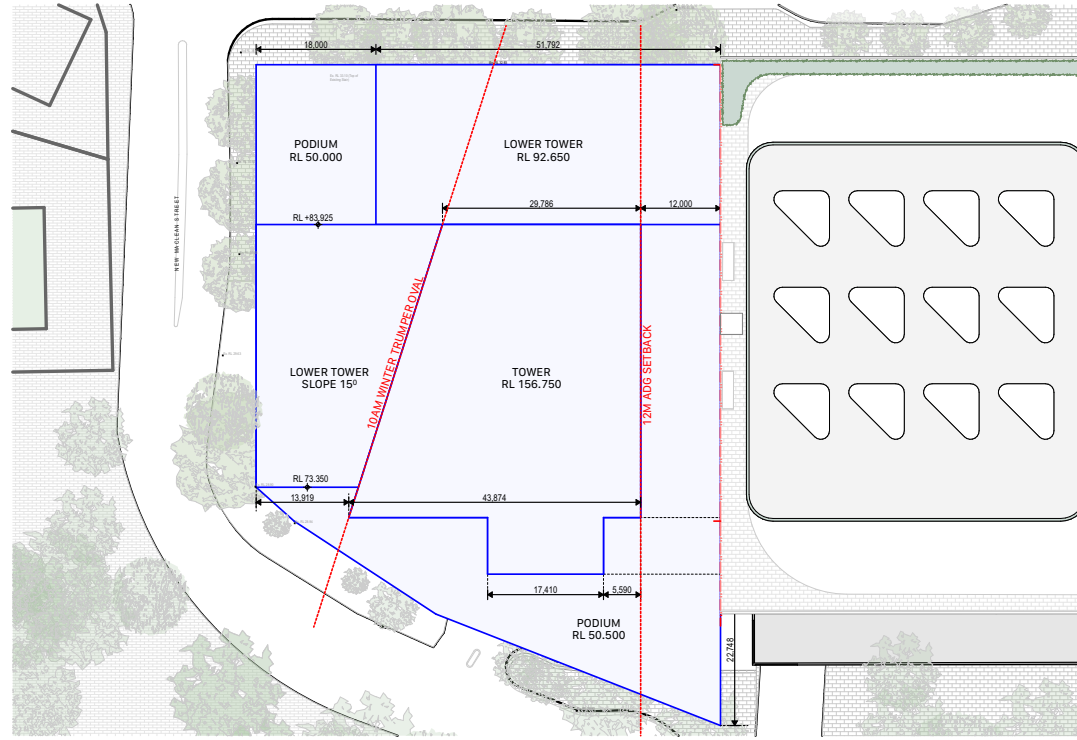


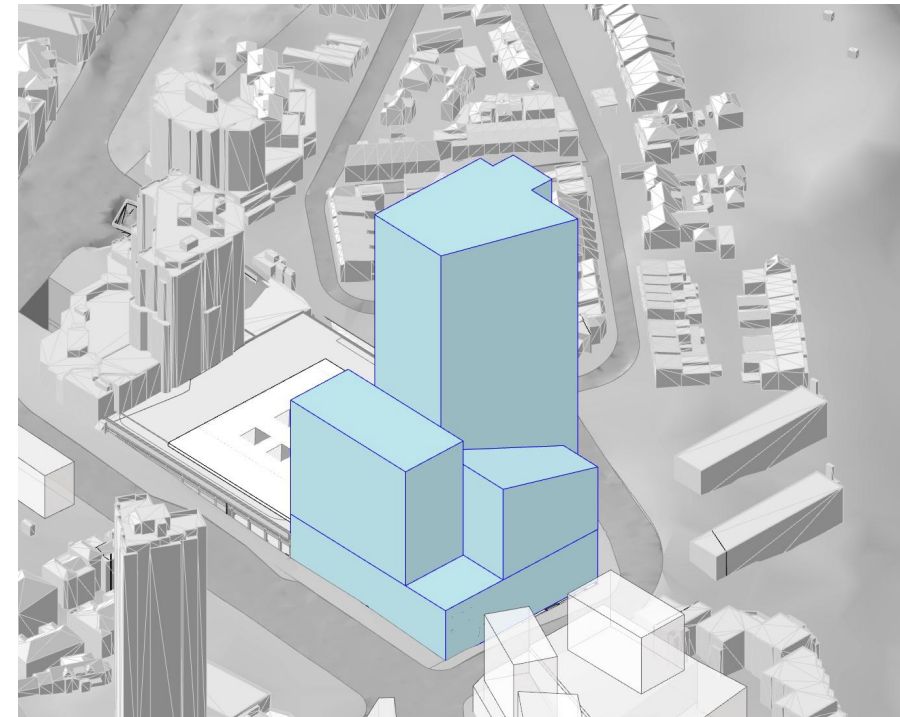
Appendix i - Envelope Drawings

Envelope Drawing

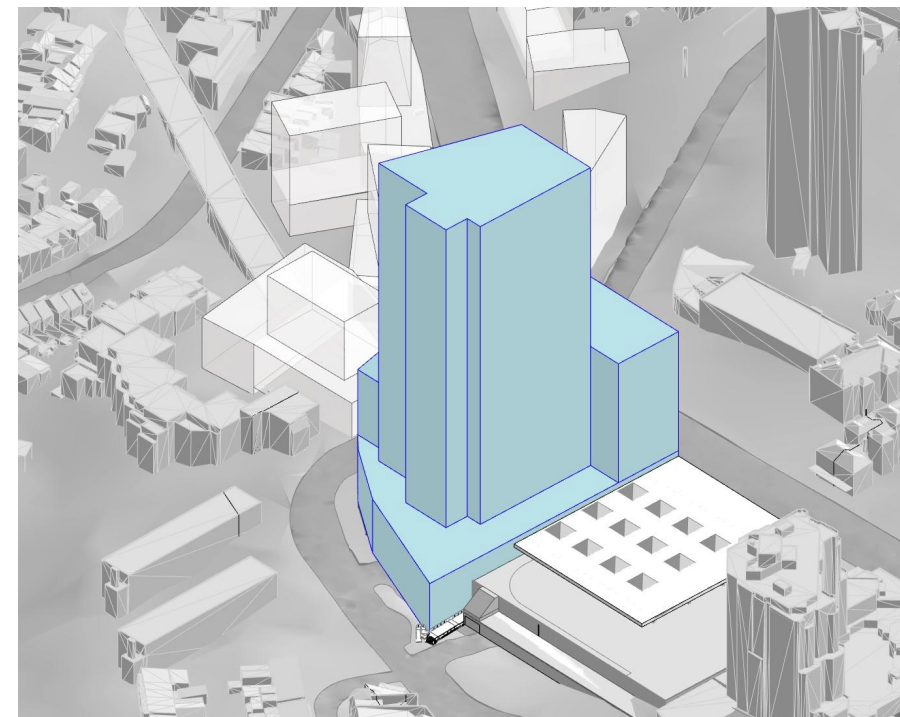
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1 PLAN
1:500



