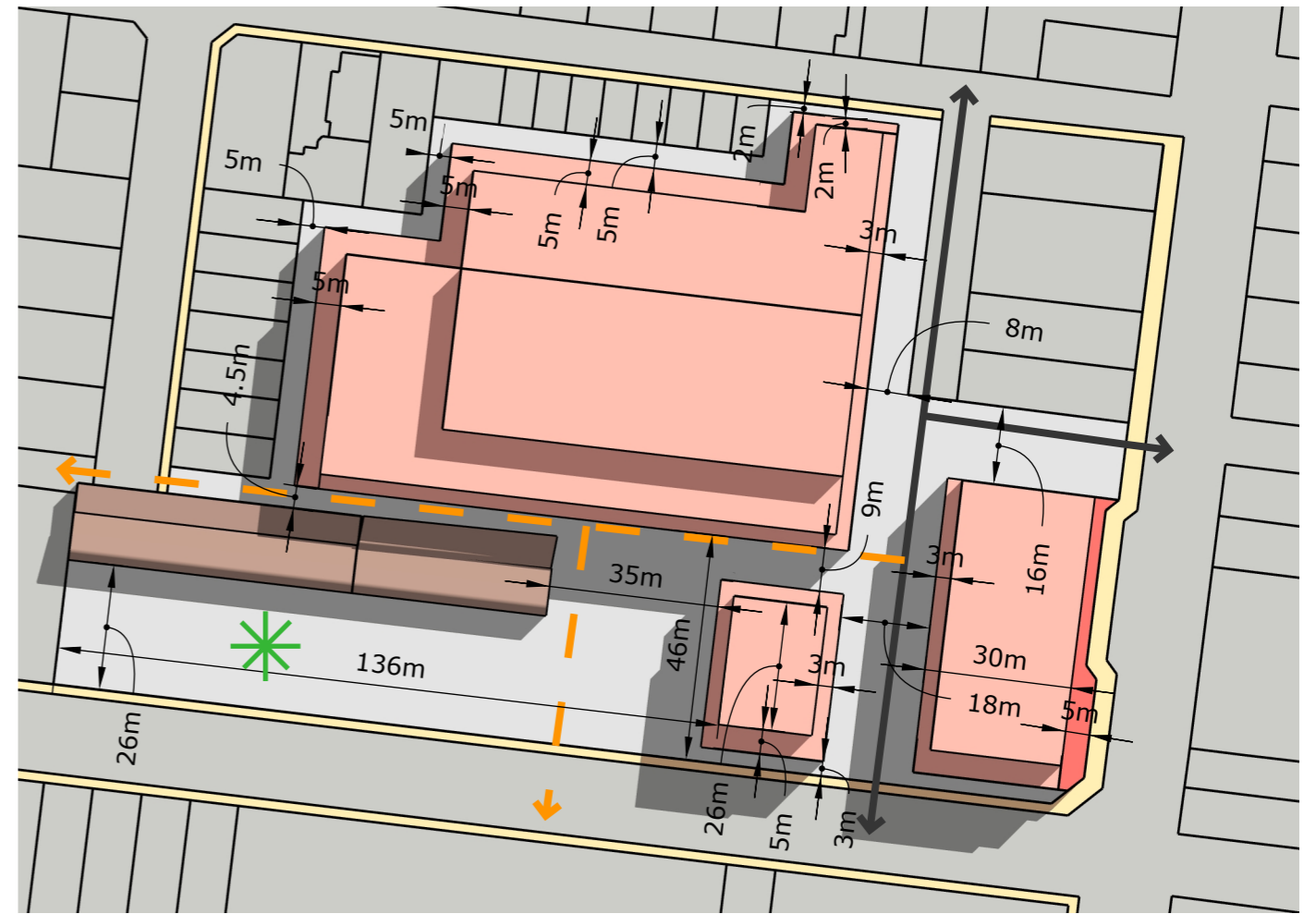
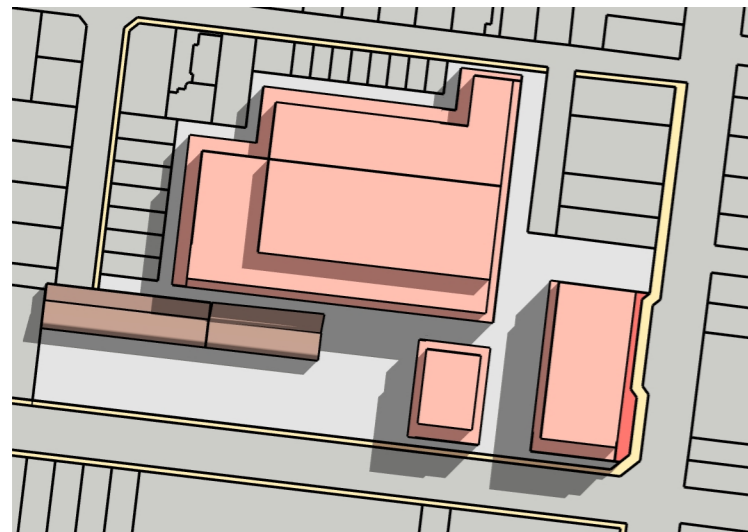


