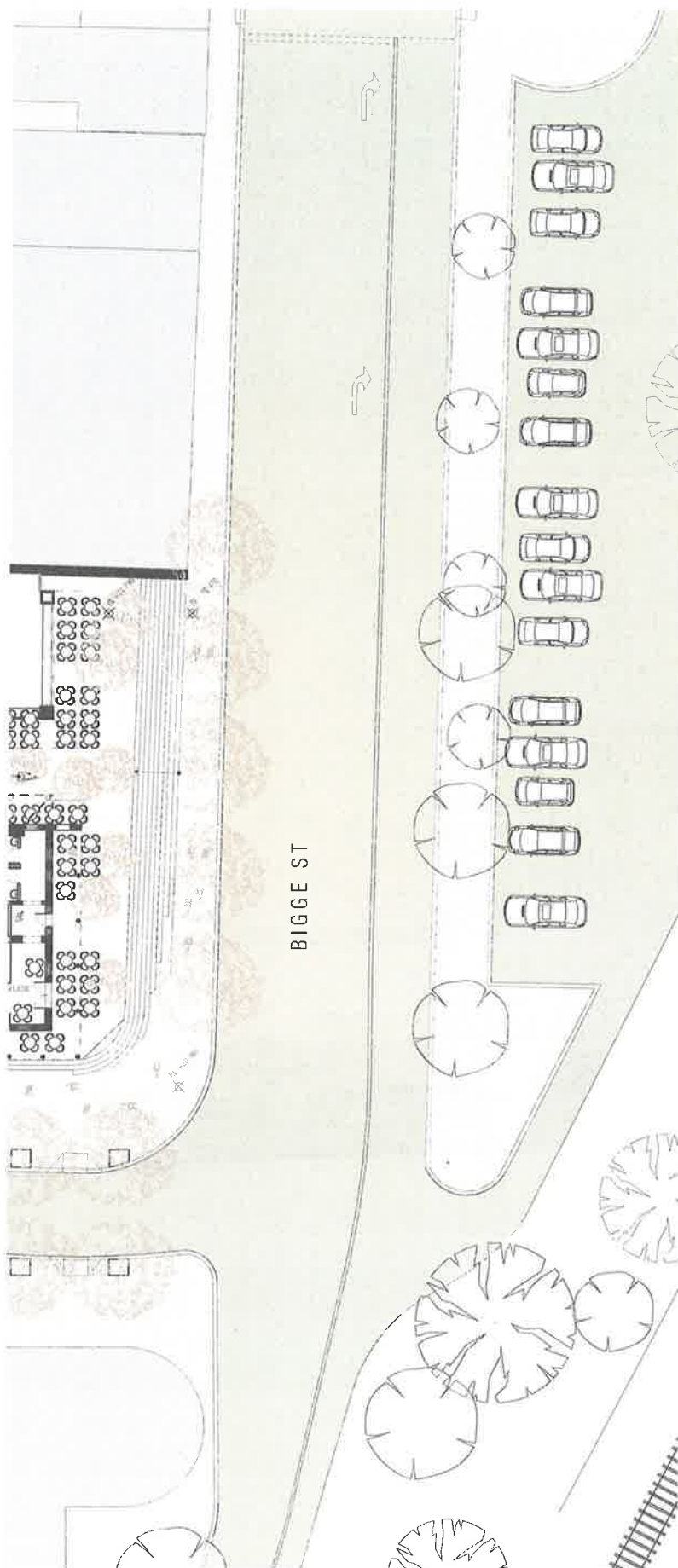


GROUND PLANE

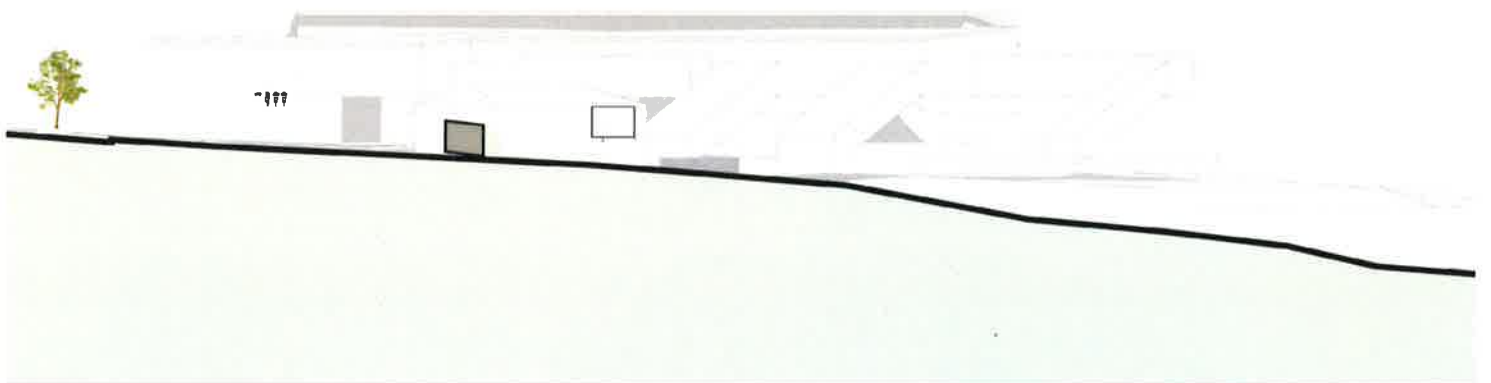


Bigge St



Scott St

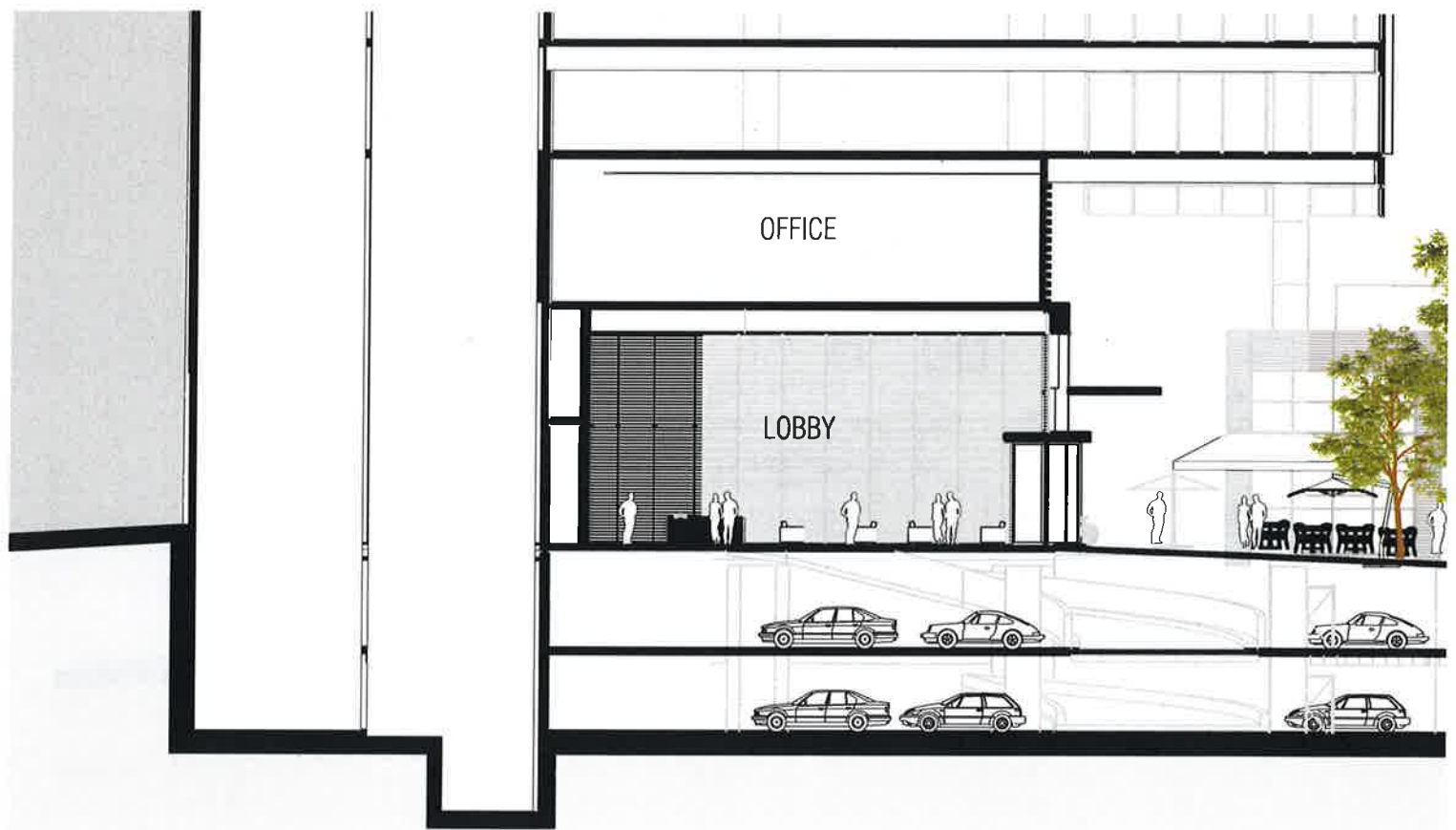






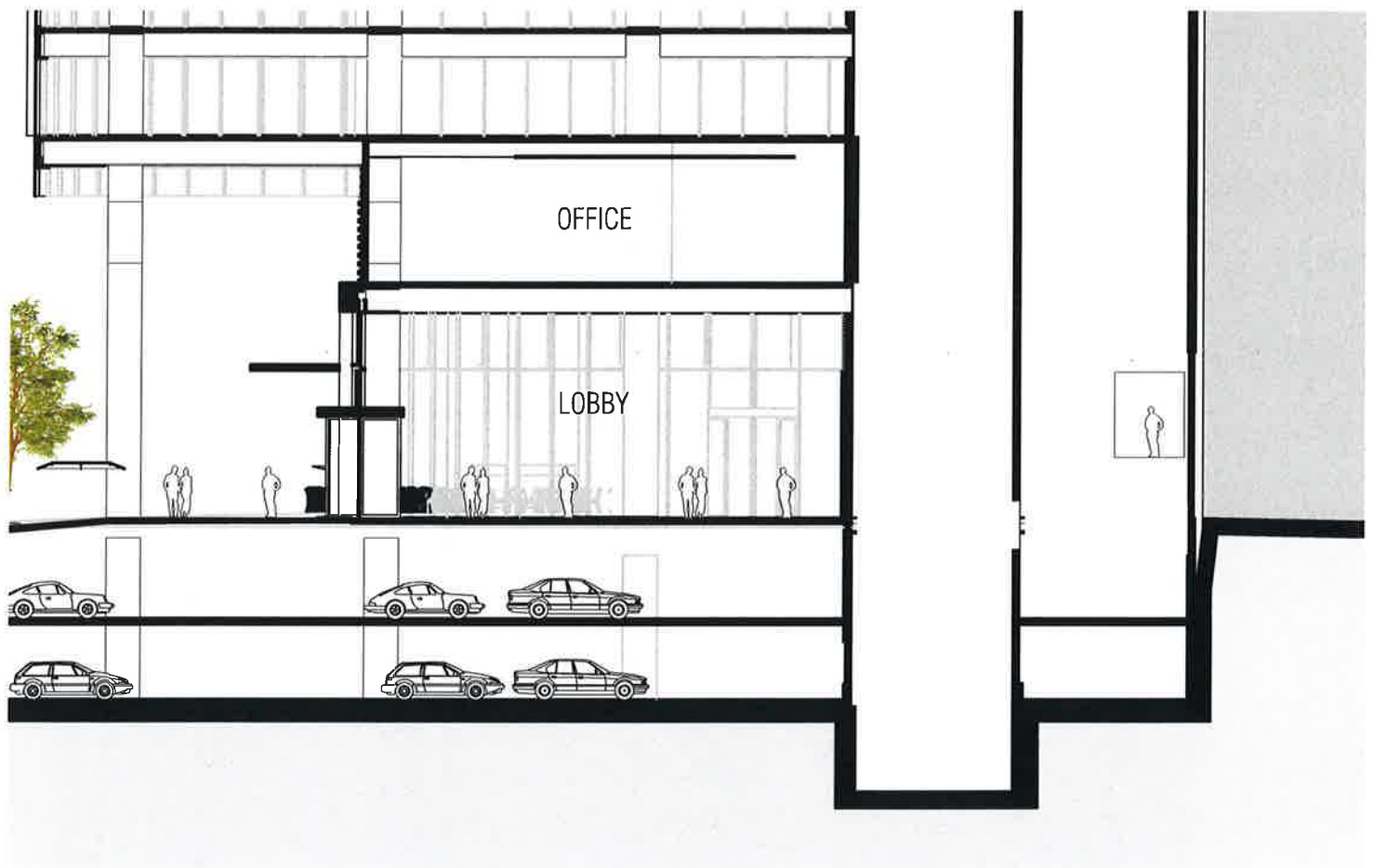


BIGGE STREET

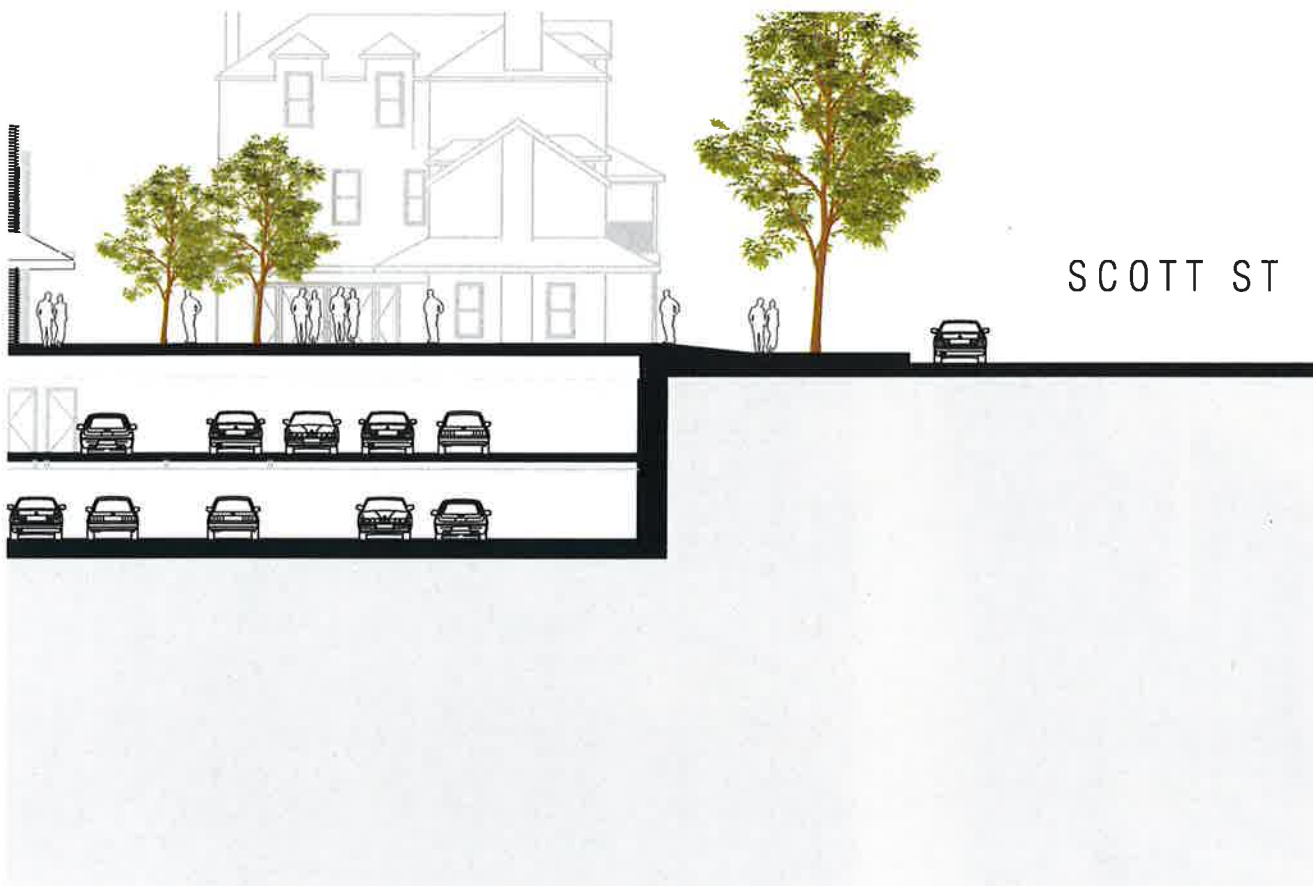










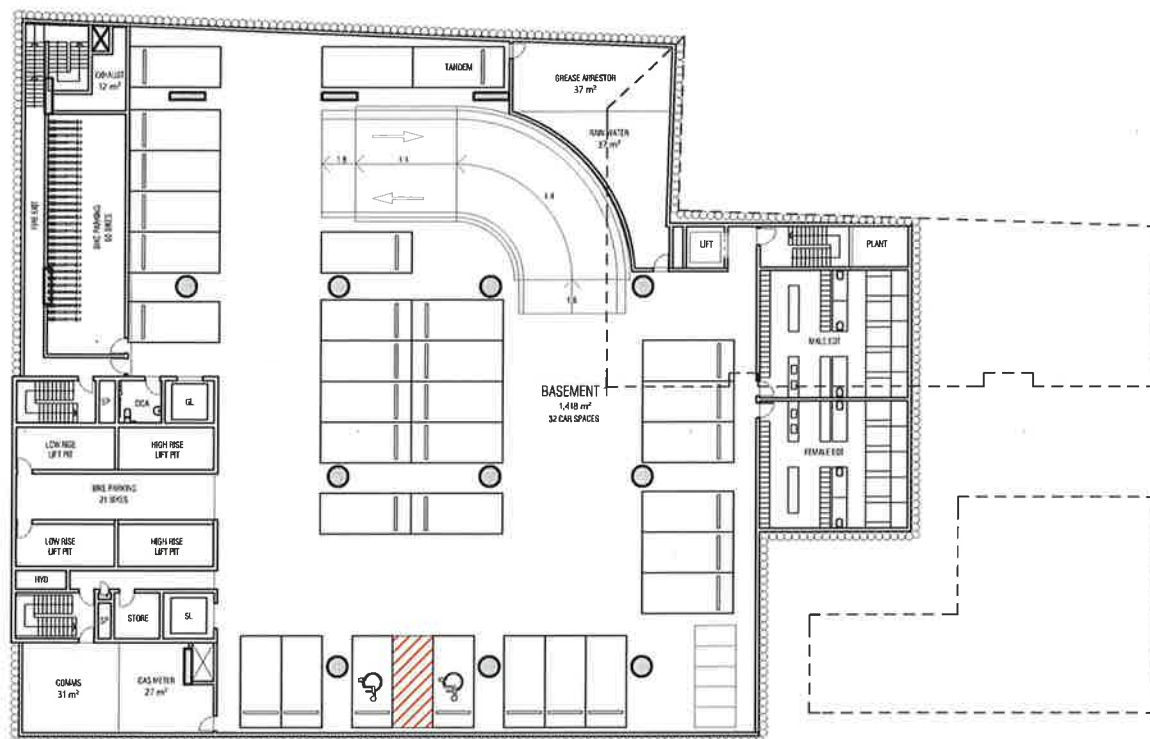






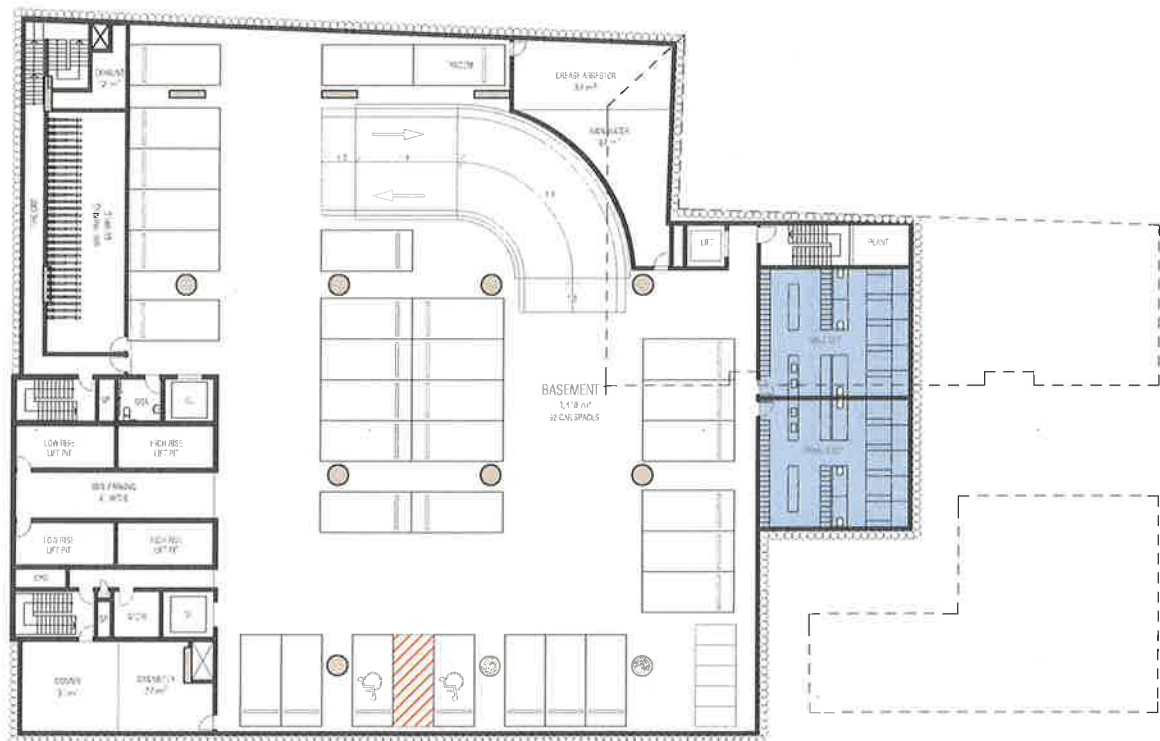
BASEMENT - CARPARKING AND END OF TRIP

The basement comprises of 4 levels of carparking totalling 172 carspaces. End of Trip facilities are located on Basement -1. .

