

CLEMTON PARK - LOT 2 - RESIDENTIAL-RETAIL-MEDICAL-SUPERMARKET

Scheme as

21st October 2008

Issue E

SUMMARY:

Areas	A	B	C	Total
CPSO Residential	7918	7312	2722	17952
CPSO Retail	272	1835	644	2751
CPSO Supermarket		2585		2585
CPSO Medical			3719	3719
CPSO TOTAL	8190	11732	7085	27007

NFA Residential	6360	5842	2162	14364
NFA Retail	248	1317	303	1868
NFA Supermarket		2500		2500
NFA Medical			3357	3357
NFA TOTAL	6608	9659	5822	22089

NSA Residential	7840	7400	2482	17722
NSA Retail	248	1317	303	1868
NSA Supermarket		2500		2500
NSA Medical			3785	3785
NSA Total	8088	11217	6570	25875

Footprint	1510	1560	1521	4591
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Car Park Spaces	No.
Total	487

Dwelling Size	A	B	C	Total	Actual mix.
Small (less than 60 sqm)	23	14	4	41	22.8
Medium (between 60 and 90sqm)	40	36	20	96	53.3
Large (greater than 90 sqm)	18	21	4	43	23.9
Total	81	71	28	180	100.0

Type	A	B	C	Total	Actual mix	Range
1 Bed	28	14	4	46	25.6	50-74 m2
2 Bed	53	45	24	122	67.8	72-101 m2
3 Bed		12		12	6.7	106-121 m2
Total	81	71	28	180	100.0	

BUILDING A
LEVEL 02 CPSO RESI 1108 CPSO RETAIL 272 No apart. 11

Apart.no.	No.	Type	Internal	External	Courtyard	NSA Total	Car spaces
1.01	2		88	10	39	137	1.2
1.02	2+M		99	10	58	167	1.2
1.03	1+M		59	10	57	126	1.0
1.04	2		81	11	57	149	1.2
1.05	2+S		93	17	64	174	1.2
1.06	1		57	11	28	96	1.0
1.07	2+M		85	11	40	136	1.2
1.08	2+S		93	17	64	174	1.2
1.09	2		82	11	57	150	1.2
1.10	1		58	10	39	107	1.0
1.11	2+M		85	11	28	124	1.2
			880	129	531	1540	12.6
1.12	Retail		248			248	
			248	0	0	248	0

LEVEL 03 CPSO RESI 1362 No apart. 14

Apart.no.	No.	Type	Internal	External	Courtyard	NSA Total	Car spaces
2.01	2		88	10		98	1.2
2.02	2+M		99	10		109	1.2
2.03	1+M		59	10		69	1.0
2.04	2		81	11		92	1.2
2.05	2+S		93	17		110	1.2
2.06	1		57	11		68	1.0
2.07	2+M		85	11		96	1.2
2.08	2+S		93	17		110	1.2
2.09	2		82	11		93	1.2
2.10	1+M		59	10		69	1.0
2.11	1+S		74	14		88	1.0
2.12	2		84	10		94	1.2
2.13	2+M		85	11		96	1.2
2.14	1		57	11		68	1.0
			1096	164	0	1260	15.8

LEVEL 04 CPSO RESI 1362 No apart. 14						
Apart.no.					NSA	
No.	Type	Internal	External	Courtyard	Total	Car spaces
3.01	2	88	10		98	1.2
3.02	2+M	99	10		109	1.2
3.03	1+M	59	10		69	1.0
3.04	2	81	11		92	1.2
3.05	2+S	93	17		110	1.2
3.06	1	57	11		68	1.0
3.07	2+M	85	11		96	1.2
3.08	2+S	93	17		110	1.2
3.09	2	82	11		93	1.2
3.10	1+M	59	10		69	1.0
3.11	1+S	74	14		88	1.0
3.12	2	84	10		94	1.2
3.13	2+M	85	11		96	1.2
3.14	1	57	11		68	1.0
		1096	164	0	1260	15.8

LEVEL 05 CPSO RESI 1362 No apart. 14						
Apart.no.					NSA	
No.	Type	Internal	External	Courtyard	Total	Car spaces
4.01	2	88	10		98	1.20
4.02	2+M	99	10		109	1.20
4.03	1+M	59	10		69	1.00
4.04	2	81	11		92	1.20
4.05	2+S	93	17		110	1.20
4.06	1	57	11		68	1.00
4.07	2+M	85	11		96	1.20
4.08	2+S	93	17		110	1.20
4.09	2	82	11		93	1.20
4.10	1+M	59	10		69	1.00
4.11	1+S	74	14		88	1.00
4.12	2	84	10		94	1.20
4.13	2+M	85	11		96	1.20
4.14	1	57	11		68	1.00
		1096	164	0	1260	15.8

