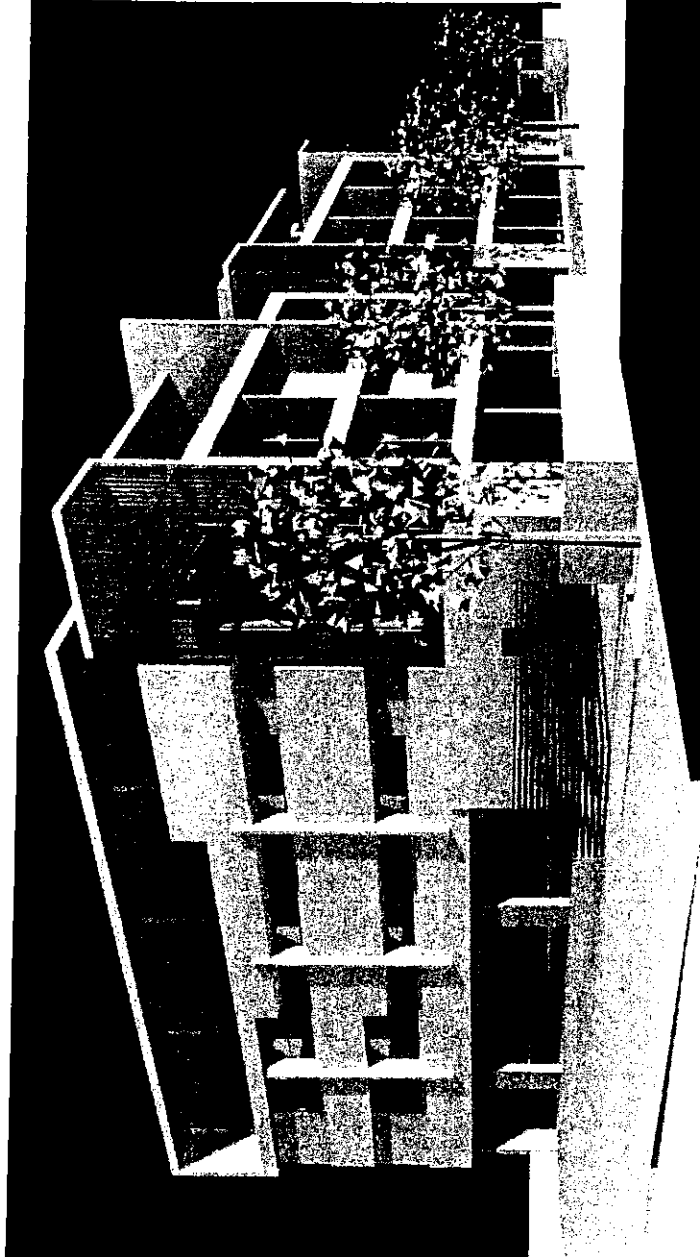
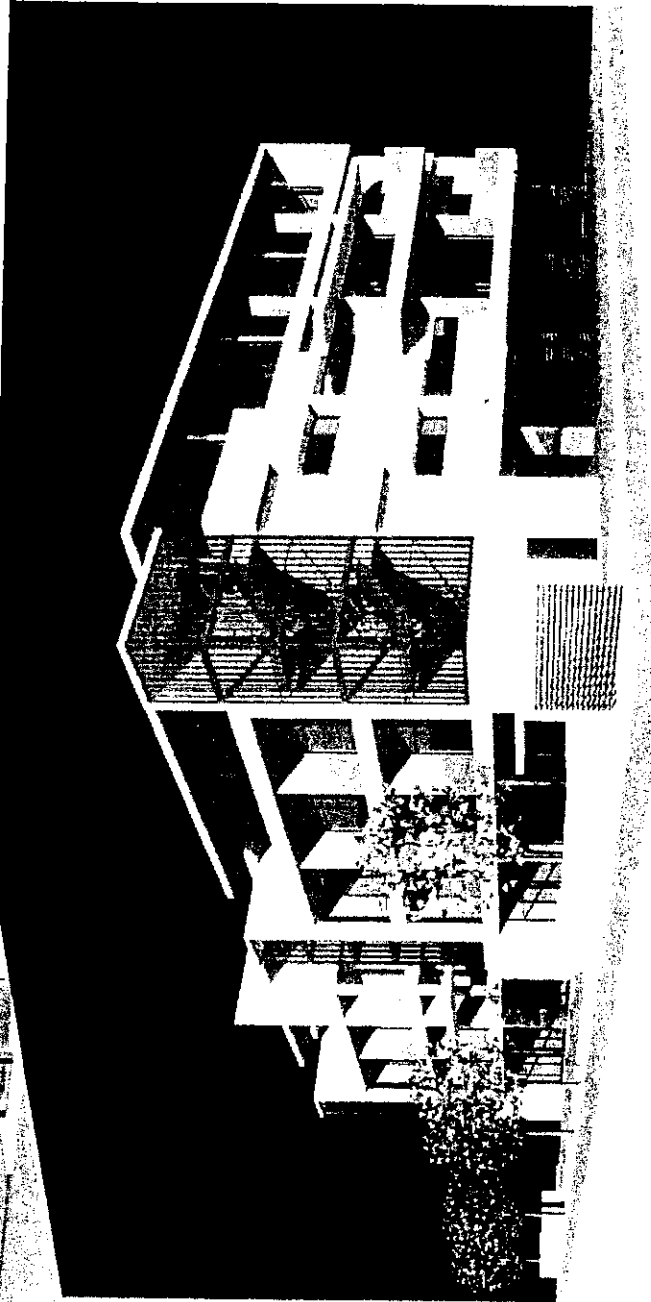


