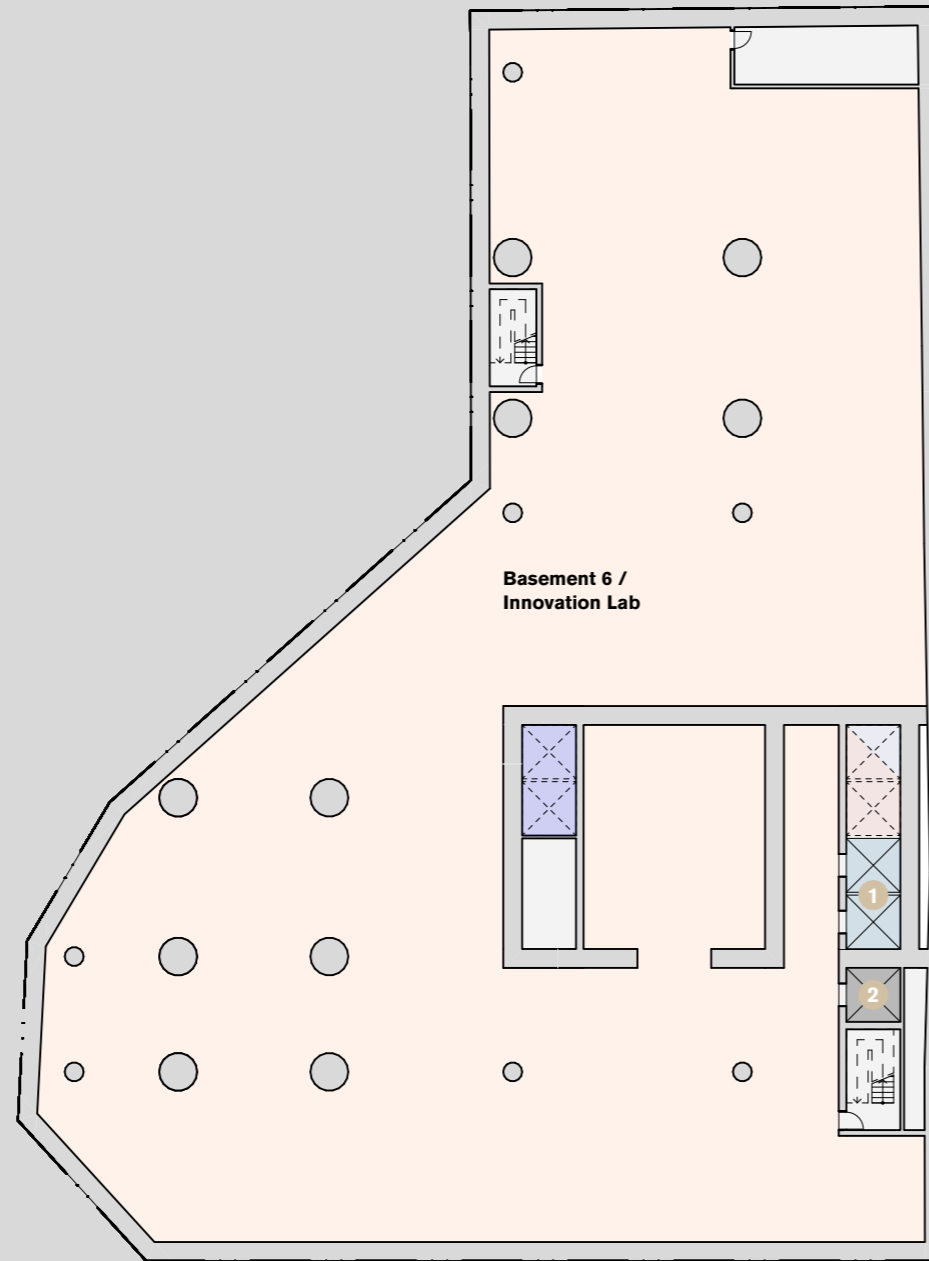


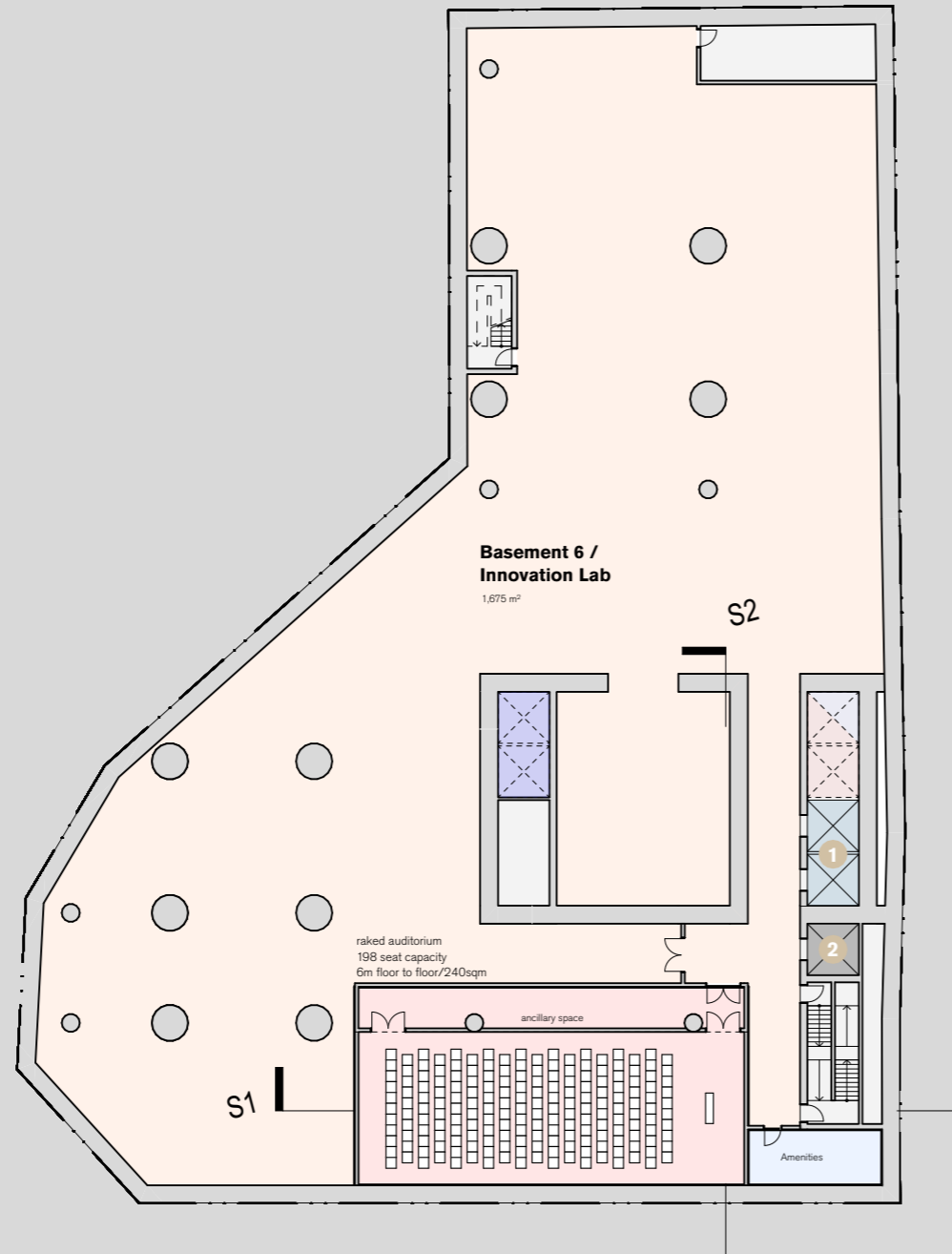
- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift



Legend

- 1** Innovation Lifts
- 2** Innovation Goods Lift

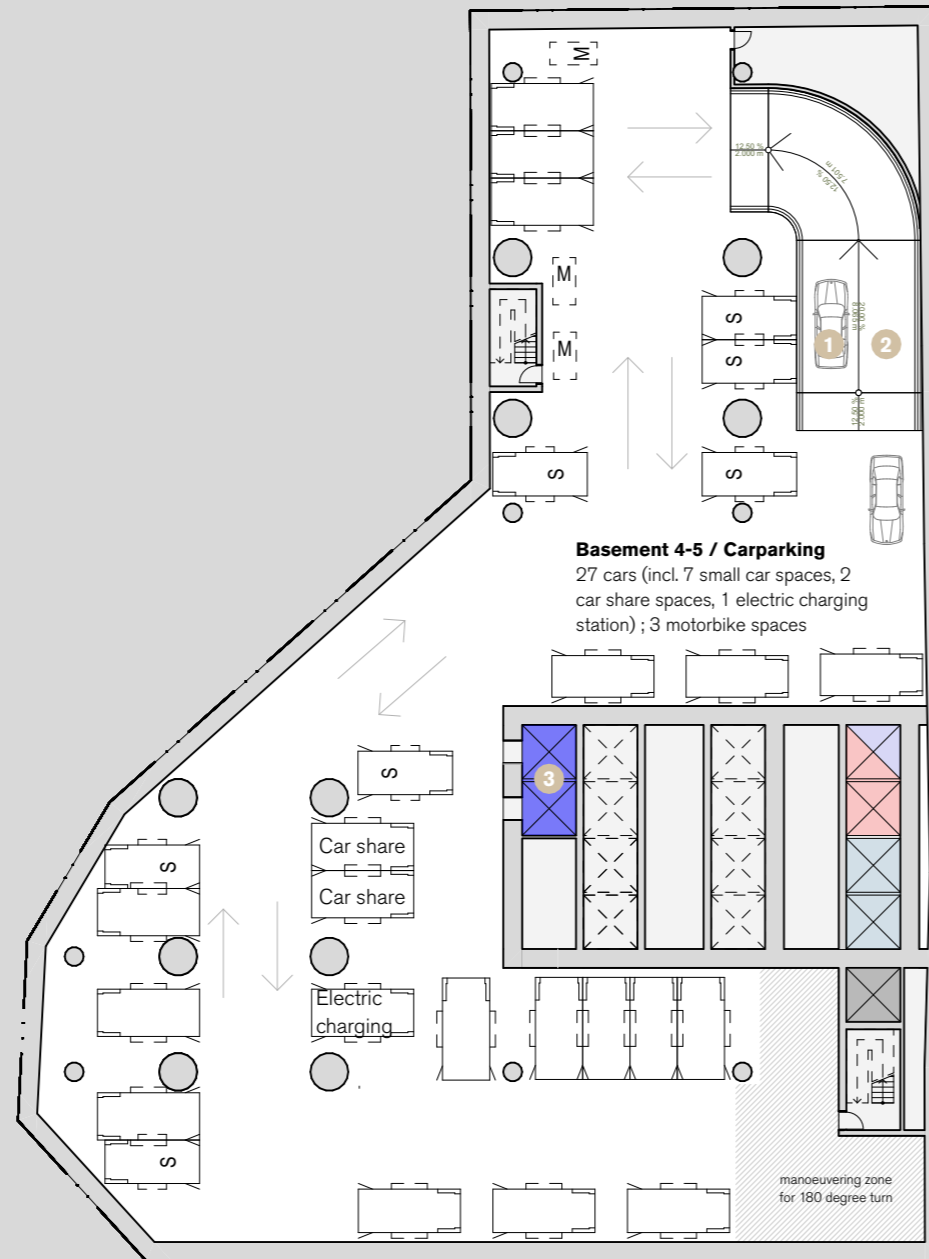
- Carpark lifts
- Commercial low rise lifts
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- Innovation / Hotel facilities lifts
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- Hotel guest / shuttle lifts
- Hotel service lift



