

APPENDIX B

SCHEDULES

DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY

SITE AREA:	37,041 m2 (3.70 hectares)
TOTAL RESIDENTIAL UNITS:	360
DENSITY:	97.3 units/ Hectare (Gross)
PLOT RATIO:	1.11 (33,342 m2 / 37,041 m2)
SITE COVERAGE (Incl Podium areas):	35.3% (13,100 m2 / 37,041 m2)
SITE COVERAGE (Excl Podium areas):	23.6% (8,766 m2 / 37,041 m2)
TOTAL DEVELOPMENT AREA:	46,075 m2

UNIT MIX:		
(beds)	(No.)	(%)
1-Bed	123	34%
2-Bed	224	62%
3-Bed	13	4%
	360	100%

CAR PARKING PROVISIONS:	419 Spaces (Ratio 1.164 / unit)
(100 surface + 319 below ground)	
MOTORBIKE PARKING SPACES:	19
BICYCLE PARKING SPACES:	970
(Long Term: 740 + Short Term 230)	

AMENITIES + FACILITIES:	
Resident Amenities	607 m2 (Rate 1.7 m2 / Unit)
Childcare Facility	401 m2
(72 Childcare Places)	

OPEN SPACE PROVISIONS:	
Public Open Space:	17,564 m2 or 47% Site Area (26.3 m2 per person / bedspace)

Communal Open Space:	
Podium Courtyards	3,782m2
Creche Garden	218m2
Roof Gardens	1,008m2
sub total:	5,008 m2 (8.2 m2 per person / bedspace)
Min. Required (2018 Design Standards for Apartments):	(2,583 m2)

Total: (Combined Open Space Provision)	22,054 m2 (36.1 m2 per person / bedspace)
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Private Amenity Space:	2,920.6 m2
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North Facing Units:	45 units (12.5%)
Dual Aspect Ratio:	181 units (50%)

SCHEDULE ACCOMMODATION

Key	Type	No. Beds	LEVEL 0 (Ground) No.	LEVEL 1 No.	LEVEL 2 No.	LEVEL 3 No.	TOTAL	Bedrooms No.
APARTMENT BLOCK A1 (4 Storey)								
	studio	1	0	0	0	0		0
	1 beds	1	0	1	1	1		3
	2 beds	2	0	5	5	5		30
	3 beds	3	0	0	0	0		0
Subtotal			0	6	6	6	18	33
GIA m2			553.8	543.6	543.6	543.6	2184.6	
NIA m2			401.5	450.6	450.6	450.6	1753.3	

Key	Type	No. Beds	LEVEL 0 (Ground) No.	LEVEL 1 No.	LEVEL 2 No.	LEVEL 3 No.	TOTAL	Bedrooms No.
APARTMENT BLOCK A2 (3-4 Storey)								
	studio	1	0	0	0	0		0
	1 beds	1	0	1	1	0		2
	2 beds	2	0	9	9	4		44
	3 beds	3	0	0	0	0		0
Subtotal			0	10	10	4	24	46
GIA m2			466.3	848.7	848.7	337.6	2501.3	
NIA m2			403.6	723.1	723.1	272.6	2122.4	
PODIUM CARPARK/ PLANT A m2			1,175.3					

Key	Type	No. Beds	LEVEL 0 (Ground) No.	LEVEL 1 No.	LEVEL 2 No.	LEVEL 3 No.	LEVEL 4 No.	LEVEL 5 (PH) No.	TOTAL	Bedrooms No.
APARTMENT BLOCK B1+B2 (2-5 Storey)										
	studio	1	0	0	0	0	0	0		0
	1 beds	1	0	7	7	7	7	2		30
	2 beds	2	3	8	6	6	6	5		68
	3 beds	3	1	1	1	1	1	0		15
Subtotal			4	16	14	14	14	7	69	113
GIA m2			404	1,312	1,139	1,139	1,139	651	5784	
NIA m2			352	1,105	945	945	945	491	4783	
PODIUM CARPARK/ PLANT B m2			1,489							

Key	Type	No. Beds	LEVEL 0 (Ground) No.	LEVEL 1 No.	LEVEL 2 No.	LEVEL 3 No.	LEVEL 4 No.	LEVEL 5 (PH) No.	TOTAL	Bedrooms No.
APARTMENT BLOCK B3+B4 (3-6-7 Storey)										
	studio	1	0	0	0	0	0	0		0
	1 beds	1	1	6	8	8	5	2		30
	2 beds	2	2	7	7	5	3	3		54
	3 beds	3	2	2	0	0	0	1		15
Subtotal			5	15	15	13	8	6	62	99
GIA m2			566	1300	1,174	1,101	1,101	569	5811	
NIA m2			432	1033	960	801	801	431	4458	
BASEMENT CARPARK/ PLANT C m2			2,104							
PODIUM CARPARK/ PLANT D m2			1,219							

