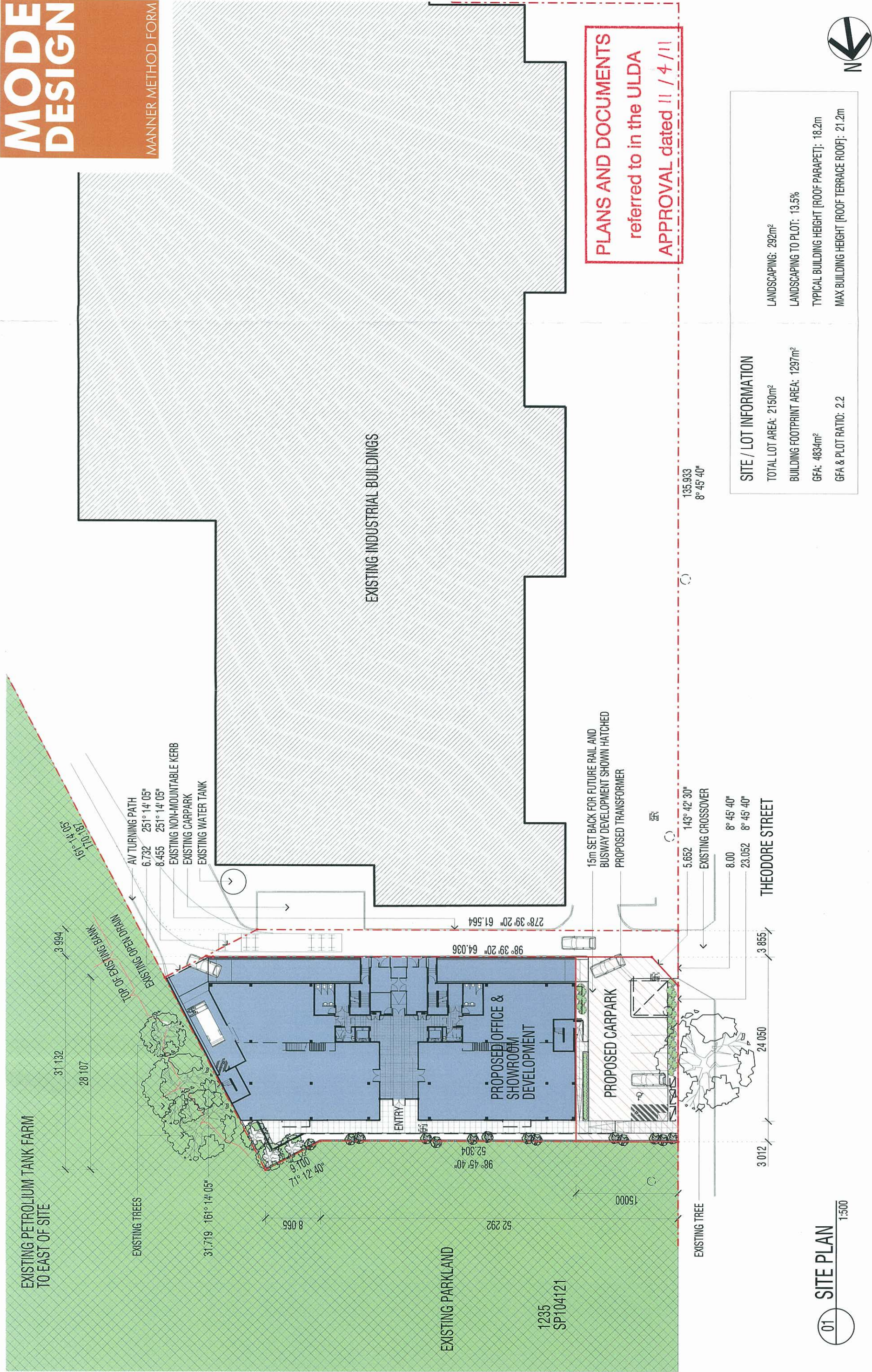




PLANS AND DOCUMENTS
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APPROVAL dated 11 / 4 / 11

