

Phase	Building	Use	Use Typology	GEA	Resi Unit Count
Detail Planning Area	Phase 1	1A	School	10,194	n/a
		1B	Residential	1,230	7
		1C	Residential	17,224	154
		1D	Residential	19,846	171
		1E	Residential	7,465	68
		1F	Residential	7,848	61

TOTAL UNITS PER PHASE
461

Phase	Building	Use	Use Typology	GEA	Reductions to GEA			TARGET NET AREA	Average Unit Size	Target Unit Count	1 bed			2 bed			3 bed		
					Wall Thickness & Façade (10%)	External Open Space (10%)	Net:Gross												
Outline Planning Area	Phase 2	2A	Residential	Apartments	7,624	6,862	6,175	0.75	4,648	80	58	155	11	37	107				
		2B	Residential	Houses	6,188	4,950	4,208	1.00	4,208	150	28								
		2C	Residential	Houses	4,561	3,649	3,101	1.00	3,101	150	22								
		2D	Residential	Houses	4,680	3,744	3,182	1.00	3,182	150	22								
		2E	Residential	Houses	3,528	2,822	2,399	1.00	2,399	150	16								
		2F	Residential	Houses	1,948	1,558	1,325	1.00	1,325	150	9								
	Phase 3	3A	Residential	Apartments	25,103	22,593	20,333	0.75	15,250	73	210	485	85	315	85				
		3A	Retail	Retail	474														
		3A	Childcare	Childcare	960														
		3A	Office	Office	474														
		3A	Community	Community	960														
		3B	Residential	Apartments	25,869	23,282	20,954	0.75	15,715	70	225								
	Phase 4	3C	Residential	Apartments	5,700	5,130	4,617	0.75	3,463	70	50	735	129	478	128				
		4A	Residential	Apartments	26,244	23,620	21,258	0.75	15,943	62	256								
		4A	Retail	Retail	673														
		4B	Retail	Retail	1,120														
		4B	Residential	Apartments	15,710	14,139	12,725	0.75	9,544	70	137								
		4C	Retail	Retail	323														
	Phase 5	4C	Residential	Apartments	41,223	37,101	33,391	0.75	25,043	73	342	592	104	385	103				
		5A	Residential	Apartments	55,723	50,151	45,136	0.75	33,852	77	440								
		5A	Office	Office	1,879														
		5B	Retail	Retail	285														
		5B	Residential	Apartments	16,445	14,801	13,320	0.75	9,990	66	152								
	TOTALS				311,501						1967	329	1215	423					