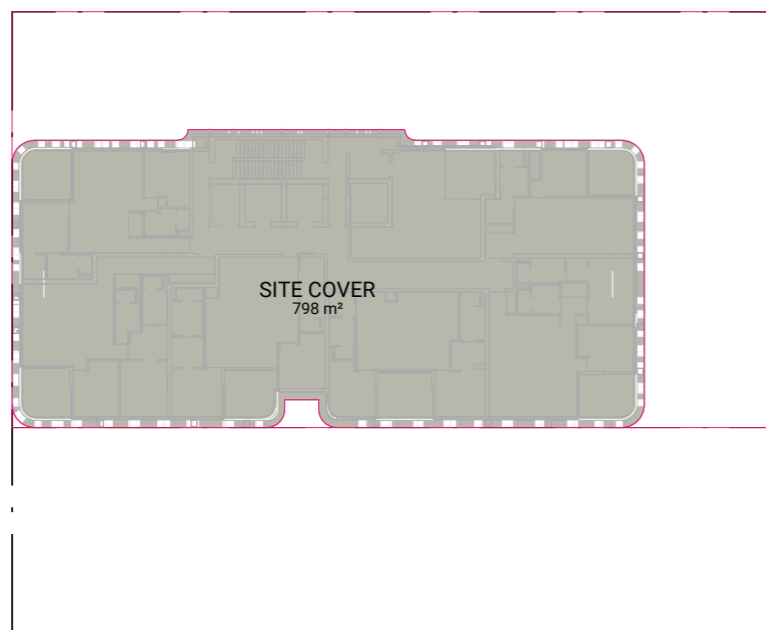


DA517

SITE COVER + GFA - LEVEL 13 - RESIDENTIAL

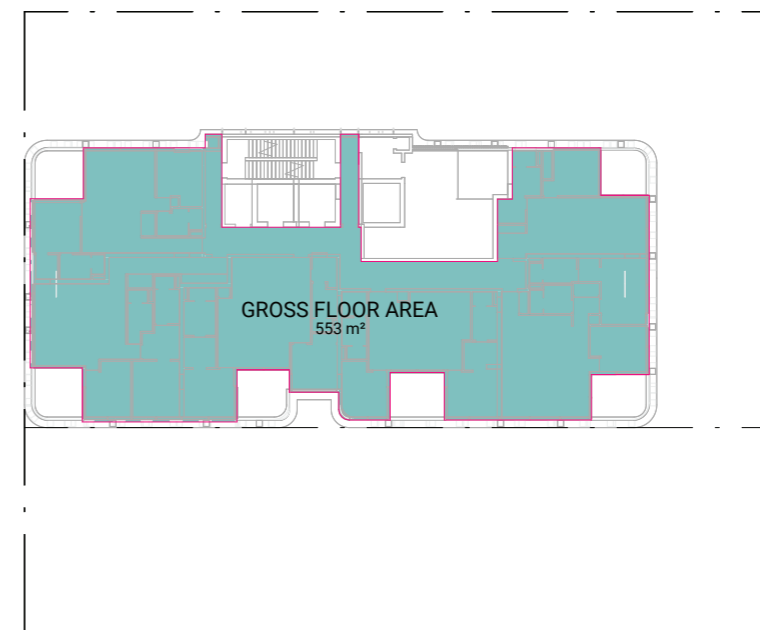


SITE AREA REMAINING	585 m ²	42%
SITE COVER	798 m ²	58%
	1383 m ²	100%

***SITE COVER**

According to the Brisbane City Council (BCC) definition, site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is –

- in a landscaped or open space area, including, for example, a gazebo or shade structure; or
- a basement that is completely below ground level and used for car parking; or
- the eaves of a building; or
- a sun shade.

