

## Planning Committee: 15/12/2021

### Briefing Notes

#### **ITEM 01 - The Transport Yard Wood End Gardens Northolt UB5 4QH - 214662OUT**

##### **Amendments to recommendation**

**N/A**

##### **Conditions to be amended**

###### **Condition 1 (Time Limit)**

- Revised wording to delete 'Details of provision of two lifts within block B and Block C' and to include 'biodiversity' as part of the request for landscaping and tree planting.

The revised condition 1 shall read as follows -

|           |   |
|-----------|---|
| <p>1.</p> | <p>a) Applications for approval of Reserved Matters must be made no later than the expiration of three (3) years beginning with the date of this outline planning permission; and</p> <p>b) The development to which the permission relates must be begun no later than the expiration of two (2) years from the final approval of the Reserved Matters applications, or in the case of approval on different dates, the final approval of the last such matter to be approved.</p> <p>Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended).</p> <p>No part of the development as hereby permitted shall commence until the reserved matters, as listed below, have been approved by the local planning authority:</p> <p>a. Landscaping, <u>biodiversity</u> and tree planting, including vertical planting to the western and eastern sides of block A</p> <p>The development shall be carried out in accordance with the approved documents and plans.</p> <p>Reason: To ensure that the Local Planning Authority may be satisfied with the details of the proposal as provided for in Article 4 and 5 of the Town and Country Planning (Development Management Procedure) Order 2010, as this application is in outline form only.</p> |
|-----------|---|

###### **Condition 2 (plan numbers and reports):**

- To correct a drawing reference and add documentation.

New plan/reports included into condition 2 are underlined below:

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2. The development hereby approved shall be carried out in accordance with drawing title number(s):

**Proposed plans:**

GIA Accommodation Schedule; Arboricultural Impact Assessment Rev C dated May 2021; PL-010 (site location plan); PL-011 (existing site plan) PL-012 (existing site plan & Topo); PL-040 (existing site sections); PL-090 Rev 01 (proposed block plan); PL-100 Rev 02 (proposed site plan); PL-101 Rev 02 (proposed contextual ground floor plan); PL-102 Rev 02 (proposed contextual first floor plan); PL-200 Rev 01 (Block A, proposed ground floor plan); PL-201 Rev 01 (Block A, proposed first floor plan); PL-202 Rev 01 (Block A, proposed second floor plan); PL-203 Rev 01 (Block A, proposed third floor plan); PL-204 Rev 01 (Block A, proposed roof plan); PL-210 Rev 01 (proposed ground floor plan); PL-211 Rev 01 (Block B, proposed first floor plan); PL-212 Rev 01 (Block B, proposed second floor plan); PL-213 Rev 01 (Block B, proposed third floor plan); PL-214 Rev 01 (Block B, proposed fourth floor plan); PL-215 Rev 01 (Block B, proposed fifth floor plan); PL-216 Rev 01 (Block B, proposed sixth floor plan); PL-217 Rev 01 (Block B, proposed seventh floor plan); PL-218 Rev 01 (Block B-proposed roof plan); PL-220 Rev 01 (Block C, proposed ground floor plan); PL-221 Rev 01 (Block C, proposed first floor plan); PL-222 Rev 01 (Block C, proposed second floor plan); PL-223 Rev 01 (Block C, proposed third floor plan); PL-224 Rev 01 (Block C, proposed fourth floor plan); PL-225 Rev 01 (Block C, proposed fifth floor plan); PL-226 Rev 01 (Block C, proposed sixth floor plan); PL-227 Rev 01 (Block C, proposed seventh floor plan); PL-228 Rev 01 (Block C, proposed eighth floor plan); PL-229 Rev 01 (Block C, proposed roof plan); PL-300 Rev 01 (Block A, proposed NW & SE elevations); PL-301 Rev 01 (Block A, proposed NE elevation); PL-302 Rev 01 (Block A, proposed NW & SE elevations); PL-303 Rev 01 (Block A, proposed SW elevations); PL-304 Rev 01 (Block B-proposed NW elevation); PL-305 Rev 01 (Block B - proposed NE elevations); PL-306 Rev 01 (Block B, proposed SE elevation); PL-307 Rev 01 (Block B, proposed SW elevation); PL-308 Rev 01 (Block C, proposed NW elevation); PL-309 Rev 01 (Block C, proposed NE elevation); PL-310 Rev 01 (Block C, proposed SE elevation); PL-311 Rev 01 (Block C, proposed SW elevation); PL-320 Rev 01 (proposed combined elevation-Wood End Gardens); PL-321 Rev 01 (proposed combined elevation - MOL); PL-400 Rev 01 (proposed site section X-X); PL-401 (proposed site section A-A); PL-402 (proposed site section B-B); PL-403 (proposed site section C-C)

