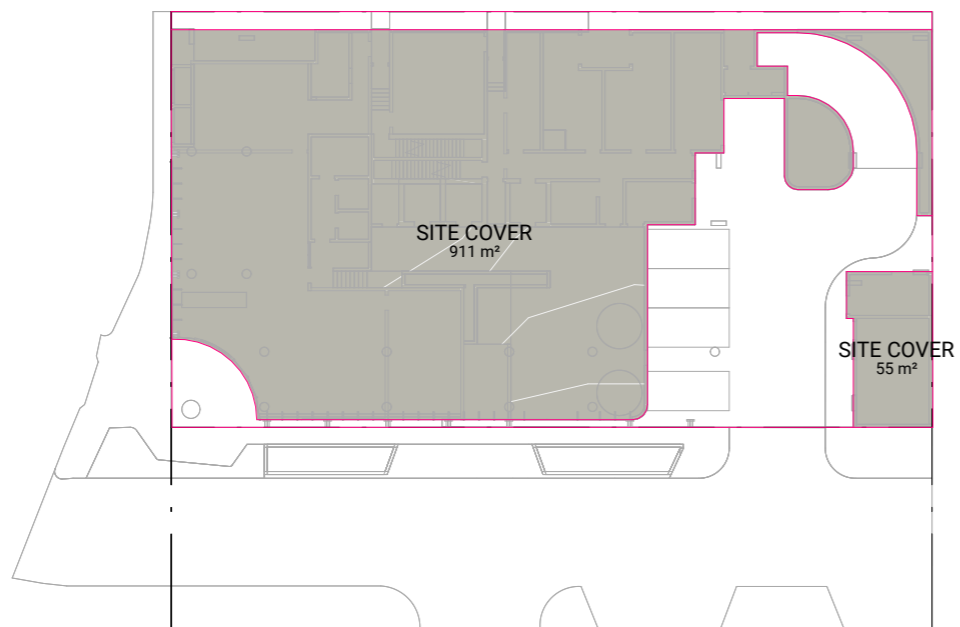


DA510
SITE COVER + GFA - GROUND LEVEL

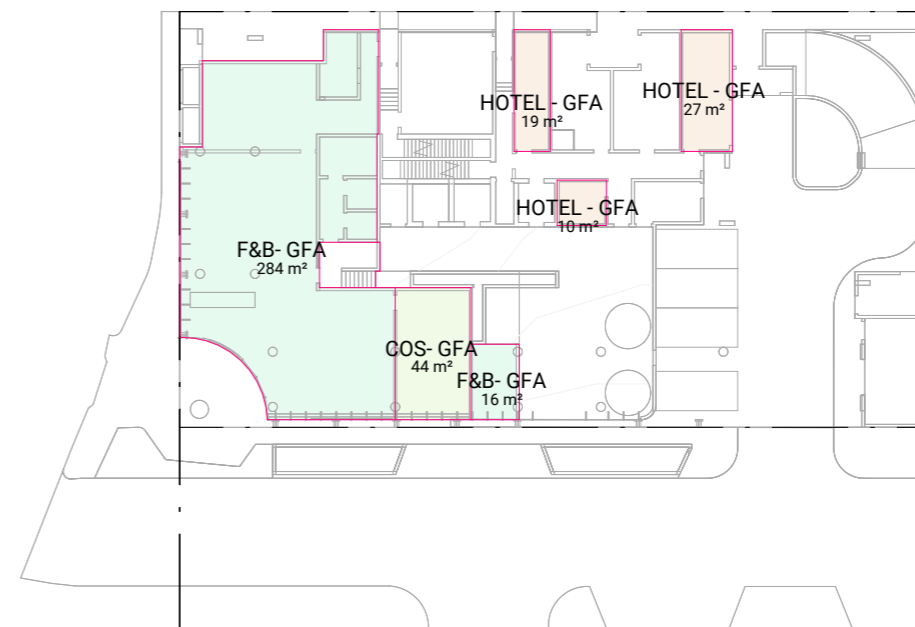


SITE AREA REMAINING	417 m ²	30%
SITE COVER	966 m ²	70%
	1384 m ²	100%

***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.

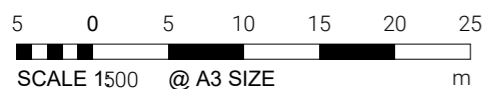


COS- GFA	43.6 m ²
F&B- GFA	299.6 m ²
HOTEL - GFA	56.5 m ²
TOTAL GFA	399.7 m²

***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 –

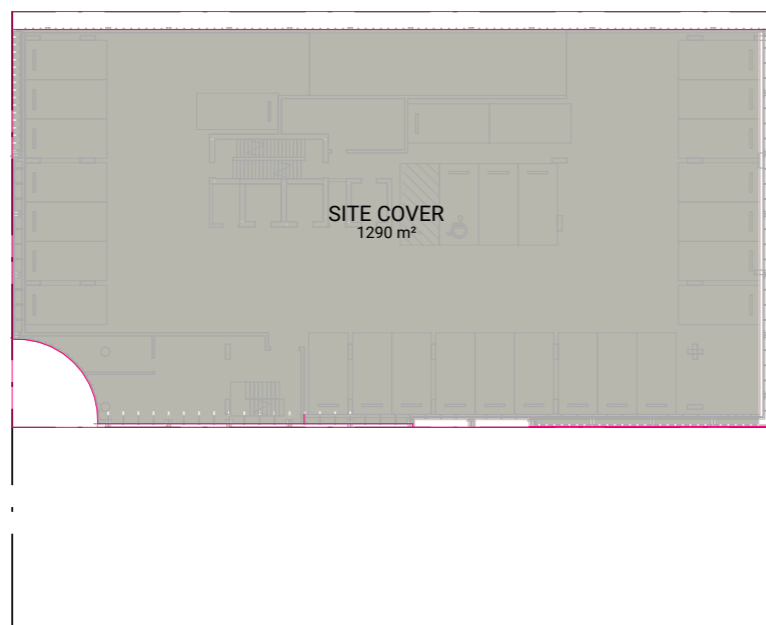
- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.



