

# TOM DOOLEY

6.06.26

## DEVELOPMENTS

### GFA SUMMARY - 176 Breakfast Creek Road, Newstead

<b>UNIT BREAKDOWN</b>	<b>Units</b>
2 Bedroom	126
3 Bedroom	48
4 Bedroom	2
<b>Total Units</b>	<b>176</b>

<b>GFA BREAKDOWN</b>	<b>Units</b>	<b>GFA m2</b>
Basement Level 2	-	-
Basement Level 1	-	-
Ground Level	-	330
Level 2	-	-
Level 3	-	-
Level 4	-	-
Level 5/Podium	-	703
Level 6	8	943
Level 7	8	943
Level 8	8	943
Level 9	8	943
Level 10	8	943
Level 11	8	943
Level 12	8	943
Level 13	8	943
Level 14	8	943
Level 15	7	943
Level 16	7	943
Level 17	7	943
Level 18	7	943
Level 19	7	943
Level 20	7	943
Level 21	7	943
Level 22	7	943
Level 23	7	943
Level 24	7	943
Level 25	7	943
Level 26	7	943
Level 27	4	921
Level 28	4	921
Rooftop Garden	-	231
<b>Total</b>	<b>164</b>	<b>22909</b>

### COMMUNAL OPEN SPACE

	<b>m2</b>
Ground Level	153
Level 5/Podium	1266
Rooftop Garden	605
<b>TOTAL</b>	<b>2024</b>

### SITE COVER PODIUM

	<b>m2</b>
SITE AREA	2591
PODIUM AREA	2220
<b>SITE COVER</b>	<b>85.68%</b>

### SITE COVER TOWER

	<b>m2</b>
SITE AREA	2591
TOWER AREA	1198
<b>SITE COVER</b>	<b>46.23%</b>

### PRIVATE OPEN SPACE

	<b>m2</b>
LEVELS 6 - 27 BALCONIES 182m2 X 21 FLOORS	3963
LEVELS 27 & 28 BALCONIES 203m2 X 2 FLOORS	414
<b>TOTAL PRIVATE OPEN SPACE</b>	<b>4377</b>

### CAR PARKING

294 Resident Car Parks (290 + 4 Tandem Car Parks)  
12 Visitor Car Parks including 1 parking space for people with disabilities  
5 Commercial Car Parks