

**APPENDIX 1: FLOORSPACE SCHEDULE**

**Town Centre Riverside Living**

A1	Area (sq m)	4,000						
	Footprint (sq m)	2,400						
Suggested Residential NIA (sq m)		6,120						
Building Type	NIA (sq m)	Gross Size Unit (sq m)	No. Units	% Appartm. type	Density units/ha	Required Parking Spaces	Approx. Parking Spaces	
1 Bed Appartment		50	25	29				
2 Bed Appartment		65	35	41				
3 Bed Appartment/ Townhouse		90	18	21				
4 Bed Appartment/ Townhouse		105	4	5				
5 Bed Appartment/ Townhouse		145	4	5				
<b>Subtotal</b>	6,145		<b>86</b>	100	215			
Mixed use		400						
Parking (based on 85% footprint area)		2,040				86	82	
A2	Area (sq m)	900						
	Footprint (sq m)	470						
Suggested Residential NIA (sq m)		1,199						
Building Type	NIA (sq m)	Gross Size Unit (sq m)	No. Units	% Appartm. type	Density units/ha	Required Parking Spaces	Approx. Parking Spaces	
1 Bed Appartment		50	7	37				
2 Bed Appartment		65	9	47				
3 Bed Appartment/ Townhouse		90	3	16				
4 Bed Appartment/ Townhouse		105		0				
5 Bed Appartment/ Townhouse		145		0				
<b>Subtotal</b>	1,205		<b>19</b>	100	211			
Mixed use								
Parking (based on 85% footprint area)		400				19	16	
B	Area (sq m)	3,000						
	Footprint (sq m)	1,700						
Suggested Residential NIA (sq m)		3,935						
Building Type	NIA (sq m)	Gross Size Unit (sq m)	No. Units	% Appartm. type	Density units/ha	Required Parking Spaces	Approx. Parking Spaces	
1 Bed Appartment		50	4	11				
2 Bed Appartment		65	4	11				
3 Bed Appartment/ Townhouse		90	4	11				
4 Bed Appartment/ Townhouse		105	8	23				
5 Bed Appartment/ Townhouse		145	15	43				
<b>Subtotal</b>	3,835		<b>35</b>	100	117			
Mixed use		400						
Parking (based on back of house area)		900				35	36	

**Station Gateway**

C1	Area (sq m)	1,000						
	Footprint (sq m)	1,000						
Suggested Residential NIA (sq m)		850						
Building Type	NIA (sq m)	Gross Size Unit (sq m)	No. Units	% Appartm. type	Density units/ha	Required Parking Spaces	Approx. Parking Spaces	
1 Bed Appartment		50	6	43				
2 Bed Appartment		65	7	50				
3 Bed Appartment/ Townhouse		90	1	7				
4 Bed Appartment/ Townhouse		105		0				
5 Bed Appartment/ Townhouse		145		0				
<b>Subtotal</b>	845		<b>14</b>	100	140	14		
Retail		400						
Parking		1,350					14	54
C2	Area (sq m)	4,300						
	Footprint (sq m)	3,700						
Suggested Residential NIA (sq m)		4,335						
Building Type	NIA (sq m)	Gross Size Unit (sq m)	No. Units	% Appartm. type	Density units/ha	Required Parking Spaces	Approx. Parking Spaces	
1 Bed Appartment		50	5	12				
2 Bed Appartment		65	5	12				
3 Bed Appartment/ Townhouse		90	7	17				
4 Bed Appartment/ Townhouse		105	12	29				
5 Bed Appartment/ Townhouse		145	12	29				
<b>Subtotal</b>	4,205		<b>41</b>	100	95	41		
Mixed use		200						
Parking (based on 55% footprint area/ 2 levels)		4,070					41	163

