PROPOSED

ATV REDEVELOPMENT

222 Waldron Road & 138 Campbell Hill Road,
Chester Hill, N.S.W - 2162

For :

Abel Tasman Village
A Culture of Care



RESPONSE TO SUBMISSIONS
13 March 2026

boffa robertson group
Architecture, Health Planning
Suite 7 EPICA, 9 Railway Street,
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2108/A3 - DRAWINGS

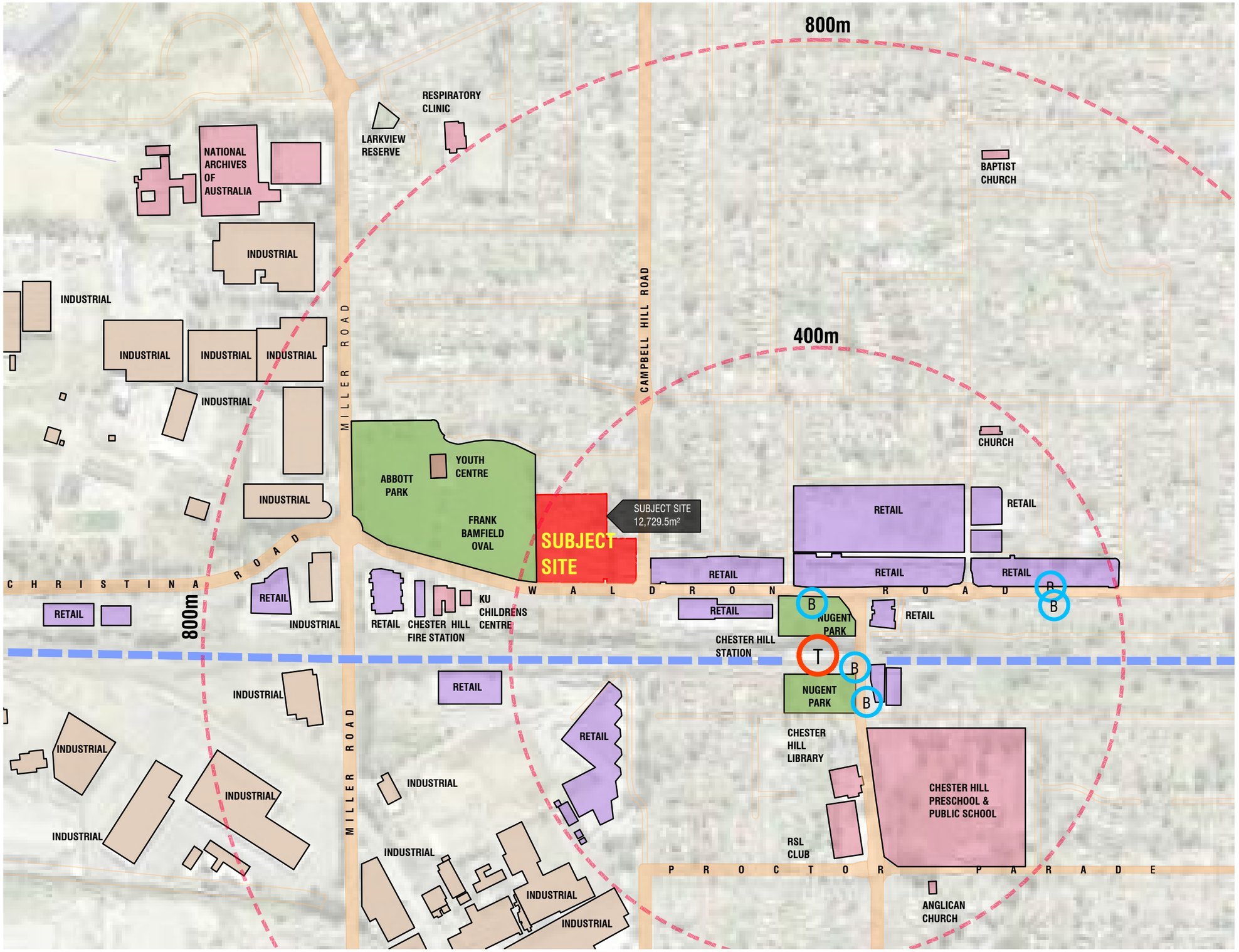
DWG NO.	DRAWING TITLE	SCALE
2108/A3DA00	COVER PAGE	N.T.S
2108/A3DA01	SITE ANALYSIS - EXISTING SURROUNDINGS	N.T.S
2108/A3DA02	SITE ANALYSIS - EXISTING CONTEXT	N.T.S
2108/A3DA03	SITE ANALYSIS - SITE CONSTRAINT & OPPORTUNITIES 1	N.T.S
2108/A3DA04	SITE ANALYSIS - SITE CONSTRAINT & OPPORTUNITIES 2	N.T.S
2108/A3DA05	SITE ANALYSIS - ZONING, FSR & HEIGHT CONTROL	N.T.S
2108/A3DA06	MASTERPLAN	1:600
2108/A3DA07	APARTMENT/RCF MIX & PARKING -BASEMENT FLOOR (BLDG A)	1:600
2108/A3DA08	APARTMENT/RCF MIX & PARKING - GROUND FLOOR (BLDG A) & BASEMENT FLOOR (BLDG B & E)	1:600
2108/A3DA09	APARTMENT/RCF MIX & PARKING - 1ST FLOOR (BLDG A) & GROUND FLOOR (BLDG B & C & E)	1:600
2108/A3DA10	APARTMENT/RCF MIX & PARKING - 2ND FLOOR (BLDG A) & 1ST FLOOR (BLDG B & C & E)	1:600
2108/A3DA11	APARTMENT/RCF MIX & PARKING - 3RD FLOOR (BLDG A) & 2ND FLOOR (BLDG B & C & E)	1:600
2108/A3DA12	APARTMENT/RCF MIX & PARKING - 4TH FLOOR (BLDG A) & 3RD FLOOR (BLDG B & C & E)	1:600
2108/A3DA13	APARTMENT/RCF MIX & PARKING - 5TH FLOOR (BLDG A) & 4TH FLOOR (BLDG B & C & E)	1:600
2108/A3DA14	APARTMENT/RCF MIX & PARKING - 6TH FLOOR (BLDG A) & ROOF (BLDG B & C & E)	1:600
2108/A3DA15	APARTMENT/RCF MIX & PARKING - 7TH FLOOR (BLDG A) & ROOF (BLDG C & E)	1:600
2108/A3DA16	FSR & GROSS FLOOR AREA DIAGRAM - BASEMENT FL. (BLDG A)	1:600
2108/A3DA17	FSR & GROSS FLOOR AREA DIAGRAM - GROUND FLOOR (BLDG A) & BASEMENT FLOOR (BLDG B & E)	1:600
2108/A3DA18	FSR & GROSS FLOOR AREA DIAGRAM - 1ST FLOOR (BLDG A) & GROUND FLOOR (BLDG B & C & E)	1:600
2108/A3DA19	FSR & GROSS FLOOR AREA DIAGRAM - 2ND FLOOR (BLDG A) & 1ST FLOOR (BLDG B & C & E)	1:600
2108/A3DA20	FSR & GROSS FLOOR AREA DIAGRAM - 3RD FLOOR (BLDG A) & 2ND FLOOR (BLDG B & C & E)	1:600
2108/A3DA21	FSR & GROSS FLOOR AREA DIAGRAM - 4TH FLOOR (BLDG A) & 3RD FLOOR (BLDG B & C & E)	1:600
2108/A3DA22	FSR & GROSS FLOOR AREA DIAGRAM - 5TH FLOOR (BLDG A) & 4TH FLOOR (BLDG B & C & E)	1:600
2108/A3DA23	FSR & GROSS FLOOR AREA DIAGRAM - 6TH FLOOR (BLDG A) & ROOF (BLDG B & C & E)	1:600
2108/A3DA24	FSR & GROSS FLOOR AREA DIAGRAM - 7TH FLOOR (BLDG A) & ROOF (BLDG C & E)	1:600
2108/A3DA25	ADG SOLAR COMPLIANCE - 1ST - 4TH FLOOR (BLDG A) & GROUND - 3RD FLOOR (BLDG B & E)	N.T.S
2108/A3DA26	ADG SOLAR COMPLIANCE - 5TH - 7TH FLOOR (BLDG A) & 4TH FLOOR - ROOF (BLDG B & E)	N.T.S
2108/A3DA27	ADG VENTILATION COMPLIANCE - 1ST - 4TH FLOOR (BLDG A) & GROUND - 3RD FLOOR (BLDG B & E)	N.T.S
2108/A3DA28	ADG VENTILATION COMPLIANCE - 5TH - 7TH FLOOR (BLDG A) & 4TH FLOOR - ROOF (BLDG B & E)	N.T.S
2108/A3DA29	ADG OTHER COMPLIANCE	N.T.S
2108/A3DA30	BUILDING INTERFACE DRAWING 1	1:100
2108/A3DA31	BUILDING INTERFACE DRAWING 2	1:100
2108/A3DA32	BUILDING INTERFACE DRAWING 3	1:100
2108/A3DA33	STREETSCAPE ELEVATIONS	1:500
2108/A3DA34	SECTIONS 1 & 2	1:500
2108/A3DA35	SECTIONS 3 & 4	1:500
2108/A3DA36	SECTION 5	1:500
2108/A3DA37	LANDSCAPE PLAN & DEEP SOIL	1:600
2108/A3DA37a	COMMUNAL OPEN SPACE AREA	1:600
2108/A3DA38	BOUNDARY SETBACK & DISTANCES BETWEEN BUILDINGS	1:600
2108/A3DA39	STAGING PLAN 1	N.T.S
2108/A3DA40	STAGING PLAN 2	N.T.S
2108/A3DA41	SHADOW - MARCH 20TH - 9AM & 10AM	N.T.S
2108/A3DA42	SHADOW - MARCH 20TH - 11AM & 12PM	N.T.S
2108/A3DA43	SHADOW - MARCH 20TH - 1PM & 2PM	N.T.S
2108/A3DA44	SHADOW - MARCH 20TH - 3PM	N.T.S
2108/A3DA45	SHADOW - JUNE 21ST - 9AM & 10AM	N.T.S
2108/A3DA46	SHADOW - JUNE 21ST - 11AM & 12PM	N.T.S
2108/A3DA47	SHADOW - JUNE 21ST - 1PM & 2PM	N.T.S
2108/A3DA48	SHADOW - JUNE 21ST - 3PM	N.T.S
2108/A3DA49	SHADOW - SEPTEMBER 30TH - 9AM & 10AM	N.T.S
2108/A3DA50	SHADOW - SEPTEMBER 30TH - 11AM & 12PM	N.T.S
2108/A3DA51	SHADOW - SEPTEMBER 30TH - 1PM & 2PM	N.T.S
2108/A3DA52	SHADOW - SEPTEMBER 30TH - 3PM	N.T.S
2108/A3DA53	SHADOW - DECEMBER 21ST - 9AM & 10AM	N.T.S
2108/A3DA54	SHADOW - DECEMBER 21ST - 11AM & 12PM	N.T.S
2108/A3DA55	SHADOW - DECEMBER 21ST - 1PM & 2PM	N.T.S
2108/A3DA56	SHADOW - DECEMBER 21ST - 3PM	N.T.S
2108/A3DA56a	COMMUNAL SOLAR ACCESS AREA CALCULATION	N.T.S
2108/A3DA57	SUN EYE VIEW 8AM - 11AM	N.T.S
2108/A3DA58	SUN EYE VIEW 12PM - 3PM	N.T.S
2108/A3DA59	SUN EYE VIEW 4PM	N.T.S
2108/A3DA60	EXTERIOR FINISHES SCHEDULE & MATERIALS BOARD	N.T.S
2108/A3DA61	PERSPECTIVE 1	N.T.S
2108/A3DA62	PERSPECTIVE 2	N.T.S
2108/A3DA63	PERSPECTIVE 3	N.T.S
2108/A3DA64	PERSPECTIVE 4	N.T.S
2108/A3DA65	PERSPECTIVE 5	N.T.S
2108/A3DA66	PERSPECTIVE 6	N.T.S
2108/A3DA71-DA85a	PHOTO MONTAGE	N.T.S

2108/A1 - DRAWINGS

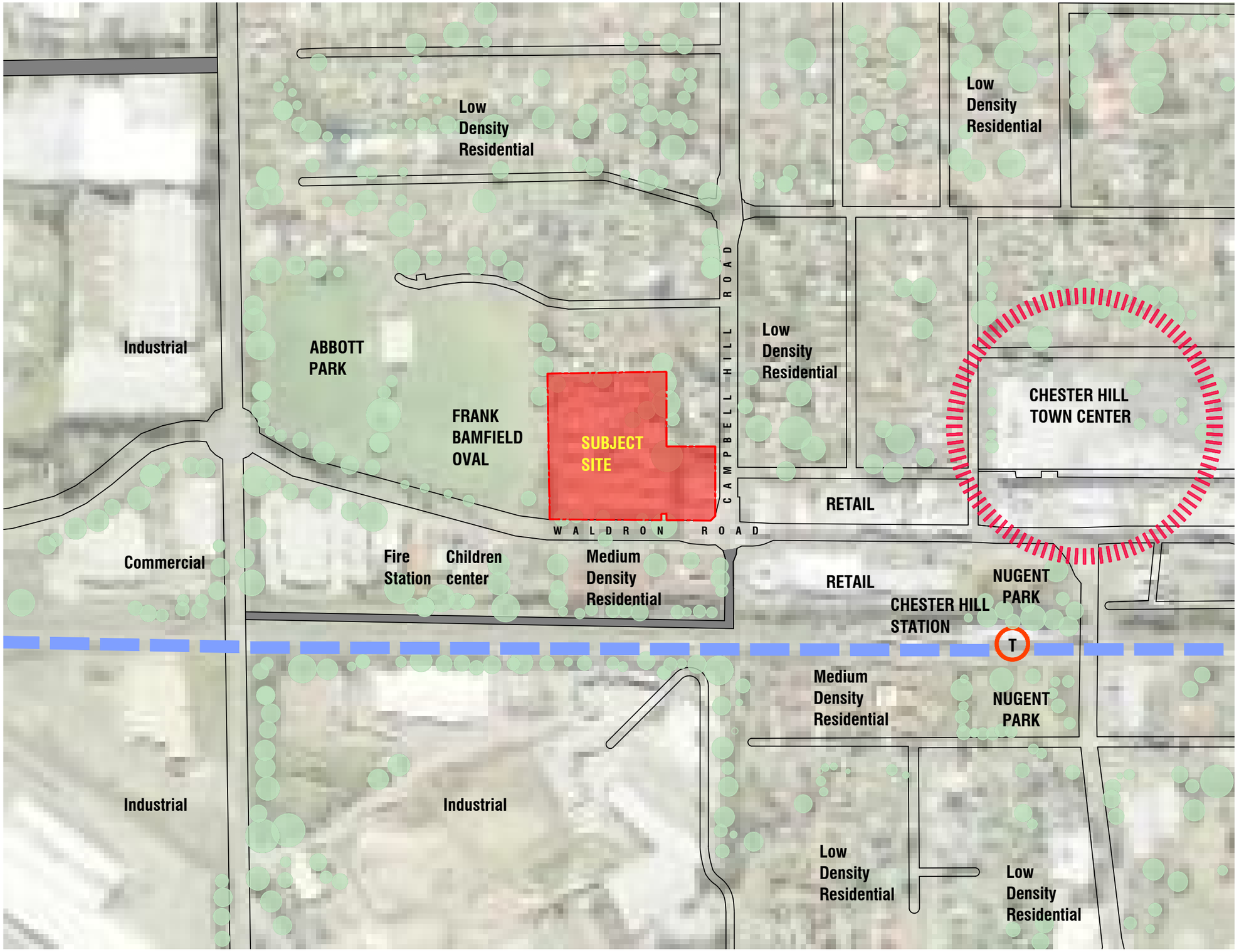
DWG NO.	DRAWING TITLE	SCALE
2108/A1DA00	COVER PAGE	N.T.S
2108/A1DA01	SITE PLAN	1:500
2108/A1DA02	DEMOLITION PLAN	1:250
2108/A1DA03	BASEMENT(BLDG A) FLOOR PLAN - OVERALL	1:250
2108/A1DA04	BASEMENT FLOOR PLANS (BLDG B & E) & GROUND FLOOR PLAN (BLDG A) - OVERALL	1:250
2108/A1DA05	GROUND FLOOR PLANS (BLDG B & E) & 1ST FLOOR PLAN (BLDG A) - OVERALL	1:250
2108/A1DA06	1ST FLOOR PLANS (BLDG B & E) & 2ND FLOOR PLAN (BLDG A) - OVERALL	1:250
2108/A1DA07	2ND FLOOR PLANS (BLDG B & E) & 3RD FLOOR PLAN (BLDG A) - OVERALL	1:250
2108/A1DA08	3RD FLOOR PLANS (BLDG B & E) & 4TH FLOOR PLAN (BLDG A) - OVERALL	1:250
2108/A1DA09	4TH FLOOR / ROOF PLANS (BLDG B & E) & 5TH FLOOR PLAN (BLDG A) - OVERALL	1:250
2108/A1DA10	ROOF PLANS (BLDG B & E) & 6TH FLOOR PLAN (BLDG A) - OVERALL	1:250
2108/A1DA11	7TH FLOOR PLAN (BLDG A) - OVERALL	1:250
2108/A1DA12	NOT USED	
2108/A1DA13	ROOF PLAN (BLDG A) - OVERALL	1:250
2108/A1DA14	ELEVATIONS - OVERALL - SHEET 1	1:250
2108/A1DA15	ELEVATIONS - OVERALL - SHEET 2	1:250
2108/A1DA16	SECTIONS - OVERALL - SHEET 1	1:250
2108/A1DA17	SECTIONS - OVERALL - SHEET 2	1:250
2108/A1DA18	BUILDING A - BASEMENT FLOOR PLAN	1:100
2108/A1DA19	BUILDING A - GROUND FLOOR PLAN	1:100
2108/A1DA20	BUILDING A - 1ST FLOOR PLAN	1:100
2108/A1DA21	BUILDING A - TYPICAL 2ND - 5TH FLOOR PLAN	1:100
2108/A1DA22	BUILDING A - 6TH FLOOR PLAN	1:100
2108/A1DA23	BUILDING A - 7TH FLOOR PLAN	1:100
2108/A1DA24	BUILDING A - ROOF PLAN	1:100
2108/A1DA25	BUILDING A - ELEVATIONS	1:200
2108/A1DA26	BUILDING A - SECTIONS	1:200
2108/A1DA27	BUILDING B - BASEMENT FLOOR PLAN - NORTH 1	1:100
2108/A1DA28	BUILDING B - BASEMENT FLOOR PLAN - NORTH 2	1:100
2108/A1DA29	BUILDING B - BASEMENT FLOOR PLAN - SOUTH	1:100
2108/A1DA30	BUILDING B - GROUND FLOOR PLAN - NORTH	1:100
2108/A1DA31	BUILDING B - GROUND FLOOR PLAN - SOUTH	1:100
2108/A1DA32	BUILDING B - 1ST FLOOR PLAN - NORTH	1:100
2108/A1DA33	BUILDING B - 1ST FLOOR PLAN - SOUTH	1:100
2108/A1DA34	BUILDING B - TYPICAL 2ND - 3RD FL. PLAN - NORTH	1:100
2108/A1DA35	BUILDING B - TYPICAL 2ND - 3RD FL. PLAN - SOUTH	1:100
2108/A1DA36	BUILDING B - 4TH FLOOR PLAN - NORTH	1:100
2108/A1DA37	BUILDING B - 4TH FLOOR PLAN - SOUTH	1:100
2108/A1DA38	BUILDING B - ROOF PLAN - NORTH	1:100
2108/A1DA39	BUILDING B - ROOF PLAN - SOUTH	1:100
2108/A1DA40	BUILDING B - ELEVATIONS - SHEET 1	1:200
2108/A1DA41	BUILDING B - ELEVATIONS - SHEET 2	1:200
2108/A1DA42	BUILDING B - SECTIONS	1:200
2108/A1DA43	BUILDING E - GROUND FLOOR PLAN	1:100
2108/A1DA44	BUILDING E - TYPICAL 1ST - 2ND FLOOR PLANS	1:100
2108/A1DA44a	BUILDING E - 3RD FLOOR PLAN	1:100
2108/A1DA44b	BUILDING E - 4TH FLOOR PLAN	1:100
2108/A1DA45	BUILDING E - ROOF PLAN	1:100
2108/A1DA46	BUILDING E - ELEVATIONS	1:200
2108/A1DA47	BUILDING E - SECTIONS	1:200
2108/A1DA48	BUILDING B - TYPICAL BEDROOM & ENSUITE LAYOUT 1 - 1 BED - TYPE 1	1:20
2108/A1DA49	BUILDING B - TYPICAL BEDROOM & ENSUITE LAYOUT 2 - 1 BED - TYPE 2	1:20
2108/A1DA50	BUILDING B - TYPICAL BEDROOM & ENSUITE LAYOUT 3 - 1 BED - TYPE 3	1:20
2108/A1DA51	BUILDING B - TYPICAL BEDROOM & ENSUITE LAYOUT 4 - 1 BED - TYPE 4	1:20
2108/A1DA52	BUILDING B - TYPICAL BEDROOM & ENSUITE LAYOUT 5 - 2 BED - TYPE 1	1:20
2108/A1DA53	BUILDING B - TYPICAL BEDROOM & ENSUITE LAYOUT 6 - ENSUITE - TYPE 1 & 2	1:20
2108/A1DA54	BUILDING B - TYPICAL BEDROOM & ENSUITE LAYOUT 7 - ENSUITE - TYPE 3 & 4	1:20

222 Waldron Road & 138 Campbell Road, Chester Hill is located 25km from Sydney CBD, 450 meters from Chester Hill Town Center. The site is within close proximity to Chester Hill Train Stations and Bus stops.

LEGEND	
	SUBJECT SITE
	ARTERIAL ROAD
	COMMERCIAL BUILDING
	SIGNIFICANT BUILDING
	INDUSTRIAL BUILDING
	TRAIN LINE
T	TRAIN STATION
B	BUS STOP

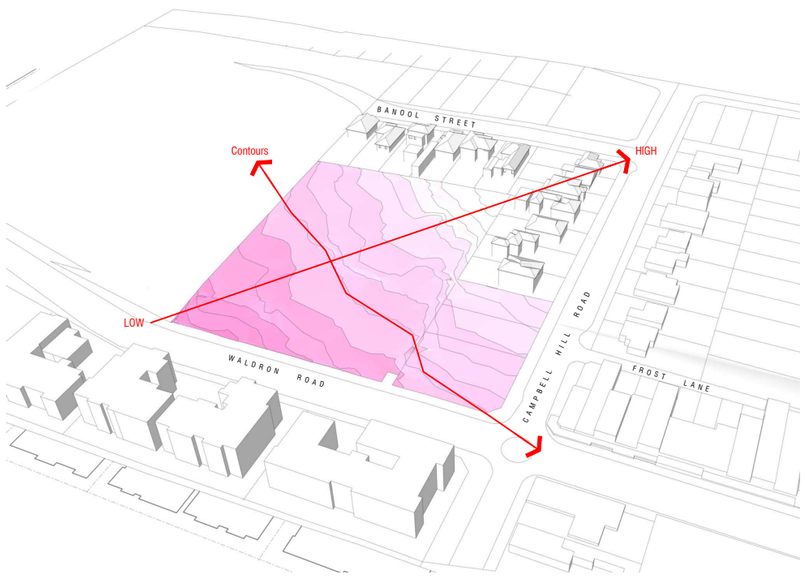

800m
400m
800m
RESPIRATORY CLINIC
LARKVIEW RESERVE
NATIONAL ARCHIVES OF AUSTRALIA
BAPTIST CHURCH
INDUSTRIAL
INDUSTRIAL
INDUSTRIAL
INDUSTRIAL
INDUSTRIAL
INDUSTRIAL
MILLER ROAD
CAMPBELL HILL ROAD
ABBOTT PARK
YOUTH CENTRE
FRANK BAMFIELD OVAL
SUBJECT SITE
SUBJECT SITE 12,729.5m²
CHURCH
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
CHRISTINA ROAD
WALDRON ROAD
NUGENT PARK
CHESTER HILL STATION
NUGENT PARK
CHESTER HILL FIRE STATION
KU CHILDRENS CENTRE
CHESTER HILL LIBRARY
CHESTER HILL PRESCHOOL & PUBLIC SCHOOL
RSL CLUB
PROCTOR PARADE
ANGLICAN CHURCH
INDUSTRIAL
INDUSTRIAL
INDUSTRIAL
INDUSTRIAL
INDUSTRIAL
INDUSTRIAL

LEGEND	
	SUBJECT SITE
	TRAIN LINE
	TOWN CENTER



Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	SITE ANALYSIS - EXISTING SURROUNDINGS Scale NTS@A3	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108 Date 09 Feb. 2024	A3DA02 Revision C

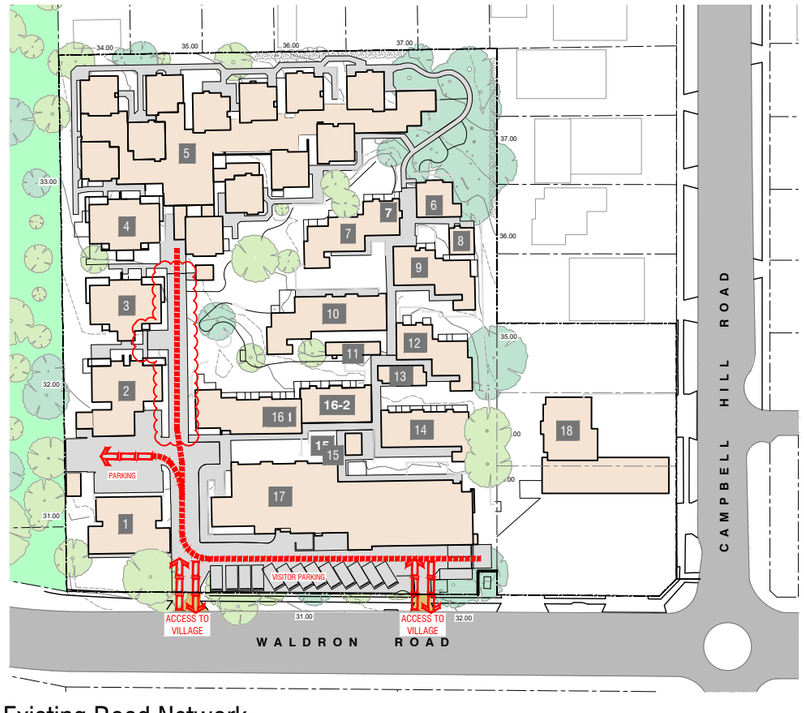
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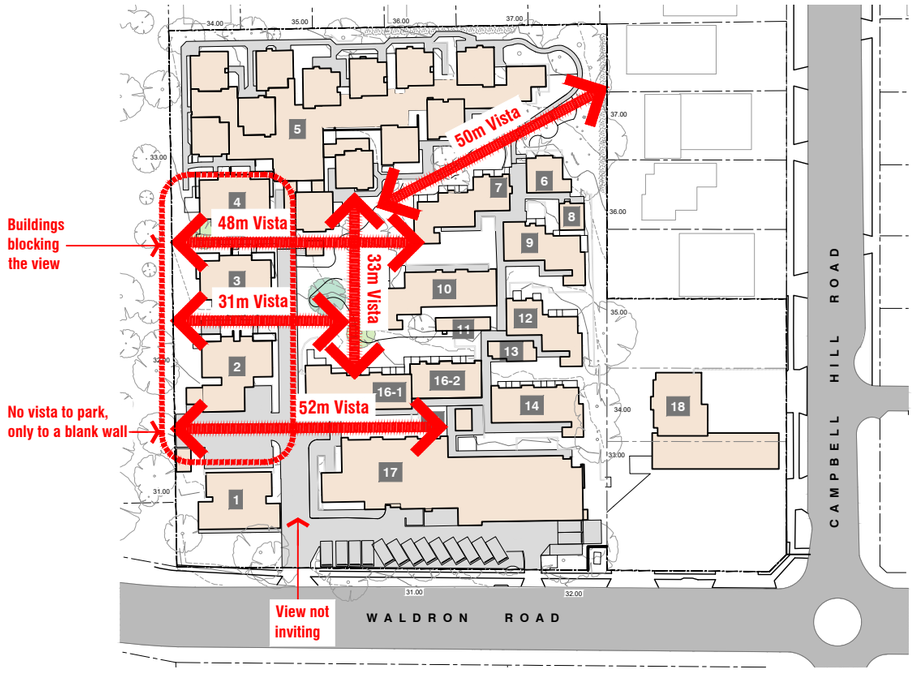
Site falls around 7.5metres from the NE corner to the SW corner.



Main ópen space' is only 10% of the site area.



Existing Road Network.

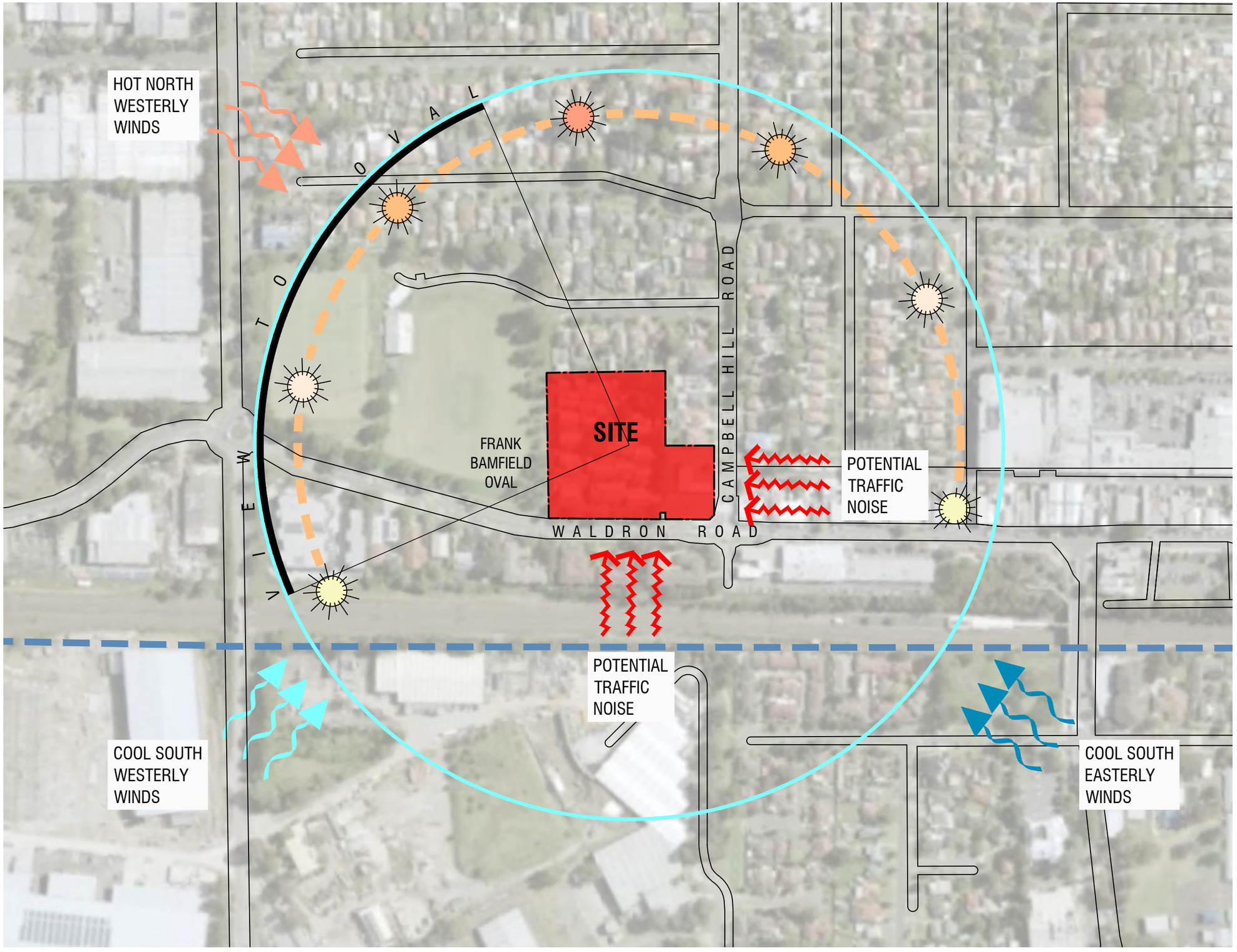


Restricted vistas.

