

DRAFT

**INDICATIVE LEASING PLAN ONLY**  
 Complying Development Certificate  
 For Planning Development Purposes Only  
 Stockland Commercial Property  
 Retail Leasing  
 Suite 404, 44 Hampden Road,  
 Artarmon NSW 2054  
 Tel: 02 9412 2322 Fax: 02 9412 2433

Roland Howell  
 Steven Page  
 Anthony Martin  
 Aleaha O'Connor  
 Joe Zambino

Signature: *[Signature]*

Certificate No: 09096cdd

Date: 04/05/09

**\*CC for LORNA JANE FITOUT Level R1.**

**PROPOSED TENANT MIX**

The precinct descriptions are indicative only and represent the majority of usages that will be located in the precinct. The Lessor reserves the right to lease to usages that are not reflective of the precinct description noted, provided that the majority of usages within the precinct are reflective of the precinct description noted.

This tenancy plan is illustrative only and the tenancy mix is subject to change. This plan does not constitute an offer, warranty or representation as to the proposed design, mix, profitability, style, layout or appearance of the shopping centre or the surrounding roads. This plan of the shopping centre and surrounding roads may change at any time, subject to necessary approvals.

The information contained in this drawing is provided in good faith and is believed to be correct as at 6 April 2009. The information, however, cannot be relied upon as a statement or representation of fact and you must therefore satisfy yourself as to the correctness of each particular.

Potential lessees should also be aware that all leases (including those of the major stores) contain clauses allowing tenants to assign their leases and such events may occur without instigation by the Lessor.

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>1:1000 - Construction</li> <li>2:1000 - Construction</li> <li>3:1000 - Construction</li> <li>4:1000 - Construction</li> <li>5:1000 - Construction</li> <li>6:1000 - Construction</li> <li>7:1000 - Construction</li> <li>8:1000 - Construction</li> <li>9:1000 - Construction</li> <li>10:1000 - Construction</li> </ul>	<p><b>Notes</b></p> <p>1. All work to be done in accordance with the relevant Australian Standards.</p> <p>2. All work to be done in accordance with the relevant Australian Standards.</p> <p>3. All work to be done in accordance with the relevant Australian Standards.</p> <p>4. All work to be done in accordance with the relevant Australian Standards.</p> <p>5. All work to be done in accordance with the relevant Australian Standards.</p> <p>6. All work to be done in accordance with the relevant Australian Standards.</p> <p>7. All work to be done in accordance with the relevant Australian Standards.</p> <p>8. All work to be done in accordance with the relevant Australian Standards.</p> <p>9. All work to be done in accordance with the relevant Australian Standards.</p> <p>10. All work to be done in accordance with the relevant Australian Standards.</p>	<p><b>Scale</b></p> <p>1:250</p>	<p><b>Project Name</b></p> <p>STOCKLAND BALGOWLAH</p>	<p><b>Client</b></p> <p>ALLEN JACK+COTTIER</p> <p>72 Myrtle Street, Chippendale NSW 2008 AUSTRALIA        Ph: +61 2 8251 8322 In: +61 2 8111 8300 Fax: +61 2 825 7622</p>	<p><b>Project No.</b></p> <p>137-118 CONDOMINE STREET BALGOWLAH NSW 2054        File No: 04207</p>	<p><b>Level</b></p> <p>LEVEL R1 LEASING PLAN</p> <p>DATUM LEVEL 34.50</p> <p>NOT FOR CONSTRUCTION</p>	<p><b>Issue No.</b></p> <p>1:250</p> <p><b>Issue Date</b></p> <p>AT 21R1 09</p> <p>ISSUED PREVIOUSLY AS A 0 5201</p>
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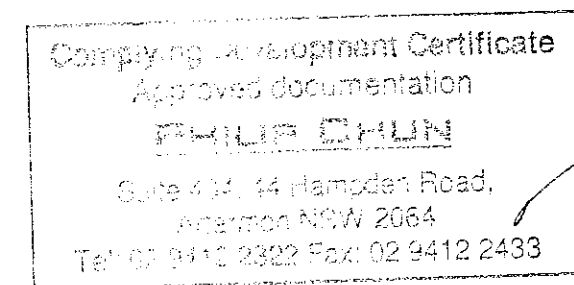


ALLEN JACK+COTTIER

**ISSUES**

Revisions to previous issue are either in underline (additional/amended) or ~~strikethrough~~ (deleted) text.

Issue	Date	Reason for Issue	Comment	Checked	Approved
1	30.10.08	PRELIMINARY ONLY.	FOR COMMENT	ST	ST
2	17.11.08	FOR AUTHORITIES APPROVAL		TO	TO



LORNA JANE RETAIL  
 STOCKLAND BALGOWLAH SHOPPING CENTRE,  
 197-215 Condamine Street Balgowlah NSW.  
 SHOP 007

9600\_ FINISHES & FITMENTS SCHEDULE.

