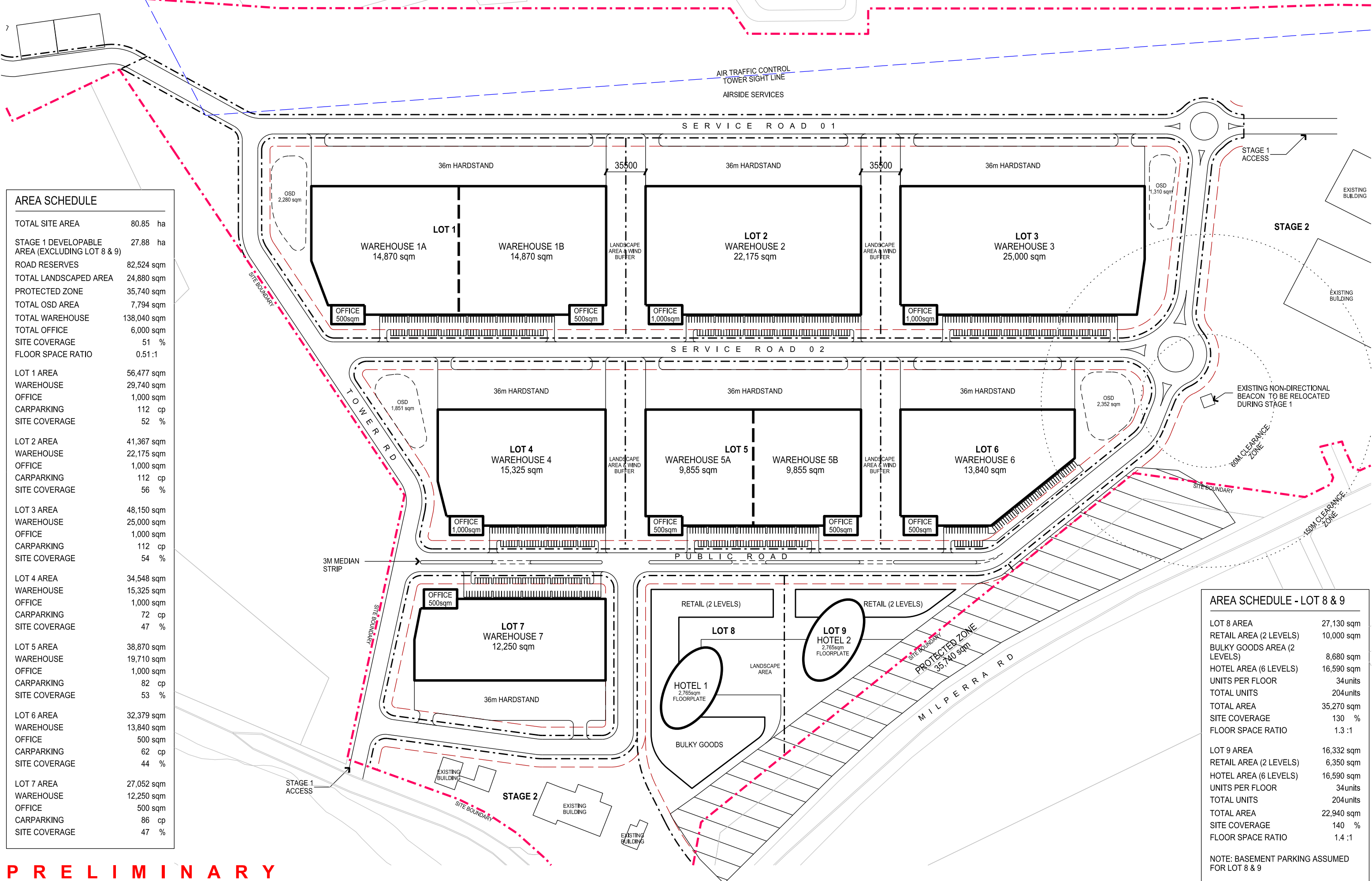


**P R E L I M I N A R Y**



ISSUE	REV	DESCRIPTION	DATE



**AREA SCHEDULE**

TOTAL SITE AREA	80.85 ha
STAGE 1 DEVELOPABLE AREA (EXCLUDING LOT 8 & 9)	27.88 ha
ROAD RESERVES	82,524 sqm
TOTAL LANDSCAPED AREA	24,880 sqm
PROTECTED ZONE	35,740 sqm
TOTAL OSD AREA	7,794 sqm
TOTAL WAREHOUSE	138,040 sqm
TOTAL OFFICE	6,000 sqm
SITE COVERAGE	51 %
FLOOR SPACE RATIO	0.51:1
<b>LOT 1 AREA</b>	<b>56,477 sqm</b>
WAREHOUSE	29,740 sqm
OFFICE	1,000 sqm
CARPARKING	112 cp
SITE COVERAGE	52 %
<b>LOT 2 AREA</b>	<b>41,367 sqm</b>
WAREHOUSE	22,175 sqm
OFFICE	1,000 sqm
CARPARKING	112 cp
SITE COVERAGE	56 %
<b>LOT 3 AREA</b>	<b>48,150 sqm</b>
WAREHOUSE	25,000 sqm
OFFICE	1,000 sqm
CARPARKING	112 cp
SITE COVERAGE	54 %
<b>LOT 4 AREA</b>	<b>34,548 sqm</b>
WAREHOUSE	15,325 sqm
OFFICE	1,000 sqm
CARPARKING	72 cp
SITE COVERAGE	47 %
<b>LOT 5 AREA</b>	<b>38,870 sqm</b>
WAREHOUSE	19,710 sqm
OFFICE	1,000 sqm
CARPARKING	82 cp
SITE COVERAGE	53 %
<b>LOT 6 AREA</b>	<b>32,379 sqm</b>
WAREHOUSE	13,840 sqm
OFFICE	500 sqm
CARPARKING	62 cp
SITE COVERAGE	44 %
<b>LOT 7 AREA</b>	<b>27,052 sqm</b>
WAREHOUSE	12,250 sqm
OFFICE	500 sqm
CARPARKING	86 cp
SITE COVERAGE	47 %

**AREA SCHEDULE - LOT 8 & 9**

LOT 8 AREA	27,130 sqm
RETAIL AREA (2 LEVELS)	10,000 sqm
BULKY GOODS AREA (2 LEVELS)	8,680 sqm
HOTEL AREA (6 LEVELS)	16,590 sqm
UNITS PER FLOOR	34units
TOTAL UNITS	204units
TOTAL AREA	35,270 sqm
SITE COVERAGE	130 %
FLOOR SPACE RATIO	1.3 :1
<b>LOT 9 AREA</b>	<b>16,332 sqm</b>
RETAIL AREA (2 LEVELS)	6,350 sqm
HOTEL AREA (6 LEVELS)	16,590 sqm
UNITS PER FLOOR	34units
TOTAL UNITS	204units
TOTAL AREA	22,940 sqm
SITE COVERAGE	140 %
FLOOR SPACE RATIO	1.4 :1

NOTE: BASEMENT PARKING ASSUMED FOR LOT 8 & 9

**PRELIMINARY**



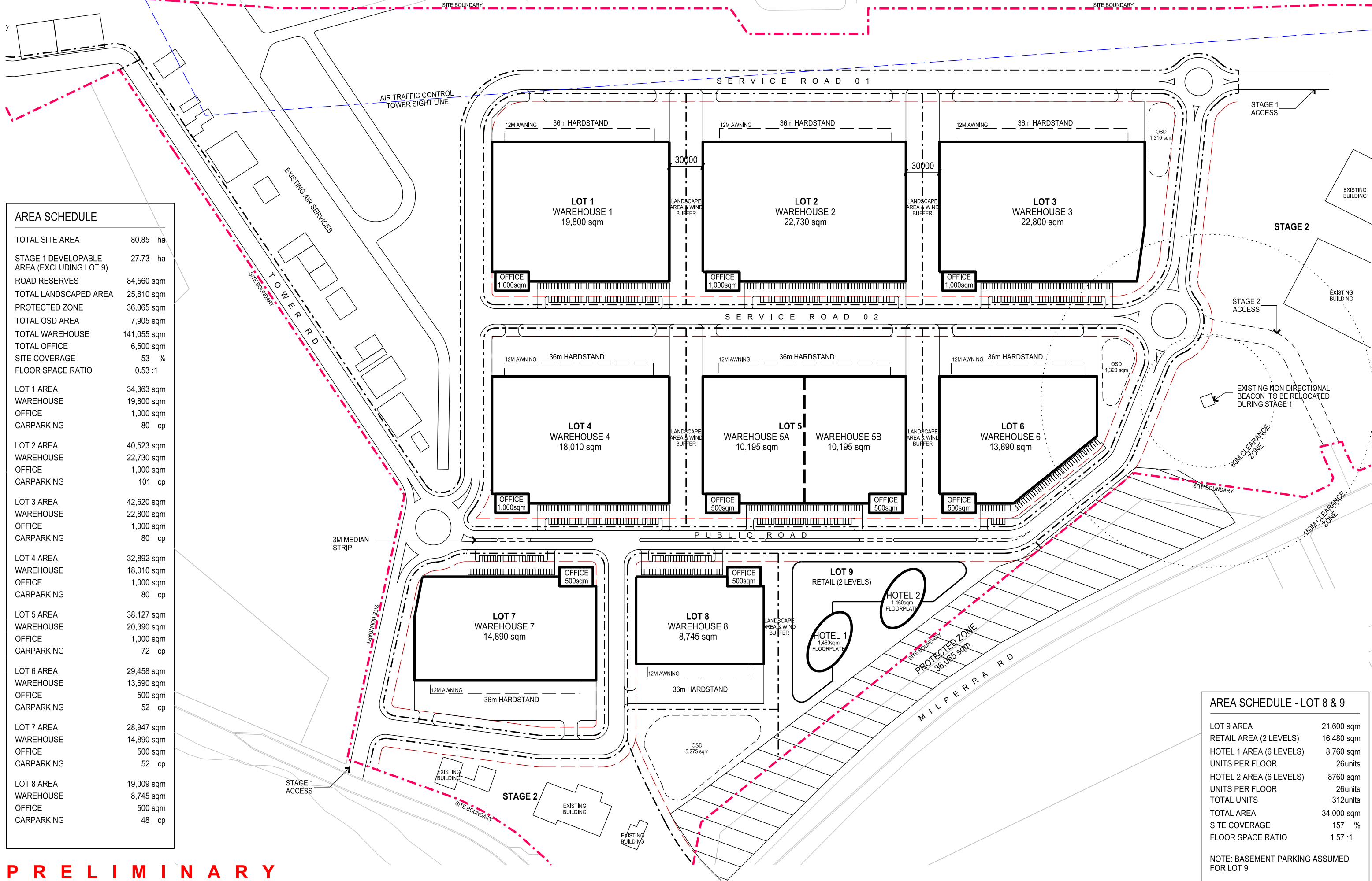
**BANKSTOWN AIRPORT INDUSTRIAL OFFICE PARK**

**BANKSTOWN AIRPORT SOUTH-WEST PRECINCT**



**STAGE 1 SITE PLAN - OPTION 1**

DATE	25.08.17	SCALE	1:3000@A3	JOB NO.	17202	DRAWING NO.	SK 02.1	ISSUE	B
------	----------	-------	-----------	---------	-------	-------------	---------	-------	---



AREA SCHEDULE	
TOTAL SITE AREA	80.85 ha
STAGE 1 DEVELOPABLE AREA (EXCLUDING LOT 9)	27.73 ha
ROAD RESERVES	84,560 sqm
TOTAL LANDSCAPED AREA	25,810 sqm
PROTECTED ZONE	36,065 sqm
TOTAL OSD AREA	7,905 sqm
TOTAL WAREHOUSE	141,055 sqm
TOTAL OFFICE	6,500 sqm
SITE COVERAGE	53 %
FLOOR SPACE RATIO	0.53 :1
<b>LOT 1 AREA</b>	
WAREHOUSE	34,363 sqm
OFFICE	19,800 sqm
CARPARKING	1,000 sqm
<b>LOT 2 AREA</b>	
WAREHOUSE	40,523 sqm
OFFICE	22,730 sqm
CARPARKING	1,000 sqm
<b>LOT 3 AREA</b>	
WAREHOUSE	42,620 sqm
OFFICE	22,800 sqm
CARPARKING	1,000 sqm
<b>LOT 4 AREA</b>	
WAREHOUSE	32,892 sqm
OFFICE	18,010 sqm
CARPARKING	1,000 sqm
<b>LOT 5 AREA</b>	
WAREHOUSE	38,127 sqm
OFFICE	20,390 sqm
CARPARKING	1,000 sqm
<b>LOT 6 AREA</b>	
WAREHOUSE	29,458 sqm
OFFICE	13,690 sqm
CARPARKING	500 sqm
<b>LOT 7 AREA</b>	
WAREHOUSE	28,947 sqm
OFFICE	14,890 sqm
CARPARKING	500 sqm
<b>LOT 8 AREA</b>	
WAREHOUSE	19,009 sqm
OFFICE	8,745 sqm
CARPARKING	500 sqm

AREA SCHEDULE - LOT 8 & 9	
LOT 9 AREA	21,600 sqm
RETAIL AREA (2 LEVELS)	16,480 sqm
HOTEL 1 AREA (6 LEVELS)	8,760 sqm
UNITS PER FLOOR	26units
HOTEL 2 AREA (6 LEVELS)	8760 sqm
UNITS PER FLOOR	26units
TOTAL UNITS	312units
TOTAL AREA	34,000 sqm
SITE COVERAGE	157 %
FLOOR SPACE RATIO	1.57 :1

