

Schedule of Areas

Project: MOUNT DRUITT 2

Project Number988

Project Address: 7 LUXFORD ROAD, MOUNT DRUITT

SITE AREA4046.0 sqm

Site Area:4046.00 sqm

DCP FSR ALLOWANCE3.00 :1

DCP FSR PROPOSED3.78 :1

Development Application

Design Revision No:

Day16

Month11

Year17

Unit Breakdown													
	RETAIL	COMMERCIAL	1 BED	2 BED	3 BED	Total						Development Total	
Ground Floor	6	6	0	0	0		12						
Level 1 Podium	0	0	2	22	0		24						
Level 2	0	0	2	24	0		26						
Level 3	0	0	2	24	0		26						
Level 4	0	0	4	8	4		16						
Level 5	0	0	4	8	4		16						
Level 6	0	0	4	8	4		16						
Level 7	0	0	4	8	4		16						
Level 8	0	0	4	8	4		16						
Unit sub-total			26	110	20		156						
MIX PERCENTAGE			16.67%	70.51%	12.82%								
DCP REQUIREMENT			10-30%	40-75%	10-100%								

FSR Calculation			
	COMMERCIAL / RETAIL	RESIDENTIAL	TOTAL
Ground Floor	2559.20 sqm	213.10 sqm	2772.30 sqm
Level 1		1995.70 sqm	1995.70 sqm
Level 2		2132.60 sqm	2132.60 sqm
Level 3		2117.10 sqm	2117.10 sqm
Level 4		1257.90 sqm	1257.90 sqm
Level 5		1252.10 sqm	1252.10 sqm
Level 6		1252.10 sqm	1252.10 sqm
Level 7		1252.10 sqm	1252.10 sqm
Level 8		1250.50 sqm	1250.50 sqm
TOTAL	2559.20 sqm	12723.20 sqm	15282.40 sqm
			SITE AREA 4046.00 sqm
			FSR 3.78 :1
			MAX ALLOWED FSR 3.00 :1

Parking Schedule (RMS REGIONAL)			
	rate	no. of units	total
Non-Adaptable Calculation			
Studio	0 per unit	0.00	0.00
1 bed	0.6 per unit	26.00	15.60
2 bed	0.9 per unit	110.00	99.00
3+ bed	1.4 per unit	20.00	28.00
Visitors	1/5 per unit	156.00	31.20
Adaptable Calculation			
Adapt. Units	1 adaptable unit	156.00	15.60
Retail / business premises			
Office Premises	1 per 22m2	182.90	8.31
Bulky Goods Premises	1 per 40m2	587.40	14.69
	1 per 45m2	1017	22.6
Total Cars REQUIRED			219.4
Total Cars PROPOSED			223.0
			3.6

Bicycle Parking		
	no. of units	
Residential	0.2 per 1 units	31.2
Visitors	0.1 per 1 units	15.6
Total Bicycles REQUIRED		46.8
Total Bicycles PROPOSED		58.0
Motorbike Parking		
	requirement	
5% of DCP Carpark Requiremen	7.8	
Total Motorbikes PROPOSED		8.0