



<b>Project</b>	<b>Freshwater Village Albert Street &amp; Lawrence St, Freshwater, NSW</b>	<b>JOB No.</b> 4673	<b>File No.</b> 4.1	<b>Rev No.</b> 10	<b>Date</b> 07.05.10
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Location	APARTMENTS							NSA				EXTERNAL				Cross flow
	Studio	1 Bed	1 Bed+Study	2 Bed	2 Bed+Study	3 Bed	3 bed+Study	Residential	Retail	Commercial	Café	boh/Storage	Front \ Rear Yard	Terrace \ Balcony	Total External Area	
<b>BUILDING A</b>																
<b>GROUND FLOOR</b>																
R.G.01									1235			51			0.0	
<b>LEVEL 01</b>																
															0.0	
R.1.01									75.9						0.0	
R.1.02									64.8						0.0	
R.1.03									64.8						0.0	
R.1.04									67						0.0	
R.1.05									1120						0.0	
R.1.06									168.6						0.0	
R.1.07									126.2						0.0	
R.1.08									109.8						0.0	
															0.0	
<b>LEVEL 02</b>																
A.201			1						78.8					15.9	15.9	1
A.202			1						78.8					15.9	15.9	1
A.203			1						78.8					15.9	15.9	1
A.204			1						78.8					1.0	1.0	1
A.205			1						78.8					15.9	15.9	1
A.206					1				144.2					29.0	29.0	1
A.207									Deleted							
A.208				1					97.1					12.4	12.4	1
A.209				1					97.1					12.4	12.4	1
A.210				1					97.1					12.4	12.4	1
A.211				1					97.1					12.4	12.4	1
A.212				1					97.1					12.4	12.4	1
A.213				1					97.1					12.4	12.4	1
<b>LEVEL 03</b>																
A.301				1					89.8					27.0	27.0	1
A.302				1					92.4					27.0	27.0	1
A.303				1					92.4					27.0	27.0	1
A.304			1						75.7					17.1	17.1	1
Sub Total	0	1	5	9	1	0	0		1471	3032	0	0	51	0	266	266.1
<b>Total Apartments</b>															<b>16</b>	
																<b>Cross flow</b>
																<b>16</b>



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**Location**

	APARTMENTS							NSA				EXTERNAL				Cross flow	
	Studio	1 Bed	1 Bed+Study	2 Bed	2 Bed+Study	3 Bed	3 bed+Study	Residential	Retail	Commercial	Café	boh/Storage	Front \ Rear Yard	Terrace \ Balcony	Total External Area		
<b>BUILDING B</b>																	
<b>GROUND FLOOR</b>																	
R.G02									67						0.0		
R.G03									88.4						0.0		
B.G01				1				111.5					30.1		30.1		
B.G02		1						57.5					31.4		31.4		
B.G03		1						56.6					28.8		28.8		
B.G04		1						56.6					28.8		28.8		
B.G05		1						56.6					28.8		28.8		
B.G06		1						56.6					28.8		28.8		
<b>LEVEL 01</b>																	
B.101				1				96.8					17.2	17.2			
B.102		1						57.5					19.8	19.8			
B.103				1				90.7					31.6	31.6			
B.104				1				90.7					31.6	31.6			
B.105				1				90.7					31.6	31.6			
B.106				1				90.7					31.6	31.6			
<b>LEVEL 02</b>																	
B.2.01				1				96.8					17.2	17.2			
B.2.02		1						57.2					19.8	19.8			
B.2.03				1				90.7					31.6	31.6			
B.2.04				1				90.7					31.6	31.6			
B.2.05				1				90.7					31.6	31.6			
B.2.06				1				90.7					31.6	31.6			
<b>LEVEL 03</b>																	
B.301				1				96.8					17.2	17.2			
B.302		1						57.2					19.8	19.8			
B.303				1				90.7					31.6	31.6			
B.304				1				90.7					31.6	31.6			
B.305				1				90.7					31.6	31.6			
B.306				1				90.7					31.6	31.6			
<b>LEVEL 04</b>																	
B.401				1				96.8					17.2	17.2			
B.402		1						57.2					19.8	19.8			
B.403				1				90.7					31.6	31.6			
B.404				1				90.7					31.6	31.6			
B.405				1				90.7					31.6	31.6			
B.406				1				90.7					31.6	31.6			
	0	9	0	21	0	0	0	2944	155.4	0	0	0	176.7	653.6	830.3		
	<b>30</b>															<b>Cross flow</b>	<b>25</b>



