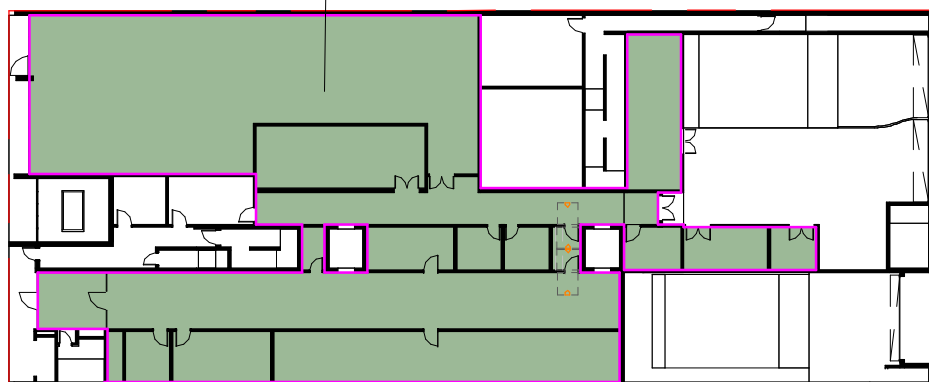


GROUND

774 m²



1 Ground
DA2.100
1 : 500

LEVEL 5

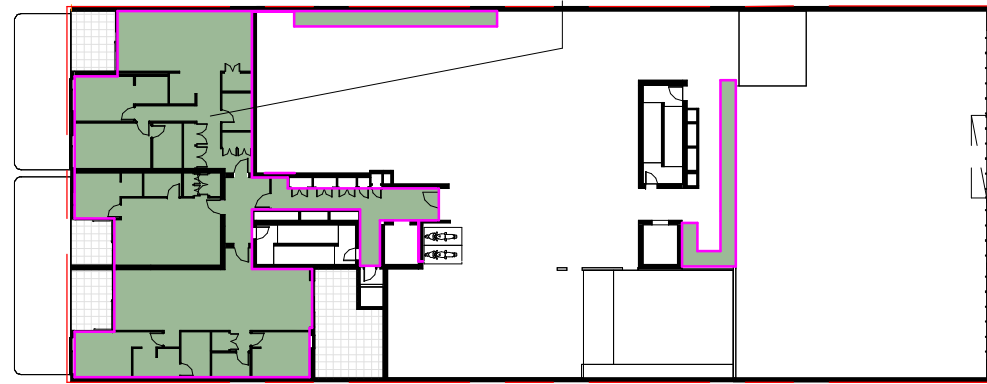
774 m²



6 Level 5
DA2.100
1 : 500

LEVEL 1

338 m²



2 Level 1
DA2.100
1 : 500

LEVEL 6

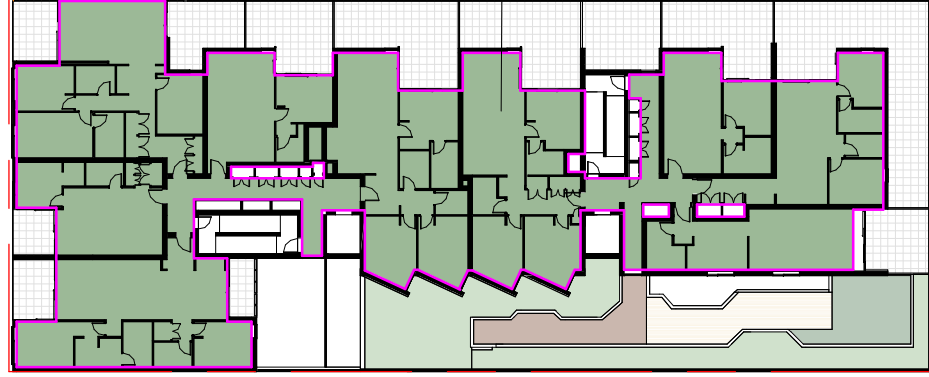
774 m²



7 Level 6
DA2.100
1 : 500

LEVEL 2

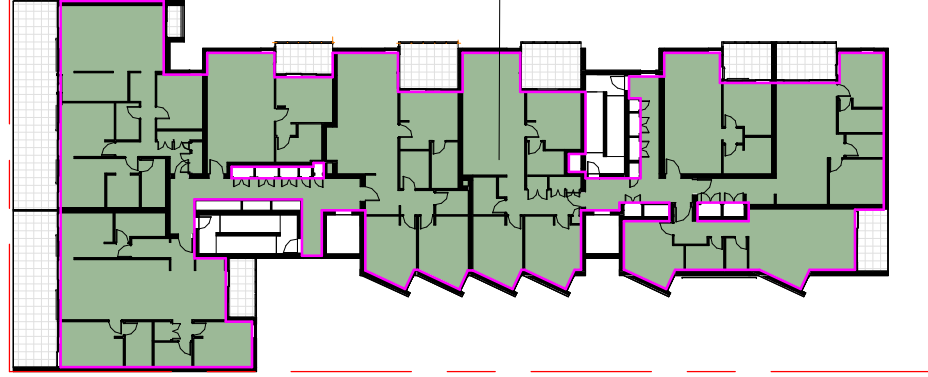
777 m²



3 Level 2
DA2.100
1 : 500

LEVEL 7

735 m²



8 Level 7
DA2.100
1 : 500

LEVEL 3

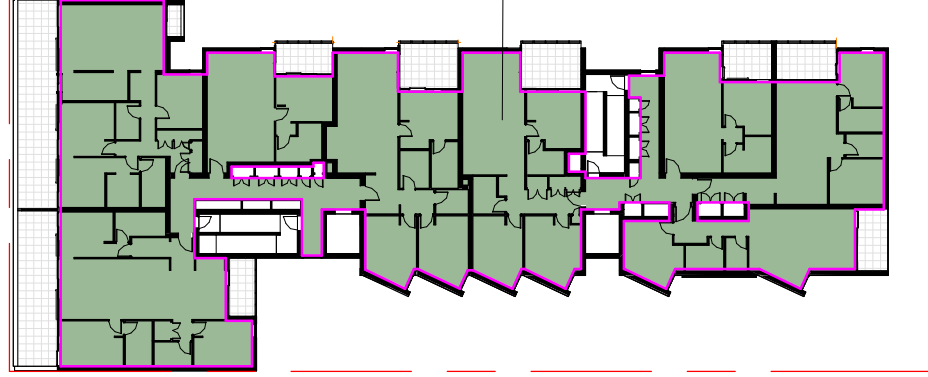
774 m²



4 Level 3
DA2.100
1 : 500

LEVEL 8

735 m²



9 Level 8
DA2.100
1 : 500

LEVEL 4

774 m²



5 Level 4
DA2.100
1 : 500

GROSS FLOOR AREA

Level	Area
GROUND	774 m ²
LEVEL 1	338 m ²
LEVEL 2	777 m ²
LEVEL 3	774 m ²
LEVEL 4	774 m ²
LEVEL 5	774 m ²
LEVEL 6	774 m ²
LEVEL 7	735 m ²
LEVEL 8	735 m ²
	6454 m ²

DWELLING MIX

Unit type	Number	Net Internal Area
2 BED	101	109 m ²
1 BED	102	51 m ²
2 BED	103	103 m ²
3 BED	201	106 m ²
1 BED	202	51 m ²
2 BED	203	96 m ²
1 BED	204	50 m ²
3 BED	205	103 m ²
3 BED	206	101 m ²
1 BED	207	51 m ²
2 BED	208	75 m ²
1 BED	209	54 m ²