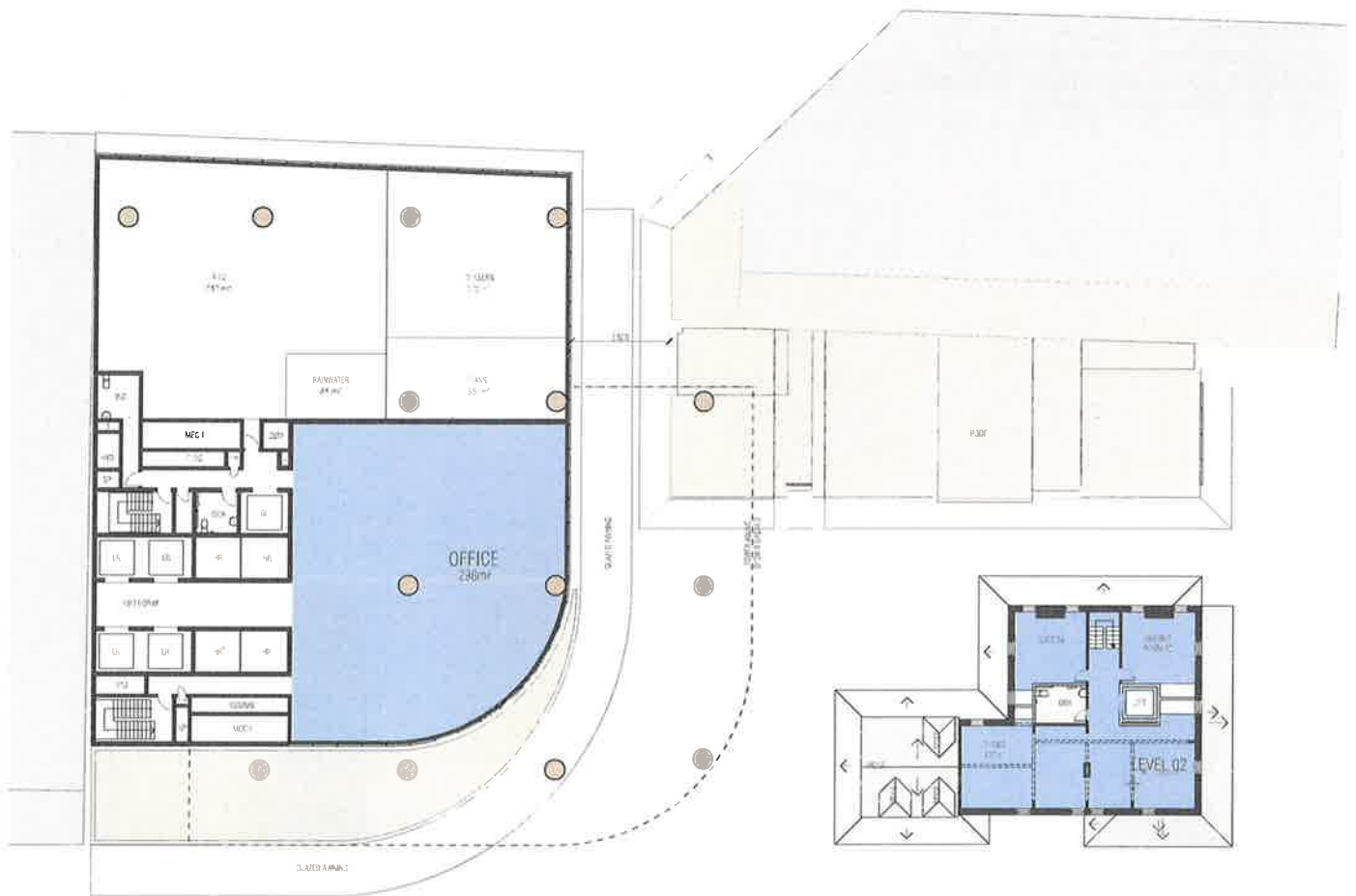


Basement -1 - Carparking





Basement 2 - Carparking and End of Trip



Level 2 - Office and Plant

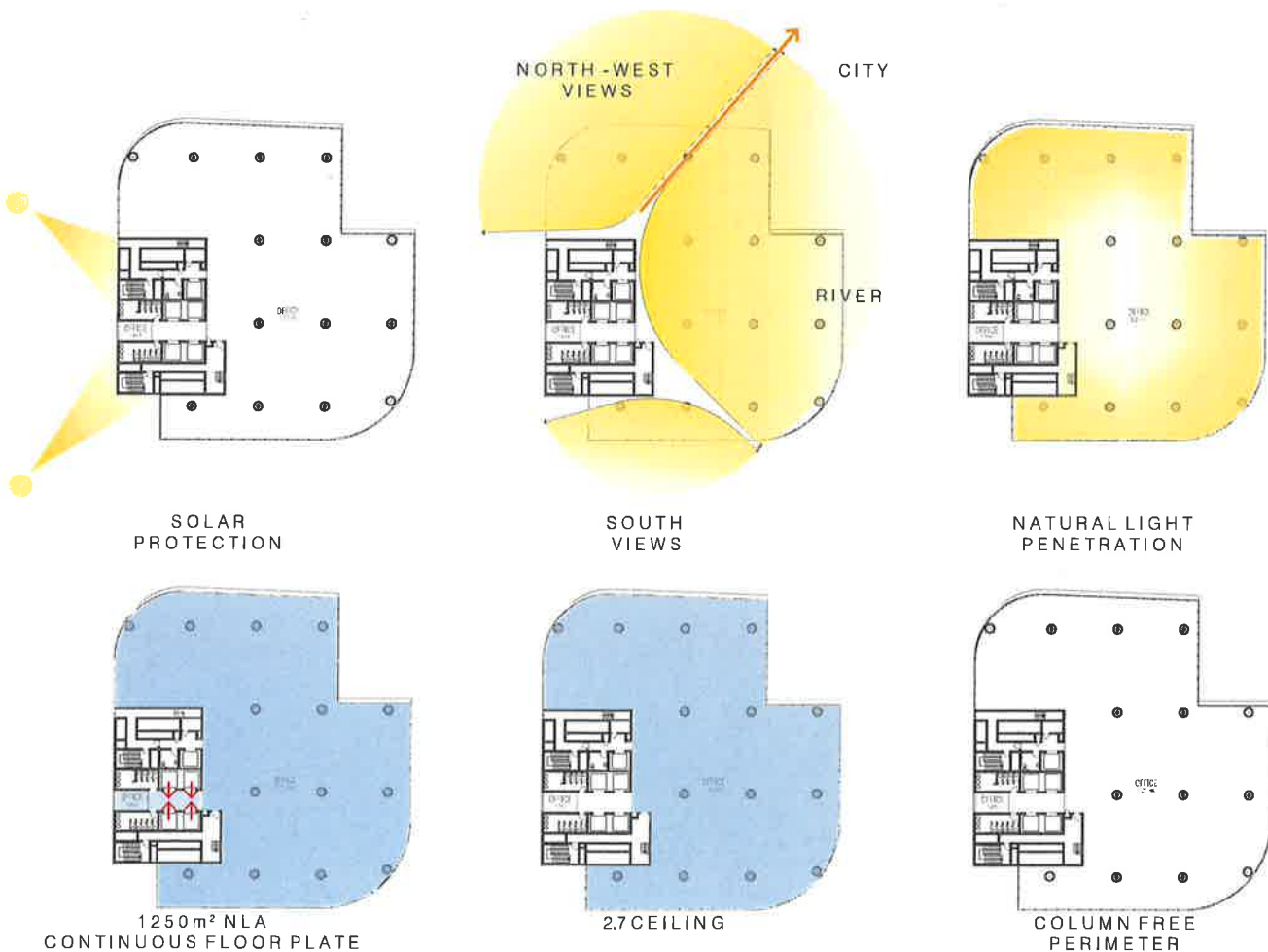


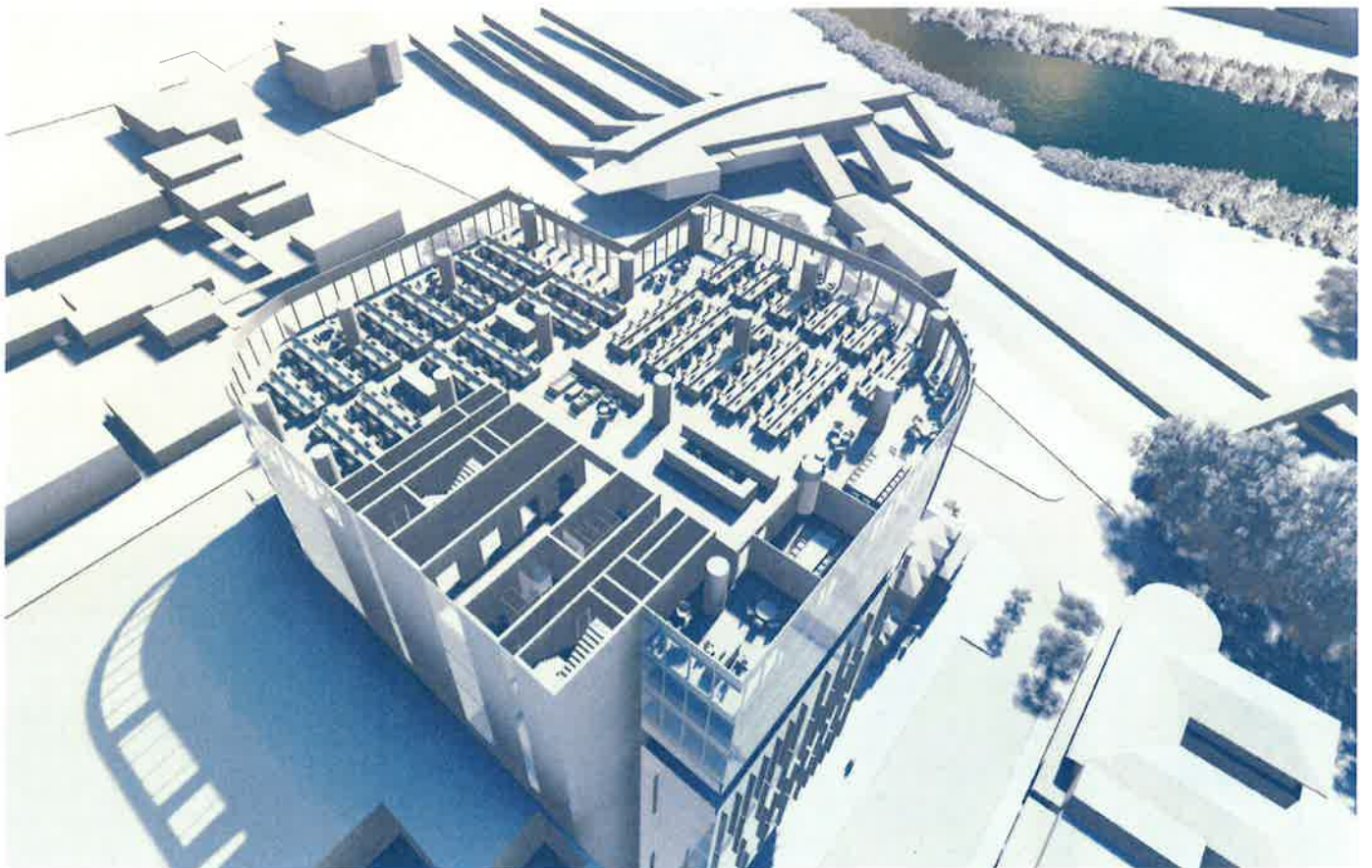
FLOOR PLATE ANALYSIS

The Floor Plate

The location of the core and positioning of the floor plate has been a key driver in the design process. We believe the highest value floor plate is to the north east over looking the river and the city aspect. When studying the different core locations, the south west corner core provided the unique opportunity to provide clear views to 85% of the city and river aspects from the same areas of the floor plate.

The continuous floor plate creates a dynamic arrival experience connecting the tenancy to the city and river simultaneously. The core provides the floor plate with shading from low summer sun in the west. The solid corner core also allows for a high degree of daylight penetration to the floor plate from all directions.





LEVEL 3 - 10 - TYPICAL LOW RISE

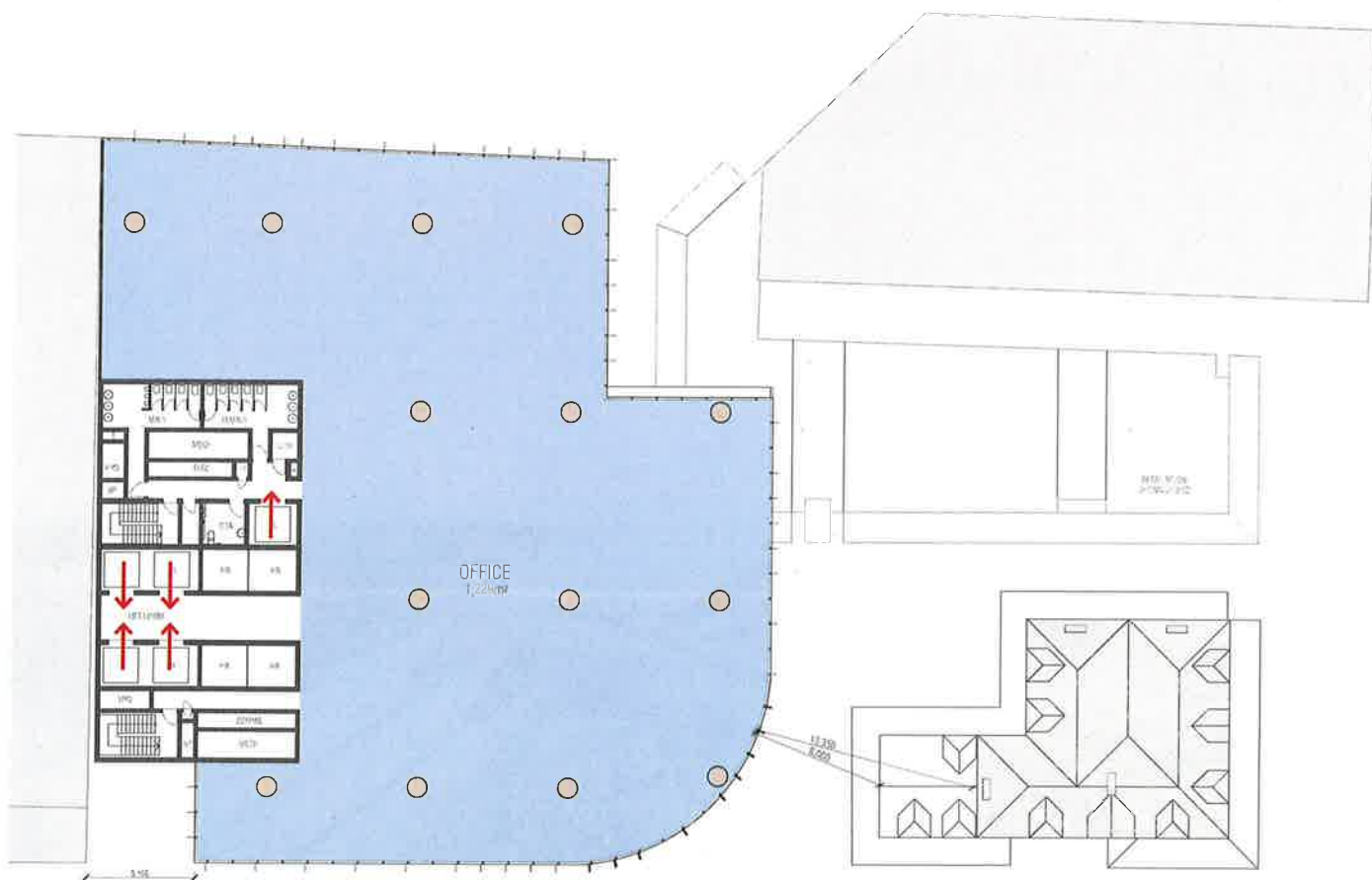
Typical Low Rise

This typical low rise spans over 8 floors from levels 3 - 10.

The floor plate provides 1230m² NLA

The core has been designed to provide natural daylight and access to views throughout and articulate the western facade.

Horizontal louvres are located to the northern facades and vertical louvres are located to the east and west to shade the building.





LEVEL 11 - OASIS

Oasis

The Oasis level provides a break between the low rise and high rise. It has been recessed to provide an external terrace allowing tenants to enjoy the experience of being elevated looking out to the city and Georges River.

There is potential that this level could be a transfer floor with both high rise and low rise lifts servicing this floor



View of oasis floor



View out of oasis terrace

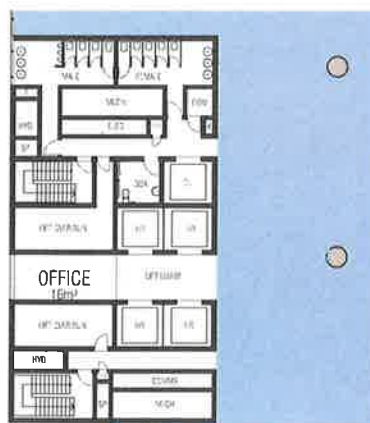
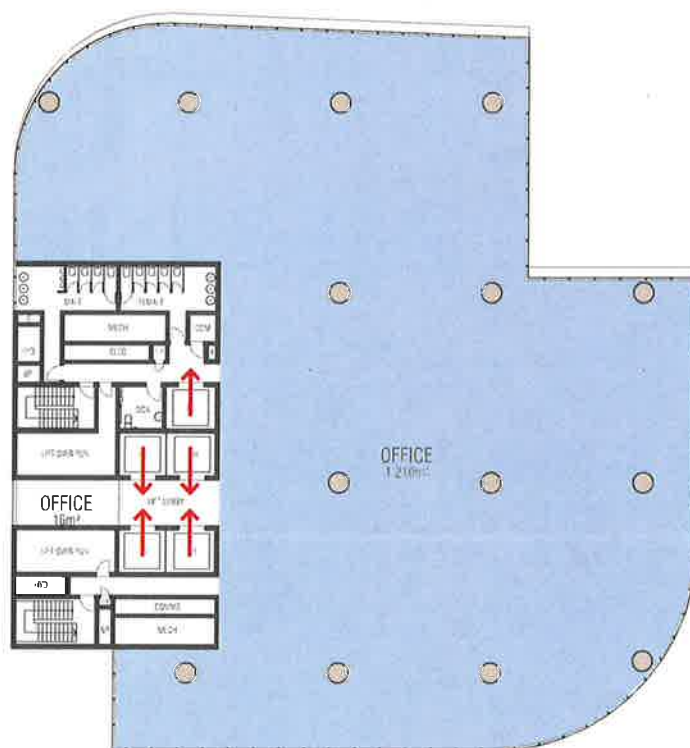


LEVEL 12 L.O.R AND LEVEL 13 L.M.R

Mid Rise

This mid rise spans over 2 floors from levels 12-13, accomodating the lift over run and the lift motor room. There is potential to create a transfer floor. The floor plate provides 1250m² NLA. The core has been designed to provide natural daylight and access to views throughout and articulate the western facade.

Horizontal louvres are located to the northern facades and vertical louvres are located to the east and west to shade the building.



Low Rise Core



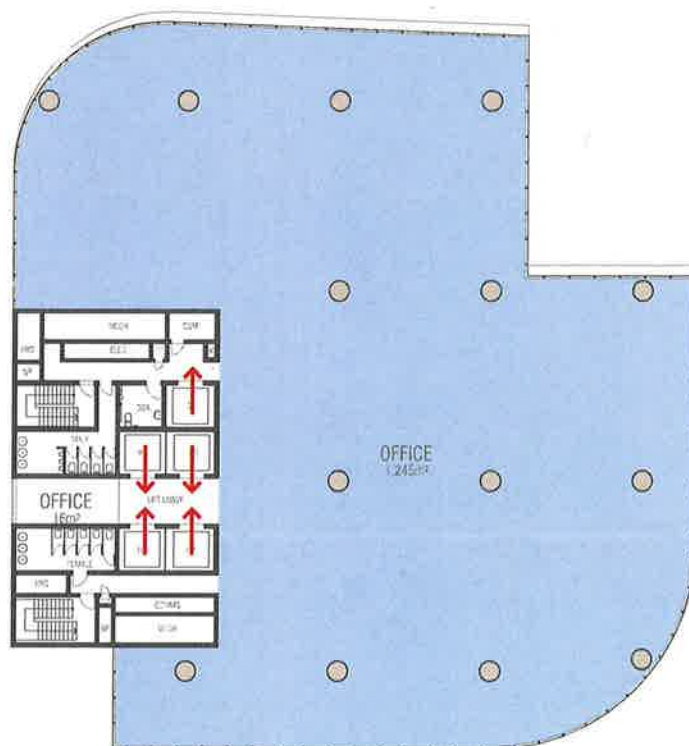
LEVEL 14 - 22 - TYPICAL HIGH RISE

Typical High Rise

This typical low rise spans over 7 floors from levels 14-20.

The floor plate provides 1250m² NLA

The core has been designed to provide natural daylight and access to views throughout and articulate the western facade.