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DA511
SITE COVER + GFA - LEVEL 01 - PODIUM CARPARKING

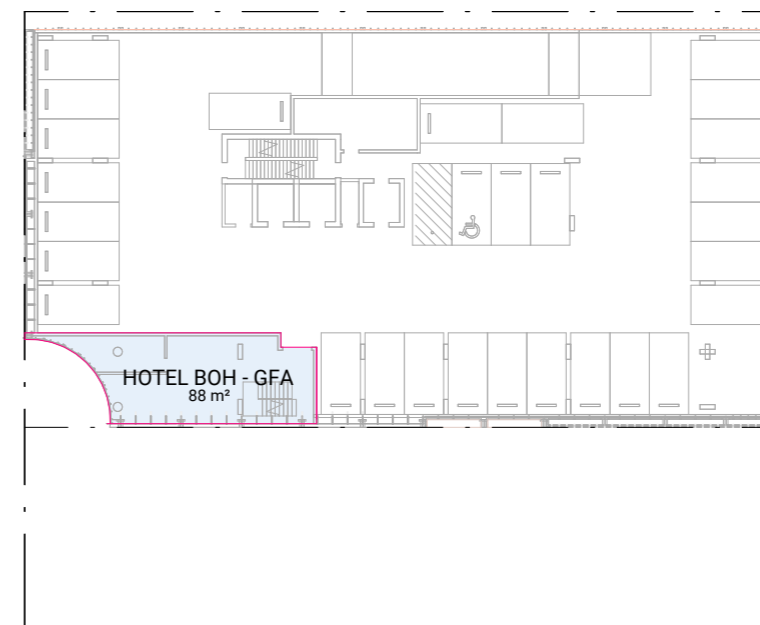


SITE AREA REMAINING	92 m ²	7%
SITE COVER	1290 m ²	93%
	1383 m ²	100%

***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.

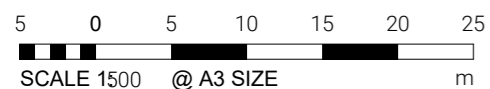


HOTEL BOH - GFA	88.3 m ²
TOTAL GFA	88.3 m²

***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.

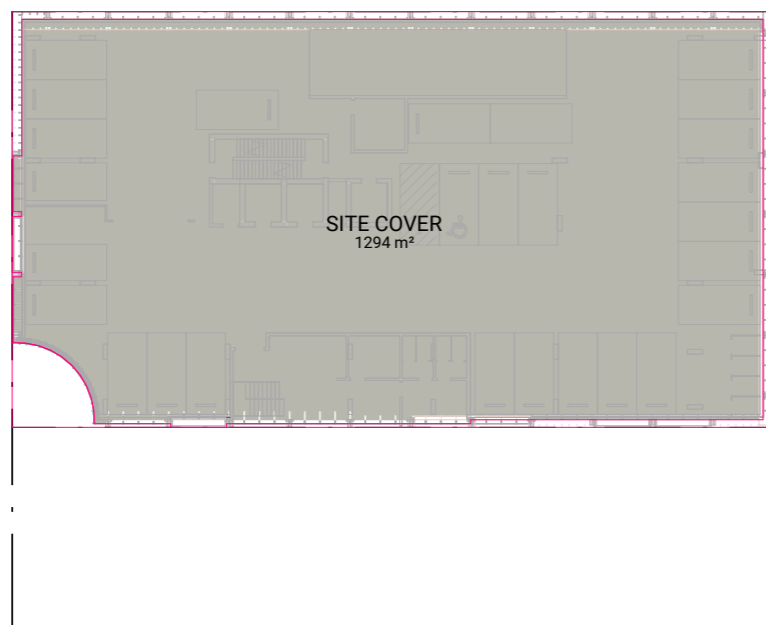


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DA512

SITE COVER + GFA - LEVEL 02 - PODIUM CARPARKING



SITE AREA REMAINING	90 m ²	6%
SITE COVER	1294 m ²	94%
	1384 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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- the eaves of a building; or
- a sun shade.

