

Job Name: 950747
 Schedule: Adamstown District Centre - BLOCKS A,C & D
 Revision: 2 Summary Schedule by Block
REQUEST FOR FURTHER INFORMATION 06/09/2022

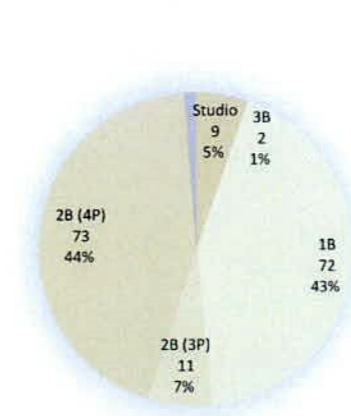
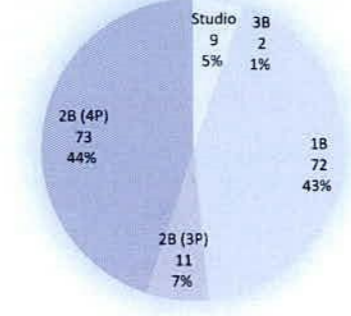
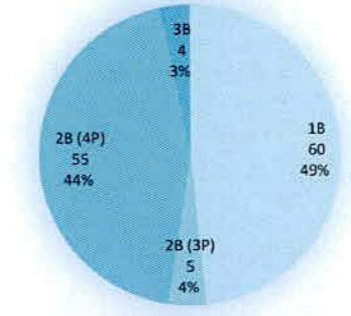
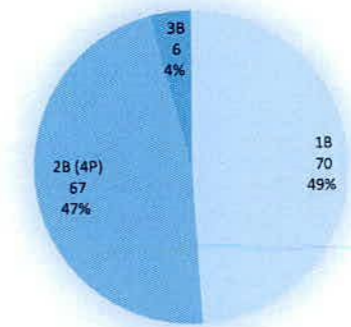
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Apts	Type	Count	Mix	Apt area (average)	Total Area (nett)	Total area (gross)	N:G	
A	143	Studio						
		1B	70	49%	50	3489		
		2B (3P)						
		2B (4P)	67	47%	76	5080		
		3B	6	4%	93	560		
		Residential				9129	11096	82.3%
		Amenities					159	
		Plant					390	
		Ancillary / waste stores					138	
		Total	143	100%	65	9288	11782	78.8%
C	124	Studio						
		1B	60	48%	50	3001		
		2B (3P)	5	4%	69	346		
		2B (4P)	55	44%	74	4079		
		3B	4	3%	92	370		
		Residential				7796	9535	81.8%
		Amenities						
		Plant					94	
		Ancillary / waste stores					43	
		Total	124	100%	63	7796	9671	80.6%
D	167	Studio	9	5%	41	367		
		1B	72	43%	50	3587		
		2B (3P)	11	7%	67	734		
		2B (4P)	73	44%	78	5694		
		3B	2	1%	98	195		
		Residential				10576	12558	84.2%
		Amenities						
		Plant					122	
		Ancillary / waste stores					42	
		Total	167	100%	63	10576	12722	83.1%

SUMMARY (excludes pavillion)

Type	Count	Mix	Apt area (average)	Total Area (nett)	Total area (gross)	N:G
Studio	9	2%	41	367		
1B	202	47%	50	10077		
2B (3P)	16	4%	67	1080		
2B (4P)	195	45%	76	14853		
3B	12	3%	94	1124		
Residential				27501	33189	82.9%
Amenities (*)	-				159	
Ancillary (*)					222	
Plant (*)					605	
Total	434	100%	64	27659	34175	80.9%

(*) Amenities considered 100%Nett
 Plant & ancillary accommodation within building footprint included in GIFA
 Plant & ancillary located on outbuildings and/or rooftop excluded from GIFA



Job No. 950747
 Job Name: Adamstown District Centre - BLOCKS A,C & D
 Schedule: 1 SUMMARY SCHEDULE
 Revision: REQUEST FOR FURTHER INFORMATION 06/09/2022

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SUMMARY OF AREAS				
Blocks A, C & D		Nett	Gross	N/G
RESIDENTIAL NETT	sqm	27,501		
RESIDENTIAL GROSS	sqm		33,189	83%
Resident Amenities	sqm	159	159	
Ancillary & waste stores	sqm		222	
Plant	sqm		605	
Subtotal GFA blocks A, C & D	sqm	27,659	34,175	81%

ANCILLARY BUILDINGS		
Resident's Pavillion	Nett	Gross
Pavillion Building (*)	sqm 2406	422
Roof plant A,C,D	sqm	63
Subtotal blocks A, C & D + pavillion	30,065	34,660
(*) excludes bicycle parking		
Carpark	sqm	2,406
Bicycle parking (incl. pavillion)	sqm	277
TOTAL (incl. Carpark)	sqm	37,342

INDICATORS	GIA	Site area		
PLOT RATIO	34,660	/	24,265	= 1.43
DENSITY	434	/	2.43	= 179 (un/Ha.)

CARPARKING (*)						
	Podium	On street	MSCP	Subtotal	Ratio	
Block A	60	12	-	72	50.3%	
Block C	29	33	-	62	50.0%	
Block D	-	10	72	82	49.1%	
Visitor	-	4	-	4	1.8%	
Total	89	59	72	220	50.7%	

(*) Disabled carpark allocation 5% / Electric vehicle provision 10%, included in totals

BICYCLE PARKING				
Requirement: 1 per Residents:	434	Visitors@20%:	87	521
PROVIDED SPACES	Stacked	Sheffield	Subtotal	Ratio
Block A	144		144	100.7%
Block C	120	4	124	100.0%
Block D	136	32	168	100.6%
Visitor		88	88	20.3%
Total	400	124	524	120.7%

UNIT MIX					
	Blk A	Blk C	Blk D	Total	%
Studio	-	-	9	9	2%
1B	70	60	72	202	47%
2B (3P)	-	5	11	16	4%
2B (4P)	67	55	73	195	45%
3B	6	4	2	12	3%
Total	143	124	167	434	

Dual Aspect Provision				
	Total	Single	Dual	%
Studio	9	5	4	1%
1B	202	134	68	16%
2B (3P)	16	1	15	3%
2B (4P)	195	78	117	27%
3B	12	0	12	3%
Total	434	218	216	50%

Oversized units (+10%)						
	Total	Avg area	Area	Min.	+10%	%
Studio	9	40.7	367	5	4	1%
1B	202	49.9	10,077	19	183	42%
2B (3P)	16	67.5	1,080	11	5	1%
2B (4P)	195	76.2	14,853	151	44	10%
3B	12	93.7	1,124	12	0	0%
Total	434	63.4	27,501	198	236	54%

OPEN SPACE (*)				Provided	Required
OS1	Private Open Space (**)	sqm.	2,615	2,615	
OS2	Communal Amenity Open Space	sqm.	3,281	2,615	
OS3	Public Open Space	sqm.	3,138	-	

(*) Refer to Camlins landscape architect drawings

(**) includes private open space on Level 0 & Level 1 and balconies

