



TYPICAL
BASEMENT
LAYOUTS

7.0 Typical Basements

BASEMENTS

7.1 Typical Basements Northern Precinct

- Basement locations and layouts relate to the staging of the development.
- Driveway access is off the perimeter roads.
- The minimum requirement for parking spaces has been provided using the Holroyd DCP 2013 and SEPP Housing for Seniors or People with a Disability 2004.
- The controls guiding the basements are as follows:
 - 1 car space for a 1 bedroom unit
 - 1 car space for a 2 bedroom unit
 - 1.2 car space for a 3 bedroom unit
 - 0.2 car space per a visitor
 - 1 car space for every 30m² of a neighbourhood shop
 - 1 space per every 10 RACF beds
 - 1 space for each 2 people employed at the RACF
 - 1 space suitable for an ambulance
 - 5% of total car spaces are accessible spaces
- There are 7 basements in the northern precinct supporting 7 ILU buildings and 1 RACF Building.
- Building F and G share a basement.

Please note that drawings are indicative only. Further technical requirements may need to be allocated on basements at a detailed stage of development.

- LEGEND
- Spaces for persons with disabilities
 - Neighbourhood shop spaces
 - Minimum parking spaces
 - Ambulance Space



62 Illustration of Basement Layout Northern Precinct

SCALE 1:1000 @ A3

BASEMENTS

7.2 Typical Basements Southern Precinct

- There are 6 basements in the southern precinct supporting 8 ILU buildings.
- Buildings J and K share a basement.
- Buildings O and P share a basement.

Please note that drawings are indicative only. Further technical requirements may need to be allocated on basements at a detailed stage of development.



63 Illustration of Basement Layout Southern Precinct

SCALE 1:1000 @ A3



APPENDIX A
DETAILED YIELD

8.0 Appendix A - Yield

YIELD

8.1 Yield - Masterplan

8.1.1 Total Yield

SITE AREA	74,400
TOTAL GFA	61,413 m2
TOTAL NSA	51,585 m2
FSR	0.82 :1
Independent Living Units GFA	51,430 m2
Residential Aged Care Facility GFA	7,193 m2
Neighbourhood Shops GFA	1,480 m2
Community Facilities GFA	1,311 m2 (not including proposed community centre)

ILUs	Number	Carspaces	Number
TOTAL 1 Bed	93	ILUs	559
TOTAL 2 Bed	348	Retail	50
TOTAL 3 Bed	19	RACF	50
Total ILUs	460	Total Carspaces	658

(not including the 1 extra space for an Ambulance)

Total RACF Bedrooms 148

8.1.2 Assumptions

Apartment Size and Mix

Apartment Type	Apartment Size (NSA)	Apartment Mix
1 Bedroom Apartment	70sqm	15%
2 Bedroom Apartment	100sqm	80%
3 Bedroom Apartment	130sqm	5%

Efficiency

Level	GBA Efficiency	NSA Efficiency
Ground Floor	65%	75%
Level 1 +	75%	85%

Car Parking

- All ILUs, Neighbourhood Shops and visitor spaces are located on basements.
- 2 x car park spaces at grade per building for drop-off only.
- The car park spaces have been calculated based on the controls below:

Legislation	Number of Spaces	Per
Residential Flat Buildings (ILUs) (Holroyd DCP)	1	Studio / 1 Bedroom Apartment
	1	2 Bedroom Apartment
	1.2	3 Bedroom Apartment
	0.2 (Visitor)	Every Apartment
Neighbourhood Shop (Holroyd DCP)	1	Every 30sqm of leasable GFA
Residential Care Facilities (SEPP Housing for Seniors or People with a Disability 2004)	1	10 Beds
	1	2 persons employed in connection with the development and on duty at any one time
	1 for an Ambulance	
Persons with a Disability (SEPP Housing for Seniors or People with a Disability 2004)	5% of car spaces	To be an accessible car space (at least one if fewer than 20 spaces)

