

**Project:** The Former Ford Distribution Site  
**Location:** Centre Park Road, Cork South Docklands  
**Client:** Marina Quarter Ltd.  
**Doc. Title:** Schedule of Accommodation  
**Doc. No.:** 0550-OMP-ZZ-ZZ-SA-A-00001

**Proj. No.:** 1843  
**Proj. Lead:** SD  
**Created by:** SK  
**Doc. Purpose:** For Planning  
**Revision:** Rev 13 (26/11/2020)

| <b>RESIDENTIAL DENSITY</b>                      |              |
|---|--------------|
| SHD Application Boundary (Outlined in Red)      | <b>5.97</b>  |
| Gross Site Area (Hectares):                     | <b>4.05</b>  |
| Excl. Expected Works to Marquee & Monahan Roads |              |
| Total Number of Units                           | <b>1,002</b> |
| <b>GROSS DENSITY (UNITS PER HECTARE)</b>        | <b>247</b>   |

| <b>NET DENSITY</b>  |              |
|---|--------------|
| Net Site Area (Hectares):                                     | <b>3.64</b>  |
| Excl. Expected Works to Marquee & Monahan Roads & Linear Park |              |
| Total Number of Units   | <b>1,002</b> |
| <b>NET DENSITY (UNITS PER HECTARE)</b>                        | <b>275</b>   |

| <b>PLOT RATIO (calculated as CCC Development Plan guidance)</b> |            |
|---|------------|
| GROSS SITE AREA (Ha)  | 4.1        |
| TOTAL GFA ( m <sup>2</sup> )                                    | 105,513    |
| TOTAL GFA (Ha)  | 10.6       |
| <b>PLOT RATIO (GFA / GROSS SITE AREA)</b>                       | <b>2.6</b> |

|   |              |            |
|---|--------------|------------|
| <b>TOTAL PUBLIC OPEN SPACE ( m<sup>2</sup>)</b> | <b>5,868</b> |            |
| <b>TOTAL PUBLIC OPEN SPACE ( Ha)</b>            |              | <b>0.6</b> |

|   |              |            |
|---|--------------|------------|
| <b>TOTAL COMMUNAL OPEN SPACE ( m<sup>2</sup>)</b> | <b>7,064</b> |            |
| <b>TOTAL COMMUNAL OPEN SPACE ( Ha)</b>            |              | <b>0.7</b> |

| BLOCK 1         | STUDIO    | 1 BED     | 2 BED 3P | 2 BED 4P  | 3 BED     | TOTAL      | DUAL ASPECT | %          |
|-----------------|-----------|-----------|----------|-----------|-----------|------------|-------------|------------|
| Level 00        |           |           |          |           |           | 0          |             | 0%         |
| Level 01        | 2         | 4         |          | 8         |           | 14         | 6           | 43%        |
| Level 02        | 2         | 5         |          | 7         | 1         | 15         | 7           | 47%        |
| Level 03        | 2         | 5         |          | 7         | 1         | 15         | 7           | 47%        |
| Level 04        | 2         | 5         |          | 7         | 1         | 15         | 7           | 47%        |
| Level 05        | 2         | 5         |          | 7         | 1         | 15         | 7           | 47%        |
| Level 06        | 2         | 5         |          | 4         | 1         | 12         | 4           | 33%        |
| Level 07        |           | 2         |          | 2         |           | 4          | 4           | 100%       |
| Level 08        |           | 2         |          | 2         |           | 4          | 4           | 100%       |
| Level 09        |           | 2         |          | 2         |           | 4          | 4           | 100%       |
| Level 10        |           | 2         |          | 2         |           | 4          | 4           | 100%       |
| <b>SUBTOTAL</b> | <b>12</b> | <b>37</b> | <b>0</b> | <b>48</b> | <b>5</b>  | <b>102</b> | <b>54</b>   | <b>53%</b> |
|                 | 12%       | 36%       | 0%       | 47%       | 5%        |            |             |            |
| BLOCK 2         | STUDIO    | 1 BED     | 2 BED 3P | 2 BED 4P  | 3 BED     | TOTAL      | DUAL ASPECT | %          |
| Level 00        |           |           |          |           |           | 0          | 0           | 0%         |
| Level 01        |           | 3         | 1        | 5         | 2         | 11         | 5           | 45%        |
| Level 02        |           | 2         |          | 7         | 3         | 12         | 6           | 50%        |
| Level 03        |           | 2         |          | 7         | 3         | 12         | 6           | 50%        |
| Level 04        |           | 2         |          | 7         | 3         | 12         | 6           | 50%        |
| Level 05        |           | 2         |          | 6         | 1         | 9          | 4           | 44%        |
| Level 06        |           | 2         |          | 6         | 1         | 9          | 4           | 44%        |
| Level 07        |           | 2         |          | 6         | 1         | 9          | 4           | 44%        |
| Level 08        |           | 2         |          | 1         | 1         | 4          | 4           | 100%       |
| Level 09        |           | 2         |          | 1         | 1         | 4          | 4           | 100%       |
| Level 10        |           | 2         |          | 1         | 1         | 4          | 4           | 100%       |
| Level 11        |           | 2         |          | 1         | 1         | 4          | 4           | 100%       |
| Level 12        |           | 2         |          | 1         | 1         | 4          | 4           | 100%       |
| Level 13        |           | 1         |          | 2         |           | 3          | 3           | 100%       |
| <b>SUBTOTAL</b> | <b>0</b>  | <b>26</b> | <b>1</b> | <b>51</b> | <b>19</b> | <b>97</b>  | <b>55</b>   | <b>57%</b> |
|                 | 0%        | 27%       | 1%       | 53%       | 20%       |            |             |            |
| BLOCK 3         | STUDIO    | 1 BED     | 2 BED 3P | 2 BED 4P  | 3 BED     | TOTAL      | DUAL ASPECT | %          |
| Level 00        |           |           |          |           |           | 0          | 0           | 0%         |
| Level 01        |           | 2         |          | 7         | 1         | 10         | 4           | 40%        |
| Level 02        |           | 2         |          | 8         | 1         | 11         | 4           | 36%        |
| Level 03        |           | 2         |          | 8         | 1         | 11         | 4           | 36%        |
| Level 04        |           | 2         |          | 8         | 1         | 11         | 4           | 36%        |
| Level 05        |           | 2         |          | 8         | 1         | 11         | 4           | 36%        |
| Level 06        |           | 2         |          | 8         | 1         | 11         | 4           | 36%        |
| Level 07        |           | 2         |          | 1         | 1         | 4          | 4           | 100%       |
| Level 08        |           | 2         |          | 1         | 1         | 4          | 4           | 100%       |
| Level 09        |           | 2         |          | 1         | 1         | 4          | 4           | 100%       |
| <b>SUBTOTAL</b> | <b>0</b>  | <b>18</b> | <b>0</b> | <b>50</b> | <b>9</b>  | <b>77</b>  | <b>36</b>   | <b>47%</b> |
|                 | 0%        | 23%       | 0%       | 65%       | 12%       |            |             |            |
| BLOCK 4         | STUDIO    | 1 BED     | 2 BED 3P | 2 BED 4P  | 3 BED     | TOTAL      | DUAL ASPECT | %          |
| Level 00        |           |           |          |           |           | 0          | 0           | 0%         |
| Level 01        |           |           |          | 1         | 3         | 4          | 2           | 50%        |
| Level 02        |           | 3         |          | 3         | 2         | 8          | 4           | 50%        |
| Level 03        |           | 3         |          | 3         | 2         | 8          | 4           | 50%        |
| Level 04        |           | 3         |          | 3         | 2         | 8          | 4           | 50%        |
| Level 05        |           | 3         |          | 3         | 2         | 8          | 4           | 50%        |
| Level 06        |           | 3         |          | 3         | 2         | 8          | 4           | 50%        |
| Level 07        |           | 3         |          | 3         | 2         | 8          | 4           | 50%        |
| Level 08        |           | 1         |          |           | 2         | 3          | 3           | 100%       |
| Level 09        |           | 1         |          |           | 2         | 3          | 3           | 100%       |
| Level 10        |           | 1         |          |           | 2         | 3          | 3           | 100%       |
| <b>SUBTOTAL</b> | <b>0</b>  | <b>21</b> | <b>0</b> | <b>19</b> | <b>21</b> | <b>61</b>  | <b>35</b>   | <b>57%</b> |
|                 | 0%        | 34%       | 0%       | 31%       | 34%       |            |             |            |