Legend

- 1** Innovation Lifts
- 2** Innovation Goods Lift

- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift



Legend

- 1** Vehicle up ramp
- 2** Vehicle down ramp
- 3** Carpark lifts

Carparking Summary

Basement 1 - loading
3 cars (incl. 1 small car space)

Basement 2 - EOT
11 cars (incl. 4 small car spaces)
4 motorbike spaces

Basement 3 - hotel facilities
11 cars (incl. 4 small car spaces)
4 motorbike spaces

Basement 4 - car parking
27 cars (incl. 7 small car spaces, 2 car share spaces, 1 electric charging station, 3 motorbike spaces)

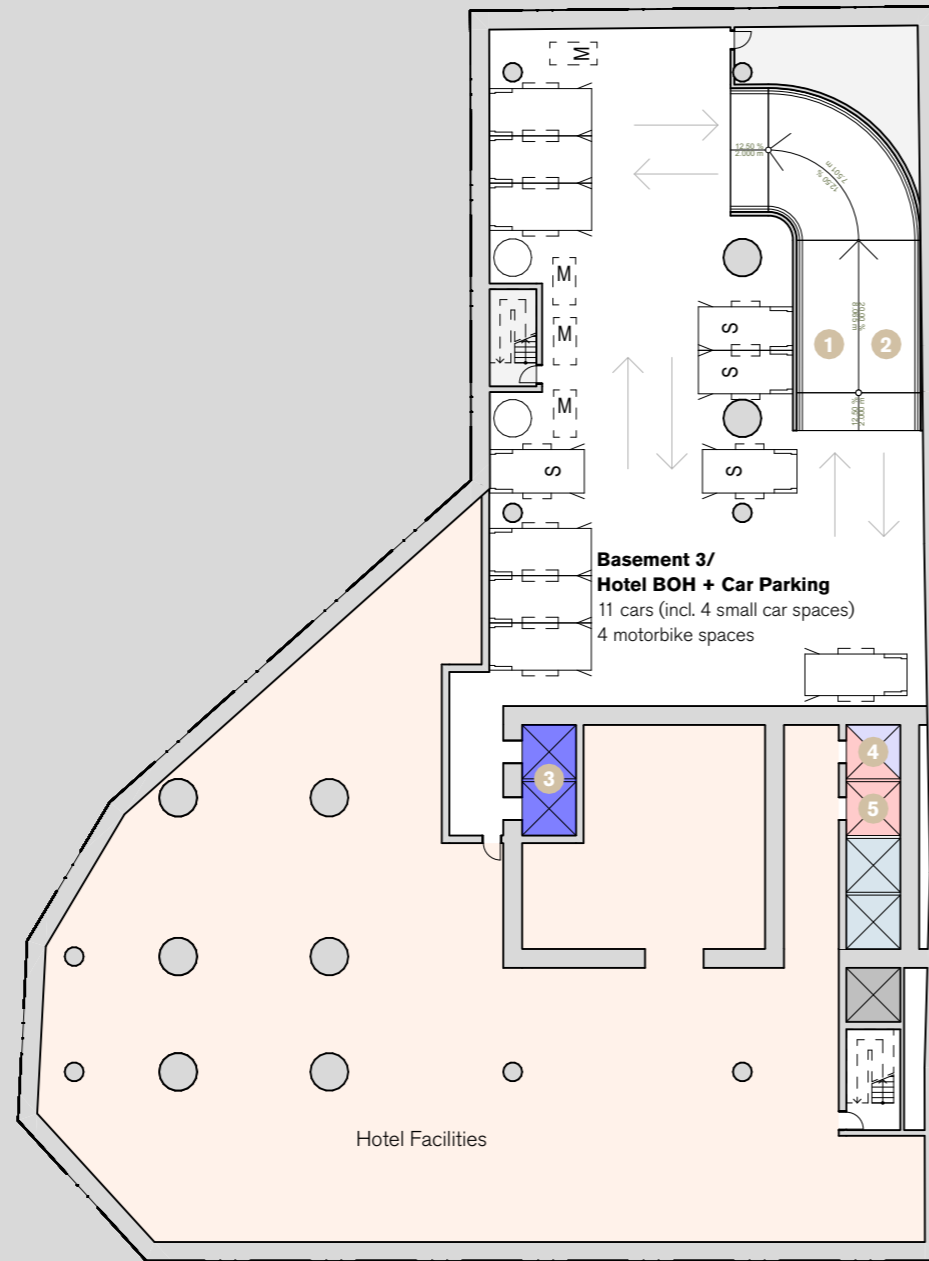
Basement 5 - car parking
27 cars (incl. 7 small car spaces, 2 car share spaces, 1 electric charging station, 3 motorbike spaces)

Basement 6 - innovation lab

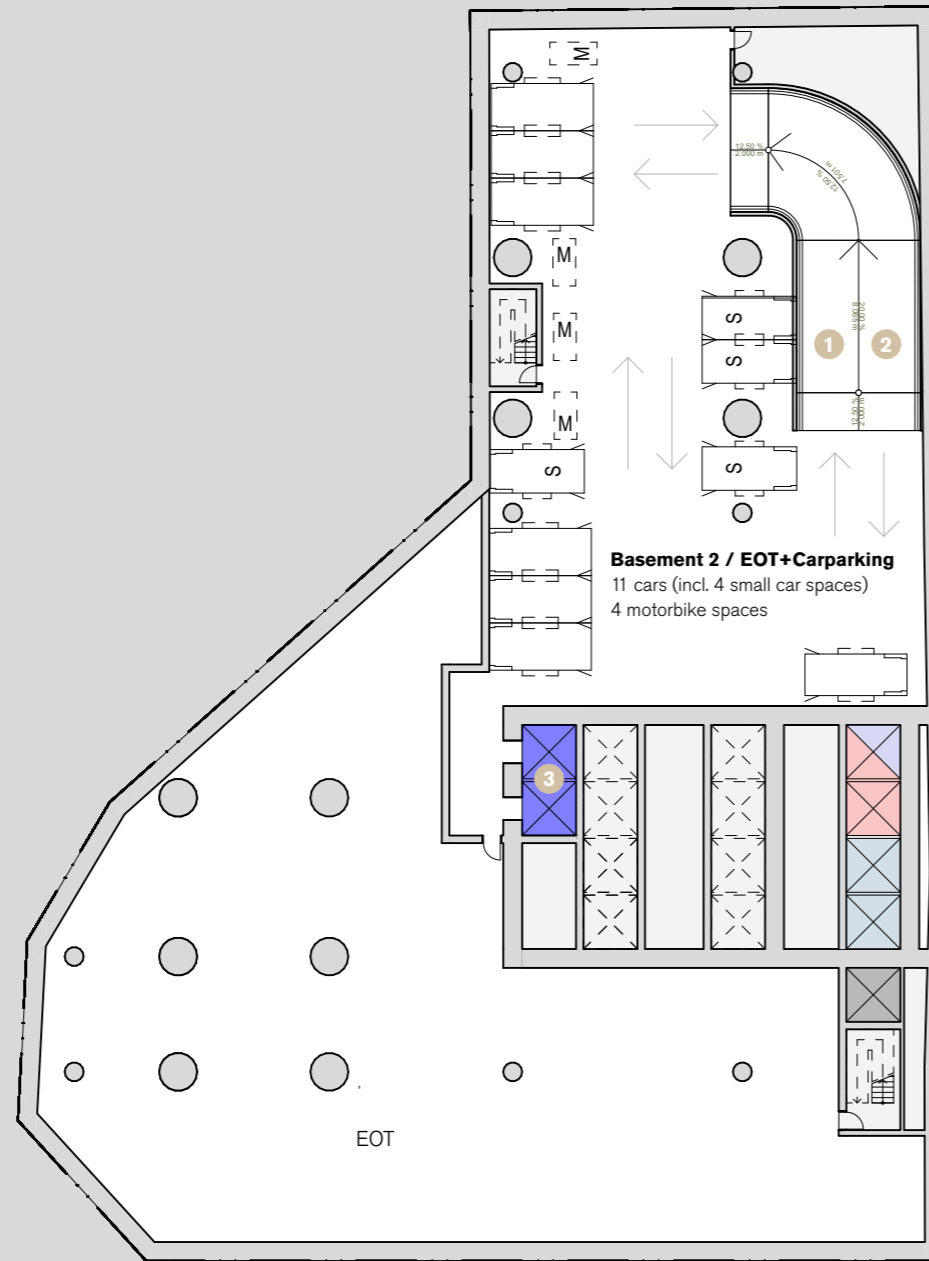
TOTAL
79 cars (incl. 23 small cars, 4 car share spaces, 1 electric charging station)

