





Playing fields

Woodland managed in accordance with APZ management plan

Existing easement

Future residential development

New at grade car parking

New access road

Future residential development

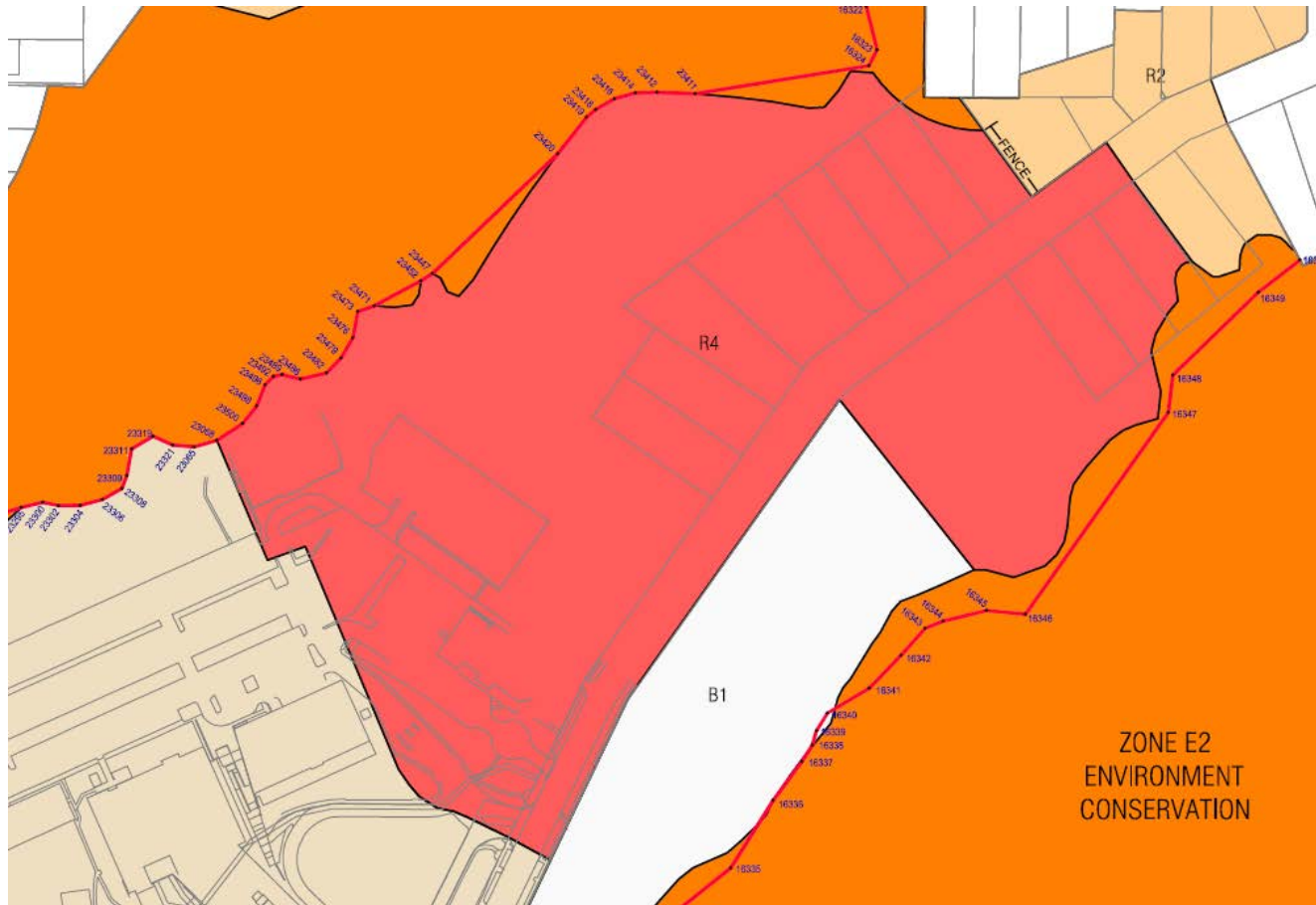
Existing tree planting along Fox Valley Road retained

Existing at grade car parking

New tree planting to Fox Valley Road







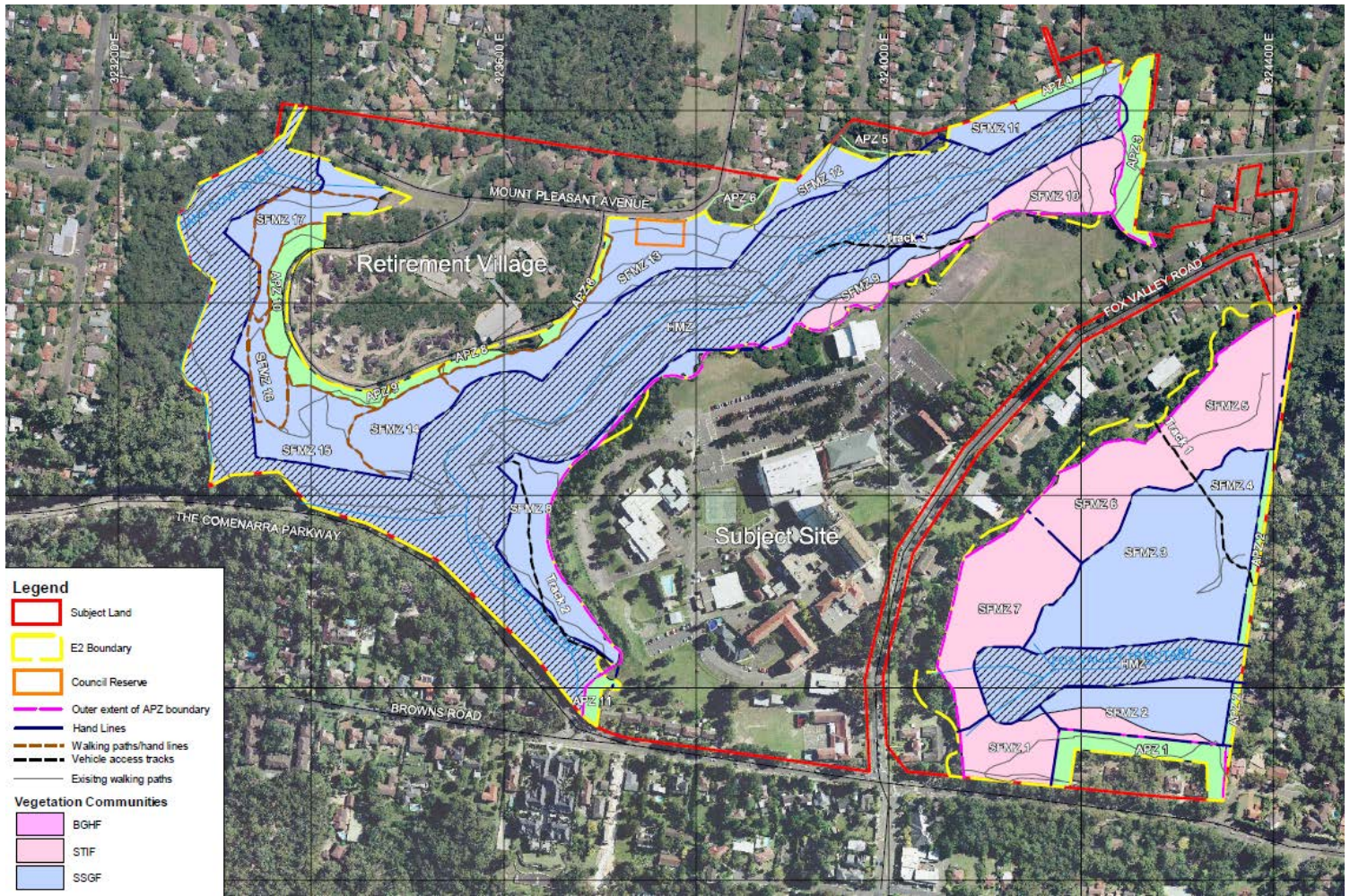
LEGEND

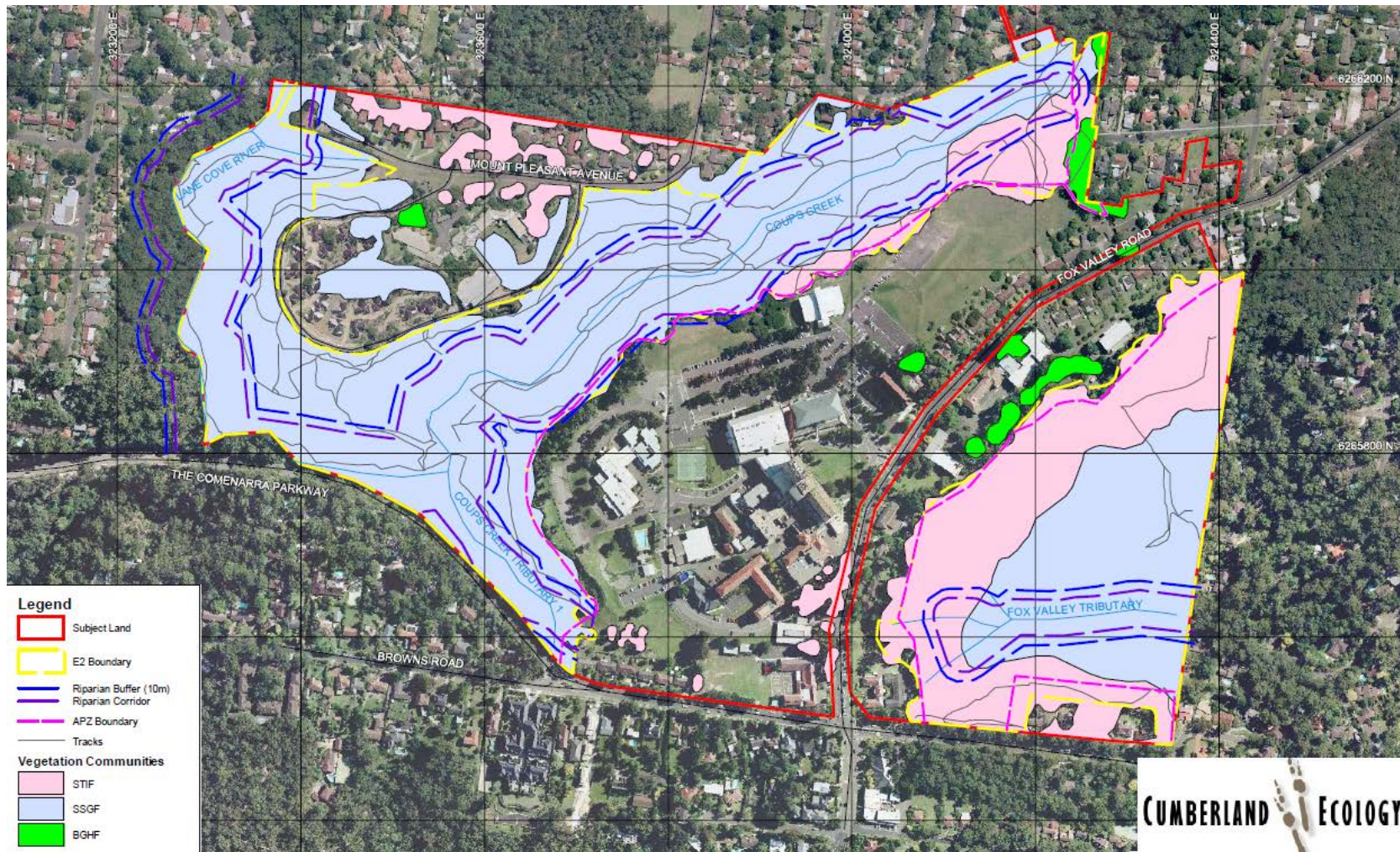
- Vegetation Protection Line (by survey)
- Pegs
- 22969 Peg No.

Note: Pegs defining boundary - each corner (unless fenced) is marked with 75mm x 75mm peg and steel star picket.

