

Schedule of Areas												Apartment Mix										Lot Total					
Stage	Plot	Tenure	Design Architec	Resi. NSA	Resi. GFA	Resi. NSA/GFA	Non-R. GFA	Non-R. GBA	Total GFA	GEA	GBA Storeys	ST	1B	1B+	2B1	2B2	3B terraces	Units	CV Units	CV %	Solar %	No sun %	Solar %	Ventilation %	No Sun%		
Core Precinct																											
1b	C1.0	MIXED USE	Bates Smart	-			2,980		2,980	8,692	8,480	3															
1b	C1.1	MARKET	Bates Smart	-	16,519	0.0%	-		16,519	23,588	20,826	22	12	16	55	48	33	30	-	194	70	56	80.0%	175	90.2%	16	8.2%
1b	C1.2	MARKET	Bates Smart	-	16,970	0.0%	-		16,970	24,288	22,008	23	-	24	72	48	72	-	-	216	63	35	55.6%	136	63.0%	-	0.0%
1c	C2.0	MIXED USE	Bates Smart	-	-	#DIV/0!	5,555		5,555	12,294	8,590	3															
1c	C2.1a	MARKET	Bates Smart	-	6,579	0.0%	-		6,579	10,200	8,033	19	-	16	34	17	17	-	-	84	34	28	82.4%	65	77.4%	17	20.2%
1c	C2.1b	MARKET	Bates Smart	-	17,700	0.0%	-		17,700	28,200	22,100	23	-	14	28	61	86	-	-	189	56	35	62.5%	189	100.0%	-	0.0%
1c	C2.2a	SOCIAL	Bates Smart	-	9,838	0.0%	-		9,838	13,363	12,600	14	36	54	12	43	-	-	-	145	85	44	51.8%	126	86.9%	-	0.0%
1c	C2.2b	AFFORDABLE	Bates Smart	-	4,950	0.0%	-		4,950	7,000	6,388	14	41	15	13	12	-	-	-	81	46	38	82.6%	62	76.5%	-	0.0%
1d	C3.0	LIBRARY & COMMUNI	Bates Smart	-	-	#DIV/0!	4,150		4,150	7,296	6,064	14															
1d	C3.1	MARKET	Bates Smart	-	11,500	0.0%	-		11,500	15,200	14,663	16	-	13	37	25	50	-	-	125	60	36	60.0%	113	90.4%	13	10.4%
1d	C4.0	CHURCH	Bates Smart	-	-	#DIV/0!	2,500		2,500	4,102	3,940	2															
1d	C4.1	RACF	Bates Smart	-	5,660	0.0%	-		5,660	6,908	6,264	16	97	-	-	-	-	-	-	97	97						
1d	C4.2	MARKET	Bates Smart	-	8,118	0.0%	-		8,118	11,856	9,996	12	-	12	24	24	36	-	-	96	24	15	62.5%	96	100.0%	-	0.0%
1e	C5.1a	AFFORDABLE	Bates Smart	-	4,641	0.0%	-		4,641	5,616	5,715	9	39	-	26	-	6	-	-	71	71	44	62.0%	43	60.6%	18	25.4%
1e	C5.1b	MARKET	Bates Smart	-	10,581	0.0%	-		10,581	16,403	13,596	12	-	9	25	27	42	7	-	110	81	50	61.7%	85	77.3%	8	7.3%
1e	C5.1c	MARKET	Bates Smart	-	3,847	0.0%	-		3,847	5,109	4,726	9	1	-	8	8	24	-	-	41	41	25	61.0%	32	78.0%	-	0.0%
1d	C6.1a	MARKET	Bates Smart	-	6,047	0.0%	-		6,047	8,712	8,042	12	-	14	-	17	30	-	-	61	48	46	95.8%	27	44.3%	-	0.0%
1d	C6.1b	SOCIAL	Bates Smart	-	11,143	0.0%	-		11,143	16,483	14,604	15	27	67	6	61	-	-	-	161	89	55	61.8%	135	83.9%	6	3.7%
1d	C6.1c	MARKET	Bates Smart	-	5,317	0.0%	-		5,317	6,162	6,316	9	18	7	23	6	17	2	-	73	73	36	49.3%	48	65.8%	18	24.7%
1f	C6.2a	MARKET	Bates Smart	-	5,359	0.0%	-		5,359	6,876	6,895	10	-	7	27	7	24	-	-	65	59	43	72.9%	36	55.4%	-	0.0%
1f	C6.2b	MARKET	Bates Smart	-	6,443	0.0%	-		6,443	9,545	8,241	12	-	11	26	9	31	-	-	77	59	43	72.9%	67	87.0%	-	0.0%
1e	C7.1	SOCIAL	Bates Smart	-	5,136	0.0%	-		5,136	5,582	6,631	10	16	35	2	18	2	-	-	73	68	39	57.4%	51	69.9%	-	0.0%
1e	C7.2	MARKET	Bates Smart	-	6,318	0.0%	-		6,318	9,716	8,255	14	-	-	12	17	37	5	-	71	46	30	65.2%	52	73.2%	-	0.0%
1f	C8.1a	MARKET	Bates Smart	-	4,360	0.0%	-		4,360	5,418	5,573	10	-	2	-	15	28	-	-	45	42	34	81.0%	18	40.0%	-	0.0%
1f	C8.1b	MARKET	Bates Smart	-	2,456	0.0%	-		2,456	-	3,608	10	7	1	7	-	15	-	-	30	27	20	74.1%	23	76.7%	-	0.0%
1f	C8.1c	MARKET	Bates Smart	-	5,980	0.0%	-		5,980	12,195	7,917	12	7	9	32	4	24	-	-	76	56	29	51.8%	67	88.2%	-	0.0%
Stage 1a (C9)									190,648									2181	1295	781	60%	1646	75%	96	4%		
1a	Stage 1a	MARKET	Plus Architecture	-	36,967	0.0%	-		36,967	-	-	-	-	-	-	-	-	-	-	449	-	-	60.4%	-	71.7%	-	0.0%
1a		MARKET	Plus Architecture	-	-	#DIV/0!	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	60.0%	-	71.4%	-	0.0%
North Precinct																						Concurrent Stage 2 DA Concurrent Stage 2 DA					
3a	N1	SOCIAL	Bates Smart	4,490	5,282	85.0%	-		5,282	8,149	6,763	7	22	41	-	19	-	-	-	82	82	52	63.4%	66	80.5%	10	12.2%
2b	N2	MARKET	Bates Smart	3,254	3,828	85.0%	-		3,828	5,923	5,044	7	8	4	12	8	14	1	-	47	47	28	59.6%	38	80.9%	6	12.8%
2a	N3	MARKET	Bates Smart	12,477	14,679	85.0%	-		14,679	20,063	18,594	9	8	19	42	29	58	7	-	163	163	99	60.7%	117	71.8%	22	13.5%
2b	N4	MARKET	Bates Smart	-	4,322	0.0%	-		4,322	6,333	5,593	7	-	6	12	13	21	2	-	54	54	35	64.8%	38	70.4%	-	0.0%
2b	N5	MARKET	Bates Smart	9,497	11,173	85.0%	-		11,173	17,013	14,198	8	11	21	52	21	37	-	-	142	142	88	62.0%	105	73.9%	18	12.7%
2c	N6.1	MARKET	Bates Smart	9,249	10,881	85.0%	-		10,881	15,068	13,308	9	4	13	35	19	52	2	-	125	119	72	60.5%	87	69.6%	8	6.4%
2c	N6.2	MARKET	Bates Smart	2,869	3,375	85.0%	-		3,375	4,780	4,371	8	-	3	9	7	20	1	-	40	40	28	70.0%	28	70.0%	-	0.0%
2c	N7.1	MARKET	Bates Smart	8,512	10,014	85.0%	-		10,014	13,830	12,733	9	8	11	21	20	48	3	-	111	111	79	71.2%	81	73.0%	-	0.0%
2c	N7.2	SOCIAL	Bates Smart	-	7,462	0.0%	-		7,462	9,935	9,486	7	21	44	6	25	4	-	-	100	100	61	61.0%	70	70.0%	16	16.0%
2c	N7.3	MARKET	Bates Smart	982	1,155	85.0%	-		1,155	2,286	1,434	3	-	-	-	-	-	5	-	5	5	5	100.0%	4	80.0%	-	0.0%
2d	N8	SOCIAL	Bates Smart	6,270	7,377	85.0%	-		7,377	10,692	9,259	9	22	38	6	31	6	-	-	103	103	72	69.9%	77	74.8%	13	12.6%
2d	N9.1a	MARKET	Bates Smart	3,323	3,910	85.0%	-		3,910	5,894	5,024	5	-</														

Telopea Masterplan

Area Schedule

C1.0 MIXED USE Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5																
4																
3																
2																
1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Upper Ground	-	-	2,360	4,346	3,680	-	-	-	-	-	-	-	-	-	-	-
Lower Ground	-	-	620	4,346	4,800	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	2,980	8,692	8,480	-	-	-	-	-	-	-	-	-	-	-
Target																
Actual																
			Usable Floor Area		Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER		
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
Target - including RACF, excl non- residential																
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						FALSE	#####	#####	#####	#####	#####	#####				-
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	-				-
Others - Excluding RACF employee Car Parking									-		-			-		-

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C1.1 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20	-	454		769	579	-	-	7	-	-	-	-	7		7	-
19	-	454		769	579	-	-	-	-	1	3	-	4		4	-
18	-	454		769	579	-	-	-	-	1	3	-	4		4	-
17	-	454		769	579	-	-	-	-	1	3	-	4		4	-
16	-	908		1,282	1,157	2	1	3	3	3	-	-	12		11	1
15	-	908		1,282	1,157	2	1	3	3	3	-	-	12		11	1
14	-	908		1,282	1,157	2	1	3	3	3	-	-	12		11	1
13	-	908		1,282	1,157	2	1	3	3	3	-	-	12		11	1
12	-	908		1,282	1,157	2	1	3	3	3	-	-	12		11	1
11	-	908		1,282	1,157	2	1	3	3	3	-	-	12		11	1
10	-	908		1,282	1,157	-	1	3	3	4	-	-	11		10	1
9	-	908		1,282	1,157	-	1	3	3	4	-	-	11		10	1
8	-	908		1,282	1,157	-	1	3	3	4	-	-	11		10	1
7	-	908		1,282	1,157	-	1	3	3	-	3	-	10	8	9	1
6	-	908		1,282	1,157	-	1	3	3	-	3	-	10	8	9	1
5	-	908		1,282	1,157	-	1	3	3	-	3	-	10	8	9	1
4	-	908		1,282	1,157	-	1	3	3	-	3	-	10	8	9	1
3	-	908		1,282	1,157	-	1	3	3	-	3	-	10	8	8	1
2	-	908		1,282	1,157	-	1	3	3	-	3	-	10	8	8	1
1	-	908		1,282	1,157	-	1	3	3	-	3	-	10	8	8	1
Upper Ground	-	175	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lower Ground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	16,519	-	23,588	20,826	12	16	55	48	33	30	-	194	56	175	16
Target	66.7%	85.0%				3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				6%	8%	28%	25%	17%	15.5%	0.0%		80%	90%	8%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-		152	10	10		3		-	-	-	-
Target - including RACF, excl non- residential																165
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						6.8	9.1	31.4	41.0	28.2	25.7	-				142
Resi. - Adaptable Car Parking Spaces						0.6	0.8	2.8	2.4	1.7	1.5	-				10
Others - Excluding RACF employee Car Parking									9.7		3.0		-			13

