

# DEVELOPMENT CAPACITY STUDY

91-253 Cecil Avenue & 253-249 Teminus Street Castle hill  
33-82 Cecil Avenue & 19-31 Terminus St, Castle Hill  
72-74 Cecil Avenue & 18-33 Teminus St, Castle Hill  
109A-113 Cecil Avenue & 36-38 Orange Grove, Castle Hill

NOMINATED ARCHITECT: KAICHI LEUNG  
NSW 7133|QLD 4478|VIC 800401

# SITE 1

109A-113 Cecil Avenue & 36-38 Orange Grove, Castle Hill



SITE LOCATION



SITE PLAN

<b>SITE AREA</b>	7,478 m <sup>2</sup>
<b>HEIGHT</b>	12 storeys 38.4 m
<b>HEIGHT(+30%)</b>	15.6 storeys 49.92 m
<b>FSR(LEP)</b>	2 :1
<b>MAX GFA(LEP)</b>	14,956 m <sup>2</sup>
<b>MAX GFA(+30%)</b>	19,443 m <sup>2</sup>
<b>FSR(+30%)</b>	2.6 :1

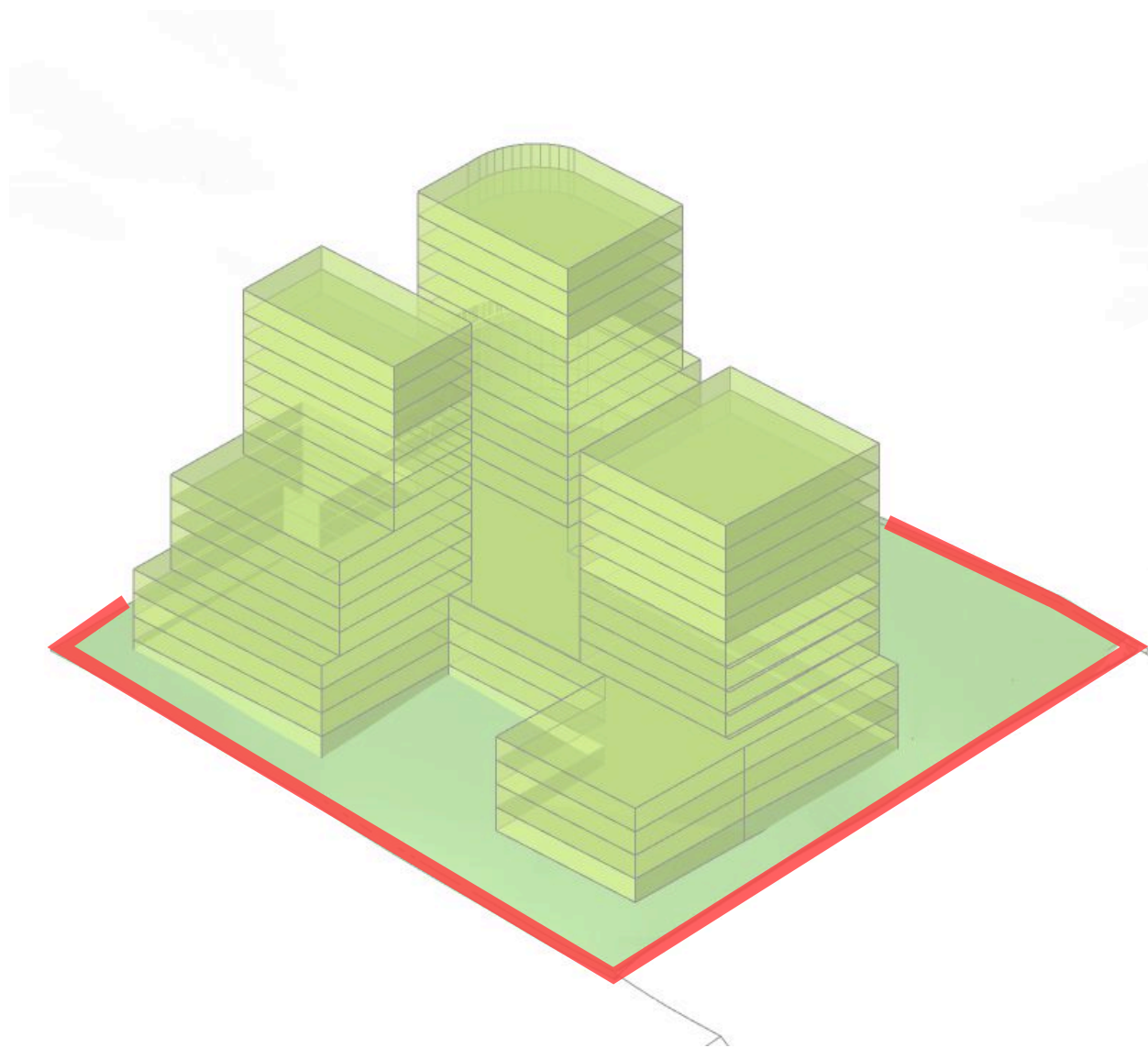
GBA BREAKDOWN		
LEVEL	GBA (m <sup>2</sup> )	
GF	3,250	m <sup>2</sup>
LEVEL1	3,250	m <sup>2</sup>
LEVEL2	3,250	m <sup>2</sup>
LEVEL3	3,250	m <sup>2</sup>
LEVEL4	1,660	m <sup>2</sup>
LEVEL5	1,660	m <sup>2</sup>
LEVEL6	1,660	m <sup>2</sup>
LEVEL7	1,660	m <sup>2</sup>
LEVEL8	1,320	m <sup>2</sup>
LEVEL9	1,320	m <sup>2</sup>
LEVEL10	1,330	m <sup>2</sup>
LEVEL11	1,330	m <sup>2</sup>
LEVEL12	1,330	m <sup>2</sup>
LEVEL13	750	m <sup>2</sup>
LEVEL14	750	m <sup>2</sup>

