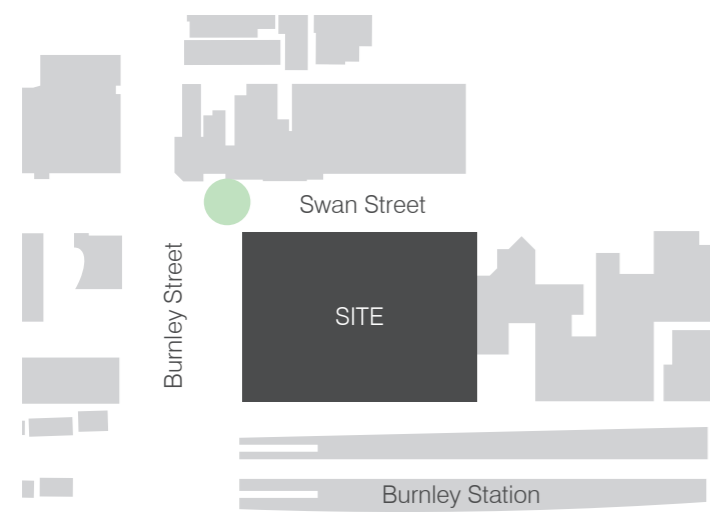




# Views

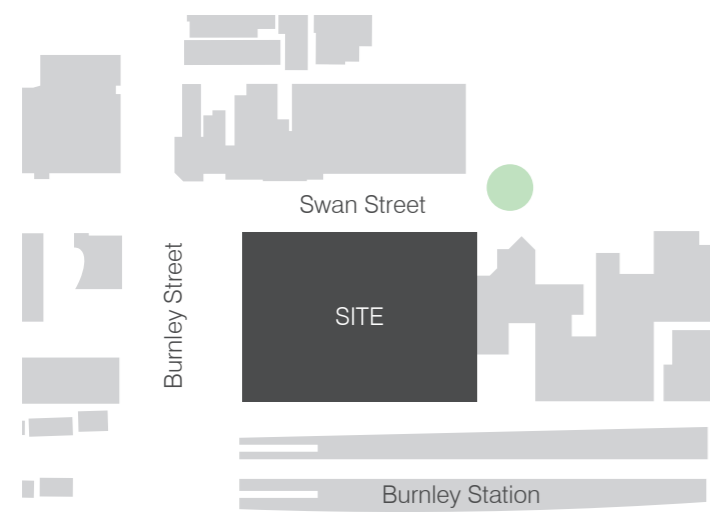
The corner of Swan and Burnley Street facing South East





# Views

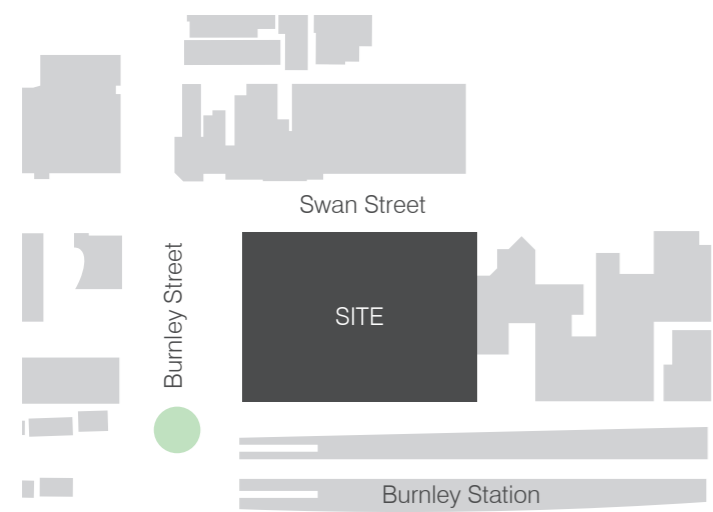
## Swan Street facing South West





# Views

## Burnley Overpass Looking North





## General Notes and Clarifications

### Assumptions

Planning Gross Floor Area is defined as the total floor area of a building above ground, measured from the outside of external walls or the centre of party walls, and includes all roofed areas as stated in DDO10. A parapet height of 1200mm has been assumed at the top of the building and included in the overall building height.