| BLOCK 5         | STUDIO    | 1 BED     | 2 BED 3P | 2 BED 4P  | 3 BED     | TOTAL     | DUAL ASPECT | %          |
|-----------------|-----------|-----------|----------|-----------|-----------|-----------|-------------|------------|
| Level 00        |           |           |          |           |           | 0         | 0           | 0%         |
| Level 01        | 2         | 1         |          | 7         |           | 10        | 4           | 40%        |
| Level 02        | 2         | 5         |          | 7         | 1         | 15        | 7           | 47%        |
| Level 03        | 2         | 5         |          | 7         | 1         | 15        | 7           | 47%        |
| Level 04        | 2         | 5         |          | 7         | 1         | 15        | 7           | 47%        |
| Level 05        | 2         | 5         |          | 7         | 1         | 15        | 7           | 47%        |
| Level 06        | 2         | 5         |          | 4         | 1         | 12        | 4           | 33%        |
| Level 07        | 2         | 2         |          | 1         |           | 5         | 4           | 80%        |
| Level 08        |           | 2         |          | 2         |           | 4         | 4           | 100%       |
| <b>SUBTOTAL</b> | <b>14</b> | <b>30</b> | <b>0</b> | <b>42</b> | <b>5</b>  | <b>91</b> | <b>44</b>   | <b>48%</b> |
|                 | 15%       | 33%       | 0%       | 46%       | 5%        |           |             |            |
| BLOCK 6         | STUDIO    | 1 BED     | 2 BED 3P | 2 BED 4P  | 3 BED     | TOTAL     | DUAL ASPECT | %          |
| Level 00        |           |           |          |           |           | 0         | 0           | 0%         |
| Level 01        |           |           |          | 4         | 2         | 6         | 4           | 67%        |
| Level 02        |           | 3         |          | 3         | 2         | 8         | 4           | 50%        |
| Level 03        |           | 3         |          | 3         | 2         | 8         | 4           | 50%        |
| Level 04        |           | 3         |          | 3         | 2         | 8         | 4           | 50%        |
| Level 05        |           | 3         |          | 3         | 2         | 8         | 4           | 50%        |
| Level 06        |           | 3         |          | 3         | 2         | 8         | 4           | 50%        |
| Level 07        |           | 3         |          | 3         | 2         | 8         | 4           | 50%        |
| Level 08        |           | 1         |          |           | 2         | 3         | 3           | 100%       |
| Level 09        |           | 1         |          |           | 2         | 3         | 3           | 100%       |
| Level 10        |           | 1         |          |           | 2         | 3         | 3           | 100%       |
| <b>SUBTOTAL</b> | <b>0</b>  | <b>21</b> | <b>0</b> | <b>22</b> | <b>20</b> | <b>63</b> | <b>37</b>   | <b>59%</b> |
|                 | 0%        | 33%       | 0%       | 35%       | 32%       |           |             |            |
| BLOCK 7         | STUDIO    | 1 BED     | 2 BED 3P | 2 BED 4P  | 3 BED     | TOTAL     | DUAL ASPECT | %          |
| Level 00        |           |           |          |           |           | 0         | 0           | 0%         |
| Level 01        |           |           |          |           |           | 0         | 0           | 0%         |
| Level 02        |           | 2         |          | 8         | 1         | 11        | 4           | 36%        |
| Level 03        |           | 2         |          | 8         | 1         | 11        | 4           | 36%        |
| Level 04        |           | 2         |          | 8         | 1         | 11        | 4           | 36%        |
| Level 05        |           | 2         |          | 8         | 1         | 11        | 4           | 36%        |
| Level 06        |           | 2         |          | 8         | 1         | 11        | 4           | 36%        |
| Level 07        |           | 2         |          | 8         | 1         | 11        | 4           | 36%        |
| Level 08        |           | 1         |          | 3         |           | 4         | 4           | 100%       |
| Level 09        |           | 1         |          | 3         |           | 4         | 4           | 100%       |
| Level 10        |           | 1         |          | 2         |           | 3         | 4           | 133%       |
| <b>SUBTOTAL</b> | <b>0</b>  | <b>15</b> | <b>0</b> | <b>56</b> | <b>6</b>  | <b>77</b> | <b>36</b>   | <b>47%</b> |
|                 | 0%        | 19%       | 0%       | 73%       | 8%        |           |             |            |
| BLOCK 8         | STUDIO    | 1 BED     | 2 BED 3P | 2 BED 4P  | 3 BED     | TOTAL     | DUAL ASPECT | %          |
| Level 00        |           |           |          |           |           | 0         | 0           | 0%         |
| Level 01        |           | 3         |          | 5         | 1         | 9         | 2           | 22%        |
| Level 02        |           | 4         | 1        | 5         | 2         | 12        | 4           | 33%        |
| Level 03        |           | 4         | 1        | 5         | 2         | 12        | 4           | 33%        |
| Level 04        |           | 4         | 1        | 5         | 2         | 12        | 4           | 33%        |
| Level 05        |           | 4         | 1        | 5         | 2         | 12        | 4           | 33%        |
| Level 06        |           | 4         | 1        | 5         | 2         | 12        | 4           | 33%        |
| Level 07        |           | 4         | 1        | 5         | 2         | 12        | 4           | 33%        |
| Level 08        |           | 1         |          |           | 2         | 3         | 3           | 100%       |
| Level 09        |           | 1         |          |           | 2         | 3         | 3           | 100%       |
| Level 10        |           | 1         |          |           | 2         | 3         | 3           | 100%       |
| <b>SUBTOTAL</b> | <b>0</b>  | <b>30</b> | <b>6</b> | <b>35</b> | <b>19</b> | <b>90</b> | <b>35</b>   | <b>39%</b> |
|                 | 0%        | 33%       | 7%       | 39%       | 21%       |           |             |            |

