

TELOPEA
DEVELOPMENT SCHEDULE

JOB NO. 20320
CLIENT FRASERS PROPERTY
DATE 19/01/2024

OVERALL

HEIGHT (m)	FTF (m)	LEVEL	TOTAL G.B.A. (m ²)	RESIDENTIAL G.B.A. (m ²)	TOTAL G.F.A. (m ²)	COMMUNAL G.F.A. (m ²)	RESIDENTIAL G.F.A. (m ²)	N.S.A. (m ²)	Apartment Mix							No. of Aparments	Solar Access	Ventilation	Solar Access	No Solar
									Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed					
47250	3250	L14	728	728	356	0	356	336	0	0	0	0	0	0	0	0	0	0	0	0
44100	3150	L13	754	754	577	0	577	494	0	0	0	0	1	2	5	8	8	0	8	0
40950	3150	L12	754	754	580	0	580	506	0	2	0	2	2	0	1	7	7	0	7	0
37800	3150	L11	754	754	580	0	580	506	0	2	0	2	2	0	1	7	7	0	7	0
34650	3150	L10	754	754	580	0	580	506	0	2	0	2	2	0	1	7	7	0	7	0
31500	3150	L09	754	754	580	0	580	506	0	2	0	2	2	0	1	7	7	0	7	0
28350	3150	L08	2697	2697	1867	0	1867	1680	0	6	0	3	7	0	2	18	18	5	18	0
25200	3150	L07	4267	4267	3102	0	3102	2721	0	10	0	5	12	5	8	40	36	28	36	1
22050	3150	L06	4260	4260	3244	0	3244	2866	0	15	0	7	12	4	3	41	34	26	33	1
18900	3150	L05	4612	4258	3260	8	3252	2866	0	15	0	7	12	4	3	41	34	26	33	1
15750	3150	L04	5036	4794	3562	5	3557	3146	0	16	0	8	14	4	3	45	35	29	33	1
12600	3150	L03	5013	5013	3797	17	3780	3374	0	16	1	5	14	2	3	41	29	25	27	3
9450	3150	L02	5645	5645	4280	0	4280	3772	0	20	2	6	25	2	4	59	37	40	34	7
6300	3150	L01	5717	5717	4243	0	4243	3798	0	19	1	5	14	4	4	47	28	26	25	4
3150	3150	UG	5354	5354	4317	0	4317	3683	1	19	1	6	20	6	4	57	34	32	31	11
0	3150	LG	7639	2190	1712	0	1712	1509	2	5	2	0	5	3	3	20	12	10	8	3
	3000	B01	8057	399	369	0	369	297	0	1	1	1	0	0	1	4	2	2	0	1
	3000	B02	7677	172	123	0	123	96	0	0	0	0	0	0	1	1	0	1	0	0
TOTALS			70472	49264	37129	30	37099	32662	3	150	8	61	144	36	48	450	335	250	314	33
%									0.7%	33.3%	1.8%	13.6%	32.0%	8.0%	10.7%		74%	63%	70%	7.3%

Targeted

3%

35%

52%

10%

From 8 am to 4pm

From 9 am to 3 pm

SITE AREA	18150 m ²
BASE FSR ALLOWED	1.70 :1
FSR ALLOWED WITH BONUS	2.20 :1
FSR	2.05 :1
HOB ALLOWED	28.00 m
HOB	49.29 m

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	Bike	Motor Bike
Required	2	90	5	55	130	32	67	45	1 per 1 unit + 1 per 15 visitor	1 per2 5 carspces
TOTAL REQUIRED	426								480	17
TOTAL ACHIEVED*	434								480	17

TOTAL ACHIEVED *TOTAL ACHIEVED CARPARKING INCLUDES 27 ON STREET CARPARKING WHICH WILL BE DEDICATED TO VISITORS. AND EXCLUDES CARWASH BAYS

DEFINITIONS

GFA GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, **AND INCLUDES:**

*THE AREA OF A MEZZANINE

*HABITABLE ROOMS IN A BASEMENT OR ATTIC

*ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

*ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS

*ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES

*PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING

*CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)

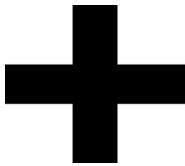
*ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)

*TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH

*VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS INCLUSIVE OF BALCONIES

SITE AREA SITE AREA OF R4 HIGH DENSITY RESIDENTIAL ZONE ONLY. EXCLUDES RE1 PUBLIC RECREATION.



