

Whole Development

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

Building A

Summary

SITE AREA

4,904.00 m2

RESIDENTIAL UNITS			
148	<i>Soho 1Bed</i>	0	0%
	<i>Soho 2bed</i>	1	1%
	<i>Soho 3Bed</i>	5	3%
	<i>Studio</i>	0	0%
	<i>1bed</i>	24	16%
	<i>2bed</i>	105	71%
	<i>3bed</i>	13	9%
	<i>4bed</i>	0	0%

SERVICED APARTMENTS			
0	1bed / Studio	0	0%
	2bed	0	0%

COMMERCIAL GROSS FLOOR AREA

1,632 m²

TOTAL CARPARKING	Serviced Apartments		0 m2
	<hr/>		
	Residential		157.0
	Residential Visitor		29.0
	Serviced Apartments		0.0
	Serviced Apartments Visitors		0.0
	Commercial		47.0
	Commercial Visitor		0.0

Detailed Calculations

GROSS FLOOR AREA					UNITS										APARTMENTS		PROVIDED	ADG CALCULATIONS						
	Commercial	Café/Restaurant	Retail	Services 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 (≥ 7 hrs)	No Solar Access	Cross Ventilated	
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	1
Level 1					2,147.00 m2					3	13	1		2	19							9	5	12
Level 2					2,219.00 m2					4	18	1		1	25							18	4	14
Level 3					2,219.00 m2					4	18	1	1	1	25							21	3	14
Level 4					2,219.00 m2					4	18	1	1	1	25							20	3	14
Level 5					2,219.00 m2					4	16	1	2	1	24							19	3	13
Level 6					2,021.00 m2					4	16			1	21							18		21
Level 7																0								
Level 8																0								
	1,373.00 m2	0.00 m2	259.00 m2	0.00 m2	13,902.00 m2	0	1	5	0	23	1	100	5	6	7	0		0	0		220	106	22	89
				Total	15,534.00 m2					24		105		13			Total	Total	0			71.6%	14.9%	60.1%

CAR PARKING

Commercial per DCP				Residential per ADG								Serv. App. per DCP		
Staff/Residents	34.3	0.0	11.8	46.1	0.0	0.9	7.0	0.0	14.4	94.5	18.2	0.0	135.0	0
Visitors				0.0									29.6	0
			Total	46.1								Total	164.6	0
				Residential per DCP										
	0.0	1.0	7.5	0.0	24.0	105.0	19.5	0.0	157.0				29.6	
								Total	186.6					

BICYCLES

Staff/Residents	4.9		49.3
Visitors	8.2		
		Total	49.3

NOTES

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
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, carparking 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 'Comden Growth Centre Precincts DCP' rates, bicycle parking at a rate of 1 per 3 units

Building B

Summary

SITE AREA

4,545.00 m2

RESIDENTIAL UNITS			
111	<i>Soho 1Bed</i>	1	1%
	<i>Soho 2Bed</i>	2	2%
	<i>Soho 3Bed</i>	4	4%
	<i>Studio</i>	0	0%
	<i>1bed</i>	22	20%
	<i>2bed</i>	72	65%
	<i>3bed</i>	10	9%
	<i>4bed</i>	0	0%

SERVICED APARTMENTS

COMMERCIAL GROSS FLOOR AREA		
742 m2	Commercial	562 m2
	Café / Restaurant	0 m2
	Retail	180 m2
	Serviced Apartments	0 m2
TOTAL CARPARKING		
146	Residential	118.0
	Residential Visitor	23.0
	Serviced Apartments	0.0
	Serviced Apartments Visitors	0.0
	Commercial	23.0
	Commercial Visitor	0.0

Detailed Calculations

GROSS FLOOR AREA					UNITS										APARTMENTS		PROVIDED		ADD CALCULATIONS							
	Commercial	Cafe/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		
Basement 5																										
Basement 4																										
Basement 3																										
Basement 2																										
Basement 1																						85				
Ground	562.00 m2		180.00 m2		970.00 m2	1	2	4		1	1	2					11					61	3	6	8	
Level 1					1,905.00 m2					1		8	1	2			12						9	1	8	
Level 2					1,974.00 m2					4		14			2		20						16	3	12	
Level 3					1,974.00 m2					4		14			2		20						17	2	12	
Level 4					1,974.00 m2					4		14			2		20						16	2	12	
Level 5					1,755.00 m2					4		11			2		17						11	1	10	
Level 6					1,248.00 m2					3		8					11						9		10	
Level 7																	0									
Level 8																	0									
	562.00 m2	0.00 m2	180.00 m2	0.00 m2	11,800.00 m2	1	2	4	0	21	1	71	1	10	0	0		0	0		146	81	15	72		
				Total	12,542.00 m2					22		72		10			Total	111	Total	0		73.0%	13.5%	64.9%		
CAR PARKING																										
	Commercial per DCP					Residential per ADG														Serv. App. per DCP						
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				0					
Visitors					0.0												22.2				0					
				Total	22.2	Total												122.2			Total	0				
	Residential per DCP					Total												140.2			F DA AMENDMENT.		22/10/2020	ME		
Staff/Residents	2.2					1.0	2.0	6.0	0.0	22.0		72.0		15.0		0.0	118.0			E DA AMENDMENT.		17/06/2020	ME			
Visitors	3.7																22.2			P17 ISSUE FOR INFORMATION.		09/06/2020	AY			
				Total	5.9	Total												140.2			P16 ISSUE FOR INFORMATION.		04/03/2020	AY		
	Total				5.9	Total												37.0			D AMENDED DEVELOPMENT APPLICATION		18/02/2020	AY		
																					C AMENDED DEVELOPMENT APPLICATION		05/07/2019	SH		
																					P14 ISSUE FOR INFORMATION.		28/02/2019	AY/SI		
																							27/02/2019	AY/SI		
																							Rev Description	Date	In/Out	

NOTES

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2. Residential Parking: When using Development Control Plan rates, carparking spaces are calculated based on 1/Studio, 1/1Bed, 1.2/2Bed, 1.5/3Bed, 1.5/4Beds, and Visitors at 1/5
3. Commercial Parking: When using Development Control Plan rates, carparking spaces 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

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