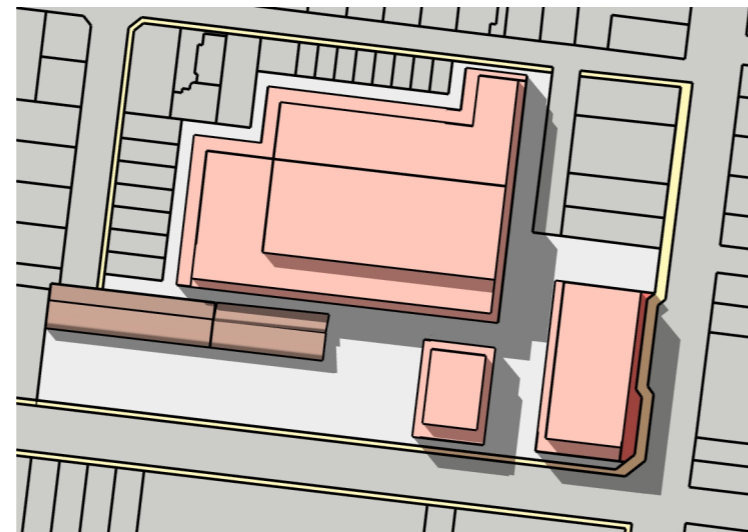
Option 1 - Indicative Open Space adjacent to heritage building



