

Area Schedule - MASTERPLAN

Project:	Morton Street		
Project Number:	1165		
Date:	06.05.14		
Revision:	P1		
Total Site Area:	49240 m ²		
Public Open Space (Council)	12600 m ²		
R4 Area	29276 m ²		
B4 Area	7379 m ²		
Additional area - turning circle	155 m ²		
New Site Area:	36810 m ²		
FSR	1.75 :1		
Available GFA	64417.7 m ²		
(Effective FSR)	1.308 :1		
Proposed GFA	64351 m ²	Approved GFA	64418 m ²
Proposed FSR	1.75 :1		

Location	Apartment type						Apartments total	GFA (m²)
	1 Bed	1 Bed+S	2 Bed/1	2 Bed/2	2 Bed+S	3 bed		
Building A1								
Subtotal	4	1	4	57	0	2	68	5974
Building A2								
Subtotal	14	17	8	13	1	0	53	3707
Building A3								
Subtotal	7	17	1	113	4	5	147	12429
Building A4								
Subtotal	0	0	0	9	0	0	9	901
Total Site A	25	35	13	192	5	7	277	23011

Building B1								
Subtotal	0	13	0	44	2	5	64	5450
Building B2								
Subtotal	0	7	0	25	0	3	35	2798
Building B3								
Subtotal	0	1	0	23	0	3	27	2191
Building B4								
Subtotal	0	15	0	53	2	5	75	5760
Total Site B	0	36	0	145	4	16	201	16199

Building C1								
Subtotal	3	15	0	63	18	8	107	12558
Building C2								
Subtotal	0	13	0	19	1	2	35	0*
Building C3								
Subtotal	0	12	0	113	6	3	134	12583
Total Site C	3	40	0	195	25	13	276	25141

Overall Total	28	111	13	532	34	36	754	64351
Mix	4%	15%	2%	71%	5%	5%	100%	

* Building C2 GFA is included in total for Building C1

Parking Schedule - MASTERPLAN

Project: Morton Street
Project Number: 1165
Date: 06.05.14
Revision: P1

Required spaces: 1.00 per 1 bed apartment
1.25 per 2 bed apartment
1.50 per 3 bed apartment
0.25 visitor spaces per dwelling
10% dwellings to be accessible

Bicycles: 1 per 2 dwellings

Required Parking:										
	Total Apartments	1B Spaces	2B Spaces	3B Spaces	Subtotal	Accessible	Visitors	Car Share	Total	Bicycles
Block A	277	60	263	11	334	[28]	70	1	405	139
Block B	212	47	187	24	258	[21]	53		311	106
Block C	285	52	275	20	347	[35]	72		419	143
Total	774	159	725	55	939	[84]	195		1134	387

Achieved Parking:										Total	Bicycles
Block A										404	139
Block B										311	106
Block C										419	143
TOTAL										1134	387

Street Parking:											
Foreshore Road										17	
New Zealand St										26	
Internal St										34	
TOTAL										77	

AREA SCHEDULE

Location	Apartment type					Apartments per floor	GFA 1 ⁽¹⁾⁽⁴⁾ (m ²)	NSA ⁽³⁾⁽⁴⁾ (m ²)	GBA ⁽²⁾⁽⁴⁾ (m ²)	Efficiency	
	1 Bed/1	1 Bed+S	2 Bed/1	2 Bed/2	2 Bed+S						
Building A1											
Level G	0	0	0	6	0	0	6	595	477	718	80%
Level 01	1	0	0	6	0	0	7	643	523	781	81%
Level 02	1	0	0	6	0	0	7	642	520	784	81%
Level 03	1	0	0	6	0	0	7	654	520	809	80%
Level 04	1	1	0	9	0	0	11	887	771	1097	87%
Level 05	0	0	2	9	0	0	11	896	768	1097	86%
Level 06	0	0	2	8	0	1	11	927	798	1127	86%
Level 07	0	0	0	7	0	1	8	730	618	1124	85%
Subtotal	4	1	4	57	0	2	68	5974	4994	7536	84%
%	6%	1%	6%	84%	0%	3%	100%				
Building A2											
Level G	0	0	0	0	0	0	0	0	0	0	N/A
Level 01	2	1	0	0	0	0	3	229	172	296	75%
Level 02	1	5	1	1	0	0	8	526	456	685	87%
Level 03	2	4	2	0	0	0	8	526	416	688	79%
Level 04	4	4	2	1	1	0	12	812	707	1038	87%
Level 05	3	3	2	4	0	0	12	835	699	1038	84%
Level 06	2	0	1	7	0	0	10	779	649	1046	83%
Subtotal	14	17	8	13	1	0	53	3707	3099	4791	84%
%	26%	32%	15%	25%	2%	0%	100%				
Building A3											
Level G	2	3	0	5	1	0	11	951	946	1123	99%
Level 01	1	1	0	9	0	0	11	732	759	1213	104%
Level 02	1	1	0	9	0	0	11	945	770	1157	81%
Level 03	1	1	0	9	0	0	11	976	770	1197	79%
Level 04	1	1	0	12	0	0	14	1162	980	1408	84%
Level 05	0	2	0	12	0	0	14	1163	980	1408	84%
Level 06	0	2	0	12	0	0	14	1163	980	1408	84%
Level 07	0	2	0	12	0	0	14	1163	980	1408	84%
Level 08	0	2	0	12	0	0	14	1163	980	1408	84%
Level 09	0	2	0	10	1	0	13	1115	951	1432	85%
Level 10	1	0	1	8	2	1	13	1136	954	1362	84%
Level 11	0	0	0	3	0	4	7	760	629	1370	83%
Subtotal	7	17	1	113	4	5	147	12429	10679	15894	86%
%	5%	12%	1%	77%	3%	3%	100%				
Building A4											
Level G	0	0	0	3	0	0	3	300	248	377	83%
Level 01	0	0	0	3	0	0	3	300	248	377	83%
Level 02	0	0	0	3	0	0	3	300	248	377	83%
Subtotal	0	0	0	9	0	0	9	901	745	1131	83%
%	0%	0%	0%	100%	0%	0%	100%				
Total Site A	25	35	13	192	5	7	277	23011	19517	29353	336%
%	9%	13%	5%	69%	2%	3%	100%				

PARKING

Required spaces:	1.00 per	1 bed apartment
	1.25 per	2 bed apartment
	1.50 per	3 bed apartment
	0.25 visitor spaces per dwelling	
	10% dwellings to be accessible	
Bicycles:	1 per	2 dwellings
Storage	6/8/10 m ³ per dwelling of which %50 can be in basement carpark	

[illegible]

DEFINITIONS

[1] GFA 1

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, auditorium, cinema, and the like, in a basement or attic.

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent 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 and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

(2) GBA

The Gross Floor Area is the sum of the Fully Enclosed Covered Area and the Unenclosed Covered Area.

(3) NSA

Generally, it is the floor space contained within a tenancy at each floor level measured from the internal finished surfaces of permanent external walls and permanent internal walls but excluding features such as balconies and verandahs, common use areas, areas less than 1.5 m in height, service areas, and public spaces and thoroughfares. (Some commercial and public authorities use variants of this definition.)

Notes

4 All areas are indicative, preliminary and subject to surveyor confirmation, consultant input, design development and client/authority approval.

SITE AREA

12,746