

## GROSS FLOOR AREA

Gross Floor Area calculated as per Brisbane City Council definition:  
Gross Floor Area the total floor area of all storeys of the building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:  
(a) building services, plant and equipment;  
(b) access between levels;  
(c) ground floor public lobby;  
(d) a mall;  
(e) the parking, loading or manoeuvring of motor vehicles;  
(f) unenclosed private balconies, whether roofed or not.

## PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2010/102

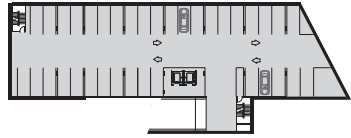
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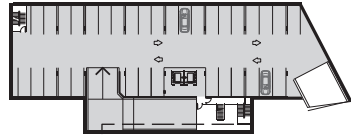
URBAN DESIGN  
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GRAPHIC DESIGN



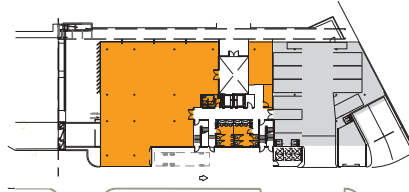
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AUCKLAND



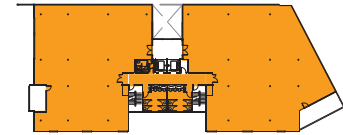
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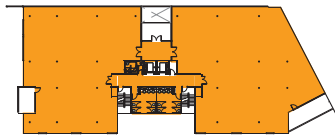
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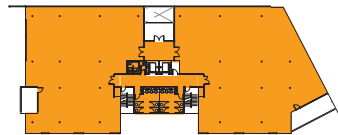
GROUND LEVEL 505m<sup>2</sup>



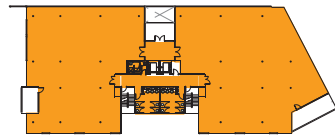
LEVEL 02 1080m<sup>2</sup>



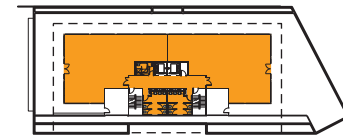
LEVEL 03 1100m<sup>2</sup>



LEVEL 04 1100m<sup>2</sup>



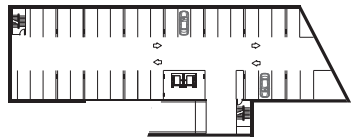
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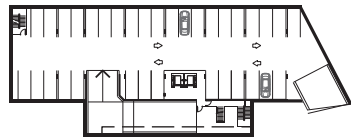
ROOF TERRACE 451m<sup>2</sup>

## NET LETTABLE AREA

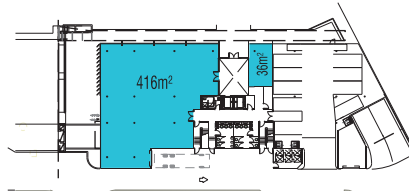
Net lettable area calculated as per Property Council of Australia Method of Measurement for Lettable Area: Net Lettable Area Office Buildings - (NLA)  
Net Lettable Areas are approximate only and are subject to further planning and final building survey



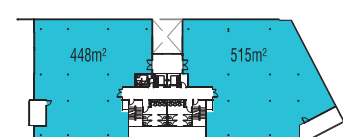
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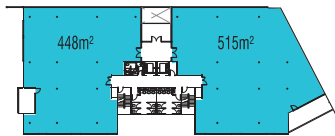
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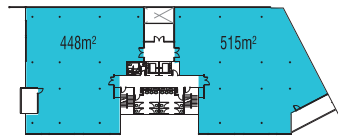
GROUND LEVEL 452m<sup>2</sup>



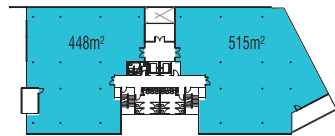
LEVEL 02 963m<sup>2</sup>



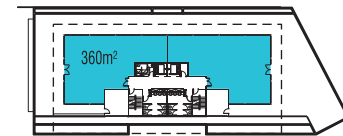
LEVEL 03 963m<sup>2</sup>



LEVEL 04 963m<sup>2</sup>



LEVEL 05 963m<sup>2</sup>



ROOF TERRACE 360m<sup>2</sup>

## SCHEDULE OF TENANCY AREAS

| LEVEL           | TENANCY (NLA)                            | TOTAL AREAS       | AREA (m <sup>2</sup> ) |
|-----------------|------------------------------------------|-------------------|------------------------|
| GROUND LEVEL    | SHOWROOM 0.1<br>TENANCY                  |                   | 416                    |
|                 |                                          | NET LETTABLE AREA | 36                     |
|                 |                                          | GROSS FLOOR AREA  | 505                    |
| OFFICE LEVEL 02 | OFFICE TENANCY 1.1<br>OFFICE TENANCY 1.2 | % NLA / GLA       | 90%                    |
|                 |                                          | NET LETTABLE AREA | 448                    |
|                 |                                          | GROSS FLOOR AREA  | 515                    |
| OFFICE LEVEL 03 | OFFICE TENANCY 2.1<br>OFFICE TENANCY 2.2 | % NLA / GLA       | 90%                    |
|                 |                                          | NET LETTABLE AREA | 963                    |
|                 |                                          | GROSS FLOOR AREA  | 1080                   |
| OFFICE LEVEL 04 | OFFICE TENANCY 3.1<br>OFFICE TENANCY 3.2 | % NLA / GLA       | 90%                    |
|                 |                                          | NET LETTABLE AREA | 448                    |
|                 |                                          | GROSS FLOOR AREA  | 515                    |
| OFFICE LEVEL 05 | OFFICE TENANCY 4.1<br>OFFICE TENANCY 4.2 | % NLA / GLA       | 88%                    |
|                 |                                          | NET LETTABLE AREA | 963                    |
|                 |                                          | GROSS FLOOR AREA  | 1100                   |
| ROOF TERRACE    | OFFICE TENANCY 4.1                       | % NLA / GLA       | 88%                    |
|                 |                                          | NET LETTABLE AREA | 448                    |
|                 |                                          | GROSS FLOOR AREA  | 515                    |
| TOTAL BUILDING  |                                          | % NLA / GLA       | 80%                    |
|                 |                                          | NET LETTABLE AREA | 360                    |
|                 |                                          | GROSS FLOOR AREA  | 451                    |

## CAR PARKING SCHEDULE

| LEVEL                     | CAR PARK FLOOR AREA (m <sup>2</sup> ) | CAR PARKING SPACES | BICYCLE SPACES |
|---------------------------|---------------------------------------|--------------------|----------------|
| GROUND LEVEL (UNDERCOVER) | 298                                   | 09                 | 12             |
| BASEMENT LEVEL 01         | 1065                                  | 34                 | -              |
| BASEMENT LEVEL 02         | 1012                                  | 36                 | -              |
| TOTAL                     | 2375                                  | 79                 | 12             |

## PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM SITE PLAN

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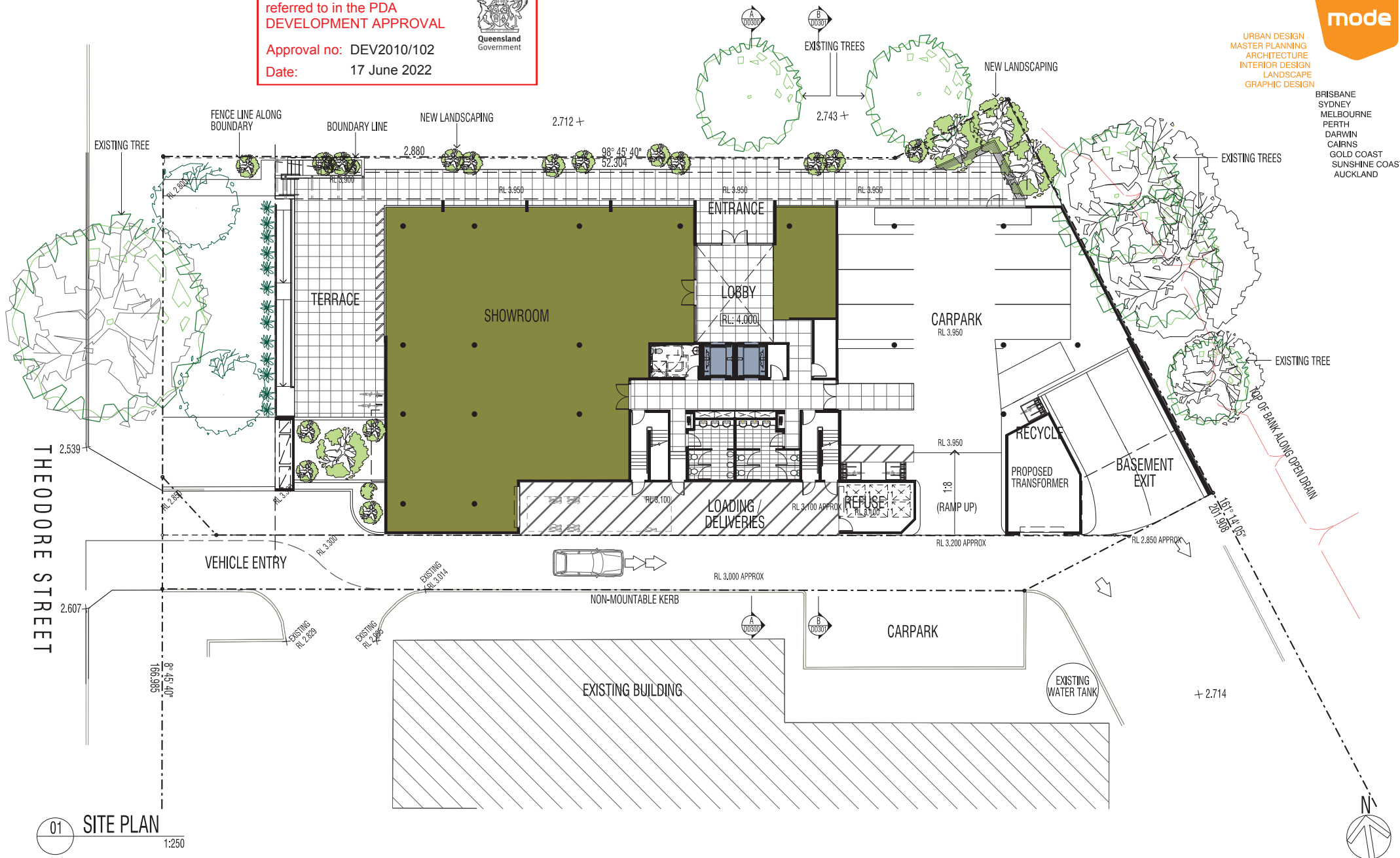
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DATE: 21.03.2022  
SCALE: 1:500 @ A3  
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■ PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM  
1:200 SITE PLAN

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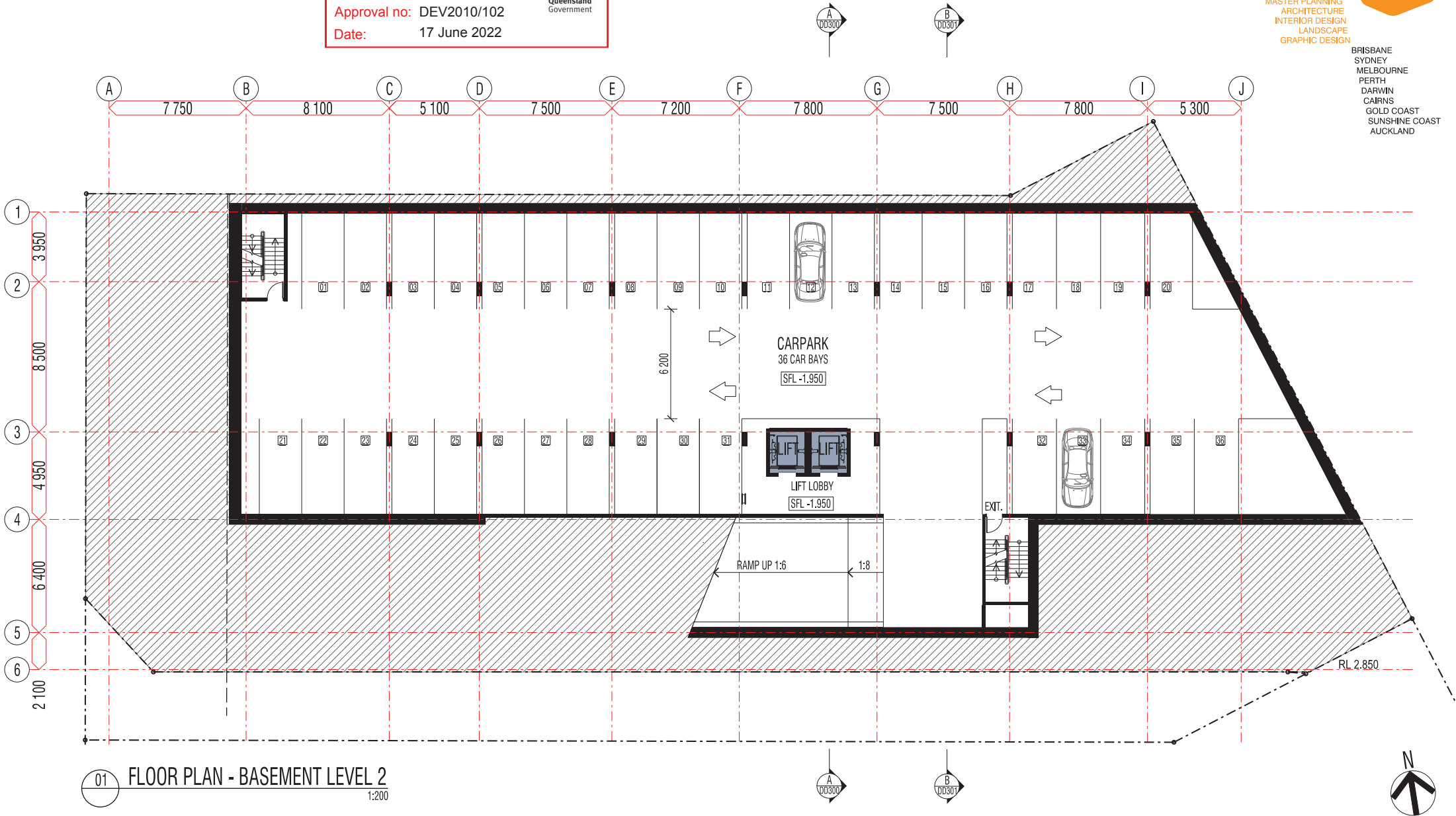
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01 FLOOR PLAN - BASEMENT LEVEL 2  
1:200

PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM  
FLOOR PLAN - BASEMENT LEVEL

