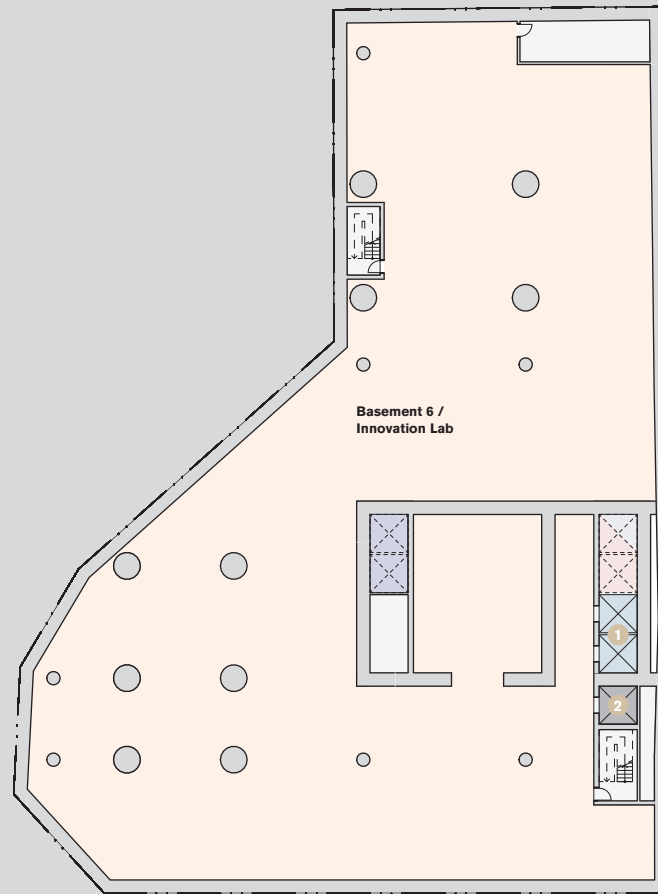


# **Attachment A24**

**Alternate Indicative Scheme – August 2010  
187 Thomas Street, Haymarket**

- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

943

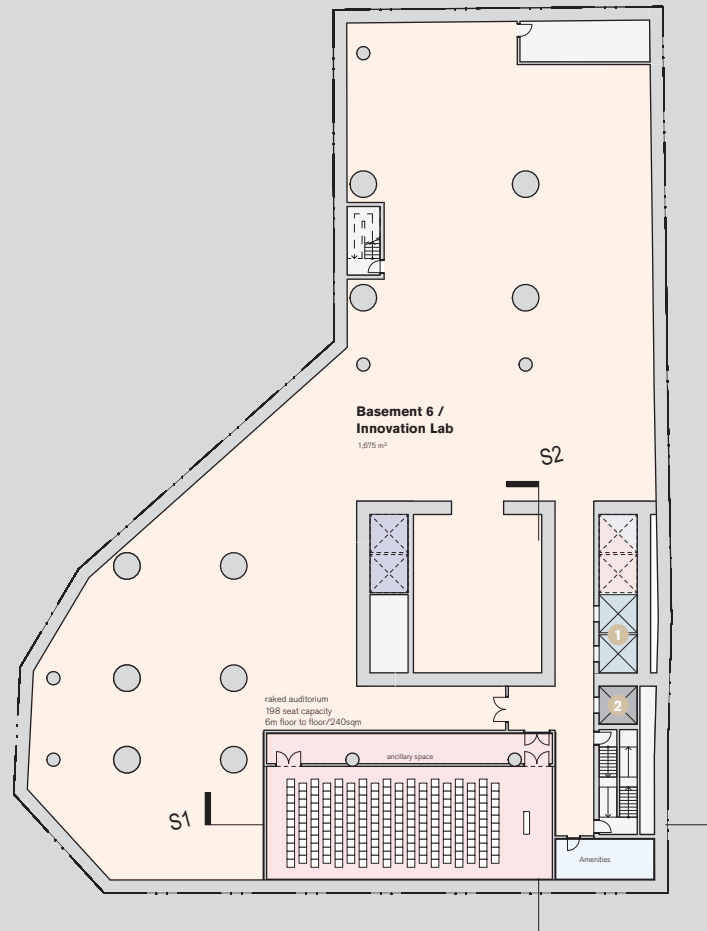


**Legend**

- 1 Innovation Lifts
- 2 Innovation Goods Lift

- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

944



**Legend**

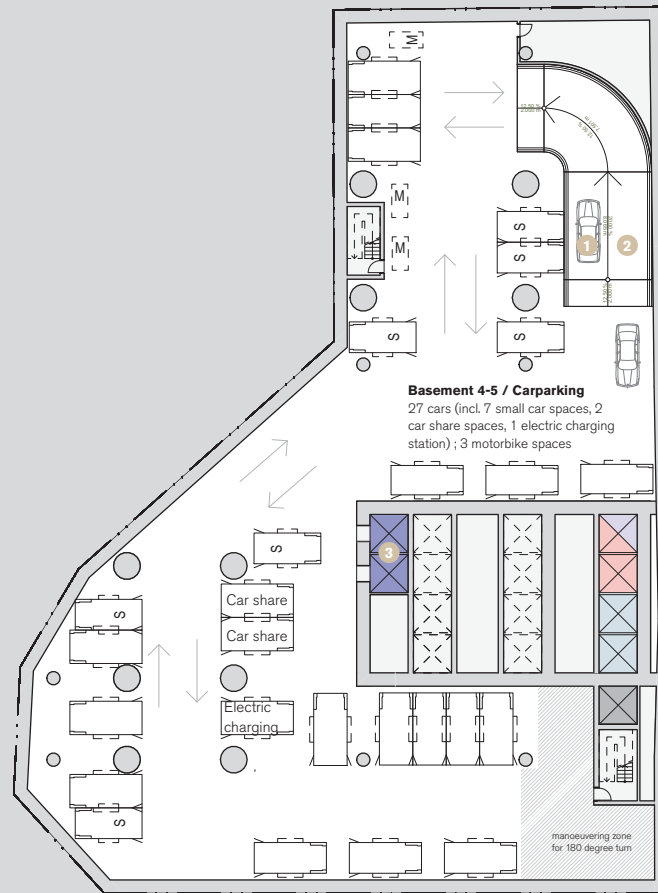
- 1 Innovation Lifts
- 2 Innovation Goods Lift

- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

945

**Legend**

- 1 Vehicle up ramp
- 2 Vehicle down ramp
- 3 Carpark lifts



**Carparking Summary**

Basement 1 - loading  
3 cars (incl. 1 small car space)

Basement 2 - EOT  
11 cars (incl. 4 small car spaces)  
4 motorbike spaces

Basement 3 - hotel facilities  
11 cars (incl. 4 small car spaces)  
4 motorbike spaces

Basement 4 - car parking  
27 cars (incl. 7 small car spaces, 2 car share spaces, 1 electric charging station, 3 motorbike spaces)

Basement 5 - car parking  
27 cars (incl. 7 small car spaces, 2 car share spaces, 1 electric charging station, 3 motorbike spaces)

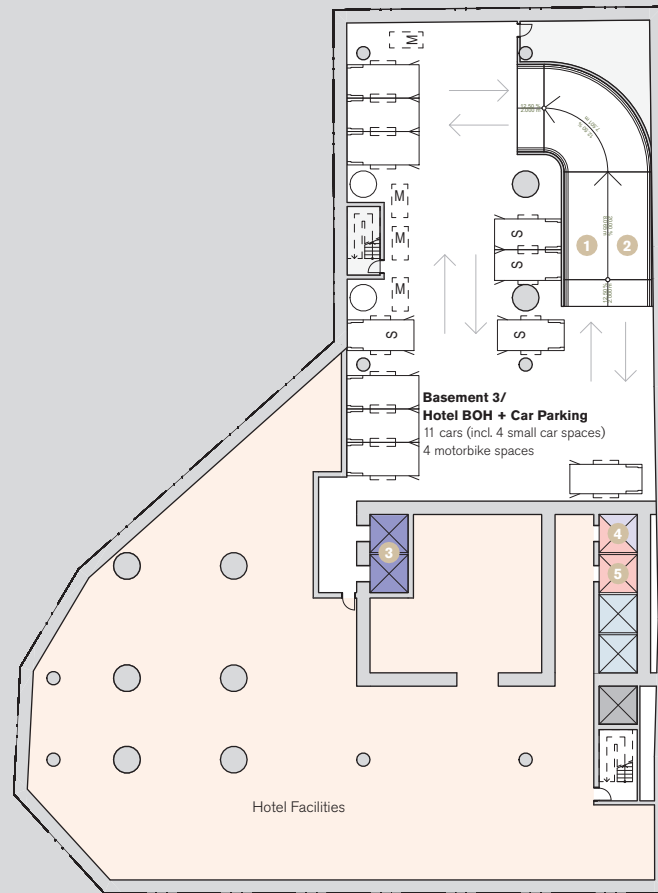
Basement 6 - innovation lab

**TOTAL**

79 cars (incl. 23 small cars, 4 car share spaces, 1 electric charging station)

14 motorbike spaces

- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift



946

**Legend**

- 1 Vehicle up ramp
- 2 Vehicle down ramp
- 3 Carpark lifts
- 4 Hotel Goods lift
- 5 Hotel lift

- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift



947

**Legend**

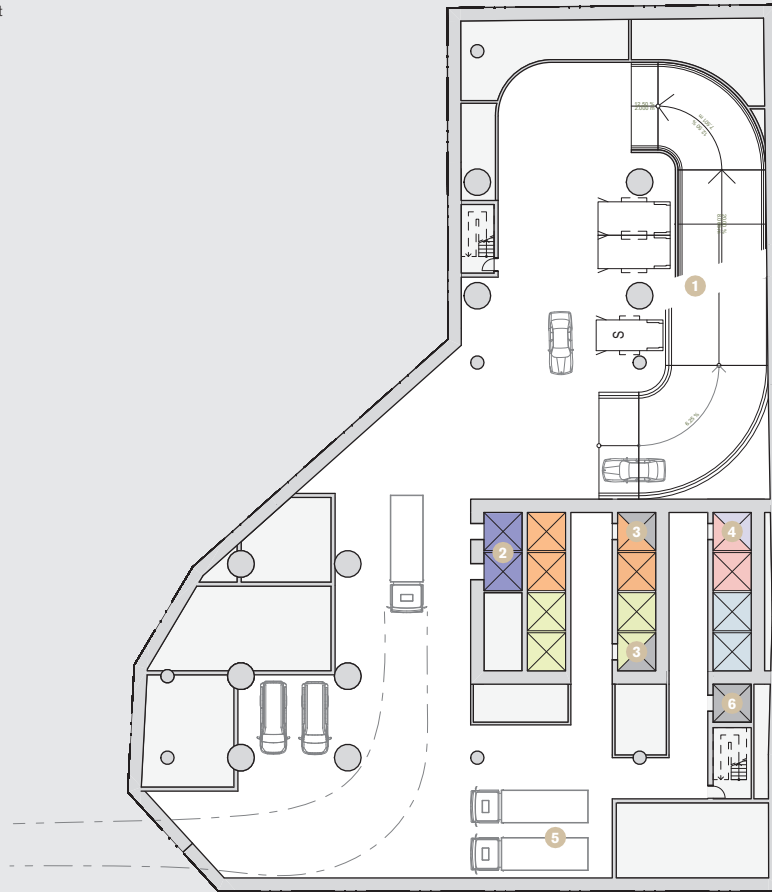
- 1 Vehicle up ramp
- 2 Vehicle down ramp
- 3 Carpark lifts

- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

948

**Legend**

- 1 Vehicle entry from Thomas St
- 2 Carpark lifts
- 3 Commercial goods lift
- 4 Hotel shuttle lifts
- 5 Loading
- 6 Innovation goods lift



- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

949

**Legend**

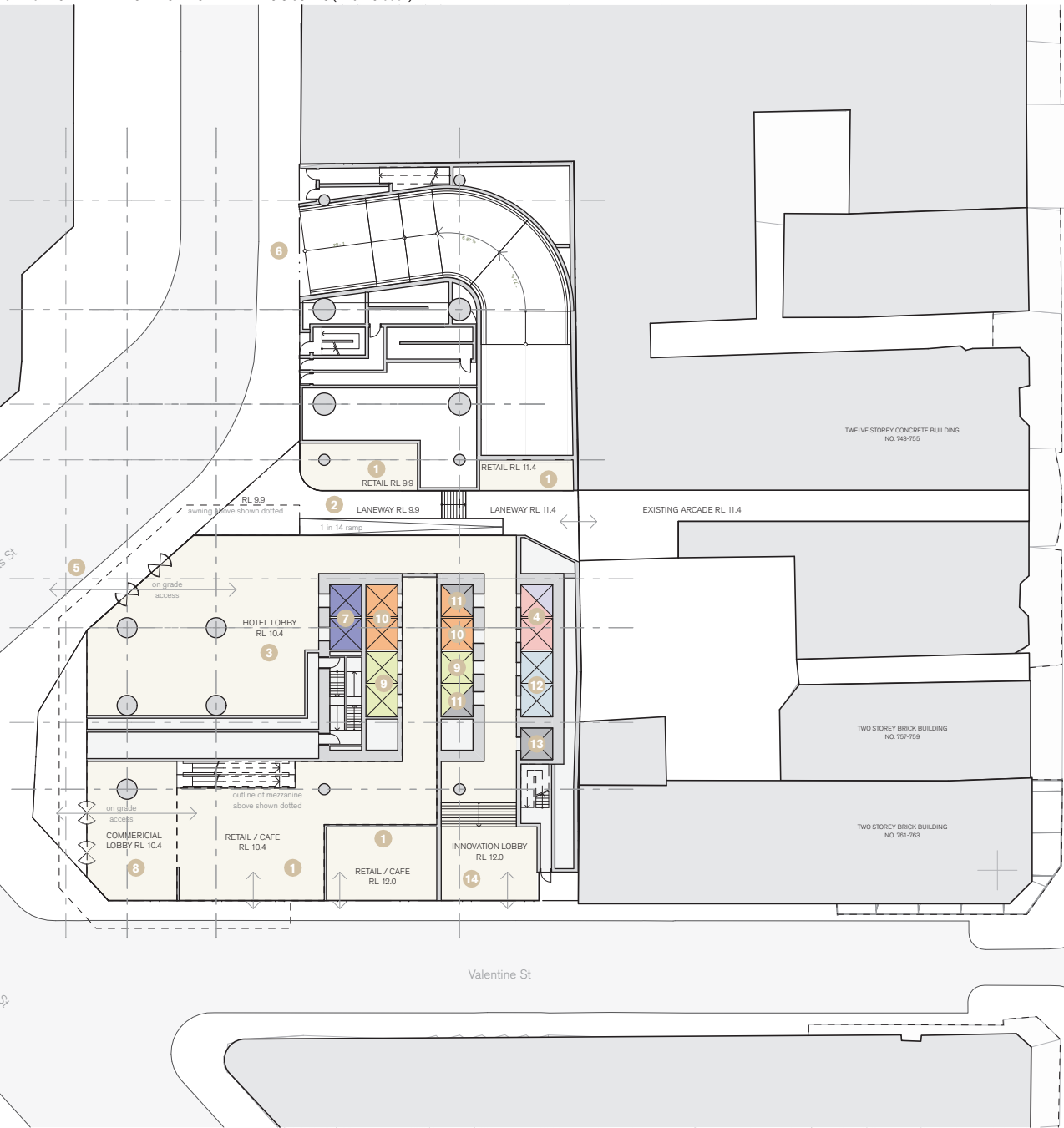
- 1 Retail
- 2 Through site link
- 3 Hotel arrival hall
- 4 Hotel shuttle lifts
- 5 Hotel drop-off
- 6 Basement Vehicle access
- 7 Carpark lifts
- 8 Commercial lobby
- 9 Commercial low rise lifts
- 10 Commercial high rise lifts
- 11 Commercial goods lift
- 12 Innovation lifts
- 13 Innovation goods lift
- 14 Innovation lobby

