



**PROPOSED SCHEME: View Northwest across Wellington Road**

Disclaimer: Perspective images are presented as an artist's impression of the development only.





**PROPOSED SCHEME: View West across Wellington Road**

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**PROPOSED SCHEME: View Southwest across Wellington Road**

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# Shadow Analysis - Approved



## 5.0 Shadow Analysis / 5.01 11am

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

**Disclaimer:** Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

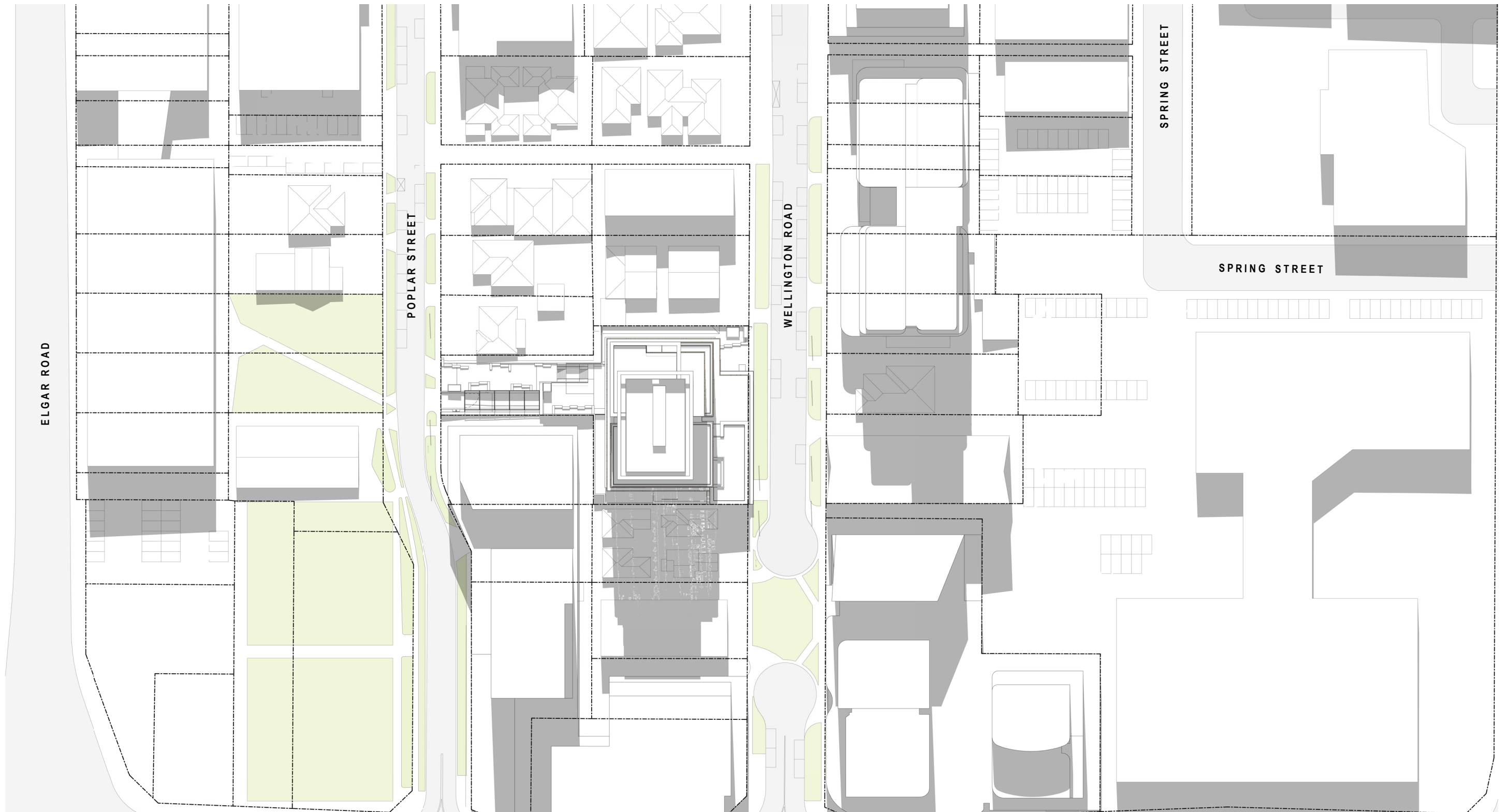




## 5.0 Shadow Analysis / 5.02 12pm

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## 5.0 Shadow Analysis / 5.03 1pm

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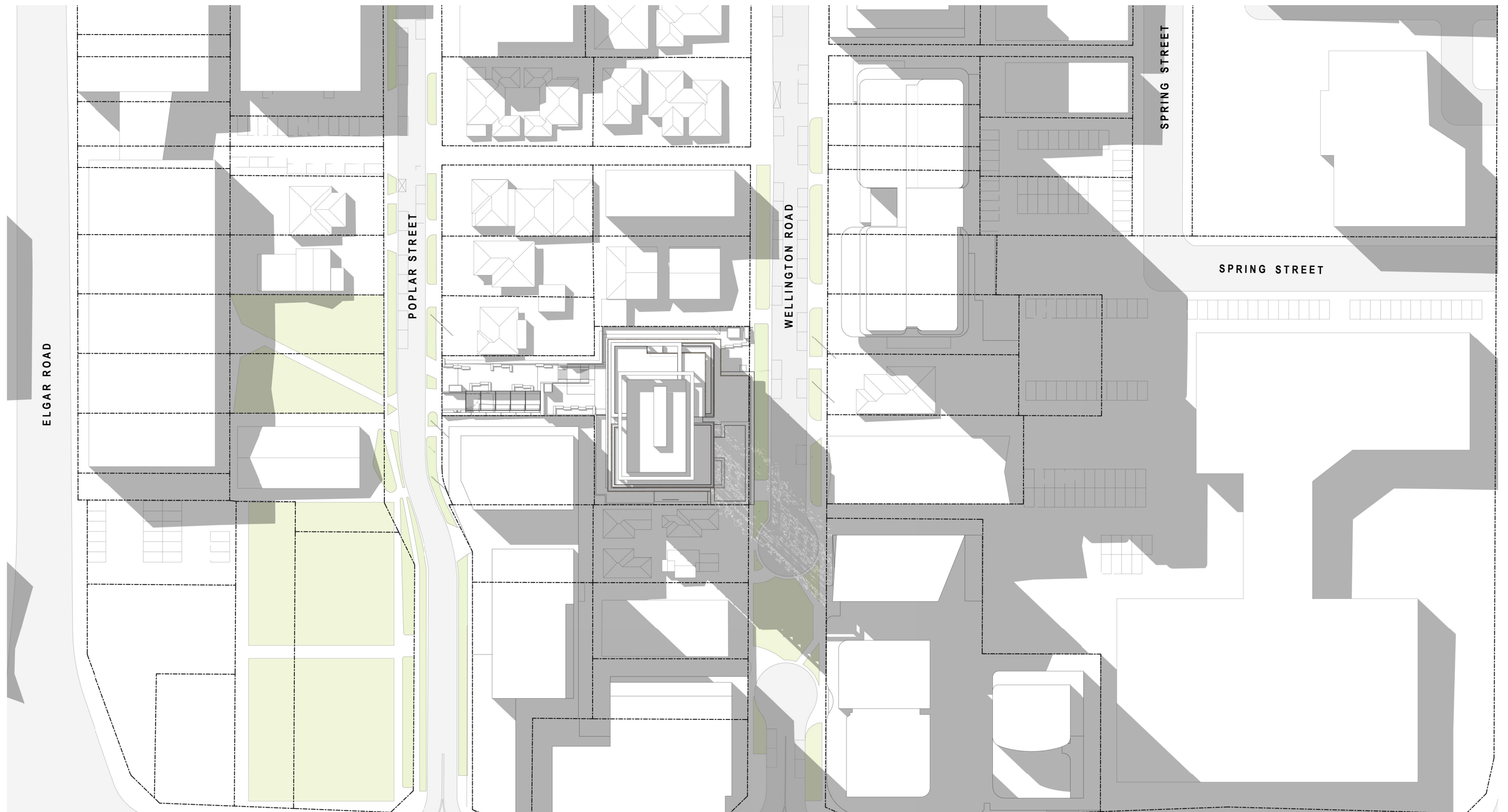




