

2.0 SITE LOCATION AND CONTEXT

2.7 Adjacent Building Use, Scale and Height

This diagram illustrates current and consented building use, and storey heights of the tallest buildings in the vicinity of the site.

Some buildings outside of the immediate vicinity have been identified due to their height and impact in relation to the site.



3.0 USE & AMOUNT

3.1 Residential Accommodation

This application proposes 552 apartments spread across 4 separate buildings. These apartments consist of 1 bed, 2 bed and 3 bed types with the following typical internal floor areas:

1 bed	45sqm
2 bed	60sqm
3 bed	75sqm

(due to the irregular angles at the ends of each building, some apartments have a greater floor area)

The three types are split to achieve the following approximate mix:

1 bed (193)	35%
2 bed (331)	60%
3 bed (28)	5%

Although not perfectly, the above ratios are closely attained within each individual building (see page 20).

The four buildings are all designed to work together as a complete composition, and whilst the external works proposals and parking facilities physically link the buildings, they are otherwise physically separated from each other.

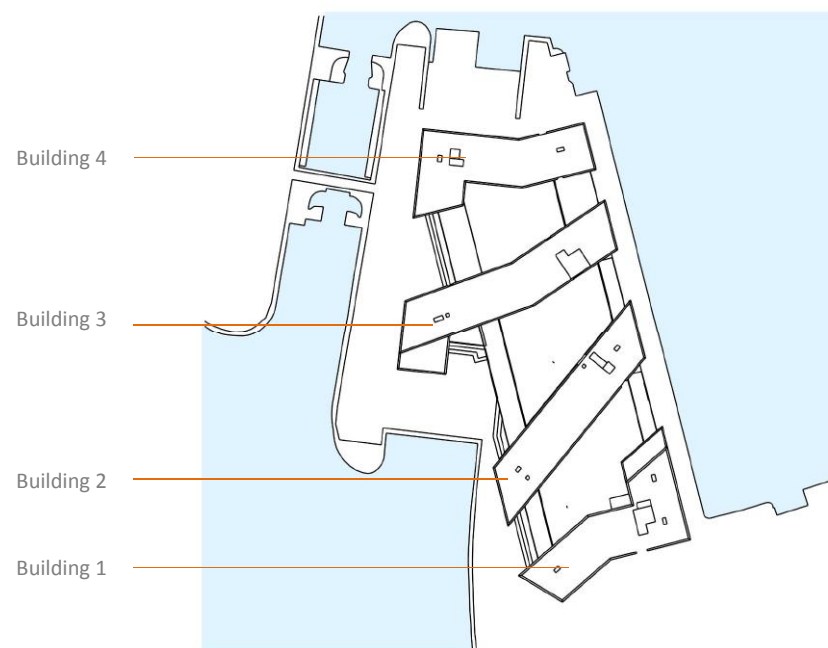
The residential buildings are proposed at the following heights:

Building 1 - Parapet height above GL 24650mm (24.65m)
Building 2 - Parapet height above GL 36050mm (36.05m)
Building 3 - Parapet height above GL 38900mm (38.90m)
Building 4 - Parapet height above GL 30350mm (30.35m)
(parapet – 1400mm)

The tallest building is expected to be lower than the height of the consented scheme on Brunswick Way / Summer Road.

These storey heights include the ground floor storey that is set at a floor to floor height of 3.3m.

The residential floors above this level are set at a floor to floor height of 2.85m.



3.0 USE & AMOUNT

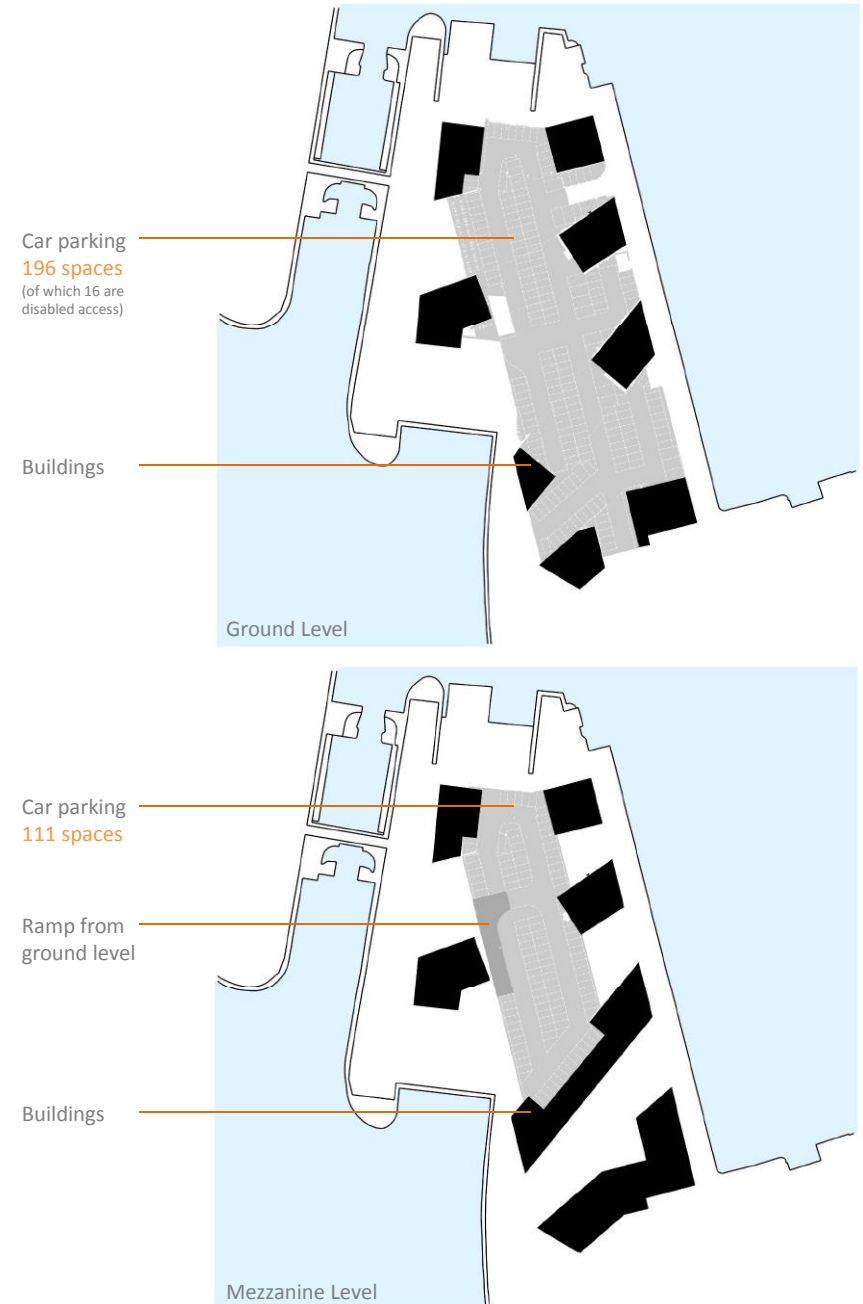
3.2 Car Parking

The ground floor podium storey predominantly contains private parking provision based on 56% of the residential units having access to a parking space (307 spaces total). These spaces would be sold / rented with an apartment so there is clear identification on which space is allocated to a particular apartment.

Included within the parking provision there are 5% of the total spaces which are demarcated as disabled access spaces (16 spaces total).

The Ground Floor also accommodates secure cycle storage for 552 No of cycles (100% apartment to cycle-space ratio).

These cycles stores are spread across the site footprint such that stores can be dedicated to each building specifically, and located in close proximity to the access cores for that building.



Level 00

3.0 USE & AMOUNT

3.3 Ancillary Residential Facilities

The Ground Floor podium accommodates the access cores into each building independently. This provides safe and weather protected access into each building after entering the Ground Floor accommodation.

