Attachment H – Lot 7 Feasibility Study

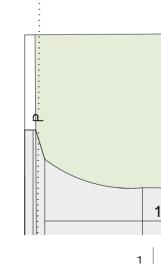
LOT 7 AREA SCHEDULE

	GFA (m²)		COS		
	site	1B	2В	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	

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		



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INTEGRATED DESIGN <mark>G</mark>ROUP

TECTURE | MASTERPLANNING | INT

NOTES (a) Integrated Design Group Pt/ Ltd
 (a) Contractors to check and verify all levels datum and dimensions on site
 (b) Contractors to check and verify all levels datum and dimensions on site
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 (c) Contractors to cognite theorem proceeding with any works
 (c) All drawings are not for construction and are subject to further design
 development, consultant input, council and legislative requirements.
 (c) Refer to General notes page for legend and abbreviations DISCIPLINES

 Discretives

 Access
 Civil
 #Civil Engineer

 Accustic
 #Accustic
 Electrical
 #Services Consultant

 Arborist
 #Aborist
 Geotech
 #Geotech

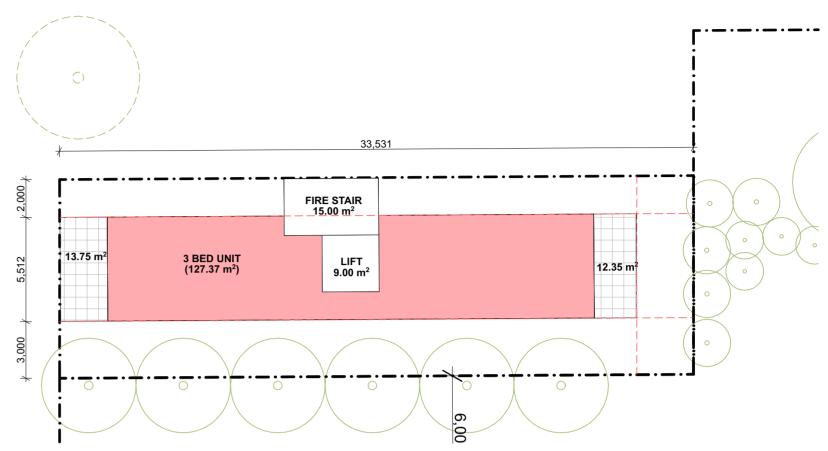
 BCA
 #BCA
 #BCA
 Hydraulic
 Hydraulic

 Planner
 #Planning Consultant
 Mechanical #Mechanical Engineer

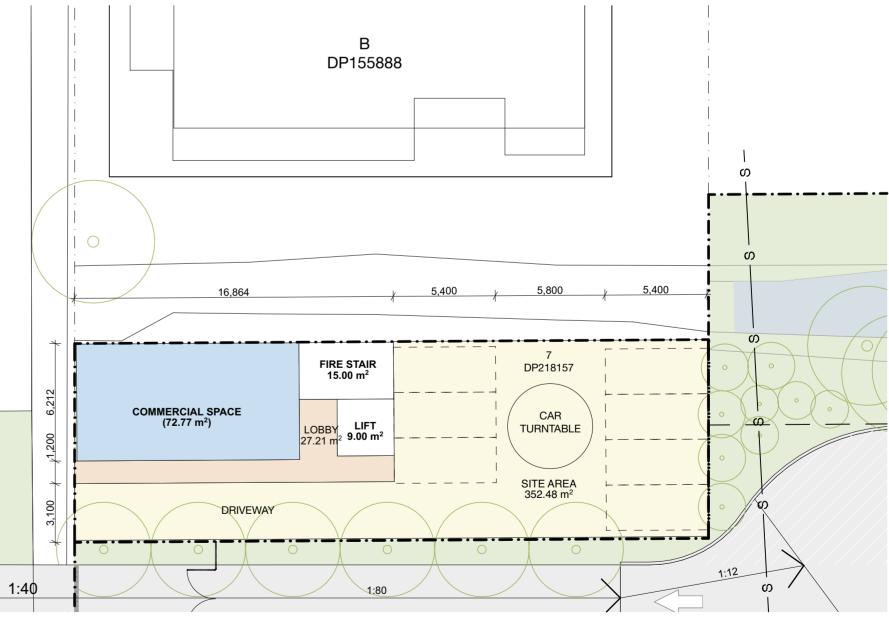
 Surveyor
 #Structural Engineer
 Structure

 Waste
 #Waste
 PCA
 central coast council

1 BED UNIT 2 BED UNIT 3 BED UNIT



1 LEVEL 1 - 3 FLOOR PLAN



1 GROUND FLOOR PLAN 1:200

PROJECT	REVISION			DRAWING				
Brisbane Water Legacy Residential Apartments SITE: 51-57 masons parade Point Fredrick NSW 2250 CLIENT: Grindley REF: GRI20033	14/6/22	A	REQUESTED INFORMATION FOR DA	LOT 7 F DRAWING -9207	EASIBILI IISSUE A	DRAWN CHECKED SCALE	DY xw stitq 1:200@a3	