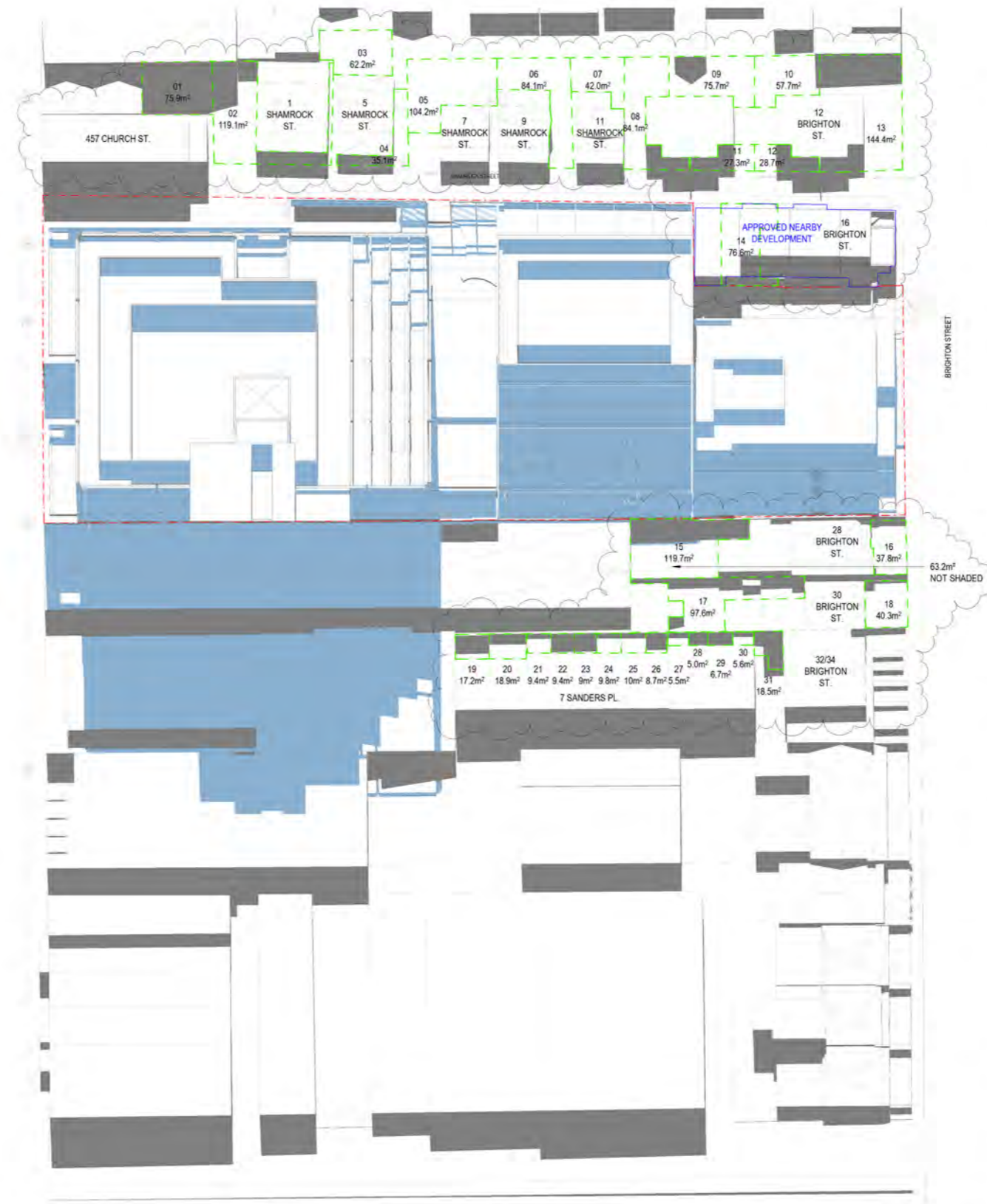


1 ShadowStudy\_1200\_Proposed\_22 Sep  
SCALE 1:400



SHADOW STUDIES COMPARISON - 12:00AM				
NO.	PRIVATE OPEN SPACE AREA (m²)	EXISTING SHADOW (%)	NEW SHADOW (%)	CHANGES (%)
15	119.7	45.8%	48.4%	2.6%

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- EXISTING SHADOWS
- PROPOSED ADDITIONAL SHADOWS
- PRIVATE OPEN SPACE

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Nominated Architect  
Ray Brown, NSWARB 6359

issue	amendment	date
A	Revised Shadow Studies	31.05.2018
B	TP RFI RESPONSE	07.06.2018

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Auckland  
Christchurch  
Brisbane

checked AH scale As indicated@A1  
drawn TH project no 170358.00

project  
459-471 Church Street, Richmond

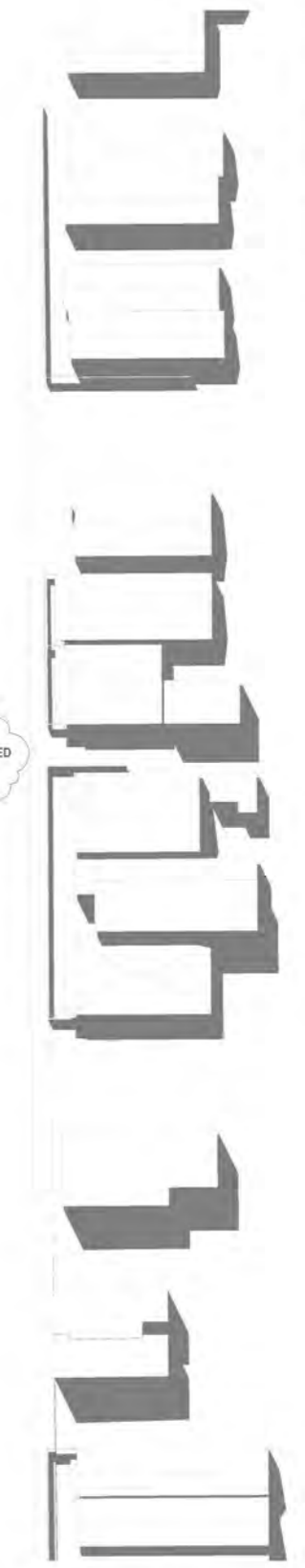
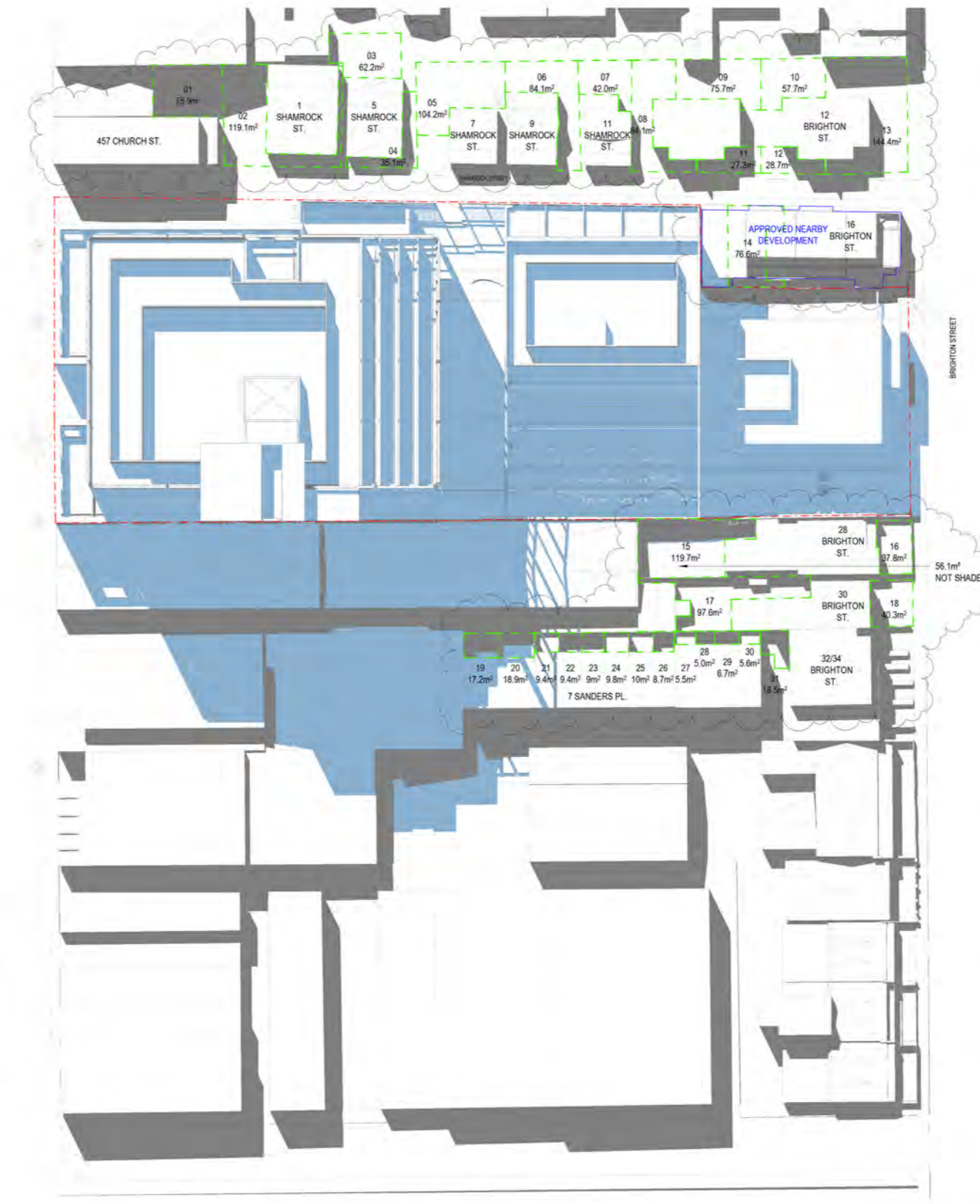
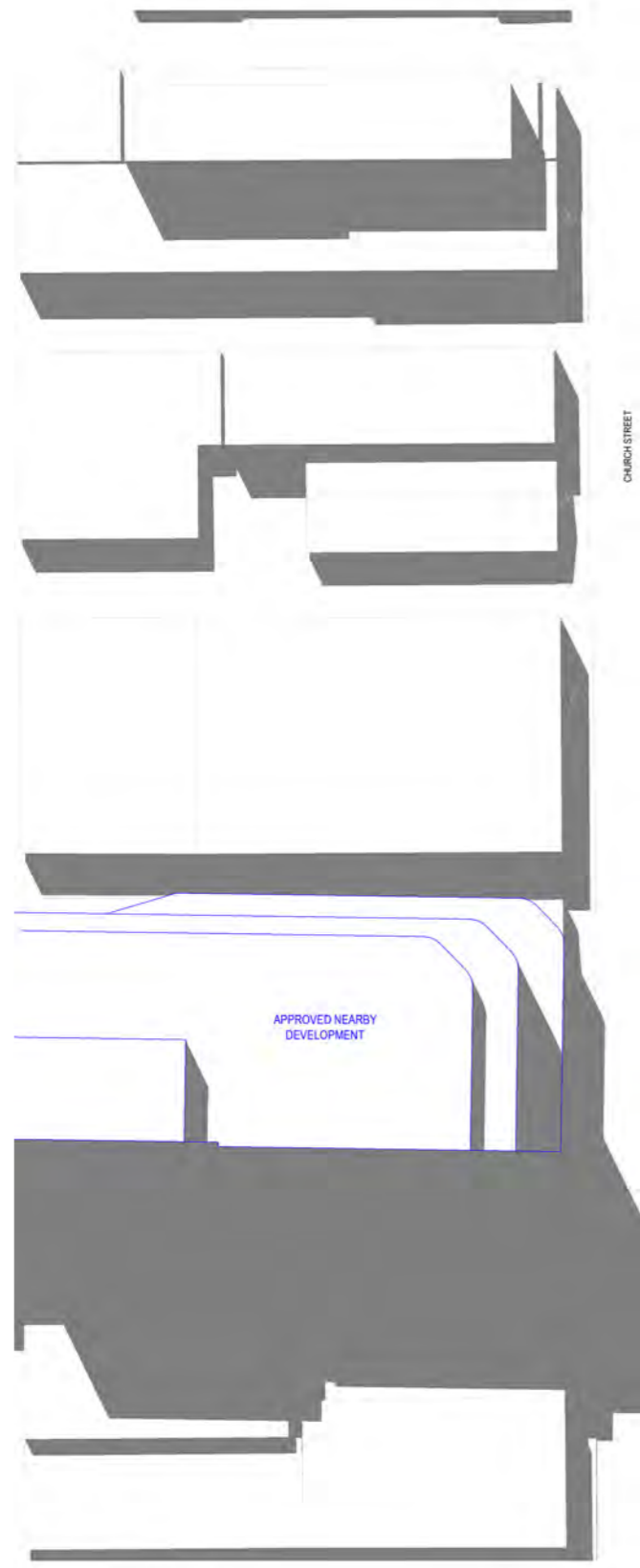
drawing  
Shadow Studies 10

drawing no. DA2210 issue B

6/7/2018 2:31:18 PM







SHADOW STUDIES COMPARISON - 1:00PM				
NO.	PRIVATE OPEN SPACE AREA (m <sup>2</sup> )	EXISTING SHADOW (%)	NEW SHADOW (%)	CHANGES (%)
15	119.7	50.5%	53.1%	2.6%
19	17.2	84.1%	100%	15.9%
20	18.9	49.2%	97.0%	47.8%
21	9.4	41.4%	54.2%	12.8%
22	9.4	94.1%	95.4%	1.3%

1 ShadowStudy\_1300\_Proposed\_22 Sep  
SCALE 1:400

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Nominated Architect  
Ray Brown, NSWARB 6359

issue	amendment	date
A	Revised Shadow Studies	31.05.2018
B	TP RFI RESPONSE	07.06.2018

