



The Griffin

CANBERRA

PUBLIC CONSULTATION

BLOCK 8 and 11, SECTION 3 PARKES
CANBERRA

19 NOVEMBER 2019



may + russell



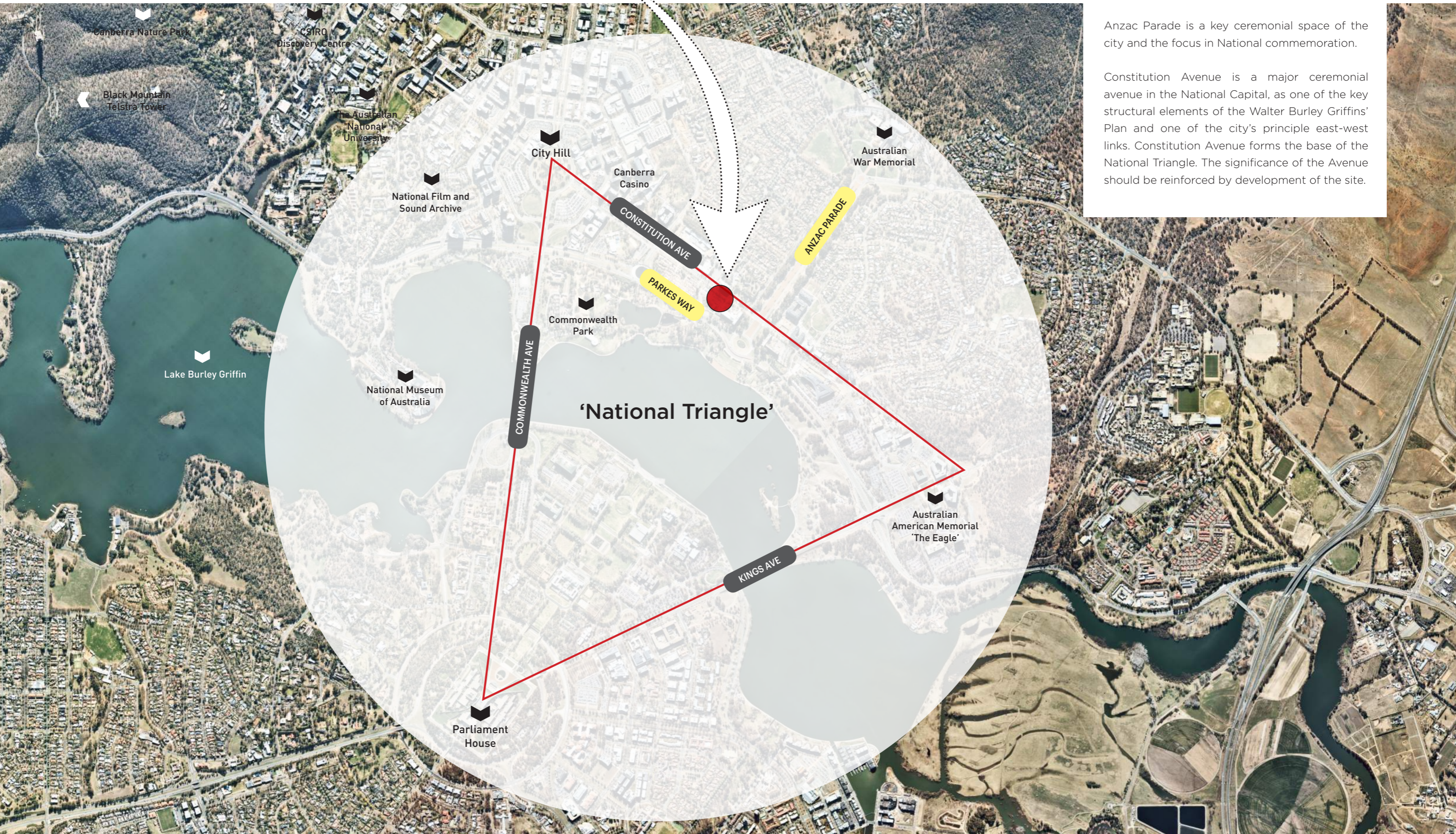
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Location + Context

Site Location + Context

● Subject Site: Block 8 and 11 , Section 3 Parkes, Canberra



The subject site is located near the intersection of Anzac Parade and Constitution Avenue in Parkes, Australian Capital Territory. The site is at the southern end of Anzac Parade and is bounded by Constitution Avenue and Parkes Way.

Anzac Parade is a key ceremonial space of the city and the focus in National commemoration.

Constitution Avenue is a major ceremonial avenue in the National Capital, as one of the key structural elements of the Walter Burley Griffins' Plan and one of the city's principle east-west links. Constitution Avenue forms the base of the National Triangle. The significance of the Avenue should be reinforced by development of the site.

Constitution Avenue + Anzac Parade Precinct



Subject Site: Block 8 and 11, Section 3 Parkes, Canberra

National Triangle

Constitution Avenue + Anzac Parade Precinct

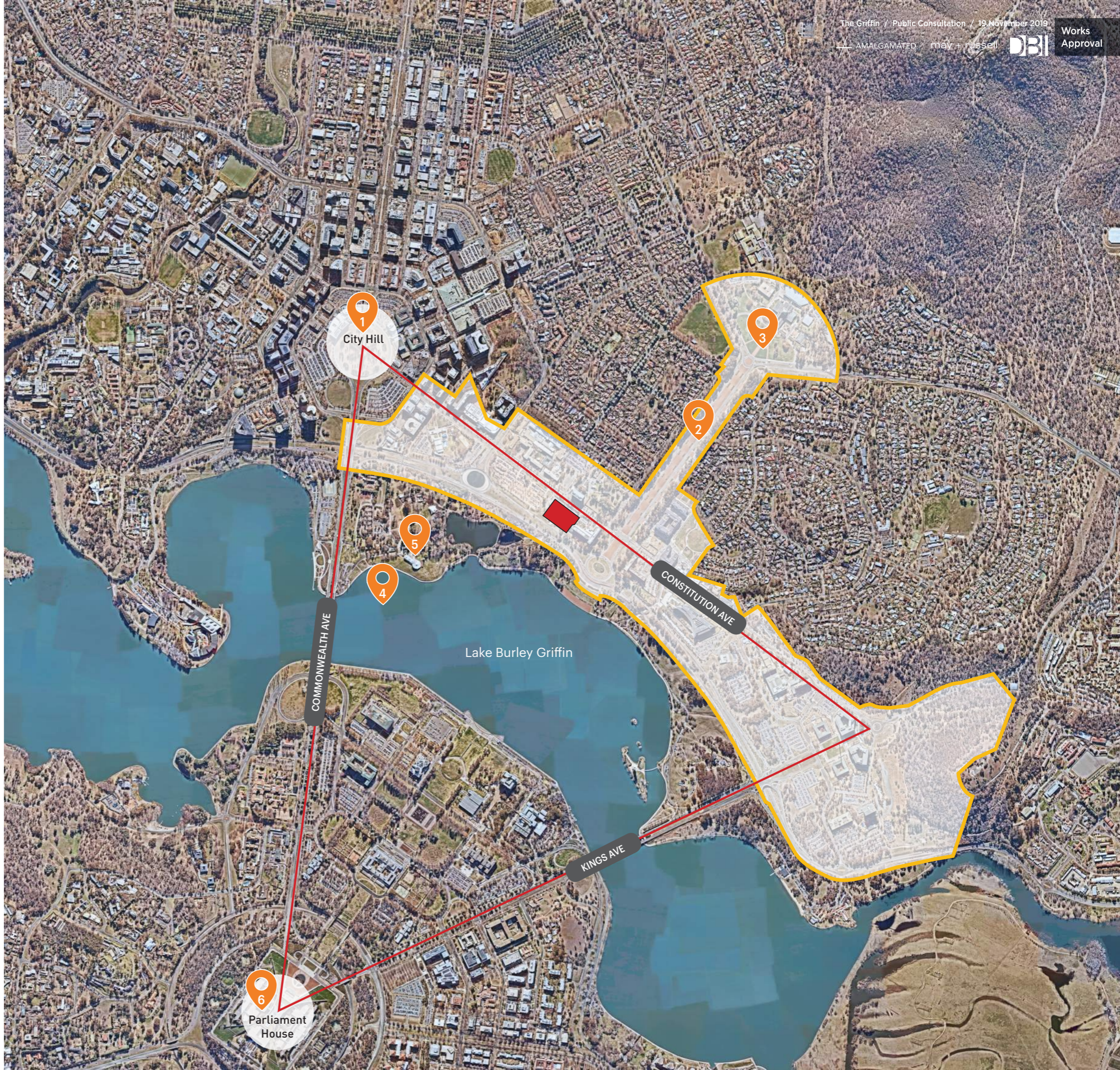
1. City Hill
2. Anzac Parade + Memorials
3. Australian War Memorial
4. Captain Cook Memorial Jet
5. National Capital Exhibition
6. Parliament House

The Constitution Avenue and Anzac Parade Precinct comprises the land between Constitution Avenue and Parkes Way, the Russell apex of the National Triangle, Anzac Parade and the Australian War Memorial, and various sites to the north of Constitution Avenue.




Sites on Constitution Avenue are developed in accordance with their national significance, as part of Griffin's National Triangle.

Objectives:

- Establish Constitution Avenue as a diverse and active grand boulevard lined with shops, cafes and a mix of commercial, entertainment and residential uses.
- Establish Constitution Avenue as a prestigious address for National Capital Uses.
- Link education and high tech employment clusters located in the corridor between the Australian National University and the Canberra International Airport.
- Complete the base of the National Triangle.
- Support Constitution Avenue with an integrated transport system and mix of land uses contributing to the life of the National Triangle.



Anzac Park West

-  National Triangle
-  Constitution Avenue + Anzac Parade Precinct
-  Anzac Park West

Anzac Park West is located within Constitution Avenue and Anzac Parade Precinct.

The development proposal is impacted by the 'Detailed Conditions of Planning, Design and Development' from the National Capital Authority.

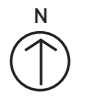


Subject Site

- Subject Site: Block 8 and 11, Section 3 Parkes, Canberra
- △ National Triangle
- Constitution Avenue + Anzac Parade Precinct
- Anzac Park West

Block 8 and 11 Section 3 Parkes		
Site Area		
Block 8	=	13,517m ²
Block 11	=	1,674m ²
Total	=	15,191m ²

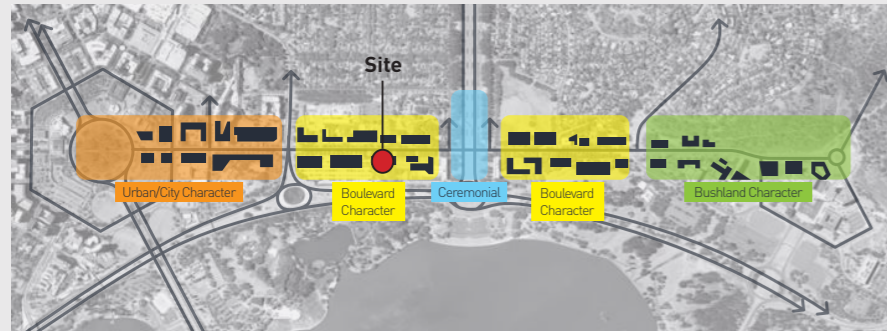
1. City Hill
2. Anzac Parade + Memorials
3. National Capital Exhibition
4. Stage 88
5. Commonwealth Park
6. Canberra Olympic Pool & Health Club
7. Rond Terrace
8. Kings Park (includes Blundells Cottage)
9. St John's Church & Graveyard
10. 'C5' Development Site
11. Canberra Institute of Technology
12. 'Section 3 Parkes' Development Site
13. Ben Chifflly Building



Planning Strategies + Outcomes

STREET CHARACTER

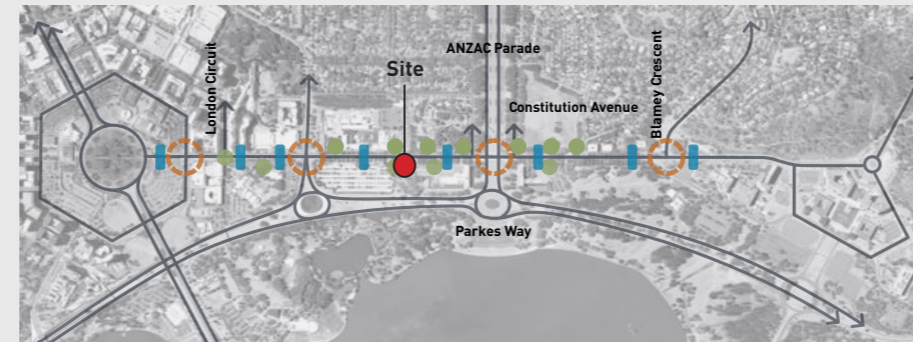
The evolving patterns of activity, land use and landscape form on Constitution Avenue, will be experienced as five areas of distinct character within the street as a whole. In considering development options, those involved will be expected to respond to the street character within their design proposals.



- KEY**
Future Development Character
 ■ Anticipated future development along street edge

INTERSECTIONS

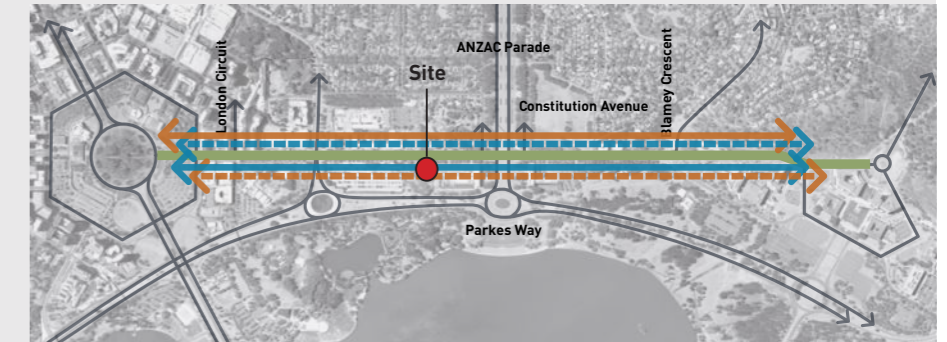
Over time, Constitution Avenue will be punctuated by an increased pattern of intersections, driveways and crossings. Where feasible, traffic management arrangements should be consolidated at strategic locations to strengthen the rhythm and permeability of the street. Entries, exits and crossings should be developed as integrated urban elements within the evolving street fabric.



- KEY**
Linear and Cross Movement
 ○ Signalised Shared path north-side, cycleway and pedestrian paths connect at intersection south-side
 ● Non-signalised Shared path north-side, cycleway and pedestrian paths remain separate side
 + Indicative mid-block crossings Increasing north-south permeability for pedestrians and cyclists

PUBLIC REALM ELEMENTS

The public realm is defined by the paths and spaces between the buildings on the street. These elements provide the basis for the street's emerging structure and character, which will vary notably between the north and south side of the street.



- KEY**
Public realm elements
 — Public realm setback – typically 6.5m – allows for separation and activation of space
 — Separated shared path north-side – width 2.5m – allows for activation along frontages
 — Dedicated bi-directional off-street cycleway south-side – width 3.0m – allows for efficiency of movement
 — Separated pedestrian shared path south-side – width 2.5m – provides safe walking environment
 — Central median – allowing for turning lanes, street trees, street lighting and bike parking

MOVEMENT

Constitution Avenue is 2.5km in length, and possesses a varying rhythm of intersections, pedestrian crossings and service roads. The current and anticipated patterns of movement need to be catered for in any proposed change, to optimise access and minimise disruption, both along and across the corridor. The opportunity for people to cross the street should be prioritised and encouraged at regular intervals through appropriate detailed design.



- KEY**
Linear and Cross Movement
 ← High pedestrian movement and connections
 → Moderate pedestrian movement and connections
 ← Minor pedestrian movement and connections
Note: Movement and connection based on anticipated land uses and activity nodes

PUBLIC TRANSPORT

Constitution Avenue will continue to play a key role in the operation of Canberra's public transport network. Opportunities for public transport priority must be retained in any changes.



- KEY**
Future public transport
 ■ Potential for two-lane dedicated busway along Constitution Avenue
 ■ Future city transit connection, connecting to Constitution Avenue
 ■ Future city-airport connection

ACTIVATION OF PUBLIC DOMAIN

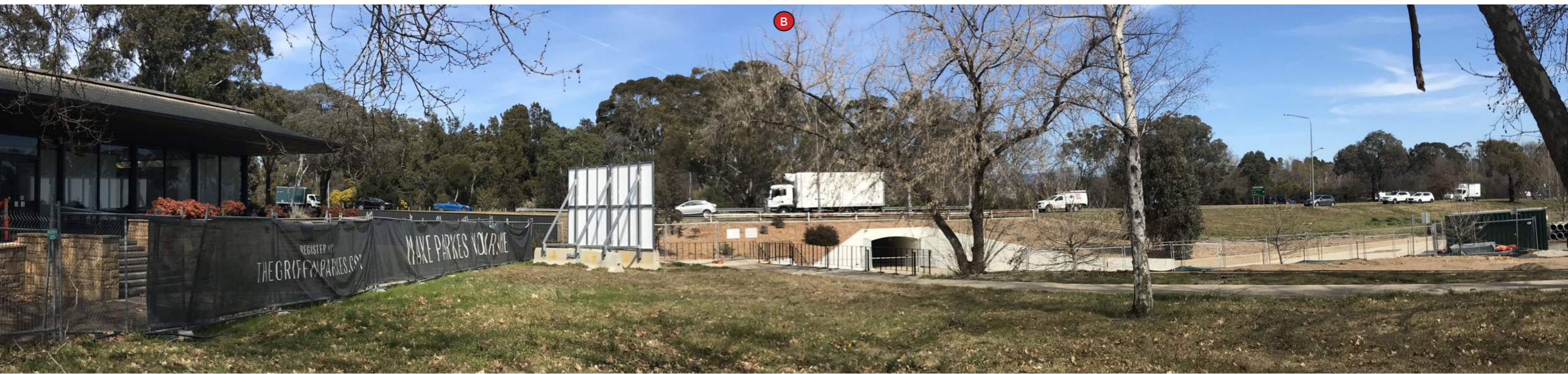
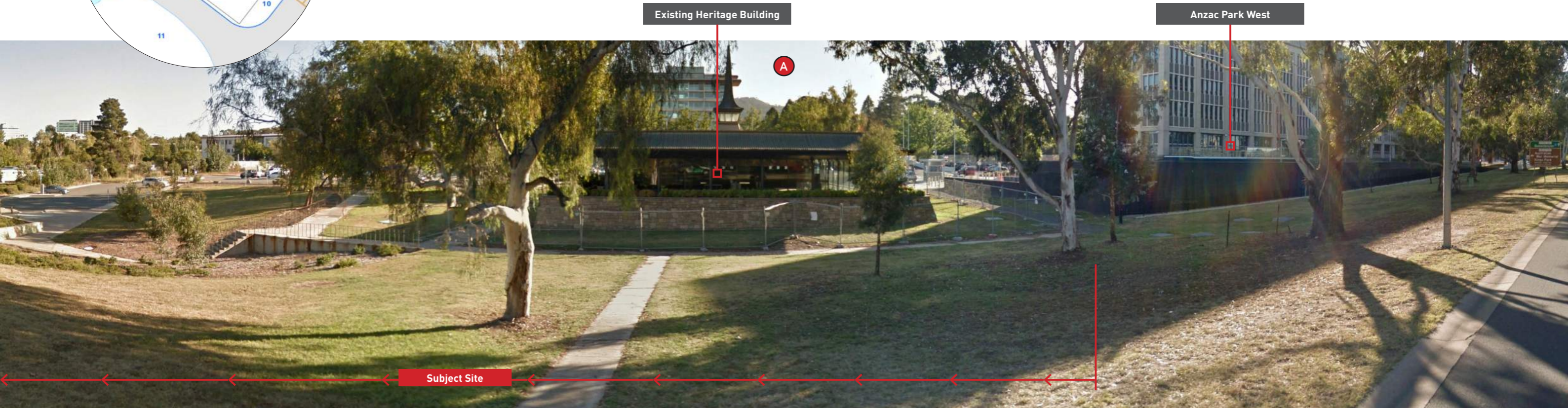
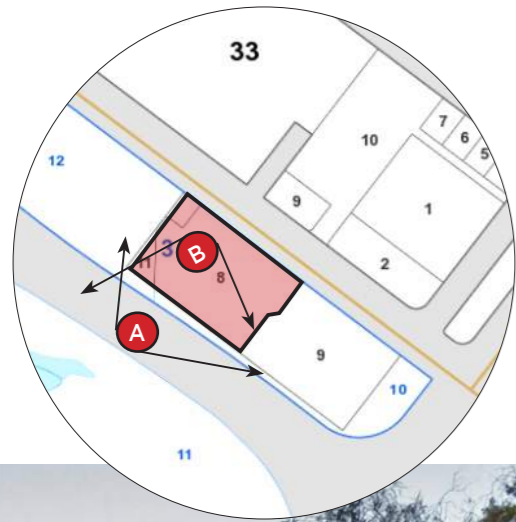
The activity levels and hours of use along sections of the street is anticipated to vary considerably due to land use, tenancy and building design. A mix of land uses is encouraged to activate the street throughout the day, which should be supported by the design of built form and streetscape elements.



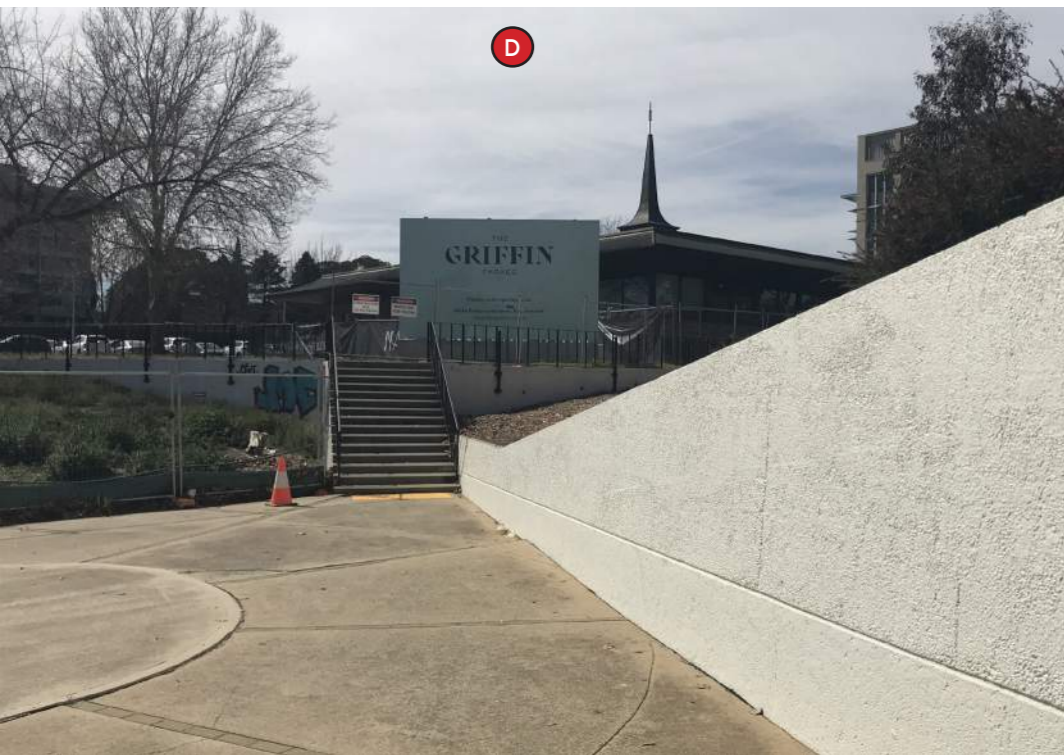
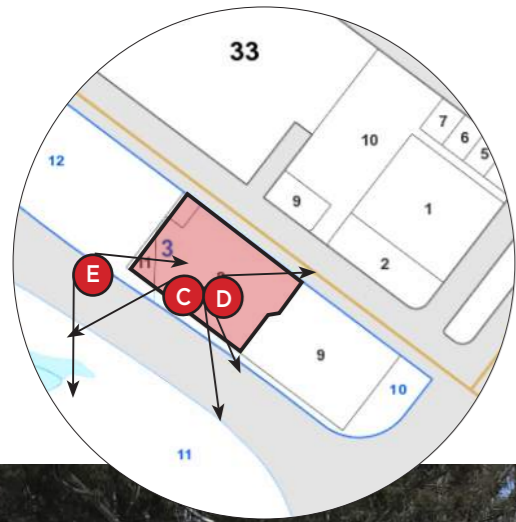
- KEY**
Land use and street activation
 ■ Activated street edge condition
 ■ Semi-activated street edge condition
 ■ Minor activation of street edge condition
Note: Edge activation based on existing and anticipated future land uses and density patterns.

Site Analysis

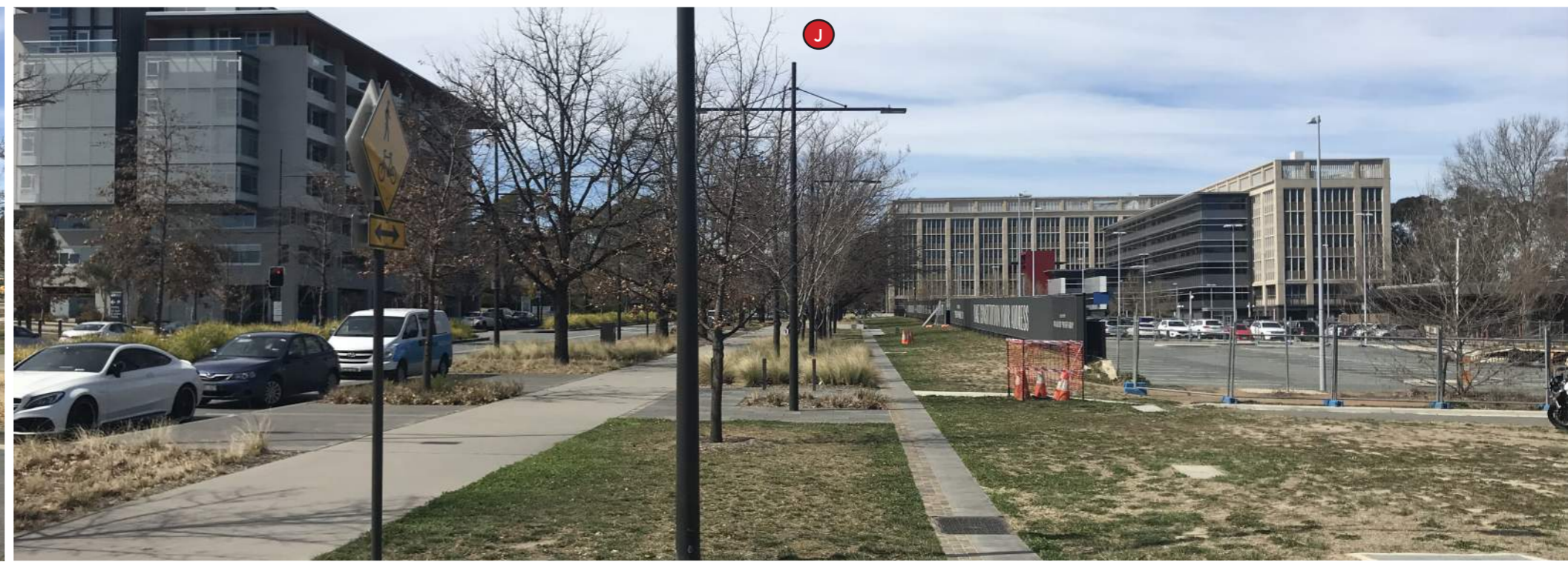
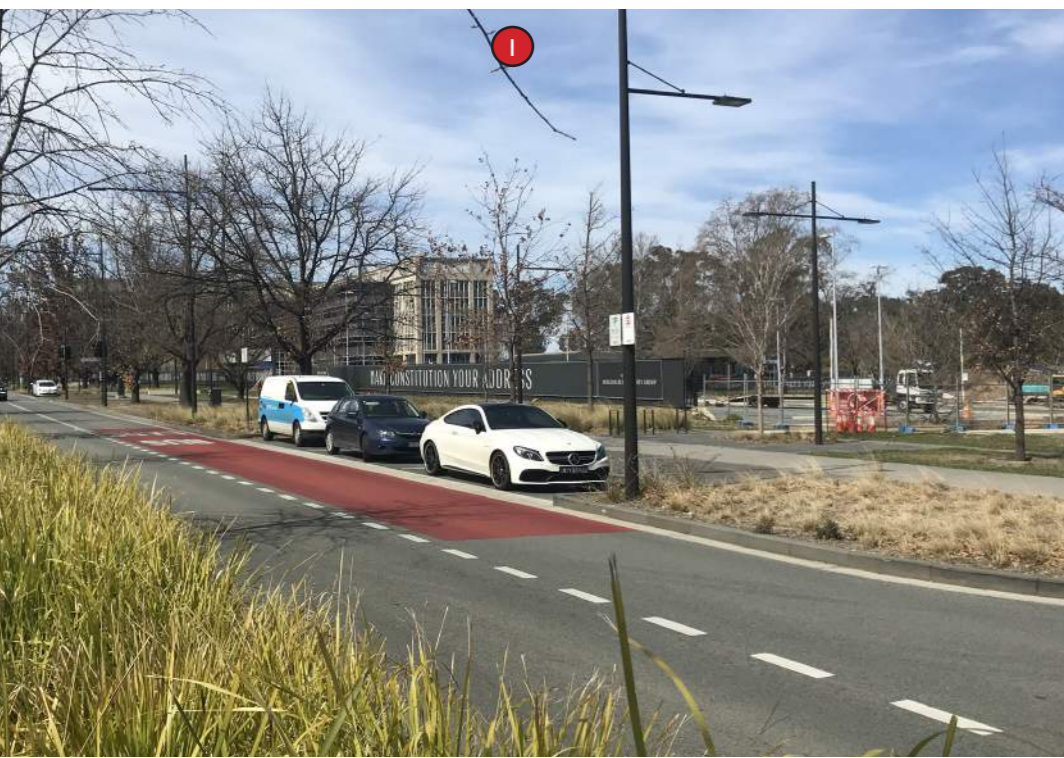
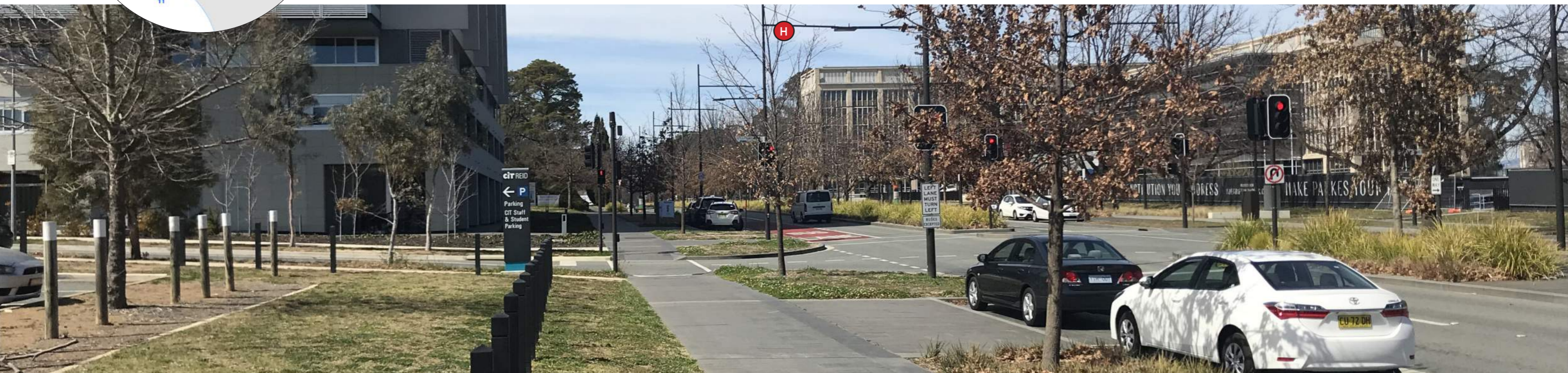
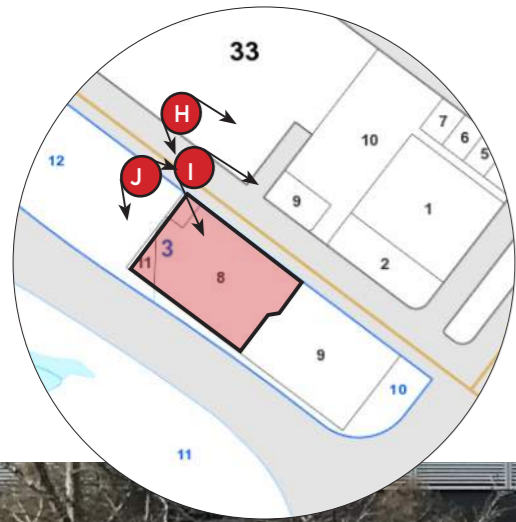
Site Photographs - Parkes Way Context



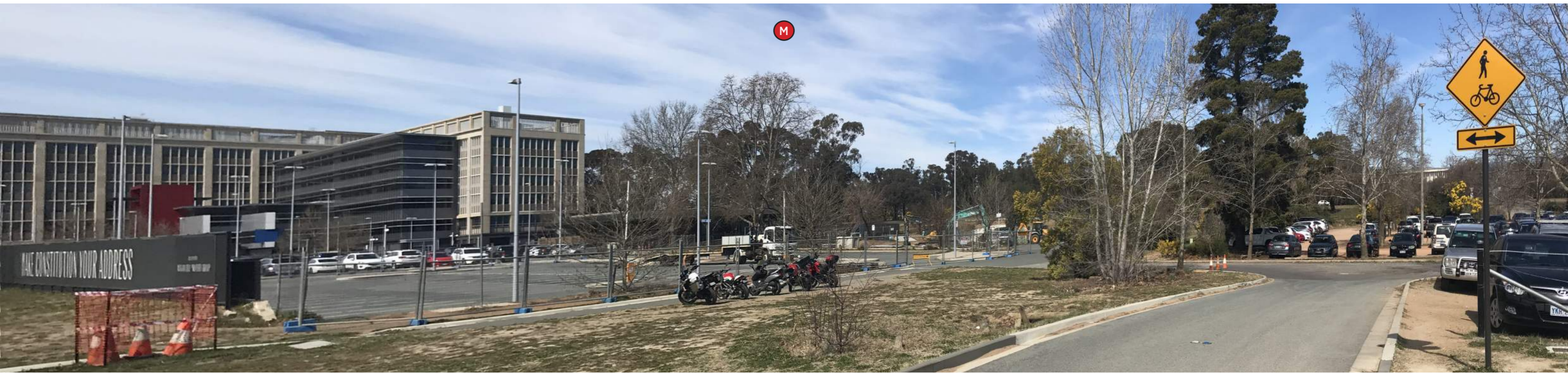
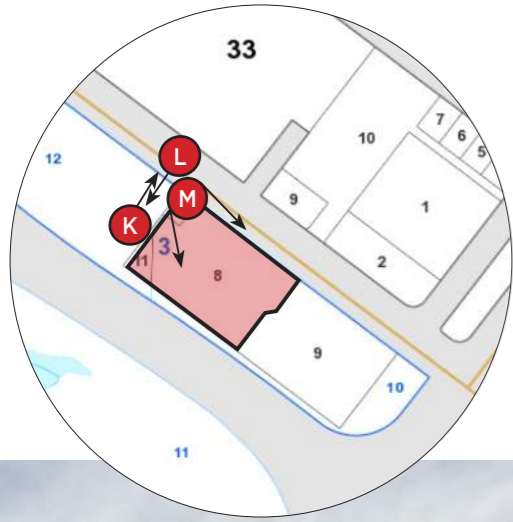
Site Photographs - Parkes Way Context



