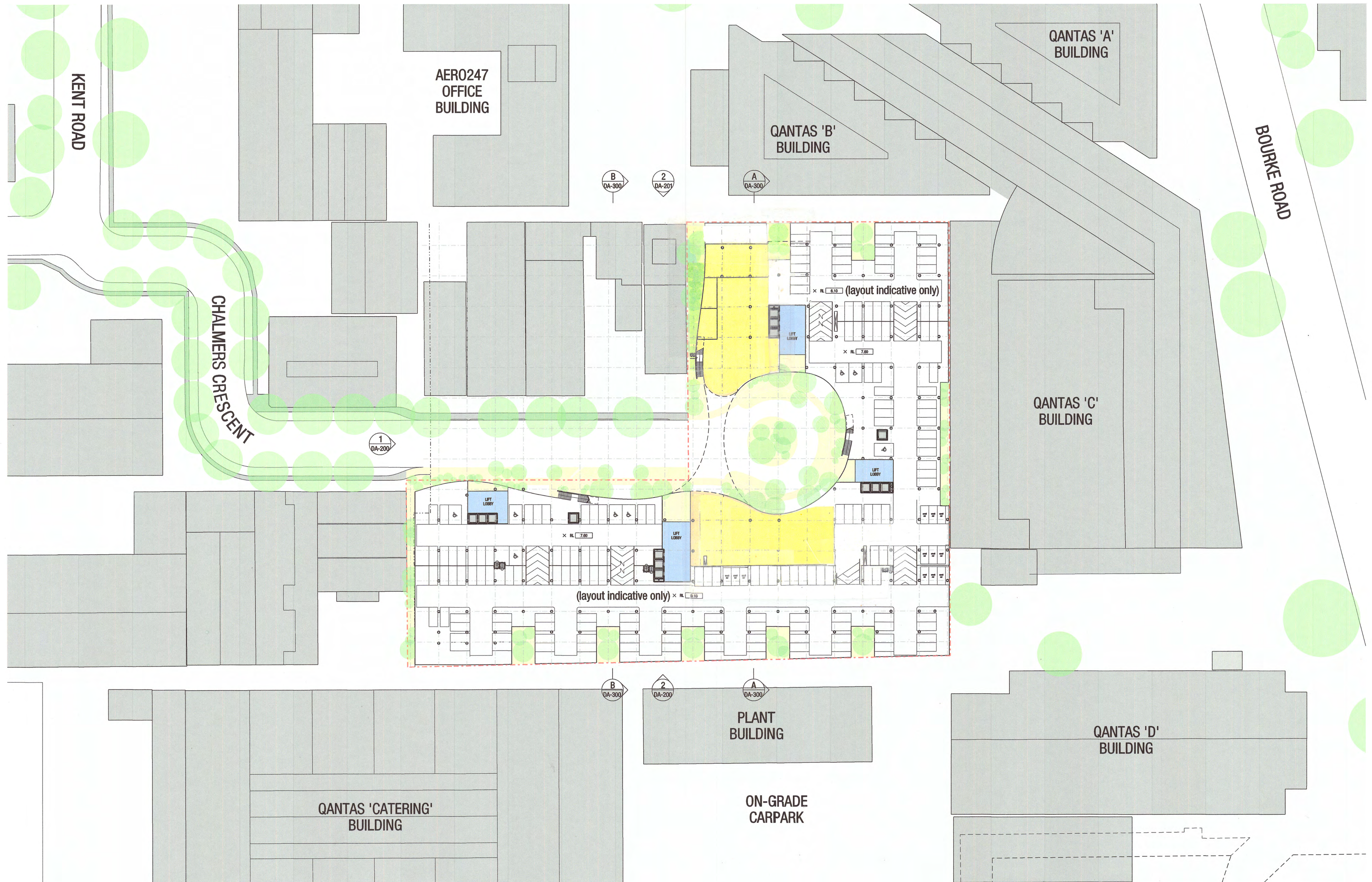


1 GROUND FLOOR PLAN - CARPARK
SCALE 1:1000 @ A3

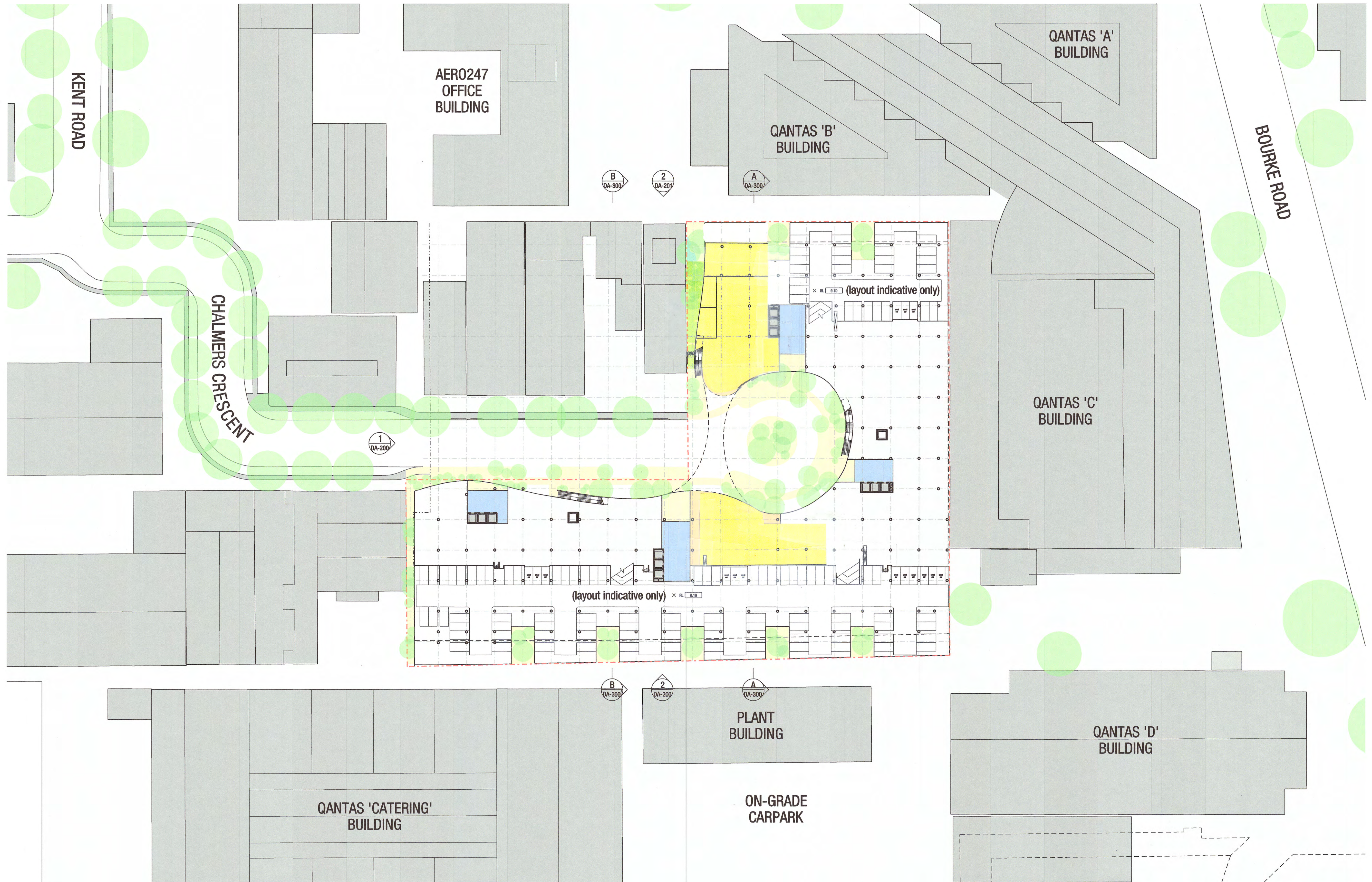
(refer to landscape architect's documentation for landscape information)

revision	date	description	by	verification	initial	signature	date	note	architect	client	project	drawing	scale	drawn by	project no	drawing no	revision
L	08 SEP 2015	DA ISSUE UPDATE	BMD	checked by	BMD	<i>Edna Serna</i>	02.04.15	Do not scale from drawings. All discrepancies to be brought to the attention of the Architect. This drawing is intellectual property and copyright of the author, and must not be retained, copied or used without the express authority of Conrad Gargett Riddel Anchor Mortlock Woolley Pty. Ltd.	CONRAD GARGETT RIDDEL ANCHOR MORTLOCK WOOLLEY	Suite CS.18, Level 3, 22-36 Mountain Street, Ultimo NSW 2007, Australia T + 61 2 9280 2445 F + 61 2 9280 2446 E anna@conradgargett.com.au Non-Residential Architects, Date Stamp Cert. No. 3316 Phil Balcourt Cert. No. 6174	COMMERCIAL MASTERPLAN DA 7-9, 14-18, & 19-21 CHALMERS CRESCENT, MASCOT F.Mayer (Imports) Pty Ltd on behalf of Mayer Properties Ltd, J Ingster, D&V Says, H Glaser	GROUND FLOOR AND LOWER GROUND FLOOR PLAN - CARPARK	1:5000@A1, 1:1000@A3	SW	1204	DA-100	L/A



