



JOB NO.
CLIENT
DATE

20794
URBAN PROPERTY
24/02/2026

SITE 03 -SUMMARY

HEIGHT (m)	FTF (m)	LEVEL	GBA (m2)	Affordable G.F.A. (m ²)	Resi G.F.A. (m ²)	Library G.F.A. (m2)	Landscape Area (m2)	Deep Soil Area (m ²)	Residential N.S.A. (m ²)	Communal Area (m ²)	Efficiency N.S.A/G.F.A	No. of Car Space	Apartment Mix					No. of Aparments	ADG Compliance			
													Studio	1 Bed	2 Bed	3 Bed	4 Bed		Solar	No Solar	Cross- Ventilation	
										(outdoor)												
	3150	L13	1027	420	416				722		0.86				4	4	2		10	10	0	
	3150	L12	1023	420	416				722		0.86				4	4	2		10	8	2	
	3150	L11	2047	834	836				1440		0.86				8	8	4		20	18	2	
	3150	L10	2047	834	836				1440	360	0.86				8	8	4		20	14	2	
	3150	L09	2786	999	1340				2036	986	0.87				9	15	4		28	22	4	
	3150	L08	3296	1339	1416				2388	360	0.87				11	17	5		33	26	4	
	3150	L07	4403	1830	1831				3176		0.87				16	20	8		44	36	5	32
	3150	L06	4722	1994	1994				3472		0.87				16	24	8		48	36	8	32
	3150	L05	4722	1994	1994				3472		0.87				16	24	8		48	36	8	32
	3150	L04	4722	1994	1994				3474		0.87				16	24	8		48	36	8	32
	3150	L03	4798	1989	2073				3548		0.87				16	26	7		49	36	8	32
	3150	L02	4885	2073	2073				3625		0.87				16	28	6		50	29	8	32
	3150	L01	5110	2158	1758	349			3397	594	0.87				13	28	4		45	18	10	25
	3150	UG	6009	2101	852	1070			2265	2298	0.77	20		9	20	2		31	9	7	13	
	3150	LG	9823	697	0				489		0.70	170		3	4	0		7	2	2	2	
	3000	B01	10142									259										
TOTALS			71562	21676	19829	1419	0	897	35666	4598	0.86	449	0	165	254	72	0	491	336	78	232	
				42924			0.0%	7.7%		39.5%			0.0%	33.6%	51.7%	14.7%	0.0%		68%	16%	63%	

SITE AREA	11641	m²
BASE FSR	N/A	:1
ACHIEVED FSR	3.69	:1
ACHIEVED GFA	42924	m²
PROPOSED GBA	71562	m²

Silver Liable

98

20%

[illegible]

DEFINITIONS

GFA GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A
FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, **AND INCLUDES:**

- *THE AREA OF A MEZZANINE
- *HABITABLE ROOMS IN A BASEMENT OR ATTIC
- *ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

- *ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
- *ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
- *PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
- *CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
- *ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
- *TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
- *VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS INCLUSIVE OF BALCONIES