Site Photographs - Constitution Avenue Context



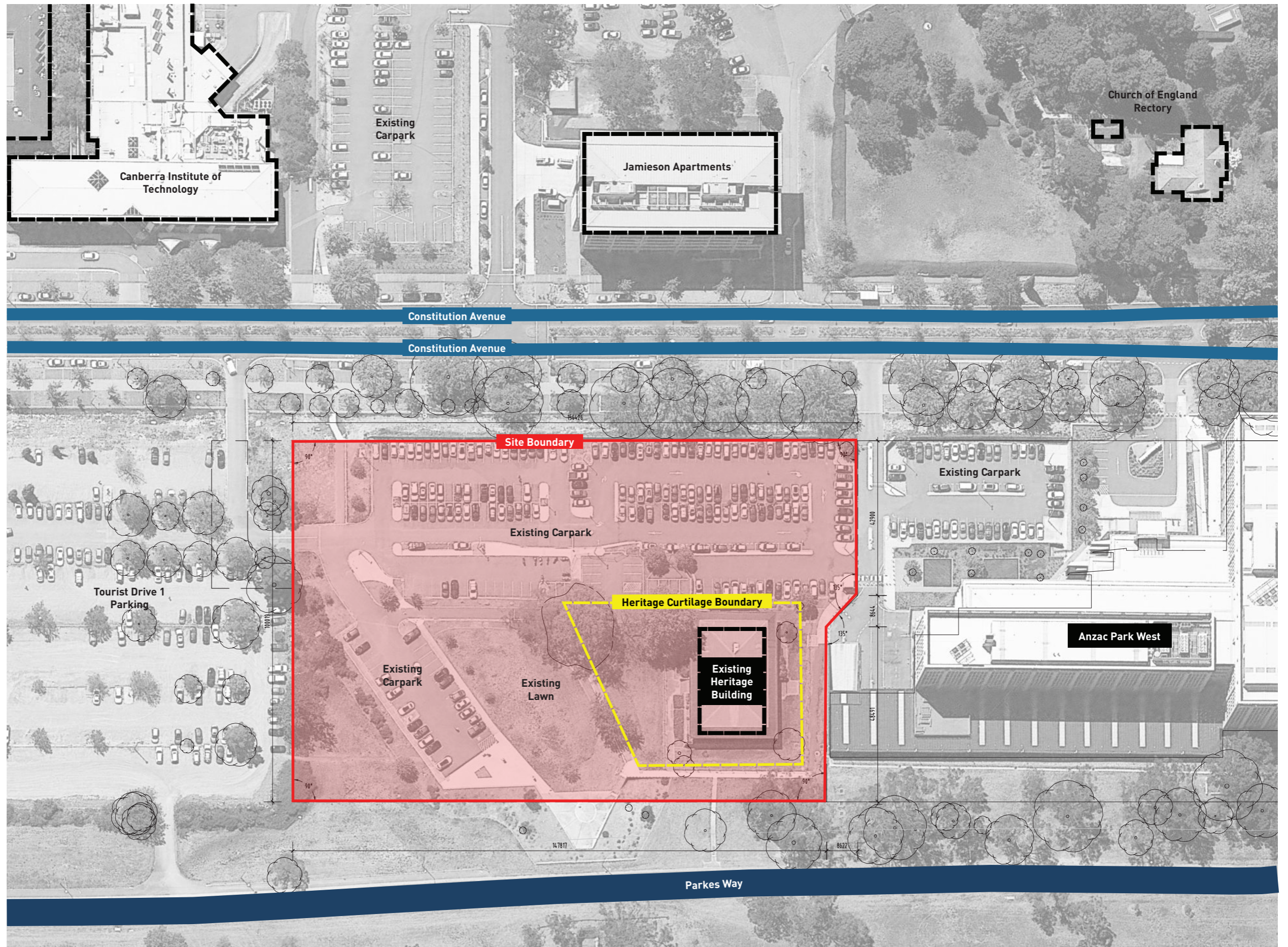
Site Photographs - Site Context



Site Analysis - Detailed Survey

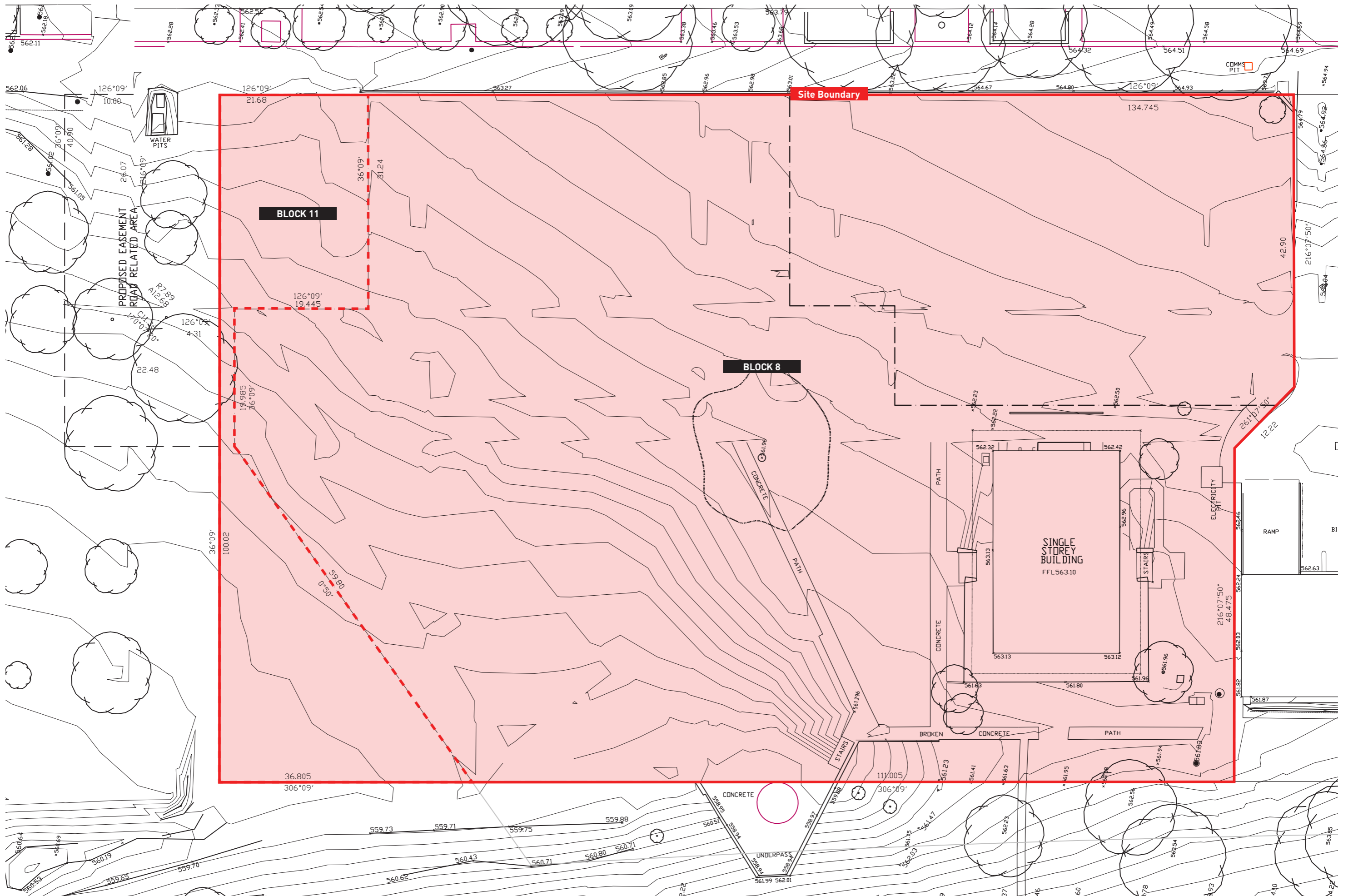
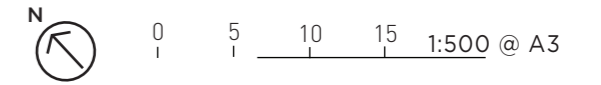


- Subject Site
- Major Roads
- Primary Vehicle Connection (Site Access)



Site Analysis - Detailed Survey

Subject Site



PROPOSED EASEMENT
RELAT. RELATED AREA

BLOCK 11

BLOCK 8

SINGLE STOREY BUILDING
FFL 563.10

Site Boundary

WATER PITS

CONCRETE

PATH

CONCRETE

BROKEN CONCRETE

PATH

STAIRS

CONCRETE

UNDERPASS

ELECTRICITY PIT

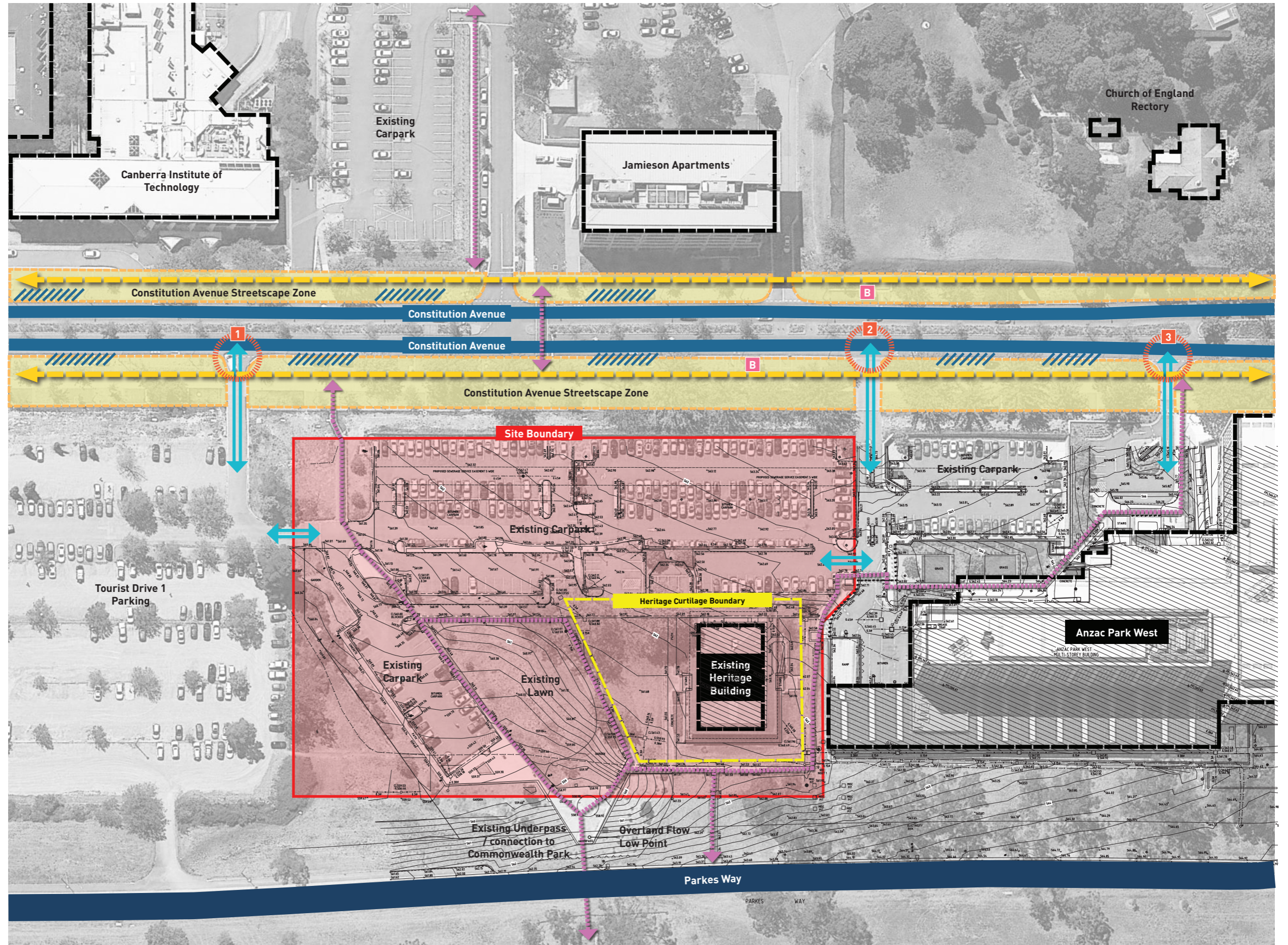
RAMP

BI

Site Analysis - Pedestrian + Vehicle Circulation



- Subject Site
- Major Roads
- Primary Vehicle Connection (Site Access)
- ▨ On Street Parking
- ⊙ Vehicle Access Points
- 1 Site Access
- 2 Carpark Access
- 3 Adjacent Site Access
- ↔ Vehicle Access
- ▨ Constitution Avenue Streetscape Zone
- ➔ Primary Pedestrian / Cyclist Connection
- ➔ Pedestrian Connections
- B Bus Stop

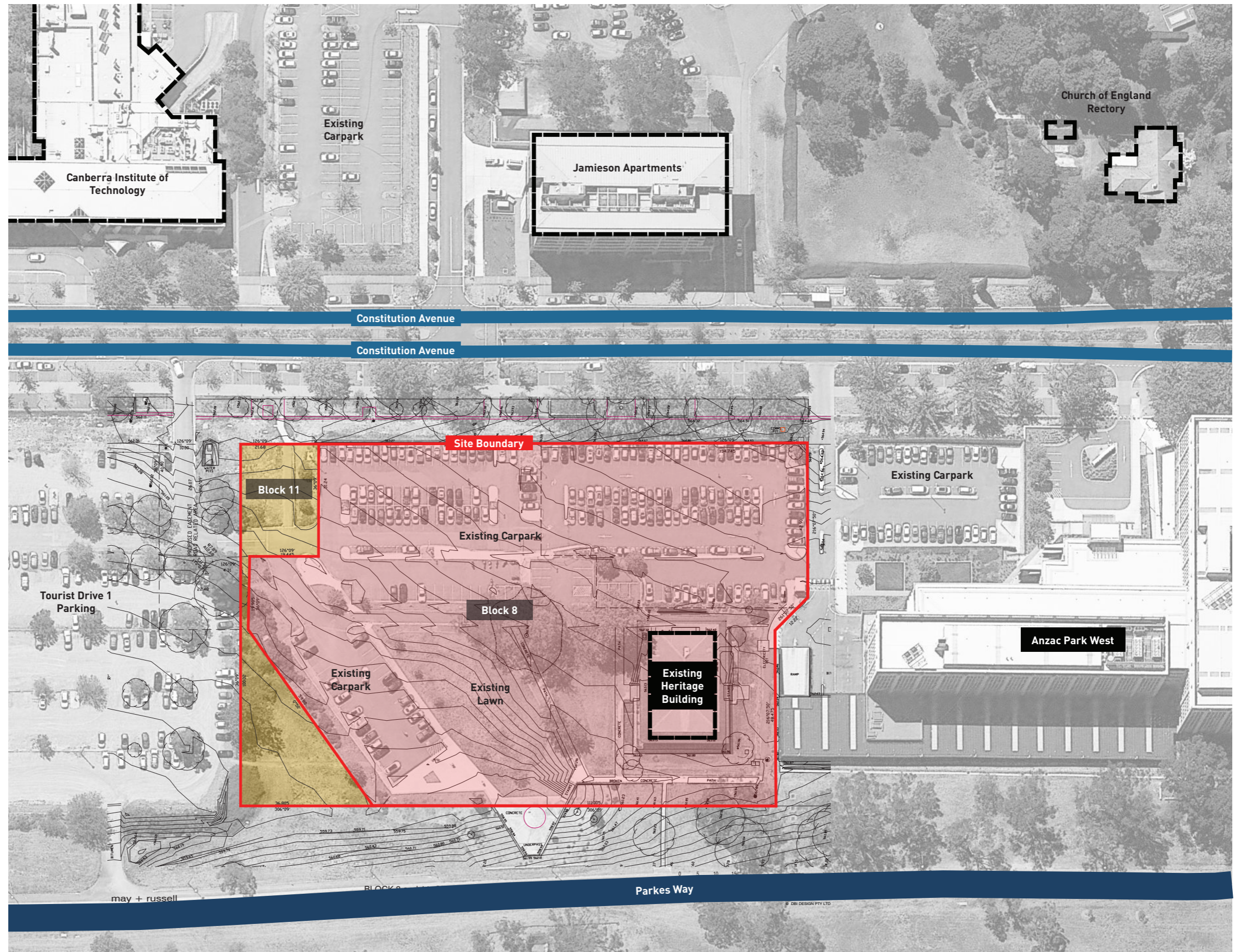


Additional Land Acquisition Plan



- Site Boundary
- Block 11
- Block 8

Block 8 and 11 Section 3 Parkes	
Site Area	
Block 8	= 13,517m ²
Block 11	= 1,674m ²
Total	= 15,191m²



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BLOCK 8 Parkes Way

DBI DESIGN PTY LTD

Site Analysis - Opportunities + Constraints



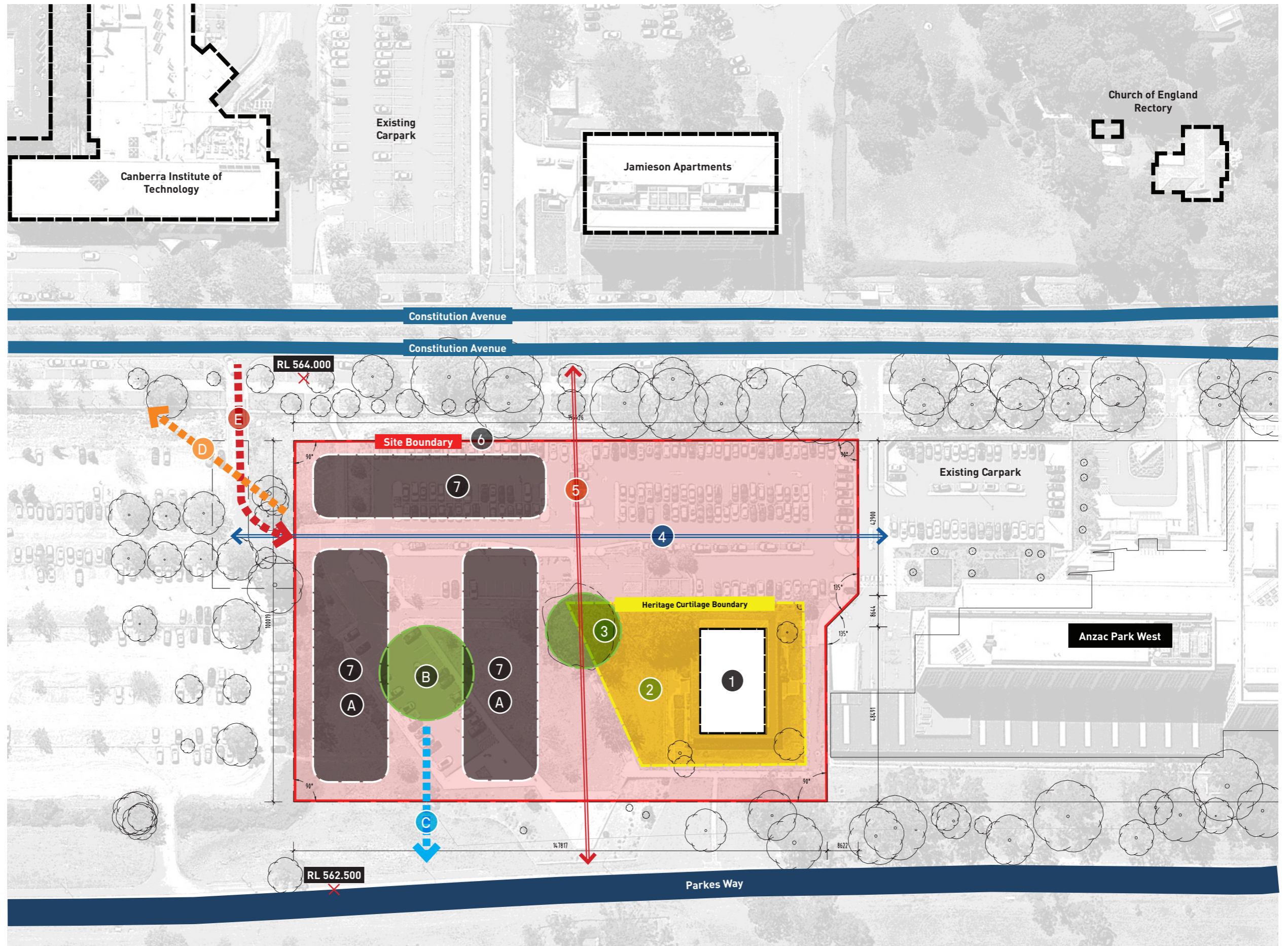
Subject Site

CONSTRAINTS

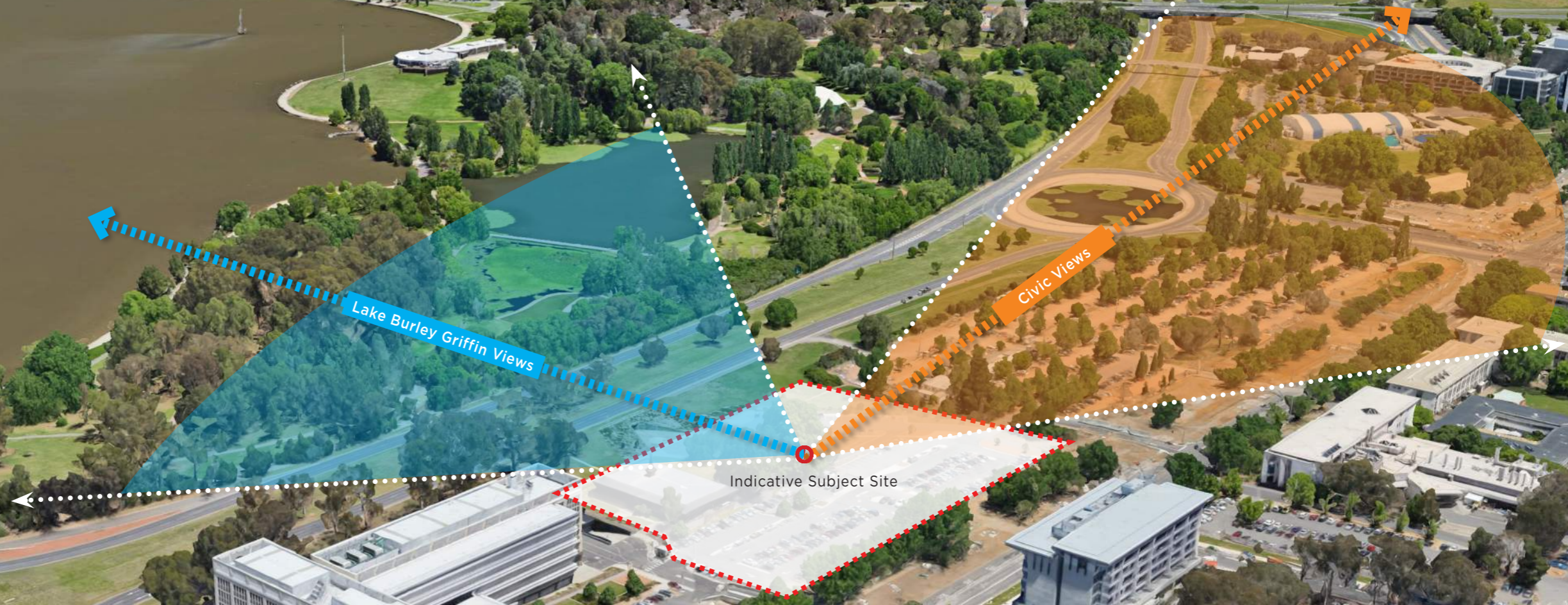
1. Heritage Building
2. Setback and landscape surrounding the heritage building
3. Existing tree
4. Internal road
5. Pedestrian connection and vista
6. Building form to address and define Constitution Avenue
7. 25m Max. Building Height from set levels

OPPORTUNITIES

- A. Potential Building Form Envelopes
- B. Private Open Space
- C. Lake Burley Griffin Views
- D. Civic Views
- E. Vehicular Access to Site



Site Analysis -Views

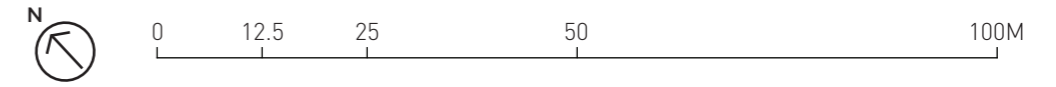


Indicative Subject Site

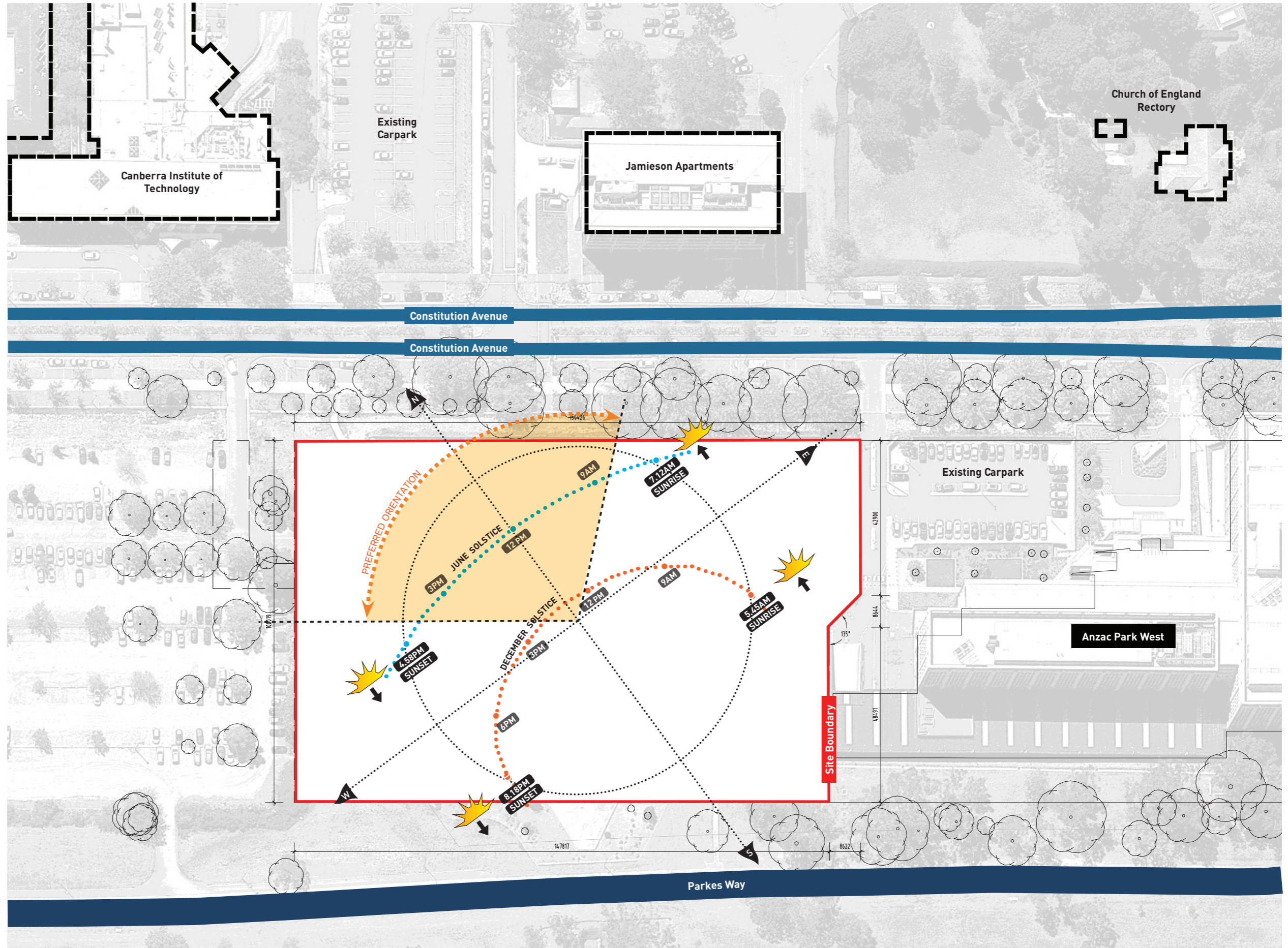
Lake Burley Griffin Views

Civic Views

Site Analysis - Solar



- Subject Site
- June Solstice
- December Solstice

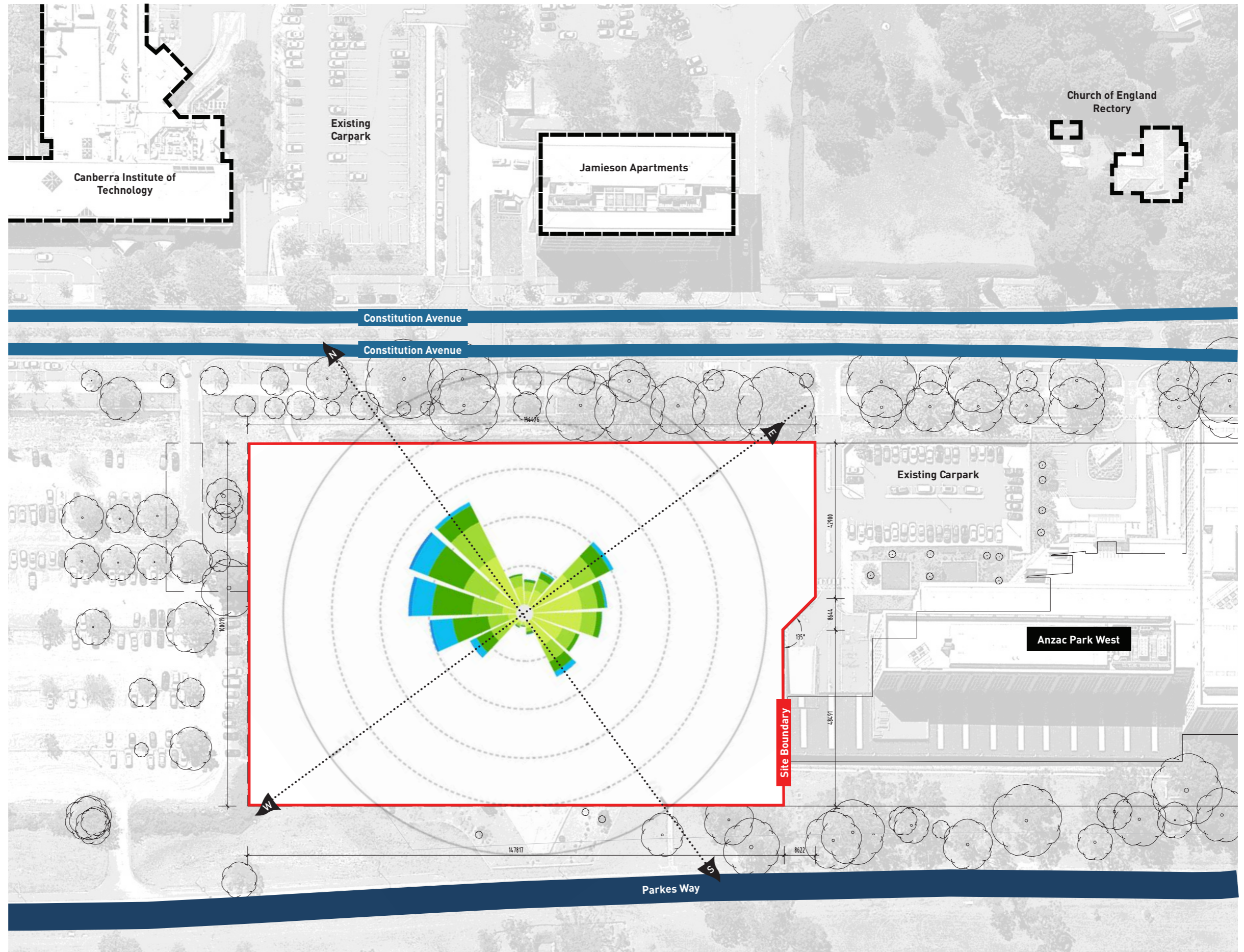
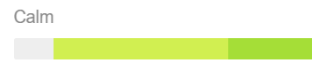


Site Analysis - Wind



Subject Site

Canberra International Airport Wind Rose Annual (5 Year Average)



Architectural Design Intent

Architectural Intent

Overall Concept Plan Ground Level

Legend

1. Vehicle access
2. Internal roadway
3. Raised crossing
4. Internal roadway / shared zone with traffic calming treatments to create a pedestrian oriented environment
5. Parking bays
6. Vehicle access to basement
7. Internal street trees
8. Existing Constitution Avenue streetscape - includes 3m wide cycle way, existing avenue trees, landscaped, paved & seating zones
9. Existing bus stop
10. Proposed 3m wide pedestrian path (To meet Constitution Ave Public Realm Handbook requirements)
11. Commercial tenancies entry forecourt & activated frontages to Constitution Avenue streetscape
12. Lobby forecourt / pedestrian arrival plaza
13. Shared way - strategic pedestrian/cycle connection to Commonwealth Park
14. Underpass connection /overland flow low point
15. Lawn area
16. Proposed new ramp access to Heritage Building
17. Proposed new stairs & retaining walls
18. Existing trees retained
19. Level 1 recreation terrace - includes: lawn terrace, lounge decks, seating areas.
20. Private residents courtyards - includes: screen walls/fencing, planters, paved areas
21. Griffin Legacy Walk and Potential location for heritage plaques



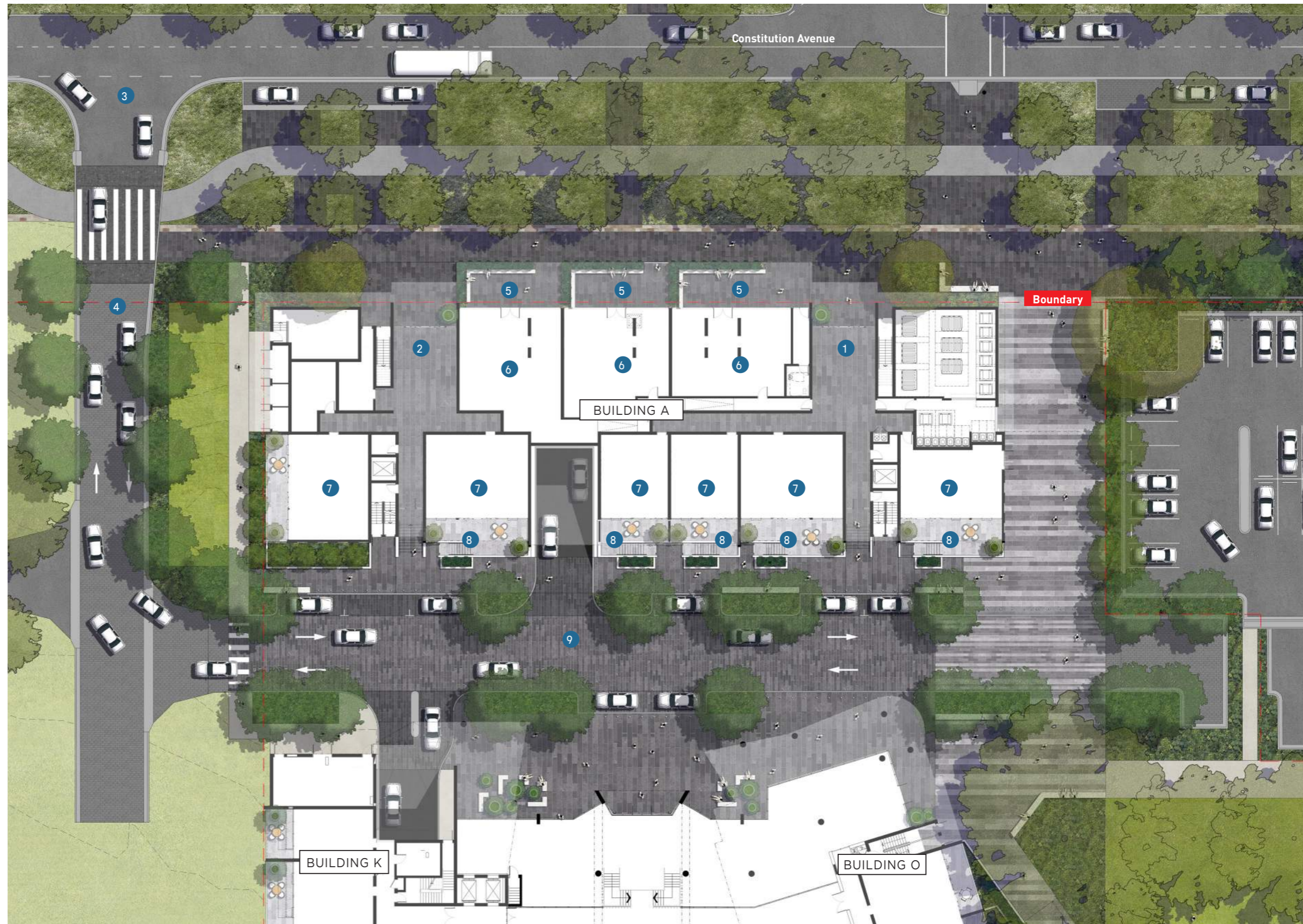
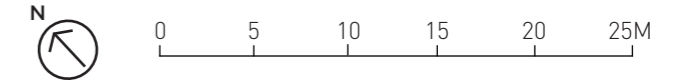
Architectural Intent

Detail Zoom-In

Building A

Ground Level

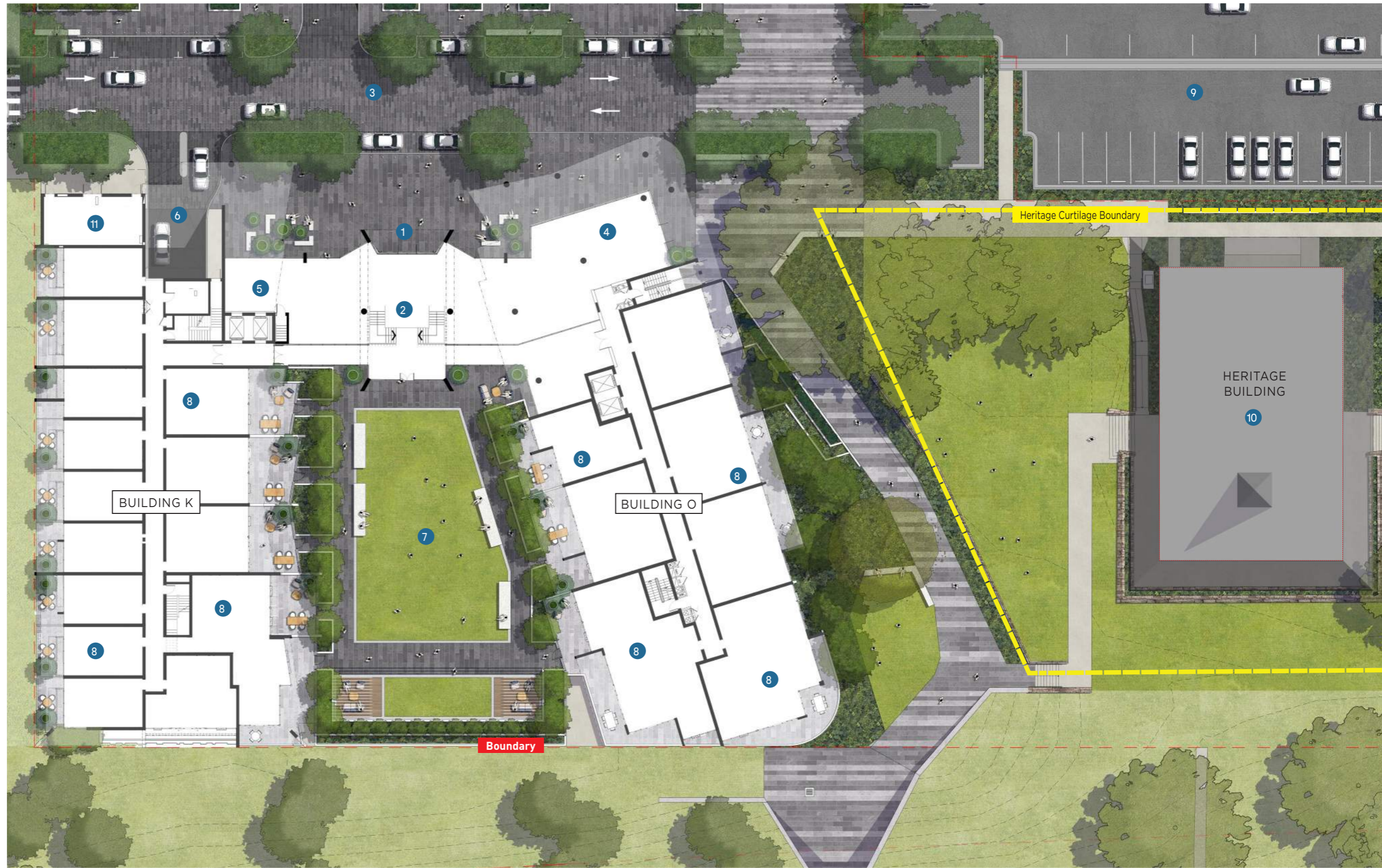
1. Building A Residential Lobby East Lobby forecourt / pedestrian arrival plaza
2. Building A Residential Lobby West Lobby forecourt / pedestrian arrival plaza
3. Vehicle access
4. Internal roadway
5. Commercial tenancies entry forecourt & activated frontages to Constitution Avenue streetscape
6. Commercial Tenancies
7. Residential Apartments
8. Private residents courtyards - includes: screen walls/fencing, planters, paved areas
9. Internal roadway / shared zone with traffic calming treatments to create a pedestrian oriented environment