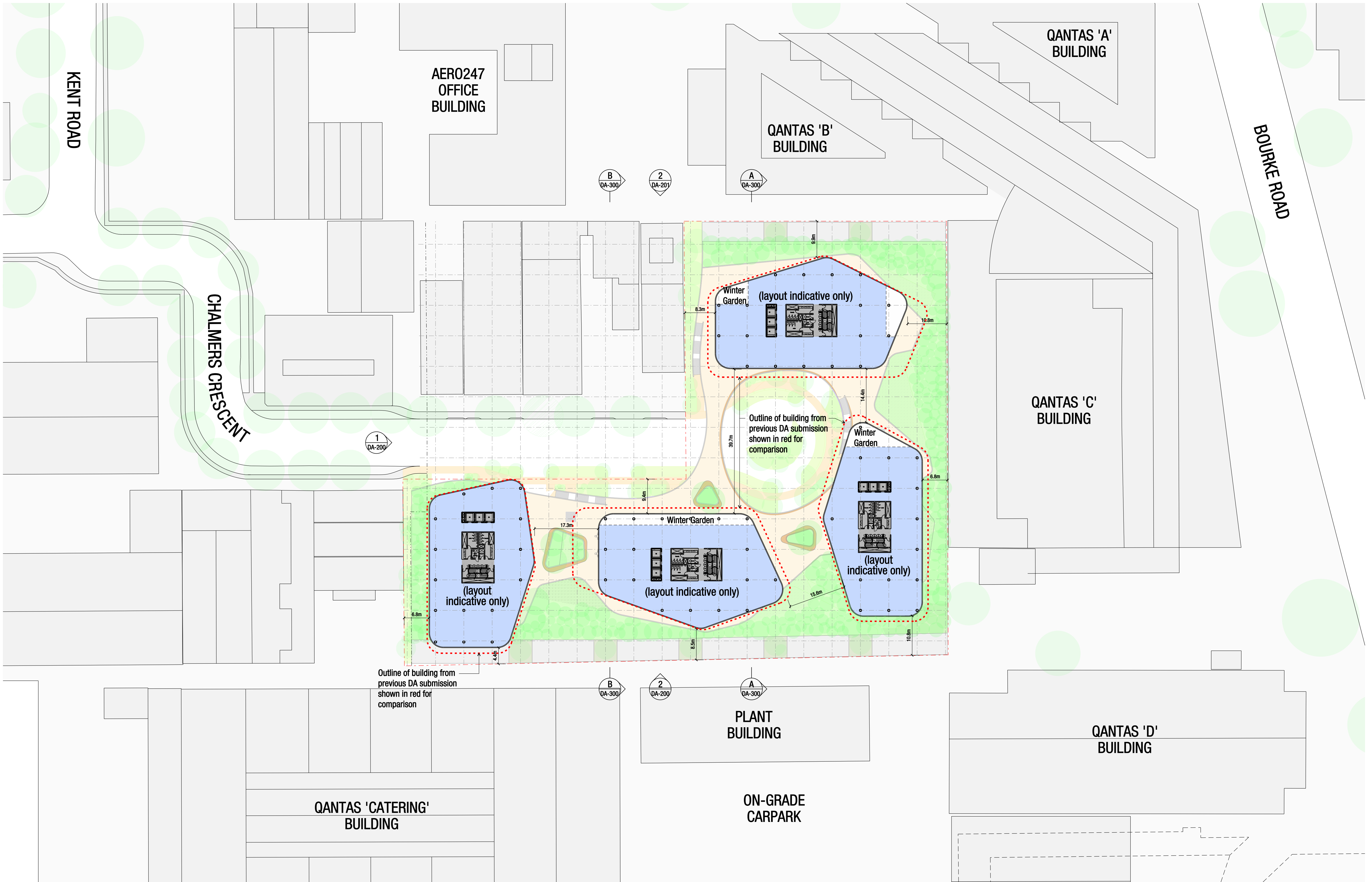
1 LEVEL 1 FLOOR PLAN - CARPARK
SCALE 1:1000 @ A3

revision L	date 08 SEP 2015	description DA ISSUE UPDATE	by BMD	verification checked by BMD	initial BMD	signature <i>[Signature]</i>	date 02.04.15 02.03.15	role Do not scale from drawings. All discrepancies to be brought to the attention of the Architect. This drawing is intellectual property and copyright of the author, and must not be released, copied or used without the express authority of Conrad Gargett Hobart Ancher Mortlock Woolley Pty. Ltd.	architect CONRAD GARGETT ANCHER MORTLOCK WOOLLEY RIDDEL	Suite G3.15, Level 3, 23-36 Mountain Street, Ulmo NSW 2007, Australia T + 61 2 9280 2445 F + 61 2 9280 2446 E conrad@conradgargett.com.au Nominated Architects: Dale Swan, Cert. No. 25716 The Designer: Cert. No. 6174	REUSTEIN URBAN PLANNING AND DESIGN	BALANCE CORPORATE PROPERTY	project COMMERCIAL MASTERPLAN DA 7-8, 14-18, & 19-21 CHALMERS CRESCENT, MASCOT client F.Mayer (Imports) Pty Ltd on behalf of Mayer Properties Ltd, J Ingster, D&V Saya, H Glaser	drawing LEVEL 1 AND UPPER GROUND FLOOR PLAN - CARPARK	scale 1:500@A1, 1:1000@A3 drawn by SW project no 1204	0 5 10 25m drawing no DA-101 revision L/A
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1 LEVEL 1a FLOOR PLAN - CARPARK
SCALE 1:1000 @ A3