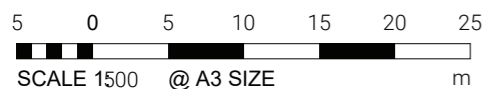


GROSS FLOOR AREA 553 m²

***GROSS FLOOR AREA (GFA)**

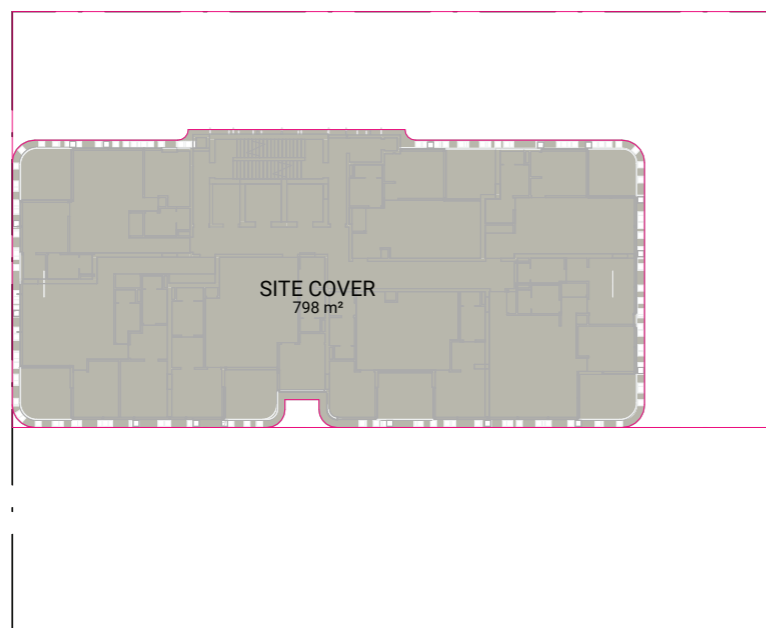
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- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.



DA518

SITE COVER + GFA - LEVEL 14-18 - RESIDENTIAL TYPICAL

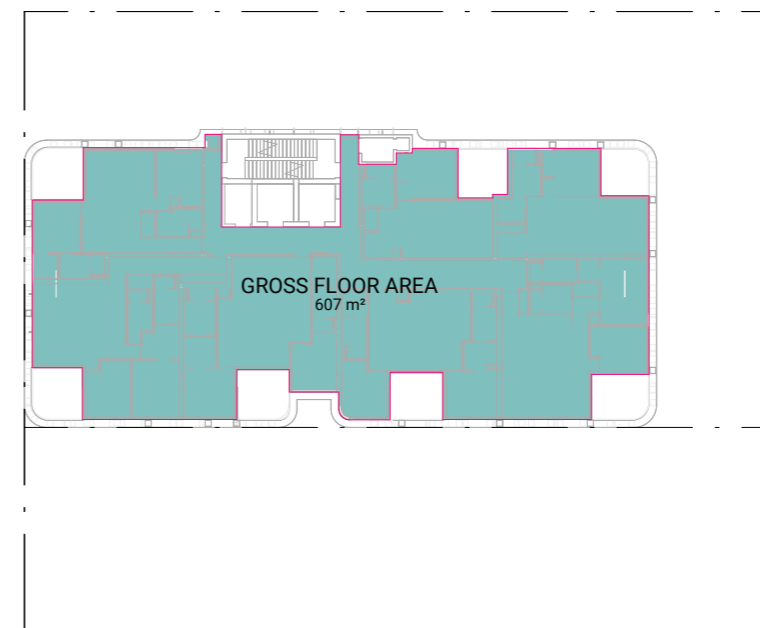


SITE AREA REMAINING	585 m ²	42%
SITE COVER	798 m ²	58%
	1383 m ²	100%

***SITE COVER**

According to the Brisbane City Council (BCC) definition, site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is –

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- a sun shade.

