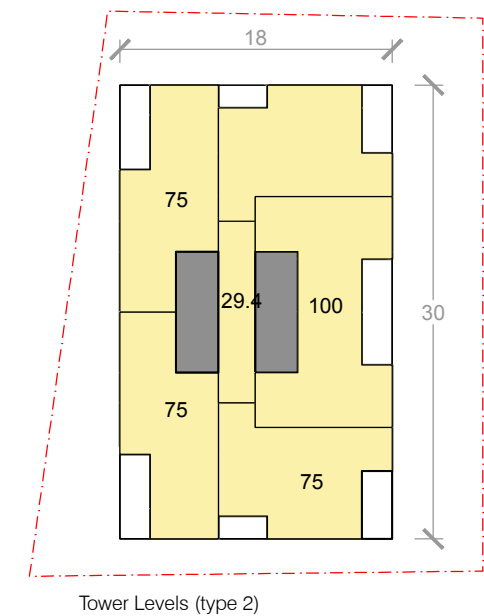
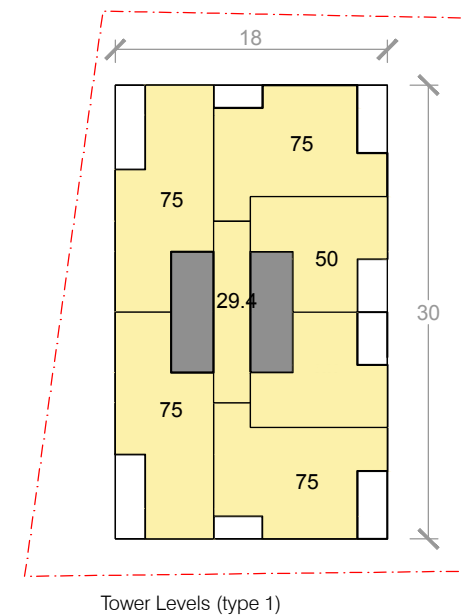
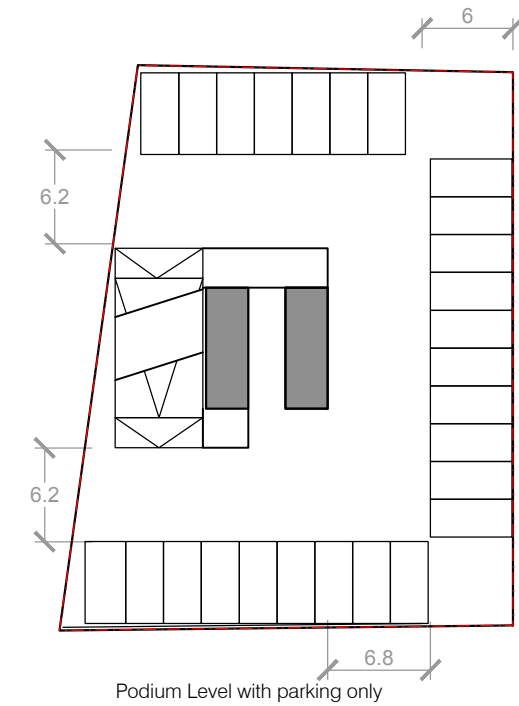
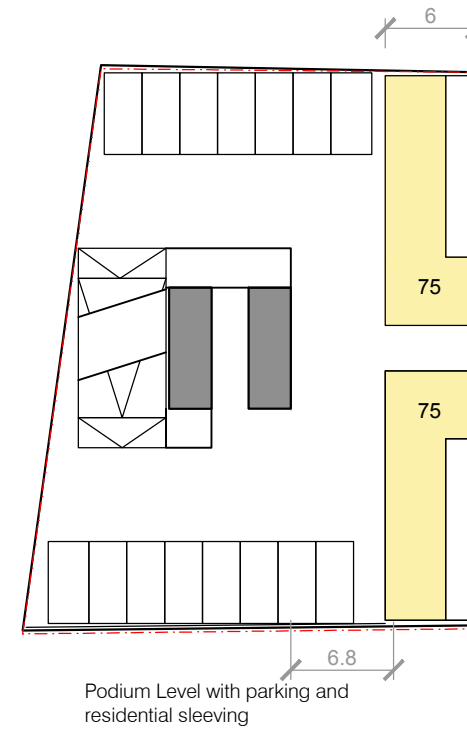
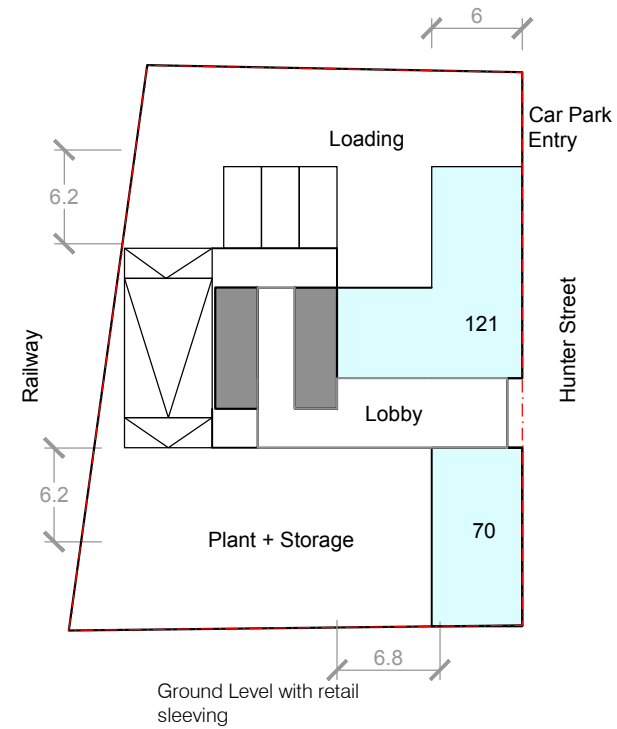


