

Appendix C Gross Floor Area Calculations

FINAL

Prepared by MGS Architects
Architecture Urban Design Interiors
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2	11 storeys	2 storeys	2 storeys	15 storeys
3	5-13 storeys	2 storeys	2 storeys	9-17 storeys
4	4-33 storeys	3 storeys		7-36 storeys
5	4-18 storeys		7 storeys	11-25 storeys
6	3-6 storeys	3 storeys		6-9 storeys
Totals				GFA TOTAL

Site	Building number	Floors	Use								Totals	
			Residential (incl. short stay/hotel)		Retail/Commercial (incl. lobbies)		Mixed Use/Flexible (incl. community use)		Car Parking			
			GFA (m ²) rounded	Height (m)	GFA (m ²) rounded	Height (m)	GFA (m ²) rounded	Height (m)	GFA (m ²) rounded	Height (m)		
1	1.1 (podium)	Level 1	0	0.0	2335	4.0	0	0.0	0	0.0		
		Level 2	0	0.0	0	0.0	0	0.0	2225	3.2		
	1.1 (tower)	Level 3	0	0.0	0	0.0	0	0.0	2225	3.2		
		Level 4	1315	3.2	0	0.0	0	0.0	0	0.0		
		Level 5	1315	3.2	0	0.0	0	0.0	0	0.0		
		Level 6	1315	3.2	0	0.0	0	0.0	0	0.0		
		Level 7	1315	3.2	0	0.0	0	0.0	0	0.0		
		Level 8	1240	3.2	0	0.0	0	0.0	0	0.0		
		Level 9	1165	3.2	0	0.0	0	0.0	0	0.0		
		Level 10	695	3.2	0	0.0	0	0.0	0	0.0		
		Level 11	695	3.2	0	0.0	0	0.0	0	0.0		
		Level 12	695	3.2	0	0.0	0	0.0	0	0.0		
	Total Height (m)											39
	Building 1		Total GFA (m²)	9750		2335		0		4450		16550
2	2.1 (podium)	Level 1	0	0.0	3210	4.0	0	0.0	0	0.0		
		Level 2	0	0.0	3210	4.0	0	0.0	0	0.0		
		Level 3	0	0.0	3210	4.0	0	0.0	0	0.0		
	2.1 (tower)	Level 4	1100	3.2	0	0.0	0	0.0	0	0.0		
		Level 5	1100	3.2	0	0.0	0	0.0	0	0.0		
		Level 6	1100	3.2	0	0.0	0	0.0	0	0.0		
		Level 7	1100	3.2	0	0.0	0	0.0	0	0.0		
		Level 8	1100	3.2	0	0.0	0	0.0	0	0.0		
		Level 9	850	3.2	0	0.0	0	0.0	0	0.0		
		Level 10	850	3.2	0	0.0	0	0.0	0	0.0		
		Level 11	850	3.2	0	0.0	0	0.0	0	0.0		
		Level 12	850	3.2	0	0.0	0	0.0	0	0.0		
		Level 13	850	3.2	0	0.0	0	0.0	0	0.0		
		Level 14	850	3.2	0	0.0	0	0.0	0	0.0		
		Total Height (m)										47
Building 2		Total GFA (m²)	10600		9630		0		0	20250		
3	3.1, 3.2, 3.3 (podium)	Level 1	0	0.0	4470	4.0	0	0.0	6045	3.0		
		Level 2	0	0.0	4470	4.0	0	0.0	6045	3.0		
		Level 3	0	0.0	4470	4.0	0	0.0	6045	3.0		
		Level 4	0	0.0	0	0.0	0	0.0	6045	3.0		
	3.1 (tower)	Level 5	840	3.2	0	0.0	0	0.0	0	0.0		
		Level 6	840	3.2	0	0.0	0	0.0	0	0.0		
		Level 7	840	3.2	0	0.0	0	0.0	0	0.0		
		Level 8	840	3.2	0	0.0	0	0.0	0	0.0		

Residential Summary	Total Residential GFA with balconies removed (15%)	Total Residential GFA with efficiency rate applied	Total no. of dwellings (based avg size of 80sqm)
Building 1	8288	6630	83
Building 2	9010	7208	90

	Level 9	840	3.2	0	0.0	0	0.0	0	0.0
Total Height (m)									
28									
3.2 (tower)	Level 5	1320	3.20	0	0.0	0	0.0	0	0.0
	Level 6	1320	3.20	0	0.0	0	0.0	0	0.0
	Level 7	1320	3.20	0	0.0	0	0.0	0	0.0
	Level 8	1320	3.20	0	0.0	0	0.0	0	0.0
	Level 9	1320	3.20	0	0.0	0	0.0	0	0.0
	Level 10	1320	3.20	0	0.0	0	0.0	0	0.0
	Level 11	1320	3.20	0	0.0	0	0.0	0	0.0
	Level 12	1320	3.20	0	0.0	0	0.0	0	0.0
	Level 13	1320	3.20	0	0.0	0	0.0	0	0.0
	Level 14	1320	3.20	0	0.0	0	0.0	0	0.0
	Level 15	780	3.20	0	0.0	0	0.0	0	0.0
Level 16	780	3.20	0	0.0	0	0.0	0	0.0	
Total Height (m)									
50									
3.3 (tower)	Level 5	0	0.00	710	4.0	0	0.0	0	0.0
	Level 6	0	0.00	710	4.0	0	0.0	0	0.0
	Level 7	0	0.00	710	4.0	0	0.0	0	0.0
	Level 8	0	0.00	710	4.0	0	0.0	0	0.0
	Level 9	0	0.00	710	4.0	0	0.0	0	0.0
Total Height (m)									
32									
3.4 (podium)	Level 1	0	0.00	9300	4.0	0	0.0	0	0.0
	Level 2	0	0.00	9300	4.0	0	0.0	0	0.0
	Level 3	0	0.00	9300	4.0	0	0.0	0	0.0
3.4 (tower)	Level 4	1135	3.20	0	0.0	0	0.0	0	0.0
	Level 5	1135	3.20	0	0.0	0	0.0	0	0.0
	Level 6	1135	3.20	0	0.0	0	0.0	0	0.0
	Level 7	1135	3.20	0	0.0	0	0.0	0	0.0
	Level 8	1135	3.20	0	0.0	0	0.0	0	0.0
Total Height (m)									
28									
3.5 (podium)	Level 1	0	0.0	945	4.0	0	0.0	0	0.0
	Level 2	0	0.0	945	4.0	0	0.0	0	0.0
	Level 3	0	0.0	835	4.0	0	0.0	0	0.0
Total Height (m)									
12									
Buiding 3	Total GFA (m²)	24635		47585		0		24180	96400
4 (podium)	Level 1	0	0.00	15815	4.0	0	0.0	0	0.0
	Level 2	0	0.00	15815	4.0	0	0.0	0	0.0
	Level 3	0	0.00	15815	4.0	0	0.0	0	0.0
	Total Height (m)								
12									
4.1 (tower)	Level 4	1755	3.20	0	0.0	0	0.0	0	0.0
	Level 5	1755	3.20	0	0.0	0	0.0	0	0.0
	Level 6	1755	3.20	0	0.0	0	0.0	0	0.0
	Level 7	1755	3.20	0	0.0	0	0.0	0	0.0
	Level 8	1755	3.20	0	0.0	0	0.0	0	0.0
	Level 9	1210	3.20	0	0.0	0	0.0	0	0.0
	Level 10	1210	3.20	0	0.0	0	0.0	0	0.0
	Level 11	1210	3.20	0	0.0	0	0.0	0	0.0

Buiding 3

20940

16752

209

Level 12	1210	3.20	0	0.0	0	0.0	0	0.0
Level 13	1210	3.20	0	0.0	0	0.0	0	0.0
Level 14	1210	3.20	0	0.0	0	0.0	0	0.0
Level 15	1210	3.20	0	0.0	0	0.0	0	0.0
Level 16	1210	3.20	0	0.0	0	0.0	0	0.0
Level 17	1210	3.20	0	0.0	0	0.0	0	0.0
Level 18	1210	3.20	0	0.0	0	0.0	0	0.0
Level 19	1210	3.20	0	0.0	0	0.0	0	0.0
Level 20	1210	3.20	0	0.0	0	0.0	0	0.0
Level 21	1210	3.20	0	0.0	0	0.0	0	0.0
Level 22	1210	3.20	0	0.0	0	0.0	0	0.0
Level 23	1210	3.20	0	0.0	0	0.0	0	0.0
Level 24	1210	3.20	0	0.0	0	0.0	0	0.0
Level 25	1210	3.20	0	0.0	0	0.0	0	0.0
Level 26	1210	3.20	0	0.0	0	0.0	0	0.0
Level 27	1210	3.20	0	0.0	0	0.0	0	0.0
Level 28	1210	3.20	0	0.0	0	0.0	0	0.0
Level 29	1210	3.20	0	0.0	0	0.0	0	0.0
Level 30	1210	3.20	0	0.0	0	0.0	0	0.0

Total Height (m)

98

4.2 (tower)

Level 4	2000	3.20	0	0.0	0	0.0	0	0.0
Level 5	2000	3.20	0	0.0	0	0.0	0	0.0
Level 6	2000	3.20	0	0.0	0	0.0	0	0.0
Level 7	2000	3.20	0	0.0	0	0.0	0	0.0
Level 8	2000	3.20	0	0.0	0	0.0	0	0.0
Level 9	1210	3.20	0	0.0	0	0.0	0	0.0
Level 10	1210	3.20	0	0.0	0	0.0	0	0.0
Level 11	1210	3.20	0	0.0	0	0.0	0	0.0
Level 12	1210	3.20	0	0.0	0	0.0	0	0.0
Level 13	1210	3.20	0	0.0	0	0.0	0	0.0
Level 14	1210	3.20	0	0.0	0	0.0	0	0.0
Level 15	1210	3.20	0	0.0	0	0.0	0	0.0
Level 16	1210	3.20	0	0.0	0	0.0	0	0.0
Level 17	1210	3.20	0	0.0	0	0.0	0	0.0
Level 18	1210	3.20	0	0.0	0	0.0	0	0.0
Level 19	1210	3.20	0	0.0	0	0.0	0	0.0
Level 20	1210	3.20	0	0.0	0	0.0	0	0.0
Level 21	1210	3.20	0	0.0	0	0.0	0	0.0
Level 22	1210	3.20	0	0.0	0	0.0	0	0.0
Level 23	1210	3.20	0	0.0	0	0.0	0	0.0
Level 24	1210	3.20	0	0.0	0	0.0	0	0.0
Level 25	1210	3.20	0	0.0	0	0.0	0	0.0
Level 26	1210	3.20	0	0.0	0	0.0	0	0.0
Level 27	1210	3.20	0	0.0	0	0.0	0	0.0
Level 28	1210	3.20	0	0.0	0	0.0	0	0.0
Level 29	1210	3.20	0	0.0	0	0.0	0	0.0
Level 30	1210	3.20	0	0.0	0	0.0	0	0.0

Total Height (m)

98

4.5 (tower)	Level 4	835	3.20	0	0.0	0	0.0	0	0.0	
	Level 5	835	3.20	0	0.0	0	0.0	0	0.0	
	Level 6	835	3.20	0	0.0	0	0.0	0	0.0	
	Level 7	835	3.20	0	0.0	0	0.0	0	0.0	
Total Height (m)										25
4.6 (tower)	Level 4	2495	3.20	0	0.0	0	0.0	0	0.0	
	Level 5	2495	3.20	0	0.0	0	0.0	0	0.0	
	Level 6	2495	3.20	0	0.0	0	0.0	0	0.0	
	Level 7	2495	3.20	0	0.0	0	0.0	0	0.0	
Total Height (m)										25
4.3, 4.4 (podium)	Level 1	0	0.00	8960	4.0	0	0.0	0	0.0	
	Level 2	0	0.00	8960	4.0	0	0.0	0	0.0	
	Level 3	0	0.00	8960	4.0	0	0.0	0	0.0	
4.3 (tower)	Level 4	2000	3.20	0	0.0	0	0.0	0	0.0	
	Level 5	2000	3.20	0	0.0	0	0.0	0	0.0	
	Level 6	2000	3.20	0	0.0	0	0.0	0	0.0	
	Level 7	2000	3.20	0	0.0	0	0.0	0	0.0	
	Level 8	1230	3.20	0	0.0	0	0.0	0	0.0	
	Level 9	1230	3.20	0	0.0	0	0.0	0	0.0	
	Level 10	1230	3.20	0	0.0	0	0.0	0	0.0	
	Level 11	1230	3.20	0	0.0	0	0.0	0	0.0	
	Level 12	1230	3.20	0	0.0	0	0.0	0	0.0	
	Level 13	1230	3.20	0	0.0	0	0.0	0	0.0	
	Level 14	1230	3.20	0	0.0	0	0.0	0	0.0	
	Level 15	1230	3.20	0	0.0	0	0.0	0	0.0	
	Level 16	1230	3.20	0	0.0	0	0.0	0	0.0	
	Level 17	1180	3.20	0	0.0	0	0.0	0	0.0	
	Level 18	1125	3.20	0	0.0	0	0.0	0	0.0	
	Level 19	1065	3.20	0	0.0	0	0.0	0	0.0	
	Level 20	1010	3.20	0	0.0	0	0.0	0	0.0	
	Level 21	905	3.20	0	0.0	0	0.0	0	0.0	
	Level 22	890	3.20	0	0.0	0	0.0	0	0.0	
	Level 23	835	3.20	0	0.0	0	0.0	0	0.0	
	Level 24	775	3.20	0	0.0	0	0.0	0	0.0	
	Level 25	720	3.20	0	0.0	0	0.0	0	0.0	
	Level 26	660	3.20	0	0.0	0	0.0	0	0.0	
Total Height (m)										86
4.4 (tower)	Level 4	1320	3.20	0	0.0	0	0.0	0	0.0	
	Level 5	1320	3.20	0	0.0	0	0.0	0	0.0	
	Level 6	1320	3.20	0	0.0	0	0.0	0	0.0	
	Level 7	1320	3.20	0	0.0	0	0.0	0	0.0	
	Level 8	1320	3.20	0	0.0	0	0.0	0	0.0	
	Level 9	1320	3.20	0	0.0	0	0.0	0	0.0	
	Level 10	1320	3.20	0	0.0	0	0.0	0	0.0	
	Level 11	1320	3.20	0	0.0	0	0.0	0	0.0	
	Level 12	1320	3.20	0	0.0	0	0.0	0	0.0	

	Level 13	1205	3.20	0	0.0	0	0.0	0	0.0	
Total Height (m)										
44										
Building 4	Total GFA (m²)	126655		74325		0		0	201000	
5	5.1 (podium)	Level 1	0	0.00	5220	4.0	0	0.0	0	0.0
	5.1 (tower)	Level 2	0	0.00	5220	4.0	0	0.0	0	0.0
		Level 3	0	0.00	5220	4.0	0	0.0	0	0.0
		Level 4	0	0.00	0	0.0	3705	4.0	0	0.0
		Level 5	0	0.00	0	0.0	3705	4.0	0	0.0
		Level 6	0	0.00	0	0.0	3705	4.0	0	0.0
		Level 7	0	0.00	0	0.0	3705	4.0	0	0.0
		Level 8	1025	3.20	0	0.0	0	0.0	0	0.0
		Level 9	1025	3.20	0	0.0	0	0.0	0	0.0
		Level 10	1025	3.20	0	0.0	0	0.0	0	0.0
		Level 11	1025	3.20	0	0.0	0	0.0	0	0.0
		Level 12	1025	3.20	0	0.0	0	0.0	0	0.0
		Level 13	1025	3.20	0	0.0	0	0.0	0	0.0
		Level 14	1025	3.20	0	0.0	0	0.0	0	0.0
		Level 15	1025	3.20	0	0.0	0	0.0	0	0.0
		Level 16	1025	3.20	0	0.0	0	0.0	0	0.0
		Level 17	1025	3.20	0	0.0	0	0.0	0	0.0
		Level 18	1025	3.20	0	0.0	0	0.0	0	0.0
		Level 19	1025	3.20	0	0.0	0	0.0	0	0.0
		Level 20	1025	3.20	0	0.0	0	0.0	0	0.0
	Level 21	1025	3.20	0	0.0	0	0.0	0	0.0	
Level 22	1025	3.20	0	0.0	0	0.0	0	0.0		
Level 23	1025	3.20	0	0.0	0	0.0	0	0.0		
Level 24	1025	3.20	0	0.0	0	0.0	0	0.0		
Level 25	1025	3.20	0	0.0	0	0.0	0	0.0		
Total Height (m)										
86										
5.2 (podium)	Level 1	0	0.00	5765	4.0	0	0.0	0	0.0	
	Level 2	0	0.00	5765	4.0	0	0.0	0	0.0	
5.2 (tower)	Level 3	0	0.00	5765	4.0	0	0.0	0	0.0	
	Level 4	0	0.00	0	0.0	3550	4.0	0	0.0	
	Level 5	0	0.00	0	0.0	3550	4.0	0	0.0	
	Level 6	0	0.00	0	0.0	3550	4.0	0	0.0	
	Level 7	0	0.00	0	0.0	3550	4.0	0	0.0	
	Level 8	1550	3.20	0	0.0	0	0.0	0	0.0	
	Level 9	1550	3.20	0	0.0	0	0.0	0	0.0	
	Level 10	1550	3.20	0	0.0	0	0.0	0	0.0	
	Level 11	800	3.20	0	0.0	0	0.0	0	0.0	
	Level 12	800	3.20	0	0.0	0	0.0	0	0.0	
	Level 13	800	3.20	0	0.0	0	0.0	0	0.0	
	Level 14	800	3.20	0	0.0	0	0.0	0	0.0	
Total Height (m)										
50										
Building 5	Total GFA (m²)	26300		32955		29020		0	88300	
6	6.1 (podium)	Level 1	0	0.00	1565	4.0	0	0.0	0	0.0
	Level 2	0	0.00	1565	4.0	0	0.0	0	0.0	

Building 4	107657	86125	1077
Building 5	22355	17884	224

6.1 (tower)	Level 3	0	0.00	1565	4.0	0	0.0	0	0.0	
	Level 4	0	0.00	1200	4.0	0	0.0	0	0.0	
	Level 5	0	0.00	1200	4.0	0	0.0	0	0.0	
Total Height (m)										20
6.2 (podium)	Level 1	0	0.00	4040	4.0	0	0.0	0	0.0	
	Level 2	0	0.00	4040	4.0	0	0.0	0	0.0	
	Level 3	0	0.00	4040	4.0	0	0.0	0	0.0	
6.2 (tower - bespoke)	Level 4	1945	3.20	0	0.0	0	0.0	0	0.0	
	Level 5	1945	3.20	0	0.0	0	0.0	0	0.0	
	Level 6	1945	3.20	0	0.0	0	0.0	0	0.0	
	Level 7	1945	3.20	0	0.0	0	0.0	0	0.0	
	Level 8	1945	3.20	0	0.0	0	0.0	0	0.0	
	Level 9	1945	3.20	0	0.0	0	0.0	0	0.0	
Total Height (m)										31
Building 6	Total GFA (m²)	11670		19215		0		0	30900	
Total unadjusted GFA of all sites (m²)										453400

Building 6	9920	7936	99	
Total adjusted GFA of all sites (m²)				142535
Total no. of dwellings				1782



GFA - Remainder of high potential development sites.

The data on this spreadsheet has been exported from GIS. The GFA areas calculated are based on assumptions including building height (no of levels), land use mix, average apartment size. This data should be read in conjunction with the Height and Density Report.
 Note: excludes sites 18, 23, 46, 69

Site_no	Proposed precincts	Lot area (sqm)	Proposed storeys	Typology	Land use	Residential precinct		Commercial Precinct		Tourism Precinct		Adjusted for take up rate				
						Residential GFA	Commercial GFA	Residential GFA	Commercial GFA	Residential GFA	Commercial GFA	Total Residential GFA	Total Commercial GFA	Residential GFA with take up rate applied	Commercial GFA with take up rate applied	Indicative dwellings
Assumptions and notes	As per ESC plan		MGS proposed height plan	MGS benchmarking	Informed by ESC Draft masterplan notes, benchmarking and adjusted for Batemans Bay. Rates applied to entire land use precinct.	Site coverage = 50%, Efficiency factor = 70%		Site coverage = 85%, Efficiency factor = 80%		Site coverage = 75%, Efficiency factor = 75%		Take up rate residential precinct = 50%, Take up rate commercial/ tourism precinct = 60%				
	55 Residential	1943	4 apartment		Residential - 90% Retail/commercial - 10%	2446	272					2446	272	1223	136	12
	32 Commercial	4092	4 apartment		Residential - 20% Retail/commercial - 80%			2224	8896			2224	8896	1334	5338	13
	31 Commercial	1845	4 apartment		Residential - 90% Retail/commercial - 80%			1003	4012			1003	4012	602	2407	6
	62 Residential	3757	8 apartment		Residential - 90% Retail/commercial - 10%	9461	1051					9461	1051	4731	526	47
	44 Residential	6387	4 apartment		Residential - 90% Retail/commercial - 10%	8041	893					8041	893	4021	447	40
	53 Residential	7981	4 apartment		Residential - 90% Retail/commercial - 10%	10048	1116					10048	1116	5024	558	50
	54 Residential	1881	4 apartment		Residential - 90% Retail/commercial - 10%	2369	263					2369	263	1185	132	12
	52 Residential	2104	4 apartment		Residential - 90% Retail/commercial - 10%	2649	294					2649	294	1325	147	13
	51 Residential	1823	4 apartment		Residential - 90% Retail/commercial - 10%	2295	255					2295	255	1148	128	11
	50 Residential	3332	4 apartment		Residential - 90% Retail/commercial - 10%	4195	466					4195	466	2098	233	21
	34 Residential	1958	5 apartment		Residential - 90% Retail/commercial - 10%	3081	342					3081	342	1541	171	15
	14 Tourism	2372	5 apartment		Residential - 50% Retail/commercial - 50%					3332	3333	3332	3333	1999	2000	20
	13 Tourism	1632	5 apartment		Residential - 50% Retail/commercial - 50%					2292	2293	2292	2293	1375	1376	14
	12 Tourism	1738	5 apartment		Residential - 50% Retail/commercial - 50%					2442	2443	2442	2443	1465	1466	15
	15 Tourism	2259	5 apartment		Residential - 50% Retail/commercial - 50%					3174	3175	3174	3175	1904	1905	19
	28 Commercial	1999	5 apartment		Residential - 20% Retail/commercial - 80%			1358	5434			1358	5434	815	3260	8
	27 Commercial	2023	5 apartment		Residential - 20% Retail/commercial - 80%			1375	5499			1375	5499	825	3299	8
	26 Commercial	1620	5 apartment		Residential - 90% Retail/commercial - 80%			1101	4402			1101	4402	661	2641	7
	35 Residential	1737	5 apartment		Residential - 90% Retail/commercial - 10%	2733	304					2733	304	1367	152	14
	36 Residential	1737	5 apartment		Residential - 90% Retail/commercial - 10%	2733	304					2733	304	1367	152	14
	37 Residential	2022	4 apartment		Residential - 90% Retail/commercial - 10%	2545	283					2545	283	1273	142	13
	38 Residential	2027	4 apartment		Residential - 90% Retail/commercial - 10%	2552	284					2552	284	1276	142	13
	41 Residential	2022	4 apartment		Residential - 90% Retail/commercial - 10%	2546	283					2546	283	1273	142	13
	42 Residential	2189	4 apartment		Residential - 90% Retail/commercial - 10%	2757	306					2757	306	1379	153	14
48 (unique site coverage 40%)	Residential	11885	4 apartment		Residential - 90% Retail/commercial - 10%	11971	1330					11971	1330	5986	665	60
	47 Residential	4893	4 apartment		Residential - 90% Retail/commercial - 10%	6160	685					6160	685	3080	343	31
	56 Residential	1526	4 apartment		Residential - 90% Retail/commercial - 10%	1921	214					1921	214	961	107	10
	7 Tourism	5052	3 townhouse		Residential - 50% Retail/commercial - 50%					4259	4260	4259	4260	2555	2556	17
	8 Tourism	1521	3 townhouse		Residential - 50% Retail/commercial - 50%					1282	1282	1282	1282	769	769	5
	9 Tourism	1527	3 townhouse		Residential - 50% Retail/commercial - 50%					1287	1287	1287	1287	772	772	5
	10 Tourism	1549	3 townhouse		Residential - 50% Retail/commercial - 50%					1306	1307	1306	1307	784	784	5
	49 Residential	1738	4 apartment		Residential - 90% Retail/commercial - 10%	2189	243					2189	243	1095	122	11
	57 Residential	2106	4 apartment		Residential - 90% Retail/commercial - 10%	2652	295					2652	295	1326	148	13
	29 Commercial	1845	5 apartment		Residential - 20% Retail/commercial - 80%			1254	5014			1254	5014	752	3008	8
	25 Commercial	23317	5 apartment		Residential - 20% Retail/commercial - 80%			10554	42215			10554	42215	6332	25329	63
	70 Residential	1920	3 townhouse		Residential - 90% Retail/commercial - 10%	1813	202					1813	202	907	101	6
68 (unique site coverage 35%)	Residential	41632	6 apartment		Residential - 90% Retail/commercial - 10%	55036	6115					55036	6115	27518	3058	275
	40 Residential	6861	4 apartment		Residential - 90% Retail/commercial - 10%	8385	932					8385	932	4193	466	42
	39 Residential	2737	4 apartment		Residential - 90% Retail/commercial - 10%	3446	383					3446	383	1723	192	17
	66 Residential	2866	8 apartment		Residential - 90% Retail/commercial - 10%	7217	802					7217	802	3609	401	36
	58 Residential	3853	4 apartment		Residential - 90% Retail/commercial - 10%	4851	539					4851	539	2426	270	24

	61 Residential	8432	4 apartment	Residential - 90%	10616	1180			10616	1180	5308	590	53
60 (unique site coverage 40%)	Residential	17607	4 apartment	Retail/commercial - 10%					17734	1970	8867	985	89
				Retail/commercial - 10%	17734	1970							
	24 Commercial	15409	5 apartment	Retail/commercial - 20%			10470	41880	10470	41880	6282	25128	63
	17 Commercial	1650	5 apartment	Retail/commercial - 80%			1121	4484	1121	4484	673	2690	7
	43 Residential	5593	4 apartment	Retail/commercial - 20%					7042	782	3521	391	35
	20 Commercial	1963	5 apartment	Retail/commercial - 10%					7042	782	3521	391	35
	21 Commercial	1733	5 apartment	Retail/commercial - 80%			1334	5336	1334	5336	800	3202	8
	22 Commercial	1733	5 apartment	Retail/commercial - 20%			1177	4710	1177	4710	706	2826	7
	11 Recreation	3858	5 apartment	Retail/commercial - 80%			2621	10485	2621	10485	1573	6291	16
	71 Residential	2918	0	Retail/commercial - 80%					0	0			
	16 Commercial	1681	3 townhouse	Residential - 90%	1588	176			1588	176	794	88	5
	65 Residential	2994	5 apartment	Retail/commercial - 10%			2035	8138	2035	8138	1221	4883	12
				Retail/commercial - 80%									
				Residential - 90%	14642	1627			14642	1627	7321	814	73
67 (unique site coverage 40%)	Residential	5815	8 apartment	Retail/commercial - 10%	14642	1627			14642	1627	7321	814	73
				Retail/commercial - 10%	27623	3069			27623	3069	13812	1535	138
	33 Residential	3166	5 apartment	Residential - 90%	4981	554			4981	554	2491	277	25
	19 Commercial	2582	5 apartment	Retail/commercial - 10%					4981	554	2491	277	25
	30 Commercial	1835	4 apartment	Retail/commercial - 20%			1754	7017	1754	7017	1052	4210	11
	45 Residential	1631	4 apartment	Retail/commercial - 80%			997	3989	997	3989	598	2393	6
	63 Residential	2228	4 apartment	Retail/commercial - 80%									
				Residential - 90%	2053	228			2053	228	1027	114	10
	59 Residential	1568	8 apartment	Retail/commercial - 10%	2804	312			2804	312	1402	156	14
	64 Residential	1674	8 apartment	Retail/commercial - 90%	3947	439			3947	439	1974	220	20
				Retail/commercial - 10%	4216	468			4216	468	2108	234	21
Total GFA (no of dwellings)									323,090	210,152	167,529	123,171	1,653