

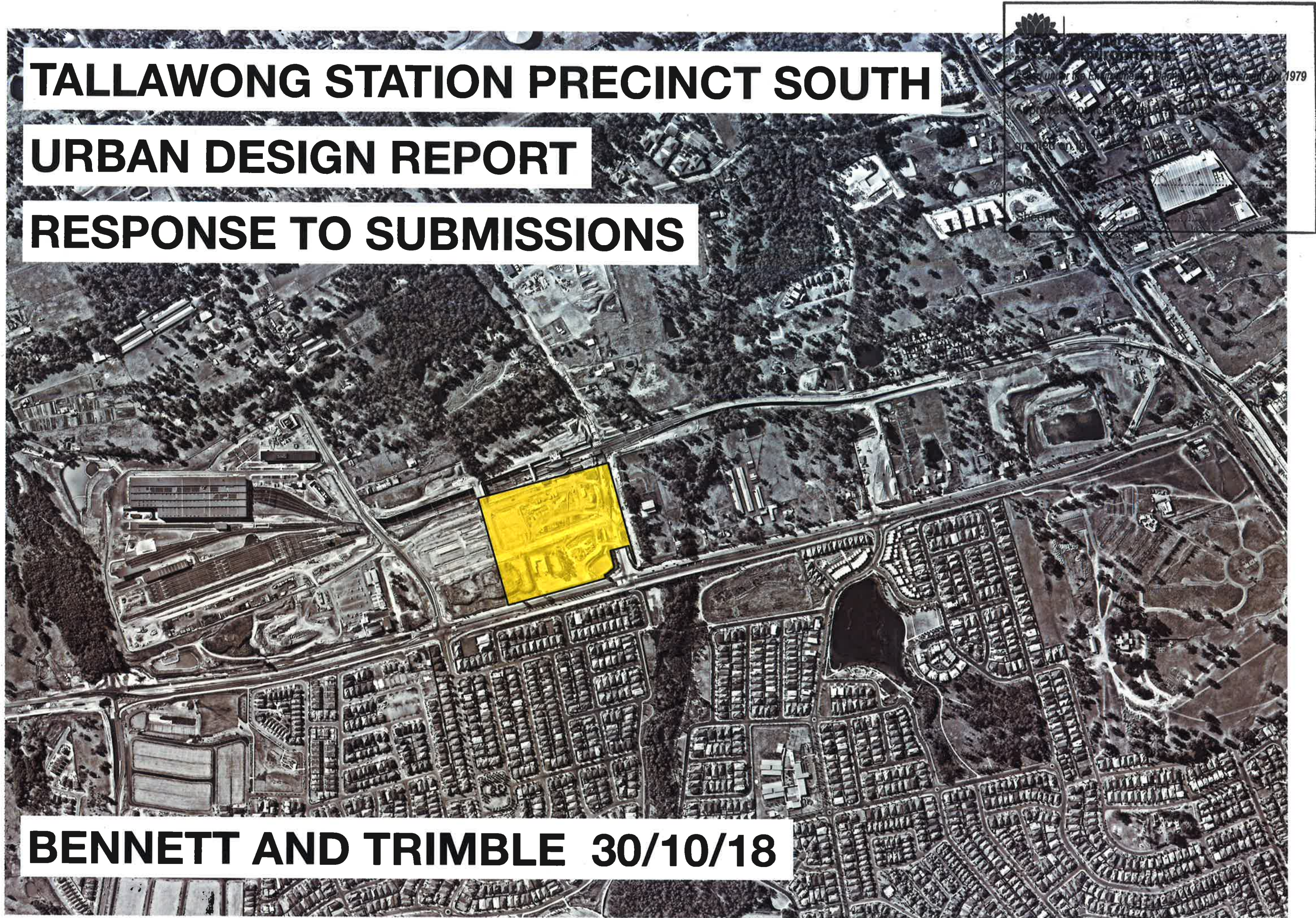
# TALLAWONG STATION PRECINCT SOUTH

## URBAN DESIGN REPORT

## RESPONSE TO SUBMISSIONS

**BENNETT AND TRIMBLE 30/10/18**

1979





# CONCEPT PLAN CONTEXT



Planning &  
Environment

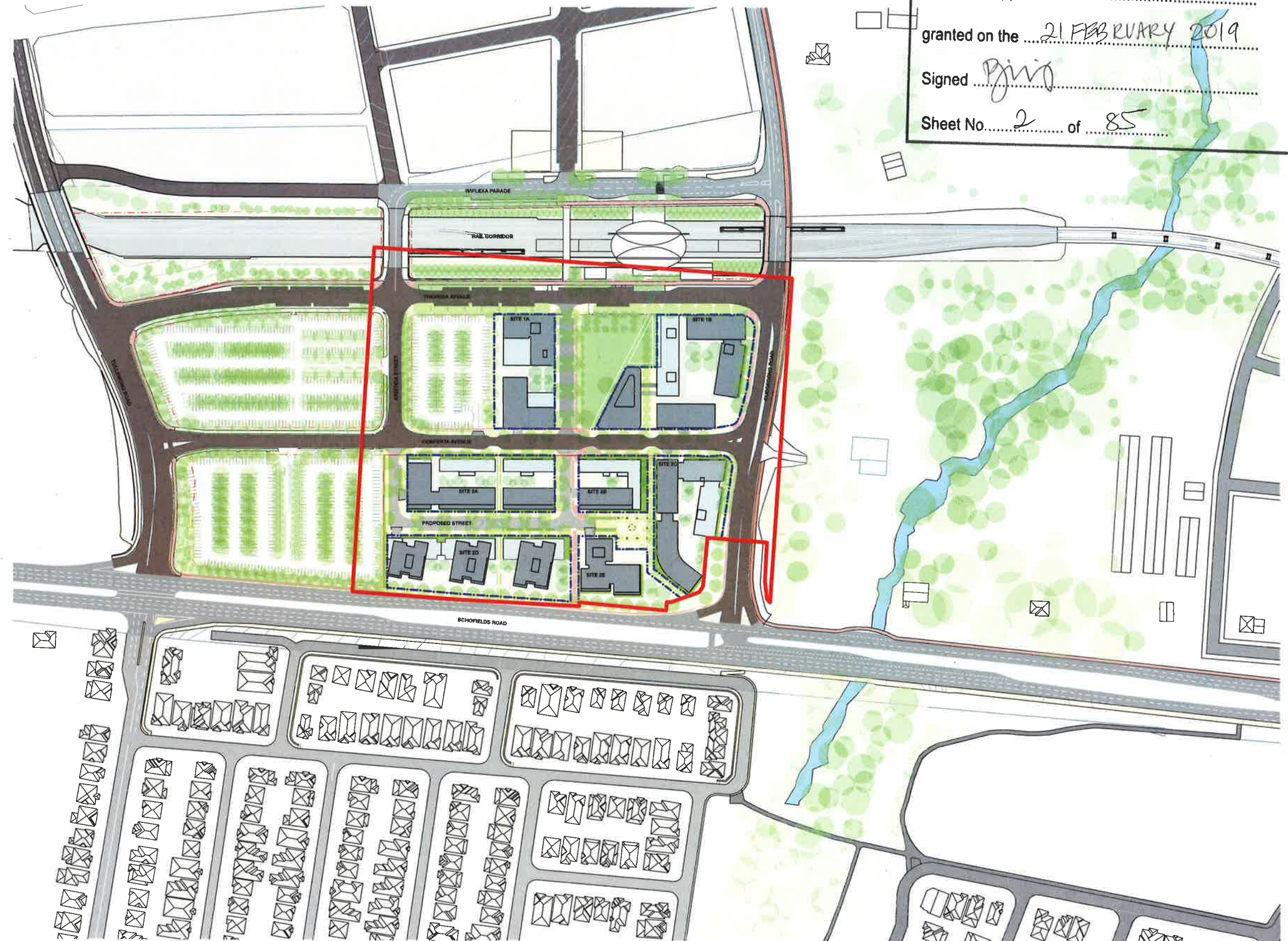
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

granted on the 21 FEBRUARY 2019

Signed *Pjiv*

Sheet No. 2 of 85

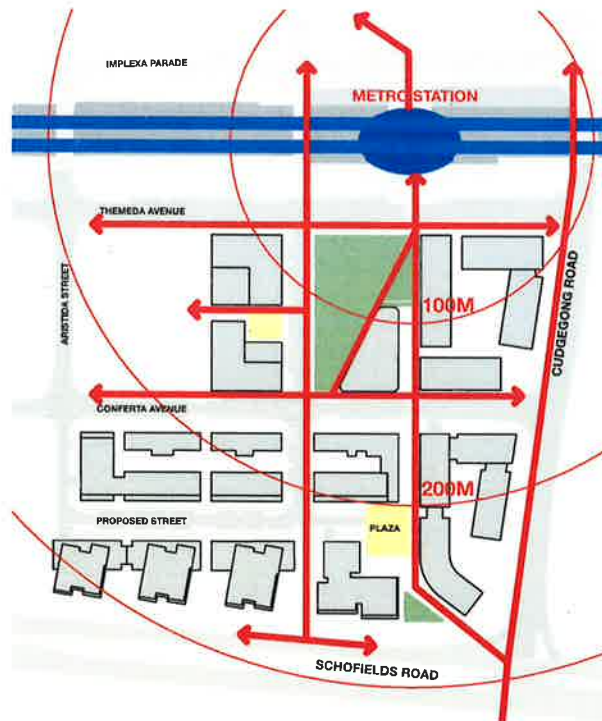




# DESIGN STRATEGY SUMMARY

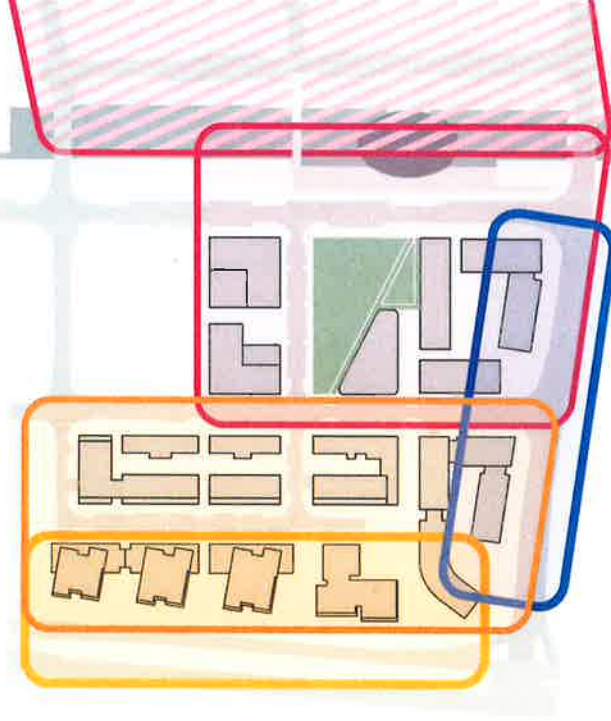
## A CONNECTED DEVELOPMENT

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



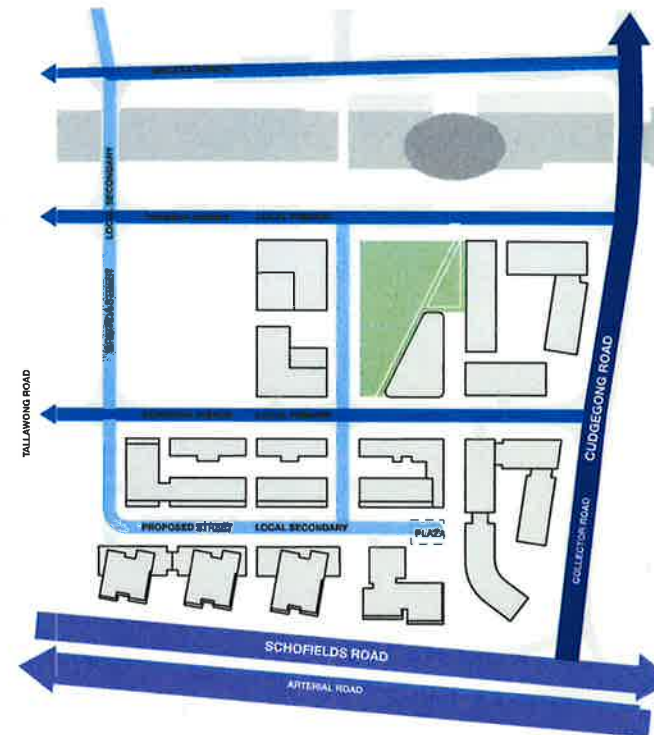
## URBAN CHARACTERS

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.



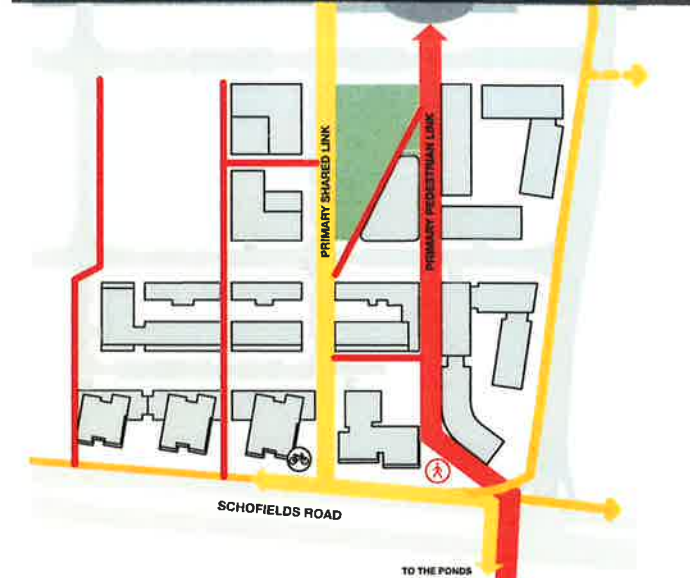
Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063  
PEDESTRIAN AND CYCLE NETWORK

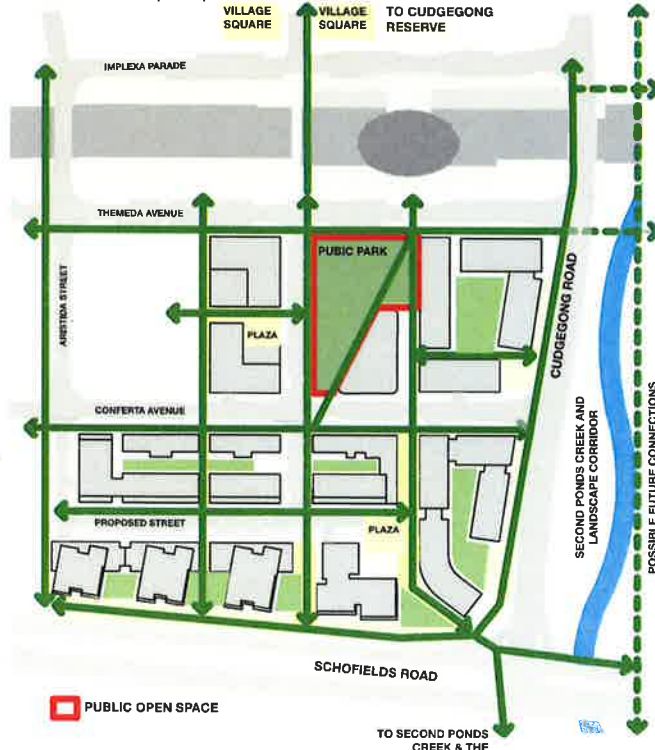
21 FEBRUARY 2019  
Create a series of through site links that extend the pedestrian and cycle network connecting key elements such as the Metro station with landscaped spaces, major intersections and residential areas.

Signed [Signature]  
Sheet No. 3 of 85



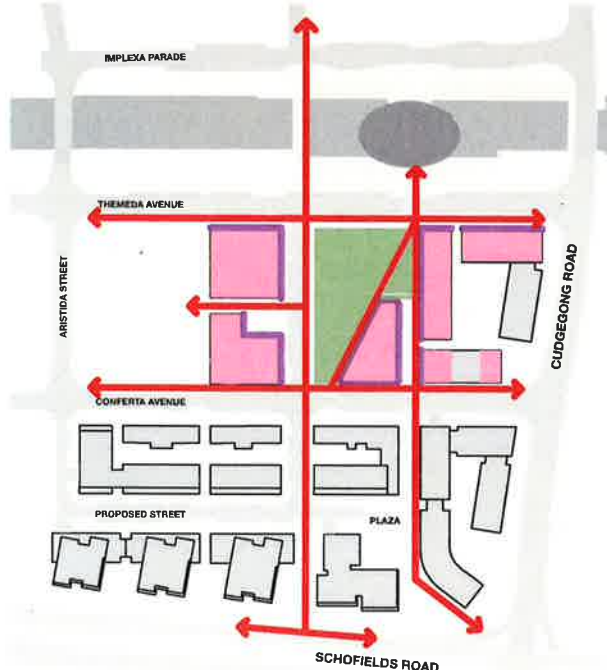
## OPEN SPACE NETWORK

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.



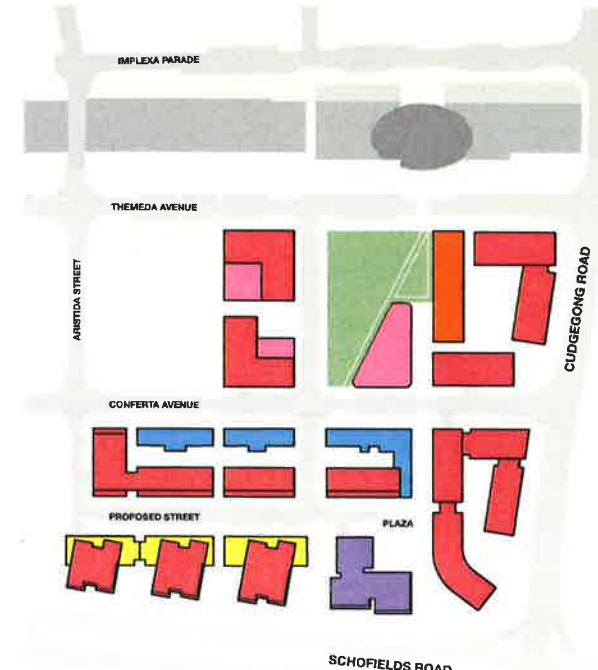
## MIXED-USES AND ACTIVATION

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.