**Public and Health Focus**

<b>D1</b>	<b>Area (sq m)</b>	<b>4,400</b>							
	<b>Footprint (sq m)</b>	<b>2,600</b>							
	<b>Suggested Residential NIA (sq m)</b>	<b>5,398</b>							
	Building Type	NIA (sq m)	Gross Size Unit (sq m)	No. Units	% Appartm. type	Density units/ha	Required Parking Spaces	Approx. Parking Spaces	
	Swimming Pool		800						
	Fitness Centre		650						
	<b>Subtotal</b>	<b>1,450</b>		<b>0</b>	<b>0</b>	<b>0</b>			
	1 Bed Appartment		50	22	29				
	2 Bed Appartment		65	30	40				
	3 Bed Appartment/ Townhouse		90	15	20				
	4 Bed Appartment/ Townhouse		105	4	5				
	5 Bed Appartment/ Townhouse		145	4	5				
	<b>Subtotal</b>	<b>5,400</b>		<b>75</b>	<b>100</b>	<b>170</b>			
	Commercial								
Parking (based on 75% footprint area)		1,950				75	78		
<b>D2</b>	<b>Area (sq m)</b>	<b>1,100</b>							
	<b>Footprint (sq m)</b>	<b>400</b>							
	<b>Suggested Residential NIA (sq m)</b>	<b>1,140</b>							
	Building Type	NIA (sq m)	Gross Size Unit (sq m)	No. Units	% Appartm. type	Density units/ha	Required Parking Spaces	Approx. Parking Spaces	
	1 Bed Appartment		50		0				
	2 Bed Appartment		65		0				
	3 Bed Appartment/ Townhouse		90	7	64				
	4 Bed Appartment/ Townhouse		105	2	18				
	5 Bed Appartment/ Townhouse		145	2	18				
	<b>Subtotal</b>	<b>1,130</b>		<b>11</b>	<b>100</b>	<b>100</b>			
	Commercial								
	Parking (integrated parking areas)		250				11	10	
	<b>E</b>	<b>Area (sq m)</b>	<b>2,500</b>						
		<b>Footprint (sq m)</b>	<b>1,700</b>						
<b>Suggested Residential NIA (sq m)</b>		<b>1,734</b>							
Building Type		NIA (sq m)	Gross Size Unit (sq m)	No. Units	% Appartm. type	Density units/ha	Required Parking Spaces	Approx. Parking Spaces	
Community Centre			500						
Library			300						
Clinic/ Health			1,300						
<b>Subtotal</b>		<b>2,100</b>		<b>0</b>	<b>0</b>	<b>0</b>			
1 Bed Appartment			50	7	29				
2 Bed Appartment			65	10	42				
3 Bed Appartment/ Townhouse			90	5	21				
4 Bed Appartment/ Townhouse			105	1	4				
5 Bed Appartment/ Townhouse			145	1	4				
<b>Subtotal</b>		<b>1,700</b>		<b>24</b>	<b>100</b>	<b>41</b>			
Commercial									
Parking (based on 70% footprint area)		1,190				24	48		

**High Street**

<b>F1</b>	<b>Area (sq m)</b>	<b>1,750</b>							
	<b>Footprint (sq m)</b>	<b>900</b>							
	<b>Suggested Residential NIA (sq m)</b>	<b>2,295</b>							
	Building Type	NIA (sq m)	Gross Size Unit (sq m)	No. Units	% Appartm. type	Density units/ha	Required Parking Spaces	Approx. Parking Spaces	
	1 Bed Appartment		50	11	33				
	2 Bed Appartment		65	13	39				
	3 Bed Appartment/ Townhouse		90	6	18				
	4 Bed Appartment/ Townhouse		105	2	6				
	5 Bed Appartment/ Townhouse		145	1	3				
	<b>Subtotal</b>	<b>2,290</b>		<b>33</b>	<b>100</b>	<b>189</b>			
	Commercial								
	Parking (based on area minus footprint)		850				33	34	
	<b>F2</b>	<b>Area (sq m)</b>	<b>3,250</b>						
		<b>Footprint (sq m)</b>	<b>2,200</b>						
<b>Suggested Residential NIA (sq m)</b>		<b>2,380</b>							
Building Type		NIA (sq m)	Gross Size Unit (sq m)	No. Units	% Appartm. type	Density units/ha	Required Parking Spaces	Approx. Parking Spaces	
1 Bed Appartment			50	11	31				
2 Bed Appartment			65	15	43				
3 Bed Appartment/ Townhouse			90	7	20				
4 Bed Appartment/ Townhouse			105	1	3				
5 Bed Appartment/ Townhouse			145	1	3				
<b>Subtotal</b>		<b>2,405</b>		<b>35</b>	<b>100</b>	<b>108</b>			
Retail			2,200						
Parking (based on 35% footprint area)			770				35	31	