Thomas St

Quay St

Valentine St

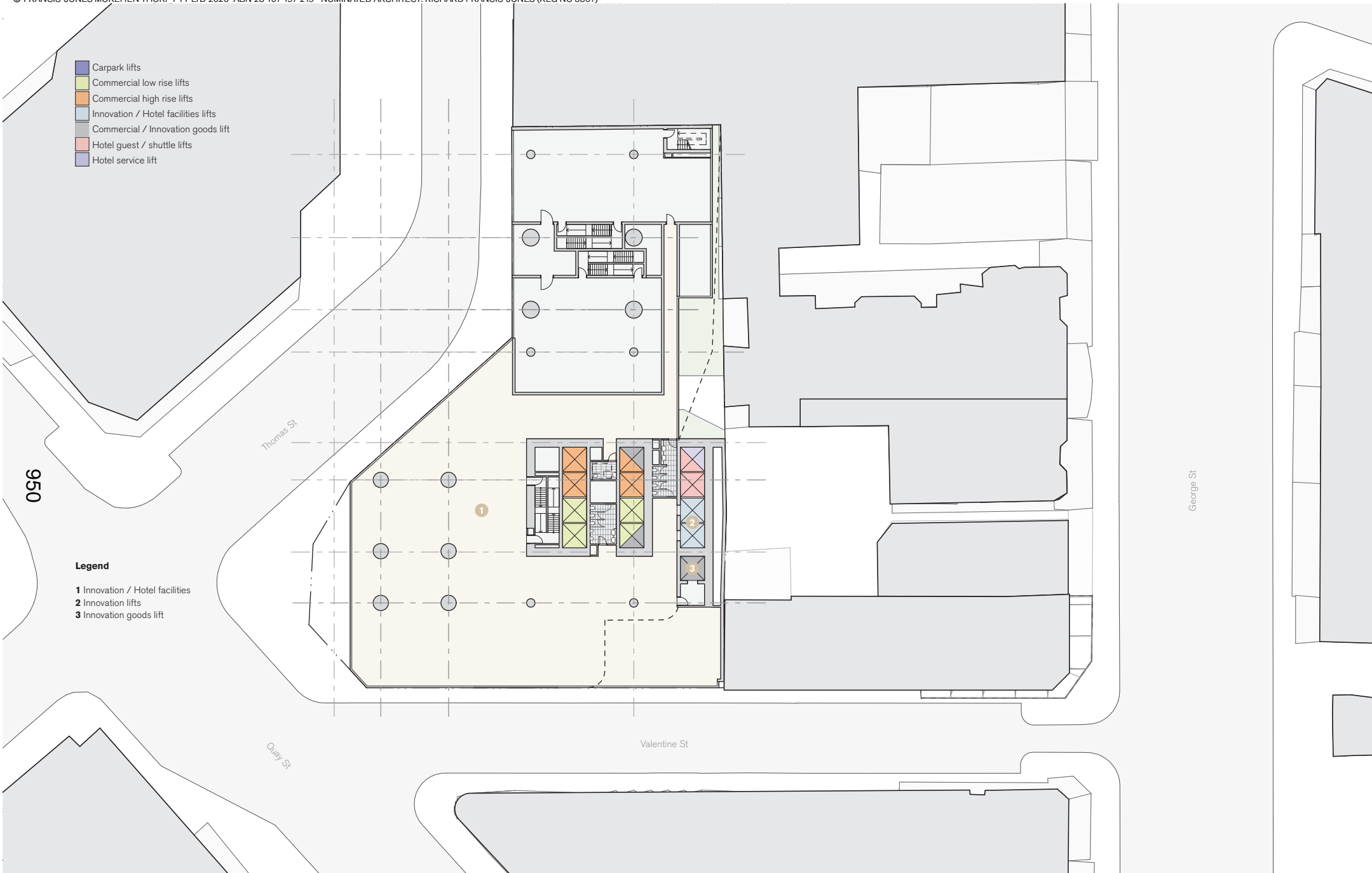
George St





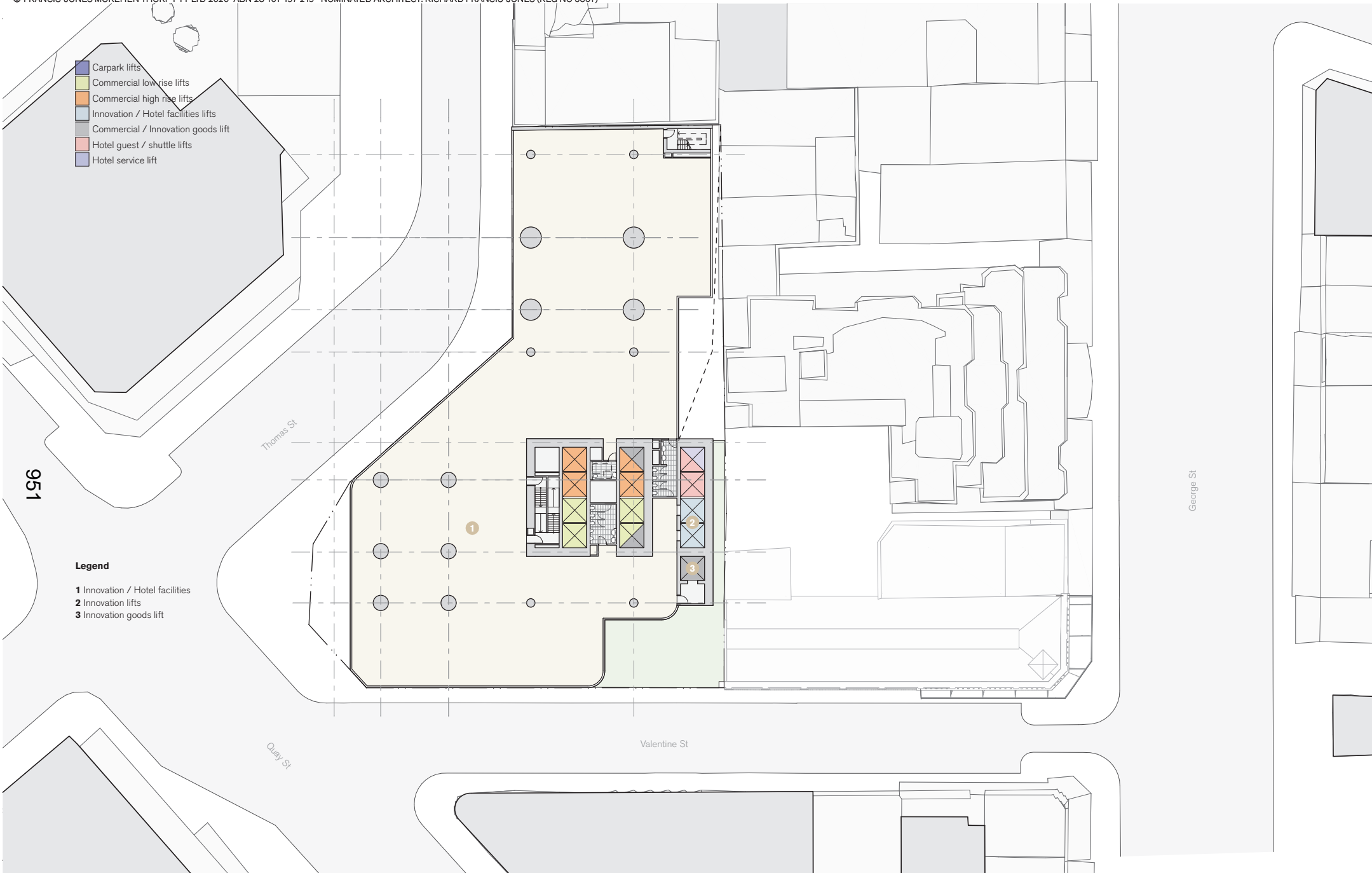
- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

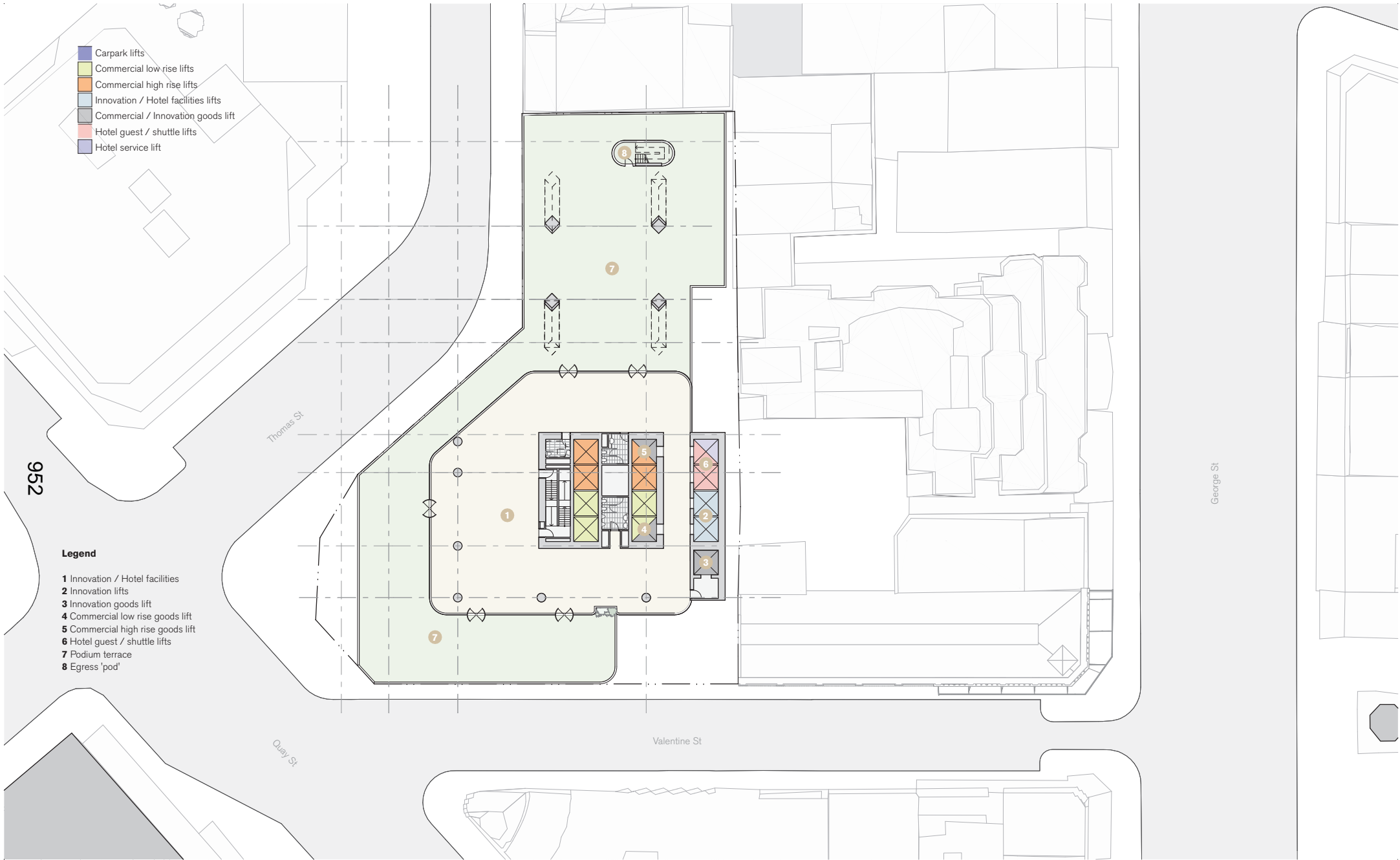
- Legend**
- 1 Innovation / Hotel facilities
  - 2 Innovation lifts
  - 3 Innovation goods lift