revision L	date 08 SEP 2015	description DA ISSUE UPDATE	by BMD	verification checked by BMD	initial BMD	signature <i>Edna Syme</i>	date 02.04.15 02.09.15	note Do not scale from drawings. All discrepancies to be brought to the attention of the Architect. This drawing is intellectual property and copyright of the author, and must not be retained, copied or used without the express authority of Conrad Gargett Nisdon Anchor Mortlock Woolley Pty. Ltd.	architect CONRAD GARGETT RIDDEL	ANCHOR MORTLOCK WOOLLEY	Suite C3.16, Level 3, 22-36 Mountain Street, Ultimo NSW 2007, Australia T + 61 2 9280 2445 F + 61 2 9280 2446 E conrad@conradgargett.com.au Nominated Architects: Dale Swain, Carl No. 5316, The Engineer, Cert. No. 0174	DEUSTEIN URBAN PLANNING AND DESIGN	BALANCE CORPORATE PROPERTY	project COMMERCIAL MASTERPLAN DA 7-9, 14-18, & 19-21 CHALMERS CRESCENT, MASCOT client F. Mayer (Imports) Pty Ltd on behalf of Mayer Properties Ltd, J Ingster, D&V Saya, H Glaser	drawing LEVEL 1a FLOOR PLAN - CARPARK	scale 1:500/DA1, 1:1000/DA3 0 5 10 25m drawn by SW project no 1204	drawing no DA-102	revision L/A
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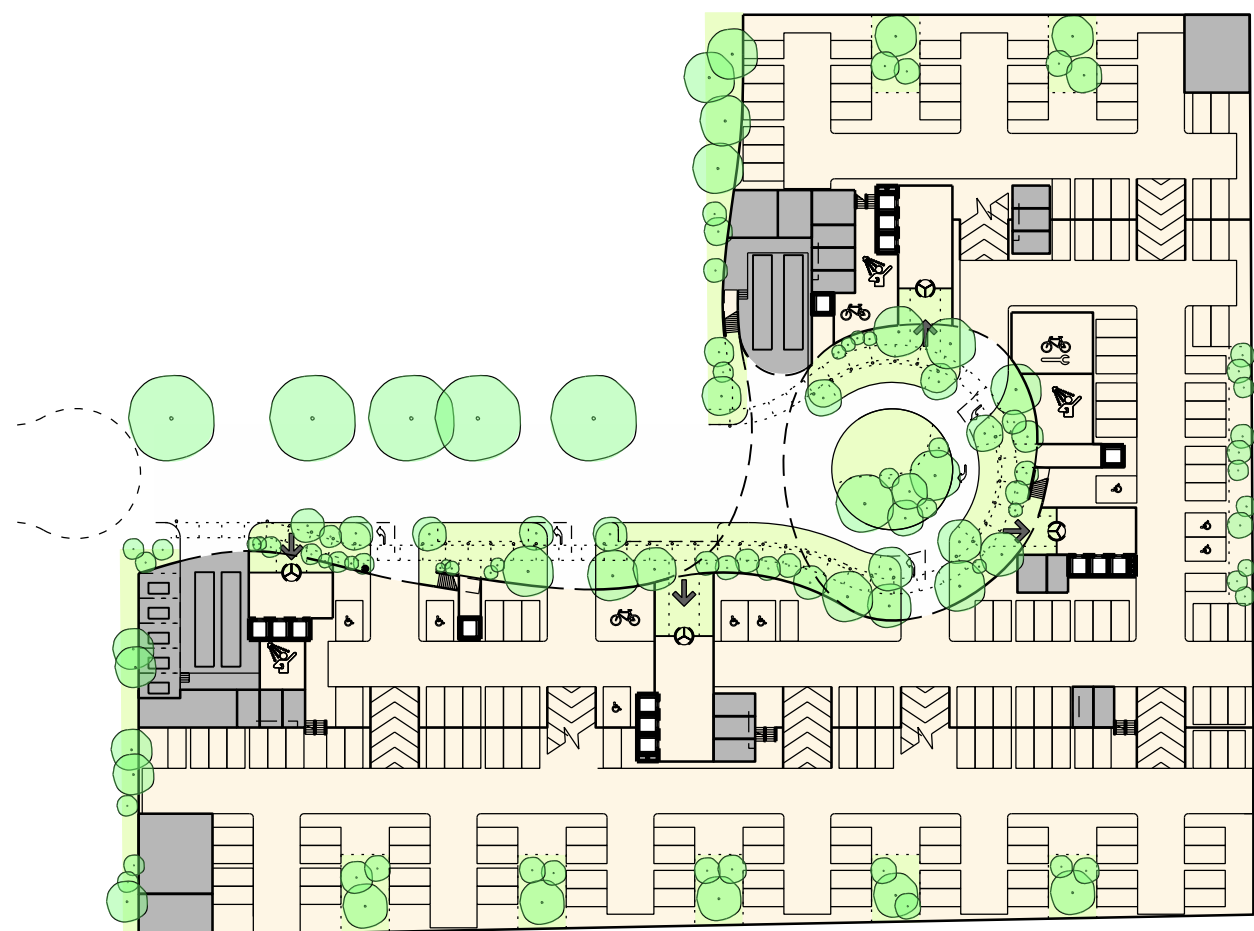


