

GFA, MIX AND YIELD SUMMARY

SITE AREA		6514 SQM
TOTAL ALLOWED GFA		23580 M2
TOTAL ALLOWED FSR		3.62:1
GFA CALCULATIONS		SQM
GFA RETAIL		1039.4
GFA RESIDENTIAL LEVEL 1 - 18		22484.9
TOTAL GFA		23524.3
TOTAL FSR	3.61	:1
GFA PERCENTAGES		%
GFA RETAIL	1039.4	4.418
GFA RESIDENTIAL	22484.9	95.582
TOTAL GFA		100

AREAS GFA RETAIL	
LEVEL	Measured Area
LOWER GROUND FLOOR	331.91
GROUND FLOOR	473.43
UPPER GROUND FLOOR	234.06
	1,039.40 m²

AREAS GFA RESIDENTIAL	
LEVEL	Measured Area
LOWER GROUND FLOOR	44.66
GROUND FLOOR	19.17
UPPER GROUND FLOOR	38.52
LEVEL 01	936.94
LEVEL 02	1,693.05
LEVEL 03	1,583.04
LEVEL 04	1,452.12
LEVEL 05	1,455.12
LEVEL 06	1,256.71
LEVEL 07	1,256.71
LEVEL 08	1,256.71
LEVEL 09	1,256.71
LEVEL 10	1,256.71
LEVEL 11	1,256.71
LEVEL 12	1,256.71
LEVEL 13	1,256.71
LEVEL 14	1,256.71
LEVEL 15	1,256.71
LEVEL 16	1,256.71
LEVEL 17	1,112.46
LEVEL 18	326.05
	22,484.94 m²

TOTAL GFA	
LEVEL	Measured Area
LOWER GROUND FLOOR	376.57
GROUND FLOOR	492.60
UPPER GROUND FLOOR	272.58
LEVEL 01	936.94
LEVEL 02	1,693.05
LEVEL 03	1,583.04
LEVEL 04	1,452.12
LEVEL 05	1,455.12
LEVEL 06	1,256.71
LEVEL 07	1,256.71
LEVEL 08	1,256.71
LEVEL 09	1,256.71
LEVEL 10	1,256.71
LEVEL 11	1,256.71
LEVEL 12	1,256.71
LEVEL 13	1,256.71
LEVEL 14	1,256.71
LEVEL 15	1,256.71
LEVEL 16	1,256.71
LEVEL 17	1,112.46
LEVEL 18	326.05
	23,524.34 m²

1 BED UNITS	
LEVEL	Quantity
LEVEL 02	1
LEVEL 03	1
LEVEL 04	2
LEVEL 05	2
LEVEL 06	4
LEVEL 07	4
LEVEL 08	4
LEVEL 09	4
LEVEL 10	4
LEVEL 11	4
LEVEL 12	4
LEVEL 13	4
LEVEL 14	4
LEVEL 15	4
LEVEL 16	4
LEVEL 17	3
	53

2 BED UNITS	
LEVEL	Quantity
LEVEL 01	6
LEVEL 02	22
LEVEL 03	9
LEVEL 04	12
LEVEL 05	12
LEVEL 06	9
LEVEL 07	9
LEVEL 08	9
LEVEL 09	9
LEVEL 10	9
LEVEL 11	9
LEVEL 12	9
LEVEL 13	9
LEVEL 14	9
LEVEL 15	9
LEVEL 16	9
LEVEL 17	4
	164

3 BED UNITS	
LEVEL	Quantity
LEVEL 01	1
LEVEL 03	2
LEVEL 04	2
LEVEL 05	2
LEVEL 06	2
LEVEL 07	2
LEVEL 08	2
LEVEL 09	2
LEVEL 10	2
LEVEL 11	2
LEVEL 12	2
LEVEL 13	2
LEVEL 14	2
LEVEL 15	2
LEVEL 16	2
LEVEL 17	4
LEVEL 18	2
	35

UNIT MIX %	%
1BED	21
2BED	65.1
3BED	13.9
TOTAL	100

ADAPTABLE UNITS		
TOTAL NUMBER OF UNITS: 252		
10% REQUIRED TO BE ADAPTABLE = 26		
ADAPTABLE UNITS PROVIDED: 28		
LEVEL	UNIT NUMBER	2B & 3B
LEVEL 02		
	0213	1
LEVEL 03		
	0312	1
LEVEL 04		
	B0406	1
	B0407	1
LEVEL 05		
	B0506	1
	B0507	1
LEVEL 06		
	B0606	1
	B0607	1
LEVEL 07		
	B0706	1
	B0707	1
LEVEL 08		
	B0806	1
	B0807	1
LEVEL 09		
	B0906	1
	B0907	1
LEVEL 10		
	B1006	1
	B1007	1
LEVEL 11		
	B1106	1
	B1107	1
LEVEL 12		
	B1206	1
	B1207	1
LEVEL 13		
	B1306	1
	B1307	1
LEVEL 14		
	B1406	1
	B1407	1
LEVEL 15		
	B1506	1
	B1507	1
LEVEL 16		
	B1606	1
	B1607	1
		28

