

8.5 Site Plan - Ground



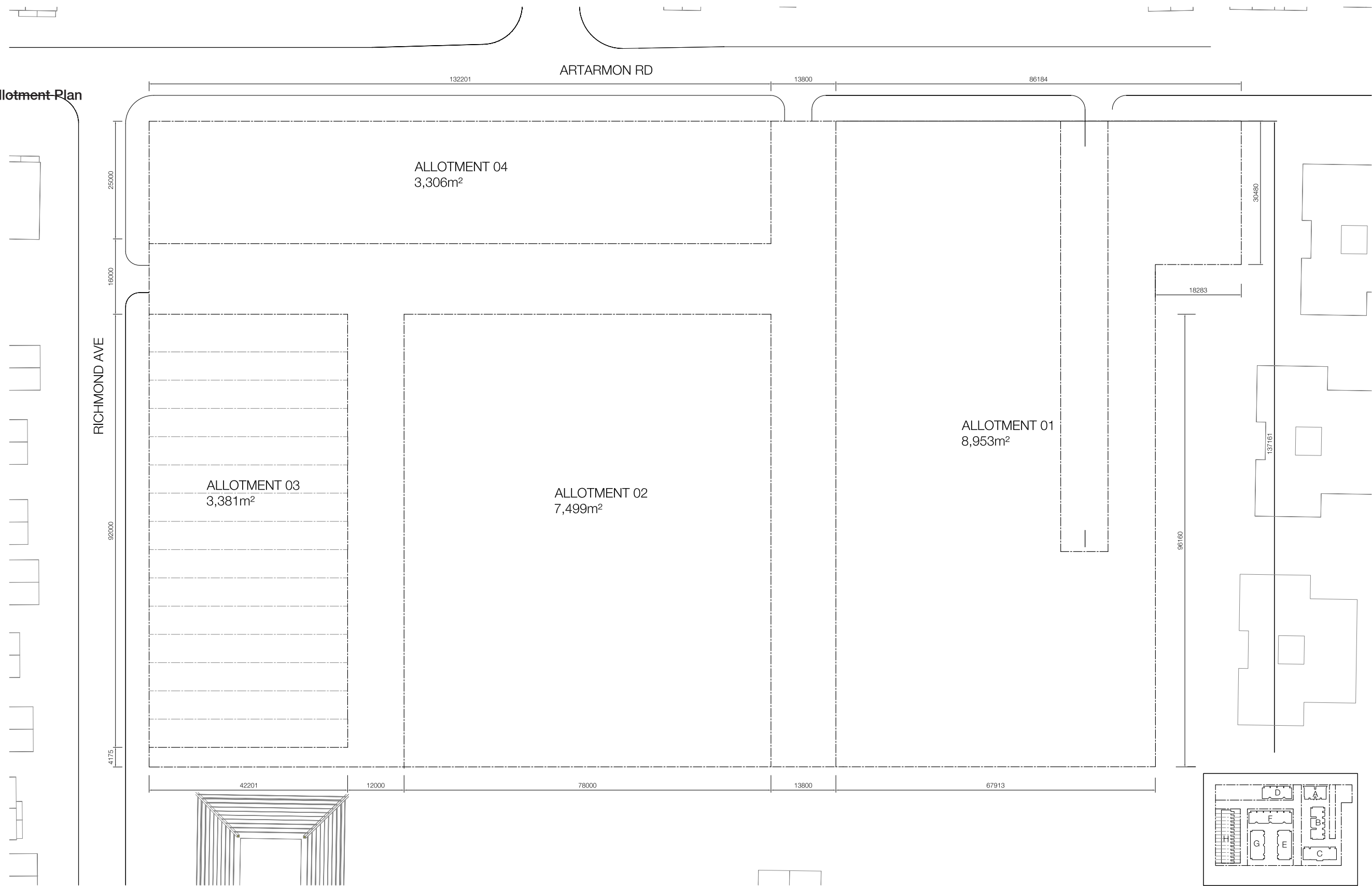
8.6 Site Plan - Typical



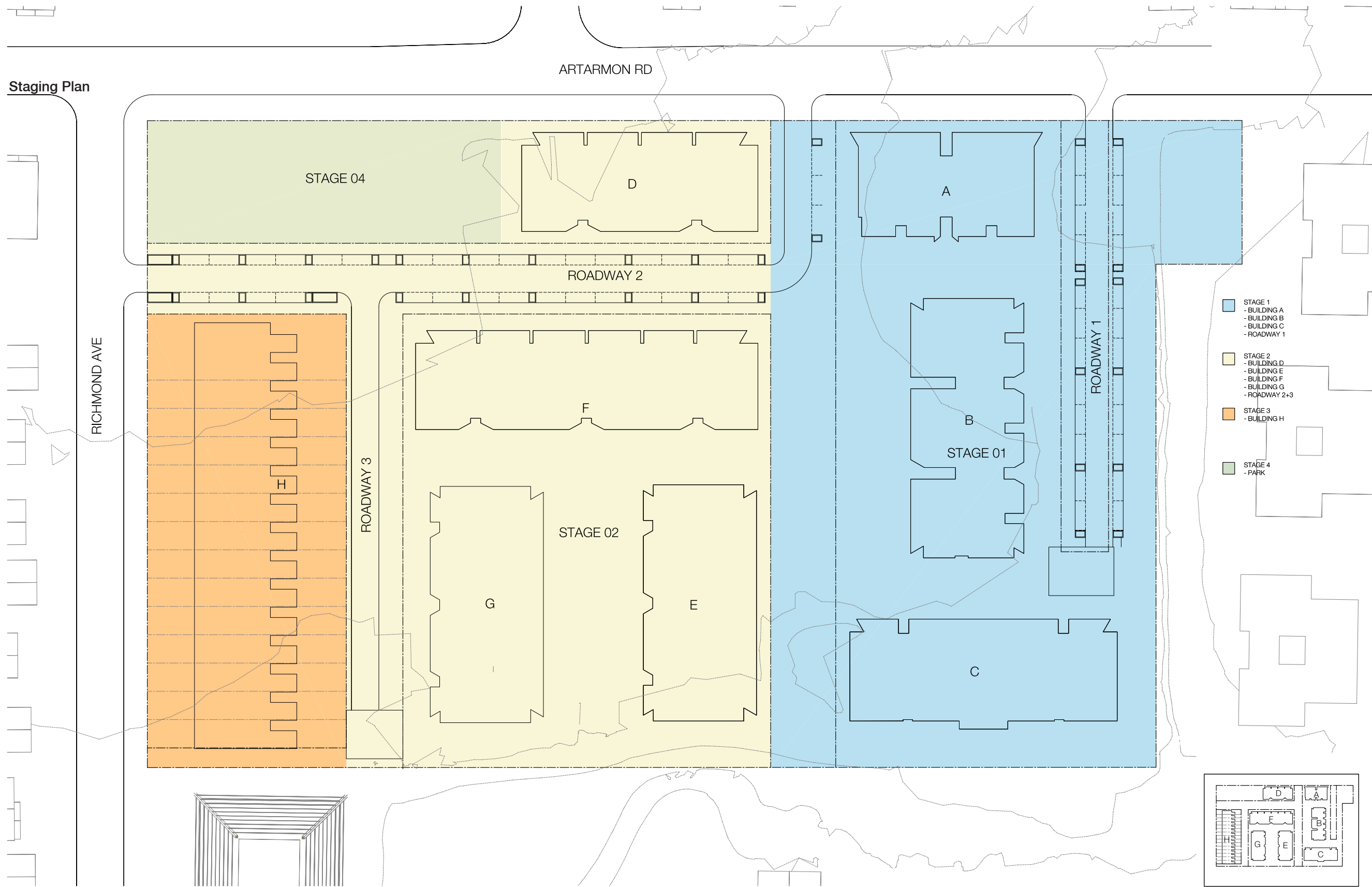
8.7 Site Plan - Basement & Parking



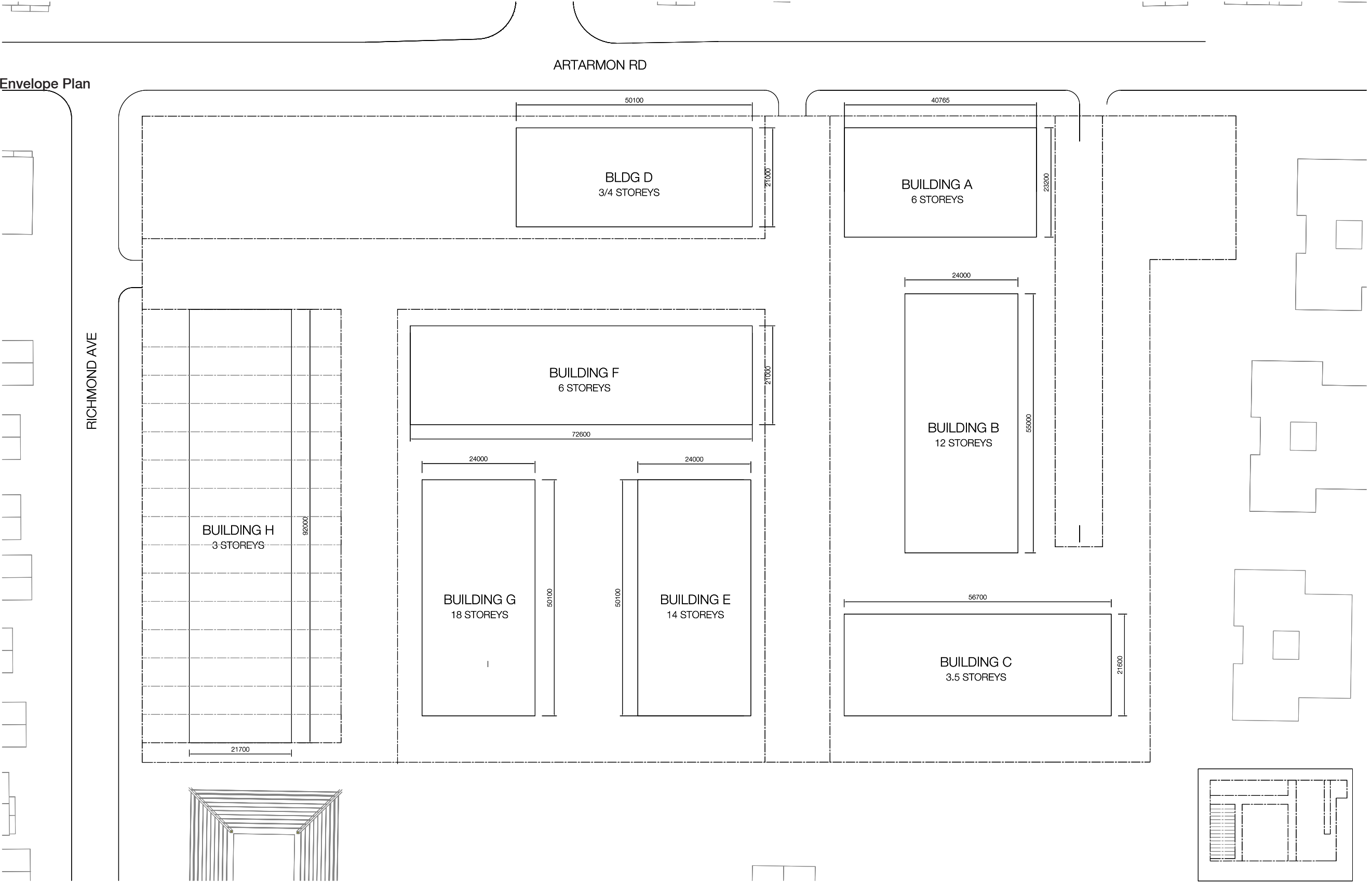
8.8 Allotment Plan



8.9 Staging Plan



8.10 Envelope Plan



8.11 Schedule of Accommodation

	STAGE 1																		STAGE 2												STAGE 3																	
	Building A						Building B						Building C						Building D						Building E						Building F						Building G						Building H					
	1B	2B	3B	Solar	C/F	GFA	1B	2B	3B	Solar	C/F	GFA	1B	2B	3B	Solar	C/F	GFA	1B	2B	3B	Solar	C/F	GFA	1B	2B	3B	Solar	C/F	GFA	1B	2B	3B	Solar	C/F	GFA	1B	2B	3B	Solar	C/F	GFA						
Basement 03	-																																															
Basement 02	8267																		6206																													
Basement 01	8267																		6206																													
Level 01	2	4		4	6	658	6		3	2	1	873	4	6		3	1	934	2	6		8	6	875	3	6		0	1	843	4	8		10	1	1100	3	6		7	1	843		15	15	15	1212	