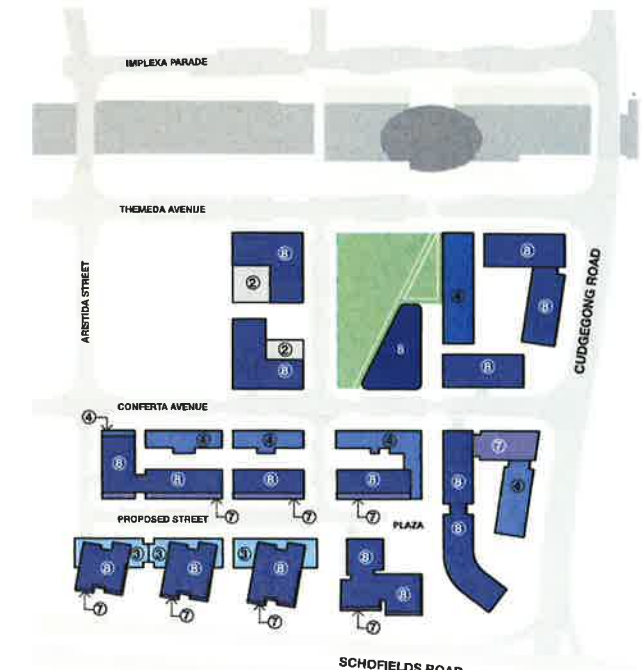
## A RANGE OF HOUSING TYPOLOGIES

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



Planning &  
Environment

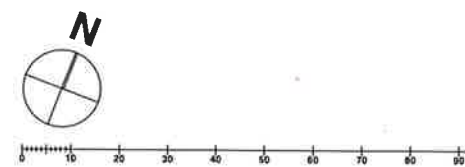
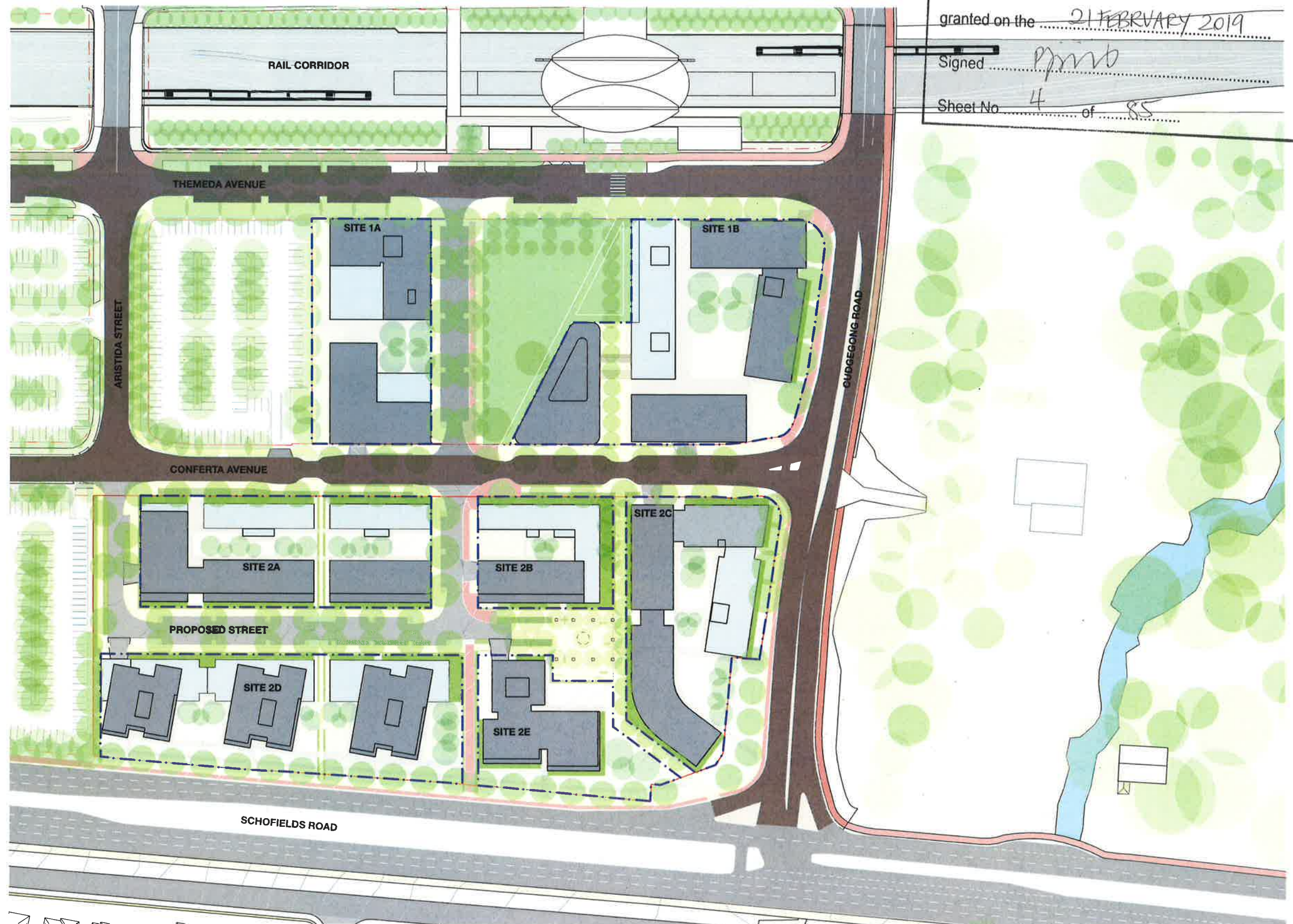
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

granted on the 21 FEBRUARY 2019

Signed [Signature]

Sheet No 4 of 85





# CONCEPT PLAN - CONNECTIVITY



Planning & Environment

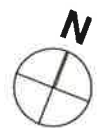
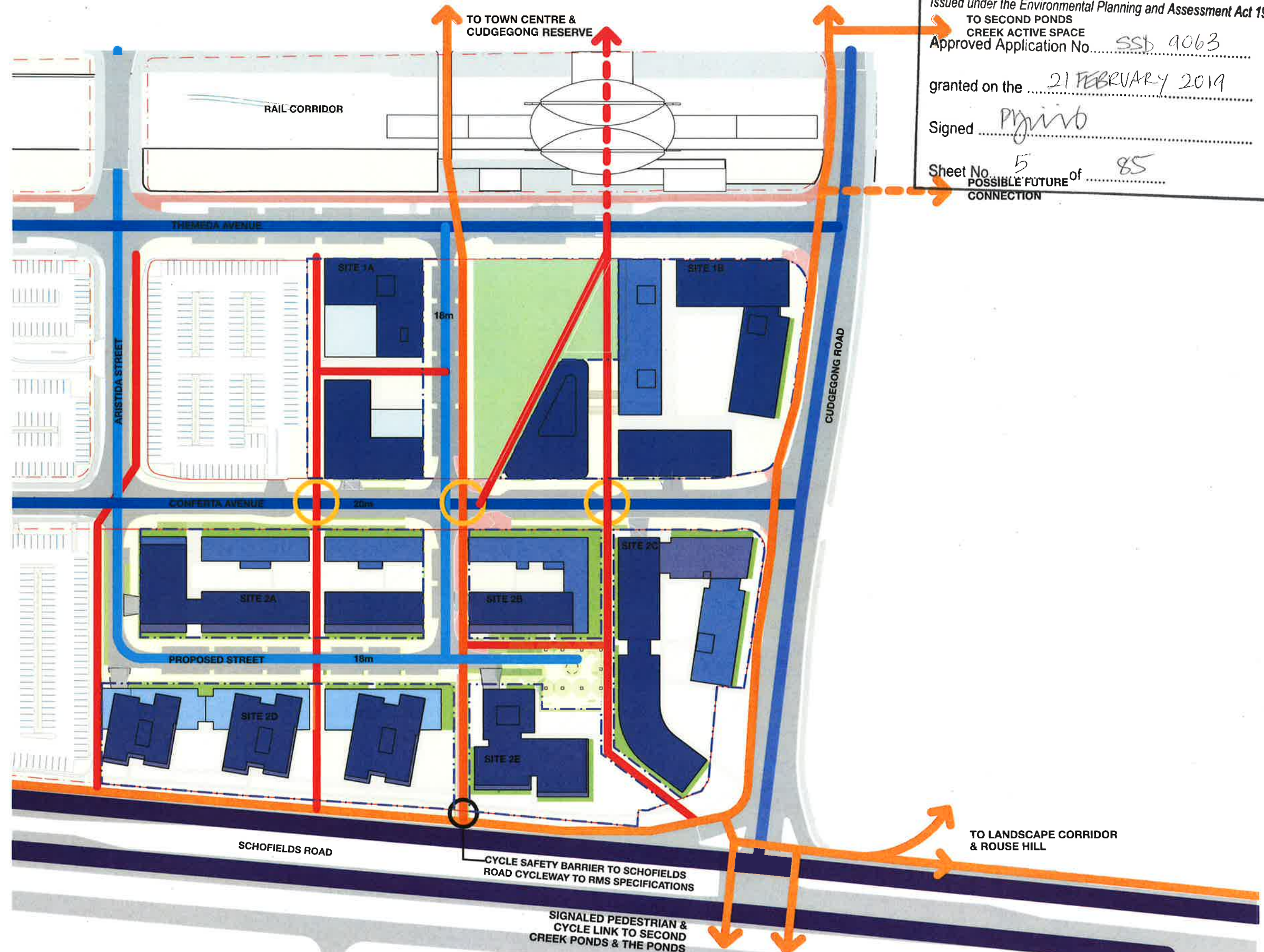
Issued under the Environmental Planning and Assessment Act 1979

TO SECOND PONDS CREEK ACTIVE SPACE  
Approved Application No. SSB 9063

granted on the 21 FEBRUARY 2019

Signed P. J. J. J.

Sheet No. 5 of 85  
POSSIBLE FUTURE CONNECTION



- LOCAL ROAD - SECONDARY
- LOCAL ROAD - PRIMARY
- COLLECTOR ROAD
- ARTERIAL ROAD
- CYCLE/PEDESTRIAN SHARED
- PEDESTRIAN LINK
- FUTURE PEDESTRIAN CROSSING



# CONCEPT PLAN - PROPOSED OWNERSHIP



Planning & Environment

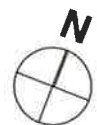
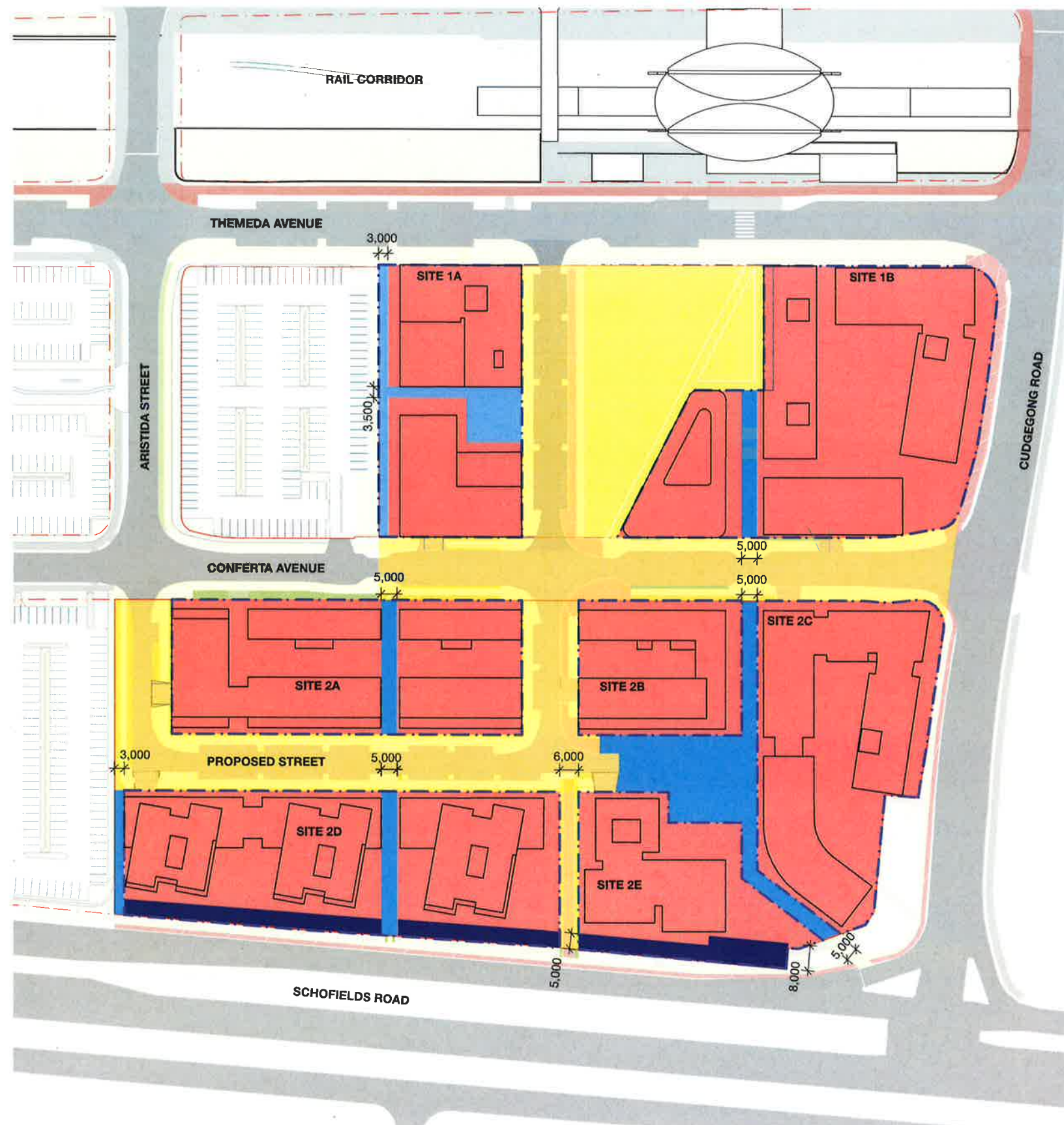
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

granted on the 21 FEBRUARY 2019

Signed [Signature]

Sheet No. 6 of 85



|  |                                |
|--|--------------------------------|
| <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>   | PUBLIC                         |
| <span style="background-color: blue; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>     | PRIVATE WITH PUBLIC EASEMENT   |
| <span style="background-color: darkblue; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> | PRIVATE WITH DRAINAGE EASEMENT |
| <span style="background-color: red; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>      | PRIVATE                        |



# CONCEPT PLAN - BUILDING SETBACKS



Planning & Environment

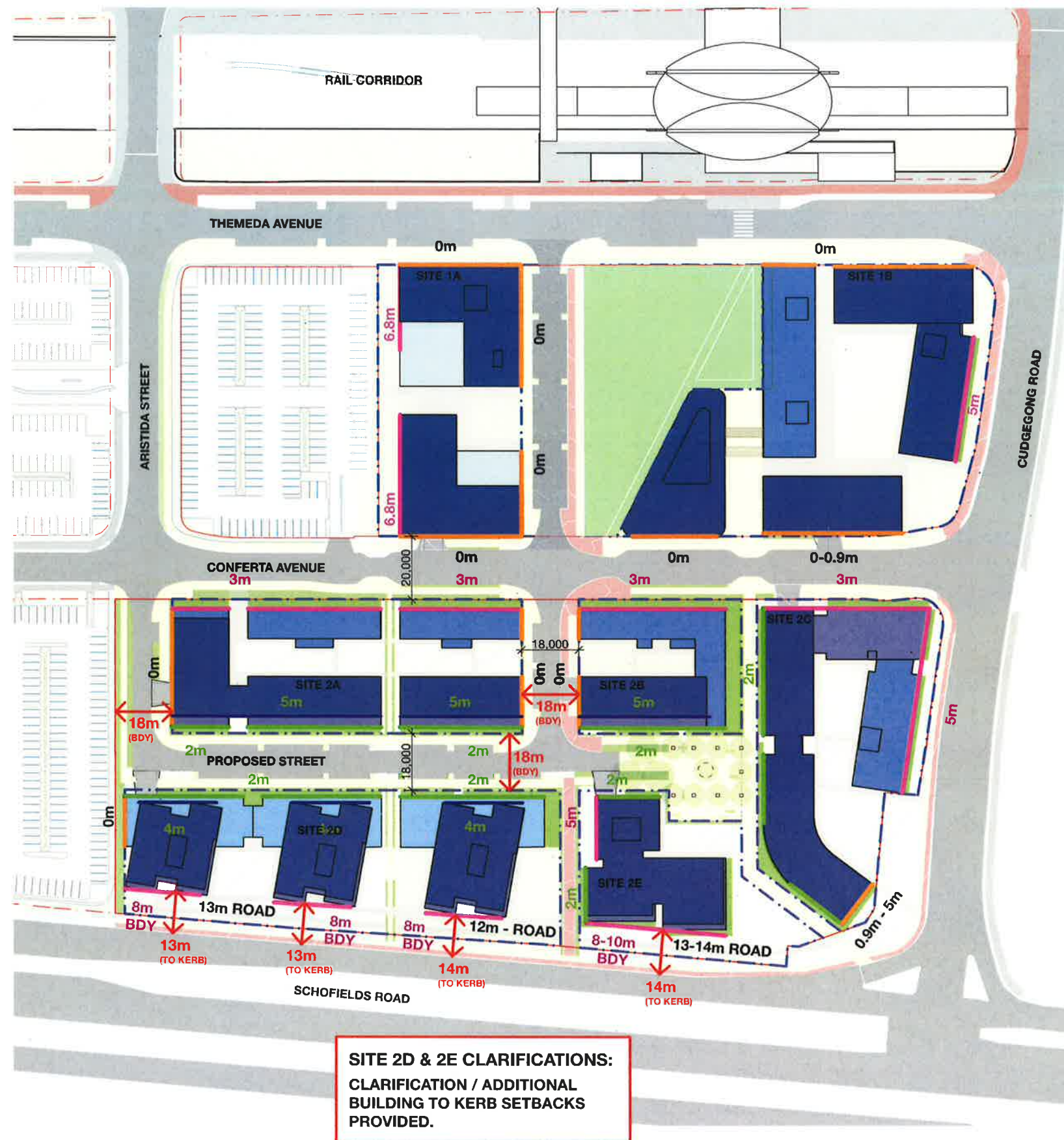
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

granted on the 21 FEBRUARY 2019

Signed *Bing*

Sheet No. 7 of 85



**SITE 2 CLARIFICATIONS:**  
ADDITIONAL BOUNDARY  
SETBACKS PROVIDED

**SITE 2D & 2E CLARIFICATIONS:**  
CLARIFICATION / ADDITIONAL  
BUILDING TO KERB SETBACKS  
PROVIDED.



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



# CONCEPT PLAN - BUILDING SEPARATION



Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

granted on the 21 FEBRUARY 2019

Signed [Signature]

