

Table 1 Maximum permissible and proposed GFA (Core Precinct)

Lot	Lot Area	Base FSR (PLEP 2011, clause 4.4)	PLEP 2011 Maximum Base FSR	Area B GFA Control (PLEP Bonus GFA Clause 6.17(2))"	ARH bonus FSR	ARH bonus GFA	SEPP Seniors bonus FSR	SEPP Seniors bonus GFA	Maximum Permissible GFA	Proposed Indicative Scheme GFA	Variance (sqm)
C1	5,505.2		20,369.2			4,073.8			24,443.1	36,469.0	12,025.9
C1A	4,764.0	3.7	17,626.8		0.74	3,525.4			21,152.2		
C1B	741.2	3.7	2,742.4		0.74	548.5			3,290.9		
C2	6,393.2		23,654.8			4,731.0			28,385.8	44,621.9	16,236.1
C2A	5,652.0	3.7	20,912.4		0.74	4,182.5			25,094.9		
C2B	741.2	3.7	2,742.4		0.74	548.5			3,290.9		
C3	4,058.8		10,353.8	4,150.0		2,070.8			16,574.6	15,650.0	-924.6
C3A	2,534.0	3.7	9,375.8		0.74	1,875.2			11,251.0		
C3C	1,006.0	0.0	0.0		0.0	0.0			0.0		
C3D	326.0	3.0	978.0		0.6	195.6			1,173.6		
C3E	192.8	0.0	0.0		0.0	0.0			0.0		
C4	3,468.4		8,210.4			1,642.1		1,734.2	11,586.7	16,278.0	4,691.3
C4A	1,934.0	3.7	7,155.8		0.74	1,431.2	0.5	967	9,554.0		
C4B	124.9	3.7	462.1		0.74	92.4	0.5	62	617.0		
C4C	302.9	0.0	0.0		0.0	0.0	0.5	151	151.5		
C4D	138.0	3.0	414.0		0.6	82.8	0.5	69	565.8		
C4E	909.1	0.0	0.0		0.0	0.0	0.5	455	454.6		
C4F	59.5	3.0	178.5		0.6	35.7	0.5	30	244.0		
C5	5,862.4		17,587.2			3,517.4			21,104.6	19,068.8	-2,035.8
C5A	4,279.0	3.0	12,837.0		0.6	2,567.4			15,404.4		
C5D	1,314.4	3.0	3,943.2		0.6	788.6			4,731.8		
C5F	269.0	3.0	807.0		0.6	161.4			968.4		
C6	9,039.3		27,117.9			5,423.6			32,541.5	33,310.0	768.5
C6A	7,451.0	3.0	22,353.0		0.6	4,470.6			26,823.6		
C6B	1,248.9	3.0	3,746.7		0.6	749.3			4,496.0		

Lot	Lot Area	Base FSR (PLEP 2011, clause 4.4)	PLEP 2011 Maximum Base FSR	Area B GFA Control (PLEP Bonus GFA Clause 6.17(2))"	ARH bonus FSR	ARH bonus GFA	SEPP Seniors bonus FSR	SEPP Seniors bonus GFA	Maximum Permissible GFA	Proposed Indicative Scheme GFA	Variance (sqm)
C6C	69.4	3.0	208.2		0.6	41.6			249.8		
C6E	270.0	3.0	810.0		0.6	162.0			972.0		
C7	3,740.0		11,220.0			2,244.0			13,464.0	11,454.0	-2,010.0
C7A	2,211.0	3.0	6,633.0		0.6	1,326.6			7,959.6		
C7B	1,278.0	3.0	3,834.0		0.6	766.8			4,600.8		
C7C	251.0	3.0	753.0		0.6	150.6			903.6		
C8	4,064.0		12,192.0			2,438.4			14,630.4	11,796.0	-2,834.4
C8A	2,535.0	3.0	7,605.0		0.6	1,521.0			9,126.0		
C8B	1,278.0	3.0	3,834.0		0.6	766.8			4,600.8		
C8C	251.0	3.0	753.0		0.6	150.6			903.6		
Total	45,871.3		141,925.4	4,150.0		28,385.1			176,194.7	188,647.8	12,453.1