Level 02	2	4		4	6	579	3	6		7	8	812	2	8		3	6	924	2	6		8	6	815	3	6		0	8	894	4	8		11	8	1092	3	6		7	8	894				1737		
Level 03	2	4		4	6	579	3	6		8	8	812	2	8		5	6	924	2	6		8	6	815	3	6		0	8	894	4	8		11	8	1092	3	6		7	8	894				600		
Level 04	2	4		4	6	579	3	6		8	8	812	2	4		6	4	476		1	3		4	3	408	3	6		0	8	894	4	8		11	8	1092	3	6		7	8	894					
Level 05	2	4		4	6	579	3	6		8	8	812													3	6		2	8	894	4	8		11	8	1092	3	6		7	8	894						
Level 06	2	4		4	6	579	3	6		8	8	812													3	6		2	8	894	4	8		11	8	1092	3	6		8	8	894						
Level 07							3	6		8	8	812													3	6		2	8	894							3	6		8	8	894						
Level 08							3	6		8	8	812													3	6		2	8	894							3	6		8	8	894						
Level 09							3	6		8	8	812													3	6		2	8	894							3	6		8	8	894						
Level 10							3	6		9	8	812													3	6		2	8	894							3	6		8	8	894						
Level 11							3	6		9	8	812													3	6		2	8	894							3	6		8	8	894						
Level 12							3	6		9	8	812													3	6		2	8	894							3	6		8	8	894						
Level 13																									3	6		2	8	894							3	6		8	8	894						
Level 14																									3	6		9	8	894							3	6		8	8	894						
Level 15																																					3	6		8	8	894						
Level 16																																					3	6		8	8	894						
Level 17																																					3	6		8	8	894						
Level 18																																					3	6		9	8	894						
Level 19																																																
Level 20																																																
TOTAL	12	24	0	24	36	3,553	39	66	3	92	89	9,809	10	26	0	17	17	3,258	7	21	0	28	21	2,913	42	84	0	27	105	12,464	24	48	0	65	41	6,560	54	108	0	140	137	16,040	0	0	15	15	15	3,549
Dwelling Sub-Total	36						108						36						28						126						72						162						15					
	33%	67%	0%	67%	100%		36%	61%	3%	85%	82%		28%	72%	0%	47%	47%		25%	75%	0%	75%	75%		33%	67%	0%	21%	83%		33%	67%	0%	90%	57%		33%	67%	0%	86%	85%		0%	0%	100%	100%	100%	

