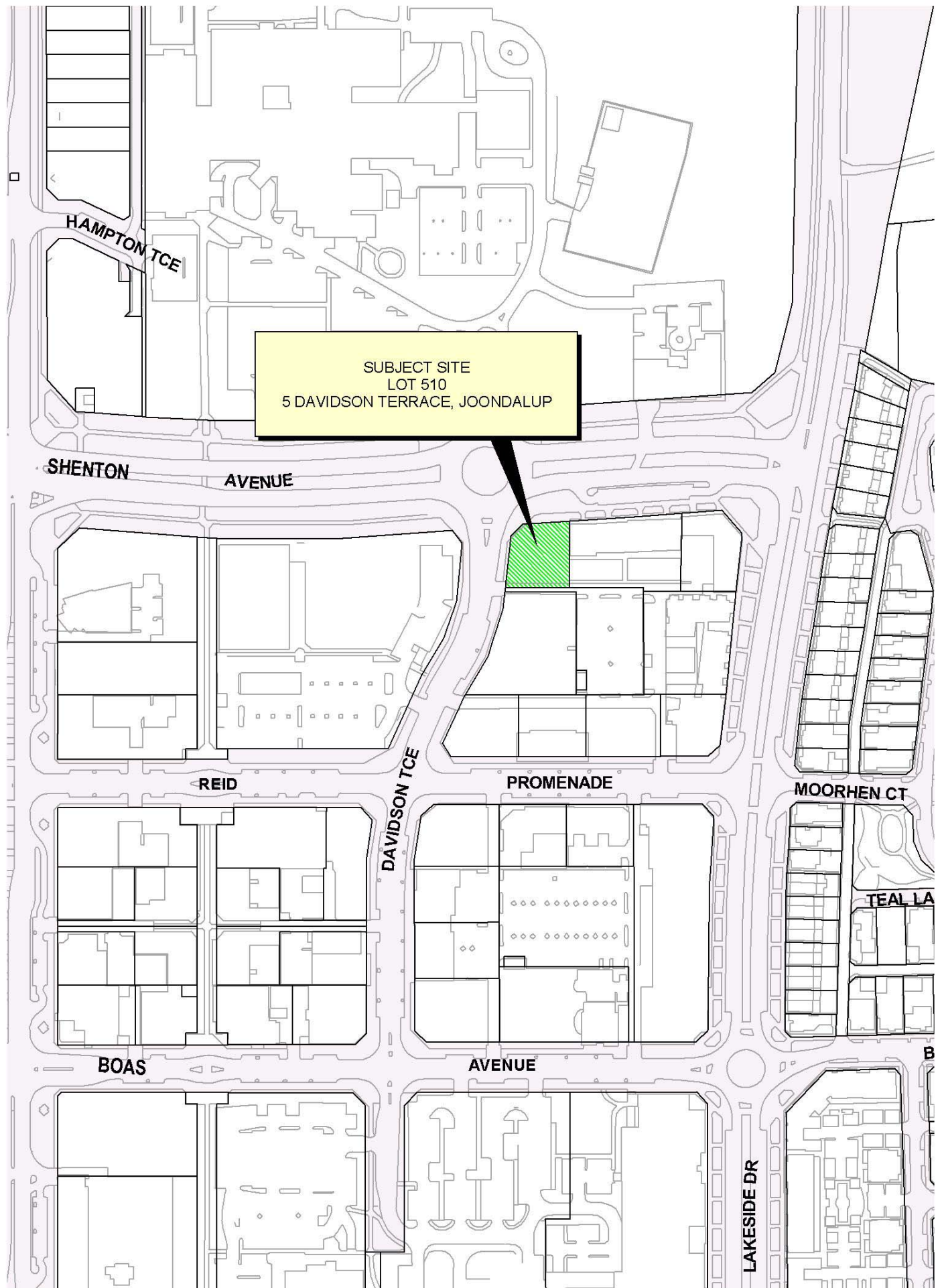