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Lettable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C1.2 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B Terraces	Total	CV	Solar	No sun	
26																
25																
24	-	700	-	1,012	917	-	1	3	2	3	-	-	9		9	-
23	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
22	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
21	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
20	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
19	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
18	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
17	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
16	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
15	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
14	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
13	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
12	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
11	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
10	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
9	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
8	-	700	-	1,012	917	-	1	3	2	3	-	-	9		6	-
7	-	700	-	1,012	917	-	1	3	2	3	-	-	9	5	6	-
6	-	700	-	1,012	917	-	1	3	2	3	-	-	9	5	6	-
5	-	700	-	1,012	917	-	1	3	2	3	-	-	9	5	6	-
4	-	700	-	1,012	917	-	1	3	2	3	-	-	9	5	5	-
3	-	700	-	1,012	917	-	1	3	2	3	-	-	9	5	5	-
2	-	700	-	1,012	917	-	1	3	2	3	-	-	9	5	2	-
1	-	700	-	1,012	917	-	1	3	2	3	-	-	9	5	1	-
Upper Ground	-	70	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lower Ground	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	16,970	-	24,288	22,008	-	24	72	48	72	-	-	216	35	136	-
Target	66.7%	85.0%				3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				0%	11%	33%	22%	33%	0.0%	0.0%		56%	63%	0%
			Usable Floor Area				Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-											
Target - including RACF, excl non- residential						168		11	11		3					182
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	13.7	41.0	41.0	61.6	-	-				
Resi. - Adaptable Car Parking Spaces						-	1.2	3.6	2.4	3.6	-	-				
Others - Excluding RACF employee Car Parking									10.8		3.4		-			14

Coloured hatch denotes input cell

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*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C2.0 MIXED USE Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5																
4																
3																
2																
1	-	-	750	950	850	-	-	-	-	-	-	-	-	-	-	-
Upper Ground	-	-	1,480	5,672	2,960	-	-	-	-	-	-	-	-	-	-	-
Lower Ground	-	-	3,325	5,672	4,780	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	5,555	12,294	8,590	-	-	-	-	-	-	-	-	-	-	-
Target																
Actual																
			Usable Floor Area		Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER		
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
Target - including RACF, excl non- residential																
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						FALSE	#####	#####	#####	#####	#####	#####				-
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	-				-
Others - Excluding RACF employee Car Parking									-		-	-			-	-

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C2.1a MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17	-	382	-	600	481	-	1	2	1	1	-	-	5		4	1
16	-	382	-	600	481	-	1	2	1	1	-	-	5		4	1
15	-	382	-	600	481	-	1	2	1	1	-	-	5		4	1
14	-	382	-	600	481	-	1	2	1	1	-	-	5		4	1
13	-	382	-	600	481	-	1	2	1	1	-	-	5		4	1
12	-	382	-	600	481	-	1	2	1	1	-	-	5		4	1
11	-	382	-	600	481	-	1	2	1	1	-	-	5		4	1
10	-	382	-	600	481	-	1	2	1	1	-	-	5		4	1
9	-	382	-	600	481	-	1	2	1	1	-	-	5		4	1
8	-	382	-	600	481	-	1	2	1	1	-	-	5		4	1
7	-	382	-	600	481	-	1	2	1	1	-	-	5	4	4	1
6	-	382	-	600	481	-	1	2	1	1	-	-	5	4	4	1
5	-	382	-	600	481	-	1	2	1	1	-	-	5	4	4	1
4	-	382	-	600	481	-	1	2	1	1	-	-	5	4	4	1
3	-	382	-	600	481	-	1	2	1	1	-	-	5	4	3	1
2	-	382	-	600	481	-	1	2	1	1	-	-	5	4	3	1
1	-	267	-	600	337	-	-	2	1	1	-	-	4	4	3	1
Upper Ground	-	200	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lower Ground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	6,579	-	10,200	8,033	-	16	34	17	17	-	-	84	28	65	17
Target	66.7%	85.0%				3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				0%	19%	40%	20%	20%	0.0%	0.0%		82%	77%	20%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-								-	-	-	-
Target - including RACF, excl non- residential						62		4	4		1					67
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	9.1	19.4	14.5	14.5	-	-				
Resi. - Adaptable Car Parking Spaces						-	0.8	1.7	0.9	0.9	-	-				
Others - Excluding RACF employee Car Parking									4.2		1.2		-			5

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C2.1b MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B Terraces	Total	CV	Solar	No sun	
26																
25	-	700	-	1,128	884	-	-	-	3	4	-	7		7	-	
24	-	700	-	1,128	884	-	-	-	3	4	-	7		7	-	
23	-	700	-	1,128	884	-	-	-	3	4	-	7		7	-	
22	-	700	-	1,128	884	-	-	-	3	4	-	7		7	-	
21	-	700	-	1,128	884	-	-	-	3	4	-	7		7	-	
20	-	700	-	1,128	884	-	-	-	3	4	-	7		7	-	
19	-	700	-	1,128	884	-	-	-	3	4	-	7		7	-	
18	-	700	-	1,128	884	-	-	-	3	4	-	7		7	-	
17	-	700	-	1,128	884	-	-	-	3	4	-	7		7	-	
16	-	700	-	1,128	884	-	-	-	3	4	-	7		7	-	
15	-	700	-	1,128	884	-	-	-	3	4	-	7		7	-	
14	-	700	-	1,128	884	-	1	2	2	3	-	8		8	-	
13	-	700	-	1,128	884	-	1	2	2	3	-	8		8	-	
12	-	700	-	1,128	884	-	1	2	2	3	-	8		8	-	
11	-	700	-	1,128	884	-	1	2	2	3	-	8		8	-	
10	-	700	-	1,128	884	-	1	2	2	3	-	8		8	-	
9	-	700	-	1,128	884	-	1	2	2	3	-	8		8	-	
8	-	700	-	1,128	884	-	1	2	2	3	-	8		8	-	
7	-	700	-	1,128	884	-	1	2	2	3	-	8	5	8	-	
6	-	700	-	1,128	884	-	1	2	2	3	-	8	5	8	-	
5	-	700	-	1,128	884	-	1	2	2	3	-	8	5	8	-	
4	-	700	-	1,128	884	-	1	2	2	3	-	8	5	8	-	
3	-	700	-	1,128	884	-	1	2	2	3	-	8	5	8	-	
2	-	700	-	1,128	884	-	1	2	2	3	-	8	5	8	-	
1	-	700	-	1,128	884	-	1	2	2	3	-	8	5	8	-	
Upper Ground	-	200	-	-	-	-	-	-	-	-	-	-	-	-	-	
Lower Ground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	17,700	-	28,200	22,100	-	14	28	61	86	-	189	35	189	-	
Target	66.7%	85.0%				3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				0%	7%	15%	32%	46%	0.0%	0.0%	63%	100%	0%	

	Usable Floor Area	Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER			
B01	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B02	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B03	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B04	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B06	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B07	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Target - including RACF, excl non- residential			159	9	9	3								172

	ST	1B	1B+	2B1	2B2	2B2+	3B2		
Resi. - Non-Adaptable Car Parking Spaces	-	8.0	16.0	52.2	73.5	-	-		150
Resi. - Adaptable Car Parking Spaces	-	0.7	1.4	3.1	4.3	-	-		9
Others - Excluding RACF employee Car Parking				9.5		3.2		-	13

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Lettable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C2.2a SOCIAL Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12	-	787	-	1,069	1,008	4	4	1	3	-	-	-	12		11	-
11	-	787	-	1,069	1,008	4	4	1	3	-	-	-	12		10	-
10	-	787	-	1,069	1,008	4	4	1	3	-	-	-	12		10	-
9	-	787	-	1,069	1,008	4	4	1	3	-	-	-	12		10	-
8	-	787	-	1,069	1,008	4	4	1	3	-	-	-	12		10	-
7	-	787	-	1,069	1,008	4	4	1	3	-	-	-	12	6	10	-
6	-	787	-	1,069	1,008	2	4	1	4	-	-	-	11	6	10	-
5	-	787	-	1,069	1,008	2	4	1	4	-	-	-	11	6	10	-
4	-	787	-	1,069	1,008	2	4	1	4	-	-	-	11	6	10	-
3	-	787	-	1,069	1,008	2	4	1	4	-	-	-	11	6	10	-
2	-	787	-	1,069	1,008	2	4	1	4	-	-	-	11	6	10	-
1	-	787	-	1,069	1,008	2	4	1	4	-	-	-	11	6	10	-
Upper Ground	-	394	-	535	504	-	6	-	1	-	-	-	7	2	5	-
Lower Ground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	9,838	-	13,363	12,600	36	54	12	43	-	-	-	145	44	126	-
Target	57.7%	85.0%				15%	45%	5%	30%	5%	0.0%	0.0%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				25%	37%	8%	30%	0%	0.0%	0.0%		52%	87%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-								-	-	-	-
Target - including RACF, excl non- residential						100		-	7		2					109
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						21.6	32.4	7.2	38.7	-	-	-				100
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	-				-
Others - Excluding RACF employee Car Parking									7.3		2.1		-			9

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Lettable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C2.2b																
AFFORDABLE																
Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12	-	396	-	560	511	5	-	1	1	-	-	-	7		6	-
11	-	396	-	560	511	5	-	1	1	-	-	-	7		6	-
10	-	396	-	560	511	5	-	1	1	-	-	-	7		6	-
9	-	396	-	560	511	5	-	1	1	-	-	-	7		6	-
8	-	396	-	560	511	5	-	1	1	-	-	-	7		5	-
7	-	396	-	560	511	2	2	1	1	-	-	-	6	5	5	-
6	-	396	-	560	511	2	2	1	1	-	-	-	6	5	5	-
5	-	396	-	560	511	2	2	1	1	-	-	-	6	5	4	-
4	-	396	-	560	511	2	2	1	1	-	-	-	6	5	4	-
3	-	396	-	560	511	2	2	1	1	-	-	-	6	5	4	-
2	-	396	-	560	511	2	2	1	1	-	-	-	6	5	4	-
1	-	396	-	560	511	2	2	1	1	-	-	-	6	5	4	-
Upper Ground	-	198	-	280	256	2	1	1	-	-	-	-	4	3	3	-
Lower Ground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	4,950	-	7,000	6,388	41	15	13	12	-	-	-	81	38	62	-
Target	47.6%	85.0%				35%	30%	30%	5%	0%	0.0%	0.0%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				51%	19%	16%	15%	0%	0.0%	0.0%		83%	77%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-								-	-	-	-
Target - including RACF, excl non- residential						52		-	4			1				57
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						24.6	9.0	7.8	10.8	-	-	-				52
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	-				-
Others - Excluding RACF employee Car Parking									4.1		1.1		-			5