BUILDING YIELDS

NORTHERN PRECINCT

BUILDING A - ILU

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type	Mix	# Units	Car Spaces Rates	# Spaces
Total	4	4,996 sqm			3,618 sqm		2,991 sqm			25		58
	Ground	1,291 sqm	Retail	65%	839 sqm	75%	629 sqm	1Bed 70 sqm	15%	5	1Bed 1	5
	1	1,235 sqm	Residential	75%	926 sqm	85%	787 sqm	2Bed 100 sqm	80%	19	2Bed 1	19
	2	1,235 sqm	Residential	75%	926 sqm	85%	787 sqm	3Bed 130 sqm	5%	1	3Bed 1.2	1
	3	1,235 sqm	Residential	75%	926 sqm	85%	787 sqm				Visitor 0.2	5.0
											Retail 1 space / 30sqm	28

BUILDING B - RACF

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type	Mix	# Units	Car Spaces Rates	# Spaces	
Total	4	10,576 sqm			7,833 sqm		6,626 sqm			148		73	
	Lower Ground	496 sqm	Retail	65%	322 sqm	75%	242 sqm	Bedroom 65 sqm	100%	148	Residents 1 space / 10 beds	15	
	Ground	490 sqm	Retail	65%	319 sqm	85%	271 sqm	<i>RACF yield has been calculated using 65m2 per a room - divided into the GBA</i>				Staff 1 space / 2 workers	35
	Ground	2,250 sqm	Residential	75%	1,688 sqm	85%	1,434 sqm				Ambulance 1	1	
	1	2,735 sqm	Residential	75%	2,051 sqm	85%	1,744 sqm				Retail 1 space / 30sqm	22	
	2	2,735 sqm	Residential	75%	2,051 sqm	85%	1,744 sqm						
	3	1,870 sqm	Residential	75%	1,403 sqm	85%	1,192 sqm						

BUILDING C - ILU

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type	Mix	# Units	Car Spaces Rates	# Spaces
Total	4	5,223 sqm			3,917 sqm		3,330 sqm			35		42
	Lower Ground	sqm	Residential / Thoroughfare	65%	0 sqm	75%	0 sqm	1Bed 70 sqm	15%	7	1Bed 1	7
	Ground	1,095 sqm	Residential	75%	821 sqm	85%	698 sqm	2Bed 100 sqm	80%	27	2Bed 1	27
	1	1,376 sqm	Residential	75%	1,032 sqm	85%	877 sqm	3Bed 130 sqm	5%	1	3Bed 1.2	2
	2	1,376 sqm	Residential	75%	1,032 sqm	85%	877 sqm				Visitor 0.2	7.0
	3	1,376 sqm	Residential	75%	1,032 sqm	85%	877 sqm					

BUILDING D - ILU

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type	Mix	# Units	Car Spaces Rates	# Spaces
Total	4	3,424 sqm			2,482 sqm		2,054 sqm			17		21
	Ground	856 sqm	Community Facilities	65%	556 sqm	75%	417 sqm	1Bed 70 sqm	15%	4	1Bed 1	4
	1	856 sqm	Residential	75%	642 sqm	85%	546 sqm	2Bed 100 sqm	80%	13	2Bed 1	13
	2	856 sqm	Residential	75%	642 sqm	85%	546 sqm	3Bed 130 sqm	5%	1	3Bed 1.2	1
	3	856 sqm	Residential	75%	642 sqm	85%	546 sqm				Visitor 0.2	3.4

BUILDING E - ILU

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type			Mix	# Units	Car Spaces Rates		# Spaces
Total	4	6,613			4,779		3,945					45			55
	Lower Ground	1,805	sqm	Residential	65%	1,173	sqm	75%	880	sqm	15%	9	1Bed	1	9
	Ground	2,325	sqm	Residential	75%	1,744	sqm	85%	1,482	sqm	80%	33	2Bed	1	33
	1	1,041	sqm	Residential	75%	781	sqm	85%	664	sqm	5%	3	3Bed	1.2	4
	2	1,041	sqm	Residential	75%	781	sqm	85%	664	sqm			Visitor	0.2	9.0
	3	401	sqm	Residential	75%	301	sqm	85%	256	sqm					