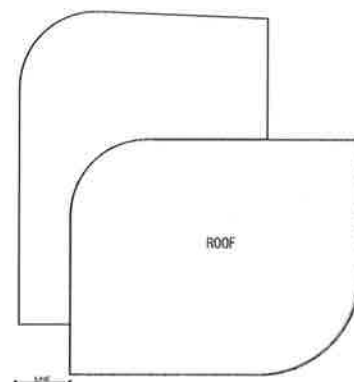
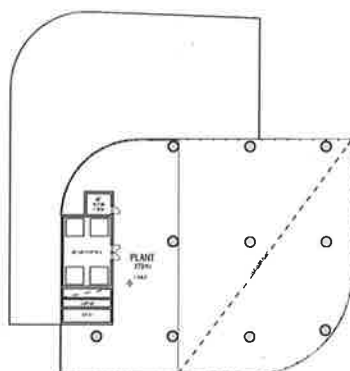
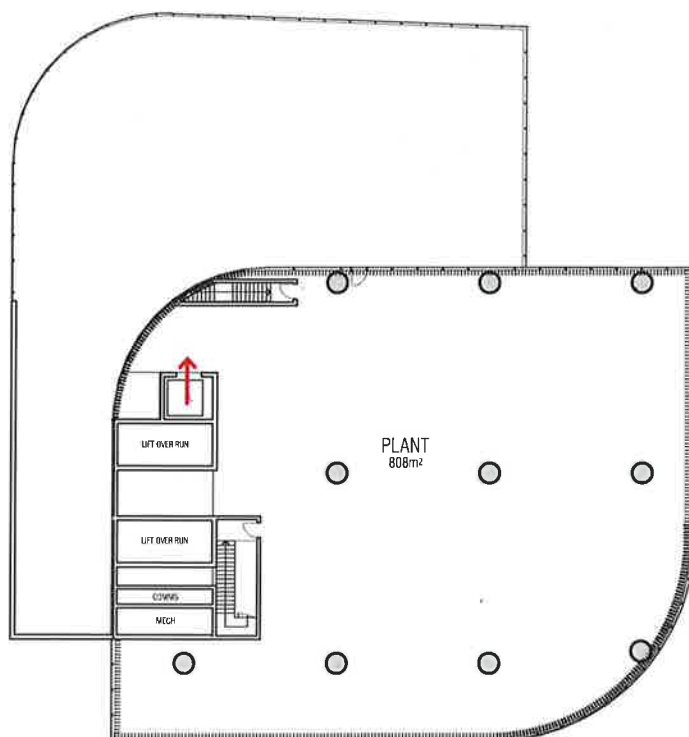
View of high rise floors



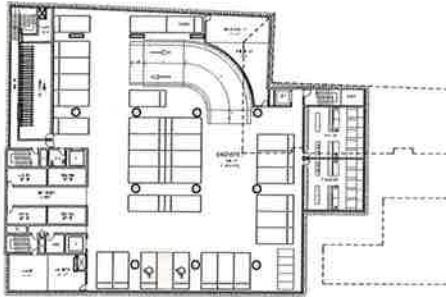
View out of typical high rise floor



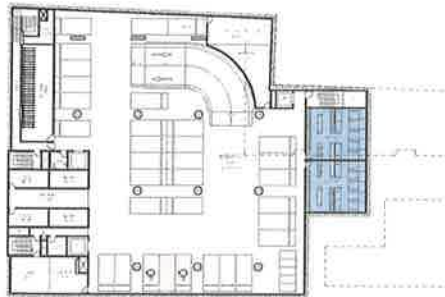
LEVEL 23 - PLANT



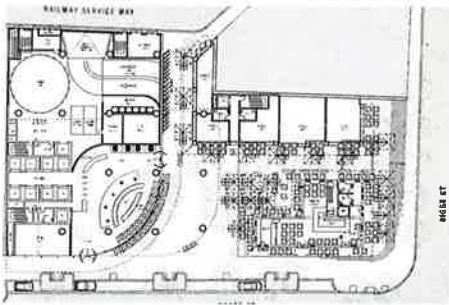




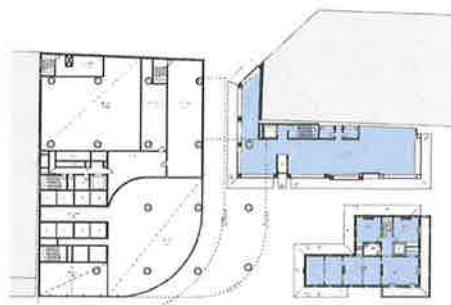
BASEMENT1-CARPARKING



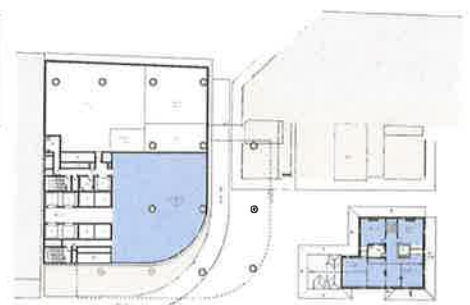
BASEMENT2-CARPARKING



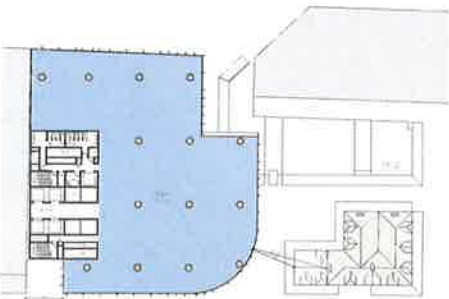
GROUND FLOOR



LEVEL 1-CO WORKING



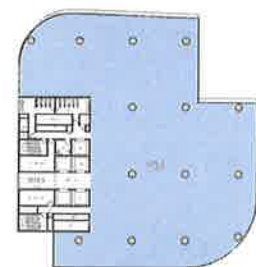
LEVEL 2- PLANT/OFFICE



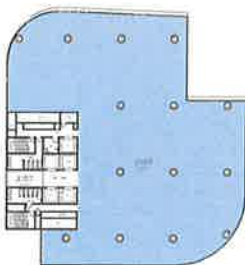
LEVEL 3-10 - TYPICAL LOW RISE



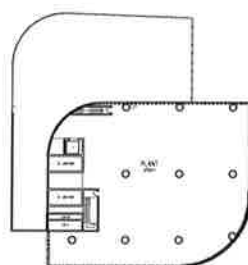
LEVEL 11-OASIS



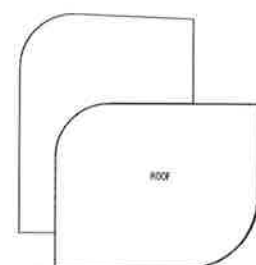
LEVEL 12 LOR - LEVEL 13 L.M.R



LEVEL 14-22 -TYPICAL HIGH RISE



LEVEL 23- PLANT



LEVEL 24 - ROOF

AREA SCHEDULE

10 : 1

Liverpool Tower

LEVEL	ZONE	HT	USE	AREAS			PARK
				GBA	GFA	NLA	
-2	(2) Basement	3	Carpark	1,863.3			35
-1	(1) Basement	3	Carpark & End Of Trip Facilities	2,013.6	141.8		34
G	Podium	5.75	Ground Floor	1,543.9	832.9	576.5	
1	Podium	3.75	Office & Substation	1,550.9	421.7	396.4	
2	Podium	3.75	Office & Plant	1,220.3	506.6	434.8	
3	Tower	3.75	Commercial Low Rise	1,510.4	1,315.7	1,229.1	
4	Tower	3.75	Commercial Low Rise	1,510.4	1,315.7	1,229.1	
5	Tower	3.75	Commercial Low Rise	1,510.4	1,315.7	1,229.1	
6	Tower	3.75	Commercial Low Rise	1,510.4	1,315.7	1,229.1	
7	Tower	3.75	Commercial Low Rise	1,510.4	1,315.7	1,229.1	
8	Tower	3.75	Commercial Low Rise	1,510.4	1,315.7	1,229.1	
9	Tower	3.75	Commercial Low Rise	1,510.4	1,315.7	1,229.1	
10	Tower	3.75	Commercial Low Rise	1,510.4	1,315.7	1,229.1	
11	Tower	5.625	Commercial Low Rise - Oasis	1,503.4	877.6	785.6	
12	Tower	3.75	Commercial High Rise - LOR	1,491.4	1,297.4	1,226.5	
13	Tower	3.75	Commercial High Rise - LMR	1,491.4	1,297.4	1,226.5	
14	Tower	3.75	Commercial High Rise	1,491.4	1,327.0	1,261.7	
15	Tower	3.75	Commercial High Rise	1,491.4	1,327.0	1,261.7	
16	Tower	3.75	Commercial High Rise	1,491.4	1,327.0	1,261.7	
17	Tower	3.75	Commercial High Rise	1,491.4	1,327.0	1,261.7	
18	Tower	3.75	Commercial High Rise	1,491.4	1,327.0	1,261.7	
19	Tower	3.75	Commercial High Rise	1,491.4	1,327.0	1,261.7	
20	Tower	3.75	Commercial High Rise	1,491.4	1,327.0	1,261.7	
21	Tower	3.75	Commercial High Rise	1,491.4	1,327.0	1,261.7	
22	Tower	3.75	Commercial High Rise	1,491.4	1,278.4	1,261.7	
23	Tower	3	Plant	907.6			
23 m	Tower	4	Plant Mezzanine	370.6			
97.125				39,462.2	27795	25834	69

