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Architecture
Urban Design
Planning
Interior Architecture

project	document no.	title	job no	prepared by	issue	current
Lakeside, The Entrance	xx	Staged DA Yield Schedule (including Mitre 10 Site)	100110	Farhad Haidari		

summary

controls	
Site Area	21,357
Applicable FSR	3.00
Allowable GFA	**64,072**

achieved	
Total GBA	107,355
Residential GFA	39,110
Hotel GFA	9,355
Restaurant GLA (inclusive)	500
Convention GLA (inclusive)	750
Retail GFA	15,703
Total GFA	**64,168**
FSR	3.004486
Total Retail NSA	11,500
Total Resi NSA	32,283
Total Apartments	478
Exceeding GFA by	96

apartments

apartment types	apartments	achieved mix	target mix	adaptable
studio	0	0.0%	xx%	
1 bed	169	35.4%	xx%	
2 bed	260	54.4%	xx%	
3 bed	49	10.3%	xx%	
total	**478**	**100%**	**0%**	

typical floor plate efficiency

	B1	B2	B3	average
NSA/GFA	88.9%	88.9%	86.3%	
GFA/GBA	77.2%	77.2%	87.0%	
NSA/GBA	68.7%	68.7%	75.1%	

SEPP 65 compliance

natural ventilation	units	% achieved	'% compliance
	288	60.3%	60% min
daylight access			
	345	72.2%	70% min
South Aspect Units			
	60	12.6%	10% max

adaptble Housing

Required %	10%	of total units	47.8
Adaptable Parking Spaces	1	per adapt unit	47.8

bicycle parking

residents	per unit	
visitors (residential)	per xx units	
commerical (staff)	per xxsqm gfa	
total bicycle spaces required		**0.0**

car parking

	rate		total
1 bed	1.00	per unit	169.0
2 bed	1.20	per unit	312.0
3 bed	1.50	per unit	73.5
visitors*	0.20	1/5 units	95.6
total residnetial			**650.1**
hotel rooms	1.00	per room	108.0
hotel staff		1/2 staff	30.0
convention fac	15.00	per 100sqm	112.5
Restaurant	15.00	per 100sqm	75.0
total hotel			**325.5**
existing retail	5000 GLA	3.8 per 100	190.0
expanded reta	8253 GLA	4.7 per 100	387.9
total retail			**577.9**
total cars required			**1553.5**
total cars provided			**1433.0**

amendments

issue	date	notes
A	30.04.2015	DRAFT
B	08.05.2015	incl. mitre 10 site

General Notes:
1. Area calculations are based on preliminary concept sketch drawings and are approximate.
2. Final areas subject to Detail Design by all consultatns, Authority Approvals, and, Site Survey.

Total

	residential GBA	residential GFA	residential NSA	BALC	hotel GBA	hotel GFA	hotel NSA	hotel room count	plant GBA	carpark GBA	retail GBA	retail GFA	retail NSA	total cars per level	use	tower unit count studio	1 bed	2 bed	3 bed	total units	sepp 65 count natural vent	solar access	south aspect
	49,921	39,110	32,283	0	6,324	9,355	0	108	0	34,622	16,488	15,703	11,500	0		0	169	260	49	478	288	345	60

Tower 1

	floor to floor height	RL	residential GBA	residential GFA	residential NSA	BALC	hotel GBA	hotel GFA	hotel NSA	hotel room count	plant GBA	carpark GBA	retail GBA	retail GFA	retail NSA	total cars per level	use	tower unit count studio	1 bed	2 bed	3 bed	total units per level	natural vent	solar access	south aspect
Level 28 Roof		123.000									0						ROOF								
Residential 27	3.1	119.900	1,054	814	724												RESIDENTIAL Typical Levels	0	3	6	1	10	6	8	0
Residential 26	3.1	116.800	1,054	814	724													0	3	6	1	10	6	8	0
Residential 25	3.1	113.700	1,054	814	724													0	3	6	1	10	6	8	0
Residential 24	3.1	110.600	1,054	814	724													0	3	6	1	10	6	8	0
Residential 23	3.1	107.500	1,054	814	724													0	3	6	1	10	6	8	0
Residential 22	3.1	104.400	1,054	814	724													0	3	6	1	10	6	8	0
Residential 21	3.1	101.300	1,054	814	724													0	3	6	1	10	6	8	0
Residential 20	3.1	98.200	1,054	814	724													0	3	6	1	10	6	8	0
Residential 19	3.1	95.100	1,054	814	724													0	3	6	1	10	6	8	0
Residential 18	3.1	92.000	1,054	814	724													0	3	6	1	10	6	8	0
Residential 17	3.1	88.900	1,054	814	724													0	3	6	1	10	6	8	0
Residential 16	3.1	85.800	1,054	814	724													0	3	6	1	10	6	8	0
Residential 15	3.1	82.700	1,054	814	724													0	3	6	1	10	6	8	0
Residential 14	3.1	79.600	1,054	814	724													0	3	6	1	10	6	8	0
Residential 13	3.1	76.500	1,054	814	724													0	3	6	1	10	6	8	0
Residential 12	3.1	73.400	1,054	814	724													0	3	6	1	10	6	8	0
Residential 11	3.1	70.300	1,054	814	724													0	3	6	1	10	6	8	0
Residential 10	3.1	67.200	1,054	814	724													0	3	6	1	10	6	8	0
Residential 9	3.1	64.100	1,054	814	724													0	3	6	1	10	6	8	0
Residential 8	3.1	61.000	1,054	814	724													0	3	6	1	10	6	8	0
Residential 7	3.1	57.900	1,054	814	724													0	3	6	1	10	6	8	0
Residential 6	3.1	54.800	1,054	814	724													0	3	6	1	10	6	8	0
Residential 5	3.1	51.700	1,054	814	724													0	3	6	1	10	6	8	0
Residential 4	3.1	48.600	1,054	814	724													0	3	6	1	10	6	8	0
Residential 3	3.1	45.500	1,054	814	724													0	3	6	1	10	6	8	0
Residential 2	3.1	42.400	1,054	814	724													0	3	6	1	10	6	8	0
Residential 1	3.1	39.300	1,054	814	724													0	3	6	1	10	6	8	0
Level 2	7.5	31.800		55													OASIS								
Level 1	5	26.800											14,698	13,998	10,300		MIXED USE								
Ground	5.7	21.100		54								15,191	1,790	1,705	1,200	0	BASEMENT								
level B1	3.30	17.800										19,431				0									
Level B2	3.00	14.800																							
total			28,458	22,087	19,548	0	0	0	0	0	0	34,622	16,488	15,703	11,500	0		0	81	162	27	270	162	216	0

