

951193		INDEPENDENT HOUSE				
SCHEDULE OF ACCOMMODATION						
FLOOR	COMMUNITY / CULTURAL / ARTS	RESTAURANT / CAFE	RETAIL	STUDENT CLUSTER	STUDENT AMENITY (INTERNAL & EXTERNAL)	NET FLOOR AREA (EXCLUDES EXTERNAL AMENITY)
BASEMENT	404	0	0	0	408	781
GROUND	240	254	216	0	654	1364
FIRST	0	0	0	1266	36	1302
SECOND	0	0	0	1299	0	1299
THIRD	0	0	0	1306	0	1306
FOURTH	0	0	0	1200	93	1293
FIFTH	0	0	0	980	70	980
SIXTH	0	0	0	721	118	721
SEVENTH	0	0	0	652	0	652
EIGHTH	0	0	0	0	455	51
TOTAL	644	254	216	7424	1834	9749
Number of bedspaces						316
Amenity sqm per student						5.80
Community, Cultural, Arts Requirement						487.45

EXISTING DEMO	EXISTING GFA	NEW BUILD GFA	TOTAL (GROSS)
1690	1022	1640	2662
1532	702	1520	2221
1485	476	1292	1768
1085	476	1292	1768
160	476	1291	1767
25	462	1291	1754
	37	1283	1319
	0	999	999
	0	923	923
	0	230	230
5977	3650	11763	15413

Planning Issue: Rev P02

CLUSTER / STUDIO SCHEDULE									
FLOOR	STUDIO (single)	STUDIO (twin)	4 BED	5 BED	6 BED	7 BED	8 BED	TOTAL STUDIOS & CLUSTERS	TOTAL BEDS
*no. of which are located within protected structure									
GROUND	0	0	0	0	0	0	0	0	0
FIRST	9	0	0	2	3	0	2	16	53
SECOND	9	1	0	2	3	0	2	17	55
THIRD	9	1	0	2	3	0	2	17	55
FOURTH	6	0	0	2	3	0	2	13	50
FIFTH	3	0	0	1	3	0	2	9	42
SIXTH	2	0	0	0	1	0	3	32	0
SEVENTH	2	0	0	1	1	0	2	6	29
EIGHTH	0	0	0	0	0	0	0	0	0
TOTAL STUDIOS & CLUSTERS	40	2	0	10	17	0	15	84	
TOTAL BEDS	40	4	0	50	102	0	120		316

Site Area	2995.26
Net to Gross Ratio	63.25%
Plot Ratio	4.26
Existing Site Coverage	96.35%
Proposed Site Coverage	91.81%
Cycle Parking Space - Internal	394
Cycle Parking Space - Landscape	14

AMENITY SCHEDULE			
FLOOR	INTERNAL	EXTERNAL	TOTAL
BASEMENT	377	31	408
GROUND	654	0	654
FIRST	36	0	36
SECOND	0	0	0
THIRD	0	0	0
FOURTH	93	0	93
FIFTH	0	70	70
SIXTH	0	118	118
SEVENTH	0	0	0
EIGHTH	51	404	455
TOTAL	1211	623	1834

5 sqm. Amenity / bed min. requirement

1580

Community / Cultural / Arts Provision			
Planning Requirement	required total area	provided internal area	provided external area
5% Cultural / Community / Arts Space	487.45	644	0

ROOM SCHEDULE															
FLOOR	CORE A					CORE B					CORE C				
	Std Room	Accessible	Studio	Access. Studio	Twin Studio	Std Room	Accessible	Studio	Access. Studio	Twin Studio	Std Room	Accessible	Studio	Access. Studio	Twin Studio
BASEMENT															
GROUND															
FIRST	24	1	1	2	0	13	0	0	0	0	6	0	6	0	0
SECOND	24	1	1	2	0	13	0	0	0	0	6	0	6	0	1
THIRD	24	1	1	2	0	13	0	0	0	0	6	0	6	0	1
FOURTH	24	1	1	2	0	13	0	0	0	0	6	0	3	0	0
FIFTH	24	1	1	2	0	8	0	0	0	0	6	0	0	0	0
SIXTH	16	0	2	0	0	8	0	0	0	0	6	0	0	0	0
SEVENTH	13	0	1	1	0	8	0	0	0	0	6	0	0	0	0
EIGHTH															
TOTAL	149	5	8	11	0	76	0	0	0	0	42	0	21	0	2