14 motorbike spaces

- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift



- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift



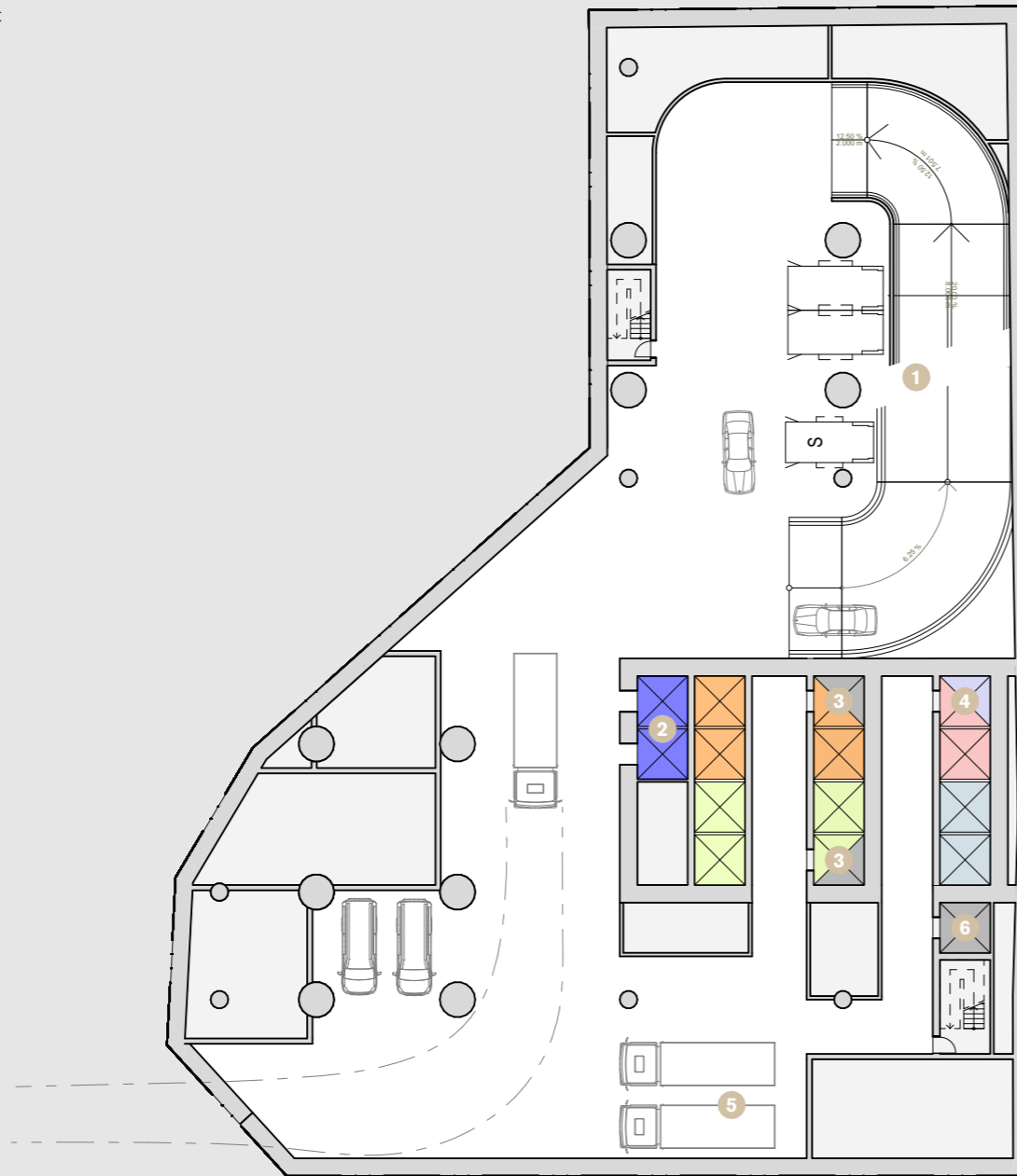
Legend

- 1** Vehicle up ramp
- 2** Vehicle down ramp
- 3** Carpark lifts

- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

Legend

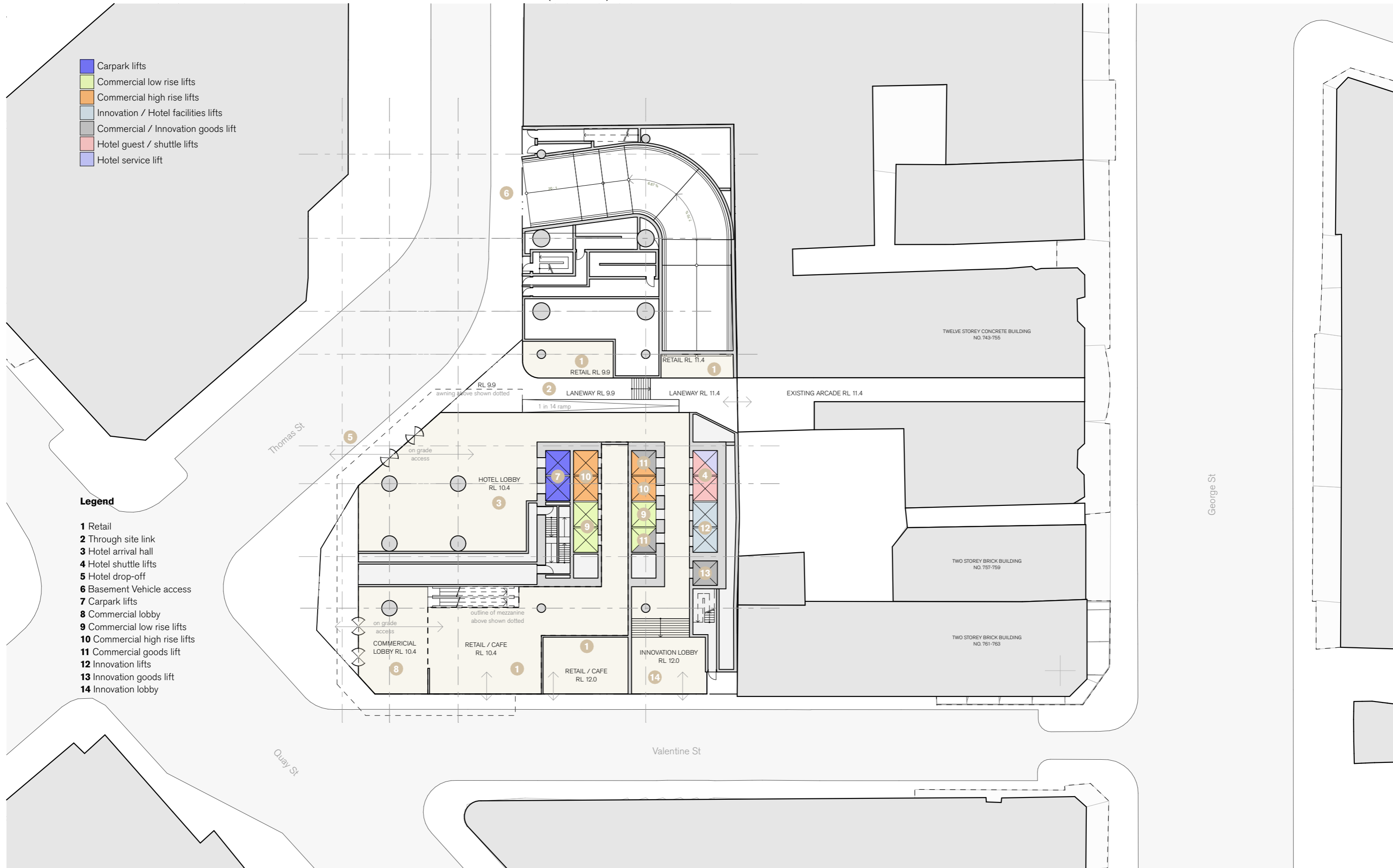
- 1** Vehicle entry from Thomas St
- 2** Carpark lifts
- 3** Commercial goods lift
- 4** Hotel shuttle lifts
- 5** Loading
- 6** Innovation goods lift



- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

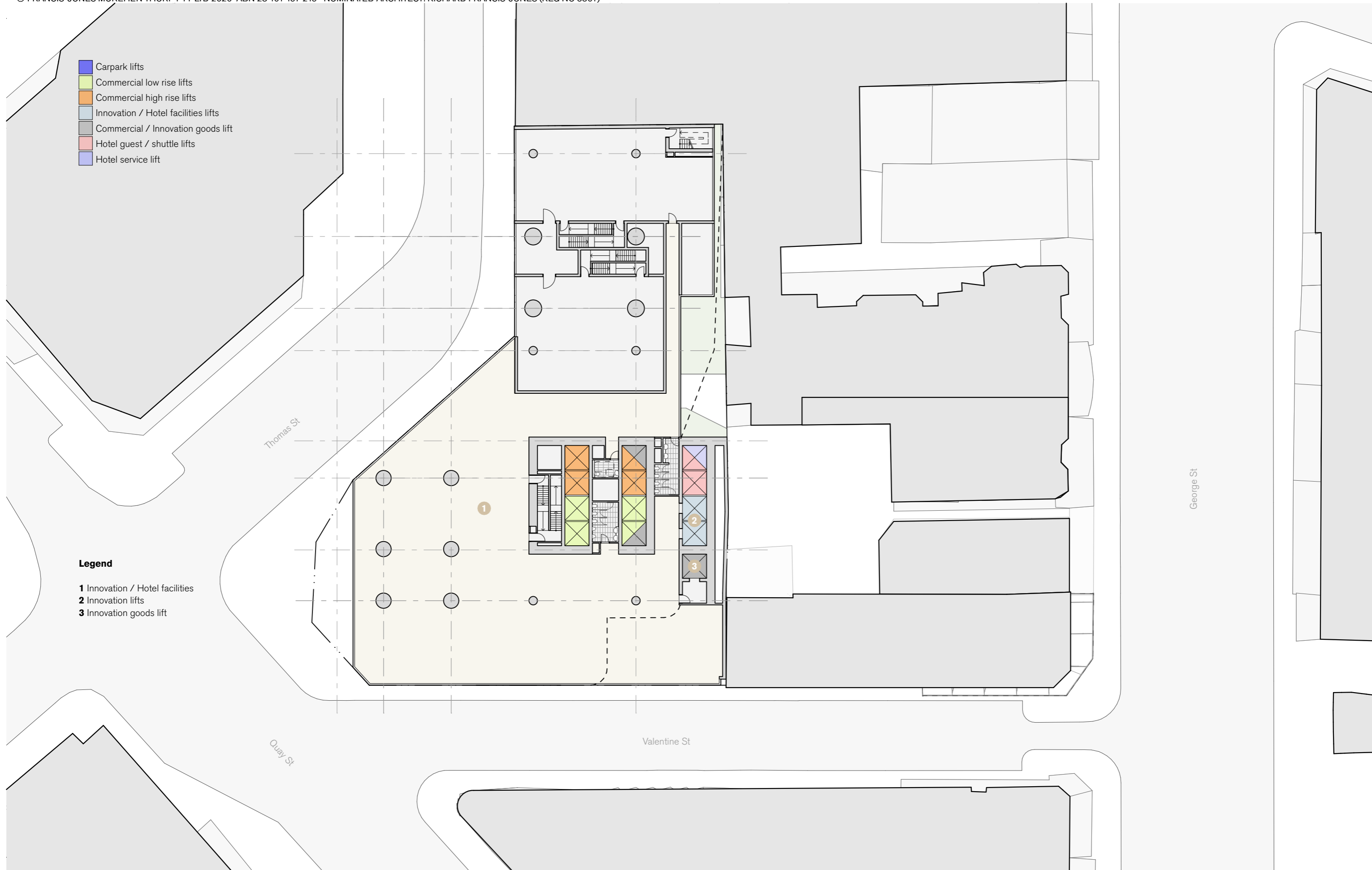
Legend

- 1** Retail
- 2** Through site link
- 3** Hotel arrival hall
- 4** Hotel shuttle lifts
- 5** Hotel drop-off
- 6** Basement Vehicle access
- 7** Carpark lifts
- 8** Commercial lobby
- 9** Commercial low rise lifts
- 10** Commercial high rise lifts
- 11** Commercial goods lift
- 12** Innovation lifts
- 13** Innovation goods lift
- 14** Innovation lobby



- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

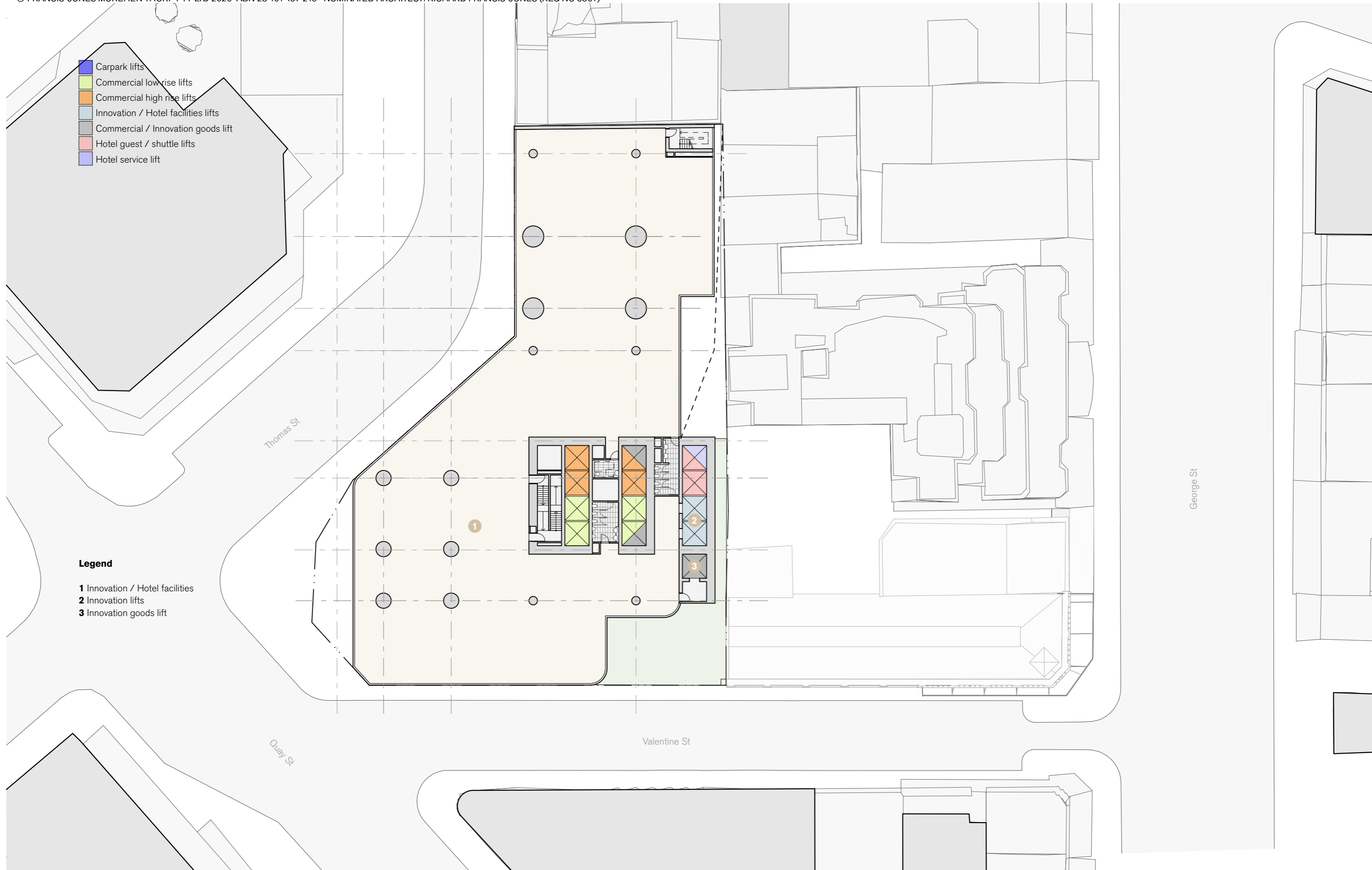
- Legend**
- 1** Innovation / Hotel facilities
 - 2** Innovation lifts
 - 3** Innovation goods lift



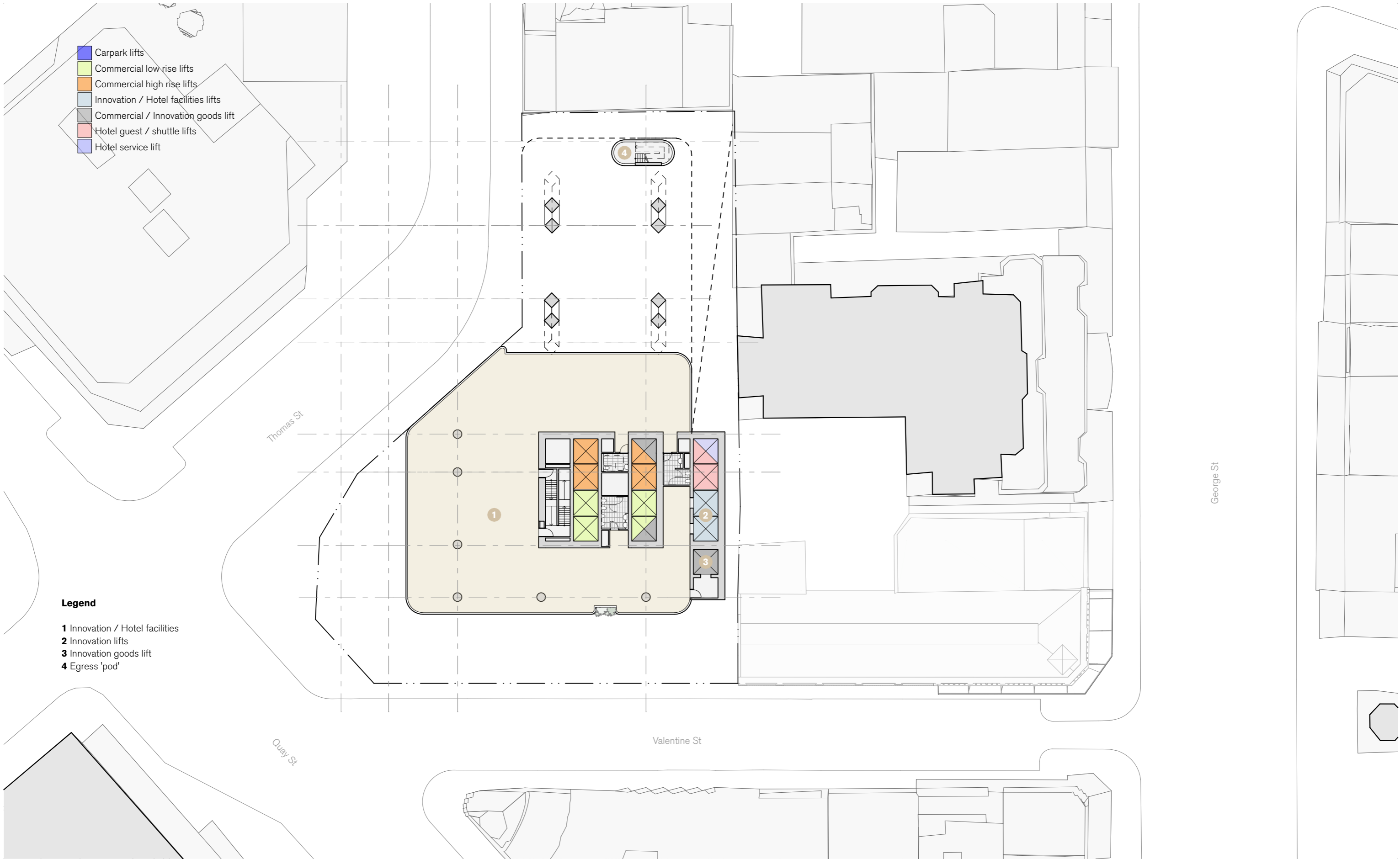
- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

