

Attachment G – Lot 2 Feasibility Study

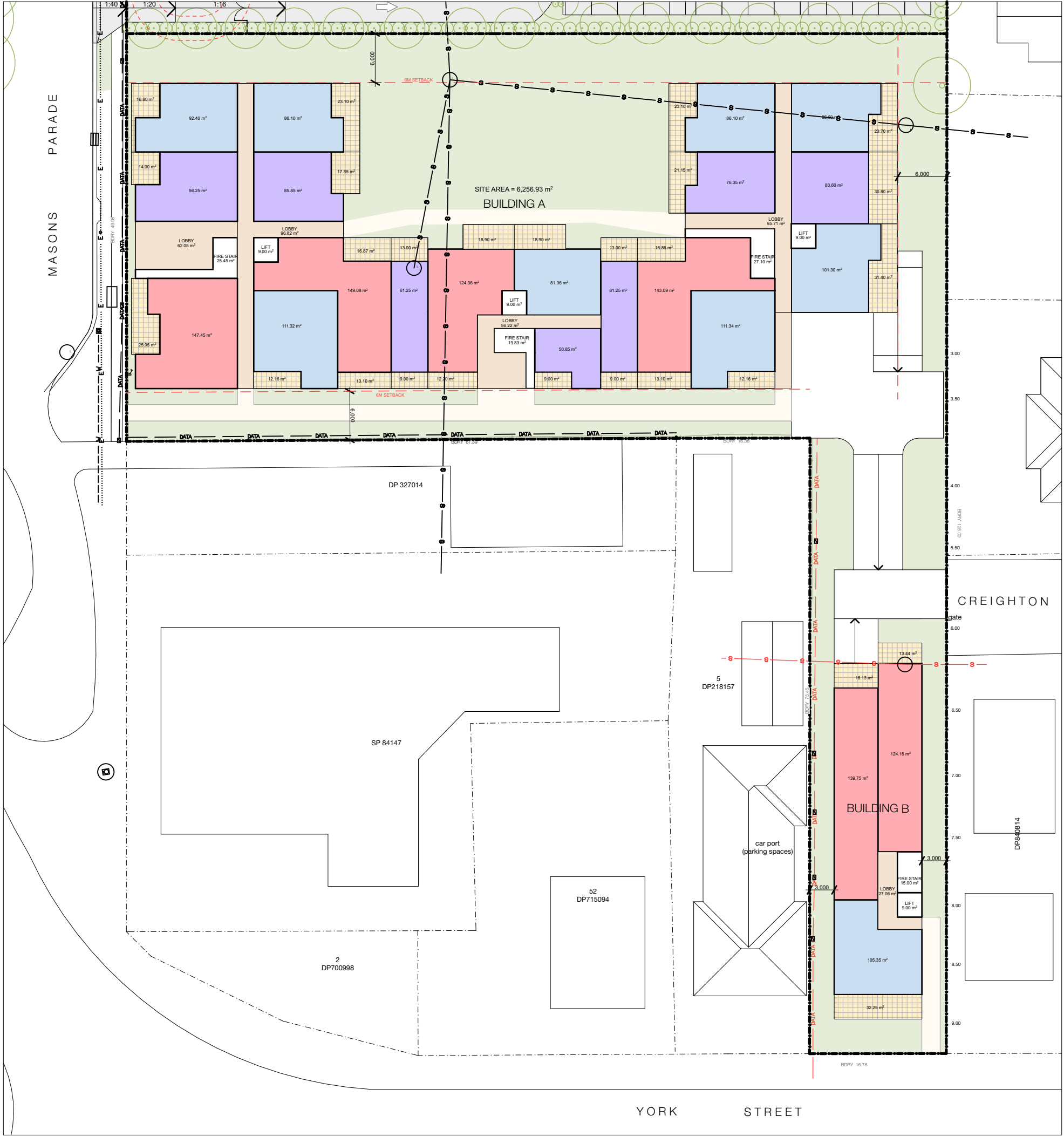
LOT 2 AREA SCHEDULE

	GFA (m²)	residential units			COS
	site	1B	2B	3B	
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

