

3.0 SCHEDULE OF INDICATIVE SOCIAL / AFFORDABLE PURCHASE MIX:					
UNITS	Social	%	Affordable	%	Total
2 STOREY HOUSE	12	6%	121	60%	133
3 STOREY HOUSE	0	0%	9	100%	9
DUPLEX	62	58%	44	42%	106
TRIPLEX	33	58%	24	42%	57
APARTMENTS - 1B	59	95%	3	5%	62
APARTMENTS - 2B	38	61%	24	39%	62
AGE FRIENDLY APARTMENTS - 1B	3	100%	0	0%	3
GARDEN APARTMENTS - 2B	0	0%	5	100%	5
TOTAL	207		229		436
%	47.5%		52.5%		100.0%

4.0 CRECHE SCHEDULE OF ACCOMMODATION							
CRECHE CALCULATIONS							
CLASSROOM NO.	AGE	AREA / CHIL D	NO. SPACES	REQUIRED	PROVIDED	STAFF RATIO	STAFF NO.
CLASSROOM 01	2 - 5	2.32 M2	40	92.8 M2	93.6 M2	Varies	7
CLASSROOM 02	1 - 2	2.80 M2	32	89.6 M2	91.5 M2	1 PER 5	7
CLASSROOM 03	9 - 1	3.50M2	18	151.0 M2	65.3 M2	1 PER 3	9
			90	245.4 M2	250.4 M2		20
CRECHE GFA					544 M2		
Note: Excl. kitchen, bathrooms, circulation, etc.					195 M2 (APPROX.)		

STAFF REQ - AGES - ADULT TO CHLD RATIO		
AGES - RATIO	NO. CHILDREN	NO. STAFF
0-1 - 1 : 3	18	6
1-2 - 1 : 5	32	7
2-3 - 1 : 6	20	4
3-6 - 1 : 8	20	3
TOTAL	90	20

5.0 GFA CALCULATION BY CLUSTER							
CLUSTER	GF	1F	2F	3F	4F	5F	TOTAL
A	2125.9	1191.9	602.6	-	-	-	3920.4
B	1584.3	1461.7	356.3	-	-	-	3402.3
C	1058.7	1025.3	268	-	-	-	2392
D	3256.4	1552.7	851.7	-	-	-	4331.8
E	1938.4	1945.6	253.1	-	-	-	4138.3
F	1404.8	1133.1	1133.1	1133.1	1088.3	592.8	6485.2
G	1327.1	1108.5	567	-	-	-	3002.6
H	1971.5	1756.7	1130.2	850.4	-	-	5698.8
J	2418.8	2157.6	1388.8	984.6	-	-	6959.8
K	1955.6	1547.1	335.5	-	-	-	3548.2
L	1330.4	956.8	670.1	-	-	-	2957.3
TOTAL	18797.9	10843.2	7566.4	3066.1	1088.3	592.8	46956.7

CLUSTER	RESIDENTIAL	PAVILION	CRECHE	RETAIL	ESB SUBS.	GRANGE HOUSE	TOTAL
A	3237.8	682.6	-	-	-	-	3920.4
B	3402.3	-	-	-	-	-	3402.3
C	2392	-	-	-	-	-	2392
D	4331.8	-	-	-	-	-	4331.8
E	4138.3	-	-	-	-	-	4138.3
F	5763.3	-	543.6	149.7	29.6	-	6485.2
G	3002.6	-	-	-	-	-	3002.6
H	5781.4	-	-	-	27.4	-	5808.8
J	6926	-	-	-	33.8	-	6959.8
K	3548.2	-	-	-	-	-	3548.2
L	2794.3	-	-	-	-	173	2967.3
TOTAL	45318	682.6	543.6	149.7	89.8	173	46956.7

6.0 FOOTPRINT CALCULATION BY CLUSTER	
CLUSTER	
A	2540.26
B	1920.13
C	1955.29
D	2333.8
E	2380.82
F	3516.82
G	2496.91
H	2965.21
J	2021.53
K	2021.53
L	1475.15
TOTAL	25066.97

7.0 SITE STATISTICS

	GROSS	NET
TOTAL GROSS FLOOR AREA (m2)	46956.7	
TOTAL SITE AREA (ha)	11.68 ha	10.67 ha
KSW-S1 DEVELOPMENT AREA (ha)		7.65 ha
KSW-S2A DEVELOPMENT AREA (ha)		3.02 ha
OVERALL NET DENSITY (dwellings/ha)		
KSW-S1 NET DENSITY (dwellings/ha)		42
KSW-S2A NET DENSITY (dwellings/ha)		40
TOTAL BUILDING FOOTPRINT (m2)	25067.0	
SITE COVERAGE	21%	
PLOT RATIO	2.5	

SITE DENSITY CALCULATIONS REGARDING SDZ AREAS

KSW-S1 DEVELOPMENT AREA (ha)	6.12 ha
KSW-S2A DEVELOPMENT AREA (ha)	2.87 ha
OVERALL NET DENSITY (dwellings/ha)	49
KSW-S1 NET DENSITY (dwellings/ha)	52
KSW-S2A NET DENSITY (dwellings/ha)	42

Note: KSW-S2A is Nom. 70% of KSW-S2

8.0 DUAL ASPECT RATIO				
UNITS/APT. BLOCKS	NO. OF UNITS	DUAL ASPECT	SINGLE ASPECT	DUAL ASPECT %
DUPLEXES	106	106	0	100
TRIPLEXES	57	57	0	100
AGE FRIENDLY APT.	3	3	0	100
GARDEN APT.	5	5	0	100
APT. BLOCK - F	67	34	33	50.7
APT. BLOCK - H	30	19	11	63.3
APT. BLOCK - J	27	16	7	59.3
TOTAL	295	240	51	81.4

