

FLOOR SPACE	GFA	1 BED 55-60sqm	2 BED 80-95sqm	TOTAL APARTMENTS
MASTERS _ STAGE 1	13,603sqm			
RETAIL _ STAGE 3	995sqm			
TAVERN _ STAGE 3	1,800sqm			
RESIDENTIAL _ STAGE 2 TO 6	60,000sqm	18	552	570
TOTAL GFA	76,398sqm			

SITE AREA	78,550sqm
FSR	0.98:1

PARKING RATES	Masters (PA)	resi visitors (CP)	1 bed (CP)	2 bed (CP)	retail (CP)	tavern (CP)
On site:	1.0/36sqm 380 spaces	1.0/20 units 30 spaces	1.0 / unit 18 spaces	1.0 / unit 552 spaces	1.0 / 100sqm 10 spaces	1.0 / 24.5sqm 73 spaces
On new streets:		55 spaces approximately x				

LANDSCAPE AREAS (excl Masters site) (also see diagrams)	plaza	new roads	communal space / setbacks	total open space	deep soil whole site (excluding Masters) including Plaza deep soil	deep soil within the new residential boundaries excluding Plaza deep soil
	3,660sqm	8,980sqm	12,700sqm	25,340sqm	9,800sqm	5,850sqm
SITE AREA OF RESIDENTIAL / TAVERN (excl Masters site)	45,230sqm				21% of whole site (excluding Masters) 38% of total open space	46% of communal open space / setbacks

ITEMS FOR WHICH APPROVAL IS BEING SOUGHT
(all other figures are illustrative and will form
part of subsequent detailed applications)