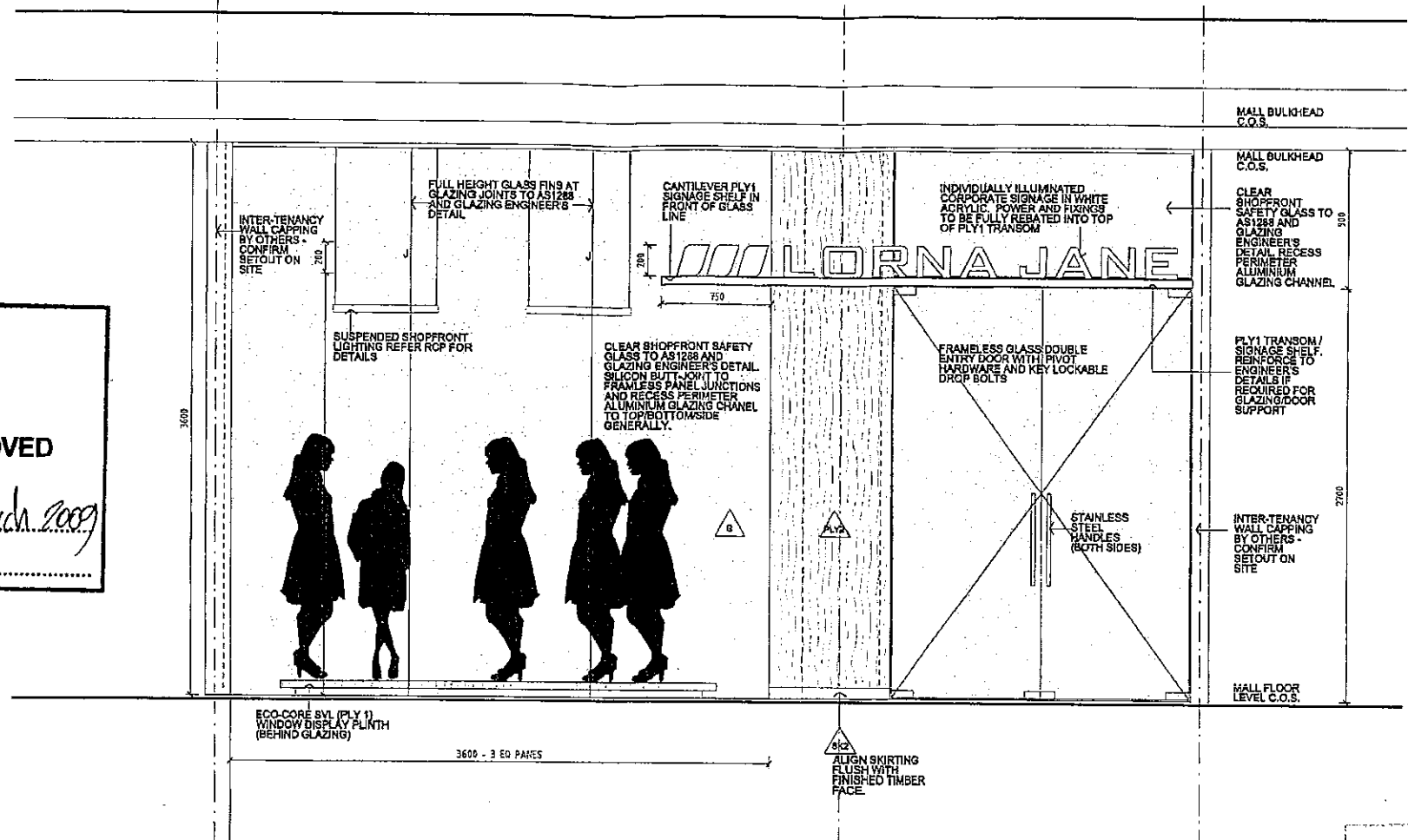


**Stockland**

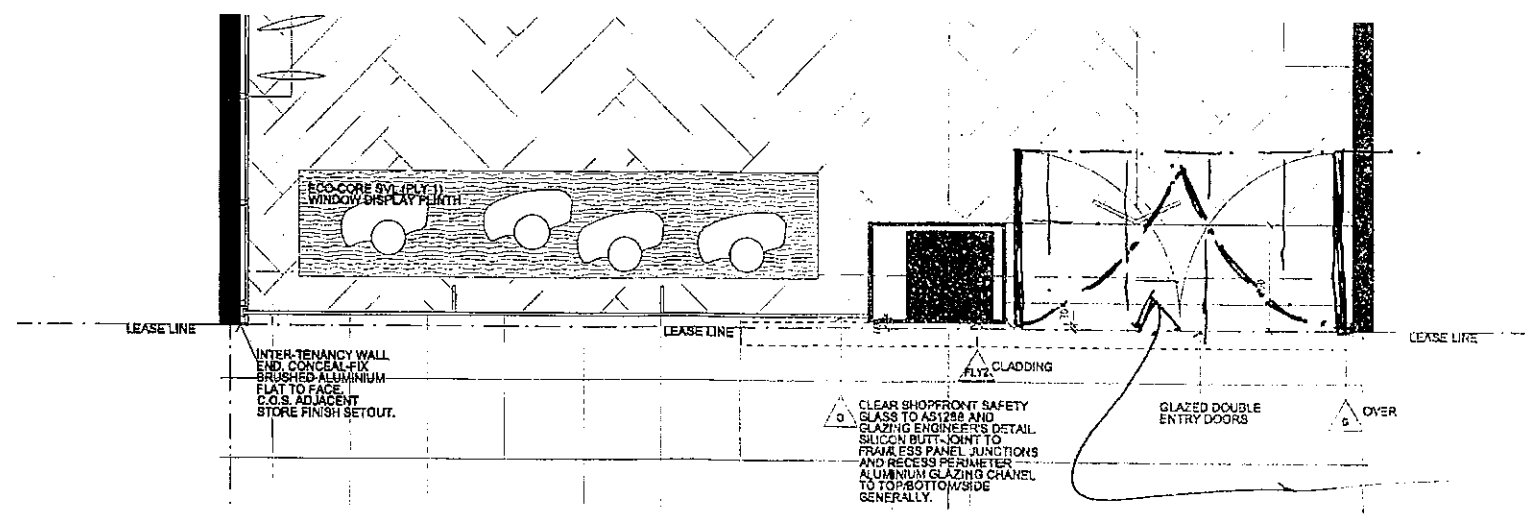
**DESIGN DRAWINGS APPROVED**  
with Conditions

Refer correspondence dated *16<sup>th</sup> March 2009*

Signed *[Signature]*



**A SHOPFRONT ELEVATION**  
129



**1 SHOPFRONT PLAN DETAIL**  
129

Complying Development Certificate  
Approved documentation  
**PHILIP CHUN**  
Suite 404, 44 Hampden Road,  
Warrimoon NSW 2064  
Tel: 02 9412 2322 Fax: 02 9412 2433

*We request the proposed door swing be reversed to articulate entry*

*Continue terrazzo floor into to entry only.*

<table border="1"> <thead> <tr> <th>No</th> <th>Date</th> <th>Description</th> <th>By</th> <th>Check</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>30/10/09</td> <td>PRELIMINARY APPROVAL</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>17/11/09</td> <td>ISSUED FOR AUTHORITIES APPROVAL TO</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>12/02/09</td> <td>REVISIONS FOR CLIENT APPROVAL TO</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>18/03/09</td> <td>ISSUE FOR FINAL NDM APPROVAL TO</td> <td></td> <td></td> </tr> </tbody> </table>	No	Date	Description	By	Check	1	30/10/09	PRELIMINARY APPROVAL			2	17/11/09	ISSUED FOR AUTHORITIES APPROVAL TO			3	12/02/09	REVISIONS FOR CLIENT APPROVAL TO			4	18/03/09	ISSUE FOR FINAL NDM APPROVAL TO			<p><b>CLIENT</b> LORNA JANE RETAIL SCHEMATIC INTERIOR SHOPFIT</p> <p><b>Architect</b> <b>ALLEN JACK+COTTIER</b> 34 Florence Street, Newstead QLD 4006 AUSTRALIA ph 417 7 5645 2222 fx 417 7 5645 2200 aen 53 000 742 260</p> <p><b>Project</b> SHOP 007 STOCKLAND BALGOWLAH SHOPPING CENTRE 197-215 CONDOMINE STREET BALGOWLAH NSW</p> <p><b>Drawing Title</b> SHOPFRONT DETAILS PLAN &amp; ELEVATION</p> <p><b>Scale</b> 1:20</p> <p><b>Drawing No</b> SK3100</p> <p><b>Issue</b> 4</p> <p><b>NOT FOR CONSTRUCTION</b></p>
No	Date	Description	By	Check																						
1	30/10/09	PRELIMINARY APPROVAL																								
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4	18/03/09	ISSUE FOR FINAL NDM APPROVAL TO																								



**CEILING ACCESS PANELS  
MUST BE FLUSH FITTING WITH ALLEN KEY  
LOCKS. ALL FIXINGS AND FITTINGS TO BE  
CONCEALED**

**SECTION J of B.C.A. TO BE APPLIED  
TO DESIGN and FITOUT.  
CEILING LIGHTING HEAT LOAD MUST  
NOT EXCEED 25 Watts / m<sup>2</sup>**

**RCP LEGEND**

- 70W METAL HALIDE DOWNLIGHT
- 35W METAL HALIDE DOWNLIGHT
- FLUORESCENT WALL-WASH LUMINAIRE TS 20W SLMILITE WITH ELECTRONIC BALLAST REFER BULKHEAD DETAILS FOR INSTALLATION.
- FLUORESCENT MIRROR LUMINAIRE TS 21W WITH ELECTRONIC BALLAST REFER CHANGE ROOM DETAILS FOR SETOUT
- RECESSED COMPACT QUAD FLUORESCENT DOWNLIGHT 2 X 12W DIMMABLE WHITE FRAME WITH OPAL DIFFUSER FINISH BY LUMIN-8
- 35W X 3 QUARTZ HALIDE DOWNLIGHT, CORDON SPIRIT GS-L3 TRIPLE SUSPENDED VERSION (HORIZONTAL) BY ZUMTOBEL STAFF.
- EMERGENCY ESCAPE LUMINAIRE TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS2285.3
- EMERGENCY EXIT LIGHTING TO INTERNALLY ILLUMINATED BE EDGE-LIT BLADE TYPE TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS2285. ALL CONTROL GEAR TO BE FULLY RECESSED INTO CEILING ABOVE. EMERGENCY AND EXIT LIGHTING TO BE ON A SEPARATE CIRCUIT WITH TEST SWITCH AS PER CENTRE REQUIREMENTS
- SURFACE MOUNTED FLUORESCENT LAMP 25W TS WITH MOTION SENSOR CONTROL
- CEILING RECESSED SPEAKER
- LED LIGHT TAPE TO BE AMBER WHITE LED LINE BY SYLVANIA LIGHTING OR SIMILAR.
- CIRCULAR MECHANICAL DIFFUSER- POWERCOATED TO MATCH CEILING FINISH. LOCATION EXTENT TO BE DETERMINED BY SERVICES CONSULTANT
- LINEAR SLOT DIFFUSERS LOCATION/DETAILS TBC BY SERVICES CONSULTANT WHITE PCCOAT FINISH TO MATCH CEILING.
- MECHANICAL RETURN AIR GRILLE LOCATION/DETAILS TBC BY SERVICES CONSULTANT
- CEILING ACCESS PANEL TRAPALGAR MOUNTY TYPE OR SIMILAR WITH CONCEALED HINGE & ALLEN KEY LOCK PAINT TO MATCH CEILING. LOCATE AS REQ.
- REFER FINISHES SCHEDULE FOR CODES.
- DIMMING SWITCH LOCATION
- REMAINDER OF SWITCHING LOCATIONS TBC ON SITE.