<b>TOTAL GBA</b>	<b>27,770</b>	<b>m<sup>2</sup></b>
<b>EFFICIENCY</b>	<b>70%</b>	
<b>GFA</b>	<b>19,439</b>	<b>m<sup>2</sup></b>
<b>FSR</b>	<b>2.60</b>	<b>:1</b>

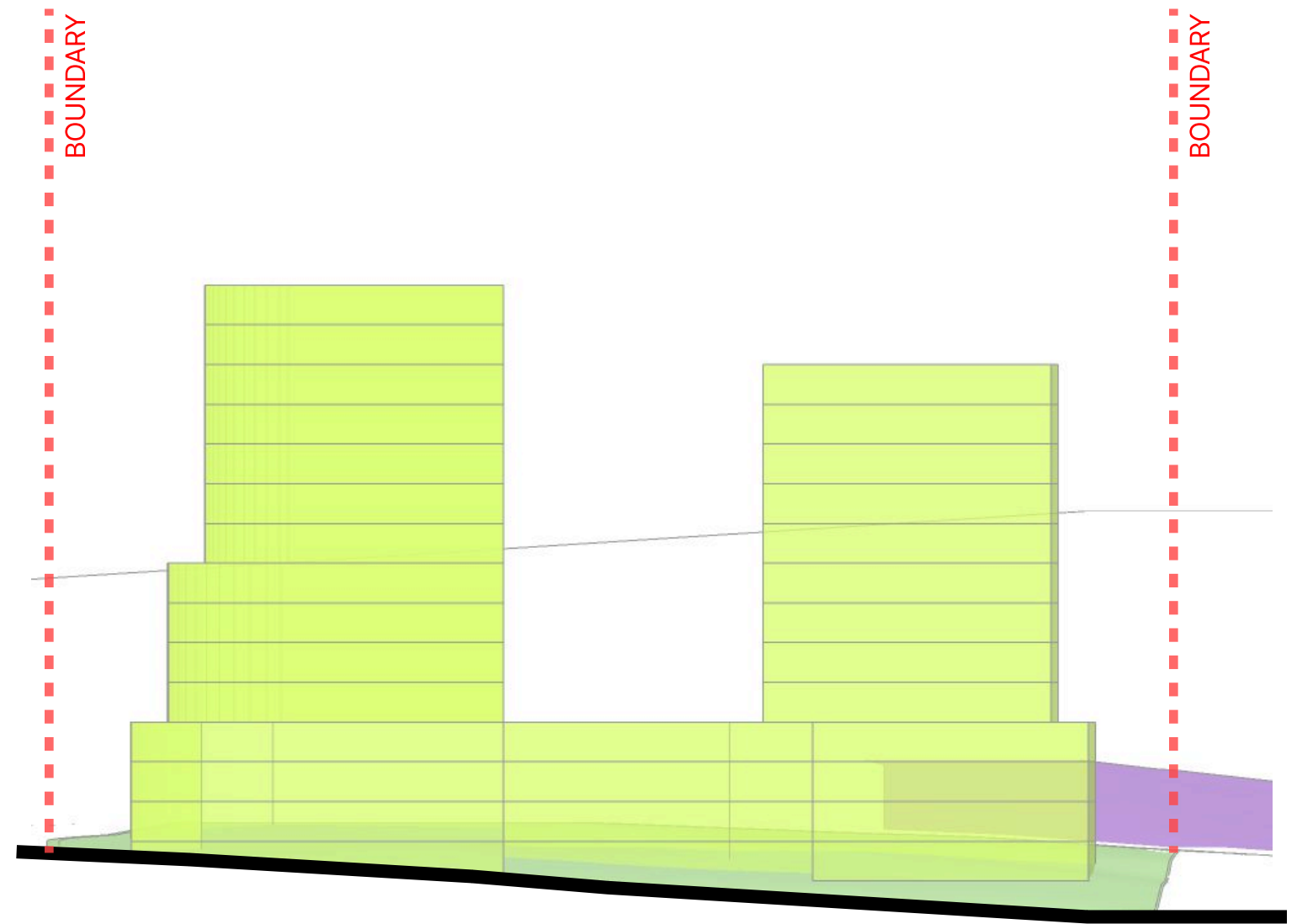


# SITE 1

109A-113 Cecil Avenue & 36-38 Orange Grove, Castle Hill



ISOMETRIC VIEW



ELEVATION

# SITE 2

33-82 Cecil Avenue & 19-31 Terminus St, Castle Hill



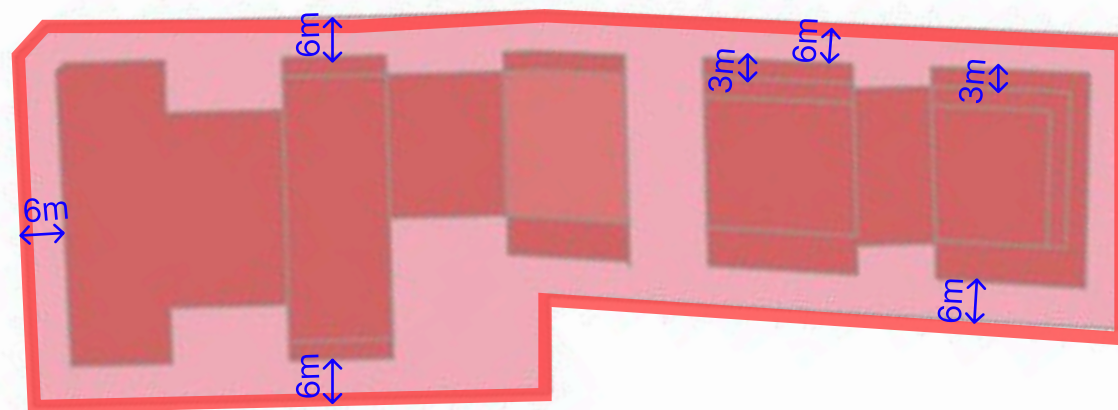
SITE LOCATION



<b>SITE AREA</b>	8,867 m <sup>2</sup>
<b>HEIGHT</b>	10 storeys 32 m
<b>HEIGHT (+30%)</b>	13 41.6 m
<b>FSR(LEP)</b>	2 :1
<b>MAX GFA(LEP)</b>	17,734 m <sup>2</sup>
<b>MAX GFA(+30%)</b>	23,054 m <sup>2</sup>
<b>FSR(+30%)</b>	2.6 :1

GBA BREAKDOWN		
LEVEL	GBA(m <sup>2</sup> )	m <sup>2</sup>
GF	4,900	m <sup>2</sup>
LEVEL1	4,900	m <sup>2</sup>
LEVEL2	4,900	m <sup>2</sup>
LEVEL3	4,900	m <sup>2</sup>
LEVEL4	2,000	m <sup>2</sup>
LEVEL5	2,000	m <sup>2</sup>
LEVEL6	1,325	m <sup>2</sup>
LEVEL7	1,325	m <sup>2</sup>
LEVEL8	1,325	m <sup>2</sup>
LEVEL9	1,325	m <sup>2</sup>
LEVEL10	1,325	m <sup>2</sup>
LEVEL11	1,325	m <sup>2</sup>
LEVEL12	1,325	m <sup>2</sup>

TOTAL GBA	<b>32,875</b>	m <sup>2</sup>
EFFICIENCY	<b>70%</b>	
GFA	<b>23,013</b>	m <sup>2</sup>
FSR	<b>2.60</b>	:1

