

23 - 41 Lindfield Ave and 7,11 Havilah Lane



Job Number: CA 2924

Rev: M

MOD3 PPR

Indicative Parking schedule - Discussion document

21-Jul-15

Amendments highlight in: Amendments highlight in:

Additional 19 apartments added.

Proposed Mixed Table	24/FEB/2015 - S75W MOD3 ^a	Approved Ratio ^b	Proposed -option 1 ^c	24/FEB/2015 - S75W MOD3	Min. required ^d	Max. required ^e
Studio	4	4			0	2
1 Bed Units	53	64			32	53
2 Bed Units	77	66			77	97
3 Bed units	7	7			14	14
Sub-Total	141	141	133	141	123	166
Resi.Visitor		32	24	24	24	24
Retail GFA(m ²)	2720	2720	62	76	83	105
		Total	227	241	230	295

Notes

Discussion Document only subject to review and further requirement.

(a) PPR Approved: based on the MOD1 provision of 2,379.5m² GFA for retail and 112 apartments

(b) Approved Ratio:

Residential Car Spaces:	0.9375 spaces per apartment
Residential Visitor Car Spaces:	1 visitor space per 4.48 apartments
Retail Public Car Spaces	1 space per 54m ² GFA (retail)
Retail Employee Car Spaces:	18.5% of total retail spaces (i.e. 54) set aside for retail employees.

(c) Proposed:

Lower ground floor housing **62** retail parking spaces
 Basement 1 housing 14 retail staff, **24** resi. visitor & **24** resi. parking space.(existing structural contents retained)
 Basement 2 housing **58** resi. parking space.(existing structural contents retained)
 Basement 3 housing **59** rei. parking.

(d) Min. required parking spaces per dwelling (As per Ku-ring-gai Local Centres Development Control Plan 2013 section 8B.2)

Studio:	0 spaces per apartment
1 Bed:	0.6 spaces per apartment
2 Bed:	1 spaces per apartment
3 Bed:	2 spaces per apartment
Resi. Visitor	1 space 6 apartments
Retail	1 space per 33m ² GFA (retail)

(e) Max. required parking spaces per dwelling (As per Ku-ring-gai Local Centres Development Control Plan 2013 section 8B.2)

Studio:	0.5 spaces per apartment
1 Bed:	1 spaces per apartment
2 Bed:	1.25 spaces per apartment
3 Bed:	2 spaces per apartment
Resi. Visitor	1 space 6 apartments
Retail	1 space per 26m ² GFA (retail)