### Eastern Extension

G1	<b>Area (sq m)</b>	<b>3,120</b>						
	<b>Footprint (sq m)</b>	<b>1,800</b>						
	<b>Suggested Residential NIA (sq m)</b>	<b>1,870</b>						
	Building Type	NIA (sq m)	Gross Size Unit (sq m)	No. Units	% Appartm. type	Density units/ha	Required Parking Spaces	Approx. Parking Spaces
	1 Bed Appartment		50	8	30			
	2 Bed Appartment		65	12	44			
	3 Bed Appartment/ Townhouse		90	5	19			
	4 Bed Appartment/ Townhouse		105	1	4			
	5 Bed Appartment/ Townhouse		145	1	4			
	<b>Subtotal</b>	<b>1,880</b>		<b>27</b>	<b>100</b>	<b>87</b>		
Commercial		1,800						
Parking (underground/ wrapped parking)		6,900				27	276	
G2	<b>Area (sq m)</b>	<b>1,560</b>						
	<b>Footprint (sq m)</b>	<b>1,200</b>						
	<b>Suggested Residential NIA (sq m)</b>	<b>2,400</b>						
	Building Type	NIA (sq m)	Gross Size Unit (sq m)	No. Units	% Appartm. type	Density units/ha	Required Parking Spaces	Approx. Parking Spaces
	Live and work unit		100	24	100			
<b>Subtotal</b>	<b>2,400</b>		<b>24</b>	<b>100</b>	<b>154</b>			
Commercial								
Parking (underground/ wrapped parking)						24	0	
H1	<b>Area (sq m)</b>	<b>3,500</b>						
	<b>Footprint (sq m)</b>	<b>1,500</b>						
	<b>Suggested Residential NIA (sq m)</b>	<b>3,740</b>						
	Building Type	NIA (sq m)	Gross Size Unit (sq m)	No. Units	% Appartm. type	Density units/ha	Required Parking Spaces	Approx. Parking Spaces
	1 Bed Appartment		50	18	33			
	2 Bed Appartment		65	23	42			
	3 Bed Appartment/ Townhouse		90	12	22			
	4 Bed Appartment/ Townhouse		105	1	2			
	5 Bed Appartment/ Townhouse		145	1	2			
	<b>Subtotal</b>	<b>3,725</b>		<b>55</b>	<b>100</b>	<b>157</b>		
Commercial		400						
Parking (based on 90% footprint area)		1,350				55	54	
H2	<b>Area (sq m)</b>	<b>1,500</b>						
	<b>Footprint (sq m)</b>	<b>600</b>						
	<b>Suggested Residential NIA (sq m)</b>	<b>1,140</b>						
	Building Type	NIA (sq m)	Gross Size Unit (sq m)	No. Units	% Appartm. type	Density units/ha	Required Parking Spaces	Approx. Parking Spaces
	1 Bed Appartment		50		0			
	2 Bed Appartment		65		0			
	3 Bed Appartment/ Townhouse		90	7	64			
	4 Bed Appartment/ Townhouse		105	2	18			
	5 Bed Appartment/ Townhouse		145	2	18			
	<b>Subtotal</b>	<b>1,130</b>		<b>11</b>	<b>100</b>	<b>73</b>		
Commercial								
Parking (integrated parking areas)		270				11	11	

### Summary

<b>TOTAL</b>			<b>490</b>		<b>133</b>	<b>490</b>	<b>892</b>
Total developable area (ha)	3.59		100.00%				
Total residential NIA (sq m)	38,295		80.38%				
Total community NIA (sq m)	2,900		6.09%				
Total commercial NIA (sq m)	6,450		13.54%				
Break Down Residential Unit Type	(sq m)		100%				
1 Bed Appartment	50	124	27%				
2 Bed Appartment	65	163	35%				
3 Bed Appartment/ Townhouse	90	97	21%				
4 Bed Appartment/ Townhouse	105	38	8%				
5 Bed Appartment/ Townhouse	145	44	9%				
Live and work unit	100	24					