Sheet No. 8 of 85

**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.

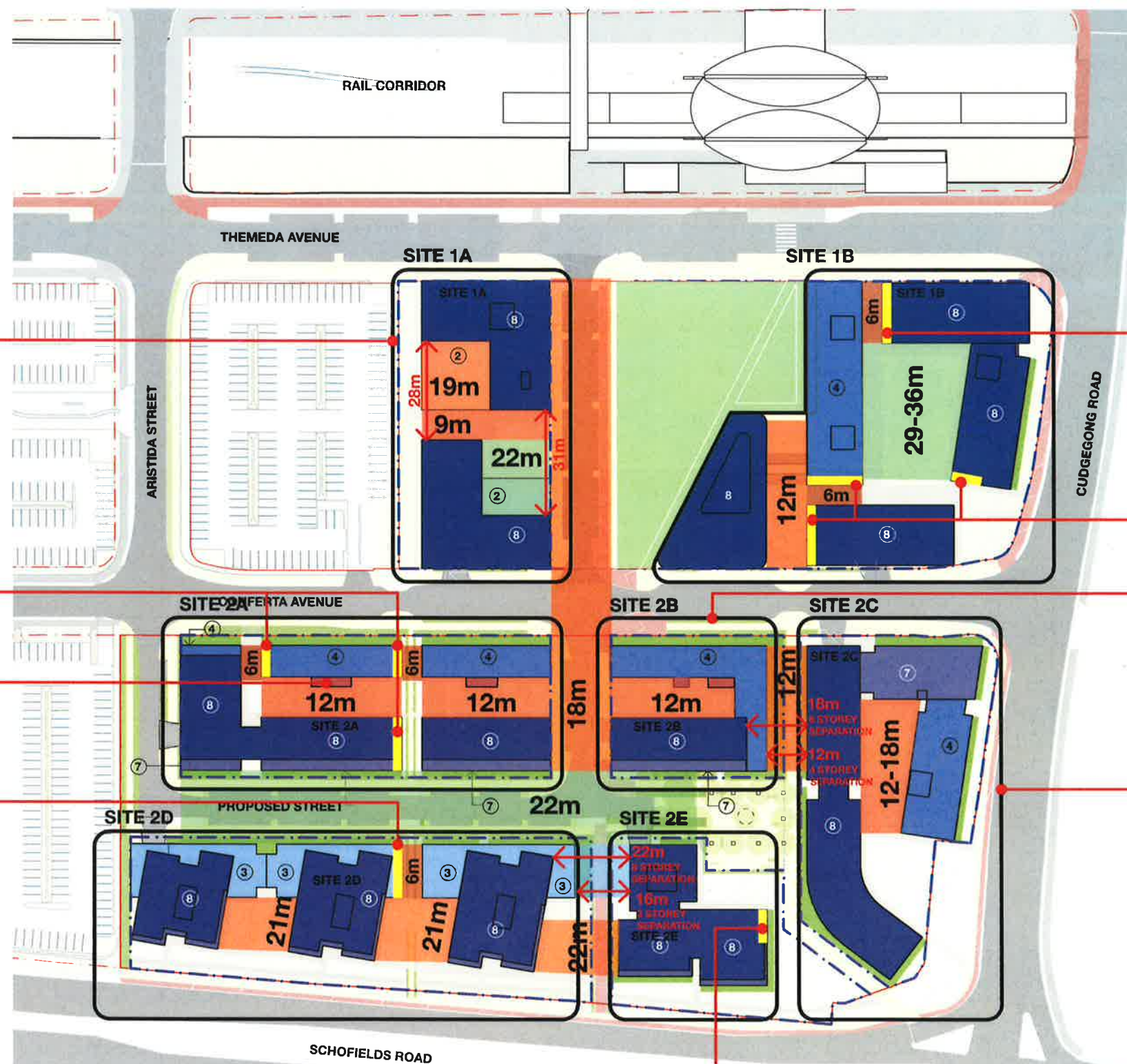
BLANK WALL TO BUILDING.  
REFER TO DESIGN VERIFICATION REPORT.

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

**SITE 2B CLARIFICATIONS:**  
COMPLIES.  
SEPARATION AS SHOWN.

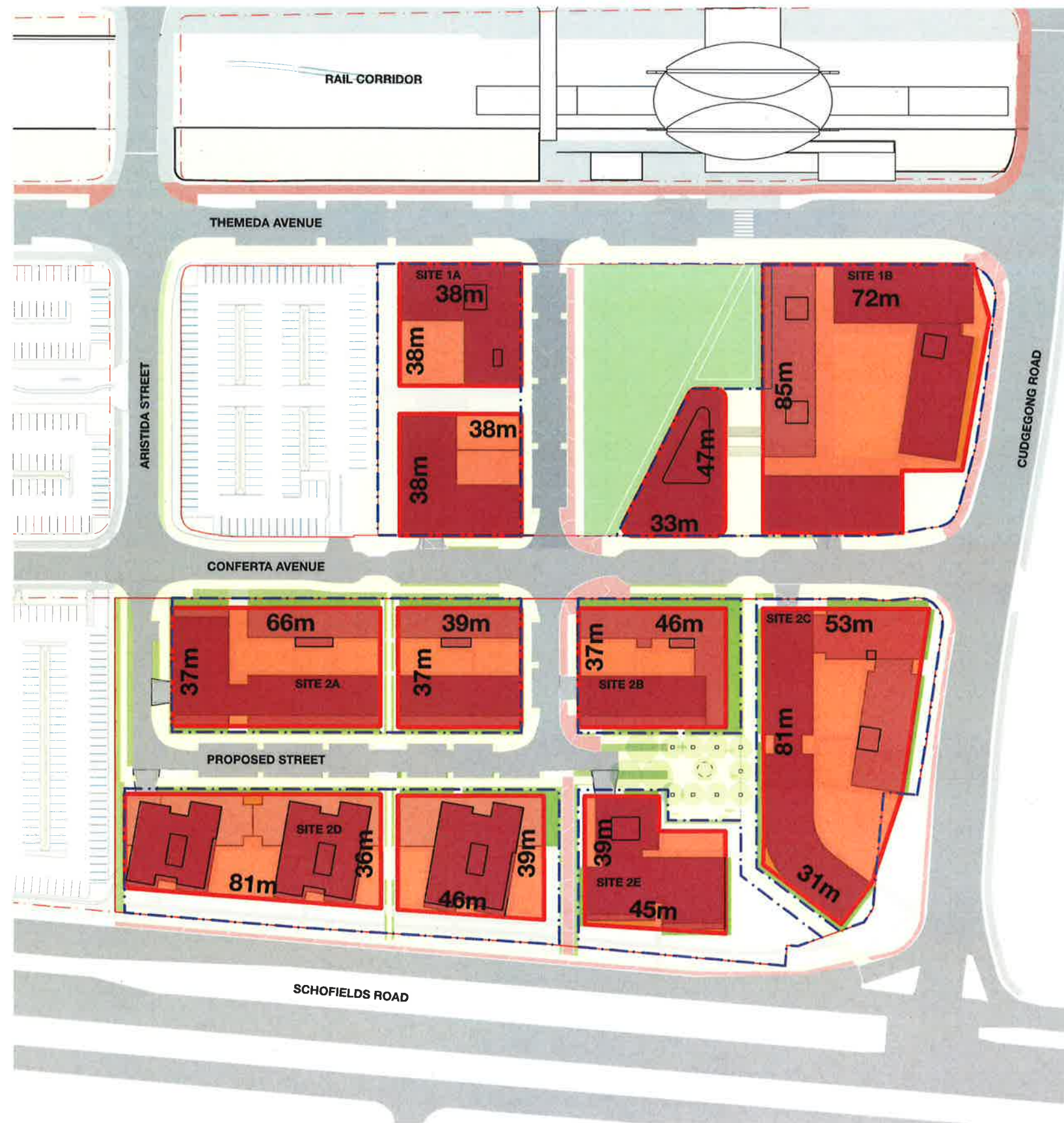
**SITE 2C CLARIFICATIONS:**  
COMPLIES.  
SEPARATION AS SHOWN.

**SITE 2E CLARIFICATIONS:**  
COMPLIES.  
SEPARATION AS SHOWN  
BLANK WALL TO BUILDING.  
REFER TO DESIGN VERIFICATION REPORT.





# CONCEPT PLAN - BLOCK DIMENSIONS



Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

granted on the 21 FEBRUARY 2019

Signed *[Signature]*

Sheet No. 9 of 85



# CONCEPT PLAN - NUMBER OF STOREYS



Planning & Environment

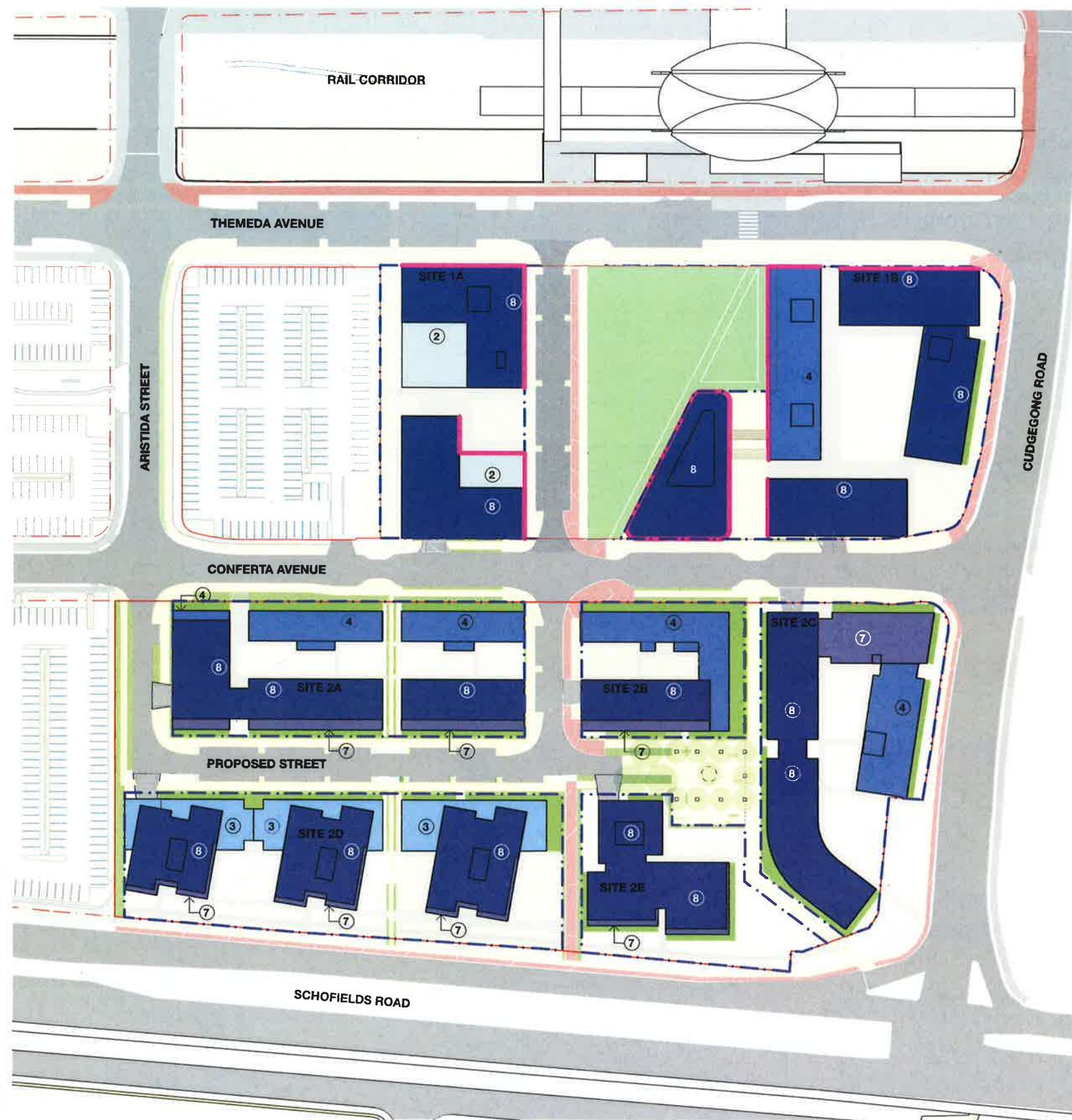
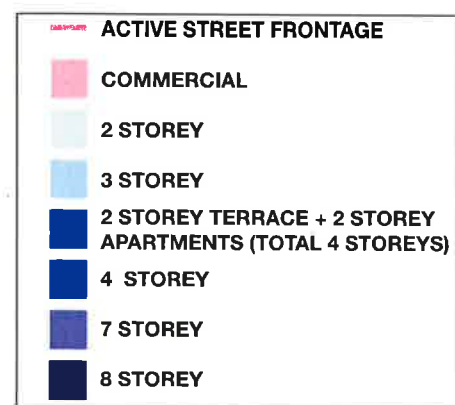
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. .... SSD 9063

granted on the .... 21 FEBRUARY 2019

Signed .... *B. Smith*

Sheet No. 10 of 85





# CONCEPT PLAN - COMMUNAL OPEN SPACE



Planning &  
Environment

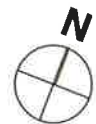
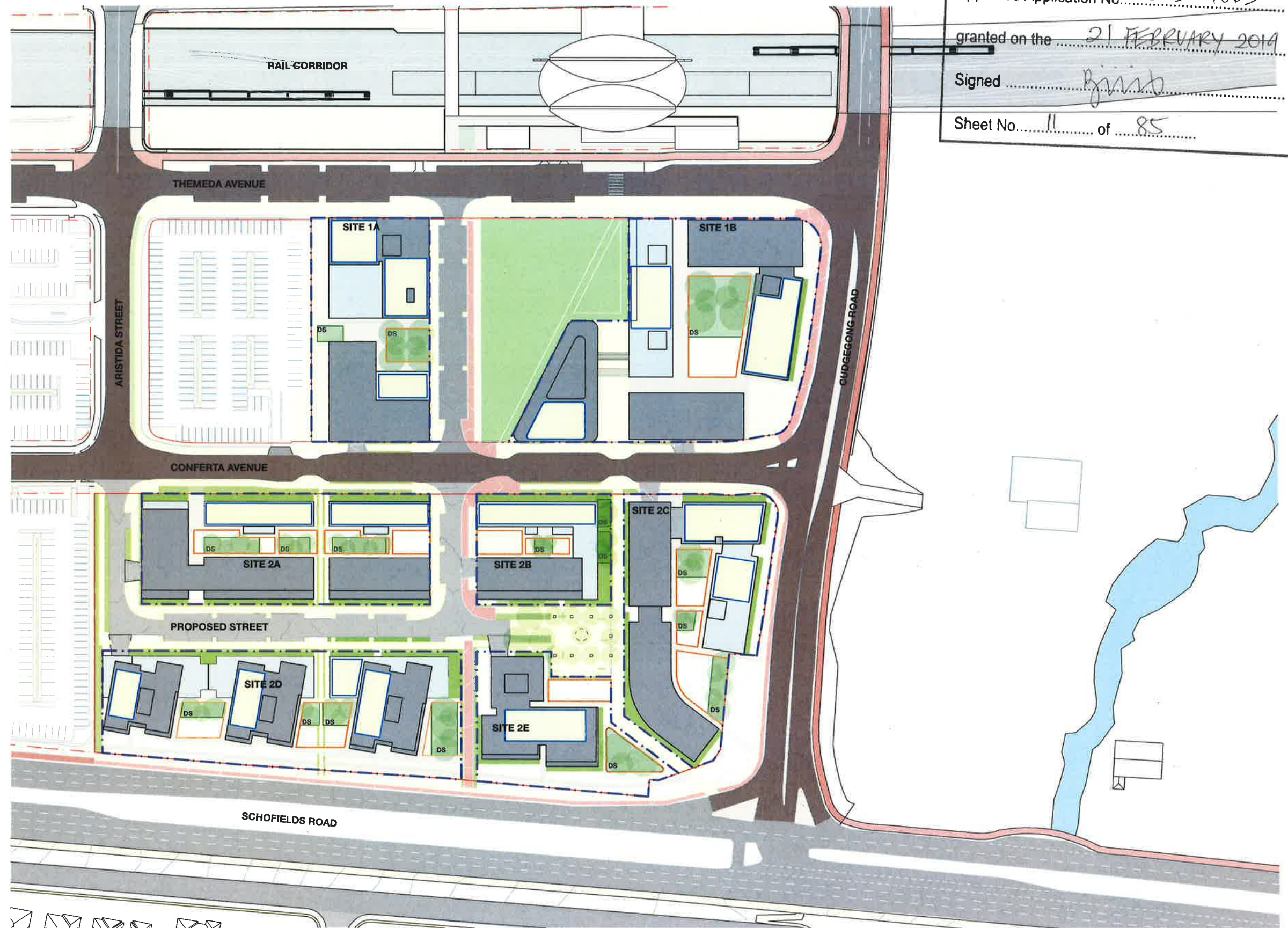
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

granted on the 21 FEBRUARY 2014

Signed *Binit*

Sheet No. 11 of 85



- COMMUNAL OPEN SPACE - GROUND LEVEL
- COMMUNAL OPEN SPACE - ROOFTOP
- DEEP SOIL
- PRIVATE GARDEN



# CONCEPT PLAN - COMMUNAL OPEN SPACE

NSW GOVERNMENT  
Planning & Environment  
CALCULATIONS

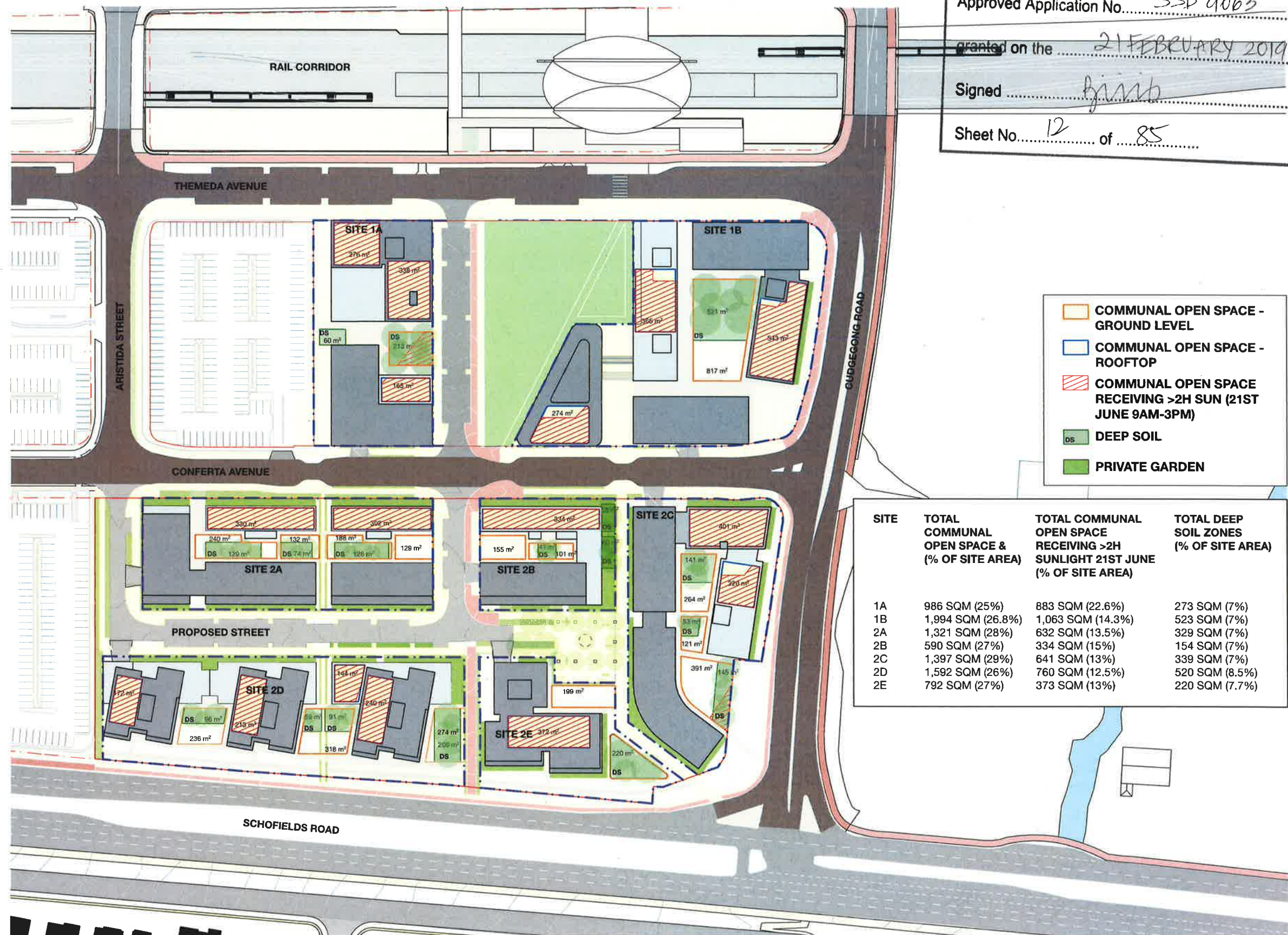
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

granted on the 21 FEBRUARY 2019

Signed [Signature]

