

# SECTION 44 BLOCK 11, BELCONNEN

## OPTION T

### DRAWING LIST

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### DEVELOPMENT MATRIX

BLOCK 11, SECTION 44 - BELCONNEN - ACT																									SITE AREA 8348 SQM		
	UNIT BREAKDOWN																										
	BUILDING 1						BUILDING 2						BUILDING 3						BUILDING 4						DEVELOPMENT TOTAL		
	1BED	1 BED + MPR	2BED	2BED 1BATH	LARGE 2BED	3BED	1BED	1 BED + MPR	2BED	2BED 1BATH	LARGE 2BED	3BED	1BED	1 BED + MPR	2BED	2BED 1BATH	LARGE 2BED	3BED	1BED	1 BED + MPR	2BED	2BED 1BATH	LARGE 2BED	3BED	1BED	2BED	3BED
ROOF																											
NINTH	1	1	1	1	2	2	1	1	1	1	4	0	1	0	2	1	2	2	1	0	2	1	4	0	6	22	4
EIGHTH	1	1	1	1	2	2	1	1	1	1	4	0	1	0	2	1	2	2	1	0	2	1	4	0	6	22	4
SEVENTH	1	1	1	1	2	2	1	1	1	1	4	0	1	0	2	1	2	2	1	0	2	1	4	0	6	22	4
SIXTH	1	1	1	1	2	2	1	1	1	1	4	0	1	0	2	1	2	2	1	0	2	1	4	0	6	22	4
FIFTH	1	1	1	1	2	2	1	1	1	1	4	0	1	0	2	1	2	2	1	0	2	1	4	0	6	22	4
FOURTH	1	1	1	1	2	2	1	1	1	1	4	0	1	0	2	1	2	2	1	0	2	1	4	0	6	22	4
THIRD (PODIUM)	2	1	0	1	2	2	2	1	0	1	4	0	1	0	2	1	2	2	1	0	2	1	4	0	8	20	4
SECOND (UNIT + PARKING)	1	1	0	0	1	1	1	1	0	0	1	0	0	0	3	0	0	1	0	0	3	0	1	0	4	9	2
FIRST																											
GROUND																											
SUBTOTAL	9	8	6	7	15	15	9	8	6	7	29	0	7	0	17	7	14	15	7	0	17	7	29	0	48	161	30
RATIO	15.0%	13.3%	10.0%	11.7%	25.0%	25.0%	15.3%	13.6%	10.2%	11.9%	49.2%	0.0%	11.7%	0.0%	28.3%	11.7%	23.3%	25.0%	11.7%	0.0%	28.3%	11.7%	48.3%	0.0%	20.1%	67.4%	12.6%
TOWER TOTAL																											
GRAND TOTAL																											

	CAR PARKING				RETAIL
	RESIDENTIAL MARKETING (CZ2)				
	1BED	2BED	LARGE 2BED	3BED	
MINIMUM REQUIRED	1	1	1	2	4 per 100sqm
∴ TOTAL REQUIRED BASED ON UNIT MIX	48	74	87	60	75
SUB-TOTAL	269				75
GRAND TOTAL	344				

RESIDENTIAL STORAGE CAGES	
TOTAL	239

	RESIDENTIAL	RETAIL / VISITOR (INCLUDING 3 ACCESSIBLE PARKS)	ON STREET	CAR PARKING A1 & A2 ONLY				CAR PARKING B1 & B2 ONLY			
				RESIDENTIAL MARKETING (CZ2)				RESIDENTIAL MARKETING (CZ2)			
				1BED	2BED	LARGE 2BED	3BED	1BED	2BED	LARGE 2BED	3BED
SECOND	143										
FIRST	116										
GROUND	47	74	6								
TOTAL	306	74	6								
GRAND TOTAL	386										

	CAR PARKING A1 & A2 ONLY			
	RESIDENTIAL MARKETING (CZ2)			
	1BED	2BED	LARGE 2BED	3BED
MINIMUM REQUIRED	1	1	1	2
∴ TOTAL REQUIRED BASED ON UNIT MIX	34	26	44	30
SUB-TOTAL	134			

	CAR PARKING B1 & B2 ONLY			
	RESIDENTIAL MARKETING (CZ2)			
	1BED	2BED	LARGE 2BED	3BED
MINIMUM REQUIRED	1	1	1	2
∴ TOTAL REQUIRED BASED ON UNIT MIX	14	48	43	30
SUB-TOTAL	135			

### DEVELOPMENT AREA

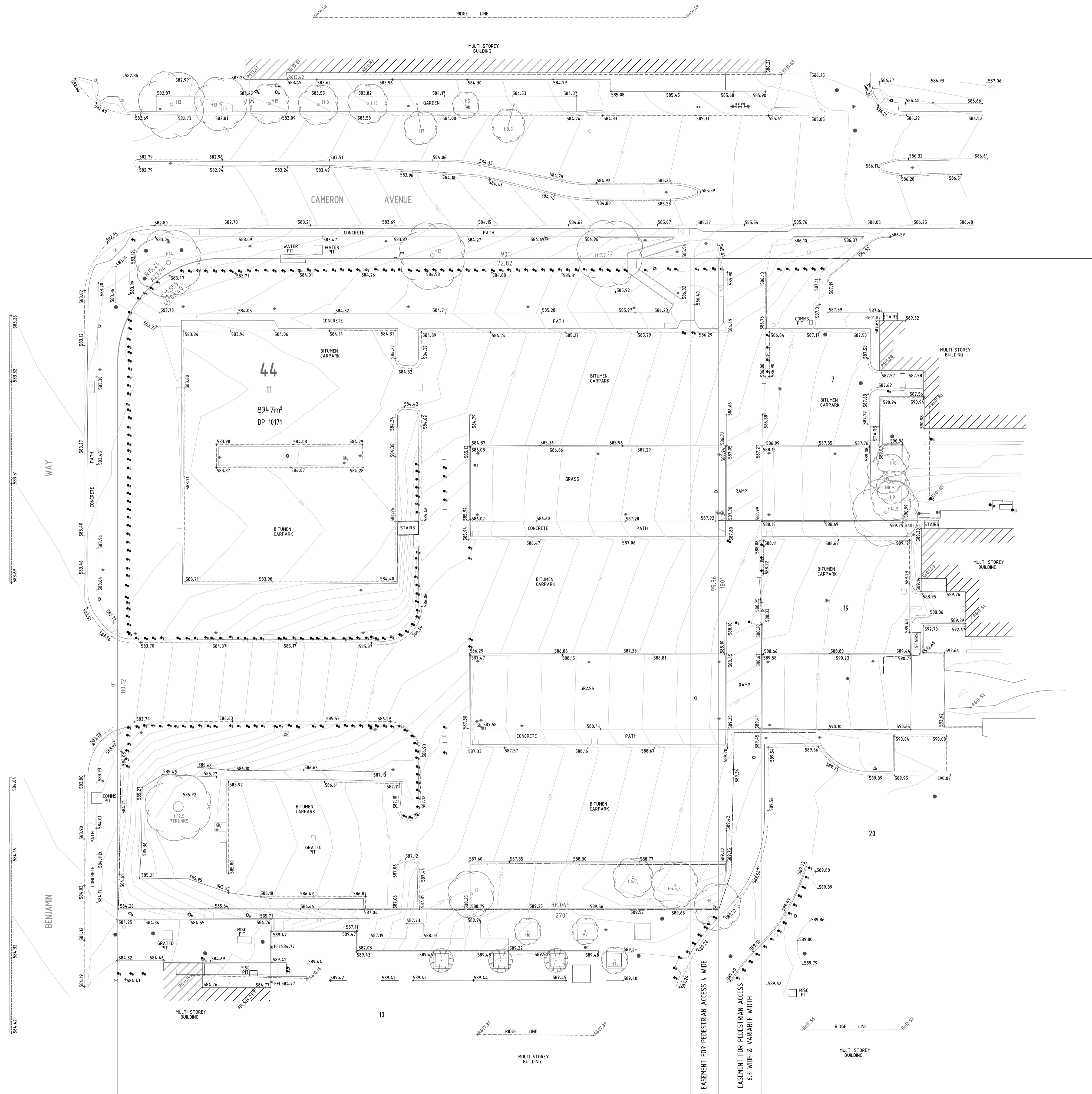
GFA TYPE	AREA
CIRCULATION GFA	2416
RESIDENTIAL GFA	20121
RETAIL GFA	1872
SERVICES GFA	1041
TOTAL	25450

CROWN LEASE GFA ALLOWANCE	12000
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### COVER PAGE

#### SECTION 44 BELCONNEN

- LEGEND**
- SIGN
  - STORMWATER MANHOLE
  - ✱ LIGHT POLE
  - SEWERAGE MANHOLE
  - HYDRANT
  - ▶ STOP VALVE
  - TREE
  - MS\_BOLLARD
  - ⊗ TRAFFIC LIGHT
  - ⊗ GROUND LIGHT
  - △ COVER LEVEL
  - BOOM GATE
  - ⊗ TICKET DISPENSER
  - SHRUB
  - ✕ FLOOR LEVEL
  - ▷ GA\_VALVE
  - IRRIGATION CONTROL BOX
  - COLUMN
  - SEAT
  - BIN



**CLIENT**  
**Morris Property Group**

**DISCLAIMER:**  
 This plan of survey and its associated digital data was prepared under instruction to meet specification as agreed. This information should not be used or relied upon by any other party.

REVISION	DATE

For the purpose of this plan, the boundary information shown is from DP10171. Boundaries have not been remarked. For future development, further survey and marking of boundaries may be necessary.

The symbols used in this plan and associated digital data do not necessarily reflect the size and orientation of the object they represent.

Tree canopies are shown as a circular representation only and may not reflect irregular canopies.

Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth.

Survey data including services shown on this plan is correct at the date of survey. Site conditions may have altered since the date of survey & we advise that the survey data may need verification.

The easements shown have been derived from the relevant deposited plan and the ACTImagi data base. We recommend that the easement information shown be verified with a title search to ensure that it is accurate and current.

Every effort has been made to ensure that the model within this data set is an accurate representation of the actual surface. Isolated deflections in the surface could occur between surveyed data points and these deflections may not be in the model.

Plan to be read in conjunction with the digital data.

Contour Interval 0.25	Datum A.H.D.
BM SR330	RL 583.155
Scale 1:250	0 5 10

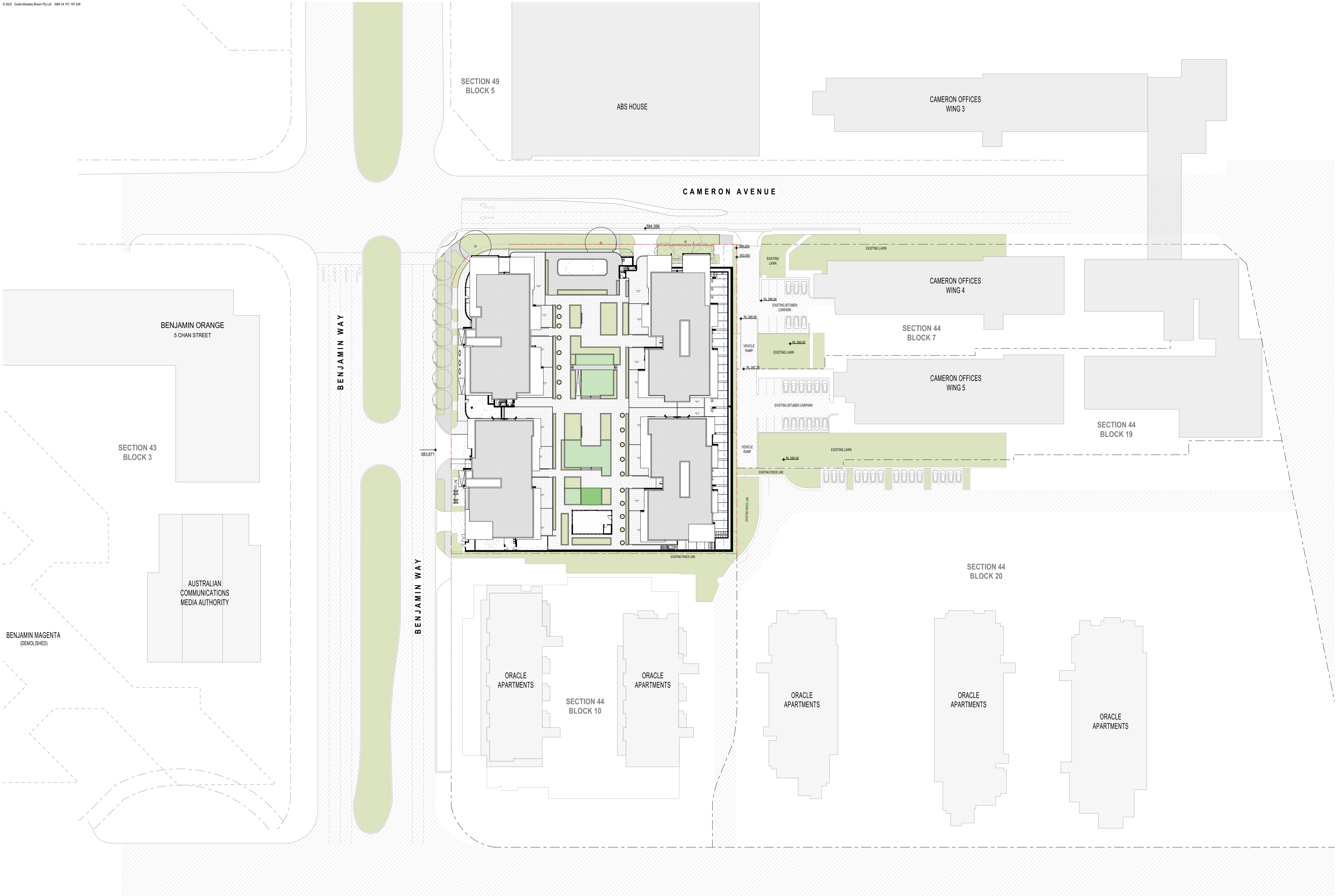
**LANDdata SURVEYS** CANBERRA T: (02) 6202 7600



Surveyed	A.Thompson	25/05/2018
Drawn	S.Wade	30/05/2018
Checked	<i>Paul Kane</i>	
Approved	<i>Paul Kane</i>	

**Detail Survey**  
**Block 11 Section 44**  
**Belconnen**

<b>Proj No.</b> 07266.10	<b>Rev</b>
Sheet No. 1 of 1	07266.10_DT_001
© Veris Australia Pty Limited ABN 53 615 735 727	81