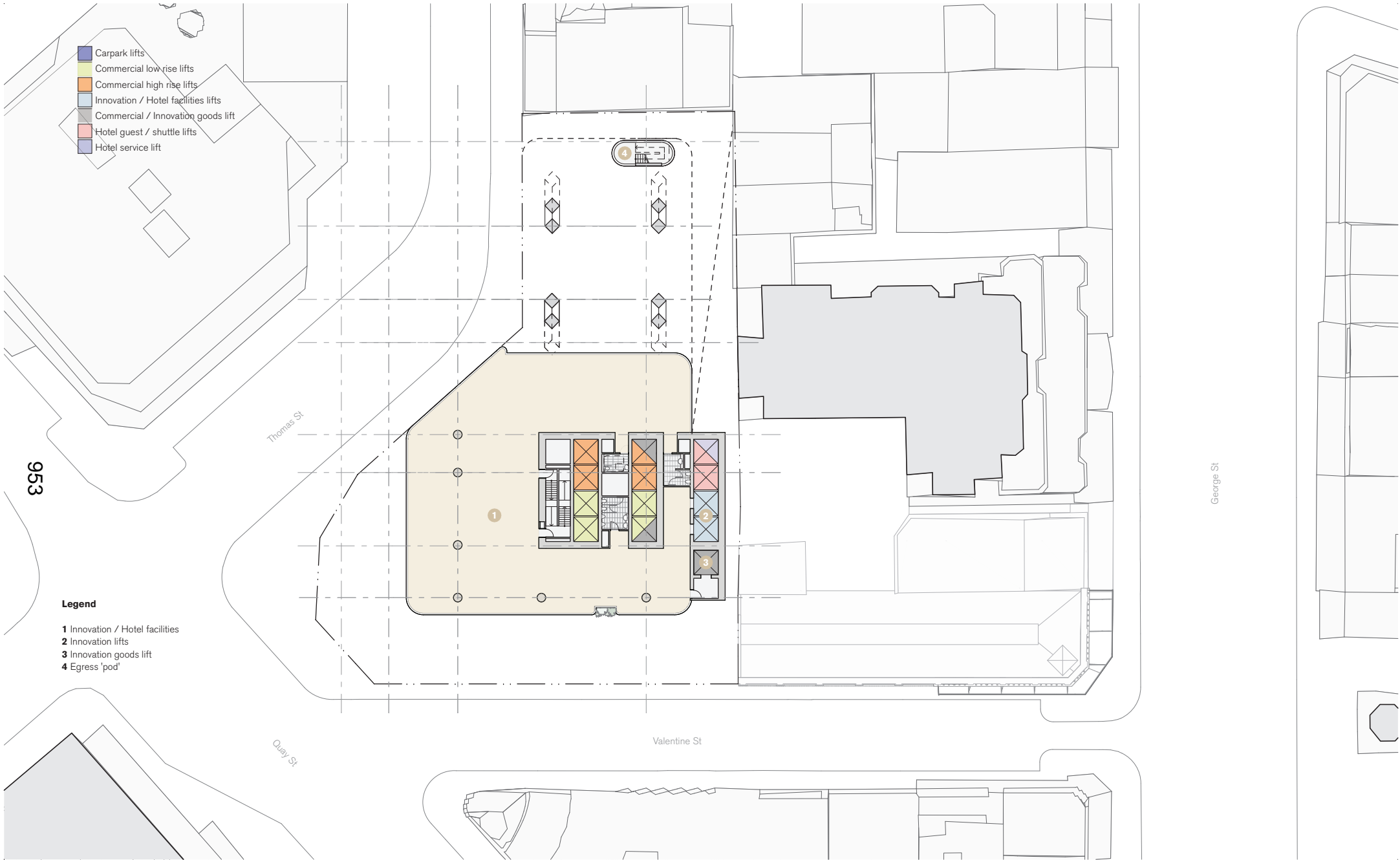


- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

- Legend**
- 1** Innovation / Hotel facilities
  - 2** Innovation lifts
  - 3** Innovation goods lift







953

**Legend**

- 1 Innovation / Hotel facilities
- 2 Innovation lifts
- 3 Innovation goods lift
- 4 Egress 'pod'



