

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	
		m ²	m ²	m ²		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			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	Transfer Level	1409	0	0		3.8	114.5	174	
L27	Upper Mid Rise	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		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	Lower Mid Rise	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	Part Plant	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

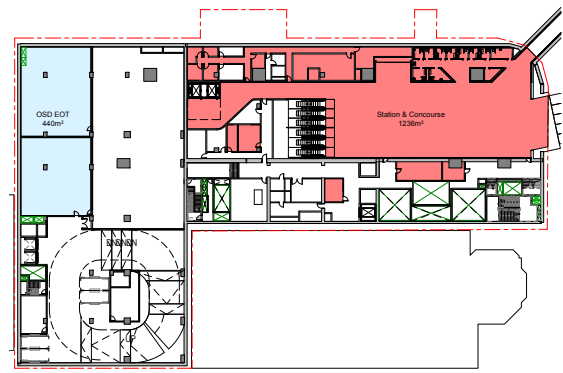
Note:

L00 M ST includes retail areas in OSD Lobby

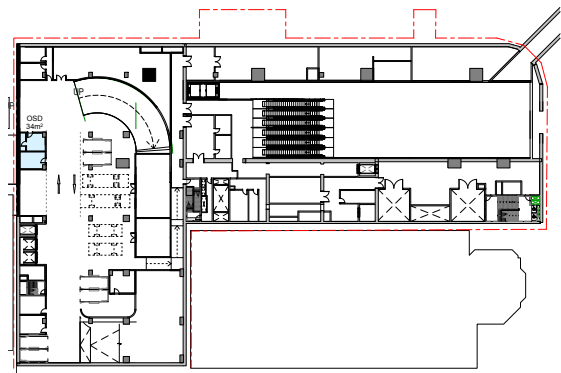
Definitions:

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:

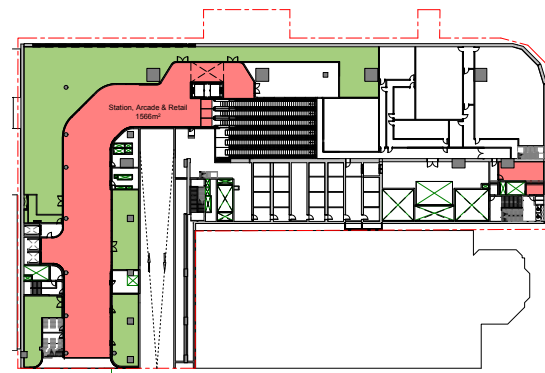
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
 - (c) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) 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.