Dwelling Totals	1B	2B	3B	Solar	C/F
	188	377	18	408	461
	32%	65%	3%	70%	79%
	583				
Area Totals					
Retained GFA	1,050				
Proposed GFA	58,145				
Total GFA	59,195				
Site Area	28,980				
Floor Space Ratio	2.043				

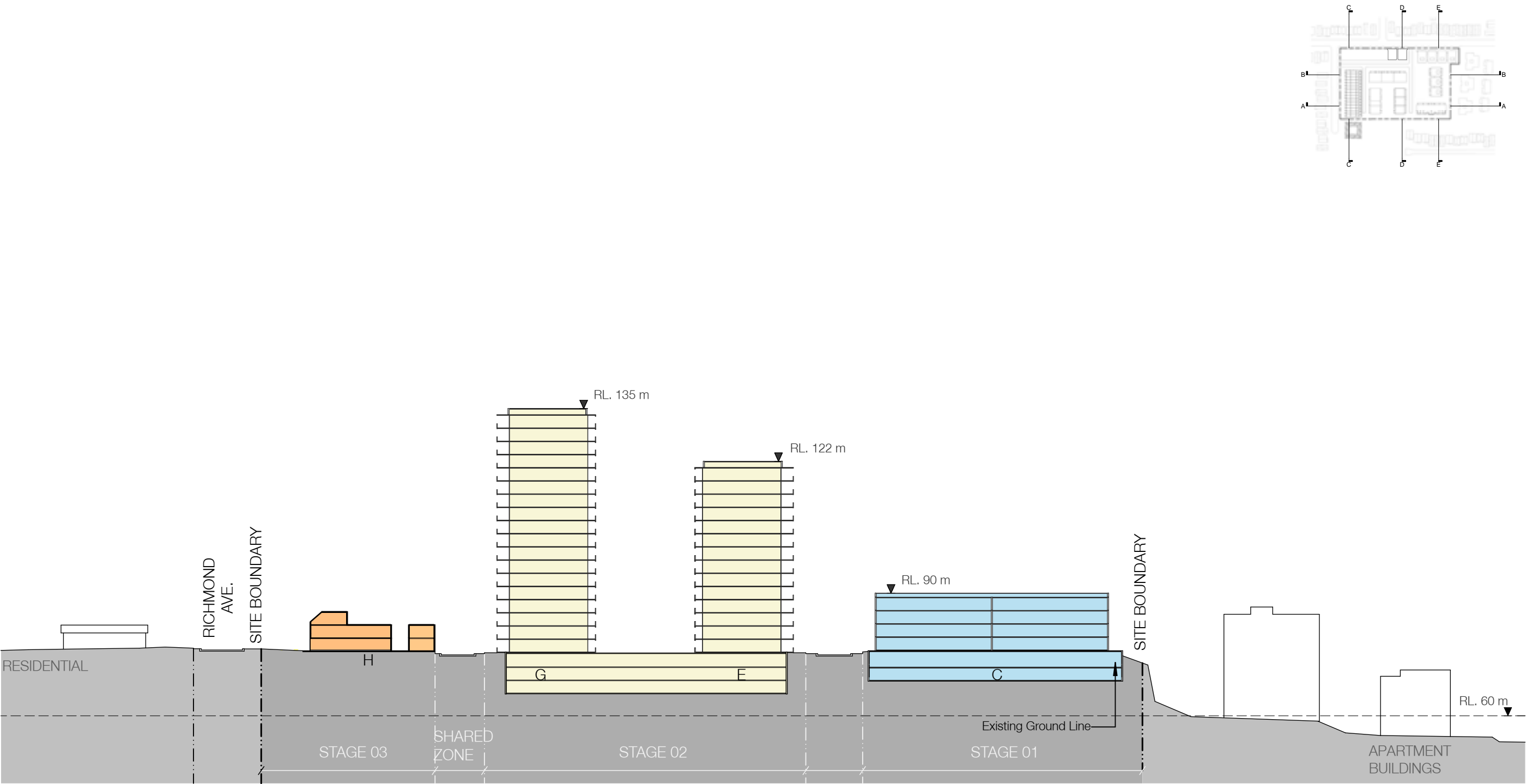
REQUIRED PARKING				
	1B	2B	3B	Visitor
Ratio (:1)	1.00	1.00	1.25	4
Apartment No#	188	377	18	583
TOTAL	188	377	23	146
				733