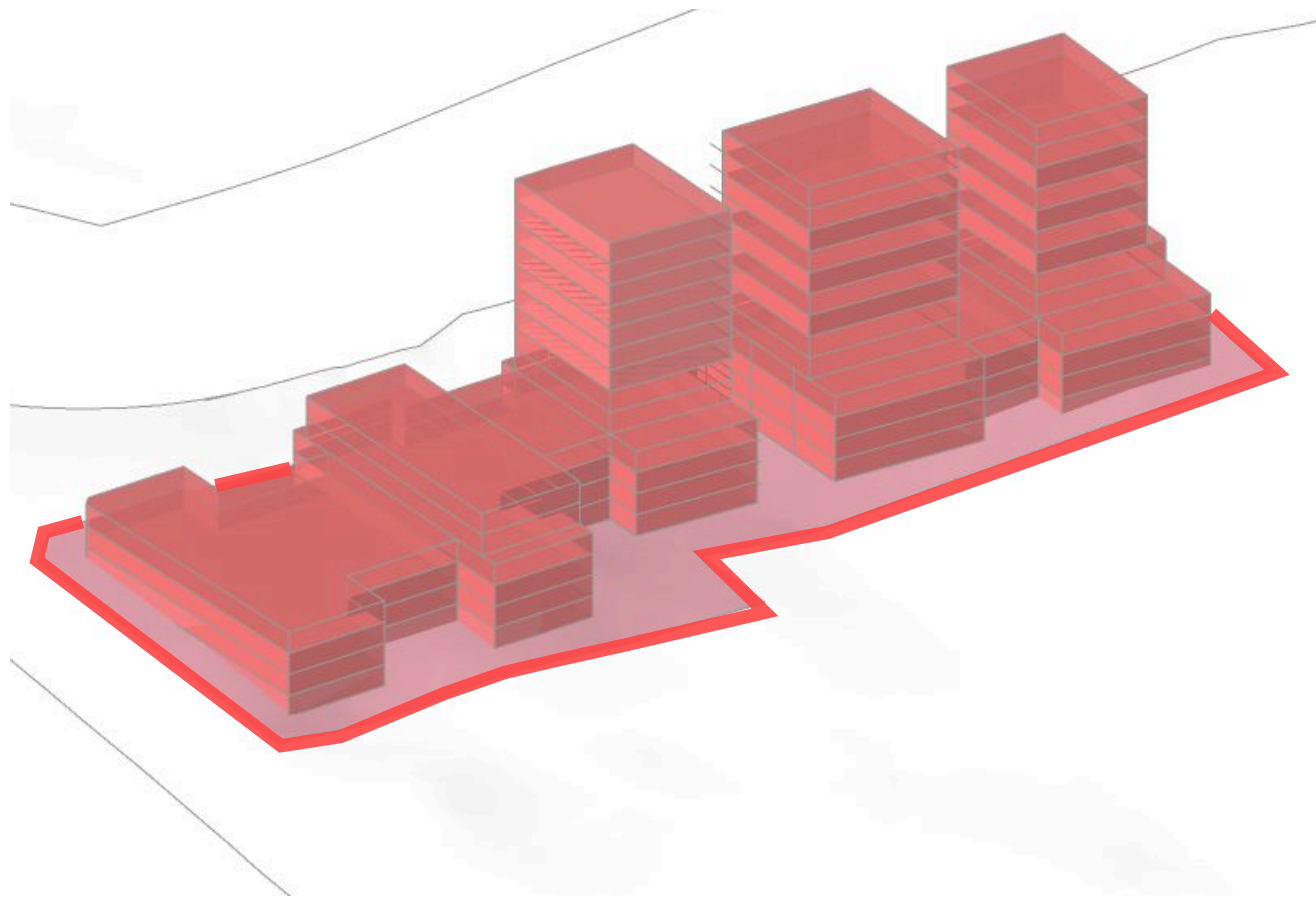


SITE PLAN

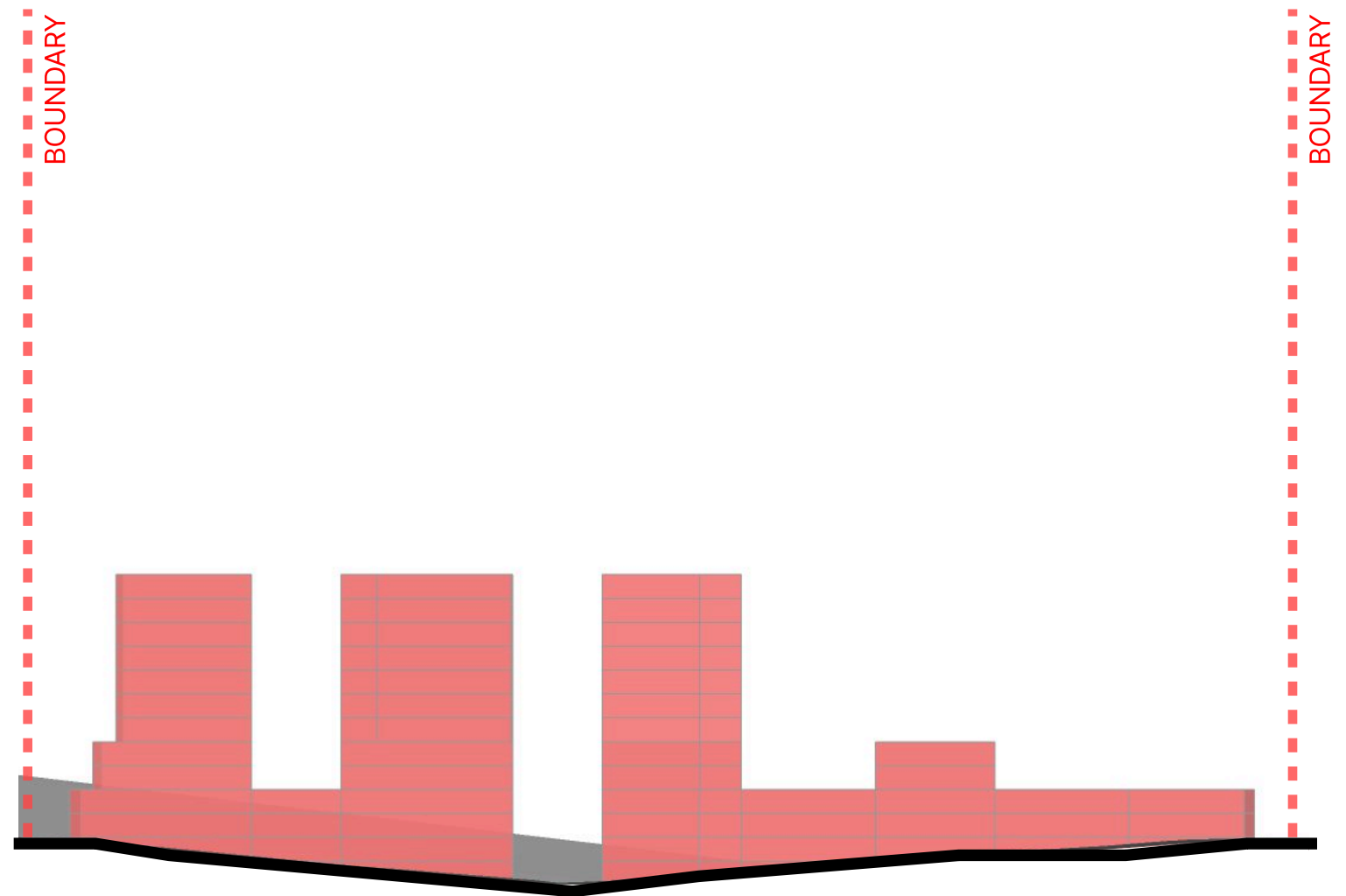


# SITE 2

33-82 Cecil Avenue & 19-31 Terminus St, Castle Hill



ISOMETRIC VIEW