**Stockland**  
**DESIGN DRAWINGS APPROVED  
with Conditions**  
Refer correspondence dated 16th March 2009  
Signed \_\_\_\_\_

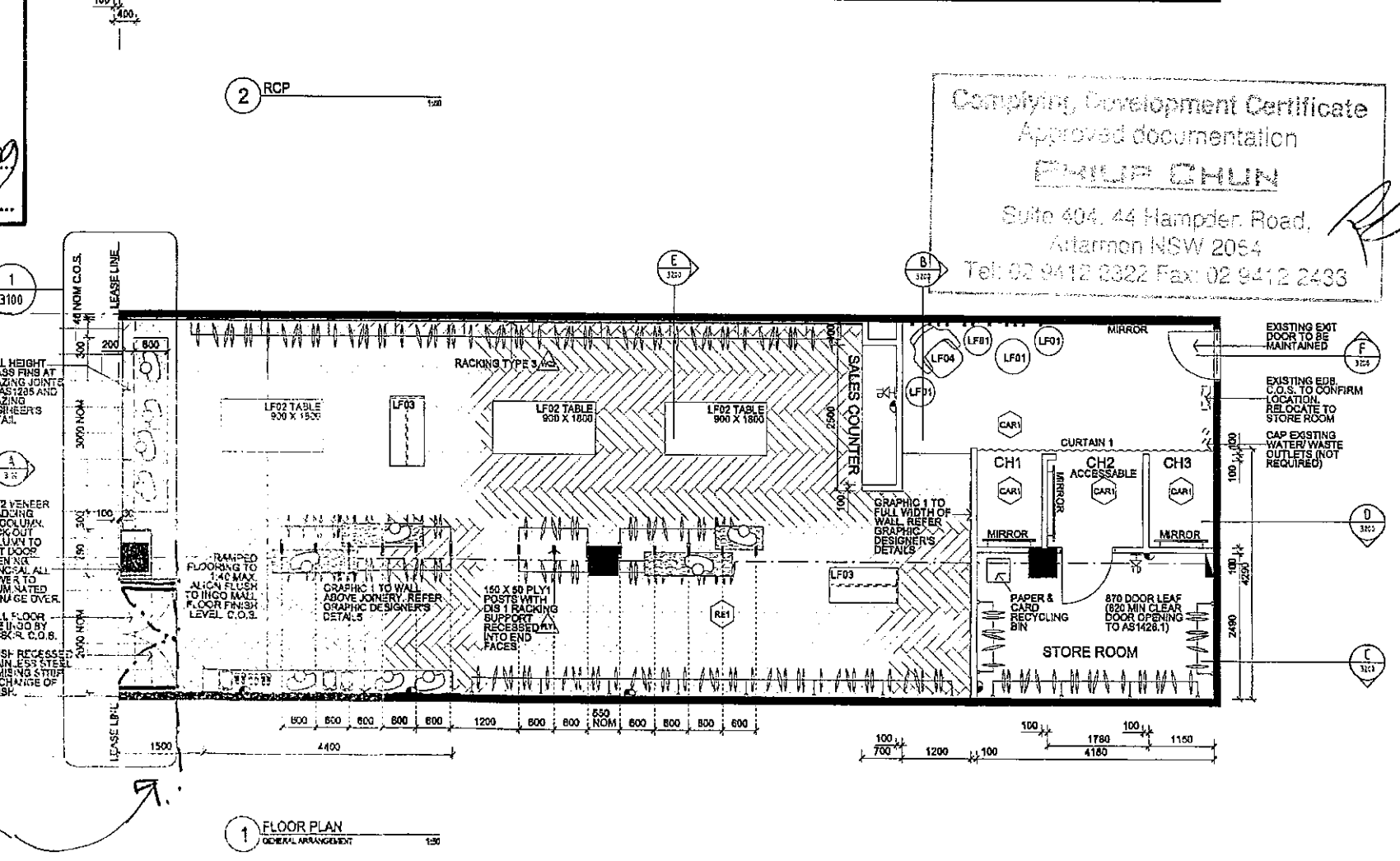
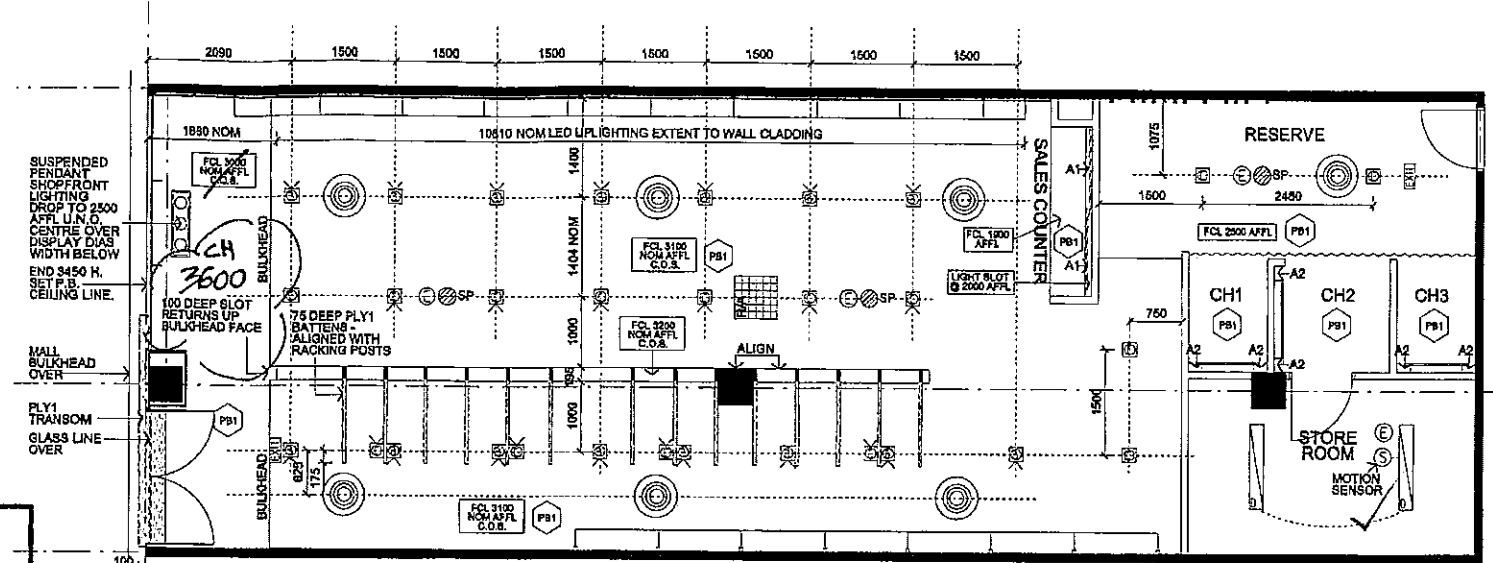
**GENERAL NOTES**

- SHOPFITTER TO ENSURE ALL SERVICES AND FITOUT OF ALL MECHANICAL WORKS, STRUCTURAL WALL & ELEMENTS, FIRE SPRINKLERS, GLAZING AND FRAMING SYSTEMS ARE SUPPLIED, SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND CENTRE MANAGEMENT FITOUT GUIDELINES AS APPLICABLE.
- ALL COMPOSITE WOOD PRODUCTS (MDF, MFC & PLYWOOD) TO BE E1 OR E2 RATED V.O.C. EMISSION PRODUCTS
- ALL CARPETS PAINTS AND LAMINATES TO BE LOW V.O.C. EMISSION PRODUCTS
- LIGHTING TO CONFORM WITH 3000KELVIN LEVELS GENERALLY
- IDEAL SHOPFRONT LIGHTING LEVELS: 1000 LUX  
IDEAL INTERNAL DISPLAY LIGHTING LEVELS: 500 LUX
- COMPLETE ELECTRICAL LIGHTING FIT OUT TO COMPLY WITH ENERGY REQUIREMENTS OF SECTION B.C.A. AND IN ACCORDANCE WITH PREVIOUS SHOPFITTING CALCULATOR (WHERE APPLICABLE)
- NOTE: SHOPFRONT CONTROL ZONE LIGHTING (INCLUDING SIGNAGE LIGHT BOXES ETC) TO BE CONTROLLED BY A 24HR TIME CLOCK SET TO CORE CENTRE TRADING HOURS IN ACCORDANCE WITH CENTRE MANAGEMENT REQUIREMENTS.