2 3D VIEW North West Axonometry



4 3D VIEW South East Axonometry

26/10/2023

2201 — Envelope Plan
<Longhurst Property> — Edgecliff Centre

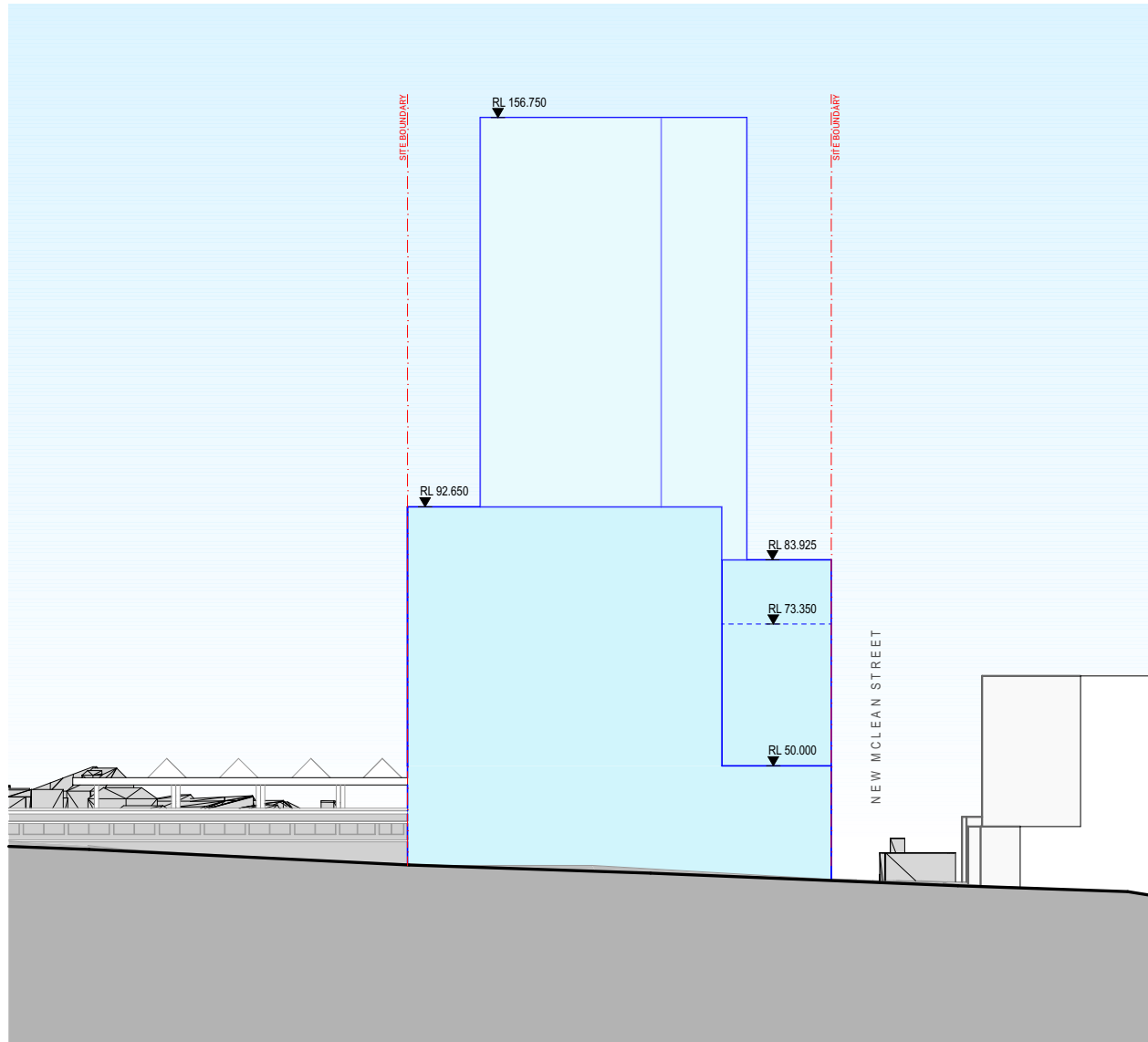
Scale
1:500 @ A1

0 5 10 20m

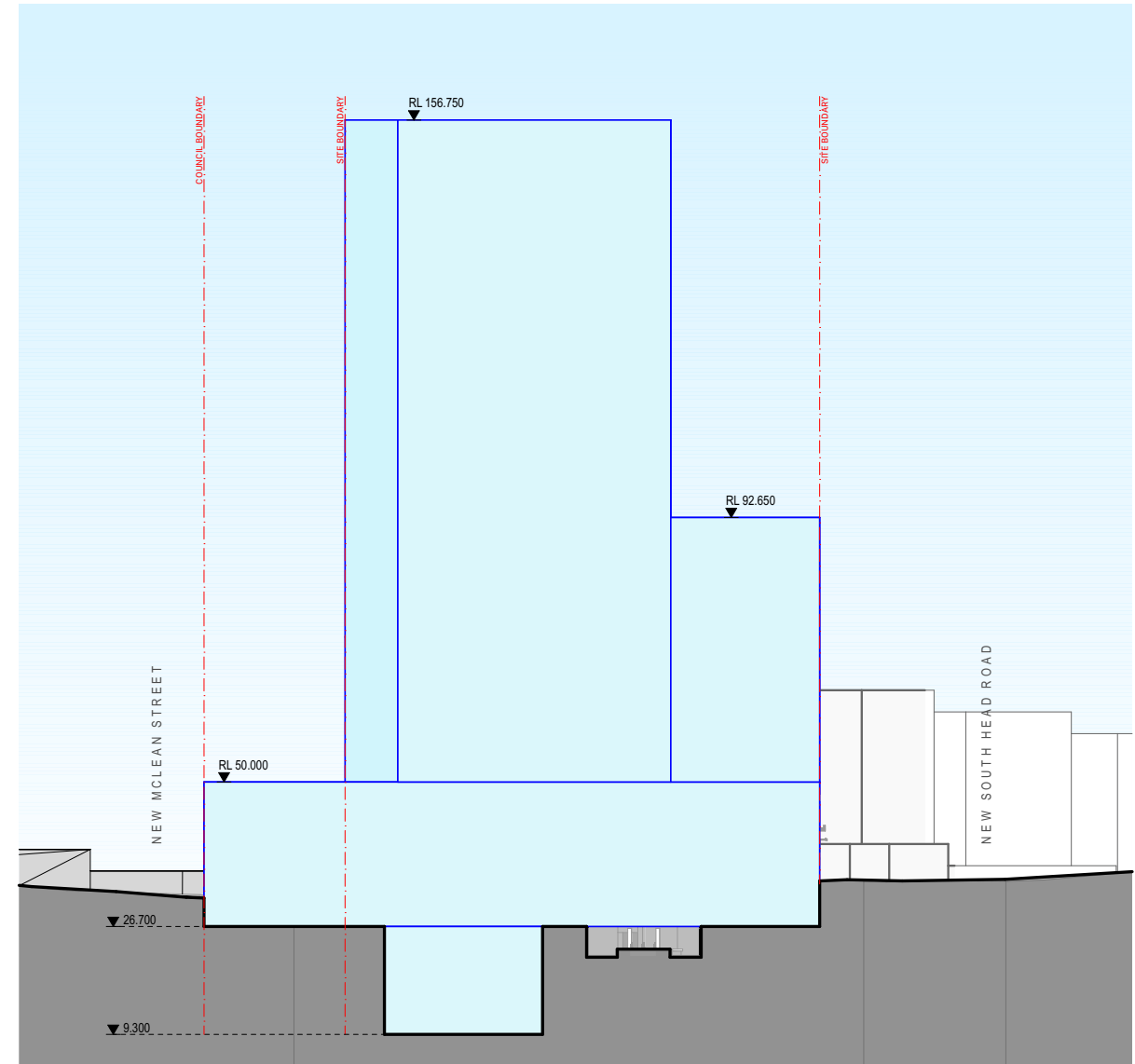


Envelope Drawing

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1 ELEVATION North Elevation
1:500

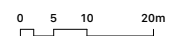


2 ELEVATION East Elevation
1:500

26/10/2023

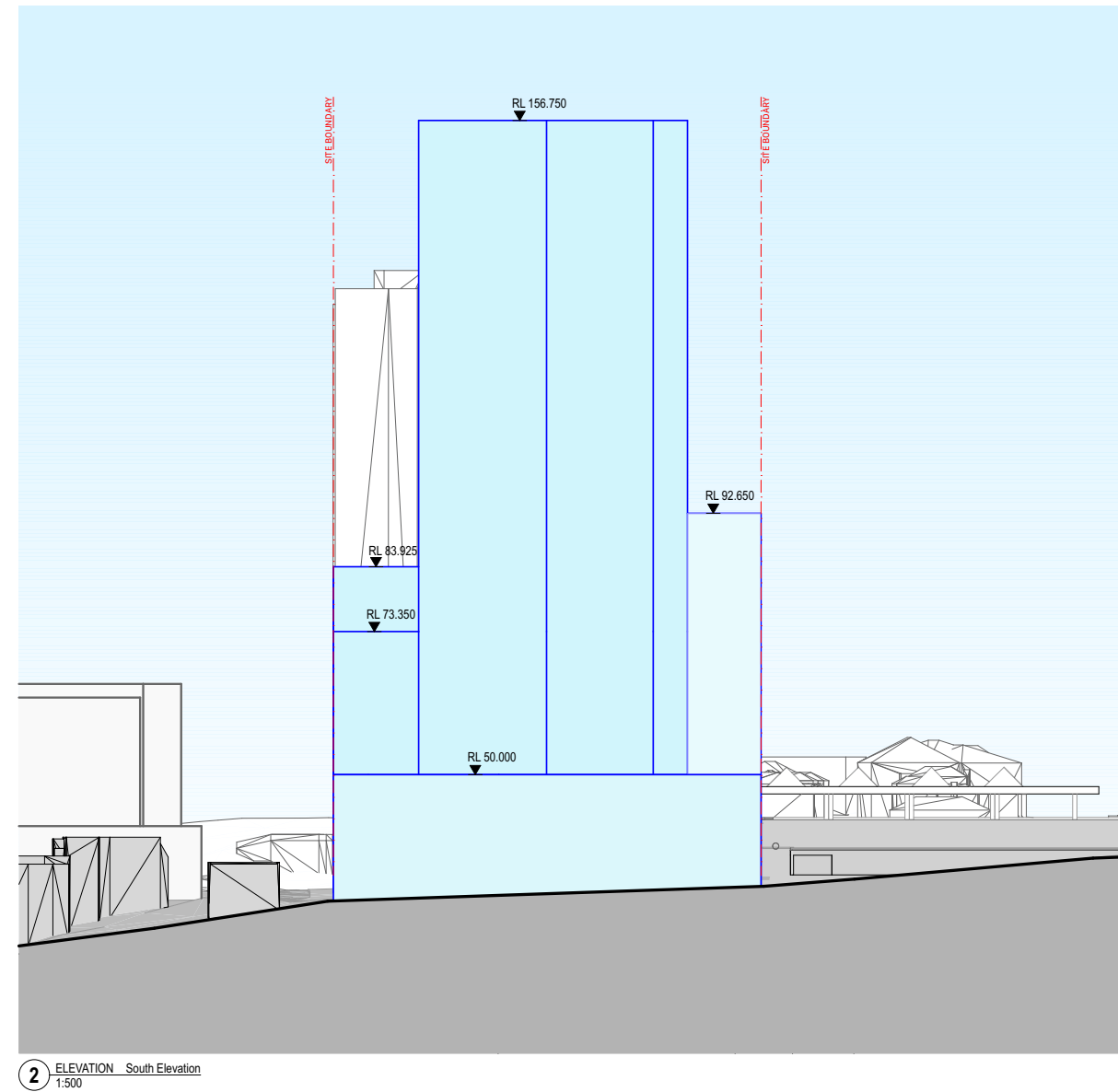
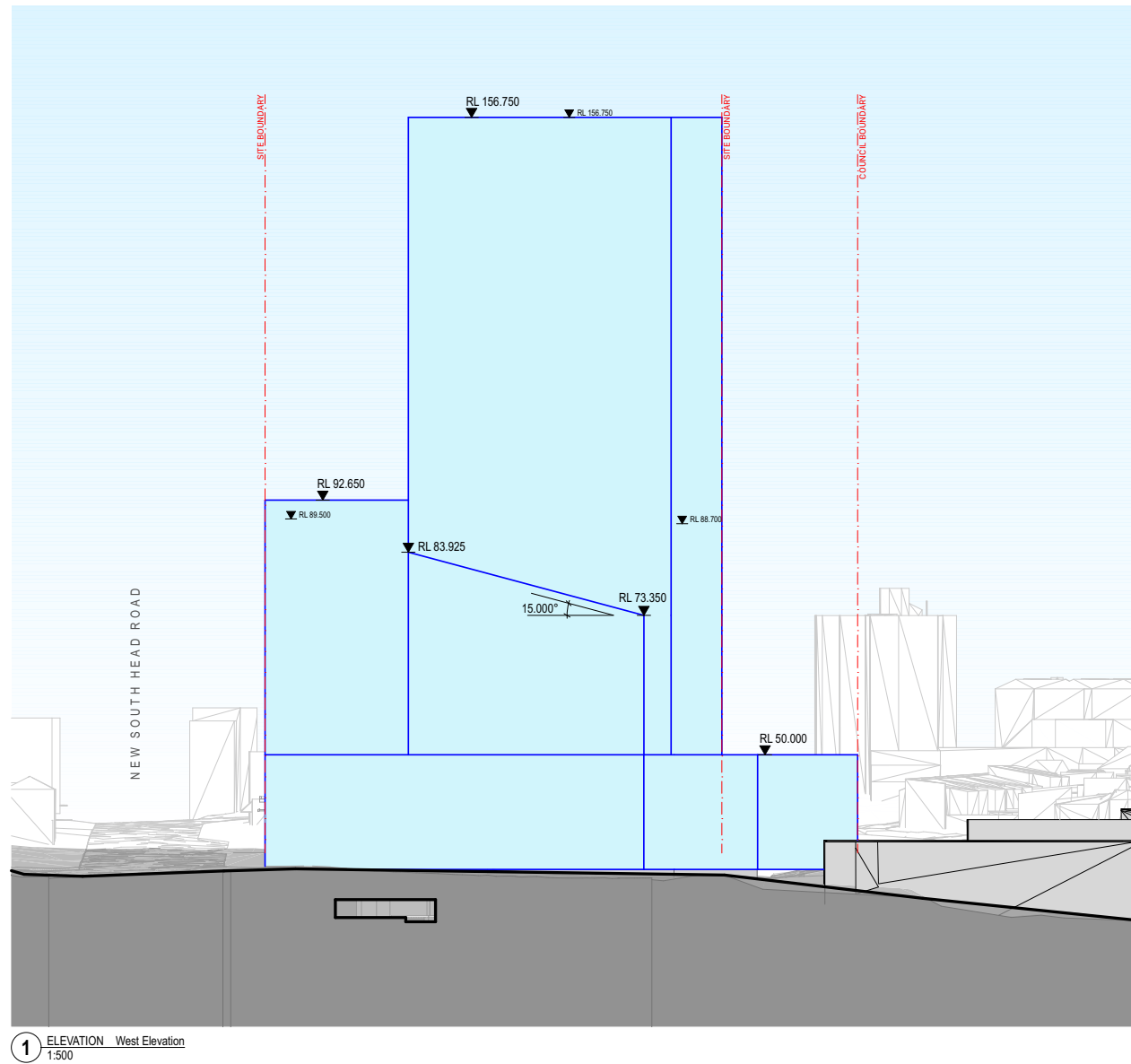
2202 — Envelope Elevation North & East
<Longhurst Property> — Edgecliff Centre

