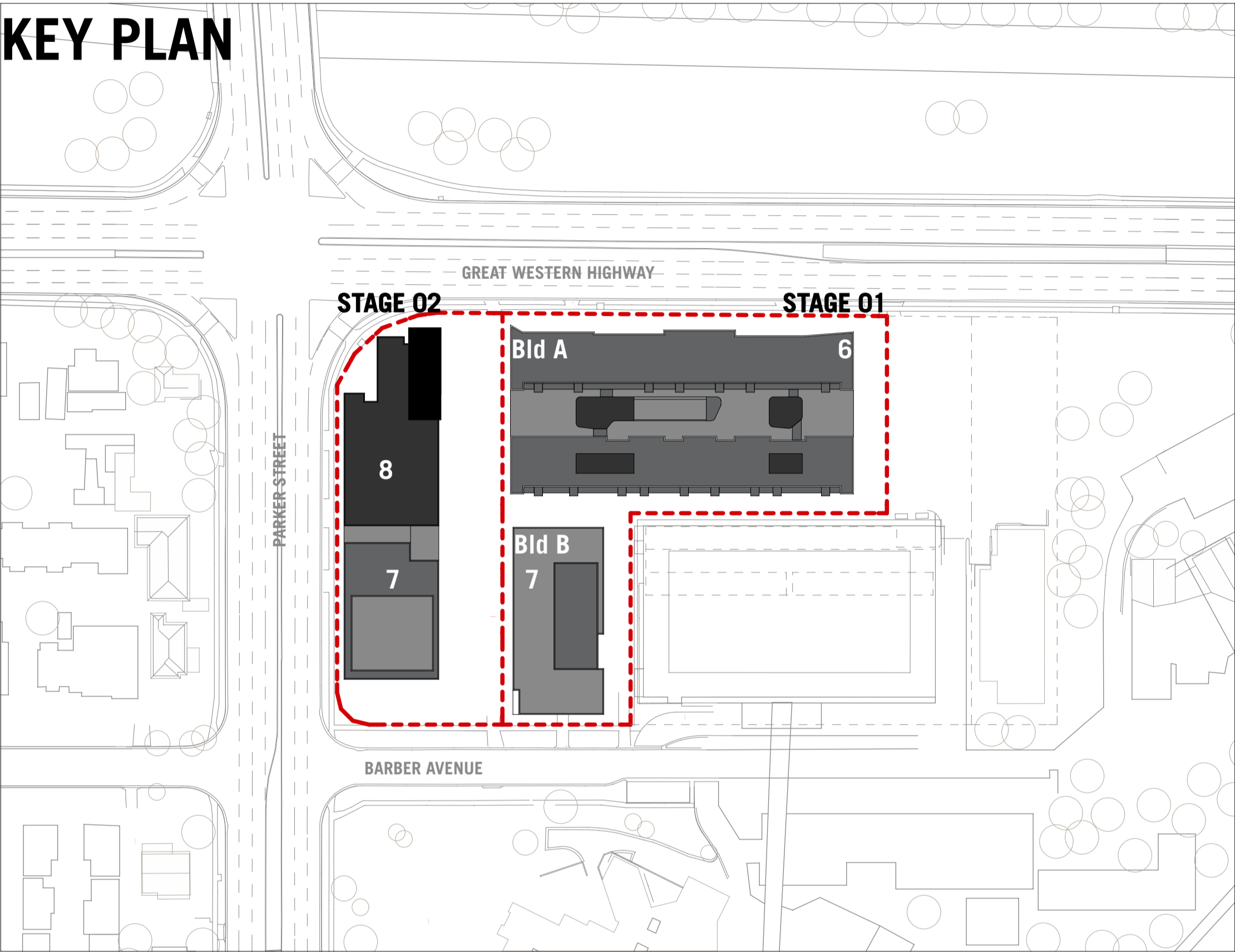


KEY PLAN



AREA SCHEDULE _ STAGE01		
Zone Category	Zone Name	Zone (GFA)

COMMERCIAL	BldA_COMMERCIAL	8,750.75
	BldA_FOYER / LOUNGE	433
	BldA_BIKE STORAGE / AMENITIES	96
	BldB_COMMERCIAL	401
	BldB_BIKE STORAGE / AMENITIES	111
	BldB_FOYER / LOUNGE	76
		9867.75 m2

RESIDENTIAL	BldA_RESIDENTIAL ARPARTMENTS	2656
	BldB_SERVICED ARPARTMENTS	2585
		5241 m2

RETAIL	BldA_RETAIL	1,225.00
		1,225 m2

TOTAL GFA (STAGE 01)		16334 m2
SITE AREA (STAGE 01)		5853 m2
FSR (Stage 01)		2.79:1

Barber Avenue Kingswood Carpark Schedule

Issue: L Date: 16.07.2012 Approved: KM

STAGE 1 (Amended)						
LEVEL	RETAIL (sq metre)	COMMERCIAL (sq metre)	SERVICE APARTMENTS		RESIDENTIAL	
			1 Bedroom	2 Bedrooms	1 Bedroom	2 Bedrooms
Parking Rates	1:26/NFA	1:40/GFA	1 / Apt		1 / Apt + 1:5 Visitor	
Lower Ground	0	475	0	0	0	0
Ground	1220	635.75	15	1	0	0
Level 1	0	2433	14	2	0	0
Level 2	0	2840	14	2	0	0
Level 3	0	2842	11	2	0	0
Level 4	0	0	11	2	2	16
Level 5	0	0	11	2	2	16
Level 6	0	0	0	0	0	0
Total	1220	9225.75	76	11	4	32
Required Car Spaces	47	231	76	11	4	32
Total Car Spaces	47	231	87 0		44 incl visitors	
Of which Accessible	1	2	9		4	
Bicycle Parking	6	46	22	incl visitors	11	incl visitors TBC
Motorcycle Parking			57			
Total Car Spaces Req'd	409	Total Provided	402			

SUMMARY		
Total Carparking Required Stage 1	409	(including 16 accessible)
Total Carparking Provided Stage 1	402	(including 18 accessible)
Total Bicycle Provided Stage 1	85	
Total Motorcycle Provided Stage 1	57	

Penrith Local Environmental Plan 2010:
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.