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	SITE ANALYSIS - SITE CONSTRAINT & OPPORTUNITIES 1 Scale NTS@A3	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA03
					Date: 09 Feb. 2024	Revision: C

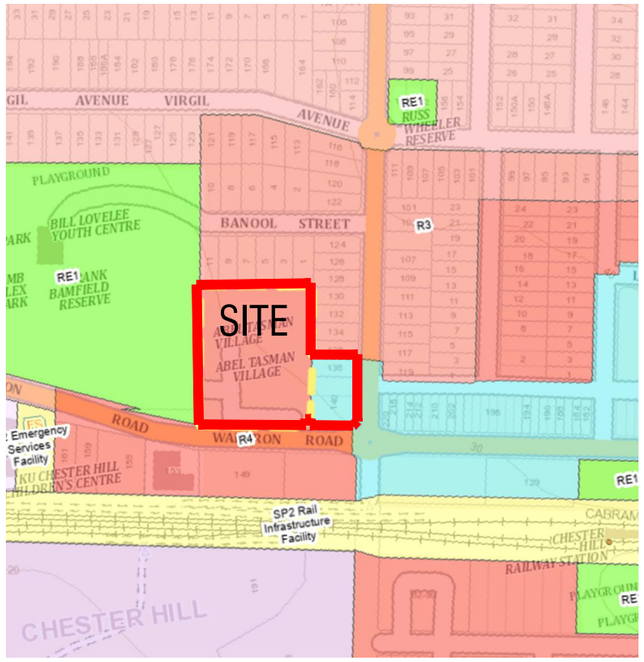
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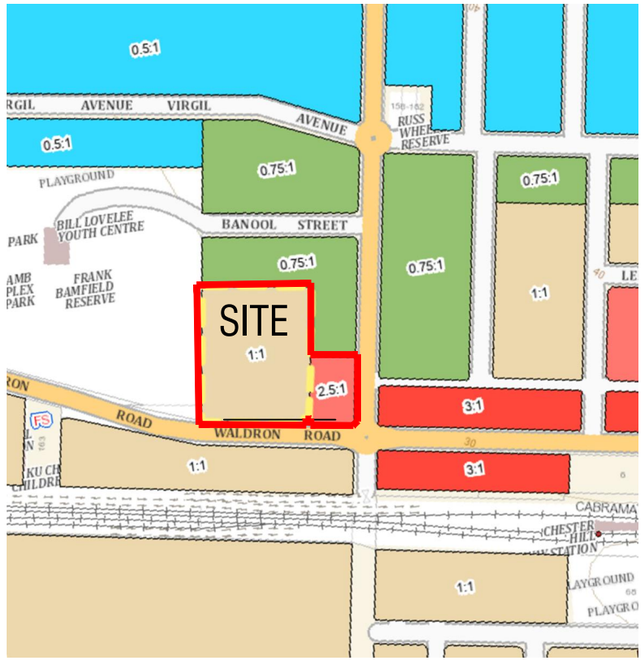
LEGEND	
	SUBJECT SITE
	TRAIN LINE

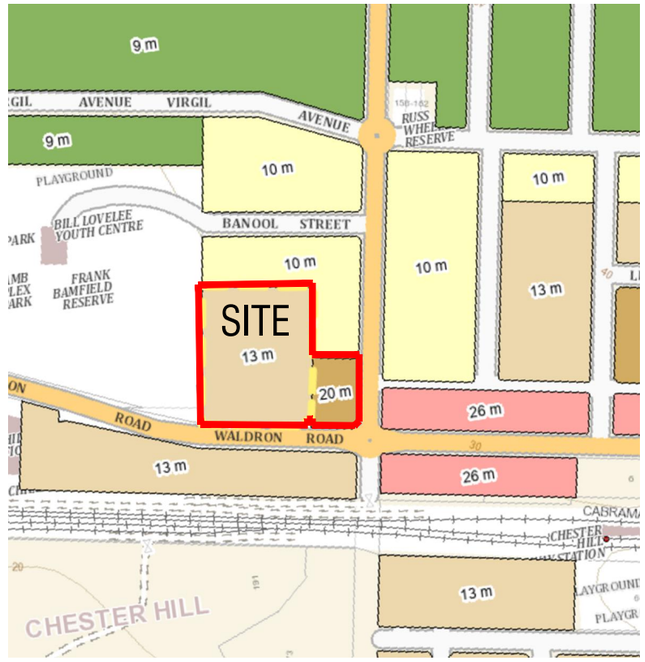


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Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	SITE ANALYSIS - SITE CONSTRAINT & OPPORTUNITIES 2 Scale NTS@A3	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108 Date 09 Feb. 2024	A3DA04 Revision C

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- E1 - Local Centre
- E2 - Commercial Centre
- E3 - Productivity Support
- E4 - General Industrial
- E5 - Heavy Industrial
- EM - Employment
- EP - Employment
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 High Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist
- SP4 - Enterprise
- SP4 - Special Activities
- SP5 - Metropolitan Centre

- Existing
- 0 - 0.39
- 0.4 - 0.44
- 0.45 - 0.49
- 0.5 - 0.54
- 0.55 - 0.59
- 0.6 - 0.64
- 0.65 - 0.69
- 0.7 - 0.74
- 0.75 - 0.79
- 0.8 - 0.84
- 0.85 - 0.89
- 0.9 - 0.94
- 0.95 - 0.99
- 1 - 1.09
- 1.1 - 1.19
- 1.2 - 1.29
- 1.3 - 1.39
- 1.4 - 1.49
- 1.5 - 1.99
- 2 - 2.49
- 2.5 - 2.99
- 3 - 3.49
- 3.5 - 3.99
- 4 - 4.49
- 4.5 - 4.99
- 5 - 5.99
- 6 - 6.99
- 7 - 7.99
- 8 - 8.99
- 9 - 9.99
- 10 - 10.99
- 11 - 11.99
- 12 - 12.99
- 13 - 13.99
- 14+

- Existing
- 0 - 3.6 m
- 3.7 - 4.9 m
- 5 - 5.4 m
- 5.5 - 5.9 m
- 6 - 6.4 m
- 6.5 - 6.9 m
- 7 - 7.4 m
- 7.5 - 7.9 m
- 8 - 8.9 m
- 9 - 9.9 m
- 10 - 10.9 m
- 11 - 11.9 m
- 12 - 12.9 m
- 13 - 14.9 m
- 15 - 16.9 m
- 17 - 18.9 m
- 19 - 20.9 m
- 21 - 22.9 m
- 23 - 24.9 m
- 25 - 29.9 m
- 30 - 34.9 m
- 35 - 39.9 m
- 40 - 44.9 m
- 45 - 49.9 m
- 50 - 54.9 m
- 55 - 59.9 m
- 60 - 79.9 m
- 80 - 99.9 m
- 100 - 124.9 m
- 125 - 149.9 m
- 150 - 174.9 m
- 175 - 199.9 m
- 200 - 224.9 m
- 225 - 249.9 m
- 250+ m
- 0 - 20 m(RL)
- 20 - 40 m(RL)
- 40 - 60 m(RL)
- 60 - 80 m(RL)
- 80 - 100 m(RL
- 100+ m(RL)

Zoning - R4 High Density Residential
The objectives of zone in Canterbury-Bankstown Local Environment Plan 2023
- to provide for the housing needs of the community within a high density residential environment.
- to provide a variety of housing type within a high density residential environment.
- to enable other land uses that provide facilities or services to meet the day to day needs of residents.
- to allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.

Zoning - E1 Local Center
The objectives of zone in Canterbury-Bankstown Local Environment Plan 2023
- to provide a range of retail, business, and community uses that serve the needs of people who live in, work in or visit the area.
- to encourage investments in local commercial development that generates employment opportunities and economic growth.
- to maximise public transport patronage and encourage walking and cycling.
- to promote a high standard of urban design and amenity.

ZONING

FSR in R4 zone (LEP) - 1:1
FSR in E1 zone (LEP) - 2.5:1
FSR in R4 zone (LMR) - 2.2:1
FSR in E1 zone (LMR) - N/A

SEPP (Housing) 2021 allows Additional 25% of the maximum permissible FSR

Therefore:
FSR in R4 zone - 2.75:1
FSR in E1 zone - 3.125:1

FSR

Max. Building Height in R4 Zone - 22m (based on LMR in SEPP)
Max. Building Height in E1 Zone - 20m (based on CBLEP 2023)

SEPP (Housing) allows extra 3.8m to the Maximun Permissible Height.

Therefore;
Max. Building Height in R4 zone - 25.8m (27.8m for Shop top housing)
Max. Building Height in E1zone - 23.8m

MAXIMUM BUILDING HEIGHT

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LEGEND

	APARTMENTS
	RACF
	PAVILION
	LANDSCAPED AREAS
	ROAD
	PATHS/ PAVED AREAS
	BOUNDARY LINE
	OUTLINE OF BUILDING BELOW
	PEDESTRAIN ENTRY PT
	VEHICULAR ENTRY PT
	VEHICLE TRAVEL PATH
	TREES TO BE RETAINED
	TREES TO BE REMOVED

Shared zone access way

Pedestrian zone pathway provides access to north east corner

FRANK BAMFIELD OVAL

BOUNDARY

LANDSCAPED AREA

BUILDING **E**
5 Levels

BUILDING **B**
5 Levels

BUILDING **C**
5 Levels
FUTURE DEVELOPMENT

BUILDING **A**
7 Levels

balcony

terrace

LANDSCAPED AREA

STAGE 1

STAGE 2
FUTURE DEVELOPMENT

Pavilion
Future development

TO GROUND PARKING

DRIVEWAY TO BASEMENT CARPARKING

STAGE 2
FUTURE DEVELOPMENT

STAGE 1

Ex. Substation

Retail to road level

CAMPBELL HILL ROAD

WALDRON ROAD

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	MASTERPLAN Scale 1:600@A3 0m 10m 20m 30m 40m 50m	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA06
					Date 13 Mar. 2026	Revision E

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	12,730.0
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
• RCF provided landscape area	2,502.0
• RCF provided deep soil area	1,811.6(40%)
• ILU required landscape: 30% of the site area	2459.3
• ILU provided landscape area	5571.2
• ILU required deep soil area: 15% of the site area	1229.6
• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	159.0
1st Floor	4	3	0	7	10	681.9
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	0	6	0	6	12	695.4
5th Floor	0	6	0	6	12	695.4
6th Floor	2	2	2	6	12	679.9
7th Floor	0	0	2	2	6	394.9
TOTAL	6	29	4	39	76	4,697.3
Required ILU Parking = total bed x 0.5 space = 76 x 0.5 space						38
Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
3rd Floor	25	3	28	31	1,605.5
4th Floor	0	0	0	0	325.9
TOTAL	100	10	110	120	7,104.3
Required Parking = 1 space in 15 beds = 120/15 = 8 Peak number of staff x 0.5 = 36 x 0.5 = 19					27
Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
Solar Access	66	52	78.8%	70%
Ventilation	66	54	81.8%	60%

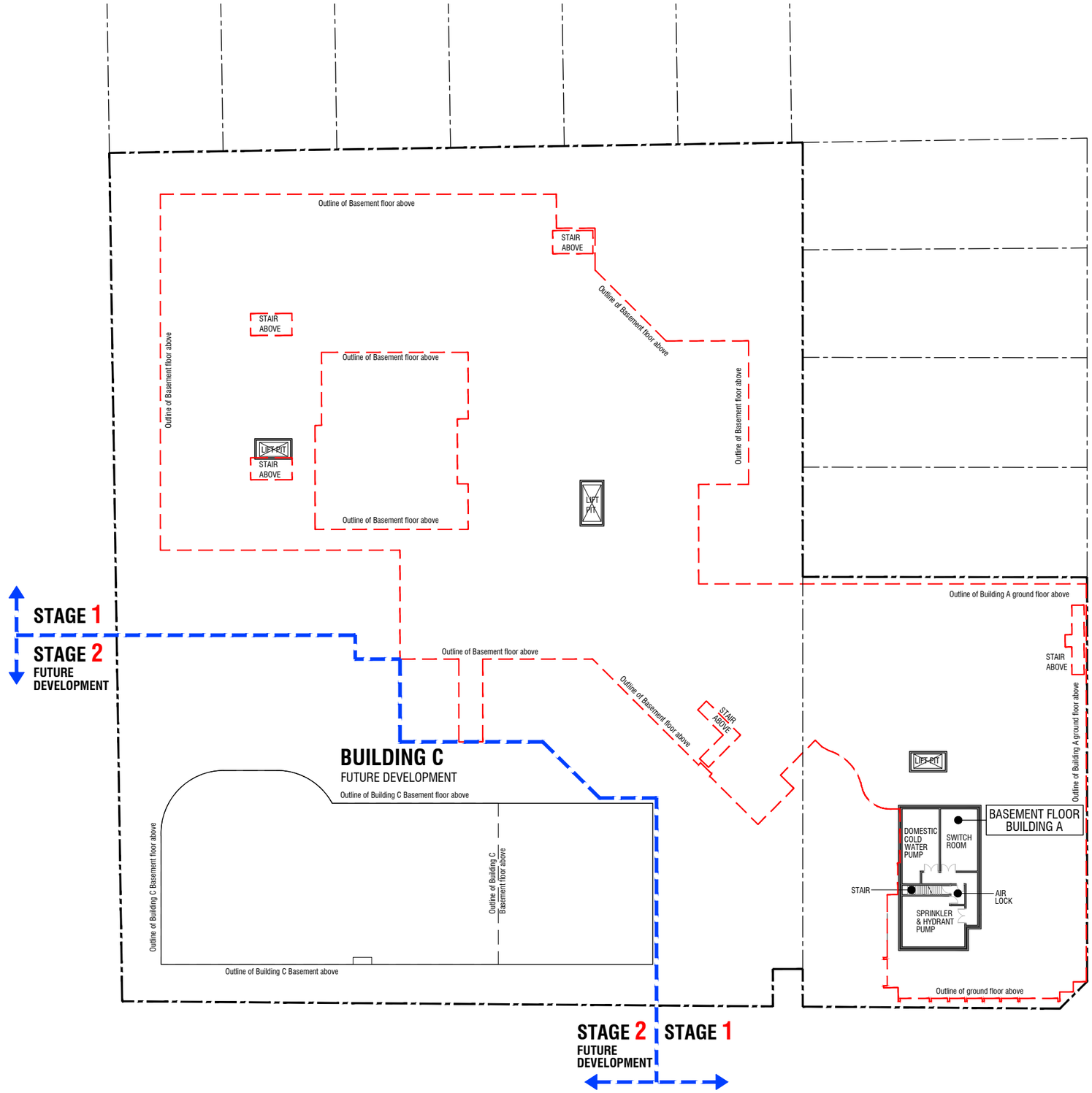
LEGEND

- 1 Bed ILU unit
- 1 Bed + Study ILU unit
- 2 Bed ILU unit
- 3 Bed ILU unit
- 1 Bed RCF
- 2 Bed RCF

NOTE:
Total Area of each floor is taken to be the area within inner face of the external enclosing walls and excluding any common vertical circulation(lifts & stairs) and vertical ducts.

ABEL TASMAN VILLAGE

BUILDING	TOTAL GFA		ZONING - E1	ZONING - R4	AGGREGATE
		site area	2192	10538	across both lots
		permitted fsr	2.5 (LEP)	2.2 (LMR)	
		bonus fsr(sepp)	25%	25%	
		adjusted fsr with bonus	3.125	2.75	
		max floor space	6850	28979.5	35829.5
A	4697.3		4697.3		
B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
C	3459.4			3459.4	
		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	APARTMENT/RCF MIX & PARKING - BASEMENT FLOOR (BLDG A)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA07
					Date: 13 Mar. 2026	Revision: G

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	12,730.0
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
• RCF provided landscape area	2,502.0
• RCF provided deep soil area	1,811.6(40%)
• ILU required landscape: 30% of the site area	2459.3
• ILU provided landscape area	5571.2
• ILU required deep soil area: 15% of the site area	1229.6
• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	159.0
1st Floor	4	3	0	7	10	681.9
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	0	6	0	6	12	695.4
5th Floor	0	6	0	6	12	695.4
6th Floor	2	2	2	6	12	679.9
7th Floor	0	0	2	2	6	394.9
TOTAL	6	29	4	39	76	4,697.3
Required ILU Parking = total bed x 0.5 space = 76 x 0.5 space						38
Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

LEGEND

- 1 Bed ILU unit
- 1 Bed + Study ILU unit
- 2 Bed ILU unit
- 3 Bed ILU unit
- 1 Bed RCF
- 2 Bed RCF

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
3rd Floor	25	3	28	31	1,605.5
4th Floor	0	0	0	0	325.9
TOTAL	100	10	110	120	7,104.3
Required Parking = 1 space in 15 beds = 120/15 = 8 Peak number of staff x 0.5 = 36 x 0.5 = 19					27
Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

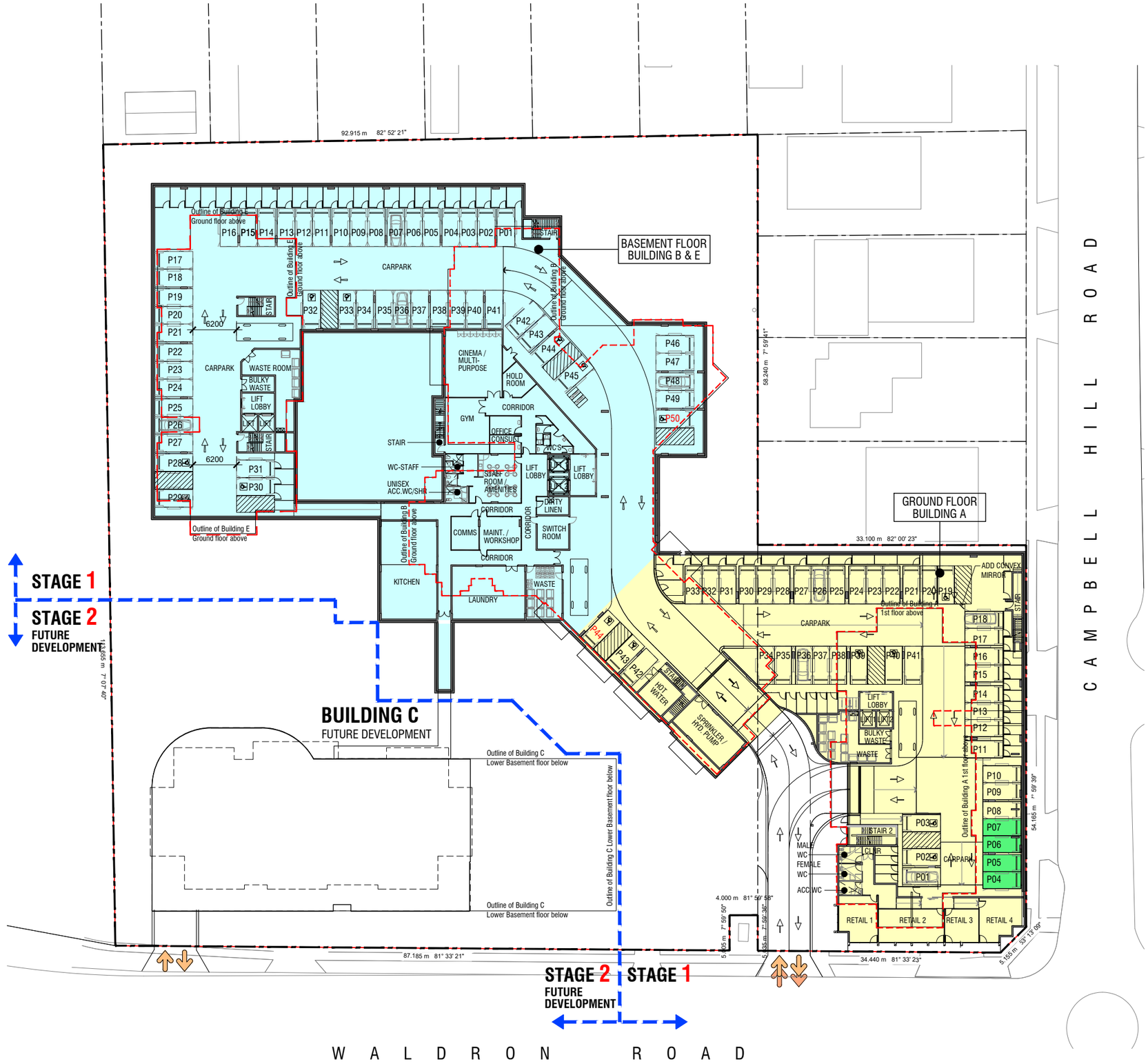
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
Solar Access	66	52	78.8%	70%
Ventilation	66	54	81.8%	60%

NOTE:
Total Area of each floor is taken to be the area within inner face of the external enclosing walls and excluding any common vertical circulation(lifts & stairs) and vertical ducts.

ABEL TASMAN VILLAGE

BUILDING	TOTAL GFA		ZONING - E1	ZONING - R4	AGGREGATE
		site area	2192	10538	across both lots
		permitted fsr	2.5 (LEP)	2.2 (LMR)	
		bonus fsr(sepp)	25%	25%	
		adjusted fsr with bonus	3.125	2.75	
		max floor space	6850	28979.5	35829.5
A	4697.3		4697.3		
B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
C	3459.4			3459.4	
		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	APARTMENT/RCF MIX & PARKING - GROUND FLOOR (BLDG A) & BASEMENT FL.(BLDG B & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA08
					Date: 13 Mar. 2026	Revision: H

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	12,730.0
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
• RCF provided landscape area	2,502.0
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• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	159.0
1st Floor	4	3	0	7	10	681.9
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	0	6	0	6	12	695.4
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TOTAL	6	29	4	39	76	4,697.3
Required ILU Parking = total bed x 0.5 space = 76 x 0.5 space						38
Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

LEGEND

- 1 Bed ILU unit
- 1 Bed + Study ILU unit
- 2 Bed ILU unit
- 3 Bed ILU unit
- 1 Bed RCF
- 2 Bed RCF

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
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Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
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Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

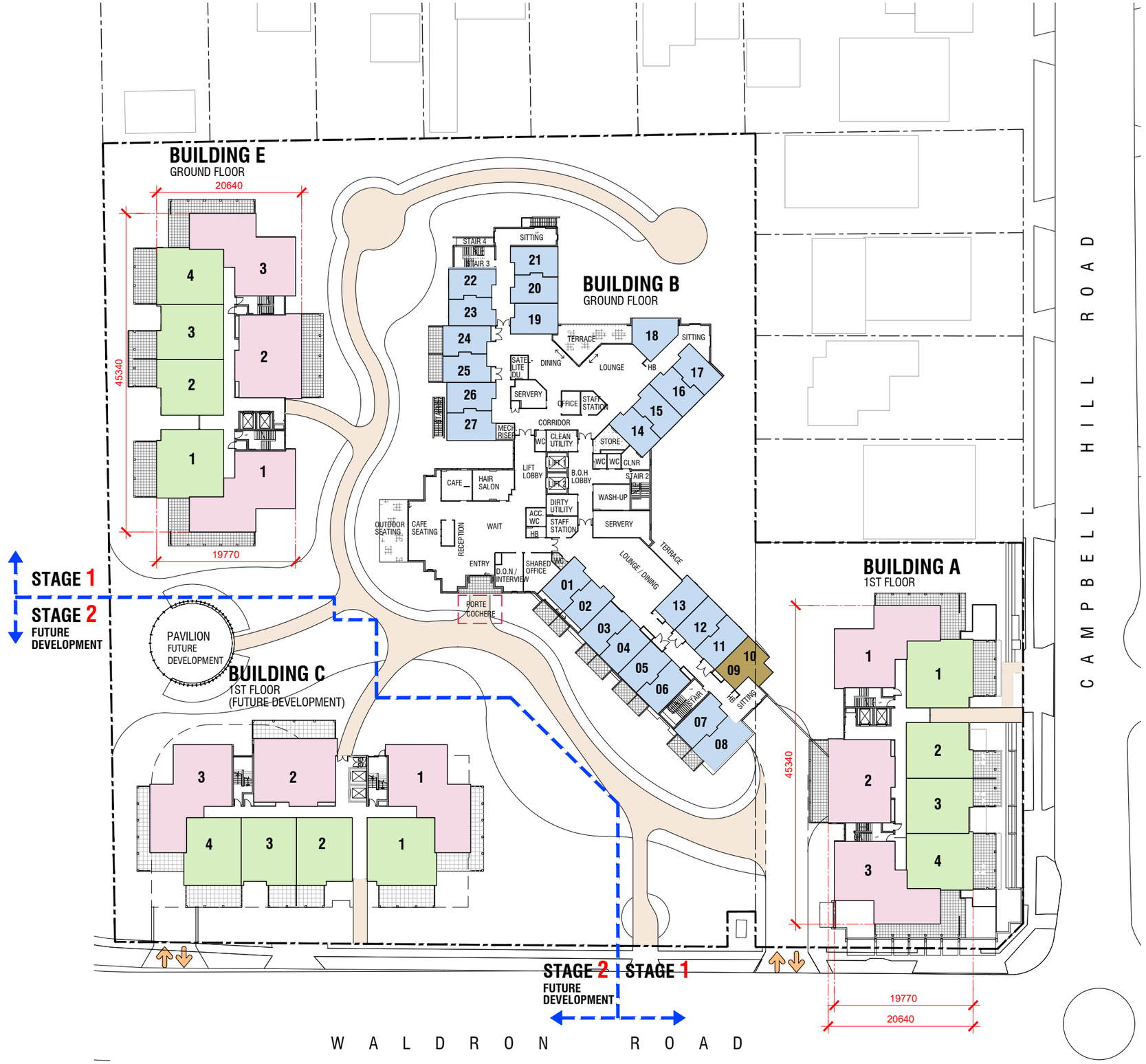
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
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TOTAL	6	23	2	29	54	3,459.4

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ABEL TASMAN VILLAGE

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		adjusted fsr with bonus	3.125	2.75	
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B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
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		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	APARTMENT/RCF MIX & PARKING - 1ST FLOOR (BLDG A) & GROUND FL. (BLDG B & C & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA09
					Date 13 Mar. 2026	Revision G

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DEVELOPMENT STATISTICS

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ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
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• ILU provided landscape area	5571.2
• ILU required deep soil area: 15% of the site area	1229.6
• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
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Ground Floor	0	0	0	0	0	159.0
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3rd Floor	0	6	0	6	12	695.4
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Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

LEGEND

- 1 Bed ILU unit
- 1 Bed + Study ILU unit
- 2 Bed ILU unit
- 3 Bed ILU unit
- 1 Bed RCF
- 2 Bed RCF

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
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Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

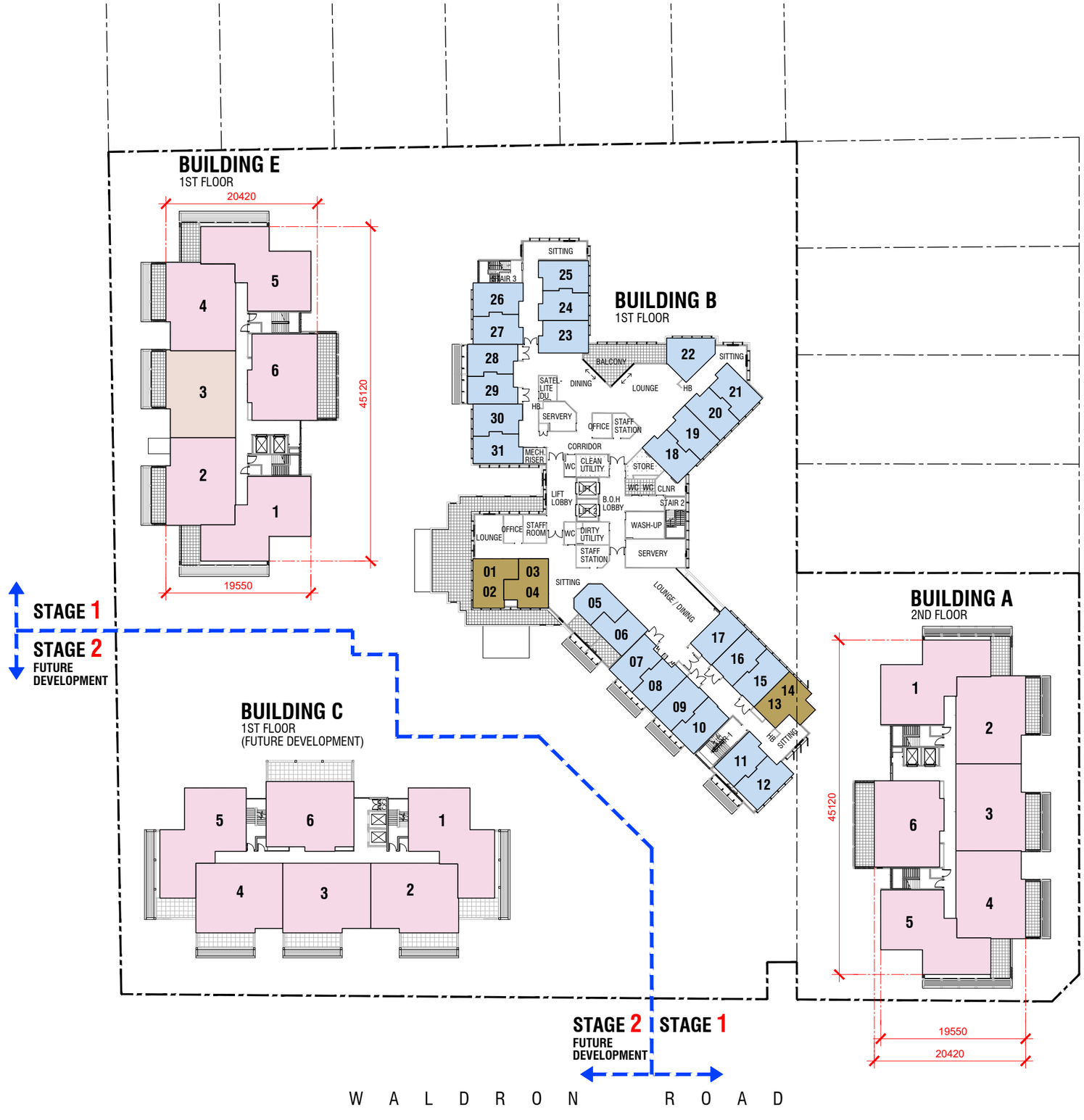
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
Solar Access	66	52	78.8%	70%
Ventilation	66	54	81.8%	60%

NOTE:
Total Area of each floor is taken to be the area within inner face of the external enclosing walls and excluding any common vertical circulation(lifts & stairs) and vertical ducts.