1 TYPICAL FLOOR PLAN - OFFICE
SCALE 1:1000 @ A3



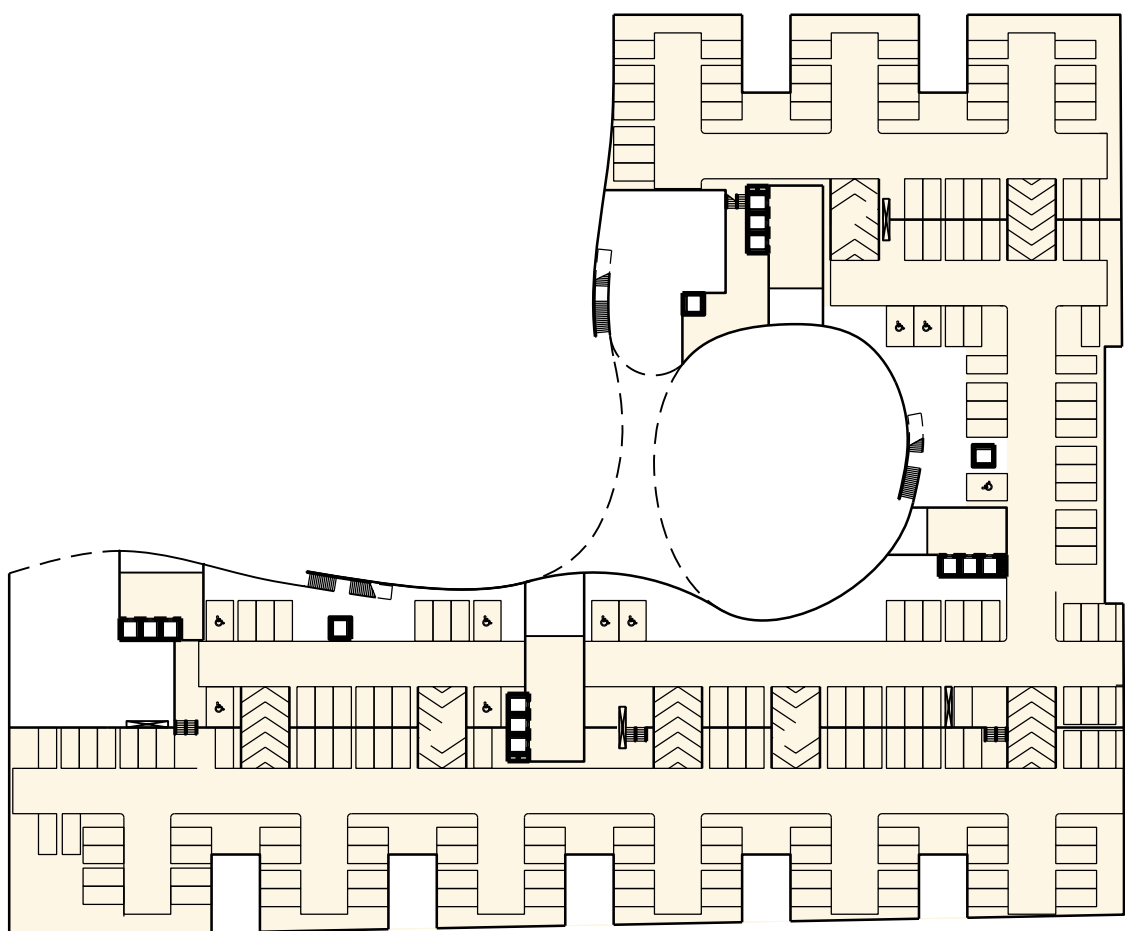
1 BRIDGED FLOOR PLAN - OFFICE
SCALE 1:1000 @ A3

revision	date	description	by	verification	initial	signature	date	note	architect	project	drawing	scale	drawn by	project no	drawing no	revision
F	23 MAR 2015	AMENDED MASTER PLAN DA	SW		BMD		02.04.15	Do not scale from drawings. All discrepancies to be brought to the attention of the Architect. This drawing is intellectual property and copyright of the author, and must not be related, copied or used without the express authority of Conrad Gargett Riddel Anchor Mortlock Woolley Pty. Ltd.	CONRAD GARGETT RIDDEL ANCHOR MORTLOCK WOOLLEY	COMMERCIAL MASTERPLAN DA	ROOF LEVEL PLAN	1:500@A1, 1:1000@A3	SW	1204	DA-107	K
G	02 APR 2015	UPDATE	SW							7-9, 14-18, & 19-21 CHALMERS CRESCENT, MASCOT						
H	07 APR 2015	UPDATE	SW													
J	14 APR 2015	UPDATE	SW													
K	21 JUL 2015	AMENDED DA ISSUE	BMD		DS		02.03.15			F.Mayer (Imports) Pty Ltd on behalf of Mayer Properties Ltd, J Ingster, D&V Saya, H Glaser						



