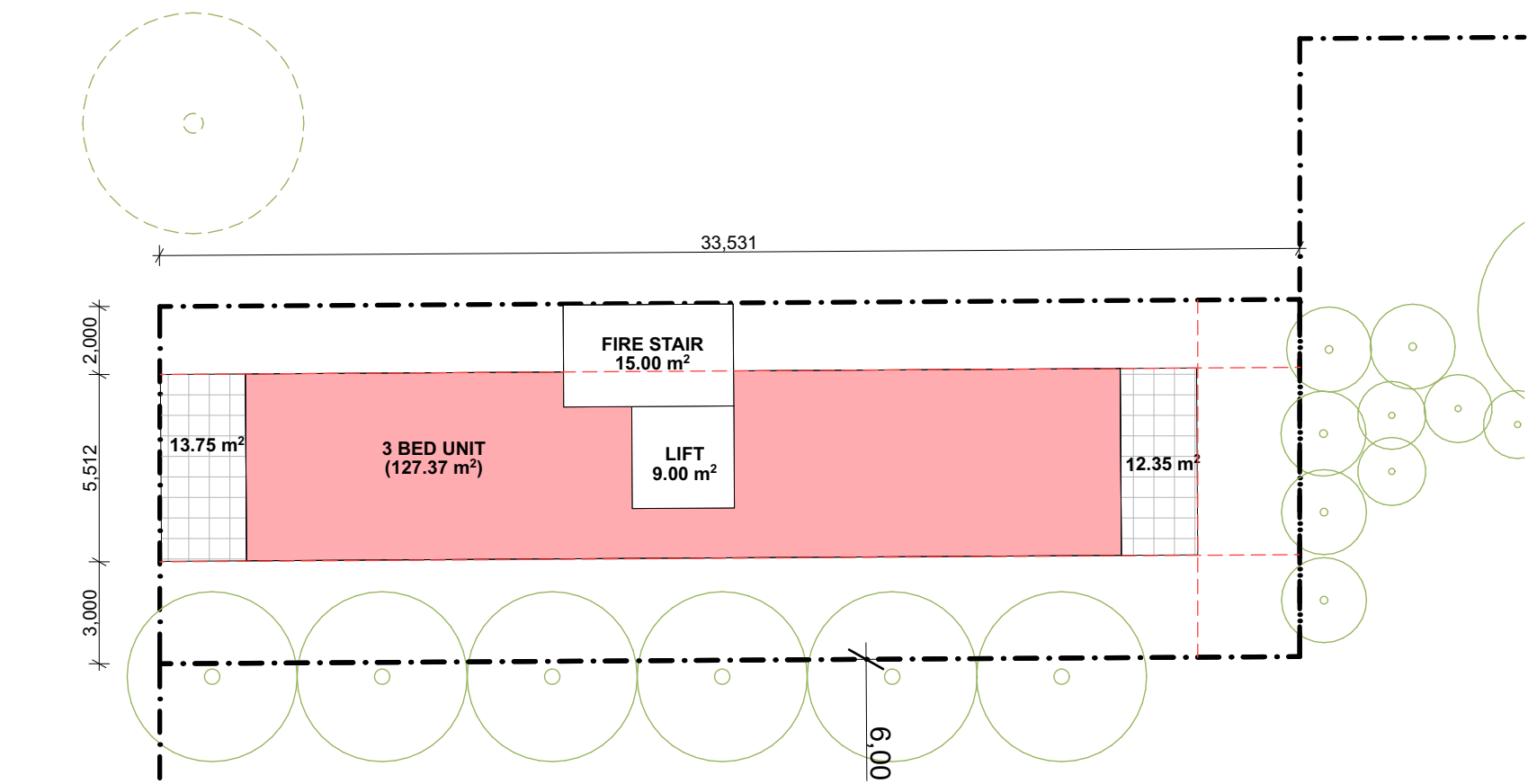


## **Attachment H – Lot 7 Feasibility Study**

LOT 7 AREA SCHEDULE

	GFA (m²)	residential units			COS
	site	1B	2B	3B	
GL	72.77				
L1	127.37			1	
L2	127.37			1	
L3	127.37			1	
ROOF					127
total GFA	454.88	0	0	3	127