ZONE

- B1 Neighbourhood Centre
- E2 Environmental Conservation
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- SP1 Special Activities



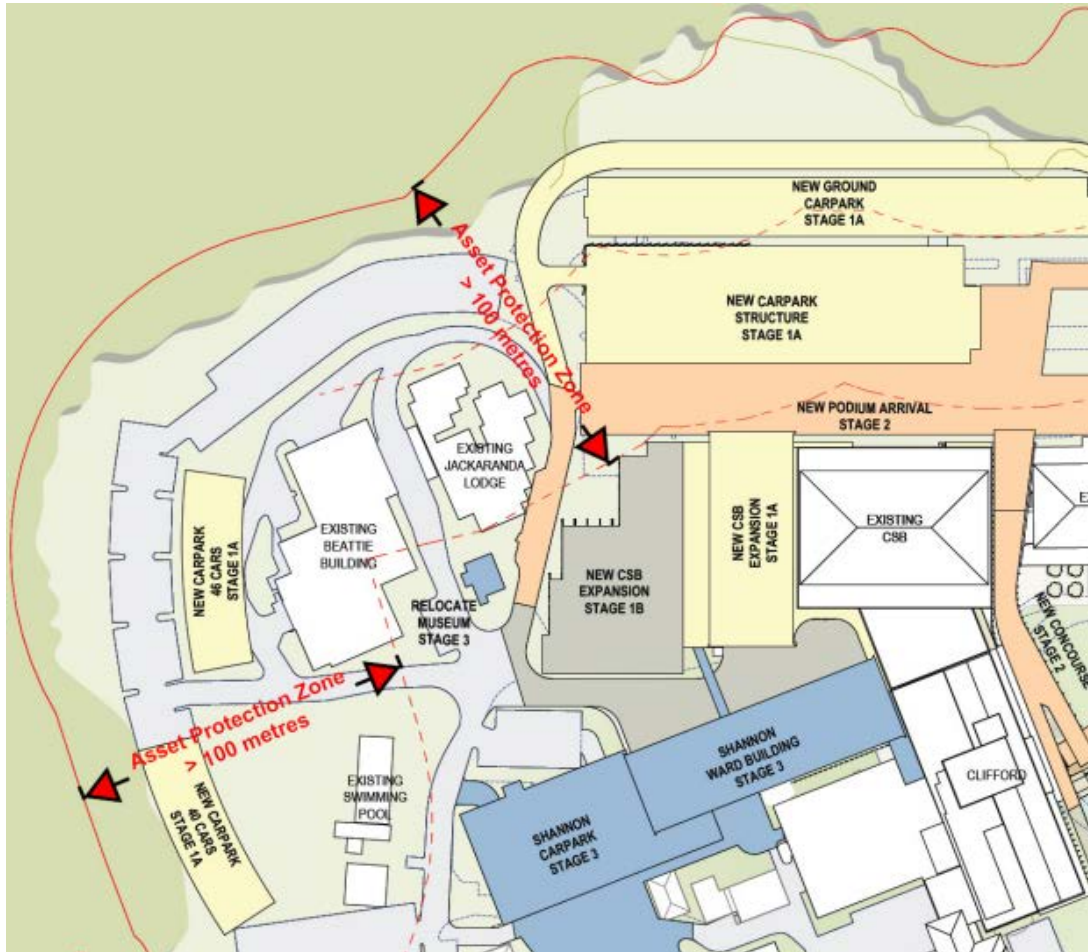


