

 6 STOREYS RESIDENTIAL
 8-9 STOREYS RESIDENTIAL
 1-2 STOREYS COMMERCIAL

UNSUITABLE DIMENSIONS :

- BUILDING ENVELOPES (WIDTHS & DEPTHS) AND SEPARATION INADEQUATE.

XXX

- BUILDING LENGTHS EXCESSIVE FOR A CONTINUOUS 6+ STOREY HEIGHT.

XXX

FSR ESTIMATE

ACHIEVABLE FSR IS WELL BELOW MAX. FSR
IN DRAFT LEP BASED ON THE FOLLOWING :

1. ENVELOPE FLOOR AREA = 88,000 sqm APPROX.
2. GROSS FLOOR AREA = ENVELOPE FLOOR AREA SUBSTRACT 25% APPROX. (ALLOWS FOR BALCONIES, EXTERIOR WALLS, ARTICULATION, VERTICAL CIRCULATION AND SERVICES).
3. GFA = 66,000 sqm APPROX.
4. FSR = 2.5 : 1 (APPROX.)
5. ACHIEVABLE FSR WOULD DROP WELL BELOW 2.5 : 1 IN ORDER TO ACHIEVE SEPP65 COMPLIANCE.

B	ISSUE FOR PPR	15-10-12
A	INITIAL ISSUE FOR REVIEW	27-08-12
Issue	Amendment Description	Date

Architect

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Clients

David Lhuede Pty. Ltd.
Kennards Self-Storage Pty. Ltd.
Hai Phong Properties Pty. Ltd.

Drawing Title

DRAFT STRATHFIELD COUNCIL
"FIGURE 3" SCHEME
- Approx. Dimensions & Heights -

Project
CONCEPT PLAN APPLICATION FOR :

columbia**precinct**
regeneration

2-20 Parramatta Road & 11-13 Columbia Lane, Homebush NSW

True North Scale: 1:500 @ A1 Job No: 0834

1:1000 @ A3

Year	Population (millions)
1950	20
1955	25
1960	30
1965	35
1970	40
1975	45
1980	50
1985	55
1990	58
1995	60
2000	62
2005	70
2010	80
2015	90
2020	95
2025	98
2030	100
2035	100
2040	100
2045	100
2050	100

N

Checked: PH Drawn: TT

Dwg No. _____ Issue _____

A 411 B

+ A.411 D