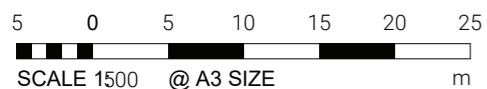


GROSS FLOOR AREA 607 m²

***GROSS FLOOR AREA (GFA)**

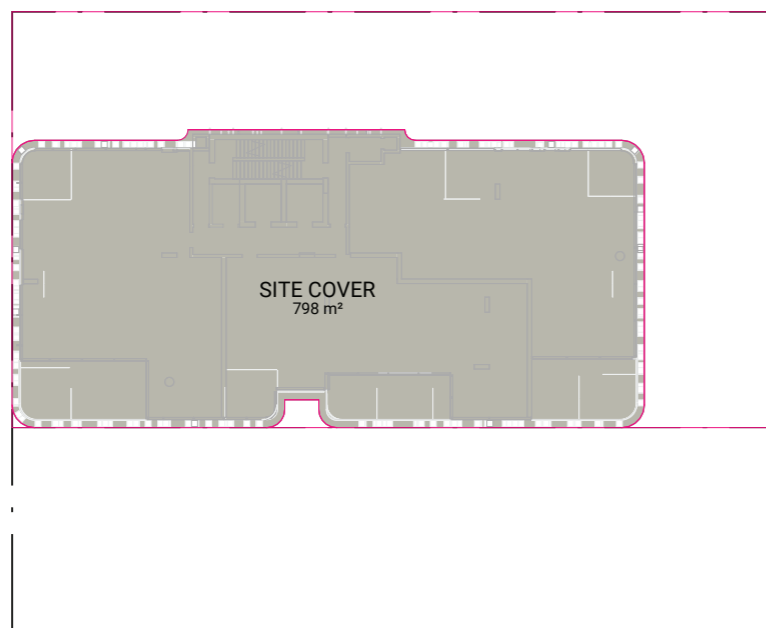
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- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.



DA519

SITE COVER + GFA - LEVEL 19-20 - SUB-PENTHOUSES

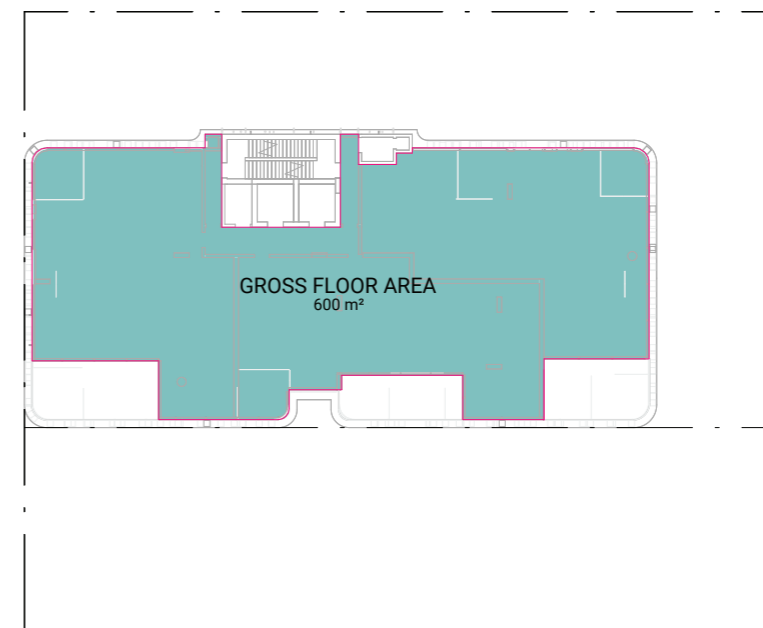


SITE AREA REMAINING	585 m ²	42%
SITE COVER	798 m ²	58%
	1383 m ²	100%

***SITE COVER**

According to the Brisbane City Council (BCC) definition, site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is –

- in a landscaped or open space area, including, for example, a gazebo or shade structure; or
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- the eaves of a building; or
- a sun shade.

