



TELOPEA  
DEVELOPMENT SCHEDULE

JOB NO. 20320  
CLIENT FRASERS PROPERTY  
DATE 16/07/2021

OVERALL

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m²)	TOTAL G.F.A. (m²)	COMMUNAL G.F.A. (m²)	RESIDENTIAL G.F.A. (m²)	N.S.A. (m²)	Apartment Mix							No. of Aparments	Solar access	Ventilation
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed			
48400		LO															
46500	1900	ROOF															
43400	3100	L13	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
40300	3100	L12	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
37200	3100	L11	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
34100	3100	L10	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
31000	3100	L09	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
27900	3100	L08	2190	1665	0	1665	1461	0	6	0	1	9	0	2	18	17	5
24800	3100	L07	4325	3121	0	3121	2805	0	12	0	2	18	3	5	40	38	27
21700	3100	L06	4318	3297	0	3297	2980	0	14	0	2	19	3	3	41	36	26
18600	3100	L05	4311	3297	0	3297	2980	0	14	0	2	19	3	3	41	32	26
15500	3100	L04	5131	3305	12	3293	2974	0	14	0	3	18	3	3	41	31	26
12400	3100	L03	5090	3856	0	3856	3436	0	17	1	3	18	1	2	42	35	23
9300	3100	L02	5735	4307	6	4301	3765	0	20	2	4	29	1	3	59	35	38
6200	3100	L01	5824	4351	0	4351	3879	0	20	1	3	19	1	4	48	35	26
3100	3100	UG	5522	4272	0	4272	3625	2	18	1	4	24	1	6	56	29	32
0	3100	LG	7458	1617	0	1617	1379	1	5	0	0	7	1	4	18	9	9
	3000	B01	8981	311	0	311	239	0	0	1	1	0	0	1	3	2	2
	3000	B02	8617	129	0	129	102	0	0	0	0	0	0	1	1	0	1
TOTALS			71367	36528	18	36510	32260	3	150	6	25	200	17	42	443	334	241
%								0.7%	33.9%	1.4%	5.6%	45.1%	3.8%	9.5%		75.4%	61.0%
Targeted								3%	35%		52%			10%	From 8 am to 4pm		

SITE AREA	20594 m²
FSR ALLOWED	1.70 :1
FSR	1.77 :1
HOB ALLOWED	28.00 m
HOB	45.58 m

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	Bike	Motor Bike
Required	2	90	4	23	180	15	59	44	1 per 1 unit + 1 per 15 visitor	1 per 5 car spces
TOTAL	416								473	83

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

\*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



TELOPEA  
DEVELOPMENT SCHEDULE

JOB NO. 20320  
CLIENT FRASERS PROPERTY  
DATE 16/07/2021

STAGE 1

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m²)	TOTAL G.F.A. (m²)	COMMUNAL G.F.A. (m²)	RESIDENTIAL G.F.A. (m²)	N.S.A. (m²)	Apartment Mix							No. of Aparments	Solar access	Ventilation
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed			
48400		LO															
46500	1900	ROOF															
43400	3100	L13	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
40300	3100	L12	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
37200	3100	L11	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
34100	3100	L10	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
31000	3100	L09	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
27900	3100	L08	1260	960	0	960	841	0	5	0	0	6	0	1	12	12	5
24800	3100	L07	1972	1500	0	1500	1369	0	8	0	0	8	2	1	19	19	12
21700	3100	L06	1972	1500	0	1500	1369	0	8	0	0	8	2	1	19	16	12
18600	3100	L05	1972	1500	0	1500	1369	0	8	0	0	8	2	1	19	14	12
15500	3100	L04	2785	1508	12	1496	1363	0	8	0	1	7	2	1	19	13	12
12400	3100	L03	2751	2059	0	2059	1825	0	11	1	1	7	0	0	20	17	9
9300	3100	L02	3308	2510	6	2504	2154	0	14	2	2	18	0	1	37	17	24
6200	3100	L01	3432	2494	0	2494	2212	0	13	1	1	8	0	2	25	18	12
3100	3100	UG	3232	2401	0	2401	2033	2	12	1	1	13	0	5	34	13	20
0	3100	LG	4271	821	0	821	708	0	3	0	0	4	0	2	9	2	5
	3000	B01	4749	311	0	311	239	0	0	1	1	0	0	1	3	2	2
	3000	B02	4832	129	0	129	102	0	0	0	0	0	0	1	1	0	1
TOTALS			40401	20693	18	20675	18219	2	100	6	7	107	8	22	252	178	126
%								0.8%	39.7%	2.4%	2.8%	42.5%	3.2%	8.7%		70.6%	60.0%
Targeted								3%	35%		52%			10%	From 8 am to 4pm		

