

Carlton & United Brewery Site

Concept Plan Application

Area Projections

Modified to Blocks 5,6, 9 and 11

20-December-2006

Assumed Deduction for **Residential** FSA (CSLEP) to GFA (Standard I 100% FSA=
 Assumed Deduction for **Commercial** FSA (CSLEP) to GFA (Standard 100% FSA=
 Assumed Deduction for **Retail** FSA (CSLEP) to GFA (Standard Instrun 100% FSA=

DEVELOPMENT SCHEDULE

Block	Residential		Commercial		Retail		TOTAL		Total APTS by SITE
	FSA	Standard Instrument GFA	FSA	Standard Instrument GFA	FSA	Standard Instrument GFA	FSA	Standard Instrument GFA	
1	0	0	42,592	41,315	0	0	42,592	41,315	0
2	39,572	38,385	6,917	6,709	0	0	46,489	45,094	450
3	0	0	10,261	9,953	0	0	10,261	9,953	0
4	14,269	13,841	9,181	8,904	2,938	2,850	26,388	25,595	162
5	36,209	35,123	6,193	6,008	2,931	2,843	45,333	43,973	412
6	143	138	1,808	1,754	0	0	1,950	1,892	0
7	811	787	0	0	0	0	811	787	9
8	10,958	10,630	0	0	1,776	1,722	12,734	12,352	125
9	21,484	20,840	0	0	2,065	2,003	23,550	22,843	244
11	23,815	23,100	3,505	3,400	2,482	2,408	29,802	28,908	271
10	215	208	2,876	2,790	0	0	3,091	2,998	2
Park Kiosk	0	0	0	0	150	150	150	150	0
Public carpark	0	0	7,744	7,744	0	0	7,744	7,744	0
	147,476	143,052	91,077	88,576	12,342	11,977	250,895	243,604	1,675
		97.0%		97.3%		97.0%		97.1%	

Notes

GFA as above means Gross Floor Area as per the Standard Instrument Definition as at 31 March 2006

FSA as above means Floor Space Area as per the Central Sydney LEP 2005 Definition

58.7% of Total GFA

FSR - ACTUAL Under CSLEP Definition
4.330 : 1

Under Standard Instrument definition
4.204 : 1