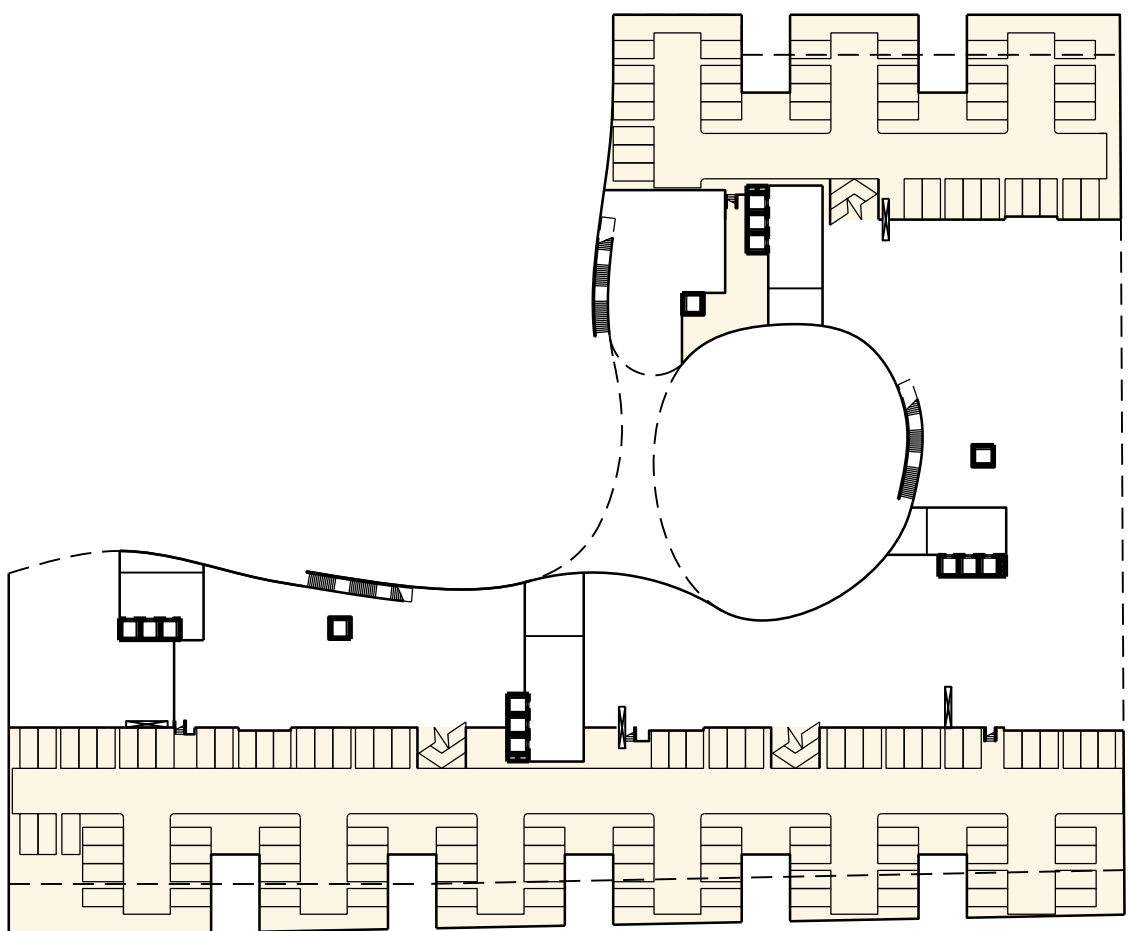
GROUND - CARPARKING

Lower Ground Carparking	4,865 sqm
Ground Carparking	4,005 sqm
Landscaping	2,185 sqm
Services	1,045 sqm
Roads	1,620 sqm
No# of Carparking:	173