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Lettable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C3.0 LIBRARY & COMMUNITY CENTRE Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-
11	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-
10	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-
9	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-
8	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1	-	-	2,075	2,432	2,432											
Upper Ground	-	-	-	2,432	1,200											
Lower Ground	-	-	2,075	2,432	2,432											
Total	-	-	4,150	7,296	6,064	-	-	-	-	-	-	-	-	-	-	-
Target	FALSE	85.0%	4,000			FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	0%	>60%	>70%	<15%
Actual	#DIV/0!	#DIV/0!				#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
			Usable Floor Area		Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER		
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-			-			-	-	-	-	-
Target - including RACF, excl non- residential						-	-	-	-	-	-	-	-	-	-	-
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						FALSE	#####	#####	#####	#####	#####	#####				-
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	-				-
Others - Excluding RACF employee Car Parking									-		-	-		-		-

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C3.1 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14	-	456	-	608	587	-	1	1	1	2	-	-	5		5	1
13	-	912	-	1,216	1,173	-	1	3	2	4	-	-	10		9	1
12	-	912	-	1,216	1,173	-	1	3	2	4	-	-	10		9	1
11	-	912	-	1,216	1,173	-	1	3	2	4	-	-	10		9	1
10	-	912	-	1,216	1,173	-	1	3	2	4	-	-	10		9	1
9	-	912	-	1,216	1,173	-	1	3	2	4	-	-	10		9	1
8	-	912	-	1,216	1,173	-	1	3	2	4	-	-	10		9	1
7	-	912	-	1,216	1,173	-	1	3	2	4	-	-	10	6	9	1
6	-	912	-	1,216	1,173	-	1	3	2	4	-	-	10	6	9	1
5	-	912	-	1,216	1,173	-	1	3	2	4	-	-	10	6	9	1
4	-	912	-	1,216	1,173	-	1	3	2	4	-	-	10	6	9	1
3	-	912	-	1,216	1,173	-	1	3	2	4	-	-	10	6	9	1
2	-	912	-	1,216	1,173	-	1	3	2	4	-	-	10	6	9	1
1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Upper Ground	-	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lower Ground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	11,500	-	15,200	14,663	-	13	37	25	50	-	-	125	36	113	13
Target	66.7%	85.0%	4,000			3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				0%	10%	30%	20%	40%	0.0%	0.0%		60%	90%	10%

			Usable Floor Area		Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER		
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-							-	-	-	-	-
Target - including RACF, excl non- residential						99		6	6		2					107

	ST	1B	1B+	2B1	2B2	2B2+	3B2		
Resi. - Non-Adaptable Car Parking Spaces	-	7.4	21.1	21.4	42.8	-	-		93
Resi. - Adaptable Car Parking Spaces	-	0.7	1.9	1.3	2.5	-	-		6
Others - Excluding RACF employee Car Parking				6.3		2.0		-	8

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C4.0 CHURCH Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5																
4																
3																
2																
1																
Upper Ground	-			2,051	1,970	-	-	-	-	-	-	-	-	-	-	-
Lower Ground	-	-	2,500	2,051	1,970	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	2,500	4,102	3,940	-	-	-	-	-	-	-	-	-	-	-
Target	FALSE	85.0%		3,333		FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	0%	>60%	>70%	<15%
Actual	#DIV/0!	#DIV/0!				#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!
			Usable Floor Area		Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER		
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
Target - including RACF, excl non- residential						-	-	-	-	-	-	-				-
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						FALSE	#####	#####	#####	#####	#####	#####				-
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	-				-
Others - Excluding RACF employee Car Parking									-		-	-		-		-

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C4.1 RACF Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B Terraces	Total	CV	Solar	No sun	
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5																
4	-	1,390	-	1,727	1,566	27	-	-	-	-	-	27	-	-	-	
3	-	1,390	-	1,727	1,566	27	-	-	-	-	-	27	-	-	-	
2	-	1,390	-	1,727	1,566	27	-	-	-	-	-	27	-	-	-	
1	-	1,390	-	1,727	1,566	16	-	-	-	-	-	16	-	-	-	
Upper Ground		100														
Lower Ground																
Total	-	5,660	-	6,908	6,264	97	-	-	-	-	-	97	-	-	-	
Target	FALSE	85.0%		8,125		FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	0%	>60%	>70%	<15%	
Actual	0.0%	0.0%				100%	0%	0%	0%	0%	0.0%	0.0%	0%	0%	0%	
			Usable Floor Area		Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER		
B01			-		-	-	-	-	-	-	-	-	-	-	-	
B02			-		-	-	-	-	-	-	-	-	-	-	-	
B03			-		-	-	-	-	-	-	-	-	-	-	-	
B04			-		-	-	-	-	-	-	-	-	-	-	-	
B05			-		-	-	-	-	-	-	-	-	-	-	-	
B06			-		-	-	-	-	-	-	-	-	-	-	-	
B07			-		-	-	-	-	-	-	-	-	-	-	-	
B08			-		-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-		-	36		-	5		1	-	-	-	-	
Target - including RACF, excl non- residential						36		-	5		1					42
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						12.0	12.0	12.0	-	-	-	-				36
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	-				-
Others - Excluding RACF employee Car Parking									4.9		0.8			1		7

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Lettable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C4.2 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16	-	664	-	988	833	-	1	2	2	3	-	-	8		8	-
15	-	664	-	988	833	-	1	2	2	3	-	-	8		8	-
14	-	664	-	988	833	-	1	2	2	3	-	-	8		8	-
13	-	664	-	988	833	-	1	2	2	3	-	-	8		8	-
12	-	664	-	988	833	-	1	2	2	3	-	-	8		8	-
11	-	664	-	988	833	-	1	2	2	3	-	-	8		8	-
10	-	664	-	988	833	-	1	2	2	3	-	-	8		8	-
9	-	664	-	988	833	-	1	2	2	3	-	-	8		8	-
8	-	664	-	988	833	-	1	2	2	3	-	-	8		8	-
7	-	664	-	988	833	-	1	2	2	3	-	-	8		8	-
6	-	664	-	988	833	-	1	2	2	3	-	-	8		8	-
5	-	664	-	988	833	-	1	2	2	3	-	-	8		8	-
4																
3	C 4.1 RACF over Church															
2																
1																
Upper Ground		150		C4.0 Church												
Lower Ground																
Total	-	8,118	-	11,856	9,996	-	12	24	24	36	-	-	96	15	96	-
Target	66.7%	85.0%		7,333		3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				0%	13%	25%	25%	38%	0.0%	0.0%		63%	100%	0%
			Usable Floor Area		Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER		
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-							-	-	-	-	-
Target - including RACF, excl non- residential						77		5	5		2					83
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	6.8	13.7	20.5	30.8	-	-				72
Resi. - Adaptable Car Parking Spaces						-	0.6	1.2	1.2	1.8	-	-				5
Others - Excluding RACF employee Car Parking									4.8		1.5		-			6

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C5.1a																
AFFORDABLE																
Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
11																
10																
9																
8	-	522	-	624	635	6	-	3	-	-	-	-	9	5	8	2
7	-	522	-	624	635	6	-	3	-	-	-	-	9	5	4	2
6	-	522	-	624	635	5	-	2	-	1	-	-	8	5	5	2
5	-	522	-	624	635	5	-	2	-	1	-	-	8	5	5	2
4	-	522	-	624	635	5	-	2	-	1	-	-	8	5	5	2
3	-	522	-	624	635	5	-	2	-	1	-	-	8	5	5	2
2	-	522	-	624	635	5	-	2	-	1	-	-	8	5	5	2
1	-	522	-	624	635	1	-	5	-	1	-	-	7	5	4	2
Upper Ground	-	465	-	624	635	1	-	5	-	-	-	-	6	4	2	2
Total	-	4,641	-	5,616	5,715	39	-	26	-	6	-	-	71	44	43	18
Target	47.6%	85.0%				35%	30%	30%	5%	0%	0.0%	0.0%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				55%	0%	37%	0%	8%	0.0%	0.0%		62%	61%	25%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total			-	-	-							-	-	-	-	-
Target - including RACF, excl non- residential						44		-	4		1					49
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						23.4	-	15.6	-	5.4	-	-	44			
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	-	-			
Others - Excluding RACF employee Car Parking									3.6		1.0		-	5		

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Lettable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C5.1b MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10	-	916	-	1,420	1,177	-	1	1	4	-	3	-	9		9	-
9	-	916	-	1,420	1,177	-	1	3	4	-	2	-	10		8	-
8	-	916	-	1,420	1,177	-	1	3	4	-	2	-	10		8	-
7	-	916	-	1,420	1,177	-	1	3	2	5	-	-	11	7	8	-
6	-	916	-	1,420	1,177	-	1	3	2	5	-	-	11	7	8	1
5	-	916	-	1,420	1,177	-	1	3	2	5	-	-	11	7	8	1
4	-	916	-	1,420	1,177	-	1	3	2	5	-	-	11	7	8	1
3	-	916	-	1,420	1,177	-	1	3	2	5	-	-	11	7	8	1
2	-	916	-	1,420	1,177	-	1	3	2	5	-	-	11	7	8	1
1	-	916	-	1,420	1,177	-	-	-	3	-	-	-	3	3	6	1
Upper Ground	-	916	-	1,420	1,177	-	-	-	-	8	-	-	8	2	6	1
Lower Ground	-	505	-	783	649	-	-	-	-	4	-	-	4	3	-	1
Total	-	10,581	-	16,403	13,596	-	9	25	27	42	7	-	110	50	85	8
Target	66.7%	85.0%				3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				0%	8%	23%	25%	38%	6.4%	0.0%		62%	77%	7%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-								-	-	-	-
Target - including RACF, excl non- residential						90		6	6		2					97
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	5.1	14.3	23.1	35.9	6.0	-				
Resi. - Adaptable Car Parking Spaces						-	0.5	1.3	1.4	2.1	0.4	-				
Others - Excluding RACF employee Car Parking									5.5		1.8		-			7