Legend

- 1** Innovation / Hotel facilities
- 2** Innovation lifts
- 3** Innovation goods lift



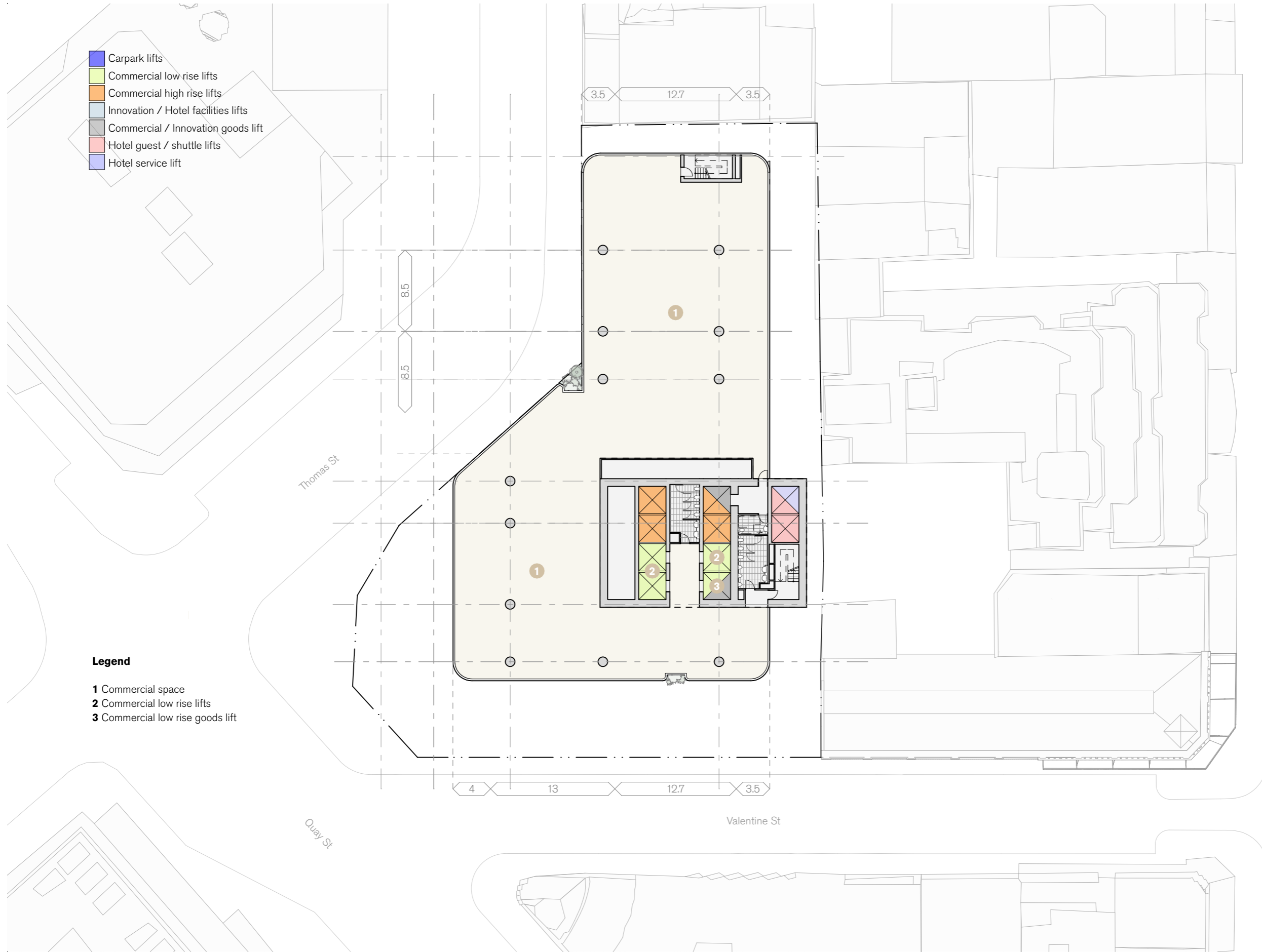




- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

Legend

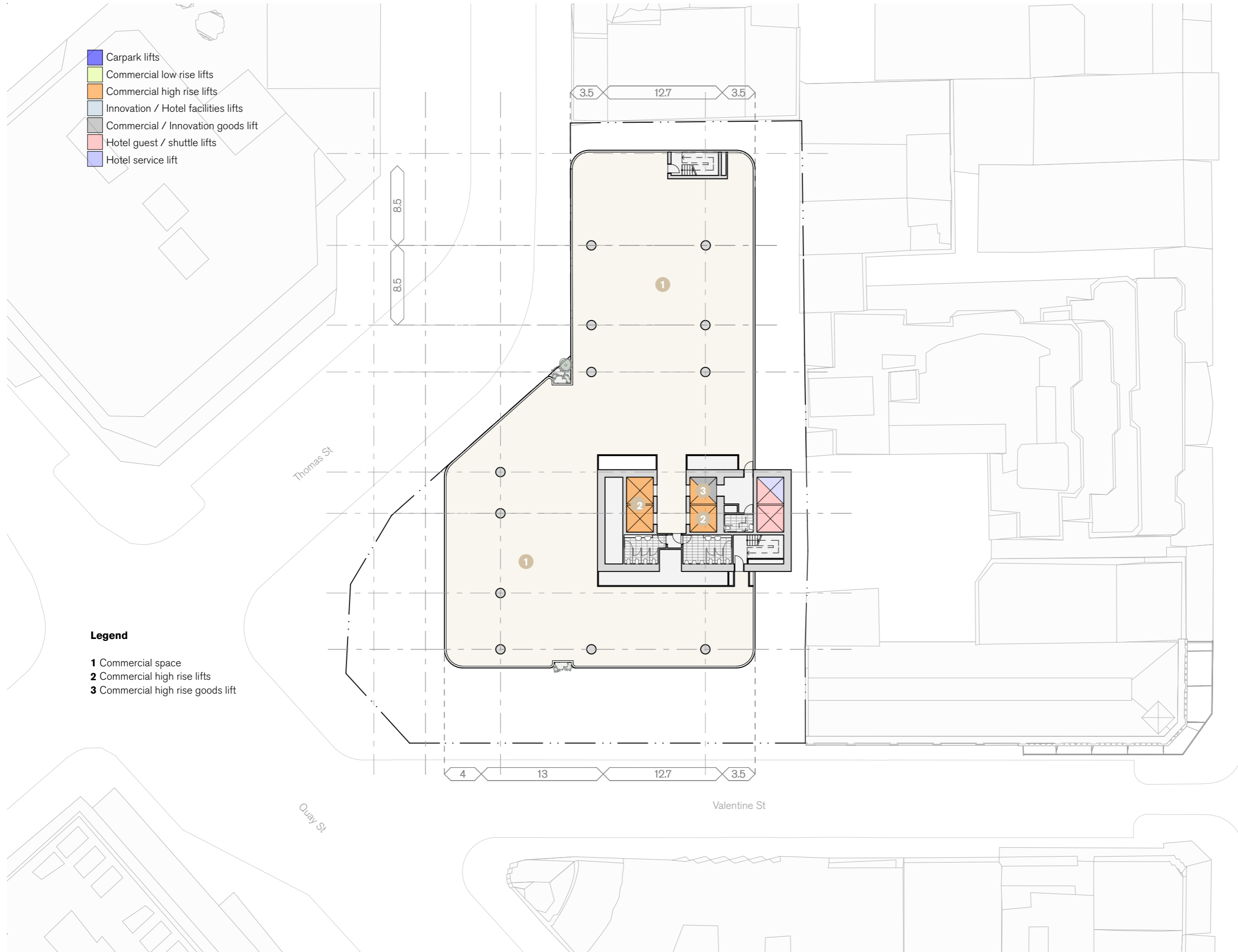
- 1** Commercial space
- 2** Commercial low rise lifts
- 3** Commercial low rise goods lift



- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

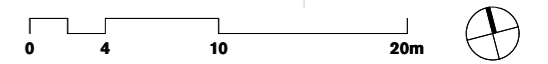
Legend

- 1** Commercial space
- 2** Commercial high rise lifts
- 3** Commercial high rise goods lift