ABEL TASMAN VILLAGE

BUILDING	TOTAL GFA		ZONING - E1	ZONING - R4	AGGREGATE
		site area	2192	10538	across both lots
		permitted fsr	2.5 (LEP)	2.2 (LMR)	
		bonus fsr(sepp)	25%	25%	
		adjusted fsr with bonus	3.125	2.75	
		max floor space	6850	28979.5	35829.5
A	4697.3		4697.3		
B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
C	3459.4			3459.4	
		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	APARTMENT/RCF MIX & PARKING - 2ND FLOOR (BLDG A) & 1ST FLOOR (BLDG B & C & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA10
					Date: 13 Mar. 2026	Revision: G

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	**12,730.0**
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
• RCF provided landscape area	2,502.0
• RCF provided deep soil area	1,811.6(40%)
• ILU required landscape: 30% of the site area	2459.3
• ILU provided landscape area	5571.2
• ILU required deep soil area: 15% of the site area	1229.6
• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	159.0
1st Floor	4	3	0	7	10	681.9
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	0	6	0	6	12	695.4
5th Floor	0	6	0	6	12	695.4
6th Floor	2	2	2	6	12	679.9
7th Floor	0	0	2	2	6	394.9
TOTAL	6	29	4	39	76	4,697.3
Required ILU Parking = total bed x 0.5 space = 76 x 0.5 space						38
Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

LEGEND

- 1 Bed ILU unit
- 1 Bed + Study ILU unit
- 2 Bed ILU unit
- 3 Bed ILU unit
- 1 Bed RCF
- 2 Bed RCF

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
3rd Floor	25	3	28	31	1,605.5
4th Floor	0	0	0	0	325.9
TOTAL	100	10	110	120	7,104.3
Required Parking = 1 space in 15 beds = 120/15 = 8 Peak number of staff x 0.5 = 36 x 0.5 = 19					27
Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

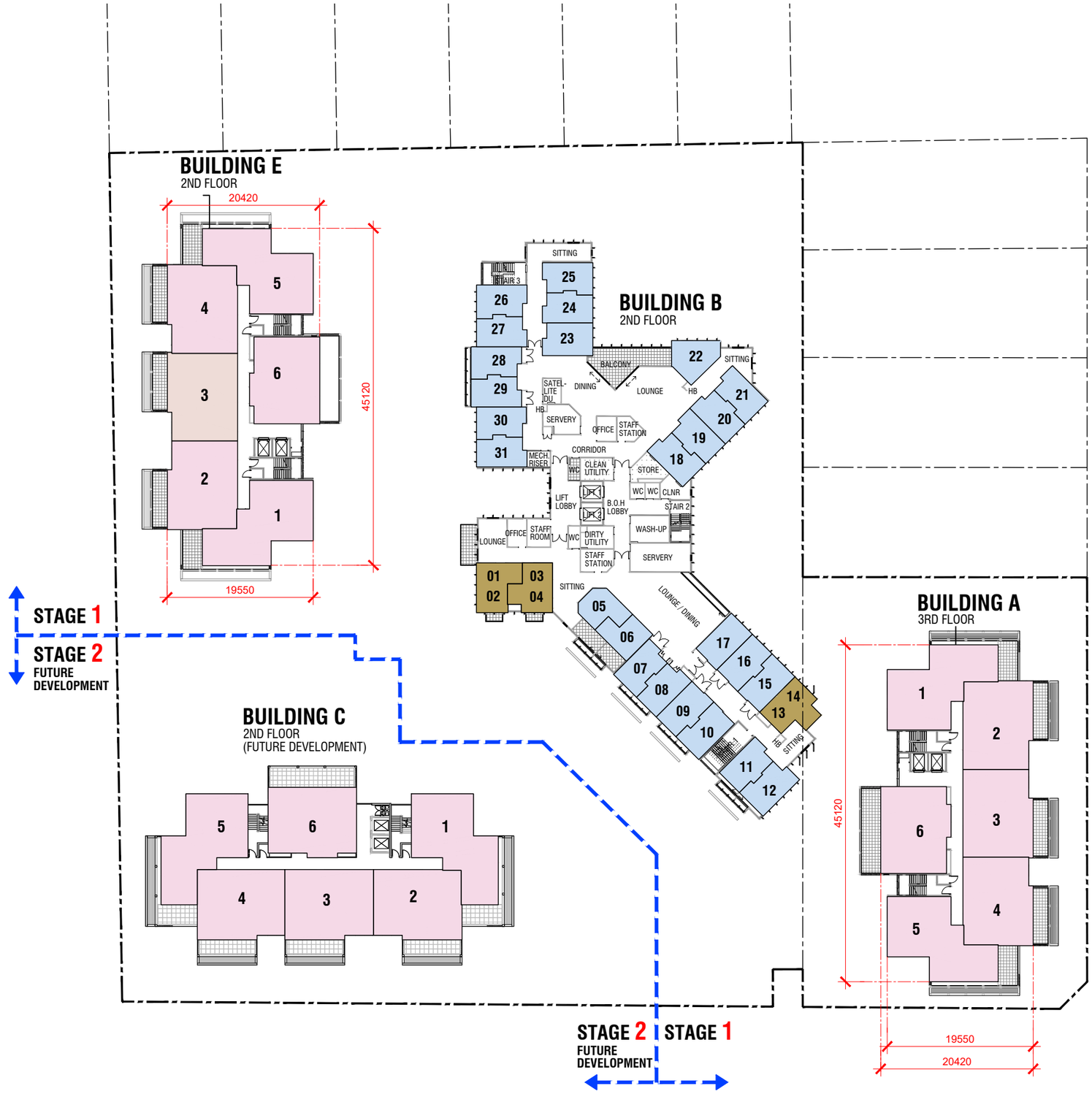
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
Solar Access	66	52	78.8%	70%
Ventilation	66	54	81.8%	60%

NOTE:
Total Area of each floor is taken to be the area within inner face of the external enclosing walls and excluding any common vertical circulation(lifts & stairs) and vertical ducts.

ABEL TASMAN VILLAGE

BUILDING	TOTAL GFA		ZONING - E1	ZONING - R4	AGGREGATE
		site area	2192	10538	across both lots
		permitted fsr	2.5 (LEP)	2.2 (LMR)	
		bonus fsr(sepp)	25%	25%	
		adjusted fsr with bonus	3.125	2.75	
		max floor space	6850	28979.5	35829.5
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B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
C	3459.4			3459.4	
		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 — 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village — A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	APARTMENT/RCF MIX & PARKING - 3RD FLOOR (BLDG A) & 2ND FLOOR (BLDG B & C & E)	CENTURION GROUP — Your Trusted Advisor	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA11
					Date: 13 Mar. 2026	Revision: G

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	12,730.0
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
• RCF provided landscape area	2,502.0
• RCF provided deep soil area	1,811.6(40%)
• ILU required landscape: 30% of the site area	2459.3
• ILU provided landscape area	5571.2
• ILU required deep soil area: 15% of the site area	1229.6
• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	159.0
1st Floor	4	3	0	7	10	681.9
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	0	6	0	6	12	695.4
5th Floor	0	6	0	6	12	695.4
6th Floor	2	2	2	6	12	679.9
7th Floor	0	0	2	2	6	394.9
TOTAL	6	29	4	39	76	4,697.3
Required ILU Parking = total bed x 0.5 space = 76 x 0.5 space						38
Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

LEGEND

- 1 Bed ILU unit
- 1 Bed + Study ILU unit
- 2 Bed ILU unit
- 3 Bed ILU unit
- 1 Bed RCF
- 2 Bed RCF

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
3rd Floor	25	3	28	31	1,605.5
4th Floor	0	0	0	0	325.9
TOTAL	100	10	110	120	7,104.3
Required Parking = 1 space in 15 beds = 120/15 = 8 Peak number of staff x 0.5 = 36 x 0.5 = 19					27
Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

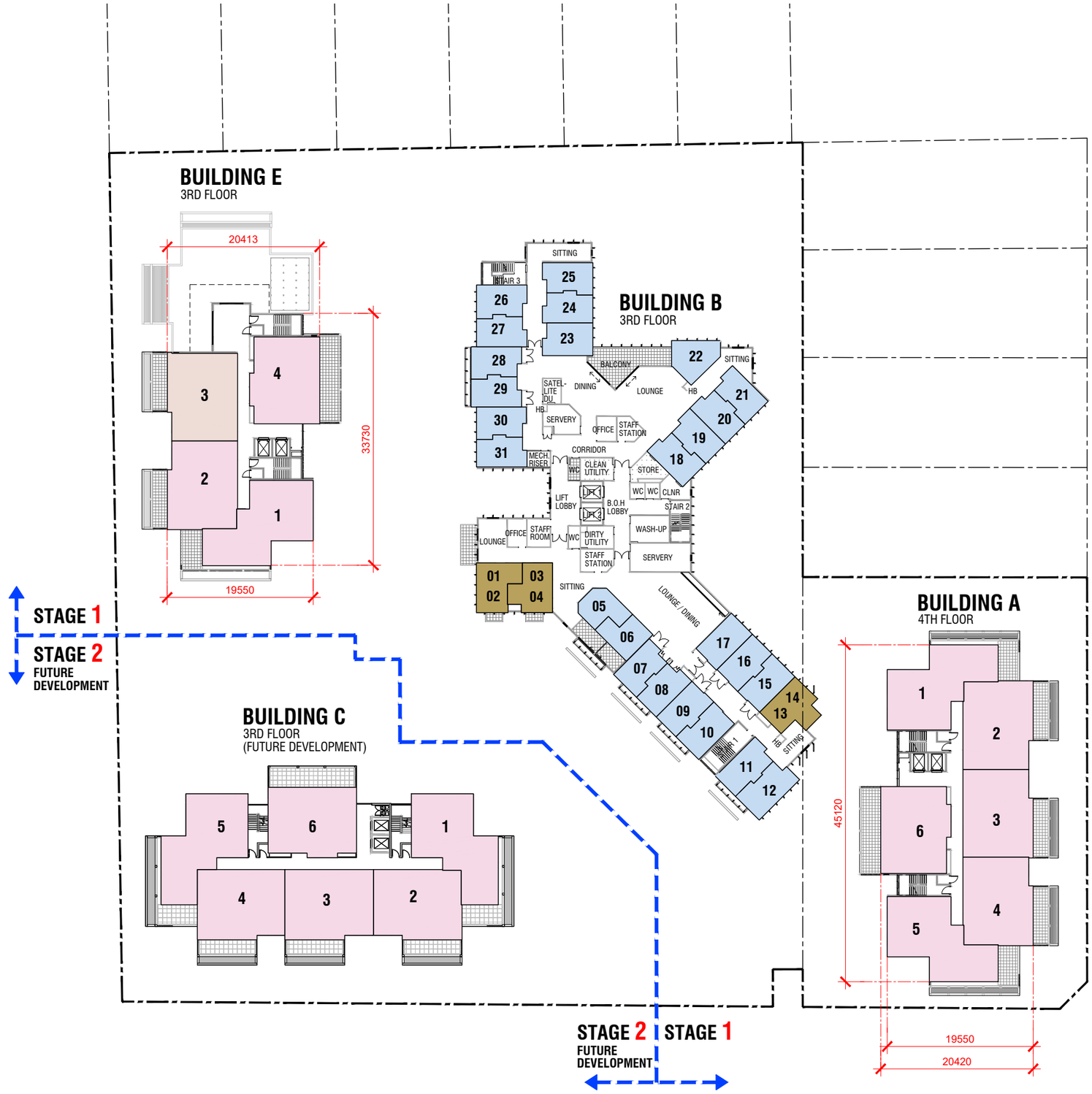
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
Solar Access	66	52	78.8%	70%
Ventilation	66	54	81.8%	60%

NOTE:
Total Area of each floor is taken to be the area within inner face of the external enclosing walls and excluding any common vertical circulation(lifts & stairs) and vertical ducts.

ABEL TASMAN VILLAGE

BUILDING	TOTAL GFA		ZONING - E1	ZONING - R4	AGGREGATE
		site area	2192	10538	across both lots
		permitted fsr	2.5 (LEP)	2.2 (LMR)	
		bonus fsr(sepp)	25%	25%	
		adjusted fsr with bonus	3.125	2.75	
		max floor space	6850	28979.5	35829.5
A	4697.3		4697.3		
B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
C	3459.4			3459.4	
		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	APARTMENT/RCF MIX & PARKING - 4TH FLOOR (BLDG A) & 3RD FLOOR (BLDG B & C & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA12
					Date	Revision
					13 Mar. 2026	G

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	12,730.0
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
• RCF provided landscape area	2,502.0
• RCF provided deep soil area	1,811.6(40%)
• ILU required landscape: 30% of the site area	2459.3
• ILU provided landscape area	5571.2
• ILU required deep soil area: 15% of the site area	1229.6
• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	159.0
1st Floor	4	3	0	7	10	681.9
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	0	6	0	6	12	695.4
5th Floor	0	6	0	6	12	695.4
6th Floor	2	2	2	6	12	679.9
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TOTAL	6	29	4	39	76	4,697.3
Required ILU Parking = total bed x 0.5 space = 76 x 0.5 space						38
Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

LEGEND

- 1 Bed ILU unit
- 1 Bed + Study ILU unit
- 2 Bed ILU unit
- 3 Bed ILU unit
- 1 Bed RCF
- 2 Bed RCF

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
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TOTAL	100	10	110	120	7,104.3
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Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
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Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

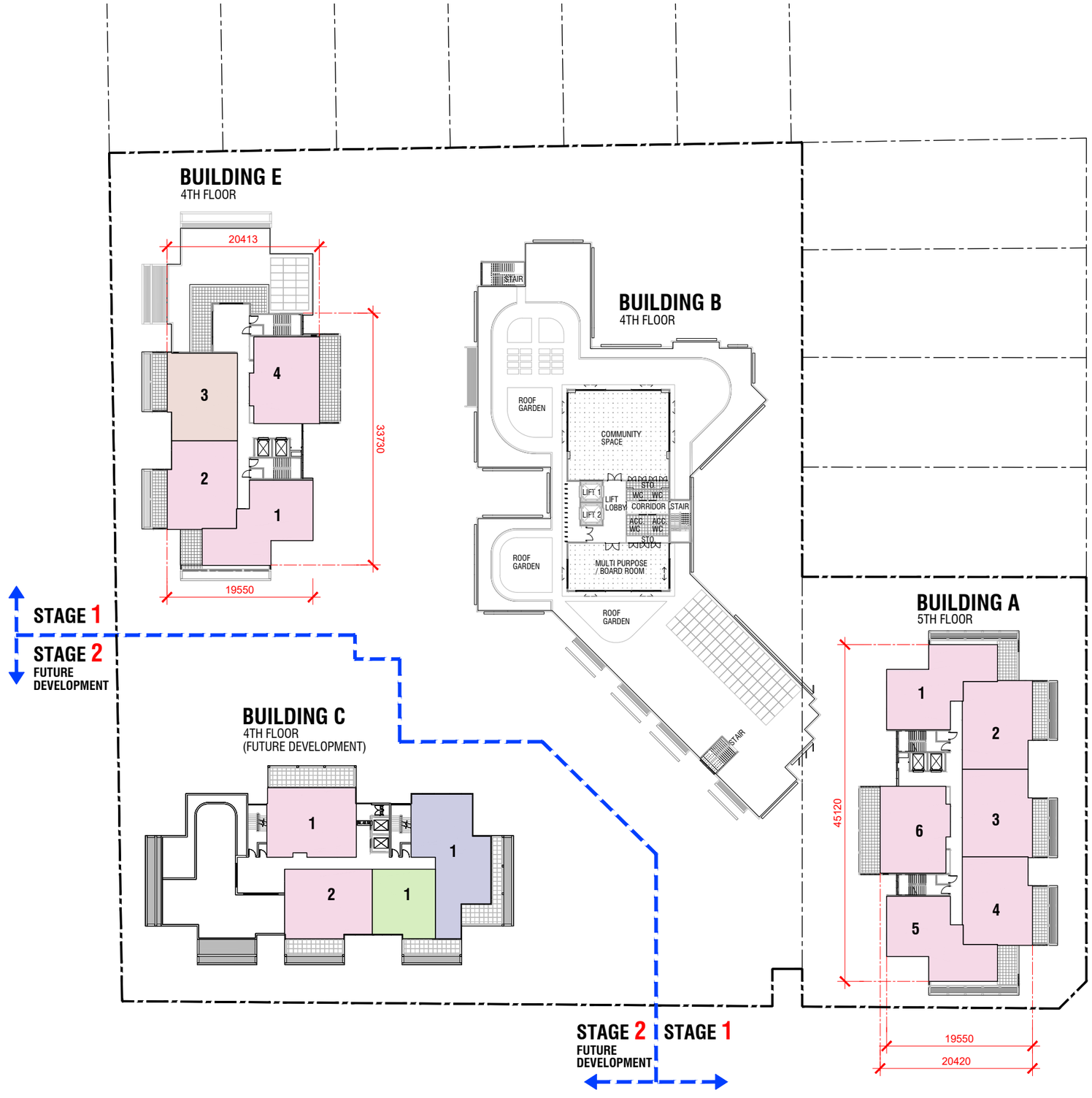
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
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ABEL TASMAN VILLAGE

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Scale 1:600@A3 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
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					Date: 13 Mar. 2026	Revision: G

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	12,730.0
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
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BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
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Ground Floor	0	0	0	0	0	159.0
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2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	0	6	0	6	12	695.4
5th Floor	0	6	0	6	12	695.4
6th Floor	2	2	2	6	12	679.9
7th Floor	0	0	2	2	6	394.9
TOTAL	6	29	4	39	76	4,697.3
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Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

LEGEND

- 1 Bed ILU unit
- 1 Bed + Study ILU unit
- 2 Bed ILU unit
- 3 Bed ILU unit
- 1 Bed RCF
- 2 Bed RCF

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
3rd Floor	25	3	28	31	1,605.5
4th Floor	0	0	0	0	325.9
TOTAL	100	10	110	120	7,104.3
Required Parking = 1 space in 15 beds = 120/15 = 8 Peak number of staff x 0.5 = 36 x 0.5 = 19					27
Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

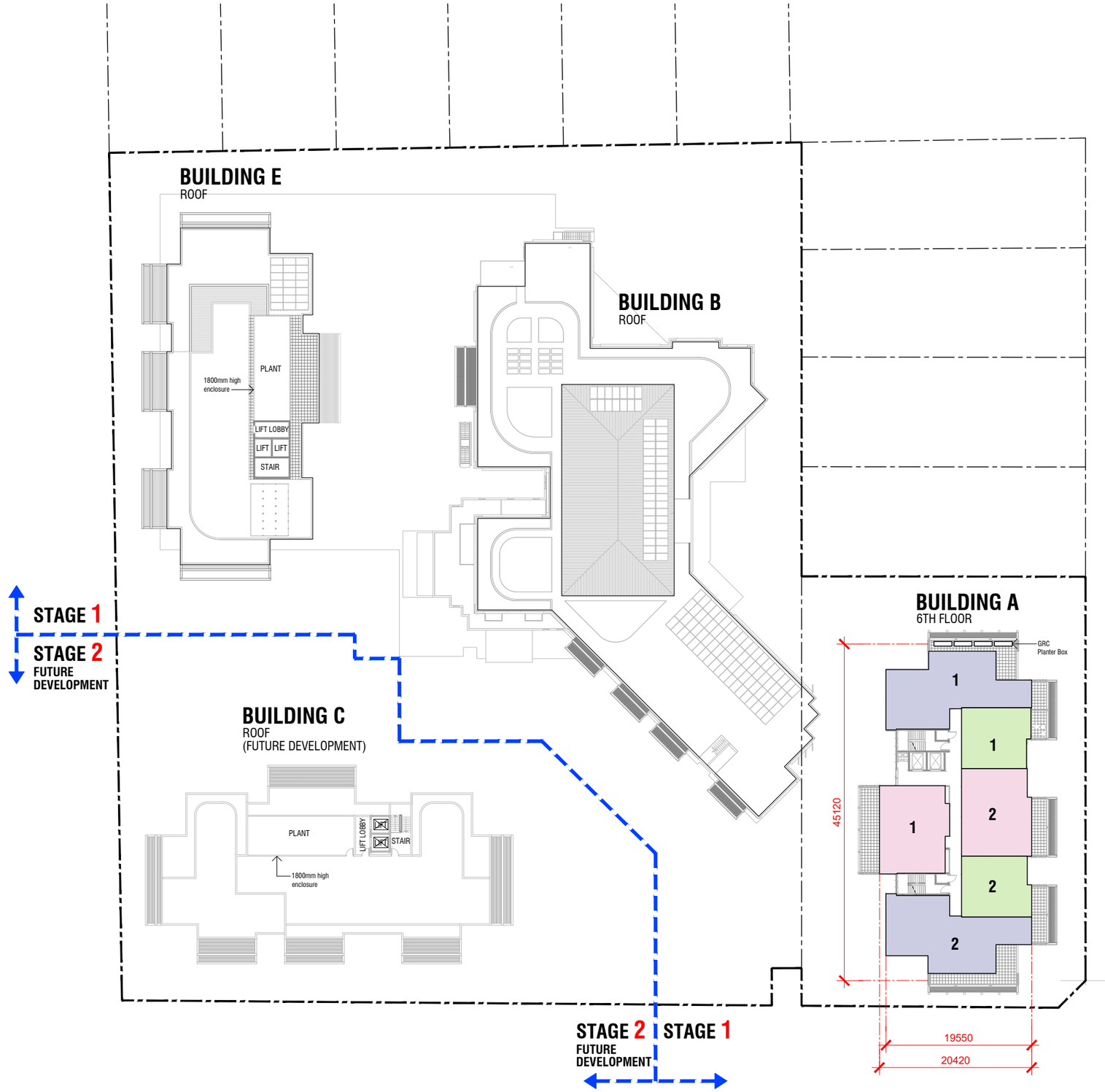
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
Solar Access	66	52	78.8%	70%
Ventilation	66	54	81.8%	60%

NOTE:
Total Area of each floor is taken to be the area within inner face of the external enclosing walls and excluding any common vertical circulation(lifts & stairs) and vertical ducts.

ABEL TASMAN VILLAGE

BUILDING	TOTAL GFA		ZONING - E1	ZONING - R4	AGGREGATE
		site area	2192	10538	across both lots
		permitted fsr	2.5 (LEP)	2.2 (LMR)	
		bonus fsr(sepp)	25%	25%	
		adjusted fsr with bonus	3.125	2.75	
		max floor space	6850	28979.5	35829.5
A	4697.3		4697.3		
B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
C	3459.4			3459.4	
		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	APARTMENT/RCF MIX & PARKING - 6TH FLOOR (BLDG A) & ROOF (BLDG B & C & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA14
					Date: 13 Mar. 2026	Revision: G

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	12,730.0
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
• RCF provided landscape area	2,502.0
• RCF provided deep soil area	1,811.6(40%)
• ILU required landscape: 30% of the site area	2459.3
• ILU provided landscape area	5571.2
• ILU required deep soil area: 15% of the site area	1229.6
• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	159.0
1st Floor	4	3	0	7	10	681.9
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	0	6	0	6	12	695.4
5th Floor	0	6	0	6	12	695.4
6th Floor	2	2	2	6	12	679.9
7th Floor	0	0	2	2	6	394.9
TOTAL	6	29	4	39	76	4,697.3
Required ILU Parking = total bed x 0.5 space = 76 x 0.5 space						38
Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

LEGEND

- 1 Bed ILU unit
- 1 Bed + Study ILU unit
- 2 Bed ILU unit
- 3 Bed ILU unit
- 1 Bed RCF
- 2 Bed RCF

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
3rd Floor	25	3	28	31	1,605.5
4th Floor	0	0	0	0	325.9
TOTAL	100	10	110	120	7,104.3
Required Parking = 1 space in 15 beds = 120/15 = 8 Peak number of staff x 0.5 = 36 x 0.5 = 19					27
Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

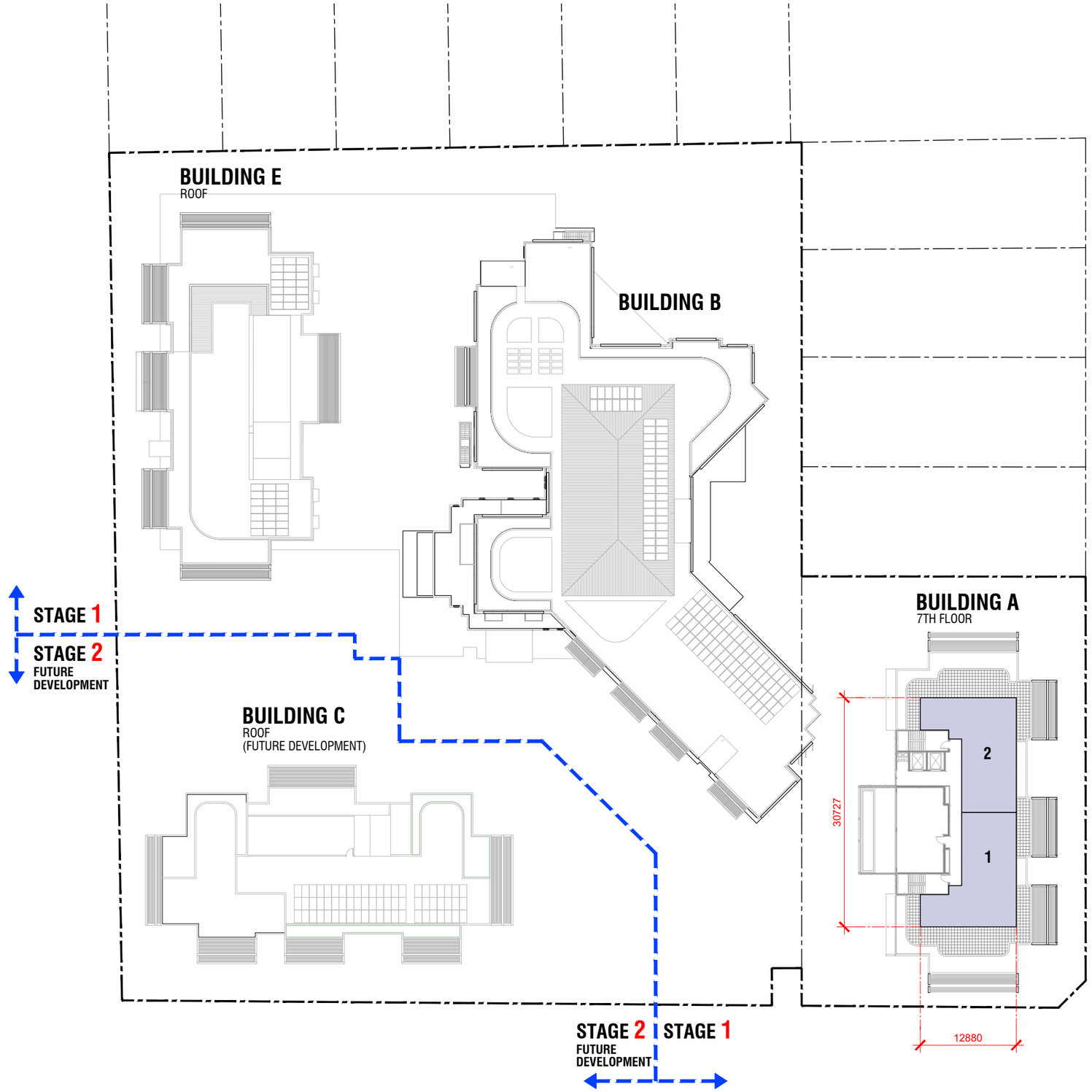
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
Solar Access	66	52	78.8%	70%
Ventilation	66	54	81.8%	60%

NOTE:
Total Area of each floor is taken to be the area within inner face of the external enclosing walls and excluding any common vertical circulation(lifts & stairs) and vertical ducts.

ABEL TASMAN VILLAGE

BUILDING	TOTAL GFA		ZONING - E1	ZONING - R4	AGGREGATE
		site area	2192	10538	across both lots
		permitted fsr	2.5 (LEP)	2.2 (LMR)	
		bonus fsr(sepp)	25%	25%	
		adjusted fsr with bonus	3.125	2.75	
		max floor space	6850	28979.5	35829.5
A	4697.3		4697.3		
B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
C	3459.4			3459.4	
		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	APARTMENT/RCF MIX & PARKING - 7TH FLOOR (BLDG A) & ROOF (BLDG C & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA15
					Date: 13 Mar. 2026	Revision: G

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	12,730.0
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
• RCF provided landscape area	2,502.0
• RCF provided deep soil area	1,811.6(40%)
• ILU required landscape: 30% of the site area	2459.3
• ILU provided landscape area	5571.2
• ILU required deep soil area: 15% of the site area	1229.6
• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	159.0
1st Floor	4	3	0	7	10	681.9
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	0	6	0	6	12	695.4
5th Floor	0	6	0	6	12	695.4
6th Floor	2	2	2	6	12	679.9
7th Floor	0	0	2	2	6	394.9
TOTAL	6	29	4	39	76	4,697.3
Required ILU Parking = total bed x 0.5 space = 76 x 0.5 space						38
Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
3rd Floor	25	3	28	31	1,605.5
4th Floor	0	0	0	0	325.9
TOTAL	100	10	110	120	7,104.3
Required Parking = 1 space in 15 beds = 120/15 = 8 Peak number of staff x 0.5 = 36 x 0.5 = 19					27
Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

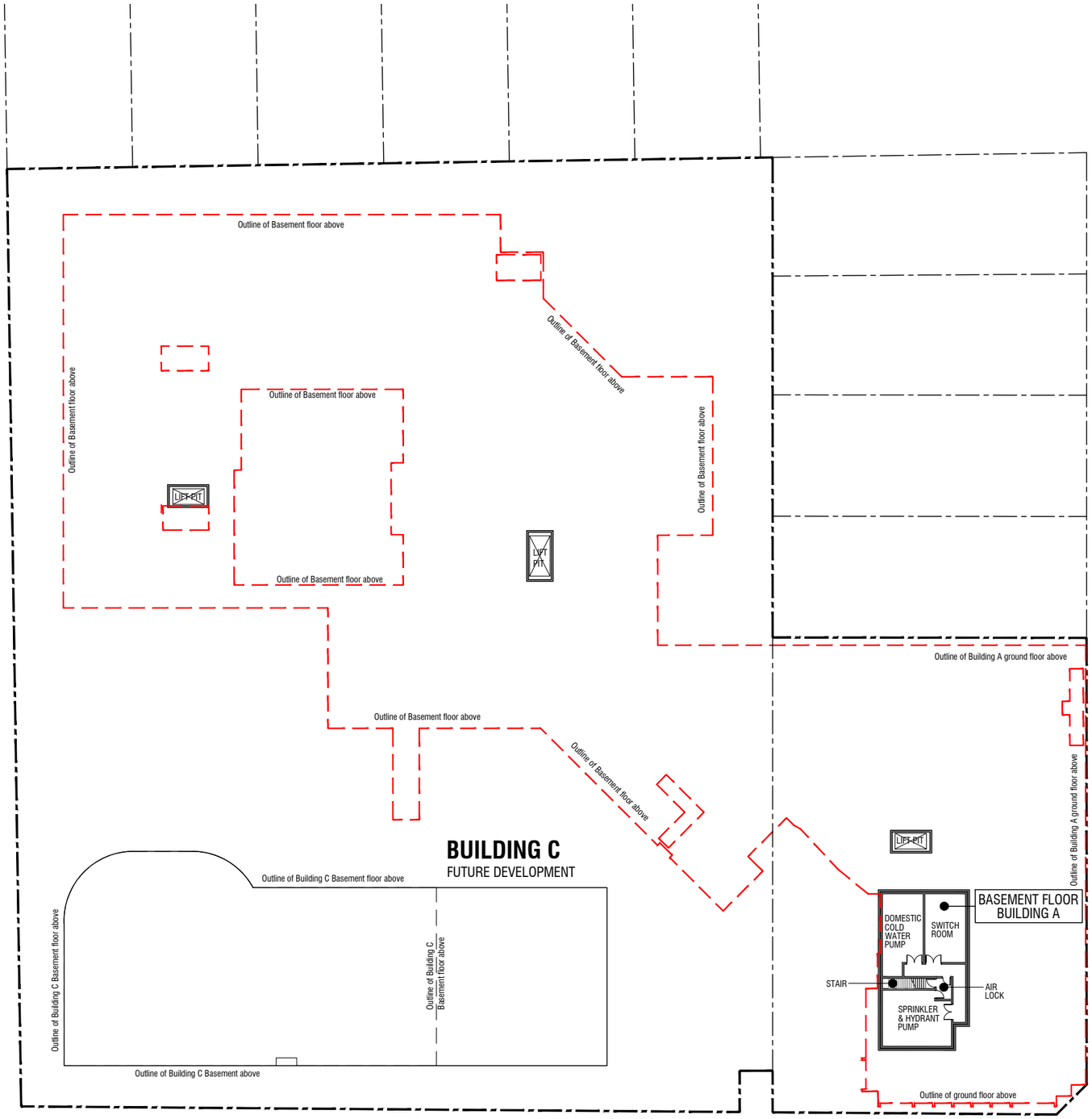
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
Solar Access	66	52	78.8%	70%
Ventilation	66	54	81.8%	60%

NOTE:
Total Area of each floor is taken to be the area within inner face of the external enclosing walls and excluding any common vertical circulation(lifts & stairs) and vertical ducts.