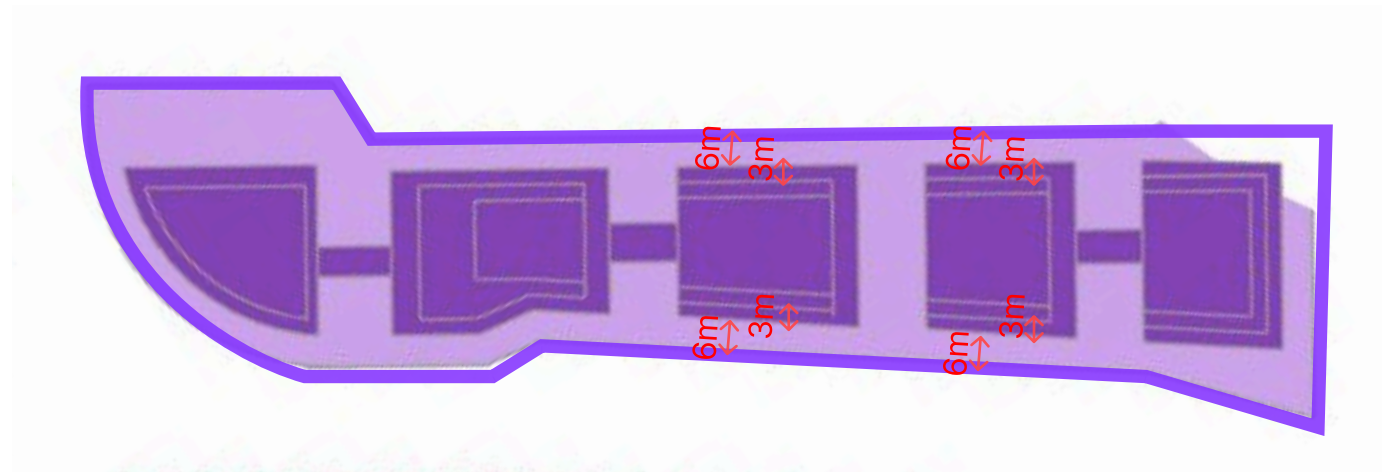
ELEVATION

# SITE 3

72-74 Cecil Avenue & 18-33 Teminus St, Castle Hill



SITE LOCATION



SITE PLAN

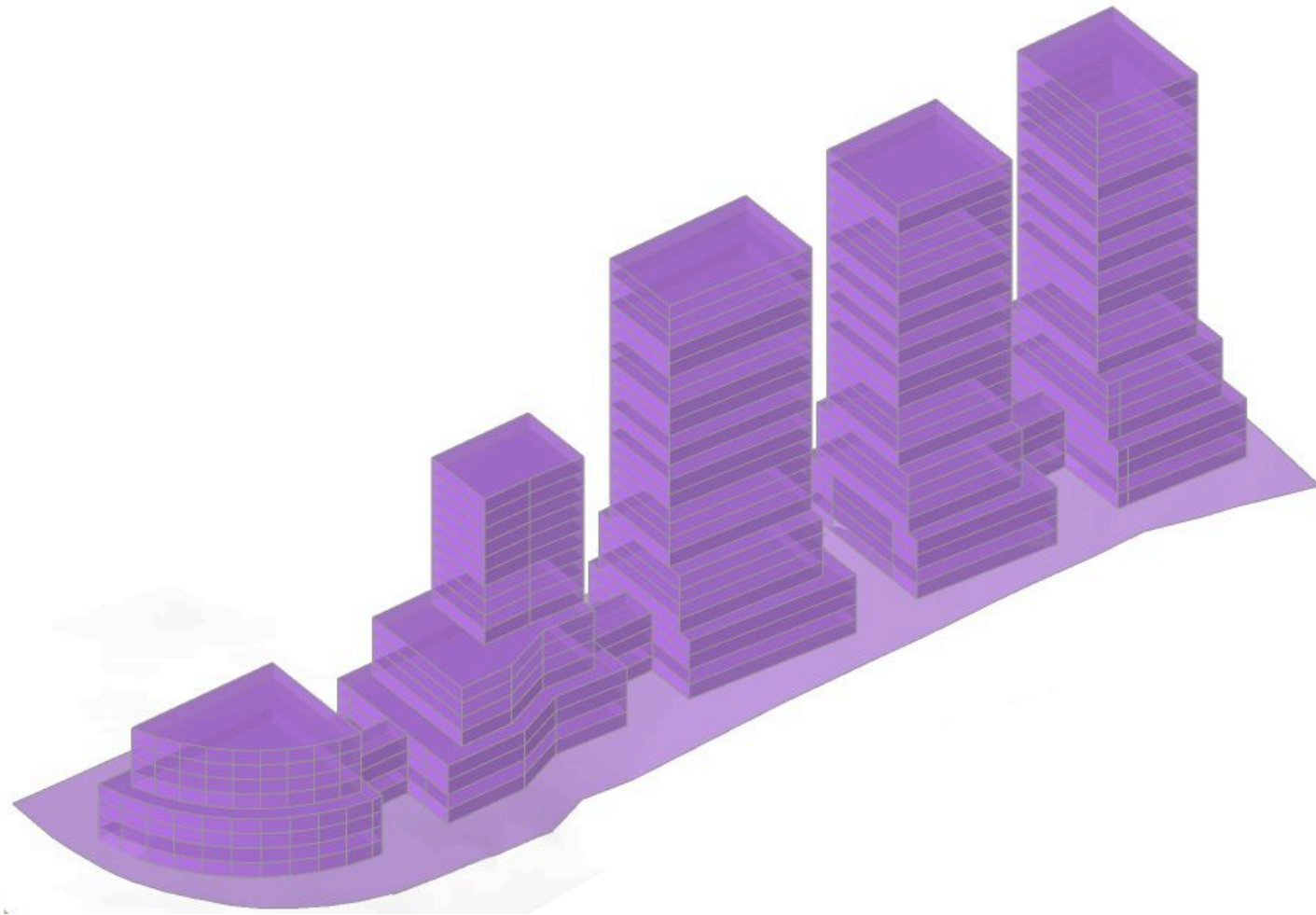
<b>SITE AREA</b>	11,686 m <sup>2</sup>
<b>HEIGHT</b>	20 storeys 64 m
<b>HEIGHT+30%</b>	26 storeys 83.2 m
<b>FSR(LEP)</b>	3 :1
<b>MAX GFA(LEP)</b>	35,058 m <sup>2</sup>
<b>FSR+30%</b>	3.90 :1
<b>MAX GFA +30%</b>	45,575 m <sup>2</sup>

