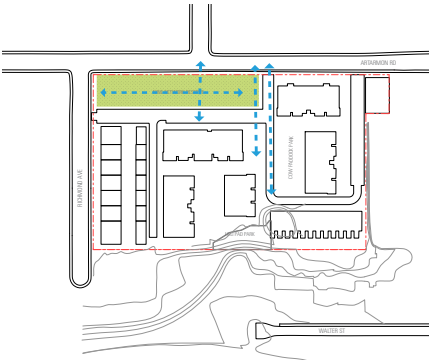
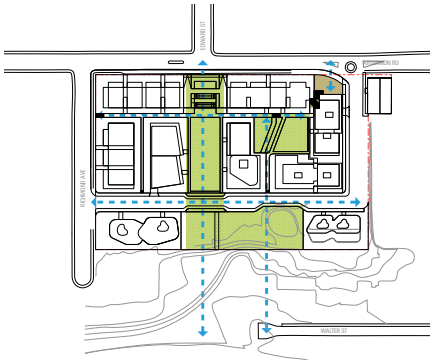
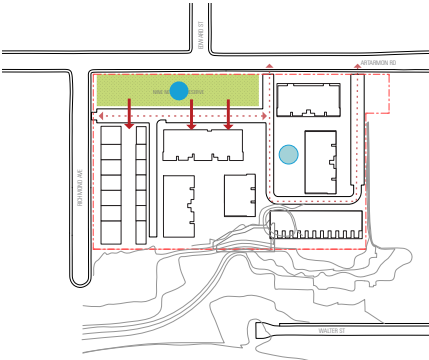
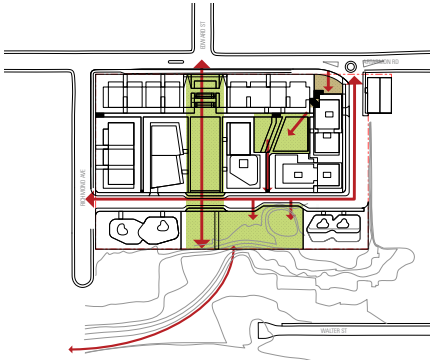
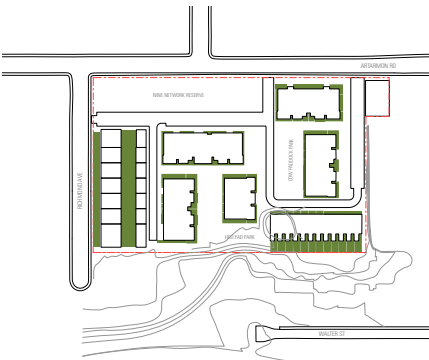
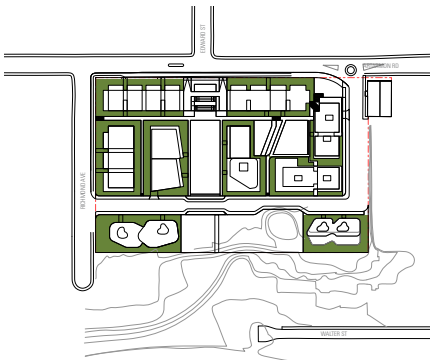
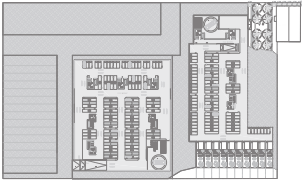
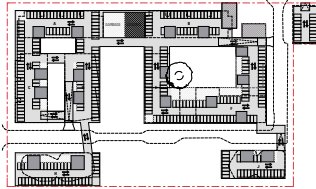
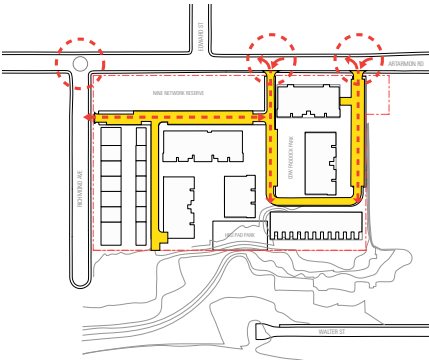
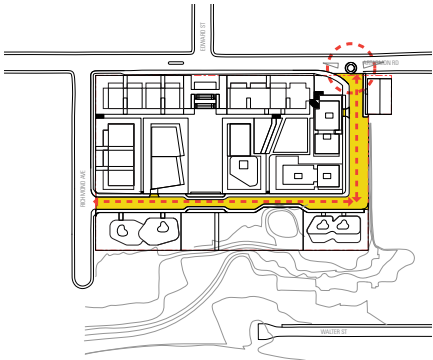
