

## OVERALL DATA

SITE AREA = 12,125m<sup>2</sup>

SLEP PERMISSIBLE FSR 4:1

GFA_Development Overall	
GFA m <sup>2</sup>	FSR
45,314 m <sup>2</sup>	3.74 : 1

Apartment Mix Overall		
Apartment Type	Number	Mix
Residential (Studio)	3	1.1%
Residential (1 Bed)	99	36.0%
Residential (2 Bed)	134	48.7%
Residential (3 Bed)	39	14.2%
<b>Total No. of Apartments</b>	<b>275</b>	<b>100.0%</b>

## NON-RESIDENTIAL AREAS

NLA_Commercial & Retail	
Level	NLA m <sup>2</sup>
<b>Commercial</b>	
F L7	565 m <sup>2</sup>
F L6	2,328 m <sup>2</sup>
F L5	2,336 m <sup>2</sup>
F L4	2,316 m <sup>2</sup>
F L3	2,320 m <sup>2</sup>
F L2	2,306 m <sup>2</sup>
L1	1,478 m <sup>2</sup>
F GF	501 m <sup>2</sup>
	<b>14,149 m<sup>2</sup></b>
<b>Retail</b>	
L1	347 m <sup>2</sup>
W GF	193 m <sup>2</sup>
	<b>540 m<sup>2</sup></b>
<b>Total</b>	<b>14,689 m<sup>2</sup></b>

GFA_Non-Residential	
Level	GFA m <sup>2</sup>
<b>Childcare</b>	
M L1	1,296 m <sup>2</sup>
	<b>1,296 m<sup>2</sup></b>
<b>Commercial</b>	
L1	1,996 m <sup>2</sup>
F L7	588 m <sup>2</sup>
F L6	2,447 m <sup>2</sup>
F L5	2,456 m <sup>2</sup>
F L4	2,435 m <sup>2</sup>
F L3	2,439 m <sup>2</sup>
F L2	2,439 m <sup>2</sup>
F GF	636 m <sup>2</sup>
	<b>15,437 m<sup>2</sup></b>
<b>Recreation Centre</b>	
L1	228 m <sup>2</sup>
B2	2,075 m <sup>2</sup>
	<b>2,303 m<sup>2</sup></b>
<b>Retail</b>	
W GF	193 m <sup>2</sup>
L1	347 m <sup>2</sup>
	<b>540 m<sup>2</sup></b>
<b>Total</b>	<b>19,576 m<sup>2</sup></b>

GBA_Non Residential	
Level	GBA m <sup>2</sup>
<b>Childcare Indoor</b>	
M L1	1,339 m <sup>2</sup>
	<b>1,339 m<sup>2</sup></b>
<b>Childcare Outdoor</b>	
M L1	960 m <sup>2</sup>
	<b>960 m<sup>2</sup></b>
<b>Commercial</b>	
W GF	747 m <sup>2</sup>
L1	2,181 m <sup>2</sup>
F L7	656 m <sup>2</sup>
F L6	2,685 m <sup>2</sup>
F L5	2,685 m <sup>2</sup>
F L4	2,669 m <sup>2</sup>
F L3	2,669 m <sup>2</sup>
F L2	2,669 m <sup>2</sup>
B1	149 m <sup>2</sup>
	<b>17,110 m<sup>2</sup></b>
<b>Public</b>	
W GF	18 m <sup>2</sup>
L1	32 m <sup>2</sup>
F L4	16 m <sup>2</sup>
B1	16 m <sup>2</sup>
	<b>82 m<sup>2</sup></b>
<b>Recreation Centre</b>	
L1	332 m <sup>2</sup>
B2	2,595 m <sup>2</sup>
B1	265 m <sup>2</sup>
	<b>3,192 m<sup>2</sup></b>
<b>Retail</b>	
W GF	224 m <sup>2</sup>
J L4	364 m <sup>2</sup>
	<b>588 m<sup>2</sup></b>
<b>Total</b>	<b>23,271 m<sup>2</sup></b>

## RESIDENTIAL YIELD

Wattle Block Apartment Mix		
Apartment Type	Number	Mix
Residential (Studio)	3	3.3%
Residential (1 Bed)	28	31.1%
Residential (2 Bed)	47	52.2%
Residential (3 Bed)	12	13.3%
<b>Total No. of Apartments</b>	<b>90</b>	<b>100.0%</b>

Mid Block Apartment Mix		
Apartment Type	Number	Mix
Residential (1 Bed)	28	40.0%
Residential (2 Bed)	38	54.3%
Residential (3 Bed)	4	5.7%
<b>Total No. of Apartments</b>	<b>70</b>	<b>100.0%</b>

Jones Block Apartment Mix		
Apartment Type	Number	Mix
Residential (1 Bed)	43	37.4%
Residential (2 Bed)	49	42.6%
Residential (3 Bed)	23	20.0%
<b>Total No. of Apartments</b>	<b>115</b>	<b>100.0%</b>

## RESIDENTIAL AREAS

NSA_Residential	
Level	NSA m <sup>2</sup>
<b>Jones Block</b>	
J L7	1,751 m <sup>2</sup>
J L6	1,736 m <sup>2</sup>
J L5	1,736 m <sup>2</sup>
J L4	1,581 m <sup>2</sup>
J L3	1,521 m <sup>2</sup>
J L2 Mezz	907 m <sup>2</sup>
J L2	1,484 m <sup>2</sup>
	<b>10,715 m<sup>2</sup></b>

