

CABRAMATTA EAST

PLANNING PROPOSAL

NO. 20073 DATE: 18/06/2018 REVISION: -

CONTENTS

1. INTRODUCTION
2. SITE INFORMATION
3. OVERALL MASSING VIEWS
4. ARCHITECTURAL PLANS
5. SHADOW STUDY

1

INTRODUCTION



PROJECT OVERVIEW

The proposal comprises of a total of 15,377 sqm of Council (2,777 sqm) and privately held land. The project site presents a significant opportunity for mixed use urban renewal. The ground plane is to be activated with a range of fine-grain to large scale retail outlets offering residents diversity and a balance of leisure and amenity. The proposed market square will be an anchor for foot-traffic, revitalising the broader area with pedestrian activity.

The Project Team

Developer
Moon Investments

Architect
Plus Architecture

Urban Designer
e8urban

Town Planner
GLN Planning

Traffic Engineers
Anton Reisch Consulting

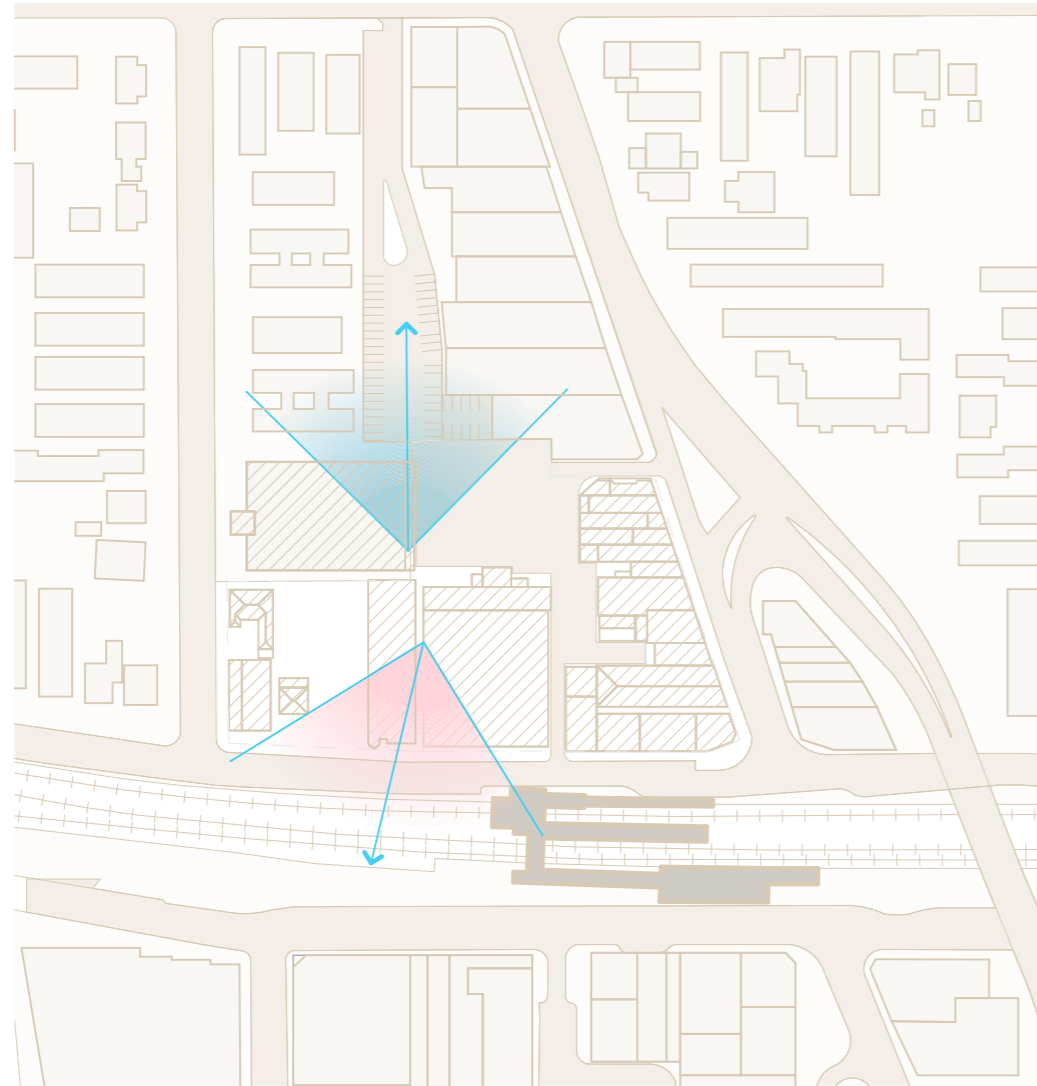
2

SITE INFORMATION









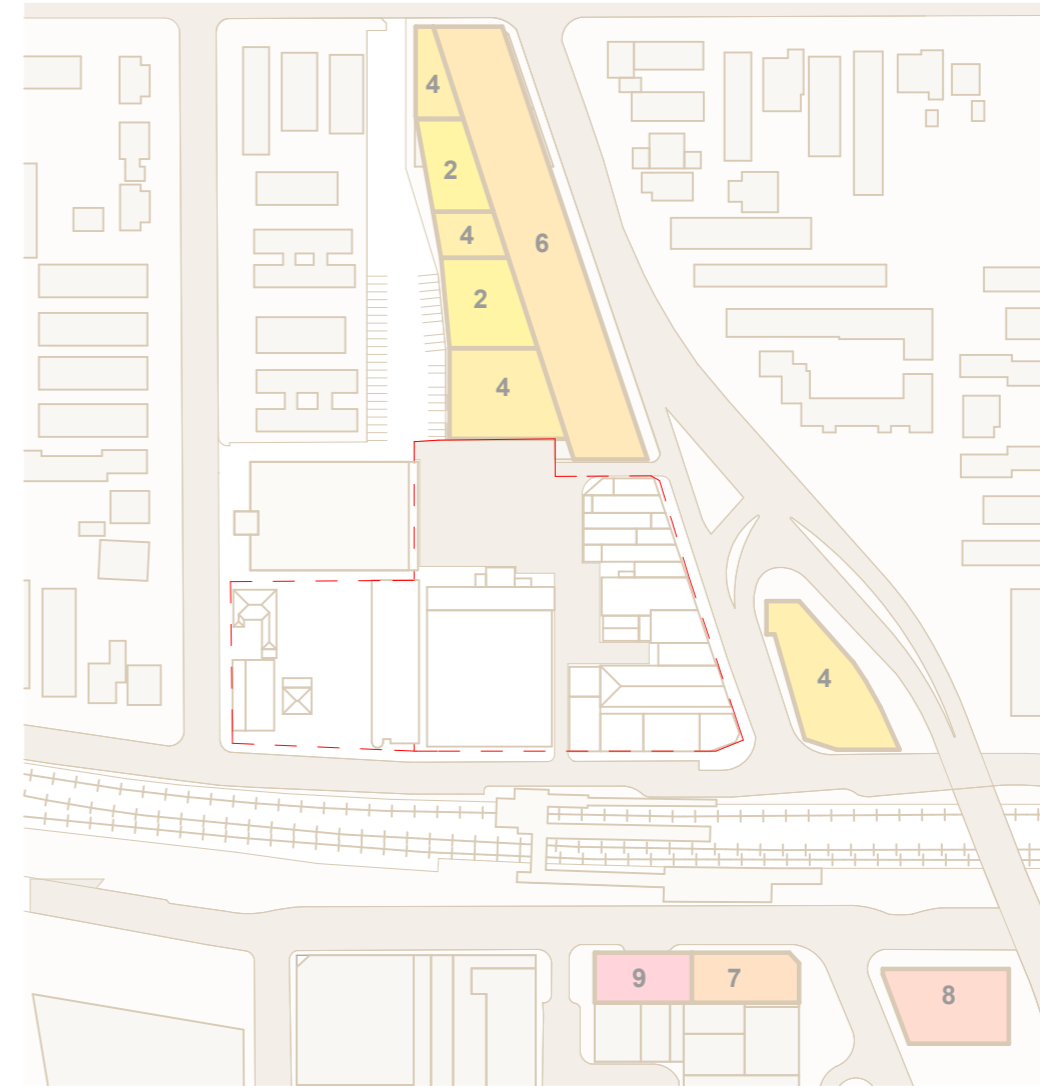
CONTEXT







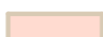

LEGEND

-  DISTANT VIEWS TO CITY
-  DISTANT VIEWS TO BLUE MOUNTAINS
-  EXISTING BUILDINGS ON SITE
-  CABRAMATTA TRAIN STATION

PROJECTED BUILT FORM

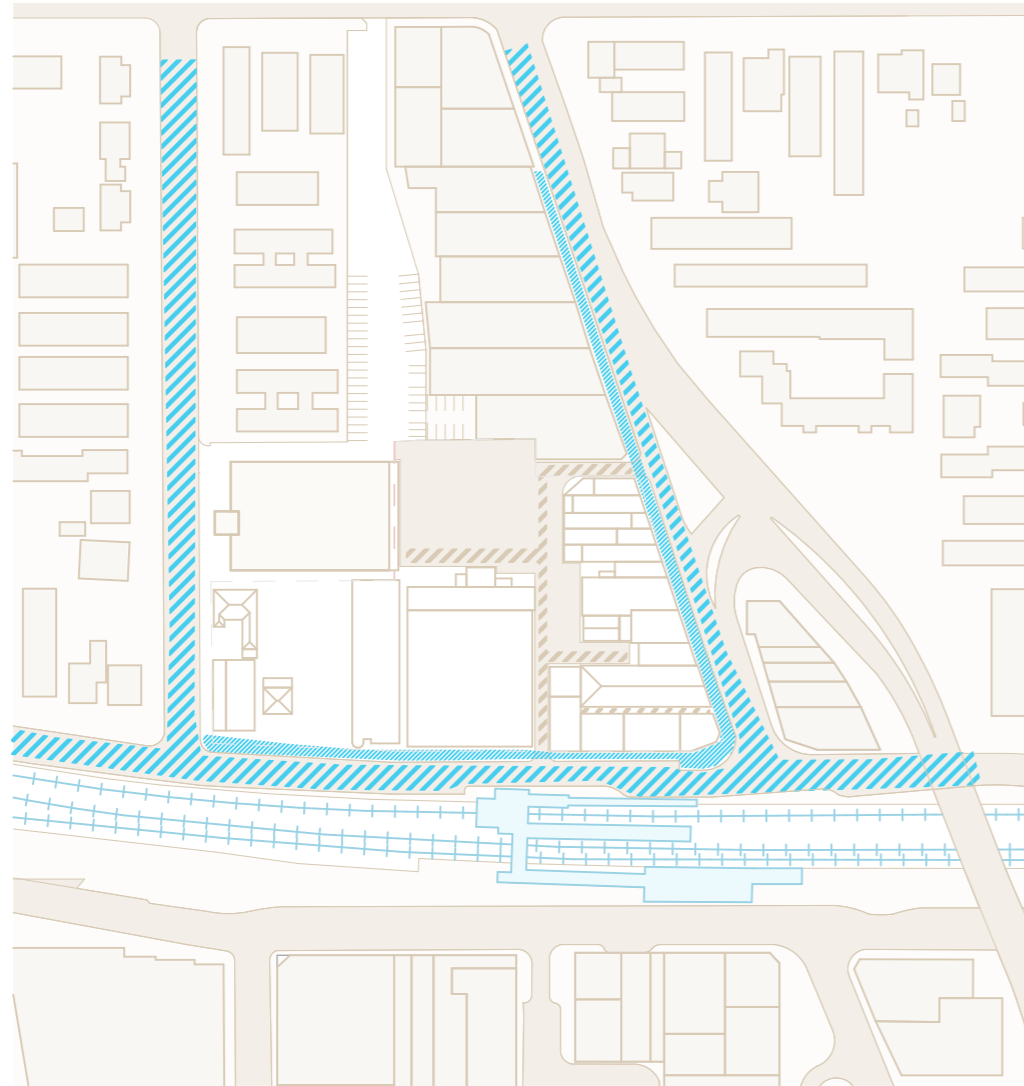


LEGEND






-  2 STOREY BUILDING
-  4 STOREY BUILDING
-  6 STOREY BUILDING
-  7 STOREY BUILDING
-  8 STOREY BUILDING
-  9 STOREY BUILDING



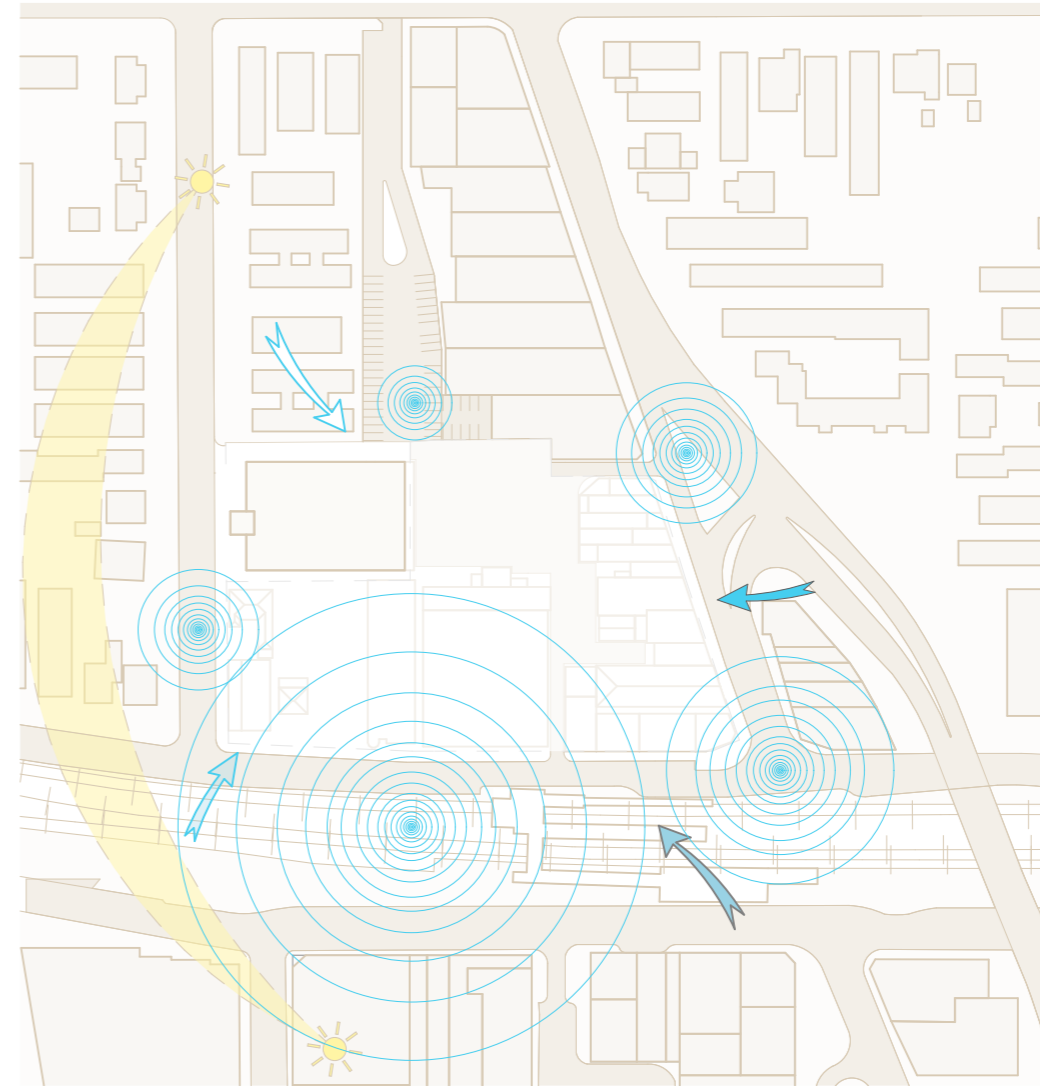
MOVEMENT









LEGEND

-  VEHICULAR TRAFFIC
-  PEDESTRIAN TRAFFIC
-  TRAIN LINE
-  CABRAMATTA TRAIN STATION
-  SERVICE LANE

ENVIRONMENT



LEGEND

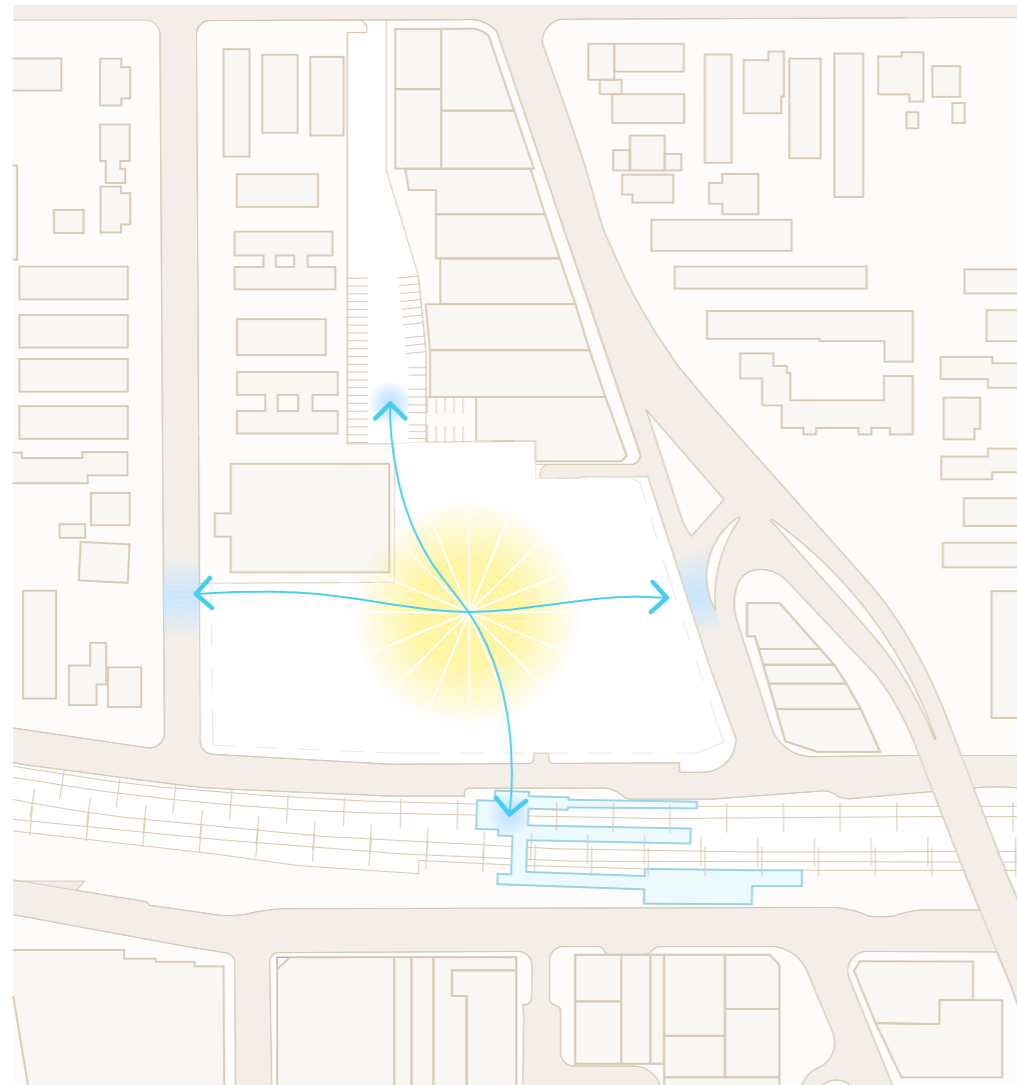
-  SOLAR ACCESS
-  NOISE SOURCE
-  COOL SOUTHERLY CHANGE
-  COLD WINTER WIND
-  HOT SUMMER WINDS
-  FAVOURABLE SUMMER WIND






3

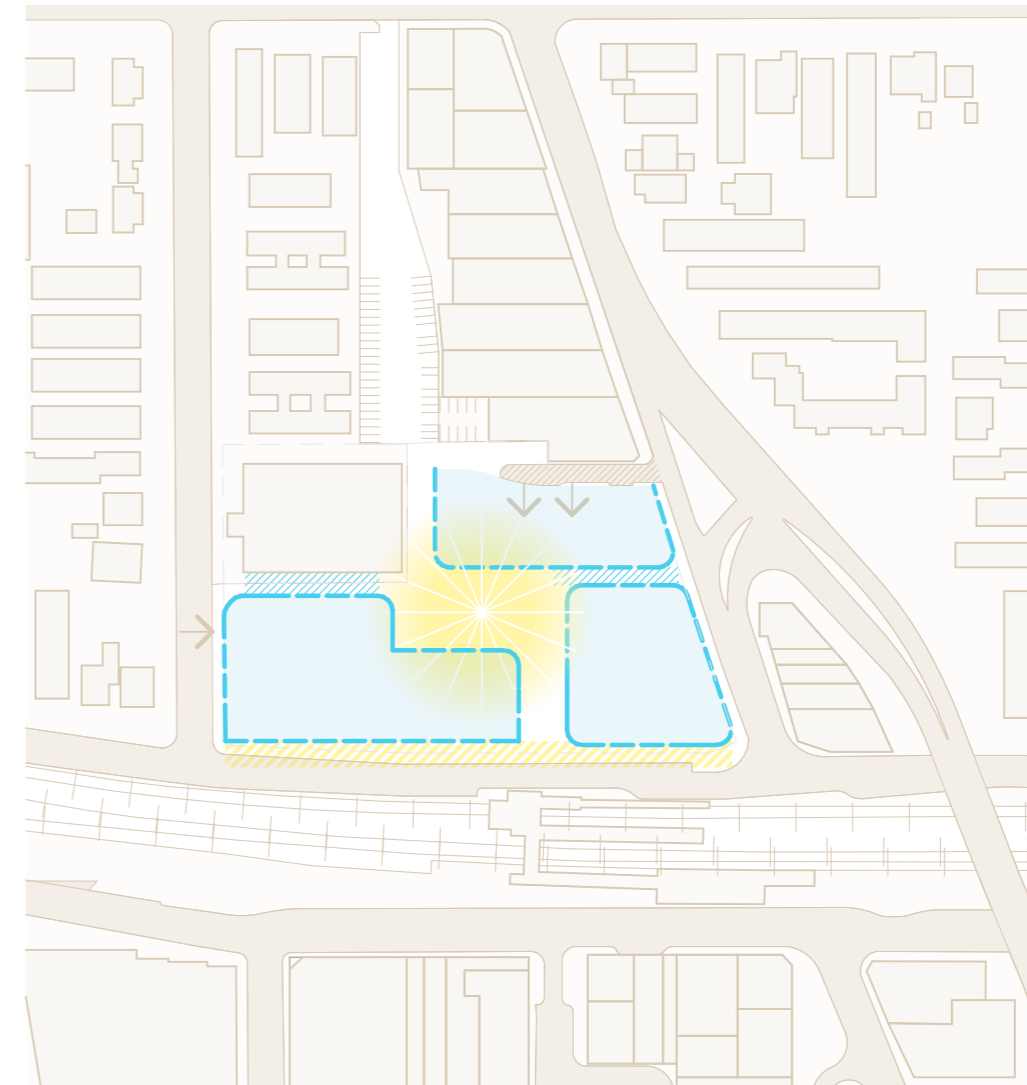
DESIGN RESPONSE







ACTIVATION



- LEGEND**
-  HEART
 -  MOVEMENT
 -  CABRAMATTA TRAIN STATION

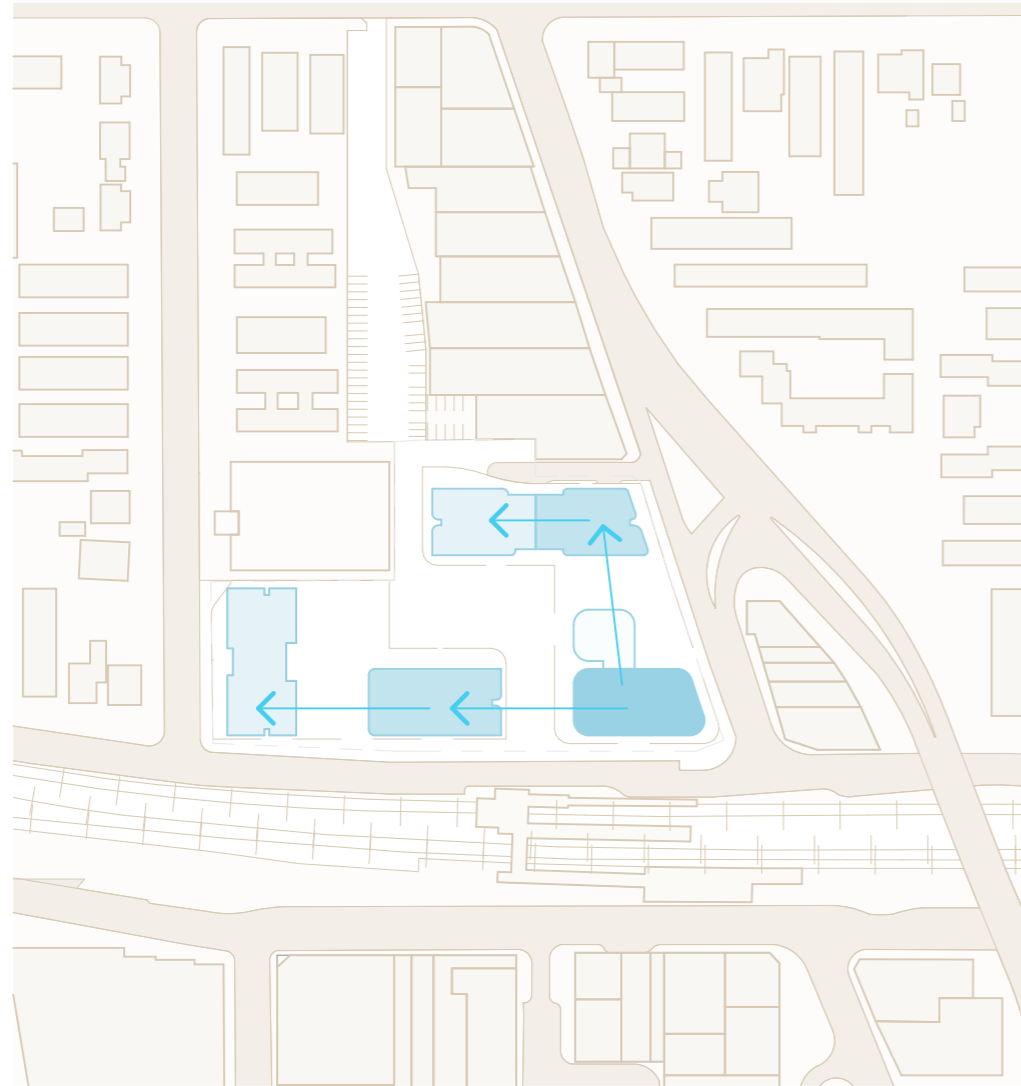
GROUND PLANE



- LEGEND**
-  MARKET SQUARE
 -  RETAIL ACTIVATION
 -  FOOTPATH EXTENSION
 -  INTERNAL STREET
 -  VEHICLE ACCESS
 -  SERVICE ROAD