Sheet No. 12 of 85





# CONCEPT PLAN - OPEN SPACE AREA ANALYSIS



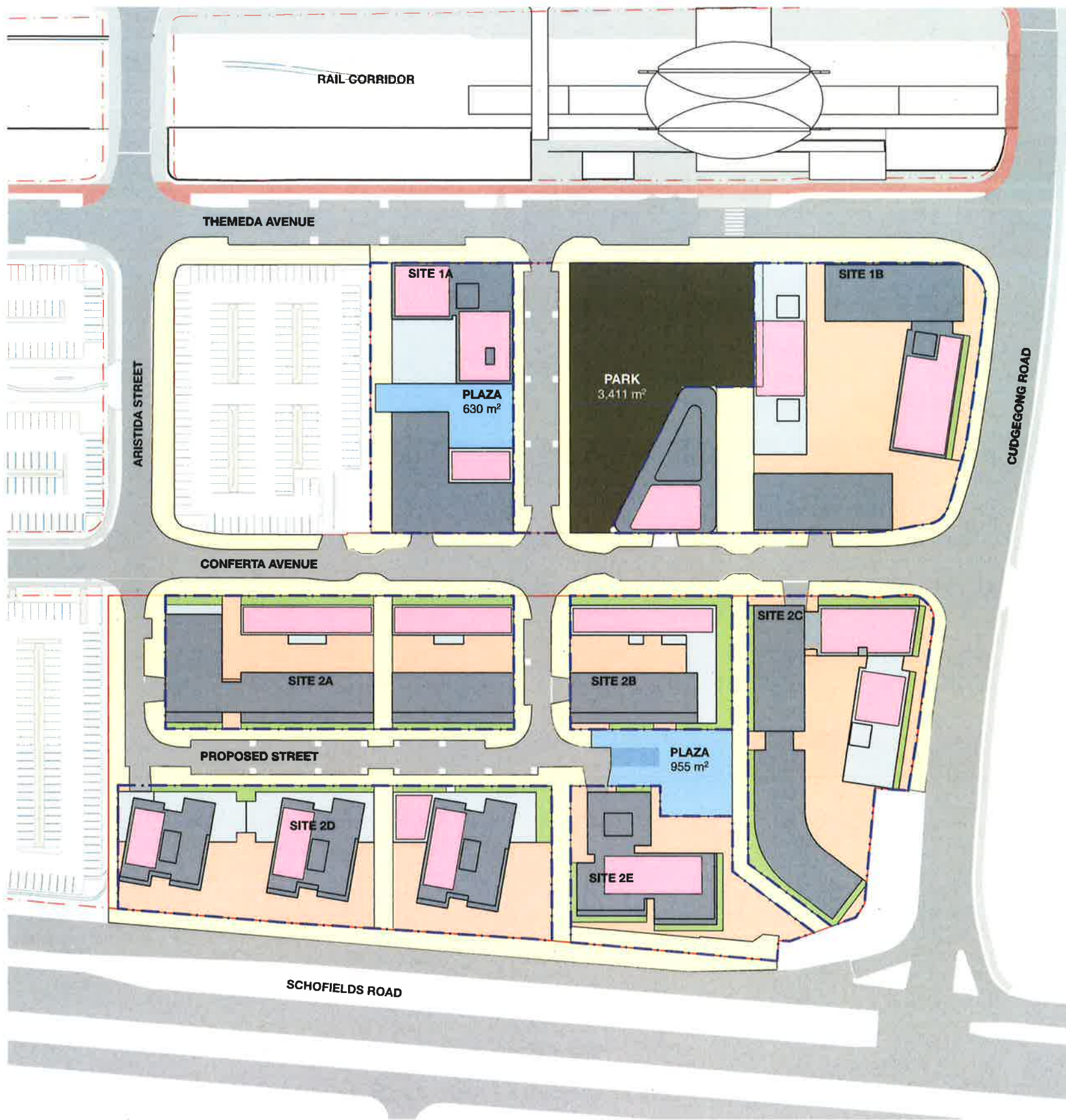
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

granted on the 21 FEBRUARY 2019

Signed Bjirib

Sheet No. 13 of 85



| 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      |



# RESIDENTIAL ENTRIES & GROUND FLOOR ACTIVATION



Planning &  
Environment

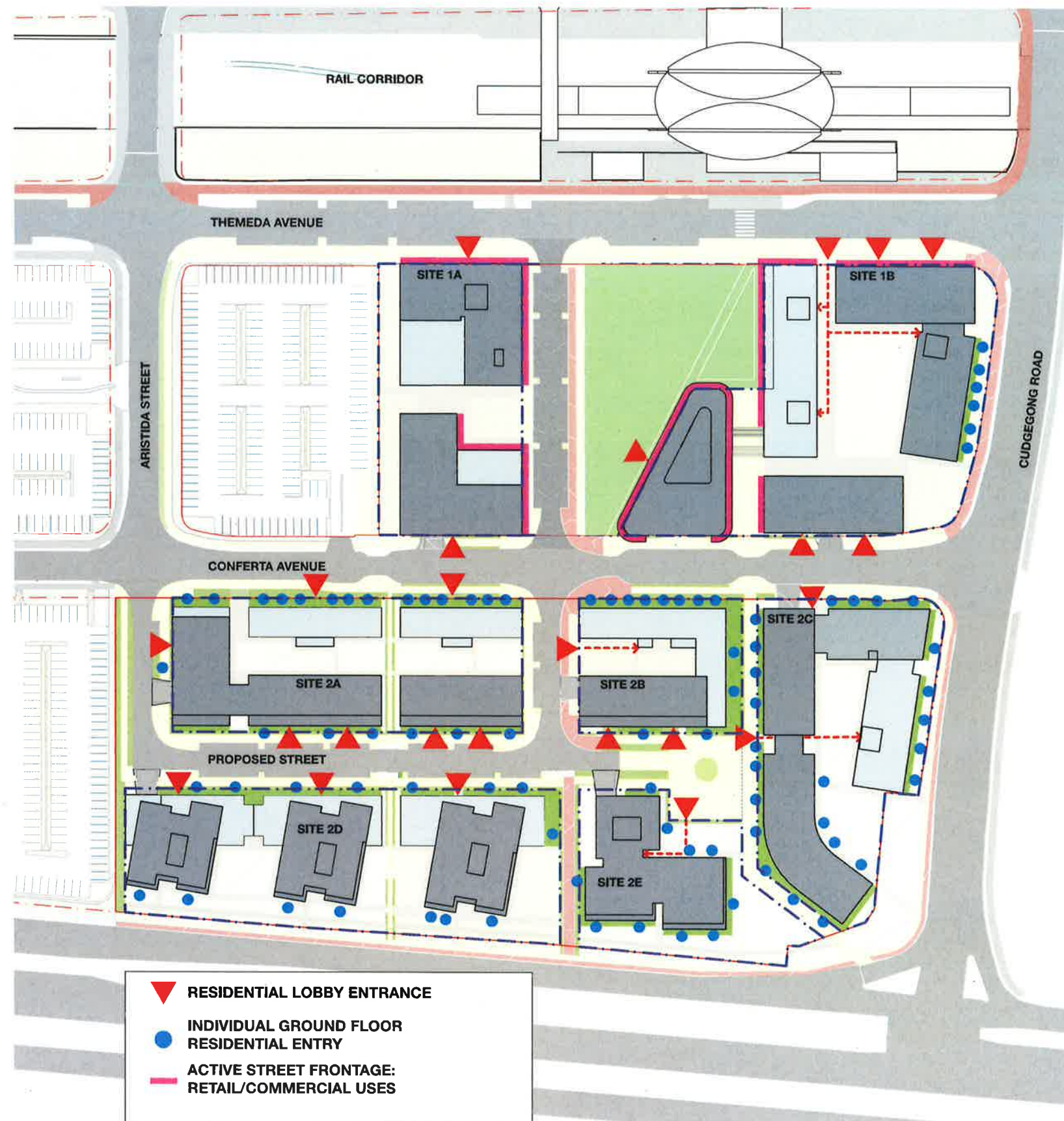
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSP 9063

granted on the 21 FEBRUARY 2019

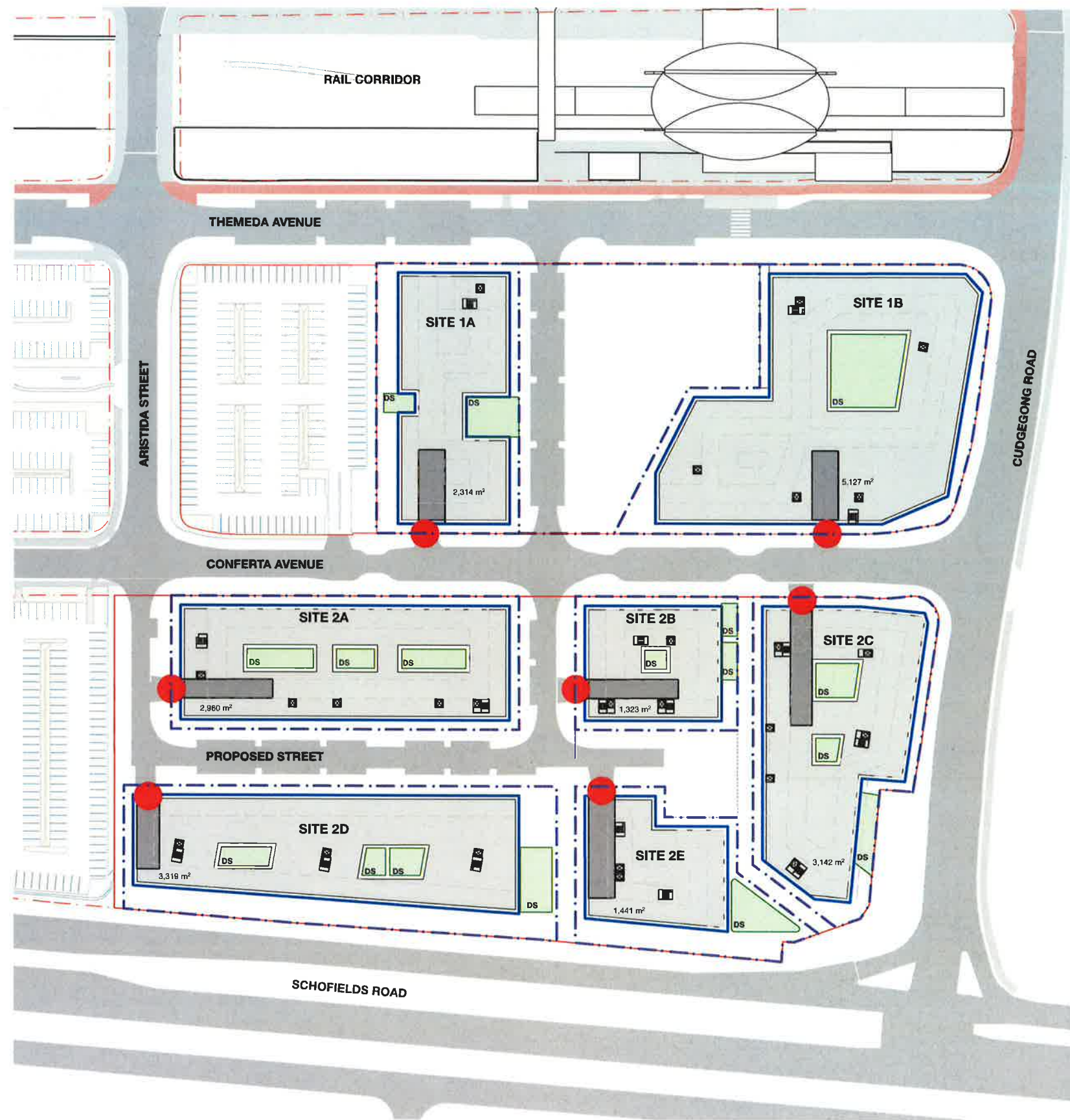
Signed [Signature]

Sheet No. 14 of 85





# CONCEPT PLAN - BASEMENT SERVICES & DEEP SOIL



Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSP 9063

granted on the 21 FEBRUARY 2019

Signed Bjirib


Sheet No. 15 of 85

| 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



**Planning & Environment**

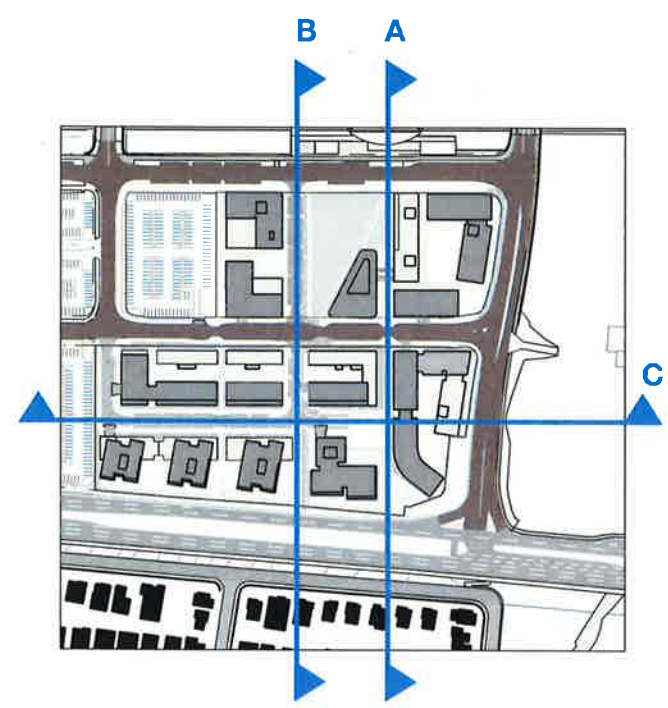
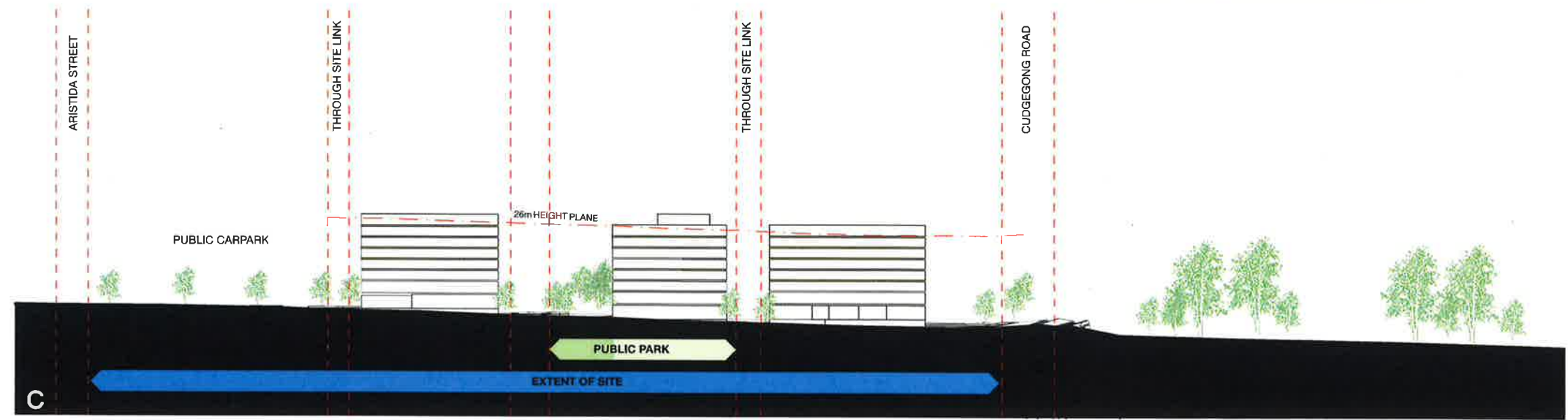
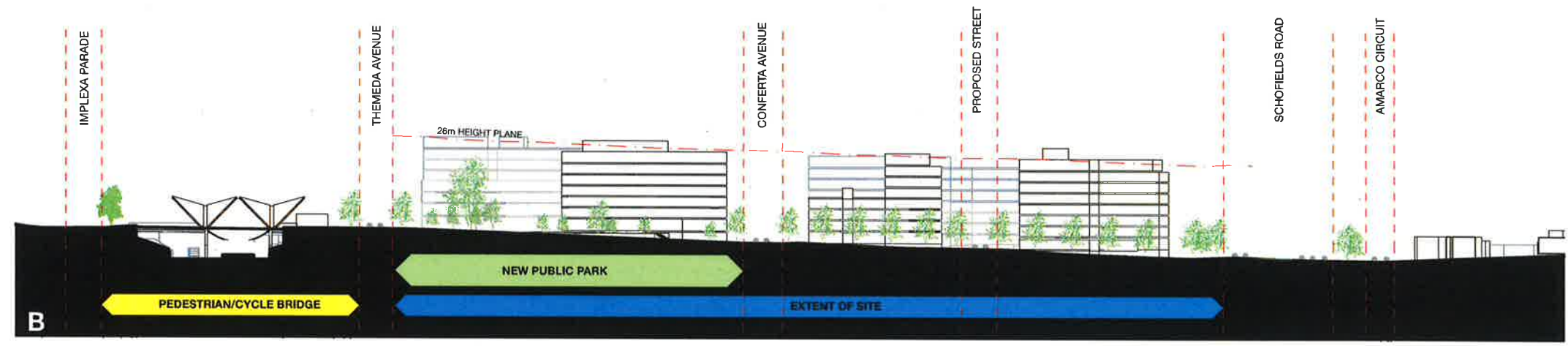
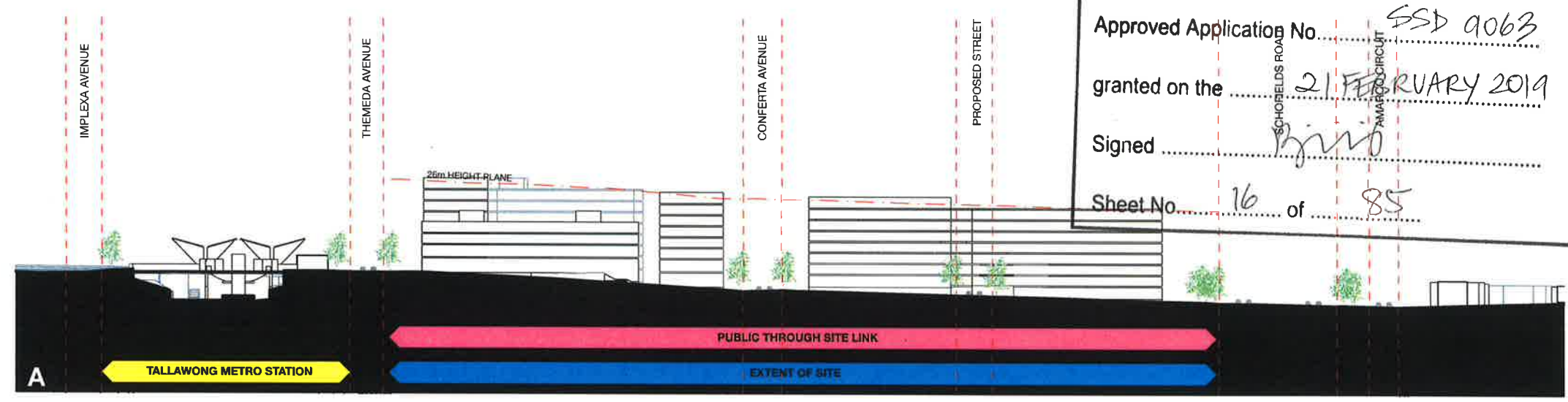
*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 9063

granted on the 21 FEBRUARY 2019

Signed [Signature]