FIRST SCHEDULE



VIEW FROM SOUTH EAST

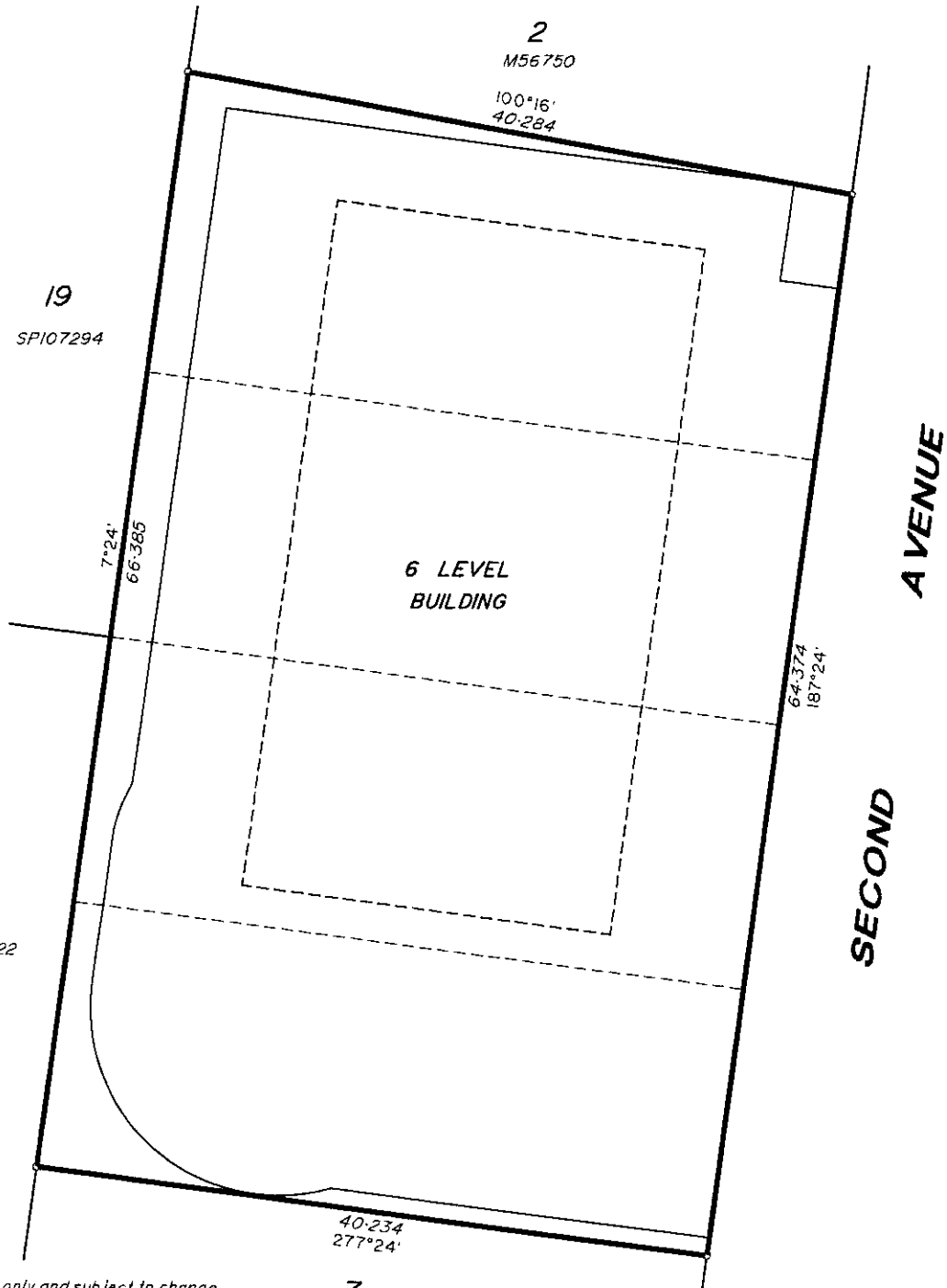


VIEW FROM NORTH EAST

**PRELIMINARY**  
FOR DISCUSSION ONLY  
ISSUE DATE: 20/04/05

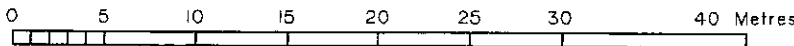
**KEN DOWN ARCHITECTS**  
MODERN ARCHITECT  
11 WINDREDD ROAD  
MORNINGTON QLD 4073  
PH 07 5444 4511 FAX 07 5444 4286  
Suite 7/105 The Acre Professional Centre  
1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/1284/1285/1286/1287/1288/1289/1290/1291/1292/1293/1294/1295/1296/1297/1298/1299/1300/1301/1302/1303/1304/1305/1306/1307/1308/1309/1310/1311/1312/1313/1314/1315/1316/1317/1318/1319/1320/1321/1322/1323/1324/1325/1326/1327/1328/1329/1330/1331/1332/1333/1334/1335/1336/1337/1338/1339/1340/1341/1342/1343/1344/1345/1346/1347/1348/1349/1350/1351/1352/1353/1354/1355/1356/1357/1358/1359/1360/1361/1362/1363/1364/1365/1366/1367/1368/1369/1370/1371/1372/1373/1374/1375/1376/1377/1378/1379/1380/1381/1382/1383/1384/1385/1386/1387/1388/1389/1390/1391/1392/1393/1394/1395/1396/1397/1398/1399/1400/1401/1402/1403/1404/1405/1406/1407/1408/1409/1410/1411/1412/1413/1414/1415/1416/1417/1418/1419/1420/1421/1422/1423/1424/1425/1426/1427/1428/1429/1430/1431/1432/1433/1434/1435/1436/1437/1438/1439/1440/1441/1442/1443/1444/1445/1446/1447/1448/1449/1450/1451/1452/1453/1454/1455/1456/1457/1458/1459/1460/1461/1462/1463/1464/1465/1466/1467/1468/1469/1470/1471/1472/1473/1474/1475/1476/1477/1478/1479/1480/1481/1482/1483/1484/1485/1486/1487/1488/1489/1490/1491/1492/1493/1494/1495/1496/1497/1498/1499/1500/1501/1502/1503/1504/1505/1506/1507/1508/1509/1510/1511/1512/1513/1514/1515/1516/1517/1518/1519/1520/1521/1522/1523/1524/1525/1526/1527/1528/1529/1530/1531/1532/1533/1534/1535/1536/1537/1538/1539/1540/1541/1542/1543/1544/1545/1546/1547/1548/1549/1550/1551/1552/1553/1554/1555/1556/1557/1558/1559/1560/1561/1562/1563/1564/1565/1566/1567/1568/1569/1570/1571/1572/1573/1574/1575/1576/1577/1578/1579/1580/1581/1582/1583/1584/1585/1586/1587/1588/1589/1590/1591/1592/1593/1594/1595/1596/1597/1598/1599/1600/1601/1602/1603/1604/1605/1606/1607/1608/1609/1610/1611/1612/1613/1614/1615/1616/1617/1618/1619/1620/1621/1622/1623/1624/1625/1626/1627/1628/1629/1630/