Key	Type	No. Beds	LEVEL 0 (Ground) No.	LEVEL 1 No.	LEVEL 2 No.	LEVEL 3 No.	LEVEL 4 No.	LEVEL 5 No.	LEVEL 6 No.	TOTAL	Bedrooms No.
APARTMENT BLOCK C1,2,3 (3-4-6 Storey)											
	studio	1	0	0	0	0	0	0	0		0
	1 beds	1	2	12	13	11	10	6	4		58
	2 beds	2	6	18	30	29	27	11	5		252
	3 beds	3	0	0	1	1	1	0	0		9
Subtotal			8	30	44	41	38	17	9	187	319
GIA m2			840.4	2,620	3,960	3,714	3,576	1,558	793	17060.8	
NIA m2			659.2	2,008	3,119	2,926	2,801	1,166	597	13275.3	
PODIUM CARPARK/ PLANT E m2			4,228								
PODIUM CARPARK/ PLANT F m2			2,518								

SUMMARY BREAKDOWN

APARTMENTS (Blocks A,B,C,D)		UNITS	MIX	1B+ST	DUAL ASPECT RATIO		Units + 10% area	NIA	Bedrooms		Total GIA (Resi)	Total NIA (Resi)	Net/ Gross:	Amenities:	Creche:
Type	No. Beds	(no)	%age	%age	(no)	%age	(no)	%age	(no)		(m2)	(m2)			
Studio	1	-	0%								33,342	26,392	79%	607	401
1 beds	1	123	34%												
2 beds	2	224	62%												
3 beds	3	13	4%												
		360	100%	34%	181	50%	232	64%	610						

DEVELOPMENT AREA BREAKDOWN:		(m2)
TOTAL GROSS INTERNAL RESIDENTIAL AREAS:		33,342
TOTAL PODIUM/ BASEMENT CARPARK/ PLANT AREAS:		12,733
TOTAL:		46,075

TOTALS		DUAL ASPECT		Amenities:		Creche:	
No.	%age	No.	%age				
0	0.0%						
3	16.7%						
15	83.3%						
0	0.0%						
18	100.0%	12	66.7%	30		401	
2184.6							
1753.3							

TOTALS		DUAL ASPECT		Amenities:	
No.	%age	No.	%age		
0	0.0%				
2	8.3%				
22	91.7%				
0	0.0%				
24	100.0%	18	75.0%	389	
2501.3					
2122.4					

TOTALS		DUAL ASPECT	
No.	%age	No.	%age
0	0.0%		
30	43.5%		
34	49.3%		
5	7.2%		
69	100.0%	42	60.9%
5,784			
4,783			

TOTALS		DUAL ASPECT	
No.	%age	No.	%age
0	0.0%		
30	48.4%		
27	43.5%		
5	8.06%		
62	100.0%	37	59.7%
5,811			
4,458			

TOTALS		DUAL ASPECT		Amenities:	
No.	%age	No.	%age		
0	0.0%				
58	31.0%				
126	67.4%				
3	1.6%				
187	100.0%	72	38.5%	187.5	
17,061					
13,275					

CAR PARKING + BICYCLE PROVISIONS

CAR PARKING PROVISIONS:

Block / Parking Type	No. Units	Total No. Car Spaces	DAC Space Allocation incl. in total
BLOCK A1+A2 - PODIUM	42	29	3
BLOCK B1+B2 - PODIUM	69	33	2
BLOCK B3+B4 - PODIUM / BASEMENT	62	72	3
BLOCK C1,2,3 - PODIUM / BASEMENT	187	185	8
SURFACE PARKING		100	10
TOTAL	360	419	26

Parking Ratio: 1.16

6% DAC Spaces (16 Podium + 10 Surface)

BICYCLE STORAGE PROVISIONS:

Block	Long Term (Resident)	Short Term (Visitor) Surface
BLOCK A1+A2	80	
BLOCK B1+B2	80	
BLOCK B3+B4	164	
BLOCK C1,2,3	416	
SURFACE PARKING		230
TOTAL	740	230



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