

Site area =	12,062 m ²	(1.21ha)	
Open space	2,896.8	m ²	24.02% of net developed area
Public Open Space (inc.Plaza)	1,389.1	m ²	11.52% of net developed area
Communal Amenity Space	1,507.7	m ²	12.50% of net developed area

Density	140 units /ha
Plot ratio excl. Basement	1.5 : 1

Building		APARTMENT NUMBERS															
		1					2					3			4		
		t/house		apartments			t/house		apartments			apartments			apartments		
Level		2 bed	3 bed	1 bed	2 bed	3 bed	2 bed	3 bed	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed
08												3	3	1			
07												3	3	2			
06												3	3	2			
05												3	3	2	1	6	1
04				2	6				2	4	2	3	3	2	1	6	1
03				2	6				2	4	2	3	3	2	3	6	2
02				2	2				2		2	3	3	2	3	6	2
01		4	2	2	2		4	2	2		2	3	1	2	3	6	2
0												man office (m²)		100	retail (m²)		930
												creche (m²)		250			
												Café (m²)		140			
B1																	
Total		4	2	8	16	0	4	2	8	8	8	24	22	15	11	30	8
TOTAL no. units		30					30					61			49		

Total 1 bed units	51																170				
Total 2 bed units	76																				
Total 3 bed units	31																				
Total 2 bed t/house	8																				
Total 3 bed t/house	4																				
% mix (1b/2b/3b)	(1b) 30.0%	(2b) 49.4%	(3b) 20.6%																		
Single aspect	4	0	8	4	0	4	0	8	4	0	24	8	0	7	15	0	86				
Dual aspect	0	2	0	12	0	0	2	0	4	8	0	14	15	4	15	8	84				
% dual aspect	40.0%					40.0%					47.5%					55.1%					49.4%

Parking:							
Proposed parking:							
Uses:	Residential:	Retail:	Office:	Creche:	TOTAL:		
Total Cars @	0.34	58	1/50m ² gfa	20	1/50m ² gfa	2	82
designated spaces		4		1			5
elec spaces		9		2			11
Bicycles @	1 / bedroom	324	Convenience store @1/100m ²	27	1/150m ² gfa	1	352
Visitor bicycles	1 / 2 bedrooms	162					162
Motorcycles @	1/10 cars	6	1/10 cars	2	1/10 cars	1	9

Gross Floor Area (m ²)				
Building	1	2	3	4
Levels				
08			590	
07			685	
06			695	
05			695	740
04	670	710	695	825
03	695	740	695	1060
02	695	740	695	1060
01	695	740	520	1060
00			590	1060
	2,755	2,930	5,860	5,805
Total GFA (m ²)	17,350			

Basement	3165
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Footprint (m ²)	750	795	755	1,135
Total Footprint (m ²)	3,435			

Bike/bins/Sub Footprint (m ²)	225
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Site Coverage *excl basement	26.00%
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Note: Basement bin and bike stores are included in the area of the basement.