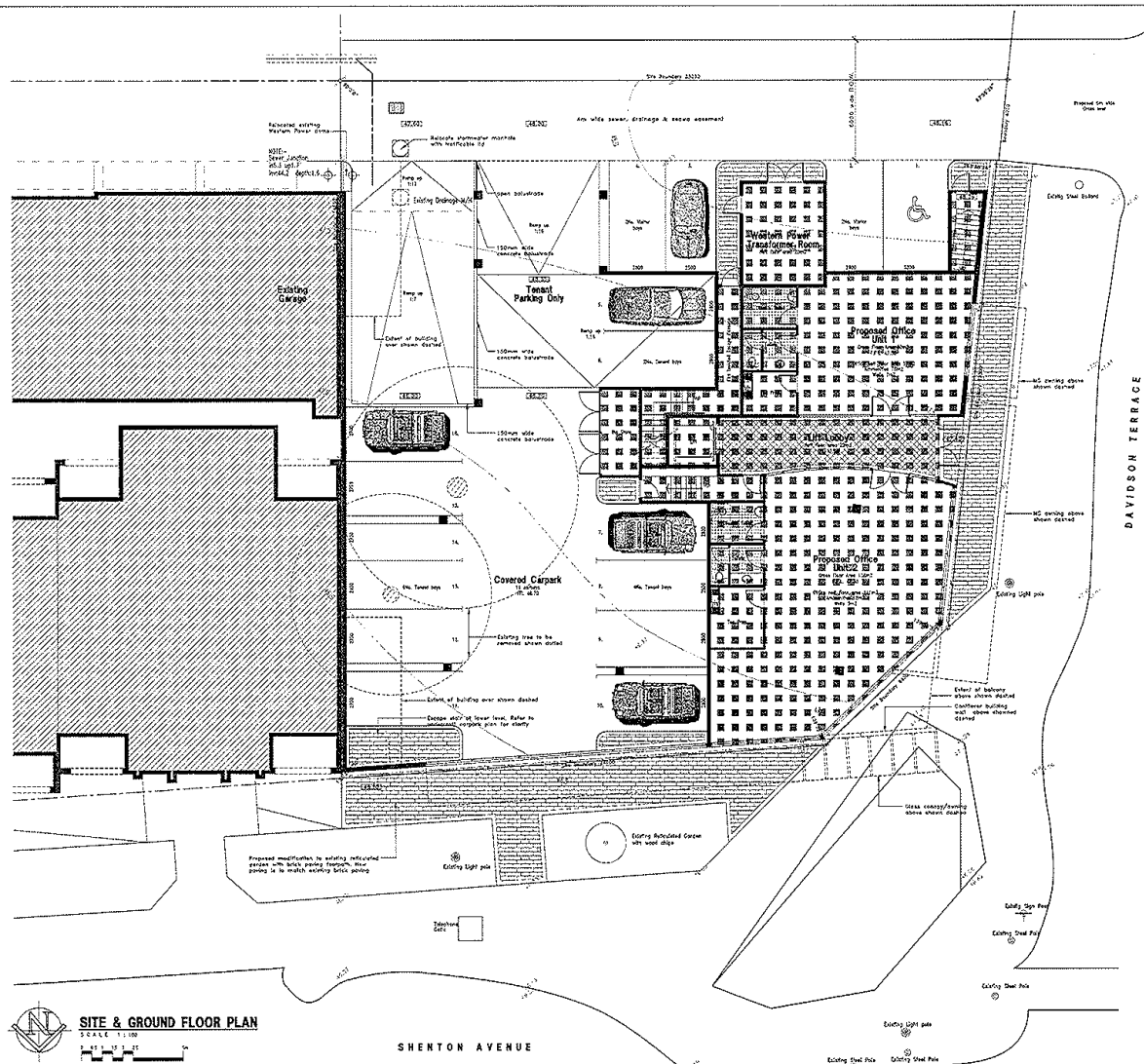