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Lettable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C5.1c MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7	-	458	-	601	556	-	-	1	1	3	-	-	5	3	5	-
6	-	458	-	601	556	-	-	1	1	3	-	-	5	3	5	-
5	-	458	-	601	556	-	-	1	1	3	-	-	5	3	5	-
4	-	458	-	601	556	-	-	1	1	3	-	-	5	3	5	-
3	-	458	-	601	556	-	-	1	1	3	-	-	5	3	4	-
2	-	458	-	601	556	-	-	1	1	3	-	-	5	3	3	-
1	-	458	-	601	556	-	-	1	1	3	-	-	5	3	2	-
Upper Ground	-	458	-	601	556	-	-	1	-	3	-	-	4	3	2	-
Lower Ground	-	183	-	301	278	1	-	-	1	-	-	-	2	1	1	-
Total	-	3,847	-	5,109	4,726	1	-	8	8	24	-	-	41	25	32	-
Target	66.7%	85.0%				3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				2%	0%	20%	20%	59%	0.0%	0.0%		61%	78%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	35	2	2	1	-	-	-	-	-	-
Target - including RACF, excl non- residential							35	2	2	1						
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						0.6	-	4.6	6.8	20.5	-	-				
Resi. - Adaptable Car Parking Spaces						0.1	-	0.4	0.4	1.2	-	-				
Others - Excluding RACF employee Car Parking									2.1		0.7		-			

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.
** Gross Building Area is the total floor area of the floorplate including external walls and balconies.
*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C6.1a MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B Terraces	Total	CV	Solar	No sun	
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
10																
9	-	364	-	567	455	-	-	-	-	3	-	-	3		3	-
8	-	364	-	567	455	-	-	-	-	3	-	-	3		2	-
7	-	594	-	842	779	-	2	-	2	3	-	-	7		3	-
6	-	594	-	842	779	-	2	-	2	3	-	-	7	7	3	-
5	-	594	-	842	779	-	2	-	2	3	-	-	7	7	3	-
4	-	594	-	842	779	-	2	-	2	3	-	-	7	7	3	-
3	-	594	-	842	779	-	2	-	2	3	-	-	7	7	2	-
2	-	594	-	842	779	-	2	-	2	3	-	-	7	7	2	-
1	-	594	-	842	779	-	1	-	2	2	-	-	5	4	2	-
Upper Ground	-	593	-	842	779	-	1	-	2	2	-	-	5	4	2	-
Lower Ground 1	-	284	-	421	450	-	-	-	1	-	-	-	1	1	1	-
Lower Ground	-	284	-	421	450	-	-	-	-	2	-	-	2	2	1	-
Total	-	6,047	-	8,712	8,042	-	14	-	17	30	-	-	61	46	27	-
Target	66.7%	85.0%				3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				0%	23%	0%	28%	49%	0.0%	0.0%		96%	44%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-								-	-	-	-
Target - including RACF, excl non- residential						51		3	3		1					55
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	8.0	-	14.5	25.7	-	-				48
Resi. - Adaptable Car Parking Spaces						-	0.7	-	0.9	1.5	-	-				3
Others - Excluding RACF employee Car Parking									3.1		1.0		-			4

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Lettable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C6.1b SOCIAL Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13	-	824	-	1,163	1,030	2	5	-	5	-	-	-	12		12	-
12	-	824	-	1,163	1,030	2	5	-	5	-	-	-	12		12	-
11	-	824	-	1,163	1,030	2	5	-	5	-	-	-	12		11	-
10	-	824	-	1,163	1,030	2	5	-	5	-	-	-	12		11	-
9	-	824	-	1,163	1,030	2	5	-	5	-	-	-	12		11	-
8	-	824	-	1,163	1,030	2	5	-	5	-	-	-	12		11	-
7	-	824	-	1,163	1,030	2	5	-	5	-	-	-	12	6	11	-
6	-	824	-	1,163	1,030	2	5	-	5	-	-	-	12	6	10	-
5	-	755	-	1,163	1,030	2	5	-	4	-	-	-	11	7	8	-
4	-	755	-	1,163	1,030	2	5	-	4	-	-	-	11	7	8	-
3	-	755	-	1,163	1,030	2	5	-	4	-	-	-	11	7	8	-
2	-	755	-	1,163	1,030	2	5	-	4	-	-	-	11	7	8	-
1	-	755	-	1,163	1,030	2	5	-	4	-	-	-	11	7	8	2
Upper Ground	-	604	-	930	824	1	2	4	1	-	-	-	8	6	6	2
Lower Ground	-	172	-	433	390	-	-	2	-	-	-	-	2	2	0	2
Total	-	11,143	-	16,483	14,604	27	67	6	61	-	-	-	161	55	135	6
Target	57.7%	85.0%				15%	45%	5%	30%	5%	0.0%	0.0%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				17%	42%	4%	38%	0%	0.0%	0.0%		62%	84%	4%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-								-	-	-	-
Target - including RACF, excl non- residential						115		-	8		2					125
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						16.2	40.2	3.6	54.9	-	-	-				115
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	-				-
Others - Excluding RACF employee Car Parking									8.1		2.5		-			11

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C6.1c MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7	-	620	-	711	736	2	1	3	1	2	-	-	9	4	9	2
6	-	620	-	711	736	2	1	3	1	2	-	-	9	4	6	2
5	-	620	-	711	736	2	1	3	1	2	-	-	9	4	6	2
4	-	620	-	711	736	2	1	3	1	2	-	-	9	4	6	2
3	-	620	-	711	736	2	1	3	1	2	-	-	9	4	6	2
2	-	620	-	711	736	2	1	3	1	2	-	-	9	4	6	2
1	-	620	-	711	736	2	-	1	-	4	-	-	7	4	3	2
Upper Ground	-	620	-	711	736	2	1	1	-	1	1	-	6	4	3	2
Lower Ground	-	357	-	474	428	2	-	3	-	-	1	-	6	4	3	2
Total	-	5,317	-	6,162	6,316	18	7	23	6	17	2	-	73	36	48	18
Target	66.7%	85.0%				3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				25%	10%	32%	8%	23%	2.7%	0.0%		49%	66%	25%
			Usable Floor Area		Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER		
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-											
Target - including RACF, excl non- residential						52		4	4		1					57
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						10.3	4.0	13.1	5.1	14.5	1.7	-				
Resi. - Adaptable Car Parking Spaces						0.9	0.4	1.2	0.3	0.9	0.1	-				
Others - Excluding RACF employee Car Parking									3.7		1.0		-			5

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C6.2a MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8	-	538	-	752	673	-	-	2	1	3	-	-	6		6	-
7	-	586	-	752	747	-	1	4	1	2	-	-	8	6	4	-
6	-	586	-	752	747	-	1	4	1	2	-	-	8	6	4	-
5	-	586	-	752	747	-	1	4	1	2	-	-	8	6	4	-
4	-	586	-	752	747	-	1	4	1	2	-	-	8	6	4	-
3	-	586	-	752	747	-	1	4	1	2	-	-	8	6	4	-
2	-	586	-	752	747	-	1	4	1	2	-	-	8	6	4	-
1	-	524	-	608	672	-	1	-	-	2	-	-	3	3	4	-
Upper Ground	-	524	-	608	672	-	-	1	-	3	-	-	4	2	2	-
Lower Ground	-	257	-	396	396	-	-	-	-	4	-	-	4	2	0	-
Total	-	5,359	-	6,876	6,895	-	7	27	7	24	-	-	65	43	36	-
Target	66.7%	85.0%				3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				0%	11%	42%	11%	37%	0.0%	0.0%		73%	55%	0%
			Usable Floor Area		Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER		
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-											
Target - including RACF, excl non- residential						49		3	3		1					53
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	4.0	15.4	6.0	20.5	-	-				46
Resi. - Adaptable Car Parking Spaces						-	0.4	1.4	0.4	1.2	-	-				3
Others - Excluding RACF employee Car Parking									3.3		1.0		-			4

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C6.2b																
MARKET																
Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10	-	538	-	830	673	-	1	-	1	4	-	-	6		6	-
9	-	538	-	830	673	-	1	-	1	4	-	-	6		6	-
8	-	538	-	830	673	-	1	-	1	4	-	-	6		6	-
7	-	587	-	830	747	-	1	4	1	2	-	-	8	6	6	-
6	-	587	-	830	747	-	1	4	1	2	-	-	8	6	6	-
5	-	587	-	830	747	-	1	4	1	2	-	-	8	6	6	-
4	-	587	-	830	747	-	1	4	1	2	-	-	8	6	6	-
3	-	587	-	830	747	-	1	4	1	2	-	-	8	6	6	-
2	-	587	-	830	747	-	1	4	1	2	-	-	8	6	6	-
1	-	525	-	830	672	-	1	1	-	2	-	-	4	3	6	-
Upper Ground	-	525	-	830	672	-	-	1	-	3	-	-	4	2	6	-
Lower Ground	-	257	-	415	396	-	1	-	-	2	-	-	3	2	1	-
Total	-	6,443	-	9,545	8,241	-	11	26	9	31	-	-	77	43	67	-
Target	66.7%	85.0%				3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				0%	14%	34%	12%	40%	0.0%	0.0%		73%	87%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-								-	-	-	-
Target - including RACF, excl non- residential						59		4	4		1					64
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	6.3	14.8	7.7	26.5	-	-				
Resi. - Adaptable Car Parking Spaces						-	0.6	1.3	0.5	1.6	-	-				
Others - Excluding RACF employee Car Parking									3.9		1.2		-			5

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C7.1 SOCIAL Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8	-	339	-	330	424	2	-	1	2	-	-	-	5		5	-
7	-	339	-	330	424	2	-	1	2	-	-	-	5	4	4	-
6	-	596	-	640	763	2	5	-	2	-	-	-	9	5	7	-
5	-	596	-	640	763	2	5	-	2	-	-	-	9	5	7	-
4	-	596	-	640	763	2	5	-	2	-	-	-	9	5	7	-
3	-	596	-	640	763	2	5	-	2	-	-	-	9	5	7	-
2	-	596	-	640	763	2	5	-	2	-	-	-	9	5	6	-
1	-	596	-	640	763	2	5	-	2	-	-	-	9	4	4	-
Upper Ground	-	596	-	640	763	-	5	-	-	2	-	-	7	4	4	-
Lower Ground	-	285	-	442	442	-	-	-	2	-	-	-	2	2	0	-
Total	-	5,136	-	5,582	6,631	16	35	2	18	2	-	-	73	39	51	-
Target	57.7%	85.0%				15%	45%	5%	30%	5%	0.0%	0.0%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				22%	48%	3%	25%	3%	0.0%	0.0%		57%	70%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	50	-	4	-	1	-	-	-	-	-
Target - including RACF, excl non- residential							50	-	4	-	1	-	-	-	-	55
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						9.6	21.0	1.2	16.2	1.8	-	-				
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	-				
Others - Excluding RACF employee Car Parking									3.7		1.1		-			5