BUILDING F - ILU

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type			Mix	# Units	Car Spaces Rates		# Spaces
Total	4	3,664	sqm		2,061	sqm	2,198					23			29
	Ground	916	sqm	Residential	65%	595	sqm	75%	447	sqm	15%	5	1Bed	1	5
	1	916	sqm	Residential	75%	687	sqm	85%	584	sqm	80%	18	2Bed	1	18
	2	916	sqm	Residential	75%	687	sqm	85%	584	sqm	5%	1	3Bed	1.2	1
	3	916	sqm	Residential	75%	687	sqm	85%	584	sqm			Visitor	0.2	5

BUILDING G - ILU

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type			Mix	# Units	Car Spaces Rates		# Spaces
Total	4	3,360	sqm		2,436	sqm	2,016					21			26
	Ground	840	sqm	Residential	65%	546	sqm	75%	410	sqm	15%	4	1Bed	1	4
	1	840	sqm	Residential	75%	630	sqm	85%	536	sqm	80%	16	2Bed	1	16
	2	840	sqm	Residential	75%	630	sqm	85%	536	sqm	5%	1	3Bed	1.2	1
	3	840	sqm	Residential	75%	630	sqm	85%	536	sqm			Visitor	0.2	4.2

BUILDING H - ILU

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type			Mix	# Units	Car Spaces Rates		# Spaces
Total	4	7,183	sqm		5,210	sqm	4,314					45			55
	Lower Ground	1,770	sqm	Residential	65%	1,151	sqm	75%	863	sqm	15%	9	1Bed	1	9
	Ground	2,290	sqm	Residential	75%	1,718	sqm	85%	1,460	sqm	80%	35	2Bed	1	35
	1	1,041	sqm	Residential	75%	781	sqm	85%	664	sqm	5%	2	3Bed	1.2	2
	2	1,041	sqm	Residential	75%	781	sqm	85%	664	sqm			Visitor	0.2	9.1
	3	1,041	sqm	Residential	75%	781	sqm	85%	664	sqm					

SOUTHERN PRECINCT

BUILDING I - ILU

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type			Mix	# Units	Car Spaces Rates		# Spaces
Total	5	5,501			4,020		3,349					35			42
	Ground	1,055	Residential / Thoroughfare	65%	686	75%	514	1Bed	70	sqm	15%	7	1Bed	1	7
	1	1,282	Residential	75%	962	85%	817	2Bed	100	sqm	80%	27	2Bed	1	27
	2	1,282	Residential	75%	962	85%	817	3Bed	130	sqm	5%	1	3Bed	1.2	1
	3	1,282	Residential	75%	962	85%	817						Visitor	0.2	7.0
	4	600	Residential	75%	450	85%	383								

BUILDING J - ILU

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type			Mix	# Units	Car Spaces Rates		# Spaces
Total	5	3,340			2,438		2,029					22			26
	Ground	668	Residential	65%	434	75%	326	1Bed	70	sqm	15%	4	1Bed	1	4
	1	668	Residential	75%	501	85%	426	2Bed	100	sqm	80%	16	2Bed	1	16
	2	668	Residential	75%	501	85%	426	3Bed	130	sqm	5%	1	3Bed	1.2	1
	3	668	Residential	75%	501	85%	426						Visitor	0.2	4.3
	4	668	Residential	75%	501	85%	426								

