Attachment G – Lot 2 Feasibility Study

LOT 2 AREA SCHEDULE

	GFA (m²)	residential units			cos
	site	1B	2B	3В	
BUILDING A					
Basement	3126.01				
GL	2121.67	7	8	4	1256.62
L1	2203.41	4	13	4	
L2	2203.41	4	13	4	
L3	2203.41	4	13	4	
ROOF					638.79
BUILDING B					
Basement	1100				
GL	396.31		1	2	
L1	396.31		1	2	
L2	396.31		1	2	
L3	396.31		1	2	
L4	137.13			1	216.07
total GFA	10454.27	19	51	25	2111.48

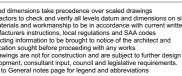
site area (m²)	6256.93		total units	95	
proposed FSR	1.67	1	communal open space required (m²)		1564.23
allowable FSR	2	1	COS building provided (m²)		2111.48
proposed height (m)	15		COS 2hr solar access required (m2)		1055.74
allowable height (m)		15	COS 2hr solar acces	s provided (m²)	1329.01

CAR PARKING REQUIREMENTS

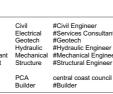
	no. units	Gosford DCP	SEPP senior	RMS	provided
1B units	19	1	0.5	0.4	
2B units	51	1.2	0.5	0.7	
3B units	25	1.5	0.5	1.2	
total residential units	95	15% adaptable 11			
visitors		0.2		0.14	
total cars required	137		48	85	115
visitors required		19		12	
residential cars required		118		73	
3.8*5.4m parking space rate	,		5%		
3.8*5.4m cars required included			2		
accessible resident parking included	15% adaptable unit 14				
disable visitor parking included	4% of visitor parking spaces 1 (2 minimum)				
Bicycle parking	1/3+1/12 40				
Motorbike parking	1/15 6			_	

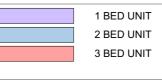


2 COMMUNAL OPEN SPACE DIAGRAM 1:700 2 | SITE PLAN 1:500



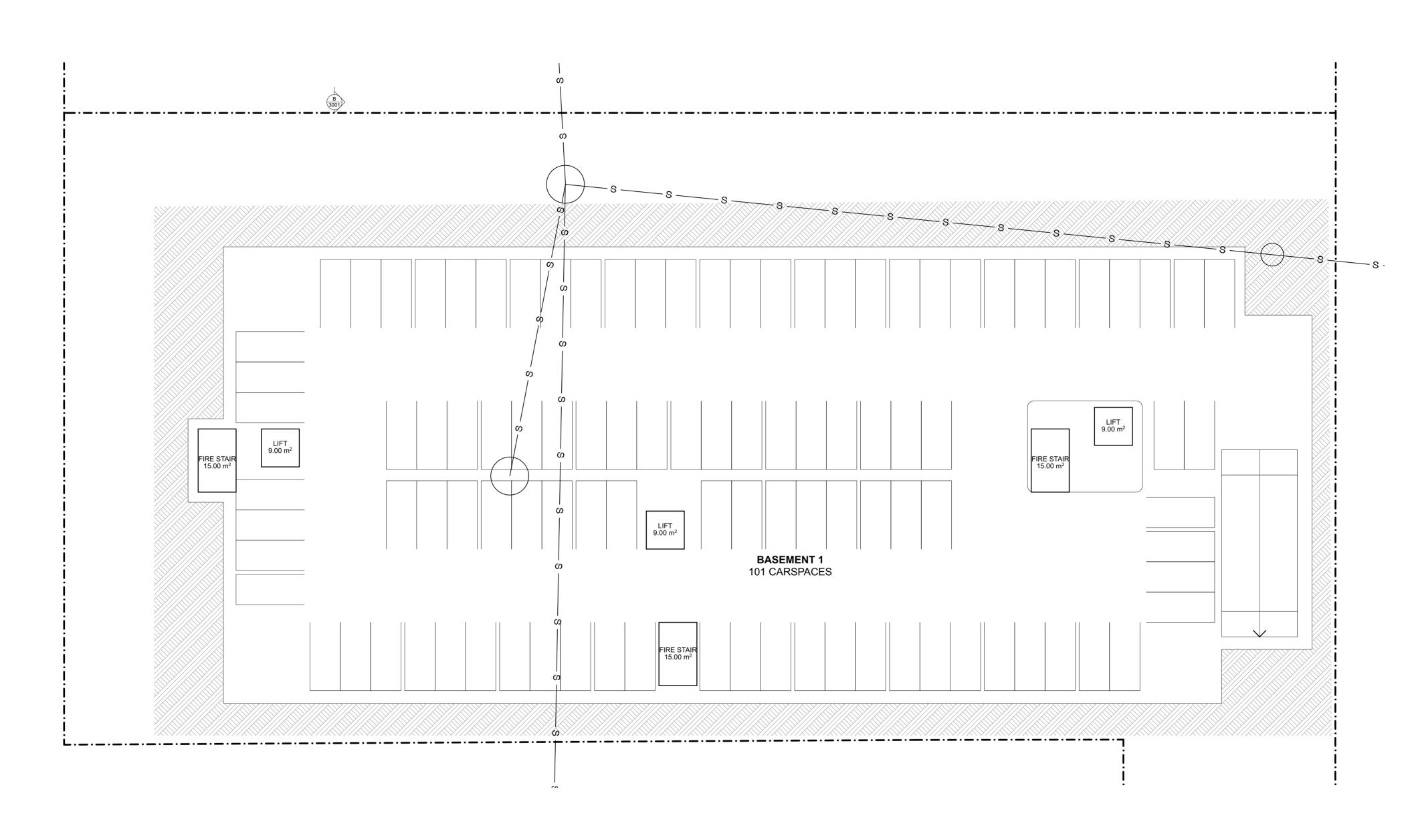










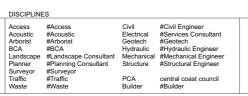


HITECT	
I	NTEGRATED
D	ESIGN
G	ROUP
	ARCHITECTURE MASTERPLANNING INTERIORS

I. Figured dimensions take precedence over scaled drawings
C. Contractors to check and verify all levels datum and dimensions on site
ABN 84 115 006 329
Nominated Architect
Simon Thorne reg. no. 7093
info@idgarchitects.com.au
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Nominated Architect
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I. All raterials and workmanship to be in accordance with current written
manufacturers instructions, local regulations and SAA codes
C. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works
I. All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.