## 5.0 Shadow Analysis / 5.04 2pm

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

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# Shadow Analysis - Proposed



## 6.0 Shadow Analysis / 6.01 11am

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

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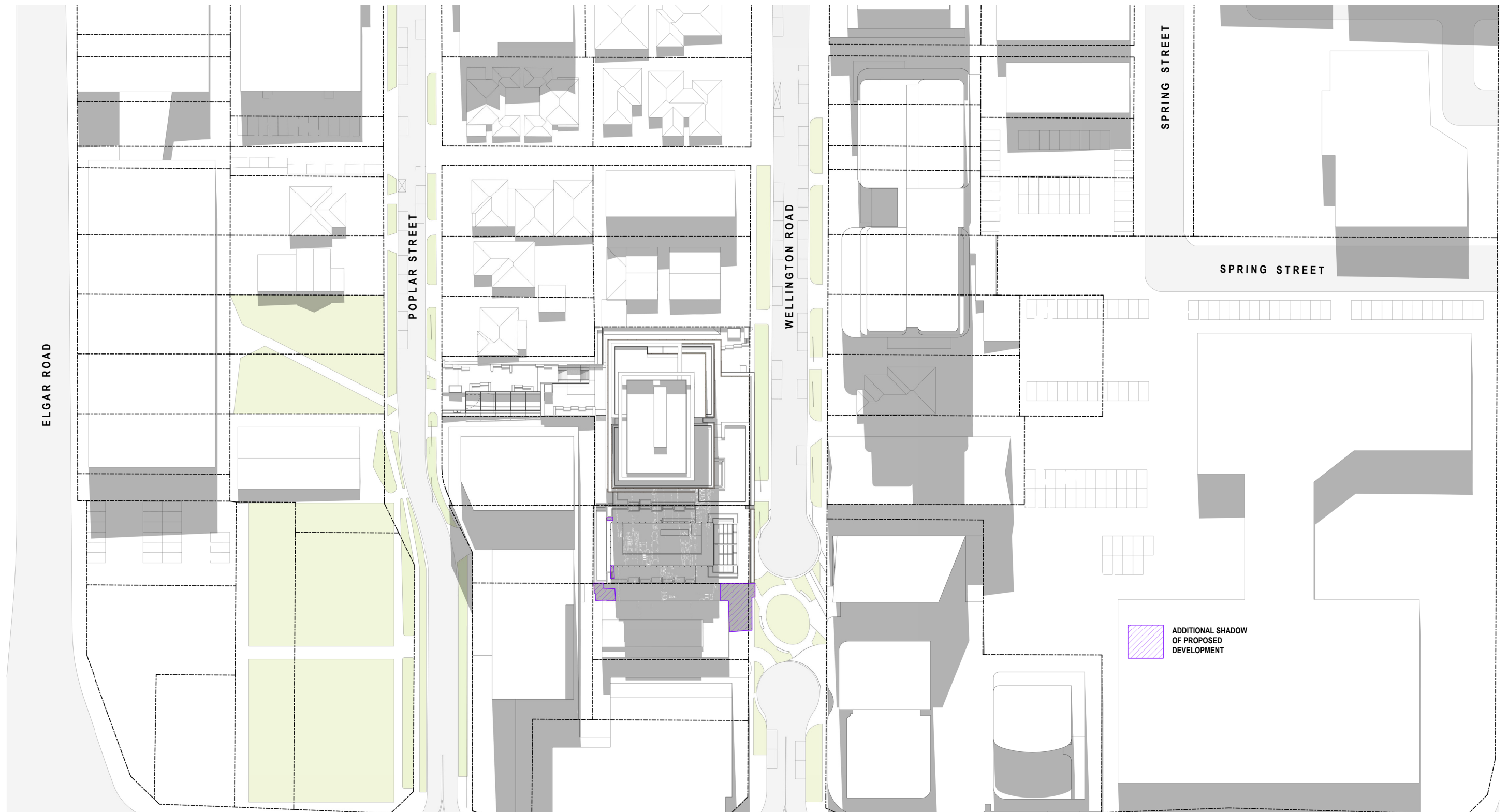




