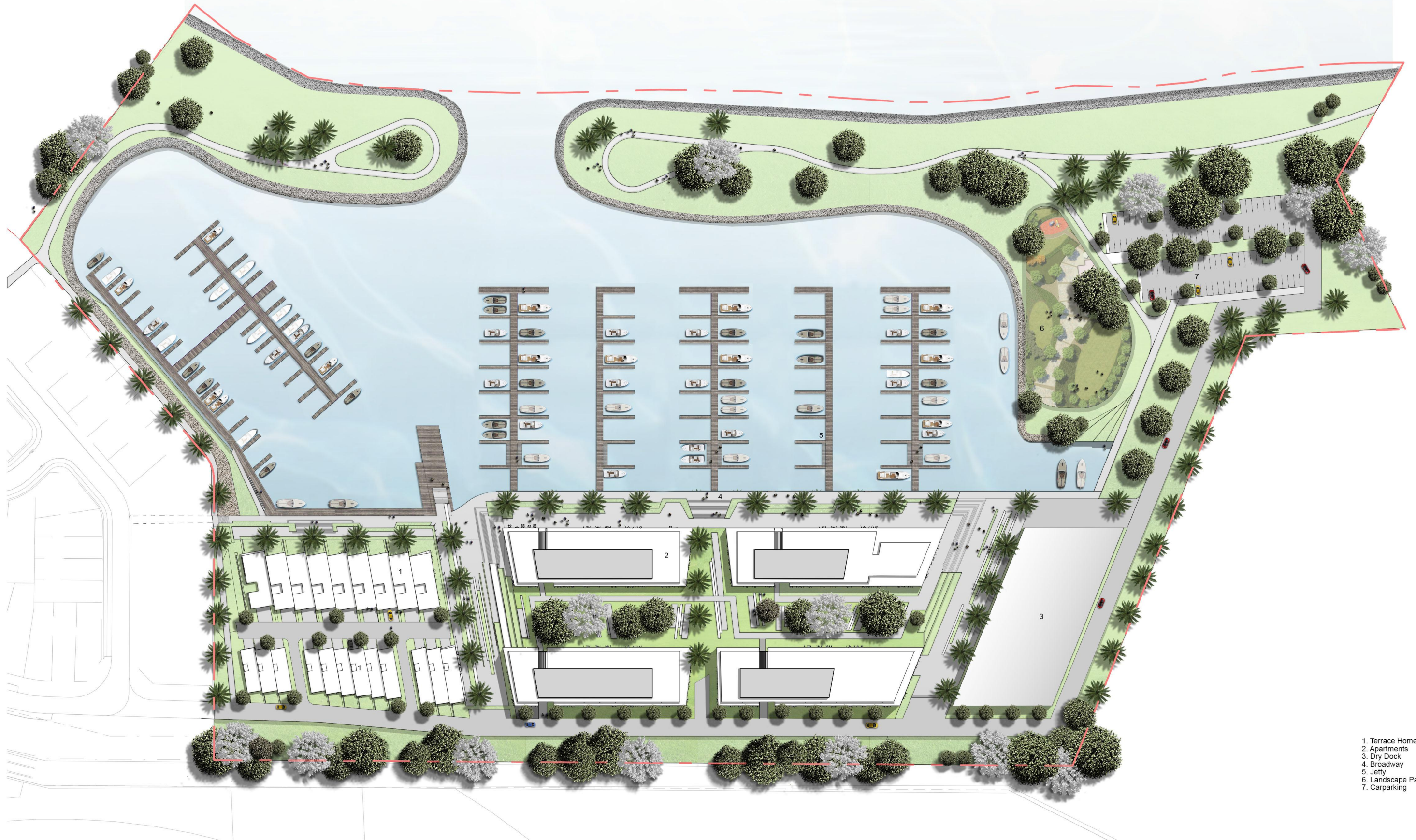


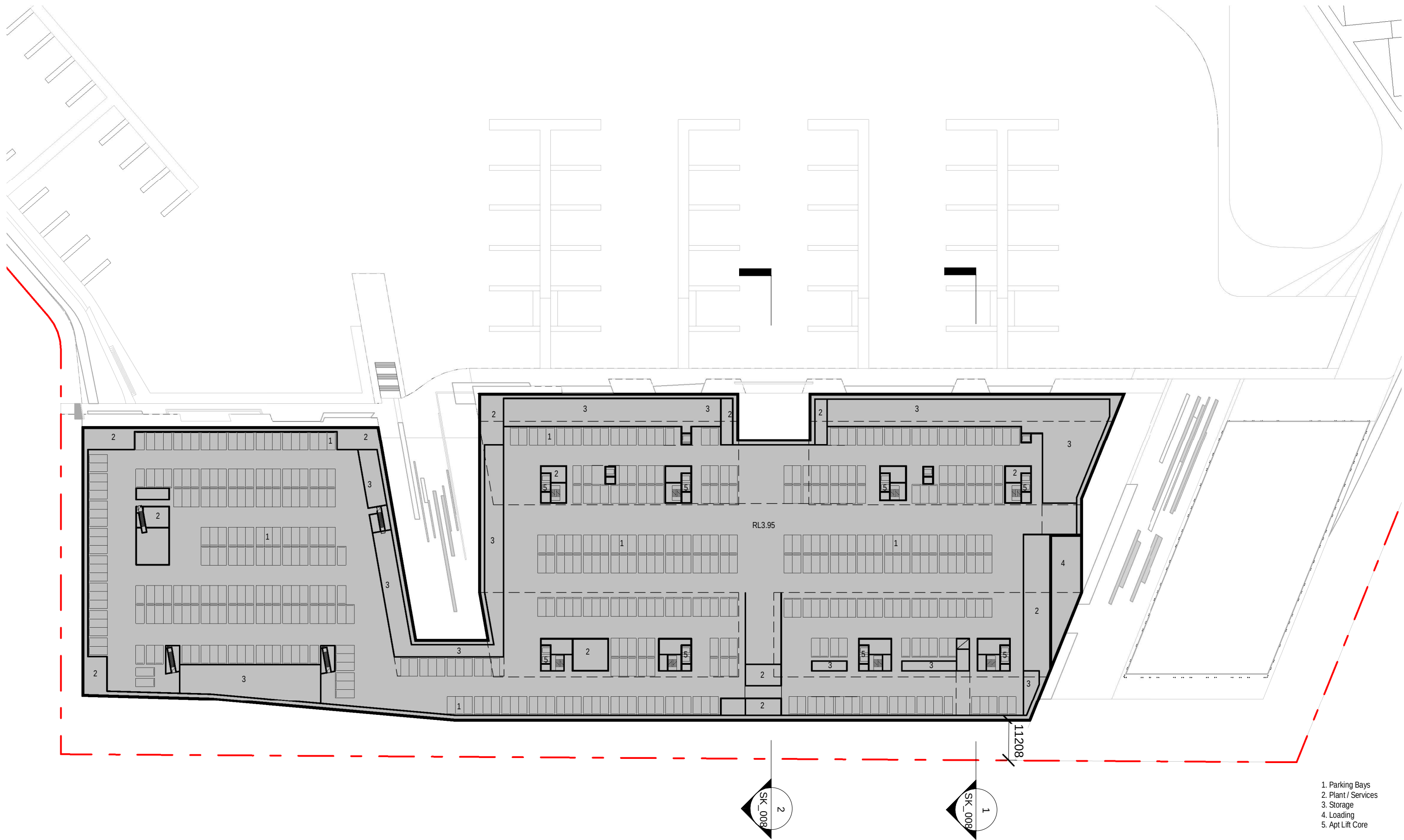
CONTENTS

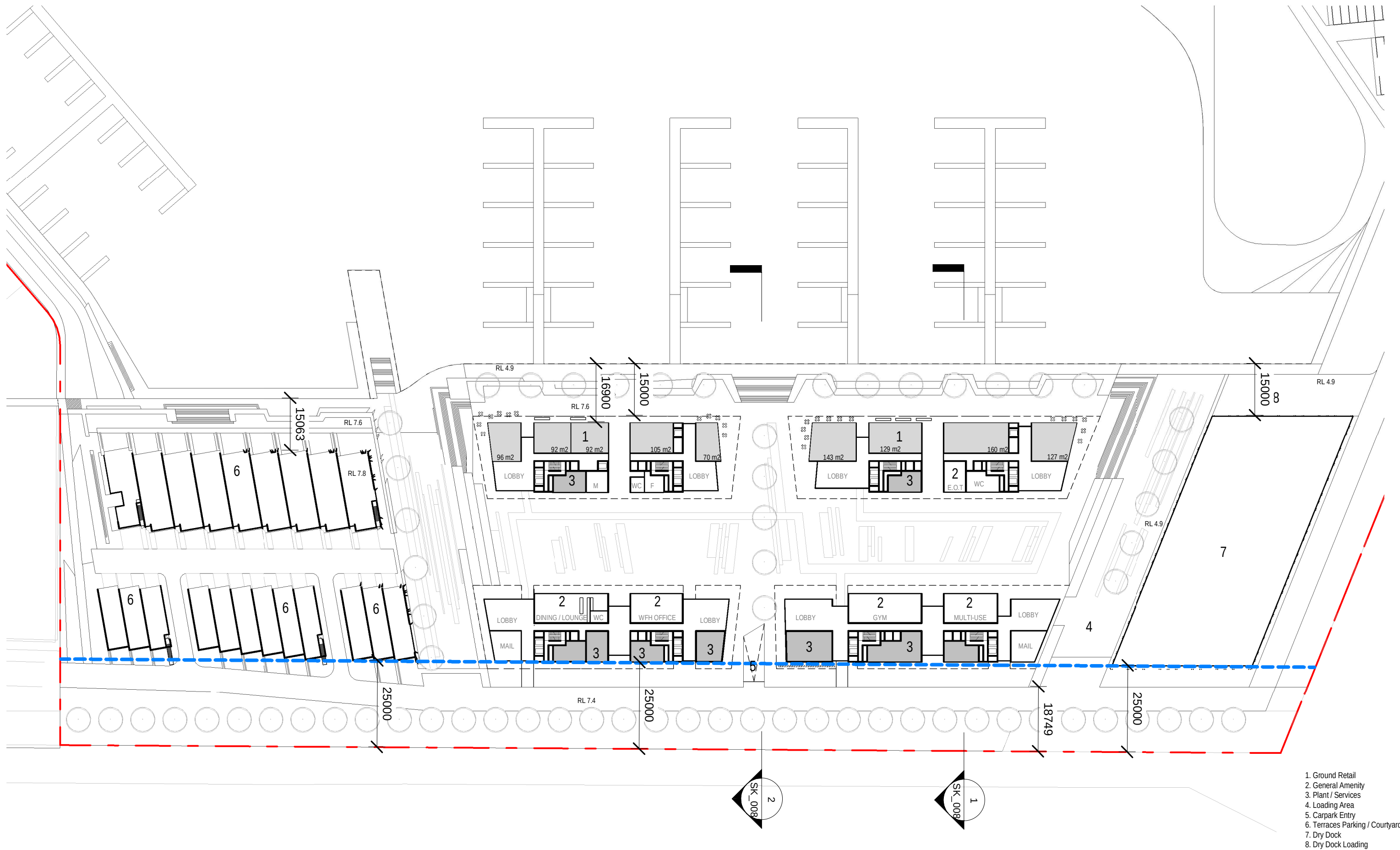
SK001 SITE / ROOF PLAN
SK002 BASEMENT
SK003 LEVEL 1 (GROUND) PLAN
SK004 LEVEL 2-6 PLAN
SK005 LEVEL 7 PLAN
SK006 LEVEL 8 PLAN
SK007 ELEVATIONS
SK008 SECTIONS
SK009 SHADOW DIAGRAMS
SK010 SHADOW DIAGRAMS
SK011 COMPLIANCE DIAGRAM (TYPICAL)
SK012 COMPLIANCE DIAGRAM (TYPICAL)
SK013 COMPLIANCE DIAGRAM (ELEVATION)
SK014 COMPLIANCE DIAGRAM (SECTION)
SK015 PERSPECTIVE
SK016 PERSPECTIVE
SK017 PERSPECTIVE
SK018 PERSPECTIVE
SK050 YIELD SCHEDULE