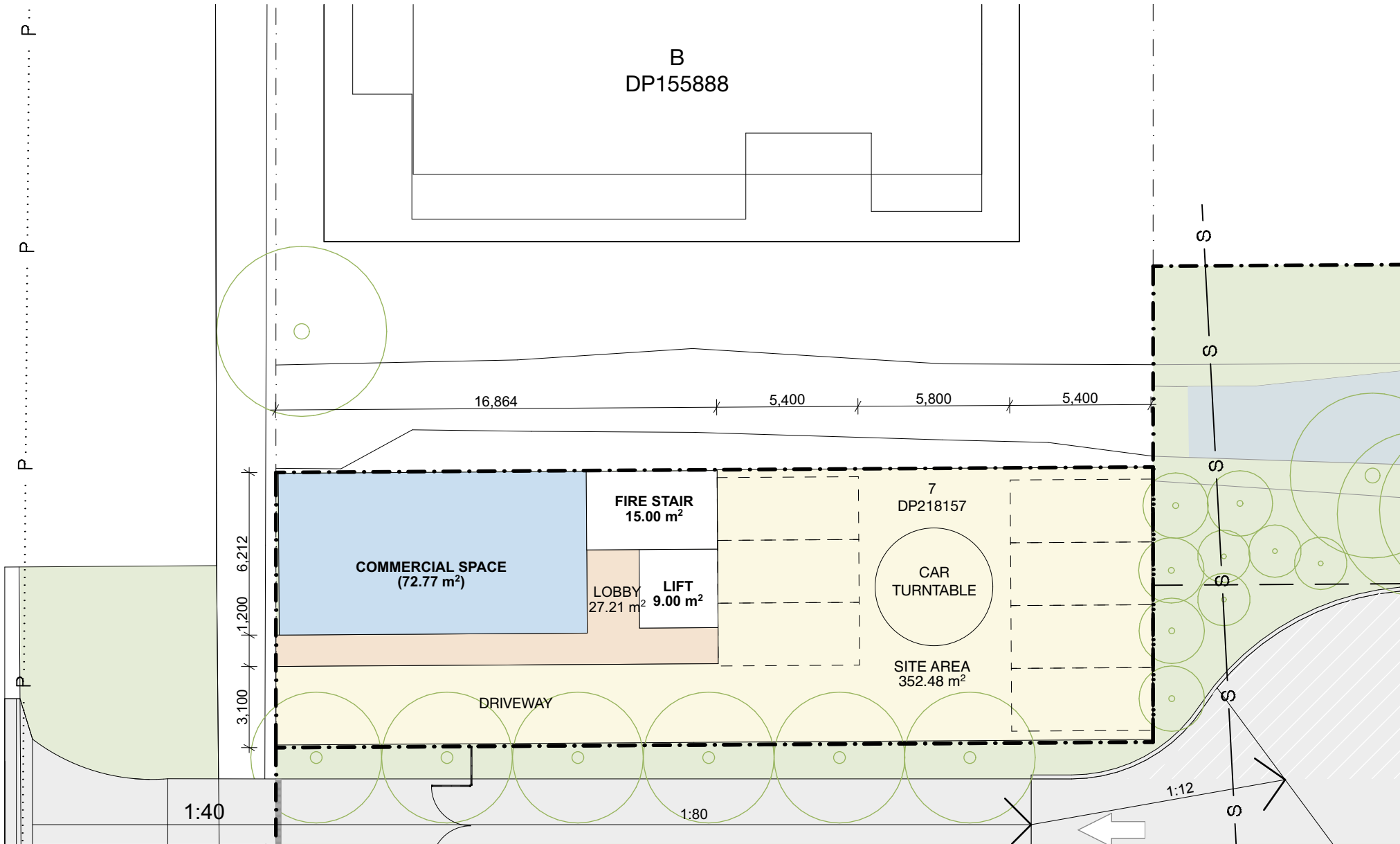
site area (m²)	352.48		total units	3	
proposed FSR	1.29	1	total adaptable units	0	
allowable FSR	2	1	total universal units		
proposed height (m)		15	COS provided	127	
allowable height (m)		15	COS required	88.12	



1 | LEVEL 1 - 3 FLOOR PLAN

CAR PARKING REQUIREMENTS

	no. units	Gosford DCP	SEPP senior	RMS	provided
1B units		1	0.5	0.4	
2B units		1.2	0.5	0.7	
3B units	3	1.5	0.5	1.2	
total residential units	3	0.45			
visitors		0.2		0.14	
commercial area	78.88				
commercial carspaces	1 per 40m2			1.97	
total cars required		5	4.5	6	7
visitors required		0.6		0	
residential cars required		4.5		3.6	
3.8*5.4m parking space rate			5%		
3.8*5.4m cars required included			0.225		
accessible resident parking included	15% adaptable unit	0.45			
disable visitor parking included	4% of visitor parking spaces (2 minimum)	0.024		0	
Bicycle parking	1/3+1/12	1.25			
Motorbike parking	1/15	0.2		4	



1 | GROUND FLOOR PLAN  
1:200