ABEL TASMAN VILLAGE

BUILDING	TOTAL GFA		ZONING - E1	ZONING - R4	AGGREGATE
		site area	2192	10538	across both lots
		permitted fsr	2.5 (LEP)	2.2 (LMR)	
		bonus fsr(sepp)	25%	25%	
		adjusted fsr with bonus	3.125	2.75	
		max floor space	6850	28979.5	35829.5
A	4697.3		4697.3		
B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
C	3459.4			3459.4	
		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	FSR & GROSS FLOOR AREA DIAGRAM - BASEMENT FLOOR (BLDG A)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA16
					Date: 13 Mar. 2026	Revision: G

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	12,730.0
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
• RCF provided landscape area	2,502.0
• RCF provided deep soil area	1,811.6(40%)
• ILU required landscape: 30% of the site area	2459.3
• ILU provided landscape area	5571.2
• ILU required deep soil area: 15% of the site area	1229.6
• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	159.0
1st Floor	4	3	0	7	10	681.9
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	0	6	0	6	12	695.4
5th Floor	0	6	0	6	12	695.4
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TOTAL	6	29	4	39	76	4,697.3
Required ILU Parking = total bed x 0.5 space = 76 x 0.5 space						38
Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
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4th Floor	0	0	0	0	325.9
TOTAL	100	10	110	120	7,104.3
Required Parking = 1 space in 15 beds = 120/15 = 8 Peak number of staff x 0.5 = 36 x 0.5 = 19					27
Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

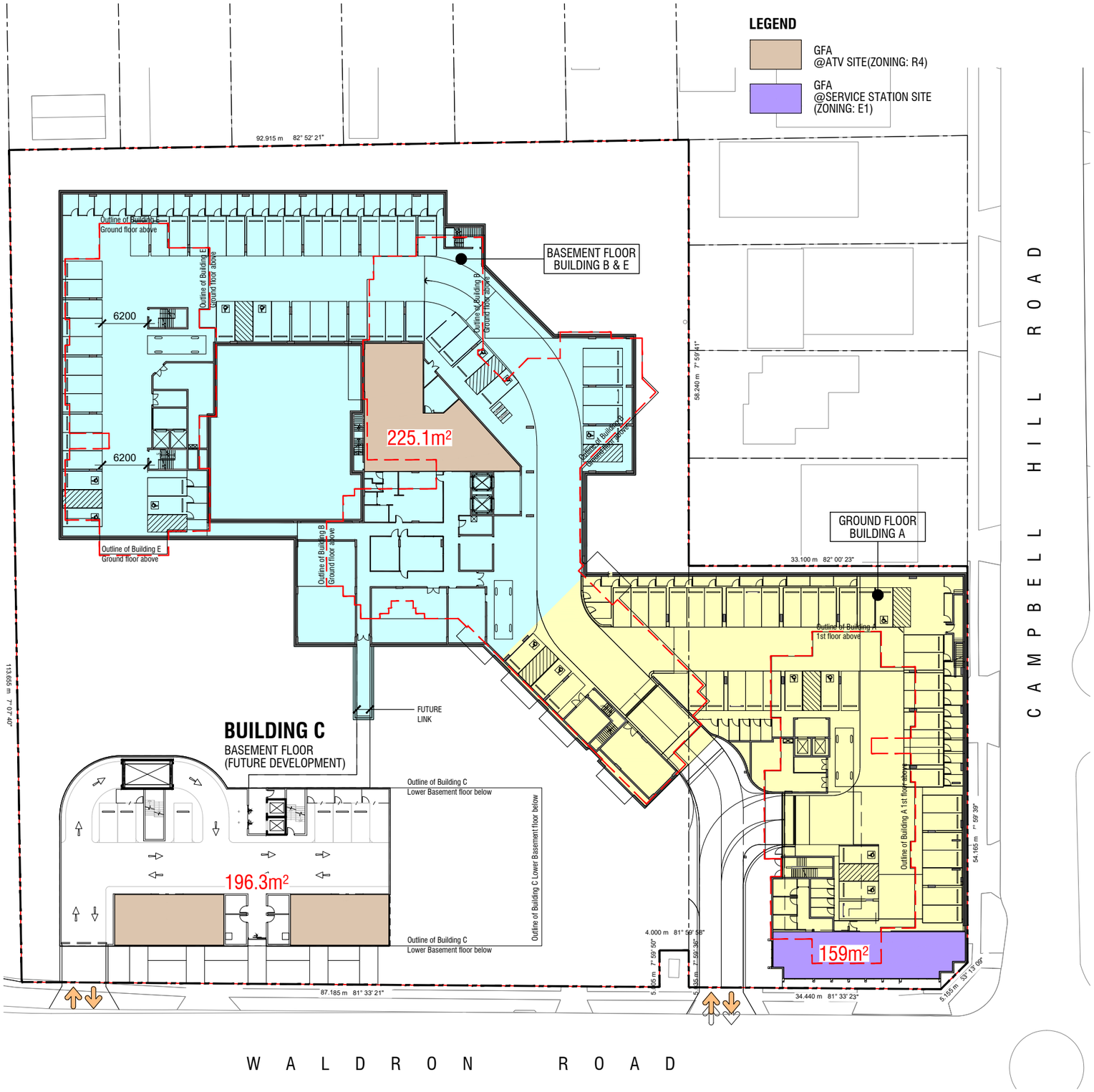
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
Solar Access	66	52	78.8%	70%
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NOTE:
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ABEL TASMAN VILLAGE

BUILDING	TOTAL GFA		ZONING - E1	ZONING - R4	AGGREGATE
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		bonus fsr(sepp)	25%	25%	
		adjusted fsr with bonus	3.125	2.75	
		max floor space	6850	28979.5	35829.5
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B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
C	3459.4			3459.4	
		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	FSR & GROSS FLOOR AREA DIAGRAM - GROUND FL.(BLDG A) & BASEMENT FL.(BLDG B & C & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA17
					Date: 13 Mar. 2026	Revision: H

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	12,730.0
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
• RCF provided landscape area	2,502.0
• RCF provided deep soil area	1,811.6(40%)
• ILU required landscape: 30% of the site area	2459.3
• ILU provided landscape area	5571.2
• ILU required deep soil area: 15% of the site area	1229.6
• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	159.0
1st Floor	4	3	0	7	10	681.9
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	0	6	0	6	12	695.4
5th Floor	0	6	0	6	12	695.4
6th Floor	2	2	2	6	12	679.9
7th Floor	0	0	2	2	6	394.9
TOTAL	6	29	4	39	76	4,697.3
Required ILU Parking = total bed x 0.5 space = 76 x 0.5 space						38
Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
3rd Floor	25	3	28	31	1,605.5
4th Floor	0	0	0	0	325.9
TOTAL	100	10	110	120	7,104.3
Required Parking = 1 space in 15 beds = 120/15 = 8 Peak number of staff x 0.5 = 36 x 0.5 = 19					27
Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

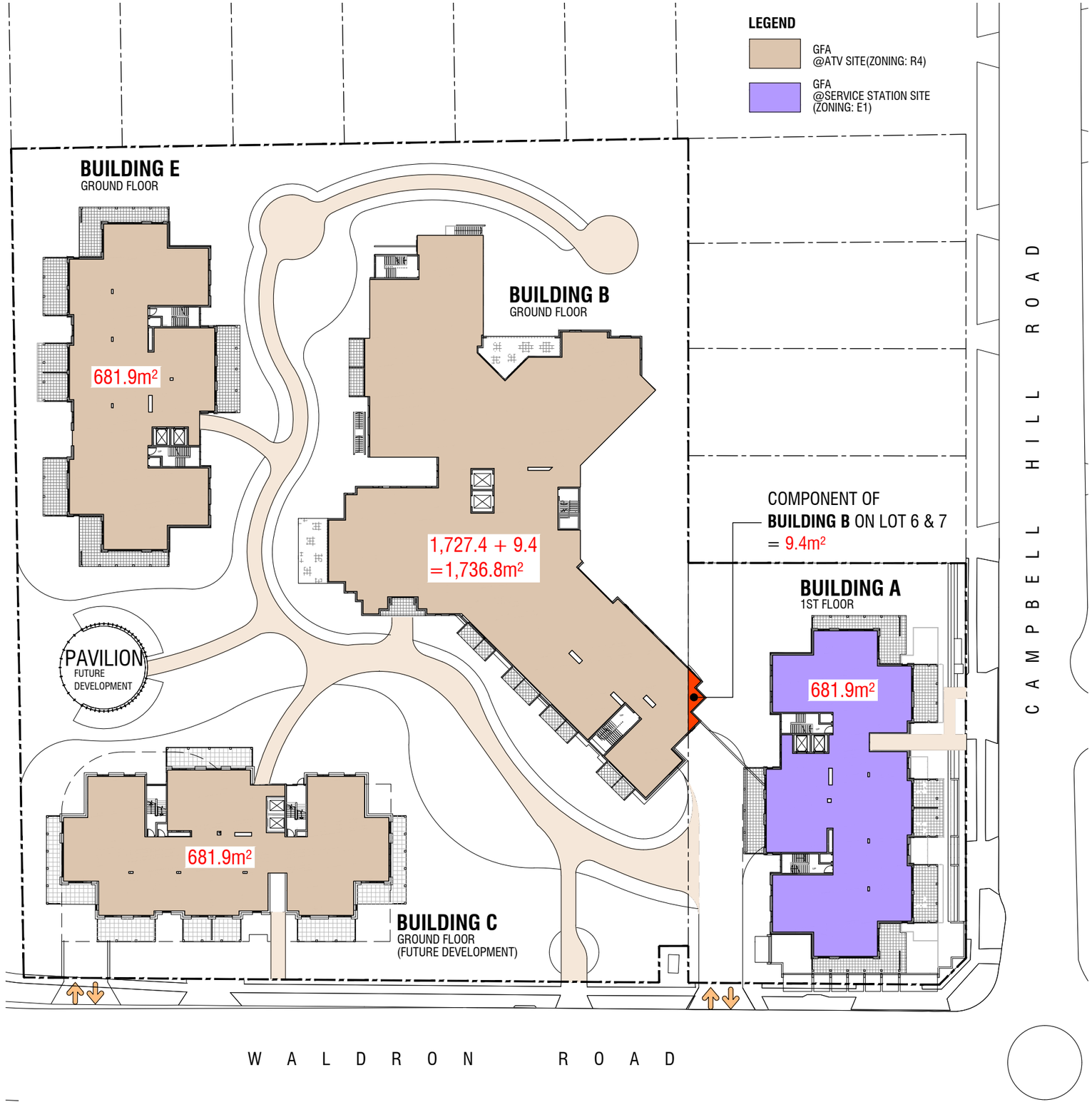
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
Solar Access	66	52	78.8%	70%
Ventilation	66	54	81.8%	60%

NOTE:
Total Area of each floor is taken to be the area within inner face of the external enclosing walls and excluding any common vertical circulation(lifts & stairs) and vertical ducts.

ABEL TASMAN VILLAGE

BUILDING	TOTAL GFA		ZONING - E1	ZONING - R4	AGGREGATE
		site area	2192	10538	across both lots
		permitted fsr	2.5 (LEP)	2.2 (LMR)	
		bonus fsr(sepp)	25%	25%	
		adjusted fsr with bonus	3.125	2.75	
		max floor space	6850	28979.5	35829.5
A	4697.3		4697.3		
B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
C	3459.4			3459.4	
		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	FSR & GROSS FLOOR AREA DIAGRAM - 1ST FLOOR (BLDG A) & GROUND FL.(BLDG B & C & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA18
					Date: 13 Mar. 2026	Revision: G

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	12,730.0
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
• RCF provided landscape area	2,502.0
• RCF provided deep soil area	1,811.6(40%)
• ILU required landscape: 30% of the site area	2459.3
• ILU provided landscape area	5571.2
• ILU required deep soil area: 15% of the site area	1229.6
• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	159.0
1st Floor	4	3	0	7	10	681.9
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	0	6	0	6	12	695.4
5th Floor	0	6	0	6	12	695.4
6th Floor	2	2	2	6	12	679.9
7th Floor	0	0	2	2	6	394.9
TOTAL	6	29	4	39	76	4,697.3
Required ILU Parking = total bed x 0.5 space = 76 x 0.5 space						38
Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
3rd Floor	25	3	28	31	1,605.5
4th Floor	0	0	0	0	325.9
TOTAL	100	10	110	120	7,104.3
Required Parking = 1 space in 15 beds = 120/15 = 8 Peak number of staff x 0.5 = 36 x 0.5 = 19					27
Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

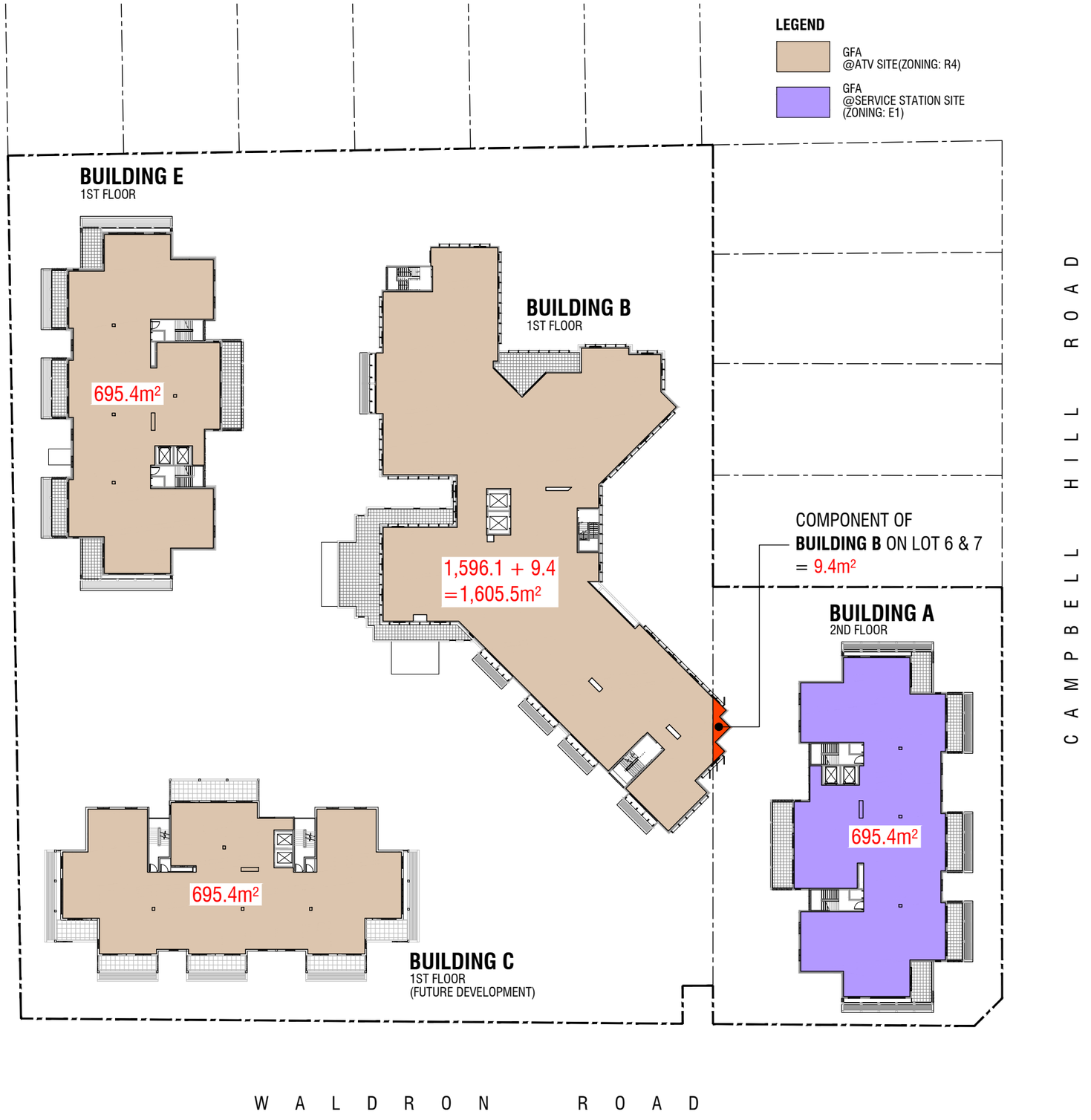
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
Solar Access	66	52	78.8%	70%
Ventilation	66	54	81.8%	60%

NOTE:
Total Area of each floor is taken to be the area within inner face of the external enclosing walls and excluding any common vertical circulation(lifts & stairs) and vertical ducts.

ABEL TASMAN VILLAGE

BUILDING	TOTAL GFA		ZONING - E1	ZONING - R4	AGGREGATE
		site area	2192	10538	across both lots
		permitted fsr	2.5 (LEP)	2.2 (LMR)	
		bonus fsr(sepp)	25%	25%	
		adjusted fsr with bonus	3.125	2.75	
		max floor space	6850	28979.5	35829.5
A	4697.3		4697.3		
B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
C	3459.4			3459.4	
		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 — 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	FSR & GROSS FLOOR AREA DIAGRAM - 2ND FLOOR (BLDG A) & 1ST FLOOR (BLDG B & C & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA19
					Date: 13 Mar. 2026	Revision: G

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	12,730.0
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
• RCF provided landscape area	2,502.0
• RCF provided deep soil area	1,811.6(40%)
• ILU required landscape: 30% of the site area	2459.3
• ILU provided landscape area	5571.2
• ILU required deep soil area: 15% of the site area	1229.6
• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	159.0
1st Floor	4	3	0	7	10	681.9
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	0	6	0	6	12	695.4
5th Floor	0	6	0	6	12	695.4
6th Floor	2	2	2	6	12	679.9
7th Floor	0	0	2	2	6	394.9
TOTAL	6	29	4	39	76	4,697.3
Required ILU Parking = total bed x 0.5 space = 76 x 0.5 space						38
Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
3rd Floor	25	3	28	31	1,605.5
4th Floor	0	0	0	0	325.9
TOTAL	100	10	110	120	7,104.3
Required Parking = 1 space in 15 beds = 120/15 = 8 Peak number of staff x 0.5 = 36 x 0.5 = 19					27
Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

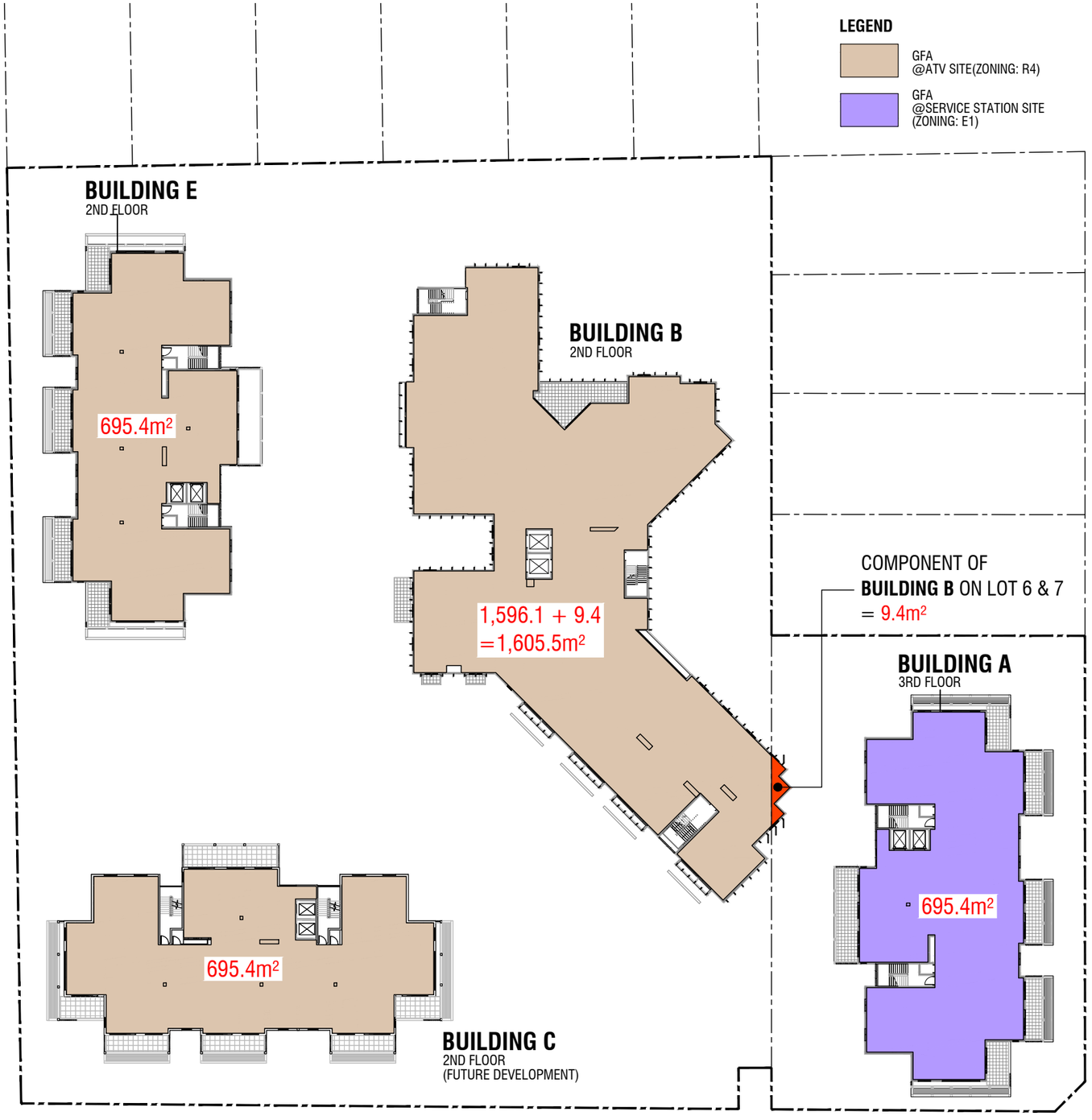
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
Solar Access	66	52	78.8%	70%
Ventilation	66	54	81.8%	60%

NOTE:
Total Area of each floor is taken to be the area within inner face of the external enclosing walls and excluding any common vertical circulation(lifts & stairs) and vertical ducts.

ABEL TASMAN VILLAGE

BUILDING	TOTAL GFA		ZONING - E1	ZONING - R4	AGGREGATE
		site area	2192	10538	across both lots
		permitted fsr	2.5 (LEP)	2.2 (LMR)	
		bonus fsr(sepp)	25%	25%	
		adjusted fsr with bonus	3.125	2.75	
		max floor space	6850	28979.5	35829.5
A	4697.3		4697.3		
B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
C	3459.4			3459.4	
		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	FSR & GROSS FLOOR AREA DIAGRAM - 3RD FLOOR (BLDG A) & 2ND FLOOR (BLDG B & C & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA20
					Date: 13 Mar. 2026	Revision: G

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	12,730.0
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
• RCF provided landscape area	2,502.0
• RCF provided deep soil area	1,811.6(40%)
• ILU required landscape: 30% of the site area	2459.3
• ILU provided landscape area	5571.2
• ILU required deep soil area: 15% of the site area	1229.6
• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	159.0
1st Floor	4	3	0	7	10	681.9
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	0	6	0	6	12	695.4
5th Floor	0	6	0	6	12	695.4
6th Floor	2	2	2	6	12	679.9
7th Floor	0	0	2	2	6	394.9
TOTAL	6	29	4	39	76	4,697.3
Required ILU Parking = total bed x 0.5 space = 76 x 0.5 space						38
Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
3rd Floor	25	3	28	31	1,605.5
4th Floor	0	0	0	0	325.9
TOTAL	100	10	110	120	7,104.3
Required Parking = 1 space in 15 beds = 120/15 = 8 Peak number of staff x 0.5 = 36 x 0.5 = 19					27
Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

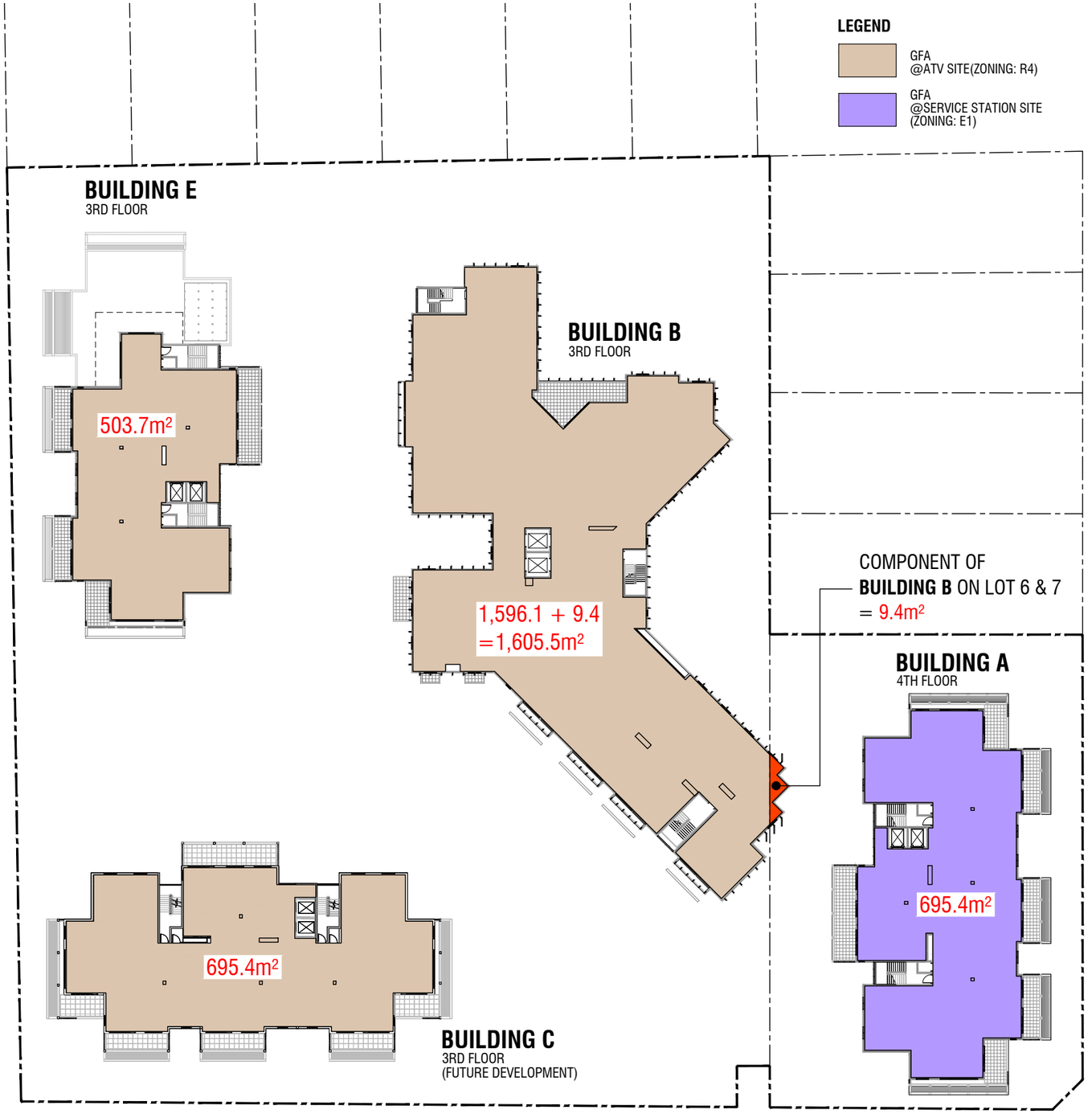
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
Solar Access	66	52	78.8%	70%
Ventilation	66	54	81.8%	60%

NOTE:
Total Area of each floor is taken to be the area within inner face of the external enclosing walls and excluding any common vertical circulation(lifts & stairs) and vertical ducts.

ABEL TASMAN VILLAGE

BUILDING	TOTAL GFA		ZONING - E1	ZONING - R4	AGGREGATE
		site area	2192	10538	across both lots
		permitted fsr	2.5 (LEP)	2.2 (LMR)	
		bonus fsr(sepp)	25%	25%	
		adjusted fsr with bonus	3.125	2.75	
		max floor space	6850	28979.5	35829.5
A	4697.3		4697.3		
B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
C	3459.4			3459.4	
		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	FSR & GROSS FLOOR AREA DIAGRAM - 4TH FLOOR (BLDG A) & 3RD FLOOR (BLDG B & C & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA21
					Date: 13 Mar. 2026	Revision: G

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	12,730.0
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
• RCF provided landscape area	2,502.0
• RCF provided deep soil area	1,811.6(40%)
• ILU required landscape: 30% of the site area	2459.3
• ILU provided landscape area	5571.2
• ILU required deep soil area: 15% of the site area	1229.6
• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	159.0
1st Floor	4	3	0	7	10	681.9
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	0	6	0	6	12	695.4
5th Floor	0	6	0	6	12	695.4
6th Floor	2	2	2	6	12	679.9
7th Floor	0	0	2	2	6	394.9
TOTAL	6	29	4	39	76	4,697.3
Required ILU Parking = total bed x 0.5 space = 76 x 0.5 space						38
Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
3rd Floor	25	3	28	31	1,605.5
4th Floor	0	0	0	0	325.9
TOTAL	100	10	110	120	7,104.3
Required Parking = 1 space in 15 beds = 120/15 = 8 Peak number of staff x 0.5 = 36 x 0.5 = 19					27
Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

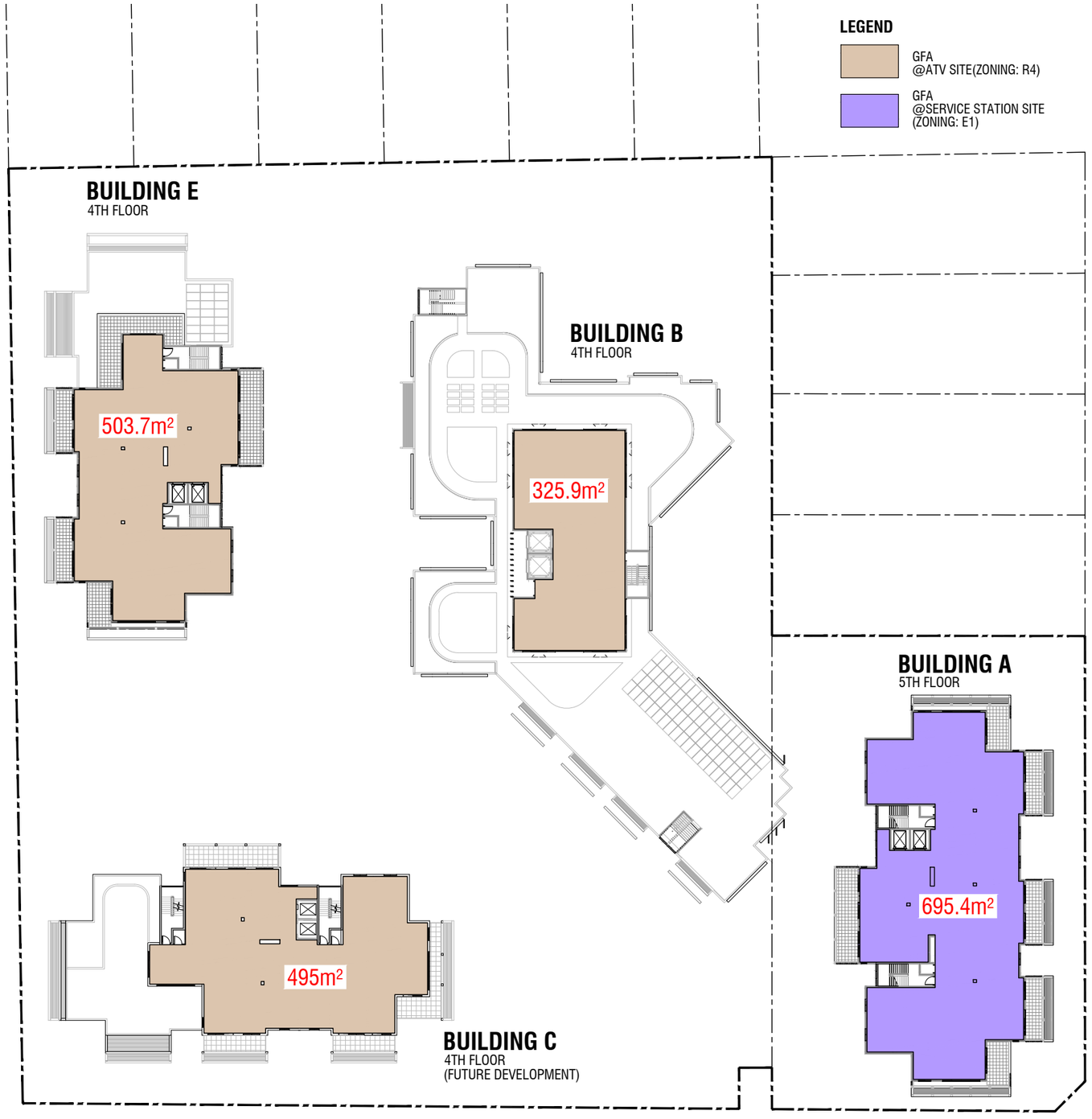
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
Solar Access	66	52	78.8%	70%
Ventilation	66	54	81.8%	60%

NOTE:
Total Area of each floor is taken to be the area within inner face of the external enclosing walls and excluding any common vertical circulation(lifts & stairs) and vertical ducts.