| BLOCK 9           | STUDIO    | 1 BED      | 2 BED 3P | 2 BED 4P   | 3 BED      | TOTAL       | DUAL ASPECT | %          |
|-------------------|-----------|------------|----------|------------|------------|-------------|-------------|------------|
| Level 00          |           |            |          |            |            | 0           | 0           | 0%         |
| Level 01          | 2         | 4          |          | 8          |            | 14          | 6           | 43%        |
| Level 02          | 2         | 5          |          | 7          | 1          | 15          | 7           | 47%        |
| Level 03          | 2         | 5          |          | 7          | 1          | 15          | 7           | 47%        |
| Level 04          | 2         | 5          |          | 7          | 1          | 15          | 7           | 47%        |
| Level 05          | 2         | 5          |          | 7          | 1          | 15          | 7           | 47%        |
| Level 06          | 2         | 5          |          | 4          | 1          | 12          | 4           | 33%        |
| Level 07          |           | 2          |          | 2          |            | 4           | 4           | 100%       |
| Level 08          |           | 2          |          | 2          |            | 4           | 4           | 100%       |
| Level 09          |           | 2          |          | 2          |            | 4           | 4           | 100%       |
| <b>SUBTOTAL</b>   | <b>12</b> | <b>35</b>  | <b>0</b> | <b>46</b>  | <b>5</b>   | <b>98</b>   | <b>50</b>   | <b>51%</b> |
|                   | 12%       | 36%        | 0%       | 47%        | 5%         |             |             |            |
| BLOCK 10          | STUDIO    | 1 BED      | 2 BED 3P | 2 BED 4P   | 3 BED      | TOTAL       | DUAL ASPECT | %          |
| Level 00          |           |            |          |            |            | 0           | 0           | 0%         |
| Level 01          |           | 2          | 1        | 5          | 2          | 10          | 6           | 60%        |
| Level 02          |           | 2          |          | 7          | 3          | 12          | 6           | 50%        |
| Level 03          |           | 2          |          | 7          | 3          | 12          | 6           | 50%        |
| Level 04          |           | 2          |          | 6          | 1          | 9           | 3           | 33%        |
| Level 05          |           | 2          |          | 6          | 1          | 9           | 4           | 44%        |
| Level 06          |           | 2          |          | 6          | 1          | 9           | 4           | 44%        |
| Level 07          |           | 2          |          | 6          | 1          | 9           | 4           | 44%        |
| Level 08          |           | 2          |          | 1          | 1          | 4           | 4           | 100%       |
| Level 09          |           | 2          |          | 1          | 1          | 4           | 4           | 100%       |
| Level 10          |           | 1          |          | 2          |            | 3           | 3           | 100%       |
| <b>SUBTOTAL</b>   | <b>0</b>  | <b>19</b>  | <b>1</b> | <b>47</b>  | <b>14</b>  | <b>81</b>   | <b>44</b>   | <b>54%</b> |
|                   | 0%        | 23%        | 1%       | 58%        | 17%        |             |             |            |
| BLOCK 11          | STUDIO    | 1 BED      | 2 BED 3P | 2 BED 4P   | 3 BED      | TOTAL       | DUAL ASPECT | %          |
| Level 00          |           |            |          |            |            | 0           | 0           | 0%         |
| Level 01          |           | 2          |          | 7          |            | 9           | 3           | 33%        |
| Level 02          |           | 2          |          | 8          | 1          | 11          | 4           | 36%        |
| Level 03          |           | 2          |          | 8          | 1          | 11          | 4           | 36%        |
| Level 04          |           | 2          |          | 8          | 1          | 11          | 4           | 36%        |
| Level 05          |           | 2          |          | 8          | 1          | 11          | 4           | 36%        |
| Level 06          |           | 2          |          | 8          | 1          | 11          | 4           | 36%        |
| Level 07          |           | 2          |          | 1          | 1          | 4           | 4           | 100%       |
| Level 08          |           | 2          |          | 1          | 1          | 4           | 4           | 100%       |
| Level 09          |           | 2          |          | 1          | 1          | 4           | 4           | 100%       |
| <b>SUBTOTAL</b>   | <b>0</b>  | <b>18</b>  | <b>0</b> | <b>50</b>  | <b>8</b>   | <b>76</b>   | <b>35</b>   | <b>46%</b> |
|                   | 0%        | 24%        | 0%       | 66%        | 11%        |             |             |            |
| BLOCK 12          | STUDIO    | 1 BED      | 2 BED 3P | 2 BED 4P   | 3 BED      | TOTAL       | DUAL ASPECT | %          |
| Level 00          |           |            |          |            |            | 0           | 0           | 0%         |
| Level 01          |           | 2          |          | 2          |            | 4           | 1           | 25%        |
| Level 02          |           | 5          |          | 3          | 1          | 9           | 3           | 33%        |
| Level 03          |           | 6          |          | 4          | 3          | 13          | 6           | 46%        |
| Level 04          |           | 6          |          | 4          | 3          | 13          | 6           | 46%        |
| Level 05          |           | 6          |          | 4          | 3          | 13          | 6           | 46%        |
| Level 06          |           | 6          |          | 4          | 3          | 13          | 6           | 46%        |
| Level 07          |           | 6          |          | 4          | 3          | 13          | 6           | 46%        |
| Level 08          |           | 2          |          | 1          | 1          | 4           | 4           | 100%       |
| Level 09          |           | 2          |          | 1          | 1          | 4           | 4           | 100%       |
| Level 10          |           | 1          |          | 2          |            | 3           | 3           | 100%       |
| <b>SUBTOTAL</b>   | <b>0</b>  | <b>42</b>  | <b>0</b> | <b>29</b>  | <b>18</b>  | <b>89</b>   | <b>45</b>   | <b>51%</b> |
|                   | 0%        | 47%        | 0%       | 33%        | 20%        |             |             |            |
| RESIDENTIAL TOTAL | STUDIO    | 1 BED      | 2 BED 3P | 2 BED 4P   | 3 BED      | TOTAL       | DUAL ASPECT | %          |
|                   | <b>38</b> | <b>312</b> | <b>8</b> | <b>495</b> | <b>149</b> | <b>1002</b> | <b>506</b>  | <b>50%</b> |
|                   | 4%        | 31%        | 1%       | 49%        | 15%        |             |             |            |

