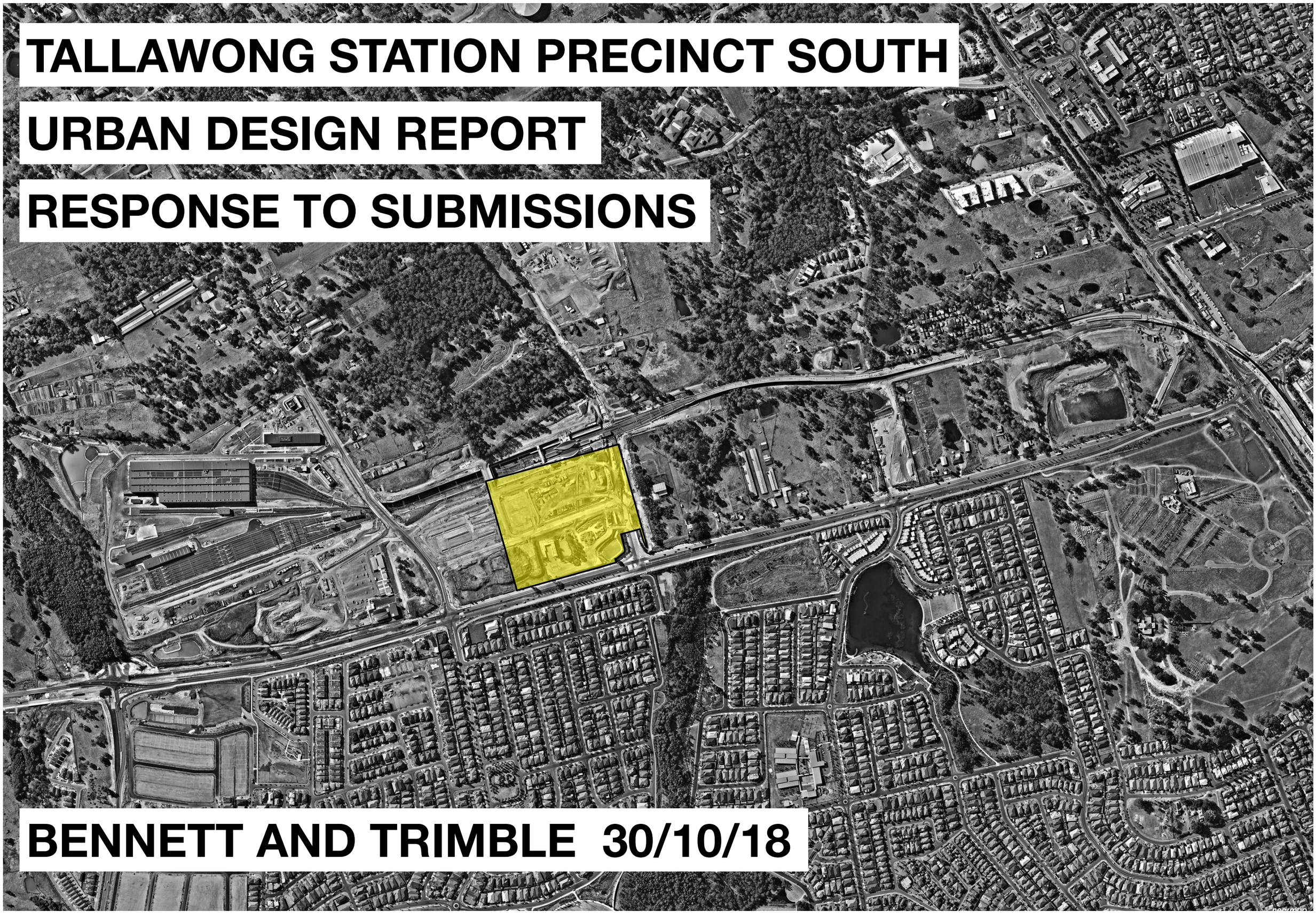
TALLAWONG STATION PRECINCT SOUTH

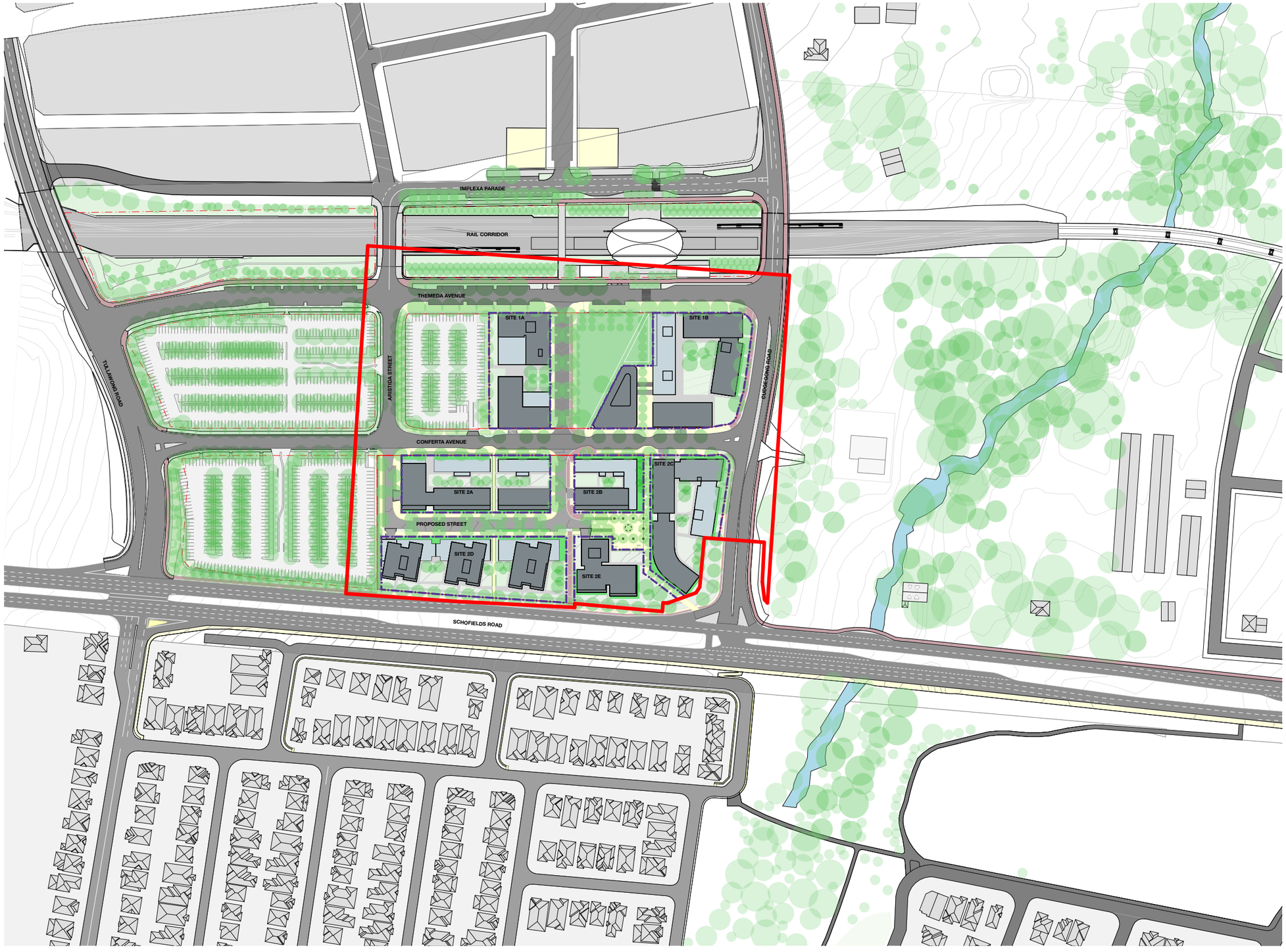
URBAN DESIGN REPORT

RESPONSE TO SUBMISSIONS



BENNETT AND TRIMBLE 30/10/18

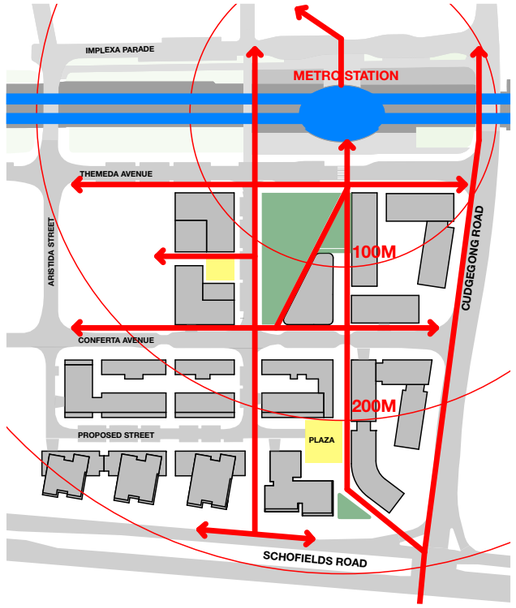
CONCEPT PLAN CONTEXT



DESIGN STRATEGY SUMMARY

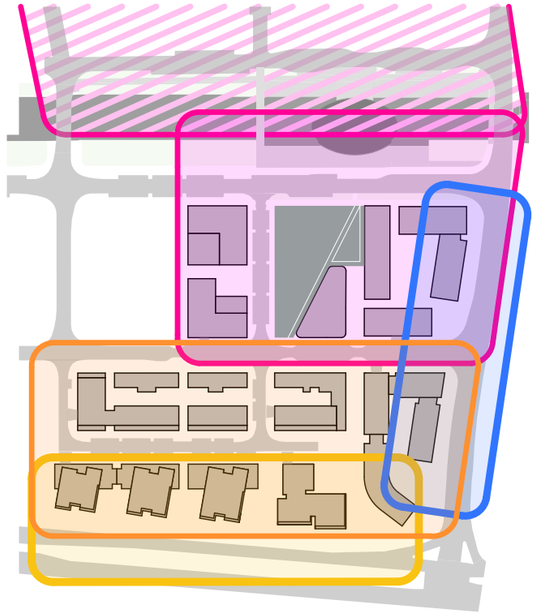
A CONNECTED DEVELOPMENT

Realise the benefits of rapid mass transit by developing an active and walkable town centre with the Metro station as its focus.



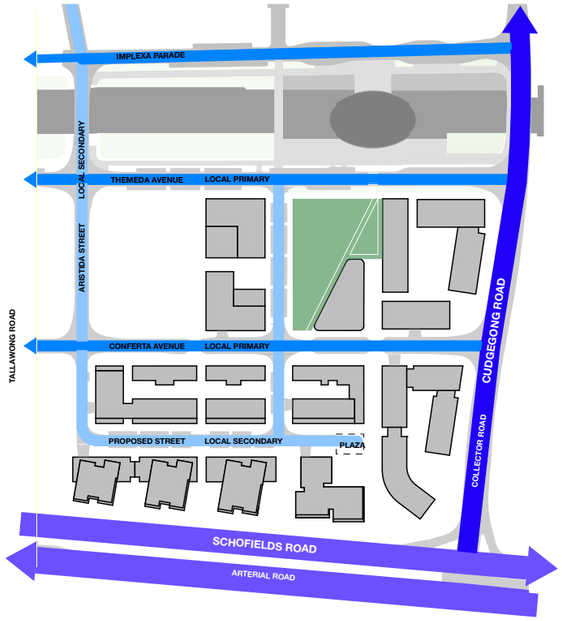
URBAN CHARACTERS

Identify and establish diverse urban characters across the site including an activated town centre, local residential community and urban edge conditions with Schofields and Cudgegong Road.



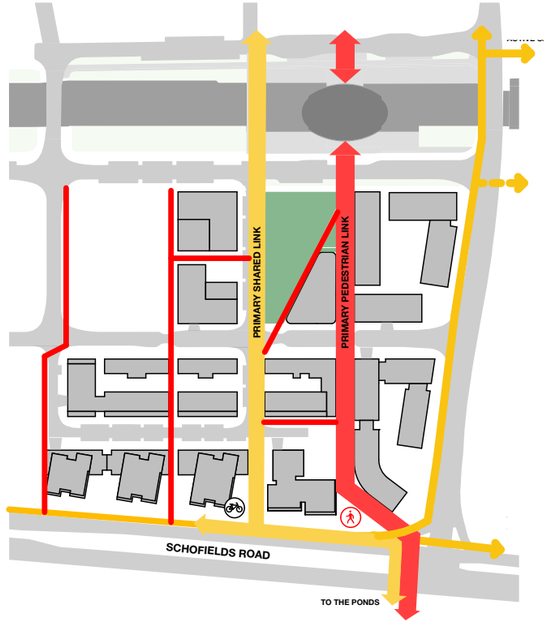
STREET NETWORK AND HIERARCHY

Provide a network of local and collector streets that provides a clear and legible urban town centre with a rational block structure.



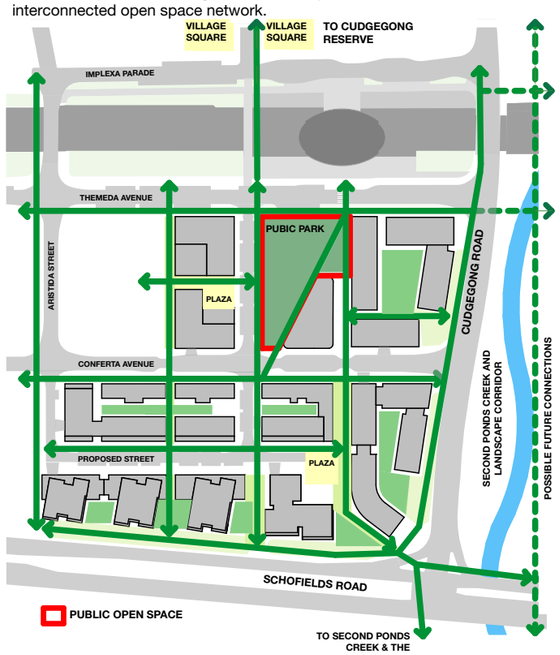
PEDESTRIAN AND CYCLE NETWORK

Create a series of through site links that extend the pedestrian and cycle network connecting key elements such as the Metro station with landscaped spaces, major intersections and residential areas.



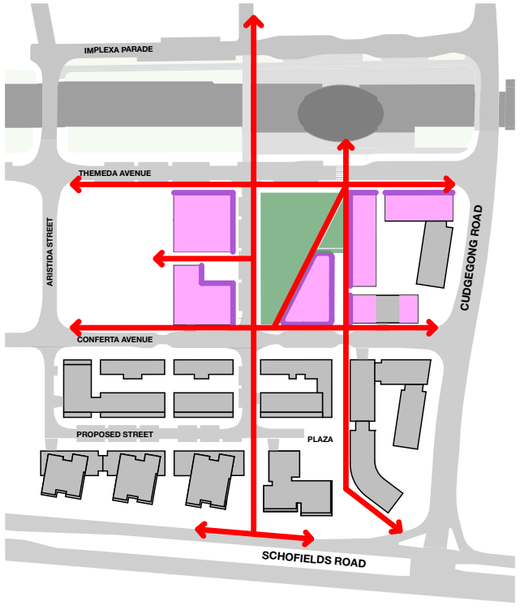
OPEN SPACE NETWORK

Distribute a series of open spaces including a public park, urban plazas and landscape zones throughout the development to form an interconnected open space network.



MIXED-USES AND ACTIVATION

Concentrate non-residential accommodation such as local retail, cafes, childcare, work hubs and community uses in close proximity to the station to create an active and vibrant town centre.



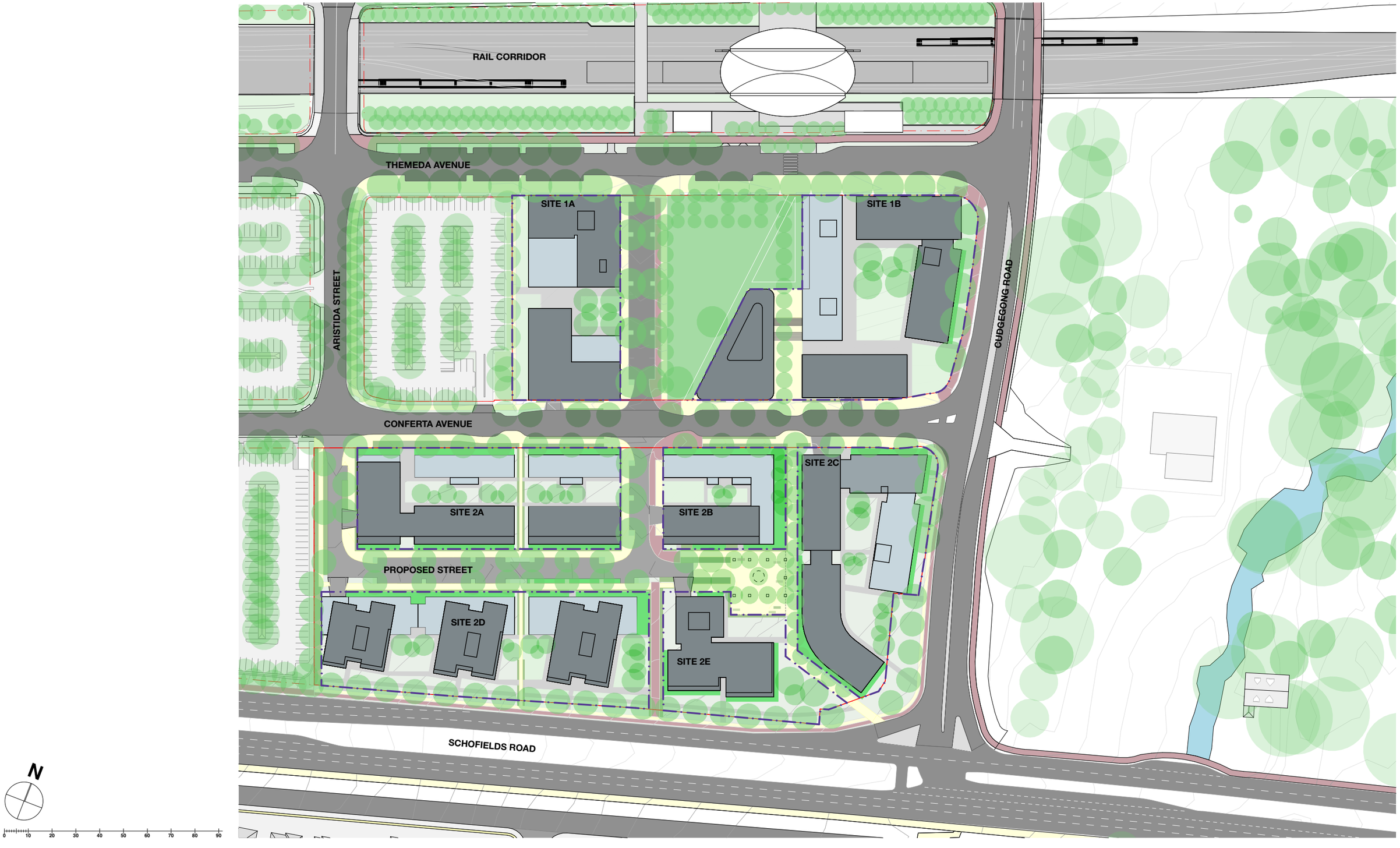
A RANGE OF HOUSING TYPOLOGIES

A range of housing typologies are proposed including two storey terraces, maisonettes and apartments to accommodate and foster a diverse community of residents.