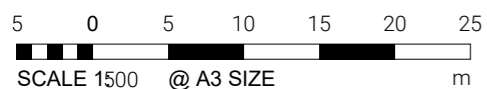


HOTEL BOH - GFA	93.3 m ²
TOTAL GFA	93.3 m ²

***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.

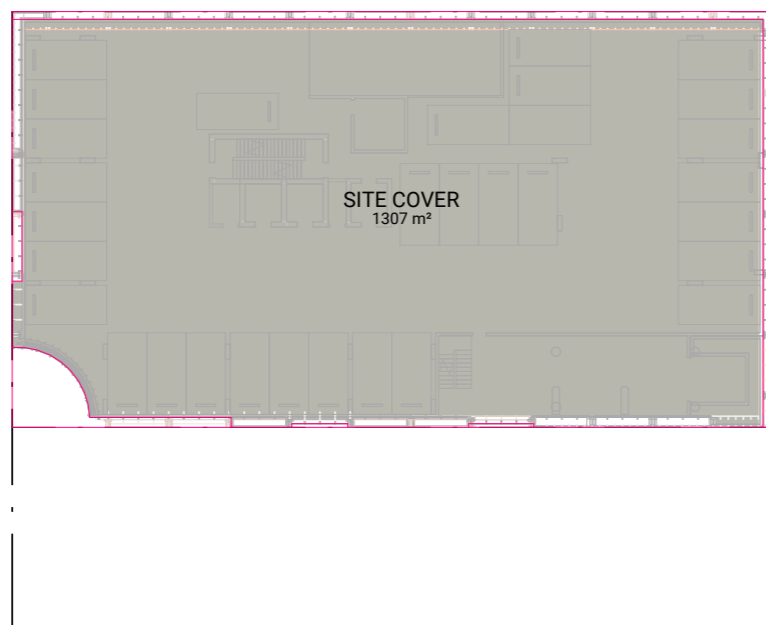


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DA513

SITE COVER + GFA - LEVEL 03 - PODIUM CARPARKING

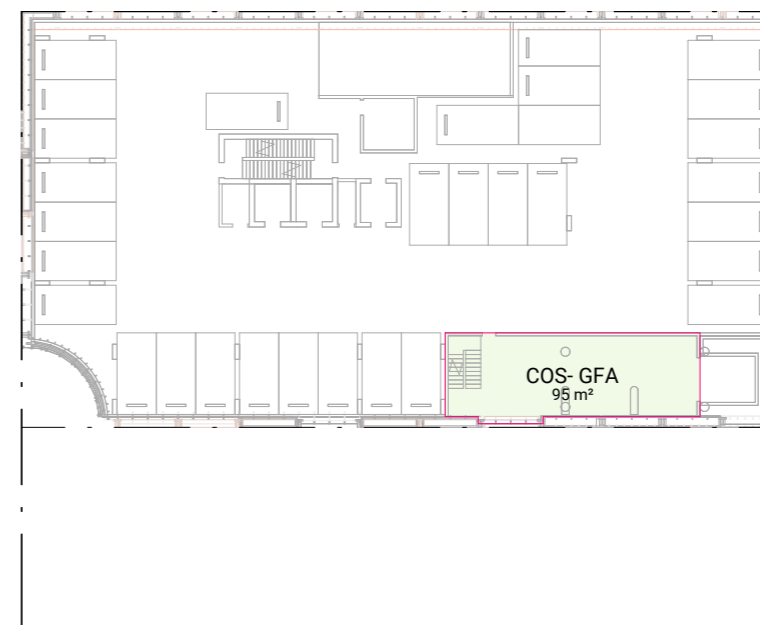


SITE AREA REMAINING	77 m ²	6%
SITE COVER	1307 m ²	94%
	1383 m ²	100%

***SITE COVER**

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- the eaves of a building; or
- a sun shade.

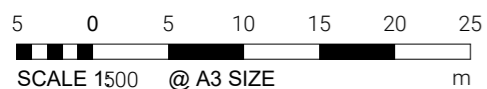


COS- GFA	95.4 m ²
TOTAL GFA	95.4 m ²

***GROSS FLOOR AREA (GFA)**

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- 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.

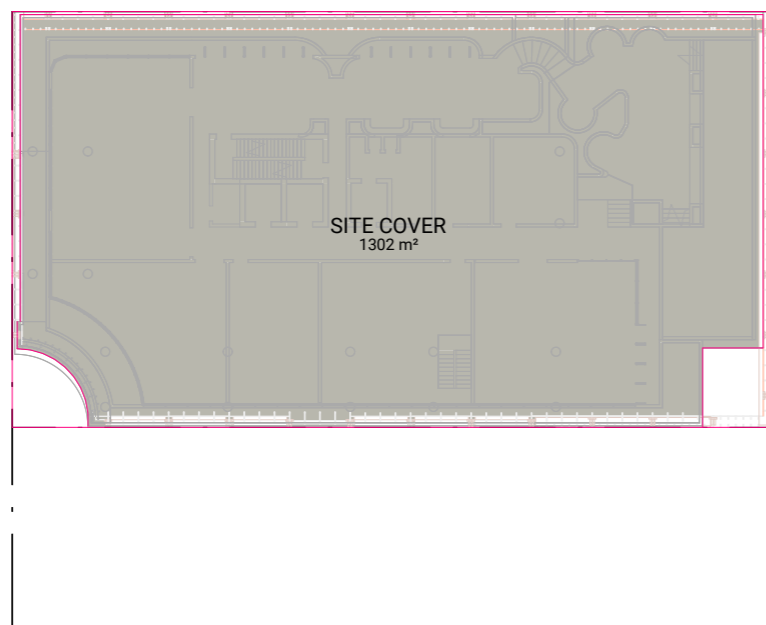


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DA514

SITE COVER + GFA - LEVEL 04 - RECREATION TERRACE

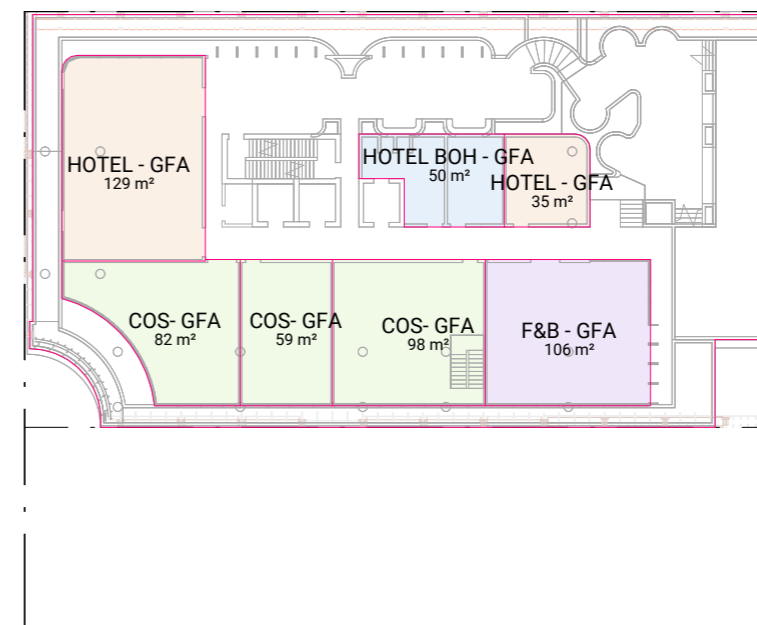


SITE AREA REMAINING	82 m ²	6%
SITE COVER	1302 m ²	94%
	1383 m ²	100%

***SITE COVER**

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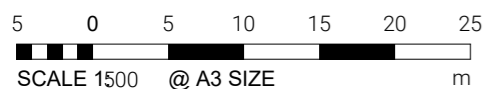


COS- GFA	239.0 m ²
F&B - GFA	105.7 m ²
HOTEL - GFA	163.4 m ²
HOTEL BOH - GFA	49.6 m ²
TOTAL GFA	557.7 m²

***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 –

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- 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.