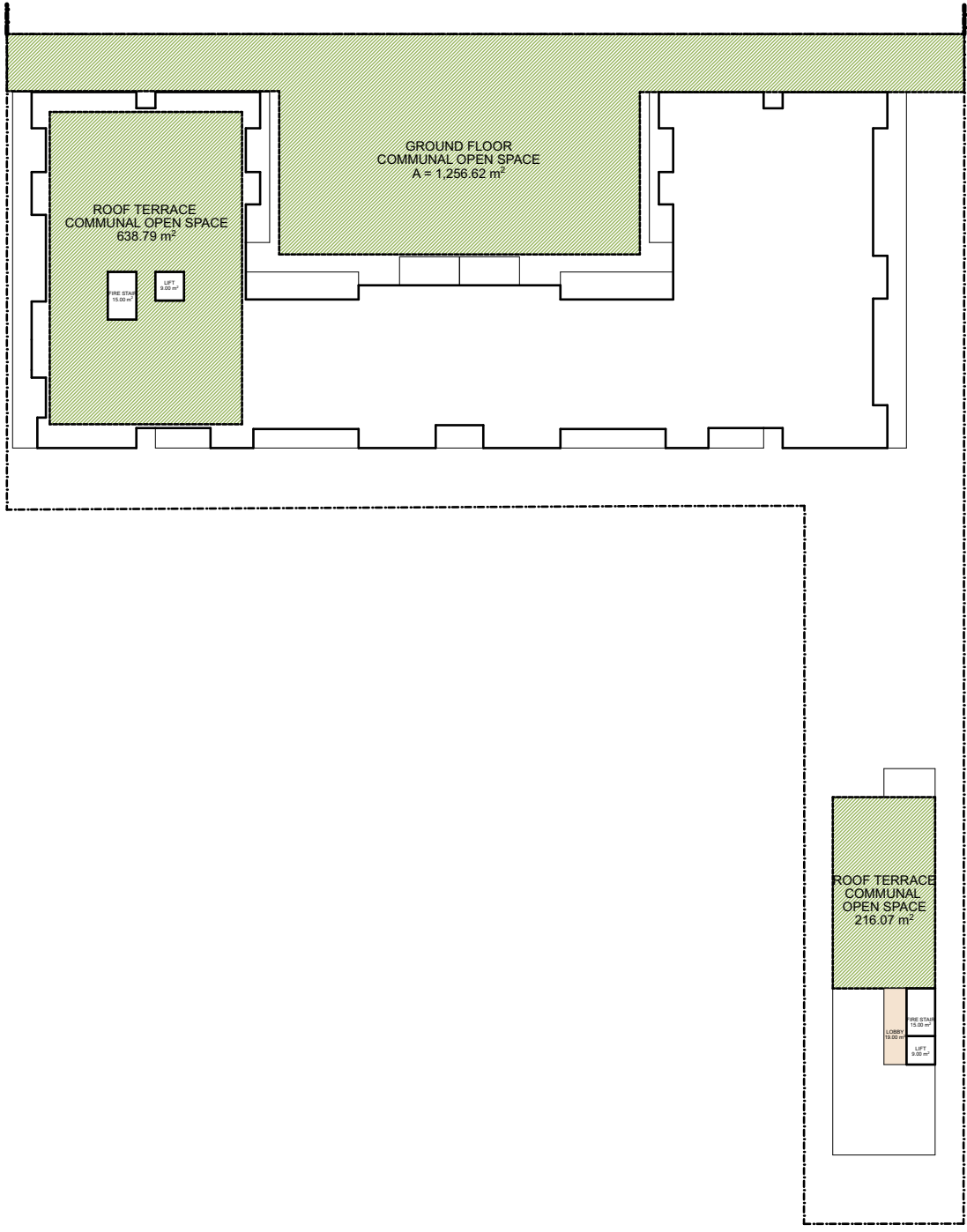
site area (m²)	6256.93		total units	95	
proposed FSR	1.67	1	communal open space required (m²)		1564.23
allowable FSR	2	1	COS building provided (m²)		2111.48
proposed height (m)		15	COS 2hr solar access required (m2)		1055.74
allowable height (m)		15	COS 2hr solar access provided (m²)		1329.01