**PLAN LEGEND**

- DO NOT SCALE FROM DRAWINGS CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE. CONFIRM ALL ELECTRICAL SERVICES LOCATIONS WITH CLIENT ON-SITE. REFER FINISHES AND FITMENTS SCHEDULE FOR CODES & DETAILS
- SYMBOL DENOTES HORIZONTAL (FLOOR/CEILING) FINISH CODE
- SYMBOL DENOTES VERTICAL (WALL) FINISH CODE
- NEW 90MM STEEL STUD PARTITION FRAMING WITH 12MM PLASTERBOARD FINISH. STUDS @ 900MM CENTRES. TAPE & SET-PAINT FINISH. PROVIDE ADDITIONAL NOGGINGS TO SUIT RACKING/DISPLAY FIXING REQUIREMENTS AND INSULATION TO RW4S
- LINING TO EXISTING TENANCY PARTITION, GENERALLY 15mm TOPHATS WITH 13mm PLASTERBOARD LINING, C.O.S.
- RACKING SYSTEM- REFER FITMENTS SCHEDULE FOR DETAILS
- CLOTHING/DISPLAY DEPTH- INDICATIVE ONLY
- MANNOURNS- BY CLIENT
- SINGLE GPO MOUNTING HEIGHTS NOTED ON DRAWINGS
- DOUBLE GPO MOUNTED 150 ABOVE BENCH UNLESS NOTED OTHERWISE
- DOUBLE VOICE/DATA OUTLET INCLUDING EFTPOS.
- TENANCY DISTRIBUTION BOARD, CONFIRM LOCATION ON SITE
- FIRE EXTINGUISHER TYPE TO BCA REQUIREMENTS

*We request the proposed door swing be reversed to articulate the entry + create terrazzo ingo line (entry only)*



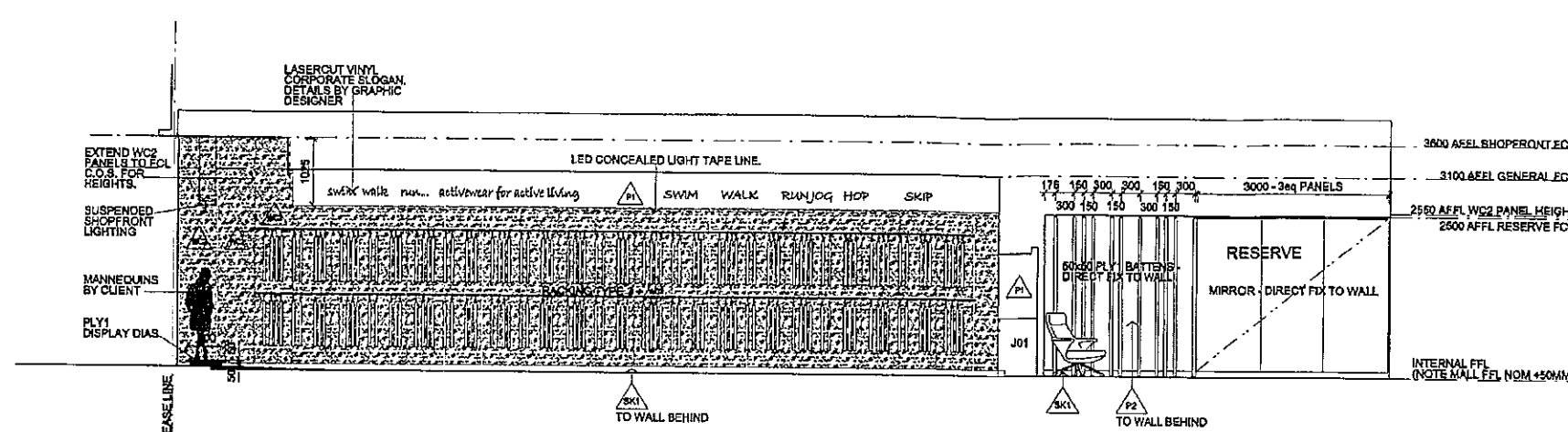
Complying Development Certificate  
Approved documentation  
**PHILIP CHUN**  
Suite 404, 44 Hampden Road,  
Artarmon NSW 2054  
Tel: 02 9412 2322 Fax: 02 9412 2435

Rev	Date	Description	Prep	Appr	Rev	Date	Description	Prep	Appr
1	20/08/08	PRELIMINARY APPROVAL	AT						
2	17/11/08	ISSUED FOR AUTHORITIES APPROVAL	TO						
3	12/02/09	REVISIONS FOR CLIENT APPROVAL	TO						
4	18/03/09	ISSUE FOR FINAL RCP APPROVAL	TO						

Project: SHOP 007  
Drawing Title: FLOOR PLAN & RCP  
Scale: 1:50  
Drawing No: SK2100  
Sheet: 4  
NOT FOR CONSTRUCTION