SITE AREA	20594 m²
FSR ALLOWED	1.70 :1
FSR	1.00 :1
HOB ALLOWED	28.00 m
HOB	45.58 m

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	Bike	Motor Bike
Required	1	60	4	6	96	7	31	25	1 per 1 unit + 1 per 15 visitor	1 per 15 car spces
TOTAL	231								269	15

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
- \*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



TELOPEA  
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CLIENT FRASERS PROPERTY  
DATE 16/07/2021

STAGE 2

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m²)	TOTAL G.F.A. (m²)	COMMUNAL G.F.A. (m²)	RESIDENTIAL G.F.A. (m²)	N.S.A. (m²)	Apartment Mix							No. of Aparments	Solar access	Ventilation
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed			
33000		LO															
31000	2000	ROOF															
27900	3100	L08	930	705	0	705	620	0	1	0	1	3	0	1	6	5	0
24800	3100	L07	2353	1621	0	1621	1436	0	4	0	2	10	1	4	21	19	15
21700	3100	L06	2346	1797	0	1797	1611	0	6	0	2	11	1	2	22	20	14
18600	3100	L05	2339	1797	0	1797	1611	0	6	0	2	11	1	2	22	18	14
15500	3100	L04	2346	1797	0	1797	1611	0	6	0	2	11	1	2	22	18	14
12400	3100	L03	2339	1797	0	1797	1611	0	6	0	2	11	1	2	22	18	14
9300	3100	L02	2427	1797	0	1797	1611	0	6	0	2	11	1	2	22	18	14
6200	3100	L01	2392	1857	0	1857	1667	0	7	0	2	11	1	2	23	17	14
3100	3100	UG	2290	1871	0	1871	1592	0	6	0	3	11	1	1	22	16	12
0	3100	LG	3293	796	0	796	671	1	2	0	0	3	1	2	9	7	4
	3000	B01	4035	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3000	B02	3231	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS			30321	15835	0	15835	14041	1	50	0	18	93	9	20	191	156	115
%								0.5%	26.2%	0.0%	9.4%	48.7%	4.7%	10.5%		81.7%	62.2%
Targeted								3%	35%			52%			10%		

SITE AREA	20594 m²
FSR ALLOWED	1.70 :1
FSR	0.77 :1
HOB ALLOWED	28.00 m
HOB	32.12 m

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	Bike	Motor Bike
Required	1	30	0	16	84	8	28	19	1 per 1 unit + 1 per 15 visitor	1 per 15 car spces
TOTAL	186								204	12

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
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**BUT EXCLUDES:**

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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



**TELOPEA**  
DEVELOPMENT SCHEDULE

**JOB NO.** 20320  
**CLIENT** FRASERS PROPERTY  
**DATE** 16/07/2021

**BUILDING A**

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m²)	TOTAL G.F.A. (m²)	COMMUNAL G.F.A. (m²)	RESIDENTIAL G.F.A. (m²)	N.S.A. (m²)	Apartment Mix							No. of Aparments	Solar access	Ventilation
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed			
21460		LO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19460	2000	ROOF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16300	3160	L02	552	323	6	317	280	0	2	0	0	1	0	1	4	4	4
13200	3100	L01	548	426	0	426	385	0	2	0	0	1	0	2	5	2	3
10100	3100	UG	548	426	0	426	385	0	2	0	0	1	0	2	5	2	3
7000	3100	LG	513	372	0	372	335	0	1	0	0	1	0	2	4	2	3
4000	3000	B01	431	311	0	311	239	0	0	1	1	0	0	1	3	2	2
0	4000	B02	181	129	0	129	102	0	0	0	0	0	0	1	1	0	1
TOTALS			2773	1987	6	1981	1726	0	7	1	1	4	0	9	22	12	16
%								0.0%	31.8%	4.5%	4.5%	18.2%	0.0%	40.9%		55%	73%

SITE AREA	20594 m <sup>2</sup>
FSR ALLOWED	1.70 :1
FSR	0.10 :1
HOB ALLOWED	28.00 m
HOB	20.85 m