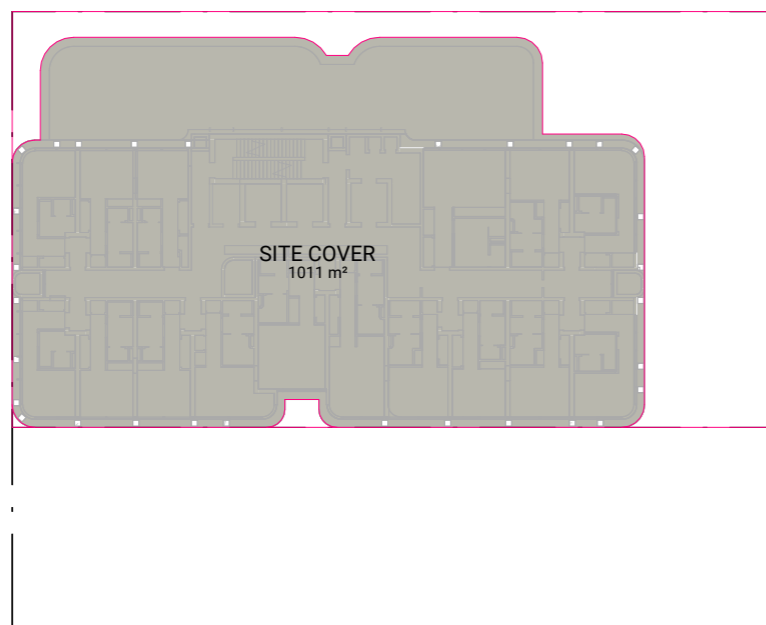


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DA515

SITE COVER + GFA - LEVEL 05-11 - HOTEL TYPICAL

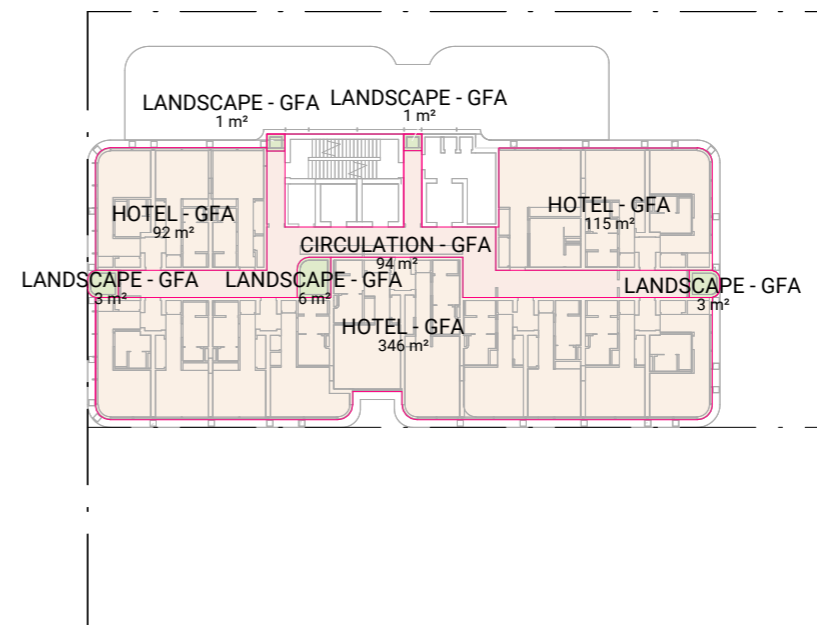


SITE AREA REMAINING	372 m ²	27%
SITE COVER	1011 m ²	73%
	1383 m ²	100%

***SITE COVER**

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

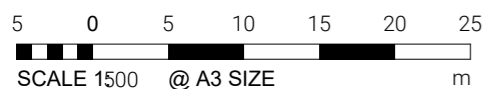


CIRCULATION - GFA	94.3 m ²
HOTEL - GFA	552.5 m ²
LANDSCAPE - GFA	15.4 m ²
TOTAL GFA	662.3 m²

***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.

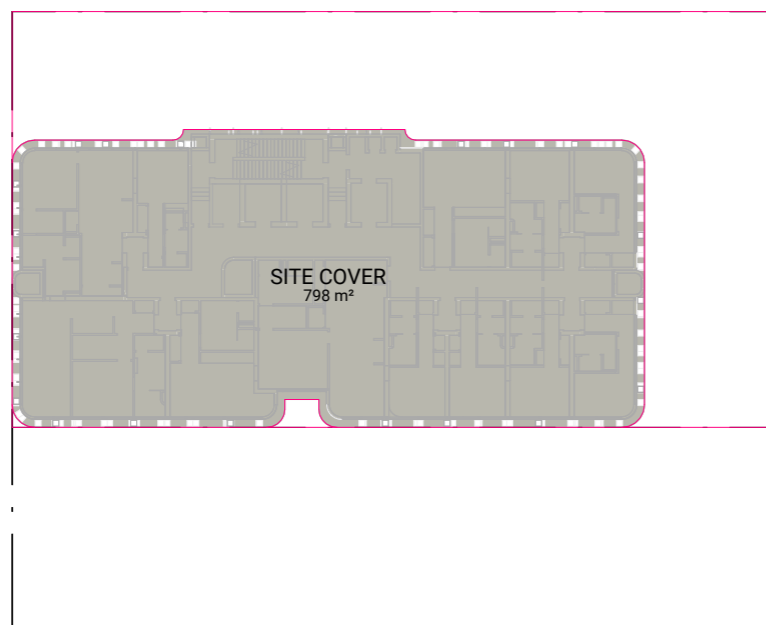


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DA516

SITE COVER + GFA - LEVEL 12 - HOTEL SUITES

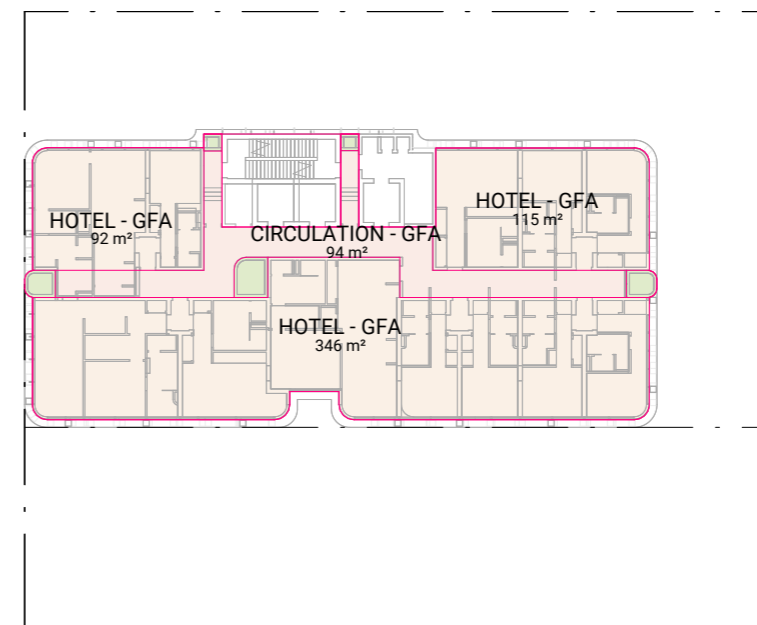


SITE AREA REMAINING	585 m ²	42%
SITE COVER	798 m ²	58%
	1383 m ²	100%

***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.

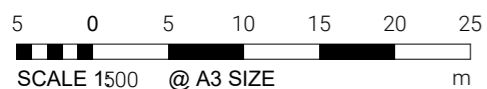


CIRCULATION - GFA	94.3 m ²
HOTEL - GFA	552.5 m ²