Sheet No. 16 of 85





# 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.



Planning & Environment

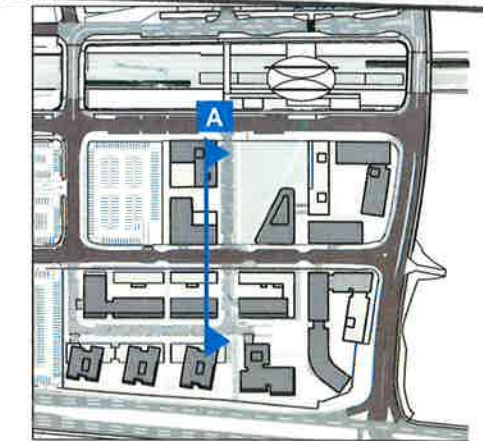
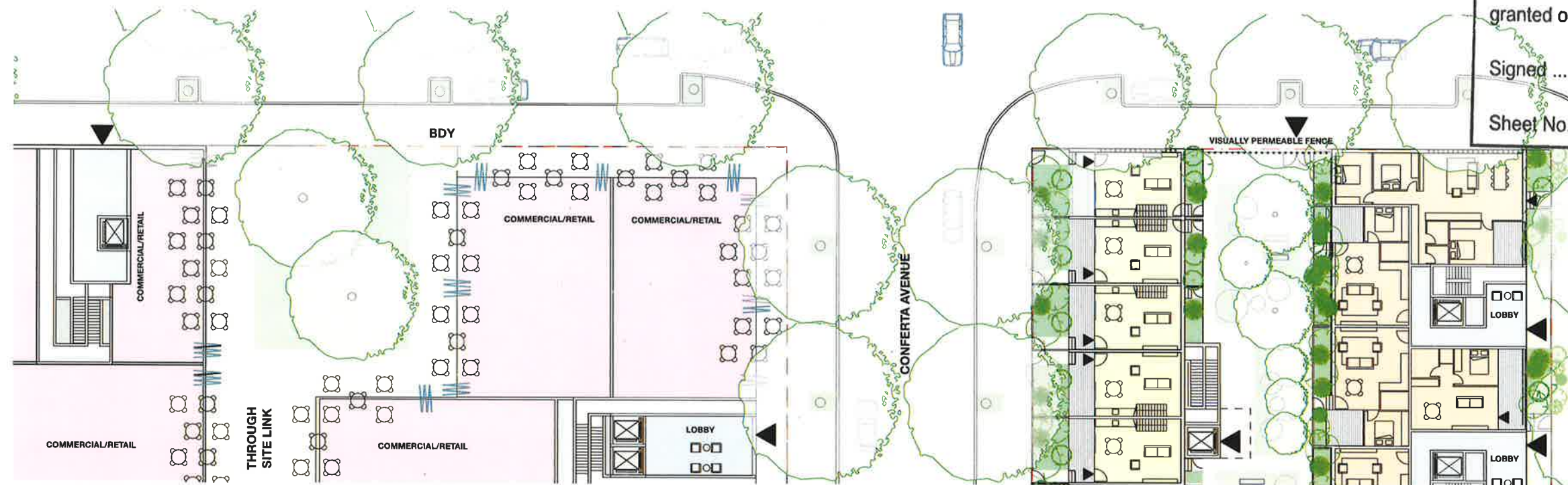
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

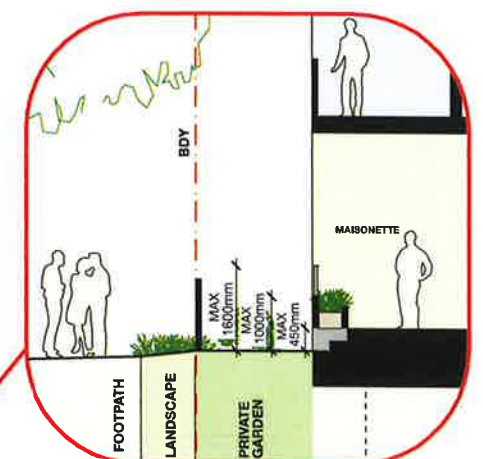
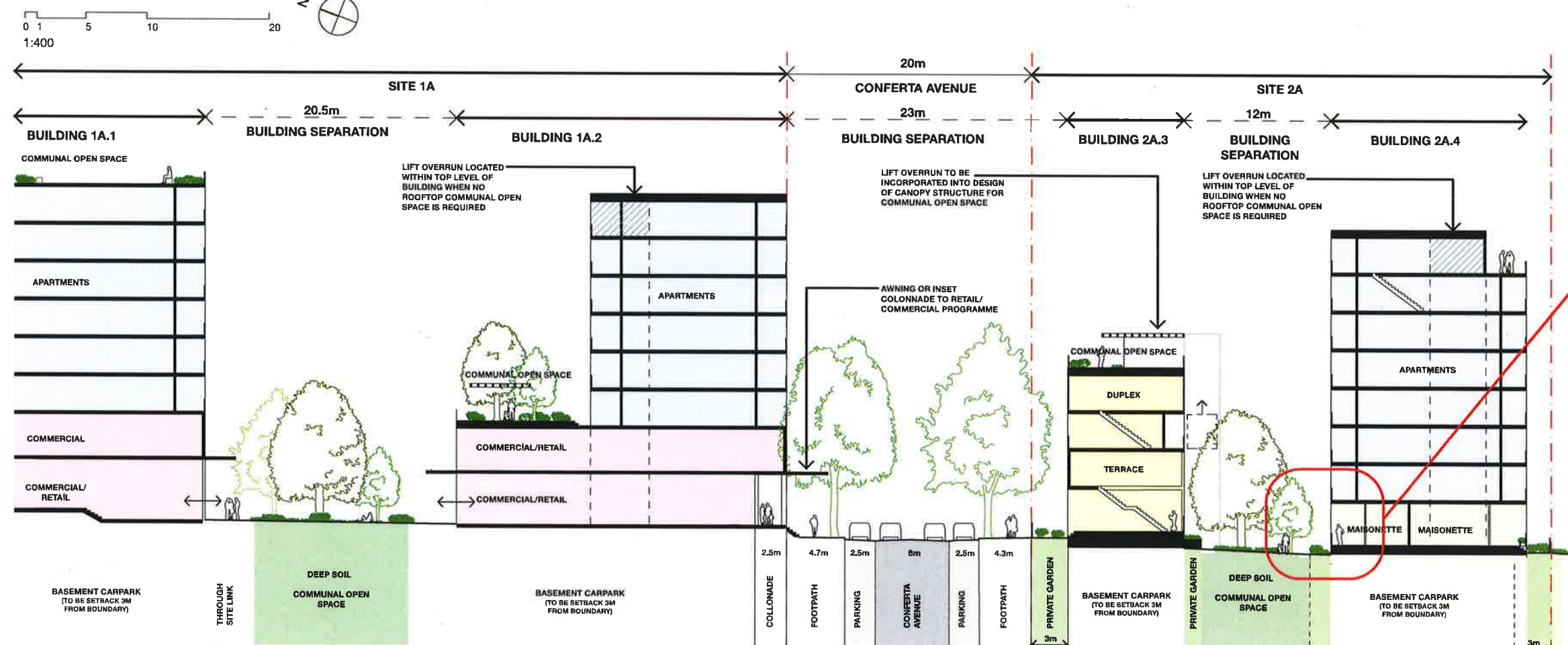
granted on the 21 FEBRUARY 2019

Signed [Signature]

Sheet No. 17 of 85



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



Planning & Environment

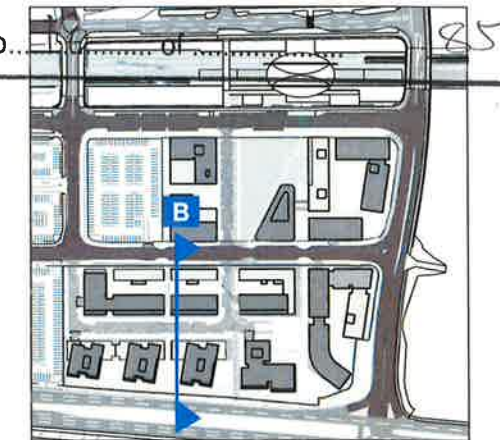
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

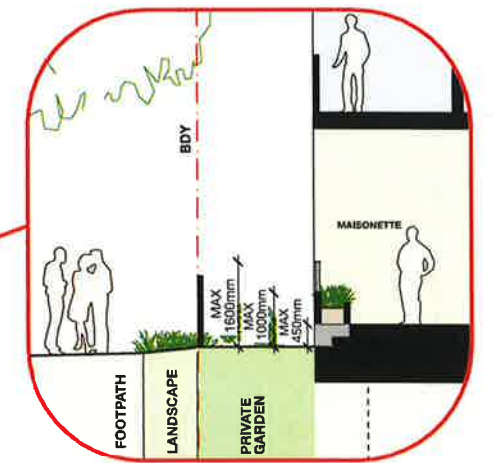
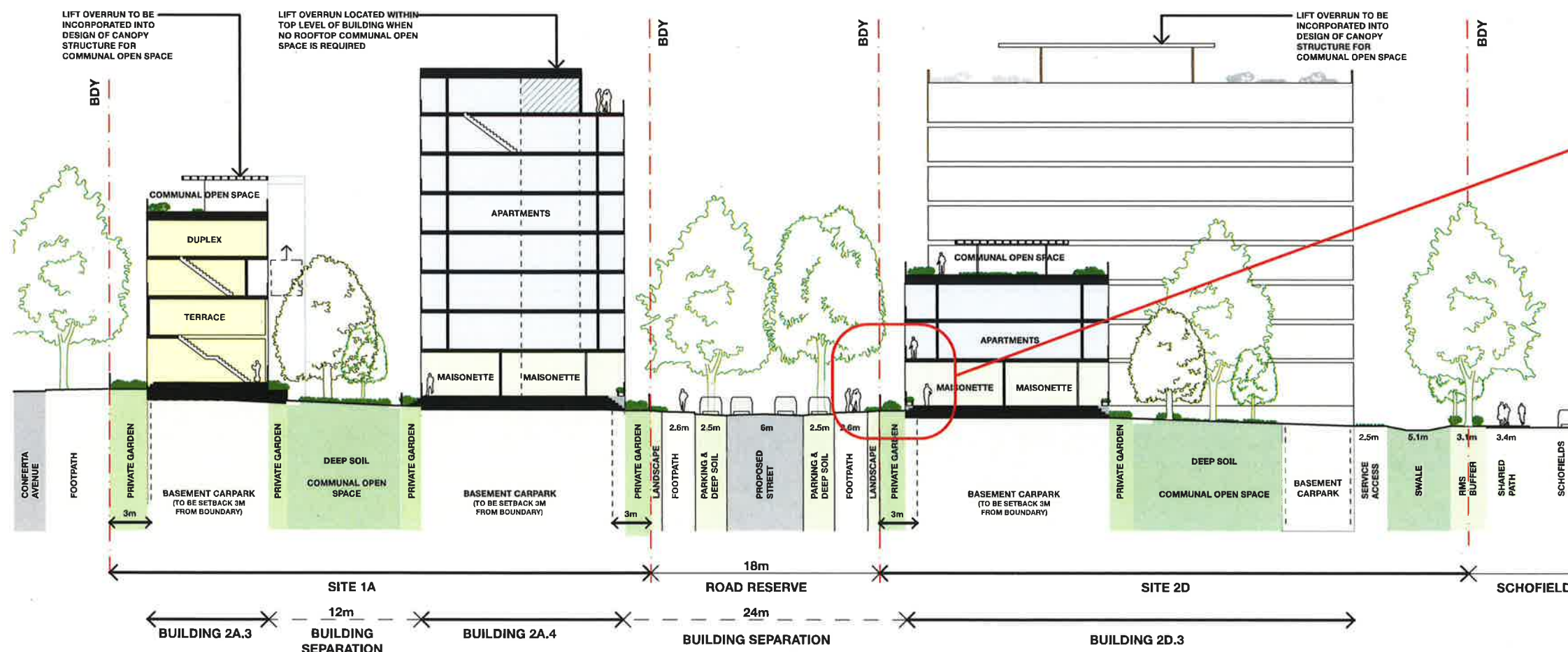
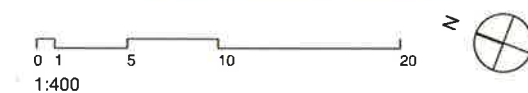
granted on the 21 FEBRUARY 2019