Total Building Height means the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the building, except for non-habitable architectural features not more than 3000mm in height and building services setback at least 3000mm behind the facade.

### Tower - Commercial (typical)

Gross Floor Area (GFA) is calculated in accordance with the Property Council of Australia (PCA) guidelines.

GFA = FECA + UCA based on single line drawing

Unenclosed Covered Area (UCA) - "The sum of all unenclosed covered areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside the building(s), usable space under the building(s), unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full weight walls. The UCA is computed by measuring from the inside face of any enclosing walls, balustrades or supports, but excludes connecting or isolated covered ways, and eaves, overhangs, sun shading, or awnings unless they relate to clearly defined trafficable covered areas.."

Fully Enclosed Covered Area (FECA) - 'The sum of all fully enclosed and covered building areas at all floor levels, including: basements (except unexcavated portions), garages, floored roof spaces and attics, penthouses, enclosed porches and attached enclosed

covered ways, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building. The FECA is computed by measuring from the normal inside face of exterior walls, ignoring any projections such as plinths, columns or piers. It excludes open courts, light wells, connecting or isolated covered ways, and net open areas of upper portions of rooms, lobbies, halls, and interstitial spaces etc which extend through the storey being computed.'

Net Lettable Area (NLA) is calculated in accordance with the Property Council of Australia (PCA) guidelines as defined in 'PCA Method of Measurement for Lettable Area - Commercial'. It is calculated by measuring from the internal finished surfaces of permanent internal walls and the internal finished surfaces of the dominant portions of the permanent outer building walls.

Gross Lettable Area - Retail (GLAR) - "The aggregate of floor space contained within a tenancy using the following rules: External Building Walls / Fire Passage Walls / Service Passage Walls / Standard & Service Facility Walls - measure from internal finished surface of dominant portion of those walls.

Nominal Ground Level typical floor-to-floor (lobby or retail) = 5000mm.

Nominal typical floor-to-floor (above ground) = 3850mm.







