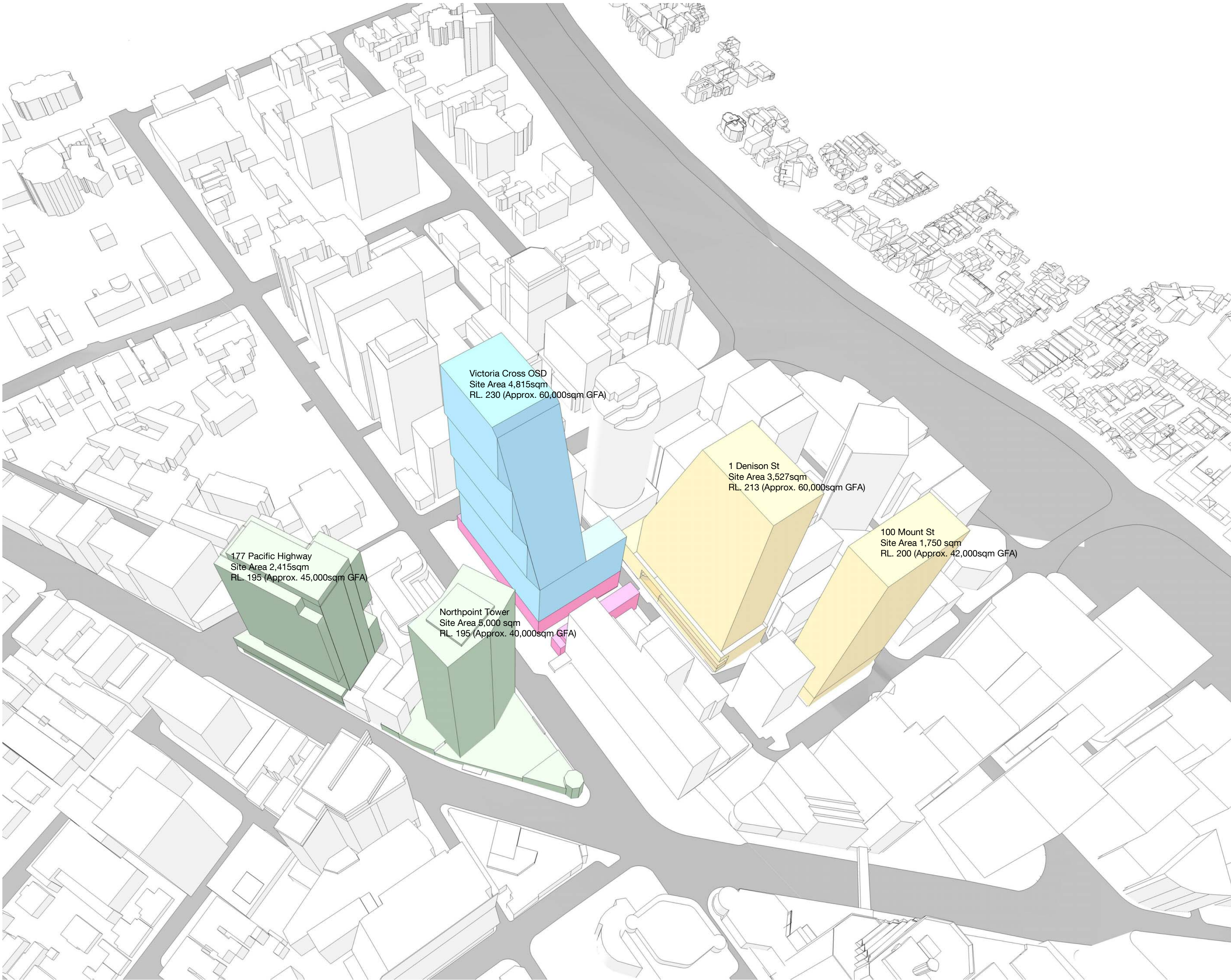
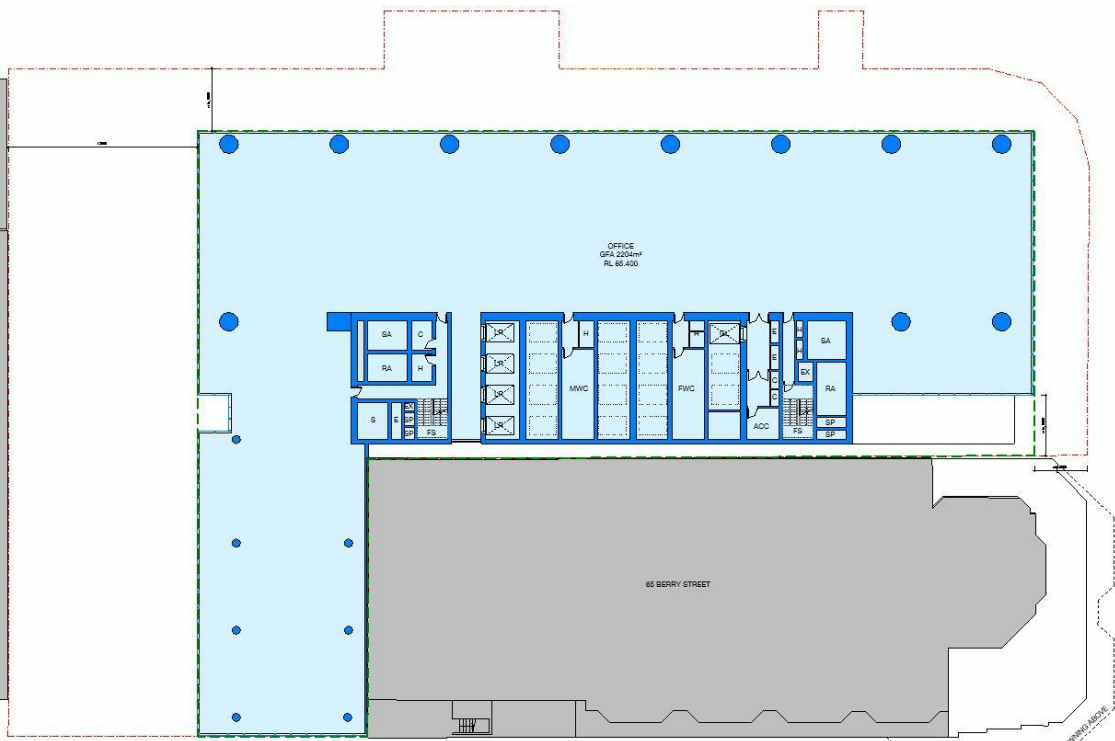