SITE / LOT INFORMATION	
TOTAL LOT AREA: 2150m ²	LANDSCAPING: 292m ²
BUILDING FOOTPRINT AREA: 1297m ²	LANDSCAPING TO PLOT: 13.5%
GFA: 4834m ²	TYPICAL BUILDING HEIGHT [ROOF PARAPET]: 18.2m
GFA & PLOT RATIO: 2.2	MAX BUILDING HEIGHT [ROOF TERRACE ROOF]: 21.2m

01 SITE PLAN
1:500

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

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PROJECT No: 09378BNE
DATE: JUNE 2010
SCALE: 1:500 @ A3
DRAWING No: DD010_A

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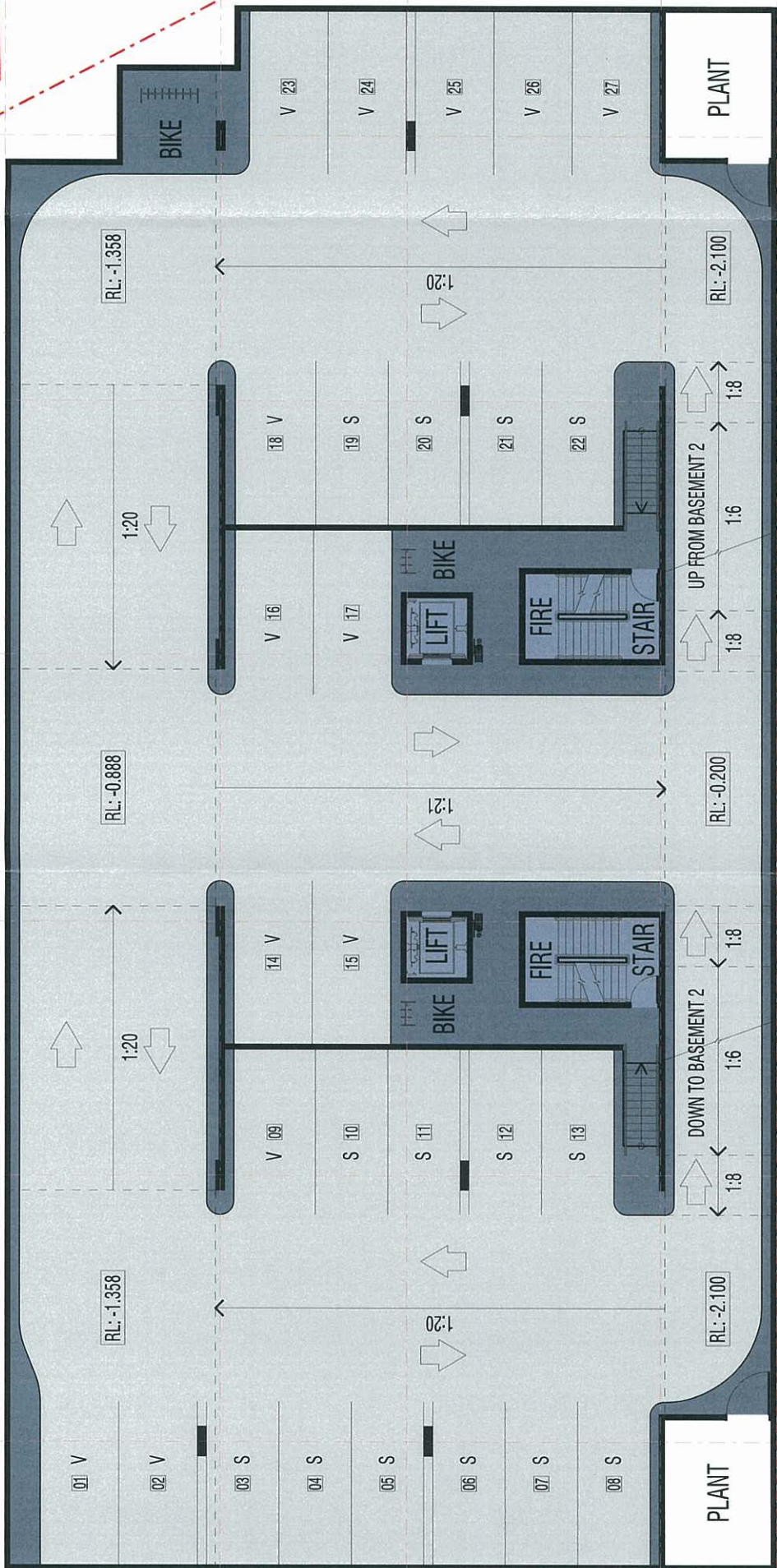
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BASEMENT LEVEL 1 CARPARK

