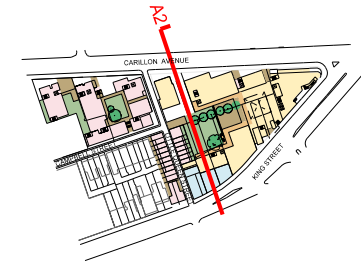


07 ARCHITECTURAL DRAWINGS

Site A Section 2



LEGEND

- LANDSCAPE AREA
- RETAIL USES
- RESIDENTIAL USES
- ACADEMIC USES
- HARD PAVED LANDSCAPED AREA
- ROOF TERRACES + BALCONIES ETC
- CARPARKING + ACCESS
- ROOF
- RETAINED BUILDING FABRIC

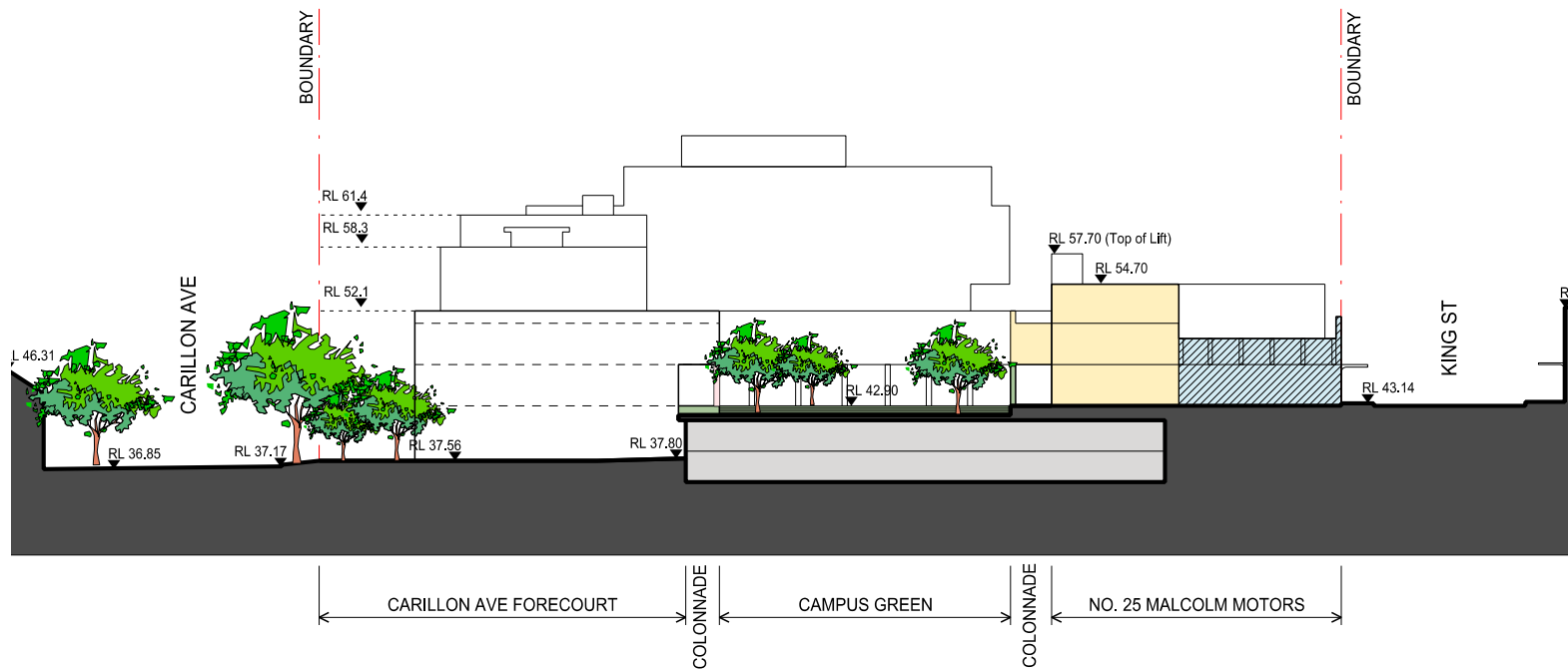
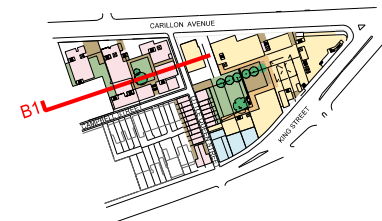


Figure CP 3201: Site A section 2

Site B Section 1



LEGEND

- LANDSCAPE AREA
- RETAIL USES
- RESIDENTIAL USES
- ACADEMIC USES
- HARD PAVED LANDSCAPED AREA
- ROOF TERRACES + BALCONIES ETC
- CARPARKING + ACCESS
- ROOF
- RETAINED EXISTING BUILDING FABRIC

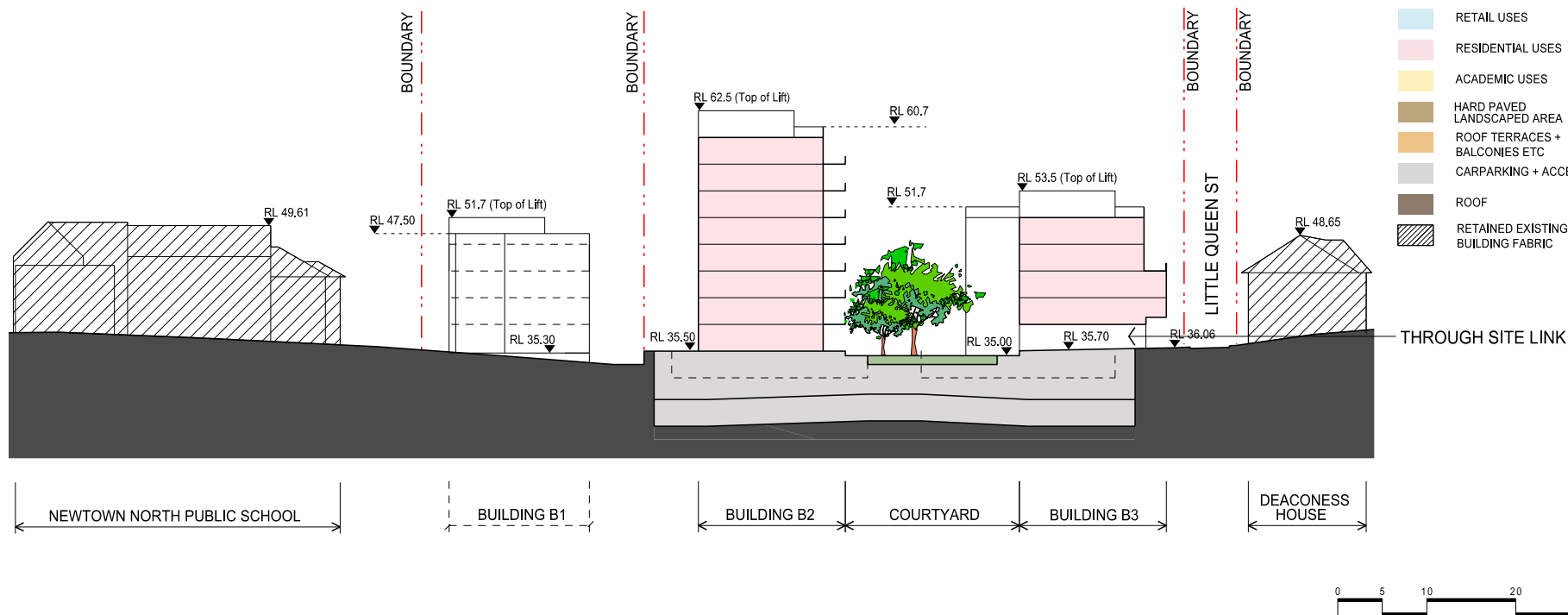
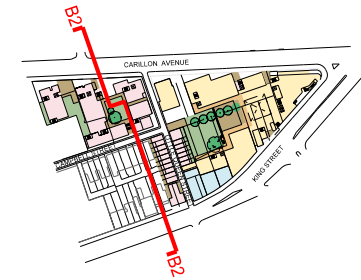


Figure CP 3202: Site B section 1

07 ARCHITECTURAL DRAWINGS

Site B Section 2



LEGEND

- LANDSCAPE AREA
- RETAIL USES
- RESIDENTIAL USES
- ACADEMIC USES
- HARD PAVED LANDSCAPED AREA
- ROOF TERRACES + BALCONIES ETC
- CARPARKING + ACCESS
- ROOF
- RETAINED EXISTING BUILDING FABRIC