Location : Lot 510, Cnr Davidson Terrace & Shenton Avenue, Joondalup
For : Mr. G. Iddles



Proposed Commercial Development

19 Catherine St, Subiaco, Western Australia 6008. Telephone (08) 9381 8511. Email: mss@meyershircore.com.au. Website: <http://www.meyershircore.com.au>

PROJECT No 6541 SKETCH No 006 SHEET No 2 of 6 November 2006

Landscaping

A. **Hard Landscaping**
Defined as paved walkways either open or covered.

B. **Soft Landscaping**
Defined as vegetative landscaping.

Gross Floor Area : GFA
A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.
Unless otherwise noted as Net Floor Area.

B. Definition of Gross Floor Area is defined as:

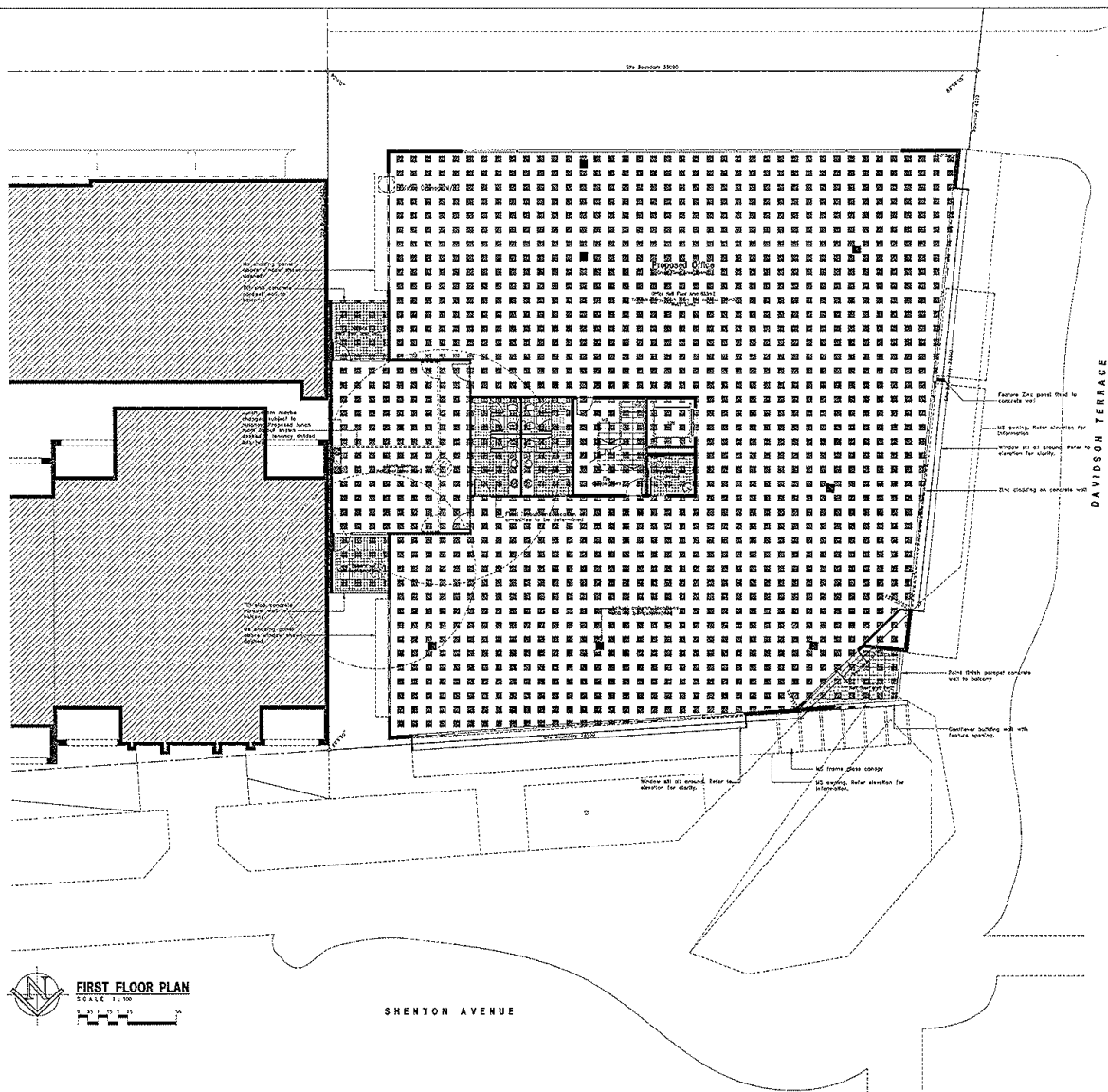
1/ GROSS FLOOR AREA OF TENANCY:
Gross Floor Area of an individual Tenancy is defined as the area contained between the centre line of common tenancy walls and the outside edge of external walls.

2/ GROSS FLOOR AREA OF A BUILDING:
Gross Floor Area of a Building is defined as the total area contained between the outside edge of external walls.