TOTAL NUMBER OF UNITS	
LEVEL	Quantity
LEVEL 01	7
LEVEL 02	23
LEVEL 03	12
LEVEL 04	16
LEVEL 05	16
LEVEL 06	15
LEVEL 07	15
LEVEL 08	15
LEVEL 09	15
LEVEL 10	15
LEVEL 11	15
LEVEL 12	15
LEVEL 13	15
LEVEL 14	15
LEVEL 15	15
LEVEL 16	15
LEVEL 17	11
LEVEL 18	2
	252

LIVABLE UNITS								
TOTAL NUMBER OF UNITS: 252								
20% REQUIRED TO BE LIVABLE = 51								
LIVABLE UNITS PROVIDED: 55								
LIVABLE 1B UNITS			LIVABLE 2B UNITS			LIVABLE 3B UNITS		
LEVEL	UNIT NUMBER	Quantity	LEVEL	UNIT NUMBER	2B & 3B	LEVEL	UNIT NUMBER	3B
LEVEL 06			LEVEL 02			LEVEL 03		
	A0602	1		0213	1		0312	1
	A0603	1	LEVEL 03			LEVEL 04		
LEVEL 07				0301	1		B0406	1
	A0702	1		0302	1	LEVEL 05		
	A0703	1		0303	1		B0506	1
LEVEL 08			LEVEL 04			LEVEL 06		
	A0802	1		A0401	1		B0606	1
	A0803	1		B0407	1	LEVEL 07		
LEVEL 09			LEVEL 05				B0706	1
	A0902	1		A0501	1	LEVEL 08		
	A0903	1		B0507	1		B0806	1
LEVEL 10			LEVEL 06			LEVEL 09		
	A1002	1		B0607	1		B0906	1
	A1003	1	LEVEL 07			LEVEL 10		
LEVEL 11				B0707	1		B1006	1
	A1102	1	LEVEL 08			LEVEL 11		
	A1103	1		B0807	1		B1106	1
LEVEL 12			LEVEL 09			LEVEL 12		
	A1202	1		B0907	1		B1206	1
	A1203	1	LEVEL 10			LEVEL 13		
LEVEL 13				B1007	1		B1306	1
	A1302	1	LEVEL 11			LEVEL 14		
	A1303	1		B1107	1		B1406	1
LEVEL 14			LEVEL 12			LEVEL 15		
	A1402	1		B1207	1		B1506	1
	A1403	1	LEVEL 13			LEVEL 16		
LEVEL 15				B1307	1		B1606	1
	A1502	1	LEVEL 14					14
	A1503	1		B1407	1			
LEVEL 16			LEVEL 15					
	A1602	1		B1507	1			
	A1603	1	LEVEL 16					
		22		B1607	1			
					19			

CAR PARKING RATES AS PER DCP	
0.6 CAR PER DWELLING <70SQM	31.8
.9 CAR PER DWELLING 70-110SQM	147.6
1.4 CAR PER DWELLING >110SQM	49
TOTAL CARPARKING FOR RESIDENTS	228.4
VISITORS 0.2 CAR PER DWELLING	50.4
TOTAL CARPARKING RES + RET	278.8
PARKING RATES - RETAIL	
1 CAR SPACE PER 60 SQM	17.4
TOTAL CAR SPACES	296.2

PARKING PROVIDED	
.6 CAR PER 1 BED	32
.9 CAR PER 2 BED	148
1.4 CAR PER 3 BED	49
TOTAL CARPARKING FOR RESIDENTS	229
VISITORS 0.2 CAR PER DWELLING	51
TOTAL CARPARKING RES + RET	280
PARKING RATES - RETAIL	
1 CAR SPACE PER 60 SQM	15
EV CHARGERS	2
TOTAL CAR SPACES	297

General Notes

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

All dimensions are in millimetres unless stated otherwise.

All architectural, drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents.

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Rev	Date	Issue
01	21/12/2022	ISSUE FOR DA
02	25/10/2023	RFI AMENDMENTS
03	26/3/2024	RFI AMENDMENTS
04	7/6/2024	RFI AMENDMENTS

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North	Scale at A1
Status	Drawn
DA	AC, AK, JY
Date	Checked
19/6/2024	JK
Project	
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Drawing	PROJECT SUMMARY	
Project No.	Revision	Drawing No.
22003	04	A017