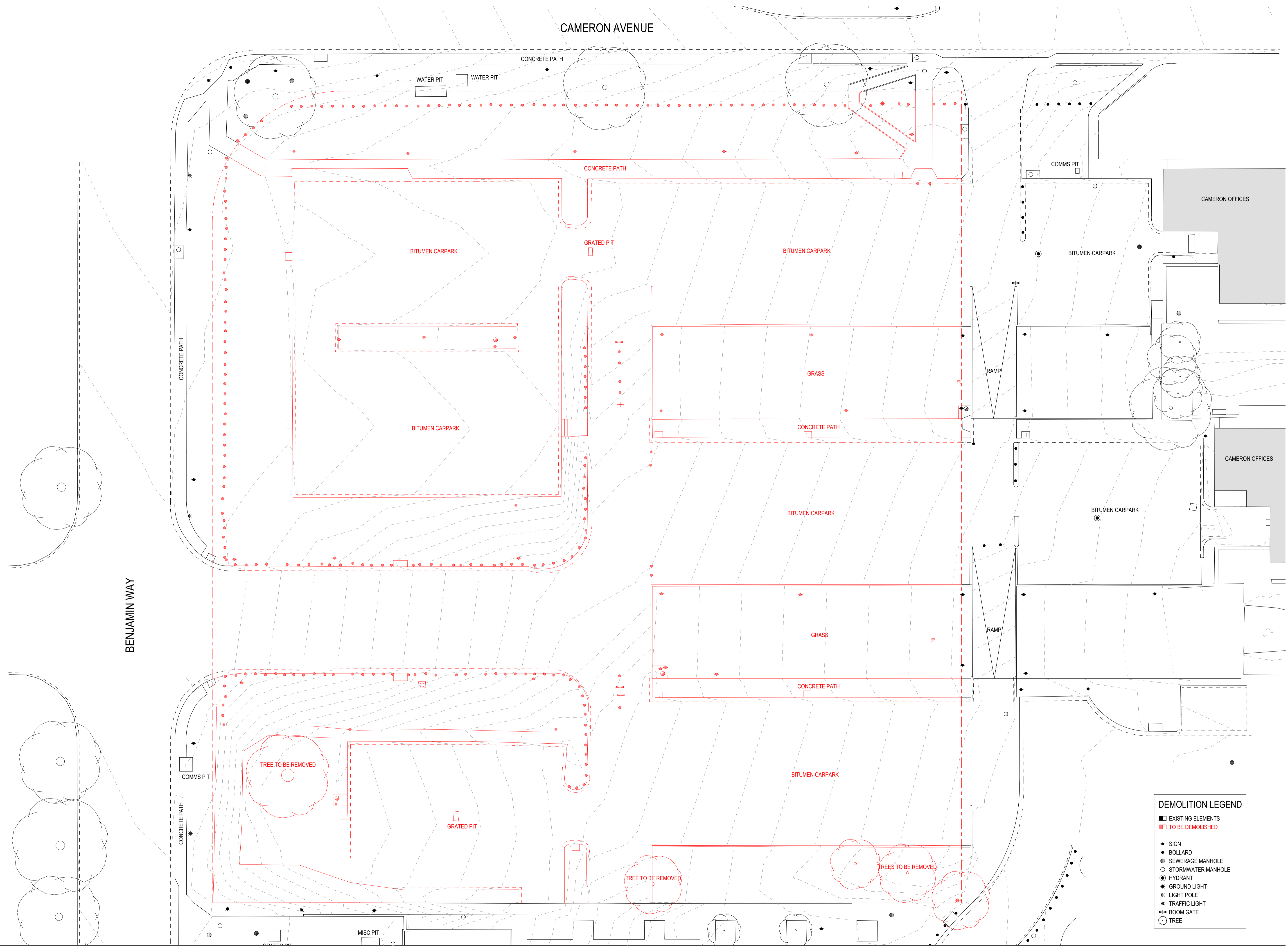
**LOCALITY PLAN**

**SECTION 44 BELCONNEN**

ASK011 REV. D 21/07/2023

CAMERON AVENUE

BENJAMIN WAY



ONSITE DEMOLITION PLAN

SECTION 44 BELCONNEN

ASK012

REV. A

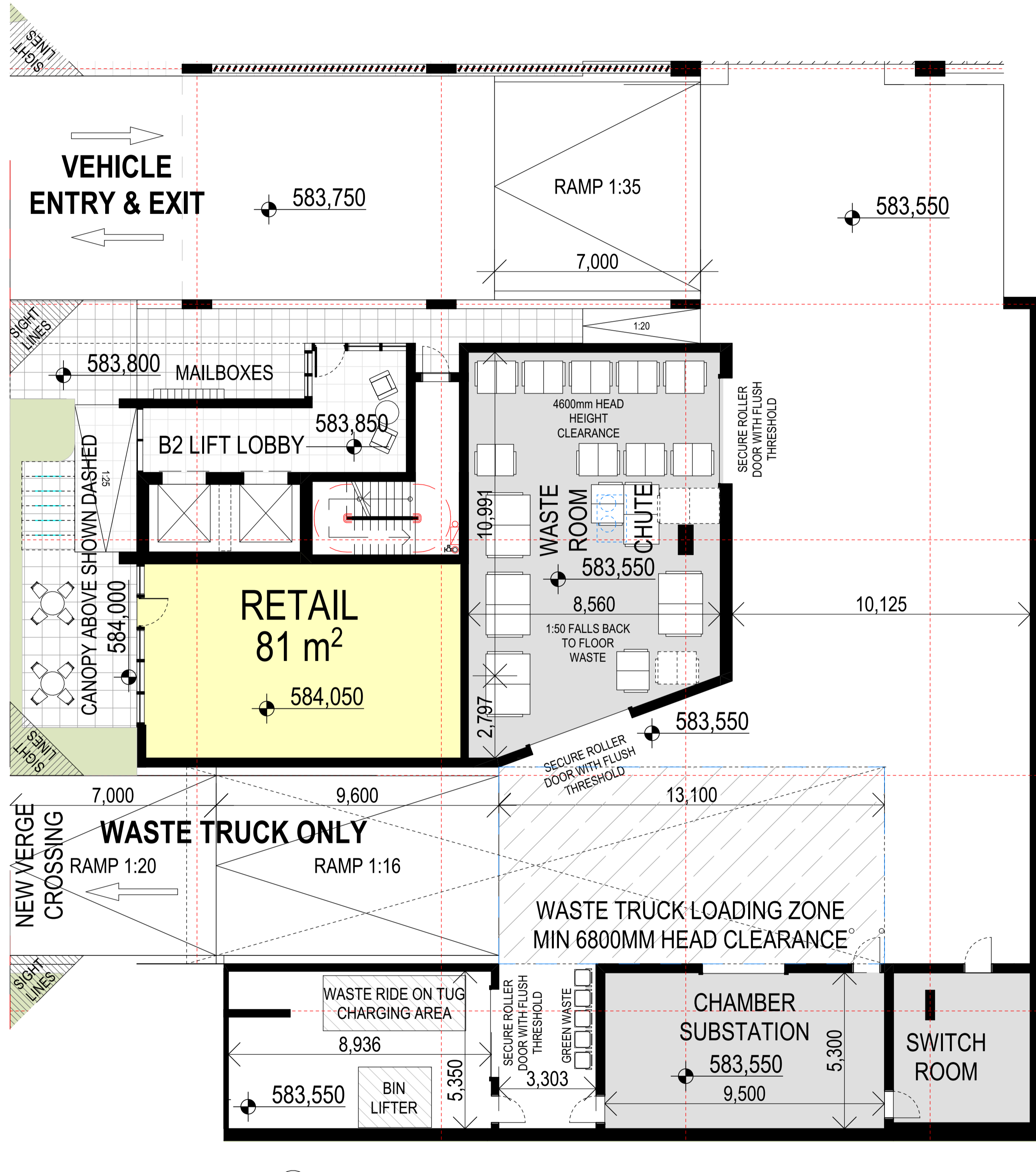
28/06/2023



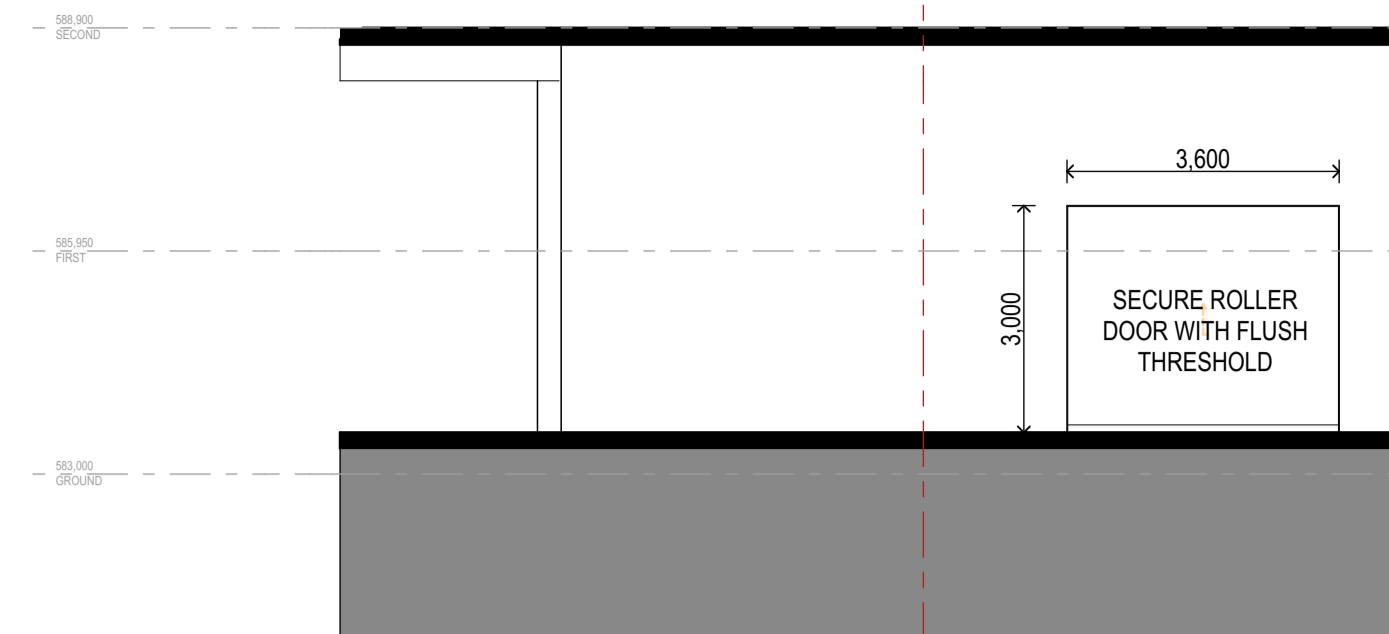
DEMOLITION LEGEND

- EXISTING ELEMENTS
- TO BE DEMOLISHED
- SIGN
- BOLLARD
- ⊕ SEWERAGE MANHOLE
- STORMWATER MANHOLE
- ⊙ HYDRANT
- ★ GROUND LIGHT
- ⊛ LIGHT POLE
- ⊕ TRAFFIC LIGHT
- ⊕ BOOM GATE
- TREE