**Level 5 & 6 - Typical Void Tower**

GREATON - 187 Thomas St

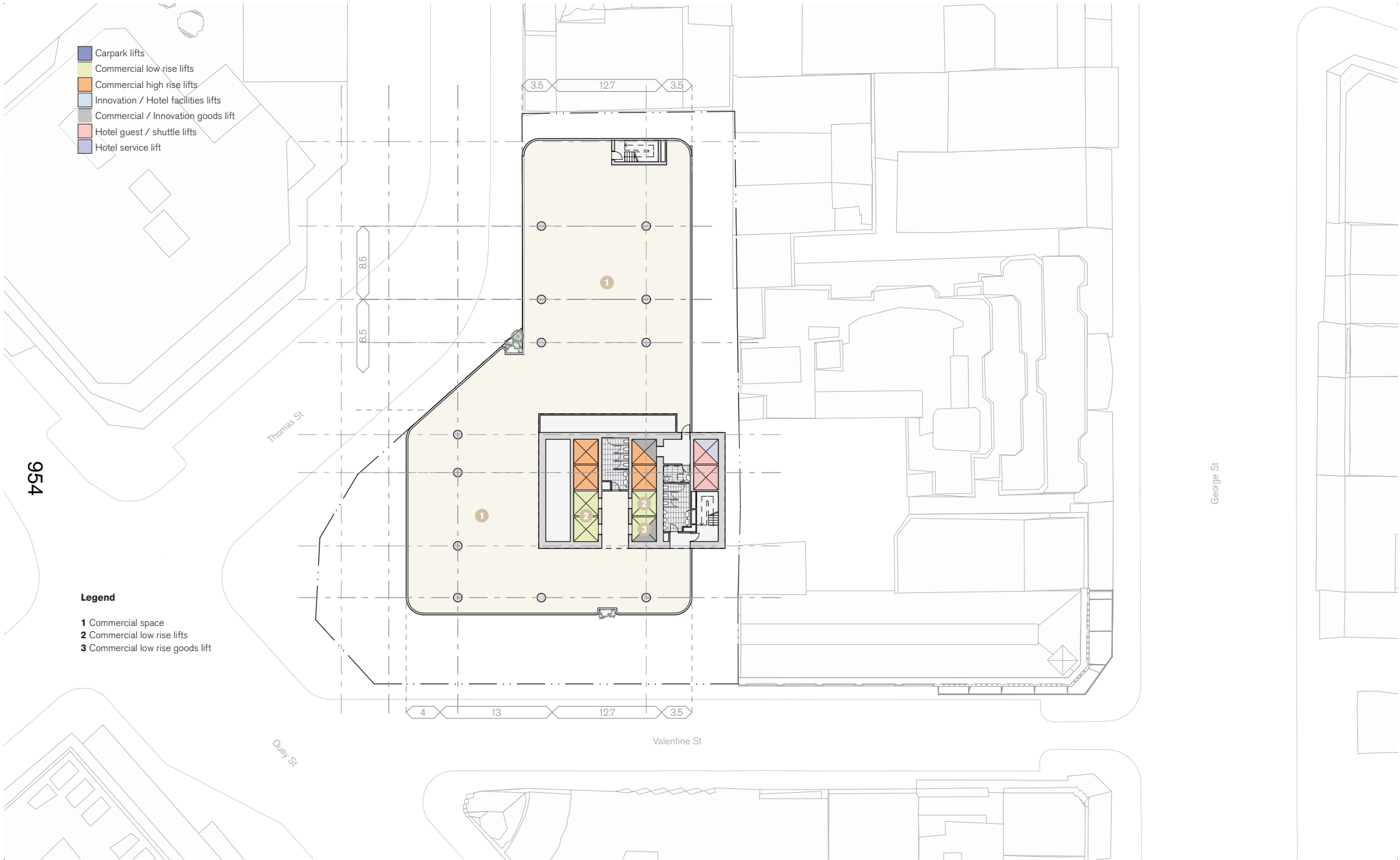


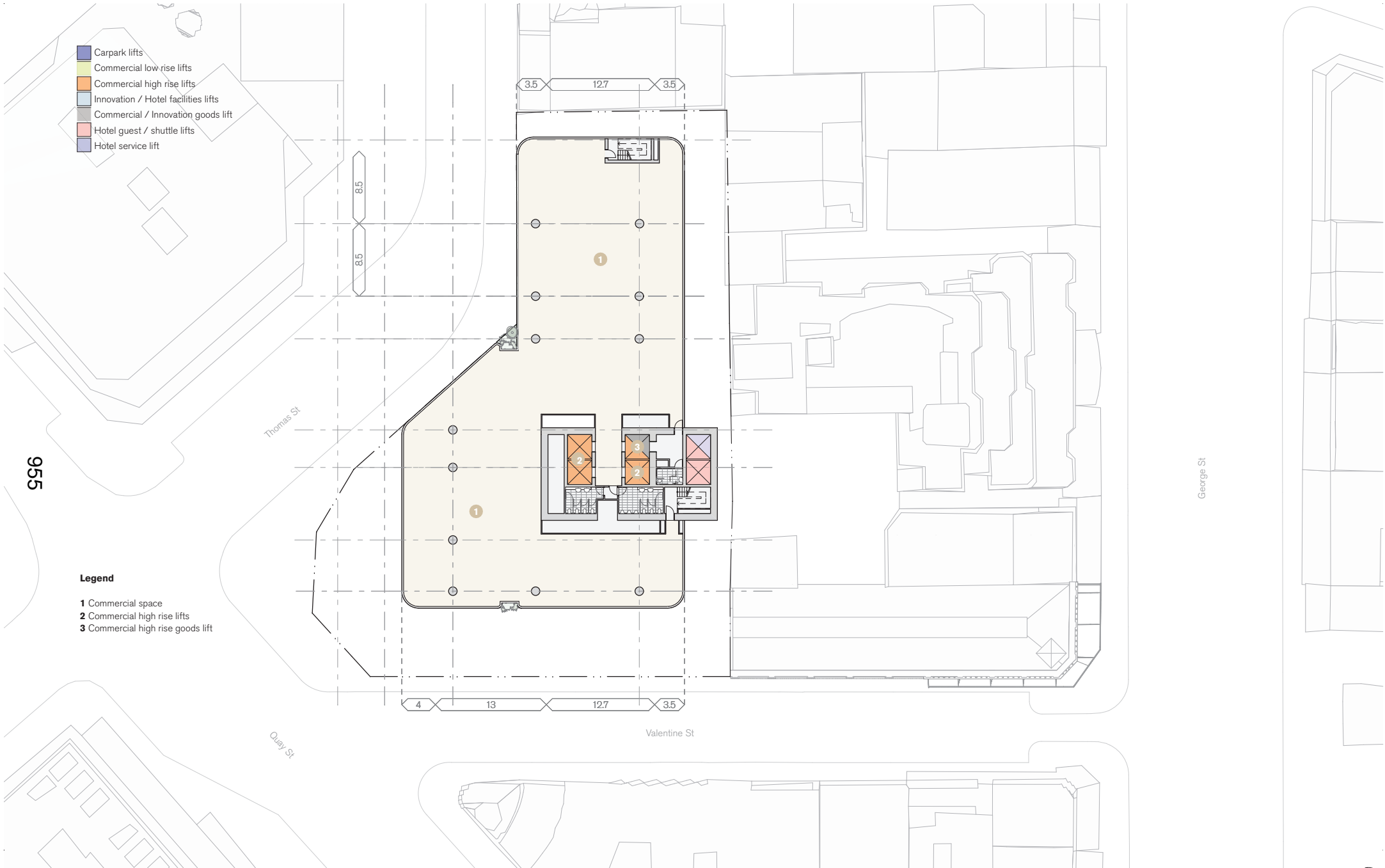
1:400 @ A3

13/3/20

For Information

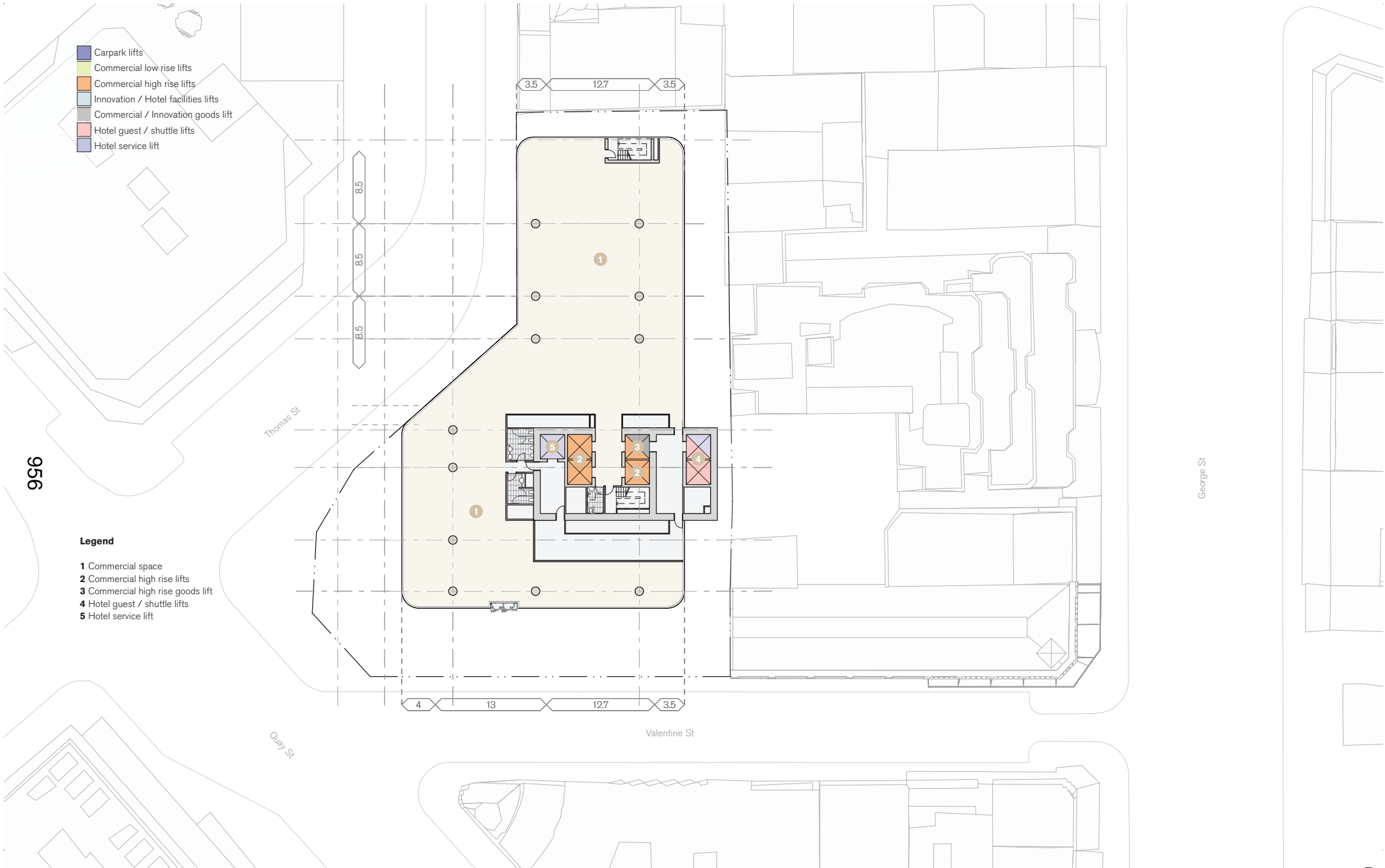
fjmt-1011





**Level 21-33 - Commercial High Rise**

GREATON - 187 Thomas St



- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

**Legend**

- 1 Commercial space
- 2 Commercial high rise lifts
- 3 Commercial high rise goods lift
- 4 Hotel guest / shuttle lifts
- 5 Hotel service lift