LEVEL 06 CPSO RESI 1362 No apart. 14						
Apart.no.					NSA	
No.	Type	Internal	External	Courtyard	Total	Car spaces
5.01	2	88	10		98	1.2
5.02	2+M	99	10		109	1.2
5.03	1+M	59	10		69	1.0
5.04	2	81	11		92	1.2
5.05	2+S	93	17		110	1.2
5.06	1	57	11		68	1.0
5.07	2+M	85	11		96	1.2
5.08	2+S	93	17		110	1.2
5.09	2	82	11		93	1.2
5.10	1+M	59	10		69	1.0
5.11	1+S	74	14		88	1.0
5.12	2	84	10		94	1.2
5.13	2+M	85	11		96	1.2
5.14	1	57	11		68	1.0
		1096	164	0	1260	15.8

LEVEL 07 CPSO RESI 1362 No apart. 14						
Apart.no.					NSA	
No.	Type	Internal	External	Courtyard	Total	Car spaces
6.01	2	88	10		98	1.20
6.02	2+M	99	10		109	1.20
6.03	1+M	59	10		69	1.00
6.04	2	81	11		92	1.20
6.05	2+S	93	17		110	1.20
6.06	1	57	11		68	1.00
6.07	2+M	85	11		96	1.20
6.08	2+S	93	17		110	1.20
6.09	2	82	11		93	1.20
6.10	1+M	59	10		69	1.00
6.11	1+S	74	14		88	1.00
6.12	2	84	10		94	1.20
6.13	2+M	85	11		96	1.20
6.14	1	57	11		68	1.00
		1096	164	0	1260	15.8

BUILDING B

LEVEL 01						
CPSO SUPERMARKET 2585				CPSO RETAIL 1152		
Apart.no.				NSA		
No.	Type	Internal	External	Courtyard	Total	Car spaces
0.01	Retail	57			57	
0.02	Retail	86			86	
0.03	Retail	173			173	
0.04	Retail	149			149	
0.05	Retail	55			55	
0.06	Retail	183			183	
0.10	Supermarket	2500			2500	
		3203	0	0	3203	0

LEVEL 02						
CPSO RESI 817				CPSO RETAIL 683	No apart.	7
Apart.no.				NSA		
No.	Type	Internal	External	Courtyard	Total	Car spaces
1.13	2+S	93	17	24	134	1.2
1.14	2	82	11	57	150	1.2
1.15	2	76	10	73	159	1.2
1.16	2	99	10	58	167	1.2
1.17	2	88	10		98	1.2
1.18	2	72	10		82	1.2
1.19	2	72	10		82	1.2
		582	78	212	872	8.4
1.20	Retail	508			508	
1.21	Retail	106			106	
		614	0	0	614	0

LEVEL 03						
CPSO RESI 1388				No apart. 14		
Apart.no.				NSA		
No.	Type	Internal	External	Courtyard	Total	Car spaces
2.15	2	77	8		85	1.2
2.16	1+M	59	10		69	1.0
2.17	2	81	11		92	1.2
2.18	2+M	89	16		105	1.2
2.19	2	74	8		82	1.2
2.20	2+M	78	9		87	1.2
2.21	3+M	117	21		138	2.0
2.22	2+S	93	17		110	1.2
2.23	2	82	11		93	1.2
2.24	1+M	59	10		69	1.0
2.25	2	77	8		85	1.2
2.26	3+M	117	21		138	2.0
2.27	2+M	73	10		83	1.2
2.28	2	74	8		82	1.2
		1150	168	0	1318	18.0

LEVEL 04						
CPSO RESI 1388				No apart. 14		
Apart.no.				NSA		
No.	Type	Internal	External	Courtyard	Total	Car spaces
3.15	2	77	8		85	1.2
3.16	1+M	59	10		69	1.0
3.17	2	81	11		92	1.2
3.18	2+M	89	16		105	1.2
3.19	2	74	8		82	1.2
3.20	2+M	78	9		87	1.2
3.21	3+M	117	21		138	2.0
3.22	2+S	93	17		110	1.2
3.23	2	82	11		93	1.2
3.24	1+M	59	10		69	1.0
3.25	2	77	8		85	1.2
3.26	3+M	117	21		138	2.0
3.27	2+M	73	10		83	1.2
3.28	2	74	8		82	1.2
		1150	168	0	1318	18.0