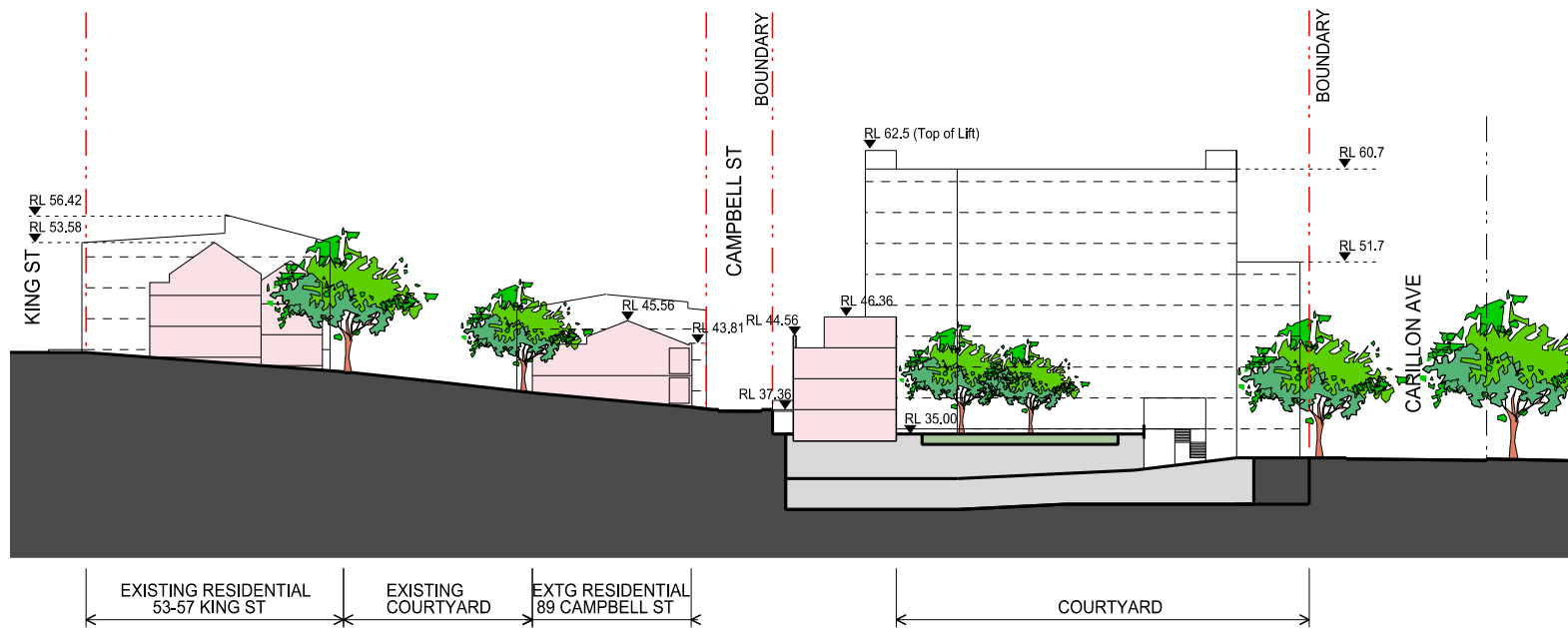


Figure CP 3203: Site B section 2

Building identification

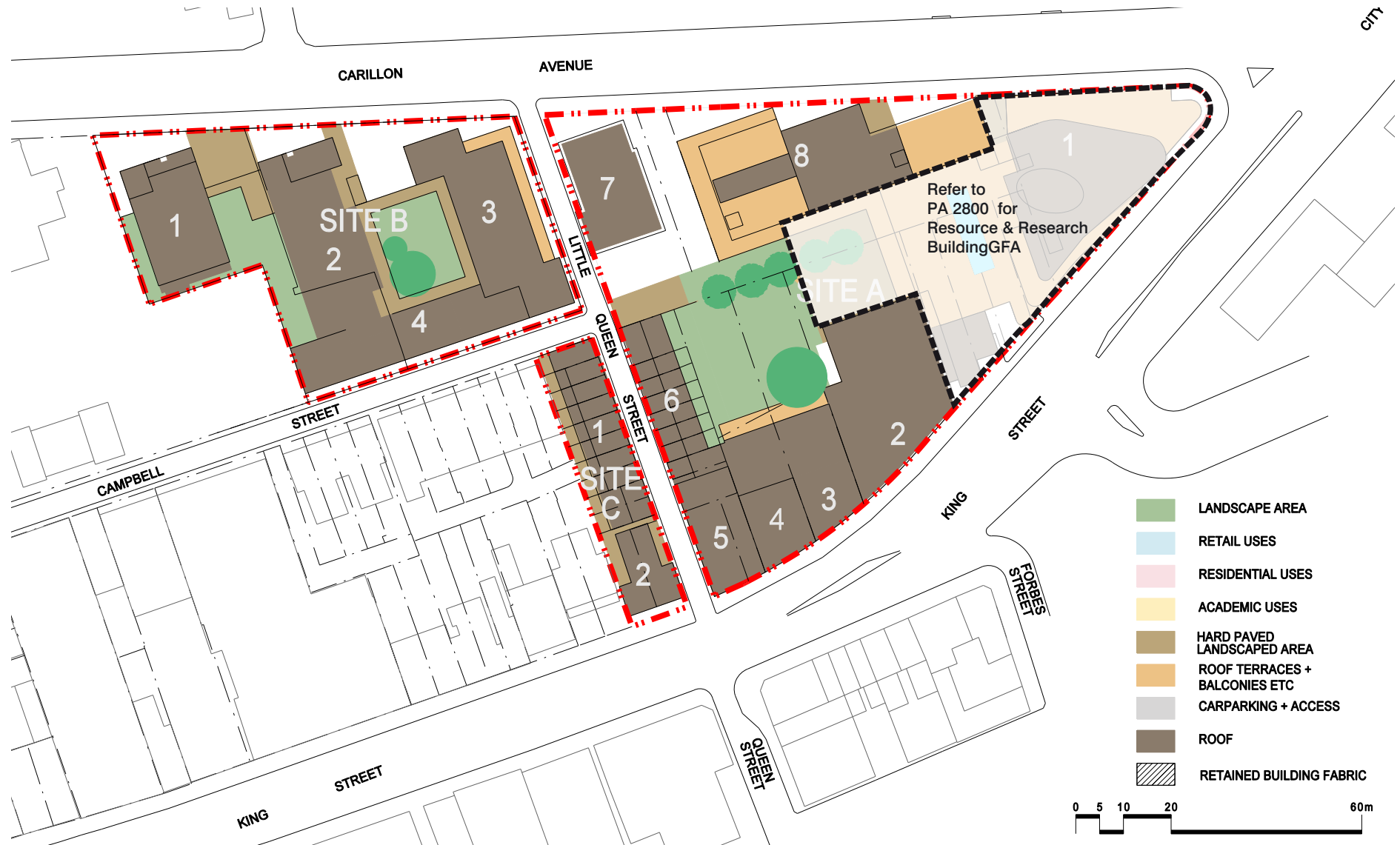


Figure CP 1000: Location Plan

A1 CONCEPT PLAN GFA DRAWINGS

Basement Level 1

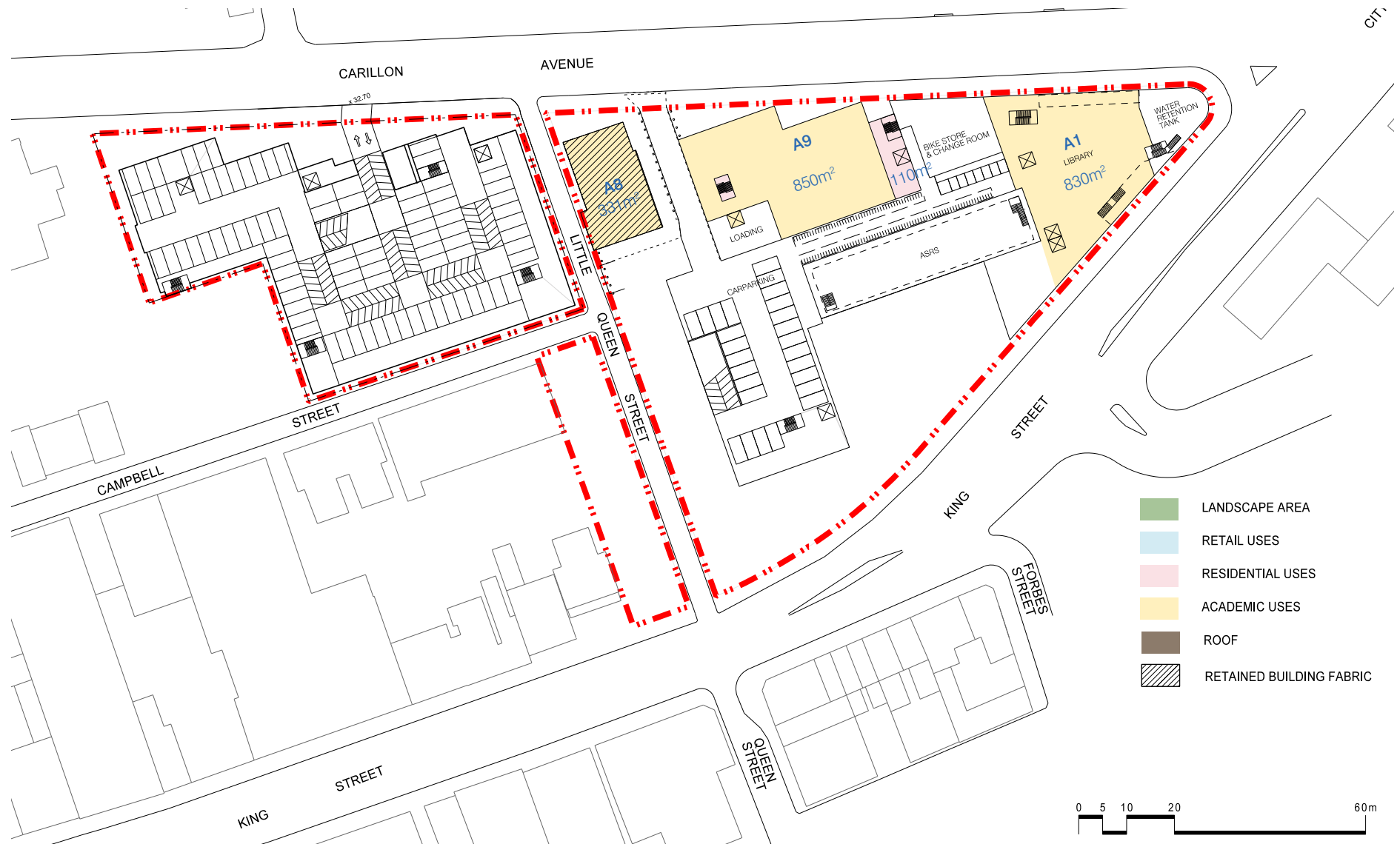


Figure CP 2001: Basement level 1 plan

Basement Level 2

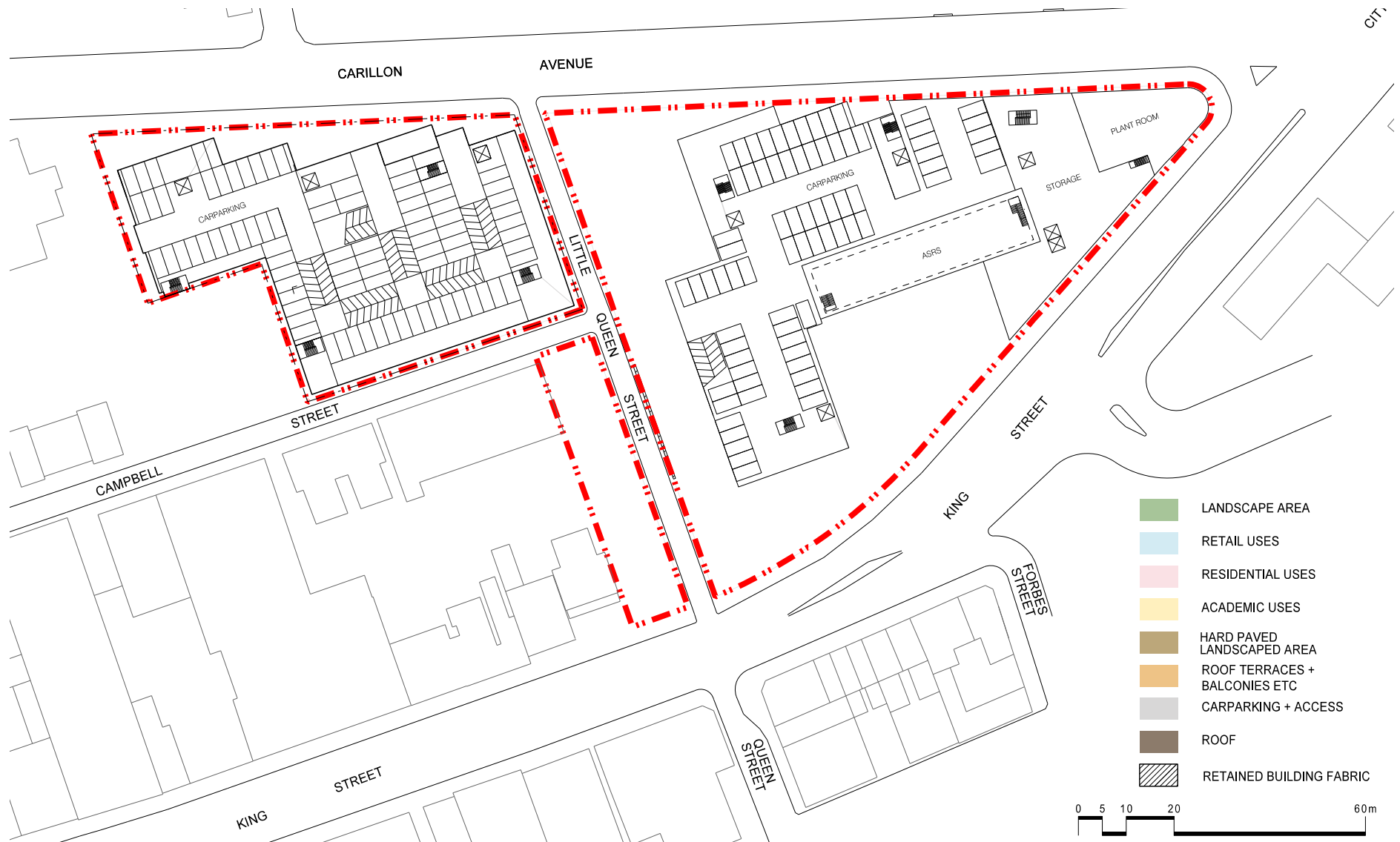


Figure CP 2002: Basement level 2 plan

A1 CONCEPT PLAN GFA DRAWINGS

Basement Level 3

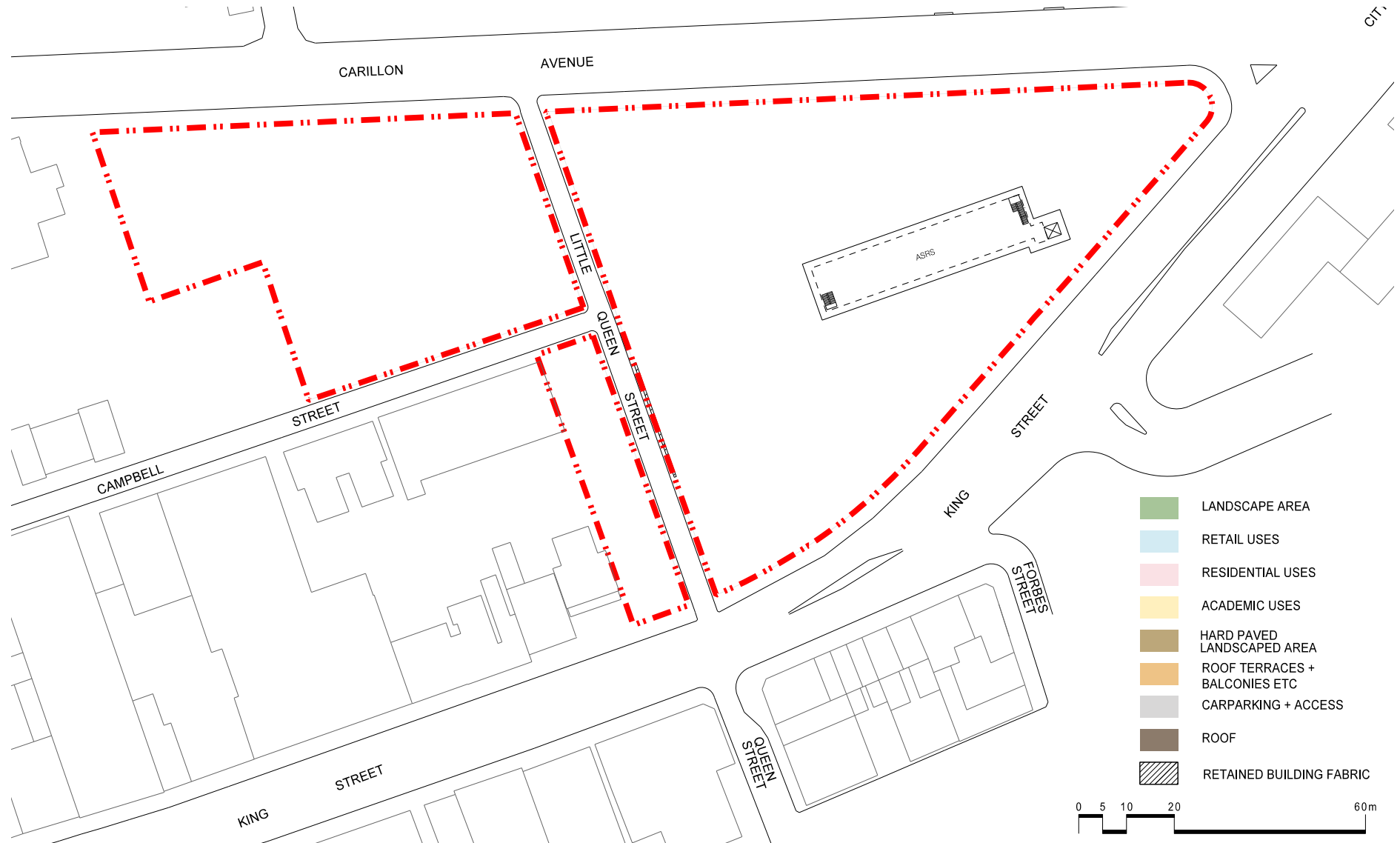


Figure CP 2003: Basement level 3 plan

CONCEPT PLAN GFA DRAWINGS A1

Ground Level 1

CIT

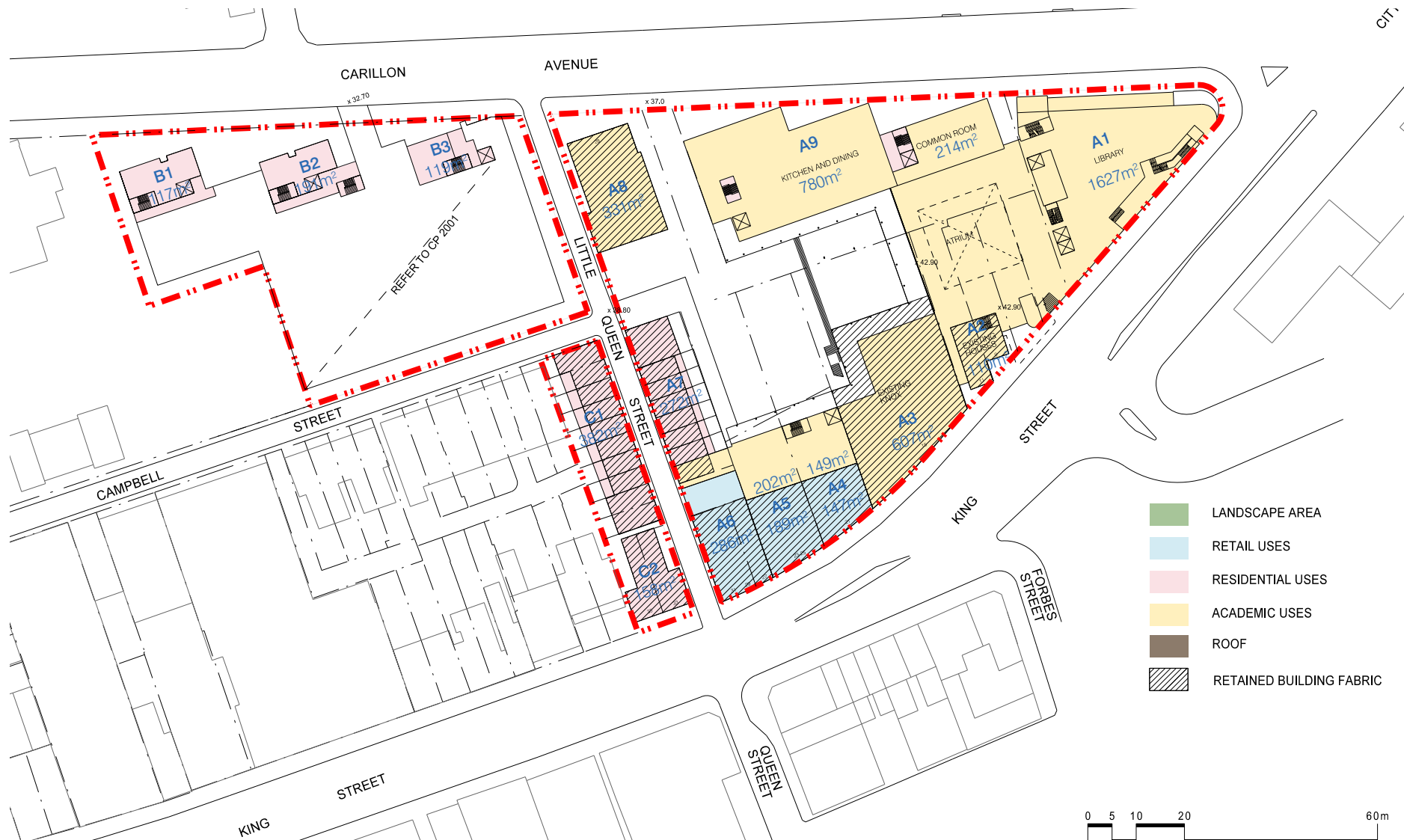


Figure CP 2101: Ground level/1 plan

A1 CONCEPT PLAN GFA DRAWINGS

Level 2

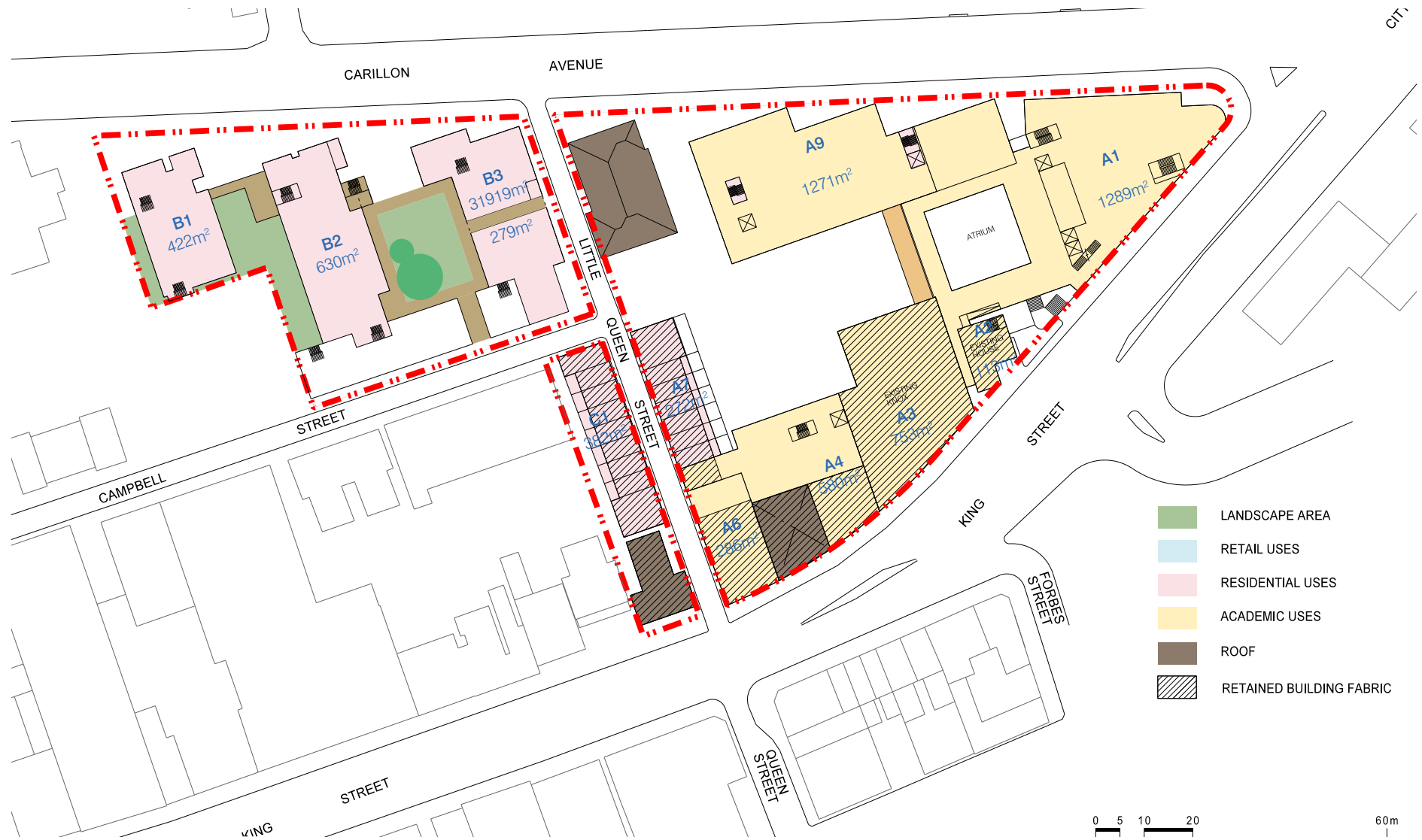


Figure CP 2102: Level 2 plan

CONCEPT PLAN GFA DRAWINGS A1

Level 3

CIT

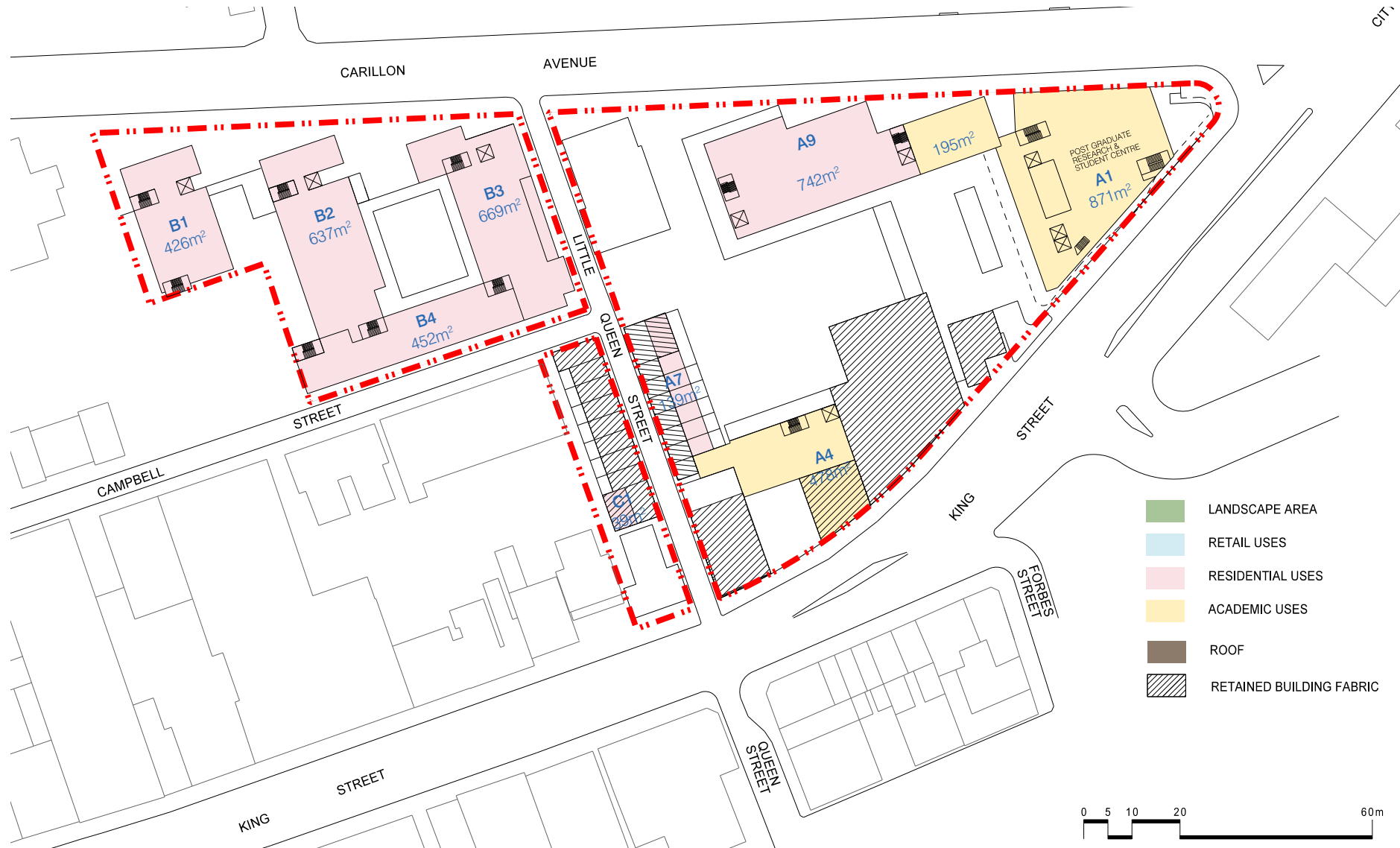