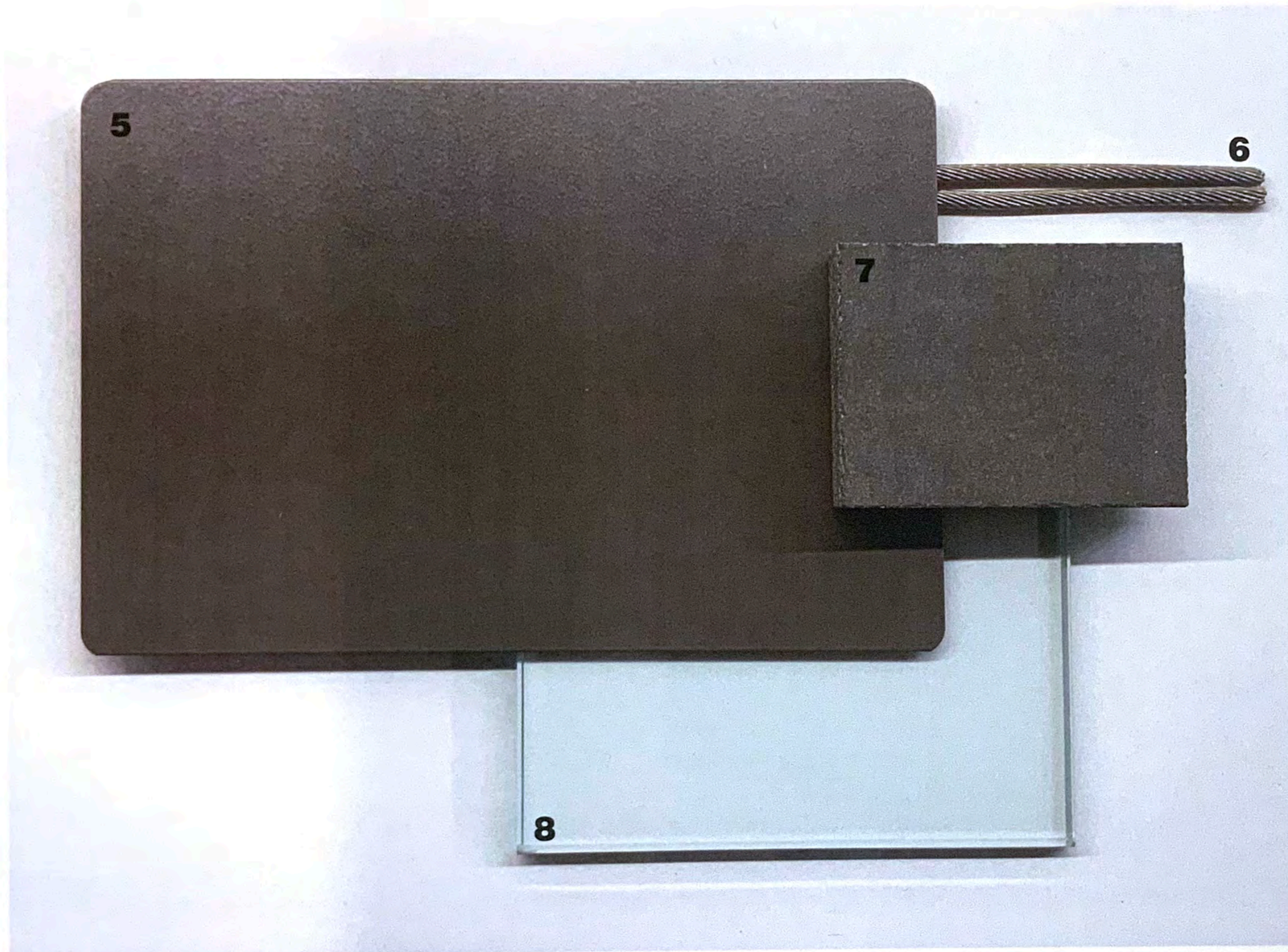
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# 480 Swan Street, Richmond

## Finishes Board 02

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FT01a	Glazed curtain wall system Type 1 - Intergrated Express Mullion	Glazing Sample as submitted on 21/02/2020
FT01b	Glazed curtain wall system Type 2 - Articulated Facade System	Glazing Sample as submitted on 21/02/2020
FT02	Grey Powdercoated Coloured Aluminium Metal	Sample 01 of Finishes Board submitted on 21/02/2020
FT03a	Grey Powdercoated Coloured Aluminium Perforated Facade System	Sample 01 of Finishes Board submitted on 21/02/2020
FT03b	Grey Powdercoated Coloured Aluminium Horizontal Louvre Screen Facade System	Sample 01 of Finishes Board submitted on 21/02/2020
FT04	Grey/Brown Brick with natural finish	Sample 03 of Finishes Board submitted on 21/02/2020
FT05	GRC or similar cladding panel system with a textured finish	Sample 04 of Finishes Board submitted on 21/02/2021
FT06	Glass Shop Front	Sample 08 of this Finishes Board
FT07	Stainless Steel Wire Screen for Landscape	Sample 06 of this Finishes Board
FT08	Aluminium Click on Batten or similar	Sample 02 of Finishes Board submitted on 21/02/2021
FT09	Precast concrete wall	Sample 07 of this Finishes Board
FT10	Glazed curtain wall	Glazing Sample as submitted on 21/02/2020
BL01	Metal Balustrade	Sample 05 of this Finishes Board
LV01	Grey Powdercoated Coloured Aluminium Horizontal Louvres	Sample 05 of this Finishes Board