**Reports:**

Planning Statement; Design & Access Statement; Planning Noise Assessment ref: 85902/PNA dated 30 March 2021; Transport Statement Rev D ref: 3185/2021 dated 15/06/2021; Daylight Sunlight and Overshadowing ; assessment (for Planning) ref: PR362\_V1 dated 25 May 2021; Proposed Scheme daylight and Sunlight Study ; Energy and Sustainability Statement PR362\_V2 dated 26th May 2021 ; Preliminary Geo-Environmental & Geotechnical Assessment (Ground Investigation) Report ; Construction Logistics Plan ref: 3185/2021 Rev D, dated June 2021 ; Residential Travel Plan dated June 2021 ; SuDs Drainage Strategy and FRA dated June 2021; Air Quality Assessment (for Planning) ref: PR362\_V2 dated May 2021; Servicing & Waste Management Plan ref: 3185/2021 Rev C, dated June 2021

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Reason: For the avoidance of doubt, and in the interests of proper planning.

#### Condition 32:

With the omission for request of details in Condition 1 for two lifts, Condition 32 will now include wording for lift details. New wording is underlined below:

32. Prior to superstructure works, the details for the provision of two lifts within blocks B and C shall be submitted to and approved in writing by the local planning authority. All passenger lifts serving the residential units hereby approved shall be fully installed and operational prior to the first occupation of the relevant core of development served by a passenger lift.

Reason: To ensure that adequate access is provided to all floors of the development for all occupiers and visitors including those with disabilities, in accordance with policy 1.1(h) of the Ealing Core Strategy (2012), Policies D5 and D7 of the London Plan (2021) and the National Planning Policy Framework (2021).

#### **Further representations received**

- A written representation was received from Mr Michael Pilkington of 47 Killowen Avenue, who wanted to speak at the Committee meeting. He wishes to raise concerns about the size of the proposed development and how the increased population would have a strain on community services, which are already under considerable stress. The issues below also mean residents have no option other than private car use which will create more parking congestion and traffic
  - Impacts to waiting times at GP and hospitals
  - Oversubscribed local schools meaning parents have to drive their children to schools further away
  - The Wood End estate bus service, no. 398, only provided a twice hourly service
  - Local supermarket is 20 minutes walk away
  - Intermittent services from the Uxbridge branch Piccadilly line compared to the Ealing Broadway Central line service which receives 2-3 times more trains. The Chiltern service is only hourly

Cumulatively, the developments on the Kellogg's site and Greenford Road would further exacerbate these issues.

Officer's response: Planning contributions will be provided to help mitigate impacts to local infrastructure. Contributions towards GP facilities, education and highways are set out in Table 1 of the committee report. Condition 22 requires the applicant to provide drawings of a new road layout along the frontage of the development to mitigate highway impacts. This would include removal of the current width restriction which currently lies in front of the sites proposed cycle route. The provision of improved cycle and pedestrian routes through the site to the MOL would provide quicker routes to Sudbury Hill Neighbourhood Centre for shopping. With regard to bus and train frequency, TfL maintain that improving active travel,

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walking and cycling, to reduce the perceived distances to public transport combined with measures to reduce parking and strengthen on street parking controls is more appropriate for this development. This proposal would facilitate better walking and cycle routes towards both stations at Sudbury Hill.