Mid Block	
Level	m <sup>2</sup>
M L7	756 m <sup>2</sup>
M L6	743 m <sup>2</sup>
M L5	743 m <sup>2</sup>
M L4	962 m <sup>2</sup>
M L3	962 m <sup>2</sup>
M L2	962 m <sup>2</sup>
	<b>5,128 m<sup>2</sup></b>
<b>Wattle Block</b>	
W L7	998 m <sup>2</sup>
W L6	984 m <sup>2</sup>
W L5	984 m <sup>2</sup>
W L4	1,077 m <sup>2</sup>
W L3	1,077 m <sup>2</sup>
W L2	965 m <sup>2</sup>
L1	937 m <sup>2</sup>
	<b>7,022 m<sup>2</sup></b>
<b>Total</b>	<b>22,864 m<sup>2</sup></b>

GFA_Residential	
Level	GFA m <sup>2</sup>
<b>Jones Block</b>	
L1	41 m <sup>2</sup>
J L7	1,927 m <sup>2</sup>
J L6	1,923 m <sup>2</sup>
J L5	1,923 m <sup>2</sup>
J L4	1,765 m <sup>2</sup>
J L3	1,742 m <sup>2</sup>
J L2 MEZZ	953 m <sup>2</sup>
J L2	1,698 m <sup>2</sup>
B2	32 m <sup>2</sup>
	<b>12,005 m<sup>2</sup></b>

Mid Block	
Level	m <sup>2</sup>
M L7	847 m <sup>2</sup>
M L6	843 m <sup>2</sup>
M L5	843 m <sup>2</sup>
M L4	1,082 m <sup>2</sup>
M L3	1,082 m <sup>2</sup>
M L2	1,082 m <sup>2</sup>
L1	60 m <sup>2</sup>
	<b>5,839 m<sup>2</sup></b>
<b>Wattle Block</b>	
W L7	1,096 m <sup>2</sup>
W L6	1,105 m <sup>2</sup>
W L5	1,105 m <sup>2</sup>
W L4	1,203 m <sup>2</sup>
W L3	1,203 m <sup>2</sup>
W L2	1,083 m <sup>2</sup>
L1	1,101 m <sup>2</sup>
	<b>7,894 m<sup>2</sup></b>
<b>Total</b>	<b>25,738 m<sup>2</sup></b>

GBA_Residential	
Level	GBA m <sup>2</sup>
<b>Jones Block</b>	
L1	66 m <sup>2</sup>
J L7	2,360 m <sup>2</sup>
J L6	2,360 m <sup>2</sup>
J L5	2,360 m <sup>2</sup>
J L4	2,176 m <sup>2</sup>
J L3	2,176 m <sup>2</sup>
J L2 MEZZ	1,213 m <sup>2</sup>
J L2	2,195 m <sup>2</sup>
B2	128 m <sup>2</sup>
B1	32 m <sup>2</sup>
	<b>15,066 m<sup>2</sup></b>

Mid Block	
Level	m <sup>2</sup>
M L7	1,140 m <sup>2</sup>
M L6	1,140 m <sup>2</sup>
M L5	1,140 m <sup>2</sup>
M L4	1,407 m <sup>2</sup>
M L3	1,407 m <sup>2</sup>
M L2	1,407 m <sup>2</sup>
M L1	219 m <sup>2</sup>
B2	30 m <sup>2</sup>
B1	43 m <sup>2</sup>
	<b>7,933 m<sup>2</sup></b>
<b>Wattle Block</b>	
W L7	1,450 m <sup>2</sup>
W L6	1,450 m <sup>2</sup>
W L5	1,450 m <sup>2</sup>
W L4	1,571 m <sup>2</sup>
W L3	1,571 m <sup>2</sup>
W L2	1,407 m <sup>2</sup>
L1	1,407 m <sup>2</sup>
B2	65 m <sup>2</sup>
B1	68 m <sup>2</sup>
	<b>10,438 m<sup>2</sup></b>
<b>Total</b>	<b>33,436 m<sup>2</sup></b>

## PARKING SCHEDULE

Car Parking Schedule	
Bay Type	Number
<b>B1</b>	
Childcare	1
Childcare Drop-off	5
Childcare Drop-off Accessible	1
Standard	5
<b>Commercial</b>	
Accessible	1
Standard	82
<b>Residential</b>	
Accessible	17
Standard	12
<b>Residential (Visitor)</b>	
Accessible	1
Standard	19
<b>Retail</b>	
Standard	6
<b>B2</b>	
<b>Residential</b>	
Accessible	24
Standard	140
<b>Parking Total</b>	<b>314</b>

Note:

1. DCP2012 requires a minimum of 15% of total dwellings to be adaptable housing. DCP2012 also requires one accessible car parking space to be provided for every adaptable residential unit.

Bicycle Parking Schedule	
Level	Number
B1	186
B2	23
<b>Parking Total</b>	<b>209</b>

Note:

1. All visitors bicycle parking are accommodated in the public domain through bicycle parking racks.

Motorbike Parking Schedule	
Level	Number
B1	6
B2	21
<b>Parking Total</b>	<b>27</b>

## RESIDENTIAL STORAGE SCHEDULE

Storage Cage Schedule	
Unit Type	Number
<b>B1</b>	
Residential (2 Bed)	11
Residential (3 Bed+)	16
<b>B2</b>	
Residential (1 Bed)	5
Residential (2 Bed)	123
Residential (3 Bed+)	23
<b>Storage Cage Total</b>	<b>178</b>

Note:

1. It is assumed that for 3 of the studios and 94 of the 1 bedroom apartments, their required volume of storage will be met within the apartments.

