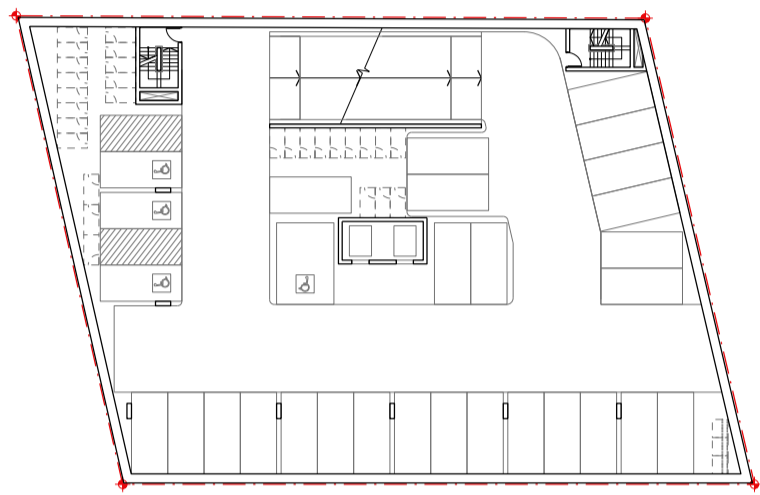
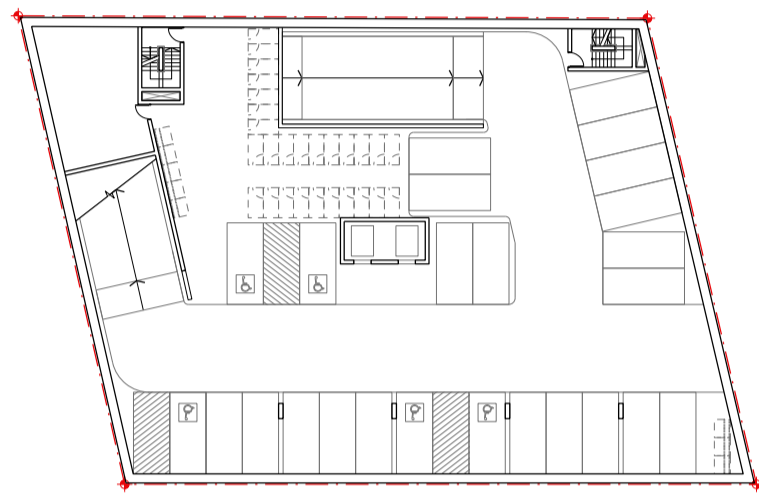