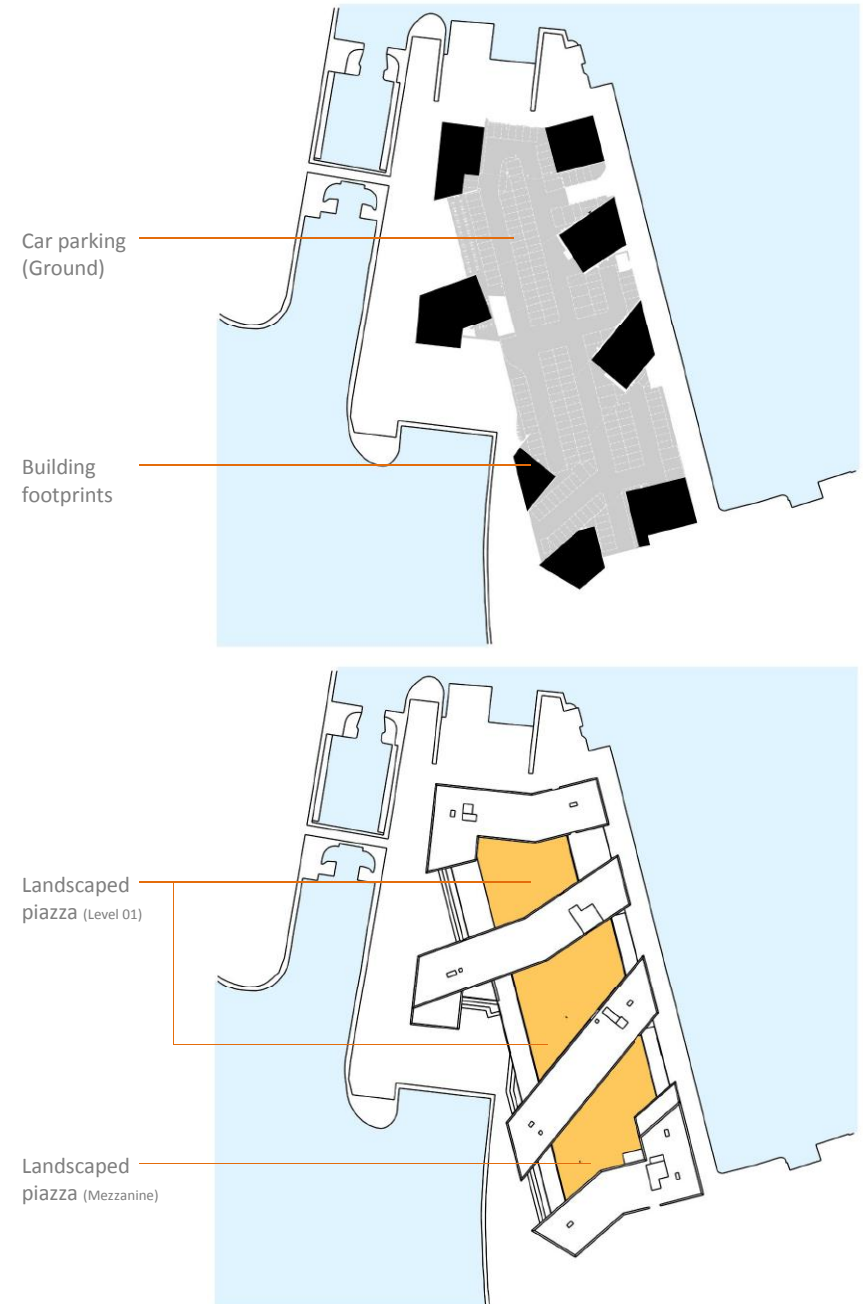
Independent bin stores are located within the Ground Floor podium in proximity to each of the four buildings. The stores are designed to accommodate general and recyclable waste from each building, based on a capacity of 187 litres per apartment. This equates to 94 bins across the entire scheme. The bin stores provide a total floor area of 291m².

At first floor level the development has landscaped piazzas between each building providing secure and private external amenity space for use by the development residents. This amenity has a total floor area of 2575m², equating to 4.7m² per apartment.

3.4 Commercial Accommodation

The Ground Floor podium accommodates 4 No of small commercial units totalling 669m².

These units will offer facility to both residents and also to the passing public.



3.0 USE & AMOUNT

The below table outlines the number of residential units per building, and the accommodation split across the scheme (and each building).

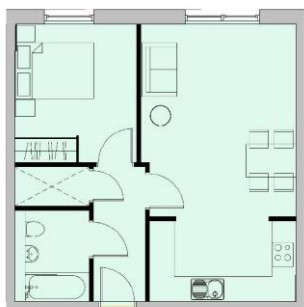


3.0 USE & AMOUNT

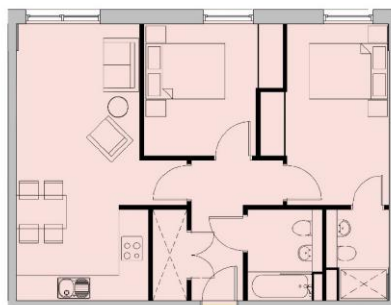
3.0 USE & AMOUNT

3.6 Typical Dwelling Layouts

The following describe the typical dwelling layouts. (as mentioned previously, some dwellings do vary in size and shape).



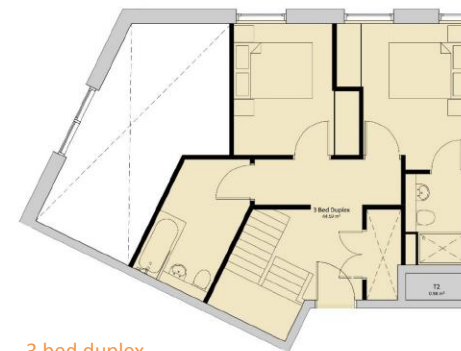
1 bed



2 bed



3 bed



3 bed duplex

3.0 USE & AMOUNT

3.7 Area Schedule_BUILDING 1

Apartment Schedule - Overall		
Department	Count	Name

Building 1		
1 Bed	22	1 Bed
2 Bed	62	2 Bed
3 Bed	7	3 Bed
Grand total: 91		

Room Schedule Level 0			
Level	Area	Count	Department

LEVEL 00			
LEVEL 00	106.62 m²	Ancillary	
LEVEL 00	100.45 m²	Circulation	
LEVEL 00	29.28 m²	Office	
LEVEL 00	146.08 m²	Plant	
LEVEL 00	105.44 m²	Retail	
Grand total: 487.87 m²			
23			

Room Schedule Level 3				
Level	Area	Count	Department	Name

Building 1				
LEVEL 03	45.28 m²	1	1 Bed	1 Bed
LEVEL 03	47.20 m²	1	1 Bed	1 Bed
LEVEL 03	45.55 m²	1	1 Bed	1 Bed
LEVEL 03	45.56 m²	1	1 Bed	1 Bed
1 Bed: 4 183.60 m²				
LEVEL 03	61.26 m²	1	2 Bed	2 Bed
LEVEL 03	58.72 m²	1	2 Bed	2 Bed
LEVEL 03	60.29 m²	1	2 Bed	2 Bed
LEVEL 03	65.34 m²	1	2 Bed	2 Bed
LEVEL 03	63.40 m²	1	2 Bed	2 Bed
LEVEL 03	60.61 m²	1	2 Bed	2 Bed
LEVEL 03	60.38 m²	1	2 Bed	2 Bed
LEVEL 03	60.30 m²	1	2 Bed	2 Bed
LEVEL 03	68.11 m²	1	2 Bed	2 Bed
LEVEL 03	65.36 m²	1	2 Bed	2 Bed
2 Bed: 10 623.78 m²				
LEVEL 03	88.49 m²	1	3 Bed	3 Bed
3 Bed: 1 88.49 m²				
Grand total: 895.87 m²				
15				

Room Schedule Level 3 (Non Residential)			
Level	Area	Count	Department

Building 1			
LEVEL 03	105.77 m²	Circulation	
LEVEL 03	13.16 m²	Plant	
Grand total 118.94 m²			

Room Schedule Level Mezz.				
Level	Area	Count	Department	Name

Building 1				
LEVEL MEZZ	55.08 m²	1	1 Bed	1 Bed
LEVEL MEZZ	45.58 m²	1	1 Bed	1 Bed
LEVEL MEZZ	43.71 m²	1	1 Bed	1 Bed
LEVEL MEZZ	47.49 m²	1	1 Bed	1 Bed
LEVEL MEZZ	45.56 m²	1	1 Bed	1 Bed
1 Bed: 5 183.60 m²				
LEVEL MEZZ	65.34 m²	1	2 Bed	2 Bed
LEVEL MEZZ	60.61 m²	1	2 Bed	2 Bed
LEVEL MEZZ	61.26 m²	1	2 Bed	2 Bed
2 Bed: 3 61.26 m²				
Grand total: 8				

Room Schedule Level Mezz. (Non Residential)			
Level	Area	Count	Department

Building 1			
LEVEL MEZZ	168.87 m²	Ancillary	
LEVEL MEZZ	104.42 m²	Circulation	
LEVEL MEZZ	65.91 m²	Office	
LEVEL MEZZ	9.64 m²	Plant	
Grand total 348.84 m²			

Room Schedule Level 4				
Level	Area	Count	Department	Name

Building 1				
LEVEL 04	46.94 m²	1	1 Bed	1 Bed
1 Bed: 1 46.94 m²				
LEVEL 04	67.56 m²	1	2 Bed	2 Bed
LEVEL 04	62.70 m²	1	2 Bed	2 Bed
LEVEL 04	67.00 m²	1	2 Bed	2 Bed
LEVEL 04	62.04 m²	1	2 Bed	2 Bed
LEVEL 04	63.34 m²	1	2 Bed	2 Bed
LEVEL 04	66.83 m²	1	2 Bed	2 Bed
LEVEL 04	60.49 m²	1	2 Bed	2 Bed
LEVEL 04	63.51 m²	1	2 Bed	2 Bed
LEVEL 04	62.68 m²	1	2 Bed	2 Bed
2 Bed: 9 576.15 m²				
LEVEL 04	92.50 m²	1	3 Bed	3 Bed
LEVEL 04	91.01 m²	1	3 Bed	3 Bed
3 Bed: 2 183.50 m²				
Grand total: 806.59 m²				
12				

Room Schedule Level 4 (Non Residential)			
Level	Area	Count	Department

Building 1			
LEVEL 04	97.08 m²	Circulation	
LEVEL 04	13.16 m²	Plant	
Grand total 110.25 m²			

