

Targets (Base)		Ratio	Area(m2)	Site Area	Assumptions		Definition	Proposed GFA + FSR with 30% Uplift						
Site Area Total (Includes Park only)			36,387	28,673	MPE	100%	Maximum Planning Envelope	B4 Zone Proposed (MU1)		79383	R4 Zone Proposed	54835	Site Total	134206
B4 East Block Area (MU1)			16,267		GFA	70-77%	of MPE	Gross Floor Area	Total Proposed GFA		83376	Total Proposed GFA		50830
R4 West Block Area			12,406		AFF	15%	of GFA	Affordable Housing	Difference (Over)		-3993	Difference (Under)		4005
B4 East Block Base FSR (LEP)		3.75	61001.25		FSR			Floor Space Ratio	FSR		5.13	FSR		4.10
R4 West Block Base FSR (LEP)		3.4	42180											
Site FSR Average (Base)		3.60			Notes					Affordable Housing (15% of proposed site totals)		20133	15%	
Site Area Total			103182		Total Site Area (inclusive of RE1 and SP2 zone)		37877			Difference		70		
Targets (30% Uplift)		Ratio	Area(m2)		Park Area		7714			Proposed		20203	15.05%	
Site Area Total (Includes Park)			36,387		SP2 Zone		1490			Proposed Unit Count		1374		
B4 East Block Area (MU1)			16,267		TfNSW Area		2569			SSDA Unit Count		1227		
R4 West Block Area			12,406		Proposed Site Total GFA includes 1m² deduction per unit		1374			Difference (Over)		147		
B4 East Block 30% Uplift FSR		4.88	79383		Retail & Commercial max (included)		7500							
R4 West Block 30% Uplift FSR		4.42	54835											
Site FSR Average (30% Uplift)		4.68												
Site Area Total			134217											

FSR ZONE				Stage A		Stage B & C			B4 ZONE												Building 4		Comm	R4 ZONE											
				F/F H.	Height	RL	Building 1		Building 2		Building 3		Amenity		Retail	Comm					Building 5		Amenity		Building 6		Building 7		Amenity						
				F/F H.	Height	RL	GFA	AFF 15%	GFA	AFF 15%	GFA	AFF 15%	GFA	AFF 15%	GFA	GFA	GFA	AFF 15%	GFA	GFA		AFF 15%	GFA	AFF 15%	GFA	AFF 15%	GFA	AFF 15%	GFA	AFF 15%					
Roof Level				0.6	122.3	135.30	30% Height Limit																												
Level 37				3.5	118.8	131.80																													
Level 36				3.1	115.7	128.70	602	0	30% Height Limit																										
Level 35				3.1	112.6	125.60	602	0	417	0																									
Level 34				3.1	109.5	122.50	931	0	415	0																									
Level 33				3.1	106.4	119.40	931	0	778	0	30% Height Limit																								
Level 32				3.1	103.3	116.30	931	0	778	0																									
Level 31				3.1	100.2	113.20	931	0	778	0																									
Level 30				3.1	97.1	110.10	931	0	778	0																									
Level 29				3.1	94	107.00	931	0	778	0																									
Level 28				3.1	90.9	103.90	931	0	778	0																									
Level 27				3.1	87.8	100.80	931	0	778	0																									
Level 26				3.1	84.7	97.70	931	0	778	0	720	0																							
Level 25				3.1	81.6	94.60	931	0	778	0	720	0																							
Level 24				3.1	78.5	91.50	931	0	778	0	720	0																							
Level 23				3.1	75.4	88.40	931	0	778	0	720	0											30% Height Limit		30% Height Limit										
Level 22				3.1	72.3	85.30	931	0	778	0	720	0											497		0	747	0								
Level 21				3.1	69.2	82.20	931	0	778	0	720	0											940		0	747	0								
Level 20				3.1	66.1	79.10	931	0	778	0	720	0											940		0	747	0								
Level 19				3.1	63	76.00	931	0	778	0	720	0											940		0	747	0								
Level 18				3.1	59.9	72.90	931	0	778	0	720	0							30% Height Limit				786		0	940	0	747	0						
Level 17				3.1	56.8	69.80	931	0	778	0	720	0							661		0		786		0	940	0	747	0						
Level 16				3.1	53.7	66.70	931	0	778	0	720	0							661		0		786		0	940	0	747	0						
Level 15				3.1	50.6	63.60	931	0	778	0	720	0							661		0		786		0	940	0	747	0						
Level 14				3.1	47.5	60.50	931	0	778	0	720	0							661		0		786		0	940	0	747	0						
Level 13				3.1	44.4	57.40	931	931	778	0	720	0							661		0		786		0	940	0	747	0						
Level 12				3.1	41.3	54.30	931	931	778	778	720	720							661		0		786		0	940	0	747	0						
Level 11				3.1	38.2	51.20	931	931	778	778	720	720							661		0		786		0	940	0	747	0						
Level 10				3.1	35.1	48.10	931	931	778	778	720	720							661		0		786		0	940	0	747	0						
Level 09				3.1	32	45.00	931	931	778	778	720	720							661		0		786		0	940	0	747	0						
Level 08				3.1	28.9	41.90	879	0	780	0	716	0	56	8					661		0		786		0	940	0	747	0						
Level 07				4.4	24.5	37.50	27	0	888	0	21	0							661		422		786		0	940	940	747	0						
Level 06				3.1	21.4	34.40	27	0	888	0	21	0							661		661		786		786	940	940	747	78						
Level 05				3.1	18.3	31.30	27	0	888	0	21	0							661		661		786		786	940	940	747	747						
Level 04				3.1	15.2	28.20	27	0	888	0	21	0							598		0		67		10	940	0	738	0						
Level 03				3.1	12.1	25.10	27	0	888	0	21	0							439		179					573	0	594	594						
Level 02				3.1	9	22.00	27	0	888	0	21	0							439		179					573	0	594	594						
Level 01				3.5	5.5	18.50	0	0	0	0	0	0							439		179					391	0	591	493						
Ground				5.5	0	13.00	173	26	104	16	637	96			2496		102	219		43.8		205					633	38	175	26					
Lower Ground																																			
1m² deduction per unit (Services)							281		264		152						134								145				195						
Sub Total Area							26343		4681		26230		3128		14287		2976		56		8		2496		2505										

Note: Proposed Total GFA inclusive of 1m² deduction per residential unit for services.