

	FLOOR SPACE	NSA (94% efficiency)	1 BED 50-55sqm	2 BED 74-86sqm	3 BED 115-125sqm	UNITS (73.4 sqm avg)
BUILDING A			5	27	3	35
BUILDING B			128	197	11	336
BUILDING C			76	181	13	270
TOTALS	50,045 sqm (RESIDENTIAL)	47,042sqm	209	405	27	641
			33%	63%	4%	
	50,045sqm (GRAND TOTAL)					

SITE AREA 25,570sqm

FSR 1.96:1

PARKING RATES	visitors	1 bed	2 bed	3 bed	
DCP min:	0	1.0 / unit	1.0 / unit	1.0 / unit	
	0 spaces	209 spaces	405 spaces	27 spaces	641 spaces total required
DCP max:	1.0 /5 units	1.0 / unit	1.5 / unit	2.0 / unit	
	128 spaces	209 spaces	608 spaces	54 spaces	999 spaces total allowed
Provided:	1.0/16 units	1.0 / unit	1.35 / unit	2.0 / unit	
	40 spaces	209 spaces	547 spaces	54 spaces	850 spaces total provided

LANDSCAPE AREAS (also see diagrams DA06)	deep soil	park	communal space	total open space
	6,184 sqm	4,910 sqm	3,379 sqm	15,068 sqm