Site Area	2780
GBA	39462
GFA	27795
NLA	25834

27800

10 to 1







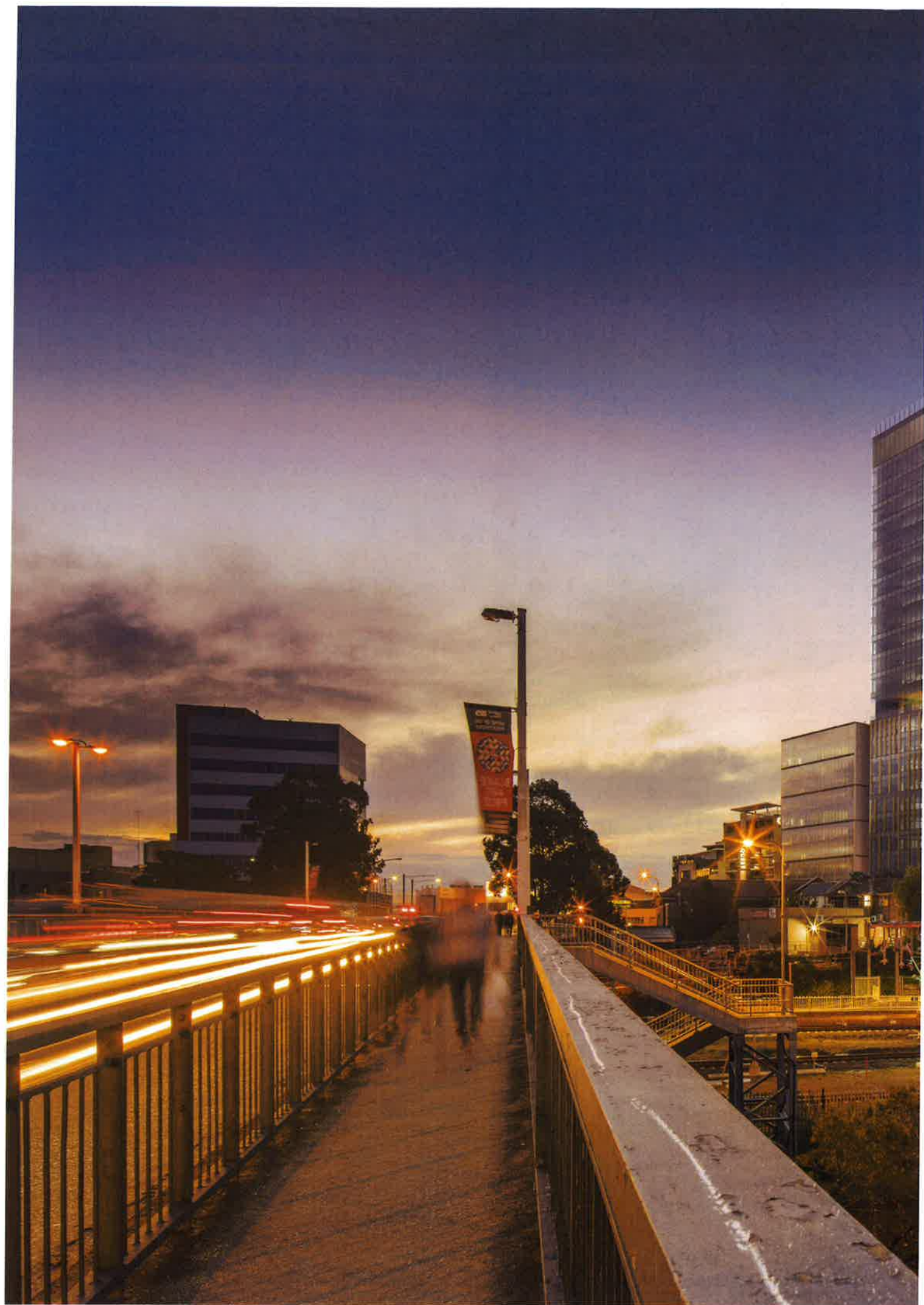




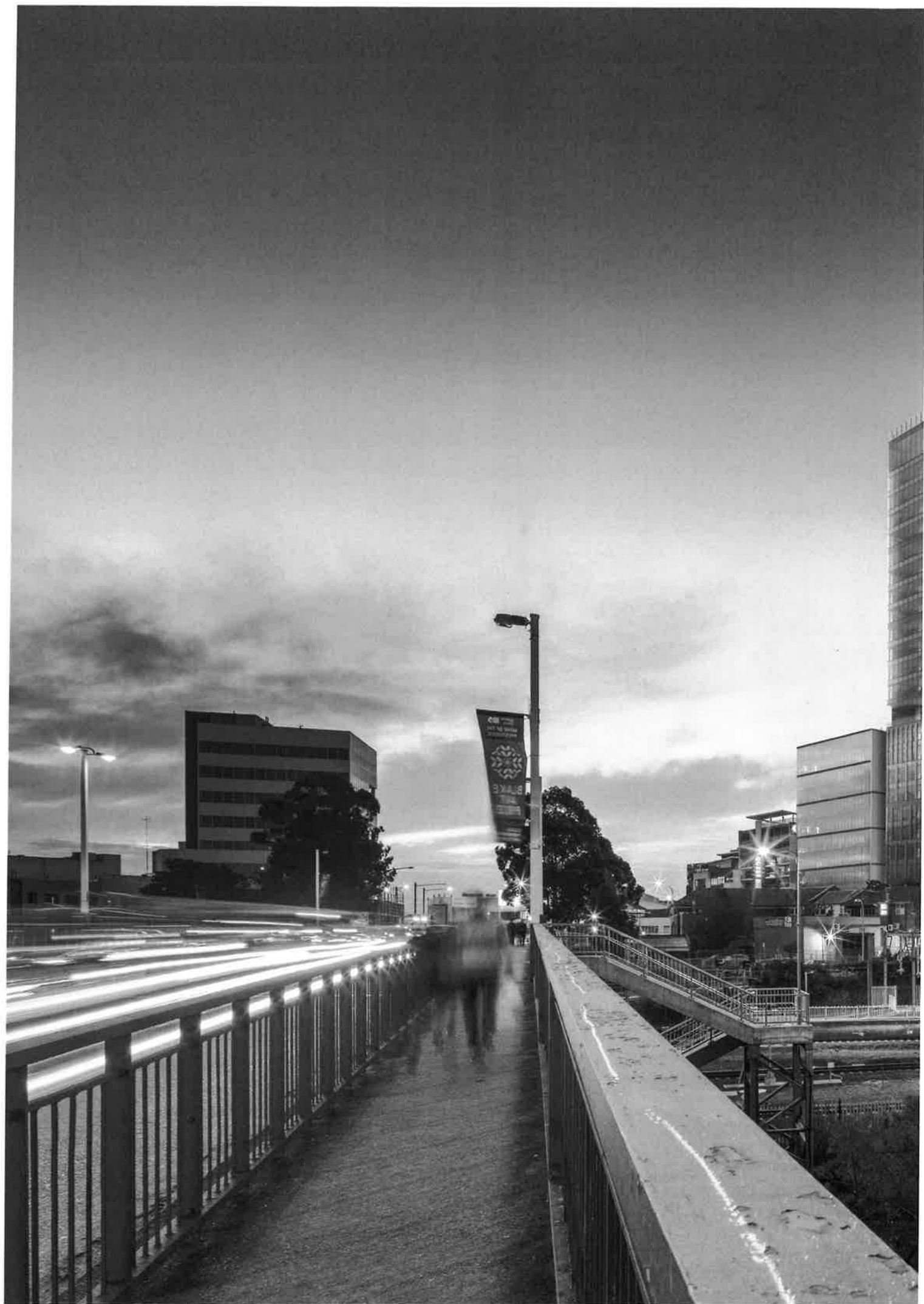








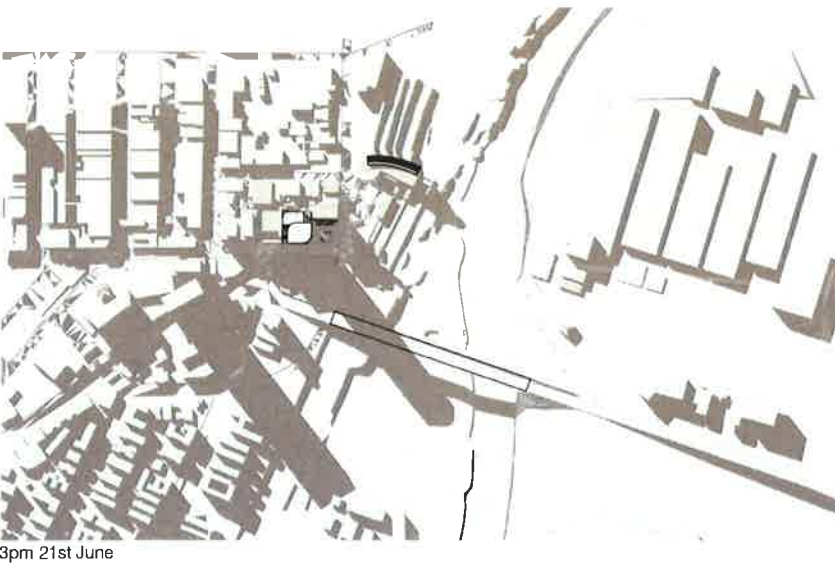
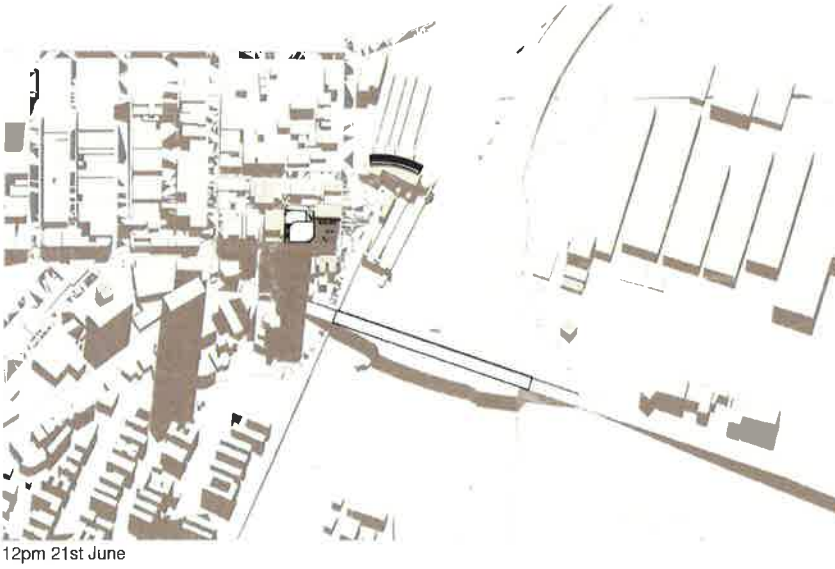
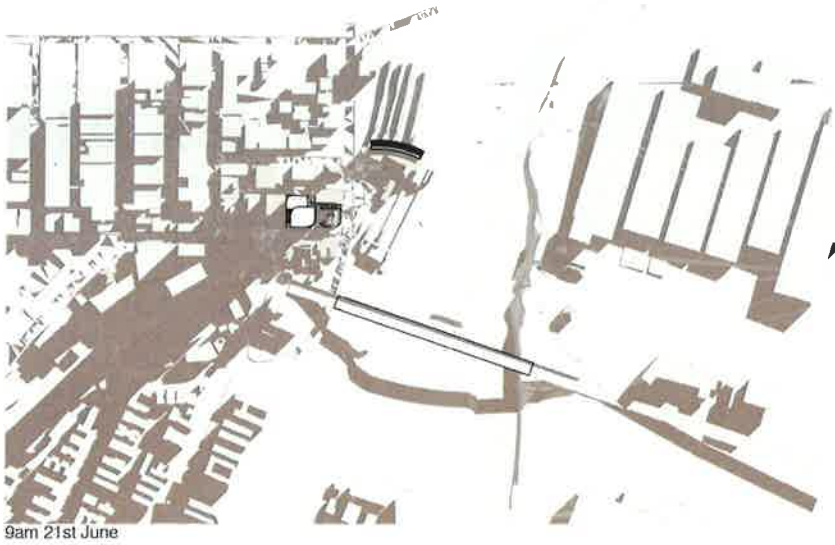




