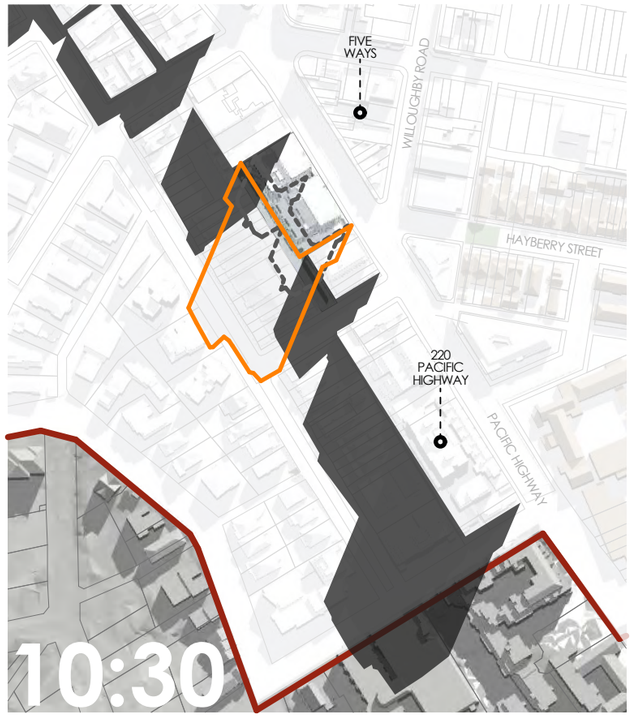
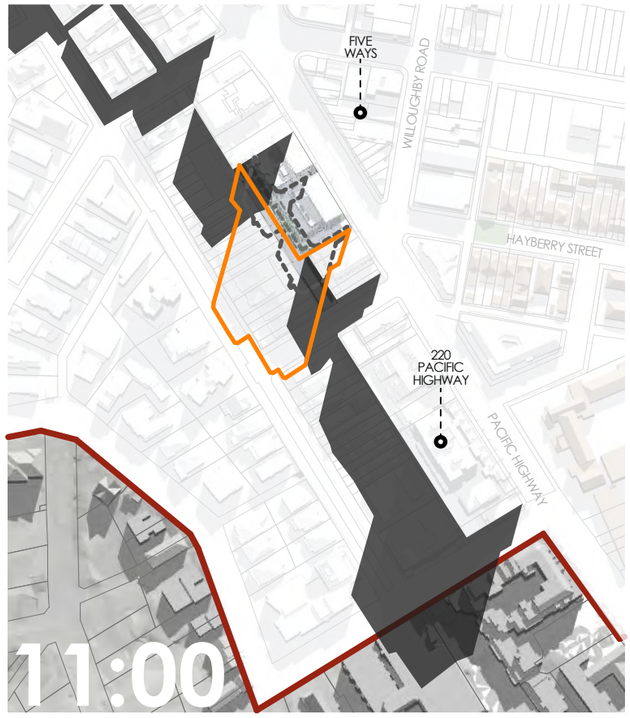
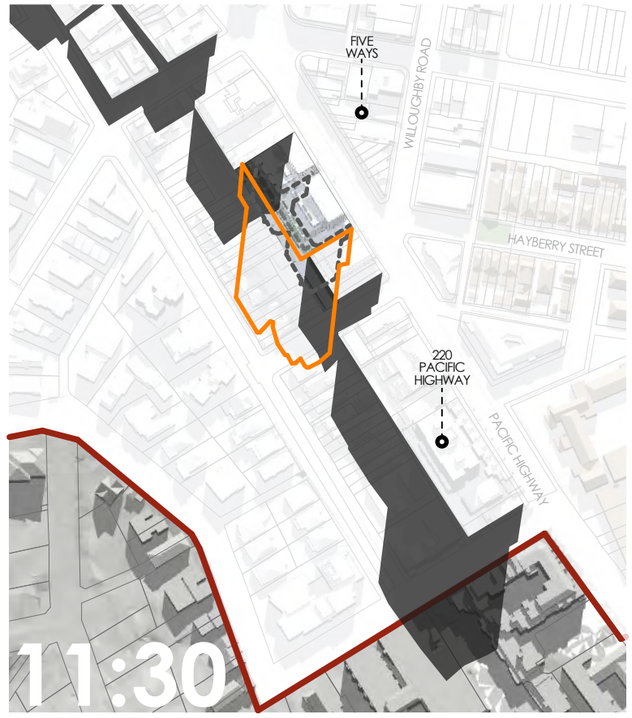
