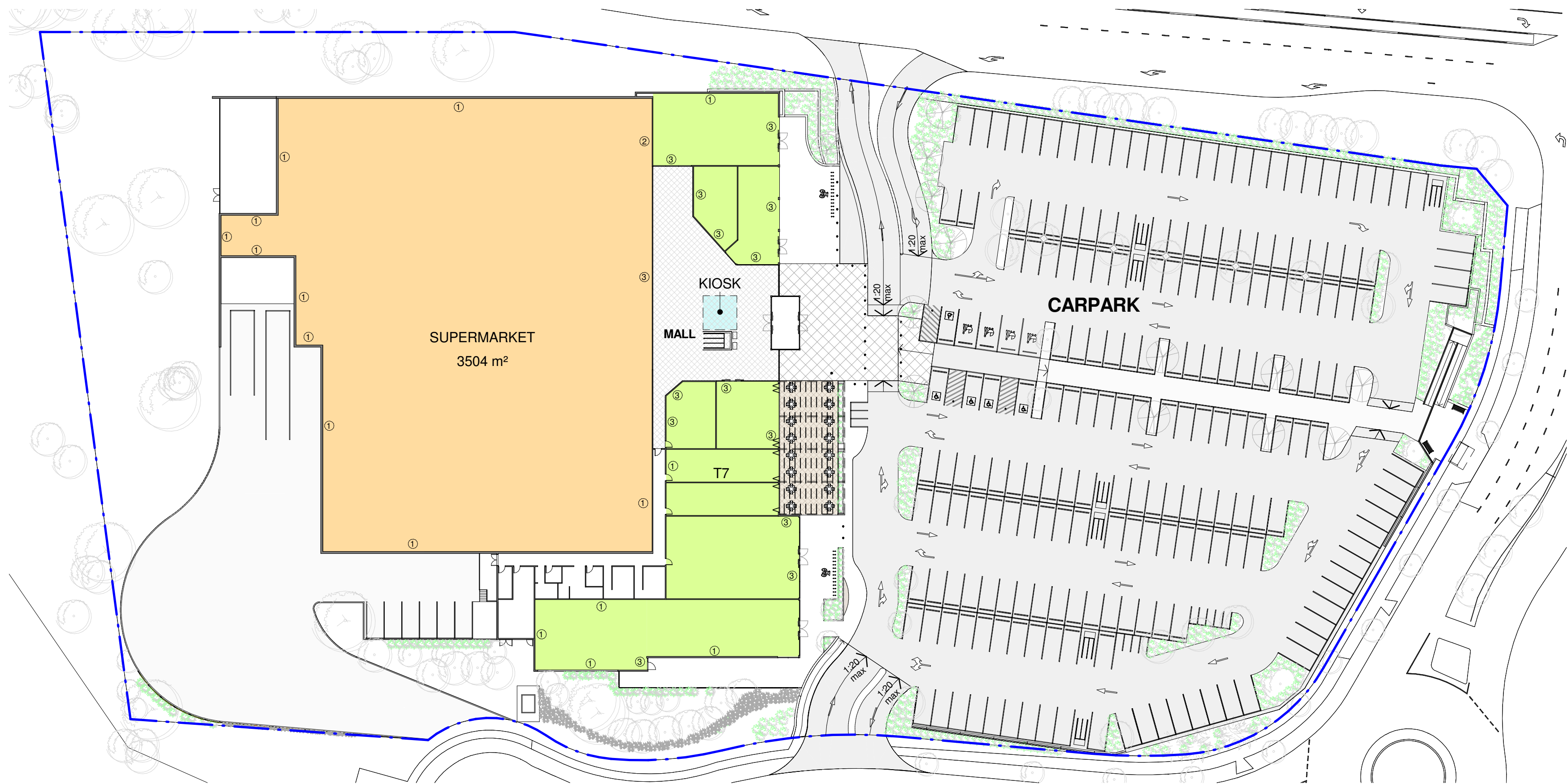


1 GFA - SHOPPING CENTRE & RETAIL
1 : 500



2 GLAR - SHOPPING CENTRE & RETAIL
1 : 500

GFA - COLOUR LEGEND

- AIRLOCK
- AMENITIES
- CENTRAL MANAGER
- CORRIDOR
- KIOSK
- MALL
- RETAIL
- SERVICES
- SUPERMARKET

GFA - BUILDINGS	
Area Type	Area
AIRLOCK	31 m²
AMENITIES	94 m²
CENTRAL MANAGER	47 m²
CORRIDOR	80 m²
KIOSK	25 m²
MALL	418 m²
RETAIL	1289 m²
SERVICES	10 m²
SUPERMARKET	3506 m²
Grand total	5500 m²

METHOD OF MEASUREMENT

GROSS FLOOR AREA (GFA)

REF: NEWCASTLE LEP 2011 (DRAFT)

MEANS THE SUM OF AREAS OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4M ABOVE THE FLOORS, AND INCLUDES:

- (a) THE AREA OF A MEZZANINE, AND
- (b) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
- (c) ANY SHOPS, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC,
- BUT EXCLUDES:
- (d) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
- (e) ANY BASEMENT:
 - (i) STORAGE, AND
 - (ii) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
- (f) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
- (g) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY, AND
- (h) ANY SPACES FOR THE LOADING OR UNLOADING OF GOODS, AND
- (i) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH, AND
- (j) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.

