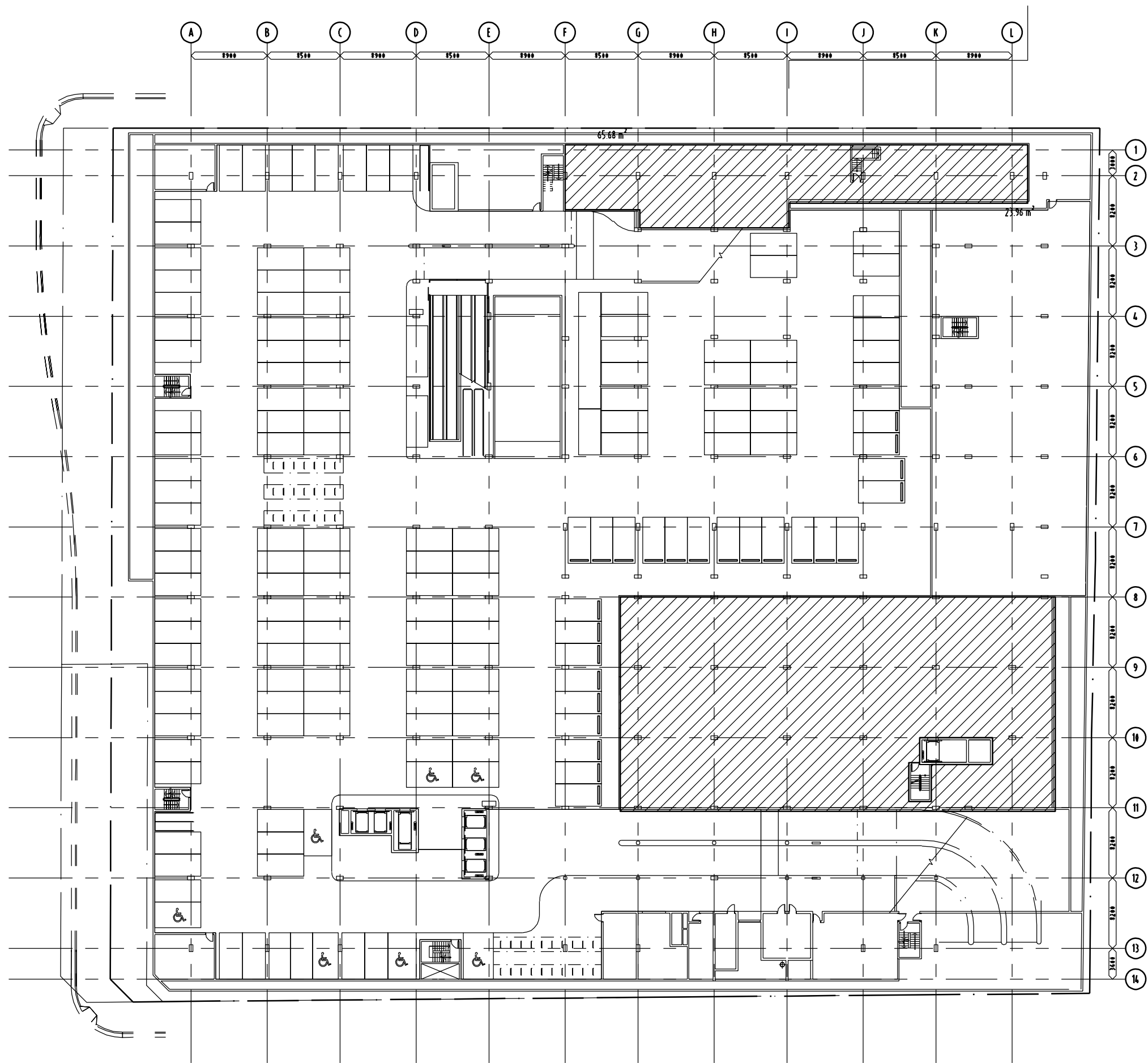


S T A G E 1	Dwyer's Site		Date:22/06/07	
	Site Area	11795	11795	
	Plot Ratio Required	3	3.5 + 10% = 3.85	
	Total GFA	35385	45411	
	Required			
	Specialty	6500		
	Food	900		
	Office	3000-4000		
	Cinema	3750		
			GFA Contribution	GFA/floor
	Basement Level 1			
	Mini Major (Liquor Store)		1232	
	Food		424	1656
	Floor Area Level 1			
	Retail		2461	
	Supermarket		3760	
	Food		554	
	Circulation and Amenities		1143	7918
	Floor Area Level 2			
	Retail		2242	
	Food (Mezzanine)		254	
	Major Retail (incl BOH)		5390	
	Circulation and Amenities		1077	8963
	Floor Area Level 3			
	Retail		2633	
	Food Court		185	
	Public Seating		381	
	Mini Major		802	
	Circ & Amenities		1689	
	Offices		230	5920
	Floor Area Level 4			
	Cinemas		3312	
	Offices		2354	
	terrace/balc.	1,717		
	Circulation		2164	7830
	Floor Area Level 4 Mezz.			
	Access to Bio box/maintenance	492	0	
	Floor area Level 5			
	Offices		2167	2167
				34454
S T A G E 2	Dwyer's Site *		Date:22/06/07	
	Floor Area Level 5			
	Conference	2,167	0	
	Floor Area Level 6			
	Hotel		1500	1500
	Floor Area Level 7			
	Hotel		1500	1500
	Floor Area Level 8			
	Hotel		1500	1500
	Floor Area Level 9			
	Hotel		1500	1500
	Floor Area Level 10			
	Hotel		1500	1500
	Floor Area Level 11			
	Hotel		1500	1500
	Floor Area Level 12			
	Hotel		1500	1500
	Floor Area Level 13			
	Restaurant		457	457
	Total Stage 1 & 2 GFA			45411
	Ratio			3.85

S T A G E 3	Oxford's Site		Date:22/06/07	
	Site Area	4120		
	Max FSR Non-Residential	6.6:1 (including + 10% as per clause 22B)		
	Max FSR Residential	3.85:1 (including + 10% as per clause 22B)		
	Formula for Mixed use Development: (NRFSR x NR/100) + (RFSR x R/100) : 1			
	Proposed Non-Residential floor area = 15,335 or 65.8%			
	Proposed Residential floor area = 7,961 or 34.2%			
	Total proposed	23,296.00		
		(6.6 x 0.658) = (3.85 x 0.342) : 1 = 4.343 + 1.317 : 1 = 5.660 : 1		
	Proposed FSR	5.65 : 1		
	Level 1		GFA Contribution	GFA / floor
	Retail		1810	
	Tavern		1045	2855
	Level 2			
	Offices		3730	3730
	Level 3			
	Offices		3550	3550
	Level 4			
	Residential		911	
	Offices		650	1561
	Level 5			
	Residential		705	
	Offices		650	1355
	Level 6			
	Residential		705	
	Offices		650	1355
	Level 7			
	Residential		705	
	Offices		650	1355
	Level 8			
	Residential		705	
	Offices		650	1355
	Level 9			
	Residential		705	
	Offices		650	1355
	Level 10			
	Residential		705	
	Offices		650	1355
	Level 11			
	Residential		705	
	Offices		650	1355
	Level 12			
	Residential		705	705
	Level 13			
	Residential		705	705
	Level 14			
	Residential		705	705
	Total Stage 3 GFA			23296

* Stage 1 offices at level 5 converts to conference in Stage 2.



GROSS FLOOR AREA
1656 m²

RETAIL MINI FLOOR AREA
1232 m²

RESTAURANT FLOOR AREA
424 m²

REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	30/03/07	REVISED AREAS	eDDie	



© DBI DESIGN PTY. LTD. A.C.N. 097 951 007 info@dbidesign.com.au www.dbidesign.com.au
LEVEL 1, 9 TRICKETT ST SURFERS PARADISE QLD 4217 Ph:61 7 5539 9788 Fax:61 7 5539 9789
GROUND FLOOR, 486 ADELAIDE ST BRISBANE QLD 4000 Ph:61 7 3839 4011 Fax:61 7 3839 4022
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS DRAWING

