

Attachment A**Non Residential Use GFA Summary:**

14:1 Base Scheme:			
Retail Use:	4340	sqm GFA	* Supermarket & public carpark excluded from 14:1 base scheme.
Commercial Use:	3705	sqm GFA	
Total Retail + Commercial Use:	8045	sqm GFA	
Retail + Commercial Use FSR:	2.52	:1	

16:1 Incentive Scheme: (includes supermarket & public carpark)			
Retail Use:	4340	sqm GFA	
Commercial Use:	3705	sqm GFA	
Total Retail + Commercial Use:	8045	sqm GFA	
Retail + Commercial Use FSR:	2.52	:1	

17:1 Incentive Scheme: (includes supermarket & public carpark + design excellence bonus)			
Retail Use:	4409	sqm GFA	* 17:1 Incentive scheme includes 1:1 Design Excellence Bonus FSR. Commercial and Retail uses are expanded into the 4m façade articulation zone hence slightly greater in area than 14:1 and 16:1 schemes.
Commercial Use:	3850	sqm GFA	
Total Retail + Commercial Use:	8259	sqm GFA	
Retail + Commercial Use FSR:	2.58	:1	

17.6:1 Incentive Scheme: (Includes supermarket & public carpark + amalgamation of site B)			
Site A:			
Retail Use:	4340	sqm GFA	* Reduced commercial space provided on site A due to commercial office building being provided on site B.
Commercial Use:	450	sqm GFA	
Total Retail + Commercial Use:	4790	sqm GFA	
Retail + Commercial Use FSR:	1.50	:1	
Site B:			
Retail Use:	1000	sqm GFA	
Commercial Use:	16000	sqm GFA	
Total Retail + Commercial Use:	17000	sqm GFA	
Retail + Commercial Use FSR:	9.15	:1	
Total:			
Total Retail + Commercial Use, Sites A+B:	21790	sqm GFA	
Combined Retail + Commercial Use FSR:	4.31	:1	

18.6:1 Incentive Scheme: (Includes supermarket & public carpark + amalgamation of site B, + design excellence bonus)			
Site A:			
Retail Use:	4409	sqm GFA	* 18.6:1 Incentive scheme Includes 1:1 Design Excellence Bonus FSR and therefore 4m façade articulation zone. * Reduced commercial space provided on site A due to commercial office building being provided on site B.
Commercial Use:	450	sqm GFA	
Total Retail + Commercial Use:	4859	sqm GFA	
Retail + Commercial Use FSR:	1.52	:1	
Site B:			
Retail Use:	1000	sqm GFA	
Commercial Use:	16000	sqm GFA	
Total Retail + Commercial Use:	17000	sqm GFA	
Retail + Commercial Use FSR:	9.15	:1	
Total:			
Total Retail + Commercial Use, Sites A+B:	21859	sqm GFA	
Combined Retail + Commercial Use FSR:	4.33	:1	