



planning consultants

APPENDIX D

MIXED USE DEVELOPMENT

701 PITTWATER ROAD DEE WHY

Development Application

JANUARY 2014



INDICATIVE CALCULATIONS

PARKING REQUIREMENTS

RETAIL 280.7sqm @ 6.1 spaces / 100sqm = 17 spaces (excluding allowance of 6sqm per tenancy for amenities)
COMMERCIAL 136 sqm @ 1 space / 40sqm = 3 spaces required - (excludes skylink) Note: no spaces required for 58m ² skylink area
RETAIL/COMMERCIAL includes 1 accessible space
RESIDENTIAL
1 SPACE per studio = 2 x 1 = 2 spaces
1 SPACE per 1 BED = 112 x 1 = 112 spaces
1.2 SPACES per 2 BED = 15 x 1.2 = 18 spaces
VISITOR - 1 SPACE per 5 UNITS = 129 / 5 = 26 spaces
TOTAL SPACES REQUIRED = 132 + 26 = 158
RESIDENTIAL + RETAIL + COMMERCIAL PARKING = 178 SPACES*

* Includes skylink area at level 2

PROVIDED

B2	- 58 RESIDENTIAL SPACES PROVIDED
B1	- 55 RESIDENTIAL SPACES PROVIDED
GF	- 28 RESIDENTIAL SPACES PROVIDED
L01	- 12 RESIDENTIAL SPACES PROVIDED
	- 17 RESIDENTIAL VISITOR SPACES PROVIDED
	- 8 RETAIL/COMMERCIAL SPACES PROVIDED
TOTAL	- 178 SPACES PROVIDED

12 Adaptable residential spaces provided
1 Accessible retail/commercial space provided

PROPOSED

RETAIL/COMMERCIAL	- 20 spaces
RESIDENTIAL	- 132 spaces
VISITOR	- 26 spaces
TOTAL SPACES	- 178

INDICATIVE CALCULATIONS

APARTMENT MIX

LEVEL	ST	1B	1B+S	2B	2B+S	3B	TOTAL
G	-	-	-	-	-	-	-
01	-	-	-	-	-	-	-
02	2	4	2	-	-	-	8
03	-	3	9	-	1	-	13
04	-	3	8	-	1	-	12
05	-	3	9	-	1	-	13
06	-	3	8	-	1	-	12
07	-	3	9	-	1	-	13
08	-	3	8	-	1	-	12
09	-	2	7	-	1	-	10
10	-	2	6	-	1	-	9
11	-	2	7	-	1	-	10
12	-	2	4	-	1	-	7
13	-	1	4	-	2	-	7
14	-	-	-	-	3	-	3
TOTAL	2	31	81	-	15	-	129

22 Adaptable apartments provided (17.0% of total units)

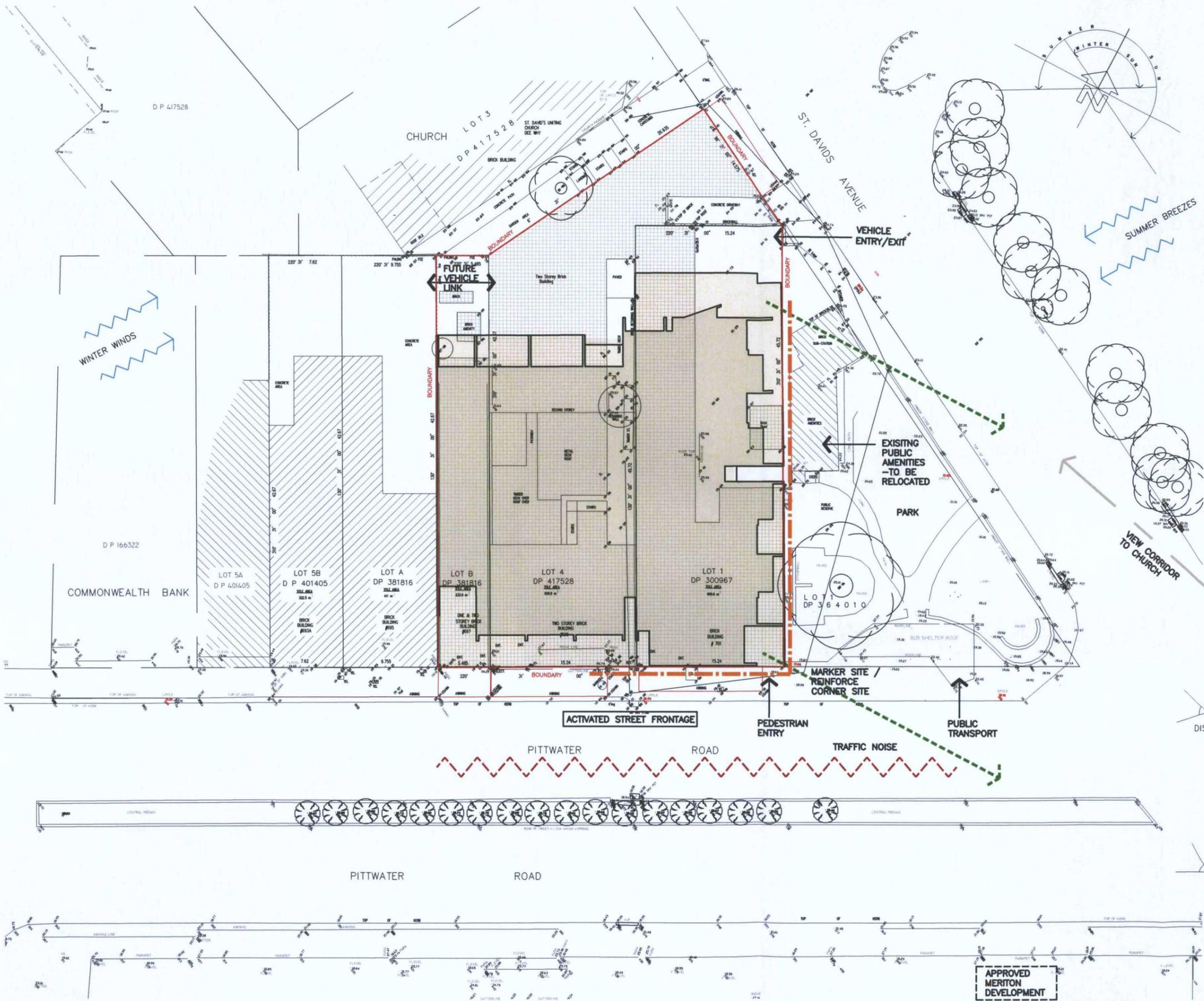
DRAWING LIST:

- A01 - COVER PAGE
- A02 - SITE ANALYSIS
- A03 - BASEMENTS 1 & 2 FLOOR PLAN
- A04 - GROUND FLOOR & LEVEL 1 PLAN
- A05 - LEVELS 2 & 3 FLOOR PLAN
- A06 - LEVELS 4, 5 & 7 FLOOR PLAN
- A07 - LEVELS 6, 8 & 9 FLOOR PLAN
- A08 - LEVELS 10 & 11 FLOOR PLAN
- A09 - LEVELS 12 & 13 FLOOR PLAN
- A10 - LEVEL 14 & ROOF PLAN
- A11 - SECTIONS - SHEET 1
- A12 - SECTIONS - SHEET 2
- A13 - SOUTH & EAST ELEVATIONS
- A14 - NORTH & WEST ELEVATIONS

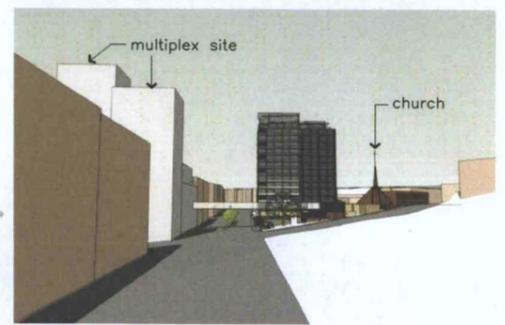
GFA

LEVEL	GFA (sq.m)
G	419
01	12
02	795
03	900
04	897
05	900
06	897
07	900
08	897
09	702
10	700
11	702
12	639
13	563
14	385
TOTAL	10,308

