

Area Schedule: 409 CLAYTON RD

| Unit | Communal (m ²) | Retail / Commercial (m ²) | Apartment (m ²) | Private Open Space (m ²) *Minimum area assumed | Total (m ²) | 1 Bed | 2 Beds | 3 Beds | Car Spaces Provided | Residential External Stores Provided | Car Spaces Req. Dispensation for commercial, full Resi compliance | % of apartments with Cross Ventilation | % of accessible apartments | Internal Storage (m ³) |
|-------------------------|----------------------------|---------------------------------------|-----------------------------|--|-------------------------|-------|--------|--------|---------------------|--------------------------------------|---|--|----------------------------|------------------------------------|
| Basement 1 Carparking | | | | | | | | | 68 | 75 | | | | |
| Ground Floor | | | | | | | | | | | | | | |
| Retail 1 | | 487 | | | | | | | | | 4 | | | |
| Retail 2 Carparking | | 375 | | | | | | | 10 | | 3 | | | |
| Upper Ground Carparking | | | | | | | | | 27 | 24 | | | | |
| 1st Floor | | | | | | | | | | | | | | |
| Retail Carparking | | 746 | | | | | | | 31 | 21 | 14 | | | |
| 1a Floor Carparking | | | | | | | | | 31 | 22 | | | | |

2nd FLOOR

| 2nd floor | Communal (Internal) | Communal (External) | Apartment (m ²) | Private Open Space (m ²) | Total (m ²) | 1 Bed | 2 Beds | 3 Beds | Car Spaces Provided | Residential External Stores Provided | Car Spaces Req. Dispensation for commercial, full Resi compliance | % of apartments with Cross Ventilation | % of accessible apartments | Internal Storage (m ³) |
|-----------------------|---------------------|---------------------|-----------------------------|--------------------------------------|-------------------------|-------|--------|--------|---------------------|--------------------------------------|---|--|----------------------------|------------------------------------|
| Communal (Internal) | 148 | | | | | | | | | | | | | |
| Communal (External) | | 221 | | | | | | | | | | | | |
| 1 | | | 62 | 40 | 102 | 1 | | | | | 1 | | Y | 8.3 |
| 2 | | | 56 | 43 | 99 | 1 | | | | | 1 | | Y | 8.8 |
| 3 | | | 82 | 109 | 191 | | 2 | | | | 1 | Y | | 14.5 |
| 4 | | | 60 | 44 | 104 | 1 | | | | | 1 | | | 7.8 |
| 5 | | | 53 | 44 | 97 | 1 | | | | | 1 | | | 10.8 |
| 6 | | | 92 | 113 | 205 | | 2 | | | | 1 | Y | Y | 14.7 |
| 7 | | | 86 | 85 | 171 | | 2 | | | | 1 | | | 19.6 |
| 8 | | | 67 | 61 | 128 | 1 | | | | | 1 | | | 14.6 |
| 9 | | | 61 | 37 | 98 | 1 | | | | | 1 | | | 9.8 |
| 10 | | | 75 | 36 | 111 | | 2 | | | | 1 | Y | Y | 11.2 |
| TOTAL PER FLOOR PLATE | | | 694 | 612 | 1306 | | | | | | 10 | 3 | 4 | |
| 1 BED | | | | | | 6 | | | | | | | | |
| 2 BED | | | | | | | 4 | | | | | | | |
| 3 BED | | | | | | | | 0 | | | | | | |