ABEL TASMAN VILLAGE

BUILDING	TOTAL GFA		ZONING - E1	ZONING - R4	AGGREGATE
		site area	2192	10538	across both lots
		permitted fsr	2.5 (LEP)	2.2 (LMR)	
		bonus fsr(sepp)	25%	25%	
		adjusted fsr with bonus	3.125	2.75	
		max floor space	6850	28979.5	35829.5
A	4697.3		4697.3		
B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
C	3459.4			3459.4	
		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 — 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	FSR & GROSS FLOOR AREA DIAGRAM - 5TH FLOOR (BLDG A) & 4TH FLOOR (BLDG B & C & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA22
					Date: 13 Mar. 2026	Revision: G

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	12,730.0
ATV SITE AREA (ZONING: R4)	10,538.0
• Permitted floor area	28,979.5(2.75:1)
• Provided floor area for Bldg B, C & E (excl. component area of bldg B @ zoning E1)	13,606.2(1.29:1)
SERVICE STATION SITE AREA (ZONING: E1)	2,192.0
• Permitted floor area	6,850.0(3.125:1)
• Component area for Bldg B	37.6
• Provided floor area for Bldg A + component area of Bldg B	4,734.9(2.16:1)
LANDSCAPED TOTAL AREA	8073.2
• RCF req.landscape: 15 m²/bed	1,800.0
• RCF provided landscape area	2,502.0
• RCF provided deep soil area	1,811.6(40%)
• ILU required landscape: 30% of the site area	2459.3
• ILU provided landscape area	5571.2
• ILU required deep soil area: 15% of the site area	1229.6
• ILU provided deep soil area	2925.6(35.7%)

BUILDING A at service station site

	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	0	0	0	0	0	159.0
1st Floor	4	3	0	7	10	681.9
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
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7th Floor	0	0	2	2	6	394.9
TOTAL	6	29	4	39	76	4,697.3
Required ILU Parking = total bed x 0.5 space = 76 x 0.5 space						38
Required Retail Parking = 1 space / 40 m² = 159(retail area only) / 40 = 3.9						4
Total Required Parking						42
Required(and Provided) Accessible Parking(42 x 15%)						7
Provided Parking						44

BUILDING B at ATV site

	1-BED	2-BED	TOTAL ROOMS	TOTAL BEDS	TOTAL AREA
Basement	0	0	0	0	225.1
Ground Floor	25	1	26	27	1,736.8
1st Floor	25	3	28	31	1,605.5
2nd Floor	25	3	28	31	1,605.5
3rd Floor	25	3	28	31	1,605.5
4th Floor	0	0	0	0	325.9
TOTAL	100	10	110	120	7,104.3
Required Parking = 1 space in 15 beds = 120/15 = 8 Peak number of staff x 0.5 = 36 x 0.5 = 19					27
Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

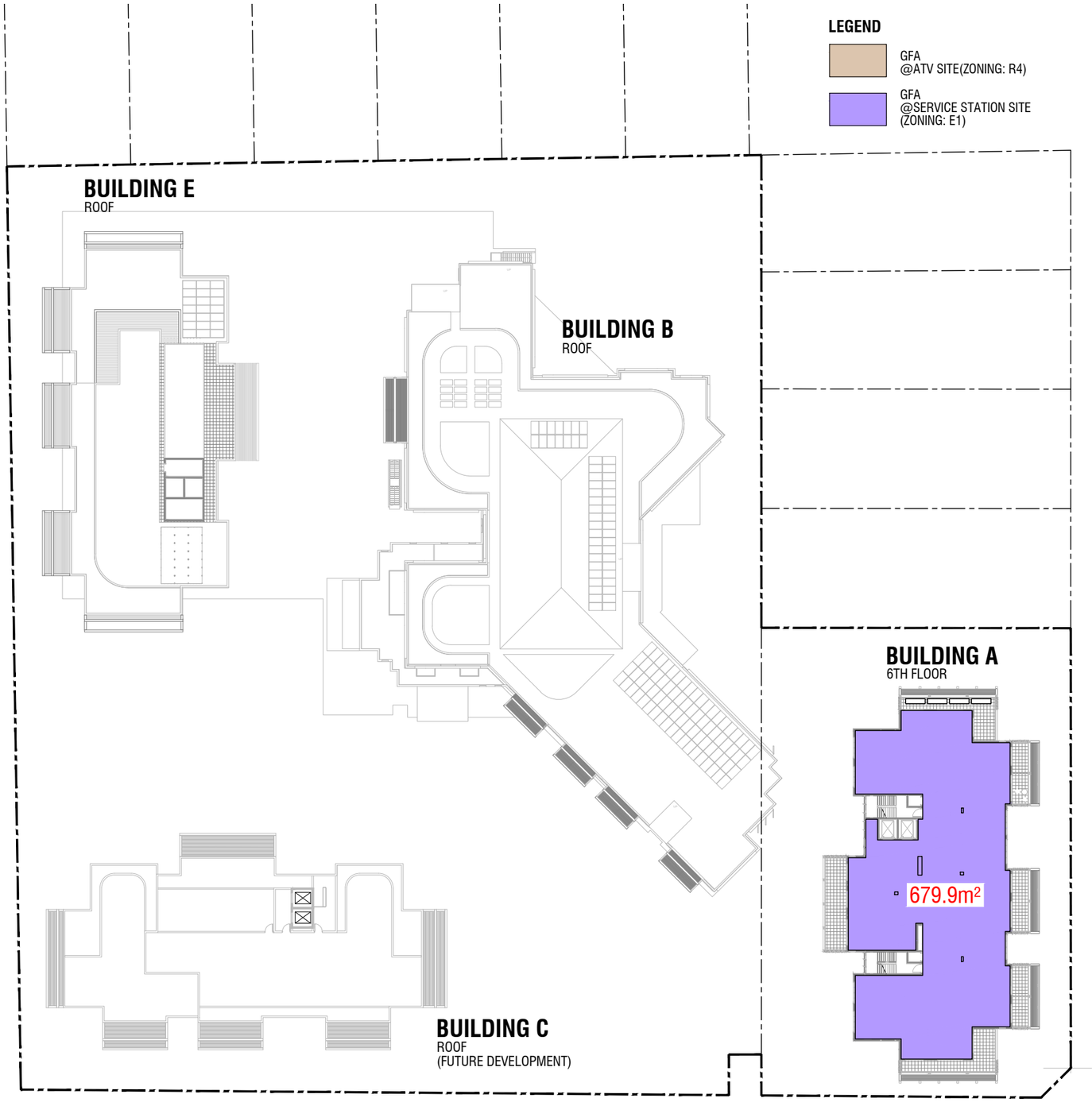
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
Solar Access	66	52	78.8%	70%
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NOTE:
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ABEL TASMAN VILLAGE

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		max floor space	6850	28979.5	35829.5
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		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 0m 10m 20m 30m 40m 50m

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					Date: 13 Mar. 2026	Revision: G

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BUILDING A at service station site

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Required Parking = 1 space in 15 beds = 120/15 = 8 Peak number of staff x 0.5 = 36 x 0.5 = 19					27
Provided Parking					27
Building B + Building E Combined Required(and Provided) Parking(27+23)					50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)					8

BUILDING E at ATV site

	1-BED	1-BED+ STUDY	2-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Basement	0	0	0	0	0	0
Ground Floor	4	0	3	7	10	681.9
1st Floor	0	1	5	6	11	695.4
2nd Floor	0	1	5	6	11	695.4
3rd Floor	0	1	3	4	7	503.7
4th Floor	0	1	3	4	7	503.7
TOTAL	4	4	19	27	46	3,080.1
Required ILU Parking = total bed x 0.5 space = 46 x 0.5 space						23
Provided Parking						23
Building B + Building E Combined Required(and Provided) Parking(27+23)						50
Building B + Building E Combined Required(and Provided) Accessible Parking(50 x 15%)						8

BUILDING C at ATV site

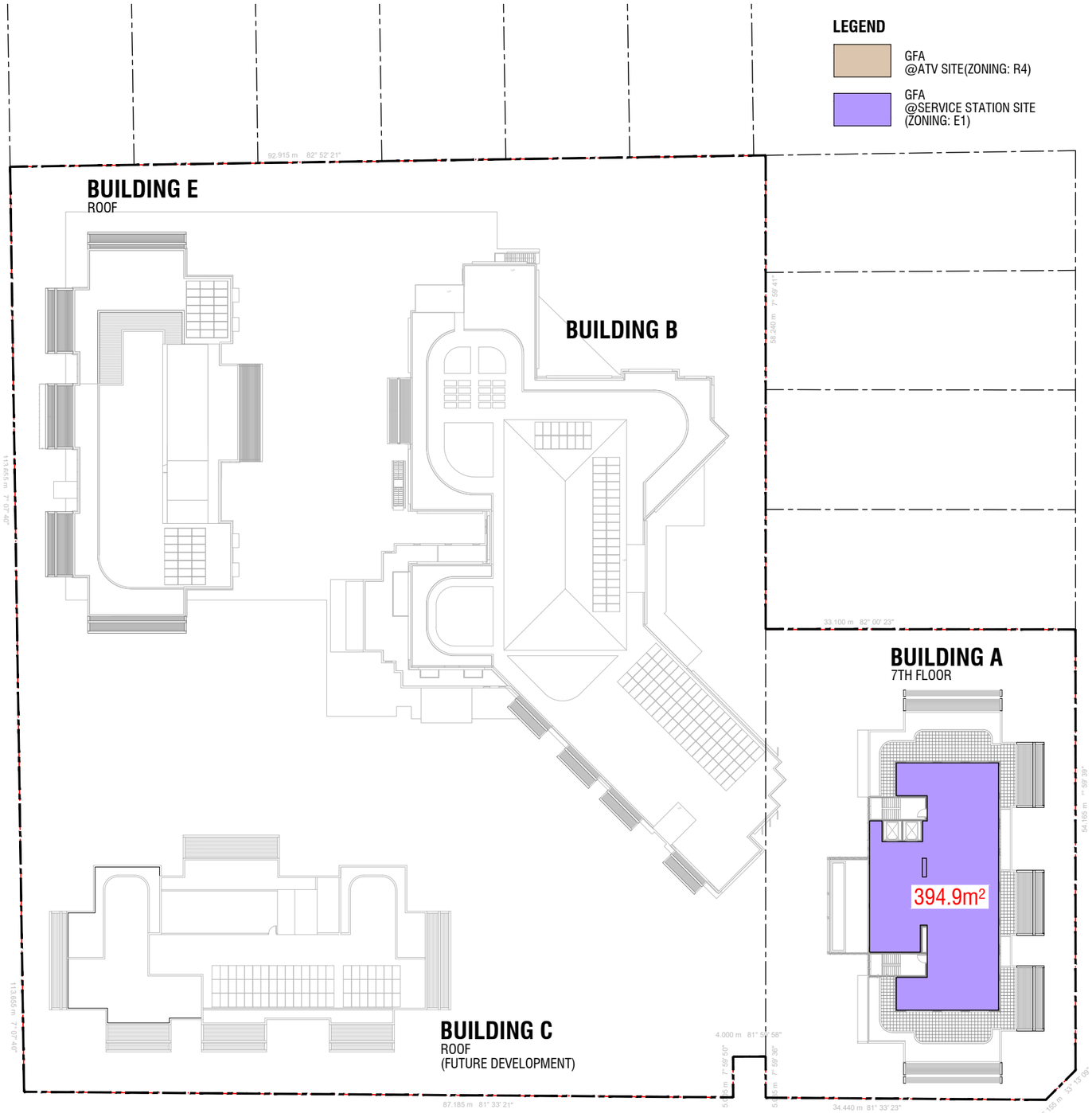
	1-BED	2-BED	3-BED	TOTAL UNITS	TOTAL ROOMS	TOTAL AREA
Lower Basement	0	0	0	0	0	0
Basement	0	0	0	0	0	196.3
Ground Floor	4	3	0	7	10	681.9
1st Floor	0	6	0	6	12	695.4
2nd Floor	0	6	0	6	12	695.4
3rd Floor	0	6	0	6	12	695.4
4th Floor	1	2	1	4	8	495.0
TOTAL	6	23	2	29	54	3,459.4

	TOTAL ILU UNITS	w/2hr solar access mid winter from 9am -3pm and Cross Vent.	%	ADG %
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ABEL TASMAN VILLAGE

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		bonus fsr(sepp)	25%	25%	
		adjusted fsr with bonus	3.125	2.75	
		max floor space	6850	28979.5	35829.5
A	4697.3		4697.3		
B	7104.3		37.6	7066.7	
E	3080.1			3080.1	
C	3459.4			3459.4	
		proposed floor space	4734.9	13606.2	18341.1
		deficit / surplus	-2115.1	-15373.3	



Scale 1:600@A3 0m 10m 20m 30m 40m 50m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	FSR & GROSS FLOOR AREA DIAGRAM - 7TH FLOOR (BLDG A) & ROOF (BLDG C & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA24
					Date: 13 Mar. 2026	Revision: G

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SOLAR & CROSS VENTILATION (STAGE1)

BUILDING A	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 hr SOLAR ACCESS	TOTAL UNITS WITH CROSS VENTILATION
1st Floor	7	5	5
2nd Floor	6	5	5
3rd Floor	6	5	5
4th Floor	6	5	5
5th Floor	6	5	5
6th Floor	6	4	3
7th Floor	2	2	2
TOTAL	39	31	30

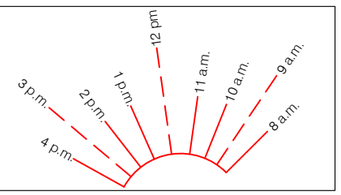
BUILDING E	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 hr SOLAR ACCESS	TOTAL UNITS WITH CROSS VENTILATION
Ground Floor	7	5	6
1st Floor	6	5	5
2nd Floor	6	5	5
3rd Floor	4	3	4
4th Floor	4	3	4
TOTAL	27	21	24

	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 hr SOLAR ACCESS	TOTAL UNITS WITH CROSS VENTILATION
BUILDING A	39	31	30
BUILDING E	27	21	24
TOTAL	66	52	54

	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 HR SOLAR ACCESS & CROSS VENTILATION	PERCENTAGE %	ADG REQUIREMENTs	COMMENTS
SOLAR	66	52	78.8%	70%	COMPLIES
CROSS VENTILATION	66	54	81.8%	60%	COMPLIES

LEGEND

	LESS THAN 2 HOUR
	MINIMUM OF 2 HOUR
*	NO SOLAR ACCESS





1st Floor - BLDG A
Ground Floor - BLDG B & E



2nd Floor - BLDG A
1st Floor - BLDG B & E



3rd Floor - BLDG A
2nd Floor - BLDG B & E



4th Floor - BLDG A
3rd Floor - BLDG B & E

Scale NTS @A3

0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	ADG SOLAR COMPLIANCE - 1ST - 4TH FLOOR (BLDG A) & GROUND - 3RD FLOOR (BLDG B & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA25
					Date: 13 Mar. 2026	Revision: F

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SOLAR & CROSS VENTILATION (STAGE1)

BUILDING A	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 hr SOLAR ACCESS	TOTAL UNITS WITH CROSS VENTILATION
1st Floor	7	5	5
2nd Floor	6	5	5
3rd Floor	6	5	5
4th Floor	6	5	5
5th Floor	6	5	5
6th Floor	6	4	3
7th Floor	2	2	2
TOTAL	39	31	30

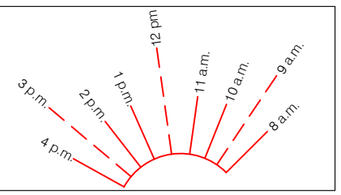
BUILDING E	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 hr SOLAR ACCESS	TOTAL UNITS WITH CROSS VENTILATION
Ground Floor	7	5	6
1st Floor	6	5	5
2nd Floor	6	5	5
3rd Floor	4	3	4
4th Floor	4	3	4
TOTAL	27	21	24

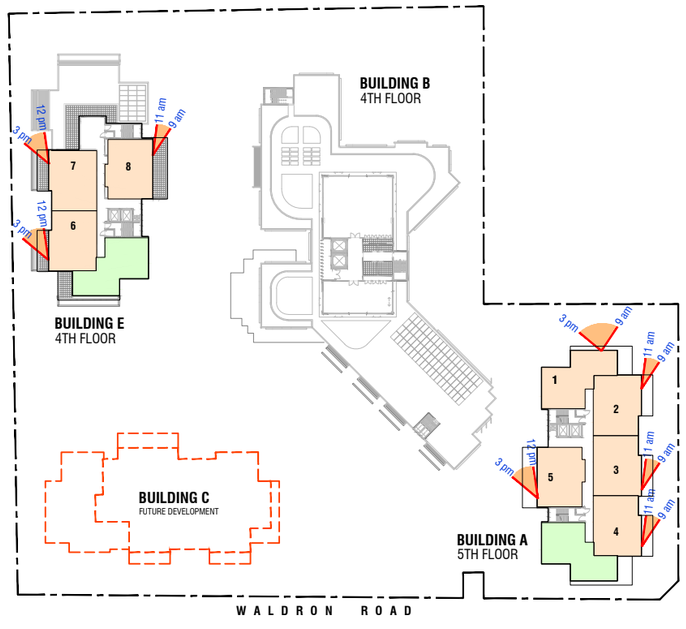
	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 hr SOLAR ACCESS	TOTAL UNITS WITH CROSS VENTILATION
BUILDING A	39	31	30
BUILDING E	27	21	24
TOTAL	66	52	54

	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 HR SOLAR ACCESS & CROSS VENTILATION	PERCENTAGE %	ADG REQUIREMENTs	COMMENTS
SOLAR	66	52	78.8%	70%	COMPLIES
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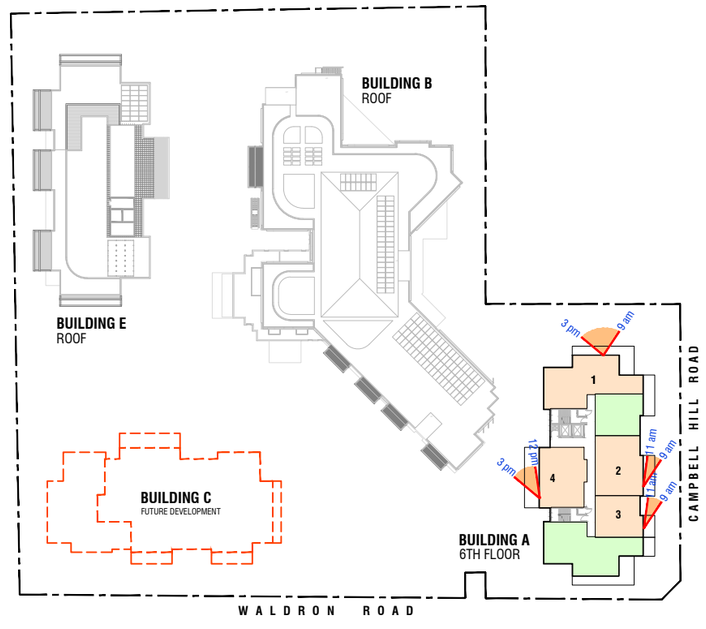
LEGEND

	LESS THAN 2 HOUR
	MINIMUM OF 2 HOUR
*	NO SOLAR ACCESS

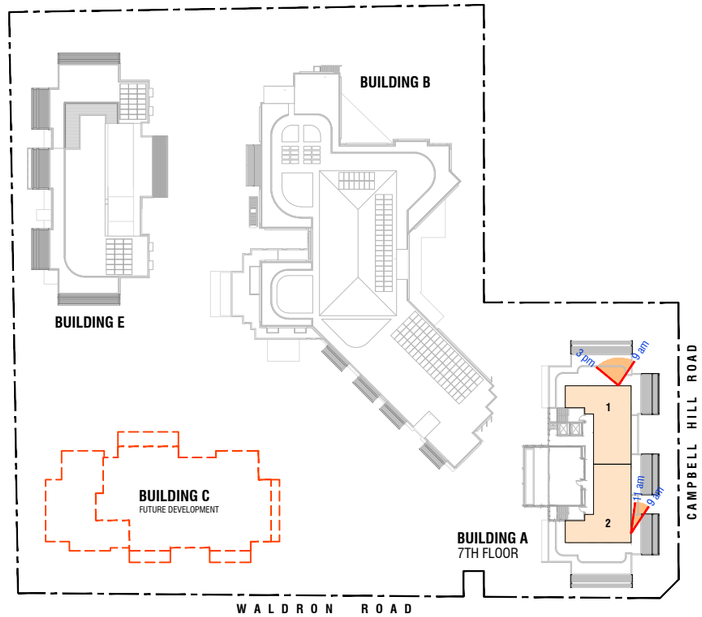




5th Floor - BLDG A
4th Floor - BLDG B & E



6th Floor - BLDG A
ROOF - BLDG B & E



7th Floor - BLDG A

Scale NTS @A3

0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	ADG SOLAR COMPLIANCE - 5TH - 7TH FLOOR (BLDG A) & 4TH FLOOR - ROOF (BLDG B & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108 Date: 13 Mar. 2026	A3DA26 Revision: F

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SOLAR & CROSS VENTILATION (STAGE1)

BUILDING A	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 hr SOLAR ACCESS	TOTAL UNITS WITH CROSS VENTILATION
1st Floor	7	5	5
2nd Floor	6	5	5
3rd Floor	6	5	5
4th Floor	6	5	5
5th Floor	6	5	5
6th Floor	6	4	3
7th Floor	2	2	2
TOTAL	39	31	30

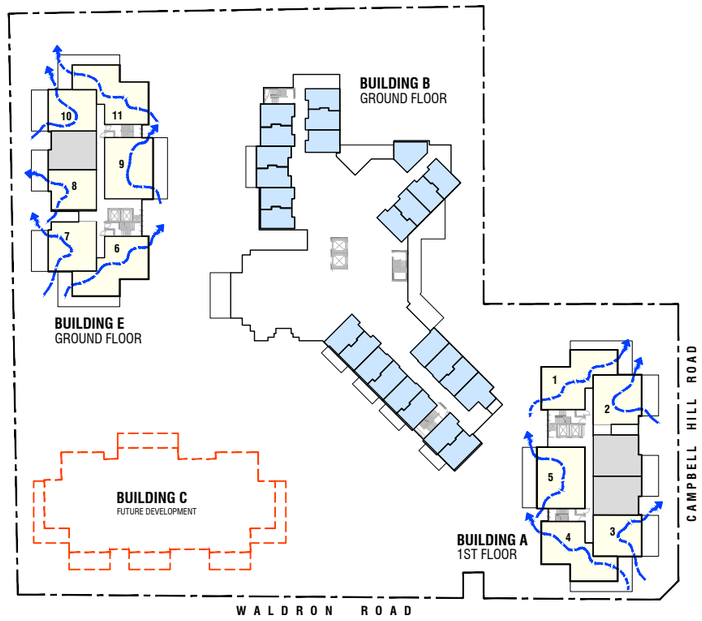
BUILDING E	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 hr SOLAR ACCESS	TOTAL UNITS WITH CROSS VENTILATION
Ground Floor	7	5	6
1st Floor	6	5	5
2nd Floor	6	5	5
3rd Floor	4	3	4
4th Floor	4	3	4
TOTAL	27	21	24

	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 hr SOLAR ACCESS	TOTAL UNITS WITH CROSS VENTILATION
BUILDING A	39	31	30
BUILDING E	27	21	24
TOTAL	66	52	54

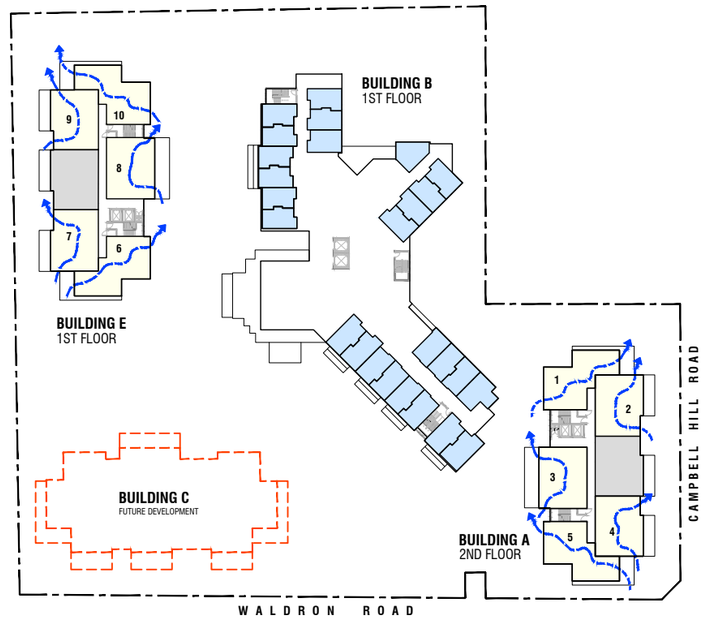
	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 HR SOLAR ACCESS & CROSS VENTILATION	PERCENTAGE %	ADG REQUIREMENTs	COMMENTS
SOLAR	66	52	78.8%	70%	COMPLIES
CROSS VENTILATION	66	54	81.8%	60%	COMPLIES

LEGEND

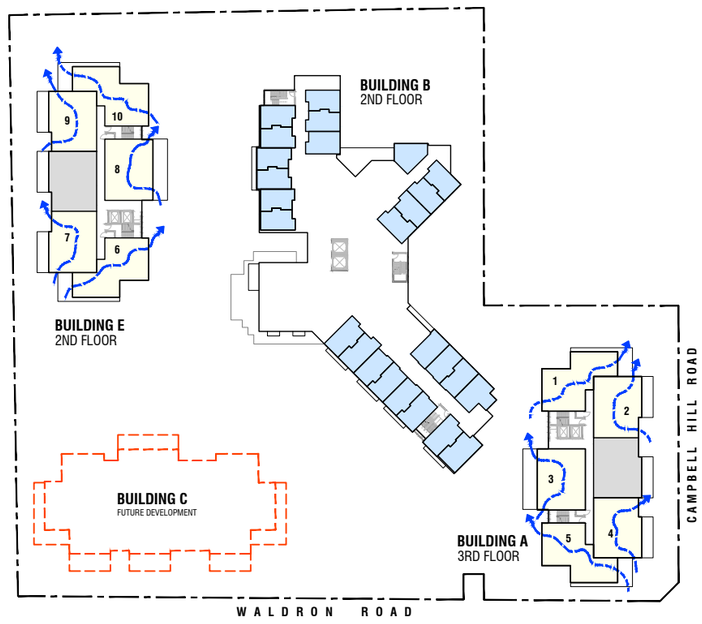
	NATURAL CROSS VENTILATION



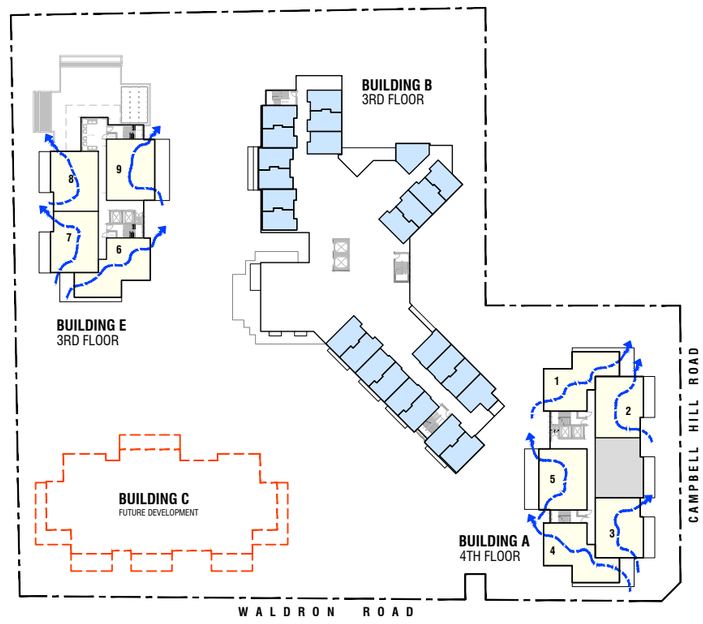
1st Floor - BLDG A
Ground Floor - BLDG B & E



2nd Floor - BLDG A
1st Floor - BLDG B & E



3rd Floor - BLDG A
2nd Floor - BLDG B & E



4th Floor - BLDG A
3rd Floor - BLDG B & E

Scale NTS @A3

0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	ADG VENTILATION COMPLIANCE - 1ST - 4TH FLOOR (BLDG A) & GROUND - 3RD FLOOR (BLDG B & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA27
					Date: 13 Mar. 2026	Revision: F

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SOLAR & CROSS VENTILATION (STAGE1)

BUILDING A	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 hr SOLAR ACCESS	TOTAL UNITS WITH CROSS VENTILATION
1st Floor	7	5	5
2nd Floor	6	5	5
3rd Floor	6	5	5
4th Floor	6	5	5
5th Floor	6	5	5
6th Floor	6	4	3
7th Floor	2	2	2
TOTAL	39	31	30

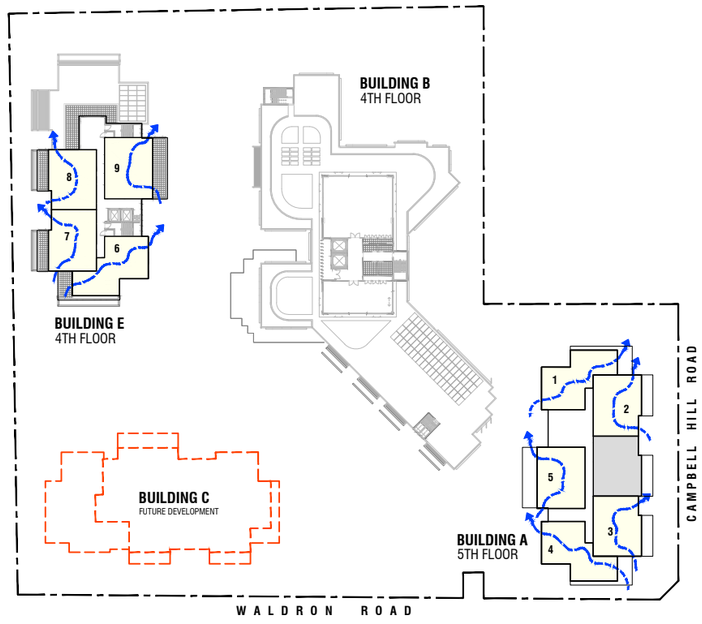
BUILDING E	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 hr SOLAR ACCESS	TOTAL UNITS WITH CROSS VENTILATION
Ground Floor	7	5	6
1st Floor	6	5	5
2nd Floor	6	5	5
3rd Floor	4	3	4
4th Floor	4	3	4
TOTAL	27	21	24

	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 hr SOLAR ACCESS	TOTAL UNITS WITH CROSS VENTILATION
BUILDING A	39	31	30
BUILDING E	27	21	24
TOTAL	66	52	54

