Whole Development

		BUILDING A		BUILDING B		BUILDINGS TO	ΓAL	TEMPORARY CARPARK
Site Area		4,904.00 m2		4,545.00 m2		9,449.00 m2		
Unit Mix	Soho 1Bed	0	0%	1	1%	1	0%	
	Soho 2Bed	1	1%	2	2%	3	1%	
	Soho 3Bed	5	3%	4	4%	9	<i>3%</i>	
	Studio	0	0%	0	0%	0	0%	
	1Bed	24	16%	22	20%	46	18%	
	2Bed	105	71%	72	65%	177	68%	
	3Bed	13	9%	10	9%	23	9%	
	4Bed	0	0%	0	0%	0	0%	
	Total Units	148		111		259		
Commercia/Retail GFA		1,632.00 m2		742.00 m2		2,374.00 m2		
Carparking (Residential, Commercial)		220		146		366		335

Compliance

Floor Space Ratio

Gross Floor Area

Building Height

Bicycle Parking

Cross Ventilation Adapatable Units

Deep Soil

Solar Access (> 2hours)

No Solar Access (0 hours)

Communal Open Space Area (ADG)

Deep Soil (including Pedestrian Link)

Communal Open Space - Receive min 2hours (ADG)

Carparking

REQUIREMENT

Commerical : DCP, Residential : ADG

Commerical : DCP, Residential : DCP

49.3

Total **49.3**

Adaptable

NA MAX

NA MAX

211 MIN

233 MAX

62.39 MIN

70% MIN

15% MAX

60% MIN

10% MIN

20% MIN

7% MIN

7% MIN

25%(1226m2) MIN

12.5%(613m2) MIN

24.00 m MAX

PROPOSED

3.17 : 1

24.000 m

220.0

220.0

72%

22 15%

89 60%

15 10%

30 20%

1,515 m2 30.9%

625 m2 12.7%

757 m2 15.4% 357 m2 7.3%

64.0

* Tandem Car Spaces Included.

15,534.00 m2

CONTROL

Building A

Summary

SITE AREA	
4,904.00	m2

Soho 1Bed	0	0%
Soho 2Bed	1	1%
Soho 3Bed	5	3%
Studio	0	0%
1bed	24	16%
2bed	105	71%
3bed	13	9%
4bed	0	0%
	Soho 2Bed Soho 3Bed Studio 1bed 2bed 3bed	Soho 2Bed 1 Soho 3Bed 5 Studio 0 1bed 24 2bed 105 3bed 13

SERVICED APARTMENTS

4 (22 2	Commerical	1,373 m2
1,632 m2	Café / Restaurant	0 m2
	Retail	259 m2
	Serviced Apartments	0 m2

1bed / Studio

COMMERCIAL GROSS FLOO	D ADEA						Unit St	orage							1Bed		6 m3	MIN		6 m3				
	K AKEA	Commerical		1,373 m2					nit, half i	n hasem	nent)				2Bed		8 m3			8 m3				
1,632 m2		Café / Restaurant		0 m2			(111111. 11	uij iii ui	iit, iidij i	ii buseii	nent)				3Bed+		10 m3			10 m3				
.,		Retail		259 m2											3Deu+		10 1113	IVIIIV		101113				
		Serviced Apartments		0 m2																				
TOTAL CARPARKING		Servicea Apartments		OTHE																				
		Residential		157.0																				
220		Residential Visitor		29.0																				
		Serviced Apartments		0.0																				
		Serviced Apartments V	isitors	0.0																				
		Commercial	1511015	47.0																				
		Commercial Visitor		0.0																				
Detailed Calculations																								
GROSS FLOOR AREA							UNITS												SERVICED APARTMEN	ITS	CAPARKING PROVIDED	ADG CAL	CULATI	IONS
					nts													floor						
			ant		Apartments									>		>		oer f					SS	
		<u></u>	aura		\par	-	D.	p	p			Study		Study		Study		iits p	ig G			SSS	Access	
		Jerci	Rest		ed /	enti	1B6	2Be	3B6	•		+ Stı		+		+	+	- U	Stuc			Acce s)	lar /	
		Commercial	Café/Restauı	Retail	Serviced	Residential	SOHO 1Bed	SOHO 2Bed	SOHO 3Bed	Studio	1Bed	1Bed +	2Bed	2+ Bed	3Bed	3+ Bed	Bed	TOTAL Units	1Bed/Studio	2Bed		Solar Access (>2 hrs)	No Solar	
		ŏ	ొ	ž	Se	ž	S	20	SC	St	16	11	2E	7+	36	34	4	1	18	2E		S <	ž	
Basement 5																								
Basement 4																								
Basement 3 Basement 2																					126			
Basement 1																					94			
Ground		1,373.00 m2		259.00 m2		858.00 m2		1	5			1	. 1			- :	1	9				1		4
Level 1		·				2,147.00 m2					3	3	13	1		2	2	19				9		5
Level 2						2,219.00 m2					4		18	1		1	1	25				18		4
Level 3						2,219.00 m2					4		18	1				25				21		3
Level 4						2,219.00 m2					4		18	1	1			25				20		3
Level 5 Level 6						2,219.00 m2 2,021.00 m2					4		16 16		1	1	T	24 21				19 18		3
Level 7						2,021.001112						•	10					0				10		
Level 8																		0						
		1,373.00 m2	0.00 m	2 259.00 m2	0.00 m2	13,902.00 m2					23	1	100	Е	6	7					220	106		22
		1,373.00 1112	0.00 111	2 239.00 1112	Total	15,534.00 m2	0	1	5	0		1 24)5		L3	0		0	0		71.6%		
																	Total	148	Total	0				
CAR PARKING																								
		Commercial per DCP					Reside												Serv. App. _I					
	Staff/Residents		0.	0 11.8		46.1		0.9	7.0	0.0	1	4.4	94	1.5	18	8.2	0.0	135.0 29.6		0				
	Visitors				Total	0.0 46.1											Total	164.6		0				
							Reside	ntial per	r DCP															
									7.5	0.0	2	4.0	10	5.0	19	9.5	0.0	157.0						
																		29.6						