PROVIDED PARKING		
	Stage 1	Stage 2
Basement 01	111	287
Basement 02	120	287
Basement 03	-	0
	231	574
		805

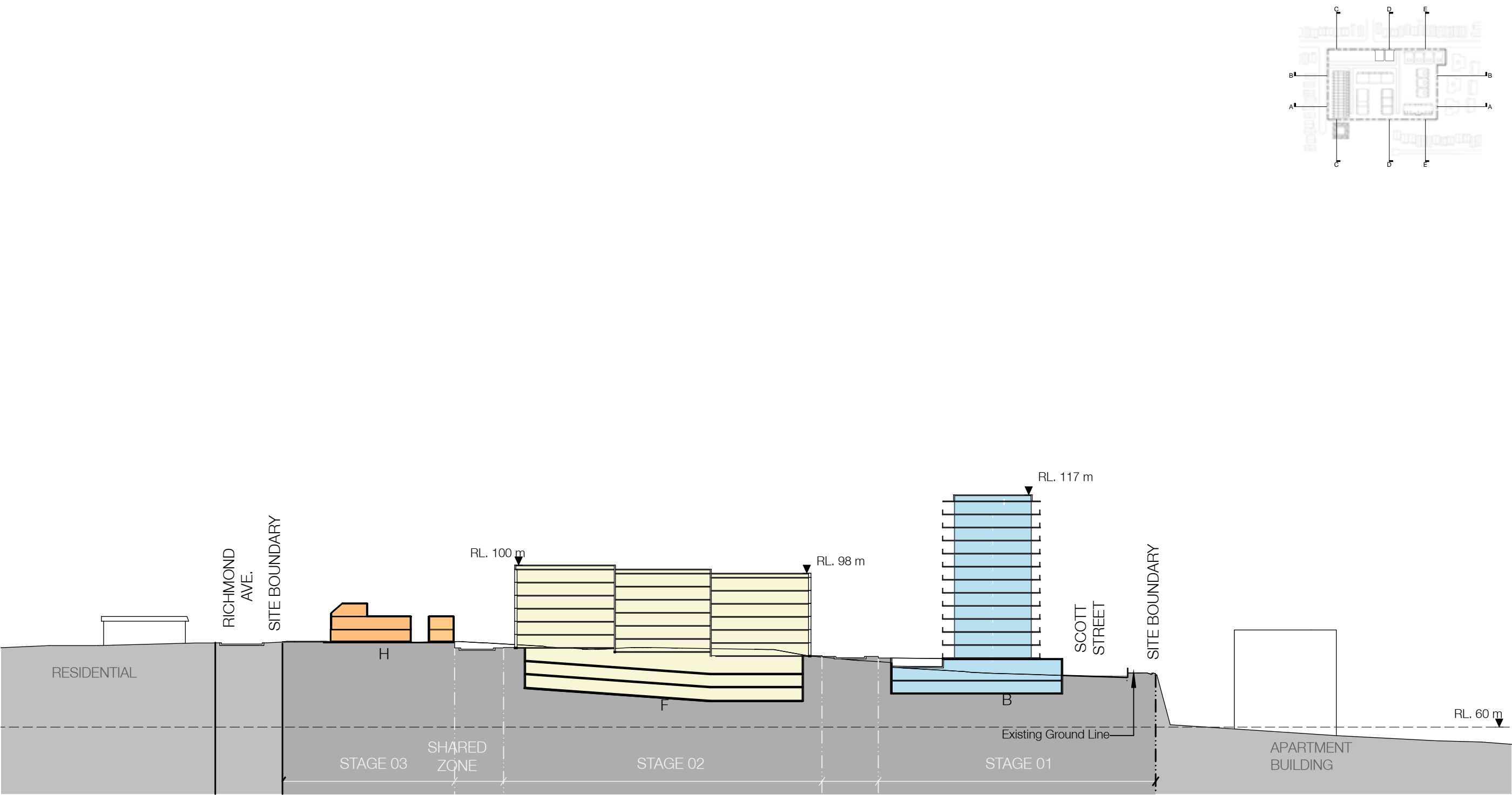
NOTES
SOLAR ACCESS - 2HRS TO HABITABLE SPACE ON JUNE 22nd BETWEEN 9am AND 3pm

