

| Proposed Dwelling Mix |                                                      | Area Minimum      | Area Proposed     | No. |
|-----------------------|------------------------------------------------------|-------------------|-------------------|-----|
| SOCIAL                |                                                      | (m <sup>2</sup> ) | (m <sup>2</sup> ) |     |
| H 05                  | 4 Bed / 7 Person - 2 Storey - Special Needs House    | 110               | 128.7             | 2   |
| Block A               | 2 Bed / 4 Person - Ground Floor                      | 73                | 73.7              | 1   |
|                       | 2 Bed / 4 Person - First Floor                       | 73                | 73.7              | 1   |
|                       | 4 Bed / 7 Person - 2 Storey - Special Needs House    | 110               | 128.7             | 2   |
| Block B               | 2 Bed / 4 Person - Ground Floor                      | 73                | 73.7              | 2   |
|                       | 2 Bed / 4 Person - First Floor                       | 73                | 73.7              | 2   |
| Block C               | 2 Bed / 4 Person - Ground Floor                      | 73                | 82.5              | 1   |
|                       | 2 Bed / 4 Person - First Floor                       | 73                | 78.7              | 1   |
| Block D               | 2 Bed / 4 Person - Ground Floor                      | 73                | 73.7              | 1   |
|                       | 2 Bed / 4 Person - First Floor                       | 73                | 73.7              | 1   |
|                       | 1 Bed                                                | 45                | 50.8              | 4   |
|                       | <i>Total Social</i>                                  |                   |                   | 18  |
| AFFORDABLE            |                                                      |                   |                   |     |
| H 01                  | 2 Bed / 4 Person - 2 Storey                          | 80                | 88.6              | 18  |
| H 02                  | 2 Bed / 4 Person - 2 Storey                          | 80                | 80                | 29  |
| H 03                  | 2 Bed / 4 Person - 2 Storey                          | 80                | 80                | 16  |
| H 04                  | 3 Bed / 5 Person - 3 Storey                          | 102               | 107.5             | 10  |
| Live/Work             | 3 Bed / 5 Person - Duplex                            | 90                | 103.9             | 5   |
| H 06 a                | 2 Bed / 4 Person - 2 Storey (H01 front entrance)     | 80                | 88.6              | 2   |
| H 06 b                | 2 Bed / 4 Person - 2 Storey (H01 above with WFH opt) | 80                | 97.2              | 2   |
| Forest Apt            | 2 Bed / 4 Person - Lower Ground Floor                | 73                | 98.8              | 1   |
|                       | 2 Bed / 4 Person - Upper Ground Floor                | 73                | 98.8              | 1   |
|                       | 2 Bed / 4 Person - First Floor                       | 73                | 98.8              | 1   |
|                       | <i>Total Affordable</i>                              |                   |                   | 85  |
|                       | TOTAL UNITS                                          |                   |                   | 103 |
| OTHER                 |                                                      |                   |                   |     |
| Live/Work             | Ground Floor Retail / Office Space                   | n/a               | 58.5              | 5   |
| Crèche                | Childcare Facility for 20 children                   | n/a               | 249.7             | 1   |
|                       |                                                      |                   |                   |     |

220 257.4  
73 73.7  
73 73.7  
220 257.4  
146 147.4  
146 147.4  
73 82.5  
73 78.7  
73 73.7  
73 73.7  
180 203.2

1440 1594.8  
2320 2320  
1280 1280  
1020 1075  
450 519.5  
160 177.2  
160 194.4  
73 98.8  
73 98.8  
73 98.8

292.5  
249.7

Overall Site Area: 29,387.50  
 Developable Site Area excluding woodlands/Creche: 27,330.20  
 Overall Build Area including retail/creche:  
 Overall Residential Build area  
 Proposed Plot Ratio 0.35  
 Proposed Density 37.7  
 Overall Uplift for Apartments

9468.3  
8926.1  
  
  
  
1753 1994.1 241.1  
14%