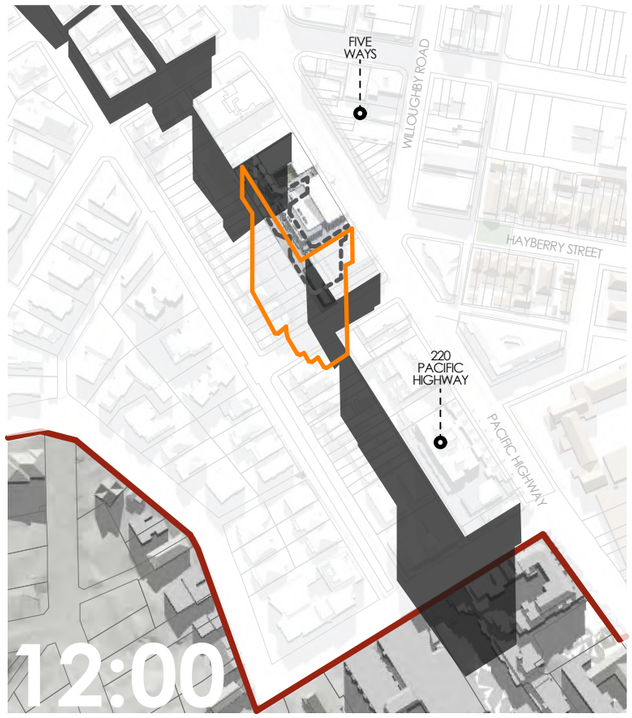
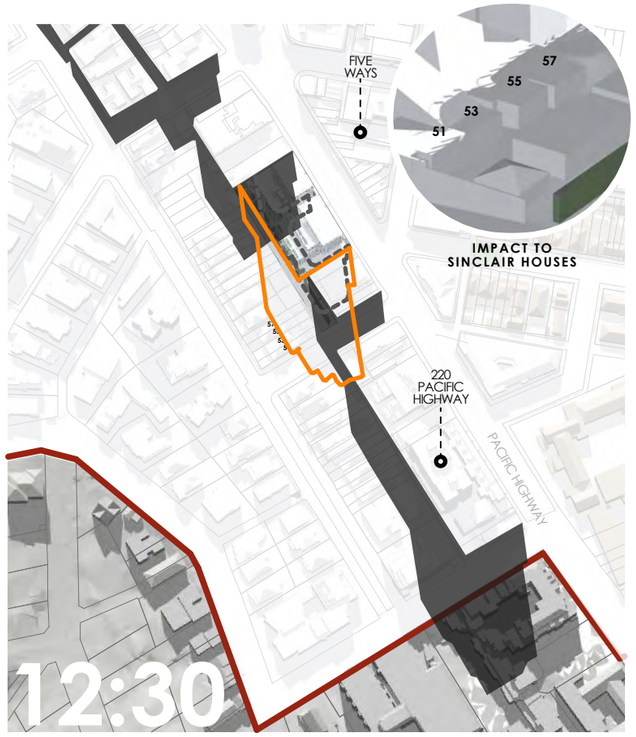
10:30 - 1:00 WINTER SOLSTICE SHADOWS