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C7.2 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12	-	468	-	670	607	-	-	-	1	3	1	-	5		5	-
11	-	468	-	670	607	-	-	-	1	3	1	-	5		4	-
10	-	468	-	670	607	-	-	-	1	3	1	-	5		4	-
9	-	468	-	670	607	-	-	-	1	3	1	-	5		4	-
8	-	468	-	670	607	-	-	-	1	3	1	-	5		4	-
7	-	468	-	670	607	-	-	2	1	3	-	-	6	4	5	-
6	-	468	-	670	607	-	-	2	1	3	-	-	6	4	5	-
5	-	468	-	777	607	-	-	2	1	3	-	-	6	4	5	-
4	-	468	-	777	607	-	-	2	1	3	-	-	6	4	5	-
3	-	468	-	777	607	-	-	2	1	3	-	-	6	4	5	-
2	-	468	-	777	607	-	-	2	1	3	-	-	6	4	4	-
1	-	468	-	777	607	-	-	-	2	-	-	-	2	2	0	-
Upper Ground	-	468	-	777	607	-	-	-	2	4	-	-	6	2	2	-
Lower Ground	-	234	-	364	364	-	-	-	2	-	-	-	2	2	-	-
Total	-	6,318	-	9,716	8,255	-	-	12	17	37	5	-	71	30	52	-
Target	66.7%	85.0%				3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				0%	0%	17%	24%	52%	7.0%	0.0%		65%	73%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-								-	-	-	-
Target - including RACF, excl non- residential						61		4	4		1					66
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	-	6.8	14.5	31.6	4.3	-	57			
Resi. - Adaptable Car Parking Spaces						-	-	0.6	0.9	1.9	0.3	-	4			
Others - Excluding RACF employee Car Parking												1.2	-			5

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.
** Gross Building Area is the total floor area of the floorplate including external walls and balconies.
*** Net Saleable/Lettable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C8.1a MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8	-	308	-	324	385	-	1	-	-	2	-	-	3		3	-
7	-	308	-	324	385	-	1	-	-	2	-	-	3	2	3	-
6	-	468	-	662	595	-	-	-	1	4	-	-	5	5	3	-
5	-	528	-	662	665	-	-	-	2	4	-	-	6	5	3	-
4	-	528	-	662	665	-	-	-	2	4	-	-	6	5	3	-
3	-	528	-	662	665	-	-	-	2	4	-	-	6	5	3	-
2	-	528	-	662	665	-	-	-	2	4	-	-	6	5	-	-
1	-	466	-	551	595	-	-	-	2	-	-	-	2	3	-	-
Upper Ground	-	466	-	551	595	-	-	-	2	4	-	-	6	2	-	-
Lower Ground	-	233	-	358	358	-	-	-	2	-	-	-	2	2	-	-
Total	-	4,360	-	5,418	5,573	-	2	-	15	28	-	-	45	34	18	-
Target	66.7%	85.0%				3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				0%	4%	0%	33%	62%	0.0%	0.0%		81%	40%	0%
			Usable Floor Area		Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER		
B01			-	-	-	-	-	-	-	-	-	-	-	-	-	-
B02			-	-	-	-	-	-	-	-	-	-	-	-	-	-
B03			-	-	-	-	-	-	-	-	-	-	-	-	-	-
B04			-	-	-	-	-	-	-	-	-	-	-	-	-	-
B05			-	-	-	-	-	-	-	-	-	-	-	-	-	-
B06			-	-	-	-	-	-	-	-	-	-	-	-	-	-
B07			-	-	-	-	-	-	-	-	-	-	-	-	-	-
B08			-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	40	2	2	2	1	-	-	-	-	-	-
Target - including RACF, excl non- residential																43
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	1.1	-	12.8	23.9	-	-				38
Resi. - Adaptable Car Parking Spaces						-	0.1	-	0.8	1.4	-	-				2
Others - Excluding RACF employee Car Parking									2.3		0.8		-			3

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Lettable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C8.1b MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9				-												
8	-	230	-	-	344	1	-	1	-	1	-	-	3		3	-
7	-	230	-	-	344	1	-	1	-	1	-	-	3	3	2	-
6	-	230	-	-	344	1	-	1	-	1	-	-	3	3	3	-
5	-	292	-	-	414	1	-	1	-	2	-	-	4	3	3	-
4	-	292	-	-	414	1	-	1	-	2	-	-	4	3	3	-
3	-	292	-	-	414	1	-	1	-	2	-	-	4	3	3	-
2	-	292	-	-	414	1	-	1	-	2	-	-	4	3	3	-
1	-	230	-	-	344	-	1	-	-	-	-	-	1	1	-	-
Upper Ground	-	230	-	-	344	-	-	-	-	3	-	-	3	1	3	-
Lower Ground	-	139	-	-	232	-	-	-	-	1	-	-	1	-	-	-
Total	-	2,456	-	-	3,608	7	1	7	-	15	-	-	30	20	23	-
Target	66.7%	85.0%				3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				23%	3%	23%	0%	50%	0.0%	0.0%		74%	77%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
Target - including RACF, excl non- residential						23		2	2		0					25
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						4.0	0.6	4.0	-	12.8	-	-				
Resi. - Adaptable Car Parking Spaces						0.4	0.1	0.4	-	0.8	-	-				
Others - Excluding RACF employee Car Parking									1.5		0.5		-			

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Lettable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C8.1c MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10	-	523	-	778	670	-	1	2	1	2	-	-	6	///	6	-
9	-	523	-	778	670	-	1	2	1	2	-	-	6	///	6	-
8	-	520	-	778	686	1	1	4	-	2	-	-	8	///	6	-
7	-	520	-	778	686	1	1	4	-	2	-	-	8	4	6	-
6	-	520	-	1,211	686	1	1	4	-	2	-	-	8	4	6	-
5	-	520	-	1,211	686	1	1	4	-	2	-	-	8	4	6	-
4	-	520	-	1,211	686	1	1	4	-	2	-	-	8	4	6	-
3	-	520	-	1,211	686	1	1	4	-	2	-	-	8	4	6	-
2	-	520	-	1,211	686	1	1	4	-	2	-	-	8	4	6	-
1	-	520	-	1,211	686	-	-	-	2	-	-	-	2	3	6	-
Upper Ground	-	520	-	1,211	686	-	-	-	-	4	-	-	4	1	6	-
Lower Ground	-	255	-	606	403	-	-	-	-	2	-	-	2	1	1	-
Total	-	5,980	-	12,195	7,917	7	9	32	4	24	-	-	76	29	67	-
Target	66.7%	85.0%				3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				9%	12%	42%	5%	32%	0.0%	0.0%		52%	88%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-								-	-	-	-
Target - including RACF, excl non- residential						55		4	4		1					60
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						4.0	5.1	18.2	3.4	20.5	-	-	51			
Resi. - Adaptable Car Parking Spaces						0.4	0.5	1.6	0.2	1.2	-	-	4			
Others - Excluding RACF employee Car Parking									3.8		1.1		-	5		

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C9.1 MARKET Plus Architecture																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
9																
8																
7																
6																
5																
4																
3																
2																
1																
Upper Ground																
Lower Ground																
B01		36,967	-	-		-	-	-	-	-	-	-	-			
Total	-	36,967	-	-	-	-	-	-	-	-	-	-	449	-	-	-
Target	66.7%	85.0%			Non Resi	3%	10%	20%	15%	45%	7.0%		100%	>60%	>70%	<15%
Actual		86.4%	GFA : NSA			4%	11%	13%	13%	54%	5.9%	0.0%		60%	72%	0%
			Usable Floor Area		Gross Building Area	Resi. Car Parking Bays	Residential Parking Bays (within total)	Access. Parking Bays	Visitor Car Parking Bays (1 per 10)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	MOTORBIKE		
Lower Ground			-			-				-					-	-
B01			-			-			-		-		-		-	-
B02			-			-					-		-		-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
Target - including RACF, excl non- residential						213	201	10	12		-	237	16	14		
						ST	1B	1B+	2B1	2B2	3B	2B T				
Resi. - Non-Adaptable Car Parking Spaces						5.4	15.6	18.0	27.9	114.3	19.6	-				201
Resi. - Adaptable Car Parking Spaces						0.3	0.8	0.9	1.4	5.7	1.0	-				10
Others - Excluding RACF employee Car Parking									11.9		4.3		-			16

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

C9.2

MARKET

Plus Architecture

Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B Terraces	Total	CV	Solar	No sun
26															
25															
24															
23															
22															
21															
20															
19															
18															
17															
16															
15															
14															
13															
12															
11															
10															
9															
8															
7															
6															
5															
4															
3															
2															
1															
Upper Ground															
Lower Ground															
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Target	66.7%	85.0%			Non Resi	3%	10%	20%	15%	45%	7.0%	100%	>60%	>70%	<15%
Actual		86.9%	GFA : NSA			0%	8%	21%	5%	51%	14.3%	0.0%	60%	71%	0%
			Usable Floor Area		Gross Building Area	Resi. Car Parking Bays	Parking Bays (within total)	Access. Parking Bays	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	MOTORBIKE	
Lower Ground			-			-	-	-	-	-	-	-	-	-	-
B01			-			-	-	-	-	-	-	-	-	-	-
B02			-			-	-	-	-	-	-	-	-	-	-
B04			-			-	-	-	-	-	-	-	-	-	-
B05			-			-	-	-	-	-	-	-	-	-	-
B06			-			-	-	-	-	-	-	-	-	-	-
B07			-			-	-	-	-	-	-	-	-	-	-
B08			-			-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-										
Target - including RACF, excl non- residential						209	198	10	11		-	224	15	14	
						ST	1B	1B+	2B1	2B2	3B	2B T			
Resi. - Non-Adaptable Car Parking Spaces						0.6	10.8	27.6	10.8	103.5	44.8	-			198
Resi. - Adaptable Car Parking Spaces						0.0	0.5	1.4	0.5	5.2	2.2	-			10
Others - Excluding RACF employee Car Parking									11.2		4.2		-		15

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Lettable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7	-	1,300	-	1,814	1,582	-	2	2	3	6	2	-	15	10	15	-
6	-	1,300	-	1,814	1,582	2	2	7	3	5	-	-	19	11	13	-
5	-	1,300	-	1,814	1,582	2	2	7	3	5	-	-	19	11	13	-
4	-	1,300	-	1,814	1,582	2	2	7	3	5	-	-	19	11	13	-
3	-	1,679	-	1,705	2,063	2	2	7	4	7	-	-	22	13	17	-
2	-	1,749	-	1,705	2,145	2	2	7	4	7	-	-	22	13	17	-
1	-	1,749	-	2,299	2,145	2	2	7	4	7	-	-	22	13	17	-
Upper Ground	-	1,487	-	2,299	2,145	-	1	3	4	12	-	-	20	13	14	-
Lower Ground																
Total	-	11,864	-	15,264	14,826	12	15	47	28	54	2	-	158	95	119	-
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				8%	9%	30%	18%	34%	1.3%	0.0%		60%	75%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
Target - including RACF, excl non- residential						122	8		8	2		132				
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						6.8	8.6	26.8	23.9	46.2	1.7	-	114			
Resi. - Adaptable Car Parking Spaces						0.6	0.8	2.4	1.4	2.7	0.1	-	8			
Others - Excluding RACF employee Car Parking											2.4	-10				