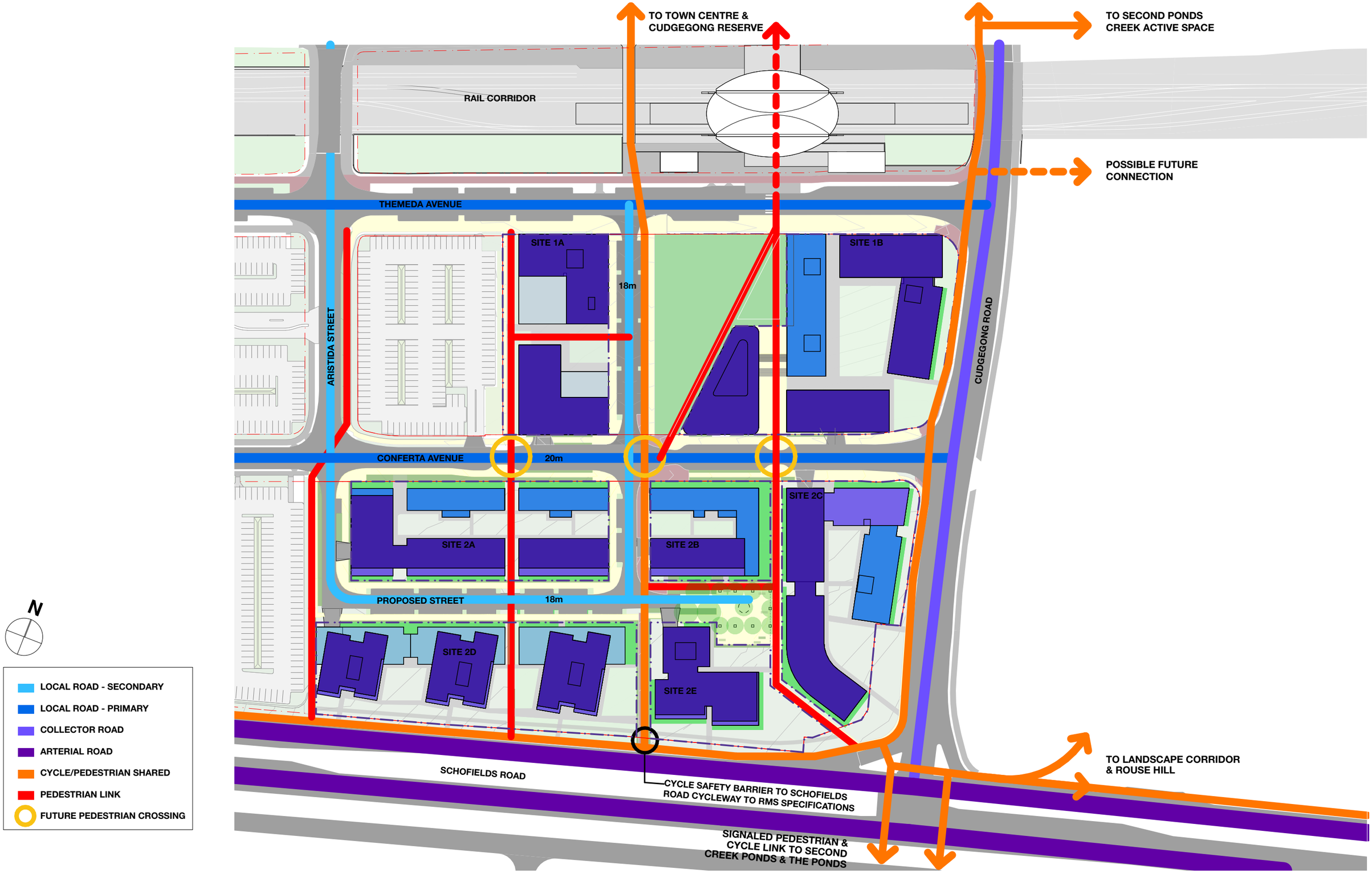
VARIATIONS IN HEIGHT AND SCALE

Vary the heights of building from 2 storeys to 8 storeys to create a variety of urban scales. Locate height strategically to alleviate overshadowing and to concentrate density with amenity.

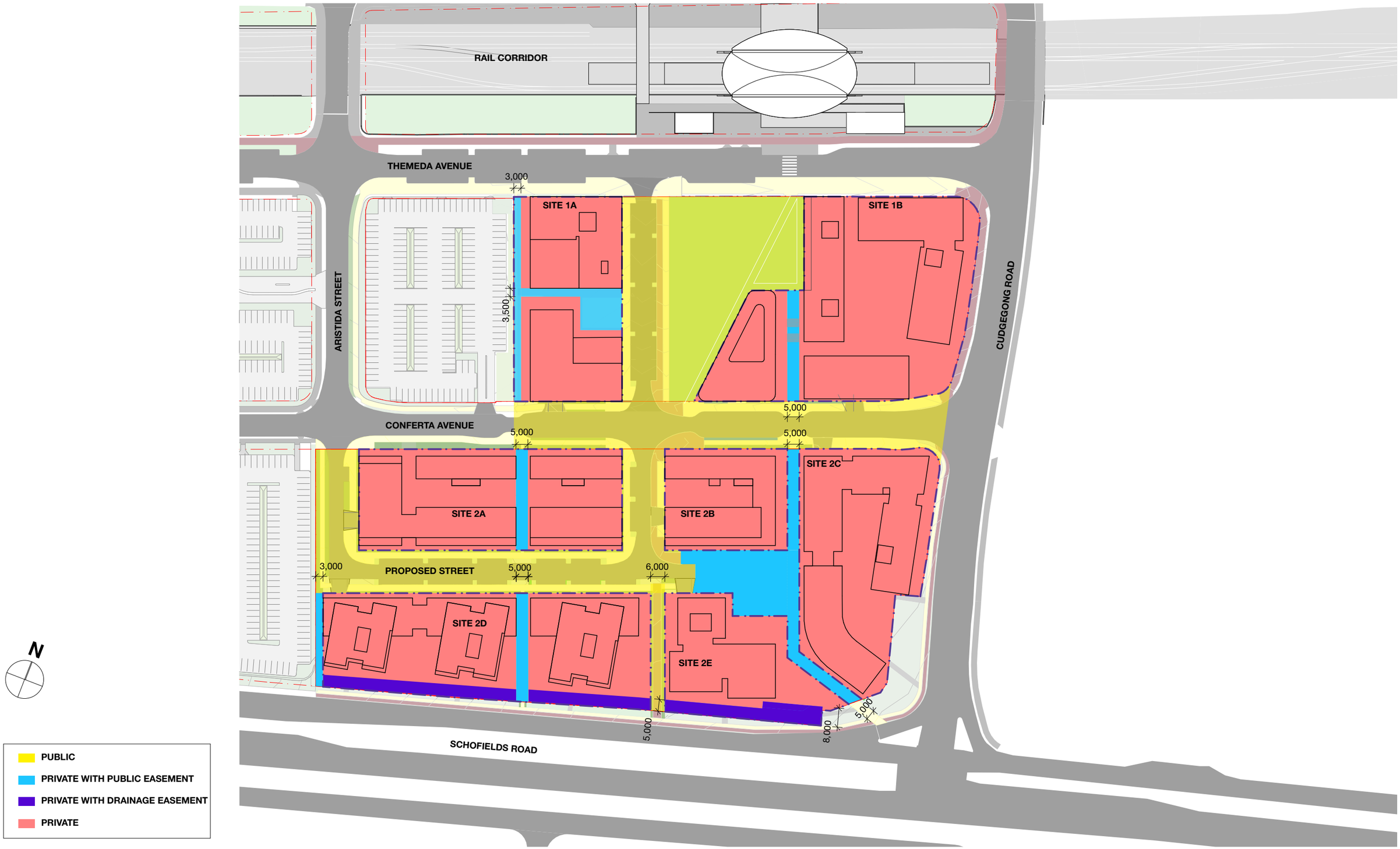
CONCEPT PLAN - REFERENCE SCHEME



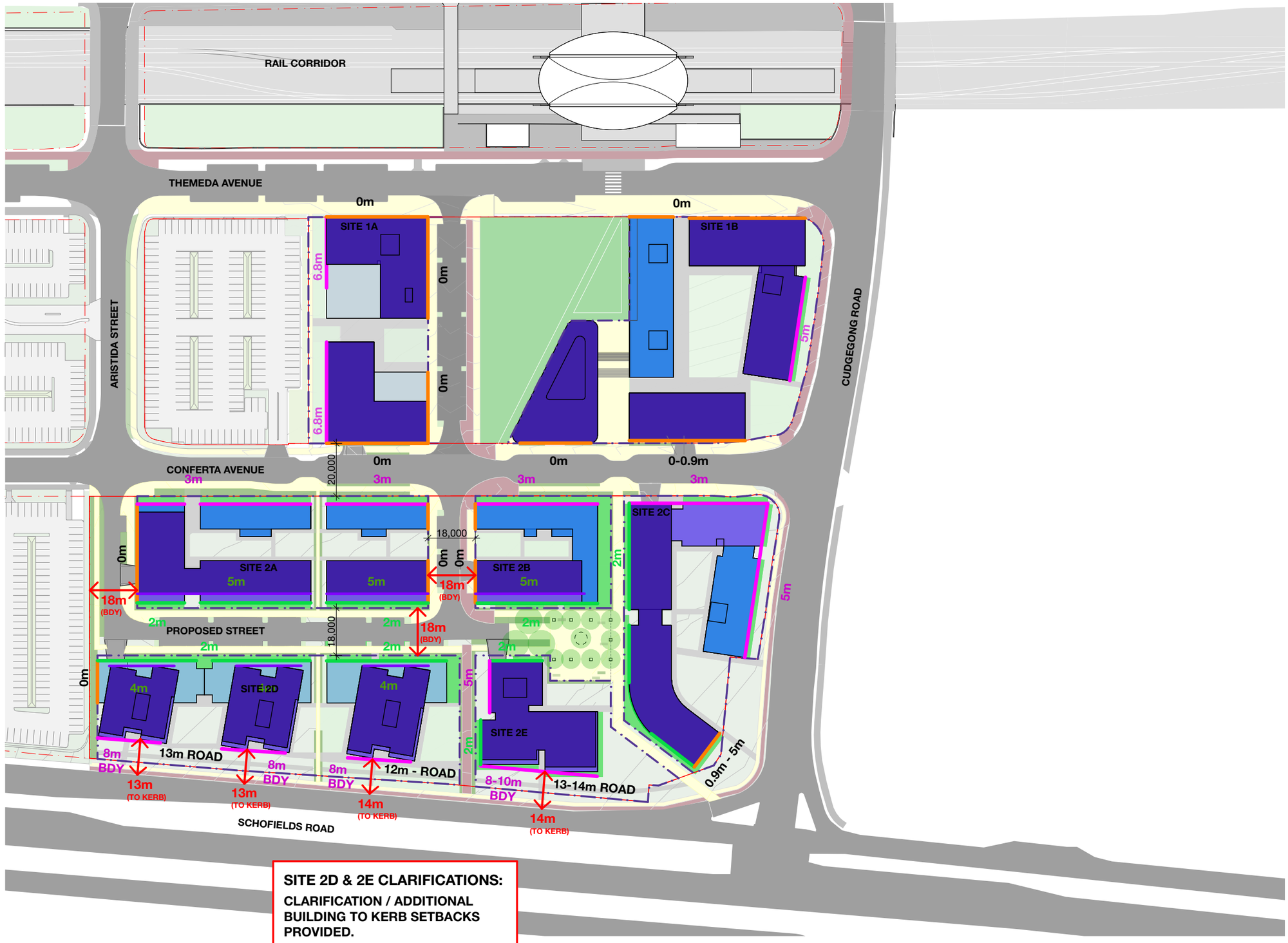
CONCEPT PLAN - CONNECTIVITY



CONCEPT PLAN - PROPOSED OWNERSHIP



CONCEPT PLAN - BUILDING SETBACKS



SITE 2 CLARIFICATIONS:

ADDITIONAL BOUNDARY SETBACKS PROVIDED

N

- 0m SETBACK
- 2M SETBACK
- >2M SETBACK

SITE 2D & 2E CLARIFICATIONS:

CLARIFICATION / ADDITIONAL BUILDING TO KERB SETBACKS PROVIDED.

CONCEPT PLAN - BUILDING SEPARATION

BUILDING SEPARATION CLARIFICATIONS:

BUILDING STOREYS INDICATED BY ROUND MARKER (8)

SITE 1A CLARIFICATIONS:

COMPLIES.
SEPARATION AS SHOWN.

SITE 2A CLARIFICATIONS:

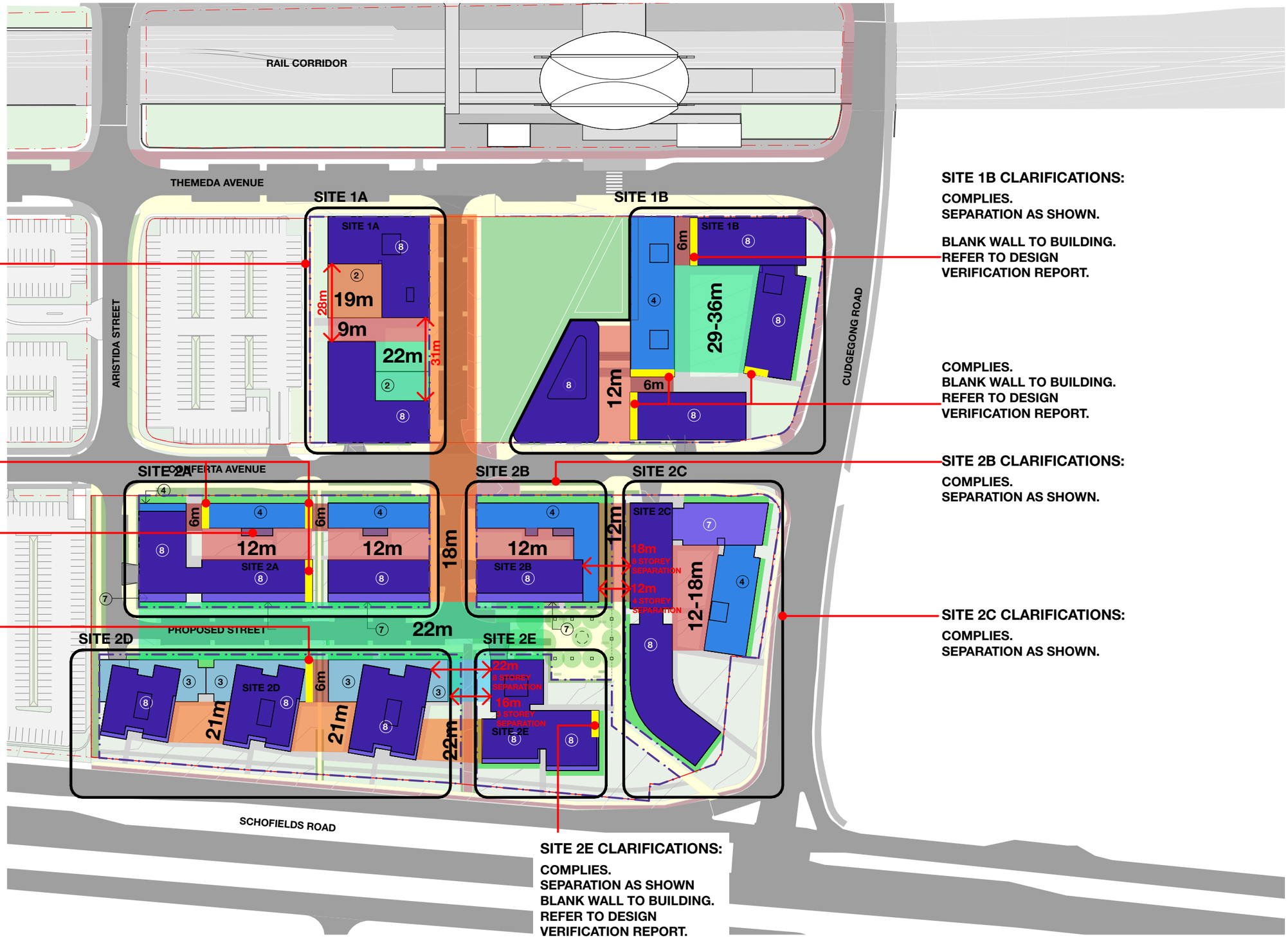
COMPLIES.
SEPARATION AS SHOWN

COMPLIES.
BLANK WALL TO BUILDING.
REFER TO DESIGN VERIFICATION REPORT.

COMPLIES. BUILDING SERVICES (BLANK WALL)

SITE 2D CLARIFICATIONS:

COMPLIES.
SEPARATION AS SHOWN
BLANK WALL TO BUILDING.
REFER TO DESIGN VERIFICATION REPORT.



SITE 1B CLARIFICATIONS:

COMPLIES.
SEPARATION AS SHOWN.

BLANK WALL TO BUILDING.
REFER TO DESIGN VERIFICATION REPORT.

COMPLIES.
BLANK WALL TO BUILDING.
REFER TO DESIGN VERIFICATION REPORT.

SITE 2B CLARIFICATIONS:

COMPLIES.
SEPARATION AS SHOWN.