Architectural Intent

Detail Zoom-In Building K+O Ground + Level 1

- 1. Lobby Forecourt / Pedestrian Arrival Plaza
- 2. Atrium
- 3. Internal Roadway / shared zone with traffic calming treatments to create a pedestrian oriented environment
- 4. Building O Lobby
- 5. Building K Lobby
- 6. Vehicle Access to Basement
- 7. Central Lawn Space / Landscape Roof Terrace
- 8. Apartments
- 9. Existing Carpark
- 10. Heritage Building
- 11. Sub Station



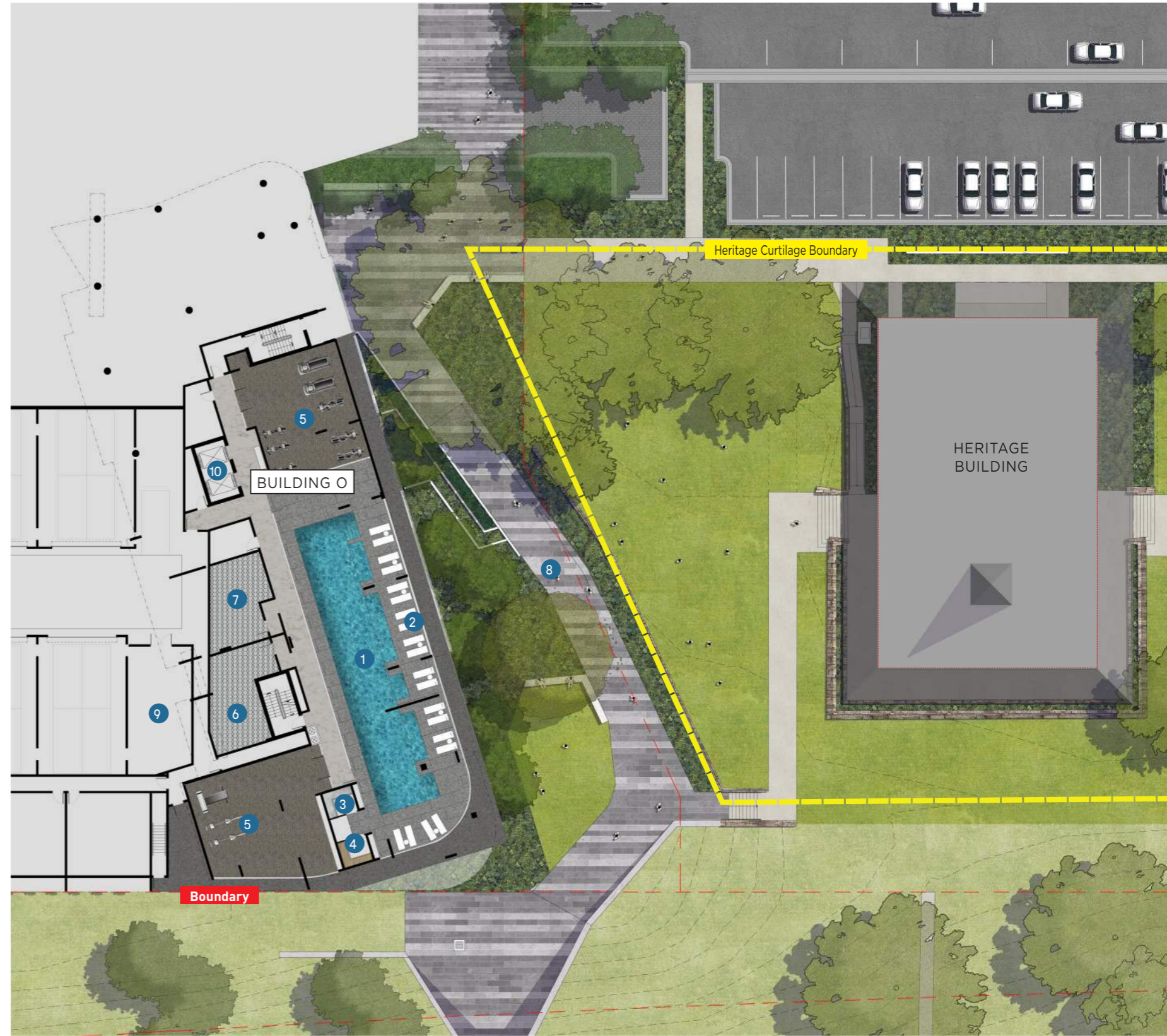
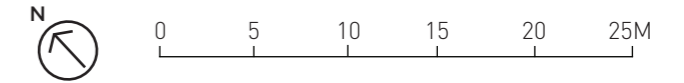
Architectural Intent

Detail Zoom-In

Building K+O

Lower Ground Level

- 1. 25m Lap Pool
- 2. Pool Deck
- 3. Sauna
- 4. Steam Room
- 5. Gym
- 6. Male Amenities
- 7. Female Amenities
- 8. Proposed Shared Way / Pedestrian + Cycle Link to Commonwealth Park
- 9. Plant
- 10. Lifts



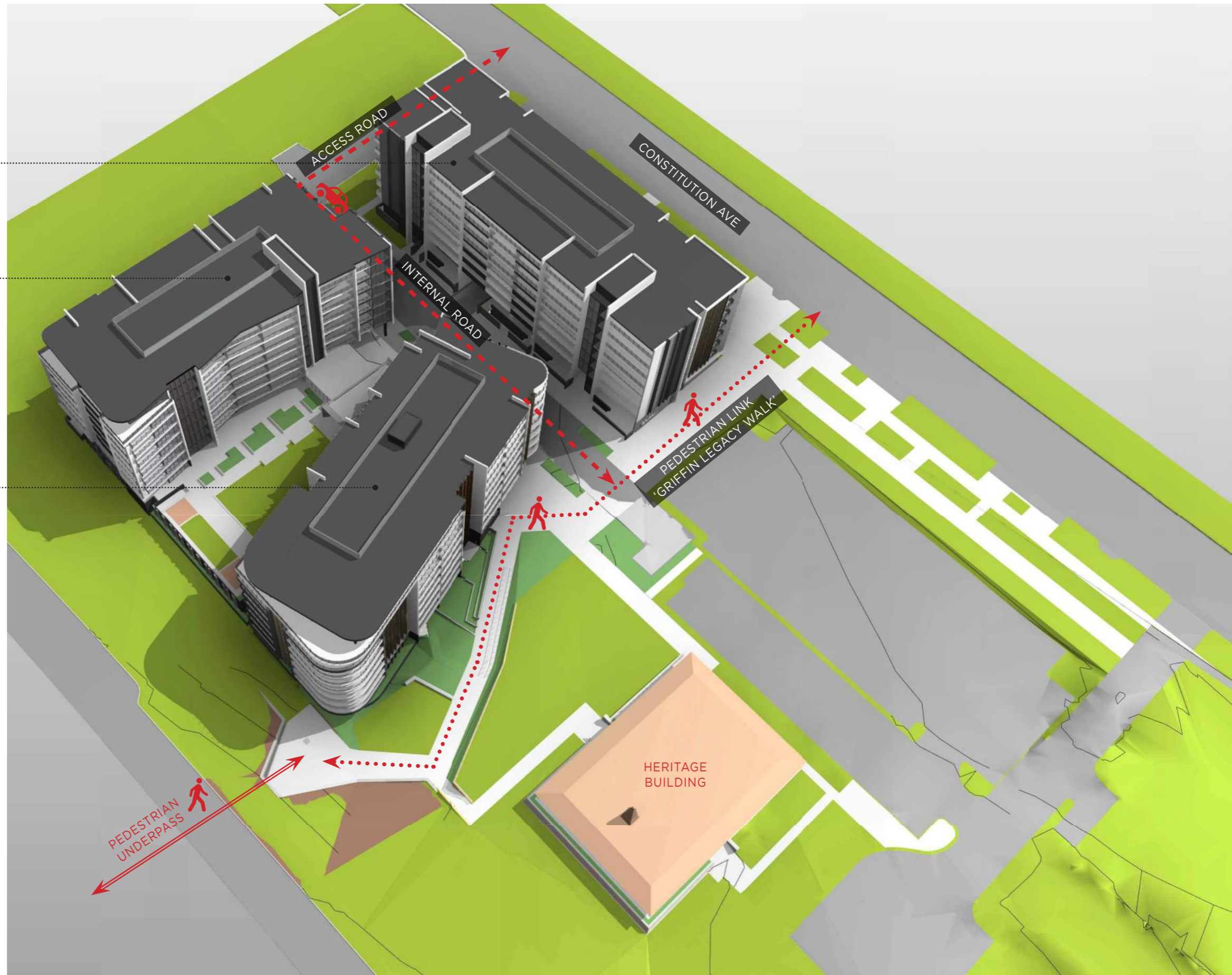
Architectural Intent

Building Form + Height

BUILDING A
8 STOREYS / 87 UNITS
RESIDENTIAL + RETAIL

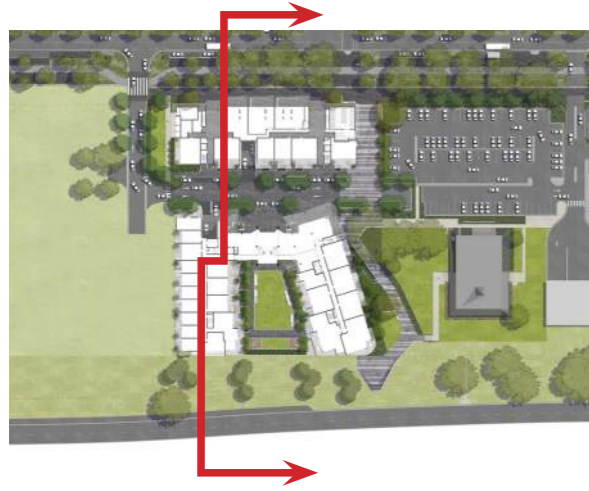
BUILDING K
8 STOREYS / 93 UNITS
RESIDENTIAL

BUILDING O
8 STOREYS / 80 UNITS
RESIDENTIAL + RESIDENTS FACILITIES



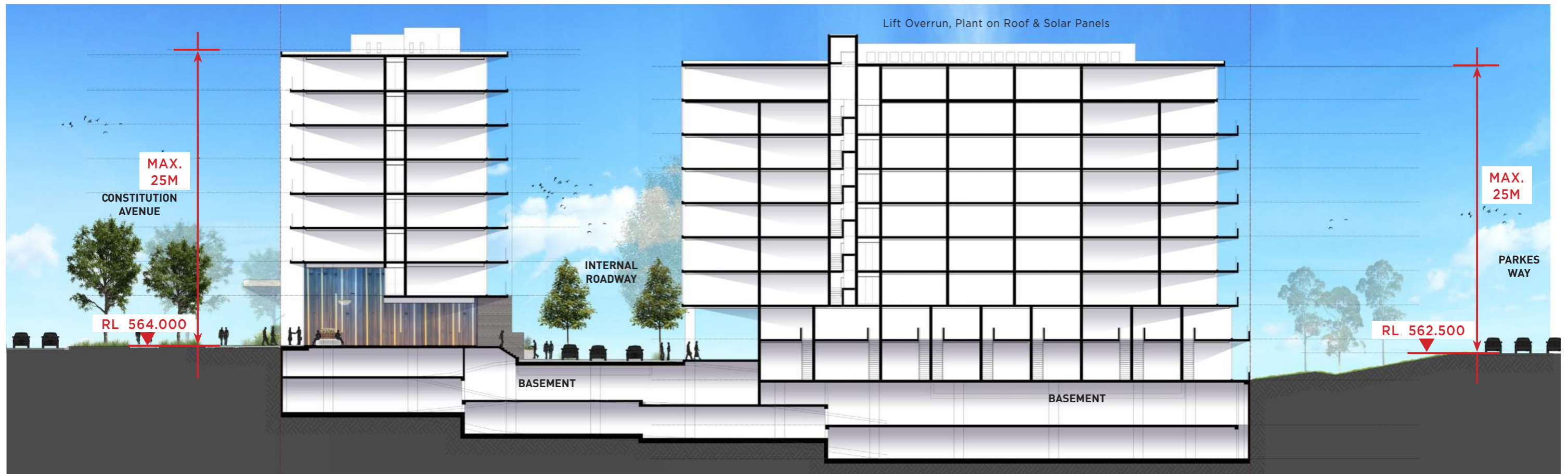
Architectural Intent

Overall Cross Section



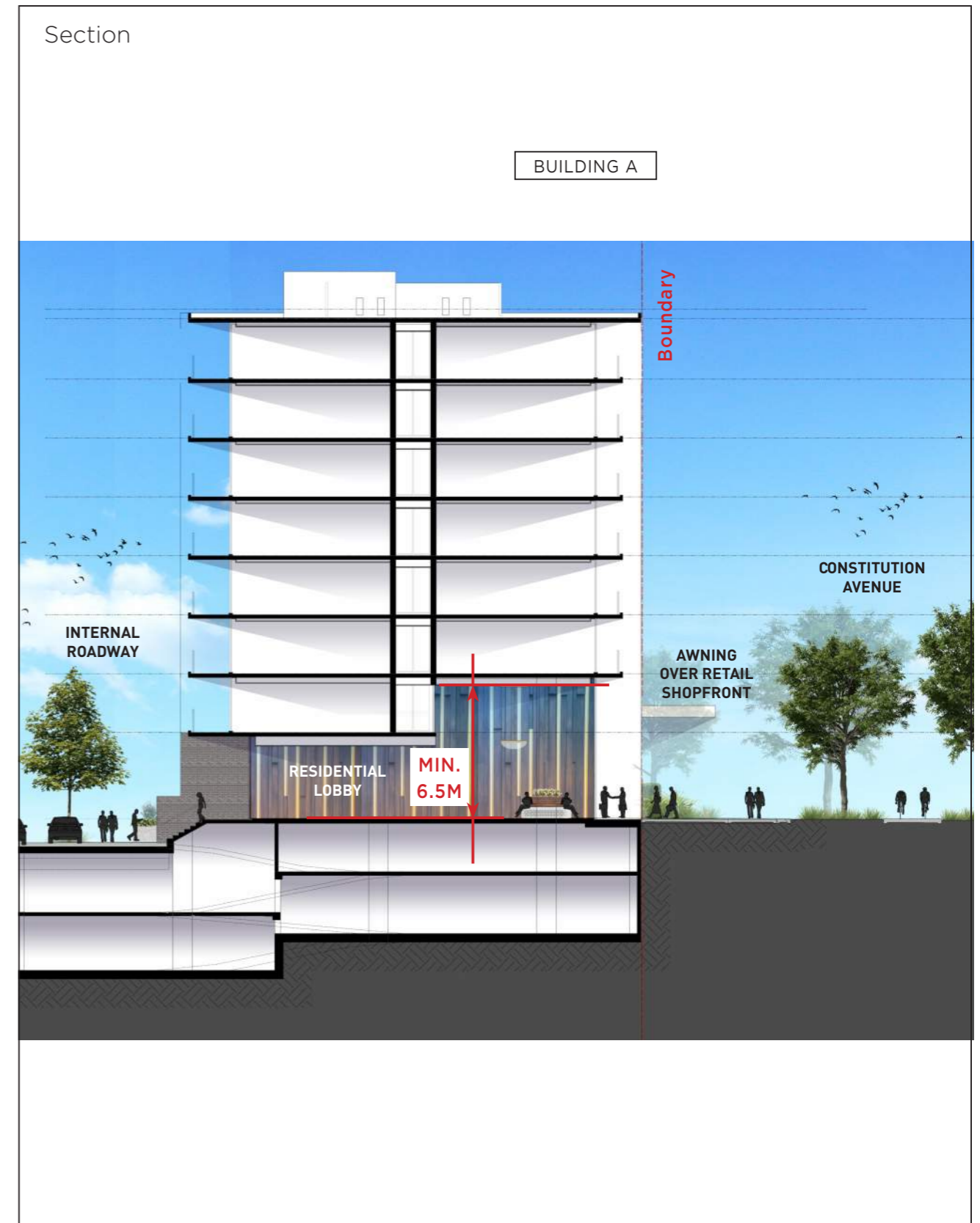
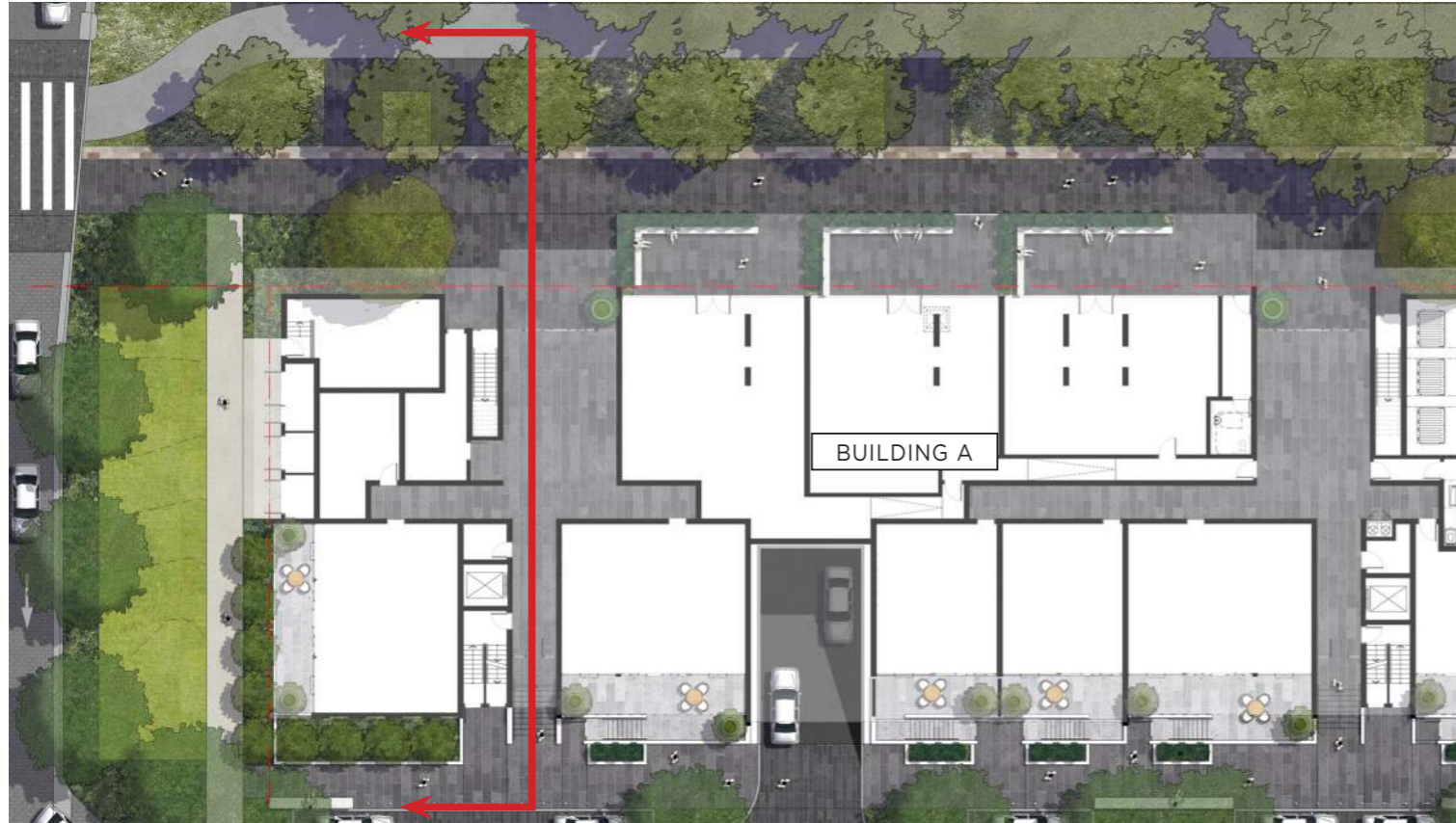
BUILDING A

BUILDING K



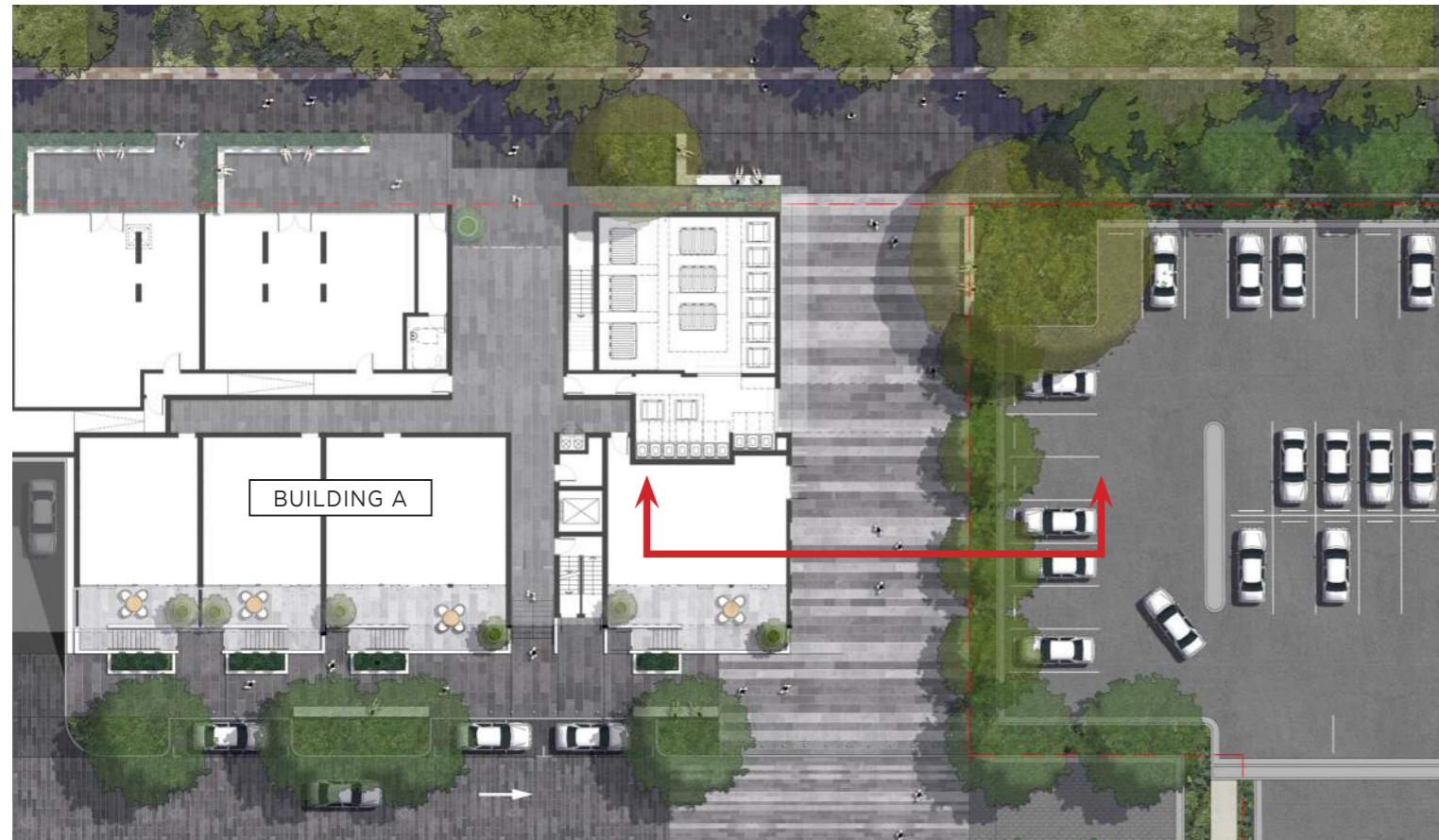
Architectural Intent

Edge Conditions - Constitution Retail + Lobby Edge

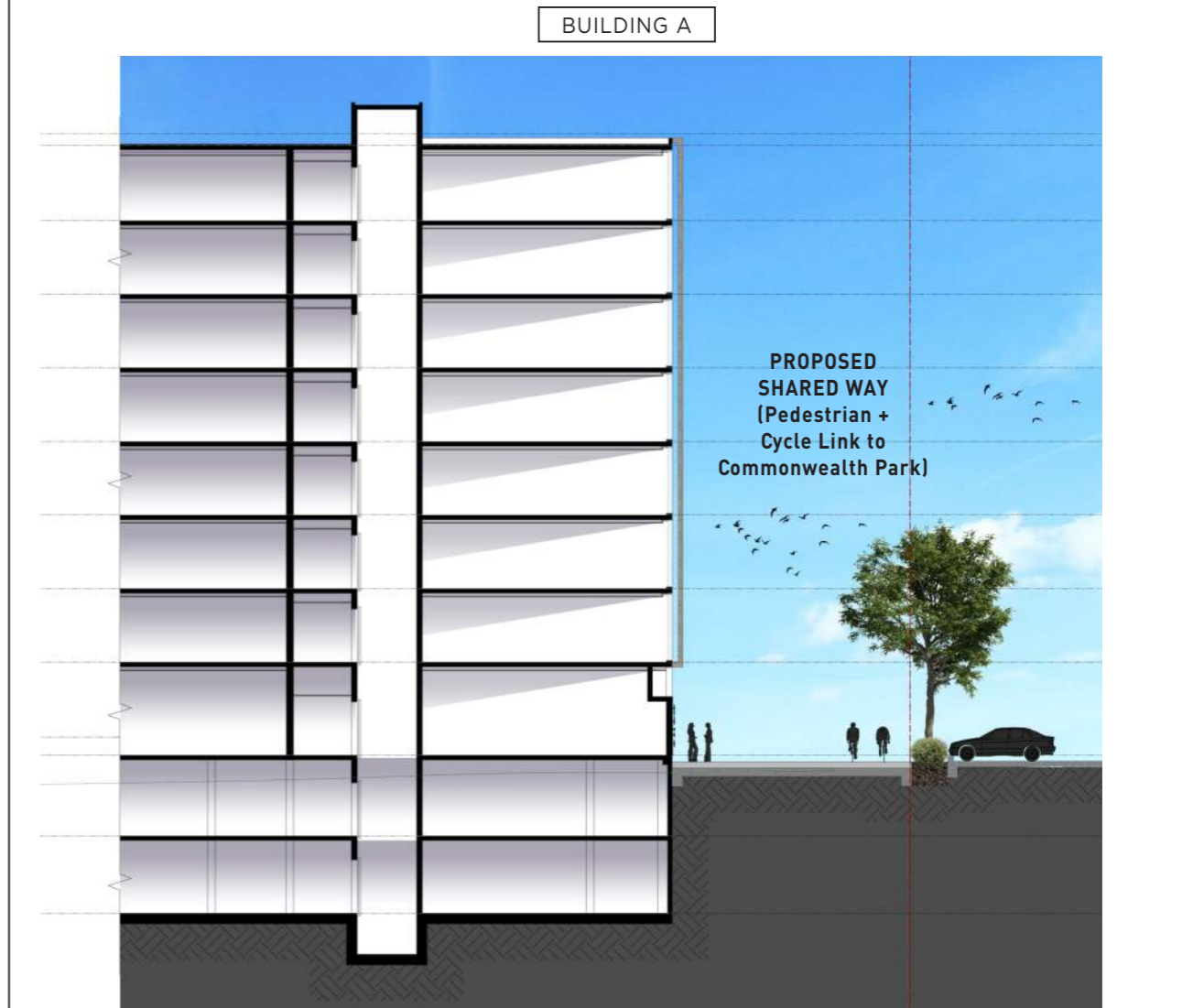


Architectural Intent

Edge Conditions - Griffin 'Legacy' Edge

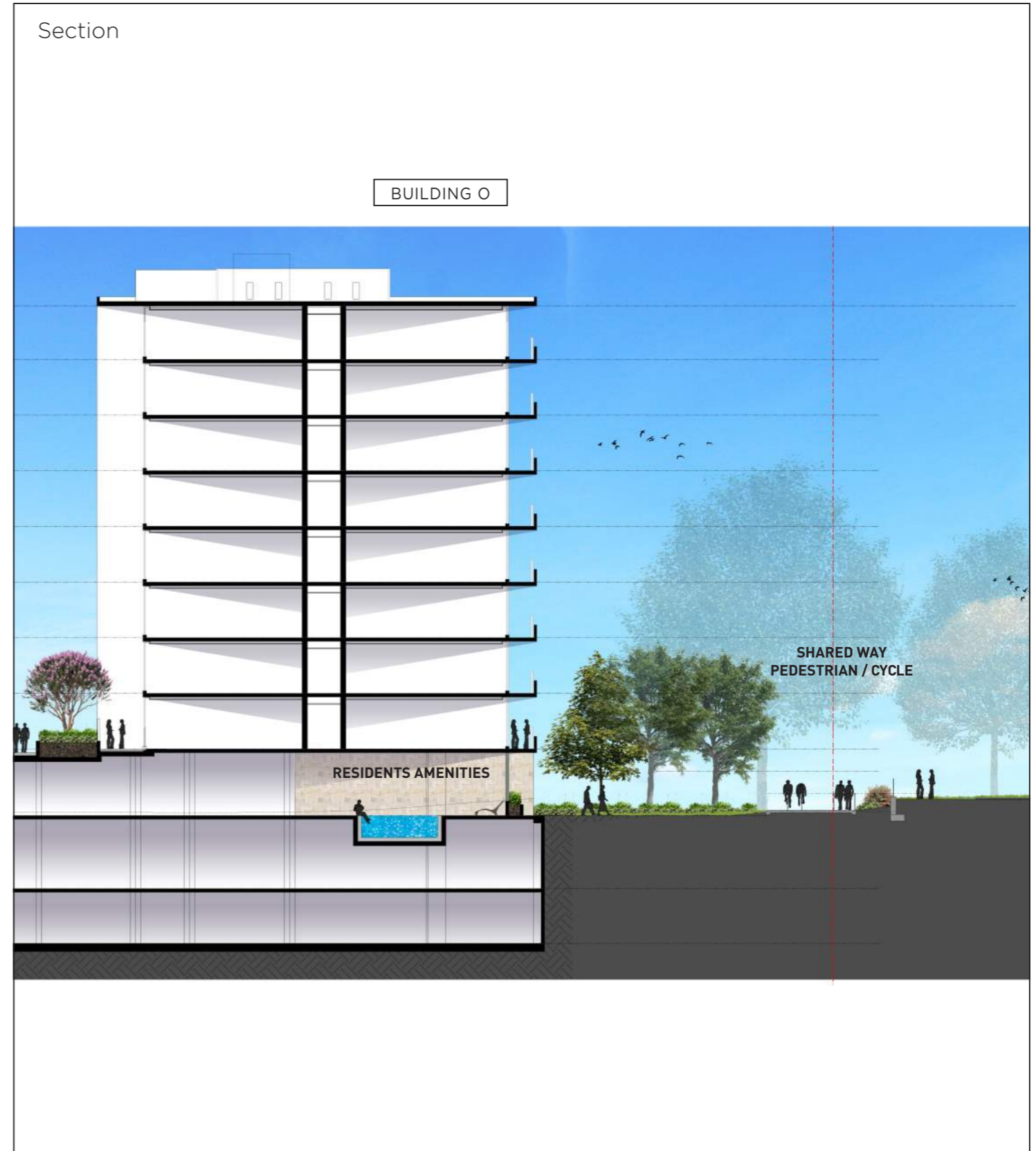
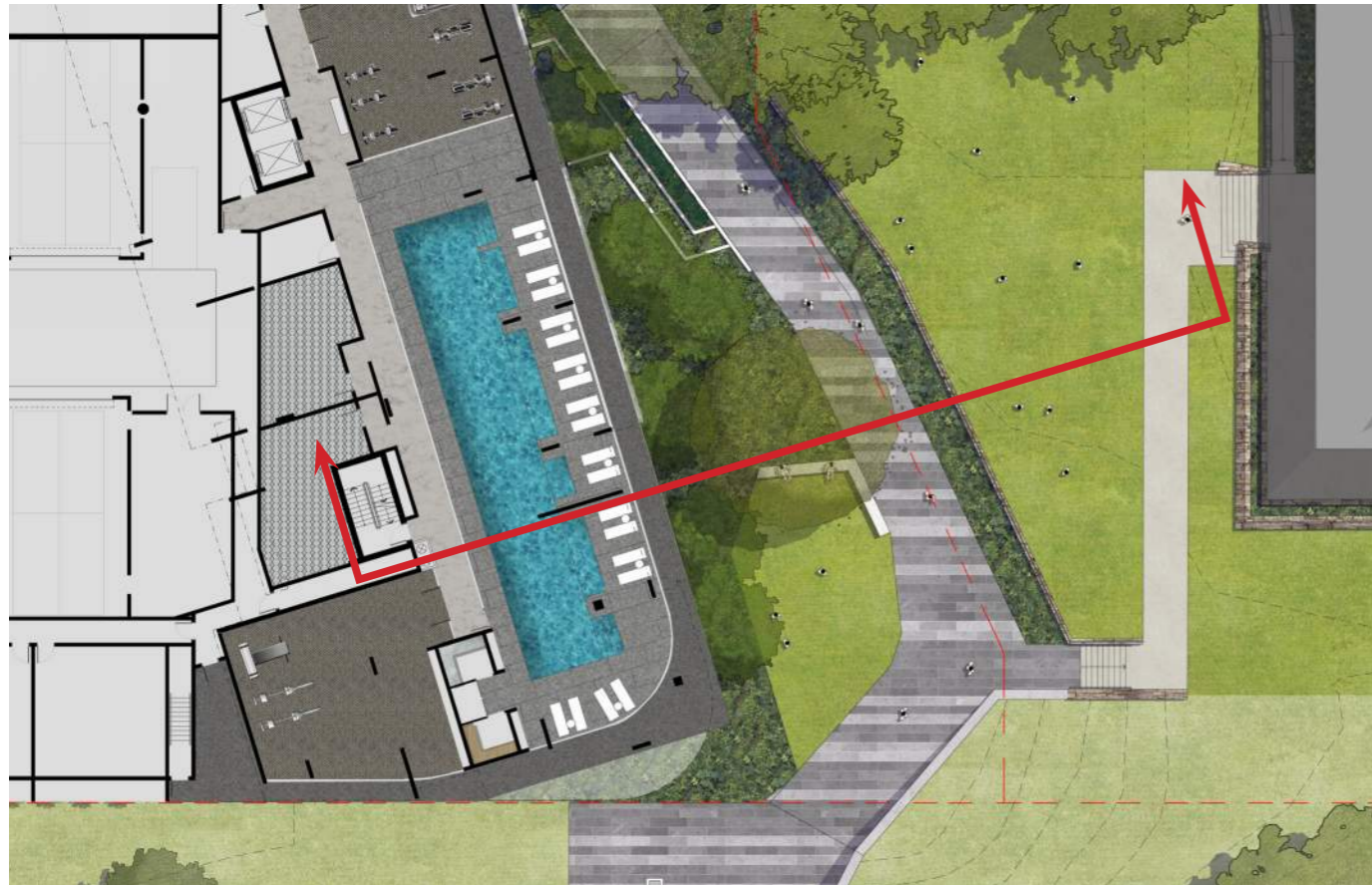


