

Vivacity Darby Development

47 Darby Street
Cooks Hill NSW 2300
Lot 103. DP 786055

Feasibility



Vivacity Darby Development

Darby 45m Residential + Tyrrell Residential

- 2 levels of Basement Carparking accessed from Darby Street
- Commercial on Ground floor with carparking and waste off Darby Street
- Carparking sleeved by units on Level 1 accessed from Tyrrell Street
- Units and communal spaces on Level 2
- Units above level 2 up to 45m height plane
- Demolish existing warehouse to eastern portion of site
- 2 levels of basement carparking
- Residential Building to street wall height plane
- Communal open space and deep soil connecting buildings



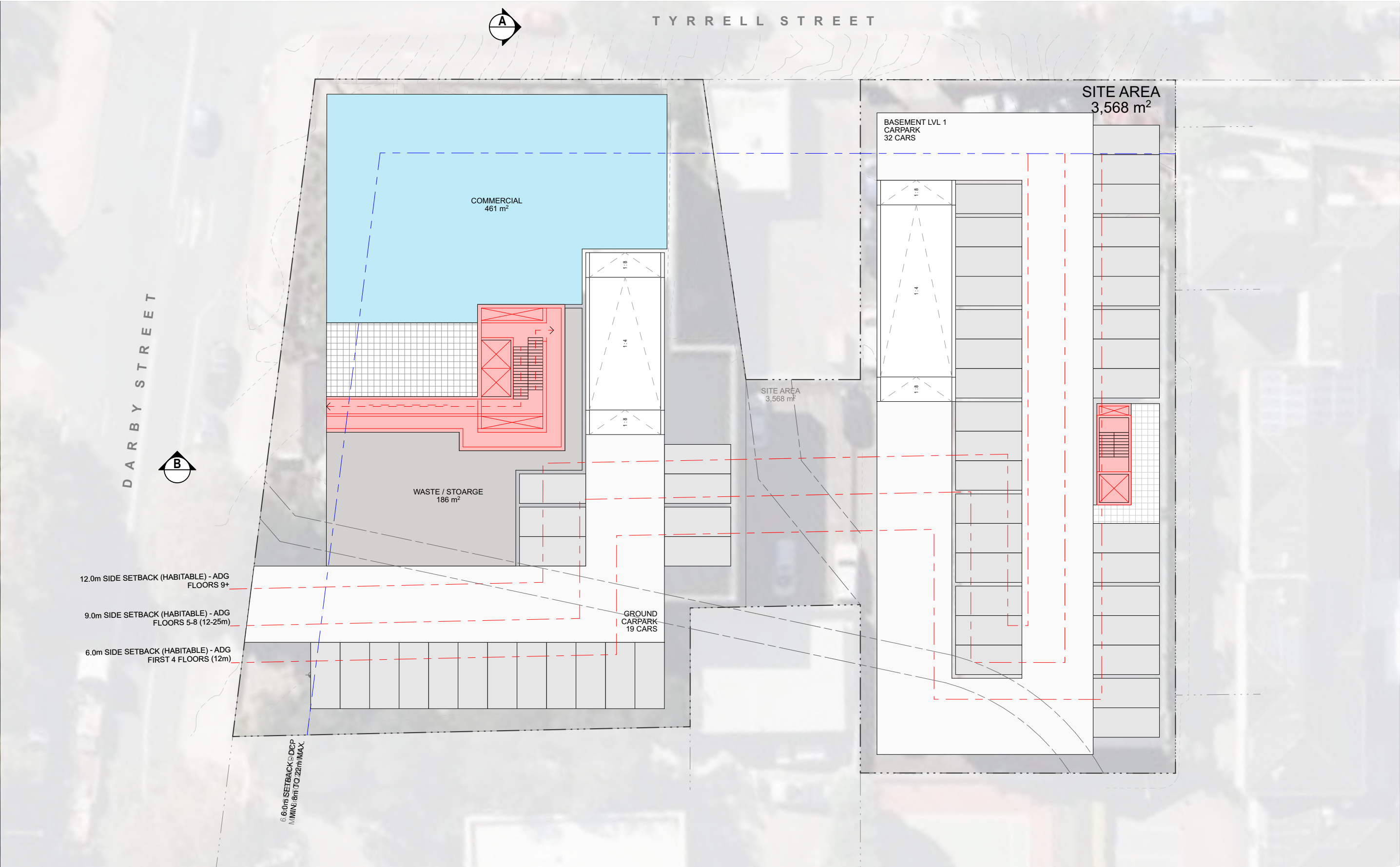
Basement Levels

NOTE:
PRELIMINARY AUTHORITY CONTROL
INFORMATION SUBJECT TO PLANNER AND
COUNCIL REVIEW AND FURTHER INVESTIGATION
SETBACK ENCROACHMENT PLANNING RISKS TO UPPER FLOOR
LOCATIONS SHOWN IN RED HATCHED FILL