Scale
1:500 @ A1



Envelope Drawing

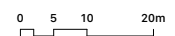
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26/10/2023

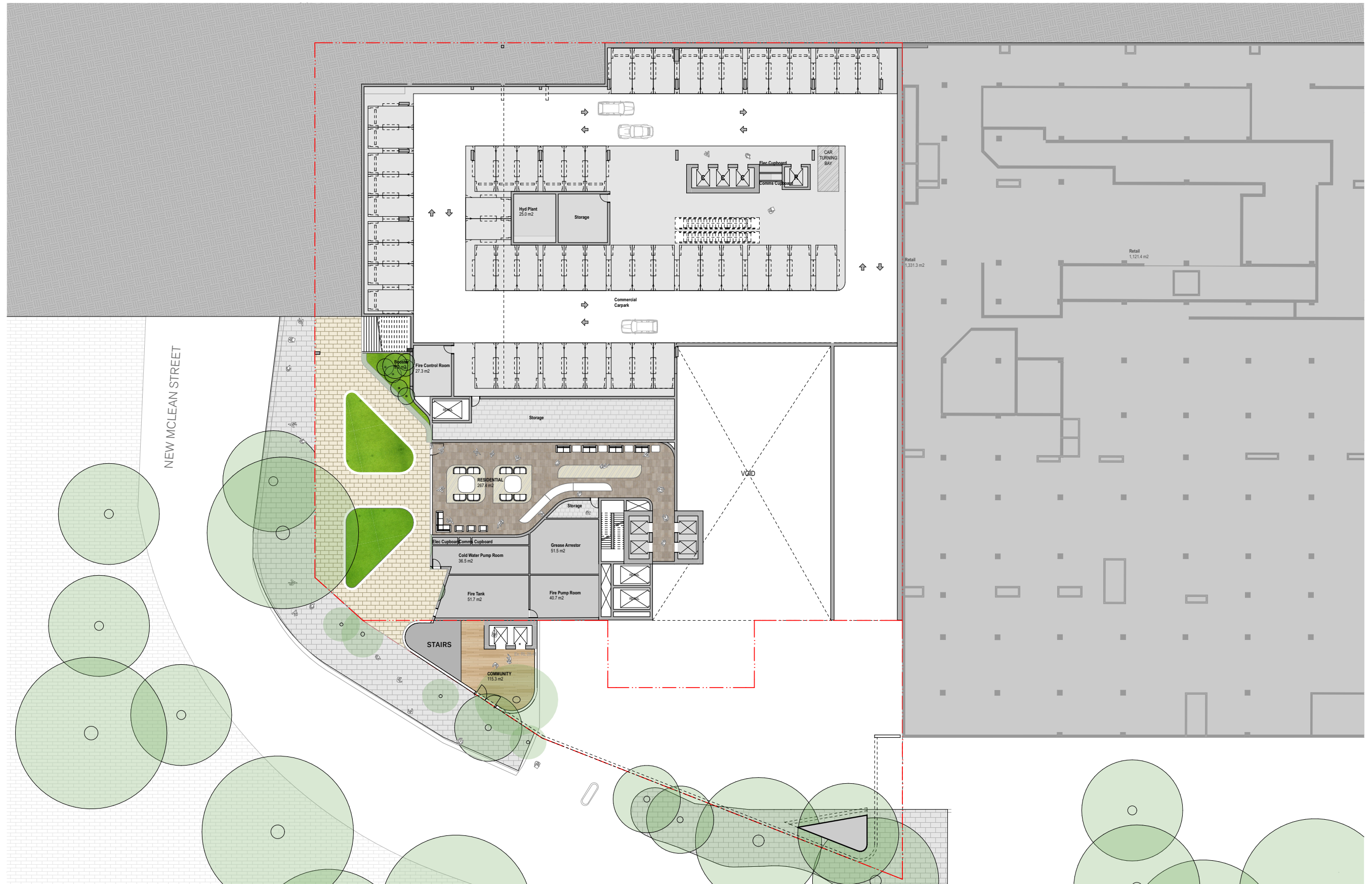
2203 — Envelope Elevation West & South
<Longhurst Property> — Edgecliff Centre

Scale
1:500 @ A1



Appendix ii - Reference Design Drawings

Indicative Architectural Drawing



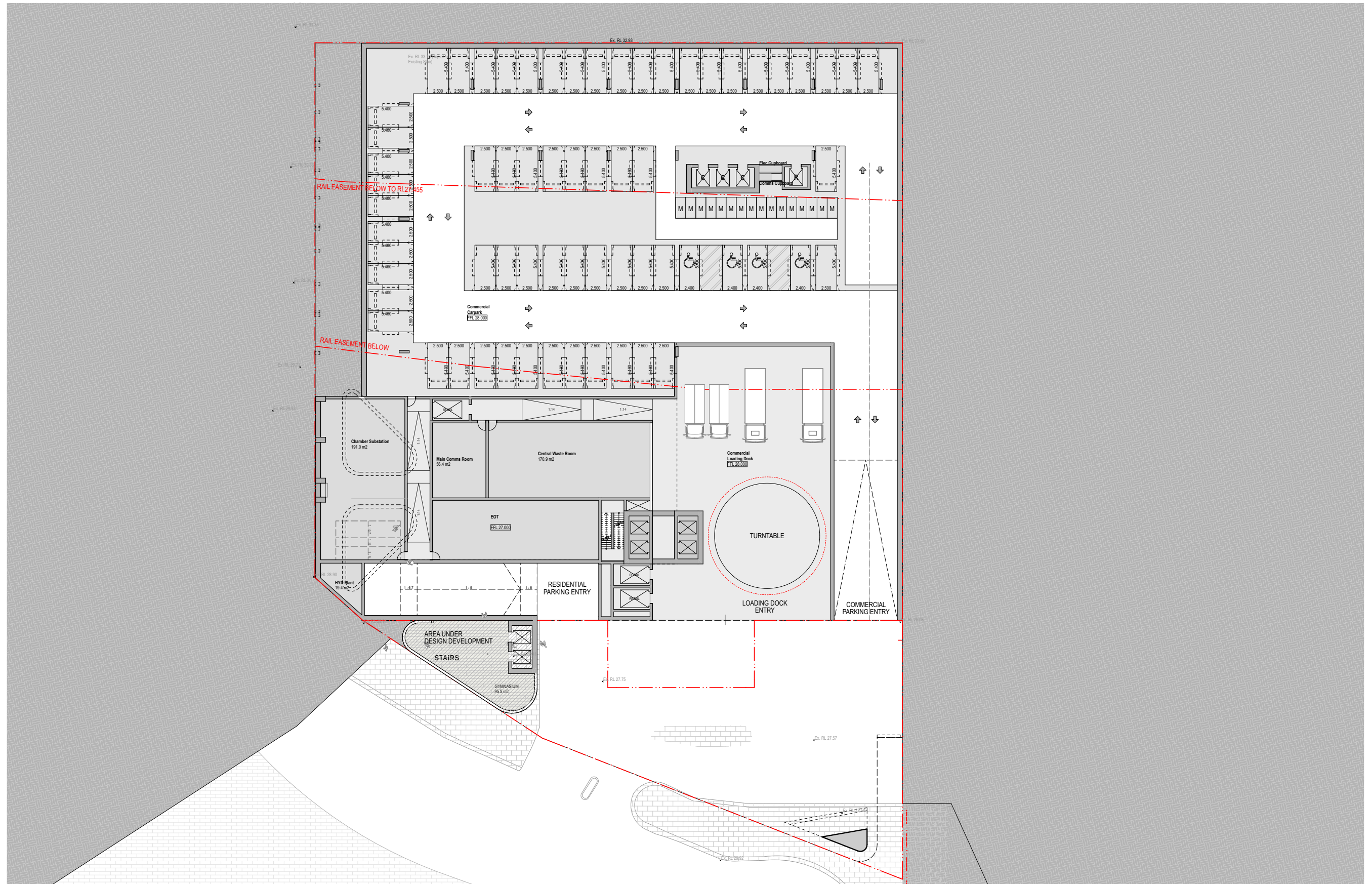
20B1 — Basement 1 Plan
 <Longhurst Property> — Edgecliff Centre

