

# Shepherds Bay

28/09/2016

15 Storey Building

Level	Use	1Bed	2 Bed	3 Bed	Total	GFA	NLA	NSA
Basement	Retail					2928	2928	
LG	Retail					317.6	99.4	
Ground	Retail					910.2	651.1	
1	Residential	6	2	2	10	1199.2	174.9	715.8
2	Residential	4	3	1	8	1200.5	249.2	668.6
3	Residential	6	7	1	14	1098.9		945.6
4	Residential	8	5	1	14	1109.7		956.3
5	Residential	6	5	1	12	1130.9		945.4
6	Residential	6	7	1	14	1109.7		956.3
7	Residential	4	4	0	8	663.2		529.3
8	Residential	4	4	0	8	663.2		529.3
9	Residential	2	4	1	7	668.4		537.9
10	Residential	2	4	1	7	668.4		537.9
11	Residential	2	4	1	7	668.4		537.9
12	Residential	2	4	1	7	668.4		537.9
13	Residential	2	4	1	7	668.4		537.9
14	Residential	2	4	1	7	668.4		537.9
	<b>Total</b>	<b>56</b>	<b>61</b>	<b>13</b>	<b>130</b>	<b>16341.5</b>	<b>4102.6</b>	<b>9474</b>
	%	43	47	10				

## Note:

Nubers are based on a reduction of 9 Residential Levels

Nubmers have not been adjusted to accommodate ADG Guidelines

## Office GFA is included in the overall GFA figures for Levels 1 & 2

Office GFA Level 1 = 225m2

Office GFA Level 2 = 345m2

## Compliant Scheme maximising Allowable Envelope

Level	Use	1Bed	2 Bed	3 Bed	Total	GFA
Basement	Retail					2928
LG	Retail					318
Ground	Retail					1720
1	Residential	8	10	1	19	1658
2	Residential	8	10	1	19	1658
3	Residential	8	10	1	19	1658
4	Residential	8	10	1	19	1658
5	Residential	5	7		12	1068
6	Residential	5	7		12	1068
7	Residential	4	4	2	10	1068
8	Residential	4	4	2	10	1068
9	Residential	4	4	2	10	1068
	<b>Total</b>	<b>54</b>	<b>66</b>	<b>10</b>	<b>130</b>	<b>16938</b>
	%	42	51	8		

## Notes

Scheme based on maximising envelope, it has not been assessed against the ADG Requirements