

CRESCENT PARKLANDS

Area Schedule 30% Uplift

Revision B: 10/04/2024

Targets (Base)		Ratio	Area(m2)	Site Area	Assumptions		Definition	Proposed GFA + FSR with 30% Uplift by Zone				
Site Area Total (Includes Park)			36,353	28,673	MPE	100%	Maximum Planning Envelope	B4 (WS) Zone Proposed		R4 (W1) Zone Proposed		Site Totals
B4 East Block Area			16,267		GFA	70-77% of MPE	Gross Floor Area	Total GFA		53158		
R4 West Block Area			12,406		NLA	92% of GFA	Net Saleable area (Residential)	Difference (over)		1553		
B4 (WS) East Block Base FSR (LEP)			3.75		61001.25	FSR	Floor Surface Ratio	Difference (under)		-1676		
R4 (W1) West Block Base FSR (LEP)			3.4		42180							
Site FSR Average (Base)			3.58		Notes			FSR	4.97	FSR	4.28	
Site Area Total				103182	Park area		7680	Affordable Housing (15% of proposed site totals)		20102	15% Min.	
GFA allows for ~3% service and structure area					Retail & Commercial max (included)		7500					
Targets (30% Uplift)		Ratio	Area(m2)	28,673	Base max height			Proposed		20036	15.0	%
Site Area Total (Includes Park)			36,353									
B4 East Block Area			16,267									
R4 West Block Area			12,406									
B4 (WS) East Block 30% Uplift FSR			4.88		79302							
R4 (W1) West Block 30% Uplift FSR			4.42	54835								
Site FSR Average (30% Uplift)			4.65									
Site Area Total				134136								