Section



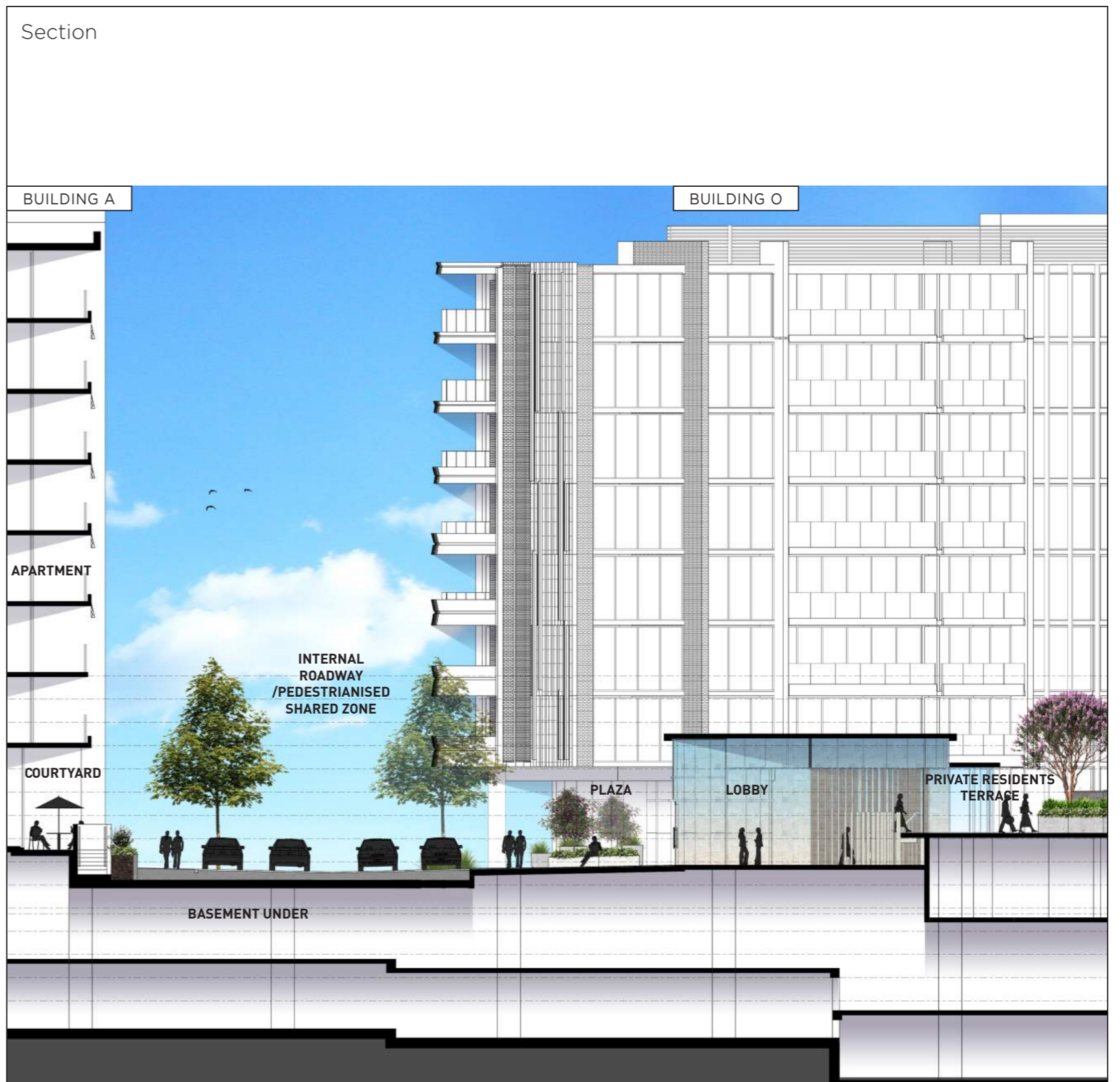
Architectural Intent

Edge Conditions - Building 'O' Gym + Pool Edge



Architectural Intent

Edge Conditions - Internal Street/ Lobby Edge

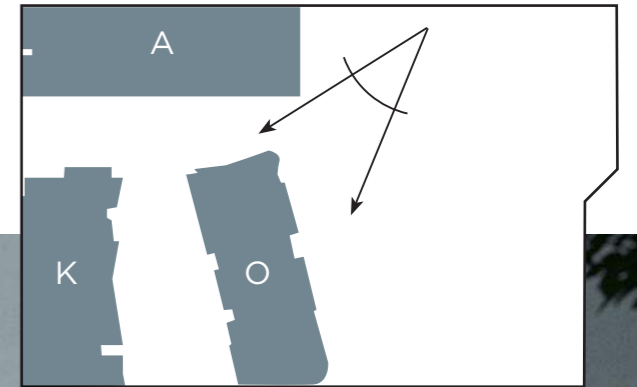


3D Perspectives

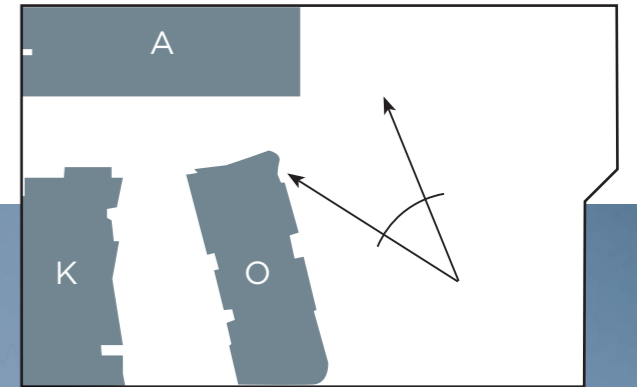
3D Perspective



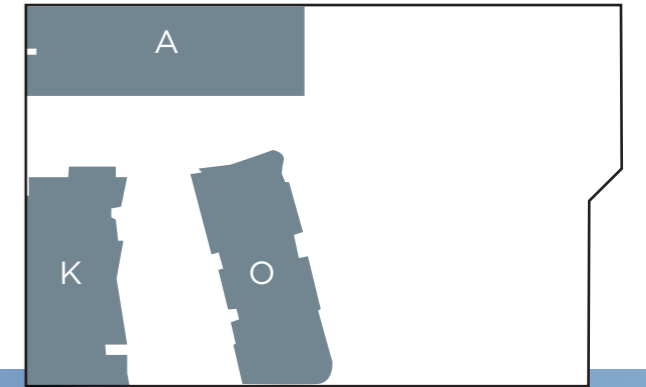
3D Perspective - Building O



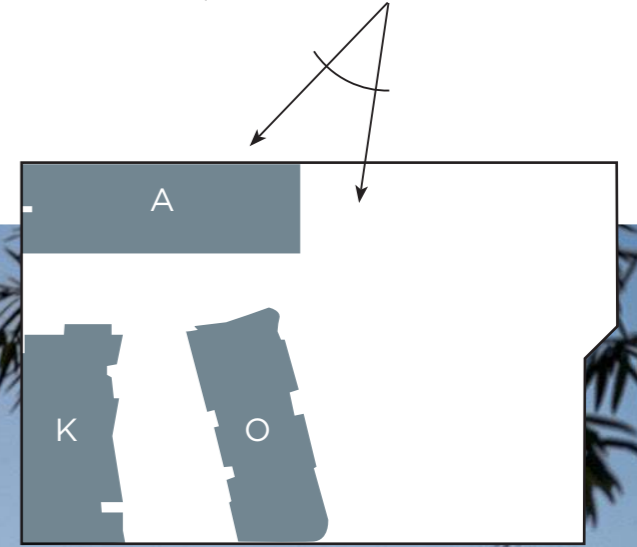
3D Perspective - Building A



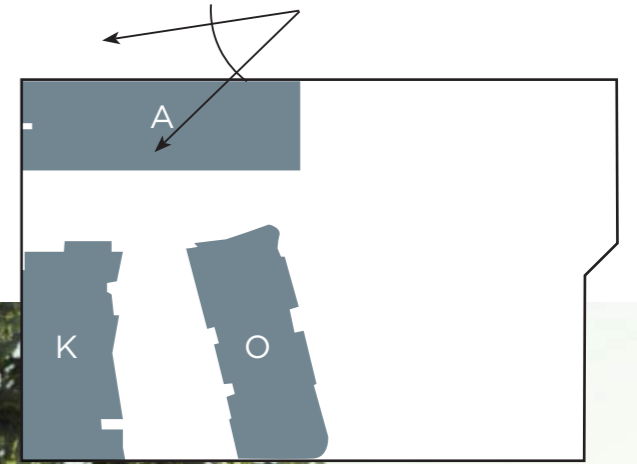
3D Perspective - Building K



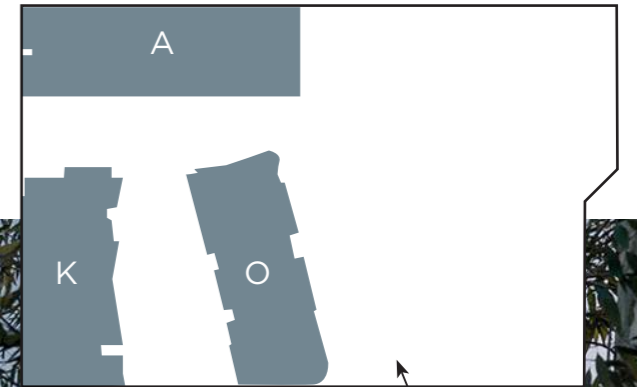
3D Perspective - Building A



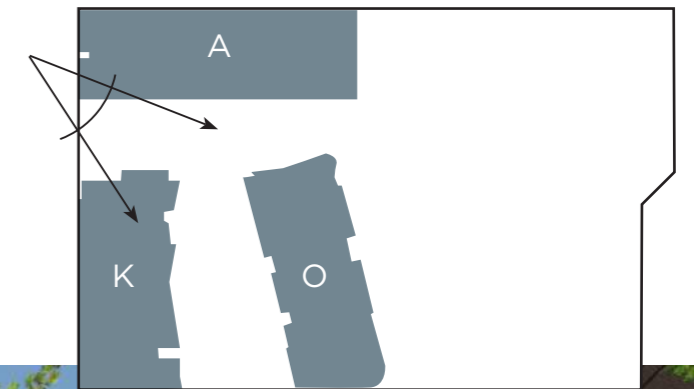
3D Perspective - Building A



3D Perspective - Building O

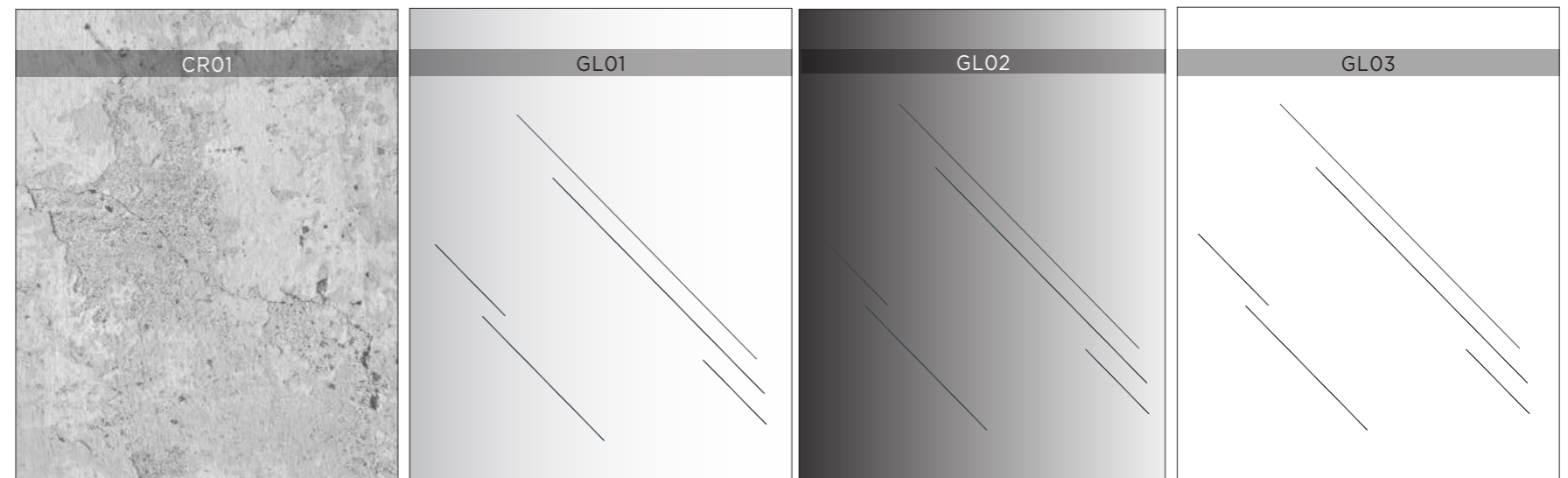
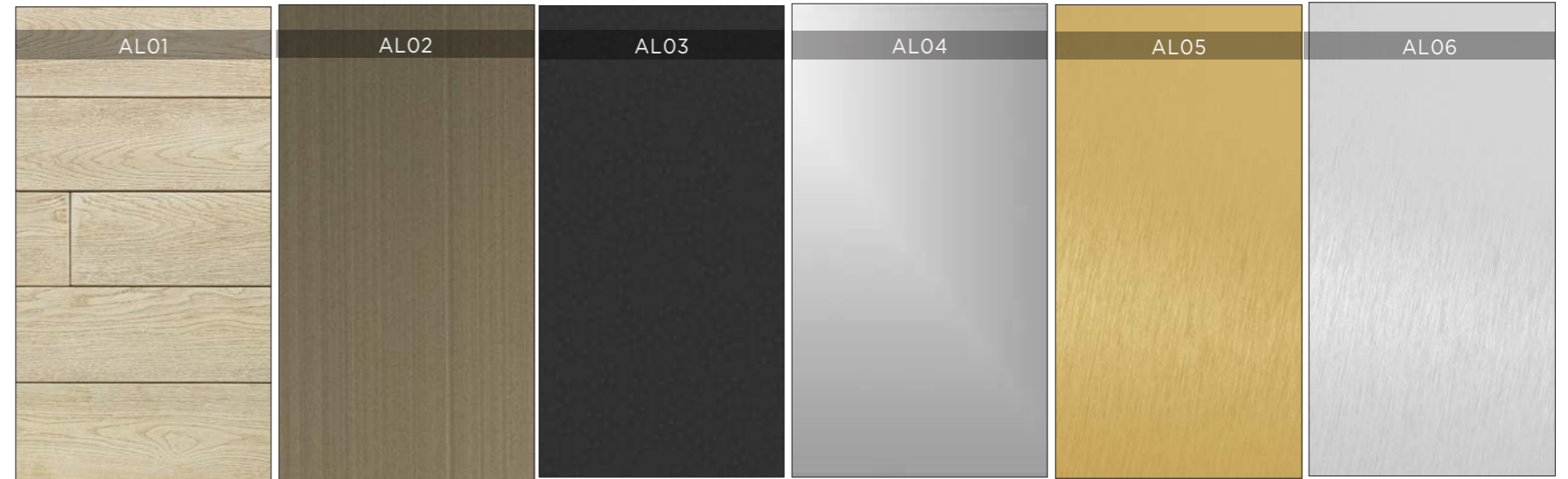
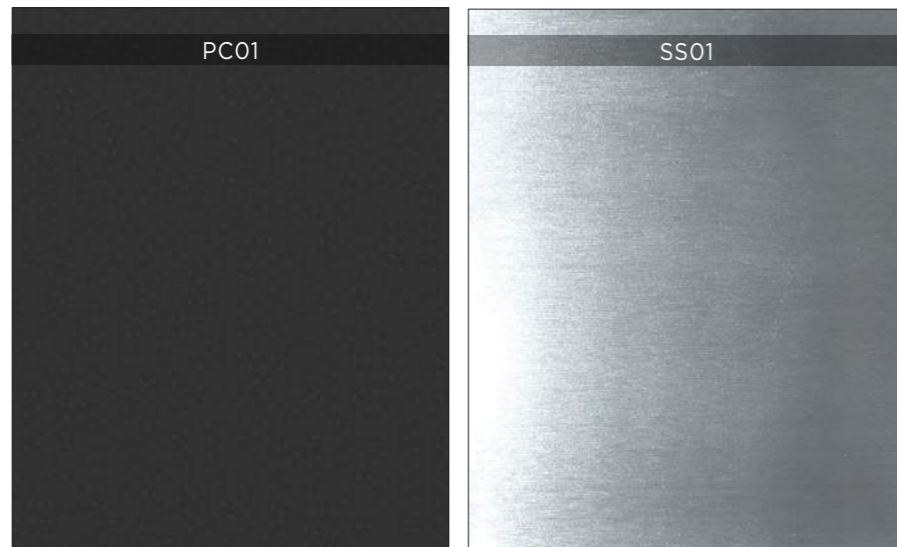


3D Perspective - Building K+O Lobby



Materials + Finishes

Materials + Finishes



Materials + Finishes

- AL01 - ALUMINIUM CLADDING, TIMBER LOOK (SOFFITS, AWNING)
- AL02 - ALUMINIUM CLADDING, NATURAL ANNODISED (VERTICAL FINES)
- AL03 - ALUMINIUM CLADDING, MONUMENT (VERTICAL FINES, SCREENS)
- AL04 - ALUMINIUM CLADDING, SILVER REFLECTIVE (VERTICAL CLADDING)
- AL05 - ALUMINIUM CLADDING, NATURAL ANNODISED (VERTICAL FINES) LIGHT GOLD
- AL06 - ALUMINIUM CLADDING, NATURAL ANNODISED (VERTICAL FINES) SILVER

CR01 - POLISHED CONCRETE (FEATURE COLUMNS AND WALLS)

GL01 - GLAZING, LIGHT GREY TINT (BALUSTRADES)

GL02 - GLAZING, DARK GREY TINT (WINDOWS)

GL03 - GLAZING, CLEAR (L1 LOBBIES)

PC01 - POWDERCOATING, MONUMENT
(BALUSTRADE POSTS, WINDOW FRAMES, LOUVRES)

PT01 - PAINT FINISH, OFF-WHITE

PT02 - PAINT FINISH, CHARCOAL

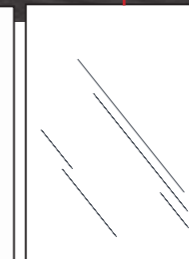
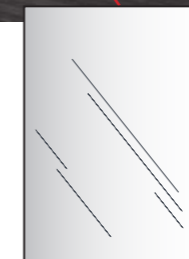
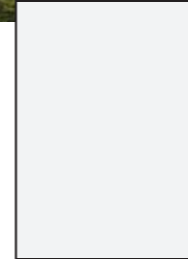
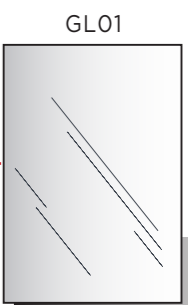
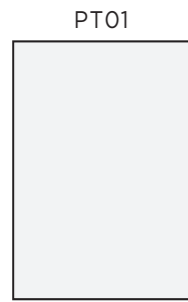
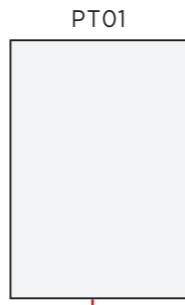
PT03 - PAINT FINISH, LIGHT GREY

PT04 - PAINT FINISH, MEDIUM GREY

SS01 - STAINLESS STEEL (HAND RAILING ONLY)

BK01 - PGH BRICKS + PAVERS - APOLLO OR SIMILAR

Materials + Finishes



CR01

PT01

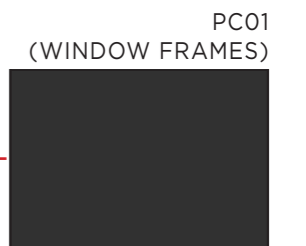
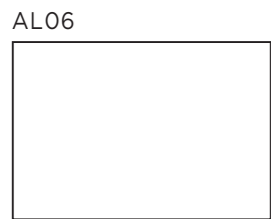
PT01

CR01

GL01

GL03

Materials + Finishes

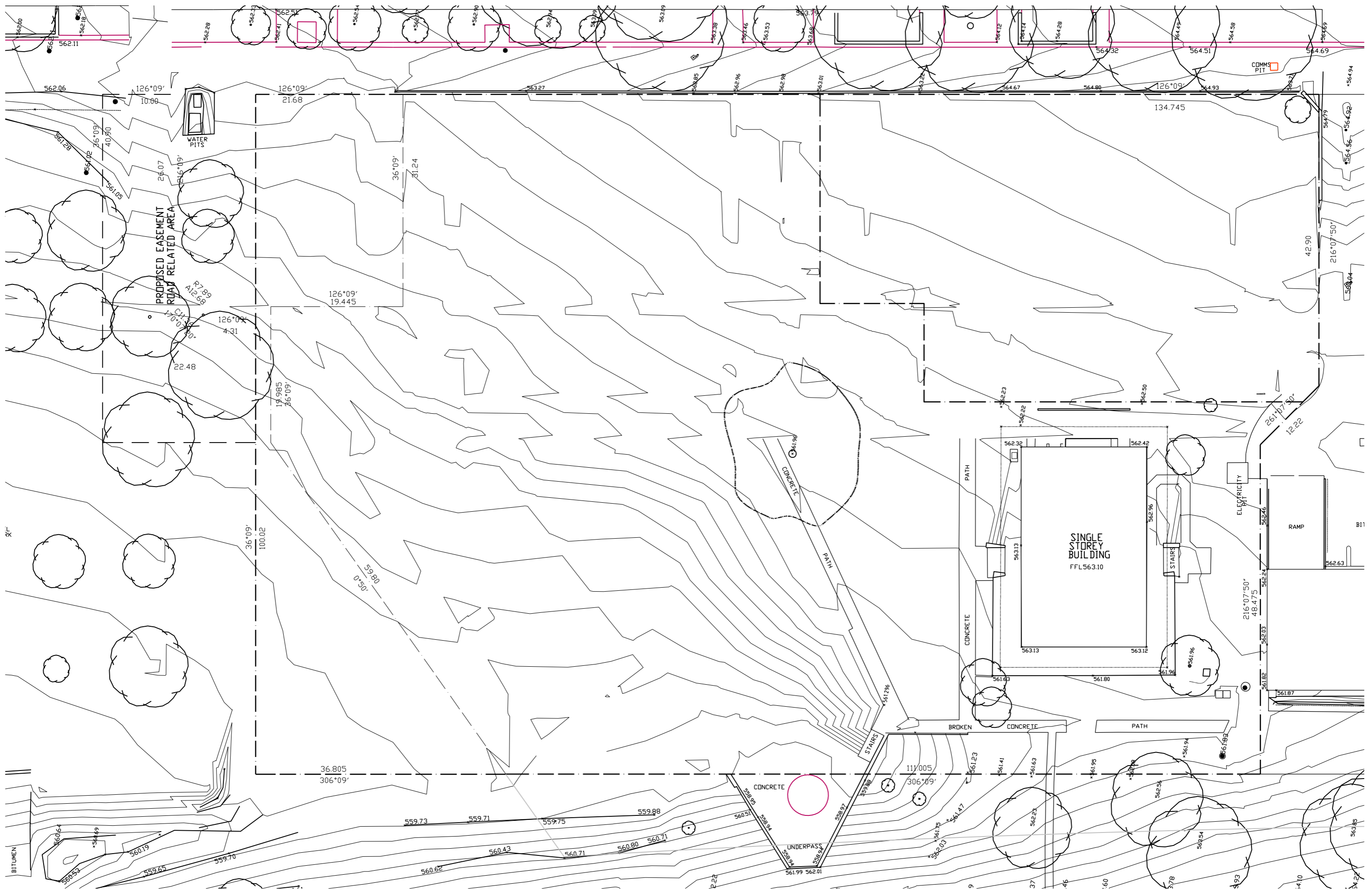


Architectural Drawings + 3D Massing Overall



Overall 3D





PROPOSED NEW COMMERCIAL FOOTPATH AND AWNING

PROPOSED PEDESTRIAN ACCESS

comms pit

WS water pits

SOLAR PANEL ZONE

MECHANICAL PLANT

+588.525 (at the drain low point)

EXISTING CAR PARKING AREA TO REMAIN

sw junction pit

MAIN SITE ENTRANCE

MAIN VEHICLE ENTRANCE TO B2 + B3 PARKING

BUILDING-K RAMP TO B1 GARAGES

PROPOSED EASEMENT FOR ACCESS
PROPOSED SUBSTATION WITH UNDERGROUND SERVICES

ADJACENT PROPERTY

EXISTING VEGETATION SHOWN WITH GREEN HATCH

Lobby

Podium Roof

EXISTING HERITAGE TREE TO REMAIN

PROPOSED NEW PEDESTRIAN ACCESS

Heritage Building

sw junction pit

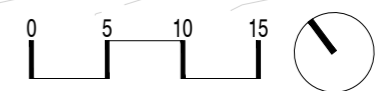
sw drain

sw junction pit

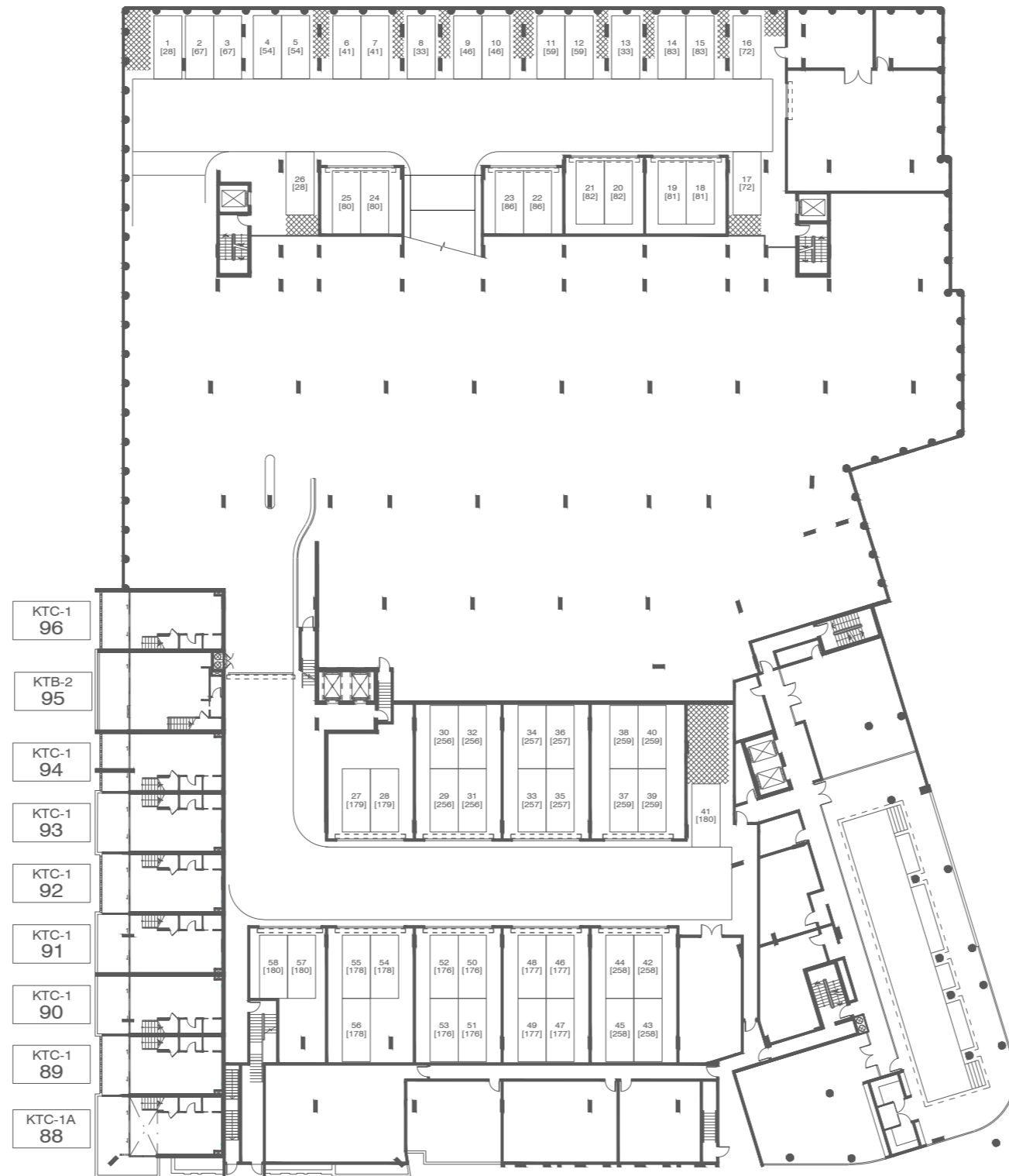
PARKES WAY

BLOCK 8 and 11 SECTION 3 PARKES | PROPOSED DETAILED SITE PLAN

SCHEMATIC DESIGN OCT 2019 195135 A-SD-1.102 3



THE GRIFFIN PARKES



General Arrangement Plan
BASEMENT LEVEL 1

THEGRIFFINPARKES.COM.AU

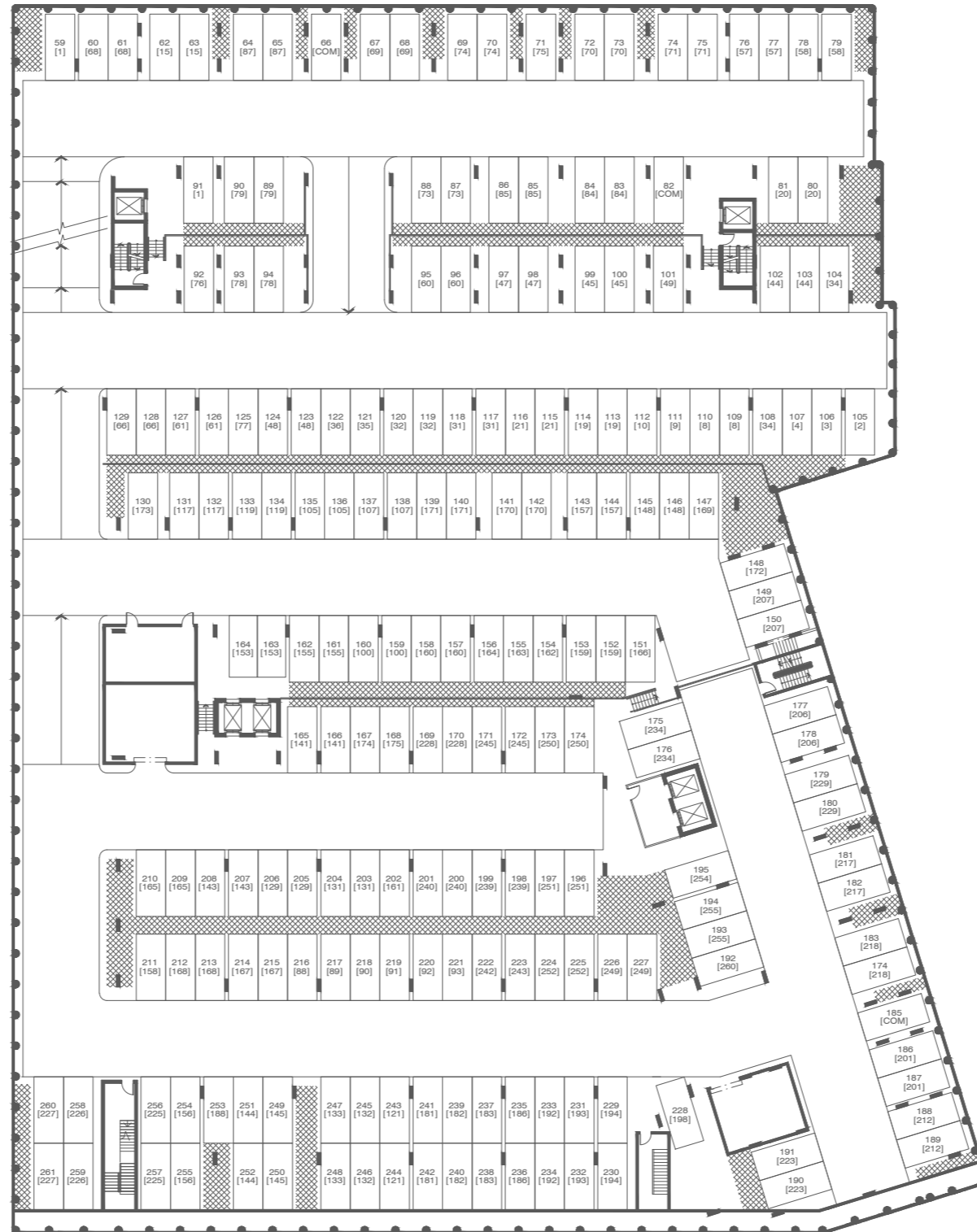


Area calculations is for gross floor area and is measured to the outside face of external walls and common area walls and to the centre line of party walls and includes riser shafts and vertical service ducts. Balcony area is measured to the centre of the balustrade. Courtyard area is measured to the inside face of the fence. Any areas shown are indicative only and may be varied subject to detail design and authority requirements.

0 2.5 5 10 20M

SCALE 1:500 @ A3

THE GRIFFIN PARKES



General Arrangement Plan
BASEMENT LEVEL 2

THEGRIFFINPARKES.COM.AU

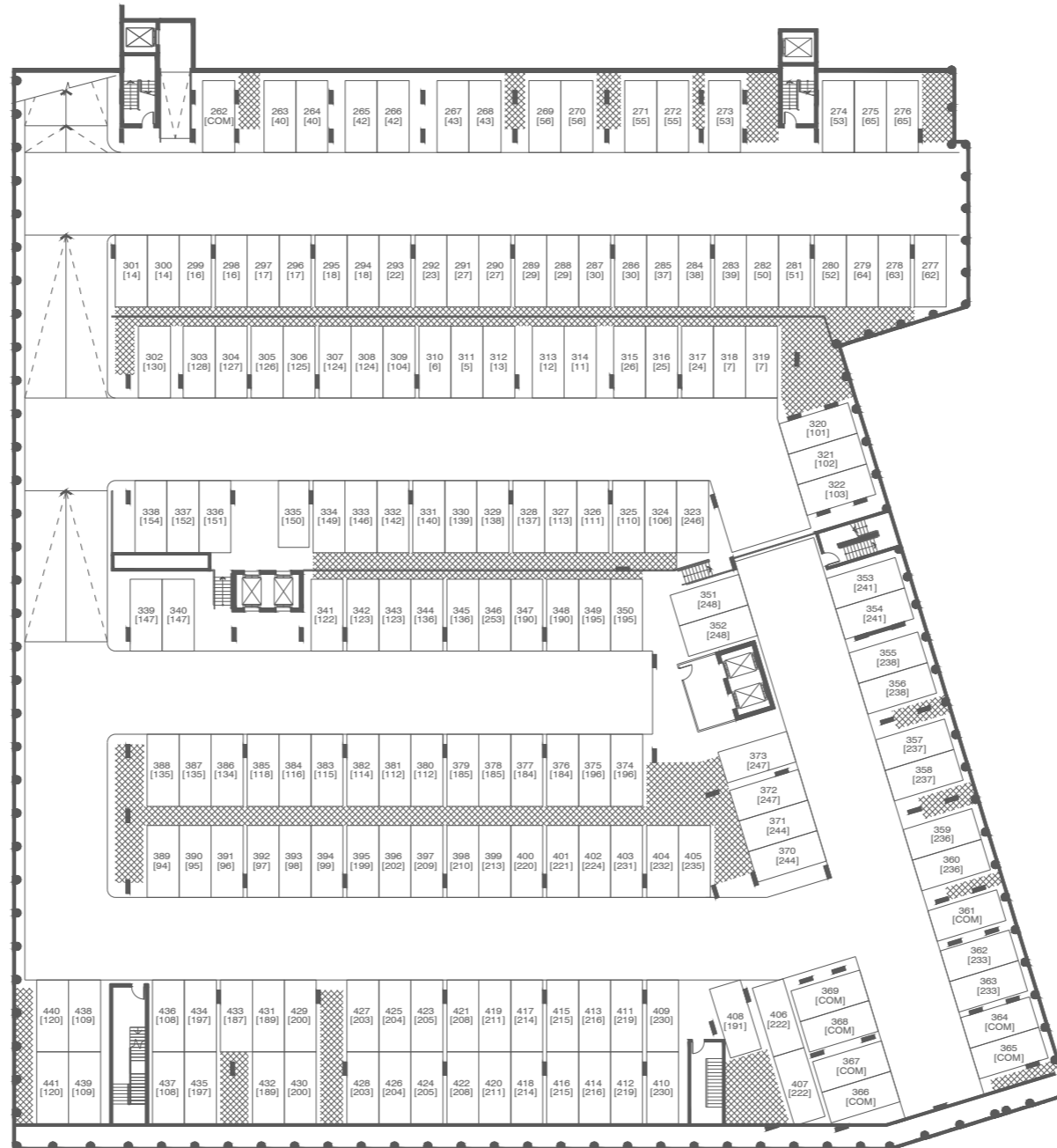


Area calculations is for gross floor area and is measured to the outside face of external walls and common area walls and to the centre line of party walls and includes riser shafts and vertical service ducts. Balcony area is measured to the centre of the balustrade. Courtyard area is measured to the inside face of the fence. Any areas shown are indicative only and may be varied subject to detail design and authority requirements.