BICYCLES

Staff/Residents

4.9

8.2

1. Residential Parking: When using RMS (Sub Regional) rates referenced from the ADG rates, carparking spaces are calculated based on 0.6/Studio, 0.6/1Bed, 0.9/2Bed, 1.4/3Bed+, and Visitors at 1/5

Total

13.1

Copyright URBAN LINK PTY LTD ©

CONTRACTOR MUST VARIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE DRAWINGS.

Building B

Summary			
SITE AREA			
4,545.00 m2			
RESIDENTIAL UNITS			
111	Soho 1Bed	1	1%
111	Soho 2Bed	2	2%
	Soho 3Bed	4	4%
	Studio	0	0%
	1bed	22	20%
	2bed	72	65%
	3bed	10	9%
	4bed	0	0%
SERVICED APARTMENTS			
0	1bed / Studio	0	0%
U	2bed	0	0%
COMMERCIAL GROSS FLOOR AREA			
742 2	Commerical		562 m2
742 m2	Café / Restaura	nt	0 m2
	Retail		180 m2
	Serviced Apartm	ients	0 m2
TOTAL CARPARKING			
1 1/4	Residential		118.0
140	Residential Visit	or	23.0

Serviced Apartments Serviced Apartments Visitors

Commercial Visitor

Commercial

0.0

0.0

23.0 0.0

Compliance

CONTROL	F	REQUIREMENT	PROPO	SED	COMPL
Floor Space Ratio		NA MAX		2.76 : 1	$\overline{}$
Gross Floor Area		NA MAX	12,54	12.00 m2	$\overline{}$
Building Height		24.00 m MAX		24.000 m	$\overline{}$
Carparking					
Commerical : DCP, Residential :	ADG	145 MIN		146.0	$\overline{}$
Commerical : DCP, Residential :	DCP	163 MAX		146.0	$\overline{}$
Bicycle Parking		42.94 MIN		45.0	$\overline{}$
Solar Access (> 2hours)		70% MIN	81	73%	
No Solar Access (0 hours)		15% MAX	15	14%	
Cross Ventilation		60% MIN	72	65%	$\overline{}$
Adapatable Units					
Adap	table	10% MIN	12	10%	
Livable Housing Silver	Level	20% MIN	24	21%	$\overline{}$
Communal Open Space Area (ADG)	25%(11	.36.25m2) MIN	1,594 m2	35.1%	$\overline{}$
Communal Open Space - Receive min 2hours (ADG)	12.5%(56	8.125m2) MIN	752 m2	16.5%	$\overline{}$
Deep Soil (including Pedestrian Link)		7% MIN	722 m2	15.9%	$\overline{}$
Deep Soil		7% MIN	322 m2	7.1%	$\overline{}$
Unit Storage	1Bed	6 m3 MIN		6 m3	$\overline{}$
(min. half in unit, half in basement)	2Bed	8 m3 MIN		8 m3	$\overline{}$
3	 Bed+	10 m3 MIN		10 m3	$\overline{}$