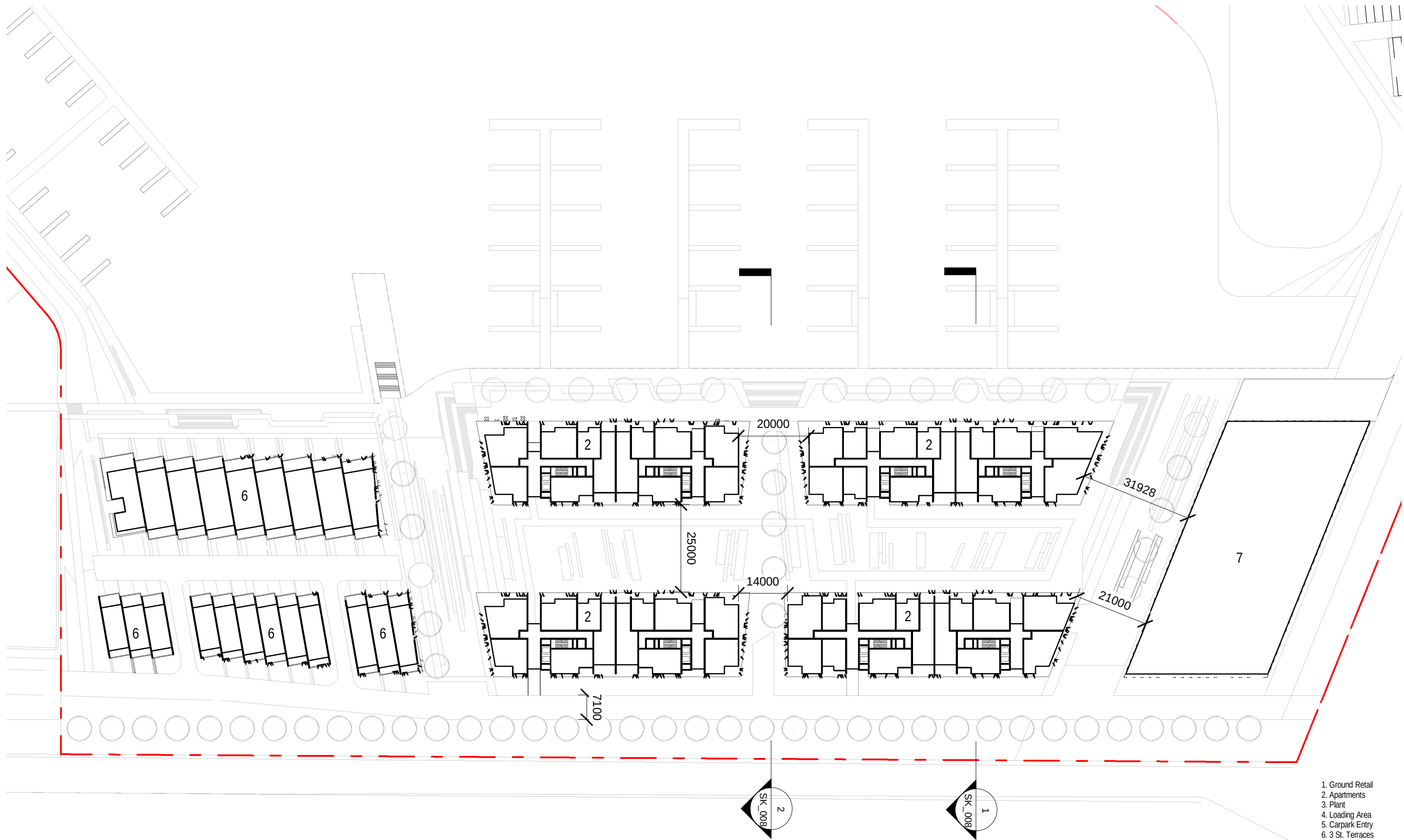


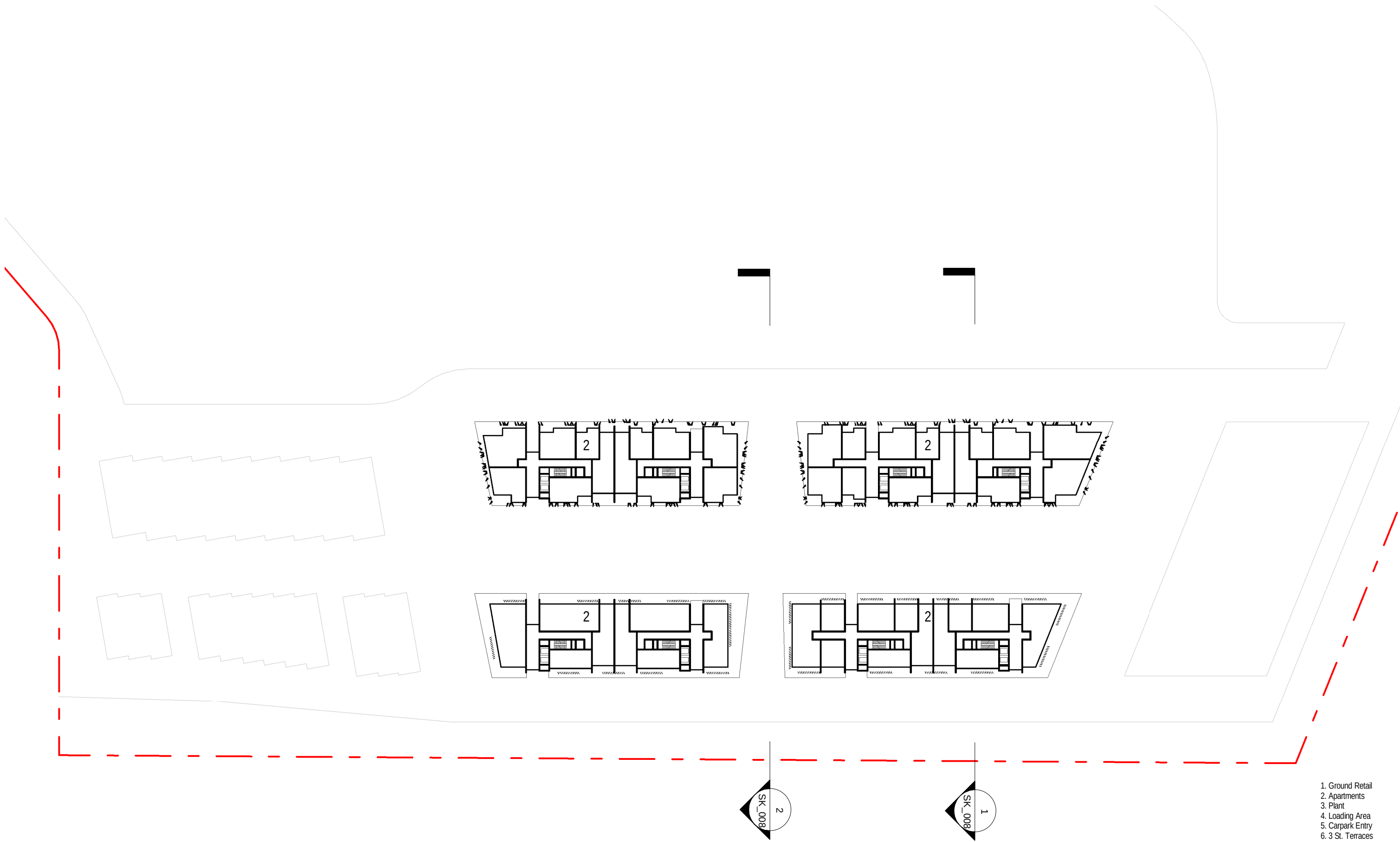
1. Terrace Homes
2. Apartments
3. Dry Dock
4. Broadway
5. Jetty
6. Landscape Park
7. Carparking