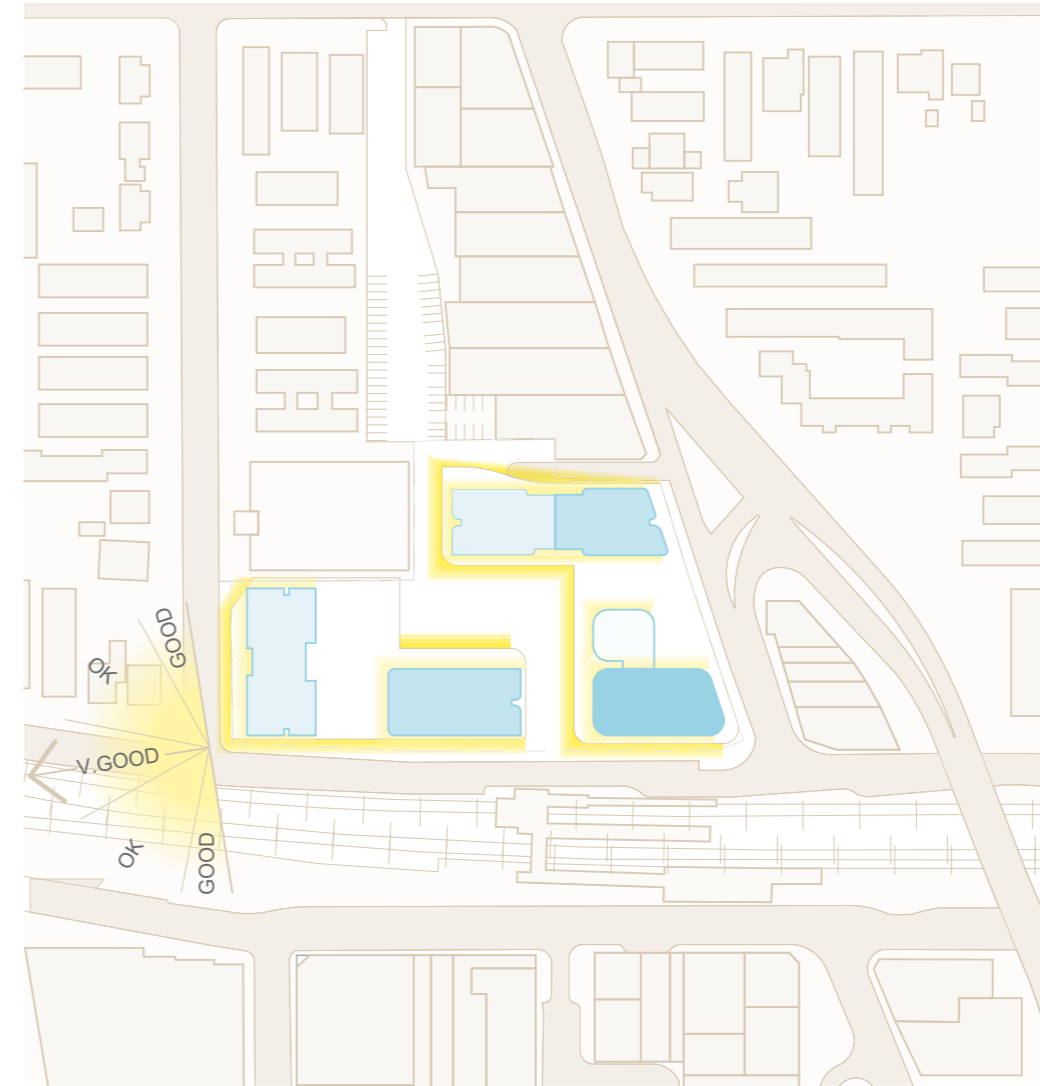
BUILDING HEIGHT TRANSITION



LEGEND

- 8 STOREY BUILDING
- 12 STOREY BUILDING
- 16 STOREY BUILDING
- 19 STOREY 'ICON' BUILDING
- STEP DOWN DIRECTION

SOLAR AMENITY

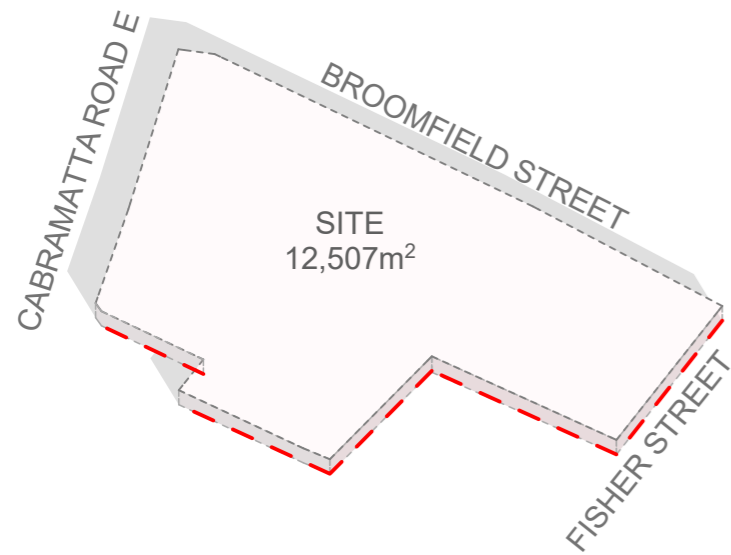


LEGEND

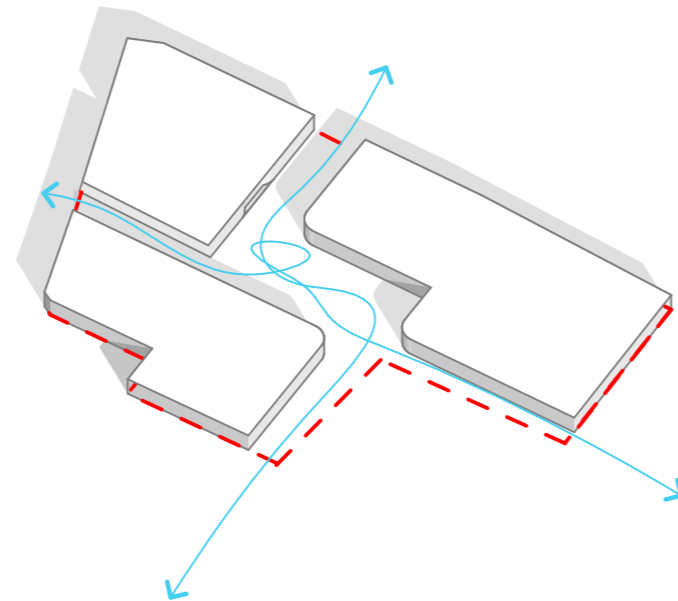
- SOLAR GAIN



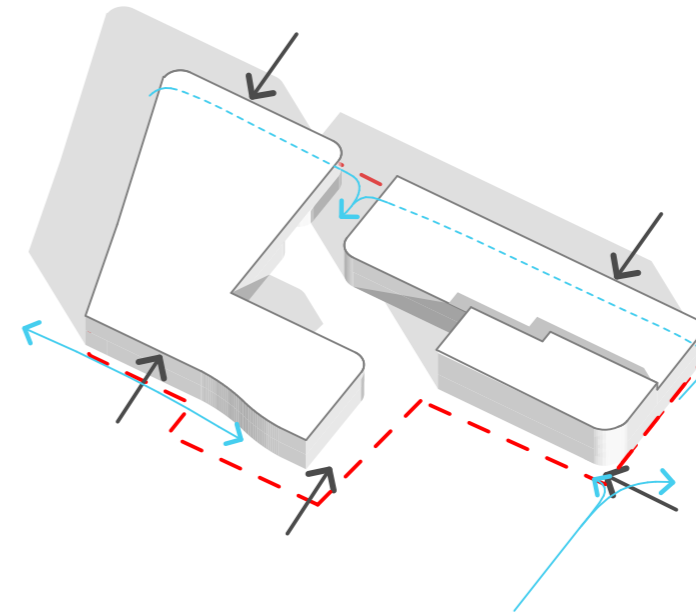
MASSING DIAGRAMS



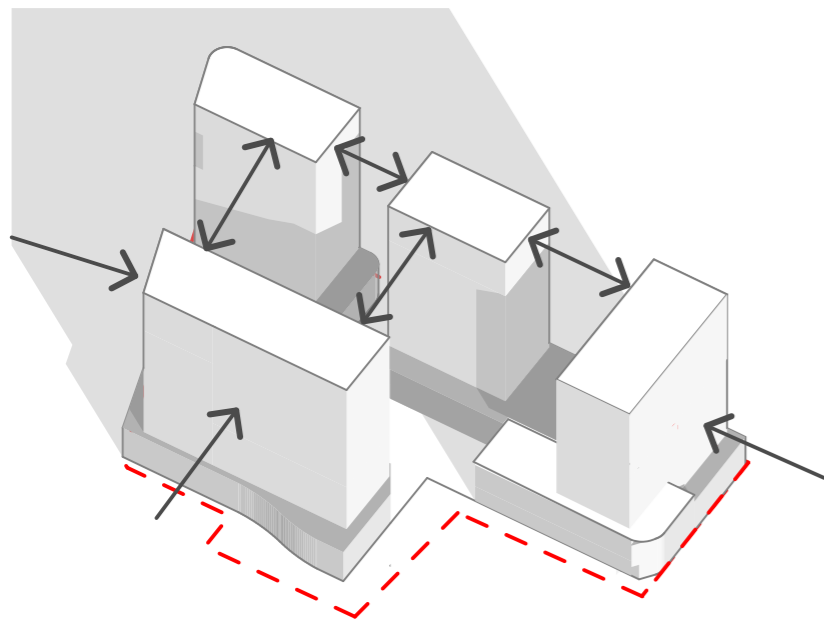
1. SITE



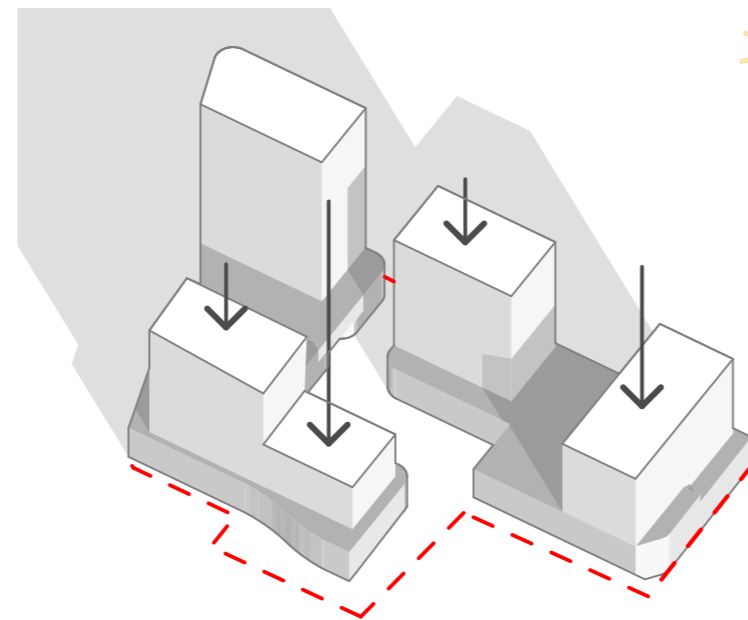
2. PERMEABILITY



3. REFINE PODIUM SETBACKS



4. REFINE TOWER SETBACKS



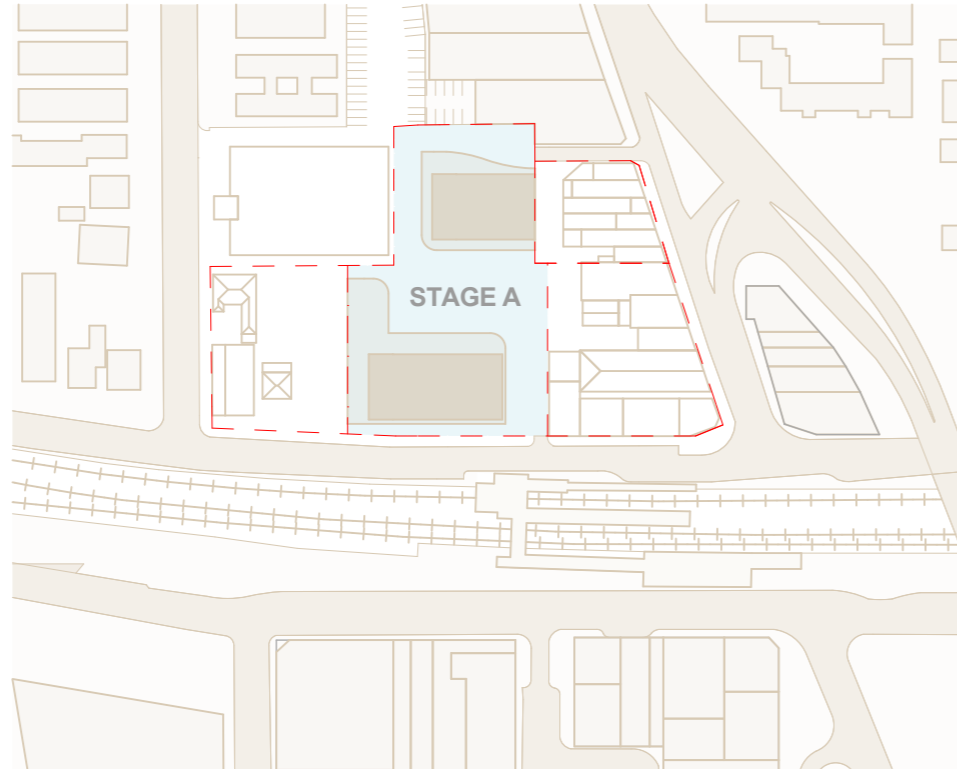
5. MAXIMISE SOLAR AMENITY & CREATE HEIRARCY

