

SJB Architects Development Summary

ADVERTISED PLAN

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Project
Cbus Property

Job No. 21715
File No. 4.3
Date 11/05/2026
Rev 29

SITE AREA	9,503	m ²
TOTAL NSA	23,773	m ²
TOTAL NLA	366	m ²
TOTAL GFA	38,755	m ²
TOTAL GBA		m ²
TOTAL UUCA		m ²
SITE COVERAGE	50	%
DEEP ROOT PLANTING	29	%
IMPERVIOUS SITE COVERAGE		m ²

Clarifications

Net Saleable Area - residential areas to centreline of party walls, outside face of external and corridor walls. Excludes balconies / terraces
 Net Leasable Area - commercial / retail areas to inside face of all enclosing walls
 Gross Floor Area - FECA, measured to outside face of exterior walls. Excludes voids (vertical circulation / shafts), terraces and balconies with outer walls less than 1.4 metres high
 Gross Building Area - FECA + UUCA - Total enclosed and unenclosed area of the building at all levels measured between the normal outside face of any enclosing walls, balustrades and supports. Excludes risers
 Unenclosed Uncovered Area
 4.71% Site Coverage- area covered by any proposed building (shown as % and m²).
 2.89% Percentage of site which can be allocated to deep root planting at basement level, includes terrace areas (shown as % and m²).
 Impervious Site Coverage - any surface that cannot infiltrate water

RESIDENTIAL

LEVEL	APTS	1 BED	1 BED / STUDY	2 BED	2 BED / STUDY	3 BED	TH	NSA	BALCONY / TERRACE	TOTAL	INDOOR AMENITY	OUTDOOR AMENITY
Basement 02								0			0	
Basement 01								719			41	
Ground	27	0	1	4	4	5	13	2,522	1,661	4,184	465	287
Level 01	25	2	2	9	6	6		3,584	475	4,059	0	0
Level 02	25	2	2	9	6	6		2,467	353	2,820	0	0
Level 03	23	2	1	8	6	6		2,310	483	2,793	0	0
Level 04	22	2	2	6	5	7		2,240	419	2,659	0	0
Level 05	21	1	1	6	5	8		2,246	333	2,578	0	0
Level 06	21	1	1	6	5	8		2,246	333	2,578	0	0
Level 07	12	0	0	0	0	12		1,900	728	2,627	0	0
Level 08	12	0	0	0	0	12		1,885	245	2,130	0	0
Level 09	4	0	0	0	0	4		636	314	951	0	0
Level 10	4	0	0	2	0	2		510	75	584	0	0
Level 11	4	0	0	2	0	2		510	75	584	0	0
Roof												
TOTAL	200	10	10	52	37	78	13	23,773	5,494	28,548	507	287
		5%	5%	26%	19%	39%	7%			m ² /Apt	2.5	1.4
										Total m ² /Apt	4.0	

AMENITIES

LANDSCAPE	COMMON	PARKING	SERVICES	ROOF
	160	5,746	186	0
	234	4,631	413	0
3,268	493		120	0
	205		62	74
	205		62	1,192
	195		62	0
	190		62	0
	190		63	0
	190		63	0
	118		65	0
	117		65	0
	36		33	1,308
	38		33	105
	38		33	0
				686
3,268	2,409	10,377	1,323	3,365

COMMERCIAL AREA

RETAIL	GFA
	6,092 m ²
	6,039 m ²
366	3,967 m ²
	3,851 m ²
	2,734 m ²
	2,567 m ²
	2,492 m ²
	2,499 m ²
	2,499 m ²
	2,082 m ²
	2,067 m ²
	705 m ²
	581 m ²
	581 m ²
	0 m ²
366	38,755 m ²

PARKING

	CARS & MOTORCYCLES	
	RESIDENTIAL	MOTORCYCLE
Basement 2	172	
Basement 1	102	
Townhouses	26	
TOTAL	300	0
Car/Apt Ratio:	1.50	

TYPICAL TOWNHOUSE

	NSA	BAL	TOTAL
Basement	55-59		41-53
Ground	87-108	34-45	117-148
Level 1	82-101	5	83-102
TOTAL	202-263	38-60	276-327

BIKE NO. ANALYSIS

	RESIDENTIAL	GUEST	TOTAL
Basement 1	90	0	90
Ground	98	38	136
TOTAL	188	38	226
Bike/Apt Ratio:	0.94		

Disclaimer: Areas noted in this schedule are based on Schematic Design drawings and as such are preliminary only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished as-built development. This schedule is not intended to form part of any contract or warranty by SJB Architects.