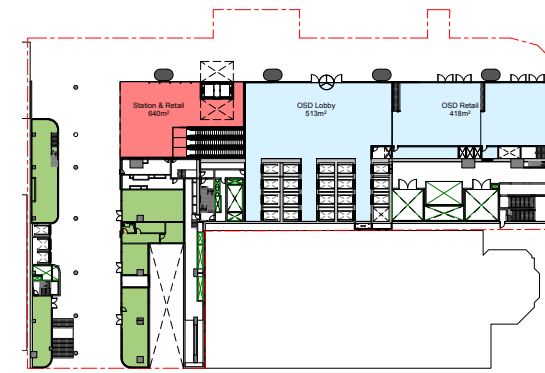
1 Concourse B02
1:500



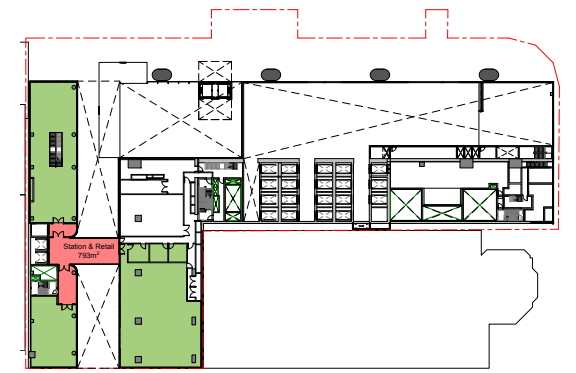
16 Loading Level B01
1:500



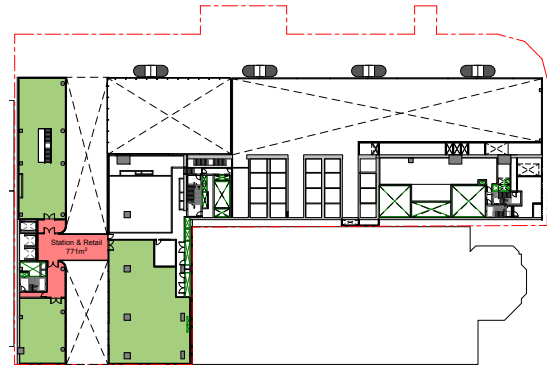
2 L00 Ground Denison Street
1:500



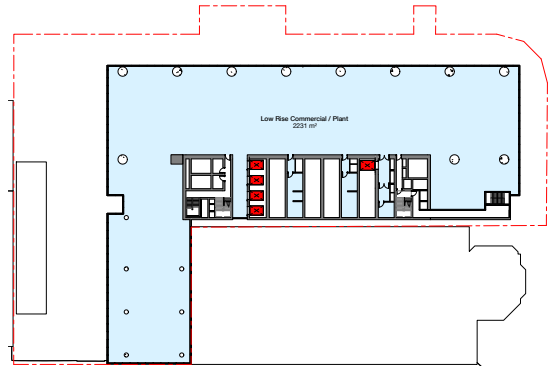
3 L00 Ground Miller Street
1:500



4 Retail L01
1:500



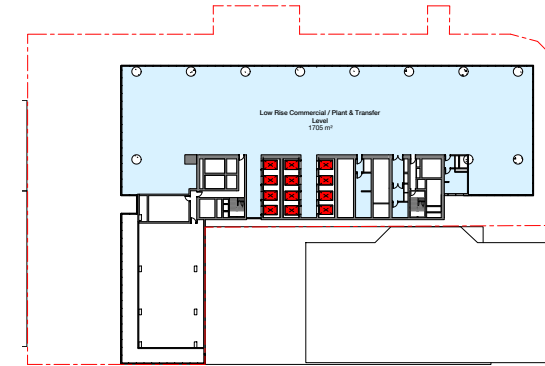
5 Retail/Sky Lobby L02
1:500



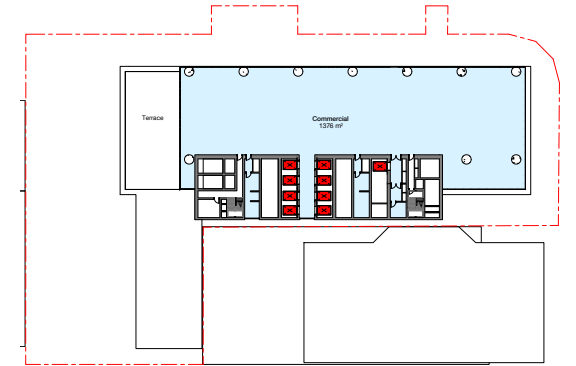
6 L04 Transfer Level
1:500



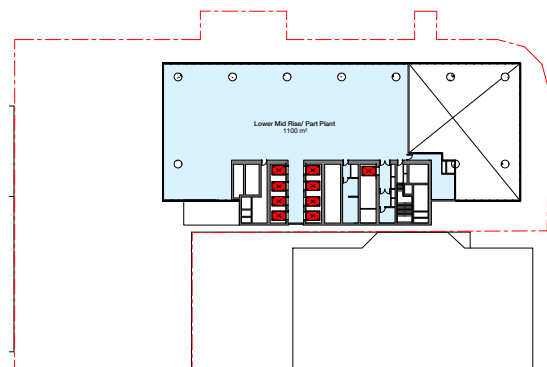
7 L05 Low Rise Typical
1:500



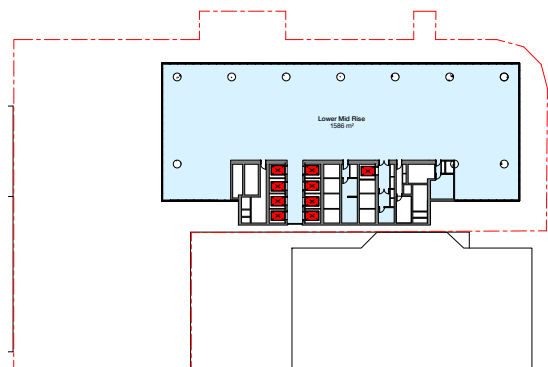
11 L11 Riser Transfer
1:500



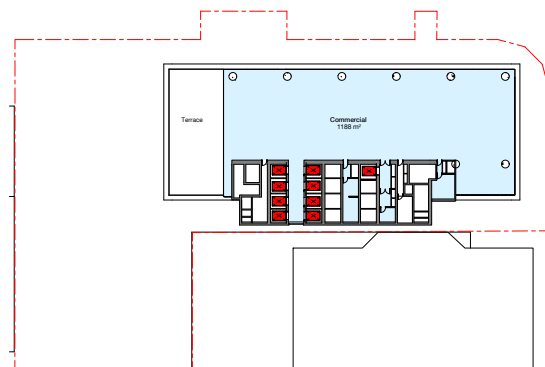
8 L13 Lower Terrace
1:500



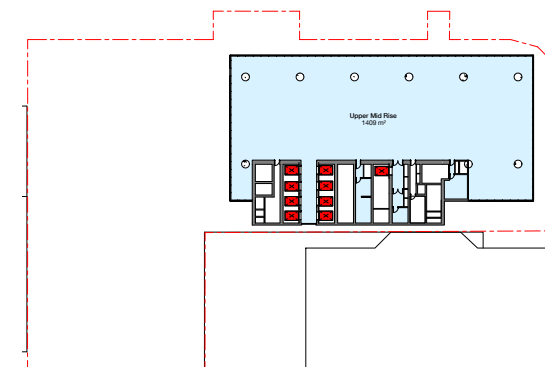
9 L15 Lower Mid Typical
1:500



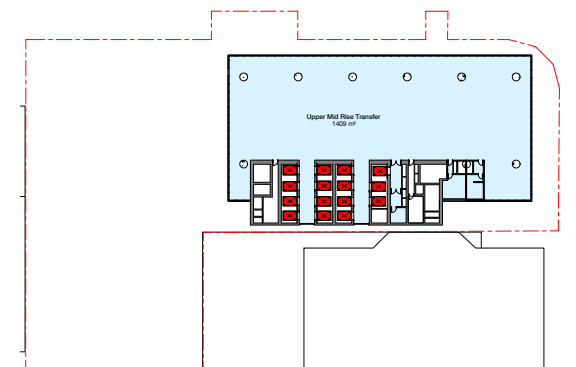
10 L16
1:500



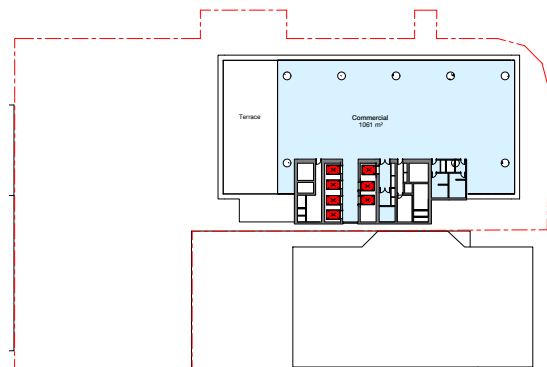
