

		Original Concept Proposal / Indicative Design Scheme								Approved and Future Proposed/Indicative Attributes									
		Non-residential GFA m²	Residential GFA m²	Dwelling numbers	Dwelling mix				Max residential car parking	Student Accom beds	Non-residential GFA m²	Residential GFA m²	Dwelling numbers	Dwelling Mix				Max residential car parking	Student Accom beds
					S	1	2	3						S	1	2	3+		
STAGE / PLOT	Darling Drive	-	12,637 (W1) 12,637 (W2)	1363	153	563	621	26	153 x 0.1 = 15 563 x 0.5 = 282 621 x 1 = 621 26 x 1.5 = 36	431 (W1) 635 (W2)	-	13,209 (W1) 14,354 (W2)	-	51	683	720	57	51 x 0.1 = 5.1 683 x 0.5 = 341.5 720 x 1 = 720 57 x 1.5 = 85.5	668 (W1) 635 (W2)
	South West	2,000 (retail)	44,340	-					2,003 (retail) + 305 ¹	44,812	539	-							
	North West	23,000 (commercial) 16,545 (public car park) 2,000 (retail)	-	-					28,055 (commercial) 14,250 (public car park) 1,705 (retail)	-	-	-							
	North East	2,000 (retail)	42,051	-					2,050 (retail)	51,602	581	-							
	South East	2,000 (retail)	34,026	-					1,550 (retail)	30,395	391	-							
	North	2,000 (community/ retail)	2,000	-					6,700 (community / retail)	-	-	-							
	Public Domain	-	-	-					50 (retail pods)	-	-	-							
Total		49,545	147,691	1363	153	563	621	26	954	1066	56,668	154,372	1,511	51	683	720	57	1,152 ²	1,303
		197,236			(11%)	(42%)	(45%)	(2%)			211,040			(3.4%)	(45.2%)	(47.6%)	(3.8%)		
Total Difference		-	-	-	-	-	-	-	-	Original Approval									
										+7,123 (14.4%)	+6,681 (4.5%)	+148 (10.8%)							
										+13,804 (6.99%)									
										Modified Approval ³									
										+4,548 (8.72%)	+6,681 (4.5%)								

¹ Subject of a future s96 modification application

² Residential parking numbers as approved/proposed across Darling Square is 1,109 (well below the maximum allowable).

³ Mod 1 to SSD 5878 approved a maximum GFA of 199,811m², comprising of 52,120m² non-residential and 147,691m² residential