

Option 5	
Site Area ¹	1.11 ha. 2.74 ac.
Net Developable Area	0.87 ha. 2.15 ac.
FSI	0.80
Storeys	4
Height ²	13.5 m
Required Parking Spaces	197
Provided Parking Spaces	168
Units	
1bd	45
2bd	36
3bd	9
Total	90
GFA	
Total Floor Area	8,871 sm 95,486 sf
Total Commercial Floor Area	1,162 sm 12,505 sf
Net Commercial Floor Area	1,046 sm 11,254 sf
Total Residential Floor Area	7,709 sm 82,981 sf
Net Residential Floor Area	6,269 sm 67,481 sf

Notes:

¹Site area measured from First Base Solutions VuMAP data platform, and is approximate only

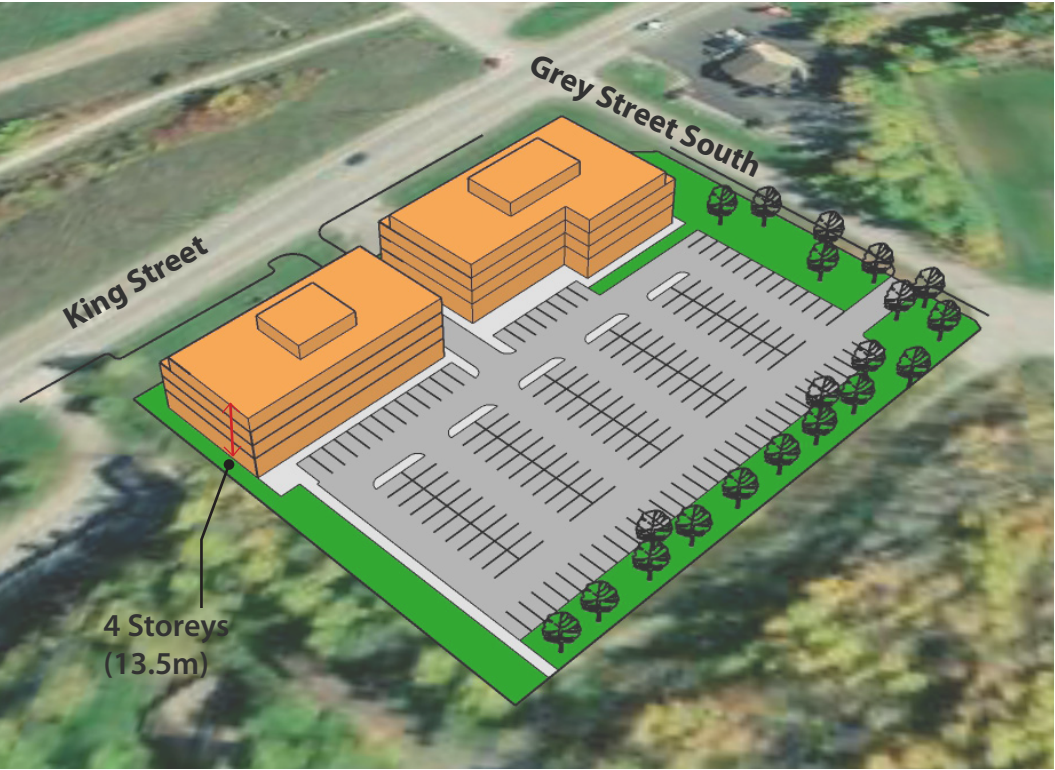
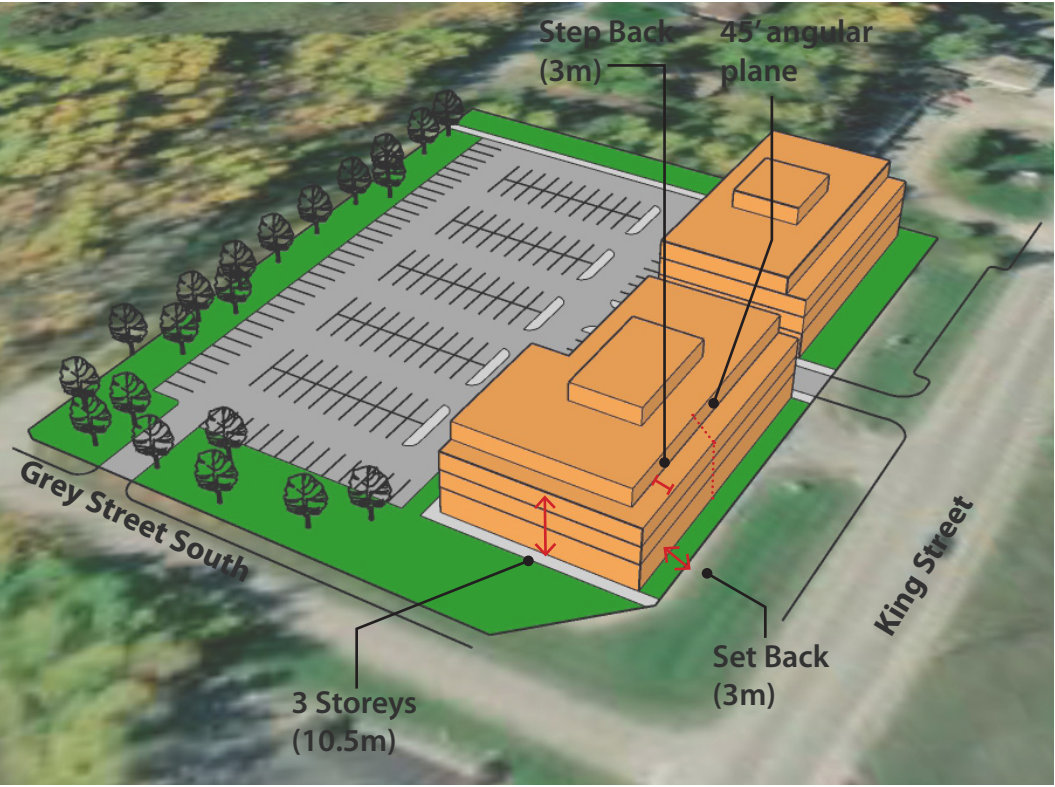
²Assumes 4.5m ground floor for commercial and 3m slab to slab floor heights for residential floors.

³Assumed to be 90% of Total Commercial Floor Area

⁴Assumed to be 80% of Total Residential Floor Area



Site Plan



Option 6		
Site Area ¹	1.11	ha.
	2.74	ac.
Net Developable Area	0.87	ha.
	2.15	ac.
FSI	0.63	
Storeys	3	
Height ²	10.5	m
Required Parking Spaces	157	
Provided Parking Spaces	168	
Units		
1bd	34	
2bd	27	
3bd	7	
Total	68	
GFA		
Total Floor Area	6,974	sm
	75,071	sf
Total Commercial	Floor	1,162 sm
Area		12,505 sf
Net Commercial		1,046 sm
Floor Area ³		11,254 sf
Total Residential	Floor	5,813 sm
Area		62,566 sf
Net Residential		4,752 sm
Floor Area ⁴		51,149 sf

Notes:

¹Site area measured from First Base Solutions VuMAP data platform, and is approximate only

²Assumes 4.5m ground floor for commercial and 3m slab to slab floor heights for residential floors.

³Assumed to be 90% of Total Commercial Floor Area

⁴Assumed to be 80% of Total Residential Floor Area



Site Plan