→ MOVEMENT

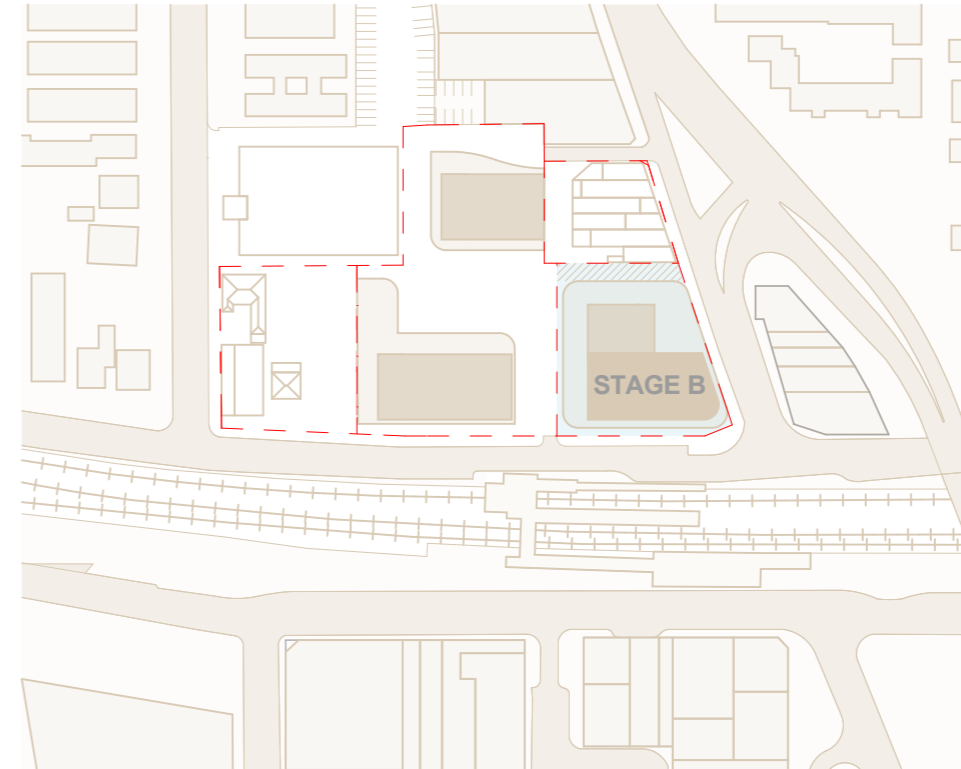
→ MASS EXTRUSION



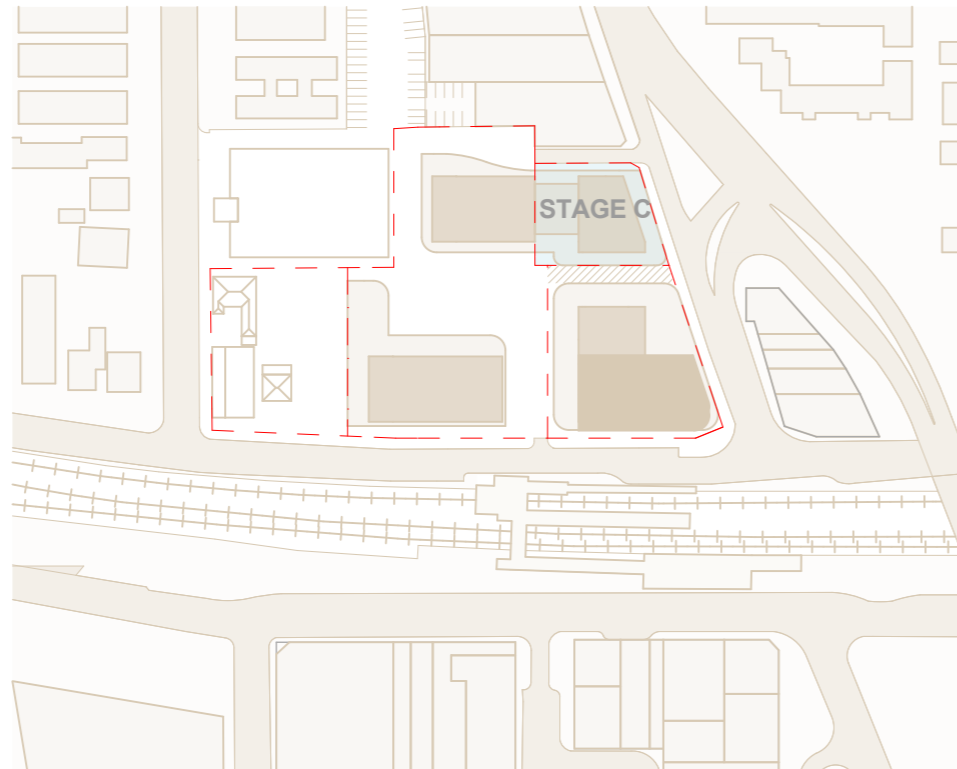
STAGE A



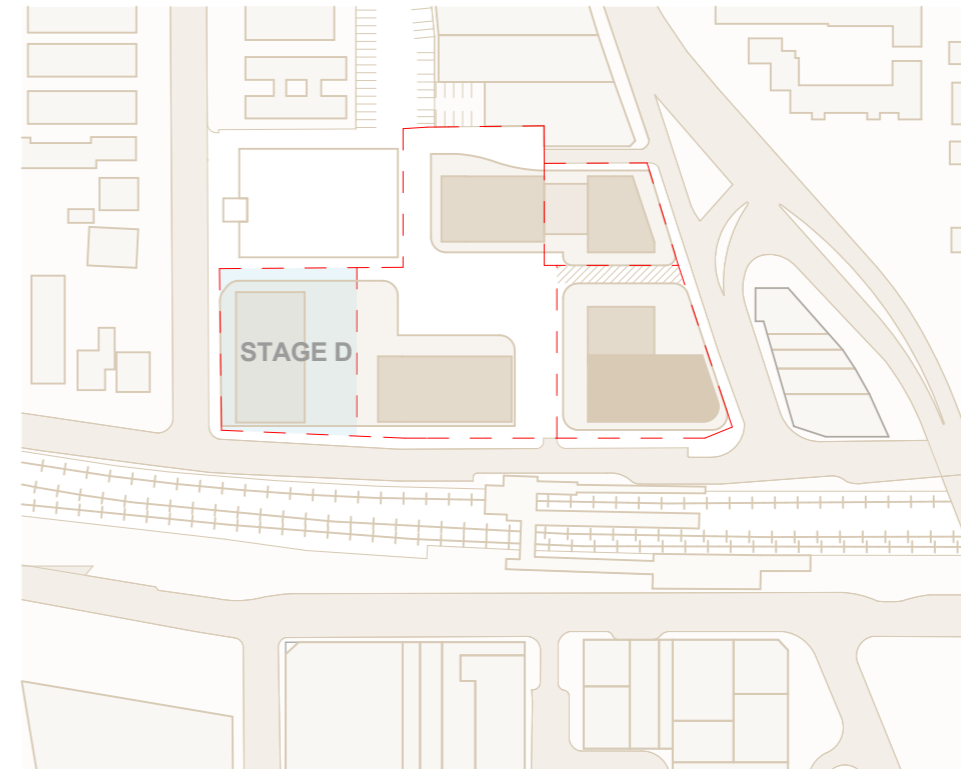
STAGE B



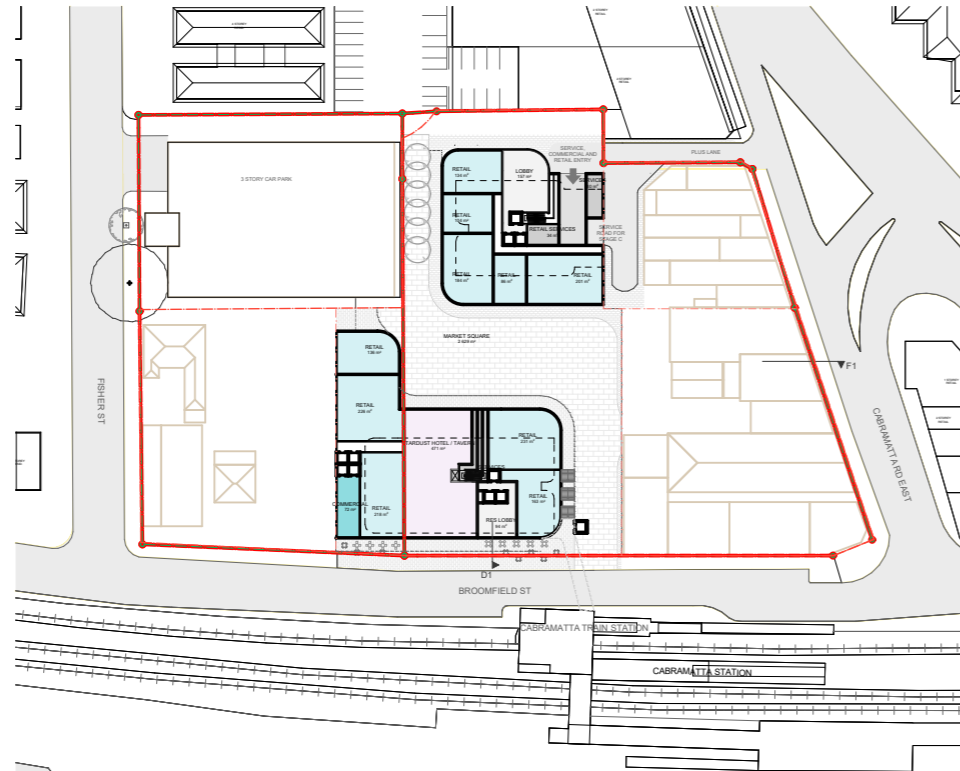
STAGE C



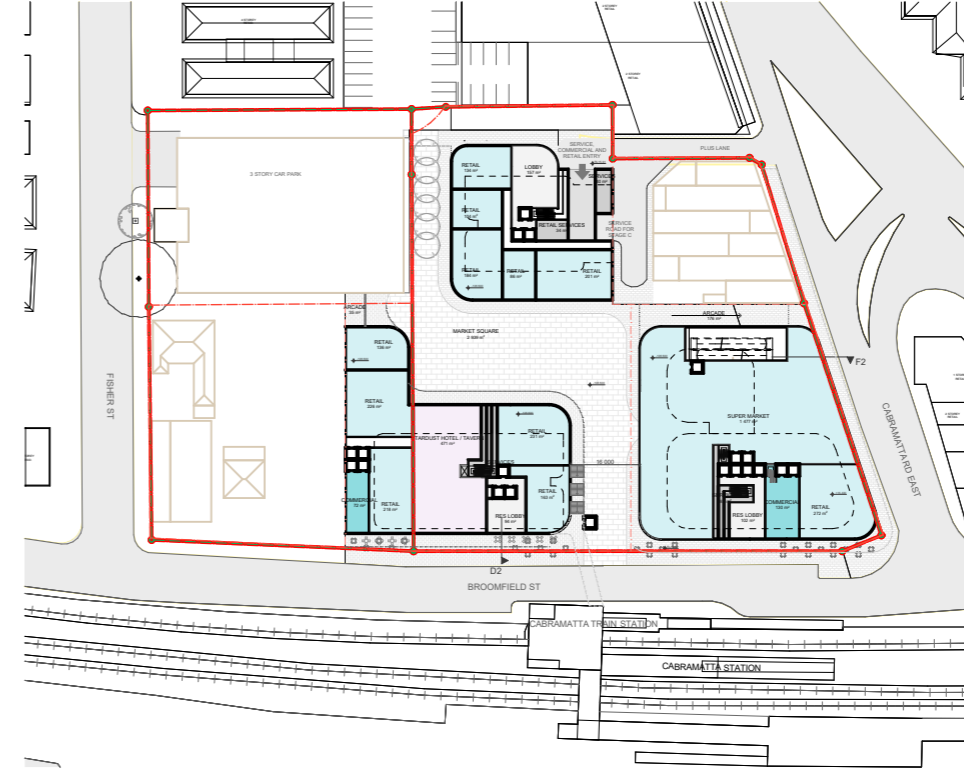
STAGE D



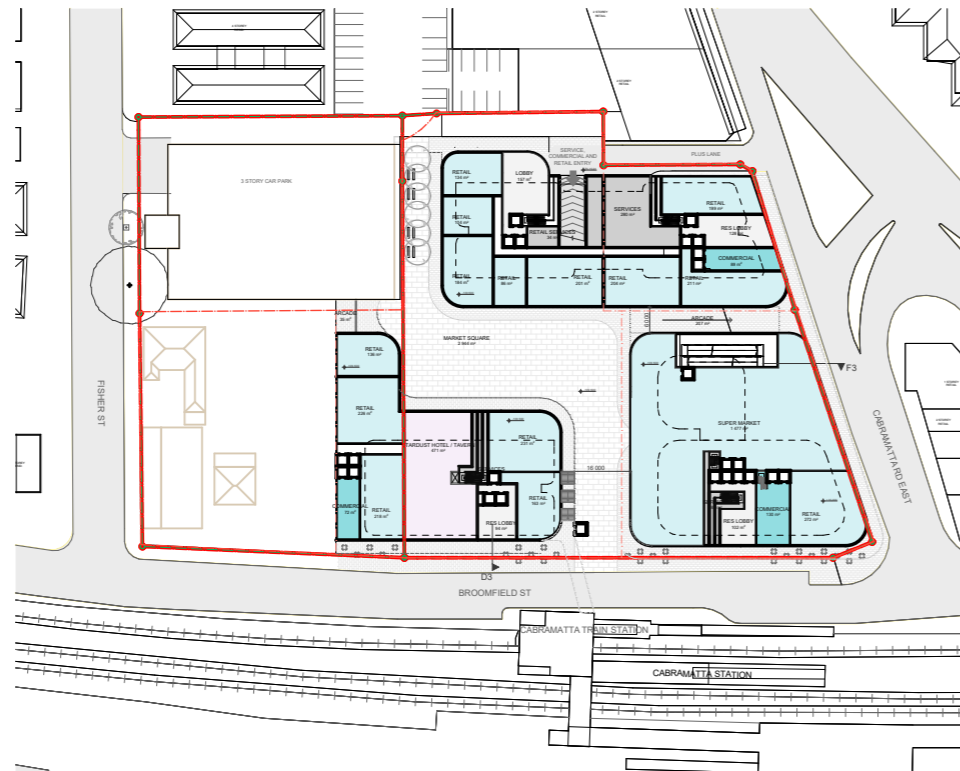
STAGE A



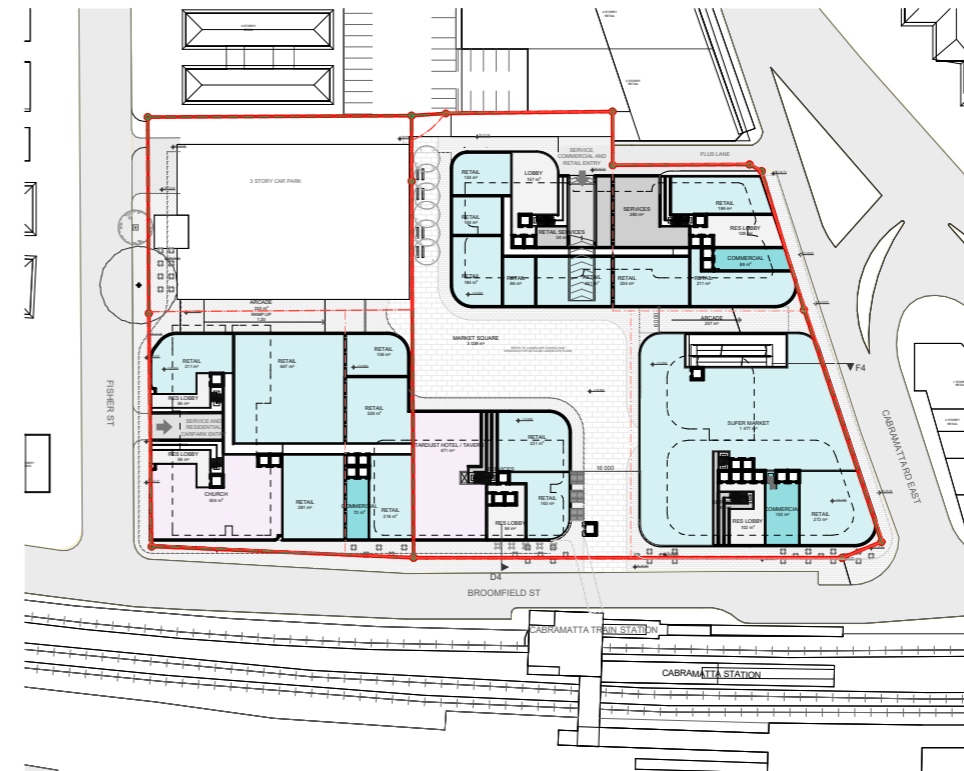
STAGE B



STAGE C



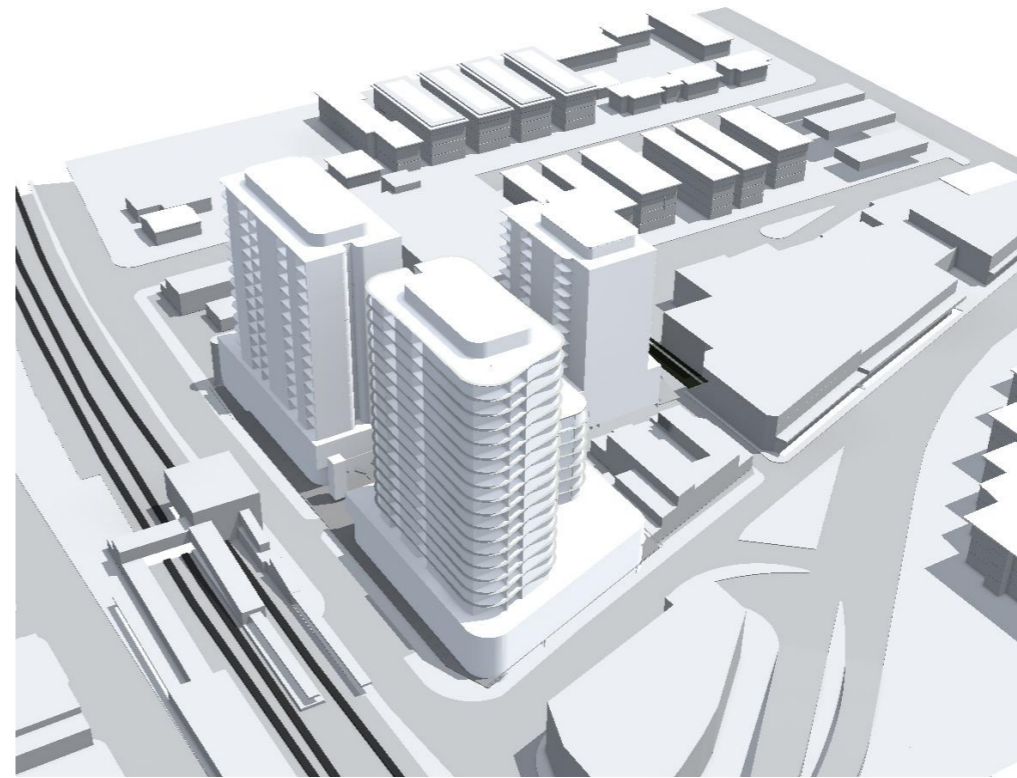
STAGE D



STAGE A



STAGE B



STAGE C



STAGE D

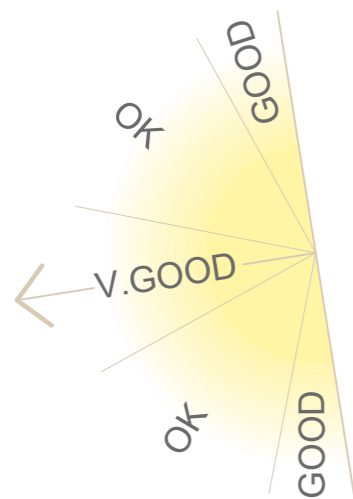


SOLAR AMENITY

TOTAL

488 OUT OF 593 APARTMENTS HAVE >2 HOUR SOLAR ACCESS.

= 82.2%



LEGEND

>2 HOURS SUNLIGHT



LEVEL 2 TYPICAL

32 OF 46 APARTMENTS



LEVEL 3-7 TYPICAL

160 OF 230 APARTMENTS



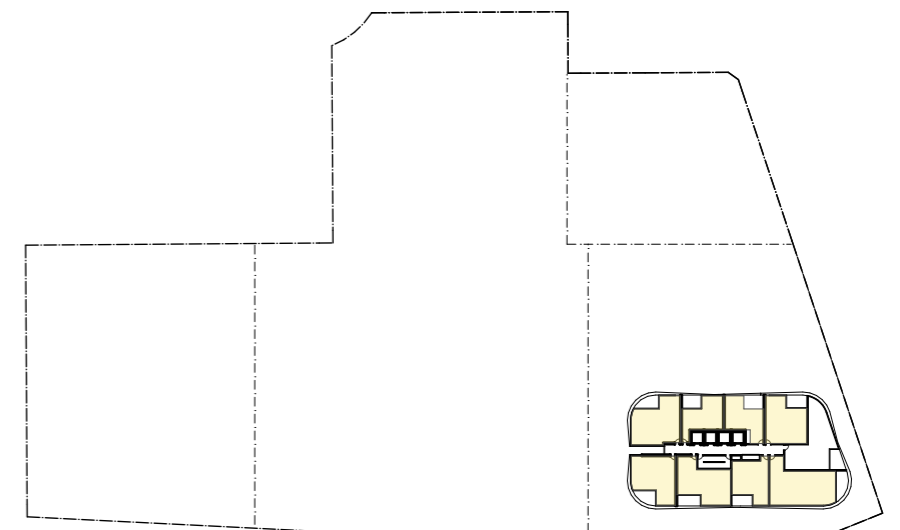
LEVEL 8-11 TYPICAL

172 OUT OF 186 APARTMENTS



LEVEL 12-15 TYPICAL

100 OUT OF 104 APARTMENTS



LEVEL 16-18 TYPICAL

24 OUT OF 27 APARTMENTS




CROSS VENTILATION (UP TO LEVEL 7)