GBA BREAKDOWN	
LEVEL	GBA(m <sup>2</sup> )
GF	5,500 m <sup>2</sup>
LEVEL1	5,500 m <sup>2</sup>
LEVEL2	5,500 m <sup>2</sup>
LEVEL3	5,500 m <sup>2</sup>
LEVEL4	3,200 m <sup>2</sup>
LEVEL5	3,200 m <sup>2</sup>
LEVEL6	3,200 m <sup>2</sup>
LEVEL7	3,200 m <sup>2</sup>
LEVEL8	1,800 m <sup>2</sup>
LEVEL9	1,800 m <sup>2</sup>
LEVEL10	1,800 m <sup>2</sup>
LEVEL11	1,800 m <sup>2</sup>
LEVEL12	1,800 m <sup>2</sup>
LEVEL13	1,800 m <sup>2</sup>
LEVEL14	1,800 m <sup>2</sup>
LEVEL15	1,800 m <sup>2</sup>
LEVEL16	1,800 m <sup>2</sup>
LEVEL17	1,800 m <sup>2</sup>
LEVEL18	1,548 m <sup>2</sup>
LEVEL19	1,548 m <sup>2</sup>
LEVEL20	1,548 m <sup>2</sup>
LEVEL21	1,530 m <sup>2</sup>
LEVEL22	1,530 m <sup>2</sup>
LEVEL23	1,530 m <sup>2</sup>
LEVEL24	1,530 m <sup>2</sup>
LEVEL25	1,530 m <sup>2</sup>
<b>TOTAL GBA</b>	<b>65,094 m<sup>2</sup></b>
<b>EFFICIENCY</b>	<b>70%</b>
<b>GFA</b>	<b>45,566 m<sup>2</sup></b>
<b>FSR</b>	<b>3.90 :1</b>

