

Table 1 - Breakdown of Overall Gross Internal Floor Area by Use/Type

Gross Internal Floor Areas (m2)	Core Site Neighbourhoods						Total
	1	2	3	4	5	6	
Housing	77069	24721	59735	21601	99172	150367	432665
Commercial	0	3336	13963	6719	41174	0	28193
Hotel	0	0	0	10013	0	0	10013
Retail	0	865	3609	1742	1802	0	7306
Schools	2700	0	0	7500	0	2700	12900
Community	0	494	2069	995	618	0	4177
Parking Barriers	7307	0	7523	0	7360	7307	29498
Future Proofing / Other	0	247	1034	498	309	0	2088
Future Proofing (Energy Centre)	2743	0	0	0	0	0	2743
Total GIA (m2)	89819	29664	87944	49060	112706	160374	529576

Table 2 - Breakdown of Housing Accommodation by type

Accommodation Mix (units)	Core Site Neighbourhoods						Total
	1	2	3	4	5	6	
Apartments	1 bed	477	132	378	129	583	680
	2 bed	426	144	341	124	533	676
	3 bed	119	43	80	29	141	193
Total Apartments (Nr)		1022	319	799	288	1257	1568
Houses	2 bed	0	0	0	7	59	66
	3 bed	0	0	0	0	22	137
	4 bed	0	0	0	0	15	117
Total Houses (Nr)		0	0	0	44	313	327
Total Units (Nr)		1022	319	799	288	1301	1871
Split		18%	6%	14%	5%	23%	33%

Table 3 - Breakdown of Gross Internal Floor Area for Housing by type

Gross Internal Floor Areas (m2) Housing Only	Core Site Neighbourhoods						Total GIA
	1	2	3	4	5	6	
Apartments	1 bed	26539	7361	21013	7502	32418	38320
	2 bed	37262	1256	29813	10891	46651	59113
	3 bed	13268	4799	8889	3208	15742	21466
Total Apartments (GIA m2)		77069	24721	59735	21601	94811	118999
Houses	2 bed	0	0	0	541	4383	4924
	3 bed	0	0	0	2127	13376	15503
	4 bed	0	0	0	1693	13709	15402
Total Houses (GIA m2)		0	0	0	4351	31468	34829
Overall Housing (GIA m2)		77069	24721	59735	21601	99172	150367
Split		18%	6%	14%	5%	23%	35%

Table 4 - Breakdown of Housing Accommodation by nr of storeys

Accommodation Mix (units)	Core Site Neighbourhoods						Total
	1	2	3	4	5	6	
High density housing	7 storey	683	0	368	104	610	388
Medium-high density housing	4-5 storey	340	224	0	0	372	898
Medium density housing	2-5 storey	0	0	0	0	145	388
Regular density housing	2-3 storey	0	0	0	0	197	197
Mix	4-7 storey	0	85	431	184	174	884
Total Units (Nr)		1022	319	799	288	1301	1871
Split		18%	6%	14%	5%	23%	33%

Table 5 - Breakdown of Housing Gross Internal Floor Area by nr of storeys

Gross Internal Floor Areas (m2) Housing Only	Core Site Neighbourhoods						Total GIA
	1	2	3	4	5	6	
High density housing	7 storey	50466	0	27223	7690	45083	28665
Medium-high density housing	4-5 storey	26603	17566	0	0	29126	70307
Medium density housing	2-5 storey	0	0	0	0	11813	31587
Regular density housing	2-3 storey	0	0	0	0	0	19808
Mix	4-7 storey	0	7155	32512	13911	13150	66728
Overall Housing (GIA m2)		77069	24721	59735	21601	99172	150367
Split		18%	6%	14%	5%	23%	35%