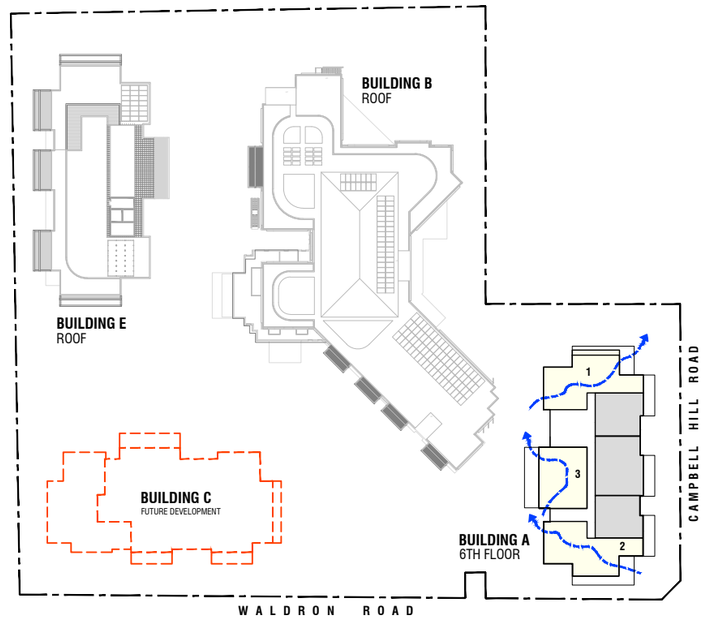
	TOTAL UNITS	TOTAL UNITS WITH MIN. 2 HR SOLAR ACCESS & CROSS VENTILATION	PERCENTAGE %	ADG REQUIREMENTs	COMMENTS
SOLAR	66	52	78.8%	70%	COMPLIES
CROSS VENTILATION	66	54	81.8%	60%	COMPLIES

LEGEND

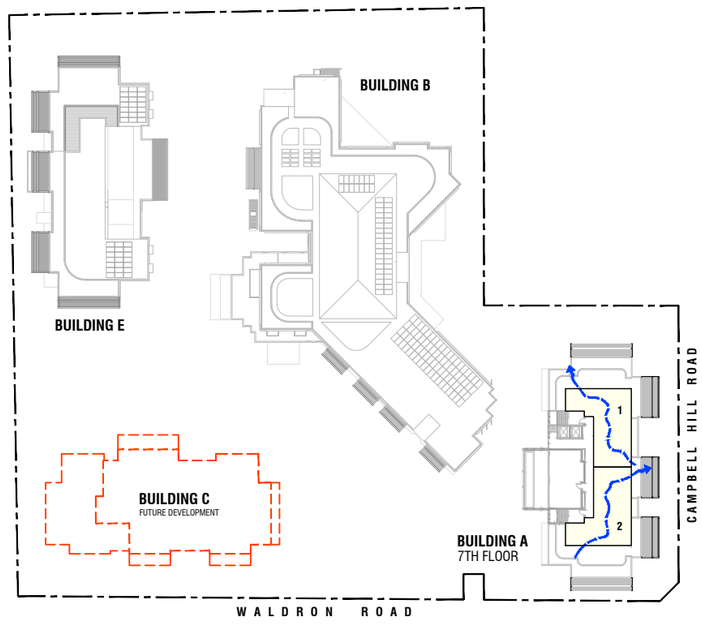
	NATURAL CROSS VENTILATION



5th Floor - BLDG A
4th Floor - BLDG B & E



6th Floor - BLDG A
ROOF - BLDG B & E



7th Floor - BLDG A

Scale NTS @A3

0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	ADG VENTILATION COMPLIANCE - 5TH - 7TH FLOOR (BLDG A) & 4TH FLOOR - ROOF (BLDG B & E)	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA28
					Date: 13 Mar. 2026	Revision: F

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MINIMUM AREAS	PROPOSED DEVELOPMENT		ADG REQUIREMENTS	COMMENTS
BUILDING A	1 BED	65.0 sqm	50 sqm	COMPLIES
	2 BED	97.0 sqm	70 sqm	COMPLIES
	3 BED	129.5 sqm	90 sqm	COMPLIES
BUILDING E	1 BED	65.0 sqm	50 sqm	COMPLIES
	2 BED	97.0 sqm	70 sqm	COMPLIES

MINIMUM BALCONY	PROPOSED DEVELOPMENT			ADG REQUIREMENTS		COMMENTS
		MINIMUM AREA	MINIMUM DEPTH	MINIMUM AREA	MINIMUM DEPTH	
BUILDING A	1 BED	8.9 sqm	2.2 m	8 sqm	2 m	COMPLIES
	2 BED	18.0 sqm	2.2 m	10 sqm	2 m	COMPLIES
	3 BED	32.4 sqm	2.9 m	12 sqm	2.4 m	COMPLIES
BUILDING E	1 BED	12.7 sqm	3.3 m	8 sqm	2 m	COMPLIES
	2 BED	18.0 sqm	2.2 m	10 sqm	2 m	COMPLIES

MINIMUM STORE	PROPOSED DEVELOPMENT		ADG REQUIREMENTS	COMMENTS
BUILDING A	1 BED	6 m^3	6 m^3	COMPLIES
	2 BED	8 m^3	8 m^3	COMPLIES
	3 BED	10 m^3	10 m^3	COMPLIES
BUILDING E	1 BED	6 m^3	6 m^3	COMPLIES
	2 BED	8 m^3	8 m^3	COMPLIES

BEDROOMS LIVING ROOMS	PROPOSED DEVELOPMENT		ADG REQUIREMENTS	COMMENTS
BUILDING A	MASTER BEDROOM	12.2 sqm	10 sqm	COMPLIES
	OTHER BEDROOM	11.6 sqm	9 sqm	COMPLIES
	MINIMUM BEDROOM DIMENSION	3 m	3 m	COMPLIES
	LIVING - 1 BEDROOM APARTMENT	4 m	3.6 m	COMPLIES
	LIVING - 2 & 3 BEDROOM APARTMENT	4 m	4 m	COMPLIES
BUILDING E	MASTER BEDROOM	12.2 sqm	10 sqm	COMPLIES
	OTHER BEDROOM	12.2 sqm	9 sqm	COMPLIES
	MINIMUM BEDROOM DIMENSION	3 m	3 m	COMPLIES
	LIVING - 1 BEDROOM APARTMENT	4 m	3.6 m	COMPLIES
	LIVING - 2 & 3 BEDROOM APARTMENT	4.3 m	4 m	COMPLIES

Client: Abel Tasman Village — A Culture of Care

Project: ABEL TASMAN VILLAGE REDEVELOPMENT
222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162

Drawing Name: ADG OTHER COMPLIANCE

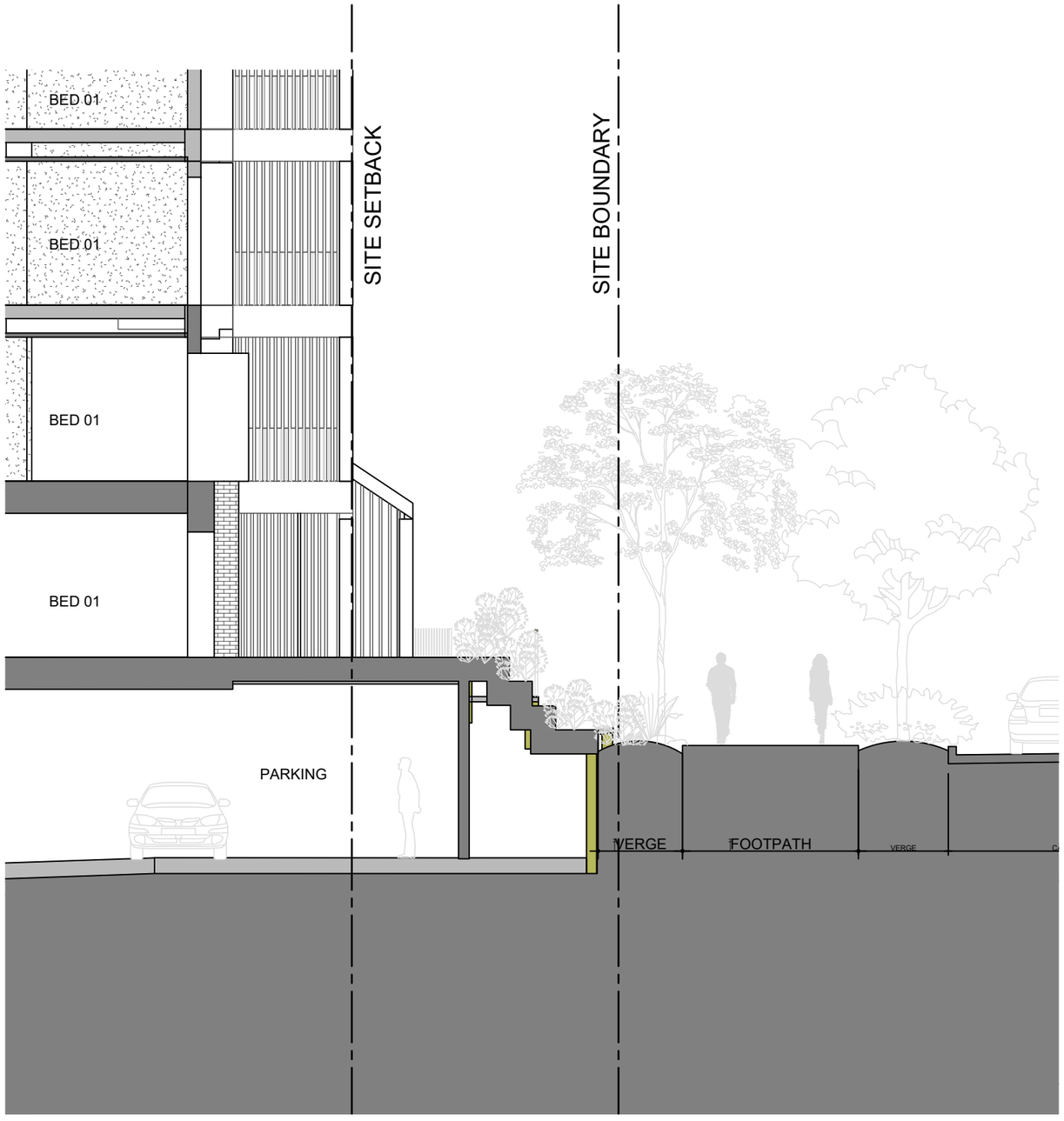
Project Manager: CENTURION GROUP — YOUR TRUSTED ADVISOR

Architect: boffa robertson group
Architecture, Health Planning, Project Management
Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067
Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net

Job No.	Drawing No.
2108	A3DA29
Date	Revision
09 Feb. 2024	C

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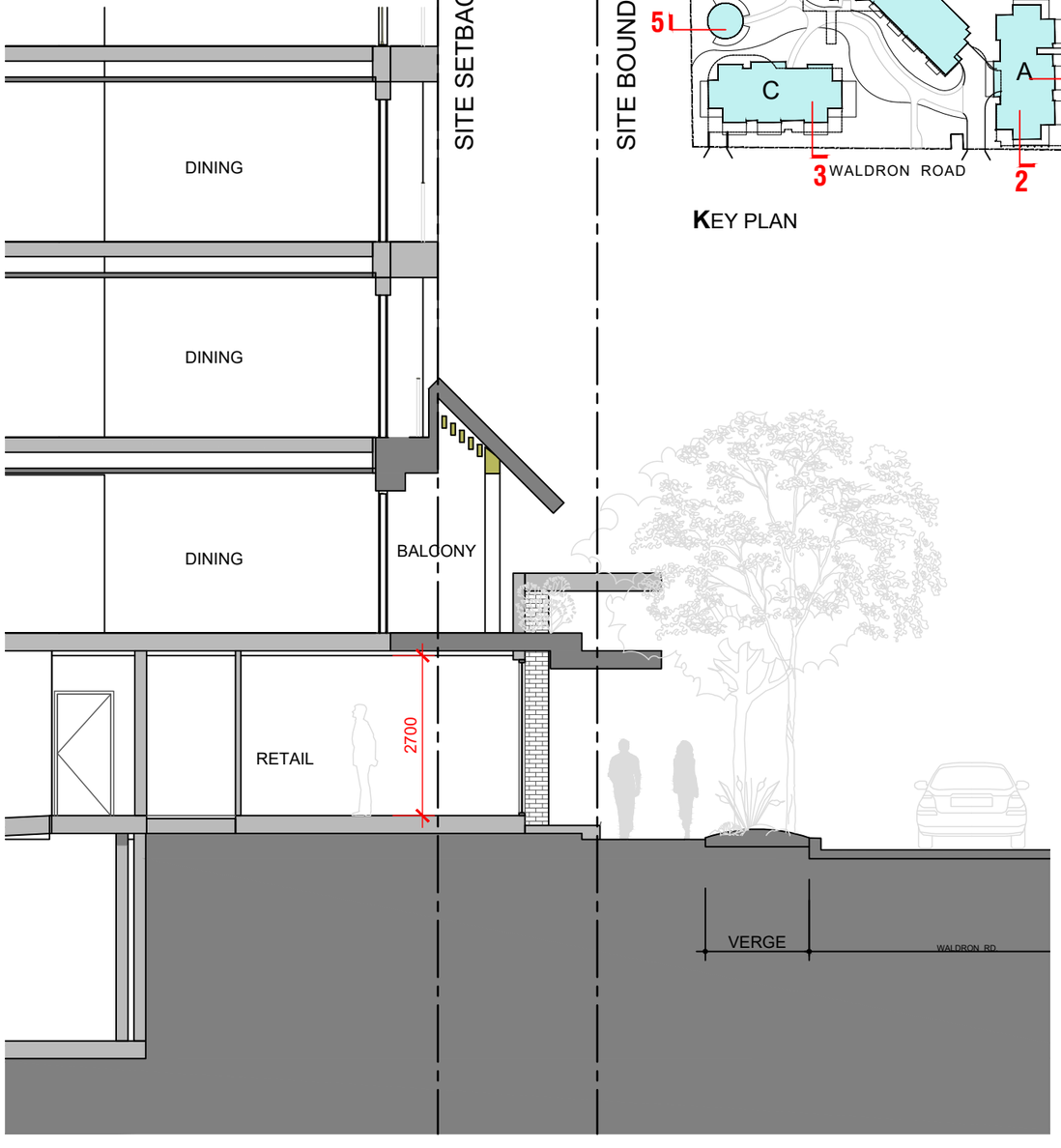
BUILDING-A



ELEVATION 1

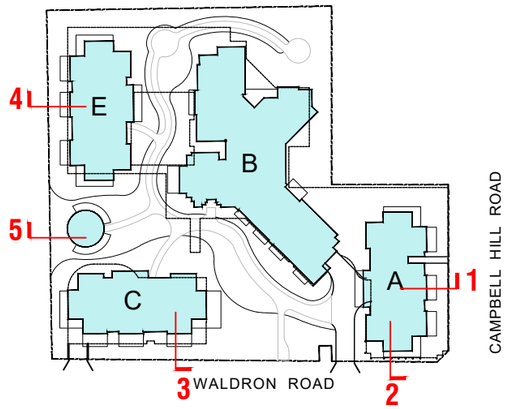
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BUILDING-A



ELEVATION 2

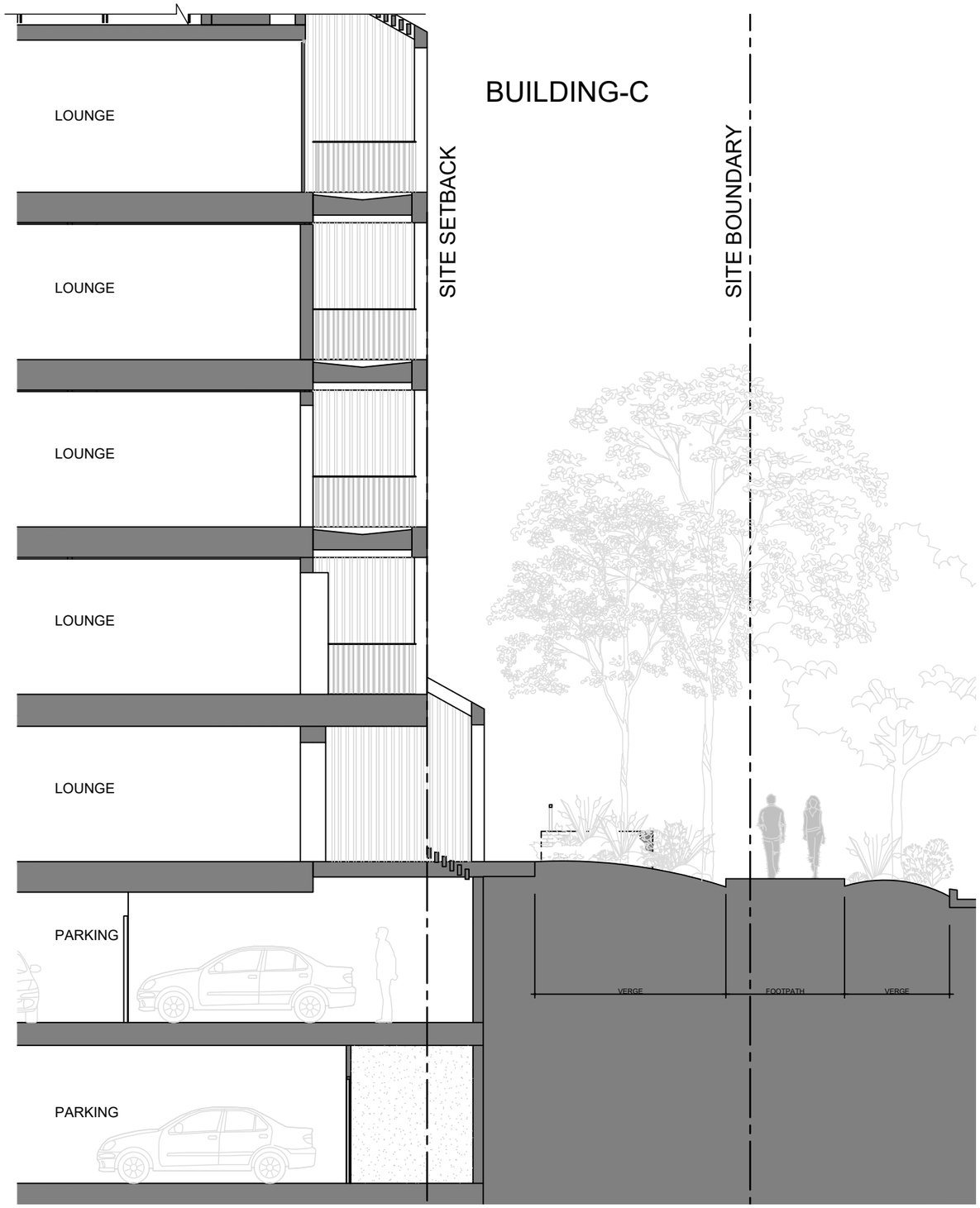
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KEY PLAN

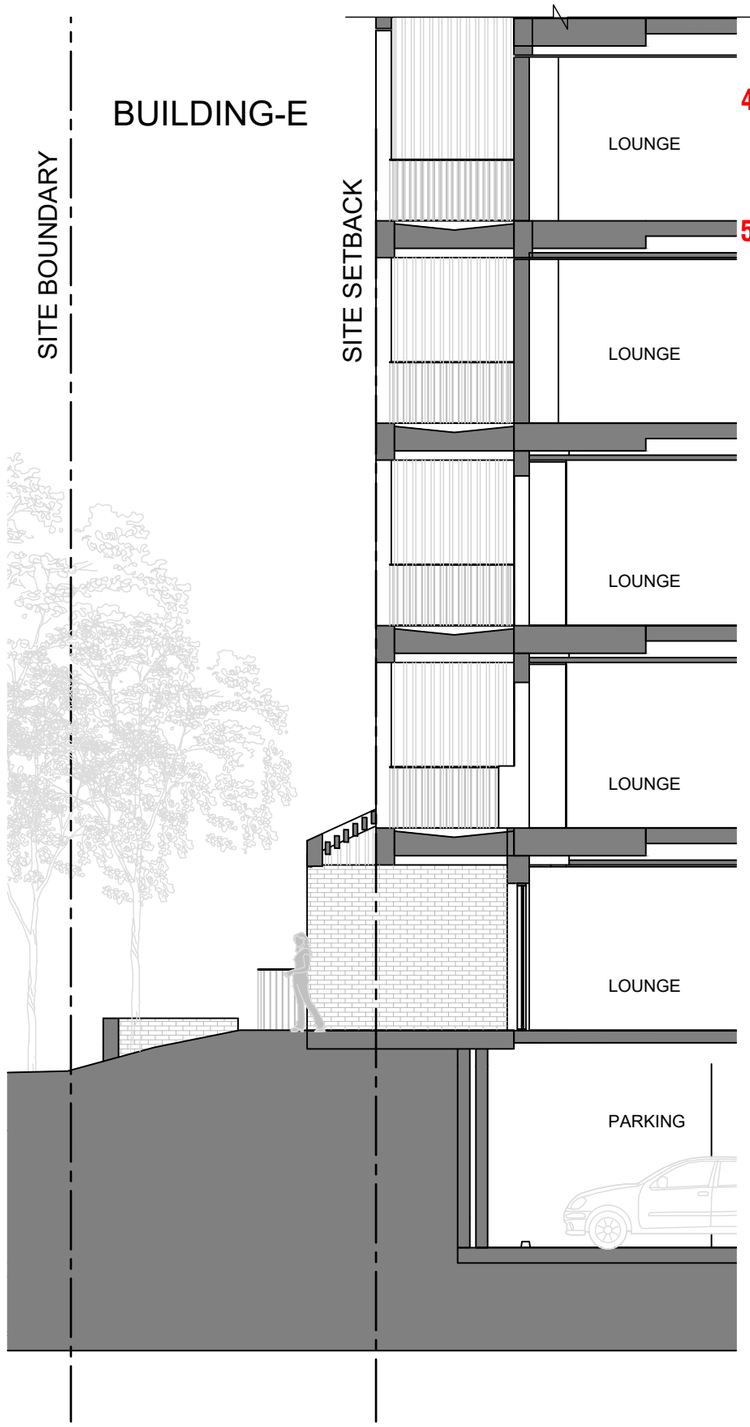
Client: Abel Tasman Village, A Culture of Care	Project: ABEL TASMAN VILLAGE REDEVELOPMENT, 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	Drawing Name: BUILDING INTERFACE DRAWING 1, Scale 1:100@A3 (0m 1m 2m 5m 7m)	Project Manager: CENTURION GROUP, YOUR TRUSTED ADVISOR	Architect: boffa robertson group, Architecture, Health Planning, Project Management, Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067, Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	Job No. 2108 / Date 13 Mar. 2026 / Drawing No. A3DA30 / Revision D

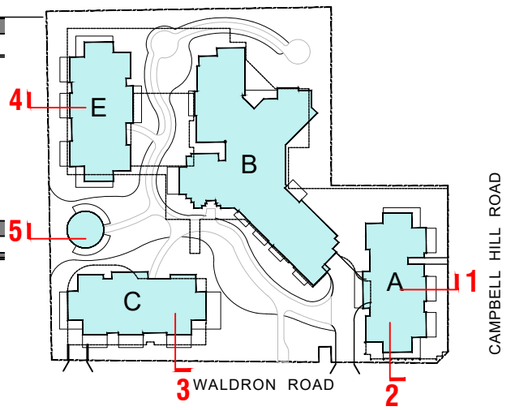
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ELEVATION 3

1:100



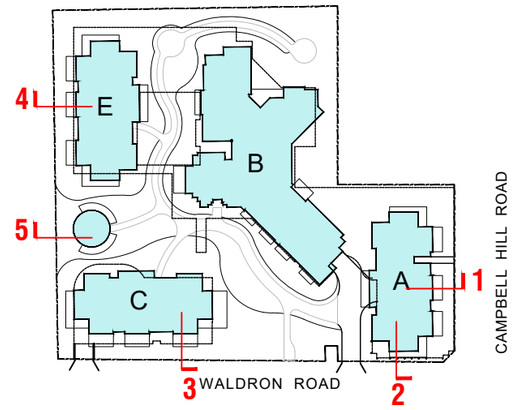


ELEVATION 4

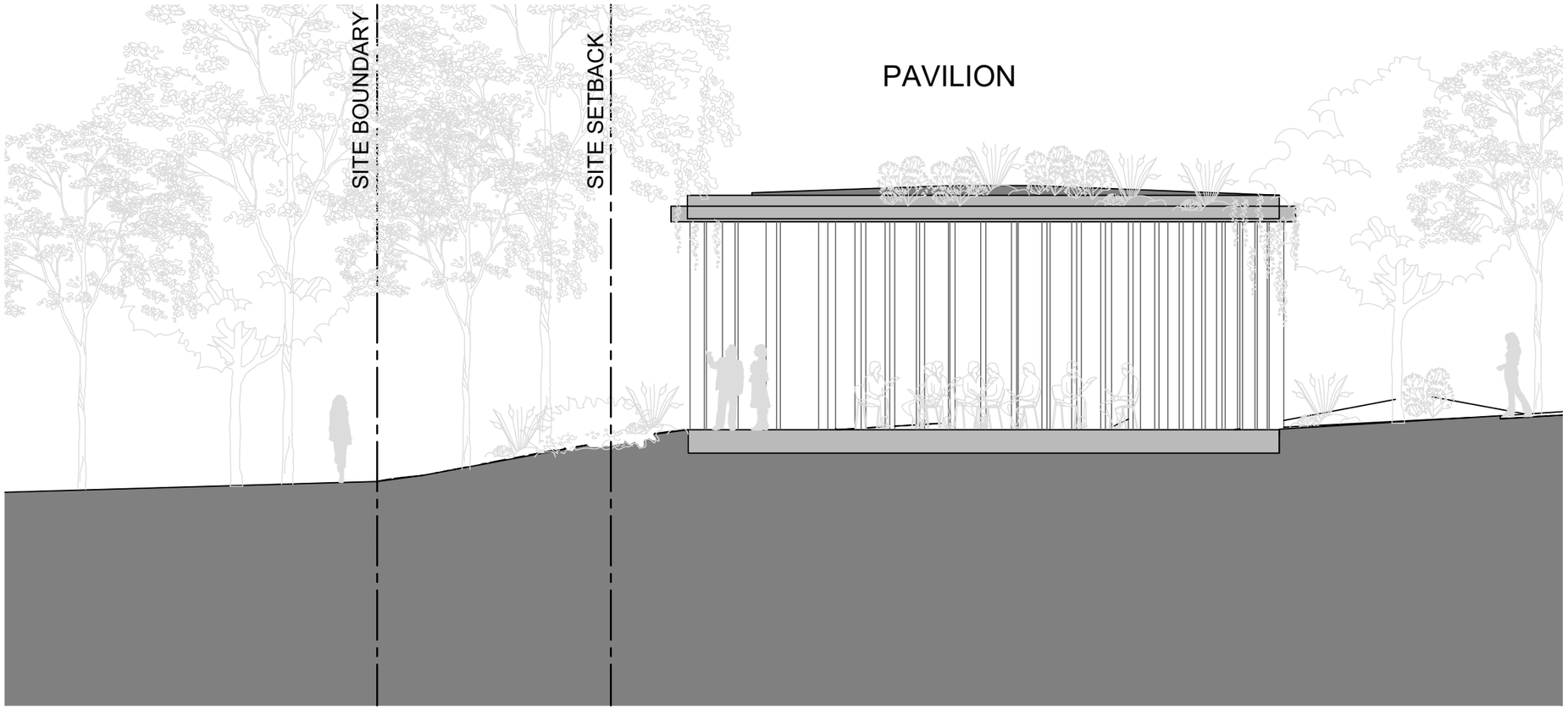
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Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	BUILDING INTERFACE DRAWING 2 Scale 1:100@A3 0m 1m 2m 5m 7m	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA31
					Date	Revision
					13 Mar. 2026	D

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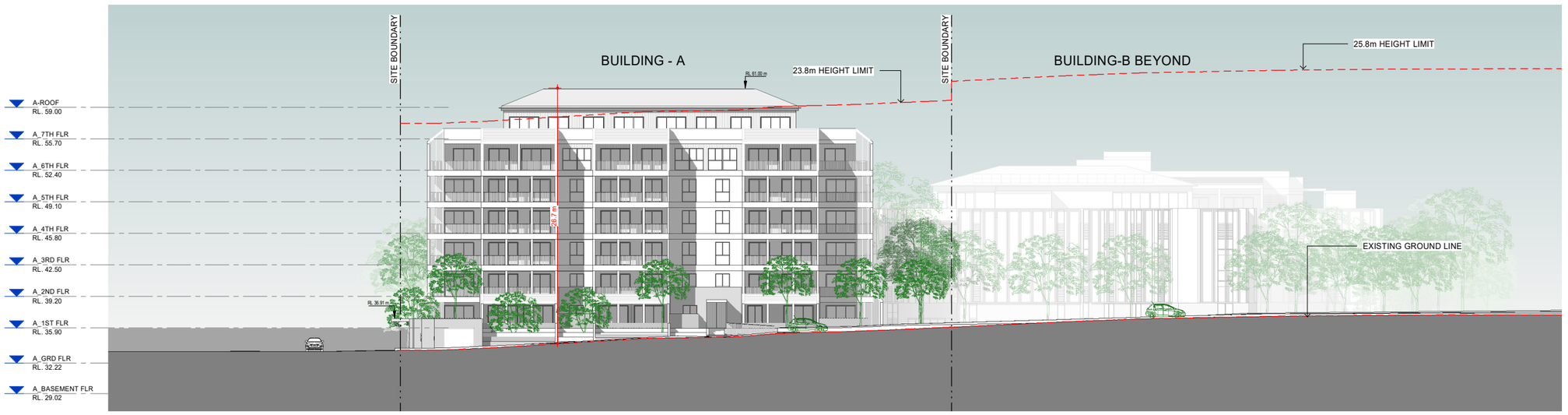


ELEVATION 5

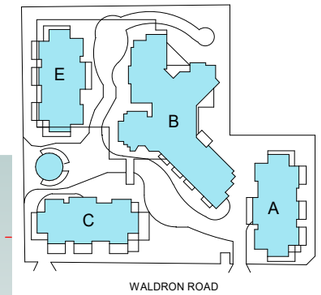
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Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	BUILDING INTERFACE DRAWING 3 Scale 1:100@A3 0m 1m 2m 5m 7m	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108 Date 09 Feb. 2024	A3DA32 Revision C

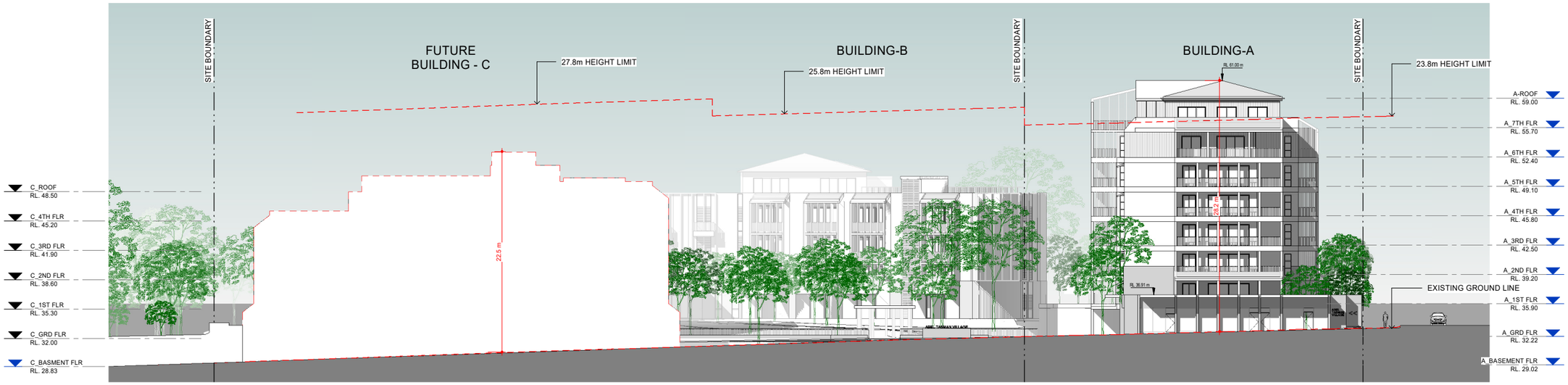
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1 STREETSCAPE ELEVATION - EAST
1 : 250