## 6.0 Shadow Analysis / 6.02 12pm

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

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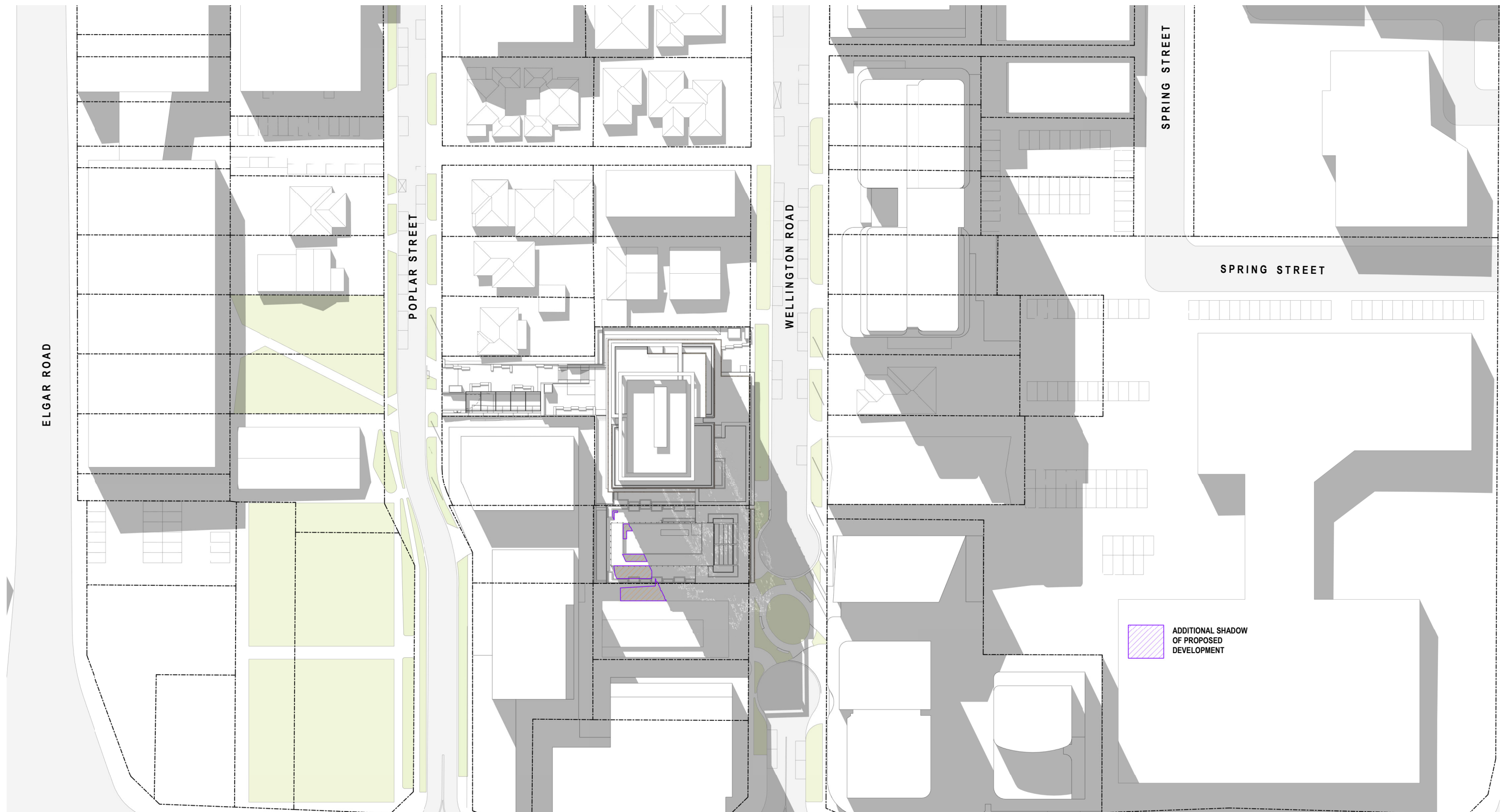