Ground Level

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First Floor

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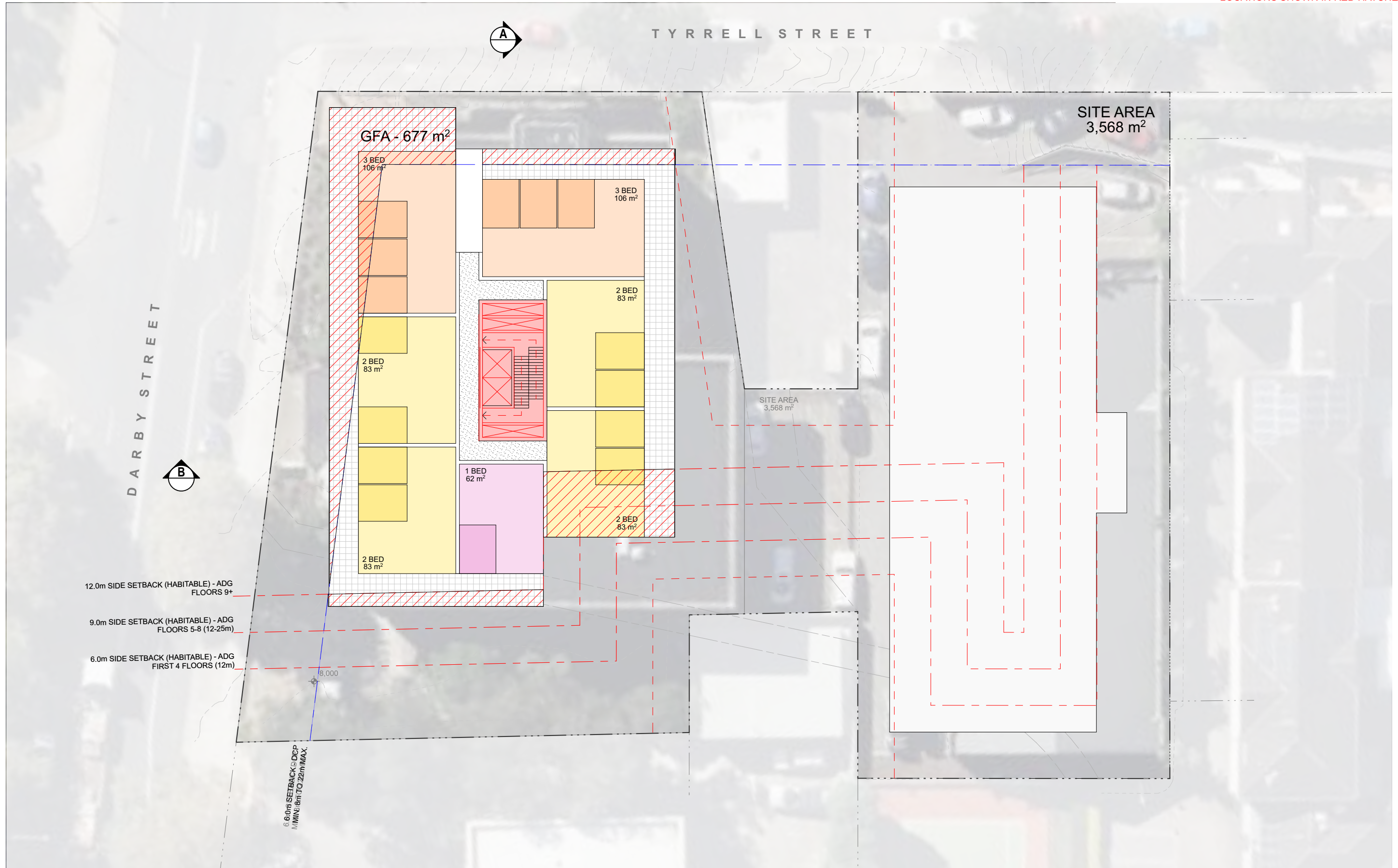


