





SCHEDULE OF KEY AMENDMENTS

-  1 LEVELS 1-5 CONVERTED FROM RESIDENTIAL TO COMMERCIAL USE
-  2 GFA TABLE REVISED
-  3 APARTMENT MIX REVISED
-  4 SOLAR STUDY REVISED

YIELD ANALYSIS

	PERMISSIBLE	APPROVED (MOD 5)	PROPOSED
SITE AREA	1,696.5sqm (APPROX.)		
FSR	7.70:1	7.65:1	7.65:1
GROSS FLOOR AREA (GFA) *	13,063.0 sqm	12,993 sqm	12,993 sqm
HEIGHT OF BUILDING *	18 STOREYS	18 STOREYS	18 STOREYS

GFA CALCULATIONS

LEVEL	PROGRAM /FUNCTION	TOWER 1		TOWER 2		TOTAL	
		TOTAL UNITS	AREA (sqm)	TOTAL UNITS	AREA (sqm)	TOTAL UNITS	GFA (sqm)
BASEMENT	PARKING /STORAGE	-	-	-	-	-	-
GROUND	RETAIL /COMMERCIAL /LOBBY	-	461	-	617	-	1,078
LEVEL 01	COMMERCIAL	-	357	-	429	06	786
LEVEL 02	COMMERCIAL	-	357	-	429	06	786
LEVEL 03	COMMERCIAL /RESIDENTIAL	-	357	06	353	12	710
LEVEL 04	COMMERCIAL /RESIDENTIAL	-	357	06	353	12	710
LEVEL 05	COMMERCIAL /RESIDENTIAL	-	357	06	353	12	710
LEVEL 06	RESIDENTIAL	06	357	06	353	12	710
LEVEL 07	RESIDENTIAL	06	357	06	353	12	710
LEVEL 08	RESIDENTIAL	06	357	06	353	12	710
LEVEL 09	RESIDENTIAL	06	357	06	353	12	710
LEVEL 10	RESIDENTIAL	06	357	06	353	12	710
LEVEL 11	RESIDENTIAL	06	357	06	353	12	710
LEVEL 12	RESIDENTIAL	06	366	06	362	12	728
LEVEL 13	RESIDENTIAL	06	366	06	362	12	728
LEVEL 14	RESIDENTIAL	06	366	06	362	12	728
LEVEL 15	RESIDENTIAL	03	201	06	362	09	563
LEVEL 16	RESIDENTIAL	03	201	06	362	09	563
LEVEL 17	RESIDENTIAL	03	201	04	422	07	623
LEVEL 18	RESIDENTIAL /TERRACE	-	-	02	18	02	18
ROOF	PLANT	-	-	-	-	-	-
	RETAIL /COMMERCIAL /LOBBY	-	2,246	-	1,475	-	3,721
	RESIDENTIAL	63	3,845	88	5,427	151	9,272
	TOTAL	63	2,089	88	6,902	151	2,993

DEFINITIONS – Standard Instrument (Local Environmental Plans) Order 2006 *

BUILDING HEIGHT








BUILDING HEIGHT (OR HEIGHT OF BUILDING) MEANS THE VERTICAL DISTANCE BETWEEN GROUND LEVEL (EXISTING) AND THE HIGHEST POINT OF THE BUILDING, INCLUDING PLANT AND LIFT OVERRUNS, BUT EXCLUDING COMMUNICATION DEVICES, ANTENNAE, SATELLITE DISHES, MASTS, FLAGPOLES, CHIMNEYS, FLUES AND THE LIKE.

GROSS FLOOR AREA




GROSS FLOOR AREA MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR 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, MEASURED AT A HEIGHT OF 1.4 METRES ABOVE THE FLOOR, AND INCLUDES:

- (A) THE AREA OF A MEZZANINE; AND
(B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC; AND
(C) ANY SHOP, AUTOTHEATRE, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC;
BUT EXCLUDES:
(1) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS; AND
(2) ANY BASEMENT;
(3) ANY STORAGE; AND
(4) VEHICULAR ACCESS, LOADING AREAS, GARAGE AND SERVICES AND
(F) THE LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES
OR DUCTING; AND
(G) ANY SPACE USED TO MEET ANY REQUIREMENTS OF THE CONSISTANT AUTHORITY INCLUDING ACCESS TO
THAT CAR PARKING); AND
(H) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS INCLUDING ACCESS TO IT; AND
(I) TERRACES, BALCONIES WITH OUTER WALLS NOT MORE THAN 1.4 METRES HIGH; AND
(J) AREAS ABOVE THE LEVEL OF A STOREY OR STOREY ABOVE.

LEGEND

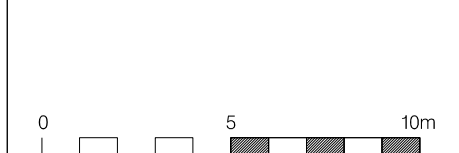
AREAS INCLUDED IN GFA CALCULATIONS		UNIT AREAS	TOTAL UNITS	UNIT MIX
	STUDIO / APARTMENT	43-53sqm	46 UNITS	31%
	1 BEDROOM UNIT	50sqm	51 UNITS	33%
	1 BEDROOM UNIT + STUDY	67sqm	3 UNITS	2%
	2 BEDROOM UNIT	78-85sqm	49 UNITS	33%
	3 BEDROOM UNITS	166sqm	2 UNITS	1%
	RETAIL / COMMERCIAL TENANCIES			
	LOBBY / CONCIERGE			
TOTAL			151 UNITS	100%

AREAS EXCLUDED IN GFA CALCULATIONS

	COMMON VERTICAL CIRCULATION, LOADING AREAS
	PARKING
	PLANT / SERVICES

P3

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

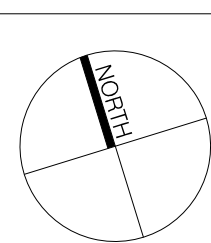


Drawing	Original Size	A1
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Note : Do not scale from drawings. Figured dimensions shall take precedence over scaled dimensions. Any discrepancy shall be reported to the Architect for clarification prior to the commencement of any work.



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SCALE: 1:600 @ A1	DATE: FEBRUARY 20
DRAWN BY: RYSEJEMT	CHECKED 1: JE

DRAWING: AREA CALCULATIONS	
DRAWING No. S96 - 1401	