11 L22 Mid Rise Terrace
1:500



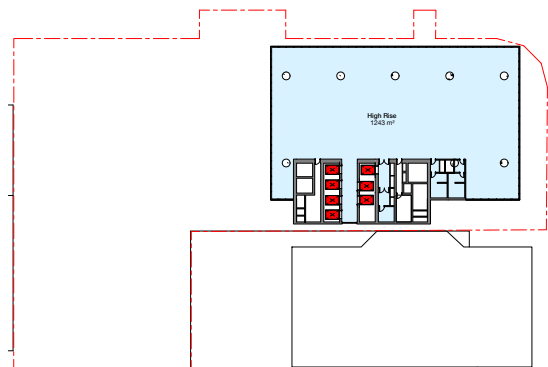
12 L23 Typical Upper Mid
1:500



17 L28 Mid Rise Transfer
1:500



13 L32 Upper Terrace
1:500



14 L33 Typical High Rise
1:500

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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.

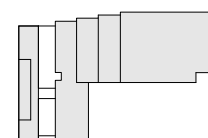
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

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Note:
Indicative design. Subject to design development.

DRAWING KEY	
	SSDA - OSD AREAS
	STATION
	STATION RETAIL (INCLUDED IN STATION AREAS)
	BOUNDARY

KEY PLAN LEGEND



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.	A21.001	Revision
		1

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FOR INFORMATION

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