| BREAKDOWN BY PODIUM | STUDIO    | 1 BED      | 2 BED 3P | 2 BED 4P   | 3BED       | TOTAL       |
|---------------------|-----------|------------|----------|------------|------------|-------------|
| Podium 1            | 12        | 102        | 1        | 168        | 54         | 337         |
| Podium 2            | 14        | 96         | 6        | 155        | 50         | 321         |
| Podium 3            | 12        | 114        | 1        | 172        | 45         | 344         |
| <b>TOTAL</b>        | <b>38</b> | <b>312</b> | <b>8</b> | <b>495</b> | <b>149</b> | <b>1002</b> |

RESIDENTIAL AREAS WITHIN SHD AREA

| BLOCK 1      | GIA (inc. resi + bike store) [m <sup>2</sup> ] | NIA (resi) [m <sup>2</sup> ] | Efficiency   |
|--------------|--|------------------------------|--------------|
| Level 00     | 417  | 0                            | 0.0%         |
| Level 01     | 1269   | 911                          | 71.8%        |
| Level 02     | 1269   | 1,000                        | 78.8%        |
| Level 03     | 1269   | 1,000                        | 78.8%        |
| Level 04     | 1269   | 1,000                        | 78.8%        |
| Level 05     | 1269   | 1,000                        | 78.8%        |
| Level 06     | 985  | 742                          | 75.3%        |
| Level 07     | 350  | 260                          | 74.3%        |
| Level 08     | 350  | 260                          | 74.3%        |
| Level 09     | 350  | 260                          | 74.3%        |
| Level 10     | 350  | 260                          | 74.3%        |
| <b>TOTAL</b> | <b>9147</b>                                    | <b>6,690</b>                 | <b>73.1%</b> |