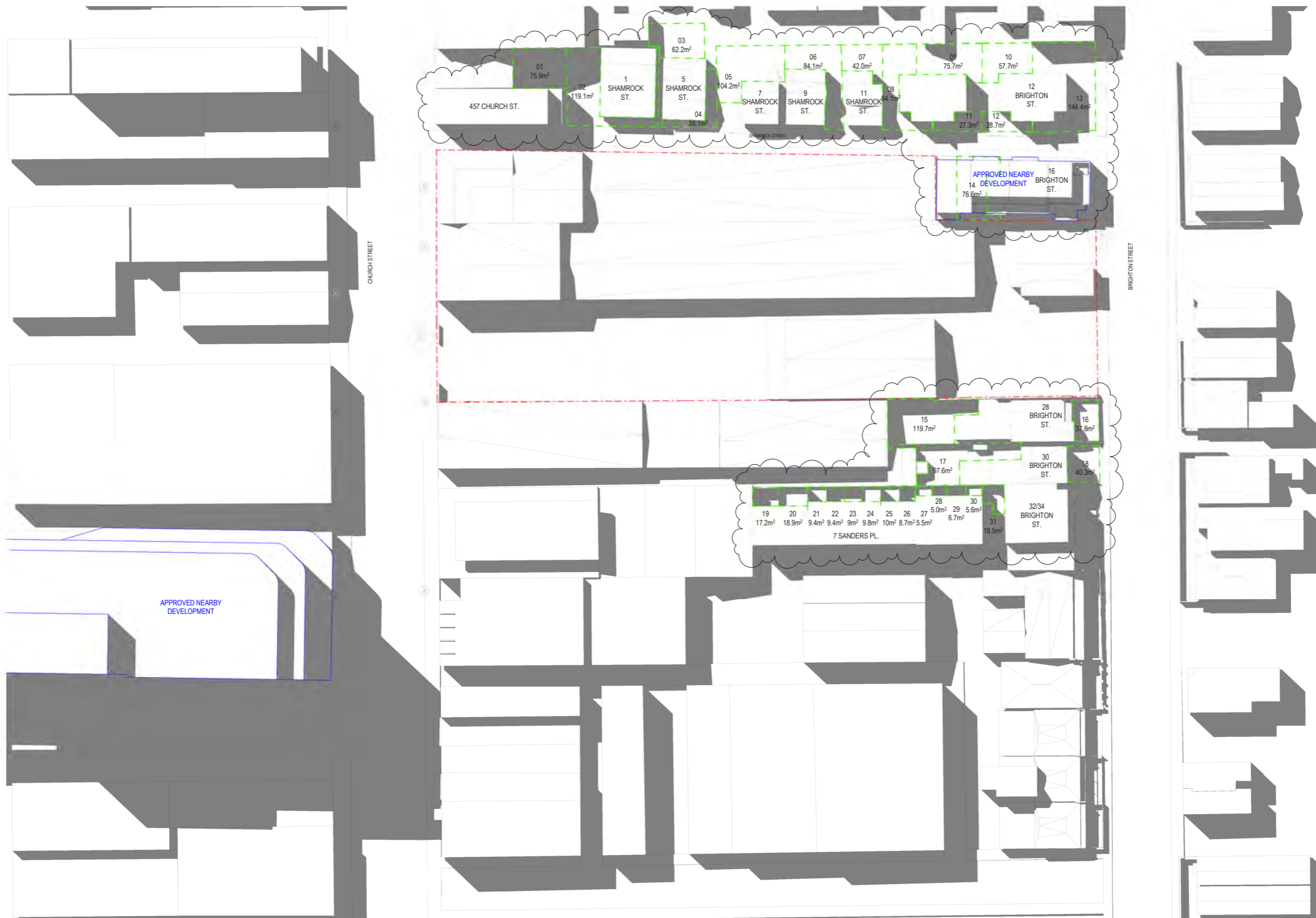
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drawn TH project no 170358.00

project  
459-471 Church Street, Richmond  
drawing  
Shadow Studies 12

drawing no. DA2212 issue B



1 ShadowStudy\_1400\_Existing\_22 Sep  
SCALE: 1:400

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Nominated Architect  
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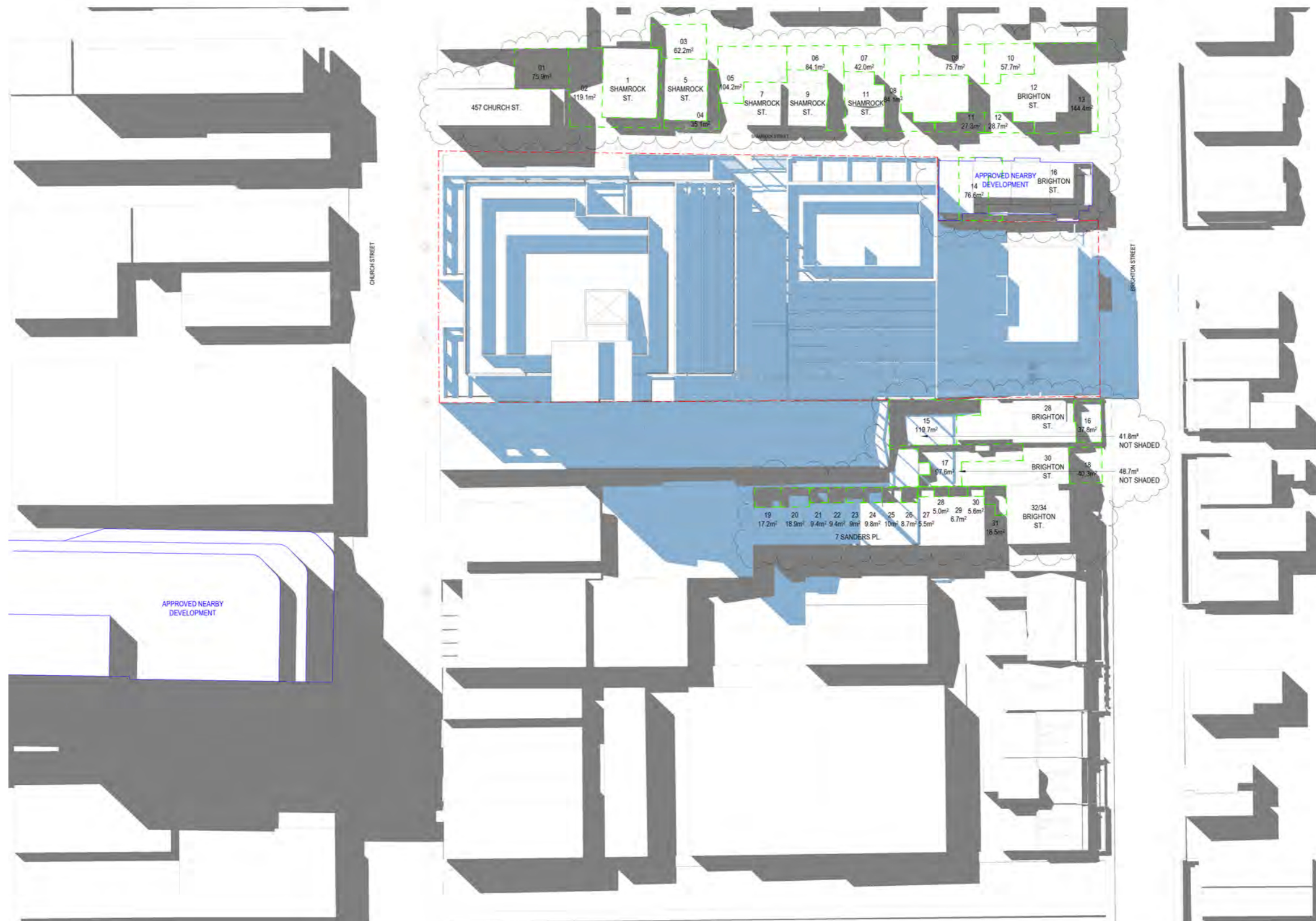
issue	amendment	date
A	Revised Shadow Studies	31.05.2018
B	TP RFI RESPONSE	07.06.2018

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checked	AH	scale	As indicated@A1
drawn	TH	project no	170358.00





SHADOW STUDIES COMPARISON - 2:00PM				
NO.	PRIVATE OPEN SPACE AREA (m <sup>2</sup> )	EXISTING SHADOW (%)	NEW SHADOW (%)	CHANGES (%)
15	119.7	55.8%	65.1%	9.3%
17	97.6	42.1%	50.1%	8.0%
19	17.2	91%	100%	9.0%
20	18.9	55.6%	100%	44.4%
21	9.4	62%	100%	38%
22	9.4	96.6%	100%	3.4%
23	9.0	8.44%	100%	91.56%
24	9.8	10.1%	100%	89.9%
25	10	64.4%	76.1%	11.7%

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- PROPOSED ADDITIONAL SHADOWS
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1 ShadowStudy\_1400\_Proposed\_22 Sep  
SCALE: 1:400

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 Nominated Architect  
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issue	amendment	date
A	Revised Shadow Studies	31.05.2018
B	TP RFI RESPONSE	07.06.2018

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project  
 459-471 Church Street, Richmond

drawing  
 Shadow Studies 14

checked AH scale As indicated@A1  
 drawn TH project no 170358.00

drawing no. DA2214  
 issue B







# VCAT Drawing Register

Project name 459 - 471 Church St, Richmond

File A02\_TRNS

Project no. 170358

DWG No.	Name	Issue	Amendment	Date
DA1001	B-02 - Basement 2	D	Issue for VCAT Hearing	01.02.2019
DA1002	B-01 - Basement 1	D	Issue for VCAT Hearing	01.02.2019
DA1003	L-00 - Ground Floor	E	Issue for VCAT Hearing	01.02.2019
DA1004	L-01 - First Floor	D	Issue for VCAT Hearing	01.02.2019
DA1005	L-02 - Second Floor	D	Issue for VCAT Hearing	01.02.2019
DA1006	L-03 - Third Floor	D	Issue for VCAT Hearing	01.02.2019
DA1007	L-04 - Fourth Floor	D	Issue for VCAT Hearing	01.02.2019
DA1008	L-05 - Fifth Floor	D	Issue for VCAT Hearing	01.02.2019
DA1009	L-06 - Sixth Floor	D	Issue for VCAT Hearing	01.02.2019
DA1010	L-07 - Seventh Floor	D	Issue for VCAT Hearing	01.02.2019
DA1011	L-08 - Eighth Floor	D	Issue for VCAT Hearing	01.02.2019
DA1012	L-09 - Ninth Floor	D	Issue for VCAT Hearing	01.02.2019
DA1013	L-10 - Roof Plan	D	Issue for VCAT Hearing	01.02.2019
DA2001	Site Elevation (North)	D	Issue for VCAT Hearing	01.02.2019
DA2002	Site Elevation (South)	E	Issue for VCAT Hearing	01.02.2019
DA2003	Site Elevation (East)	D	Issue for VCAT Hearing	01.02.2019
DA2004	Site Elevation (West)	D	Issue for VCAT Hearing	01.02.2019
DA2101	Section A-A	D	Issue for VCAT Hearing	01.02.2019
DA2102	Section B-B	D	Issue for VCAT Hearing	01.02.2019
DA2103	Section C-C	D	Issue for VCAT Hearing	01.02.2019
DA2104	Section D-D	E	Issue for VCAT Hearing	01.02.2019
DA2105	Section E-E	A	Issue for VCAT Hearing	01.02.2019
DA2106	Section F-F	A	Issue for VCAT Hearing	01.02.2019
DA2107	Section G-G	A	Issue for VCAT Hearing	01.02.2019
DA2201	Shadow Study - 22 Sept - 0900 Existing	D	Issue for VCAT Hearing	01.02.2019
DA2202	Shadow Study - 22 Sept - 0900 Proposed	D	Issue for VCAT Hearing	01.02.2019
DA2203	Shadow Study - 22 Sept - 1000 Existing	D	Issue for VCAT Hearing	01.02.2019
DA2204	Shadow Study - 22 Sept - 1000 Proposed	D	Issue for VCAT Hearing	01.02.2019
DA2205	Shadow Study - 22 Sept - 1030 Existing	D	Issue for VCAT Hearing	01.02.2019
DA2206	Shadow Study - 22 Sept - 1030 Proposed	C	Issue for VCAT Hearing	01.02.2019
DA2207	Shadow Study - 22 Sept - 1100 Existing	C	Issue for VCAT Hearing	01.02.2019
DA2208	Shadow Study - 22 Sept - 1100 Proposed	C	Issue for VCAT Hearing	01.02.2019
DA2209	Shadow Study - 22 Sept - 1200 Existing	C	Issue for VCAT Hearing	01.02.2019
DA2210	Shadow Study - 22 Sept - 1200 Proposed	C	Issue for VCAT Hearing	01.02.2019
DA2211	Shadow Study - 22 Sept - 1300 Existing	C	Issue for VCAT Hearing	01.02.2019
DA2212	Shadow Study - 22 Sept - 1300 Proposed	C	Issue for VCAT Hearing	01.02.2019
DA2213	Shadow Study - 22 Sept - 1400 Existing	C	Issue for VCAT Hearing	01.02.2019
DA2214	Shadow Study - 22 Sept - 1400 Proposed	C	Issue for VCAT Hearing	01.02.2019
DA2215	Shadow Study - 22 Sept - 1500 Existing	C	Issue for VCAT Hearing	01.02.2019
DA2216	Shadow Study - 22 Sept - 1500 Proposed	C	Issue for VCAT Hearing	01.02.2019
DA2251	Shadow Studies - Sanders Place - Sheet 1	A	Issue for VCAT Hearing	01.02.2019
DA2252	Shadow Studies - Sanders Place - Sheet 2	A	Issue for VCAT Hearing	01.02.2019
DA2253	Shadow Studies - Sanders Place - Sheet 3	A	Issue for VCAT Hearing	01.02.2019
DA2254	Shadow Studies - Sanders Place - Sheet 4	A	Issue for VCAT Hearing	01.02.2019
SCH001	Area Schedule	D	Issue for VCAT Hearing	01.02.2019
SCH002	Material Schedule	D	Issue for VCAT Hearing	01.02.2019















































































