

ATTACHMENT 1 – STAGE 1 TWEED ULTIMA CAR PARKING ASSESSMENT OCTOBER 2013

The following represents a re-assessment of the entire parking requirements at Stage 1 Tweed Ultima comprising the two ellipsoid towers:

Commercial Car Parking Assessment by Lot and DP

<u>DESCRIPTION</u>	<u>USE & AREA</u>	<u>CURRENT RATES AS PER APPROVALS</u>	<u>CONTROLS IF NEW B2 APPLIED</u>	<u>REQUIRED</u>
Lot 1 SP 80159	Originally Shop 174m ² but DA10/0708 changed this is an office with an extra GFA of 45m ² = GFA 219m ²	219 /40 x 0.8 = 4.38 <u>Total = 4.38</u>	219 /70 = 3.13 <u>Total = 3.13</u>	<u>4.38</u>
Lot 2 SP 80159	Originally Shop 1.653 credit but changed to Hair Salon 114m ² DA08/0856 (one basin)	1.14 x 3.5 x 0.7 = 2.796 1.14 x 0.5 x 0.8 = 0.456 <u>Total = 3.249</u>	No special rate for hair salon N/A	<u>3.249</u>
Lot 3 SP 80159	Shop as per original DA 125m ²	1.25 x 3.5 x 0.3 = 1.3125 1.25 x 0.5 x 0.8 = 0.5 <u>Total = 1.8125</u>	125/40 = 3.125	<u>1.8125</u>
Part Lot 4 SP 80159	Originally Shop 51.25m ² (with credit of 0.7431) then changed to Beauty Salon 51.25m ² DA08/0104 (one consulting room and 8.7m ² retail space)	<u>Retail</u> 0.087 x 4.4 x 0.7 = 0.4089 0.087 x 1 x 0.8 = 0.1566 <u>Consulting Room</u> 2 x 1 room x 0.7 = 1.4 1.5 x 1 x 0.8 = 1.2 <u>Total = 3.3221</u>	No special rate for hair salon N/A	<u>3.221</u>
Part Lot 4 SP 80159	Originally Shop 99.44m ² with credit of 1.44188 then changed to Café & Gallery 99.44m ² DA08/0105 (25m ² café, 5.125m ² dining, and 74.44m ² gallery) DA13/0190 outdoor balustrade – no impact car parking	<u>Cafe</u> 5.125/7 x 0.7 = 0.51249 2 x 0.8 = 1.6 <u>Gallery</u> 0.5635 x 2 x 0.7 = 0.7889 As per café above <u>Total = 2.23078</u>	No special rate for hair salon N/A	<u>2.23078</u>
Lot 5 SP 80159 (developed into Lots 10-12 in SP 80551 but no subsequent DA's)	Originally Shop 370m ² with credit of 1.4935 then changed to commercial 370m ² DA08/0067	370/40 x 0.8 = 7.4 <u>Total = 7.4</u>	370/70 = 5.286 <u>Total = 5.286</u>	<u>7.4</u>
Lot 6 SP 80159	Originally Shop with 5.365 credit then changed to Sales Office 103m ² DA08/0144	103/40 x 0.8 = 2.06 <u>Total = 2.06</u>	103/70 = 1.471 <u>Total = 1.471</u>	<u>2.06</u>
Lot 7 SP 80159	Conference centre as per original approval 584m ²	Nil	No special rate for hair salon N/A	Nil
Lot 8 SP 80159 (Initially developed into Lots 13 and 14 in SP 80776 but then Lots 13 and 14 were amalgamated into Lot 15 in SP 83660 - no	Gym & Spa as per original approval 376m ² + 4 staff	3.76 x 6 x 0.3 = 6.768 4 x 0.5 x 0.8 = 1.6 <u>Total = 8.368</u>	No special rate for hair salon N/A	<u>8.368</u>

<u>DESCRIPTION</u>	<u>USE & AREA</u>	<u>CURRENT RATES AS PER APPROVALS</u>	<u>CONTROLS IF NEW B2 APPLIED</u>	<u>REQUIRED</u>
subsequent DA's over any of these)				
	Gym Expansion 224m ² MOD-48-5-2007	2.24 x 6 x 0.7 = 9.408 BUT DoP state 8 spaces required ? Total = 8		8
Lot 9 SP 80159	Originally shop/flexi unit as per original DA 110m ² credit of 1.595 spaces DA13/0190 office fit out	110/70 = 1.5714 Total = 1.5714	110/70 = 1.5714 Total = 1.5714	1.5714 NB: This is different to DAC Calculations as DAC did not account for the office fitout as approved by DA13/0190
<u>TOTALS</u> <u>Non - Accommodation</u>		<u>42.2934</u>	<u>40.83</u>	<u>42.2934</u> <u>These spaces would need to be provided in the non residential strata as common property SP 80159</u>

The proposed non residential strata 80195 (as shown in DA08/0907.07) now shows 55 car spaces and therefore complies with the required car parking.

Residential Parking Rates in Ultima Ellipsoid Towers

Notes:

Units 1-8 Ground Level Podium Facing Stuart Street

Units 9-84 Northern Ellipsoid Tower with frontage to Navigation Lane Only

Units 85 -160 Southern Ellipsoid Tower with frontage to Stuart Street and Navigation Lane

Levels 10- 15 of both Towers - Residential only as per original approval

<u>LOT NUMBER</u> <u>IN SP79995</u>	<u>ORIGINAL APPROVAL BY DO P</u> <u>DA456-10-2005</u> <u>10/01/2005</u>	<u>MOD160-10-2005</u> <u>29/8/2006</u>	<u>DA08/0907</u>	<u>S96</u> <u>DA08/0907.06</u> Lot 85 and 92 dual use swapped for Lots 51 and 129	<u>CURRENT</u> <u>DA08/0907.07 TO ADOPT NEW B2 RATES</u> Requested revised car parking rates to 34 of the 35 units amended part of DA08/0907	<u>PROPOSED</u> <u>DA13/0294</u>	<u>CAR PARKING CONTROLS IF NEW B2 APPLIED</u>	<u>CAR SPACES</u> <u>REQUIRED</u>
LOT 1 1 BED +WORK	Flexi Units	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.1 spaces
LOT 2 3 BED + WORK	Flexi Units	N/A	N/A	N/A	N/A	N/A	1.6 spaces	1.6 spaces
LOT 3 3 BED + WORK	Flexi Units	N/A	N/A	N/A	N/A	N/A	1.6 spaces	1.6 spaces
LOT 4 3 BED + WORK	Flexi Units	N/A	N/A	N/A	N/A	N/A	1.6 spaces	1.6 spaces
LOT 5 3 BED + WORK	Flexi Units	N/A	N/A	N/A	N/A	N/A	1.6 spaces	1.6 spaces
LOT 6 3 BED + WORK	Flexi Units	N/A	N/A	N/A	N/A	N/A	1.6 spaces	1.6 spaces