SITE AREA	1,777
FSR	5.8 : 1

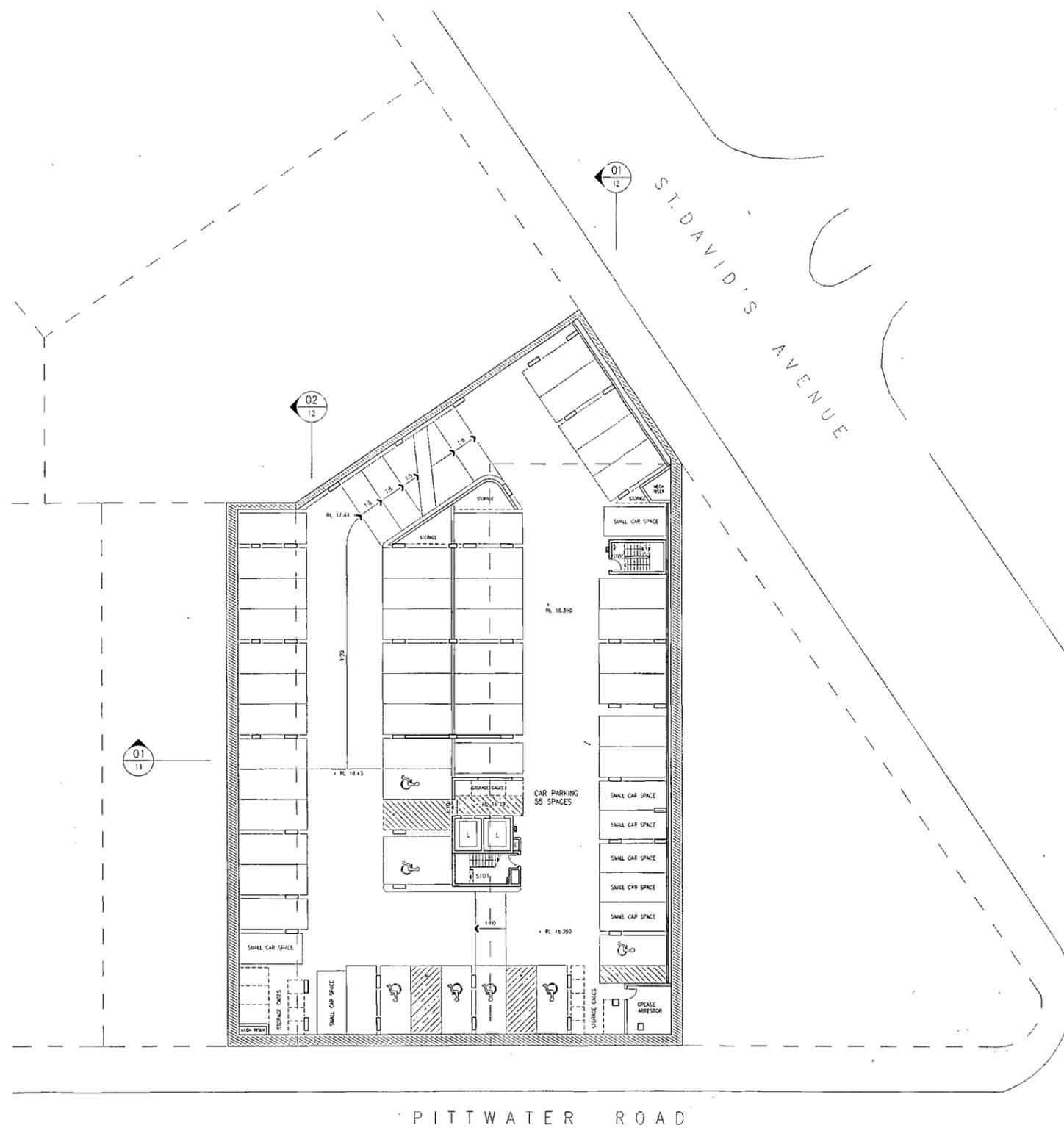
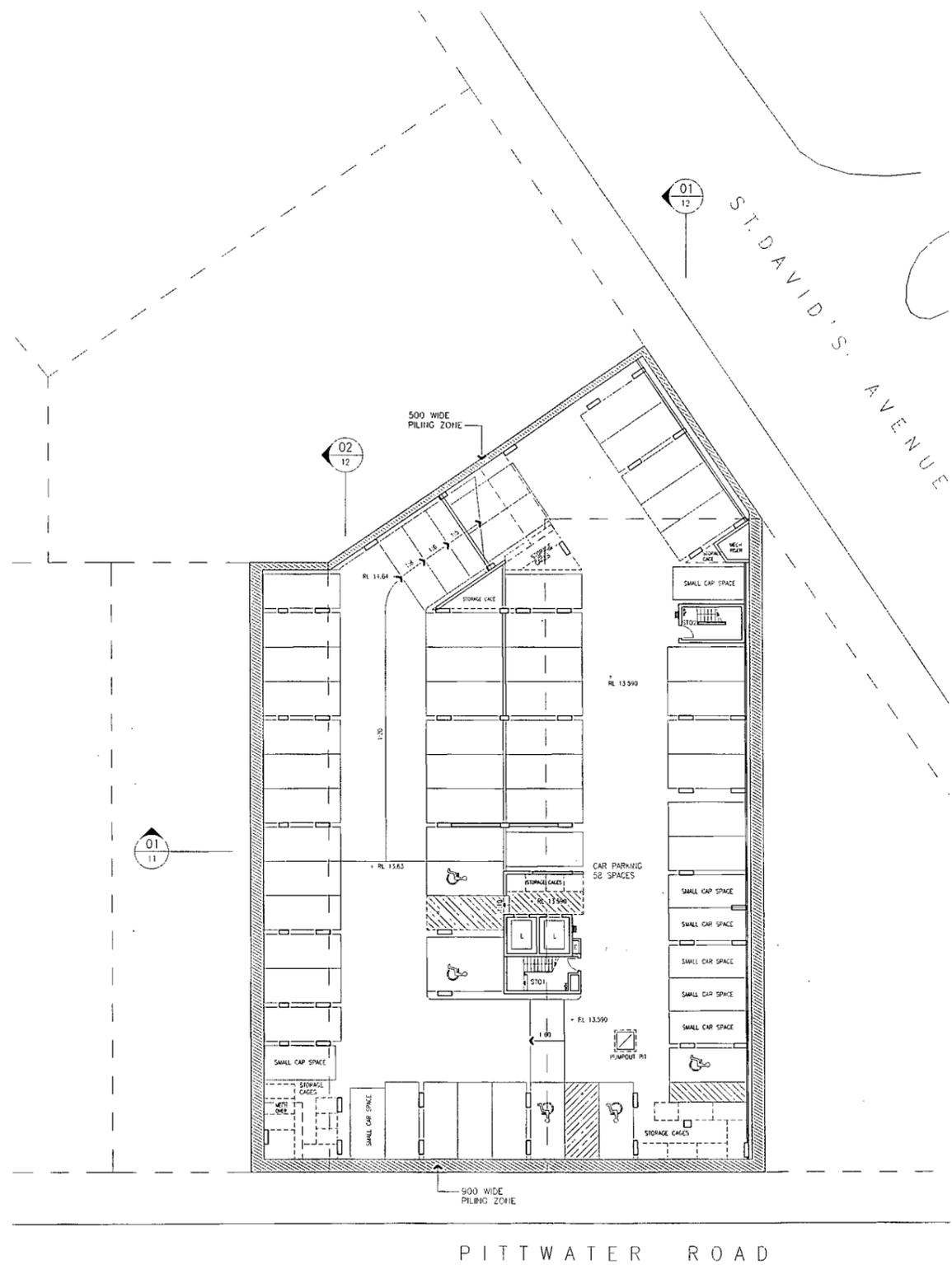