TYPICAL APARTMENT LEVELS - 3rd - 6th

| Apartment floor plate | Communal (Internal) | Communal (External) | Apartment (m ²) | Private Open Space (m ²) | Total (m ²) | 1 Bed | 2 Beds | 3 Beds | Car Spaces Provided | Residential External Stores Provided | Car Spaces Req. Dispensation for commercial, full Resi compliance | % of apartments with Cross Ventilation | % of accessible apartments | Internal Storage (m ³) |
|-----------------------|---------------------|---------------------|-----------------------------|--------------------------------------|-------------------------|-------|--------|--------|---------------------|--------------------------------------|---|--|----------------------------|------------------------------------|
| 1 | | | 62 | 10 | 72 | 1 | | | | | 1 | | Y | 8.3 |
| 2 | | | 56 | 10 | 66 | 1 | | | | | 1 | | Y | 8.8 |
| 3 | | | 82 | 11 | 93 | | 2 | | | | 1 | Y | | 14.5 |
| 4 | | | 60 | 12 | 72 | 1 | | | | | 1 | | | 7.8 |
| 5 | | | 53 | 12 | 65 | 1 | | | | | 1 | | | 10.8 |
| 6 | | | 92 | 11 | 103 | | 2 | | | | 1 | Y | Y | 14.7 |
| 7 | | | 86 | 13 | 99 | | 2 | | | | 1 | Y | | 19.6 |
| 8 | | | 87 | 13 | 100 | | 2 | | | | 1 | Y | | 17.6 |
| 9 | | | 78 | 12 | 90 | | 2 | | | | 1 | Y | | 13 |
| 10 | | | 58 | 10 | 68 | 1 | | | | | 1 | | Y | 7.4 |
| 11 | | | 61 | 10 | 71 | 1 | | | | | 1 | | | 9.8 |
| 12 | | | 75 | 11 | 86 | | 2 | | | | 1 | Y | Y | 11.2 |
| TOTAL PER FLOOR PLATE | | | 850 | 135 | 985 | | | | | | 12 | 6 | 5 | |
| 1 BED | | | | | | 6 | | | | | | | | |
| 2 BED | | | | | | | 6 | | | | | | | |
| 3 BED | | | | | | | | 0 | | | | | | |

TYPICAL APARTMENT LEVELS - 7th - 10th

| Apartment floor plate | Communal (Internal) | Communal (External) | Apartment (m ²) | Private Open Space (m ²) | Total (m ²) | 1 Bed | 2 Beds | 3 Beds | Car Spaces Provided | Residential External Stores Provided | Car Spaces Req. Dispensation for commercial, full Resi compliance | % of apartments with Cross Ventilation | % of accessible apartments | Internal Storage (m ³) |
|-----------------------|---------------------|---------------------|-----------------------------|--------------------------------------|-------------------------|-------|--------|--------|---------------------|--------------------------------------|---|--|----------------------------|------------------------------------|
| 1 | | | 62 | 10 | 72 | 1 | | | | | 1 | | Y | 8.3 |
| 2 | | | 56 | 10 | 66 | 1 | | | | | 1 | | Y | 8.8 |
| 3 | | | 82 | 11 | 93 | | 2 | | | | 1 | Y | | 14.5 |
| 4 | | | 60 | 12 | 72 | 1 | | | | | 1 | | | 9.1 |
| 5 | | | 53 | 12 | 65 | 1 | | | | | 1 | | Y | 9.6 |
| 6 | | | 92 | 11 | 103 | | 2 | | | | 1 | Y | Y | 14.7 |
| 7 | | | 86 | 13 | 99 | | 2 | | | | 1 | Y | Y | 17.6 |
| 8 | | | 87 | 13 | 100 | | 2 | | | | 1 | Y | Y | 15.6 |
| 9 | | | 78 | 12 | 90 | | 2 | | | | 1 | Y | | 13 |
| 10 | | | 58 | 10 | 68 | 1 | | | | | 1 | | Y | 7.4 |
| 11 | | | 61 | 10 | 71 | 1 | | | | | 1 | | | 9.8 |
| 12 | | | 75 | 11 | 86 | | 2 | | | | 1 | Y | Y | 11.2 |
| TOTAL PER FLOOR PLATE | | | 850 | 135 | 985 | | | | | | 12 | 6 | 8 | |
| 1 BED | | | | | | 6 | | | | | | | | |
| 2 BED | | | | | | | 6 | | | | | | | |
| 3 BED | | | | | | | | 0 | | | | | | |