• PROJECT NAME
Dwyer's Site

• DRAWING TITLE
Basement Level 1
Area Calculations

• PLOTTED ON THE: 29/08/2007 @ 14:40:12 BY: S Farzmaidi

• DRAWN
EL

• CHECKED
PROJECT DIRECTOR
PROJECT LEADER

• SCALE
1:500 @ A3

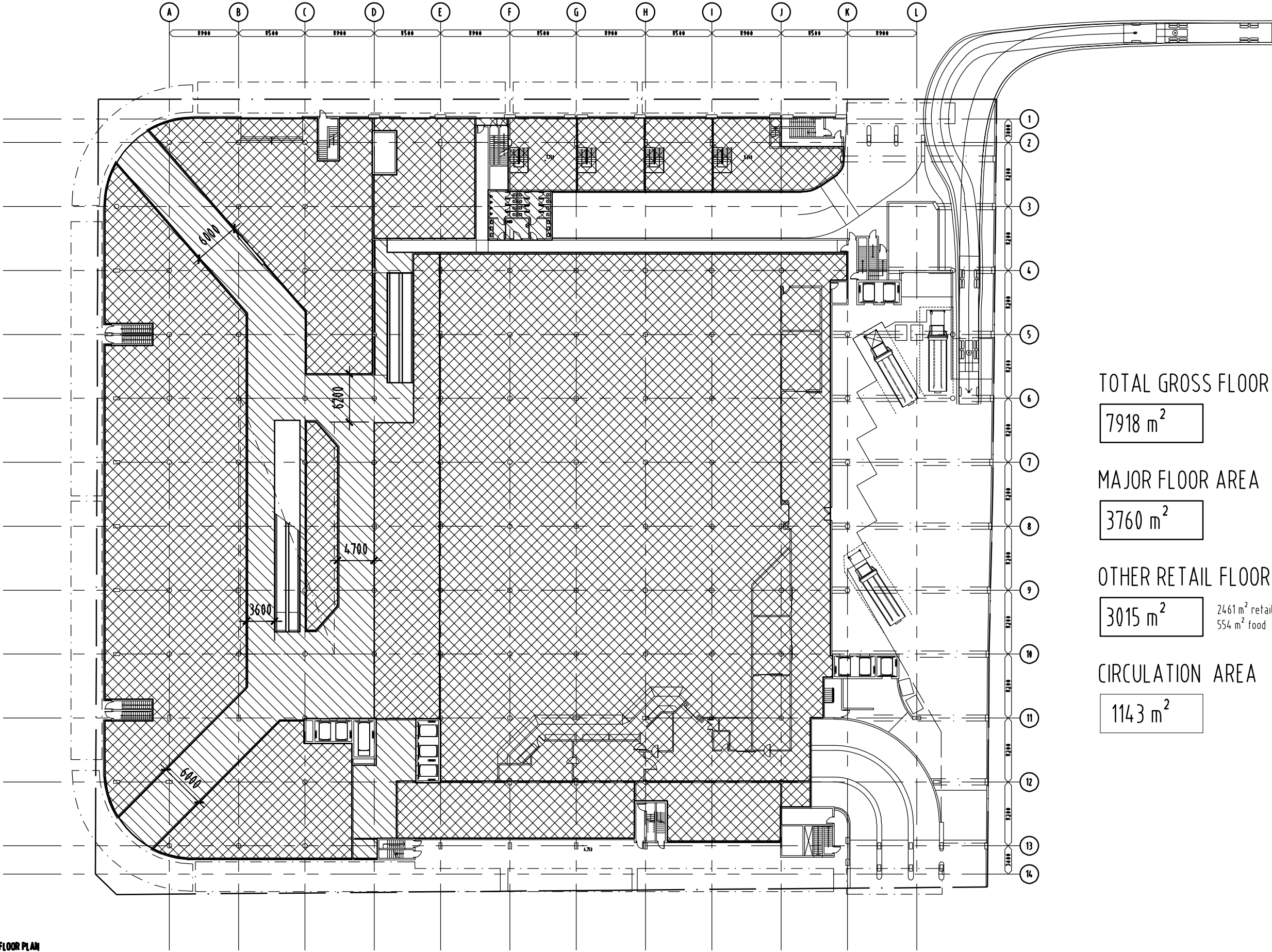
• DATE
MARCH 07

• PROJECT NO.
065305

• DRAWING NO.
X_Bment Level 1 A

PRELIMINARY
NOT FOR CONSTRUCTION

LEVEL 1 - GROUND FLOOR PLAN
SCALE - 1:200



REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	30/03/07	REVISED AREAS	eDDie	

TOTAL GROSS FLOOR AREA

7918 m²

MAJOR FLOOR AREA

3760 m²

OTHER RETAIL FLOOR AREA

3015 m²

2461 m² retail
554 m² food

CIRCULATION AREA

1143 m²



D E S I G N

© DBI DESIGN PTY. LTD. A.C.N. 097 951 007 info@dbidesign.com.au www.dbidesign.com.au
LEVEL 1, 9 TRICKETT ST SURFERS PARADISE QLD 4217 Ph:61 7 5539 9768 Fx:61 7 5539 9769
GROUND FLOOR, 485 ADELAIDE ST BRISBANE QLD 4000 Ph:61 7 3839 4011 Fx:61 7 3839 4022
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS DRAWING

• PROJECT NAME
DWYER'S SITE

• DRAWING TITLE
**LEVEL 1
AREA CALCULATIONS**

• PLOTTED ON THE: 29/08/2007 @ 14:32:28 BY: S Farzmaidi

• DRAWN
EL

• CHECKED
PROJECT DIRECTOR
PROJECT LEADER

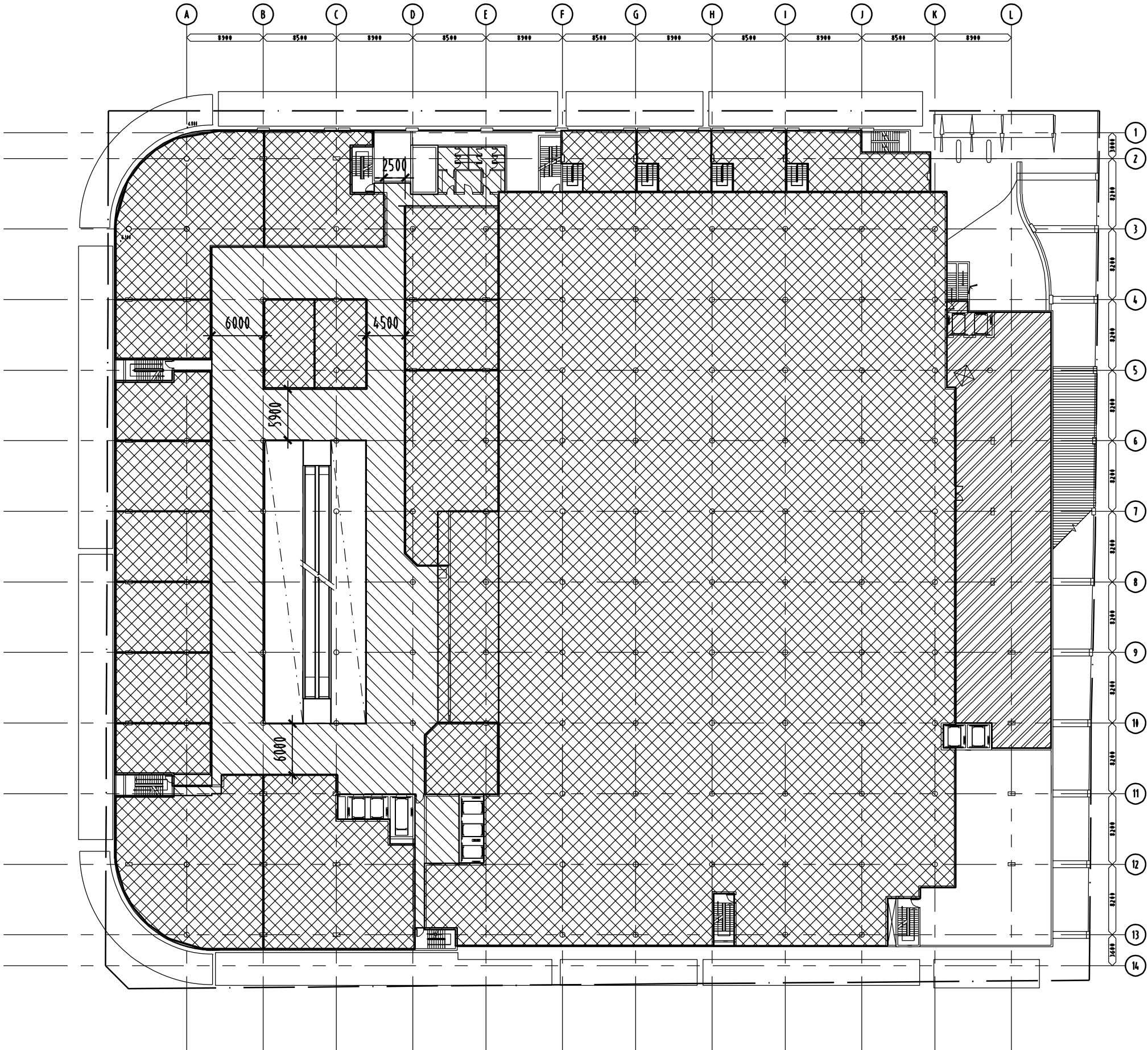
• SCALE
1:500 @ A3

• DATE
MARCH 07

• PROJECT NO.
065305

• DRAWING NO.
X_Level 1_STAGE A

REVISION			
No	DATE	DESCRIPTION	BY CHECK
A	30/03/07	REVISED AREAS	eDDie



TOTAL GROSS FLOOR AREA

8963 m²

MAJOR RETAIL FLOOR AREA

5390 m²

OTHER RETAIL FLOOR AREA

2496 m² 2242 m² retail
254 m² food

CIRCULATION FLOOR AREA

1077 m²



© DBI DESIGN PTY. LTD. A.C.N. 097 951 007 info@dbidesign.com.au www.dbidesign.com.au
LEVEL 1, 9 TRICKETT ST SURFERS PARADISE QLD 4217 Ph:61 7 5539 9768 Fx:61 7 5539 9769
GROUND FLOOR, 486 ADELAIDE ST BRISBANE QLD 4000 Ph:61 7 3839 4011 Fx:61 7 3839 4022
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS DRAWING