Below Street Wall / Typical

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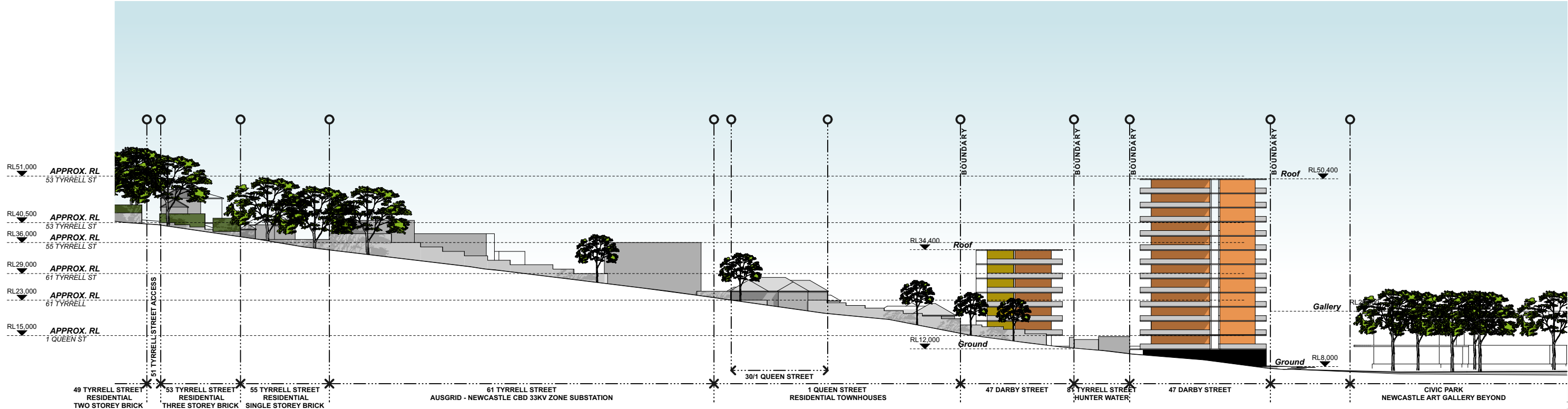


