

Development Summary - Planning Stage

WILSON ARCHITECTURE



Project: 1535 Belcamp DCC Lands Residential Development

Date: 04/05/2022

SITE DATA

Description	Area	Building Footprint	Plot Ratio	Site Coverage	Density			
Site Area	175250.0 m ²							
Block 1	29579.6 m ²	9119.8 m ²						
Block 2	16054.8 m ²	3734.6 m ²						
Block 3	30860.9 m ²	6758.5 m ²						
Block 4	31273.4 m ²	8507.4 m ²						
Block 5	9978.0 m ²	2827.0 m ²						
Block 6	13452.4 m ²	2976.4 m ²						
Total	131199.1 m²	33923.7 m²	0.75	19.4%	70.3 per Ha			

BUILDING DATA

Block	Unit Type							Total No. of Units
	Studio	1-Bed	2-Bed Apt	2-Bed Duplex	3-Bed Apt	3-Bed Duplex	4-Bed	
Block 1	0	94	131	8	10	30	0	273
Block 2	0	71	65	8	0	16	0	160
Block 3	0	96	172	4	6	19	0	297
Block 4	0	70	165	13	20	17	0	285
Block 5	0	37	44	7	0	8	0	96
Block 6	0	19	72	8	13	7	0	119
Total	0	387	649	48	49	97		
Unit Mix (%)	0.0%	31.5%	52.8%	3.9%	4.0%	7.9%	0.0%	
Total	1230 Units							

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BUILDING DATA

	Unit Type						Unit Aspect			Units over 10% Floor Area	Quantum of Communal Amenity Space	Quantum of Commercial Developemnt	Total Floor Area	No. of Car Parking Spaces	No. of Bicycle Parking Spaces
	Studio	1-Bed	2-Bed	3-Bed	4-Bed		Dual Aspect	Single Aspect	North Facing Single Aspect						
No. of Units	0	387	697	146	0		688	542	27	847	3256.0 m ²	925.8 m ²	131199.1 m ²	531	3084
Unit Mix (%)	0.0%	31.5%	56.7%	11.9%	0.0%		55.9%	44.1%	2.2%	68.9%					
Total	1230 Units														

BUILDING DATA

Block	Unit Type					Total No. of Units	Unit Aspect			Units over 10% Floor Area	Quantum of Communal Amenity Space	Quantum of Commercial Developemnt	Total Floor Area	No. of Car Parking Spaces	No. of Bicycle Parking Spaces	
	Studio	1-Bed	2-Bed	3-Bed	4-Bed		Dual Aspect	Single Aspect	North Facing Single Aspect							
Block 1	0	94	139	40	0	273	152	121	6	167	1190.6 m ²	0.0 m ²	29579.6 m ²	128	644	
Block 2	0	71	73	16	0	160	98	62	0	133	161.1 m ²	0.0 m ²	16054.8 m ²	48	359	
Block 3	0	96	176	25	0	297	157	140	0	174	321.2 m ²	925.8 m ²	30860.9 m ²	76	682	
Block 4	0	70	178	37	0	285	150	135	15	219	933.6 m ²	0.0 m ²	31273.4 m ²	163	798	
Block 5	0	37	51	8	0	96	50	46	1	78	299.6 m ²	0.0 m ²	9978.0 m ²	52	264	
Block 6	0	19	80	20	0	119	81	38	5	76	349.9 m ²	0.0 m ²	13452.4 m ²	23	310	
														41 at grade		
Unit Mix (%)	0.0%	31.5%	56.7%	11.9%	0.0%											
Total	1230 Units						688	542	27	847		3256.0 m ²	925.8 m ²	131199.1 m ²	531	3084
							55.9%	44.1%	2.2%	68.9%						

Parking Summary - Planning Stage

Project: 1535 BelcampDCC Lands Residential Development

Date: 04/05/2022

CAR PARKING

Location	Description	Proposed Spaces				Total
		Regular Spaces	Car Share	Disabled	Electric Vehicle	
Street Level	Commercial Units	8	0	3	2	13
	Creche	3	0	0	0	3
	Visitor	23	0	2	0	25
Under Podium	Block 1	108	0	8	12	128
	Block 2	45	0	0	3	48
	Block 3	61	0	4	11	76
	Block 4	141	0	6	16	163
	Block 5	46	0	3	3	52
	Block 6	19	0	1	3	23
Total		454	0	27	50	531

BICYCLE PARKING

	No. of Units	No. Of Beds	Required Spaces	Provided Spaces			Total Provided
				External Bicycle Stand	Tiered Bicycle Racks	Large / Cargo Bike Spaces	
Block 1	273	492	628.5	10	618	16	644
Block 2	160	265	345	10	345	4	359
Block 3	297	523	671.5	10	640	32	682
Block 4	285	537	679.5	10	752	36	798
Block 5	96	163	211	10	240	14	264
Block 6	119	239	298.5	10	290	10	310
Commercial			3	5	0	14	19
Creche			10	0	0	3	3
Visitor			0	5	0	0	5
Total	1230	2219	2847	70	2885	129	3084

Commercial Areas Summary



Project: 1535 Belcamp DCC Lands Residential Development

Date: 27/04/2022

CRECHE

Homebase	Ages	Area Req. per Child	Area m ²	No. of Children	Adult/Child Ratio	No. of Adults	Overall Creche Area	Outdoor Area Provided	On Street Parking Provided	Bike Spaces	Cargo Bike Spaces
Homebase 1	0-1 years	3.5m ²	50.1	14	1:3	4					
Homebase 2	1-2 years	2.8m ²	37.7	13	1:5	2					
Homebase 3	2-3 years	2.35m ²	27.2	11	1:6	2					
Homebase 4	3-6 years	2.3m ²	74.5	32	1:8	4					
Homebase 5	2-3 years	2.35m ²	54.2	23	1:6	4					
Totals			243.7	93		18* (+2 admin staff)	508m ²	179m ²	3	0	3

Creche Parking	Req. Staff: 1 per 3 Staff	Req. Customer Parking: 1 per 10 Children	Total Req. Parking	Total Provided
	6	9	15	3

COMMERCIAL

Unit	Area m ²	On Street Parking Provided	Reg. Bike Spaces Provided	Cargo Bike Spaces Provided
Commercial Area 1	322.8			
Commercial Area 2	95			
Total	417.8	8	5	14