Level 21-33 - Commercial High Rise

GREATON - 187 Thomas St



1:400 @ A3

13/3/20

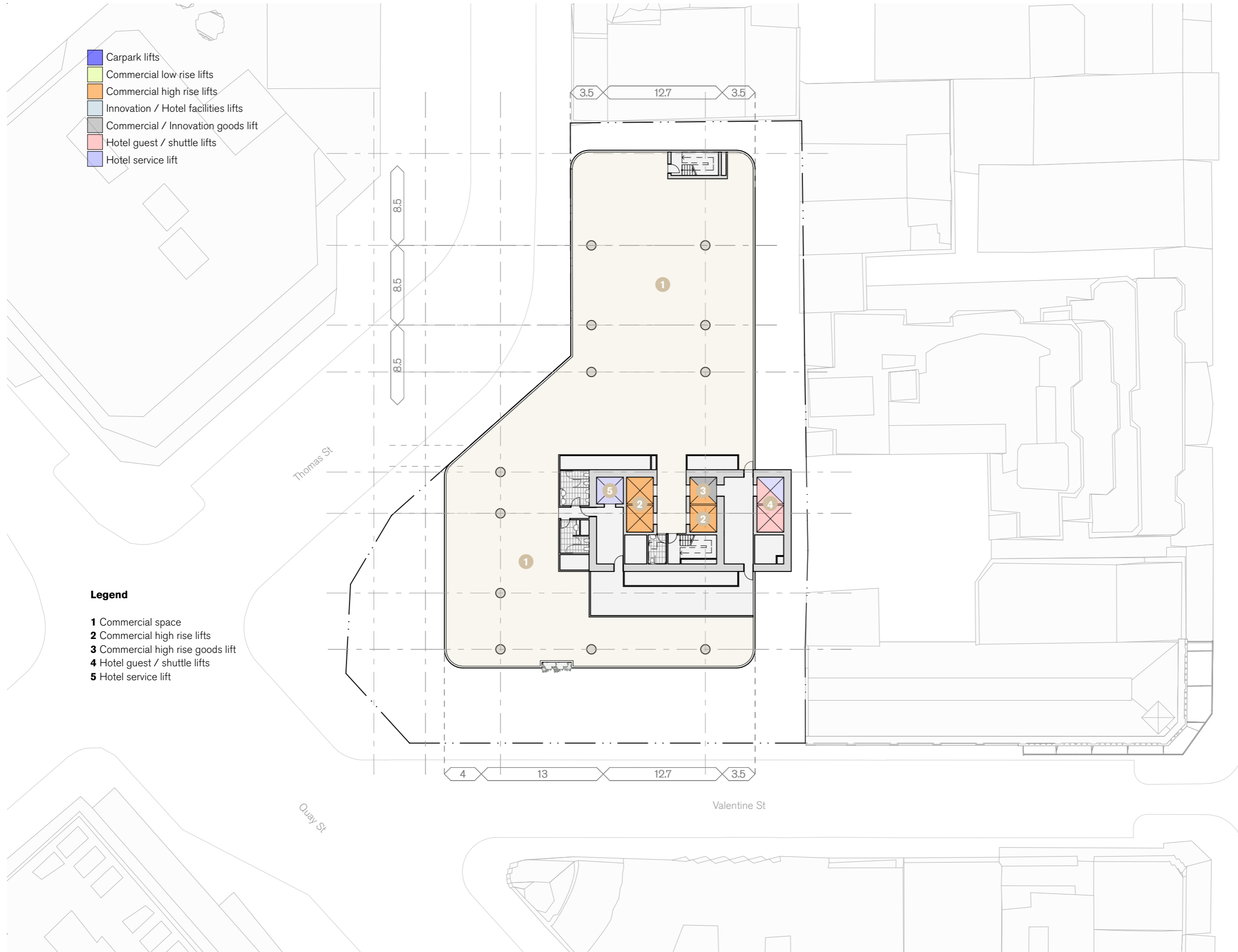
For Information

fjmt-1013

- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lifts
- Hotel guest / shuttle lifts
- Hotel service lift

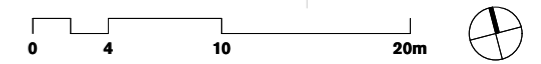
Legend

- 1** Commercial space
- 2** Commercial high rise lifts
- 3** Commercial high rise goods lift
- 4** Hotel guest / shuttle lifts
- 5** Hotel service lift



Level 34 - Hotel Goods Transfer

GREATON - 187 Thomas St



1:400 @ A3

13/3/20

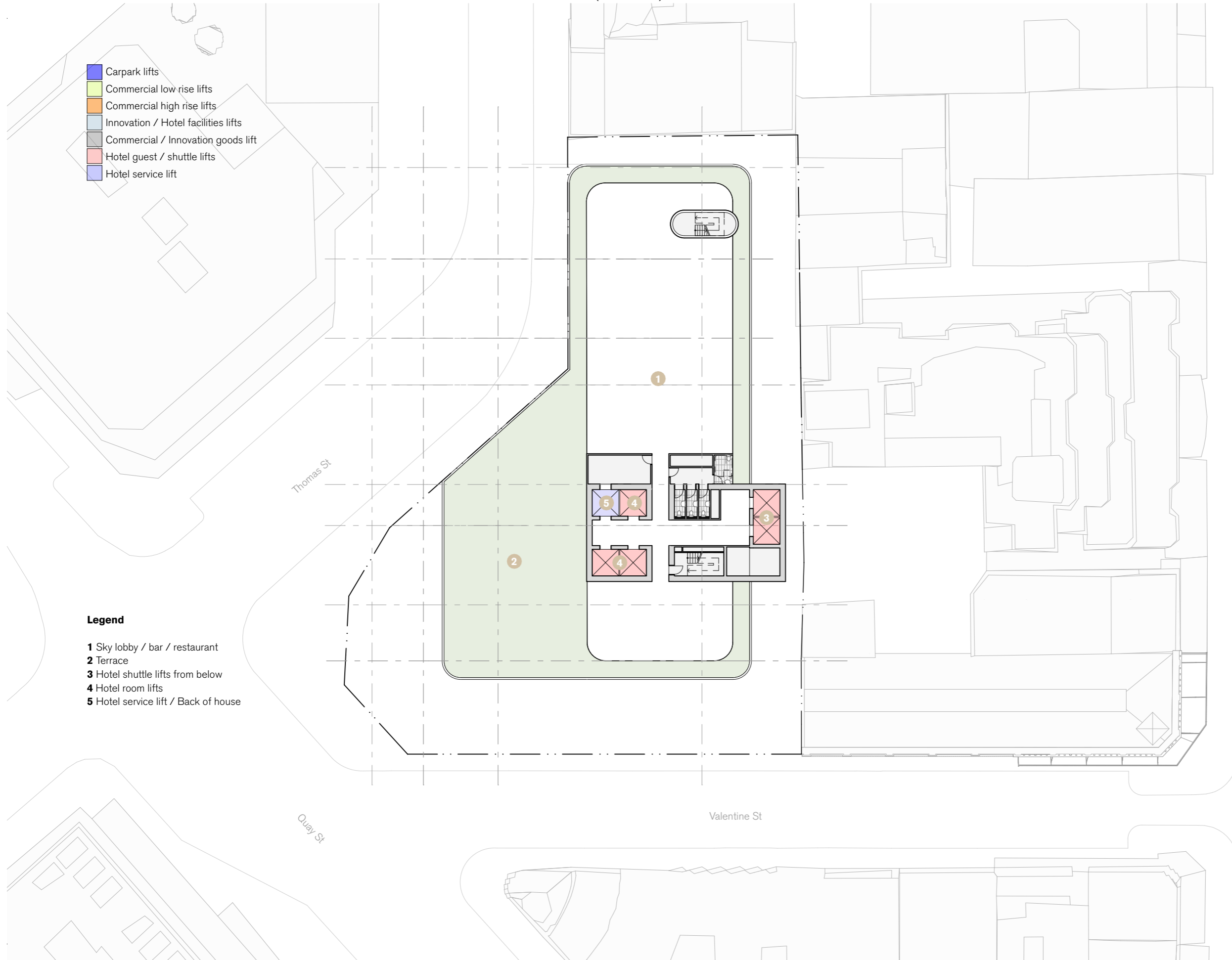
For Information

fjmt-1014

- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

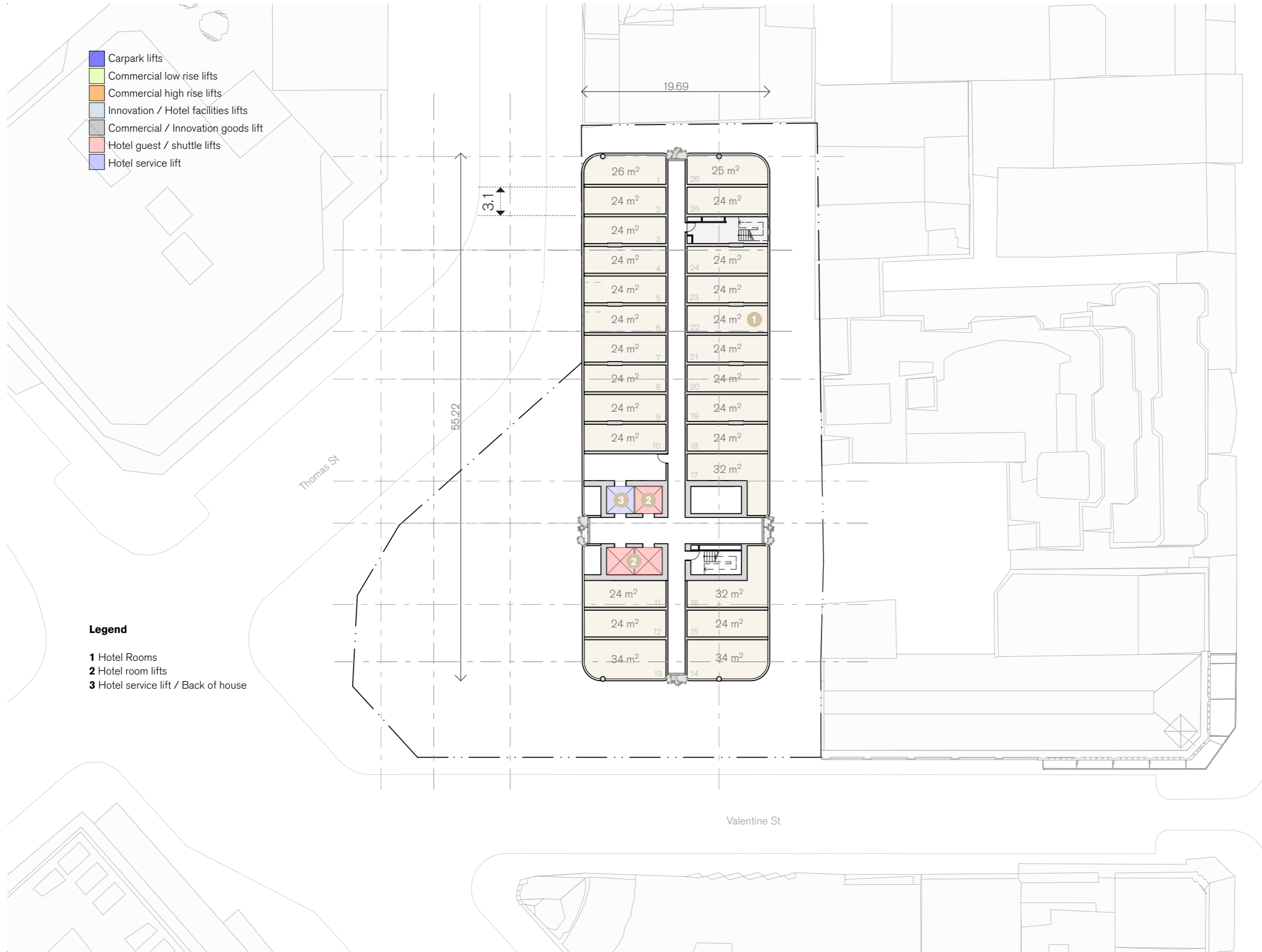
Legend

- 1** Sky lobby / bar / restaurant
- 2** Terrace
- 3** Hotel shuttle lifts from below
- 4** Hotel room lifts
- 5** Hotel service lift / Back of house



- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

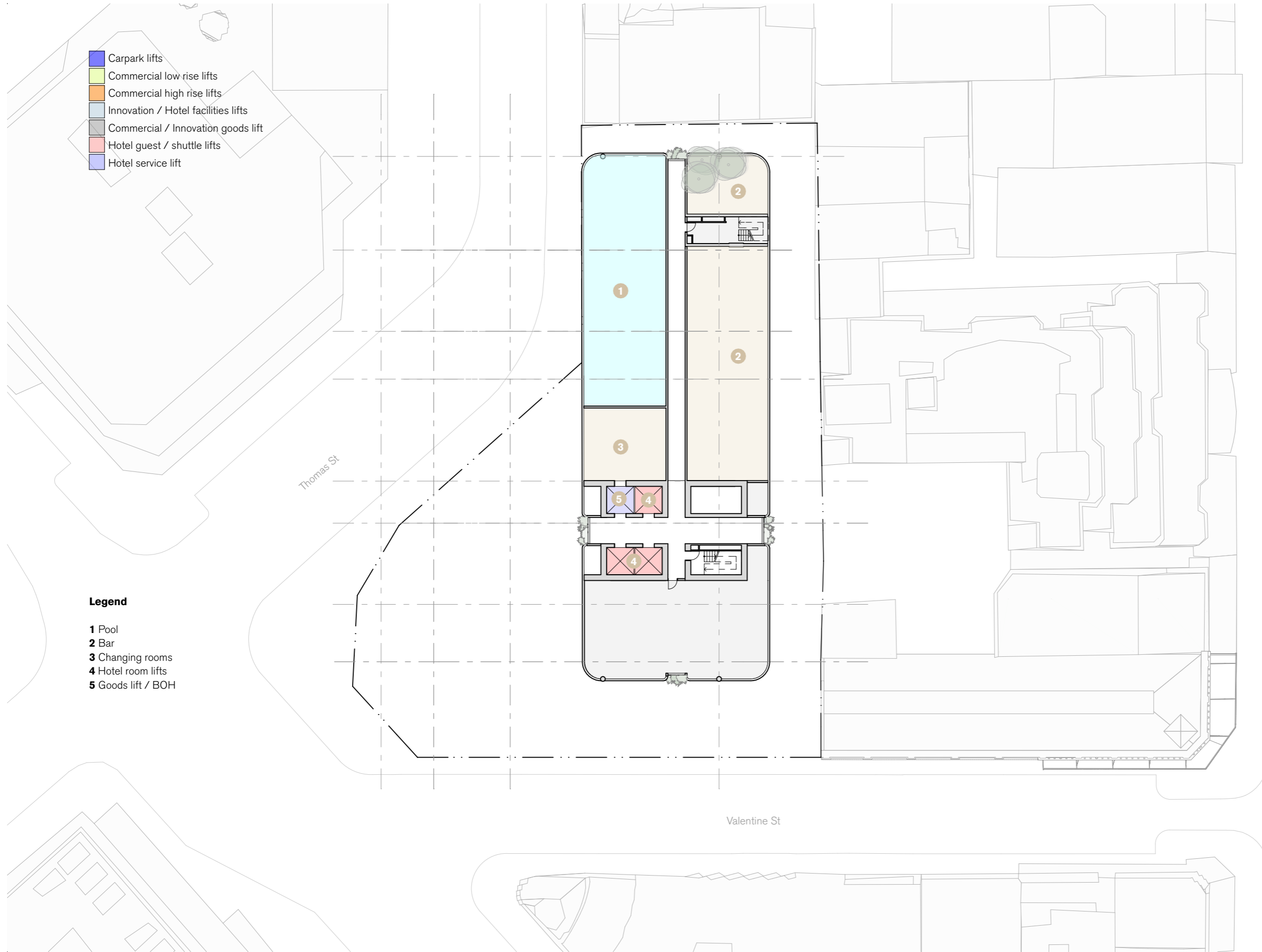
- Legend**
- 1** Hotel Rooms
 - 2** Hotel room lifts
 - 3** Hotel service lift / Back of house



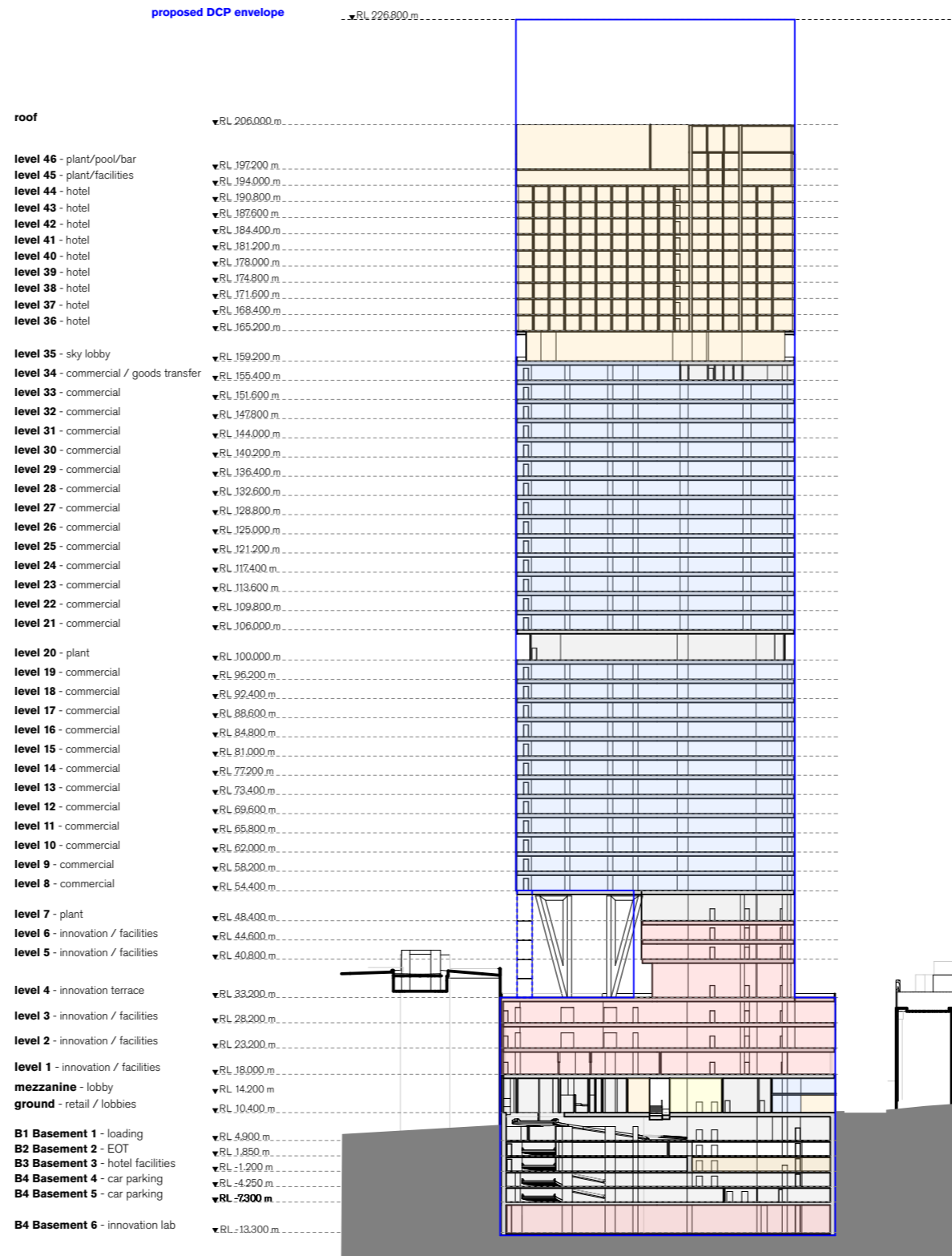
- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

