

MURRAY ROSE AVENUE



DAWN FRASER AVENUE (FUTURE - REFER MASTERPLAN/STAGING DRAWINGS)

MURRAY ROSE AVENUE

Level 5
 SGL 131,228
 GFA 3,102 m²
 NLA (One Tenant) 2,913 m²
 NLA (4 Tenant Subdivision) 2,913 m²

SHARED PEDESTRIAN / DRIVEWAY ACCESS
 (REFER TO LANDSCAPE ARCHITECT DRAWINGS)

DAWN FRASER AVENUE
 (FUTURE - REFER MASTERPLAN/STAGING DRAWINGS)

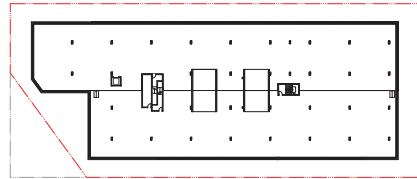
SHARED PEDESTRIAN / DRIVEWAY ACCESS
(REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

DAWN FRASER AVENUE
(FUTURE - REFER MASTERPLAN/STAGING DRAWINGS)

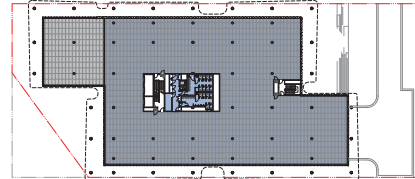
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SHARED PEDESTRIAN / DRIVEWAY ACCESS
(REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

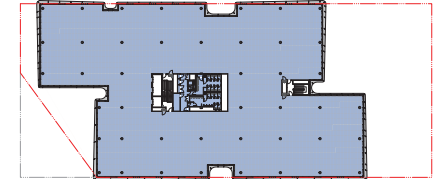
DAWN FRASER AVENUE
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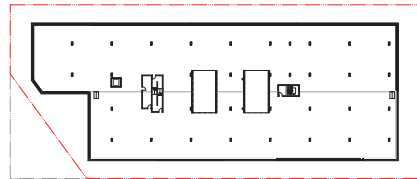
1 Basement 03
1:500



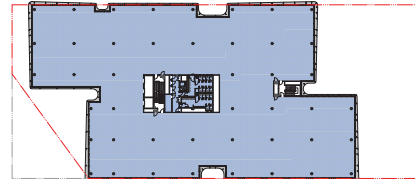
5 Level 01
1:500



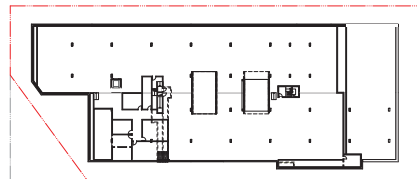
9 Level 05
1:500



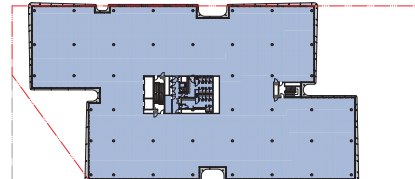
2 Basement 02
1:500



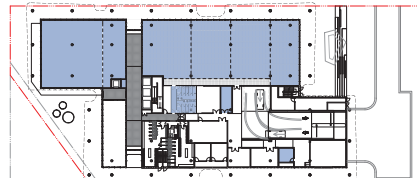
6 Level 02
1:500



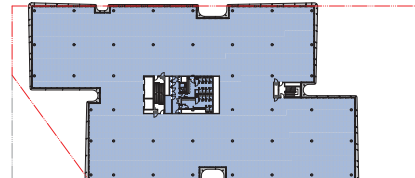
3 Basement 01
1:500



7 Level 03
1:500



4 Ground Level
1:500



8 Level 04
1:500

Area Schedule

	GFA	NLA (Commercial)
PLANT	-	-
LEVEL 05	3,102	2,991
LEVEL 04	3,102	2,991
LEVEL 03	3,102	2,991
LEVEL 02	3,102	2,991
LEVEL 01	2,156	2,042
GROUND FLOOR	1,149	1,117
BASEMENT 01	-	-
BASEMENT 02	-	-
BASEMENT 03	-	-
TOTAL	15,713	15,123

Parking Schedule

	CARS	SMALL CARS	ACCESSIBLE	TOTAL
BASEMENT 01	54	5	8	67
BASEMENT 02	95	11	1	107
BASEMENT 03	96	14	-	110
TOTAL	245	30	9	284
MOTORBIKES				16
BICYCLE				100
BICYCLES (VISITOR)				20