# Proposal FSR 11.5:1

## Typical Plans

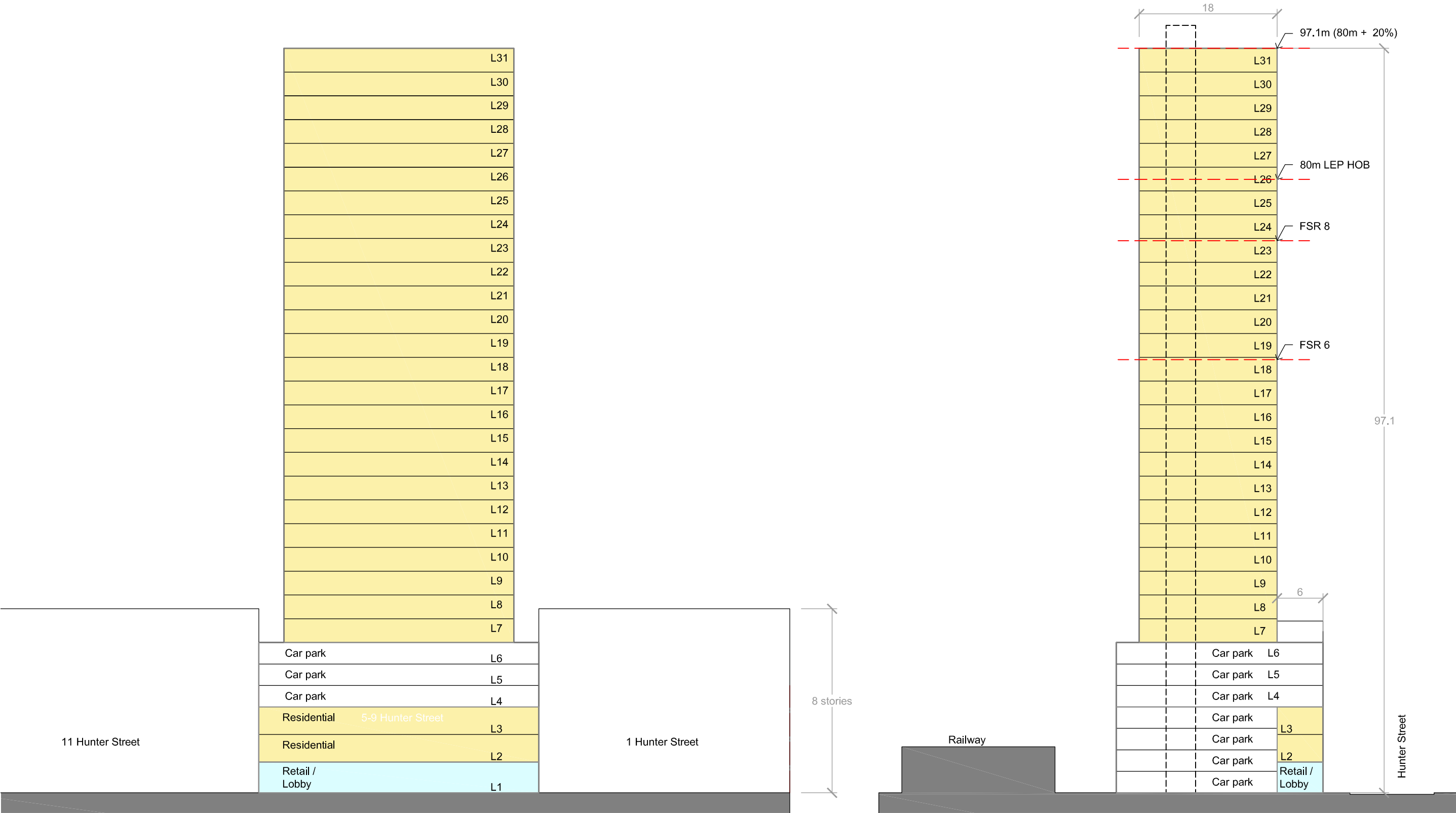
### Key Issues

- Sleeving of car park is challenging for the small site area. A minimum of 6m sleeving is proposed - sufficient for small ground level retail and single-aspect apartments
- Tower core location is towards southern side of site to allow for tower setback and provide good amenity to apartments



# Proposal FSR 11.5:1

## Typical elevation/section



# Proposal Typical Yield and Apartment Mix

## FSR 11.5:1

| GFA and FSR calculation |       |                |       |          |        |       |
|-------------------------|-------|----------------|-------|----------|--------|-------|
|                         | 1-bed | 2-bed          | 3-bed | Corridor | Retail | Lobby |
| Total No.               | 26    | 104            | 12    | 28       | 1      | 1     |
| GFA per unit            | 50    | 75             | 100   | 29.5     | 190    | 85    |
| subtotal GFA            | 1,300 | 7,800          | 1,200 | 826      | 190    | 85    |
| Total GFA               |       |                |       |          | 11,401 |       |
| Site Area               |       |                |       |          | 991    |       |
| FSR                     |       |                |       |          | 11.5   |       |
| Unit Total and Mix      |       |                |       | Total    |        |       |
| Total Units             | 26    | 104            | 12    | 142      |        |       |
| Mix                     | 18%   | 73%            | 8%    |          |        |       |
| Car Parking             |       |                |       |          |        |       |
| Residential             | rate  | 1.2/<br>unit   |       | 118      |        |       |