• PROJECT NAME
Dwyer's Site

• DRAWING TITLE
LEVEL 2
AREA CALCULATIONS

PLOTTED ON THE: 29/08/2007 @ 14:32:17 BY: S Farzmaidi

• DRAWN
eDDie

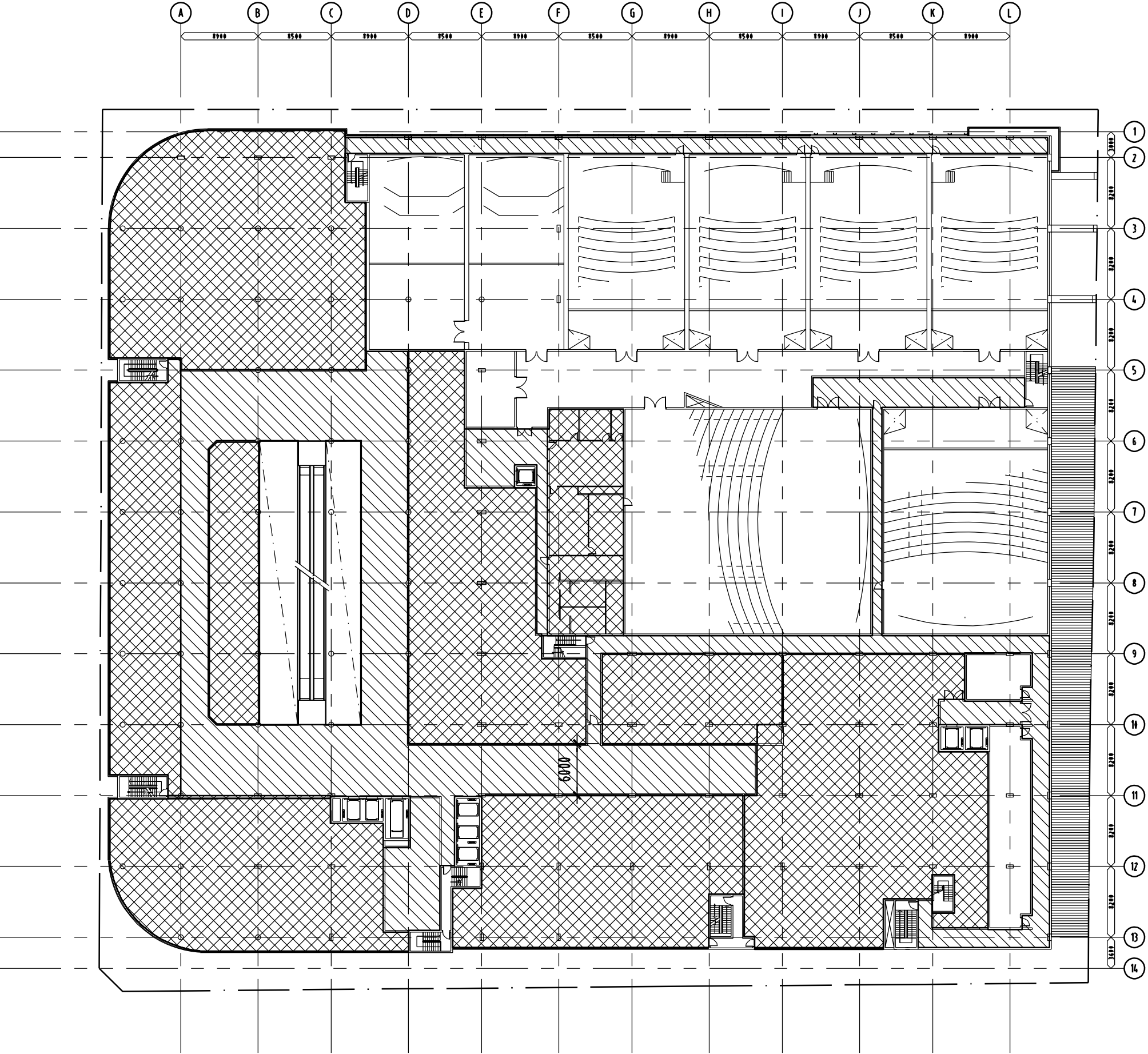
• CHECKED
PROJECT DIRECTOR
PROJECT LEADER

• SCALE
1:500 @ A3

• DATE
MARCH 07

• PROJECT NO.
065305

• DRAWING NO.
X_Level 2_STAGE A



GROSS FLOOR AREA

5920 m²

RETAIL FLOOR AREA

4001 m²

2633 m² retail
802 m² mini
381 m² seating
185 m² food

OFFICE FLOOR AREA

230 m²

CIRCULATION FLOOR AREA

1689 m²

REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	30/11/07	REVISED AREAS	eDDie	



D E S I G N

© DBI DESIGN PTY. LTD. A.C.N. 097 951 007 info@dbidesign.com.au www.dbidesign.com.au
LEVEL 1, 9 TRICKETT ST SURFERS PARADISE QLD 4217 Ph:61 7 5539 9788 Fx:61 7 5539 9789
GROUND FLOOR, 485 ADELAIDE ST BRISBANE QLD 4000 Ph:61 7 3839 4011 Fx:61 7 3839 4022
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS DRAWING

• PROJECT NAME
DWYER'S SITE

• DRAWING TITLE
**LEVEL 3
AREA CALCULATIONS**

PLOTTED ON THE: 29/08/2007 @ 14:32:07 BY: S Farzmaidi

• DRAWN eDDie

• CHECKED PROJECT DIRECTOR
PROJECT LEADER

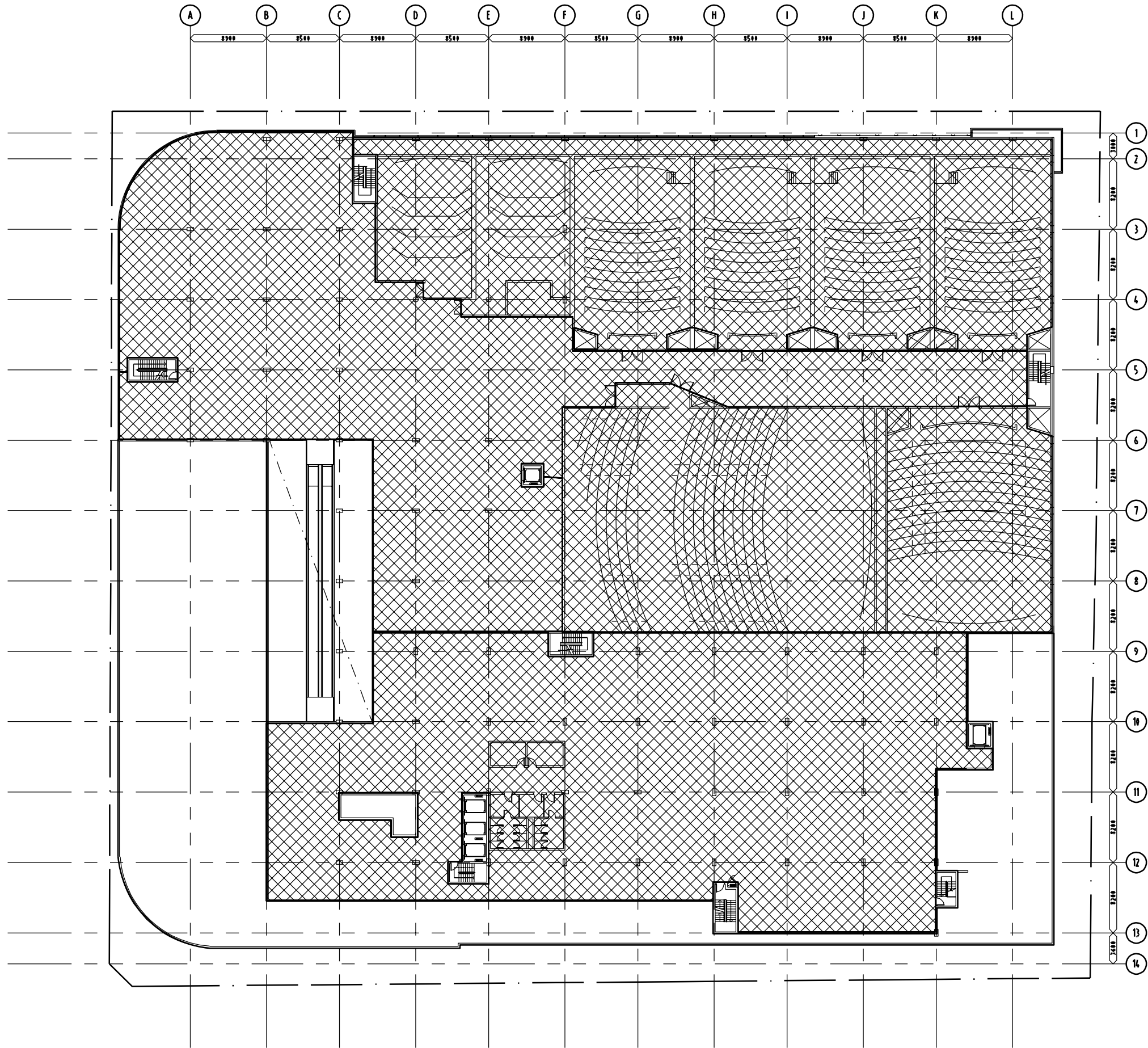
• SCALE 1:100 @ A3

• DATE MARCH 07

• PROJECT NO. 065305

• DRAWING NO. **X_Level 3_STAG1 A**

REVISION				
NO	DATE	DESCRIPTION	BY	CHECK
A	30/03/07	REVISED AREAS	eDDie	



GROSS FLOOR AREA
7830 m²

CINEMA FLOOR AREA
3312 m²

OFFICE FLOOR AREA
2354 m²

CIRCULATION FLOOR AREA
2164 m²

TERRACE FLOOR AREA
1717 m²



© DBI DESIGN PTY. LTD. A.C.N. 097 951 007 info@dbidesign.com.au www.dbidesign.com.au
LEVEL 1, 9 TRICKETT ST SURFERS PARADISE QLD 4217 Ph:61 7 5539 9768 Fx:61 7 5539 9769
GROUND FLOOR, 486 ADELAIDE ST BRISBANE QLD 4000 Ph:61 7 3839 4011 Fx:61 7 3839 4022
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS DRAWING