Net Floor Area: NFA

A. Net Floor Area of a Tenancy on this plan is defined as the area between external or tenancy dividing walls.

B. This area is inclusive of toilets if the toilets are exclusive to the Tenancy.



FIRST FLOOR PLAN
SCALE: 1:100

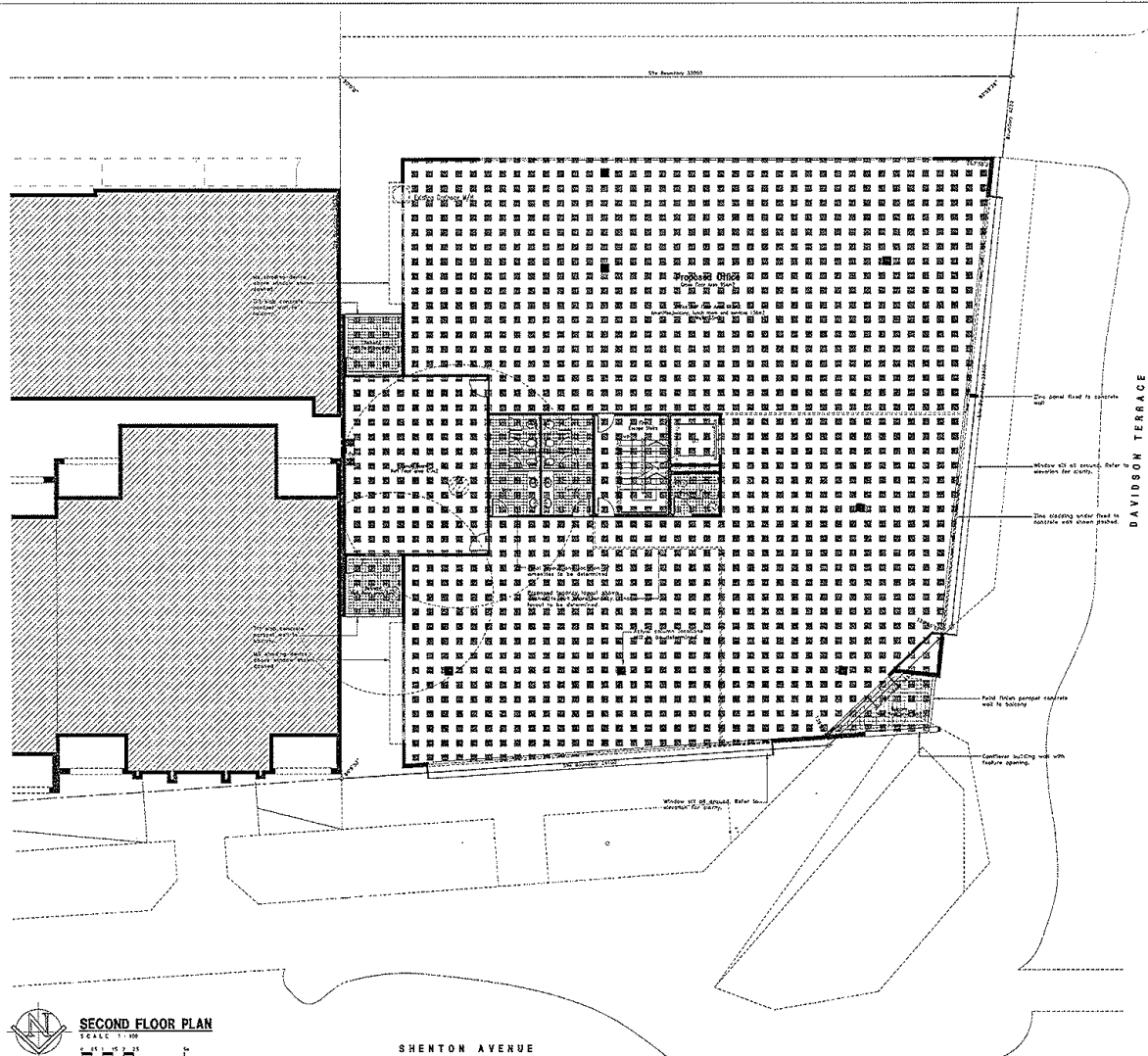
Location : Lot 510, Cnr Davidson Terrace & Shenton Avenue, Joondalup
For : Mr. G. Iddles



