

FOR MAJOR PROJECT APPLICATION ONLY

2006067-Scottish Hospital, Paddington OPTION B

SITE AREA 14781 m2
ISSUE: DA ISSUE DATE: 3/06/2011

	MASTER PLAN					GATE KEEPER'S LODGE					BROWN ST					STEPHEN ST					TOTAL	
	HERITAGE BUILDING																					
	1 BED	2 BEDS	3 BEDS	TOTAL	GFA	1BED	2BEDS	3BEDS	TOTAL	GFA	1BED	2BEDS	3BEDS	TOTAL	GFA	OPEN CORRIDOR	1BED	2BEDS	3BEDS	TOTAL		GFA
																					0	
Level 1															679.97	22.59					245.72	0
Level 2											2	4	4	10	1199.39	134.84		2		2	440.44	12
Level 3										26.21	2	4	4	10	1211.86	121.81		4		4	542.79	14
Level 4		1		1	264.81			1	1	176.74	2	5	3	10	1159.54	162.36			2	2	342.13	14
Level 5	1	2		3	734.47			1	1	158.92	2	3	3	8	1055.45	29.59			2	2	342.09	14
Level 6			3	3	736.76			1	1	160.2	1	2	3	6	851.08							10
Level 7		2		2	263.91			1	1	160.2	1	1	3	5	740.44							8
Level 8													3	3	547.59							3
Level 9													0	0	0							0
																						0
	1	5	3	9	1999.95 A	0	0	4	4	682.27 B	10	19	23	52	7445.32 C	471.19 EXCL. IN GFA	0	6	4	10	1913.17 D	75

RACF			PARKING		ILU	
NURSING HOME			RESIDENTS	STAFF	3 BED	1BED
BEDS		GFA				
UPPER BASEMENT		249.82				
ENTRY LOBBY		1590.02	0.00			
N/A			0.00			
21 DEMENTIA CARE LEVEL		1195.33	1.40			
31 HIGH CARE LEVEL		1219.93	3.10			
26 MIXED CARE LEVEL		1133.66	2.60			
22 EXTRA CARE LEVEL		1133.95	2.20			
EXTRA CARE LEVEL (ILU)		504.69			2	2
STAFF PER SHIFT				26		
100		7027.4 E	9.30	13	TOTAL	4

BALCONY AND TERRACE AREA FOR ILU			
	AREA		FORMULA
TOTAL BALCONY AREA	1649.06	F1	
TOTAL TERRACE AREA EXCL. IN GFA	827.82	F2	
TOTAL	2324.65	F3	F3 = F1 + F2
TOTAL BALCONY AREA ALLOW IN LEP	1580	F4	F4 = 79ILU X 20M ²
AREA EXCESS LEP REQUIREMENT (TO BE INCL. IN GFA)	69.06	F5	F5 = F1 - F4

CAR SPACE REQUIRED			
0.5	5	4.5	10

CAR SPACE REQUIRED			
0	0	6	6

CAR SPACE REQUIRED			
5	19	34.5	58.5

CAR SPACE REQUIRED			
0	6	6	12

CAR SPACE REQUIRED	
	26.30

SUMMARY OF UNITS MIX			
1 BED	2 BEDS	3 BEDS	TOTAL
13	30	36	79
16.46%	37.97%	45.57%	100.00%

0.00
ILU VISITORS

TOTAL CAR SPACE REQUIRED 112.80

CAR SPACE PROVIDED AT B1 & B2	116
CAR SPACE PROVIDED AT GROUND LEVEL	8
TOTAL	124

GFA CALCULATIONS			
	FORMULA	GFA	FSR
OPTION 1A	G1 G1 = A+B+C+D+ E	19068.11	1.29 :1
	G2 G2 = G1 - A	17068.16	1.15 :1
	G3 G3 = G1 + F5	19137.17	1.29 :1
OPTION 1B	G4 G4 = G3 - A	17137.22	1.16 :1

ABOVE GROUND GFA CALCULATIONS			
	FORMULA	GFA	FSR
OPTION 2A	G5 G5	2381.64	
	G6 G6 = G1 - G5	16686.47	1.13 :1
	G7 G7 = G6 - A	14686.52	0.99 :1
	G8 G8 = G3 - G5	16755.53	1.13 :1
OPTION 2B	G9 G9 = G5 - A	14755.58	1.00 :1

CARPARKING CALCULATIONS						
25/08/2010						
	REQUIRED	PROVIDED				TOTAL
		UPPER BASEMENT		LOWER BASEMENT		EXTERNAL ENTRY DRIVEWAY
ILU BUILDINGS		STAGE 1	STAGE 2	STAGE 1		
BROWN ST	58.5					
STEPHEN ST	12					
GATE KEEPER'S LODGE	6					
HERITAGE BUILDING	10					
RACF ILU	4					
ILU VISITORS	0					8
	90.5		49	24	25	
RACF						
STAFF	13		13			
RESIDENTS VISITORS	9.3		5			
	22.3					
TOTAL	112.8	67	24	25		8
	say 113					124 provided

UNDERGROUND GFA						
	RACF	COOPER ST	BROWN ST ILU	GKL-ILU	HERITAGE	FSR
Upper Basement	249.82					249.82
Level 1	1086.5		103.15			1189.65
Level 2						0
Level 3	575.08	25.9				600.98
Level 4	295.95	45.24				341.19
Level 5						0
Level 6						
Level 7						
Level 8						
Level 9						
TOTAL UNDERGROUND GFA	2381.64 G5					0.16 :1

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OPTION B - RACF LOADING FACILITY

"THE TERRACES"
SCOTTISH HOSPITAL - 2 COOPER ST. PADDINGTON

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SCALE AT A3
NTS
REVISION
A
DATE
07/10/2010
DRAWN
RM / YS/ RK
PROJECT No
2006067
ITEM No
39385

PROJECT ADDRESS
2 COOPER ST. PADDINGTON
CLIENT
Presbyterian Aged Care PADDINGTON

DRAWING TITLE
GFA Calculations Summary
Sheet - Option B
DRAWING No
DA 316

Rev A 06/06/2011 New drawing

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