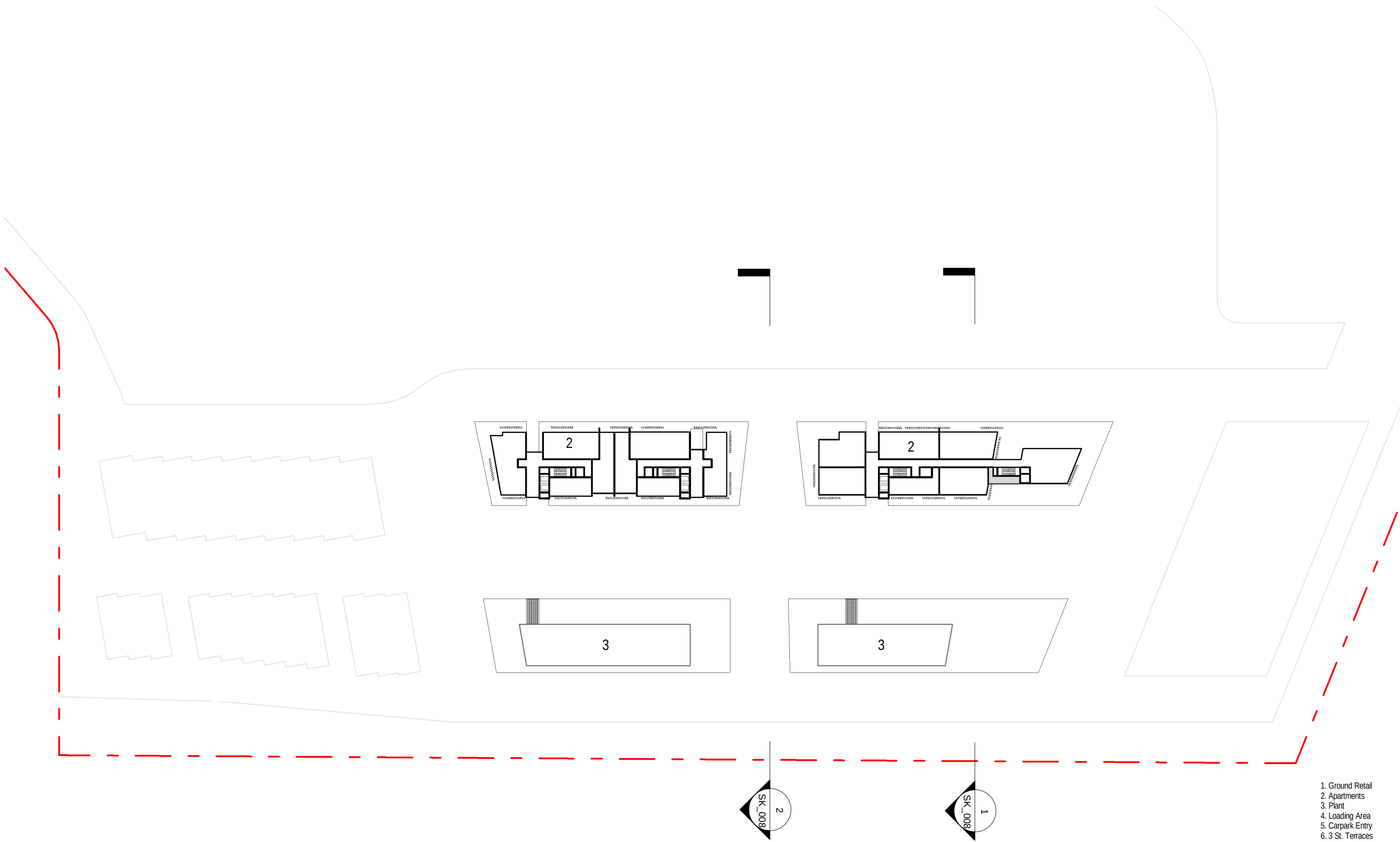






- 1. Ground Retail
- 2. Apartments
- 3. Plant
- 4. Loading Area
- 5. Carpark Entry
- 6. 3 St. Terraces
- 7. Dry Dock
- 8. Dry Dock Loading

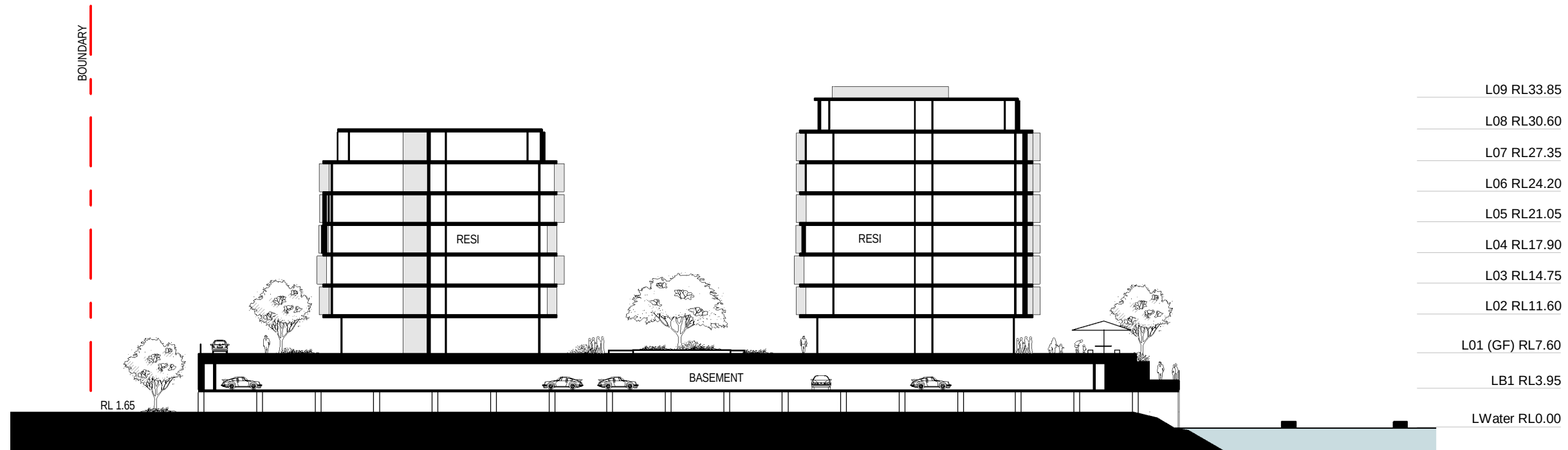


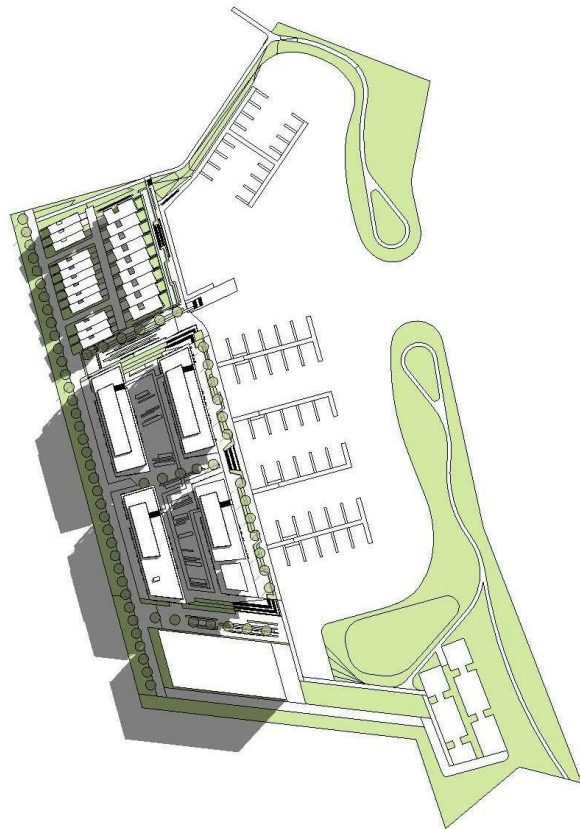


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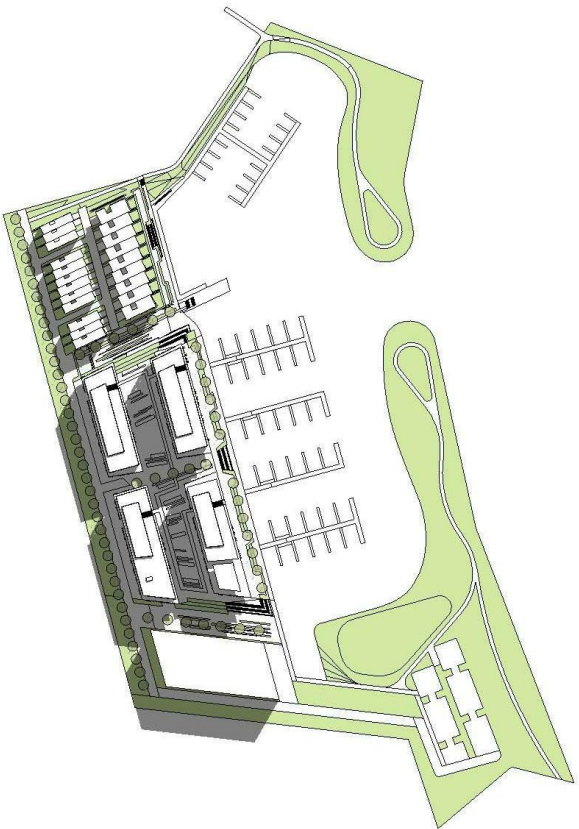