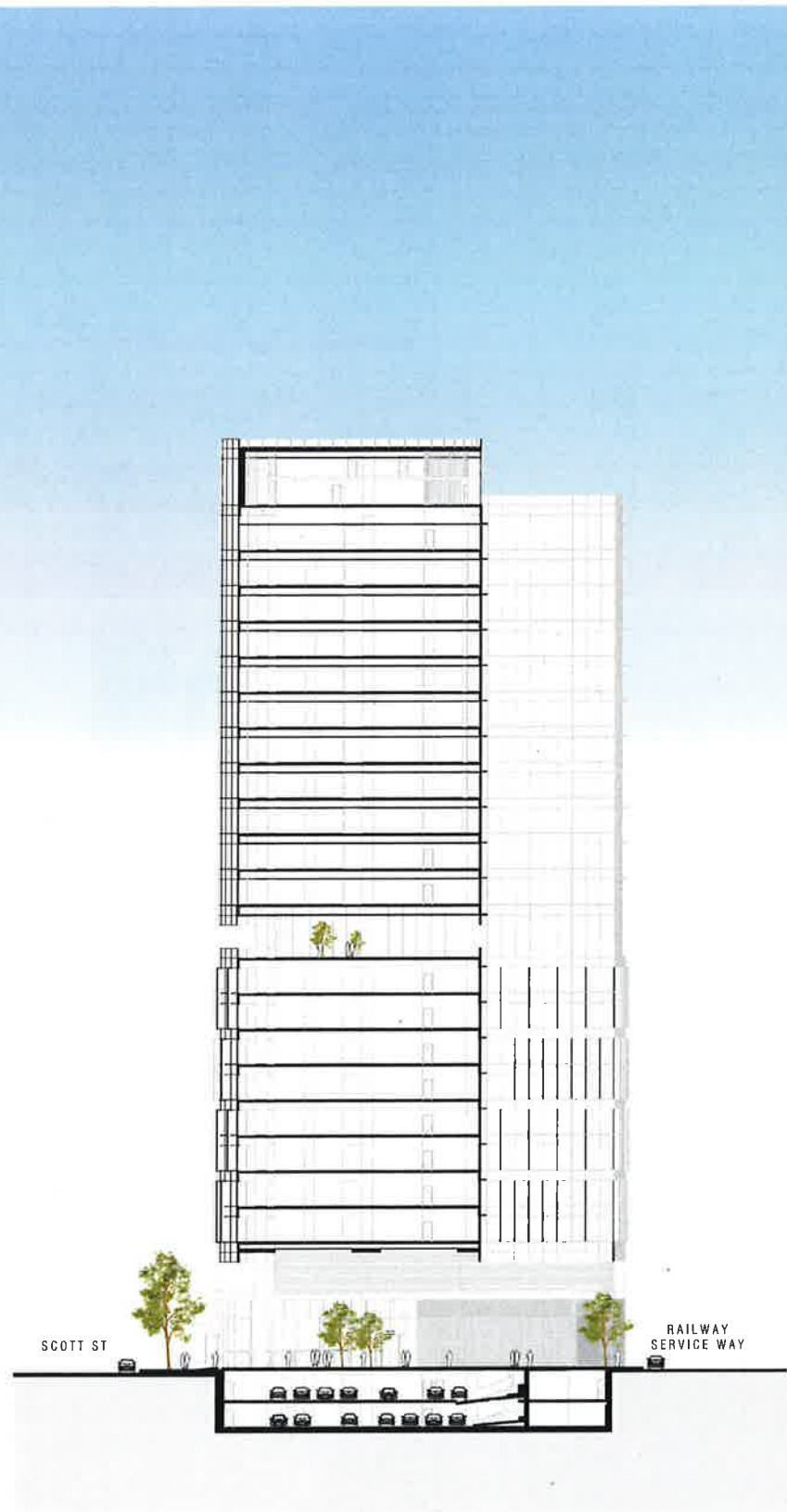


APPENDIX

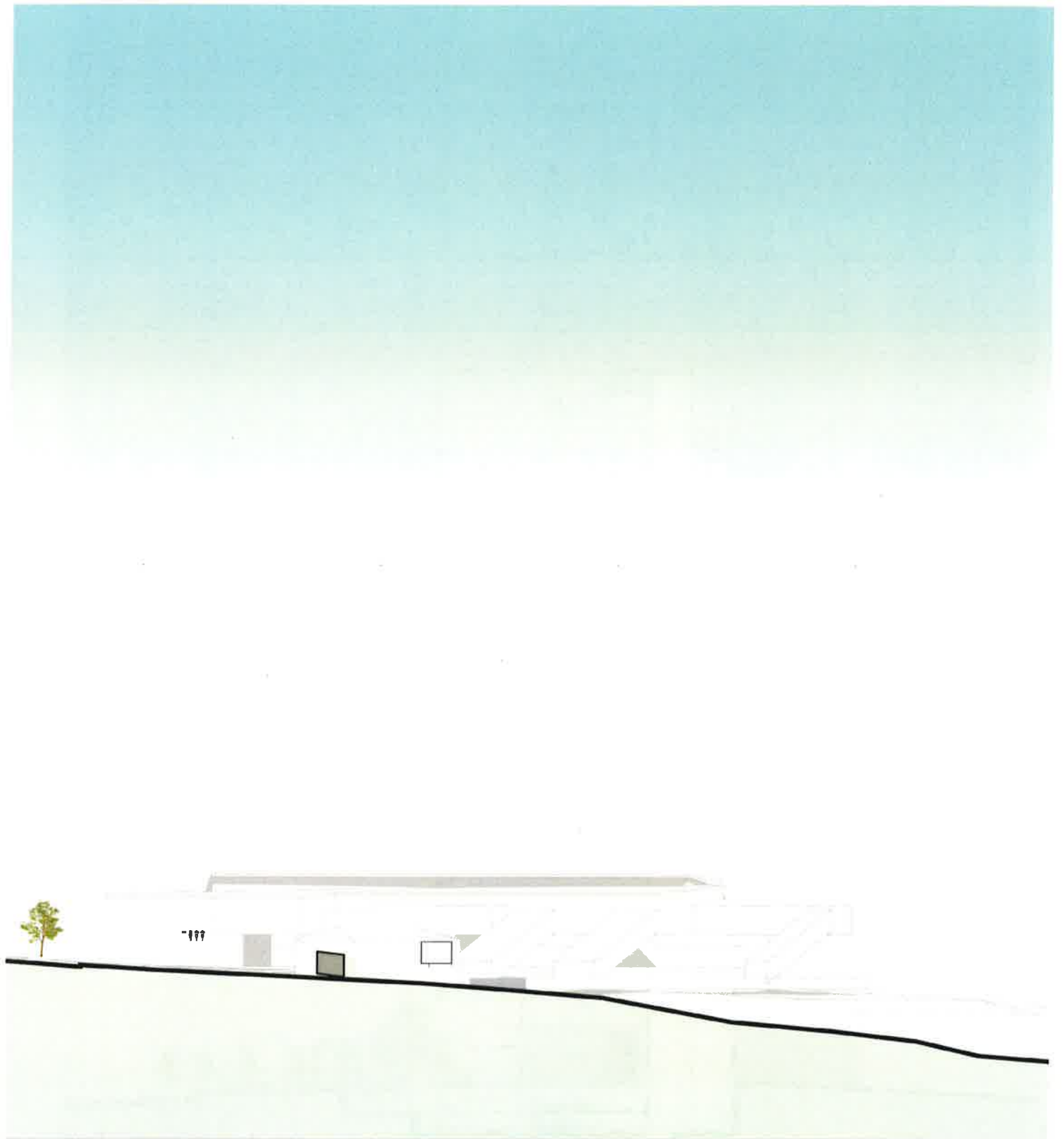
SHADOW DIAGRAMS



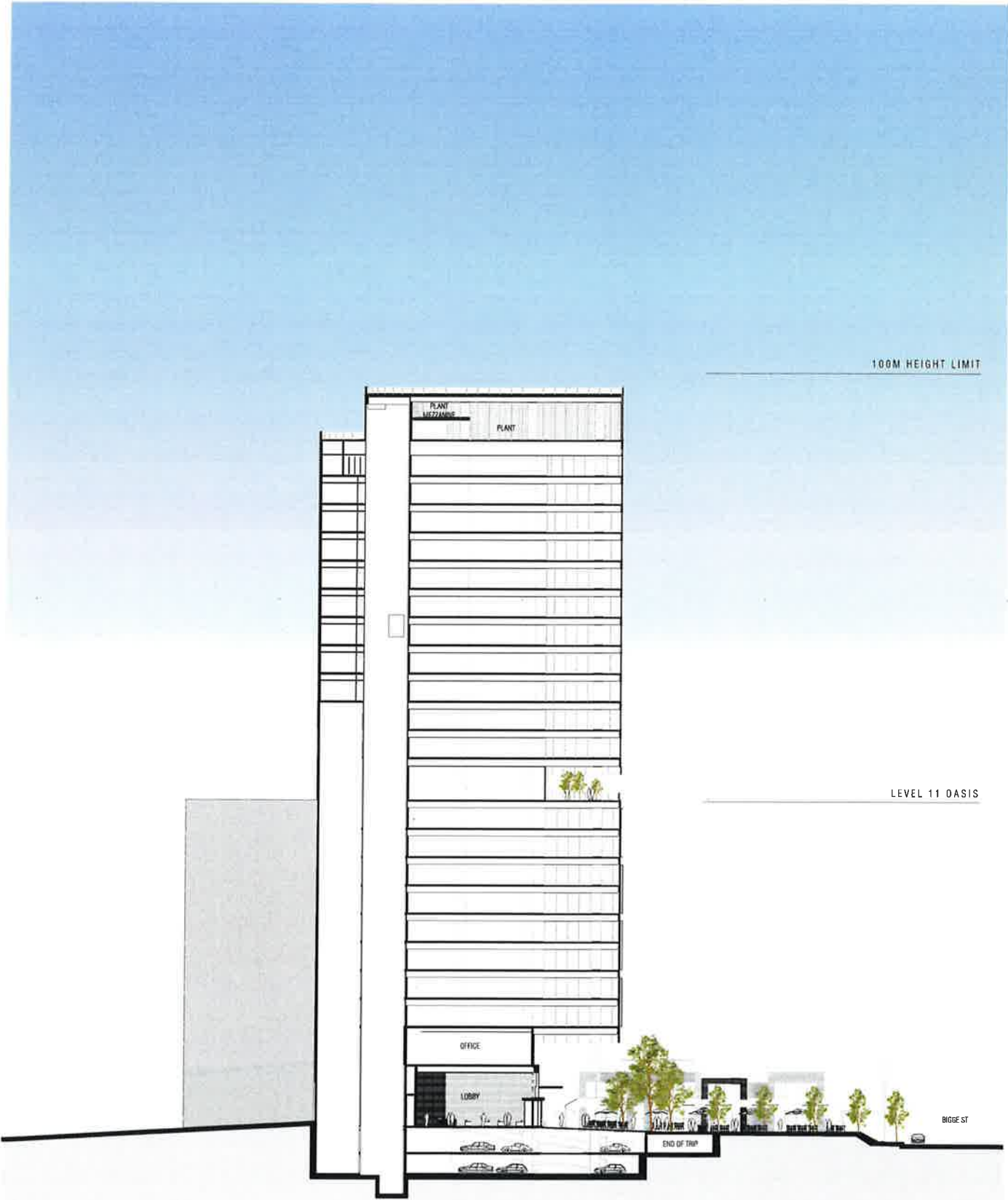
SECTIONS

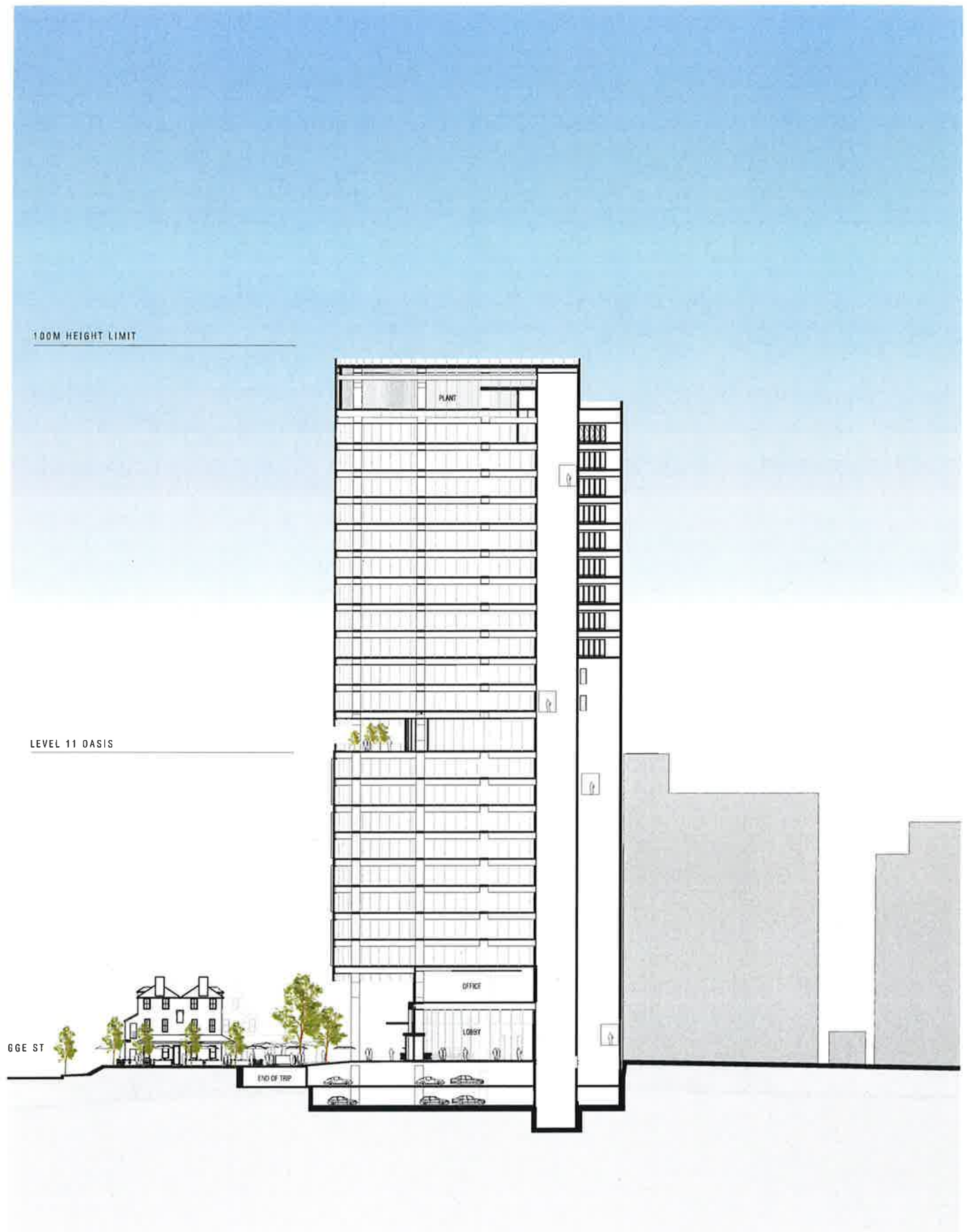




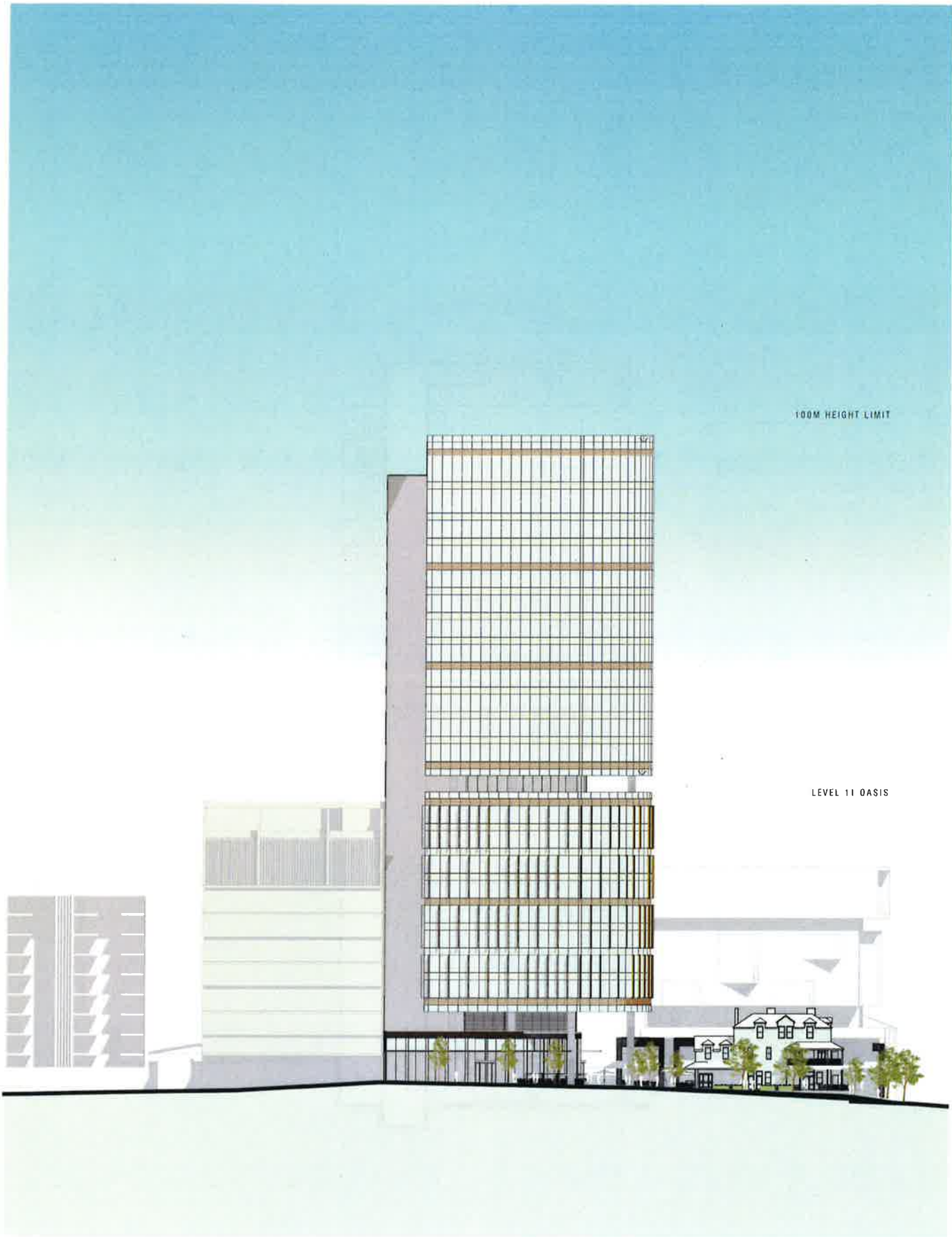


SECTIONS