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Location	APARTMENTS							NSA				EXTERNAL				Cross flow
	Studio	1 Bed	1 Bed+Study	2 Bed	2 Bed+Study	3 Bed	3 bed+Study	Residential	Retail	Commercial	Café	boh/Storage	Front \ Rear Yard	Terrace \ Balcony	Total External Area	
<b>BUILDING C</b>																
<b>GROUND FLOOR</b>																
C.G01		1						56.6					29.6		29.6	1
C.G02		1						56.6					29.6		29.6	1
C.G03		1						56.6					29.6		29.6	1
C.G04		1						56.6					29.6		29.6	1
C.G05		1						56.6					29.6		29.6	1
C.G06		1						56.6					29.6		29.6	1
C.G07		1						56.6					29.6		29.6	1
C.G08		1						56.6					29.6		29.6	1
C.G09		1						56.6					29.6		29.6	1
<b>LEVEL 01</b>																
C.101				1				90.7						73.1	73.1	1
C.102				1				90.7						31.6	31.6	1
C.103				1				90.7						31.6	31.6	1
C.104				1				90.7						40.6	40.6	1
<b>LEVEL 02</b>																
C.201				1				90.7						22.2	22.2	1
C.202				1				90.7						22.2	22.2	1
C.203				1				90.7						22.2	22.2	1
C.204				1				90.7						40.2	40.2	1
Sub Total	0	9	0	8	0	0	0	1235	0	0	0	0	266.4	283.7	550.1	
<b>Total Apartments</b>	<b>17</b>														<b>Cross flow</b>	<b>17</b>



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Location	APARTMENTS							NSA				EXTERNAL				Cross flow
	Studio	1 Bed	1 Bed+Study	2 Bed	2 Bed+Study	3 Bed	3 bed+Study	Residential	Retail	Commercial	Café	boh/Storage	Front \ Rear Yard	Terrace \ Balcony	Total External Area	

**BUILDING D**

**GROUND FLOOR**

R.G04									91.4						0.0
R.G05									66.2						0.0
R.G06									66.2						0.0
R.G07									65.9						0.0
R.G08									73.6						0.0
R.G09									159.4						0.0
R.G10									158.9						0.0
R.G11									36.8						0.0
R.G12									81.4						0.0
R.G13									73.9						0.0
R.G14									59.2						0.0
															0.0
<b>Gymnasium</b>								119.8					76.7		76.7
															0.0
D.G01		1						67.9				23.6			23.6
D.G02		1						67.9				23.6			23.6
D.G03		1						67.9				23.6			23.6
D.G04					1			103.0				35.8			35.8

**LEVEL 01**

D.101		1						71.7					16.4	16.4	
D.102 (Adaptable)		1						71.7					16.4	16.4	
D.103						1		147.6					43.3	43.3	1
D.104					1			115.1					63.9	63.9	1
D.105					1			108.6					36.3	36.3	
D.106(Adaptable)					1			90.7					31.6	31.6	1
D.107					1			90.7					31.6	31.6	1
D.108					1			90.7					31.6	31.6	1
D.109						1		128.1					49.4	49.4	1

**LEVEL 02**

D.201		1						71.8					16.4	16.4	
D.202		1						71.8					16.4	16.4	
D.203						1		147.6					43.3	43.3	1
D.204					1			115.1					63.9	63.9	1
D.205					1			108.6					36.3	36.3	
D.206					1			90.7					31.6	31.6	1
D.207					1			90.7					31.6	31.6	1
D.208					1			90.7					31.6	31.6	1
D.209						1		128.1					49.4	49.4	1

Sub Total	0	7	0	7	4	4	0		2256.5	932.9	0	0	0	106.6	717.7	824.3
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<b>Total Apartments</b>	<b>22</b>														<b>Cross flow</b>	<b>12</b>
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**Location**

	APARTMENTS							NSA				EXTERNAL				Cross flow
	Studio	1 Bed	1 Bed+Study	2 Bed	2 Bed+Study	3 Bed	3 bed+Study	Residential	Retail	Commercial	Café	boh/Storage	Front \ Rear Yard	Terrace \ Balcony	Total External Area	