6. Refer to General notes page for legend and abbreviations



PROJEC	T
1	bane Water Legacy idential Apartments
CLIENT:	51-57 masons parade Point Fredrick NSW 2250 Grindley GRI20033

REVISION 14/6/22 A REQUESTED INFORMATION FOR DA LOT 2 FEASIBILITY STUDY
BASEMENT
DRAWING ISSUE
-9201 A CHECKED ST I SCALE 1:200 @





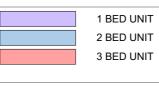




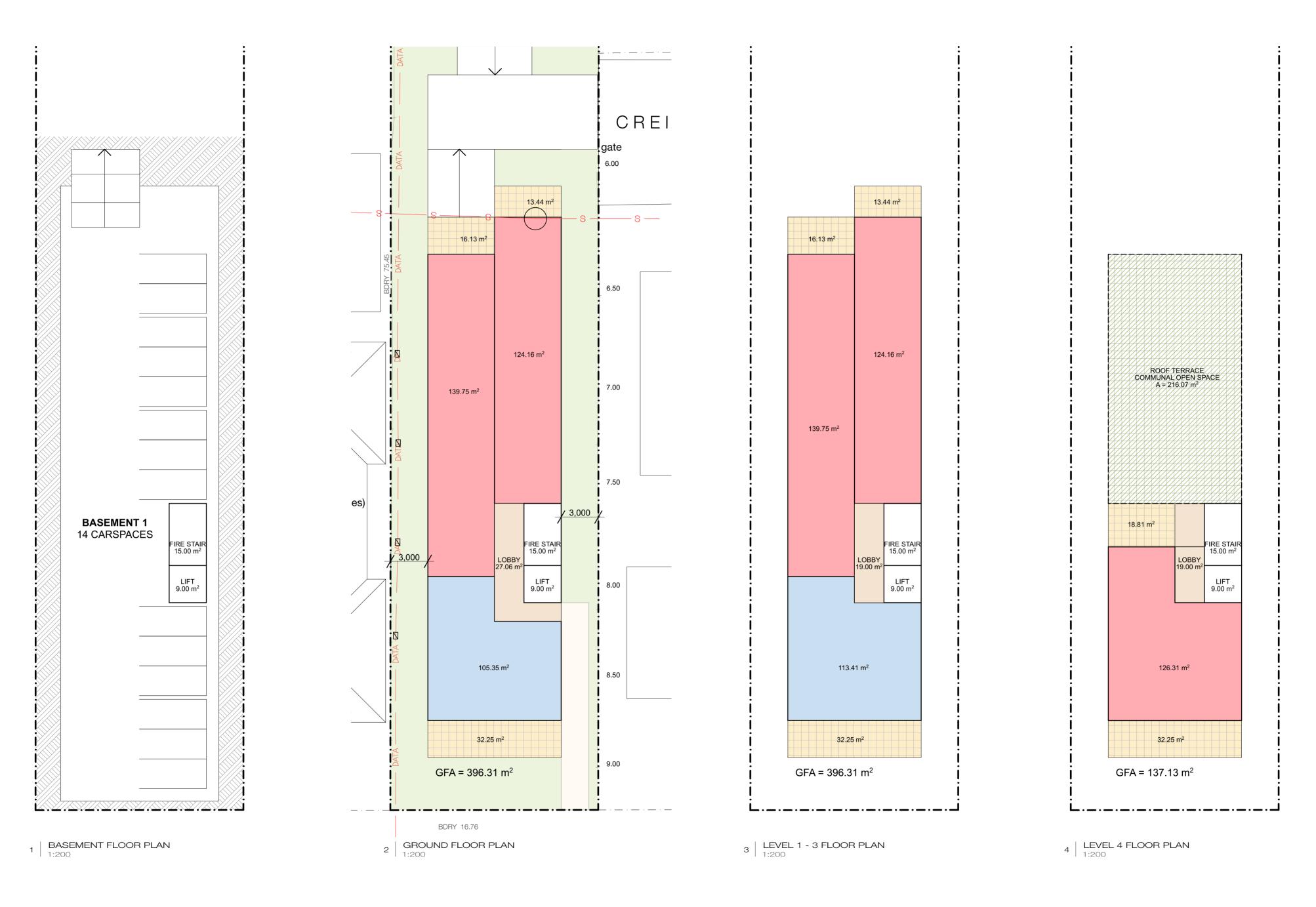
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Access #Access Civil #Civil Engineer
Acoustic #Acoustic Electrical #Services Consultant
Arborist #Arborist Geolech #Geolech
BCA
Landscape #Landscape Consultant
Planner #Planning Consultant
Surveyor #Surveyor
Traffic Waste #Waste Builder #Builder

1 BED UNIT 2 BED UNIT 3 BED UNIT Brisbane Water Legacy Residential Apartments SITE: 51-57 masons parade Point Fredrick NSW 2250 CLIENT: Grindley REF: GRI20033 REVISION 14/6/22 A REQUESTED INFORMATION FOR DA LOT 2 FEASIBILITY STUDY BUILDING B -9204 A