1631/1632/1633/1634/1635/1636/1637/1638/1639/1640/1641/1642/1643/1644/1645/1646/1647/1648/1649/1650/1651/1652/1653/1654/1655/1656/1657/1658/1659/1660/1661/1662/1663/1664/1665/1666/1667/1668/1669/1670/1671/1672/1673/1674/1675/1676/1677/1678/1679/1680/1681/1682/1683/1684/1685/1686/1687/1688/1689/1690/1691/1692/1693/1694/1695/1696/1697/1698/1699/1700/1701/1702/1703/1704/1705/1706/1707/1708/1709/1710/1711/1712/1713/1714/1715/1716/1717/1718/1719/1720/1721/1722/1723/1724/1725/1726/1727/1728/1729/1730/1731/1732/1733/1734/1735/1736/1737/1738/1739/1740/1741/1742/1743/1744/1745/1746/1747/1748/1749/1750/1751/1752/1753/1754/1755/1756/1757/1758/1759/1760/1761/1762/1763/1764/1765/1766/1767/1768/1769/1770/1771/1772/1773/1774/1775/1776/1777/1778/1779/1780/1781/1782/1783/1784/1785/1786/1787/1788/1789/1790/1791/1792/1793/1794/1795/1796/1797/1798/1799/1800/1801/1802/1803/1804/1805/1806/1807/1808/1809/1810/1811/1812/1813/1814/1815/1816/1817/1818/1819/1820/1821/1822/1823/1824/1825/1826/1827/1828/1829/1830/1831/1832/1833/1834/1835/1836/1837/1838/1839/1840/1841/1842/1843/1844/1845/1846/1847/1848/1849/1850/1851/1852/1853/1854/1855/1856/1857/1858/1859/1860/1861/1862/1863/1864/1865/1866/1867/1868/1869/1870/1871/1872/1873/1874/1875/1876/1877/1878/1879/1880/1881/1882/1883/1884/1885/1886/1887/1888/1889/1890/1891/1892/1893/1894/1895/1896/1897/1898/1899/1900/1901/1902/1903/1904/1905/1906/1907/1908/1909/1910/1911/1912/1913/1914/1915/1916/1917/1918/1919/1920/1921/1922/1923/1924/1925/1926/1927/1928/1929/1930/1931/1932/1933/1934/1935/1936/1937/1938/1939/1940/1941/1942/1943/1944/1945/1946/1947/1948/1949/1950/1951/1952/1953/1954/1955/1956/1957/1958/1959/1960/1961/1962/1963/1964/1965/1966/1967/1968/1969/1970/1971/1972/1973/1974/1975/1976/1977/1978/1979/1980/1981/1982/1983/1984/1985/1986/1987/1988/1989/1990/1991/1992/1993/1994/1995/1996/1997/1998/1999/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**PROPOSED LOTS 101,102,201-204,301-303,  
401-404 & COMMON PROPERTY ON SP215525**



Areas are approx only and subject to change during construction, measurement at time of final survey and registration of SP215525 in the Department of Natural Resources & Water