Table 2 Proposed GFA by land use within the Core Precinct

Lot	Proposed Total GFA	Market Housing	Affordable Housing	Social Housing	Commercial premises / Offices	Retail	Health and Medical Services	Child Care	Indoor Recreation Facility	Church	Residential Aged Care Facility	Independent Living Units	Library	Community Centre
C1	36,469.0	33,489				2,080	900							
C2	44,622.9	24,279	4,950	9,838	500	3,605	300	750	400					
C3	15,650.0	11,500											2,075	2,075
C4	16,278.0	0								2,500	5,660	8,118		
C5	19,068.8	14,428	4,641											
C6	33,310.0	22,167		11,143										
C7	11,454.0	6,318		5,136										
C8	11,796.0	11,796												
Total	188,647.8	123,977	9,591	26,117	500	5,685	1,200	750	400	2,500	5,660	8,118	2,075	2,075

Table 3 Maximum permissible and proposed GFA (North Precinct)

Lot	Lot Area	Proposed Land Uses	Base FSR (PLEP 2011, clause 4.4)	Maximum Permissible Base GFA (PLEP 2011, clause 4.4)	Bonus GFA (PLEP 2011, clause 6.17(c) Area C)	Bonus FSR (ARHSEPP, clause 13)	Bonus GFA (ARHSEPP, clause 13)	Maximum Permissible GFA (including bonuses)	Proposed Maximum GFA	Non-compliance (sqm)
N1	2,232	Social Housing	1.7	3,794	670	0.5:1	1,116	5,580	5,282	-298
N2	1,676	Market Housing	1.7	2,849		0.5:1	838	3,687	3,687	0
N3	4,894	Market Housing	2.4	11,746		0.5:1	2,447	14,193	14,193	0
N4	2,055	Market Housing	1.7	3,494	617	0.5:1	1,028	5,138	4,322	-816
N5	4,679	Market Housing	1.7	7,954	1,404	0.5:1	2,340	11,698	11,173	-525
N6	4,085	Market Housing	2.4	9,804		0.5:1	2,043	11,847	11,847	0
N7	6,968	Market Housing/Social Housing	1.7	11,846	2,090	0.5:1	3,484	17,420	17,420 9,511 (Market) 7,087 (Social)	0
N8	2,276	Social Housing	2.4	5,462		0.5:1	1,138	6,600	6,600	0
N9	6,665	Market Housing	1.5	9,998		0.5:1	3,333	13,330	12,466	-864
N10	2,004	Market Housing	1.5	3,006		0.5:1	1,002	4,008	3,884	-124
Total	37,534			69,953				93,500	90,874	-2,626

