

GFA CALCULATIONS

19101 Coogee Bay Hotel					
Area Schedule					
Heritage Hotel Redevelopment					
Site Area (m ²)	8501 m ²	Site Area Residbtial lot	5387m2		
Allowable FSR (x:1)	1.5	Site Area Pub & Hotel	3113m2		
Allowable GFA (m ²)	12751.5				
Residential development		Hotel development			
Residential wing & Retail Eat Street		Hotel redevelopment + Restaurant addition			
Residential		Retail	Pub + Hotel		
Ground Floor					
Lobby	78 m ²	Restaurant 01,02	240 m ²	Arden Bar	288 m ²
		Restaurant 03,04,05 & t	490 m ²	Gaming Lounge & Entry lobby	248 m ²
		Restaurant 06,07	288 m ²	Sports Bar & Arden Brasserie	859 m ²
		Restaurant 08	226 m ²	Hotel Reception/ Entry	194 m ²
		Bottle Shop	93 m ²		
		Supermarket	1707 m ²		
Total	78 m²	Total	3044 m²	Total	1589 m²
Level 01					
Residential	1792 m ²	Supermarket	82 m ²	Hotel incl. offices	1166 m ²
Total	1792 m²	Total	82 m²	Total	1166 m²
Level 02					
Residential	2184 m ²			Hotel	344 m ²
Total	2184 m²			Total	344 m²
Level 03					
Residential	2068 m ²				
Total	2068 m²				
Level 04					
Residential	1829 m ²				
Total	1829 m²				
Level 05					
Residential	1093 m ²				
Total	1093 m²				
Total	8984 m²	Total	3126 m²	Total	3099 m²
Totals					
Stages Totals		Residential	12110 m²	Hotel development	3099 m²
Project Totals			15209 m²		
		Allowable GFA +/-	2457.5 m²		
		Proposed FSR	1.79 m²		19.3% Exceedence with RLEP

NOTES:
 Allowance of 1m² per apartment for servicing
 Gross Floor Area definition under Randawick LEP
 Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—
 (a) the area of a mezzanine, and
 (b) habitable rooms in a basement or an attic, and
 (c) any shop, auditorium, cinema, and the like, in a basement or attic,
 but excludes—
 (d) any area for common vertical circulation, such as lifts and stairs, and
 (e) any basement—
 (i) storage, and
 (ii) vehicular access, loading areas, garbage and services, and
 (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 (h) any space used for the loading or unloading of goods (including access to it), and
 (i) terraces and balconies with outer walls less than 1.4 metres high, and
 (j) voids above a floor at the level of a storey or storey above.

APARTMENT YIELD & MIX

COOGEE BAY HOTEL							
DA	FSR	1.79 :1					
L: Livable Housing - all level 1 apartments A: Adaptable Unit - 20% of total apartment							
Apt Number	Apt Type	NSA (m2)	Balcony (m2)	GFA (m2)	Apartment mix by yield		
GROUND FLOOR							
Residence Lobby					78		
Total					78		
Apt Number	Apt Type	NSA (m2)	Balcony (m2)	GFA (m2)	Apartment mix by yield		
LEVEL 1							
101	3BR-L/A	126	14	129	Studio	0	
102	3BR-L	122	44	128	1BR	0	
103	3BR-L	123	44	128	2BR	6	
104	3BR-L/A	159	43	166	3BR	5	
105	2BR-L	86	31	91	PH	0	
106	3BR-L	112	12	114	Total	11	
107	2BR-L/A	97	12	102			
108	2BR-L	92	12	96			
109	2BR-L	93	12	97			
110	2BR-L	104	12	107			
111	2BR-L	93	13	98			
Resi lobby					107		
Gym & Spa					115		
Changeroom					14		
Bike Store					40		
Corridor					251		
Total					1207	249	1783
					NSA/GFA : 68%		
Apt Number	Apt Type	NSA (m2)	Balcony (m2)	GFA (m2)	Apartment mix by yield		
LEVEL 2							
201	3BR-A	149	21	154	1BR	4	
202	3BR-L	123	24	126	2BR	9	
203	1BR-A	70	11	72	3BR	6	
204	2BR	94	10	95	4BR	0	
205	1BR	53	10	55	Total	19	
206	3BR	142	12	149			
207	3BR-A	125	19	130			
208	3BR	147	13	153			
209	1BR	53	10	55			
210	2BR	79	10	82			
211	3BR-L	112	15	115			
212	2BR-A	97	15	101			
213	2BR	92	15	96			
214	2BR	93	15	97			
215	2BR	104	15	107			
216	1BR	70	13	72			
217	2BR	77	16	81			
218	2BR-A	92	16	99			
219	2BR	86	13	91			
Corridor North					160		
Corridor South					83		
Total					1858	273	2173
					NSA/GFA : 86%		