• PROJECT NAME
DYWER'S SITE

• DRAWING TITLE
LEVEL 4
AREA CALCULATIONS

• PLOTTED ON THE: 29/08/2007 @ 14:31:41 BY: S Farzmandi

• DRAWN
EL

• CHECKED
PROJECT DIRECTOR
PROJECT LEADER

• SCALE
1:500 @ A3

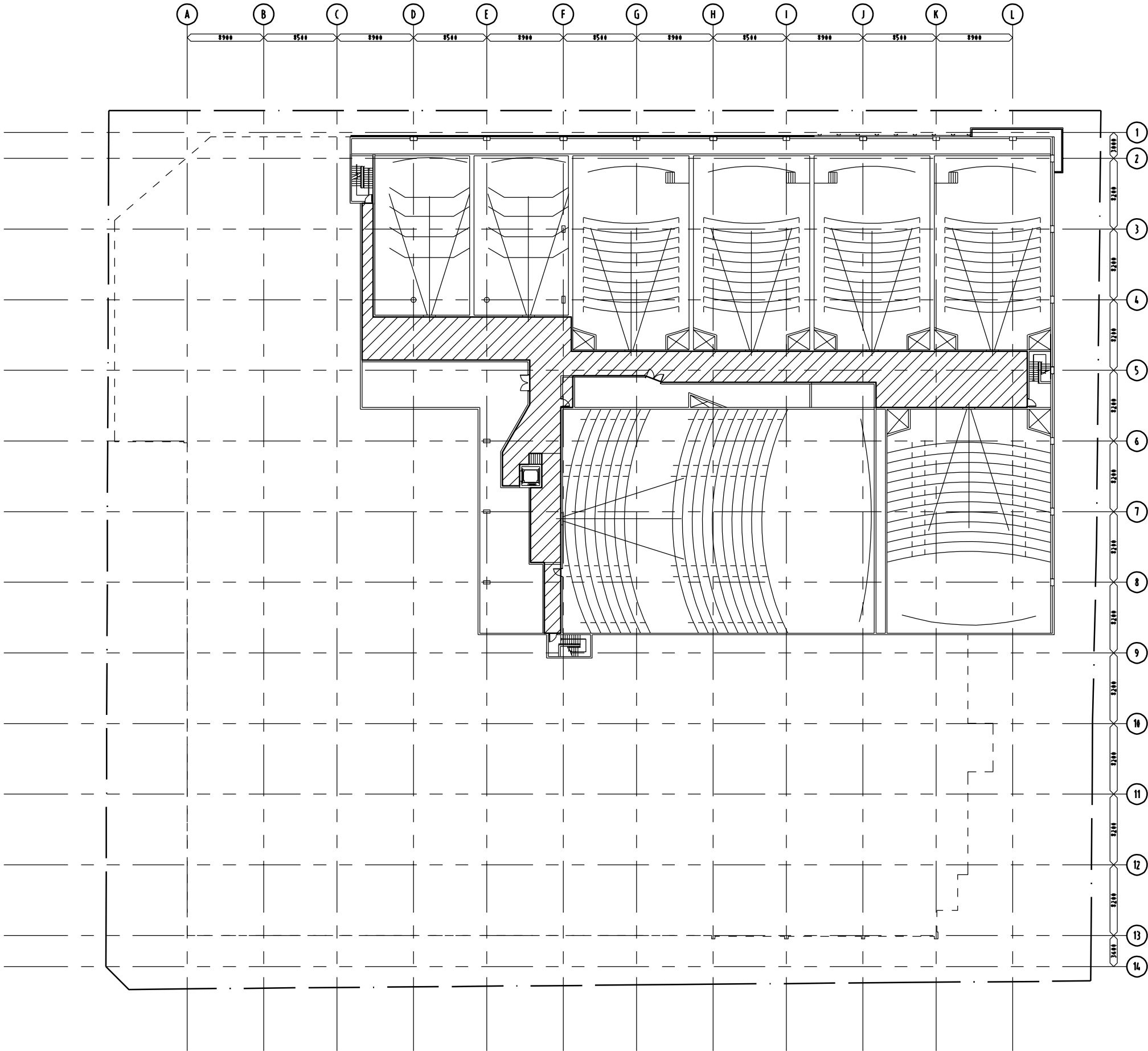
• DATE
MARCH 07

• PROJECT NO.
065305

• DRAWING NO.
A

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	30/03/07	REVISED AREAS	eDDie	



TOTAL GROSS FLOOR AREA
492.18 m²



© DBI DESIGN PTY. LTD. A.C.N. 097 951 007 info@dbidesign.com.au www.dbidesign.com.au
LEVEL 1, 9 TRICKETT ST SURFERS PARADISE QLD 4217 Ph:61 7 5539 9788 Fx:61 7 5539 9789
GROUND FLOOR, 486 ADELAIDE ST BRISBANE QLD 4000 Ph:61 7 3839 4011 Fx:61 7 3839 4022
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS DRAWING

• PROJECT NAME
DWYER'S SITE

• DRAWING TITLE
**LEVEL 4 MEZZANINE
AREA CALCULATIONS**

PLOTTED ON THE: 29/08/2007 @ 14:3156 BY: S Farzmaidi

• DRAWN
EL

• CHECKED
PROJECT DIRECTOR
PROJECT LEADER

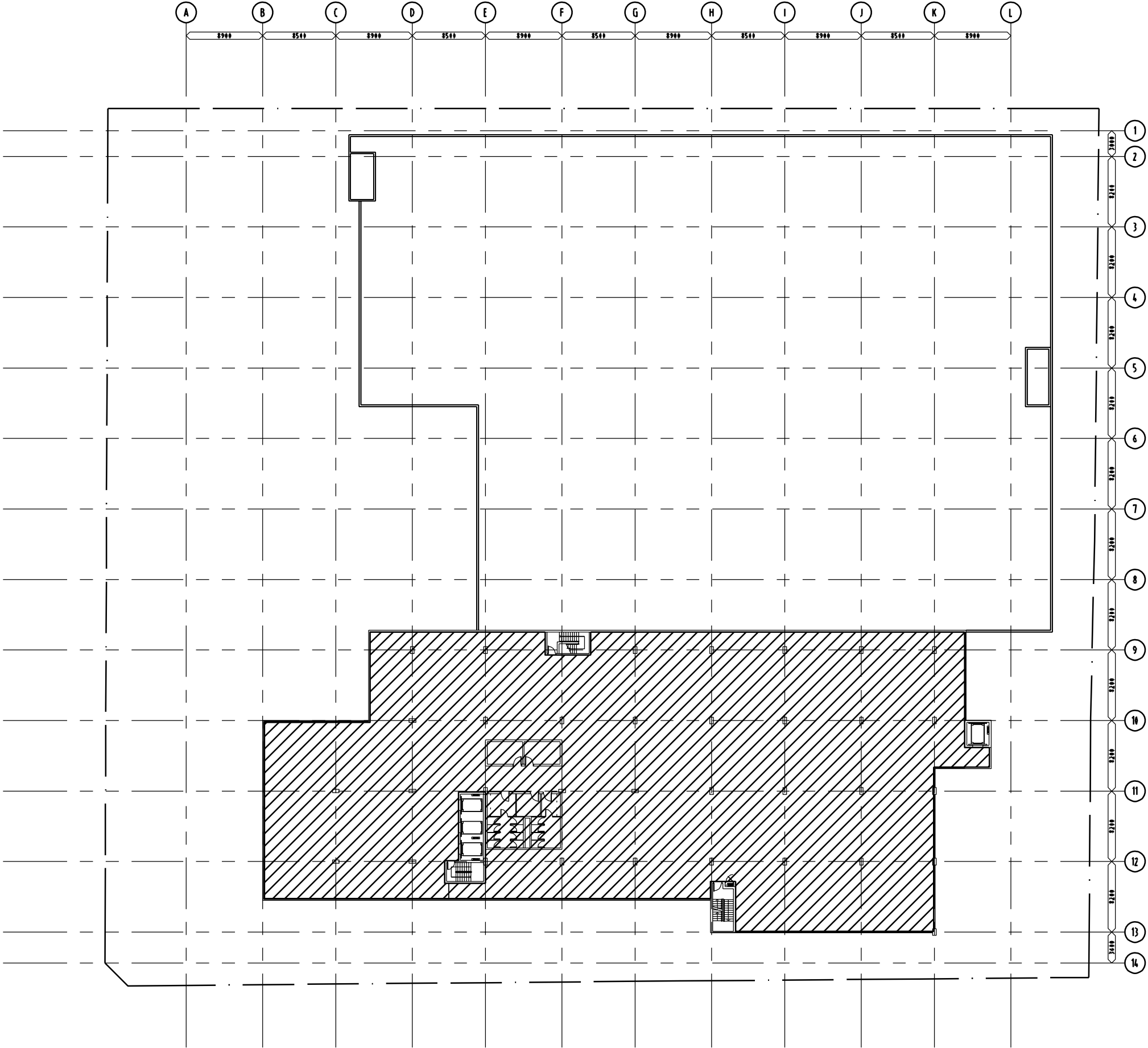
• SCALE
1:500 @ A3

• DATE
MARCH 07

• PROJECT NO.
065305

• DRAWING NO.
X_Level 4 Mezz_A

REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	30/11/07	REVISED AREAS	eDDie	