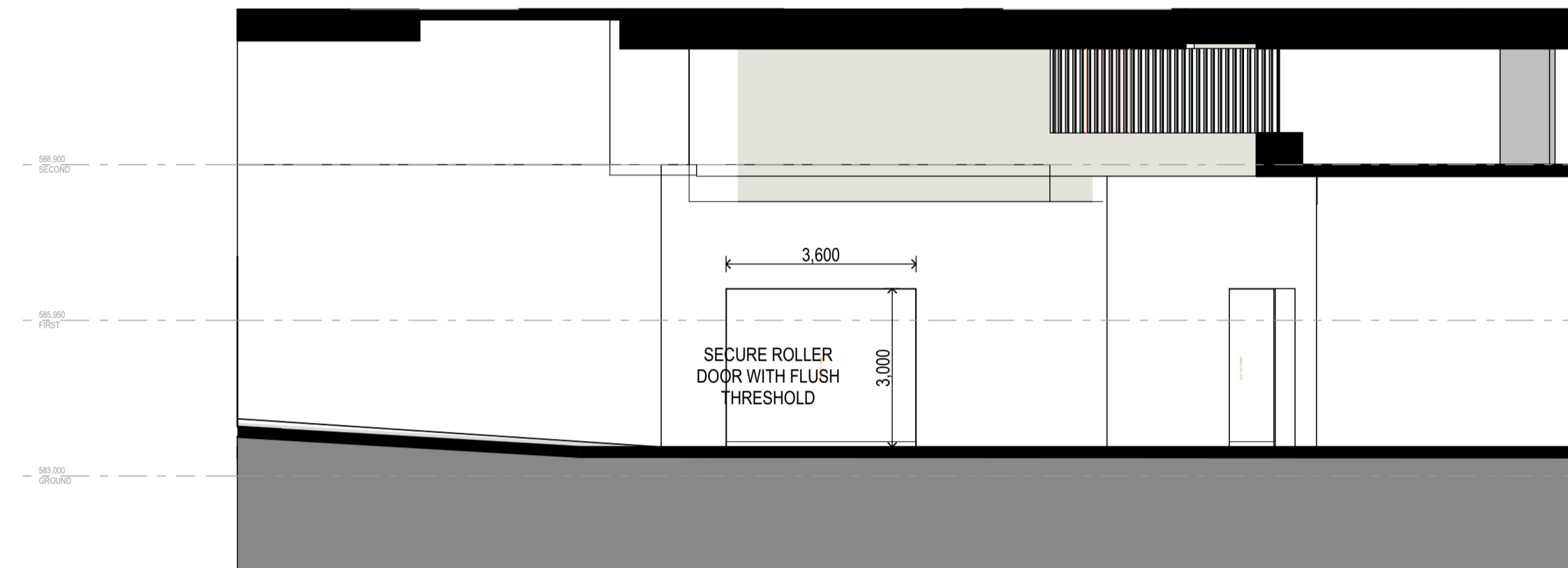




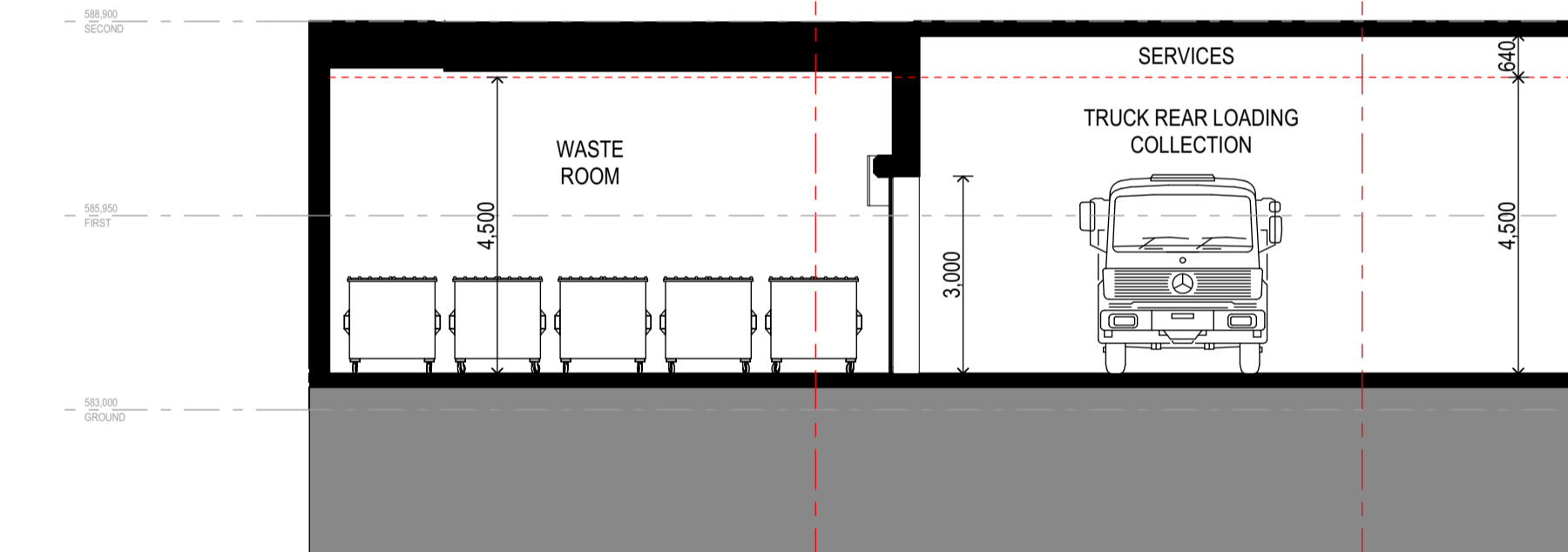
1 ———— DETAIL PLAN - WASTE ROOM 1:100



2 ———— WASTE ENCLOSURE - ELEVATION 1 1:100



3 ———— WASTE ENCLOSURE - ELEVATION 2 1:100



4 ———— SECTION - RECYCLING COLLECTION 1:100



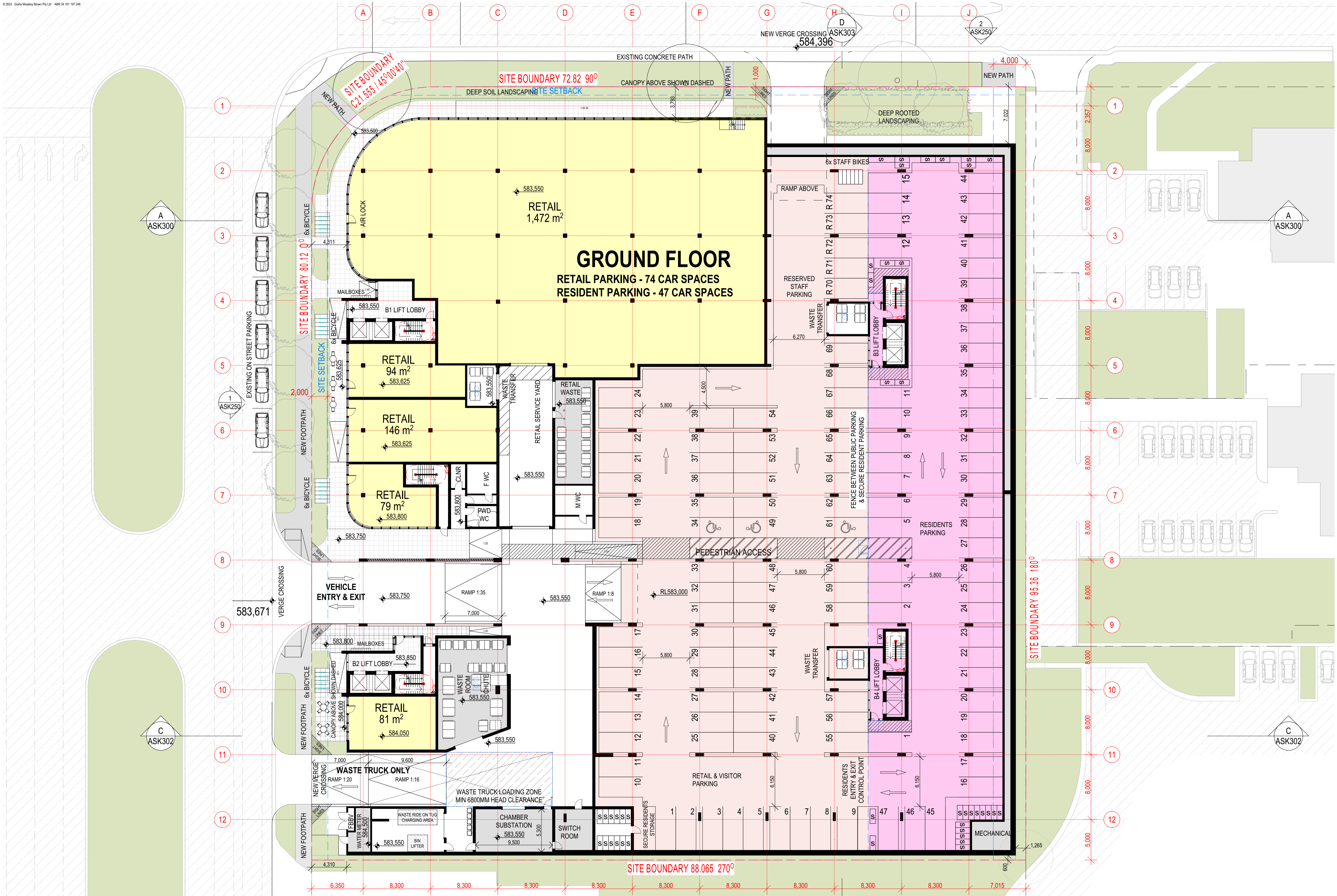
5 ———— SECTION - WASTE COLLECTION 1:100

WASTE ENCLOSURE DETAILS

SECTION 44 BELCONNEN

ASK050 REV. B 18/07/2023



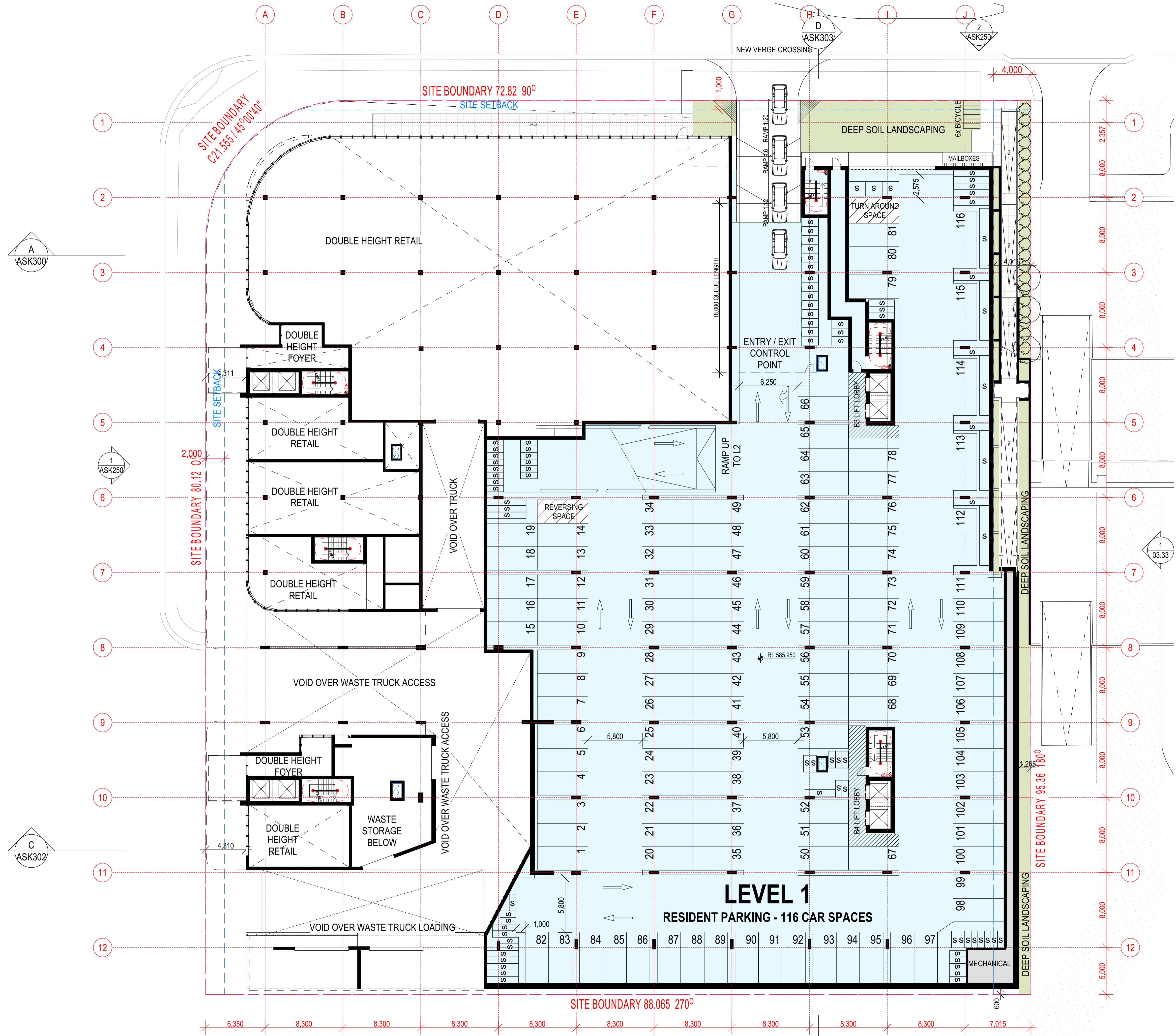


**GROUND FLOOR**  
 RETAIL PARKING - 74 CAR SPACES  
 RESIDENT PARKING - 47 CAR SPACES

SITE BOUNDARY 72.82 90°  
 SITE BOUNDARY 80.12 0°  
 SITE BOUNDARY 88.065 270°  
 SITE BOUNDARY 95.36 180°  
 SITE BOUNDARY 95.36 180°

**PUBLIC NOTIFICATION PLAN - GROUND FLOOR (RETAIL + PUBLIC PARKING)**

**SECTION 44 BELCONNEN**



PUBLIC NOTIFICATION PLAN - LEVEL 1 (FACILITIES + RESIDENTS PARKING)

SECTION 44 BELCONNEN

ASK121 REV. C 12/05/2023



PUBLIC NOTIFICATION PLAN - LEVEL 2 (UNITS + PARKING)

SECTION 44 BELCONNEN

ASK122 REV. C 12/05/2023





PUBLIC NOTIFICATION PLAN - LEVEL 3 (PODIUM)

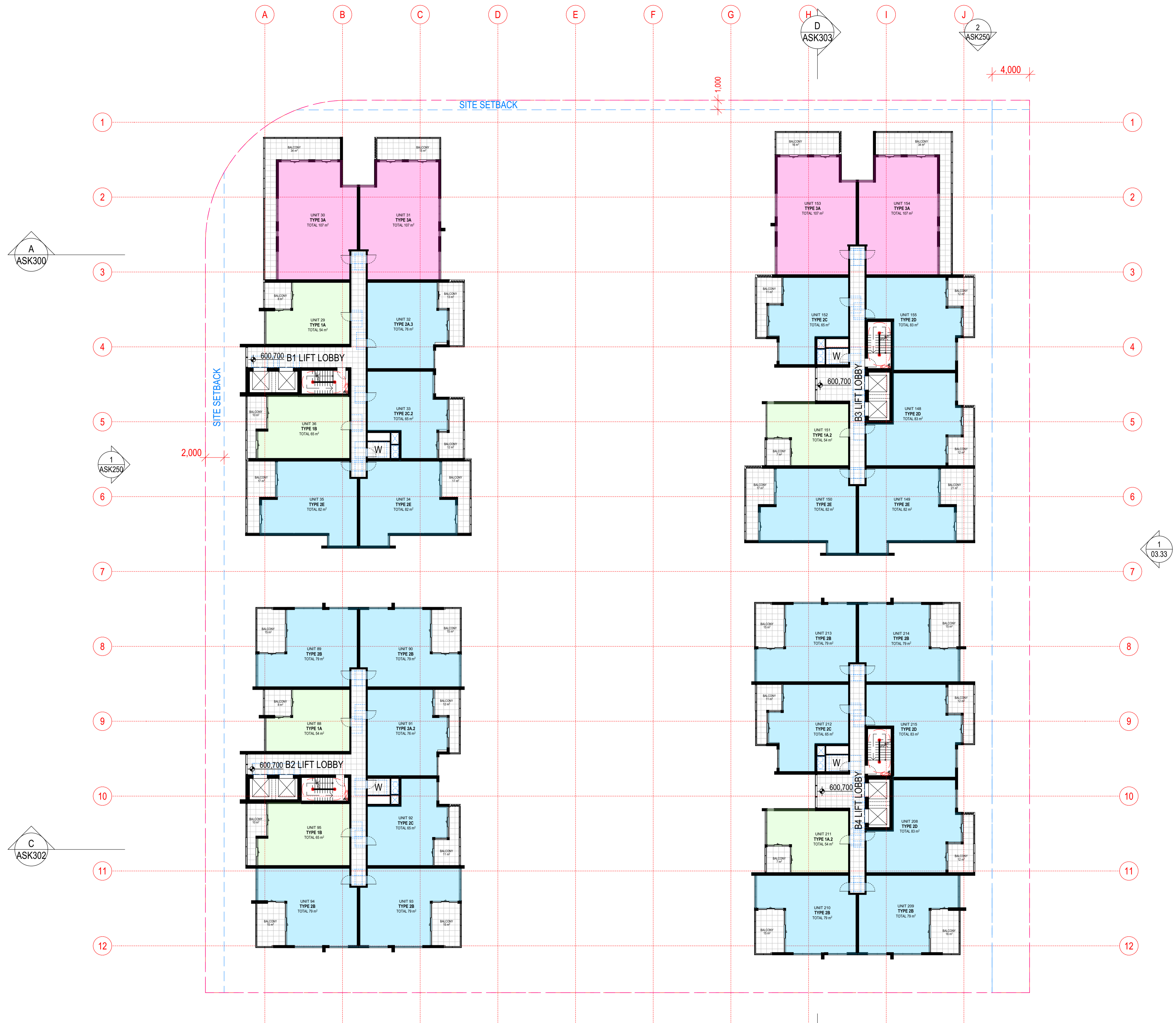
SECTION 44 BELCONNEN



**PUBLIC NOTIFICATION PLAN - LEVEL 4**

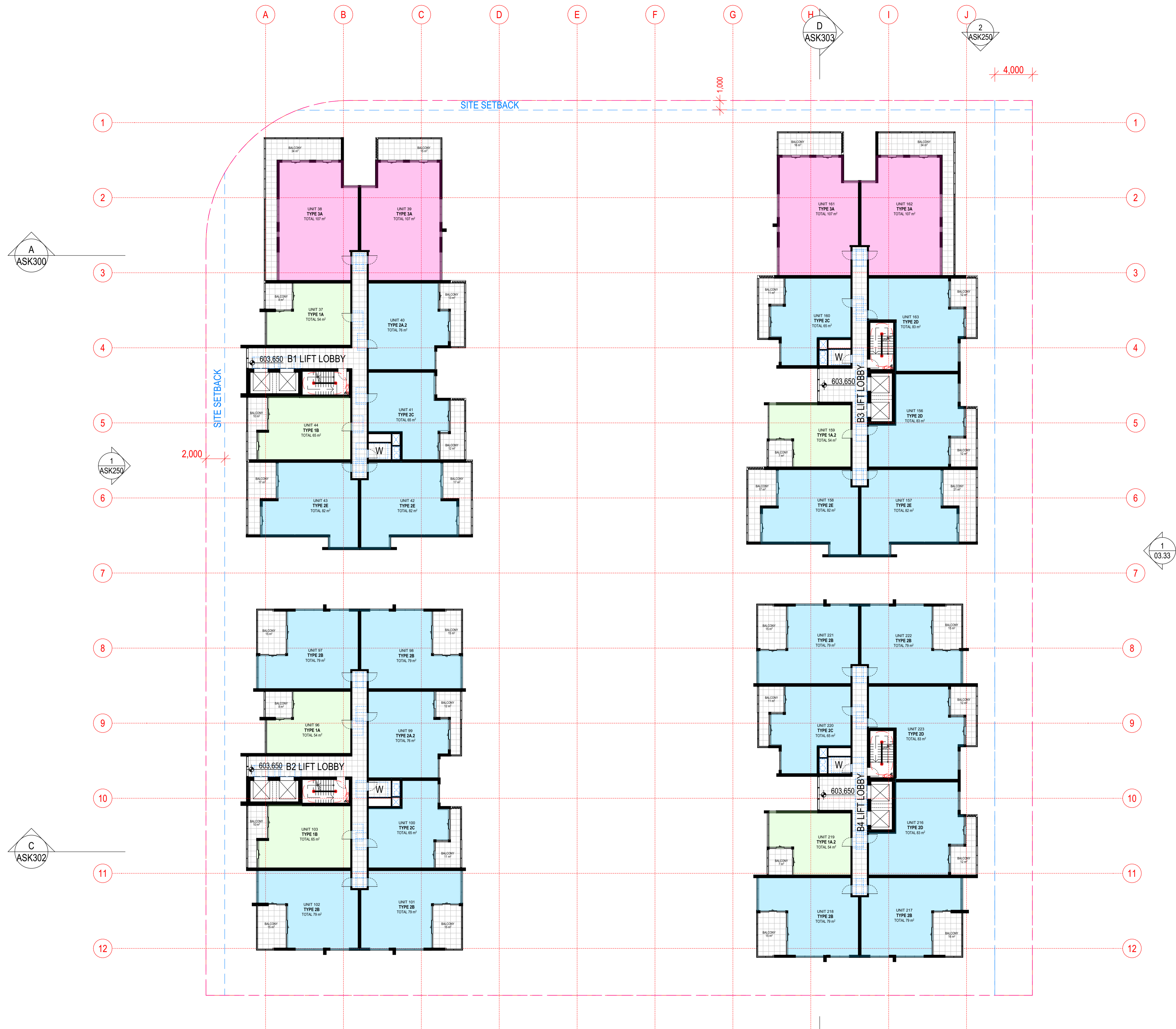
SECTION 44 BELCONNEN  
ASK124 REV. C 12/05/2023