Figure CP 2103: Level 3 plan

A1 CONCEPT PLAN GFA DRAWINGS

Level 4

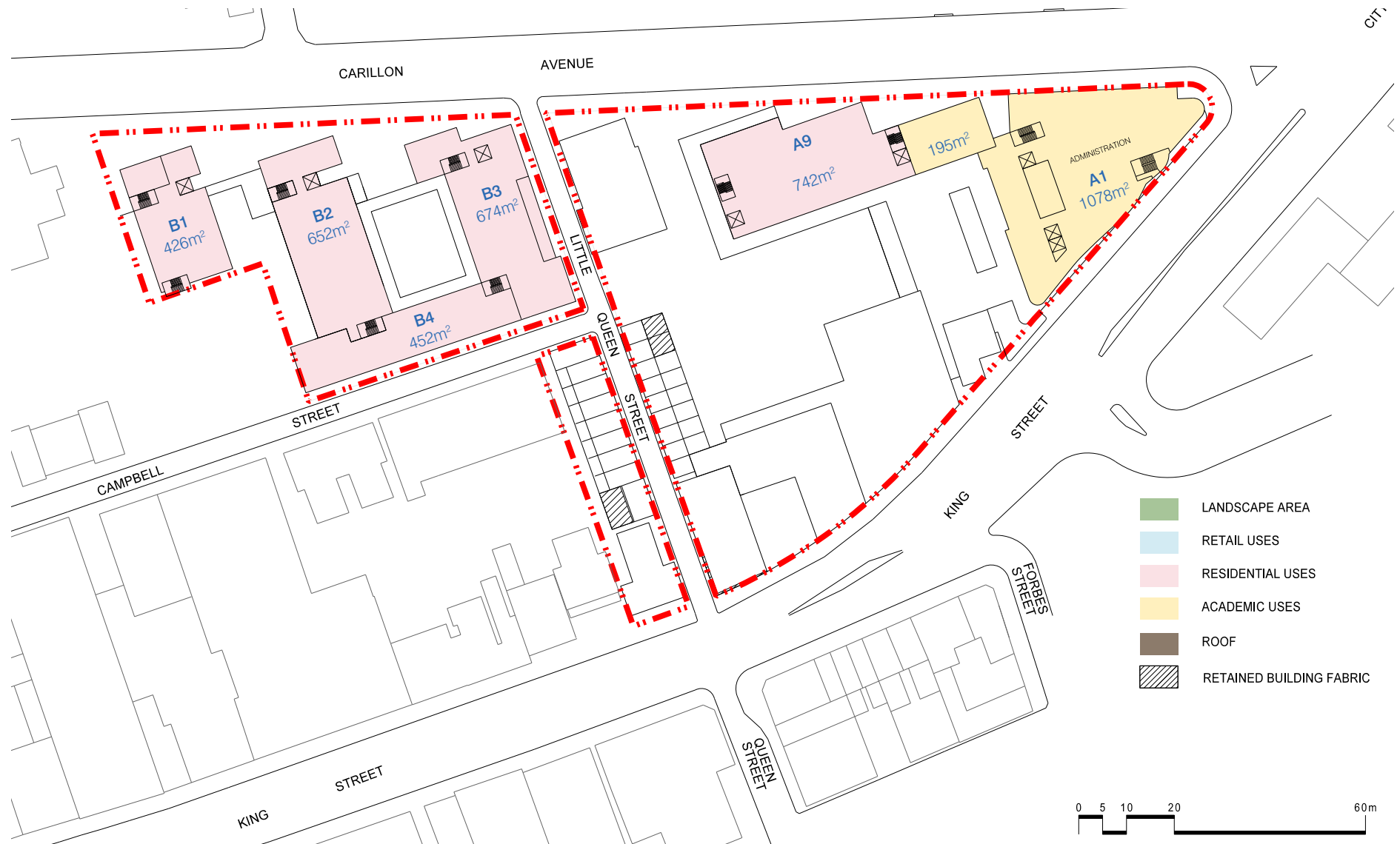


Figure CP 2104: Level 4 plan

CONCEPT PLAN GFA DRAWINGS A1

Level 5

CIT

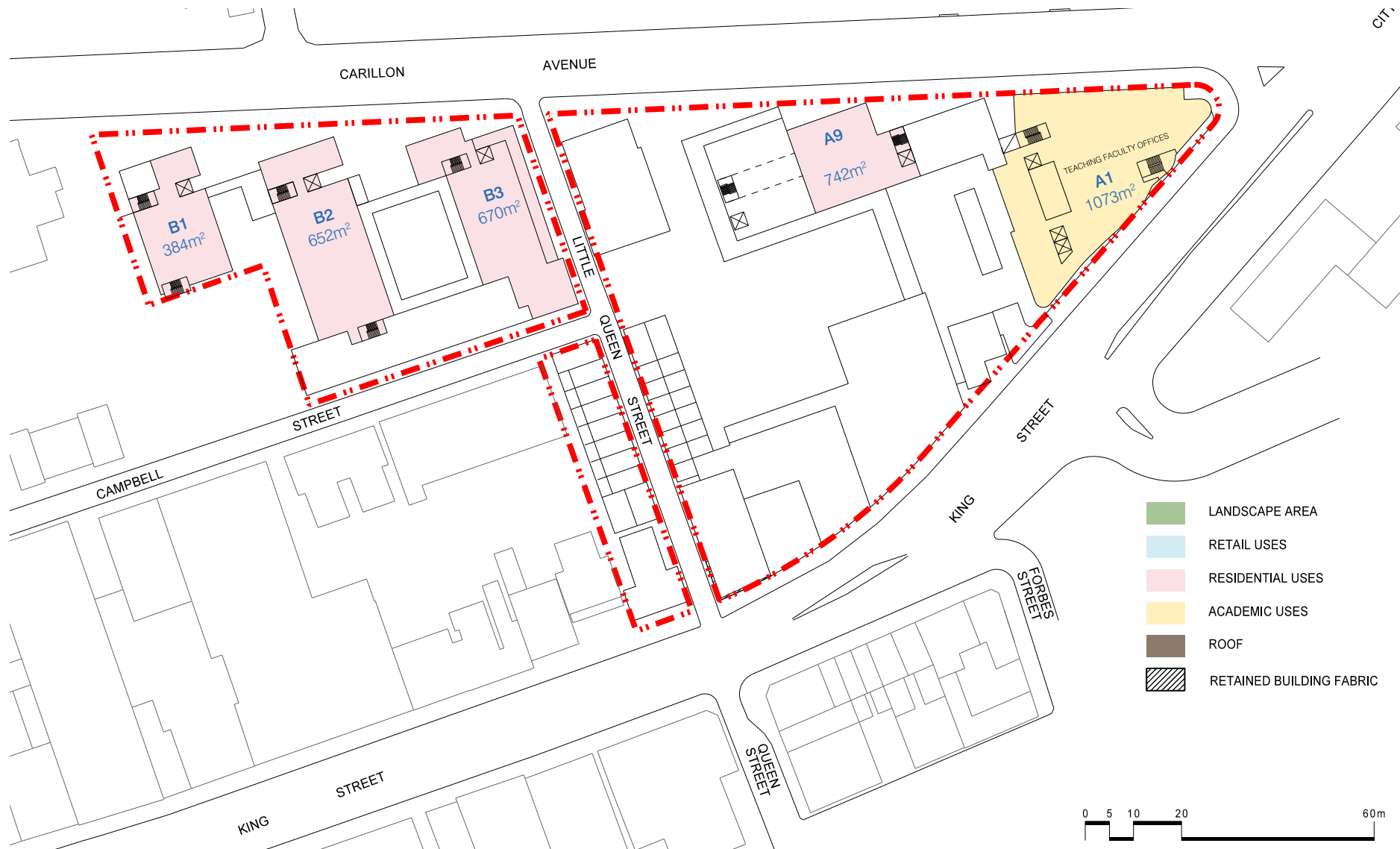


Figure CP 2105: Level 5 plan

A1 CONCEPT PLAN GFA DRAWINGS

Level 6

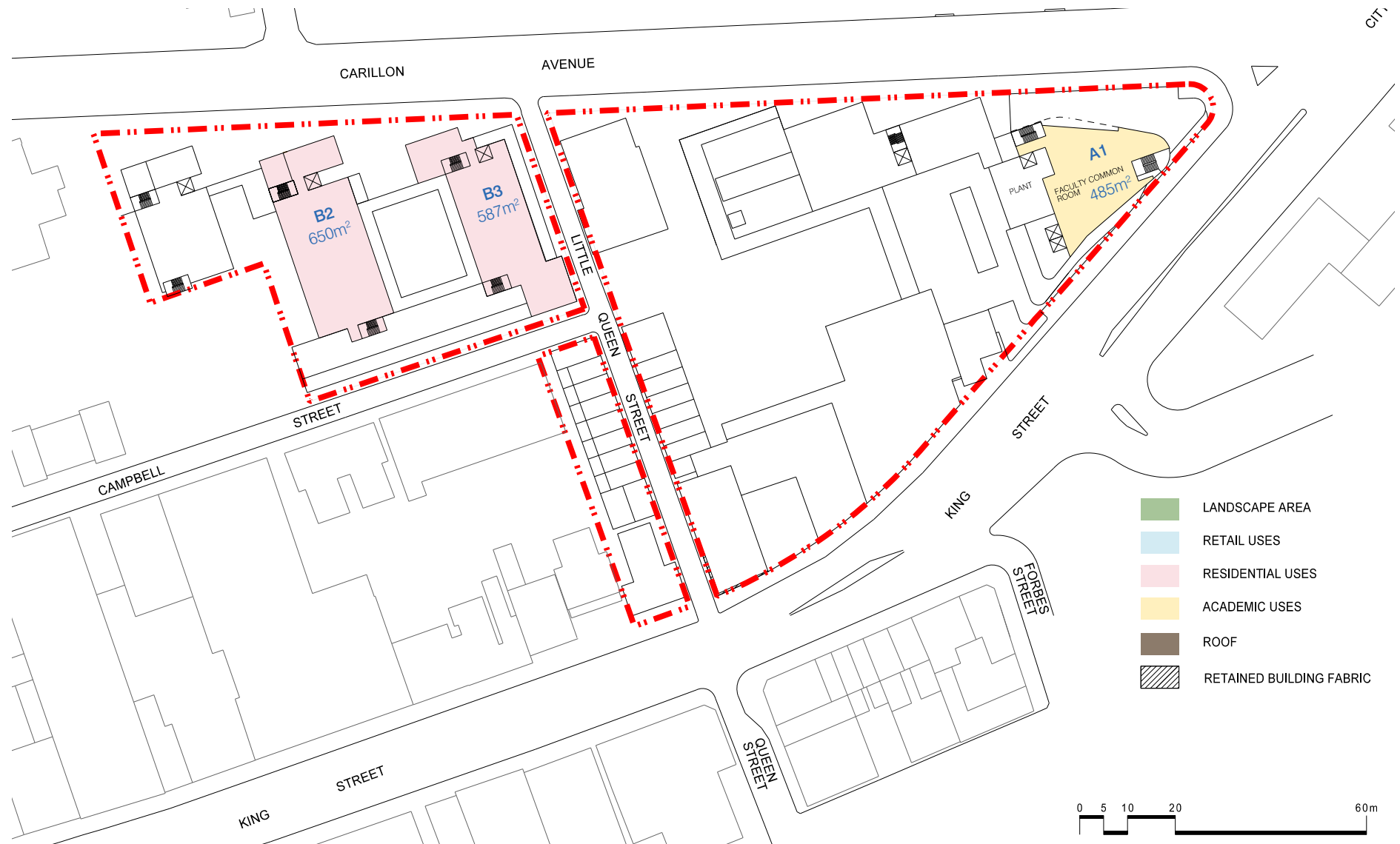


Figure CP 2106: Level 6 plan

Level 7

CIT

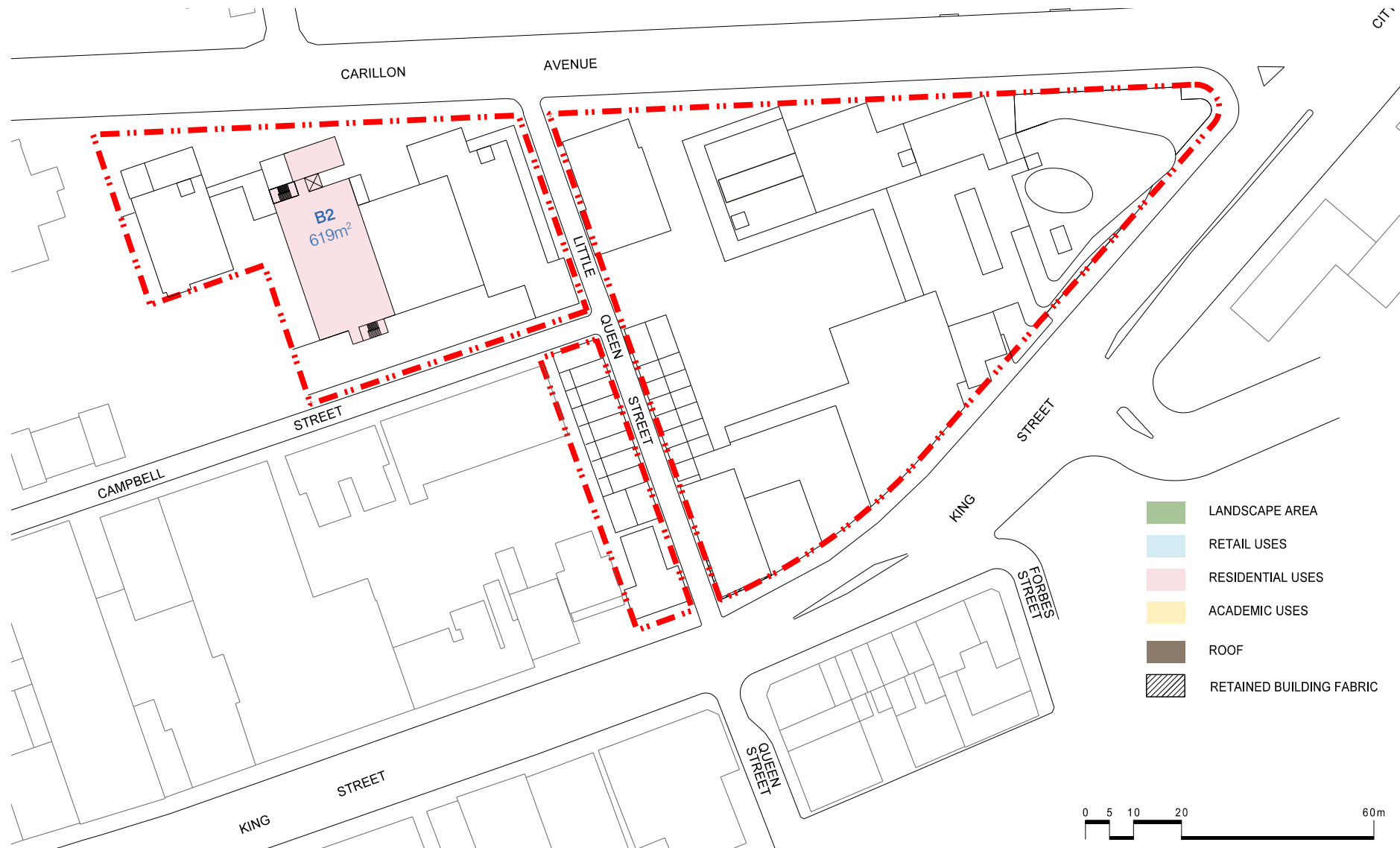


Figure CP 2107: Level 7 plan

A1 CONCEPT PLAN GFA DRAWINGS

Level 8

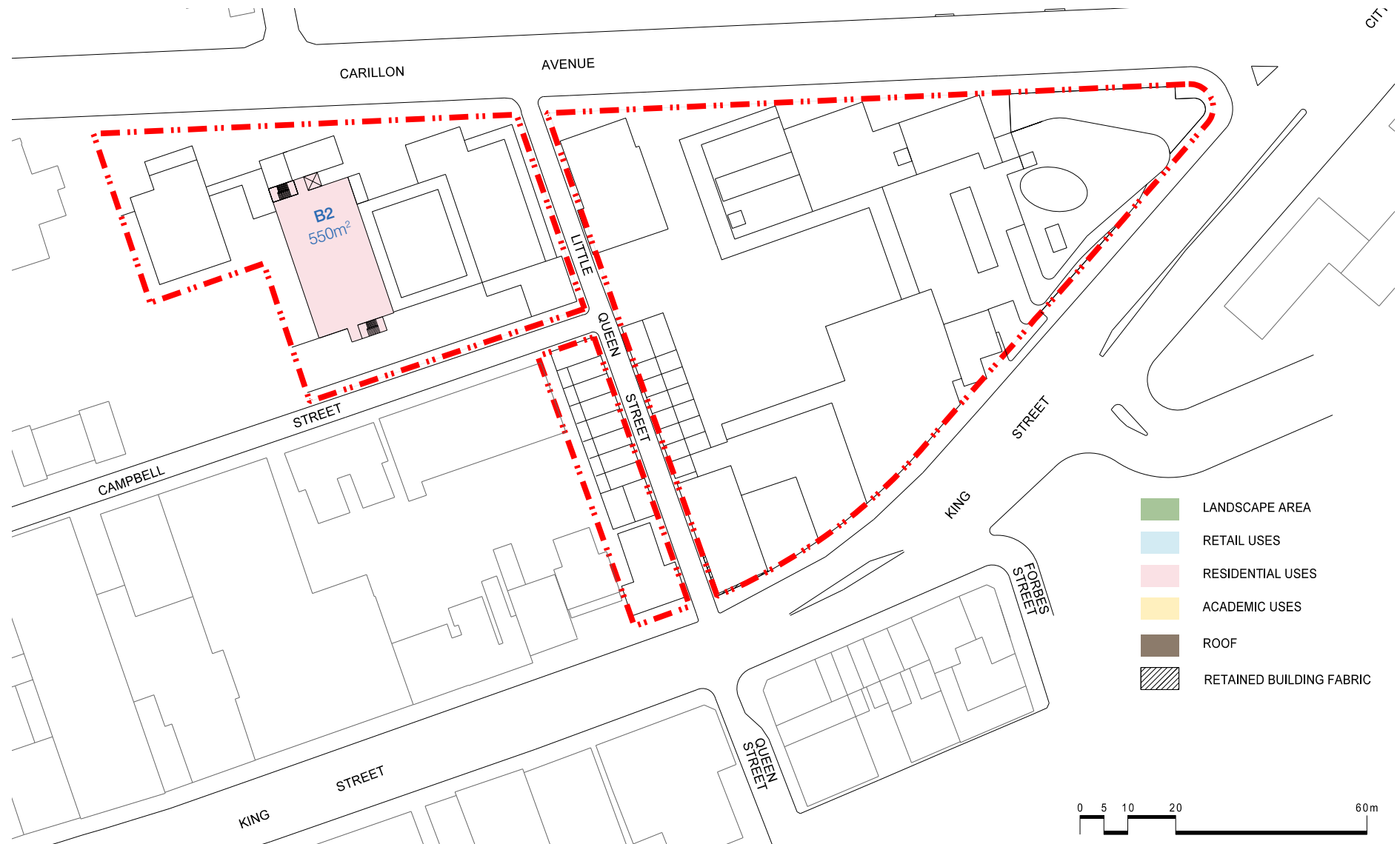


Figure CP 2108: Level 8 plan

Level 9

CIT

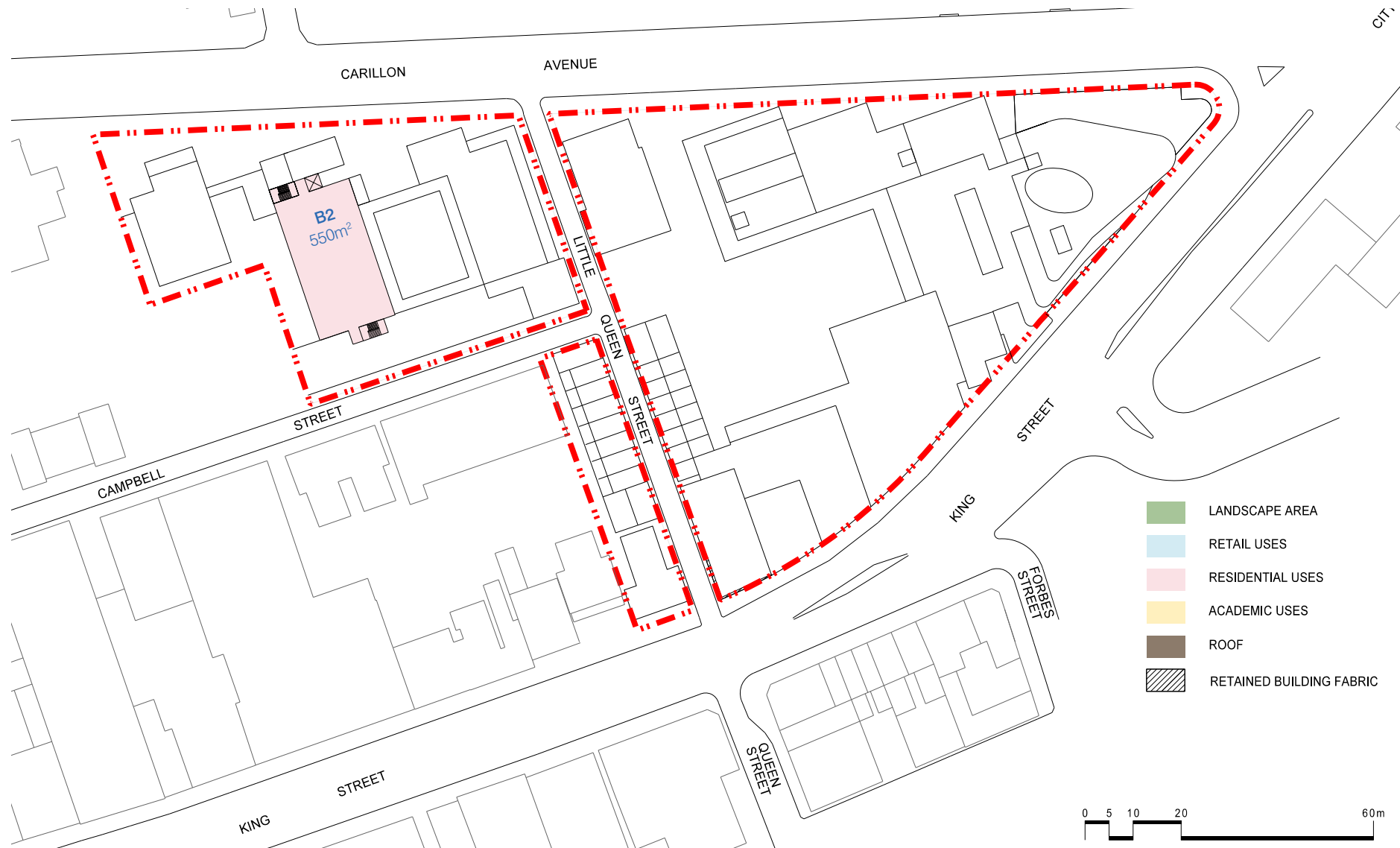


Figure CP 2109: Level 9 plan

A1 CONCEPT PLAN GFA CALCULATIONS & ASSUMPTIONS

GFA by Use

Land Use		PREFERRED PROJECT GFA	EXHIBITED CONCEPT PLAN GFA	REDUCTION IN GFA
Academic	Site A	13770	14500	-730
	Site B	0		0
	Site C	0		0
	Total	13770	14500	-730
