

OSD CONCEPT AMENDED SSDA AREA SCHEDULE

APPENDIX F

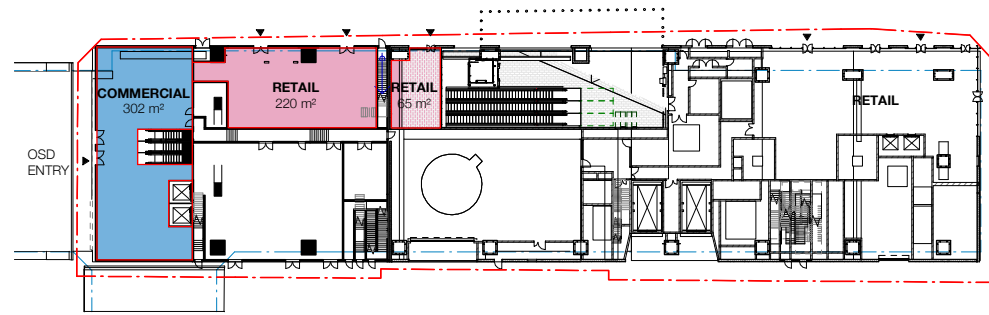
Crows Nest - Over Station Development

Appendix F - Area Schedule - Indicative Scheme

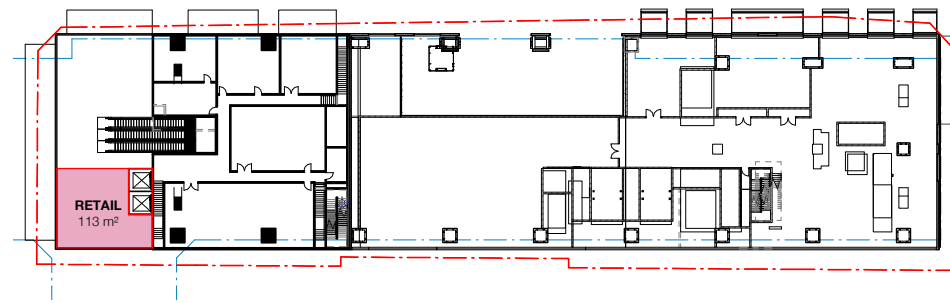
29 July 2020

Revision L

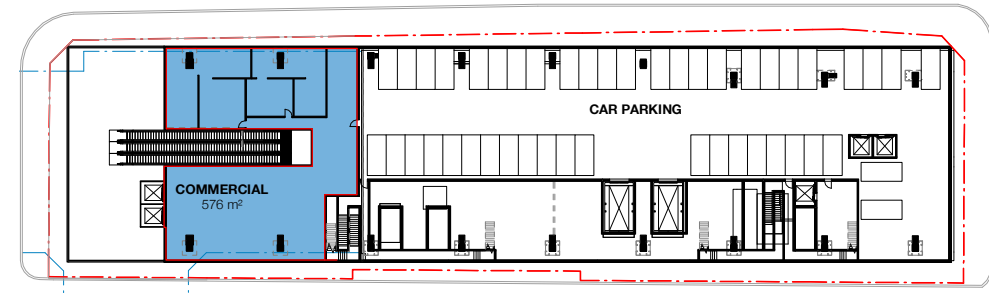
F.1.1 Site A



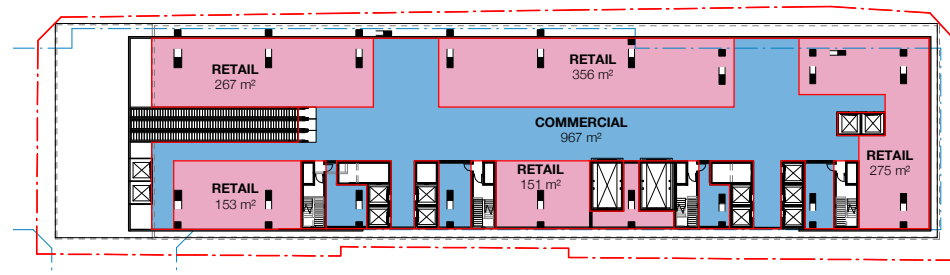
Ground Floor Plan



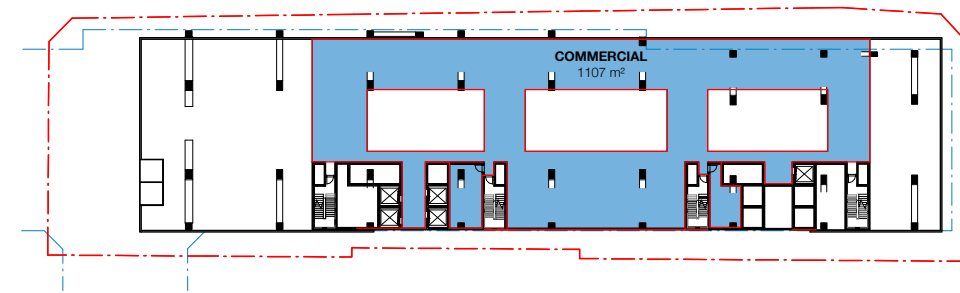
Level 01 Plan



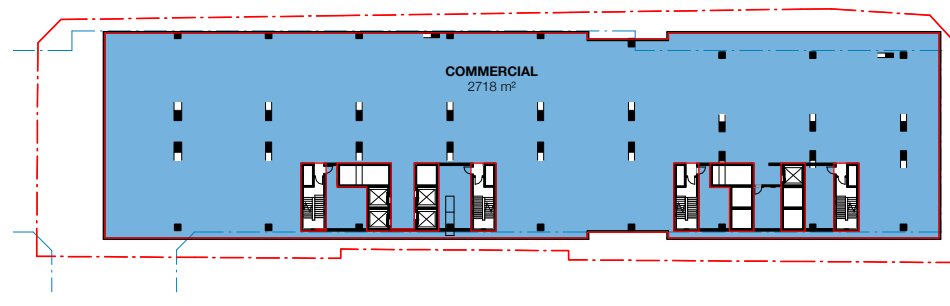
Level 02 Plan



Level 03 Plan



Level 03 Mezzanine Plan



Level 04 - 07 Plan

OSD Area Summary (GFA)

Site Area 3879m²

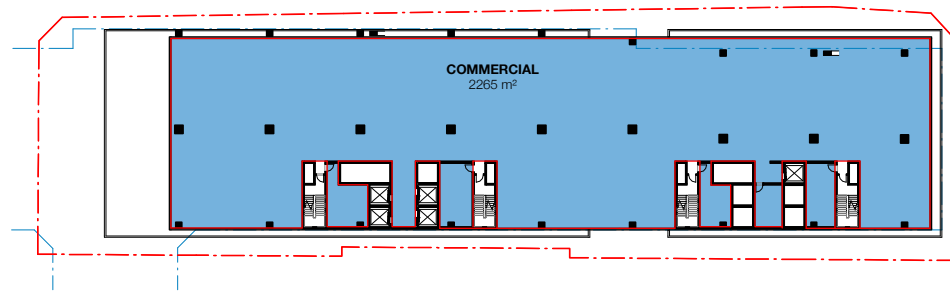
LEVEL	Description	COMM	RETAIL	OSD Totals	CARS
		GFA	GLAR	GFA	
Roof	Plant			0m ²	
20	Comm	1673m ²		1673m ²	
19	Comm	1673m ²		1673m ²	
18	Comm	1673m ²		1673m ²	
17	Comm	1673m ²		1673m ²	
16	Comm	1468m ²		1468m ²	
15	Comm	2269m ²		2269m ²	
14	Comm	2269m ²		2269m ²	
13	Comm	2269m ²		2269m ²	
12	Plant			0m ²	
11	Comm	2517m ²		2517m ²	
10	Comm	2517m ²		2517m ²	
9	Comm	2517m ²		2517m ²	
8	Comm	2265m ²		2265m ²	
7	Comm	2718m ²		2718m ²	
6	Comm	2718m ²		2718m ²	
5	Comm	2718m ²		2718m ²	
4	Comm	2718m ²		2718m ²	
3M	Mezz	1107m ²		1107m ²	
3	Skylobby	967m ²	1202m ²	2169m ²	
2	Parking/EOT	576m ²		576m ²	46
1	Plant		113m ²	113m ²	
G	Ground	302m ²	285m ²	587m ²	