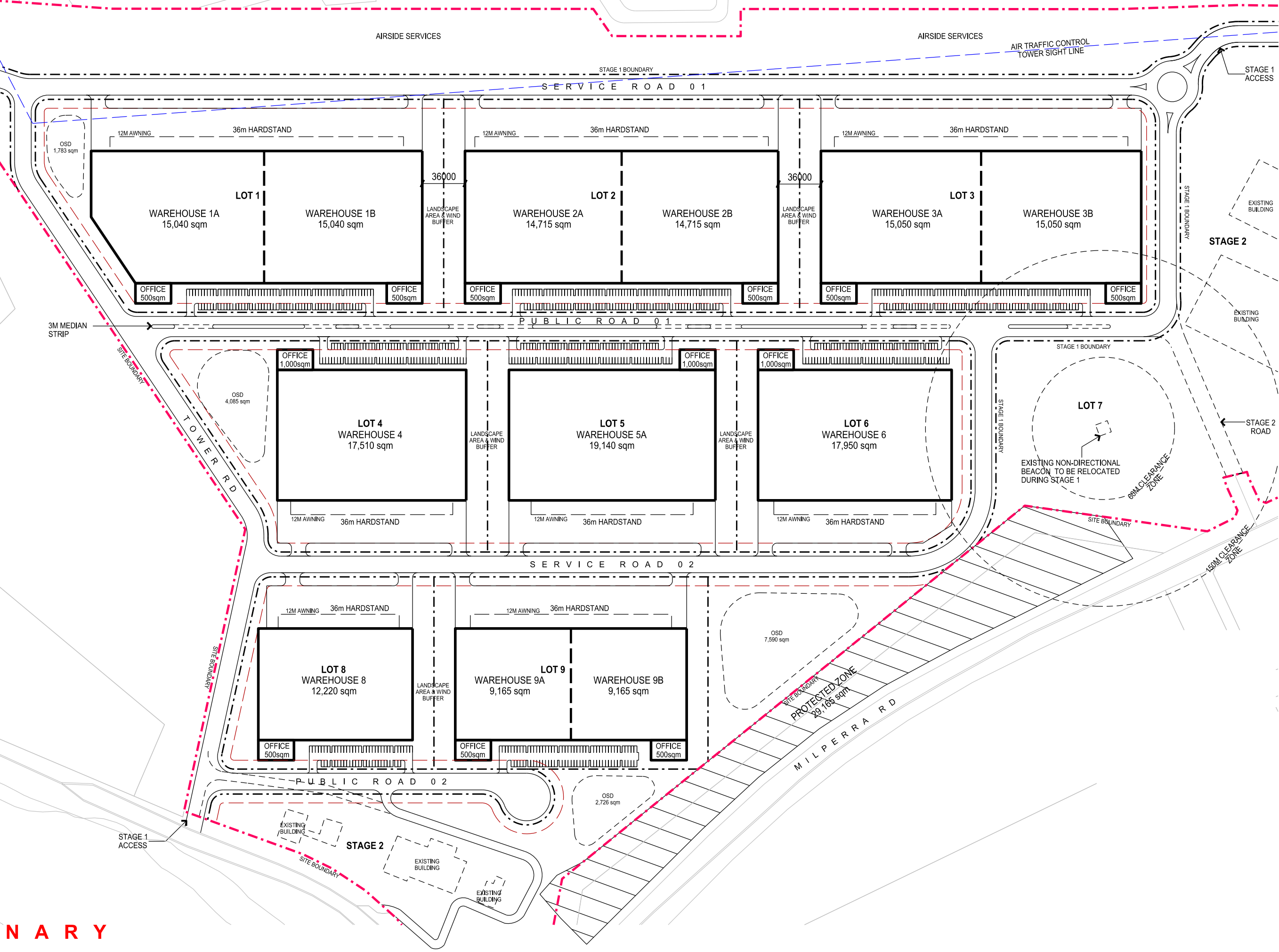
NOTE: BASEMENT PARKING ASSUMED FOR LOT 9

**PRELIMINARY**





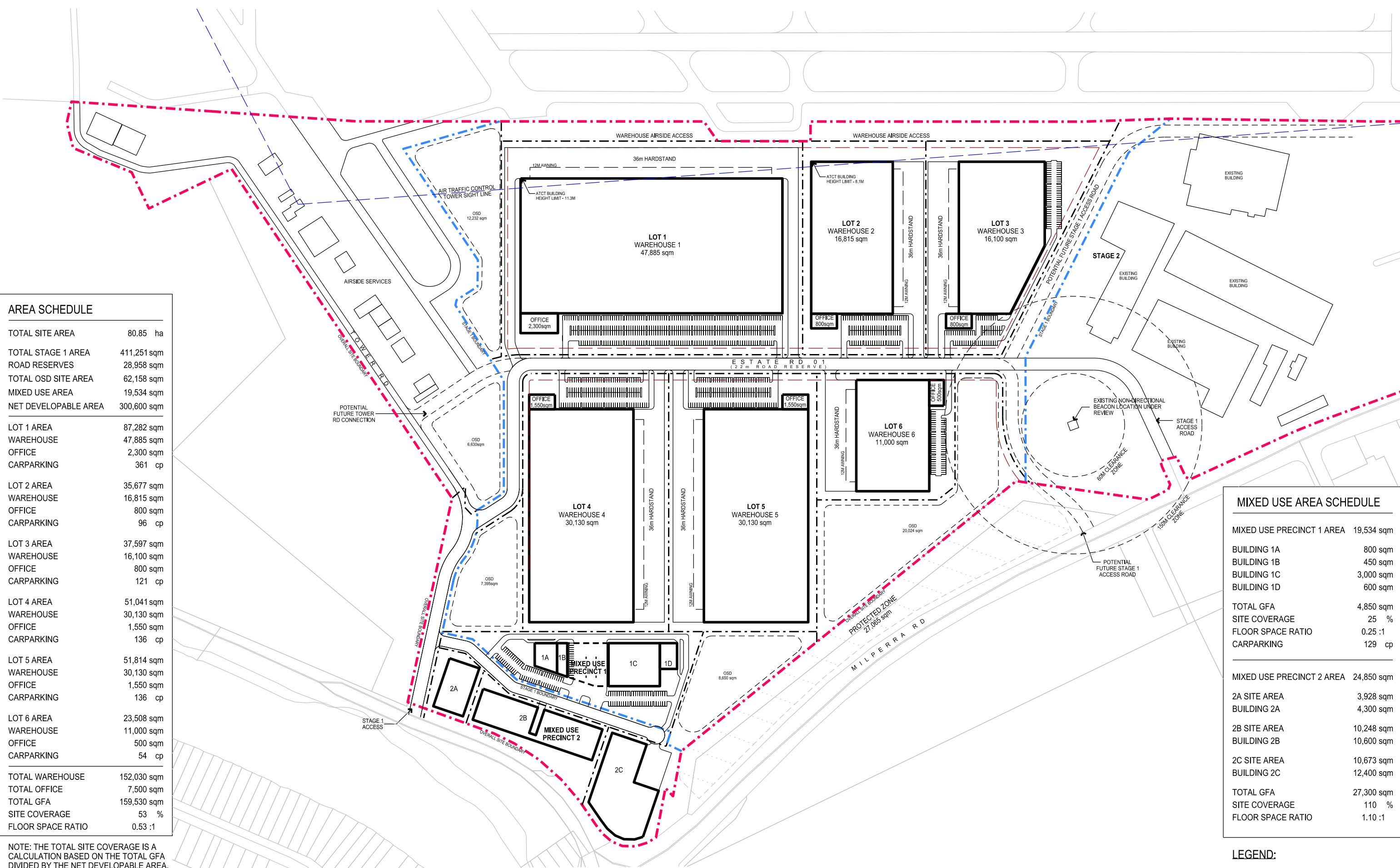
AREA SCHEDULE	
TOTAL SITE AREA	80.85 ha
STAGE 1 DEVELOPABLE AREA	25.57 ha
ROAD RESERVES	107,461 sqm
TOTAL LANDSCAPED AREA	31,572 sqm
PROTECTED ZONE	29,165 sqm
TOTAL OSD AREA	16,185 sqm
TOTAL WAREHOUSE	174,760 sqm
TOTAL OFFICE	7,500 sqm
SITE COVERAGE	51 %
FLOOR SPACE RATIO	0.51:1
<b>LOT 1 AREA</b>	
WAREHOUSE	56,995 sqm
OFFICE	30,080 sqm
CARPARKING	1,000 sqm
<b>LOT 2 AREA</b>	
WAREHOUSE	53,850 sqm
OFFICE	29,430 sqm
CARPARKING	1,000 sqm
<b>LOT 3 AREA</b>	
WAREHOUSE	53,745 sqm
OFFICE	30,100 sqm
CARPARKING	1,000 sqm
<b>LOT 4 AREA</b>	
WAREHOUSE	40,336 sqm
OFFICE	17,510 sqm
CARPARKING	1,000 sqm
<b>LOT 5 AREA</b>	
WAREHOUSE	37,380 sqm
OFFICE	19,140 sqm
CARPARKING	1,000 sqm
<b>LOT 6 AREA</b>	
WAREHOUSE	34,540 sqm
OFFICE	17,950 sqm
CARPARKING	1,000 sqm
<b>LOT 8 AREA</b>	
WAREHOUSE	26,490 sqm
OFFICE	12,220 sqm
CARPARKING	500 sqm
<b>LOT 9 AREA</b>	
WAREHOUSE	27,295 sqm
OFFICE	18,330 sqm
CARPARKING	1,000 sqm



**P R E L I M I N A R Y**







**AREA SCHEDULE**

TOTAL SITE AREA	80.85 ha
TOTAL STAGE 1 AREA	411,251 sqm
ROAD RESERVES	28,958 sqm
TOTAL OSD SITE AREA	62,158 sqm
MIXED USE AREA	19,534 sqm
NET DEVELOPABLE AREA	300,600 sqm
<hr/>	
LOT 1 AREA	87,282 sqm
WAREHOUSE	47,885 sqm
OFFICE	2,300 sqm
CARPARKING	361 cp
<hr/>	
LOT 2 AREA	35,677 sqm
WAREHOUSE	16,815 sqm
OFFICE	800 sqm
CARPARKING	96 cp
<hr/>	
LOT 3 AREA	37,597 sqm
WAREHOUSE	16,100 sqm
OFFICE	800 sqm
CARPARKING	121 cp
<hr/>	
LOT 4 AREA	51,041 sqm
WAREHOUSE	30,130 sqm
OFFICE	1,550 sqm
CARPARKING	136 cp
<hr/>	
LOT 5 AREA	51,814 sqm
WAREHOUSE	30,130 sqm
OFFICE	1,550 sqm
CARPARKING	136 cp
<hr/>	
LOT 6 AREA	23,508 sqm
WAREHOUSE	11,000 sqm
OFFICE	500 sqm
CARPARKING	54 cp
<hr/>	
TOTAL WAREHOUSE	152,030 sqm
TOTAL OFFICE	7,500 sqm
TOTAL GFA	159,530 sqm
SITE COVERAGE	53 %
FLOOR SPACE RATIO	0.53 :1

**MIXED USE AREA SCHEDULE**

MIXED USE PRECINCT 1 AREA	19,534 sqm
<hr/>	
BUILDING 1A	800 sqm
BUILDING 1B	450 sqm
BUILDING 1C	3,000 sqm
BUILDING 1D	600 sqm
<hr/>	
TOTAL GFA	4,850 sqm
SITE COVERAGE	25 %
FLOOR SPACE RATIO	0.25 :1
CARPARKING	129 cp
<hr/>	
MIXED USE PRECINCT 2 AREA	24,850 sqm
<hr/>	
2A SITE AREA	3,928 sqm
BUILDING 2A	4,300 sqm
<hr/>	
2B SITE AREA	10,248 sqm
BUILDING 2B	10,600 sqm
<hr/>	
2C SITE AREA	10,673 sqm
BUILDING 2C	12,400 sqm
<hr/>	
TOTAL GFA	27,300 sqm
SITE COVERAGE	110 %
FLOOR SPACE RATIO	1.10 :1

NOTE: THE TOTAL SITE COVERAGE IS A CALCULATION BASED ON THE TOTAL GFA DIVIDED BY THE NET DEVELOPABLE AREA.

**LEGEND:**

- - - OVERALL SITE BOUNDARY
- - - STAGE BOUNDARY
- - - LOT BOUNDARY

**P R E L I M I N A R Y**



AREA SCHEDULE	
TOTAL SITE AREA	80.85 ha
TOTAL STAGE 1 AREA	411,251 sqm
ROAD RESERVES	34,717 sqm
TOTAL OSD SITE AREA	59,426 sqm
MIXED USE AREA	19,534 sqm
NET DEVELOPABLE AREA	297,572 sqm
<b>LOT 1 AREA</b>	
WAREHOUSE	43,899 sqm
OFFICE	21,850 sqm
CARPARKING	1,100 sqm
<b>LOT 2 AREA</b>	
WAREHOUSE	43,382 sqm
OFFICE	21,850 sqm
CARPARKING	1,100 sqm
<b>LOT 3 AREA</b>	
WAREHOUSE	35,677 sqm
OFFICE	16,815 sqm
CARPARKING	800 sqm
<b>LOT 4 AREA</b>	
WAREHOUSE	37,597 sqm
OFFICE	16,100 sqm
CARPARKING	800 sqm
<b>LOT 5 AREA</b>	
WAREHOUSE	24,270 sqm
OFFICE	12,850 sqm
CARPARKING	600 sqm
<b>LOT 6 AREA</b>	
WAREHOUSE	23,587 sqm
OFFICE	11,625 sqm
CARPARKING	600 sqm
<b>LOT 7 AREA</b>	
WAREHOUSE	54,642 sqm
OFFICE	31,125 sqm
CARPARKING	1,500 sqm
<b>LOT 8 AREA</b>	
WAREHOUSE	20,837 sqm
OFFICE	8,775 sqm
CARPARKING	500 sqm
<b>TOTAL WAREHOUSE</b>	
TOTAL OFFICE	140,990 sqm
TOTAL GFA	7,000 sqm
SITE COVERAGE	147,990 sqm
FLOOR SPACE RATIO	49 %
	0.49 :1

NOTE: THE TOTAL SITE COVERAGE IS A CALCULATION BASED ON THE TOTAL GFA DIVIDED BY THE NET DEVELOPABLE AREA.

MIXED USE AREA SCHEDULE	
<b>MIXED USE PRECINCT 1 AREA</b> 19,534 sqm	
BUILDING 1A	800 sqm
BUILDING 1B	450 sqm
BUILDING 1C	3,000 sqm
BUILDING 1D	600 sqm
TOTAL GFA	4,850 sqm
SITE COVERAGE	25 %
FLOOR SPACE RATIO	0.25 :1
CARPARKING	129 cp
<b>MIXED USE PRECINCT 2 AREA</b> 24,850 sqm	
2A SITE AREA	3,928 sqm
BUILDING 2A	4,300 sqm
2B SITE AREA	10,248 sqm
BUILDING 2B	10,600 sqm
2C SITE AREA	10,673 sqm
BUILDING 2C	12,400 sqm
TOTAL GFA	27,300 sqm
SITE COVERAGE	110 %
FLOOR SPACE RATIO	1.10 :1

- LEGEND:**
- OVERALL SITE BOUNDARY
  - STAGE BOUNDARY
  - LOT BOUNDARY

**PRELIMINARY**



Commercial, Industrial, Residential, Retail, Master Planning, Urban Design  
 Suite 702, 83 Mount Street, North Sydney NSW 2060  
 T: 02 9529 9588 F: 02 9529 8899  
 E: info@sbaarch.com.au W: www.sbaarch.com.au

**BANKSTOWN AIRPORT INDUSTRIAL OFFICE PARK**

**BANKSTOWN AIRPORT SOUTH-WEST PRECINCT**



DRAWING TITLE  
**STAGE 1 SITE PLAN - OPTION 4B**  
 DATE: 30.10.17 SCALE: 1:4000@A3 JOB NO: 17202 DRAWING NO: SK 02.5 ISSUE: F

AREA SCHEDULE	
TOTAL SITE AREA	80.85 ha
TOTAL STAGE 1 AREA	411,255 sqm
ROAD RESERVES	39,876 sqm
TOTAL OSD SITE AREA	59,426 sqm
MIXED USE AREA	19,534 sqm
NET DEVELOPABLE AREA	292,418 sqm
<b>LOT 1 AREA</b>	
WAREHOUSE	21,420 sqm
OFFICE	1,000 sqm
CARPARKING	136 cp
<b>LOT 2 AREA</b>	
WAREHOUSE	20,400 sqm
OFFICE	1,000 sqm
CARPARKING	136 cp
<b>LOT 3 AREA</b>	
WAREHOUSE	15,400 sqm
OFFICE	750 sqm
CARPARKING	96 cp
<b>LOT 4 AREA</b>	
WAREHOUSE	11,450 sqm
OFFICE	500 sqm
CARPARKING	144 cp
<b>LOT 5 AREA</b>	
WAREHOUSE	12,850 sqm
OFFICE	600 sqm
CARPARKING	62 cp
<b>LOT 6 AREA</b>	
WAREHOUSE	11,625 sqm
OFFICE	600 sqm
CARPARKING	68 cp
<b>LOT 7 AREA</b>	
WAREHOUSE	31,125 sqm
OFFICE	1,550 sqm
CARPARKING	136 cp
<b>LOT 8 AREA</b>	
WAREHOUSE	8,775 sqm
OFFICE	500 sqm
CARPARKING	52 cp
<b>TOTAL WAREHOUSE</b>	
TOTAL OFFICE	6,500 sqm
TOTAL GFA	139,545 sqm
SITE COVERAGE	47 %
FLOOR SPACE RATIO	0.47 :1

NOTE: THE TOTAL SITE COVERAGE IS A CALCULATION BASED ON THE TOTAL GFA DIVIDED BY THE NET DEVELOPABLE AREA.

MIXED USE AREA SCHEDULE	
MIXED USE PRECINCT 1 AREA	19,534 sqm
BUILDING 1A	800 sqm
BUILDING 1B	450 sqm
BUILDING 1C	3,000 sqm
BUILDING 1D	600 sqm
TOTAL GFA	4,850 sqm
SITE COVERAGE	25 %
FLOOR SPACE RATIO	0.25 :1
CARPARKING	129 cp
<b>MIXED USE PRECINCT 2 AREA</b>	
2A SITE AREA	3,928 sqm
BUILDING 2A	4,300 sqm
2B SITE AREA	10,248 sqm
BUILDING 2B	10,600 sqm
2C SITE AREA	10,673 sqm
BUILDING 2C	12,400 sqm
TOTAL GFA	27,300 sqm
SITE COVERAGE	110 %
FLOOR SPACE RATIO	1.10 :1

**LEGEND:**  
 - - - - - OVERALL SITE BOUNDARY  
 - - - - - STAGE BOUNDARY  
 - - - - - LOT BOUNDARY

**P R E L I M I N A R Y**



BANKSTOWN AIRPORT INDUSTRIAL OFFICE PARK  
 BANKSTOWN AIRPORT SOUTH-WEST PRECINCT

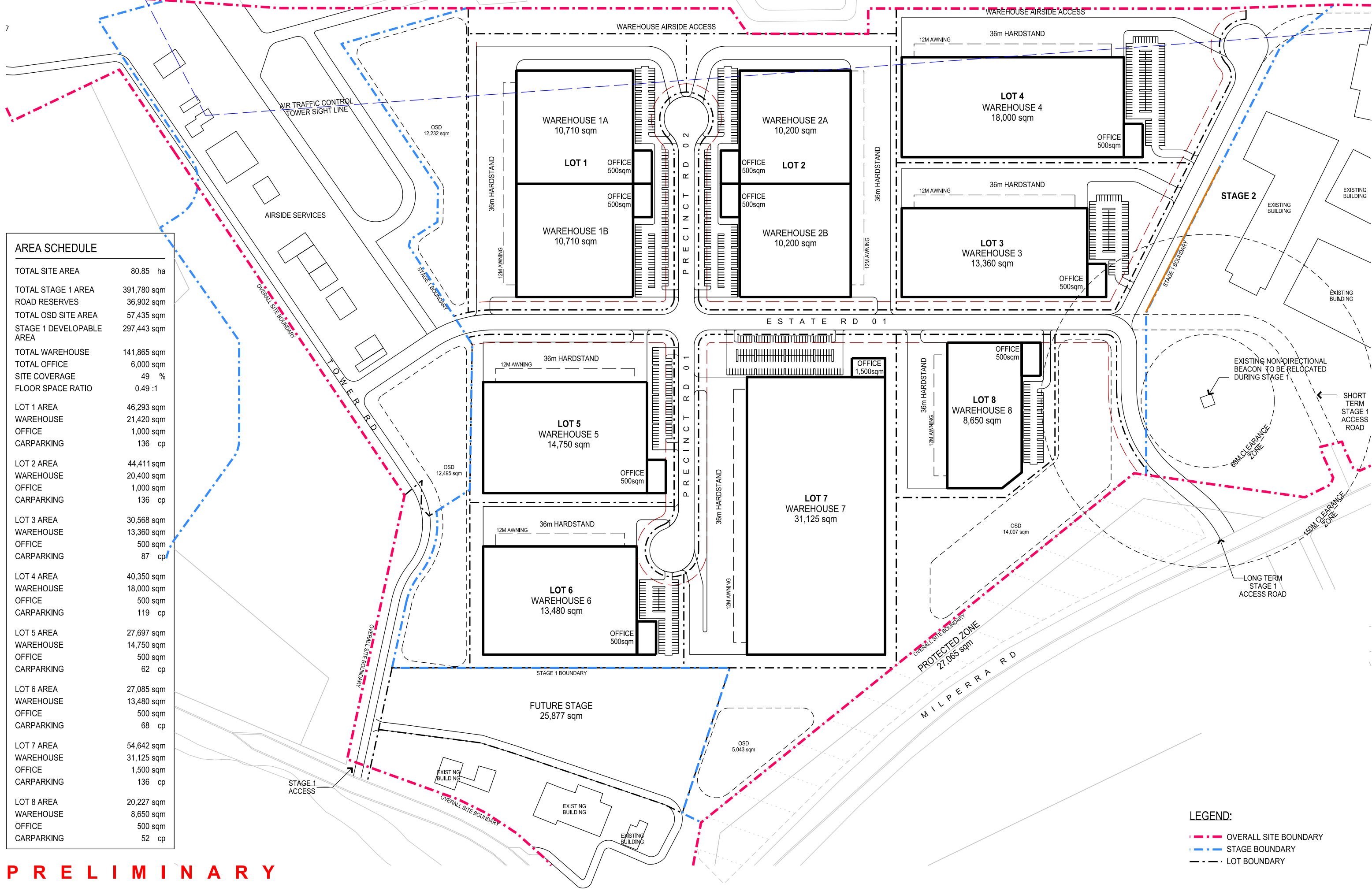


DRAWING TITLE  
**STAGE 1 SITE PLAN - OPTION 4C**  
 DATE: 30.10.17 SCALE: 1:3000@A3 JOB NO: 17202 DRAWING NO: SK 02.6 ISSUE: F



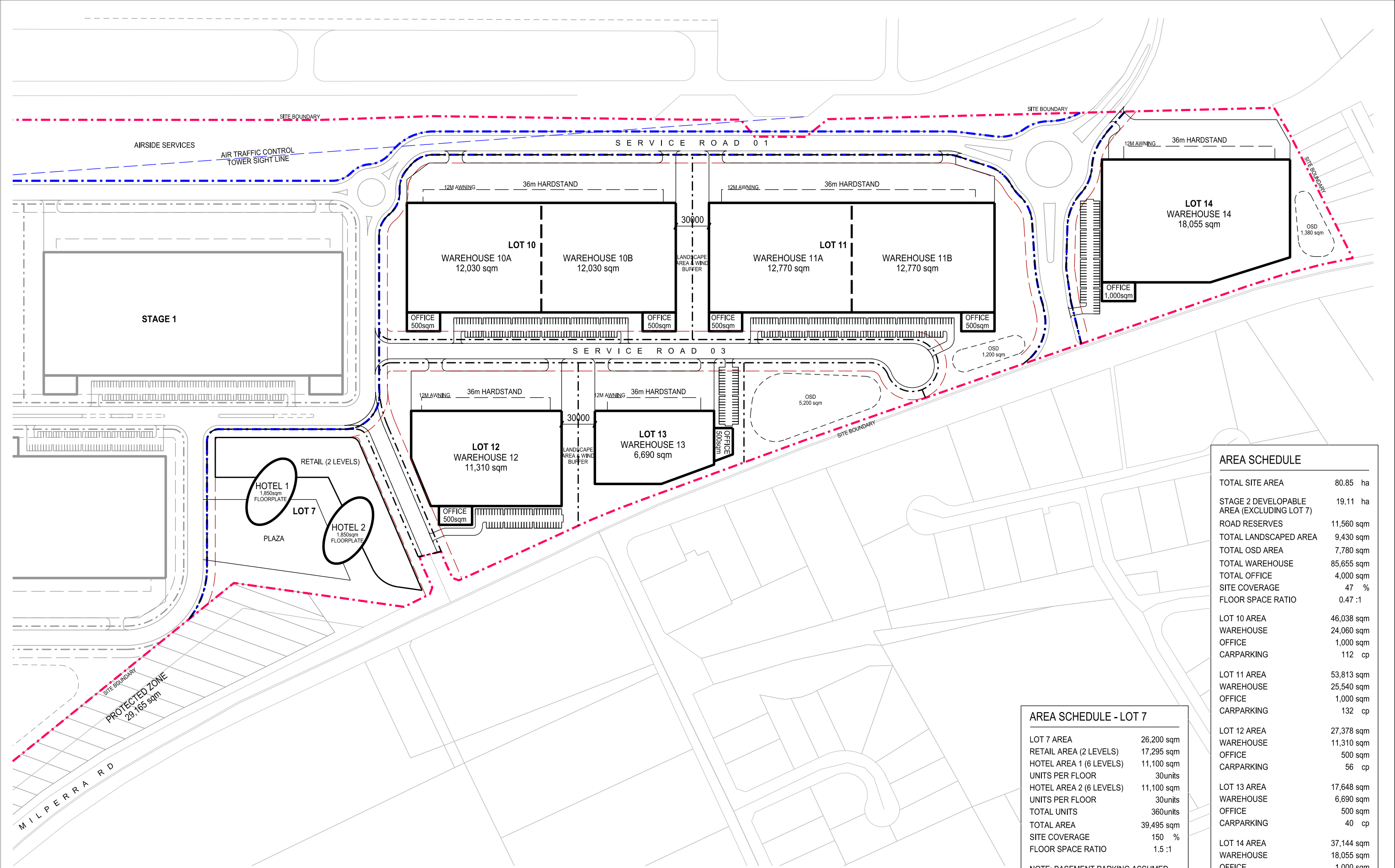
AREA SCHEDULE	
TOTAL SITE AREA	80.85 ha
TOTAL STAGE 1 AREA	391,780 sqm
ROAD RESERVES	36,902 sqm
TOTAL OSD SITE AREA	57,435 sqm
STAGE 1 DEVELOPABLE AREA	297,443 sqm
TOTAL WAREHOUSE	141,865 sqm
TOTAL OFFICE	6,000 sqm
SITE COVERAGE	49 %
FLOOR SPACE RATIO	0.49 :1
<b>LOT 1 AREA</b>	<b>46,293 sqm</b>
WAREHOUSE	21,420 sqm
OFFICE	1,000 sqm
CARPARKING	136 cp
<b>LOT 2 AREA</b>	<b>44,411 sqm</b>
WAREHOUSE	20,400 sqm
OFFICE	1,000 sqm
CARPARKING	136 cp
<b>LOT 3 AREA</b>	<b>30,568 sqm</b>
WAREHOUSE	13,360 sqm
OFFICE	500 sqm
CARPARKING	87 cp
<b>LOT 4 AREA</b>	<b>40,350 sqm</b>
WAREHOUSE	18,000 sqm
OFFICE	500 sqm
CARPARKING	119 cp
<b>LOT 5 AREA</b>	<b>27,697 sqm</b>
WAREHOUSE	14,750 sqm
OFFICE	500 sqm
CARPARKING	62 cp
<b>LOT 6 AREA</b>	<b>27,085 sqm</b>
WAREHOUSE	13,480 sqm
OFFICE	500 sqm
CARPARKING	68 cp
<b>LOT 7 AREA</b>	<b>54,642 sqm</b>
WAREHOUSE	31,125 sqm
OFFICE	1,500 sqm
CARPARKING	136 cp
<b>LOT 8 AREA</b>	<b>20,227 sqm</b>
WAREHOUSE	8,650 sqm
OFFICE	500 sqm
CARPARKING	52 cp