GROSS FLOOR AREA
2167 m²



© DBI DESIGN PTY. LTD. A.C.N. 097 951 007 info@dbidesign.com.au www.dbidesign.com.au
LEVEL 1, 9 TRICKETT ST SURFERS PARADISE QLD 4217 Ph:61 7 5539 9788 Fx:61 7 5539 9789
GROUND FLOOR, 486 ADELAIDE ST BRISBANE QLD 4000 Ph:61 7 3839 4011 Fx:61 7 3839 4022
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS DRAWING

• PROJECT NAME
DWYER'S SITE

• DRAWING TITLE
**LEVEL 5 STAGE 1
AREA CALCULATIONS**

PLOTTED ON THE: 29/08/2007 @ 15:14:05 BY: S Farzmaidi

• DRAWN
EL

• CHECKED
PROJECT DIRECTOR
PROJECT LEADER

• SCALE
1:500 @ A3

• DATE
MARCH 07

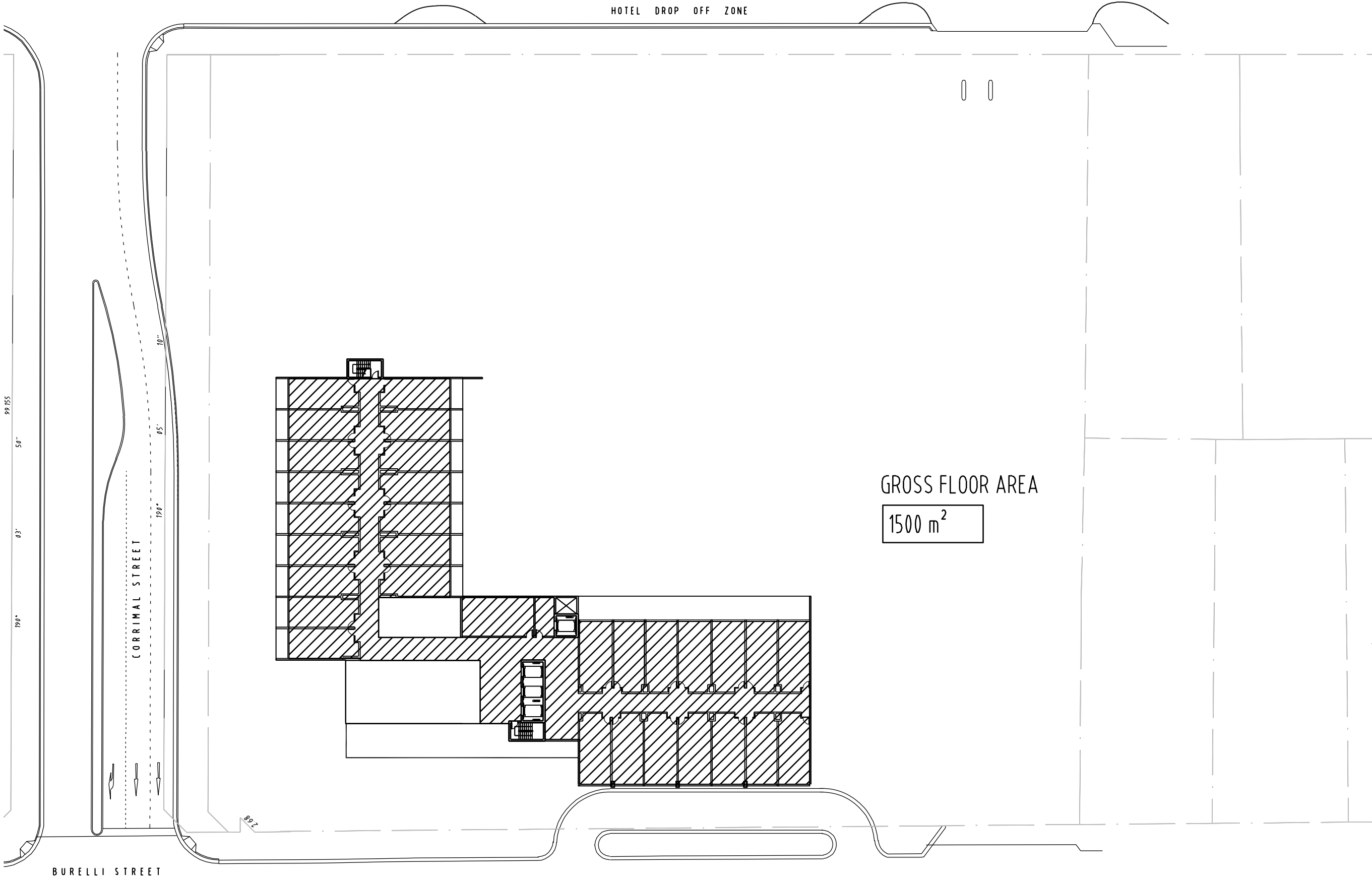
• PROJECT NO.
065305

• DRAWING NO.
X_Level 5_STAGE A

CROWN STREET

HOTEL DROP OFF ZONE

REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	30/11/07	REVISED AREAS	eDDie	



GROSS FLOOR AREA
1500 m²



© DBI DESIGN PTY. LTD. A.C.N. 097 951 007 info@dbidesign.com.au www.dbidesign.com.au
LEVEL 1, 9 TRICKETT ST SURFERS PARADISE QLD 4217 Ph:61 7 5539 9788 Fx:61 7 5539 9789
GROUND FLOOR, 486 ADELAIDE ST BRISBANE QLD 4000 Ph:61 7 3839 4011 Fx:61 7 3839 4022
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS DRAWING

• PROJECT NAME
DWYER'S SITE

• DRAWING TITLE
**LEVEL 6 TO 12 STAGE 2
AREA CALCULATIONS**

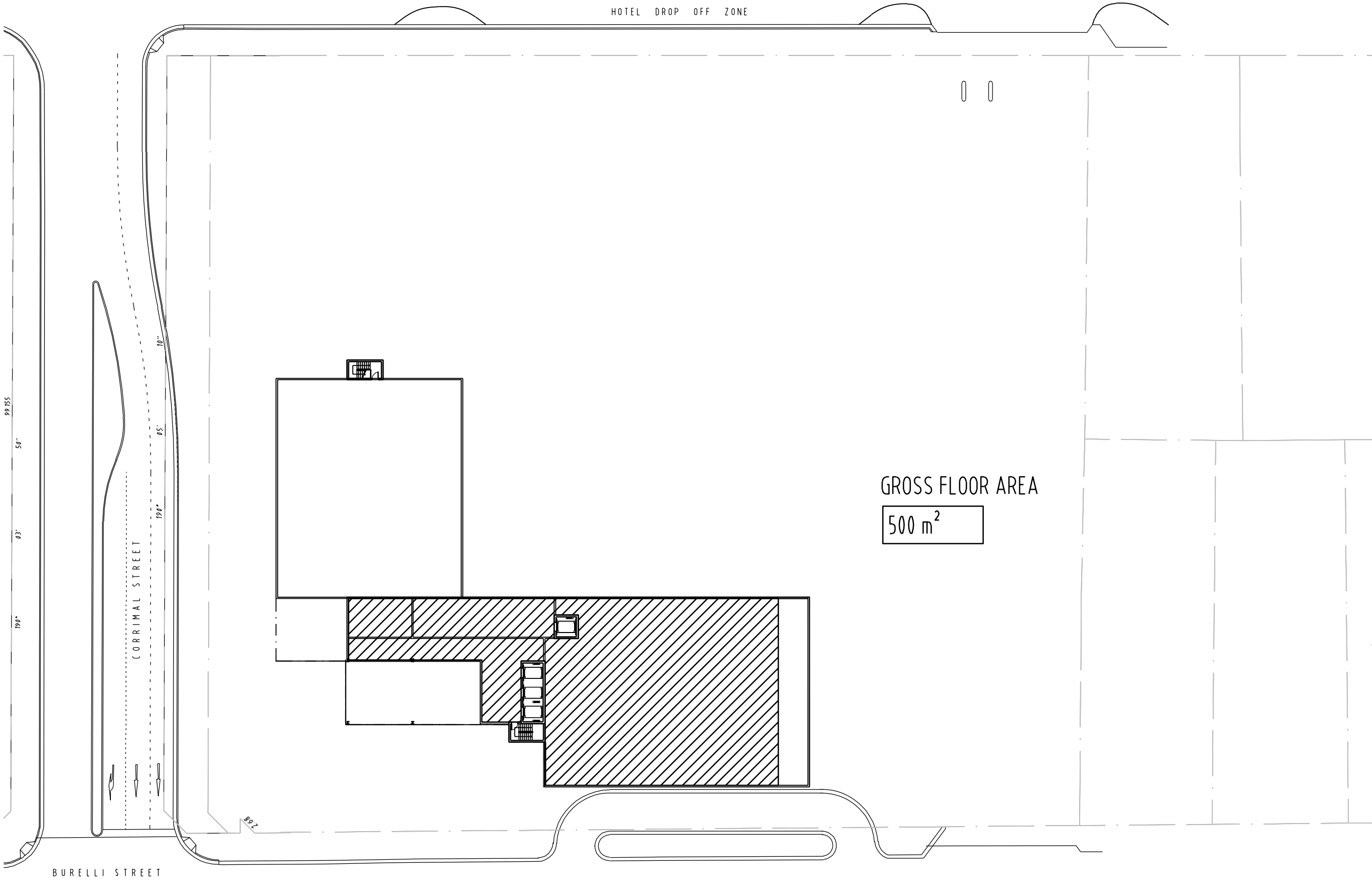
PLOTTED ON THE: 29/08/2007 @ 14:31:17 BY: S Farzmaidi

