## Summary

SITE AREA

13,120 m<sup>2</sup>

1.04:1

GROSS FLOOR AREA 5,389.00 m² Warehouse 13,667 m<sup>2</sup> Light Industrial 4,200.00 m<sup>2</sup> Showroom 858.00 m<sup>2</sup> 2,979.00 m<sup>2</sup> Office Café 93.00 m² 148.00 m² Foyer TOTAL CARPARKING Warehouse 18.0 180 Light Industrial 42.0 29.0 Showroom

88.0

3.0

Office Café

			10	\
Compliance				$\Delta$
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CONTROL	REQUIREMENT	PROPOSED	COMPLIES	
Floor Space Ratio	NA MAX	1.04:1		
Gross Floor Area	NA MAX	13,667.0 m <sup>2</sup>	<b>✓</b> (	
Site Cover	NA MAX	NA		
Building Height (Measure from Flood Planning Level RL 6.300)	18.00 m MAX	17.80 m	$\checkmark$	
Building Height	18.00 m MAX	21.12 m	×	
Carparking				
Warehouse	18.0 MIN	18.0	$\overline{\hspace{1cm}}$	
Light Industrial	42.0 MIN	42.0	$\overline{\hspace{1cm}}$	
Showroom	28.6 MIN	29.0	$\checkmark$	
Office	74.5 MIN	88.0	$\checkmark$	
Café	2.3 MIN	3.0	√ <u>,</u> √	$\setminus$
Total	166 MIN	180.0	$\bigcirc$ 1	10
Bicycle Parking				
Warehouse/Office/Retail	32.0 MIN	32.0	$\overline{\hspace{1cm}}$	
Café - Ground	3.0 MIN	3.0	$\overline{\hspace{1cm}}$	
Total	35.0 MIN	35.0	$\overline{\hspace{1cm}}$	
Building Setback from Front	3.00 m MIN	3.00 m	<b>─</b>	

## **Detailed Calculations**

Detailed Calculations																			BICYC	CLE
GROSS FLOOR AREA								; }	CAR	PARKING	REQ		CARPARKING PROVIDED	BICYCLE SPACES			BICYCLE SPA	CES REQ	SPAC PROVI	
Unit	Warehouse (inc Amenities)	Warehouse (inc Amenities and excluding loading bays)	Showroom/Office	Mezzanine Office (Inc Amenities)	Foyer	Café	Total	Warehouse	Light Industrial	Showroom/Office	Omice Café	Total			TOTAL PERSONS BASED ON AREA PER PERSON FOR USE*	NUMBER OF STAFF	Staff	Visitor	Staff (At Basement)	Visitor (in Basement)
Basement 1													102	WAREHOUSE/ OFFICE/ RETAIL	14,412 m²	480.4	24.0	8.0	24	8
GROUND							0.0 m <sup>2</sup>	0.0		0.0	0.0	0.0 0.0	25							
1	1,099 m²	1,068 m²	112 m²	196.0 m²	65.0 m²	93.0 m²	1,534.0 m²	3.6				2.3 14.5		CAFE - GROUND	93 m²	1.0	1.0	2.0	1	2
2	863 m <sup>2</sup>	788 m²	186 m²	279.0 m <sup>2</sup>	83.0 m <sup>2</sup>		1,336.0 m <sup>2</sup>	2.6				0.0 15.8								
3	766 m <sup>2</sup>	678 m²	194 m²	280.0 m²			1,152.0 m <sup>2</sup>	2.3				0.0 15.7		TOTAL			25.0	10.0	25	10
4	775 m <sup>2</sup>	687 m²	193 m²	283.0 m <sup>2</sup>			1,163.0 m <sup>2</sup>	2.3				0.0 15.8								
6	854 m <sup>2</sup> 1,402 m <sup>2</sup>	810 m <sup>2</sup> 1,358 m <sup>2</sup>	173 m <sup>2</sup> 0 m <sup>2</sup>	670.0 m <sup>2</sup> 199.0 m <sup>2</sup>			1,653.0 m <sup>2</sup> 1,557.0 m <sup>2</sup>	2.7 4.5				0.0 <i>25.2</i> 0.0 <i>9.5</i>								
0	1,402 111	1,556 111	0111	199.0 111			1,337.0 111	4.5		0.0	5.0	0.0 9.3	. ^							
LEVEL 1							0.0 m <sup>2</sup>	>	0.0	0.0	0.0	0.0 0.0	53							
7	778 m²	690 m²		149.0 m <sup>2</sup>			839.0 m²		6.9			0.0 10.6								
8	617 m <sup>2</sup>	529 m²		181.0 m²			710.0 m²		5.3	0.0	4.5	0.0 9.8		<b>\</b>						
9	658 m <sup>2</sup>	570 m²		135.0 m <sup>2</sup>			705.0 m²	<i></i>	5.7	0.0	3.4	0.0 9.1								
10	497 m <sup>2</sup>	409 m²		166.0 m <sup>2</sup>			575.0 m²	<b>&gt;</b>	4.1			0.0 8.2		<b>\</b>						
11	292 m²	248 m²		87.0 m <sup>2</sup>			335.0 m <sup>2</sup>	(	2.5			0.0 4.7		<b>\</b>						
12	570 m <sup>2</sup>	482 m²		116.0 m²			598.0 m²					0.0 7.7	)							
13	562 m <sup>2</sup>	518 m²		120.0 m²			638.0 m <sup>2</sup>		5.2			0.0 8.2		/	\					
14	842 m <sup>2</sup>	754 m²		118.0 m²			872.0 m <sup>2</sup>		7.5	0.0	3.0	0.0 10.5								
TOTAL	10,575.0 m <sup>2</sup>	9,589.0 m²	858.0 m²	2,979.0 m²	148.0 m²	93.0 m²	13,667.0 m²	18.0	42.0	28.6	74.5	2.3 <b>166.0</b>	180							
NOTES		~~~		~~~				^					$\langle \sim \rangle$							