Totals		38607m²	1600m²	40207m²	46
FSR		10.0	0.4	10.4	

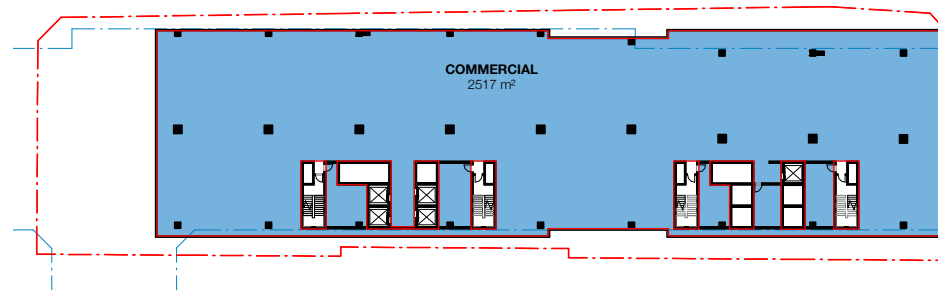
Legend

- OSD COMMERCIAL
- OSD RESIDENTIAL
- RETAIL

F.1.2 Site A



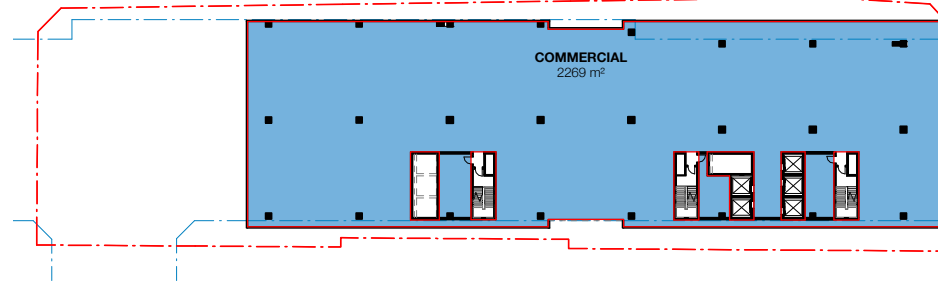
Level 08 Plan



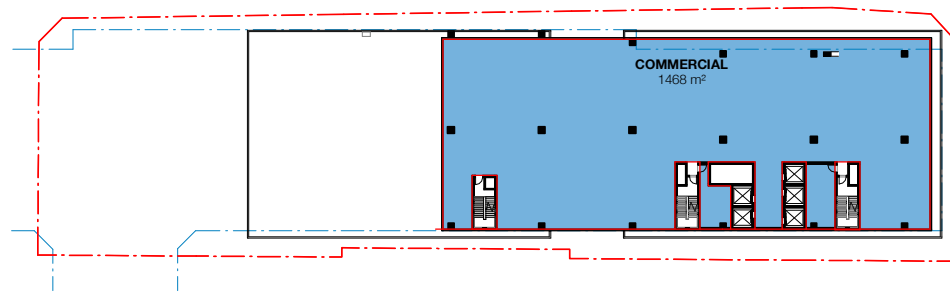
Level 09 - 11 Plan



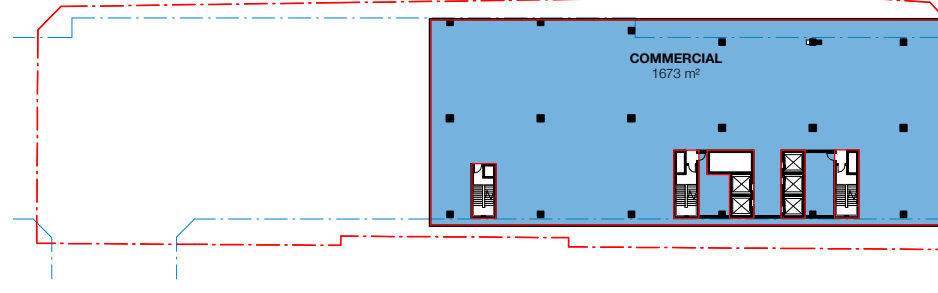
Level 12 Plan



Level 13 - 15 Plan



Level 16 Plan

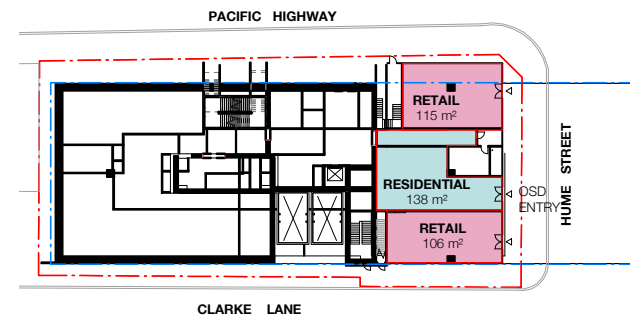