TOTAL

174 OUT OF 276 APARTMENTS CROSS VENTILATED.

= 63.0%

LEGEND

 CROSS VENTILATED



LEVEL 2 TYPICAL

29 OF 46 CROSS VENTILATED



LEVEL 3-7 TYPICAL

145 OF 230 CROSS VENTILATED

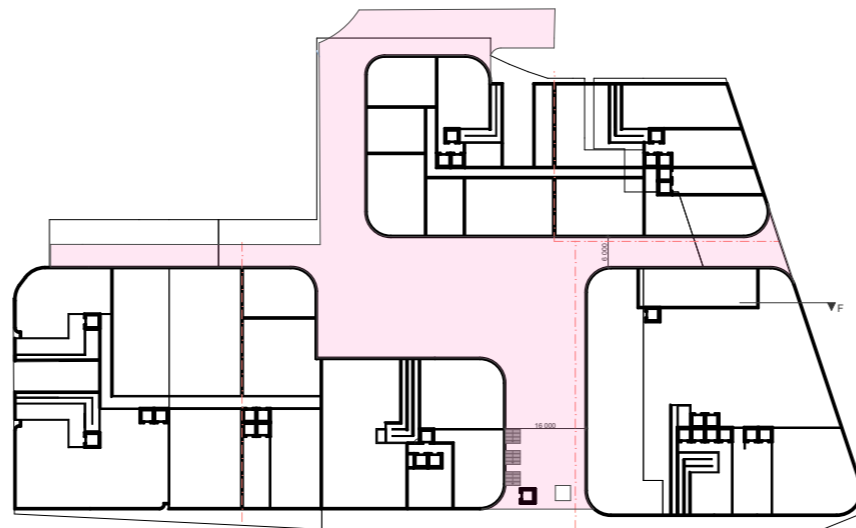
PUBLIC OPEN SPACE

TOTAL

PUBLIC / PRIVATE OPEN SPACE - 2989 sqm

LEGEND

 PUBLIC / PRIVATE OPEN SPACE



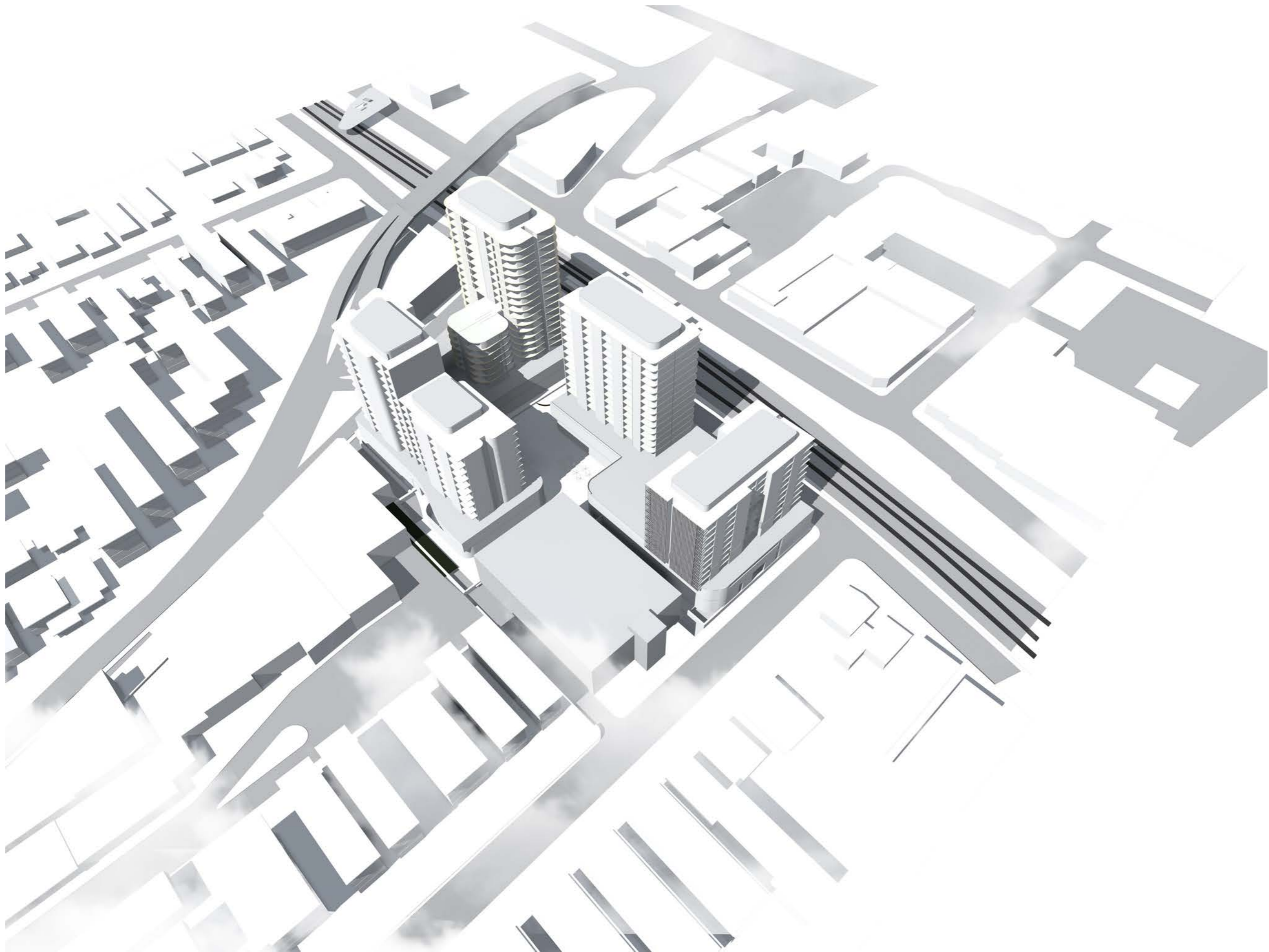
GROUND FLOOR PLAN

PUBLIC / PRIVATE OPEN SPACE



3.9

RENDER VIEW 01



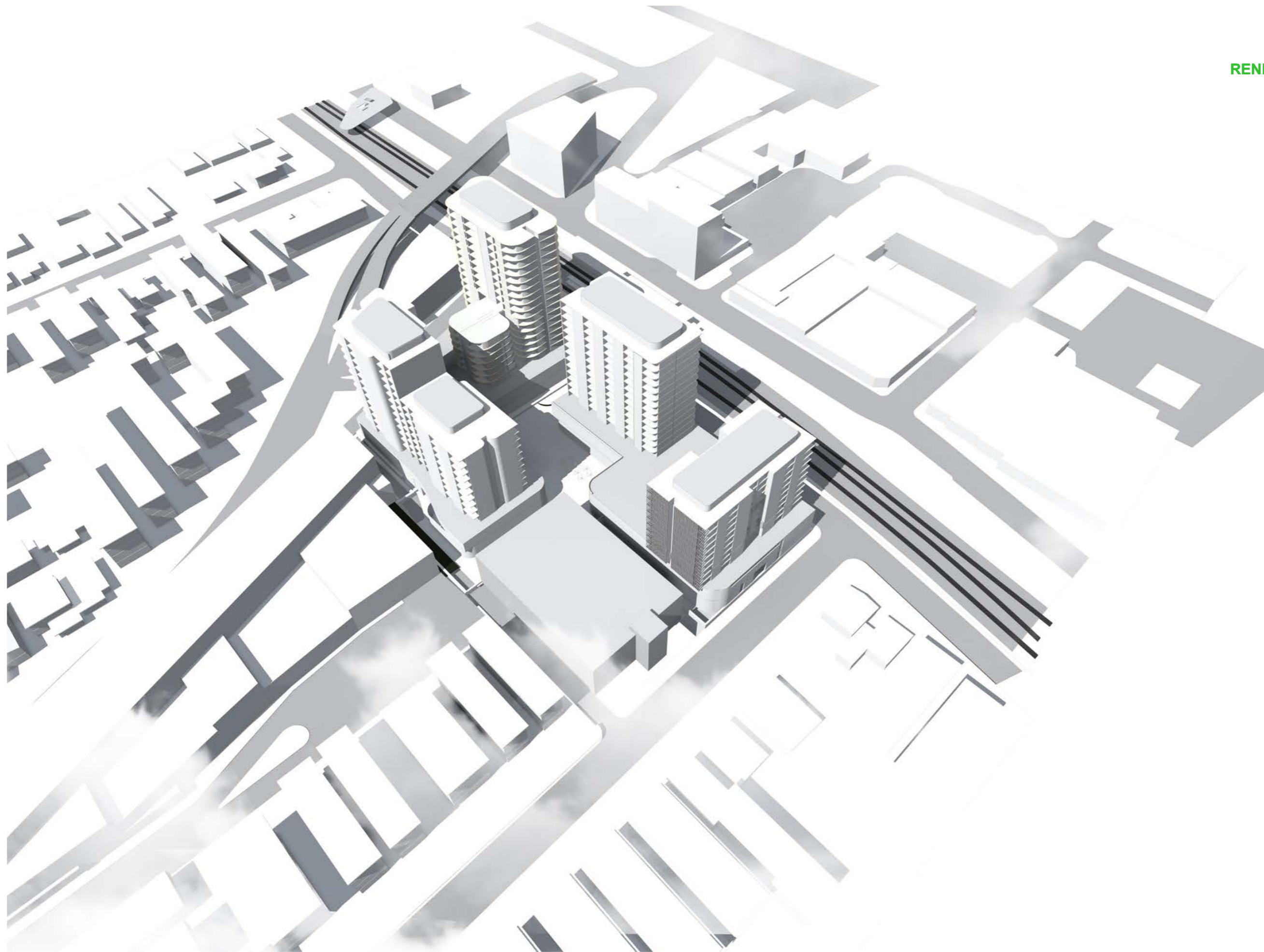
BROOMFIELD ST, CABRAMATTA

NO:20073 DATE: 18/06/2018 REVISION: -

plus
architecture

3.10

RENDER VIEW 01 PROPOSED



3.11

RENDER VIEW 02



BROOMFIELD ST, CABRAMATTA

NO:20073 DATE: 18/06/2018 REVISION: -

plus
architecture





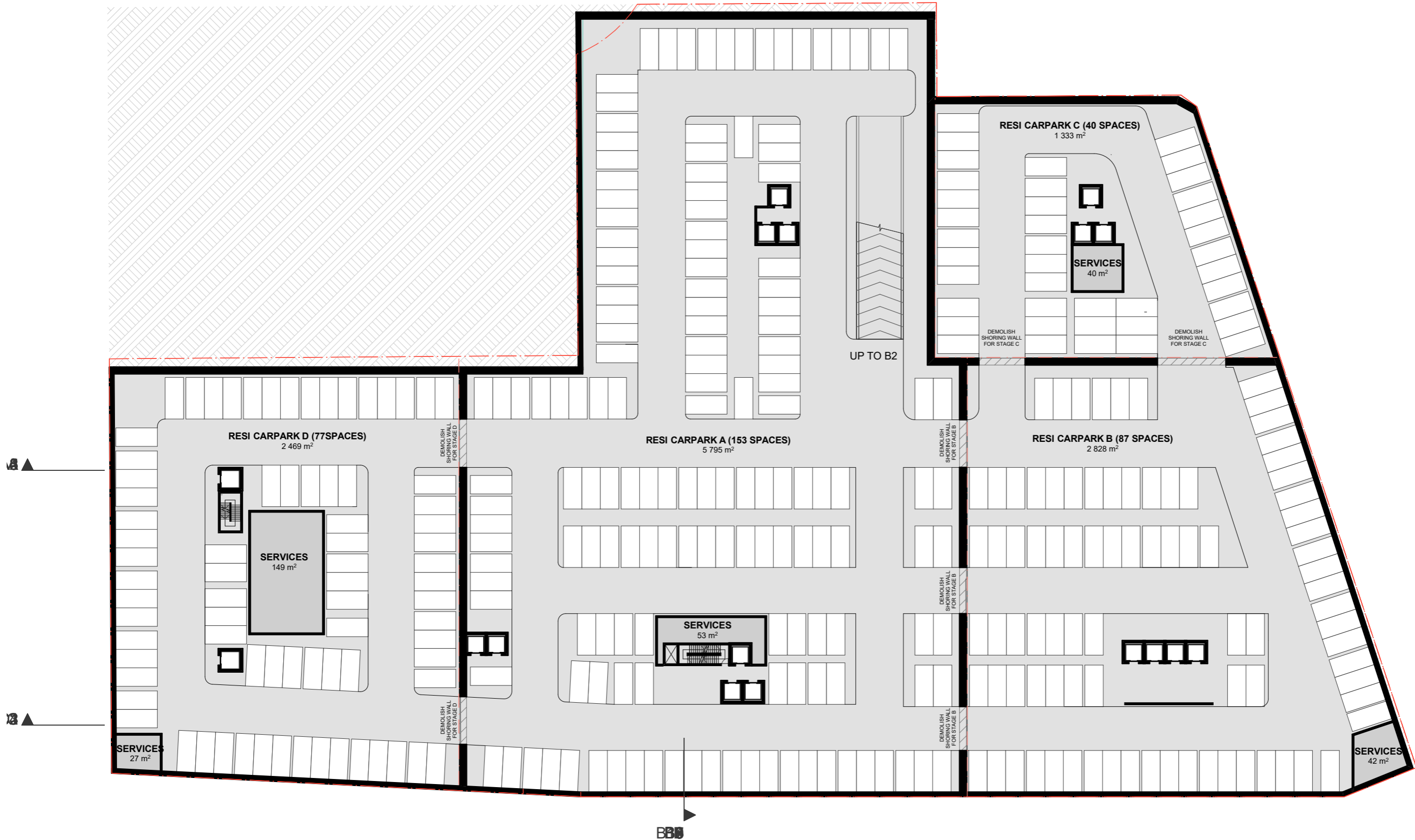


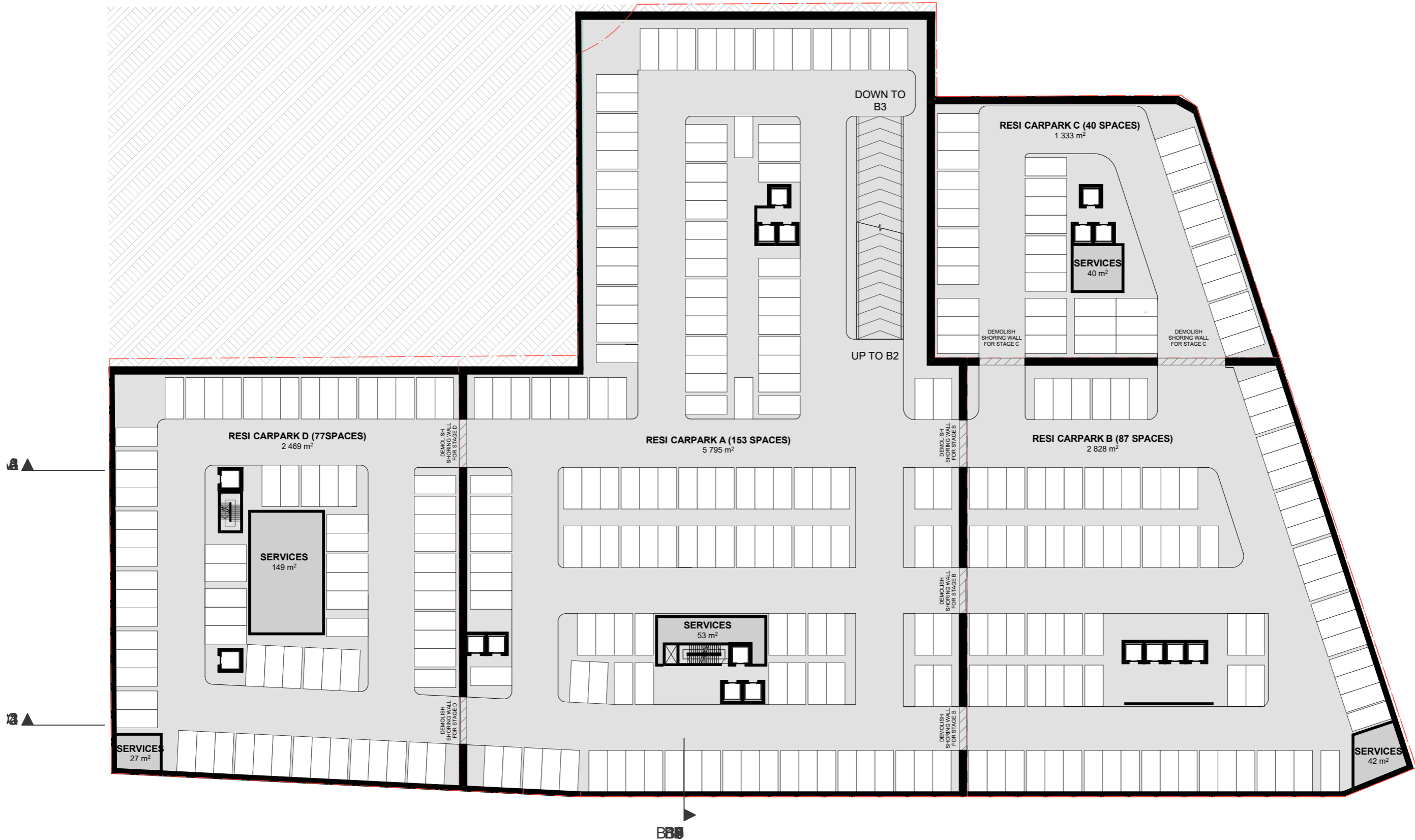


4

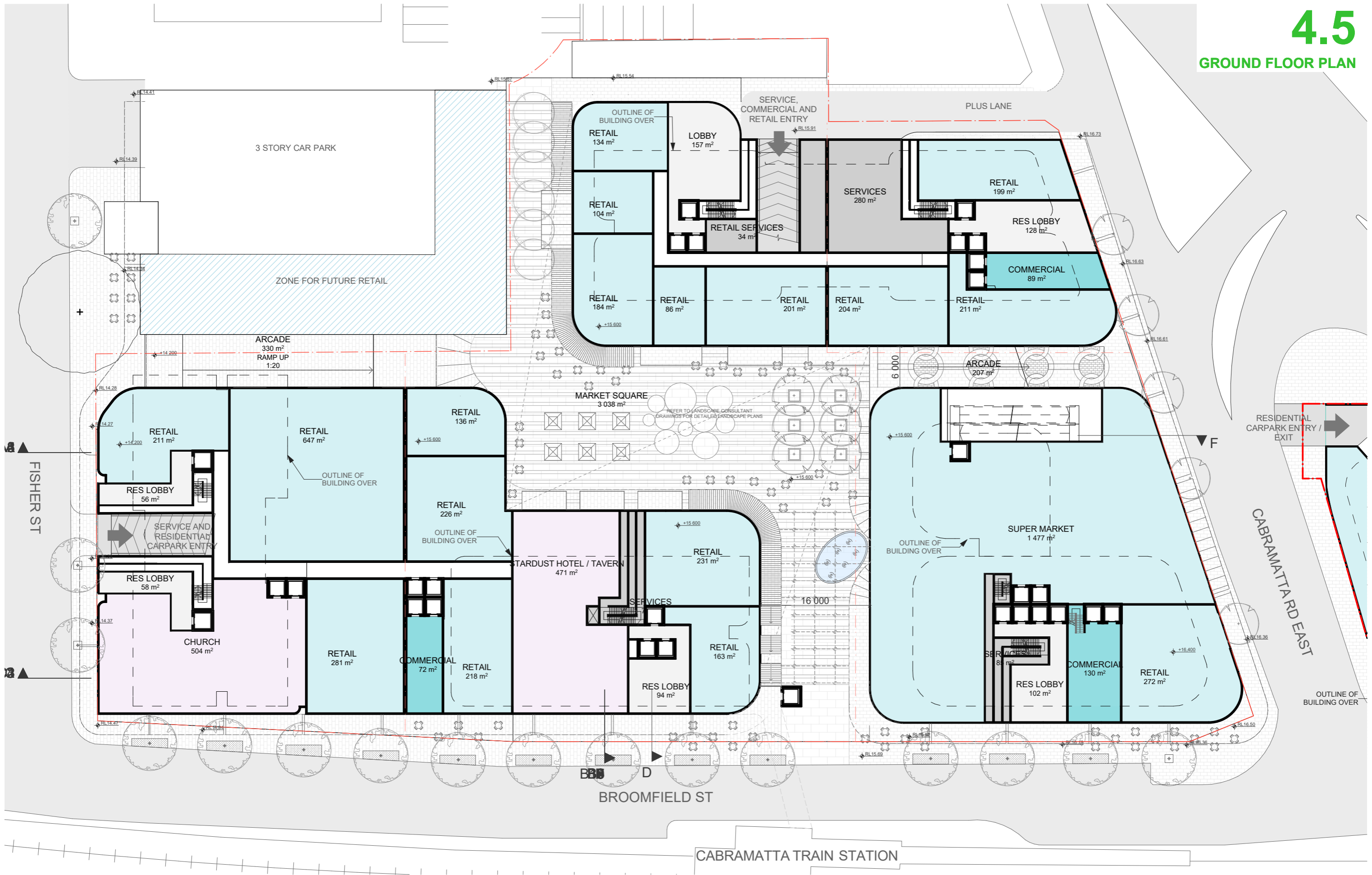
ARCHITECTURAL PLANS

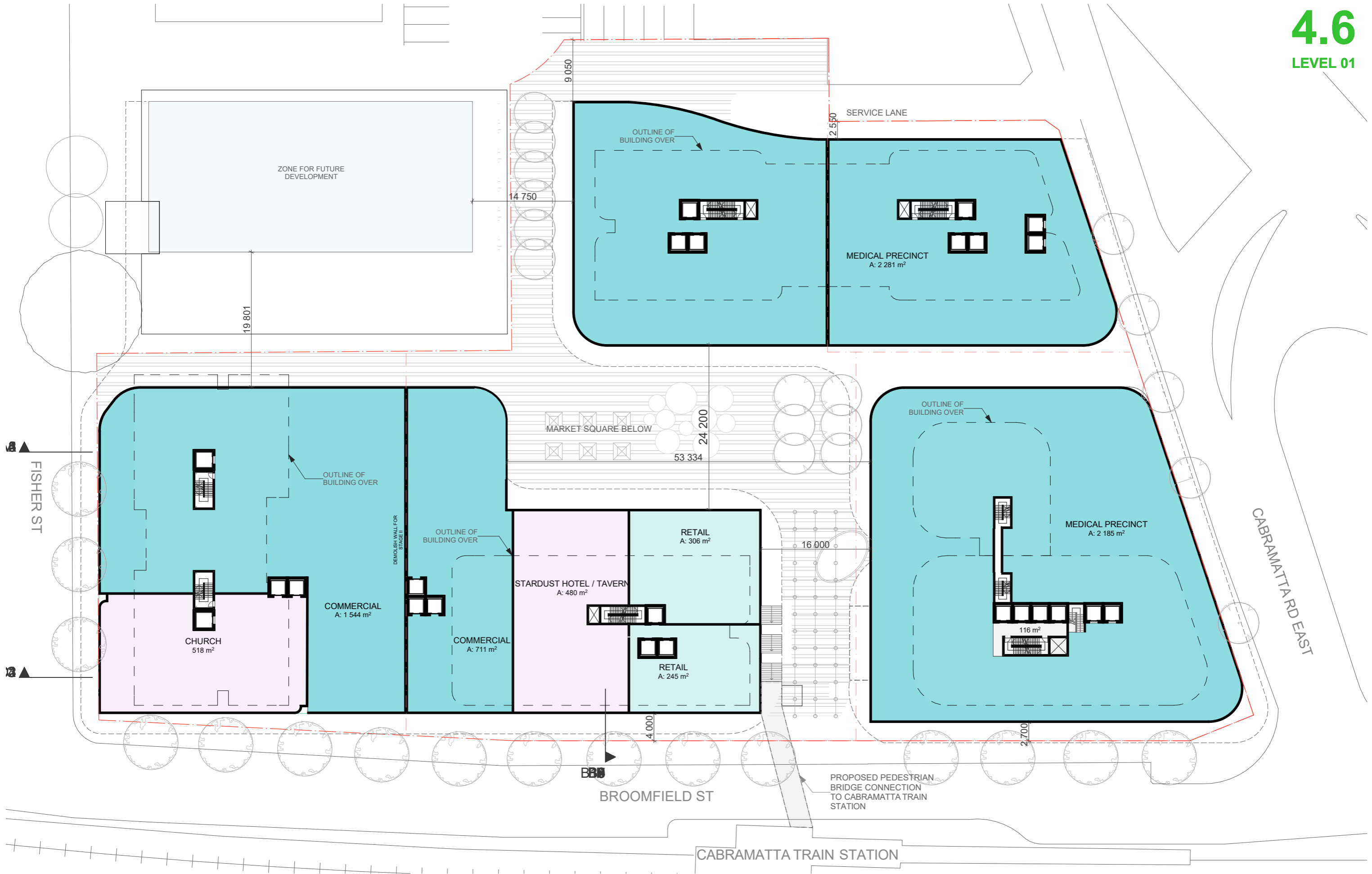














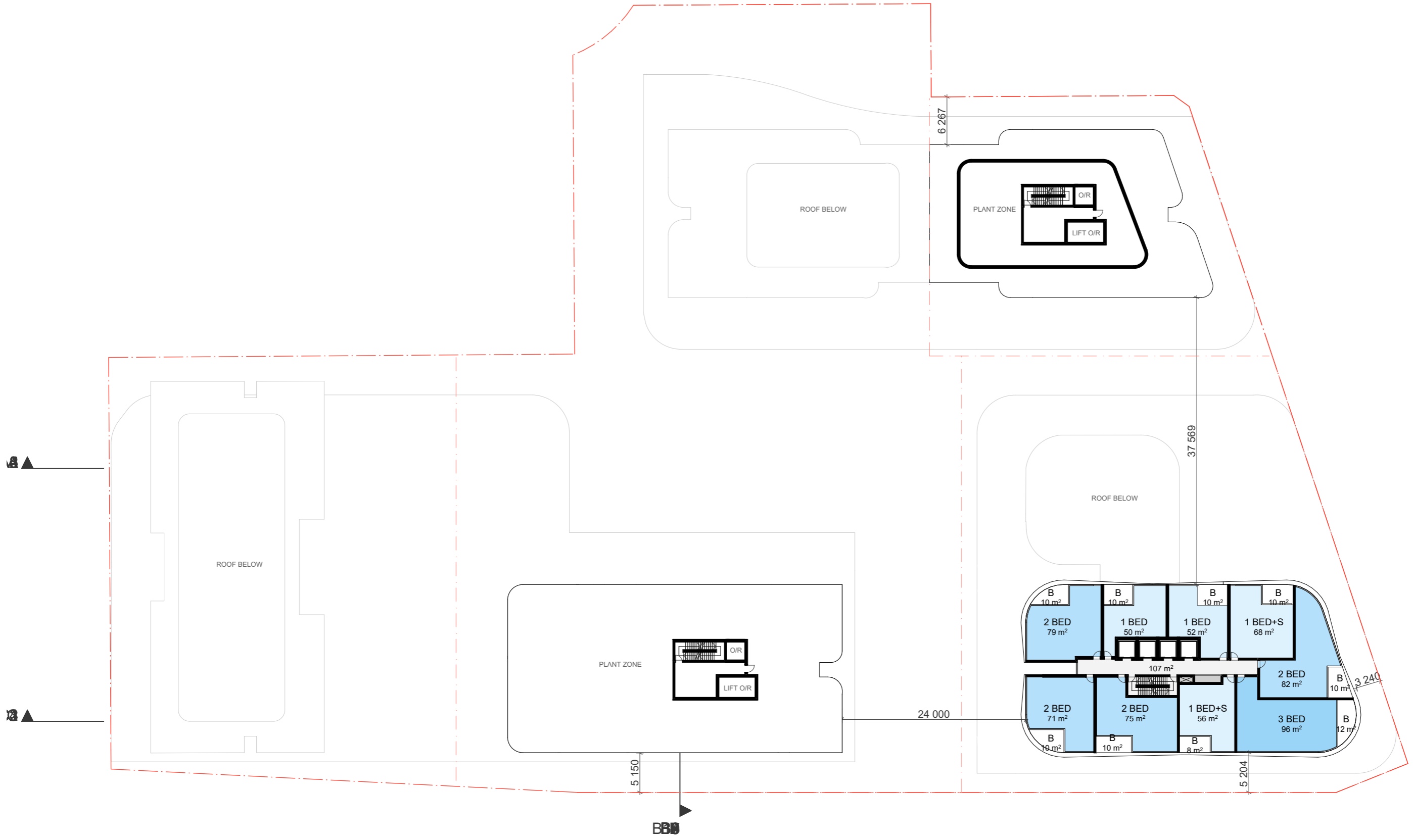


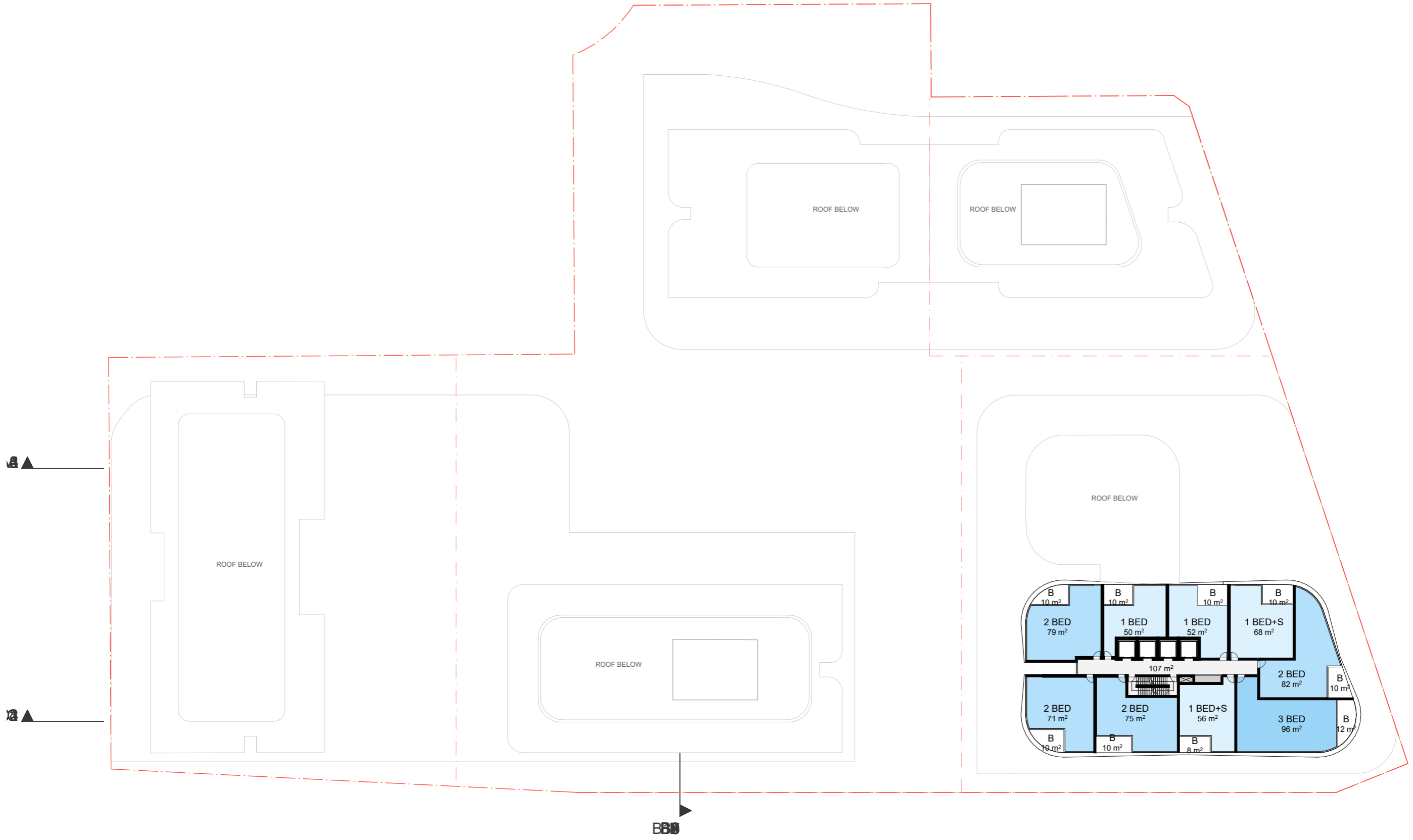






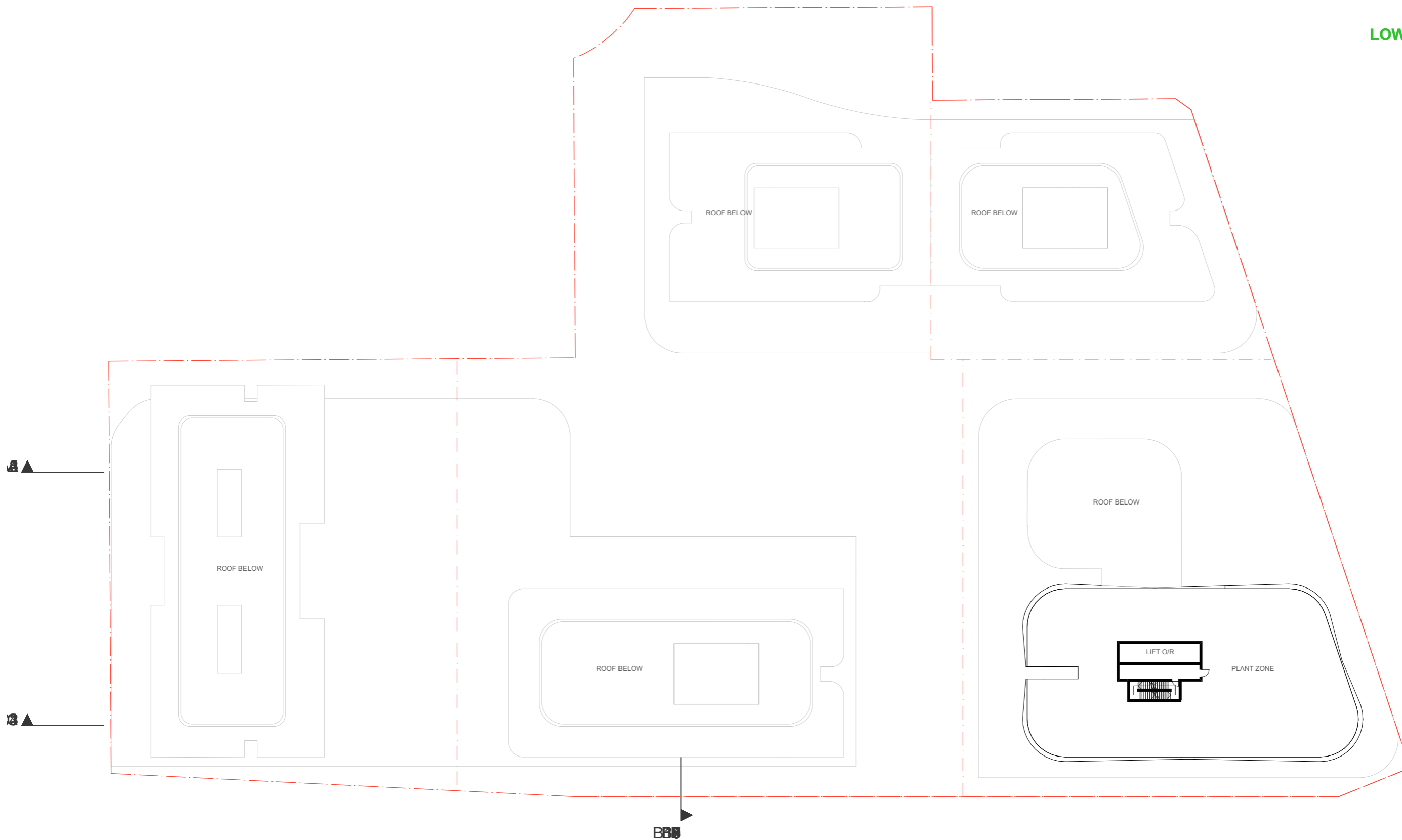




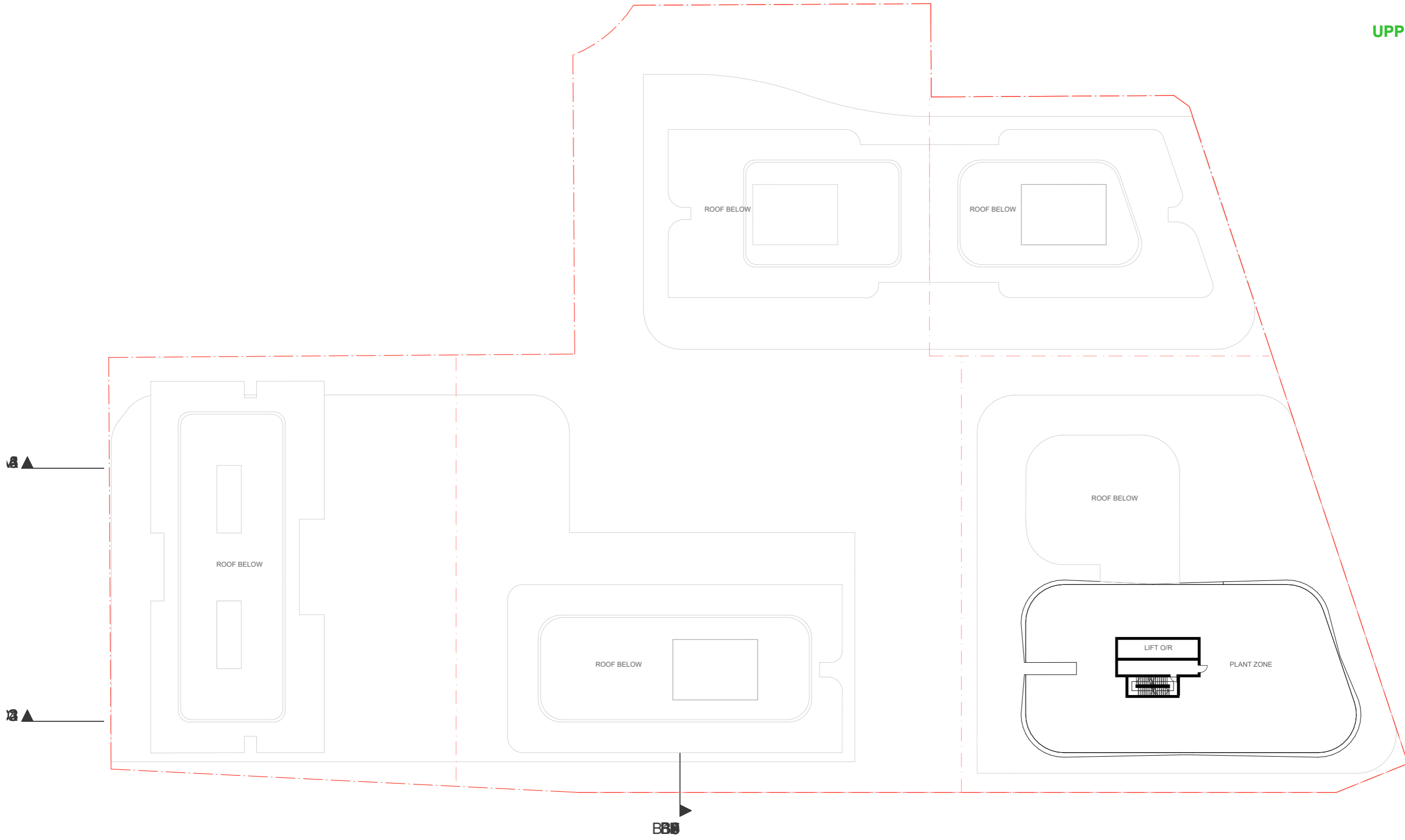


4.16

LOWER ROOF PLAN



4.17
UPPER ROOF PLAN



**CABRAMATTA EAST PRECINCT
DEVELOPMENT SCHEDULE**

Job No 20073
File
Date 15/06/2018



SITE AREA: 12507 SQ.M.
(COMBINED SITE)