Retail	Site A	650	650	0
	Site B	0		0
	Site C	0		0
	Total	650	650	0
Residential (Student Accommodation)	Site A	2473	2900	-427
	Site B	9481	10900	-1419
	Site C	961	961	0
	Total	12915	14761	-1846
Total		27335	29911	-2576

The total Preferred Project GFA is 27,210m² of this:

- 4291m² GFA is in retained buildings
- 7,376m² GFA comprises the library
- 12,667m² is for college residential uses

The GFA calculations are based on the standard LEP definition.

'gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic,
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above

CONCEPT PLAN GFA CALCULATIONS & ASSUMPTIONS A1

Assumptions

- GFA for academic uses and residential uses are measured as 85% of the new building envelope to allow for wall thickness, building articulation and modulation, stairs and lifts. Terraces are not included in the building envelope measurements.
- GFA for retained buildings is measured at 100%

Site	Site Area	Building No.	Level	Use	Concept Plan Building Envelope	Notes	Site GFA tables		
							GFA residential 85 PERCENT	academic 85 PERCENT	retail 85 PERCENT
A	8179	1 (New Library) 1-11 King Street				Refer to PA 2800 - areas measured in CAD			
			B1		830			830	
			1		1627			1627	
			2		1289			1289	
			3		871			871	
			4		1078			1078	
			5		1073			1073	
			6		485			485	
			sub-total		7253		0	7253	0
		(9-11 King Street)	1	academic	110	GFA = 100% x floor area		110	
			2	academic	113			113	
			sub-total		223		0	223	0
		2 (Knox) 15 King Street	1	academic	607			516	
			2	academic	753			640	
			sub-total		1360		0	1156	0
		3 (Whitehorse) 21 King Street	1	retail	147	GFA = 100% x floor area			147
				academic	149			149	
			2	academic	580			580	
			3	academic	478			478	
			sub-total		1354		0	1207	147