-  EXISTING BUILDINGS
-  BUILDINGS TO BE DEMOLISHED
-  PROPOSED FOOTPRINT
-  CORNER SITE / MARKER SITE
-  MAIN VIEWS



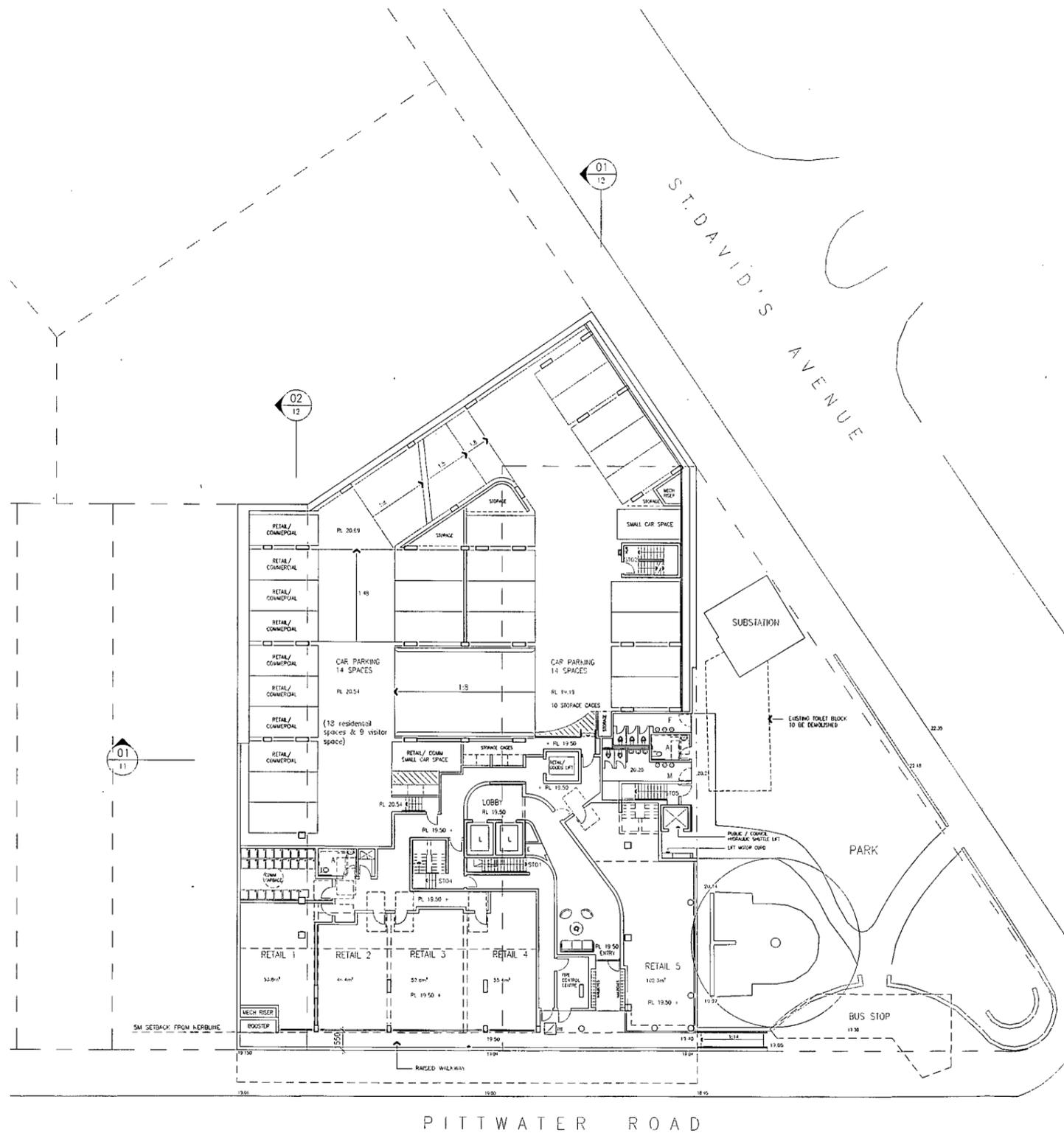
02
DISTANT

01

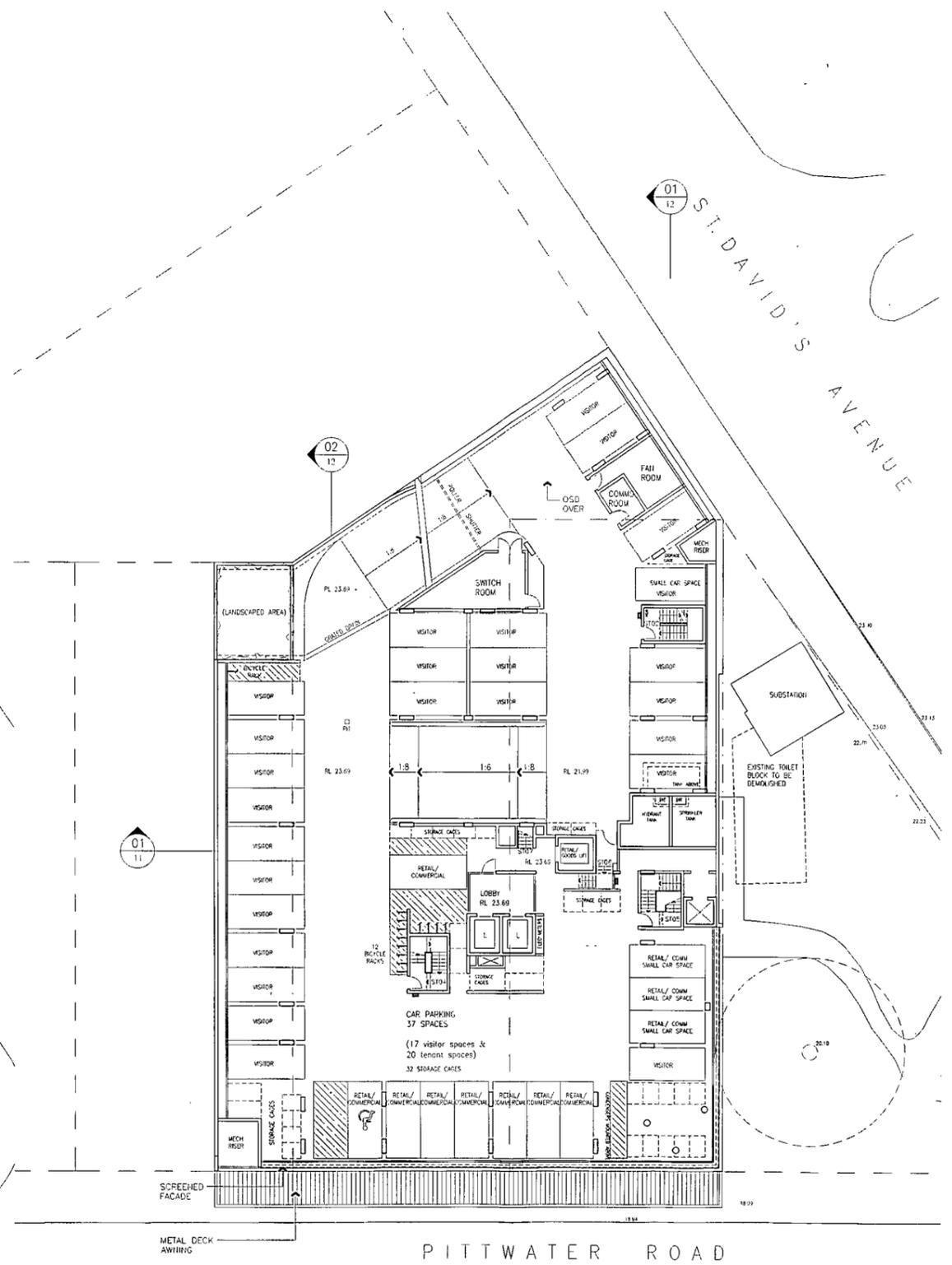


01 BASEMENT 2 1:200/041