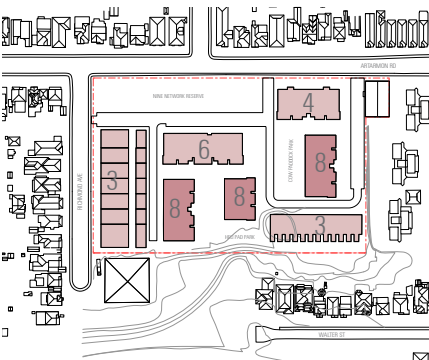
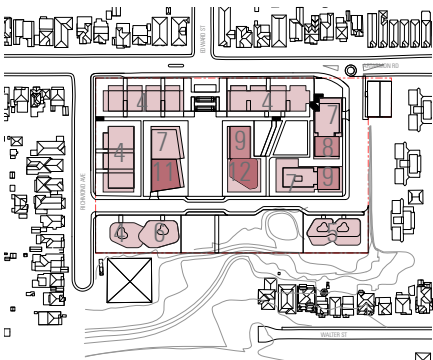
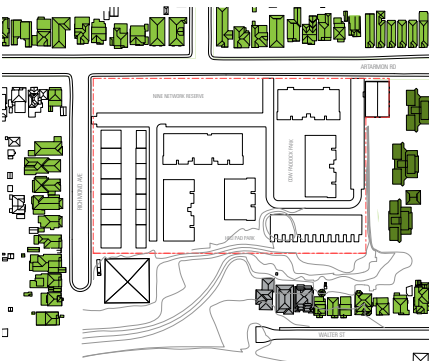
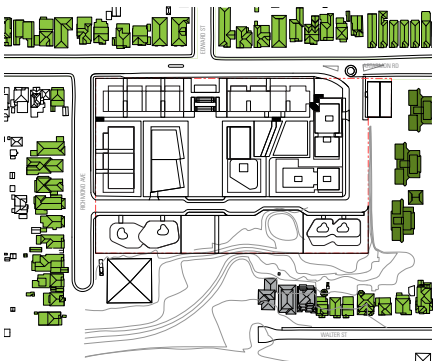
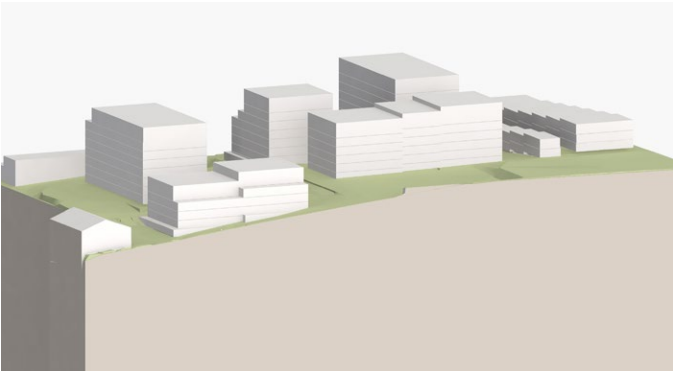
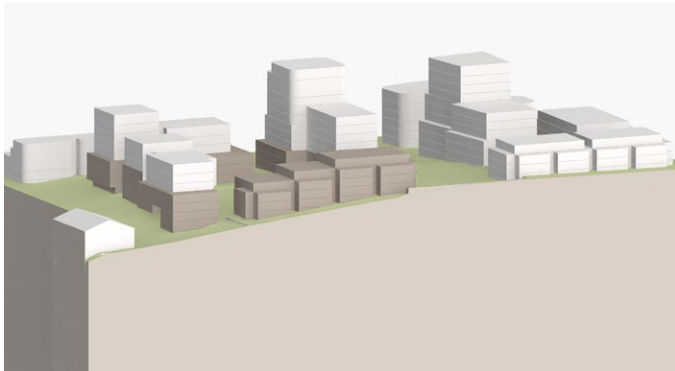
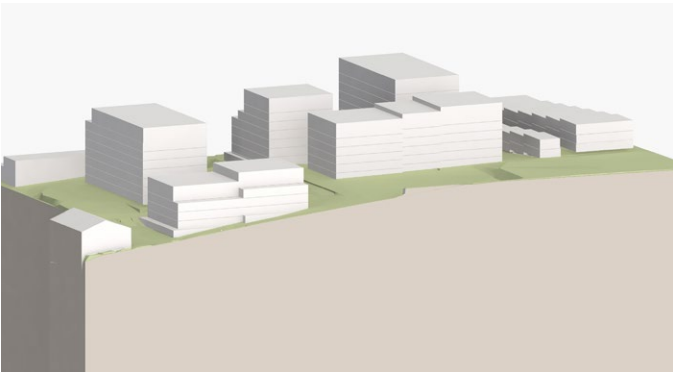
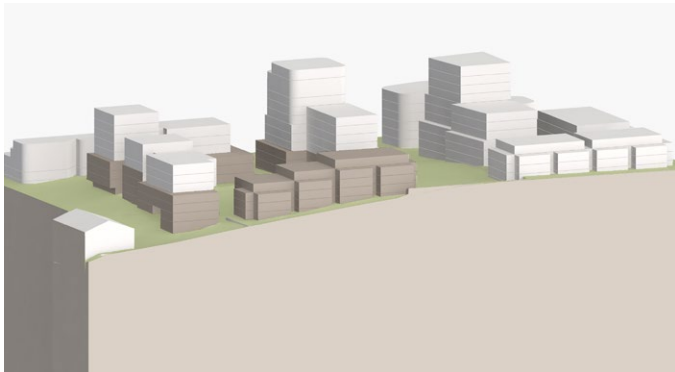
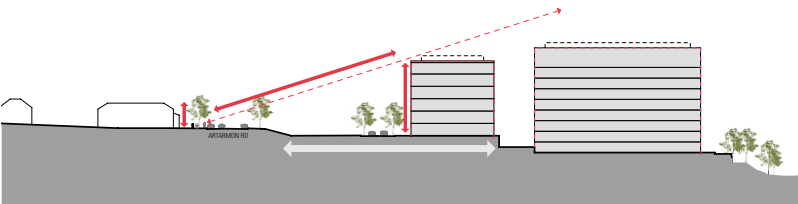
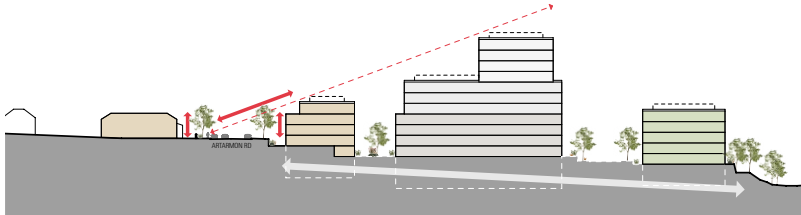