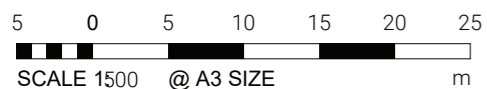


GROSS FLOOR AREA 600 m²

***GROSS FLOOR AREA (GFA)**

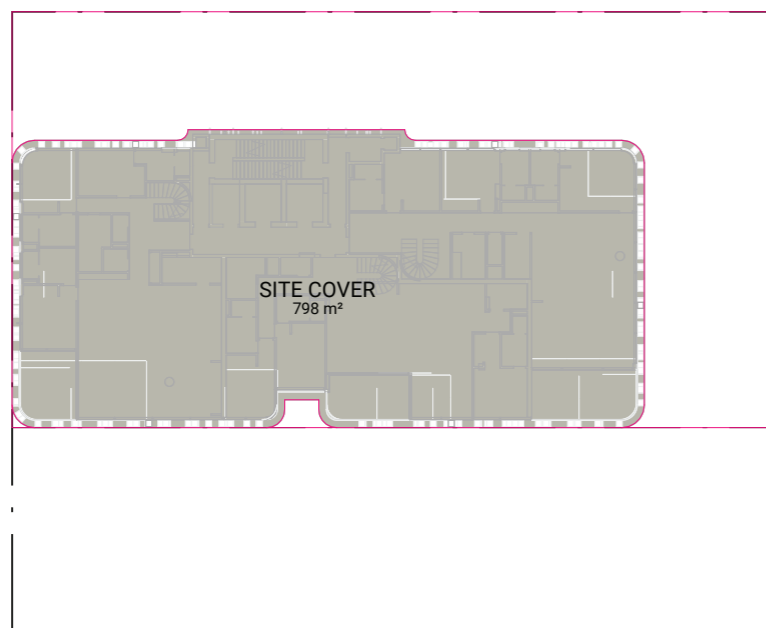
According to the Brisbane City Council (BCC) definition, gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for –

- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.



DA520

SITE COVER + GFA - LEVEL 21 - PENTHOUSES LOWER

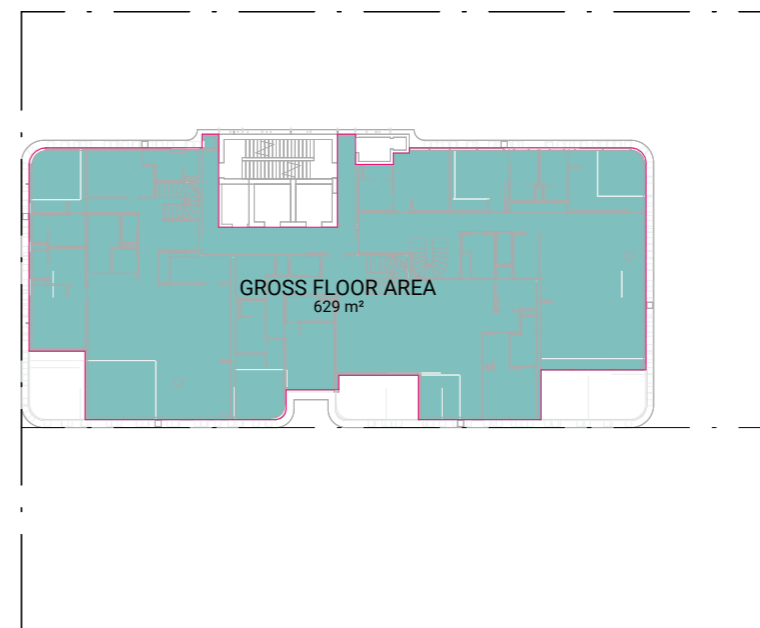


SITE AREA REMAINING	585 m ²	42%
SITE COVER	798 m ²	58%
	1383 m ²	100%

***SITE COVER**

According to the Brisbane City Council (BCC) definition, site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is –

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- a basement that is completely below ground level and used for car parking; or
- the eaves of a building; or
- a sun shade.

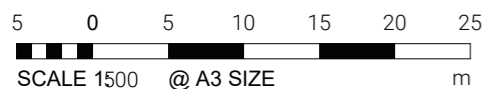


GROSS FLOOR AREA 629 m²

***GROSS FLOOR AREA (GFA)**

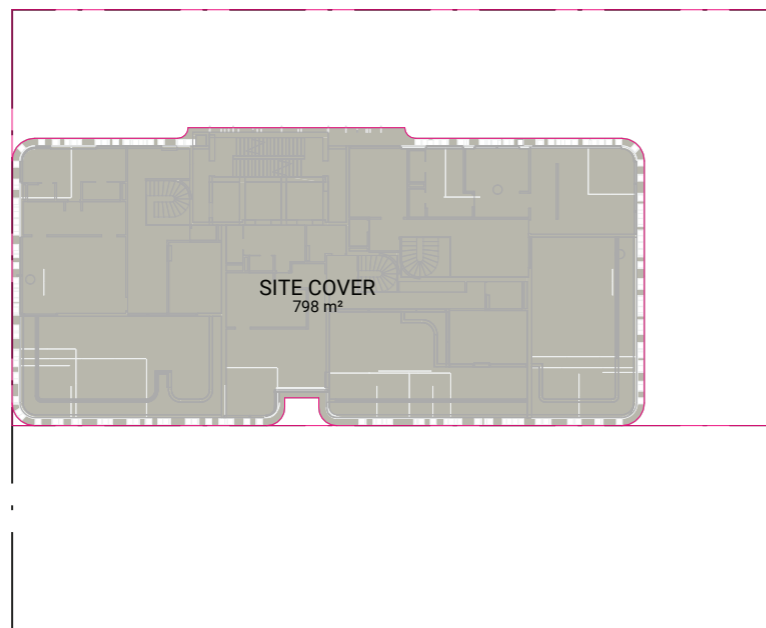
According to the Brisbane City Council (BCC) definition, gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for –

- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.



DA521

SITE COVER + GFA - LEVEL 22 - PENTHOUSES UPPER

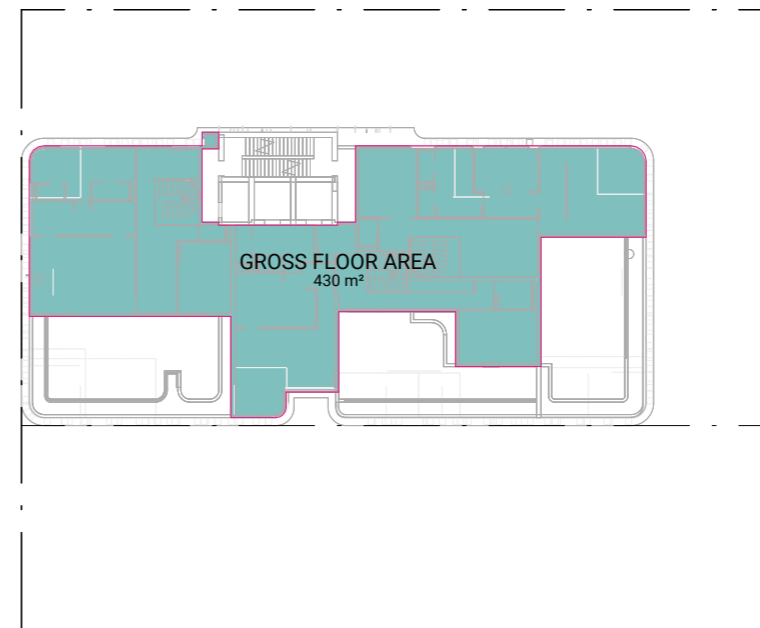


SITE AREA REMAINING	585 m ²	42%
SITE COVER	798 m ²	58%
	1383 m ²	100%

***SITE COVER**

According to the Brisbane City Council (BCC) definition, site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is –

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- a sun shade.

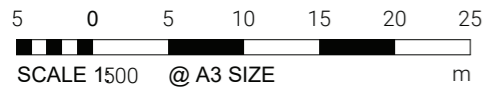


GROSS FLOOR AREA 430 m²

***GROSS FLOOR AREA (GFA)**

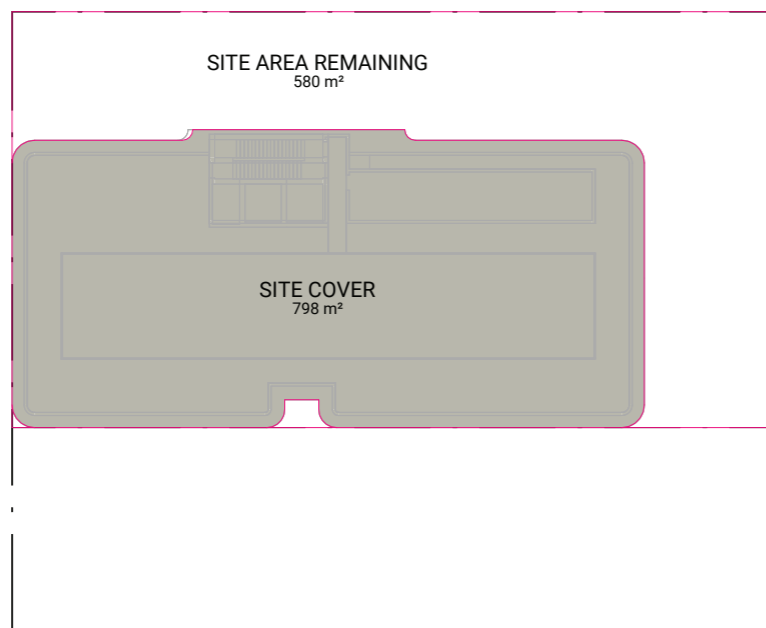
According to the Brisbane City Council (BCC) definition, gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for –

- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.