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	Bike	Motor Bike
Required	0	4	1	1	4	0	13	2	1 per 1 unit + 1 per 15 visitor	1 per 15 car spces
TOTAL	24								23	2

**DEFINITIONS**

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- \*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 FLOREY 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



**TELOPEA**  
DEVELOPMENT SCHEDULE

**JOB NO.** 20320  
**CLIENT** FRASERS PROPERTY  
**DATE** 16/07/2021

**BUILDING B**

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m²)	TOTAL G.F.A. (m²)	COMMUNAL G.F.A. (m²)	RESIDENTIAL G.F.A. (m²)	N.S.A. (m²)	Apartment Mix							No. of Aparments	Solar access	Ventilation
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed			
48400		LO															
46500	1900	ROOF															
43400	3100	L13	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
40300	3100	L12	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
37200	3100	L11	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
34100	3100	L10	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
31000	3100	L09	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
27900	3100	L08	773	600	0	600	527	0	2	0	0	4	0	1	7	7	0
24800	3100	L07	1485	1140	0	1140	1055	0	5	0	0	6	2	1	14	14	8
21700	3100	L06	1485	1140	0	1140	1055	0	5	0	0	6	2	1	14	11	8
18600	3100	L05	1485	1140	0	1140	1055	0	5	0	0	6	2	1	14	10	8
15500	3100	L04	2036	1148	8	1140	1055	0	5	0	0	6	2	1	14	9	8
12400	3100	L03	2026	1497	0	1497	1329	0	6	1	1	4	0	0	12	13	6
9300	3100	L02	2031	1625	0	1625	1378	0	7	2	2	14	0	0	25	10	17
6200	3100	L01	2020	1506	0	1506	1331	0	6	1	1	4	0	0	12	13	6
3100	3100	UG	1882	1562	0	1562	1311	0	7	1	1	12	0	2	23	8	15
0	3100	LG	567	449	0	449	373	0	2	0	0	3	0	0	5	0	2
	3000	B01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3000	B02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS			19655	14807	8	14799	13104	0	60	5	5	85	8	12	175	130	78
%								0.0%	34.3%	2.9%	2.9%	48.6%	4.6%	6.9%		74.3%	58.6%

SITE AREA	20594 m <sup>2</sup>
FSR ALLOWED	1.70 :1
FSR	0.72 :1
HOB ALLOWED	28.00 m
HOB	45.58 m

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	Bike	Motor Bike
Required	0	36	3	5	77	7	17	18	1 per 1 unit + 1 per 15 visitor	1 per 15 car spces
TOTAL	162								187	11

**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
- \*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 FLOREY 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



**TELOPEA**  
DEVELOPMENT SCHEDULE

**JOB NO.** 20320  
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**DATE** 16/07/2021

**BUILDING C**

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m²)	TOTAL G.F.A. (m²)	COMMUNAL G.F.A. (m²)	RESIDENTIAL G.F.A. (m²)	N.S.A. (m²)	Apartment Mix							No. of Aparments	Solar access	Ventilation
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed			
29900		LO															
27900	2000	ROOF															
24800	3100	L08	487	360	0	360	314	0	3	0	0	2	0	0	5	5	5
21700	3100	L07	487	360	0	360	314	0	3	0	0	2	0	0	5	5	4
18600	3100	L06	487	360	0	360	314	0	3	0	0	2	0	0	5	5	4
15500	3100	L05	487	360	0	360	314	0	3	0	0	2	0	0	5	4	4
12400	3100	L04	749	360	4	356	308	0	3	0	1	1	0	0	5	4	4
9300	3100	L03	725	562	0	562	496	0	5	0	0	3	0	0	8	4	3
6200	3100	L02	725	562	0	562	496	0	5	0	0	3	0	0	8	3	3
3100	3100	L01	864	562	0	562	496	0	5	0	0	3	0	0	8	3	3
0	3100	UG	802	413	0	413	337	2	3	0	0	0	0	1	6	3	2
	3100	LG	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3000	B01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3000	B02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS			5813	3899	4	3895	3389	2	33	0	1	18	0	1	55	36	32
%								3.6%	60.0%	0.0%	1.8%	32.7%	0.0%	1.8%		65%	58%

SITE AREA	20594 m <sup>2</sup>
FSR ALLOWED	1.70 :1
FSR	0.19 :1
HOB ALLOWED	28.00 m
HOB	31.90 m