**OFFICES ON SECOND AVENUE**



SHEET 1 OF 7 SHEETS

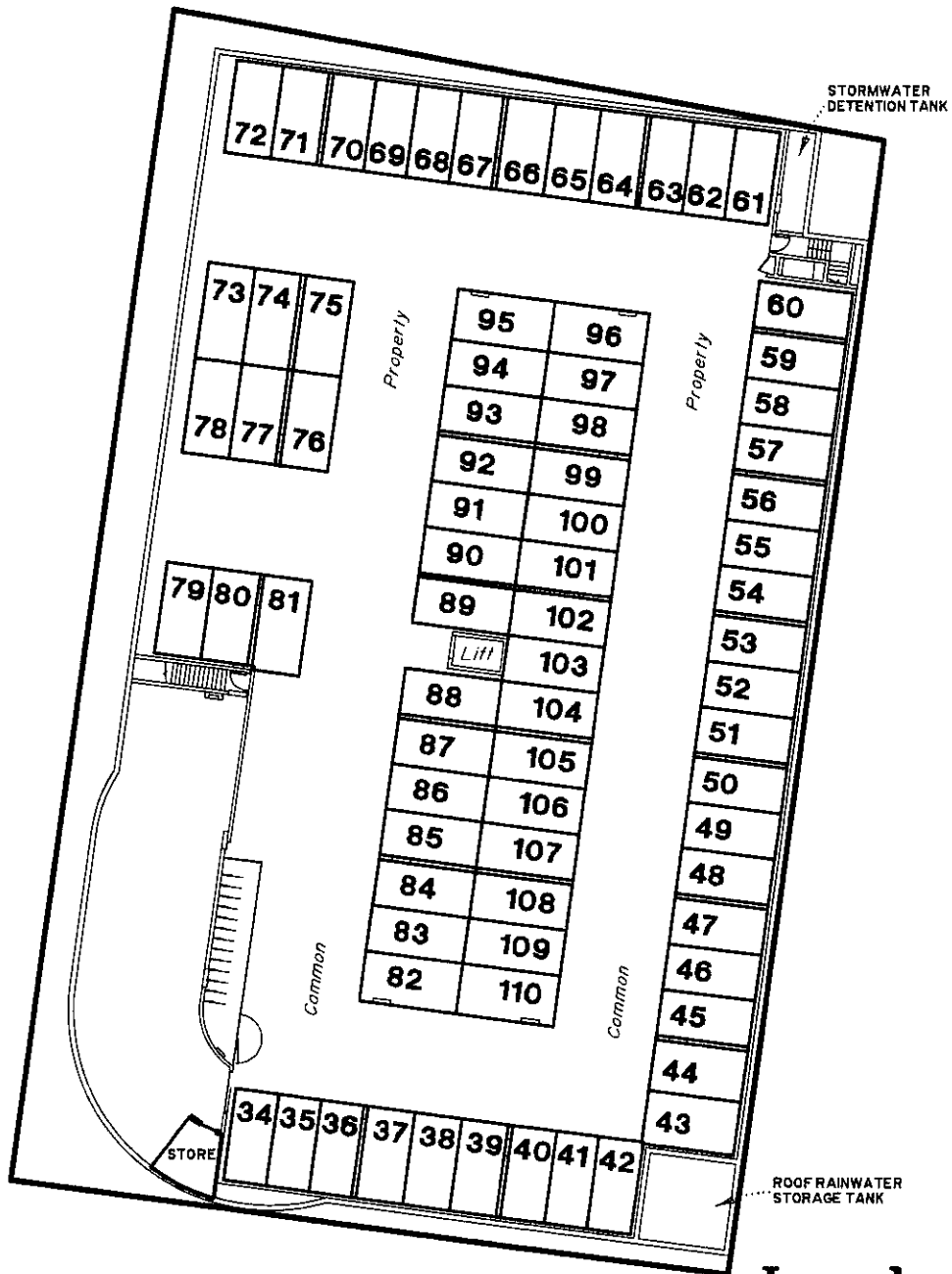


**CONSULTING SURVEYORS  
& TOWN PLANNERS**  
A.C.N. 010 278 823  
Suite 7 Dalton Centre,  
1 Newspaper Place, PO Box 8380  
MAROOCHYDORE BC Qld 4558  
Phone (07) 5443 2844  
Fax (07) 5443 7148

Project <b>COMMUNITY TITLES SCHEME PROPOSAL CANCELLING LOTS 3-6 ON M56714 PARISH OF MOOLOOLAH COUNTY OF CANNING</b>		
Surveyed	Designed	Date <b>160408</b>
Scale <b>1:400</b>	F/N's	Ref No <b>060267</b>

# PROPOSED LOTS 101,102,201-204,301-303, 401-404 & COMMON PROPERTY ON SP215525

CARPARKS & STORE TO BE ALLOCATED  
BY EXCLUSIVE USE



*Areas are approx only and subject to change during construction, measurement at time of final survey and registration of SP215525 in the Department of Natural Resources & Water*

## Level A 'OFFICES ON SECOND AVENUE'

0 5 10 15 20 25 30 40 Metres

Original Scale 1:400

SHEET 2 OF 7 SHEETS



**CONSULTING SURVEYORS  
& TOWN PLANNERS**  
A.C.N. 010 278 828

Suite 7 Dalton Centre,  
1 Newspaper Place, PO Box 6380  
MAROOCHYDORE BC Qld 4558

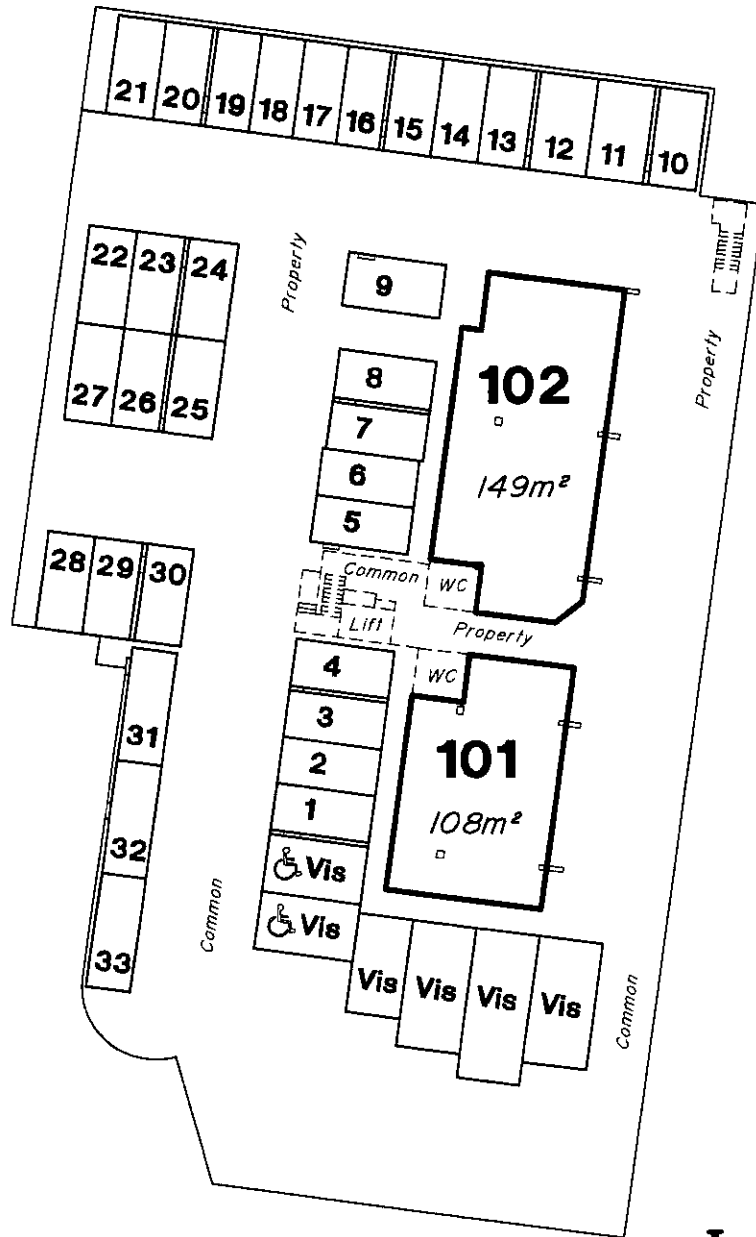
Phone (07) 5443 2844  
Fax (07) 5443 7146