- 1. Warehouse & Ancillary Office Parking: 1/300m2
- 2. Light Industrial & Ancillary Office Parking: 1/100m2
- 3. Office Parking: 1/40m2
- 4. Café Parking: 1/40m2
- 5. Warehouse bicycle parking: As per DCP rates, bicycle spaces are calculated based on 1 space/20 staff;
- \* Area per person according to use: As per NCC 2019 BCA, Warehouse (Storage space) are calculated based on 1 person/30m2.
- \* Area per person according to use: As per NCC 2019 BCA, Warehouse (Factory fabrication) are calculated based on 1 person/50m2. 6. Light Industry bicycle parking: As per DCP rates, bicycle spaces are calculated based on 1 space/20 staff. Visitor 1/Industrial Unit
- 7. Ancillary Office bicycle parking: As per DCP rates, bicycle spaces are calculated based on 1 space/200m2 GFA for staff, 1 space/750m2 GFA over 1000m2 for visitor.
- 8. Retail Bicycle Parking: When using DCP rates, bicycle spaces are calculated based on 1 space/300m2 GFA for staff. Patrons 1/500m2 GFA over 1,000m2
- 9. Café Bicycle Parking: When using DCP rates, bicycle spaces are calculated based on 1 space/100m2 GFA for staff, 2 spaces for visitor.

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Notes

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE
COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES
BEFORE COMMENCING WORKS BY CONTACTING DIAL
BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS
PROVIDED WITH THIS DOCUMENTATION IT SHALL BE
ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL
MAKE THEIR OWN ENQUIRES.

Rev	Description	Date	App'd
01	Issue For Review.	19/08/2022	MB
02	Issue For Review.	25/08/2022	MB
03	Issue For Information.	2/09/2022	MB
04	Issue For Information.	15/09/2022	MB
05	Issue For Coordination.	29/09/2022	MB
06	Issue For DA Submission.	8/11/2022	MB
07	DA AMMENDMENT	20/06/2023	MB
80	DA AMMENDMENT	10/07/2023	MB
09	DA AMMENDMENT	13/09/2023	
10	S455 SUBMISSION	11/12/2024	MB

## INDUSTRIAL DEVELOPMENT

1600 CANTERBURY ROAD PUNCHBOWL NSW 2196 Australia



Drawing Title DATA

1:1.11 @A2 Sheet Size

Project Number Drawing Number DA-0001