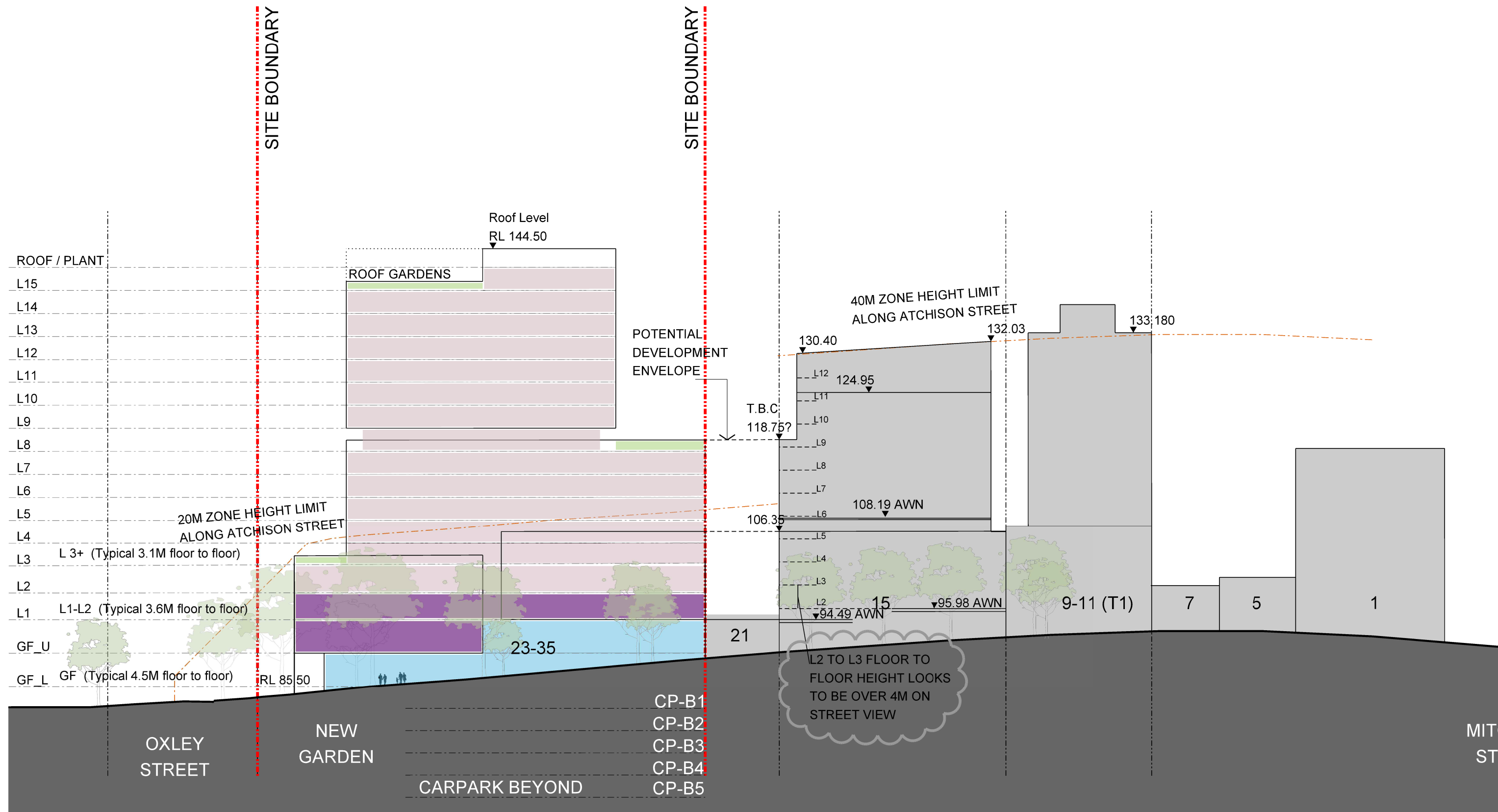


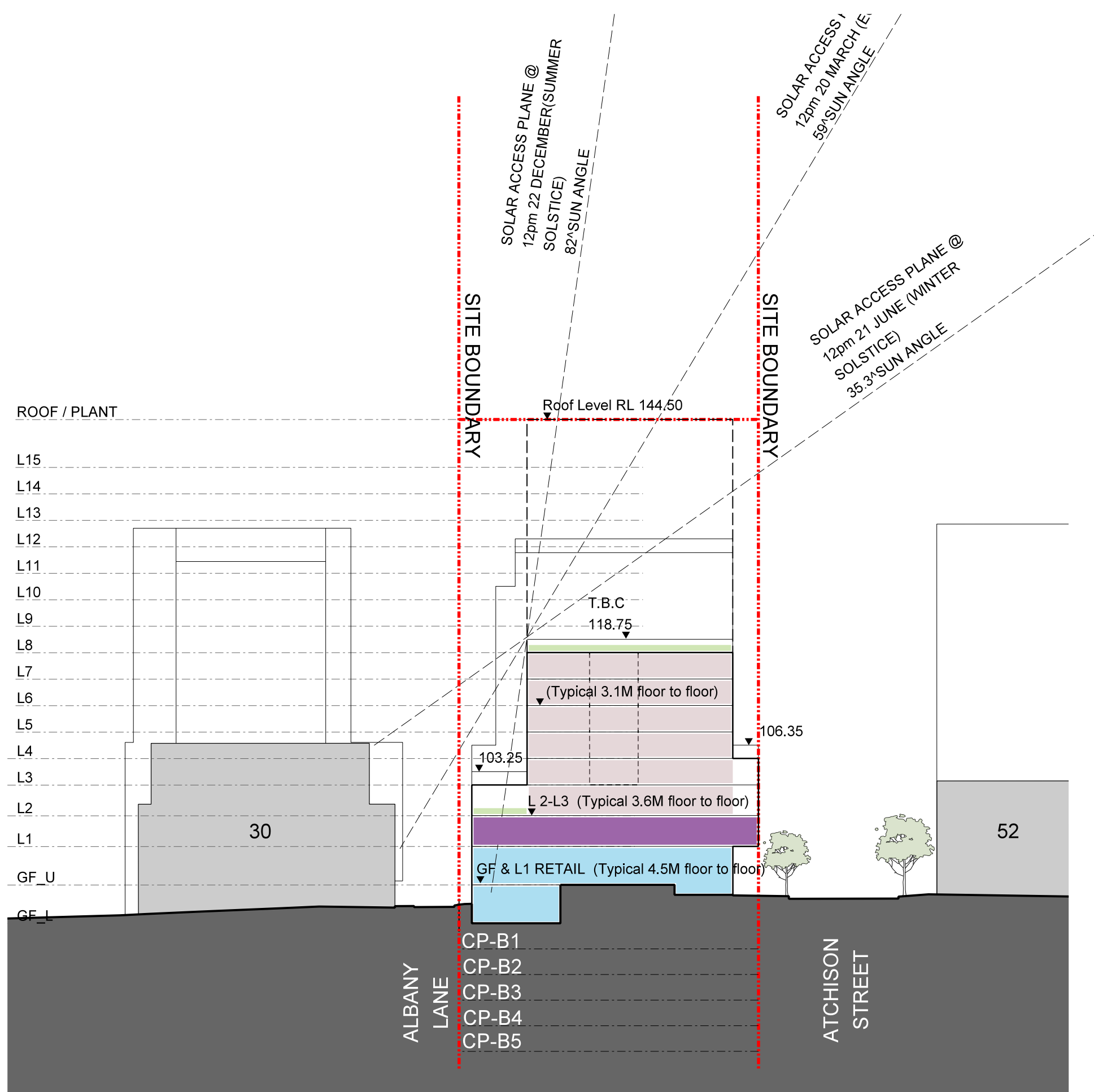


16010_StLeonardsPrecinct SECTION 01 WINTERGARDEN

16010_Site 1 PP_Section1.dgn

16010 1:500 at A3 8/03/2017





16010_StLeonardsPrecinct SECTION 04

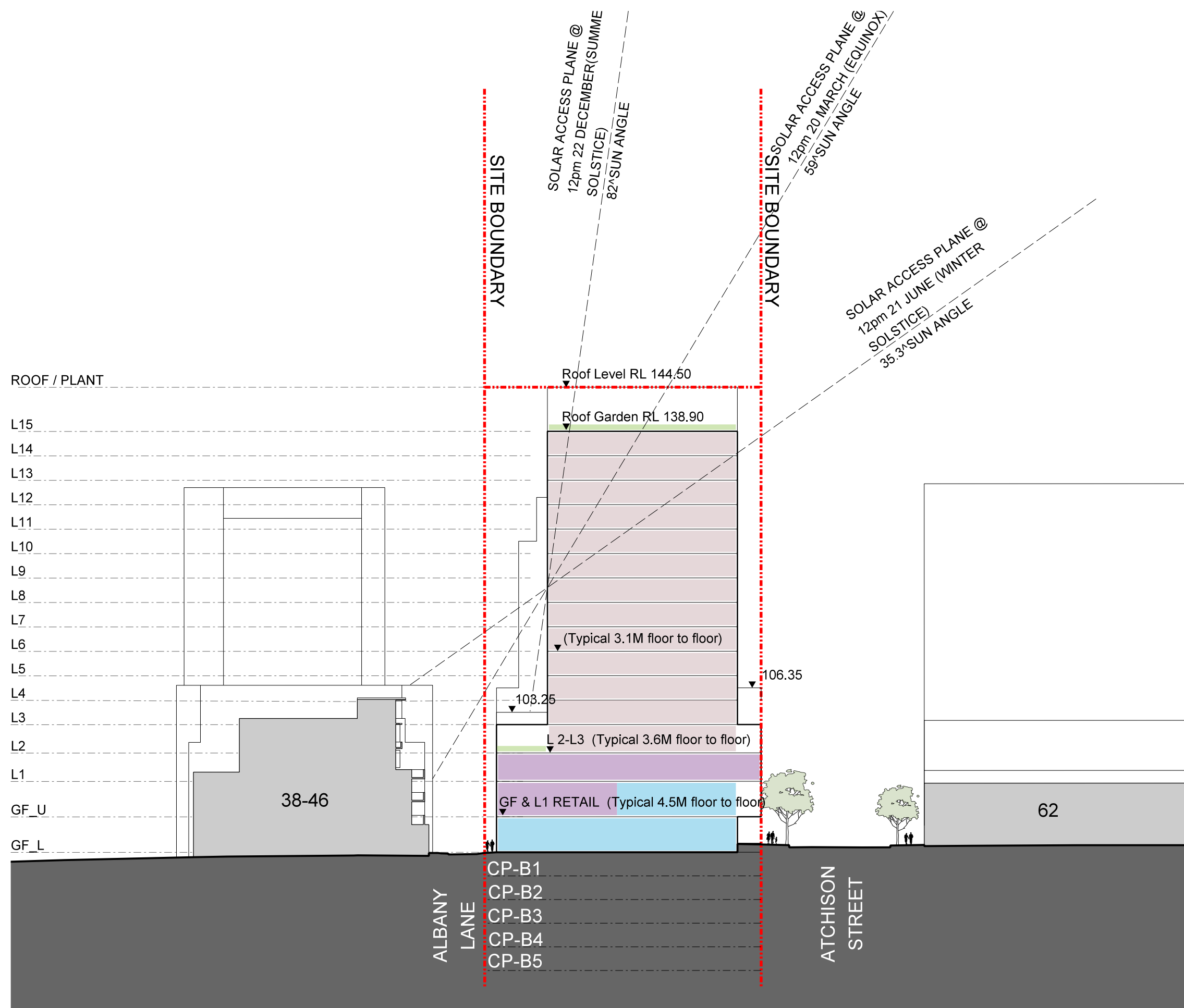
16010_Site 1 PP_Section4.dgn



16010 1:500 at A3 9/03/2017

AJ+C
ALLEN JACK+COTTIER

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PROJECT SUMMARY

SITE 1 PP 2017 _ 1.5 min Non Resi_Design Measure plus WINTERGARDEN_L9-14_REV G

0

Residential Areas

Site-Building	Storeys	NSA	GFA	FECA	UCA	NSA/GFA	NSA/FECA
23-35 ATCHISON	16	9,296	11,011	11,299	1,770	84%	82%