| Retail                  | rate  | 30m²/<br>space |       | 6        |        |       |
| Total Spaces Required   |       |                |       | 124      |        |       |
| Ground                  | 3     | x1<br>level    |       | 3        |        |       |
| Podium 1                | 15    | x2<br>levels   |       | 30       |        |       |
| Podium 2                | 26    | x3<br>levels   |       | 78       |        |       |
| Total Spaces Provided   |       |                |       | 111      |        |       |

| Level | 1-bed | 2-bed | 3-bed |
|-------|-------|-------|-------|
| 1     | -     | -     | -     |
| 2     | -     | 2     | -     |
| 3     | -     | 2     | -     |
| 4     | -     | -     | -     |
| 5     | -     | -     | -     |
| 6     | -     | -     | -     |
| 7     | 2     | 4     | -     |
| 8     | 2     | 4     | -     |
| 9     | 2     | 4     | -     |
| 10    | 2     | 4     | -     |
| 11    | 2     | 4     | -     |
| 12    | 2     | 4     | -     |
| 13    | 2     | 4     | -     |
| 14    | 2     | 4     | -     |
| 15    | 2     | 4     | -     |
| 16    | 2     | 4     | -     |
| 17    | 2     | 4     | -     |
| 18    | 2     | 4     | -     |
| 19    | 2     | 4     | -     |
| 20    | -     | 4     | 1     |
| 21    | -     | 4     | 1     |
| 22    | -     | 4     | 1     |

| Level    | 1-bed | 2-bed | 3-bed |
|----------|-------|-------|-------|
| 23       | -     | 4     | 1     |
| 24       | -     | 4     | 1     |
| 25       | -     | 4     | 1     |
| 26       | -     | 4     | 1     |
| 27       | -     | 4     | 1     |
| 28       | -     | 4     | 1     |
| 29       | -     | 4     | 1     |
| 30       | -     | 4     | 1     |
| 31       | -     | 4     | 1     |
|          |       |       |       |
| Subtotal | 26    | 104   | 12    |