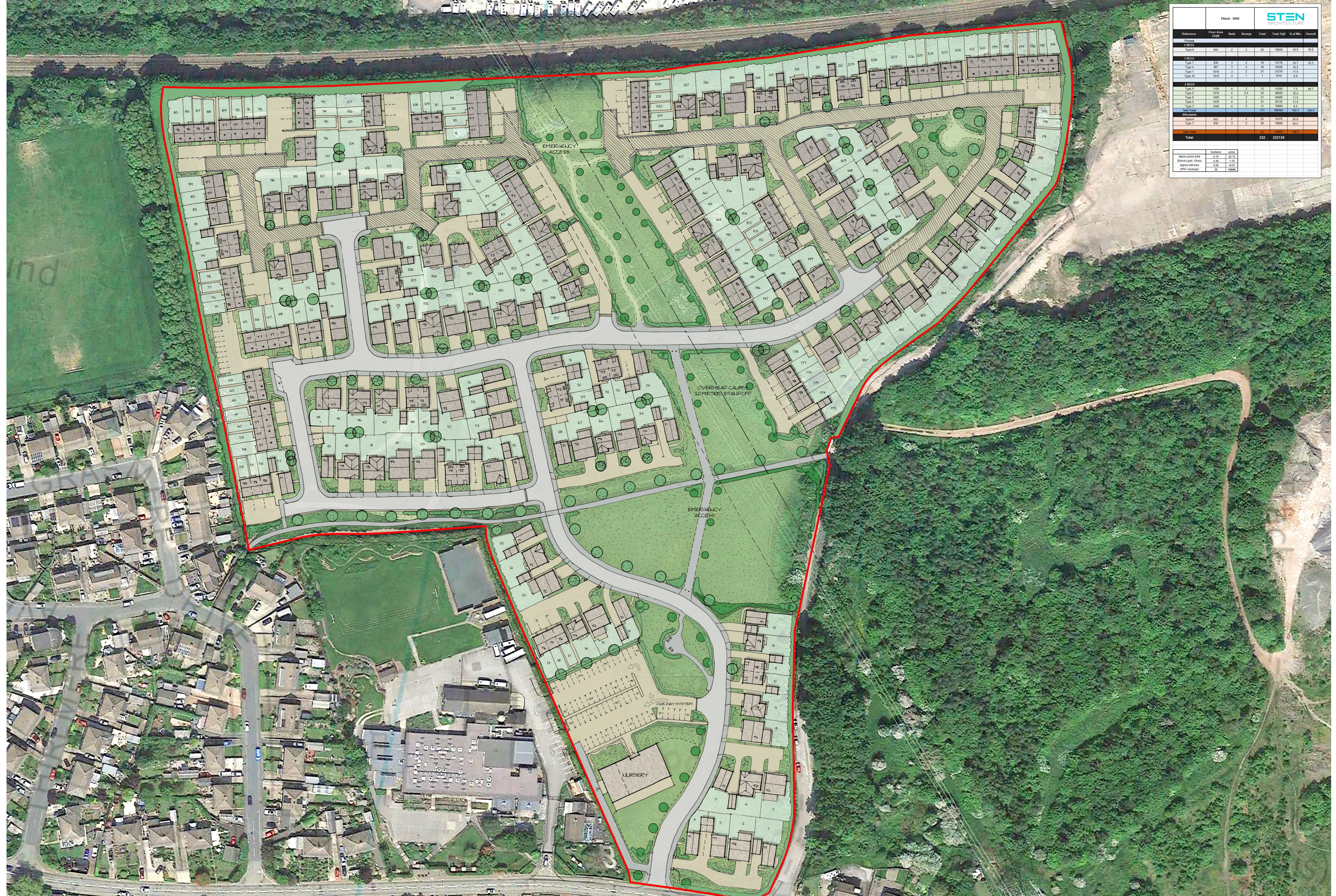


Appendix E Illustrative Masterplan





Elland SK02		STEN ARCHITECTURE					
Reference	Floor Area (sqm)	Units	Storerooms	Total	Total Sqn	% of Mix	Overall
Private							
2 BEDS							
Type 6	655	2	2	30	18405	16.9	16.9
3 BEDS							
Type 7	850	3	2	19	15776	16.9	33.9
Type 8	907	3	2	18	16226	16.9	50.8
Type 9	1010	3	2	21	21416	19.9	70.7
Type 10	1010	3	1	1	10100	9.6	80.3
4 BEDS							
Type 11	1100	4	2	13	14200	13.1	93.4
Type 12	1210	4	2.5	22	26620	24.4	117.8
Type 13	1400	4	2	21	29400	27.3	145.1
Type 14	1420	4	2	21	30710	28.4	173.5
Type 15	1540	4	2	11	16940	15.7	189.2
Sub-Total							
Affordable	650	2	2	20	10770	9.8	199.0
Type 16	850	3	2	20	16650	15.4	214.4
Sub-Total							
				40	19170	17.7	231.7
Total				222	222156		

	bedrooms	units
Approx gross area	8.55	25.15
Street level Gross	2.28	3.38
Approx net area	6.26	21.77
CPW coverage	39	1496%