

23 - 41 Lindfield Ave and 7 , 11 Havilah Lane



Job Number: CA 2924 Rev: F MOD3 - PPR

Indicative Area schedule - Discussion document

21-Jul-15 Amendments highlight in: **YELLOW** Pending highlight in: **GREY**

MOD3 PPR Site Area	3,974 m2
Proposed FSR	3.90 :1

MOD3 Site Area	3,974 m2
Proposed FSR	3.91 :1

MOD2 Site Area	3,482 m2
FSR under PPR	3.90 :1

MOD1 Site Area	3,099 m2
Approved FSR under PPR	3.89 :1

Note user: only fill in cells with *Blue Text*

Levels	use	FI to FI Height	RL
Basement 3	Carparking	2.8	85.40
Basement 2	Carparking	2.8	88.20
Basement 1	Carparking	3	91.00
Lower Ground	Lobbies / Loading	4.15	94.00
Ground	Lobbies / Retail	4.80	98.15
Level 1	Residential	3.1	102.95
Level 2	Residential	3.1	106.05
Level 3	Residential	3.1	109.15
Level 4	Residential	3.1	112.25
Level 5	Residential	3.1	115.35
Level 6	Residential	3.1	118.45
Level 7	Residential	3.1	121.55
Roof Plant	Plant	3.1	124.65
Total		33.75	

AREAS

GBA	GFA	NLA
2,419.2		0.0
2,749.3		0.0
2,902.5		0.0
3,702.6	51.1	0.0
3,691.1	3,318.2	2,695.9
2,228.2	2,046.4	1,744.4
2,245.4	2,068.3	1,822.2
2,221.9	2,045.7	1,800.1
2,186.0	2,013.3	1,771.6
2,149.1	1,976.7	1,741.6
1,089.1	989.6	871.2
1,064.3	978.2	861.1
12.2		
28,660.9	15,487.5	13,308.1

GLAR / RSA AREAS By Use

Retail	Strata Apartment Building A	Strata Apartment Building B	NLA subtotal
			0.0
			0.0
			0.0
			0.0
2,326.4	369.5		2,695.9
	864.6	879.8	1,744.4
	895.9	926.3	1,822.2
	873.8	926.3	1,800.1
	873.8	897.8	1,771.6
	871.2	870.4	1,741.6
	871.2		871.2
	861.1		861.1
			0.0
2,326.4	6,111.6	4,870.1	13,308.1

APARTMENT MIX

Studio	No of strata Apartment					Total
	1 Bed	1 Bed + Media	2 Bed	2 Bed + Media	3 Bed	
0	2	1	1	1	0	5
4	4	4	9	2	1	24
0	6	6	9	2	1	24
0	6	6	10	1	1	24
0	3	4	12	2	1	22
0	1	4	14	1	1	21
0	1	2	8	0	0	11
0	1	2	5	0	2	10
						0
4	24	29	68	9	7	141

Apartment Mix
Carpark required for Retail
Carpark required for Residential Minimum rates
Carpark required for Residential Maximum rates
Carpark required for Visitors
Carpark TOTAL

CAR PARKING
Retail Spaces 62
Retail Staff 14
Residential 155
Visitor Spaces 24
Proposed Total Spaces 255

49.50	Retail car spaces (1 SPACE/54GFA m ² as per MOD1)
116	Residential car spaces (minimum rate)
162	Residential car spaces (maximum rate)
24	Visitor Spaces (1 space / 6 dwellings)
189	Total Car Spaces based on minimum

3%	17%	21%	48%	6%	5%	100%
-	14	17	68	9	7	116
2	24	29	85	11	11	162
						24
						189

FSR achieved

3.90 :1
Note:
RETAIL GFA 2,720.0 sqm
RETAIL FSR 0.68 :1
RETAIL NLA 2326.40 sqm

Difference -0.00 :1
Difference in GFA -11.1 m2

BUILDING A APARTMENT MIX - Lindfield Ave

Studio	No of strata Apartment					Total
	1 Bed	1 Bed + Media	2 Bed	2 Bed + Media	3 Bed + Media	
2	1	2	6	1	0	12
0	3	2	6	1	0	12
0	3	2	7	0	0	12
0	3	2	7	0	0	12
0	1	2	8	0	0	11
0	1	2	8	0	0	11
0	1	2	5	0	2	10
2	13	14	47	2	2	80

BUILDING B APARTMENT MIX - Havilah Lane

Studio	No of strata Apartment					Total
	1 Bed	1 Bed + Media	2 Bed	2 Bed + Media	3 Bed	
0	2	1	1	1	0	5
2	3	2	3	1	1	12
0	3	4	3	1	1	12
0	3	4	3	1	1	12
0	0	2	5	2	1	10
0	0	2	6	1	1	10
2	11	15	21	7	5	61

Note: Only apartments currently showing desks have been counted as "+ media"

Notes

Discussion Document only subject to review and further requirement.

GBA is measured from the outer face of the external enclosing walls.

GFA is measured to the internal face of the external enclosing walls measured at a height of 1.4m above the floor and includes:

(a) mezzanines, (b) habitable rooms in the basement or attic, (c) shops, auditoriums, cinemas and the like in a basement or attic.

GFA excludes:

(d) any area for common vertical circulation, such as lifts and stairs, (e) any basement - i Storage - ii vehicle access,

loading areas, garbage and services, (f) plant rooms, lift towers and other areas used for mech services / ducting,

(g) Car parking to meet requirements of authority including access to car parking, (h) space used for loading & unloading goods and access to it,

(i) terraces and balconies with walls less than 1.4m high, (j) voids above a floor at the level of a storey or storey above.

Gross Lettable Area (GLAR) for Retail is measured in accordance with Property Council Method of Measurement.

Residential Strata Area (RSA) for Apartments is measured in accordance with Surveyor's advice and excludes balconies.