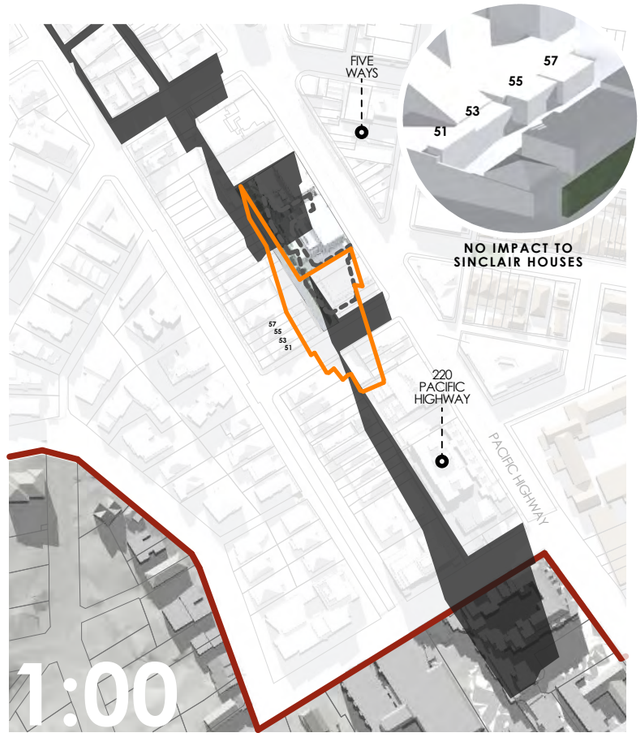












EXISTING BUILDING SHADOW

HEIGHT COMPLIANT (13 STOREYS, 6.02 FSR)