<u>LOT NUMBER IN SP79995</u>	<u>ORIGINAL APPROVAL BY DoP</u> <u>DA456-10- 2005</u> <u>10/01/2005</u>	<u>MOD160- 10-2005</u> <u>29/8/2006</u> Swapped 19 residential uses in eastern unbuilt tower to the western ellipsoid towers	<u>DA08/0907</u> Changed 35 previous tourist units into dual use units	<u>S96 DA08/0907. 06</u> Lot 85 and 92 dual use swapped for Lots 51 and 129	<u>CURRENT DA08/0907. 07 TO ADOPT NEW B2 RATES</u> Requested revised car parking rates to 34 of the 35 units amended part of DA08/0907	<u>PROPOSED DA13/0294</u> Changed 19 previous tourist units into dual use units	<u>CAR PARKING CONTROLS IF NEW B2 APPLIED</u>	<u>CAR SPACES REQUIRED</u>
LOT 7 3 BED + WORK	Flexi Units	N/A	N/A	N/A	N/A	N/A	1.6 spaces	1.6 spaces
LOT 8 3 BED + WORK	Flexi Units	N/A	N/A	N/A	N/A	N/A	1.6 spaces	1.6 spaces
WORK COMPONENT OF FLEXI UNITS 214M ²	Work/office space total 214m ² 1/40 and 20% discount 4.280 spaces	N/A	N/A	N/A	N/A	N/A	1/70m ² 3.057 spaces	4.280 spaces
LOT 9 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 10 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	N/A	N/A	1.1 spaces	1.75 spaces
LOT 11 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 12 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 13 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 14 1 BED	Residential Only 1.5 car spaces	Tourist 1 space	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 15 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 16 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 17 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 18 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 19 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 20 1 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 21 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 22 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 23 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 24 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 25 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 26 1 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 27 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces

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LOT 28 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 29 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 30 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 31 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 32 1 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 33 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 34 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 35 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 36 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 37 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 38 1 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 39 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 40 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 41 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 42 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 43 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 44 1 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 45 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 46 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 47 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 48 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 49 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 50 1 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 51 2 BED	Residential Only 1.5 car spaces	Tourist 1 space	N/A	Dual Use 1.75 spaces	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 52 2 BED	Residential Only 1.5 car spaces	Tourist 1 space	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces

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LOT 53 2 BED	Residential Only 1.5 car spaces	Tourist 1 space	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 54 2 BED	Residential Only 1.5 car spaces	Tourist 1 space	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 55 2 BED	Residential Only 1.5 car spaces	Tourist 1 space	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 56 1 BED	Residential Only 1.5 car spaces	Tourist 1 space	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 57 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 58 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 59 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 60 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 61 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 62 1 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 63 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 64 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 65 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 66 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 67 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 68 1 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 69 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 70 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 71 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 72 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 73 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces

<u>LOT NUMBER</u> <u>IN SP79995</u>	<u>ORIGINAL</u> <u>APPROVAL</u> <u>BY DO P</u> <u>DA456-10-</u> <u>2005</u> <u>10/01/2005</u>	<u>MOD160-</u> <u>10-2005</u> <u>29/8/2006</u> Swapped 19 residential uses in eastern unbuilt tower to the western ellipsoid towers	<u>DA08/0907</u> Changed 35 previous tourist units into dual use units	<u>S96</u> <u>DA08/0907.</u> <u>06</u> Lot 85 and 92 dual use swapped for Lots 51 and 129	<u>CURRENT</u> <u>DA08/0907.</u> <u>07 TO ADOPT</u> <u>NEW B2</u> <u>RATES</u> Requested revised car parking rates to 34 of the 35 units amended part of DA08/0907	<u>PROPOSED</u> <u>DA13/0294</u> Changed 19 previous tourist units into dual use units	<u>CAR</u> <u>PARKING</u> <u>CONTROLS</u> <u>IF NEW B2</u> <u>APPLIED</u>	<u>CAR SPACES</u> <u>REQUIRED</u>
LOT 74 1 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 75 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 76 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 77 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 78 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 79 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 80 1 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 81 3 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.6 spaces	1.5 spaces
LOT 82 3 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.6 spaces	1.5 spaces
LOT 83 3 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.6 spaces	1.5 spaces
LOT 84 3 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.6 spaces	1.5 spaces
LOT 85 2 BED	Residential Only 1.5 car spaces	Tourist 1 space	Dual Use 1.75 spaces	Tourist Only 1 space	N/A	Dual Use 1.1spaces	1.1 spaces	1.1 spaces
LOT 86 2 BED	Residential Only 1.5 car spaces	Tourist 1 space	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 87 2 BED	Residential Only 1.5 car spaces	Tourist 1 space	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 88 2 BED	Residential Only 1.5 car spaces	Tourist 1 space	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 89 2 BED	Residential Only 1.5 car spaces	Tourist 1 space	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 90 1 BED	Residential Only 1.5 car spaces	Tourist 1 space	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 91 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 92 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	Tourist Only 1 space	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 93 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 94 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces

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LOT 95 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 96 1 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 97 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 98 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 99 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 100 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 101 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 102 1 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 103 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 104 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 105 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 106 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 107 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	Dual Use 1.1 spaces	1.1 spaces	1.1 spaces
LOT 108 1 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 109 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 110 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 111 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 112 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 113 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 114 1 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 115 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 116 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 117 2 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces

<u>LOT NUMBER</u> <u>IN SP79995</u>	<u>ORIGINAL</u> <u>APPROVAL</u> <u>BY DoP</u> <u>DA456-10-</u> <u>2005</u> <u>10/01/2005</u>	<u>MOD160-</u> <u>10-2005</u> <u>29/8/2006</u> Swapped 19 residential uses in eastern unbuilt tower to the western ellipsoid towers	<u>DA08/0907</u> Changed 35 previous tourist units into dual use units	<u>S96</u> <u>DA08/0907.</u> <u>06</u> Lot 85 and 92 dual use swapped for Lots 51 and 129	<u>CURRENT</u> <u>DA08/0907.</u> <u>07 TO ADOPT</u> <u>NEW B2</u> <u>RATES</u> Requested revised car parking rates to 34 of the 35 units amended part of DA08/0907	<u>PROPOSED</u> <u>DA13/0294</u> Changed 19 previous tourist units into dual use units	<u>CAR</u> <u>PARKING</u> <u>CONTROLS</u> <u>IF NEW B2</u> <u>APPLIED</u>	<u>CAR SPACES</u> <u>REQUIRED</u>
LOT 118 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 119 2 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 120 1 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 121 1 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 122 1 BED	Tourist Only 1 car space	N/A	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 123 1 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 124 1 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 125 1 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 126 1 BED	Tourist Only 1 car space	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 127 2 BED	Residential Only 1.5 car spaces	Tourist 1 space	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 128 2 BED	Residential Only 1.5 car spaces	Tourist 1 space	Dual Use 1.75 spaces	N/A	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 129 2 BED	Residential Only 1.5 car spaces	Tourist 1 space	N/A	Dual Use 1.75 spaces	Dual Use 1.1 spaces	N/A	1.1 spaces	1.1 spaces
LOT 130 2 BED	Residential Only 1.5 car spaces	Tourist 1 space	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 131 2 BED	Residential Only 1.5 car spaces	Tourist 1 space	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 132 1 BED	Residential Only 1.5 car spaces	Tourist 1 space	N/A	N/A	N/A	N/A	1.1 spaces	1 space
LOT 133 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 134 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 135 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 136 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 137 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 138 1 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 139 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces

<u>LOT NUMBER IN SP79995</u>	<u>ORIGINAL APPROVAL BY DoP</u> <u>DA456-10- 2005</u> <u>10/01/2005</u>	<u>MOD160- 10-2005</u> <u>29/8/2006</u> Swapped 19 residential uses in eastern unbuilt tower to the western ellipsoid towers	<u>DA08/0907</u> Changed 35 previous tourist units into dual use units	<u>S96 DA08/0907. 06</u> Lot 85 and 92 dual use swapped for Lots 51 and 129	<u>CURRENT DA08/0907. 07 TO ADOPT NEW B2 RATES</u> Requested revised car parking rates to 34 of the 35 units amended part of DA08/0907	<u>PROPOSED DA13/0294</u> Changed 19 previous tourist units into dual use units	<u>CAR PARKING CONTROLS IF NEW B2 APPLIED</u>	<u>CAR SPACES REQUIRED</u>
LOT 140 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 141 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 142 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 143 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 144 1 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 145 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 146 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 147 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 148 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 149 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 150 1 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 151 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 152 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 153 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 154 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 155 2 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 156 1 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.1 spaces	1.5 spaces
LOT 157 3 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.6 spaces	1.5 spaces
LOT 158 3 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.6 spaces	1.5 spaces
LOT 159 3 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.6 spaces	1.5 spaces
LOT160 3 BED	Residential Only 1.5 car spaces	N/A	N/A	N/A	N/A	N/A	1.6 spaces	1.5 spaces

In summary the residential component of the ellipsoid towers necessitates:

- 71.7 spaces for the dual use units (62 units)
- 42 spaces for the tourist uses (42 Units)
- 84 spaces for the residential uses (56 Units)
- 4.280 spaces for the work/office space associated with the dual flexi units (Lots 1-8)

Therefore a minimum of **201.98** onsite parking spaces for the 160 Units as approved by both DA08/0907.07 and DA13/0247 is required, with 16 of these spaces having to be available for visitor use.

However, if all units were to convert to dual use units utilising the new B2 car parking rates the site would only need to accommodate 186.557 onsite parking spaces for the residential uses (145 units x 1.1 spaces and 15 units x 1.6 spaces and 3.057 for the flexi work/office areas).

Total Stage1 Ultima parking comprises 201.98 residential spaces plus 42.2934 commercial spaces which equates to **244.27 spaces**

There are 263 spaces approved and constructed under the ellipsoid towers.

Therefore the development caters for adequate onsite parking for both the commercial component and residential component leaving a surplus of 18.7 spaces which other unit holders and or commercial uses could utilise.

It should also be noted that the applicant submitted a car parking analysis (with DA08/0907.07) by Bitzios Consulting which concludes that occupancy surveys showed 71% for a typical weekday and 66% for a typical weekend day and accordingly if Council adopted the new rates in B2 there would be no adverse parking impacts.

However, this traffic report does not provide detail on the occupancy of the units at this time.

Notwithstanding, the application proposes 208 spaces in the residential strata and 55 spaces in the non accommodation strata.

Given the above assessment DA13/0942 and DA08/0907.07i are both recommended for approval with conditions requiring the Stratum to reallocate 21 spaces from the common property of the Residential Strata Plan 79995 to common property of the Non Residential Accommodation Strata Plan 80159.

The applications are therefore considered to comply with the relevant policies and controls.

Overview

Dual Use: Residential and Tourist Accommodation.

SP 79995 Lots: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17, 19, 21, 25, 27, 28, 29, 30, 31, 33, 35, 36, 41, 42, 46, 47, 48, 51, 52, 53, 54, 85, 86, 87, 88, 89, 91, 92, 93, 94, 97, 98, 99, 100, 103, 104, 105, 107, 109, 110, 111, 116, 117, 121, 122, 127, 128, and 129.

Tourist Accommodation Only

SP 79995 Lots: 14, 16, 18, 20, 22, 23, 24, 26, 32, 34, 37, 38, 39, 40, 43, 44, 45, 49, 50, 55, 56, 90, 95, 96, 101, 102, 106, 108, 112, 113, 114, 115, 118, 119, 120, 123, 124, 125, 126, 130, 131, and 132.

Residential Use Only.

SP 79995 Lots: 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, and 160.

Note:

Please see the following Strata Plans for the land uses within SP79995 to be shown diagrammatically.

LEVEL 1 FLOOR PLAN

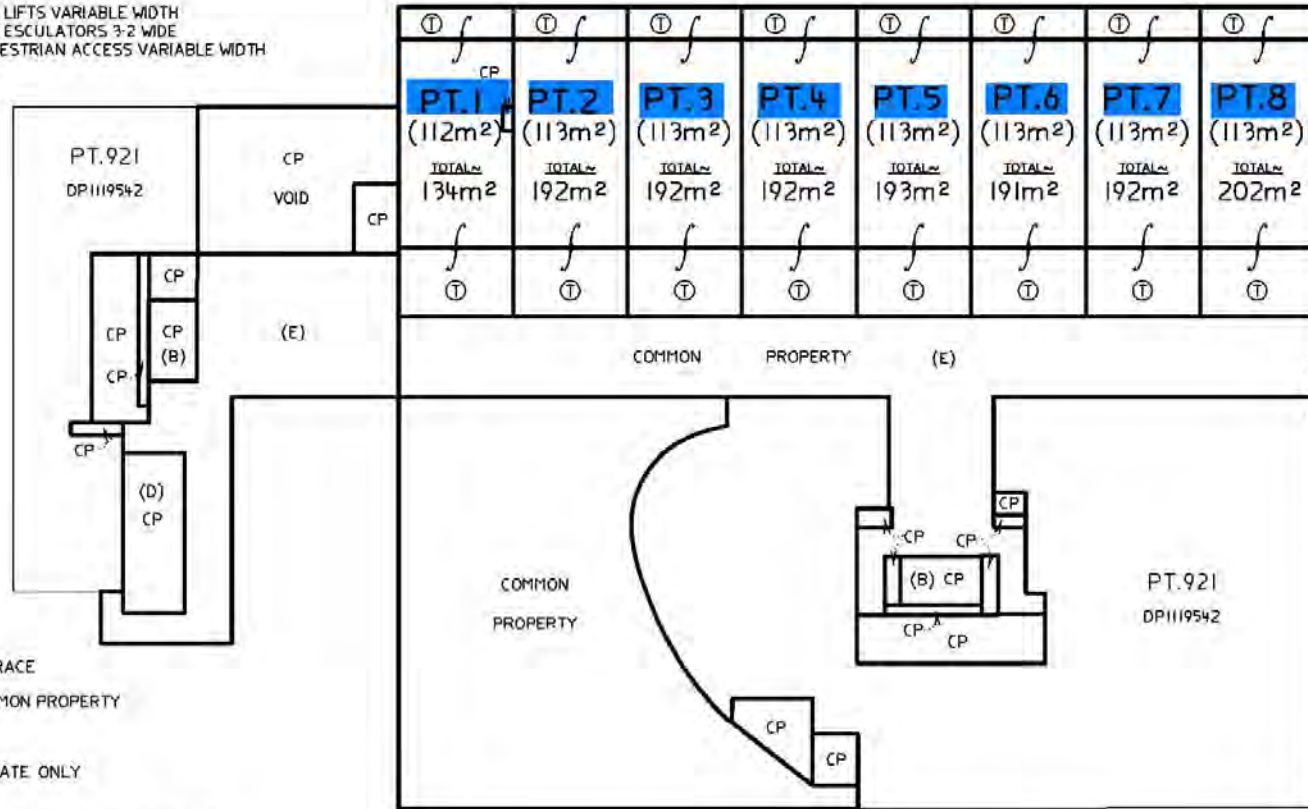
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- Residential Only

- (B) RIGHT TO USE LIFTS VARIABLE WIDTH
- (D) RIGHT TO USE ESCALATORS 3-2 WIDE
- (E) RIGHT OF PEDESTRIAN ACCESS VARIABLE WIDTH

- Ⓜ... DENOTES TERRACE
- CP... DENOTES COMMON PROPERTY

AREAS ARE APPROXIMATE ONLY

EXCEPT WHERE COVERED TERRACES ARE LIMITED IN HEIGHT TO 2.2 METRES ABOVE THE UPPER SURFACE OF THEIR TILED FLOORS.