**Level 34 - Hotel Goods Transfer**

GREATON - 187 Thomas St



1:400 @ A3

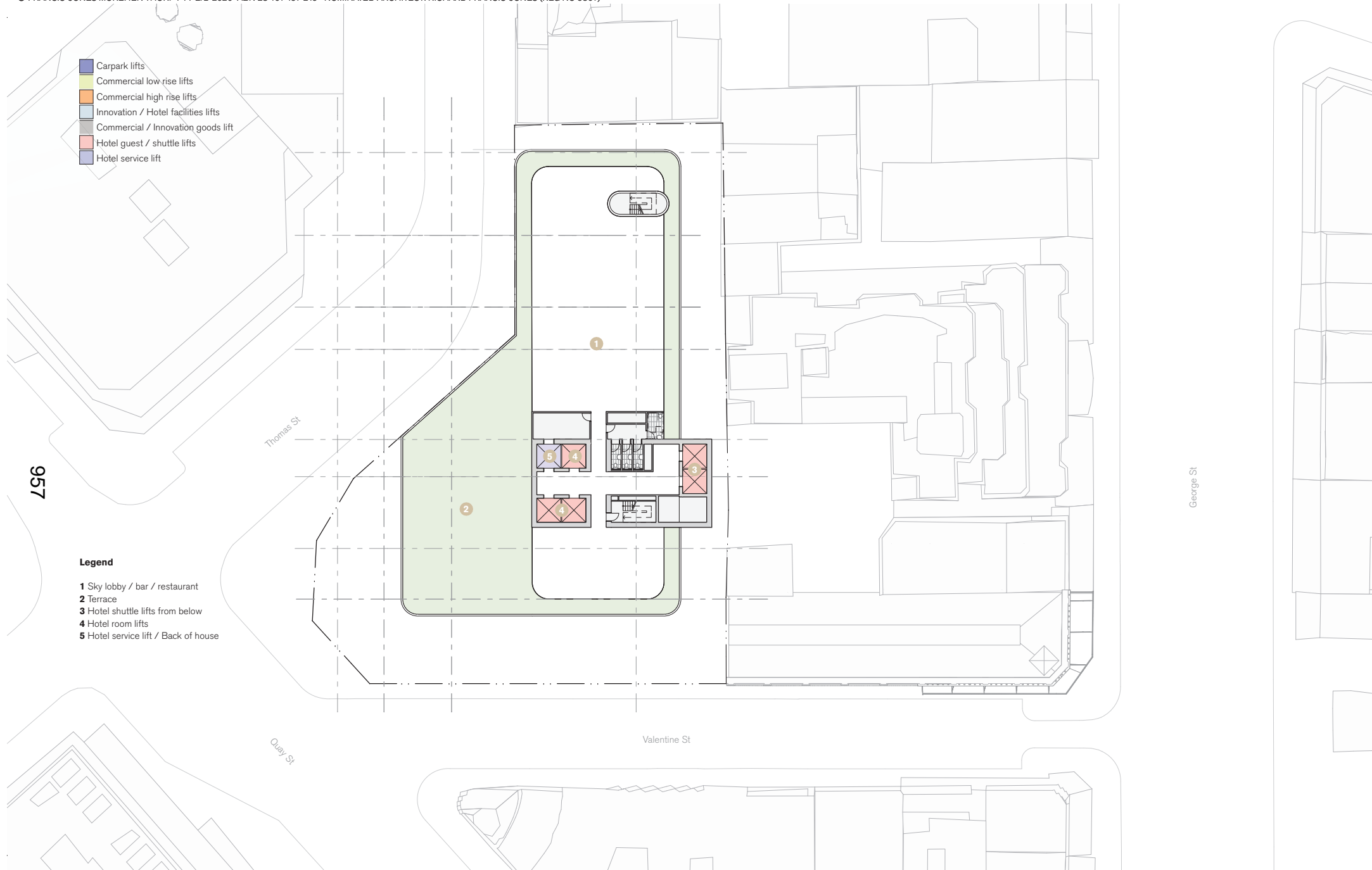
13/3/20

For Information

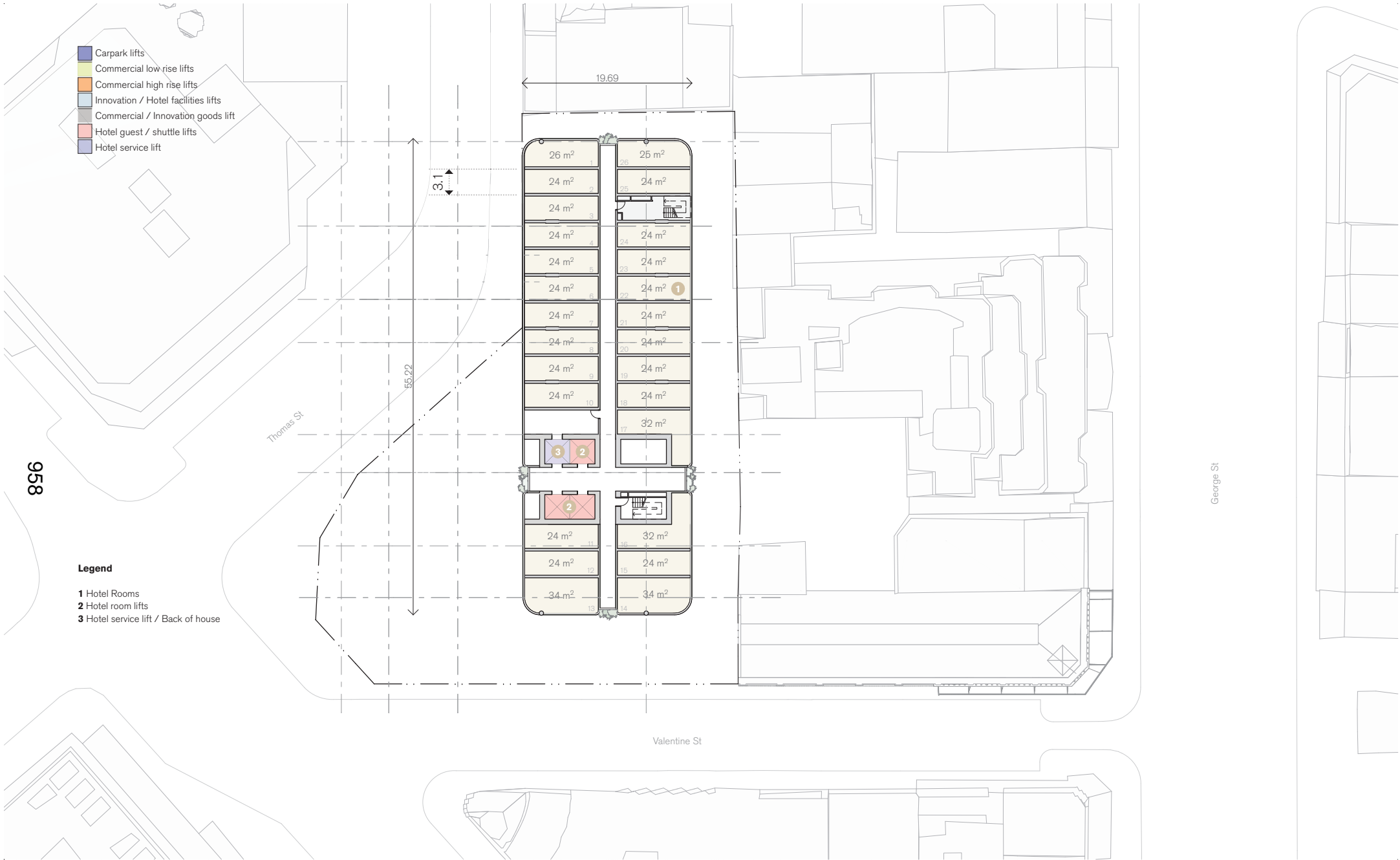
fjmt-1014

- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

- Legend**
- 1 Sky lobby / bar / restaurant
  - 2 Terrace
  - 3 Hotel shuttle lifts from below
  - 4 Hotel room lifts
  - 5 Hotel service lift / Back of house







- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

- Legend**
- 1** Hotel Rooms
  - 2** Hotel room lifts
  - 3** Hotel service lift / Back of house



**Level 36-44 - Hotel Rooms**

GREATON - 187 Thomas St



1:400 @ A3

13/3/20

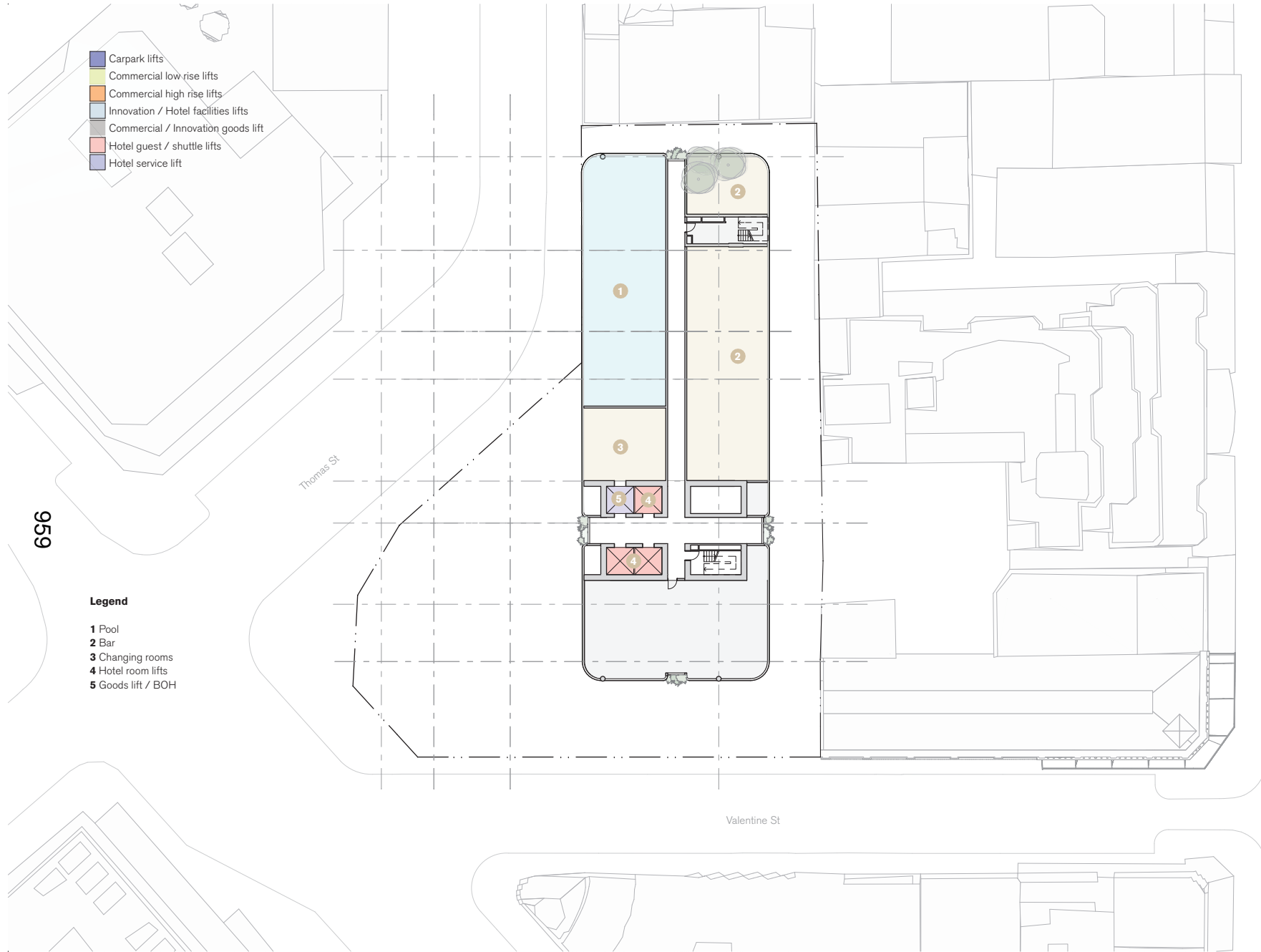
For Information

fjmt-1016

- Carpark lifts
- Commercial low rise lifts
- Commercial high rise lifts
- Innovation / Hotel facilities lifts
- Commercial / Innovation goods lift
- Hotel guest / shuttle lifts
- Hotel service lift

**Legend**

- 1** Pool
- 2** Bar
- 3** Changing rooms
- 4** Hotel room lifts
- 5** Goods lift / BOH