Room Schedule Level 1				
Level	Area	Count	Department	Name

Building 1				
LEVEL 01	45.28 m²	1	1 Bed	1 Bed
LEVEL 01	47.20 m²	1	1 Bed	1 Bed
LEVEL 01	45.56 m²	1	1 Bed	1 Bed
LEVEL 01	45.55 m²	1	1 Bed	1 Bed
1 Bed: 4 183.60 m²				
LEVEL 01	68.11 m²	1	2 Bed	2 Bed
LEVEL 01	61.26 m²	1	2 Bed	2 Bed
LEVEL 01	58.72 m²	1	2 Bed	2 Bed
LEVEL 01	60.29 m²	1	2 Bed	2 Bed
LEVEL 01	60.61 m²	1	2 Bed	2 Bed
LEVEL 01	60.38 m²	1	2 Bed	2 Bed
LEVEL 01	65.34 m²	1	2 Bed	2 Bed
LEVEL 01	63.40 m²	1	2 Bed	2 Bed
LEVEL 01	60.30 m²	1	2 Bed	2 Bed
LEVEL 01	65.36 m²	1	2 Bed	2 Bed
2 Bed: 10 623.78 m²				
LEVEL 01	88.49 m²	1	3 Bed	3 Bed
3 Bed: 1 88.49 m²				
Grand total: 895.87 m²				
15				

Room Schedule Level 1 (Non Residential)			
Level	Area	Count	Department

Building 1			
LEVEL 01	106.07 m²	Circulation	
LEVEL 01	12.20 m²	Plant	
Grand total 118.28 m²			

Room Schedule Level 5				
Level	Area	Count	Department	Name

Building 1				
LEVEL 05	47.17 m²	1	1 Bed	1 Bed
LEVEL 05	45.56 m²	1	1 Bed	1 Bed
1 Bed: 2 92.73 m²				
LEVEL 05	63.40 m²	1	2 Bed	2 Bed
LEVEL 05	61.68 m²	1	2 Bed	2 Bed
LEVEL 05	60.30 m²	1	2 Bed	2 Bed
LEVEL 05	65.34 m²	1	2 Bed	2 Bed
LEVEL 05	68.11 m²	1	2 Bed	2 Bed
LEVEL 05	61.03 m²	1	2 Bed	2 Bed
LEVEL 05	60.38 m²	1	2 Bed	2 Bed
LEVEL 05	60.30 m²	1	2 Bed	2 Bed
LEVEL 05	65.36 m²	1	2 Bed	2 Bed
LEVEL 05	59.02 m²	1	2 Bed	2 Bed
2 Bed: 10 623.78 m²				
LEVEL 05	88.36 m²	1	3 Bed	3 Bed
3 Bed: 1 88.36 m²				
Grand total: 13				

Room Schedule Level 5 (Non Residential)			
Level	Area	Count	Department

Building 1			
LEVEL 05	97.08 m²	Circulation	
LEVEL 05	13.16 m²	Plant	
Grand total 110.25 m²			

Room Schedule Level 2				
Level	Area	Count	Department	Name

Building 1				
LEVEL 02	45.28 m²	1	1 Bed	1 Bed
LEVEL 02	47.20 m²	1	1 Bed	1 Bed
LEVEL 02	45.56 m²	1	1 Bed	1 Bed
LEVEL 02	45.55 m²	1	1 Bed	1 Bed
1 Bed: 4 183.60 m²				
LEVEL 02	68.11 m²	1	2 Bed	2 Bed
LEVEL 02	61.26 m²	1	2 Bed	2 Bed
LEVEL 02	58.72 m²	1	2 Bed	2 Bed
LEVEL 02	60.29 m²	1	2 Bed	2 Bed
LEVEL 02	60.61 m²	1	2 Bed	2 Bed
LEVEL 02	60.38 m²	1	2 Bed	2 Bed
LEVEL 02	65.34 m²	1	2 Bed	2 Bed
LEVEL 02	63.40 m²	1	2 Bed	2 Bed
LEVEL 02	60.30 m²	1	2 Bed	2 Bed
LEVEL 02	65.36 m²	1	2 Bed	2 Bed
2 Bed: 10 623.78 m²				
LEVEL 02	88.49 m²	1	3 Bed	3 Bed
3 Bed: 1 88.49 m²				
Grand total: 895.87 m²				
15				

Room Schedule Level 2 (Non Residential)			
Level	Area	Count	Department

Building 1			
LEVEL 02	105.77 m²	Circulation	
LEVEL 02	13.16 m²	Plant	
Grand total 118.94 m²			

Room Schedule Level 6				
Level	Area	Count	Department	Name

Building 1				
LEVEL 06	47.17 m²	1	1 Bed	1 Bed
LEVEL 06	45.56 m²	1	1 Bed	1 Bed
1 Bed: 2 92.73 m²				
LEVEL 06	60.38 m²	1	2 Bed	2 Bed
LEVEL 06	61.68 m²	1	2 Bed	2 Bed
LEVEL 06	61.01 m²	1	2 Bed	2 Bed
LEVEL 06	68.11 m²	1	2 Bed	2 Bed
LEVEL 06	60.30 m²	1	2 Bed	2 Bed
LEVEL 06	63.40 m²	1	2 Bed	2 Bed
LEVEL 06	60.24 m²	1	2 Bed	2 Bed
LEVEL 06	65.34 m²	1	2 Bed	2 Bed
LEVEL 06	65.36 m²	1	2 Bed	2 Bed
LEVEL 06	59.01 m²	1	2 Bed	2 Bed
2 Bed: 10 623.78 m²				
LEVEL 06	88.35 m²	1	3 Bed	3 Bed
3 Bed: 1 88.35 m²				
Grand total: 13				

Room Schedule Level 6 (Non Residential)			
Level	Area	Count	Department

Building 1			
LEVEL 06	97.08 m²	Circulation	
LEVEL 06	13.16 m²	Plant	
Grand total 110.25 m²			



3.0 USE & AMOUNT

3.8 Area Schedule_ BUILDING 2

Apartment Schedule - Overall		
Department	Count	Name

1 Bed	56	1 Bed
2 Bed	92	2 Bed
3 Bed	6	3 Bed
Grand total: 154		

Room Schedule - LEVEL Mezz				
Level	Area	Count	Department	Name

Building 2				
LEVEL MEZZ				
LEVEL MEZZ	46.56 m ²	1	1 Bed	1 Bed
1 Bed: 1				
LEVEL MEZZ	60.30 m ²	1	2 Bed	2 Bed
LEVEL MEZZ	60.30 m ²	1	2 Bed	2 Bed
LEVEL MEZZ	60.30 m ²	1	2 Bed	2 Bed
LEVEL MEZZ	61.73 m ²	1	2 Bed	2 Bed
LEVEL MEZZ	59.41 m ²	1	2 Bed	2 Bed
LEVEL MEZZ	64.06 m ²	1	2 Bed	2 Bed
LEVEL MEZZ	71.65 m ²	1	2 Bed	2 Bed
2 Bed: 7				
Grand total: 8				

Room Schedule - LEVEL 01				
Level	Area	Count	Department	Name

Building 2				
LEVEL 01				
LEVEL 01	45.62 m ²	1	1 Bed	1 Bed
LEVEL 01	45.56 m ²	1	1 Bed	1 Bed
LEVEL 01	46.56 m ²	1	1 Bed	1 Bed
1 Bed: 3				
LEVEL 01	64.06 m ²	1	2 Bed	2 Bed
LEVEL 01	59.41 m ²	1	2 Bed	2 Bed
LEVEL 01	60.30 m ²	1	2 Bed	2 Bed
LEVEL 01	60.30 m ²	1	2 Bed	2 Bed
LEVEL 01	60.30 m ²	1	2 Bed	2 Bed
LEVEL 01	61.73 m ²	1	2 Bed	2 Bed
LEVEL 01	60.30 m ²	1	2 Bed	2 Bed
LEVEL 01	60.30 m ²	1	2 Bed	2 Bed
LEVEL 01	71.65 m ²	1	2 Bed	2 Bed
LEVEL 01	60.30 m ²	1	2 Bed	2 Bed
2 Bed: 9				
Grand total: 12				

Room Schedule - LEVEL 02				
Level	Area	Count	Department	Name

Building 2				
LEVEL 02				
LEVEL 02	45.31 m ²	1	1 Bed	1 Bed
LEVEL 02	45.62 m ²	1	1 Bed	1 Bed
LEVEL 02	45.56 m ²	1	1 Bed	1 Bed
LEVEL 02	45.56 m ²	1	1 Bed	1 Bed
LEVEL 02	47.04 m ²	1	1 Bed	1 Bed
LEVEL 02	45.82 m ²	1	1 Bed	1 Bed
1 Bed: 6				
LEVEL 02	60.30 m ²	1	2 Bed	2 Bed
LEVEL 02	60.30 m ²	1	2 Bed	2 Bed
LEVEL 02	65.53 m ²	1	2 Bed	2 Bed
LEVEL 02	77.15 m ²	1	2 Bed	2 Bed
LEVEL 02	77.33 m ²	1	2 Bed	2 Bed
LEVEL 02	60.30 m ²	1	2 Bed	2 Bed
LEVEL 02	60.30 m ²	1	2 Bed	2 Bed
LEVEL 02	60.30 m ²	1	2 Bed	2 Bed
2 Bed: 8				
LEVEL 02	78.73 m ²	1	3 Bed	3 Bed
3 Bed: 1				
Grand total: 15				

Room Schedule - LEVEL 00		
Level	Area	Department

Building 2		
LEVEL 00	90.05 m ²	Ancillary
LEVEL 00	49.10 m ²	Circulation
LEVEL 00	160.86 m ²	Plant
LEVEL 00	68.48 m ²	Retail
Grand total 368.49 m ²		

Room Schedule - LEVEL Mezz (Non Residential)		
Level	Area	Department

Building 2		
LEVEL MEZZ	45.62 m ²	Ancillary
LEVEL MEZZ	177.44 m ²	Circulation
LEVEL MEZZ	18.63 m ²	Office
LEVEL MEZZ	9.99 m ²	Plant
Grand total 251.68 m ²		