SITE 2C CLARIFICATIONS:

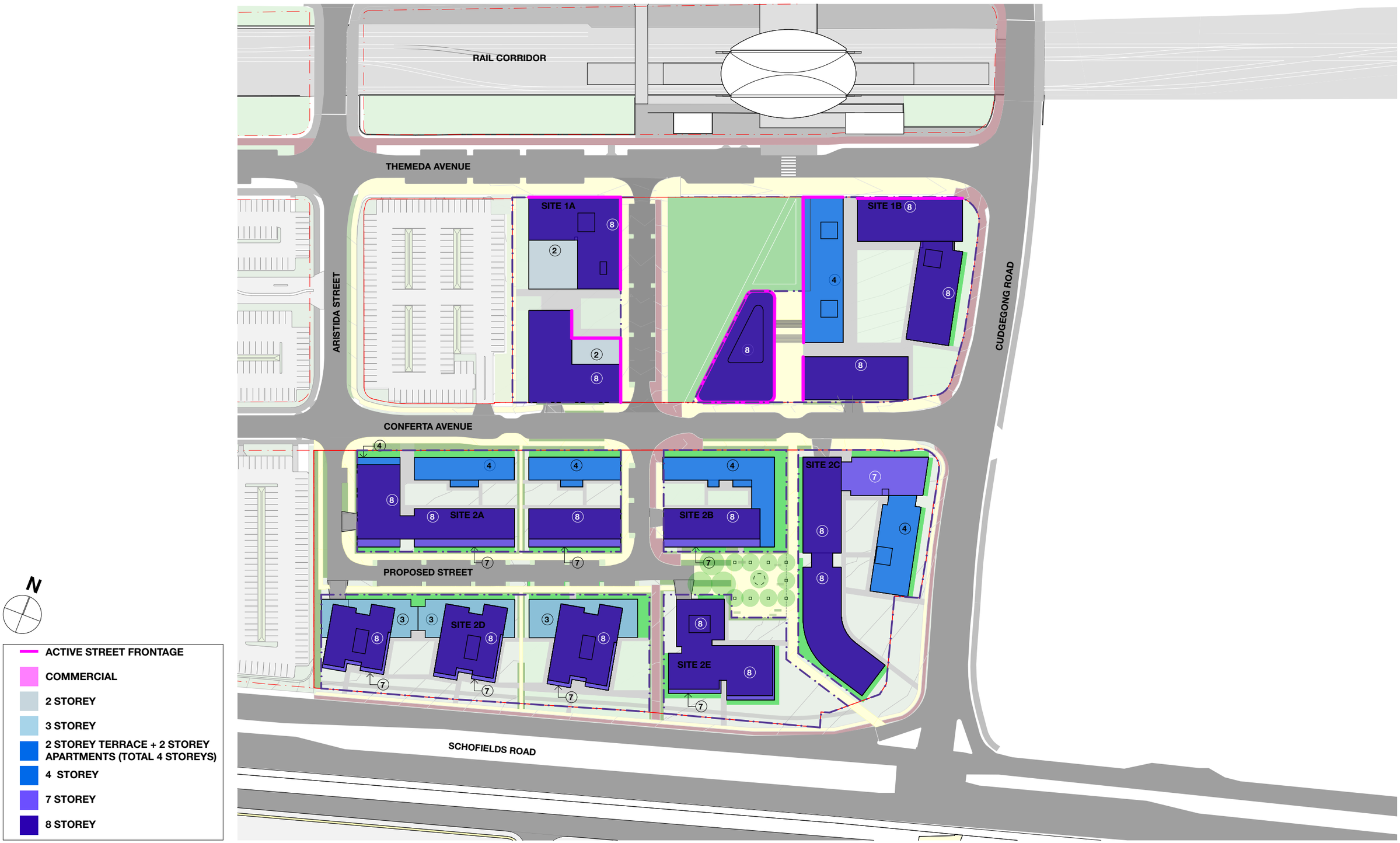
COMPLIES.
SEPARATION AS SHOWN.

SITE 2E CLARIFICATIONS:

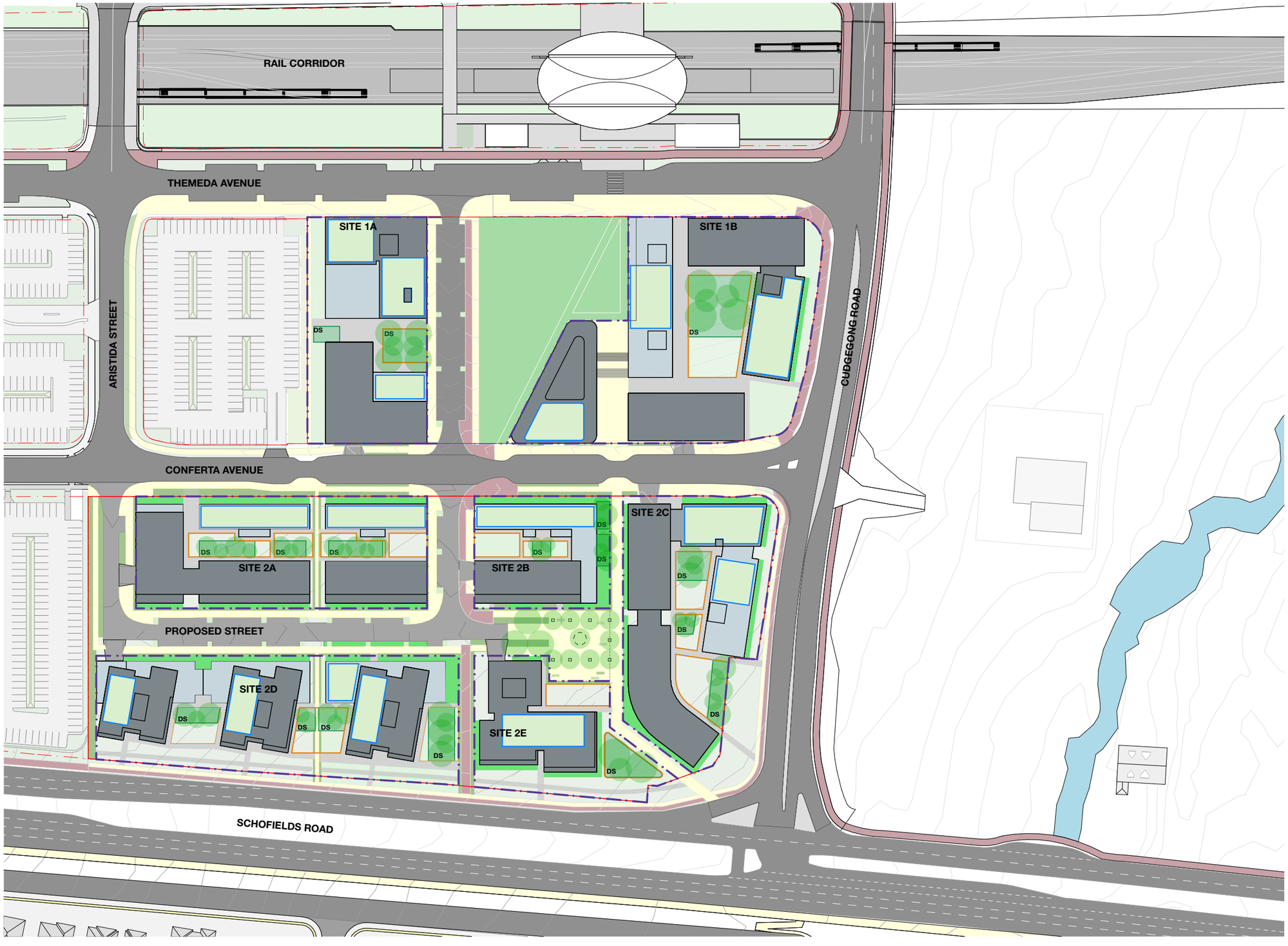
COMPLIES.
SEPARATION AS SHOWN
BLANK WALL TO BUILDING.
REFER TO DESIGN VERIFICATION REPORT.

CONCEPT PLAN - BLOCK DIMENSIONS

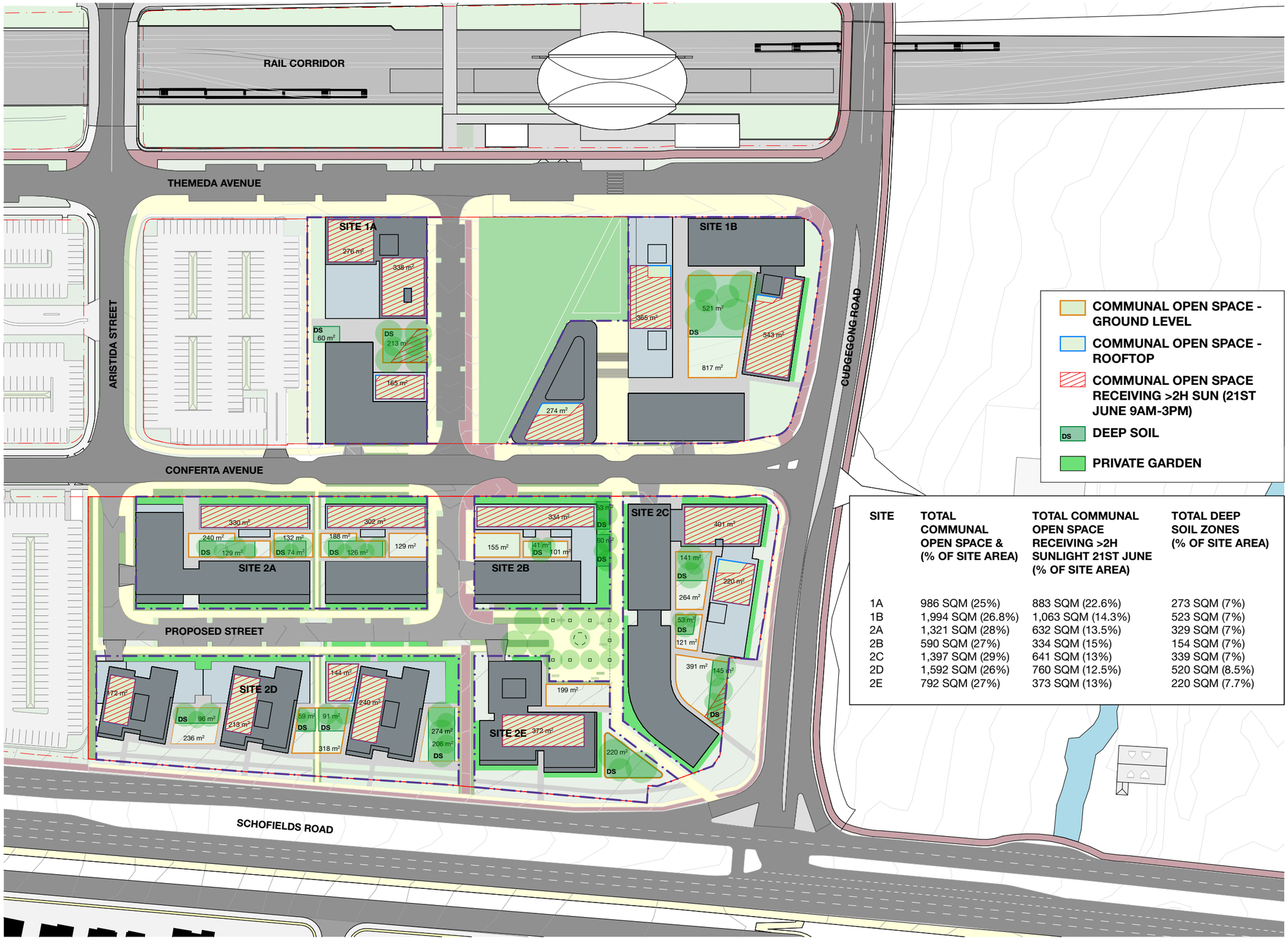
CONCEPT PLAN - NUMBER OF STOREYS



CONCEPT PLAN - COMMUNAL OPEN SPACE

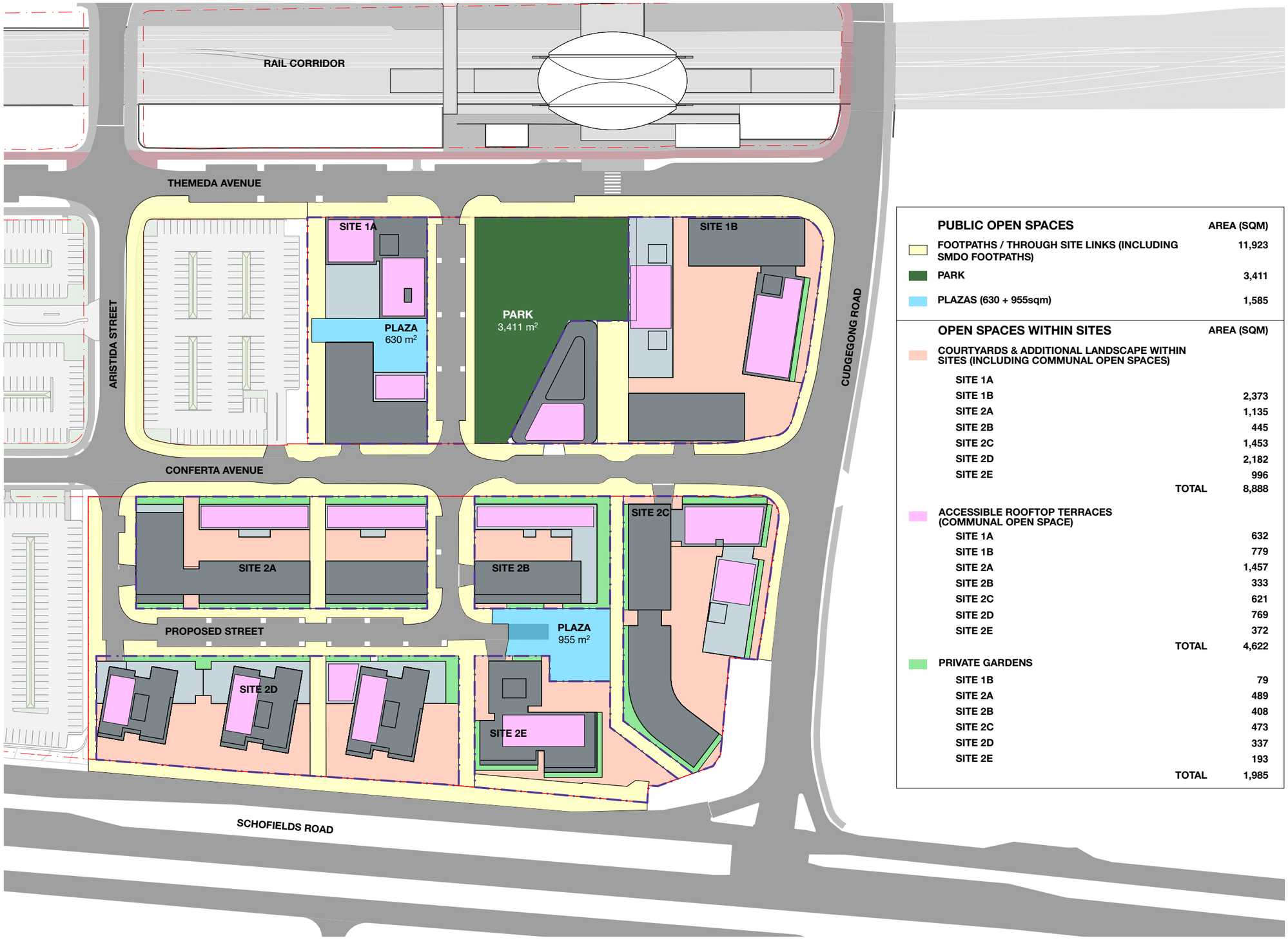


CONCEPT PLAN - COMMUNAL OPEN SPACE (CALCULATIONS)



SITE	TOTAL COMMUNAL OPEN SPACE & (% OF SITE AREA)	TOTAL COMMUNAL OPEN SPACE RECEIVING >2H SUNLIGHT 21ST JUNE (% OF SITE AREA)	TOTAL DEEP SOIL ZONES (% OF SITE AREA)
1A	986 SQM (25%)	883 SQM (22.6%)	273 SQM (7%)
1B	1,994 SQM (26.8%)	1,063 SQM (14.3%)	523 SQM (7%)
2A	1,321 SQM (28%)	632 SQM (13.5%)	329 SQM (7%)
2B	590 SQM (27%)	334 SQM (15%)	154 SQM (7%)
2C	1,397 SQM (29%)	641 SQM (13%)	339 SQM (7%)
2D	1,592 SQM (26%)	760 SQM (12.5%)	520 SQM (8.5%)
2E	792 SQM (27%)	373 SQM (13%)	220 SQM (7.7%)