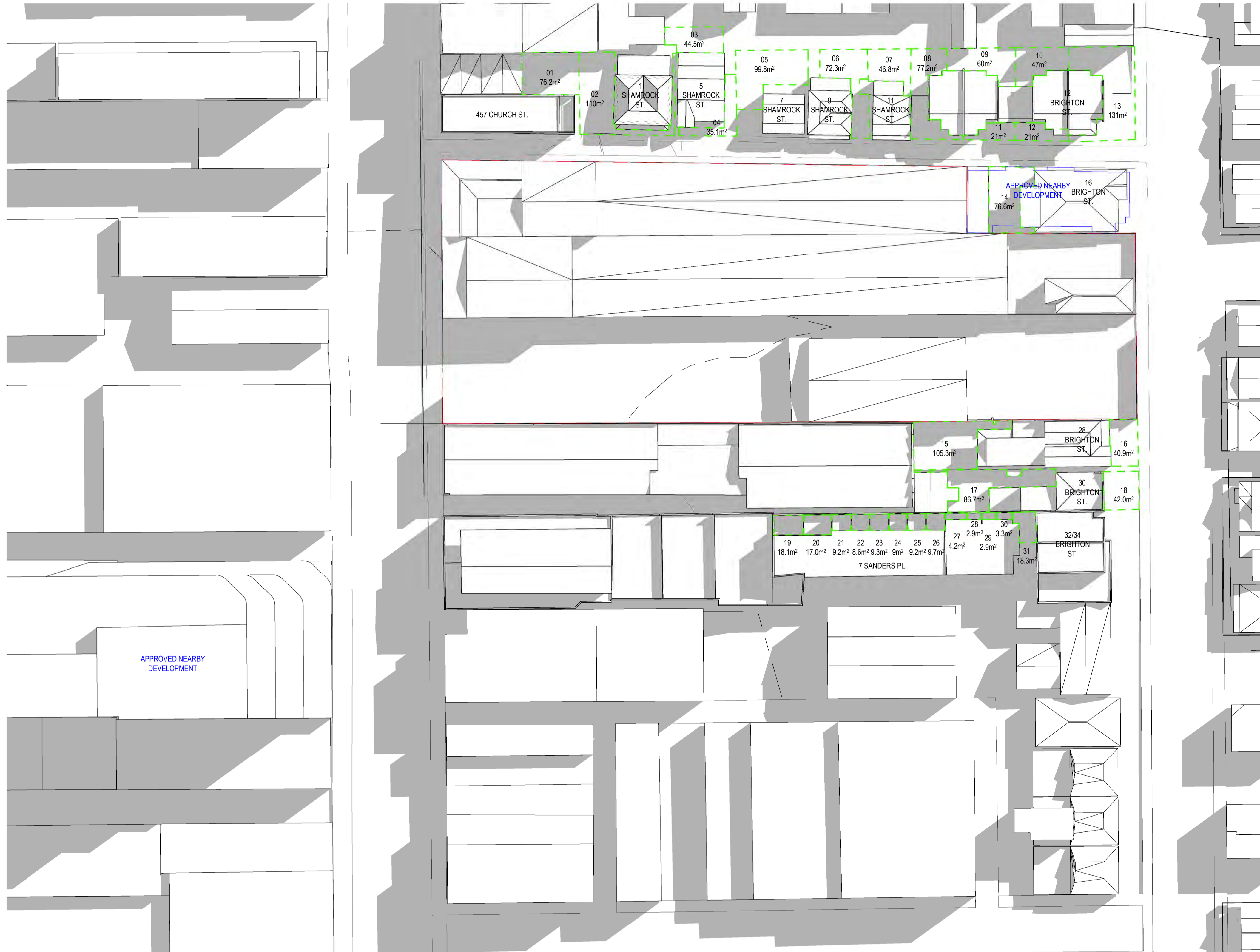












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Nominated Architect  
Ray Brown, NSWARB 6359



issue	amendment	date
A	TP ISSUE	04.05.2018
B	Revised Shadow Studies	31.05.2018
C	TP RFI RESPONSE	07.06.2018
D	VCAT ISSUE	01.02.2019

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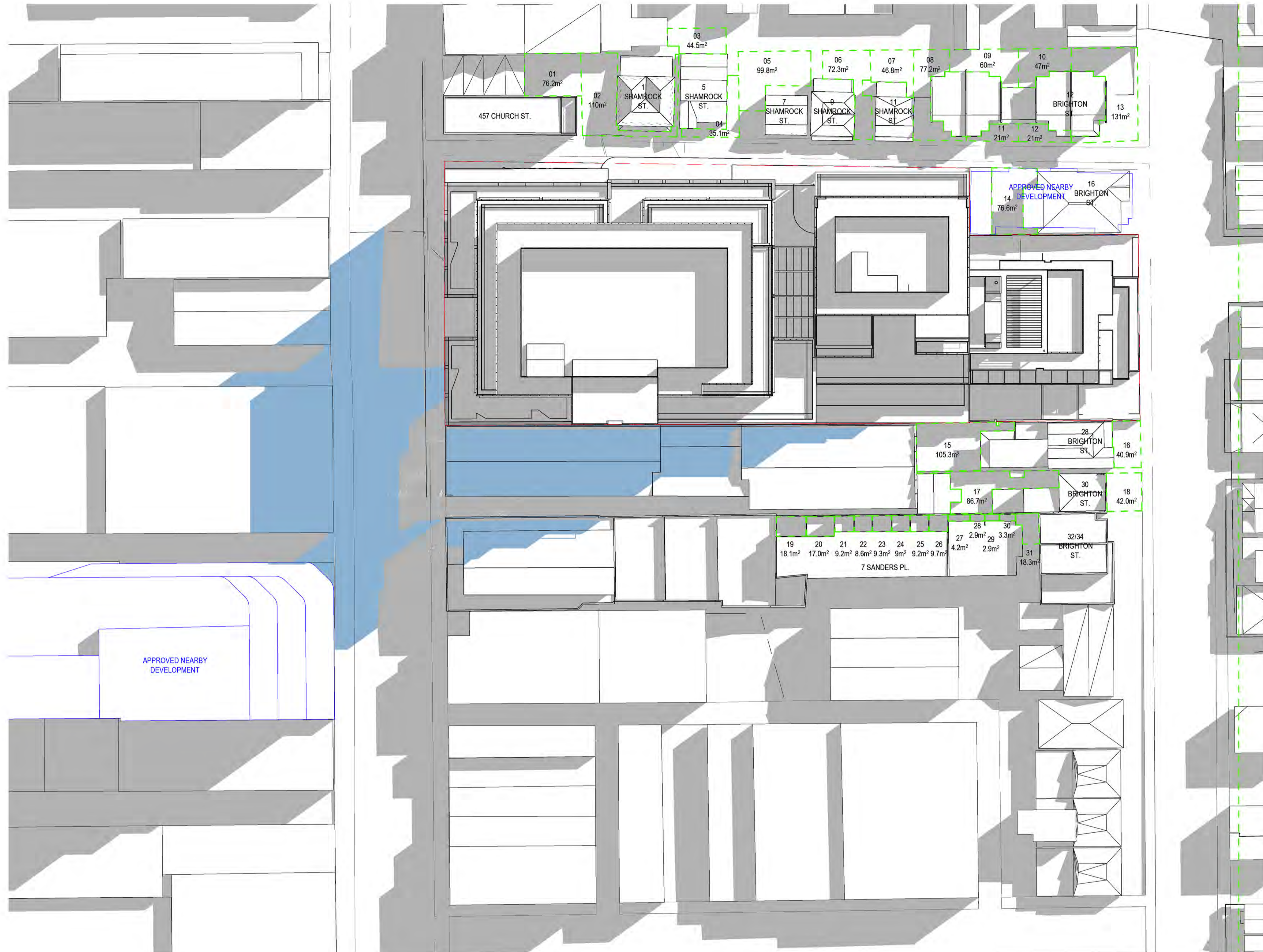
project 459-471 Church Street, Richmond

drawing Shadow Study - 22 Sept - 0900 - Existing

drawing no. DA2201 issue D

04/02/19 16:03:29





NO.	PRIVATE OPEN SPACE AREA (m <sup>2</sup> )	EXISTING SHADOW (%)	NEW SHADOW (%)	CHANGE (%)
15	105.3	62.9	62.0	-0.9

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 Nominated Architect  
 Ray Brown, NSWARB 6359

issue	amendment	date
A	TP ISSUE	04.05.2018
B	Revised Shadow Studies	31.05.2018
C	TP RFI RESPONSE	07.06.2018
D	VCAT ISSUE	01.02.2019

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 drawn MB project no 170358.00

project 459-471 Church Street, Richmond  
 drawing Shadow Study - 22 Sept - 0900 - Proposed  
 drawing no. DA2202 issue D  
 04/02/19 16:04:16

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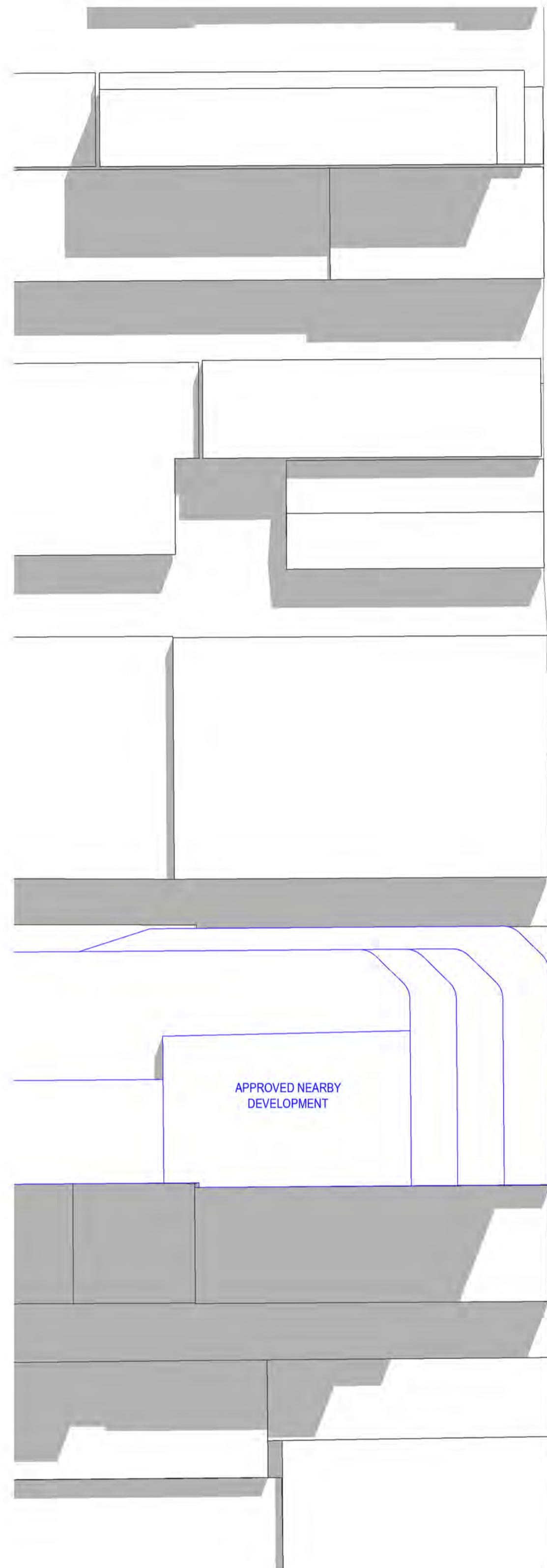












NO.	PRIVATE OPEN SPACE AREA (m <sup>2</sup> )	EXISTING SHADOW (%)	NEW SHADOW (%)	CHANGE (%)
15	105.3	49.8	51.1	1.2

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issue	amendment	date
A	Revised Shadow Studies	31.05.2018
B	TP RFI RESPONSE	07.06.2018
C	VCAT ISSUE	01.02.2019