Commercial Floorplate Study

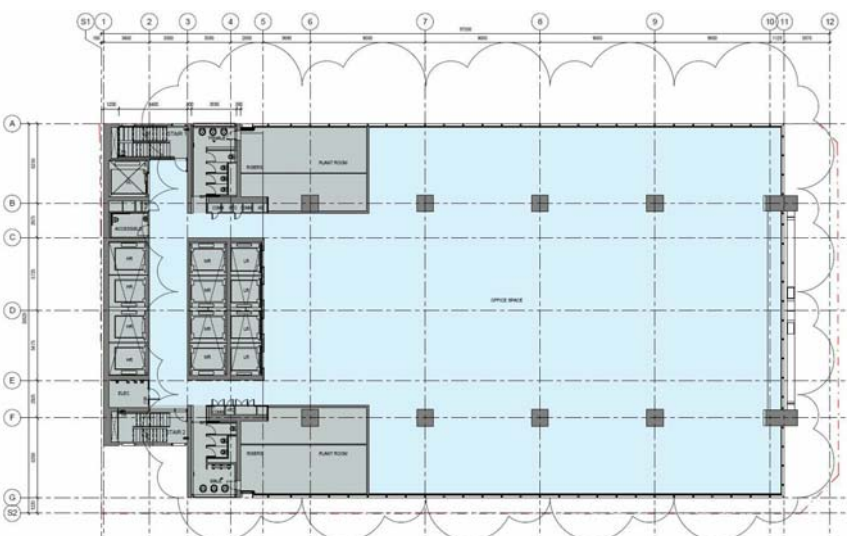
APPENDIX J



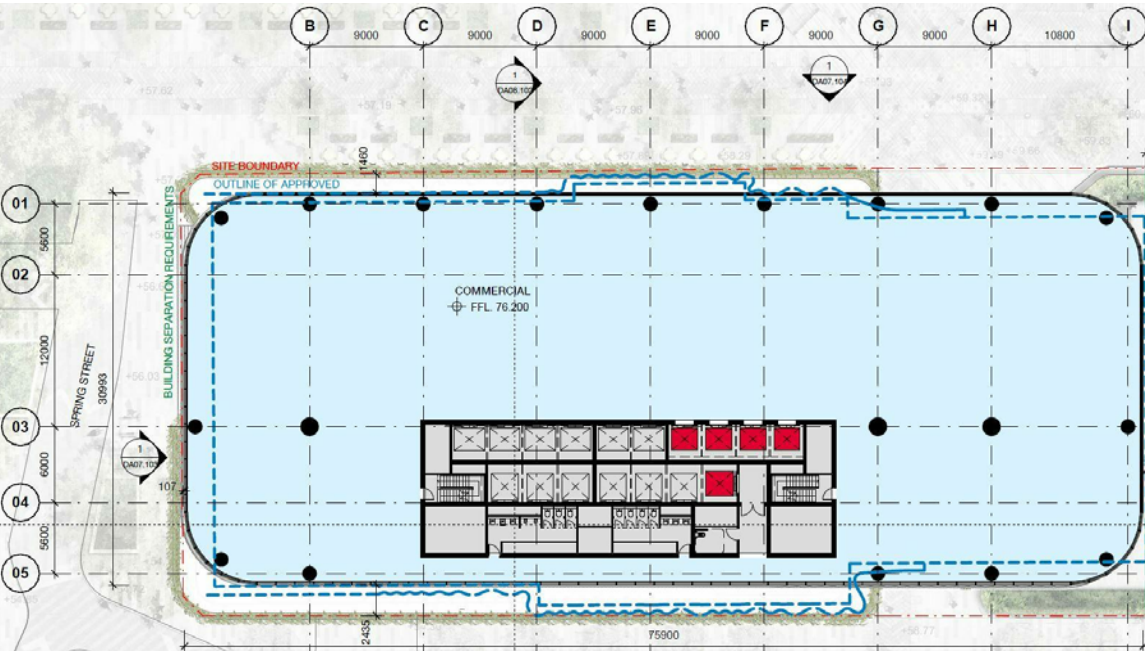
Site	Site Area (sqm)	Building Height (RL)	Approximate Gross Floor Area (GFA)	Approximate Floor Space Ratio (FSR)	Typical low rise floorplate (NLA)
Victoria Cross OSD (Low-Rise)	4,815	RL 230	60,000sqm	12.46 : 1	2,080
100 Mount Street (Low-rise)	1,750	RL 200	42,000sqm	24 : 1	1,145
1 Denison Street (Low Rise)	3,527	RL 213	60,000sqm	17 : 1	1,957
177 Pacific Hwy (Low Rise)	2,415	RL 195	45,000sqm	18.6 : 1	1,402
Northpoint Tower (Low Rise)	5,000	RL 195	40,000sqm	N/A	940