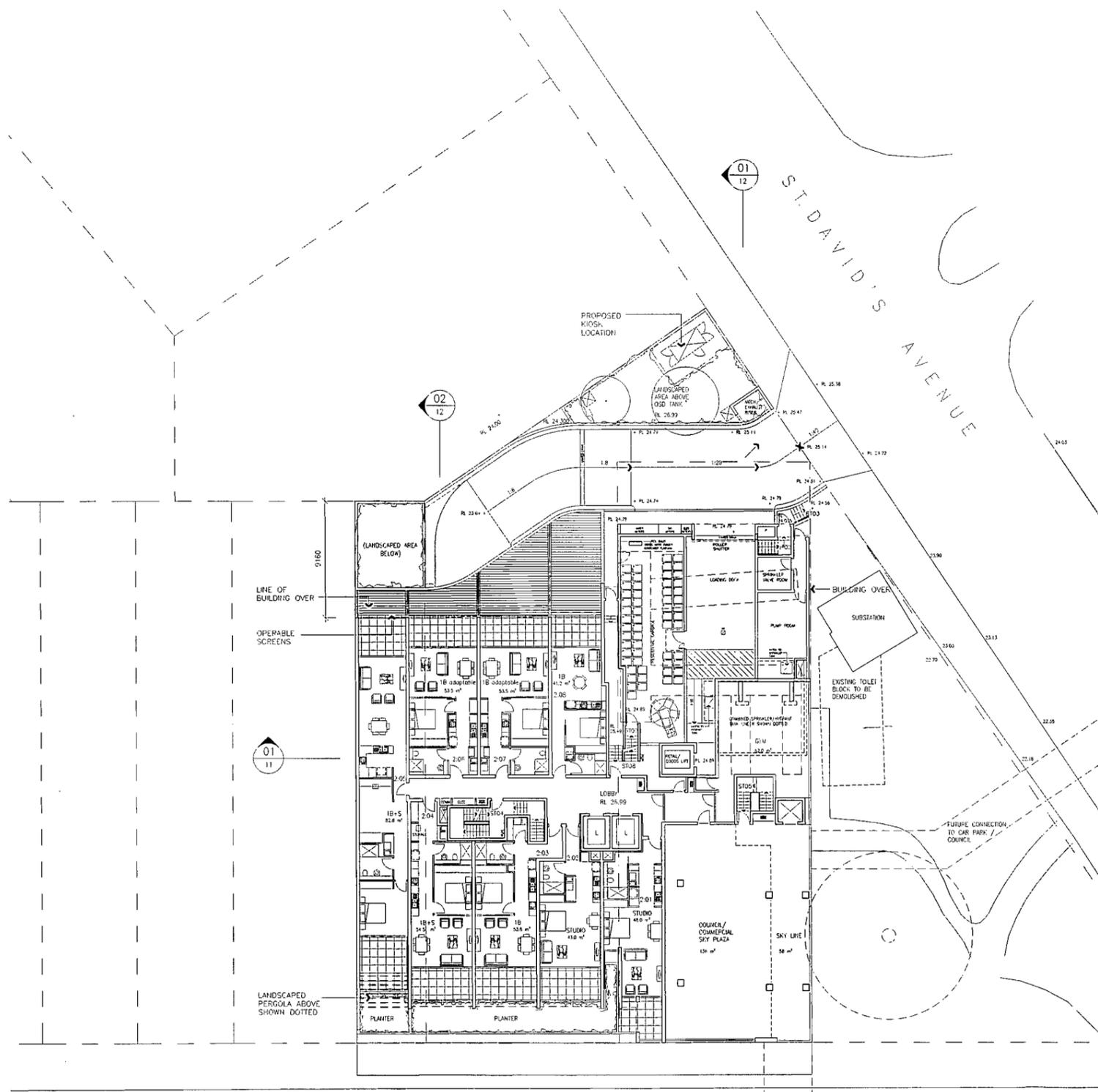
02 BASEMENT 1 1:200/041



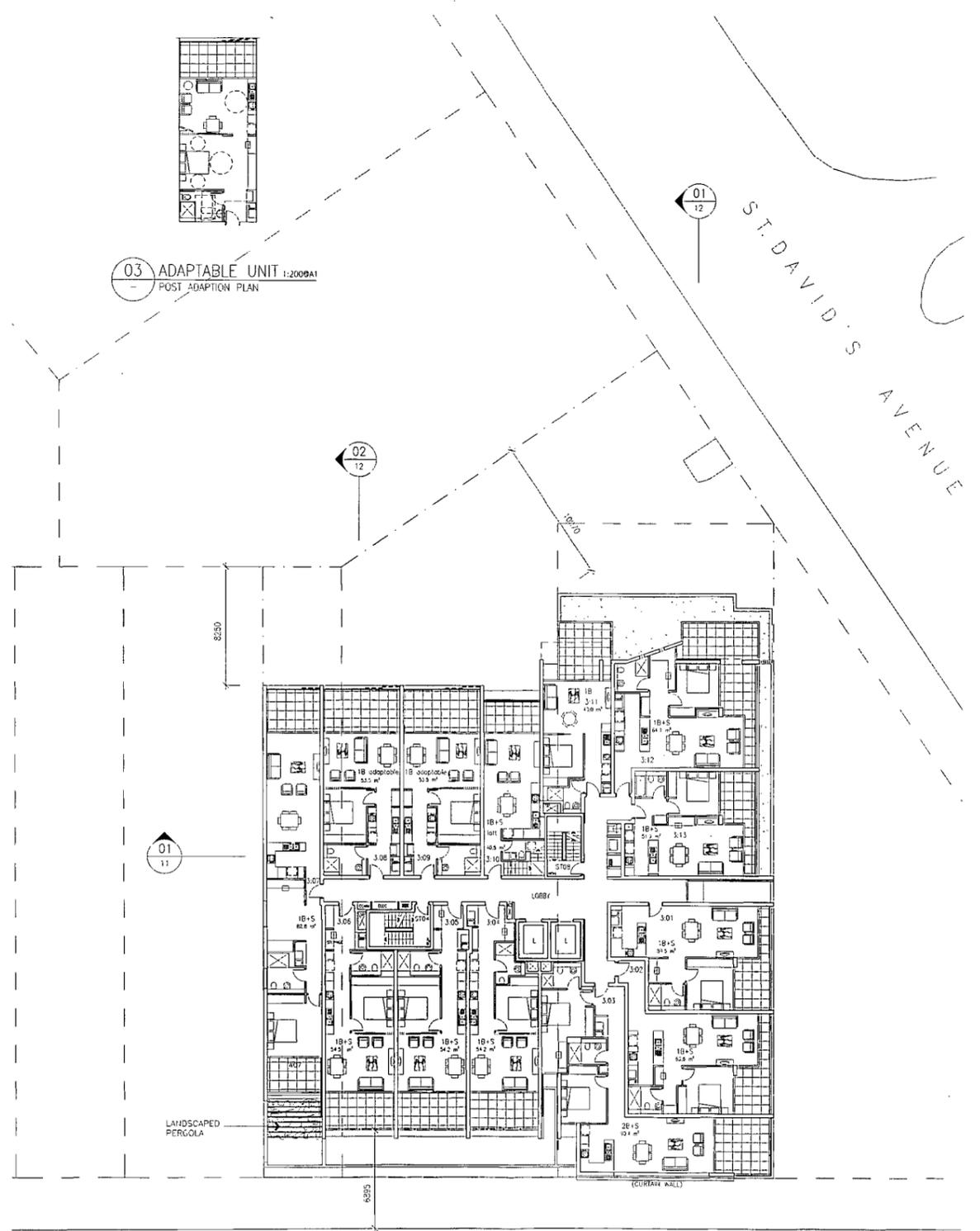
01 GROUND 1:2000A1



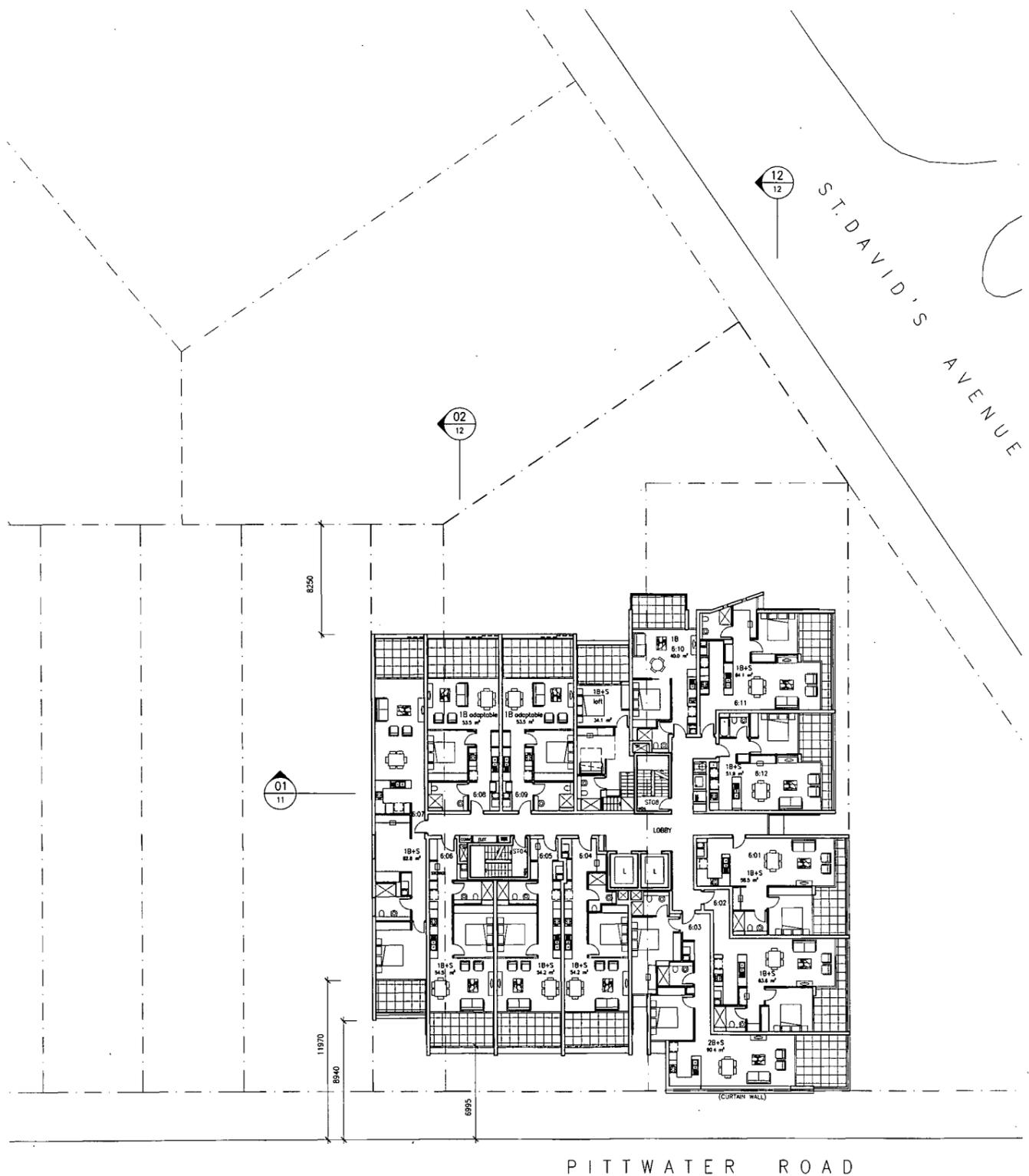
02 LEVEL 1 1:2000A1



02 LEVEL 2 1:200@A1