CONCEPT PLAN - OPEN SPACE AREA ANALYSIS

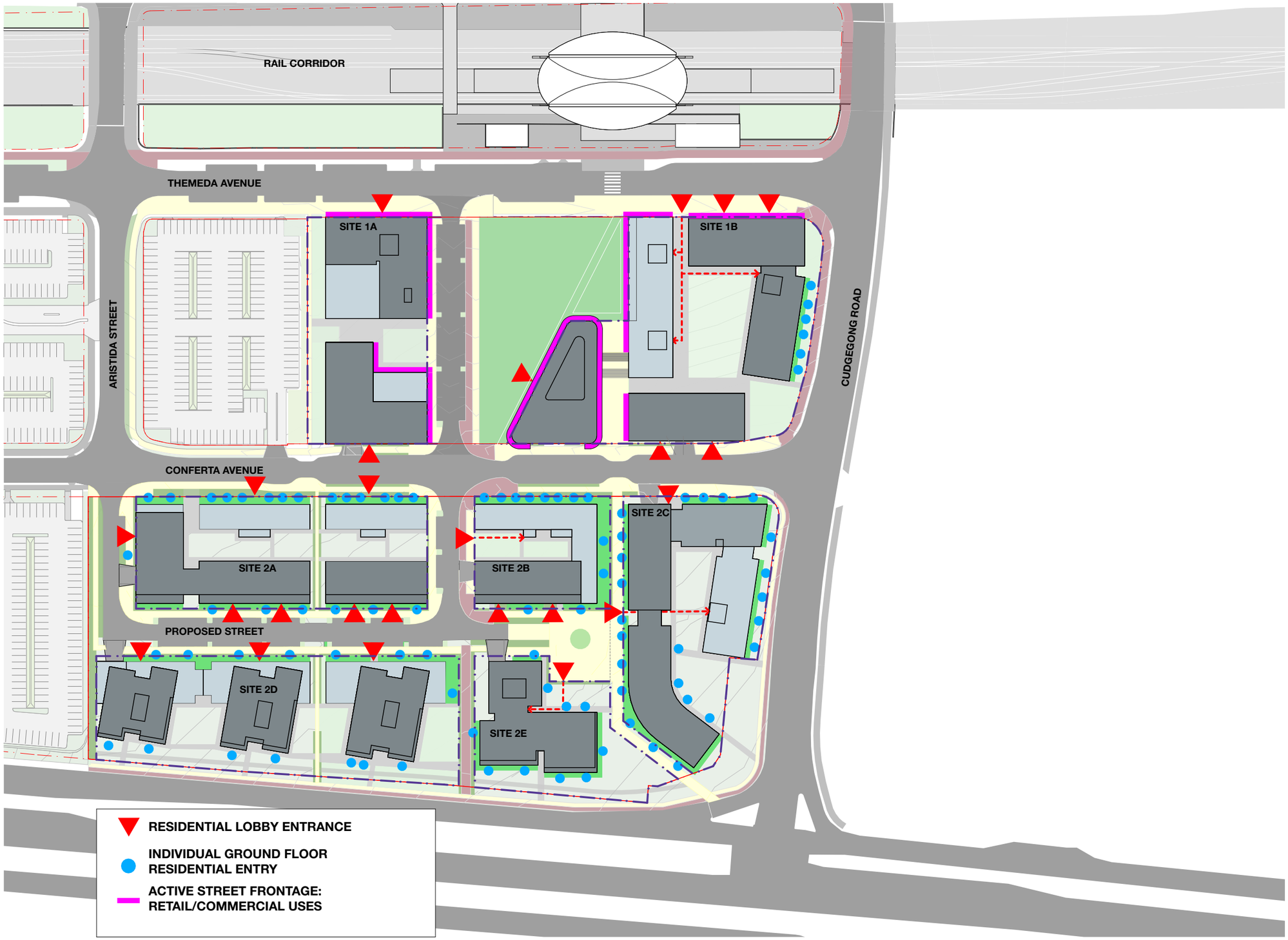


PUBLIC OPEN SPACES	AREA (SQM)
FOOTPATHS / THROUGH SITE LINKS (INCLUDING SMDO FOOTPATHS)	11,923
PARK	3,411
PLAZAS (630 + 955sqm)	1,585

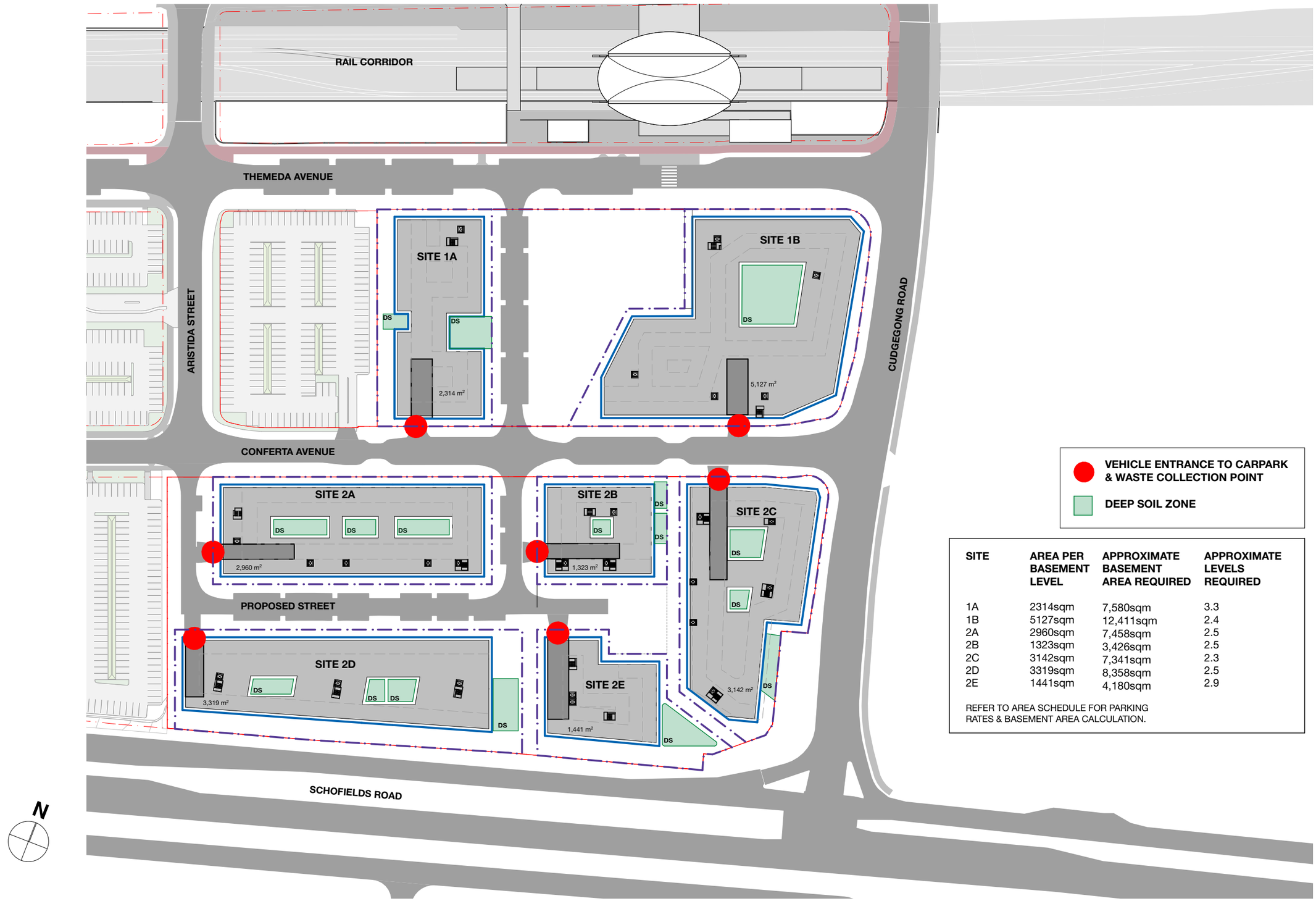
OPEN SPACES WITHIN SITES	AREA (SQM)
COURTYARDS & ADDITIONAL LANDSCAPE WITHIN SITES (INCLUDING COMMUNAL OPEN SPACES)	
SITE 1A	
SITE 1B	2,373
SITE 2A	1,135
SITE 2B	445
SITE 2C	1,453
SITE 2D	2,182
SITE 2E	996
TOTAL	8,888
ACCESSIBLE ROOFTOP TERRACES (COMMUNAL OPEN SPACE)	
SITE 1A	632
SITE 1B	779
SITE 2A	1,457
SITE 2B	333
SITE 2C	621
SITE 2D	769
SITE 2E	372
TOTAL	4,622
PRIVATE GARDENS	
SITE 1B	79
SITE 2A	489
SITE 2B	408
SITE 2C	473
SITE 2D	337
SITE 2E	193
TOTAL	1,985

N

RESIDENTIAL ENTRIES & GROUND FLOOR ACTIVATION



CONCEPT PLAN - BASEMENT SERVICES & DEEP SOIL



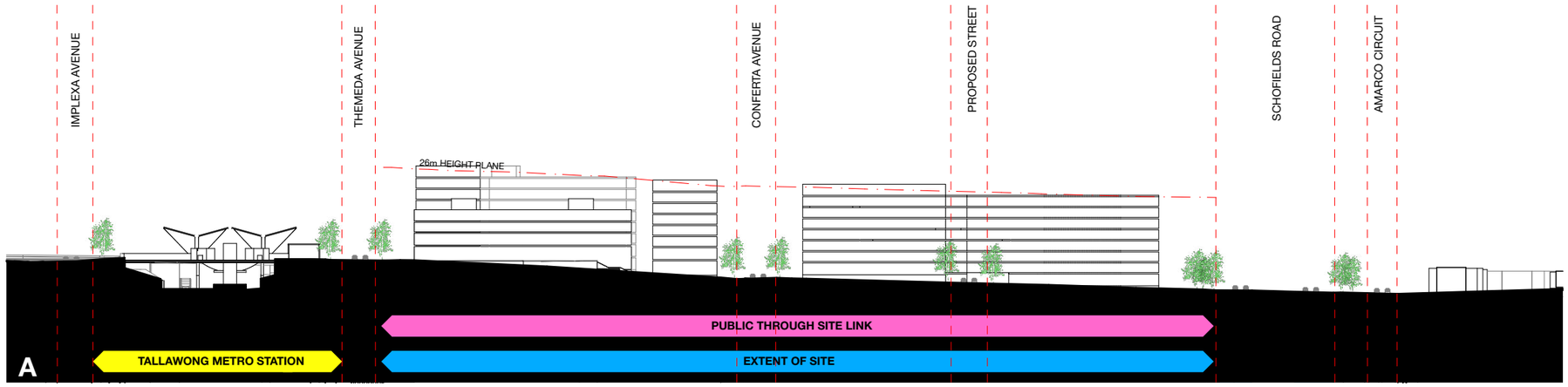
VEHICLE ENTRANCE TO CARPARK & WASTE COLLECTION POINT

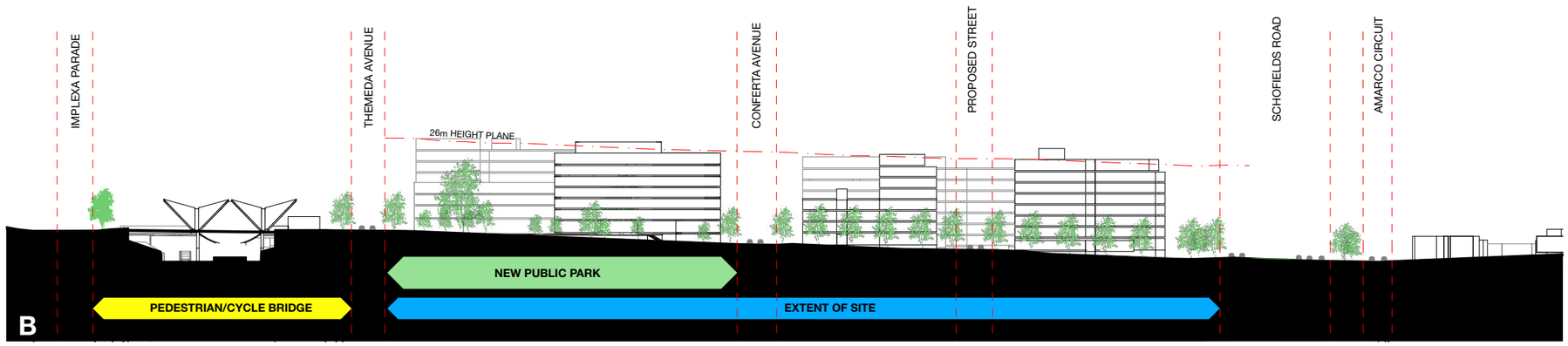
DEEP SOIL ZONE

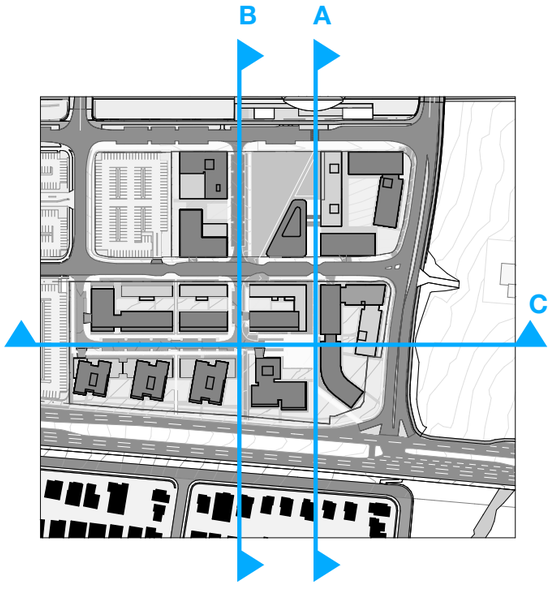
SITE	AREA PER BASEMENT LEVEL	APPROXIMATE BASEMENT AREA REQUIRED	APPROXIMATE LEVELS REQUIRED
1A	2314sqm	7,580sqm	3.3
1B	5127sqm	12,411sqm	2.4
2A	2960sqm	7,458sqm	2.5
2B	1323sqm	3,426sqm	2.5
2C	3142sqm	7,341sqm	2.3
2D	3319sqm	8,358sqm	2.5
2E	1441sqm	4,180sqm	2.9

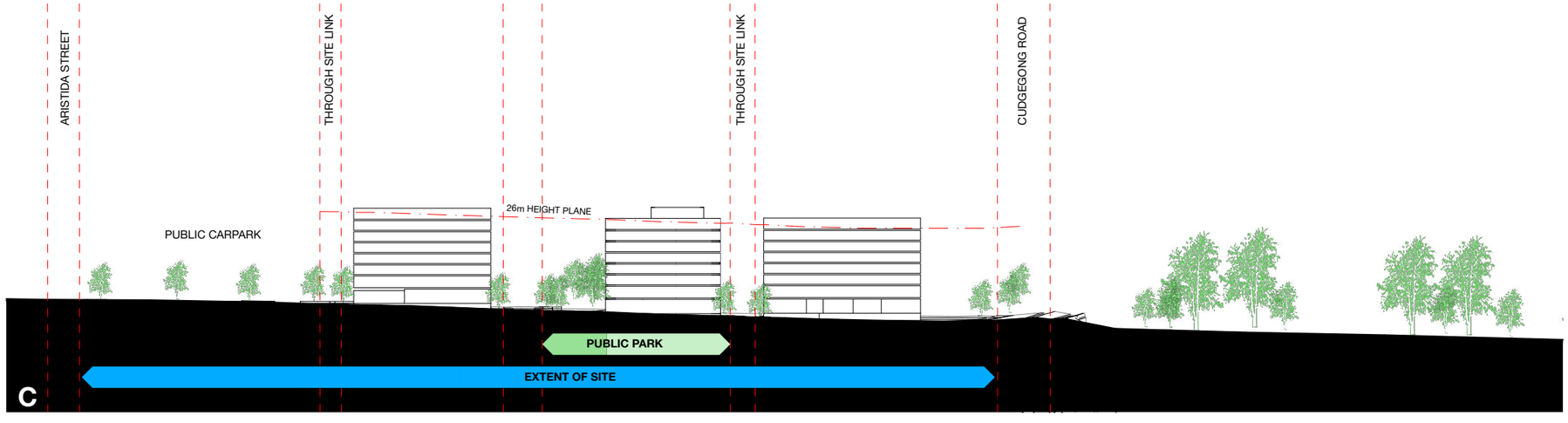
REFER TO AREA SCHEDULE FOR PARKING RATES & BASEMENT AREA CALCULATION.

