

Indicative Architectural Drawing

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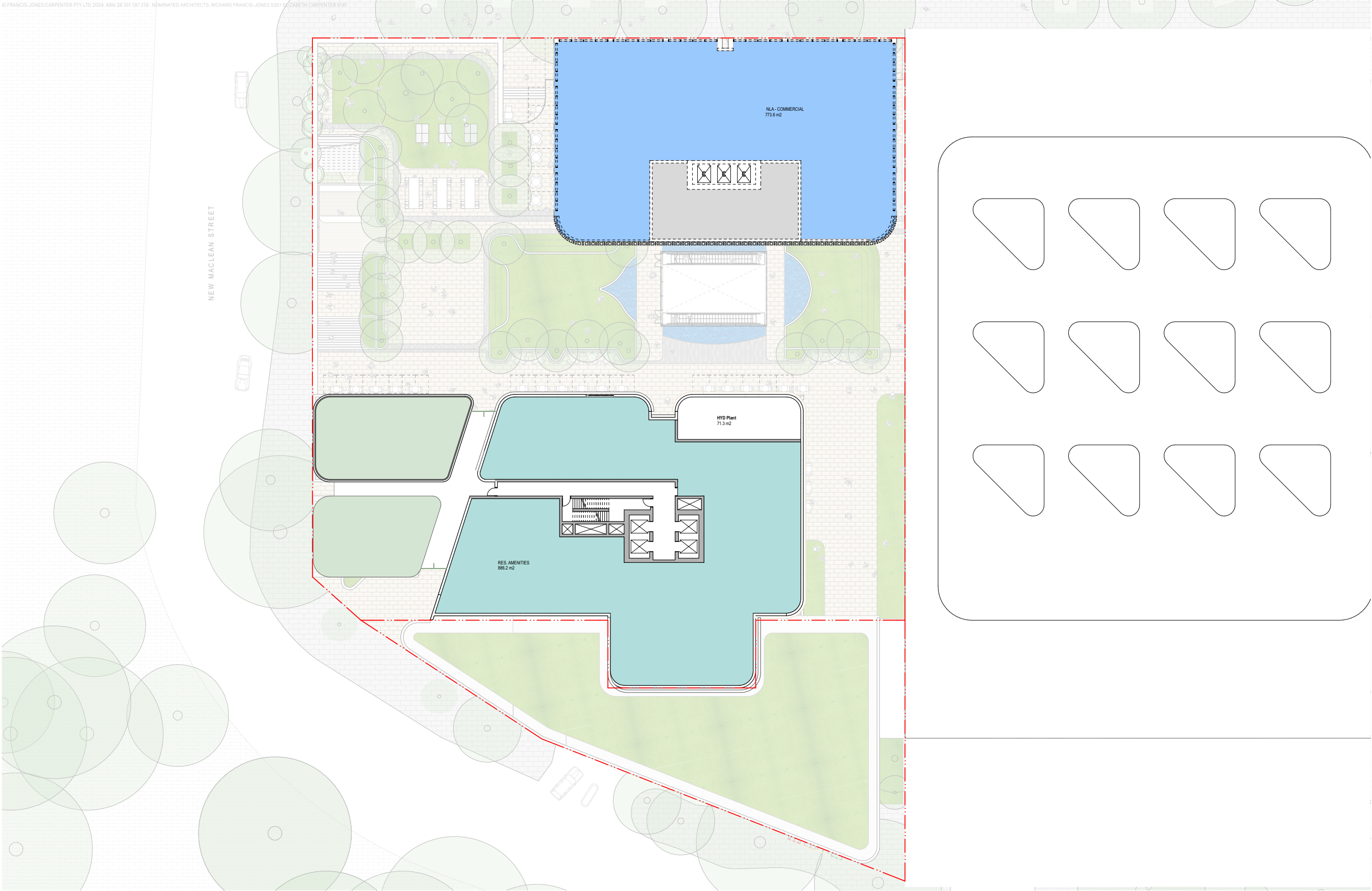
11/3/2024