2036 HEIGHTS SHADOWS

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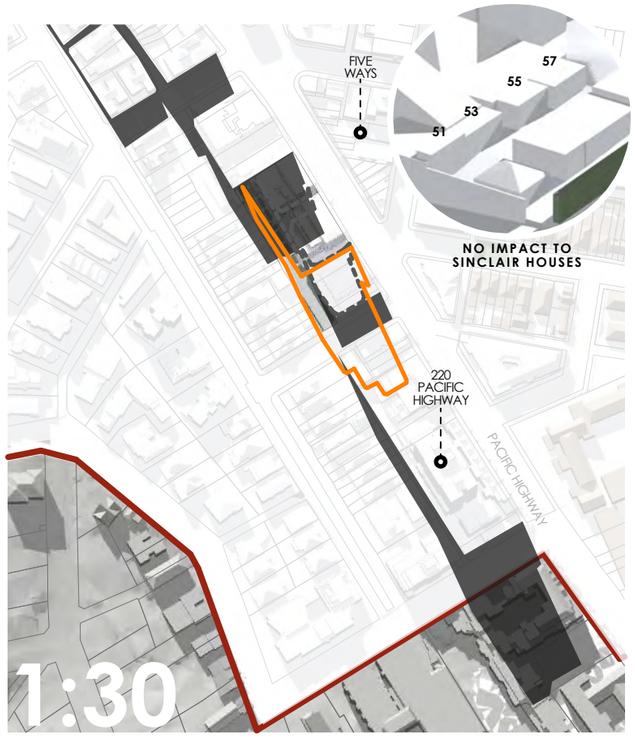
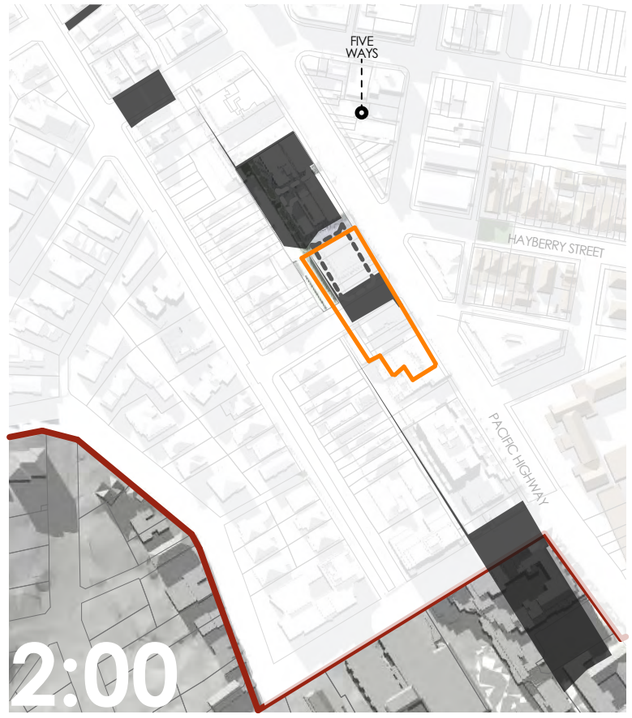
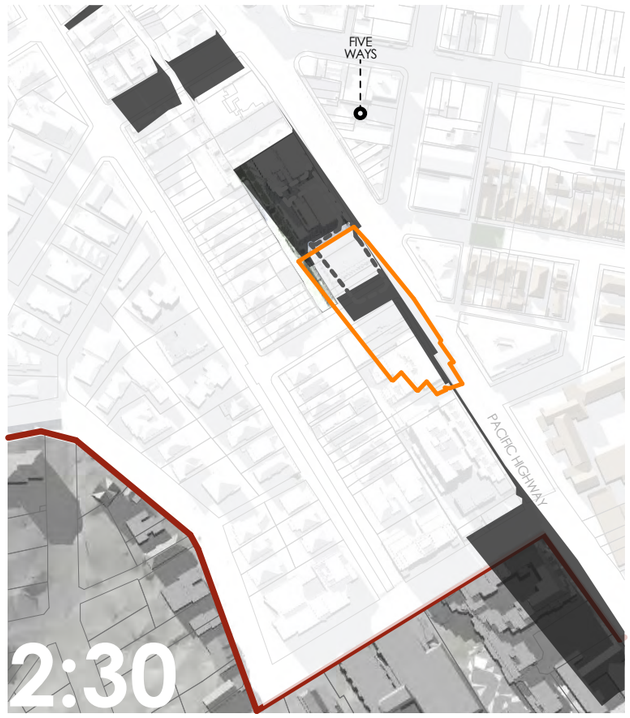
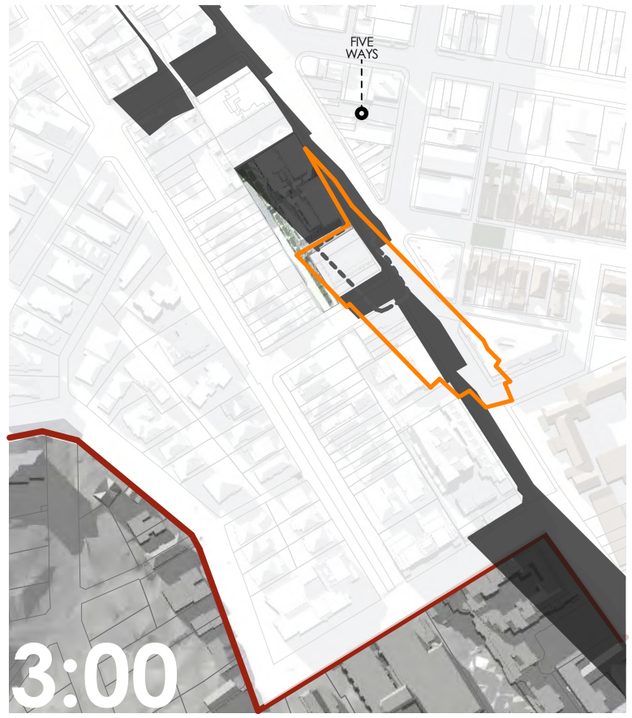
1:30 - 3:00 WINTER SOLSTICE SHADOWS