PUBLIC NOTIFICATION PLAN - LEVEL 6

SECTION 44 BELCONNEN



PUBLIC NOTIFICATION PLAN - LEVEL 7

SECTION 44 BELCONNEN



**PUBLIC NOTIFICATION PLAN - LEVEL 8**

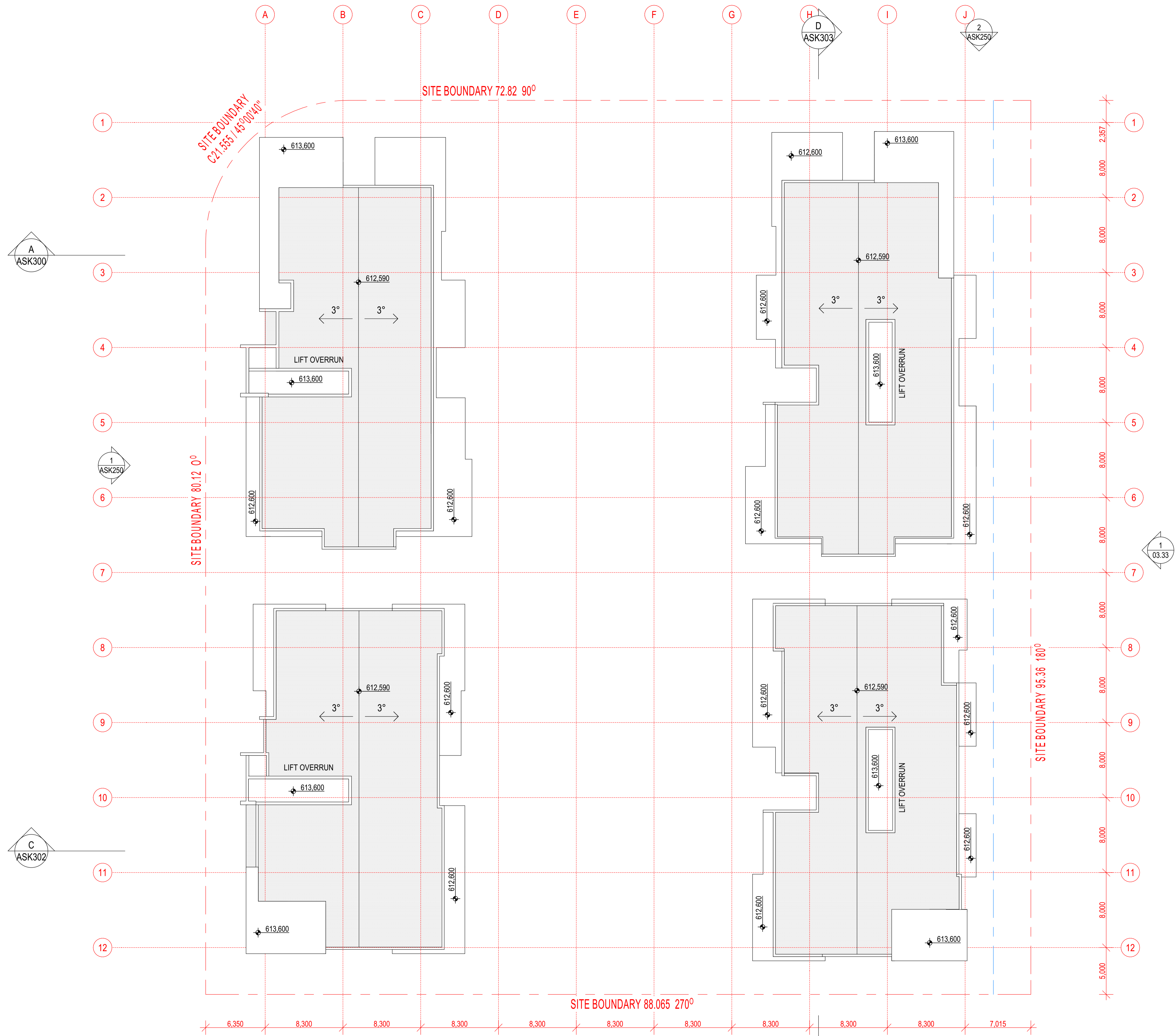
SECTION 44 BELCONNEN  
ASK128 REV. C 12/05/2023



PUBLIC NOTIFICATION PLAN - LEVEL 9

SECTION 44 BELCONNEN

ASK129 REV. C 12/05/2023



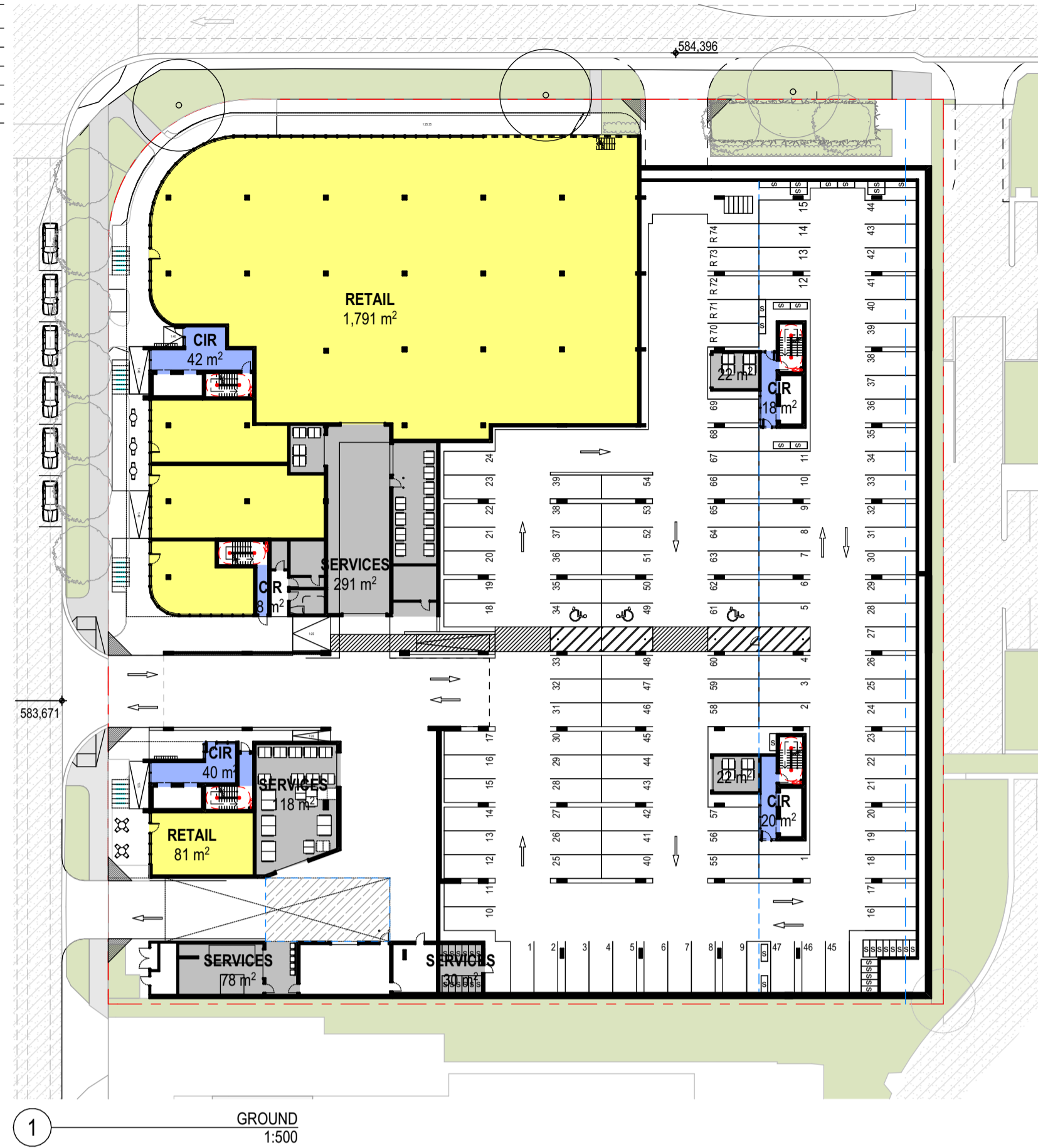
R O O P L A N

SECTION 44 BELCONNEN

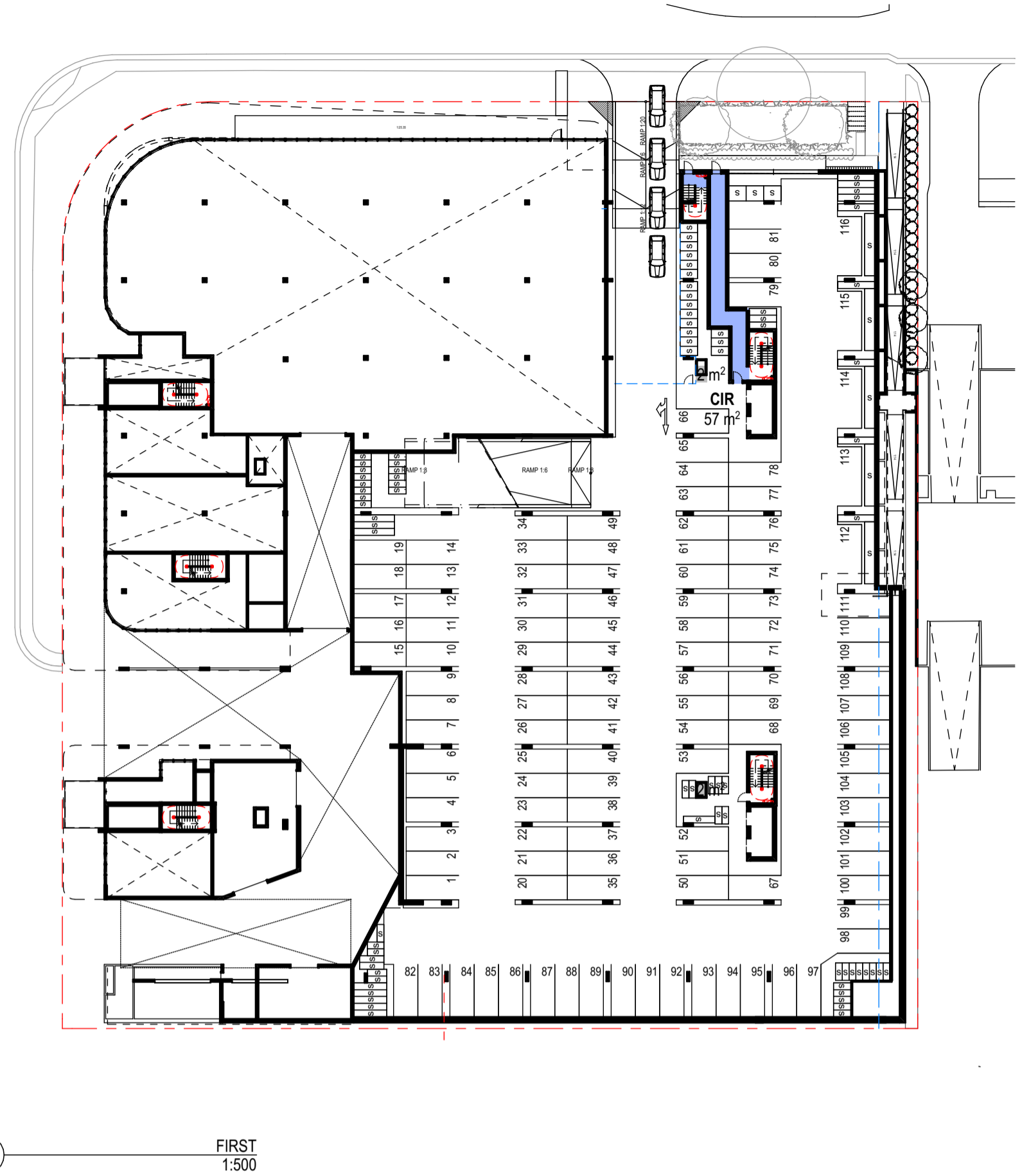
ASK107 REV. N 12/05/2023



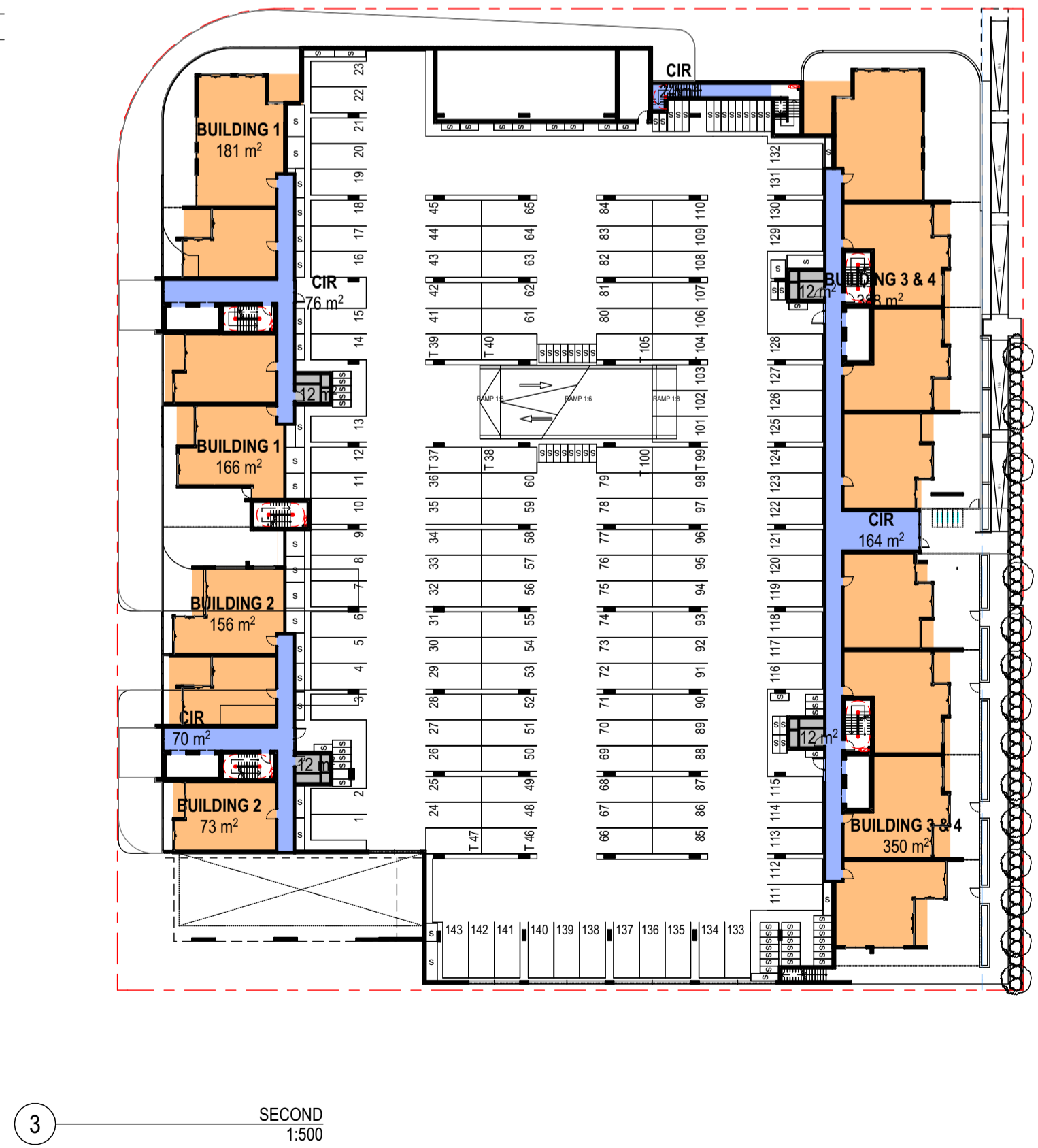
GFA SCHEDULE - GROUND	
TYPE	AREA
CIRCULATION	128
RETAIL	1,872
SERVICES	561
<b>TOTAL</b>	<b>2,561 m<sup>2</sup></b>