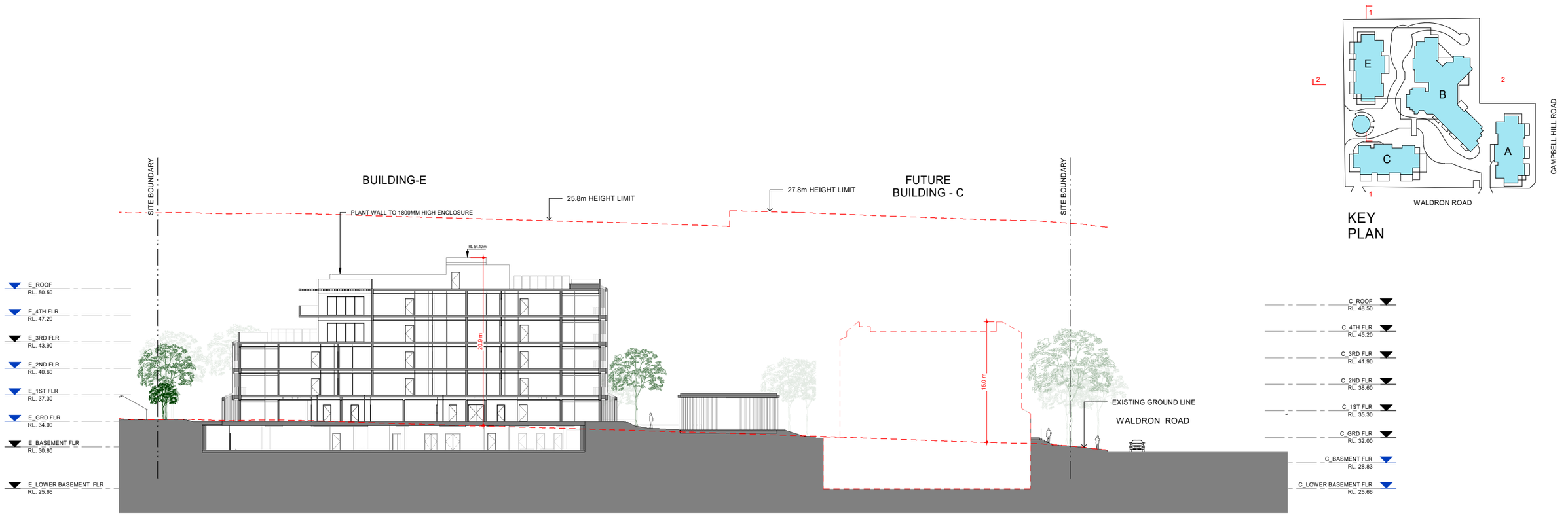
KEY PLAN



3 STREETSCAPE ELEVATION - SOUTH
1 : 250

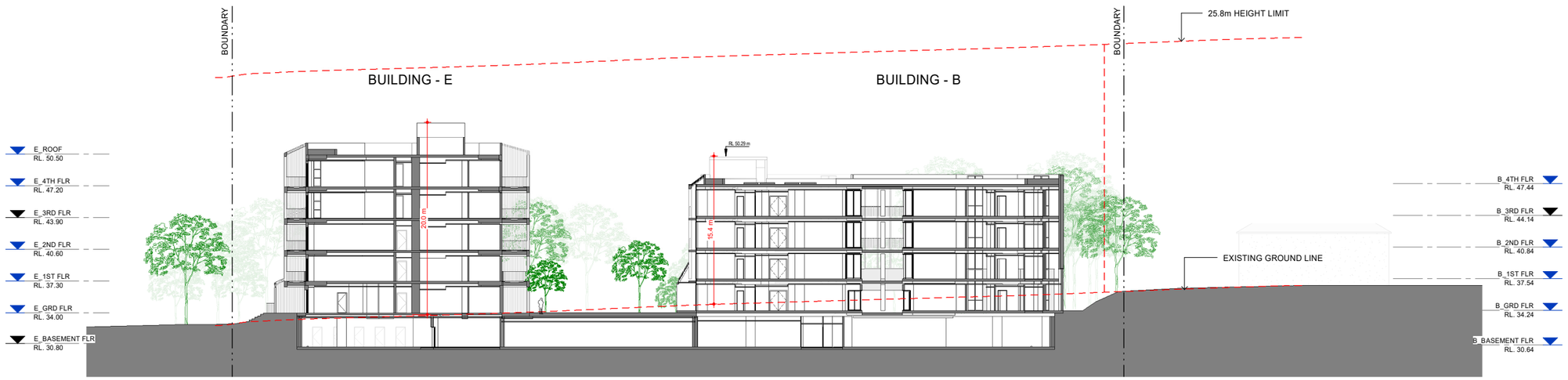
Client	Project	Drawing Name	Project Manager	Architect	Job No	Drawing No
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	STREESCAPE ELEVATION SCALE 1:500@A3	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA33
					Date	Revision
					13/03/26	E

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1 SECTION 1
1 : 250

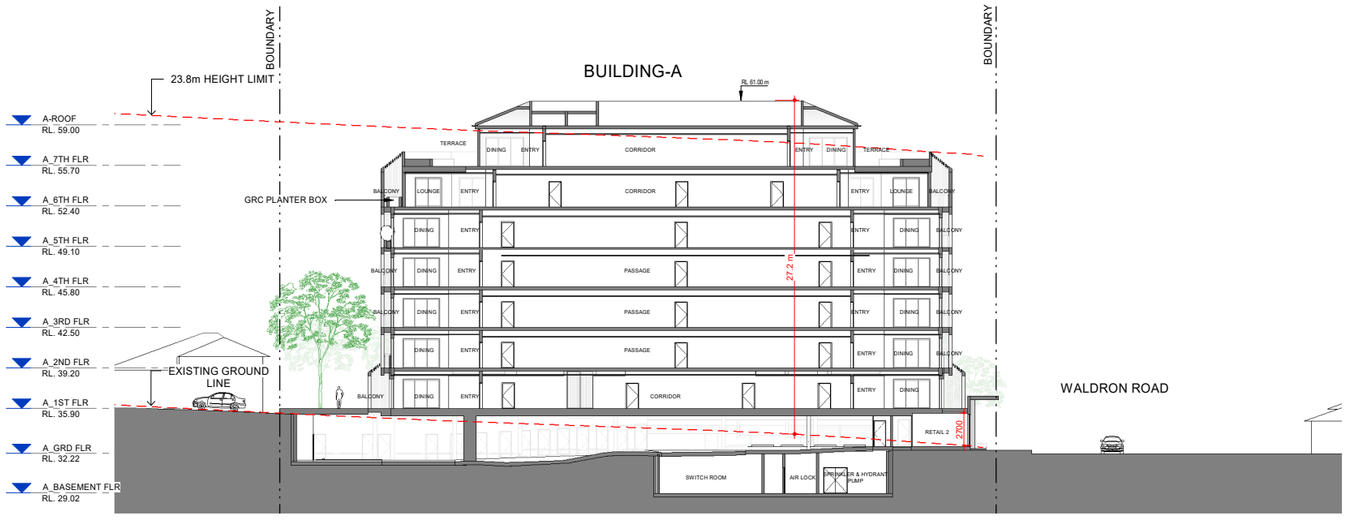
KEY
PLAN



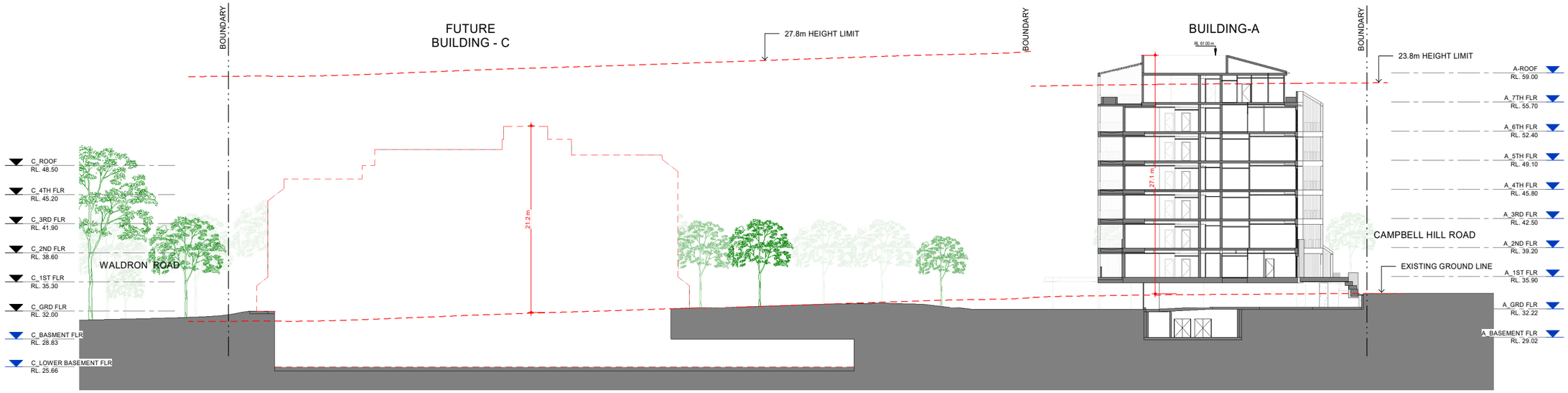
2 SECTION 2
1 : 250

Client	Project	Drawing Name	Project Manager	Architect	Job No	Drawing No
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	**SECTIONS 1 & 2** SCALE 1:500@A3	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA34
					Date	Revision
					13/03/26	E

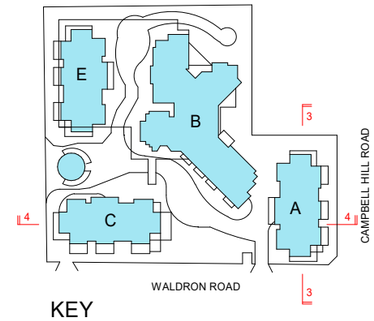
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1 SECTION 3
1 : 250



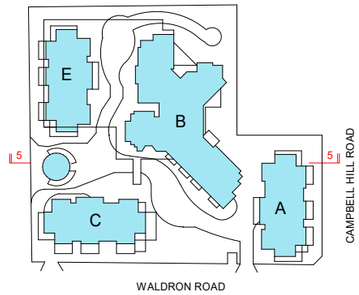
2 SECTION 4
1 : 250



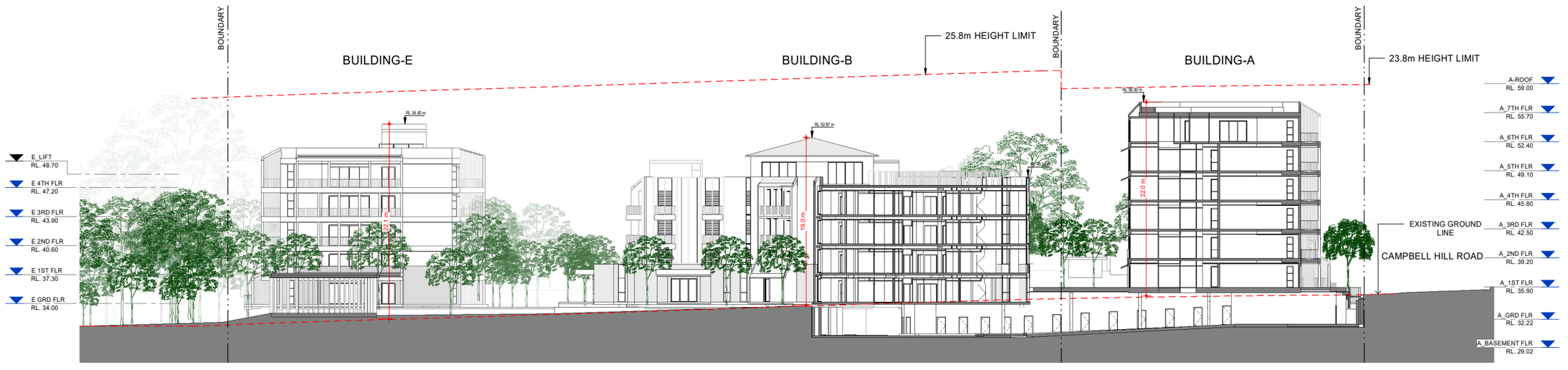
KEY
PLAN

Client	Project	Drawing Name	Project Manager	Architect	Job No	Drawing No
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	SECTIONS 3 & 4 SCALE 1:500@A3	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA35
					Date	Revision
					13/03/26	E

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KEY
PLAN



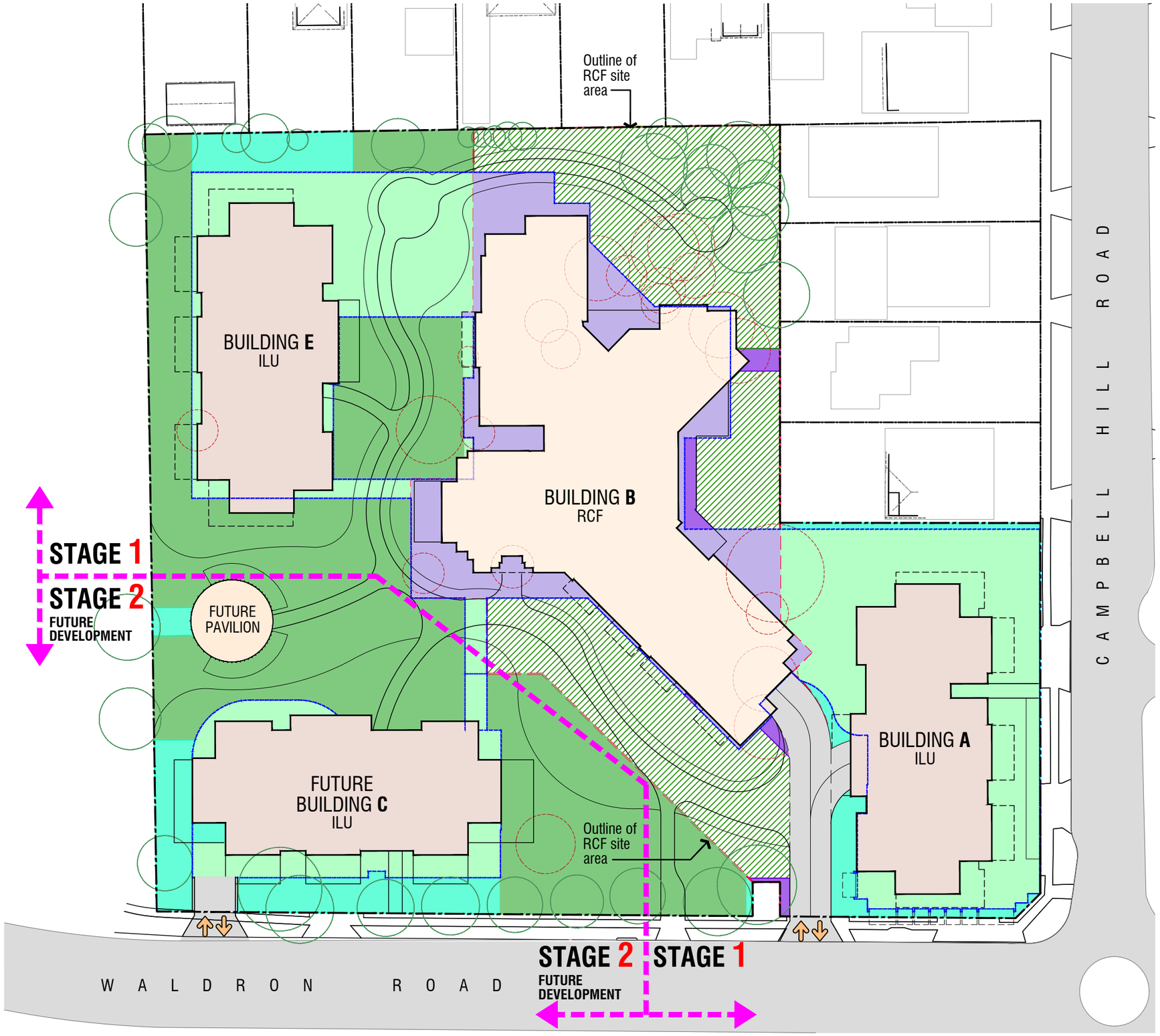
3 SECTION 5
1 : 250

Client	Project	Drawing Name	Project Manager	Architect	Job No	Drawing No
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	SECTIONS 5 SCALE 1:500@A3	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA36
					Date	Revision
					13/03/26	E

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LANDSCAPE / DEEP SOIL AREAS			
TOTAL SITE AREA		12,730.0 m²	
RCF	SITE AREA	4,532.5 m²	
	Required Total Landscape Area	= 15 m² x 120 = 1,800.0 m²	15 m² / bed
	Provided Total Landscape Area	2,502.0 m²	20.9 m² / bed
	Required Deep Soil Area	680.0 m²	15% of RCF site area
	Provided Deep Soil Area	1,811.6 m	40.0% of RCF site area
ILU	SITE AREA	8,197.5 m²	
	Required Total Landscape Area	2,459.3 m²	30% of ILU site area
	Provided Total Landscape Area	5571.2 m²	68.0% of ILU site area
	Required Deep Soil Area	1,229.6 m²	15% of ILU site area
	Provided Deep Soil Area	2,925.6 m²	35.7% of ILU site area

LEGEND	
	Boundary Line
	Outline of Basement
	Outline of RCF Site Area
	Driveway
	Landscape Areas for ILU over basement
	Landscape Areas for ILU
	Deep Soil Areas for ILU
	Landscape Areas for RCF over basement
	Landscape Areas for RCF
	Deep Soil Areas for RCF
	Trees to be retained
	Trees to be removed



Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	LANDSCAPE PLAN & DEEP SOIL Scale 1:600@A3 0m 10m 20m 30m 40m 50m	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA37
					Date: 15 May. 2024	Revision: D

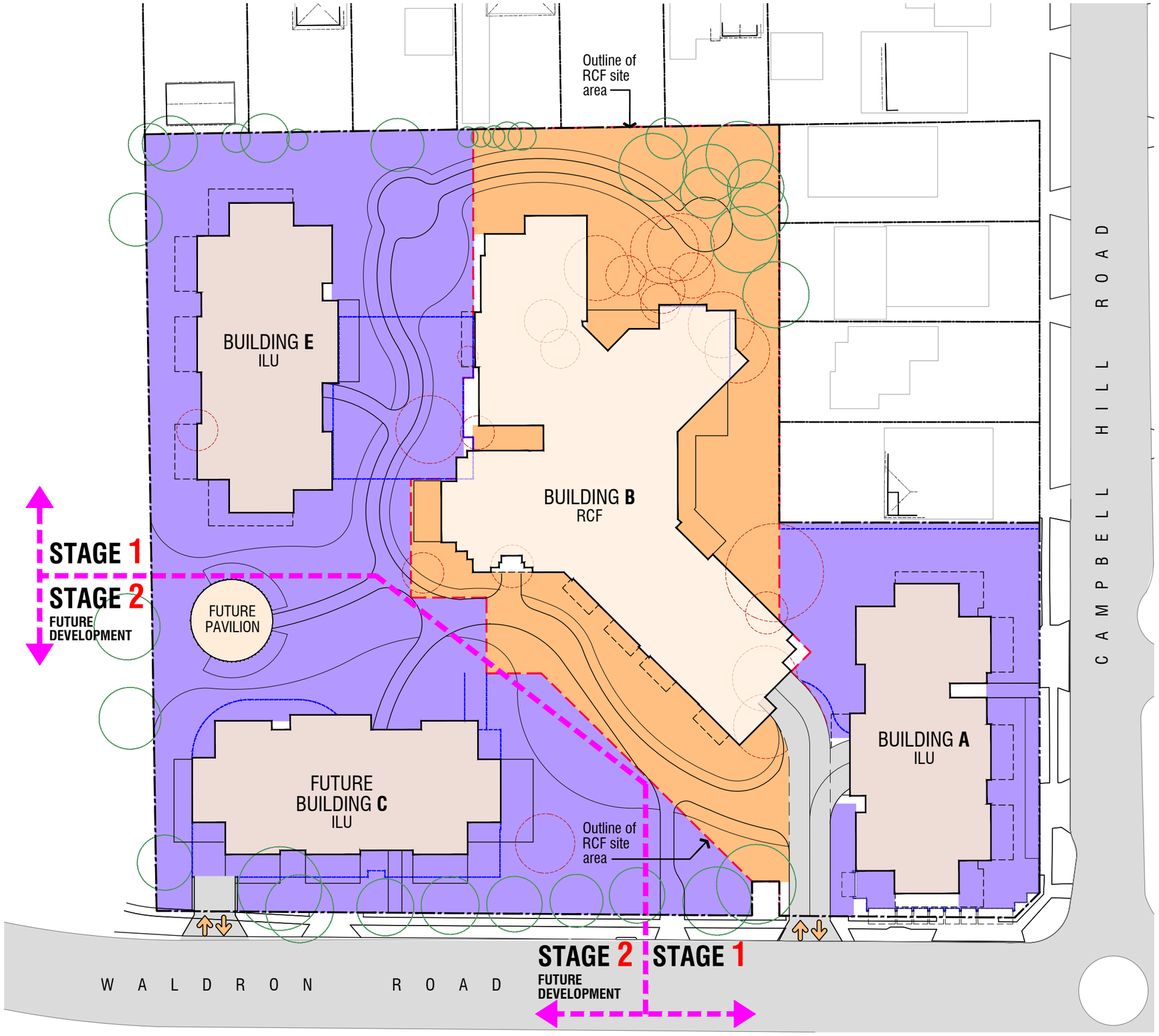
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COMMUNAL OPEN SPACE AREAS			
TOTAL SITE AREA		12,730.0 m²	
RCF	SITE AREA	4,532.5 m²	
	Provided Total Communal Open Space Area	2,437.5 m²	**53.8%** of RCF site area
ILU	SITE AREA	8,197.5 m²	
	Provided Total Communal Open Space Area	5,474.7 m²	**66.8%** of ILU site area
TOTAL COMMUNAL OPEN SPACE AREA (BASED ON BUILDING FOOTPRINT)		7,912.2 m²	**62.2%** of Total site area

MIN.2HR SOLAR ACCESS ON COMMUNAL OPEN SPACE			
RCF	SITE AREA	4,532.5 m²	
	Provided Total min.2hr Solar Access on Communal Open Space	2,265.5 m²	**92.9%** of RCF communal open space area
ILU	SITE AREA	8,197.5 m²	
	Provided Total min.2hr Solar Access on Communal Open Space	4,618.2 m²	**84.4%** of ILU communal open space area
TOTAL min.2HR SOLAR ACCESS ON COMMUNAL OPEN SPACE		6,883.7 m²	**87.0%** of Total Communal open space area

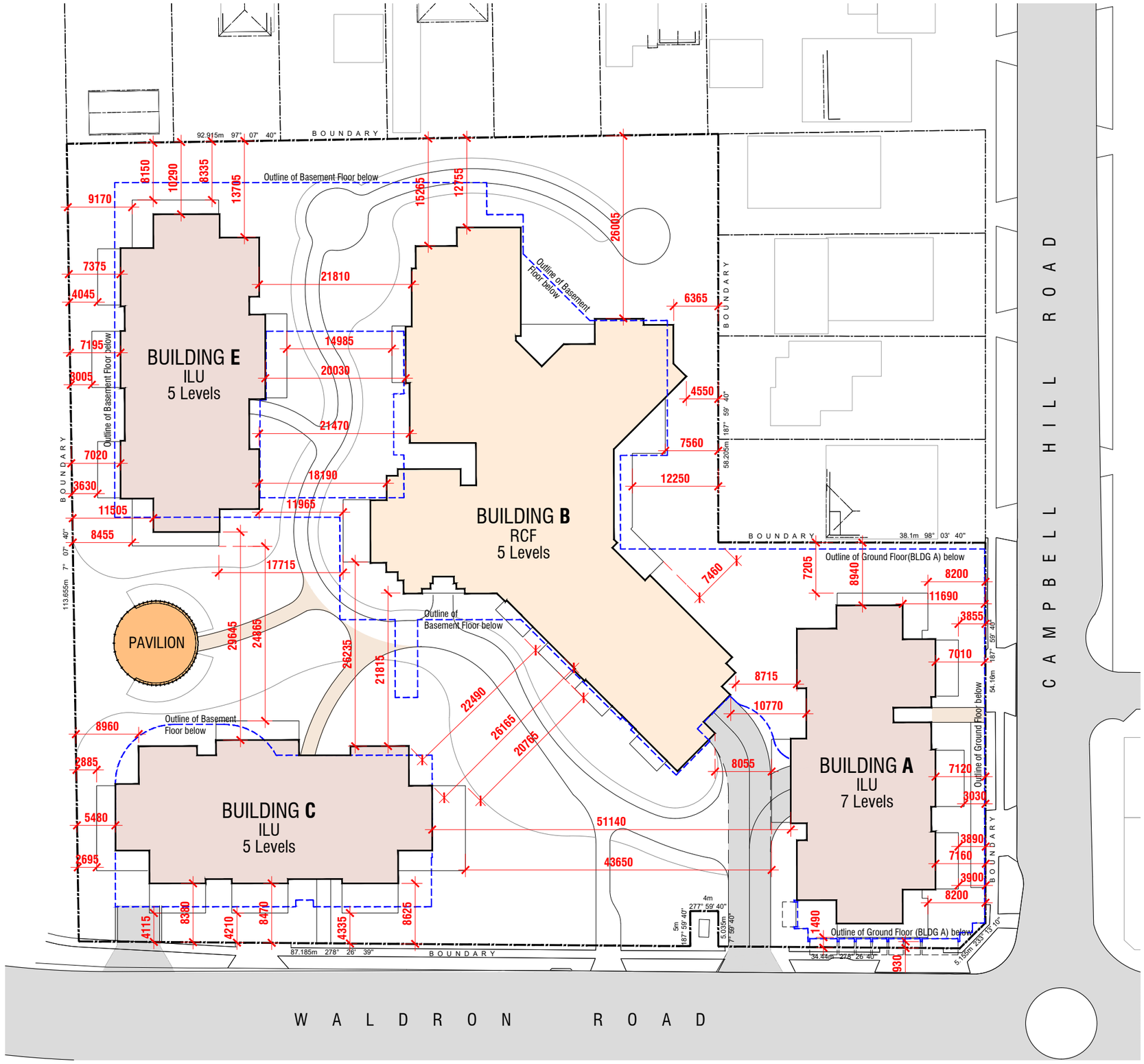
LEGEND

	Boundary Line
	Outline of Basement
	Outline of RCF Site Area
	Driveway
	Communal Areas for RCF
	Communal Areas for ILU
	Trees to be retained
	Trees to be removed



Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	COMMUNAL OPEN SPACE AREA Scale 1:600@A3 0m 10m 20m 30m 40m 50m	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA37a
					Date 19 Jul. 2024	Revision A

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LEGEND

——·——·——	Boundary Line
- - - - - - -	Outline of Basement (BLDG B & E) Outline of Ground (BLDG A)
	Driveway

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	BOUNDARY SETBACK & DISTANCE BETWEEN BUILDINGS Scale 1:600@A3 0m 10m 20m 30m 40m 50m	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108 Date 13 Mar. 2026	A3DA38 Revision E

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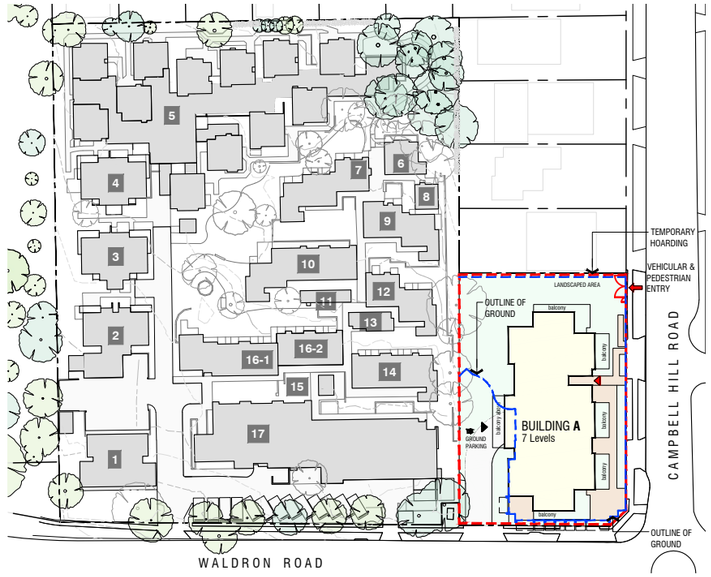
LEGEND

1	ADMINISTRATION / 2 STOREY	10	6 UNITS
2	4 UNITS / 2 STOREY	11	LAUNDROMAT
3	4 UNITS / 2 STOREY	12	4 UNITS
4	4 UNITS / 2 STOREY	13	PHYSIO
5	21 UNITS	14	5 UNITS
6	2 UNITS	15	HAIRDREESER
7	5 UNITS - DEMOLISHED 1 UNIT & VACATE 1 UNIT	16-1	4 UNITS
8	1 UNIT	16-2	4 UNITS
9	3 UNITS	17	MAIN BUILDING / 6 UNITS / 2 STOREY

EXISTING BUILDING
PROPOSED BUILDING A
HOARDING LINE
PROPOSED BASEMENT OUTLINE (BLDG B & E)
PROPOSED GROUND OUTLINE (BLDG A)

STAGE 1 - PHASE 1

1. BUILD TEMPORARY HOARDING, VEHICULAR & PEDESTRIAN GATES
2. PROTECT ALL EXISTING TREES TO BE RETAINED
3. CONSTRUCTION OF 39 ILU UNITS INCLUDING BASEMENT PARKING, SERVICES, LANDSCAPING & DRIVEWAY



			GFA		FSR (Adjusted with Bonus)		
			R4	B2		R4	B2
SITE AREA			1,0538.0	2192.0	Permitted	2.75:1	3.125:1
STAGE 1 - PHASE 1	Existing		4197.9				
	Proposed	Building A		4697.3			
		TOTAL	4197.9	4697.3	Provided	0.40:1	2.14:1

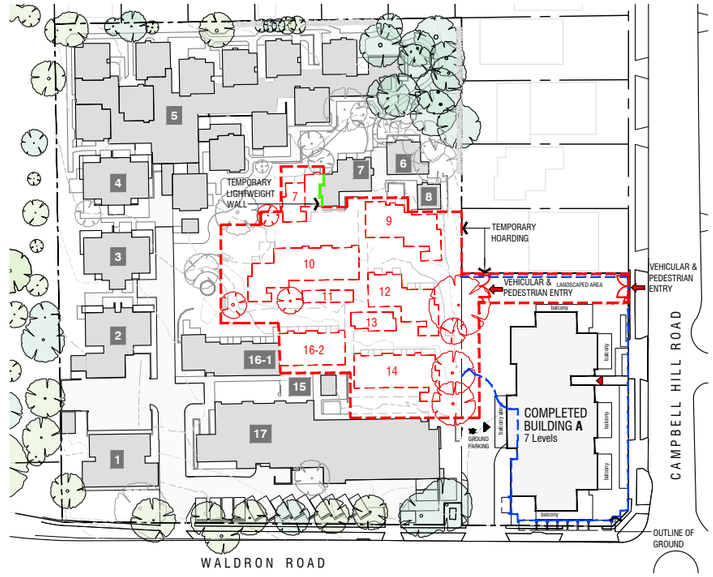
LEGEND

1	ADMINISTRATION / 2 STOREY	10	6 UNITS
2	4 UNITS / 2 STOREY	11	LAUNDROMAT
3	4 UNITS / 2 STOREY	12	4 UNITS
4	4 UNITS / 2 STOREY	13	PHYSIO
5	21 UNITS	14	5 UNITS
6	2 UNITS	15	HAIRDREESER
7	5 UNITS - DEMOLISHED 1 UNIT & VACATE 1 UNIT	16-1	4 UNITS
8	1 UNIT	16-2	4 UNITS
9	3 UNITS	17	MAIN BUILDING / 6 UNITS / 2 STOREY

EXISTING BUILDING
HOARDING LINE
PROPOSED BASEMENT OUTLINE (BLDG B & E)
PROPOSED GROUND OUTLINE (BLDG A)

STAGE 1 - PHASE 2

1. RELOCATE 8 BEDS TO BUILDING A
2. BUILD TEMPORARY HOARDING, VEHICULAR & PEDESTRIAN GATE
3. DEMOLISH EXISTING BUILDING 7(PART), 9,10,11,12,13, 14 & 16-2
4. CONSTRUCTION OF TEMPORARY WATERPROOF LIGHTWEIGHT WALL SHOWN IN GREEN LINE TO CLOSE-OFF EXISTING UNIT 7