Signed B. Bird

Sheet No. 85



SECTION KEY DIAGRAM



TYPICAL MASONETTE/ TERRACE INTERFACE TO PUBLIC DOMAIN

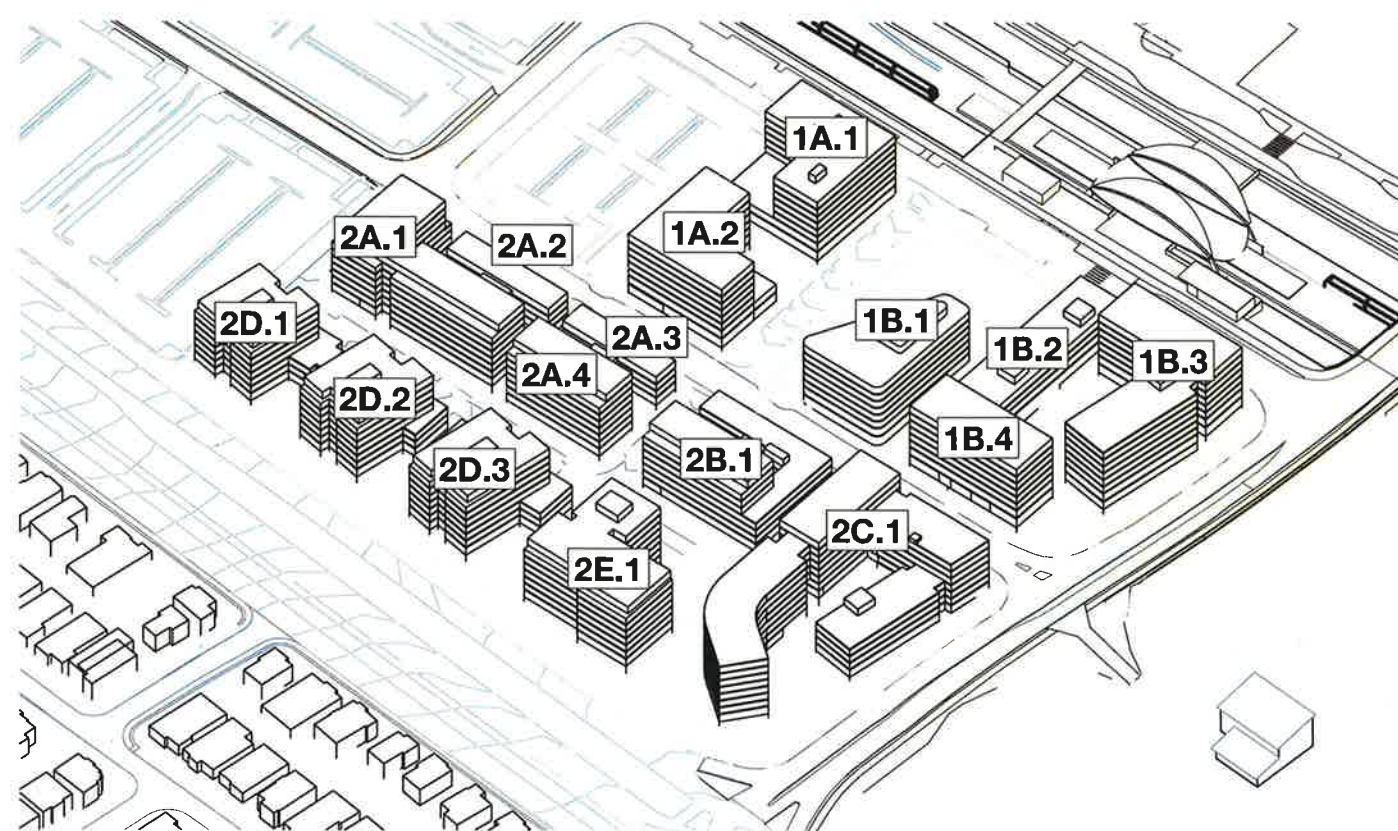
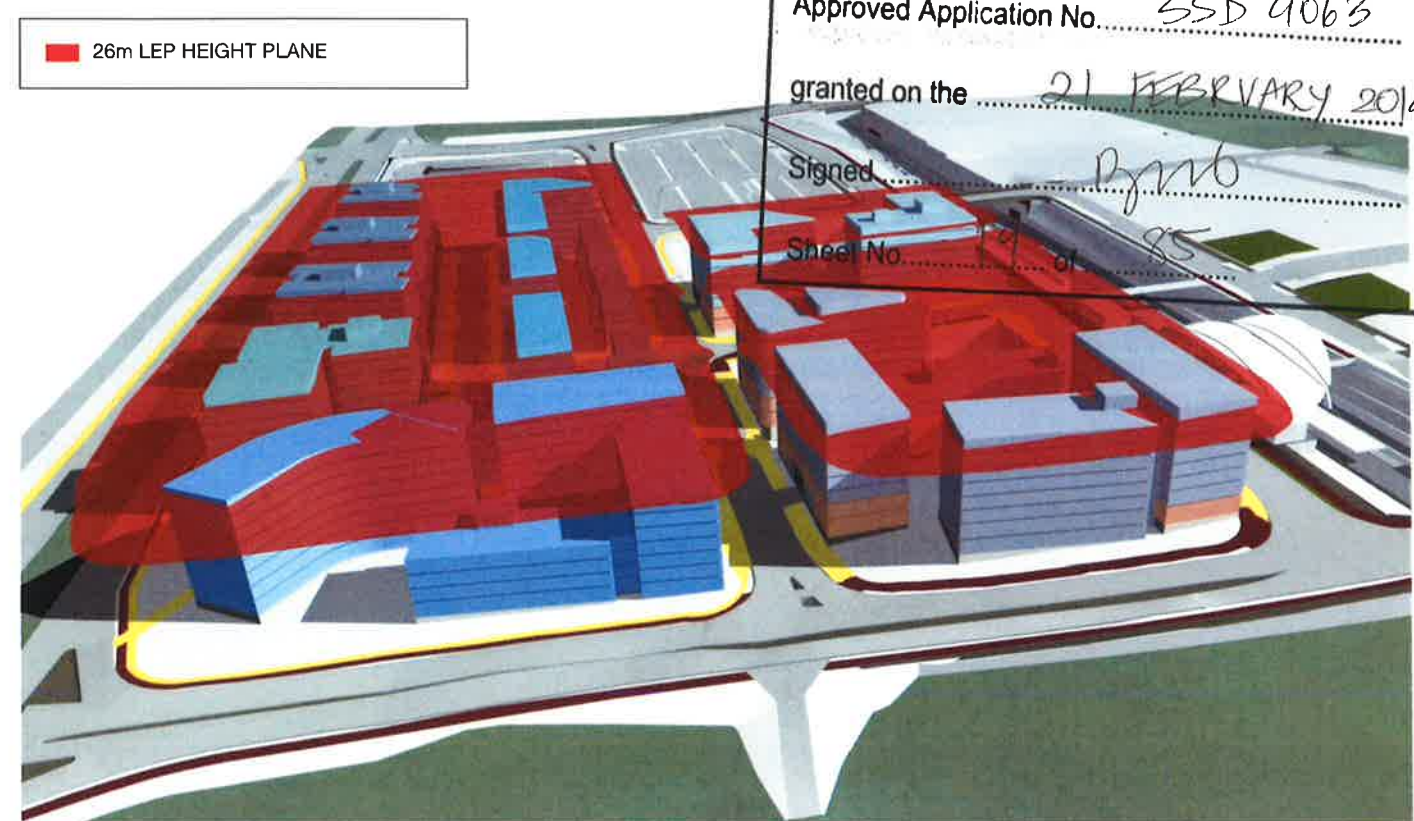
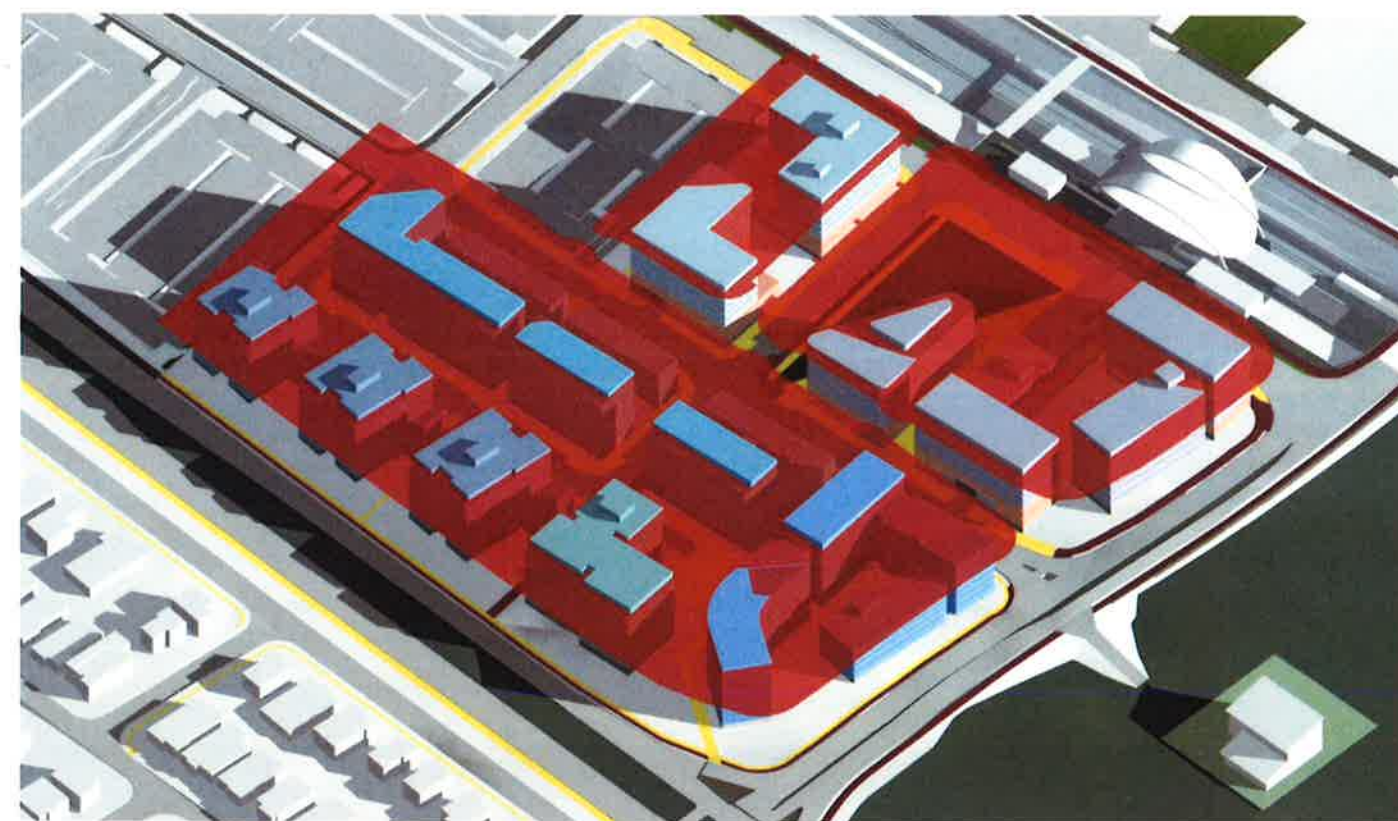
## RESIDENTIAL INTERFACE TO PUBLIC DOMAIN

- 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.

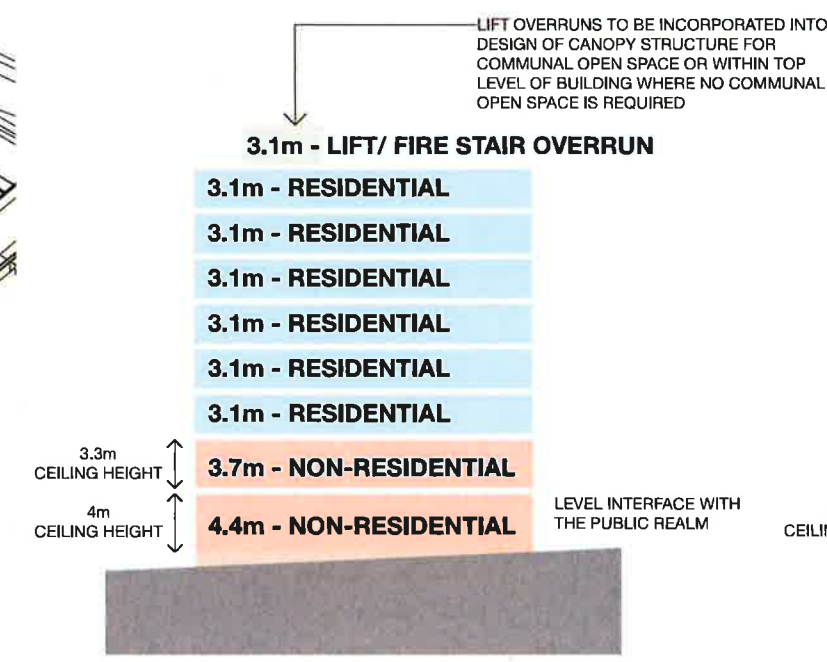




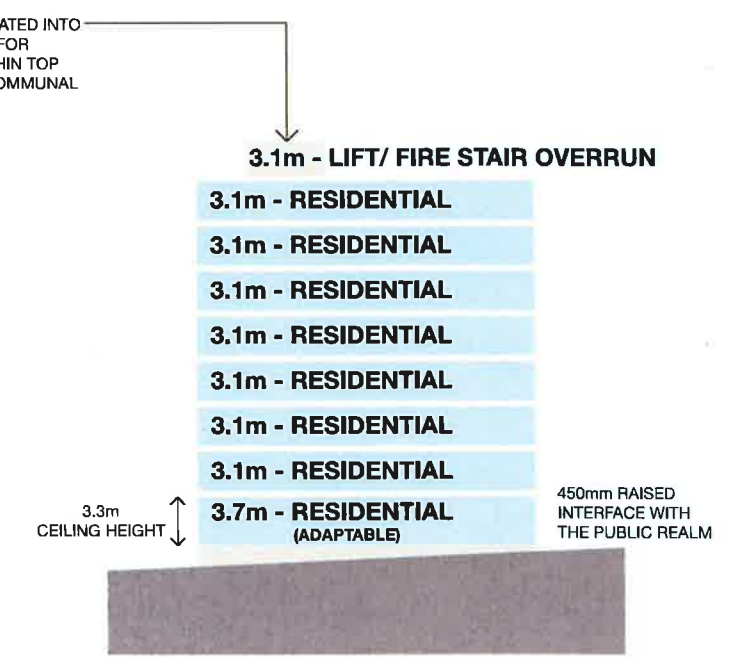
# HEIGHT PLANE AND TYPICAL SECTIONS



BUILDING REFERENCE



TYPICAL MIXED USE DEVELOPMENT FLOOR HEIGHTS (FLOOR TO FLOOR)



TYPICAL RESIDENTIAL DEVELOPMENT FLOOR HEIGHTS (FLOOR TO FLOOR)



# BUILDING HEIGHT CALCULATIONS



Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

| 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. 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. | 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

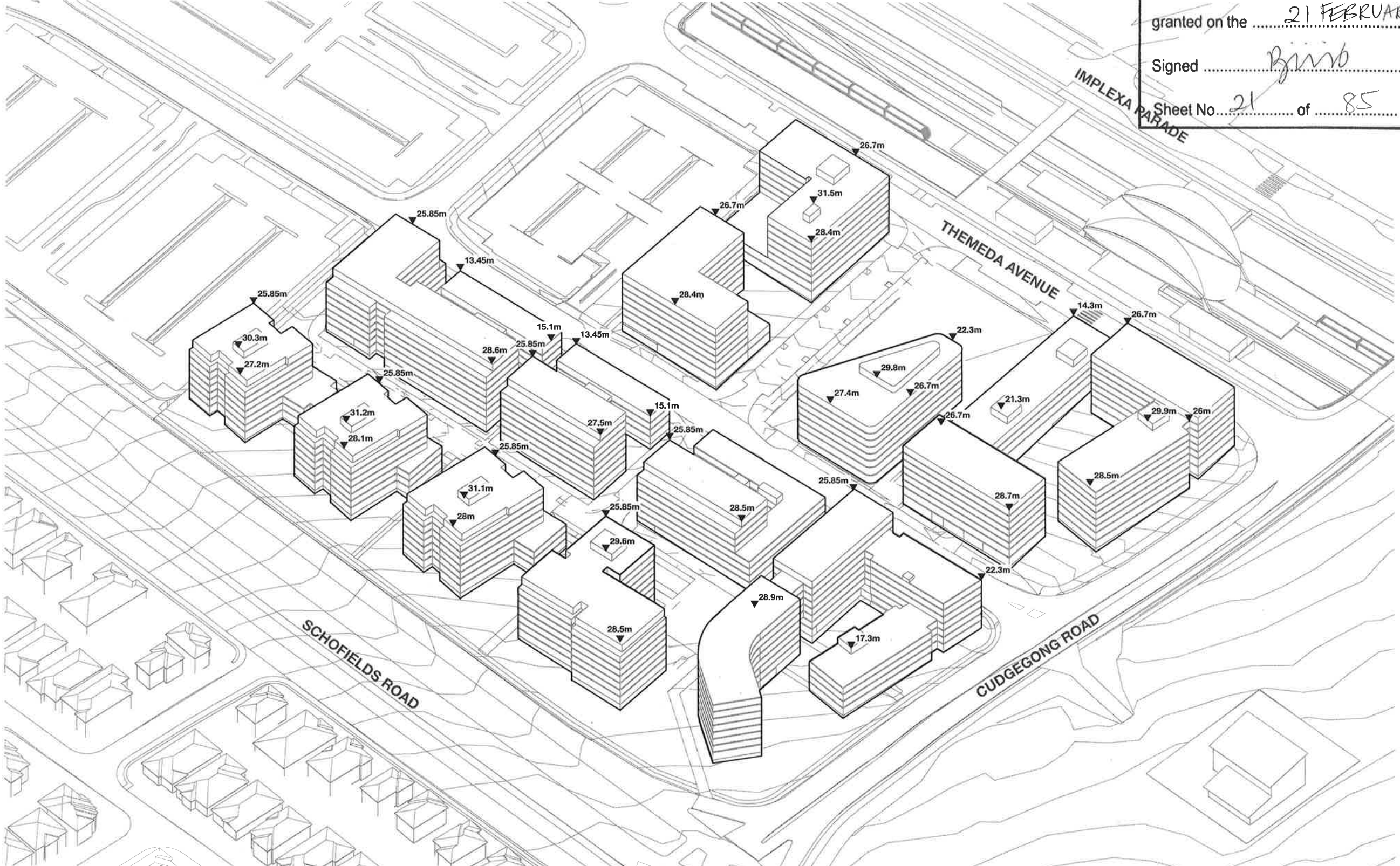
Adaptable Residential Levels Shown in Blue

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.





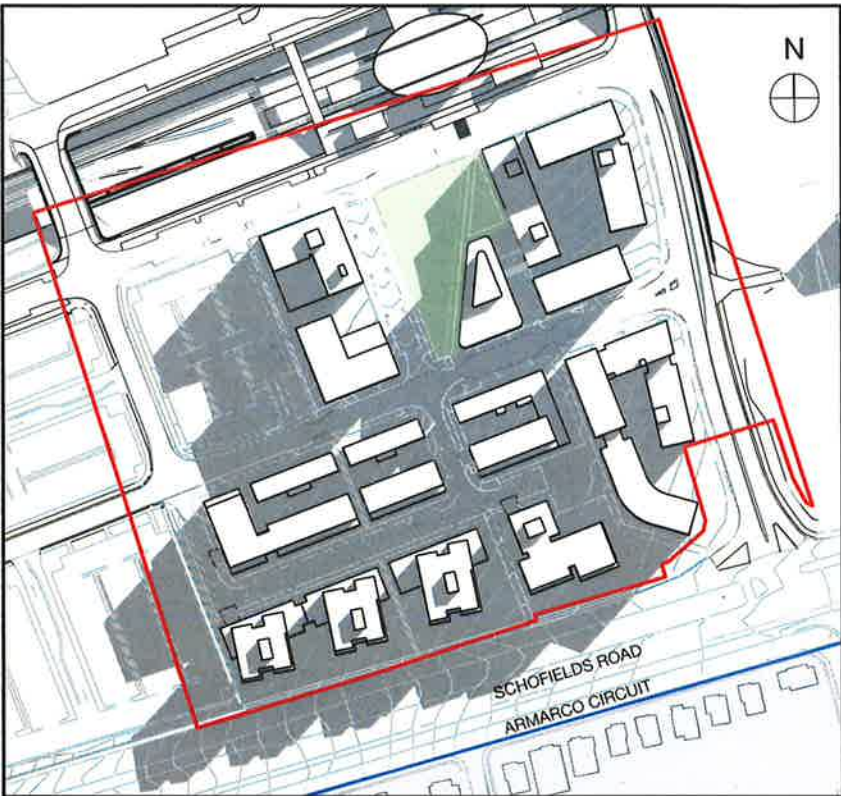
# SHADOW DIAGRAMS & SOLAR ANALYSIS - JUNE 21ST

## SUMMARY

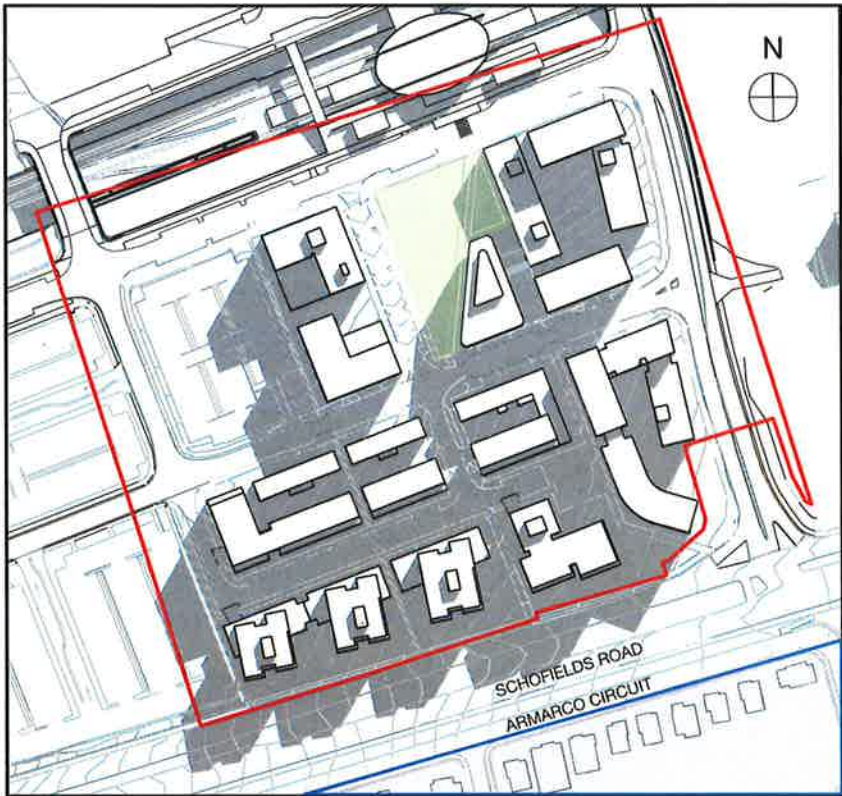
These studies have been prepared to illustrate the solar access and shadows generated by the proposed concept masterplan.