LANDSCAPE - GFA	15.4 m ²
TOTAL GFA	662.3 m²

***GROSS FLOOR AREA (GFA)**

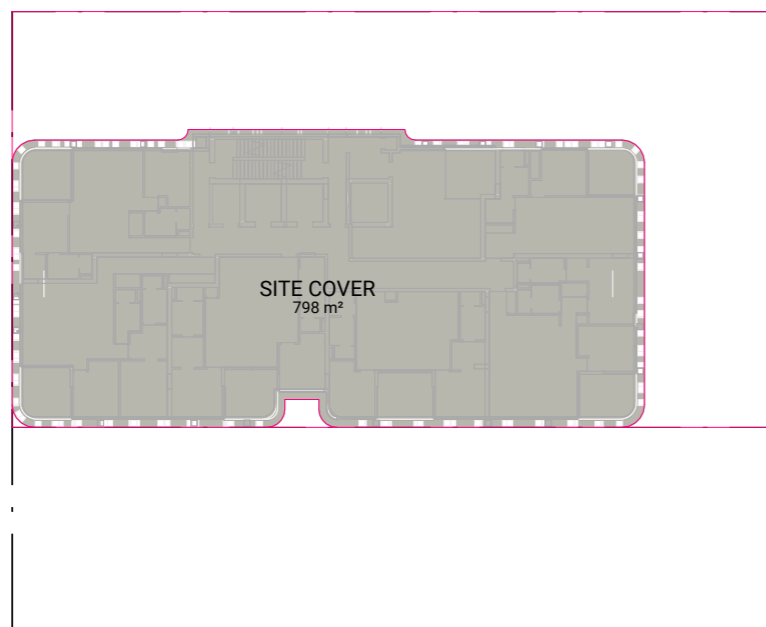
According to the Brisbane City Council (BCC) definition, gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for –

- 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.



DA517

SITE COVER + GFA - LEVEL 13 - RESIDENTIAL

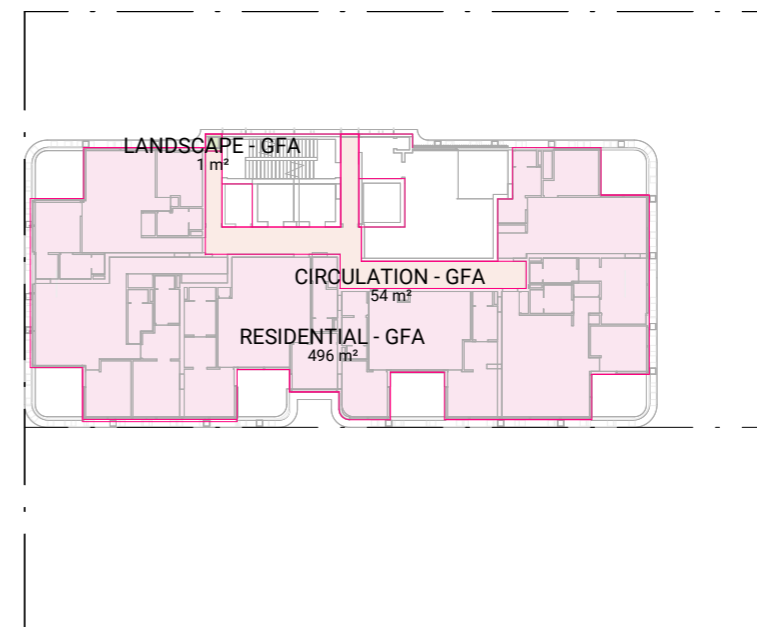


SITE AREA REMAINING	585 m ²	42%
SITE COVER	798 m ²	58%
	1383 m ²	100%

***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 —

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- a sun shade.

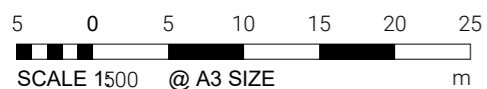


CIRCULATION - GFA	54.3 m ²
LANDSCAPE - GFA	1.2 m ²
RESIDENTIAL - GFA	495.6 m ²
TOTAL GFA	551.1 m²

***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 —

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- a mall; or
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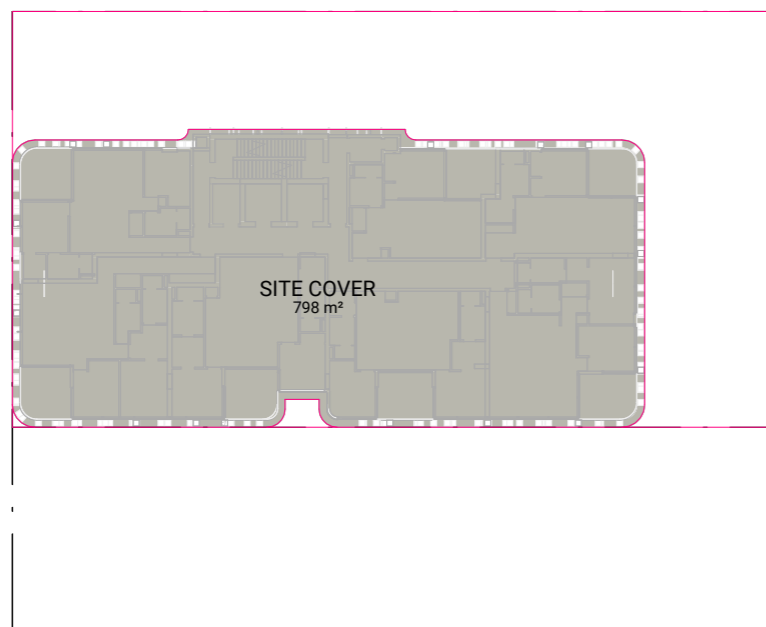