GROSS FLOOR AREA: 33 m²
[S] STAFF PARKING SPACE @ 2400: 14
[V] VISITOR PARKING SPACE @ 2600: 13
BICYCLE PARKING: 11

PLANS AND DOCUMENTS
referred to in the ULDA
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4290 8800 8800 8800 8800



01 FLOOR PLAN - BASEMENT LEVEL 1
1:200

PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM
FLOOR PLAN - BASEMENT LEVEL 1

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DATE: JUNE 2010
SCALE: 1:200 @ A3
DRAWING No: DD100_A

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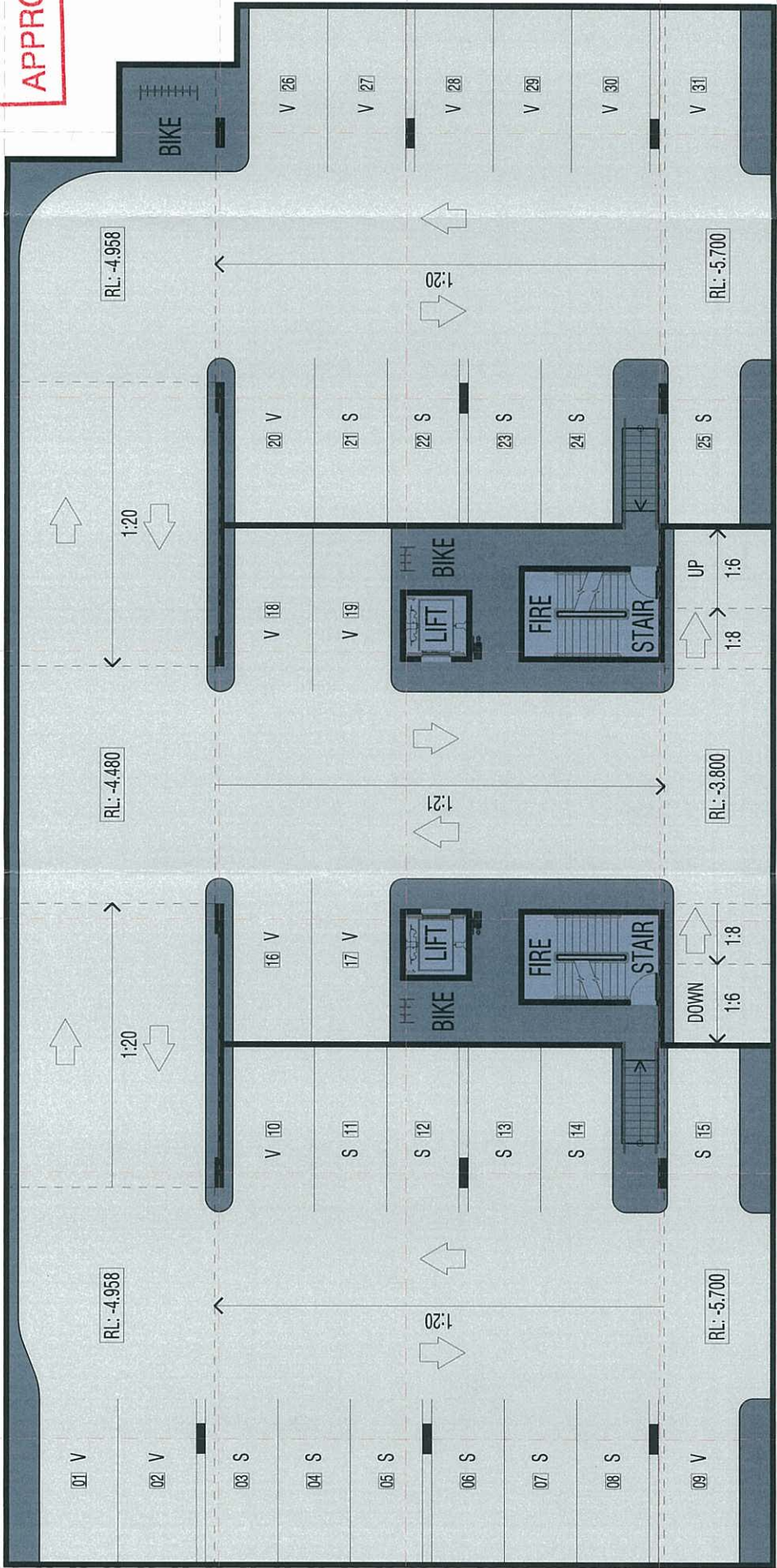
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BASEMENT LEVEL 2 CARPARK