SETBACK ENCROACHMENT PLANNING RISKS TO UPPER FLOOR
LOCATIONS SHOWN IN RED HATCHED FILL



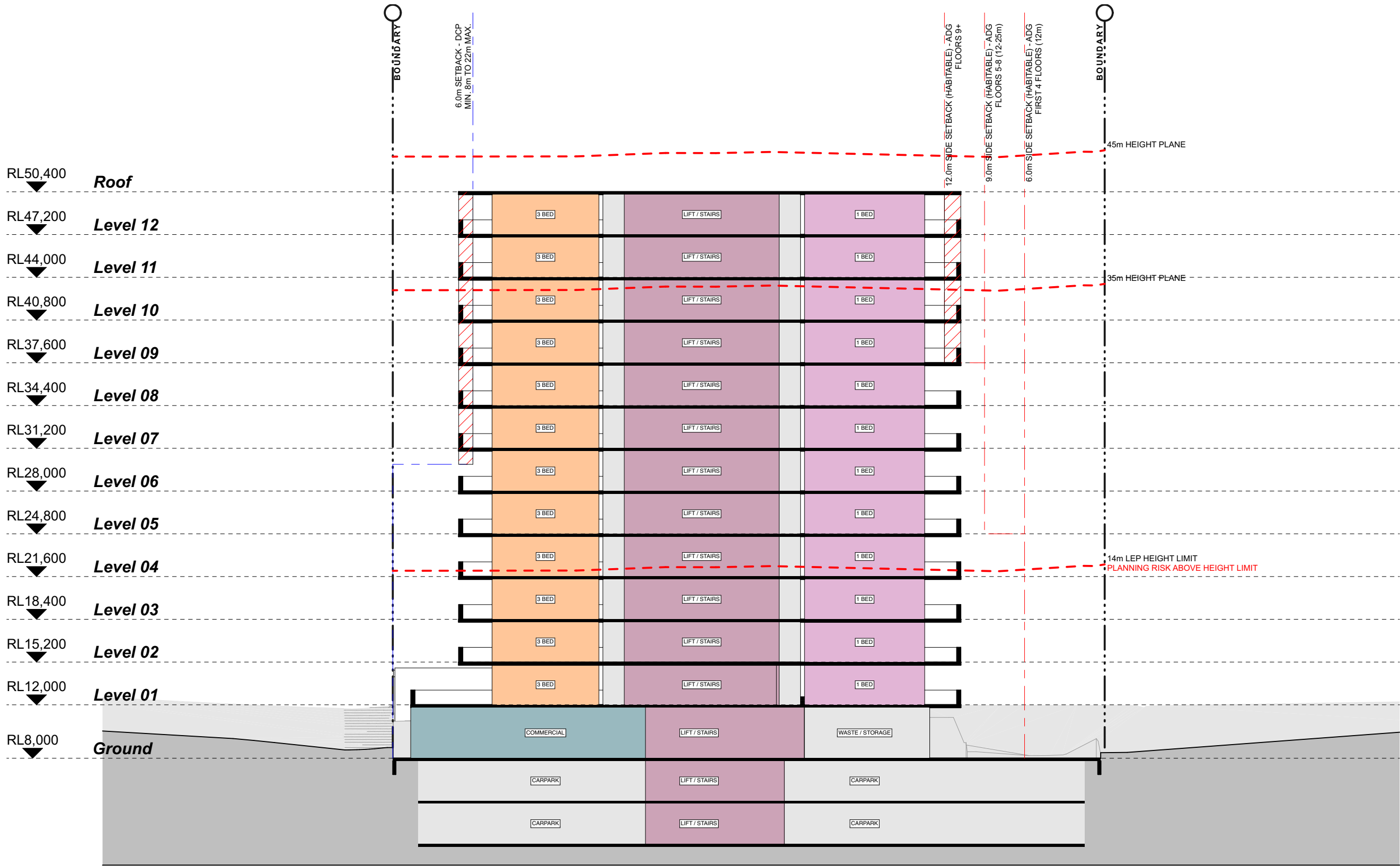
Street Elevation - Tyrrell

NOTE:
RL'S HAVE BEEN SOURCED FROM GOOGLE
EARTH AND ARE INDICATIVE ONLY.
ALL LEVELS TO BE VERIFIED BY FUTURE
DETAILED SURVEY