		9,296	11,011	11,299	1,770		

Non Residential Areas

Building	Use	NSA	GFA	FECA	UCA	NSA/GFA	NSA/FECA
23-35 ATCHISON	GF_L Retail	605	672	1,344	160		45%
	GF_U Retail	720	800	1,504	0		48%
	L1 Commercial	1,524	1,693	1,748	0		87%
Totals		2,848	3,165	4,596	160		

Carparking areas

Site-Building	Use	NSA	GFA	FECA	UCA
23-35 ATCHISON	Carparking		0	3,195	0
Total		0	0	3,430	0

Residential numbers and mix

Building	Unit Type	Studio	1B	1B+Study	2B_Sm Lg wintergarden	3B	Total
	Mix	0%	15%	10%	50%	20%	100%
	Average NSA	45	52	58	82	95	78
23-35 ATCHISON		0	18	12	59	6	119
		0	18	12	59	6	119

Carparking numbers

	Residential	Non Residential
23-35 ATCHISON	100	6
VISITOR		0
CAR SHARE	2	
	102	6

Site Summary

FECA+UCA - Residential	13,069
FECA+UCA - Non residential	4,756
FECA+UCA - Carparking	3,430
FECA+UCA - Total	21,255
GFA - Non Residential	3,165
GFA - Residential	11,011
GFA - Total	14,176
Site Area - Total	2,109.8
FSR - Non Residential	1.50 :1
FSR - Total	6.72 :1
No. of apartments	119
No. of cars	108

Disclaimer	This is for high level feasibility only and all projections are approximate
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Site FSR	Residential	Non residential	Total FSR
PP1_23-35 Atchison	5.22	1.50	6.72

