

PROJECT SUMMARY

REV E

Residential Areas

Building	Storeys	NSA	GFA (LEP)	FECA	UCA	Efficiency
A1	13	5,102	6,003	6,359	1,037	80%
A2	13	5,299	6,234	6,608	1,080	80%
B1	9	3,768	4,331	4,715	772	80%
B2	9	3,768	4,331	4,715	772	80%
B3	2	517	594	652	109	79%
C1	13	6,297	7,408	7,852	1,283	80%
C2	13	6,297	7,408	7,852	1,283	80%
D1	9	3,079	3,622	3,840	628	80%
D2	21	8,940	10,518	11,142	1,817	80%
D3	13	4,568	5,374	5,696	931	80%
		47,634	55,822	59,430	9,711	

Non Residential Areas

Building	Use	NSA	GFA (LEP)	FECA	UCA	Efficiency
D1	GF Retail	96	106	100	18	96%
D2	GF Retail	96	106	100	18	96%
Total		191	213	200	35	

Indicative residential numbers

Building	Total
A1	67
A2	69
B1	49
B2	49
B3	7
C1	83
C2	83
D1	40
D2	117
D3	60
625	

Site Summary

FECA+UCA - Residential	69,141
FECA+UCA - Non residential	235
FECA+UCA - Carparking	22,336
FECA+UCA - Total	91,713
Total GFA (LEP)	55,822
Site Area	22,433
FSR	2.5 :1
No. of apartments	625
No. of cars	891

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 Ryde LEP 2010
- 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