• DRAWN	EL
• CHECKED	PROJECT DIRECTOR PROJECT LEADER
• SCALE	1:500 @ A3
• DATE	MAY 07
• PROJECT NO.	065305
• DRAWING NO.	A

CROWN STREET

HOTEL DROP OFF ZONE

REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	30/11/07	REVISED AREAS	eDDie	



© DBI DESIGN PTY. LTD. A.C.N. 097 951 007 info@dbidesign.com.au www.dbidesign.com.au
LEVEL 1, 9 TRICKETT ST SURFERS PARADISE QLD 4217 Ph:61 7 5539 9788 Fx:61 7 5539 9789
GROUND FLOOR, 486 ADELAIDE ST BRISBANE QLD 4000 Ph:61 7 3839 4011 Fx:61 7 3839 4022
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS DRAWING

• PROJECT NAME
DWYER'S SITE

• DRAWING TITLE
**LEVEL 13 STAGE 2
AREA CALCULATIONS**

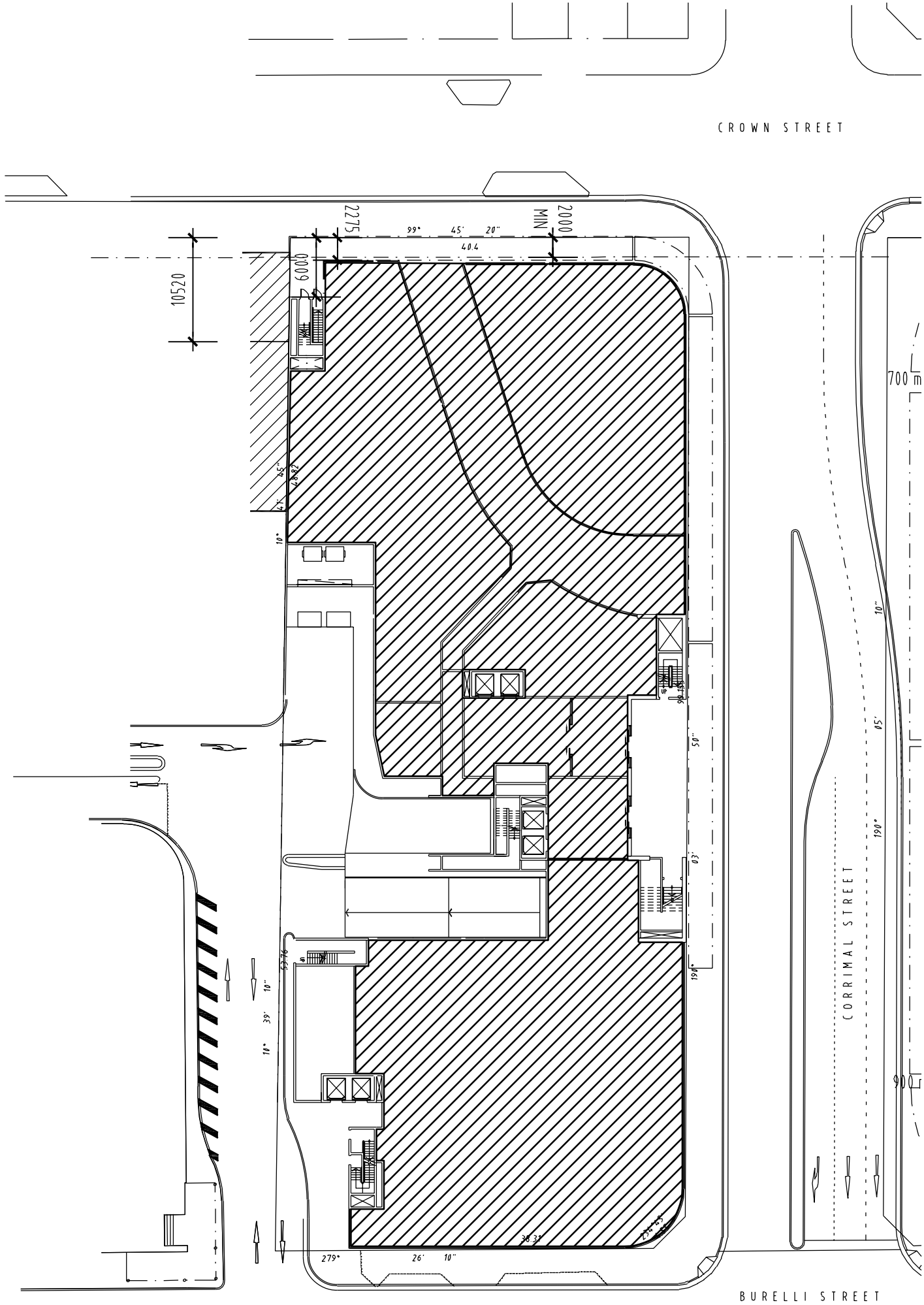
PLOTTED ON THE: 29/08/2007 @ 14:31:04 BY: S Farzmaidi

• DRAWN	EL
• CHECKED	PROJECT DIRECTOR PROJECT LEADER
• SCALE	1:500 @ A3
• DATE	MAY 07
• PROJECT NO.	065305
• DRAWING NO.	A

REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	30/11/07	REVISED AREAS	eDDie	

GROSS FLOOR AREA

2855 m²



© DBI DESIGN PTY. LTD. A.C.N. 097 951 007 info@dbidesign.com.au www.dbidesign.com.au
LEVEL 1, 9 TRICKETT ST SURFERS PARADISE QLD 4217 Ph:61 7 5539 9788 Fx:61 7 5539 9789
GROUND FLOOR, 486 ADELAIDE ST BRISBANE QLD 4000 Ph:61 7 3839 4011 Fx:61 7 3839 4022
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS DRAWING

