

7th of December 2017

ARCHITECTURE
PLANNING
URBAN DESIGN
INTERIOR DESIGN

Re: GFA comparison

DA Area and Yield Table

10 Storey building based on MOD2 concept approval

	Level		Apartments				Areas (m2)	
			1 Bed	2 Bed	3 Bed	Total	GFA	car spaces
Basem	B5	Basement 5						50
	B4	Basement 4						96
	B3	Basement 3						80
	B2	Basement 2						54
	B1	Basement commercial					2928	
Retail Levels								
Reside	LG	Lower Shed Retail					100	
	M	Mezzanine					218	
	G	Ground Floor Retail					910	
	G	Ground Resi Lobby					35	
	1	Serviced Apartments					1199	
	2	Serviced Apartments					1201	
	3	Serviced Apartments					1099	
	4	Apartments	2	4	1	7	1110	
	5	Apartments	2	4	1	7	1131	
	6	Apartments	2	4	1	7	1110	
	7	Apartments	2	4	1	7	663	
	8	Apartments	2	4	1	7	663	
	9	Apartments	2	4	1	7	668	
Total								
			12	24	6	42	13035	280
Apartment Mix %:			29%	57%	14%	FSR	3.3	



DA Area and Yield Table

Original 10 storey concept Approval Envelope

	Level		Apartments				Areas (m2)	
			1 Bed	2 Bed	3 Bed	Total	GFA	car spaces
Basem	B5	Basement 5						100
	B4	Basement 4						96
	B3	Basement 3						80
	B2	Basement 2						54
	B1	Basement commercial					2928	
Retail Levels								
Reside	LG	Lower Shed Retail					100	
	M	Mezzanine					218	
	G	Ground Floor Retail					1685	
	G	Ground Resi Lobby					35	
	1	Apartments	8	10	1		1658	
	2	Apartments	8	10	1		1658	
	3	Apartments	8	10	1		1658	
	4	Apartments	8	10	1	19	1658	
	5	Apartments	5	7		12	1068	
	6	Apartments	5	7		12	1068	
	7	Apartments	4	4	2	10	1068	
	8	Apartments	4	4	2	10	1068	
	9	Apartments	4	4	2	10	1068	
Total								
			54	66	10	130	16938	330
Apartment Mix %:			42%	51%	8%	FSR	4.3	

Notes: scheme based on maximising envelope. It has not been assessed against the ADG requirements

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