Site Areas	Oxley Strip Park	Total Site
23-35 Atchison	169.4	2,109.8 m²

Definitions

- FSR is Floor Space Ratio = GFA (LEP)/Site Area
- NSA is Nett Sellable Area measured to the inside face of enclosing walls excluding voids above a floor and balconies
- GFA (LEP) is Gross Floor Area measured as defined by the governing Local Government Authority
- FECA is Fully Enclosed Covered Area as defined by the Australian Standard Method of Measuring Building Works
- UCA is Uenclosed Covered Area as defined by the Australian Standard Method of Measuring Building Works

Rev G	DESIGN TEST MEASURE efficiency (L9-14 WINTERGARDEN 76sqm /floor)	08.03.2017
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PROJECT SUMMARY

21 ATCHISON PP 2017 _ 1.5 N

0

Residential Areas

Site-Building	Storeys	NSA	GFA	FECA	UCA	NSA/GFA
21 ATCHISON	8	851	975	1,108	174	87%
		851	975	1,108	174	

Non Residential Areas

Building	Use	NSA	GFA	FECA	UCA	NSA/GFA
21 ATCHISON	Retail	58	58	56	0	
L2 and L3 Commercial		537	537	647	0	
Totals		595	595	703	0	

Carparking areas

Site-Building	Use	NSA	GFA	FECA	UCA
21 ATCHISON	Carparking		0	354	0
Total		0	0	594	0

Residential numbers and mix

Building	Unit Type	Studio	1B	1B+Study	2B_Sm	2B_Lg	3B
	Mix	18%	0%	36%	0%	45%	0%
	Average NSA	48	50	72	75	93	95
21 ATCHISON		2	0	4	0	5	0
		2	0	4	0	5	0

Carparking numbers

	Residential	Non Residential
21 ATCHISON	8	1
	8	1

Site Summary

FECA+UCA - Residential	1,282
FECA+UCA - Non residential	703
FECA+UCA - Carparking	594
FECA+UCA - Total	2,579
GFA - Non Residential	595
GFA - Residential	975
GFA - Total	1,569
Site Area - Total	352.6
FSR - Non Residential	1.69
FSR - Total	4.45
No. of apartments	0
No. of cars	9

Disclaimer This is for high level feasibility only and all project

Site FSR	Residential	Non residential	Total FSR
21 ATCHISON	2.76	1.69	4.45

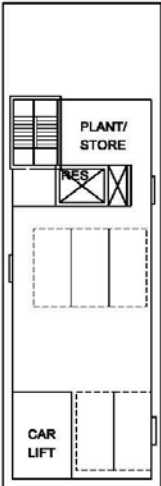
Site Areas	Total Site
21 ATCHISON	352.6

Definitions

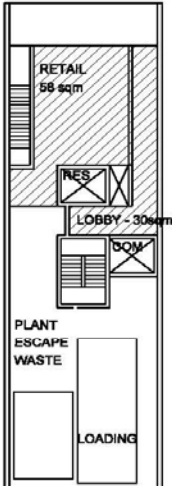
Rev A 21 ATCHISON FSR Isolated Site Study (Non Re

- FSR is Floor Space Ratio = GFA (LEP)/Site Area
- NSA is Nett Sellable Area measured to the inside face of enclosing walls excluding voids above a floor and balconies
- GFA (LEP) is Gross Floor Area measured as defined by the governing Local Government Authority
- FECA is Fully Enclosed Covered Area as defined by the Australian Standard Method of Measuring Building Works
- UCA is Uenclosed Covered Area as defined by the Australian Standard Method of Measuring Building Works
- Efficiency = NSA/FECA
- all areas are measured in square metres
- Efficiency of GBA to GFA for towers at DESIGN TEST %

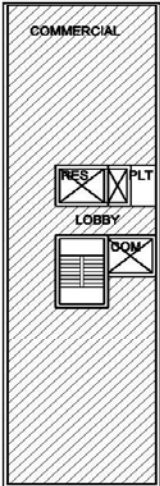
SITE= 352.6 Sq. m
GBA= 337 Sq. m - PODIUM
GFA 208.30 Sq. m
GFA=GBA x 64.9%
GBA= 337 Sq. m - PODIUM
GFA 208.80 Sq. m
GFA=GBA x 79.6%
GBA= 242 Sq. m - TOWER
GFA 781.88 Sq. m
GFA=GBA x 75%



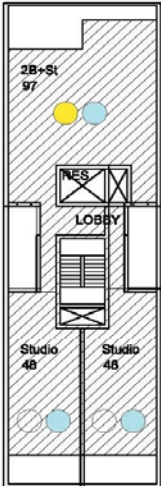
BASEMENT x 2



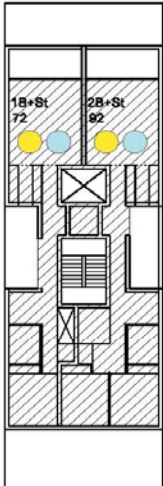
L1 (GF)



L2-L3



L4



L5-L8