	CARPARK		SERVICES/CIRC Area	RETAIL Area	COMMERCIAL Area	HOTEL / CLUB CHURCH / DAY CARE Area	Area	RESIDENTIAL MIX					BALCONIES Area	AREA PER LEVEL (EX BALCONIES)			FLOOR EFFICIENCY (EX CARS & BALCONIES) %					
	NO	Area						Area	Area	Area	Area	Area							Sellable area	GBA*	GFA*	
														50-59sqm 1 Bed	60-69sqm 1 Bed+S	70-74sqm 2 Bed/1 Bath		75-89sqm 2 Bed/2 Bath				90-110sqm 3 Bed
Basement 3	357	12425												12425								
Basement 2	357	12425												12425								
Basement 1	289	12425												12425								
Ground Floor				5187	291	975	0						6453	8801	7628		73.32%					
Level 1				551	6721	998	0						8270	8802	8243		93.96%					
Level 2							3269	14	1	6	20	5		3269	4167	3727		78.45%				
Level 3-8							19614	84	6	36	120	30		19614	25002	22362		78.45%				
Level 9-11							9087	42	6	15	51	15		9087	11541	7836		78.74%				
Level 12							1788	9	2	4	9	2		1788	2279	2040		78.46%				
Level 13							1788	9	2	4	9	2		1788	2279	2040		78.46%				
Level 14-15							3576	18	4	8	18	4		3576	4558	4080		78.46%				
Level 16							629	3	1	1	3	1		629	789	712		79.72%				
Level 17							629	3	1	1	3	1		629	789	712		79.72%				
Level 18							629	3	1	1	3	1		629	789	712		79.72%				
Totals	1003	37275	0	5738	7018	1973	41009	185	24	76	236	61		55726	107072	60092						
sqm/car =		37.2																				
								TOTAL APARTMENTS = 582														
								36%					41%			10%						
								209					312			61						

DEVELOPMENT GFA*:	60092 SQ.M.
TOTAL FSR ACHIEVED:	4.80 :1

	REQUIRED	PROVIDED
RESIDENTIAL CAR SPACES (VISITOR INCLUDED)	616	650
RETAIL/COMM CAR SPACES (REDUCED BY 40%)	353	353
PUBLIC CAR SPACES (FISHER ST.)		
T	969	1003

PARKING RATES FOR SUB-REGIONAL CENTRE

1bed	0.6	Commercial	1.0	per 25sqm at ground level
2bed	0.9		1.0	per 40sqm above ground level
3bed	1.4	Retail	1.0	per 25sqm at ground level
Visitor	1.0			per dwellings 5

DEFINITIONS:

GFA: GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, AND INCLUDES:

- *THE AREA OF A MEZZANINE
- *HABITABLE ROOMS IN A BASEMENT OR ATTIC
- *ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC BUT EXCLUDES:
- *ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
- *ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
- *PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
- *CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
- *ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
- *TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
- *VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA: DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS BUT NOT INCLUSIVE OF BALCONIES

FLOOR EFFICIENCY: DEFINED AS THE PERCENTAGE OF SELLABLE AREA VERSUS GROSS BUILDING AREA

**CABRAMATTA EAST PRECINCT
DEVELOPMENT SCHEDULE**

Job No 20073
File
Date 15/06/2018

STAGE A



SITE AREA: 5795 SQ.M.
(COMBINED SITE)

	CARPARK		SERVICES/CIRC Area	RETAIL Area	COMMERCIAL Area	HOTEL / CLUB CHURCH / DAY CARE Area	Area	RESIDENTIAL MIX					BALCONIES Area	AREA PER LEVEL (EX BALCONIES)			FLOOR EFFICIENCY (EX CARS & BALCONIES) %
	NO	Area												Sellable area	GBA*	GFA*	
								50-59sqm 1 Bed	60-69sqm 1 Bed+S	70-74sqm 2 Bed/1 Bath	75-89sqm 2 Bed/2 Bath	90-110sqm 3 Bed					
Basement 3	153	5795											5795				
Basement 2	153	5795											5795				
Basement 1	122	5795											5795				
Ground Floor				1673	72	471	0						2216	3082	2704	71.90%	
Level 1				551	1898	480	0						2929	3082	2900	95.04%	
Level 2							1170	7	3	5	2		1170	1501	1348	77.95%	
Level 3-8							7020	42	18	30	12		7020	9006	8088	77.95%	
Level 9-11							3510	21	9	15	6		3510	4503	4044	77.95%	
Level 12							683	4	2	3	1		683	860	776	79.42%	
Level 13							683	4	2	3	1		683	860	776	79.42%	
Level 14-15							1366	8	4	6	2		1366	1720	1440	79.42%	
Level 16																	
Level 17																	
Level 18																	
Totals	428	17385	0	2236	1970	951	14432	86	0	38	62	24	19577	41999	22076		
	sqm/car = 40.6																
								TOTAL APARTMENTS = 210									
								41%		30%		11%					
								86		100		24					

DEVELOPMENT GFA*:	22076 SQ.M.
TOTAL FSR ACHIEVED:	3.81 :1

	REQUIRED	PROVIDED
RESIDENTIAL CAR SPACES (VISITOR INCLUDED)	221	242
RETAIL/COMM CAR SPACES (REDUCED BY 40%)	123	122
PUBLIC CAR SPACES (FISHER ST.)		
T	344	364

PARKING RATES FOR SUB-REGIONAL CENTRE

1bed	0.6	Commercial	1.0	per 25sqm at ground level
2bed	0.9		1.0	per 40sqm above ground level
3bed	1.4	Retail	1.0	per 25sqm at ground level
Visitor	1.0			per dwellings 5

DEFINITIONS:

GFA: GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, AND INCLUDES:

- *THE AREA OF A MEZZANINE
- *HABITABLE ROOMS IN A BASEMENT OR ATTIC
- *ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

- *ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
- *ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
- *PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
- *CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
- *ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
- *TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
- *VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA: DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS BUT NOT INCLUSIVE OF BALCONIE

FLOOR EFFICIENCY: DEFINED AS THE PERCENTAGE OF SELLABLE AREA VERSUS GROSS BUILDING AREA/

**CABRAMATTA EAST PRECINCT
DEVELOPMENT SCHEDULE**

Job No 20073
File
Date 15/06/2018

STAGE B



SITE AREA: 2828 SQ.M.
(COMBINED SITE)

	CARPARK		SERVICES/CIRC Area	RETAIL Area	COMMERCIAL Area	HOTEL / CLUB CHURCH / DAY CARE Area	Area	RESIDENTIAL MIX					BALCONIES Area	AREA PER LEVEL (EX BALCONIES)			FLOOR EFFICIENCY (EX CARS & BALCONIES) %
	NO	Area												Sellable area	GBA*	GFA*	
								50-59sqm 1 Bed	60-69sqm 1 Bed+S	70-74sqm 2 Bed/1 Bath	75-89sqm 2 Bed/2 Bath	90-110sqm 3 Bed					
Basement 3	87	2828											2828				
Basement 2	87	2828											2828				
Basement 1	67	2828											2828				
Ground Floor				1749	130								1879	2367	1966	79.38%	
Level 1					2185								2185	2371	2185	92.16%	
Level 2							869	3	2	6	1		869	1108	989	78.43%	
Level 3-8							5214	18	12	36	6		5214	6648	5934	78.43%	
Level 9-11							1887	9	3	3	9	3	1887	2367	2136	79.72%	
Level 12							629	3	1	1	3	1	629	789	712	79.72%	
Level 13							629	3	1	1	3	1	629	789	712	79.72%	
Level 14-15							1258	6	2	2	6	2	1258	1578	1424	79.72%	
Level 16							629	3	1	1	3	1	629	789	712	79.72%	
Level 17							629	3	1	1	3	1	629	789	712	79.72%	
Level 18							629	3	1	1	3	1	629	789	712	79.72%	
Totals	241	8484	0	1749	2315	0	12373	51	10	24	72	17	16437	28868	18194		
	sqm/car =	35.2						TOTAL APARTMENTS = 174									
								35%		41%	10%						
								61		96	17						

DEVELOPMENT GFA*:	18194 SQ.M.
TOTAL FSR ACHIEVED:	6.43 :1

	REQUIRED	PROVIDED
RESIDENTIAL CAR SPACES (VISITOR INCLUDED)	184	174
RETAIL/COMM CAR SPACES (REDUCED BY 40%)	98	67
PUBLIC CAR SPACES (FISHER ST.)		
T	282	241

PARKING RATES FOR SUB-REGIONAL CENTRE

1bed	0.6	Commercial	1.0	per 25sqm at ground level
2bed	0.9		1.0	per 40sqm above ground level
3bed	1.4	Retail	1.0	per 25sqm at ground level
Visitor	1.0			per dwellings 5

DEFINITIONS:

GFA: GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, AND INCLUDES:

- *THE AREA OF A MEZZANINE
- *HABITABLE ROOMS IN A BASEMENT OR ATTIC
- *ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

- *ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
- *ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
- *PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
- *CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
- *ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
- *TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
- *VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA: DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS BUT NOT INCLUSIVE OF BALCONIE

FLOOR EFFICIENCY: DEFINED AS THE PERCENTAGE OF SELLABLE AREA VERSUS GROSS BUILDING AREA/

**CABRAMATTA EAST PRECINCT
DEVELOPMENT SCHEDULE**

Job No 20073
File
Date 15/06/2018

STAGE C



SITE AREA: 1333 SQ.M.
(COMBINED SITE)

	CARPARK		SERVICES/CIRC Area	RETAIL Area	COMMERCIAL Area	HOTEL / CLUB CHURCH / DAY CARE Area	Area	RESIDENTIAL MIX					BALCONIES Area	AREA PER LEVEL (EX BALCONIES)			FLOOR EFFICIENCY (EX CARS & BALCONIES) %	
	NO	Area												Sellable area	GBA*	GFA*		
								50-59sqm 1 Bed	60-69sqm 1 Bed+S	70-74sqm 2 Bed/1 Bath	75-89sqm 2 Bed/2 Bath	90-110sqm 3 Bed						
Basement 3	40	1333											1333					
Basement 2	40	1333											1333					
Basement 1	34	1333											1333					
Ground Floor				614	89								703	1186	1186	59.27%		
Level 1					1100								1100	1190	1100	92.44%		
Level 2						476	2	1	1	3			476	630	552	75.56%		
Level 3-8						2856	12	6	6	18			2856	3780	3312	75.56%		
Level 9-11						1428	6	3	3	9			1428	1890	1656	75.56%		
Level 12						476	2	1	1	3			476	630	552	75.56%		
Level 13						476	2	1	1	3			476	630	552	75.56%		
Level 14-15						952	4	2	2	6			952	1260	1104	75.56%		
Level 16																		
Level 17																		
Level 18																		
Totals	114	3999	0	614	1189	0	6664	28	14	14	42	0	8467	15195	10014			
	sqm/car = 35.1																	
								TOTAL APARTMENTS = 98										
								43%		43%		0%						
								42		56		0						

DEVELOPMENT GFA*:	10014 SQ.M.
TOTAL FSR ACHIEVED:	7.51 :1

	REQUIRED	PROVIDED
RESIDENTIAL CAR SPACES (VISITOR INCLUDED)	97	80
RETAIL/COMM CAR SPACES (REDUCED BY 40%)	43	34
PUBLIC CAR SPACES (FISHER ST.)		
T	140	114

PARKING RATES FOR SUB-REGIONAL CENTRE

1bed	0.6	Commercial	1.0	per 25sqm at ground level
2bed	0.9		1.0	per 40sqm above ground level
3bed	1.4	Retail	1.0	per 25sqm at ground level
Visitor	1.0			per dwellings 5

DEFINITIONS:

GFA: GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, AND INCLUDES:

- *THE AREA OF A MEZZANINE
- *HABITABLE ROOMS IN A BASEMENT OR ATTIC
- *ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC BUT EXCLUDES:
- *ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
- *ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
- *PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
- *CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
- *ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
- *TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
- *VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA: DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS BUT NOT INCLUSIVE OF BALCONIES

FLOOR EFFICIENCY: DEFINED AS THE PERCENTAGE OF SELLABLE AREA VERSUS GROSS BUILDING AREA

**CABRAMATTA EAST PRECINCT
DEVELOPMENT SCHEDULE**
Job No 20073
File
Date 15/06/2018

STAGE D



SITE AREA: 2469 SQ.M.
(COMBINED SITE)

	CARPARK		SERVICES/CIRC Area	RETAIL Area	COMMERCIAL Area	HOTEL / CLUB CHURCH / DAY CARE Area	RESIDENTIAL					BALCONIES Area	AREA PER LEVEL (EX BALCONIES)			FLOOR EFFICIENCY (EX CARS & BALCONIES) %				
	NO	Area					Area	Area	Area	Area	MIX						Sellable area	GBA*	GFA*	
											50-59sqm 1 Bed		60-69sqm 1 Bed+S	70-74sqm 2 Bed/1 Bath	75-89sqm 2 Bed/2 Bath					90-110sqm 3 Bed
Basement 3	77	2469											2469							
Basement 2	77	2469											2469							
Basement 1	66	2469											2469							
Ground Floor				1139		504							1643	2164	1186	75.92%				
Level 1					1544	518							2062	2159	1100	95.51%				
Level 2							754	2			6	2	754	928	838	81.25%				
Level 3-8							4524	12			36	12	4524	5568	5028	81.25%				
Level 9-11							2262	6			18	6	2262	2784	1656	81.25%				
Level 12																				
Level 13																				
Level 14-15																				
Level 16																				
Level 17																				
Level 18																				
Totals	220	7407	0	1139	1544	1022	7540	20	0	0	60	20	11245	21010	9808					
	sqm/car = 33.7																			
								TOTAL APARTMENTS = 100												
								20%		60%		20%								
								20		60		20								

DEVELOPMENT GFA*:	9808 SQ.M.
TOTAL FSR ACHIEVED:	3.97 :1

	REQUIRED	PROVIDED
RESIDENTIAL CAR SPACES (VISITOR INCLUDED)	114	154
RETAIL/COMM CAR SPACES (REDUCED BY 40%)	89	66
PUBLIC CAR SPACES (FISHER ST.)		
T	203	220

PARKING RATES FOR SUB-REGIONAL CENTRE

1bed	0.6	Commercial	1.0	per 25sqm at ground level
2bed	0.9		1.0	per 40sqm above ground level
3bed	1.4	Retail	1.0	per 25sqm at ground level
Visitor	1.0			per dwellings 5

DEFINITIONS:

GFA: GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, AND INCLUDES:

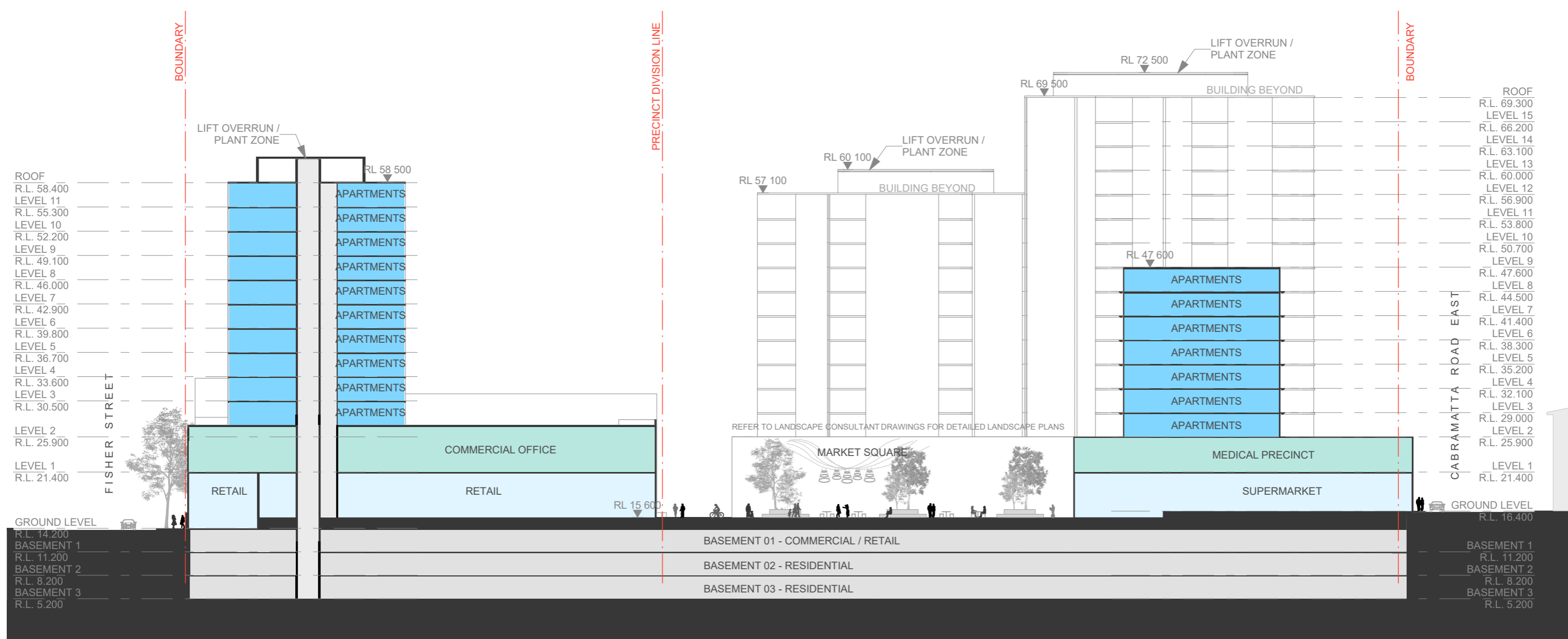
- *THE AREA OF A MEZZANINE
- *HABITABLE ROOMS IN A BASEMENT OR ATTIC
- *ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

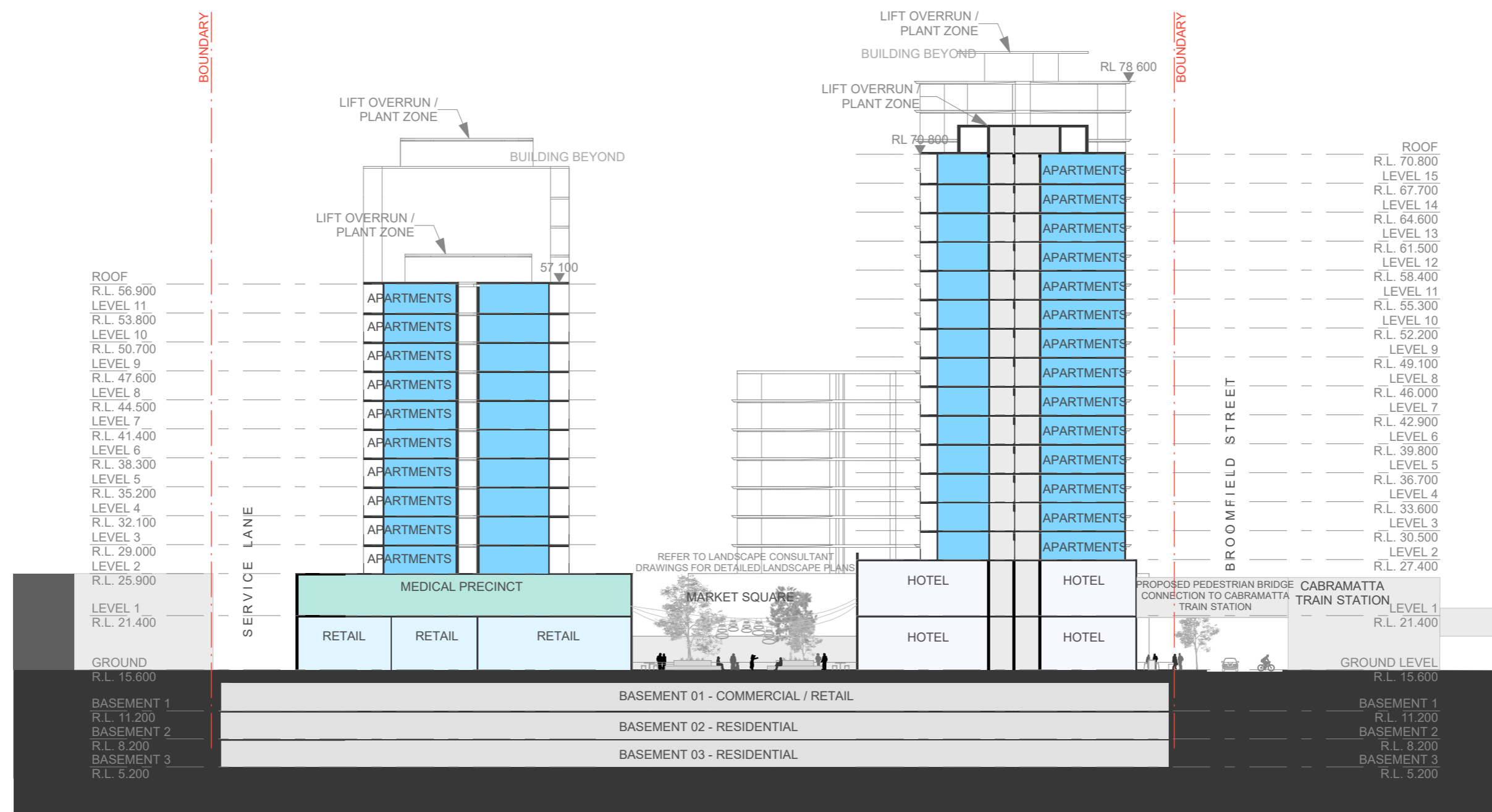
- *ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
- *ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
- *PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
- *CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
- *ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
- *TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
- *VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA: DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS BUT NOT INCLUSIVE OF BALCONIES