DA522

SITE COVER + GFA - LEVEL 23 - ROOF

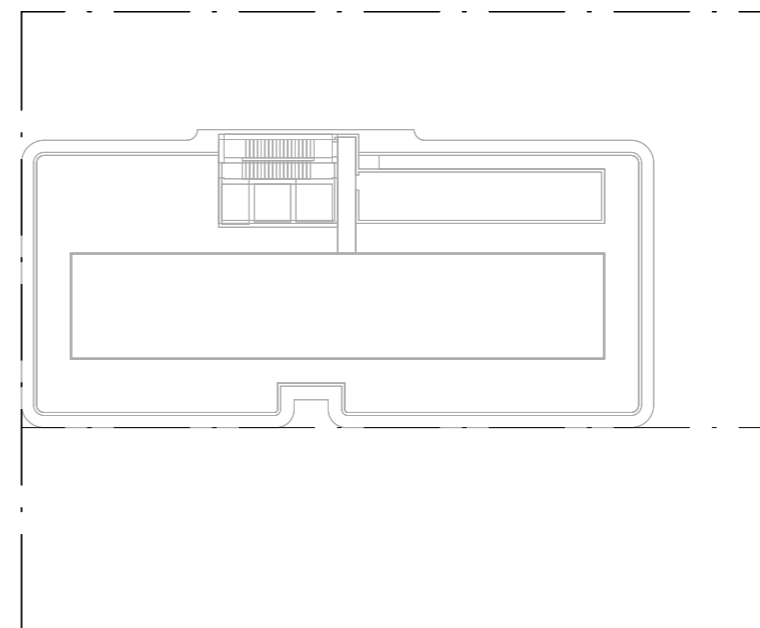


SITE AREA REMAINING	586 m ²	42%
SITE COVER	798 m ²	58%
	1383 m ²	100%

***SITE COVER**

According to the Brisbane City Council (BCC) definition, site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is –

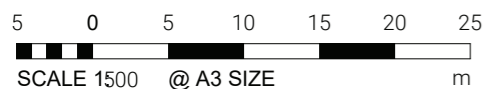
- in a landscaped or open space area, including, for example, a gazebo or shade structure; or
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- the eaves of a building; or
- a sun shade.



***GROSS FLOOR AREA (GFA)**

According to the Brisbane City Council (BCC) definition, gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for –

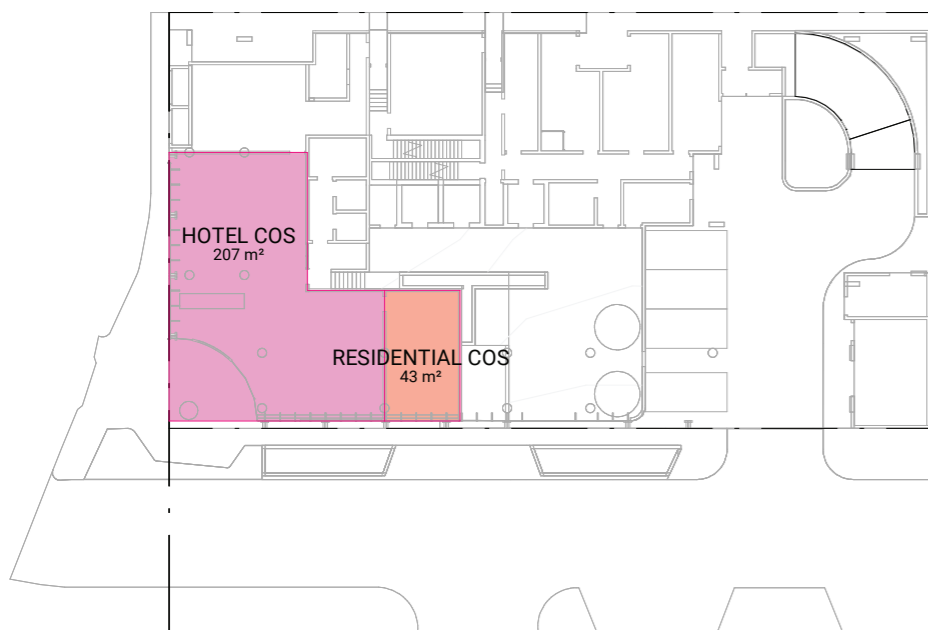
- building services, plant or equipment; or
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- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.