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CLIENT FRASERS PROPERTY
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BUILDING A

HEIGHT (m)	FTF (m)	LEVEL	TOTAL G.B.A. (m ²)	RESIDENTIAL G.B.A. (m ²)	TOTAL G.F.A. (m ²)	COMMUNAL G.F.A. (m ²)	RESIDENTIAL G.F.A. (m ²)	N.S.A. (m ²)	Apartment Mix							No. of Aparments	Solar Access	Ventilation	Solar Access	No Solar
									Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed					
24590		LO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
19750	4840	ROOF	0	0	17	17	0	0	0	0	0	0	0	0	0	0	0	0		
16500	3250	L02	552	552	370	0	370	329	0	3	0	0	1	0	1	5	1	4	0	0
13350	3150	L01	525	525	400	0	400	359	0	2	0	0	1	1	1	5	2	3	0	0
10200	3150	UG	525	525	400	0	400	359	0	2	0	0	1	1	1	5	2	3	0	0
7050	3150	LG	489	489	346	0	346	309	0	1	0	0	1	1	1	4	2	3	0	0
3900	3150	B01	399	399	277	0	277	226	0	1	0	1	0	0	1	3	2	2	0	1
0	3900	B02	172	172	123	0	123	96	0	0	0	0	0	0	1	1	0	1	0	0
TOTALS			2662	2662	1933	17	1916	1678	0	9	0	1	4	3	6	23	9	16	0	1
%									0.0%	39.1%	0.0%	4.3%	17.4%	13.0%	26.1%		39%	70%	0%	4%

SITE AREA	18150 m ²
BASE FSR ALLOWED	1.70 :1
FSR ALLOWED WITH BONUS	2.20 :1
FSR	0.11 :1
HOB ALLOWED	28.000 m
HOB	21.745 m

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	From 8 am to 4pm		From 9 am to 3 pm	
Required	0	5	0	1	4	3	8	2	Bike		Motor Bike	
TOTAL	23								1 per 1 unit + 1 per 15 visitor		1 per 25 car spces	
									25		1	

DEFINITIONS

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BUILDING B

HEIGHT (m)	FTF (m)	LEVEL	TOTAL G.B.A. (m ²)	RESIDENTIAL G.B.A. (m ²)	TOTAL G.F.A. (m ²)	COMMUNAL G.F.A. (m ²)	RESIDENTIAL G.F.A. (m ²)	N.S.A. (m ²)	Apartment Mix						No. of Aparments	Solar Access	Ventilation	Solar Access	No Solar
									Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed				
50500		ROOF																	
47250	3250	L14	728	728	356	0	356	336	0	0	0	0	0	0	0	0	0	0	0
44100	3150	L13	754	754	577	0	577	494	0	0	0	0	1	2	5	8	8	0	0
40950	3150	L12	754	754	580	0	580	506	0	2	0	2	2	0	1	7	7	0	0
37800	3150	L11	754	754	580	0	580	506	0	2	0	2	2	0	1	7	7	0	0
34650	3150	L10	754	754	580	0	580	506	0	2	0	2	2	0	1	7	7	0	0
31500	3150	L09	754	754	580	0	580	506	0	2	0	2	2	0	1	7	7	0	0
28350	3150	L08	1282	1282	796	0	796	744	0	2	0	2	2	0	1	7	7	0	0
25200	3150	L07	1446	1446	1103	0	1103	967	0	3	0	2	2	3	4	14	12	9	0
22050	3150	L06	1446	1446	1094	0	1094	967	0	5	0	4	2	2	1	14	9	7	0
18900	3150	L05	1800	1446	1110	8	1102	967	0	5	0	4	2	2	1	14	9	7	0
15750	3150	L04	1959	1959	1409	0	1409	1255	0	6	0	4	5	2	1	18	12	10	0
12600	3150	L03	1963	1963	1430	0	1430	1294	0	4	1	2	3	0	1	11	7	7	0
9450	3150	L02	1957	1957	1559	0	1559	1363	0	5	2	3	13	0	1	24	14	18	4
6300	3150	L01	1957	1957	1430	0	1430	1295	0	4	1	2	3	0	1	11	7	7	0
3150	3150	UG	1965	1965	1546	0	1546	1312	0	6	1	4	12	0	1	24	14	16	7
0	3150	LG	497	497	382	0	382	339	1	2	1	0	1	0	0	5	1	2	2
	3300	B01	0		92	0	92	71	0	0	1	0	0	0	0	1	0	0	0
	3000	B02	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS			20770	20416	15204	8	15196	13428	1	50	7	35	54	11	21	179	128	83	120
%									0.6%	27.9%	3.9%	19.6%	30.2%	6.1%	11.7%		71.5%	61.5%	67.0%

