

START OF VEHICLE TUNNEL TO RAMP

TUNNEL

LANDSCAPING: HEDGE

EXISTING OBSERVATION TOWER LOCATION

RELOCATED OBSERVATION TOWER LOCATION

ENCLOSED STAFF BIKE RACKS

SPECIALTY TENANCY REFUSE ENCLOSURE

RETAINING WALL ALONG SITE BOUNDARY

WOOLWORTHS LOADING DOCK

NEW CONCRETE FOOTPATH

INTERNAL PATH TO BE DELIVERED BY OTHERS

EAGLE FARM RACE TRACK

RETAINING WALL ALONG BOUNDARY
ENTRY ONLY

ENTRY / EXIT

ACCESS EASEMENT #SP283433

DOOMBEN RACE TRACK

BATTERED EMBANKMENT

HYDRANT BOOSTER, ALLOW BRICK WALL AND COLORBOND ROOF

PEDESTRIAN ACCESS RAMP

PYLON SIGN

LANDSCAPING: HEDGE

NUDGEE ROAD

SPRINKLER BOOSTER, CABINET COLOUR TO MATCH BRICK WALL

ACCESS EASEMENT #SP283433

NOTES:

CAR BAYS (SIZE)	GENERALLY - 5400 x 2700
CAR BAYS (OTHER)	DISABLED - 5400 x 2400
DRIVEWAYS	GENERALLY - 6600 (UNLESS OTHERWISE SHOWN)
LEVELS	PROPOSED LEVELS SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO VARIANCE AFTER FURTHER DESIGN DEVELOPMENT & CIVIL ENGINEERS ADVICE

DEVELOPMENT PRECINCTS SCHEDULE

AMENITIES	TENANCY - LEASED DINING
CIRCULATION	TENANCY - OFFICES
COVERED AND ENCLOSED FORECOURT	TENANCY - SHOPS
SERVICES	TENANCY - SUPERMARKET
TENANCY - CAFE / FOOD	TENANCY - SUPERMARKET MEZZANINE

DEVELOPMENT SCHEDULE

SITE	
TOTAL SITE AREA	477,430m ²
DEVELOPMENT SITE AREA	21,740m ²
SITE COVER	6156m ² 28.3%

PROPOSED DEVELOPMENT - GROUND LEVEL	
USE	GFA
SUPERMARKET	3770m ²
SPECIALTY SHOPS	1180m ²
AMENITIES (RETAIL)	50m ²
TOTAL	5000m²

PROPOSED DEVELOPMENT - UPPER LEVEL	
USE	GFA
OFFICES	1215m ²
AMENITIES (OFFICE)	34m ²
OFFICE STAIRS / LIFT	79m ²
TOTAL	1328m²

GRAND TOTAL	6328m²
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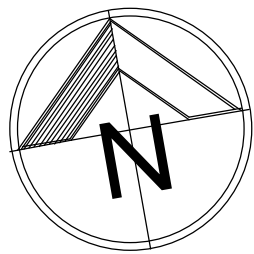
CARPARKING

PROPOSED	
CARPARKING	290
MOTORCYCLE PARKING	7

DEFINITIONS:

GROSS FLOOR AREA (GFA)
THE TOTAL AREA OF ALL FLOOR LEVELS IN THE BUILDING ON THE SITE TO WHICH THE DEVELOPMENT RELATES, MEASURED TO THE INSIDE OF THE EXTERNAL WALLS, INCLUDING:
- ALL INTERNAL WALLS, WINDOWS, COLUMNS, AND ELEVATOR SHAFTS,
- ALL INTERNAL AND EXTERNAL STAIRS