DA580
COMMUNAL OPEN SPACE PLANS

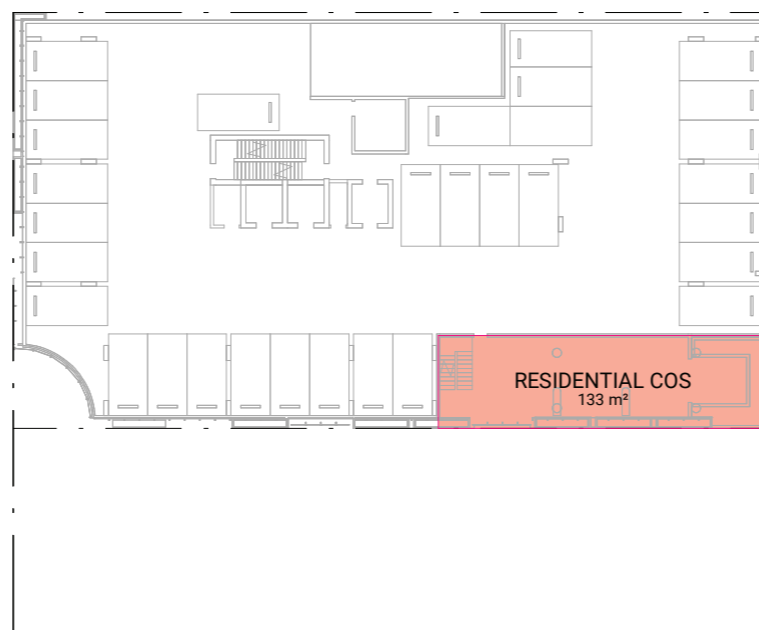
COMMUNAL OPEN SPACE

- RESIDENTIAL COS
- HOTEL COS



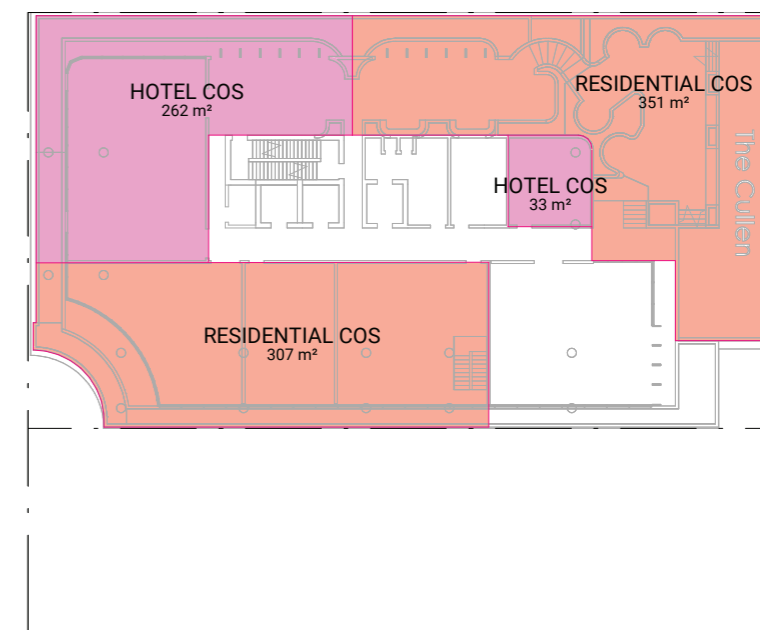
GROUND LEVEL

RESIDENTIAL COS	43m ²
HOTEL COS	207m ²



LEVEL 03 - PODIUM

RESIDENTIAL COS	133m ²
HOTEL COS	0m ²



LEVEL 04 - RECREATION

RESIDENTIAL COS	658m ²
HOTEL COS	295m ²

COMMUNAL OPEN SPACE (COS) SUMMARY

	RESIDENTIAL	HOTEL
GROUND LEVEL COS	43m ²	207m ²
LEVEL 03 PODIUM COS	133m ²	0m ²
LEVEL 04 RECREATION COS	658m ²	295m ²
TOTAL	834m²	502m²