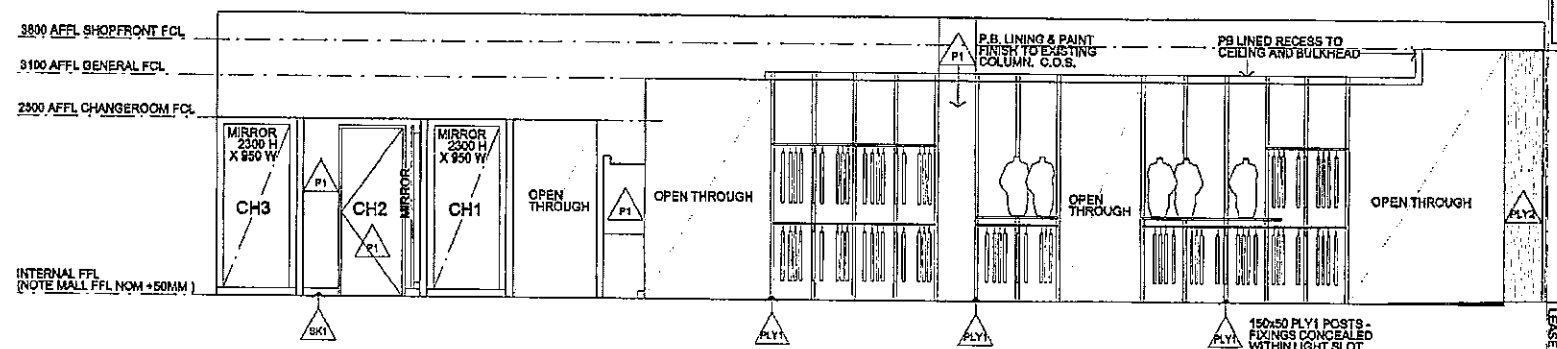




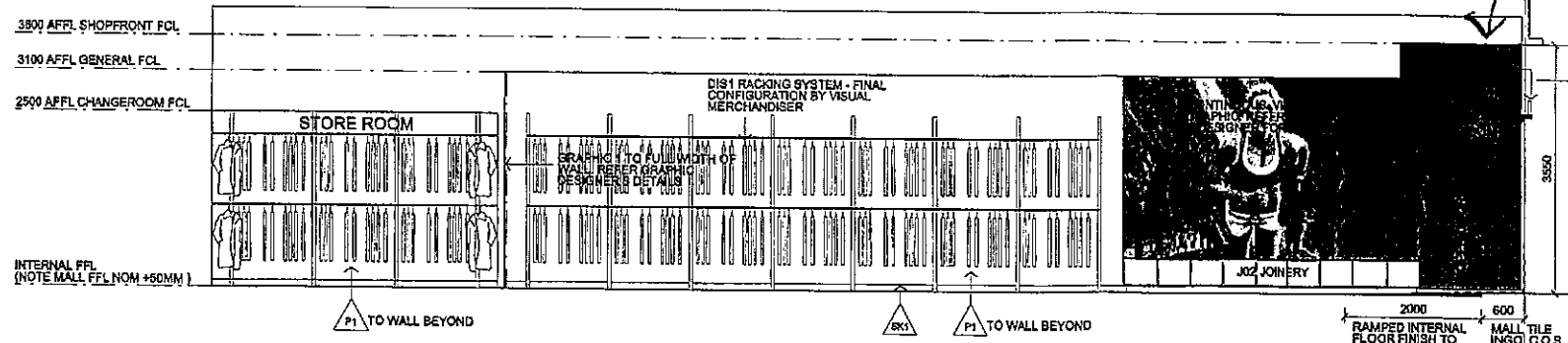


**Stockland**  
**DESIGN DRAWINGS APPROVED**  
**with Conditions**  
 Refer correspondence dated *16<sup>th</sup> March 2009*  
 Signed *[Signature]*

**F** INTERNAL ELEVATION 1:50

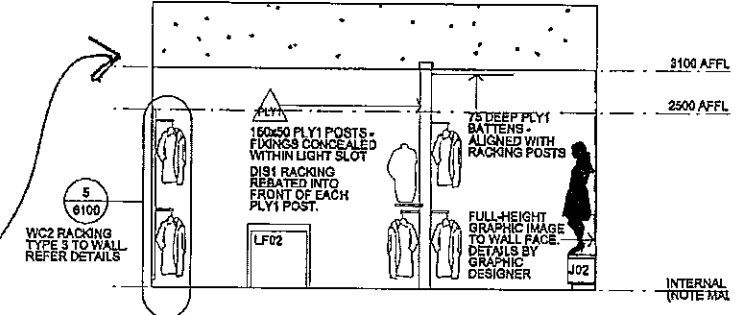


**D** INTERNAL ELEVATION 1:50

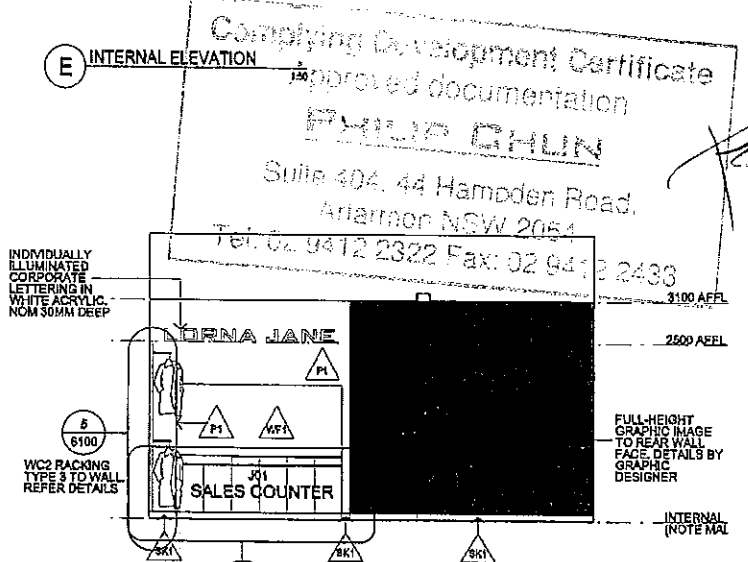


**C** INTERNAL ELEVATION 1:50

*We suggest green section of graphic wrap across bulkhead -*



**E** INTERNAL ELEVATION 1:50

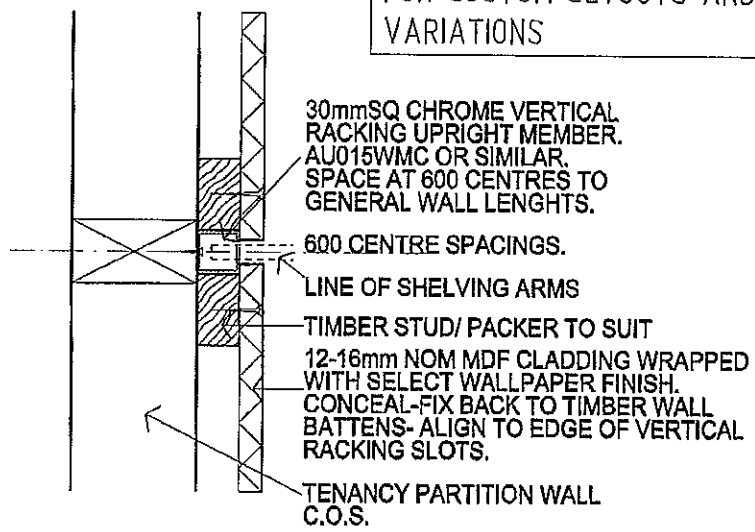


**B** INTERNAL ELEVATION 1:50

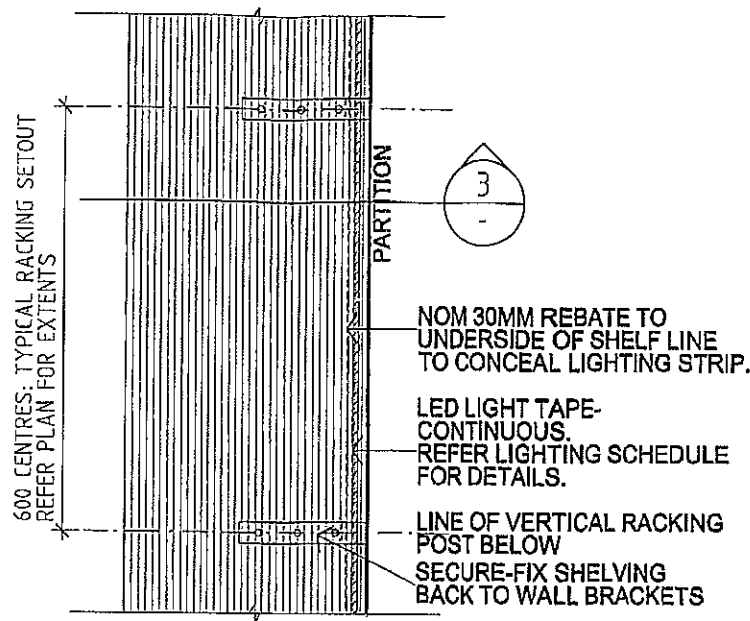
Revisions			Revisions			Client	Analyst	Project	Drawing Title	Scale	Drawing No	Issue
No	Date	Description	No	Date	Description							
1		ISSUED FOR AUTHORITIES APPROVAL				LORNA JANE RETAIL SCHEMATIC INTERIOR SHOPFIT	ALLEN JACK+COTTIER	SHOP 007	INTERNAL ELEVATION SECTIONS	1:50 & 1:20	SK3200	2
2		ISSUED FOR FINAL APPROVAL										
<p>Do not scale drawings. Use figured dimensions only. Check all units, levels and quantities to suit site to the satisfaction of the work, the preparation of shop drawings or the fabrication of components.</p> <p>This drawing is the property of Allen Jack + Cottier Architects and is prepared under the authority of the State. No part of this drawing or its contents may be used or reproduced in any way without the express permission of Allen Jack + Cottier Architects.</p> <p>Registered Architects: Allen Jack + Cottier Architects, 24 Florence Street Newcastle NSW 2300, Australia. Phone: 081 7345 2222. Fax: 081 7345 2200. ABRN 51 803 782 250.</p>						<p>Stockland BALGOWLAH SHOPPING CENTRE          197-215 CONADAMINE STREET          BALGOWLAH NSW</p>		<p>NOT FOR CONSTRUCTION</p>				