GLAR - COLOUR LEGEND

- KIOSK
- RETAIL
- SUPERMARKET

GLAR SCHEDULE	
AREA TYPE	Area
KIOSK	25 m²
RETAIL	1302 m²
SUPERMARKET	3504 m²
Grand total	4831 m²

CAR PARKING SCHEDULE	
CAR 5400 x 2600	201
DISABLED CAR	5
PARENTS 5400 X 3200	4
STAFF CAR 5400 x 2600	6
	216

LOADING BAY TRUCK SPACES	
AV 19000X3500	1
HRV 12500 X 3500	1
	2

BICYCLE PARKING SCHEDULE	
BICYCLE PARKING	28

MOTORCYCLE PARKING SCHEDULE	
MOTORCYCLE 2500 x 1200	12

DEFINITIONS:

FOR THE PURPOSE OF THIS DOCUMENT THE FOLLOWING DESCRIPTIONS HAVE THE SAME MEANING.

PROPERTY COUNCIL OF AUSTRALIA
GROSS LETTABLE AREA RETAIL (GLAR)

NEWCASTLE DEVELOPMENT CONTROL PLAN 2005
GROSS LETTABLE FLOOR AREA (GLFA)

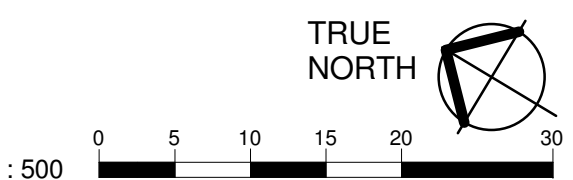
METHOD OF MEASUREMENT

GROSS LETTABLE AREA RETAIL (GLAR)

REF: PROPERTY COUNCIL OF AUSTRALIA

IS THE AGGREGATE OF FLOOR SPACE CONTAINED WITHIN A TENANCY AT EACH FLOOR LEVEL USING THE FOLLOWING RULES:

- (i) IN THE CASE OF EXTERNAL BUILDING WALLS, FIRE PASSAGE WALLS, SERVICE PASSAGE WALLS, STANDARD AND SERVICE FACILITY WALLS AND THE LIKE, MEASURING FROM THE INTERNAL FINISHED SURFACE OF THE DOMINANT PORTION OF THOSE WALLS;
 - (ii) IN THE CASE OF INTER-TENANCY WALLS, MEASURING FROM THE CENTRE LINE OF THOSE WALLS;
 - (iii) IN THE CASE OF SHOP FRONTS ON OR INSIDE THE MALL LINE, MEASURING FROM THE MALL LINE; AND,
 - (iv) IN THE CASE OF SHOP FRONTS OUTSIDE THE MALL LINE, MEASURING FROM THE EXTERNAL FINISHED SURFACE OF THE DOMINANT PORTION OF THOSE WALLS.
- BUT EXCLUDING:
- (a) AREAS WHERE ALL ARE PROVIDED AS STANDARD FACILITIES IN THE BUILDING
 - (b) AREAS SET ASIDE AS PUBLIC SPACES, THOROUGHFARES OR ACCESSWAYS FOR USE BY SERVICE VEHICLES AND FOR DELIVERY OF GOODS, WHERE SUCH AREAS ARE NOT FOR THE EXCLUSIVE USE OF OCCUPIERS OF A TENANCY; AND,
 - (c) AREAS WHERE THERE IS LESS THAN 1.5M HEIGHT CLEARANCE ABOVE FLOOR LEVEL - THESE SPACES SHOULD BE MEASURED AND RECORDED SEPARATELY.



LEGEND - TENANCY LEASE LINE

- ① DENOTES INSIDE FACE OF WALL
- ② DENOTES CENTRE OF INTERTENANCY WALL
- ③ DENOTES EXTERNAL FACE OF WALL

E	10-10-2011	DA AMENDMENT
D	23-09-2011	DA REVIEW
C	16-09-2011	DA REVIEW - CIRCULATION TO CONSULTANT TEAM
B	23-05-2011	DISABLED CAR SPACE ADDED
A	17-05-2011	DEVELOPMENT APPLICATION

ISSUE	DATE	DESCRIPTION
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All dimensions to be checked on site, written dimensions only to be used. Refer to all detail drawings, structural, mechanical and services drawings before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design shown herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only as it is unchecked.

COORDINATED REFERENCE DRAWINGS

Discipline	Drawing No.	Issue	Date

Client

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Project Manager

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Project

COLES

CNR OF MINMI RD & CHURNWOOD
DR, FLETCHER NSW 2287
LOT 901 D.P. 1022872

Sheet name

STAGE 1

GFA, GLAR & CARPARKING
ANALYSIS

Scale @ A1: As indicated
Project No.: S1028
Drawn By: LSN Checked By: PP

A00 SERIES - INFORMATION & ANALYSIS

Drawing No.	Proj Stage	ISSUE
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A00.06 DA E

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION