



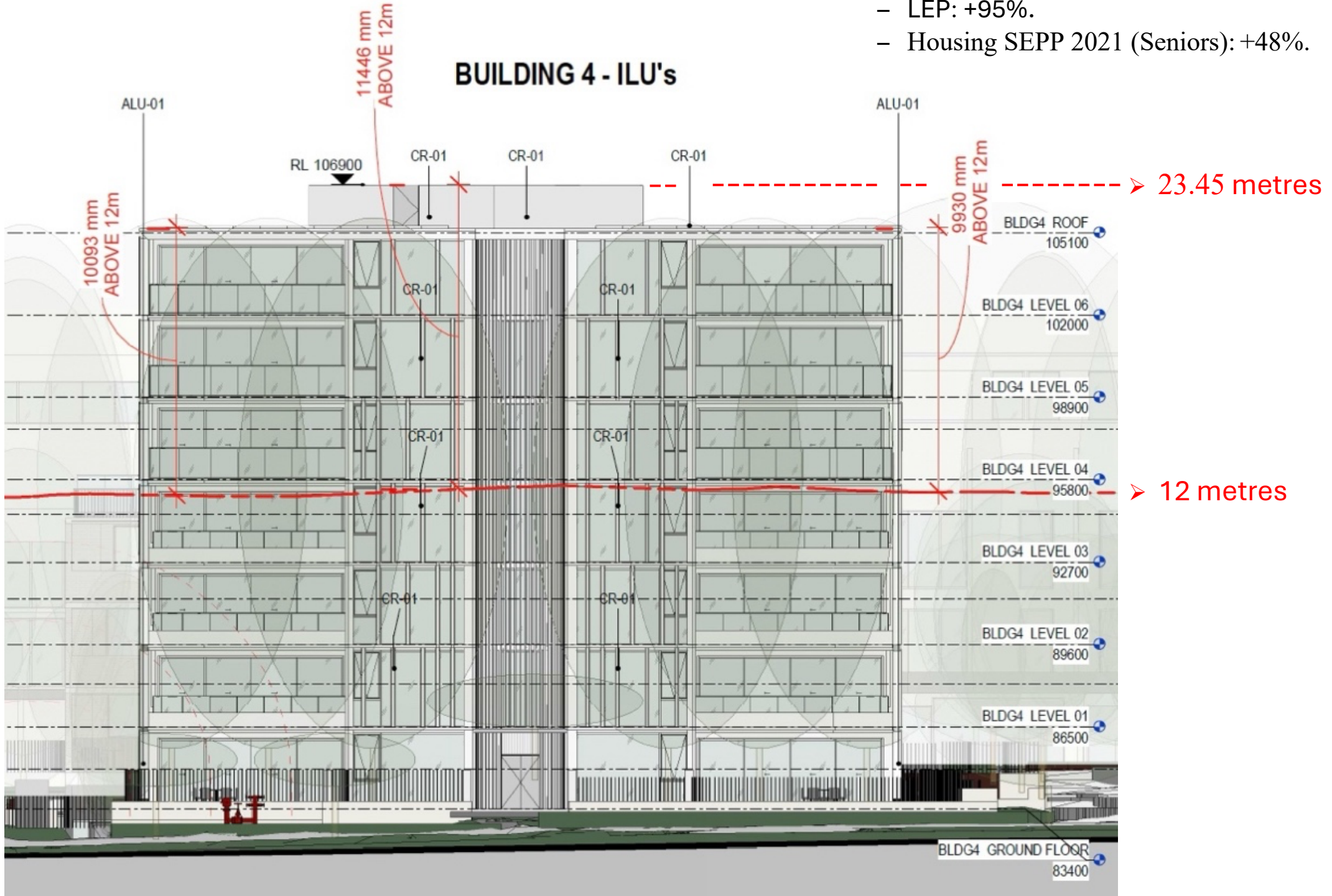


Montage of 4 of the 6 heritage cottages, the RACF and Building 2.