Project **COMMUNITY TITLES SCHEME PROPOSAL  
CANCELLING LOTS 3-6 ON M56714  
PARISH OF MOOLOOLAH  
COUNTY OF CANNING**

Surveyed	Designed	Date	160408
Scale	1:400	F/N'e	Ref No
			060267

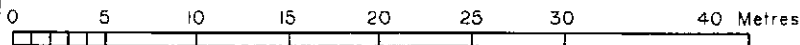
# PROPOSED LOTS 101 & 102 & COMMON PROPERTY ON SP215525

CARPARKS TO BE ALLOCATED  
BY EXCLUSIVE USE



Areas are approx only and subject to change  
during construction, measurement at time  
of final survey and registration of SP215525  
in the Department of Natural Resources & Water

Level B  
**OFFICES ON SECOND AVENUE**



Original Scale 1:400

SHEET 3 OF 7 SHEETS

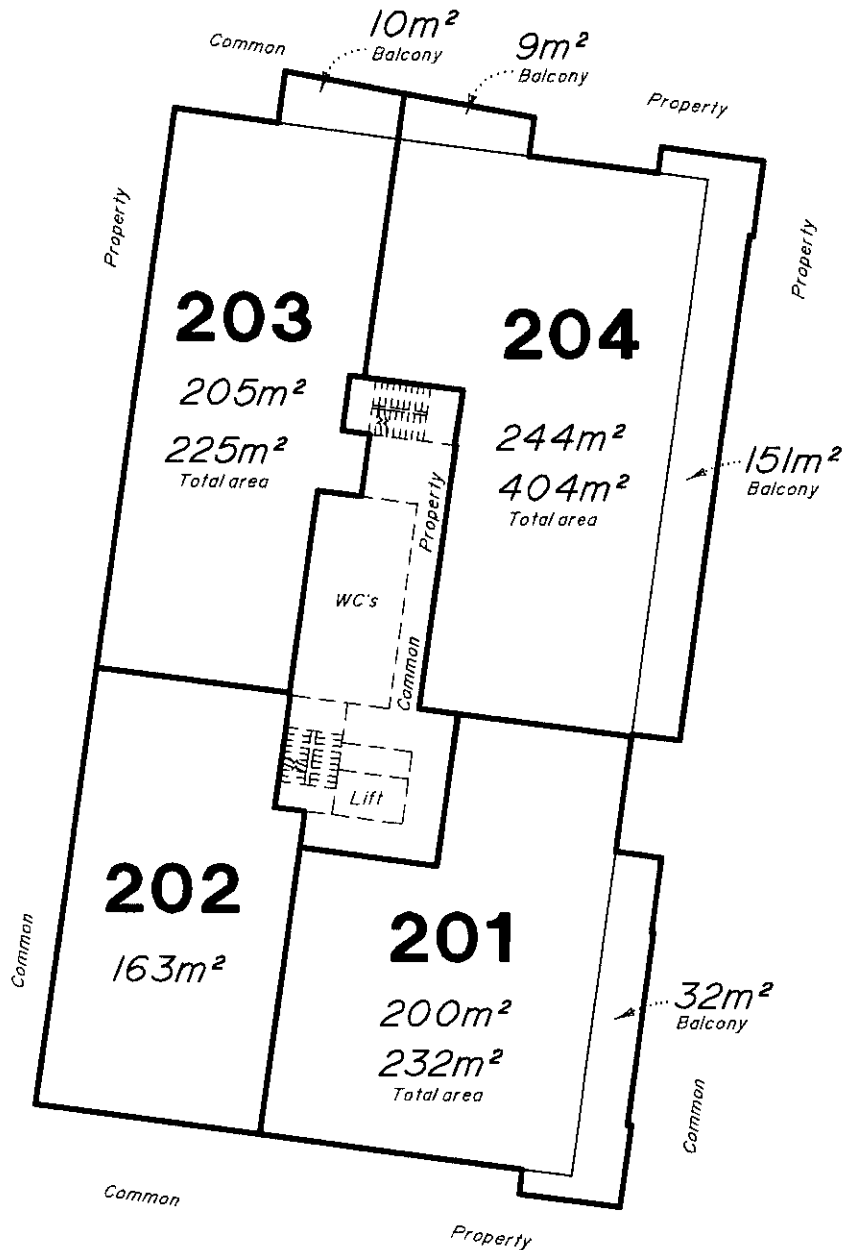


**CONSULTING SURVEYORS  
& TOWN PLANNERS**  
A.C.N. 010 278 828  
Suite 7 Dalton Centre,  
1 Newspaper Place, PO Box 8380  
MAROOCHYDORE BC Qld 4558  
Phone (07) 5443 2844  
Fax (07) 5443 7146

Project **COMMUNITY TITLES SCHEME PROPOSAL  
CANCELLING LOTS 3-6 ON M56714  
PARISH OF MOOLOOLAH  
COUNTY OF CANNING**

Surveyed	Designed	Date	160408
Scale	1:400	F/W's	Ref No
			060267

# PROPOSED LOTS 201-204 & COMMON PROPERTY ON SP215525



Areas are approx only and subject to change during construction, measurement at time of final survey and registration of SP215525 in the Department of Natural Resources & Water

