SCHEDULE OF ACCOMMODATION

24002 - LANDS AT GLENAMUCK DISTRICT DISTRIBUTOR ROAD - Northern Site

Date : January 2026

MCORM ARCHITECTURE AND URBAN DESIGN

SITE ANALYTICS :

1- SITE AREA:		
1a- GROSS AREA:	**5.2**	**Ha**
1b- NET AREA:	**4.7**	**Ha**
2- DENSITY:		
2a- GROSS DENSITY on gross site area	**42.1**	**unit/Ha**
2b- NET DENSITY on net site area	**46.2**	**unit/Ha**

3- DUPLEX SUMMARY			
	1 BED	11	no.
	2 BED	9	no.
	2 BED (3 person)	0	no.
	3 BED	22	no.
	TOTAL	**42**	**no.**
	NET FLOOR AREA (residential only)	**3854**	**sqm**
	Bin, Bike & External Stores	**232**	**sqm**
	Units Exceeding 10% GFA	**42**	**no.**
	Dual Aspect	**42**	**no.**
3- APARTMENT TYPE SUMMARY			
	1 BED	38	no.
	2 BED	31	no.
	3 BED	39	no.
	TOTAL	**108**	**no.**
	NET FLOOR AREA (residential only)	**8444**	**sqm**
	Bin, Bike & External Stores	**404**	**sqm**
	Services	**219**	
	Units Exceeding 10% GFA	**100**	**no.**
	Dual Aspect	**70**	**no.**
4- HOUSE TYPE SUMMARY			
	3 BED	51	no.
	4 BED	18	no.
	TOTAL	**69**	**no.**
	NET FLOOR AREA	**7947**	**sqm**
5- OVERALL UNIT TYPE SUMMARY			
	1 BED	49	no
	2 BED	40	no
	3 BED	112	no.
	4 BED	18	no.
	TOTAL	**219**	**no.**
	NET FLOOR AREA - RESIDENTIAL	**20246**	**sqm**
6- COMMUNAL OPEN SPACE:			
	C.O.S 1	205	sqm
	C.O.S 2	375	sqm
	C.O.S 3	232	sqm
	C.O.S 4	254	sqm
	C.O.S 5	280	sqm
Required 1074 sqm			
Provided **1346 sqm**	**TOTAL**	**1346**	**sqm**
9- PUBLIC OPEN SPACE:			
	P.O.S 1	4249	sqm
	P.O.S 2	1008	sqm
	P.O.S 3	1168	sqm
	P.O.S 4	790	sqm
	P.O.S 5	501	sqm
	P.O.S 6	459	sqm
	Riparian Corridor	3291	sqm
Required (15%) 7103 sqm	**TOTAL**	**16.80%** **8175**	**sqm**
Provided 8175 sqm	**TOTAL (Inclding Riparian Corridor)**	**22.03%** **11466**	**sqm**
10- BICYCLE PARKING PROVISION			
	Duplex	90	no.
	Duplex Visitor	10	no.
	Duplex Cargo	5	no.
	Apartment	206	no.
	Apartment Visitor	22	no.
	Apartment Cargo	11	no.
	House Visitor	14	no.
	Creche	10	no.
	Creche Visitor	16	no.
	TOTAL	**384**	**no.**
11- CAR PARKING			
	Houses	138	no
	Duplex Blocks	42	no
	Duplex Vistors	4	no
**** 36no. Spaces are proposed EV spaces**	Apartments	108	no
	Apartments Visitors	11	no
	Creche	14	no
	Accessible Spaces	9	no
	TOTAL	**317**	**no.**
12-MOTOR BIKE PARKING			
	Motorcycle Parking	7	no
	TOTAL	7	**no.**

13-SITE AREA CALCULATIONS

Total Site Area	**52047**	**5.2**	**Ha**
Exclusions:			
Junction	175	**0.018**	**Ha**
Riparian Corridor	3291	**0.329**	**Ha**
Net residential site Area:	**47,351.4**	**4.7**	**Ha**

Stage	Metric	Calculation	Residential Site
A	Net Site Area (sq m)		48,581.0
B	Total GFA (sq m)	C+D	24,045.0
C	Residential GFA (sq m)		23,436.4
D	Non-Residential GFA (sq m)		608.6
E	Residential GFA as Proportion of	C/B	97.5%
F	Pro Rata Site Area (sq m)	AxE	47,351.4
G	Number of Dwellings		219
H	Net Residential Density (dph)	G/F/10000	46.2

14. PLOT RATIO

Total Site Area	52047
Net Site Area	47351.372
Duplex Gross Floor Area	4249
Apartment Gross Floor Area (residential)	10406
Apartment Services (watertanks)	219
Bin/Bike/External Store (Surface)	636
House Gross Floor Area	7947
Substations x 2	78.8
Creche	571
Creche Ancillary (bins/bikes)	37.6
Total Gross Floor Area	**24145**
Total Site Area Plot Ratio	**0.46**
Net Site Area Plot Ratio	**0.51**

15. SITE COVERAGE

Total Site Area	52047
Net Site Area	47351.372
Duplex Site Coverage	2049
Apartment Site Coverage	3133
Houses Site Coverage	4258
Creche	496
Bin/Bike/Storage Site Coverage	480
Substation	79
Total Site Coverage Area	**10495**
% Site Coverage Total Site Area	**20.16%**
% Site Coverage Net Site Area	**22.16%**

16-Demolition Works

N/A	0 sq.m
N/A	0 sq.m
Total Demolition Area	**0 sq.m**

17. GROSS FLOOR AREAS

Res. GIA Duplex Block A	1802
Res. GIA Duplex Block B	1271
Res. GIA Duplex Block C	1175.9
Res. GIA Apt Block A	4634
Res. GIA Apt Block B	2942
Res. GIA Apt Block C	2830
Res.GIA Houses	7947
Res GIA Total	**22602.2**