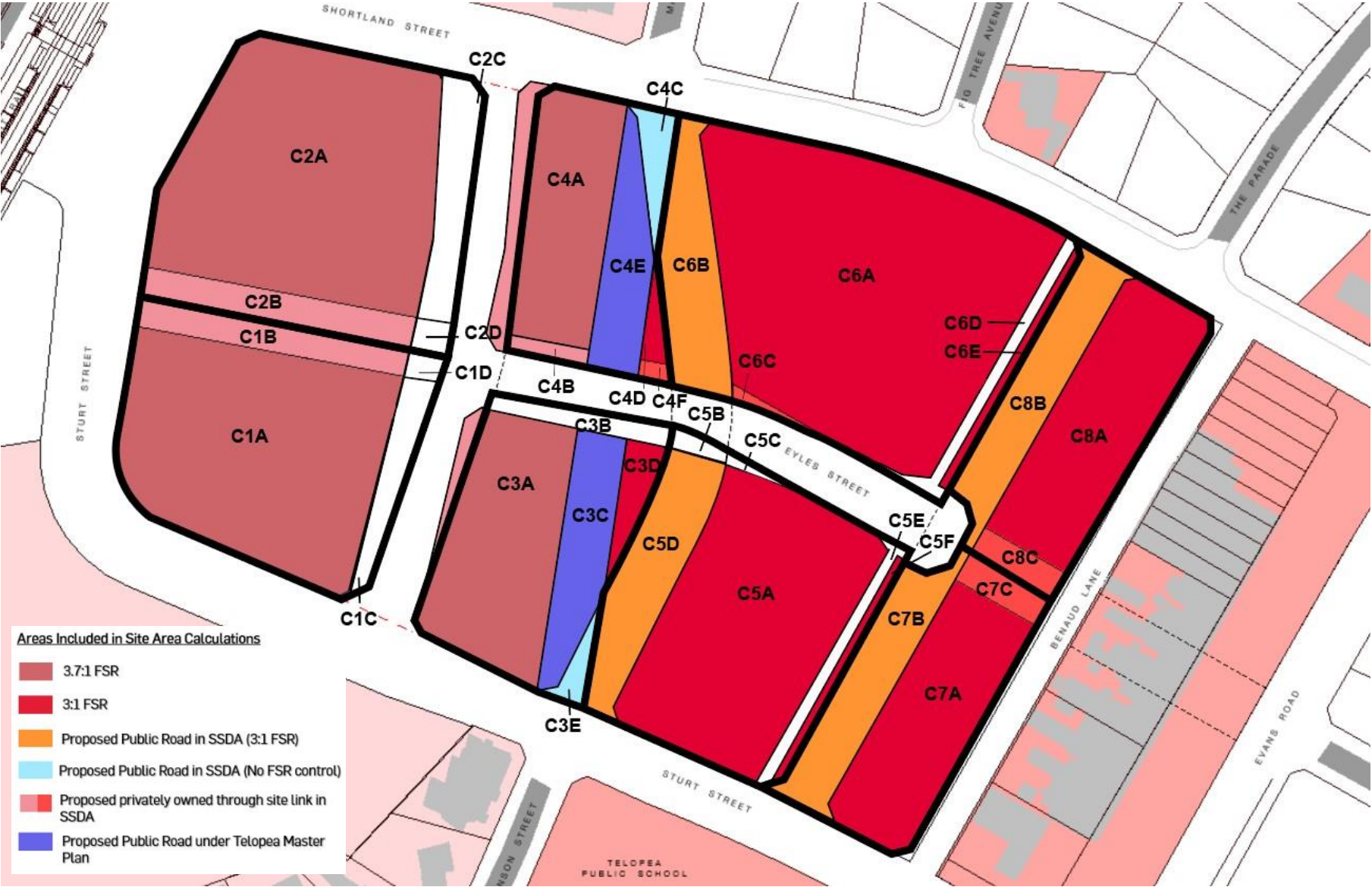
Table 4 Maximum permissible and proposed GFA (South Precinct)

Lot	Lot Area	Proposed Land Uses	Base FSR (PLEP 2011, clause 4.4)	Maximum Permissible Base GFA (PLEP 2011, clause 4.4)	Bonus GFA (PLEP 2011, clause 6.17(c) Area C)	Bonus FSR (ARHSEPP, clause 13)	Bonus GFA (ARHSEPP, clause 13)	Maximum Permissible GFA (including bonuses)	Proposed Maximum GFA	Non-compliance (sqm)
S1	2,099	Social Housing	1.7	3,568	629.7	0.5:1	1,049.5	5,248	5,248	0
S2	2,744	Market Housing	1.7	4,665	823.2	0.5:1	1,372	6,860	6,860	0
S3	3,168	Market Housing	1.7	5,386	950.4	0.5:1	1,584	7,920	7,920	0
S4	2,782	Market Housing	1.7	4,729	834.6	0.5:1	1,391	6,955	6,813	-142
S5	3,471	Affordable Housing	1.1	3,818		0.5:1	1,735.5	5,554	5,554	0
S6	2,877	Market Housing	1.1	3,165		0.5:1	1,438.5	4,603	4,603	0
S7	4,363	Market Housing	1.1	4,799		0.5:1	2,181.5	6,981	6,981	0
S8	4,527	Market Housing	1.1	4,980			2,263.5	7,243	7,243	0
Total	26,031			35,110	3237.9		13,015.5	51,364	51,222	-142

Table 5 Maximum permissible and proposed GFA (South Precinct)

Lot	Lot Area	Proposed Land Uses	Base FSR (PLEP 2011, clause 4.4)	Maximum Permissible Base GFA (PLEP 2011, clause 4.4)	Bonus GFA (PLEP 2011, clause 6.17(c) Area C)	Bonus FSR (ARHSEPP, clause 13)	Bonus GFA (ARHSEPP, clause 13)	Maximum Permissible GFA (including bonuses)	Proposed Maximum GFA	Non-compliance (sqm)
E1	4,141	Market Housing	2.4	9,938		0.5:1	2,071	12,008.9	11,864	-144.9
E2	1,489	Market Housing	2.4	3,574		0.5:1	745	4,318.1	4,220	-98.1
Total	5,630			13,512.0				16,327	16,083	-244.0

Proposed Urban Structure identifying applicable site area of the Core Precinct



Source: Urbis