## Level C OFFICES ON SECOND AVENUE

0 5 10 15 30 Metres

Original Scale 1:300

SHEET 4 OF 7 SHEETS



**CONSULTING SURVEYORS  
& TOWN PLANNERS**  
A.C.N. 010 278 823

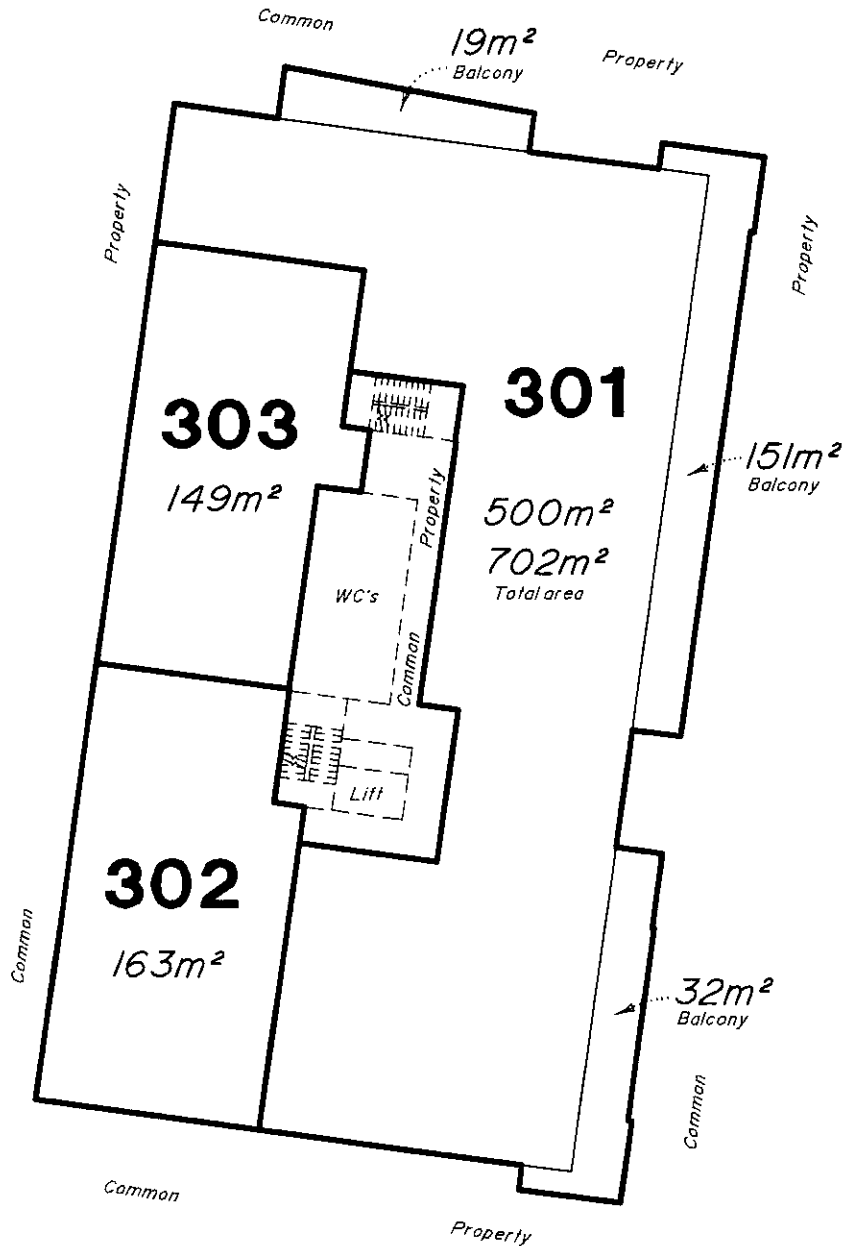
Suite 7 Dalton Centre,  
1 Newspaper Place, PO Box 6380  
MAROOCHYDORE BC Qld 4558

Phone (07) 5443 2844  
Fax (07) 5443 7146

Project **COMMUNITY TITLES SCHEME PROPOSAL**  
CANCELLING LOTS 3-6 ON M56714  
PARISH OF MOOLOOLAH  
COUNTY OF CANNING

Surveyed	Designed	Date	160408
Scale	1:300	F/N's	Ref No
			060267

# PROPOSED LOTS 301-303 & COMMON PROPERTY ON SP215525



Areas are approx only and subject to change during construction, measurement at time of final survey and registration of SP215525 in the Department of Natural Resources & Water

## Level D OFFICES ON SECOND AVENUE

0 5 10 15 30 Metres

Original Scale 1:300

SHEET 5 OF 7 SHEETS



**CONSULTING SURVEYORS  
& TOWN PLANNERS**  
A.C.N. 010 278 823

Suite 7 Dalton Centre,  
1 Newspaper Place, PO Box 8380  
MAROOCHYDORE BC Qld 4558

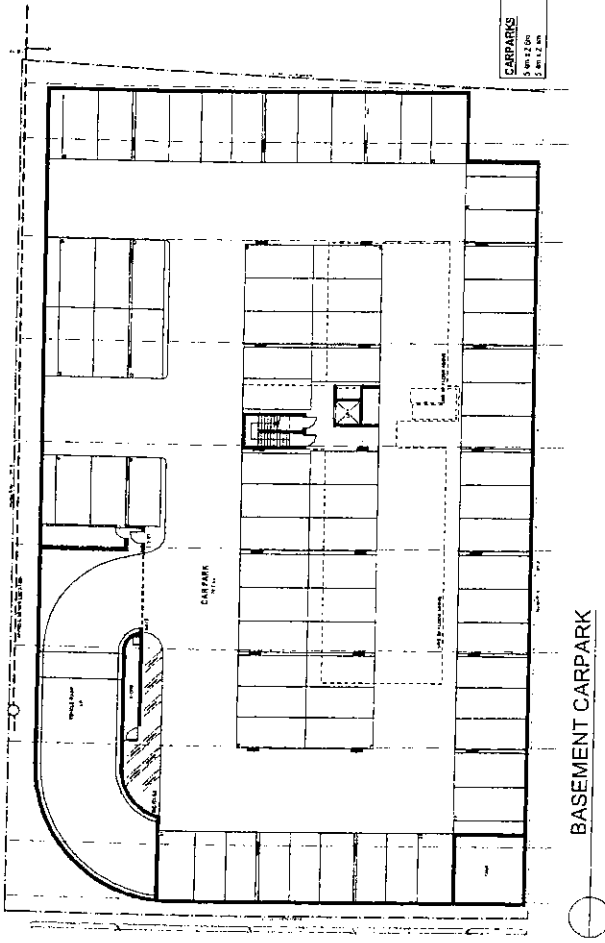
Phone (07) 5443 2844  
Fax (07) 5443 7146

