

Sydney Superyacht Marina Proposed Areas s75W Eastern Sector

Building	Level	m2 GFA	Land Use	m2	% GFA of Site	Total GFA	% site GFA
Western	Ground	1265	A Marine	430	6.3%		
			B Yacht Club	370	5.4%		
			D Provedore	465	6.8%		
	First Floor	1375	B Yacht Club	1375	20.0%		
<i>Subtotal</i>						2640	38.4%
Eastern	Ground	1515	A Marine	1039	15.1%		
			C Restaurant/bar	476	6.9%		
	First Floor	1515	A Marine	1039	15.1%		
			C Restaurant/bar	476	6.9%		
	Roof level	540	A Marine	540	7.8%		
<i>Subtotal</i>						3570	51.9%
<i>Car Park</i>	Ground	220	Marine commercial facilities	220	3.2%		
	Level 1,2,3	450	Marine Storage	450	6.5%		
<i>Subtotal</i>						670	9.7%
TOTAL		6880		6880	100.0%	6880	100.0%
			A Marine	3718	54.0%		
			B Yacht Club	1745	25.4%		
			C restaurant/bar	952	13.8%		
			D Provedore	465	6.8%		
				6880	100.00%		

Amendment

This assumes an extra 540m2 on the roof of east building, including the reduction of areas in the east and west building:

Amended area to keep 22.9% of ancillary/restaurant + provedore of 465=22.9% of 6835 (being 1565m2) reduced to 1417 as per condition A6(b)

But condition requires not more than 1417m2 of ancillary/provedore, so total 1417m2-465 (Provedore) = 952 of ancillary

Noted that the specific location of marine/rest may not be as per the above but it makes no difference to the number:

545m2 on the roof is not for outdoor seating

Also assumes amended Western Building areas as requested in MOD 2

New DCP Requirements - Sydney Superyacht Marina

2013 Leichhardt DCP Car Parking Numbers section C.1.11.1

Land Use	SSYM	Bikes		Cars		No. Min parks	No. Max parks	No. Bikes
		Staff Bikes	Visitor bikes	Min	Max			
Club	1745							
Staff	30	1/10 staff		1/6 staff	1/3 staff	5.0	10.0	
Patrons	1260		1/140m2	1/30 patrons	1/10 patrons	42	126	
SSYM						47.0	136.0	15.5
Commercial Premises								
SSYM + car pk marine+storage	3718	1/10 staff	1/400m2	1/100m2	1/80m2	37.2	46.5	18.3
Restaurants								
Indoor	952	1/10staff	2+1/100m2 > 100m2	1/80m2 GFA	1/50m2 GFA	11.9	19.0	13.5
Outdoor (1)	2172			1/80m2 GFA	1/50m2 GFA	27.2	43.4	
	3124							
Shops/Retail Provedore								
SSYM	465	1/10staff	2+1/100m2 > 100m2	1/50m2	1/50m2	9.3	9.3	7.7
TOTAL SSYM (3)	9052					132.5	254.3	54.9
Marina Car Parks (2)	43							
Total Min Carparks		176						
Total Max Carparks		297						

Notes

- (1) 2172 total proposed outdoor seating of which 295m2 is for the yacht club and 1877 restaurant
- (2) Assumes car parks for marina berths is amended to 43
- (3) GFA + outdoor areas

New DCP Requirements - Sydney Superyacht Marina

Accessible Car spaces C1.11.2 Table	Min	Max	Motor bike parking 5% of parks		Car Share 1/50 spaces	
			Min	Max	Min	Max
1/50 car spaces	0.9	2.7				
1/100 spaces	0.4	0.5				
1/50 car spaces	0.8	1.2				
1/50 car spaces	0.2	0.2				
	2.3	4.6	8.8	14.9	3.5	5.9

New DCP staged car park requirements

Stages	Uses	Area	%	Min parking Reqts	Max Parking Reqts	Parks available	Daytime	Evening/Night	Day Weekends	
4+5										
	Club	1745	100.00%	47.0	136.0		28.2	47.0	47.0	Factor of use
	Commercial	430	11.57%	4.3	5.4		4.3		2.6	0.6
	Provedore	465	100.00%	9.3	9.3		9.3		9.3	1
	outdoor seat	447	20.58%	5.6	8.9					
	TOTAL			66.2	159.6	141				
6	Car Park	670	18.02%	6.7	8.4	195				
3										
	Commercial	900	24.21%	9.0	11.3		9.0		5.4	
	TOTAL			9.0	11.3	195				
2 & 1										
& roof	Commercial	1718	46.21%	17.2	21.5		17.2		10.3	
	Restaurants	952	100.00%	11.9	19.0		7.1	11.9	11.9	
	outdoor seat	1725	79.42%	21.6	34.5					
	TOTAL			50.6	75.0	237				
7	marina			43	43	141	43.0	43.0	43.0	
	TOTAL	9052		175.5	297.3	btwn 237-307	118.1	101.9	129.5	

141 = current number of car parks

195 = no. of car parks in car park building 245 less (33 storage+17 workshop)

62 = number of car parks on ground (excluding 17 units but including tenders)

237 is minimum number of car parks available on site. 307 is the maximum

General Notes

Minimum carpark requirements calculated based on percentage of area for each use multiplied by Leichhardt Council

DCP min requirement from sheet 2

New DCP staged car park requirements

141 car spaces are the existing car parking spaces on the site.

245 car parks in the proposed larger car park

Column G - Proposal includes 307 car spaces on site but 20 flexibly used for tenders/watercraft, 33 indoor storage, 17 maritime commercial facilities

Carparking demand at different times

(not required but left in for comparison)

During daytime on weekends it is assumed that the club, restaurants, provedore and marina will require maximum number of car spaces, 60% the commercial & retail useage is assumed.

During the evening and night time it is assumed that only the restaurants, club and marina will be predominantly operating

During the day it is assumed that all activities will require the maximum number of car spaces except the restaurants and club which will only require 60% the number.

Carparking at various stages

There is sufficient carparking on site to build stages 4 & 5 (west building) and Stage 3 of eastern building or to build eastern building first

The carpark must be built following construction of stages 4 & 5 (western building) and Stage 3 or prior to construction of the eastern building

The marina is stage 7 proposed. It can be built at any stage