0 2.5 5 10 20M

SCALE 1:500 @ A3

THE GRIFFIN PARKES



General Arrangement Plan
BASEMENT LEVEL 3

THEGRIFFINPARKES.COM.AU

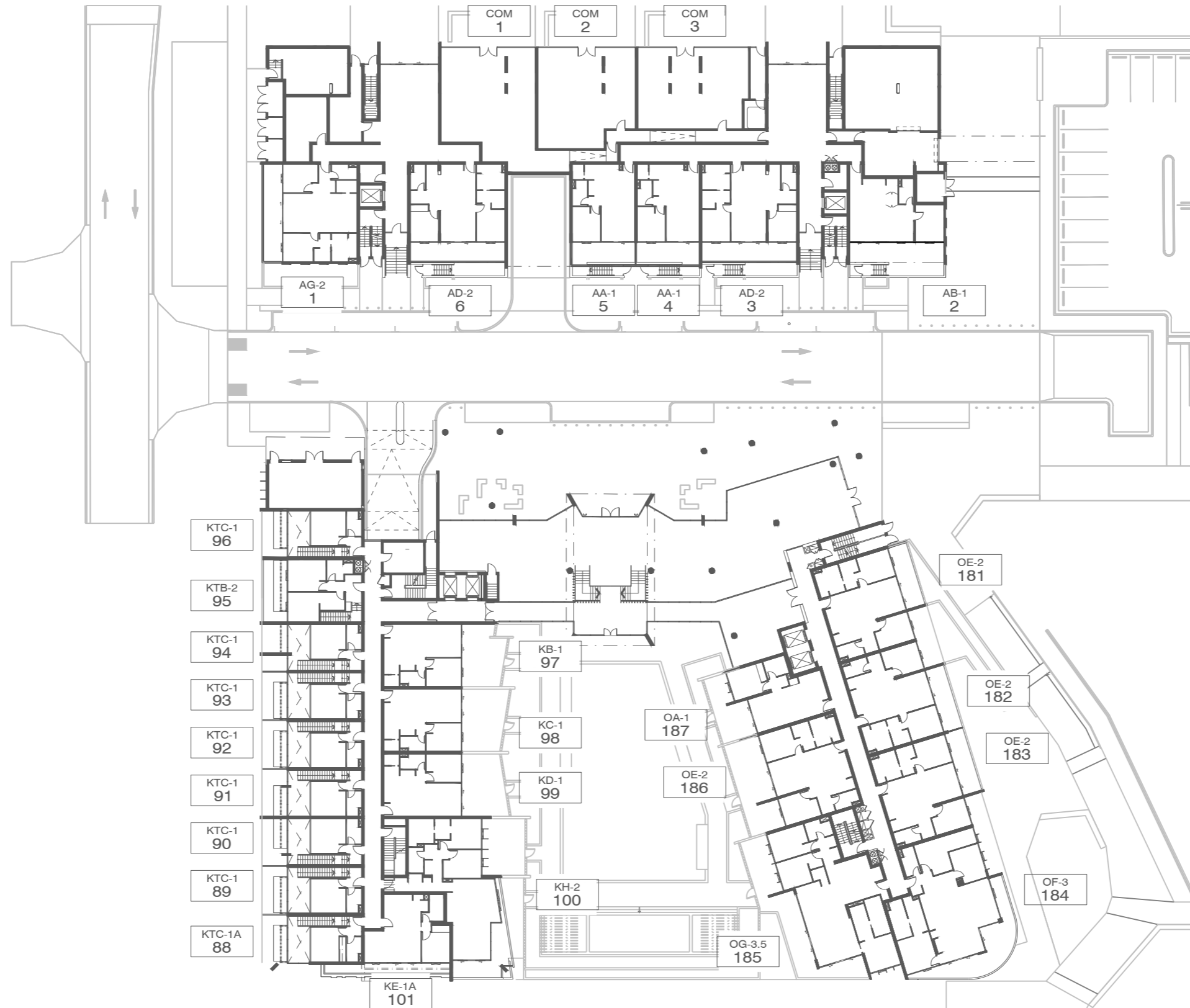


Area calculations is for gross floor area and is measured to the outside face of external walls and common area walls and to the centre line of party walls and includes riser shafts and vertical service ducts. Balcony area is measured to the centre of the balustrade. Courtyard area is measured to the inside face of the fence. Any areas shown are indicative only and may be varied subject to detail design and authority requirements.

0 2.5 5 10 20M

SCALE 1:500 @ A3

THE GRIFFIN PARKES



General Arrangement Plan
LEVEL 1

THEGRIFFINPARKES.COM.AU

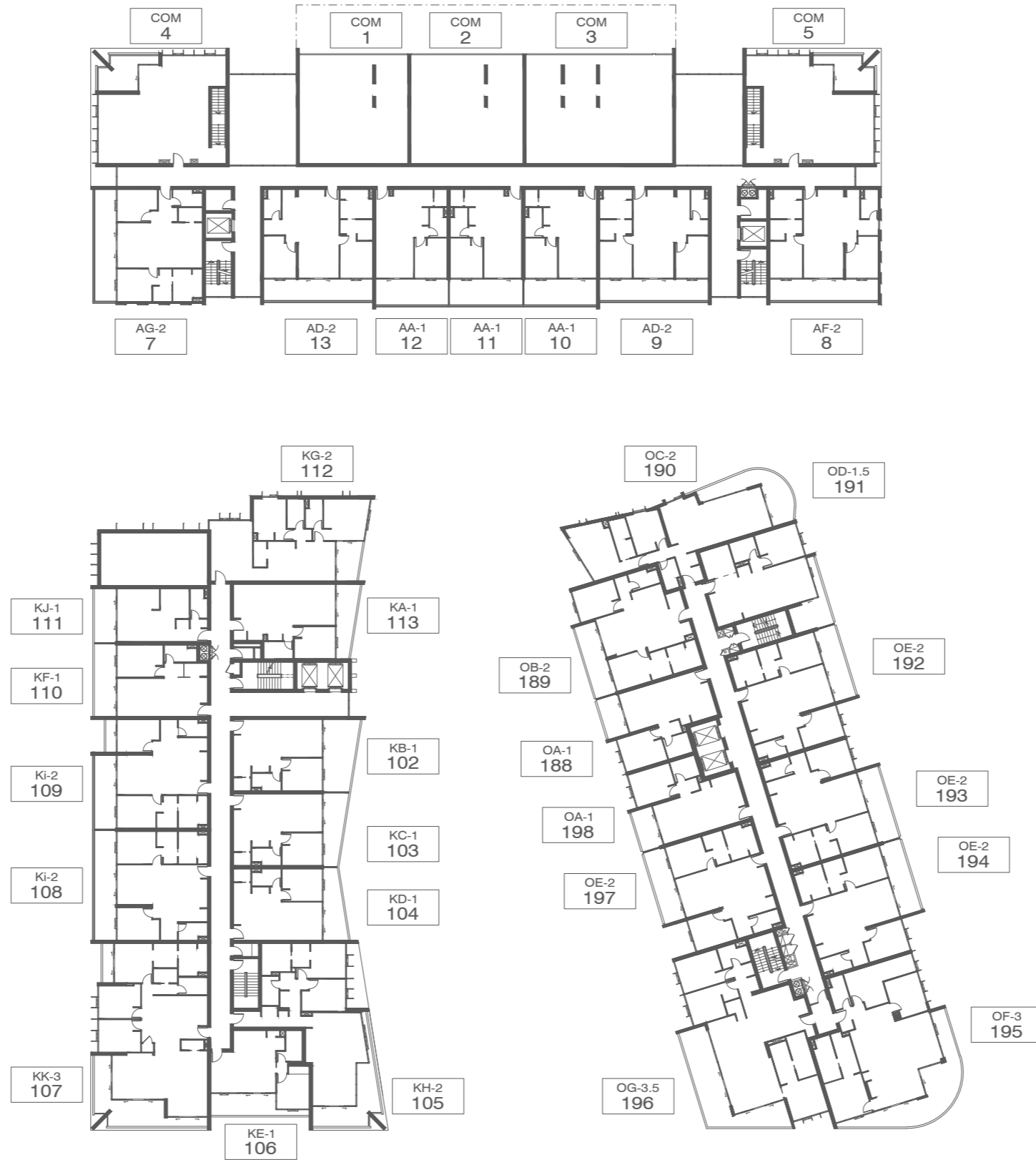


Area calculations is for gross floor area and is measured to the outside face of external walls and common area walls and to the centre line of party walls and includes riser shafts and vertical service ducts. Balcony area is measured to the centre of the balustrade. Courtyard area is measured to the inside face of the fence. Any areas shown are indicative only and may be varied subject to detail design and authority requirements.

0 2.5 5 10 20M

SCALE 1:500 @ A3

THE GRIFFIN PARKES



General Arrangement Plan
LEVEL 2

THEGRIFFINPARKES.COM.AU

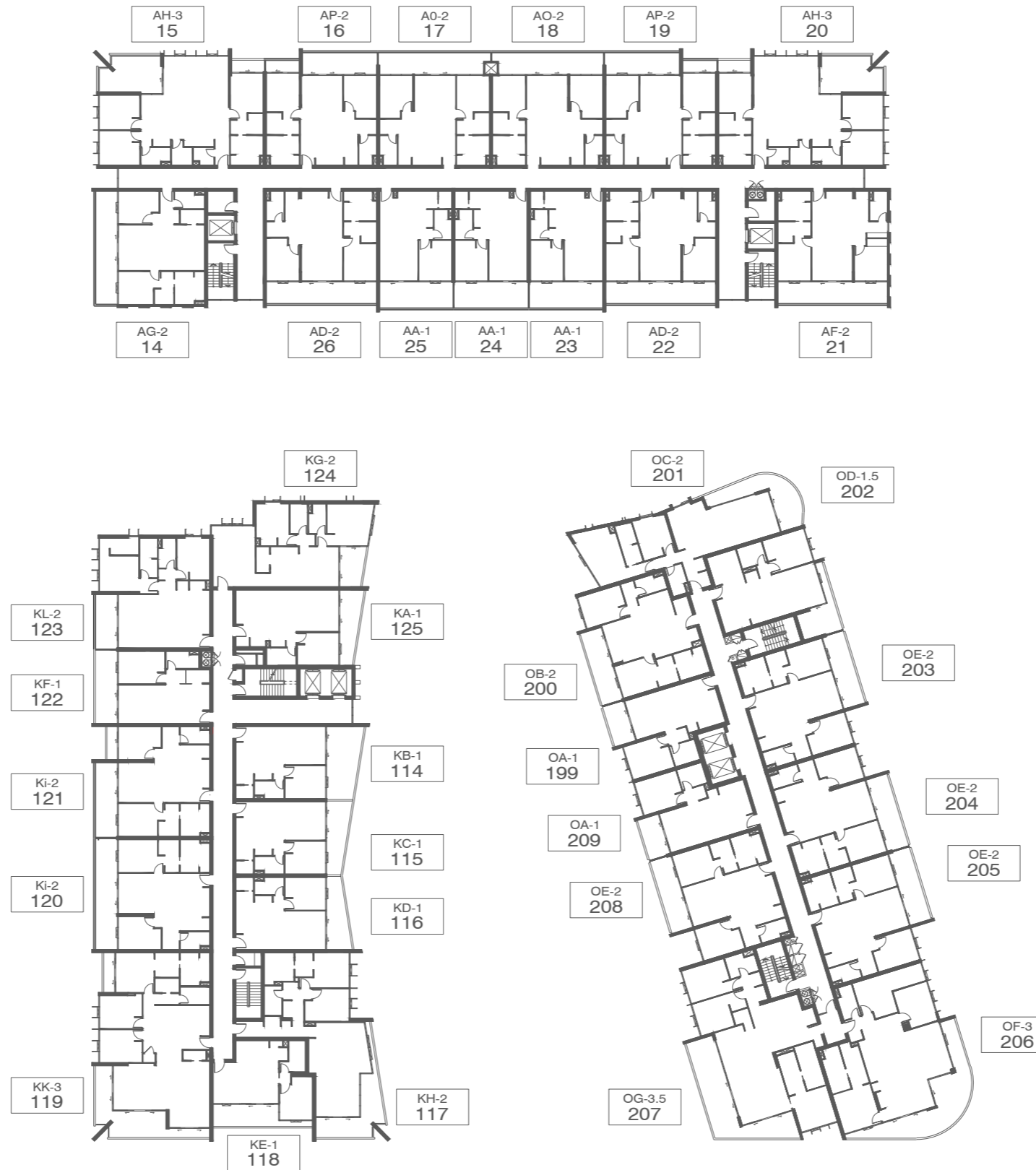


Area calculations is for gross floor area and is measured to the outside face of external walls and common area walls and to the centre line of party walls and includes riser shafts and vertical service ducts. Balcony area is measured to the centre of the balustrade. Courtyard area is measured to the inside face of the fence. Any areas shown are indicative only and may be varied subject to detail design and authority requirements.

0 2.5 5 10 20M

SCALE 1:500 @ A3

THE GRIFFIN PARKES



General Arrangement Plan
LEVEL 3

THEGRIFFINPARKES.COM.AU

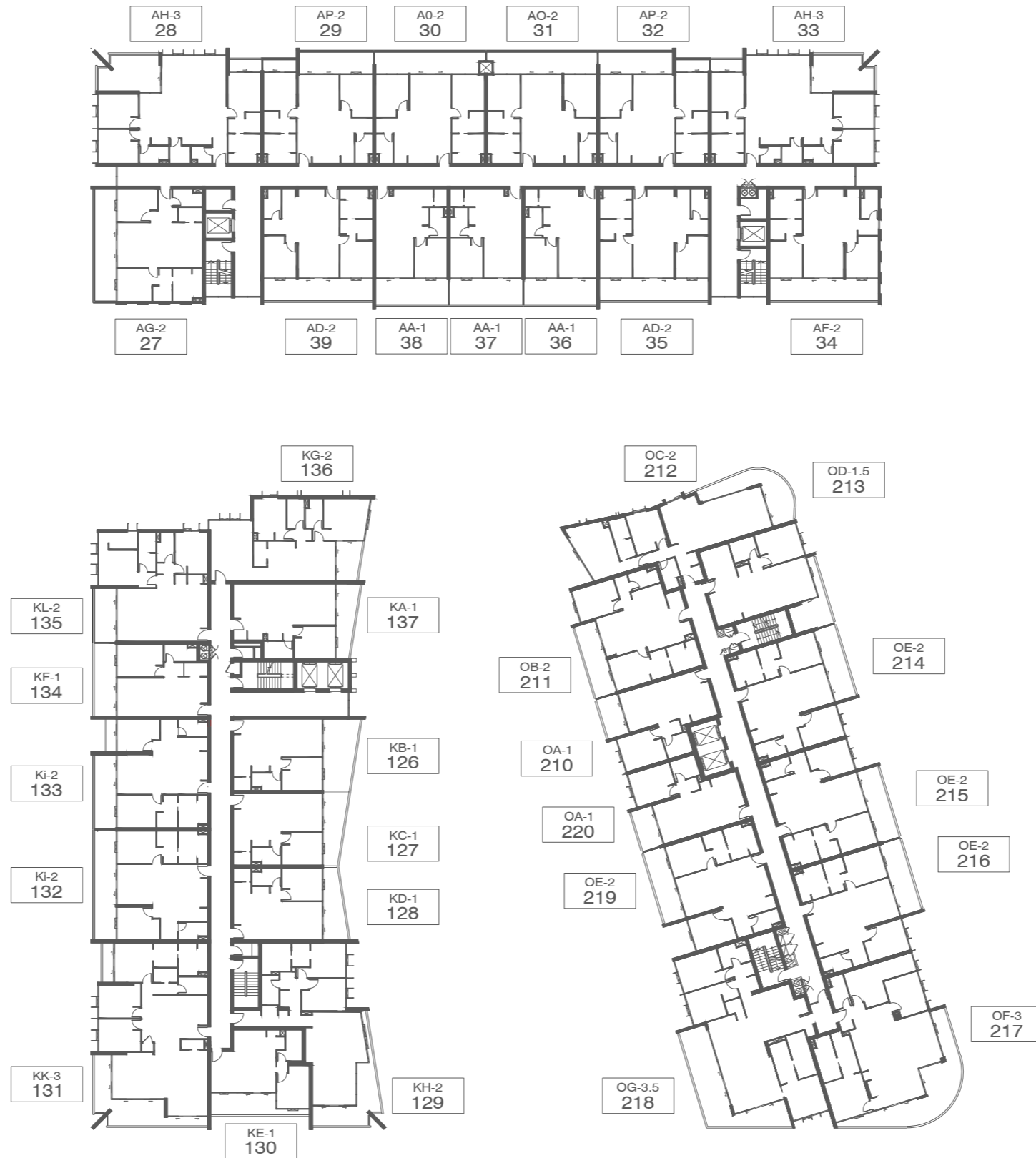


Area calculations is for gross floor area and is measured to the outside face of external walls and common area walls and to the centre line of party walls and includes riser shafts and vertical service ducts. Balcony area is measured to the centre of the balustrade. Courtyard area is measured to the inside face of the fence. Any areas shown are indicative only and may be varied subject to detail design and authority requirements.

0 2.5 5 10 20M

SCALE 1:500 @ A3

THE GRIFFIN PARKES



General Arrangement Plan
LEVEL 4

THEGRIFFINPARKES.COM.AU

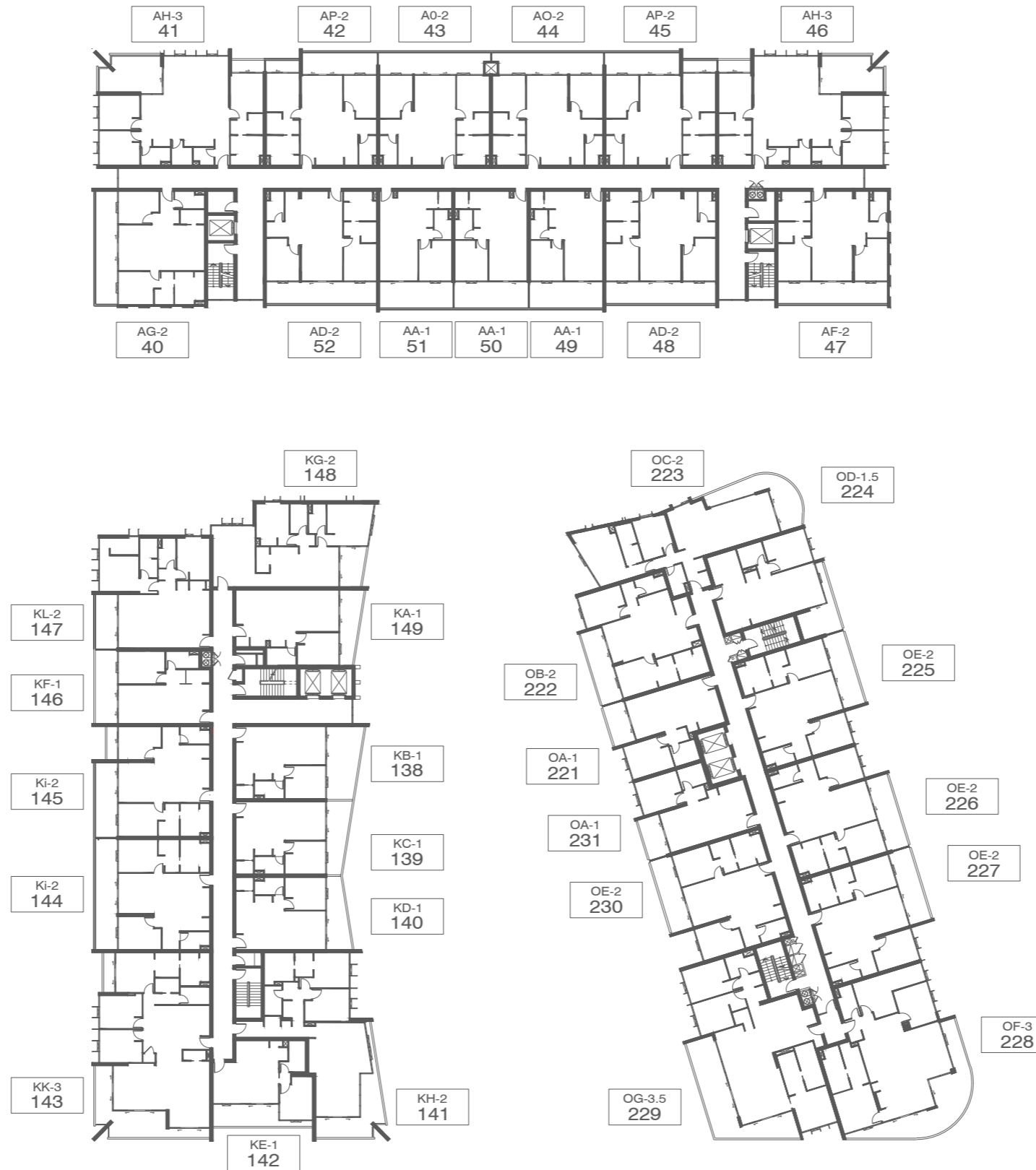


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0 2.5 5 10 20M

SCALE 1:500 @ A3

THE GRIFFIN PARKES



General Arrangement Plan
LEVEL 5

THEGRIFFINPARKES.COM.AU

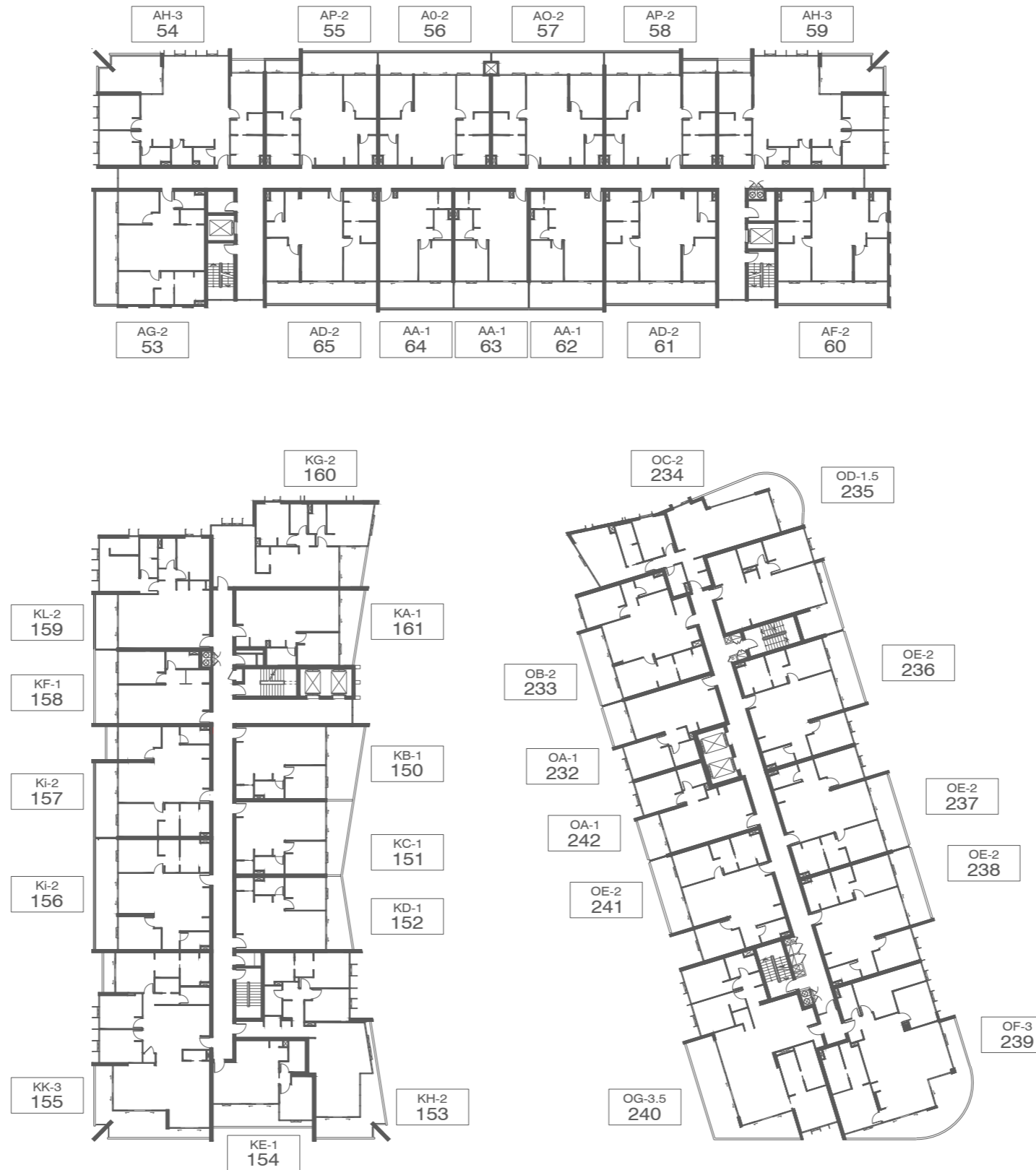


Area calculations is for gross floor area and is measured to the outside face of external walls and common area walls and to the centre line of party walls and includes riser shafts and vertical service ducts. Balcony area is measured to the centre of the balustrade. Courtyard area is measured to the inside face of the fence. Any areas shown are indicative only and may be varied subject to detail design and authority requirements.

0 2.5 5 10 20M

SCALE 1:500 @ A3

THE GRIFFIN PARKES



General Arrangement Plan
LEVEL 6

THEGRIFFINPARKES.COM.AU

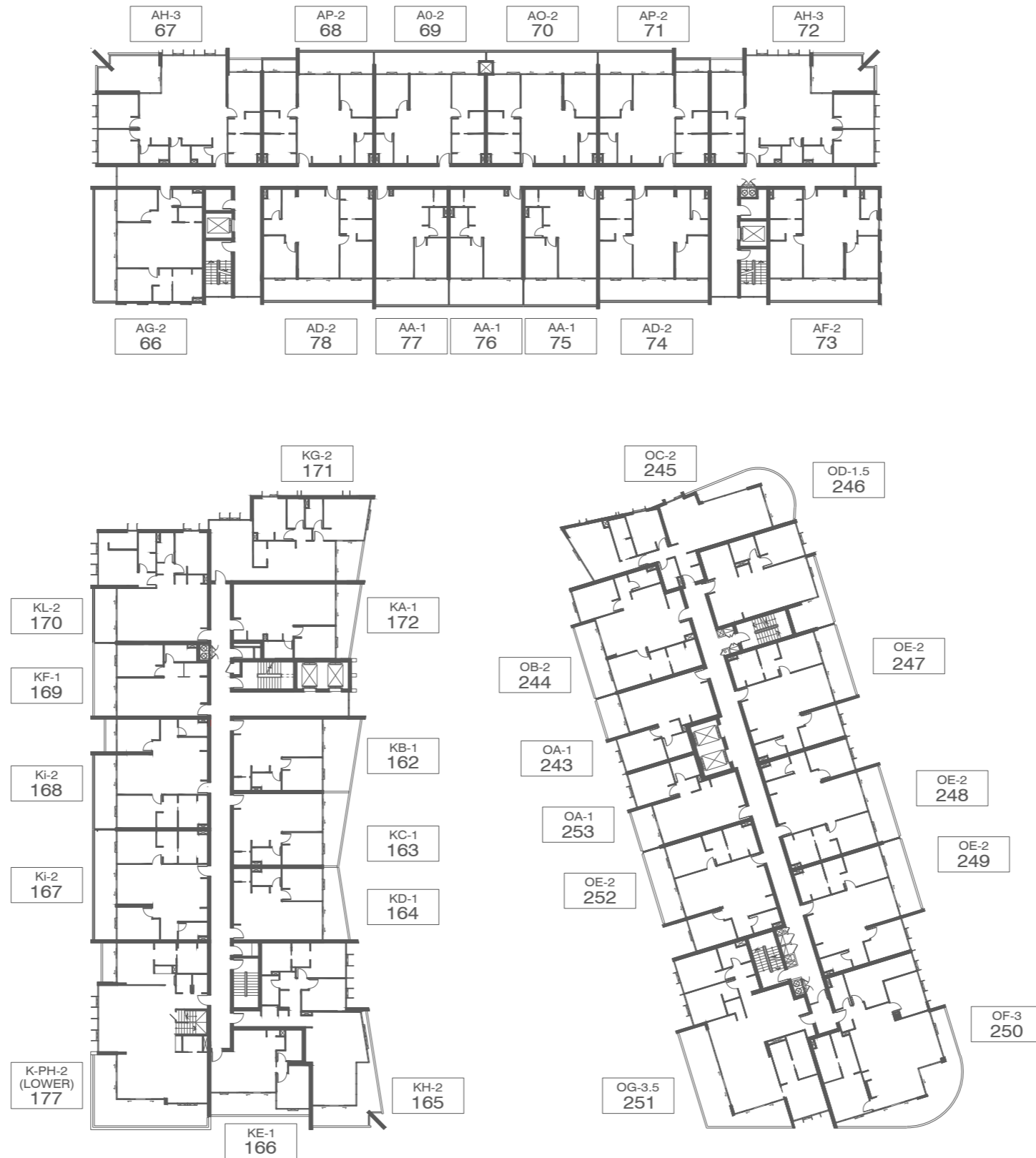


Area calculations is for gross floor area and is measured to the outside face of external walls and common area walls and to the centre line of party walls and includes riser shafts and vertical service ducts. Balcony area is measured to the centre of the balustrade. Courtyard area is measured to the inside face of the fence. Any areas shown are indicative only and may be varied subject to detail design and authority requirements.

0 2.5 5 10 20M

SCALE 1:500 @ A3

THE GRIFFIN PARKES



General Arrangement Plan
LEVEL 7

THEGRIFFINPARKES.COM.AU

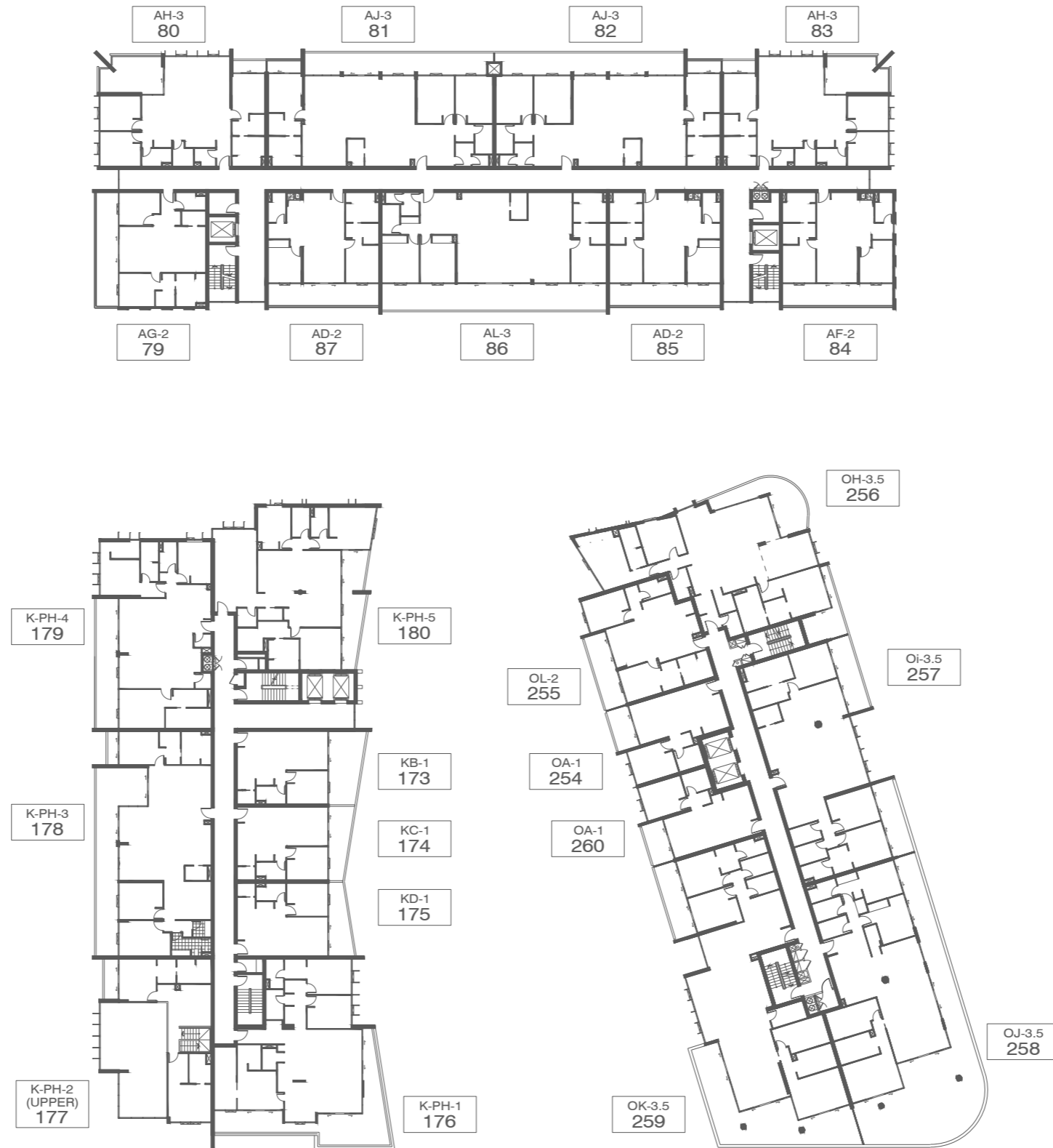


Area calculations is for gross floor area and is measured to the outside face of external walls and common area walls and to the centre line of party walls and includes riser shafts and vertical service ducts. Balcony area is measured to the centre of the balustrade. Courtyard area is measured to the inside face of the fence. Any areas shown are indicative only and may be varied subject to detail design and authority requirements.

0 2.5 5 10 20M

SCALE 1:500 @ A3

THE GRIFFIN PARKES



General Arrangement Plan
LEVEL 8

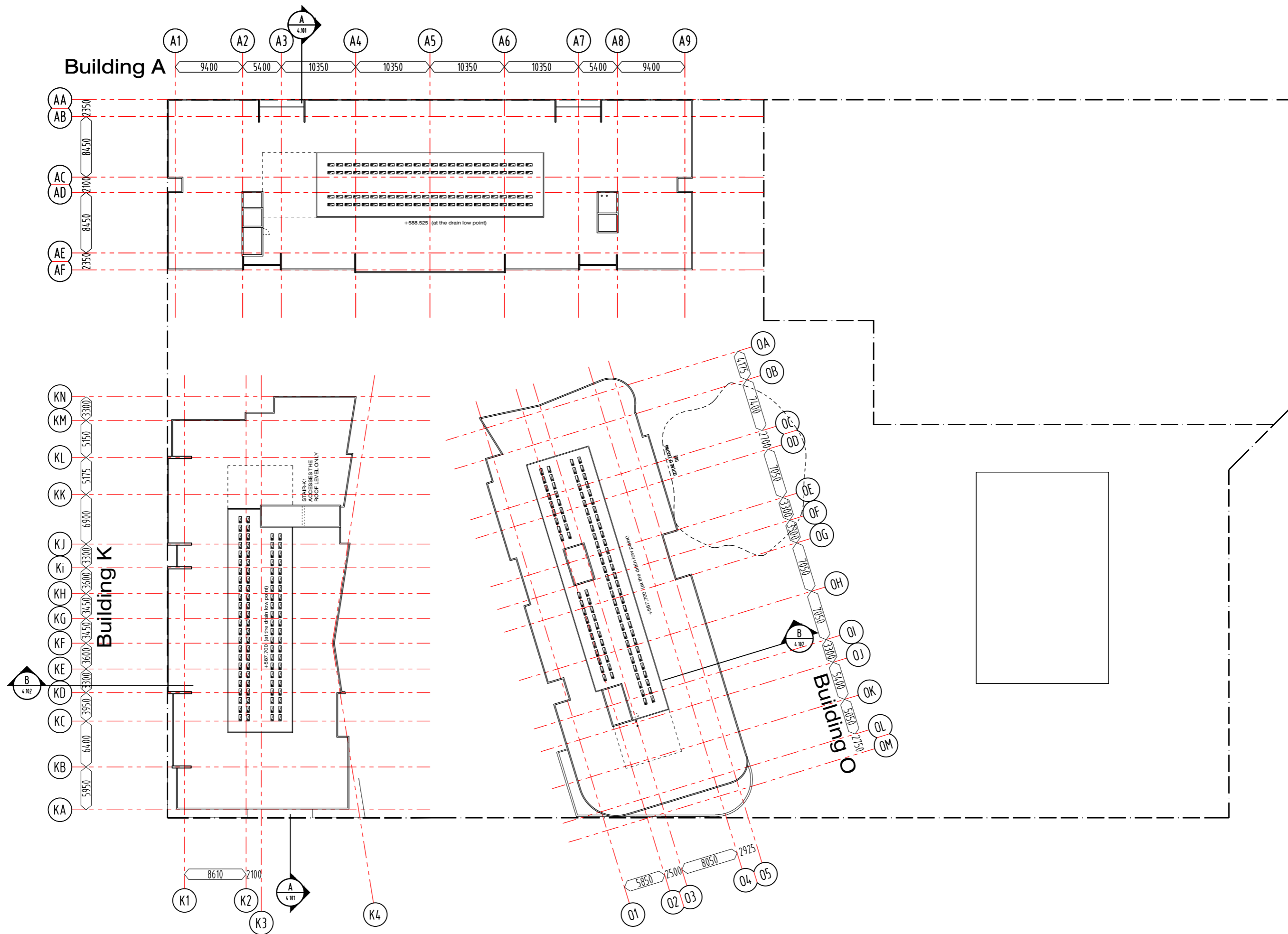
THEGRIFFINPARKES.COM.AU

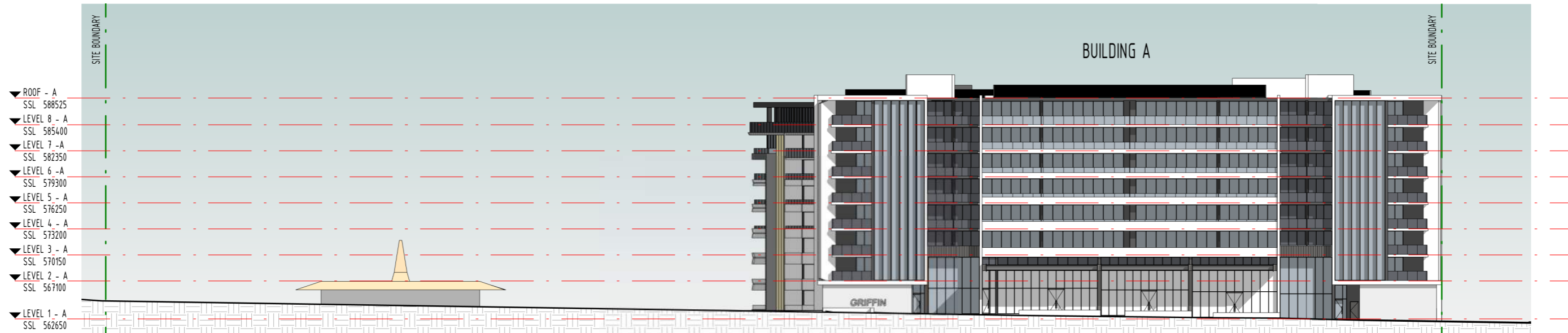


Area calculations is for gross floor area and is measured to the outside face of external walls and common area walls and to the centre line of party walls and includes riser shafts and vertical service ducts. Balcony area is measured to the centre of the balustrade. Courtyard area is measured to the inside face of the fence. Any areas shown are indicative only and may be varied subject to detail design and authority requirements.