9.0 BICYCLE PARKING PROVISION FOR APARTMENTS					
CLUSTER	NO. OF UNITS	PRIVATE/LONG STAY BIKE SPACES REQ.	PRIVATE/LONG STAY BIKE SPACES PROV.	GUEST/SHORT STAY BIKE SPACES REQ.	GUEST/SHORT STAY BIKE SPACES PROV.
A	20	47	47	10	12
B	12	27	27	6	6
C	8	21	21	4	12
D	28	67	67	14	18
E	9	18	18	4	12
F	67	91	91	34	34
G	19	43	43	9	12
H	51	89	89	26	26
J	47	97	97	24	26
K	12	26	26	6	10
L	22	52	52	11	14
CRECHE	-	4	5	9	12
RETAIL	-	1	1	1	1
EMPLOYMENT	-	1	2	1	1
COMMUNITY	-	4	5	6	6
TOTAL	295	588	591	165	202

TYPE OF BIKE SPACES	LONG STAY BIKE SPACES PROV.	SHORT STAY BIKE SPACES PROV.
STANDARD SPACE	502	172
EV SPACE	56	19
CARGO SPACE	36	10
CARGO-EV SPACE	3	1
TOTAL	591	202

10.0 CAR PARKING PROVISION			
MAXIMUM CAR PARKING REQUIREMENT - RESIDENTIAL			
	SPACES PER UNIT	NO. OF UNITS	TOTAL
Apartment	1 bed	0.75	62
	2 bed	1	62
	3 bed+	1.25	0
Age Friendly Apartments	1 bed	0.75	3
	2 bed	1	0
	3 bed+	1.25	0
Garden Apartments	1 bed	0.75	0
	2 bed	1	5
	3 bed+	1.25	0
Duplex	1 bed	0.75	0
	2 bed	1	53
	3 bed+	1.25	53
Triplex	1 bed	0.75	0
	2 bed	1	57
	3 bed+	1.25	0
Houses	1 bed	1	0
	2 bed	1.25	0
	3+ bed	1.5	141
Based on Table 12.26 Maximum Parking Rates (Residential Development)			
SUB-TOTAL			436
			504

MAXIMUM CAR PARKING REQUIREMENT - NON-RESIDENTIAL			
	SPACES	AREA	TOTAL
Retail	Varies by use	1 per 20m2	150
Employment (Grange House)	Varies by use	1 per 75m2	170
Community/Civic (Park Pavilion)	Varies by use	1 per 50m2	683
Creche	1 per Classroom		544
Based on Table 12.25 in SDCC Dev. Plan - Maximum Parking Rates (Non-Residential)			
SUB-TOTAL			28
TOTAL MAX. SPACES			532

CAR PARKING SPACES PROVIDED			
CAR PARKING SPACES BY CLUSTER	PROVIDED	EV	ACCESSIBLE
A	37	4	4
B	47	18	2
C	34	14	0
D	72	28	1
E	56	18	4
F	11	4	2
G	25	8	1
H	31	10	2
J	46	14	4
K	27	8	1
L	22	8	1
TOTAL SPACES PROVIDED	408	134	22
PERCENTAGE OF DIA	33%		5%

	PROVIDED	SOUTH LINK ST SPACES	TOTAL
TOTAL SPACES IN SITE 4	408	48	456

11.0 NON-RESIDENTIAL SCHEDULE OF ACCOMMODATION											
COMMUNITY PAVILION		CLUSTER A									
ROOM TYPE		CHANGING AREA	EQUIPMENT STORE	ACCESSIBLE CH	REFEED CH	MEETING HALL	CAFE SEATING	CAFE/ANCILLARY	BIN / PLANT	GENERAL WC	
NO OF TYPE		4	1	1	1	1	1	1	1	1	
AREA - M2		48	60.7	12.9	9.3	167.3	52	68.4	49.2	29.3	TOTAL GFA
TOTAL AREA		192	60.7	12.9	9.3	167.3	52	68.4	49.2	29.3	683

CRECHE		CLUSTER F									
ROOM TYPE		CLASSROOM 01	CLASSROOM 02	CLASSROOM 03	STAFFROOM	KITCHEN	OFFICE	WC-PROVISION	BIN STORE	CIRCUL/ANCILL	
NO OF TYPE		1	1	1	1	1	1	1	1	1	
AREA - M2		93.6	91.5	65.3	38.4	15.1	9.3	28.7	18.7	84.7	TOTAL GFA
TOTAL AREA		93.6	91.5	65.3	38.4	15.1	9.3	28.7	18.7	84.7	544

RETAIL SPACE		CLUSTER F		
ROOM TYPE		RETAIL SPACE	STAFF ACC WC	ANCILLARY
NO OF UNITS		1	1	1
AREA - M2		111.8	6.8	31.1
TOTAL AREA		111.8	6.8	31.1
		TOTAL GFA		
		350		

GRANGE HOUSE		CLUSTER L							
ROOM TYPE		GF ROOM 01	GF ROOM 02	GF ROOM 03	GF ROOM 04	1F ROOM 01	1F ROOM 02	CIRCULATION	
NO OF UNITS		1	1	1	1	1	1	1	
AREA - M2		20.1	20	36.2	18.8	22.5	22.2	11.6	TOTAL GFA
TOTAL AREA		20.1	20	36.2	18.8	22.5	22.2	11.6	173