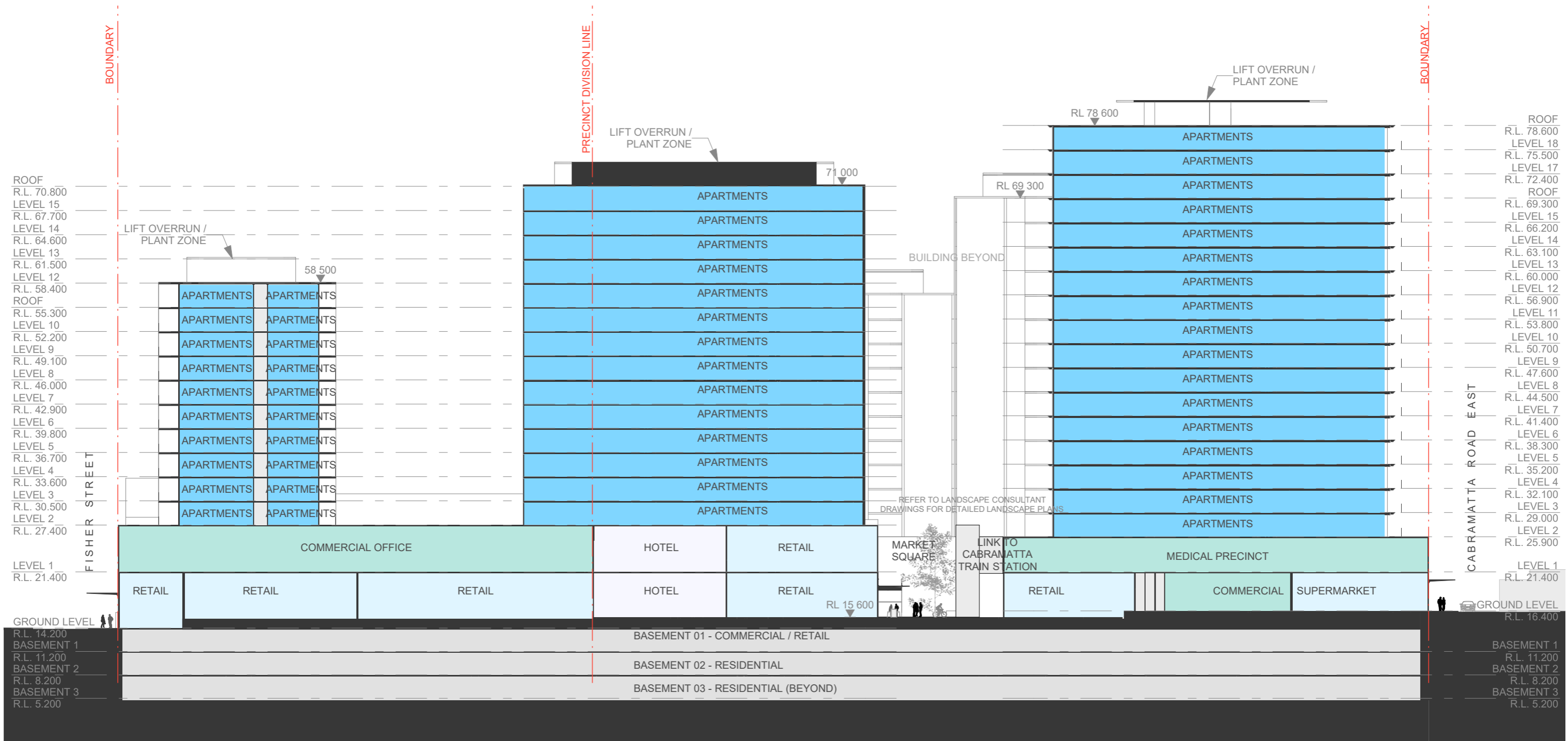
FLOOR EFFICIENCY: DEFINED AS THE PERCENTAGE OF SELLABLE AREA VERSUS GROSS BUILDING AREA