**PRELIMINARY**



**LEGEND:**  
 - - - OVERALL SITE BOUNDARY  
 - - - STAGE BOUNDARY  
 - - - LOT BOUNDARY



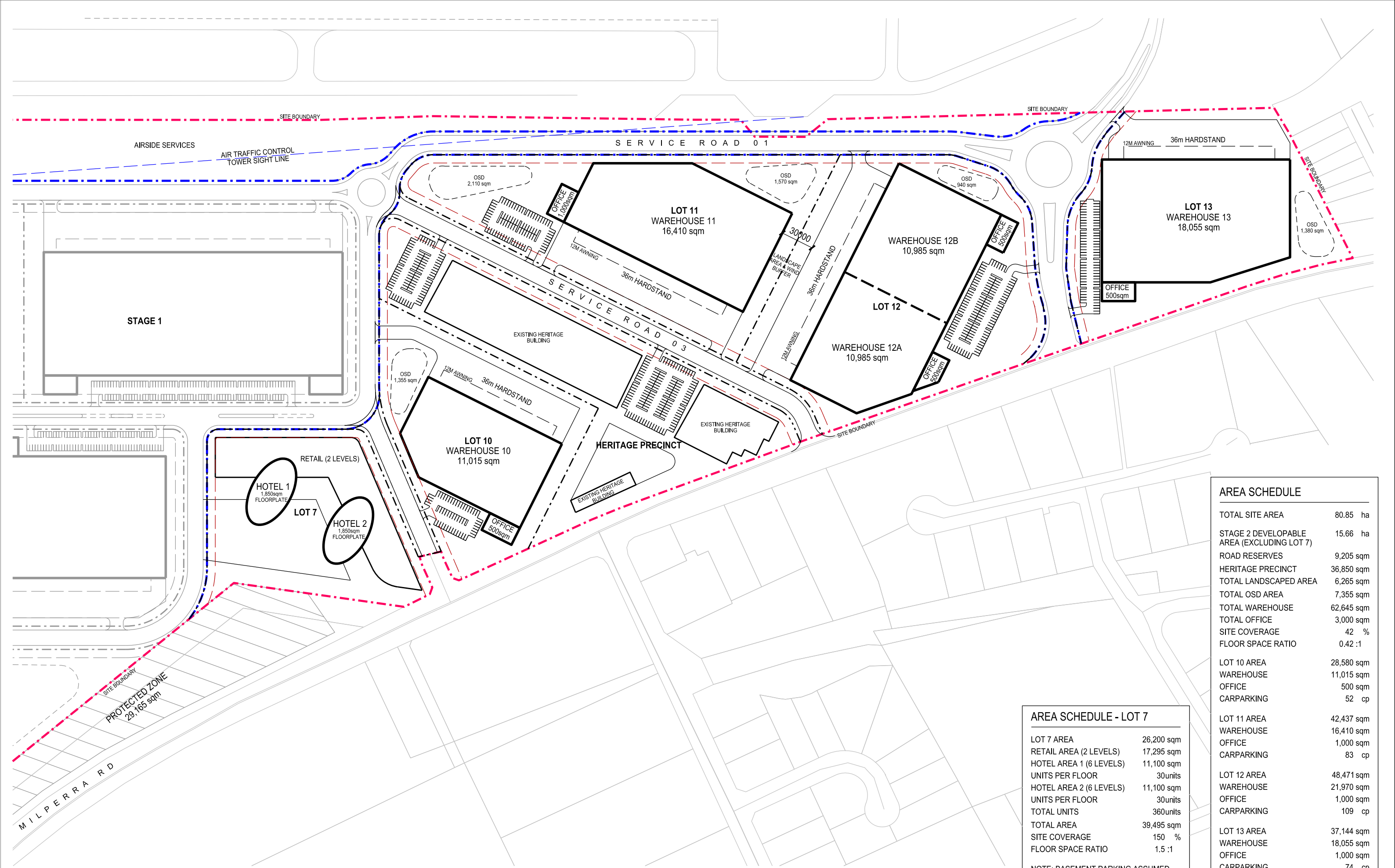


AREA SCHEDULE	
TOTAL SITE AREA	80.85 ha
STAGE 2 DEVELOPABLE AREA (EXCLUDING LOT 7)	19.11 ha
ROAD RESERVES	11,560 sqm
TOTAL LANDSCAPED AREA	9,430 sqm
TOTAL OSD AREA	7,780 sqm
TOTAL WAREHOUSE	85,655 sqm
TOTAL OFFICE	4,000 sqm
SITE COVERAGE	47 %
FLOOR SPACE RATIO	0.47 :1
LOT 10 AREA	46,038 sqm
WAREHOUSE	24,060 sqm
OFFICE	1,000 sqm
CARPARKING	112 cp
LOT 11 AREA	53,813 sqm
WAREHOUSE	25,540 sqm
OFFICE	1,000 sqm
CARPARKING	132 cp
LOT 12 AREA	27,378 sqm
WAREHOUSE	11,310 sqm
OFFICE	500 sqm
CARPARKING	56 cp
LOT 13 AREA	17,648 sqm
WAREHOUSE	6,690 sqm
OFFICE	500 sqm
CARPARKING	40 cp
LOT 14 AREA	37,144 sqm
WAREHOUSE	18,055 sqm
OFFICE	1,000 sqm
CARPARKING	74 cp

AREA SCHEDULE - LOT 7	
LOT 7 AREA	26,200 sqm
RETAIL AREA (2 LEVELS)	17,295 sqm
HOTEL AREA 1 (6 LEVELS)	11,100 sqm
UNITS PER FLOOR	30units
HOTEL AREA 2 (6 LEVELS)	11,100 sqm
UNITS PER FLOOR	30units
TOTAL UNITS	360units
TOTAL AREA	39,495 sqm
SITE COVERAGE	150 %
FLOOR SPACE RATIO	1.5 :1
NOTE: BASEMENT PARKING ASSUMED FOR LOT 7	

**PRELIMINARY**





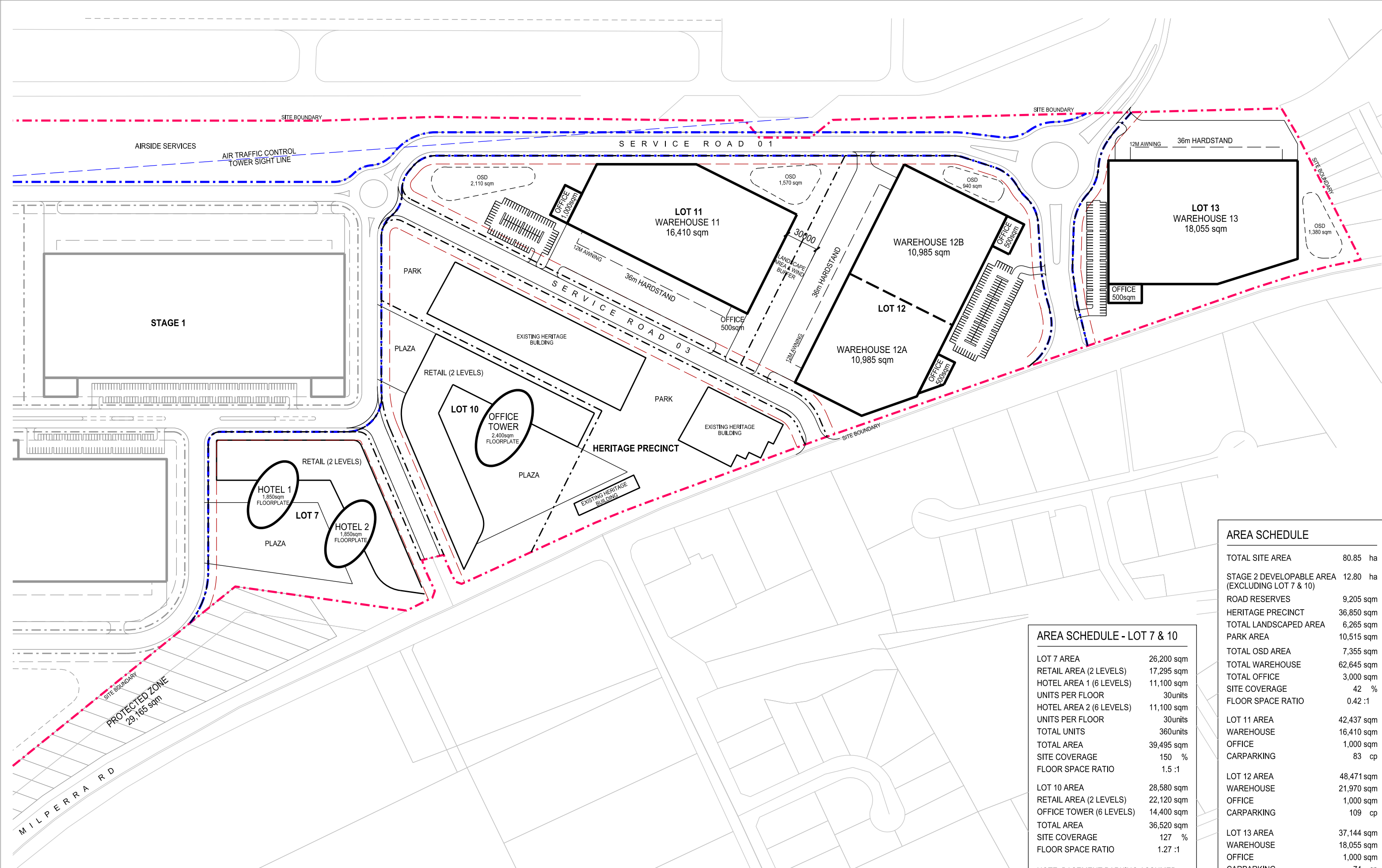
AREA SCHEDULE	
TOTAL SITE AREA	80.85 ha
STAGE 2 DEVELOPABLE AREA (EXCLUDING LOT 7)	15.66 ha
ROAD RESERVES	9,205 sqm
HERITAGE PRECINCT	36,850 sqm
TOTAL LANDSCAPED AREA	6,265 sqm
TOTAL OSD AREA	7,355 sqm
TOTAL WAREHOUSE	62,645 sqm
TOTAL OFFICE	3,000 sqm
SITE COVERAGE	42 %
FLOOR SPACE RATIO	0.42 :1
LOT 10 AREA	28,580 sqm
WAREHOUSE	11,015 sqm
OFFICE	500 sqm
CARPARKING	52 cp
LOT 11 AREA	42,437 sqm
WAREHOUSE	16,410 sqm
OFFICE	1,000 sqm
CARPARKING	83 cp
LOT 12 AREA	48,471 sqm
WAREHOUSE	21,970 sqm
OFFICE	1,000 sqm
CARPARKING	109 cp
LOT 13 AREA	37,144 sqm
WAREHOUSE	18,055 sqm
OFFICE	1,000 sqm
CARPARKING	74 cp

AREA SCHEDULE - LOT 7	
LOT 7 AREA	26,200 sqm
RETAIL AREA (2 LEVELS)	17,295 sqm
HOTEL AREA 1 (6 LEVELS)	11,100 sqm
UNITS PER FLOOR	30units
HOTEL AREA 2 (6 LEVELS)	11,100 sqm
UNITS PER FLOOR	30units
TOTAL UNITS	360units
TOTAL AREA	39,495 sqm
SITE COVERAGE	150 %
FLOOR SPACE RATIO	1.5 :1
NOTE: BASEMENT PARKING ASSUMED FOR LOT 7	

