

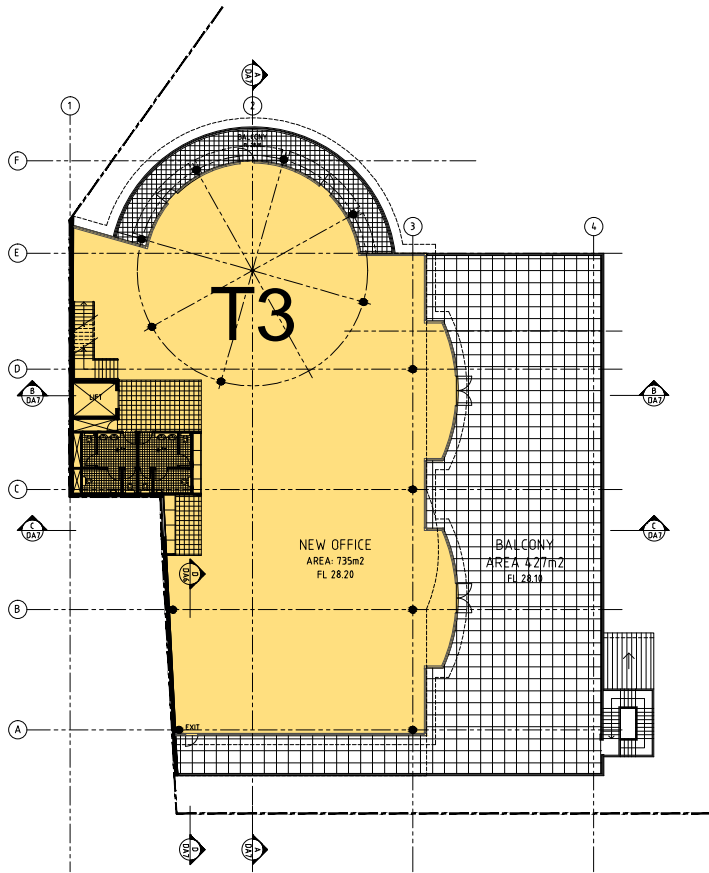
PROPOSED BUILDING AREA CALCULATIONS: (PROPOSED S96 10-05-13)