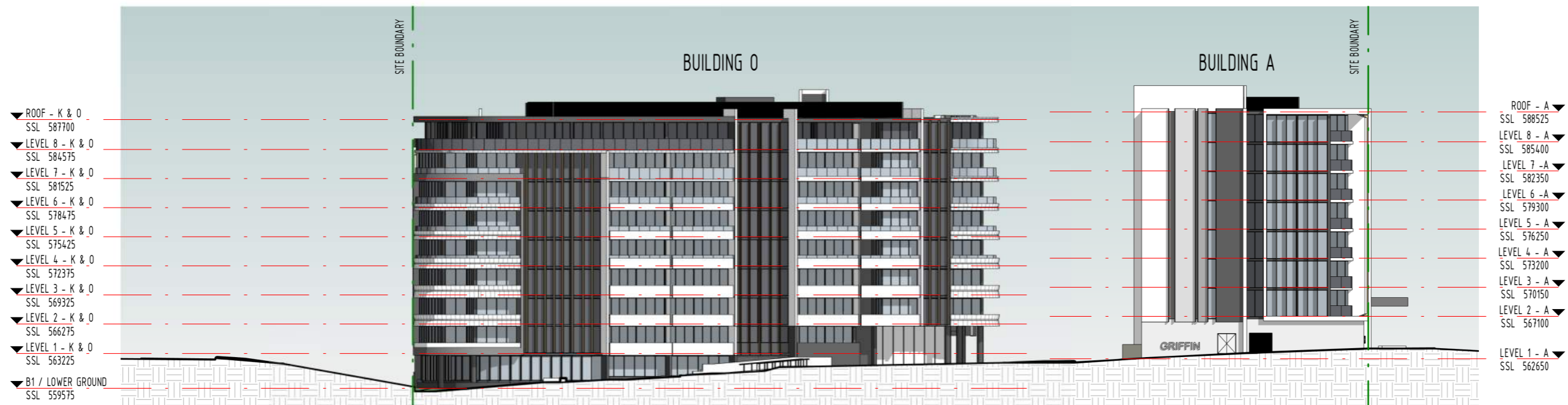
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SCALE 1:500 @ A3

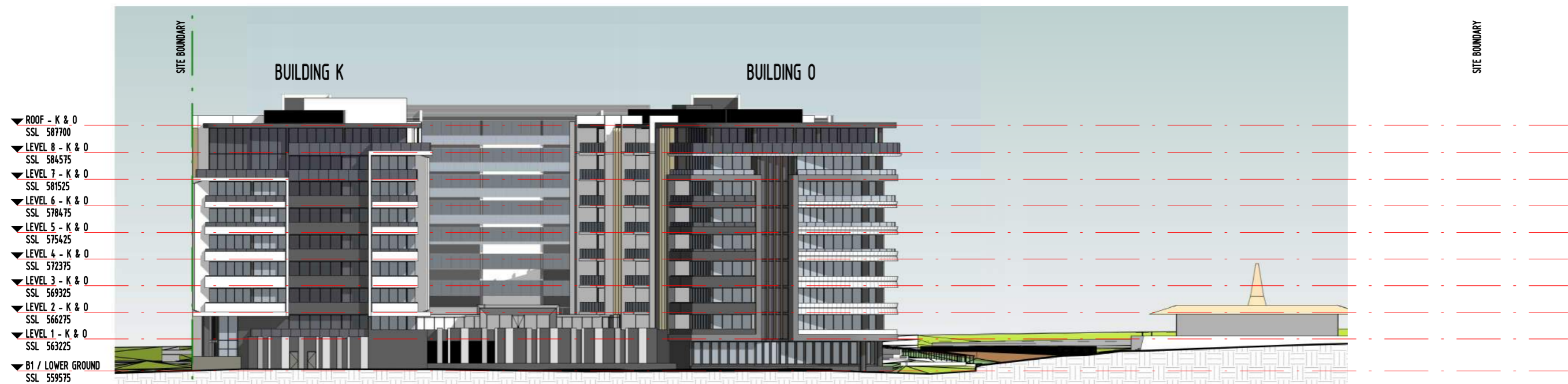




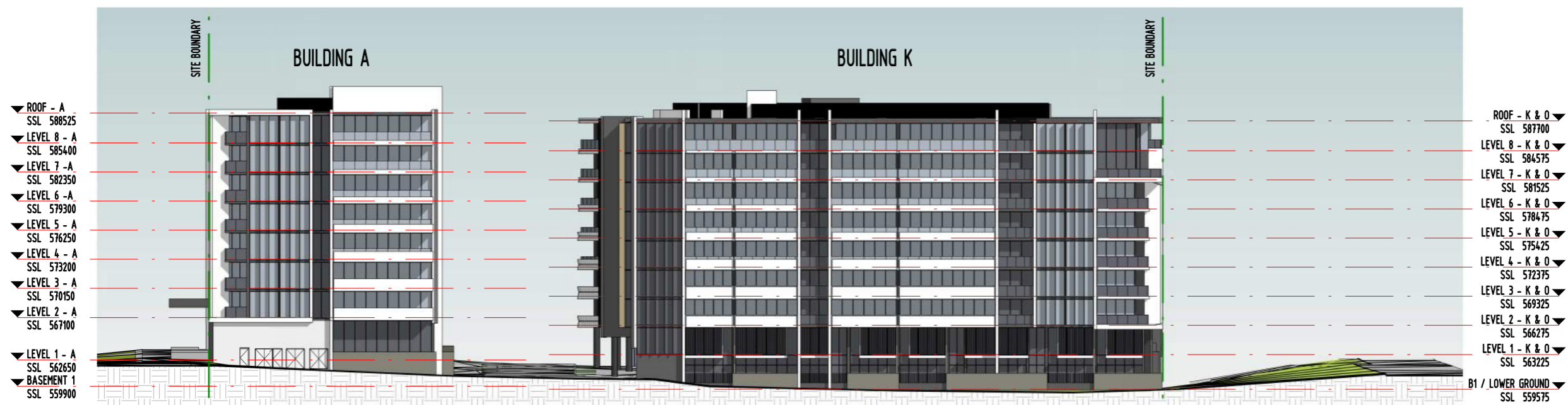
1 OVERALL NORTH ELEVATION
SCALE 1 : 500



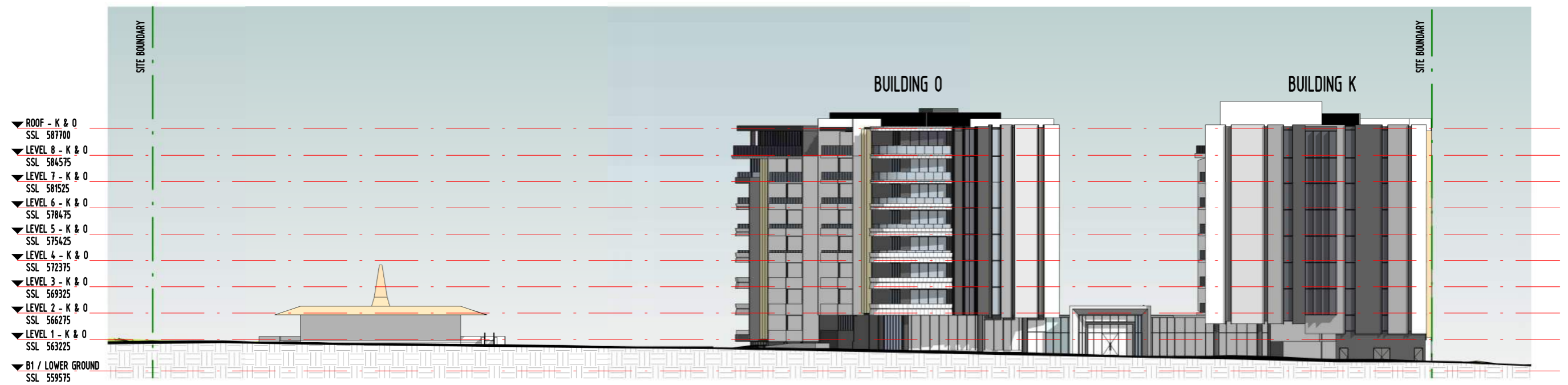
2 OVERALL EAST ELEVATION
SCALE 1 : 500



1 OVERALL SOUTH ELEVATION
SCALE 1 : 500



2 OVERALL WEST ELEVATION
SCALE 1 : 500

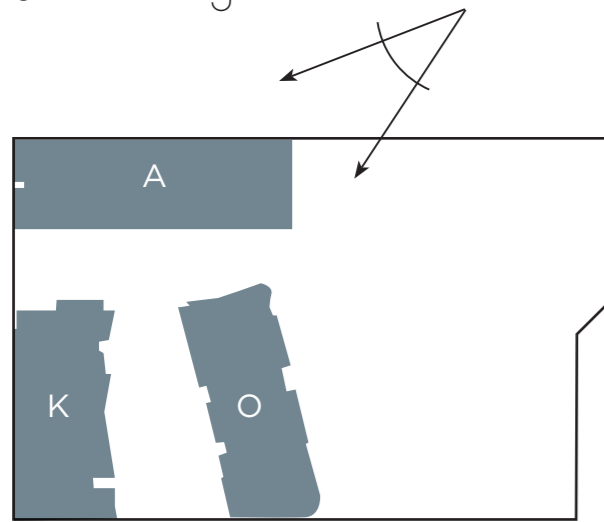


1 OVERALL INTERNAL ELEVATION
 SCALE 1 : 500

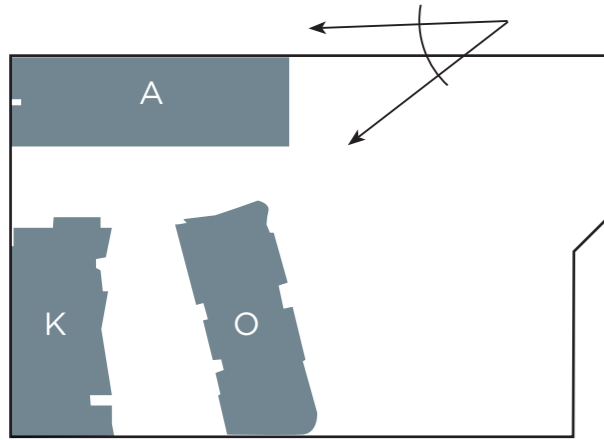
3D Massing Building 'A'



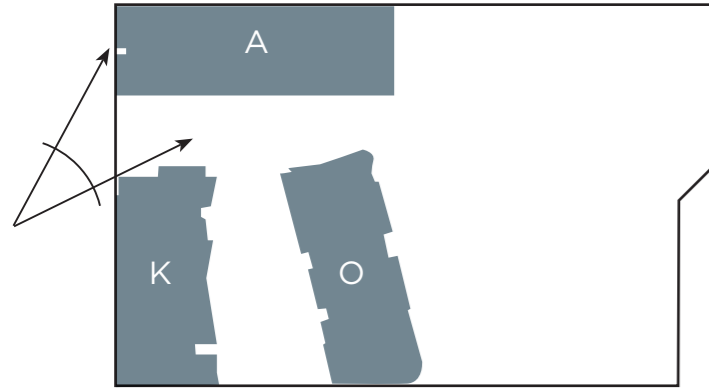
3D - Building A



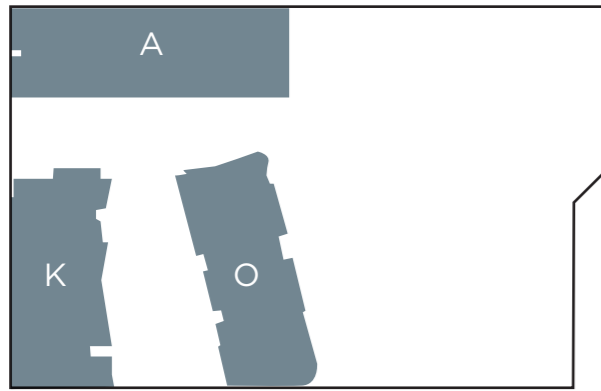
3D - Building A



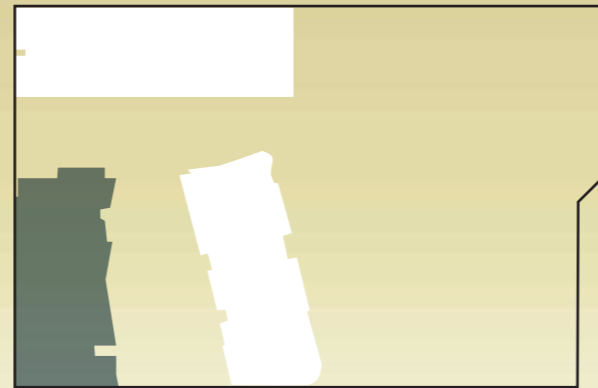
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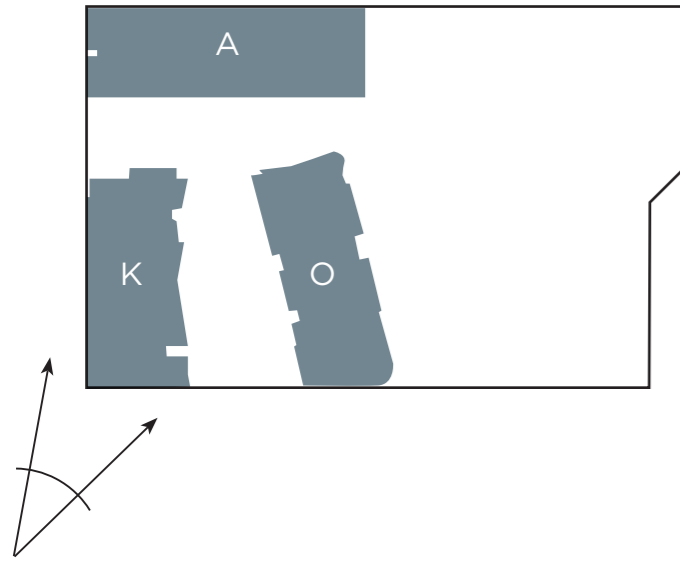
3D - Building A



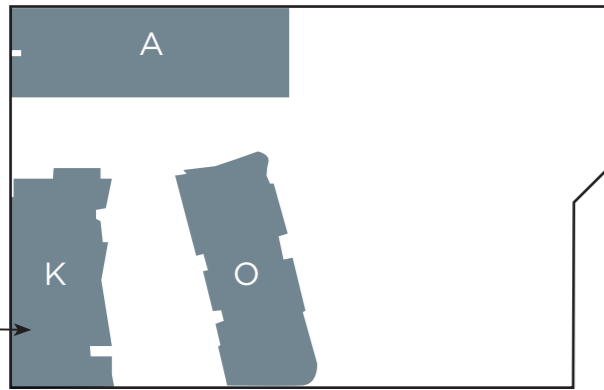
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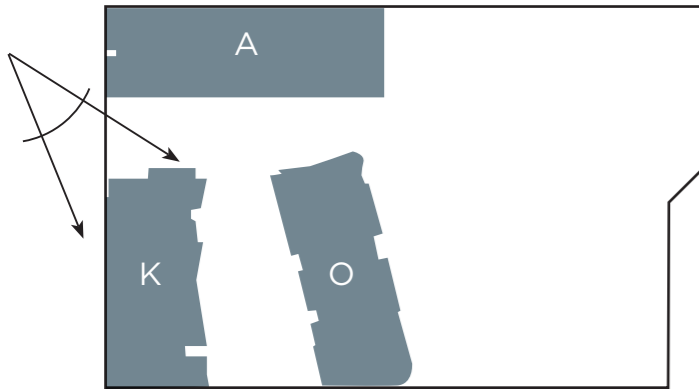
3D - Building K



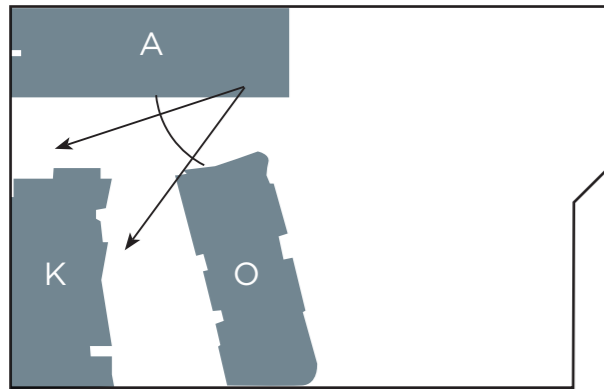
3D - Building K



3D - Building K



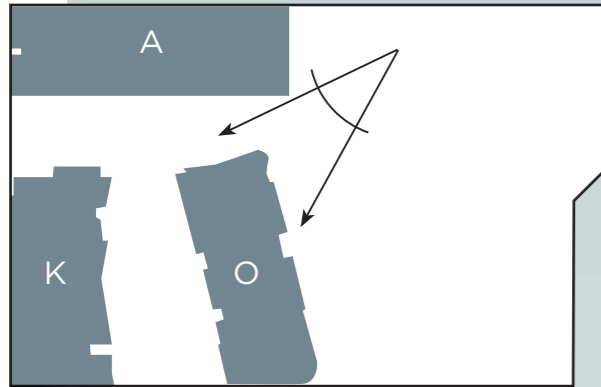
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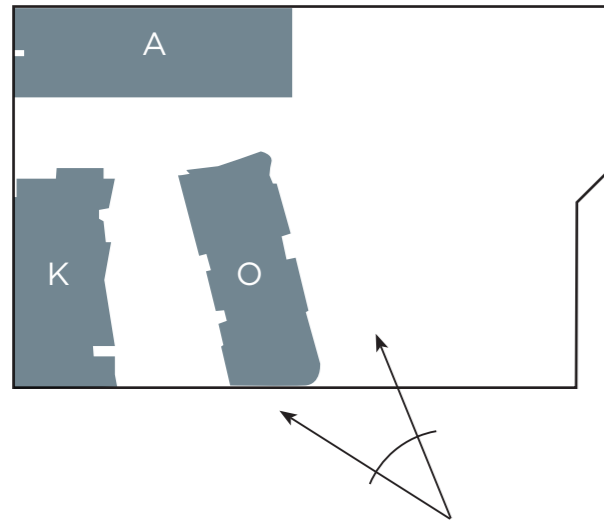
3D Massing Building 'O'



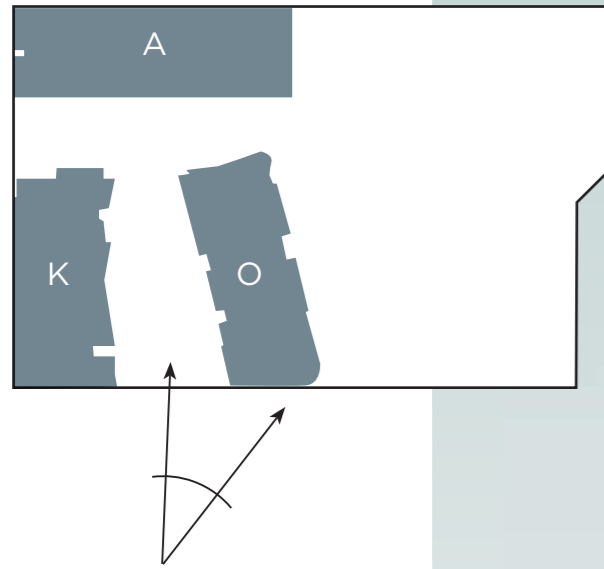
3D - Building O



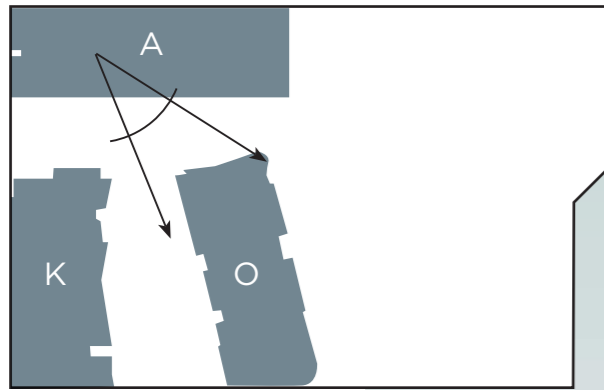
3D - Building O



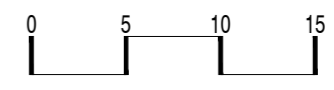
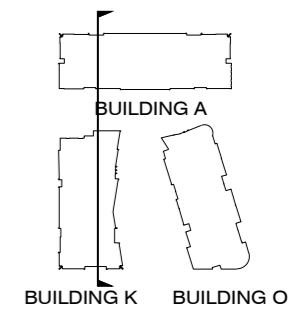
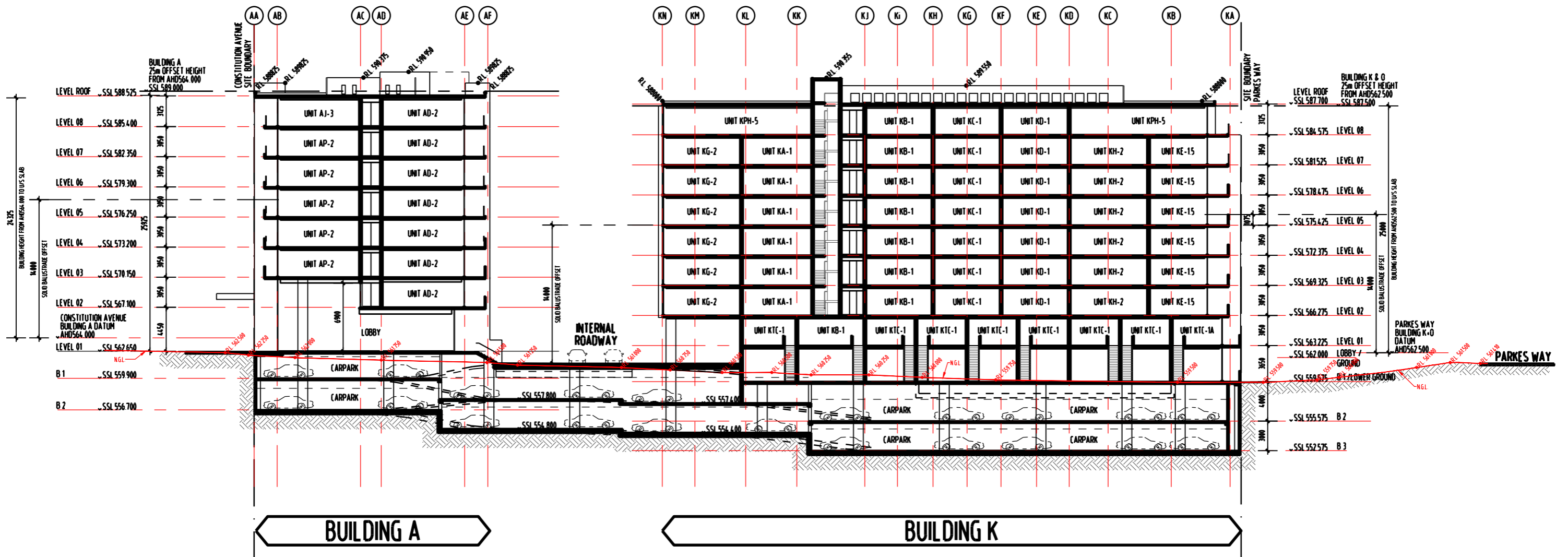
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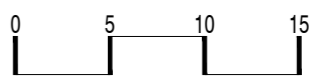
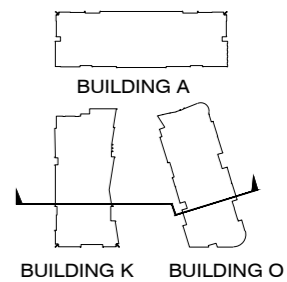
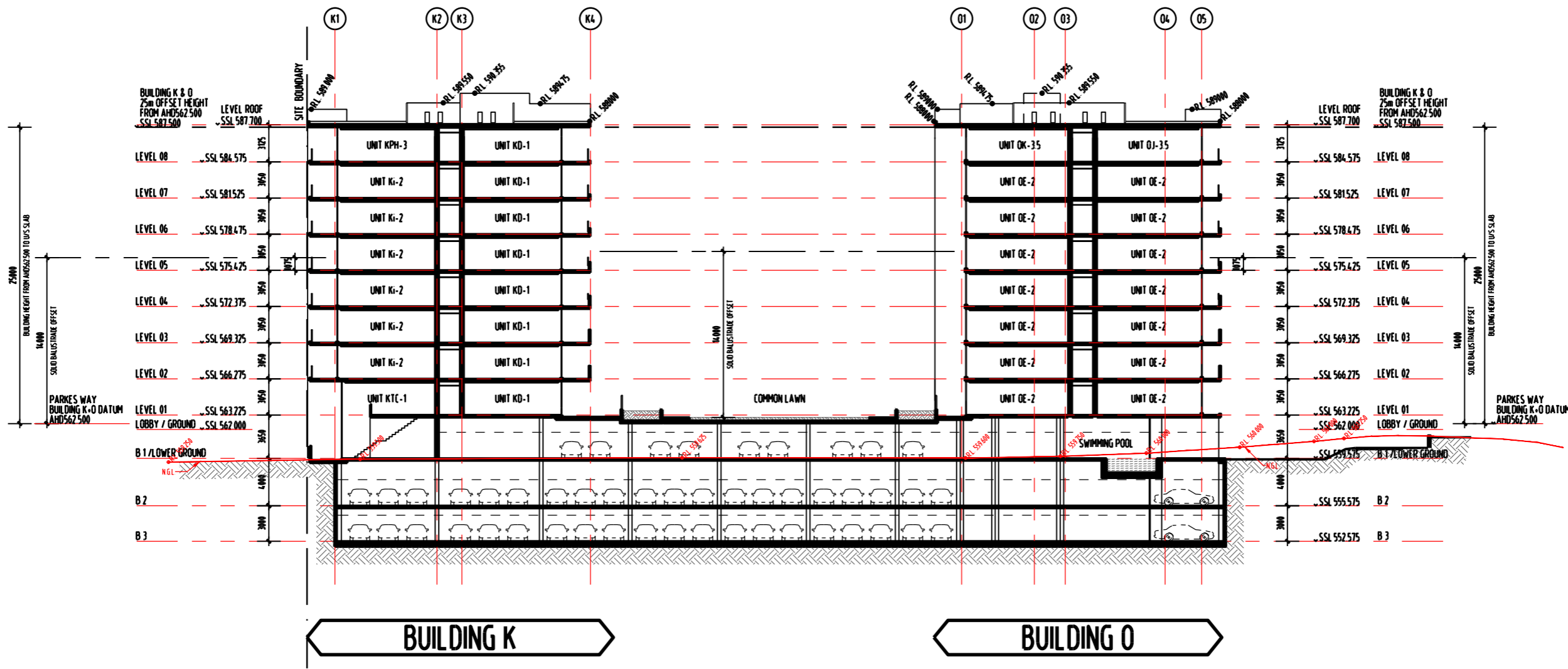


3D - Building O

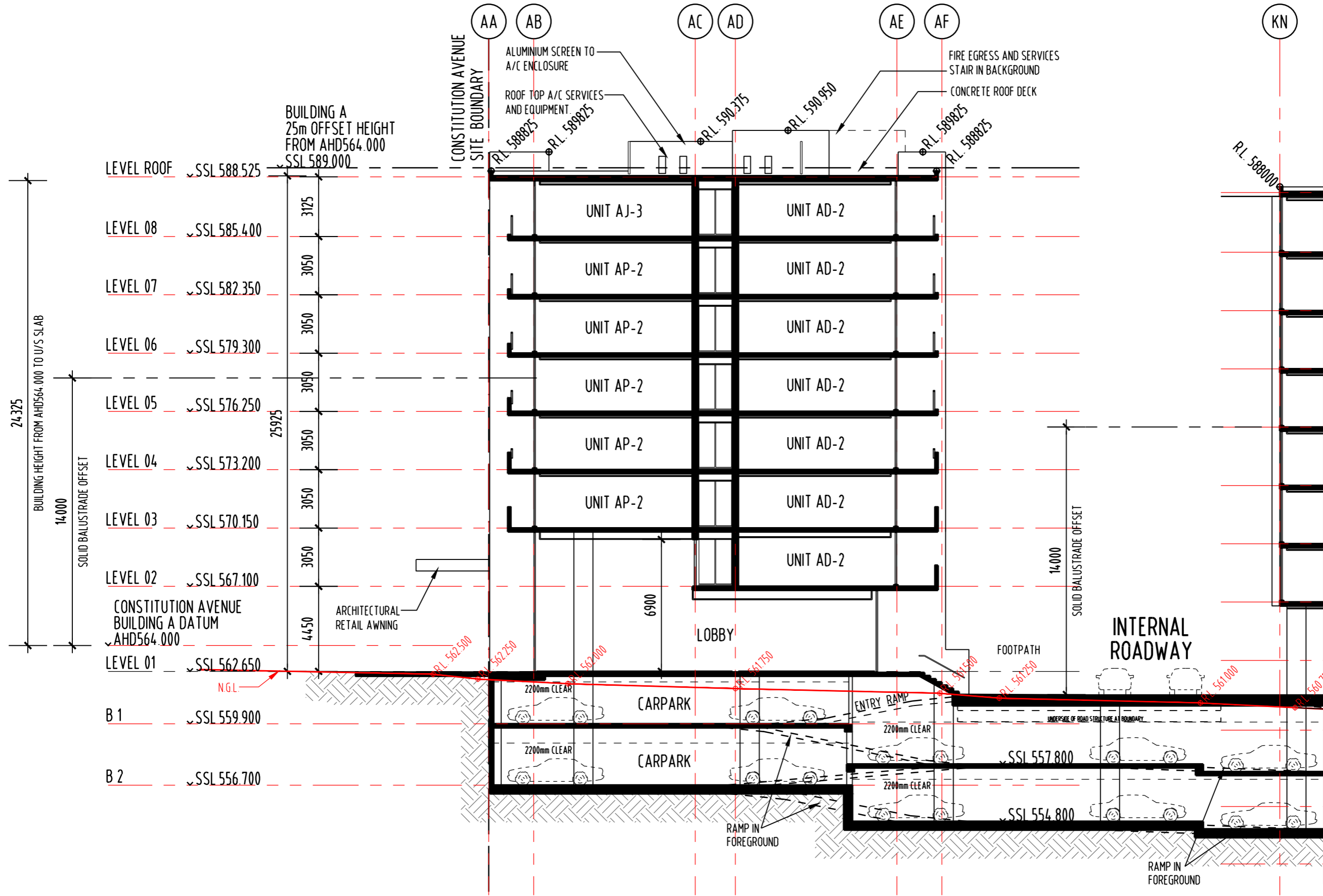


Architectural Drawings Sections

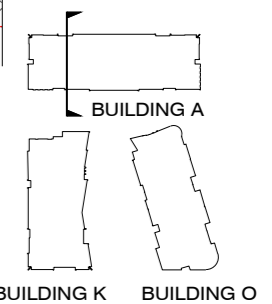




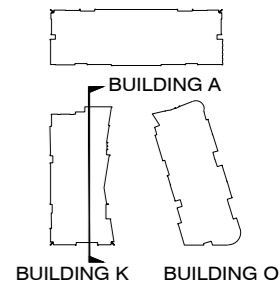
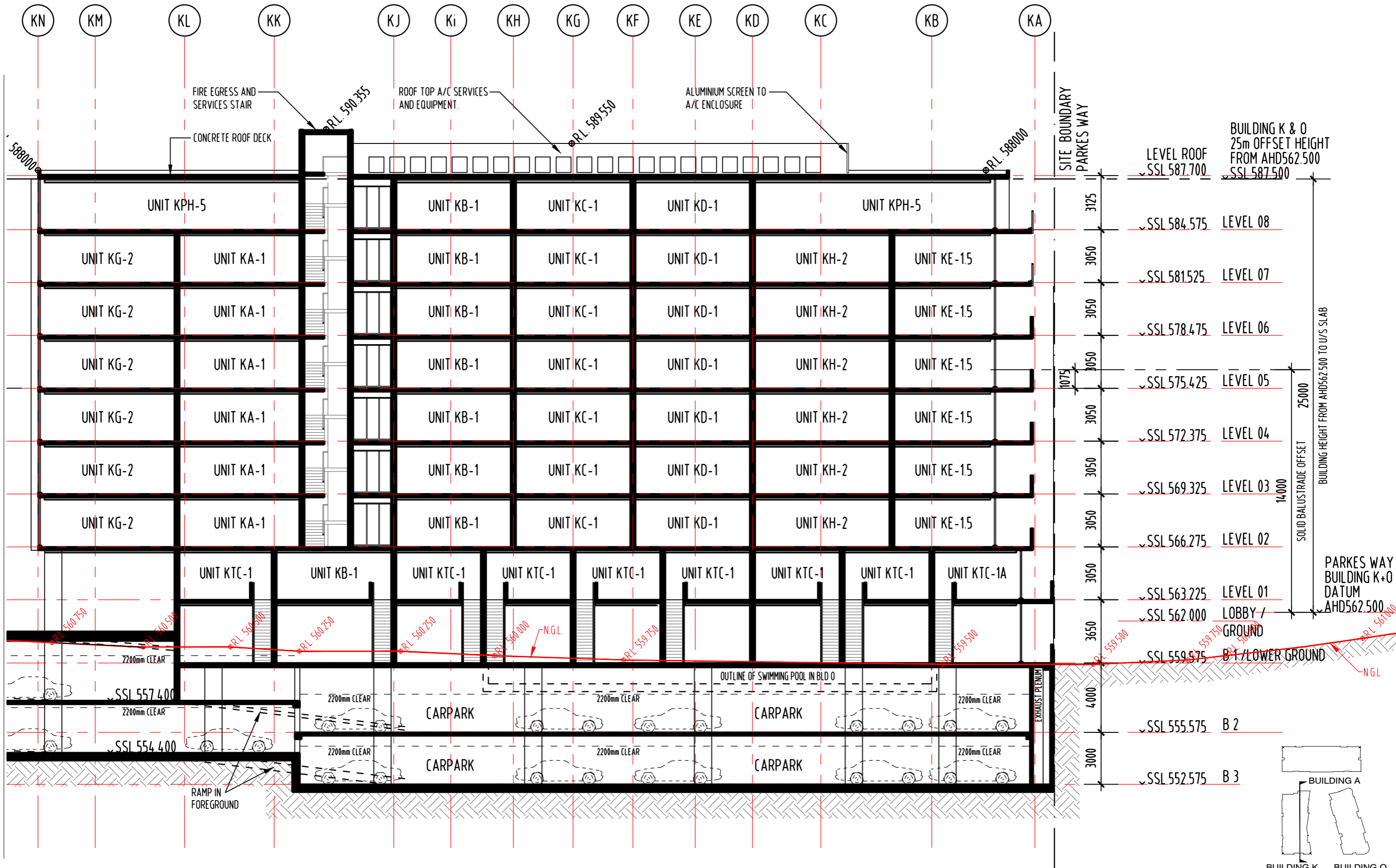
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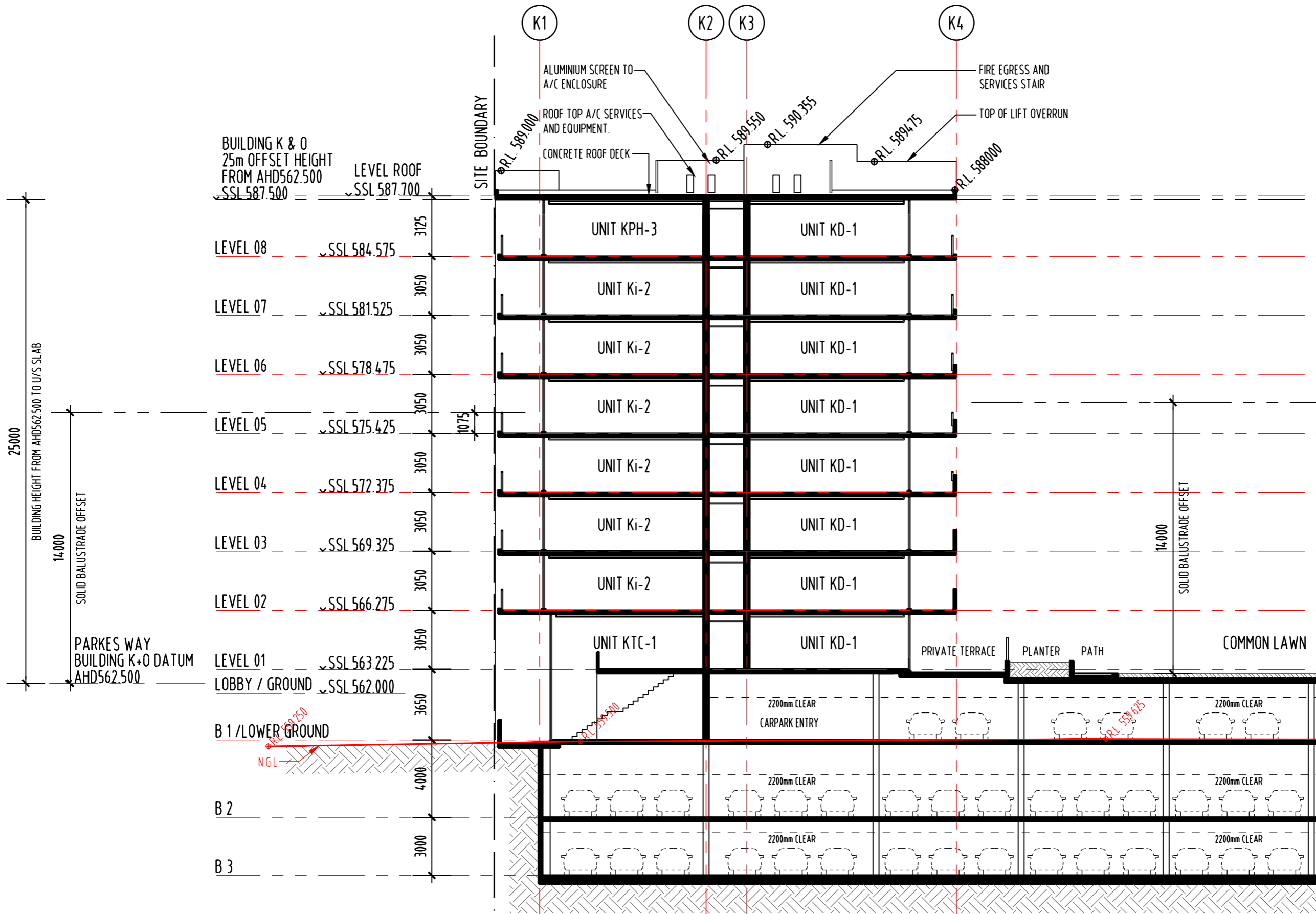


