

AREA SCHEDULE AND GFA PLANS



Victoria Cross Indicative OSD Design Area Schedule - 05.04.18

Rev.4

Site Area

4815

LEVELS	PROGRAMME	OSD COMMERCIAL GFA	METRO GFA	STATION RETAIL GFA	CAR PARKING	FLOOR HEIGHT	BUILDING HEIGHT	RL	
		m²	m²	m²		m	m	m	
	Rooftop Slab					0	170.5	230	
	Rooftop Plant Mezzanine	0	0	0		3.3	167.2	226.7	
	Rooftop Plant	0	0	0		3.3	163.9	223.4	
L40	High Rise	1243	0	0		3.8	160.1	219.6	
L39		1243	0	0		3.8	156.3	215.8	
L38		1243	0	0		3.8	152.5	212	
L37		1243	0	0		3.8	148.7	208.2	
L36		1243	0	0		3.8	144.9	204.4	
L35		1243	0	0		3.8	141.1	200.6	
L34		1243	0	0		3.8	137.3	196.8	
L33		1243	0	0		3.8	133.5	193	
L32	Upper Terrace	1061	0	0		3.8	129.7	189.2	
L31	Transfer Level Upper Mid Rise	1413	0	0		3.8	125.9	185.4	
L30		1409	0	0		3.8	122.1	181.6	
L29		1409	0	0		3.8	118.3	177.8	
L28		1409	0	0		3.8	114.5	174	
L27		1409	0	0		3.8	110.7	170.2	
L26		1409	0	0		3.8	106.9	166.4	
L25		1409	0	0		3.8	103.1	162.6	
L24		1409	0	0		3.8	99.3	158.8	
L23		1409	0	0		3.8	95.5	155	
L22		Mid Rise Terrace	1188	0	0		3.8	91.7	151.2
L21	Lower Mid Rise	1586	0	0		3.8	87.9	147.4	
L20		1586	0	0		3.8	84.1	143.6	
L19		1586	0	0		3.8	80.3	139.8	
L18		1586	0	0		3.8	76.5	136	
L17		1586	0	0		3.8	72.7	132.2	
L16		1586	0	0		3.8	68.9	128.4	
L15		1100	0	0		3.8	65.1	124.6	
L14		Plant	0	0	0		5	60.1	119.6
L13		Lower Terrace	1376	0	0		3.8	56.3	115.8
L12		Low Rise Commercial/ Plant	1681	0	0		3.8	52.5	112
L11	Low Rise Commercial/ Plant & Transfer	1713	0	0		3.8	48.7	108.2	
L10		2204	0	0		3.8	44.9	104.4	
L9	Low Rise	2204	0	0		3.8	41.1	100.6	
L8		2204	0	0		3.8	37.3	96.8	
L7		2204	0	0		3.8	33.5	93	
L6		2204	0	0		3.8	29.7	89.2	
L5		2204	0	0		3.8	25.9	85.4	
L4		Low Rise Commercial / Transfer Level	2231	0	0		3.8	22.1	81.6
L3		Plant	0	0	0		5.9	16.2	75.7
L2	Retail	0	115	656		4.25	11.95	71.45	
L1	Retail	0	111	641		3.85	8.1	67.6	
L00 M ST	OSD Lobby / Retail / Metro Entry	931	262	378		4.1	4	63.5	
L00 D ST	Retail / Arcade Link / Metro Entry	0	758	808		4	0	59.5	
B01	Loading Dock / Metro Plant	34	0	0	0	6.15	0	53.35	
B02	EOT / Courier Parking / Metro Concourse & Plant	440	1236	0	0	3.85	0	49.5	
B03	Parking / Metro Plant	0	0	0	40	3	0	46.5	
B04	Parking / Metro Plant	0	0	0	43	3	0	43.5	
B06	Parking / Metro Plant	0	0	0	43	3	0	40.5	
B07	Parking / Metro Plant	0	0	0	35	2.9	0	37.6	
Total Indicative OSD Design		57,124	2,482	2,483	161		170.5	230	
Allowance for Future Design Development									
TOTAL		60,000	2,500	4,500			170.5	230	