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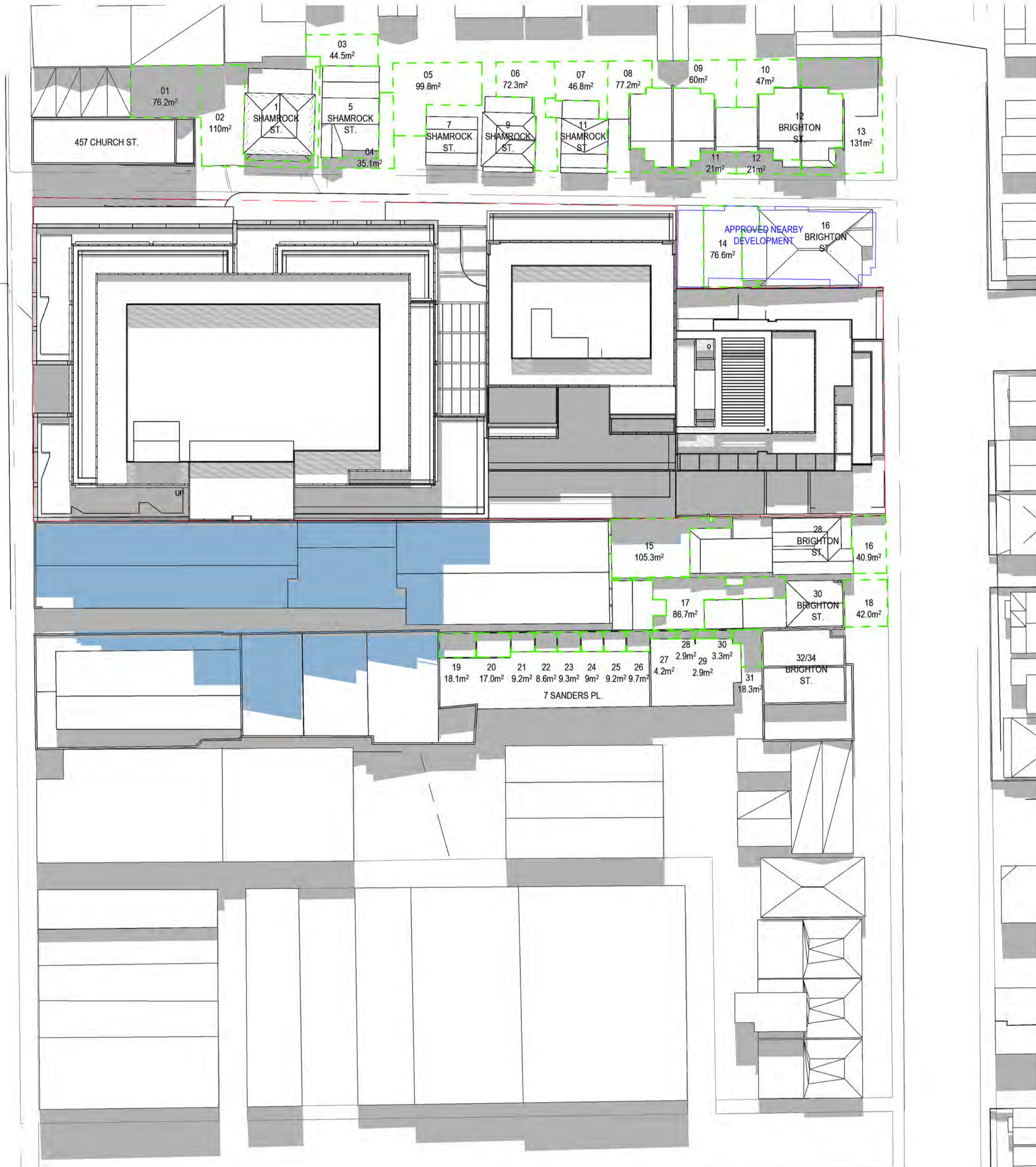
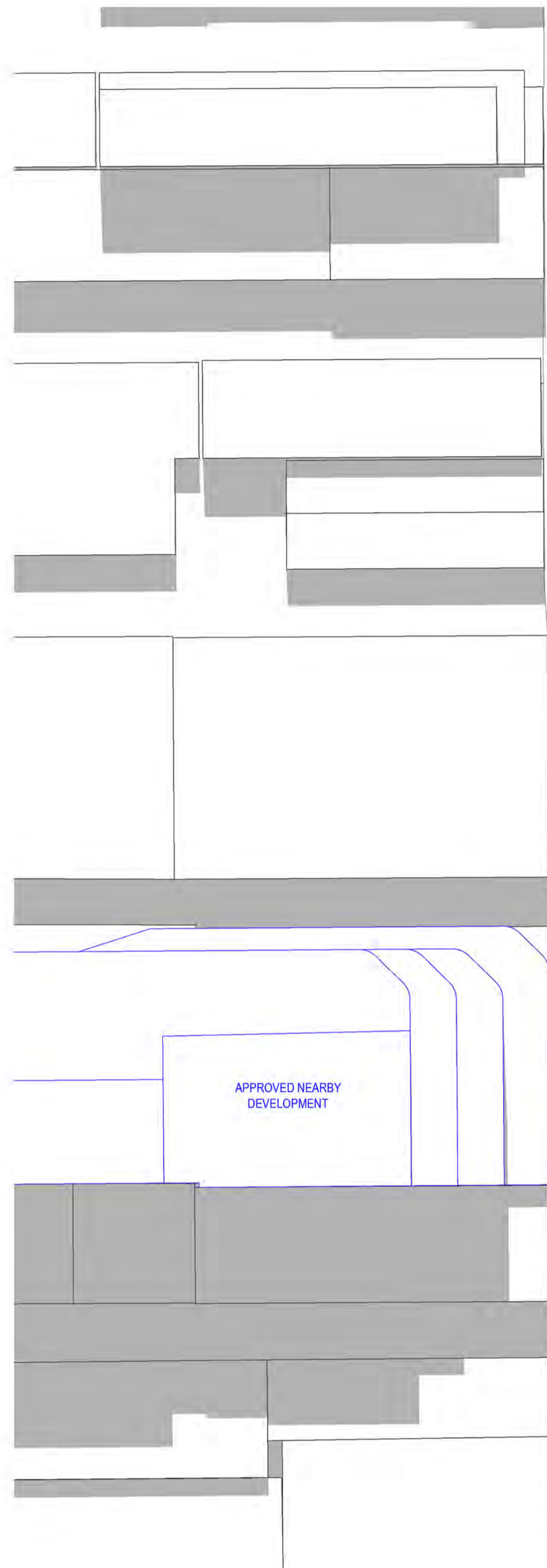
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project 459-471 Church Street, Richmond  
 drawing Shadow Study - 22 Sept - 1100 - Proposed  
 drawing no. DA2208 issue C









NO.	PRIVATE OPEN SPACE AREA (m <sup>2</sup> )	EXISTING SHADOW (%)	NEW SHADOW (%)	CHANGE (%)
15	105.3	45.1	46.6	1.4
19	18.1	71.9	75.2	3.3

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issue	amendment	date
A	Revised Shadow Studies	31.05.2018
B	TP RFI RESPONSE	07.06.2018
C	VCAT ISSUE	01.02.2019

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project 459-471 Church Street, Richmond  
 drawing Shadow Study - 22 Sept - 1200 - Proposed  
 drawing no. DA2210 issue C





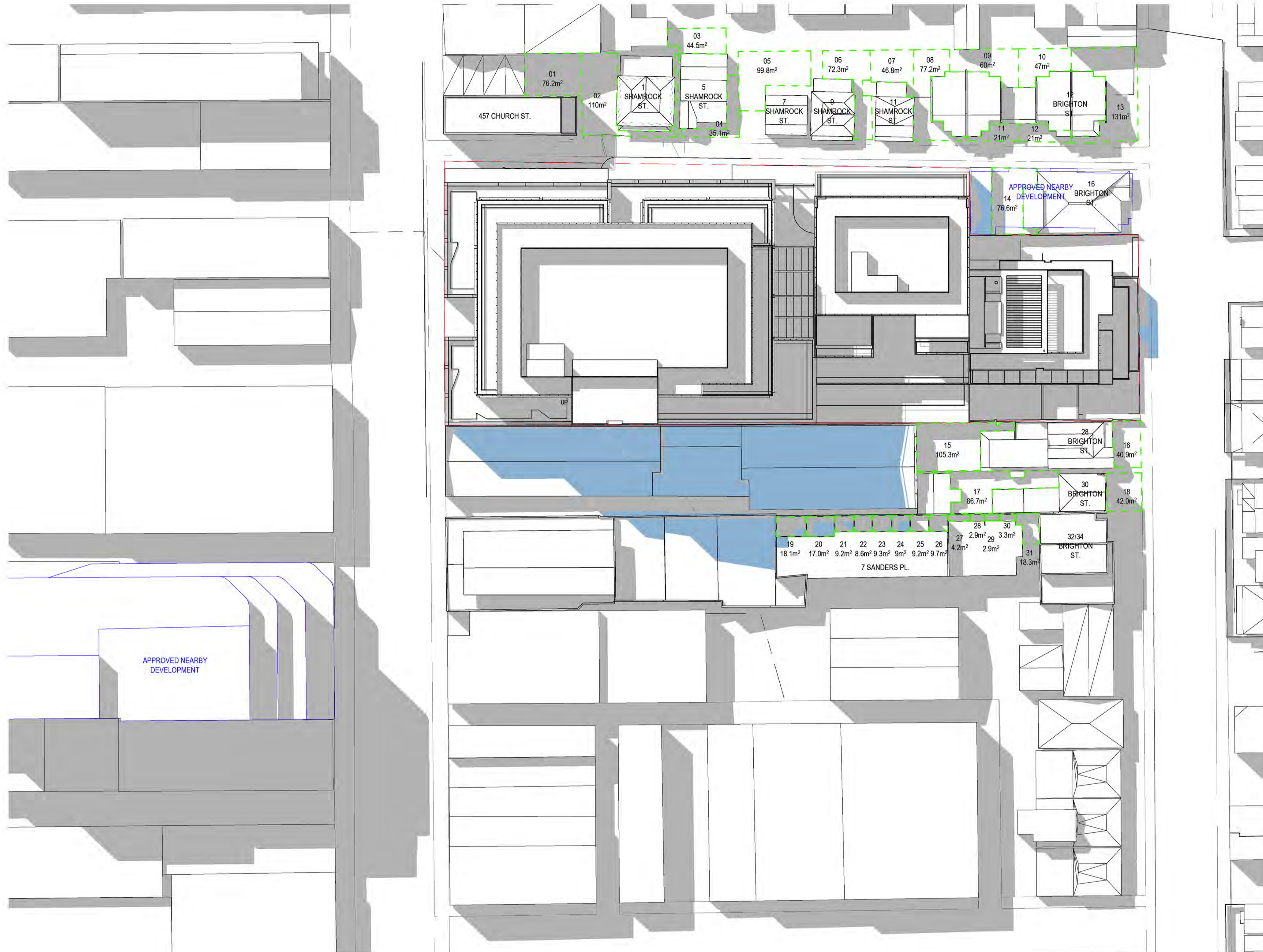












NO.	PRIVATE OPEN SPACE AREA (m <sup>2</sup> )	EXISTING SHADOW (%)	NEW SHADOW (%)	NEW SHADOW (%)
15	105.3	60.7	59.6	-1.1
19	18.1	86.5	100	13.5
20	17	46.7	100	53.3
21	9.2	74.5	100	25.5
22	8.7	97.5	100	2.5
23	9.3	93.8	100	6.2
24	9.0	60.4	98.6	38.2

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issue	amendment	date
A	Revised Shadow Studies	31.05.2018
B	TP RFI RESPONSE	07.06.2018
C	VCAT ISSUE	01.02.2019

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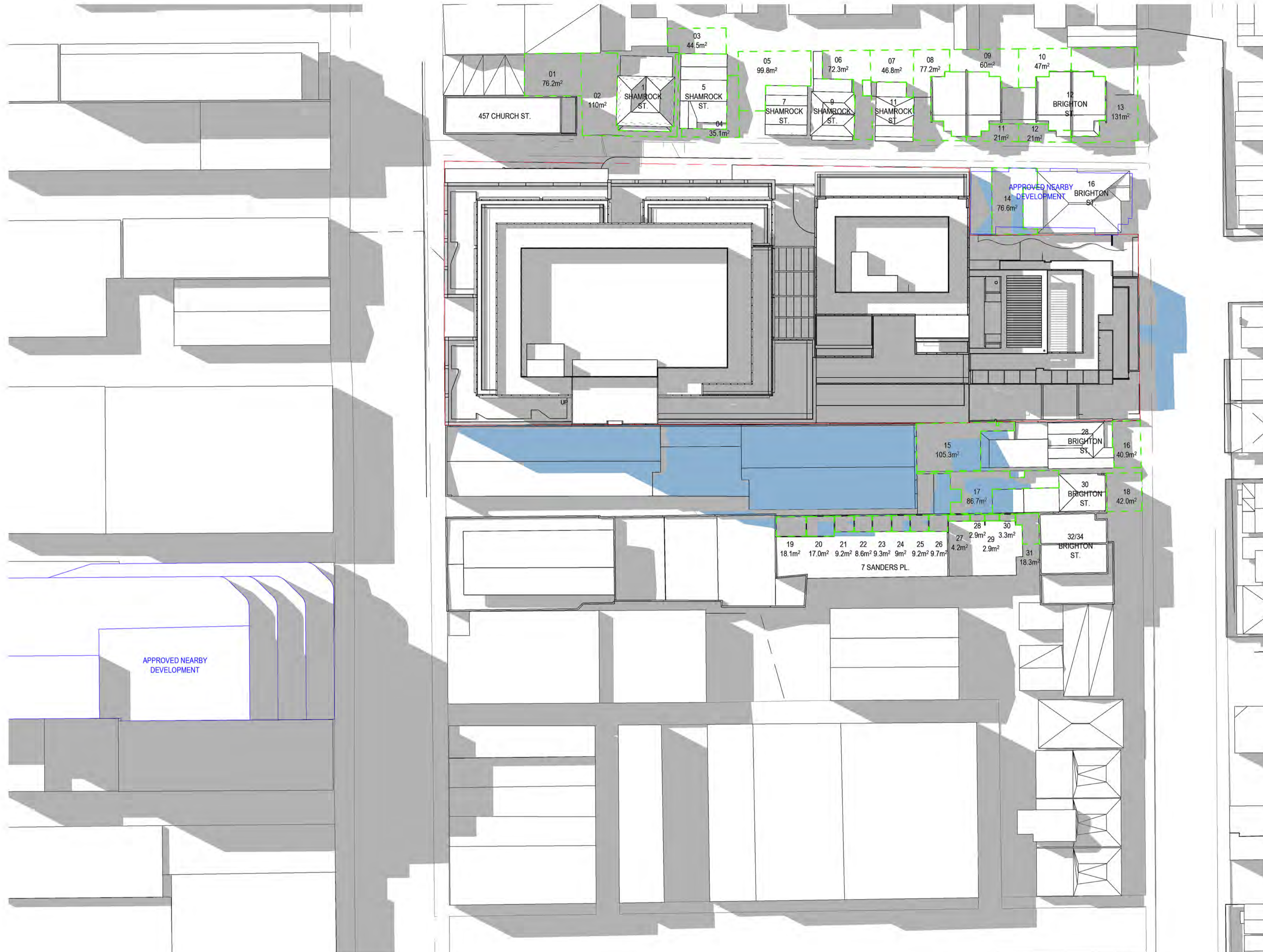
project 459-471 Church Street, Richmond  
 drawing Shadow Study - 22 Sept - 1400 - Proposed  
 drawing no. DA2214 issue C  
 04/02/19 16:10:57