| BLOCK 2      | GIA (resi + bike store) [m <sup>2</sup> ] | NIA (resi) [m <sup>2</sup> ] | Efficiency   |
|--------------|---|------------------------------|--------------|
| Level 00     | 421                                       | 0                            | 0.0%         |
| Level 01     | 1175                                      | 835                          | 71.1%        |
| Level 02     | 1229                                      | 972                          | 79.1%        |
| Level 03     | 1229                                      | 972                          | 79.1%        |
| Level 04     | 1229                                      | 972                          | 79.1%        |
| Level 05     | 884                                       | 678                          | 76.7%        |
| Level 06     | 884                                       | 678                          | 76.7%        |
| Level 07     | 884                                       | 678                          | 76.7%        |
| Level 08     | 384                                       | 281                          | 73.2%        |
| Level 09     | 384                                       | 281                          | 73.2%        |
| Level 10     | 384                                       | 281                          | 73.2%        |
| Level 11     | 384                                       | 281                          | 73.2%        |
| Level 12     | 384                                       | 297                          | 77.3%        |
| Level 13     | 325                                       | 211                          | 64.9%        |
| <b>TOTAL</b> | <b>10180</b>                              | <b>7,202</b>                 | <b>70.7%</b> |

| BLOCK 3      | GIA (resi + bike store) [m <sup>2</sup> ] | NIA (resi) [m <sup>2</sup> ] | Efficiency   |
|--------------|---|------------------------------|--------------|
| Level 00     | 361                                       | 0                            | 0.0%         |
| Level 01     | 1061                                      | 775                          | 73.0%        |
| Level 02     | 1057                                      | 845                          | 79.9%        |
| Level 03     | 1057                                      | 845                          | 79.9%        |
| Level 04     | 1057                                      | 845                          | 79.9%        |
| Level 05     | 1057                                      | 845                          | 79.9%        |
| Level 06     | 1057                                      | 845                          | 79.9%        |
| Level 07     | 313                                       | 280                          | 89.5%        |
| Level 08     | 313                                       | 280                          | 89.5%        |
| Level 09     | 353                                       | 280                          | 79.3%        |
| <b>TOTAL</b> | <b>7684</b>                               | <b>5,840</b>                 | <b>76.0%</b> |

| BLOCK 4      | GIA (resi + bike store) [m <sup>2</sup> ] | NIA (resi) [m <sup>2</sup> ] | Efficiency   |
|--------------|---|------------------------------|--------------|
| Level 00     | 340                                       | 0                            | 0.0%         |
| Level 01     | 739                                       | 403                          | 54.5%        |
| Level 02     | 731                                       | 605                          | 82.8%        |
| Level 03     | 731                                       | 605                          | 82.8%        |
| Level 04     | 731                                       | 605                          | 82.8%        |
| Level 05     | 731                                       | 605                          | 82.8%        |
| Level 06     | 731                                       | 605                          | 82.8%        |
| Level 07     | 731                                       | 605                          | 82.8%        |
| Level 08     | 335                                       | 262                          | 78.2%        |
| Level 09     | 335                                       | 263                          | 78.5%        |
| Level 10     | 335                                       | 263                          | 78.5%        |
| <b>TOTAL</b> | <b>6468</b>                               | <b>4,818</b>                 | <b>74.5%</b> |

| BLOCK 5      | GIA (resi + bike store) [m <sup>2</sup> ] | NIA (resi) [m <sup>2</sup> ] | Efficiency   |
|--------------|---|------------------------------|--------------|
| Level 00     | 217                                       | 0                            | 0.0%         |
| Level 01     | 1269                                      | 676                          | 53.3%        |
| Level 02     | 1269                                      | 1,016                        | 80.1%        |
| Level 03     | 1269                                      | 1,016                        | 80.1%        |
| Level 04     | 1269                                      | 1,016                        | 80.1%        |
| Level 05     | 1269                                      | 1,016                        | 80.1%        |
| Level 06     | 980                                       | 766                          | 78.2%        |
| Level 07     | 350                                       | 258                          | 73.7%        |
| Level 08     | 350                                       | 261                          | 74.6%        |
| <b>TOTAL</b> | <b>8241</b>                               | <b>6,025</b>                 | <b>73.1%</b> |

| BLOCK 6      | GIA (resi + bike store) [m <sup>2</sup> ] | NIA (resi) [m <sup>2</sup> ] | Efficiency   |
|--------------|---|------------------------------|--------------|
| Level 00     | 305                                       | 0                            | 0.0%         |
| Level 01     | 739                                       | 531                          | 71.9%        |
| Level 02     | 734                                       | 605                          | 82.4%        |
| Level 03     | 734                                       | 605                          | 82.4%        |
| Level 04     | 734                                       | 605                          | 82.4%        |
| Level 05     | 734                                       | 605                          | 82.4%        |
| Level 06     | 734                                       | 605                          | 82.4%        |
| Level 07     | 734                                       | 605                          | 82.4%        |
| Level 08     | 333                                       | 262                          | 78.7%        |
| Level 09     | 333                                       | 262                          | 78.7%        |
| Level 10     | 333                                       | 262                          | 78.7%        |
| <b>TOTAL</b> | <b>6444</b>                               | <b>4,945</b>                 | <b>76.7%</b> |

| BLOCK 7      | GIA (resi + bike store) [m <sup>2</sup> ] | NIA (resi) [m <sup>2</sup> ] | Efficiency   |
|--------------|---|------------------------------|--------------|
| Level 00     | 318                                       | 0                            | 0.0%         |
| Level 01     | 170                                       | 0                            | 0.0%         |
| Level 02     | 1055                                      | 845                          | 80.1%        |
| Level 03     | 1055                                      | 845                          | 80.1%        |
| Level 04     | 1055                                      | 845                          | 80.1%        |
| Level 05     | 1055                                      | 845                          | 80.1%        |
| Level 06     | 1055                                      | 845                          | 80.1%        |
| Level 07     | 1055                                      | 845                          | 80.1%        |
| Level 08     | 386                                       | 298                          | 77.2%        |
| Level 09     | 386                                       | 298                          | 77.2%        |
| Level 10     | 310                                       | 225                          | 72.6%        |
| <b>TOTAL</b> | <b>7901</b>                               | <b>5,890</b>                 | <b>74.5%</b> |