Room Schedule - LEVEL 01 (Non Residential)		
Level	Area	Department

Building 2		
LEVEL 01	18.63 m ²	Ancillary
LEVEL 01	178.80 m ²	Circulation
LEVEL 01	9.99 m ²	Plant
Grand total 207.42 m ²		

Room Schedule - LEVEL 02 (Non Residential)		
Level	Area	Department

Building 2		
LEVEL 02	137.09 m ²	Circulation
LEVEL 02	9.99 m ²	Plant
Grand total 147.08 m ²		

Room Schedule - LEVEL 03				
Level	Area	Count	Department	Name

Building 2				
LEVEL 03				
LEVEL 03	45.31 m ²	1	1 Bed	1 Bed
LEVEL 03	45.62 m ²	1	1 Bed	1 Bed
LEVEL 03	45.56 m ²	1	1 Bed	1 Bed
LEVEL 03	45.56 m ²	1	1 Bed	1 Bed
LEVEL 03	47.04 m ²	1	1 Bed	1 Bed
LEVEL 03	45.82 m ²	1	1 Bed	1 Bed
1 Bed: 6				
LEVEL 03	60.30 m ²	1	2 Bed	2 Bed
LEVEL 03	78.73 m ²	1	2 Bed	2 Bed
LEVEL 03	60.30 m ²	1	2 Bed	2 Bed
LEVEL 03	77.15 m ²	1	2 Bed	2 Bed
LEVEL 03	65.53 m ²	1	2 Bed	2 Bed
LEVEL 03	60.30 m ²	1	2 Bed	2 Bed
LEVEL 03	60.30 m ²	1	2 Bed	2 Bed
LEVEL 03	60.30 m ²	1	2 Bed	2 Bed
LEVEL 03	77.33 m ²	1	2 Bed	2 Bed
2 Bed: 9				
Grand total: 15				

Room Schedule - LEVEL 04				
Level	Area	Count	Department	Name

Building 2				
LEVEL 04				
LEVEL 04	45.62 m ²	1	1 Bed	1 Bed
LEVEL 04	45.31 m ²	1	1 Bed	1 Bed
LEVEL 04	46.37 m ²	1	1 Bed	1 Bed
LEVEL 04	45.56 m ²	1	1 Bed	1 Bed
LEVEL 04	47.04 m ²	1	1 Bed	1 Bed
LEVEL 04	45.82 m ²	1	1 Bed	1 Bed
1 Bed: 6				
LEVEL 04	60.30 m ²	1	2 Bed	2 Bed
LEVEL 04	78.73 m ²	1	2 Bed	2 Bed
LEVEL 04	60.30 m ²	1	2 Bed	2 Bed
LEVEL 04	65.53 m ²	1	2 Bed	2 Bed
LEVEL 04	60.30 m ²	1	2 Bed	2 Bed
LEVEL 04	60.30 m ²	1	2 Bed	2 Bed
LEVEL 04	60.30 m ²	1	2 Bed	2 Bed
LEVEL 04	77.15 m ²	1	2 Bed	2 Bed
LEVEL 04	77.33 m ²	1	2 Bed	2 Bed
2 Bed: 9				
Grand total: 15				

Room Schedule - LEVEL 05				
Level	Area	Count	Department	Name

Building 2				
LEVEL 05				
LEVEL 05	45.62 m ²	1	1 Bed	1 Bed
LEVEL 05	45.31 m ²	1	1 Bed	1 Bed
LEVEL 05	45.56 m ²	1	1 Bed	1 Bed
LEVEL 05	45.56 m ²	1	1 Bed	1 Bed
LEVEL 05	47.04 m ²	1	1 Bed	1 Bed
LEVEL 05	45.82 m ²	1	1 Bed	1 Bed
1 Bed: 6				
LEVEL 05	60.30 m ²	1	2 Bed	2 Bed
LEVEL 05	60.30 m ²	1	2 Bed	2 Bed
LEVEL 05	60.30 m ²	1	2 Bed	2 Bed
LEVEL 05	60.30 m ²	1	2 Bed	2 Bed
LEVEL 05	65.53 m ²	1	2 Bed	2 Bed
LEVEL 05	77.33 m ²	1	2 Bed	2 Bed
LEVEL 05	77.15 m ²	1	2 Bed	2 Bed
LEVEL 05	60.30 m ²	1	2 Bed	2 Bed
2 Bed: 8				
LEVEL 05	78.73 m ²	1	3 Bed	3 Bed
3 Bed: 1				
Grand total: 15				

Room Schedule - LEVEL 06				
Level	Area	Count	Department	Name

Building 2				
LEVEL 06				
LEVEL 06	46.67 m ²	1	1 Bed	1 Bed
LEVEL 06	47.68 m ²	1	1 Bed	1 Bed
LEVEL 06	46.58 m ²	1	1 Bed	1 Bed
LEVEL 06	46.58 m ²	1	1 Bed	1 Bed
1 Bed: 4				
LEVEL 06	61.65 m ²	1	2 Bed	2 Bed
LEVEL 06	61.65 m ²	1	2 Bed	2 Bed
LEVEL 06	66.99 m ²	1	2 Bed	2 Bed
LEVEL 06	71.79 m ²	1	2 Bed	2 Bed
LEVEL 06	61.65 m ²	1	2 Bed	2 Bed
LEVEL 06	61.65 m ²	1	2 Bed	2 Bed
LEVEL 06	66.31 m ²	1	2 Bed	2 Bed
LEVEL 06	81.99 m ²	1	2 Bed	2 Bed
LEVEL 06	66.91 m ²	1	2 Bed	2 Bed
LEVEL 06	61.65 m ²	1	2 Bed	2 Bed
2 Bed: 10				
Grand total: 14				

Room Schedule - LEVEL 03 (Non Residential)		
Level	Area	Department

Building 2		
LEVEL 03	136.81 m ²	Circulation
LEVEL 03	9.99 m ²	Plant
Grand total 146.81 m ²		

Room Schedule - LEVEL 04 (Non Residential)		
Level	Area	Department

Building 2		
LEVEL 04	136.94 m ²	Circulation
LEVEL 04	9.99 m ²	Plant
Grand total 146.94 m ²		

Room Schedule - LEVEL 05 (Non Residential)		
Level	Area	Department

Building 2		
LEVEL 05	137.09 m ²	Circulation
LEVEL 05	9.99 m ²	Plant
Grand total 147.08 m ²		

Room Schedule - LEVEL 06 (Non Residential)		
Level	Area	Department

Building 2		
LEVEL 06	131.54 m ²	Circulation
LEVEL 06	9.99 m ²	Plant
Grand total 141.53 m ²		



3.0 USE & AMOUNT

3.8 Area Schedule_BUILDING 2 (continued)

Room Schedule - LEVEL 07					
Level	Area	Count	Department	Name	

Building 2					
LEVEL 07					
LEVEL 07	45.62 m²	1	1 Bed	1 Bed	
LEVEL 07	45.31 m²	1	1 Bed	1 Bed	
LEVEL 07	45.56 m²	1	1 Bed	1 Bed	
LEVEL 07	45.56 m²	1	1 Bed	1 Bed	
LEVEL 07	47.04 m²	1	1 Bed	1 Bed	
LEVEL 07	45.81 m²	1	1 Bed	1 Bed	
1 Bed: 6					
LEVEL 07	60.30 m²	1	2 Bed	2 Bed	
LEVEL 07	77.15 m²	1	2 Bed	2 Bed	
LEVEL 07	60.30 m²	1	2 Bed	2 Bed	
LEVEL 07	60.30 m²	1	2 Bed	2 Bed	
LEVEL 07	77.33 m²	1	2 Bed	2 Bed	
LEVEL 07	60.30 m²	1	2 Bed	2 Bed	
LEVEL 07	65.53 m²	1	2 Bed	2 Bed	
LEVEL 07	60.30 m²	1	2 Bed	2 Bed	
2 Bed: 8					
LEVEL 07	78.73 m²	1	3 Bed	3 Bed	
3 Bed: 1					
Grand total: 15					

Room Schedule - LEVEL 07 (Non Residential)			
Level	Area	Department	

Building 2		
LEVEL 07	137.09 m²	Circulation
LEVEL 07	9.99 m²	Plant
Grand total	147.09 m²	

Room Schedule - LEVEL 08					
Level	Area	Count	Department	Name	

Building 2					
LEVEL 08					
LEVEL 08	45.56 m²	1	1 Bed	1 Bed	
LEVEL 08	45.62 m²	1	1 Bed	1 Bed	
LEVEL 08	47.04 m²	1	1 Bed	1 Bed	
LEVEL 08	45.56 m²	1	1 Bed	1 Bed	
LEVEL 08	45.31 m²	1	1 Bed	1 Bed	
LEVEL 08	45.81 m²	1	1 Bed	1 Bed	
1 Bed: 6					
LEVEL 08	77.33 m²	1	2 Bed	2 Bed	
LEVEL 08	77.15 m²	1	2 Bed	2 Bed	
LEVEL 08	60.30 m²	1	2 Bed	2 Bed	
LEVEL 08	60.30 m²	1	2 Bed	2 Bed	
LEVEL 08	65.53 m²	1	2 Bed	2 Bed	
LEVEL 08	60.30 m²	1	2 Bed	2 Bed	
LEVEL 08	60.30 m²	1	2 Bed	2 Bed	
LEVEL 08	60.30 m²	1	2 Bed	2 Bed	
2 Bed: 8					
LEVEL 08	78.73 m²	1	3 Bed	3 Bed	
3 Bed: 1					
Grand total: 15					