**PRELIMINARY**





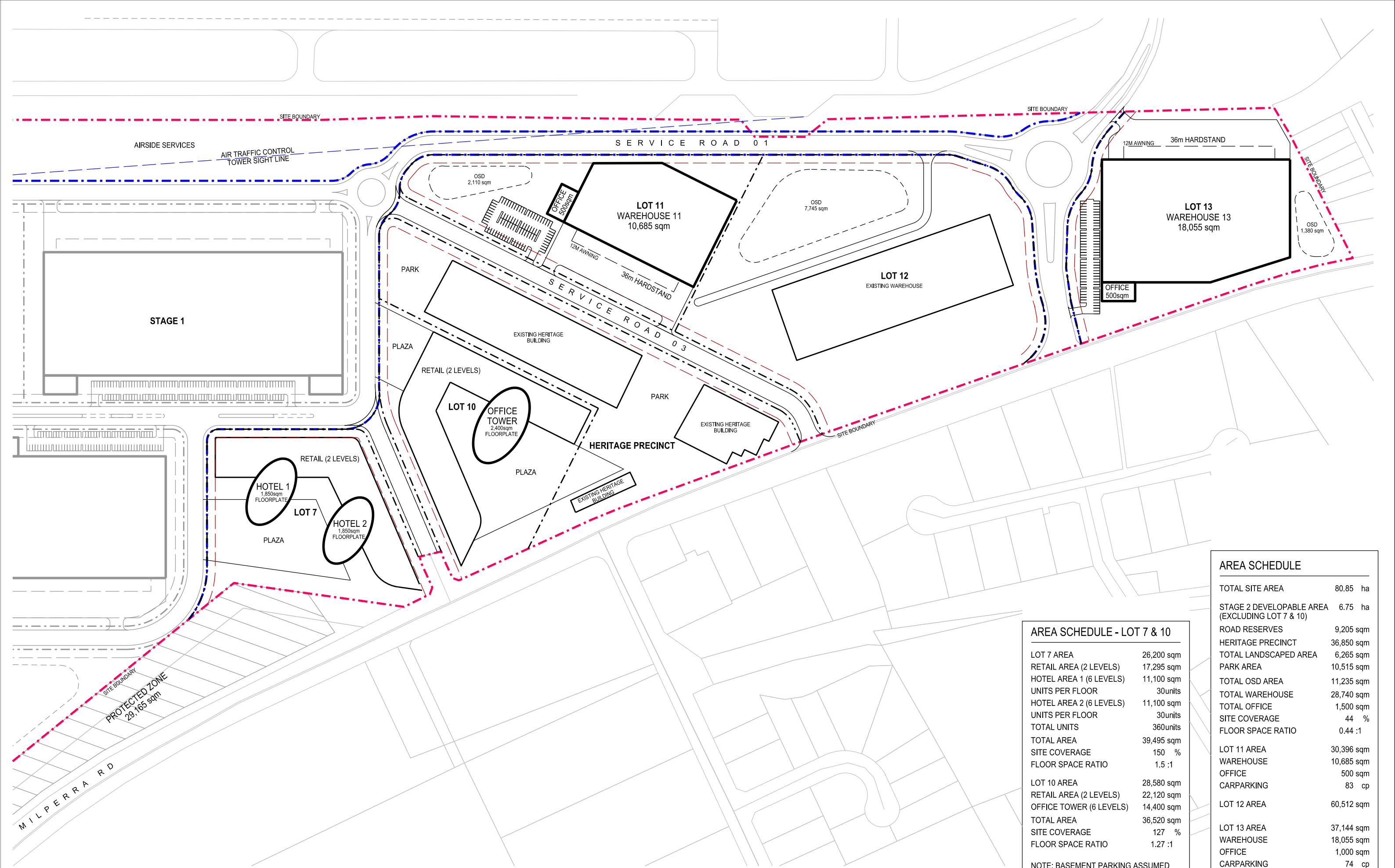


AREA SCHEDULE	
TOTAL SITE AREA	80.85 ha
STAGE 2 DEVELOPABLE AREA (EXCLUDING LOT 7 & 10)	12.80 ha
ROAD RESERVES	9,205 sqm
HERITAGE PRECINCT	36,850 sqm
TOTAL LANDSCAPED AREA	6,265 sqm
PARK AREA	10,515 sqm
TOTAL OSD AREA	7,355 sqm
TOTAL WAREHOUSE	62,645 sqm
TOTAL OFFICE	3,000 sqm
SITE COVERAGE	42 %
FLOOR SPACE RATIO	0.42 :1
LOT 11 AREA	42,437 sqm
WAREHOUSE	16,410 sqm
OFFICE	1,000 sqm
CARPARKING	83 cp
LOT 12 AREA	48,471 sqm
WAREHOUSE	21,970 sqm
OFFICE	1,000 sqm
CARPARKING	109 cp
LOT 13 AREA	37,144 sqm
WAREHOUSE	18,055 sqm
OFFICE	1,000 sqm
CARPARKING	74 cp

AREA SCHEDULE - LOT 7 & 10	
LOT 7 AREA	26,200 sqm
RETAIL AREA (2 LEVELS)	17,295 sqm
HOTEL AREA 1 (6 LEVELS)	11,100 sqm
UNITS PER FLOOR	30units
HOTEL AREA 2 (6 LEVELS)	11,100 sqm
UNITS PER FLOOR	30units
TOTAL UNITS	360units
TOTAL AREA	39,495 sqm
SITE COVERAGE	150 %
FLOOR SPACE RATIO	1.5 :1
LOT 10 AREA	28,580 sqm
RETAIL AREA (2 LEVELS)	22,120 sqm
OFFICE TOWER (6 LEVELS)	14,400 sqm
TOTAL AREA	36,520 sqm
SITE COVERAGE	127 %
FLOOR SPACE RATIO	1.27 :1

NOTE: BASEMENT PARKING ASSUMED FOR LOT 7 & 10

**P R E L I M I N A R Y**



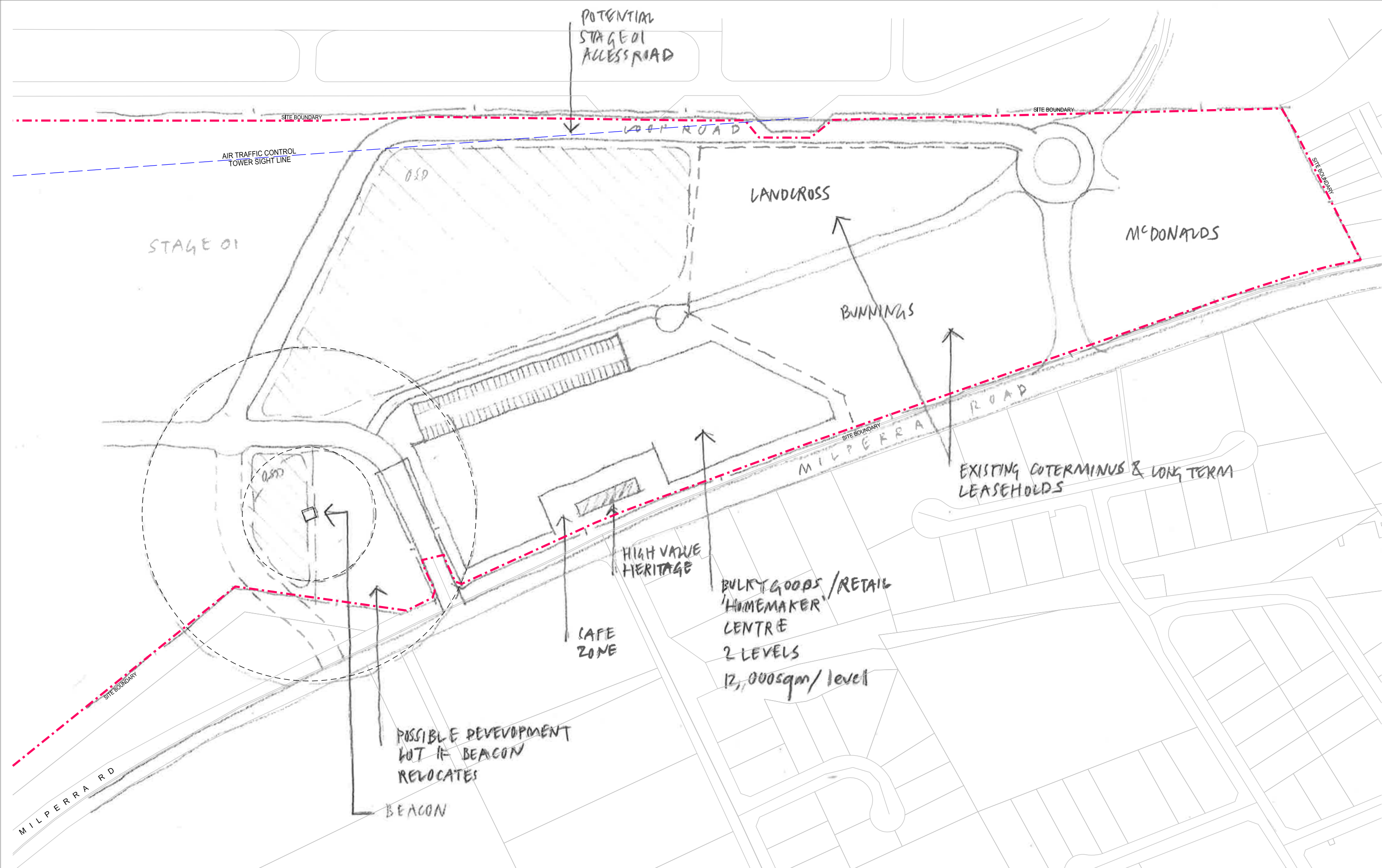
**P R E L I M I N A R Y**

AREA SCHEDULE - LOT 7 & 10	
LOT 7 AREA	26,200 sqm
RETAIL AREA (2 LEVELS)	17,295 sqm
HOTEL AREA 1 (6 LEVELS)	11,100 sqm
UNITS PER FLOOR	30units
HOTEL AREA 2 (6 LEVELS)	11,100 sqm
UNITS PER FLOOR	30units
TOTAL UNITS	360units
TOTAL AREA	39,495 sqm
SITE COVERAGE	150 %
FLOOR SPACE RATIO	1.5 :1
LOT 10 AREA	28,580 sqm
RETAIL AREA (2 LEVELS)	22,120 sqm
OFFICE TOWER (6 LEVELS)	14,400 sqm
TOTAL AREA	36,520 sqm
SITE COVERAGE	127 %
FLOOR SPACE RATIO	1.27 :1
NOTE: BASEMENT PARKING ASSUMED FOR LOT 7 & 10	

AREA SCHEDULE	
TOTAL SITE AREA	80.85 ha
STAGE 2 DEVELOPABLE AREA (EXCLUDING LOT 7 & 10)	6.75 ha
ROAD RESERVES	9,205 sqm
HERITAGE PRECINCT	36,850 sqm
TOTAL LANDSCAPED AREA	6,265 sqm
PARK AREA	10,515 sqm
TOTAL OSD AREA	11,235 sqm
TOTAL WAREHOUSE	28,740 sqm
TOTAL OFFICE	1,500 sqm
SITE COVERAGE	44 %
FLOOR SPACE RATIO	0.44 :1
LOT 11 AREA	30,396 sqm
WAREHOUSE	10,685 sqm
OFFICE	500 sqm
CARPARKING	83 cp
LOT 12 AREA	60,512 sqm
LOT 13 AREA	37,144 sqm
WAREHOUSE	18,055 sqm
OFFICE	1,000 sqm
CARPARKING	74 cp