| BLOCK 8      | GIA (resi + bike store) [m <sup>2</sup> ] | NIA (resi) [m <sup>2</sup> ] | Efficiency   |
|--------------|---|------------------------------|--------------|
| Level 00     | 466                                       | 0                            | 0.0%         |
| Level 01     | 1093                                      | 684                          | 62.6%        |
| Level 02     | 1115                                      | 884                          | 79.3%        |
| Level 03     | 1115                                      | 884                          | 79.3%        |
| Level 04     | 1115                                      | 884                          | 79.3%        |
| Level 05     | 1115                                      | 884                          | 79.3%        |
| Level 06     | 1115                                      | 884                          | 79.3%        |
| Level 07     | 1115                                      | 884                          | 79.3%        |
| Level 08     | 333                                       | 262                          | 78.7%        |
| Level 09     | 333                                       | 262                          | 78.7%        |
| Level 10     | 333                                       | 262                          | 78.7%        |
| <b>TOTAL</b> | <b>9245</b>                               | <b>6,771</b>                 | <b>73.2%</b> |

| BLOCK 9      | GIA (resi + bike store) [m <sup>2</sup> ] | NIA (resi) [m <sup>2</sup> ] | Efficiency   |
|--------------|---|------------------------------|--------------|
| Level 00     | 443                                       | 0                            | 0.0%         |
| Level 01     | 1269                                      | 912                          | 71.9%        |
| Level 02     | 1269                                      | 1,001                        | 78.9%        |
| Level 03     | 1269                                      | 1,001                        | 78.9%        |
| Level 04     | 1269                                      | 1,001                        | 78.9%        |
| Level 05     | 1269                                      | 1,001                        | 78.9%        |
| Level 06     | 985                                       | 750                          | 76.1%        |
| Level 07     | 350                                       | 260                          | 74.3%        |
| Level 08     | 350                                       | 260                          | 74.3%        |
| Level 09     | 350                                       | 260                          | 74.3%        |
| <b>TOTAL</b> | <b>8823</b>                               | <b>6,445</b>                 | <b>73.0%</b> |

| BLOCK 10     | GIA (resi + bike store) [m <sup>2</sup> ] | NIA (resi) [m <sup>2</sup> ] | Efficiency   |
|--------------|---|------------------------------|--------------|
| Level 00     | 785                                       | 0                            | 0.0%         |
| Level 01     | 1175                                      | 777                          | 66.1%        |
| Level 02     | 1229                                      | 972                          | 79.1%        |
| Level 03     | 1229                                      | 972                          | 79.1%        |
| Level 04     | 884                                       | 677                          | 76.6%        |
| Level 05     | 884                                       | 678                          | 76.7%        |
| Level 06     | 884                                       | 678                          | 76.7%        |
| Level 07     | 884                                       | 678                          | 76.7%        |
| Level 08     | 383                                       | 281                          | 73.4%        |
| Level 09     | 383                                       | 297                          | 77.5%        |
| Level 10     | 325                                       | 212                          | 65.2%        |
| <b>TOTAL</b> | <b>9046</b>                               | <b>6,220</b>                 | <b>68.8%</b> |

| BLOCK 11     | GIA (resi + bike store) [m <sup>2</sup> ] | NIA (resi) [m <sup>2</sup> ] | Efficiency   |
|--------------|---|------------------------------|--------------|
| Level 00     | 246                                       | 0                            | 0.0%         |
| Level 01     | 1033                                      | 685                          | 66.3%        |
| Level 02     | 1056                                      | 845                          | 80.0%        |
| Level 03     | 1056                                      | 845                          | 80.0%        |
| Level 04     | 1056                                      | 845                          | 80.0%        |
| Level 05     | 1056                                      | 845                          | 80.0%        |
| Level 06     | 1056                                      | 845                          | 80.0%        |
| Level 07     | 353                                       | 280                          | 79.3%        |
| Level 08     | 353                                       | 280                          | 79.3%        |
| Level 09     | 353                                       | 280                          | 79.3%        |
| <b>TOTAL</b> | <b>7619</b>                               | <b>5,751</b>                 | <b>75.5%</b> |

| BLOCK 12     | GIA (resi + bike store) [m <sup>2</sup> ] | NIA (resi) [m <sup>2</sup> ] | Efficiency   |
|--------------|---|------------------------------|--------------|
| Level 00     | 311                                       | 0                            | 0.0%         |
| Level 01     | 712                                       | 265                          | 37.2%        |
| Level 02     | 783                                       | 600                          | 76.6%        |
| Level 03     | 1174                                      | 939                          | 80.0%        |
| Level 04     | 1174                                      | 939                          | 80.0%        |
| Level 05     | 1174                                      | 939                          | 80.0%        |
| Level 06     | 1174                                      | 938                          | 79.9%        |
| Level 07     | 1174                                      | 939                          | 80.0%        |
| Level 08     | 385                                       | 281                          | 73.0%        |
| Level 09     | 385                                       | 299                          | 77.7%        |
| Level 10     | 325                                       | 211                          | 64.9%        |
| <b>TOTAL</b> | <b>8772</b>                               | <b>6,348</b>                 | <b>72.4%</b> |

|                        | GIA (resi + bike store) [m <sup>2</sup> ] | NIA (resi) [m <sup>2</sup> ] | Efficiency   |
|------------------------|---|------------------------------|--------------|
| <b>APARTMENT TOTAL</b> | <b>99,570</b>                             | <b>72,945</b>                | <b>73.3%</b> |