3 BED	301	106 m ²
1 BED	302	51 m ²
2 BED AFFORDABLE	303	97 m ²
1 BED AFFORDABLE	304	53 m ²
3 BED	305	103 m ²
3 BED	306	101 m ²
1 BED	307	51 m ²
2 BED	308	75 m ²
1 BED	309	62 m ²
3 BED	401	106 m ²
1 BED	402	51 m ²
2 BED	403	97 m ²
1 BED	404	53 m ²
3 BED	405	103 m ²
3 BED	406	101 m ²
1 BED AFFORDABLE	407	51 m ²
2 BED AFFORDABLE	408	75 m ²
1 BED AFFORDABLE	409	62 m ²
3 BED	501	106 m ²
1 BED	502	51 m ²
2 BED AFFORDABLE	503	97 m ²
1 BED	504	53 m ²
3 BED	505	103 m ²
3 BED	506	101 m ²
1 BED AFFORDABLE	507	51 m ²
2 BED AFFORDABLE	508	75 m ²
1 BED AFFORDABLE	509	62 m ²
3 BED	601	106 m ²
1 BED	602	51 m ²
2 BED AFFORDABLE	603	97 m ²
1 BED	604	53 m ²
3 BED	605	103 m ²
3 BED	606	101 m ²
1 BED AFFORDABLE	607	51 m ²
2 BED AFFORDABLE	608	75 m ²
1 BED AFFORDABLE	609	62 m ²
3 BED	701	110 m ²
3 BED	703	109 m ²
1 BED	704	53 m ²
3 BED	705	103 m ²
3 BED	706	101 m ²
1 BED	707	51 m ²
2 BED	708	75 m ²
1 BED	709	62 m ²
3 BED	801	110 m ²
3 BED	803	109 m ²
1 BED	804	53 m ²
3 BED	805	103 m ²
3 BED	806	101 m ²
1 BED	807	51 m ²
2 BED	808	75 m ²
1 BED	809	62 m ²
Grand total: 64		5064 m ²

