

24/ 06/2011



PROJECT: Affordable Housing Development
LOCATION: 81-95 Boronia Rd. Greenacre, NSW
SUBJECT: Schedule of Unit Areas & FSR calculation,
Schedule of Kitchens with natural Kitchens &
Schedule of units with Solar Access

Please find tables detailing the the following information.

Schedule of Areas & FSR calculation,
Schedule of Kitchens with natural Kitchens &
Schedule of units with Solar Access

Sydney

Studio 12, Level 5, 35 Buckingham Street
Surry Hills, NSW, 2010
Tel: +61 2 8396 9500 Fax: +61 2 8396 9555
E-mail: sydney@modedesign.com.au
ABN 65 112 807 931

QLD Peter Bartram 2333 NSW Rhonan O'Brien 7176 NT Robert McCray AR664

Brisbane Sunshine Coast Sydney Darwin Gold Coast
www.modedesign.com.au

Project	Boronia Rd. Greenacre, Affordable Housing Development	
Date	22/06/2011	

Block A	Unit Title	Gross Floor Area as per DCP	Internal Carpet Area excluding
A-01	2 Bedroom	72.23	66.06
A-02	Studio	49.81	44.88
A-03	2 Bedroom	69.76	63.26
A-04	2 Bedroom	72.46	66.01
A-05	Studio	37.74	32.88
A-06	2 Bedroom	72.85	65.19
A-07	2 Bedroom	72.23	67.42
A-08	1 Bedroom	49.73	45.81
A-09	2 Bedroom	69.76	64.95
A-10	2 Bedroom	72.46	67.61
A-11	Studio	37.74	34.28
A-12	2 Bedroom	72.84	67.82
Total		749.61	686.17

Natural Vent Kitchens	Solar Access
-----------------------------	-----------------

1	
1	1
	1
	1
1	1
1	1
1	
	1
	1
1	1

Block B			
B-01	2 Bedroom	70.19	62.32
B-02	2 Bedroom	70.5	64.61
B-03	Studio	36.79	32.74
B-04	2 Bedroom	72.66	65.77
B-05	2 Bedroom	70.19	64.39
B-06	Studio	35.25	30.39
B-07	2 Bedroom	70.19	64.8
B-08	2 Bedroom	71.24	66.21
B-09	Studio	36.77	33.42
B-10	2 Bedroom	72.66	67.34
B-11	2 Bedroom	70.19	65.14
B-12	Studio	35.25	31.68
B-13	1 Bedroom	53.47	48.41
Total		765.35	697.22

1	1
1	
1	
	1
	1
1	
1	1
1	1
1	
	1
	1
1	
1	1

Block C			
C-01	2 Bedroom	70.35	62.86
C-02	2 Bedroom	68.98	63.2
C-03	1 Bedroom	49.46	44.6
C-04	2 Bedroom	70.26	63.89
C-05	2 Bedroom	70.52	62.44
C-06	1 Bedroom	49.68	43.53
C-07	2 Bedroom	70.35	65.28
C-08	2 Bedroom	69.82	65.1
C-09	1 Bedroom	49.46	45.68
C-10	2 Bedroom	70.26	65.45
C-11	2 Bedroom	70.52	64.06
C-12	1 Bedroom	49.68	45.72
C-13	1 Bedroom	54.99	48.39
Total		814.33	740.2

1	1
1	1
	1
	1
1	
1	1
	1
1	1
	1
	1
1	
1	1

		Gross Floor Area as per	Internal Carpet Area excluding external walls
Block D	Unit Title	DCP	& party walls
D-01	studio	34.79	30.01
D-02	3 Bedroom	95.18	87.1
D-03	1 Bedroom	51.1	46.12
D-04	2 Bedroom	75.83	69.22
D-05	2 Bedroom	68.9	61.32
D-06	Studio	34.79	31.21
D-07	3 Bedroom	95.18	89.22
D-08	1 Bedroom	51.1	47.05
D-09	2 Bedroom	75.83	70.56
D-10	2 Bedroom	68.9	63.5
Total		651.6	595.31

Block E			
E-01	1 Bedroom	58.93	51.58
E-02	1 Bedroom	54.65	47.66
E-03	2 Bedroom	70.49	63.28
E-04	2 Bedroom	69.77	63.16
E-05	Studio	38.18	33.47
E-06	1 Bedroom	51.81	45.72
E-07	1 Bedroom	51.19	44.38
E-08	2 Bedroom	70.49	65.31
E-09	2 Bedroom	69.76	64.72
E-10	Studio	38.18	34.41
E-11	Studio	40.9	35.8
E-12	Studio	41.3	35.4
Total		655.65	584.89

Block F			
F-01	1 Bedroom	50.12	44.2
F-02	1 Bedroom	50.74	44.78
F-03	2 Bedroom	70.49	63.28
F-04	2 Bedroom	69.77	63.16
F-05	Studio	38.18	33.47
F-06	1 Bedroom	51.81	45.72
F-07	1 Bedroom	51.19	44.38
F-08	2 Bedroom	70.49	65.31
F-09	2 Bedroom	69.76	64.72
F-10	Studio	38.18	34.41
F-11	Studio	40.9	35.8
F-12	Studio	41.3	35.4
Total		642.93	574.63