**NON-RESIDENTIAL AREAS WITHIN SHD AREA**

| BREAKDOWN NON-RESIDENTIAL AREAS BY PODIUM | Retail [m <sup>2</sup> ] | Community Resource [m <sup>2</sup> ] | Creche / Montesorri [m <sup>2</sup> ] | Medical Centre [m <sup>2</sup> ] | Café [m <sup>2</sup> ] | Bar [m <sup>2</sup> ] | Venue / Performance Arts [m <sup>2</sup> ] | Total [m <sup>2</sup> ] |
|---|--------------------------|--------------------------------------|---------------------------------------|----------------------------------|------------------------|-----------------------|--|-------------------------|
| Podium 1                                  | 613.2                    | 238.8                                | 458.6                                 |                                  |                        |                       |  | 1310.6                  |
| Podium 2                                  | 552.9                    | 0.0                                  | 495.6                                 | 484.1                            | 150                    |                       |  | 1682.6                  |
| Podium 3                                  | 0.0                      | 528.6                                | 0.0                                   |                                  |                        | 84.2                  | 887.4                                      | 1500.2                  |
| <b>TOTAL</b>                              | <b>1166.1</b>            | <b>767.4</b>                         | <b>954.2</b>                          | <b>484.1</b>                     | <b>150.0</b>           | <b>84.2</b>           | <b>887.4</b>                               | <b>4493.4</b>           |

| BREAKDOWN NON-RESIDENTIAL AREAS BY BLOCK |     |               |
|--|-----|---------------|
| Bar                                      | B12 | 84.2          |
| Café                                     | B05 | 150           |
| Community Resource                       | B01 | 238.8         |
| Community Resource                       | B09 | 528.6         |
| Creche                                   | B03 | 458.6         |
| Creche / Montesorri                      | B07 | 495.6         |
| Medical Centre                           | B07 | 484.1         |
| Retail                                   | B01 | 169.1         |
| Retail                                   | B02 | 358.7         |
| Retail                                   | B03 | 85.4          |
| Retail                                   | B07 | 470.7         |
| Retail                                   | B08 | 82.2          |
| Venue / Performance Arts Space           | B12 | 887.4         |
| <b>TOTAL</b>                             |     | <b>4493.3</b> |

**ADDITIONAL RESIDENTIAL FACILITIES WITHIN SHD AREA**

| BREAKDOWN OF ADDITIONAL RESIDENTIAL AREAS BY PODIUM | Management Suite [m <sup>2</sup> ] | Multi-Purpose Room [m <sup>2</sup> ] | Residents Gym/Exercise Area [m <sup>2</sup> ] | Resident Amenities [m <sup>2</sup> ] | Total [m <sup>2</sup> ] |
|---|------------------------------------|--------------------------------------|---|--------------------------------------|-------------------------|
| Podium 1  | 358.6                              | 104.5                                | 0.0   | 0.0                                  | 463.1                   |
| Podium 2  | 0.0                                | 0.0                                  | 172.6   | 0.0                                  | 172.6                   |
| Podium 3  | 0.0                                | 0.0                                  | 0.0   | 499.5                                | 499.5                   |
| <b>TOTAL</b>  | <b>358.6</b>                       | <b>104.5</b>                         | <b>172.6</b>                                  | <b>499.5</b>                         | <b>1,135.2</b>          |

| BREAKDOWN OF ADDITIONAL RESIDENTIAL AREAS BY BLOCK |          |     |               |
|--|----------|-----|---------------|
| Management Suite                                   | Podium 1 | B03 | 358.6         |
| Multi-Purpose Room                                 | Podium 1 | B03 | 104.5         |
| Residents Gym/Exercise Area                        | Podium 2 | B05 | 172.6         |
| Resident Amenities                                 | Podium 3 | B11 | 499.5         |
| <b>TOTAL</b>                                       |          |     | <b>1135.2</b> |

| CAR PARKING - SHD | No. Residential Units | On street Commercial, Go-Car & Set-Down | On street Residential Pt.M | Below Podium Parking (Residential & Visitor) | Below Podium Parking (Non-resi) | Total Residential Parking per Phase | Residential Parking Ratio | Total Non-Resi Parking per Phase | Total Parking per Phase |
|-------------------|-----------------------|---|----------------------------|--|---------------------------------|-------------------------------------|---------------------------|----------------------------------|-------------------------|
| Podium 1          | 337                   | 7                                       | 1                          | 158  | 0                               | 159                                 | 0.5                       | 7                                | 166                     |
| Podium 2          | 321                   | 14                                      | 0                          | 128  | 10                              | 128                                 | 0.4                       | 24                               | 152                     |
| Podium 3          | 344                   | 8                                       | 0                          | 111  | 11                              | 111                                 | 0.3                       | 19                               | 130                     |
| <b>TOTALS</b>     | <b>1002</b>           | <b>29</b>                               | <b>1</b>                   | <b>397</b>                                   | <b>21</b>                       | <b>398</b>                          | <b>0.4</b>                | <b>50</b>                        | <b>448</b>              |

| CAR PARKING - BREAKDOWN                 |            |               |
|---|------------|---------------|
|   | Totals     | %             |
| Residential & Visitor (incl. Part M)    | 398        | 88.8%         |
| On street Commercial, Go-Car & Set-Down | 29         | 6.5%          |
| Below Podium (Non-Resi)                 | 21         | 4.7%          |
| <b>Total Parking</b>                    | <b>448</b> | <b>100.0%</b> |



| RESIDENTIAL PART M ACCESSIBLE CAR PARKING SPACES | Total Number of Residential & Visitor Spaces | Part M Spaces Required (at 5%) | of which below podium | of which on street | %           |  | Total     |
|--|--|--------------------------------|-----------------------|--------------------|-------------|--|-----------|
| Podium 1   | 159  | 8                              | 7                     | 1                  | 5.0%        |  | 8         |
| Podium 2   | 128  | 6                              | 7                     | 0                  | 5.5%        |  | 7         |
| Podium 3   | 111  | 6                              | 6                     | 0                  | 5.4%        |  | 6         |
| <b>TOTALS</b>                                    | <b>398</b>                                   | <b>20</b>                      | <b>20</b>             | <b>1</b>           | <b>5.3%</b> |  | <b>21</b> |