CAR PARKING REQUIREMENTS

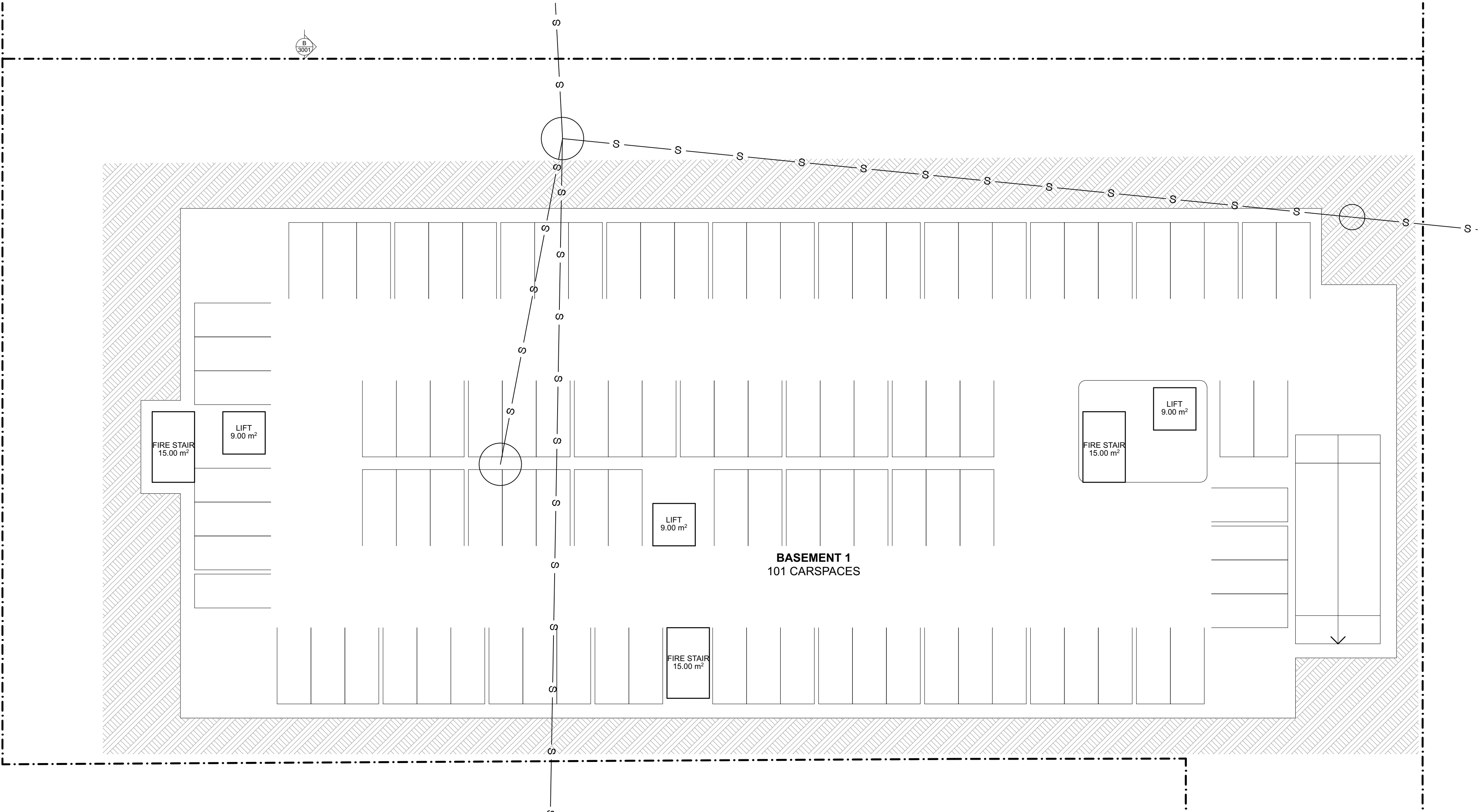
	no. units	Gosford DCP	SEPP senior	RMS	provided
1B units	19	1	0.5	0.4	
2B units	51	1.2	0.5	0.7	
3B units	25	1.5	0.5	1.2	
total residential units	95	15% adaptable 11			
visitors		0.2		0.14	
total cars required		137	48	85	115
visitors required		19		12	
residential cars required		118		73	
3.8*5.4m parking 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 (2 minimum)	1			
Bicycle parking	1/3+1/12	40			
Motorbike parking	1/15	6			