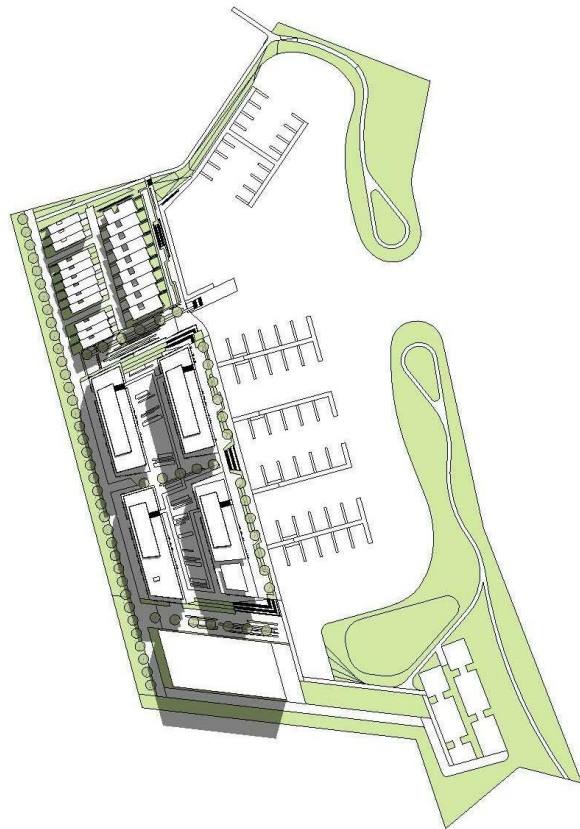




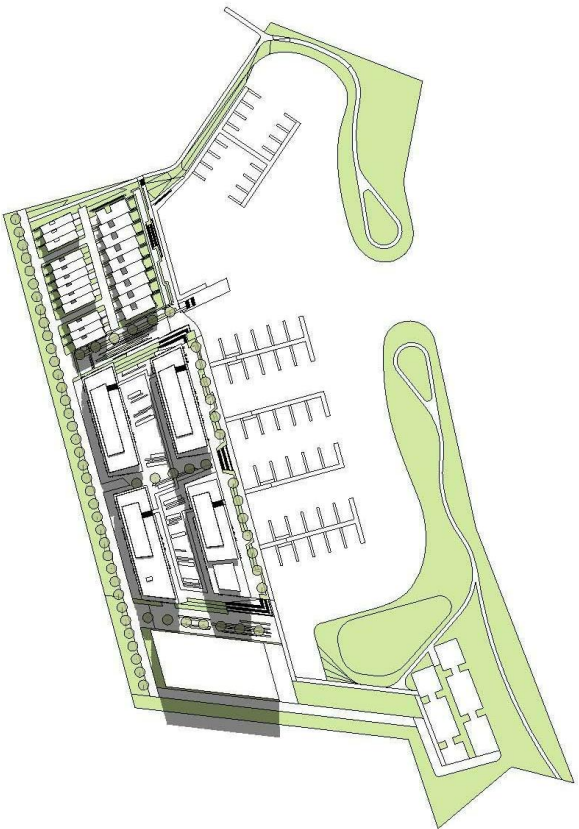
9am - 21st June



10am - 21st June

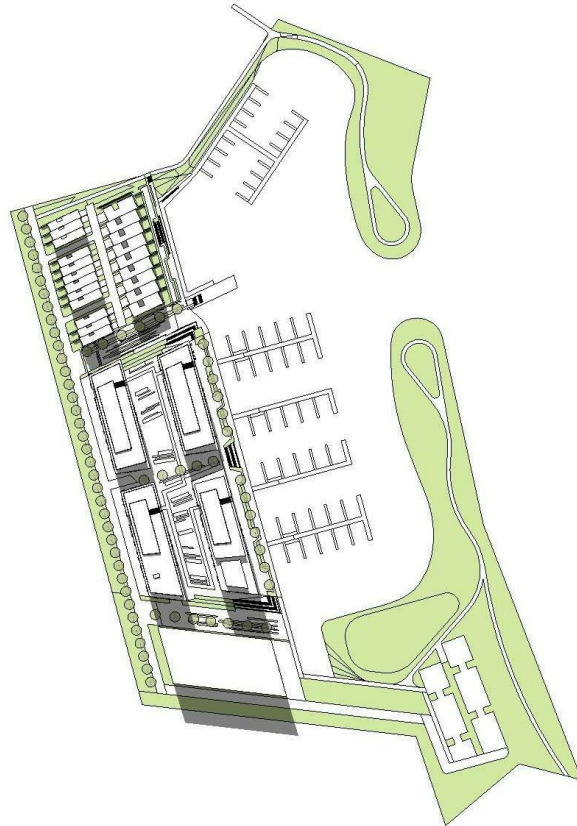


11am - 21st June

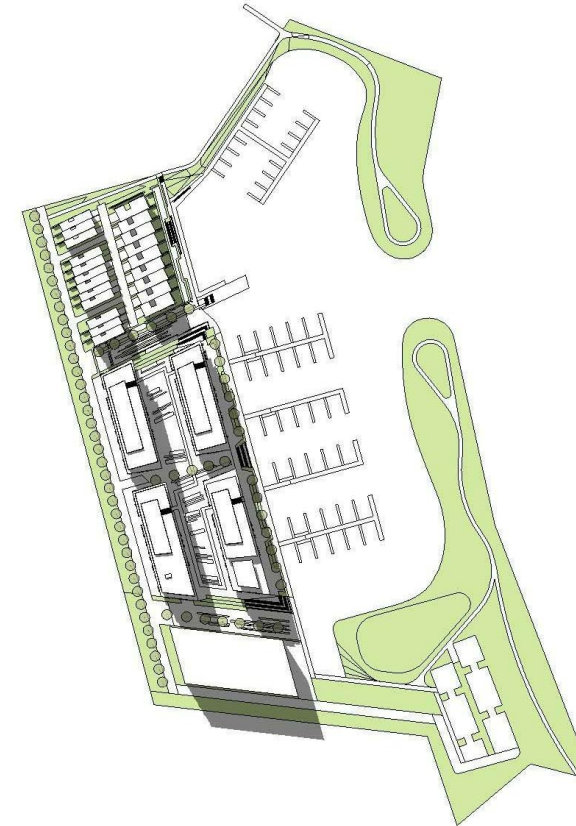