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

E2 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B Terraces	Total	CV	Solar	No sun	
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7	-	541	-	430	679	-	1	1	1	4	-	-	7	7	7	-
6	-	541	-	715	679	-	1	1	1	4	-	-	7	4	5	-
5	-	541	-	715	679	-	1	1	1	4	-	-	7	4	5	-
4	-	541	-	715	679	-	1	1	1	4	-	-	7	4	5	-
3	-	541	-	715	679	-	1	1	1	4	-	-	7	4	5	-
2	-	541	-	715	679	-	1	1	1	4	-	-	7	4	5	-
1	-	541	-	715	679	-	1	1	1	4	-	-	7	4	5	-
Upper Ground	-	433	-	715	679	-	-	2	1	4	-	-	7	4	5	-
Lower Ground																
Total	-	4,220	-	5,435	5,432	-	7	9	8	32	-	-	56	35	42	-
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				0%	13%	16%	14%	57%	0.0%	0.0%		63%	75%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	46	3	3	1						
Target - including RACF, excl non- residential																50
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	4.0	5.1	6.8	27.4	-	-				
Resi. - Adaptable Car Parking Spaces						-	0.4	0.5	0.4	1.6	-	-				
Others - Excluding RACF employee Car Parking									2.8		0.9					

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

N1 SOCIAL Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5	-	308	-	464	385	-	2	-	2	-	-	-	4	4	4	-
4	-	887	-	1,334	1,107	4	7	-	3	-	-	-	14	9	12	2
3	-	887	-	1,334	1,107	4	7	-	3	-	-	-	14	9	12	2
2	-	887	-	1,334	1,107	4	7	-	3	-	-	-	14	9	12	2
1	-	887	-	1,334	1,107	4	7	-	3	-	-	-	14	9	12	2
Upper Ground	-	887	-	1,334	1,107	4	7	-	3	-	-	-	14	8	8	1
Lower Ground	-	539	-	1,015	843	2	4	-	2	-	-	-	8	4	6	1
Total	4,490	5,282	-	8,149	6,763	22	41	-	19	-	-	-	82	52	66	10
Target	57.7%	85.0%			Non Resi	15%	45%	5%	30%	5%	0.0%	0.0%	100%	>60%	>70%	<15%
Actual	54.8%	85.0%				27%	50%	0%	23%	0%	0.0%	0.0%		63%	80%	12%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	55	-	4	-	1	-	-	-	-	-
Target - including RACF, excl non- residential																
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						13.2	24.6	-	17.1	-	-	-				
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	-				
Others - Excluding RACF employee Car Parking									4.1		1.2		-			5

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

N2 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B Terraces	Total	CV	Solar	No sun	
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5	-	356	-	520	443	-	-	-	-	2	1	-	3	3	3	-
4	-	638	-	977	832	2	1	2	2	2	-	-	9	5	7	1
3	-	638	-	977	832	2	1	2	2	2	-	-	9	5	7	1
2	-	638	-	977	832	2	1	2	2	2	-	-	9	5	7	1
1	-	638	-	977	832	2	1	2	2	2	-	-	9	5	7	1
Upper Ground	-	638	-	977	832	-	-	3	-	3	-	-	6	3	5	1
LowerGround	-	282	-	518	441	-	-	1	-	1	-	-	2	2	2	1
Total	3,254	3,828	-	5,923	5,044	8	4	12	8	14	1	-	47	28	38	6
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	69.2%	85.0%				17%	9%	26%	17%	30%	2.1%	0.0%		60%	81%	13%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	36	2	2	1	-	-	-	-	-	-
Target - including RACF, excl non- residential																
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						4.6	2.3	6.8	6.8	12.0	0.9	-	33			
Resi. - Adaptable Car Parking Spaces						0.4	0.2	0.6	0.4	0.7	0.1	-	2			
Others - Excluding RACF employee Car Parking									2.4		0.7		3			

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Lettable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

N3 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7	-	606	-	895	758	-	-	-	-	-	5	-	5	4	5	-
6	-	1,706	-	1,801	2,133	1	1	5	3	6	-	-	16	12	15	-
5	-	1,896	-	2,641	2,388	1	3	5	5	8	2	-	24	14	19	-
4	-	1,896	-	2,641	2,388	2	3	7	5	8	-	-	25	14	17	4
3	-	1,896	-	2,641	2,388	2	3	7	5	8	-	-	25	14	17	4
2	-	1,896	-	2,641	2,388	2	3	7	5	8	-	-	25	14	17	4
1	-	1,896	-	2,641	2,388	-	2	7	3	5	-	-	17	14	10	4
Upper Ground	-	1,896	-	2,641	2,388	-	1	4	3	8	-	-	16	8	13	4
Lower Ground	-	990	-	1,521	1,375	-	3	-	-	7	-	-	10	5	4	2
Total	12,477	14,679	-	20,063	18,594	8	19	42	29	58	7	-	163	99	117	22
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	76.5%	85.0%				5%	12%	26%	18%	36%	4.3%	0.0%		61%	72%	13%

	Usable Floor Area	Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER			
B01	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B02	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B03	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B04	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B06	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B07	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Target - including RACF, excl non- residential			128		8	8		3						139

	ST	1B	1B+	2B1	2B2	2B2+	3B2		
Resi. - Non-Adaptable Car Parking Spaces	4.6	10.8	23.9	24.8	49.6	6.0	-		120
Resi. - Adaptable Car Parking Spaces	0.4	1.0	2.1	1.5	2.9	0.4	-		8
Others - Excluding RACF employee Car Parking				8.2		2.6		-	11

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

N4 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5	-	280	-	396	350	-	1	1	-	2	1	-	5	5	5	-
4	-	723	-	1,045	923	-	1	2	2	3	1	-	9	7	7	-
3	-	723	-	1,045	923	-	1	4	2	3	-	-	10	5	7	-
2	-	723	-	1,045	923	-	1	4	2	3	-	-	10	5	7	-
1	-	723	-	1,045	923	-	2	-	2	3	-	-	7	5	4	-
Upper Ground	-	723	-	1,045	923	-	-	1	2	6	-	-	9	5	6	-
Lower Ground	-	427	-	711	628	-	-	-	3	1	-	-	4	3	2	-
Total	-	4,322	-	6,333	5,593	-	6	12	13	21	2	-	54	35	38	-
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				0%	11%	22%	24%	39%	3.7%	0.0%		65%	70%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	44	3	3	1			-	-	-	-
Target - including RACF, excl non- residential																
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	3.4	6.8	11.1	18.0	1.7	-				
Resi. - Adaptable Car Parking Spaces						-	0.3	0.6	0.7	1.1	0.1	-				
Others - Excluding RACF employee Car Parking									2.7		0.9		-			

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

N5 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B Terraces	Total	CV	Solar	No sun	
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6	-	778	-	1,621	973	-	-	-	2	6	-	-	8	6	8	1
5	-	1,093	-	1,621	1,366	-	2	9	3	1	-	-	15	10	14	2
4	-	1,533	-	2,507	1,916	2	3	10	4	3	-	-	22	13	17	2
3	-	2,047	-	2,916	2,574	3	5	10	4	6	-	-	28	16	20	4
2	-	2,047	-	2,916	2,574	3	5	10	4	6	-	-	28	16	19	4
1	-	2,047	-	2,916	2,574	3	5	10	4	6	-	-	28	16	18	3
Upper Ground	-	1,032	-	1,462	1,291	-	1	2	-	5	-	-	8	7	6	-
Lower Ground		595		1,054	930	-	-	1	-	4	-	-	5	4	3	2
Total	9,497	11,173	-	17,013	14,198	11	21	52	21	37	-	-	142	88	105	18
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	66.9%	85.0%				8%	15%	37%	15%	26%	0.0%	0.0%		62%	74%	13%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-						-	-	-	-	-
Target - including RACF, excl non- residential						105		7	7		2					114
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						6.3	12.0	29.6	18.0	31.6	-	-				
Resi. - Adaptable Car Parking Spaces						0.6	1.1	2.6	1.1	1.9	-	-				
Others - Excluding RACF employee Car Parking									7.1		2.1		-			9

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

N6.1 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B Terraces	Total	CV	Solar	No sun	
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8		334		456	417		1	5	-			6	4	6	-	
7	-	1,065	-	1,417	1,331	-	-	1	3	6	2	12	9	11	1	
6	-	1,214	-	1,885	1,518	-	-	5	3	6	-	14	9	12	1	
5	-	1,412	-	1,885	1,723	1	3	6	2	6	-	18	10	12	1	
4	-	1,412	-	1,885	1,723	1	3	6	2	6	-	18	10	12	1	
3	-	1,412	-	1,885	1,723	1	3	6	2	6	-	18	10	12	1	
2	-	1,412	-	1,885	1,723	1	3	6	2	6	-	18	10	10	1	
1	-	1,412	-	1,885	1,723	-	-	-	2	3	-	5	2	3	1	
Upper Ground	-	1,209	-	1,885	1,427	-	-	-	3	13	-	16	8	9	1	

Total	9,249	10,881	-	15,068	13,308	4	13	35	19	52	2	-	125	72	87	8
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	74.0%	85.0%				3%	10%	28%	15%	42%	1.6%	0.0%		61%	70%	6%

	Usable Floor Area	Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER			
B01	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B02	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B03	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B04	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B06	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B07	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Target - including RACF, excl non- residential			98		6	6		2						107

	ST	1B	1B+	2B1	2B2	2B2+	3B2	
Resi. - Non-Adaptable Car Parking Spaces	2.3	7.4	20.0	16.2	44.5	1.7	-	92
Resi. - Adaptable Car Parking Spaces	0.2	0.7	1.8	1.0	2.6	0.1	-	6
Others - Excluding RACF employee Car Parking				6.3		2.0	-	8

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

N6.2 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6	-	285		592	356	-	-	-	-	3	-	-	3	3	3	
5	-	336	-	698	420	-	-		1	2		1	4	5	3	-
4	-	522	-	698	660	-	1	2	1	3	-	-	7	4	5	-
3	-	522	-	698	660	-	1	2	1	3	-	-	7	4	5	-
2	-	522	-	698	660	-	1	2	1	3	-	-	7	4	5	-
1	-	522	-	698	660	-	-	1	1	2	-	-	4	3	2	-
Upper Ground	-	477	-	698	660	-	-	1	2	3	-	-	6	3	4	-
Lower Ground	-	189	-	-	295	-	-	-	1	1	-	-	2	2	1	-
Total	2,869	3,375	-	4,780	4,371	-	3	9	7	20	1	-	40	28	28	-
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	71.7%	85.0%				0%	8%	23%	18%	50%	2.5%	0.0%		70%	70%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	33	2	2	1	-	-	-	-	-	-
Target - including RACF, excl non- residential																35
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	1.7	5.1	6.0	17.1	0.9	-				
Resi. - Adaptable Car Parking Spaces						-	0.2	0.5	0.4	1.0	0.1	-				
Others - Excluding RACF employee Car Parking									2.0		0.7		-			