**TOWNHOUSES**

TH.01			1					114.7					20.8		20.8	1
TH.02			1					114.7					20.8		20.8	1
TH.03			1					114.7					20.8		20.8	1
TH.04			1					126.1					31.8		31.8	1
TH.05			1					114.8					20.8		20.8	1
TH.06			1					114.8					20.8		20.8	1
TH.07			1					126.1					31.8		31.8	1
TH.08						1		184.5					97.4	22.4	119.8	1
TH.09						1		184.5					101.8	22.4	124.2	1
TH.10						1		184.5					115.5	22.4	137.9	1
Sub Total	0	0	0	7	0	3	0	1379.4	0	0	0	0	482.2	67.2	549.4	
<b>Total Apartments</b>			<b>10</b>													<b>Cross flow 10</b>



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### Location

APARTMENTS								NSA				EXTERNAL			
Studio	1 Bed	1 Bed+Study	2 Bed	2 Bed+Study	3 Bed	3 bed+Study	Residential	Retail	Commercial	Café	boh/Storage	Front \ Rear Yard	Terrace \ Balcony	Total External Area	Cross flow

### Project Summary

Totals	0	26	5	52	5	7	0	9286	4120	0	0	1032	1988	3020	80
Percentage mix	0%	27%	5%	55%	5%	7%	0%								
<b>Total Apartments</b>	<b>95</b>							<b>Total Cross flow</b>				<b>84.2%</b>			

### GBA Totals

Retail	3765
Residential	10726
<b>Total GBA</b>	<b>14491</b>

### NSA Totals

Retail	4120
Residential	9286
<b>Total NSA</b>	<b>13406</b>

### Floor Space Ratio Calculations

	(sqm)
Site Area H1	= 1649
Site Area H2	= 7916
<b>Total H1+H2 Site Area (sqm)</b>	<b>= 9565</b>

### GFA (Current W LEP)

Retail	3550
Residential	10530
<b>Total GFA</b>	<b>14080</b>
<b>FSR</b>	<b>1.47 :1</b>

### GFA (Draft W LEP 2009)

Retail	3310
Residential	9512
<b>Total GFA</b>	<b>12822</b>
<b>FSR</b>	<b>1.34 :1</b>

### Landscape Areas

	(sqm)	%
<b>Site H1</b>		
Deep soil	274.6	16.7%
Permeable surface*	265.2	16.1%
Soft Landscape**	282.5	17.1%
Common private	75.2	4.6%
Private Courtyard/Balcony	151.8	9.2%
Pool Surface	70	4.2%
<b>Site H2</b>		
Deep soil	379.2	4.8%
Permeable surface*	36.2	0.5%
Soft Landscape**	1167	14.7%
Common private	529	6.7%
Hard Surface (Plaza)	752.8	9.5%
Private Courtyard/Balcony	2526	31.9%

### Notes

\* "Permeable surface" is calculated over natural ground surface no structure beneath.

\*\* "Soft Landscape" is calculated over structure beneath.



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### Location

APARTMENTS								NSA				EXTERNAL				
Studio	1 Bed	1 Bed+Study	2 Bed	2 Bed+Study	3 Bed	3 bed+Study	Residential	Retail	Commercial	Café	boh/Storage	Front \ Rear Yard	Terrace \ Balcony	Total External Area	Cross flow	

### Requirements

Carparking		Car spaces	Units	Rate	Cars	
		Studio	0	1	0	
		1 bed	31	1	31	
		2bed	57	1.2	68.4	
		3bed	7	1.5	10.5	
		Visitors	1 car space for every	5 Apt.	19	
		<b>Total</b>	<b>95</b>		<b>129</b> Total Residential cars required	
		Retail	sqm	4120	4.5	185.4 Rate of 4.5 spaces per 100sqm GLFA/NSA
		Commercial		0	0	0.0 Rate of 1.0 spaces per 100sqm GLFA/NSA
		<b>Total Cars Required</b>			<b>314</b>	
		<b>Total cars provided</b>				
			Basement 01(Retail)		159	-26.4
			Basement 02(Residents)		178 (19 Visitor)	49.1
			Ground (Townhouses)		6	
		<b>Total</b>			<b>343</b> + 5x Motorbike spaces	<b>22.7</b>