### Other matters

**Cllr Paul Conlan requested the figures for the housing mix in relation to total floorspace, habitable room, units and percentage. Attached is a table indicating this.**

| Wood End Gardens, Northolt, NIA Accommodation Schedule |          |           |               |                |                     |               |                |        |                             |
|--|----------|-----------|---------------|----------------|---------------------|---------------|----------------|--------|-----------------------------|
| Block A  | Unit No. | Unit Type | NIA (sqm)     | NIA (sqft)     | No. Habitable Rooms | Amenity (sqm) | Amenity (sqft) | Tenure | Notes                       |
| Ground Floor   |          |           |               |                |                     |               |                |        |                             |
|  | A1       | 3B6P      | 95.3          | 1025.7         | 4                   | 104.8         | 1127.9         | RTD    | Private Garden              |
|  | A2       | 3B6P      | 95.3          | 1025.7         | 4                   | 126.4         | 1360.0         | RTD    | Private Garden              |
|  | A3       | 3B6P      | 95.3          | 1025.7         | 4                   | 42.4          | 456.8          | RTD    | Private Garden              |
|  | A4       | 2B4P      | 95.3          | 1025.7         | 3                   | 36.2          | 389.9          | RTD    | Private Garden   Accessible |
| First Floor  |          |           |               |                |                     |               |                |        |                             |
|  | A5       | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
|  | A6       | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
|  | A7       | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
|  | A8       | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
|  | A9       | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
|  | A10      | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
|  | A11      | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
|  | A12      | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
| Second Floor   |          |           |               |                |                     |               |                |        |                             |
|  | A13      | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
|  | A14      | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
|  | A15      | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
|  | A16      | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
|  | A17      | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
|  | A18      | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
|  | A19      | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
|  | A20      | 2B4P      | 72.4          | 779.1          | 3                   | 7.0           | 75.6           | RTD    |                             |
| Third Floor  |          |           |               |                |                     |               |                |        |                             |
|  | A21      | 3B5P      | 87.0          | 936.5          | 4                   | 45.2          | 486.9          | RTD    |                             |
|  | A22      | 3B5P      | 87.0          | 936.5          | 4                   | 45.2          | 486.9          | RTD    |                             |
|  | A23      | 3B5P      | 87.0          | 936.5          | 4                   | 45.2          | 486.9          | RTD    |                             |
|  | A24      | 3B5P      | 87.0          | 936.5          | 4                   | 45.2          | 486.9          | RTD    |                             |
| <b>Block A Subtotal</b>                                |          |           | <b>1887.2</b> | <b>20314.3</b> | <b>16</b>           | <b>603.0</b>  | <b>6491.0</b>  |        |                             |
|  |          |           |               |                | <b>79</b>           |               |                |        |                             |