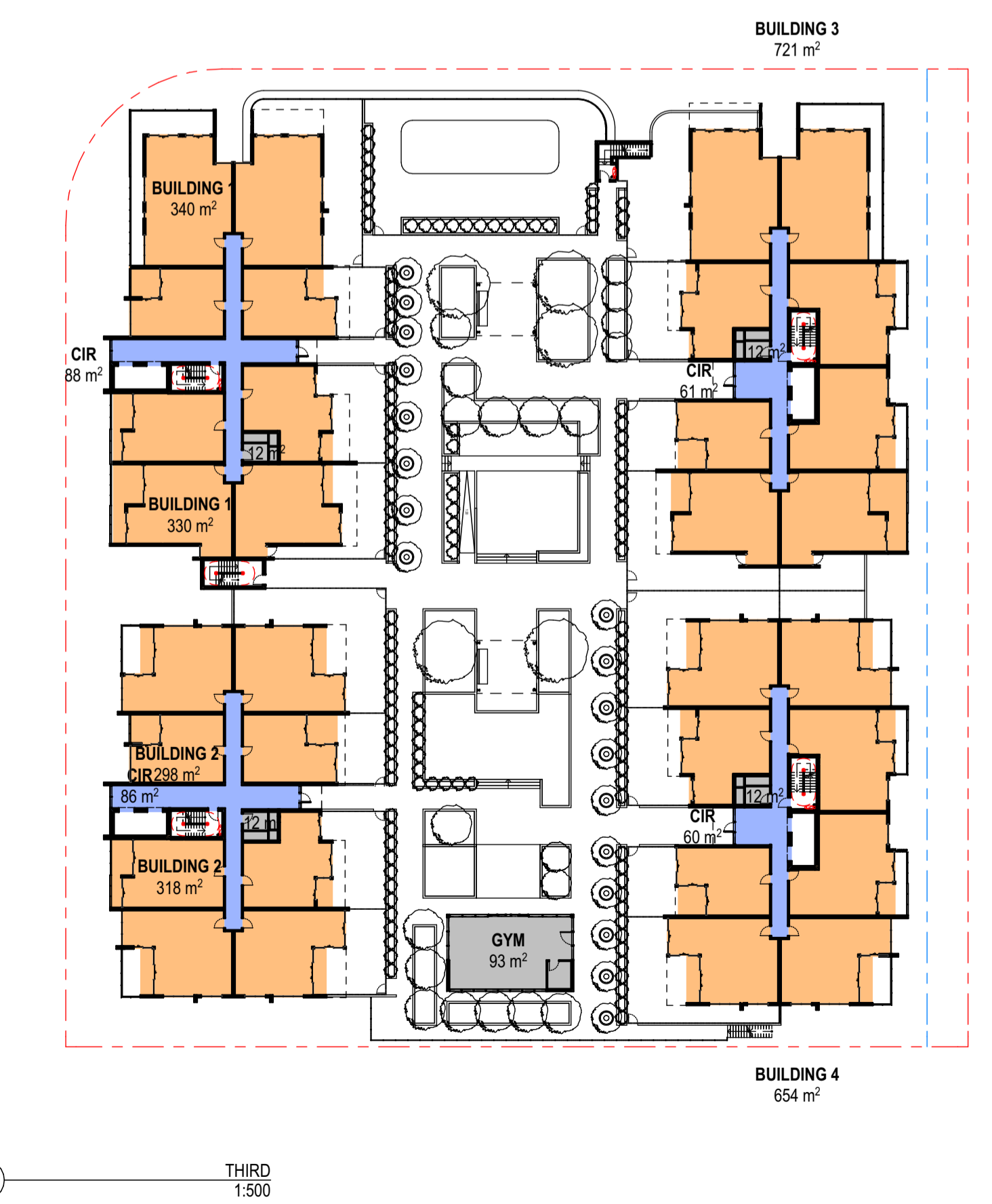
GFA SCHEDULE - LEVEL 1	
TYPE	AREA
CIRCULATION	57
SERVICES	4
<b>TOTAL</b>	<b>61 m<sup>2</sup></b>



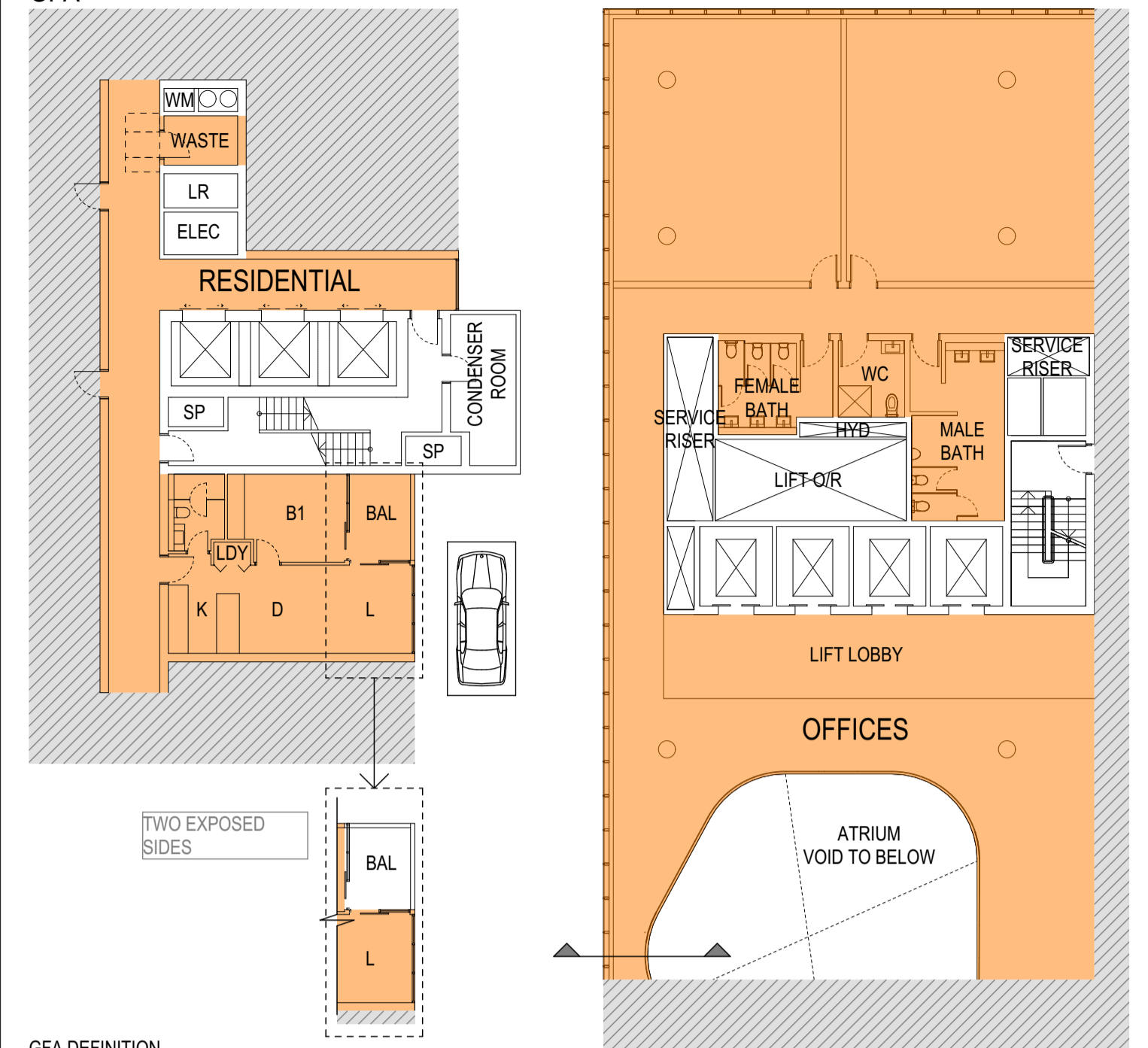
GFA SCHEDULE - LEVEL 2	
TYPE	AREA
CIRCULATION	334
RESIDENTIAL	1,314
SERVICES	48
<b>TOTAL</b>	<b>1,696 m<sup>2</sup></b>



GFA SCHEDULE - LEVEL 3	
TYPE	AREA
CIRCULATION	295
RESIDENTIAL	2,661
SERVICES	141
<b>TOTAL</b>	<b>3,097 m<sup>2</sup></b>



GFA



**GFA DEFINITION**  
**DEFINITION AS PER THE NATIONAL CAPITAL PLAN (SEE BELOW)**  
 Gross Floor Area  
 "With respect to detached houses, is the sum of the gross areas of the floor or floors of a building or buildings, measured from the external faces of exterior walls or form the centre lines of walls separating two buildings. Without attempting to be exhaustive, gross floor area includes garages and any area capable of being adapted for use as anything other than the storage of goods, and floor space in interior balconies or mezzanines and external balconies which are used as corridors. In the event of no garage or carport being shown on the plan, there will be included in the calculation of the floor space, 15 square metres floor space for the first 150 square metres of gross floor space shown on the plan and 1 square metre of floor space for every 10 square metres of floor space for every 10 square metres over 150 square metres.

In the case of a commercial, multi-unit residential, industrial or business building floor space does not include any areas used for elevator shafts or stairwells, fixed mechanical plant or car parking.

External balconies in multi-unit residential buildings are excluded from gross floor area calculations where two or fewer sides are enclosed. Where three sides are enclosed, the balcony will be included in gross floor area calculations."

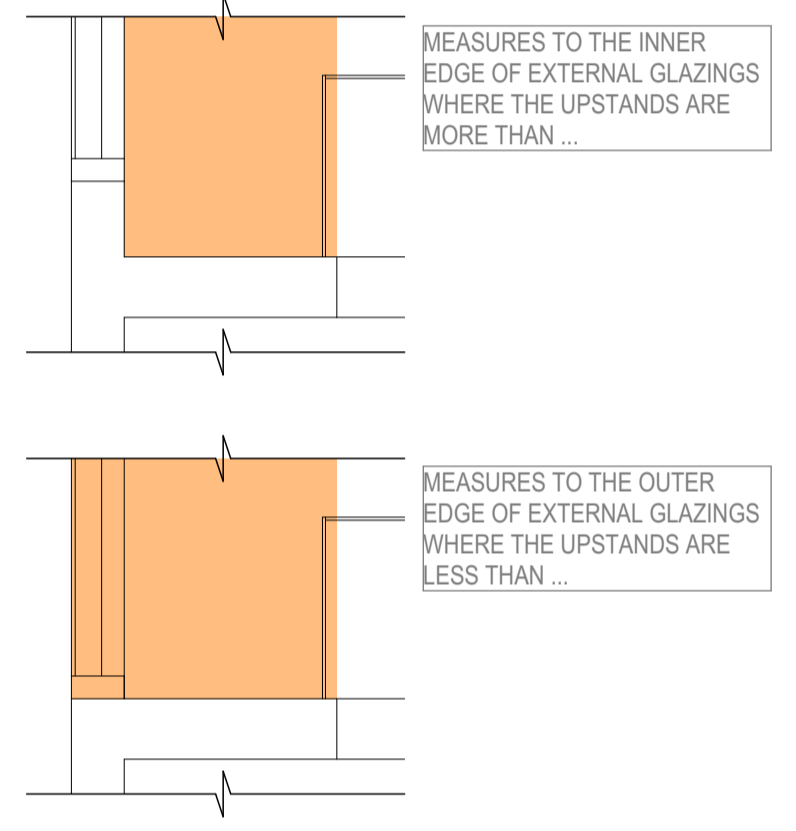
Note: "Fixed mechanical plant" is understood to mean rooms / areas containing engineered systems designed for the operation of both life safety systems and functioning building environmental systems. This includes: Substations, Meter Rooms, Switch Rooms, Communications Rooms, DAS, Hydrant Boosters, Fire Control Rooms, Mech Plant, Generator Rooms and fuel stores.

**LEGEND - GFA**

- RETAIL
- SERVICES
- CIRCULATION
- RESIDENTIAL

**GFA SCHEDULE - TOTAL**

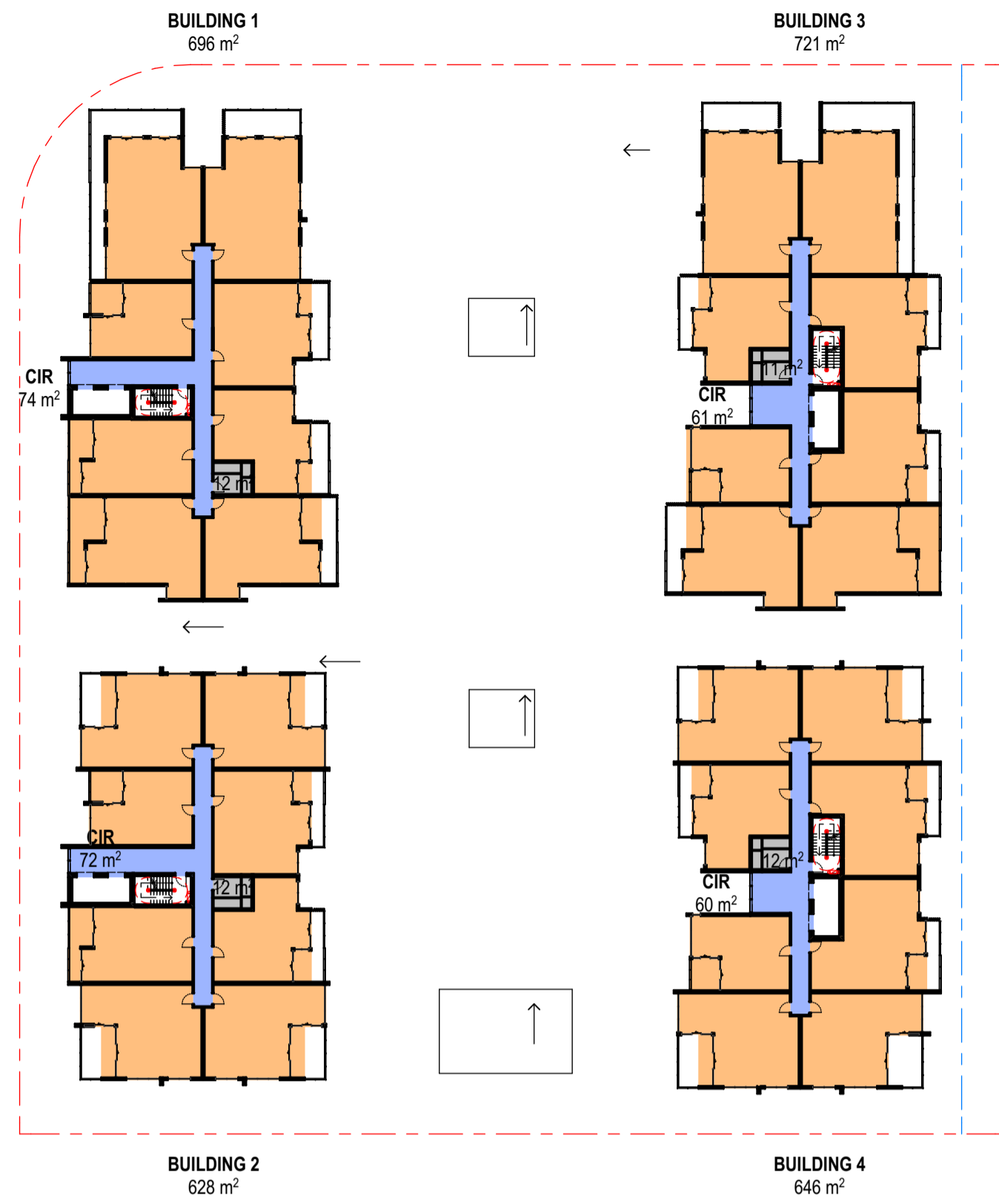
TYPE	AREA
CIRCULATION	2,416
RESIDENTIAL	20,121
RETAIL	1,872
SERVICES	1,041
<b>TOTAL</b>	<b>25,450 m<sup>2</sup></b>