Legend

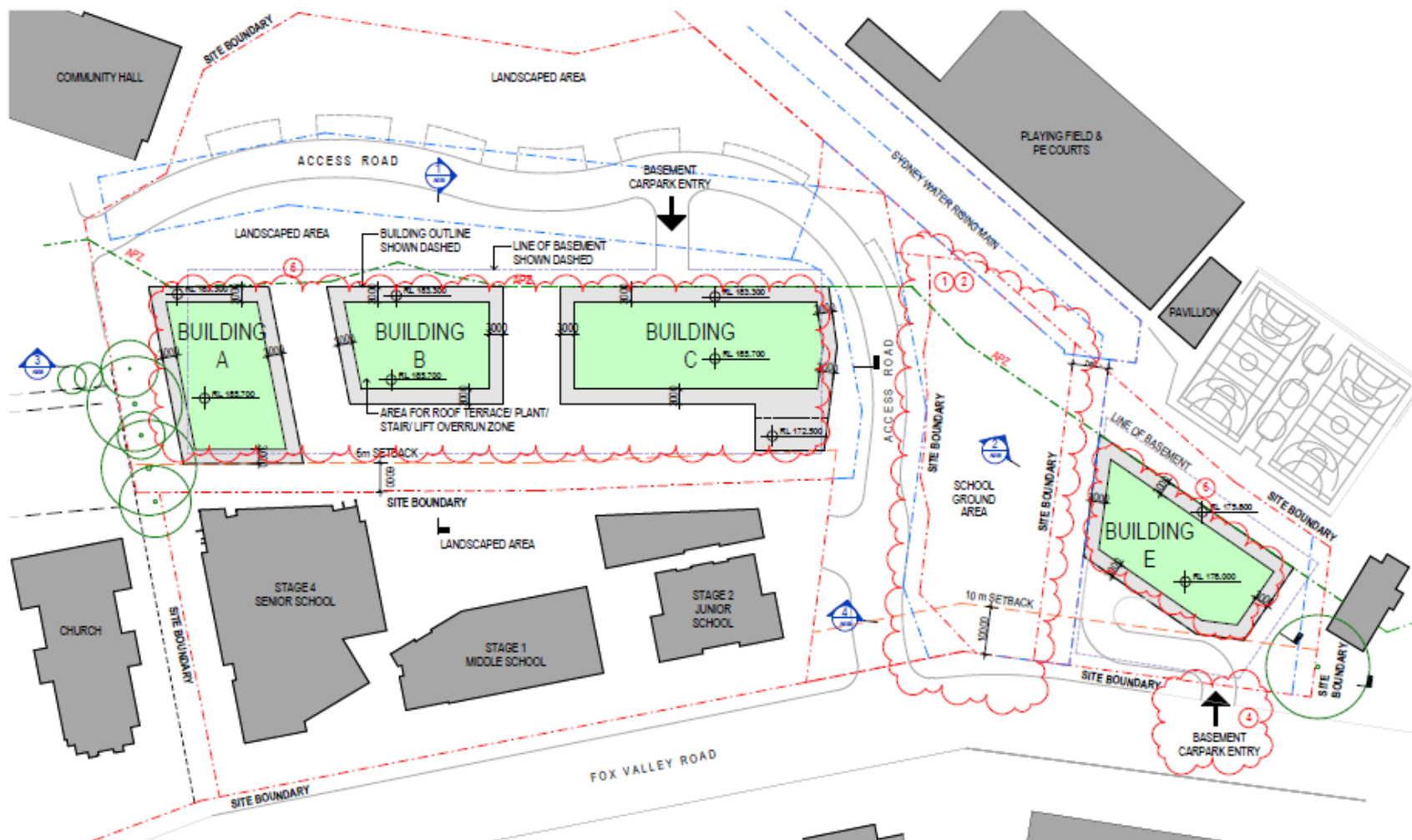
- Subject Land
- E2 Boundary
- Riparian Buffer (10m)
- Riparian Corridor
- APZ Boundary
- Tracks

