Area Schedule | SSDA OPTIONS | 12 STOREYS

Project	Job No.	File No.	Rev No.	Date	By
45-53 Macleay Street	6253	Area Schedule		17/02/2025	DM

Location	Apartment Numbers						Building Areas	
	Lobby	1 Bed	2 Bed	3 Bed	Penthouse	Retail/ Commercial	Gross Floor Area (sqm)	Nett Sale Area (sqm)
Ground	1					1	237	203
Level 1		2	1	1			395	353
Level 2		2	2	1			505	460
Level 3							26	0
Level 4				3			480	450
Level 5				3			480	450
Level 6				3			480	450
Level 7				3			480	450
Level 8				3			480	450
Level 9				3			480	450
Level 10				3			480	450
Level 11				2			506	475
Level 12				2			496	468
Sub Total	1	4	3	27	0	1	5,529	5,109

Project Summary

Totals	**1**	**4**	**3**	**27**	**0**	**1**	**5,529**	**5,109**
Total Apartments				**34**				
10% Adaptable				4				
% Mix		12%	9%	79%	0%			
				79%				

Floor Space Ratio Calculations

		Site Area (sqm)	1,289	
		Proposed FSR	4.29	:1
		NSA:GFA efficiency	92%	
Height	35 m	Base FSR	3.00	:1
	3.5 m	Competition Bonus	0.30	:1
	38.5 m	Total Allowable FSR	3.30	:1
	30%	Affordable housing bonus	30%	
	50.05 m	Total Allowable FSR	4.29	:1
		Total Allowable GFA	**5,529.8**	**sqm**
		Total Proposed GFA	**5,529.0**	**sqm**
		Over / Under	-0.8	sqm

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