Scale
 1:200 @ A1



12/3/2024

Indicative Architectural Drawing



7/3/2024

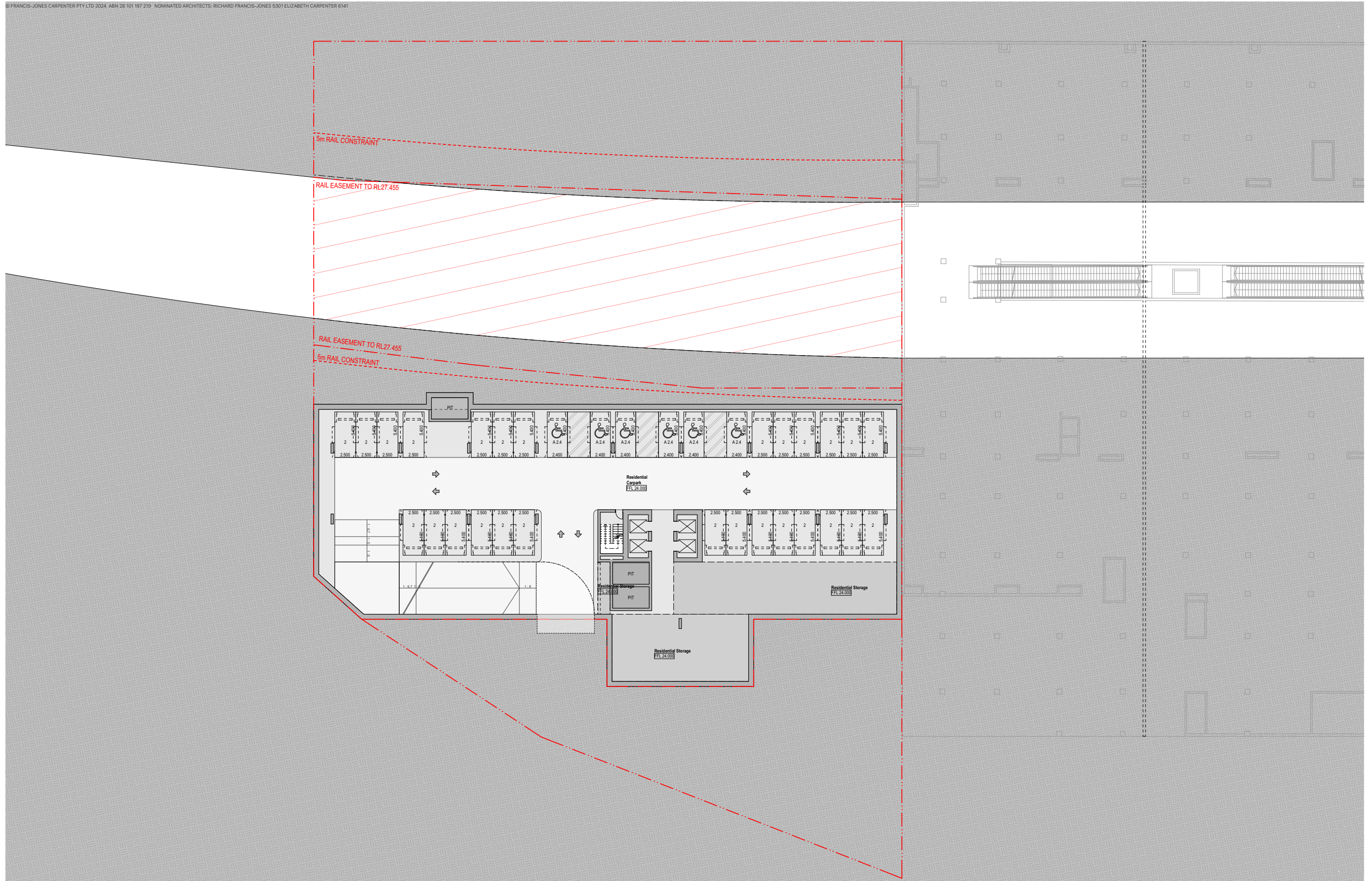
20B2 — Basemnt 2 Plan
 <Longhurst Property> — Edgecliff Centre

Scale
 1:100 @ A1



Indicative Architectural Drawing

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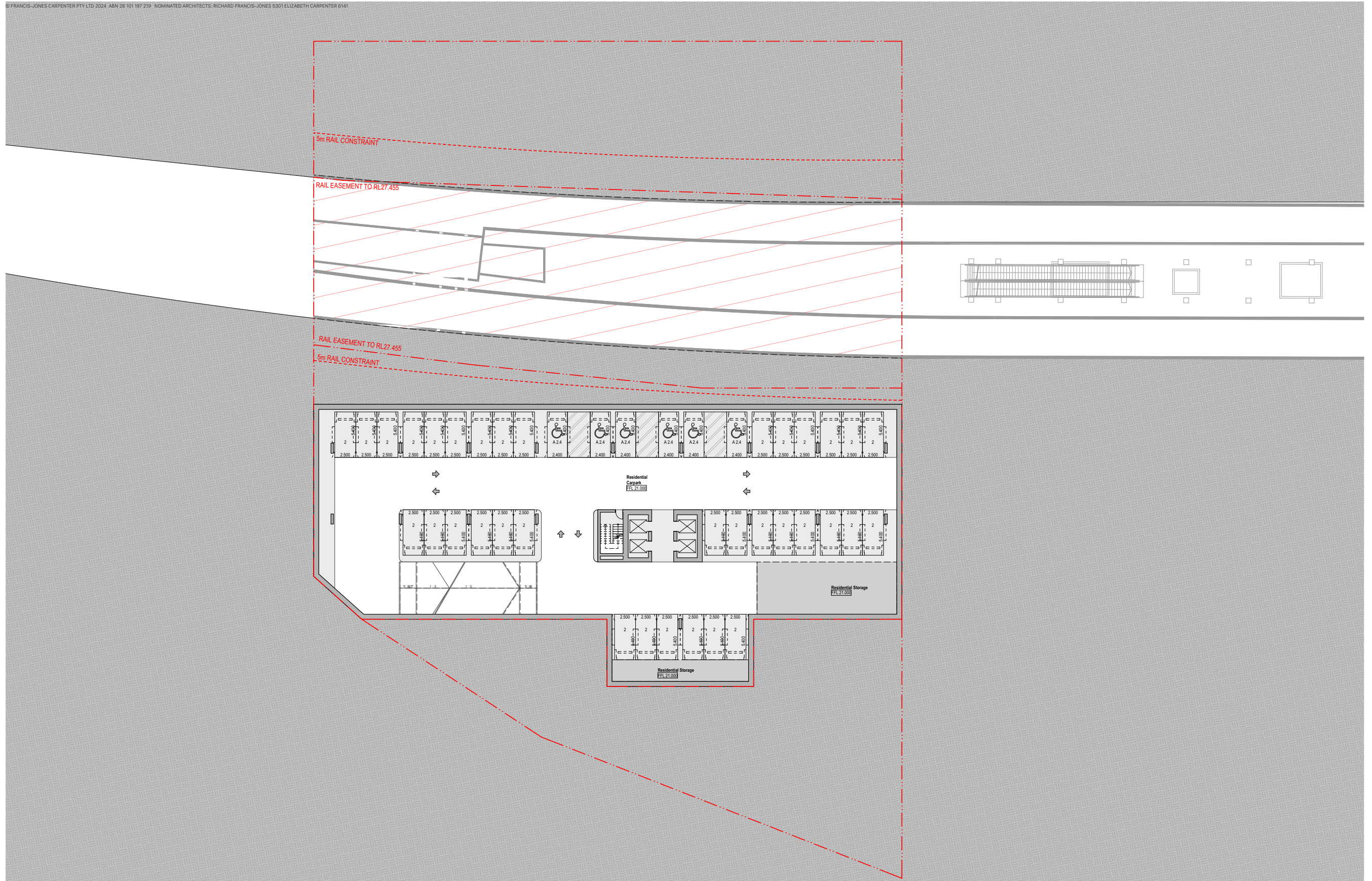
20B3 — Basement 3 Plan / Railway Platform Level
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