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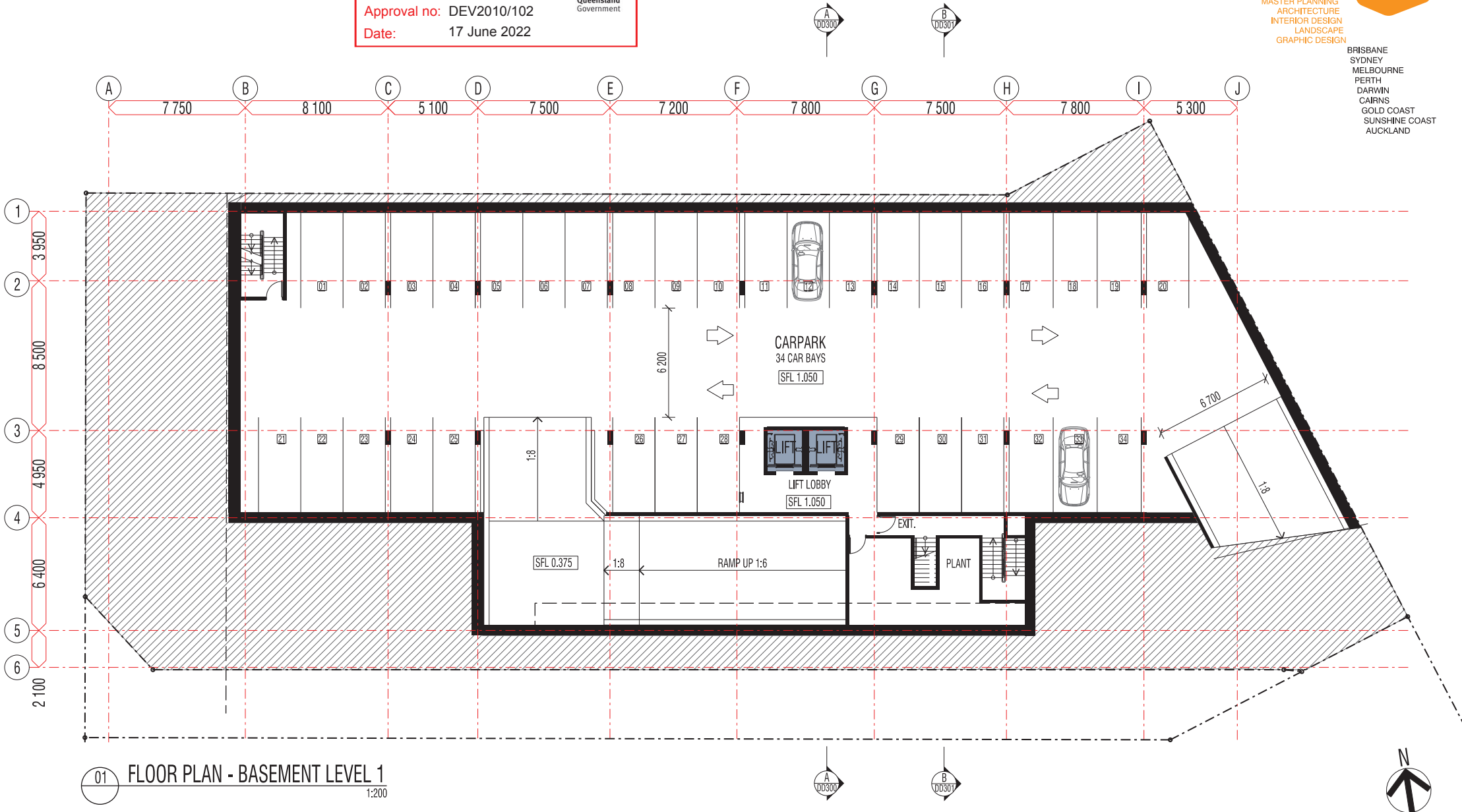
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PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM  
FLOOR PLAN - BASEMENT LEVEL

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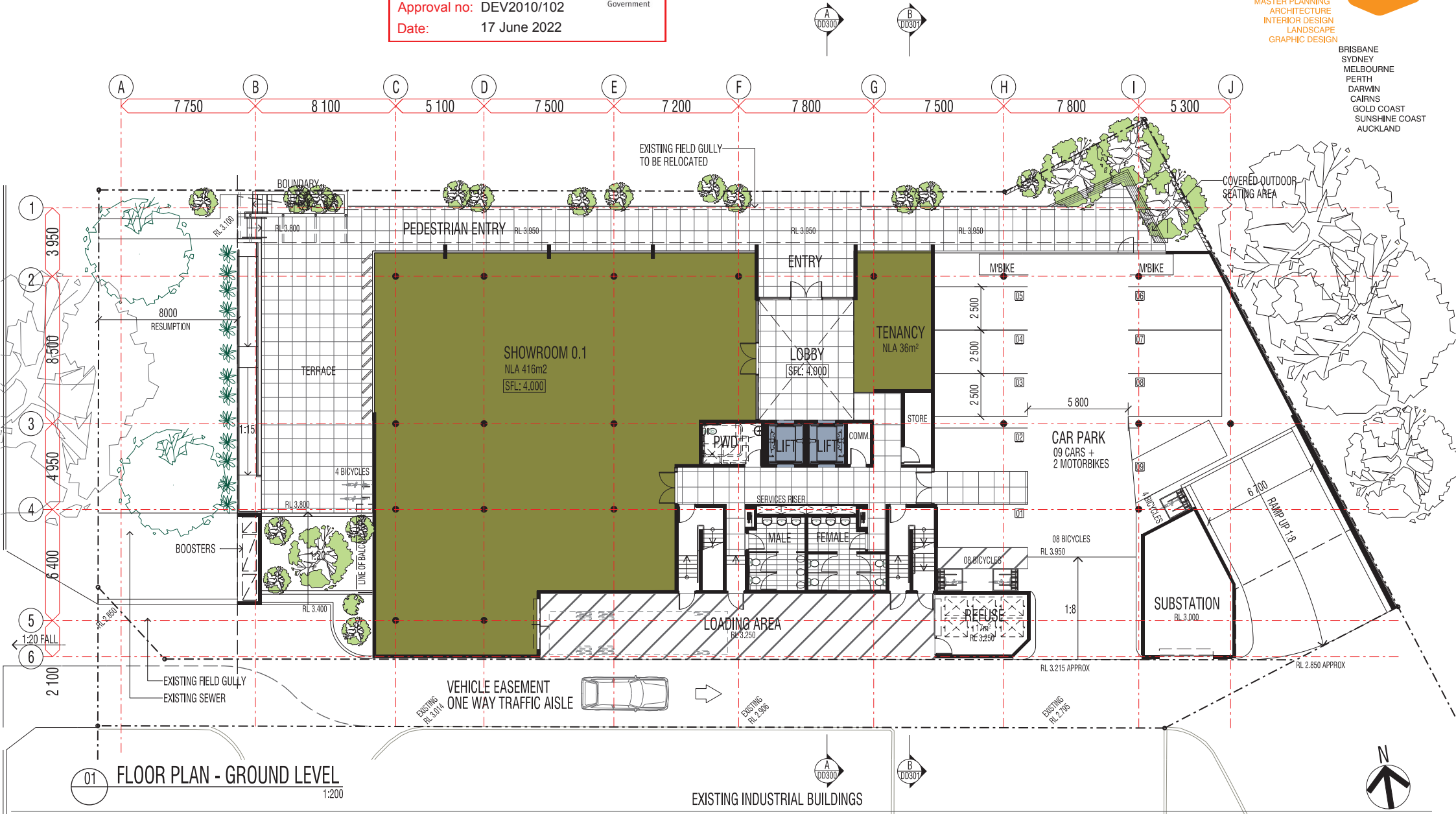
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PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM  
FLOOR PLAN - GROUND LEVEL