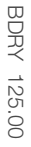
2 | SITE PLAN
1:500



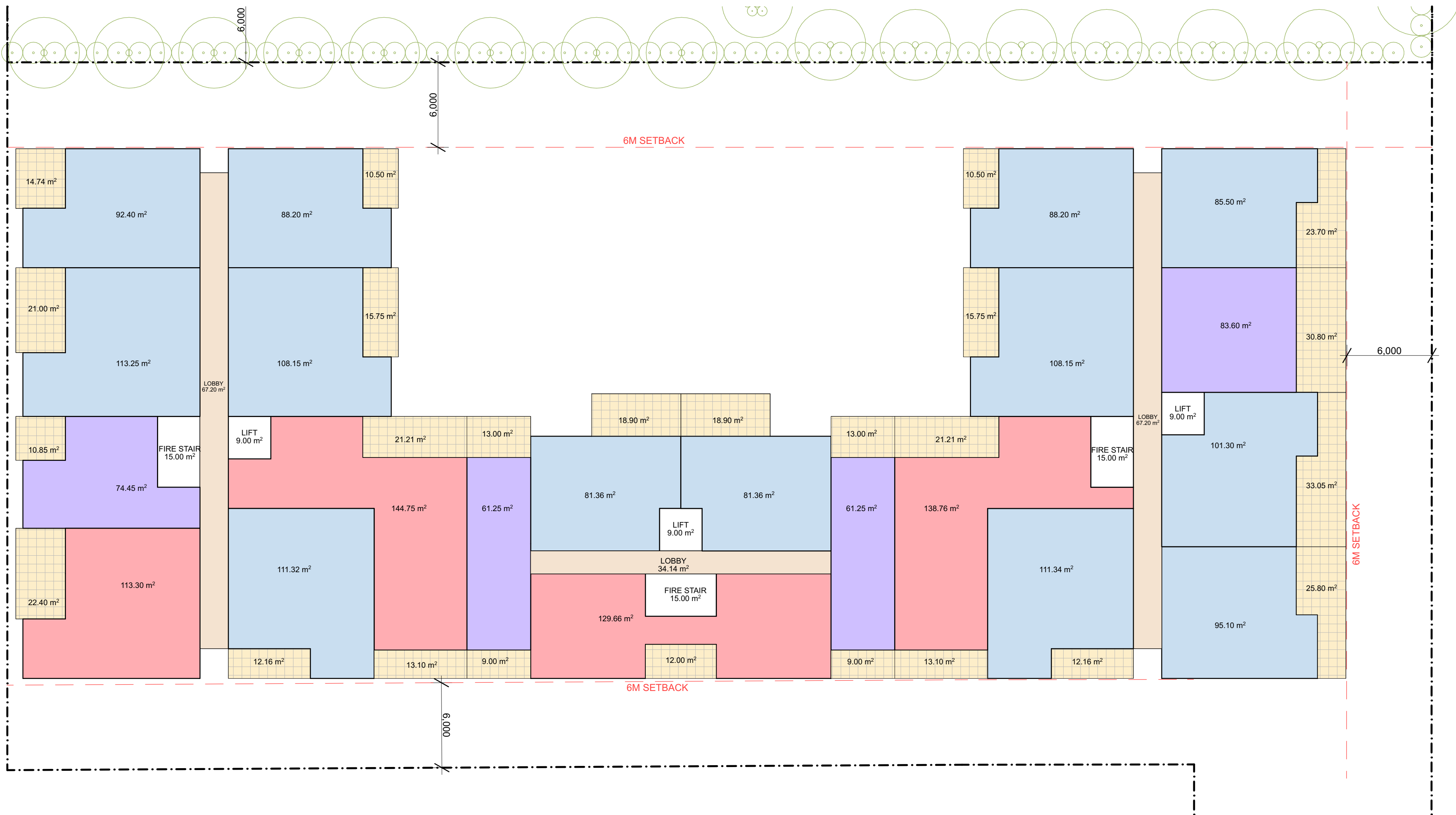
2 | COMMUNAL OPEN SPACE DIAGRAM
