SITE DATA:	
	SQ.M.
TOTAL LOT AREA (0.54 ha)	5411.3
LANDS TO BE DEDICATED	1523.0
NET LOT AREA	3888.3
BUILDING AREA(FLOOR 2)	1188
GROSS FLOOR AREA	23001
FLOOR SPACE INDEX	5.92*NET LOT AREA

GROSS FLOOR AREA SUMMARY:			
	# OF FLOORS	GFA PER FLOOR SQ.M.	TOTAL GFA SQ.M.
FLOOR 1	1	483	483
FLOOR 2-4	3	1188	3564
FLOOR 5	1	566	566
FLOOR 6-28	23	756	17388
FLOOR 29 Duplex	1	1000	1000
TOTAL GFA SQ.FT.	29 FLOORS		23001

RESIDENTIAL DENSITY:	
NUMBER OF UNITS PROPOSED :	289 D.U.
UNITS / ORIGINAL LOT AREA	289 UNITS / 0.54 ha = 535 UPH

SUITE SUMMARY:						
	# OF FLOORS	# OF UNITS	1 BR	2 BR	3 BR	TOTAL UNITS
FLOOR 1	1	-	-	-	-	
FLOOR 2 - 4	3	15	30	9	6	45
FLOOR 5	1	4	4	-	-	4
FLOOR 6-28	23	10	138	92	-	230
FLOOR 29	1	10	2	4	4	10
TOTAL	29		174	105	10	289

SUMMARY OF GROUND FLOOR LEVEL :	
SURFACE BIKE PARKING	63
COMMERCIAL	160
LOBBY LOUNGE	92
SERVICE/CIRCULATION	169
RECYCLING	225
TOTAL	709 SQ.M.

LAND		
AREA	AREA	PERCENTAGE
LESS LAND BELOW 'TOP OF BANK'	1172 SQ.M	22
LANDSCAPE/PAVED	1908 SQ.M	35
BUILDING AREA	709 SQ.M	13
ROADS/ PARKING	1622 SQ.M.	30
TOTAL	5411 SQ.M.	100 %

AMENITY AREA PROVIDED (SQ.M.):	
INDOOR (SHARED)	265 SQ. M
ROOF TERRACES (SHARED)	615 SQ. M
EXTERIORS (SHARED)	800 SQ. M
TOTAL	1680 SQ. M

BUILDING HEIGHT TO TOP OF FLAT ROOF:	
HEIGHT	29 STOREY (93.1 m)

SET BACKS:	
(SOUTH - EAST)	VARIES (2.4 M FRONTAGE)
DUNDAS STREET (NORTH -WEST)	VARIES (4.6 M FRONTAGE)
DISTANCES ARE TO THE NET LOT AFTER ROAD WIDENING	
PROJECTIONS IN SETBACK ZONES INCLUDE:	
BALCONY RAILINGS, CORNICES, EAVES	

PARKING STANDARDS
PARKING SPACE TYPICAL DIMENSIONS : 2.6M x 5.2M BARRIER FREE : 3.4 M x 5.2M AISLE WIDTH : 7.0 M

PROPOSED:

REF: GHD - TRAFFIC IMPACT STUDY

	#	RATIO	TOTAL
ONE BEDROOM	174	0.90	157
TWO BEDROOM	105	1.00	105
THREE BEDROOM	10	1.30	13
VISITOR/COMMERCIAL		0.15	44
PARKING REQUIRED			319

PARKING PROVIDED:

	RESIDENTIAL	VISITOR/COMMERCIAL	TOTAL SPACES
SURFACE PARKING	0	19	19
P1	51	25	76
P2	76		76
P3	76		76
P4	76		76
TOTAL SPACES	279	44	323

BICYCLE SPACE :

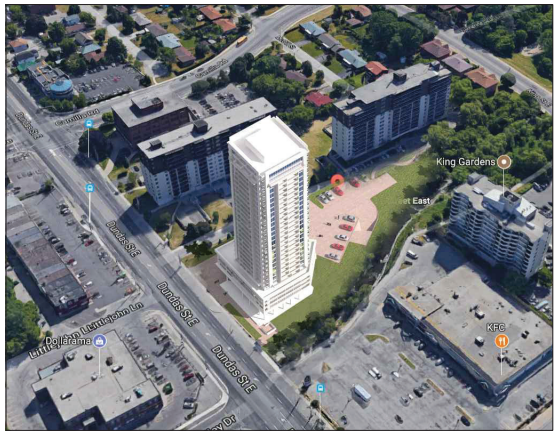
REF: GHD - TRAFFIC IMPACT STUDY

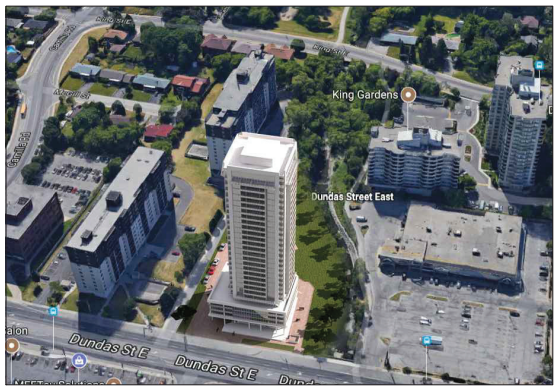
PROPOSED :

	#	RATIO	TOTAL
LONG TERM	289	0.60	174
SHORT TERM	289	0.15	44
TOTAL SPACES			218

PROVIDED :

	RESIDENTIAL	VISITOR	TOTAL SPACES
SURFACE +F1	3	44	47
P1	46		46
P2	46		46
P3	46		46
P4	46		46
TOTAL SPACES	187	44	231





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