

APPENDIX F

Accommodation & RFDC Compliance Table

Prepared by
Kann Finch Group

Ettalong Beach
218-220 Memorial Avenue & 47-50 The Esplanade
Ettalong Beach Town Centre

Development Application

January 2010

Accommodation and Residential Flat Design Code Compliance Table

Level	Unit No	Type	Aspect	Single Aspect	Double Aspect	Triple Aspect	Solar Access Compliant	Solar Access Deemed To Comply	Cross-flow ventilation	Adaptable	South Aspect	Facing courtyard only	Naturally ventilated kitchen	Required storage, m³	Storage provided, m³	Storage provided, linear m*0.6m	Storage compliant
1	1	2 Bed	NW		✓		✓		✓				✓	8.0	12.5	8.3	✓
	2	1 Bed	W	✓				✓						6.0	8.1	5.4	✓
	3	1 Bed	W	✓				✓		✓				6.0	6.0	4	✓
	4	1 Bed	W	✓						✓				6.0	6.0	4	✓
	5	2 Bed	SW		✓				✓					8.0	13.8	9.2	✓
	6	2 Bed + Study	SE		✓				✓				✓	8.0	9.2	6.1	✓
	7	2 Bed	S	✓					✓		✓			8.0	10.8	7.2	✓
	8	2 Bed	SE		✓			✓	✓					8.0	10.8	7.2	✓
	9	1 Bed	E	✓				✓	✓					6.0	8.1	5.4	✓
	10	1 Bed	E	✓				✓	✓	✓				6.0	6.0	4	✓
	11	2 Bed	NE		✓		✓		✓				✓	8.0	9.2	6.1	✓
2	12	2 Bed	SW		✓			✓	✓				✓	8.0	13.2	8.8	✓
	13	2 Bed	SE		✓				✓				✓	8.0	13.2	8.8	✓
	14	2 Bed	W	✓			✓							8.0	9.6	6.4	✓
	15	2 Bed	E	✓								✓		8.0	9.6	6.4	✓
	16	2 Bed	NW		✓		✓		✓				✓	8.0	12.5	8.3	✓
	17	2 Bed	N, S		✓		✓		✓				✓	8.0	11.4	7.6	✓
	18	2 Bed	N, S		✓		✓		✓				✓	8.0	11.0	7.3	✓
	19	2 Bed	NE		✓		✓		✓				✓	8.0	10.8	7.2	✓
	20	3 Bed	SE		✓			✓	✓				✓	10.0	23.3	15.5	✓

Mixed Use Residential Development
218-220 Memorial Avenue and 47-50 The Esplanade, Ettalong Beach Town Centre

3	21	2 Bed	SW		✓				✓				✓	8.0	13.2	8.8	✓
	22	2 Bed	SE		✓		✓		✓				✓	8.0	13.2	8.8	✓
	23	2 Bed	W	✓				✓						8.0	9.6	6.4	✓
	24	2 Bed	E	✓								✓		8.0	9.6	6.4	✓
	25	2 Bed	NW		✓		✓		✓				✓	8.0	12.5	8.3	✓
	26	2 Bed	N, S		✓		✓		✓				✓	8.0	11.4	7.6	✓
	27	2 Bed	N, S		✓		✓		✓				✓	8.0	11.0	7.3	✓
	28	2 Bed	NE		✓		✓		✓				✓	8.0	10.8	7.2	✓
	29	3 Bed	SE		✓			✓	✓				✓	10.0	23.3	15.5	✓
4	30	2 Bed + Study	SW		✓		✓							8.0	11.7	7.8	✓
	31	2 Bed + Study	SE		✓		✓							8.0	11.7	7.8	✓
	32	2 Bed	NW		✓		✓		✓				✓	8.0	12.5	8.3	✓
	33	2 Bed	N, S		✓		✓		✓				✓	8.0	11.4	7.6	✓
	34	2 Bed	N, S		✓		✓		✓				✓	8.0	11.0	7.3	✓
	35	2 Bed	NE		✓		✓		✓				✓	8.0	10.8	7.2	✓
	36	3 Bed	SE		✓			✓	✓				✓	10.0	23.3	15.5	✓
5	37	2 Bed + Study	SW		✓			✓						8.0	11.7	7.8	✓
	38	2 Bed + Study	SE		✓		✓							8.0	11.7	7.8	✓
	39	2 Bed	NW		✓		✓		✓				✓	8.0	12.5	8.3	✓
	40	2 Bed	N, S		✓		✓		✓				✓	8.0	11.4	7.6	✓
	41	2 Bed	N, S		✓		✓		✓				✓	8.0	11.0	7.3	✓
	42	2 Bed	NE		✓		✓		✓				✓	8.0	10.8	7.2	✓
	43	3 Bed	SE		✓			✓	✓				✓	10.0	23.3	15.5	✓
6	44	3 Bed	N, W, S			✓	✓			✓				10.0	23.6	15.7	✓
	45	3 Bed	N, E, S			✓	✓			✓				10.0	18.5	12.3	✓

Summary

	Provided		Residential Flats Design Code Requirements	Compliance
	Number	Percentage		
Total number of units	45			
1 Bedroom	5	11%		
2 Bedroom	29	64%		
2 Bedroom + Study	5	11%		
3 Bedroom	6	13%		
Single Aspect	10	22%		
Double Aspect	33	73%		
Triple Aspect	2	4%		
South Aspect	1	2%	10%	✓
Solar Access Fully Compliant *	25	56%		
Solar Access Deemed To Comply *	12	27%		
Total Solar Access Compliant *	37	82%	70%	✓
Cross-flow ventilation	32	71%	60%	✓
Adaptable	5	11%	10%	✓
Naturally ventilated kitchen *	27	60%	25%	✓
Storage compliant	45	100%	50%	✓