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

N7.1 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7		417		577	521	2			1	1			4	4	4	-
6	-	790	-	1,094	988	-	-	-	-	5	-	-	5	4	3	-
5	-	1,178	-	1,630	1,472	2	2	-	2	4	3	-	13	12	9	-
4	-	1,637	-	2,305	2,082	2	3	6	4	7	-	-	22	15	16	-
3	-	1,637	-	2,305	2,082	2	3	6	4	7	-	-	22	15	16	-
2	-	1,637	-	2,305	2,082		3	6	2	6	-	-	17	11	13	-
1	-	1,220	-	1,728	1,561	-	-	2	3	6	-	-	11	10	7	-
Upper Ground	-	943	-	1,211	1,215	-	-	1	2	9	-	-	12	7	10	-
Lower Ground	-	555	-	675	731	-	-	-	2	3	-	-	5	1	3	-
Total	8,512	10,014	-	13,830	12,733	8	11	21	20	48	3	-	111	79	81	-
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	76.7%	85.0%				7%	10%	19%	18%	43%	2.7%	0.0%		71%	73%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	89	6	6	2			-	-	-	-
Target - including RACF, excl non- residential																
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						4.6	6.3	12.0	17.1	41.0	2.6	-	84			
Resi. - Adaptable Car Parking Spaces						0.4	0.6	1.1	1.0	2.4	0.2	-	6			
Others - Excluding RACF employee Car Parking									5.6		1.8		7			

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

N7.2 SOCIAL Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B Terraces	Total	CV	Solar	No sun	
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5	-	536	-	702	670	-	5		2		-	-	7	5	7	-
4	-	1,249	-	1,659	1,584	5	9	1	3	1	-	-	19	11	13	2
3	-	1,249	-	1,659	1,584	5	9	1	3	1	-	-	19	11	13	2
2	-	1,249	-	1,659	1,584	5	9	1	3	1	-	-	19	11	13	2
1	-	1,249	-	1,659	1,584	5	9	1	3	1	-	-	19	11	13	2
Upper Ground	-	1,249	-	1,659	1,584	1	3	-	8	-	-	-	12	8	7	4
Lower Ground	-	681	-	938	896	-	-	2	3	-	-	-	5	4	4	4
Total	-	7,462	-	9,935	9,486	21	44	6	25	4	-	-	100	61	70	16
Target	57.7%	85.0%			Non Resi	15%	45%	5%	30%	5%	0.0%	0.0%	100%	>60%	>70%	<15%
Actual	0.0%	0.0%				21%	44%	6%	25%	4%	0.0%	0.0%		61%	70%	16%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	69	-	5	-	1	-	-	-	-	-
Target - including RACF, excl non- residential																
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						12.6	26.4	3.6	22.5	3.6	-	-				
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	-				
Others - Excluding RACF employee Car Parking									5.0		1.5		-			6

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

N7.3 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B Terraces	Total	CV	Solar	No sun	
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5																
4																
3																
2	-	385	-	762	478	-	-	-	-	-	-	-	-	-	-	-
1	-	385	-	762	478	-	-	-	-	-	-	-	-	-	-	-
Upper Ground	-	385	-	762	478	-	-	-	-	-	-	5	5	5	4	-
Total	982	1,155	-	2,286	1,434	-	-	-	-	-	-	5	5	5	4	-
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	196.4%	85.0%				0%	0%	0%	0%	0%	0.0%	100.0%		100%	80%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	7	0	0	0	0	-	-	-	-	-
Target - including RACF, excl non- residential																
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	-	-	-	-	-	6.7				
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	0.3				
Others - Excluding RACF employee Car Parking									0.3		0.1		-			

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

N8 SOCIAL Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7	-	196	-	278	245		2	-	1		-	-	3	3	3	-
6	-	690	-	1,042	862	-	4	-	4	-	-	-	8	8	8	1
5	-	800	-	1,268	1,000	-	6		4				10	8	9	1
4	-	1,021	-	1,446	1,276	3	7	-	5	-	-	-	15	10	13	1
3	-	1,021	-	1,446	1,276	6	5	-	5	-	-	-	16	10	13	2
2	-	1,021	-	1,446	1,276	6	5	-	5	-	-	-	16	10	13	2
1	-	1,021	-	1,446	1,276	6	5		5				16	10	11	2
Upper Ground	-	1,021	-	1,446	1,276	1	4	2	2	4			13	9	7	2
Lower Ground	-	586	-	874	772	-	-	4	-	2			6	4	-	2
Total	6,270	7,377	-	10,692	9,259	22	38	6	31	6	-	-	103	72	77	13
Target	57.7%	85.0%			Non Resi	15%	45%	5%	30%	5%	0.0%	0.0%	100%	>60%	>70%	<15%
Actual	60.9%	85.0%				21%	37%	6%	30%	6%	0.0%	0.0%		70%	75%	13%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	73	-	5	-	2	-	-	-	-	-
Target - including RACF, excl non- residential																
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						13.2	22.8	3.6	27.9	5.4	-	-	73			
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	-	-			
Others - Excluding RACF employee Car Parking									5.2		1.6		7			

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

N9.1a MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5																
4	-	602	-	1,002	752	-	-	-	1	-	5	-	6	4	6	-
3	-	836	-	1,223	1,068	-	3	4	2	2	-	-	11	6	8	2
2	-	836	-	1,223	1,068	-	3	4	2	2	-	-	11	6	8	2
1	-	836	-	1,223	1,068	-	1	2	1	2	-	-	6	6	7	2
Upper Ground	-	800	-	1,223	1,068	-	-	3	3	4	-	-	10	6	6	2
Total	3,323	3,910	-	5,894	5,024	-	7	13	9	10	5	-	44	28	35	8
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	75.5%	85.0%				0%	16%	30%	20%	23%	11.4%	0.0%		64%	80%	18%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	34	2	2	1			-	-	-	-
Target - including RACF, excl non- residential							34	2	2	1						37
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	4.0	7.4	7.7	8.6	4.3	-				
Resi. - Adaptable Car Parking Spaces						-	0.4	0.7	0.5	0.5	0.3	-				
Others - Excluding RACF employee Car Parking									2.2		0.7		-			3

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

N9.1b MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B Terraces	Total	CV	Solar	No sun	
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5																
4	-	669	-	1,002	836	-	-	-	-	-	6	6	4	6	-	
3	-	914	-	1,223	1,151	1	3	4	1	3	-	12	7	10	2	
2	-	914	-	1,223	1,151	1	3	4	1	3	-	12	7	10	2	
1	-	914	-	1,223	1,151	-	1	2	1	2	-	6	7	3	2	
Upper Ground	-	868	-	1,223	1,151	-	-	3	3	6	-	12	8	9	2	

Total	3,637	4,279	-	5,894	5,440	2	7	13	6	14	6	-	48	33	38	8
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	75.8%	85.0%				4%	15%	27%	13%	29%	12.5%	0.0%		69%	79%	17%

	Usable Floor Area	Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER					
B01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Target - including RACF, excl non- residential			37		2	2		1								40

	ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces	1.1	4.0	7.4	5.1	12.0	5.1	-				35
Resi. - Adaptable Car Parking Spaces	0.1	0.4	0.7	0.3	0.7	0.3	-				2
Others - Excluding RACF employee Car Parking				2.4		0.7		-			3

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

N9.2 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5																
4																
3	-	864	-	1,222	1,091	-	2	3	2	4	-	-	11	8	11	-
2	-	864	-	1,222	1,091	-	2	3	2	4	-	-	11	8	11	-
1	-	864	-	1,222	1,091	-	2	3	2	4	-	-	11	8	11	-
Upper Ground	-	864	-	1,222	1,091	-	2	2	2	4	-	-	10	6	4	-
Lower Ground	-	821	-	1,222	1,091	-	2	4	1	-	2	-	9	4	4	-
Total	3,635	4,277	-	6,110	5,455	-	10	15	9	16	2	-	52	34	41	-
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	69.9%	85.0%				0%	19%	29%	17%	31%	3.8%	0.0%		65%	79%	0%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	40	3	3	1			-	-	-	-
Target - including RACF, excl non- residential																
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	5.7	8.6	7.7	13.7	1.7	-				
Resi. - Adaptable Car Parking Spaces						-	0.5	0.8	0.5	0.8	0.1	-				
Others - Excluding RACF employee Car Parking									2.6		0.8		-			

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

N10 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5																
4	-	474	-	585	592	-	-	-	-	3	1	-	4	5	4	-
3	-	784	-	1,046	1,058	-	2	3	2	3	-	-	10	6	9	1
2	-	784	-	1,046	1,058	-	2	3	2	3	-	-	10	6	9	1
1	-	784	-	1,046	1,058	-	2	-	2	4	-	-	8	5	7	1
Upper Ground	-	706	-	1,046	1,058	-	-	1	-	2	1	-	4	3	3	1
Lower Ground	-	353	-	545	551	-	-	1	2	4	1	-	8	5	7	1
Total	3,301	3,884	-	5,314	5,375	-	6	8	8	19	3	-	44	30	39	5
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	75.0%	85.0%				0%	14%	18%	18%	43%	6.8%	0.0%		68%	89%	11%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	36	2	2	1	-	-	-	-	-	-
Target - including RACF, excl non- residential							36	2	2	1						39
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	3.4	4.6	6.8	16.2	2.6	-				
Resi. - Adaptable Car Parking Spaces						-	0.3	0.4	0.4	1.0	0.2	-				
Others - Excluding RACF employee Car Parking									2.2		0.7		-			3

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

S1																
SOCIAL																
Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5	-	459	-	575	574	-	2	-	3	-	-	-	5	4	5	
4	-	918	-	1,260	1,169	1	8	-	4	-	-	-	13	10	10	1
3	-	918	-	1,260	1,169	3	8	-	3	-	-	-	14	10	10	1
2	-	918	-	1,260	1,169	3	8	-	3	-	-	-	14	10	10	1
1	-	918	-	1,260	1,169	3	8	-	3	-	-	-	14	10	10	1
Upper Ground	-	818	-	1,260	1,169	3	2	3	-	3	-	-	11	10	10	1
Lower Ground		458		685	716	1	1	2	-	1	-	-	5	5	8	1
Total	4,596	5,407	-	7,560	7,135	14	37	5	16	4	-	-	76	59	63	6
Target	57.7%	85.0%			Non Resi	15%	45%	5%	30%	5%	0.0%	0.0%	100%	>60%	>70%	<15%
Actual	60.5%	85.0%				18%	49%	7%	21%	5%	0.0%	0.0%		78%	83%	8%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
Target - including RACF, excl non- residential						52	-	4	-	1						57
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						8.4	22.2	3.0	14.4	3.6	-	-				
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	-				
Others - Excluding RACF employee Car Parking									3.8		1.1		-			5