SITE SECTIONS



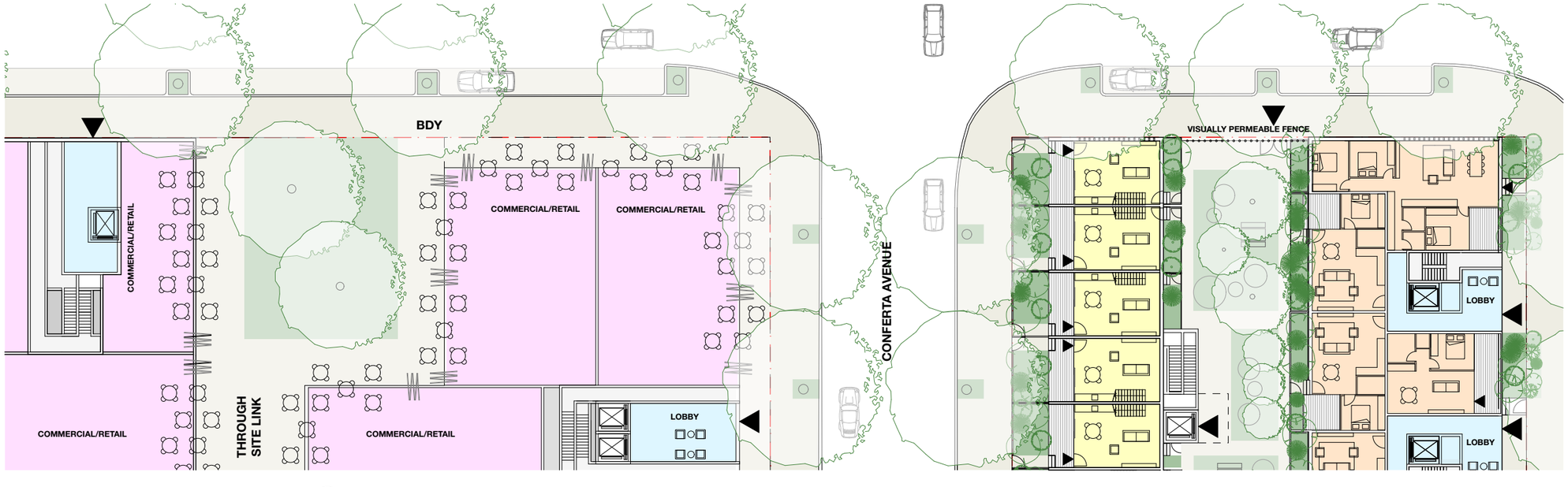


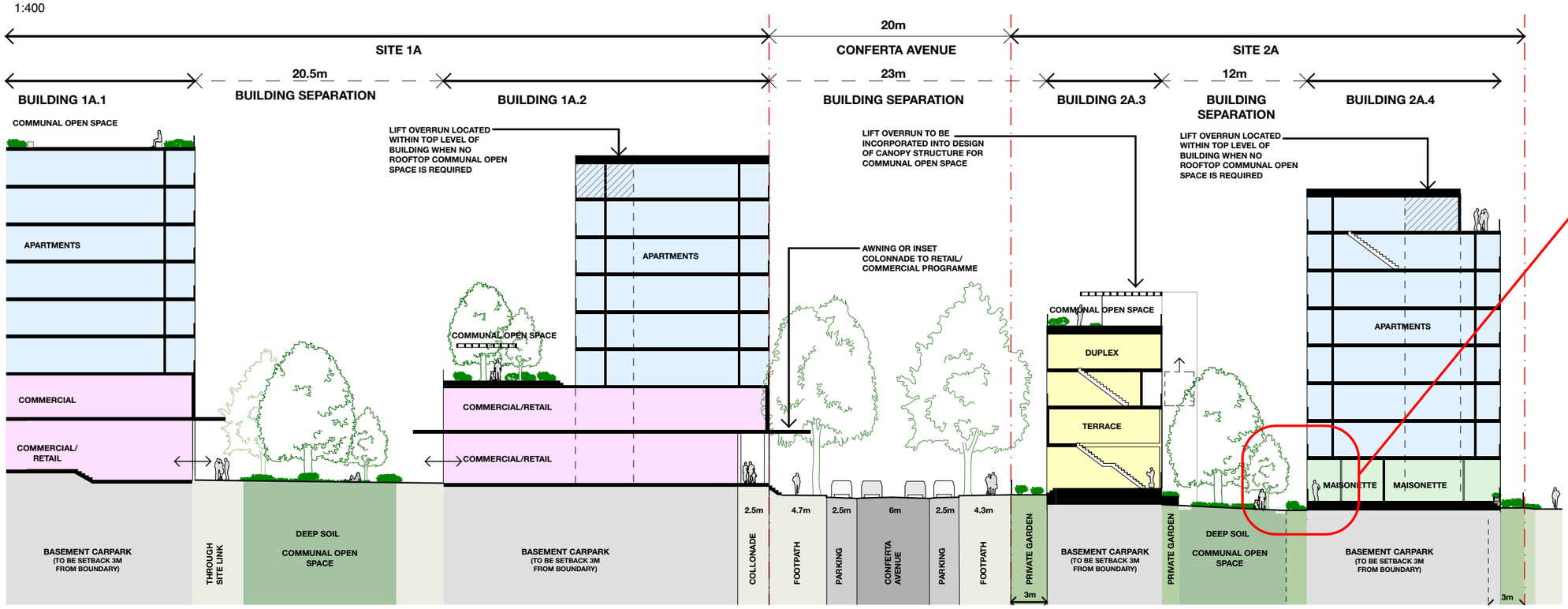


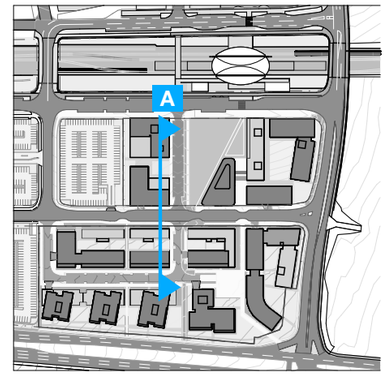


DETAILED URBAN PLAN AND SECTION A

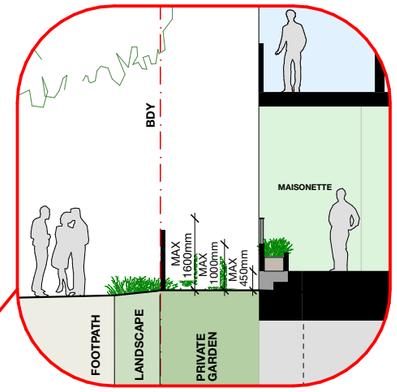
THESE INDICATIVE DETAILED URBAN SECTIONS AND PLANS HAVE BEEN PREPARED TO ILLUSTRATE THE CONDITIONS THAT ARE TYPICAL ACROSS THE DEVELOPMENT AND DEMONSTRATE THE INTEGRATED DESIGN APPROACH.







SECTION KEY DIAGRAM



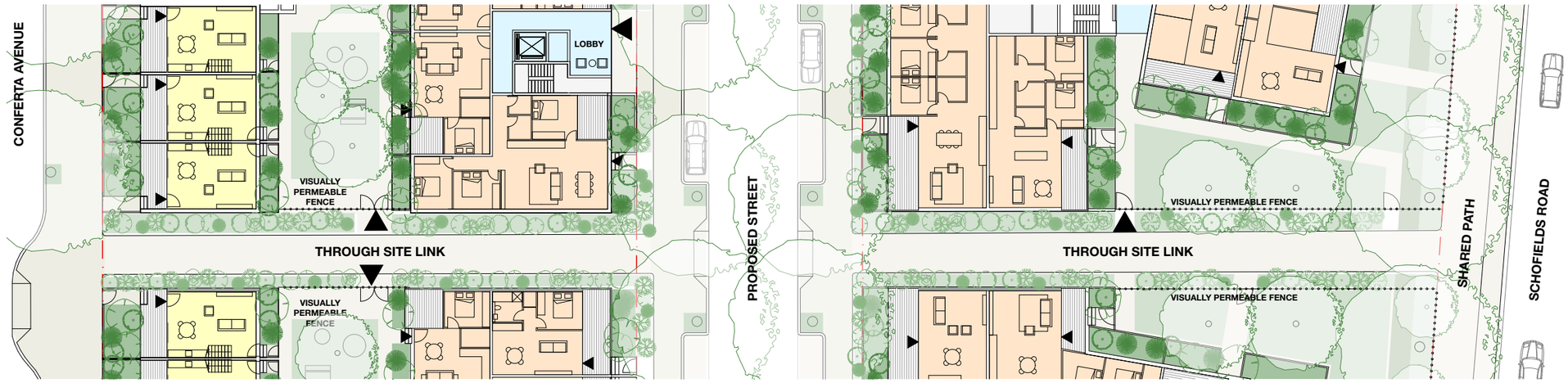
TYPICAL MASONETTE/ TERRACE INTERFACE TO PUBLIC DOMAIN

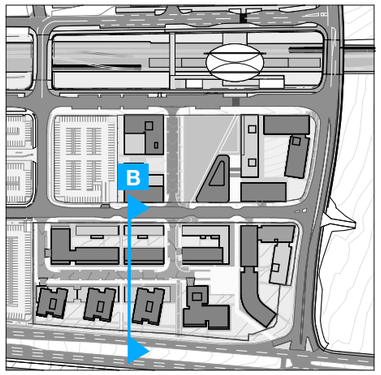
RESIDENTIAL INTERFACE TO PUBLIC DOMAIN

- Ground floor apartment private entries should be no more than 450mm above footpath level.
- Solid elements should be limited to a maximum height of 1m from the adjacent footpath.
- Elements above 1m should be 50% transparent to a maximum of 1.6m from the footpath level.
- Planting should be promoted to provide further privacy.

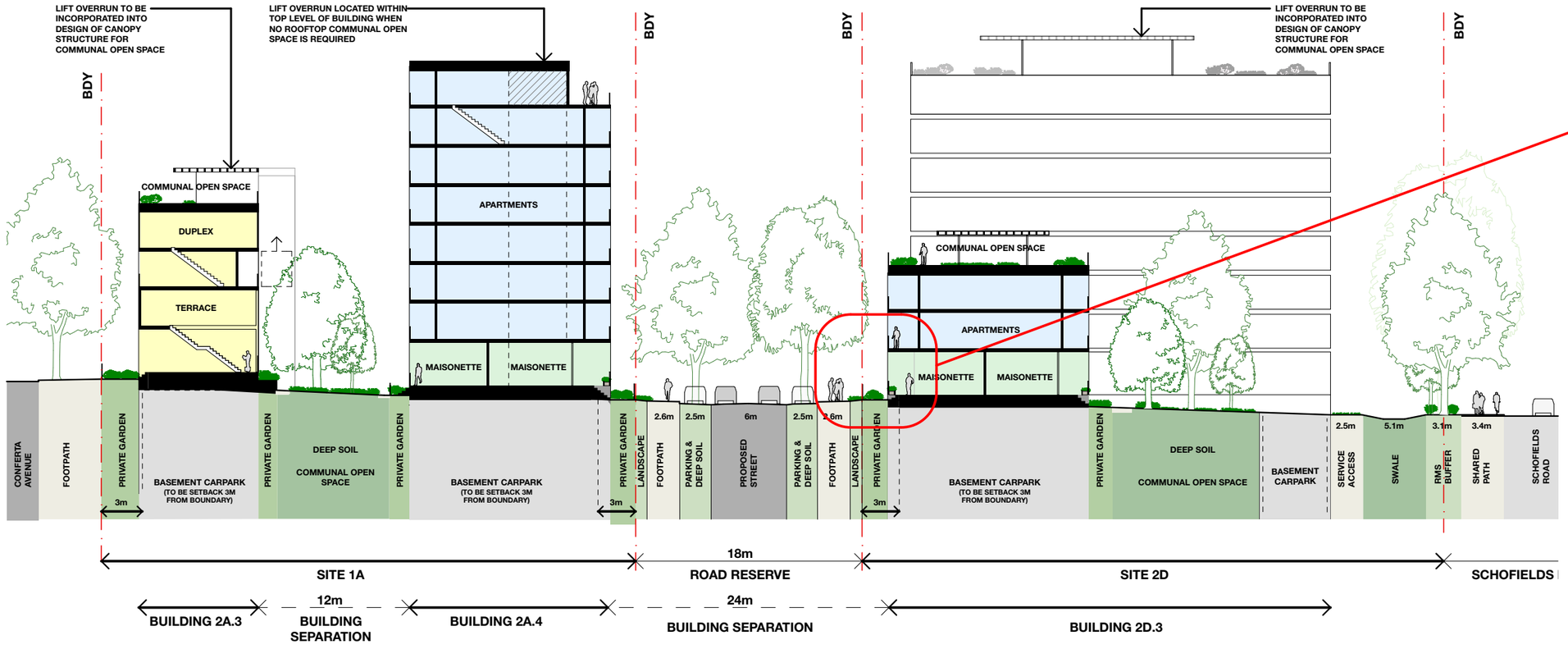
DETAILED URBAN PLAN AND SECTION B

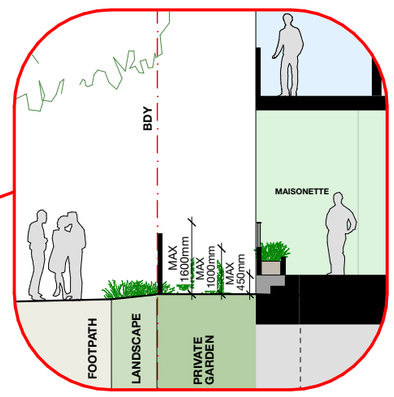
THESE INDICATIVE DETAILED URBAN SECTIONS AND PLANS HAVE BEEN PREPARED TO ILLUSTRATE THE CONDITIONS THAT ARE TYPICAL ACROSS THE DEVELOPMENT AND DEMONSTRATE THE INTEGRATED DESIGN APPROACH.





SECTION KEY DIAGRAM





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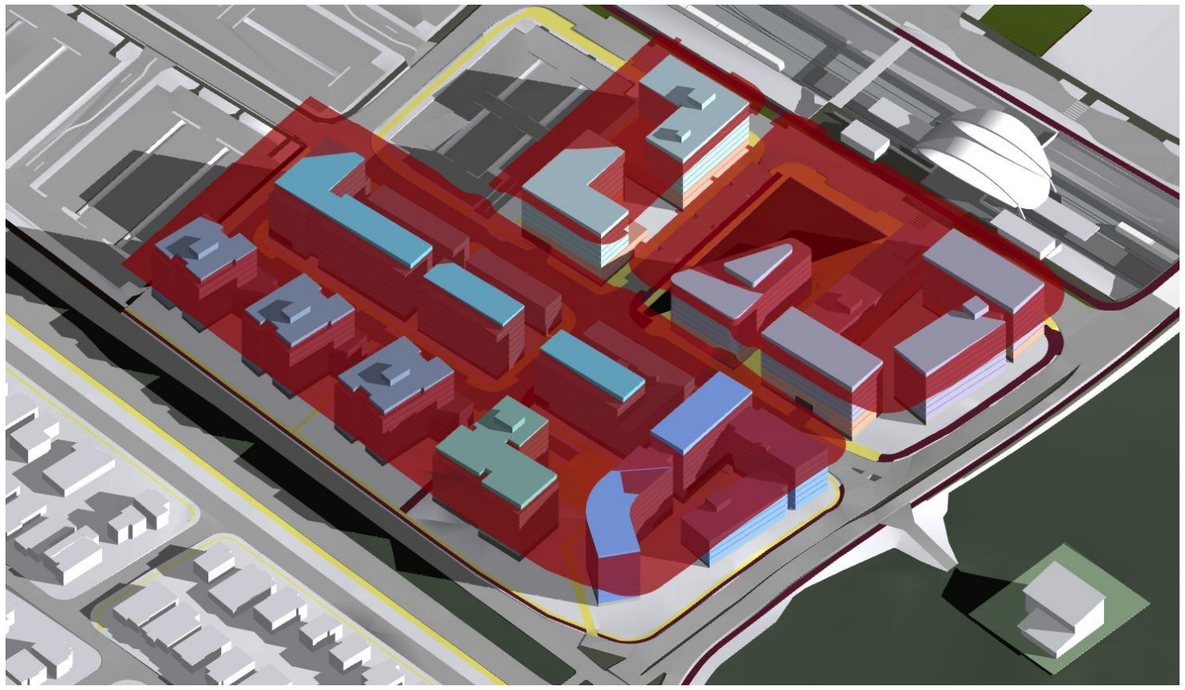
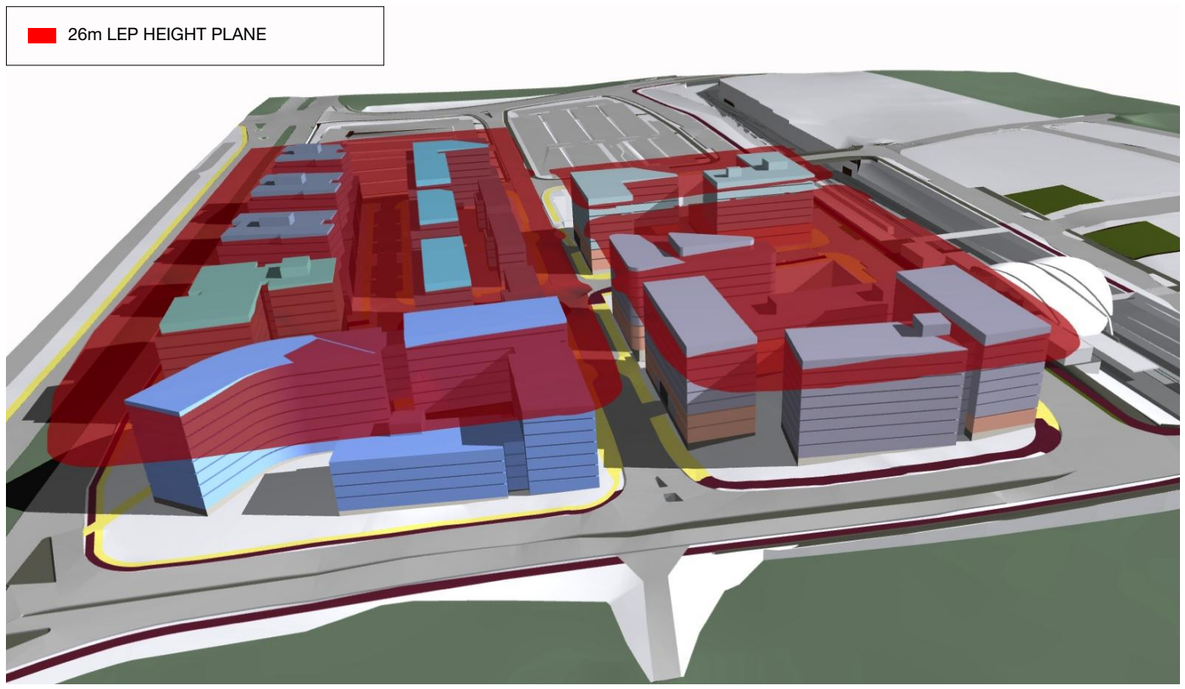
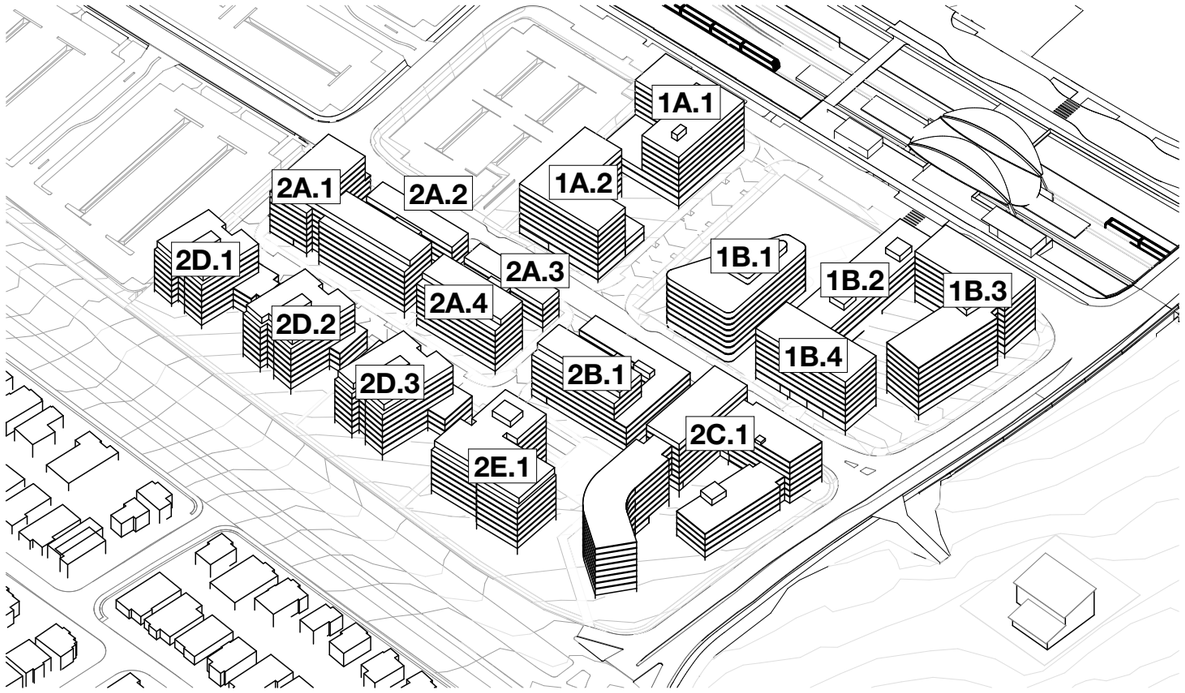
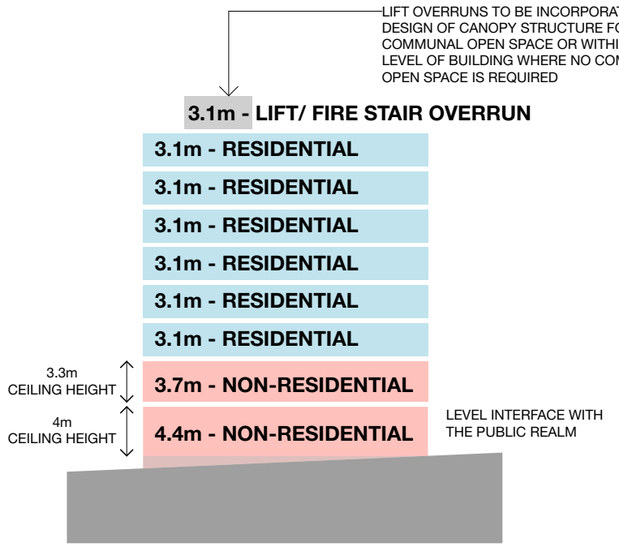
HEIGHT PLANE AND TYPICAL SECTIONS