Table 6 - Breakdown of Housing Accommodation per neighbourhood and storeys

Accommodation Mix (units)	Apartments				Houses				Total
	1 bed	2 bed	3 bed	2 bed	3 bed	4 bed	2 bed	3 bed	
Neighbourhood 1									
High density housing	7 storey	341	273	68	0	0	0	0	682
Medium-high density housing	4-5 storey	136	158	51	0	0	0	0	345
Medium density housing	2-5 storey	0	0	0	0	0	0	0	0
Regular density housing	2-3 storey	0	0	0	0	0	0	0	0
Mix	4-7 storey	0	0	0	0	0	0	0	0
Total Houses (Nr)		477	426	119	0	0	0	0	1022
Split		47%	42%	12%	0%	0%	0%	0%	100%
Neighbourhood 2									
High density housing	7 storey	0	0	0	0	0	0	0	0
Medium-high density housing	4-5 storey	89	101	34	0	0	0	0	224
Medium density housing	2-5 storey	0	0	0	0	0	0	0	0
Regular density housing	2-3 storey	0	0	0	0	0	0	0	0
Mix	4-7 storey	43	43	9	0	0	0	0	95
Total Houses (Nr)		132	144	43	0	0	0	0	319
Split		41%	45%	13%	0%	0%	0%	0%	100%
Neighbourhood 3									
High density housing	7 storey	184	147	37	0	0	0	0	368
Medium-high density housing	4-5 storey	0	0	0	0	0	0	0	0
Medium density housing	2-5 storey	0	0	0	0	0	0	0	0
Regular density housing	2-3 storey	0	0	0	0	0	0	0	0
Mix	4-7 storey	194	194	43	0	0	0	0	431
Total Houses (Nr)		378	341	80	0	0	0	0	799
Split		47%	43%	10%	0%	0%	0%	0%	100%
Neighbourhood 4									
High density housing	7 storey	53	42	10	0	0	0	0	104
Medium-high density housing	4-5 storey	0	0	0	0	0	0	0	0
Medium density housing	2-5 storey	0	0	0	0	0	0	0	0
Regular density housing	2-3 storey	0	0	0	0	0	0	0	0
Mix	4-7 storey	83	82	19	0	0	0	0	184
Total Houses (Nr)		135	124	29	0	0	0	0	288
Split		47%	43%	10%	0%	0%	0%	0%	100%
Neighbourhood 5									
High density housing	7 storey	305	244	61	0	0	0	0	610
Medium-high density housing	4-5 storey	150	187	55	0	0	0	0	372
Medium density housing	2-5 storey	50	45	8	0	0	0	0	103
Regular density housing	2-3 storey	0	0	0	0	0	0	0	0
Mix	4-7 storey	78	79	17	0	0	0	0	174
Total Houses (Nr)		583	533	121	0	0	0	0	1237
Split		45%	41%	11%	1%	2%	1%	2%	100%
Neighbourhood 6									
High density housing	7 storey	194	155	39	0	0	0	0	388
Medium-high density housing	4-5 storey	359	404	135	0	0	0	0	898
Medium density housing	2-5 storey	136	117	19	20	58	38	38	388
Regular density housing	2-3 storey	0	0	0	39	79	79	197	197
Mix	4-7 storey	0	0	0	0	0	0	0	0
Total Houses (Nr)		689	676	193	137	117	117	1871	
Split		37%	36%	10%	3%	7%	6%	100%	
Site Total		2394	2244	605	66	159	132	5600	
Split		43%	40%	11%	1%	3%	2%	100%	

Table 11 - GIA and NIA for Housing and Commercial by tenure

Site A-B	Units	N1		N2		N3		N4		N5		N6	
		GIA (m2)	NIA (m2)	GIA (m2)	NIA (m2)	GIA (m2)	NIA (m2)	GIA (m2)	NIA (m2)	GIA (m2)	NIA (m2)	GIA (m2)	NIA (m2)
Residential Sale	Houses	0	0	0	0	0	0	0	0	0	0	0	0
	Apartments	409	30824	30824	128	9914	9914	320	23940	23940	115	8608	8608
	Houses	0	0	0	0	0	0	0	0	0	0	0	0
Residential Rent	Houses	0	0	0	0	0	0	0	0	0	0	0	0
	Apartments	204	15396	15396	64	4883	4883	160	11950	11950	58	4361	4361
Affordable Sale	Houses	0	0	0	0	0	0	0	0	0	0	0	0
	Apartments	102	7684	7684	31	2392	2392	80	5970	5970	28	2111	2111
Affordable Rent	Houses	0	0	0	0	0	0	0	0	0	0	0	0
	Apartments	307	23165	23165	96	7432	7432	239	17875	17875	87	6521	6521
Residential Total		1022	77069	77069	319	24721	24721	799	59735	59735	288	21601	21601
Commercial	Office	0	0	0	0	3336	3169	13963	12625	6719	6383	4174	3965
	Retail	0	0	0	0	865	692	1806	2896	1394	1082	866	666
Commercial Total		0	0	0	0	4201	3861	17383	16161	8461	7777	5256	4831

Table 12 - Conversion Ratio

Site A-C	Units	N7a		N8a		N9		N7b		N8b		N10	
		GIA (m2)	NIA (m2)	GIA (m2)	NIA (m2)	GIA (m2)	NIA (m2)	GIA (m2)	NIA (m2)	GIA (m2)	NIA (m2)	GIA (m2)	NIA (m2)
Residential Sale	Houses	55	4047	4047	137	10281	10281	280	21620	21620	163	12675	12675
	Apartments	32	3211	2569	18	1801	1440	6	480	5	503	402	0
Residential Rent	Houses	28	2051	2051	69	5184	5184	138	10655	10655	80	6210	6210
	Apart												