AREA PLANS - GFA

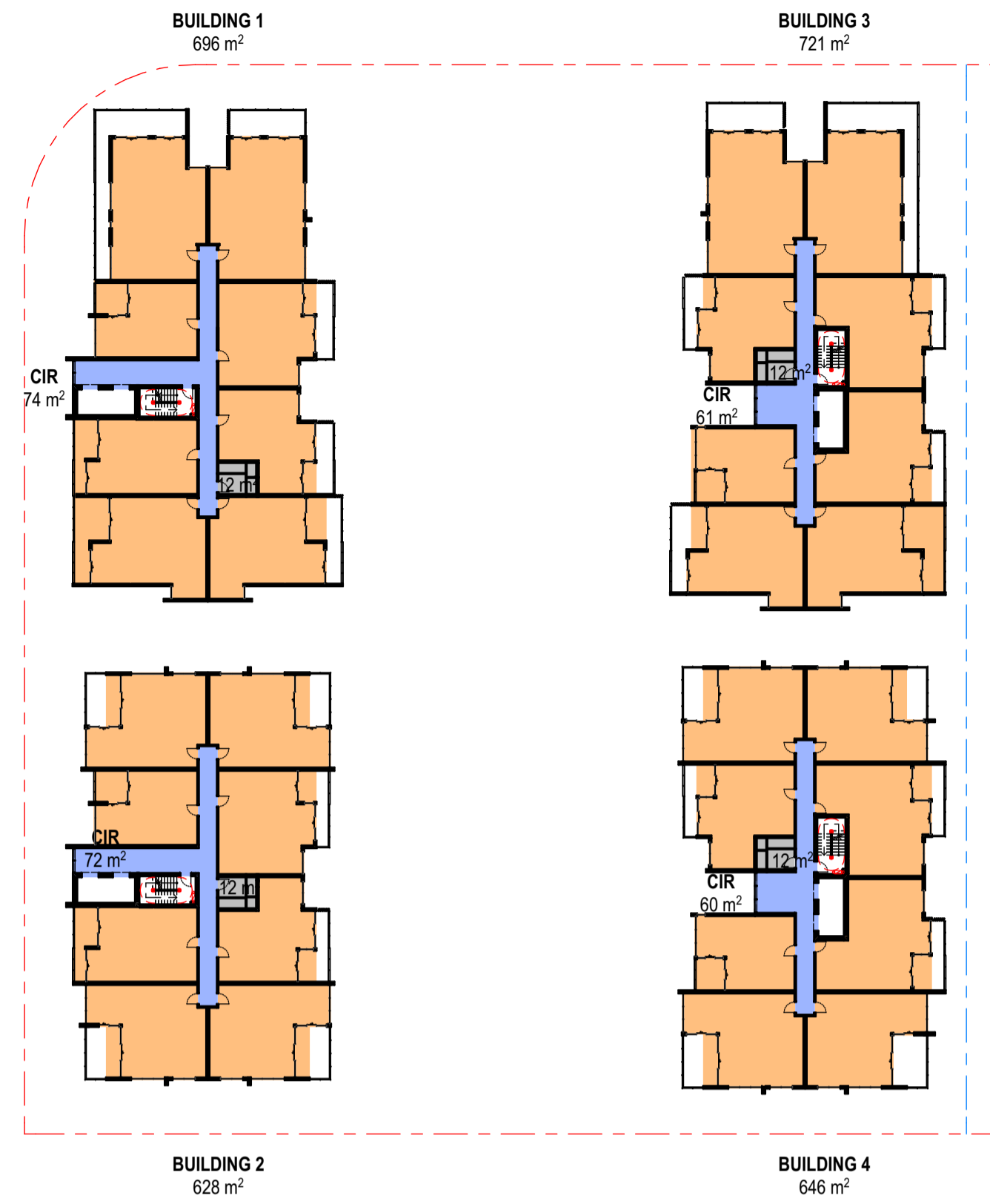
SECTION 44 BELCONNEN

GFA SCHEDULE - 4	
TYPE	AREA
CIRCULATION	267
RESIDENTIAL	2,691
SERVICES	47



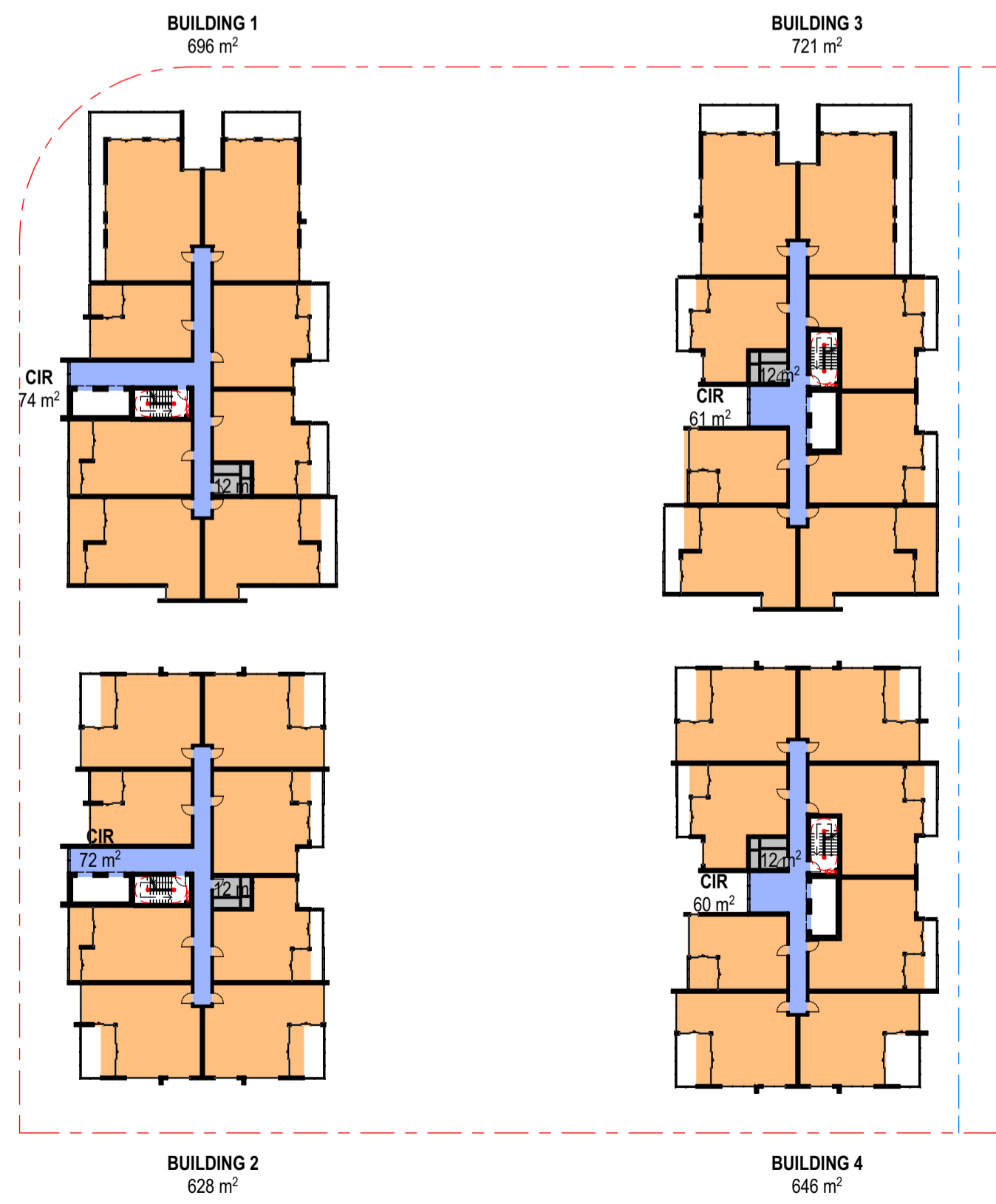
1 FOURTH  
1:500

GFA SCHEDULE - LEVEL 5	
TYPE	AREA
CIRCULATION	267
RESIDENTIAL	2,691
SERVICES	48



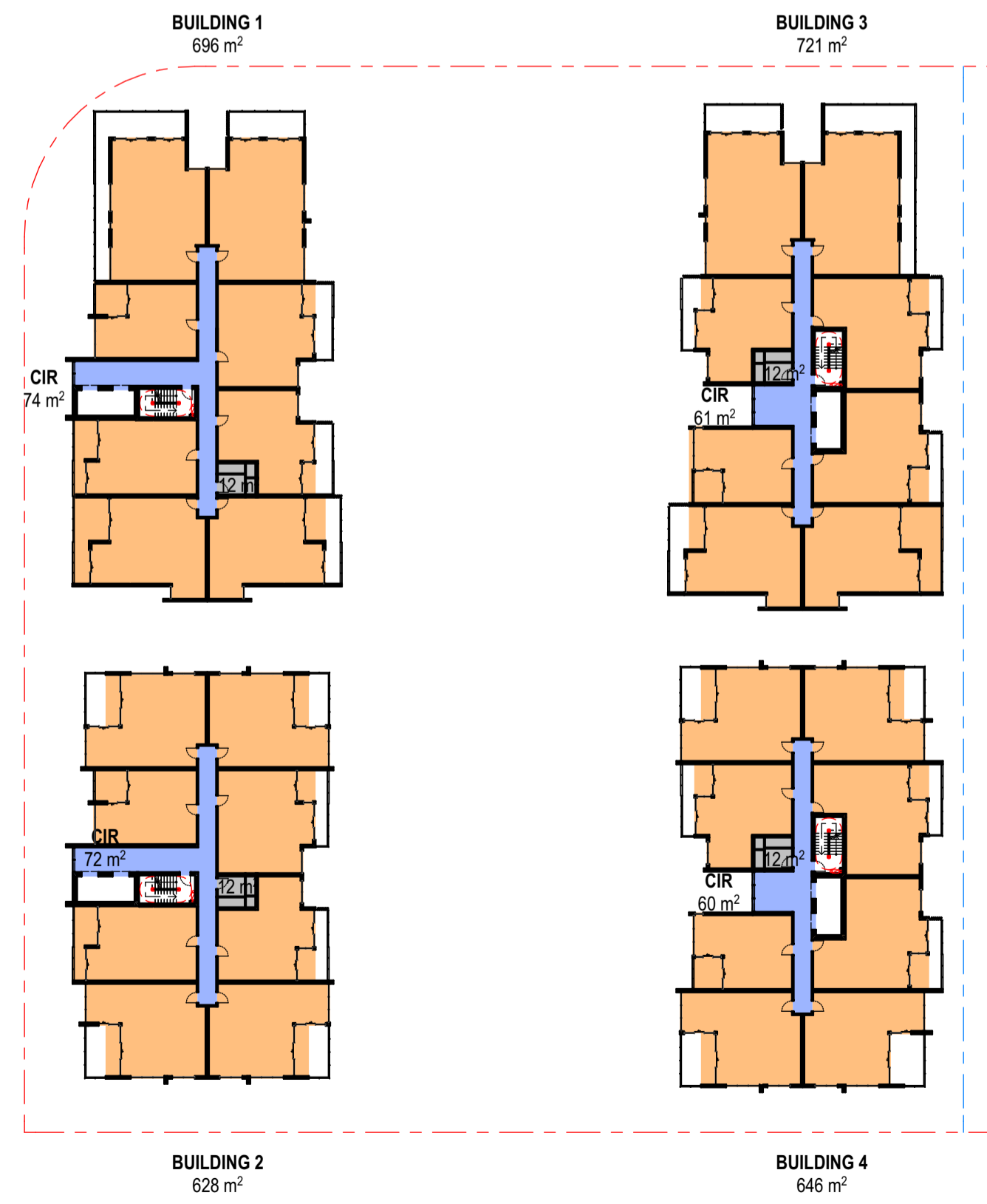
2 FIFTH  
1:500

GFA SCHEDULE - LEVEL 6	
TYPE	AREA
CIRCULATION	267
RESIDENTIAL	2,691
SERVICES	48



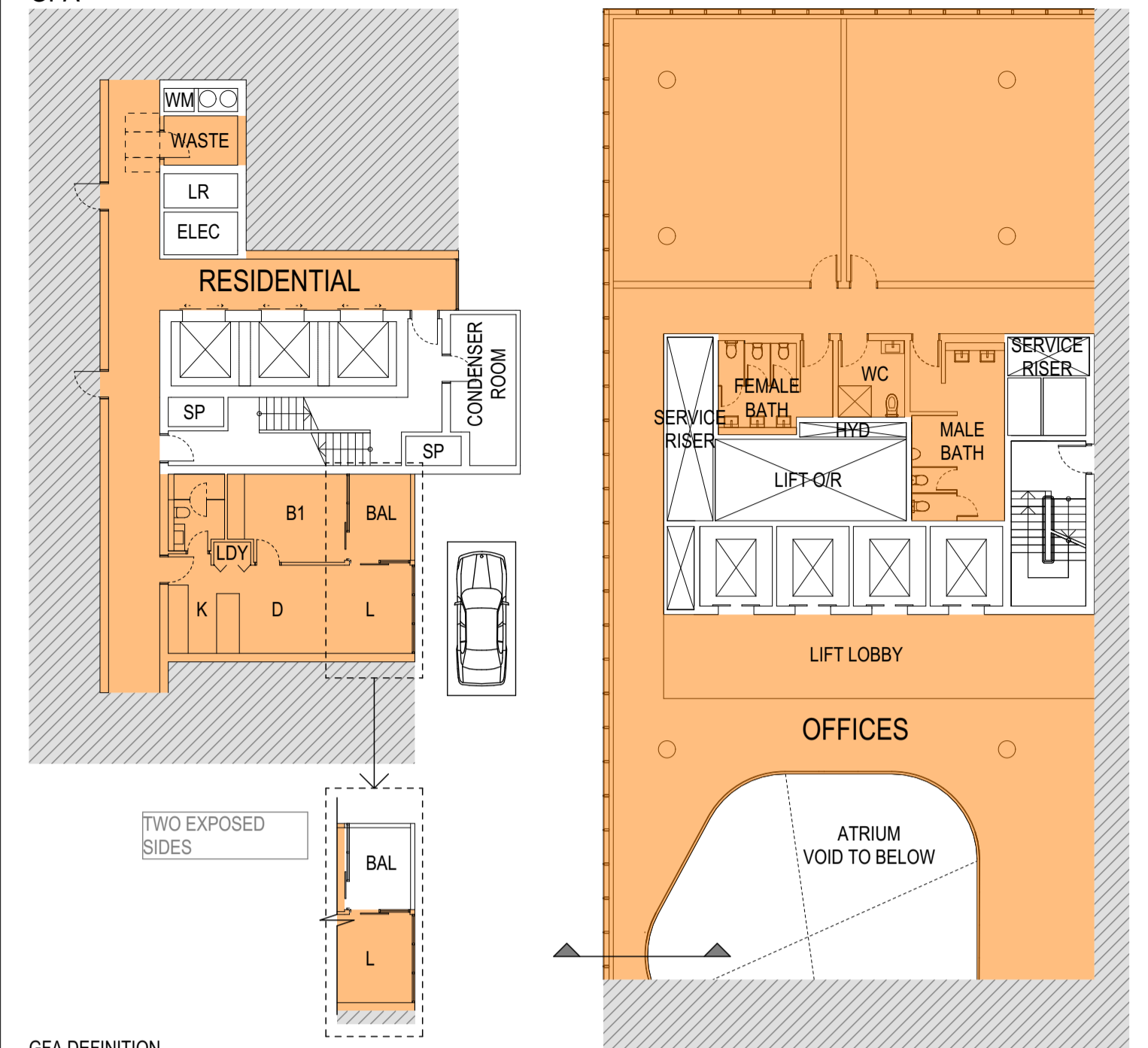
3 SIXTH  
1:500

GFA SCHEDULE - LEVEL 7	
TYPE	AREA
CIRCULATION	267
RESIDENTIAL	2,691
SERVICES	48



4 SEVENTH  
1:500

GFA



**GFA DEFINITION**  
DEFINITION AS PER THE NATIONAL CAPITAL PLAN (SEE BELOW)  
Gross Floor Area  
\*With respect to detached houses, is the sum of the gross areas of the floor or floors of a building or buildings, measured from the external faces of exterior walls or form the centre lines of walls separating two buildings. Without attempting to be exhaustive, gross floor area includes garages and any area capable of being adapted for use as anything other than the storage of goods, and floor space in interior balconies or mezzanines and external balconies which are used as corridors. In the event of no garage or carport being shown on the plan, there will be included in the calculation of the floor space, 15 square metres floor space for the first 150 square metres of gross floor space shown on the plan and 1 square metre of floor space for every 10 square metres of floor space for every 10 square metres over 150 square metres.

In the case of a commercial, multi-unit residential, industrial or business building floor space does not include any areas used for elevator shafts or stairwells, fixed mechanical plant or car parking.

External balconies in multi-unit residential buildings are excluded from gross floor area calculations where two or fewer sides are enclosed. Where three sides are enclosed, the balcony will be included in gross floor area calculations.\*

Note: 'Fixed mechanical plant' is understood to mean rooms / areas containing engineered systems designed for the operation of both life safety systems and functioning building environmental systems. This includes: Substations, Meter Rooms, Switch Rooms, Communications Rooms, DAS, Hydrant Boosters, Fire Control Rooms, Mech Plant, Generator Rooms and fuel stores.