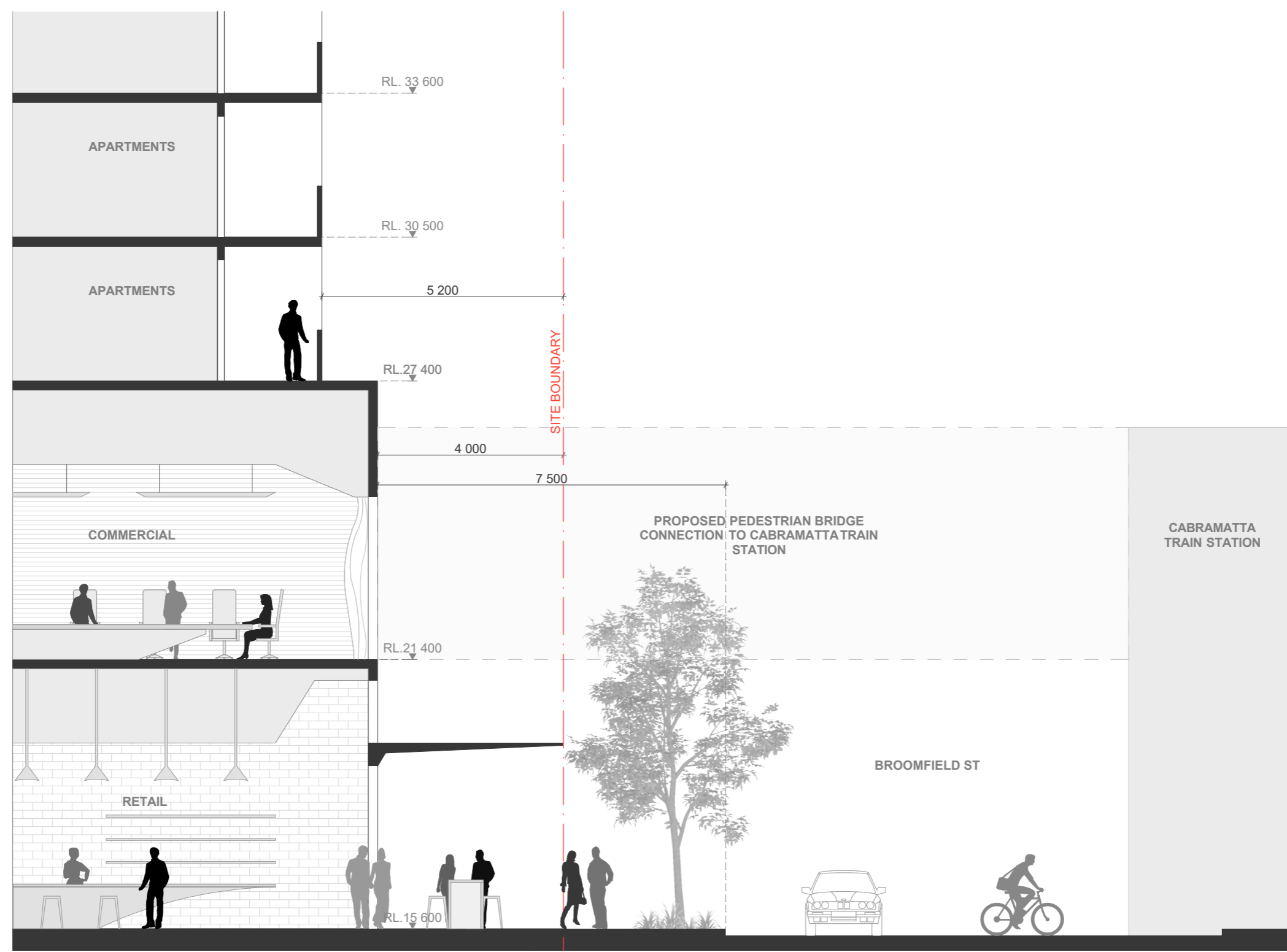
SECTION A 1:500



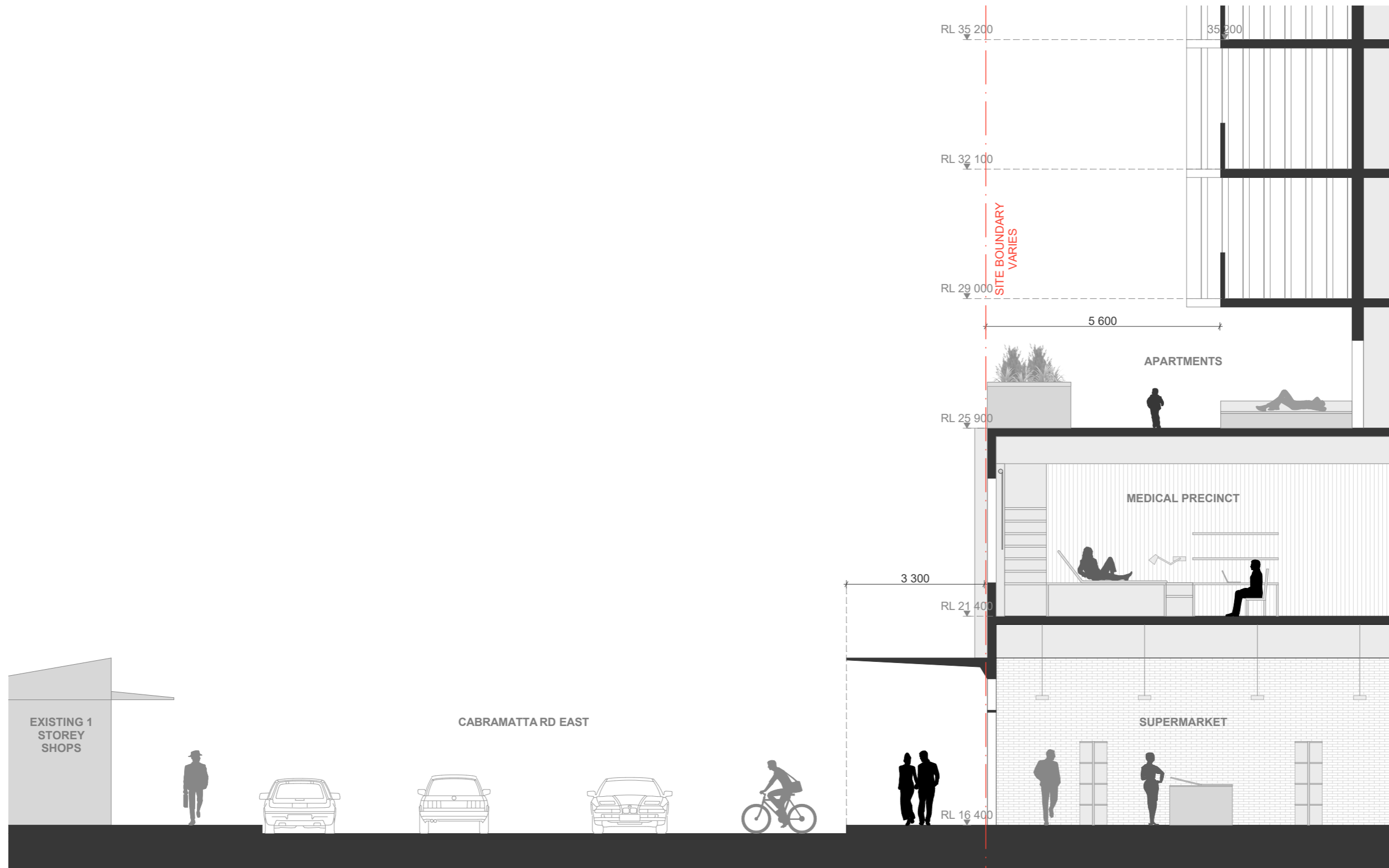
SECTION B 1:500



SECTION C 1:500



STREETSCAPE SECTION D 1:100



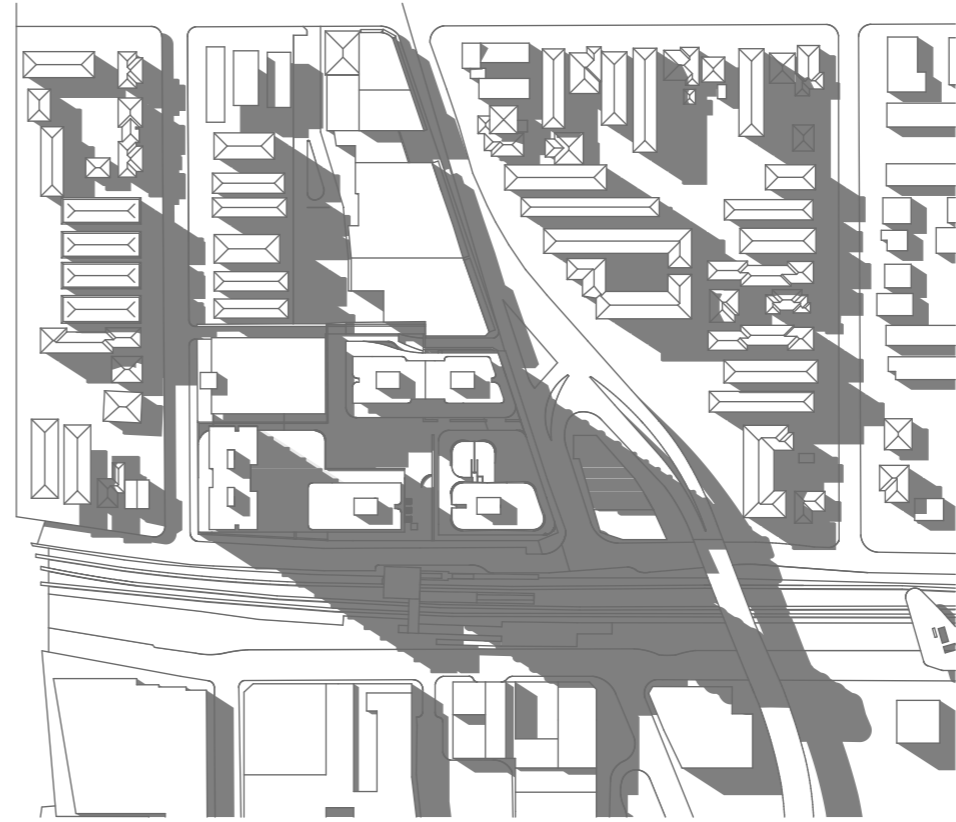
STREETSCAPE SECTION F 1:100

5

SHADOW STUDY



CURRENT: JUNE 21ST - 9AM



PROPOSED: JUNE 21ST - 9AM

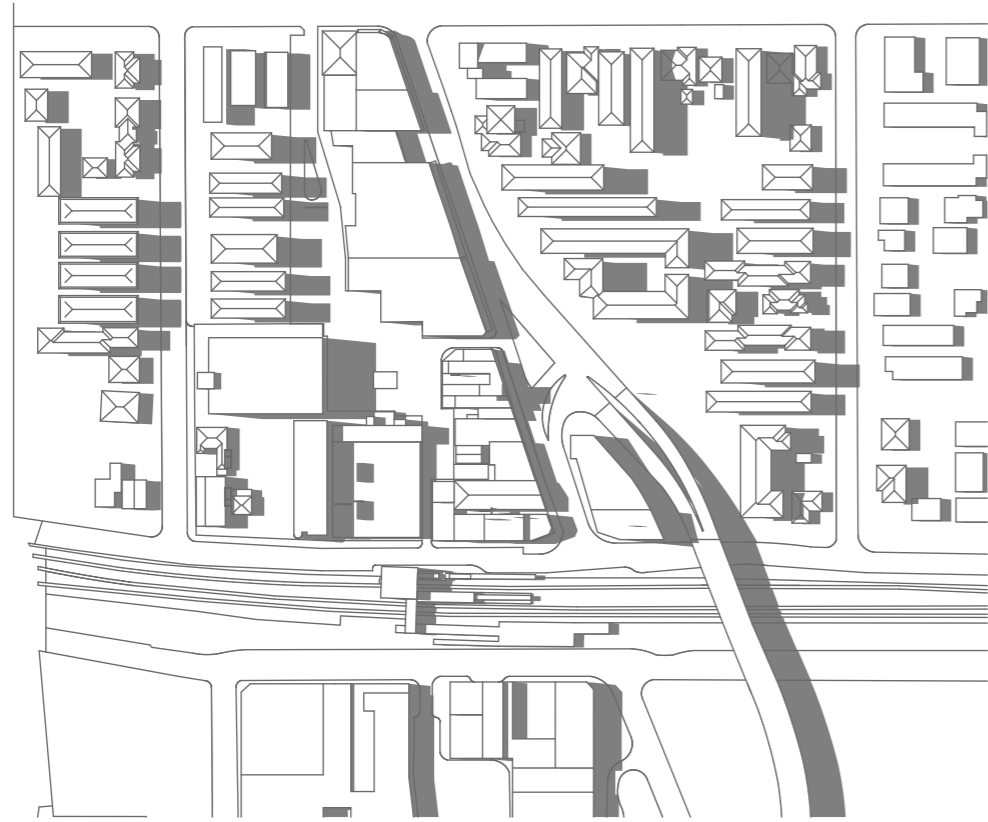


CURRENT: JUNE 21ST - 10AM

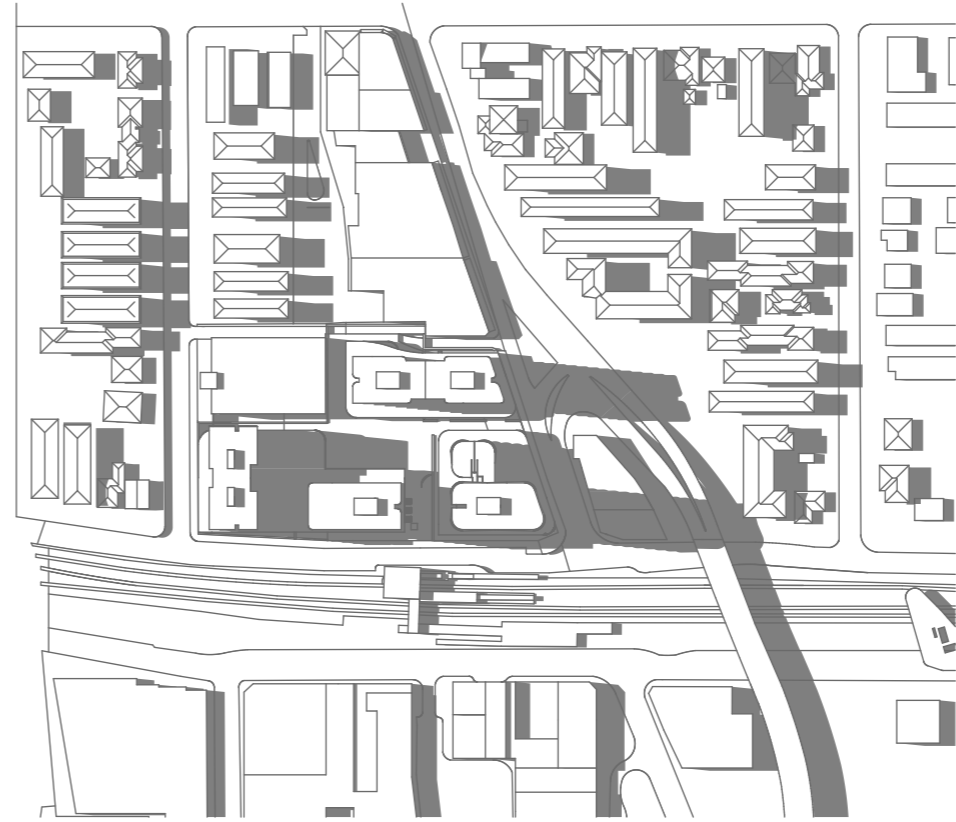


PROPOSED: JUNE 21ST - 10AM

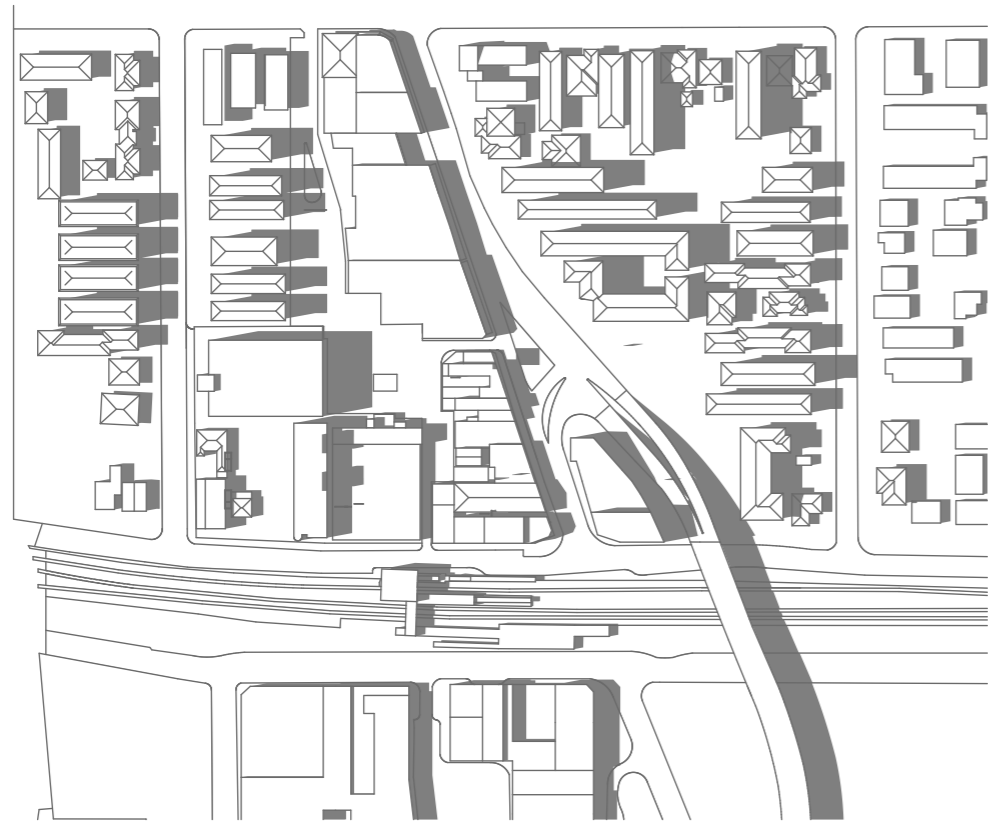




CURRENT: JUNE 21ST - 11AM



PROPOSED: JUNE 21ST - 11AM



CURRENT: JUNE 21ST - 12PM

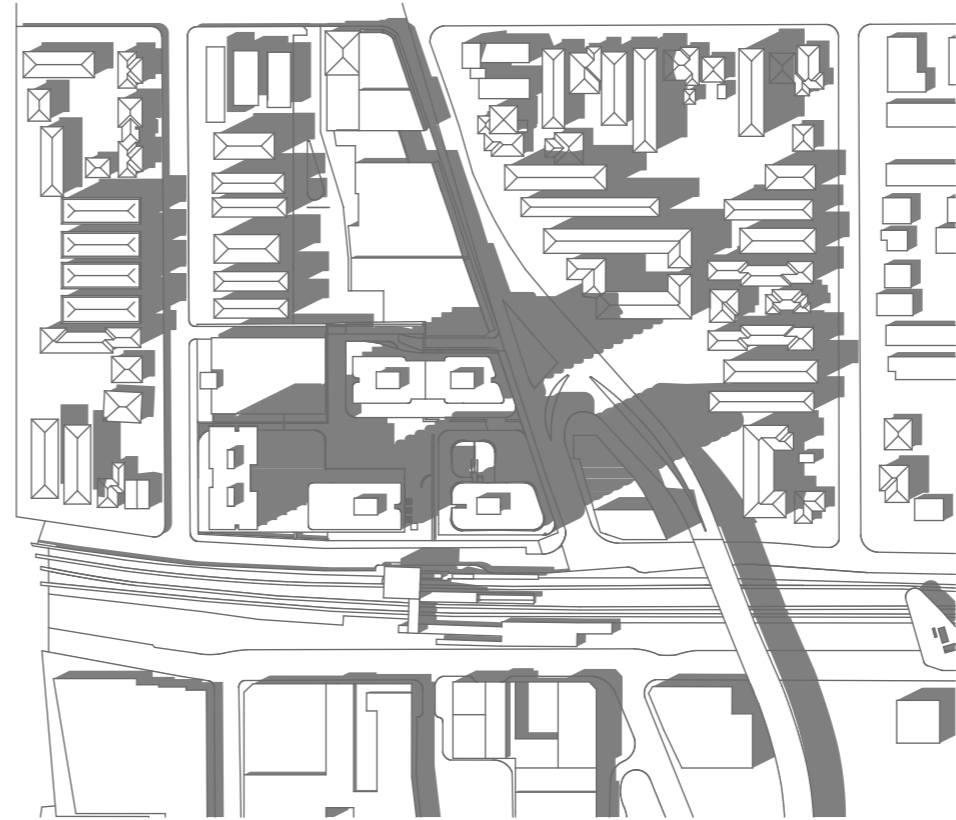


PROPOSED: JUNE 21ST - 12PM





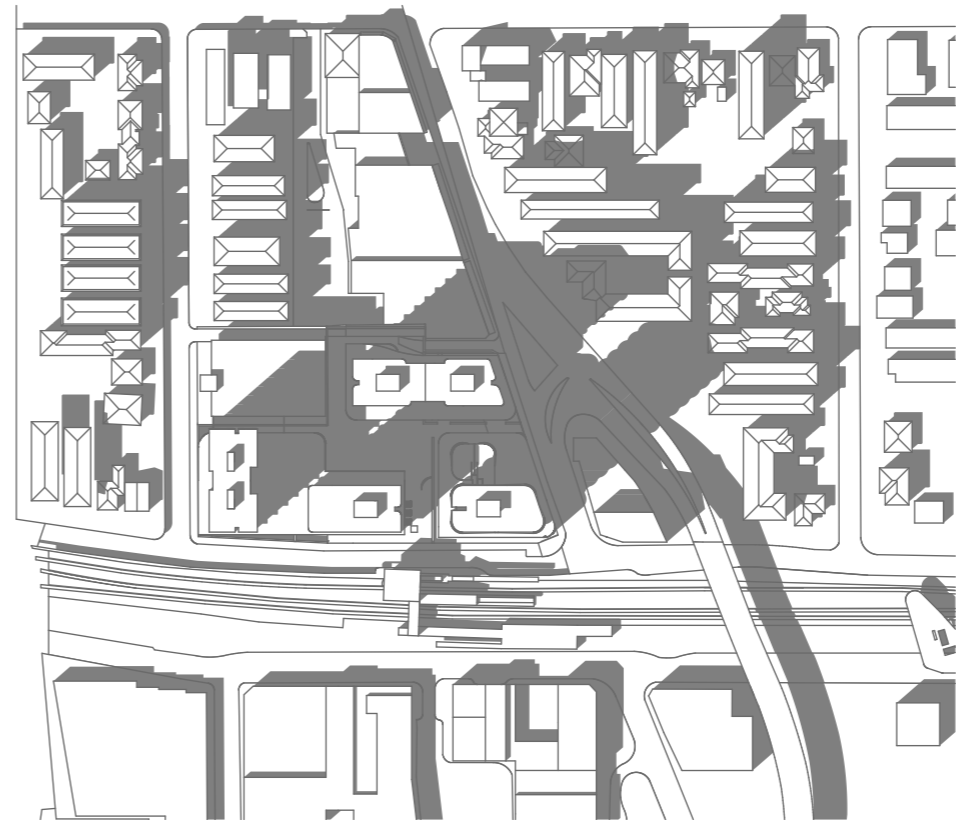
CURRENT: JUNE 21ST - 1PM



PROPOSED: JUNE 21ST - 1PM



CURRENT: JUNE 21ST - 2PM

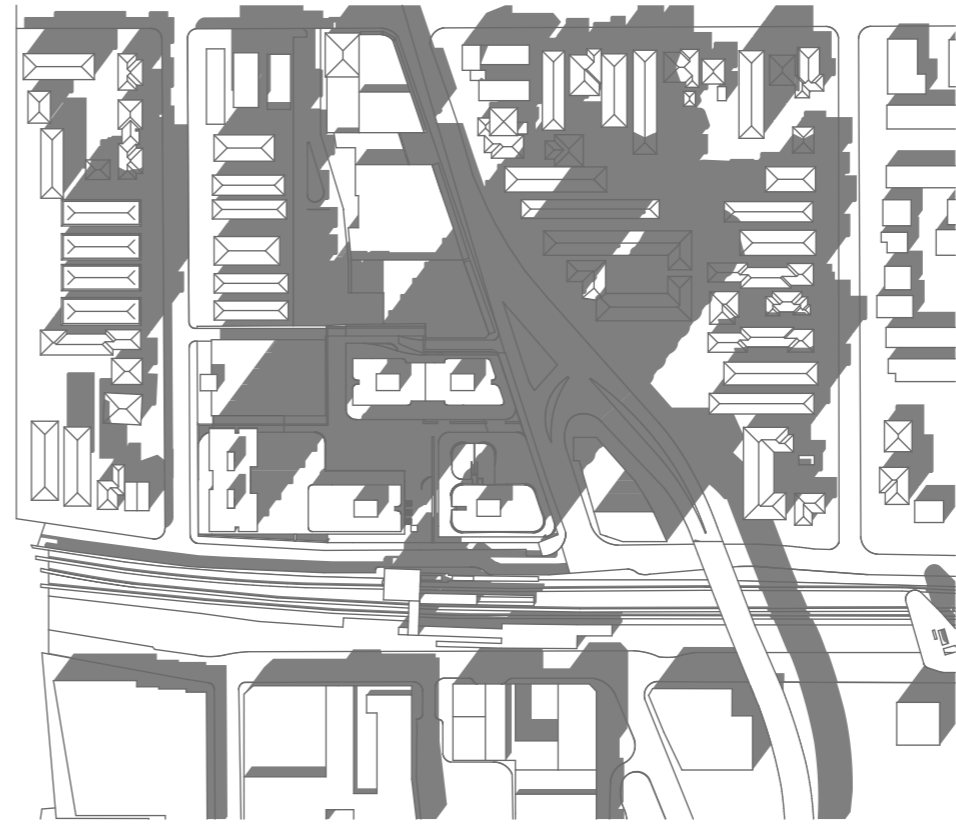


PROPOSED: JUNE 21ST - 2PM



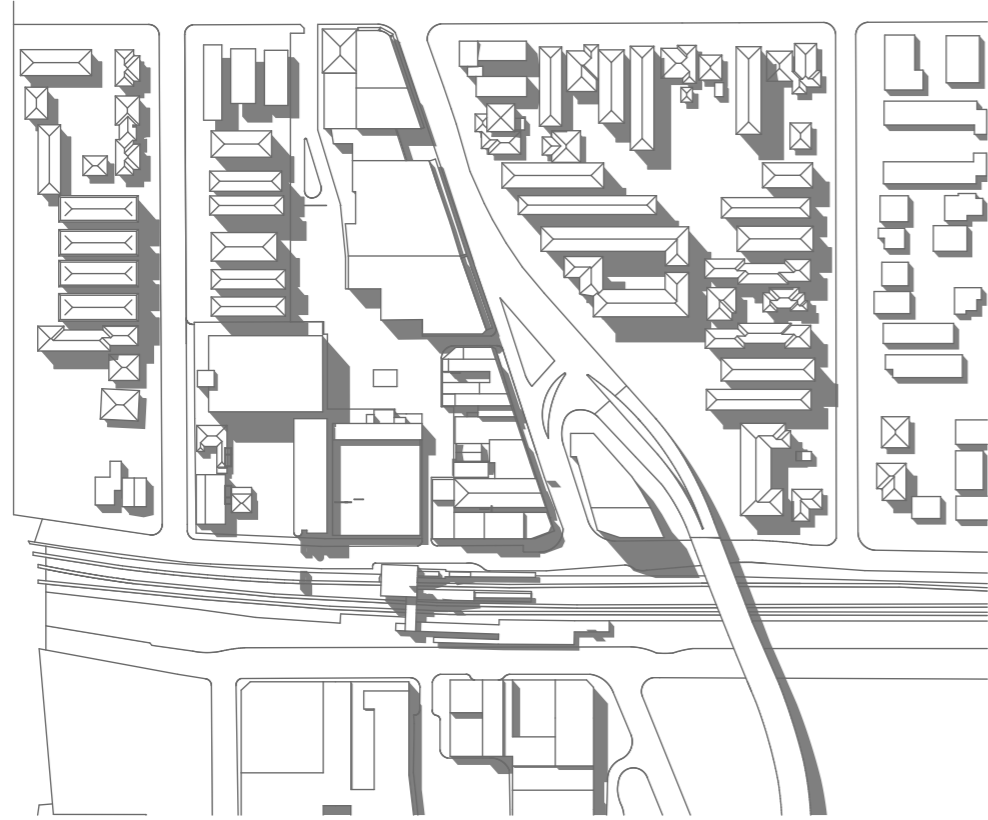


CURRENT: JUNE 21ST - 3PM



PROPOSED: JUNE 21ST - 3PM





CURRENT: SEP 23RD - 9AM



PROPOSED: SEP 23RD - 9AM

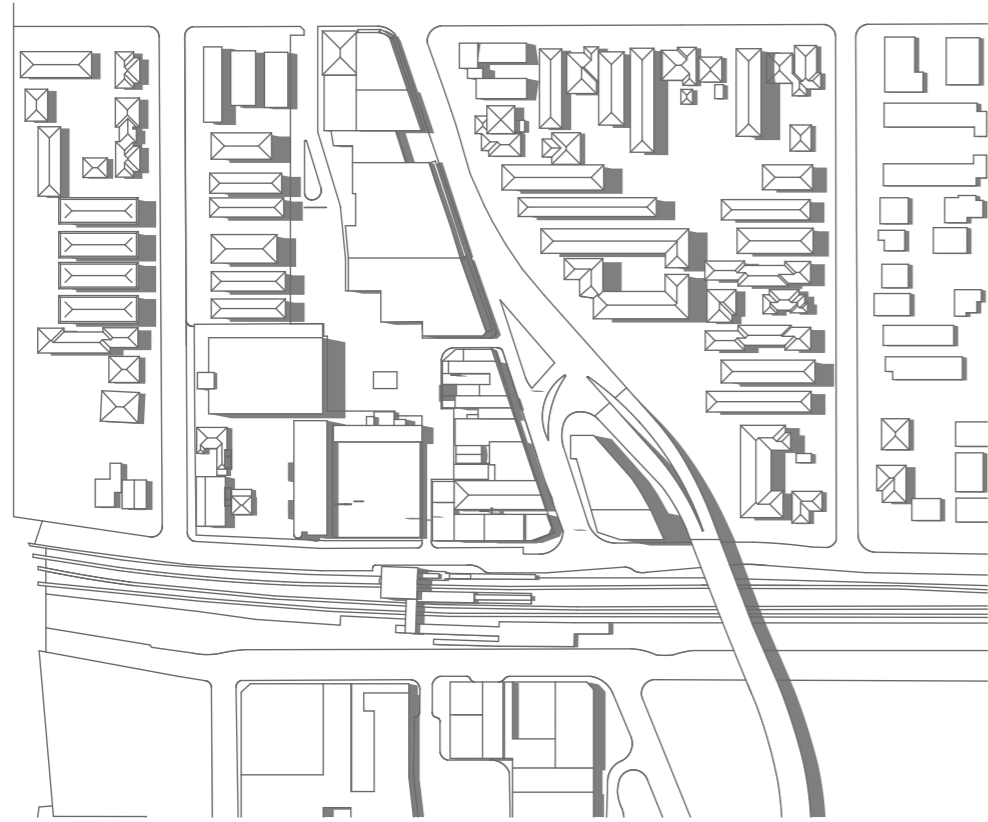


CURRENT: SEP 23RD - 10AM



PROPOSED: SEP 23RD - 10AM





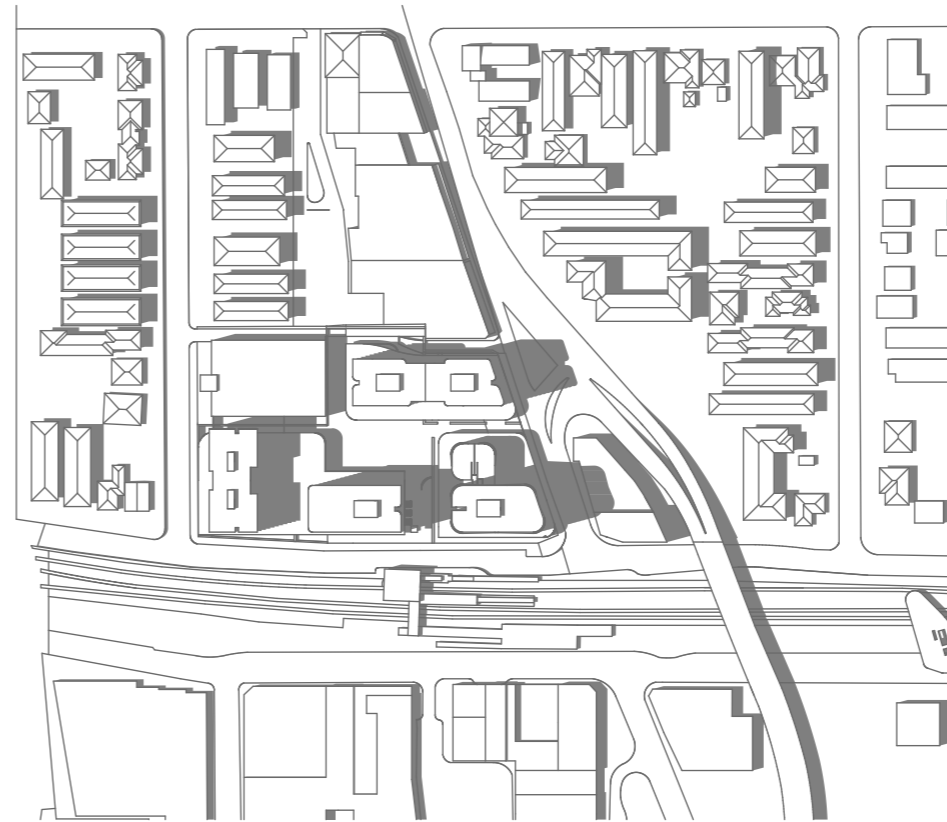
CURRENT: SEP 23RD - 11AM



PROPOSED: SEP 23RD - 11AM



