

COMMERCIAL IN CONFIDENCE

24.11.21

CARPARKING				
Required	Provided	Area	Levels	Location
163				Provided in carpark 1.10 - shared with sports uses
90	90	2,864		Basement
38	38	1,204		Semi-basement
35	35	1,131		Semi-basement
35	35	1,131		Semi-basement
35	35	1,131		Semi-basement
64	44	1,414		Semi-basement
70				Provided in carpark 1.10 - shared with building 1.1
0	300	10,500	1	2 levels of carparking under astro turf soccer field for: Sports, building 1.1, Building 2.4 and building 2.8
				Provided in carpark 1.10 - shared with 1.1
				Provided in carpark 1.10 - shared with 1.1
10	27	848		Provided in carpark 1.10 - shared with 1.1
57				Basement
547	604	20,222		

172				
	753	24,102	2+2	2 full basements + 2 podium levels
135				
152	55	1,760		\$5 in basement and \$5 provided in 2/2/2.1
269	55	1,800		\$5 in basement, 50 in 1.10 and balance to be shared across site
135				Provided in multilevel carpark 2.1
30				Shared with Office and retail
91	91	2,908		within lot
174				carparking to be shared in locations across the site
190				Provided in multilevel carpark 2.9
17				Provided in multilevel carpark 2.9
41	360	21,500		Provided in multilevel carpark 2.9
59				Provided in multilevel carpark 2.9
53				Provided in multilevel carpark 2.9
49				Shared with Office and retail
10				Shared with Office and retail
39	39	1,257		within lot 2 semi basement
	162	4,600		
52				Provided in multilevel carpark 2.14
45				Provided in multilevel carpark 2.14
74	74	2,356		Provided in 2 basements within lot
64				Provided in multilevel carpark 2.14
2				on-street
88	88	2,827		Basement within lot
1,943	1,677	63,110		

53				
52				
52				
52				
47				
52	568	11,000	1	Podium carpark on one level 11,000m2 with 340 cars + 160 on stackers
52				
71				
71				
39	39	1,257		Basement within lot
39	39	1,257		Basement within lot
39	39	1,257		Basement within lot
39	39	1,257		Basement within lot
30	30	960		On-grade within lot
18	18	576		On-grade within lot
39	39	1,257		Basement within lot
39	39	1,257		Basement within lot
39	39	1,257		Basement within lot
39	39	1,257		Basement within lot
22	22			1 in garage + 1 carport within lot
6	6			1 in garage + 1 carport within lot
26	26			1 in garage + 1 carport within lot
18	18			1 in garage + 1 carport within lot
12	12			1 in garage + 1 carport within lot
35	35			1 in garage + 1 carport within lot
14	14			1 in garage + 1 carport within lot
26	26			1 in garage + 1 carport within lot
32	32			1 in garage + 1 carport within lot
1,121	1,121	22,589		

43	43	1,382	Basement within lot
63	63	2,011	Basement within lot
8	8		Garage
26	26	836	Basement within lot
27	27	880	Basement within lot
35	35	1,131	Basement within lot
31	31	1,005	Basement within lot
27	27	1,848	Basement within lot
35	35	1,131	Basement within lot
35	35	1,131	Basement within lot
332	332	10,355	

10			Basement
120	150	4,800	Basement
20			Basement
137	395	9,763	200 in 1 basement +103 in 1 semi-basement level
42	42	1,485	on-grade undercroft
43			in 5.4 semi-basement
39			in 5.4 semi-basement
40	40		1 in garage + 1 carport within lot
18	18		1 in garage + 1 carport within lot
10	10	350	on-grade
42	42	1,485	on-grade undercroft
21	21	743	Semibasement within lot
40	40	1,415	Semibasement within lot
37	37	1,294	Semibasement within lot
37	37	1,294	Semibasement within lot
27	27	928	in 5.4 semi-basement
39	39	1,374	Basement
36			in 5.4 semi-basement
810	810	24,590	

4,752	4,543	141,206		
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* Carparking required has a tolerance of 1% discrepancy due to rounding.

*1 Residential includes apartments, townhomes, housing lots, hotel, service apt, retirement and aged care
 *2 Community includes education, childcare , sports facilities and other community infrastructure
 *3 Average Apartment size 82m² 70s bed @ 85m² and 2nd 60s bed @ 105m² 40m² balcony - 10% 3 bed @ 105m²+12m² balcony
 *4 Building Efficiency Assumption - Residential New GFA/NA: 80 - 85% Residential Reuse GFA/NA: 75 % - Commercial Office New GFA/NA:85% - Commercial Office Reuse GFA/NA:80%
 *5 AKA reported in the 2016 census includes an enclosed 300m² winter garden (1bed 8m², 2bed 8m², 3bed 12m²)
 *6 Average lot size: Townhomes: 160m² / Single lot residential: 300m²
 *7 Average 3 bed townhouse size: 140m² (inclusive of double garage) in 2 levels
 Single lot dwellings: 420 m² single lot built form: 140m²-280m² -200m² single lot built form: 110m²-220m²
 *8 Hotel room average size 36m² - Serviced apartments average size 50m²

This scheme has been produced without planning advice or preliminary meetings with the responsible authorities and as such may not comply with building or other statutory regulations. It represents a possible development that may be achieved with full consultation and liaison with the relevant authorities, however, no warranty is given that the proposed layout will be acceptable to the authorities or other interested parties. Hence C&H Properties presents this information as a possible solution to this subject for comment and other authorities approval. This scheme and schedule have been prepared for preliminary planning purposes only. The information herein is based on the limited information available at the time of preparation and is believed to be correct at the time of preparation however, it is not guaranteed.

* GFA and carparking areas are an estimate based on the information available at the time of issuing this schedule and should be confirmed with relevant parties.