GROSS FLOOR AREA: 33 m²
[S] STAFF PARKING SPACE @ 2400: 16
[V] VISITOR PARKING SPACE @ 2600: 15
BICYCLE PARKING: 11

PLANS AND DOCUMENTS
referred to in the ULDA
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4290 8800 8800 8800 8800



01 FLOOR PLAN - BASEMENT LEVEL 2
1:200

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

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SCALE: 1:200 @ A3
DRAWING No: DD101_A

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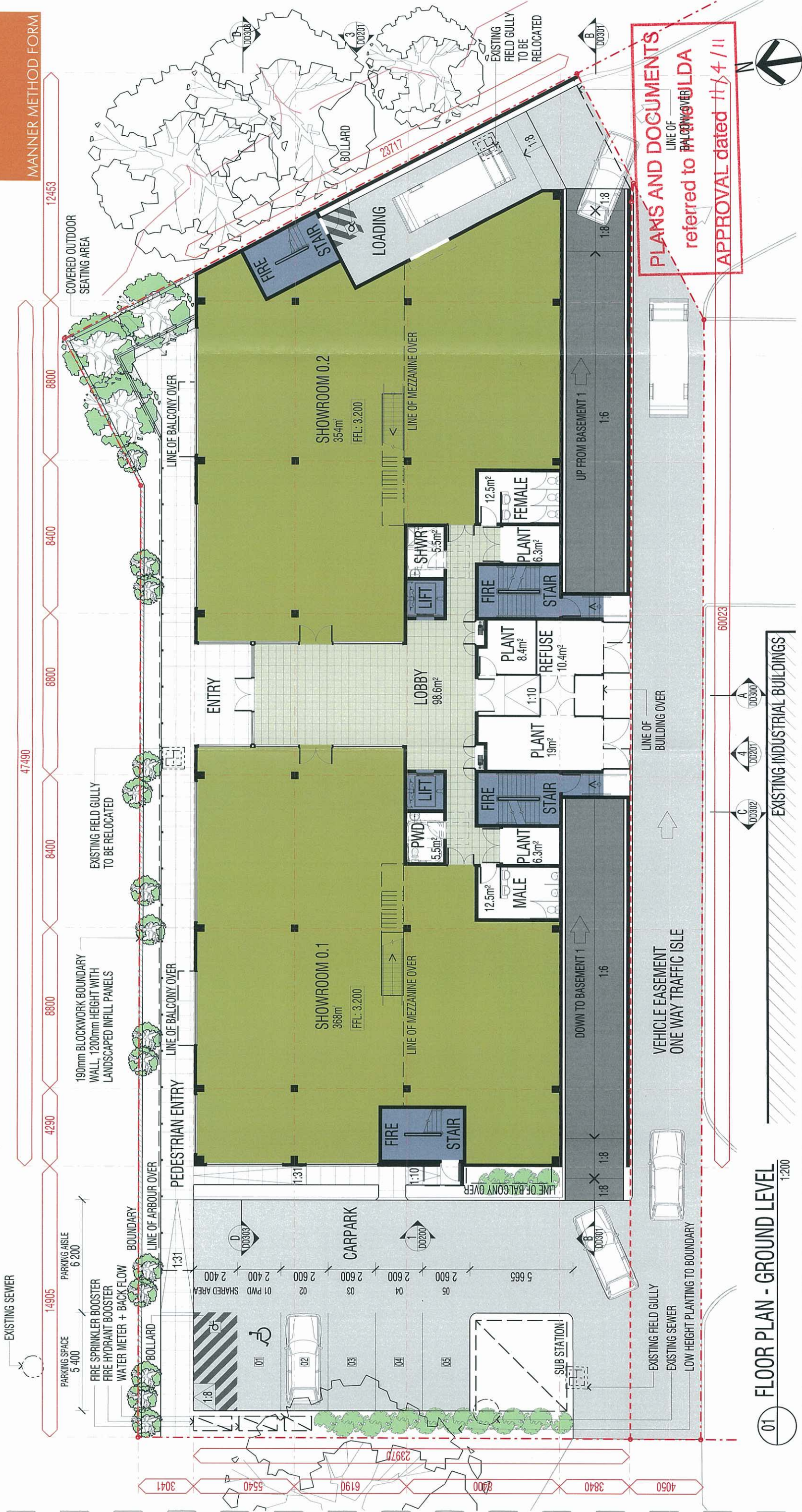
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GROUND FLOOR