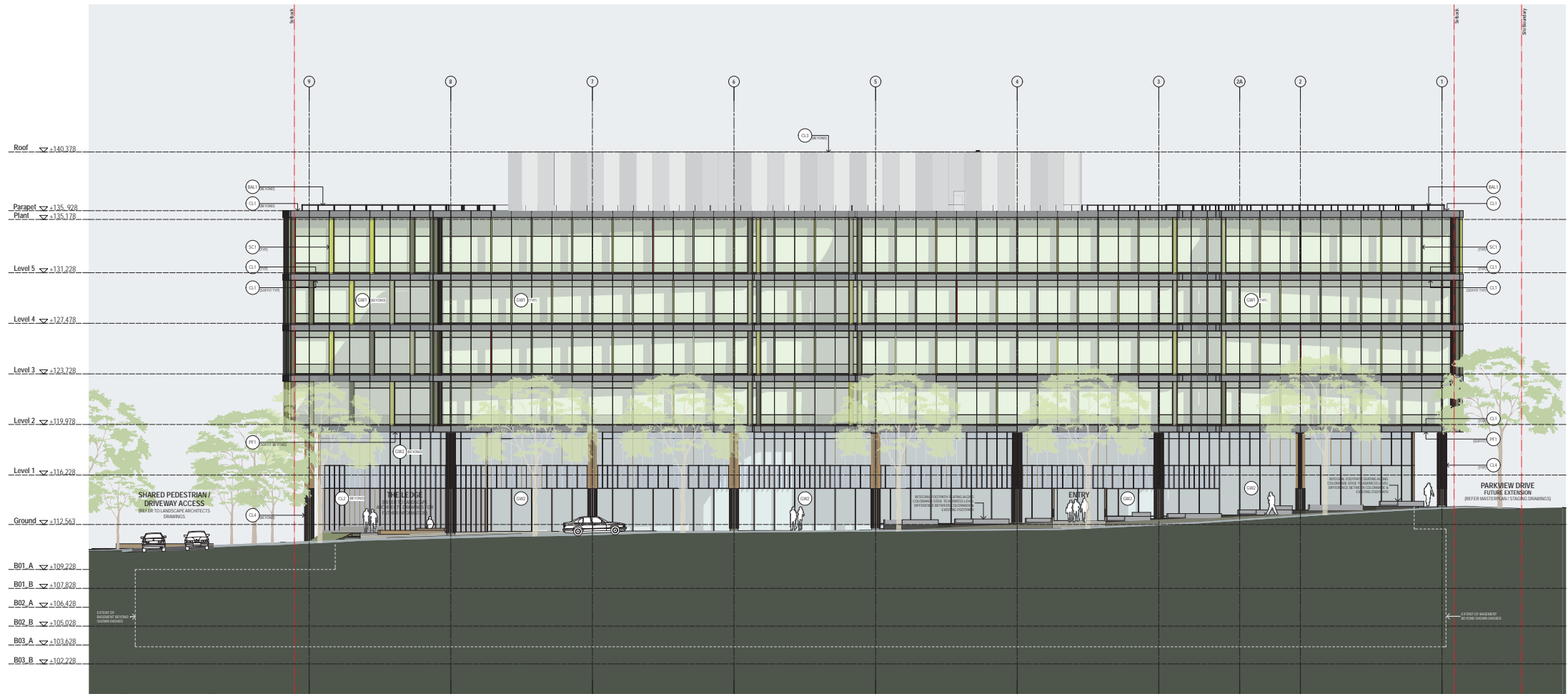
Legend & Definitions

GFA
SCPA standard definition template:
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; and
(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;
(f) storage; and
(g) vehicular access, loading areas, garbage and services; and
(h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting; and
(i) car parking to meet any requirements of the relevant authority (including access to that car parking); and
(j) any space used for the loading or unloading of goods (including access to it); and
(k) terraces and balconies with outer walls less than 1.4 metres high; and
(l) walls above a floor at the level of a storey or storey above.

NLA
Refer Property Council of Australia - Method of Measurement for Lettable Area - Whole Floors, pg. 16-24

LEGEND





MATERIALS & FINISHES SCHEDULE (Refer to Sample Board for Further Information)

- (B01) Balustrade Type 1:
Framed balustrade system. Framing system, aluminium, powder coat finish. Colour to match GW1.
- (CL1) Cladding Type 1:
Metal cladding system. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal'.
- (CL2) Cladding Type 2:
Metal cladding system with expressed vertical aluminium fins over. Frequency of expressed fins vary. Metal cladding prefinished coating system, colour and finish to match Alpolic 'Medium Bronze Metallic'. Aluminium fins powder coat finish, colour equal to GW2.
- (CL3) Cladding Type 3:
Metal cladding system with integrated louvers for building services. Prefinished coating system. Colour and finish to match Alpolic 'Silver Metallic' and 'Medium Grey Metallic'. Distribution of panel type (i.e. solid / louvre and colour varies across facade).
- (CL4) Cladding Type 4:
Expressed vertical aluminium fins fixed over paint finish off form concrete. Frequency of fins varies. Fins powder coat finish, colour equal to GW2. Paint finish equal to PF1.
- (CL5) Glazed Wall System, Type 1:
Flush fixed aluminium framed glazed wall system to facade engineers specification. Aluminium frame powder coat finish, colour equal to Interpon 'Monument Matt'. Performance of overall system to meet ESD and facade engineers requirements. Reflectivity to be less than 20%.
- (CL6) Glazed Wall System, Type 2:
Expressed mullions aluminium framed glazed wall system. Frequency of expressed mullions vary. Vision panel clear glass, light grey tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to Dulux 'Cherry Blanche Pearl Satin'. Performance of overall system to meet ESD and facade engineers requirements. Reflectivity to be less than 20%.

NOTES

1. West end of Murray Rose Avenue ground line shown according to 'As Built' existing levels. Refer to Aurecon Australia drawing C-011 General Arrangement Plan, Rev B, dated 22/07/11.
2. East end of Murray Rose Avenue ground line shown according to Cadastre drawing 600324-1011, General Arrangement Plan, Rev 3, issued for Detailed Design 13/04/12.