| NON-RESIDENTIAL PART M ACCESSIBLE CAR PARKING SPACES | Total Number of Non-Residential Spaces | Part M Spaces Required (at 5%) | of which below podium | of which on street | %            |  | Total    |
|--|--|--------------------------------|-----------------------|--------------------|--------------|--|----------|
| Podium 1   | 7                                      | 0                              | 0                     | 0                  | 0.0%         |  | 0        |
| Podium 2   | 24                                     | 1                              | 0                     | 4                  | 16.7%        |  | 4        |
| Podium 3   | 19                                     | 1                              | 0                     | 1                  | 5.3%         |  | 1        |
| <b>TOTALS</b>  | <b>50</b>                              | <b>3</b>                       | <b>0</b>              | <b>5</b>           | <b>10.0%</b> |  | <b>5</b> |

| MOTORBIKE PARKING | Total Number of Residential & Visitor Car Spaces | Spaces Required [at 10%] | Below Podium Parking (Residential) | Residential Parking Ratio |
|-------------------|--|--------------------------|------------------------------------|---------------------------|
| Podium 1          | 159  | 16                       | 21                                 | 1.32                      |
| Podium 2          | 128  | 13                       | 15                                 | 1.17                      |
| Podium 3          | 111  | 11                       | 14                                 | 1.26                      |
| <b>TOTALS</b>     | <b>398</b>                                       | <b>40</b>                | <b>50</b>                          | <b>1.26</b>               |

| BICYCLE PARKING | No. of Units | No. of Bedrooms | No. Private Spaces Required | No. of Private Spaces Proposed | No. of Visitor Spaces Required | No. of Visitor Spaces Proposed |
|-----------------|--------------|-----------------|-----------------------------|--------------------------------|--------------------------------|--------------------------------|
| Block 1         | 102          | 193             | 193                         | 581                            | 51                             | 138                            |
| Block 2         | 97           | 181             | 181                         |                                | 49                             |                                |
| Block 3         | 77           | 168             | 168                         |                                | 39                             |                                |
| Block 4         | 61           | 78              | 78                          |                                | 31                             |                                |
| Block 5         | 91           | 170             | 170                         | 540                            | 46                             | 160                            |
| Block 6         | 63           | 87              | 87                          |                                | 32                             |                                |
| Block 7         | 77           | 183             | 183                         |                                | 39                             |                                |
| Block 8         | 90           | 147             | 147                         |                                | 45                             |                                |
| Block 9         | 98           | 185             | 185                         | 730                            | 49                             | 204                            |
| Block 10        | 81           | 162             | 162                         |                                | 41                             |                                |
| Block 11        | 76           | 168             | 168                         |                                | 38                             |                                |
| Block 12        | 89           | 129             | 129                         |                                | 45                             |                                |
| <b>TOTAL</b>    | <b>1002</b>  | <b>1851</b>     | <b>1851</b>                 | <b>1851</b>                    | <b>501</b>                     | <b>502</b>                     |

| PUBLIC OPEN SPACE              | Area Proposed [m <sup>2</sup> ] | Area Proposed [ha] | % of Net Site Area |
|--------------------------------|---------------------------------|--------------------|--------------------|
| Podium 1                       | 1530.6                          | 0.15ha             | 4.2%               |
| Podium 2                       | 1140.9                          | 0.11ha             | 3.1%               |
| Podium 3                       | 3196.1                          | 0.32ha             | 8.8%               |
| <b>PUBLIC OPEN SPACE TOTAL</b> | <b>5867.6</b>                   | <b>0.59ha</b>      | <b>16.1%</b>       |

| PUBLIC OPEN SPACE - APPROXIMATE MASTERPLAN TOTAL | Area Proposed [m <sup>2</sup> ] | Area Proposed [ha] | % of Net Masterplan Area |
|--|---------------------------------|--------------------|--------------------------|
| Phase 7: Block 13, 14 & 15 * approx.             | 851.6                           | 0.1                | 2.0%                     |
| SHD Total Phases 1 to 6 as above                 | 5867.6                          | 0.6                | 14.0%                    |
| * Phase 7 is outside of this SHD application     |                                 |                    |                          |
| <b>TOTAL</b>                                     | <b>6,719.2</b>                  | <b>0.7</b>         | <b>16.0%</b>             |

| COMMUNAL AMENITY SPACE REQUIRED & PROPOSED | STUDIO     | 1 BED        | 2 BED     | 2 BED 4P     | 3BED         | TOTAL AREA REQUIRED | Level 00 Proposed | Level 06 Proposed | TOTAL AREA PROPOSED |
|--|------------|--------------|-----------|--------------|--------------|---------------------|-------------------|-------------------|---------------------|
| Requirement Per Unit                       | 4          | 5            | 6         | 7            | 9            |                     |                   |                   |                     |
| Podium 1                                   | 48         | 510          | 6         | 1,176        | 486          | 2,226               | 2188.5            | 188.9             | 2,377.4             |
| Podium 2                                   | 56         | 480          | 36        | 1,085        | 450          | 2,107               | 2238.3            | 187.4             | 2,425.7             |
| Podium 3                                   | 48         | 570          | 6         | 1,204        | 405          | 2,233               | 2072.2            | 188.9             | 2,261.1             |
| <b>TOTAL</b>                               | <b>152</b> | <b>1,560</b> | <b>48</b> | <b>3,465</b> | <b>1,341</b> | <b>6,566</b>        | <b>6,499.0</b>    | <b>565</b>        | <b>7,064.2</b>      |