REFER TO SHEET A-SD-4.202 FOR CONTINUATION

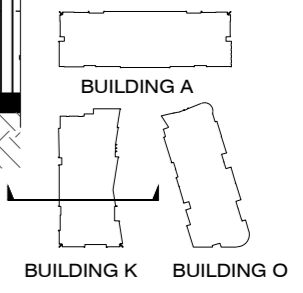


REFER TO SHEET A-SD-4.201 FOR CONTINUATION

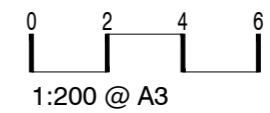




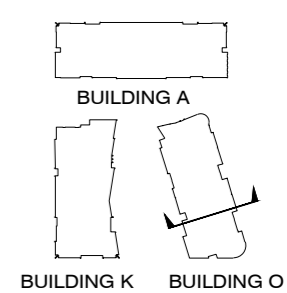
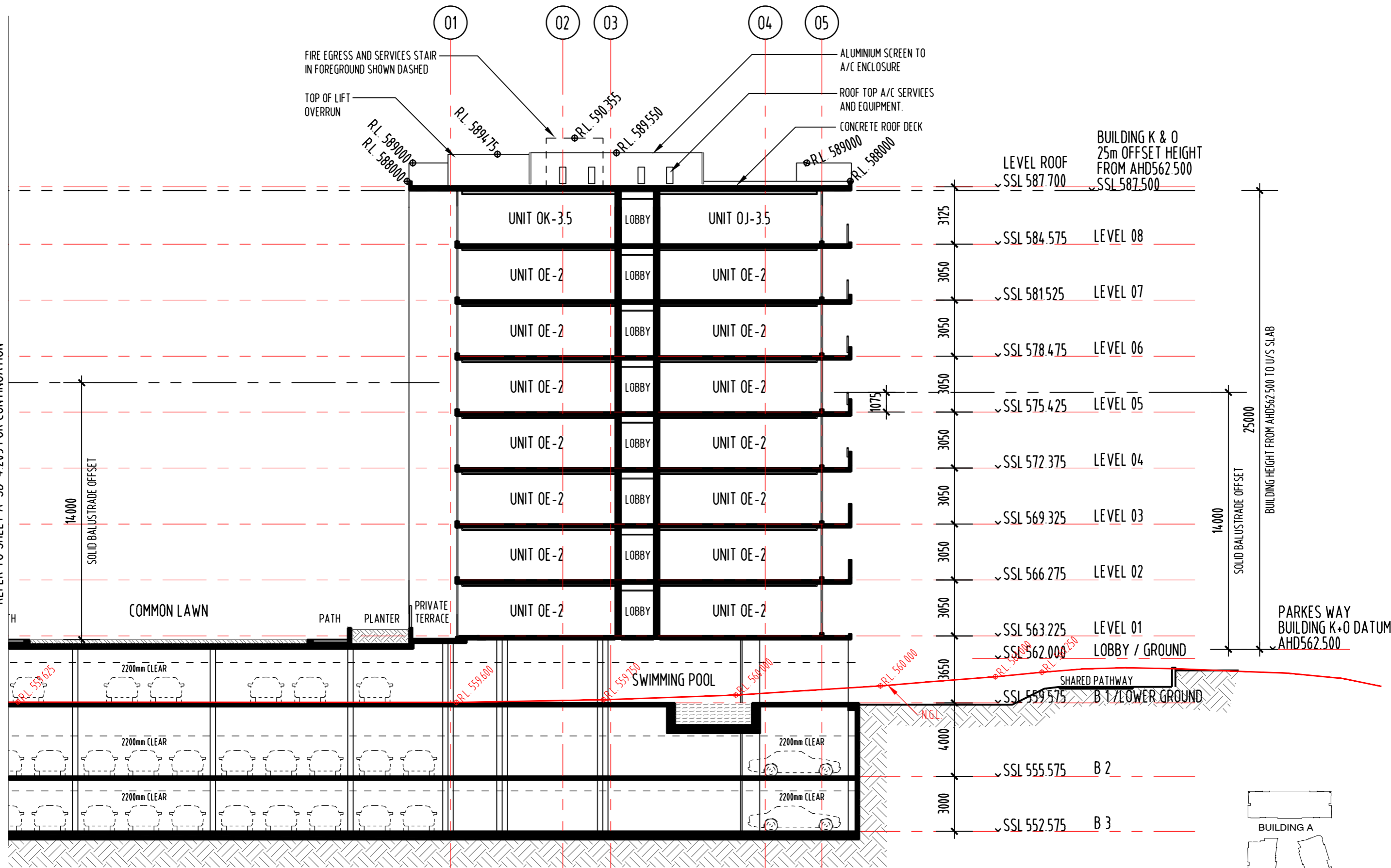
REFER TO SHEET A-SD-4.204 FOR CONTINUATION



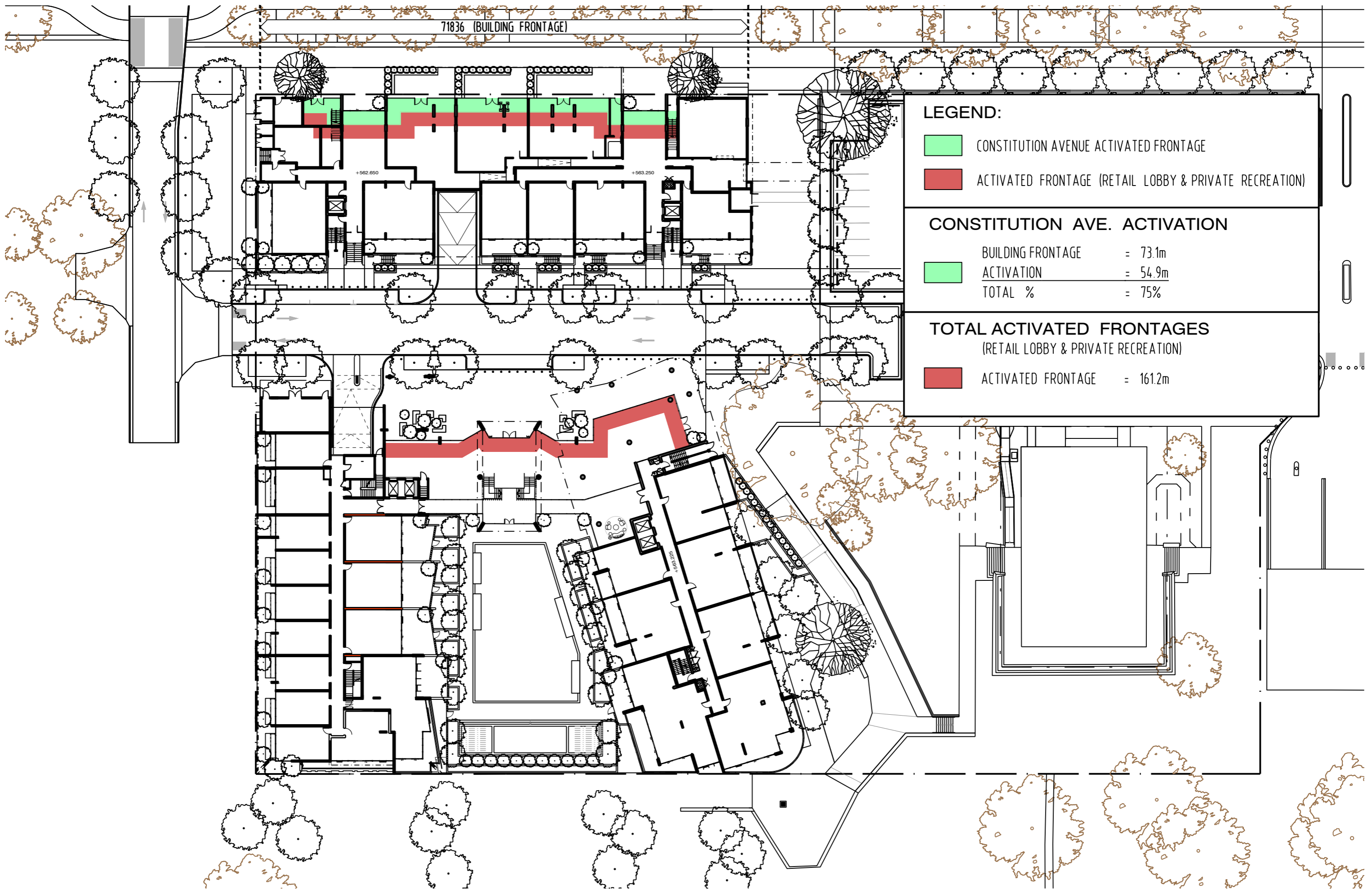
BLOCK 8 and 11 SECTION 3 PARKES | SECTION B - BUILDING K
 SCHEMATIC DESIGN NOV 2019 195135 A-SD-4.203 4



REFER TO SHEET A-SD-4.203 FOR CONTINUATION



Design Analysis



LEGEND:

- CONSTITUTION AVENUE ACTIVATED FRONTAGE
- ACTIVATED FRONTAGE (RETAIL LOBBY & PRIVATE RECREATION)

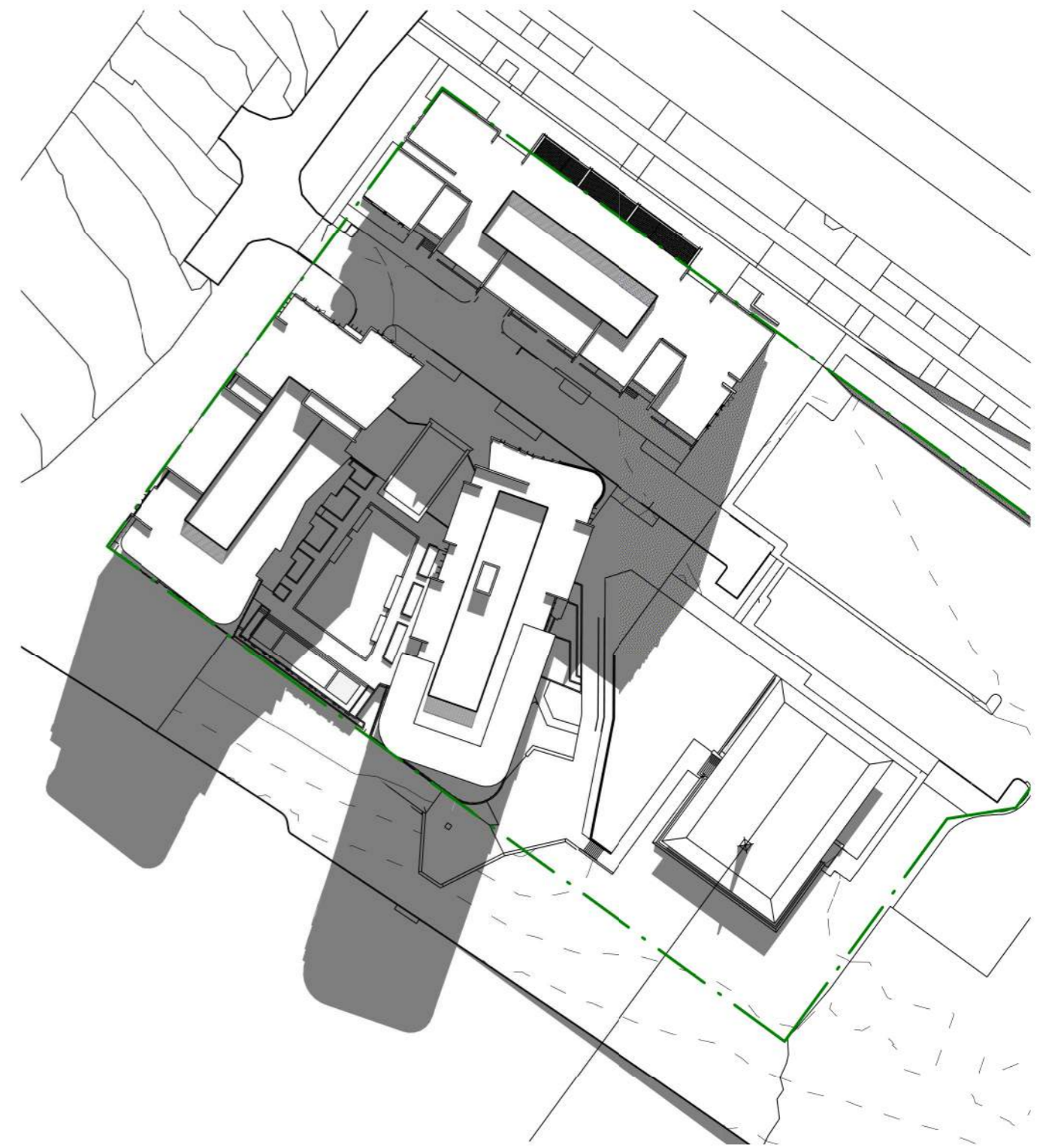
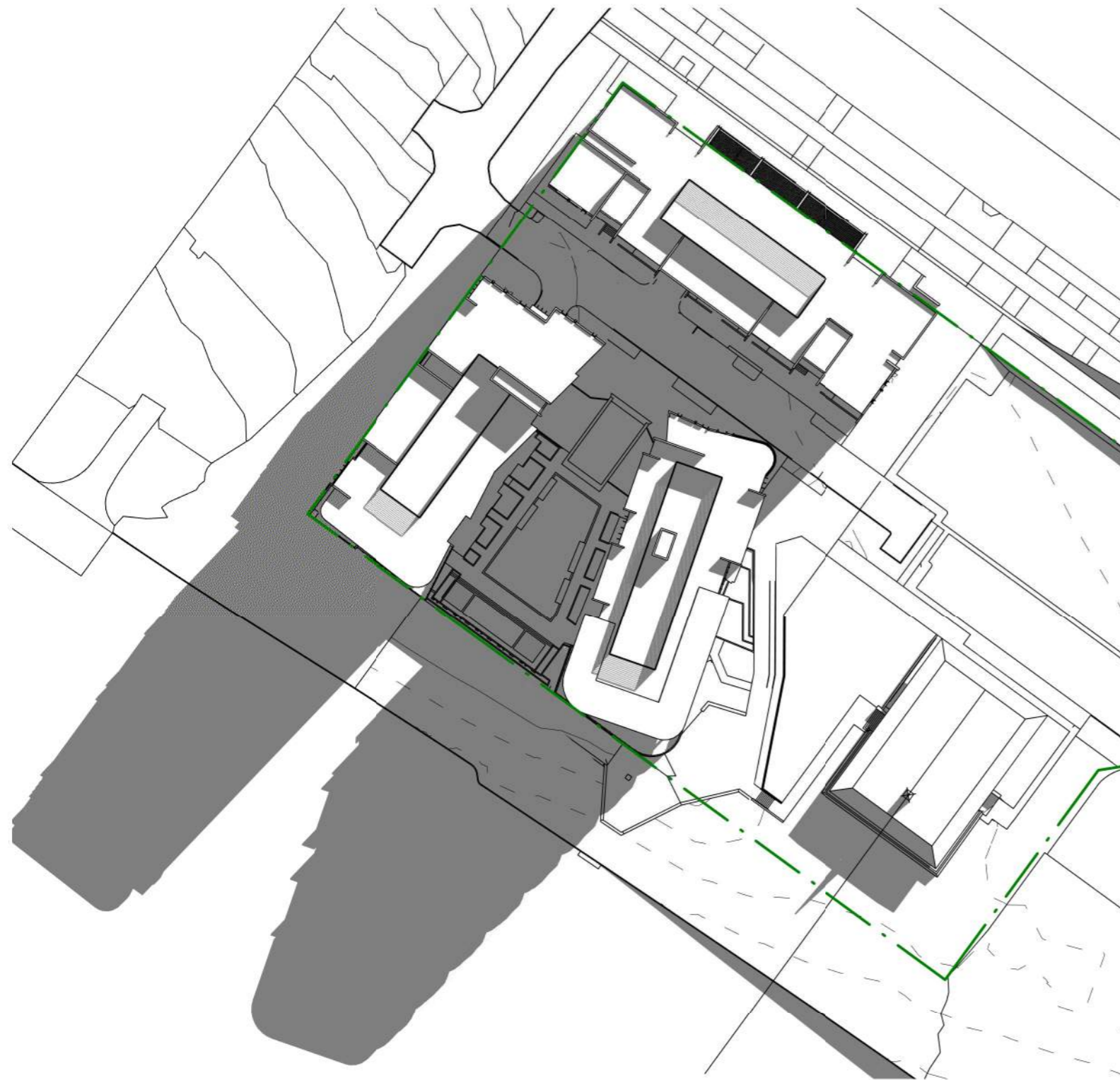
CONSTITUTION AVE. ACTIVATION

 BUILDING FRONTAGE	=	73.1m
 ACTIVATION	=	54.9m
TOTAL %	=	75%

TOTAL ACTIVATED FRONTAGES

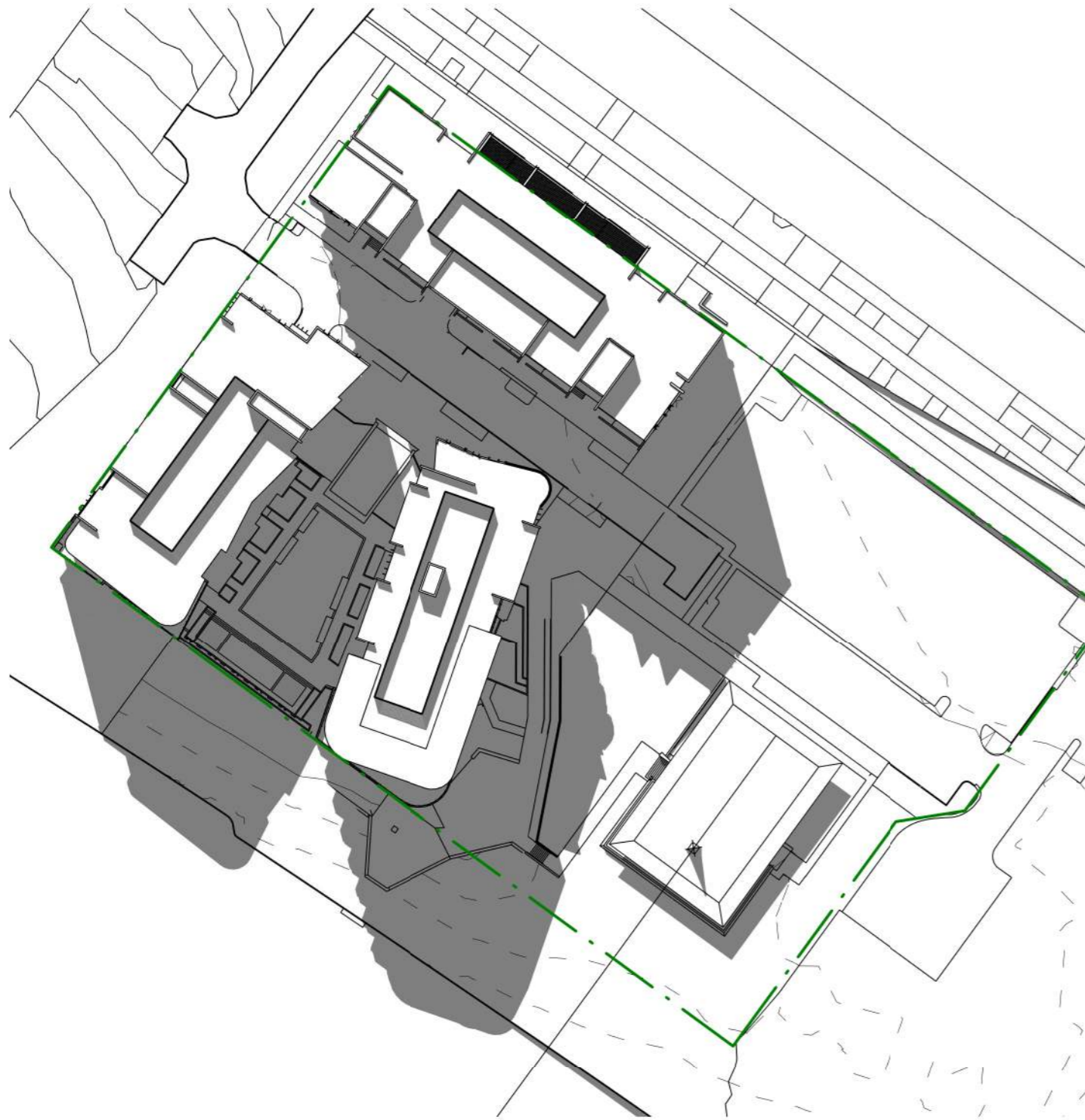
(RETAIL LOBBY & PRIVATE RECREATION)

 ACTIVATED FRONTAGE	=	161.2m
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1 SHADOW STUDY - WINTER SOLSTICE 9AM
SCALE 1 : 1000

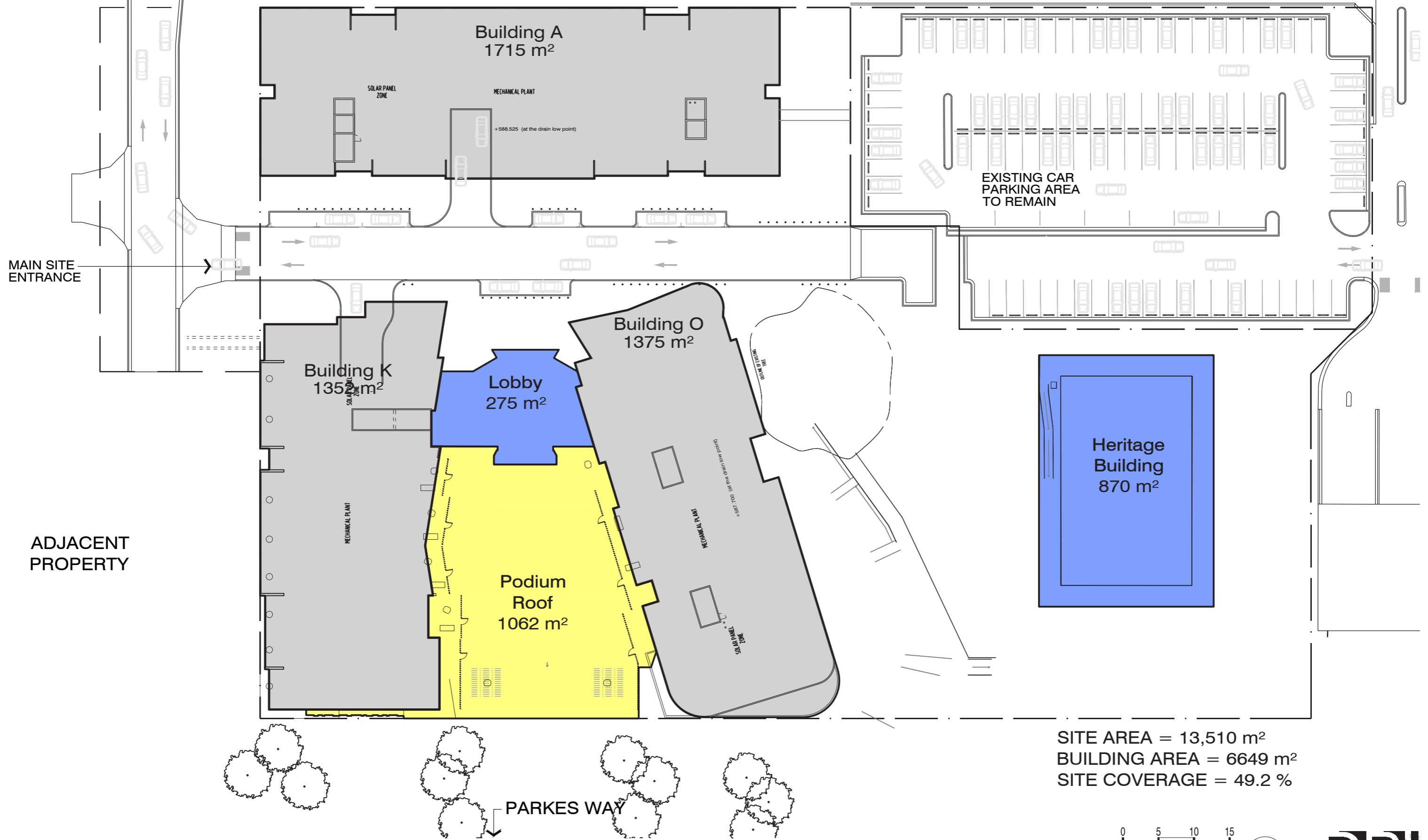
2 SHADOW STUDY - WINTER SOLSTICE 11AM
SCALE 1 : 1000



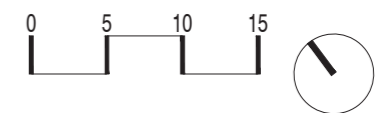
1 SHADOW STUDY - WINTER SOLSTICE 1PM
SCALE 1 : 1000

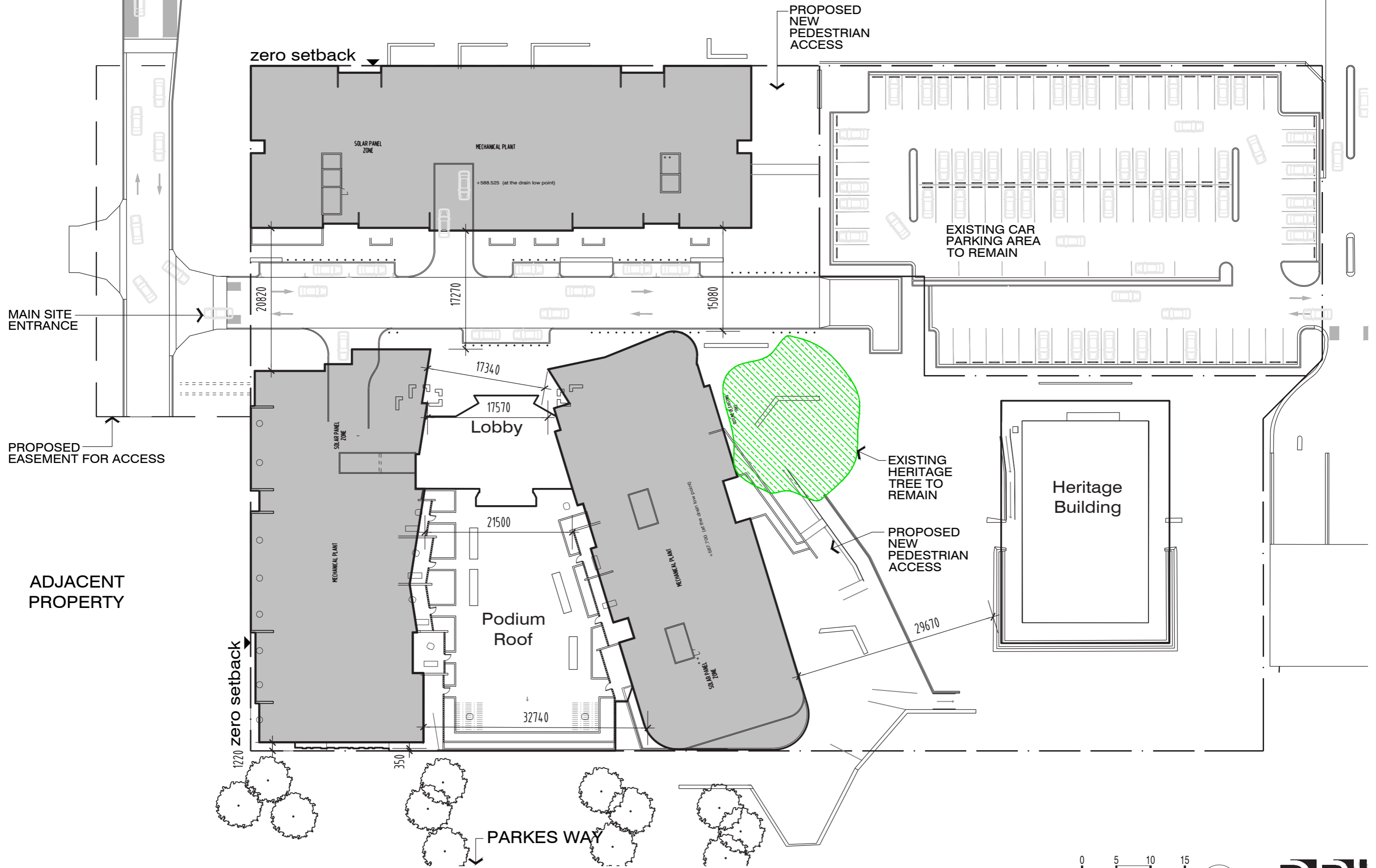


2 SHADOW STUDY - WINTER SOLSTICE 3PM
SCALE 1 : 1000



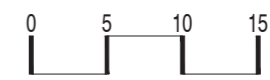
SITE AREA = 13,510 m²
 BUILDING AREA = 6649 m²
 SITE COVERAGE = 49.2 %





BLOCK 8 and 11 SECTION 3 PARKES | SETBACK ANALYSIS PLAN

SCHEMATIC DESIGN OCT 2019 195135 A-SD-9.301 3





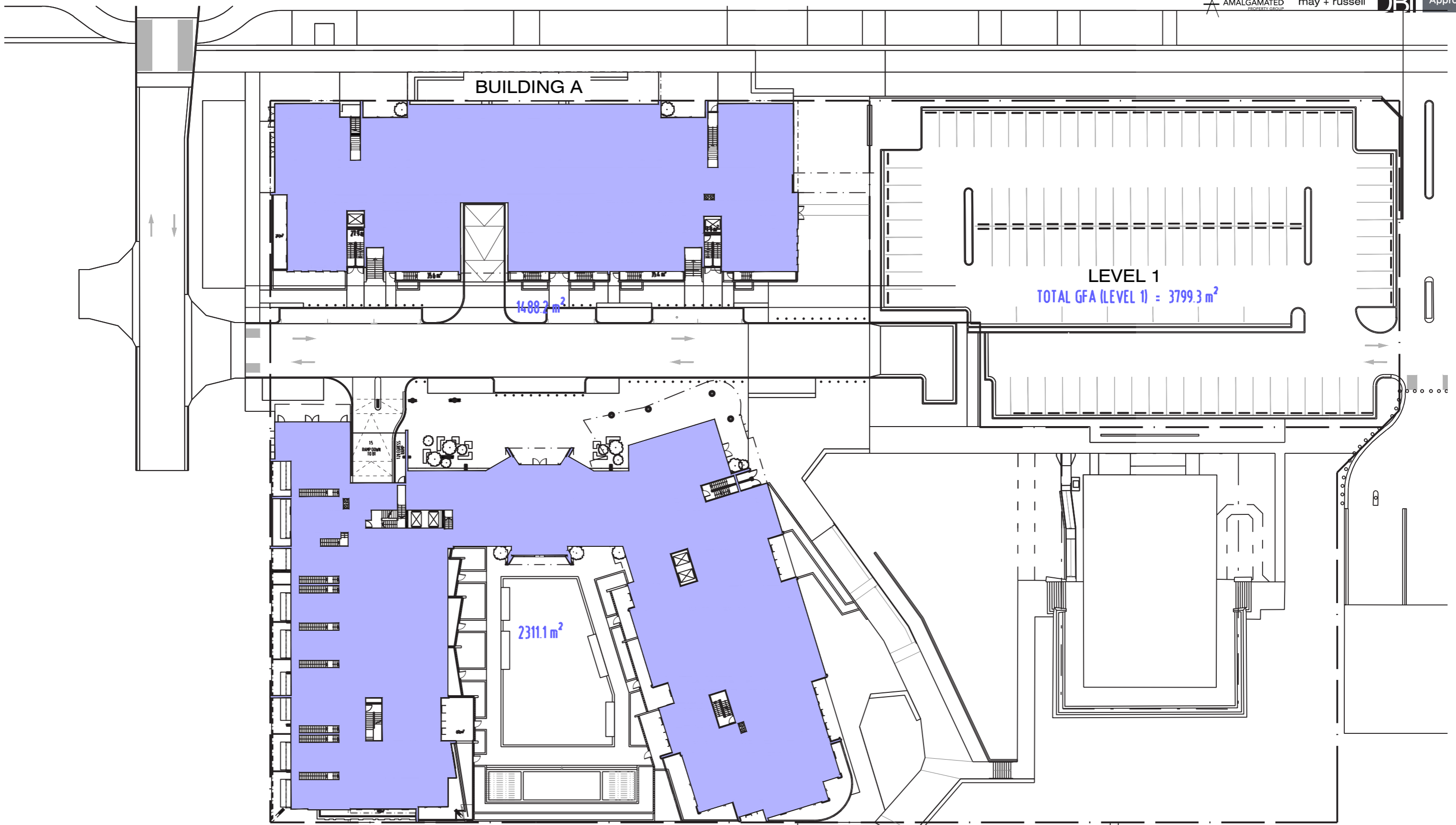
LEVEL B1
TOTAL GFA (LEVEL B1) = 1232.8 m²

GFA SUMMARY	
LEVEL	GFA (m ²)
LEVEL B1	1232.8 m ²
LEVEL 1	3799.3 m ²
LEVEL 2	3590.4 m ²
LEVEL 3	4068.5 m ²
LEVEL 4	4068.5 m ²
LEVEL 5	4068.5 m ²
LEVEL 6	4068.5 m ²
LEVEL 7	4063.1 m ²
LEVEL 8	3944.1 m ²
TOTAL	32903.7 m²

BUILDING K

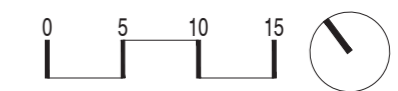
BUILDING O

GROSS FLOOR AREA (GFA) MEANS THE SUM OF THE AREA OF ALL FLOORS OF THE BUILDING MEASURED FROM THE EXTERNAL FACES OF THE EXTERIOR WALLS, OR FROM THE CENTRE LINES OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, EXCLUDING ANY AREA USED SOLELY FOR ROOFTOP FIXED MECHANICAL PLANT AND/OR BASEMENT CARPARKING. STAIRWELLS, LIFT SHAFTS, RISERS ETC ARE ONLY COUNTED AS GFA AT GROUND FLOOR.