LEP DEFINITION
GROSS FLOOR AREA means the sum of the floor area of each floor 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, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement;
(f) storage, and
(g) vehicular access, loading areas, garbage and services, and
(h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(i) car parking to meet any requirements of the consent authority (including access to that car parking), and
(j) any space used for the loading or unloading of goods (including access to it), and
(k) terraces and balconies with outer walls less than 1.4 metres high, and
(l) voids above a floor at the level of a storey or storey above,
ground level (existing) means the existing level of a site at any point.

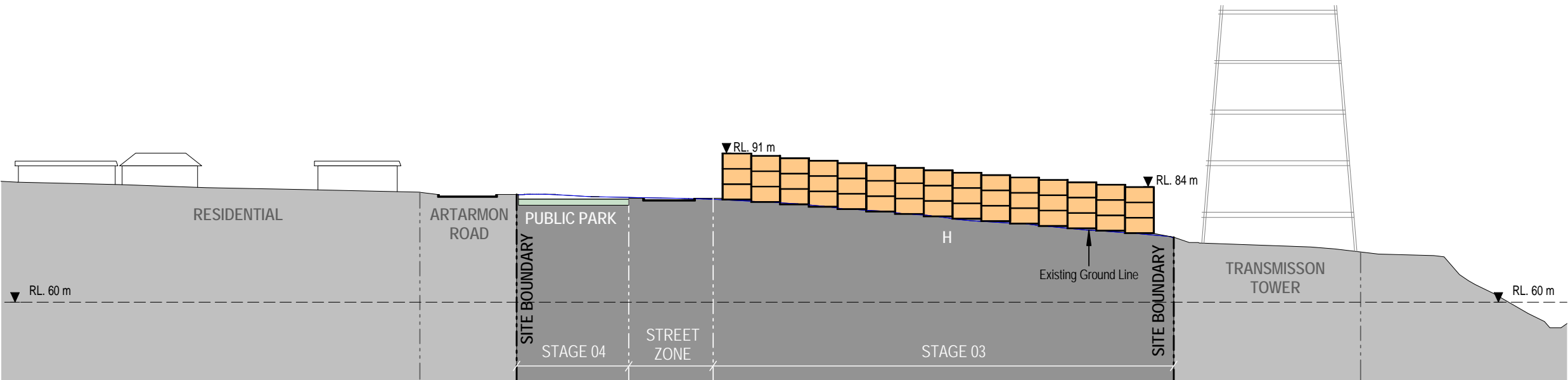
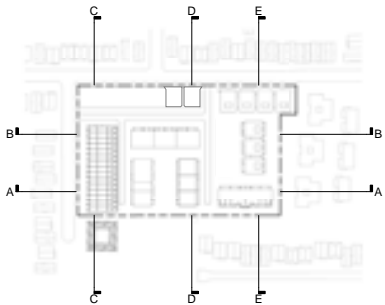
8.12.1 Sections A



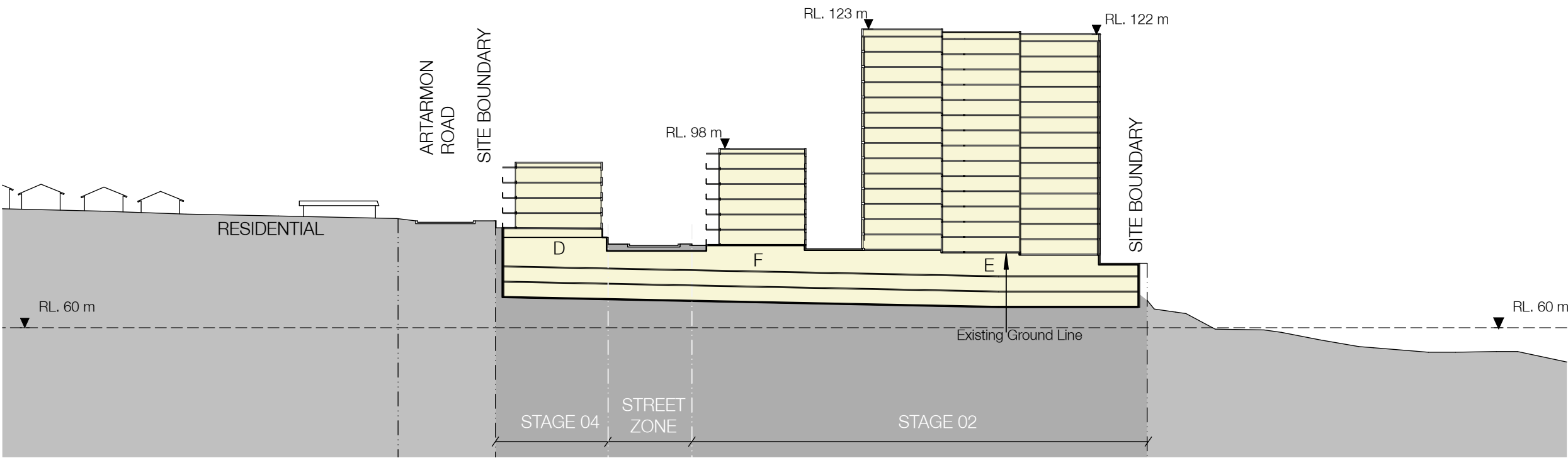
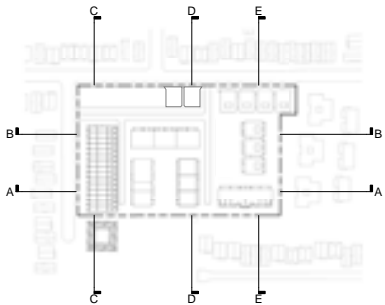
8.12.2 Sections B