2004 — Level 4-10 Plan
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



Indicative Architectural Drawing

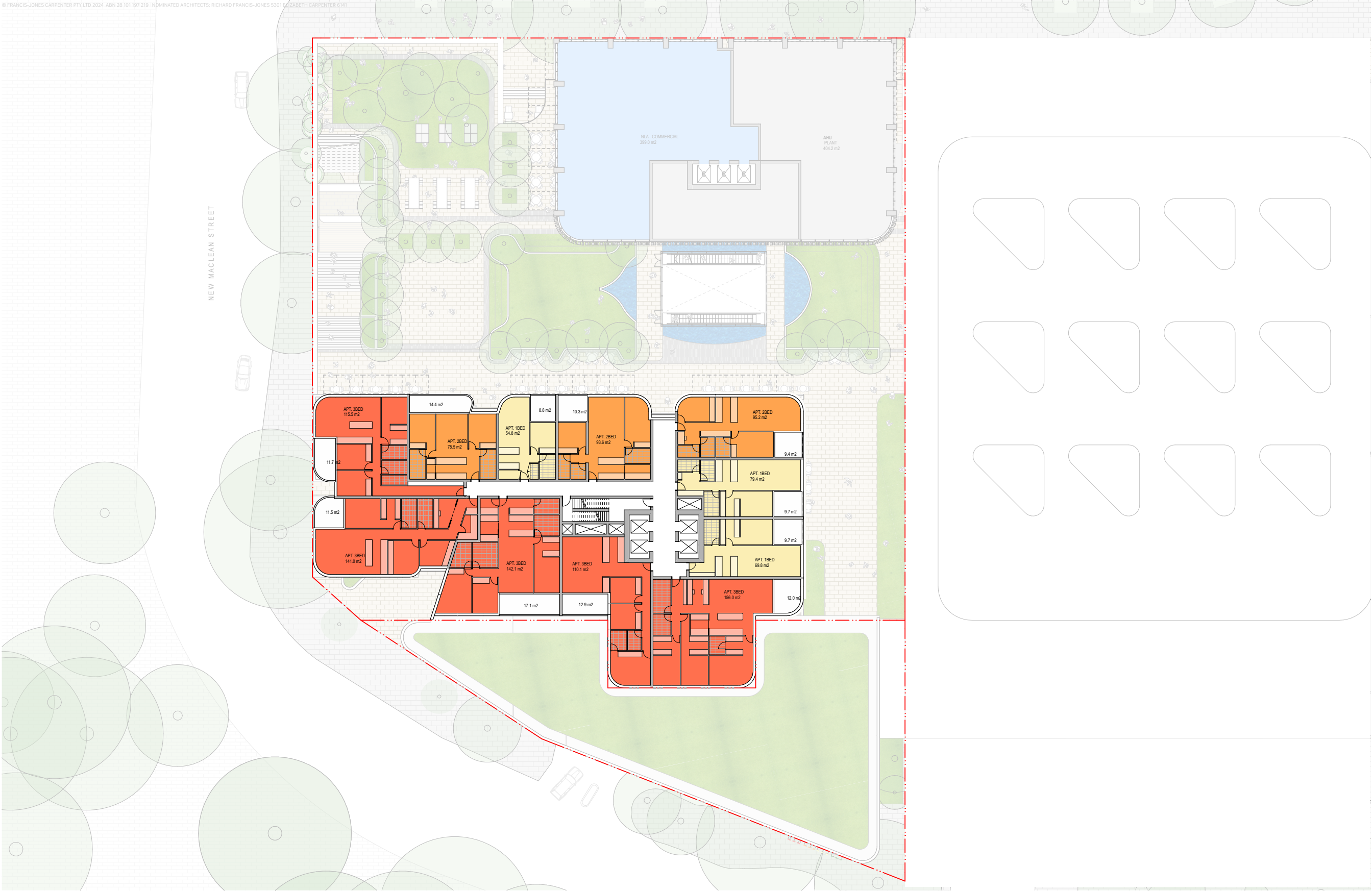


11/3/2024

2005 — Level 11 Plan
<Longhurst Property> — Edgecliff Centre

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2006 — Typical Lower Level Plan
<Longhurst Property> — Edgecliff Centre