BLOCK 8 and 11 SECTION 3 PARKES | GFA SITE ANALYSIS PLAN_LEVEL-1

SCHEMATIC DESIGN OCT 2019 195135 A-SD-9.102 4

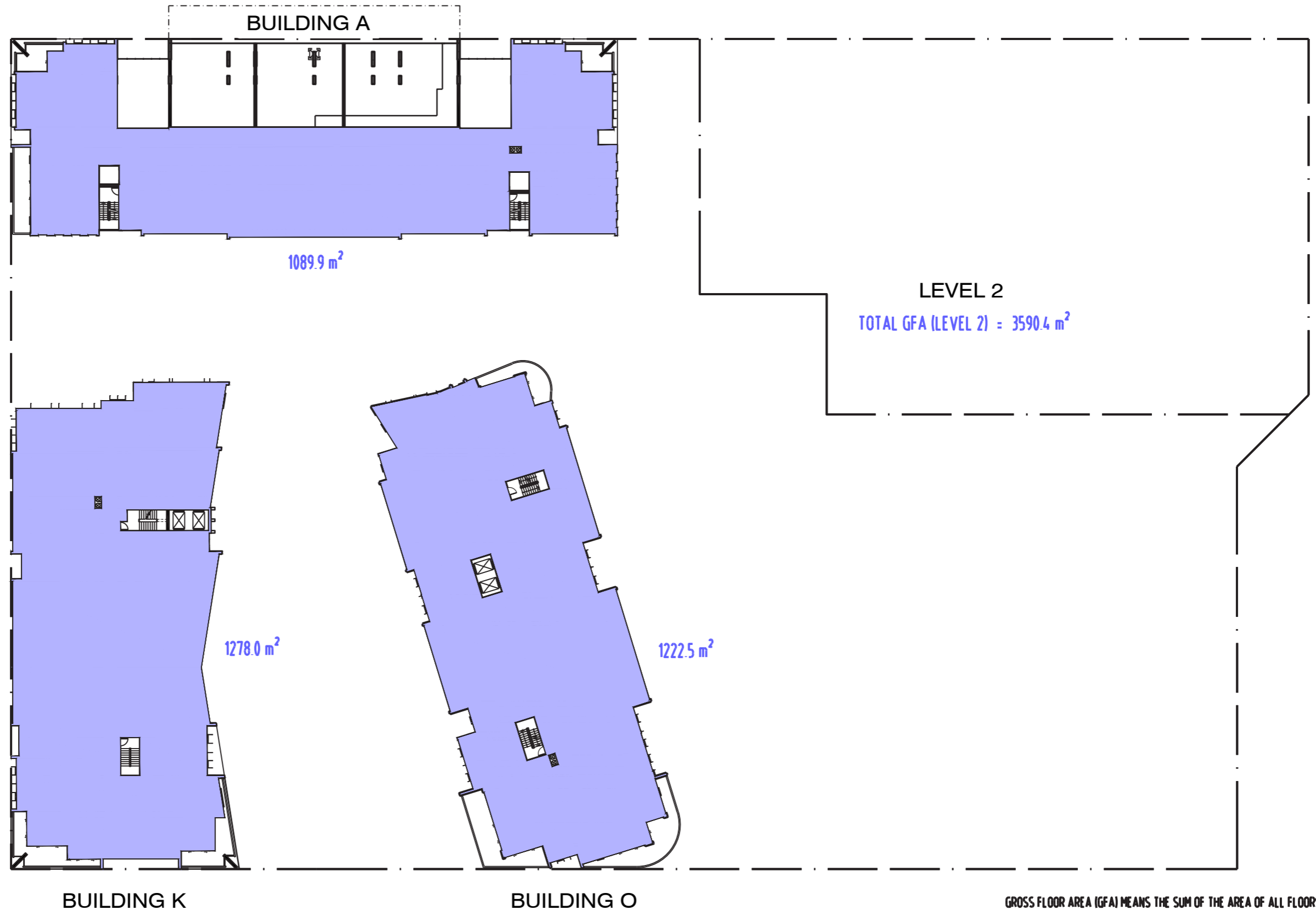


1:500 @ A3

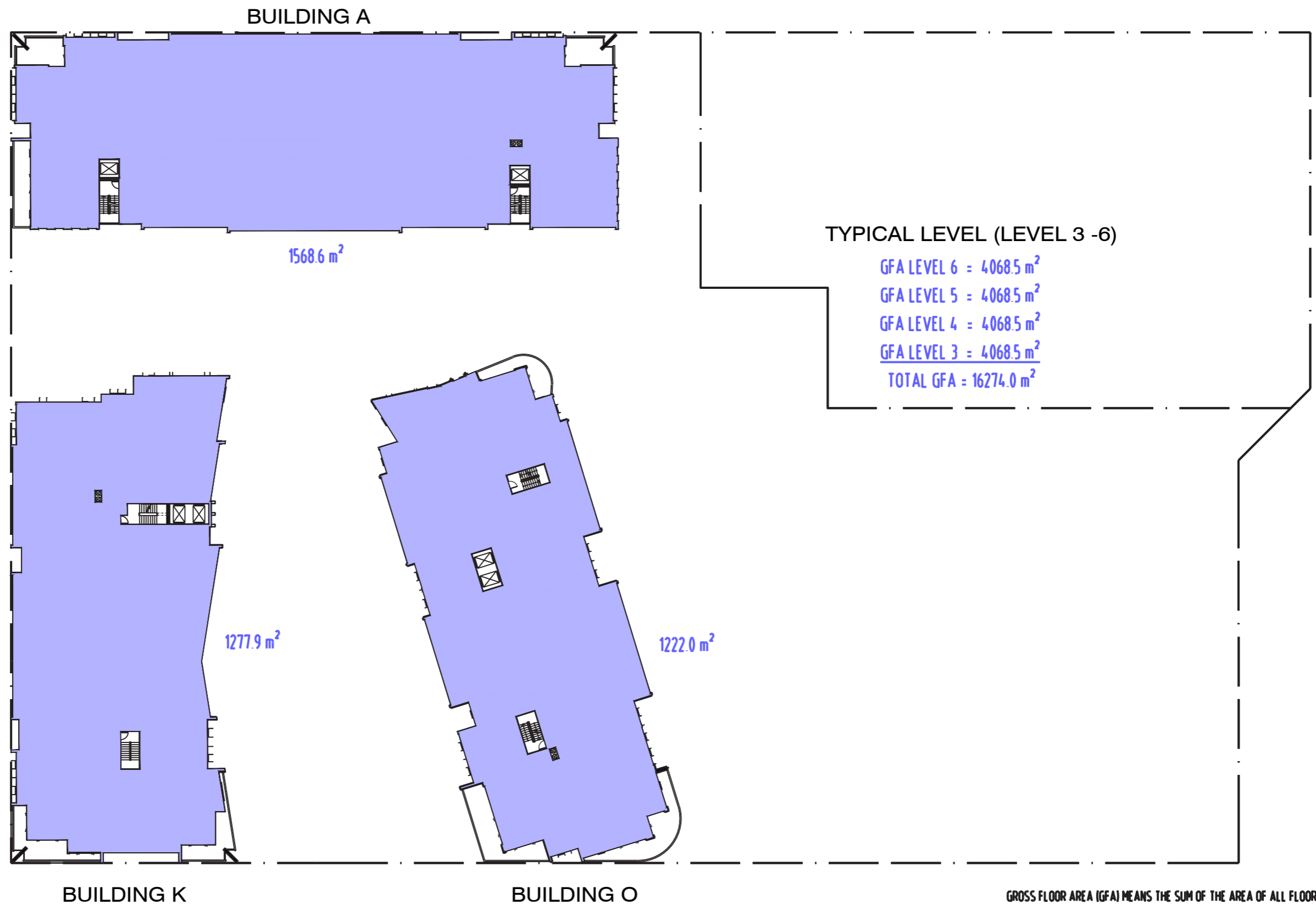
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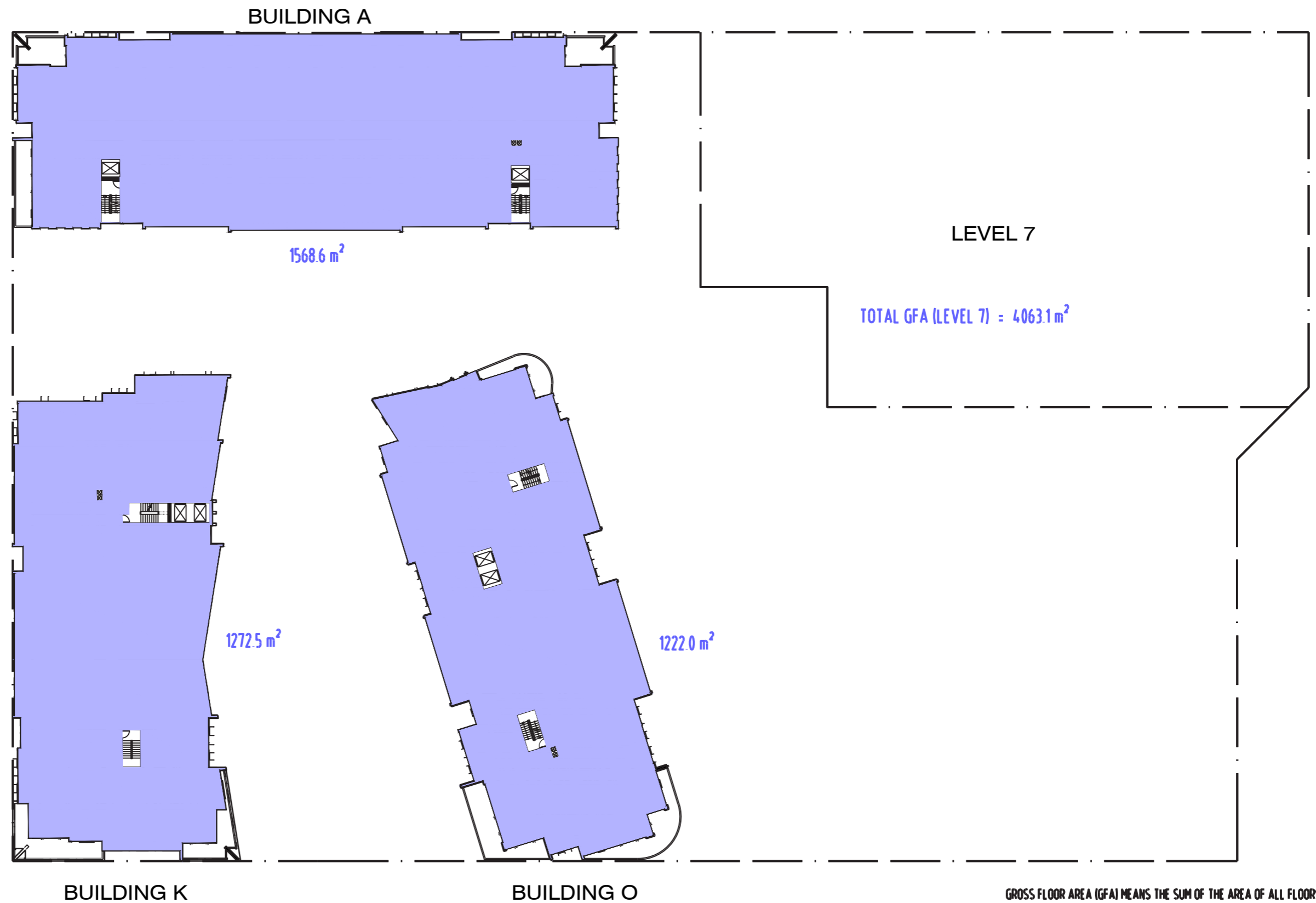
© DBI DESIGN PTY LTD



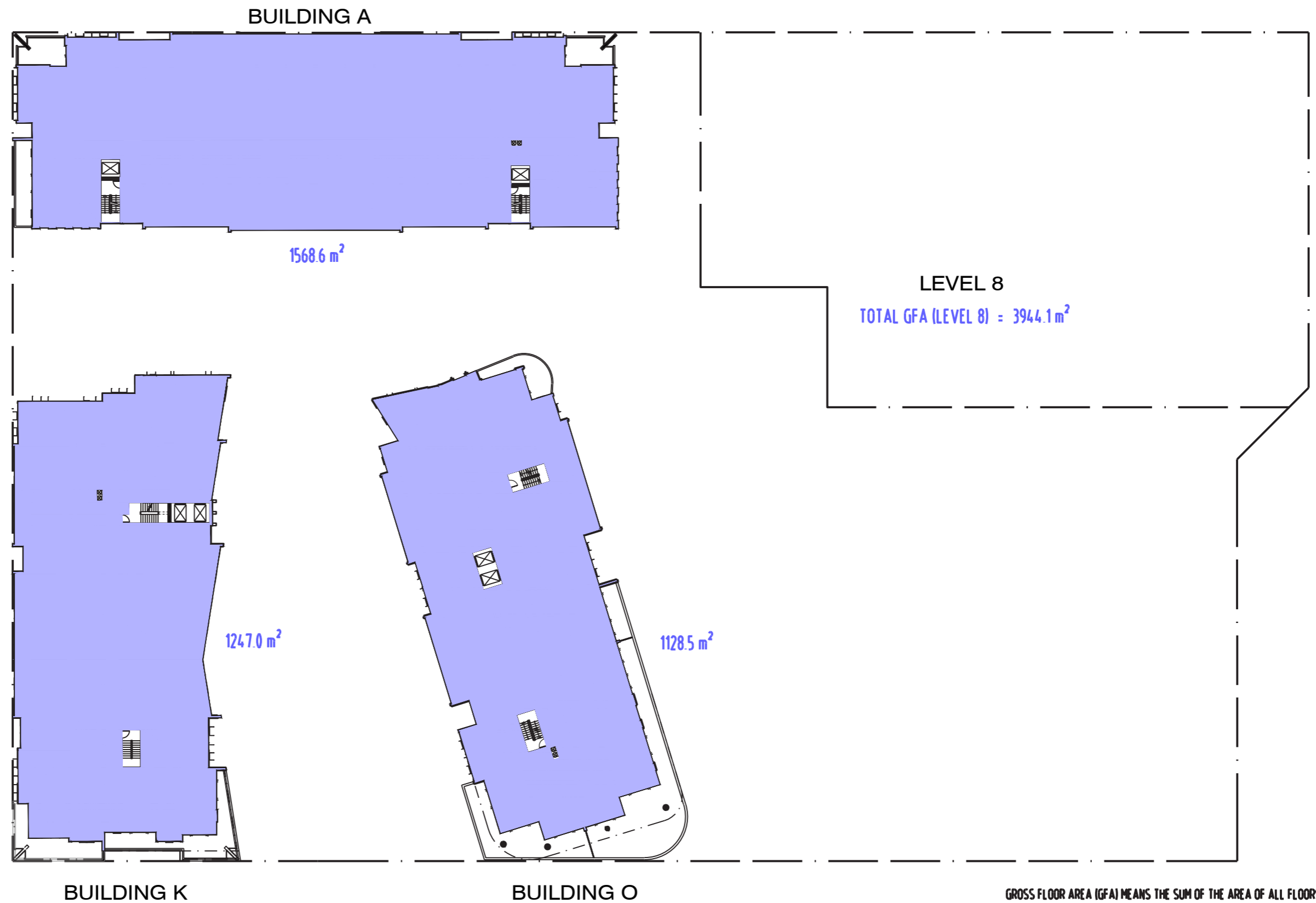
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Development Summary Schedule of Works

THE GRIFFIN (CONSTITUTION AVE) — PLANNING DATA SUMMARY

Revision E

Date: 08 OCT 2019

SITE SUMMARY

Area 13,510.0m² Site Cover 49.2%
 Height Max. 25m

APARTMENT SUMMARY

Room Type	1 Bed	2 Bed	3 Bed	3 Bed	
Number	94	123	43		260
% Mix	36%	47%	17%		100%
Beds					

COMMERCIAL SUMMARY

Building A - Level 1	357.3 sqm
Building A - Level 2	224.0 sqm

NSA

TOTAL NSA	=	581.3 sqm
------------------	---	------------------

CAR PARKING SUMMARY

Level	B1	B2	B3	Total	441
Visitor Parking				0	
Commercial Parking	17			17	
General Parking	28	185	162	375	
Tandem Parking	13	16	17	46	
Adaptable Parking		2	1	3	

Unit Type	Building A	Building K	Building O	TOTAL
1 Bed	18	34	14	66
1 Bed + Courtyard	3	3	1	7
1 Bed Townhouse	1	8	1	8
1 Bed Studio	1	1	1	1
1 Bed Study	1	6	6	12
2 Bed	49	29	40	118
2 Bed + Courtyard	2	2	1	5
3 Bed	12	5	7	24
3 Bed Study	3	3	6	6
3 Bed + Study and Courtyard	3	3	1	1
3 Bed Penthouse	3	2	3	2
3 Bed + Study Penthouse	3	3	4	10
	87 Units	93 Units	80 Units	260 Units

THE GRIFFIN (CONSTITUTION AVE) — PLANNING DATA SUMMARY

Revision E Date: 08 OCT 2019

NSA INT NSA BALC / COURT NSA TOTAL

Level	Core / Circ.	BUILDING A — Matrix starts clockwise from Grid A1 / AF														NSA INT	NSA BALC / COURT	NSA TOTAL									
8	216.9m ²	UNIT AG-2 / 79 2B	UNIT AH-3 / 80 3B	UNIT AJ-3 / 81 3B + Study PENTHOUSE		UNIT AJ-3 / 82 3B + Study PENTHOUSE		UNIT AH-3 / 83 3B		UNIT AF-2 / 84 2B	UNIT AD-2 / 85 2B	UNIT AL-3 / 86 3B + Study PENTHOUSE			UNIT AD-2 / 87 2B	1162.6 m ²	253.6 m ²	1416.2 m ²									
		89.5m ² 21.3m ²	133.4m ² 22.1m ²	178.7m ² 37.7m ²	178.7m ² 37.7m ²	133.4m ² 22.1m ²	90.3m ² 21.0m ²	90.3m ² 21.0m ²	178.0m ² 49.7m ²	90.3m ² 21.0m ²	110.8 m ²	155.5 m ²	216.4 m ²	216.4 m ²	155.5 m ²				111.3 m ²	111.3 m ²	227.7 m ²	111.3 m ²					
7	216.9m ²	UNIT AG-2 / 66 2B	UNIT AH-3 / 67 3B	UNIT AP-2 / 68 2B	UNIT AO-2 / 69 2B	UNIT AO-2 / 70 2B	UNIT AP-2 / 71 2B	UNIT AH-3 / 72 3B		UNIT AF-2 / 73 2B	UNIT AD-2 / 74 2B	UNIT AA-1 / 75 1B	UNIT AA-1 / 76 1B	UNIT AA-1 / 77 1B	UNIT AD-2 / 78 2B	1162.5 m ²	253.7 m ²	1416.2 m ²									
		89.5m ² 21.3m ²	133.4m ² 22.1m ²	89.7m ² 17.8m ²	89.0m ² 19.9m ²	89.0m ² 19.9m ²	89.7m ² 17.8m ²	133.4m ² 22.1m ²	90.3m ² 21.0m ²	90.3m ² 21.0m ²	59.3m ² 16.6m ²	59.3m ² 16.6m ²	59.3m ² 16.6m ²	90.3m ² 21.0m ²	110.8 m ²				155.5 m ²	107.5 m ²	108.9 m ²	108.9 m ²	107.5 m ²	155.5 m ²	111.3 m ²	111.3 m ²	75.9 m ²
6	216.9m ²	UNIT AG-2 / 53 2B	UNIT AH-3 / 54 3B	UNIT AP-2 / 55 2B	UNIT AO-2 / 56 2B	UNIT AO-2 / 57 2B	UNIT AP-2 / 58 2B	UNIT AH-3 / 59 3B		UNIT AF-2 / 60 2B	UNIT AD-2 / 61 2B	UNIT AA-1 / 62 1B	UNIT AA-1 / 63 1B	UNIT AA-1 / 64 1B	UNIT AD-2 / 65 2B	1162.5 m ²	253.7 m ²	1416.2 m ²									
		89.5m ² 21.3m ²	133.4m ² 22.1m ²	89.7m ² 17.8m ²	89.0m ² 19.9m ²	89.0m ² 19.9m ²	89.7m ² 17.8m ²	133.4m ² 22.1m ²	90.3m ² 21.0m ²	90.3m ² 21.0m ²	59.3m ² 16.6m ²	59.3m ² 16.6m ²	59.3m ² 16.6m ²	90.3m ² 21.0m ²	110.8 m ²				155.5 m ²	107.5 m ²	108.9 m ²	108.9 m ²	107.5 m ²	155.5 m ²	111.3 m ²	111.3 m ²	75.9 m ²
5	216.9m ²	UNIT AG-2 / 40 2B	UNIT AH-3 / 41 3B	UNIT AP-2 / 42 2B	UNIT AO-2 / 43 2B	UNIT AO-2 / 44 2B	UNIT AP-2 / 45 2B	UNIT AH-3 / 46 3B		UNIT AF-2 / 47 2B	UNIT AD-2 / 48 2B	UNIT AA-1 / 49 1B	UNIT AA-1 / 50 1B	UNIT AA-1 / 51 1B	UNIT AD-2 / 52 2B	1162.5 m ²	253.7 m ²	1416.2 m ²									
		89.5m ² 21.3m ²	133.4m ² 22.1m ²	89.7m ² 17.8m ²	89.0m ² 19.9m ²	89.0m ² 19.9m ²	89.7m ² 17.8m ²	133.4m ² 22.1m ²	90.3m ² 21.0m ²	90.3m ² 21.0m ²	59.3m ² 16.6m ²	59.3m ² 16.6m ²	59.3m ² 16.6m ²	90.3m ² 21.0m ²	110.8 m ²				155.5 m ²	107.5 m ²	108.9 m ²	108.9 m ²	107.5 m ²	155.5 m ²	111.3 m ²	111.3 m ²	75.9 m ²
4	216.9m ²	UNIT AG-2 / 27 2B	UNIT AH-3 / 28 3B	UNIT AP-2 / 29 2B	UNIT AO-2 / 30 2B	UNIT AO-2 / 31 2B	UNIT AP-2 / 32 2B	UNIT AH-3 / 33 3B		UNIT AF-2 / 34 2B	UNIT AD-2 / 35 2B	UNIT AA-1 / 36 1B	UNIT AA-1 / 37 1B	UNIT AA-1 / 38 1B	UNIT AD-2 / 39 2B	1162.5 m ²	253.7 m ²	1416.2 m ²									
		89.5m ² 21.3m ²	133.4m ² 22.1m ²	89.7m ² 17.8m ²	89.0m ² 19.9m ²	89.0m ² 19.9m ²	89.7m ² 17.8m ²	133.4m ² 22.1m ²	90.3m ² 21.0m ²	90.3m ² 21.0m ²	59.3m ² 16.6m ²	59.3m ² 16.6m ²	59.3m ² 16.6m ²	90.3m ² 21.0m ²	110.8 m ²				155.5 m ²	107.5 m ²	108.9 m ²	108.9 m ²	107.5 m ²	155.5 m ²	111.3 m ²	111.3 m ²	75.9 m ²
3	216.9m ²	UNIT AG-2 / 14 2B	UNIT AH-3 / 15 3B	UNIT AP-2 / 16 2B	UNIT AO-2 / 17 2B	UNIT AO-2 / 18 2B	UNIT AP-2 / 19 2B	UNIT AH-3 / 20 3B		UNIT AF-2 / 21 2B	UNIT AD-2 / 22 2B	UNIT AA-1 / 23 1B	UNIT AA-1 / 24 1B	UNIT AA-1 / 25 1B	UNIT AD-2 / 26 2B	1162.5 m ²	253.7 m ²	1416.2 m ²									
		89.5m ² 21.3m ²	133.4m ² 22.1m ²	89.7m ² 17.8m ²	89.0m ² 19.9m ²	89.0m ² 19.9m ²	89.7m ² 17.8m ²	133.4m ² 22.1m ²	90.3m ² 21.0m ²	90.3m ² 21.0m ²	59.3m ² 16.6m ²	59.3m ² 16.6m ²	59.3m ² 16.6m ²	90.3m ² 21.0m ²	110.8 m ²				155.5 m ²	107.5 m ²	108.9 m ²	108.9 m ²	107.5 m ²	155.5 m ²	111.3 m ²	111.3 m ²	75.9 m ²
2	229.3m ²	UNIT AG-2 / 7 2B	COMMERCIAL 04 includes Stair	RESIDENTIAL LOBBY 01 Void over	COMMERCIAL 01 Void over	COMMERCIAL 02 Void over	COMMERCIAL 03 Void over	RESIDENTIAL LOBBY-02 Void over	COMMERCIAL 05 includes Stair	UNIT AF-2 / 8 2B	UNIT AD-2 / 9 2B	UNIT AA-1 / 10 1B	UNIT AA-1 / 11 1B	UNIT AA-1 / 12 1B	UNIT AD-2 / 13 2B	762.3 m ²	160.7 m ²	923 m ²									
		89.5m ² 21.3m ²	112.0m ² 13.3m ²	0.0m ² 0.0m ²	0.0m ² 0.0m ²	0.0m ² 0.0m ²	0.0m ² 0.0m ²	0.0m ² 0.0m ²	112.0m ² 13.3m ²	90.3m ² 21.0m ²	90.3m ² 21.0m ²	59.3m ² 16.6m ²	59.3m ² 16.6m ²	59.3m ² 16.6m ²	90.3m ² 21.0m ²				110.8 m ²	125.3 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	111.3 m ²	111.3 m ²
1	55.9m ²	UNIT AG-2 / 1 2B	Fire Pump Rm, Fire Control Rm, Manager Store, other BOH	RESIDENTIAL LOBBY 01 North	COMMERCIAL 01	COMMERCIAL 02	COMMERCIAL 03	RESIDENTIAL LOBBY-02 South	RESIDENTIAL+ COMMERCIAL+ GAS METER RM	UNIT AB-1 / 2 1B + Courtyard	UNIT AD-2 / 3 2B + Courtyard	UNIT AA-1 / 4 1B + Courtyard	UNIT AA-1 / 5 1B + Courtyard	BASEMENT VEHICLE RAMP part of 'core/circ'	UNIT AD-2 / 6 2B + Courtyard	815.7 m ²	173.7	989.4 m ²									
		89.5m ² 21.3m ²	126.4m ² 0.0m ²	108.1m ² 0.0m ²	143.6m ² 0.0m ²	109.6m ² 0.0m ²	104.1m ² 0.0m ²	117.8m ² 0.0m ²	163.4m ² 0.0m ²	68.6m ² 0.0m ²	90.3m ² 0.0m ²	59.3m ² 0.0m ²	59.7m ² 0.0m ²	0.0m ² 0.0m ²	91.0m ² 0.0m ²				110.8 m ²	126.4 m ²	108.1 m ²	143.6 m ²	109.6 m ²	104.1 m ²	117.8 m ²	163.4 m ²	104 m ²
BUILDING A — TOTAL																8553.1 m ²	1856.5 m ²	10409.6 m ²									

BUILDING K — Matrix starts clockwise from Grid KA / K1 for B1-L1 Lofts, then Ki / K4 for L2 and above																							
8	135.0m ²	UNIT KB-1 / 173 1B	UNIT KC-1 / 174 1B	UNIT KD-1 / 175 1B	UNIT K-PH-1 / 176 3B PENTHOUSE		UNIT K-PH-2 / 177 3B-2 Storey-Upper		UNIT K-PH-3 / 178 3B + Study PENTHOUSE		UNIT K-PH-4 / 179 3B + Study PENTHOUSE		UNIT K-PH-5 / 180 3B PENTHOUSE		920.5 m ²	187.2 m ²	1107.7 m ²						
		60.6m ² 20.7m ²	59.3m ² 12.6m ²	59.7m ² 12.6m ²	158.3m ² 44.0m ²	82.1m ² 4.9m ²	172.2m ² 47.4m ²	158.7m ² 24.3m ²	169.6m ² 20.7m ²	81.3 m ²	71.9 m ²	72.3 m ²	202.3 m ²	87 m ²				219.6 m ²	183 m ²	190.3 m ²			
7	142.1m ²	UNIT KB-1 / 162 1B	UNIT KC-1 / 163 1B	UNIT KD-1 / 164 1B	UNIT KH-2 / 165 2B	UNIT KE-1 / 166 1B + Study	UNIT K-PH-2 / 177 3B-2 Storey-Lower		UNIT KI-2 / 167 2B	UNIT KI-2 / 168 2B	UNIT KF-1 / 169 1B	UNIT KL-2 / 170 2B	UNIT KG-2 / 171 2B	UNIT KA-1 / 172 1B	991.9 m ²	200.7 m ²	1192.6 m ²						
		60.6m ² 20.7m ²	59.3m ² 12.6m ²	59.7m ² 12.6m ²	109.0m ² 20.2m ²	55.6m ² 14.1m ²	141.5m ² 37.2m ²	90.7m ² 20.8m ²	90.7m ² 17.4m ²	58.9m ² 14.0m ²	100.1m ² 10.4m ²	98.6m ² 8.2m ²	67.2m ² 12.5m ²	81.3 m ²				71.9 m ²	72.3 m ²	129.2 m ²	69.7 m ²	178.7 m ²	111.5 m ²
6	142.1m ²	UNIT KB-1 / 150 1B	UNIT KC-1 / 151 1B	UNIT KD-1 / 152 1B	UNIT KH-2 / 153 2B	UNIT KE-1 / 154 1B + Study	UNIT K-PH-3 / 155 3B + Study		UNIT KI-2 / 156 2B	UNIT KI-2 / 157 2B	UNIT KF-1 / 158 1B	UNIT KL-2 / 159 2B	UNIT KG-2 / 160 2B	UNIT KA-1 / 161 1B	998.7 m ²	191.6 m ²	1190.3 m ²						
		60.6m ² 20.7m ²	59.3m ² 12.6m ²	59.7m ² 12.6m ²	109.0m ² 20.2m ²	55.6m ² 14.1m ²	148.3m ² 28.1m ²	90.7m ² 20.8m ²	90.7m ² 17.4m ²	58.9m ² 14.0m ²	100.1m ² 10.4m ²	98.6m ² 8.2m ²	67.2m ² 12.5m ²	81.3 m ²				71.9 m ²	72.3 m ²	129.2 m ²	69.7 m ²	176.4 m ²	111.5 m ²
5	142.1m ²	UNIT KB-1 / 138 1B	UNIT KC-1 / 139 1B	UNIT KD-1 / 140 1B	UNIT KH-2 / 141 2B	UNIT KE-1 / 142 1B + Study	UNIT K-PH-3 / 143 3B + Study		UNIT KI-2 / 144 2B	UNIT KI-2 / 145 2B	UNIT KF-1 / 146 1B	UNIT KL-2 / 147 2B	UNIT KG-2 / 148 2B	UNIT KA-1 / 149 1B	998.7 m ²	191.6 m ²	1190.3 m ²						
		60.6m ² 20.7m ²	59.3m ² 12.6m ²	59.7m ² 12.6m ²	109.0m ² 20.2m ²	55.6m ² 14.1m ²	148.3m ² 28.1m ²	90.7m ² 20.8m ²	90.7m ² 17.4m ²	58.9m ² 14.0m ²	100.1m ² 10.4m ²	98.6m ² 8.2m ²	67.2m ² 12.5m ²	81.3 m ²				71.9 m ²	72.3 m ²	129.2 m ²	69.7 m ²	176.4 m ²	111.5 m ²
4	142.1m ²	UNIT KB-1 / 126 1B	UNIT KC-1 / 127 1B	UNIT KD-1 / 128 1B	UNIT KH-2 / 129 2B	UNIT KE-1 / 130 1B + Study	UNIT K-PH-3 / 131 3B + Study		UNIT KI-2 / 132 2B	UNIT KI-2 / 133 2B	UNIT KF-1 / 134 1B	UNIT KL-2 / 135 2B	UNIT KG-2 / 136 2B	UNIT KA-1 / 137 1B	998.7 m ²	191.6 m ²	1190.3 m ²						
		60.6m ² 20.7m ²	59.3m ² 12.6m ²	59.7m ² 12.6m ²	109.0m ² 20.2m ²	55.6m ² 14.1m ²	148.3m ² 28.1m ²	90.7m ² 20.8m ²	90.7m ² 17.4m ²	58.9m ² 14.0m ²	100.1m ² 10.4m ²	98.6m ² 8.2m ²	67.2m ² 12.5m ²	81.3 m ²				71.9 m ²					

THE GRIFFIN (CONSTITUTION AVE) — PLANNING DATA SUMMARY

Revision E Date: 08 OCT 2019

Level	Core / Circ.	BUILDING O — Matrix starts clockwise from Grid OD / 05 for Level 1, then OE / O1 for L2 and above										NSA INT	NSA BALC / COURT	NSA TOTAL												
8	122.8m ²	UNIT OA-1 / 254 1B		UNIT OL-2 / 255 2B		UNIT OH-3.5 / 256 3B + Study PENTHOUSE		UNIT OI-3.5 / 257 3B + Study PENTHOUSE		UNIT OJ-3.5 / 258 3B + Study PENTHOUSE		UNIT OK-3.5 / 259 3B + Study PENTHOUSE		UNIT OA-1 / 260 1B		969.9 m ²	277.7 m ²	1247.6 m ²								
		61.2m ²	8.1m ²	89.1m ²	14.2m ²	179.9m ²	35.3m ²	180.1m ²	28.8m ²	177.8m ²	111.4m ²	220.6m ²	71.8m ²	61.2m ²	8.1m ²											
7	127.6m ²	UNIT OA-1 / 243 1B		UNIT OB-2 / 244 2B		UNIT OC-2 / 245 2B		UNIT OD-1.5 / 246 1B + Study		UNIT OE-2 / 247 2B		UNIT OE-2 / 248 2B		UNIT OE-2 / 249 2B		UNIT OF-3 / 250 3B		UNIT OG-3.5 / 251 3B + Study		UNIT OE-2 / 252 2B		UNIT OA-1 / 253 1B		1019.6 m ²	190.1 m ²	1209.7 m ²
		61.2m ²	8.1m ²	89.7m ²	14.2m ²	102.0m ²	19.7m ²	73.4m ²	13.6m ²	90.5m ²	14.4m ²	89.5m ²	14.4m ²	89.5m ²	14.4m ²	131.5m ²	34.6m ²	141.0m ²	34.2m ²	90.1m ²	14.4m ²	61.2m ²	8.1m ²			
6	127.6m ²	UNIT OA-1 / 232 1B		UNIT OB-2 / 233 2B		UNIT OC-2 / 234 2B		UNIT OD-1.5 / 235 1B + Study		UNIT OE-2 / 236 2B		UNIT OE-2 / 237 2B		UNIT OE-2 / 238 2B		UNIT OF-3 / 239 3B		UNIT OG-3.5 / 240 3B + Study		UNIT OE-2 / 241 2B		UNIT OA-1 / 242 1B		1019.6 m ²	190.1 m ²	1209.7 m ²
		61.2m ²	8.1m ²	89.7m ²	14.2m ²	102.0m ²	19.7m ²	73.4m ²	13.6m ²	90.5m ²	14.4m ²	89.5m ²	14.4m ²	89.5m ²	14.4m ²	131.5m ²	34.6m ²	141.0m ²	34.2m ²	90.1m ²	14.4m ²	61.2m ²	8.1m ²			
5	127.6m ²	UNIT OA-1 / 221 1B		UNIT OB-2 / 222 2B		UNIT OC-2 / 223 2B		UNIT OD-1.5 / 224 1B + Study		UNIT OE-2 / 225 2B		UNIT OE-2 / 226 2B		UNIT OE-2 / 227 2B		UNIT OF-3 / 228 3B		UNIT OG-3.5 / 229 3B + Study		UNIT OE-2 / 230 2B		UNIT OA-1 / 231 1B		1019.6 m ²	190.1 m ²	1209.7 m ²
		61.2m ²	8.1m ²	89.7m ²	14.2m ²	102.0m ²	19.7m ²	73.4m ²	13.6m ²	90.5m ²	14.4m ²	89.5m ²	14.4m ²	89.5m ²	14.4m ²	131.5m ²	34.6m ²	141.0m ²	34.2m ²	90.1m ²	14.4m ²	61.2m ²	8.1m ²			
4	127.6m ²	UNIT OA-1 / 210 1B		UNIT OB-2 / 211 2B		UNIT OC-2 / 212 2B		UNIT OD-1.5 / 213 1B + Study		UNIT OE-2 / 214 2B		UNIT OE-2 / 215 2B		UNIT OE-2 / 216 2B		UNIT OF-3 / 217 3B		UNIT OG-3.5 / 218 3B + Study		UNIT OE-2 / 219 2B		UNIT OA-1 / 220 1B		1019.6 m ²	190.1 m ²	1209.7 m ²
		61.2m ²	8.1m ²	89.7m ²	14.2m ²	102.0m ²	19.7m ²	73.4m ²	13.6m ²	90.5m ²	14.4m ²	89.5m ²	14.4m ²	89.5m ²	14.4m ²	131.5m ²	34.6m ²	141.0m ²	34.2m ²	90.1m ²	14.4m ²	61.2m ²	8.1m ²			
3	127.6m ²	UNIT OA-1 / 199 1B		UNIT OB-2 / 200 2B		UNIT OC-2 / 201 2B		UNIT OD-1.5 / 202 1B + Study		UNIT OE-2 / 203 2B		UNIT OE-2 / 204 2B		UNIT OE-2 / 205 2B		UNIT OF-3 / 206 3B		UNIT OG-3.5 / 207 3B + Study		UNIT OE-2 / 208 2B		UNIT OA-1 / 209 1B		1019.6 m ²	190.1 m ²	1209.7 m ²
		61.2m ²	8.1m ²	89.7m ²	14.2m ²	102.0m ²	19.7m ²	73.4m ²	13.6m ²	90.5m ²	14.4m ²	89.5m ²	14.4m ²	89.5m ²	14.4m ²	131.5m ²	34.6m ²	141.0m ²	34.2m ²	90.1m ²	14.4m ²	61.2m ²	8.1m ²			
2	127.6m ²	UNIT OA-1 / 188 1B		UNIT OB-2 / 189 2B		UNIT OC-2 / 190 2B		UNIT OD-1.5 / 191 1B + Study		UNIT OE-2 / 192 2B		UNIT OE-2 / 193 2B		UNIT OE-2 / 194 2B		UNIT OF-3 / 195 3B		UNIT OG-3.5 / 196 3B + Study		UNIT OE-2 / 197 2B		UNIT OA-1 / 198 1B		1019.6 m ²	190.1 m ²	1209.7 m ²
		61.2m ²	8.1m ²	89.7m ²	14.2m ²	102.0m ²	19.7m ²	73.4m ²	13.6m ²	90.5m ²	14.4m ²	89.5m ²	14.4m ²	89.5m ²	14.4m ²	131.5m ²	34.6m ²	141.0m ²	34.2m ²	90.1m ²	14.4m ²	61.2m ²	8.1m ²			
L1	126.2m ²	MAIN LOBBY 520.0m ²						UNIT OE-2 / 181 2B		UNIT OE-2 / 182 2B		UNIT OE-2 / 183 2B		UNIT OF-3 / 184 3B		UNIT OG-3.5 / 185 3B+Study, Courtyard		UNIT OE-2 / 186 2B with Courtyard		UNIT OA-1 / 187 1B with Courtyard		693.2 m ²	78.1 m ²	771.3 m ²		
								90.8m ²	14.7m ²	89.5m ²	14.4m ²	89.5m ²	14.4m ²	131.5m ²	34.6m ²	140.6m ²	0.0m ²	90.1m ²	0.0m ²	61.2m ²	0.0m ²					
B1	165.1m ²	RESIDENTS FACILITIES				Lap Pool 322.2m ²	Gym -cardio 112.8m ²	Gym - weights 97.8m ²	Female and Male Amenities 103.4m ²				CARPARK TOTAL TBC				0 m ²	0 m ²	0 m ²							
BUILDING O — TOTAL											7780.7 m ²	1496.4 m ²	9277.1 m ²													

BUILDING - HERITAGE PAVILION BUILDING

Level	Core / Circ.	COMMERCIAL 01	COMMERCIAL 02	COMMERCIAL 03	COMMERCIAL 04	NSA INT	NSA BALC / COURT	NSA TOTAL		
L1	0m ²	130.0m ²	0.0m ²	130.0m ²	0.0m ²	130.0m ²	0.0m ²	129.5m ²		
		0.0m ²	0.0m ²	0.0m ²	0.0m ²	0.0m ²	0.0m ²	0.0m ²		
HERITAGE PAVILION BUILDING — TOTAL								519.5 m ²	0 m ²	519.5 m ²

B2		CAR PARK (TOTAL) TBC										0 m ²	0 m ²	0 m ²
B3		CAR PARK (TOTAL) TBC										0 m ²	0 m ²	0 m ²
TOTAL											24702 m ²	5004.1 m ²	29705.9 m ²	

The Internal Net Saleable Area (NSA INT) is measured from the external faces of the exterior walls, to the centre lines of party walls separating Units and other buildings, and to the outside face of the corridor wall.
 The Balcony or Courtyard Net Saleable Area (NSA BALC / Court) is measured from outside of Unit glassline, to the centreline of Unit Party Walls, to the outside face of an External Wall, and to the inside face of the 150 concrete hob.
 The Internal 'Core / Circ' area is measured to the inside face of corridors and includes the stairs and service cupboards. It excludes the Lift void as it is only counted once on Level-1.



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DBI References

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