LEVEL 3										
Apt Number	Apt Type	NSA (m2)	Balcony (m2)	GFA (m2)	Apartment mix by yield					
301	3BR	141	21	146	1BR	2				
302	3BR	123	24	128	2BR	8				
303	2BR-A	90	16	93	3BR	7				
304	2BR-A	94	10	97	4BR	0				
305	1BR	53	10	55	Total	17				
306	3BR	143	12	149						
307	3BR	125	19	130						
308	3BR	148	13	153						
309	1BR	53	9	55						
310	2BR	79	10	81						
311	2BR-A	108	21	111						
312	2BR	83	11	87						
313	2BR	81	11	85						
314	3BR	117	37	120						
315	3BR	141	37	144						
316	2BR-A	92	16	95						
317	2BR	85	13	90						
Corridor North					141					
Corridor South					95					
Total					1756	290	2055	NSA/GFA : 85%		
Apt Number	Apt Type	NSA (m2)	Balcony (m2)	GFA (m2)	Apartment mix by yield					
LEVEL 4										
401	4BR	272	47	276	1BR	1				
402	2BR	85	14	88	2BR	5				
403	2BR	92	33	95	3BR	0				
404	4BR	258	56	264	4BR	4				
405	4BR	239	47	245	Total	10				
406	1BR	66	22	69						
407	2BR-A	107	12	110						
408	2BR	89	11	92						
409	4BR	318	119	324						
410	2BR	95	16	99						
Corridor North					81					
Corridor South					75					
Total					1621	377	1818	NSA/GFA : 89%		
Apt Number	Apt Type	NSA (m2)	Balcony (m2)	GFA (m2)	Apartment mix by yield					
LEVEL 5										
501	4BR-PH	399	107	403	1BR	0				
502	4BR-PH	312	89	316	2BR	0				
503	4BR-PH	320	112	321	3BR	0				
Corridor					PH	3				
Total					1031	308	1081	NSA/GFA : 95%		

Apartment Mix	No.	%
1BR	7	12%
2BR	28	47%
3BR	18	30%
4BR	4	7%
PH	3	5%
Total	60	100%

LANDSCAPING

LANDSCAPEING CALCS	
Home Story	Area Sqm
GROUND FLOOR	
0	
0	
1	
3	
3	
5	
5	
5	
5	
5	
11	
11	
14	
15	
16	
17	
19	
29	
117	
137	
418 m ²	
LEVEL 1	
0	
14	
14	
15	
16	
17	
73	
163	
201	
584	
1 097 m ²	
LEVEL 3	
8	
15	
15	
15	
15	
34	
102 m ²	
LEVEL 4	
5	
41	
53	
99 m ²	
LEVEL 5	
27	
138	
510	
675 m ²	
2 391 m ²	

SOLAR AND VENTILATION PERCENTAGES

TOTAL COMPLIANCE :
 70% OF 60 APARTMENTS WITH
 THAN 3 HR DIRECT SUNLIGHT
 13% OF 60 APARTMENTS WITH
 NO DIRECT SUNLIGHT
**NOTE: SOLAR ACCESS HAS
 BEEN CALCULATED BETWEEN
 8AM-4PM**