FSR	
TOTAL FSR	12.46:1 0.53:1 0.92:1 13.91:1

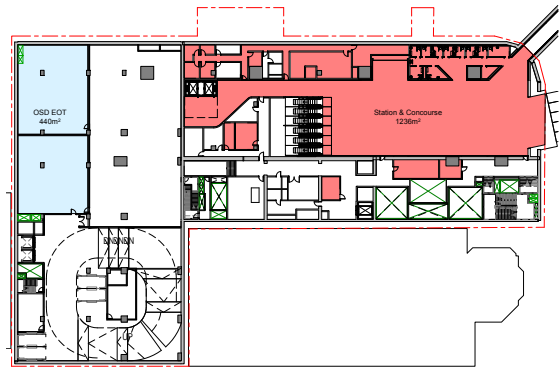
Note:

L00 M ST includes retail areas in OSD Lobby

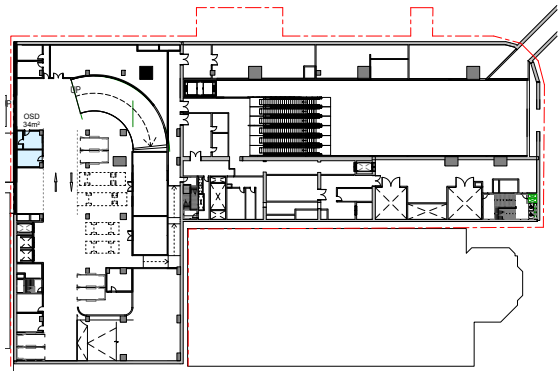
Definitions:

GFA: Gross Floor Area: 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:

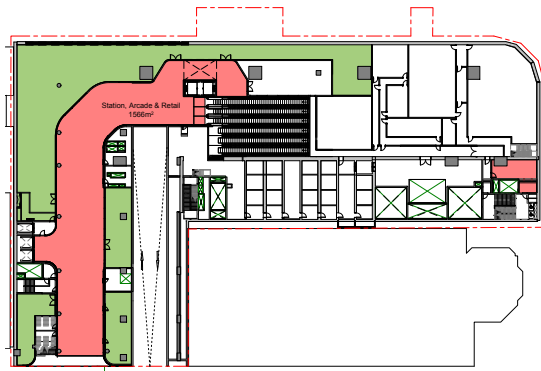
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used for mech services or ducting, and
- (g) car parking to meet any requirements of the consent authority), and
- (h) space used for the loading or unloading of goods (including access to it),
- (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.