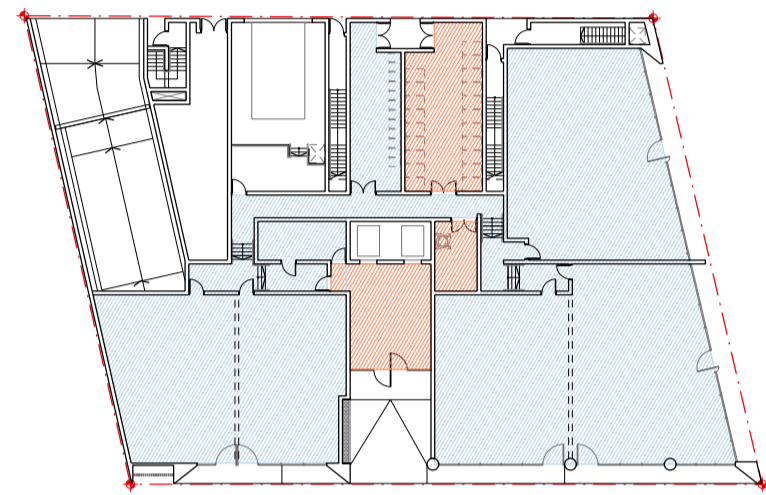
BASEMENT 3



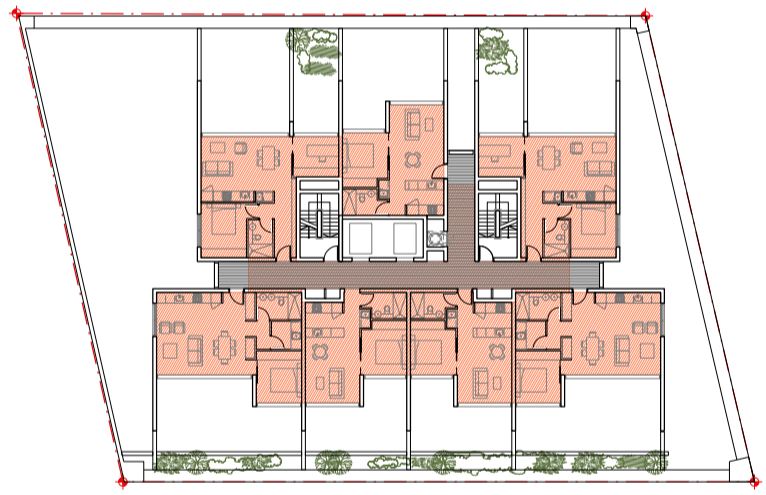
BASEMENT 2



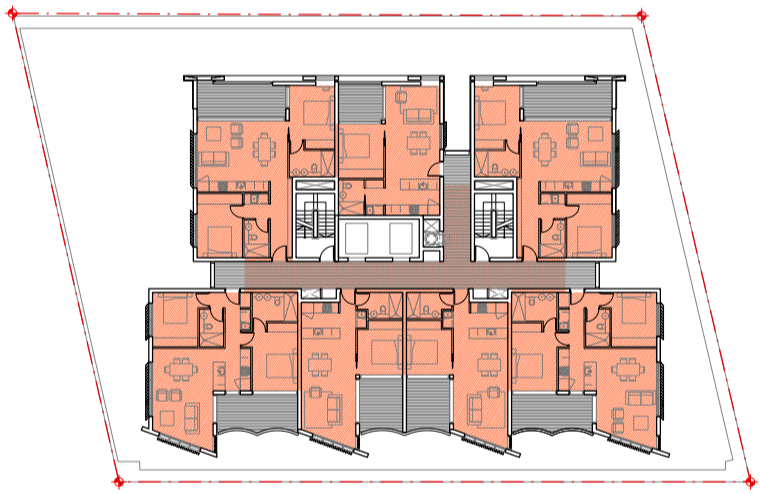
BASEMENT 1



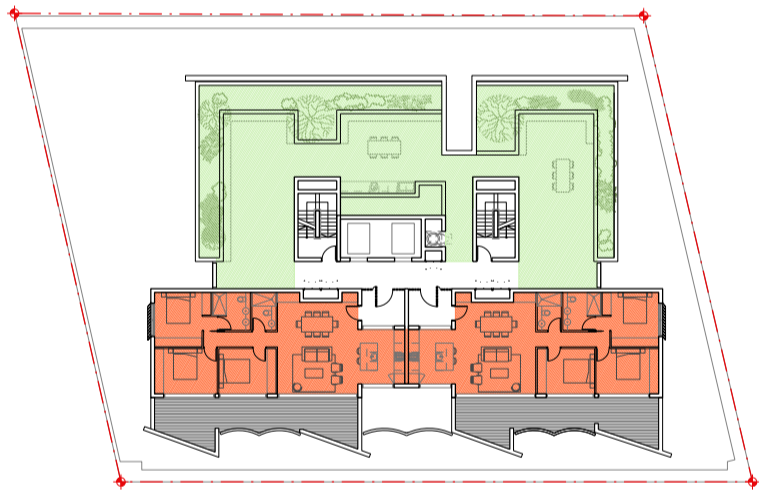
GROUND FLOOR PLAN		AREA
<div></div> RETAIL		667 m ²
<div></div> RESIDENTIAL		106 m ²
TOTAL LEVEL GFA		773 m ²



LEVEL 1		AREA
<div></div> RESIDENTIAL		416 m ²
TOTAL LEVEL GFA		416 m ²



LEVEL 2-16 PLAN (X15 LEVELS)		AREA
<div></div> RESIDENTIAL		508 m ²
TOTAL LEVEL GFA		7620 m ²



LEVEL 17		AREA
<div></div> RESIDENTIAL		198 m ²
TOTAL LEVEL GFA		198 m ²

COMMUNAL SPACES		AREA
<div></div> COMMUNAL OPEN SPACE		272 m ²

CURRENT KEY CONTROL	
SITE AREA	1288 SQM (SURVEY)
PERMISSIBLE FSR	7 : 1
PERMISSIBLE GFA	9016 SQM
HEIGHT PLANE	18 STORIES

PROPOSED DEVELOPMENT	
PROPOSED FSR	7.0 : 1
PROPOSED GFA	9007 SQM

GFA CALCULATION (SQM)			
LEVEL	RESIDENTIAL	RETAIL	TOTAL
GROUND	106	667	773
LEVEL 1	416	-	416
LEVEL 2-16 (x15 Ms)	508	-	7620
LEVEL 17	198	-	198
TOTAL	8340	667	9007

APARTMENT MIX					
LEVEL	UNIT MIX				TOTAL
	STUDIO	1 BED	2 BED	3 BED	
LEVEL 1	3	4	-	-	7
TYPICAL LEVEL (L2-16)	-	3	4	-	105
LEVEL 17	-	-	-	2	2
TOTAL	3	49	60	2	114
PERCENTAGE	2%	43%	53%	2%	100%

P R E L I M I N A R Y