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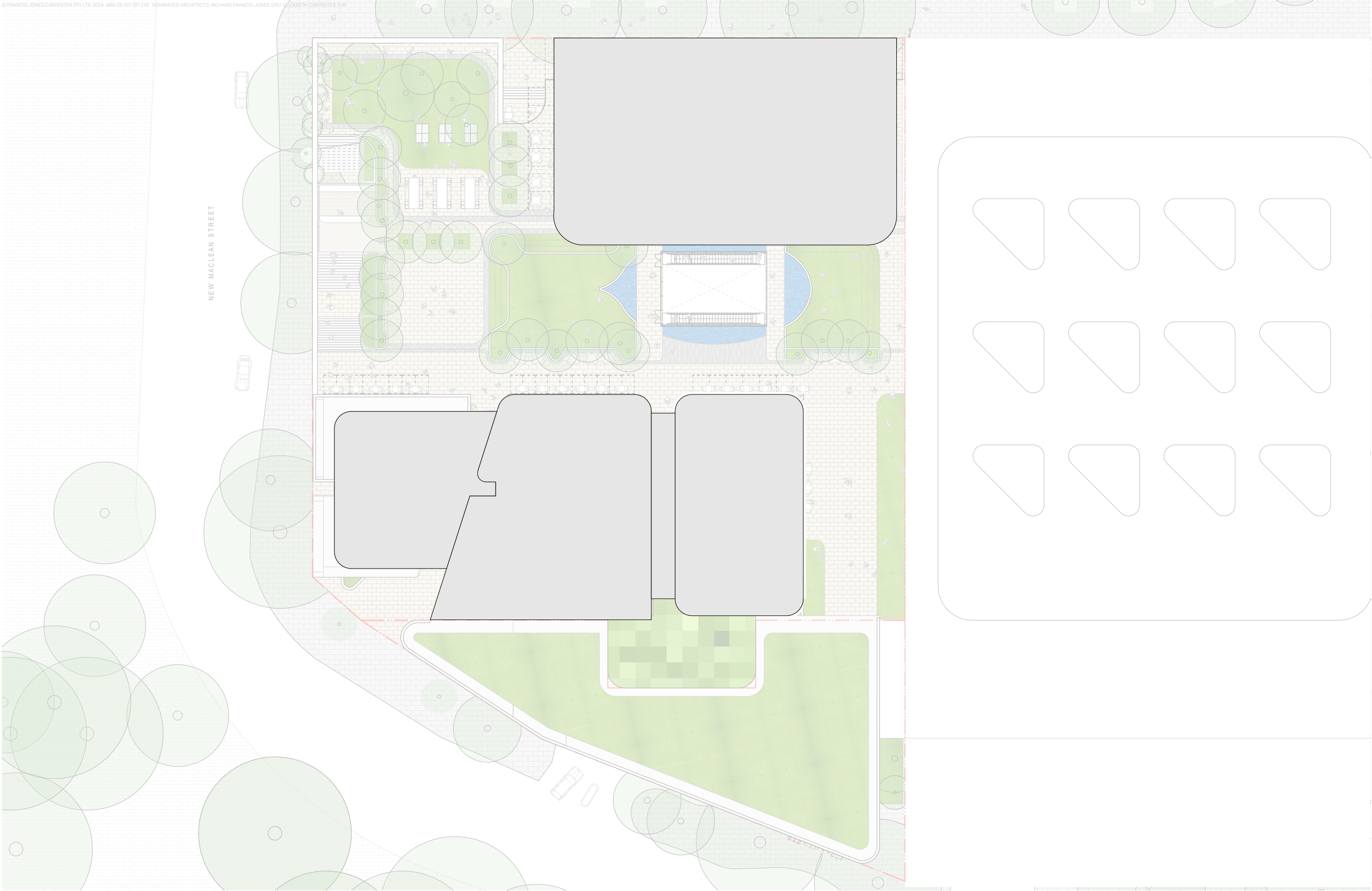
2007 — Typical Upper Level Plan
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