1:700

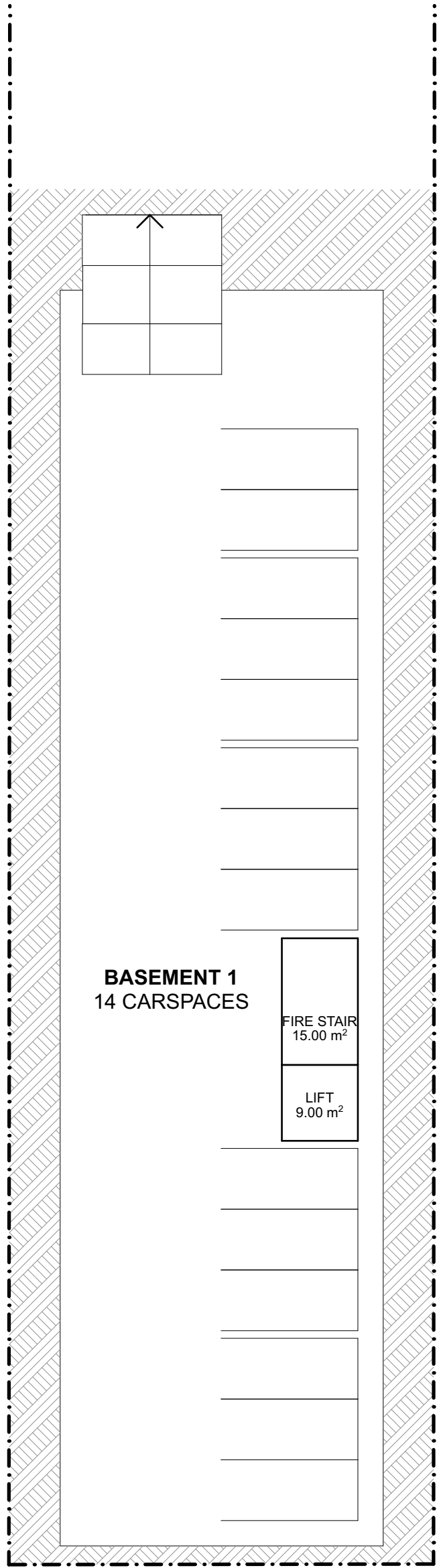


MASONS PARADE

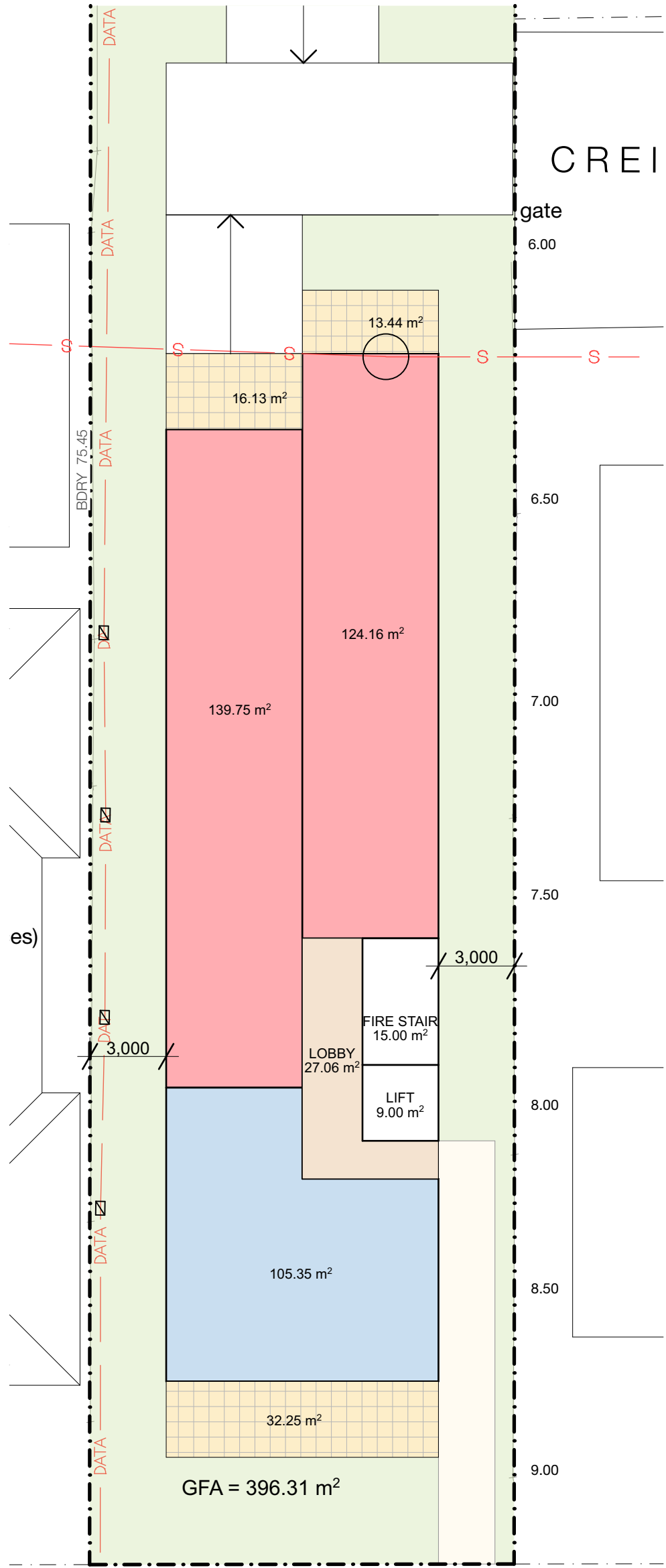