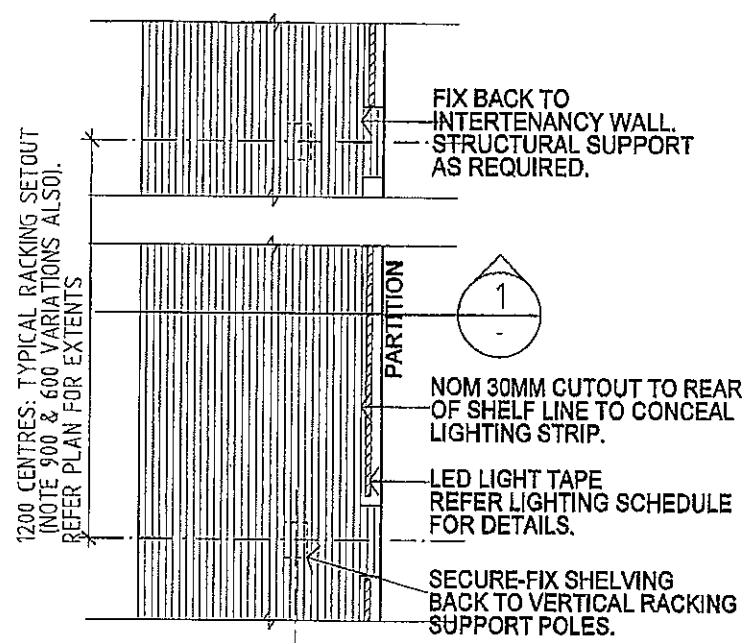
TYPICAL DETAILS ONLY  
REFER PLANS/ ELEVATIONS  
FOR CUSTOM SETOUTS AND  
VARIATIONS



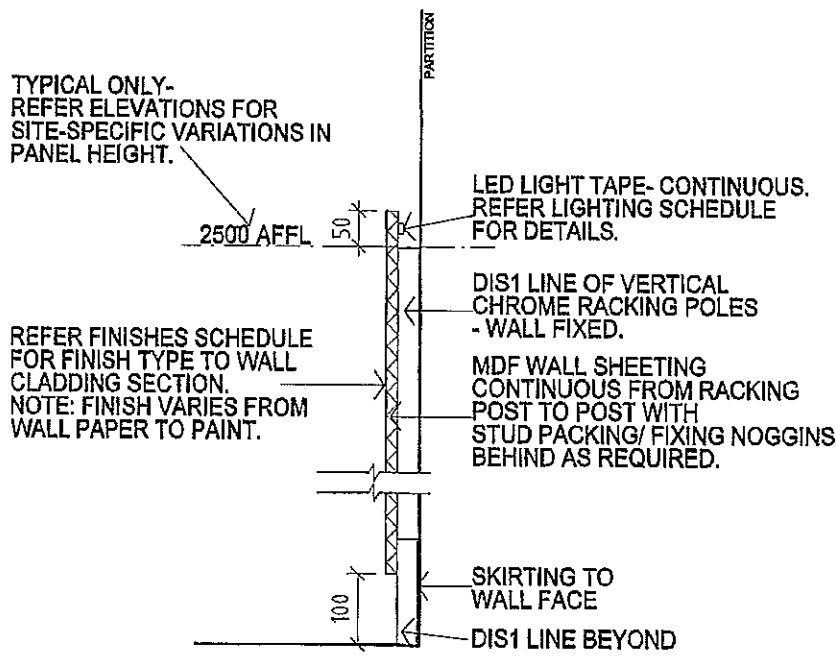
**6** DETAIL PLAN  
WALL CLADDING 1:5



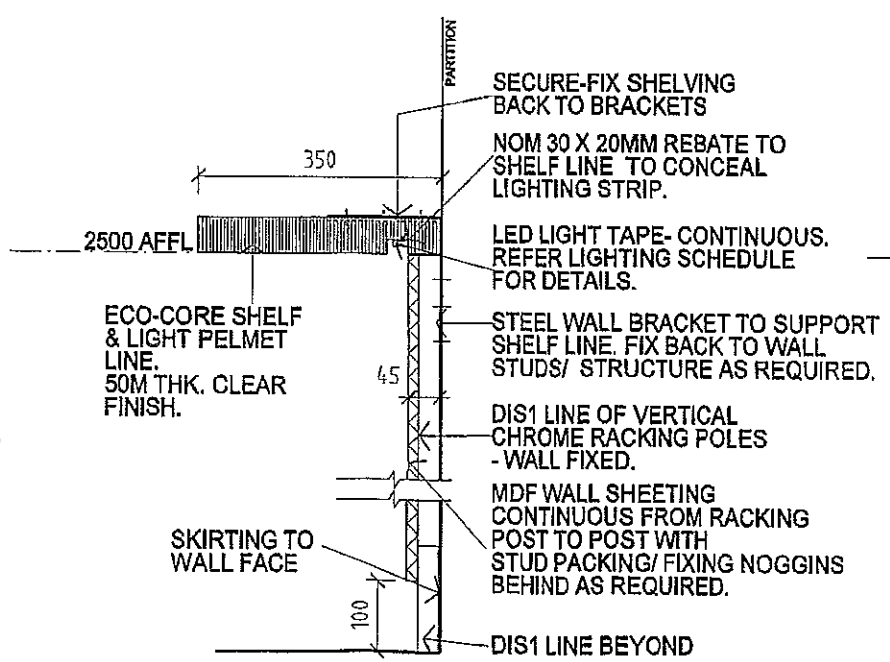
**4** DETAIL PLAN  
RACKING TYPE 2 1:10



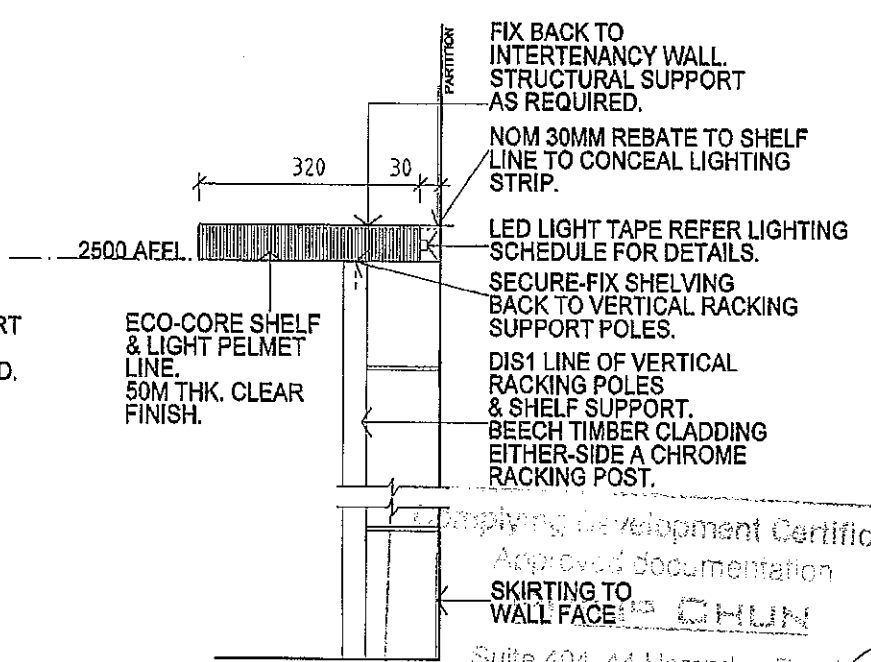
**2** DETAIL PLAN  
RACKING TYPE 1 1:10



**5** DETAIL SECTION  
WALL CLADDING-TYPICAL 1:10



**3** DETAIL SECTION  
RACKING TYPE 2 1:10



**1** DETAIL SECTION  
RACKING TYPE 1 1:10

No	Date	Description	Ver	App'd
1	30.10.08	FOR PRELIMINARY APPROVAL	ST	
2	17.11.08	ISSUED FOR AUTHORITIES APPROVAL	TO	
3	16/03/09	ISSUE FOR FINAL RDM APPROVAL	TO	

Architect  
**ALLEN JACK+COTTIER**  
84 Florence Street Newstead QLD 4006 AUSTRALIA  
ph +61 7 3845 2222 fx +61 7 3845 2200 ABN 53 003 782 250