Option 1 - Setbacks as per nominated interfaces



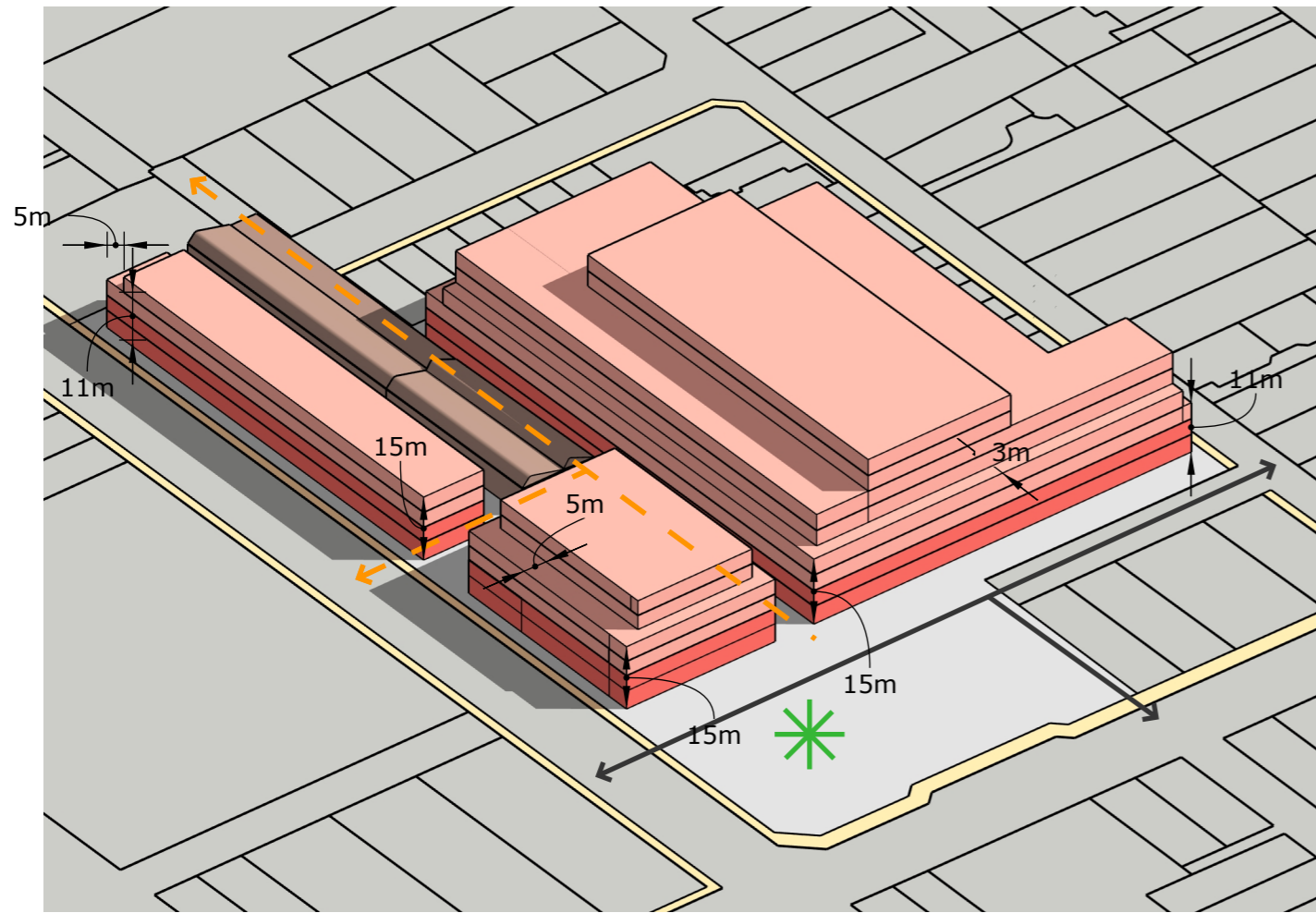
Option 1 - 10am Spring Equinox



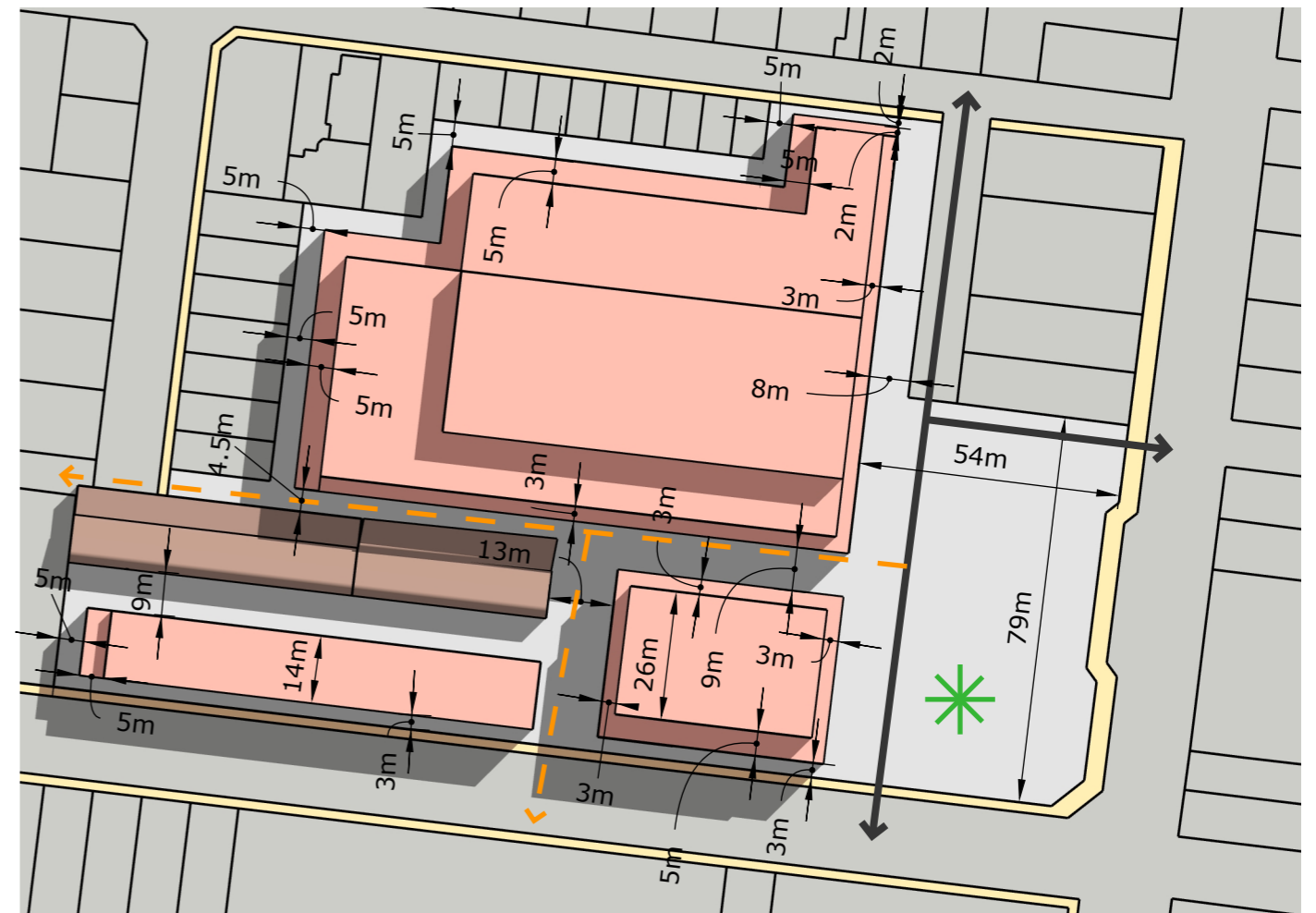
Option 1 - 2pm Spring Equinox

No overshadowing of Waratah Street southern footpath

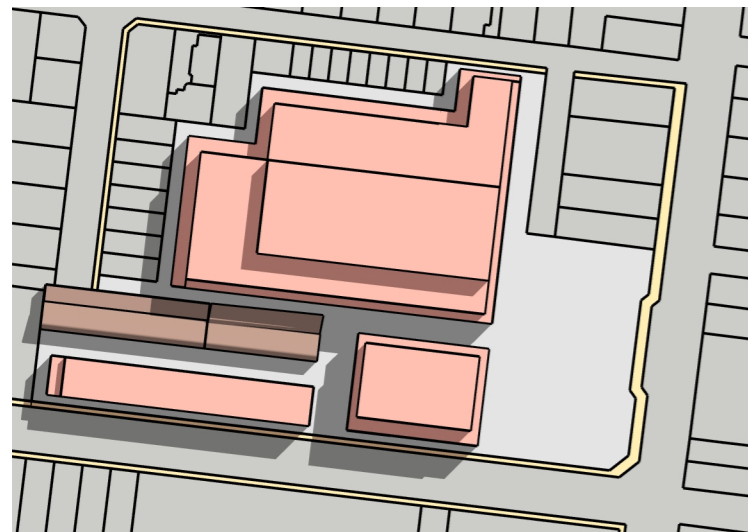
Building Footprint:	11,078 sqm
Site Area:	20,973 sqm
Site Coverage:	60%
GFA:	65,760 sqm
FAR:	3.14:1