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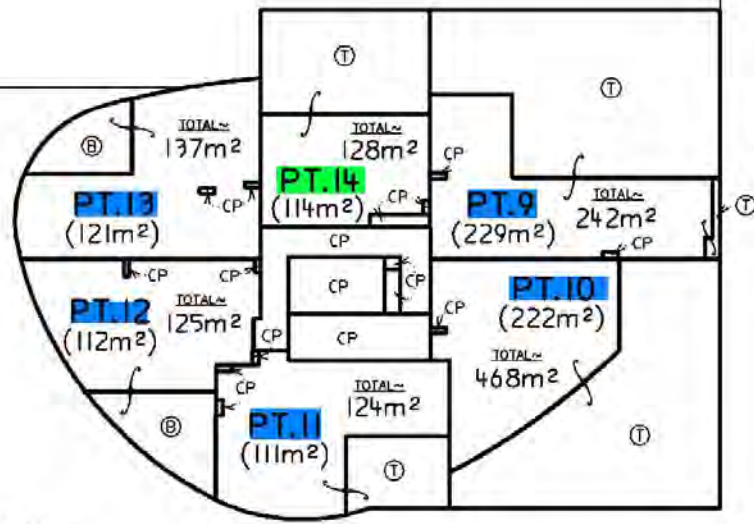
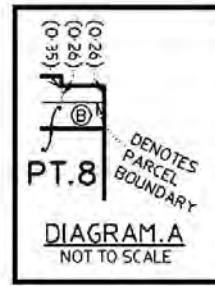
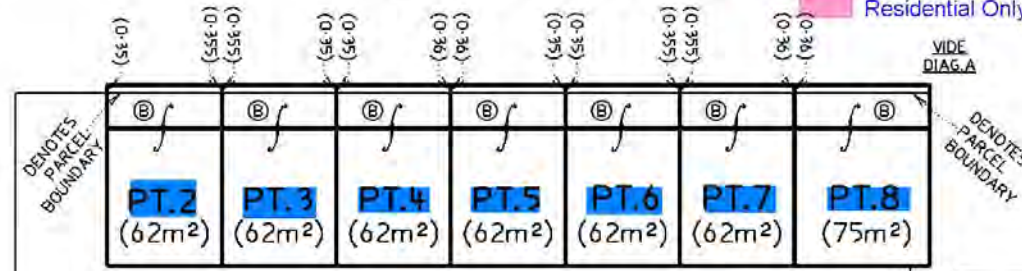
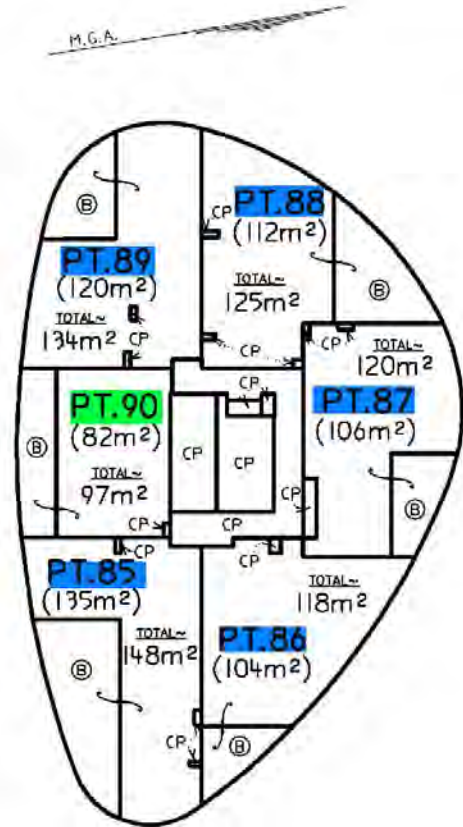
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 Surveyor's Ref: 8931-3A, Checklist
 Subdivision No: SSCD7/0040
 Lengths are in metres. Reduction Ratio: 250

Registered
 30.1.2008

SP79995

LEVEL 2 FLOOR PLAN

Residential/Tourist
 Tourist Only
 Residential Only



THE PART OF LEVEL 2 FLOOR WHICH ENCROACHES OVER THE PARCEL BOUNDARY IS FOR THE EXCLUSIVE USE BY THE ADJOINING LOT. THE PROVISIONS OF THE ACT APPLY TO THIS AREA OTHER THAN THOSE RELATING TO OWNERSHIP AND CERTIFICATE OF TITLE.

EXCEPT WHERE COVERED TERRACES ARE LIMITED IN HEIGHT TO 2.2 METRES ABOVE THE UPPER SURFACE OF THEIR TILED FLOORS.

- Ⓢ... DENOTES TERRACE
- Ⓣ... DENOTES COVERED BALCONY
- CP... DENOTES COMMON PROPERTY

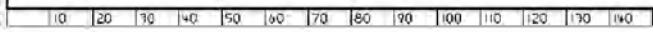
AREAS ARE APPROXIMATE ONLY

Surveyor: GEOFFREY JAMES THOMSON
 Surveyor's Ref: 8931-3A, Checklist
 Subdivision No: SSC07/0040
 Lengths are in metres. Reduction Ratio: 250

Registered
 30.1.2008

SP79995

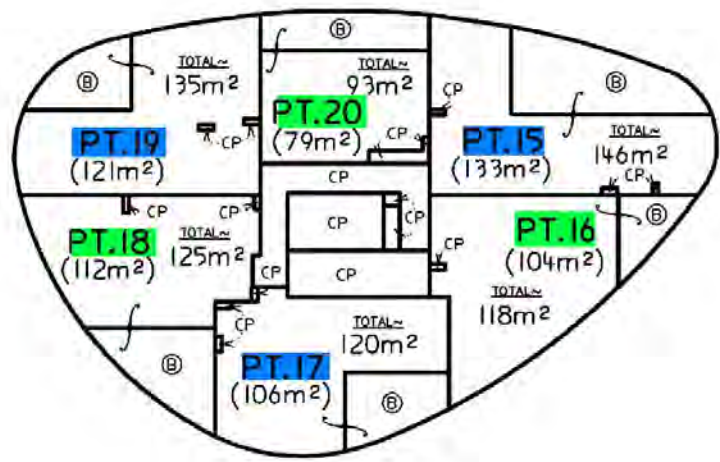
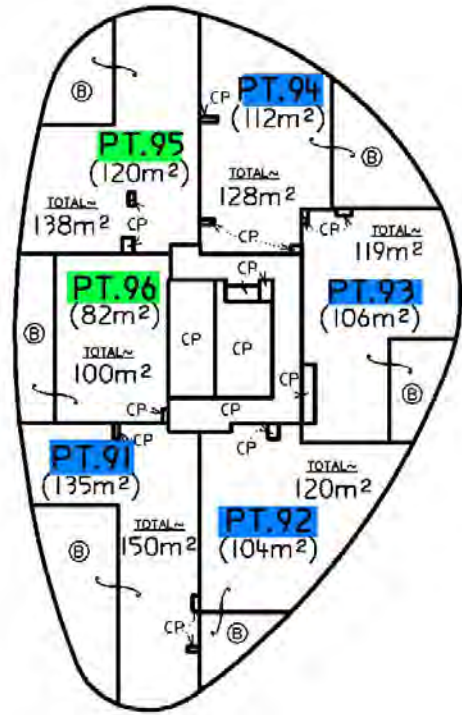
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LEVEL 3 FLOOR PLAN