		Gross Floor Area as per	Internal Carpet Area excluding external walls & party walls
Block G	Unit Title	DCP	
G-01	1 Bedroom	50.12	44.2
G-02	1 Bedroom	50.74	44.78
G-03	2 Bedroom	70.49	63.28
G-04	2 Bedroom	69.77	63.16
G-05	Studio	38.18	33.47
G-06	1 Bedroom	51.81	45.72
G-07	1 Bedroom	51.19	44.38
G-08	2 Bedroom	70.49	65.31
G-09	2 Bedroom	69.76	64.72
G-10	Studio	38.18	34.41
G-11	Studio	40.9	35.8
G-12	Studio	41.3	35.4
Total		642.93	574.63

Block H			
H-01	1 Bedroom	58.93	51.58
H-02	1 Bedroom	54.65	47.66
H-03	2 Bedroom	70.49	63.28
H-04	2 Bedroom	69.77	63.16
H-05	Studio	38.18	33.47
H-06	1 Bedroom	51.81	45.72
H-07	1 Bedroom	51.19	44.38
H-08	2 Bedroom	70.49	65.31
H-09	2 Bedroom	69.76	64.72
H-10	Studio	38.18	34.41
H-11	Studio	40.9	35.8
H-12	Studio	41.3	35.4
Total		655.65	584.89

Block I			
I-01	studio	34.79	30.01
I-02	3 Bedroom	95.18	87.1
I-03	1 Bedroom	51.1	46.12
I-04	2 Bedroom	75.83	69.22
I-05	2 Bedroom	68.9	61.32
I-06	Studio	34.79	31.21
I-07	3 Bedroom	95.18	89.22
I-08	1 Bedroom	51.1	47.05
I-09	2 Bedroom	75.83	70.56
I-10	2 Bedroom	68.9	63.5
Total		651.6	595.31

1 1
1 1
1 1
1 1
1 1
1 1
1
1 1
1 1
1 1
1 1
1 1

1 1
1 1
1 1
1 1
1 1
1 1
1
1 1
1 1
1 1
1 1
1 1

1
1 1
1
1
1
1 1
1 1
1

		Gross Floor Area as per	Internal Carpet Area excluding external walls
Block J	Unit Title	DCP	& party walls
J-01	2 Bedroom	70.35	62.86
J-02	2 Bedroom	68.98	63.2
J-03	1 Bedroom	49.46	44.6
J-04	2 Bedroom	70.26	63.89
J-05	2 Bedroom	70.52	62.44
J-06	1 Bedroom	49.68	43.53
J-07	2 Bedroom	70.35	65.28
J-08	2 Bedroom	69.82	65.1
J-09	1 Bedroom	49.46	45.68
J-10	2 Bedroom	70.26	65.45
J-11	2 Bedroom	70.52	64.06
J-12	1 Bedroom	49.68	45.72
J-13	1 Bedroom	54.99	48.39
Total		814.33	740.2

Block K			
K-01	2 Bedroom	70.19	62.32
K-02	2 Bedroom	70.5	64.61
K-03	Studio	36.79	32.74
K-04	2 Bedroom	72.66	65.77
K-05	2 Bedroom	70.19	64.39
K-06	Studio	35.25	30.39
K-07	2 Bedroom	70.19	64.8
K-08	2 Bedroom	71.24	66.21
K-09	Studio	36.77	33.42
K-10	2 Bedroom	72.66	67.34
K-11	2 Bedroom	70.19	65.14
K-12	Studio	35.25	31.68
K-13	1 Bedroom	53.47	48.41
Total		765.35	697.22

Block L			
L-01	2 Bedrrom	72.23	66.06
L-02	Studio	49.81	44.88
L-03	2 Bedrroom	69.76	63.26
L-04	2 Bedroom	72.46	66.01
L-05	Studio	37.74	32.88
L-06	2 Bedroom	72.85	65.19
L-07	2 Bedroom	72.23	67.42
L-08	1 Bedroom	49.73	45.81
L-09	2 Bedroom	69.76	64.95
L-10	2 Bedroom	72.46	67.61
L-11	Studio	37.74	34.28
L-12	2 Bedroom	72.84	67.82
Total		749.61	686.17

1 1

1

1

1

1

1 1

1

1

1

1

1

1 1

1 1

1

1

1

1

1 1

1 1

1 1

1

1

1 1

1 1

1 1

1 1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

Total GFA as per DCP	8558.94
Total Site Area	11479
Total FSR available	8609.25

Naturally Ventilated Kitchens Total	100	
Units that achieve solar access as per ARHSEPP		109

Natural ventilation access to Kitchens

Since entry doors have overhead operable louvered opening,
they allow for natural ventilation access to Kitchens.