First Street EIA Quantums for FSS April 2010

First Street Masterplan					
Plot/Use	**Max GEA [sq m]**	**Min GEA [sq m]**	**Max. no of Storeys**	**Indicative Height (M)**	**Min no. of Storeys**
Planning Application					
Retail Food Store	6,512				
Car Park	(492 Spaces) 15,285				
Hotel	(128 rooms) 6,368				
Student Bed Spaces	(358 beds) 10,901				
Retail (A1/A2/A3/A5)	635				
Office (B1)	584				
Cumalative Impact Assessment					
First Street North					
Plot 1 - Hotel	(208 Rooms) 11,151				
Plot 2 -Use: Cultural (Theatre, Gallery, Cinema spaces, associated Offices & BOH)	7,302				
Plot 1A - Retail (A1/A3/A5)	1,766				
Plot 3 - Office	2,610				
Plot 3 - Car Park	(701 Spaces) 20,919				
Plot 3 - Retail (A1/A3/A5)	1,247				
Plot 3A - Retail (A1/A3/A5)	260				
First Street Development Framework Area					
Plot 4 - Residential	(250 units) 8,000	(140 units) 4,600	12	43	7
Plot 5a - Office (B1)	9,380	7,040	7	28	4
Plot 5b - Office (B1)	11,720	8,790	7	28	4
Plot 6 - Office (B1)	13,825	10,365	7	28	4
Plot 6b - Office (B1)	12,805	9,595	7	28	4
Plot 7a - Office (B1)	15,410	11,550	7	28	4
Plot 7b - Office (B1)	12,805	9,595	7	28	4

ALL Quantums Indicative

Scenario 1	GEA (SQ M)
Planning Application only:	
USES	
Office (B1)	584
Retail Food Store	6,512
Car Park (492 Spaces)	15,285
Hotel (128 rooms)	6,368
Student Bed Spaces (358 beds)	10,901
Retail (A1/A2/A3/A5)	635

Scenario 2	GEA (SQ M)
Planning application, plus FSN plus Min First St Dev Framework:	
USES	
Hotel (208 rooms)	11,151
Culture Facility	7,302
MSCP (701 spaces)	36,204
Retail (A1/A/3/A5)	3,908
Residentail (140 units)	4,600
Office (B1)	59,545

Scenario 3	GEA (SQ M)
Planning application, plus FSN plus Max First St Dev Framework:	
USES	
Hotel (208 rooms)	11,151
Culture Facility	7,302
MSCP (701 spaces)	36,204
Retail (A1/A/3/A5)	3,908
Residential (250 units)	8,000
Office (B1)	78,555