- Residential/Tourist
- Tourist Only
- Residential Only



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 CP... DENOTES COMMON PROPERTY

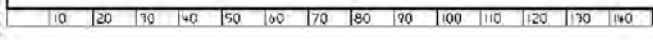
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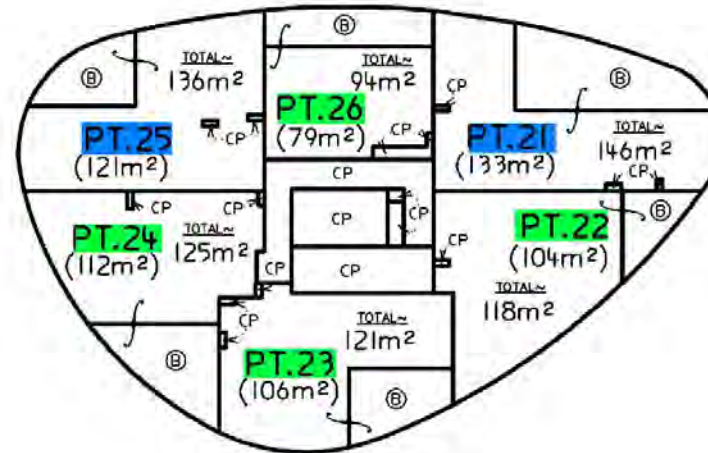
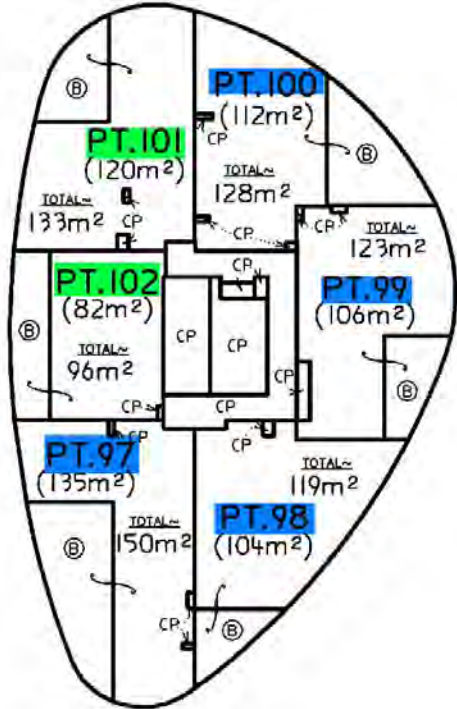
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LEVEL 4 FLOOR PLAN

- Residential/Tourist
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- Residential Only

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Ⓟ... DENOTES COVERED BALCONY
 CP... DENOTES COMMON PROPERTY

AREAS ARE APPROXIMATE ONLY

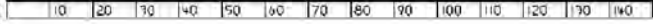
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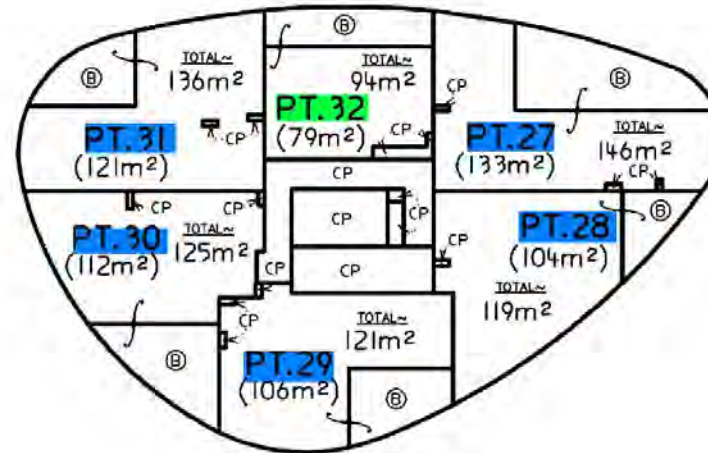
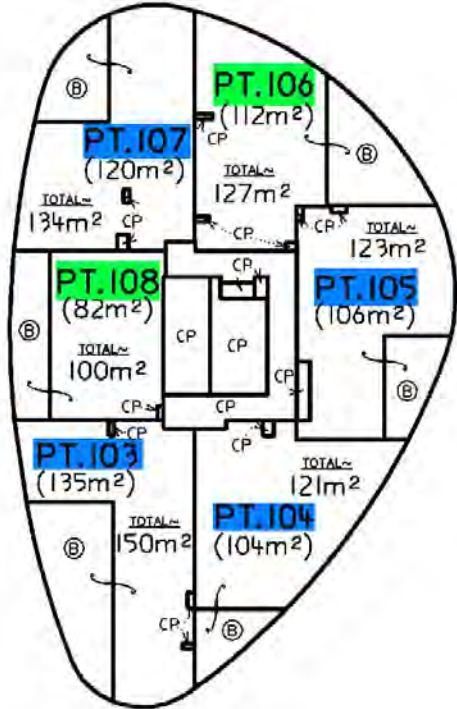
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- Residential Only

LEVEL 5 FLOOR PLAN

M.G.A.



Ⓟ... DENOTES COVERED BALCONY
 CP... DENOTES COMMON PROPERTY

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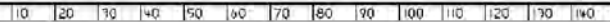
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SP79995

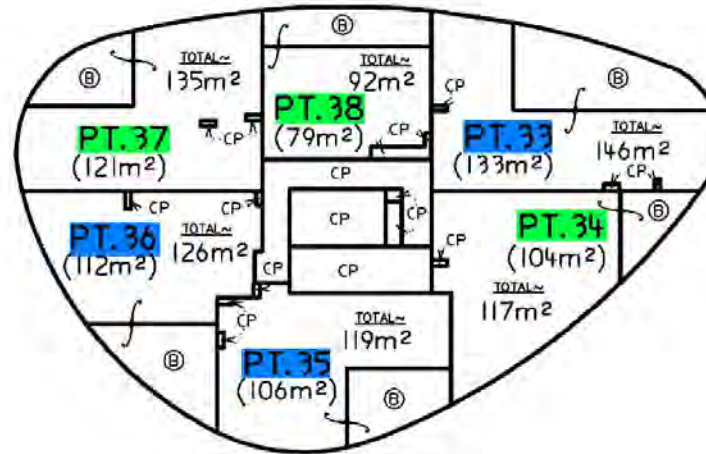
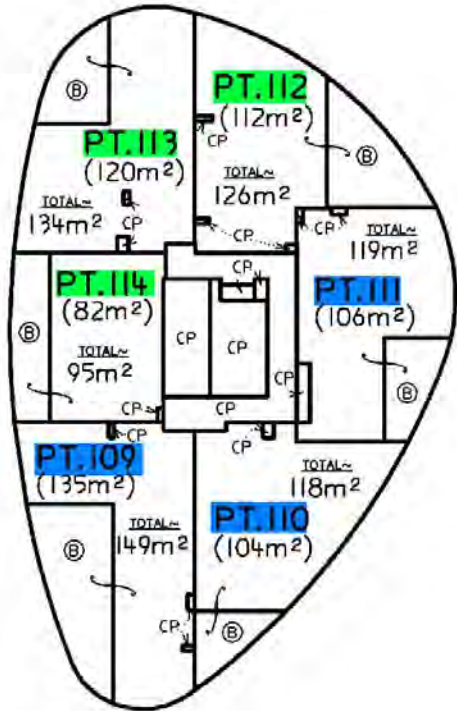
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- Tourist Only
- Residential Only

LEVEL 6 FLOOR PLAN

M.G.A.