COMPARATIVE CRITERIA	APPROVED SCHEME	PROPOSED SCHEME	STATUS
SIGHT LINES AND VISTAS	 LIMITED VIEW CONNECTIONS	 HIGH PUBLIC AMENITY	 IMPROVED
PUBLIC OPEN SPACE	 3178M² / 10% OF SITE	 8396M² / 26% OF SITE	 172% INCREASE
PRIVATE GARDENS	 3608M² / 12% OF SITE	 5039M² / 17% OF SITE	 44% INCREASE
CAR PARKING (AND DEEP SOIL)	 EXTENSIVE BASEMENT FOOTPRINT	 BASEMENTS UNDER BUILDING FOOTPRINTS 17% DEEP SOIL	 INCREASED

COMPARATIVE CRITERIA	APPROVED SCHEME	PROPOSED SCHEME	STATUS
TRAFFIC IMPACT			 IMPROVED
LEGIBLE STREET	 COMPLEX	 SIMPLIFIED	 IMPROVED
HEIGHTS	 MAX 8 STOREYS	 MAX 12 STOREYS	 INCREASED
SOLAR COMPLIANCE			 COMPLIANT

COMPARATIVE CRITERIA	APPROVED SCHEME	PROPOSED SCHEME	STATUS
VISUAL IMPACT			✓ REDUCED
DENSITY	 400 APARTMENTS	 495 APARTMENTS	↑ INCREASED
VISUAL BULK		 11% REDUCTION	✓ REDUCED
SCALE TRANSITION			✓ IMPROVED

5.26 PUBLIC OPEN SPACE CALCULATIONS

This modification 2 includes a number of design changes to the public open space, in particular the retention of Scott St and providing a stronger through site link to a new public courtyard. This new design provides an increase in public open space of 46%.

This modification 2 has reviewed the correct amount of **approved public open space** in the approved scheme (support by the PAC approval, and Willoughby Council and Department of Planning statements). This clarification demonstrates that the approved amount of public open space was limited to the “Nine Network Reserve” on Artarmon Rd. Comparison figures in public open space and communal open space have also been provided on this basis. Based on these approved areas, the revised scheme offers an increase of public open space in the quantum of 172%.