12pm - 21st June

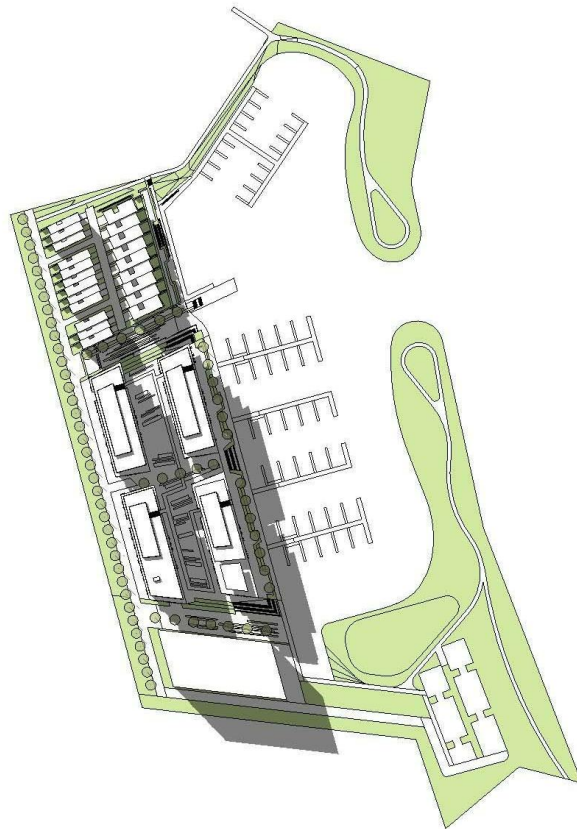




1pm - 21st June



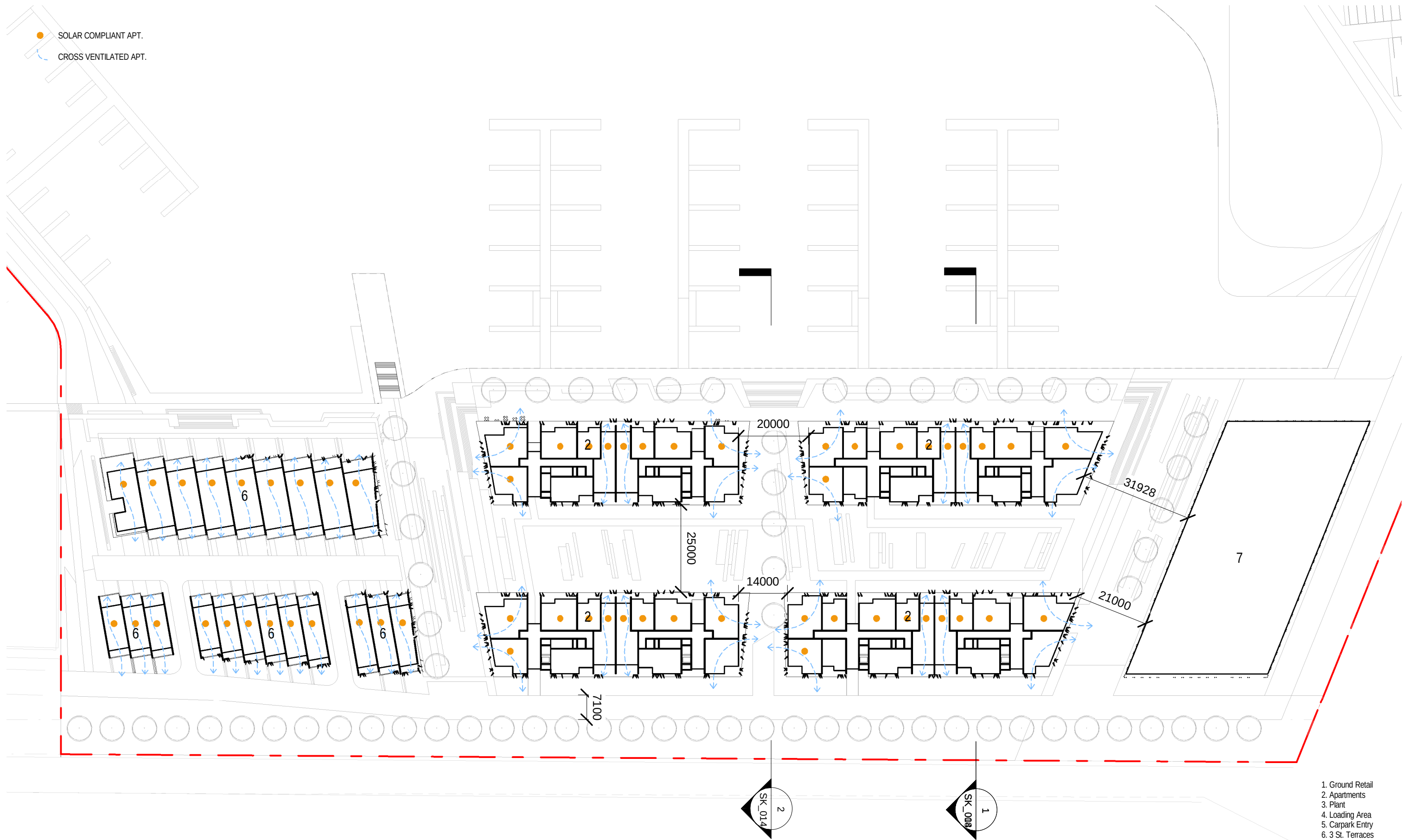
2pm - 21st June



3pm - 21st June



● SOLAR COMPLIANT APT.
- - - CROSS VENTILATED APT.

