

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

Henry J Lyons

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