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| Block B                 |      |               |                |          |              |               |                 |                             |  |
|-------------------------|------|---------------|----------------|----------|--------------|---------------|-----------------|-----------------------------|--|
| Ground Floor            |      |               |                |          |              |               |                 |                             |  |
| B1                      | 1B2P | 50.2          | 540.2          | 2        | 17.1         | 184.0         | INT             | Private Garden              |  |
| B2                      | 2B4P | 70.7          | 760.6          | 3        | 20.9         | 224.4         | RTD             | Private Garden              |  |
| B3                      | 2B4P | 70.7          | 760.6          | 3        | 17.7         | 190.5         | RTD             | Private Garden              |  |
| First Floor             |      |               |                |          |              |               |                 |                             |  |
| B4                      | 3B5P | 87.1          | 937.9          | 4        | 8.1          | 86.9          | INT             |                             |  |
| B5                      | 1B2P | 51.2          | 551.0          | 2        | 25.5         | 274.7         | INT             | Private Garden              |  |
| B6                      | 2B4P | 75.6          | 813.2          | 3        | 40.9         | 440.0         | INT             | Private Garden              |  |
| B7                      | 2B4P | 80.0          | 861.2          | 3        | 20.8         | 223.8         | INT             | Private Garden   Accessible |  |
| B8                      | 1B2P | 53.2          | 572.1          | 2        | 8.6          | 92.6          | INT             |                             |  |
| B9                      | 2B4P | 70.2          | 756.1          | 3        | 8.6          | 92.6          | INT             |                             |  |
| B10                     | 2B4P | 70.2          | 756.1          | 3        | 8.6          | 92.6          | INT             |                             |  |
| B11                     | 1B2P | 50.2          | 540.2          | 2        | 8.6          | 92.6          | INT             |                             |  |
| B12                     | 1B2P | 62.0          | 667.4          | 2        | 8.1          | 86.9          | INT             | Accessible                  |  |
| Second Floor            |      |               |                |          |              |               |                 |                             |  |
| B13                     | 3B5P | 87.1          | 937.9          | 4        | 8.1          | 86.9          | INT             |                             |  |
| B14                     | 1B2P | 51.2          | 551.0          | 2        | 11.3         | 121.7         | INT             |                             |  |
| B15                     | 2B4P | 75.6          | 813.2          | 3        | 8.1          | 86.9          | INT             |                             |  |
| B16                     | 2B4P | 80.0          | 861.2          | 3        | 8.1          | 86.9          | INT             | Accessible                  |  |
| B17                     | 1B2P | 53.2          | 572.1          | 2        | 8.6          | 92.6          | INT             |                             |  |
| B18                     | 2B4P | 70.2          | 756.1          | 3        | 8.6          | 92.6          | INT             |                             |  |
| B19                     | 2B4P | 70.2          | 756.1          | 3        | 8.6          | 92.6          | INT / DMR / DHS |                             |  |
| B20                     | 1B2P | 50.2          | 540.2          | 2        | 8.6          | 92.6          | INT / DMR / DHS |                             |  |
| B21                     | 1B2P | 62.0          | 667.4          | 2        | 8.1          | 86.9          | INT / DMR / DHS | Accessible                  |  |
| Third Floor             |      |               |                |          |              |               |                 |                             |  |
| B22                     | 3B5P | 87.1          | 937.9          | 4        | 8.1          | 86.9          |                 |                             |  |
| B23                     | 1B2P | 51.2          | 551.0          | 2        | 11.3         | 121.7         |                 |                             |  |
| B24                     | 2B4P | 75.6          | 813.2          | 3        | 8.1          | 86.9          |                 |                             |  |
| B25                     | 2B4P | 80.0          | 861.2          | 3        | 8.1          | 86.9          |                 | Accessible                  |  |
| B26                     | 1B2P | 53.2          | 572.1          | 2        | 8.6          | 92.6          |                 |                             |  |
| B27                     | 2B4P | 70.2          | 756.1          | 3        | 8.6          | 92.6          |                 |                             |  |
| B28                     | 2B4P | 70.2          | 756.1          | 3        | 8.6          | 92.6          | INT / DMR / DHS |                             |  |
| B29                     | 1B2P | 50.2          | 540.2          | 2        | 8.6          | 92.6          | INT / DMR / DHS |                             |  |
| B30                     | 1B2P | 62.0          | 667.4          | 2        | 8.1          | 86.9          | INT / DMR / DHS | Accessible                  |  |
| Fourth Floor            |      |               |                |          |              |               |                 |                             |  |
| B31                     | 3B5P | 87.1          | 937.9          | 4        | 8.1          | 86.9          |                 |                             |  |
| B32                     | 1B2P | 51.2          | 551.0          | 2        | 11.3         | 121.7         |                 |                             |  |
| B33                     | 2B4P | 75.6          | 813.2          | 3        | 8.1          | 86.9          |                 |                             |  |
| B34                     | 2B4P | 80.0          | 861.2          | 3        | 8.1          | 86.9          |                 |                             |  |
| B35                     | 1B2P | 53.2          | 572.1          | 2        | 8.6          | 92.6          |                 |                             |  |
| B36                     | 2B4P | 70.2          | 756.1          | 3        | 8.6          | 92.6          |                 |                             |  |
| B37                     | 2B4P | 70.2          | 756.1          | 3        | 8.6          | 92.6          |                 |                             |  |
| B38                     | 1B2P | 50.2          | 540.2          | 2        | 8.6          | 92.6          |                 |                             |  |
| B39                     | 1B2P | 62.0          | 667.4          | 2        | 8.1          | 86.9          |                 | Accessible                  |  |
| Fifth Floor             |      |               |                |          |              |               |                 |                             |  |
| B40                     | 3B5P | 87.1          | 937.9          | 4        | 8.1          | 86.9          |                 |                             |  |
| B41                     | 1B2P | 51.2          | 551.0          | 2        | 11.3         | 121.7         |                 |                             |  |
| B42                     | 2B4P | 75.6          | 813.2          | 3        | 8.1          | 86.9          |                 |                             |  |
| B43                     | 2B4P | 80.0          | 861.2          | 3        | 8.1          | 86.9          |                 |                             |  |
| B44                     | 3B5P | 86.4          | 929.6          | 4        | 29.4         | 316.9         |                 |                             |  |
| B45                     | 3B5P | 86.4          | 929.6          | 4        | 29.4         | 316.9         |                 |                             |  |
| B46                     | 1B2P | 62.0          | 667.4          | 2        | 8.1          | 86.9          |                 | Accessible                  |  |
| Sixth Floor             |      |               |                |          |              |               |                 |                             |  |
| B47                     | 3B5P | 87.1          | 937.9          | 4        | 8.1          | 86.9          |                 |                             |  |
| B48                     | 1B2P | 51.2          | 551.0          | 2        | 11.3         | 121.7         |                 |                             |  |
| B49                     | 2B4P | 75.6          | 813.2          | 3        | 8.1          | 86.9          |                 |                             |  |
| B50                     | 2B4P | 80.0          | 861.2          | 3        | 8.1          | 86.9          |                 |                             |  |
| B51                     | 1B2P | 51.1          | 550.1          | 2        | 10.3         | 111.3         |                 |                             |  |
| B52                     | 1B2P | 50.4          | 542.8          | 2        | 10.3         | 111.3         |                 |                             |  |
| B53                     | 1B2P | 62.0          | 667.4          | 2        | 8.1          | 86.9          |                 | Accessible                  |  |
| Seventh Floor           |      |               |                |          |              |               |                 |                             |  |
| B54                     | 2B4P | 81.9          | 881.2          | 3        | 62.3         | 670.1         |                 |                             |  |
| B55                     | 1B2P | 51.9          | 558.2          | 2        | 39.4         | 423.7         |                 |                             |  |
| B56                     | 2B4P | 70.7          | 761.4          | 3        | 31.0         | 333.9         |                 |                             |  |
| <b>Block B Subtotal</b> |      | <b>3780.8</b> | <b>40696.7</b> | <b>8</b> | <b>726.7</b> | <b>7822.3</b> |                 |                             |  |