EXCLUDING INCLUDE;
- ANY LOBBY AT GROUND STOREY LEVEL



OVERALL SITE PLAN 1:1000@A3



PRELIMINARY

Project | EAGLE FARM SHOPPING CENTRE PRECINCT 5A

Client | BRISBANE RACING CLUB

Drawing Title | OVERALL SITE PLAN

Date | 25/11/2016

PROJCR NUMBER | 14.0114.17

Drawing Number | DD.004

Scale | As

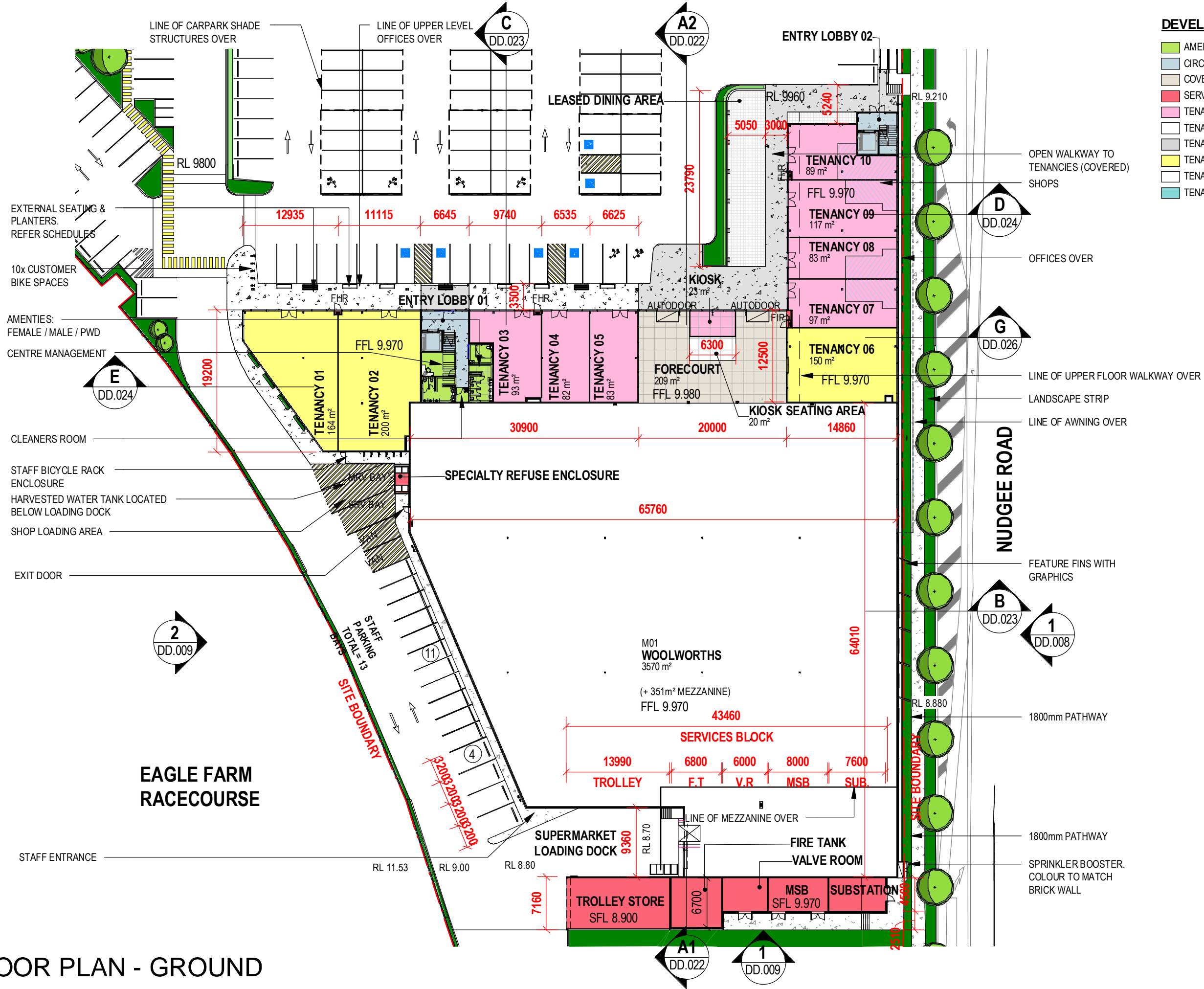
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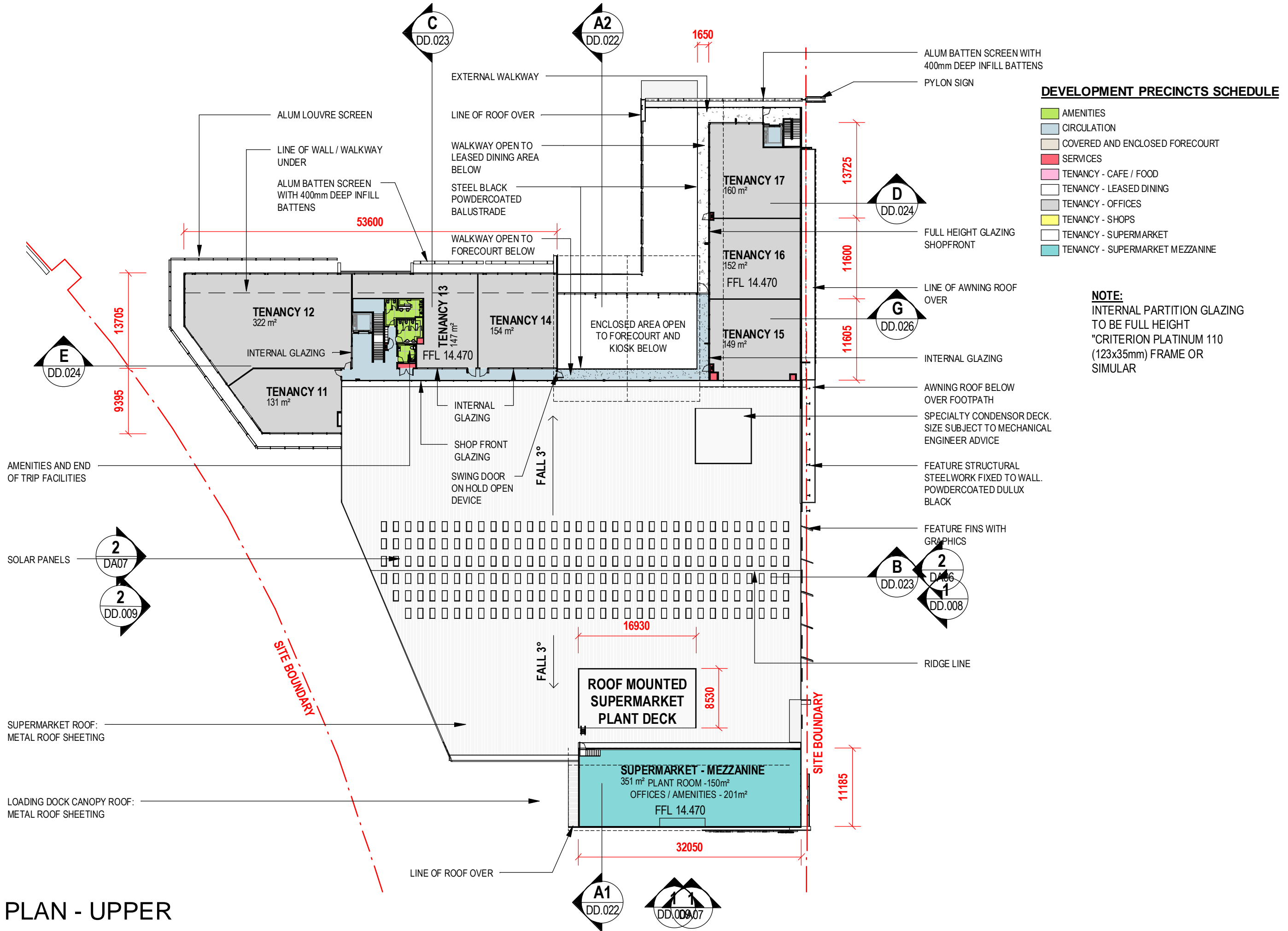
DEVELOPMENT PRECINCTS SCHEDULE

- AMENITIES
- CIRCULATION
- COVERED AND ENCLOSED FORECOURT
- SERVICES
- TENANCY - CAFE / FOOD
- TENANCY - LEASED DINING
- TENANCY - OFFICES
- TENANCY - SHOPS
- TENANCY - SUPERMARKET
- TENANCY - SUPERMARKET MEZZANINE

NOTE:
GROUND LEVEL TENANCY SHOPFRONTS ARE BY BUILDER AS PART OF BASE BUILD TO FUTURE TENANTS DESIGN



FLOOR PLAN - GROUND



FLOOR PLAN - UPPER