Project **COMMUNITY TITLES SCHEME PROPOSAL  
CANCELLING LOTS 3-6 ON M56714  
PARISH OF MOOLOOLAH  
COUNTY OF CANNING**

Surveyed	Designed	Date	160408
Scale	1:300	F/N's	Ref No
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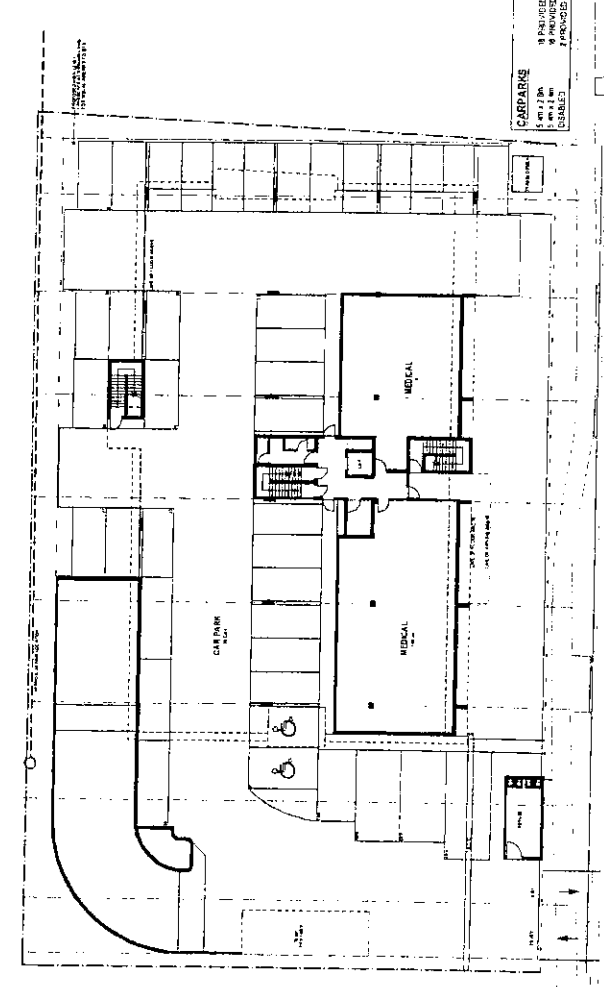






**CARPARKS**  
 14 REQUIRED  
 14 PROVIDED

**BASEMENT CARPARK**



**CARPARKS**  
 15 REQUIRED  
 15 PROVIDED

**GROUND CARPARK**

### CAR PARKING CALCULATIONS

	REQUIRED	PROVIDED
MEDICAL CARPARKS 5.4m x 2.8m (1:20)	14	14
TOTAL ALLOWABLE GFA	280m <sup>2</sup>	280m <sup>2</sup>
OFFICE CARPARKS 5.4m x 2.4m (1:30)	98	34
DISABLED CARPARKS 5.4m x 2.6m (1:30)	2	62
TOTAL CARPARKS	98	98
TOTAL ALLOWABLE GFA	2940m <sup>2</sup>	2940m <sup>2</sup>
<b>TOTAL ALLOWABLE CARPARKS</b>	<b>112</b>	<b>112</b>
<b>TOTAL ALLOWABLE G.F.A.</b>	<b>3220m<sup>2</sup></b>	<b>3220m<sup>2</sup></b>
SERVICE VEHICLES	- 1 VAN - 1 AMB - 1 SRV - 1 MRV	
	- 1 MRV/HRV STANDING ONLY	

**NOTE: FINAL ALLOCATION OF TENANCIES & CAR SPACES TO BE DETERMINED USING A DEEMED TO SATISFY CALCULATION.**

### BICYCLE CALCULATIONS

	REQUIRED	PROVIDED
MEDICAL BICYCLE PARKING (1:400)	1	1
TOTAL ALLOWABLE GFA	280m <sup>2</sup>	280m <sup>2</sup>
OFFICE BICYCLE PARKING (1:200)	15	15
TOTAL ALLOWABLE GFA	2940m <sup>2</sup>	2940m <sup>2</sup>
<b>TOTAL ALLOWABLE BICYCLES</b>	<b>16</b>	<b>16</b>
<b>TOTAL ALLOWABLE G.F.A.</b>	<b>3220m<sup>2</sup></b>	<b>3220m<sup>2</sup></b>

D.A. ISSUE  
 FOR DISCUSSION ONLY  
 ISSUE DATE: FEB 2007

REV. NO. DATE  
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**KEN DOWN ARCHITECTS**  
 11 WALLEN STREET  
 MOULDERA VIC 3257  
 PH: 07 5444 5111 FAX: 07 5444 5668  
 GLEN WAVERLEY VIC 3145  
 PH: 07 4688 1433 FAX: 07 4688 1623  
 ARIA  
 11 WALLEN STREET  
 MOULDERA VIC 3257  
 PH: 07 5444 5111 FAX: 07 5444 5668