• PROJECT NAME
OXFORD SITE

• DRAWING TITLE
**LEVEL 1 STAGE 3
AREA CALCULATIONS**

PLOTTED ON THE: 29/08/2007 @ 14:21:36 BY: S Farzmaidi

• DRAWN
EL

• CHECKED
PROJECT DIRECTOR
PROJECT LEADER

• SCALE
1:500 @ A3

• DATE
MAY 07

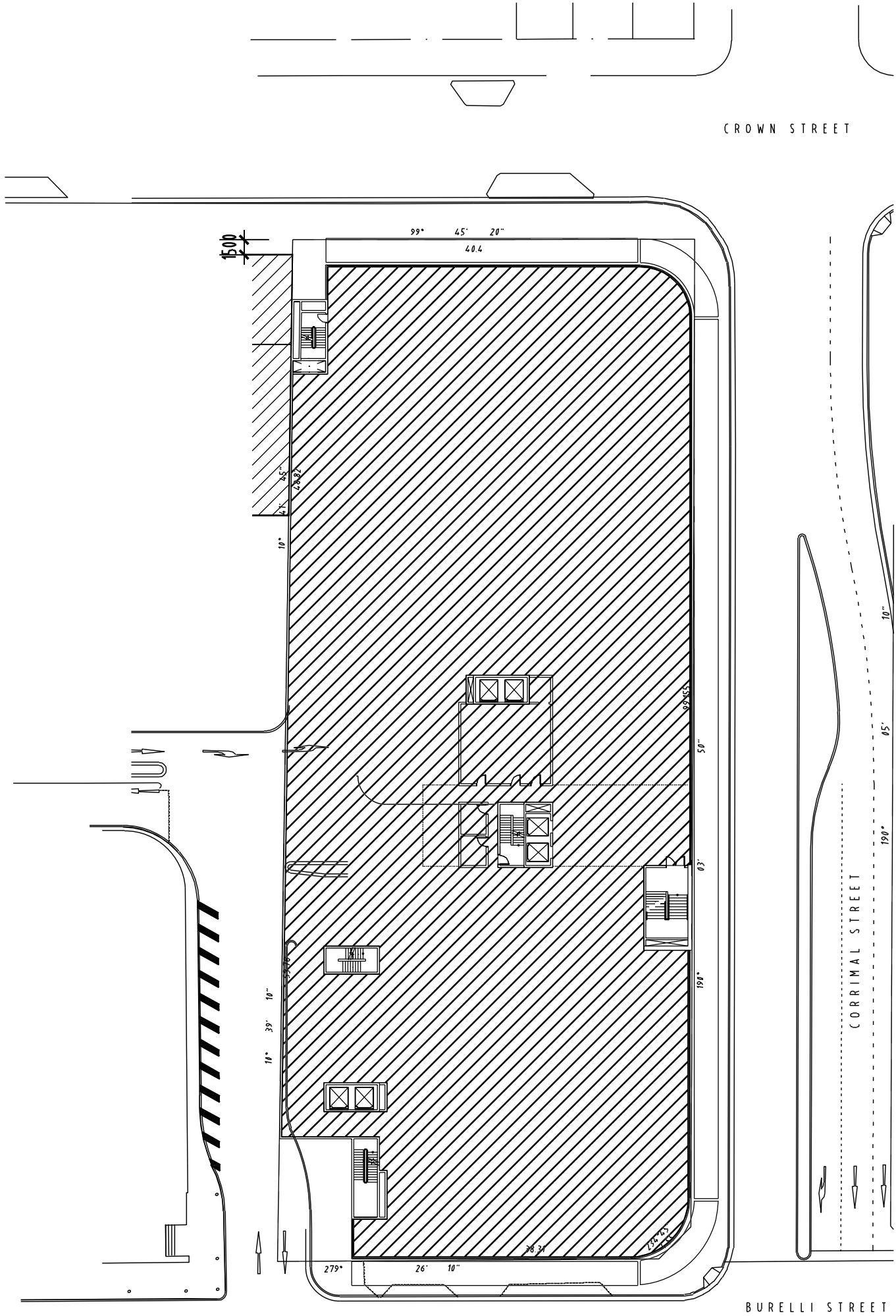
• PROJECT NO.
065305

• DRAWING NO.
A

REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	30/11/07	REVISED AREAS	eDDie	

GROSS FLOOR AREA

3730 m²



© DBI DESIGN PTY. LTD. A.C.N. 097 951 007 info@dbidesign.com.au www.dbidesign.com.au
LEVEL 1, 9 TRICKETT ST SURFERS PARADISE QLD 4217 Ph:61 7 5539 9768 Fx:61 7 5539 9769
GROUND FLOOR, 486 ADELAIDE ST BRISBANE QLD 4000 Ph:61 7 3839 4011 Fx:61 7 3839 4022
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS DRAWING

• PROJECT NAME
OXFORD SITE

• DRAWING TITLE
**LEVEL 2 STAGE 3
AREA CALCULATIONS**

PLOTTED ON THE: 29/08/2007 @ 14:32:23 BY: S Farzmaidi

• DRAWN
EL

• CHECKED
PROJECT DIRECTOR
PROJECT LEADER

• SCALE
1:500 @ A3

• DATE
MAY 07

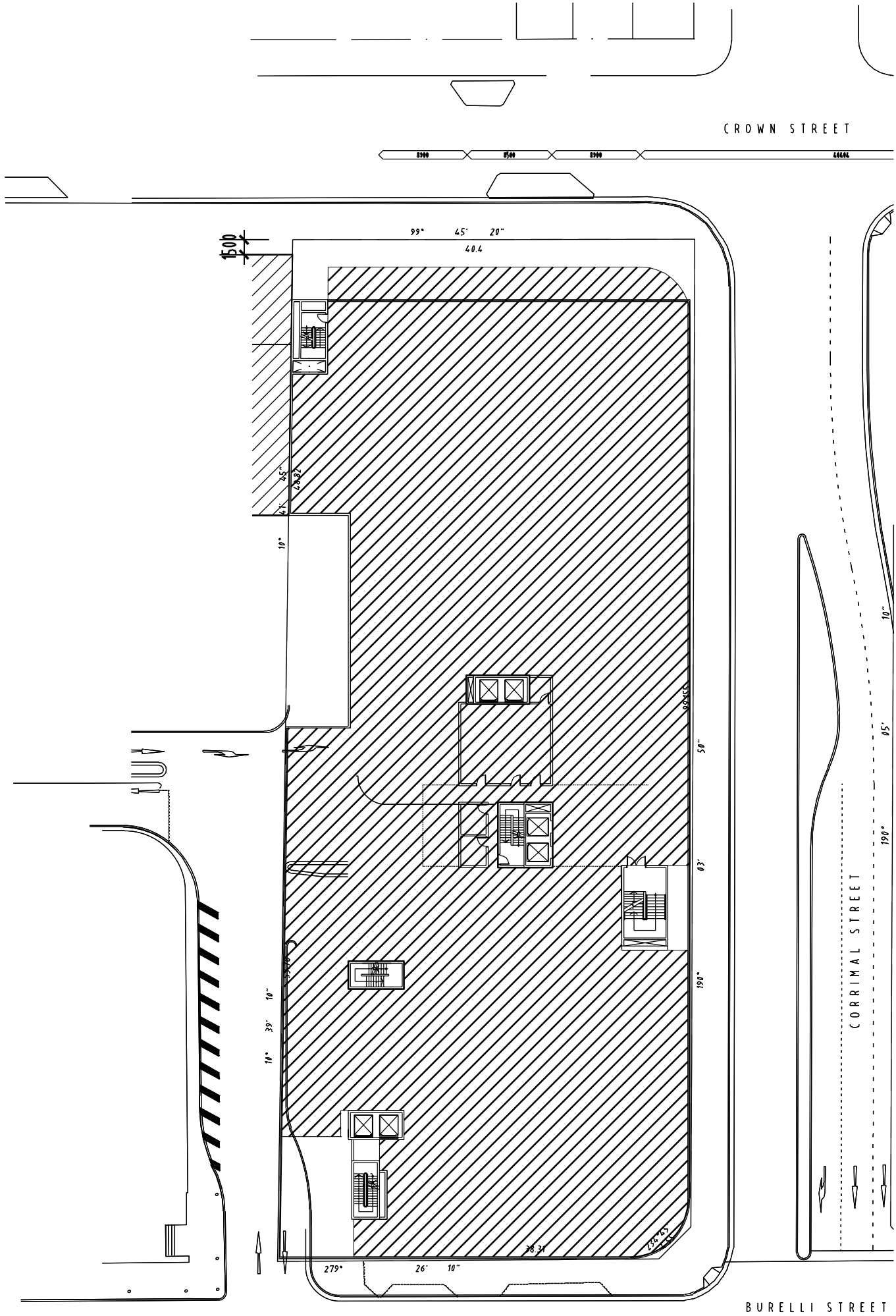
• PROJECT NO.
065305

• DRAWING NO.
A

REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	30/11/07	REVISED AREAS	eDDie	

GROSS FLOOR AREA

3550 m²



© DBI DESIGN PTY. LTD. A.C.N. 097 951 007 info@dbidesign.com.au www.dbidesign.com.au
LEVEL 1, 9 TRICKETT ST SURFERS PARADISE QLD 4217 Ph:61 7 5539 9788 Fx:61 7 5539 9789
GROUND FLOOR, 486 ADELAIDE ST BRISBANE QLD 4000 Ph:61 7 3839 4011 Fx:61 7 3839 4022
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS DRAWING

• PROJECT NAME
OXFORD SITE

• DRAWING TITLE
**LEVEL 3 STAGE 3
AREA CALCULATIONS**

PLOTTED ON THE: 29/08/2007 @ 14:32:02 BY: S Farzmaidi

• DRAWN
EL

• CHECKED
**PROJECT DIRECTOR
PROJECT LEADER**

• SCALE
1:500 @ A3

• DATE
MAY 07

• PROJECT NO.
065305

• DRAWING NO.
A

FILEPATH= G:\2006\065305\Arc\Drawings\areas\X_Level 4_STAGE3 area.dwg

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

REVISION

No	DATE	DESCRIPTION	BY	CHECK
A	30/03/07	REVISED AREAS	eDDie	

GROSS FLOOR AREA

1561 m²

DBI

D E S I G N

© DBI DESIGN PTY. LTD. A. C. N. 097 951 007 info@dbidesign.com.au www.dbidesign.com.au
LEVEL 1, 9 TRICKETT ST, SURFERS PARADISE QLD 4217 Ph:61 7 5539 9788 Fx:61 7 5539 9789
GROUND FLOOR, 485 ADELAIDE ST BRISBANE QLD 4000 Ph:61 7 3839 4011 Fx:61 7 3839 4022
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS DRAWING

- PROJECT NAME

OXFORD SITE

• DRAWING TITLE

LEVEL 4 STAGE 3 AREA CALCULATIONS

PLOTTED ON THE: 29/08/2007 @ 15:14:43 BY: S Farzmaadi

• DRAWN EL

• CHECKED PROJECT DIRECTOR
PROJECT LEADER

* SCALE 1:500 @ A3

• DATE MAY 07

• PROJECT NO. 065305

• DRAWING NO.