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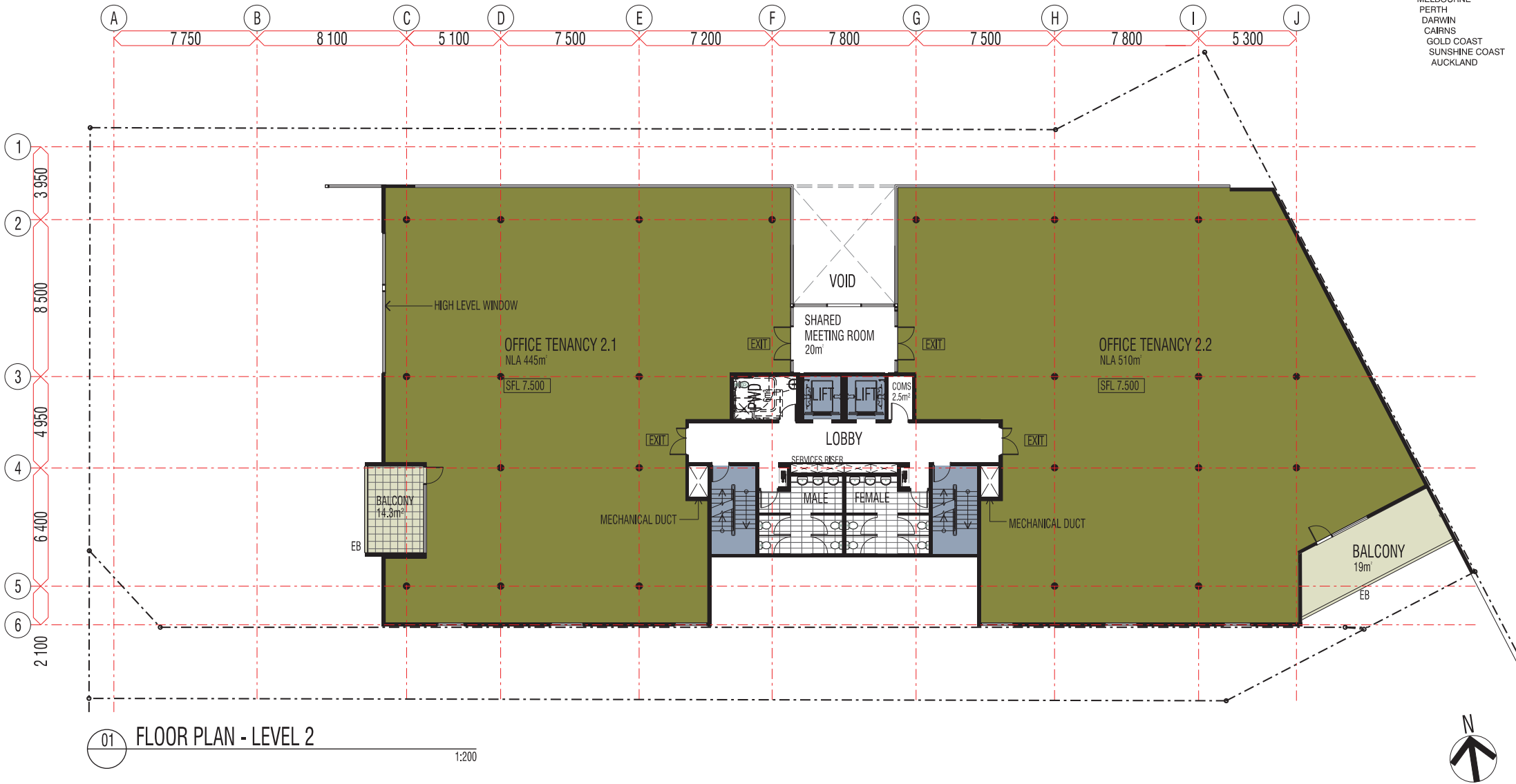
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PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM  
FLOOR PLAN - LEVEL 2

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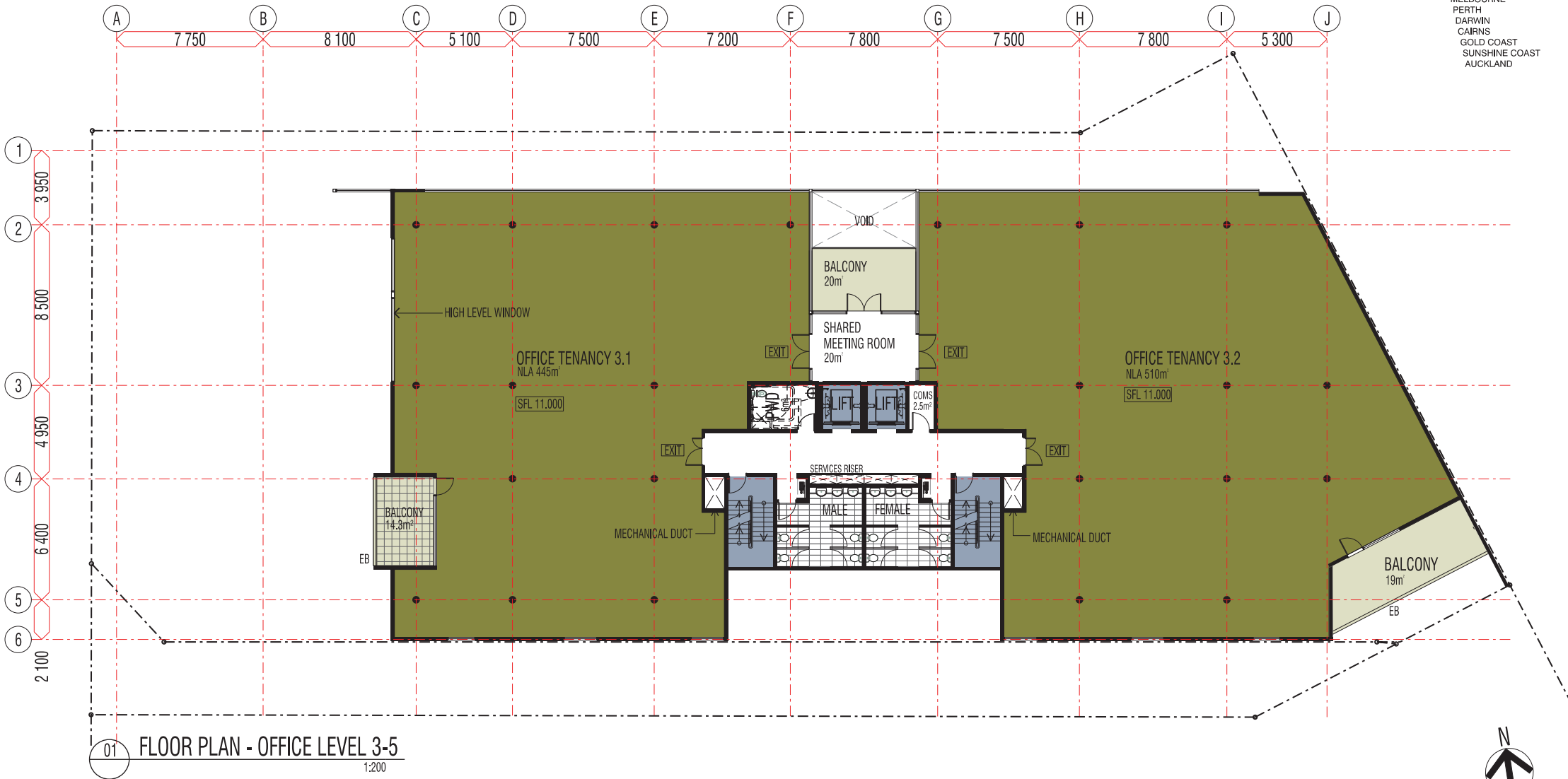
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PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM  
TYPICAL FLOOR PLAN - OFFICE LEVEL 3-5