Room Schedule - LEVEL 08 (Non Residential)			
Level	Area	Department	

Building 2		
LEVEL 08	136.54 m²	Circulation
LEVEL 08	9.99 m²	Plant
Grand total	146.54 m²	

Room Schedule - LEVEL 09					
Level	Area	Count	Department	Name	

Building 2					
LEVEL 09					
LEVEL 09	45.56 m²	1	1 Bed	1 Bed	
LEVEL 09	45.62 m²	1	1 Bed	1 Bed	
LEVEL 09	47.04 m²	1	1 Bed	1 Bed	
LEVEL 09	45.31 m²	1	1 Bed	1 Bed	
LEVEL 09	45.56 m²	1	1 Bed	1 Bed	
LEVEL 09	45.81 m²	1	1 Bed	1 Bed	
1 Bed: 6					
LEVEL 09	65.53 m²	1	2 Bed	2 Bed	
LEVEL 09	60.30 m²	1	2 Bed	2 Bed	
LEVEL 09	60.30 m²	1	2 Bed	2 Bed	
LEVEL 09	77.15 m²	1	2 Bed	2 Bed	
LEVEL 09	60.30 m²	1	2 Bed	2 Bed	
LEVEL 09	60.30 m²	1	2 Bed	2 Bed	
LEVEL 09	77.33 m²	1	2 Bed	2 Bed	
LEVEL 09	60.30 m²	1	2 Bed	2 Bed	
2 Bed: 8					
LEVEL 09	78.73 m²	1	3 Bed	3 Bed	
3 Bed: 1					
Grand total: 15					

Room Schedule - LEVEL 09 (Non Residential)			
Level	Area	Department	

Building 2		
LEVEL 09	136.54 m²	Circulation
LEVEL 09	9.99 m²	Plant
Grand total	146.54 m²	

Room Schedule - LEVEL 10					
Level	Area	Count	Department	Name	

Building 2					
LEVEL 10					
LEVEL 10	45.56 m²	1	1 Bed	1 Bed	
LEVEL 10	45.62 m²	1	1 Bed	1 Bed	
LEVEL 10	47.04 m²	1	1 Bed	1 Bed	
LEVEL 10	45.56 m²	1	1 Bed	1 Bed	
LEVEL 10	45.31 m²	1	1 Bed	1 Bed	
LEVEL 10	45.81 m²	1	1 Bed	1 Bed	
1 Bed: 6					
LEVEL 10	77.33 m²	1	2 Bed	2 Bed	
LEVEL 10	60.30 m²	1	2 Bed	2 Bed	
LEVEL 10	60.30 m²	1	2 Bed	2 Bed	
LEVEL 10	65.53 m²	1	2 Bed	2 Bed	
LEVEL 10	77.15 m²	1	2 Bed	2 Bed	
LEVEL 10	60.30 m²	1	2 Bed	2 Bed	
LEVEL 10	60.30 m²	1	2 Bed	2 Bed	
LEVEL 10	60.30 m²	1	2 Bed	2 Bed	
2 Bed: 8					
LEVEL 10	78.73 m²	1	3 Bed	3 Bed	
3 Bed: 1					
Grand total: 15					

Room Schedule - LEVEL 10 (Non Residential)			
Level	Area	Department	

Building 2		
LEVEL 10	137.09 m²	Circulation
LEVEL 10	9.99 m²	Plant
Grand total	147.09 m²	



3.0 USE & AMOUNT

3.9 Area Schedule_BUILDING 3

Apartment Schedule - Overall		
Department	Count	Name

1 Bed	66	1 Bed
2 Bed	114	2 Bed
3 Bed	5	3 Bed
3 Bed	5	3 Bed Duplex
Grand total: 190		

Room Schedule - LEVEL MEZZ			
Level	Area	Department	Name

LEVEL MEZZ			
LEVEL MEZZ	69.00 m²	3 Bed	3 Bed Duplex.
LEVEL MEZZ	60.12 m²	3 Bed	3 Bed Duplex.
LEVEL MEZZ	66.09 m²	3 Bed	3 Bed Duplex.
LEVEL MEZZ	71.20 m²	3 Bed	3 Bed Duplex.
LEVEL MEZZ	52.78 m²	3 Bed	3 Bed Duplex.
3 Bed: 5			

Room Schedule - LEVEL 01				
Level	Area	Count	Department	Name

LEVEL 01				
LEVEL 01	45.56 m²	1	1 Bed	1 Bed
LEVEL 01	45.56 m²	1	1 Bed	1 Bed
LEVEL 01	45.56 m²	1	1 Bed	1 Bed
LEVEL 01	45.83 m²	1	1 Bed	1 Bed
LEVEL 01	45.70 m²	1	1 Bed	1 Bed
1 Bed: 5				
LEVEL 01	60.27 m²	1	2 Bed	2 Bed
LEVEL 01	60.30 m²	1	2 Bed	2 Bed
LEVEL 01	61.82 m²	1	2 Bed	2 Bed
LEVEL 01	69.51 m²	1	2 Bed	2 Bed
2 Bed: 4				
LEVEL 01	44.46 m²	1	3 Bed	3 Bed Duplex
LEVEL 01	60.30 m²	1	3 Bed	3 Bed Duplex
LEVEL 01	35.21 m²	1	3 Bed	3 Bed Duplex
LEVEL 01	44.59 m²	1	3 Bed	3 Bed Duplex
LEVEL 01	50.65 m²	1	3 Bed	3 Bed Duplex
LEVEL 01	80.58 m²	1	3 Bed	3 Bed
3 Bed: 6				
Grand total: 15				

Room Schedule - LEVEL 02				
Level	Area	Count	Department	Name

LEVEL 02				
LEVEL 02	45.56 m²	1	1 Bed	1 Bed
LEVEL 02	45.56 m²	1	1 Bed	1 Bed
LEVEL 02	49.58 m²	1	1 Bed	1 Bed
LEVEL 02	45.56 m²	1	1 Bed	1 Bed
LEVEL 02	45.83 m²	1	1 Bed	1 Bed
LEVEL 02	45.56 m²	1	1 Bed	1 Bed
1 Bed: 6				
LEVEL 02	55.61 m²	1	2 Bed	2 Bed
LEVEL 02	60.27 m²	1	2 Bed	2 Bed
LEVEL 02	60.30 m²	1	2 Bed	2 Bed
LEVEL 02	60.30 m²	1	2 Bed	2 Bed
LEVEL 02	60.63 m²	1	2 Bed	2 Bed
LEVEL 02	60.54 m²	1	2 Bed	2 Bed
LEVEL 02	60.30 m²	1	2 Bed	2 Bed
LEVEL 02	69.78 m²	1	2 Bed	2 Bed
LEVEL 02	60.12 m²	1	2 Bed	2 Bed
LEVEL 02	60.29 m²	1	2 Bed	2 Bed
2 Bed: 10				
LEVEL 02	81.12 m²	1	3 Bed	3 Bed
3 Bed: 1				
Grand total: 17				

Room Schedule - LEVEL 00		
Level	Area	Department

LEVEL 00		
LEVEL 00	201.97 m²	Ancillary
LEVEL 00	65.67 m²	Circulation
LEVEL 00	158.38 m²	Plant
LEVEL 00	205.60 m²	Retail
Grand total: 631.62 m²		
22		

Room Schedule - LEVEL MEZZ (Non Residential)		
Level	Area	Department

LEVEL MEZZ		
LEVEL MEZZ	40.37 m²	Ancillary
LEVEL MEZZ	59.22 m²	Circulation
LEVEL MEZZ	12.33 m²	Plant
LEVEL MEZZ	161.50 m²	Retail
Grand total: 273.43 m²		

Room Schedule - LEVEL 01 (Non Residential)		
Level	Area	Department

LEVEL 01		
LEVEL 01	18.58 m²	Ancillary
LEVEL 01	189.02 m²	Circulation
LEVEL 01	16.42 m²	Office
LEVEL 01	12.91 m²	Plant
Grand total: 236.93 m²		

Room Schedule - LEVEL 02 (Non Residential)		
Level	Area	Department

LEVEL 02		
LEVEL 02	116.24 m²	Circulation
LEVEL 02	11.74 m²	Plant
Grand total: 127.98 m²		

Room Schedule - LEVEL 03				
Level	Area	Count	Department	Name

LEVEL 03				
LEVEL 03	45.56 m²	1	1 Bed	1 Bed
LEVEL 03	45.93 m²	1	1 Bed	1 Bed
LEVEL 03	45.56 m²	1	1 Bed	1 Bed
LEVEL 03	45.56 m²	1	1 Bed	1 Bed
LEVEL 03	45.56 m²	1	1 Bed	1 Bed
LEVEL 03	45.56 m²	1	1 Bed	1 Bed
LEVEL 03	45.56 m²	1	1 Bed	1 Bed
LEVEL 03	48.80 m²	1	1 Bed	1 Bed
1 Bed: 7				
LEVEL 03	55.61 m²	1	2 Bed	2 Bed
LEVEL 03	71.59 m²	1	2 Bed	2 Bed
LEVEL 03	60.27 m²	1	2 Bed	2 Bed
LEVEL 03	60.30 m²	1	2 Bed	2 Bed
LEVEL 03	60.30 m²	1	2 Bed	2 Bed
LEVEL 03	60.54 m²	1	2 Bed	2 Bed
LEVEL 03	60.99 m²	1	2 Bed	2 Bed
LEVEL 03	67.76 m²	1	2 Bed	2 Bed
LEVEL 03	60.30 m²	1	2 Bed	2 Bed
LEVEL 03	60.61 m²	1	2 Bed	2 Bed
LEVEL 03	60.29 m²	1	2 Bed	2 Bed
LEVEL 03	54.95 m²	1	2 Bed	2 Bed
LEVEL 03	66.99 m²	1	2 Bed	2 Bed
2 Bed: 12				
Grand total: 19				