Detail	ed	Cal	cu	lati	ions

																	APARTMEN	112	PROVIDED	ADG CAL	CULATIO	NS
Commercial	Café/Restaurant	Retail	Serviced Apartments	Residential	SOHO 1Bed	SOHO 2Bed	SOHO 3Bed	Studio	1Bed	1Bed + Study	2Bed	2+ Bed + Study	3Bed	3+ Bed + Study	4 Bed +	TOTAL Units per floor	1Bed/Studio	2Bed		Solar Access (>2 hrs)	No Solar Access	Cross Ventilated
																			85			
																			61			
562.00 m2		180.00 m2		970.00 m2	1	2	4		1	1	2					11				3	6	8
				1,905.00 m2					1		8	1	2			12				9	1	8
				1,974.00 m2					4		14		2			20				16	3	12
				1,974.00 m2					4		14		2			20				17	2	12 12
				1,974.00 m2					4		14		2			20				16	2	
				1,755.00 m2					4		11		2			17				11	1	10
				1,248.00 m2					3		8					11				9		10
																0						
																0						
562.00 m2	0.00 m2	180.00 m2	0.00 m2 Total	11,800.00 m2 12,542.00 m2	1	2	4	0	21 22	1 2	71 7	2	10	0	0		0	0	146	81 73.0%	15 13.5%	
		562.00 m2	562.00 m2 180.00 m2	562.00 m2 180.00 m2 180.00 m2 0.00 m2	562.00 m2	Email Section Section Operation Operation <t< td=""><td>562.00 m2</td><td>562.00 m2</td><td>562.00 m2</td><td> Section Sect</td><td> Section Sect</td><td> Section Sect</td><td> Section Sect</td><td> Section Sect</td><td> Section Sect</td><td>562.00 m2</td><td> Section Sect</td><td> Section Sect</td><td> Second S</td><td>## 1</td><td>\$\frac{9}{4}\$ \begin{array}{c c c c c c c c c c c c c c c c c c c </td><td>## Second No. 180.00 m2</td></t<>	562.00 m2	562.00 m2	562.00 m2	Section Sect	Section Sect	Section Sect	Section Sect	Section Sect	Section Sect	562.00 m2	Section Sect	Section Sect	Second S	## 1	\$\frac{9}{4}\$ \begin{array}{c c c c c c c c c c c c c c c c c c c	## Second No. 180.00 m2

	Co	mmercial per DCP					Residenti	al per A	DG							Serv. A
	Staff/Residents	14.1	0.0	8.2		22.2	0.6	1.8	5.6	0.0	13.2	64.8	14.0	0.0	100.0	
	Visitors					0.0									22.2	
					Total	22.2								Total	122.2	To
							Residenti	al per D	СР							
							1.0	2.0	6.0	0.0	22.0	72.0	15.0	0.0	118.0	
															22.2	
														Total	140.2	
BICYCLES																
	Staff/Residents	2.2													37.0	
	Visitors	3.7														
					Total	5.9								Total	37.0	

CAR PARKING

1. Residential Parking: When using RMS (Sub Regional) rates referenced from the ADG rates, carparking spaces are calculated based on 0.6/Studio, 0.6/1Bed, 0.9/2Bed, 1.4/3Bed+, and Visitors at 1/5 2. Residential Parking: When using Development Control Plan rates, carparking spaces are calculated based on 1/Studio, 1/1Bed, 1/2Bed, 1.5/3Bed, 1.5/4Bed+, and Visitors at 1/5 3. Commercial Parking: When using Development Control Plan rates, carkparking space are calculated at 1/40m2 GFA of business & office, 1/30m2 of retail under 200m2, 1/22m2 of retail over 200m2, 1/30m2 Restaurant. 4. Commercial Bicycle spaces: Using 'NSW Planning Guidelines Walking and Cycling' rates for Business / Office & Retail premises at a rate of 3% of Staff and Visitors 5% of Staff 5. Residential Bicycle spaces: Using 'Camden Growth Centre Precincts DCP' rates, bicycle parking at a rate of 1 per 3 units

F DA AMENDMENT. E DA AMENDMENT. P17 ISSUE FOR INFORMATION. P17 ISSUE FOR INFORMATION.
P16 ISSUE FOR INFORMATION.
P15 ISSUE FOR INFORMATION.
D AMENDED DEVELOPMENT APPLICATION

05/07/2019 SM C AMENDED DEVELOPMENT APPLICATION 28/02/2019 AY/SM P14 ISSUE FOR INFORMATION. 27/02/2019 AY/SM Rev Description LEPPINGTON RESIDENCES

22/10/2020 MB 17/06/2020 MB 09/06/2020 AY

04/03/2020 AY 18/02/2020 AY

MIXED USE MULTI RESIDENTIAL 297 Bringelly Road Leppington NSW 2179 Australia



Nominated Architects: Ziad Boumelhem Reg no 8008 Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336

Drawing Title **COVER SHEET** DATA SCHEDULE

Date of Issue Checked 21/10/2020

16-067

Scale @A1 Sheet Size Project Number

DA0002 F

Drawing Number Revision

DEVELOPMENT APPLICATION