B... DENOTES COVERED BALCONY
 CP... DENOTES COMMON PROPERTY

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 Surveyor's Ref: 8931-3A, Checklist
 Subdivision No: 55CD7/0000
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Registered
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SP79995

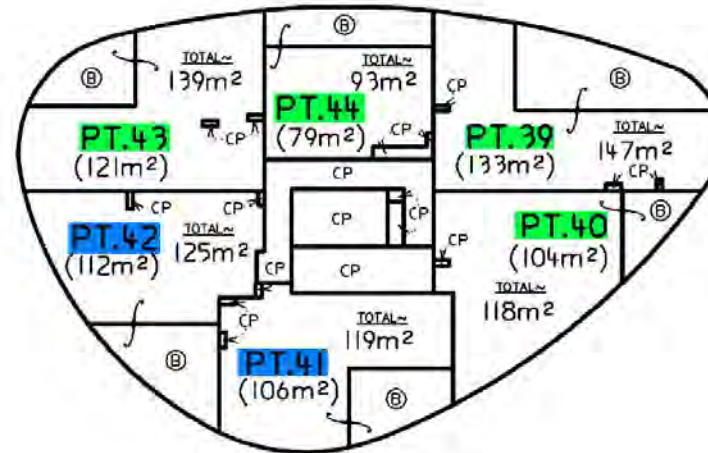
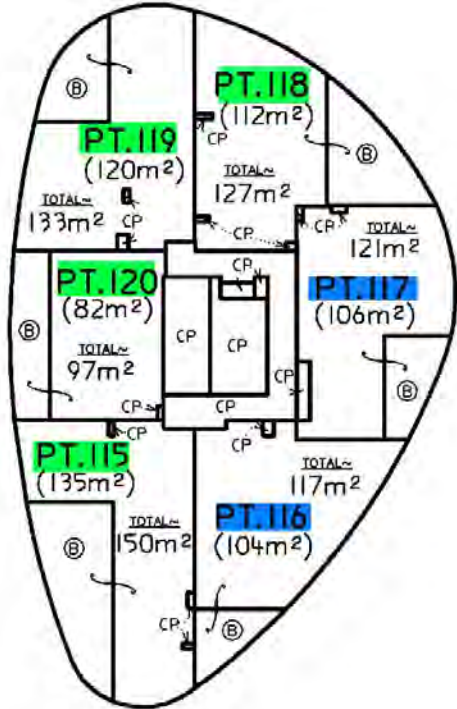
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10 20 30 40 50 60 70 80 90 100 110 120 130 140

- Residential/Tourist
- Tourist Only
- Residential Only

LEVEL 7 FLOOR PLAN

M.G.A.



Ⓟ... DENOTES COVERED BALCONY
 CP... DENOTES COMMON PROPERTY

AREAS ARE APPROXIMATE ONLY

Surveyor: GEOFFREY JAMES THOMSON
 Surveyor's Ref: 8931-3A, Checklist
 Subdivision No: 55CD7/0040
 Lengths are in metres. Reduction Ratio: 250

Registered
 30.1.2008

SP79995

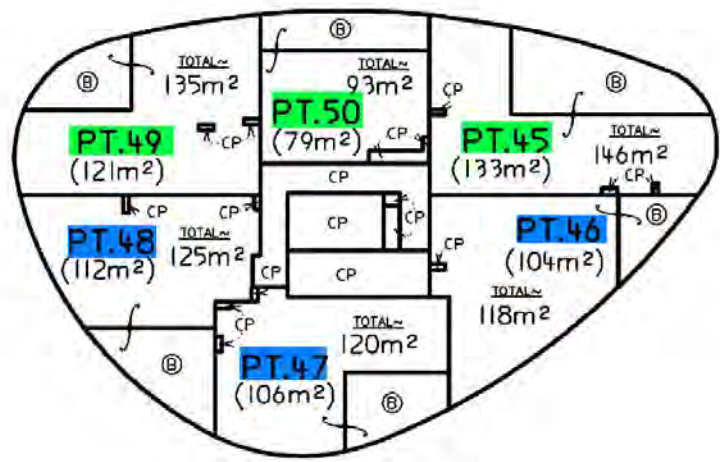
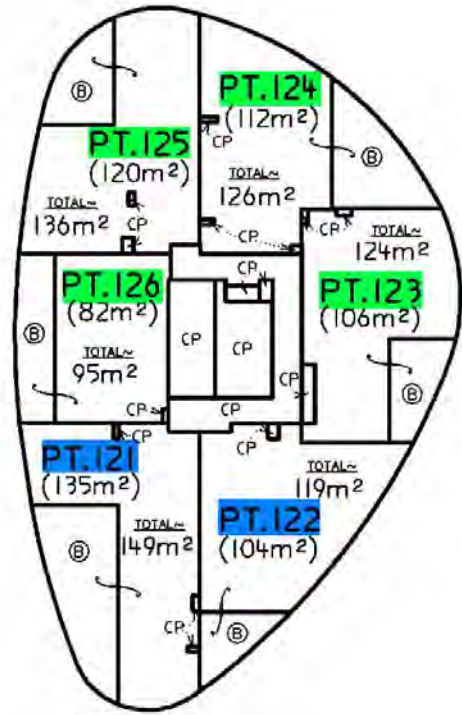
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10 20 30 40 50 60 70 80 90 100 110 120 130 140

- Residential/Tourist
- Tourist Only
- Residential Only

LEVEL 8 FLOOR PLAN

M.G.A.



Ⓟ... DENOTES COVERED BALCONY
 CP... DENOTES COMMON PROPERTY

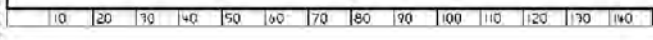
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Registered
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SP79995