BASED ON THE RTA GUIDE TO TRAFFIC GENERATING DEVELOPMENTS

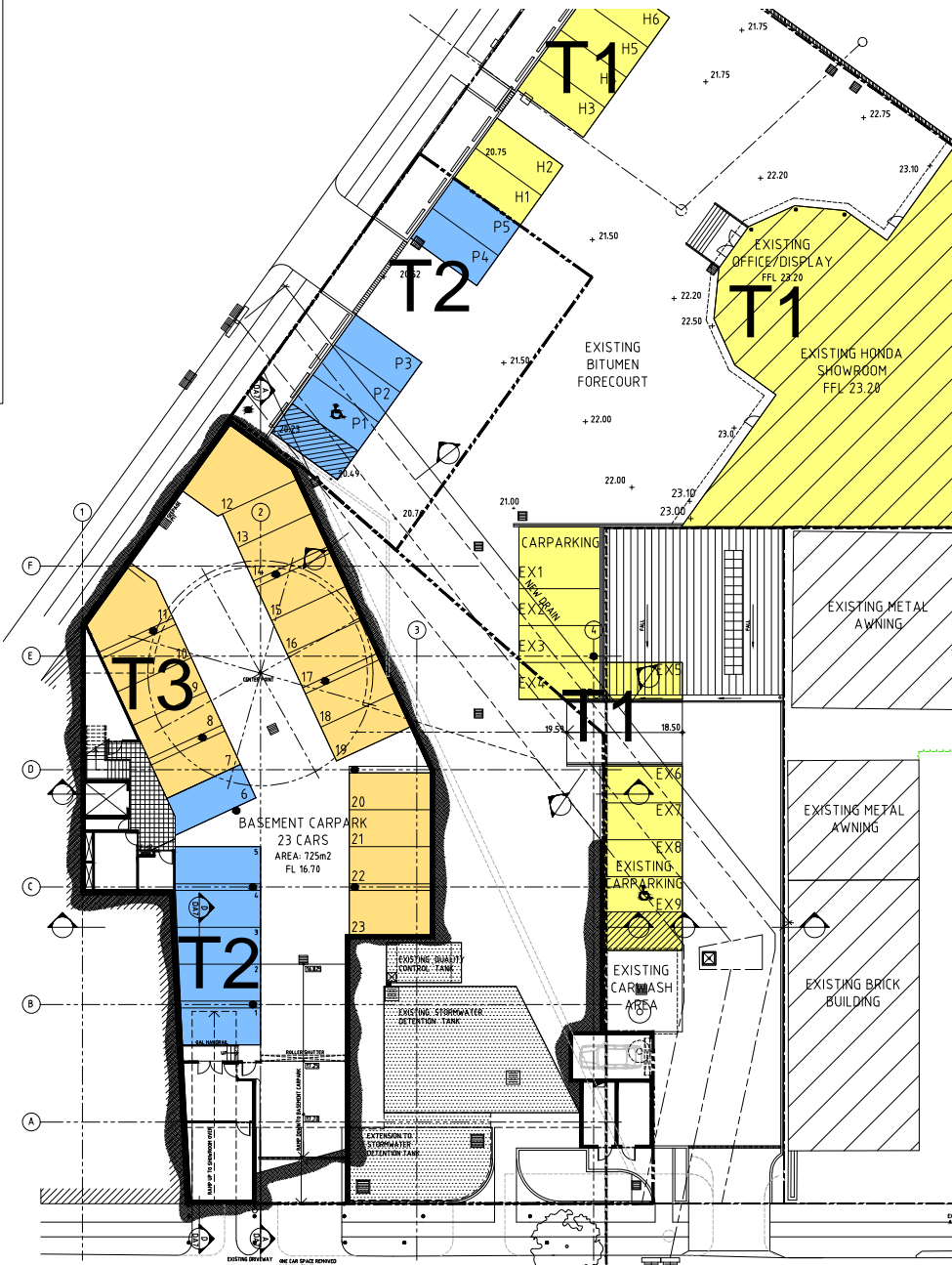
| FLOOR LEVEL | TOTAL GROSS BUILDING AREA | NET BUILDING AREA | PARKING CALCULATIONS | RTA PARKING REQUIRED |
|--|---------------------------|-----------------------|---|---|
| BASEMENT CARPARK INCLUDING STOREROOMS | 725m ² | 725m ² | | |
| GROUND FLOOR MOTOR SHOWROOM EXCLUDING VEHICLE ENTRY RAMP FROM WEST STREET, LIFT VOID, LOBBY, AMENITIES, ANCILLARY STORAGE AND SERVICE CUPBOARDS, STAIRS, VEHICLE HOIST & ESCALATOR TOTAL DEDUCTABLE AREA = 188m ² | 970m ² | 790m ² | APPLICABLE SITE AREA IS 1,778m ² 5.73 MOTOR SHOWROOMS 0.75 SPACES PER 100m ² OF SITE AREA | 1,778m ² /100 x 0.75 = 13.3 CARS |
| FIRST FLOOR MOTOR SHOWROOM EXCLUDING SHOWROOM VOID, ESCALATOR, LIFT VOID, LOBBY, AMENITIES, SERVICE RISERS, SERVICE CUPBOARDS, STAIRS AND VEHICLE HOIST TOTAL DEDUCTABLE AREA = 148.5m ² | 1,051m ² | 902.5m ² | 5.73 MOTOR SHOWROOMS SEE CALCULATIONS FOR GROUND FLOOR ABOVE | |
| SECOND FLOOR OFFICE EXCLUDING LIFT VOID, LOBBY, AMENITIES SERVICE RISERS AND STORAGE & SERVICE CUPBOARDS TOTAL DEDUCTABLE AREA = 89m ² | 735m ² | 652m ² | 5.6 OFFICE AND COMMERCIAL 1 SPACE PER 40m ² GROSS FLOOR AREA | 652m ² /40 = 16.3 CARS |
| TOTAL GROSS BUILDING AREA | 3,481m ² | | TOTAL PARKING REQUIRED | 30 CARS (29.6) |
| TOTAL RTA GROSS BUILDING AREA | | 3,069.5m ² | BASEMENT PARKING PROVIDED ON GRADE PARKING SPACES TOTAL PARKING | 23 CARS 5 CARS (P1-P5) 28 CARS |

LEGEND:

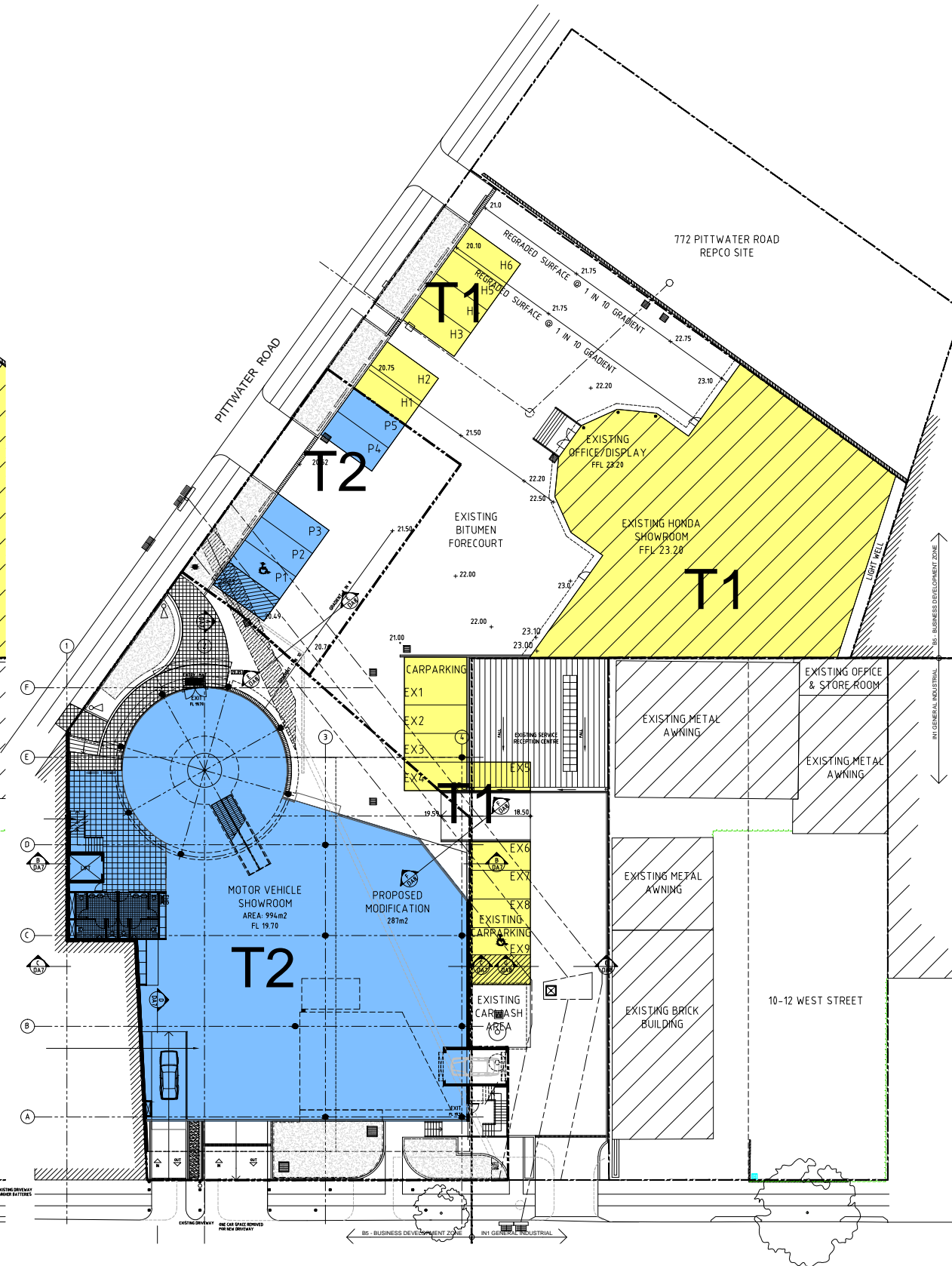
- PREVIOUS DA APPROVED BUILDING FOOTPRINT
- SITE BOUNDARY
- APPLICABLE SITE BOUNDARY
- SITE ZONE BOUNDARY LINE
- EXISTING BUILDINGS
- T1 - TENANCY 1 PARKING
EXISTING HONDA SHOWROOM - 15 CAR SPACES (H1 - H6 & EX1 - EX9)
- T2 - TENANCY 2 PARKING
NEW MOTOR SHOWROOM - 11 CAR SPACES (P1 - P5 & 1 - 6 BASEMENT LEVEL)
- T3 - TENANCY 3 PARKING
NEW SECOND FLOOR OFFICE - 17 CAR SPACES (7 - 23 BASEMENT LEVEL)



1 SECOND FLOOR PLAN
1:10



2 BASEMENT FLOOR PLAN
1:10



3 GROUND FLOOR PLAN
1:10

PARKING PLAN

PLOT DATE: 23-05-2014

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| AMENDMENTS FOR S96(2)-2 MODIFICATION SUBMISSION | S96(2)-2 | 23-05-2014 |
| AMENDMENTS FOR S96AB REVIEW OF MODIFICATION DETERMINATION | S96AB-3 | 10-03-2014 |
| AMENDMENTS FOR S96AB REVIEW OF MODIFICATION DETERMINATION | S96AB-1 | 20-12-2013 |
| AMENDMENTS FOR S96AB REVIEW OF MODIFICATION DETERMINATION | S96AB | 31-10-2013 |
| Amendment/Issue | No. | Date |

PROPRIETOR
WOOD PARK PTY LTD

PROJECT
PROPOSED NEW SHOWROOM
AND OFFICE BUILDING AT
762 PITTWATER ROAD,
BROOKVALE

SHEET TITLE
PARKING PLAN
S96AB-3 SUBMISSION - 10/03/2014

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DRAWING 2006.75 NUMBER P1 REV: S96(2)-2