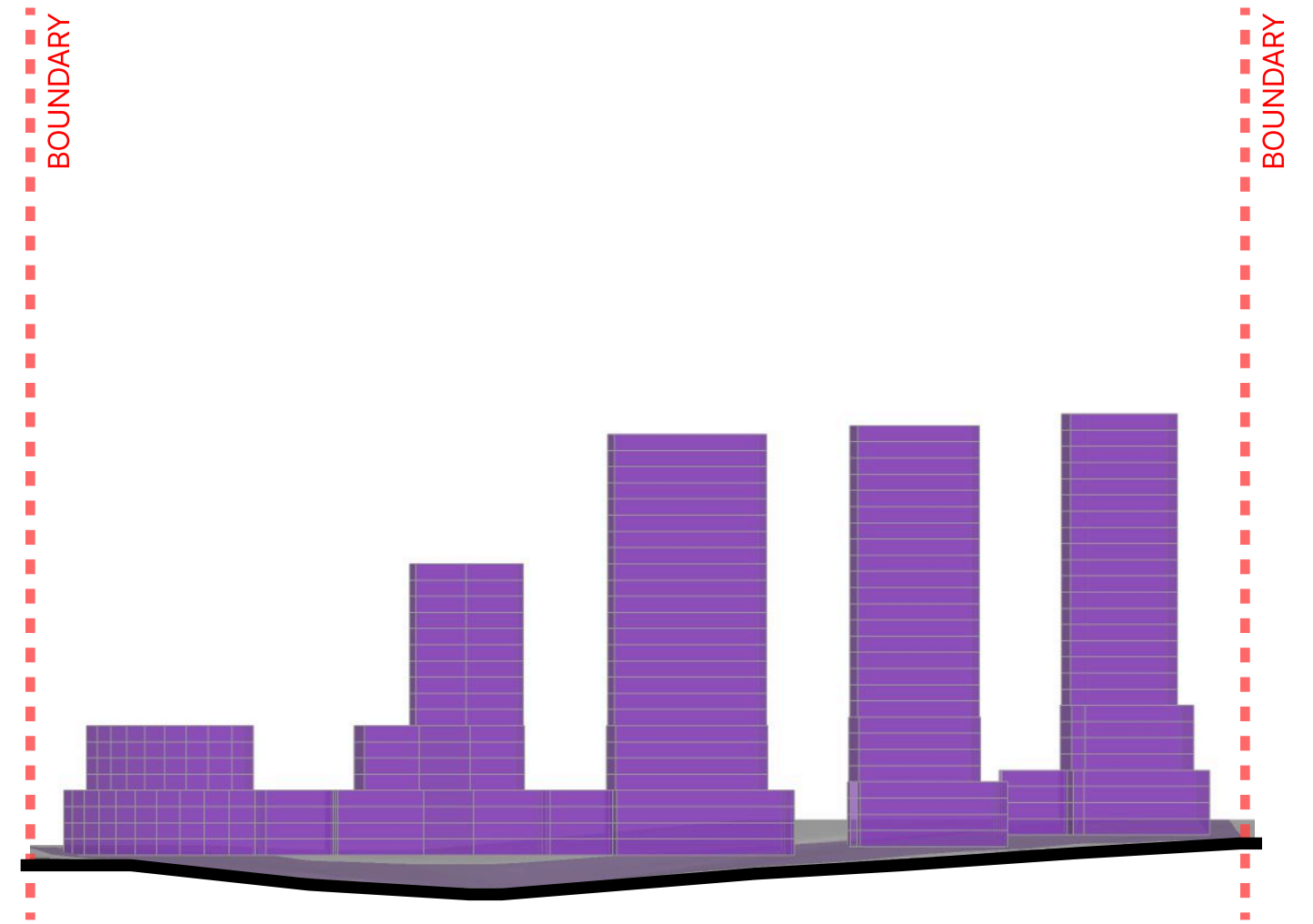


# SITE 3

72-74 Cecil Avenue & 18-33 Teminus St, Castle Hill



ISOMETRIC VIEW



ELEVATION

# SITE 4

109A-113 Cecil Avenue & 36-38 Orange Grove, Castle Hill



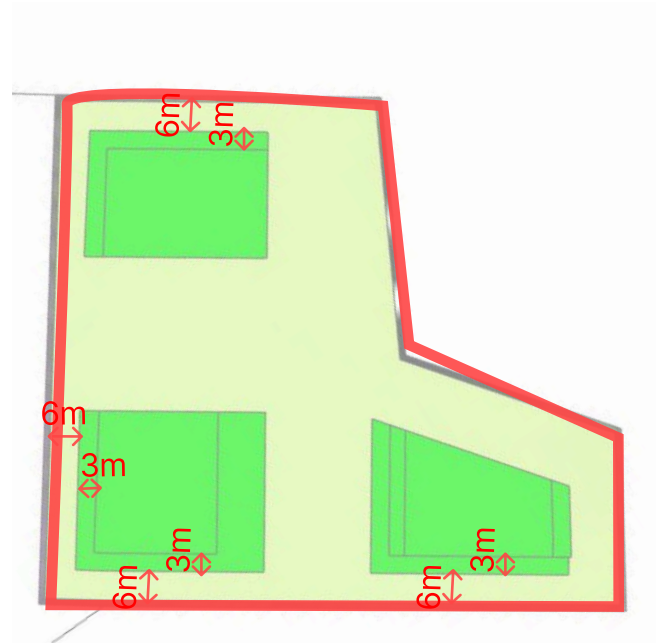
SITE LOCATION



<b>SITE AREA</b>	6,348 m <sup>2</sup>
<b>HEIGHT</b>	10 storeys 32 m
<b>HEIGHT+30%</b>	13 storeys 41.6 m
<b>FSR(LEP)</b>	1.2 :1
<b>MAX GFA(LEP)</b>	7,618 m <sup>2</sup>
<b>FSR+30%</b>	1.56 :1
<b>GFA+30%</b>	9,903 m <sup>2</sup>

GBA BREAKDOWN	
LEVEL	GBA(m <sup>2</sup> )
GF	1,745 m <sup>2</sup>
LEVEL1	1,800 m <sup>2</sup>
LEVEL2	1,800 m <sup>2</sup>
LEVEL3	1,800 m <sup>2</sup>
LEVEL4	1,500 m <sup>2</sup>
LEVEL5	1,500 m <sup>2</sup>
LEVEL6	1,500 m <sup>2</sup>
LEVEL7	500 m <sup>2</sup>
LEVEL8	400 m <sup>2</sup>
LEVEL9	400 m <sup>2</sup>
LEVEL10	400 m <sup>2</sup>
LEVEL11	400 m <sup>2</sup>
LEVEL12	400 m <sup>2</sup>

TOTAL GBA	14,145 m <sup>2</sup>
EFFICIENCY	70%
GFA	9,902 m <sup>2</sup>
FSR	1.56 :1