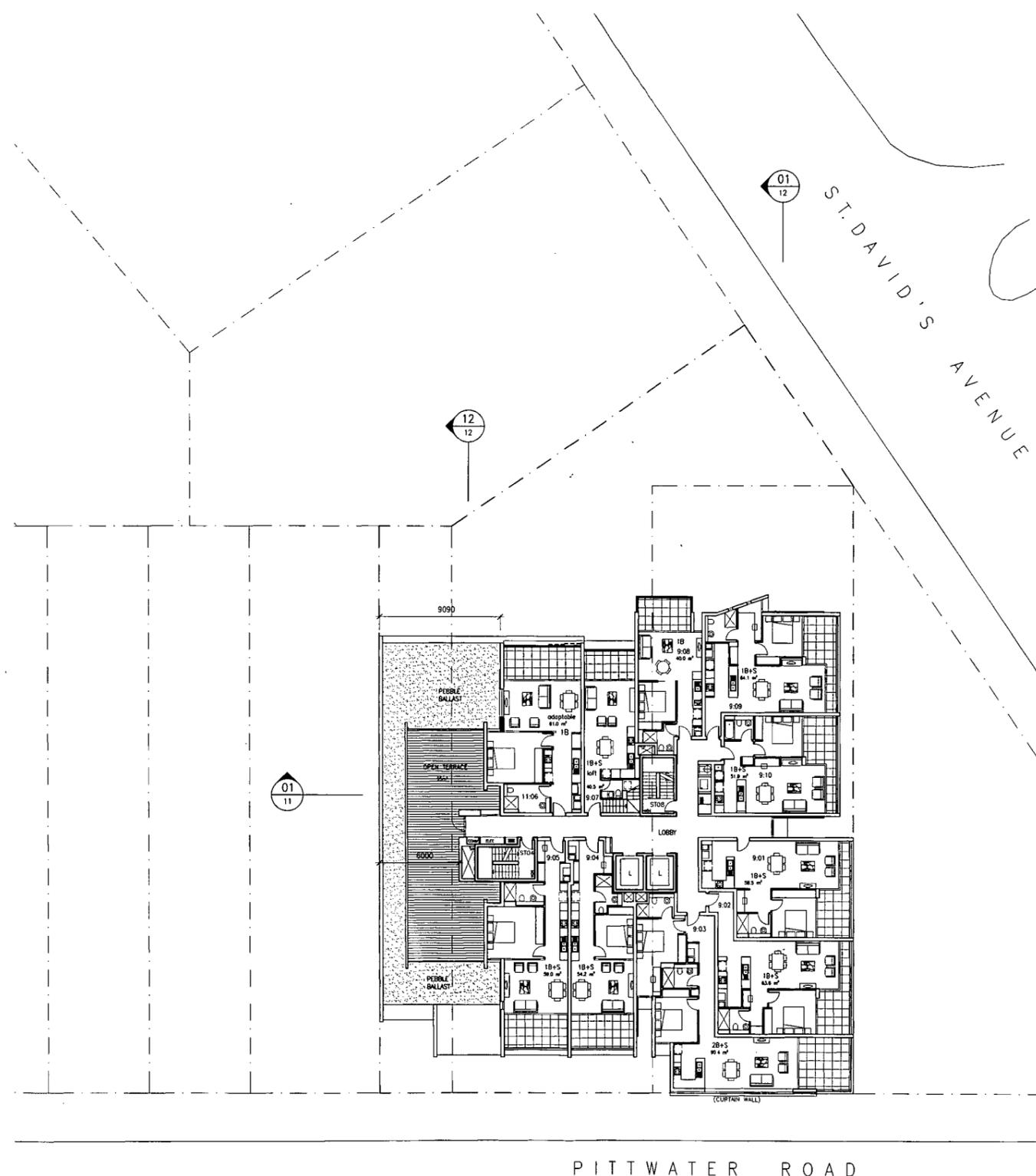


02 LEVEL 3 1:200@A1



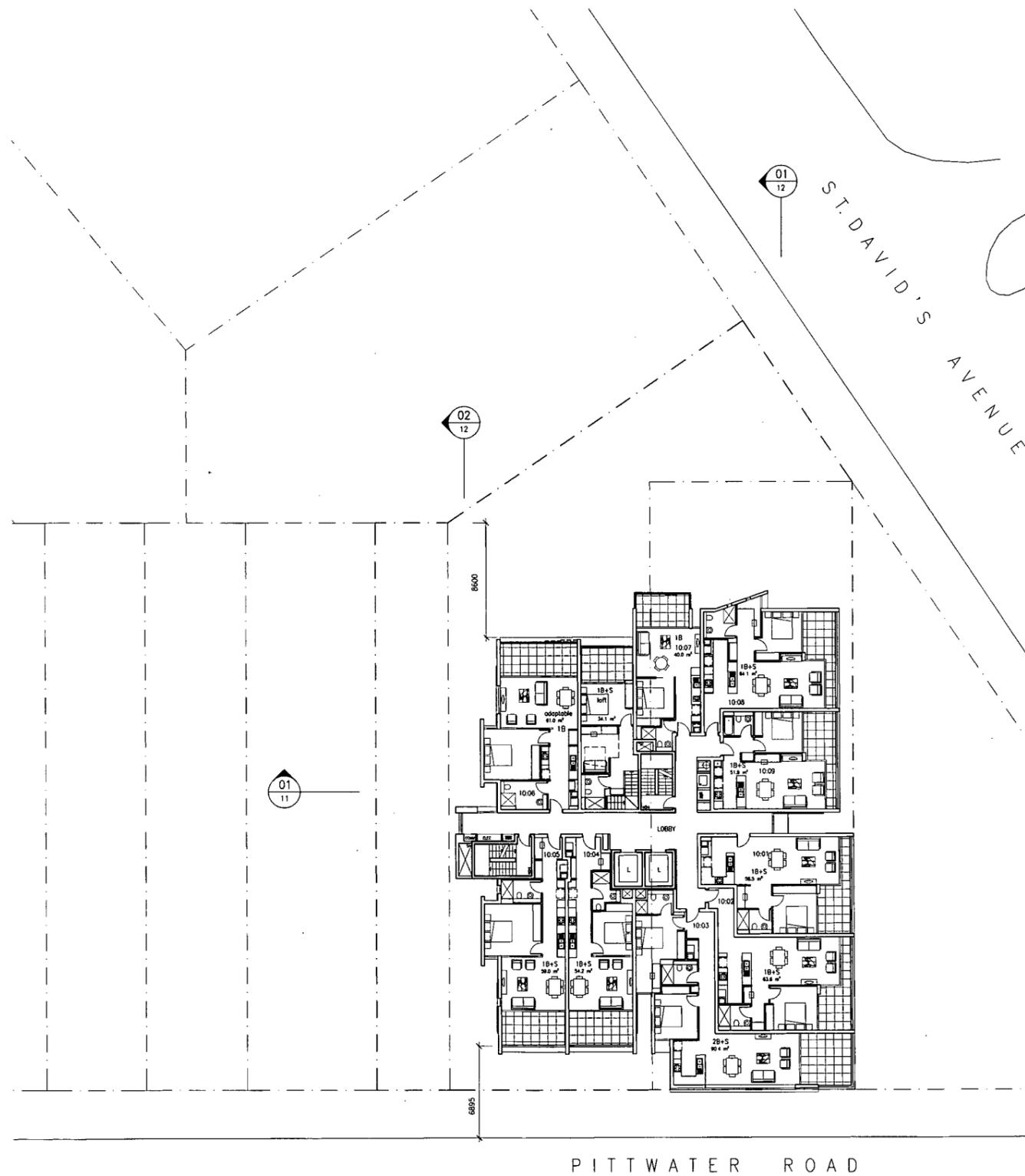
PITTWATER ROAD

01 LEVELS 6 & 8 1:2000A1



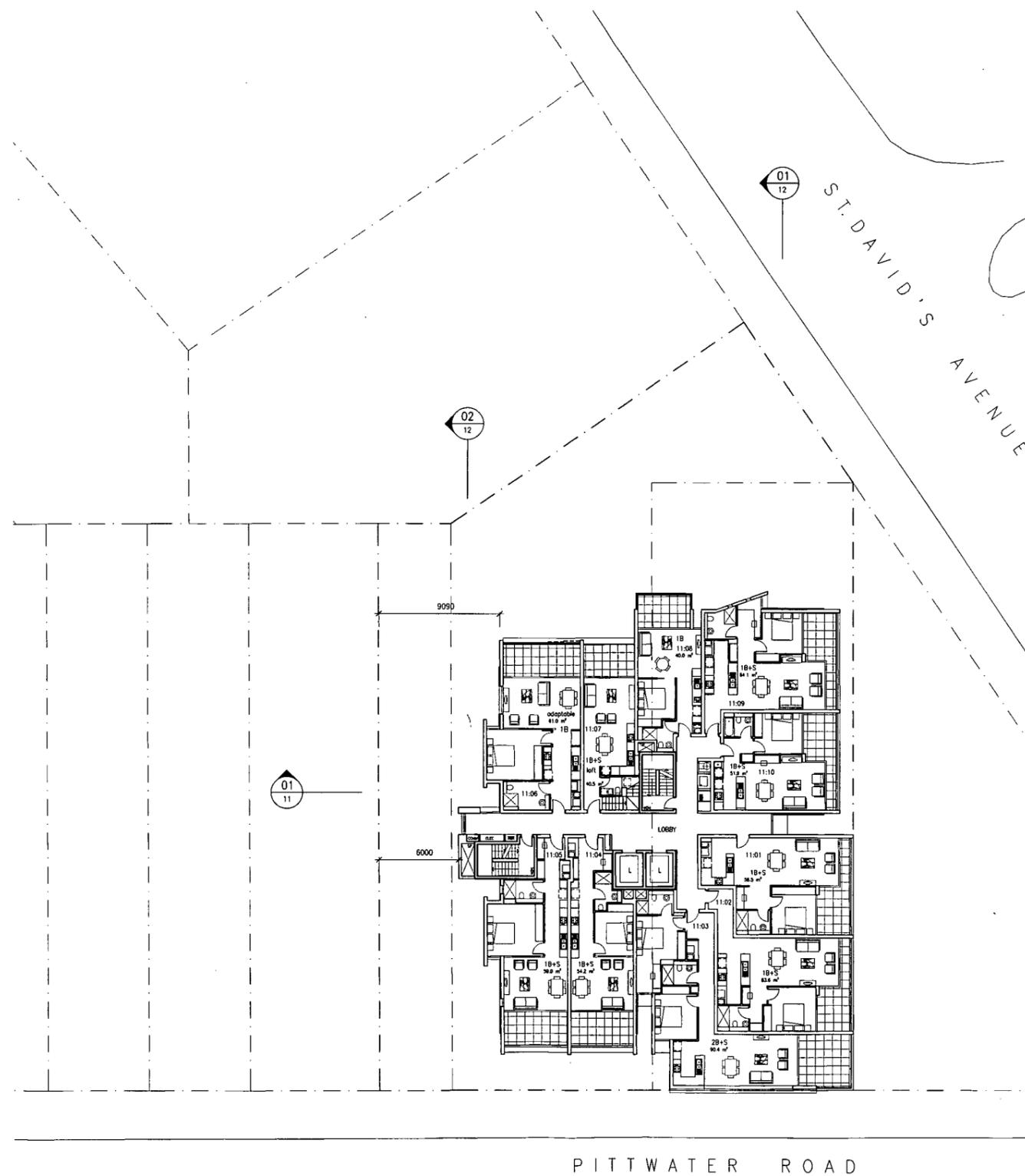
PITTWATER ROAD

02 LEVEL 9 1:2000A1