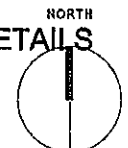
Client  
LORNA JANE RETAIL  
SCHEMATIC INTERIOR SHOPFIT

Drawing Status  
NOT FOR CONSTRUCTION

Project  
SHOP 007  
STOCKLAND BALGOWLAH  
197-215 Condamine St Balgowlah NSW

Drawing Title  
**TYPICAL RACKING DETAILS**  
SHEET ONE


Prof No. | Scale at A3 | Drawing No | Issue  
08 703 | 1:10/ 1:5 | SK6100 | 3

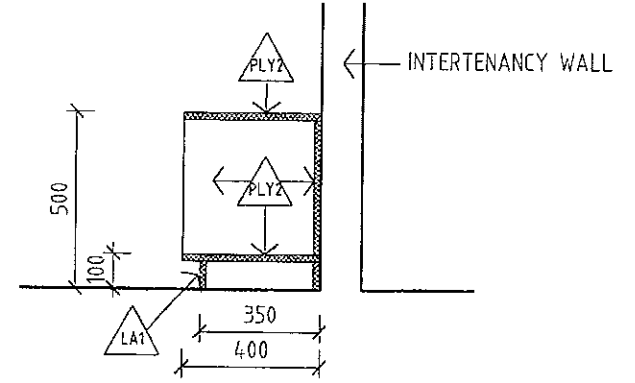


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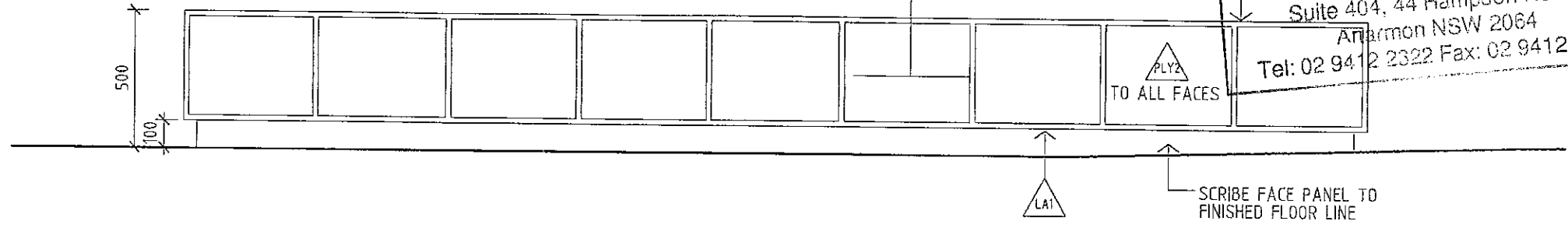
  
**DESIGN DRAWINGS APPROVED**  
**with Conditions**  
 Refer correspondence dated 15th March 2009  
 Signed [Signature]



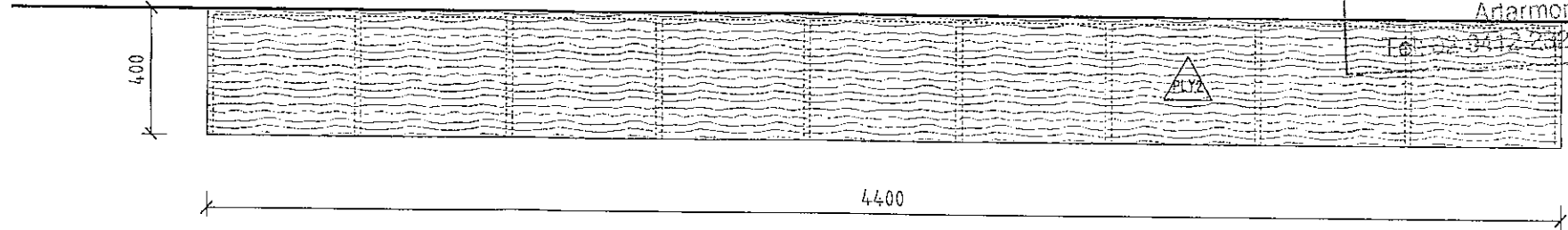
**3 J02 - SECTION**  
DISPLAY UNIT 1:20

NOM. 20mm PLY VERTICAL DIVIDERS @ EQUAL CENTRES (MIN 450mm) - SHOPFITTER TO ENSURE UNIT CAN SUPPORT SEATED CUSTOMERS

**Construction Certificate**  
 Approved documentation  
**PHILIP CHUN**  
 Suite 404, 44 Hampden Road,  
 Ararmon NSW 2064  
 Tel: 02 9412 2322 Fax: 02 9412 2433



**2 J02 - FRONT ELEVATION**  
DISPLAY UNIT 1:20



**1 J02 - PLAN**  
DISPLAY UNIT 1:20

No	Date	Description	Var	App'd
1	17.11.08	ISSUED FOR AUTHORITIES APPROVAL	TO	
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**Architect**  
**ALLEN JACK+COTTIER**  
 84 Florence Street Newstead QLD 4006 AUSTRALIA  
 ph +61 7 3845 2222 fx +61 7 3845 2200 ABN 53 003 782 250