CURRENT: SEP 23RD - 12PM



PROPOSED: SEP 23RD - 12PM

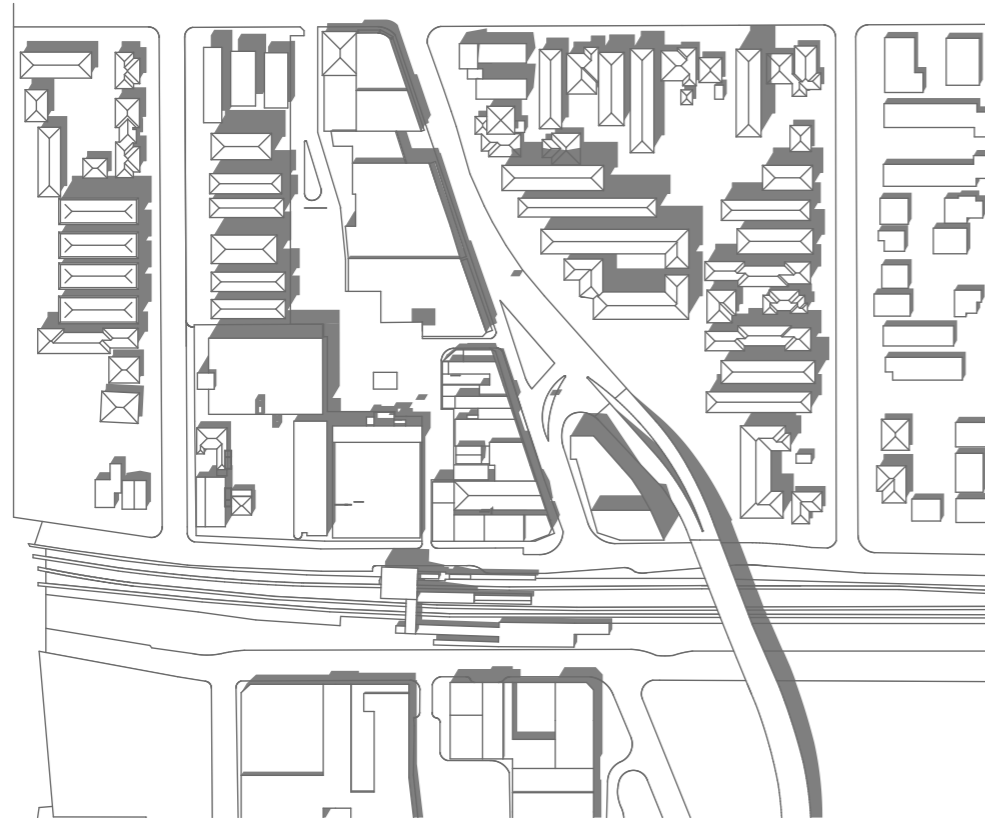




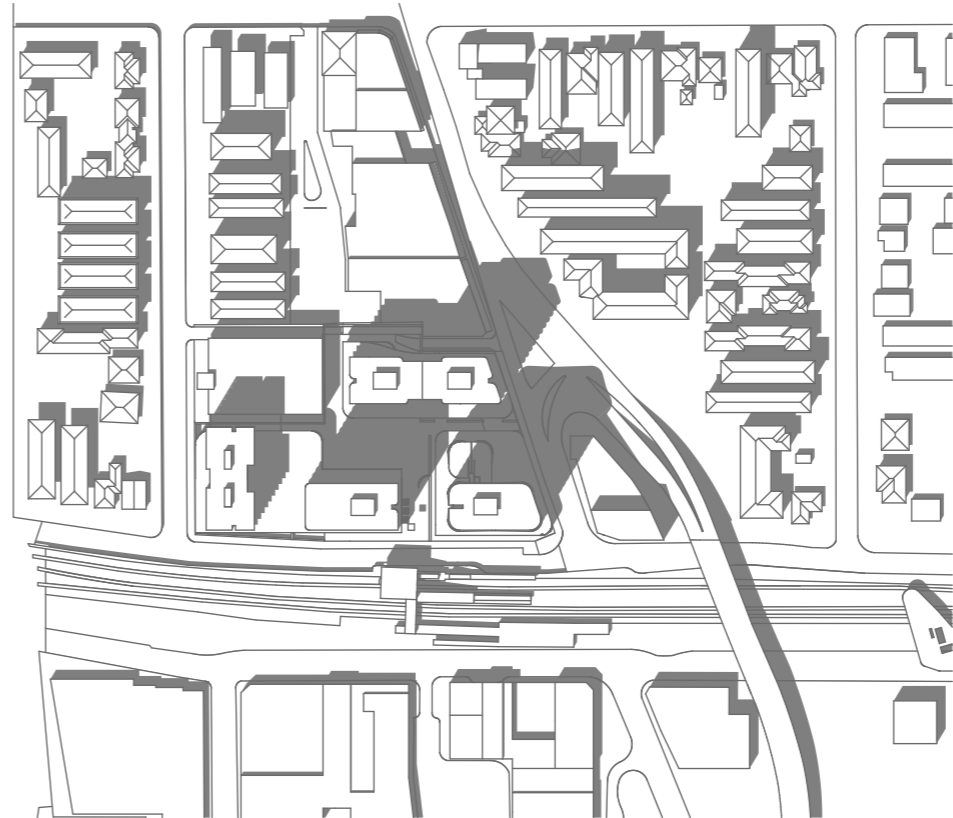
CURRENT: SEP 23RD - 1PM



PROPOSED: SEP 23RD - 1PM

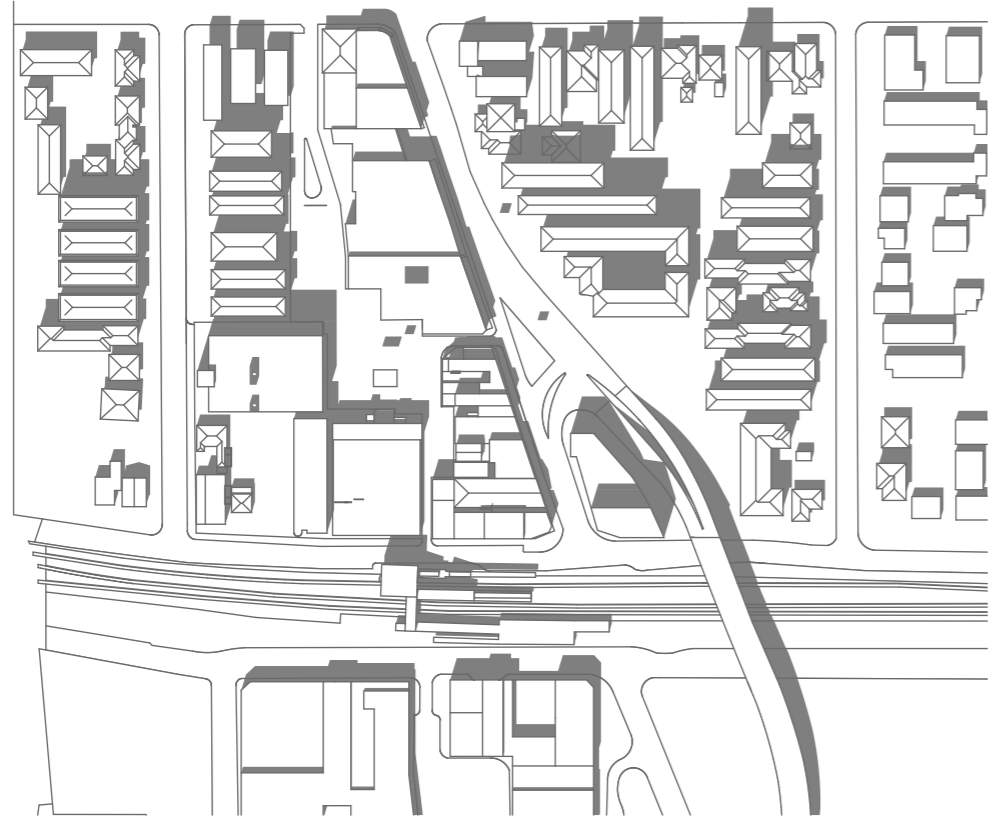


CURRENT: SEP 23RD - 2PM

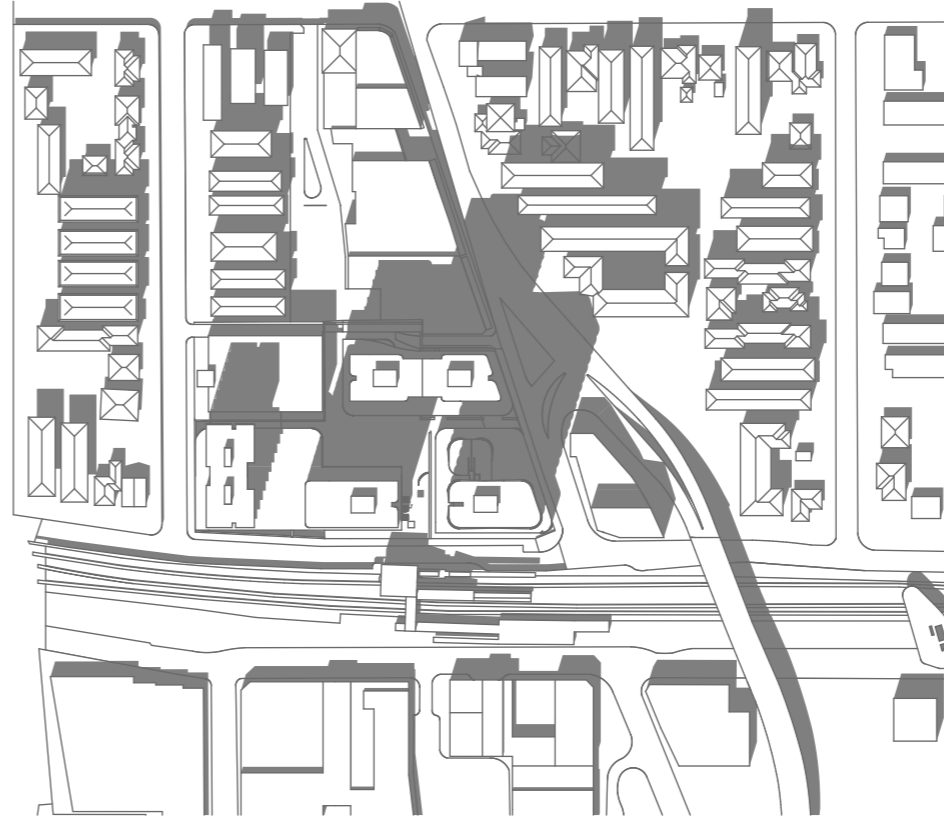


PROPOSED: SEP 23RD - 2PM



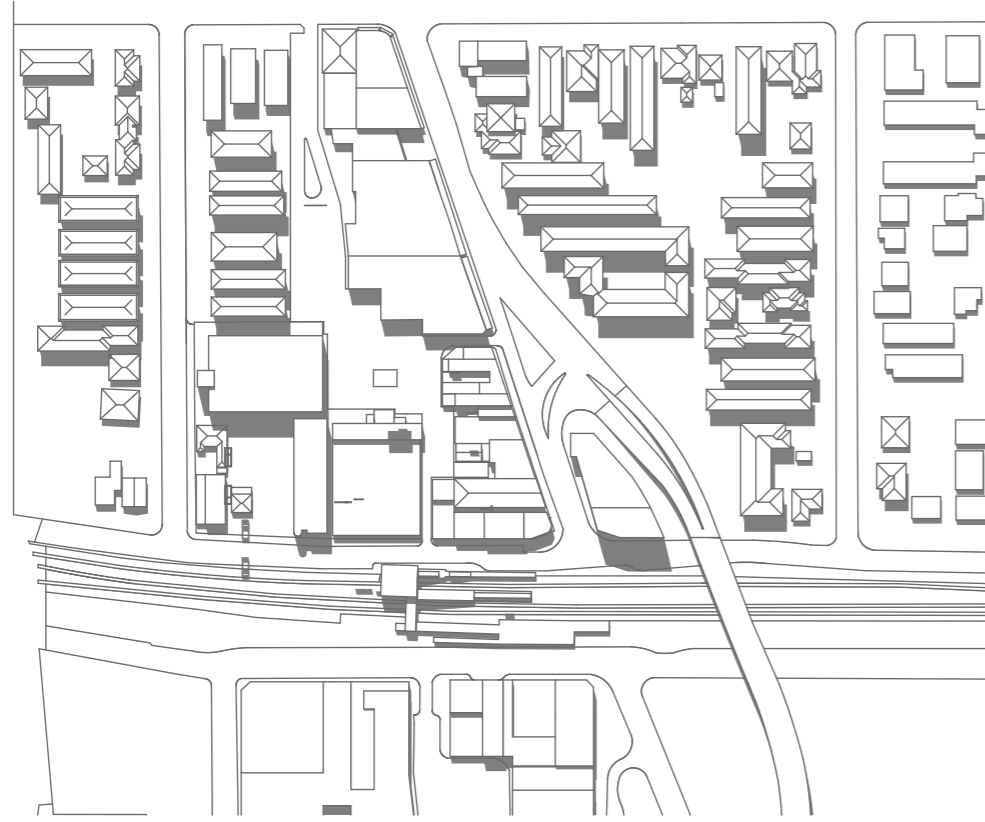


CURRENT: SEP 23RD - 3PM

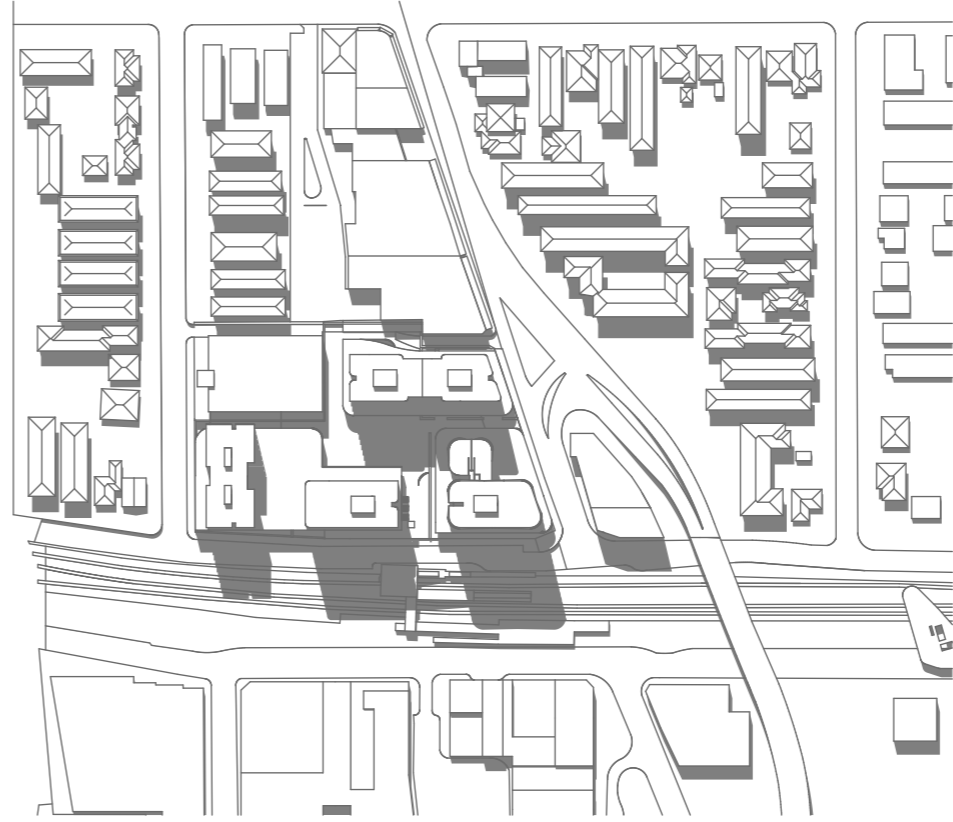


PROPOSED: SEP 23RD - 3PM





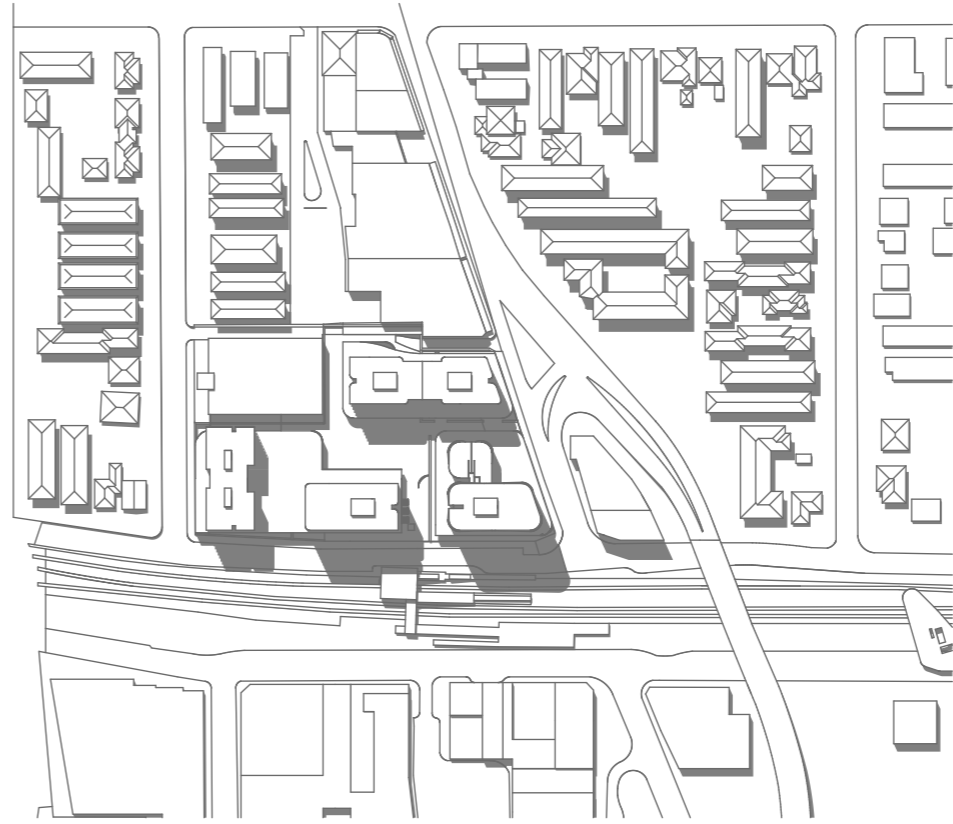
CURRENT: DEC 21ST - 9AM



PROPOSED: DEC 21ST - 9AM

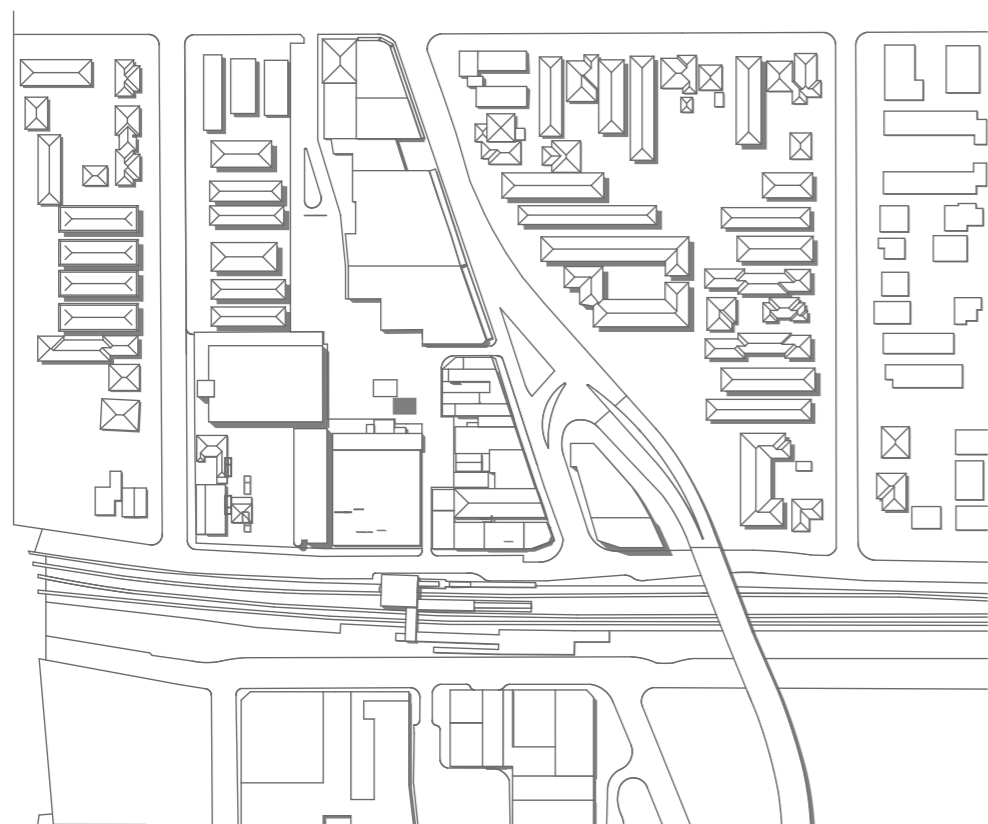


CURRENT: DEC 21ST - 10AM



PROPOSED: DEC 21ST - 10AM

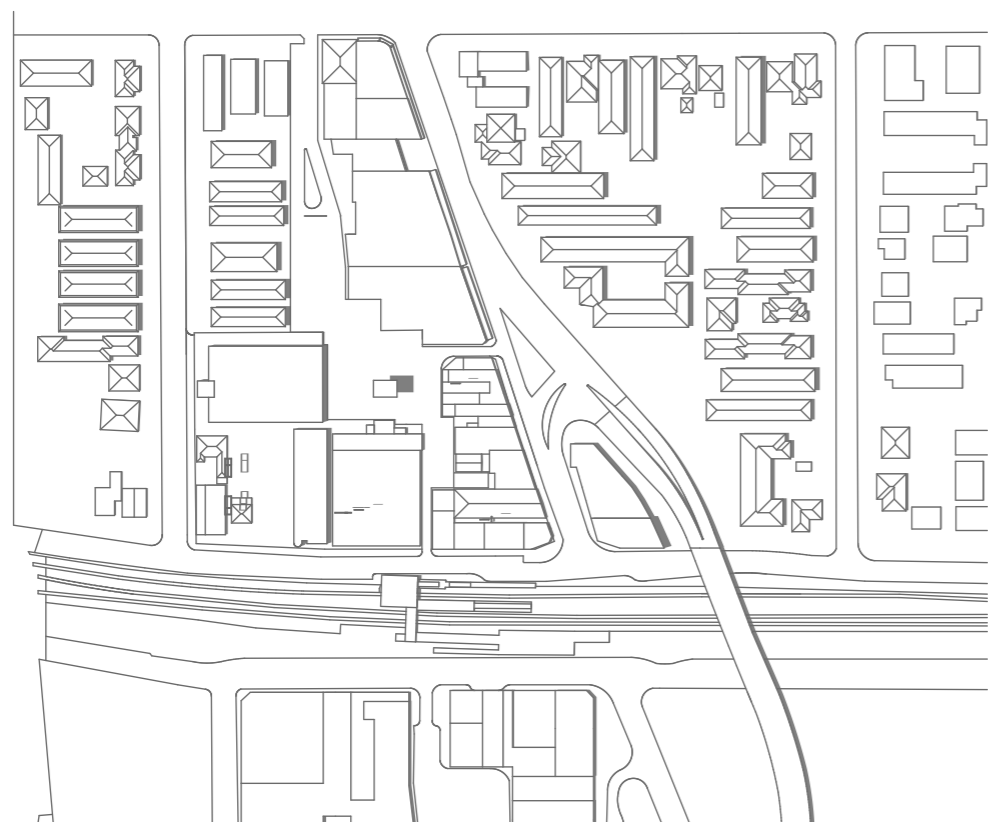




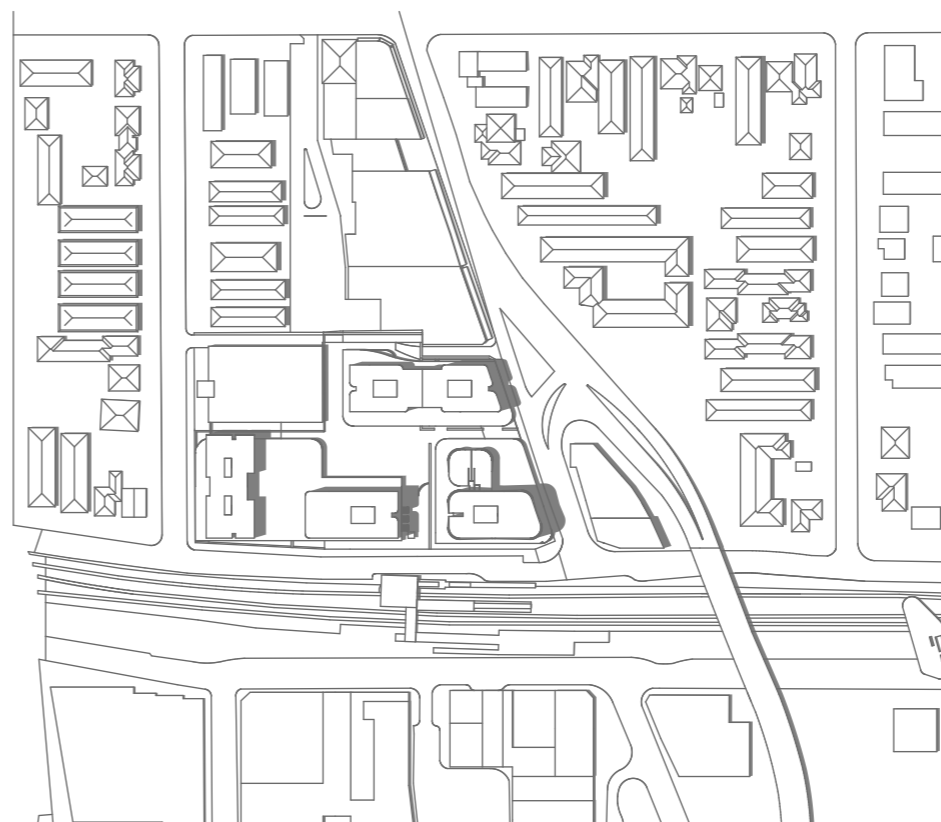
CURRENT: DEC 21ST - 11AM



PROPOSED: DEC 21ST - 11AM



CURRENT: DEC 21ST - 12PM

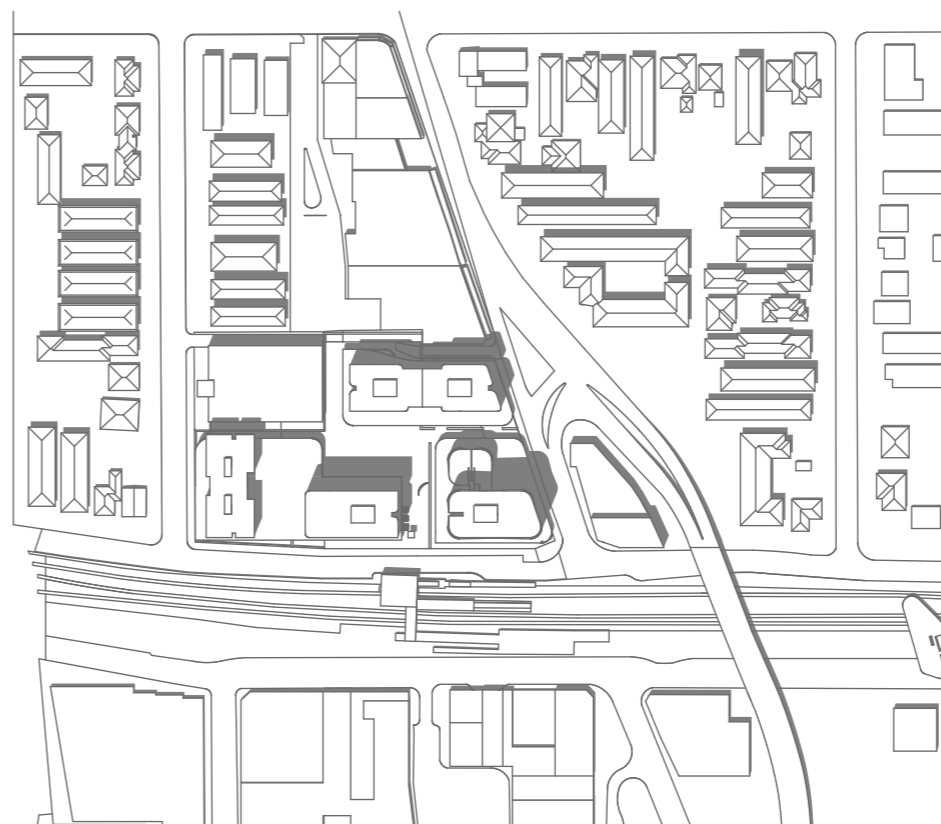


PROPOSED: DEC 21ST - 12PM

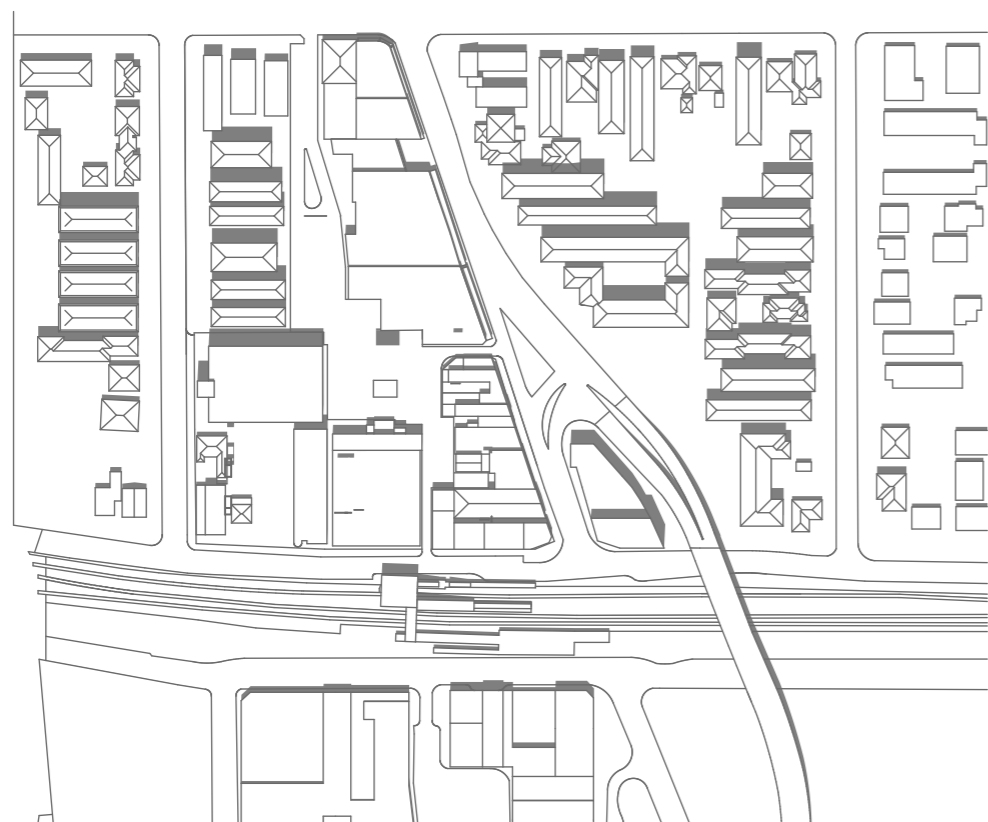




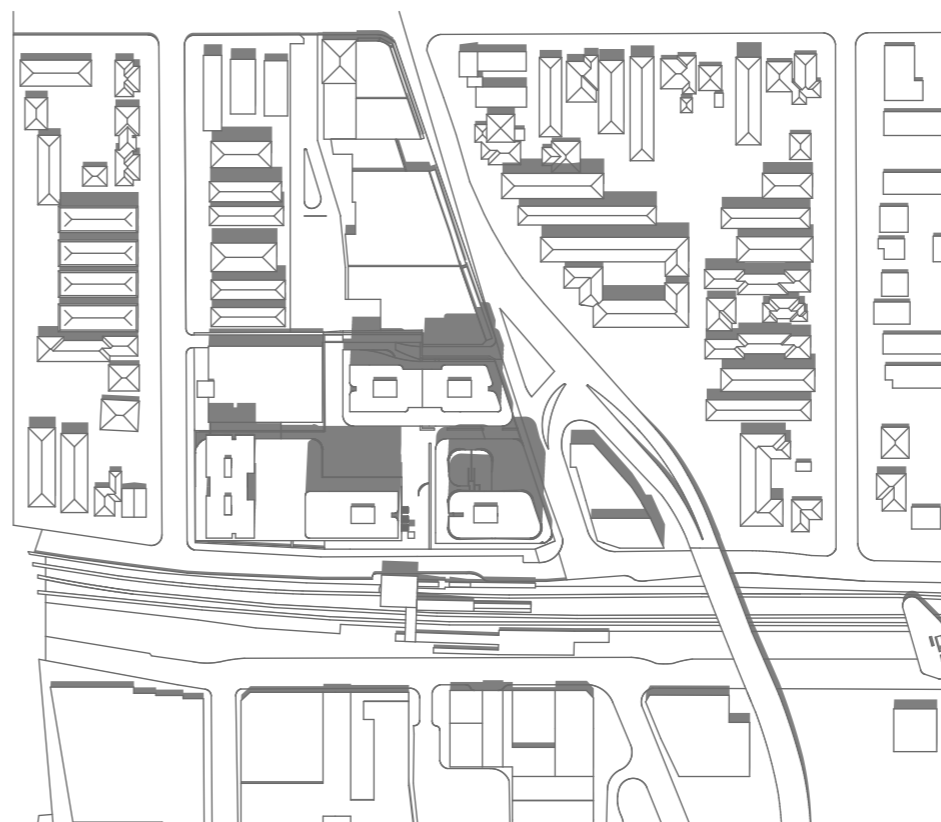
CURRENT: DEC 21ST - 1PM



PROPOSED: DEC 21ST - 1PM

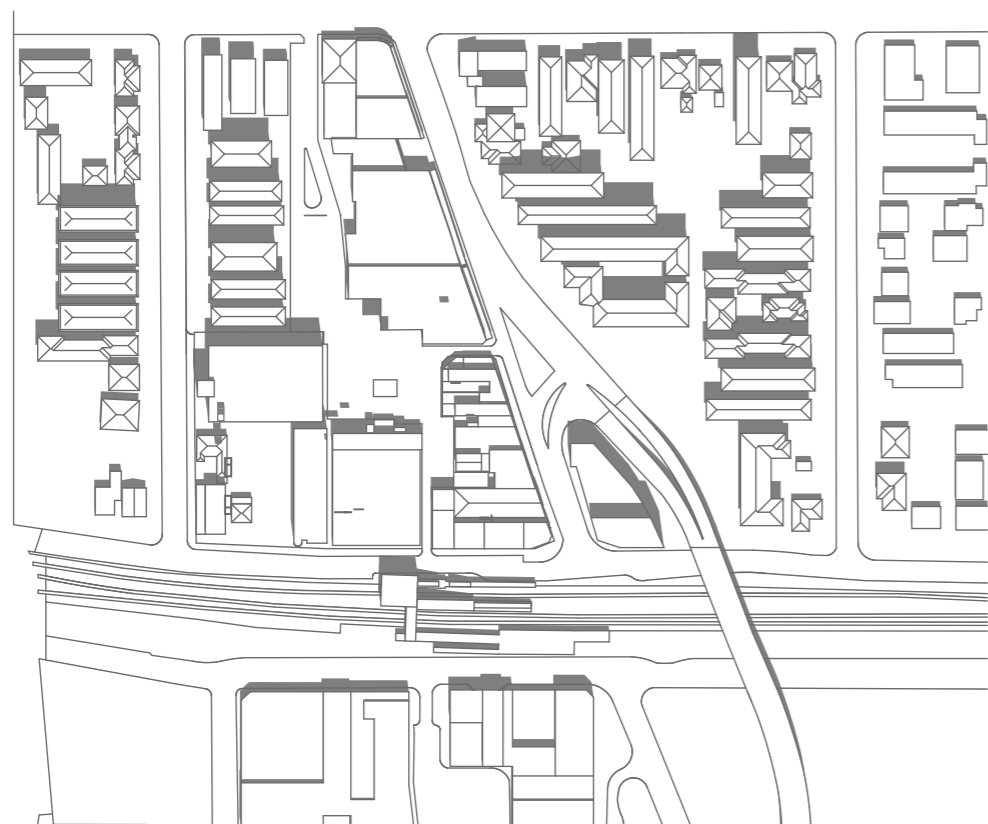


CURRENT: DEC 21ST - 2PM

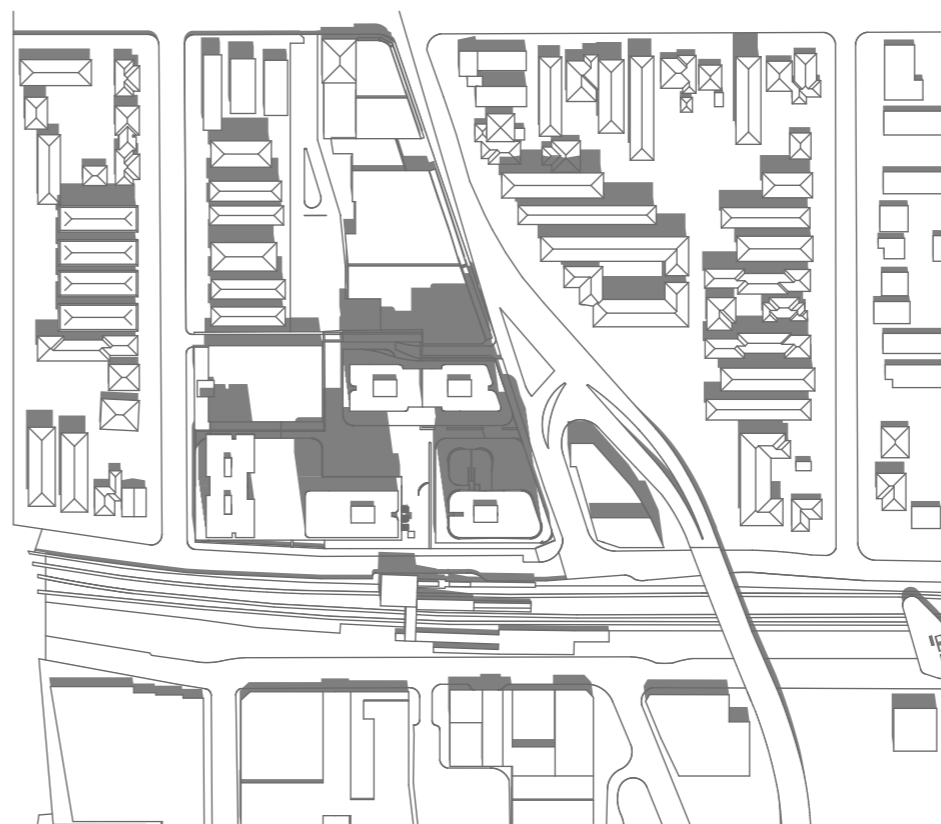


PROPOSED: DEC 21ST - 2PM





CURRENT: DEC 21ST - 3PM



PROPOSED: DEC 21ST - 3PM