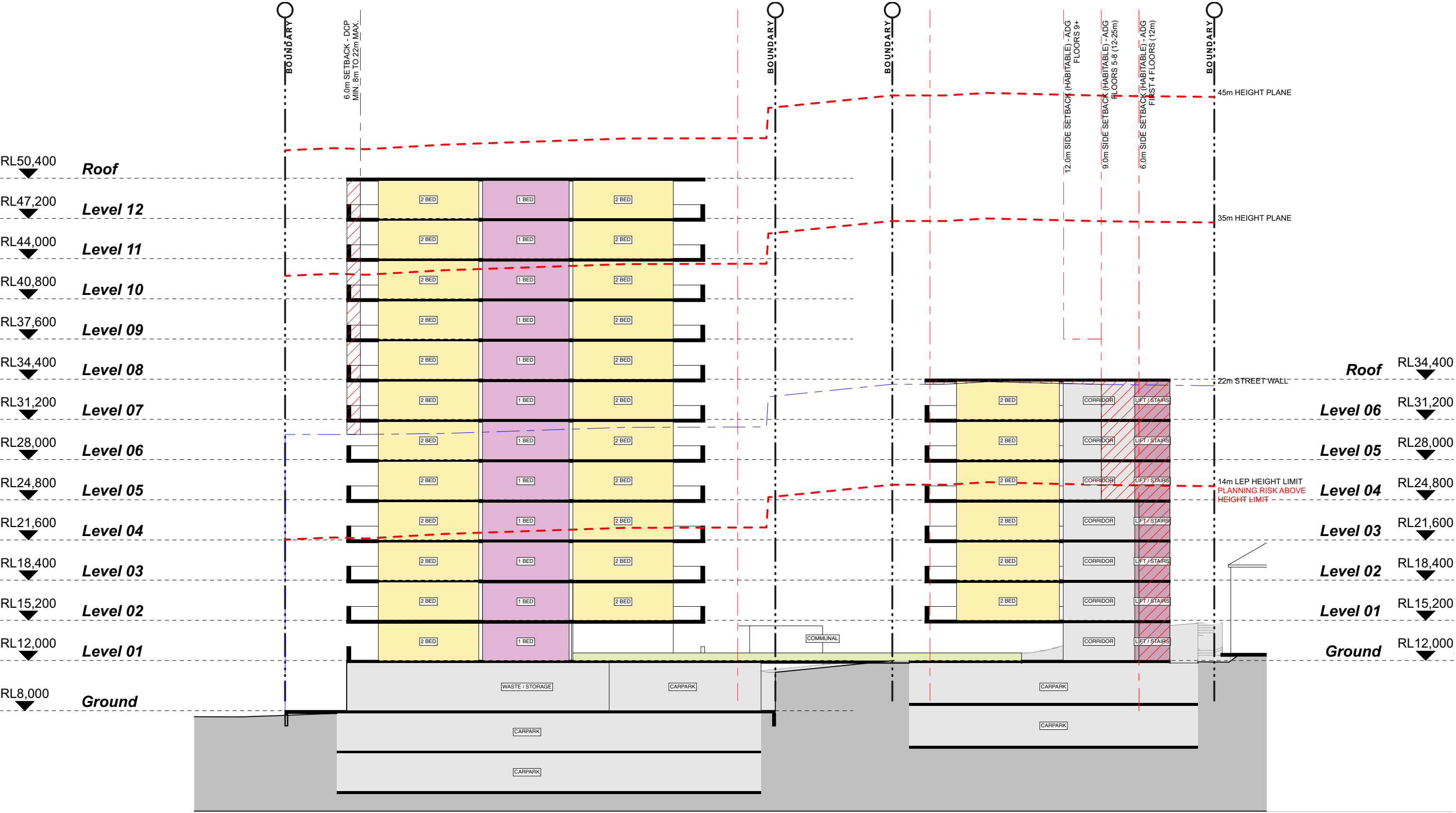
Section A

NOTE:
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Section B

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Summary

	Control	Concept Proposal	
Site Area	3567.54 m²		
FSR	2.5 :1	3.48 :1	
GFA	8918.85 m²	12417 m²	-3498
1B		11 units	9.6%
2B		66 units	57.9%
3B		37 units	32.5%
Total Units		114 units	
Solar min 2hr	70% total	85.1%	
'No Sun'	15% max	10.5%	
Cross Vent First 9 floors	60%	76.7%	
Cross Vent Total	N/A	75.4%	
Car Parking	151 spaces	164 spaces	
Bike Parking	TBC spaces	TBC spaces	
Motorbike Parking	TBC spaces	TBC spaces	

Parking Rates

	Target		Concept Proposal
3Bs	2 spaces each	74	
2Bs	1 space each	66	
1B	1 space each	11	
		151	

Area Schedule

	Floor level Site RL	Floor Height	Building Height	Residential Tower			Warehouse Tower				Parking Spaces	Commercial GFA m²	Parking Spaces	TOTAL GFA m²
				1B	2B	3B	1B	2B	3B	GFA m²				
														0
Lift Overrun	51.8	1.4	43.8											0
Level 12	47.2	3.2	42.4	1	4	2				700				700
Level 11	44	3.2	39.2	1	4	2				700				700
Level 10	40.8	3.2	36	1	4	2				700				700
Level 09	37.6	3.2	32.8	1	4	2				700				700
Level 08	34.4	3.2	29.6	1	4	2				700				700
Level 07	31.2	3.2	26.4	1	4	2		3	2	1251				1251
Level 06	28	3.2	23.2	1	4	2		3	2	1251				1251
Level 05	24.8	3.2	20	1	4	2		3	2	1251				1251
Level 04	21.6	3.2	16.8	1	4	2		3	2	1251				1251
Level 03	18.4	3.2	13.6	1	4	2		3	2	1251				1251
Level 02	15.2	3.2	10.4	1	3	2		3	2	1251				1251
Level 01	12	3.2	7.2		3	2		2	1	950				950
Ground	8	4	4								32	461	19	461
Basement Lvl 1											83			0
Basement Lvl 2											49			0
Totals				11	46	24	0	20	13	11956	164	461	19	12417

'No Sun'	Solar 2hr	Cross Vent
1	6	5
1	6	5
1	6	5
1	6	5
1	6	5
1	10	9
1	10	9
1	10	9
1	10	9
1	10	9
1	7	7
10.5%	85.1%	75.4%