## 6.0 Shadow Analysis / 6.03 1pm

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

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# 6.0 Shadow Analysis / 6.04 2pm

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

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# Development Summary



## 7.0 Development Summary

### DEVELOPMENT MIX

1 Bed	2 Bed	3 Bed
30%	65%	1%

**B** EXTENDED BASEMENT & REPLANING GROUND / LOWER GROUND

**B** RETAIL ADDED TO 5-9 WELLINGTON

### TOWER A: 5-9 WELLINGTON ROAD & BASEMENT

LEVEL	GFA (Excluding Terrace)	GFA Parking	NLA Food & Drink	Residential Amenities	Circulation & Services	Communal Terrace	Terrace POS	1 Bed	2 Bed	2 Bed Plus Study	3 Bed	3 Bed Plus	Totals	Area
BASEMENT 03	2475.4 m²	2230.3 m²	0.0 m²	0.0 m²	245.1 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	2475.4 m²
BASEMENT 02	2475.4 m²	2227.5 m²	0.0 m²	0.0 m²	248.0 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	2475.4 m²
BASEMENT 01	2475.4 m²	2227.5 m²	0.0 m²	0.0 m²	248.0 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	2475.4 m²
LOWER GROUND	2582.2 m²	2091.9 m²	0.0 m²	0.0 m²	490.3 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	2582.2 m²
GROUND	1038.3 m²	0.0 m²	216.4 m²	446.3 m²	375.6 m²	51.5 m²	0.0 m²	0	0	0	0	0	0	2209.4 m²
LEVEL 1	688.3 m²	0.0 m²	0.0 m²	142.0 m²	165.5 m²	0.0 m²	43.5 m²	2	3	0	0	0	5	731.8 m²
LEVEL 2	1045.8 m²	0.0 m²	0.0 m²	0.0 m²	234.8 m²	0.0 m²	98.2 m²	4	7	0	0	0	11	1144.0 m²
LEVEL 3	1045.8 m²	0.0 m²	0.0 m²	0.0 m²	234.8 m²	0.0 m²	98.2 m²	4	7	0	0	0	11	1144.0 m²
LEVEL 4	858.7 m²	0.0 m²	0.0 m²	0.0 m²	161.8 m²	0.0 m²	94.8 m²	4	6	0	0	0	10	953.5 m²
LEVEL 5	849.9 m²	0.0 m²	0.0 m²	0.0 m²	144.8 m²	0.0 m²	91.4 m²	4	6	0	0	0	10	941.2 m²
LEVEL 6	849.9 m²	0.0 m²	0.0 m²	0.0 m²	144.8 m²	0.0 m²	91.4 m²	4	6	0	0	0	10	941.2 m²
LEVEL 7	849.9 m²	0.0 m²	0.0 m²	0.0 m²	144.8 m²	0.0 m²	91.4 m²	4	6	0	0	0	10	941.2 m²