GROSS FLOOR AREA: 801m²
NET LETTABLE AREA: 722m²
90% NET AREA OF GROSS FLOOR AREA

LEGEND

NEW TREE
EXISTING TREE



01 FLOOR PLAN - GROUND LEVEL
1:200

PLANS AND DOCUMENTS
referred to in the BALCONY OVER
APPROVAL dated 11/4/11

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

PROJECT No: 09378BNE
DATE: JUNE 2010
SCALE: 1:200 @ A3
DRAWING No: DD102_B

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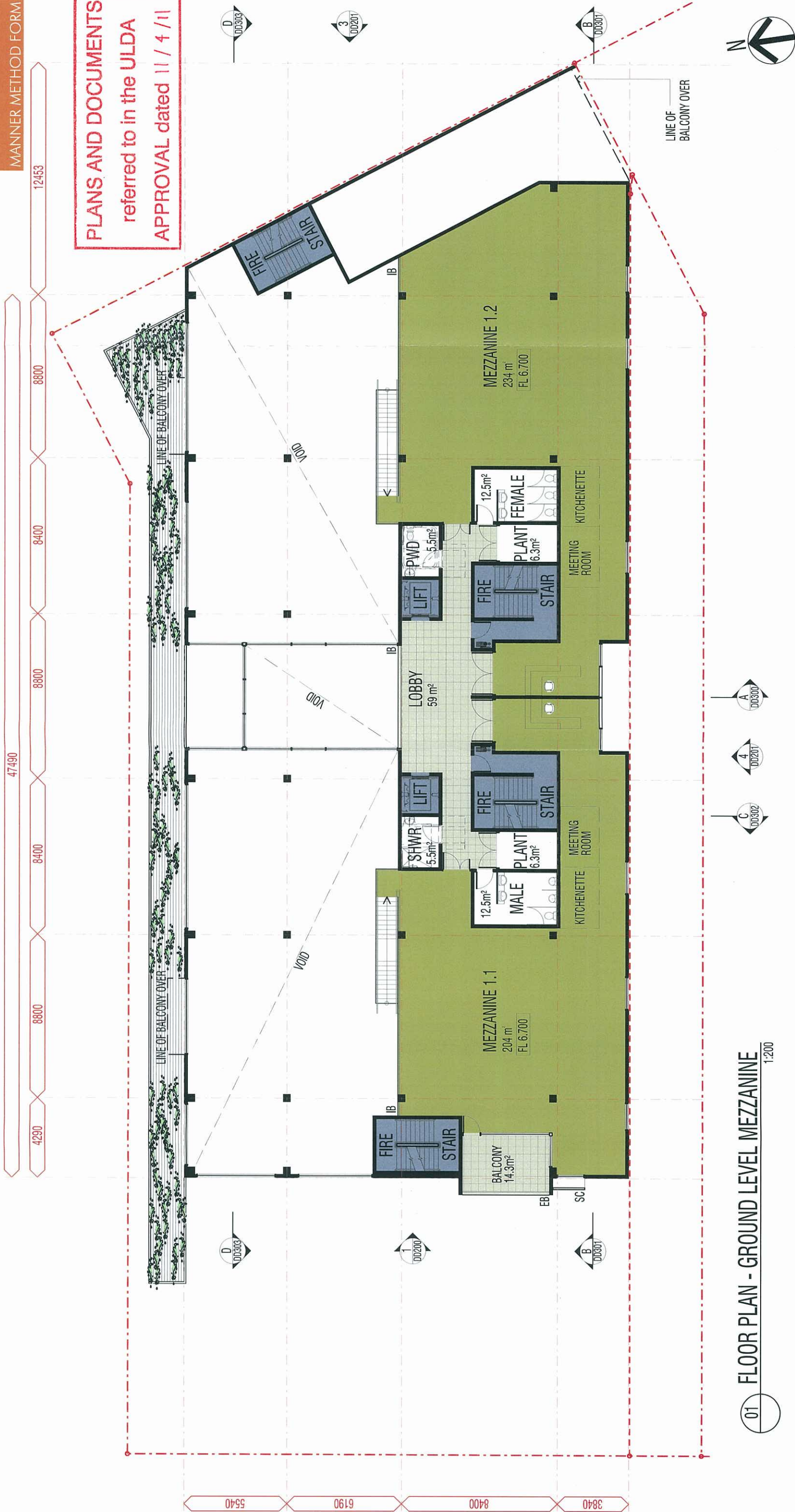
MEZZANINE FLOOR

GROSS FLOOR AREA: 581 m²
NET LETTABLE AREA: 438m²
75% NET AREA OF GROSS FLOOR AREA

LEGEND

- IB INTERNAL BALUSTRADE
- EB EXTERNAL BALUSTRADE
- SC SUN SCREEN

PLANS AND DOCUMENTS
referred to in the ULDA
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01 FLOOR PLAN - GROUND LEVEL MEZZANINE 1:200

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

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SCALE: 1:200 @ A3
DRAWING No: DD103_B

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OFFICE LEVEL 1

GROSS FLOOR AREA: 1123 m²
NET LETTABLE AREA: 949m²
85% NET AREA OF GROSS FLOOR AREA

LEGEND

IB INTERNAL BALUSTRADE
EB EXTERNAL BALUSTRADE
SC SUN SCREEN

PLANS AND DOCUMENTS
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01 FLOOR PLAN - OFFICE LEVEL 1
1:200

PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM
FLOOR PLAN - OFFICE LEVEL 1

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OFFICE LEVEL 2

GROSS FLOOR AREA: 1123 m²
NET LETTABLE AREA: 949m²
85% NET AREA OF GROSS FLOOR AREA

LEGEND

IB INTERNAL BALUSTRADE
EB EXTERNAL BALUSTRADE
SC SUN SCREEN

PLANS AND DOCUMENTS
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01 FLOOR PLAN - OFFICE LEVEL 2
1:200

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

PROJECT No: 09378BNE
DATE: JUNE 2010
SCALE: 1:200 @ A3
DRAWING No: DD105_B

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OFFICE LEVEL 3

GROSS FLOOR AREA: 1123 m²
NET LETTABLE AREA: 949m²
85% NET AREA OF GROSS FLOOR AREA

LEGEND

IB INTERNAL BALUSTRADE
EB EXTERNAL BALUSTRADE
SC SUN SCREEN

PLANS AND DOCUMENTS
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01 FLOOR PLAN - OFFICE LEVEL 3 1:200

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

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DATE: JUNE 2010
SCALE: 1:200 @ A3
DRAWING No: DD106_B

