PROPOSED MIXED USE DEVELOPMENT

AT 39-45 TWEED COAST, BOGANGAR
Lots 184 – 187 & Lots 191 – 194 on DP 259164
Lots 20 - 23 on DP 31208

1. GROSS SITE AREA

Carpark	1463m²
Remaining	4022m²
Total Site	5485m²

2. GFA SCHEDULE

LEVEL	RETAIL SPACE	RESIDENTIAL UNITS	CORE/LOBBY	TOTAL
LOWER BASE			3106.0	3106.0
MEZ BASE			3466.7	3466.7
GROUND	Supermarket 2310 Retail 1060 Kiosk 90	.	212.9	3672.9
LEVEL 2		1828.5	274.9	2444.7
LEVEL 3		1766.6	274.9	2382.8
TOTAL	3460	3595.1	7335.4	15,073m²

3. FLOOR SPACE RATIO

Provided by this proposal 1.107:1

4. SITE COVERAGE

Provided by this proposal 74%

5. MAX HIEGHT

Allowable 3 storeys and Max hieght of 13.6m above natural ground level
Provided by this proposal: 3storeys and Max height of 14.95m

6. SETBACKS

Provided by this proposal:

Tweed Coast Road	- on boundary
Hasting Road	- on boundary
Side Boundaries	- on boundary

7. CARPARKING SCHEDULE

	CAR PROV.
RETAIL	147
RESIDENTIAL	51
STAFF	6
BIKES	40
TOTALS	204 CARS

8. LANDSCAPING OPEN SPACE

	PROVIDED
MEZ BASE	57.0m²
GROUND	473.7m²
LEVEL 2	690.0m²
TOTAL	1121.5m²

9. UNIT ACCOMODATION SCHEDULE

	No. OF BEDS	No. OF BEDS	No. OF UNITS	TOTAL BEDS
UNIT TYPE	1 BEDROOMS	2 BEDROOMS		
A		2	20	40
B	1		18	18
C	1		2	2
No. OF UNITS	20 UNITS	20 UNITS	40	
No. OF BEDS	20	40	TOTALS	60

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