MEYER SHIRCORE
ARCHITECTS
PERKINSWARREN

Proposed Commercial Development

- Landscaping**
- A. Hard Landscaping
Defined as paved walkways either open or covered.
 - B. Soft Landscaping
Defined as vegetative landscaping.
- Gross Floor Area : GFA**
- A. All Floor Areas on this plan are shown as GROSS FLOOR AREA. Unless otherwise noted as Net Floor Area.
 - B. Definition of Gross Floor Area is defined as:
 - i. GROSS FLOOR AREA OF TENANCY:
Gross Floor Area of an individual Tenancy is defined as the area contained between the centre line of division tenancy wall and the outside edge of external walls.
 - ii. GROSS FLOOR AREA OF A BUILDING:
Gross Floor Area of a Building is defined as the total area contained between the outside edge of external walls.
- Net Floor Area : NFA**
- A. Net Floor Area of a Tenancy on this plan is defined as the area between external or tenancy dividing walls.
 - B. This area is inclusive of balconies if the balconies are exclusive to the Tenancy.



SECOND FLOOR PLAN

SCALE 1:100



Location : Lot 510, Cnr Davidson Terrace & Shenton Avenue, Joondalup
For : Mr. G. Iddles

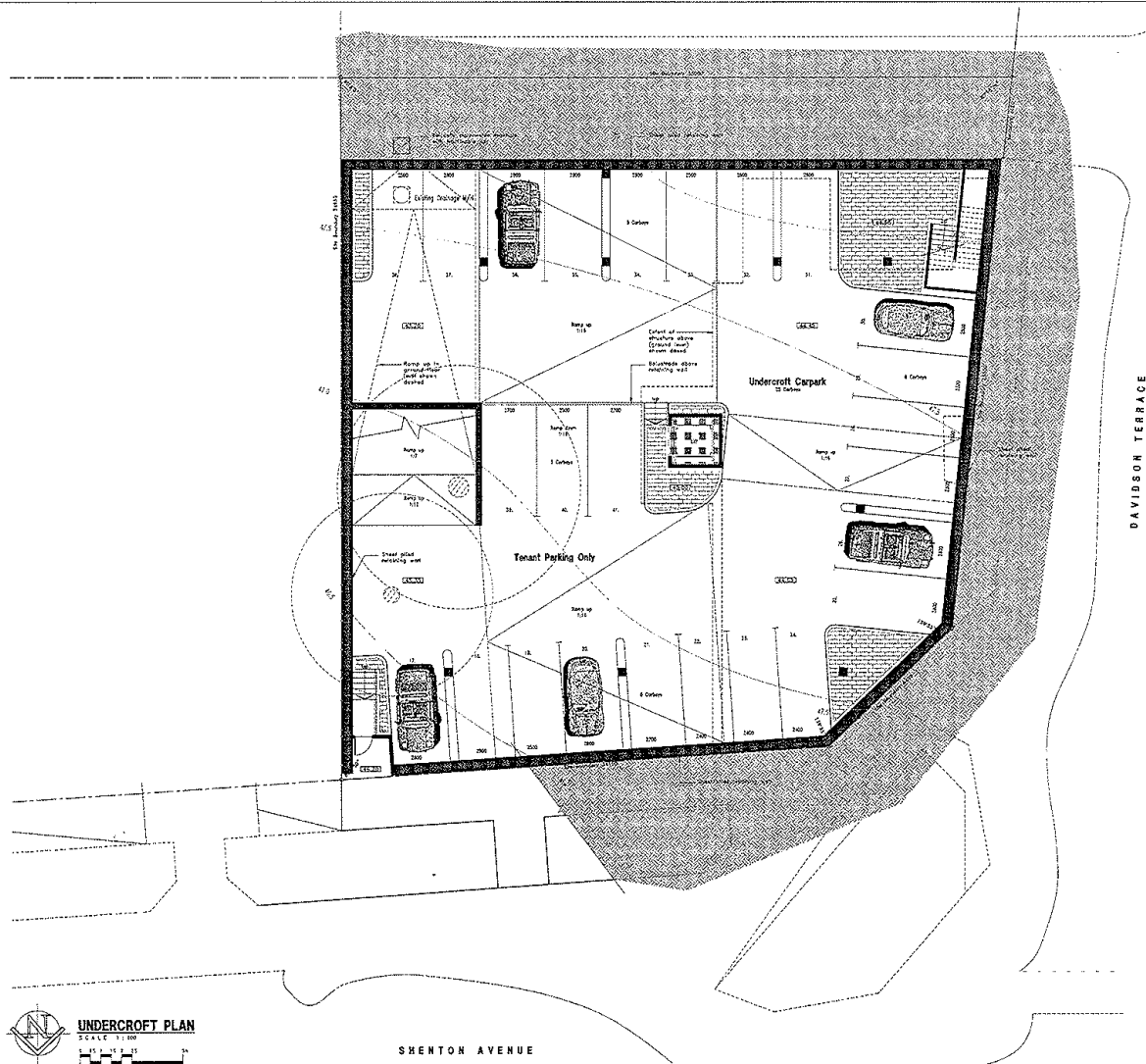
MEYER SHIRCORE
4111 PRESTON
PERFORMANCE

Proposed Commercial Development

19 Colthart St, Subiaco, Western Australia 6008. Telephone (08) 9381 8511. Email: mso@meyershircore.com.au. Website: <http://www.meyershircore.com.au>
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PROJECT No 6541 SKETCH No 006 SHEET No 4 of 6 November 2005

- Landscaping**
A. Hard Landscaping
Defined as paved walkways either open or covered.
B. Soft Landscaping
Defined as vegetative landscaping.
- Gross Floor Area : GFA**
A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.
Unless otherwise noted as Net Floor Area.
B. Definition of Gross Floor Area is defined as:
1/ GROSS FLOOR AREA OF TENANCY:
Gross Floor Area of an individual Tenancy is defined as the area contained between the center line of common tenancy walls and the outside edge of external walls.
2/ GROSS FLOOR AREA OF A BUILDING:
Gross Floor Area of a building is defined as the total area contained between the outside edge of external walls.
- Net Floor Area : NFA**