**LEGEND - GFA**

- RETAIL
- SERVICES
- CIRCULATION
- RESIDENTIAL

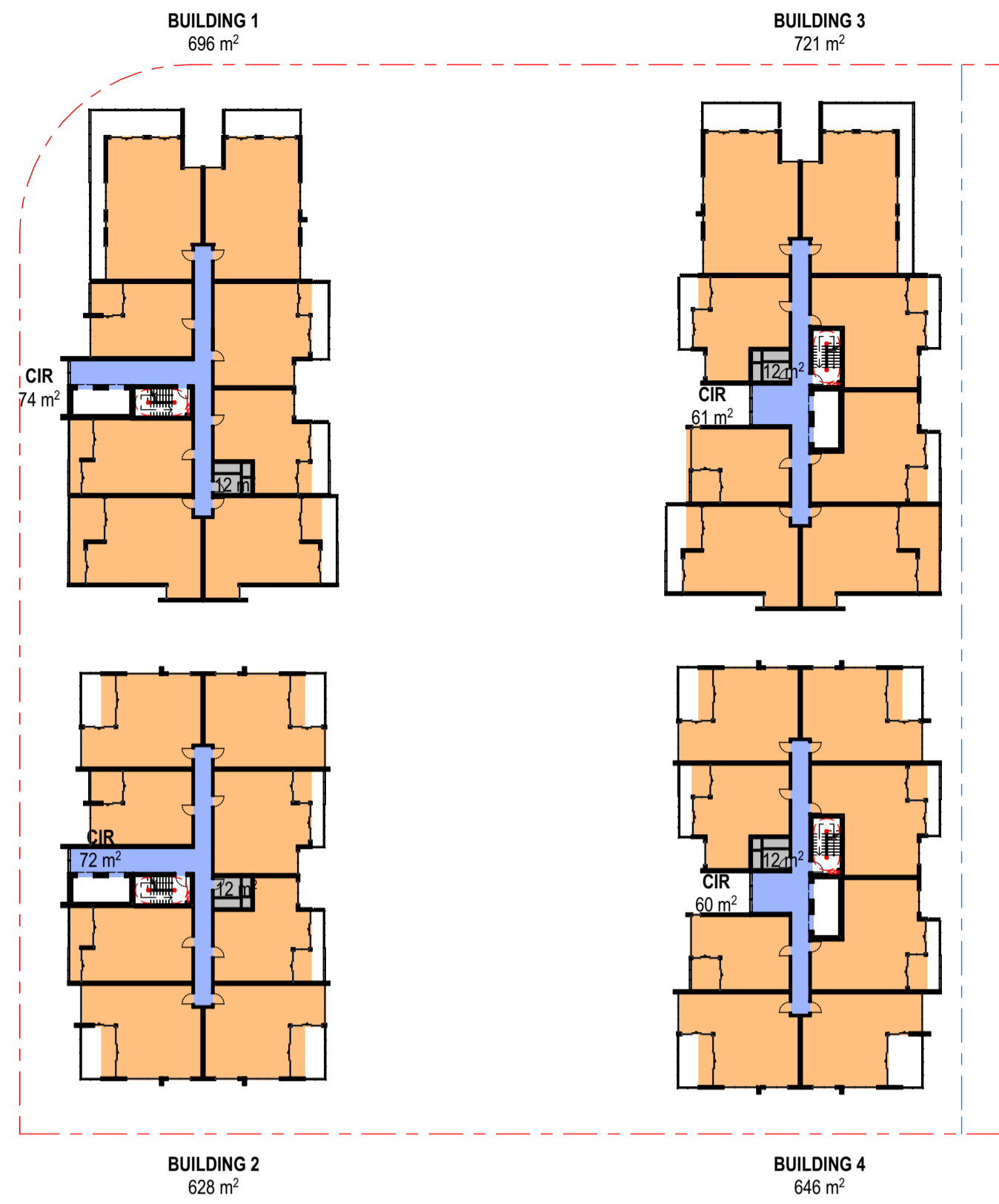
**GFA SCHEDULE - TOTAL**

TYPE	AREA
CIRCULATION	2,416
RESIDENTIAL	20,121
RETAIL	1,872
SERVICES	1,041
<b>TOTAL</b>	<b>25,450 m²</b>

MEASURES TO THE INNER EDGE OF EXTERNAL GLAZINGS WHERE THE UPSTANDS ARE MORE THAN ...

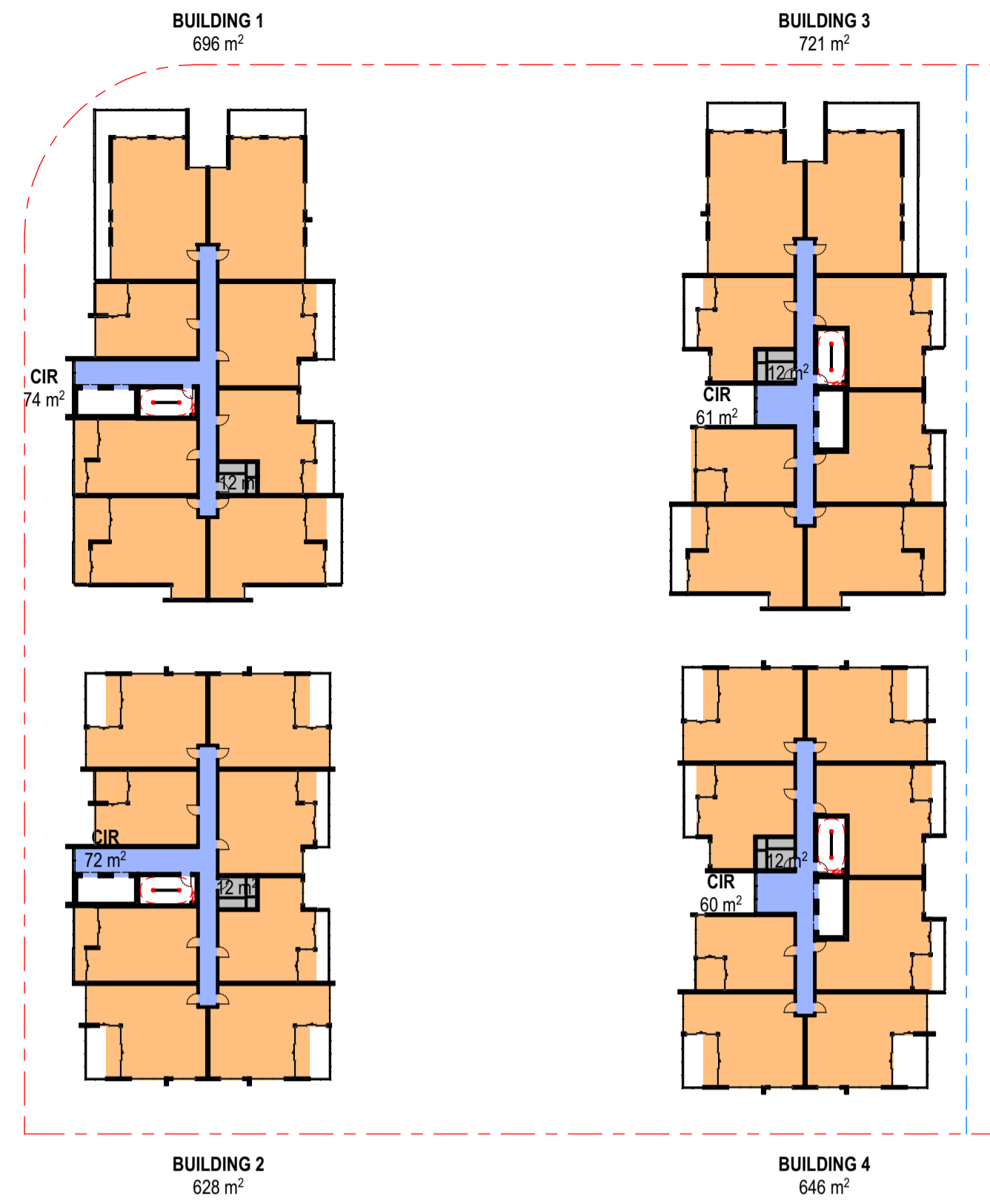
MEASURES TO THE OUTER EDGE OF EXTERNAL GLAZINGS WHERE THE UPSTANDS ARE LESS THAN ...

GFA SCHEDULE - LEVEL 8	
TYPE	AREA
CIRCULATION	267
RESIDENTIAL	2,691
SERVICES	46



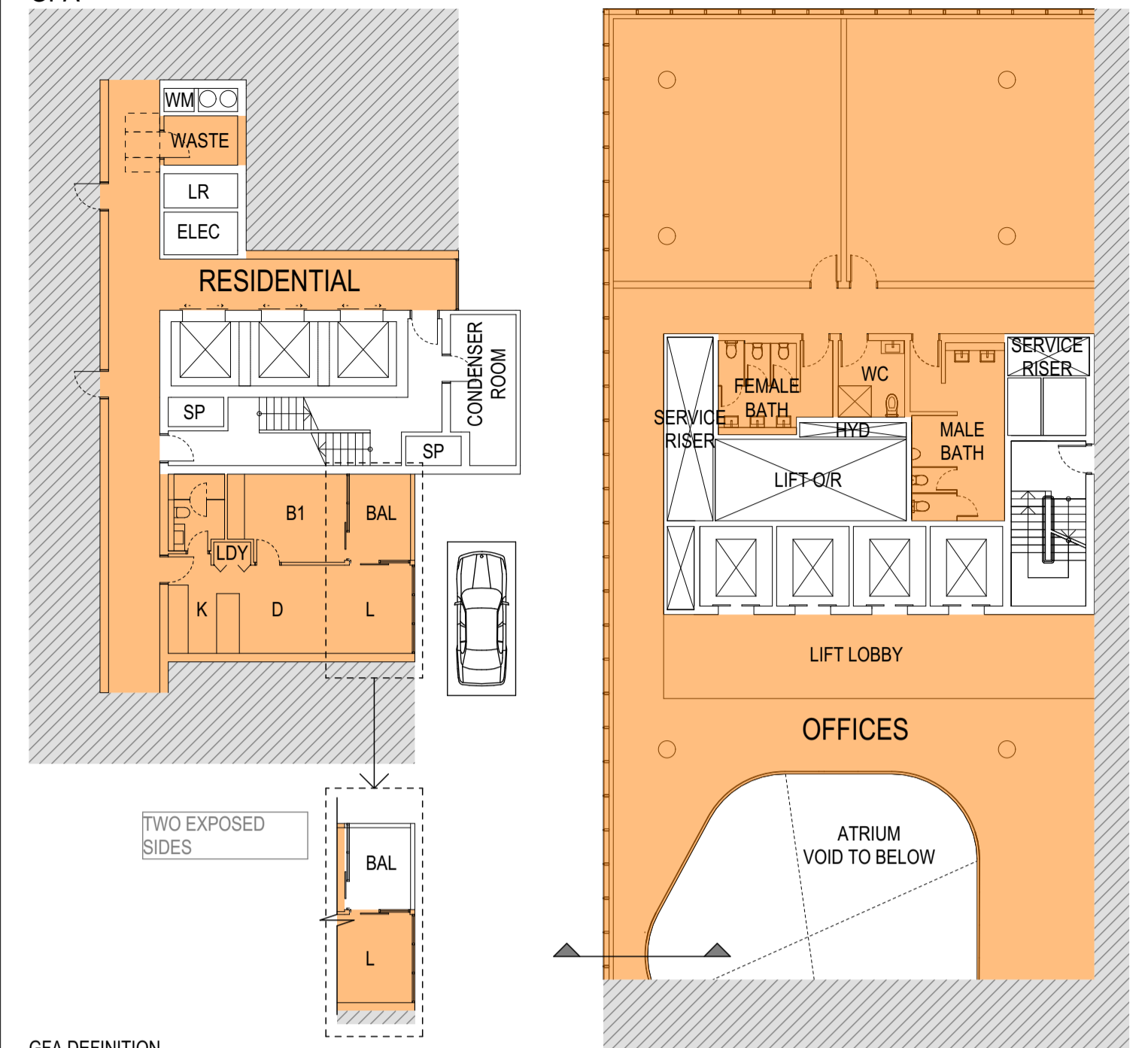
1 EIGHTH 1:500

GFA SCHEDULE - LEVEL 9	
TYPE	AREA
CIRCULATION	267
RESIDENTIAL	2,691
SERVICES	46



2 NINE 1:500

GFA

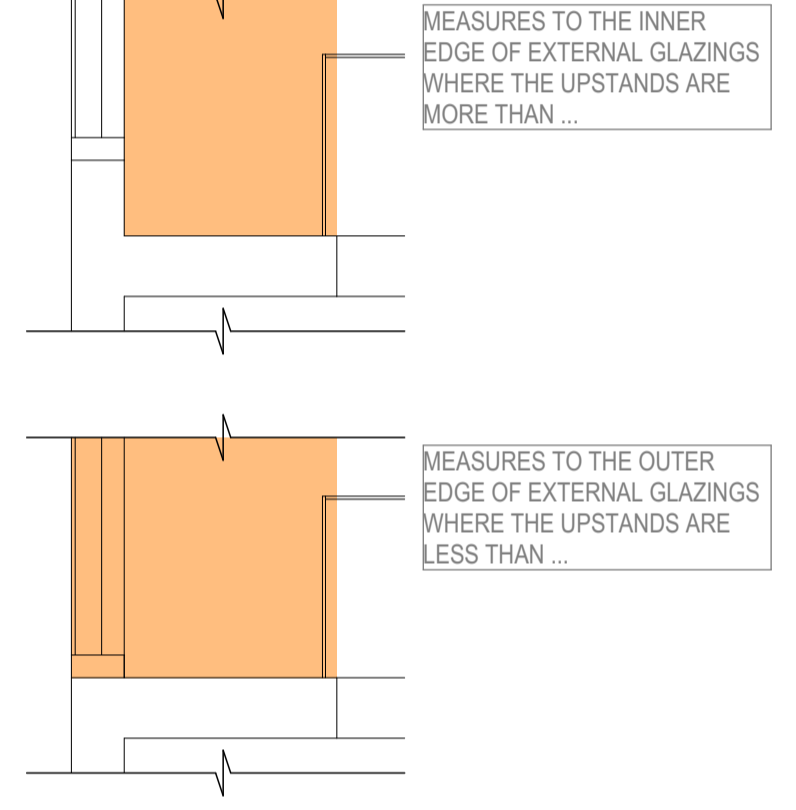


**GFA DEFINITION**  
DEFINITION AS PER THE NATIONAL CAPITAL PLAN (SEE BELOW)

**Gross Floor Area**  
\*With respect to detached houses, is the sum of the gross areas of the floor or floors of a building or buildings, measured from the external faces of exterior walls or form the centre lines of walls separating two buildings. Without attempting to be exhaustive, gross floor area includes garages and any area capable of being adapted for use as anything other than the storage of goods, and floor space in interior balconies or mezzanines and external balconies which are used as corridors. In the event of no garage or carport being shown on the plan, there will be included in the calculation of the floor space, 15 square metres floor space for the first 150 square metres of gross floor space shown on the plan and 1 square metre of floor space for every 10 square metres of floor space for every 10 square metres over 150 square metres.

In the case of a commercial, multi-unit residential, industrial or business building floor space does not include any areas used for elevator shafts or stairwells, fixed mechanical plant or car parking.

External balconies in multi-unit residential buildings are excluded from gross floor area calculations where two or fewer sides are enclosed. Where three sides are enclosed, the balcony will be included in gross floor area calculations.\*



Note: 'Fixed mechanical plant' is understood to mean rooms / areas containing engineered systems designed for the operation of both life safety systems and functioning building environmental systems. This includes: Substations, Meter Rooms, Switch Rooms, Communications Rooms, DAS, Hydrant Boosters, Fire Control Rooms, Mech Plant, Generator Rooms and fuel stores.