LEVEL 8	849.9 m²	0.0 m²	0.0 m²	0.0 m²	144.8 m²	0.0 m²	91.4 m²	4	6	0	0	0	10	941.2 m²
LEVEL 9	849.9 m²	0.0 m²	0.0 m²	0.0 m²	144.8 m²	0.0 m²	91.4 m²	4	6	0	0	0	10	941.2 m²
LEVEL 10	849.9 m²	0.0 m²	0.0 m²	0.0 m²	144.8 m²	0.0 m²	91.4 m²	4	6	0	0	0	10	941.2 m²
LEVEL 11	849.9 m²	0.0 m²	0.0 m²	0.0 m²	144.8 m²	0.0 m²	91.4 m²	4	6	0	0	0	10	941.2 m²
LEVEL 12	849.9 m²	0.0 m²	0.0 m²	0.0 m²	144.8 m²	0.0 m²	91.4 m²	4	6	0	0	0	10	941.2 m²
LEVEL 13	849.9 m²	0.0 m²	0.0 m²	0.0 m²	144.8 m²	0.0 m²	91.4 m²	4	6	0	0	0	10	941.2 m²
LEVEL 14	849.9 m²	0.0 m²	0.0 m²	0.0 m²	144.8 m²	0.0 m²	91.4 m²	4	6	0	0	0	10	941.2 m²
LEVEL 15	849.9 m²	0.0 m²	0.0 m²	0.0 m²	144.8 m²	0.0 m²	91.4 m²	4	6	0	0	0	10	941.2 m²
LEVEL 16	656.7 m²	0.0 m²	0.0 m²	0.0 m²	135.3 m²	0.0 m²	57.9 m²	0	5	1	0	0	6	714.7 m²
LEVEL 17	656.7 m²	0.0 m²	0.0 m²	0.0 m²	135.3 m²	0.0 m²	57.9 m²	0	5	1	0	0	6	714.7 m²
LEVEL 18	656.7 m²	0.0 m²	0.0 m²	0.0 m²	135.3 m²	0.0 m²	57.9 m²	0	5	1	0	0	6	714.7 m²
LEVEL 19	656.7 m²	0.0 m²	0.0 m²	0.0 m²	135.3 m²	0.0 m²	57.9 m²	0	5	1	0	0	6	714.7 m²
LEVEL 20	656.7 m²	0.0 m²	0.0 m²	0.0 m²	135.3 m²	0.0 m²	57.9 m²	0	5	1	0	0	6	714.7 m²
LEVEL 21	656.7 m²	0.0 m²	0.0 m²	0.0 m²	135.3 m²	0.0 m²	57.9 m²	0	5	1	0	0	6	714.7 m²
LEVEL 22	656.7 m²	0.0 m²	0.0 m²	0.0 m²	135.3 m²	0.0 m²	57.9 m²	0	5	1	0	0	6	714.7 m²
LEVEL 23	662.3 m²	0.0 m²	0.0 m²	0.0 m²	134.7 m²	0.0 m²	60.0 m²	0	3	0	1	1	5	722.3 m²
ROOF	49.8 m²	0.0 m²	0.0 m²	0.0 m²	49.8 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	49.8 m²
	29343.0 m²	8777.1 m²	216.4 m²	588.3 m²	5128.4 m²	51.5 m²	1805.4 m²	58	127	7	1	1	194	32319.5 m²

### PARKING: 5-9 WELLINGTON ROAD

Level	Car Parks	Bicycle Parks
BASEMENT 03	44	30
BASEMENT 02	44	30
BASEMENT 01	42	30
LOWER GROUND	34	0
GROUND	0	19
LEVEL 2	0	0
LEVEL 3	0	0
	164	109

\*MIN 20% OF RESIDENTS' BICYCLE PARKS TO BE ORIENTED HORIZONTALLY

\*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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### CAR PARKING RATIOS