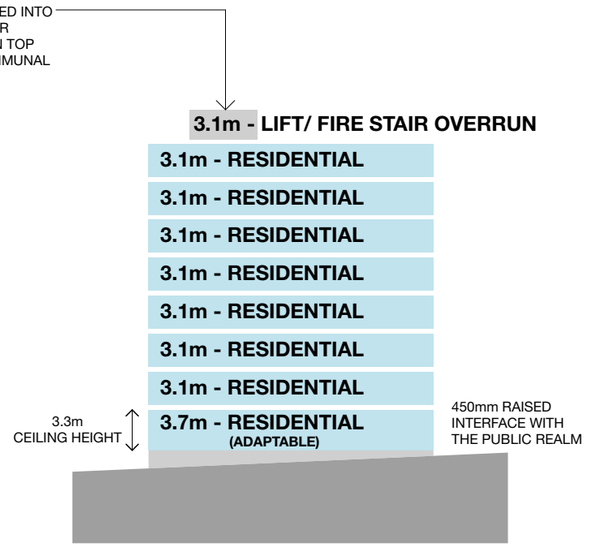




BUILDING REFERENCE



TYPICAL MIXED USE DEVELOPMENT
FLOOR HEIGHTS (FLOOR TO FLOOR)



TYPICAL RESIDENTIAL DEVELOPMENT
FLOOR HEIGHTS (FLOOR TO FLOOR)

BUILDING HEIGHT CALCULATIONS

Building Height																
Building	**1A.1**	**1A.2**	**1B.1**	**1B.2**	**1B.3**	**1B.4**	**2A.1**	**2A.2**	**2A.3**	**2A.4**	**2B.1**	**2C.1**	**2D.1**	**2D.2**	**2D.3**	**2E.1**
Interface to public domain (difference in height between ground plane and first level)	0	0	0	0	0	0	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45
L1 (floor to floor height) (m)	4.4	4.4	4.4	4.4	3.7	4.4	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7
L2 (floor to floor height) (m)	3.7	3.7	3.7	3.7	3.7	3.7	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1
L3 (floor to floor height) (m)	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1
L4 (floor to floor height) (m)	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1
L5 (floor to floor height) (m)	3.1	3.1	3.1		3.1	3.1	3.1			3.1	3.1	3.1	3.1	3.1	3.1	3.1
L6 (floor to floor height) (m)	3.1	3.1	3.1		3.1	3.1	3.1			3.1	3.1	3.1	3.1	3.1	3.1	3.1
L7 (floor to floor height) (m)	3.1	3.1	3.1		3.1	3.1	3.1			3.1	3.1	3.1	3.1	3.1	3.1	3.1
L8 (floor to floor height) (m)	3.1	3.1	3.1		3.1	3.1	3.1			3.1	3.1	3.1	3.1	3.1	3.1	3.1
Sub Total (m)	26.7	26.7	26.7	14.3	26	26.7	25.4	13	13	25.4	25.4	25.4	25.4	25.4	25.4	25.4
Maximum Fall of Land (m)	1.7	1.7	0.7	3.9	2.5	2	3.2	2.1	2.1	2.1	3.1	3.5	1.8	2.7	2.6	3.1
Maximum Fall of Land taken at point of lift overrun (if varies from above) (m)			0		0.8											1
Predominant Height taken at point of least site fall (excl. lift overrun)	**26.7**	**26.7**	**26.7**	**14.3**	**26**	**26.7**	**25.85**	**13.45**	**13.45**	**25.85**	**25.85**	**25.85**	**25.85**	**25.85**	**25.85**	**25.85**
Predominant Height taken at point of greatest site fall (excl. lift overrun)	**28.4**	**28.4**	**27.4**	**18.2**	**28.5**	**28.7**	**28.6**	**15.1**	**15.1**	**27.5**	**28.5**	**28.9**	**27.2**	**28.1**	**28**	**28.5**
Lift overrun/ fire stair allowance (not applicable if integrated within top floor)	3.1	0	3.1	3.1	3.1	0	0	3.1	3.1	0	0	0	3.1	3.1	3.1	3.2
Overall Building Height taken at point of greatest site fall (incl. lift overrun)	**31.5**	**28.4**	**29.8**	**21.3**	**29.9**	**28.7**	**28.6**	**18.2**	**18.2**	**27.5**	**28.5**	**28.9**	**30.3**	**31.2**	**31.1**	**29.6**
Compliance with SEPP Max Building Height	**Non-compliance**	**Non-compliance**	**Non-compliance**	**Complies**	**Non-compliance**	**Non-compliance**	**Non-compliance**	**Complies**	**Complies**	**Non-compliance**	**Non-compliance**	**Non-compliance**	**Non-compliance**	**Non-compliance**	**Non-compliance**	**Non-compliance**
Reason for Non-Compliance	First two levels are non-residential increasing the overall height of the envelope	First two levels are non-residential increasing the overall height of the envelope	First three levels are non-residential increasing the overall height of the envelope. the building also sits on sloping topography.		First level is non-residential increasing the overall height of the envelope. the building sits on sloping topography and the building has been stepped to minimise non-compliance.	First level is non-residential increasing the overall height of the envelope.	The building has a large floorplate and sits on sloping topography resulting in a minor non-compliance limited to the top level which has an increased setback to the street.			The building sits on sloping topography resulting in a minor non-compliance limited to the top level which has an increased setback to the street.	The building sits on sloping topography resulting in a minor non-compliance limited to the top level which has an increased setback to the street.	The building has a large floorplate and sits on sloping topography. the building has been stepped but there is still a minor non-compliance in two locations.	The building sits on sloping topography creating minor non-compliance.	The building sits on sloping topography creating minor non-compliance. it has been stepped down from the neighbouring building 2d.1 to minimise this non-compliance.	The building sits on sloping topography creating minor non-compliance. it has been stepped down from the neighbouring building 2d.2 to minimise this non-compliance.	The building sits on sloping topography creating minor non-compliance.

Definition

Building height (or height of building) means:
(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
(b) in relation to the RL of a building—the vertical distance from the Australia Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

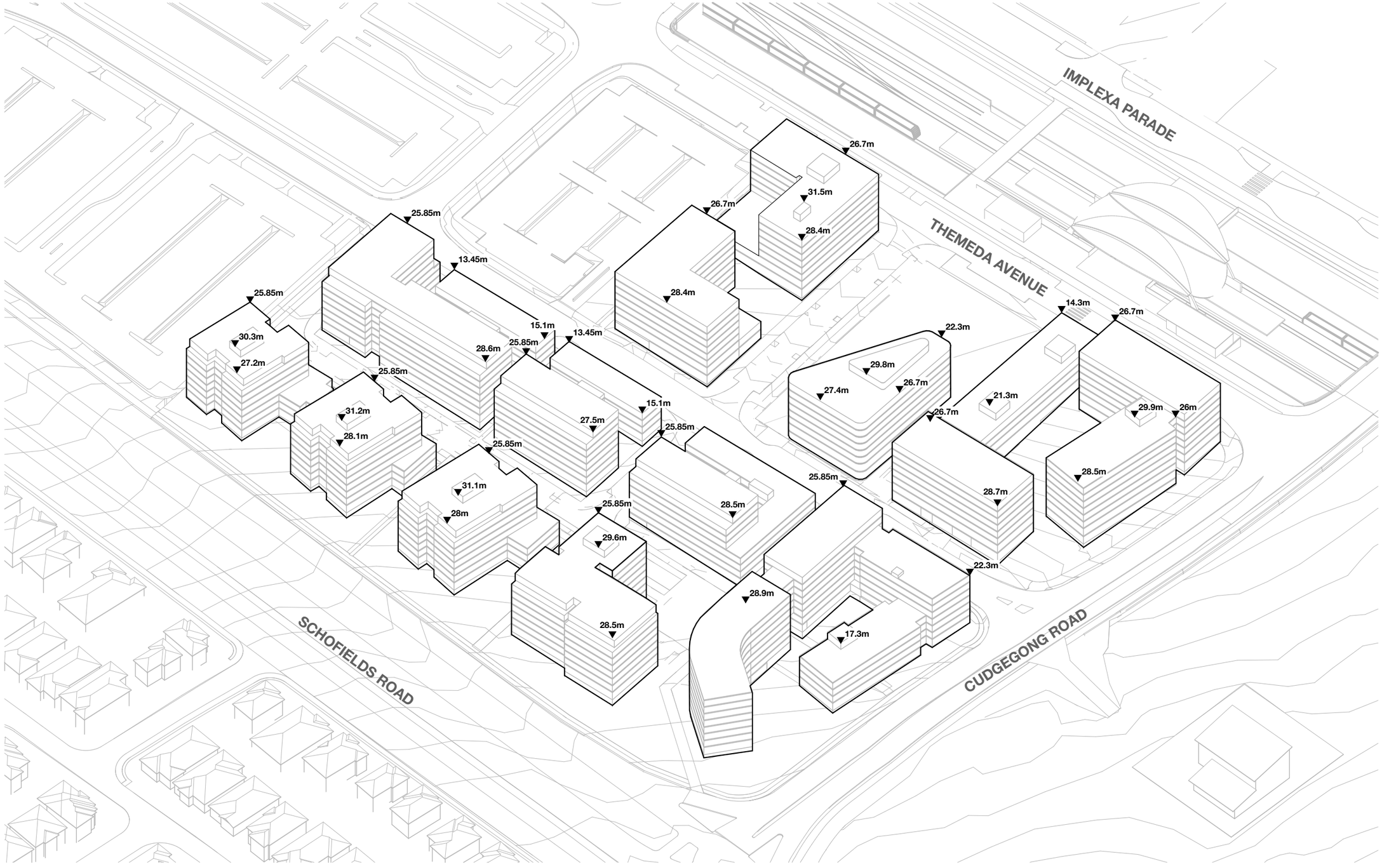
Non-Residential Levels Shown in Red

Adaptable Residential Levels Shown in Blue

Residential Levels Shown in Black

ENVELOPE DIAGRAM

MEASUREMENTS RELATE TO BUILDING HEIGHT IN METRES (TAKEN FROM FINISHED GROUND LEVEL). REFER TO 'BUILDING HEIGHT CALCULATIONS' WITHIN THE URBAN DESIGN REPORT FOR DETAIL.



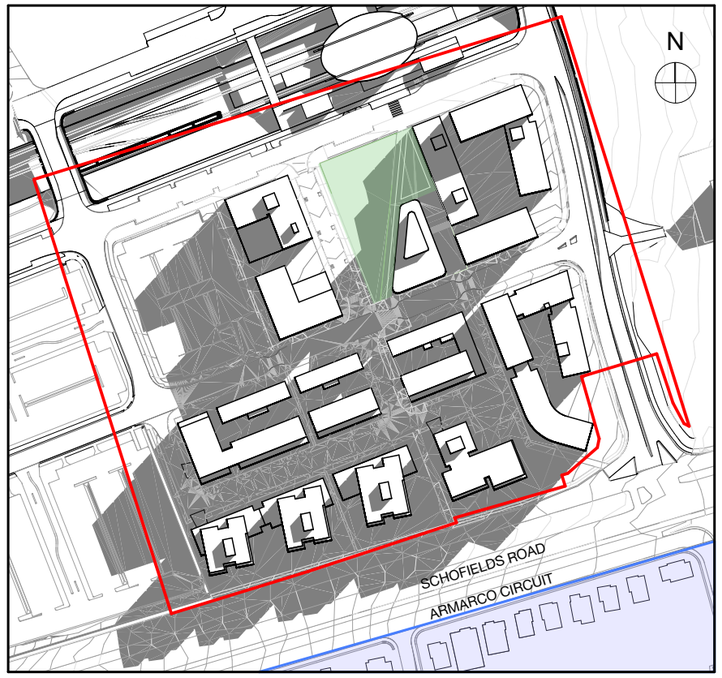
SHADOW DIAGRAMS & SOLAR ANALYSIS - JUNE 21ST

SUMMARY

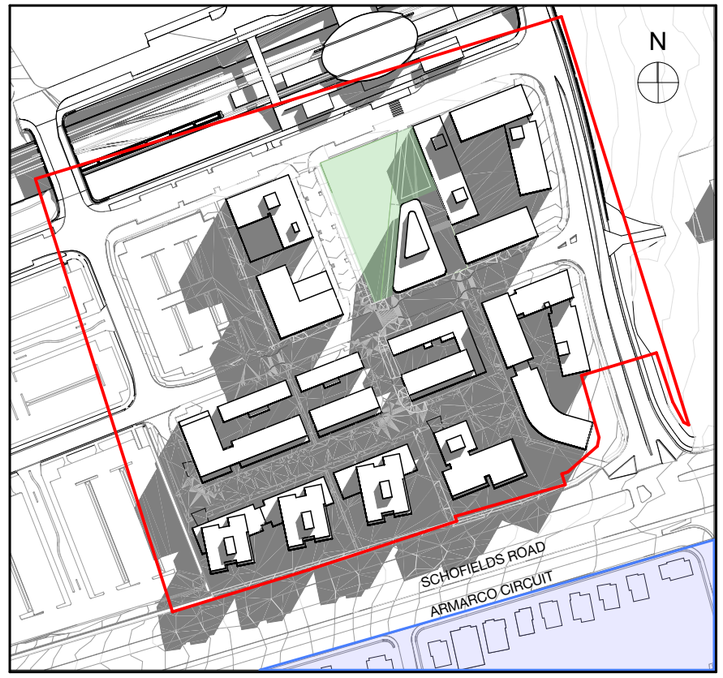
These studies have been prepared to illustrate the solar access and shadows generated by the proposed concept masterplan.

The public park and adjacent buildings have been designed to limit overshadowing of the public park which receives sunlight to an area greater than 50% of its site area between 11 and 2pm on June 21st.

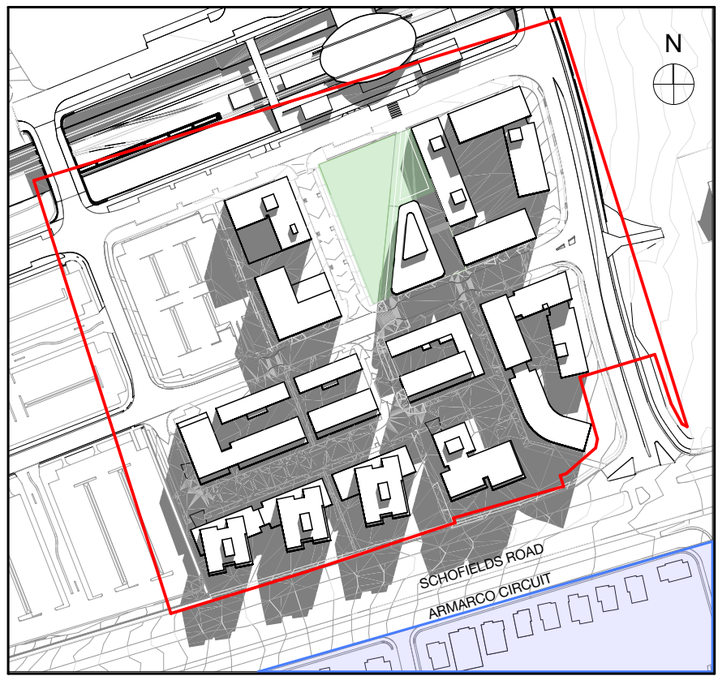
The urban form of the proposed concept masterplan has been designed to mitigate overshadowing of surrounding areas with overshadowing of the low-density residential area minimised to late afternoon in mid Winter.