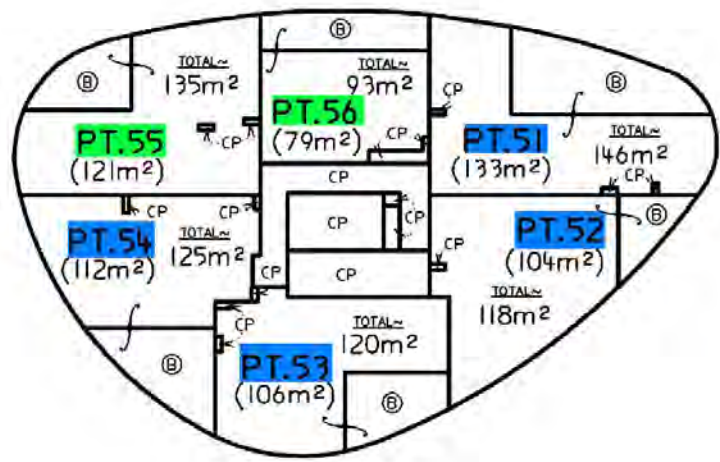
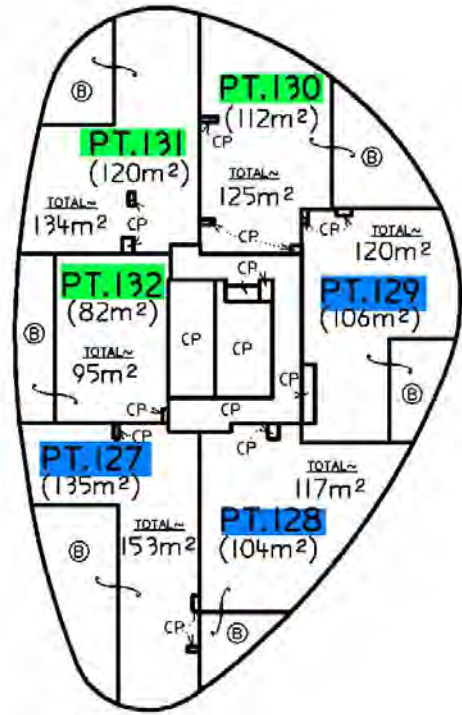
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M.G.A.

LEVEL 9 FLOOR PLAN

- Residential/Tourist
- Tourist Only
- Residential Only



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 CP... DENOTES COMMON PROPERTY

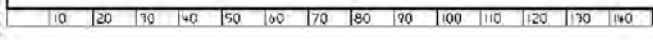
AREAS ARE APPROXIMATE ONLY

Surveyor: GEOFFREY JAMES THOMSON
 Surveyor's Ref: 8931-3A, Checklist
 Subdivision No: 55CD7/0000
 Lengths are in metres. Reduction Ratio: 250

Registered
 30.1.2008

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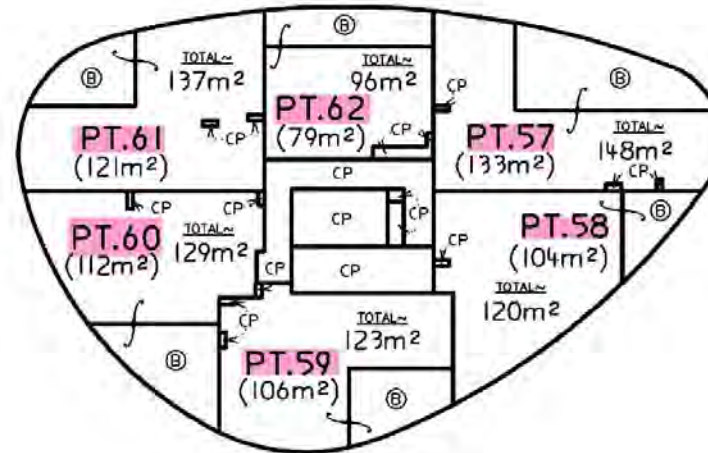
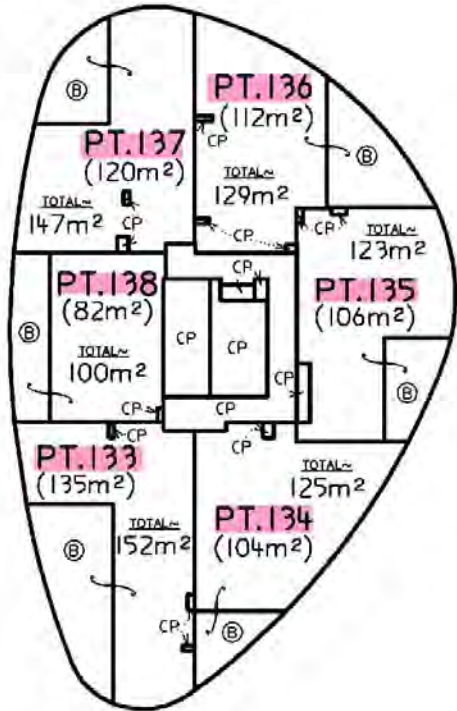
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- Residential/Tourist
- Tourist Only
- Residential Only

LEVEL 10 FLOOR PLAN

M.G.A.



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 Surveyor's Ref: 8931-3A, Checklist
 Subdivision No: 55CD7/0040
 Lengths are in metres. Reduction Ratio: 250

Registered
 30.1.2008

SP79995

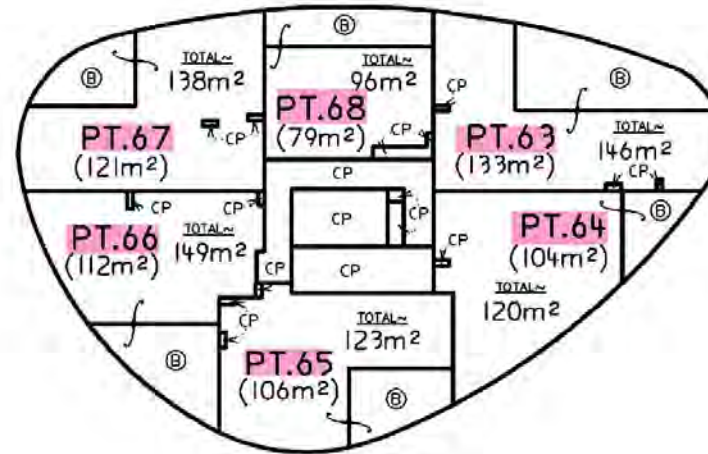
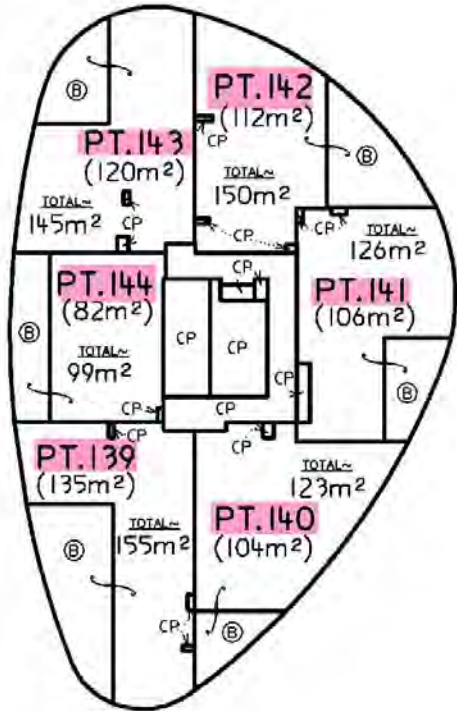
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10 20 30 40 50 60 70 80 90 100 110 120 130 140

- Residential/Tourist
- Tourist Only
- Residential Only

LEVEL II FLOOR PLAN

M.G.A.