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2008 — Roof Plan
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



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LPEC			DATE 12/03/2024																	
Storey	RL	F/F																		
			RESIDENTIAL				COMMERCIAL / RETAIL				COMMUNITY		TOTAL					ENVELOPE		
TOP RL	156.75		GBA	GFA	GFA (Residential Amenity)	NSA	GBA	GFA	NLA (Commercial)	GLAR (Retail)	GBA	GFA	GBA	GFA	GFA:GBA	NSA (Residential)	NLA (Commercial / Retail)	GEA	% OF ENVELOPE USED	
Roof feature	156.75																			
Level 35 - Plant	151.25	5.50											1008							
Level 34	148.050	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 33	144.850	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 32	141.650	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 31	138.450	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 30	135.250	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 29	132.050	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 28	128.850	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 27	125.650	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 26	122.450	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 25	119.250	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 24	116.050	3.20	973	794		675							973	794	81.61%	675		1770	55%	
Level 23	112.850	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 22	109.650	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 21	106.450	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 20	103.250	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 19	100.050	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 18	96.850	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 17	93.650	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 16	90.450	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 15	87.250	3.20	1008	794		675							1008	794	78.78%	675		1770	57%	
Level 14	84.050	3.20	1162	924		785							1162	924	79.51%	785		3013	39%	
Level 13	80.850	3.20	1162	924		785							1162	924	79.51%	785		3013	39%	
Level 12	77.650	3.20	*	1162	924		785	945	831.0	706			2107	1755	83.29%	785	706	3013	70%	
Level 11	72.850	4.80	*	*	1162		808	945	831.0	706			2107	1782	84.55%	808	706	3013	70%	
Level 10	69.650	3.20	*	*	1558	1220	1037	945	831.0	706			2503	2051	81.94%	1037	706	3868	65%	
Level 9	66.450	3.20	*	*	1558	1220	1037	945	831.0	706			2503	2051	81.94%	1037	706	3868	65%	
Level 8	63.250	3.20	*	*	1558	1220	1037	945	831.0	706			2503	2051	81.94%	1037	706	3868	65%	
Level 7	60.050	3.20	*	*	1558	1220	1037	945	831.0	706			2503	2051	81.94%	1037	706	3868	65%	
Level 6	56.850	3.20	*	*	1558	1220	1037	945	831.0	706			2503	2051	81.94%	1037	706	3868	65%	
Level 5	53.650	3.20	*	*	1558	1220	1037	945	831.0	706			2503	2051	81.94%	1037	706	3868	65%	
Level 4	50.450	3.20	*	*	1558	1220	1037	945	831.0	706			2503	2051	81.94%	1037	706	3868	65%	
Level 3	47.250	3.20			1525	1220	1037	945	394.0	375			2470	1614	65.34%	1037	375	5875	42%	
Level 2	42.650	4.60						2049	1197.0	244	900	1086	1054.0	3135	2251	71.80%	0	1144	5875	53%
Level 1	38.150	4.50						3560	2948.0	385	2430	1045	996.0	4605	3944	85.65%	0	2815	5875	78%
Ground Floor	33.600	4.55						3163	2712.0		2532	1045	994.0	4208	3706	88.07%	0	2532	5875	72%
Basement 1	30.80	2.8		4047	96							125		4172	96					
Basement 2	28.00	2.8		4666										4666	0					
Basement 3	25.00	3		1912										1912						
Basement 4	22.00	3		1904										1904						
Basement 5	19.00	3		1904										1904						
Basement 6	16.00	3		1904										1904						
Basement 7	13.00	3		1904										1904						
Basement 8	10.00	3		1904										1904						
TOTAL				57349	28510	951	24960	18222	14730.0	7361	5862	3301	3044.0	79880	47234	59.13%	24960	13223	98028	81%
					29460															

* NOTE: Typical Commercial FTF @ 3.8m