Level 17 - 20 Plan

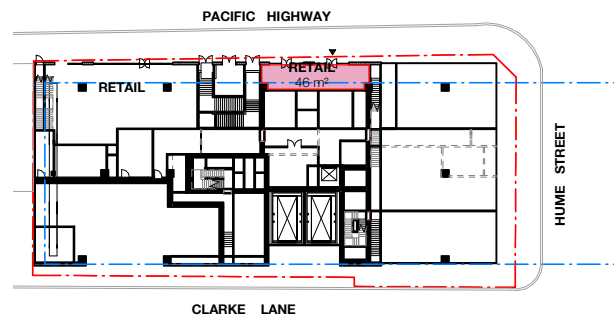
Legend

- OSD COMMERCIAL
- OSD RESIDENTIAL
- RETAIL

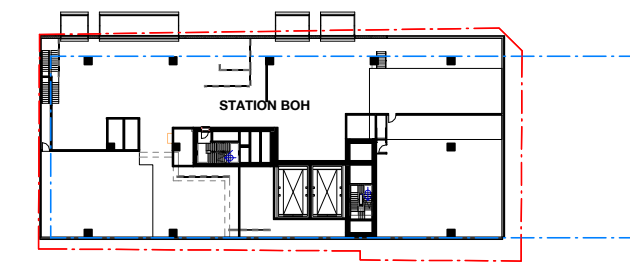
F.2.1 Site B



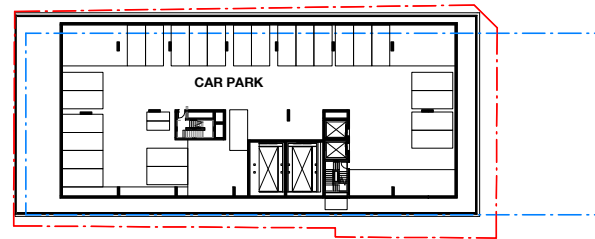
00 Hume Street Plan



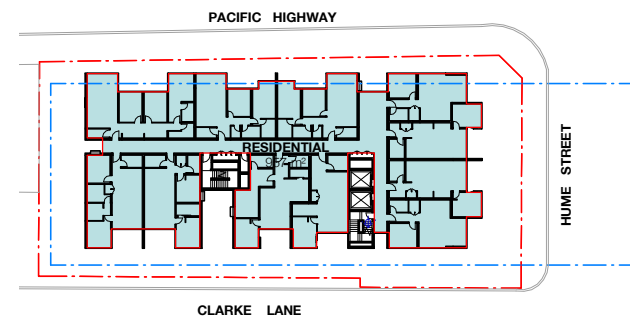
00 Street Level 95.00 Plan



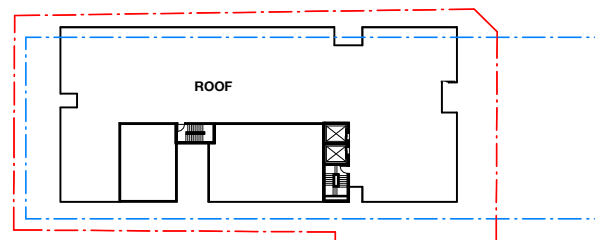
Level 01 Plan



Level 02 - 03



Level 07 - 16



Level 17 Plan

OSD Area Summary (GFA)