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| Block C          |      |         |          |     |    |        |         |  |                             |
|------------------|------|---------|----------|-----|----|--------|---------|--|-----------------------------|
| First Floor      |      |         |          |     |    |        |         |  |                             |
| C1               | 2B4P | 75.6    | 813.2    | 3   |    | 41.4   | 445.7   |  | Private Garden              |
| C2               | 1B2P | 51.2    | 551.1    | 2   |    | 25.5   | 274.3   |  | Private Garden              |
| C3               | 3B5P | 87.1    | 937.9    | 4   |    | 83.2   | 895.9   |  | Private Garden              |
| C4               | 1B2P | 50.1    | 538.7    | 2   |    | 45.7   | 492.1   |  | Private Garden              |
| C5               | 1B2P | 50.2    | 540.7    | 2   |    | 41.8   | 450.3   |  | Private Garden              |
| C6               | 1B2P | 50.5    | 543.9    | 2   |    | 39.9   | 429.8   |  | Private Garden              |
| C7               | 2B4P | 70.8    | 761.6    | 3   |    | 42.0   | 452.0   |  | Private Garden              |
| C8               | 2B4P | 70.8    | 761.6    | 3   |    | 32.3   | 347.2   |  | Private Garden              |
| C9               | 1B2P | 50.5    | 543.9    | 2   |    | 18.6   | 200.4   |  | Private Garden              |
| C10              | 1B2P | 60.1    | 646.8    | 2   |    | 17.4   | 187.4   |  | Private Garden   Accessible |
| Second Floor     |      |         |          |     |    |        |         |  |                             |
| C11              | 2B4P | 75.6    | 813.2    | 3   | 25 | 8.1    | 86.9    |  |                             |
| C12              | 1B2P | 51.2    | 551.1    | 2   |    | 11.3   | 121.6   |  |                             |
| C13              | 3B5P | 87.1    | 937.9    | 4   |    | 8.1    | 86.9    |  |                             |
| C14              | 1B2P | 50.1    | 538.7    | 2   |    | 8.1    | 86.9    |  |                             |
| C15              | 1B2P | 50.2    | 540.7    | 2   |    | 8.1    | 86.9    |  |                             |
| C16              | 1B2P | 50.5    | 543.9    | 2   |    | 8.1    | 86.9    |  |                             |
| C17              | 2B4P | 70.8    | 761.6    | 3   |    | 8.6    | 92.6    |  |                             |
| C18              | 2B4P | 70.8    | 761.6    | 3   |    | 8.6    | 92.6    |  |                             |
| C19              | 1B2P | 50.5    | 543.9    | 2   |    | 8.1    | 86.9    |  |                             |
| C20              | 1B2P | 60.1    | 646.8    | 2   |    | 8.1    | 86.9    |  | Accessible                  |
| C21              | 1B2P | 57.2    | 615.9    | 2   |    | 8.1    | 86.9    |  |                             |
| Third Floor      |      |         |          |     |    |        |         |  |                             |
| C22              | 2B4P | 75.6    | 813.2    | 3   | 27 | 8.1    | 86.9    |  |                             |
| C23              | 1B2P | 51.2    | 551.1    | 2   |    | 11.3   | 121.6   |  |                             |
| C24              | 3B5P | 87.1    | 937.9    | 4   |    | 8.1    | 86.9    |  |                             |
| C25              | 1B2P | 50.1    | 538.7    | 2   |    | 8.1    | 86.9    |  |                             |
| C26              | 1B2P | 50.2    | 540.7    | 2   |    | 8.1    | 86.9    |  |                             |
| C27              | 1B2P | 50.5    | 543.9    | 2   |    | 8.1    | 86.9    |  |                             |
| C28              | 2B4P | 70.8    | 761.6    | 3   |    | 8.6    | 92.6    |  |                             |
| C29              | 2B4P | 70.8    | 761.6    | 3   |    | 8.6    | 92.6    |  |                             |
| C30              | 1B2P | 50.5    | 543.9    | 2   |    | 8.1    | 86.9    |  |                             |
| C31              | 1B2P | 60.1    | 646.8    | 2   |    | 8.1    | 86.9    |  | Accessible                  |
| C32              | 1B2P | 57.2    | 615.9    | 2   |    | 8.1    | 86.9    |  |                             |
| Fourth Floor     |      |         |          |     |    |        |         |  |                             |
| C33              | 2B4P | 75.6    | 813.2    | 3   | 27 | 8.1    | 86.9    |  |                             |
| C34              | 1B2P | 51.2    | 551.1    | 2   |    | 11.3   | 121.6   |  |                             |