SITE AREA	18150 m ²
BASE FSR ALLOWED	1.70 :1
FSR ALLOWED WITH BONUS	2.20 :1
FSR	0.84 :1
HOB ALLOWED	28.00 m
HOB	49.29 m

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	From 8 am to 4pm	From 9 am to 3 pm
Required	1	30	4	32	49	10	29	18	Bike	Motor Bike
TOTAL	172								1 per 1 unit + 1 per 15 visitor	1 per 25 car spces
									191	7

DEFINITIONS

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BUILDING C

HEIGHT (m)	FTF (m)	LEVEL	TOTAL G.B.A. (m ²)	RESIDENTIAL G.B.A. (m ²)	TOTAL G.F.A. (m ²)	COMMUNAL G.F.A. (m ²)	RESIDENTIAL G.F.A. (m ²)	N.S.A. (m ²)	Apartment Mix						No. of Aparments	Solar Access	Ventilation	Solar Access	No Solar
									Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed				
30550		LO																	
28450	2100	ROOF																	
25200	3250	L08	487	487	362	0	362	317	0	3	0	0	2	0	0	5	5	5	0
22050	3150	L07	487	487	362	0	362	317	0	3	0	0	2	0	0	5	4	4	0
18900	3150	L06	487	487	362	0	362	317	0	3	0	0	2	0	0	5	4	4	0
15750	3150	L05	487	487	362	0	362	317	0	3	0	0	2	0	0	5	4	4	0
12600	3150	L04	750	508	365	5	360	309	0	3	0	1	1	0	0	5	4	4	0
9450	3150	L03	725	725	562	0	562	498	0	5	0	0	3	0	0	8	4	3	2
6300	3150	L02	725	725	562	0	562	498	0	5	0	0	3	0	0	8	4	3	2
3150	3150	L01	865	865	573	0	573	508	0	5	0	0	3	0	0	8	3	3	2
0	3150	UG	557	557	462	0	462	386	1	3	0	1	0	0	1	6	3	2	2
	3150	LG	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3000	B01	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3000	B02	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS			5570	5328	3972	5	3967	3467	1	33	0	2	18	0	1	55	35	32	8
%									1.8%	60.0%	0.0%	3.6%	32.7%	0.0%	1.8%		64%	58%	15%

SITE AREA	18150 m ²
BASE FSR ALLOWED	1.70 :1
FSR ALLOWED WITH BONUS	2.20 :1
FSR	0.22 :1
HOB ALLOWED	28.00 m
HOB	32.39 m

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	From 8 am to 4pm	From 9 am to 3 pm
Required	1	20	0	2	16	0	1	6	Bike	Motor Bike
TOTAL	45								1 per 1 unit + 1 per 15 visitor	1 per 25 car spces
									59	2

DEFINITIONS

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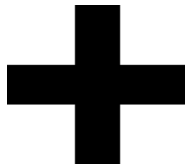
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BUILDING D

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									Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S						3 Bed
33700		LO																		
31600	2100	ROOF																		
28350	3250	L08	928	928	709	0	709	619	0	1	0	1	3	0	1	6	6	0	6	0
25200	3150	L07	1141	1141	733	0	733	644	0	1	0	1	4	1	3	10	9	7	9	1
22050	3150	L06	1132	1132	884	0	884	789	0	4	0	1	4	1	1	11	10	7	10	1
18900	3150	L05	1132	1132	884	0	884	789	0	4	0	1	4	1	1	11	10	7	10	1
15750	3150	L04	1132	1132	884	0	884	789	0	4	0	1	4	1	1	11	8	7	8	1
12600	3150	L03	1132	1132	884	0	884	789	0	4	0	1	4	1	1	11	7	7	7	1
9450	3150	L02	1132	1132	884	0	884	789	0	4	0	1	4	1	1	11	7	7	7	1
6300	3150	L01	1132	1132	884	0	884	789	0	4	0	1	4	1	1	11	6	7	6	1
3150	3150	UG	1087	1087	909	0	909	790	0	6	0	1	1	2	1	11	6	7	6	1
0	3150	LG	622	622	505	0	505	438	1	1	1	0	1	2	0	6	4	3	3	1
	3000	B01	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3000	B02	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS			10570	10570	8160	0	8160	7225	1	33	1	9	33	11	11	99	73	59	72	9
%									1.0%	33.3%	1.0%	9.1%	33.3%	11.1%	11.1%		74%	63%	73%	9%