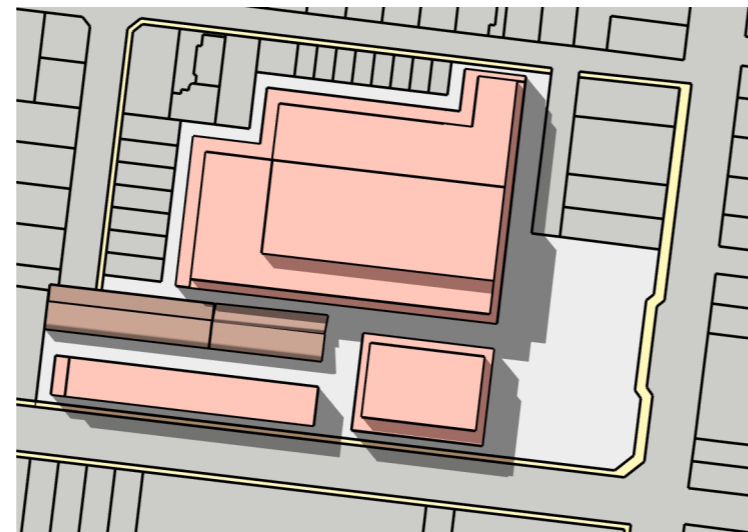
Option 2 - Indicative Open Space at intersection of Pakington and Waratah Street



Option 2 - Setbacks as per nominated interfaces



Option 2 - 10am Spring Equinox



Option 2 - 2pm Spring Equinox

No overshadowing of Waratah Street southern footpath

Building Footprint:	11,078 sqm
Site Area:	20,973 sqm
Site Coverage:	60%
GFA:	64,242 sqm
FAR:	3.06:1