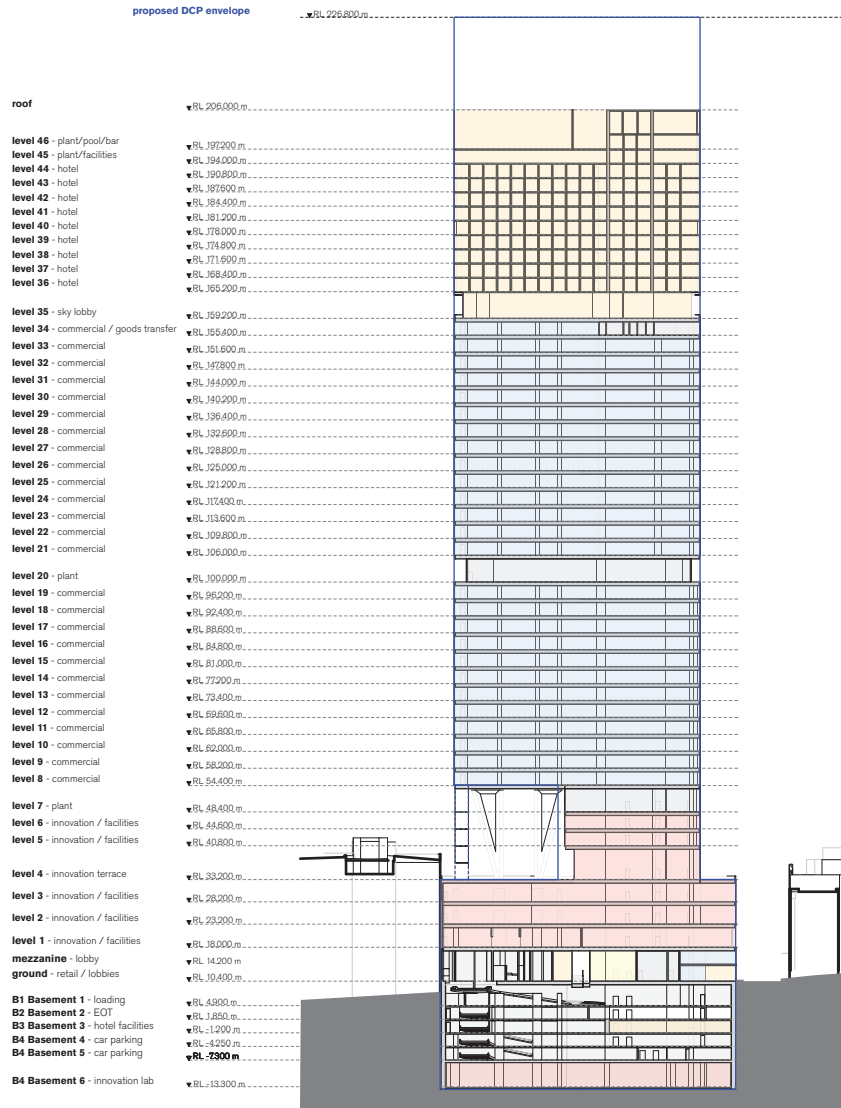
959

Thomas St

Valentine St

George St

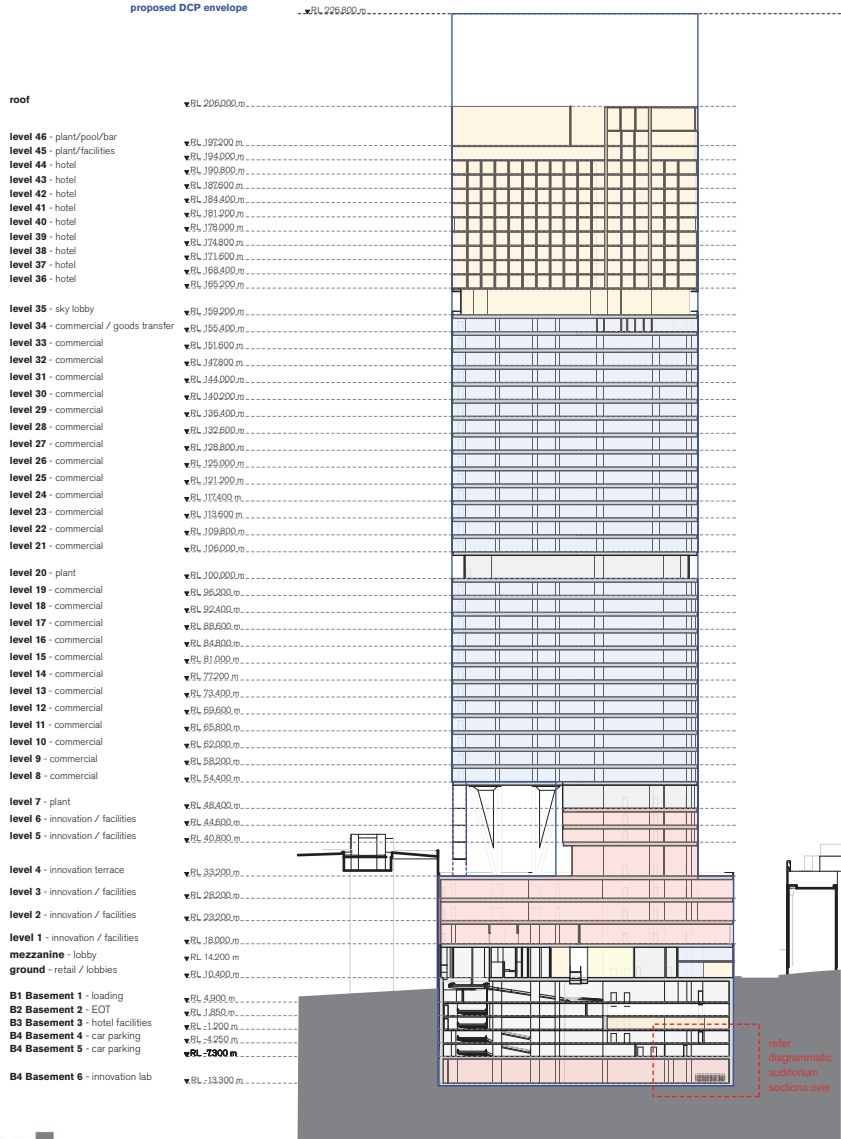
### NORTH-SOUTH SECTION



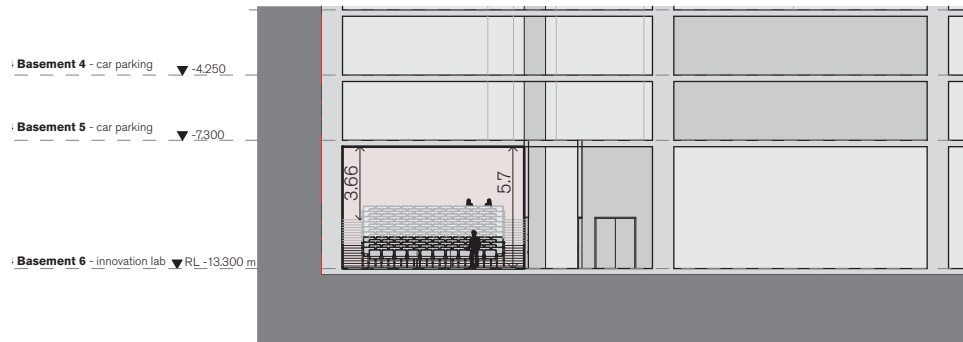
Proposed DCP Envelope

096

961



S1 Auditorium - Diagrammatic Section 1:250



S2 Auditorium - Diagrammatic Section 1:250

Sections - Auditorium Option

GREATON - 187 Thomas St

1:1200 @ A3

For Information

12/8/20

fjmt-1019C

# ALTERNATE INDICATIVE SCHEME - 21.31:1 FSR

|  |              | GFA                         | Land Use | FSR             |
|--|--------------|-----------------------------|----------|-----------------|
| <b>187 Thomas Street Indicative Scheme</b> | hotel        | 10,906 m <sup>2</sup>       | 23%      | 4.64 :1         |
|  | commercial   | 31,911 m <sup>2</sup>       | 68%      | 13.57 :1        |
|  | innovation   | 7,065 m <sup>2</sup>        | 15%      | 3.01 :1         |
|  | retail       | 219 m <sup>2</sup>          | 0%       | 0.09 :1         |
| <b>Above ground</b>                        | <b>total</b> | <b>47,031 m<sup>2</sup></b> |          | <b>20.00 :1</b> |
| <b>Below ground</b>                        | <b>total</b> | <b>3,070 m<sup>2</sup></b>  |          | <b>1.31 :1</b>  |

|           |                      |                    |
|-----------|----------------------|--------------------|
| Site Area | 2,351 m <sup>2</sup> | (surveys measured) |
|-----------|----------------------|--------------------|

| Typ High          | GBA   | GFA   | NSA   |
|-------------------|-------|-------|-------|
| <b>Commercial</b> | 1,498 | 1,228 | 1,160 |
|                   |       | 82.0% | 94%   |

| Typ Low           | GBA   | GFA   | NSA   |
|-------------------|-------|-------|-------|
| <b>Commercial</b> | 1,502 | 1,189 | 1,120 |
|                   |       | 79.2% | 94%   |

| Actual Efficiencies | BEA    | GBA    | Efficiency |
|---------------------|--------|--------|------------|
| <b>BEA/GBA</b>      | 70,627 | 65,982 | 93%        |