TOTAL OVERALL COS	1336m ²
RATIO COS TO SITE AREA	96.60%

TOTAL RESIDENTIAL GFA	5391m ²
RATIO RESI COS TO GFA	15.47%



Development Summary

	Residential		Hotel								Commercial		Communal (Recreation)			Carparking		Building Services / Circulation		Area Per Floor	Max Allowable Height 85m	*Incl. lift overrun		
	Internal Area	External Area	1 Bed	2 Bed	3 Bed +	Small	Medium	Large	Suite	Single key	Dual key	Common Internal	Common External	Tenancy	External	Area Internal	Area External	Landscaping	Area	No. of Spaces	Circulation		Services + Core	Gross Floor Area (GFA)
	sqm	sqm												sqm		sqm	sqm	sqm	sqm	qty	sqm	sqm	sqm	mm
Ground Level														289		44		95	324	4	131	248	427	5200
Level 01																			88	29		86	88	3100
Level 02																			93	27		86	97	3100
Level 03																								
Level 04 (Recreation)																			137	87	212	19	118	4600
Level 05	553					7	8	1		2	7											118	532	3100
Level 06	553					7	8	1		2	7											118	532	3100
Level 07	553					7	8	1		2	7											118	532	3100
Level 08	553					7	8	1		2	7											118	532	3100
Level 09	553					7	8	1		2	7											118	532	3100
Level 10	553					7	8	1		2	7											118	532	3100
Level 11	553					7	8	1		2	7											118	532	3100
Level 12	563					1	6	2	3	2	5											118	532	3100
Level 13	494	68	1	5																		118	532	3100
Level 14	549	78	2	5																		118	532	3100
Level 15	549	78	2	5																		118	532	3100
Level 16	549	78	2	5																		118	532	3100
Level 17	549	78	2	5																		118	532	3100
Level 18	549	78	2	5																		118	532	3100
Level 19	566	85			3																	118	532	3100
Level 20	566	85			3																	118	532	3100
Level 21	553	58			3																	118	532	3100
Level 22	427	175																				118	532	3100
Level 23 Roof																						118	532	3100
Totals	9825	861	11	30	9	50	62	9	3	16	54			501		277	278	943	3591	91	1419	2206	12422	7900

Carparking Analysis		Visitor	Disability	1 Bed	2 Bed	3 Bed	Commercial	Hotel	Total
PD Minimum rate		0.15	2.00	0.75	0.75	0.75	max. 2 spaces/ 100 sqm	0.25/ Room + 1 Staff/20 Rooms	
Required Cars		7.5	2	8.3	22.5	6.8	5.01	21	73.01
Preferred Rate		0.15	1	1	1	2	5.00		
Provided Cars		8	2	6.0	36.0	10	5	24	91

Bicycle Parking Analysis		Visitor	Resident
Required Council Rate		0.06	0.25
Required Bikes		13,875	55.5
Provided Bikes		15	58

Site Area		1383
Site Coverage	Podium	Tower
Site Cover (sqm)	1307	78
Coverage %	94.50%	5.70%

Site Area		1383
CDS	Amenity	
Open Space Area (sqm)		814
Site Coverage %		60.30%
Ratio to Rest GFA		15.47%

*Gross Sale Area (GSA) is calculated to include the total internal and external apartment areas to the centre of party walls and from the outside face of external walls; area excludes common and recreational areas.
 *Gross Floor Area (GFA) is calculated as per Brisbane City Council (BCC) definition and includes all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building. Calculation excludes building services, plant or equipment, access between levels, a ground floor public lobby, a mall, parking loading, or manoeuvring vehicles, unenclosed private balconies whether roofed or not.
 *Gross Building Area (GBA) is calculated to include all areas including vertical circulation and services as well as planter spaces and balconies.

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