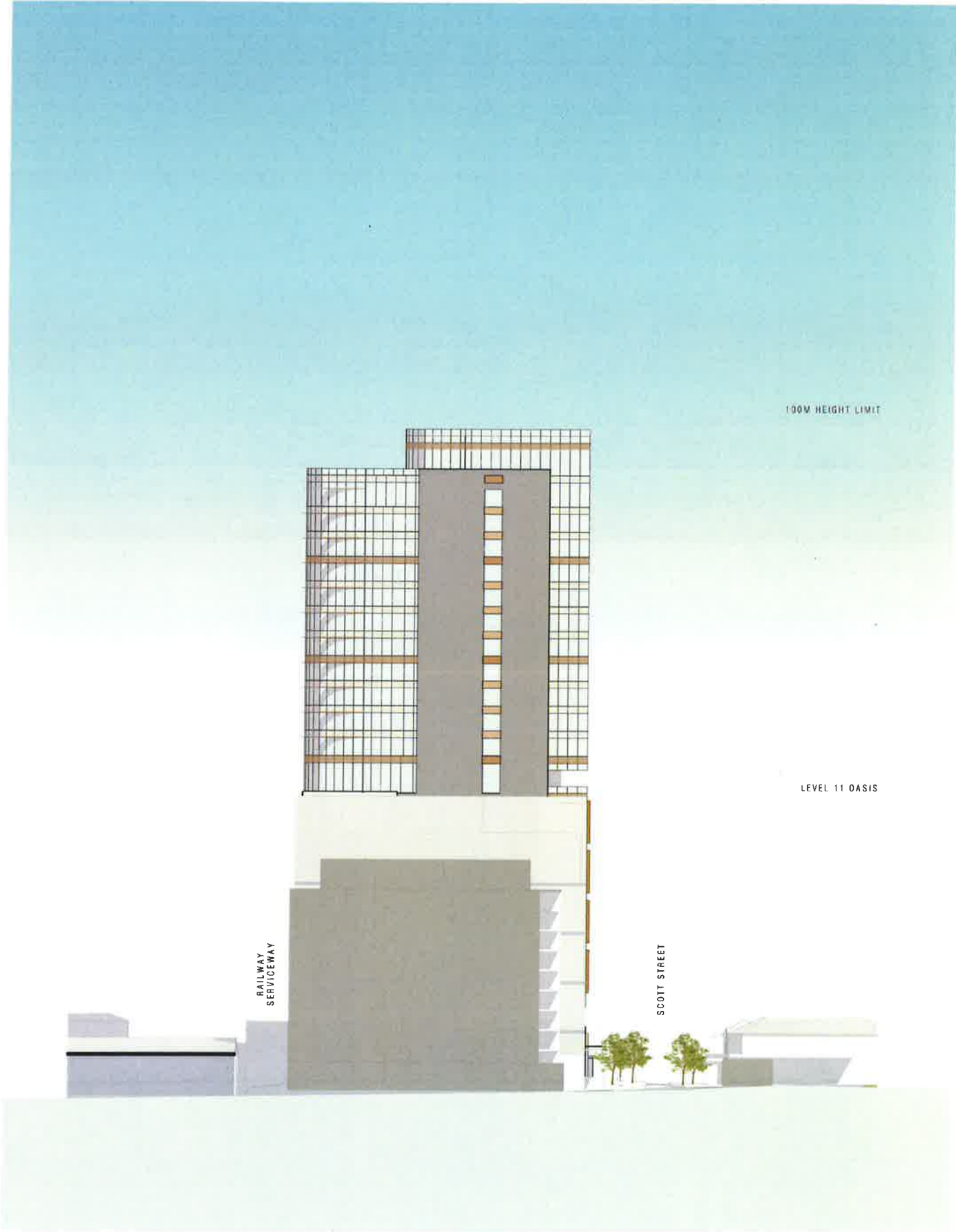


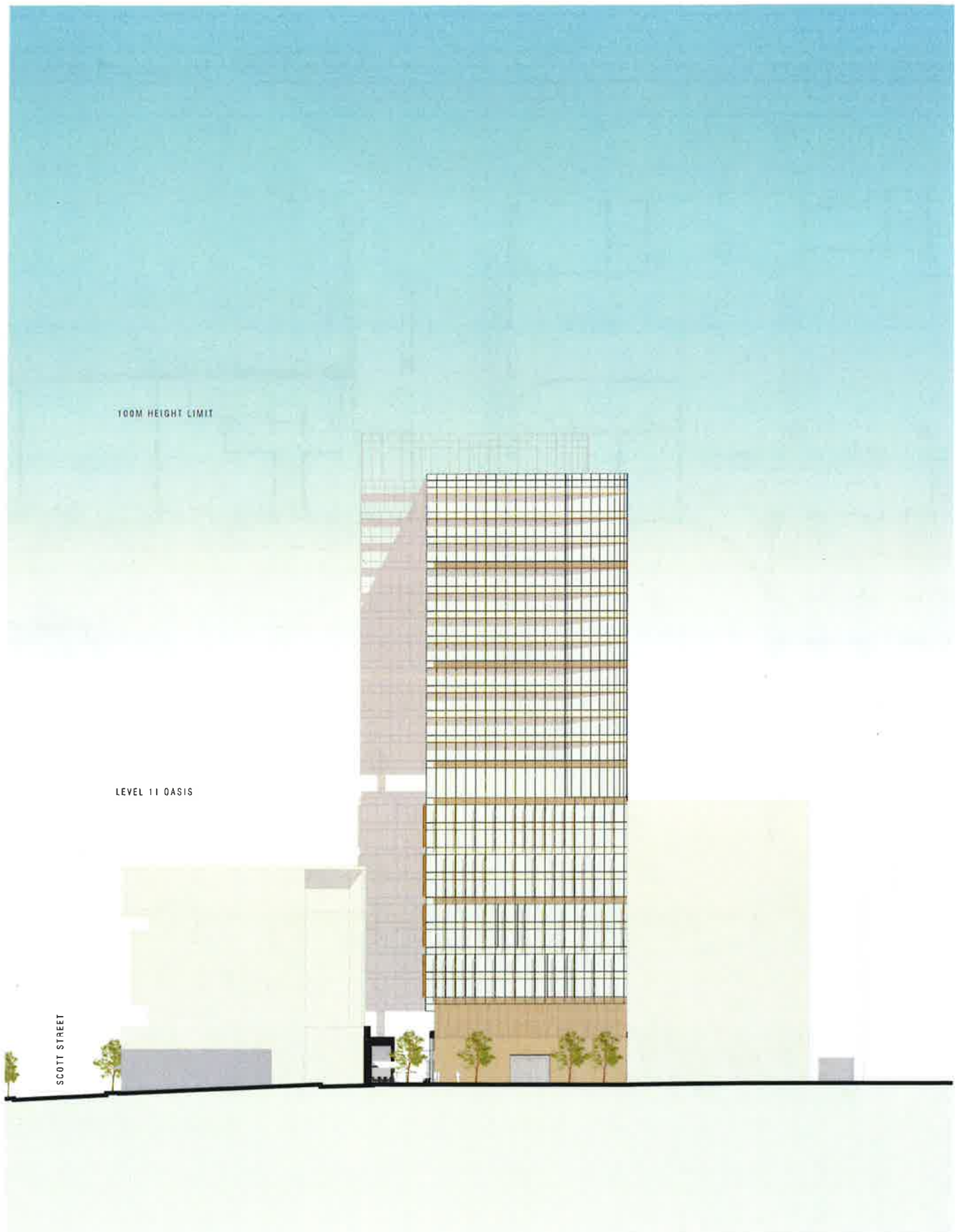
ELEVATIONS



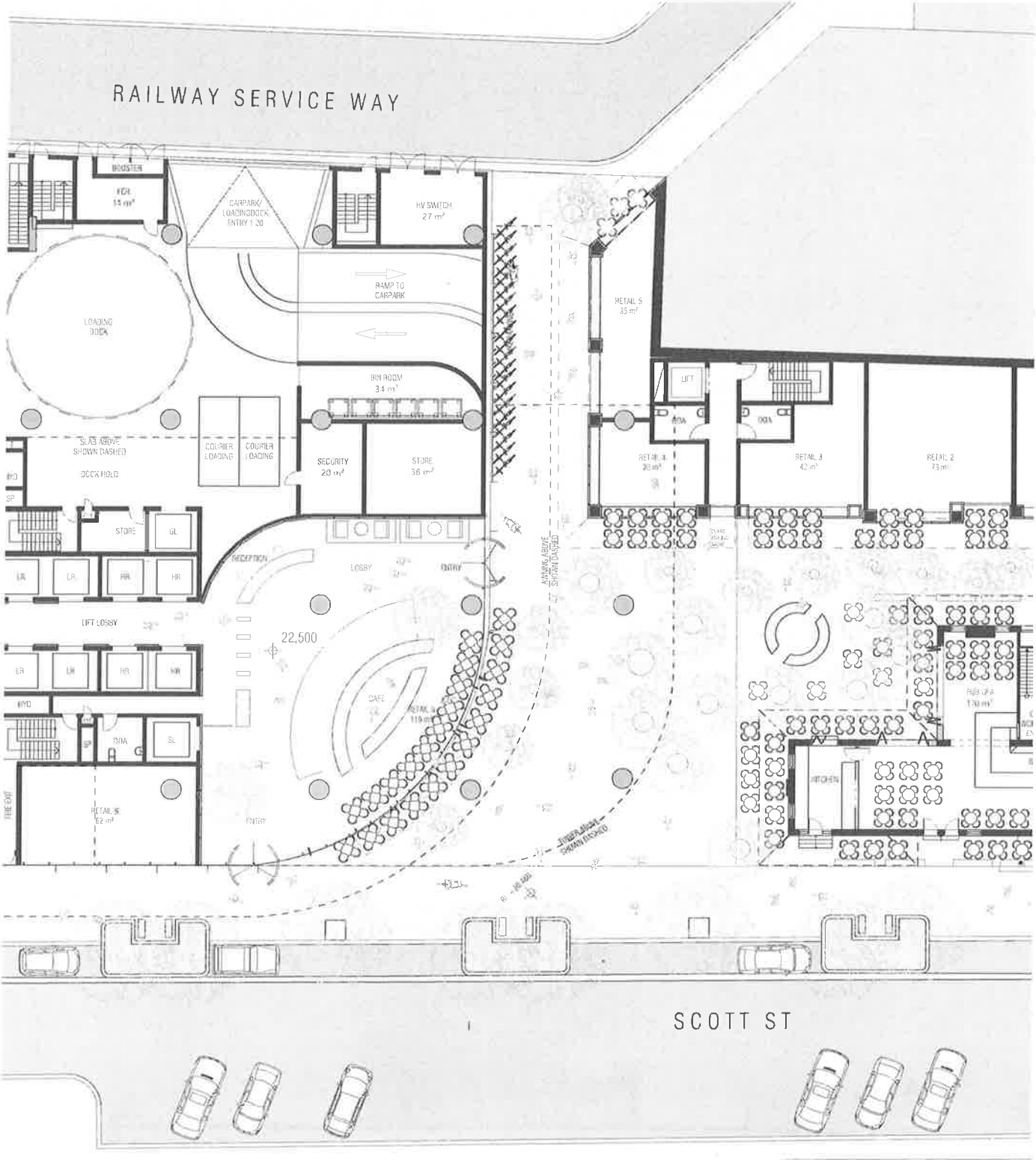


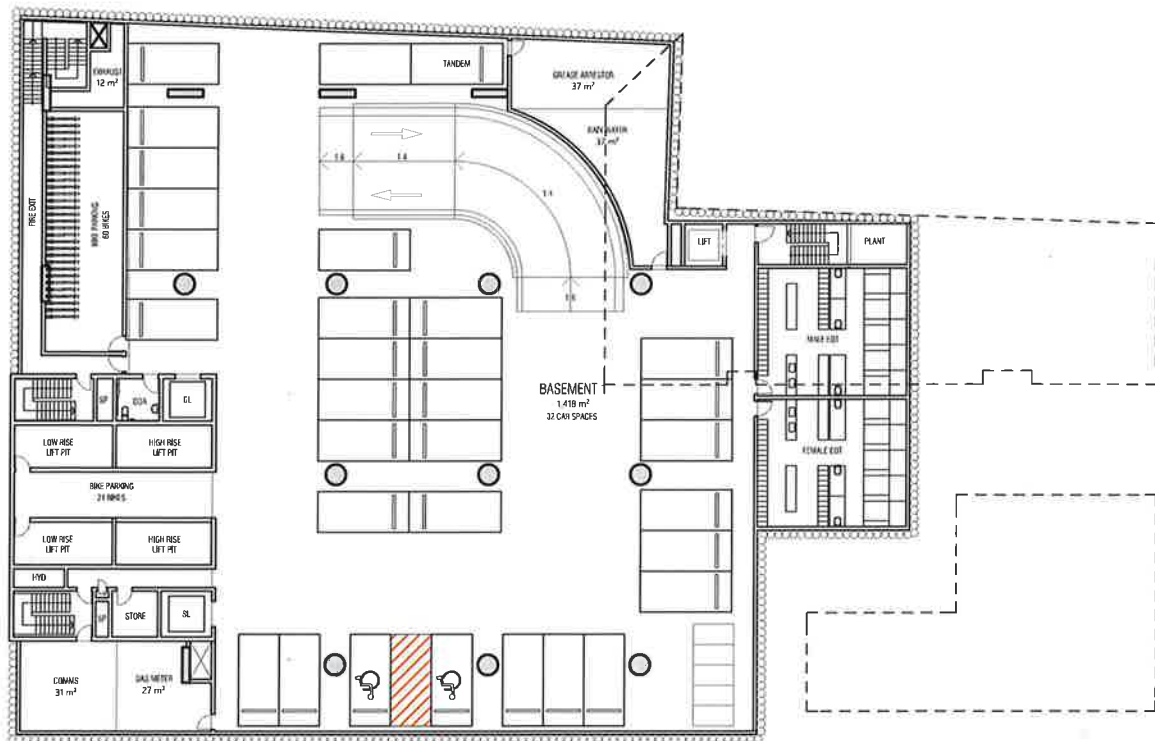
ELEVATIONS



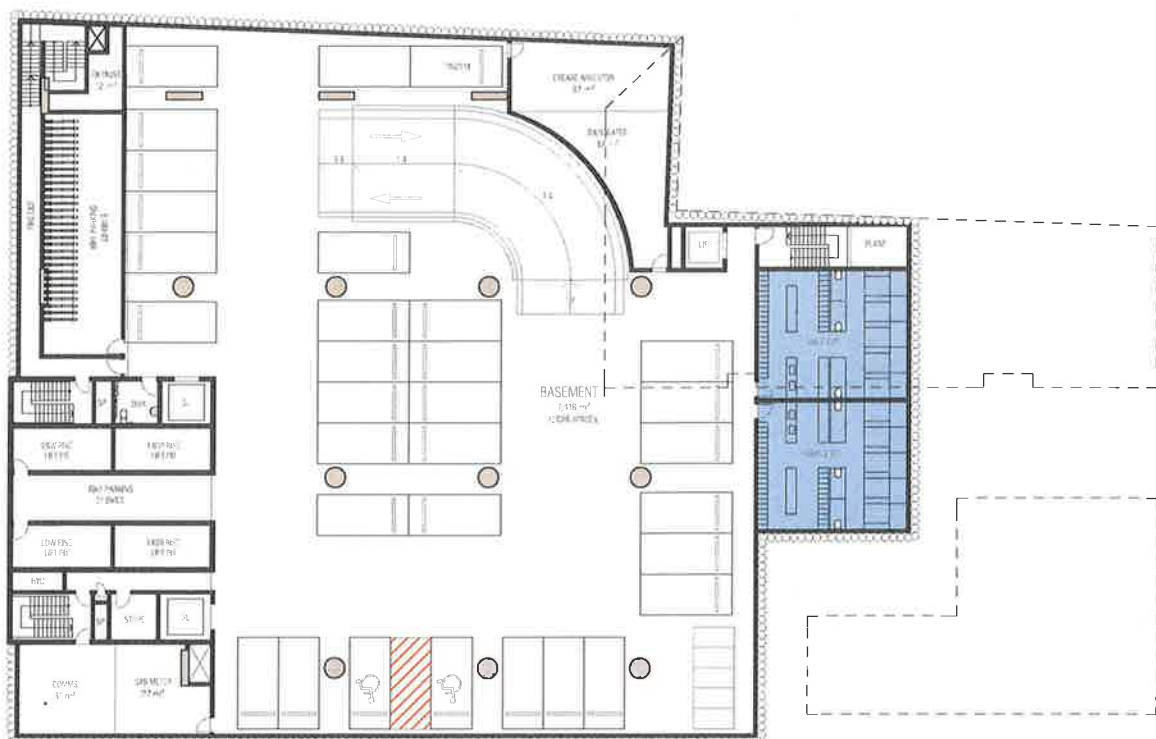


ARCHITECTURAL DRAWINGS