Tower 2

	floor to floor height	RL	residential GBA	residential GFA	residential NSA	BALC	hotel GBA	hotel GFA	hotel NSA	hotel room count	plant GBA	carpark GBA	retail GBA	retail GFA	retail NSA	total cars per level	use	tower unit count studio	1 bed	2 bed	3 bed	total units per level	natural vent	solar access	south aspect
Level 25 Roof		107.500															ROOF								
Level 22 Residential	3.1	104.400	1,054	814	724												RESIDENTIAL Typical Levels	0	4	5	1	10	6	6	3
Level 21 Residential	3.1	101.300	1,054	814	724													0	4	5	1	10	6	6	3
Level 20 Residential	3.1	98.200	1,054	814	724													0	4	5	1	10	6	6	3
Level 19 Residential	3.1	95.100	1,054	814	724													0	4	5	1	10	6	6	3
Level 18 Residential	3.1	92.000	1,054	814	724													0	4	5	1	10	6	6	3
Level 17 Residential	3.1	88.900	1,054	814	724													0	4	5	1	10	6	6	3
Level 16 Residential	3.1	85.800	1,054	814	724													0	4	5	1	10	6	6	3
Level 15 Residential	3.1	82.700	1,054	814	724													0	4	5	1	10	6	6	3
Level 14 Residential	3.1	79.600	1,054	814	724													0	4	5	1	10	6	6	3
Level 13 Residential	3.1	76.500	1,054	814	724													0	4	5	1	10	6	6	3
Level 12 Residential	3.1	73.400	1,054	814	724													0	4	5	1	10	6	6	3
Level 11 Residential	3.1	70.300	1,054	814	724													0	4	5	1	10	6	6	3
Level 10 Residential	3.1	67.200	1,054	814	724													0	4	5	1	10	6	6	3
Level 9 Residential	3.1	64.100	1,054	814	724													0	4	5	1	10	6	6	3
Level 8 Residential	3.1	61.000	1,054	814	724													0	4	5	1	10	6	6	3
Level 7 Residential	3.1	57.900	1,054	814	724													0	4	5	1	10	6	6	3
Level 6 Hotel	3.1	54.800					1,054	814		18							HOTEL								
Level 5 Hotel	3.1	51.700					1,054	814		18															
Level 4 Hotel	3.1	48.600					1,054	814		18															
Level 3 Hotel	3.1	45.500					1,054	814		18															
Level 2 Hotel	3.1	42.400					1,054	814		18															
Level 1 Hotel	3.1	39.300					1,054	814		18															
Level 2	7.5	31.800						105									OASIS								
Level 1	5	26.800						3,787									MIXED USE								
2	5.7	21.100						579																	
total			16,864	13,024	11,584	0	6,324	9,355	0	108	0	0	0	0	0	0		0	64	80	16	160	96	96	48

Building 3

	floor to floor height	RL	residential GBA	residential GFA	residential NSA	BALC	hotel GBA	hotel GFA	hotel NSA	hotel room count	plant GBA	carpark GBA	retail GBA	retail GFA	retail NSA	total cars per level	use	tower unit count studio	1 bed	2 bed	3 bed	total units per level	natural vent	solar access	south aspect
Level 4 Roof		36.400																							
Oasis Resi Level 3	3.2	33.200	1,533	1,333	1,151												RESIDENTIAL		8	6	2	16	10	11	4
Oasis Resi Level 2	3.2	30.000	1,533	1,333	1,151														8	6	2	16	10	11	4
Oasis Resi Level 1	3.2	26.800	1,533	1,333	1,151														8	6	2	16	10	11	4
total			4,599	3,999	1,151	0	0	0	0	0	0	0	0	0	0	0		0	24	18	6	48	30	33	12

Overall Area Calculations

Lakeside, The Entrance