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DA518

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

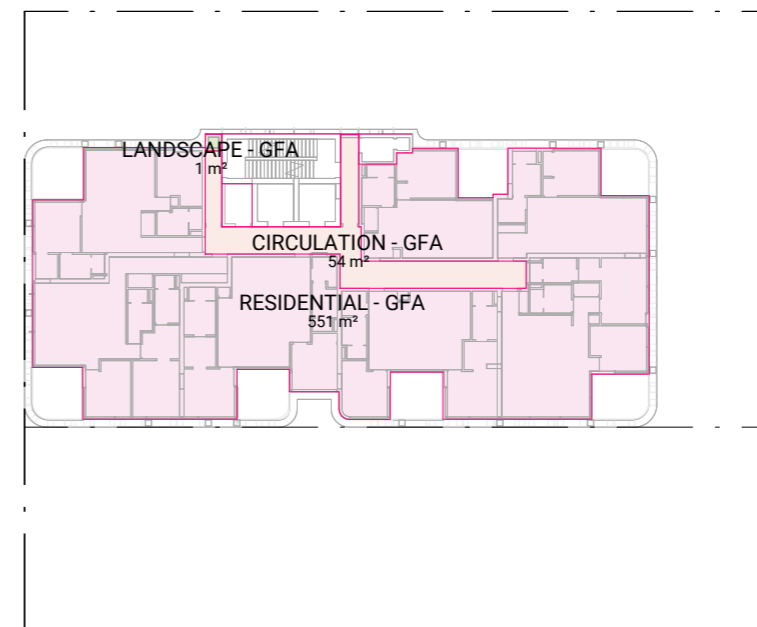


SITE AREA REMAINING	585 m ²	42%
SITE COVER	798 m ²	58%
	1383 m ²	100%

***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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- the eaves of a building; or
- a sun shade.

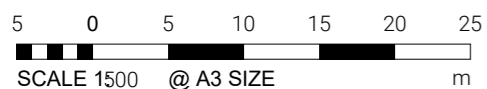


CIRCULATION - GFA	54.2 m ²
LANDSCAPE - GFA	1.2 m ²
RESIDENTIAL - GFA	551.5 m ²
TOTAL GFA	606.9 m²

***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 –

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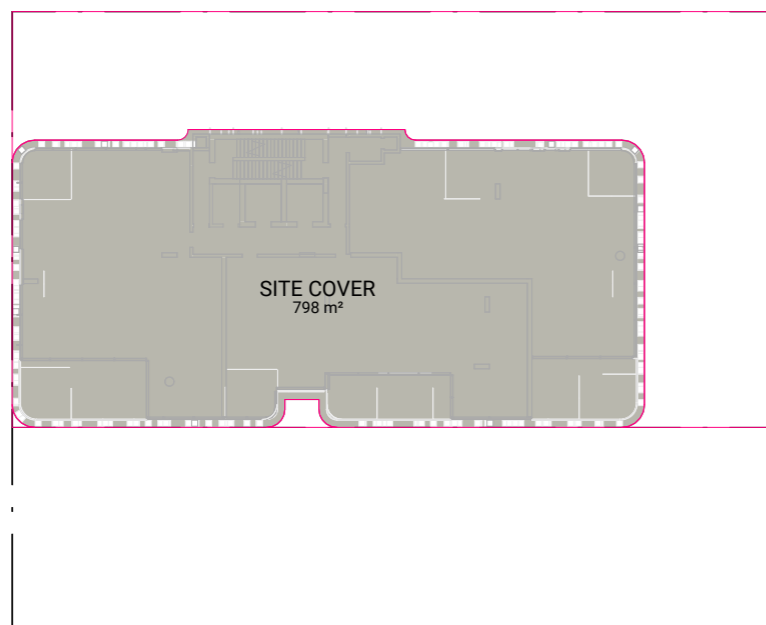


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DA519

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

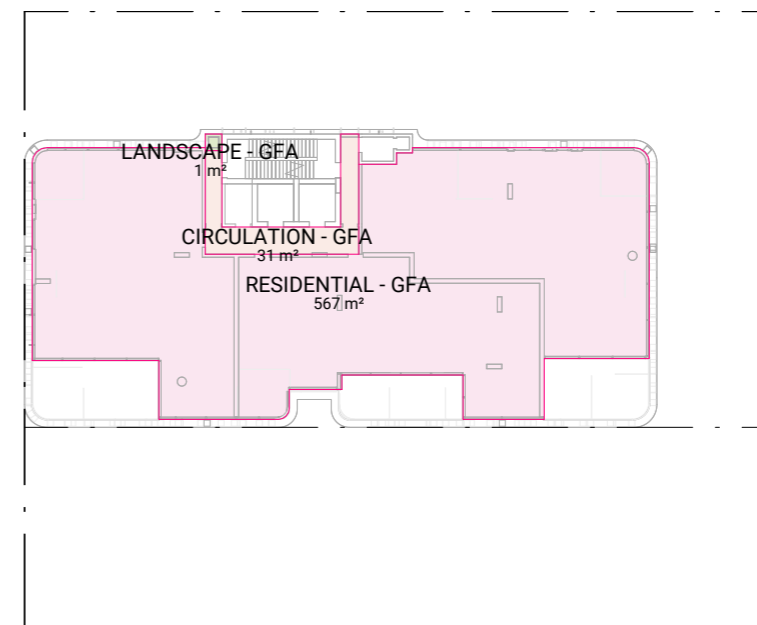


SITE AREA REMAINING	585 m ²	42%
SITE COVER	798 m ²	58%
	1383 m ²	100%

***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 —

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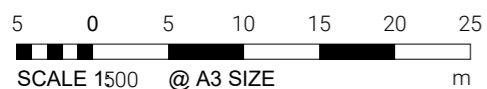


CIRCULATION - GFA	31.2 m ²
LANDSCAPE - GFA	1.2 m ²
RESIDENTIAL - GFA	567.4 m ²
TOTAL GFA	599.8 m²

***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 —

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- a mall; or
- parking, loading or manoeuvring vehicles; or
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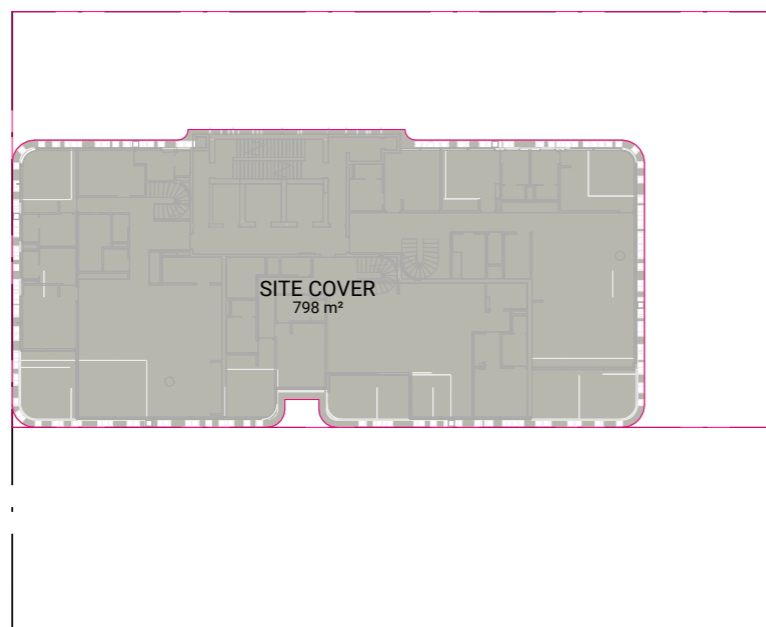