BUILDING K - ILU

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type			Mix	# Units	Car Spaces Rates		# Spaces
Total	4	3,552			2,638		2,225					24			29
	Lower Ground	260	Residential	65%	169	75%	127	1Bed	70	sqm	15%	5	1Bed	1	5
	Ground	823	Residential	75%	617	85%	525	2Bed	100	sqm	80%	18	2Bed	1	18
	1	823	Residential	75%	617	85%	525	3Bed	130	sqm	5%	1	3Bed	1.2	1
	2	823	Residential	75%	617	85%	525						Visitor	0.2	5
	3	823	Residential	75%	617	85%	525								

BUILDING L - ILU

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type			Mix	# Units	Car Spaces Rates		# Spaces
Total	4	4,644			3,367		2,786					24			29
	Ground	1,161	Community Facilities	65%	755	75%	566	1Bed	70	sqm	15%	5	1Bed	1	5
	1	1,161	Residential	75%	871	85%	740	2Bed	100	sqm	80%	18	2Bed	1	18
	2	1,161	Residential	75%	871	85%	740	3Bed	130	sqm	5%	1	3Bed	1.2	1
	3	1,161	Residential	75%	871	85%	740						Visitor	0.2	5

BUILDING M - ILU

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type			Mix	# Units	Car Spaces Rates		# Spaces
Total	4	7,323	sqm		5,308	sqm	4,392	sqm				47			56
	Lower Ground	1,840	sqm	Residential	65%	1,196	sqm	75%	897	sqm	15%	9	1Bed	1	9
	Ground	2,360	sqm	Residential	75%	1,770	sqm	85%	1,505	sqm	80%	35	2Bed	1	35
	1	1,041	sqm	Residential	75%	781	sqm	85%	664	sqm	5%	2	3Bed	1.2	2
	2	1,041	sqm	Residential	75%	781	sqm	85%	664	sqm			Visitor	0.2	9.3
	3	1,041	sqm	Residential	75%	781	sqm	85%	664	sqm					

BUILDING N - ILU

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type			Mix	# Units	Car Spaces Rates		# Spaces
Total	4	7,843	sqm		5,646	sqm	4,646	sqm				49			59
	Ground	2,360	sqm	Residential	65%	1,534	sqm	75%	1,151	sqm	15%	10	1Bed	1	10
	1	2,360	sqm	Residential	75%	1,770	sqm	85%	1,505	sqm	80%	37	2Bed	1	37
	2	1,041	sqm	Residential	75%	781	sqm	85%	664	sqm	5%	2	3Bed	1.2	2
	3	1,041	sqm	Residential	75%	781	sqm	85%	664	sqm			Visitor	0.2	9.8
	4	1,041	sqm	Residential	75%	781	sqm	85%	664	sqm					

BUILDING O - ILU

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type			Mix	# Units	Car Spaces Rates		# Spaces
Total	4	3,680	sqm		2,668	sqm	2,208	sqm				23			29
	Ground	920	sqm	Residential	65%	598	sqm	75%	449	sqm	15%	5	1Bed	1	5
	1	920	sqm	Residential	75%	690	sqm	85%	587	sqm	80%	18	2Bed	1	18
	2	920	sqm	Residential	75%	690	sqm	85%	587	sqm	5%	1	3Bed	1.2	1
	3	920	sqm	Residential	75%	690	sqm	85%	587	sqm			Visitor	0.2	5

BUILDING P - ILU

	LEVELS	GBA	USE	Efficiency Rate	GFA	Efficiency Rate	NSA	Unit Size and Type			Mix	# Units	Car Spaces Rates		# Spaces
Total	4	4,124	sqm		2,990	sqm	2,474	sqm				26			31
	Ground	1,031	sqm	Residential	65%	670	sqm	75%	503	sqm	15%	5	1Bed	1	5
	1	1,031	sqm	Residential	75%	773	sqm	85%	657	sqm	80%	20	2Bed	1	20
	2	1,031	sqm	Residential	75%	773	sqm	85%	657	sqm	5%	1	3Bed	1.2	1
	3	1,031	sqm	Residential	75%	773	sqm	85%	657	sqm			Visitor	0.2	5.1

**ETHOS
URBAN**