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NO.	PRIVATE OPEN SPACE AREA (m <sup>2</sup> )	EXISTING SHADOW (%)	NEW SHADOW (%)	CHANGE (%)
15	105.3	71.4	100	28.6
17	18.1	48.3	90.6	42.3
19	17	99.8	100	0.2
20	9.2	56.7	100	43.3
21	8.7	93.2	100	6.8
24	9.3	75.2	100	24.8
25	9.0	97.4	100	2.6
27	9.0	97.6	100	2.4

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 PROPOSED ADDITIONAL SHADOWS  
 PRIVATE OPEN SPACE

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Nominated Architect  
Ray Brown, NSWARB 6359



issue	amendment	date
A	Revised Shadow Studies	31.05.2018
B	TP RFI RESPONSE	07.06.2018
C	VCAT ISSUE	04.02.2019

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drawn MB project no 170358.00

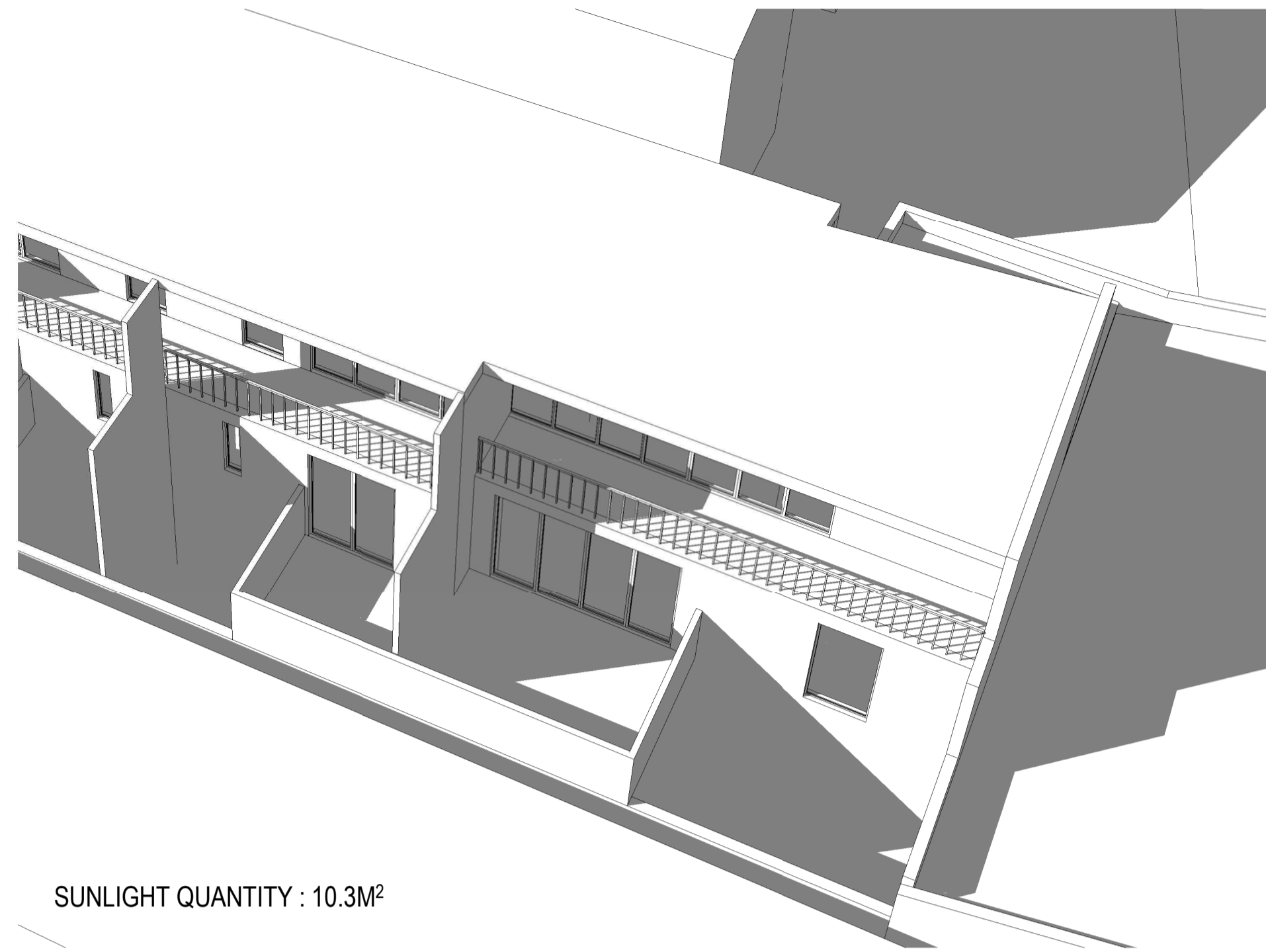
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drawing Shadow Study - 22 Sept - 1500 - Proposed

drawing no. DA2216 issue C

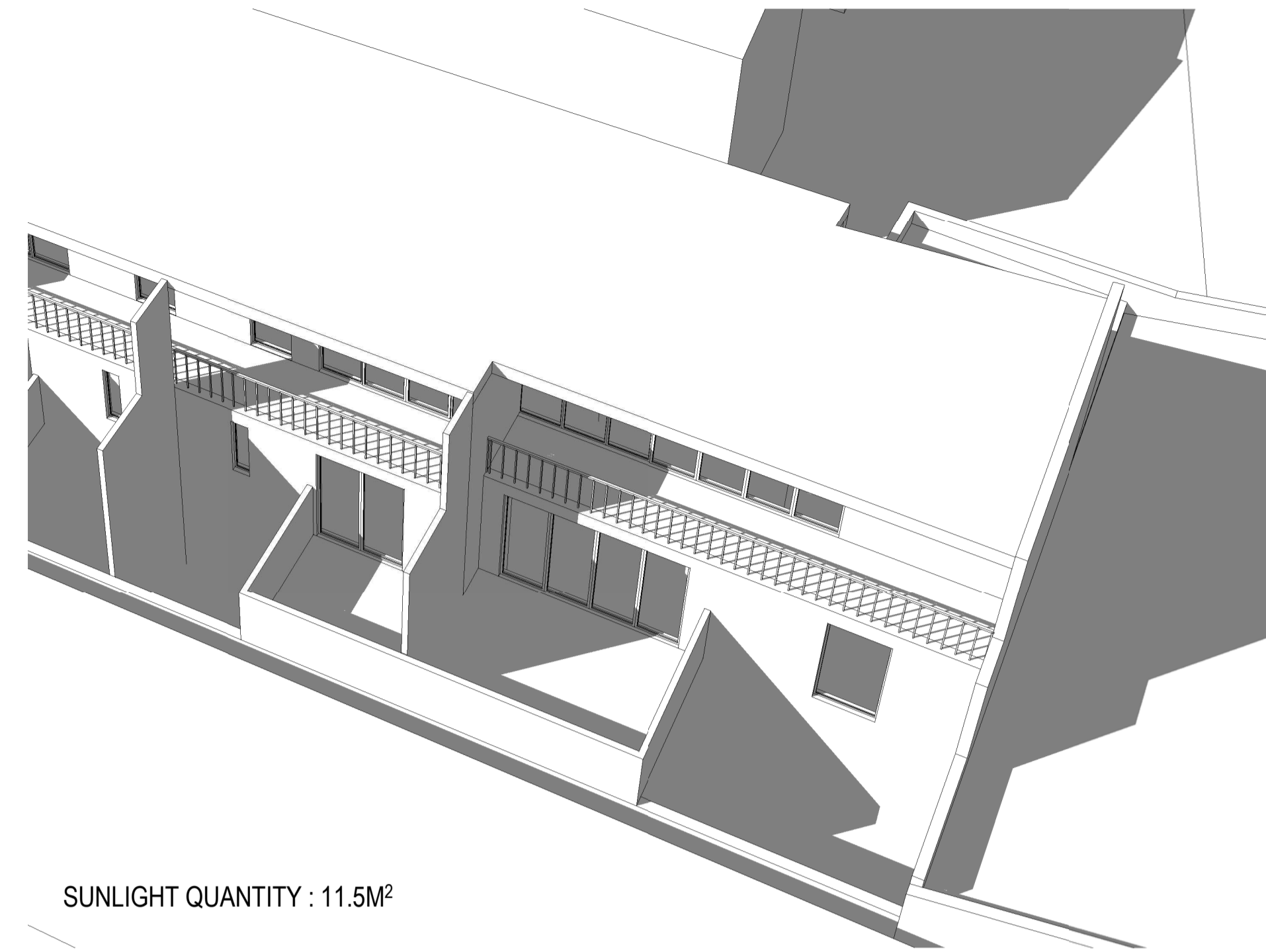
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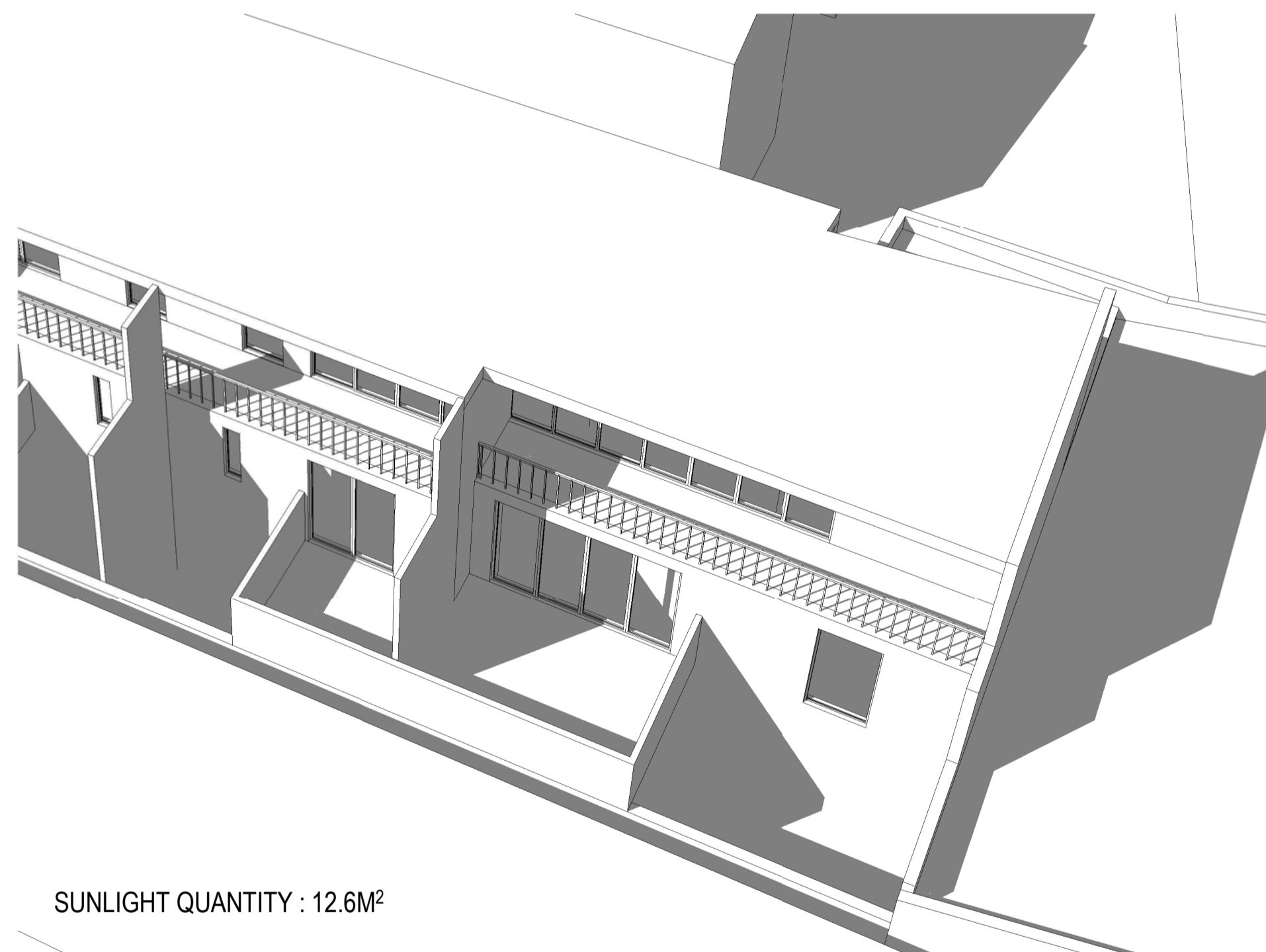
SUNLIGHT QUANTITY : 10.3M<sup>2</sup>