SITE AREA	18150 m ²
BASE FSR ALLOWED	1.70 :1
FSR ALLOWED WITH BONUS	2.20 :1
FSR	0.45 :1
HOB ALLOWED	28.00 m
HOB	32.82 m

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	From 8 am to 4pm	Bike	Motor Bike
Required	1	20	1	8	30	10	15	10	From 9 am to 3 pm	1 per 1 unit + 1 per 15 visitor	1 per 25 car spces
TOTAL	94									106	4

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GFA GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, **AND INCLUDES:**

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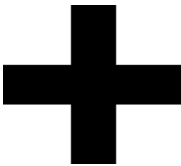
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*TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH

*VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS INCLUSIVE OF BALCONIES

SITE AREA SITE AREA OF R4 HIGH DENSITY RESIDENTIAL ZONE ONLY. EXCLUDES RE1 PUBLIC RECREATION.



TELOPEA
DEVELOPMENT SCHEDULE

JOB NO. 20320
CLIENT FRASERS PROPERTY
DATE 19/01/2024

BUILDING E

HEIGHT (m)	FTF (m)	LEVEL	TOTAL G.B.A. (m ²)	RESIDENTIAL G.B.A. (m ²)	TOTAL G.F.A. (m ²)	COMMUNAL G.F.A. (m ²)	RESIDENTIAL G.F.A. (m ²)	N.S.A. (m ²)	Apartment Mix							No. of Aparments	Solar Access	Ventilation	Solar Access	No Solar
									Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed					
30550		LO																		
28450	2100	ROOF																		
25200	3250	L07	1193	1193	904	0	904	793	0	3	0	2	4	1	1	11	11	8	11	0
22050	3150	L06	1195	1195	904	0	904	793	0	3	0	2	4	1	1	11	11	8	11	0
18900	3150	L05	1193	1193	904	0	904	793	0	3	0	2	4	1	1	11	11	8	11	0
15750	3150	L04	1195	1195	904	0	904	793	0	3	0	2	4	1	1	11	11	8	11	0
12600	3150	L03	1193	1193	904	0	904	793	0	3	0	2	4	1	1	11	11	8	11	0
9450	3150	L02	1279	1279	905	0	905	793	0	3	0	2	4	1	1	11	11	8	11	0
6300	3150	L01	1238	1238	956	0	956	847	0	4	0	2	3	2	1	12	10	6	10	1
3150	3150	UG	1220	1220	1000	0	1000	836	0	2	0	0	6	3	0	11	9	4	9	1
0	3150	LG	582	582	479	0	479	423	0	1	0	0	2	0	2	5	5	2	5	0
	3000	B01	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3000	B02	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS			10288	10288	7860	0	7860	6864	0	25	0	14	35	11	9	94	90	60	90	2
%									0.0%	26.6%	0.0%	14.9%	37.2%	11.7%	9.6%		96%	64%	96%	2%

SITE AREA	18150 m ²
BASE FSR ALLOWED	1.70 :1
FSR ALLOWED WITH BONUS	2.20 :1
FSR	0.43 :1
HOB ALLOWED	28.00 m
HOB	30.40 m

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	From 8 am to 4pm	Bike	Motor Bike
Required	0	15	0	13	32	10	13	9	From 9 am to 3 pm	1 per 1 unit + 1 per 15 visitor	1 per 25 car spces
TOTAL	91									100	4

DEFINITIONS

GFA GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, **AND INCLUDES:**

*THE AREA OF A MEZZANINE

*HABITABLE ROOMS IN A BASEMENT OR ATTIC

*ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

*ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS

*ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES

*PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING

*CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)

*ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)

*TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH

*VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

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