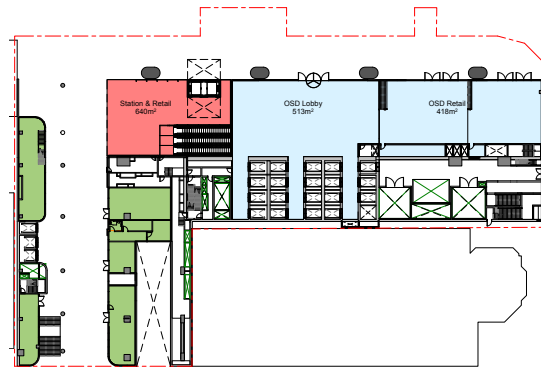
1 Concourse B02
1:500



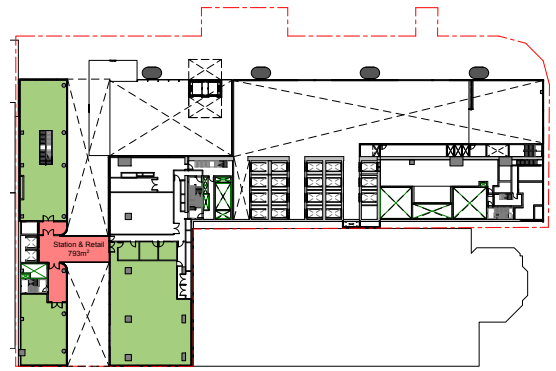
16 Loading Level B01
1:500



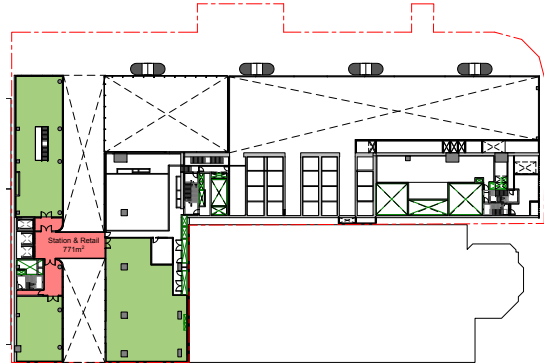
2 L00 Ground Denison Street
1:500



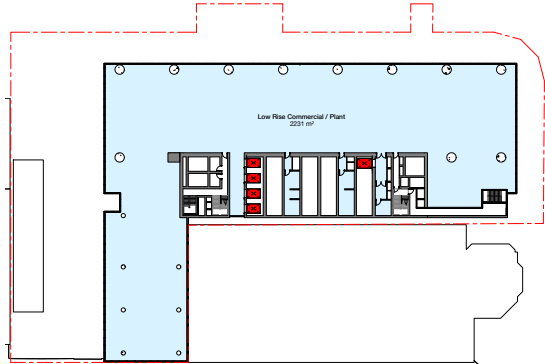
3 L00 Ground Miller Street
1:500



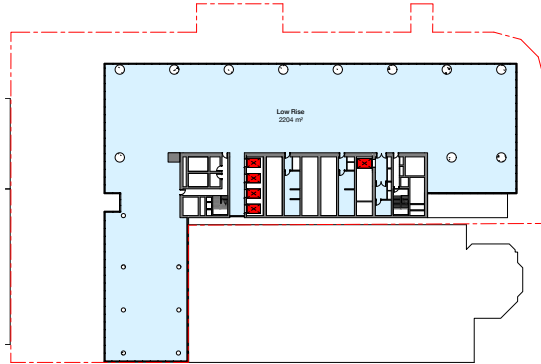
4 Retail L01
1:500



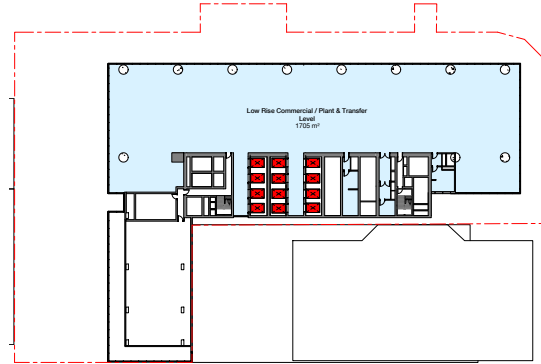
5 Retail/Sky Lobby L02
1:500



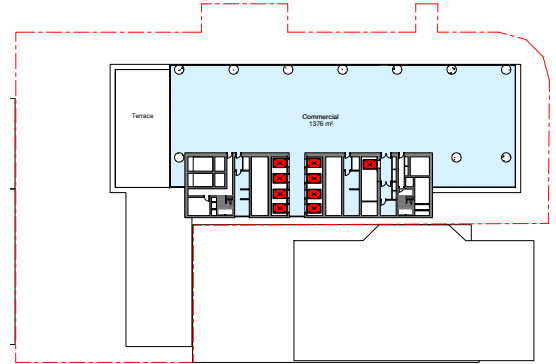
6 L04 Transfer Level
1:500



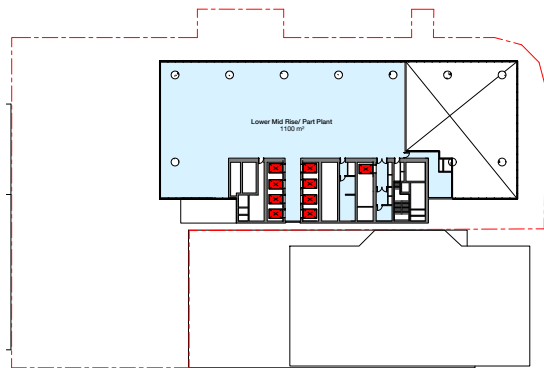
7 L05 Low Rise Typical
1:500



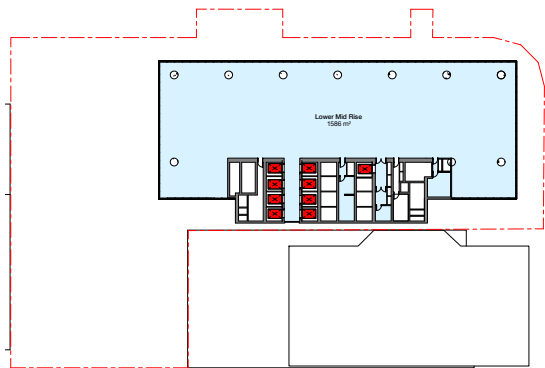
15 L11 Riser Transfer
1:500



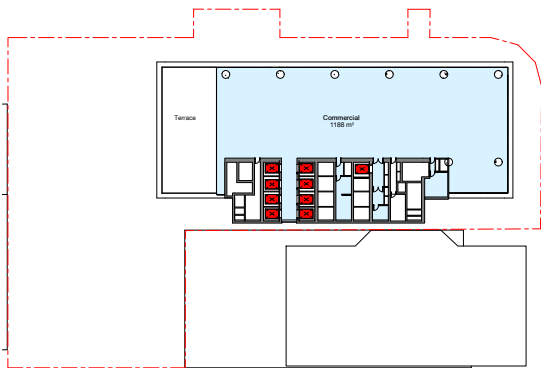
8 L13 Lower Terrace
1:500



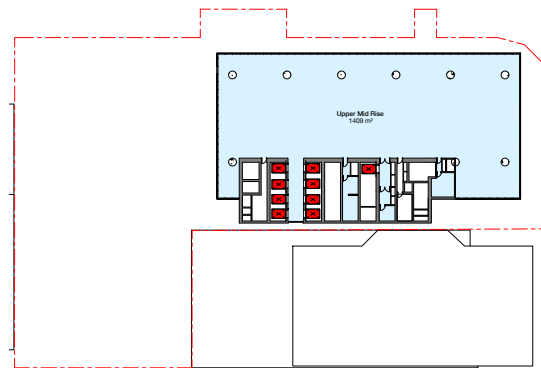
9 L15 Lower Mid Typical
1:500