Indicative Architectural Drawing

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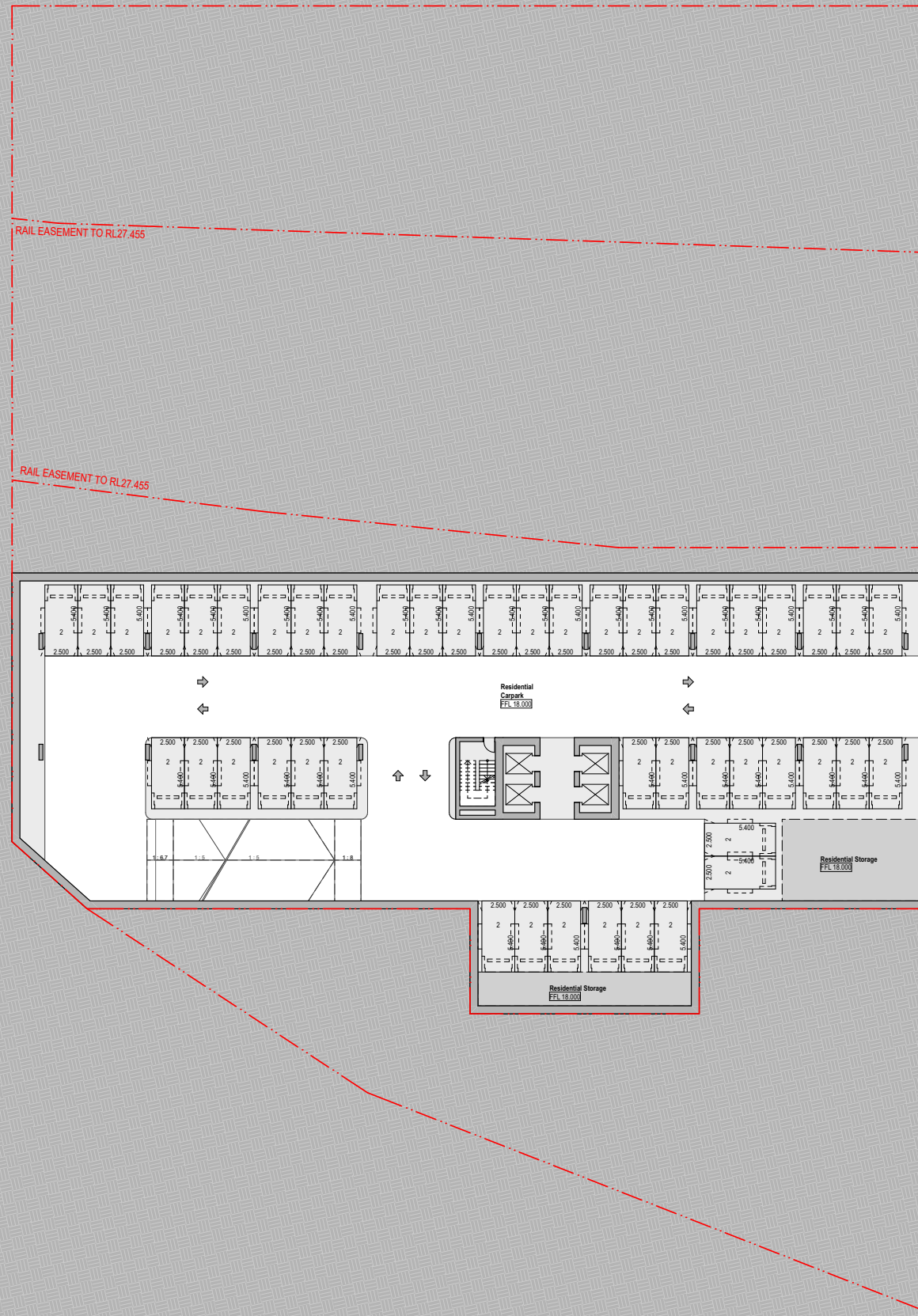
20B4 — Basement 4 Railway Platform (Level 4-7 Similar)
 <Longhurst Property> — Edgecliff Centre

Scale
 1:200 @ A1



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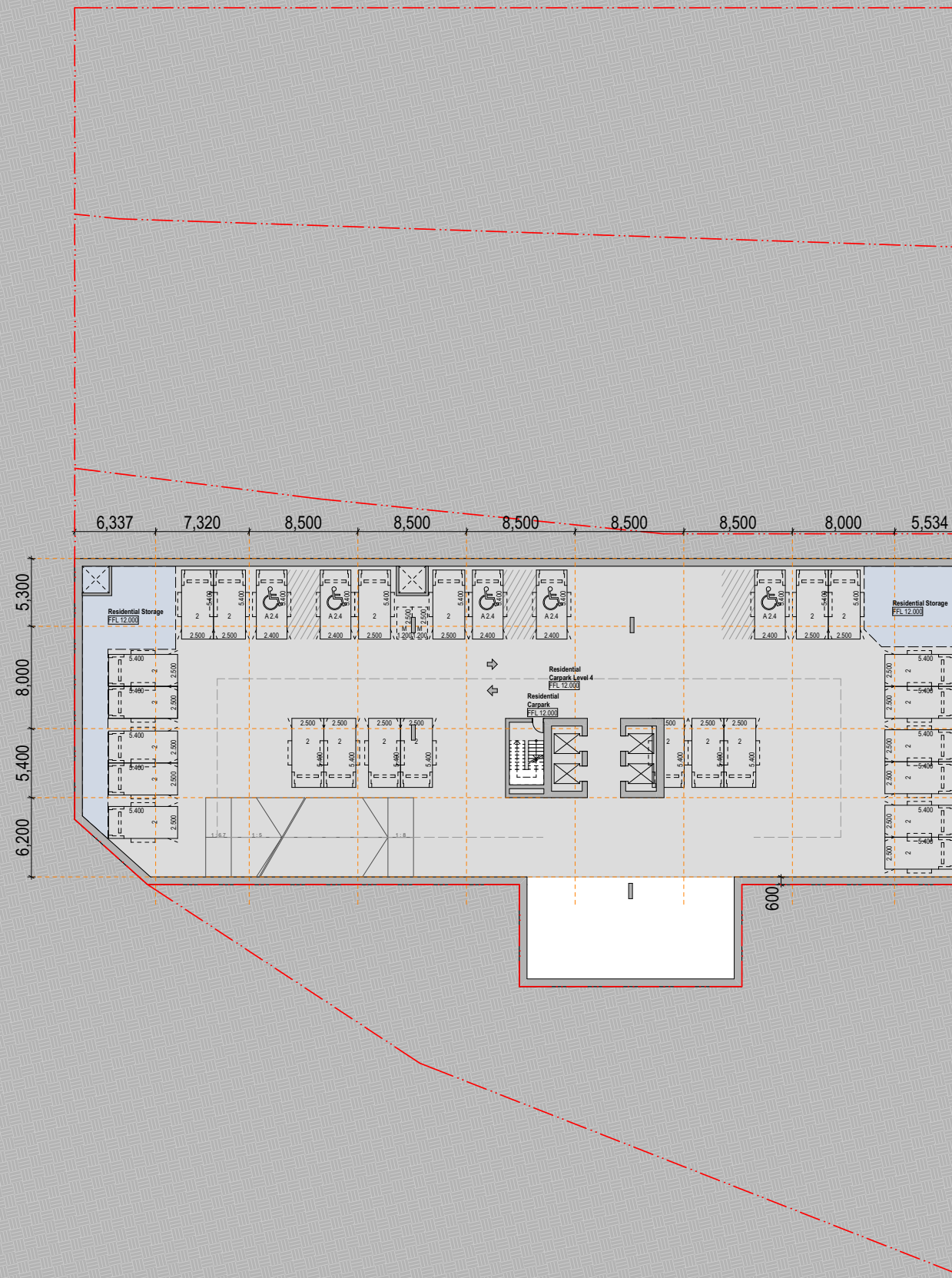
20B5 — Basement 5 - 7 Plan Typical
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



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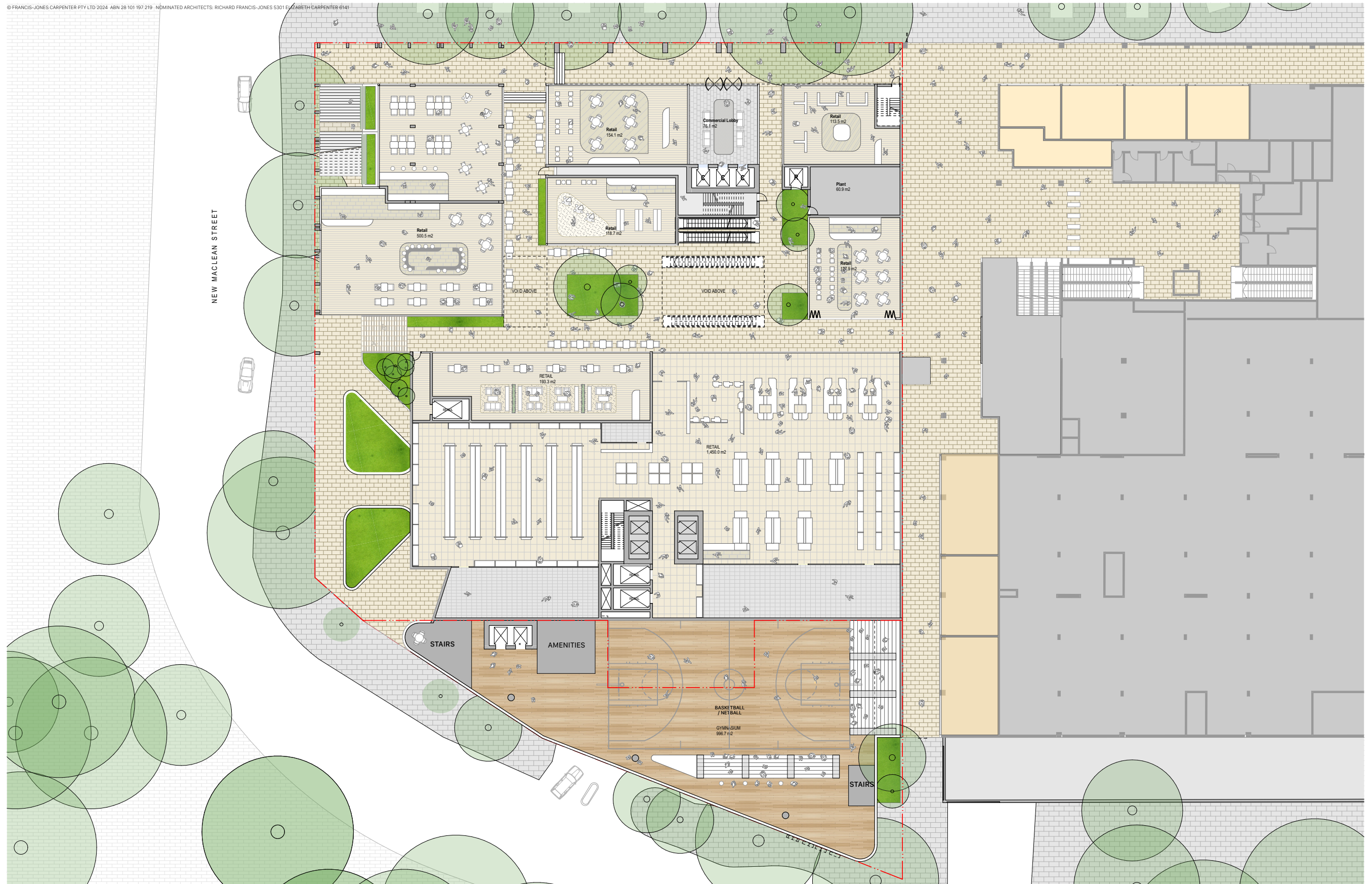
20B8 — Basement 8 Plan
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