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 Surveyor's Ref: 8931-3A, Checklist
 Subdivision No: 55CD7/0040
 Lengths are in metres. Reduction Ratio: 250

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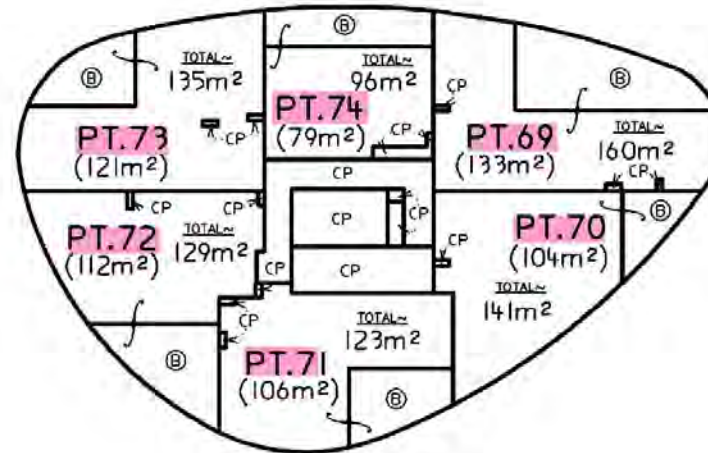
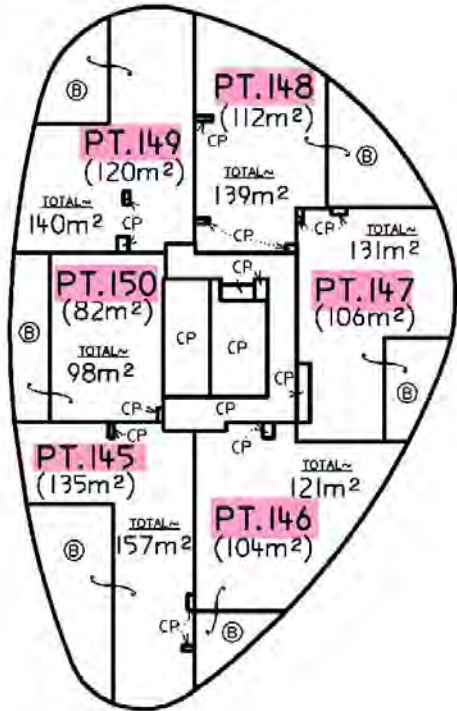
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10 20 30 40 50 60 70 80 90 100 110 120 130 140

LEVEL 12 FLOOR PLAN

- Residential/Tourist
- Tourist Only
- Residential Only

M.G.A.



Ⓟ... DENOTES COVERED BALCONY
 CP... DENOTES COMMON PROPERTY

AREAS ARE APPROXIMATE ONLY

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 Surveyor's Ref: 8931-3A, Checklist
 Subdivision No: SSCD7/0040
 Lengths are in metres. Reduction Ratio: 1: 250

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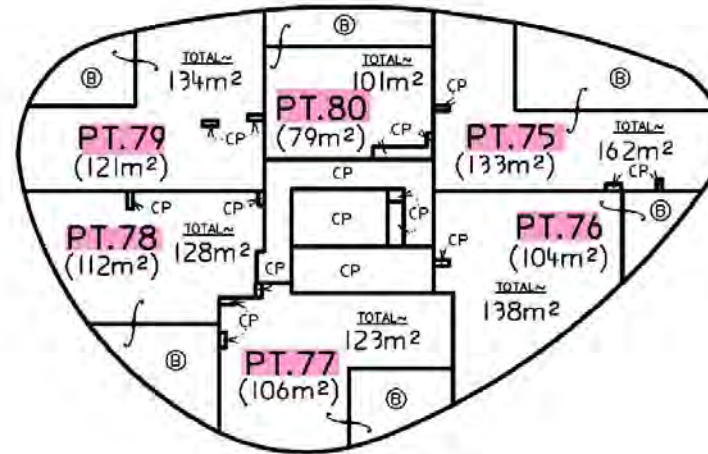
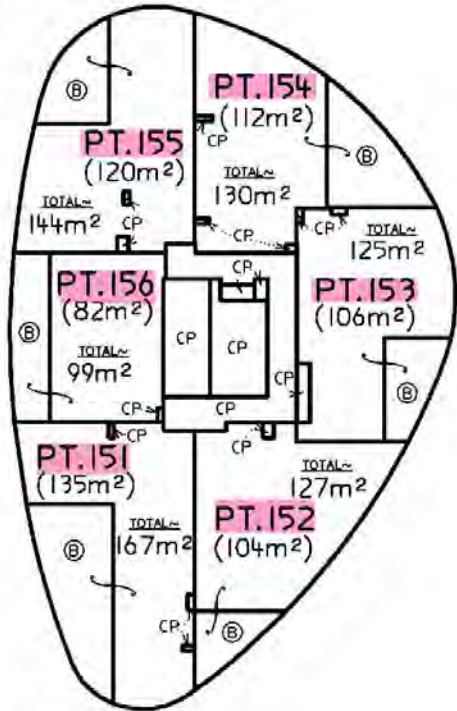
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LEVEL 13 FLOOR PLAN

- Residential/Tourist
- Tourist Only
- Residential Only

M.G.A.



Ⓟ... DENOTES COVERED BALCONY
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 Surveyor's Ref: 8931-3A, Checklist
 Subdivision No: SSCD7/0040
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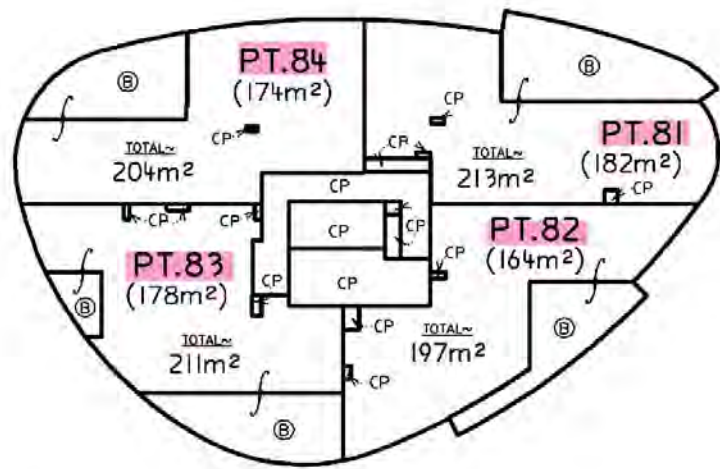
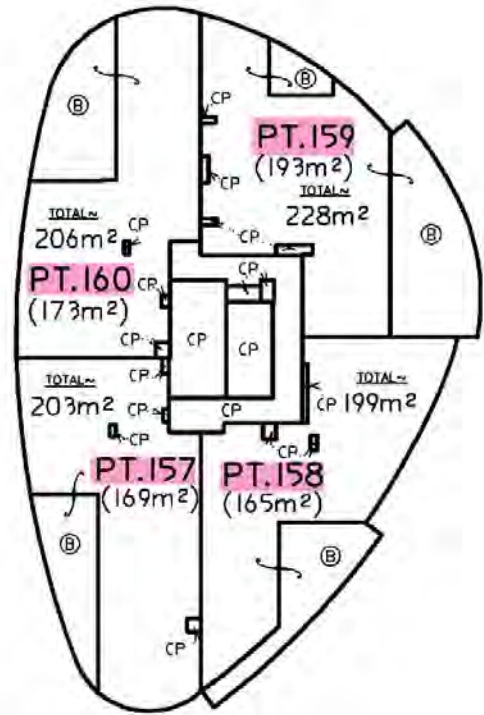
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10 20 30 40 50 60 70 80 90 100 110 120 130 140

LEVEL 14 FLOOR PLAN

- Residential/Tourist
- Tourist Only
- Residential Only



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 CP... DENOTES COMMON PROPERTY

AREAS ARE APPROXIMATE ONLY

Surveyor: GEOFFREY JAMES THOMSON
 Surveyor's Ref: 8931-3A, Checklist
 Subdivision No: 55CD7/0040
 Lengths are in metres. Reduction Ratio 1: 250

Registered
 30.1.2008

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