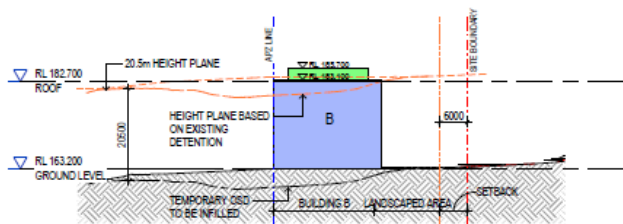
Vegetation Communities

- STIF
- SSGF
- BGHF

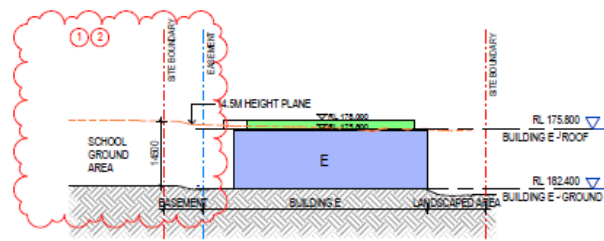




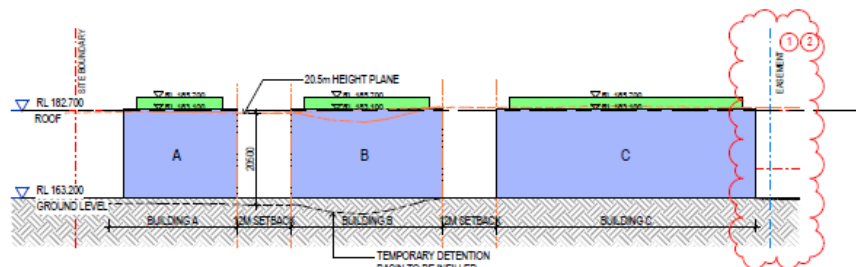




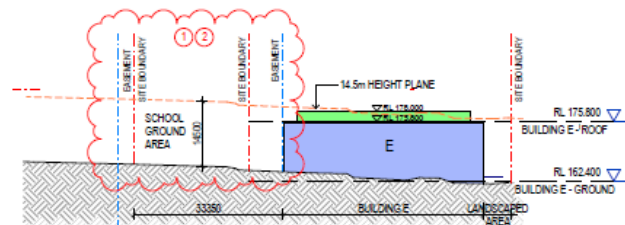
① SECTION THROUGH BUILDING B
1:500



② SECTION THROUGH BUILDING E
1:500



③ SECTION THROUGH BUILDING A, B & C
1:500

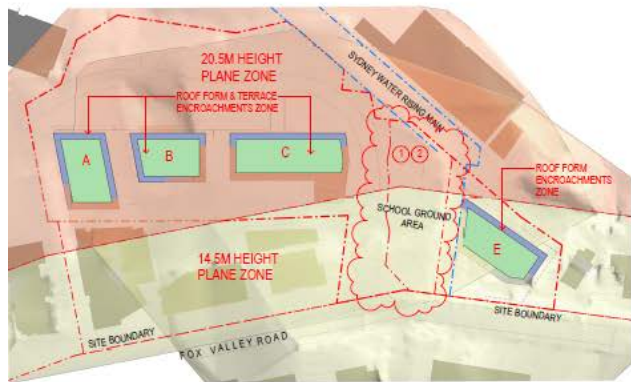


④ ELEVATION VIEW FROM FOX VALLEY ROAD
1:500

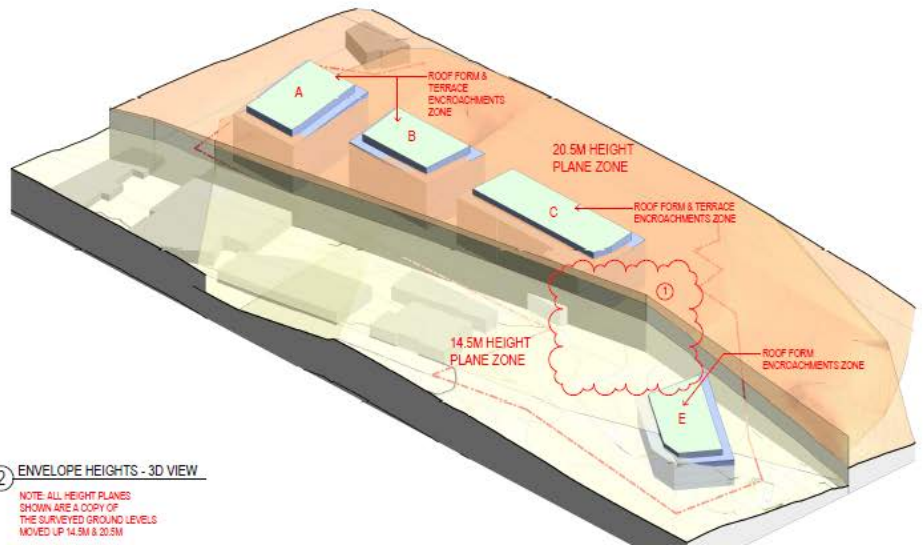
REVISION LIST

1. PROPOSED BUILDING D REMOVED
2. REVISED SITE BOUNDARY
3. INCREASED ANNOTATION SIZE

NOTE: ALL HEIGHT PLANES SHOWN ARE AN EXACT COPY OF THE SURVEYED GROUND LEVELS MOVED UP 14.5M & 20.5M

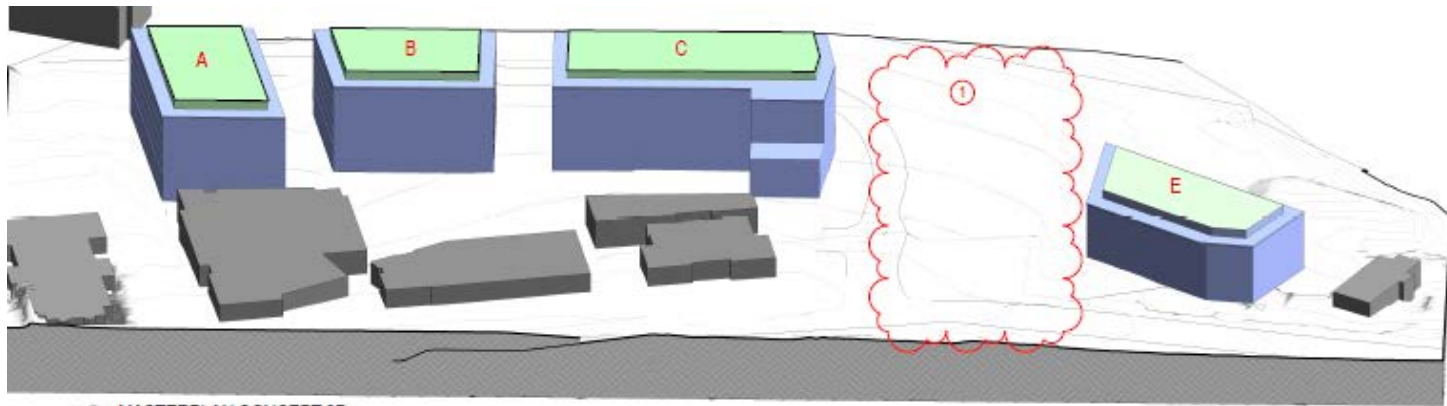


① ENVELOPE HEIGHT PLAN
1:1000



② ENVELOPE HEIGHTS - 3D VIEW

NOTE: ALL HEIGHT PLANES SHOWN ARE A COPY OF THE SURVEYED GROUND LEVELS MOVED UP 14.5M & 20.5M



③ MASTERPLAN CONCEPT 3D

Type	Concept Plan Approval MP07_0166	Ku-ring-gai DCP 2015	MOD 8 Proposed	DPE Recommendation	Proponent's Response
1-bed	0.5 space per dwelling	Minimum of 1 space per dwelling	Minimum of 1 space per dwelling	Maximum of 1 space per dwelling	Accept DPE recommendation
2-bed	1 space per dwelling	Minimum of 1.25 spaces per dwelling	Minimum of 1.5 spaces per dwelling in Buildings A-C, and 1 space per dwelling in Building E	Maximum of 1.25 spaces per dwelling	Maximum 1.5 spaces per dwelling
3-bed	1 space per dwelling	Minimum of 2 space per dwelling	Minimum of 1 space per dwelling	Maximum of 2 spaces per dwelling	Accept DPE recommendation
Visitors	1 space per 4 dwellings	Minimum of 1 space per 4 dwellings	1 space per 6 dwellings	1 space per 4 dwellings	1 space per <u>5</u> dwellings
Car Share	1 space per 6 dwellings	No requirement	No requirement	1 space per 90 dwellings	Accept DPE recommendation