A. Net Floor Area of a Tenancy on this plan is defined as the area between external or tenancy dividing walls.
B. This area is inclusive of toilets if the toilets are exclusive to the Tenancy.

**SITE CRITERIA**

1. Site area 1935m²

2 Proposed Gross Floor Areas**Ground Floor Level****a. Unit 1**

i. Office (Nett Floor Area) 60m²
ii. Toilets & Tea prep. 15m²

b. Unit 2

i. Office (Nett Floor Area) 111m²
ii. Toilet & Tea prep. 18m²

c. Lift & Stairs 35m²
d. Transformer Room 20m²
e. Lobby 29m²
f. Bin 8m²
g. External Walls 25m²

Total 321m²

First Floor Level

a. Office (Nett Floor Area) 683m²
b. Lunch Room 61m²
c. Toilet 29m²
d. Lift and Stairs 23m²
e. Balcony 25m²
f. Walls 33m²

Total 854m²

Second Floor Level

a. Office (Nett Floor Area) 683m²
b. Lunch Room 61m²
c. Toilet 29m²
d. Lift and Stairs 23m²
e. Balcony 25m²
f. Walls 33m²

Total 854m²

Roof Level

a. Undercovered Recreation deck 52m²
b. BBQ 18m²
c. Observation deck 78m²
d. Stair/lift/walls 37m²

Total 185m²

Total Gross Floor Area 2214m²

3. Total Cars Required

Office (Nett Floor Area) 1537m² @ 1/30m² 51.2 cars

Total Cars Provided

a. Undercroft 25 cars
b. Ground Floor 16 cars

Total 41 cars

4. Allowable Plot Ratio Area (plot ratio 1)

1035m²

Proposed Nett Leasable Area (Plot ratio area)

(Nett Floor Area of Offices, Toilets & Lunch rooms)

a. Ground Floor 204m²
b. First Floor 773m²
c. Second Floor 773m²
Total 1750m²

Landscaping

A. Hard Landscaping
B. Soft Landscaping
C. Soft Landscaping
D. Defined as vegetative landscaping

Gross Floor Area - GFA

A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.

Unless otherwise noted as Nett Floor Area

B. Definition of Gross Floor Area is defined as:

i. GROSS FLOOR AREA OF TENANCY:

Gross Floor Area of an individual Tenancy is defined as the

area contained between the centre line of common tenancy

walls and the outside edge of external walls.

ii. GROSS FLOOR AREA OF A BUILDING:

Gross Floor Area of a Building is defined as the total area

contained between the outside edge of external walls.

Nett Floor Area - NFA

A. Nett Floor Area of a Tenancy on this plan is defined as the area

between external or tenancy dividing walls.

B. This area is inclusive of toilets if the toilets are exclusive to the

Tenancy.