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

S2 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6	-	441	-	639	551	1	-	2	-	3	-	-	6	3	6	-
5	-	857	-	1,241	1,071	-	1	2	2	5	-	-	10	7	8	-
4	-	1,156	-	1,675	1,445	1	2	1	3	7	1	-	15	10	11	-
3	-	1,178	-	1,675	1,477	1	2	4	3	6	-	-	16	10	11	3
2	-	1,178	-	1,675	1,477	1	2	4	3	6	-	-	16	10	11	3
1	-	1,178	-	1,675	1,477	1	2	4	3	6	-	-	16	10	11	3
Upper Ground	-	559	-	991	874	-	2	4	3	4	-	-	13	6	10	3
Lower Ground	-	357	-	632	557	-	-	3	-	2	-	-	5	3	-	3
Total	5,868	6,903	-	10,203	8,929	5	11	24	17	39	1	-	97	59	68	15
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	60.5%	85.0%				5%	11%	25%	18%	40%	1.0%	0.0%		61%	70%	15%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	76	5	5	2			-	-	-	-
Target - including RACF, excl non- residential																
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						2.9	6.3	13.7	14.5	33.3	0.9	-				
Resi. - Adaptable Car Parking Spaces						0.3	0.6	1.2	0.9	2.0	0.1	-				
Others - Excluding RACF employee Car Parking									4.9		1.5		-			

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

S3 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5	-	1,189	-	1,865	1,486	-	2	-	3	5	2	-	12	9	12	-
4	-	1,404	-	1,865	1,743	-	2	5	3	6	-	-	16	9	11	3
3	-	1,404	-	1,865	1,743	-	2	5	3	6	-	-	16	9	11	3
2	-	1,404	-	1,865	1,743	-	2	5	3	6	-	-	16	9	11	3
1	-	1,404	-	1,865	1,743	1	1	3	1	4	-	-	10	9	6	-
Upper Ground	-	1,123	-	1,865	1,743	1	1	3	5	5	-	-	15	7	11	3
Lower Ground																
Total	6,739	7,928	-	11,190	10,201	2	10	21	18	32	2	-	85	52	62	12
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	79.3%	85.0%				2%	12%	25%	21%	38%	2.4%	0.0%		61%	73%	14%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	68	4	4	1						
Target - including RACF, excl non- residential																
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						1.1	5.7	12.0	15.4	27.4	1.7	-				
Resi. - Adaptable Car Parking Spaces						0.1	0.5	1.1	0.9	1.6	0.1	-				
Others - Excluding RACF employee Car Parking									4.3		1.4		-			

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

S4 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5	-	1,120	-	1,682	1,400	-	1	-	3	7	2	-	13	12	13	1
4	-	1,120	-	1,682	1,400	1	1	3	3	6	-	-	14	12	11	1
3	-	1,191	-	1,682	1,476	1	1	3	3	7	-	-	15	12	11	1
2	-	1,191	-	1,682	1,476	1	1	3	3	7	-	-	15	12	11	2
1	-	1,191	-	1,682	1,476	1	1	3	3	7	-	-	15	12	11	2
Upper Ground	-	1,000	-	1,682	1,536	-	2	3	3	7	-	-	15	12	11	2
Lower Ground																
Total	5,791	6,813	-	10,092	8,764	4	7	15	18	41	2	-	87	72	68	9
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	66.6%	85.0%				5%	8%	17%	21%	47%	2.3%	0.0%		83%	78%	10%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	71	4	4	1			-	-	-	-
Target - including RACF, excl non- residential																
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						2.3	4.0	8.6	15.4	35.1	1.7	-				
Resi. - Adaptable Car Parking Spaces						0.2	0.4	0.8	0.9	2.1	0.1	-				
Others - Excluding RACF employee Car Parking									4.4		1.4		-			

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

S5 AFFORDABLE Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B Terraces	Total	CV	Solar	No sun	
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5																
4																
3	-	901	-	1,175	1,126	7	4	4	2	-	-	-	17	12	17	2
2	-	1,450	-	2,121	1,815	11	6	6	2	-	-	-	25	15	17	2
1	-	1,450	-	2,121	1,815	11	6	6	2	-	-	-	25	15	17	2
Upper Ground	-	1,401	-	2,121	1,815	11	6	6	2	-	-	-	25	15	17	2
Lower Ground		551	-	946	810	7	3	2	-	-	-	-	12	6	7	-
Total	4,890	5,753	-	8,484	7,381	47	25	24	8	-	-	-	104	63	75	8
Target	47.6%	85.0%			Non Resi	35%	30%	30%	5%	0%	0.0%	0.0%	100%	>60%	>70%	<15%
Actual	47.0%	85.0%				45%	24%	23%	8%	0%	0.0%	0.0%		61%	72%	8%
			Usable Floor Area		Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER		
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
Target - including RACF, excl non- residential						65		-	5		1					71
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						28.2	15.0	14.4	7.2	-	-	-				65
Resi. - Adaptable Car Parking Spaces						-	-	-	-	-	-	-				-
Others - Excluding RACF employee Car Parking									5.2		1.4			-		7

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

S6 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B Terraces	Total	CV	Solar	No sun	
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5																
4																
3	-	490	-	657	613	-	1	2	1	2	-	-	6	4	6	-
2	-	1,178	-	1,566	1,461	-	2	5	2	6	-	-	15	9	11	2
1	-	1,178	-	1,566	1,461	-	2	5	2	6	-	-	15	9	11	2
Upper Ground	-	1,145	-	1,566	1,461	-	2	4	2	5	-	-	13	9	10	2
Lower Ground	-	722	-	1,138	1,062	-	1	1	2	3	-	-	7	5	3	2
Total	4,006	4,713	-	6,493	6,058	-	8	17	9	22	-	-	56	36	41	8
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	71.5%	85.0%				0%	14%	30%	16%	39%	0.0%	0.0%		64%	73%	14%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	44	3	3	1		-	-	-	-	-
Target - including RACF, excl non- residential																
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	4.6	9.7	7.7	18.8	-	-				
Resi. - Adaptable Car Parking Spaces						-	0.4	0.9	0.5	1.1	-	-				
Others - Excluding RACF employee Car Parking									2.8		0.9		-			

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

S7a MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5																
4																
3	-	966	-	1,300	1,184	-	3	4	1	4	-	-	12	7	13	-
2	-	966	-	1,300	1,184	-	3	4	1	4	-	-	12	7	9	-
1	-	966	-	1,300	1,184	-	3	4	1	4	-	-	12	7	9	1
Upper Ground	-	820	-	1,300	1,244	-	1	2	2	3	1	-	9	7	7	1
Lower Ground																
Total	3,160	3,718	-	5,200	4,796	-	10	14	5	15	1	-	45	28	38	2
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	70.2%	85.0%				0%	22%	31%	11%	33%	2.2%	0.0%		62%	84%	4%
			Usable Floor Area		Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER		
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-						-	-	-	-	-
Target - including RACF, excl non- residential						34		2	2		1					37
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						-	5.7	8.0	4.3	12.8	0.9	-				32
Resi. - Adaptable Car Parking Spaces						-	0.5	0.7	0.3	0.8	0.1	-				2
Others - Excluding RACF employee Car Parking									2.3		0.7		-			3

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

S7b MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5																
4																
3	-	902	-	1,300	1,125	1	1	3	3	4	-	-	12	7	12	-
2	-	902	-	1,300	1,125	1	1	3	3	4	-	-	12	7	9	3
1	-	902	-	1,300	1,125	1	1	3	3	4	-	-	12	7	9	3
Upper Ground	-	769	-	1,300	1,185	-	1	4	-	5	-	-	10	7	9	3
Lower Ground																
Total	2,953	3,475	-	5,200	4,560	3	4	13	9	17	-	-	46	28	39	9
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	64.2%	85.0%				7%	9%	28%	20%	37%	0.0%	0.0%		61%	85%	20%
			Usable Floor Area		Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER		
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-			-			-	-	-	-	-
Target - including RACF, excl non- residential						36		2	2		1					39
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						1.7	2.3	7.4	7.7	14.5	-	-				34
Resi. - Adaptable Car Parking Spaces						0.2	0.2	0.7	0.5	0.9	-	-				2
Others - Excluding RACF employee Car Parking									2.3		0.7		-			3

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Telopea Masterplan

Area Schedule

S8 MARKET Bates Smart																
Level	Resi. NSA	Resi. GFA	Non-R. GFA	GEA	GBA	ST	1B	1B+	2B1	2B2	3B	Terraces	Total	CV	Solar	No sun
26																
25																
24																
23																
22																
21																
20																
19																
18																
17																
16																
15																
14																
13																
12																
11																
10																
9																
8																
7																
6																
5																
4																
3	-	854	-	1,195	1,068	-	-	-	-	-	7	-	7	5	7	1
2	-	1,937	-	2,651	2,369	2	2	4	5	10	1	-	24	16	17	4
1	-	1,937	-	2,651	2,369	2	2	5	5	10	-	-	24	16	18	4
Upper Ground	-	1,840	-	2,651	2,369	2	2	5	5	10	-	-	24	16	18	4
Lower Ground		1,067		1,658	1,482	-	1	4	2	7	-	-	14	8	10	2
Total	6,490	7,635	-	10,806	9,657	6	7	18	17	37	8	-	93	61	70	15
Target	66.7%	85.0%			Non Resi	3%	9%	21%	20%	38%	6.5%	2.5%	100%	>60%	>70%	<15%
Actual	69.8%	85.0%				6%	8%	19%	18%	40%	8.6%	0.0%		66%	75%	16%
			Usable Floor Area			Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Access. Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Car Share Car Parking Bays (on street)	Bicycle Parking Spaces	Visitor Bicycle Parking Spaces	OTHER	
B01			-		-	-	-	-	-	-	-	-	-	-	-	-
B02			-		-	-	-	-	-	-	-	-	-	-	-	-
B03			-		-	-	-	-	-	-	-	-	-	-	-	-
B04			-		-	-	-	-	-	-	-	-	-	-	-	-
B05			-		-	-	-	-	-	-	-	-	-	-	-	-
B06			-		-	-	-	-	-	-	-	-	-	-	-	-
B07			-		-	-	-	-	-	-	-	-	-	-	-	-
B08			-		-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-		-	-	75	5	5	2	-	-	-	-	-	-
Target - including RACF, excl non- residential																
						ST	1B	1B+	2B1	2B2	2B2+	3B2				
Resi. - Non-Adaptable Car Parking Spaces						3.4	4.0	10.3	14.5	31.6	6.8	-				
Resi. - Adaptable Car Parking Spaces						0.3	0.4	0.9	0.9	1.9	0.4	-				
Others - Excluding RACF employee Car Parking									4.7		1.5		-			

Coloured hatch denotes input cell

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the total floor area of the floorplate including external walls and balconies.

*** Net Saleable/Letable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.