

Design Report
27 June 2008 S10955

Description		Notes		Gross Building Area (GBA m2)	Gross Floor Area (GFA m2)	Nett Lettable Area (NLA m2)
Sydney Water - Potts Hill Site Area 4.36ha						
OFFICE PRECINCT						
Office Building						
Level 00	RL. 55.8	Office + Public Area	2 Office Zones	3090	3077	2957
Level 01	RL. 59.6	Office	2 Office Zones	2864	2837	2760
SUBTOTAL				5954	5914	5717m2
Office Parking						
Carpark 01		car spaces	100			
		small spaces	20			
Carpark 02		car spaces	143			
		small spaces	22			
On Street Parking 03		car spaces	92			
		visitors	15			
		motorcycles	21			
SUBTOTAL			413 parking spaces 392 car parking spaces			
WAREHOUSE PRECINCT						
Warehouse Building						
Level 001	RL. 55.6	Dining + Service Area	1 dining room (60 people)	346	336	165
Level 00	RL. 57.0	Warehouse	1 Warehouse Zone	5555	5462	5462
Level 01	RL. 58.4	Office	1 Office Zone	370	349	336
SUBTOTAL				6271	6147	5963m2
Warehouse Parking						
Parking 04		Car spaces	36			
		Trucks	38			
		Trailers	15			
SUBTOTAL			89 parking spaces			
Site Totals			502 parking spaces 428 car spaces 38 truck spaces	12225 m2 GBA	12061 m2 GFA	
					12061m2 GFA Total	
					0.28 : 1 FSR	