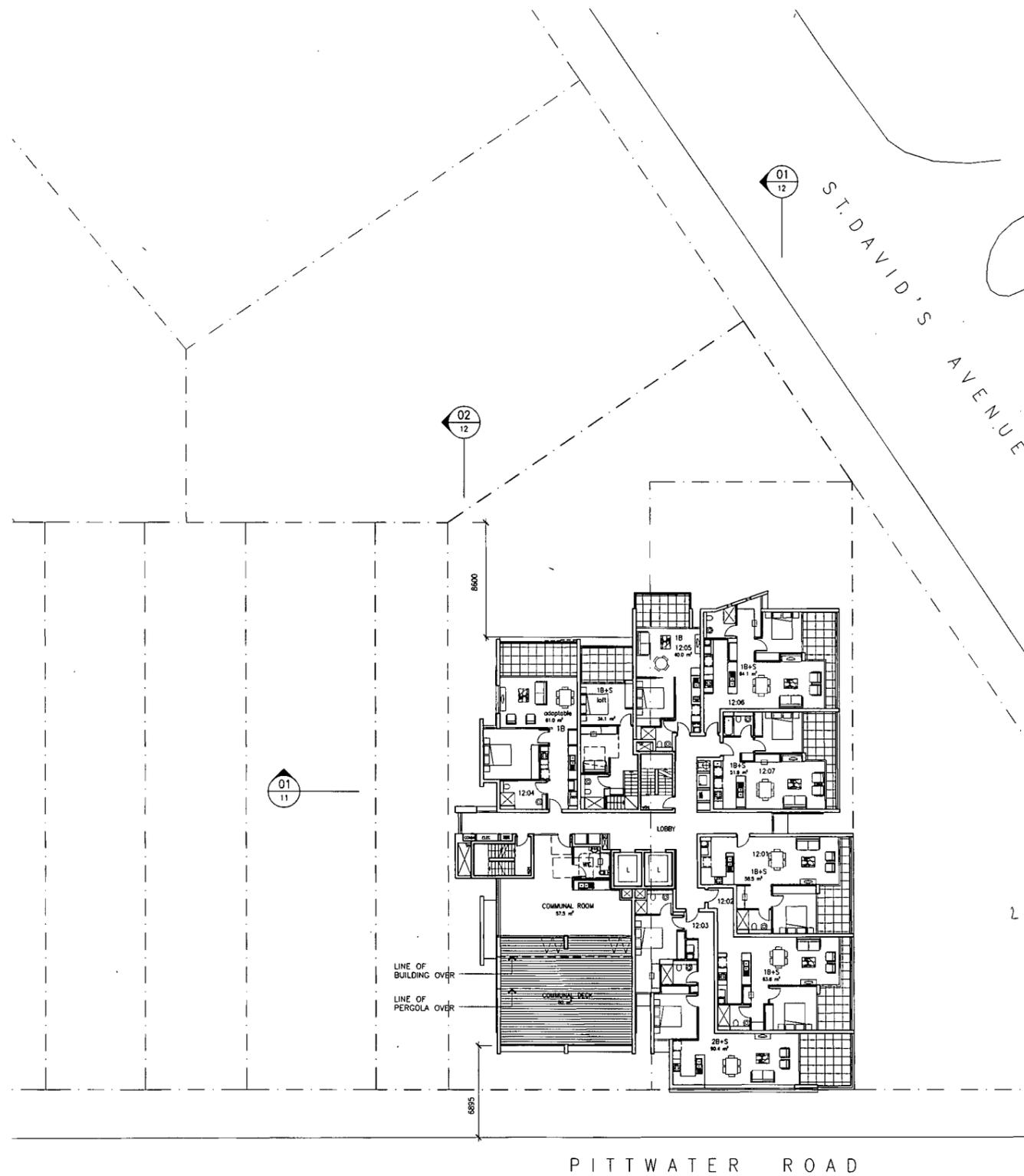
PITTWATER ROAD

01 LEVEL 10 1:2000A1

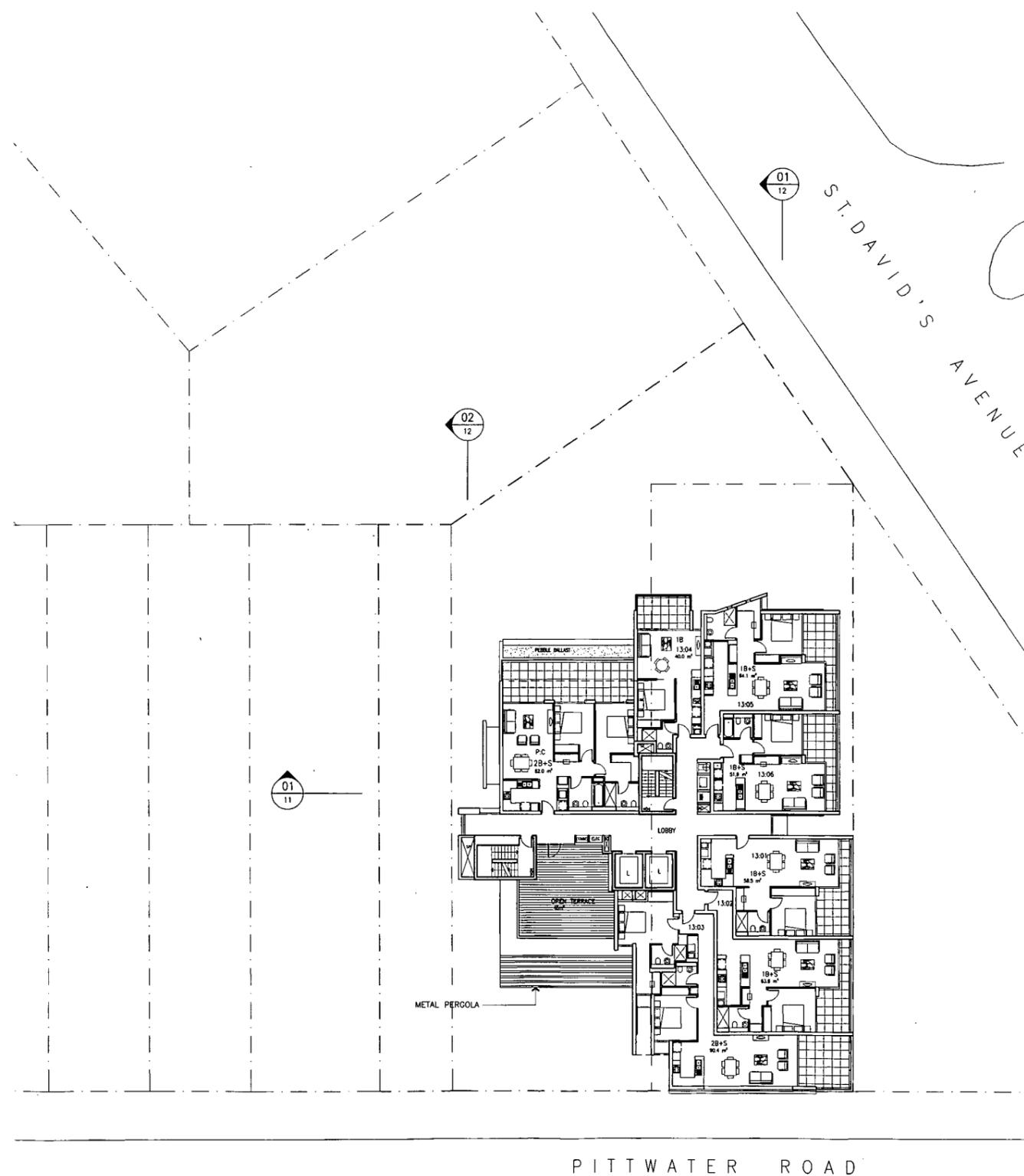


PITTWATER ROAD

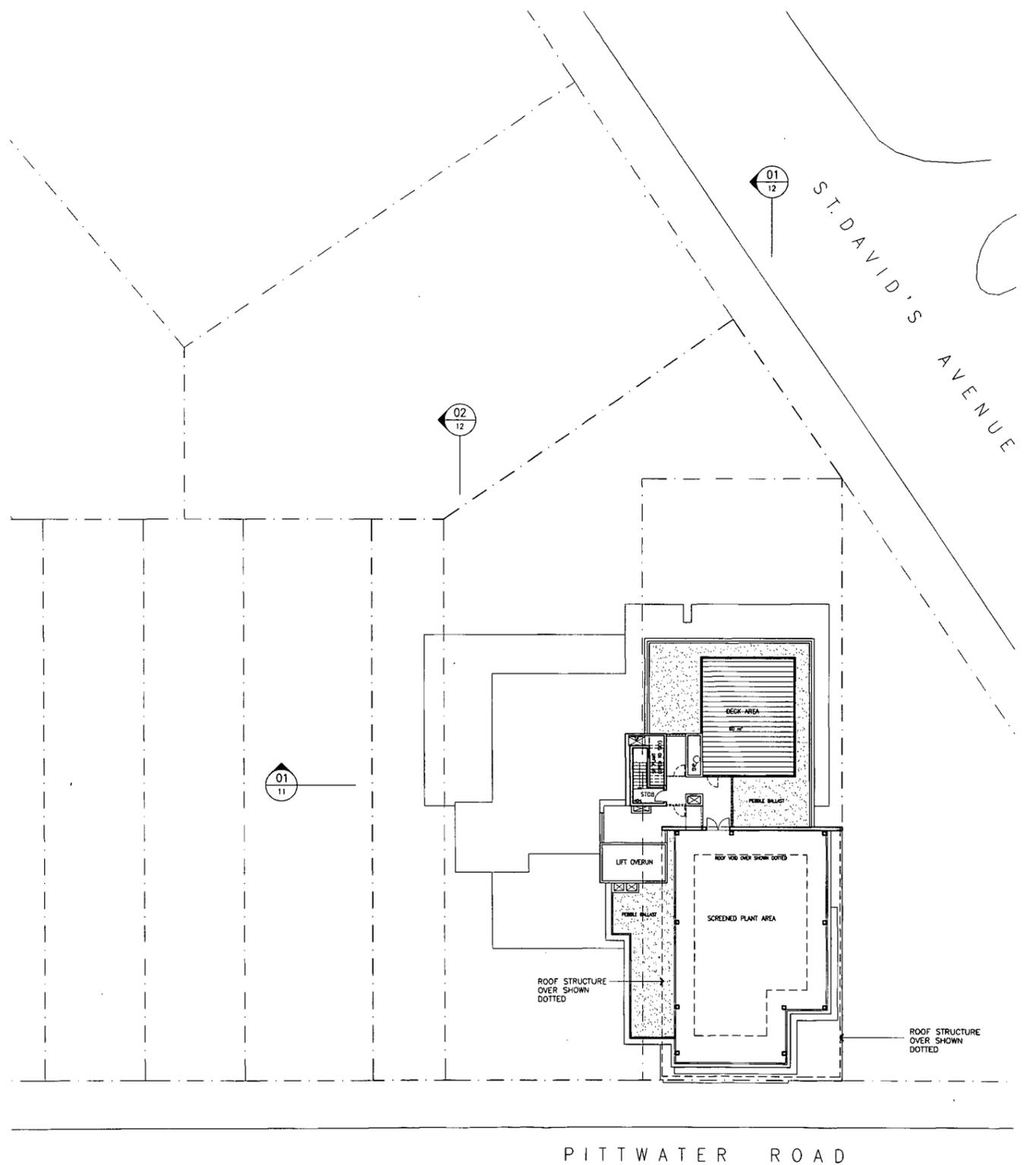
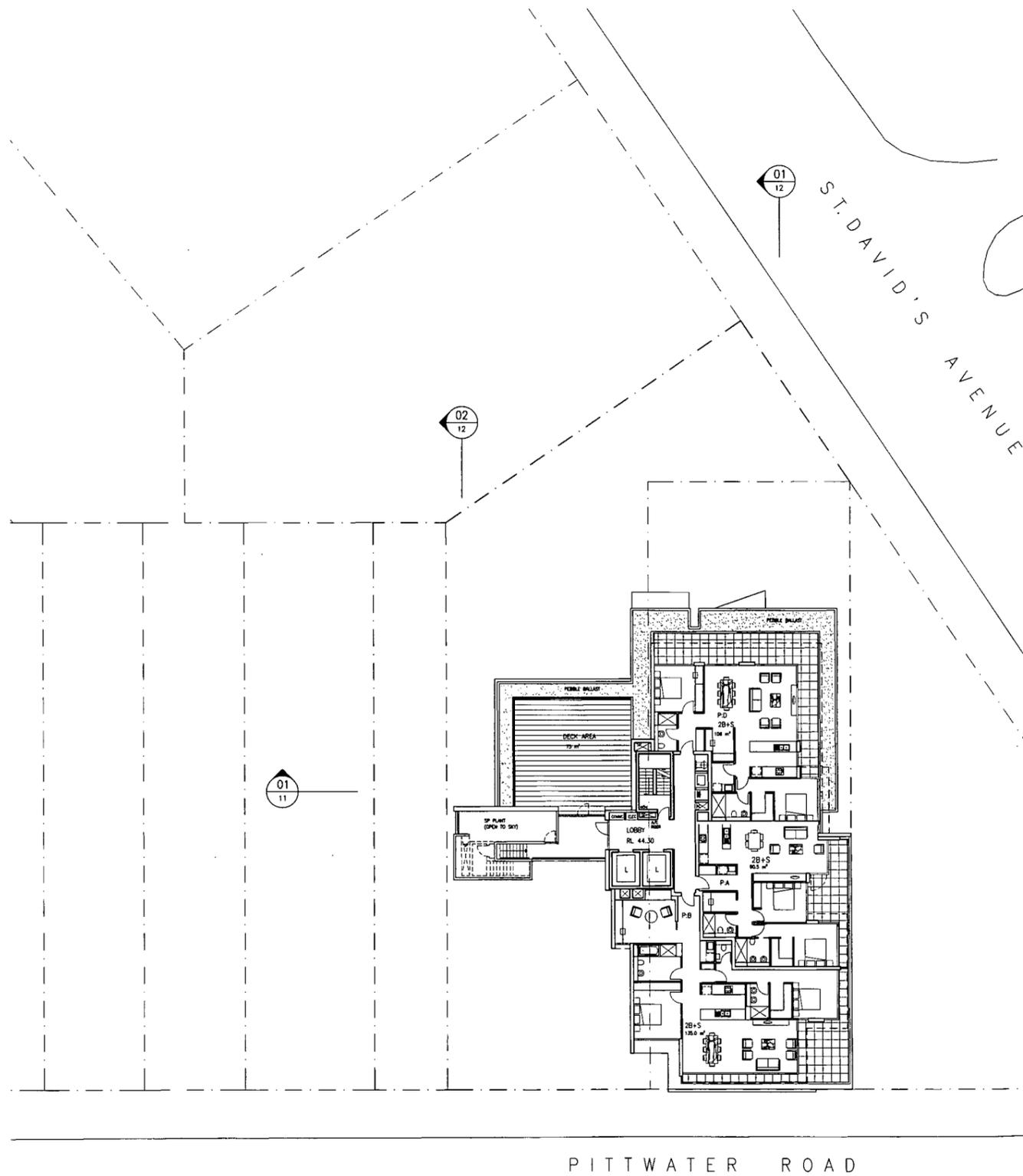
02 LEVEL 11 1:2000A1



