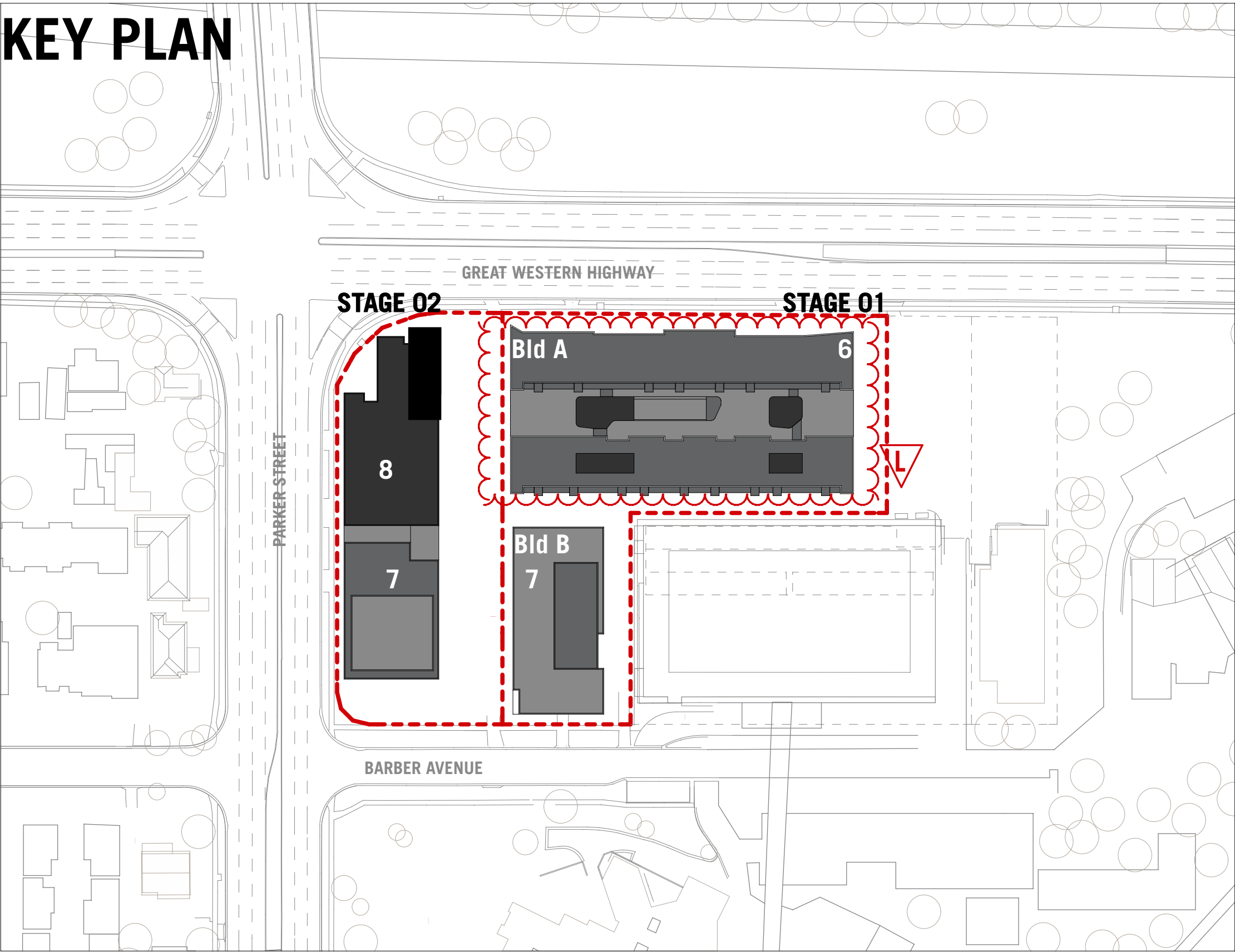


KEY PLAN



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.

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

Area Schedule_STAGE02		
Zone Category	Zone Name	Area (GFA)
COMMERCIAL	Stage 02_COMMERCIAL	1,504
		1,504 m2
RESIDENTIAL	Stage 02_RESIDENTIAL	7,437
	Stage 02_RESIDENTIAL LOBBY	105
		7,544 m2
RETAIL	Stage 02_RETAIL	1,638
		1,638 m2
		10,686 m2

TOTAL GFA (STAGE 02)

TOTAL GFA (STAGE 01 & 02)	27,020 m²
TOTAL SITE AREA (STAGE 01 & 02)	9,571 m²
FSR	2.82:1

Barber Avenue Kingswood Carpark Schedule

Issue: L Date: 28/08/12 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			

STAGE 2				
LEVEL	RETAIL (sq metre)	COMMERCIAL (sq metre)	RESIDENTIAL	
			1 Bedroom	2 Bedrooms
Parking Rates	1:26 / Nett Floor Area	1:40 / Gross Floor Area	1 / Apt + 1:5 Visitor	
Lower Ground	1614.00			
Ground		1505		
Level 1			4	9
Level 2			4	9
Level 3			4	9
Level 4			4	9
Level 5			4	8
Level 6			2	5
Level 7			2	5
Total	1614.00	1505	24	54
Required Car Spaces	62.08	37.625	24	54
Total Car Spaces	62	38	95 (including 17visitors)	
Total Car Spaces Required	194	Total Car Spaces Provided	286	

SUMMARY	
Total Carparking Required Stage 1 + 2	800
Total Carparking Provided Stage 1 + 2	688

L	27.08.2012	Section 75W issue
K	15.04.2011	Issue to Consultants
J	21.09.2010	Issue to Consultants
H	20.09.2010	Issue to Consultants
G	13.08.2010	Issue to Consultants
F	04.08.2010	Consultant issue
E	20.07.2010	Consultant issue
D	01.02.2010	Concept Plan issue

Rev.	Date	Approved by	Revision Notes
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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
CONCEPT PLAN
DRAWING TITLE
Area Schedule
Analysis