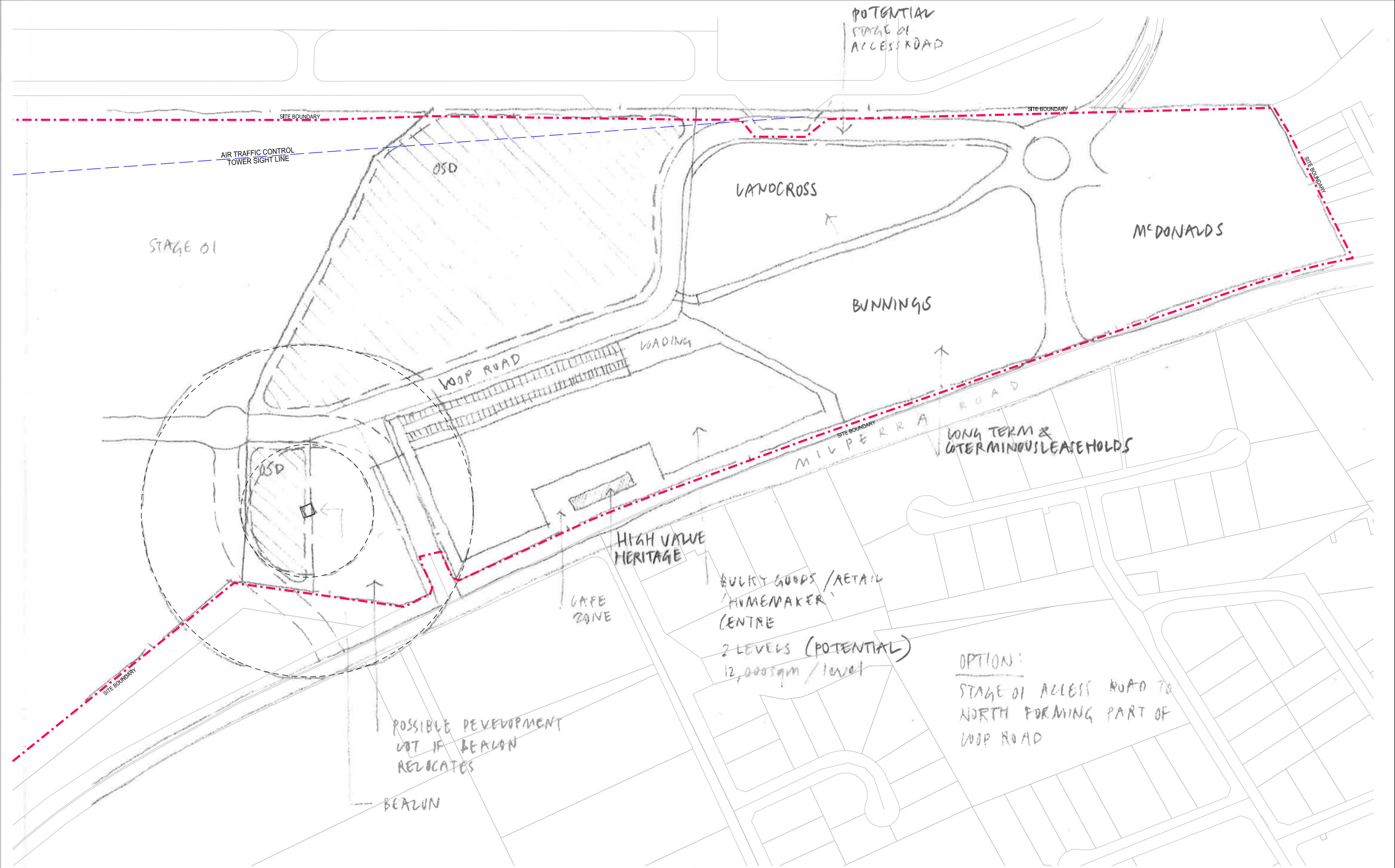




**PRELIMINARY**

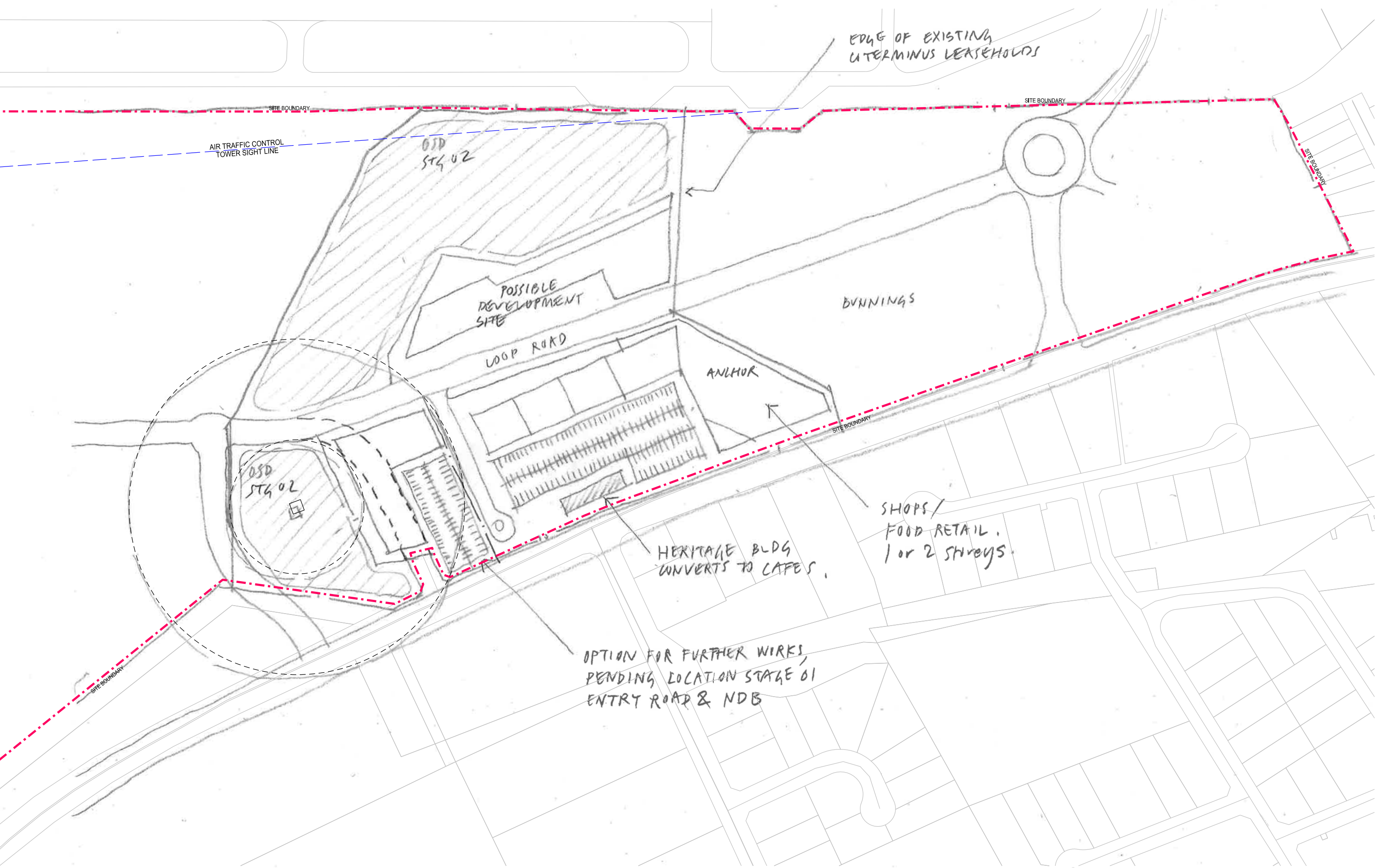






**PRELIMINARY**

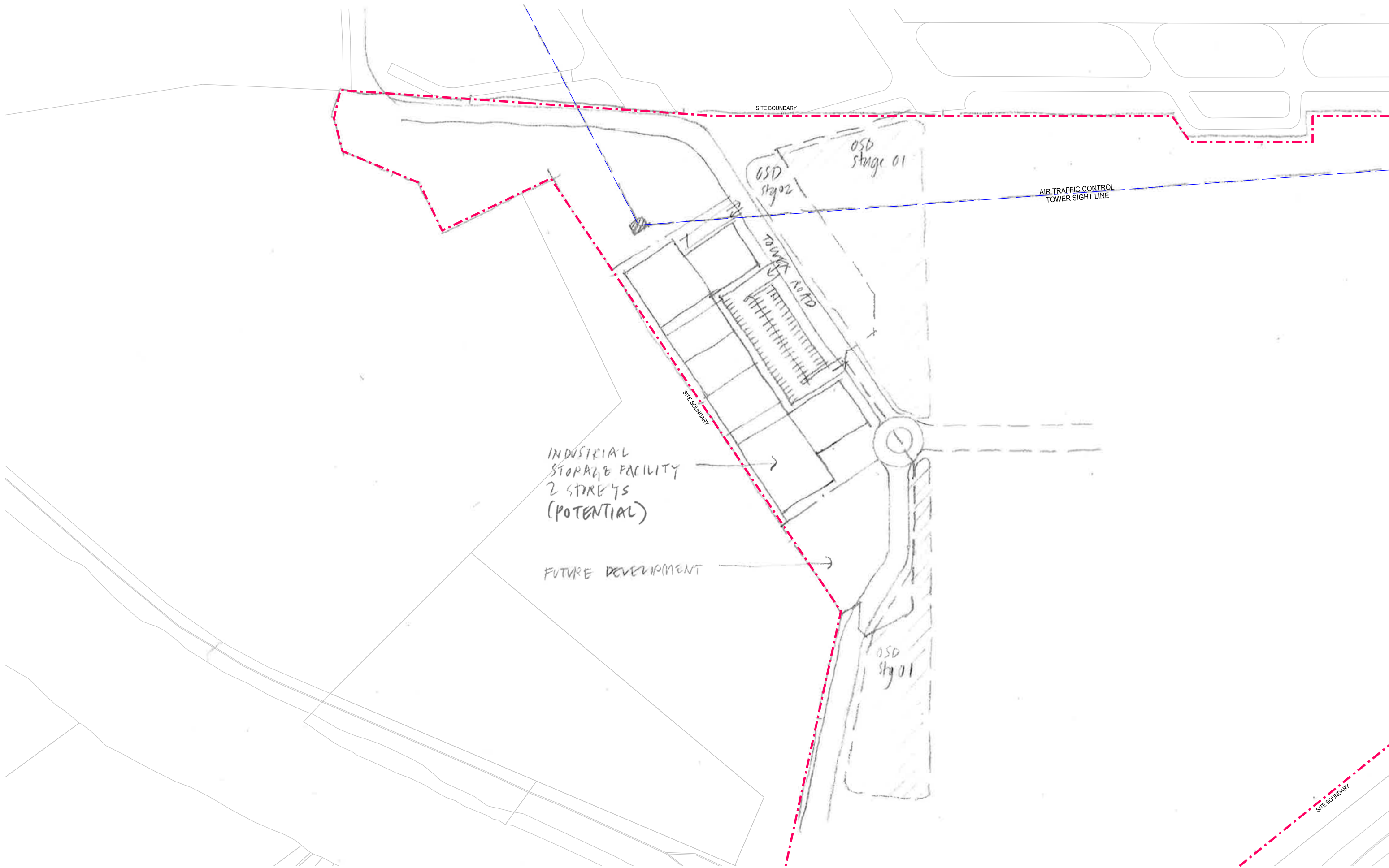




**PRELIMINARY**





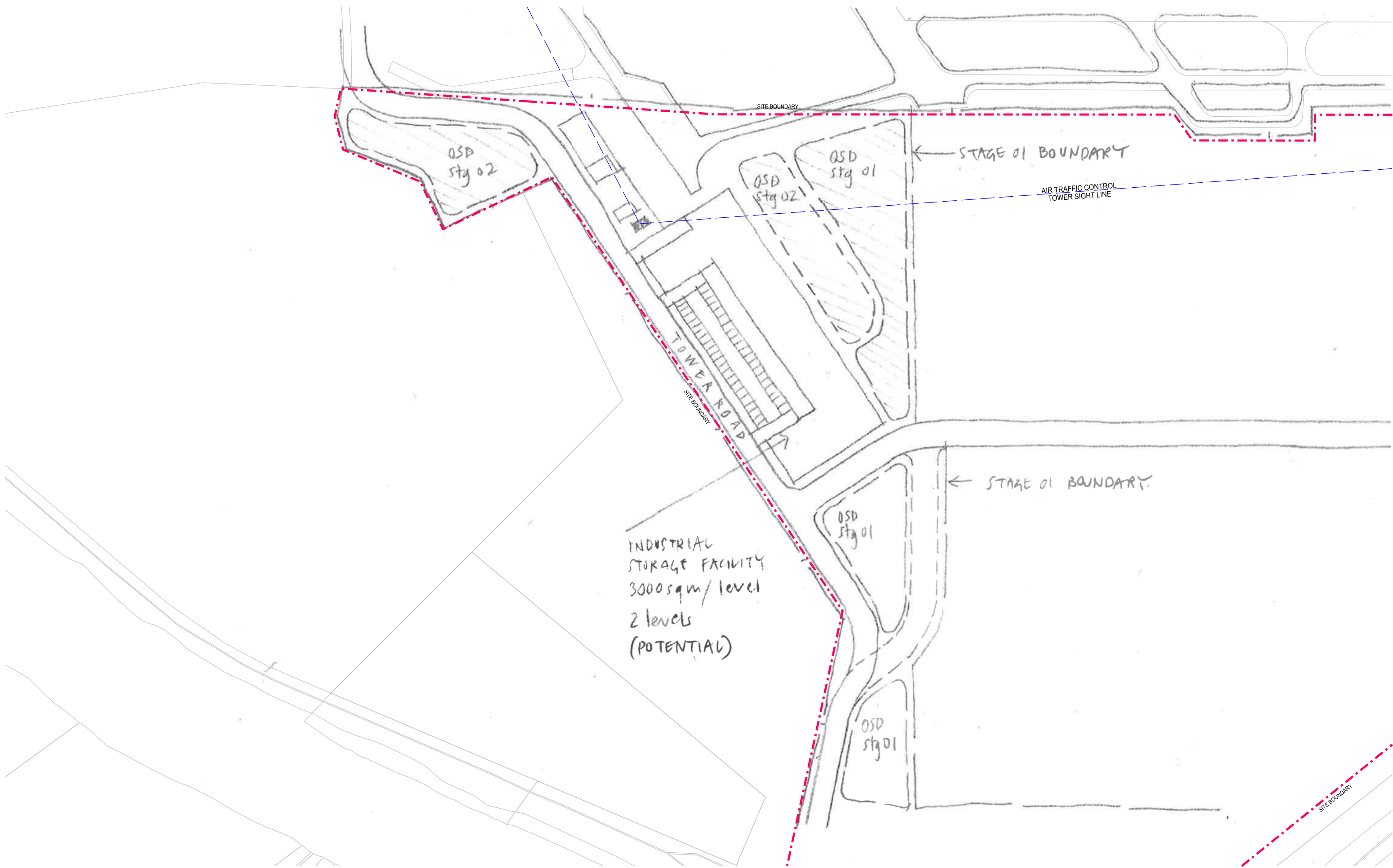


**P R E L I M I N A R Y**



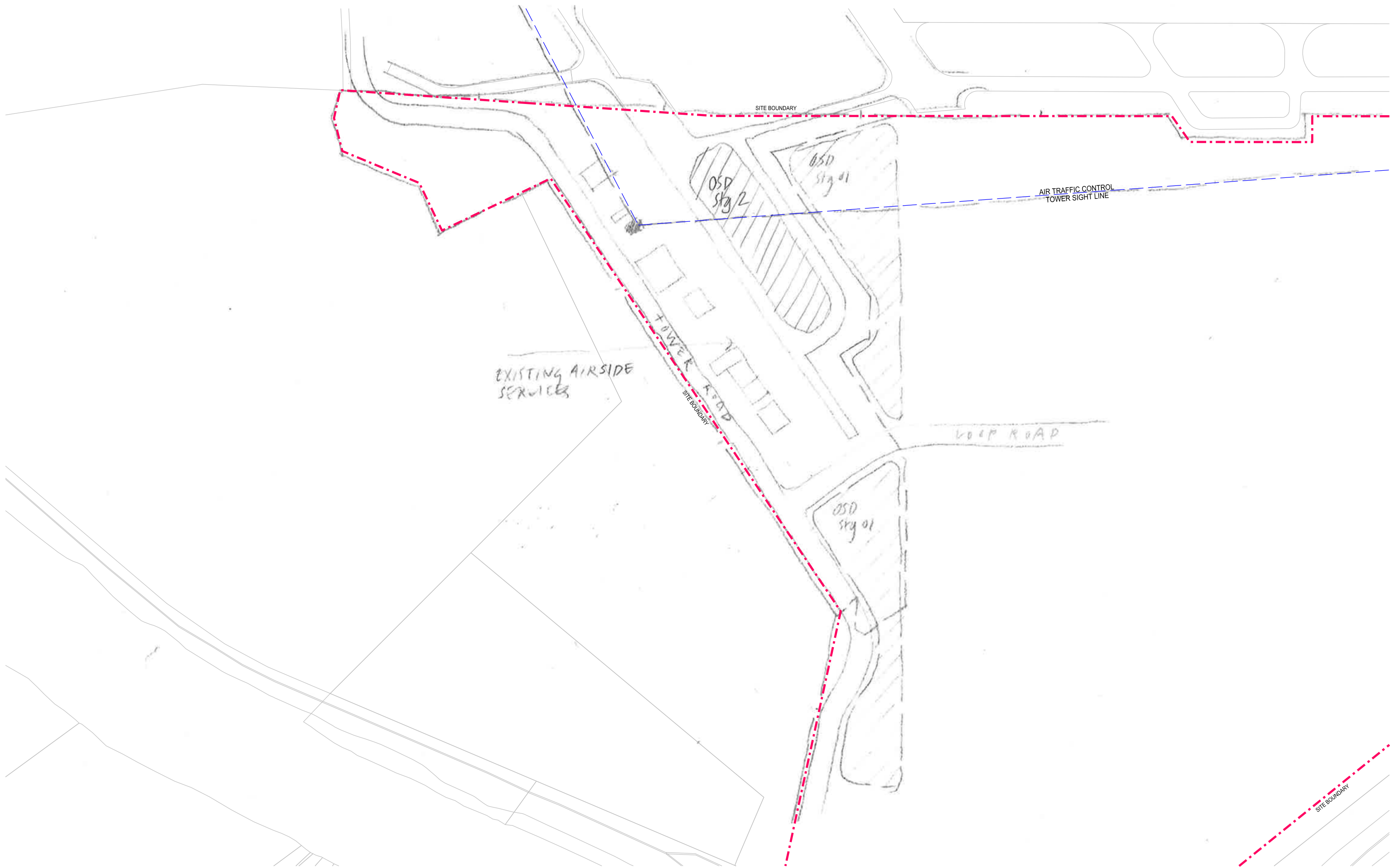
ISSUE	REV	DESCRIPTION	DATE





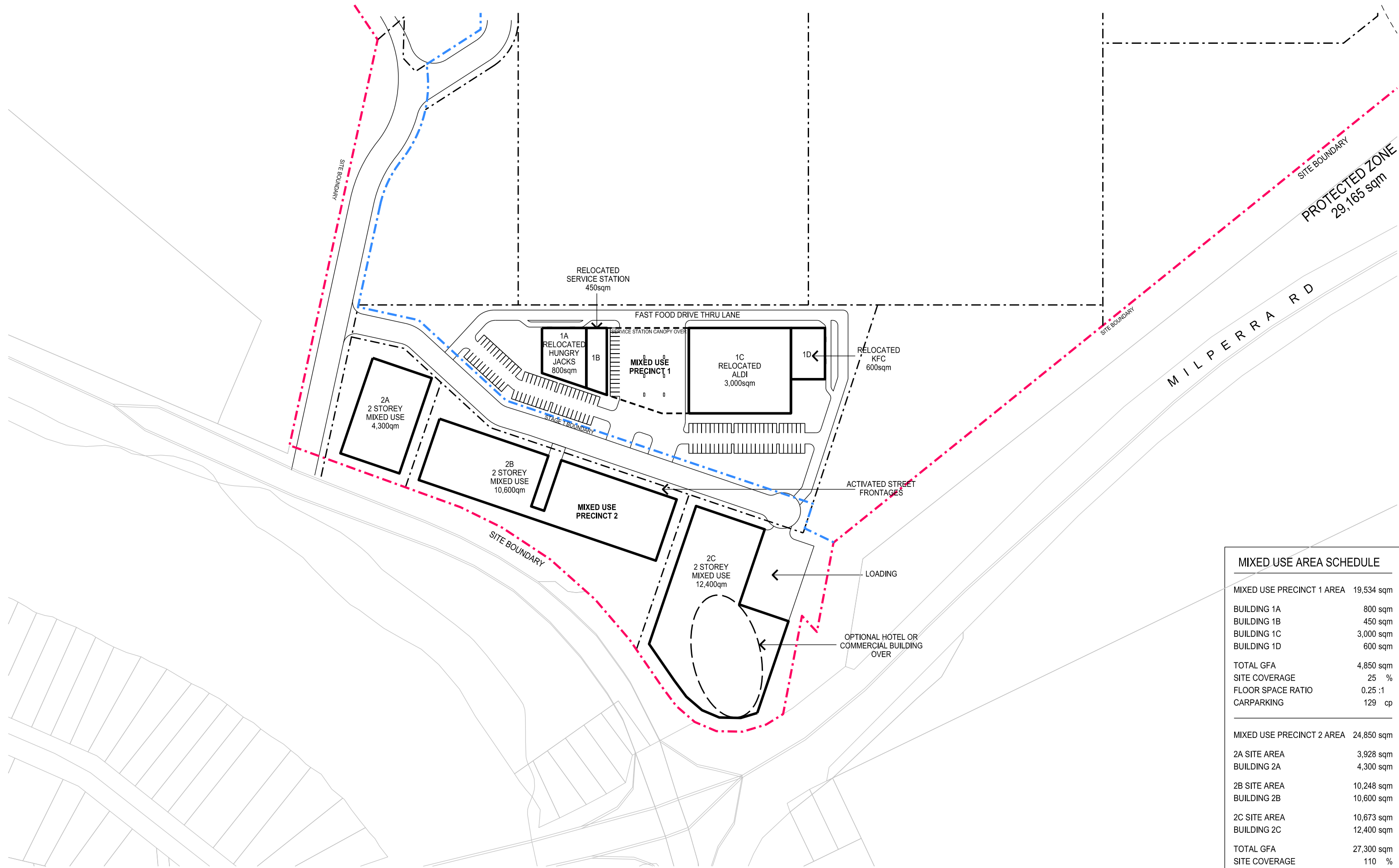
**P R E L I M I N A R Y**





**P R E L I M I N A R Y**



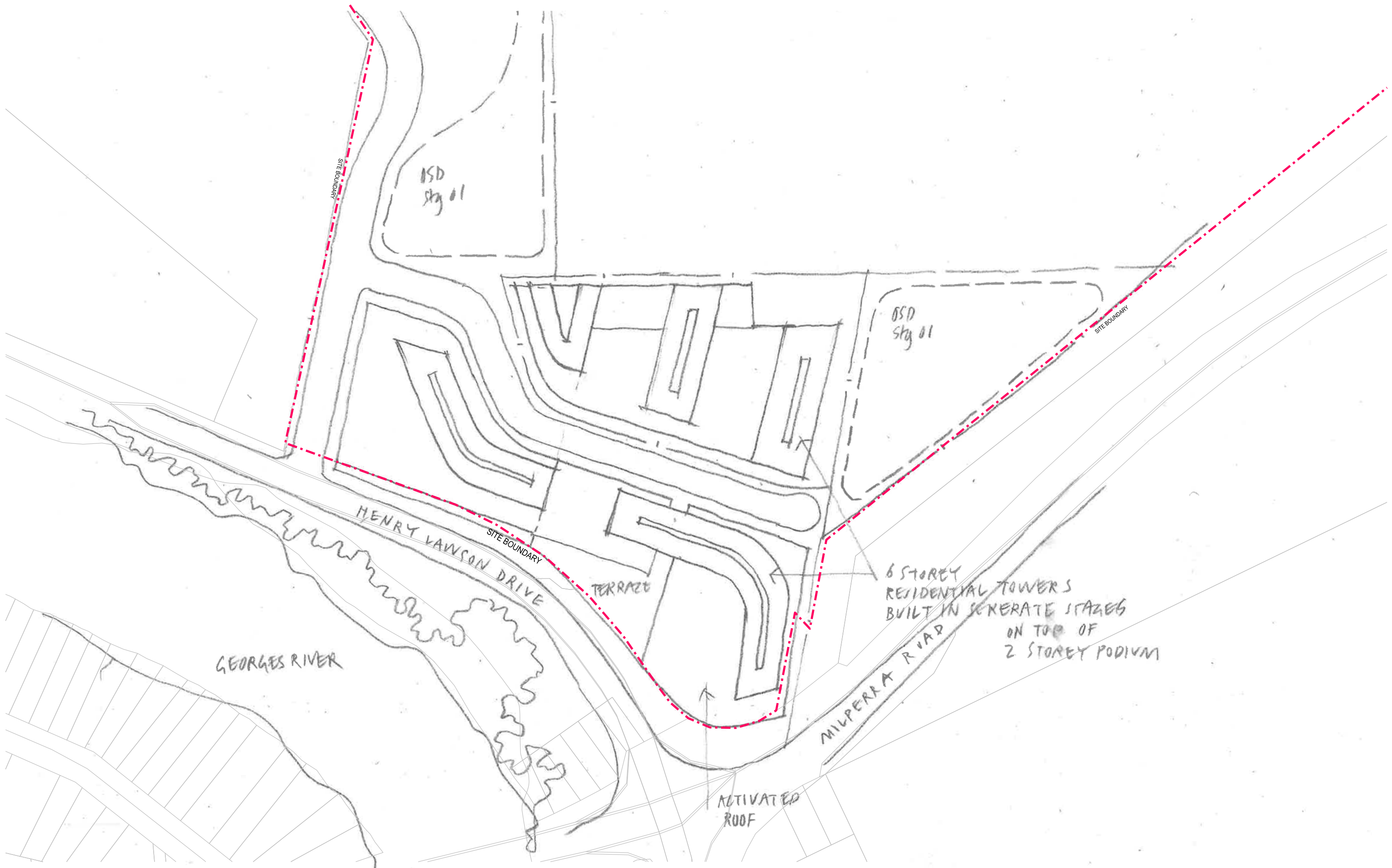


MIXED USE AREA SCHEDULE	
MIXED USE PRECINCT 1 AREA	19,534 sqm
BUILDING 1A	800 sqm
BUILDING 1B	450 sqm
BUILDING 1C	3,000 sqm
BUILDING 1D	600 sqm
TOTAL GFA	4,850 sqm
SITE COVERAGE	25 %
FLOOR SPACE RATIO	0.25 :1
CARPARKING	129 cp
<hr/>	
MIXED USE PRECINCT 2 AREA	24,850 sqm
2A SITE AREA	3,928 sqm
BUILDING 2A	4,300 sqm
2B SITE AREA	10,248 sqm
BUILDING 2B	10,600 sqm
2C SITE AREA	10,673 sqm
BUILDING 2C	12,400 sqm
TOTAL GFA	27,300 sqm
SITE COVERAGE	110 %
FLOOR SPACE RATIO	1.10 :1