			GFA		FSR (Adjusted with Bonus)		
			R4	B2		R4	B2
SITE AREA			1,0538.0	2192.0	Permitted	2.75:1	3.125:1
STAGE 1 - PHASE 2	Existing		3331.7				
	Proposed	Building A		4697.3			
		TOTAL	3331.7	4697.3	Provided	0.32:1	2.14:1

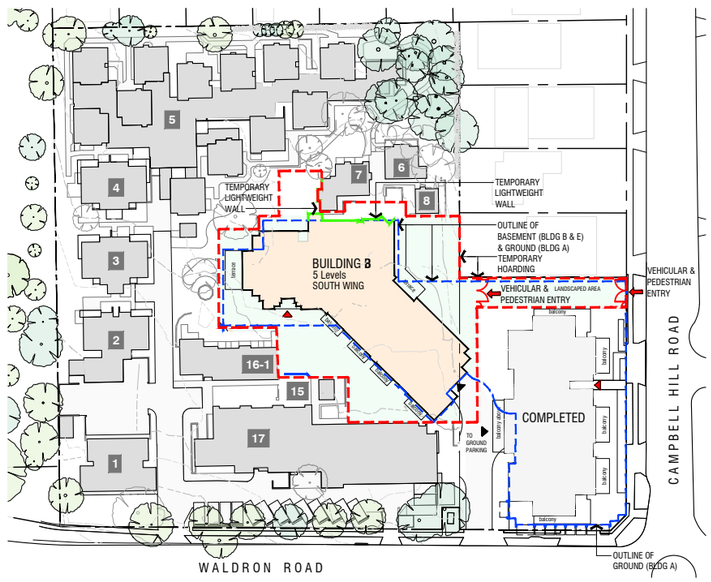
LEGEND

1	ADMINISTRATION / 2 STOREY	10	6 UNITS
2	4 UNITS / 2 STOREY	11	LAUNDROMAT
3	4 UNITS / 2 STOREY	12	4 UNITS
4	4 UNITS / 2 STOREY	13	PHYSIO
5	21 UNITS	14	5 UNITS
6	2 UNITS	15	HAIRDREESER
7	5 UNITS	16-1	4 UNITS
8	1 UNIT	16-2	4 UNITS
9	3 UNITS	17	MAIN BUILDING / 6 UNITS / 2 STOREY

EXISTING BUILDING
RCF BUILDING
HOARDING LINE
PROPOSED BASEMENT OUTLINE (BLDG B & E)
PROPOSED GROUND OUTLINE (BLDG A)
PROPOSED TEMPORARY WATERPROOF LIGHTWEIGHT WALL

STAGE 1 - PHASE 3

1. CONSTRUCTION OF 64 BEDS RCF SOUTH WING INCLUDING BASEMENT, SERVICES, LANDSCAPE & DRIVEWAY
2. CONSTRUCTION OF TEMPORARY WATERPROOF LIGHTWEIGHT WALL SHOWN IN GREEN LINE TO CLOSE OFF BUILDING B SOUTH WING
3. CONNECT BUILDING A & B DRIVEWAYS



			GFA		FSR (Adjusted with Bonus)		
			R4	B2		R4	B2
SITE AREA			1,0538.0	2192.0	Permitted	2.75:1	3.125:1
STAGE 1 - PHASE 3	Existing		3331.7				
	Proposed	Building A		4697.3			
		Building B	3709.6	37.6			
		TOTAL	7041.3	4734.9	Provided	0.67:1	2.16:1

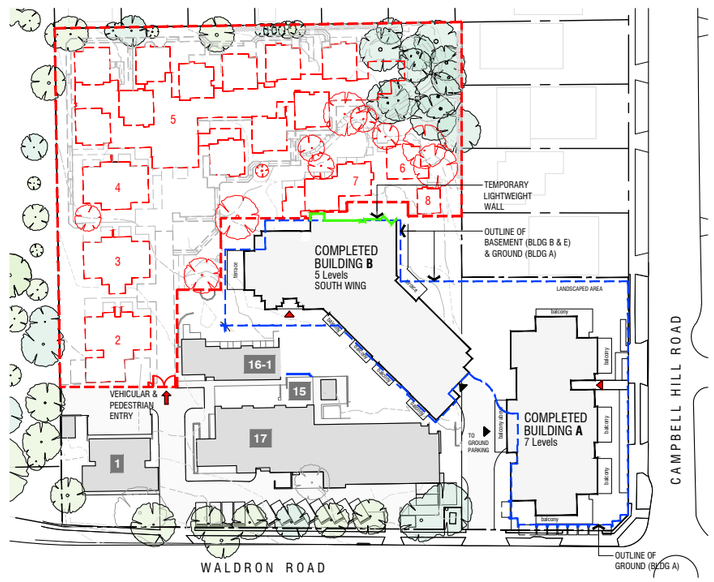
LEGEND

1	ADMINISTRATION / 2 STOREY	10	6 UNITS
2	4 UNITS / 2 STOREY	11	LAUNDROMAT
3	4 UNITS / 2 STOREY	12	4 UNITS
4	4 UNITS / 2 STOREY	13	PHYSIO
5	21 UNITS	14	5 UNITS
6	2 UNITS	15	HAIRDREESER
7	5 UNITS	16-1	4 UNITS
8	1 UNIT	16-2	4 UNITS
9	3 UNITS	17	MAIN BUILDING / 6 UNITS / 2 STOREY

EXISTING BUILDING
HOARDING LINE
PROPOSED BASEMENT OUTLINE (BLDG B & E)
PROPOSED GROUND OUTLINE (BLDG A)
PROPOSED TEMPORARY WATERPROOF LIGHTWEIGHT WALL
DEMOLISHED EXISTING BUILDING

STAGE 1 - PHASE 4

1. RELOCATE BEDS TO BUILDING B SOUTH WING
2. BUILD TEMPORARY HOARDING, VEHICULAR & PEDESTRIAN GATE
3. DEMOLISH EXISTING BUILDING 2, 3, 4, 5, 6, 7 & 8
4. ALLOW FOR TRAFFIC CONTROLLERS TO MANAGE COMMON DRIVEWAY BETWEEN EXISTING ADMIN AND MAIN BLDG. SAFELY



			GFA		FSR (Adjusted with Bonus)		
			R4	B2		R4	B2
SITE AREA			1,0538.0	2192.0	Permitted	2.75:1	3.125:1
STAGE 1 - PHASE 4	Existing		1479.2				
	Proposed	Building A		4697.3			
		Building B	3709.6	37.6			
		TOTAL	5188.8	4734.9	Provided	0.49:1	2.16:1

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	STAGING PLAN 1 Scale NTS@A3	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA39
					Date 13 Mar. 2026	Revision F

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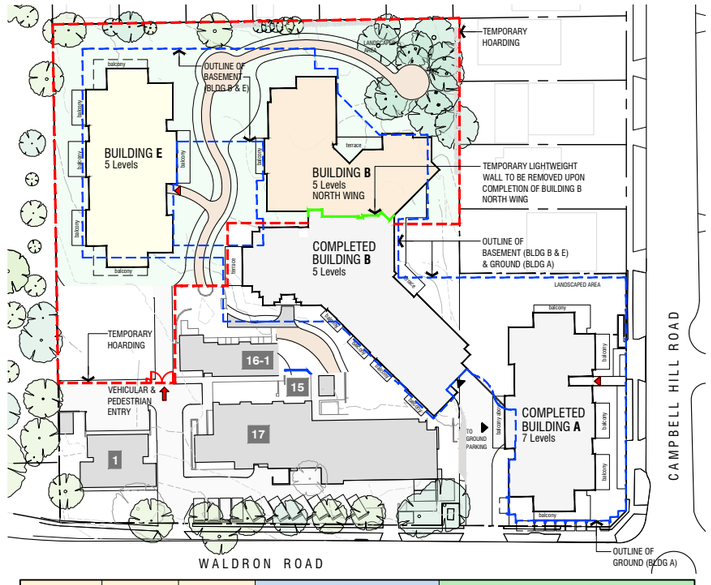
1	ADMINISTRATION / 2 STOREY	10	6 UNITS
2	4 UNITS / 2 STOREY	11	LAUNDROMAT
3	4 UNITS / 2 STOREY	12	4 UNITS
4	4 UNITS / 2 STOREY	13	PHYSIO
5	21 UNITS	14	5 UNITS
6	2 UNITS	15	HAIRDRESSER
7	5 UNITS	16-1	4 UNITS
8	1 UNIT	16-2	4 UNITS
9	3 UNITS	17	MAIN BUILDING / 6 UNITS / 2 STOREY

EXISTING BUILDING
RCF BUILDING
PROPOSED BUILDING E

HOARDING LINE
PROPOSED BASEMENT OUTLINE (BLDG B & E)
PROPOSED GROUND OUTLINE (BLDG A)
TEMPORARY WATERPROOF LIGHTWEIGHT WALL
DEMOLISHED EXISTING BUILDING

STAGE 1 - PHASE 5

1. BUILD TEMPORARY HOARDING, VEHICULAR & PEDESTRIAN GATE
2. CONSTRUCTION OF 56 BEDS RCF NORTH WING INCLUDING BASEMENT, SERVICES, LANDSCAPE & WALKWAY
3. DEMOLISH TEMPORARY LIGHTWEIGHT WALL AND CONNECT BUILDING B SOUTH & NORTH WING
4. CONSTRUCTION OF 25 ILU UNITS BUILDING E INCLUDING BASEMENT, PARKING, SERVICES & LANDSCAPING
5. ALLOW FOR TRAFFIC CONTROLLER TO MANAGE COMMON DRIVEWAY BETWEEN EXISTING ADMIN AND MAIN BLDG. SAFELY



			GFA		FSR (Adjusted with Bonus)		
			R4	B2		R4	B2
SITE AREA			**1,0538.0**	**2192.0**	Permitted	**2.75:1**	**3.125:1**
STAGE 1 - PHASE **5**	Existing		1479.2				
	Proposed	Building A		4697.3			
		Building B	7066.7	37.6			
		Building E	3080.1				
		TOTAL	**11626.0**	**4734.9**	Provided	**1.10:1**	**2.16:1**

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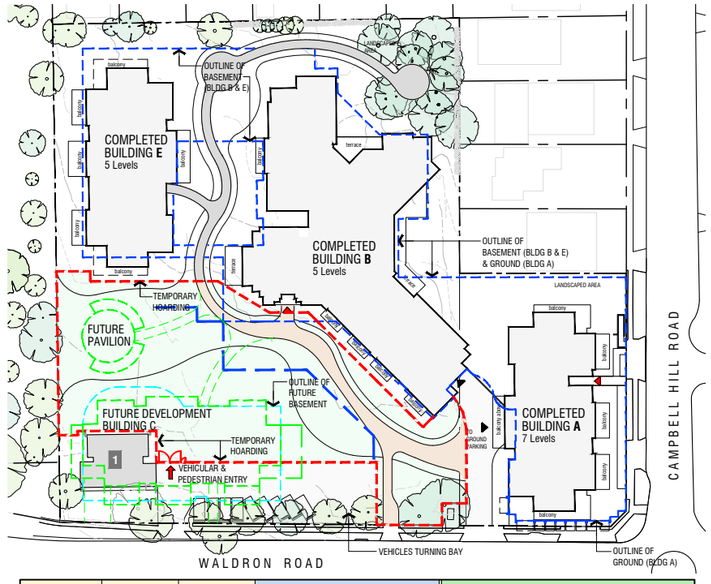
1	ADMINISTRATION / 2 STOREY	10	6 UNITS
2	4 UNITS / 2 STOREY	11	LAUNDROMAT
3	4 UNITS / 2 STOREY	12	4 UNITS
4	4 UNITS / 2 STOREY	13	PHYSIO
5	21 UNITS	14	5 UNITS
6	2 UNITS	15	HAIRDRESSER
7	5 UNITS	16-1	4 UNITS
8	1 UNIT	16-2	4 UNITS
9	3 UNITS	17	MAIN BUILDING / 6 UNITS / 2 STOREY

EXISTING BUILDING

HOARDING LINE
PROPOSED BASEMENT OUTLINE (BLDG B & E)
PROPOSED GROUND OUTLINE (BLDG A)
FUTURE DEVELOPMENT

STAGE 1 - PHASE 7

1. BUILD TEMPORARY HOARDING AND VEHICULAR & PEDESTRIAN GATE
2. CONSTRUCTION OF LANDSCAPE, AND WALKWAYS ADJACENT TO BLDG B
3. LANDSCAPE FUTURE STAGE 2 AREA



			GFA		FSR (Adjusted with Bonus)		
			R4	B2		R4	B2
SITE AREA			**1,0538.0**	**2192.0**	Permitted	**2.75:1**	**3.125:1**
STAGE 1 - PHASE **7**	Existing		364.6				
	Proposed	Building A		4697.3			
		Building B	7066.7	37.6			
		Building E	3080.1				
		TOTAL	**10511.4**	**4734.9**	Provided	**1.00:1**	**2.16:1**

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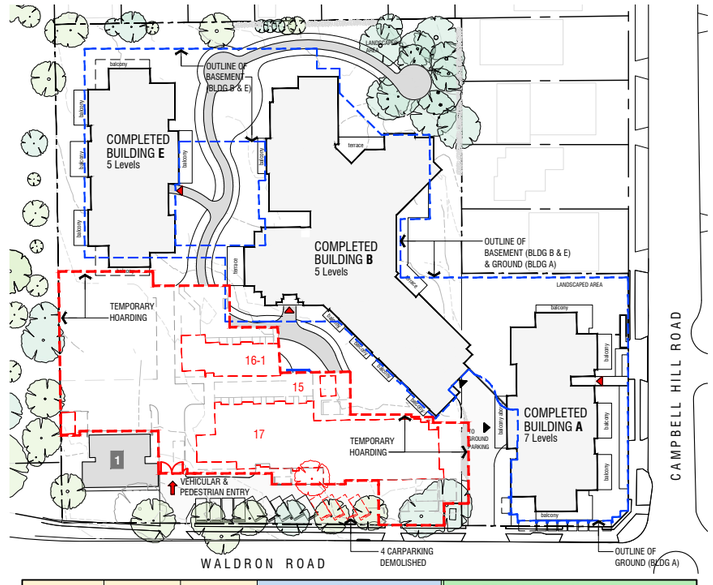
1	ADMINISTRATION / 2 STOREY	10	6 UNITS
2	4 UNITS / 2 STOREY	11	LAUNDROMAT
3	4 UNITS / 2 STOREY	12	4 UNITS
4	4 UNITS / 2 STOREY	13	PHYSIO
5	21 UNITS	14	5 UNITS
6	2 UNITS	15	HAIRDREESER
7	5 UNITS	16-1	4 UNITS
8	1 UNIT	16-2	4 UNITS
9	3 UNITS	17	MAIN BUILDING / 6 UNITS / 2 STOREY

EXISTING BUILDING

HOARDING LINE
PROPOSED BASEMENT OUTLINE (BLDG B & E)
PROPOSED GROUND OUTLINE (BLDG A)
DEMOLISHED EXISTING BUILDING

STAGE 1 - PHASE 6

1. BUILD TEMPORARY HOARDING, VEHICULAR & PEDESTRIAN GATE
2. RELOCATE BEDS FROM BUILDING 15, 16 & 17 TO BUILDING B
3. DEMOLISH EXISTING BUILDING 15, 16-1 & 17
4. ALLOW FOR TRAFFIC CONTROLLER TO MANAGE COMMON DRIVEWAY BETWEEN EXISTING ADMIN AND MAIN BLDG.SAFELY
5. CONVERT4 EXISTING CARPARKING SPACE FOR VEHICLE TURNING BAY



			GFA		FSR (Adjusted with Bonus)		
			R4	B2		R4	B2
SITE AREA			**1,0538.0**	**2192.0**	Permitted	**2.75:1**	**3.125:1**
STAGE 1 - PHASE **6**	Existing		364.6				
	Proposed	Building A		4697.3			
		Building B	7066.7	37.6			
		Building E	3080.1				
		TOTAL	**10511.4**	**4734.9**	Provided	**1.00:1**	**2.16:1**

LEGEND

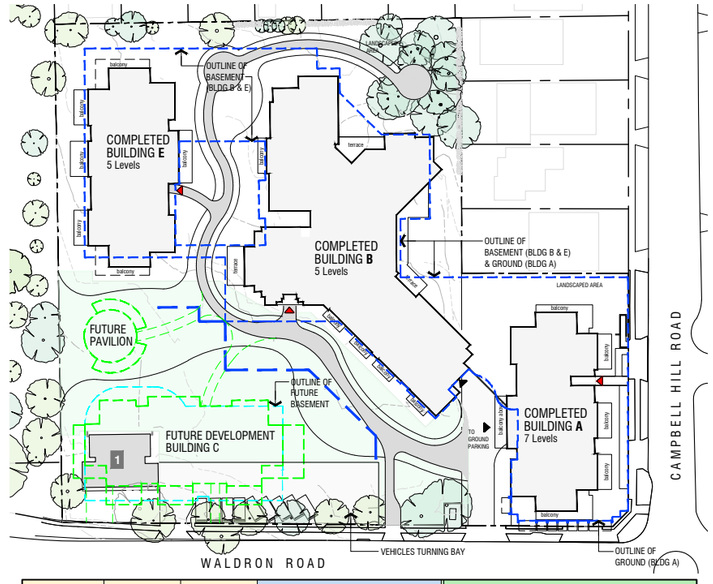
1	ADMINISTRATION / 2 STOREY	10	6 UNITS
2	4 UNITS / 2 STOREY	11	LAUNDROMAT
3	4 UNITS / 2 STOREY	12	4 UNITS
4	4 UNITS / 2 STOREY	13	PHYSIO
5	21 UNITS	14	5 UNITS
6	2 UNITS	15	HAIRDRESSER
7	5 UNITS	16-1	4 UNITS
8	1 UNIT	16-2	4 UNITS
9	3 UNITS	17	MAIN BUILDING / 6 UNITS / 2 STOREY

EXISTING BUILDING

PROPOSED BASEMENT OUTLINE (BLDG B & E)
PROPOSED GROUND OUTLINE (BLDG A)
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT OF BASEMENT
FUTURE DEVELOPMENT OF WALKWAY & DRIVEWAY

STAGE 1 - PHASE 8

1. DEMOLISH TEMPORARY HOARDING, VEHICULAR & PEDESTRIAN GATE
2. CONNECT EXISTING CARPARK TO NEW VEHICULAR AND PEDESTRIAN ACCESS AT WALDRON ROAD



			GFA		FSR (Adjusted with Bonus)		
			R4	B2		R4	B2
SITE AREA			**1,0538.0**	**2192.0**	Permitted	**2.75:1**	**3.125:1**
STAGE 1 - PHASE **8**	Existing		364.6				
	Proposed	Building A		4697.3			
		Building B	7066.7	37.6			
		Building E	3080.1				
		TOTAL	**10511.4**	**4734.9**	Provided	**1.00:1**	**2.16:1**

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE REDEVELOPMENT 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	STAGING PLAN 2 Scale NTS@A3	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 7000 Fax. (02) 9406 7099 Email : brgroup@brgr.net	2108	A3DA40
					Date 13 Mar. 2026	Revision F

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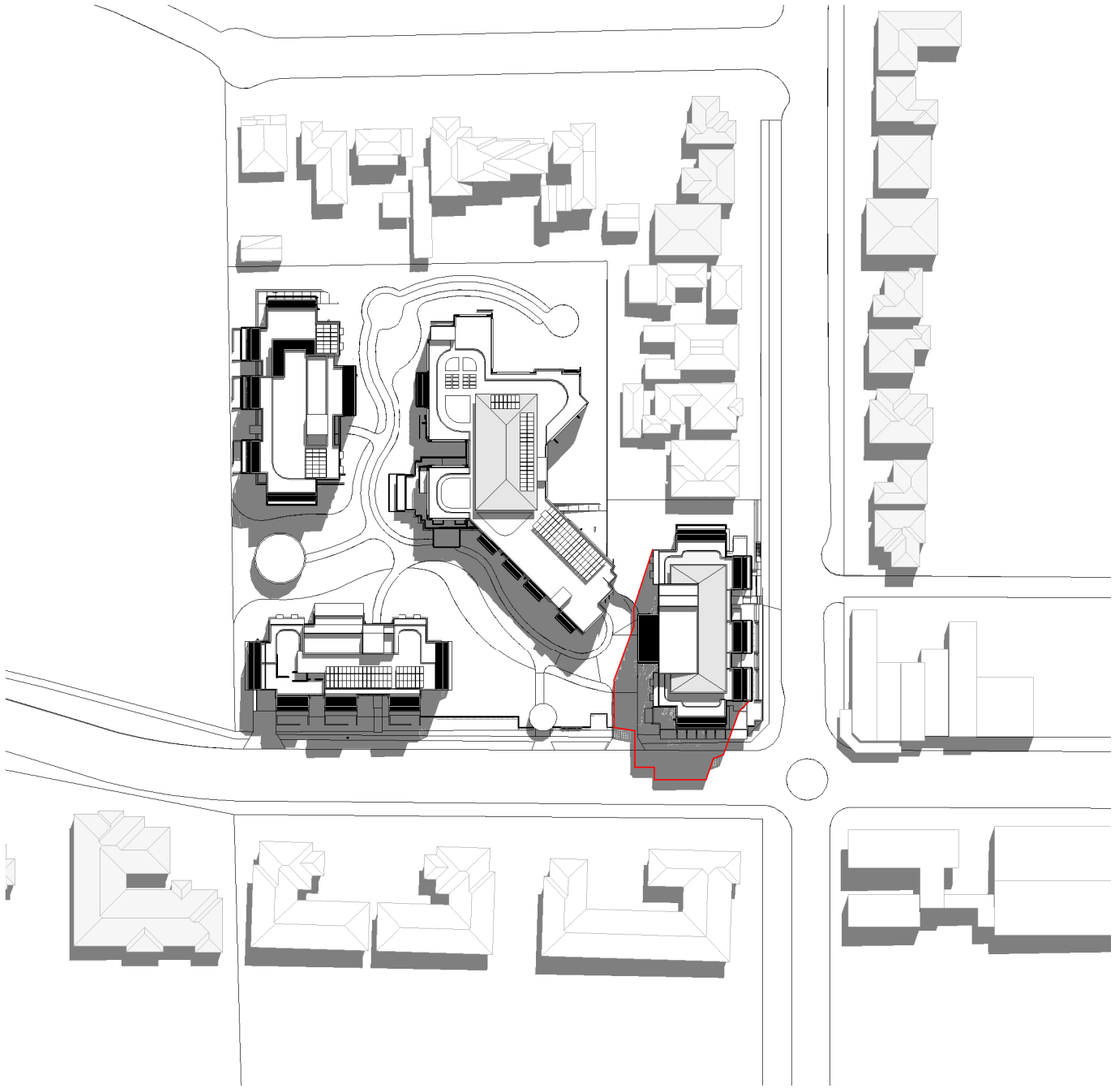
MARCH 20th 10 AM

SHADOW OUTLINE OF THE COMPLIANT SCHEME

CONTEXT BUILDINGS ARE INDICATIVE ONLY. THEY ARE NOT BASED ON SURVEY INFORMATION.

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	MARCH 20th 9AM & 10AM	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 Fax. (02) 9406 Email :	2108 Date 13/03/26	A3DA41 Revision D

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MARCH 20th 11 AM



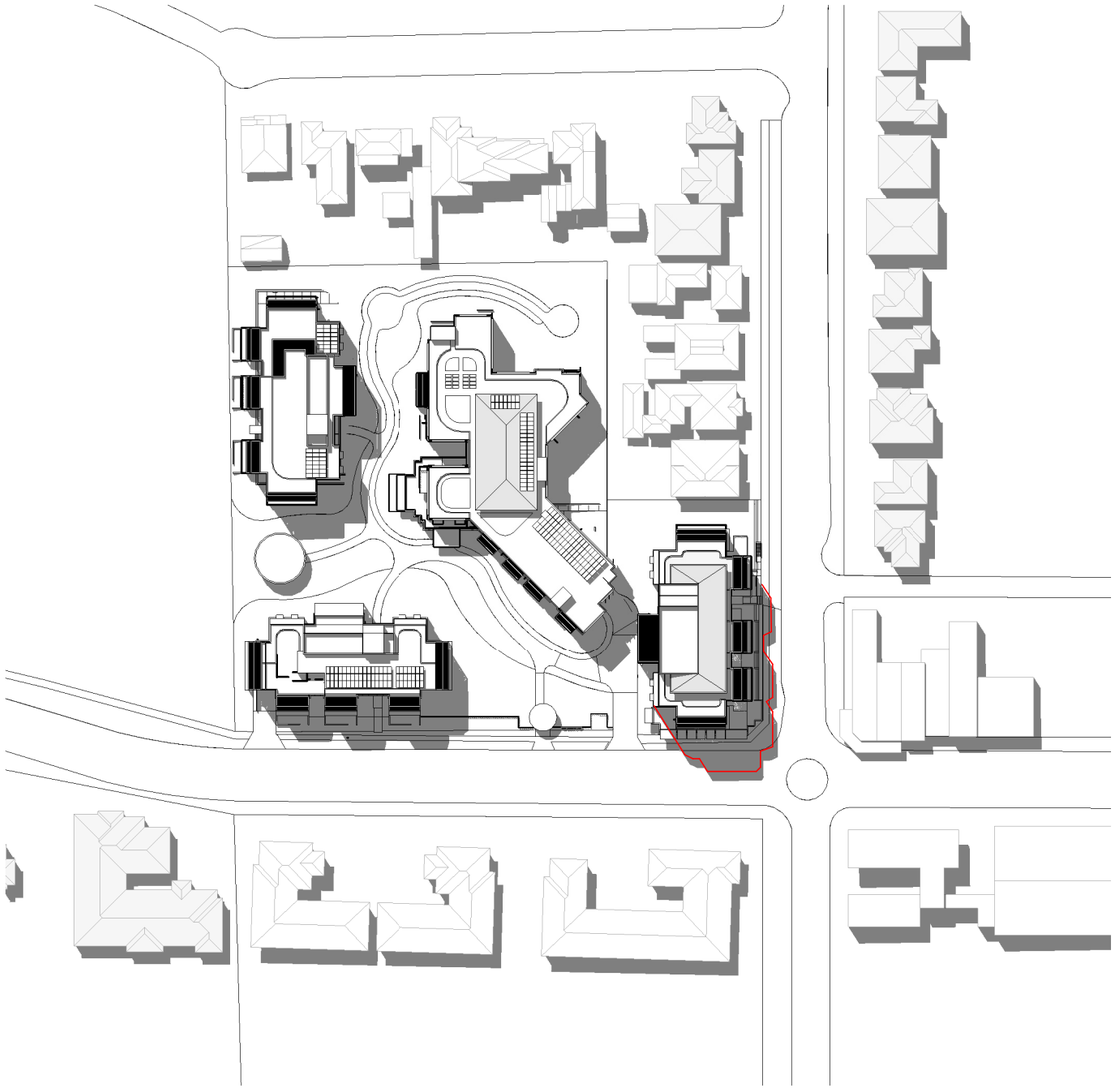
MARCH 20th 12 PM

SHADOW OUTLINE OF THE COMPLIANT SCHEME

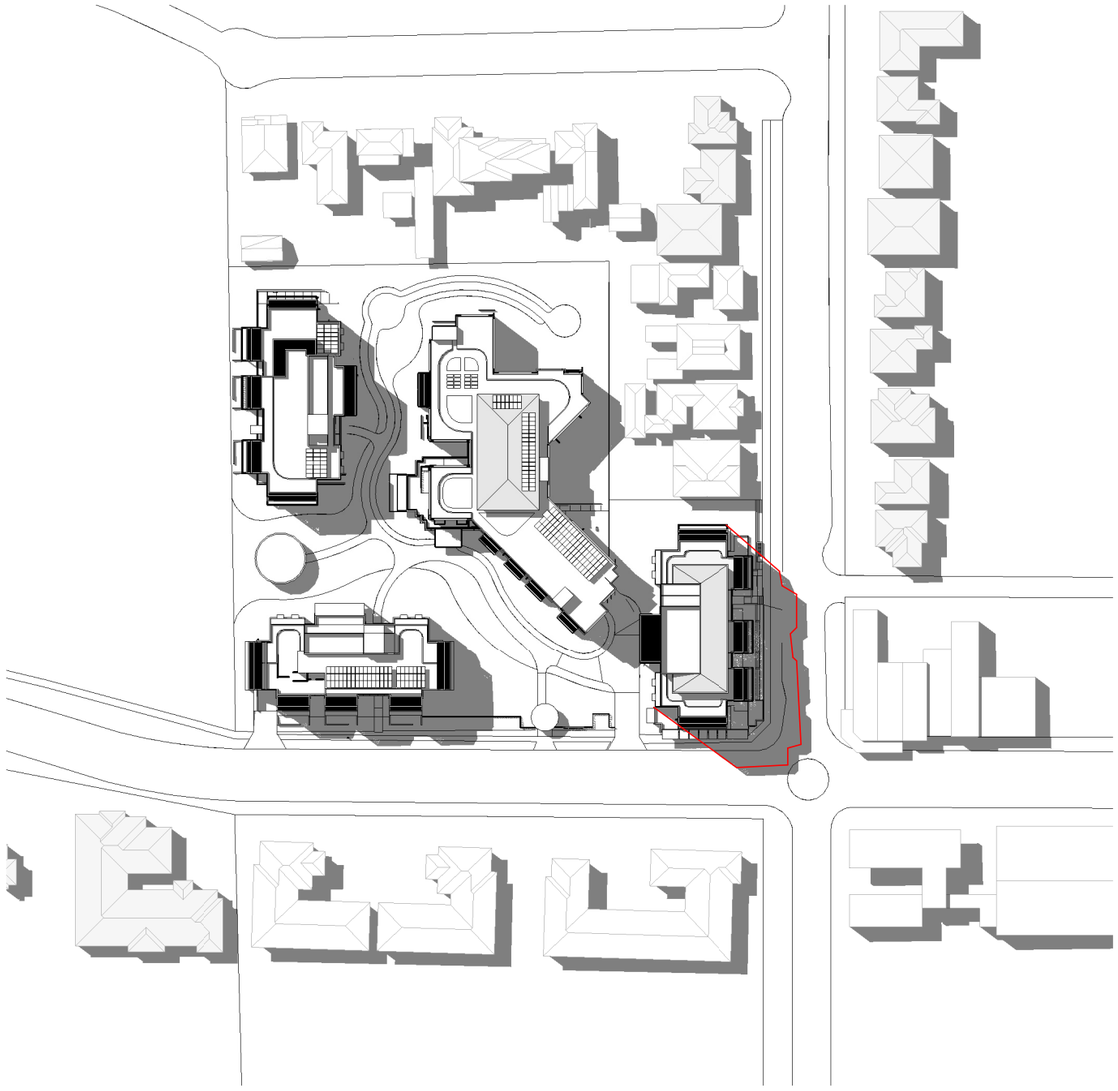
CONTEXT BUILDINGS ARE INDICATIVE ONLY. THEY ARE NOT BASED ON SURVEY INFORMATION.

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	MARCH 20th 11AM & 12PM	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 Fax. (02) 9406 Email :	2108	A3DA42
					Date	Revision
					13/03/26	D

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MARCH 20th 1 PM



MARCH 20th 2 PM

SHADOW OUTLINE OF THE COMPLIANT SCHEME

CONTEXT BUILDINGS ARE INDICATIVE ONLY. THEY ARE NOT BASED ON SURVEY INFORMATION.

Client	Project	Drawing Name	Project Manager	Architect	Job No.	Drawing No.
Abel Tasman Village A Culture of Care	ABEL TASMAN VILLAGE 222 Waldron Road and 138 Campbell Hill Road, CHESTER HILL NSW 2162	MARCH 20th 1PM & 2PM	CENTURION GROUP YOUR TRUSTED ADVISOR	boffa robertson group Architecture, Health Planning, Project Management Suite 7, Level 1 Epica, 9 Railway Street, Chatswood, NSW 2067 Tel. (02) 9406 Fax. (02) 9406 Email :	2108	A3DA43
					Date	Revision
					13/03/26	D

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