Room Schedule - LEVEL 03 (Non Residential)		
Level	Area	Department

LEVEL 03		
LEVEL 03	11.42 m²	Ancillary
LEVEL 03	125.29 m²	Circulation
LEVEL 03	11.74 m²	Plant
Grand total: 148.45 m²		

Room Schedule - LEVEL 04				
Level	Area	Count	Department	Name

LEVEL 04				
LEVEL 04	45.56 m²	1	1 Bed	1 Bed
LEVEL 04	45.93 m²	1	1 Bed	1 Bed
LEVEL 04	45.56 m²	1	1 Bed	1 Bed
LEVEL 04	45.56 m²	1	1 Bed	1 Bed
LEVEL 04	45.56 m²	1	1 Bed	1 Bed
LEVEL 04	45.56 m²	1	1 Bed	1 Bed
LEVEL 04	48.80 m²	1	1 Bed	1 Bed
LEVEL 04	45.56 m²	1	1 Bed	1 Bed
1 Bed: 7				
LEVEL 04	67.76 m²	1	2 Bed	2 Bed
LEVEL 04	71.59 m²	1	2 Bed	2 Bed
LEVEL 04	60.27 m²	1	2 Bed	2 Bed
LEVEL 04	60.30 m²	1	2 Bed	2 Bed
LEVEL 04	60.30 m²	1	2 Bed	2 Bed
LEVEL 04	60.54 m²	1	2 Bed	2 Bed
LEVEL 04	60.99 m²	1	2 Bed	2 Bed
LEVEL 04	60.29 m²	1	2 Bed	2 Bed
LEVEL 04	60.30 m²	1	2 Bed	2 Bed
LEVEL 04	60.54 m²	1	2 Bed	2 Bed
LEVEL 04	66.99 m²	1	2 Bed	2 Bed
LEVEL 04	55.61 m²	1	2 Bed	2 Bed
2 Bed: 12				
Grand total: 19				

Room Schedule - LEVEL 04 (Non Residential)		
Level	Area	Department

LEVEL 04		
LEVEL 04	11.42 m²	Ancillary
LEVEL 04	125.29 m²	Circulation
LEVEL 04	11.74 m²	Plant
Grand total: 148.45 m²		

Room Schedule - LEVEL 05				
Level	Area	Count	Department	Name

LEVEL 05				
LEVEL 05	45.56 m²	1	1 Bed	1 Bed
LEVEL 05	45.56 m²	1	1 Bed	1 Bed
LEVEL 05	45.56 m²	1	1 Bed	1 Bed
LEVEL 05	45.56 m²	1	1 Bed	1 Bed
LEVEL 05	48.80 m²	1	1 Bed	1 Bed
LEVEL 05	45.56 m²	1	1 Bed	1 Bed
LEVEL 05	45.56 m²	1	1 Bed	1 Bed
1 Bed: 7				
LEVEL 05	71.59 m²	1	2 Bed	2 Bed
LEVEL 05	60.30 m²	1	2 Bed	2 Bed
LEVEL 05	60.27 m²	1	2 Bed	2 Bed
LEVEL 05	61.41 m²	1	2 Bed	2 Bed
LEVEL 05	60.29 m²	1	2 Bed	2 Bed
LEVEL 05	55.61 m²	1	2 Bed	2 Bed
LEVEL 05	60.99 m²	1	2 Bed	2 Bed
LEVEL 05	60.61 m²	1	2 Bed	2 Bed
LEVEL 05	60.54 m²	1	2 Bed	2 Bed
LEVEL 05	66.99 m²	1	2 Bed	2 Bed
LEVEL 05	54.95 m²	1	2 Bed	2 Bed
LEVEL 05	67.76 m²	1	2 Bed	2 Bed
2 Bed: 12				
Grand total: 19				

Room Schedule - LEVEL 05 (Non Residential)		
Level	Area	Department

LEVEL 05		
LEVEL 05	11.42 m²	Ancillary
LEVEL 05	125.29 m²	Circulation
LEVEL 05	11.74 m²	Plant
Grand total: 148.45 m²		

Room Schedule - LEVEL 06				
Level	Area	Count	Department	Name

LEVEL 06				
LEVEL 06	45.56 m²	1	1 Bed	1 Bed
LEVEL 06	45.56 m²	1	1 Bed	1 Bed
LEVEL 06	45.56 m²	1	1 Bed	1 Bed
LEVEL 06	45.56 m²	1	1 Bed	1 Bed
LEVEL 06	48.80 m²	1	1 Bed	1 Bed
LEVEL 06	45.56 m²	1	1 Bed	1 Bed
LEVEL 06	45.56 m²	1	1 Bed	1 Bed
1 Bed: 7				
LEVEL 06	60.27 m²	1	2 Bed	2 Bed
LEVEL 06	60.30 m²	1	2 Bed	2 Bed
LEVEL 06	60.30 m²	1	2 Bed	2 Bed
LEVEL 06	54.95 m²	1	2 Bed	2 Bed
LEVEL 06	60.63 m²	1	2 Bed	2 Bed
LEVEL 06	60.29 m²	1	2 Bed	2 Bed
LEVEL 06	55.61 m²	1	2 Bed	2 Bed
LEVEL 06	60.61 m²	1	2 Bed	2 Bed
LEVEL 06	60.54 m²	1	2 Bed	2 Bed
LEVEL 06	66.99 m²	1	2 Bed	2 Bed
LEVEL 06	67.76 m²	1	2 Bed	2 Bed
LEVEL 06	71.59 m²	1	2 Bed	2 Bed
2 Bed: 12				
Grand total: 19				

Room Schedule - LEVEL 06 (Non Residential)		
Level	Area	Department

LEVEL 06		
LEVEL 06	11.42 m²	Ancillary
LEVEL 06	125.29 m²	Circulation
LEVEL 06	11.74 m²	Plant
Grand total: 148.45 m²		



3.0 USE & AMOUNT

3.9 Area Schedule_BUILDING 3 (continued)

Room Schedule - LEVEL 07				
Level	Area	Count	Department	Name

LEVEL 07				
LEVEL 07	45.56 m ²	1	1 Bed	1 Bed
LEVEL 07	45.56 m ²	1	1 Bed	1 Bed
LEVEL 07	45.56 m ²	1	1 Bed	1 Bed
LEVEL 07	45.93 m ²	1	1 Bed	1 Bed
LEVEL 07	45.56 m ²	1	1 Bed	1 Bed
LEVEL 07	48.80 m ²	1	1 Bed	1 Bed
LEVEL 07	45.56 m ²	1	1 Bed	1 Bed
1 Bed: 7				
LEVEL 07	71.59 m ²	1	2 Bed	2 Bed
LEVEL 07	60.27 m ²	1	2 Bed	2 Bed
LEVEL 07	60.30 m ²	1	2 Bed	2 Bed
LEVEL 07	60.30 m ²	1	2 Bed	2 Bed
LEVEL 07	54.95 m ²	1	2 Bed	2 Bed
LEVEL 07	61.51 m ²	1	2 Bed	2 Bed
LEVEL 07	55.61 m ²	1	2 Bed	2 Bed
LEVEL 07	60.61 m ²	1	2 Bed	2 Bed
LEVEL 07	60.54 m ²	1	2 Bed	2 Bed
LEVEL 07	66.99 m ²	1	2 Bed	2 Bed
LEVEL 07	67.76 m ²	1	2 Bed	2 Bed
LEVEL 07	60.60 m ²	1	2 Bed	2 Bed
2 Bed: 12				
Grand total: 19				

Room Schedule - LEVEL 07 (Non Residential)		
Level	Area	Department

LEVEL 07		
LEVEL 07	11.42 m ²	Ancillary
LEVEL 07	125.29 m ²	Circulation
LEVEL 07	12.78 m ²	Plant
Grand total 149.49 m ²		

Room Schedule - LEVEL 08				
Level	Area	Count	Department	Name

LEVEL 08				
LEVEL 08	46.58 m ²	1	1 Bed	1 Bed
LEVEL 08	46.58 m ²	1	1 Bed	1 Bed
LEVEL 08	46.58 m ²	1	1 Bed	1 Bed
LEVEL 08	46.76 m ²	1	1 Bed	1 Bed
1 Bed: 5				
LEVEL 08	56.86 m ²	1	2 Bed	2 Bed
LEVEL 08	61.75 m ²	1	2 Bed	2 Bed
LEVEL 08	61.65 m ²	1	2 Bed	2 Bed
LEVEL 08	61.65 m ²	1	2 Bed	2 Bed
LEVEL 08	64.20 m ²	1	2 Bed	2 Bed
LEVEL 08	61.86 m ²	1	2 Bed	2 Bed
LEVEL 08	61.66 m ²	1	2 Bed	2 Bed
LEVEL 08	55.46 m ²	1	2 Bed	2 Bed
LEVEL 08	59.92 m ²	1	2 Bed	2 Bed
LEVEL 08	61.69 m ²	1	2 Bed	2 Bed
2 Bed: 10				
Grand total: 15				