SITE 04 - SUMMARY

HEIGHT (m)	FTF (m)	LEVEL	GBA (m2)	Resi G.F.A. (m ²)	Retail G.F.A. (m2)	Landscape Area (m2)	Deep Soil Area (m ²)	Residential N.S.A. (m ²)	Communal Area (m ²)	Efficiency N.S.A/G.F.A.	No. of Car Space	Apartment Mix					No. of Apartments	ADG Compliance		
												Studio	1 Bed	2 Bed	3 Bed	4 Bed		Solar	No Solar	Cross- Ventilation
									(outdoor)											
	3150	L25	885	750				648		0.86			1	6	1		8	8		
	3150	L24	885	750				648		0.86			1	6	1		8	6		
	3150	L23	885	750				648		0.86			1	6	1		8	6		
	3150	L22	885	750				648		0.86			1	6	1		8	6		
	3150	L21	885	750				648		0.86			1	6	1		8	6		
	3150	L20	885	750				648		0.86			1	6	1		8	6		
	3150	L19	885	750				648		0.86			1	6	1		8	6		
	3150	L18	885	750				648		0.86			1	6	1		8	6		
	3150	L17	885	750				648		0.86			1	6	1		8	6		
	3150	L16	885	750				648		0.86			1	6	1		8	6		
	3150	L15	2358	2042				1741		0.85			5	14	3		22	20	0	
	3150	L14	2358	2042				1741		0.85			5	14	3		22	15	3	
	3150	L13	2358	2042				1741		0.85			5	14	3		22	15	3	
	3150	L12	2358	2042				1741		0.85			5	14	3		22	15	3	
	3150	L11	2358	2042				1741		0.85			5	14	3		22	15	3	
	3150	L10	2358	2042				1741		0.85			5	14	3		22	15	3	
	3150	L09	2358	2042				1741		0.85			5	14	3		22	15	3	
	3150	L08	2358	2042				1741		0.85			5	14	3		22	15	3	
	3150	L07	2358	2042				1741		0.85			5	14	3		22	15	3	12
	3150	L06	2358	2042				1741		0.85			5	14	3		22	15	3	12
	3150	L05	2372	2152				1689	2770	0.78			4	14	3		21	14	3	12
	3150	L04	6327	2599				2010		0.77	95		9	10	6		25	18	4	18
	3150	L03	6327	2599				2010		0.77	95		9	10	6		25	17	5	15
	3150	L02	6327	2599				2010		0.77	95		9	10	6		25	17	5	15
	3150	L01	6329	2519				1954		0.78	82		8	10	6		24	16	5	13
	3150	UG	6386	2208				1552		0.70	70		5	7	6		18	10	5	11
	3150	LG	2663	940				723	146	0.77	34		4	3	2		9	4	2	6
						</														

Required

7%

25%

20%

65%

15%

MIN. :

MAX. 15%

MIN. 60%

MIN. 60%

MIN. 60%

SITE AREA	8219	m²
BASE FSR	N/A	:1
ACHIEVED FSR	5.30	:1
ACHIEVED GFA	43536	m²
PROPOSED GBA	69161	m²

Silver Liable

91

								Visitor	Retail
Car Rate Maximum	B99	car wash	0.5	0.5	1	1.5	1.5	1 / 20 Units	1/100m2
Required	4	2	0	54	264	113	0	22	0
Total Required					459				
Provided					471				

DEFINITIONS

GFA GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL

FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, AND INCLUDES:

*THE AREA OF A MEZZANINE

*HABITABLE ROOMS IN A BASEMENT OR ATTIC

*ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

*ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS

*ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES

*PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING

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*ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)

*TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH

*VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA

DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS INCLUSIVE OF BALCONIES



20794
URBAN PROPERTY
2/24/2026

SITE 05 - SUMMARY

Required	2.61%	7%	25%	20%	40%	30%	10%	867	MIN. 70%	MAX. 15%	MIN. 60%
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Silver Livable	NDIS	Total
101	38	139
	6%	20%

Car Rate Maximum	B99	car wash	0.2	0.2	0.2	0.2	0.2	0.2	1 / 20 Units	1/100m2	/ 10 Kids	1/22m2
Required	9	2	36	35	46	41	13	0	43	99	13	83
Total Required								420				
Provided								593				

DEFINITIONS

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*CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)

*ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)

*TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH

*VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GRA DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS INCLUSIVE OF BALCONIES

ED PARK
SSDA

JOB NO.
CLIENT
DATE

20794
URBAN PROPERTY
2/24/2026

OVERALL SUMMARY

[illegible]

Required	15.33%	7%	25%	1805	MIN. 70%	MAX. 15%	MIN. 60%
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SITE AREA	32310	m²
BASE FSR	N/A	:1
ACHIEVED FSR	4.73	:1
ACHIEVED GFA	152692	m²
PROPOSED GBA	249837	m²

							Visitor	Retail	Childcare	Gym	Library
Car Rate Maximum	B99	car wash					1 / 20 Units	4.1/100m2	1 / 10 Kids	1/22m2	N/A
Required	17	6	36	128	429	207	13	90	99	13	83
Total Required							1130				
Provided							1513				

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BUT EXCLUDES:

1 ANY AREA FOR COMMON VERTICAL CIRCULATION

CALL BOARDER OFFICE: 1-800-4-A-LOCKER, LOCKER AREA: CARRAGE AND GROUND

*ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES

*PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES

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