1 Shadow Study - September 23rd 9am



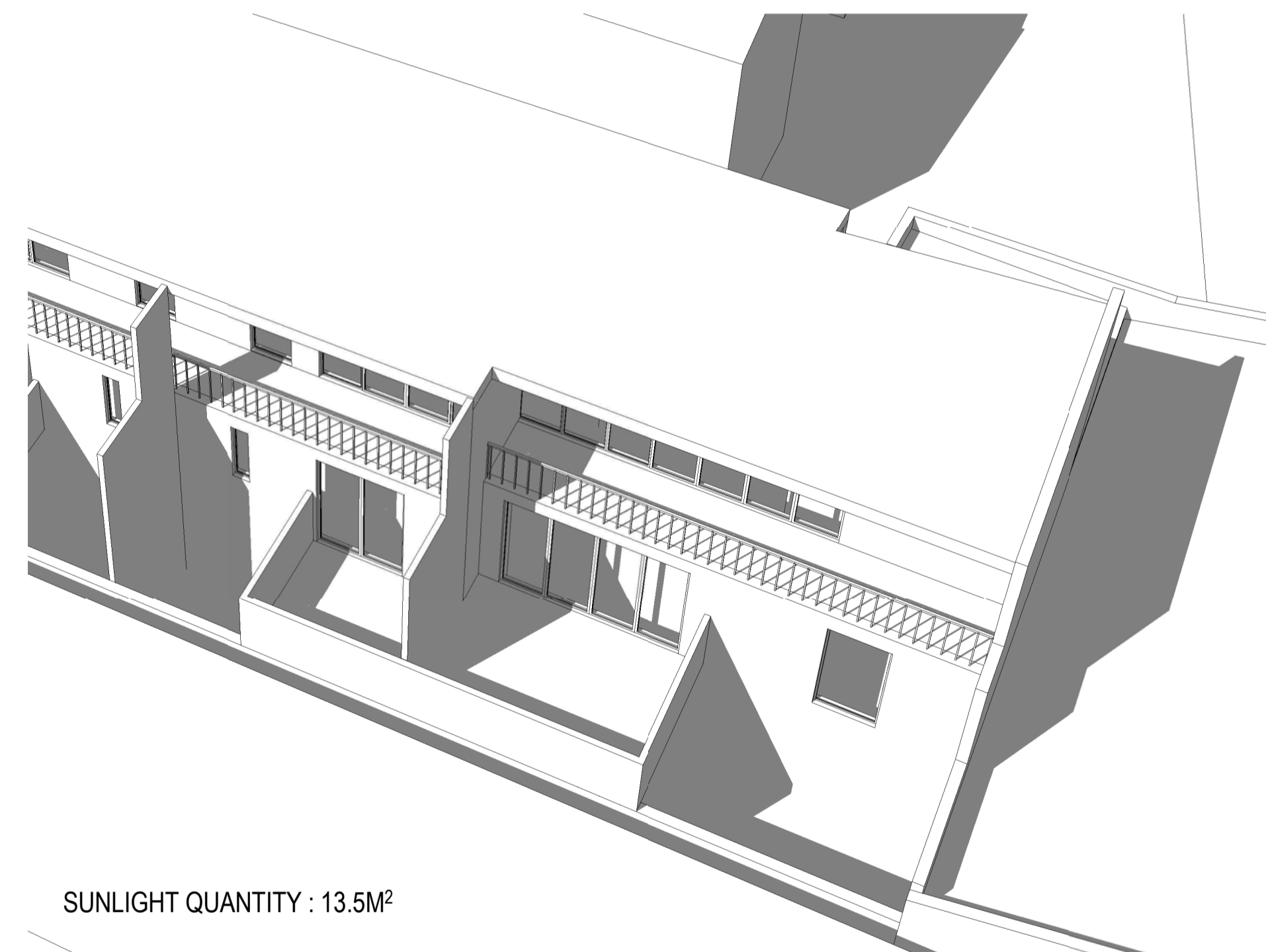
SUNLIGHT QUANTITY : 11.5M<sup>2</sup>

2 Shadow Study - September 23rd 930am



SUNLIGHT QUANTITY : 12.6M<sup>2</sup>

3 Shadow Study - September 23rd 10am



SUNLIGHT QUANTITY : 13.5M<sup>2</sup>

4 Shadow Study - September 23rd 1030am

NOTE: SUNLIGHT QUANTITY IS SOLELY A MEASURE RELEVANT TO 1/7 SANDERS PLACE

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Nominated Architect  
Ray Brown, NSWARB 6359



issue	amendment	date
A	VCAT ISSUE	01.02.2019

Do not scale drawings. Verify all dimensions on site

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checked AH scale @ A1  
drawn MB project no 170358.00

project 459-471 Church Street, Richmond

drawing no. Shadow Studies - Sanders Place - Sheet 1

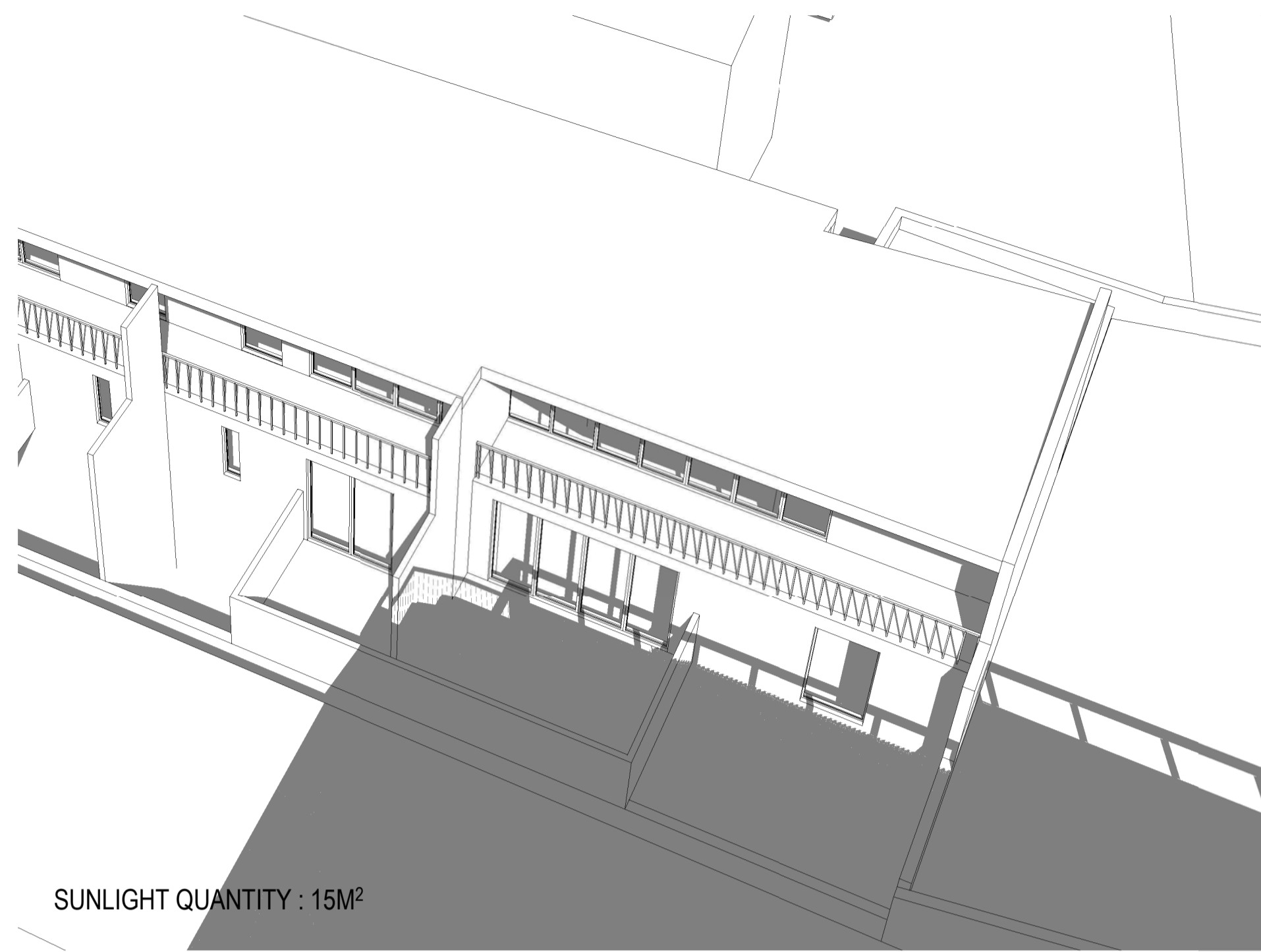
issue DA2251 A

2/3/2019 4:47:08 PM









SUNLIGHT QUANTITY : 15M<sup>2</sup>

1 Shadow Study - September 23rd 1pm



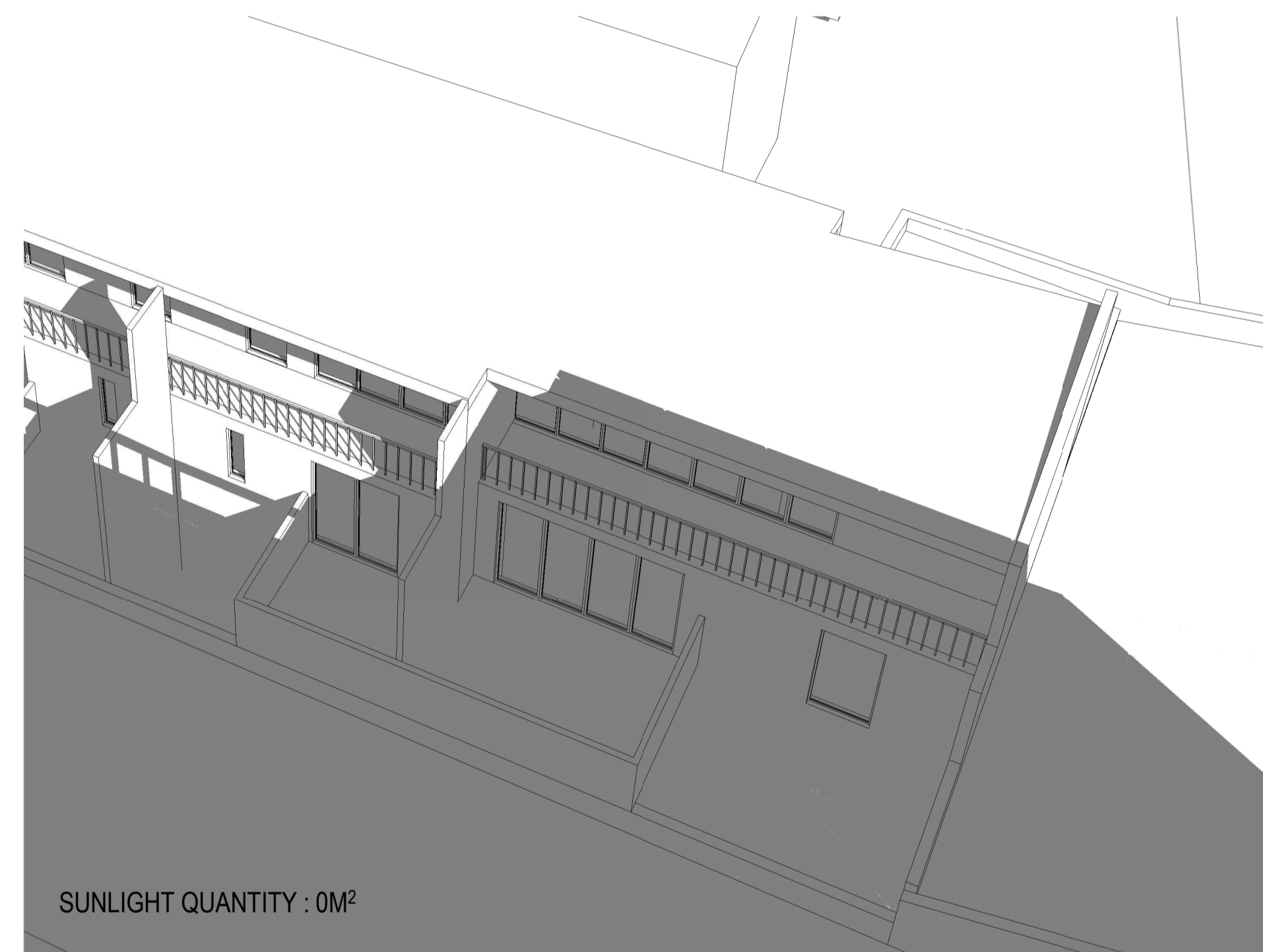
SUNLIGHT QUANTITY : 13.1M<sup>2</sup>

2 Shadow Study - September 23rd 130pm



SUNLIGHT QUANTITY : 8.5M<sup>2</sup>

3 Shadow Study - September 23rd 2pm



SUNLIGHT QUANTITY : 0M<sup>2</sup>

4 Shadow Study - September 23rd 230pm

NOTE: SUNLIGHT QUANTITY IS SOLELY A MEASURE RELEVANT TO 1/7 SANDERS PLACE

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Nominated Architect  
Ray Brown, NSWARB 6359



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checked AH scale @ A1  
drawn MB project no 170358.00

project 459-471 Church Street, Richmond

drawing no. Shadow Studies - Sanders Place - Sheet 3

issue DA2253 A

2/3/2019 4:49:41 PM







459-471 Church Street, Richmond

**AREA SCHEDULE**

**Building A**

01.02.2019

Rev D

Issue for VCAT Hearing

**Basement**

LEVEL	R.L. PROGRAM	GBAm <sup>2</sup> **	GFAm <sup>2</sup> *	CORE / BOH / CIRCULATION ETC.m <sup>2</sup>	NLA <sup>m<sup>2</sup></sup> ***	VOID m <sup>2</sup>	TERRACE / EXTERNAL m <sup>2</sup>	EOT <sup>m<sup>2</sup></sup>	RESTRICTED RETAIL PREMISES	FOOD + DRINK PREMISES/ RESTRICTED RETAIL PREMISES	FLOOR TO FLOOR HEIGHT	CAR PARKING GFA m <sup>2</sup>	CAR SPACES (inc. TANDEMS)
Basement 2	4.15 Carpark	4,290	3,897	393							2.80	3,503	104
Basement 1	6.95 Carpark	4,013	4,013	587							2.80	3,426	96
<b>TOTAL</b>		<b>8,303</b>	<b>7,910</b>	<b>980</b>							<b>5.60</b>	<b>6,929</b>	<b>200</b>

