

DEVELOPMENT SUMMARY - VCAT SUBSTITUTION PACKAGE

SITE AREA: 7990 m2  
BASEMENT AREA: 13684 m2  
SITE COVERAGE: 5904 m2

	LEVEL	APARTMENT MIX										RESI CAR PARKS	COMMERCIAL AREA (m2)			RESI BIKE PARKS	GROUND FLOOR VISITOR STREET BIKE PARKS	REAR 26-56 BIKE PARKING	STORAGE	REAR 26-56 STORAGE
		1 BED	1BED+S	2BED/1BATH	2BED/1BTH + S	2BED/2BATH	2BED/2BTH+S	3BED/2BTH	3BED/2BTH+S	4B/2BTH+S	TOTAL		FOOD + DRINK	CAFÉ	TOTAL					
		43-46m <sup>2</sup>	47-55m <sup>2</sup>	56-66m <sup>2</sup>		65-75m <sup>2</sup>	75-85m <sup>2</sup>	90-120m <sup>2</sup>	90-130m <sup>2</sup>	120-135m <sup>2</sup>										
BASEMENT	BASEMENT 1 BASEMENT 2											157 164				225 116		4 4	155 186	
BUILDING	GROUND	5	12	2	3	9	8	1	1	0	41		275	76	351		32			
	LEVEL 1	9	20	4	0	16	9	0	1	0	59									
	LEVEL 2	8	15	8	0	12	10	3	0	0	56									
	LEVEL 3	6	17	4	0	10	10	2	0	0	49									
	LEVEL 4	3	14	3	0	6	9	4	1	0	40									
	LEVEL 5	3	10	3	0	5	4	3	4	1	33									
	LEVEL 6	1	8	2	0	4	3	3	0	1	22									
	LEVEL 7	1	5	3	0	5	1	3	0	1	19									
	LEVEL 8	0	1	0	0	2	2	3	0	1	9									
	LEVEL 9	0	0	0	0	1	2	5	1	1	10									
	LEVEL 10	0	0	0	0	0	0	1	1	1	3									
	LEVEL 11	0	0	0	0	0	0	0	0	0	0									
ROOF																				
TOTALS		36	102	29	3	70	58	28	9	6	341	321	275	76	351	341	32	4	4	341
		11%	30%	9%	1%	21%	17%	8%	3%	2%	100%	321								

CARPARK	1BED	1BED+S	2BED/1BATH	2BED/1BTH + S	2BED/2BATH	2BED/2BTH+S	3BED/2BTH	3BED/2BTH+S	4B/2BTH+S	CARPARK SUB-TOTAL	VISITOR	RETAIL	ADDITIONAL CARPARKING SUB- TOTAL	REAR 26-56 ALLOCATION	CARPARK TOTAL
RATE	0.7	0.7	1.0	1.0	1.0	1.0	1.5	1.5	1.5						
NO.	25	71	29	3	70	58	42	14	9	321	11	3	14	6	341

Notes:  
1. This scheme and schedule have been prepared for planning permission purposes only.  
2. The design has been prepared with limit structural and services advice and coordination.  
3. Changes to the layouts and associated figures will be made during the design development.

Definitions:  
1. NSA Apartment areas have been measured according to the Property Council of Australia method of measurement.  
2. GFA has been measured to the external face of the external walls, including areas for vertical circulation, lift, stair and plant rooms.  
4. GBA has been measured to the external face of all built areas, including balconies, roof terraces, and slab extensions accommodating planter boxes and privacy screens. GBA excludes non-trafficable green roofs.  
3. Basement GFA has been measured to the external face of all shoring walls, including services, plant rooms, vertical circulation, and lifts.