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2000 — Ground Floor Plan
 <Longhurst Property> — Edgecliff Centre

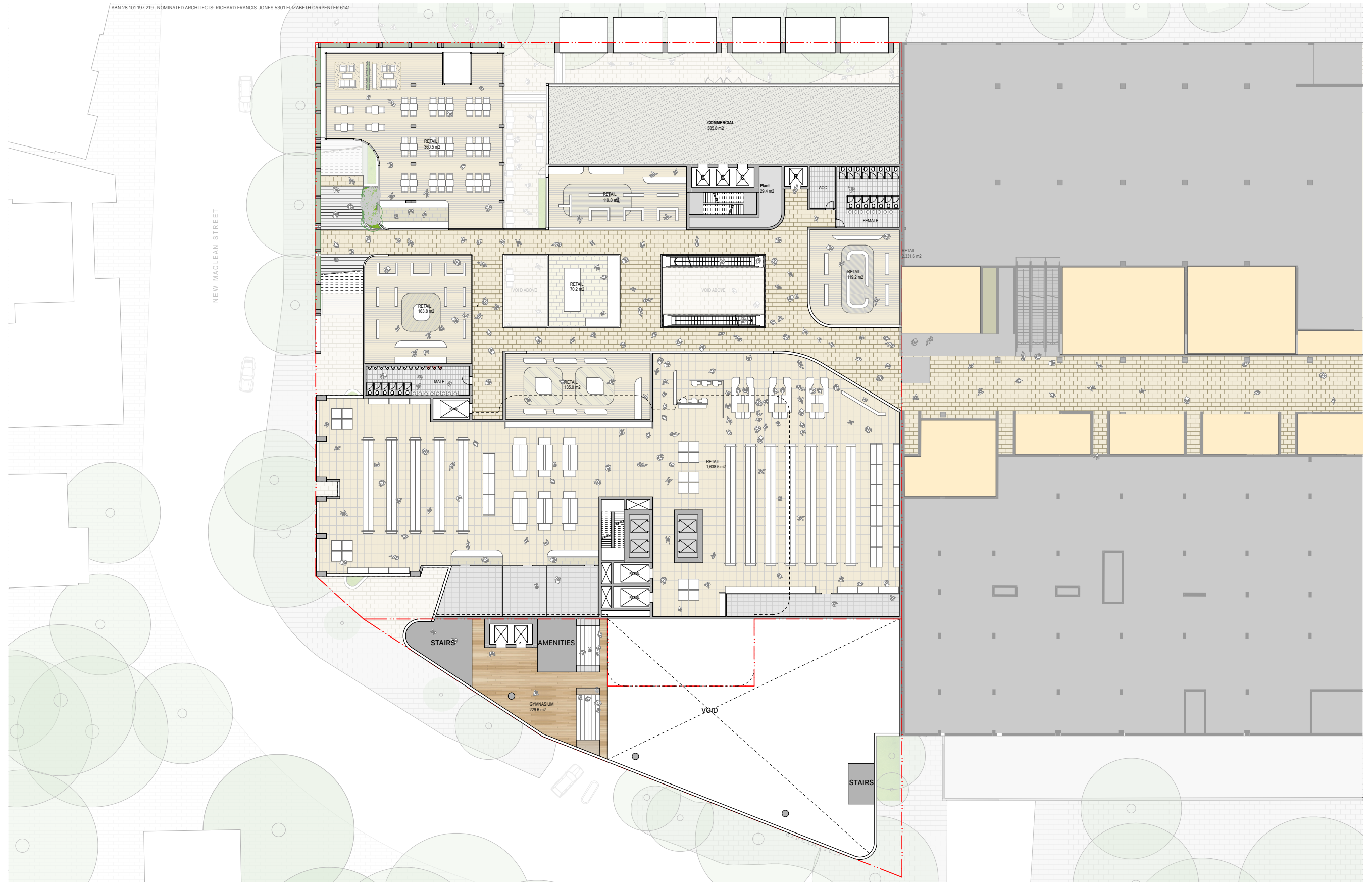
Scale
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12/3/2024

Indicative Architectural Drawing

ABN 28 101 197 219 NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5301 ELIZABETH CARPENTER 6141



12/3/2024

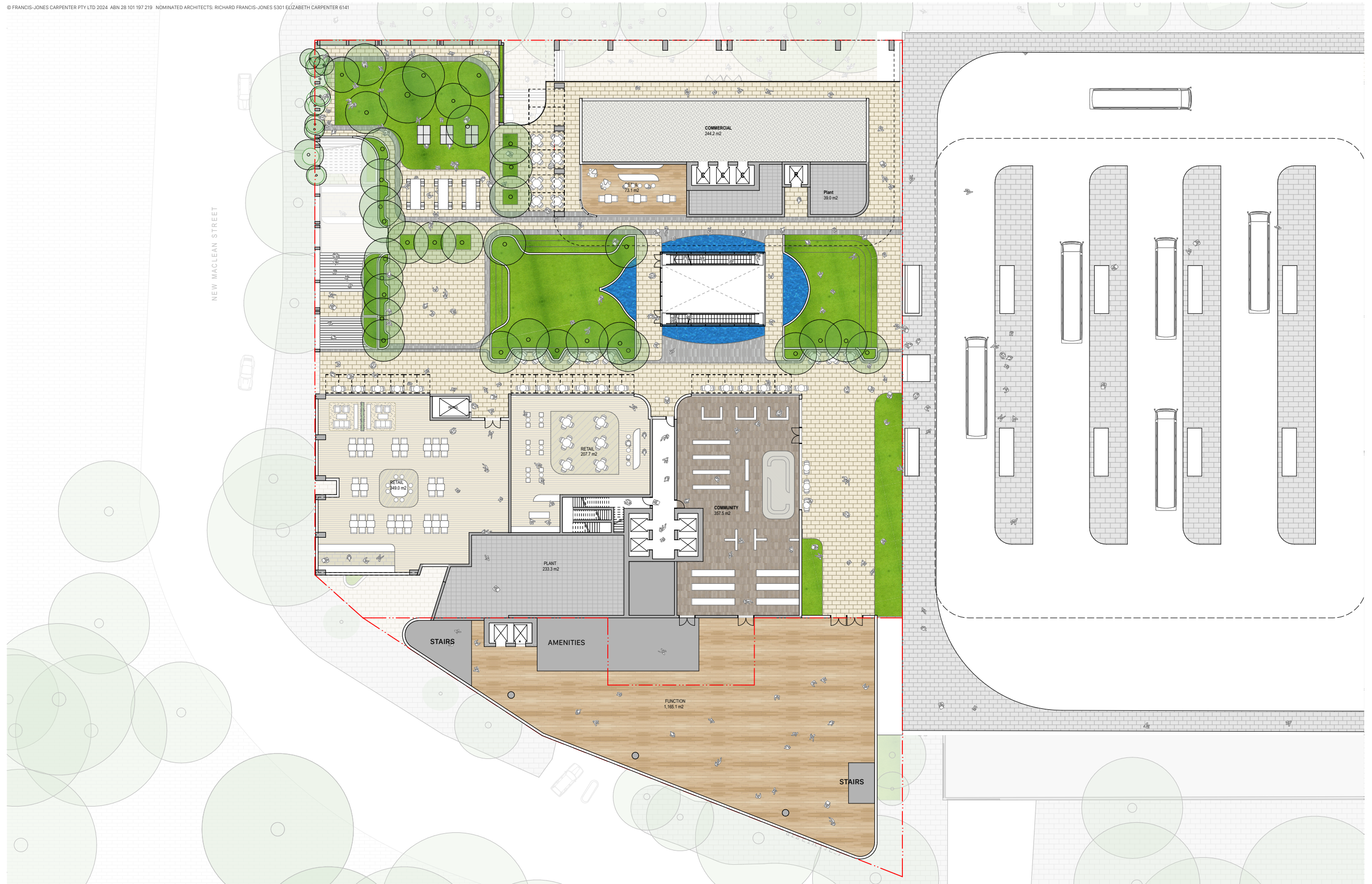
2001 — Level 1 Plan
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



Indicative Architectural Drawing

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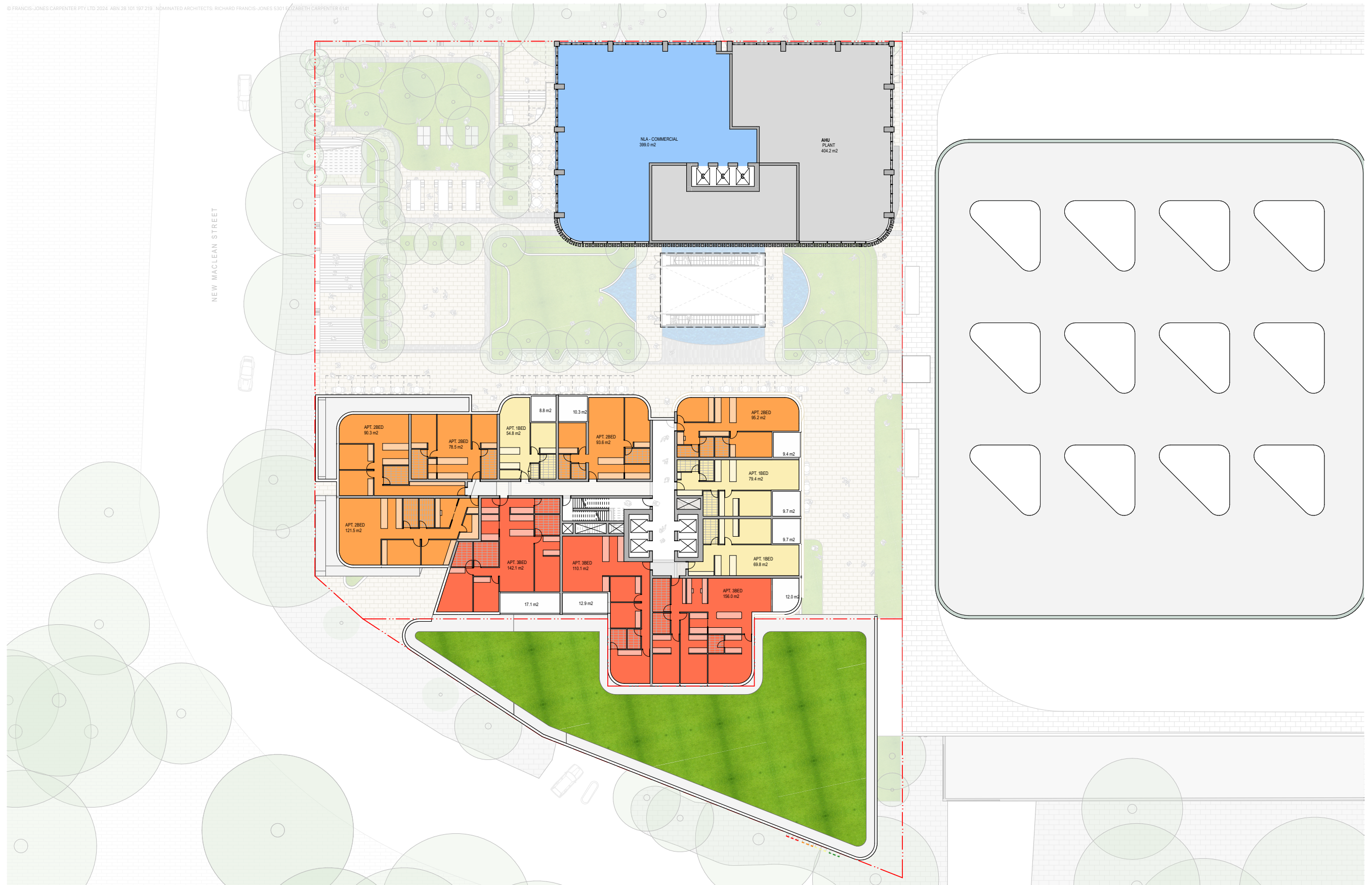
2002 — Level 2 Plan
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