CORE AREA SCHEDULE*			
FLOOR	CORE A	CORE B	CORE C
	GIA (m2)	GIA (m2)	GIA (m2)
FIRST	810	437	501
SECOND	810	430	503
THIRD	810	430	504
FOURTH	810	433	487
FIFTH	810	237	263
SIXTH	536	237	227
SEVENTH	460	237	224
TOTAL	5046	2441	2709

*Areas calculated to include student accommodation, cores, circulation & all other ancillary spaces required to serve accommodation. Basement, Ground & 8th floor are excluded as no student accommodation exists at these levels.

KEY FIGURES			
TOTAL ROOMS	267	Standard Room	Typical Room = 12.8 sqm*
314	5	Accessible Room	Typical Room = 25.4 sqm*
	30	Studio	Typical Room = 25 sqm*
	10	Accessible Studio	Typical Room = 30 sqm*
	2	Twin	Typical Room = 34.4 sqm*

* INDIVIDUAL ROOM AREAS VARY

CLUSTER & STUDIO AREA SCHEDULE			
FLOOR	Cluster Name	GFA (m2)	Capacity (person)
BASEMENT			
GROUND			
FIRST	A 0101	151	6
	A 0102	32	1
	A 0103	142	6
	A 0104	131	5
	A 0105	30	1
	A 0106	167	8
	A 0107	26	1
	B 0101	168	8
	B 0102	131	5
	C 0101	134	6
	C 0102	25	1
	C 0103	27	1
	C 0104	26	1
	C 0105	26	1
	C 0106	25	1
	C 0107	25	1
SECOND	A 0201	150	6
	A 0202	32	1
	A 0203	142	6
	A 0204	130	5
	A 0205	30	1
	A 0206	167	8
	A 0207	25	1
	B 0201	168	8
	B 0202	133	5
	C 0201	134	6
	C 0202	25	1
	C 0203	26	1
	C 0204	25	1
	C 0205	25	1
	C 0206	25	1
	C 0207	26	1
	C 0208	36	2
THIRD	A 0301	151	6
	A 0302	32	1
	A 0303	142	6
	A 0304	131	5
	A 0305	30	1
	A 0306	168	8
	A 0307	25	1
	B 0301	168	8
	B 0302	133	5
	C 0301	134	6
	C 0302	25	1
	C 0303	27	1
	C 0304	25	1
	C 0305	26	1
	C 0306	28	1
	C 0307	25	1
	C 0308	36	2
FOURTH	A 0401	150	6
	A 0402	32	1
	A 0403	142	6
	A 0404	131	5
	A 0405	30	1
	A 0406	168	8
	A 0407	25	1
	B 0401	168	8
	B 0402	136	5
	C 0401	134	6
	C 0404	28	1
	C 0405	28	1
	C 0406	28	1
FIFTH	A 0501	150	6
	A 0502	32	1
	A 0503	142	6
	A 0504	131	5
	A 0505	30	1
	A 0506	168	8
	A 0507	25	1
	B 0501	168	8
	C 0501	134	6
SIXTH	A 0603	33	1
	A 0604	192	8
	A 0605	26	1
	A 0607	168	8
	B 0601	168	8
	C 0601	134	6
SEVENTH	A 0702	33	1
	A 0704	124	5
	A 0705	27	1
	A 0707	167	8
	B 0701	168	8
	C 0701	133	6
TOTAL	0	7424	316

COMPACT GROWTH DENSITY CALCULATION				
Compact Growth (Broken down by Site Uses)	Stage	Metric	Calculation	Residential Site
	A	Net Site Area (m2)		2995.26
	B	Total GFA (m2)	C + D	15412.69
	C	Residential GFA (m2)		14062.86
	D	Non-Residential GFA (m2)		1349.83
	E	Residential GFA as Proportion of Total GFA (m2)	C / B	91.24%
	F	Pro Rata Site Area (m2)	A x E	2732.94
	G	Number of Dwellings		79
	H	Net Residential Density (dph)	G/F*10000	289.07