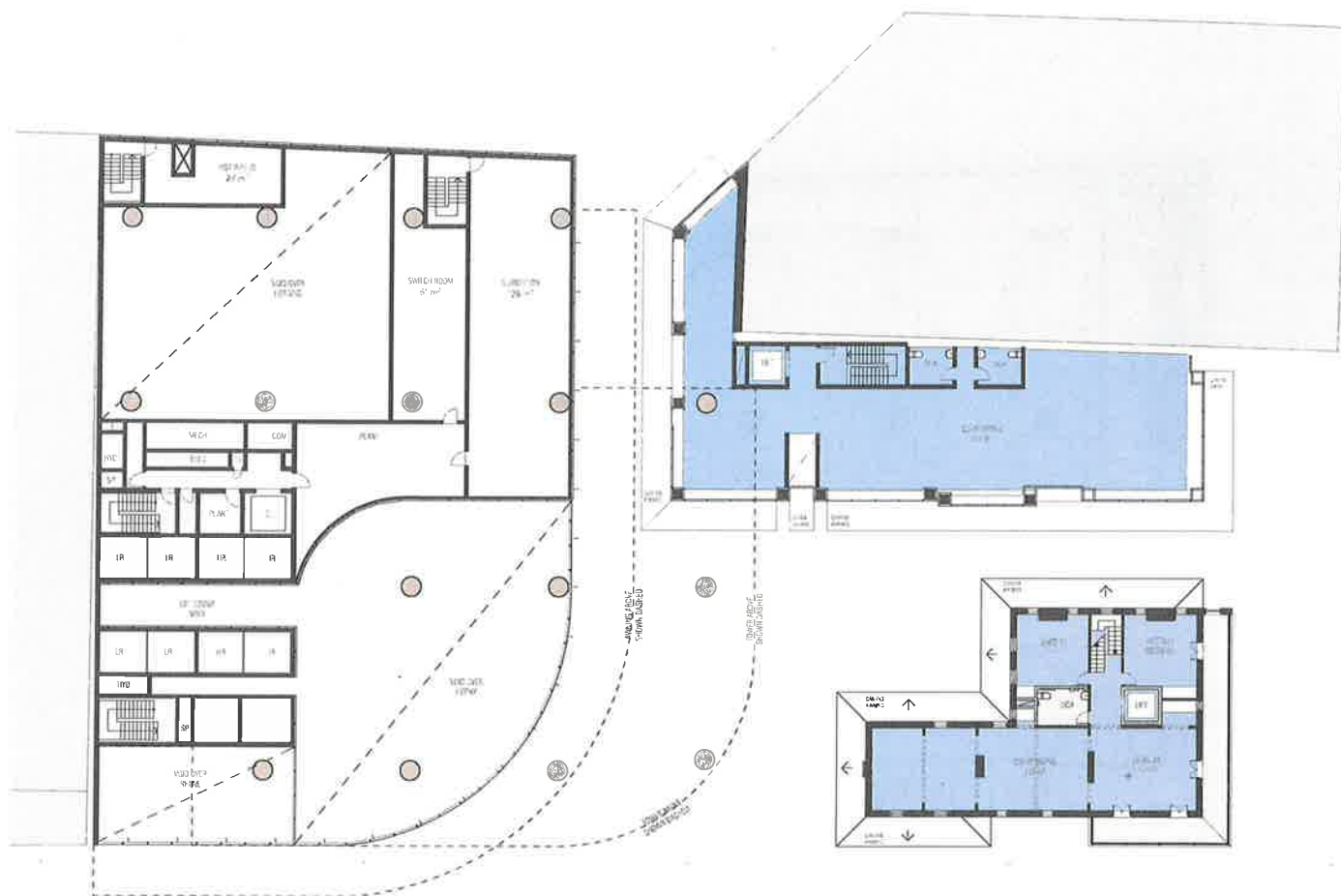




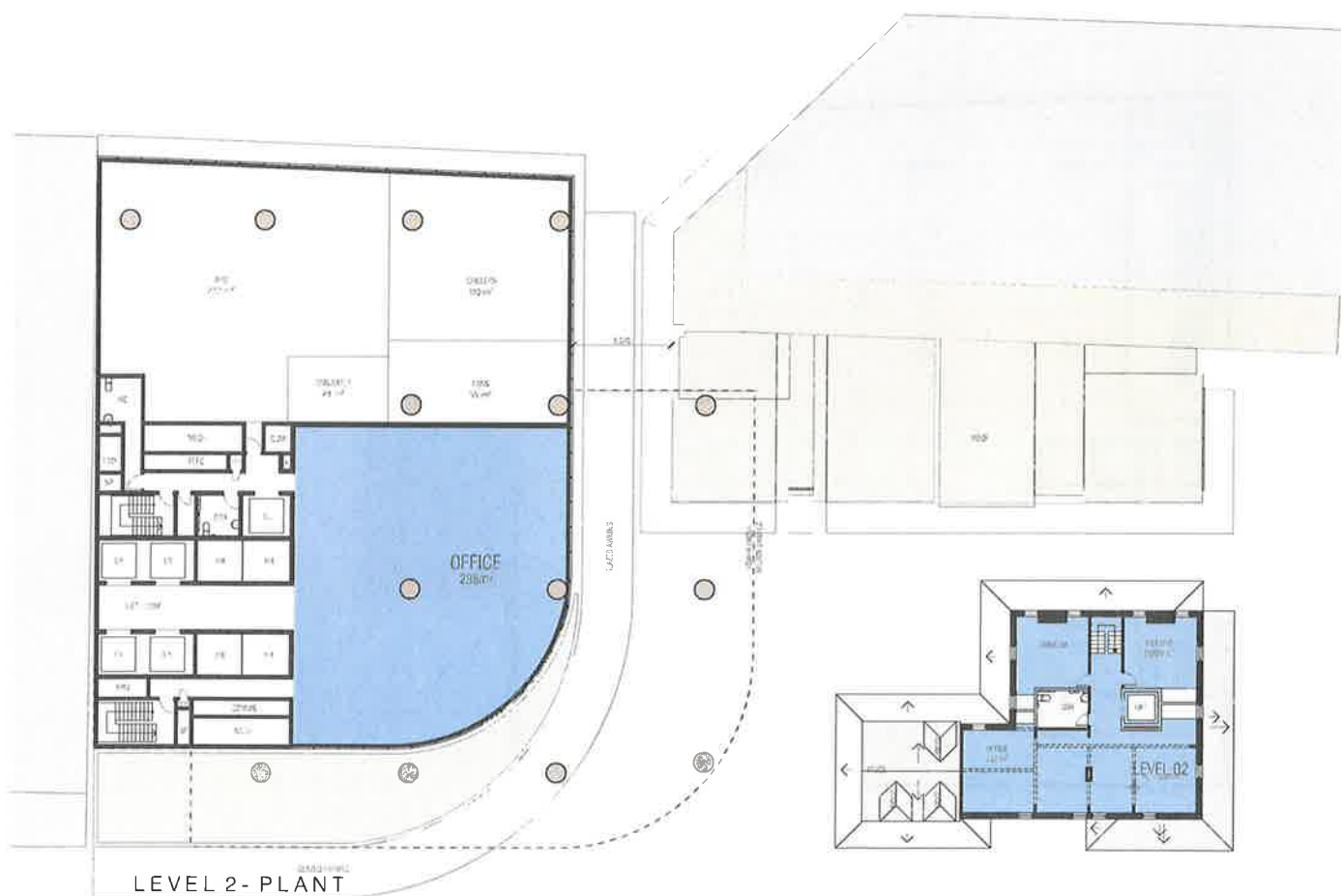
BASEMENT -1 - CARPARKING



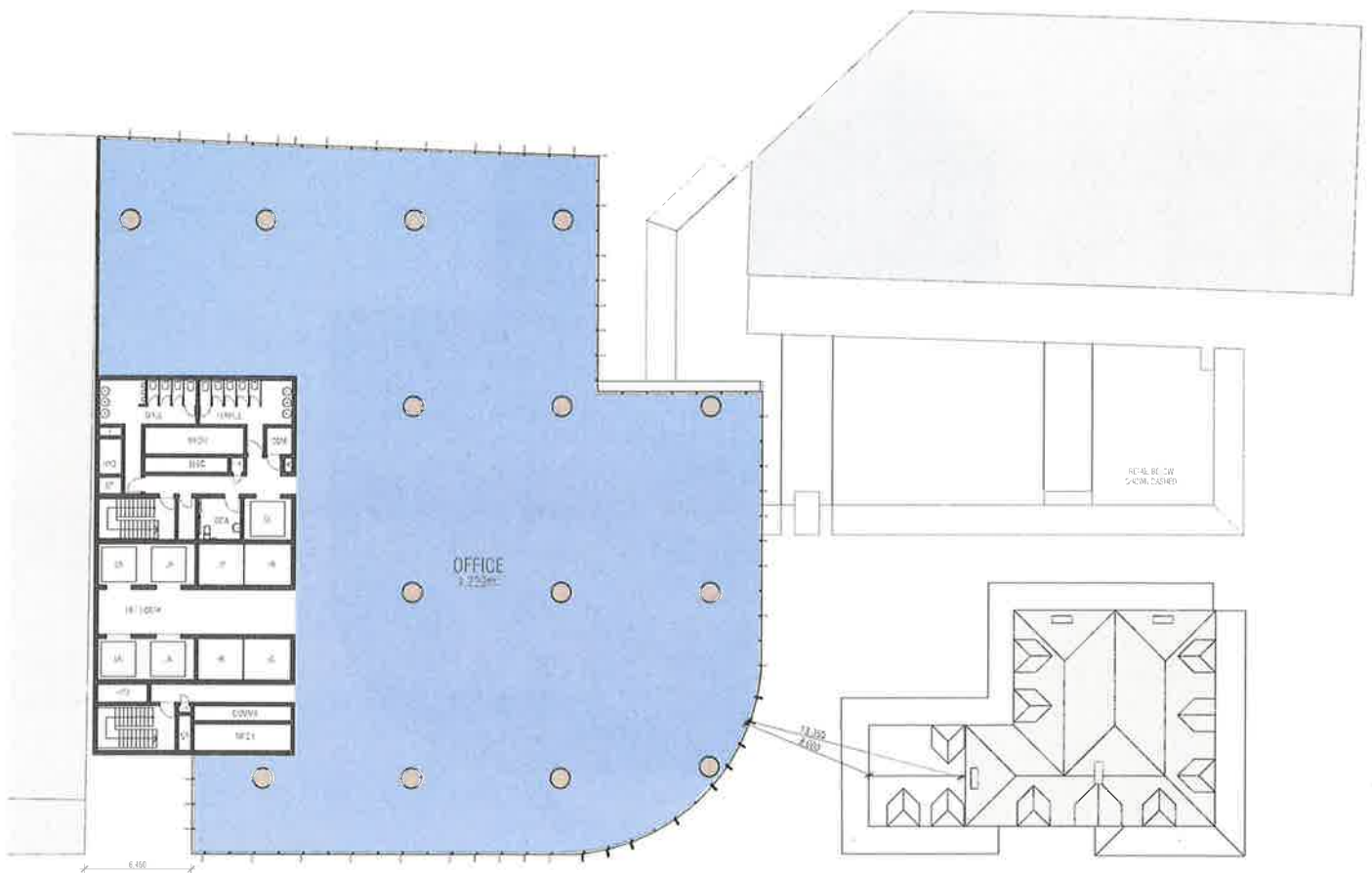
BASEMENT 2- CARPARKING AND END OF TRIP



LEVEL 1-BACK OF HOUSE



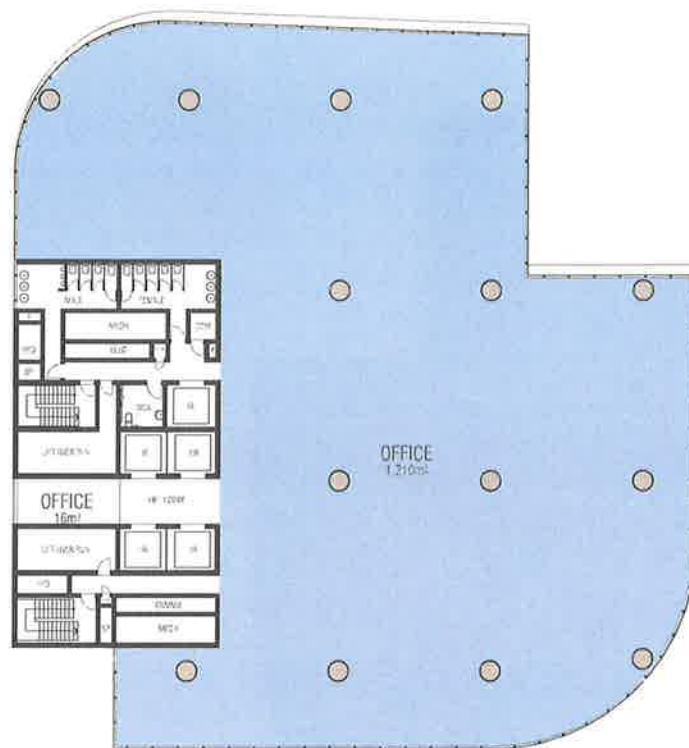
LEVEL 2- PLANT