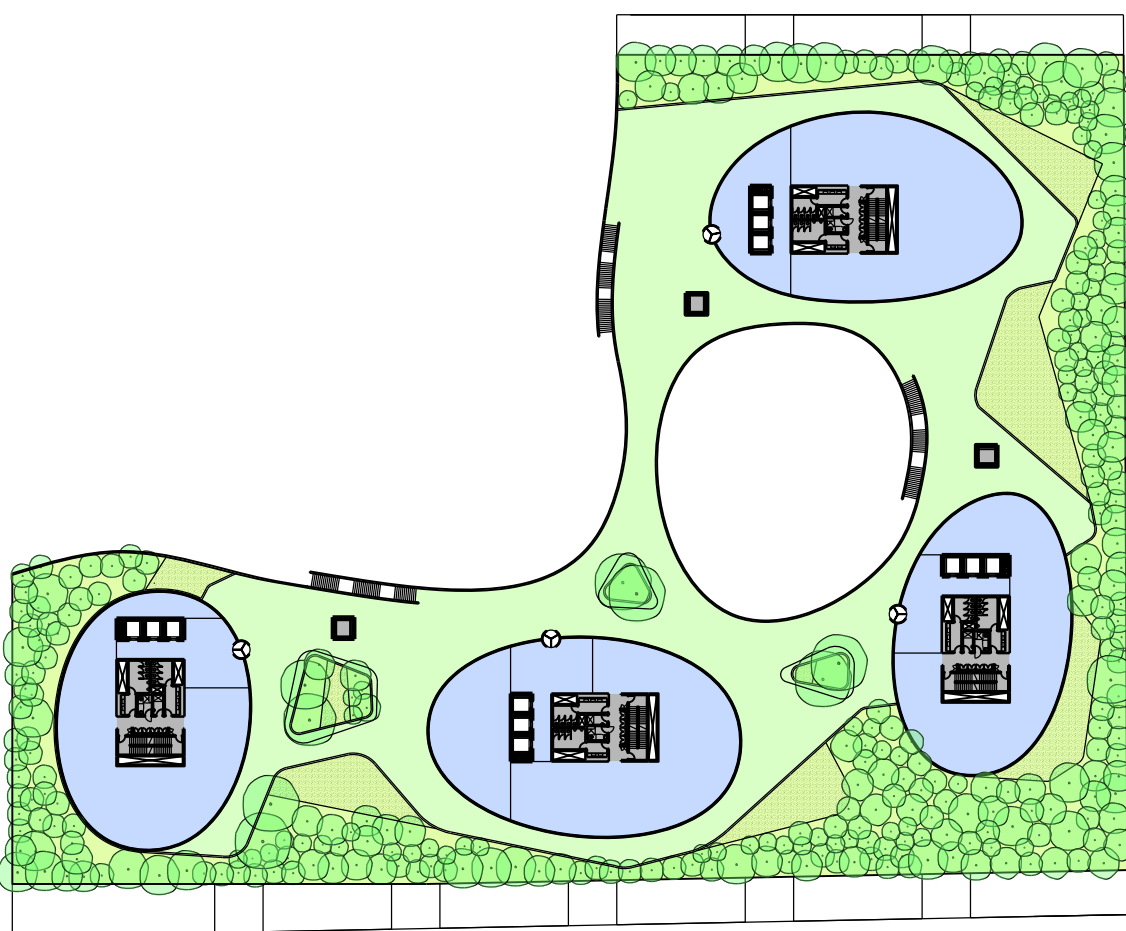
LEVEL 1 - CARPARKING

Upper Ground Carparking	5,100 sqm
First Floor Carparking	3,385 sqm
No# of Carparking:	169