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.

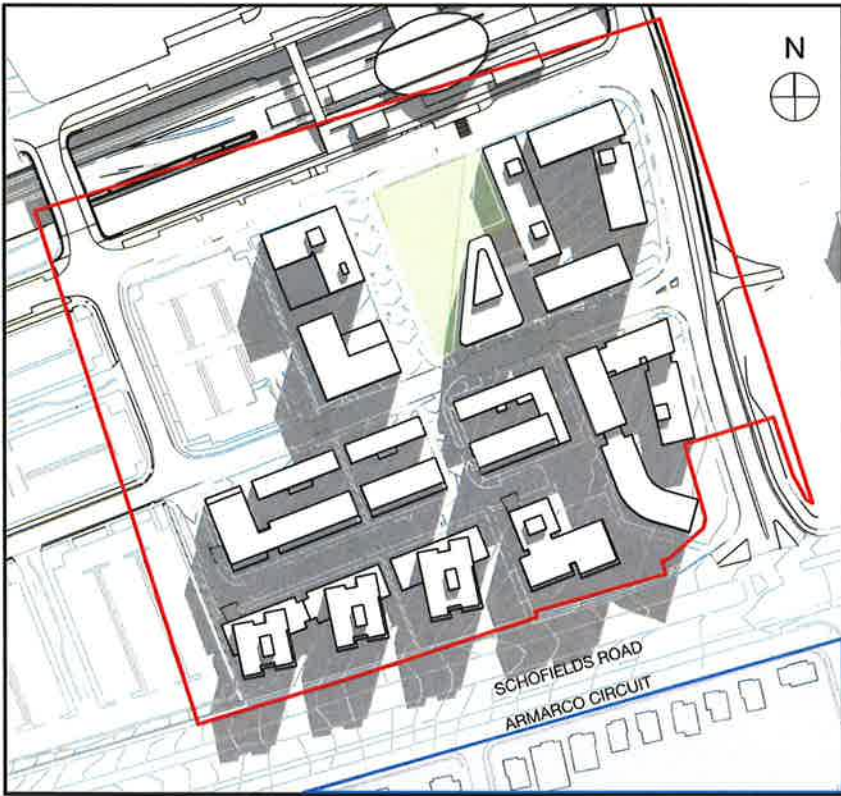
The urban form of the proposed concept masterplan has been designed to mitigate overshadowing of surrounding areas with overshadowing of the low-density residential area minimised to late afternoon in mid Winter.



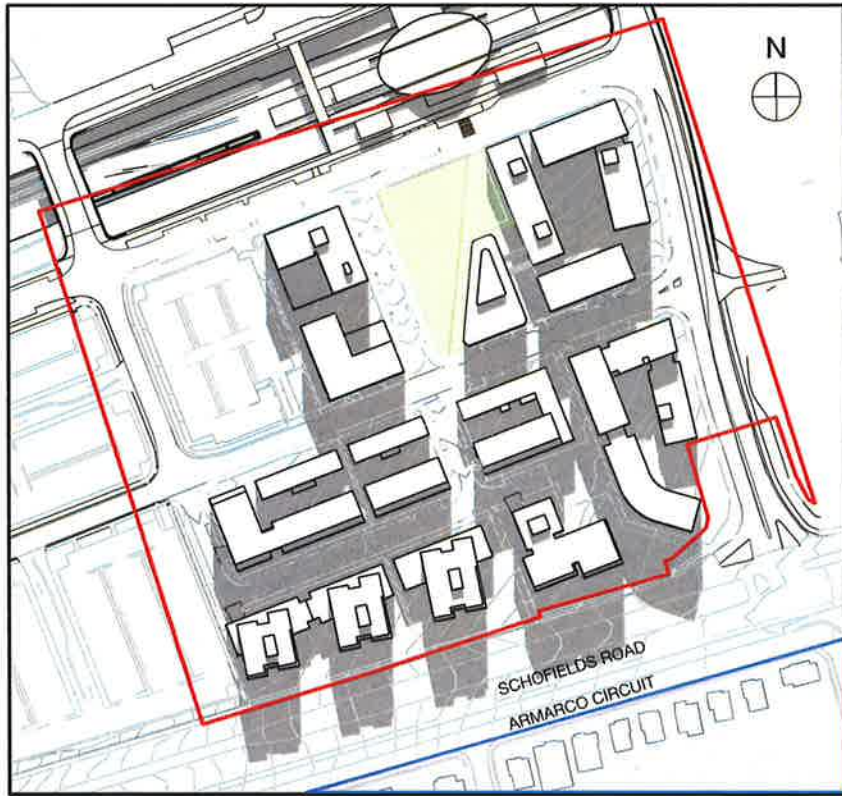
9AM JUNE 21ST



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.



Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No... SSD 9063

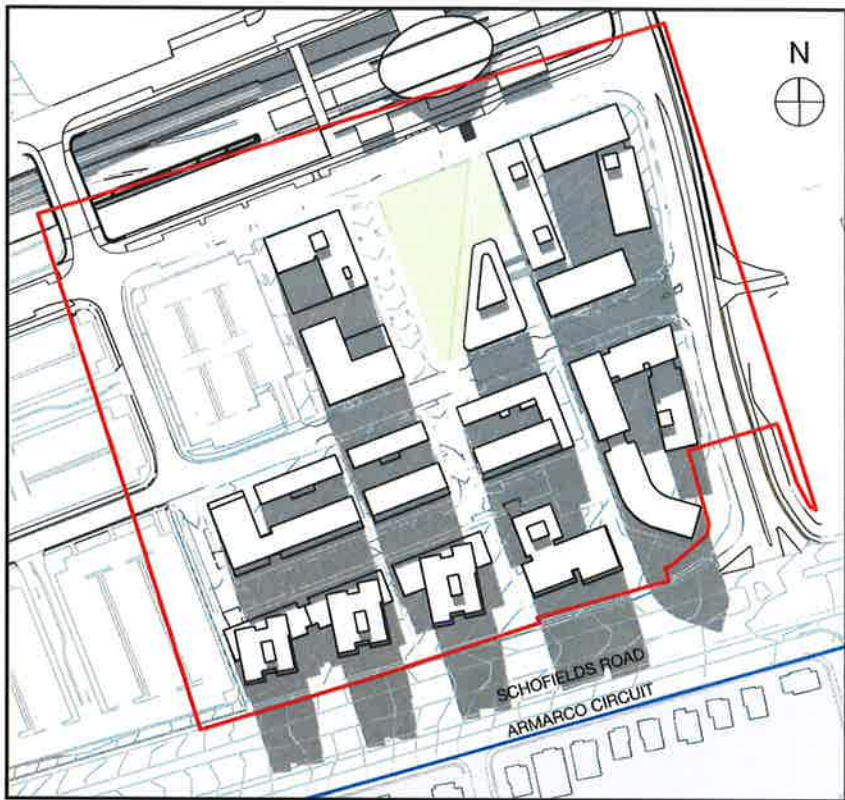
granted on the ... 21 FEBRUARY 2019

Signed ... Bjirib

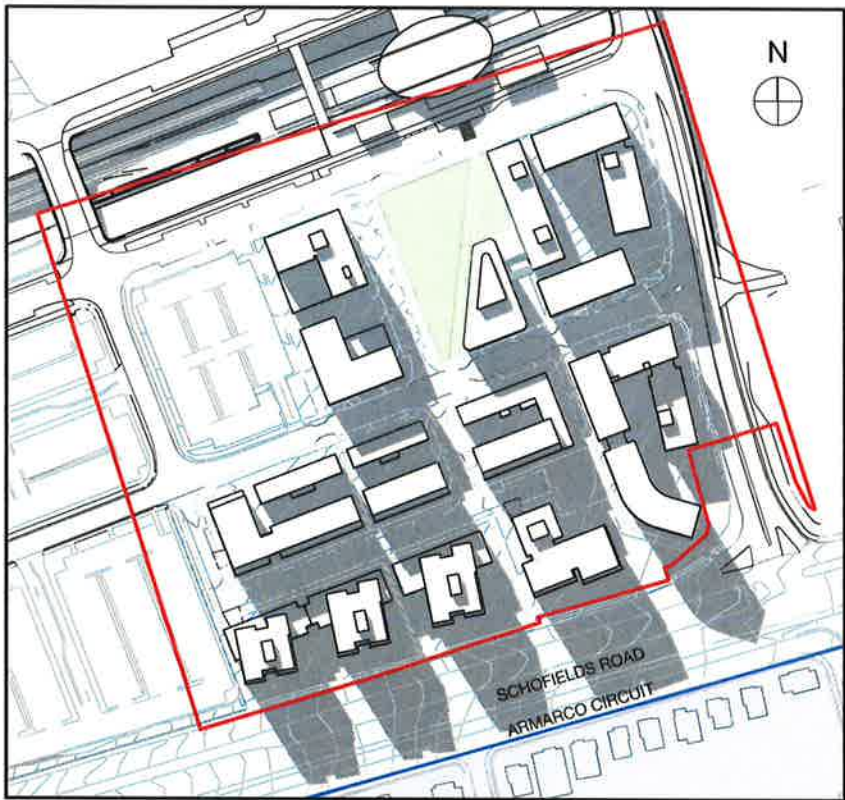
Sheet No. 22 of 85



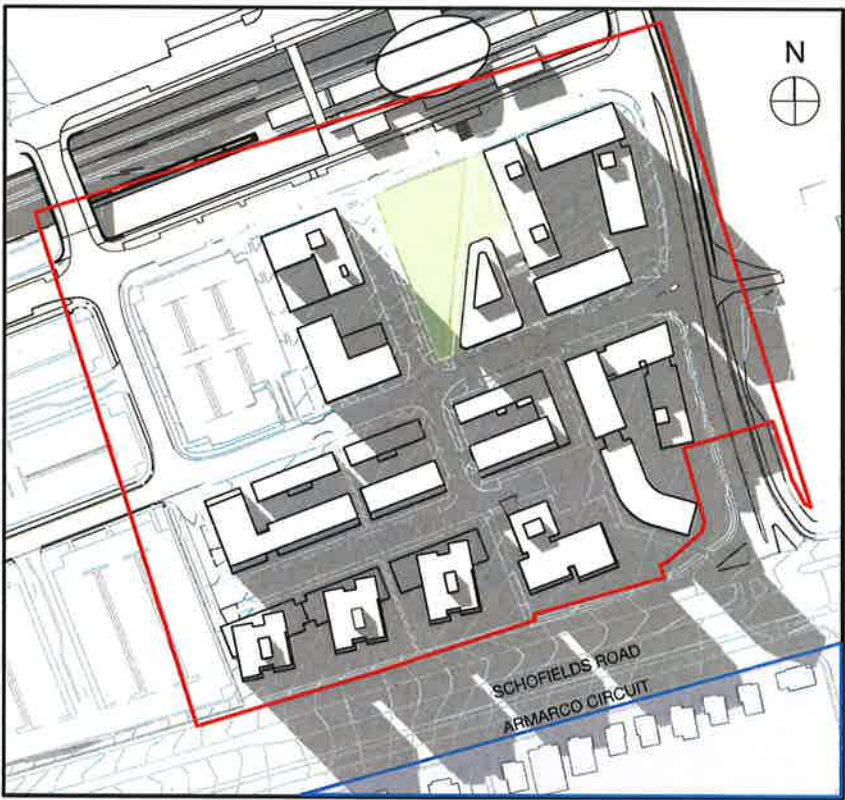
# SHADOW DIAGRAMS & SOLAR ANALYSIS - JUNE 21ST



1PM JUNE 21ST



2PM JUNE 21ST



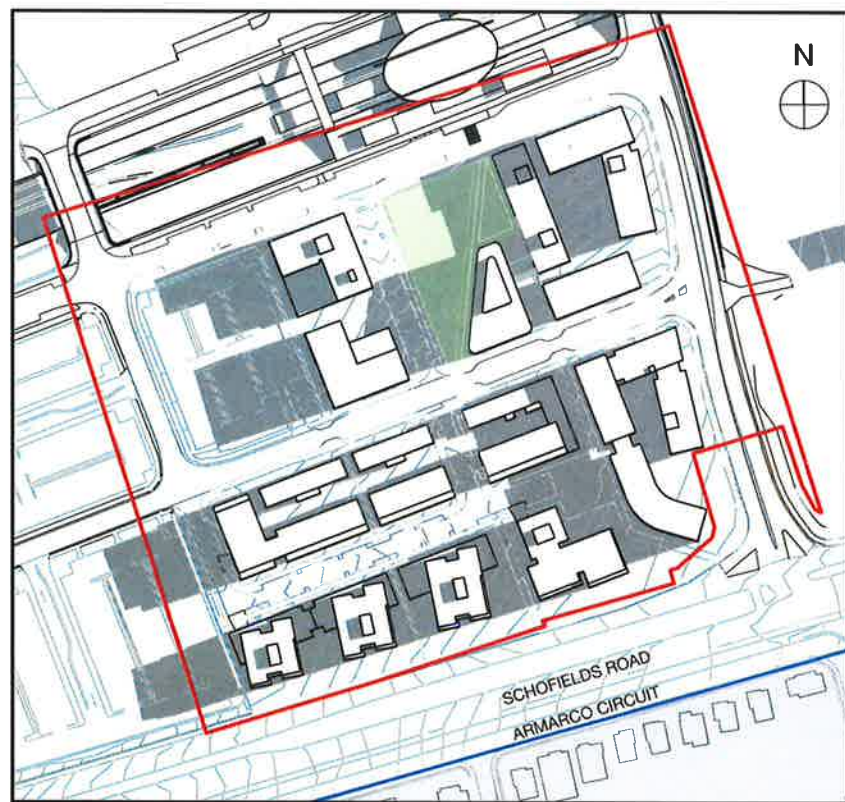
3PM JUNE 21ST

— 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.

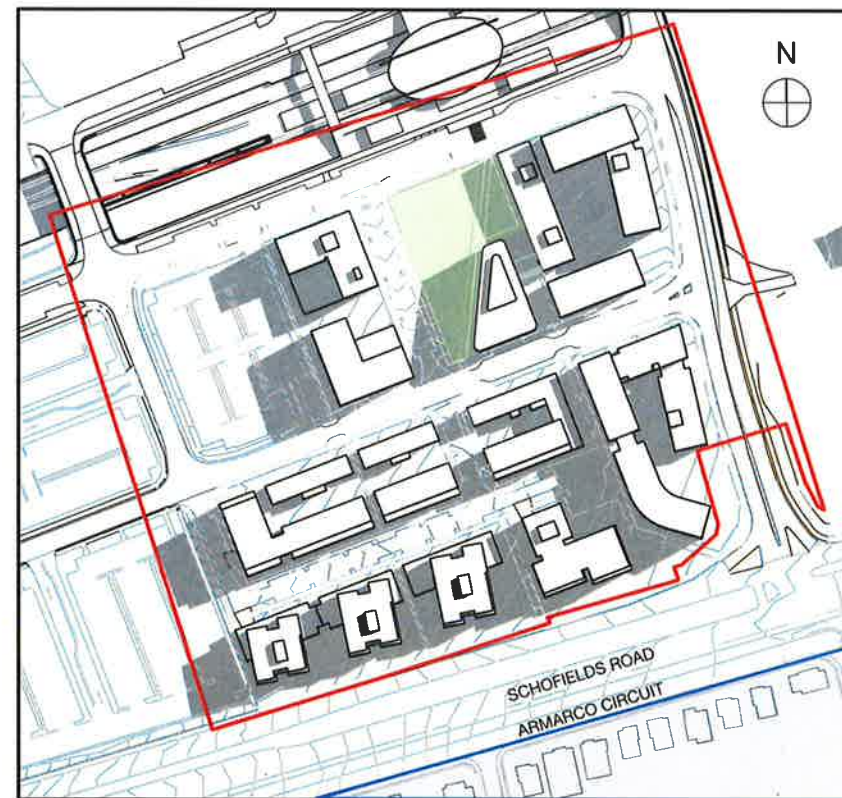
**NSW GOVERNMENT** | **Planning & Environment**  
Issued under the *Environmental Planning and Assessment Act 1979*  
Approved Application No. SSD 9063  
granted on the 21 FEBRUARY 2019  
Signed Bjirib  
Sheet No. 23 of 85



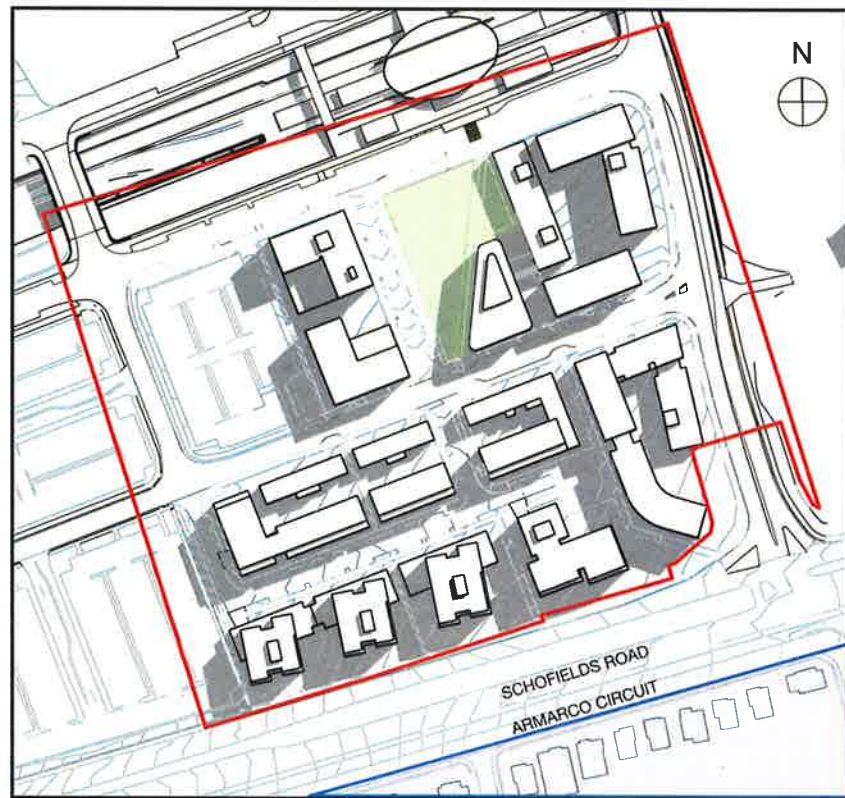
# SHADOW DIAGRAMS & SOLAR ANALYSIS - MARCH 21ST



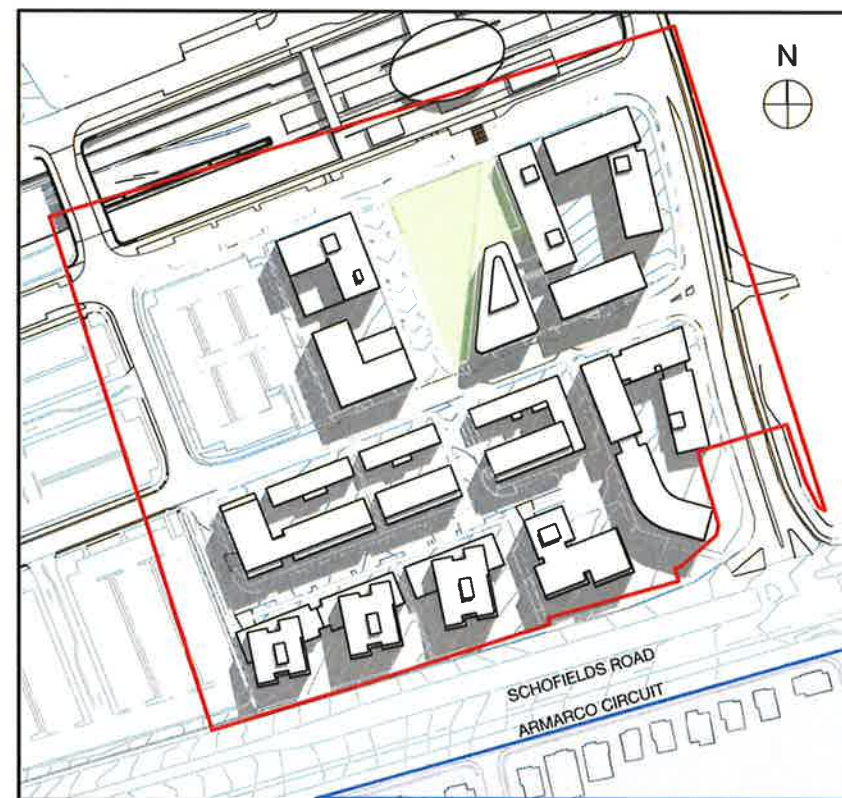
9AM MARCH 21ST



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.



Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

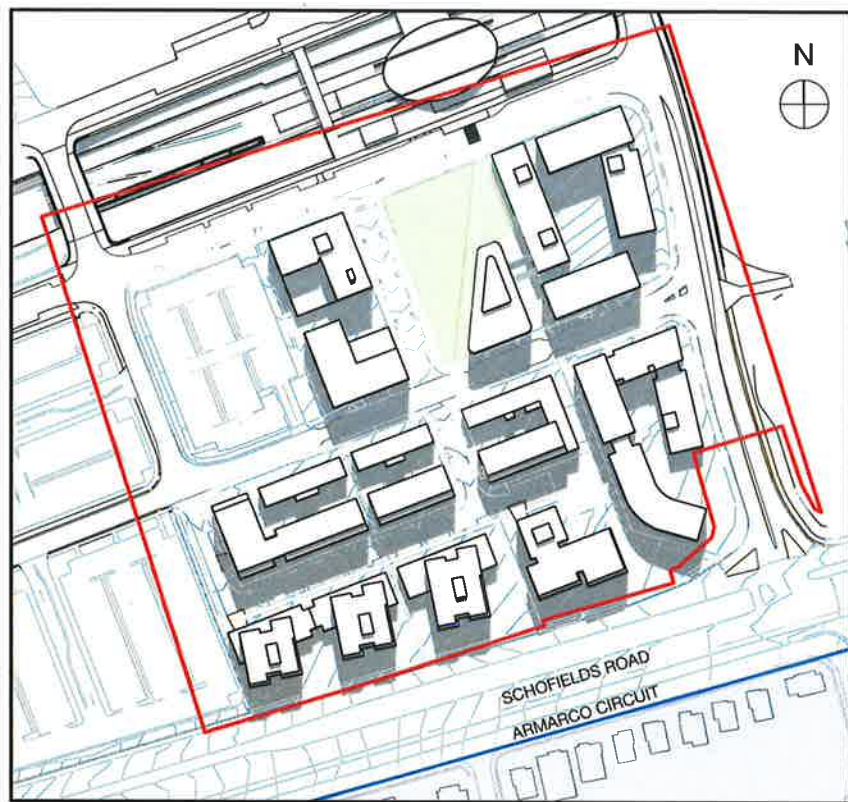
granted on the 21 FEBRUARY 2019

Signed [Signature]

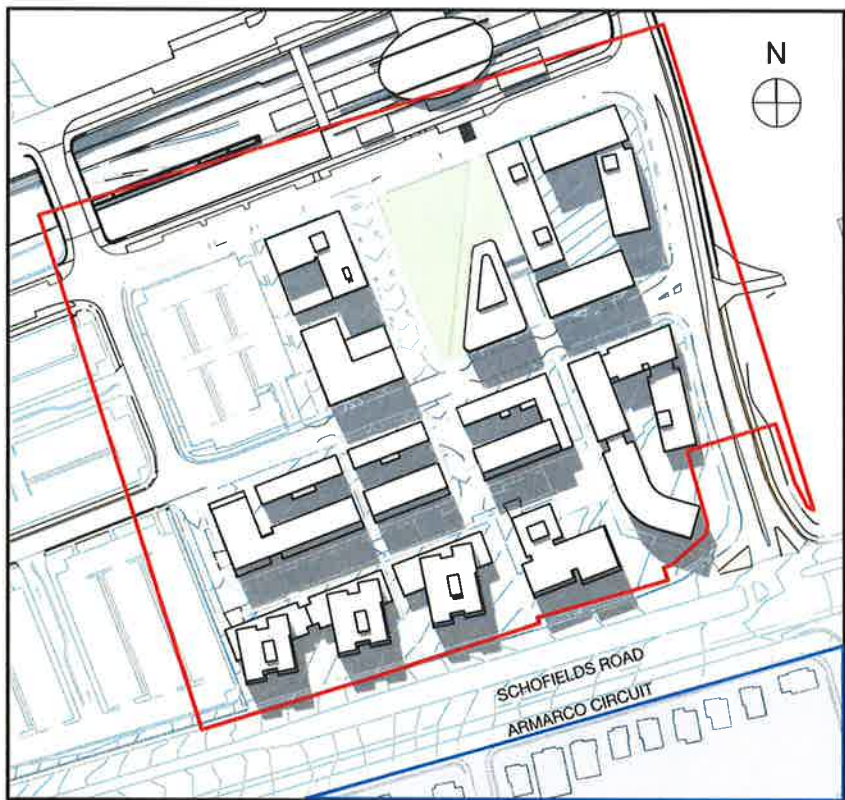
Sheet No. 24 of 85



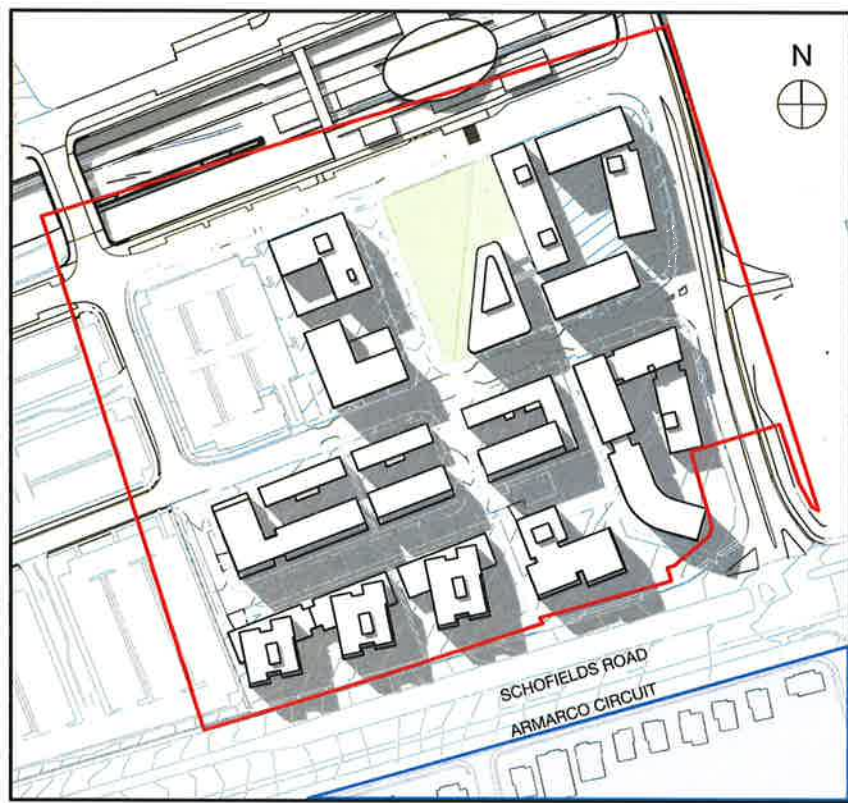
# SHADOW DIAGRAMS & SOLAR ANALYSIS - MARCH 21ST



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.



Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

granted on the 21 FEBRUARY 2019

Signed [Signature]

Sheet No. 25 of 85



# AREA SCHEDULE - BUILDINGS



Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

| Site          | Building      | Floorplate Area | No. of Floors | Non-Residential |                      | Residential |                      |                      | Total  |        | Average Apartment Size (sqm) | No. Apartments (NSA/69sqm) | Residential Car Parking Rate (per dwelling) (incl. visitor) | Residential Car Spaces Required | Non-Residential Car Spaces Required | Bicycle Spaces Required (per dwelling) | Bicycle Spaces Required |
|---------------|---------------|-----------------|---------------|-----------------|----------------------|-------------|----------------------|----------------------|--------|--------|------------------------------|----------------------------|---|---------------------------------|-------------------------------------|--|-------------------------|
|               |               |                 |               | GBA (meas)      | GFA (calc) (85% GBA) | GBA (meas)  | GFA (calc) (75% GBA) | NSA (calc) (90% GFA) | GBA    | GFA    |                              |                            |   |                                 |                                     |  |                         |
| 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  |                                 |                                     |  |                         |
|               | 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                      |

SSD 9063

granted on the 21 FEBRUARY 2019


Signed *[Signature]*

65 40 1.1 68

Sheet No. 26 of 85



# AREA SCHEDULE - BUILDINGS



Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

Residential Car Spaces Required 188 Non-Residential Car Spaces Required 189 Bicycle Rate (per dwelling) 1.1 Bicycle Spaces Required 199

granted on the 21 FEBRUARY 2019

Signed [Signature]

Sheet No. 27 of 85

| Site          | Building   | Floorplate Area | No. of Floors | Non-Residential |                      | Residential |                      |                      | Total   |        | Average Apartment Size (sqm) | No. Apartments (NSA/69sqm) | Residential Car Parking Rate (per dwelling) (incl. visitor) | Residential Car Spaces Required | Non-Residential Car Spaces Required | Bicycle Rate (per dwelling) | Bicycle Spaces Required |
|---------------|------------|-----------------|---------------|-----------------|----------------------|-------------|----------------------|----------------------|---------|--------|------------------------------|----------------------------|---|---------------------------------|-------------------------------------|-----------------------------|-------------------------|
|               |            |                 |               | GBA (meas)      | GFA (calc) (85% GBA) | GBA (meas)  | GFA (calc) (75% GBA) | NSA (calc) (90% GFA) | GBA     | GFA    |                              |                            |   |                                 |                                     |                             |                         |
| Site 2A Total |            |                 |               | 0               | 0                    | 18,603      | 13,952               | 12,557               | 18,603  | 13,952 |                              | 181                        |   | 188                             | 189                                 | 1.1                         | 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  |

**NSW GOVERNMENT** | **Planning & Environment**

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

granted on the 21 FEBRUARY 2019

Signed [Signature]

Sheet No. 28 of 85



# AREA SCHEDULE - BASEMENTS



Planning &  
Environment

Issued under the Environmental Planning and Assessment Act 1979

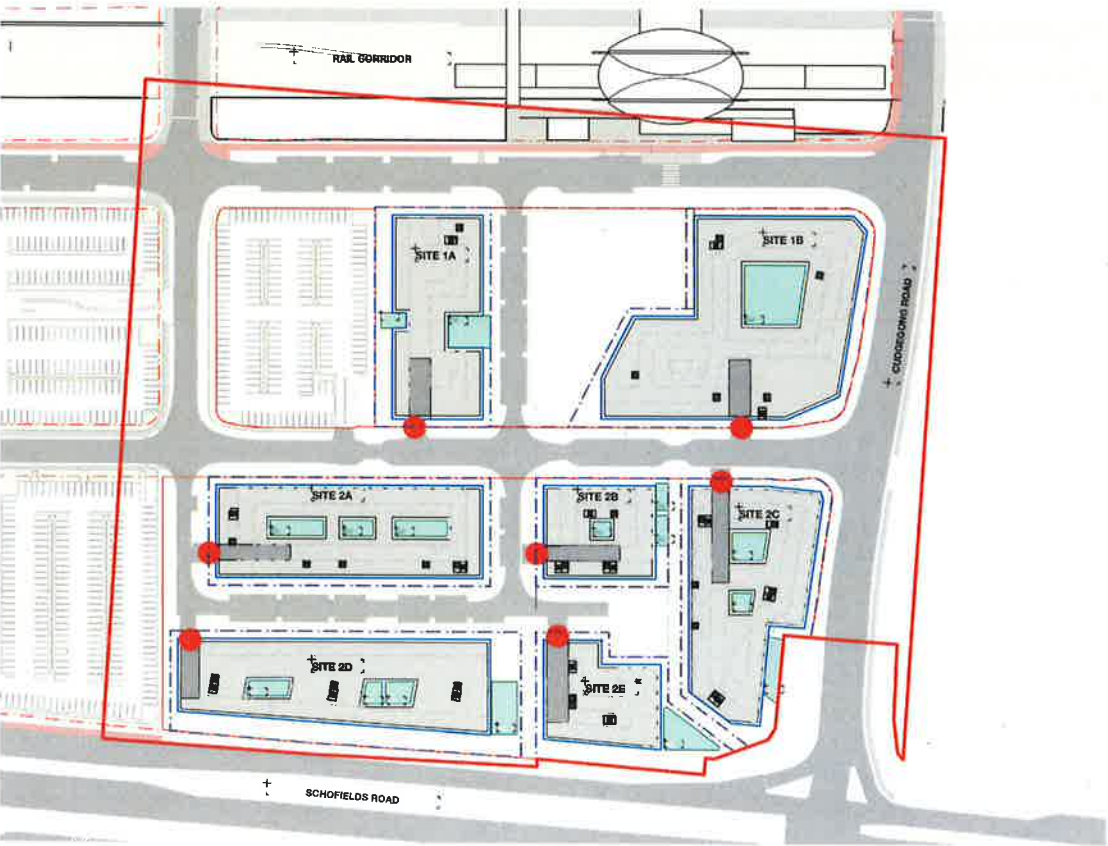
Approved Application No. SSD 9063

granted on the 21 FEBRUARY 2019  
Single Garage Area the No. Levels Required (Approx.)

Signed [Signature]

2,314sqm 29 3.3 of 85  
Sheet No. of

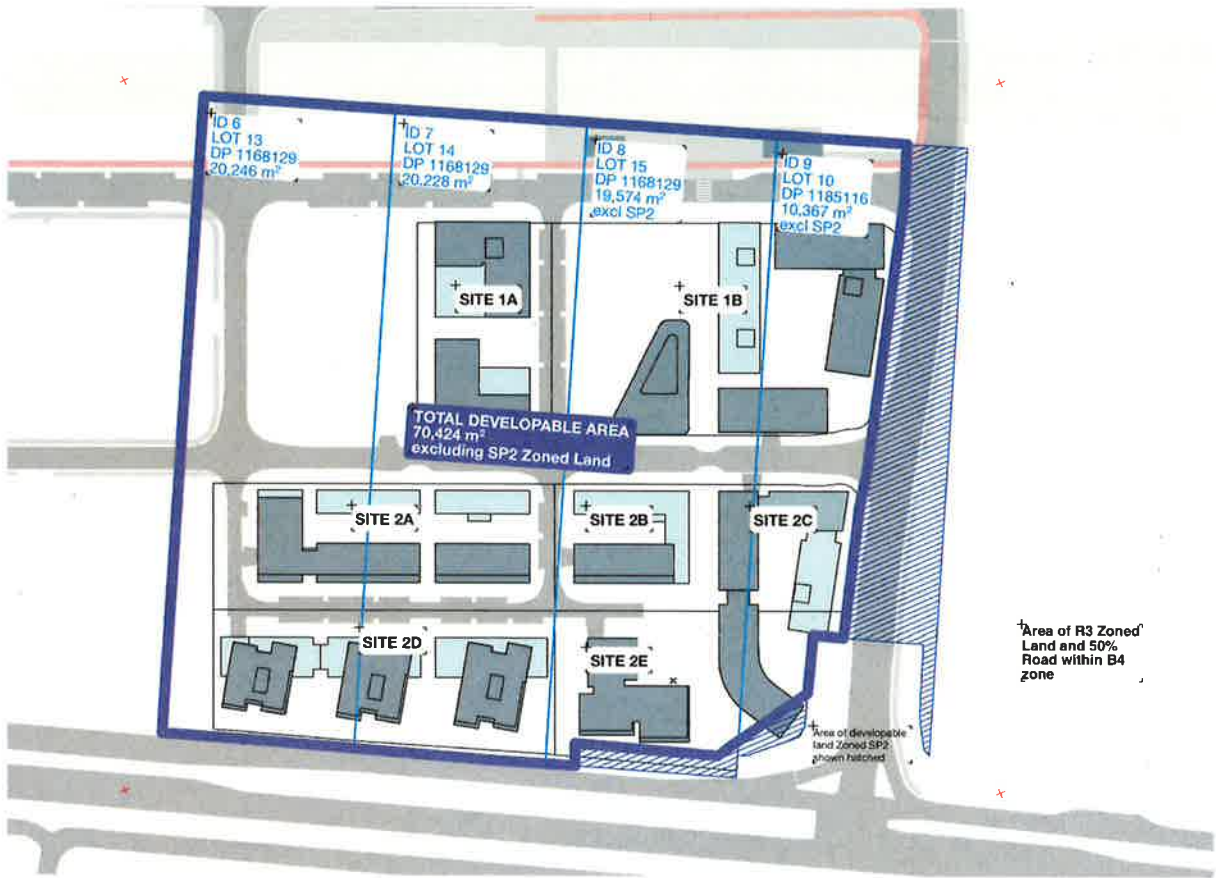
| Site | No. Apartments | No. Residential Parking Required (incl. visitor) | No. Non-Residential Parking Required | Parking Area Multiplier | Parking Area Allowance (Parking x 35sqm) | Refuse & Services Allowance | Storage Multiplier | Storage Allowance (No. Apartment x Storage Multiplier) | Bicycle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





# 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    |        | 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   |



Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 9063

granted on the 21 FEBRUARY 2019

Signed [Signature]

Sheet No. 30 of 85