NET LETTABLE

Occupancy	Count	Area
APARTMENT	64	5064 m ²
RETAIL	1	270 m ²
		5334 m ²

PARKING SCHEDULE

Level	Count	Type
Basement 1	38	5400 x 2400 RESIDENTIAL
Basement 1	5	5400 x 3800 RESIDENTIAL ADAPTABLE
Level 1	1	5400 x 2400 ACCESSIBLE VISITOR
Level 1	5	5400 x 2400 CARSHARE
Level 1	3	5400 x 2400 RESIDENTIAL
Level 1	6	5400 x 2400 RESIDENTIAL AFFORDABLE
Level 1	3	5400 x 2400 RETAIL
Level 1	2	5400 x 2400 VISITOR
Level 1	7	5400 x 3800 RESIDENTIAL ADAPTABLE
Grand total: 70		

AFFORDABLE SPACES ITEMISED

AFFORDABLE COMPONENT

Unit Type	Number	Net Internal Area
2 BED AFFORDABLE	303	97 m ²
1 BED AFFORDABLE	304	53 m ²
1 BED AFFORDABLE	407	51 m ²
2 BED AFFORDABLE	408	75 m ²
1 BED AFFORDABLE	409	62 m ²
2 BED AFFORDABLE	503	97 m ²
1 BED AFFORDABLE	507	51 m ²
2 BED AFFORDABLE	508	75 m ²
1 BED AFFORDABLE	509	62 m ²
2 BED AFFORDABLE	603	97 m ²
1 BED AFFORDABLE	607	51 m ²
2 BED AFFORDABLE	608	75 m ²
1 BED AFFORDABLE	609	62 m ²
LOBBY 3 AFFORDABLE	L3A	11 m ²
LOBBY 4 AFFORDABLE	L4B	17 m ²
LOBBY 5 AFFORDABLE	L5B	17 m ²
LOBBY 6 AFFORDABLE	L6A	6 m ²
LOBBY 6 AFFORDABLE	L6B	17 m ²
Grand total: 18		972 m ²

AFFORDABLE HOUSING COMPONENT

- TOTAL GFA = 6454 SQM
- AFFORDABLE COMPONENT:
REQUIRED 15% = 968 SQM
PROVIDED = 972 SQM
- 13 APARTMENTS: 303, 304, 407, 408, 409, 503, 507, 508, 509, 603, 607, 608, 609
PLUS THE EQUITABLE PORTION OF THE LOBBY CORRIDORS ON LEVELS 3,4,5 & 6

DWELLING MIX AFFORDABLE

- 1 BEDROOM AFFOR. = 7 UNITS
- 2 BEDROOMS AFFOR. = 6 UNITS
- TOTAL AFFORDABLE = 13 UNITS

Parking rates

- 1 bedroom / 0.5 car space
- 2 bedrooms / 1 car space
- 3 bedrooms / 1.5 car space

Parking rates affordable units

- 1 bedroom afford. / 0.4 car space
- 2 bedrooms afford. / 0.5 car space
- 3 bedrooms afford. / 1 car space

1 visitor car space per 7 dwellings (Guide to Transport Impact Assessment - GTIA)

- 1B X 20 units = 10 car space
- 2B X 08 units = 8 car space
- 3B X 23 units = 34.5 car space
- TOTAL = 52.5 car spaces (53)

- 1B affordable X 7 units = 2.8 car space
- 2B affordable X 6 units = 3 car space
- 3B affordable X 0 units = 0 car space
- TOTAL AFFORDABLE = 5.8 car spaces (6)

Visitors = 9 car spaces
Retail 1/40sqm (263 sqm) = 6.6 car spaces (7)

TOTAL CAR SPACES REQUIRED

- Residential = 53 car spaces
- Residential Affor. = 6 car spaces
- Visitors = 9 car spaces
- Retail = 7 car spaces
- TOTAL = 75 car spaces

PROVIDED 70 CAR SPACES

Motorbikes 5% of parking requirements = 3
3 motorbikes provided.

TOTAL DWELLING MIX

- 1 BEDROOM = 27 UNITS
- 2 BEDROOMS = 14 UNITS
- 3 BEDROOMS = 23 UNITS
- TOTAL = 64 UNITS