01 LEVEL 12 1:2000A1

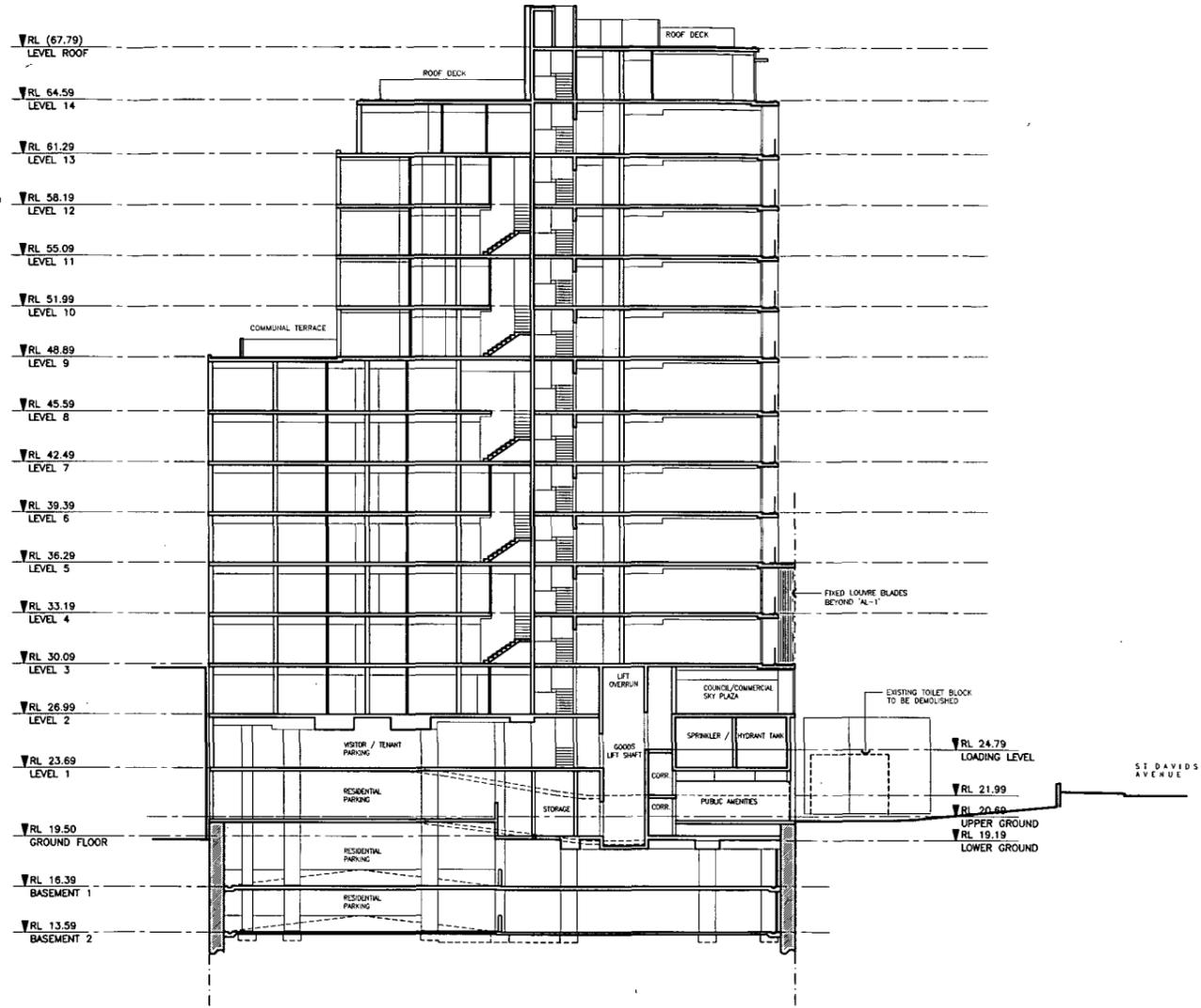


02 LEVEL 13 1:2000A1

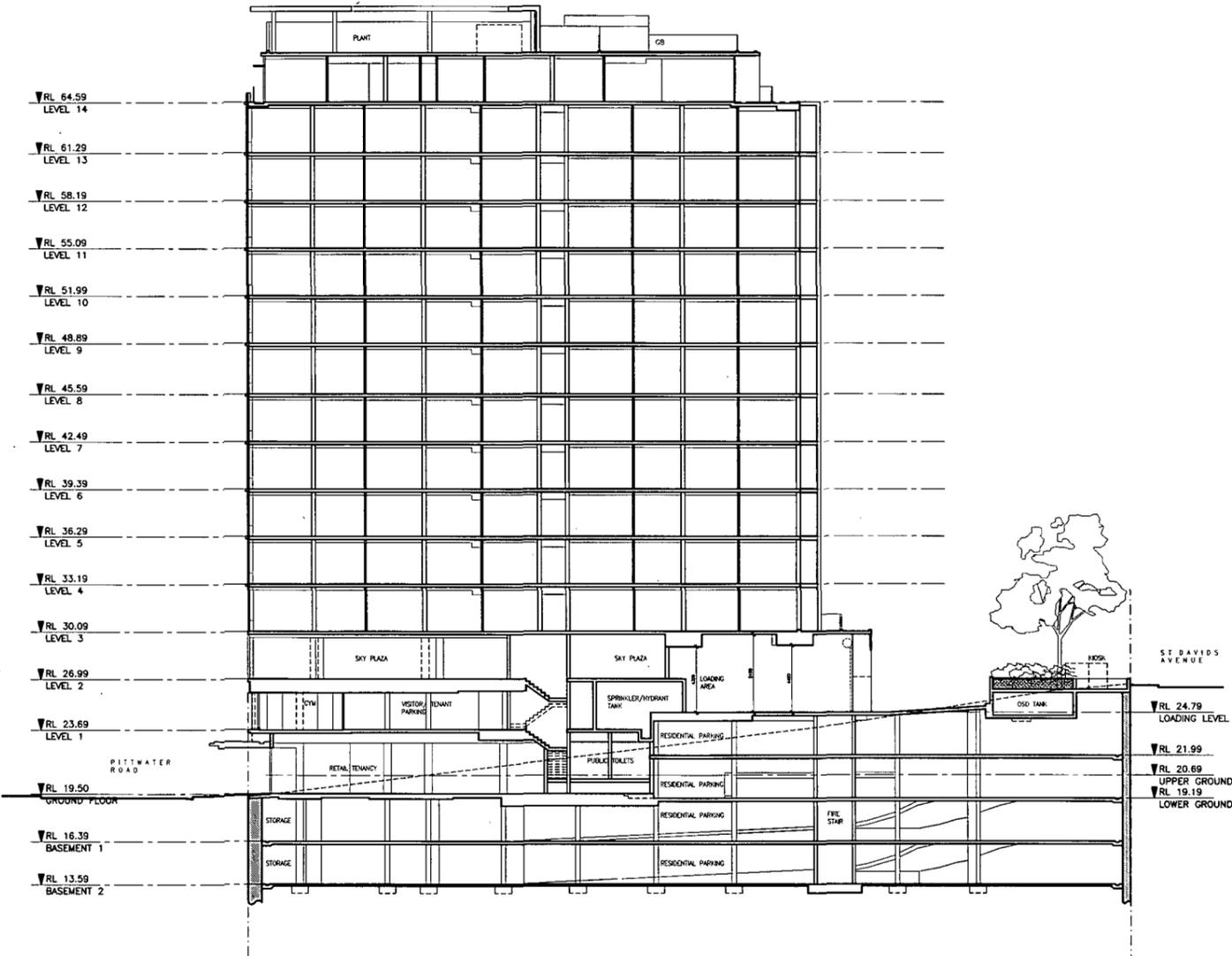


01 LEVEL 14 1:2000A1

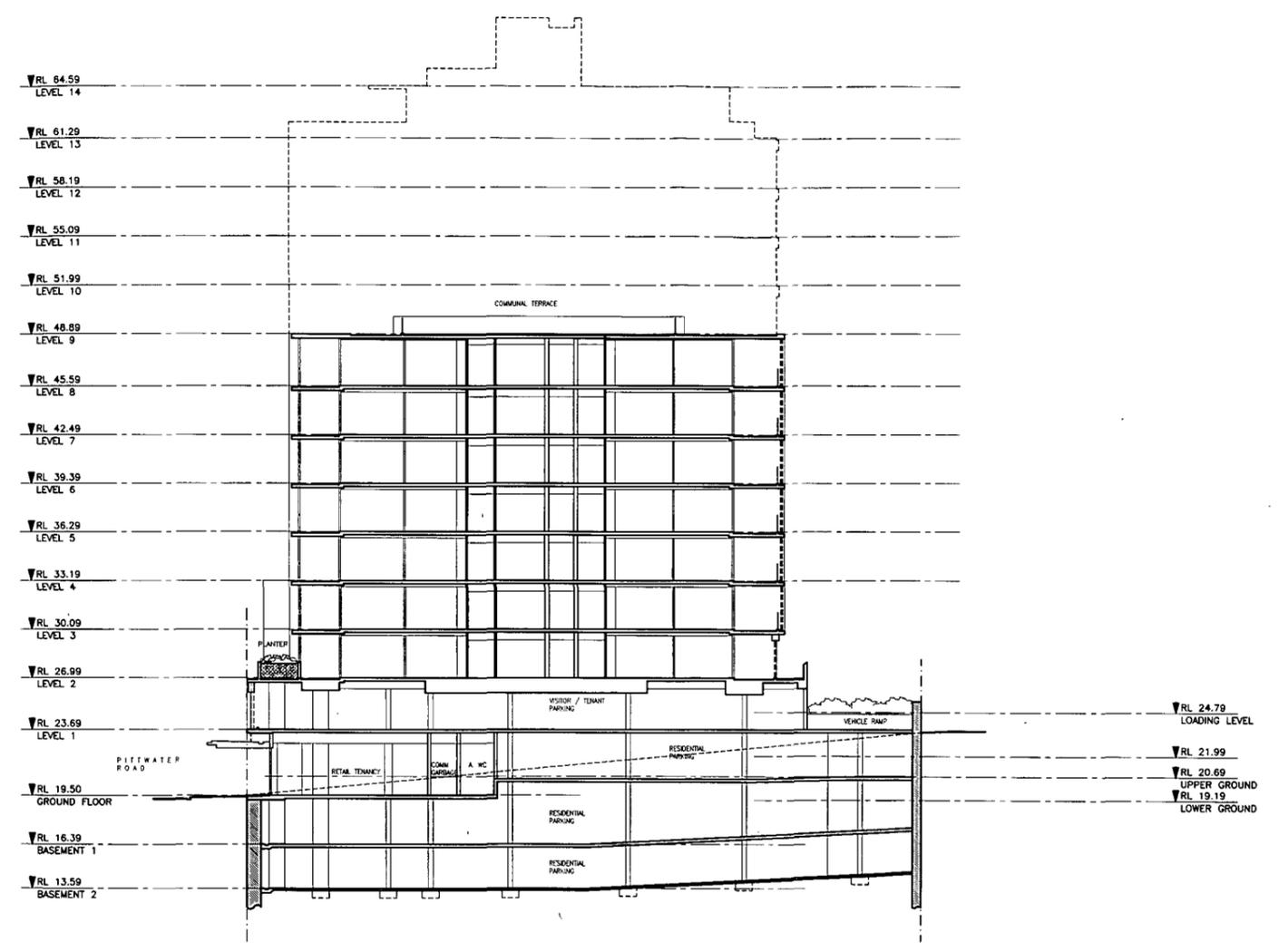
01 ROOF 1:2000A1