| C35              | 3B5P | 87.1    | 937.9    | 4   |    | 8.1    | 86.9    |  |                             |
| C36              | 1B2P | 50.1    | 538.7    | 2   |    | 8.1    | 86.9    |  |                             |
| C37              | 1B2P | 50.2    | 540.7    | 2   |    | 8.1    | 86.9    |  |                             |
| C38              | 1B2P | 50.5    | 543.9    | 2   |    | 8.1    | 86.9    |  |                             |
| C39              | 2B4P | 70.8    | 761.6    | 3   |    | 8.6    | 92.6    |  |                             |
| C40              | 2B4P | 70.8    | 761.6    | 3   |    | 8.6    | 92.6    |  |                             |
| C41              | 1B2P | 50.5    | 543.9    | 2   |    | 8.1    | 86.9    |  |                             |
| C42              | 1B2P | 60.1    | 646.8    | 2   |    | 8.1    | 86.9    |  | Accessible                  |
| C43              | 1B2P | 57.2    | 615.9    | 2   |    | 8.1    | 86.9    |  |                             |
| Fifth Floor      |      |         |          |     |    |        |         |  |                             |
| C44              | 2B4P | 75.6    | 813.2    | 3   | 27 | 8.1    | 86.9    |  |                             |
| C45              | 1B2P | 51.2    | 551.1    | 2   |    | 11.3   | 121.7   |  |                             |
| C46              | 3B5P | 87.1    | 937.9    | 4   |    | 8.1    | 86.9    |  |                             |
| C47              | 1B2P | 50.1    | 538.7    | 2   |    | 8.1    | 86.9    |  |                             |
| C48              | 1B2P | 50.2    | 540.7    | 2   |    | 8.1    | 86.9    |  |                             |
| C49              | 2B4P | 81.1    | 873.3    | 3   |    | 29.0   | 311.8   |  |                             |
| C50              | 2B4P | 81.1    | 873.3    | 3   |    | 29.0   | 311.8   |  |                             |
| C51              | 1B2P | 60.1    | 646.8    | 2   |    | 8.1    | 86.9    |  | Accessible                  |
| C52              | 1B2P | 57.2    | 615.9    | 2   |    | 8.1    | 86.9    |  |                             |
| Sixth Floor      |      |         |          |     |    |        |         |  |                             |
| C53              | 2B4P | 75.6    | 813.2    | 3   | 23 | 8.1    | 86.9    |  |                             |
| C54              | 1B2P | 51.2    | 551.1    | 2   |    | 11.3   | 121.6   |  |                             |
| C55              | 3B5P | 87.1    | 937.9    | 4   |    | 8.1    | 86.9    |  |                             |
| C56              | 1B2P | 50.1    | 538.7    | 2   |    | 8.1    | 86.9    |  |                             |
| C57              | 2B4P | 74.8    | 804.6    | 3   |    | 25.2   | 270.7   |  |                             |
| C58              | 3B5P | 86.2    | 928.1    | 4   |    | 25.2   | 270.7   |  |                             |
| C59              | 1B2P | 57.2    | 615.9    | 2   |    | 8.1    | 86.9    |  |                             |
| Seventh Floor    |      |         |          |     |    |        |         |  |                             |
| C60              | 2B4P | 75.6    | 813.2    | 3   | 20 | 8.1    | 86.9    |  |                             |
| C61              | 1B2P | 51.2    | 551.1    | 2   |    | 11.3   | 121.6   |  |                             |
| C62              | 3B5P | 87.1    | 937.9    | 4   |    | 8.1    | 86.9    |  |                             |
| C63              | 1B2P | 50.1    | 538.7    | 2   |    | 8.1    | 86.9    |  |                             |
| C64              | 1B2P | 54.0    | 581.4    | 2   |    | 10.7   | 115.6   |  |                             |
| C65              | 1B2P | 55.4    | 596.4    | 2   |    | 10.7   | 115.6   |  |                             |
| C66              | 1B2P | 57.2    | 615.9    | 2   |    | 8.1    | 86.9    |  |                             |
| Eighth Floor     |      |         |          |     |    |        |         |  |                             |
| C67              | 2B4P | 77.0    | 828.3    | 3   | 17 | 43.8   | 462.7   |  |                             |
| C68              | 2B4P | 76.7    | 826.0    | 3   |    | 59.4   | 639.0   |  |                             |
| C69              | 1B2P | 60.8    | 654.7    | 2   |    | 25.1   | 270.3   |  |                             |
| Block C Subtotal |      | 4359.8  | 46929.1  | 8   |    | 1071.1 | 11529.6 |  |                             |
| Total            |      | 10027.9 | 107940.1 | 174 |    | 2400.9 | 25843.0 |  |                             |

