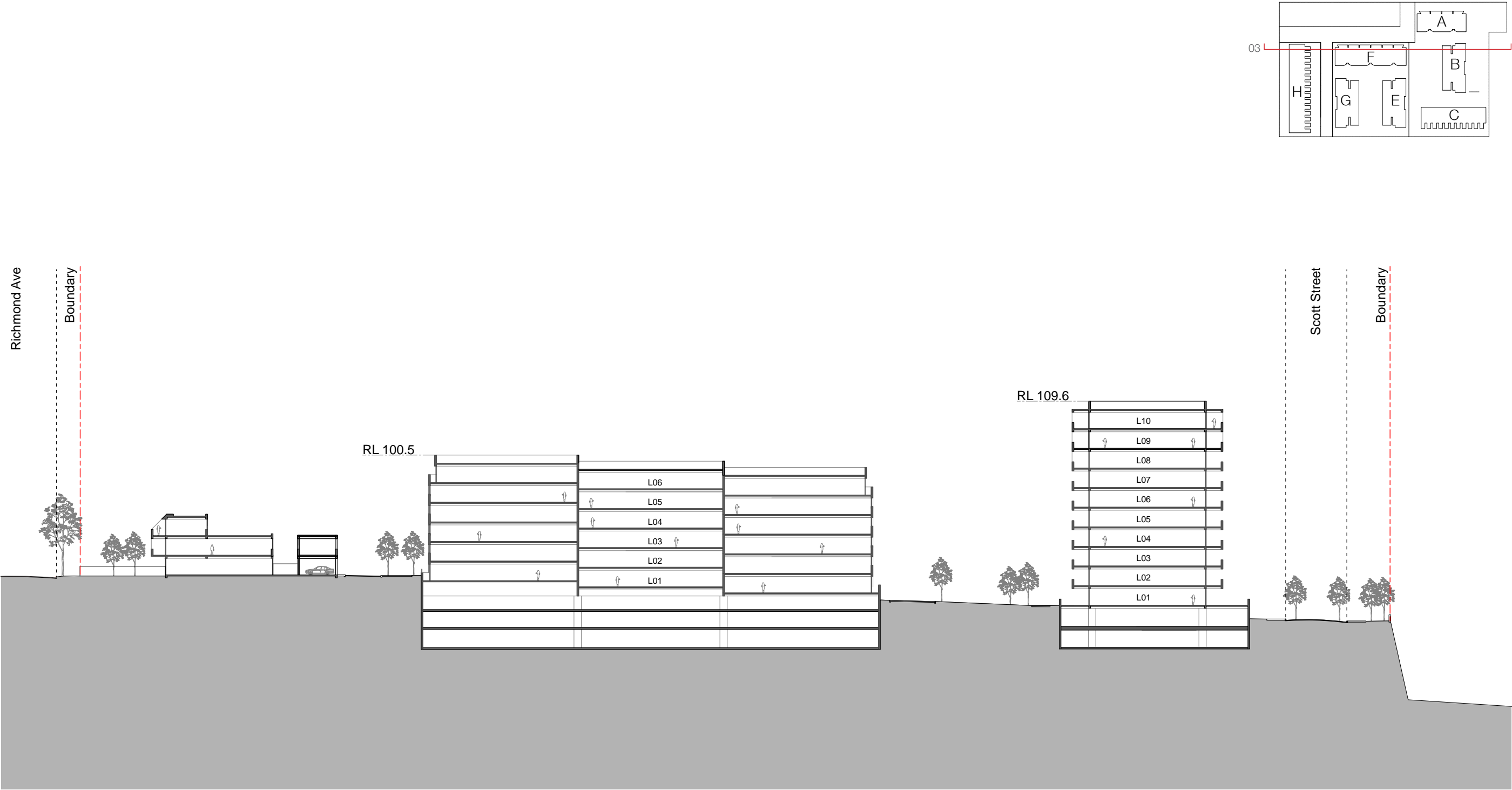
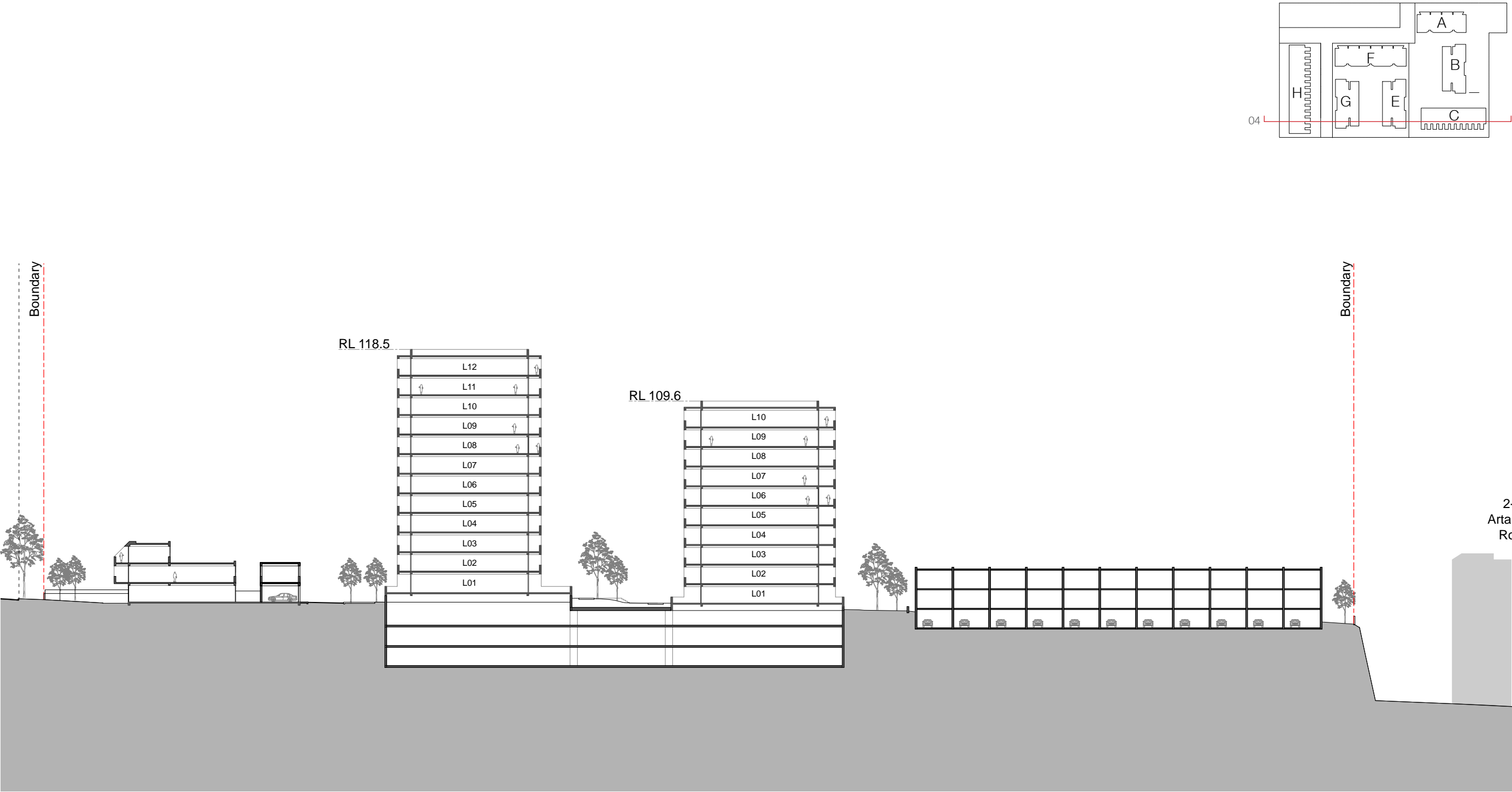