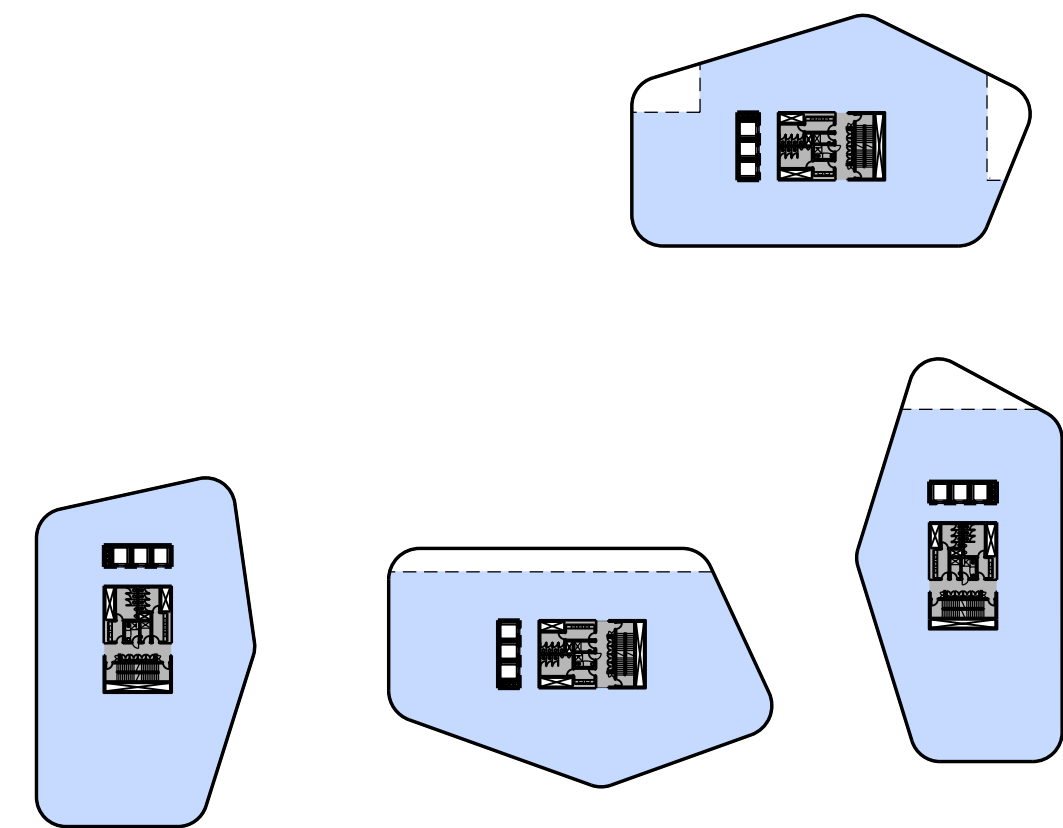
LEVEL 1a - CARPARKING

Upper First Floor Carparking	4,990 sqm
No# of Carparking:	97



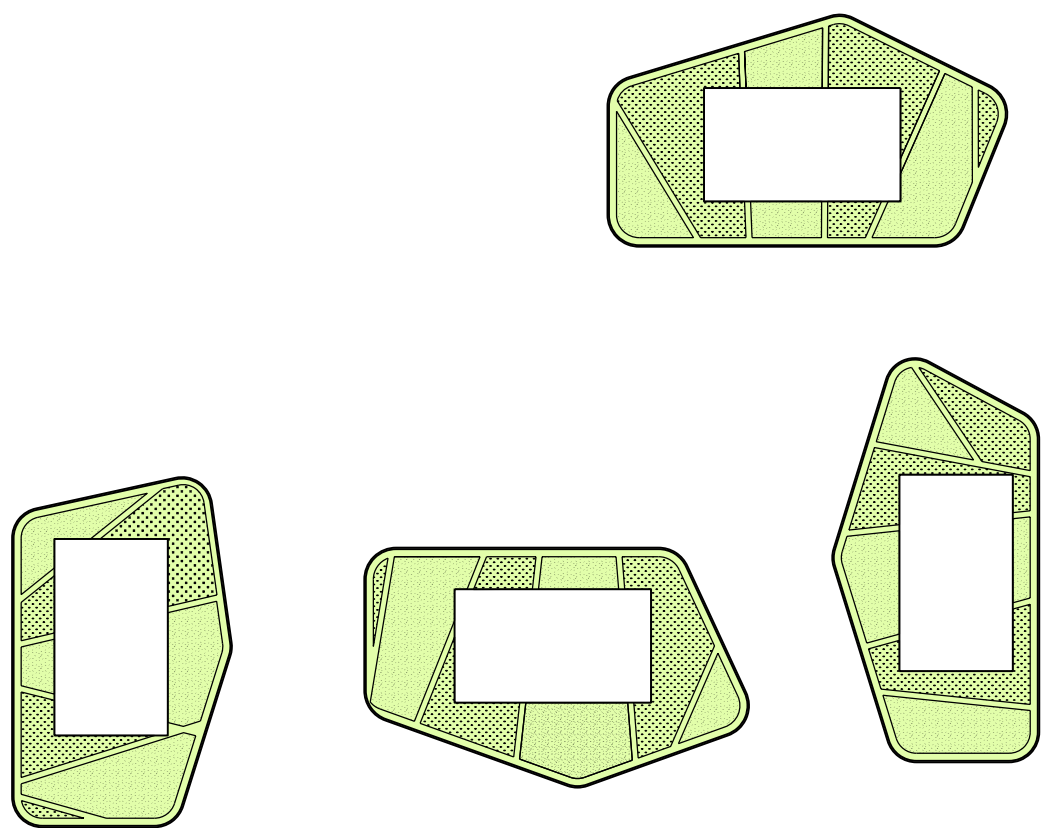
LEVEL 2 - PODIUM - OFFICE/RETAIL

Podium	2,795 sqm
GFA (to outside face)	2,885 sqm
GFA (to inside face)	2,805 sqm
NLA	2,355 sqm
Landscape	3,145 sqm



TYPICAL LEVEL x 8 - OFFICE

GFA (to outside face)	4,485 sqm
GFA (to inside face)	4,375 sqm
NLA	3,930 sqm



ROOF LEVEL

Landscape	3,275 sqm
Percentage of total roof area	66%

DEVELOPMENT SCHEDULE A - Botany Bay LEP 2013

Site Area	12,602 sqm
Total Building Areas	GFA
Level 2	2,805 sqm
Typical Floor x 8	4,375 sqm
TOTAL	37,805 sqm
FSR	3.0 : 1

A: GFA calculated to internal skin excluding carparking, risers, services, and loading docks.

DEVELOPMENT SCHEDULE B - Botany Bay LEP 1995

Site Area	12,602 sqm
Total Building Areas	GFA
Sub-ground Carparking @ 0%	0 sqm
Ground Floor Carparking @ 0%	0 sqm
First Floor Carparking @ 50%	4,990 sqm
Level 2	2,885 sqm
Typical Floor x 8	4,485 sqm
TOTAL	41,260 sqm
FSR	3.3 : 1

B: GFA calculated to external skin excluding risers, services, loading docks, and including carparking at 0% for ground/sub ground, 50% for first floor.

LEGEND

Carparking + Lobbies	
Landscaping	
Podium	
Commercial	
Services	

LETTABLE AREAS

Total Building Areas	NLA
Level 2	2,355 sqm
Typical Floor x 8	3,930 sqm
TOTAL	33,795 sqm
Req. Carparking	423 1/80 sqm
Carparking Provided	439