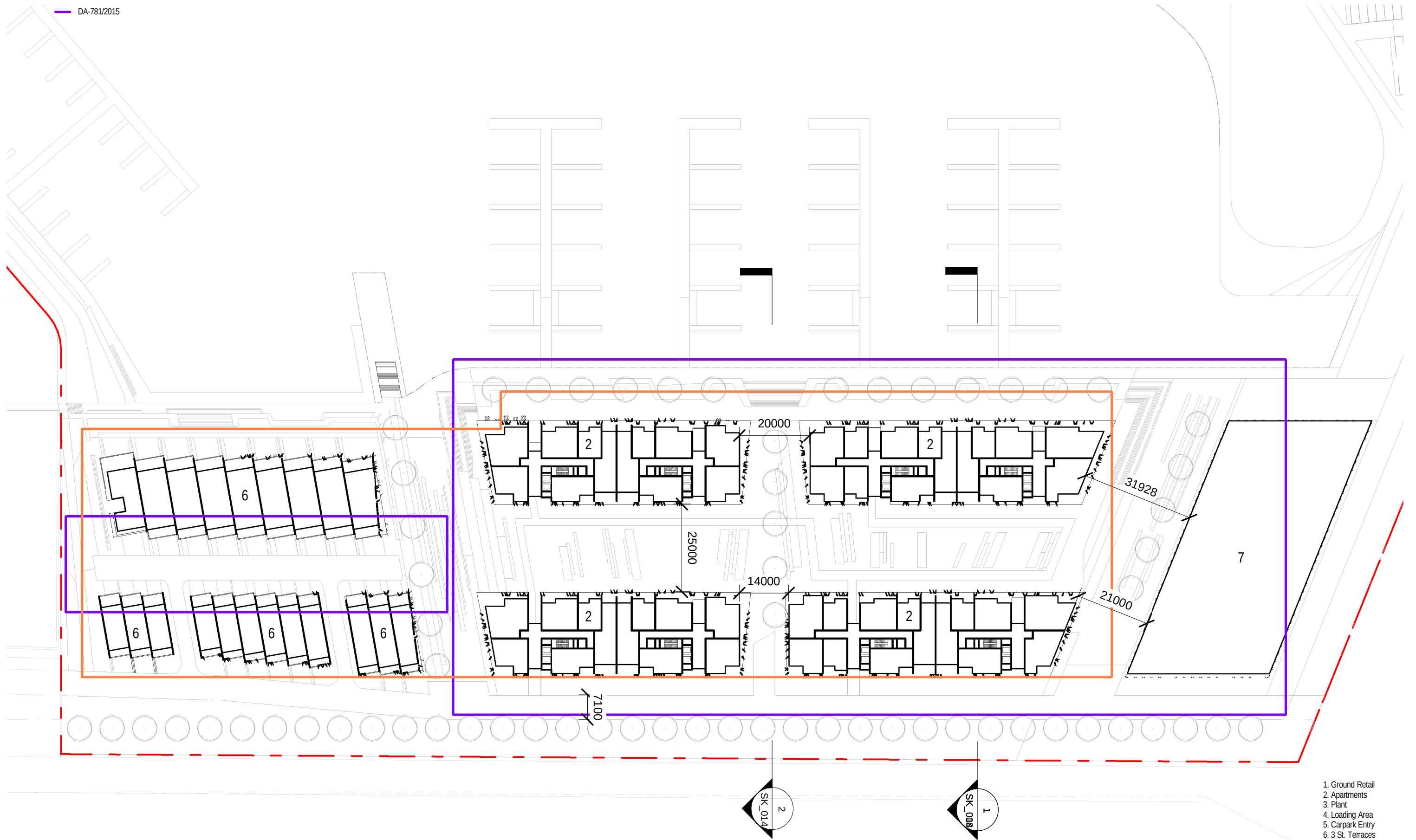


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— current planning proposal (First residential proposal)

— DA-781/2015

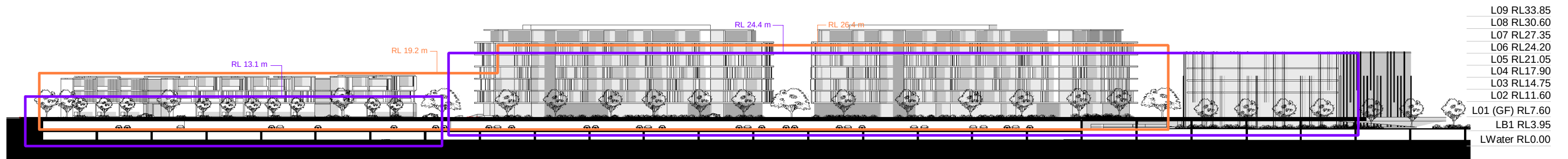
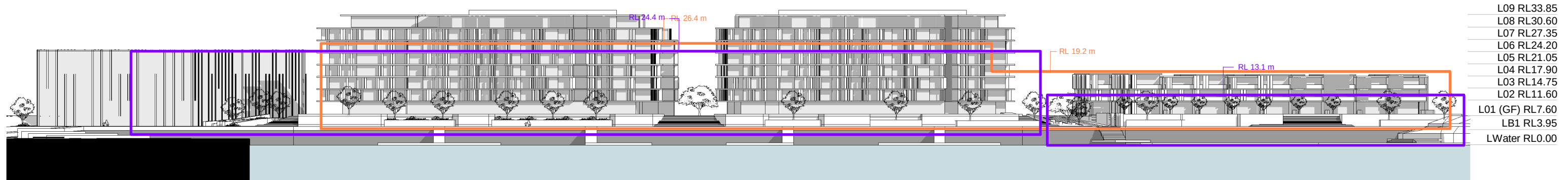


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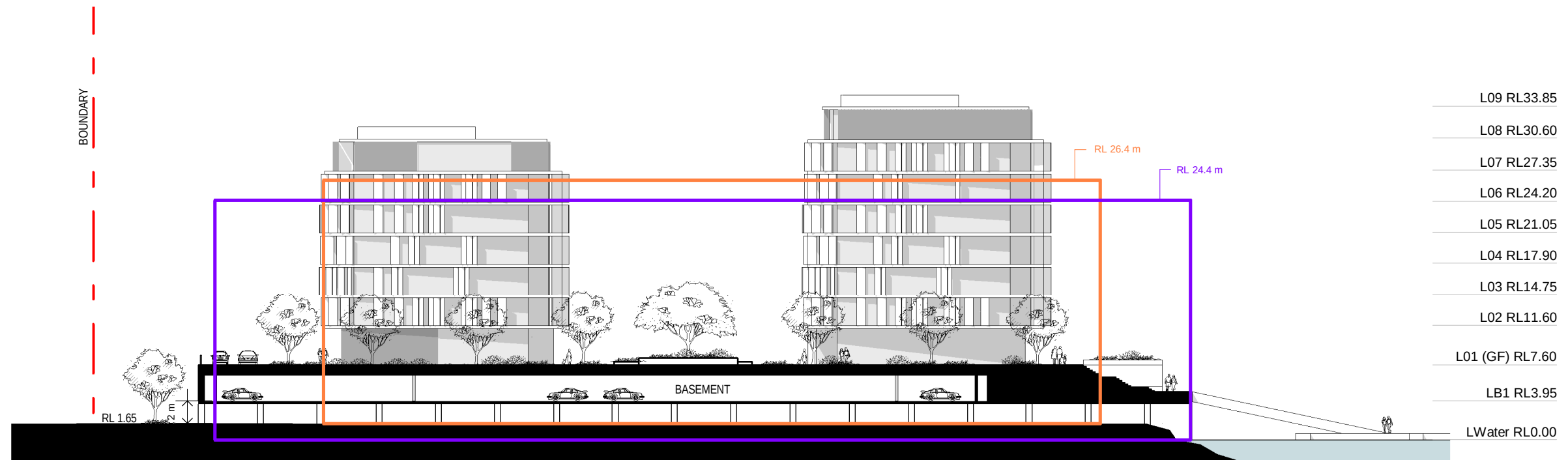
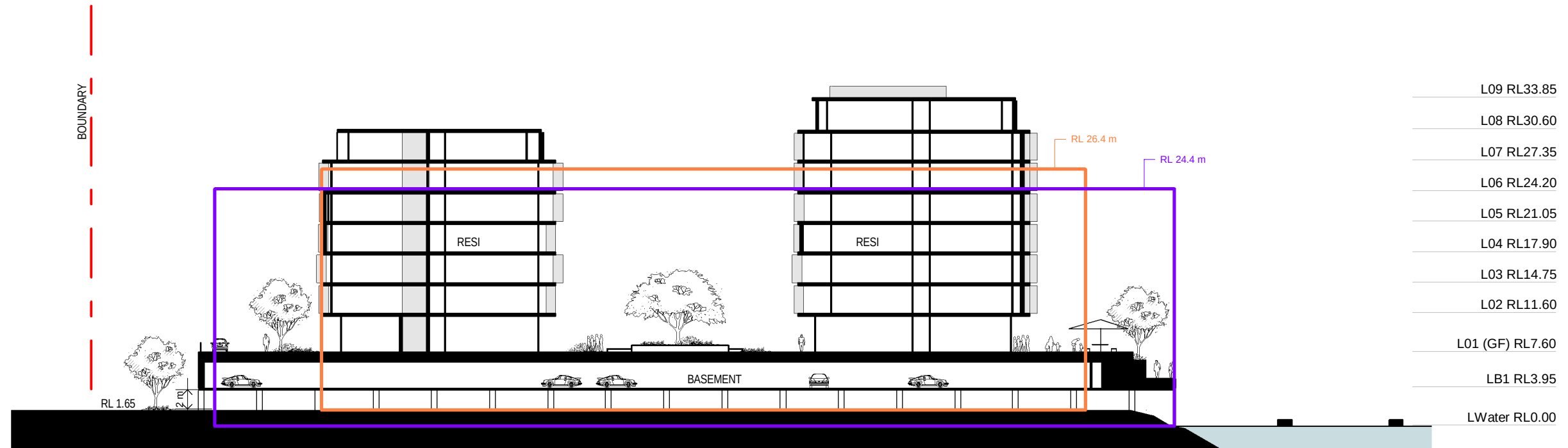