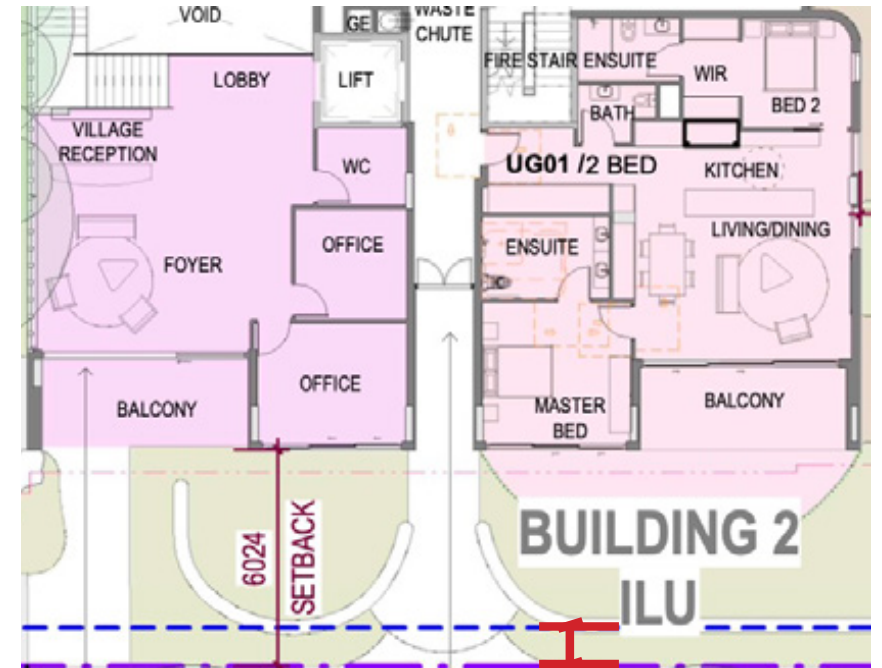
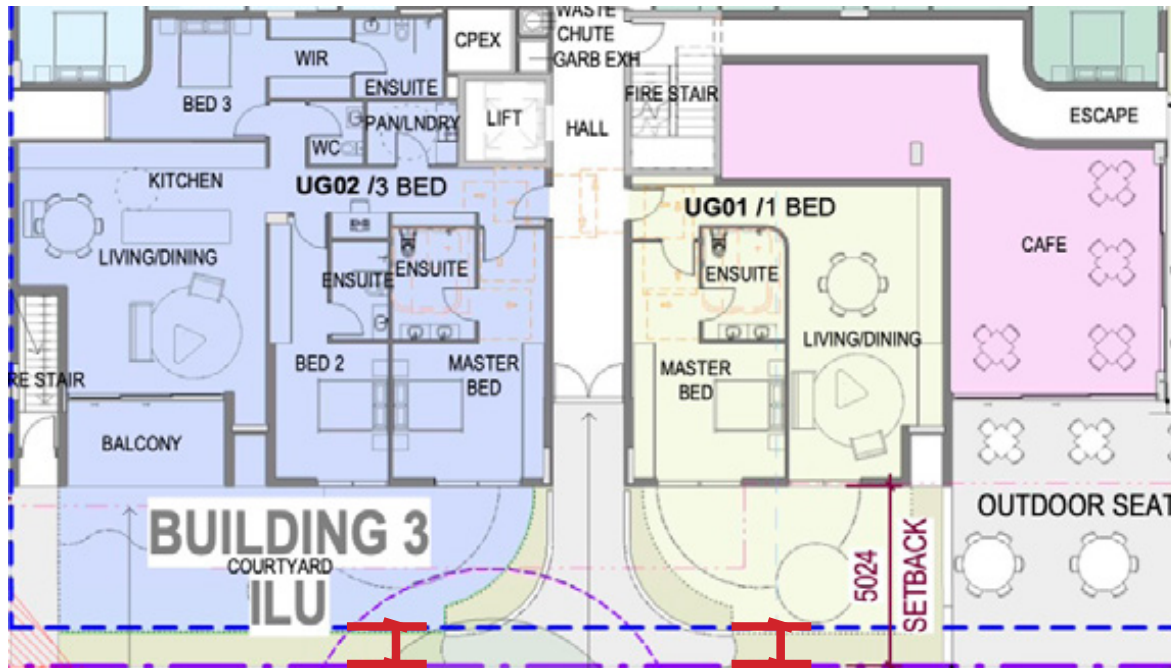
Excessive Height

- LEP: +95%.
- Housing SEPP 2021 (Seniors): +48%.

BUILDING 4 - ILU's



Ground floor balcony setbacks of B2 and B3 are very close to the Parraween Street footpath (measures approx. 90cm from the balcony perimeter)



SETBACK ~ 90cm



2

ROOM AREA-BASEMENT 01

SCALE 1 : 500

- BCA defines a habitable room as a room used for normal domestic activities

Eg. bedroom, living room, lounge room, music room, television room, kitchen, **dining room**, sewing room, study, playroom, family room and sunroom



- 60 of the 77 spaces for ILU residents marked for people with disability
- 42 spaces marked as shared
- Shared spaces same width as disabled spaces





- Plantings
- Soil analysis
- Protection
- Use



Military Road, Cremorne

- Military Rd carries in excess of 75,000 cars/day
- Pedestrian lights timed for able bodied pedestrians

TABLE 1: DURATION OF CONSTRUCTION STAGES

Activity	Duration
Demolition & Excavation	8 months
Structure	12 months which overlaps with 5 months of the excavation
Fit out	8 months which overlaps with the 7 months of structure
Total	16 months

This timeframe is indicative only and can possibly change due to delays, weather and construction certification details.

- Construction times are at best ‘wobbly’
- Proactive consultation with Community and Council to establish meaningful ‘partnership’

Proposed haulage route for truck and dogs