2.6 Site Section - 03



2.6 Site Section - 04



2.7 Schedule of Areas

The schedule of areas on the facing page relates specifically to the Concept Plan and serves to illustrate the site's capacity to deliver 46,500 m² Gross Floor Area (GFA), based on a site area that includes Scott Street, a Floor Space Ratio (FSR) of 1.6:1, and a maximum of 450 dwellings, within the building envelopes and site configuration outlined above.

The PPR is seeking a slight increase in the proposed GFA, FSR and dwelling numbers to those outlined in this section to allow flexibility in the future dwelling mix (1, 2 and 3 bedroom units) and internal configuration of the individual development sites. The planning report by JBA Planning outlines this approach in greater detail.

Further information on the mix, scale and compliance on the development arising from the Concept Plan is provided in the summary table to the right.

Summary of Areas & Figures for Concept Plan:

Site Area	29,900 m ² (3 ha)
Gross Floor Area	46,071 m²
Retained	1,050 m ²
Proposed	47,121 m ²
Floor Space Ratio	1.576:1
Proposed FSR	1.6:1
Public Open Space	4,410 m²
Artarmon Road Park	3,250 m ²
Internal Site Park	1,160 m ²
Dwellings	452
1 bed	161 (36%)
2 bed	201 (44%)
3 bed	113 (20%)
SEPP65 Targets	
Solar Access	81%
Cross Flow	65%
Parking	
Required	588
Proposed	589
Storeys	
Block A	5
Block B	10
Block C	3
Block D	Deleted
Block E	10
Block F	6
Block G	12
Block H	3

2.7 Schedule of Areas

	STAGE 1												STAGE 2												STAGE 3						RETAINED																																																																																																																																																																																																																																																																																																																											
	Building A						Building B						Building C						Building D						Building E						Building F						Building G						Building H						Loft																																																																																																																																																																																																																																																																																																									
	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																																																																																																																																																																																																																																																																																																																
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Level 02	2	6		7	6	875	4	4	2	6	6	930						1274							4	4	2	2	6	930	4	8		11	8	1092	4	4	2	3	6	930						1737																																																																																																																																																																																																																																																																																																										
Level 03	2	6		7	6	815	4	4	2	7	6	930						440							4	4	2	3	6	930	4	8		11	8	1092	4	4	2	7	6	930						600																																																																																																																																																																																																																																																																																																										
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Level 05	2	6		7	3	815	4	4	2	10	6	930													4	4	2	8	6	930	4	8		11	8	1092	4	4	2	8	6	930																																																																																																																																																																																																																																																																																																																
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Dwelling Totals

1B	2B	3B	Solar	C/F
161	201	90	365	293
36%	44%	20%	81%	65%
452				

Area Totals

Retained GFA	1,050
Proposed GFA	46,071
Total GFA	47,121
Site Area	29,900
Floor Space Ratio	1.576

REQUIRED PARKING

	1B	2B	3B	Visitor
Ratio (:1)	1.00	1.00	1.25	4
Apartment No#	161	201	90	452
TOTAL	161	201	113	113
				588

PROVIDED PARKING

	Stage 1	Stage 2	
Basement 01	97	111	208
Basement 02	99	141	240
Basement 03	-	141	141
	196	393	589

Notes:
SOLAR ACCESS - 2hours to Habitable Space, on 22ns June between 9am & 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:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) 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.

3.1 Site Plans - Typical Ground



3.2 Site Plan - Typical Upper



3.3 Site Plan - Basement & Parking