**Podium**

Ground	10.50 Retail/Lobby/EOT	2,561	2,243	1,331					912	155	4.90		
Level 01	15.40 Office	2,337	2,139	425	1,681	180					79%	3.85	
Level 02	19.25 Office	2,567	2,395	404	1,932	141					81%	3.85	
Level 03	23.10 Office	2,398	2,094	393	1,618	173	288				77%	3.85	
<b>TOTAL</b>		<b>9,863</b>	<b>8,871</b>	<b>2,553</b>	<b>5,231</b>	<b>494</b>	<b>288</b>		<b>912</b>	<b>155</b>	<b>59%</b>	<b>16.45</b>	

**Tower**

Level 04	26.95 Office	2,291	1,883	267	1,589		404				84%	3.85	
Level 05	30.80 Office	1,902	1,881	267	1,589						84%	3.85	
Level 06	34.65 Office	1,902	1,881	267	1,589						84%	3.85	
Level 07	38.50 Office	1,883	1,769	267	1,478		79				84%	3.85	
Level 08	42.35 Office	1,772	1,769	267	1,478						84%	3.85	
Level 09	46.20 Office	1,769	1,449	285	1,143		247				79%	3.85	
<b>TOTAL</b>		<b>11,519</b>	<b>10,632</b>	<b>1,620</b>	<b>8,866</b>		<b>730</b>				<b>83%</b>	<b>23.10</b>	

**Roof**

Roof	50.05 Plant	1,449	40	40							5.00		
Plant Roof	55.05 Plant Roof Line												
<b>TOTAL</b>		<b>1,449</b>	<b>40</b>	<b>40</b>							<b>5.00</b>		

**SUMMARY**

PROGRAM	GBAm <sup>2</sup> **	GFAm <sup>2</sup> *	CORE / BOH / CIRCULATION ETC.m <sup>2</sup>	NLA <sup>m<sup>2</sup></sup> ***	VOID m <sup>2</sup>	TERRACE / EXTERNAL m <sup>2</sup>	EOT <sup>m<sup>2</sup></sup>	RESTRICTED RETAIL PREMISES	FOOD + DRINK PREMISES	EFFICIENCY (NLA / GFA)	BUILDING HEIGHT	PARKING m <sup>2</sup>	CAR SPACES
BASEMENT	Car Park	8,303	7,910	980							5.60	6,929	200
PODIUM	Lobbies / Drop Off / BOH	9,863	8,871	2,553	5,231	494	288	912	155	59%	16.45		
TOWER	Commercial Office	11,519	10,632	1,620	8,866		730			83%	23.10		
ROOF	Plant	1,449	40	40							5.00		
<b>TOTAL</b>		<b>31,134</b>	<b>27,453</b>	<b>5,193</b>	<b>14,097</b>	<b>494</b>	<b>1,018</b>	<b>912</b>	<b>155</b>		<b>44.55</b>	<b>6,929</b>	<b>200</b>

**NOTE:**

- All figures have been based on preliminary information and are subject to verification.
- GBA \*\* = Gross Building Area including voids and basement car parking
- GFA \* is calculated in accordance with the Property Council of Australia guidelines
- NLA \*\*\* is calculated in accordance with the Property Council of Australia guidelines as defined in PCA Method of Measurement for Lettable Area - Commercial



459-471 Church Street, Richmond  
**AREA SCHEDULE**  
**Building B**

01.02.2019

Rev D

Issue for VCAT Hearing

**Basement**

LEVEL	R.L. PROGRAM	GBAm <sup>2</sup> **	GFAm <sup>2</sup> *	CORE / BOH / CIRCULATION ETC.m <sup>2</sup>	NLA <sup>m<sup>2</sup></sup> ***	VOID m <sup>2</sup>	TERRACE / EXTERNAL m <sup>2</sup>	EOTF m <sup>2</sup>	RESTRICTED RETAIL PREMISES	FOOD + DRINK PREMISES	FLOOR TO FLOOR HEIGHT	CAR PARKING GFA m <sup>2</sup>	CAR SPACES
Basement 2	Carpark												
Basement 1	Carpark												
<b>TOTAL</b>													

**Podium**

Ground	10.50 Retail/Lobby/Carpark/EOTF	1,526	1,008	249			518	463	190		0%	4.9	
Level 01	15.40 Office	1,026	1,026	122	904		148				88%	3.85	
<b>TOTAL</b>		<b>2,552</b>	<b>2,034</b>	<b>371</b>	<b>904</b>		<b>666</b>	<b>463</b>	<b>190</b>		<b>44%</b>	<b>8.75</b>	

**Tower**

Level 02	19.25 Office	1,026	706	101	600		293				85%	3.85	
Level 03	23.10 Office	706	706	101	600						85%	3.85	
Level 04	26.95 Office	706	639	101	527		59				82%	3.85	
Level 05	30.80 Office	639	574	101	465		43				81%	3.85	
<b>TOTAL</b>		<b>3,077</b>	<b>2,625</b>	<b>404</b>	<b>2,192</b>		<b>395</b>				<b>84%</b>	<b>15.40</b>	

**Roof**

Roof TBC	34.30 Plant	574	37	37									3.50
Plant Roof TBC	37.80 Plant Roof Line												
<b>TOTAL</b>		<b>574</b>	<b>37</b>	<b>37</b>									<b>3.50</b>

**SUMMARY**

PROGRAM	GBAm <sup>2</sup> **	GFAm <sup>2</sup> *	CORE / BOH / CIRCULATION ETC.m <sup>2</sup>	NLA <sup>m<sup>2</sup></sup> ***	VOID m <sup>2</sup>	TERRACE / EXTERNAL m <sup>2</sup>	EOT m <sup>2</sup>	RESTRICTED RETAIL PREMISES	FOOD + DRINK PREMISES/ RESTRICTED RETAIL PREMISES	EFFICIENCY (NLA / GFA)	BUILDING HEIGHT	PARKING m <sup>2</sup>	CAR SPACES
BASEMENT	Car Park												
PODIUM	Lobbies / Drop Off / BOH	2,552	2,034	371	904		666	463	190	44%	8.75		
TOWER	Commercial Office	3,077	2,625	404	2,192		395			84%	15.40		
ROOF	Plant	574	37	37							3.50		
<b>TOTAL</b>		<b>6,203</b>	<b>4,696</b>	<b>812</b>	<b>3,096</b>		<b>1,061</b>	<b>463</b>	<b>190</b>		<b>27.65</b>		

**NOTE:**

- 1 All figures have been based on preliminary information and are subject to verification.
- 2 GBA \*\* = Gross Building Area including voids and basement car parking
- 3 GFA \* is calculated in accordance with the Property Council of Australia guidelines
- 4 NLA \*\*\* is calculated in accordance with the Property Council of Australia guidelines as defined in PCA Method of Measurement for Lettable Area - Commercial



459-471 Church Street, Richmond

**AREA SCHEDULE**

**Building C (Childcare)**

01.02.2019

Rev D

Issue for VCAT Hearing

LEVEL	PROGRAM	R.L.	Floor to Floor Height m	GBAm <sup>2</sup> **	GFAm <sup>2</sup> *	CORE / CIRC m <sup>2</sup>	NLA <sup>m<sup>2</sup></sup> ***	EXTERNAL m <sup>2</sup>	OUTDOOR PLAY SPACE m <sup>2</sup>	CHILDREN (1 per 13m <sup>2</sup> )	BOH	EFFICIENCY	CAR PARKING GFAm <sup>2</sup>	CAR SPACES
Basement 01	Carpark	8.85	2.80	694	694	50					112		532	12
Ground	Childcare / Drop-off	11.65	3.80	890	890	560	330	224	184	25		37%		
Level 01	Childcare	15.45	3.70	537	414	57	357		102	27		86%		
Level 02	Childcare	19.15	3.70	473	424	67	357		16	27		84%		
Roof	Childcare	22.85	4.05	463	297	44			211					
Plant	Childcare	26.90	0.50											
<b>TOTAL</b>			<b>15.75</b>	<b>3,057</b>	<b>2,719</b>	<b>778</b>	<b>1,044</b>	<b>224</b>	<b>513</b>	<b>80</b>	<b>112</b>		<b>532</b>	<b>12</b>

**NOTE:**

- 1 Areas calculated on the basis that 1 child requires 13m<sup>2</sup> internal space and 7m<sup>2</sup> external space. This rate is calculated from precedent projects and is indicative only
  - 2 Core / Circulation is estimated area of circulation core only and are not inclusive of other back of house facilities
  - 3 All figures have been based on preliminary information and are subject to verification
  - 4 The material contained herein is indicative only and may be subject to approval by the responsible authority(s), or other factors beyond the control of Architectus; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents.
- \* 5 GFA is calculated in accordance with the Property Council of Australia guidelines.
- \*\*\* 6 NLA is calculated in accordance with the Property Council of Australia guidelines as defined in PCA Method of Measurement for Lettable Area - Commercial
- \*\* 7 GBA = Gross Building Area including voids and basement car parking



459-471 Church Street, Richmond

## AREA SCHEDULE

Buildings A, B & C

5,276 m<sup>2</sup> Site Area

architectus™

01.02.2019

Rev D

### Building "A"

PROGRAM	GBAm <sup>2</sup> **	GFAm <sup>2</sup> *	CORE / BOH / CIRCULATION ETC.m <sup>2</sup>	NLA <sup>m<sup>2</sup></sup> ***	VOID m <sup>2</sup>	TERRACE / EXTERNAL m <sup>2</sup>	EOTF m <sup>2</sup>	RESTRICTED RETAIL PREMISES	FOOD + DRINK PREMISES	BUILDING HEIGHT	CAR PARKING GFA m <sup>2</sup>	CAR SPACES
BASEMENT	Car Park	8,303	7,910	980						5.60	6,929	200
PODIUM	Lobbies / Drop Off / BOH	9,863	8,871	2,553	5,231	494	288	912	155	16.45		
TOWER	Commercial Office	11,519	10,632	1,620	8,866		730			23.10		
ROOF	Commercial Office	1,449	40	40						5.00		
<b>TOTAL</b>		<b>31,134</b>	<b>27,453</b>	<b>5,193</b>	<b>14,097</b>	<b>494</b>	<b>1,018</b>	<b>912</b>	<b>155</b>	<b>44.55</b>	<b>6,929</b>	<b>200</b>

### Building "B"

PROGRAM	GBAm <sup>2</sup> **	GFAm <sup>2</sup> *	CORE / BOH / CIRCULATION ETC.m <sup>2</sup>	NLA <sup>m<sup>2</sup></sup> ***	VOID m <sup>2</sup>	TERRACE / EXTERNAL m <sup>2</sup>	EOTF m <sup>2</sup>	RESTRICTED RETAIL PREMISES	FOOD + DRINK PREMISES	BUILDING HEIGHT	CAR PARKING GFA m <sup>2</sup>	CAR SPACES
BASEMENT	Car Park											
PODIUM	Lobbies / Drop Off / BOH	2,552	2,034	371	904	666	463	190		8.75		
TOWER	Commercial Office	3,077	2,625	404	2,192	395				15.40		
ROOF	Commercial Office	574	37	37						3.50		
<b>TOTAL</b>		<b>6,203</b>	<b>4,696</b>	<b>812</b>	<b>3,096</b>	<b>1,061</b>	<b>463</b>	<b>190</b>		<b>27.65</b>		

### Building "C"

PROGRAM	GBAm <sup>2</sup> **	GFAm <sup>2</sup> *	CORE / BOH / CIRCULATION ETC.m <sup>2</sup>	NLA <sup>m<sup>2</sup></sup> ***	VOID m <sup>2</sup>	EXTERNAL m <sup>2</sup>	OUTDOOR PLAY SPACE m <sup>2</sup>	BUILDING HEIGHT	CAR PARKING GFA m <sup>2</sup>	CAR SPACES
BASEMENT	Car Park	992	948	162				3	532	12
BUILDING ('PODIUM')	Childcare Facilities	2,550	1,469	728	1,044	224	513	0.00		
ROOF	Childcare Facilities	336	0	0				15.75		
<b>TOTAL</b>		<b>3,878</b>	<b>2,417</b>	<b>890</b>	<b>1,044</b>	<b>224</b>	<b>513</b>	<b>15.75</b>	<b>532</b>	<b>12</b>

### SUMMARY

PROGRAM	GBAm <sup>2</sup> **	GFAm <sup>2</sup> *	CORE / BOH / CIRCULATION ETC.m <sup>2</sup>	NLA <sup>m<sup>2</sup></sup> ***	VOID m <sup>2</sup>	TERRACE / EXTERNAL m <sup>2</sup>	EOTF m <sup>2</sup>	RESTRICTED RETAIL PREMISES	FOOD + DRINK PREMISES	BUILDING HEIGHT (BUILDING A)	CAR PARKING GFA m <sup>2</sup>	CAR SPACES	
BASEMENT	Car Park	9,295	8,858	1,142						5.60	7,461	212	
PODIUM	Lobbies / Drop Off / BOH	14,965	12,374	3,652	7,179	494	1,691	463	1,102	16.45			
TOWER	Commercial Office	14,596	13,257	2,024	11,058		1,125			23.10			
ROOF	Commercial Office	2,359	77	77						5.00			
<b>TOTAL</b>		<b>41,215</b>	<b>34,566</b>	<b>6,895</b>	<b>18,237</b>	<b>494</b>	<b>2,816</b>	<b>463</b>	<b>1,102</b>	<b>155</b>	<b>44.55</b>	<b>7,461</b>	<b>212</b>

#### NOTE:

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- GFA \* is calculated in accordance with the Property Council of Australia guidelines
- NLA \*\*\* is calculated in accordance with the Property Council of Australia guidelines as defined in PCA Method of Measurement for Lettable Area - Commercial
- NLA designated under the specific condition 'Childcare' includes toilets/facilities/BOH/bins etc.