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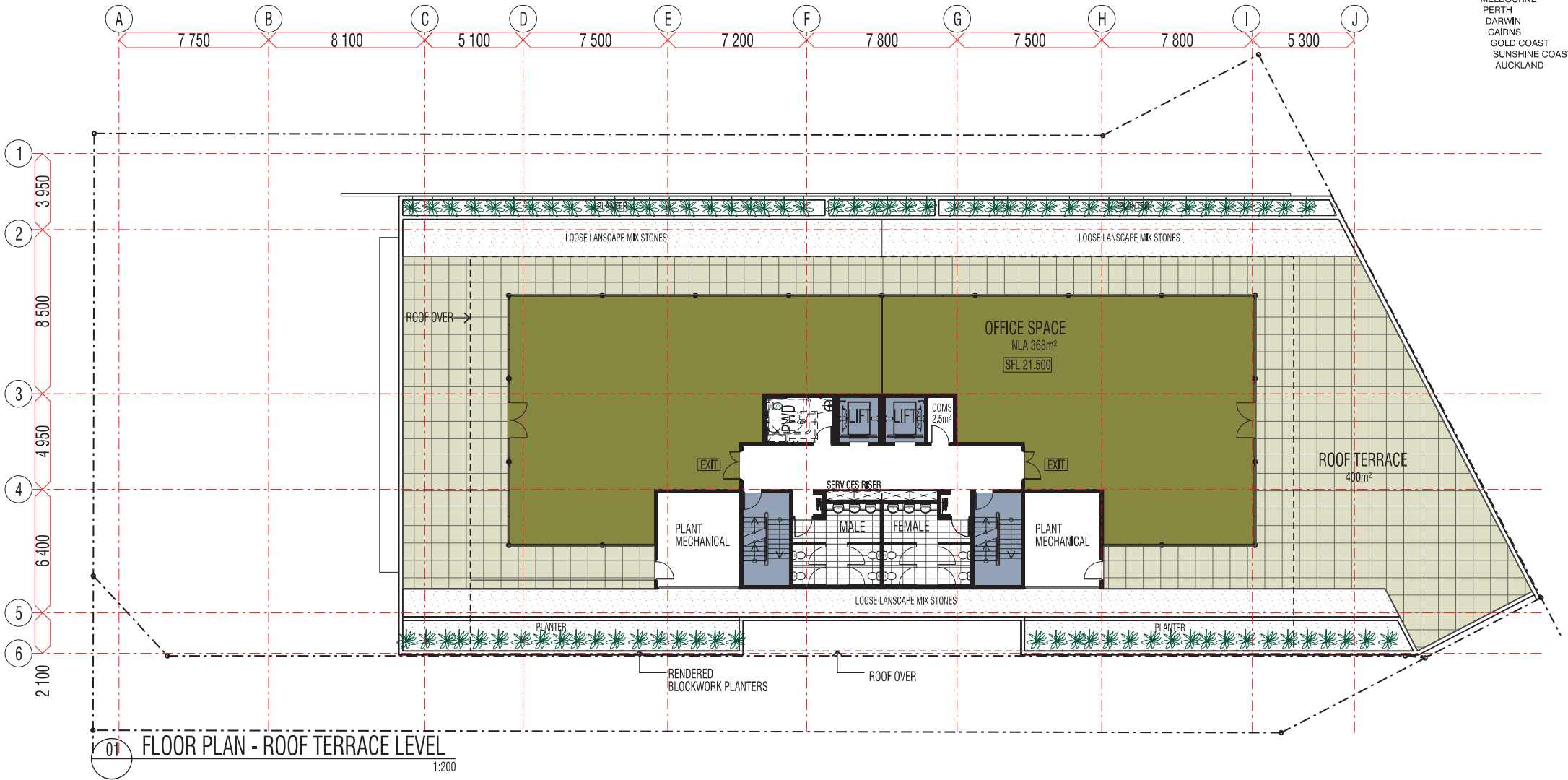
LEGEND

|    |                     |
|----|---------------------|
| IB | INTERNAL BALUSTRADE |
| EB | EXTERNAL BALUSTRADE |
| SC | SUN SCREEN          |
| PL | PLANTER             |

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PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM  
FLOOR PLAN - ROOF TERRACE LEVEL

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# ELEVATION LEGEND

BAL1 CLEAR GLASS BALUSTRADE  
CONC PRECAST CONCRETE - CLEAR FINISH  
GLZ1 SHOOTPOINT GLAZING  
GLZ2 GLAZING  
GLZ3 SPANDREL GLAZING  
MVC METAL WALL CLADDING  
AWN AWNING BLADE  
SCN SCREENING

## AMENDED IN RED

By: Chris Hinton

Date: 2 June 2022



## PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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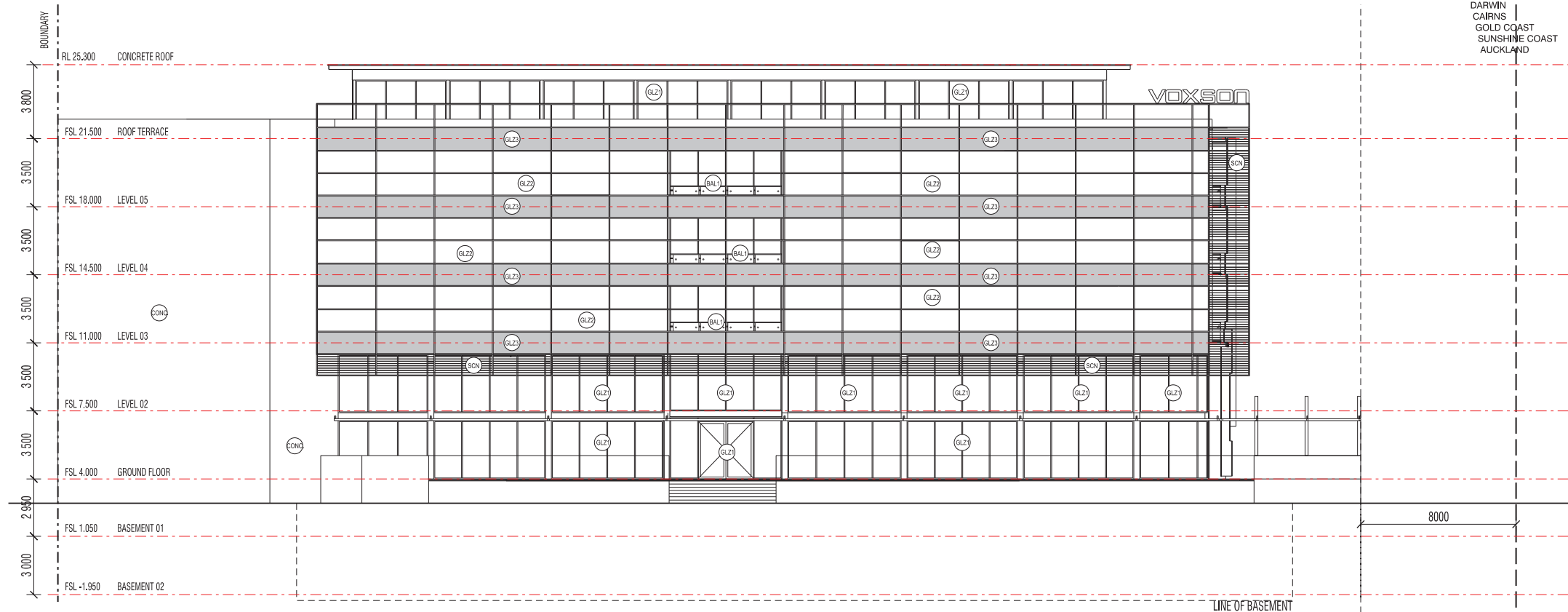
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01 NORTH ELEVATION  
1:200

## PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM

North Elevation

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**ELEVATION LEGEND**

BAL 1 CLEAR GLASS BALUSTRADE  
 CONC PRECAST CONCRETE - CLEAR FINISH  
 GLZ1 SHOPFRONT GLAZING  
 GLZ2 GLAZING  
 GLZ3 SPANDREL GLAZING  
 MWC METAL WALL CLADDING  
 AWIN AWWING BLADE  
 SCN SCREENING