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ROOF TERRACE

GROSS FLOOR AREA: 17 m²

LEGEND

- IB INTERNAL BALUSTRADE
- EB EXTERNAL BALUSTRADE
- SC SUN SCREEN



47490

4290

8800

8400

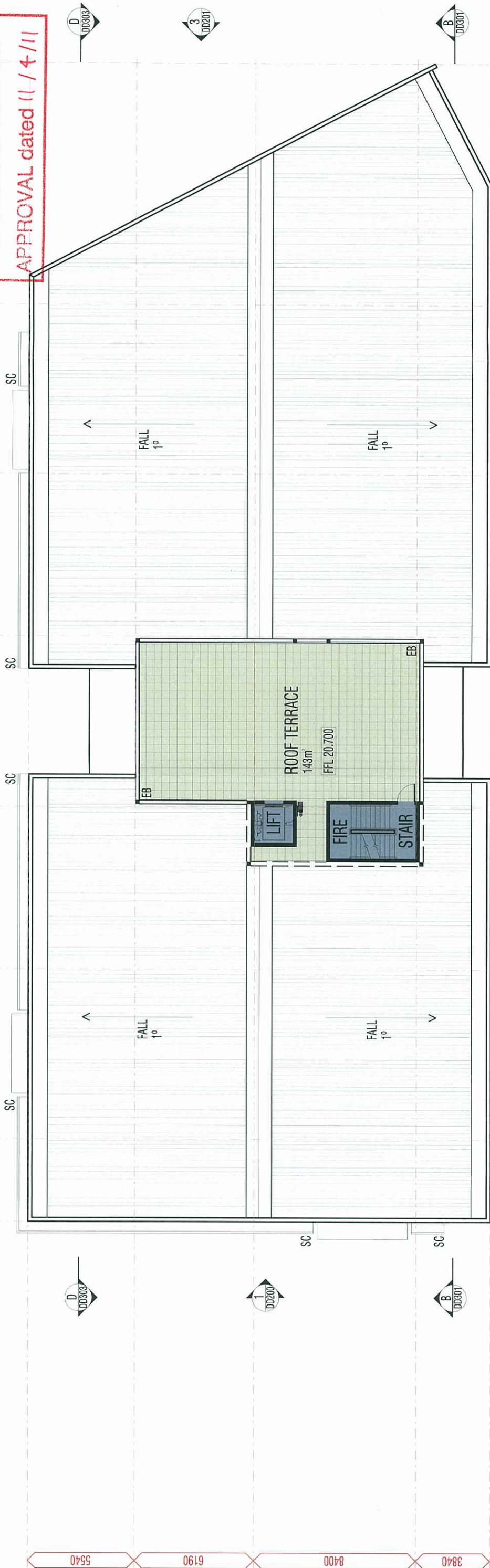
8800

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8800

12453

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01 FLOOR PLAN - ROOF TERRACE LEVEL
1:200

BW
DP
FG
LG
LV
PC
SC
ZC

1:200

Brisbane	Sunshine Coast	Sydney	Darwin
1	1	1	1
2	2	2	2
3	3	3	3
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100	100	100	100

ELEVATION MATERIAL LEGEND

- BW BLOCKWORK WALL
- DP DOWNPIPE
- FG FIXED GLASS
- LG LOUVERED GATES
- LV LOUVERS
- PC PRECAST CONCRETE
- SC SUN SCREENING
- ZC ZINC CLADDING

PLANS AND DOCUMENTS
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01 ELEVATION 2 - NORTH
1:200

PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM
ELEVATIONS - NORTH

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BW/
DP
FG
LG
LV
PC
SC
ZC

Architectural site plan showing proposed office and showroom development, existing industrial buildings, and surrounding boundaries. The plan includes labels for 'BOUNDARY', 'APR', 'RL 24,200 ROOF', 'RL 21,200 ROOF', 'RL 20,700 ROOF TERRACE', 'RL 17,200 OFFICE LEVEL 3', 'RL 13,700 OFFICE LEVEL 2', 'RL 10,200 OFFICE LEVEL 1', 'RL 6,700 SHOWROOM & MEZZANINE', 'RL 3,200 SHOWROOM', 'PC', 'SC', 'BW', 'BALCONY', 'LOADING', 'O CARPARK UP', 'EXISTING INDUSTRIAL BUILDINGS', 'EASEMENT', 'PROPOSED OFFICE AND SHOWROOM DEVELOPMENT', and 'PARKLAND'.

■ PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM ELEVATIONS - EAST

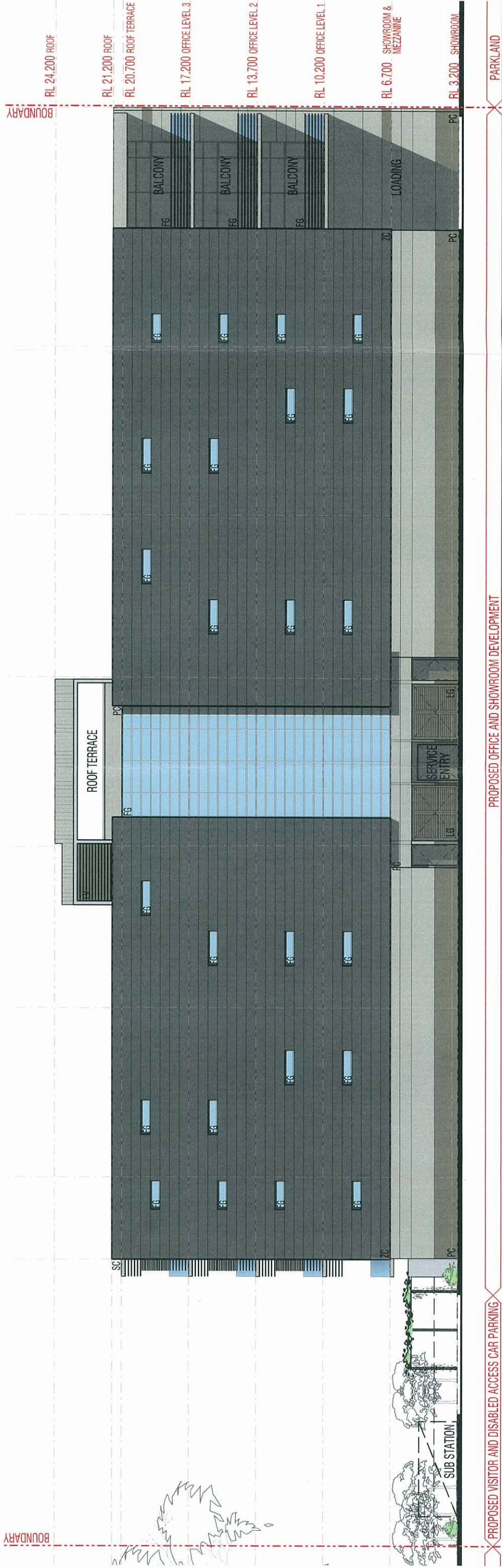
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ELEVATION MATERIAL LEGEND

- BW BLOCKWORK WALL
- DP DOWNPIPE
- FG FIXED GLASS
- LG LOUVERED GATES
- LV LOUVERS
- PC PRECAST CONCRETE
- SC SUN SCREENING
- ZC ZINC CLADDING

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01 ELEVATION 4 - SOUTH
1:200

PROPOSED SHOWROOM AND OFFICES: THEODORE STREET-EAGLE FARM
ELEVATIONS - SOUTH

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