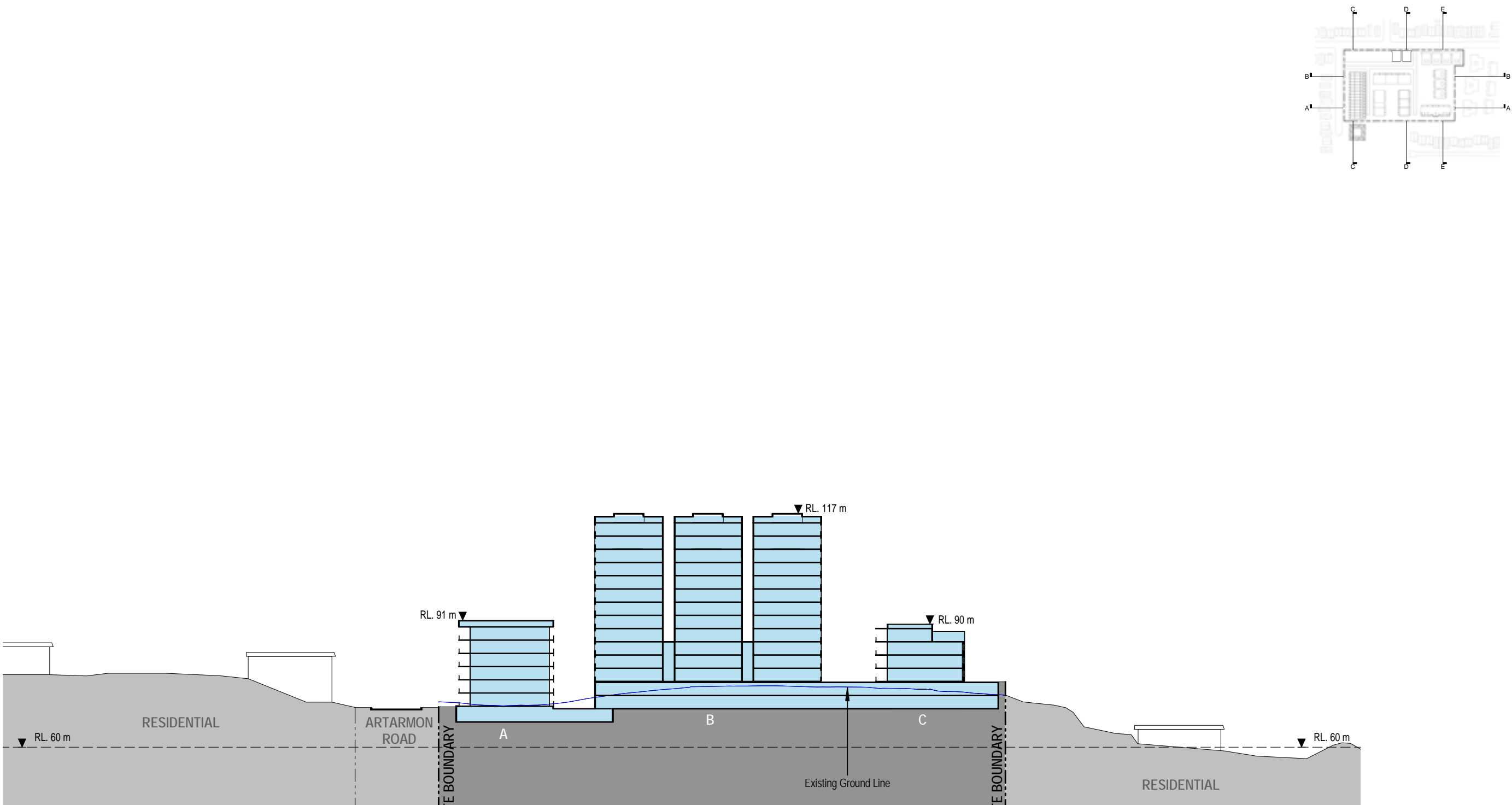
8.12.3 Sections C



8.12.4 Sections D



8.12.4 Sections E



8.13 Massing Model



01 Massing Model of Preferred Option

