

LEVEL	USE / TYPE	BUILDING HEIGHTS			COMMUNAL OPEN SPACE SUMMARY		GFA (m²)			CITY STARTER STUDIO	UNIT MIX						ADG COMPLIANCE				CAR	BIKE	
		Height (m)	RL (m)	FL TO FL (m)			RESIDENTIAL				CITY STARTER STUDIO	STUDIO +	1 BED	2 BED	3 BED	TOTAL	BEDS	SOLAR OHR	SOLAR 0.1-1.9HR	SOLAR 2HR			CROSS VENT
							OUTDOOR	INDOOR	RESIDENTIAL														
Level Roof	Lift Overrun	124.30	196.80																				
Level 34	Rooftop Terrace	117.80	190.30	6.50	463	27		26.58															
Level 33	Residential Amenities	111.30	183.80	6.50	221	1,059		1059.04															
Level 32	BTR Residential	107.80	180.30	3.50			1173.87			4	6	4	4		18	15	2	10	6				
Level 31	BTR Residential	104.65	177.15	3.15			1173.87			4	6	4	4		18	15	2	10	6				
Level 30	BTR Residential	101.50	174.00	3.15			1173.87			4	6	4	4		18	15	2	10	6				
Level 29	BTR Residential	98.35	170.85	3.15			1173.87			4	6	4	4		18	15	2	10	6				
Level 28	BTR Residential	95.20	167.70	3.15			1173.87			4	6	4	4		18	15	2	10	6				
Level 27	BTR Residential	92.05	164.55	3.15			1173.87			4	6	4	4		18	15	2	10	6				
Level 26	BTR Residential	88.90	161.40	3.15			1173.87			4	6	4	4		18	15	2	10	6				
Level 25	BTR Residential	85.75	158.25	3.15			1173.87			4	6	4	4		18	15	2	10	6				
Level 24	BTR Residential	82.60	155.10	3.15			1173.87			4	6	4	4		18	15	2	10	6				
Level 23	BTR Residential	79.45	151.95	3.15			1173.87			4	6	4	4		18	15	2	10	6				
Level 22	BTR Residential	76.30	148.80	3.15			1173.87			4	6	4	4		18	15	2	10	6				
Level 21	BTR Residential	73.15	145.65	3.15			1173.87			4	6	4	4		18	17	2	10	6				
Level 20	BTR Residential	70.00	142.50	3.15			1155.98				6	6	4		16	17	2	8	6				
Level 19	BTR Residential	66.85	139.35	3.15			1155.98				6	6	4		16	17	2	8	6				
Level 18	BTR Residential	63.70	136.20	3.15			1155.98				6	6	4		16	17	2	8	6				
Level 17	BTR Residential	60.55	133.05	3.15			1155.98				6	6	4		16	17	2	8	6				
Level 16	BTR Residential	57.40	129.90	3.15			1155.98				6	6	4		16	17	2	8	6				
Level 15	BTR Residential	54.25	126.75	3.15			1155.98				6	6	4		16	17	2	8	6				
Level 14	BTR Residential	51.10	123.60	3.15			1155.98				6	6	4		16	17	2	8	6				
Level 13	BTR Residential	47.95	120.45	3.15			1155.98				6	6	4		16	17	2	8	6				
Level 12	BTR Residential	44.80	117.30	3.15			1155.98				6	6	4		16	17	2	8	6				
Level 11	BTR Residential	41.65	114.15	3.15			1155.98				6	6	4		16	17	2	8	6				
Level 10	BTR Residential	38.50	111.00	3.15			1155.98				6	6	4		16	17	2	8	6				
Level 9	BTR Residential	35.35	107.85	3.15			1155.98				6	6	4		16	17	2	8	6				
Level 8	BTR Residential	32.20	104.70	3.15			1155.98				6	6	4		16	17	2	8	6				
Level 7	BTR Residential	29.05	101.55	3.15			1155.98				6	6	4		16	17	2	8	6	7			
Level 6	BTR Residential	25.90	98.40	3.15			1155.98				6	6	4		16	17	2	8	6	7			
Level 5	BTR Residential	22.75	95.25	3.15			1155.98				6	6	4		16	17	2	8	6	7			
Level 4	BTR Residential	19.60	92.10	3.15			1155.98				6	6	4		16	17	2	8	6	7			
Level 3	BTR Residential	16.45	88.95	3.15			1139.08				6	6	4		16	17	2	8	6	7			
Level 2	BTR Residential/ Amenity Lounge	12.95	85.45	3.50	131	79	1067.02	79.05		10	6	3	1		20	13	6	12	2	10			
Level 1	BTR Residential/ Amenity Lounge	9.80	82.30	3.15	345	130	841.14	130.46		10	6	1			17	9	6	11		8			
Upper Ground	Lobby/Amenity	4.80	77.30	5.00	510	700		370.96	328.98											0			
Lower Ground	Lobby/Amenity/Loading	0.00	72.50	4.80		664		663.54												0			
Basement 01	Carpark		67.50	5.00																	25		
Basement 02	Carpark		64.50	3.00																	33		
Basement 03	Carpark		61.50	3.00																	35		
TOTAL					1,670	2,659	36,785	2,330	329	68	192	160	121	0	541	510	72	287	182	53	93	78	
GRAND TOTAL					4,329		39,444			13%	35%	30%	22%	0%			13%	53%	34%	45%			

Delta

10%65%45%40%5%

SITE AREA (m²)	2,301.800	
	PERMITTED	PROPOSED
TOTAL GFA (m2)	34,500	39,444
FSR	15.00	17.14
HEIGHT LIMIT	RL 174.95	RL 196.8

GFA SUMMARY (m²)	FSR	
RESIDENTIAL	36,785	15.981
RESIDENTIAL AMENITY	2,330	1.012
RESIDENTIAL LOBBY	329	0.143
TOTAL	39,444	17.14

TARGET UNIT MIX AND AREAS		
CITY STARTER STUDIO	68	12.6%
STUDIO +	192	35.5%
1 BED	160	29.6%
2BED	121	22.4%
TOTAL UNIT COUNT	541	
BED COUNT	510	

ADG SOLAR COMPLIANCE		
OHR	72	13%
0.1-1.9HR	287	53%
2+HR	182	34%

COMPLIANCE	ADG %	ACHIEVED %
SOLAR	70	34%
C/VENT	60	45%

AMENITY GFA SUMMARY		
USAGE	(m2)	%
RESIDENTIAL	37,114	94.1%
AMENITY/COMMUNAL	2,330	5.9%

COMMUNAL OPEN SPACE SUMMARY		
	(m2)	%
INDOOR	2,659	61.4%
OUTDOOR	1,670	38.6%

LANDSCAPE SUMMARY		
	(m2)	%
DEEP SOIL	177	7.7%
LANDSCAPE AREA	754	32.7%

PARKING SUMMARY		
STANDARD CAR SPACES	59	
TANDEM SPACES	10	
SMALL CAR SPACES	18	
ACCESSIBLE SPACES	6	
TOTAL CAR PARKING COUNT	93	
BIKE PARKING COUNT	78	