NATURAL CROSS VENTILATION = 30 OF
 60 APARTMENTS (54%)
**NOTE: VENTILATION HAS BEEN
 ACHIEVED THROUGH THE USE
 OF PLENUMS.**

CARPARKING

CARPARK REQUIREMENTS							
RESIDENTIAL DEVELOPMENT			SUPERMARKET & BOTTLE SHOP				
APTME RATES	REQUIRED	PROPOSED	GFA	RATES	REQUIRED	PROPOSED	
1BR	1	7	1882 1/40m2		47.05	47	
2BR	1.2	33.6					
3BR	1.5	27					
4BR	1.5	6	1222 1/40m2		59.1	59	
PH	1.5	4.5			for		
					80m2&		
Visitor spc	1/4 units	15			1/20m2		
Accessible 1/adaptat	12				thereoff		
Total	93.1	94*					
HOTEL			HOTEL RM RATES REQUIRED PROPOSED				
*11 Tandem spaces			29 1/4 Room:		7.25	8	
					2	2	
			1/2 staff				
						10	
PUB			REQUIRED PROPOSED				
					17	17	
Total Non-resi					132.4	133	

NATHERS Specifications			
Project:	Coogee Bay Hotel	NATHERS Certificate:	6147920
Building Elements	Material	Insulation Details	Unit
External Walls	150mm masonry 100mm tile with stud and plasterboard Medium colour (solar absorbance between 0.4 and 0.6), Steel stud lined with plasterboard either side	R0.70 bulk insulation	All
Internal Walls	150mm concrete slab	None	All
Party Walls	150mm concrete slab	R0.70 bulk insulation either side of a party wall	All
Floor	200mm concrete slab	R0.70 one side of apartment/common area wall	101, 102
Floor Finishes	Bedrooms: Carpet with underlay Kitchen: Tiles Living areas: Solid timber with acoustic underlay Bathrooms/Laundry: Tiles Hallways: Solid timber with acoustic underlay	R1.10 floor insulation	All
Ceiling	Plasterboard	None	All
Roof	Concrete, medium colour (solar absorbance between 0.4 and 0.6)	40mm R1.20 insulation board with foil	104, 111, 211, 212, 213, 214, 215, 303, 304, 305, 306, 308, 309, 310, 314, 315, 317
		75mm R2.20 insulation board with foil	216, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410
		100mm R3.00 insulation board with foil	501, 502, 503
Glazing Type 1	GLAZING 1 Double glazed clear with aluminium frame, Sliding doors and double hung windows U-val 4.80, SHGC 0.51 Awning windows U-val 4.80, SHGC 0.51	Levels 1, 2 and 3 (excluding western facade glazing of 303) Level 4 - north facade - east residence - south facade - south internal facade	
Glazing Type 2	GLAZING 2 Double glazed low solar gain Low-e with Aluminium Thermally Broken frame, Sliding doors and double hung windows U-val 3.10, SHGC 0.27 Awning windows U-val 3.1, SHGC 0.27	Level 3 - apartment 303 western facade glazing only Level 4 - north internal facade - eastern facade - western facade	
Ceiling Fan	1200mm ceiling fan in living area 1200mm ceiling fan in bedrooms 1400mm fan in living area 1400mm fan in bedrooms	Level 5 104, 105, 204, 205, 207, 209, 210, 215, 216, 306, 307, 309, 310, 314, 315, 403, 405 216, 219, 305, 317 216, 219, 305,	
Other	No electrical plan available Sealed LED downlights with 50mm insulation clearance minimum 4 LEDs per bedroom 1 LED per fan in all other rooms Exhaust fan with damper and 50mm insulation clearance modelled in		
Please refer to NATHERS report dated 24/06/2021 for detailed commitment requirements			

