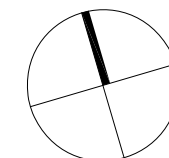


# PROPOSED DEVELOPMENT RICHMOND ROAD, CLARENDON (NSW)

DATE: 26 SEPTEMBER 2013



|                                             |   |                |
|---------------------------------------------|---|----------------|
| <b>STAGE 1</b>                              |   |                |
| SITE AREA                                   | = | 3.7 Ha         |
| HARDWARE GFA:                               | = | 11,000 SQM     |
| TENANCY GFA                                 | = | 2,200 SQM      |
| SITE COVERAGE:                              | = | 35.6%          |
| CARSPACES (MASTERS)                         | = | 334 (1:32)     |
| CAR SPACES (TENANT)                         | = | 70 (1:31)      |
| TOTAL CAR SPACES                            | = | 404            |
| <b>STAGE 2</b>                              |   |                |
| SITE AREA                                   | = | 7.6 Ha         |
| BULKY GOODS GFA:                            | = | 2,800 SQM      |
| OFFICES GFA:                                | = | 10,000 SQM     |
| SITE COVERAGE:                              | = | 16.0%          |
| CARSPACES (BG)                              | = | 383 (1:7)      |
| CARSPACES (OFFICES)                         | = | 136 (1:73)     |
| TOTAL CARS                                  | = | 519 (1:28)     |
| <b>STAGE 3</b>                              |   |                |
| SITE AREA                                   | = | 15.1 Ha        |
| COMMERCIAL GFA:                             | = | 90,000 SQM     |
| SITE COVERAGE:                              | = | 60%            |
| <b>SUB-TOTAL SITE AREA STAGE 1,2 &amp;3</b> |   |                |
|                                             | = | 26.4 Ha        |
| <b>RU4 ZONE NORTH OF RAIL CORRIDOR</b>      |   |                |
|                                             | = | 9.7 Ha         |
| <b>RU4 ZONE SOUTH OF RAIL CORRIDOR</b>      |   |                |
|                                             | = | 37.9 Ha        |
| <b>TOTAL SITE AREA</b>                      | = | <b>74.0 Ha</b> |



3037 - SK31

NOT TO SCALE



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LEFFLER SIMES ARCHITECTS