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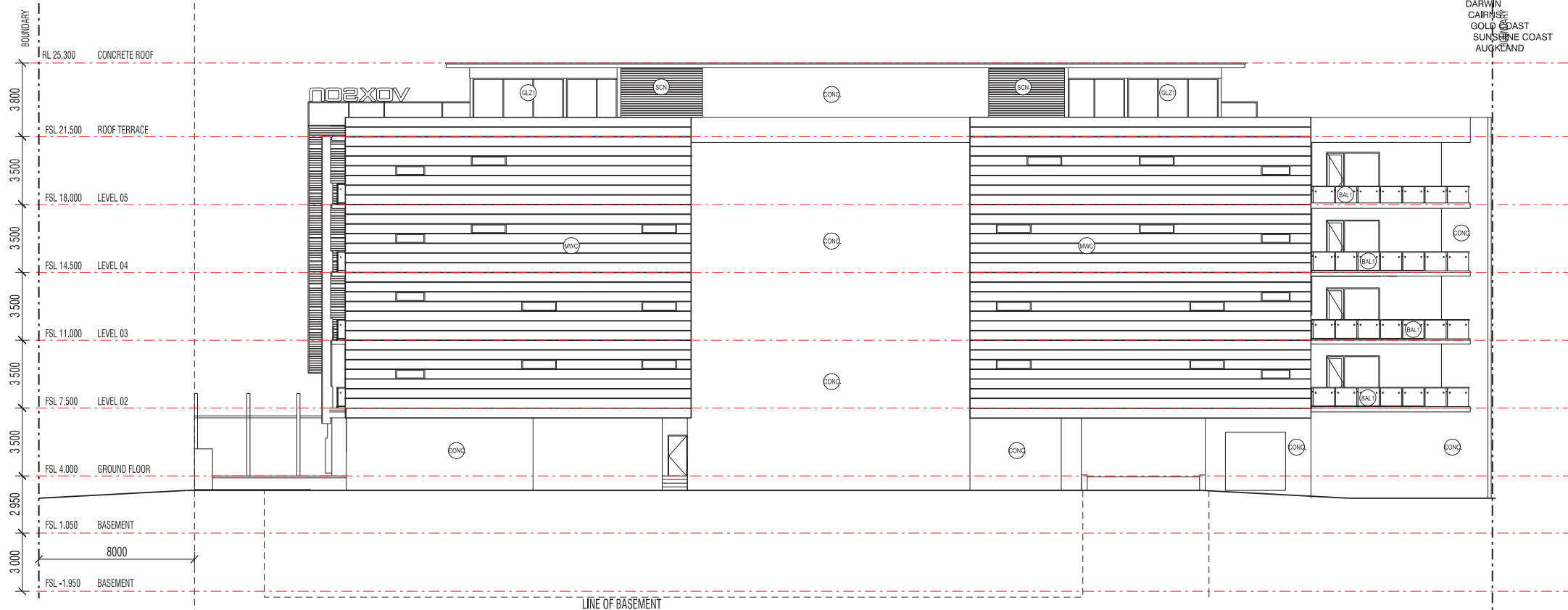
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**01 SOUTH ELEVATION**  
 1:200

■ PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM  
 South Elevation

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**ELEVATION LEGEND**

BAL1 CLEAR GLASS BALUSTRADE  
 CONC PRECAST CONCRETE - CLEAR FINISH  
 GLZ1 SHOPFRONT GLAZING  
 GLZ2 GLAZING  
 GLZ3 SPANDREL GLAZING  
 MWC METAL WALL CLADDING  
 AWIN AWNING BLADE  
 SON SCREENING

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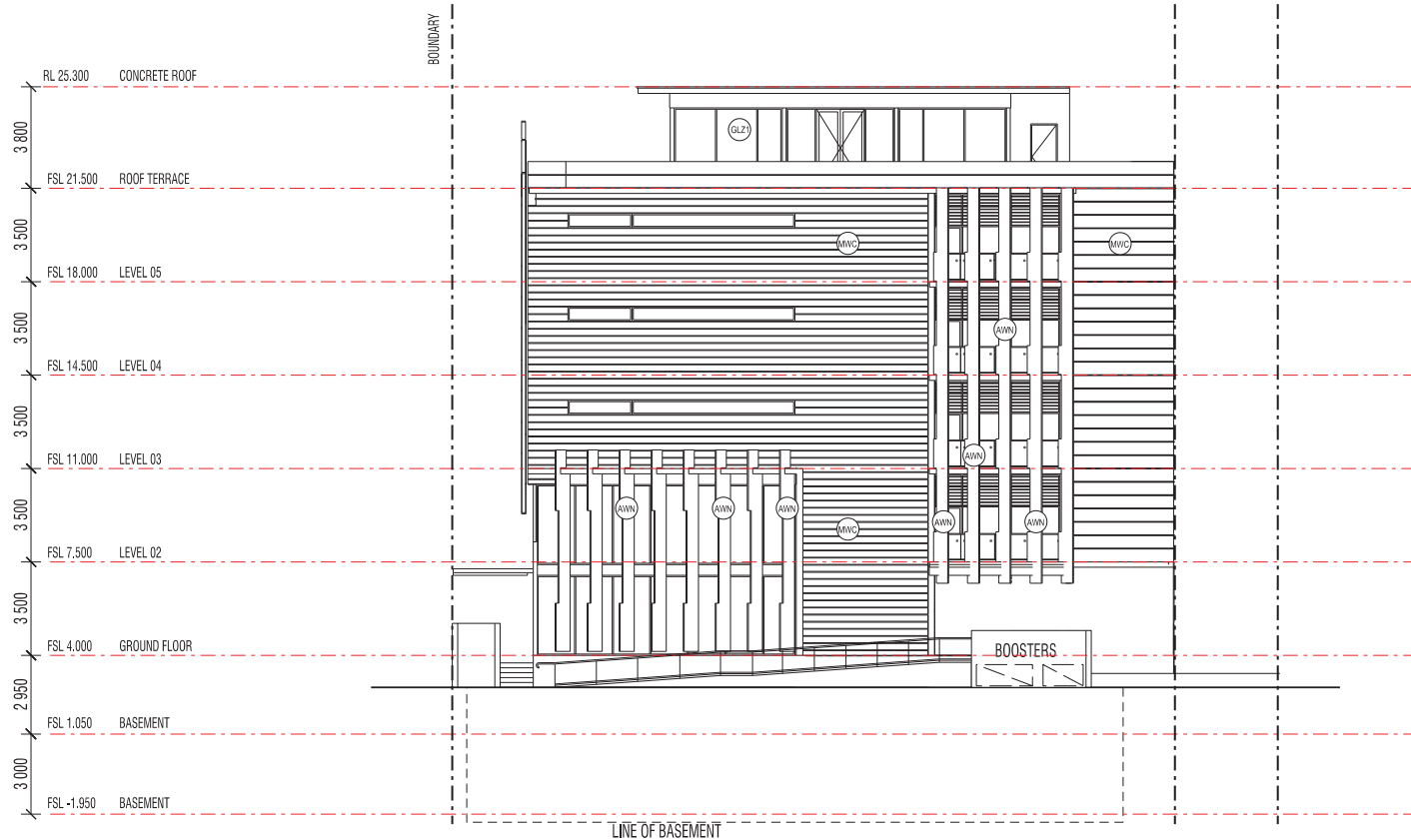
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01 WEST ELEVATION  
 1:200

PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM  
 West Elevation

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**ELEVATION LEGEND**

|      |                                 |
|------|---------------------------------|
| BAL1 | CLEAR GLASS BALUSTRADE          |
| CONC | PRECAST CONCRETE - CLEAR FINISH |
| GLZ1 | SHOPFRONT GLAZING               |
| GLZ2 | GLAZING                         |
| GLZ3 | SPANDREL GLAZING                |
| MWC  | METAL WALL CLADDING             |
| AWN  | AWNING BLADE                    |
| SCN  | SCREENING                       |

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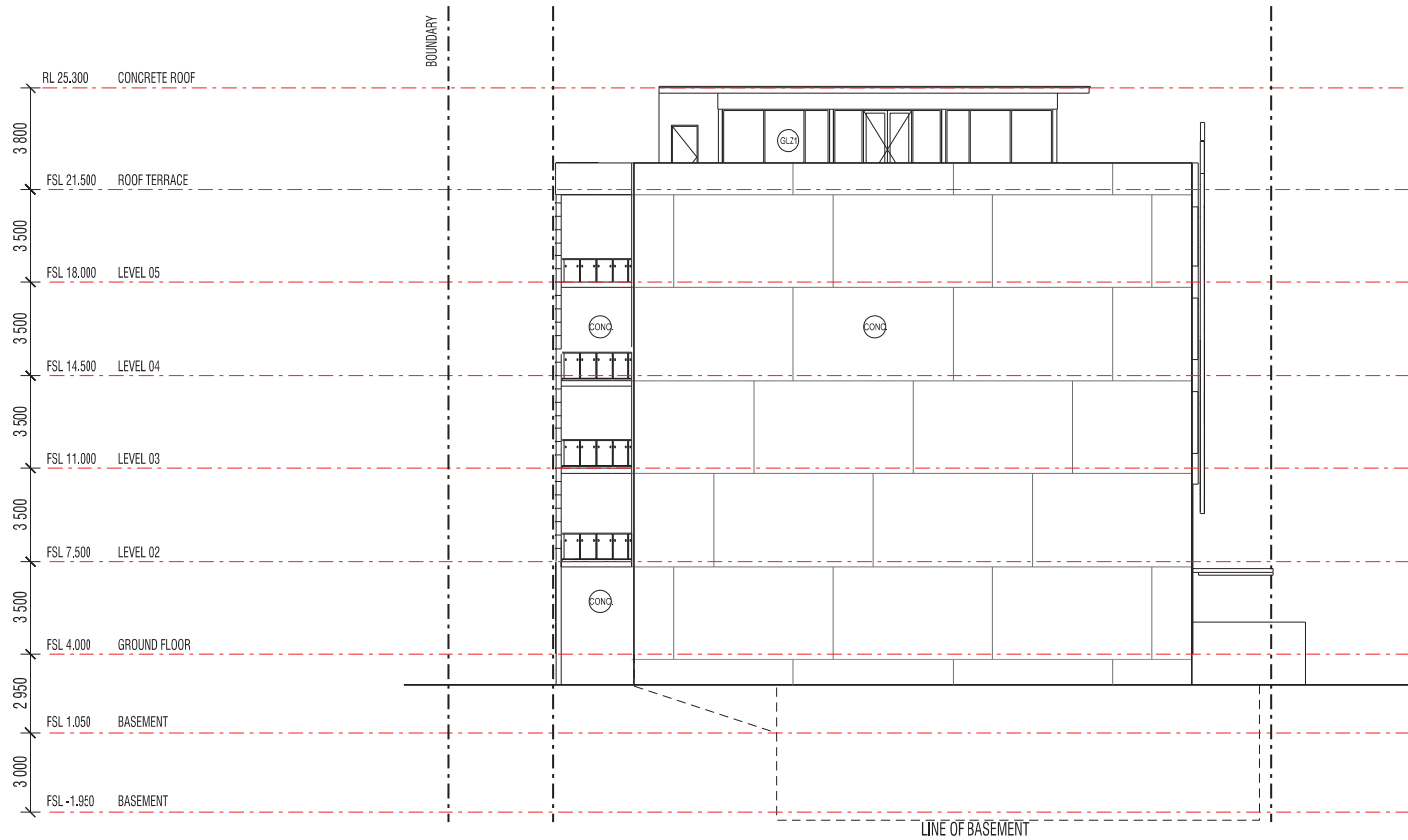
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**01 EAST ELEVATION**  
1:200

**PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM**  
**East Elevation**

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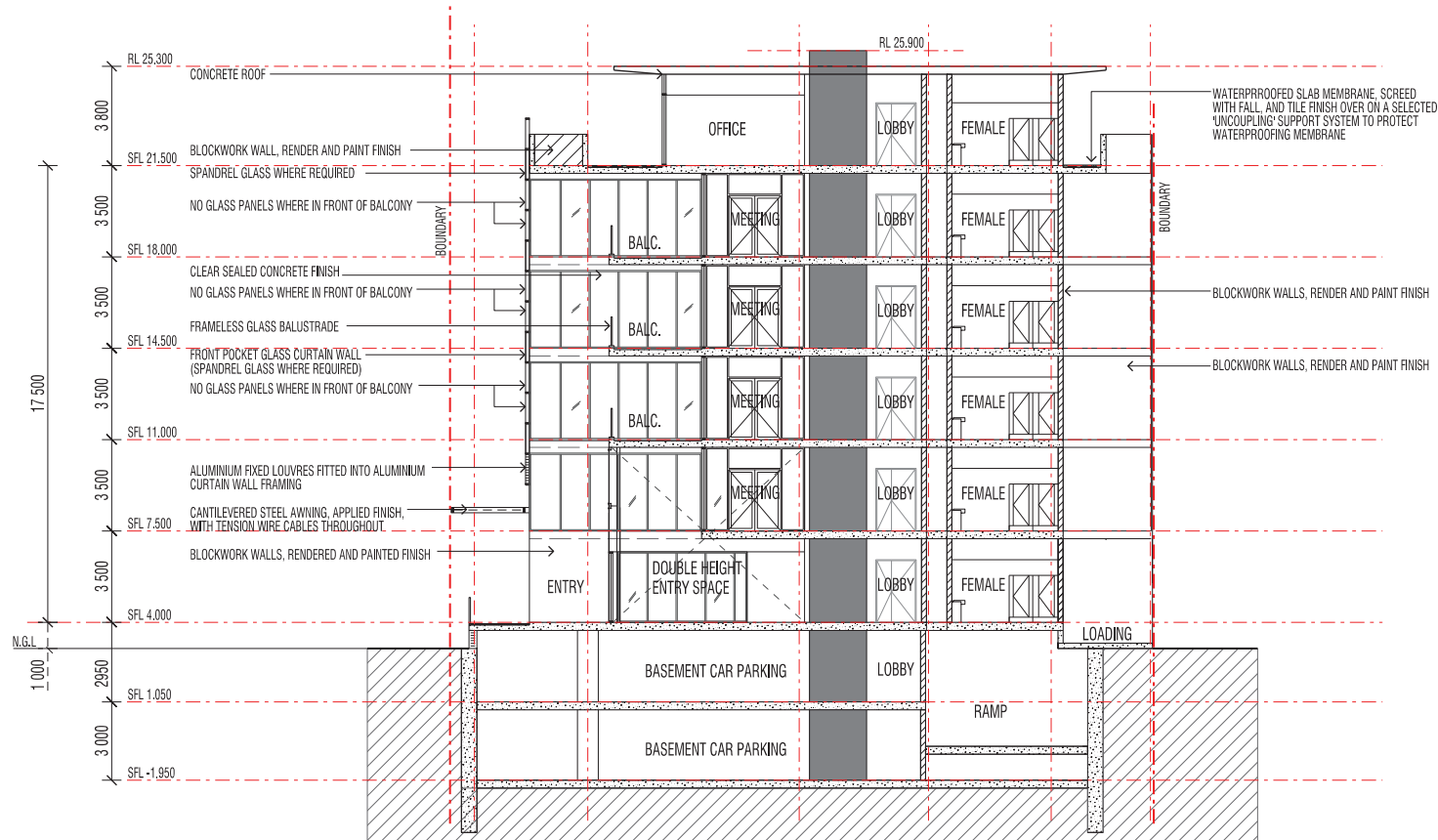
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01 SECTION A