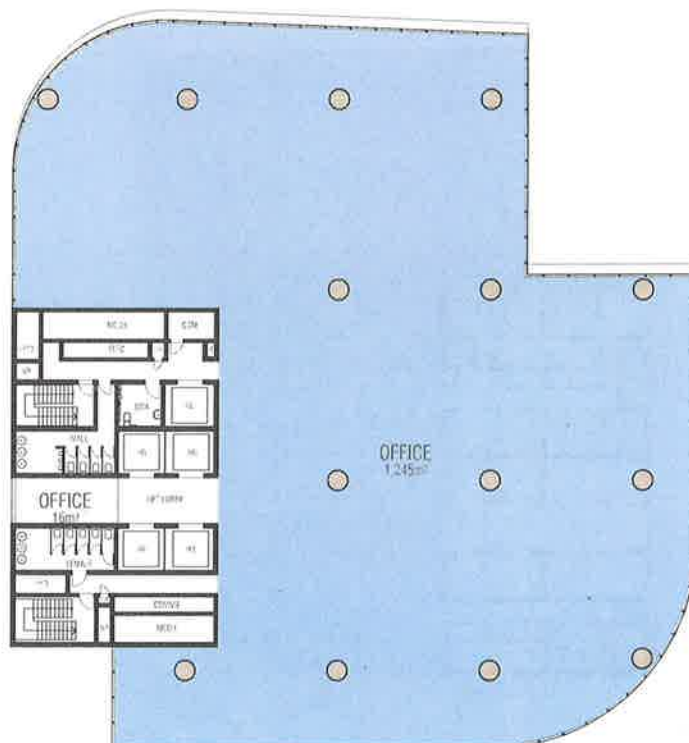
LEVEL3-10 LOW RISE



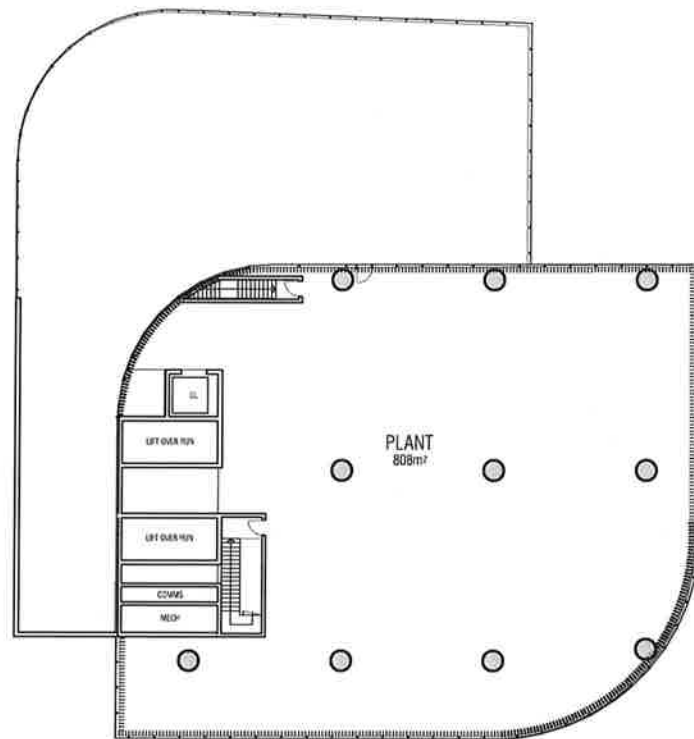
LEVEL11-OASIS



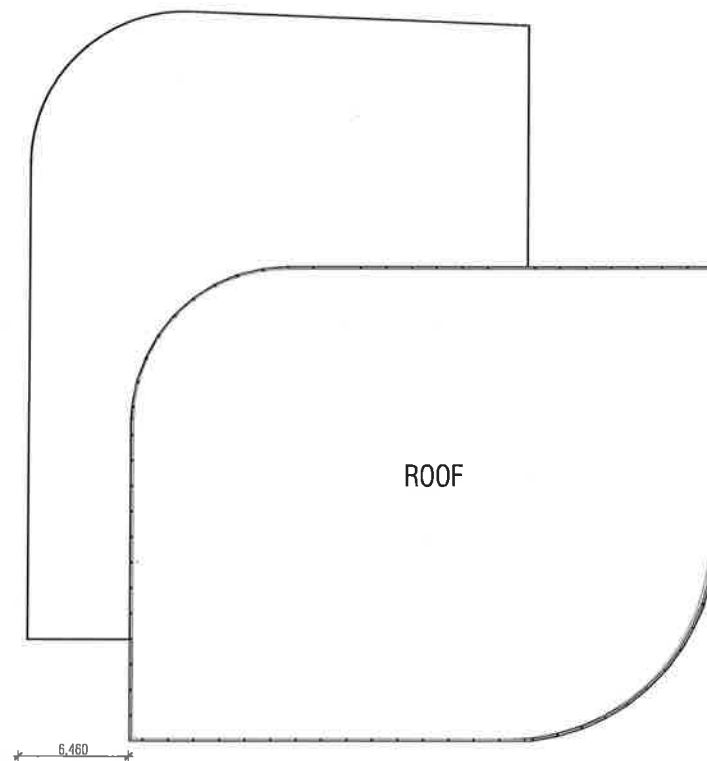
LEVEL 12-LEVEL 13 L.O.R AND L.M.R



LEVEL 14-22 HIGH RISE



LEVEL 23 - PLANT



LEVEL 24 - ROOF







FENDER KATSALIDIS