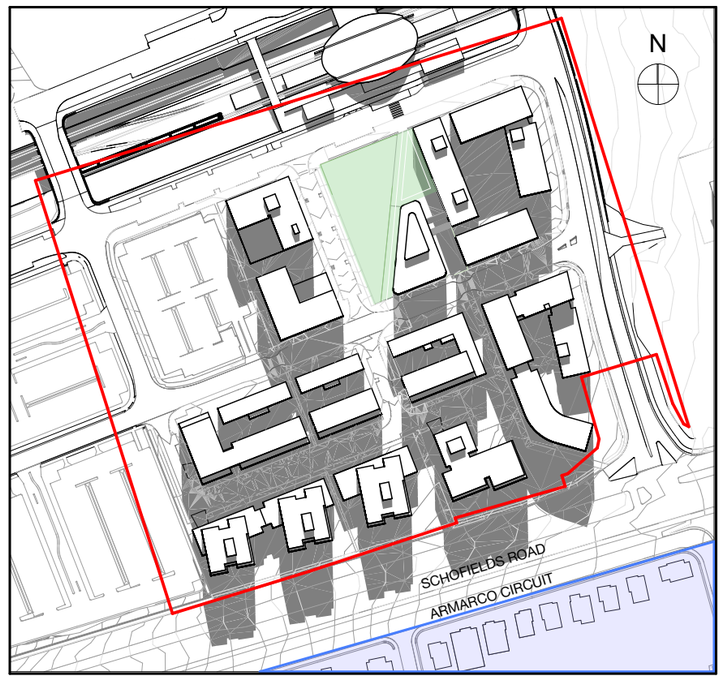
9AM JUNE 21ST



10AM JUNE 21ST



11AM JUNE 21ST



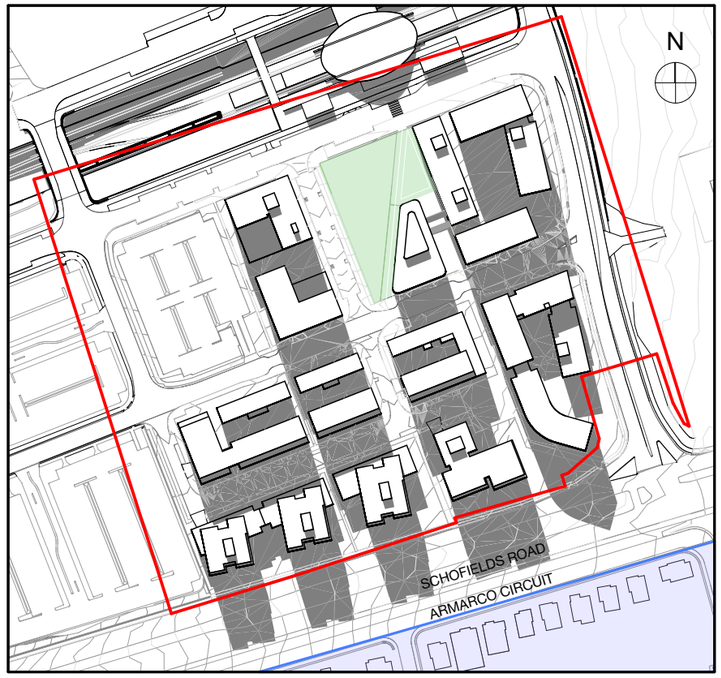
12PM JUNE 21ST

SITE BOUNDARY

SHADOWS

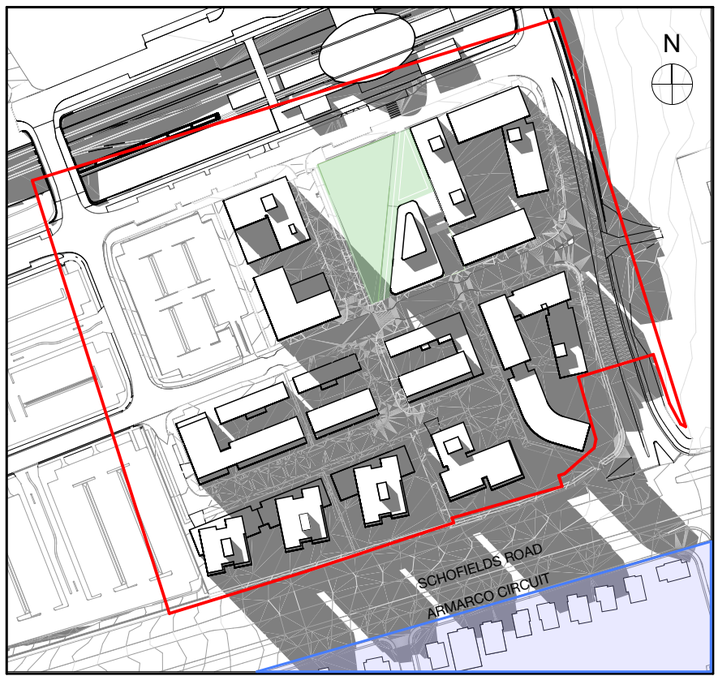
SURVEY DID NOT EXTEND SOUTH OF AMARCO CIRCUIT. STREET AND BUILDING LOCATIONS TO THE SOUTH OF AMARCO CIRCUIT HAVE BEEN TRACED FROM A 'NEARMAP' AERIAL PHOTOGRAPH.

SHADOW DIAGRAMS & SOLAR ANALYSIS - JUNE 21ST



1PM JUNE 21ST

2PM JUNE 21ST



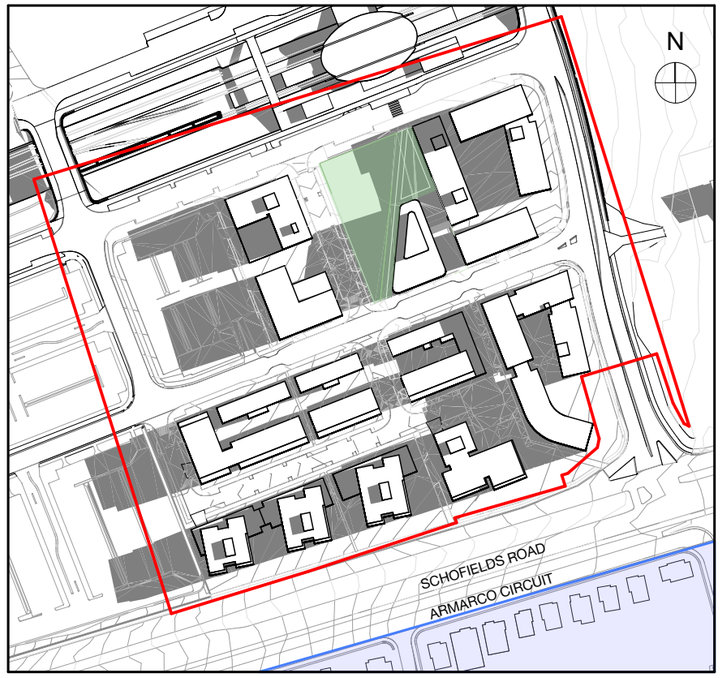
3PM JUNE 21ST

SITE BOUNDARY

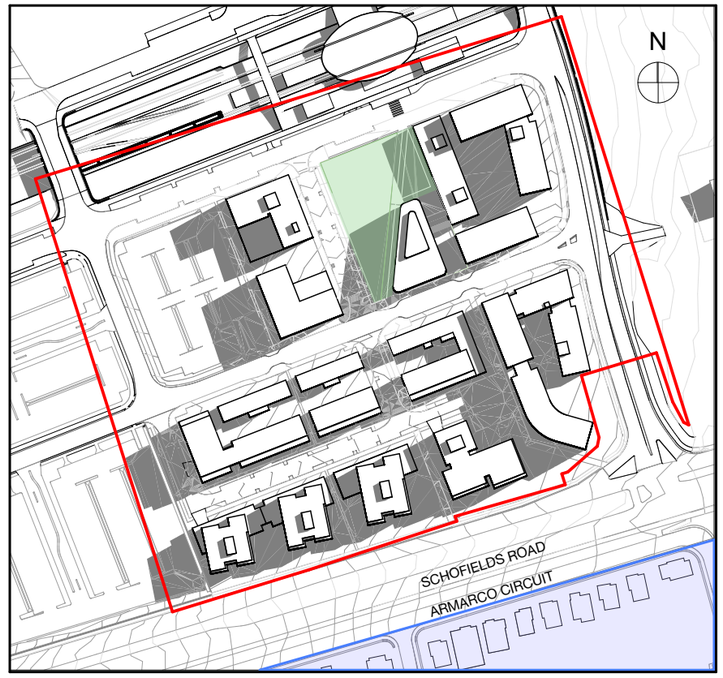
SHADOWS

SURVEY DID NOT EXTEND SOUTH OF AMARCO CIRCUIT. STREET AND BUILDING LOCATIONS TO THE SOUTH OF AMARCO CIRCUIT HAVE BEEN TRACED FROM A 'NEARMAP' AERIAL PHOTOGRAPH.

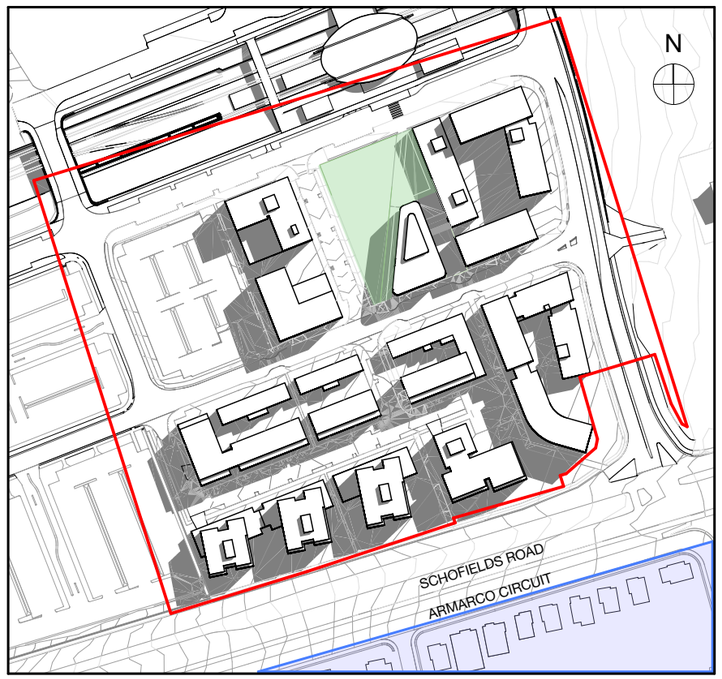
SHADOW DIAGRAMS & SOLAR ANALYSIS - MARCH 21ST



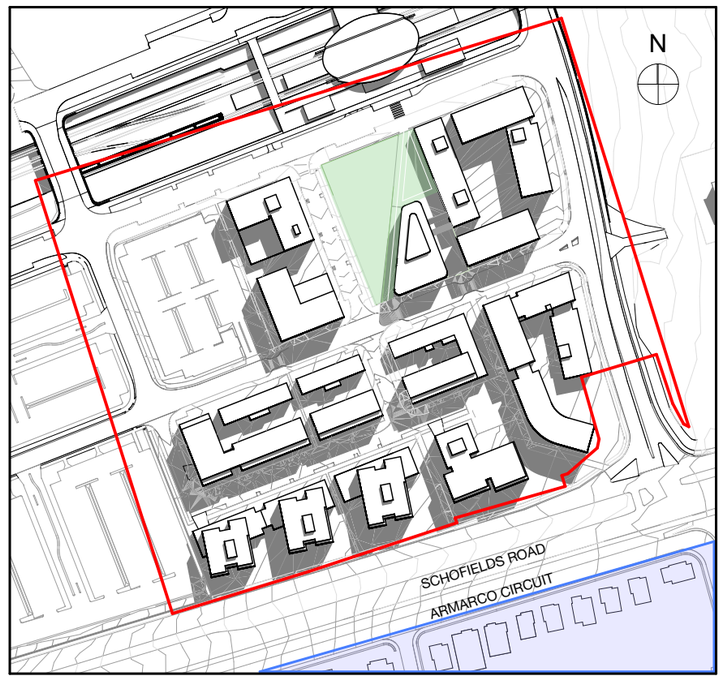
9AM MARCH 21ST



10AM MARCH 21ST



11AM MARCH 21ST



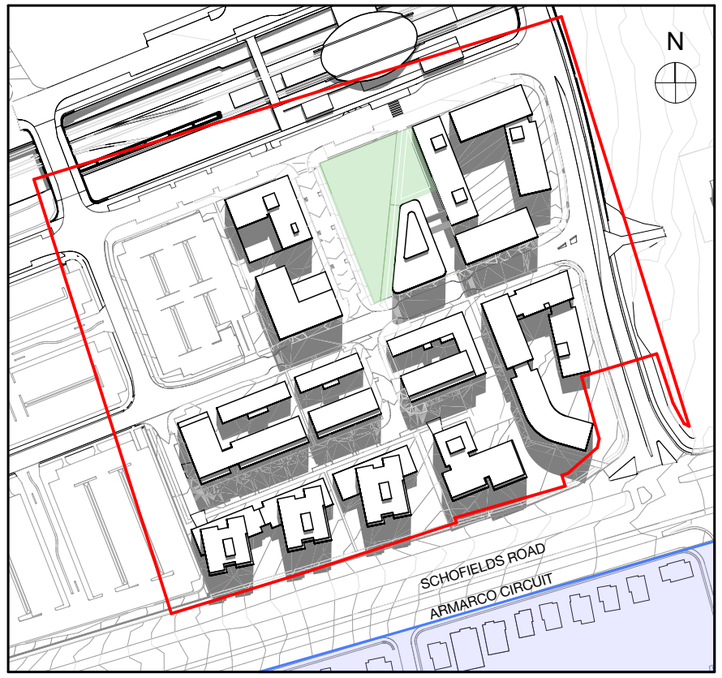
12PM MARCH 21ST

SITE BOUNDARY

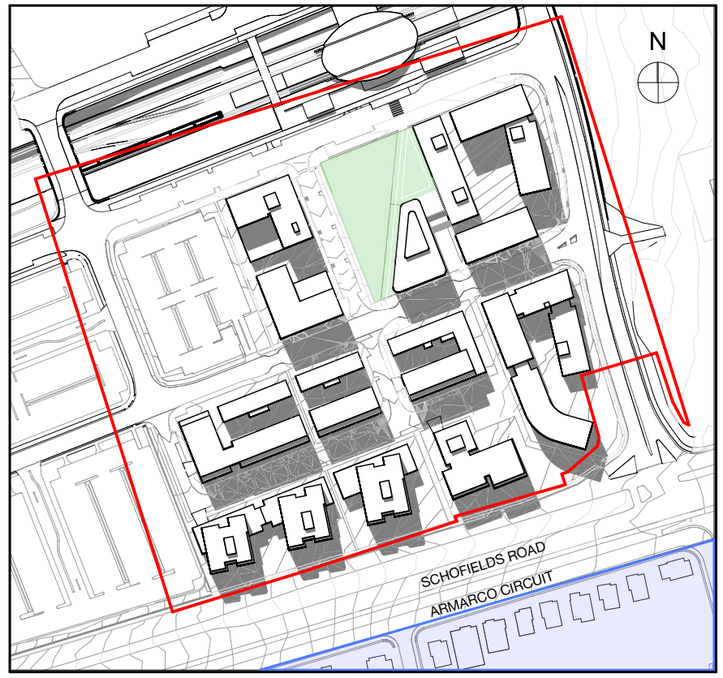
SHADOWS

SURVEY DID NOT EXTEND SOUTH OF AMARCO CIRCUIT. STREET AND BUILDING LOCATIONS TO THE SOUTH OF AMARCO CIRCUIT HAVE BEEN TRACED FROM A 'NEARMAP' AERIAL PHOTOGRAPH.

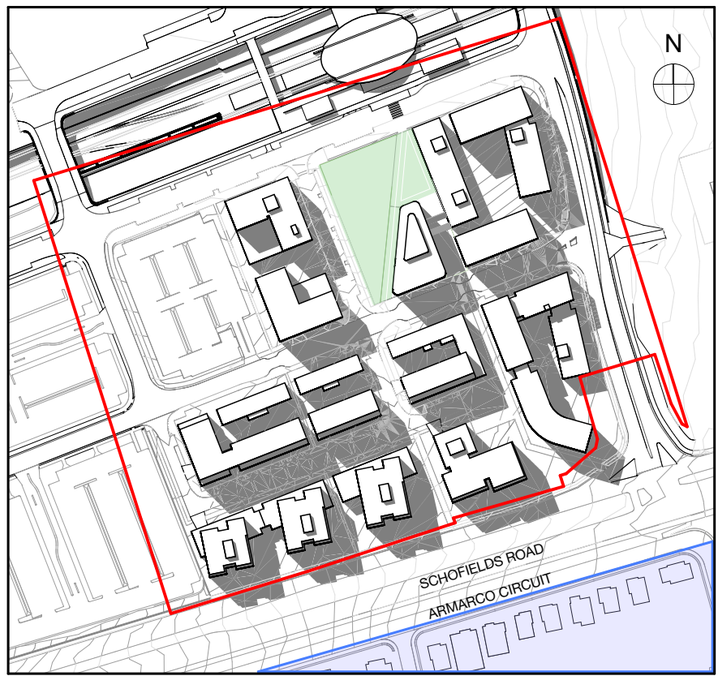
SHADOW DIAGRAMS & SOLAR ANALYSIS - MARCH 21ST



1PM MARCH 21ST



2PM MARCH 21ST



3PM MARCH 21ST

SITE BOUNDARY

SHADOWS

SURVEY DID NOT EXTEND SOUTH OF AMARCO CIRCUIT. STREET AND BUILDING LOCATIONS TO THE SOUTH OF AMARCO CIRCUIT HAVE BEEN TRACED FROM A 'NEARMAP' AERIAL PHOTOGRAPH.

AREA SCHEDULE - BUILDINGS

				Non-Residential		Residential			Total								
Site	Building	Floorplate Area	No. of Floors	GBA (meas)	GFA (calc) (85% GBA)	GBA (meas)	GFA (calc) (75% GBA)	NSA (calc) (90% GFA)	GBA	GFA	Average Apartment Size (sqm)	No. Apartments (NSA/69sqm)	Residential Car Parking Rate (per dweling) (incl. visitor)	Residential Car Spaces Required	Non-Residential Car Spaces Required	Bicycle Rate (per dwelling)	Bicycle Spaces Required
Site 1									0	0							
Building 1A	1A.1	1,480	2	2,960	2,516				2,960	2,516							
	1A.1	1,060	6			6,360	4,770	4,293	6,360	4,770							
	1A.1 Total			**2,960**	**2,516**	**6,360**	**4,770**	**4,293**	**9,320**	**7,286**	**69**	**62**	**1.04**	**65**	**40**	**1.1**	**68**
	1A.2	908	1	908	772				908	772							
	1A.2	1,246	1	1,246	1,059				1,246	1,059							
	1A.2	1,020	6			6,120	4,590	4,131	6,120	4,590							
	1A.2 Total			**2,154**	**1,831**	**6,120**	**4,590**	**4,131**	**8,274**	**6,421**	**69**	**60**	**1.04**	**62**	**29**	**1.1**	**66**
Site 1A Total				**5,114**	**4,347**	**12,480**	**9,360**	**8,424**	**17,594**	**13,707**		**122**		**127**	**69**		**134**
Building 1B	1B.1	509	1	509	433				509	433							
	1B.1	919	1	919	781				919	781							
	1B.1	1,033	6			6,198	4,649	4,184	6,198	4,649							
	1B.1 Total			**1,428**	**1,214**	**6,198**	**4,649**	**4,184**	**7,626**	**5,862**	**69**	**60**	**1.04**	**62**	**19**	**1.1**	**66**
	1B.2	1,020.5	2	2,041	1,735				2,041	1,735							
	1B.2	1,020	2			2,040	1,530	1,377	2,040	1,530							
	1B.2 Total			**2,041**	**1,735**	**2,040**	**1,530**	**1,377**	**4,081**	**3,265**	**69**	**20**	**1.04**	**21**	**28**	**1.1**	**22**
	1B.3	751	2			1,502	1,127	1,014	1,502	1,127							
	1B.3	792	1	792	673				792	673							
	1B.3	1,543	6			9,258	6,944	6,249	9,258	6,944							
	1B.3	792	1			792	594	535	792	594							
	1B.3 Total			**792**	**673**	**11,552**	**8,664**	**7,798**	**12,344**	**9,337**	**69**	**113**	**1.04**	**118**	**11**	**1.1**	**124**
	1B.4	792	1	414	352	227	170	153	641	522							
	1B.4	792	1	792	673				792	673							
	1B.4	792	6			4,752	3,564	3,208	4,752	3,564							
	1B.4 Total			**1,206**	**1,025**	**4,979**	**3,734**	**3,361**	**6,185**	**4,759**	**69**	**49**	**1.04**	**51**	**16**	**1.1**	**54**
Site 1B Total				**5,467**	**4,647**	**24,769**	**18,577**	**16,719**	**30,236**	**23,224**		**242**		**251**	**74**		**266**
Site 1 Total				**10,581**	**8,994**	**37,249**	**27,937**	**25,143**	**47,830**	**36,931**		**364**		378	143		400
Site 2																	
Building 2A	2A.1	1,130	1			1,130	848	763	1,130	848							
	2A.1	1,405	3			4,215	3,161	2,845	4,215	3,161							
	2A.1	1,349	3			4,047	3,035	2,732	4,047	3,035							
	2A.1	1,152	1			1,152	864	778	1,152	864							
	2A.1 Total			**0**	**0**	**10,544**	**7,908**	**7,117**	**10,544**	**7,908**	**69**	**103**	**1.04**	**107**		**1.1**	**113**
	2A.2	425.5	4			1,702	1,277	1,149	1,702	1,277							
	2A.2 Total			**0**	**0**	**1,702**	**1,277**	**1,149**	**1,702**	**1,277**	**69**	**16**	**1.04**	**17**		**1.1**	**18**
	2A.3	387.25	4			1,549	1,162	1,046	1,549	1,162							
	2A.3 Total			**0**	**0**	**1,549**	**1,162**	**1,046**	**1,549**	**1,162**	**69**	**15**	**1.04**	**16**		**1.1**	**17**
	2A.4	617	7			4,319	3,239	2,915	4,319	3,239							
	2A.4	489	1			489	367	330	489	367							
	2A.4 Total			**0**	**0**	**4,808**	**3,606**	**3,245**	**4,808**	**3,606**	**69**	**47**	**1.04**	**49**		**1.1**	**52**