Room Schedule - LEVEL 08 (Non Residential)		
Level	Area	Department

LEVEL 08		
LEVEL 08	92.46 m ²	Ancillary
LEVEL 08	112.84 m ²	Circulation
LEVEL 08	12.12 m ²	Plant
Grand total 217.42 m ²		

Room Schedule - LEVEL 09				
Level	Area	Count	Department	Name

LEVEL 09				
LEVEL 09	45.56 m ²	1	1 Bed	1 Bed
LEVEL 09	46.01 m ²	1	1 Bed	1 Bed
LEVEL 09	45.87 m ²	1	1 Bed	1 Bed
LEVEL 09	45.56 m ²	1	1 Bed	1 Bed
LEVEL 09	45.56 m ²	1	1 Bed	1 Bed
1 Bed: 5				
LEVEL 09	60.30 m ²	1	2 Bed	2 Bed
LEVEL 09	67.76 m ²	1	2 Bed	2 Bed
LEVEL 09	55.61 m ²	1	2 Bed	2 Bed
LEVEL 09	60.58 m ²	1	2 Bed	2 Bed
LEVEL 09	60.61 m ²	1	2 Bed	2 Bed
LEVEL 09	60.99 m ²	1	2 Bed	2 Bed
LEVEL 09	71.59 m ²	1	2 Bed	2 Bed
LEVEL 09	64.95 m ²	1	2 Bed	2 Bed
LEVEL 09	60.61 m ²	1	2 Bed	2 Bed
LEVEL 09	60.29 m ²	1	2 Bed	2 Bed
2 Bed: 10				
LEVEL 09	108.87 m ²	1	3 Bed	3 Bed
3 Bed: 1				
Grand total: 16				

Room Schedule - LEVEL 09 (Non Residential)		
Level	Area	Department

LEVEL 09		
LEVEL 09	109.38 m ²	Circulation
LEVEL 09	11.74 m ²	Plant
Grand total 121.12 m ²		

Room Schedule - LEVEL 10				
Level	Area	Count	Department	Name

LEVEL 10				
LEVEL 10	45.56 m ²	1	1 Bed	1 Bed
LEVEL 10	46.01 m ²	1	1 Bed	1 Bed
LEVEL 10	45.56 m ²	1	1 Bed	1 Bed
LEVEL 10	45.56 m ²	1	1 Bed	1 Bed
LEVEL 10	45.56 m ²	1	1 Bed	1 Bed
1 Bed: 5				
LEVEL 10	60.63 m ²	1	2 Bed	2 Bed
LEVEL 10	67.76 m ²	1	2 Bed	2 Bed
LEVEL 10	56.42 m ²	1	2 Bed	2 Bed
LEVEL 10	60.27 m ²	1	2 Bed	2 Bed
LEVEL 10	60.30 m ²	1	2 Bed	2 Bed
LEVEL 10	64.95 m ²	1	2 Bed	2 Bed
LEVEL 10	60.61 m ²	1	2 Bed	2 Bed
LEVEL 10	60.71 m ²	1	2 Bed	2 Bed
LEVEL 10	60.29 m ²	1	2 Bed	2 Bed
LEVEL 10	71.59 m ²	1	2 Bed	2 Bed
2 Bed: 10				
LEVEL 10	108.87 m ²	1	3 Bed	3 Bed
3 Bed: 1				
Grand total: 16				

Room Schedule - LEVEL 10 (Non Residential)		
Level	Area	Department

LEVEL 10		
LEVEL 10	109.38 m ²	Circulation
LEVEL 10	11.74 m ²	Plant
Grand total 121.12 m ²		

Room Schedule - LEVEL 11				
Level	Area	Count	Department	Name

LEVEL 11				
LEVEL 11	45.56 m ²	1	1 Bed	1 Bed
LEVEL 11	46.01 m ²	1	1 Bed	1 Bed
LEVEL 11	45.56 m ²	1	1 Bed	1 Bed
LEVEL 11	45.97 m ²	1	1 Bed	1 Bed
LEVEL 11	45.56 m ²	1	1 Bed	1 Bed
1 Bed: 5				
LEVEL 11	60.20 m ²	1	2 Bed	2 Bed
LEVEL 11	67.76 m ²	1	2 Bed	2 Bed
LEVEL 11	60.30 m ²	1	2 Bed	2 Bed
LEVEL 11	60.69 m ²	1	2 Bed	2 Bed
LEVEL 11	60.63 m ²	1	2 Bed	2 Bed
LEVEL 11	55.61 m ²	1	2 Bed	2 Bed
LEVEL 11	60.71 m ²	1	2 Bed	2 Bed
LEVEL 11	60.61 m ²	1	2 Bed	2 Bed
LEVEL 11	64.95 m ²	1	2 Bed	2 Bed
LEVEL 11	71.59 m ²	1	2 Bed	2 Bed
2 Bed: 10				
LEVEL 11	108.87 m ²	1	3 Bed	3 Bed
3 Bed: 1				
Grand total: 16				

Room Schedule - LEVEL 11 (Non Residential)		
Level	Area	Department

LEVEL 11		
LEVEL 11	109.38 m ²	Circulation
LEVEL 11	11.74 m ²	Plant
Grand total 121.12 m ²		



3.0 USE & AMOUNT

3.10 Area Schedule_BUILDING 4

Apartment Schedule - Overall		
Department	Count	Name
1 Bed	49	1 Bed
2 Bed	63	2 Bed
3 Bed	1	3 Bed
3 Bed	4	3 Bed Duplex
Grand total: 117		

Room Schedule - LEVEL MEZZ			
Level	Area	Department	Name
Building 4			
LEVEL MEZZ.	67.06 m²	3 Bed	3 Bed Duplex.
LEVEL MEZZ.	74.99 m²	3 Bed	3 Bed Duplex.
LEVEL MEZZ.	39.78 m²	3 Bed	3 Bed Duplex.
LEVEL MEZZ.	81.69 m²	3 Bed	3 Bed Duplex.

Room Schedule - LEVEL 01				
Level	Area	Count	Department	Name
Building 4				
LEVEL 01	45.56 m²	1	1 Bed	1 Bed
LEVEL 01	45.28 m²	1	1 Bed	1 Bed
LEVEL 01	45.56 m²	1	1 Bed	1 Bed
LEVEL 01	45.10 m²	1	1 Bed	1 Bed
LEVEL 01	45.56 m²	1	1 Bed	1 Bed
LEVEL 01	45.13 m²	1	1 Bed	1 Bed
LEVEL 01	45.41 m²	1	1 Bed	1 Bed
1 Bed: 7				
LEVEL 01	60.30 m²	1	2 Bed	2 Bed
LEVEL 01	65.38 m²	1	2 Bed	2 Bed
2 Bed: 2				
LEVEL 01	43.00 m²	1	3 Bed	3 Bed Duplex
LEVEL 01	46.56 m²	1	3 Bed	3 Bed Duplex
LEVEL 01	30.95 m²	1	3 Bed	3 Bed Duplex
LEVEL 01	29.74 m²	1	3 Bed	3 Bed Duplex
3 Bed Duplex: 4				
Grand total: 13				

Room Schedule - LEVEL 02				
Level	Area	Count	Department	Name
Building 4				
LEVEL 02	45.69 m²	1	1 Bed	1 Bed
LEVEL 02	45.39 m²	1	1 Bed	1 Bed
LEVEL 02	45.56 m²	1	1 Bed	1 Bed
LEVEL 02	45.13 m²	1	1 Bed	1 Bed
LEVEL 02	45.16 m²	1	1 Bed	1 Bed
LEVEL 02	45.10 m²	1	1 Bed	1 Bed
1 Bed: 6				
LEVEL 02	68.24 m²	1	2 Bed	2 Bed
LEVEL 02	62.98 m²	1	2 Bed	2 Bed
LEVEL 02	60.30 m²	1	2 Bed	2 Bed
LEVEL 02	56.17 m²	1	2 Bed	2 Bed
LEVEL 02	60.97 m²	1	2 Bed	2 Bed
LEVEL 02	59.38 m²	1	2 Bed	2 Bed
LEVEL 02	56.08 m²	1	2 Bed	2 Bed
LEVEL 02	65.38 m²	1	2 Bed	2 Bed
LEVEL 02	60.13 m²	1	2 Bed	2 Bed
2 Bed: 9				
Grand total: 15				

Room Schedule - LEVEL 00		
Level	Area	Department
LEVEL 00		
LEVEL 00	74.50 m²	Ancillary
LEVEL 00	61.66 m²	Circulation
LEVEL 00	127.05 m²	Office
LEVEL 00	163.40 m²	Plant
Grand total 426.62 m²		

Room Schedule - LEVEL MEZZ (Non Residential)		
Level	Area	Department
Building 4		
LEVEL MEZZ	58.11 m²	Ancillary
LEVEL MEZZ	44.03 m²	Circulation
LEVEL MEZZ	1.87 m²	Plant
Grand total 104.61 m²		

Room Schedule - LEVEL 01 (Non Residential)		
Level	Area	Department
Building 4		
LEVEL 01	89.56 m²	Ancillary
LEVEL 01	92.06 m²	Circulation
LEVEL 01	8.11 m²	Plant
Grand total 190.33 m²		

Room Schedule - LEVEL 02 (Non Residential)		
Level	Area	Department
Building 4		
LEVEL 02	102.11 m²	Circulation
LEVEL 02	11.13 m²	Plant
Grand total 113.24 m²		