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DA520

SITE COVER + GFA - LEVEL 21 - PENTHOUSES LOWER

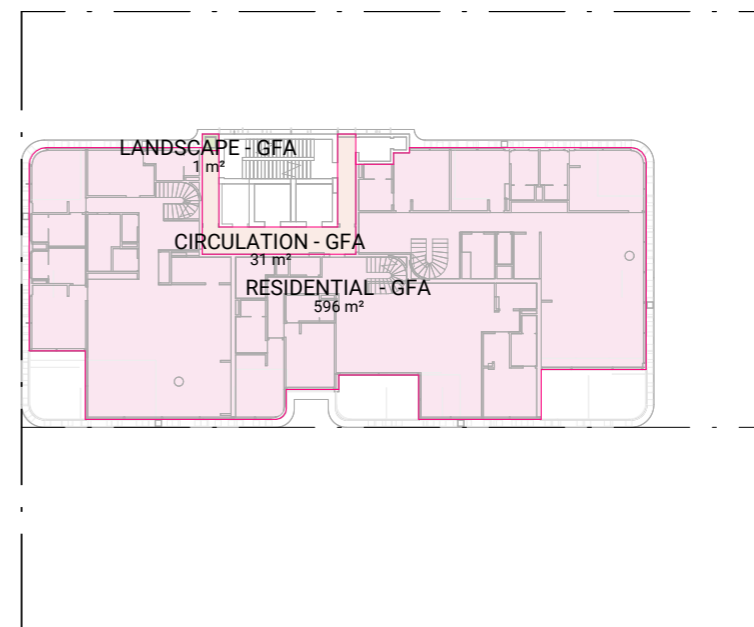


SITE AREA REMAINING	585 m ²	42%
SITE COVER	798 m ²	58%
	1383 m ²	100%

***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 sun shade.

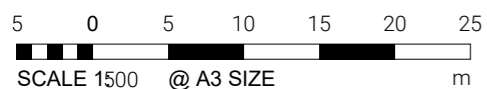


CIRCULATION - GFA	31.2 m ²
LANDSCAPE - GFA	1.2 m ²
RESIDENTIAL - GFA	596.2 m ²
TOTAL GFA	628.6 m²

***GROSS FLOOR AREA (GFA)**

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- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.

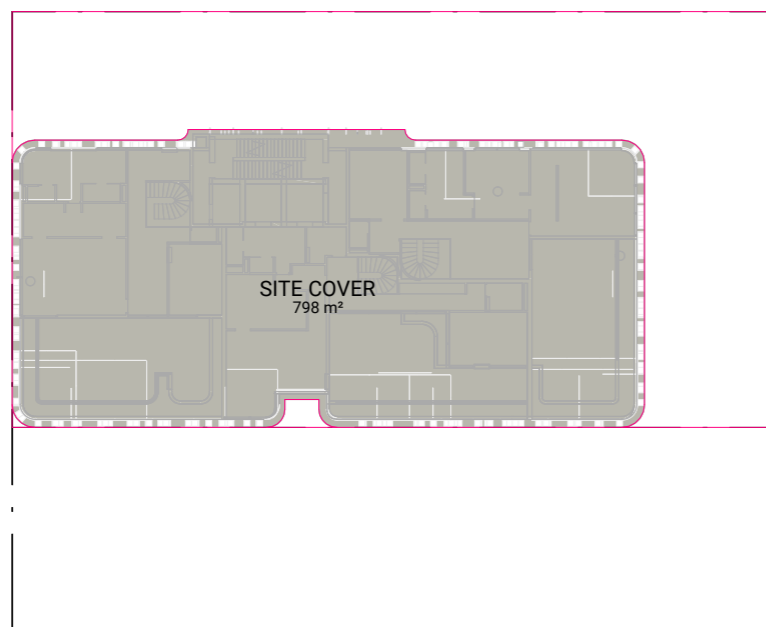


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DA521

SITE COVER + GFA - LEVEL 22 - PENTHOUSES UPPER

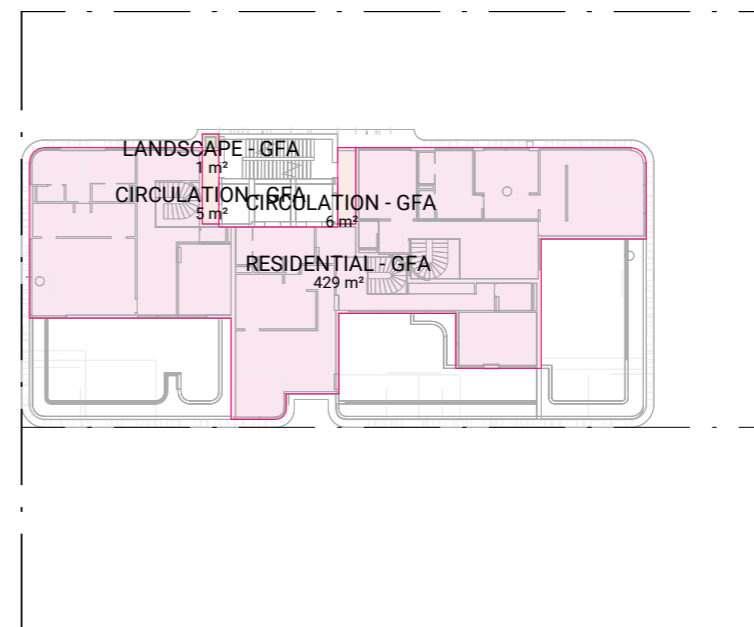


SITE AREA REMAINING	585 m ²	42%
SITE COVER	798 m ²	58%
	1383 m ²	100%

***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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- the eaves of a building; or
- a sun shade.