CARPARK RATIOS AS PER PLANNING SCHEME (194 APARTMENTS)		
0.5	RESIDENTIAL PARK / 1 BED APARTMENT	= 29
0.75	RESIDENTIAL PARK / 2 BED APARTMENT	= 101
1	RESIDENTIAL PARK / 3 BED APARTMENT	= 2
	<b>TOTAL RESIDENTIAL PARKS REQUIRED</b>	<b>= 132</b>
0.2	VISITOR PARK / FIRST 5 APARTMENTS	= 1
0.1	VISITOR PARK / SUBSEQUENT APARTMENTS	= 19
	<b>TOTAL VISITOR PARKS REQUIRED</b>	<b>= 20</b>
	<b>TOTAL PARKS REQUIRED</b>	<b>= 152</b>

### BICYCLE PARKING RATIOS

BICYCLE PARK REQUIREMENTS AS PER GREENSTAR CRITERIA (194 APARTMENTS)		
	<b>TOTAL RESIDENT BIKE PARKS REQUIRED</b>	<b>= 120</b>
	<b>TOTAL VISITOR PARKS REQUIRED</b>	<b>= 11</b>
	<b>TOTAL</b>	<b>= 131</b>

### TOWER B: 3 WELLINGTON ROAD (EXCLUDING GENERAL BASEMENT)

LEVEL	GFA (Excluding Terrace)	NLA Office	NLA Medical Suites	Circulation & Services	Communal Terrace	Area
BASEMENT 03	37.4 m²	0.0 m²	0.0 m²	37.4 m²	0.0 m²	37.4 m²
BASEMENT 02	37.4 m²	0.0 m²	0.0 m²	37.4 m²	0.0 m²	37.4 m²
BASEMENT 01	37.4 m²	0.0 m²	0.0 m²	37.4 m²	0.0 m²	37.4 m²
LOWER GROUND	162.4 m²	0.0 m²	0.0 m²	162.4 m²	0.0 m²	162.4 m²
GROUND	621.9 m²	0.0 m²	226.0 m²	282.5 m²	35.3 m²	746.6 m²
LEVEL 1	497.1 m²	0.0 m²	433.4 m²	63.7 m²	0.0 m²	497.1 m²
LEVEL 2	497.1 m²	0.0 m²	433.4 m²	63.7 m²	0.0 m²	497.1 m²
LEVEL 3	497.1 m²	0.0 m²	433.4 m²	63.7 m²	0.0 m²	497.1 m²
LEVEL 4	281.2 m²	224.1 m²	0.0 m²	57.0 m²	67.5 m²	348.7 m²
LEVEL 5	160.8 m²	0.0 m²	0.0 m²	160.8 m²	0.0 m²	160.8 m²
	2829.6 m²	224.1 m²	1526.3 m²	965.7 m²	102.8 m²	3021.7 m²

### PARKING: 3 WELLINGTON RD

Level	Car Parks	Bicycle Parks
BASEMENT 03	25	0
BASEMENT 02	23	0
BASEMENT 01	25	0
LOWER GROUND	15	20
	88	20

### CAR PARKING RATIOS

CARPARK RATIOS AS PER PLANNING SCHEME (1967m² of NLA)

3.5	PARK / 100m² NLA COMMERCIAL	= 69
	<b>TOTAL COMMERCIAL PARKS REQUIRED</b>	<b>= 69</b>

**TOTAL PARKS REQUIRED** = 69

### PARKING: TOTAL

Level	CARPARKS			Car Parks	Bicycle Parks
	Residential	Commercial	Visitor / Patient		
BASEMENT 03	69	0	0	69	30
BASEMENT 02	67	0	0	67	30
BASEMENT 01	55	12	0	67	30
LOWER GROUND	0	6	43	49	20
GROUND	0	0	0	0	19
LEVEL 2	0	0	0	0	0
LEVEL 3	0	0	0	0	0
	191	18	43	252	129