— current planning proposal (First residential proposal)

— DA-781/2015



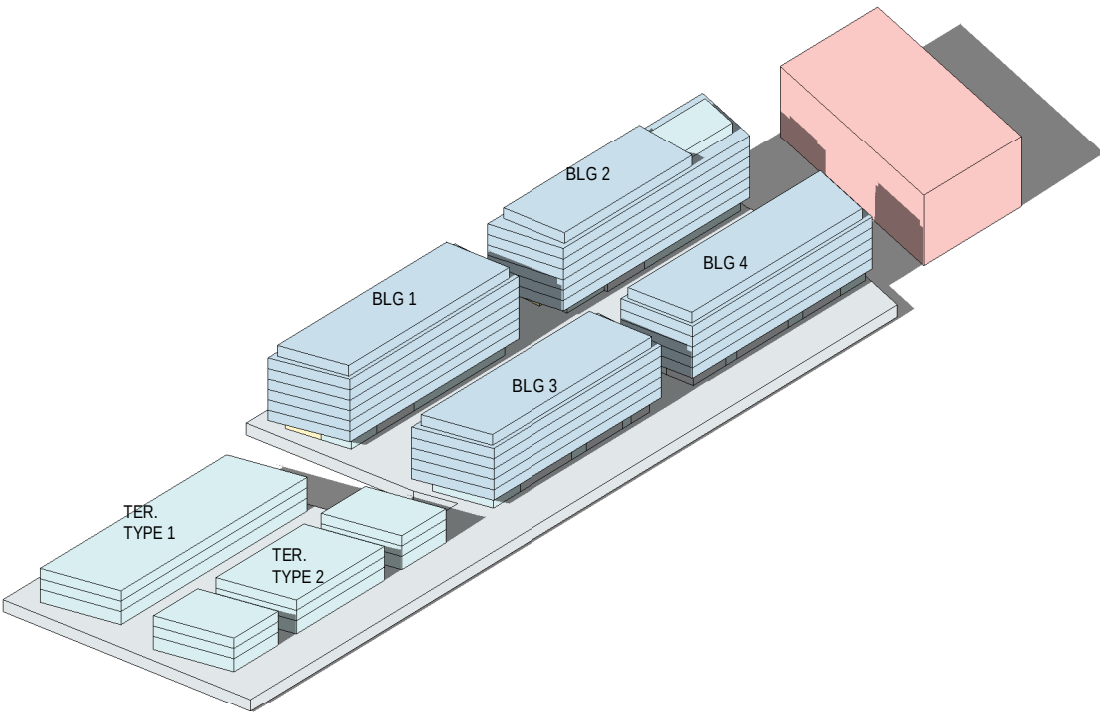
— current planning proposal (First residential proposal)
— DA-781/2015











AXONOMETRIC VIEW

APARTMENT MIX	1 BED	2 BED	3 BED
R. BUILDING 1	15%	63%	23%
R. BUILDING 2	28%	49%	23%
R. BUILDING 3	18%	62%	21%
R. BUILDING 4	32%	54%	15%

APT SIZE NSA/NLA	1 Bed	2 Bed	3 Bed	Terrace
R. BUILDING 1	55 m²	82 m²	120 m²	0 m²
R. BUILDING 2	55 m²	82 m²	120 m²	0 m²
R. BUILDING 3	55 m²	82 m²	120 m²	0 m²
R. BUILDING 4	55 m²	82 m²	120 m²	0 m²

PARKING RATES	1 BED	2 BED	3 BED	VISITOR
R. BUILDING 1	0.5	1	1.3	0.2
R. BUILDING 2	0.5	1	1.3	0.2
R. BUILDING 3	0.5	1	1.3	0.2
R. BUILDING 4	0.5	1	1.3	0.2

RETAIL PARKING RATE: 1 bay /100m2

PREVIOUSLY LODGED PROPOSAL MAX
FSR: 21,765 m2 108 APTS & 17
TERRACES

STAGE	USE	BEA	GBA	GFA	NSA	SIZE	1B	2B	3B	DK	APT	BAYS	NON RESI	RESI REQ
(none)	CARPARK (efficiency)	23,932	23,932	0	0	0	0	0	0	0	0	500	0	0
BUILDING 1	AMENITY	453	363	363	0	0	0	0	0	0	0	0	0	0
BUILDING 1	PLANT	142	142	0	0	0	0	0	0	0	0	0	0	0
BUILDING 1	R. BUILDING 1	12,170	9,371	8,434	6,916	86.5	12	50	18	0	80	0	0	95
BUILDING 1	RETAIL	737	737	471	462	0	0	0	0	0	0	0	5	0
BUILDING 2	AMENITY	793	635	635	0	0	0	0	0	0	0	0	0	0
BUILDING 2	PLANT	141	141	0	0	0	0	0	0	0	0	0	0	0
BUILDING 2	R. BUILDING 2	13,266	10,082	9,074	7,532	83.4	25	44	21	0	90	0	0	102
BUILDING 2	RETAIL	841	841	538	528	0	0	0	0	0	0	0	5	0
BUILDING 3	AMENITY	879	703	703	0	0	0	0	0	0	0	0	0	0
BUILDING 3	PLANT	416	416	0	0	0	0	0	0	0	0	0	0	0
BUILDING 3	R. BUILDING 3	10,387	7,832	7,049	5,815	85	12	42	14	0	68	0	0	80
BUILDING 4	AMENITY	938	750	750	0	0	0	0	0	0	0	0	0	0
BUILDING 4	PLANT	466	466	0	0	0	0	0	0	0	0	0	0	0
BUILDING 4	R. BUILDING 4	11,222	8,731	7,858	6,443	78.9	26	44	12	0	81	0	0	89
		76,783	65,141	35,875	27,696		75	180	65	0	319	500	10	366
TERRACES	R. TERRACE TYPE 1	5,601	3,641	3,277	3,113	350	0	0	0	9	9	0	0	0
TERRACES	R. TERRACE TYPE 2	5,297	3,443	3,099	2,944	250	0	0	0	12	12	0	0	0
		10,898	7,084	6,375	6,056		0	0	0	21	21	0	0	0

EFFICIENCIES	BEA to GBA	GBA to GFA	GFA to NSA	PARKING
AMENITY	80%	100%	0%	0
C. DRY DOCK	100%	100%	100%	0
CARPARK	100%	0%	0%	48
PLANT	100%	0%	0%	0
R. BUILDING 1	77%	90%	82%	0
R. BUILDING 2	76%	90%	83%	0
R. BUILDING 3	75%	90%	83%	0
R. BUILDING 4	78%	90%	82%	0
R. TERRACE TYPE 1	65%	90%	95%	0
R. TERRACE TYPE 2	65%	90%	95%	0
RETAIL	100%	64%	98%	0