|                        |                 |                       |        | Commercial |        | Innovation    |               | Hotel         |               | Retail       |              |               |              |
|------------------------|-----------------|-----------------------|--------|------------|--------|---------------|---------------|---------------|---------------|--------------|--------------|---------------|--------------|
|                        |                 |                       |        | BEA        | GBA    | GFA           | NLA           | GFA           | NLA           | GFA          | NSA          | GFA           | GLAR         |
|                        |                 |                       |        | RL         | Floors | Height        |               |               |               |              |              |               |              |
|                        |                 |                       |        | Top RL     |        |               |               |               |               |              |              |               |              |
| <b>SKY RISE TOWER</b>  | level 46        | plant/pool/bar        | 197.20 | 8.80       | 195.60 | 1106          | 1082          |               |               | 455          |              |               |              |
|                        | level 45        | plant/facilities      | 194.00 | 3.20       | 186.80 | 1106          | 1082          |               |               | 113          | 0            |               |              |
|                        | level 44        | hotel 9               | 190.80 | 3.20       | 183.60 | 1106          | 1082          |               |               | 899          | 664          |               |              |
|                        | level 43        | hotel 8               | 187.60 | 3.20       | 180.40 | 1106          | 1082          |               |               | 899          | 664          |               |              |
|                        | level 42        | hotel 7               | 184.40 | 3.20       | 177.20 | 1106          | 1082          |               |               | 899          | 664          |               |              |
|                        | level 41        | hotel 6               | 181.20 | 3.20       | 174.00 | 1106          | 1082          |               |               | 899          | 664          |               |              |
|                        | level 40        | hotel 5               | 178.00 | 3.20       | 170.80 | 1106          | 1082          |               |               | 899          | 664          |               |              |
|                        | level 39        | hotel 4               | 174.80 | 3.20       | 167.60 | 1106          | 1082          |               |               | 899          | 664          |               |              |
|                        | level 38        | hotel 3               | 171.60 | 3.20       | 164.40 | 1106          | 1082          |               |               | 899          | 664          |               |              |
|                        | level 37        | hotel 2               | 168.40 | 3.20       | 161.20 | 1106          | 1082          |               |               | 899          | 664          |               |              |
|                        | level 36        | hotel 1               | 165.20 | 3.20       | 158.00 | 1106          | 1082          |               |               | 899          | 664          |               |              |
|                        | level 35        | sky lobby             | 159.20 | 6.00       | 154.80 | 1106          | 889           |               |               | 738          |              |               |              |
| <b>HIGH RISE TOWER</b> | level 34        | Commercial 26/loading | 155.40 | 3.80       | 148.80 | 1520          | 1498          | 1115          | 1053          |              |              |               |              |
|                        | level 33        | commercial 25         | 151.60 | 3.80       | 145.00 | 1520          | 1498          | 1228          | 1160          |              |              |               |              |
|                        | level 32        | commercial 24         | 147.80 | 3.80       | 141.20 | 1520          | 1498          | 1228          | 1160          |              |              |               |              |
|                        | level 31        | commercial 23         | 144.00 | 3.80       | 137.40 | 1520          | 1498          | 1228          | 1160          |              |              |               |              |
|                        | level 30        | commercial 22         | 140.20 | 3.80       | 133.60 | 1520          | 1498          | 1228          | 1160          |              |              |               |              |
|                        | level 29        | commercial 21         | 136.40 | 3.80       | 129.80 | 1520          | 1498          | 1228          | 1160          |              |              |               |              |
|                        | level 28        | commercial 20         | 132.60 | 3.80       | 126.00 | 1520          | 1498          | 1228          | 1160          |              |              |               |              |
|                        | level 27        | commercial 19         | 128.80 | 3.80       | 122.20 | 1520          | 1498          | 1228          | 1160          |              |              |               |              |
|                        | level 26        | commercial 18         | 125.00 | 3.80       | 118.40 | 1520          | 1498          | 1228          | 1160          |              |              |               |              |
|                        | level 25        | commercial 17         | 121.20 | 3.80       | 114.60 | 1520          | 1498          | 1228          | 1160          |              |              |               |              |
|                        | level 24        | commercial 16         | 117.40 | 3.80       | 110.80 | 1520          | 1498          | 1228          | 1160          |              |              |               |              |
|                        | level 23        | commercial 15         | 113.60 | 3.80       | 107.00 | 1520          | 1498          | 1228          | 1160          |              |              |               |              |
|                        | level 22        | commercial 14         | 109.80 | 3.80       | 103.20 | 1520          | 1498          | 1228          | 1160          |              |              |               |              |
|                        | level 21        | commercial 13         | 106.00 | 3.80       | 99.40  | 1520          | 1498          | 1228          | 1160          |              |              |               |              |
| <b>LOW RISE TOWER</b>  | level 20        | plant                 | 100.00 | 6.00       | 95.60  | 1520          | 1200          |               |               |              |              |               |              |
|                        | level 19        | commercial 12         | 96.20  | 3.80       | 89.60  | 1520          | 1502          | 1189          | 1120          |              |              |               |              |
|                        | level 18        | commercial 11         | 92.40  | 3.80       | 85.80  | 1520          | 1502          | 1189          | 1120          |              |              |               |              |
|                        | level 17        | commercial 10         | 88.60  | 3.80       | 82.00  | 1520          | 1502          | 1189          | 1120          |              |              |               |              |
|                        | level 16        | commercial 9          | 84.80  | 3.80       | 78.20  | 1520          | 1502          | 1189          | 1120          |              |              |               |              |
|                        | level 15        | commercial 8          | 81.00  | 3.80       | 74.40  | 1520          | 1502          | 1189          | 1120          |              |              |               |              |
|                        | level 14        | commercial 7          | 77.20  | 3.80       | 70.60  | 1520          | 1502          | 1189          | 1120          |              |              |               |              |
|                        | level 13        | commercial 6          | 73.40  | 3.80       | 66.80  | 1520          | 1502          | 1189          | 1120          |              |              |               |              |
|                        | level 12        | commercial 5          | 69.60  | 3.80       | 63.00  | 1520          | 1502          | 1189          | 1120          |              |              |               |              |
|                        | level 11        | commercial 4          | 65.80  | 3.80       | 59.20  | 1520          | 1502          | 1189          | 1120          |              |              |               |              |
|                        | level 10        | commercial 3          | 62.00  | 3.80       | 55.40  | 1520          | 1502          | 1189          | 1120          |              |              |               |              |
|                        | level 9         | commercial 2          | 58.20  | 3.80       | 51.60  | 1520          | 1502          | 1189          | 1120          |              |              |               |              |
|                        | level 8         | commercial 1          | 54.40  | 3.80       | 47.80  | 1520          | 1502          | 1189          | 1120          |              |              |               |              |
| <b>VOID TOWER</b>      | level 7         | plant                 | 48.40  | 6.00       | 44.00  | 1520          | 1031          |               |               |              |              |               |              |
|                        | level 6         | Innovation / hotel    | 44.60  | 3.80       | 38.00  | 1520          | 1031          |               | 445           | 384          |              |               |              |
|                        | level 5         | Innovation / hotel    | 40.80  | 3.80       | 34.20  | 1520          | 1031          |               | 445           | 384          |              |               |              |
|                        | level 4         | innovation terrace    | 33.20  | 7.60       | 30.40  | 2351          | 875           |               | 413           | 352          |              |               |              |
| <b>PODIUM</b>          | level 3         | Innovation / hotel    | 28.20  | 5.00       | 22.80  | 2351          | 2015          |               | 837           | 772          |              |               |              |
|                        | level 2         | Innovation / hotel    | 23.20  | 5.00       | 17.80  | 2351          | 2015          |               | 1690          | 1625         |              |               |              |
|                        | level 1         | Innovation / hotel    | 18.00  | 5.20       | 12.80  | 2351          | 2167          |               | 1190          | 1082         |              |               |              |
| <b>MEZZANINE</b>       | mezzanine       | lobbies / plant       | 14.20  | 3.80       | 7.60   |               | 560           | 307           |               |              |              |               |              |
| <b>GROUND</b>          | ground 0        | retail / lobbies      | 10.40  | 3.80       | 3.80   | 2351          | 2270          | 257           | 125           |              | 369          | 219           | 219          |
|                        | <b>subtotal</b> |                       |        |            |        | <b>70,627</b> | <b>65,982</b> | <b>31,911</b> | <b>29,573</b> | <b>5,135</b> | <b>4,599</b> | <b>9,766</b>  | <b>5,976</b> |
| <b>BASEMENT</b>        | basement 1      | loading/plant         | 4.90   | 5.50       |        |               | 2278          |               |               |              |              |               |              |
|                        | basement 2      | bike parking/EOT      | 1.85   | 3.05       |        |               | 2278          |               |               |              |              |               |              |
|                        | basement 3      | hotel facilities      | -1.20  | 3.05       |        |               | 2278          |               |               | 1140         |              |               |              |
|                        | basement 4      | car parking           | -4.25  | 3.05       |        |               | 2278          |               |               |              |              |               |              |
|                        | basement 5      | car parking           | -7.30  | 3.05       |        |               | 2278          |               |               |              |              |               |              |
|                        | basement 6      | innovation lab        | -13.30 | 6.00       |        |               | 2278          |               | 1930          |              |              |               |              |
|                        | <b>subtotal</b> |                       |        |            |        | <b>0</b>      | <b>13,668</b> | <b>0</b>      | <b>1,930</b>  | <b>0</b>     | <b>1,140</b> | <b>0</b>      | <b>0</b>     |
| <b>total</b>           |                 |                       |        |            |        | <b>70,627</b> | <b>79,650</b> | <b>31,911</b> | <b>29,573</b> | <b>7,065</b> | <b>4,599</b> | <b>10,906</b> | <b>5,976</b> |
|                        |                 |                       |        |            |        |               |               |               |               |              |              | <b>219</b>    | <b>219</b>   |