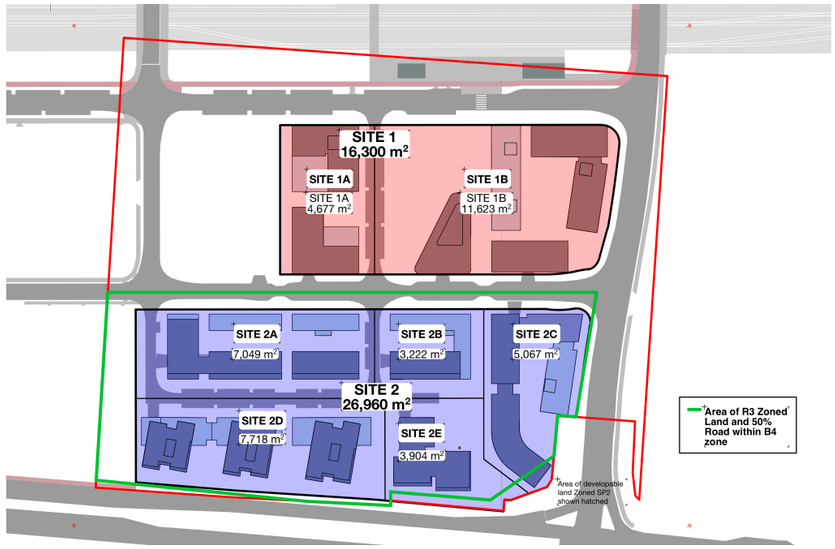
AREA SCHEDULE - BUILDINGS

				Non-Residential		Residential			Total								
Site	Building	Floorplate Area	No. of Floors	GBA (meas)	GFA (calc) (85% GBA)	GBA (meas)	GFA (calc) (75% GBA)	NSA (calc) (90% GFA)	GBA	GFA	Average Apartment Size (sqm)	No. Apartments (NSA/69sqm)	Residential Car Parking Rate (per dweling) (incl. visitor)	Residential Car Spaces Required	Non-Residential Car Spaces Required	Bicycle Rate (per dwelling)	Bicycle Spaces Required
Site 2A Total				**0**	**0**	**18,603**	**13,952**	**12,557**	**18,603**	**13,952**		**181**		**188**			**199**
Building 2B	2B.1	1,084	1			1,084	813	732	1,084	813							
	2B.1	1,335	3			4,005	3,004	2,703	4,005	3,004							
	2B.1	647	3			1,941	1,456	1,310	1,941	1,456							
	2B.1	513	1			513	385	346	513	385							
	2B.1 Total			**0**	**0**	**7,543**	**5,657**	**5,092**	**7,543**	**5,657**	**69**	**73**	**1.04**	**76**		**1.1**	**80**
Site 2B Total				**0**	**0**	**7,543**	**5,657**	**5,092**	**7,543**	**5,657**		**73**		**76**			**80**
Building 2C	2C.1	724	1			724	543	489	724	543							
	2C.1	855	1			855	641	577	855	641							
	2C.1	2,438	1			2,438	1,829	1,646	2,438	1,829							
	2C.1	2,748	1			2,748	2,061	1,855	2,748	2,061							
	2C.1	2,801	1			2,801	2,101	1,891	2,801	2,101							
	2C.1	2,156	3			6,468	4,851	4,366	6,468	4,851							
	2C.1	1,606	1			1,606	1,205	1,084	1,606	1,205							
	2C.1	642	1			642	482	433	642	482							
	2C.1 Total			**0**	**0**	**18,282**	**13,712**	**12,340**	**18,282**	**13,712**	**69**	**178**	**1.04**	**185**		**1.1**	**196**
Site 2C Total				**0**	**0**	**18,282**	**13,712**	**12,340**	**18,282**	**13,712**		**178**		**185**			**196**
Building 2D	2D.1	727	1			727	545	491	727	545							
	2D.1	978	2			1,956	1,467	1,320	1,956	1,467							
	2D.1	672	4			2,688	2,016	1,814	2,688	2,016							
	2D.1	613	1			613	460	414	613	460							
	2D.1 Total			**0**	**0**	**5,984**	**4,488**	**4,039**	**5,984**	**4,488**	**69**	**58**	**1.04**	**60**		**1.1**	**64**
	2D.2	1,071	3			3,213	2,410	2,169	3,213	2,410							
	2D.2	768	4			3,072	2,304	2,074	3,072	2,304							
	2D.2	704	1			704	528	475	704	528							
	2D.2 Total			**0**	**0**	**6,989**	**5,242**	**4,718**	**6,989**	**5,242**	**69**	**68**	**1.04**	**71**		**1.1**	**75**
	2D.3	1,252	3			3,756	2,817	2,535	3,756	2,817							
	2D.3	850	4			3,400	2,550	2,295	3,400	2,550							
	2D.3	786	1			786	590	531	786	590							
	2D.3 Total			**0**	**0**	**7,942**	**5,957**	**5,361**	**7,942**	**5,957**	**69**	**78**	**1.04**	**81**		**1.1**	**85**
Site 2D Total				**0**	**0**	**20,915**	**15,686**	**14,118**	**20,915**	**15,686**		**204**		**212**			**224**
Building 2E	2E.1	1,017	1			1,017	763	686	1,017	763							
	2E.1	1,288	6			7,728	5,796	5,216	7,728	5,796							
	2E.1	1,195	1			1,195	896	807	1,195	896							
	2E.1 Total			**0**	**0**	**9,940**	**7,455**	**6,710**	**9,940**	**7,455**	**69**	**97**	**1.04**	**101**		**1.1**	**107**
Site 2E Total				**0**	**0**	**9,940**	**7,455**	**6,710**	**9,940**	**7,455**		**97**		**101**			**107**
Site 2 Total				**0**	**0**	**75,283**	**56,462**	**50,816**	**75,283**	**56,462**		**733**		**762**			**807**
Total				**10,581**	**8,994**	**112,532**	**84,399**	**75,959**	**123,113**	**93,393**		**1097**		**1,140**	**143**		**1,207**

AREA SCHEDULE - SUPERLOTS

		Site Area	Non-Residential		Residential			Total				
			GBA (meas)	GFA (calc)	GBA (meas)	GFA (calc)	NSA (calc)	GBA	GFA	Net FSR	Avg Apt size	Yield Estimate
Site 1	**1A**	4,677	5,114	4,347	12,480	9,360	8,424	**17,594**	**13,707**	**2.93:1**	69	**122**
	1B	11,623	5,467	4,647	24,769	18,577	16,719	**30,236**	**23,224**	**2:1**	69	**242**
Sub Total		**16,300**	**10,581**	**8,994**	**37,249**	**27,937**	**25,143**	**47,830**	**36,931**	**2.27:1**		**364**
Site 2	**2A**	7,049		0	18,603	13,952	12,557	**18,603**	**13,952**	**1.98:1**	69	**181**
	2B	3,222		0	7,543	5,657	5,092	**7,543**	**5,657**	**1.76:1**	69	**73**
	2C	5,067		0	18,282	13,712	12,340	**18,282**	**13,712**	**2.71:1**	69	**178**
	2D	7,718		0	20,915	15,686	14,118	**20,915**	**15,686**	**2.03:1**	69	**204**
	2E	3,904		0	9,940	7,455	6,710	**9,940**	**7,455**	**1.91:1**	69	**97**
Sub Total		**26,960**	**0**	**0**	**75,283**	**56,462**	**50,816**	**75,283**	**56,462**	**2.09:1**		**733**
COMBINED SITES 1 AND 2												
Site 1		16,300	10,581	8,994	37,249	27,937	25,143	**47,830**	**36,931**	**2.27:1**	69	**364**
Site 2		26,960	0	0	75,283	56,462	50,816	**75,283**	**56,462**	**2.09:1**	69	**733**
Total		**43,260**	**10,581**	**8,994**	**112,532**	**84,399**	**75,959**	**123,113**	**93,393**			**1,097**

	R3 Site Area (sqm)	Area of 50% Road (within B4 zone)	Total Area (R3 Zoned Land and 50% Road) (sqm)	Hectares	Dwellings	Dwelling Density (Dwellings per hectare)
R3 Dwelling Density	30,281	1,087	31,368	3.1368	733	**233.7**

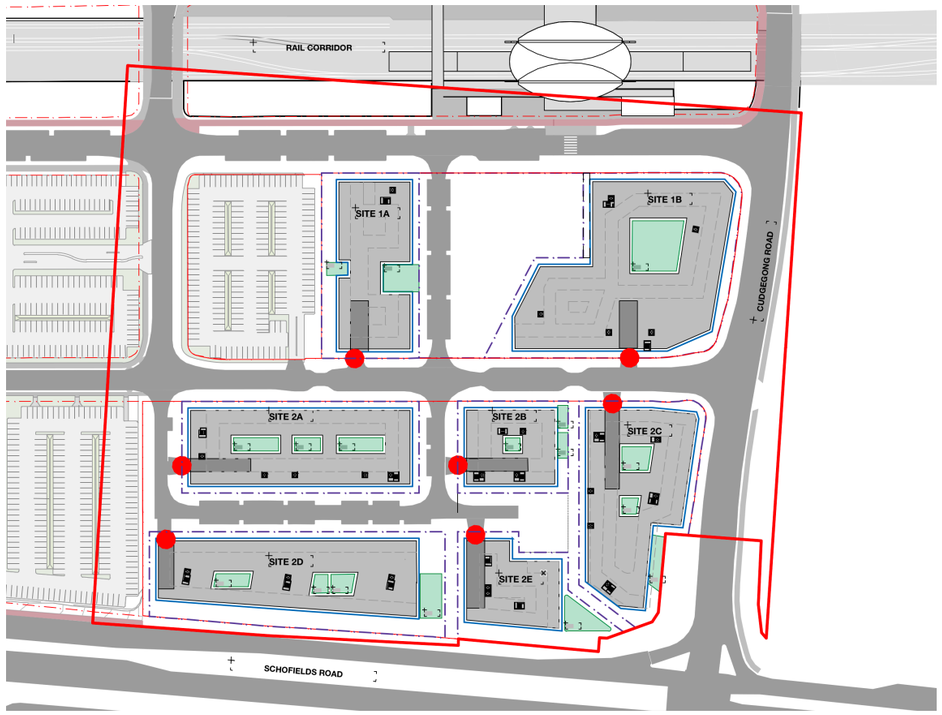


ASSUMPTIONS

SITE AREA	**Superlot**	Includes internal roads and open space etc
	Devp Block	At property boundary. Includes land zoned B4 & R3 only.
GBA		Area of external face of building
GFA		Measured from internal face of envelope. Excludes balconies, common stairs, lifts and services risers.
		NON RES GFA = 85% GBA
		RES GFA = 75% GBA
		NSA = 90% GFA
Yield Estimate		NSA/Average Apartment Size
Dwelling Density		Area of R3 land + 50% road / number of dwellings in R3 land

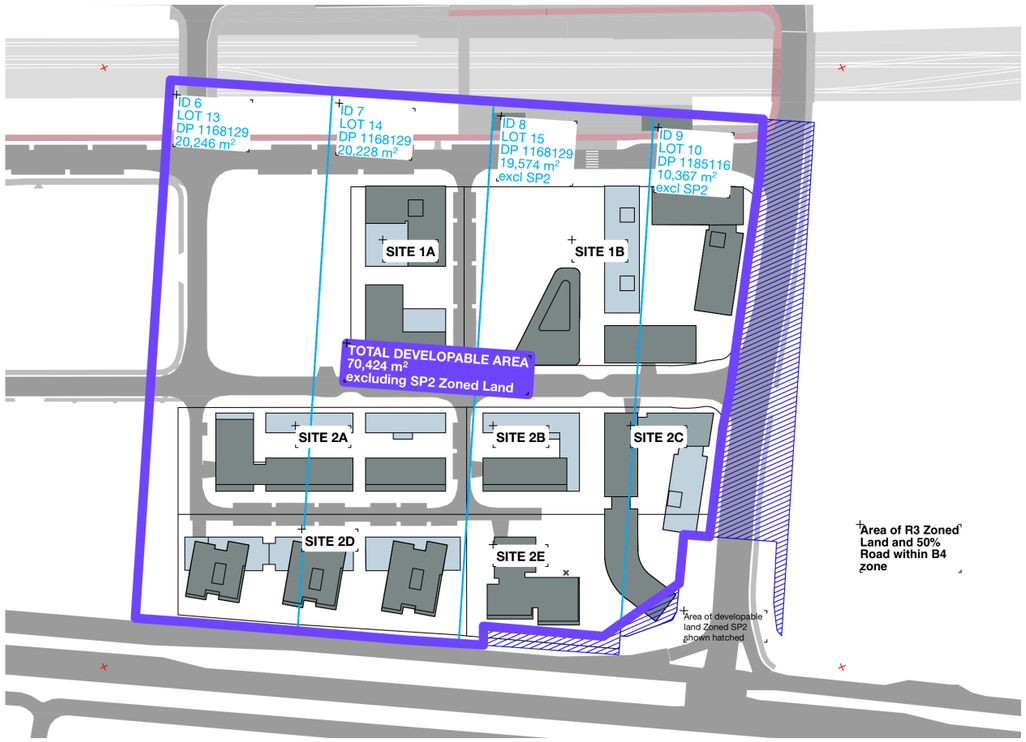
AREA SCHEDULE - BASEMENTS

Site	No. Apartments	No. Residential Parking Required (incl. visitor)	No. Non-Residential Parking Required	Parking Area Multiplier	Parking Area Allowance (Parking x 35sqm)	Refuse & Services Allowance	Storage Multiplier	Storage Allowance (No. Apartment x Storage Multiplier)	Bicycle Parking Multiplier	Bicycle Parking Area Allowance	Total Garage Area	Single Garage Area	No. Levels Required (Approx.)
1A	122	127	69	35sqm	6,863sqm	400sqm	2.6	317sqm	0.75	101sqm	**7,580sqm**	2,314sqm	**3.3**
1B	242	251	74	35sqm	11,383sqm	400sqm	2.6	628sqm	0.75	199sqm	**12,411sqm**	5,127sqm	**2.4**
2A	181	188	0	35sqm	6,587sqm	400sqm	2.6	471sqm	0.75	149sqm	**7,458sqm**	2,960sqm	**2.5**
2B	73	76	0	35sqm	2,657sqm	400sqm	2.6	190sqm	0.75	60sqm	**3,246sqm**	1,323sqm	**2.5**
2C	178	185	0	35sqm	6,479sqm	400sqm	2.6	463sqm	0.75	147sqm	**7,341sqm**	3,142sqm	**2.3**
2D	204	212	0	35sqm	7,427sqm	400sqm	2.6	531sqm	0.75	168sqm	**8,358sqm**	3,319sqm	**2.5**
2E	97	101	0	35sqm	3,528sqm	400sqm	2.6	252sqm	0.75	80sqm	**4,180sqm**	1,441sqm	**2.9**



AREA SCHEDULE - DEVELOPABLE LAND

		Developable Area	FSR	Non Residential		Residential			Total				
			LEP Control	GBA (meas)	GFA (calc)	GBA (meas)	GFA (calc)	NSA (calc)	GBA	GFA	FSR	Avg Apt size	Yield Estimate
Site 1	**1A**			5,114	4,347	12,480	9,360	8,424	**17,594**	**13,707**		69	**122**
	1B			5,467	4,647	24,769	18,577	16,719	**30,236**	**23,224**		69	**242**
Site 2	**2A**			0	0	18,603	13,952	12,557	**18,603**	**13,952**		69	**181**
	2B			0	0	7,543	5,657	5,092	**7,543**	**5,657**		69	**73**
	2C			0	0	18,282	13,712	12,340	**18,282**	**13,712**		69	**178**
	2D			0	0	20,915	15,686	14,118	**20,915**	**15,686**		69	**204**
	2E			0	0	9,940	7,455	6,710	**9,940**	**7,455**		69	**97**
Total		**70,424**	**1.75**	**10,581**	**8,994**	**112,532**	**84,399**	**75,959**	**123,113**	**93,393**	**1.33:1**		**1,097**



ASSUMPTIONS

SITE AREA	Lot areas as illustrated in figure adjacent. Excludes land zoned SP2
GBA	Area of external face of building
GFA	Measured from internal face of envelope. Excludes balconies, common stairs, lifts and services risers.
	NON RES GFA = 85% GBA
	RES GFA = 75% GBA
NSA	Measured from internal face of apartment. Excludes balconies.
	NSA = 90% GFA
Yield Estimate	NSA/Average Apartment Size