# SCH002 External Material Schedule

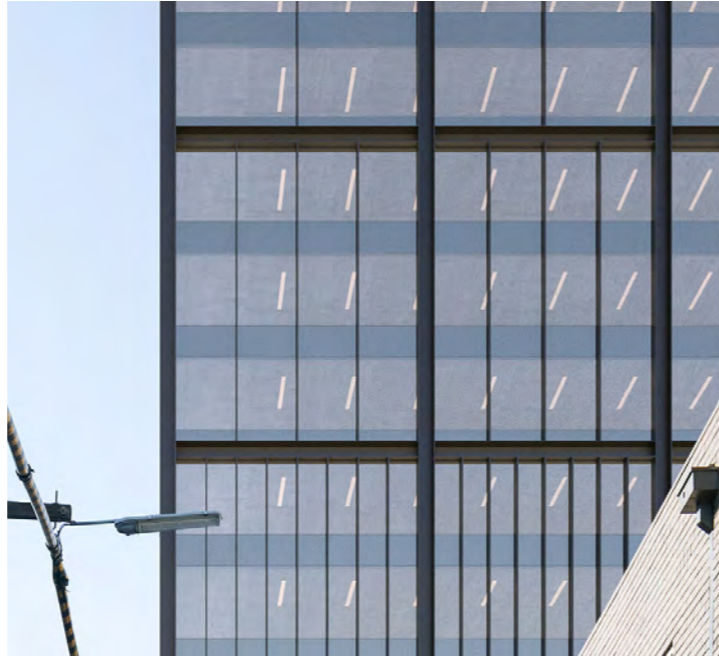
TAG	LOCATION	SYSTEM	DESCRIPTION
FT01	Building A upper tower façade	Light structurally glazed façade	Translucent light silver glass type GL01. Structurally glazed curtain wall with blind mullions and high performance IGU. Integrated shadowbox spandrel panel.
FT02	Building A tower façade	Framed vertical glazed façade	Translucent silver - grey glass GL02. Structurally glazed curtain wall with blind mullions and high performance IGU. Integrated shadowbox spandrel panel. Expressed black metal channels as indicated in drawings, vertical black metal louvres.
FT03	Building A core	Framed vertical glazed façade	Solid metal cladding with expressed joints as indicated on elevations. Charcoal metal finish.
FT04	Building A podium façade	Framed vertical glazed façade	Translucent silver - grey glass GL02. Structurally glazed curtain wall with blind mullions and high performance IGU. Integrated shadowbox spandrel panel. Expressed black metal channels as indicated in drawings, vertical black metal shading blades spaced at 700mm centres
FT05	Building A podium façade	Brick podium façade	Brick façade with glazed windows. Angled brick recesses as indicated in drawings. Structurally glazed blind mullions, shadowbox spandrel panel. Integrated balustrade and landscape planter.
FT06	Podium retail façade	Shopfront glazing, brick piers, concrete base	Clear shopfront glazing at ground level. Clear glass, structurally glazed blind mullions. Door types as indicated on drawings. Brick piers as indicated on drawings, angled concrete hob.
FT07	Podium lobby façade	Clear glazing to lobby	Clear glazing at ground level. Clear glass, structurally glazed blind mullions. Door systems integrated into façade as indicated.
FT08	Podium south façade Building A	Solid brick south façade	Solid brick south façade with expressed depth. Setout of panels to match general podium façade.
FT09	Courtyard entry	Metal cables	Metal cables with black finish and landscape planting treatment. Cables sit with steel metal framing.
FT10	Building B	Building B façade	Glazing to Building B with expressed metal slab edge. Translucent silver - grey glass GL02. Fixed metal mesh with concealed fixings - colour transitioning from white to charcoal. Pattern of mesh varies as per elevation drawings.
FT11	North façade Building B	Podium brick façade with infill windows	Brick clad façade system with metal framed infill windows. Openable windows and doors as set out in drawings.
FT12	Building C	Building C - glazing and timber panels	White metal framed façade with glazed panels and infill panels as indicated in drawings. Glass type GL01
FT13	Building C	Building C feature wooden panels	Infill panels to Building C façade. Woodgrain finish panel as set out in drawings.
FT15	Building C	Building C - glazing to ground level	Clear glazing at ground level. Clear glass, structurally glazed blind mullions. Door systems integrated into façade as indicated.
FT16	Building C	Building C - glazed window wall	Clear glass, structurally glazed blind mullions expressed metal fins as indicated in drawings.
FT18	Building C	Building C - glazed window wall with opaque panels	Clear glass, structurally glazed blind mullions with infill panels as indicated in drawings. Opaque glazed panel 1400mm to 1700m above floor level to address overlooking.

FT19	All	Metal cladding to service locations	Solid metal cladding - infill within podium grid. Expressed joints, dark grey finish.
FR01	Building A	Metal frame	Expressed metal frame, black finish to building A
FR02	Building C	Metal frame roof pergola	Roof pergola over Childcare Centre. Expressed metal structural framing with horizontal members. Galvanised metal finish
SCR01	Building A roof plant	Plant screen to Building A	Fixed vertical louvre system, vertical blades, minimal transparency. Black finish.
SCR02	Building B roof plant	Plant screen to Building B	Fixed vertical louvre system, vertical blades, minimal transparency. Black finish.
SCR03	Building C roof plant	Plant screen to Building C	Fixed vertical louvre system, vertical blades, minimal transparency. Galvanised finish.
SCR04	Building C	Building C balcony mesh	Bespoke steel mesh. Custom oversized diamond grid pattern with galvanized finish.
BAL01	Building A + Building B	Typical metal balustrade	Open metal balustrade - metal blades with black finish. Refer drawings for balustrade heights. Refer landscape drawing for planter box locations and details.
BAL02	Building C	Glass balustrade with minimal framing	Glass balustrade to Building C outdoor playspace. Refer drawings for balustrade heights.
BAL03	Building C	Glass balustrade	Glass balustrade to Building C outdoor playspace terraces. Refer drawings for balustrade heights. Opaque treatment as indicated on drawings.
FEN01	Building C	Retractable fence	Sliding fence with single operable swing gate. Stacks to concealed position set within landscaping. Bespoke steel mesh. Custom oversized diamond grid pattern with galvanized finish.
FEN02	Building C	Building C fence	Glass balustrade to ground level. Set at 1600mm above internal ground level. Deep landscaping zone on street side with planting to obscure play space.
WAL01	All	Precast wall	Precast wall built up against existing adjacent shear wall at site boundary. Wall height setout as per drawings. Joints on walls as indicated in drawings.
WAL03	Building C south boundary	Existing brick wall	Retain existing brick wall on adjacent property boundary.
WAL04	Building C south boundary	Brick wall	Brick finish boundary wall.
DOR01	Building A	Tilt up door	Tilt up metal door, custom metal perforated pattern, black powdercoat finish.

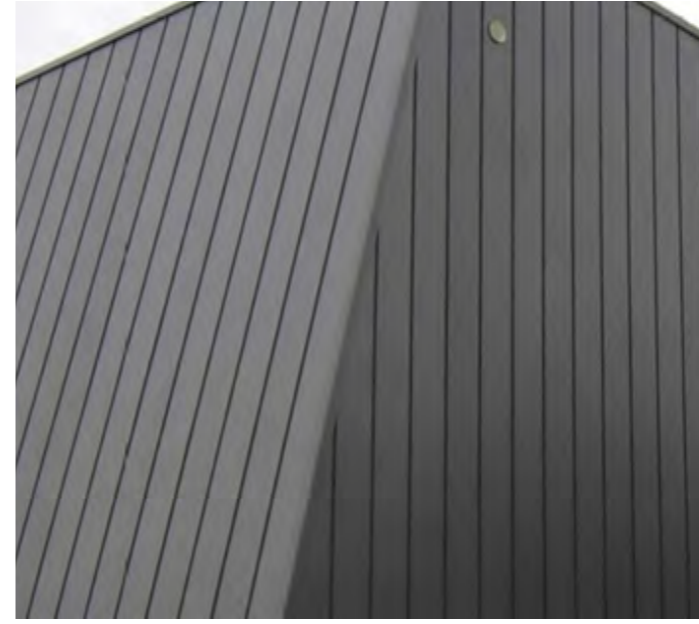




Translucent light silver glass type GL01 - FT01



Translucent silver-grey glass GLO2 - FT02



Solid metal cladding - charcoal finish - FT03



Translucent silver-grey glass with dense vertical shading - FT04



Red brick facade - FT05



Shopfront glazing with brick piers - FT06



Clear glazing to lobby - FT07



Solid brick facade with expressed depth - FT08





Black metal frame metal cables and planting - FT09



Building B facade system - FT10



Podium brick with infill windows - FT11



White metal framed facade with glazed and infill panels - FT12



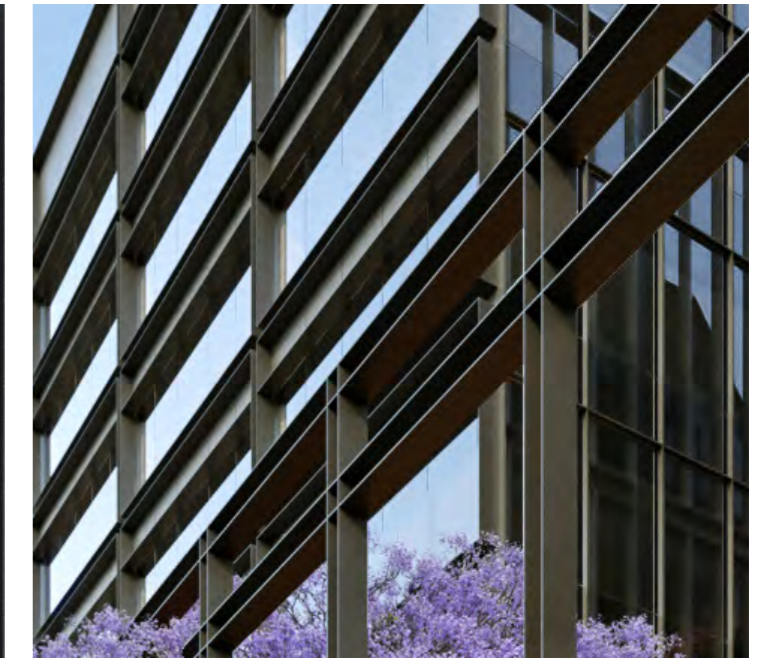
Clear glass with expressed metal fins - FT16



Clear glass with infill panels - FT18

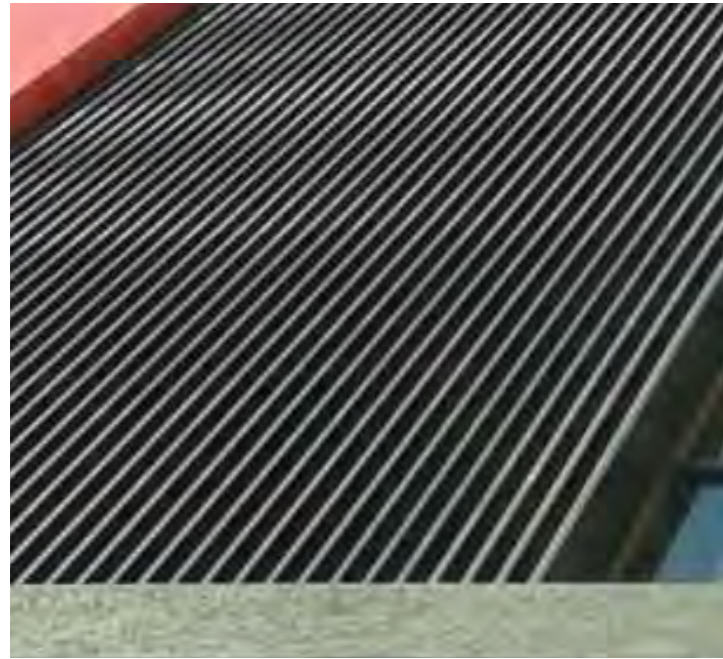


Metal cladding to service locations - solid metal panel, dark grey finish - FT19



Metal frame - black finish - FR01





Fixed vertical metal louvres, black finish - Building A - SCR01



Building C balcony mesh - SCR04



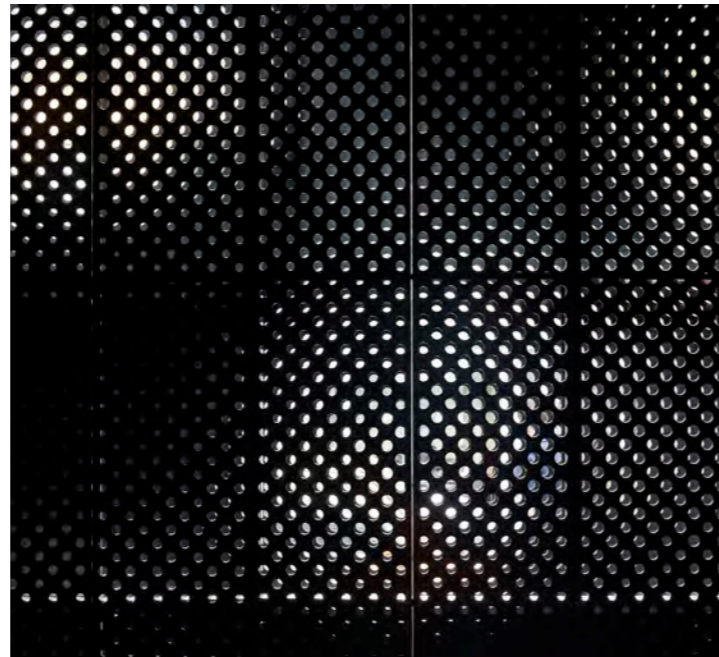
Open metal balustrade - metal blades with black finish - BAL01



Glass balustrade with minimal framing - BAL02, BAL03



Sliding fence, bespoke steel mesh - FEN01



Tilt up metal door, black metal perforated panel - DOR01