Project: **PROPOSED COMMERCIAL DEVELOPMENT**  
 for: **SPACE DEVELOPMENTS**  
 at: **SECOND AVE COTTON TREE**

DATE: OCT 2006 DRAWN: IE SCALE: DIVISION: B  
 DRAWING: CARPARKING CALCULATIONS

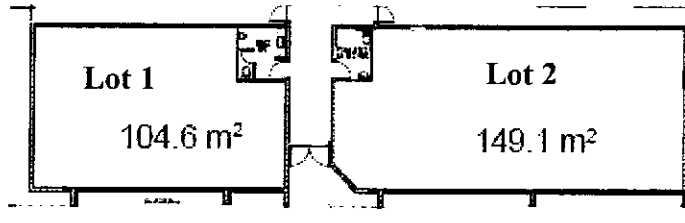
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# 22 Second Avenue Maroochydore

## “The Plans”

\* Car parks to be allocated by the Developer. \* Areas can vary slightly

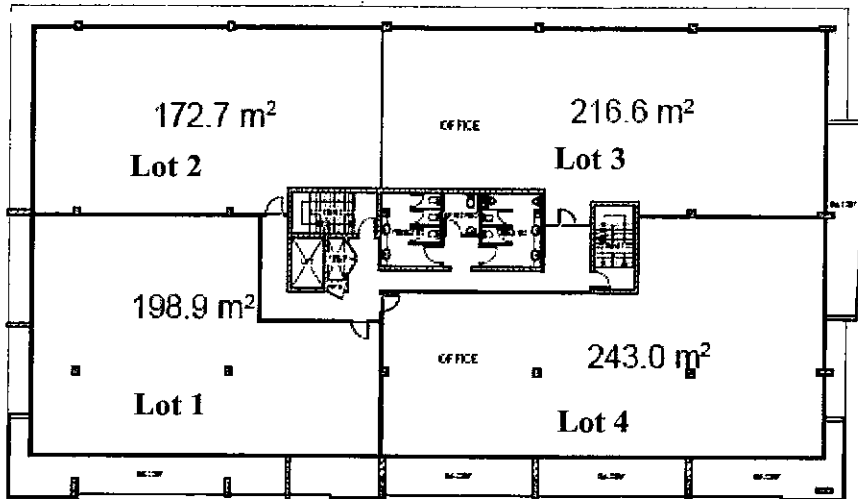
Ground Floor



**Allocated Car Parks  
Ground Floor**

- Lot 1 - Car Parks 6
- Lot 2 - Car Parks 8

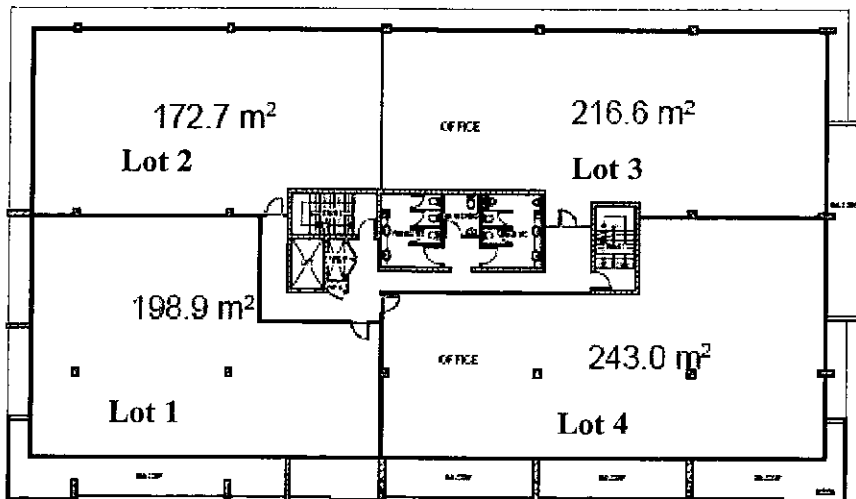
First Floor



**First Floor  
Allocated Car Parks**

- Lot 1 - (Car Parks 7)
- Lot 2 - (Car Parks 6)
- Lot 3 - (Car Parks 7)
- Lot 4 - (Car Parks 8)

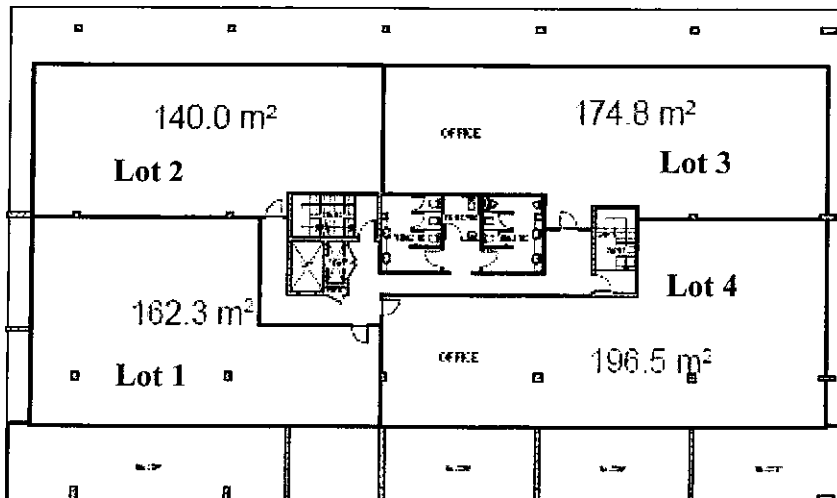
Second Floor



**Second Floor  
Allocated Car Parks**

- Lot 1 - (Car Parks 7)
- Lot 2 - (Car Parks 6)
- Lot 3 - (Car Parks 7)
- Lot 4 - (Car Parks 8)

Third Floor



**Third Floor  
Allocated Car Parks**

- Lot 1 - (Car Parks 6)
- Lot 2 - (Car Parks 5)
- Lot 3 - (Car Parks 6)
- Lot 4 - (Car Parks 7)