Location : Lot 510, Car Davidson Terrace & Shenton Avenue, Joondalup
For : Mr. G. Iddles

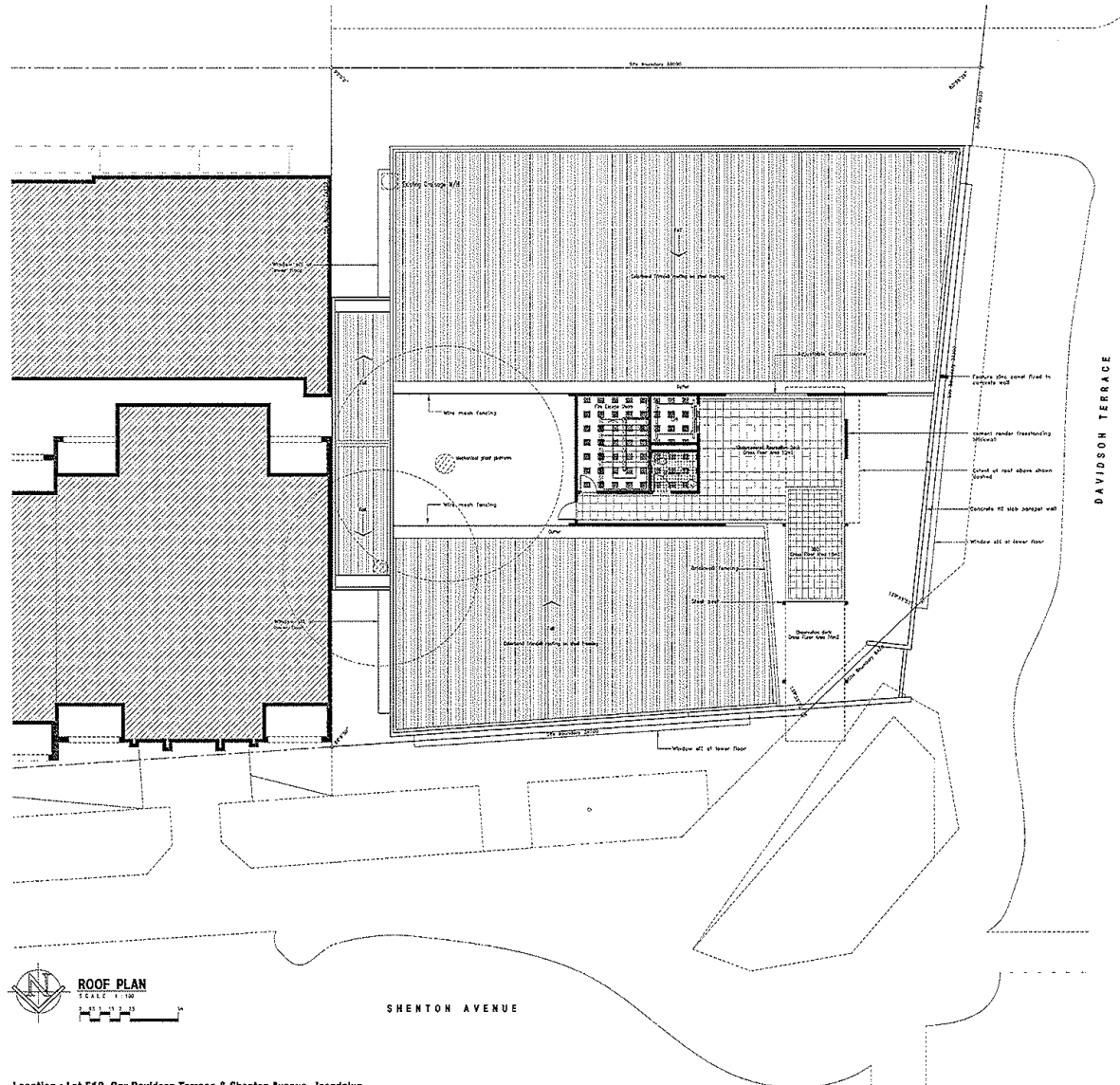
MEYER SHIRECORE
ARCHITECTS
PROFESSIONAL SERVICES

Proposed Commercial Development

PROJECT No 6541 SKETCH No 005 SHEET No 1 of 6 November 2006

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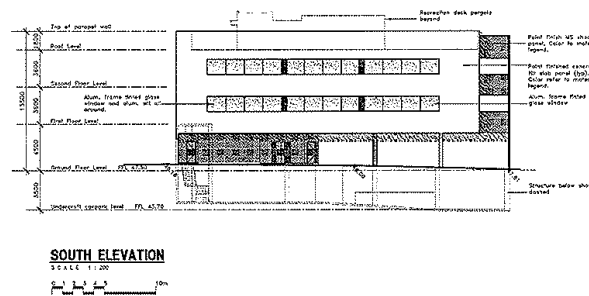
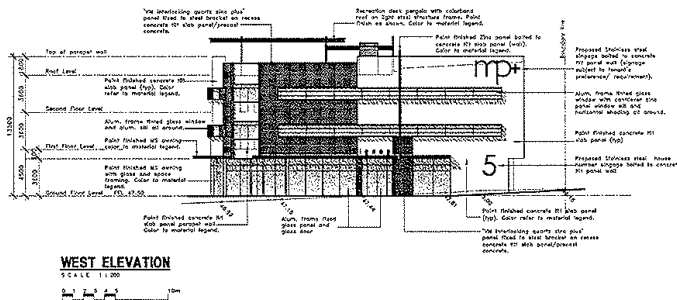
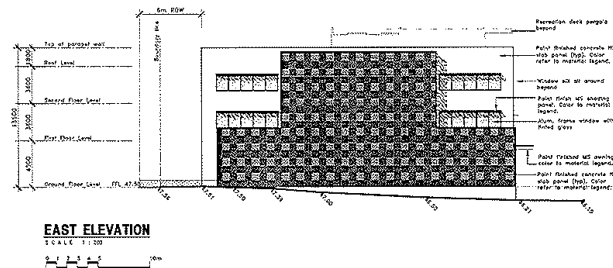
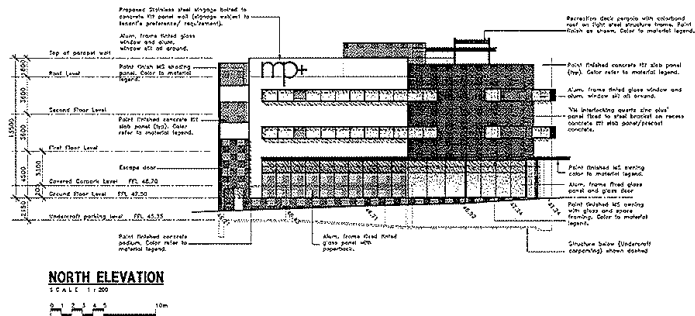
ROOF PLAN
SCALE 1:100

Location : Lot 510, Cnr Davidson Terrace & Shenton Avenue, Joondalup
For : Mr. G. Iddles

MEYER SHIRCORE
ARCHITECTS
P.O. BOX 1000, JOONDALUP WA 6107

Proposed Commercial Development

- Landscaping**
- A. Plant Landscaping
Defined as paved walkways either open or covered.
 - B. Soft Landscaping
Defined as vegetative landscaping.
- Gross Floor Area : GFA**
- A. All Floor Areas on this plan are shown as GROSS FLOOR AREA. Unless otherwise noted as Net Floor Area.
 - B. Definition of Gross Floor Area is defined as:
 - i. GROSS FLOOR AREA OF TENANCY:
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 - ii. GROSS FLOOR AREA OF A BUILDING:
Gross Floor Area of a Building is defined as the total area contained between the outside edge of external walls.
- Net Floor Area : NFA**
- A. Net Floor Area of a Tenancy on this plan is defined as the area between internal or tenancy dividing walls.
 - B. This area is exclusive of toilets if the toilets are exclusive to the Tenancy.



Materials Legend	
	Aluminium - natural finish
	Redder 'Red Rock'
	Redder 'Redder'
	Redder 'Many Clay'
	Redder 'Spanish Earth'
	Redder 'Stone Wall'
	Painted Concrete
	Painted Slabbing with pebbles
	'The Best' - Quartz tile cladding with underlayment floor system



Location : Lot 510, Cnr Davidson Terrace & Shenton Avenue, Joondalup
For : Mr. G. Idles

MEYER SHIRECORE
ARCHITECTS
PERKINS+KRAUSE ASSOCIATES

Proposed Commercial Development

PROJECT No 8541 SKETCH No 006 SHEET No 6 of 6 November 2005

19 Catherine St, Subiaco, Western Australia 6008. Telephone (08) 9331 8511. Email: mso@meyershircore.com.au Website: <http://www.meyershircore.com.au>

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