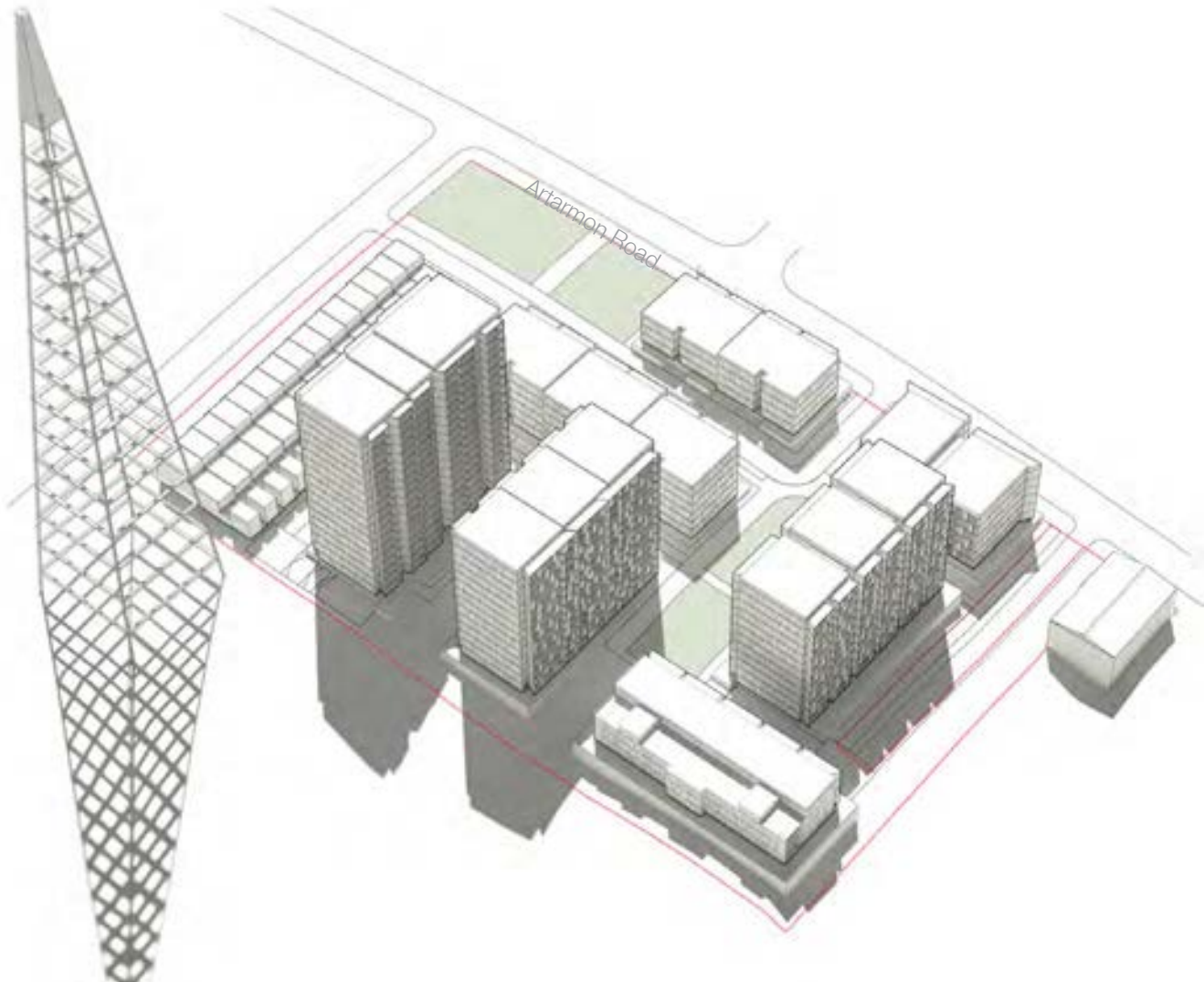


02 Massing Model of Preferred Option

8.13 Massing Model



03 Massing Model of Preferred Option



04 Massing Model of Preferred Option