Room Schedule - LEVEL 03				
Level	Area	Count	Department	Name
Building 4				
LEVEL 03	45.39 m²	1	1 Bed	1 Bed
LEVEL 03	45.56 m²	1	1 Bed	1 Bed
LEVEL 03	45.13 m²	1	1 Bed	1 Bed
LEVEL 03	45.16 m²	1	1 Bed	1 Bed
LEVEL 03	45.10 m²	1	1 Bed	1 Bed
LEVEL 03	45.69 m²	1	1 Bed	1 Bed
1 Bed: 6				
LEVEL 03	68.24 m²	1	2 Bed	2 Bed
LEVEL 03	59.38 m²	1	2 Bed	2 Bed
LEVEL 03	60.30 m²	1	2 Bed	2 Bed
LEVEL 03	60.97 m²	1	2 Bed	2 Bed
LEVEL 03	65.38 m²	1	2 Bed	2 Bed
LEVEL 03	56.17 m²	1	2 Bed	2 Bed
LEVEL 03	62.98 m²	1	2 Bed	2 Bed
LEVEL 03	56.33 m²	1	2 Bed	2 Bed
LEVEL 03	60.13 m²	1	2 Bed	2 Bed
2 Bed: 9				
Grand total: 15				

Room Schedule - LEVEL 04				
Level	Area	Count	Department	Name
Building 4				
LEVEL 04	45.39 m²	1	1 Bed	1 Bed
LEVEL 04	45.13 m²	1	1 Bed	1 Bed
LEVEL 04	45.16 m²	1	1 Bed	1 Bed
LEVEL 04	45.10 m²	1	1 Bed	1 Bed
LEVEL 04	45.56 m²	1	1 Bed	1 Bed
LEVEL 04	45.69 m²	1	1 Bed	1 Bed
1 Bed: 6				
LEVEL 04	68.24 m²	1	2 Bed	2 Bed
LEVEL 04	56.33 m²	1	2 Bed	2 Bed
LEVEL 04	62.98 m²	1	2 Bed	2 Bed
LEVEL 04	59.38 m²	1	2 Bed	2 Bed
LEVEL 04	60.30 m²	1	2 Bed	2 Bed
LEVEL 04	60.13 m²	1	2 Bed	2 Bed
LEVEL 04	60.97 m²	1	2 Bed	2 Bed
LEVEL 04	56.17 m²	1	2 Bed	2 Bed
LEVEL 04	65.38 m²	1	2 Bed	2 Bed
2 Bed: 9				
Grand total: 15				

Room Schedule - LEVEL 05				
Level	Area	Count	Department	Name
Building 4				
LEVEL 05	46.58 m²	1	1 Bed	1 Bed
LEVEL 05	53.24 m²	1	1 Bed	1 Bed
LEVEL 05	46.04 m²	1	1 Bed	1 Bed
LEVEL 05	46.48 m²	1	1 Bed	1 Bed
LEVEL 05	46.11 m²	1	1 Bed	1 Bed
LEVEL 05	49.28 m²	1	1 Bed	1 Bed
1 Bed: 6				
LEVEL 05	70.09 m²	1	2 Bed	2 Bed
LEVEL 05	46.58 m²	1	2 Bed	2 Bed
LEVEL 05	61.65 m²	1	2 Bed	2 Bed
LEVEL 05	63.36 m²	1	2 Bed	2 Bed
LEVEL 05	64.39 m²	1	2 Bed	2 Bed
LEVEL 05	66.75 m²	1	2 Bed	2 Bed
LEVEL 05	61.48 m²	1	2 Bed	2 Bed
2 Bed: 7				
LEVEL 05	81.86 m²	1	3 Bed	3 Bed
3 Bed: 1				
Grand total: 14				

Room Schedule - LEVEL 06				
Level	Area	Count	Department	Name
Building 4				
LEVEL 06	45.28 m²	1	1 Bed	1 Bed
LEVEL 06	45.13 m²	1	1 Bed	1 Bed
LEVEL 06	45.10 m²	1	1 Bed	1 Bed
LEVEL 06	45.56 m²	1	1 Bed	1 Bed
LEVEL 06	45.56 m²	1	1 Bed	1 Bed
LEVEL 06	45.69 m²	1	1 Bed	1 Bed
1 Bed: 6				
LEVEL 06	68.20 m²	1	2 Bed	2 Bed
LEVEL 06	60.97 m²	1	2 Bed	2 Bed
LEVEL 06	59.38 m²	1	2 Bed	2 Bed
LEVEL 06	60.30 m²	1	2 Bed	2 Bed
LEVEL 06	56.17 m²	1	2 Bed	2 Bed
LEVEL 06	62.98 m²	1	2 Bed	2 Bed
LEVEL 06	56.43 m²	1	2 Bed	2 Bed
LEVEL 06	65.38 m²	1	2 Bed	2 Bed
LEVEL 06	60.13 m²	1	2 Bed	2 Bed
2 Bed: 9				
Grand total: 15				

Room Schedule - LEVEL 03 (Non Residential)		
Level	Area	Department
Building 4		
LEVEL 03	101.91 m²	Circulation
LEVEL 03	11.13 m²	Plant
Grand total 113.04 m²		

Room Schedule - LEVEL 04 (Non Residential)		
Level	Area	Department
Building 4		
LEVEL 04	101.91 m²	Circulation
LEVEL 04	11.13 m²	Plant
Grand total 113.04 m²		

Room Schedule - LEVEL 05 (Non Residential)		
Level	Area	Department
Building 4		
LEVEL 05	99.92 m²	Circulation
LEVEL 05	11.13 m²	Plant
Grand total 111.05 m²		

Room Schedule - LEVEL 06 (Non Residential)		
Level	Area	Department
Building 4		
LEVEL 06	101.86 m²	Circulation
LEVEL 06	11.13 m²	Plant
Grand total 112.99 m²		



3.0 USE & AMOUNT

3.10 Area Schedule_BUILDING 4 (continued)



Room Schedule - LEVEL 07				
Level	Area	Count	Department	Name

Building 4				
LEVEL 07	45.56 m²	1	1 Bed	1 Bed
LEVEL 07	45.13 m²	1	1 Bed	1 Bed
LEVEL 07	45.28 m²	1	1 Bed	1 Bed
LEVEL 07	45.10 m²	1	1 Bed	1 Bed
LEVEL 07	45.56 m²	1	1 Bed	1 Bed
LEVEL 07	45.69 m²	1	1 Bed	1 Bed
1 Bed: 6				
LEVEL 07	60.20 m²	1	2 Bed	2 Bed
LEVEL 07	60.97 m²	1	2 Bed	2 Bed
LEVEL 07	60.30 m²	1	2 Bed	2 Bed
LEVEL 07	60.13 m²	1	2 Bed	2 Bed
LEVEL 07	59.38 m²	1	2 Bed	2 Bed
LEVEL 07	56.17 m²	1	2 Bed	2 Bed
LEVEL 07	62.98 m²	1	2 Bed	2 Bed
LEVEL 07	65.38 m²	1	2 Bed	2 Bed
LEVEL 07	56.43 m²	1	2 Bed	2 Bed
2 Bed: 9				
Grand total: 15				

Room Schedule - LEVEL 07 (Non Residential)		
Level	Area	Department

Building 4		
LEVEL 07	101.86 m²	Circulation
LEVEL 07	11.12 m²	Plant
Grand total 112.99 m²		

Room Schedule - LEVEL 08				
Level	Area	Count	Department	Name

Building 4				
LEVEL 08	45.56 m²	1	1 Bed	1 Bed
LEVEL 08	45.13 m²	1	1 Bed	1 Bed
LEVEL 08	45.28 m²	1	1 Bed	1 Bed
LEVEL 08	45.10 m²	1	1 Bed	1 Bed
LEVEL 08	45.56 m²	1	1 Bed	1 Bed
LEVEL 08	45.69 m²	1	1 Bed	1 Bed
1 Bed: 6				
LEVEL 08	60.20 m²	1	2 Bed	2 Bed
LEVEL 08	60.30 m²	1	2 Bed	2 Bed
LEVEL 08	60.13 m²	1	2 Bed	2 Bed
LEVEL 08	60.97 m²	1	2 Bed	2 Bed
LEVEL 08	59.38 m²	1	2 Bed	2 Bed
LEVEL 08	56.17 m²	1	2 Bed	2 Bed
LEVEL 08	62.98 m²	1	2 Bed	2 Bed
LEVEL 08	56.43 m²	1	2 Bed	2 Bed
LEVEL 08	65.38 m²	1	2 Bed	2 Bed
2 Bed: 9				
Grand total: 15				

Room Schedule - LEVEL 08 (Non Residential)		
Level	Area	Department

Building 4		
LEVEL 08	101.86 m²	Circulation
LEVEL 08	10.03 m²	Plant
Grand total 111.89 m²		

4.0 LAYOUT & SCALE

4.1 Design Philosophy

The core concept is for the accommodation to be separated into individual buildings allowing permeability between maintaining east west views through the site. This reduces the visible mass of the development presenting the narrow block ends to the water frontages.

Landscape amenity space, both public and private is then laced around the individual buildings tying the composition together .



Visibility Splays



Public Realm/Access



Landscape

4.0 LAYOUT & SCALE

4.2 Design Development

The configuration of the accommodation on the site has undertaken considerable review with the following variants being developed and considered:

- 4 blocks with curved / angled sides
- 3 blocks with wider spacing
- 4 blocks with parallel sides

In developing these ideas we settled on four buildings, with parallel sides to ensure project viability. This was then articulated with each building responding within the overall composition through individual orientation and articulation of the fit within the site parameters.

