

		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)	-	35	697	722	57	35 x 0.1 = 3.5 697 x 0.5 = 348.5 722 x 1 = 722 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	-						1,510 (retail)	30,395	391	-						
	North	2,000 (community/ retail)	2,000	-						6,635 (community / retail)	-	-	-						
	Public Domain	-	-	-						50 (retail pods)	-	-	-						
	Total		49,545	147,691						1363	153	563	621						26
		197,236			(11%)	(42%)	(45%)	(2%)			210,935			(2%)	(46%)	(48%)	(4%)		
Total Difference		-	-	-	-	-	-	-	-	Original Approval			- 118 (-22%)	+134 (23%)	+101 (16%)	+31 (119%)	+316	+237 (22%)	
										+7,018 (14.1%)	+6,681 (4.5%)								
										+13,699 (9.97%)									
										Modified Approval ³									
										+4,443 (8.69%)	+6,681 (4.5%)								
										+11,124 (5.56%)									

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 51,120m² non-residential and 147,691m² residential