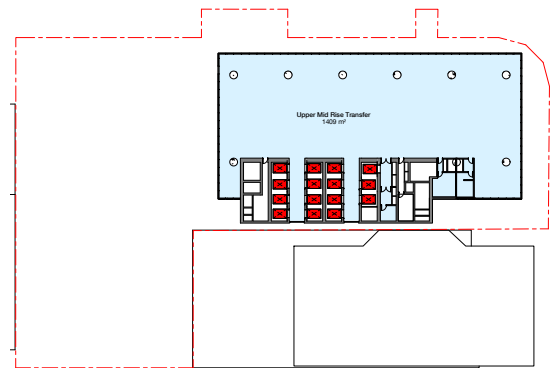
10 L16
1:500



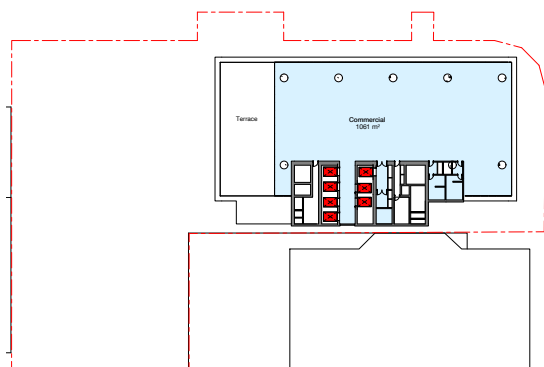
11 L22 Mid Rise Terrace
1:500



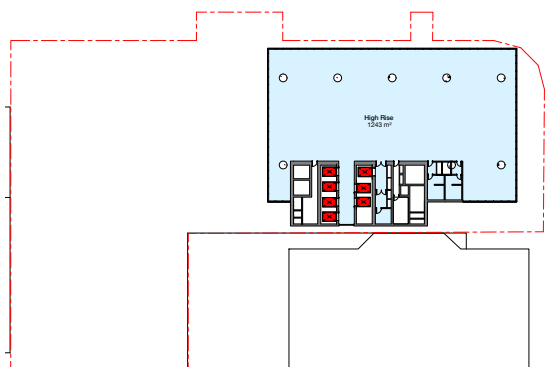
12 L23 Typical Upper Mid
1:500



17 L28 Mid Riser Transfer
1:500

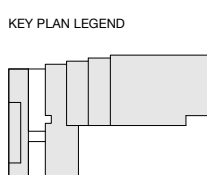
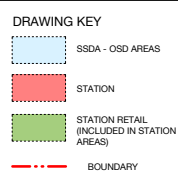


13 L32 Upper Terrace
1:500



14 L33 Typical High Rise
1:500

Note:
Indicative design. Subject to design development.



Revision	Date	Description	Initial	Checked
1	22.02.18	ISSUE FOR SSDA	GH	GH

TFNSW
Victoria Cross OSD
General Arrangement Plan
GFA Area Plan Metric



Scale	As indicated	@ A0
Drawn	Author	Checked
Project no.	S12041	
Status	Project Status	
Plot Date	12/03/2018 4:07:16 PM	
Plot File		
Drawing no.		Revision
A21.001		1

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