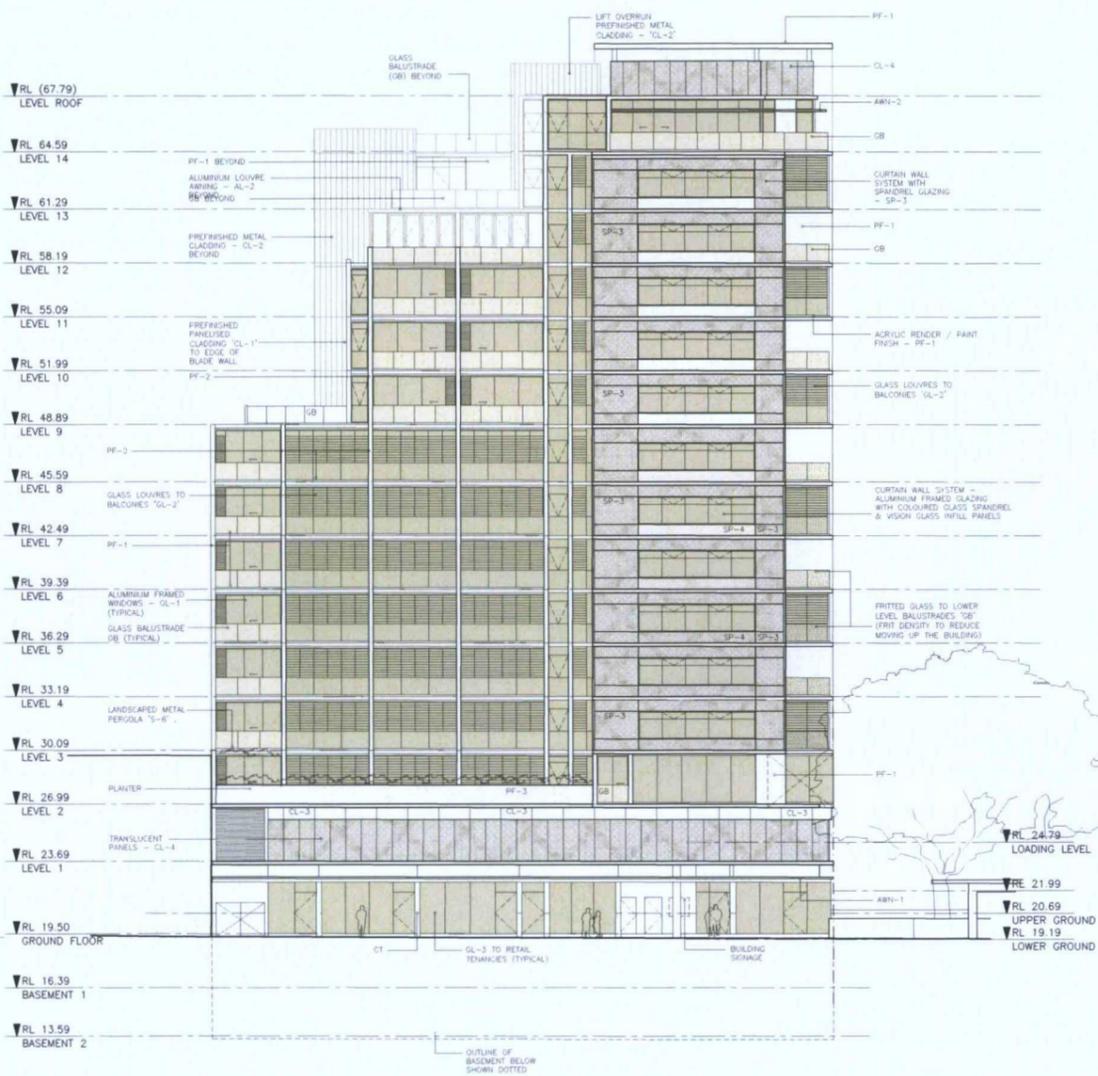
01 SECTION 1:2000A1



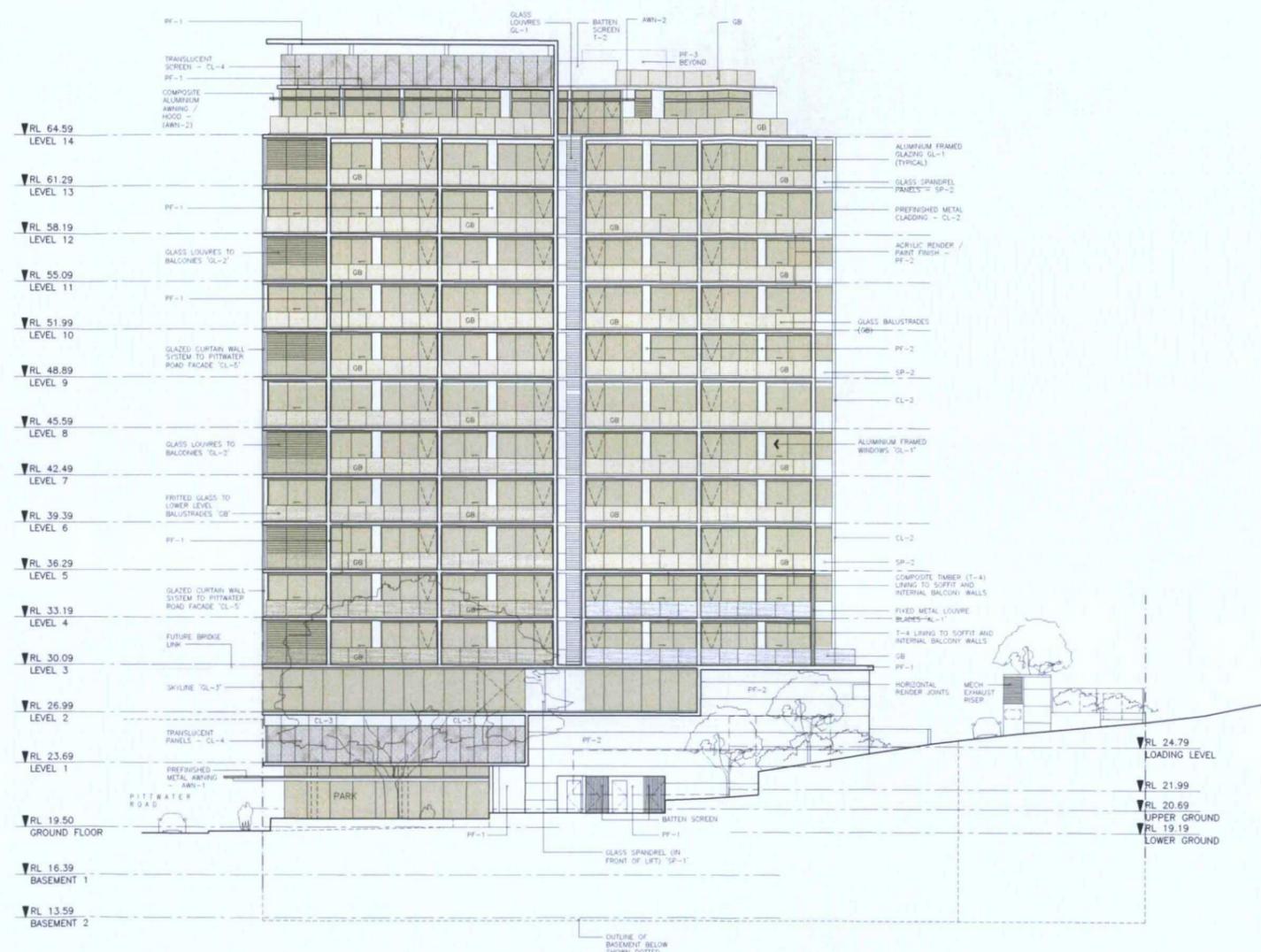
01 SECTION 1:200BA1



02 SECTION 1:200BA1



01 SOUTH ELEVATION 1:2009A1



02 EAST ELEVATION 1:2009A1