**Client**  
 LORNA JANE RETAIL  
 SCHEMATIC INTERIOR SHOPFIT  
  
**Drawing Status**  
 NOT FOR CONSTRUCTION

**Project**  
 SHOP 007  
 STOCKLAND BALGOWLAH  
 197-215 Condamine St Balgowlah NSW

**Drawing Title**  
 J02 JOINERY DETAILS  
 DISPLAY UNIT

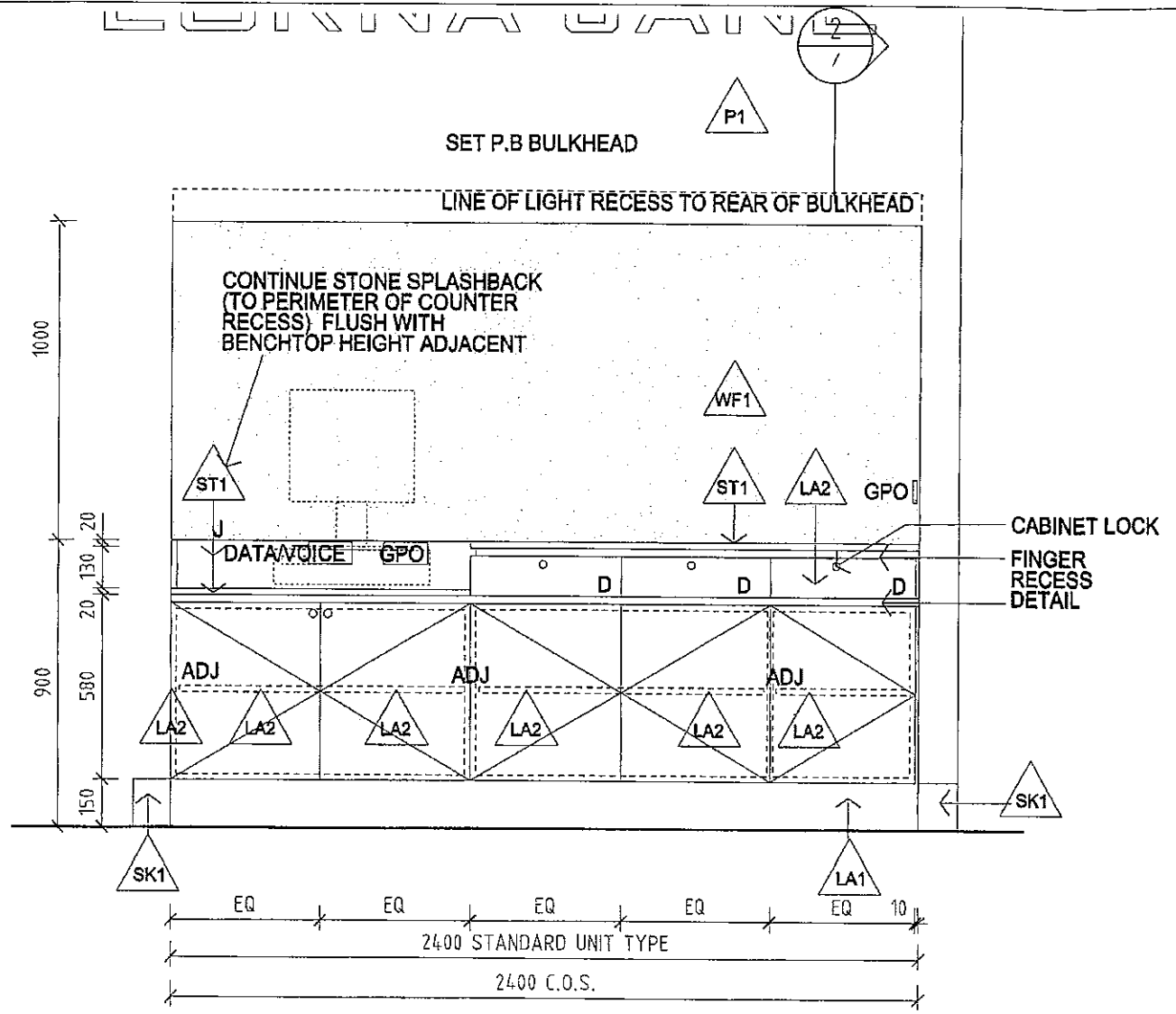
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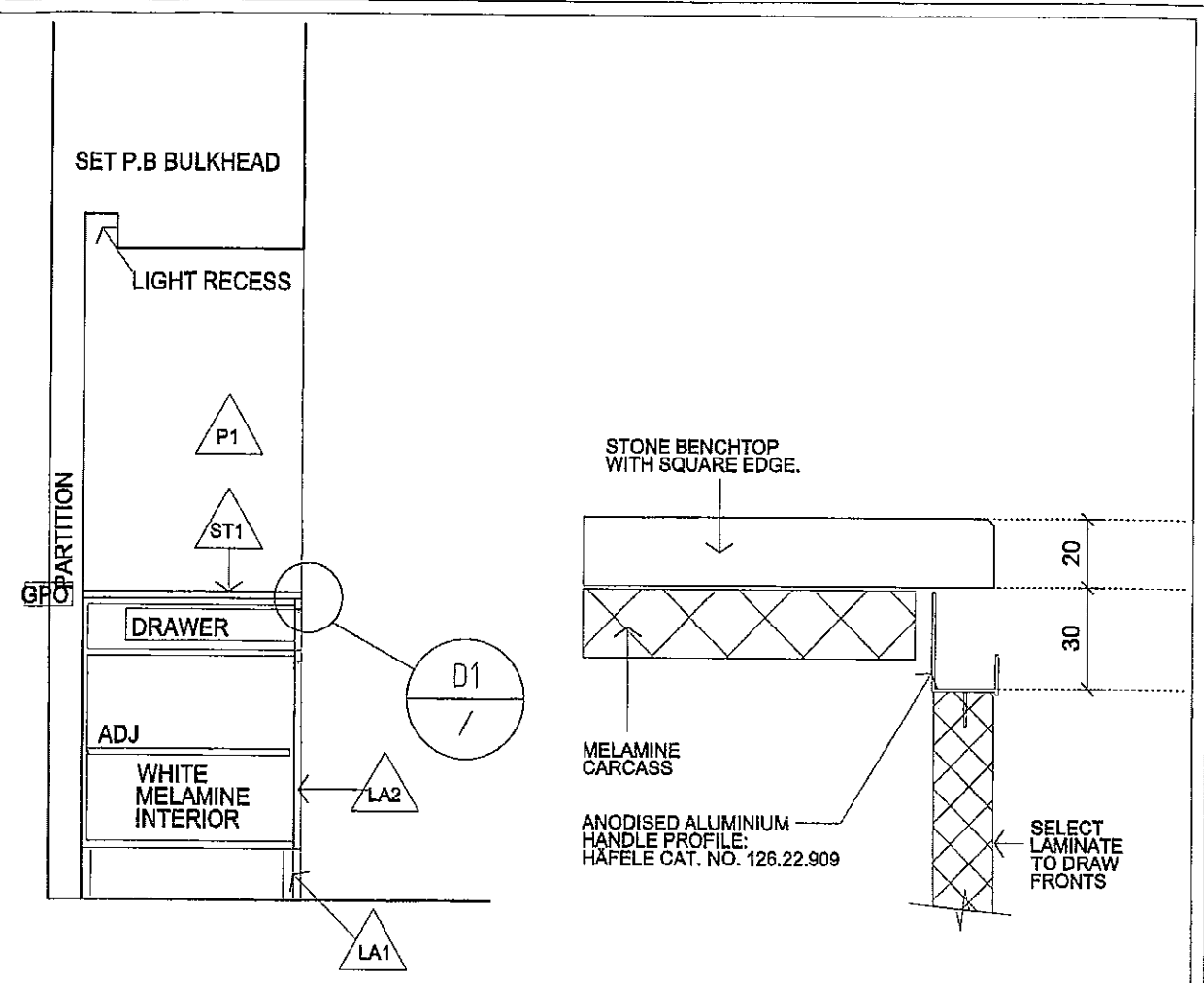
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PLOT DATE & TIME: 16/03/2009 12:55:21 PM PLOTTED & CHECKED BY: emulley  
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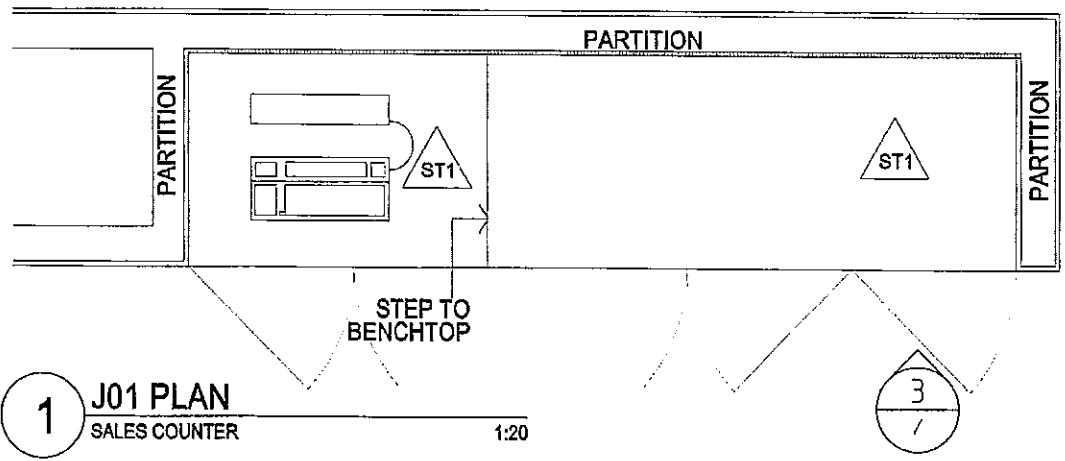


**3 J01 ELEVATION**  
SALES COUNTER 1:20



**2 J01 SECTION**  
SALES COUNTER 1:20

**D1 FINGERPULL DETAIL**  
SALES COUNTER  
Complying Development Certificate  
Approved documentation  
**PHILIP CHUN**  
Suite 404, 44 Hamden Road,  
Ararmon NSW 2064  
Tel 9412 2322 Fax 02 9412 2435



**1 J01 PLAN**  
SALES COUNTER 1:20

**DESIGN DRAWINGS APPROVED**  
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Refer correspondence dated 16<sup>th</sup> March 2009  
Signed \_\_\_\_\_

No	Date	Description	Ver	App'd
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**Architect**  
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**Client**  
LORNA JANE RETAIL  
SCHEMATIC INTERIOR SHOPFIT

**Drawing Status**  
NOT FOR CONSTRUCTION

**Project**  
SHOP 007  
STOCKLAND BALGOWLAH  
197-215 Condamine St Balgowlah NSW

**Drawing Title**  
J01 JOINERY DETAILS  
SALES COUNTER

Proj No.	Scale at A3	Drawing No	Issue
08 703	1:20/ 1:2	SK 5600	3

0 0.1 0.2 0.5 1.2m

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