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	Bike	Motor Bike
Required	1	20	0	1	16	0	1	6	1 per 1 unit + 1 per 15 visitor	1 per 15 car spces
TOTAL	45								59	3

**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
- \*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



**TELOPEA**  
DEVELOPMENT SCHEDULE

**JOB NO.** 20320  
**CLIENT** FRASERS PROPERTY  
**DATE** 16/07/2021

**BUILDING D**

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m²)	TOTAL G.F.A. (m²)	COMMUNAL G.F.A. (m²)	RESIDENTIAL G.F.A. (m²)	N.S.A. (m²)	Apartment Mix							No. of Aparments	Solar access	Ventilation
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed			
33000		LO															
31000	2000	ROOF															
27900	3100	L08	930	705	0	705	620	0	1	0	1	3	0	1	6	5	0
24800	3100	L07	1168	731	0	731	645	0	1	0	1	4	1	3	10	8	7
21700	3100	L06	1154	907	0	907	820	0	3	0	1	5	1	1	11	9	6
18600	3100	L05	1154	907	0	907	820	0	3	0	1	5	1	1	11	7	6
15500	3100	L04	1154	907	0	907	820	0	3	0	1	5	1	1	11	7	6
12400	3100	L03	1154	907	0	907	820	0	3	0	1	5	1	1	11	7	6
9300	3100	L02	1154	907	0	907	820	0	3	0	1	5	1	1	11	7	6
6200	3100	L01	1154	907	0	907	820	0	3	0	1	5	1	1	11	7	6
3100	3100	UG	1090	902	0	902	784	0	4	0	1	4	1	1	11	6	6
0	3100	LG	625	500	0	500	412	1	2	0	0	2	1	0	6	4	2
	3000	B01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3000	B02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS			10737	8280	0	8280	7381	1	26	0	9	43	9	11	99	67	51
%								1.0%	26.3%	0.0%	9.1%	43.4%	9.1%	11.1%		68%	55%

SITE AREA	20594 m <sup>2</sup>
FSR ALLOWED	1.70 :1
FSR	0.40 :1
HOB ALLOWED	28.00 m
HOB	32.12 m

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	Bike	Motor Bike
Required	1	16	0	8	39	8	15	10	1 per 1 unit + 1 per 15 visitor	1 per 15 car spces
TOTAL	96								106	6

**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
- \*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



**TELOPEA**  
DEVELOPMENT SCHEDULE

**JOB NO.** 20320  
**CLIENT** FRASERS PROPERTY  
**DATE** 16/07/2021

**BUILDING E**

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m²)	TOTAL G.F.A. (m²)	COMMUNAL G.F.A. (m²)	RESIDENTIAL G.F.A. (m²)	N.S.A. (m²)	Apartment Mix							No. of Aparments	Solar access	Ventilation
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed			
30000		LO															
27900	2100	ROOF															
24800	3100	L07	1185	890	0	890	791	0	3	0	1	6	0	1	11	11	8
21700	3100	L06	1192	890	0	890	791	0	3	0	1	6	0	1	11	11	8
18600	3100	L05	1185	890	0	890	791	0	3	0	1	6	0	1	11	11	8
15500	3100	L04	1192	890	0	890	791	0	3	0	1	6	0	1	11	11	8
12400	3100	L03	1185	890	0	890	791	0	3	0	1	6	0	1	11	11	8
9300	3100	L02	1273	890	0	890	791	0	3	0	1	6	0	1	11	11	8
6200	3100	L01	1238	950	0	950	847	0	4	0	1	6	0	1	12	10	8
3100	3100	UG	1200	969	0	969	808	0	2	0	2	7	0	0	11	10	6
0	3100	LG	387	296	0	296	259	0	0	0	0	1	0	2	3	3	2
	3000	B01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3000	B02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS			10037	7555	0	7555	6660	0	24	0	9	50	0	9	92	89	64
%								0.0%	26.1%	0.0%	9.8%	54.3%	0.0%	9.8%		97%	70%

SITE AREA	20594 m <sup>2</sup>
FSR ALLOWED	1.70 :1
FSR	0.37 :1
HOB ALLOWED	28.00 m
HOB	30.13 m

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	Bike	Motor Bike
Required	0	14	0	8	45	0	13	9	1 per 1 unit + 1 per 15 visitor	1 per 15 car spces
TOTAL	89								98	6

**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:**

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- \*TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
- \*VOIDS ABOVE A FLOREY 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