| No. Units    |            | Notes                  |
|--------------|------------|------------------------|
| Block A      | 24         | (1 accessible)         |
| Block B      | 56         | (9 accessible)         |
| Block C      | 69         | (5 accessible)         |
| <b>Total</b> | <b>149</b> | <b>(15 accessible)</b> |

H/R 405

| Unit Type    |            | % Mix |
|--------------|------------|-------|
| 1B2P         | 65         | 43.6% |
| 2B4P         | 61         | 41.0% |
| 3B5P         | 20         | 13.4% |
| 3B6P         | 3          | 2.0%  |
| <b>Total</b> | <b>149</b> |       |

| Tenure Summary:           | Units     |            | Hab Rooms  |            |
|---------------------------|-----------|------------|------------|------------|
|                           | No.       | %          | No.        | %          |
| <b>AFFORDABLE RENT</b>    | 26        | 17%        | 85         | 21%        |
| <b>INTERMEDIATE</b>       | 16        | 11%        | 43         | 11%        |
| <b>INTERMEDIATE / DMR</b> | 6         | 4%         | 14         | 3%         |
| <b>Total</b>              | <b>48</b> | <b>32%</b> | <b>142</b> | <b>35%</b> |

| Communal Amenity Area | (sqm)         | (sqft)         |
|-----------------------|---------------|----------------|
| Ground/First Floor    | 1187.3        | 12779.9        |
| Roof Terraces         | 124.4         | 1339.0         |
| <b>Total</b>          | <b>1311.7</b> | <b>14118.9</b> |

|                          |     |                 |
|--------------------------|-----|-----------------|
| Total Car Parking Spaces | 74  | (11 accessible) |
| Car Parking Ratio        | 0.5 |                 |
| Bike Spaces              | 280 |                 |