

APPENDIX 4

Proposed floorspace parameters for approval

Land use	Existing floorspace	Existing floorspace to be retained	Existing floorspace to be demolished	Existing floorspace lost through change of use	Floorspace gained through change of use	Minimum proposed floorspace		Maximum proposed floorspace	
						Minimum proposed floorspace	Total floorspace proposed including retained floorspace	Maximum proposed floorspace	Total floorspace proposed including retained floorspace
Retail (Use Class A1)	34,610	26,156	8,454	0	1,357	54,500	82,013	81,922	109,435
Financial and professional services, food and drink (Use Classes A2 and/or A3 and/or A4 and/or A5)	1,242	305	265	672	0	6,195	6,500	26,712	27,017
Office floorspace (Use Class B1)	2,600	0	1,915	685	0	0	0	0	0
Residential dwellings (Use Class C3)	1,427 (14 units)	0	1,427	0	0	2,300	2,300 (minimum units)	8,500	8,500 (maximum of 122 units)
Non-residential institutions – public library (Use Class D1)	7,210	7,143	67	0	0	0	7,143	200	7,343
Leisure (Use Class D2)	648	0	648	0	0	0	0	5,986	5,986
Service yard/Car Parking (includes access cores)	25,680	1,668	24,012	0	0	37,562	39,230	45,140	46,808 (maximum of 1,100 car parking spaces)
Toilets	100	66	34	0	0	0	66	1,550	1,616
Total	79,517	35,338	36,822	1,357	1,357	100,557	137,252	*	*

Notes:

- All figures GEA and sq m
- Minimum proposed building envelope (including retained floorspace) – 137,252 sq m comprising 35,338 sq m existing retained floorspace, 1,357 sq m floorspace gained through change of use, and 100,557sq m minimum proposed floorspace
- Maximum proposed building envelope* (including retained floorspace): 178,337sq m.
The maximum proposed building envelope of the Proposed Westgate Development does not equal the sum of the total maximum floorspaces figures for each land use. The total maximum floorspace to be constructed must be within the maximum built envelope (in accordance with Parameter Plans 12 to 17 inclusive) within which a combination of the proposed uses can be provided (in accordance with Parameter Plans 4 to 10 inclusive) and which fall within the minimum and maximum proposed floorspace figures for the different land uses (as detailed on this schedule).