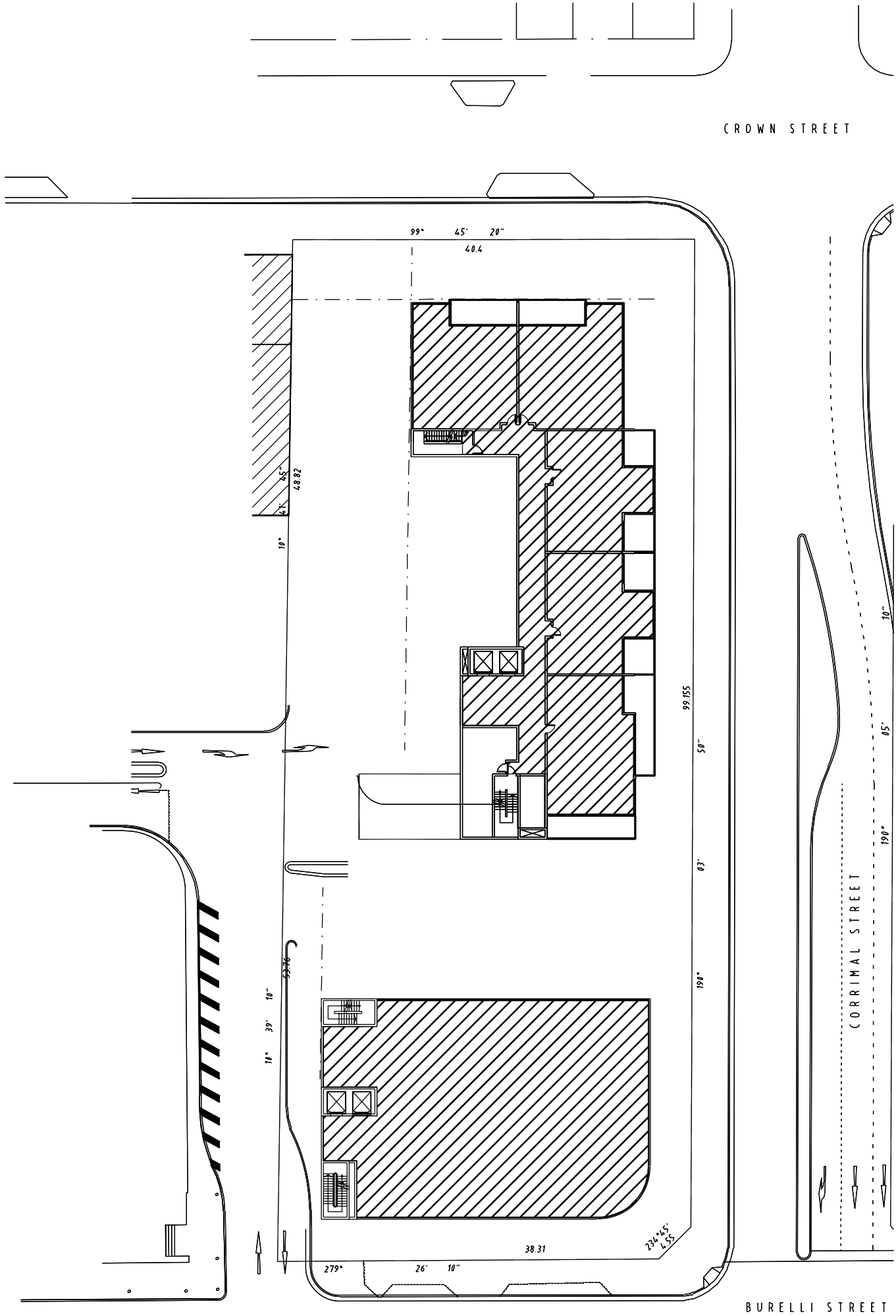
A

ARCHITECTS • INTERIORS • LANDSCAPE • PLANNING

REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	30/11/07	REVISED AREAS	eDDie	

GROSS FLOOR AREA

1355 m²



© DBI DESIGN PTY. LTD. A.C.N. 097 951 007 info@dbidesign.com.au www.dbidesign.com.au
LEVEL 1, 9 TRICKETT ST SURFERS PARADISE QLD 4217 Ph:61 7 5539 9788 Fx:61 7 5539 9789
GROUND FLOOR, 486 ADELAIDE ST BRISBANE QLD 4000 Ph:61 7 3839 4011 Fx:61 7 3839 4022
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS DRAWING

• PROJECT NAME
OXFORD SITE

• DRAWING TITLE
**LEVELS 6 7 8 9 10 11 STAGE 3
AREA CALCULATIONS**

PLOTTED ON THE: 29/08/2007 @ 15:17:06 BY: S Farzmaidi

• DRAWN
EL

• CHECKED
PROJECT DIRECTOR
PROJECT LEADER

• SCALE
1:500 @ A3

• DATE
MAY 07

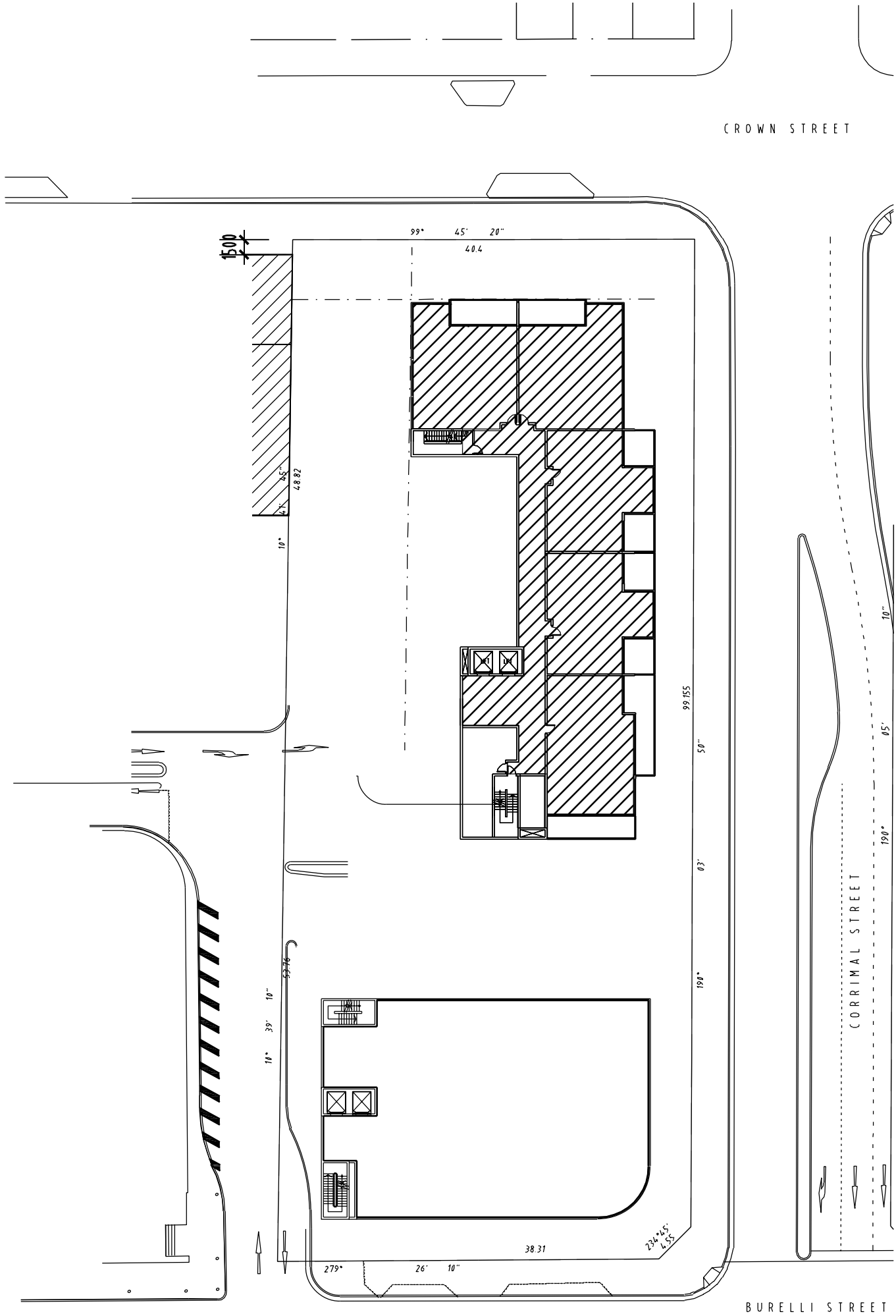
• PROJECT NO.
065305

• DRAWING NO.
A

REVISION				
No	DATE	DESCRIPTION	BY	CHECK
A	30/11/07	REVISED AREAS	eDDie	

GROSS FLOOR AREA

705 m²



© DBI DESIGN PTY. LTD. A.C.N. 097 951 007 info@dbidesign.com.au www.dbidesign.com.au
LEVEL 1, 9 TRICKETT ST SURFERS PARADISE QLD 4217 Ph:61 7 5539 9788 Fx:61 7 5539 9789
GROUND FLOOR, 486 ADELAIDE ST BRISBANE QLD 4000 Ph:61 7 3839 4011 Fx:61 7 3839 4022
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS DRAWING

• PROJECT NAME
OXFORD SITE

• DRAWING TITLE
**LEVEL 12 13 14 STAGE 3
AREA CALCULATIONS**

PLOTTED ON THE: 29/08/2007 @ 15:17:35 BY: S Farzmaidi

• DRAWN
EL

• CHECKED
PROJECT DIRECTOR
PROJECT LEADER

• SCALE
1:500 @ A3

• DATE
MAY 07

• PROJECT NO.
065305

• DRAWING NO.
A