Site Area 1872m²

LEVEL	Description	RESI	RETAIL	OSD Totals	CARS
		GFA	GFA	GFA	

17	Roof				
16	Resi	957m ²		957m ²	
15	Resi	957m ²		957m ²	
14	Resi	957m ²		957m ²	
13	Resi	957m ²		957m ²	
12	Resi	957m ²		957m ²	
11	Resi	957m ²		957m ²	
10	Resi	957m ²		957m ²	
9	Resi	957m ²		957m ²	
8	Resi	957m ²		957m ²	
7	Resi	957m ²		957m ²	
6	Resi	957m ²		957m ²	
5	Resi	957m ²		957m ²	
4	Resi	957m ²		957m ²	
3	Cars			0m ²	28
2	Cars			0m ²	27
1	Plant			0m ²	
00-RL95.00	Plant		46m ²	46m ²	
00-Hume	Entry	138m ²	221m ²	359m ²	

Totals		12579m²	267m²	12846m²	55
FSR		6.7	0.14	6.9	

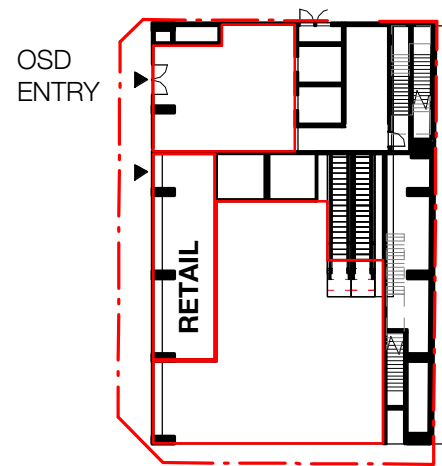
Unit Mix

Type	Areas (m2)	No. of Units	Percentage
1 Bed	55 - 64	65	45%
2 Bed	78 - 83	65	45%
3 Bed	102	13	13%
Total		143	100%

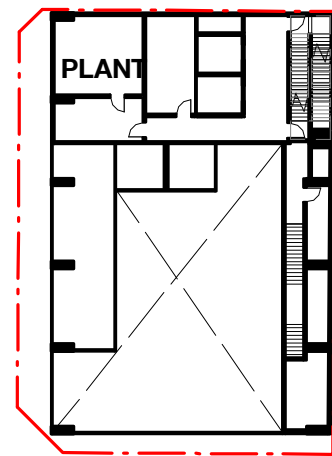
Legend

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- OSD RESIDENTIAL
- RETAIL

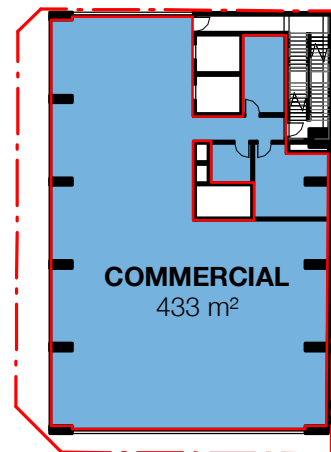
F.3.1 Site C



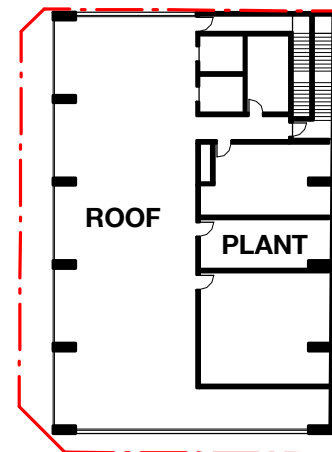
Ground Floor Plan



Level 01 Plan



Level 02 - 09 Plan



Roof Plan

OSD Area Summary (GFA)

Site Area 608m²

LEVEL	Description	OSD Totals	
		COMM GFA	RETAIL GLAR
9	Roof		0m ²
8	Commercial	433m ²	433m ²
7	Commercial	433m ²	433m ²
6	Commercial	433m ²	433m ²
5	Commercial	433m ²	433m ²
4	Commercial	433m ²	433m ²
3	Commercial	433m ²	433m ²
2	Commercial	433m ²	433m ²
1	Service		0m ²
G	Ground		0m ²
Totals		3031m²	0m²
FSR		5.0	5.0

Legend

- OSD COMMERCIAL
- OSD RESIDENTIAL
- RETAIL