SHADOWS FOR PROPOSED CONTROLS
111 LORIMER STREET, DOCKLANDS

11AM, 22 SEPT

2PM, 22 SEPT

- Boundary
- Podium
- Building envelope
- Open space
- Max building height scenario

Solid shadows - cast by FAR model.
Outlined shadows - cast by max height model.
EXISTING CONTROLS

Site area: 4,109 m²
Max building height: 40 storeys
Max street wall height: 20 m or 5 storeys
Min tower setback from street: 10m
Min tower setback from side and rear boundaries: 10m
Min tower separation: 10m
Current controls from framework plans
Total GFA: 81,412 m²

PROPOSED CONTROLS

FAR: 5.4:1
Landscape setback: 10 m wide
Site area: 4,109 sqm
Maximum GFA: 22,188 sqm

<table>
<thead>
<tr>
<th>FAR Scenario</th>
<th>Max Building Height Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building height</td>
<td>26.2 m (approx.)</td>
</tr>
<tr>
<td>Street wall height</td>
<td>23 m</td>
</tr>
<tr>
<td>Street wall upper level setbacks</td>
<td>3 m to Lorimer St &amp; Boundary St</td>
</tr>
<tr>
<td>Side and rear upper level setbacks</td>
<td>9 m</td>
</tr>
<tr>
<td>GFA</td>
<td>22,142 sqm</td>
</tr>
</tbody>
</table>
Note that it appears McGurn has taken setbacks from property line, and not from the resultant street wall from new streets or laneways being implemented.

EXISTING CONTROLS
Site area: 12,945 m²
Max building height: 40 storeys
Max street wall height: 20 m or 5 storeys
Min tower setback from street: 30 m
Min tower setback from side and rear boundaries: 10 m
Min tower separation: 10 m
Current controls from framework plans
Total GFA: 240473 m²

PROPOSED CONTROLS
FAR: 5.42
Public open space: 5000 m²
Infrastructure: 22 m road (partially on site)
Site area: 13,945 m²
Maximum GFA: 75,303 m²

<table>
<thead>
<tr>
<th>FAR Scenario</th>
<th>Max Building Height Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building height</td>
<td>26.2 m (approx.)</td>
</tr>
<tr>
<td>Street wall height</td>
<td>23 m</td>
</tr>
<tr>
<td>Street wall upper level setbacks</td>
<td>6 m</td>
</tr>
<tr>
<td>GFA</td>
<td>75,200 m²</td>
</tr>
</tbody>
</table>