Indicative Architectural Drawing

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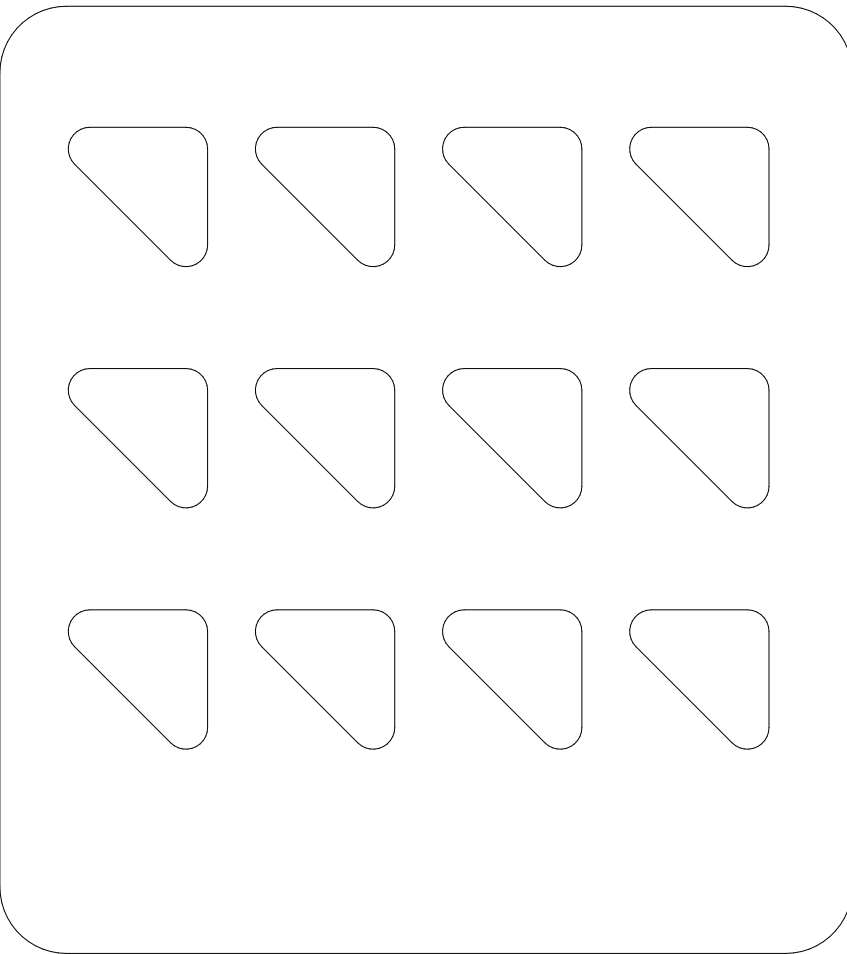
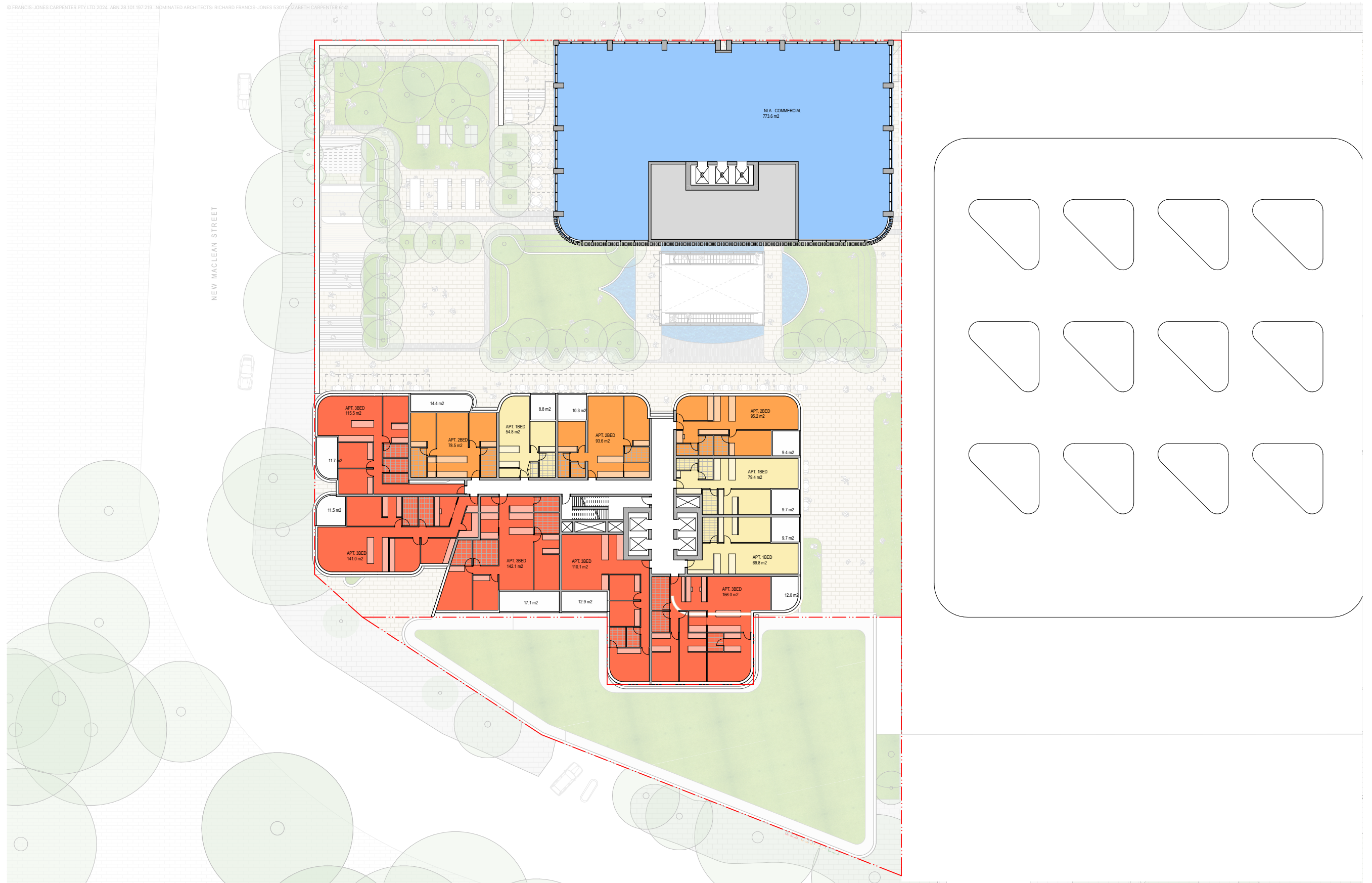
2003 — Level 3 Plan
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