* Refer to Performance Assessment: Oveshadowing, Solar Access and Natural Ventilation

Area Calculations Stage 1

Level	Use	Net Sellable Area NSA, m ²	Gross Building Area GBA, m ²	Gross Floor Area GFA, m ²	Unit Type			Balconies, m ²
					1 Bed	2 Bed	3 Bed	

Basement			2093					
----------	--	--	-------------	--	--	--	--	--

Ground	Retail 1	29						
	Retail 2	107						
	Retail 3	137						
	Retail 4	112						
	Retail 5	48						
	Retail 6	49						
	Retail 7	33						
Sub Total		515	1736	650				

Mezzanine			1811					
-----------	--	--	-------------	--	--	--	--	--

Level 1	Unit 1	106				✓		9.6
	Unit 2	60			✓			10.6
	Unit 3	68			✓			10.8
	Unit 4	68			✓			10.8
	Unit 5	104				✓		43.3
	Unit 6	105				✓		32.3
	Unit 7	93				✓		20.4
	Unit 8	93				✓		20.6
	Unit 9	60			✓			13.5
	Unit 10	68			✓			13.5
	Unit 11	105				✓		15
Sub Total		930	1478	1344	5	6	0	200.4

Level 2	Unit 12	101				✓		74.5
	Unit 13	101				✓		20.7
	Unit 14	94				✓		28.4
	Unit 15	94				✓		15
	Unit 16	105				✓		9.6
	Unit 17	94				✓		20.3
	Unit 18	90				✓		20.3
	Unit 19	105				✓		15
	Unit 20	129					✓	80.8
Sub Total		913	1167	1049	0	8	1	284.6

Mixed Use Residential Development
218-220 Memorial Avenue and 47-50 The Esplanade, Ettalong Beach Town Centre

Level 3	Unit 21	101				✓		18.2
	Unit 22	101				✓		18.2
	Unit 23	94				✓		13.9
	Unit 24	94				✓		14.4
	Unit 25	105				✓		9.6
	Unit 26	94				✓		20.3
	Unit 27	90				✓		20.3
	Unit 28	105				✓		15
	Unit 29	129					✓	29.9
Sub Total		913	1167	1035	0	8	1	159.8

Level 4	Unit 30	114				✓		72.8
	Unit 31	114				✓		74.9
	Unit 32	105				✓		9.6
	Unit 33	94				✓		20.3
	Unit 34	90				✓		20.3
	Unit 35	105				✓		15
	Unit 36	129					✓	29.9
Sub Total		751	941	834	0	6	1	242.8

Level 5	Unit 37	114				✓		30.7
	Unit 38	114				✓		32.1
	Unit 39	105				✓		9.6
	Unit 40	94				✓		20.3
	Unit 41	90				✓		20.3
	Unit 42	105				✓		15
	Unit 43	129					✓	29.9
Sub Total		751	941	832	0	6	1	157.9

Level 6	Unit 44	187					✓	111.4
	Unit 45	176					✓	92.5
Sub Total		363	443	365	0	0	2	203.9

Roof			29					
------	--	--	-----------	--	--	--	--	--

TOTAL STAGE 1		5136		6109	5	34	6	1249.4
					11%	76%	13%	

Area Calculations Stage 2

Level	Use	Net Sellable Area NSA,	Gross Building Area GBA,	Gross Floor Area GFA, m ²
-------	-----	------------------------------	--------------------------------	--

Ground	Retail	338		
	Commercial Lobby	68		
Sub Total		406	437	406

Mezzanine			437	
-----------	--	--	------------	--

Level 1	Commercial	509		
Sub Total		509	549	522
TOTAL STAGE 2		915		928

Area Calculations Summary

TOTAL TWO STAGES	6051		7037
-------------------------	-------------	--	-------------

SITE AREA TOTAL	3149.2
Stage 1	2232.3
Stage 2	916.9

FSR ON COMPLETION OF STAGE 1	1.9 : 1
FSR ON COMPLETION OF STAGE 2	2.2 : 1

Gross Building Area (GBA)

Measured to the outside face of the external wall. Includes outdoor pool area, balconies & plant.

Note: GBA includes Parking/Dock areas at Basement, Ground and Mezzanine Levels

Gross Floor Area (GFA)

Measured to the internal face of external walls. Includes the area of a mezzanine, habitable rooms in a basement or an attic, and any shop, auditorium, cinema, and the like, in a basement or attic. Excludes any area for common vertical circulation, such as lifts and stairs, basement, storage, vehicular access, loading areas, garbage and services, plant rooms, lift towers and other areas used exclusively for mechanical services or

ducting, car parking to meet any requirements of the consent authority (including access to that car parking), any space used for the loading or unloading of goods (including access to it), terraces and balconies with outer walls less than 1.4 metres high, and voids above a floor at the level of a storey or storey above. (Source Draft LEP 2009 Gosford City Council)

Nett Sellable Area (NSA)

Measured to the inside face of perimeter/bounding walls, includes internal walls in each individual unit/ tenancy. Excludes plant, service risers, lift risers, stairs & corridors, common areas, parking and loading areas