

Site Areas & Calculations

Site Area (sqm)	3161
Maximum Height (m)	44.00
Allowable GFA (3.2:1)	10115
Allowable GFA + Bonus 20% (3.84:1)	12138
Allowable GFA by approved DA (FSR 3.9:1)	12328

Stacking	Height (m)	Level (RL)	Function	GFA (m2)	6B Cluster	Studio	Total Beds
Level 11	2.90	45.45	Lift Overrun / Plant				
Level 10	2.90	42.55	Rooms	447	2	6	18
Level 9	2.90	39.65	Rooms	795	3	15	33
Level 8	2.90	36.75	Rooms	795	3	15	33
Level 7	2.90	33.85	Rooms	804	3	15	33
Level 6	2.90	30.95	Rooms	1161	4	24	48
Level 5	2.90	28.05	Rooms	1161	4	24	48
Level 4	2.90	25.15	Rooms	1161	4	24	48
Level 3	2.90	22.25	Rooms	1161	4	24	48
Level 2	2.90	19.35	Rooms	1161	4	24	48
Level 1	2.90	16.45	Rooms	1161	4	24	48
Upper Ground Mezzanine	2.90	13.50	Rooms (Nth Block Only)	342	1	9	15
Upper Ground	4.75	11.70	Communal / Rooms	936	1	9	15
Lower Ground (incl. waste rooms)	4.20	7.50	Communal / Services	672	0	0	0
TOTAL	39.55			11757	222	213	435
				3.72	51%	49%	

DA Issue, Rev A

11591m2

3.67