Indicative Architectural Drawing

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11/3/2024

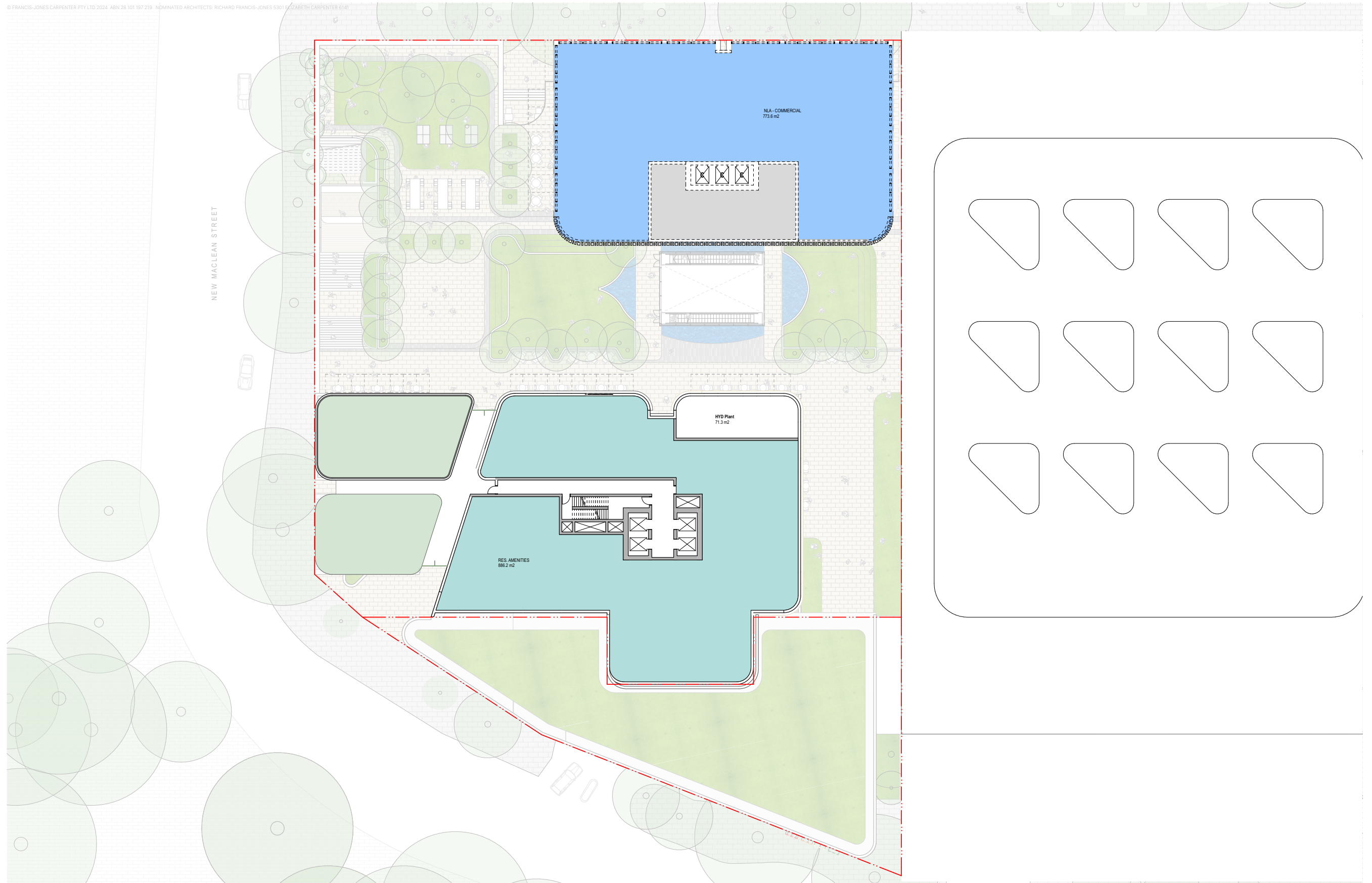
2004 — Level 4-10 Plan
 <Longhurst Property> — Edgecliff Centre

Scale
 1:200 @ A1



Indicative Architectural Drawing

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2005 — Level 11 Plan
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



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2006 — Typical Lower Level Plan
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



Indicative Architectural Drawing

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11/3/2024

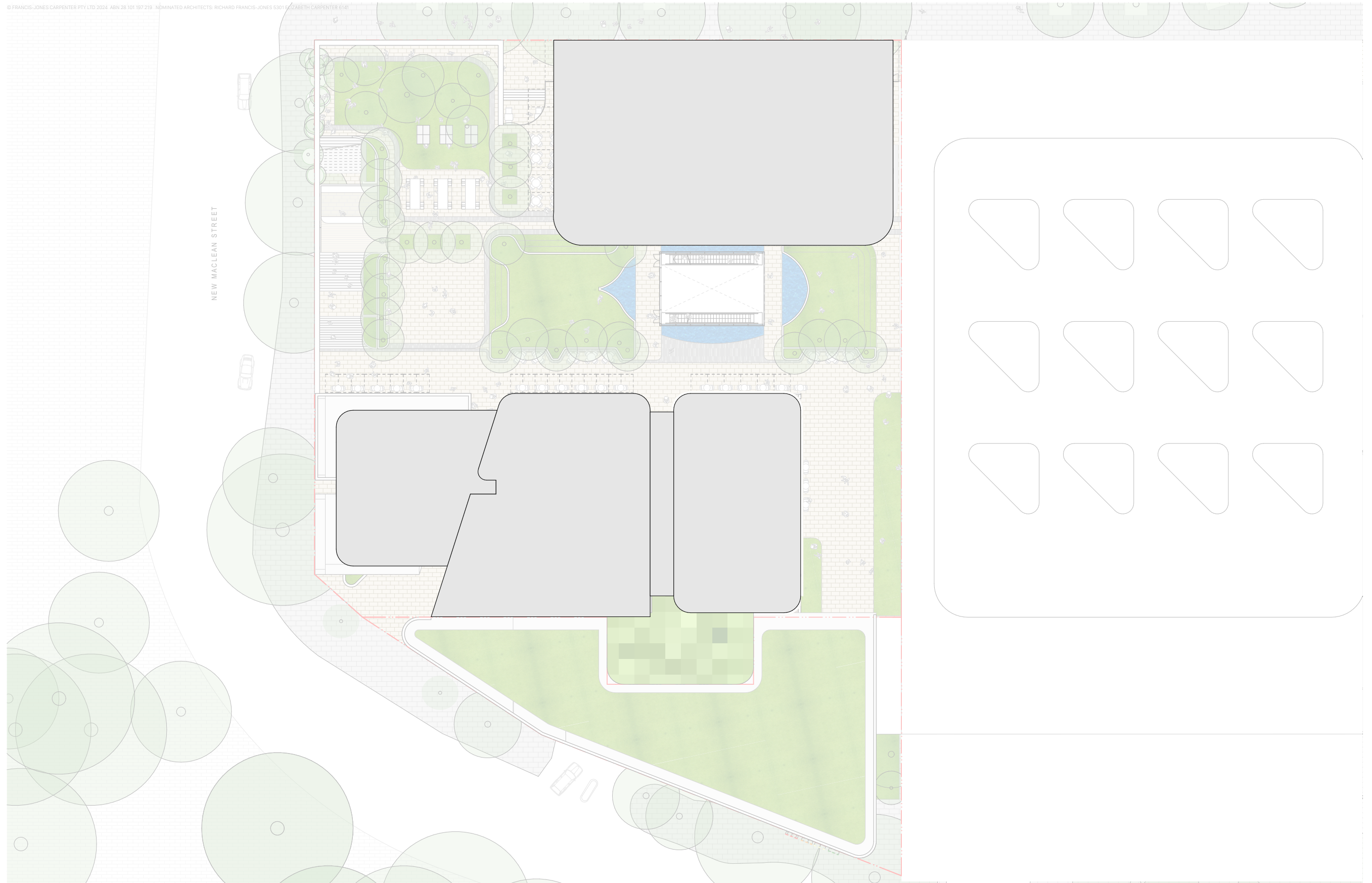
2007 — Typical Upper Level Plan
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



Indicative Architectural Drawing

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2008 — Roof Plan
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



Indicative Architectural Drawing

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LPEC												DATE 12/03/2024							
Storey	RL	F/F	RESIDENTIAL				COMMERCIAL / RETAIL				COMMUNITY		TOTAL					ENVELOPE	
TOP RL			GBA	GFA	GFA (Residential Amenity)	NSA	GBA	GFA	NLA (Commercial)	GLAR (Retail)	GBA	GFA	GBA	GFA	GFA:GBA	NSA (Residential)	NLA (Commercial / Retail)	GEA	% OF ENVELOPE USED
Roof feature	156.75																		
Level 35 - Plant	151.25	5.50																	
Level 34	148.050	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 33	144.850	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 32	141.650	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 31	138.450	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 30	135.250	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 29	132.050	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 28	128.850	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 27	125.650	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 26	122.450	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 25	119.250	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 24	116.050	3.20	973	794		675							973	794	81.61%	675		1770	55%
Level 23	112.850	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 22	109.650	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 21	106.450	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 20	103.250	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 19	100.050	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 18	96.850	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 17	93.650	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 16	90.450	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 15	87.250	3.20	1008	794		675							1008	794	78.78%	675		1770	57%
Level 14	84.050	3.20	1162	924		785							1162	924	79.51%	785		3013	39%
Level 13	80.850	3.20	1162	924		785							1162	924	79.51%	785		3013	39%
Level 12	77.650	3.20	1162	924		785	945	831.0	706				2107	1755	83.29%	785	706	3013	70%
Level 11	72.850	4.80	1162		951	808	945	831.0	706				2107	1782	84.55%	808	706	3013	70%
Level 10	69.650	3.20	1558	1220		1037	945	831.0	706				2503	2051	81.94%	1037	706	3868	65%
Level 9	66.450	3.20	1558	1220		1037	945	831.0	706				2503	2051	81.94%	1037	706	3868	65%
Level 8	63.250	3.20	1558	1220		1037	945	831.0	706				2503	2051	81.94%	1037	706	3868	65%
Level 7	60.050	3.20	1558	1220		1037	945	831.0	706				2503	2051	81.94%	1037	706	3868	65%
Level 6	56.850	3.20	1558	1220		1037	945	831.0	706				2503	2051	81.94%	1037	706	3868	65%
Level 5	53.650	3.20	1558	1220		1037	945	831.0	706				2503	2051	81.94%	1037	706	3868	65%
Level 4	50.450	3.20	1558	1220		1037	945	831.0	706				2503	2051	81.94%	1037	706	3868	65%
Level 3	47.250	3.20	1525	1220		1037	945	394.0	375				2470	1614	65.34%	1037	375	5875	42%
Level 2	42.650	4.60					2049	1197.0	244	900			3135	2251	71.80%	0	1144	5875	53%
Level 1	38.150	4.50					3560	2948.0	385	2430			4605	3944	85.65%	0	2815	5875	78%
Ground Floor	33.600	4.55					3163	2712.0		2532			1045	994.0				5875	72%
Basement 1	30.80	2.8	4047	96						125			4172	96					
Basement 2	28.00	2.8	4666										4666	0					
Basement 3	25.00	3	1912										1912						
Basement 4	22.00	3	1904										1904						
Basement 5	19.00	3	1904										1904						
Basement 6	16.00	3	1904										1904						
Basement 7	13.00	3	1904										1904						
Basement 8	10.00	3	1904										1904						
TOTAL			57349	28510	951	24960	18222	14730.0	7361	5862	3301	3044.0	79880	47234	59.13%	24960	13223	98028	81%

* NOTE: Typical Commercial FTF @ 3.8m