Legend

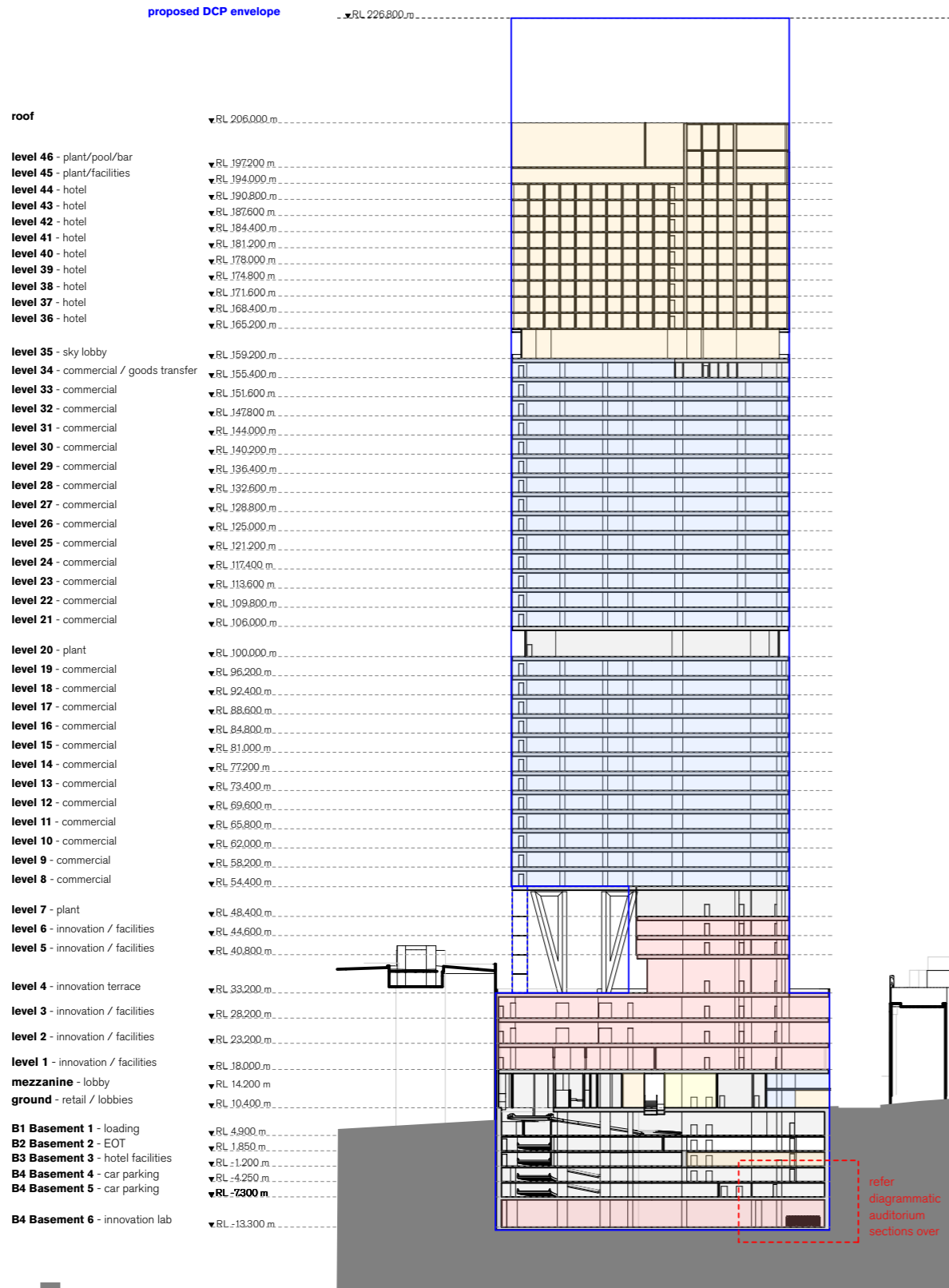
- 1** Pool
- 2** Bar
- 3** Changing rooms
- 4** Hotel room lifts
- 5** Goods lift / BOH



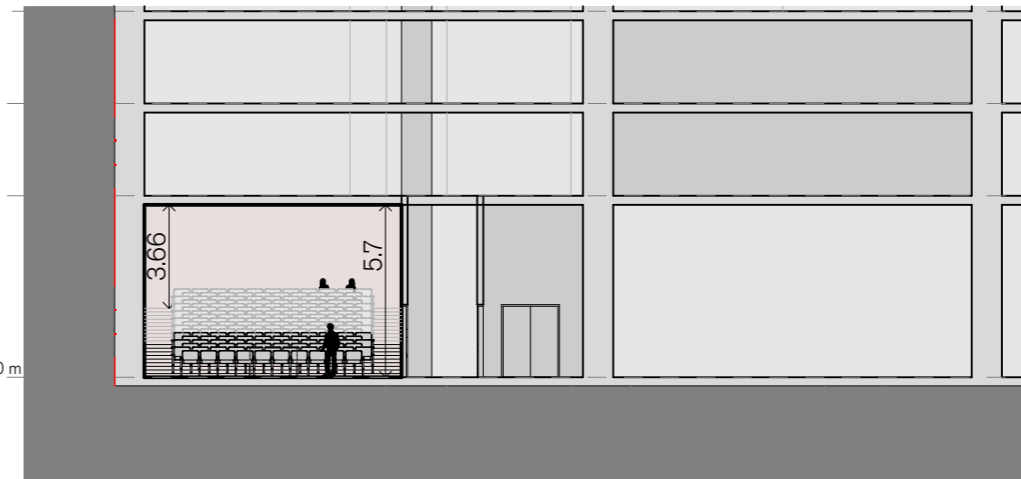
NORTH-SOUTH SECTION



Proposed DCP Envelope



S1 Auditorium - Diagrammatic Section 1:250



S2 Auditorium - Diagrammatic Section 1:250

ALTERNATE INDICATIVE SCHEME - 21.31:1 FSR

		GFA	Land Use	FSR
187 Thomas Street Indicative Scheme	hotel	10,906 m ²	23%	4.64 :1
	commercial	31,911 m ²	68%	13.57 :1
	innovation	7,065 m ²	15%	3.01 :1
	retail	219 m ²	0%	0.09 :1
Above ground	total	47,031 m²		20.00 :1
Below ground	total	3,070 m²		1.31 :1

Site Area	2,351 m ²	(surveys measured)
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Typ High	GBA	GFA	NSA
Commercial	1,498	1,228	1,160
		82.0%	94%

Typ Low	GBA	GFA	NSA
Commercial	1,502	1,189	1,120
		79.2%	94%

Actual Efficiencies	BEA	GBA	Efficiency
BEA/GBA	70,627	65,982	93%

				Commercial	Innovation	Hotel	Retail							
	RL	Floors	Height	BEA	GBA	GFA	NLA	GFA	NLA	GFA	NSA	GFA	GLAR	
Top RL				206.00										
SKY RISE TOWER	level 46	plant/pool/bar	197.20	8.80	195.60	1106	1082			455				
	level 45	plant/facilities	194.00	3.20	186.80	1106	1082			113	0			
	level 44	hotel 9	190.80	3.20	183.60	1106	1082			899	664			
	level 43	hotel 8	187.60	3.20	180.40	1106	1082			899	664			
	level 42	hotel 7	184.40	3.20	177.20	1106	1082			899	664			
	level 41	hotel 6	181.20	3.20	174.00	1106	1082			899	664			
	level 40	hotel 5	178.00	3.20	170.80	1106	1082			899	664			
	level 39	hotel 4	174.80	3.20	167.60	1106	1082			899	664			
	level 38	hotel 3	171.60	3.20	164.40	1106	1082			899	664			
	level 37	hotel 2	168.40	3.20	161.20	1106	1082			899	664			
	level 36	hotel 1	165.20	3.20	158.00	1106	1082			899	664			
	level 35	sky lobby	159.20	6.00	154.80	1106	889			738				
	HIGH RISE TOWER	level 34	Commercial 26/loading	155.40	3.80	148.80	1520	1498	1115	1053				
		level 33	commercial 25	151.60	3.80	145.00	1520	1498	1228	1160				
level 32		commercial 24	147.80	3.80	141.20	1520	1498	1228	1160					
level 31		commercial 23	144.00	3.80	137.40	1520	1498	1228	1160					
level 30		commercial 22	140.20	3.80	133.60	1520	1498	1228	1160					
level 29		commercial 21	136.40	3.80	129.80	1520	1498	1228	1160					
level 28		commercial 20	132.60	3.80	126.00	1520	1498	1228	1160					
level 27		commercial 19	128.80	3.80	122.20	1520	1498	1228	1160					
level 26		commercial 18	125.00	3.80	118.40	1520	1498	1228	1160					
level 25		commercial 17	121.20	3.80	114.60	1520	1498	1228	1160					
level 24		commercial 16	117.40	3.80	110.80	1520	1498	1228	1160					
level 23		commercial 15	113.60	3.80	107.00	1520	1498	1228	1160					
level 22		commercial 14	109.80	3.80	103.20	1520	1498	1228	1160					
level 21		commercial 13	106.00	3.80	99.40	1520	1498	1228	1160					
LOW RISE TOWER	level 20	plant	100.00	6.00	95.60	1520	1200							
	level 19	commercial 12	96.20	3.80	89.60	1520	1502	1189	1120					
	level 18	commercial 11	92.40	3.80	85.80	1520	1502	1189	1120					
	level 17	commercial 10	88.60	3.80	82.00	1520	1502	1189	1120					
	level 16	commercial 9	84.80	3.80	78.20	1520	1502	1189	1120					
	level 15	commercial 8	81.00	3.80	74.40	1520	1502	1189	1120					
	level 14	commercial 7	77.20	3.80	70.60	1520	1502	1189	1120					
	level 13	commercial 6	73.40	3.80	66.80	1520	1502	1189	1120					
	level 12	commercial 5	69.60	3.80	63.00	1520	1502	1189	1120					
	level 11	commercial 4	65.80	3.80	59.20	1520	1502	1189	1120					
	level 10	commercial 3	62.00	3.80	55.40	1520	1502	1189	1120					
	level 9	commercial 2	58.20	3.80	51.60	1520	1502	1189	1120					
	level 8	commercial 1	54.40	3.80	47.80	1520	1502	1189	1120					
	VOID TOWER	level 7	plant	48.40	6.00	44.00	1520	1031						
level 6		Innovation / hotel	44.60	3.80	38.00	1520	1031			445	384			
level 5		Innovation / hotel	40.80	3.80	34.20	1520	1031			445	384			
level 4		innovation terrace	33.20	7.60	30.40	2351	875			413	352			
PODIUM	level 3	Innovation / hotel	28.20	5.00	22.80	2351	2015			837	772			
	level 2	Innovation / hotel	23.20	5.00	17.80	2351	2015			1690	1625			
	level 1	Innovation / hotel	18.00	5.20	12.80	2351	2167			1180	1082			
MEZZANINE	mezzanine	lobbies / plant	14.20	3.80	7.60		560	307						
GROUND	ground 0	retail / lobbies	10.40	3.80	3.80	2351	2270	257	125	369		219	219	
	subtotal				70,627	65,982	31,911	29,573	5,135	4,599	9,766	5,976	219	219
BASEMENT	basement 1	loading/plant	4.90	5.50			2278							
	basement 2	bike parking/EOT	1.85	3.05			2278							
	basement 3	hotel facilities	-1.20	3.05			2278			1140				
	basement 4	car parking	-4.25	3.05			2278							
	basement 5	car parking	-7.30	3.05			2278							
	basement 6	innovation lab	-13.30	6.00			2278		1930					
		subtotal				0	13,668	0	0	1,930	0	1,140	0	0
	total				70,627	79,650	31,911	29,573	7,065	4,599	10,906	5,976	219	219