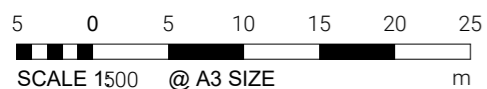


CIRCULATION - GFA	11.4 m ²
LANDSCAPE - GFA	1.2 m ²
RESIDENTIAL - GFA	428.5 m ²
TOTAL GFA	441.1 m²

***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.

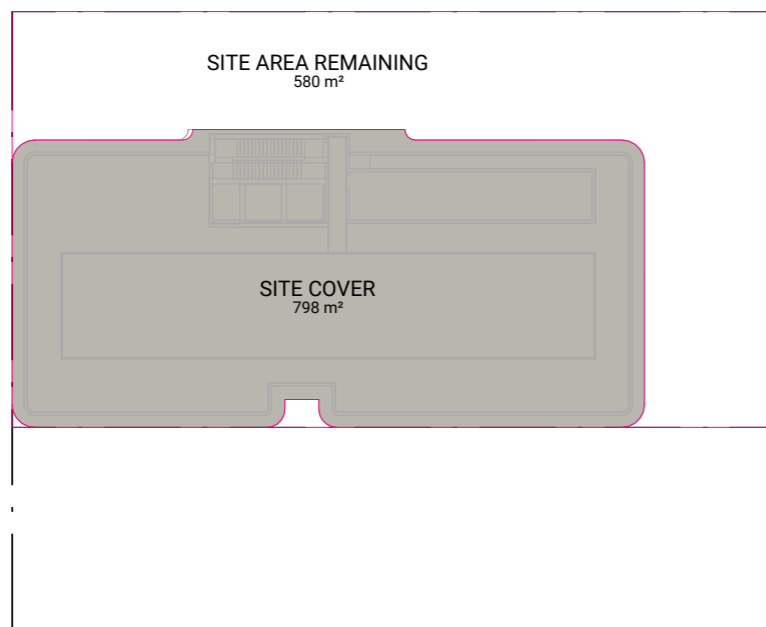


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DA522

SITE COVER + GFA - LEVEL 23 - ROOF

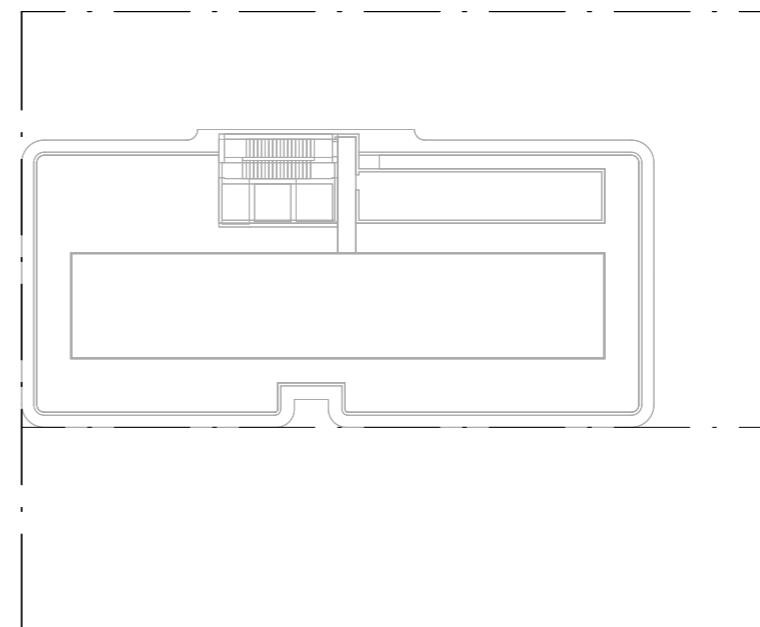


SITE AREA REMAINING	586 m ²	42%
SITE COVER	798 m ²	58%
	1383 m ²	100%

***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 –

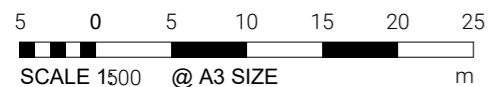
- in a landscaped or open space area, including, for example, a gazebo or shade structure; or
- a basement that is completely below ground level and used for car parking; or
- the eaves of a building; or
- a sun shade.



***GROSS FLOOR AREA (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
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- parking, loading or manoeuvring vehicles; or
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DA580 COMMUNAL OPEN SPACE PLANS

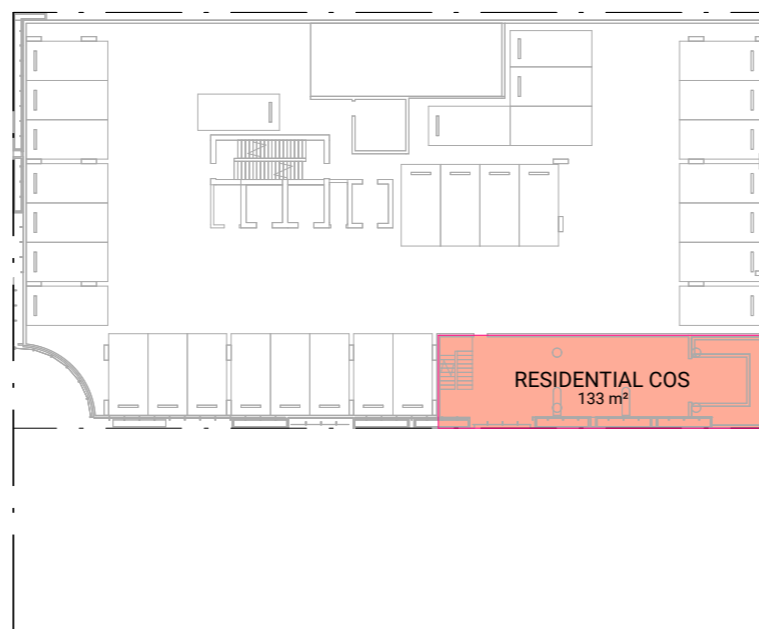
COMMUNAL OPEN SPACE

- 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	733m ²
HOTEL COS	220m 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	733m ²	220m ²
TOTAL	909m²	427m²
TOTAL OVERALL COS	1336m²	
RATIO COS TO SITE AREA	96.60%	
TOTAL RESIDENTIAL GFA	5843m²	
RATIO RESI COS TO GFA	15.55%	



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