**LEGEND - GFA**

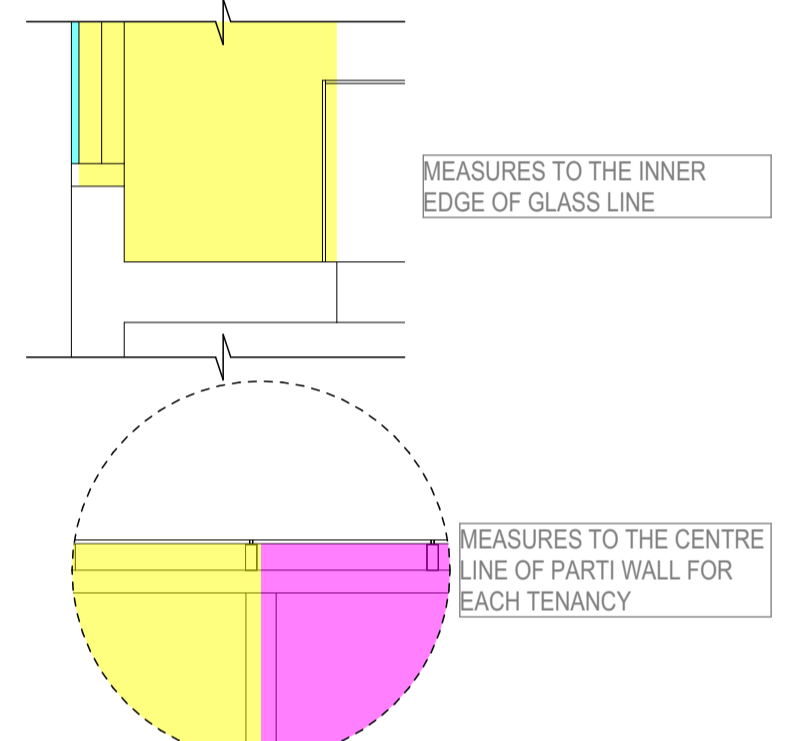
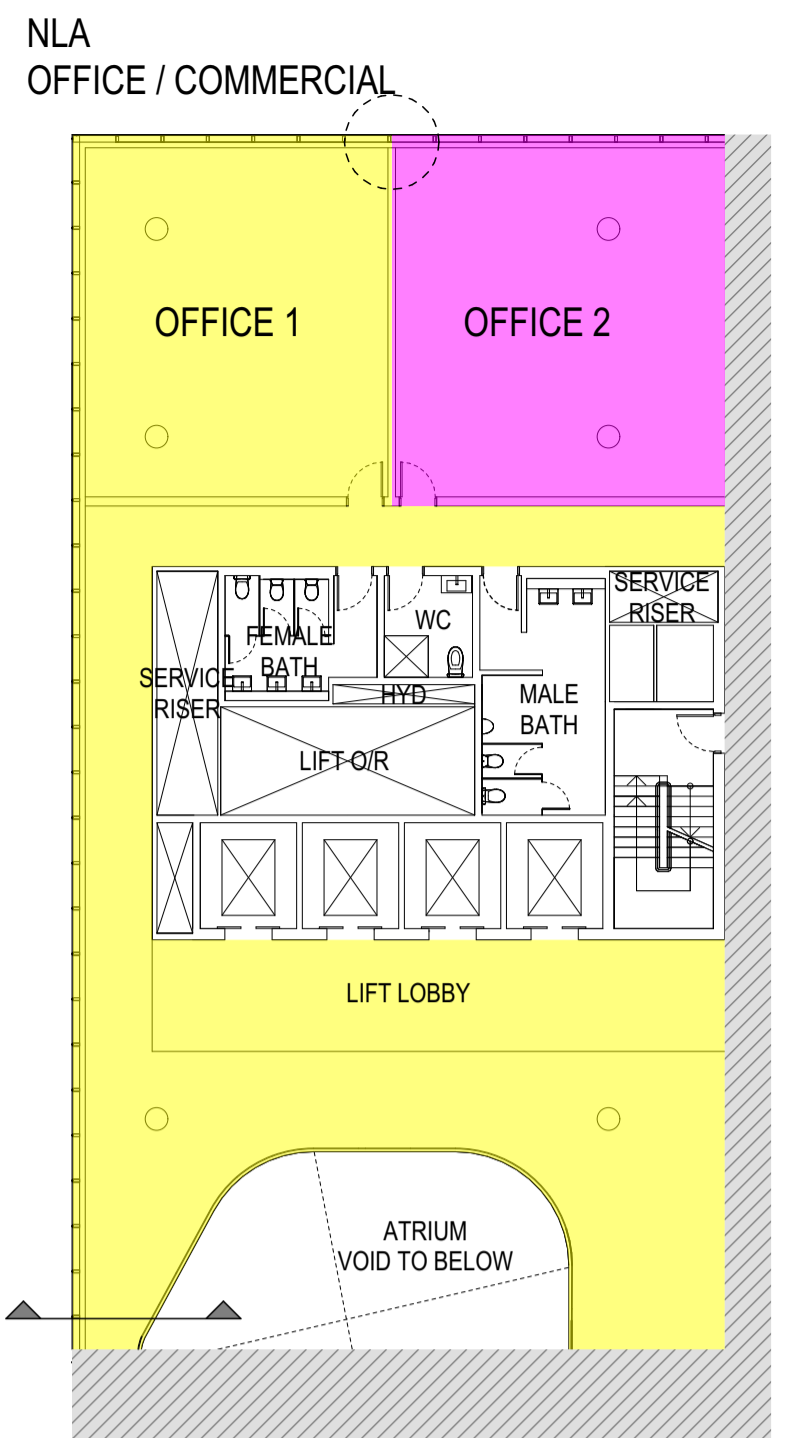
- RETAIL
- SERVICES
- CIRCULATION
- RESIDENTIAL

**GFA SCHEDULE - TOTAL**

TYPE	AREA
CIRCULATION	2,416
RESIDENTIAL	20,121
RETAIL	1,865
SERVICES	1,041
<b>TOTAL</b>	<b>25,443 m<sup>2</sup></b>

AREA PLANS - GFA

SECTION 44 BELCONNEN



**NLA DEFINITION - Net Lettable Area-**

-Whole floors: The net lettable area of a building is the sum of its whole floor lettable areas.

The whole floor net lettable area is calculated by taking measurements from the internal finished surfaces of permanent internal walls and the internal finished surfaces of dominant portions of the permanent outer building walls.

Included in the lettable area calculation are:  
 window mullions; window frames; structural columns; engaged perimeter columns or piers; fire hose reels attached to walls; and additional facilities specially constructed for or used by individual tenants.

Excluded from the lettable area of each tenancy are: stairs; accessways; fire stairs; toilets; recessed doorways; cupboards; telecommunications cupboards; fire hose reel cupboards; lift shafts; escalators; smoke lobbies; plant/motor rooms; and tea rooms and other service areas; where all are provided as standard facilities in the building; lift lobbies where lifts face other lifts; blank walls; areas set aside for the provision of all services, such as electrical or telephone ducts and air conditioning risers to the floor, where such facilities are standard facilities in the building; areas dedicated as public spaces or thoroughfares such as foyers, atria and accessways in lift and building service areas; areas and accessways set aside for use by service vehicles and for delivery of goods, where such areas are not for the exclusive use of occupants of the floor or building; areas and accessways set aside for car parking; and: areas where there is less than 1.5 metre height clearance above floor level - these spaces should be measured and recorded separately.

The additional common areas that arise where a floor is divided for sub-leasing are not considered part of public spaces or thoroughfares. The areas should be included in the area of the tenant or occupier who holds the lead lease.

-Subdivided floors: Follow 'whole floors' as above but measure to the centre line of inter-tenancy walls or partitions except where the walls or partitions adjoin public areas such as lobbies and corridors, in which case measure to the line of the dominant portion of their public area faces.

-Treatment of balconies, verandahs etc.: balconies, terraces, planter boxes, verandahs, awnings and covered areas should be excluded from tenancy area calculations, but may be separately identified for the purpose of negotiating rentals. areas should be measured to the inside face of the enclosing walls or structures. The outer edge of the awning or covered area is the defined edge.

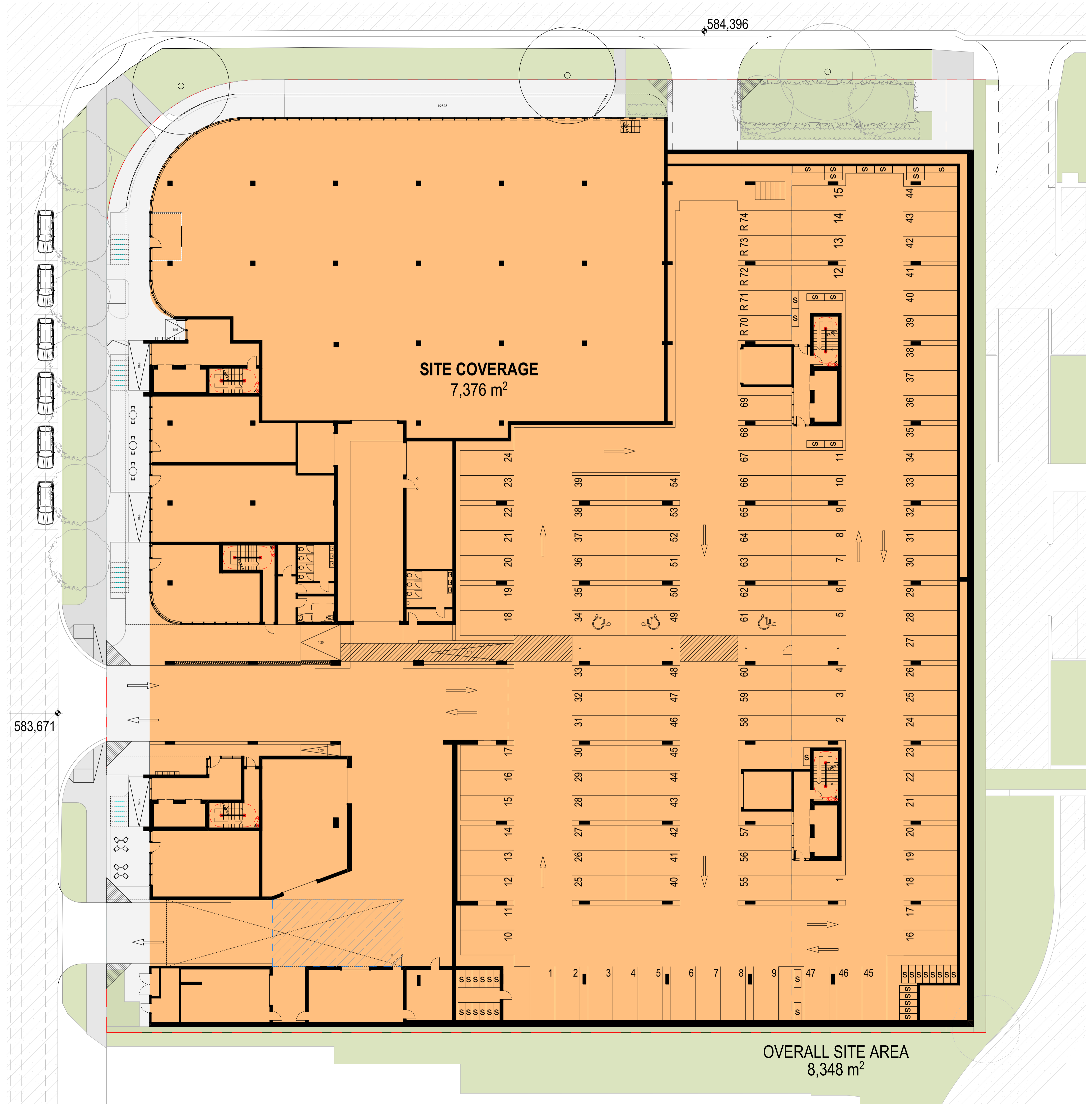
**AREA SCHEDULE NLA - GROUND**

Zone	AREA
RETAIL 1	1,464
RETAIL 2	90
RETAIL 3	143
RETAIL 4	77
RETAIL 5	80
<b>TOTAL</b>	<b>1,854 m<sup>2</sup></b>

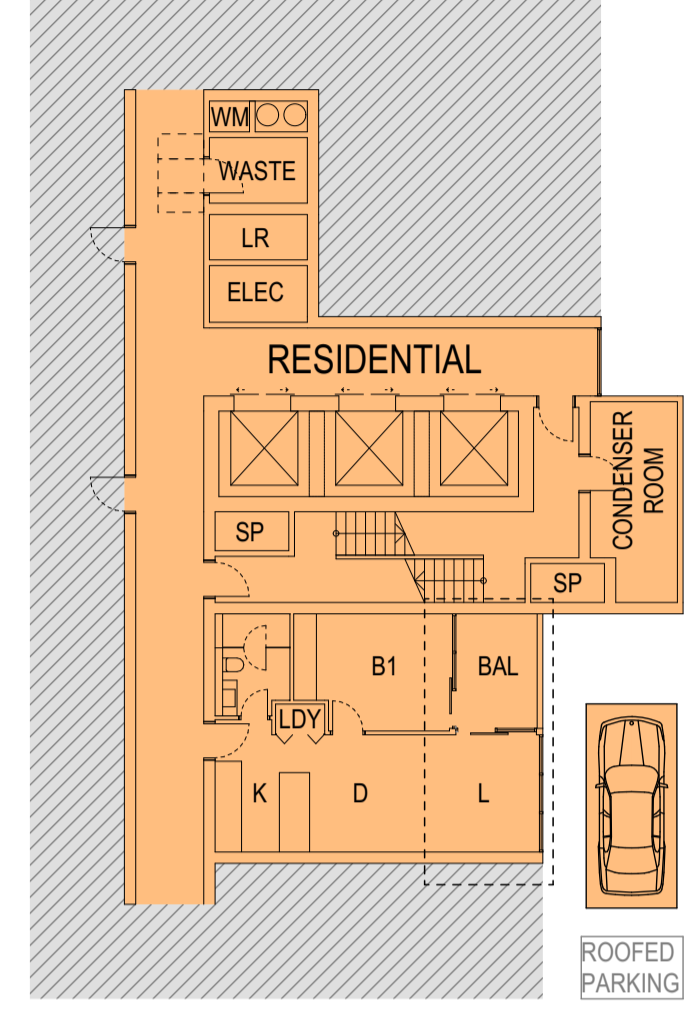
**AREA PLANS- NLA COMMERCIAL**

SECTION 44 BELCONNEN

ASK173 REV. E 21/07/2023



**SITE COVERAGE  
MULTI UNIT RESIDENTIAL**



**SITE COVERAGE DEFINITION**  
 Site Coverage is the proportion of actual site covered by buildings, including roofed terraces, pergolas, patios, decks and balconies but excluding any part of awnings, eaves and the like. It also excludes deep soil areas.  
 Note that site coverage is only calculated at ground level.

**OVERALL SITE AREA**  
8,348 m<sup>2</sup>

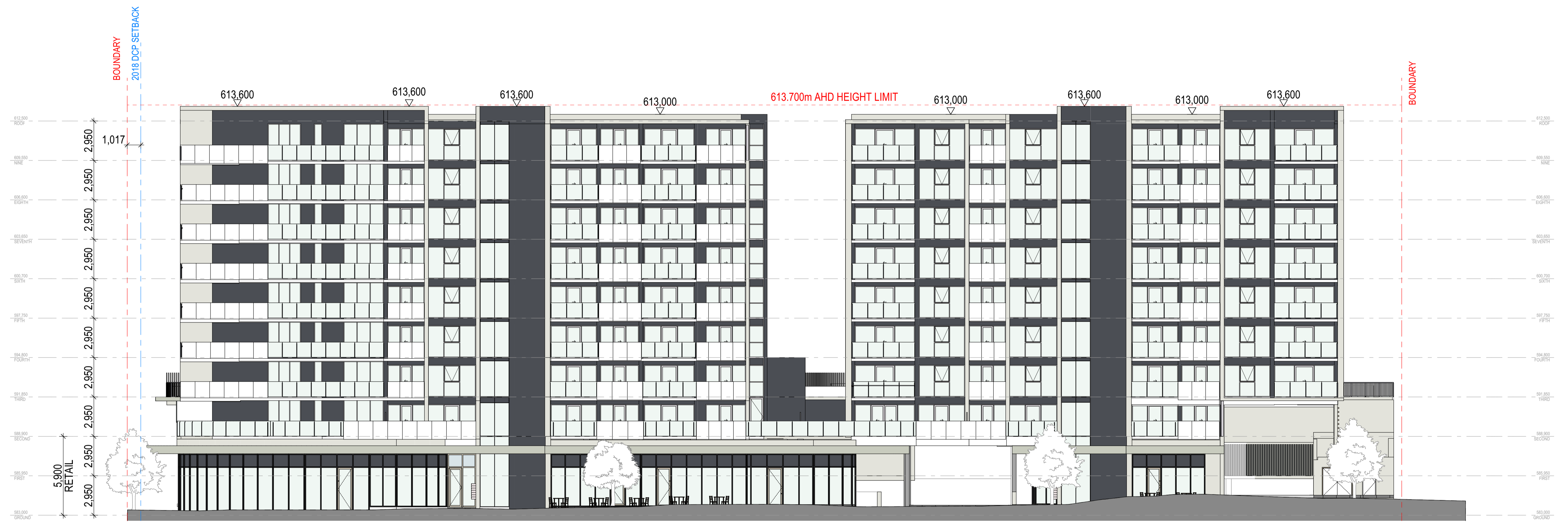
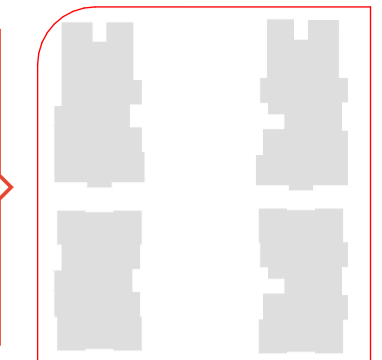
**SITE AREA:** 8,348sqm  
**SITE COVERAGE:** 7,369sqm

**AREA PLANS - SITE COVERAGE**

SECTION 44 BELCONNEN

ASK174 REV. F 21/07/2023





ELEVATION - WEST (BENJAMIN WAY)

SECTION 44 BELCONNEN

ASK200 REV. F 12/05/2023