1:200

PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM  
Section A

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PROJECT No: 09378BNE  
DATE: 21.03.2022  
SCALE: 1:200 @ A3  
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DEVELOPMENT APPROVAL

Approval no: DEV2010/102

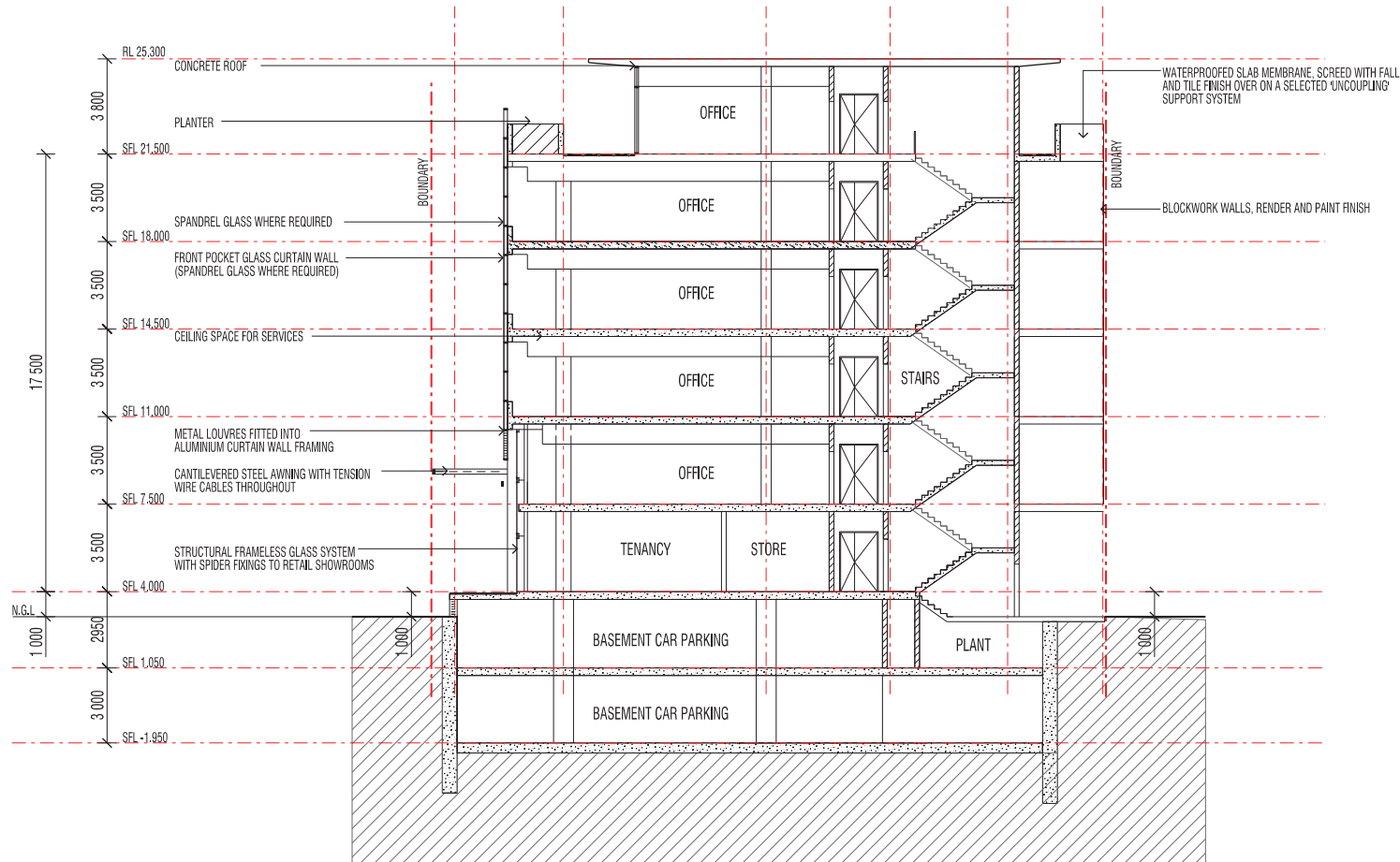
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01 SECTION B

1:200

PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM  
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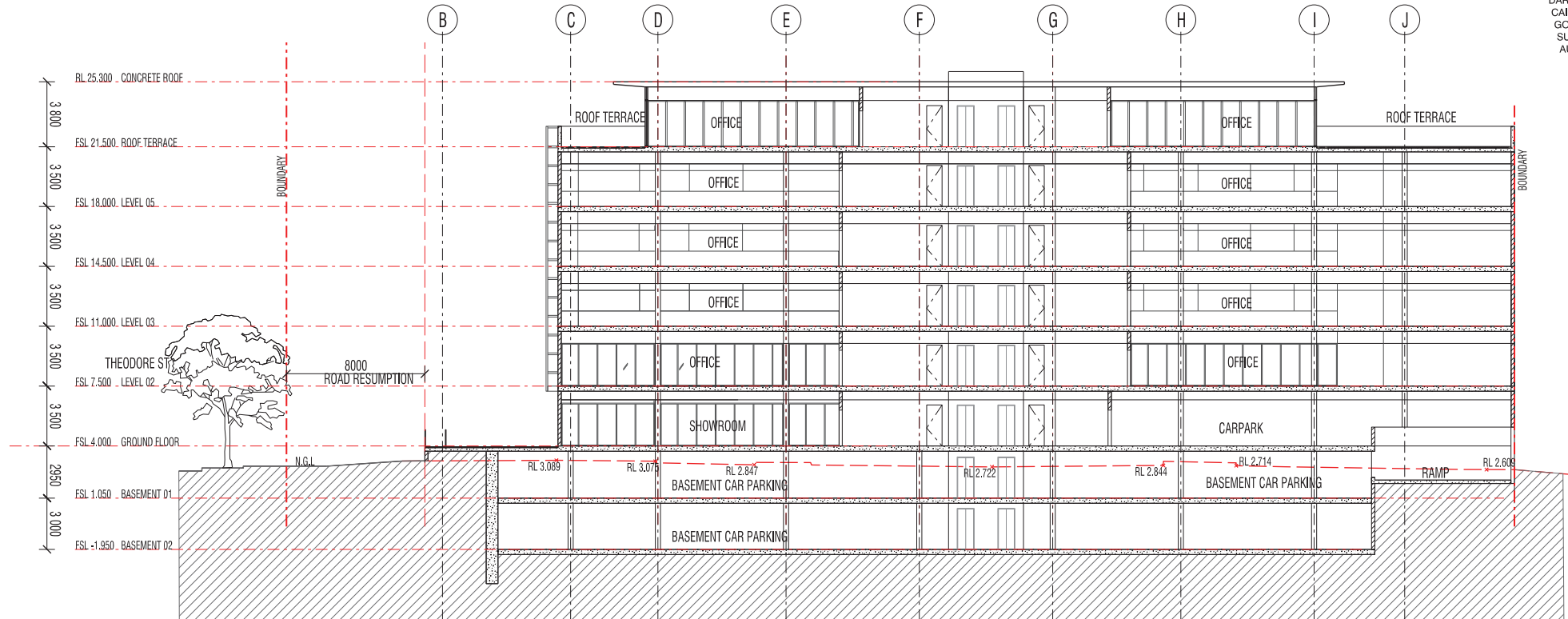
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01 SECTION C  
1:250

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Section C

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