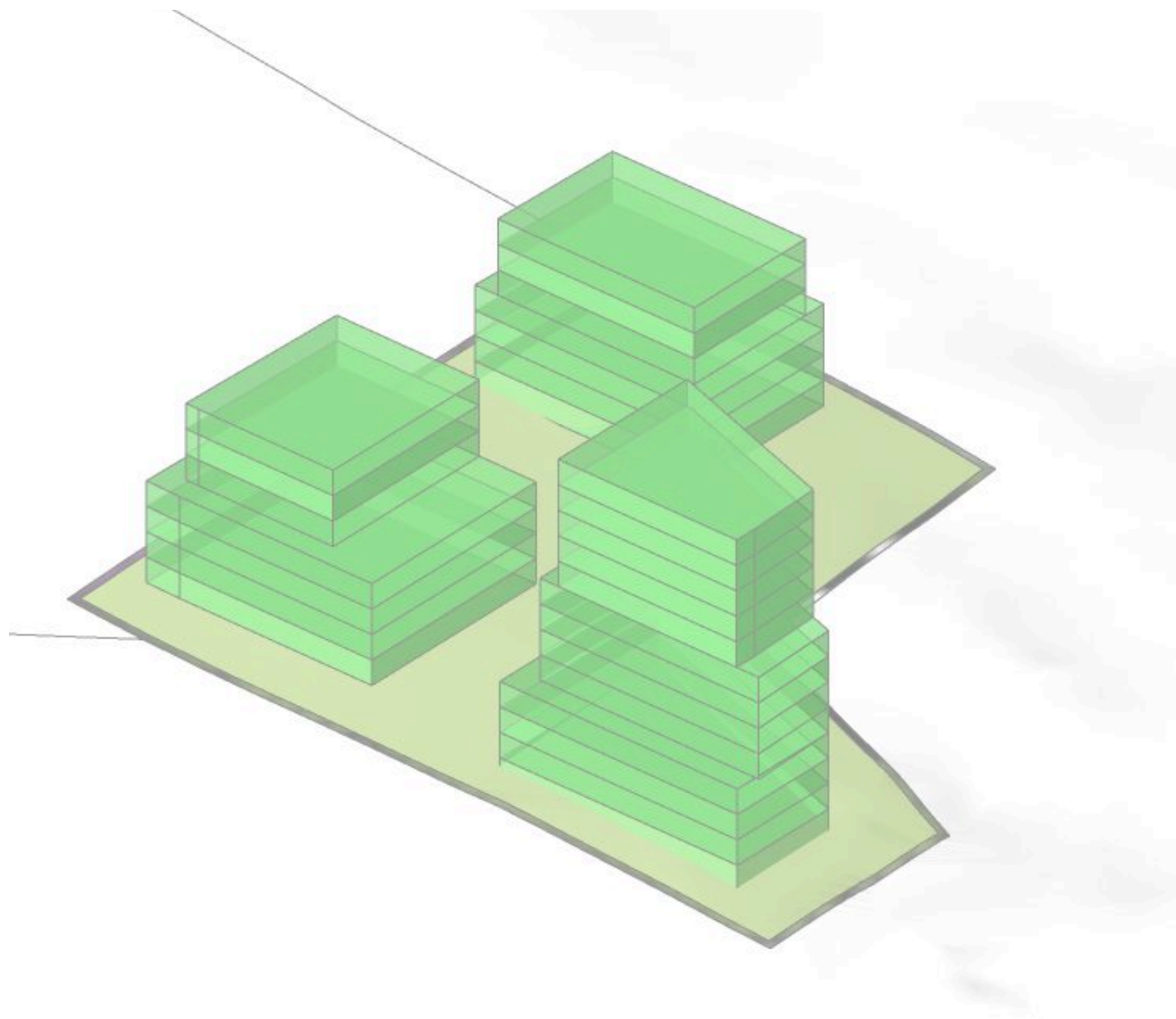


SITE PLAN

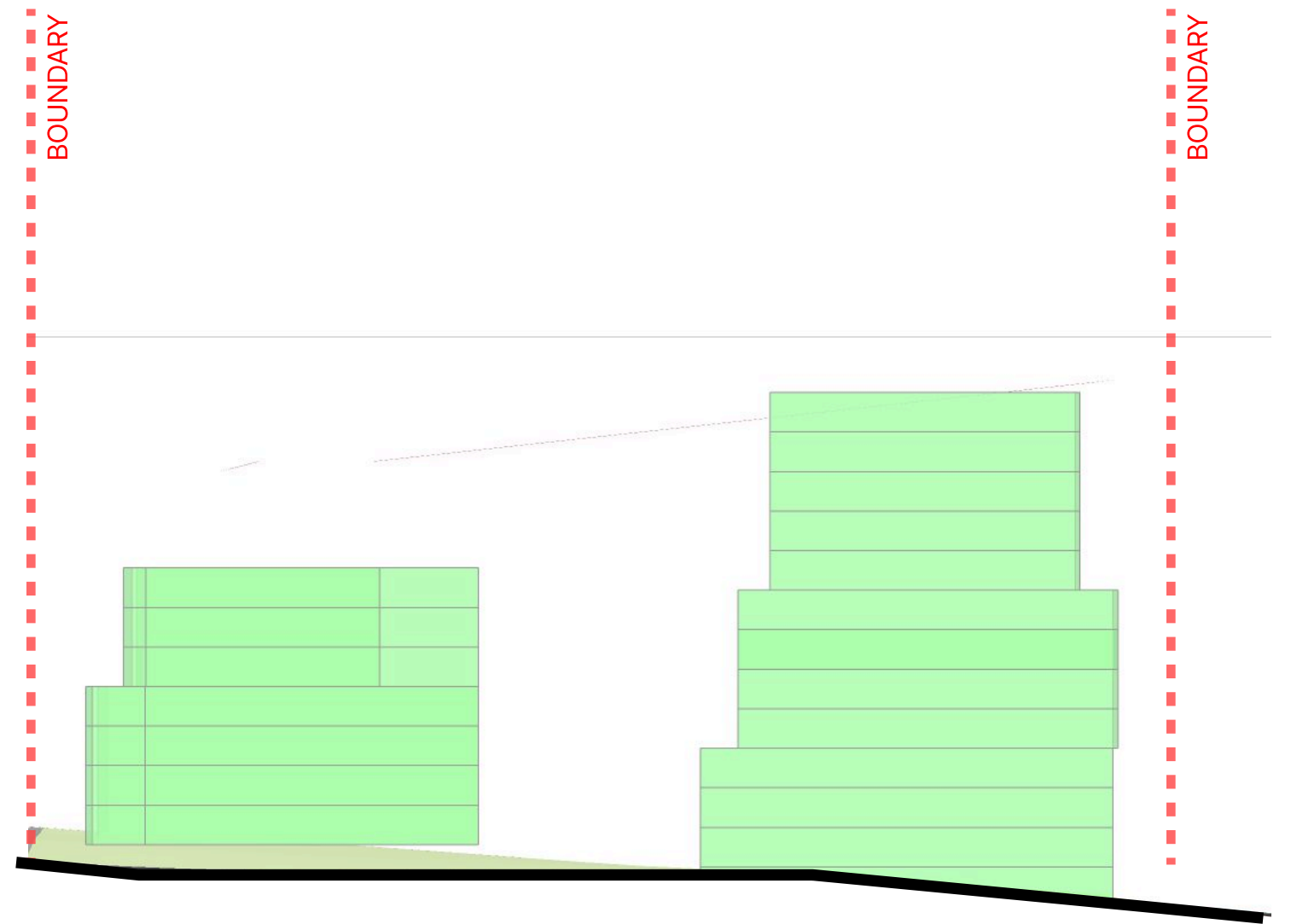


# SITE 4

109A-113 Cecil Avenue & 36-38 Orange Grove, Castle Hill



ISOMETRIC VIEW



ELEVATION



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