		4 (Malcolm Garage) 23-25 King Street	1	retail	189	GFA = 100% x floor area			189
				academic	202			202	
			sub-total		391		0	202	189
		5 (Corner) 27-31 King Street	1	retail	286	GFA = 100% x floor area			286
			2	academic	286			286	
			sub-total		572		0	286	286
		6 (Terraces) 3-17 Little Queen Street	1	residential	272	GFA = 100% x floor area	272		
			2	residential	272		272		
			3	residential	139		139		
			sub-total		683		683	0	0
		7 (Mary Andrews House)	B1	academic	333	GFA = 100% x floor area		333	
			1	academic	333			333	
			sub-total		666		0	666	0
		8 (Kitchen & Dining)	B2				0		
								0	
			B1	academic	850			723	
				residential	110		94		
			1	academic	780			663	
					214			182	
				residential	110		94		
			2	academic	1271			1080	
			3	residential	742		631		
				academic	195			166	
			4	residential	742		631		
				academic	195			166	
			5	residential	402		342		
			sub-total		5611		1790	2979	0
		TOTAL			18113		2473	13770	622

A1 CONCEPT PLAN GFA CALCULATIONS & ASSUMPTIONS

Site	Site area	Building No.	Level	Use	Concept Plan Building Envelope	GFA Residential 80 PERCENT	
B	3960	1	B2	Residential	0	0	
			B1	Residential	0	0	
			1	Residential	117	94	
			2	Residential	422	338	
			3	Residential	426	341	
			4	Residential	426	341	
			5	Residential	384	307	
			sub-total		1775	1420	
		2	B2	Residential	0	0	
			B1	Residential	0	0	
			1	Residential	191	153	
			2	Residential	630	504	
			3	Residential	637	510	
			4	Residential	652	522	
			5	Residential	652	522	
			6	Residential	650	520	
			7	Residential	619	495	
			8	Residential	550	440	
			9	Residential	550	440	
		sub-total		5131	4105		
		3	B2	Residential	0	0	
			B1	Residential	0	0	
			1	Residential	119	95	
			2	Residential	599	479	
			3	Residential	669	535	
			4	Residential	674	539	
			5	Residential	670	536	
			6	Residential	587	470	
		sub-total		3318	2654		
		4	B2		0	0	
			B1		0	0	
			1		0		
			2	Residential	413	330	
			3	Residential	452	362	
			4	Residential	452	362	
			5	Residential	310	248	
		sub-total		1227	992		
		sub-total					

Assumptions

- GFA for the residential uses on Site B is measured as 80% of the new building envelope to allow for wall thickness, building articulation and modulation, stairs, lifts and balconies.

CONCEPT PLAN GFA CALCULATIONS & ASSUMPTIONS A1

Site GFA tables

Assumptions.

- GFA for Site C measured at 100% as they are mostly retained buildings

Site	Area	Building No.	Level	Use	Concept Plan Building Envelope	GFA Residential (Building Envelope Area x 100%)
C	742	1	1	Residential	382	382
			2	Residential	382	382
			3	Residential	39	39
			sub-total		803	803
		2	1	Residential	158	158
				sub-total		158
		TOTAL				961