preliminary not for construction

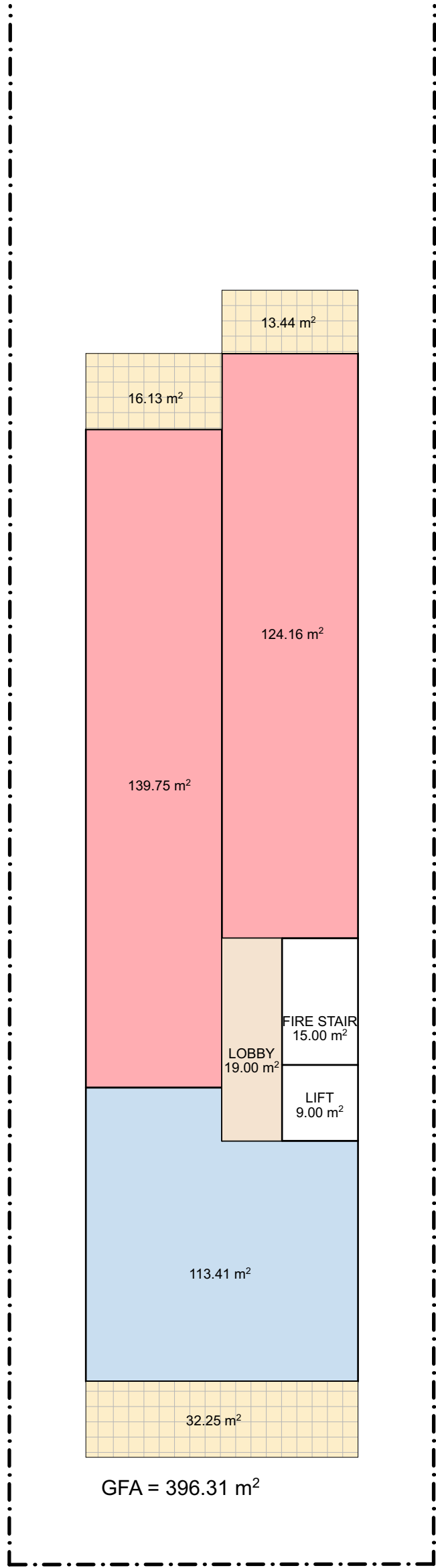




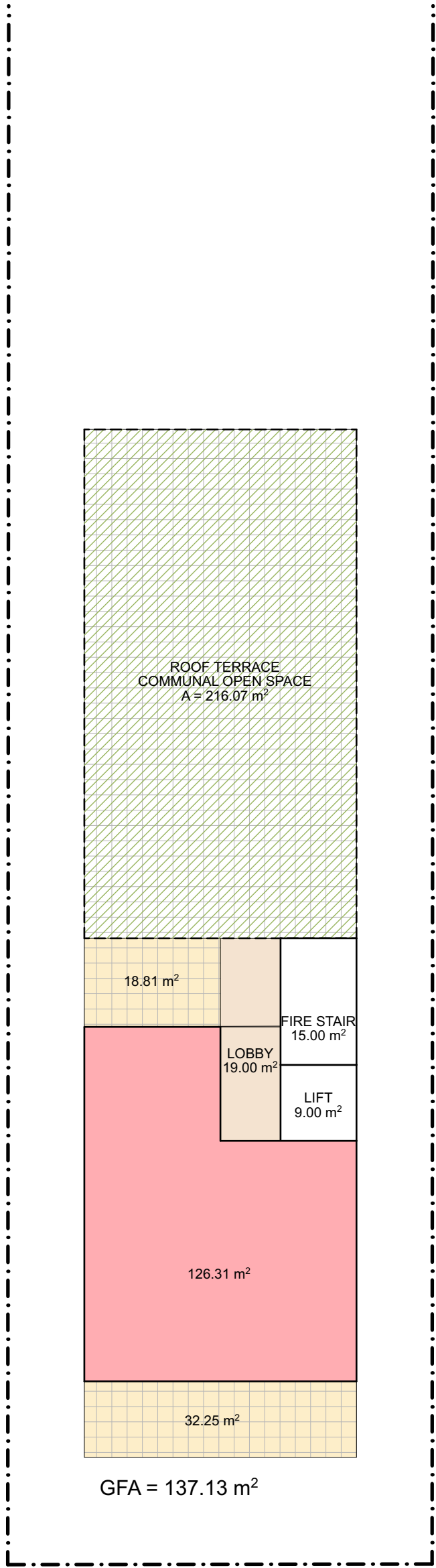
1 BASEMENT FLOOR PLAN
1:200



2 GROUND FLOOR PLAN
1:200



3 LEVEL 1 - 3 FLOOR PLAN
1:200



4 LEVEL 4 FLOOR PLAN
1:200