**P R E L I M I N A R Y**



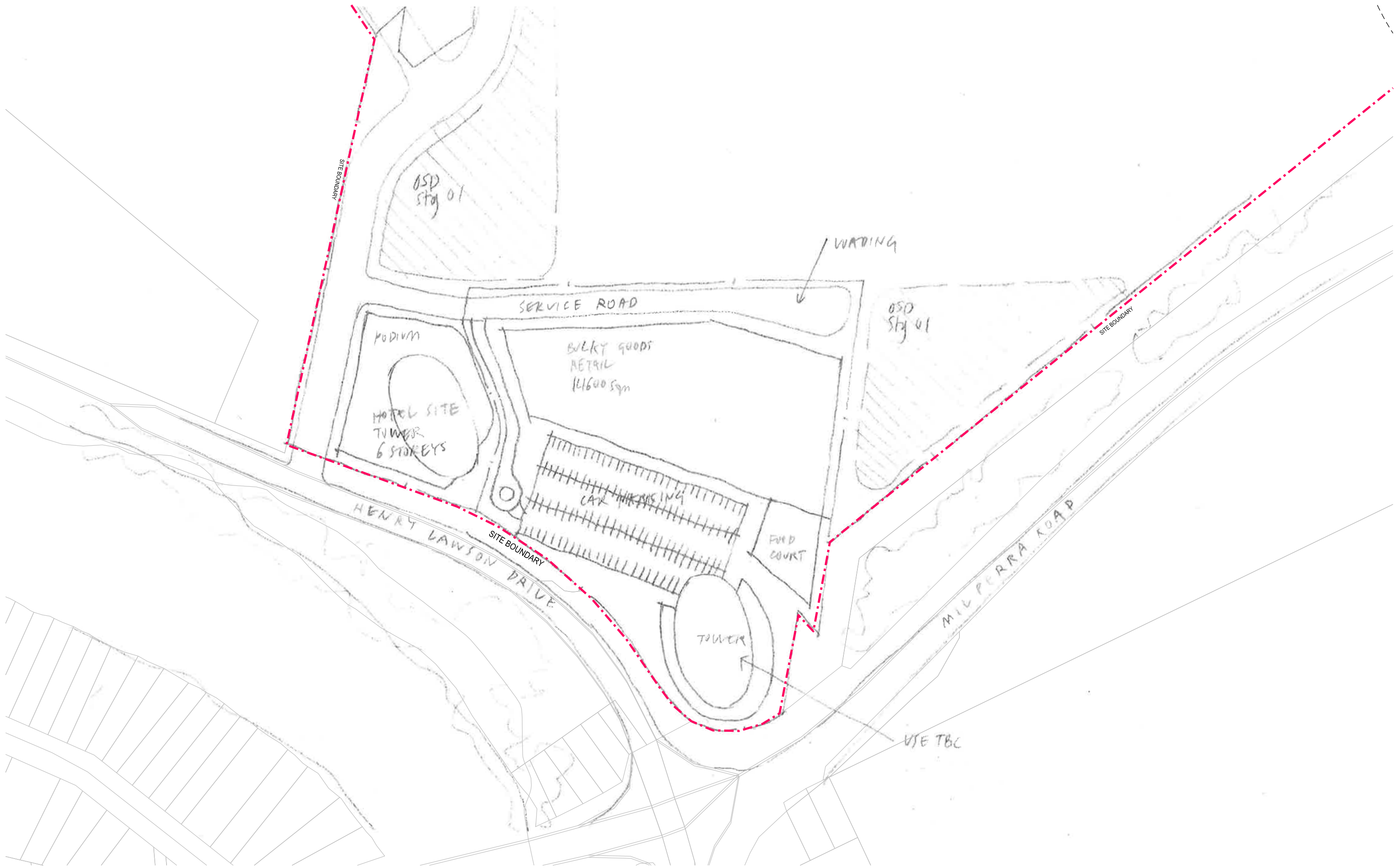




**P R E L I M I N A R Y**



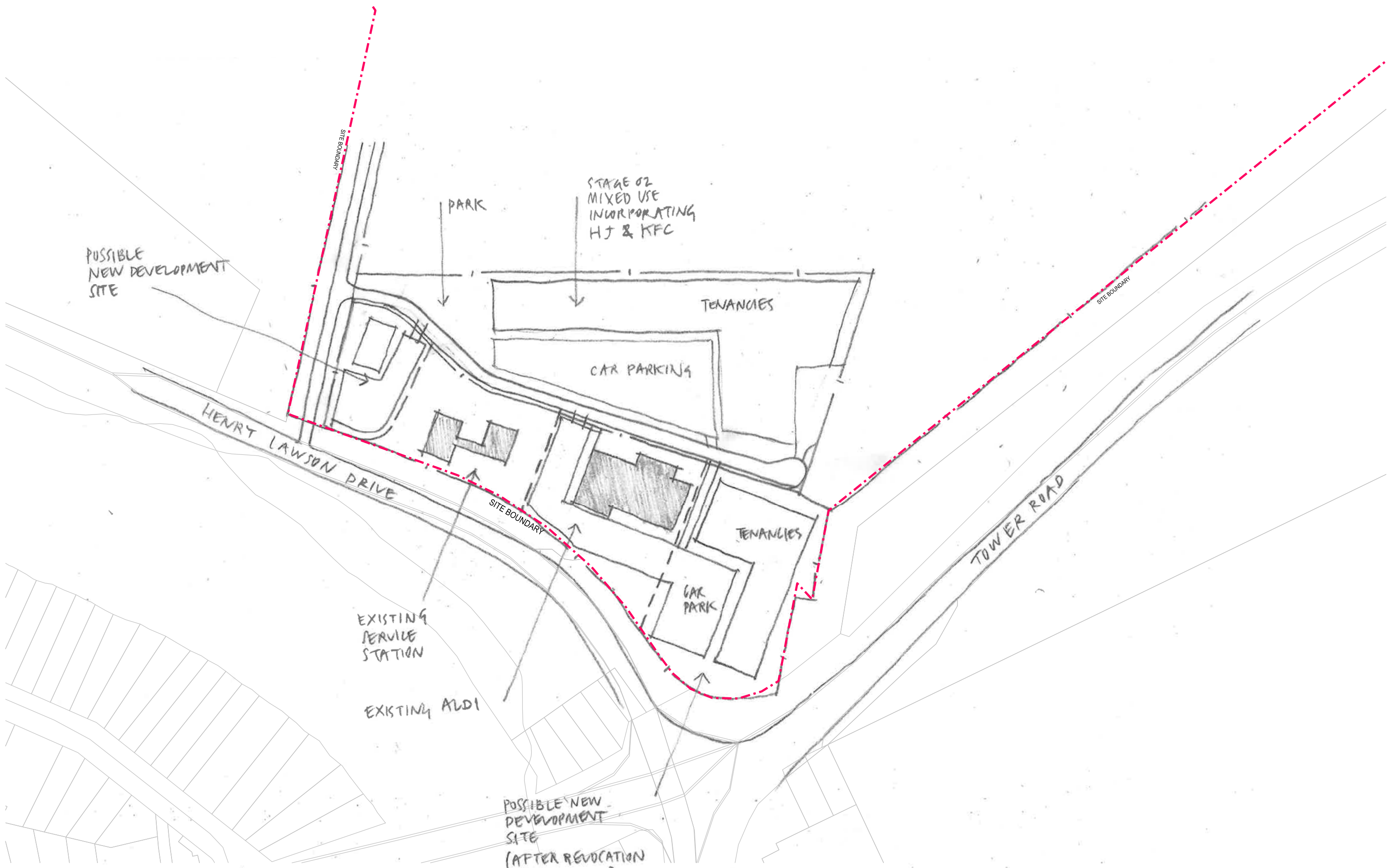
ISSUE	REV	DESCRIPTION	DATE



**P R E L I M I N A R Y**





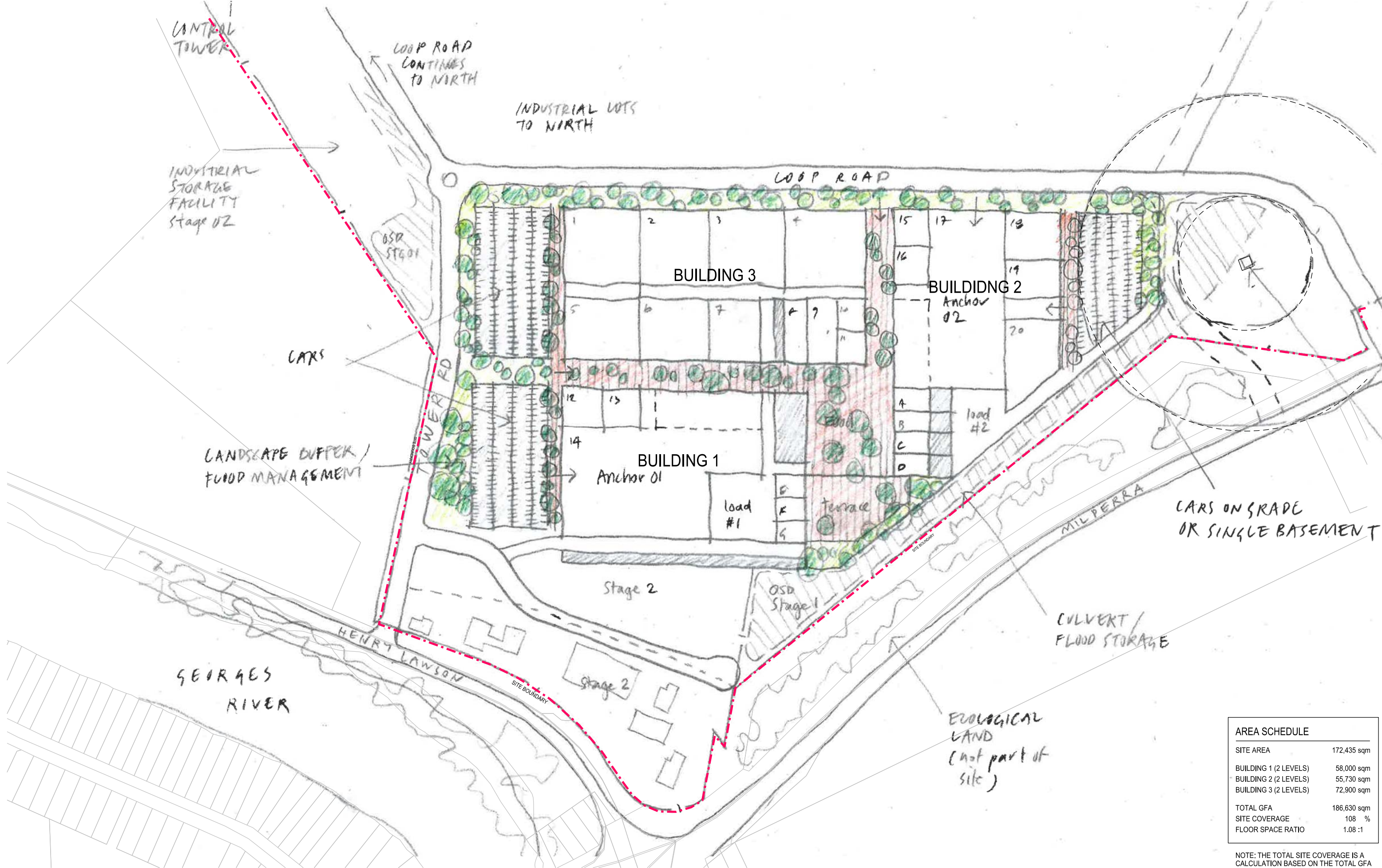


**PRELIMINARY**



ISSUE	REV	DESCRIPTION	DATE





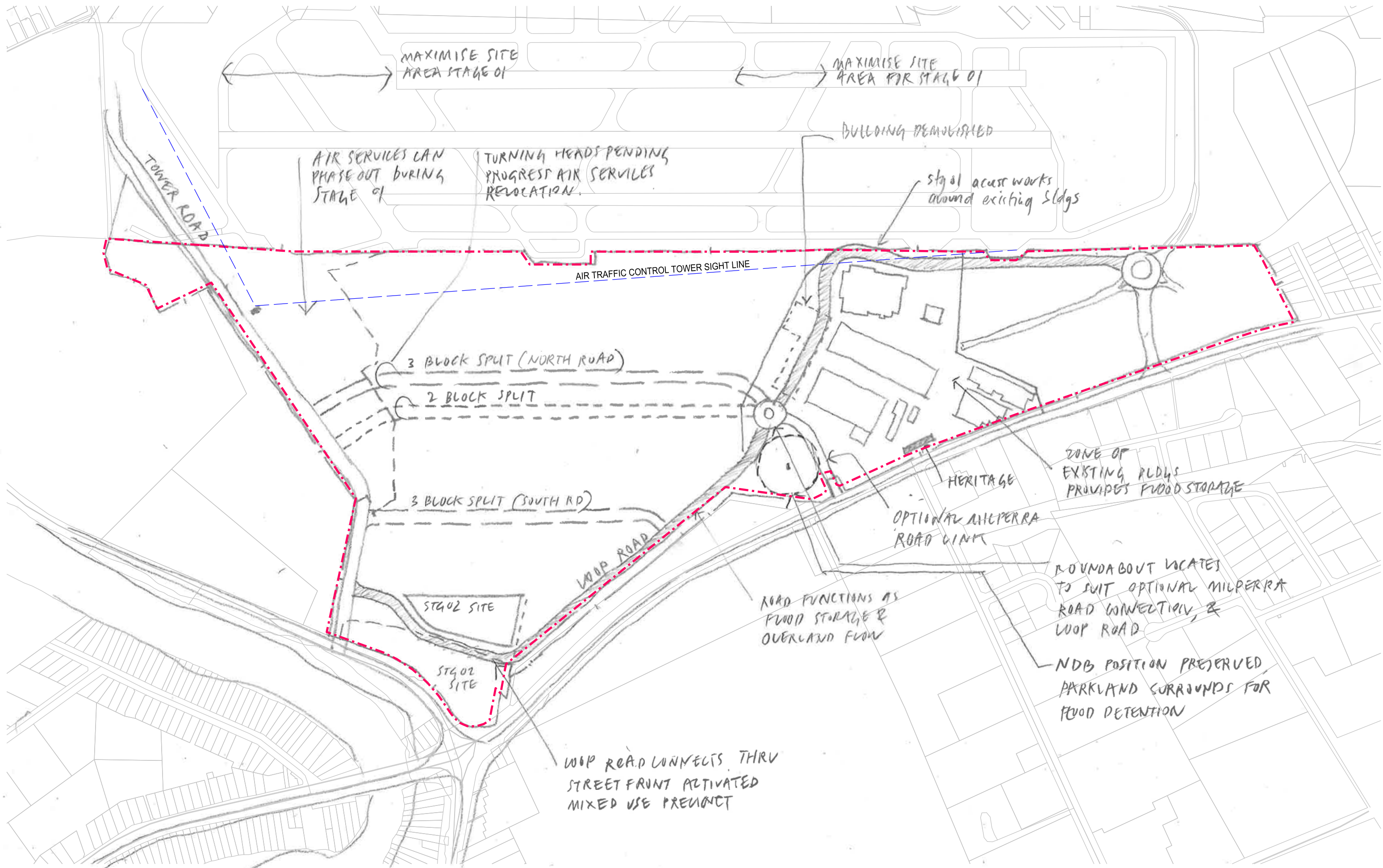
**PRELIMINARY**

AREA SCHEDULE	
SITE AREA	172,435 sqm
BUILDING 1 (2 LEVELS)	58,000 sqm
BUILDING 2 (2 LEVELS)	55,730 sqm
BUILDING 3 (2 LEVELS)	72,900 sqm
TOTAL GFA	186,630 sqm
SITE COVERAGE	108 %
FLOOR SPACE RATIO	1.08 :1

NOTE: THE TOTAL SITE COVERAGE IS A CALCULATION BASED ON THE TOTAL GFA DIVIDED BY THE NET DEVELOPABLE AREA. ALL AREAS LISTED ABOVE ARE APPROXIMATIONS.

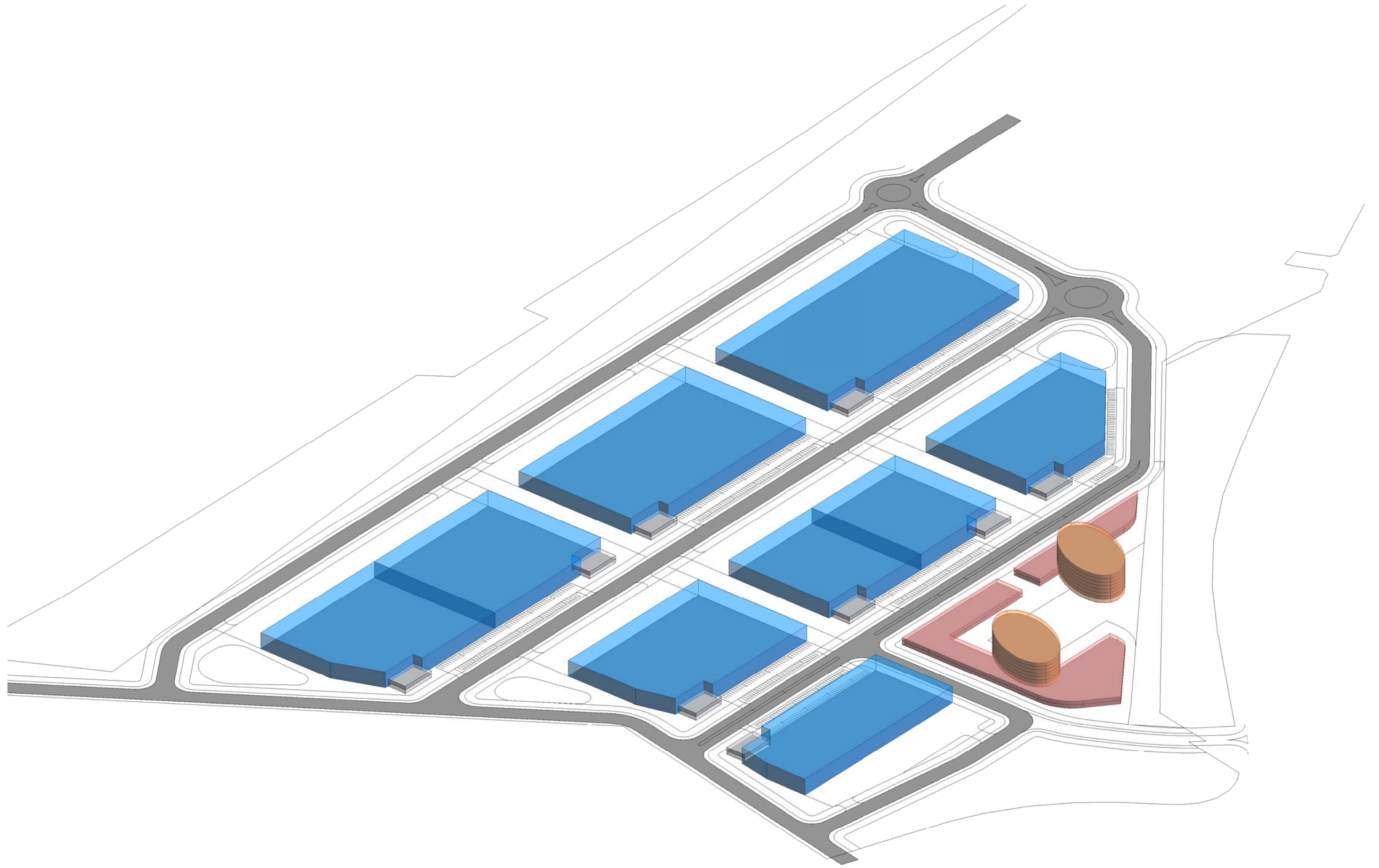






**PRELIMINARY**





P R E L I M I N A R Y