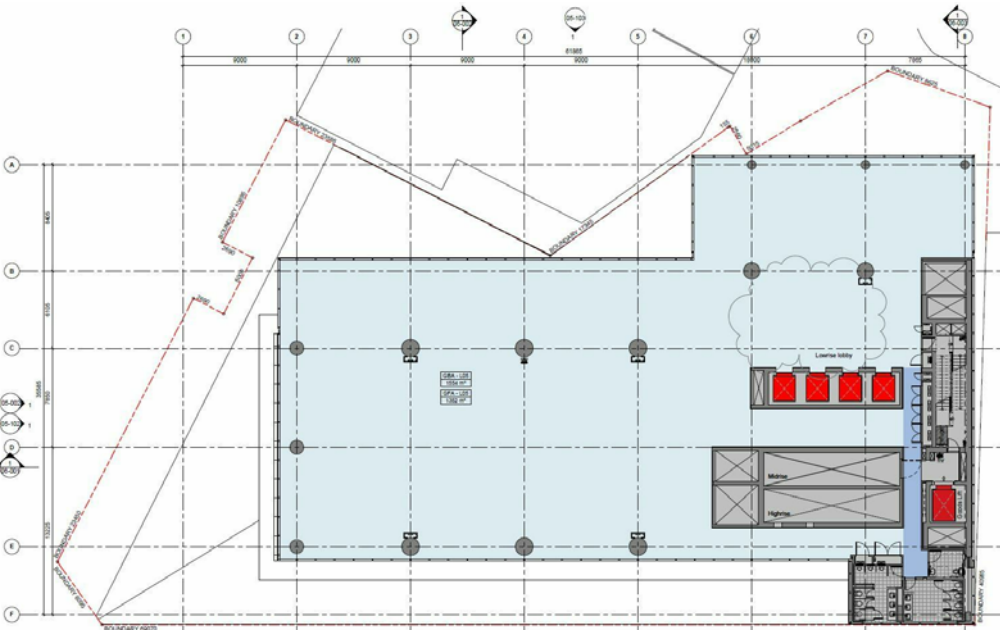
Victoria Cross OSD Indicative Design - typical low-rise



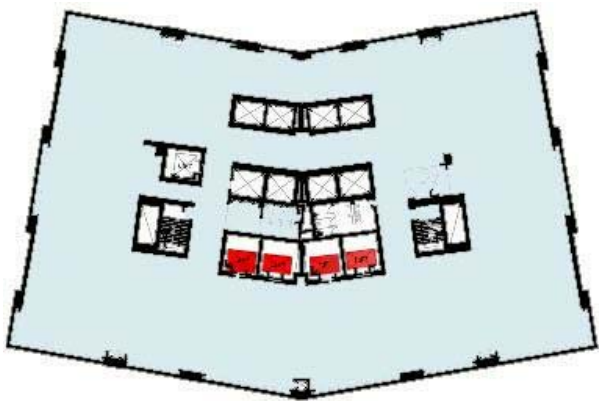
100 Mount St - typical low rise



1 Denison St - typical low rise



177 Pacific Highway - typical low rise



Northpoint Tower - typical low rise

TFNSW
Victoria Cross OSD

SKETCH
Commercial Floorplate Study

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.



Scale		@ A1	
Drawn	Author	Checked	Checker
Project no.	S12041		
Status	Project Status		
Plot Date	27/08/2018 3:19:02 PM		
BIM			
Drawing no.	Revision		
SK.206			

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