EXISTING BUILDING SHADOW

HEIGHT COMPLIANT (13 STOREYS, 6.02 FSR)

2036 HEIGHTS SHADOWS

STREETSCAPE VIEWS STUDY

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STREETSCAPE VIEWS I

VIEW 01 - PACIFIC HIGHWAY NORTH

VIEW 02 - HAYBERRY STREET

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STREETSCAPE VIEWS II

VIEW 03 - PACIFIC HIGHWAY (SOUTH)

VIEW 04 - WILLOUGHBY ROAD

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STREETSCAPE VIEWS III

VIEW 05 - CORNER OF SHIRLEY RD & SINCLAIR ST

VIEW 06 - CORNER OF SINCLAIR & BRUCE STREETS

SCHEDULE OF AREAS

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SCHEDULE OF AREAS

UPDATED SCHEME
(13 STOREYS, NO OVERSHADOWING AT ALL TO OUTSIDE BOUNDARY)

Site

Site Area	3,796m²
Allowable FSR	5.60
Proposed FSR Excl. LG GFA	**5.60:1**
Proposed FSR Incl. LG GFA	**6.02:1**
Allowable GFA	21,258m²
Proposed GFA Above Ground	**21,258m²**
Proposed GFA Below Ground	1,595m²
Proposed Total GFA	**22,853m²**
Allowable Height	13 Storeys
Proposed Height	13 Storeys
Total height above ground	59.00m

Level	Use	RL (m)	Floor-to-Floor (m)	GBA (sqm)	GFA* (sqm)	NLA* (sqm)	GBA/GFA (%)	GFA/NLA (%)
roof	Roof Parapet	156.00						
Level 12	Commerical / Plant	143.50	6.00	1,575	553	470	35%	85%
Level 11	Commercial	139.80	3.70	1,790	1,520	1,290	85%	85%
Level 10	Commercial	136.10	3.70	1,765	1,500	1,275	85%	85%
Level 9	Commercial	132.40	3.70	2,140	1,820	1,550	85%	85%
Level 8	Commercial	128.70	3.70	2,100	1,785	1,515	85%	85%
Level 7	Commercial	125.00	3.70	2,140	1,820	1,550	85%	85%
Level 6	Commercial	121.30	3.70	2,100	1,785	1,515	85%	85%
Level 5	Commercial	117.60	3.70	2,140	1,820	1,550	85%	85%
Level 4	Commercial	113.90	3.70	2,100	1,785	1,515	85%	85%
Level 3	Commercial / Plant	109.40	4.50	1,755	975	745	56%	76%
Level 2	Commercial	105.70	3.70	2,580	2,195	1,865	85%	85%
Level 1	Commercial	102.00	3.70	2,550	2,165	1,840	85%	85%
Ground	Lobby / Commercial / Loading	97.00	5.00	2,725	1,535	940	56%	61%
Lower Ground	EOT / PARKING	93.00	4.00	3,000	1,595	1,355	53%	85%
Basement 1	Parking	90.10	2.90	3,000				
Basement 2	Parking	87.20	2.90	3,000				
Basement 3	Parking	84.30	2.90	1,500				
	202 spaces		52.5m	37,960m²	**21,258m²**	**17,620m²**	56%	83%
					22,853m²	18,975m²		

Notes

1) Area schedule is a draft and subject to review and update with design development

2) GBA for basement levels not included in the overall calculations

Definitions

Gross Floor Area

GFA is typically defined by the relevant Planning Authority for a project.

GFA is measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor.

Net Lettable Area

NLA as defined by PCA Method of Measurement 2008.

NLA means the sum of its whole floor lettable area and is measured by the internal finished surfaces of permanent internal walls and internal finished surfaces of dominant portions of the permanent outer building walls.