LEVEL 05		CPSO RESI 1350			NSA		No apart.	18
Apart.no.					Total	Car spaces		
No.	Type	Internal	External	Courtyard				
4.15	2	77	8		85	1.2		
4.16	1+M	59	10		69	1.0		
4.17	1	56	11		67	1.0		
4.18	1	56	11		67	1.0		
4.19	2	98	17		115	1.2		
4.20	2	101	11		112	1.2		
4.21	1	50	6		56	1.0		
4.22	2	78	9		87	1.2		
4.23	3+M	117	21		138	2.0		
4.24	1	56	11		67	1.0		
4.25	1	56	11		67	1.0		
4.26	1+M	59	10		69	1.0		
4.27	2	77	8		85	1.2		
4.28	3+M	117	21		138	2.0		
4.29	2	72	10		82	1.2		
4.30	1	54	7		61	1.0		
4.31	2	101	11		112	1.2		
4.32	2	98	17		115	1.2		
		1382	210	0	1592	21.6		

LEVEL 06		CPSO RESI 1436			NSA		No apart.	10
Apart.no.					Total	Car spaces		
No.	Type	Internal	External	Courtyard				
5.15	2	77	8		85	1.2		
5.16	3+S	106	18		124	2.0		
5.17	1	50	6		56	1.0		
5.18	2+M	78	9		87	1.2		
5.19	3+M	117	21		138	2.0		
5.20	3+S	106	18		124	2.0		
5.21	2	77	8		85	1.2		
5.22	3+M	117	21		138	2.0		
5.23	2	72	9		81	1.2		
5.24	1	56	6		62	1.0		
		856	124	0	980	14.8		

LEVEL 07		CPSO RESI 933			NSA		No apart.	8
Apart.no.					Total	Car spaces		
No.	Type	Internal	External	Terrace				
6.15	3+S	121	21	244	386	2.0		
6.16	2+M	89	17		106	1.2		
6.17	2	74	7		81	1.2		
6.18	2+M	78	9		87	1.2		
6.19	2+S	93	17		110	1.2		
6.20	3+S	121	21	244	386	2.0		
6.21	2	72	10		82	1.2		
6.22	2	74	8		82	1.2		
		722	110	488	1320	11.2		

BUILDING C

LEVEL 01 CPSO RETAIL 644						
Apart.no.					NSA	
No.	Type	Internal	External	Courtyard	Total	Car spaces
0.11	Retail	303			303	
		303			303	0.0
LEVEL 02 CPSO MEDICAL 997						
Apart.no.					NSA	
No.	Type	Internal	External	Courtyard	Total	Car spaces
1.21	Medical	905	112		1017	
		905	112	0	1017	0.0
LEVEL 03 CPSO MEDICAL 1361						
Apart.no.					NSA	
No.	Type	Internal	External	Courtyard	Total	Car spaces
2.29	Medical	1226	158		1384	
		1226	158	0	1384	0.0
LEVEL 04 CPSO MEDICAL 1361						
Apart.no.					NSA	
No.	Type	Internal	External	Courtyard	Total	Car spaces
2.29	Medical	1226	158		1384	
		1226	158	0	1384	0.0
LEVEL 05 CPSO RESIDENTIAL 1361 No apart. 14						
Apart.no.					NSA	
No.	Type	Internal	External	Courtyard	Total	Car spaces
4.01	2+M	99	10		109	1.2
4.02	2	88	10		98	1.2
4.03	2+M	85	11		96	1.2
4.04	1	57	11		68	1.0
4.05	2+S	92	17		109	1.2
4.06	2	81	11		92	1.2
4.07	2	65	8		73	1.2
4.08	2+S	72	17		89	1.2
4.09	1	57	11		68	1.0
4.10	2+M	85	11		96	1.2
4.11	2	84	10		94	1.2
4.12	2	73	14		87	1.2
4.13	2	65	8		73	1.2
4.14	2	78	11		89	1.2
		1081	160	0	1241	16.4
LEVEL 06 CPSO RESIDENTIAL 1361 No apart. 14						
Apart.no.					NSA	
No.	Type	Internal	External	Courtyard	Total	Car spaces
5.01	2+M	99	10		109	1.2
5.02	2	88	10		98	1.2
5.03	2+M	85	11		96	1.2
5.04	1	57	11		68	1.0
5.05	2+S	92	17		109	1.2
5.06	2	81	11		92	1.2
5.07	2	65	8		73	1.2
5.08	2+S	72	17		89	1.2
5.09	1	57	11		68	1.0
5.10	2+M	85	11		96	1.2
5.11	2	84	10		94	1.2
5.12	2	73	14		87	1.2
5.13	2	65	8		73	1.2
5.14	2	78	11		89	1.2
		1081	160	0	1241	16.4