TYPICAL APARTMENT LEVELS - 11th - 13th

| Apartment floor plate | Communal (Internal) | Communal (External) | Apartment (m ²) | Private Open Space (m ²) | Total (m ²) | 1 Bed | 2 Beds | 3 Beds | Car Spaces Provided | Residential External Stores Provided | Car Spaces Req. Dispensation for commercial, full Resi compliance | % of apartments with Cross Ventilation | % of accessible apartments | Internal Storage (m ³) |
|-----------------------|---------------------|---------------------|-----------------------------|--------------------------------------|-------------------------|-------|--------|--------|---------------------|--------------------------------------|---|--|----------------------------|------------------------------------|
| 1 | | | 62 | 10 | 72 | 1 | | | | | 1 | | Y | 8.3 |
| 2 | | | 56 | 10 | 66 | 1 | | | | | 1 | | Y | 8.8 |
| 3 | | | 82 | 11 | 93 | | 2 | | | | 1 | Y | | 14.5 |
| 4 | | | 60 | 12 | 72 | 1 | | | | | 1 | | | 9.1 |
| 5 | | | 53 | 12 | 65 | 1 | | | | | 1 | | Y | 9.6 |
| 6 | | | 92 | 11 | 103 | | 2 | | | | 1 | Y | Y | 14.7 |
| 7 | | | 86 | 13 | 99 | | 2 | | | | 1 | Y | Y | 17.6 |
| 8 | | | 87 | 13 | 100 | | 2 | | | | 1 | Y | Y | 15.6 |
| 9 | | | 78 | 12 | 90 | | 2 | | | | 1 | Y | | 13 |
| 10 | | | 58 | 10 | 68 | 1 | | | | | 1 | | Y | 7.4 |
| 11 | | | 61 | 10 | 71 | 1 | | | | | 1 | | | 9.8 |
| 12 | | | 75 | 11 | 86 | | 2 | | | | 1 | Y | Y | 11.2 |
| TOTAL PER FLOOR PLATE | | | 857 | 135 | 992 | | | | | | 13 | 5 | 8 | |
| 1 BED | | | | | | 7 | | | | | | | | |
| 2 BED | | | | | | | 4 | | | | | | | |
| 3 BED | | | | | | | | 1 | | | | | | |

SUMMARY OF RESIDENTIAL LEVELS

| Floor | Communal (m ²) | Commercial (m ²) | Apartment (m ²) | Private Open Space (m ²) | Total (m ²) | 1 Bed | 2 Beds | 3 Beds | Car Spaces Provided | Residential External Stores Provided | Car Spaces Req. Dispensation for commercial, full Resi compliance | % of apartments with Cross Ventilation | % of accessible apartments | Internal Storage (m ³) |
|------------|----------------------------|------------------------------|-----------------------------|--------------------------------------|-------------------------|-------|--------|--------|---------------------|--------------------------------------|---|--|----------------------------|------------------------------------|
| 2nd Floor | | | 694 | 612 | 1306 | 6 | 4 | 0 | | | 10 | 3 | 4 | |
| 3rd Floor | | | 850 | 135 | 985 | 6 | 6 | 0 | | | 12 | 6 | 5 | |
| 4th Floor | | | 850 | 135 | 985 | 6 | 6 | 0 | | | 12 | 6 | 5 | |
| 5th Floor | | | 850 | 135 | 985 | 6 | 6 | 0 | | | 12 | 6 | 5 | |
| 6th Floor | | | 850 | 135 | 985 | 6 | 6 | 0 | | | 12 | 6 | 5 | |
| 7th Floor | | | 850 | 135 | 985 | 6 | 6 | 0 | | | 12 | 6 | 8 | |
| 8th Floor | | | 850 | 135 | 985 | 6 | 6 | 0 | | | 12 | 6 | 8 | |
| 9th Floor | | | 850 | 135 | 985 | 6 | 6 | 0 | | | 12 | 6 | 8 | |
| 10th Floor | | | 850 | 135 | 985 | 6 | 6 | 0 | | | 12 | 6 | 8 | |
| 11th Floor | | | 857 | 135 | 992 | 7 | 4 | 1 | | | 13 | 5 | 8 | |
| 12th Floor | | | 857 | 135 | 992 | 7 | 4 | 1 | | | 13 | 5 | 8 | |
| 13th Floor | | | 857 | 135 | 992 | 7 | 4 | 1 | | | 13 | 5 | 8 | |
| | | | | | | | | | | | | 66 | 80 | |

| Unit | Communal (m ²) | Commercial (m ²) | Apartment (m ²) | Private Open Space (m ²) | Total (m ²) | 1 Bed | 2 Beds | 3 Beds | Car Spaces Provided | Residential External Stores Provided | Car Spaces Req. Dispensation for commercial, full Resi compliance | % of apartments with Cross Ventilation | % of accessible apartments | Internal Storage (m ³) |
|------|----------------------------|------------------------------|-----------------------------|--------------------------------------|-------------------------|-------|--------|--------|---------------------|--------------------------------------|---|--|----------------------------|------------------------------------|
| | 369 | 1608 | 10065 | 2097 | | 75 | 64 | 3 | 167 | 142 | 166 | 46% | 56% | |