To clarify, Lot 12 DP 1162597 has been included in the site areas for the approved and proposed modifications, and is included as COMMUNAL open space in all following calculations (approved and proposed schemes). Its location below the aerial did not make it suitable for public open space calculations. However it’s proposed use to connect Walter St Reserve and Richmond Ave makes it suitable for as a walkway, and communal open space. This area and its proposed use is discussed further in Item 2.3 - Walter St Reserve.

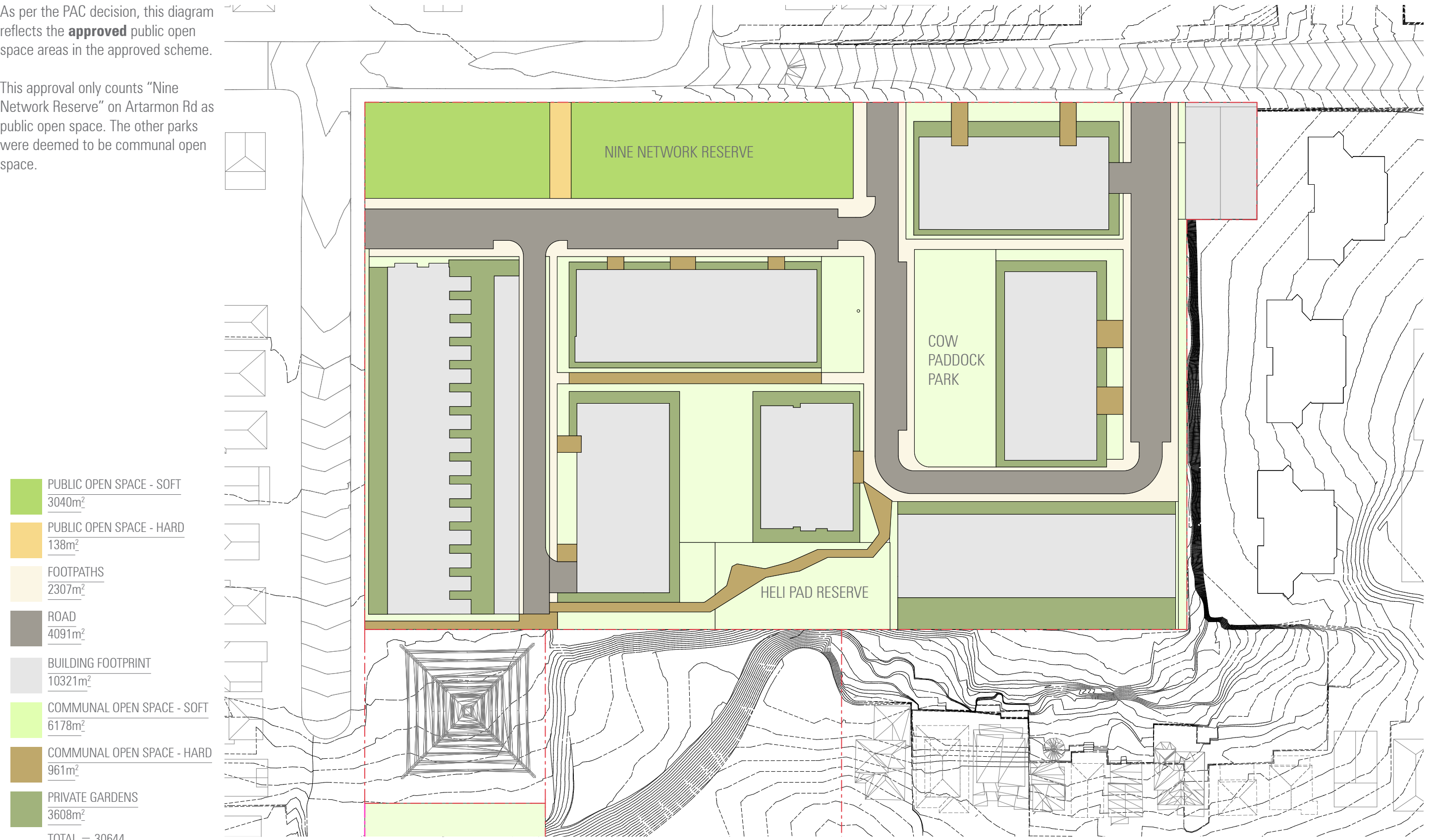
Overall the revised scheme also offers an increase of 3% in soft landscaping compared with the approved scheme.



5.27 CAD CALCULATIONS APPROVED SCHEME AREAS

As per the PAC decision, this diagram reflects the **approved** public open space areas in the approved scheme.

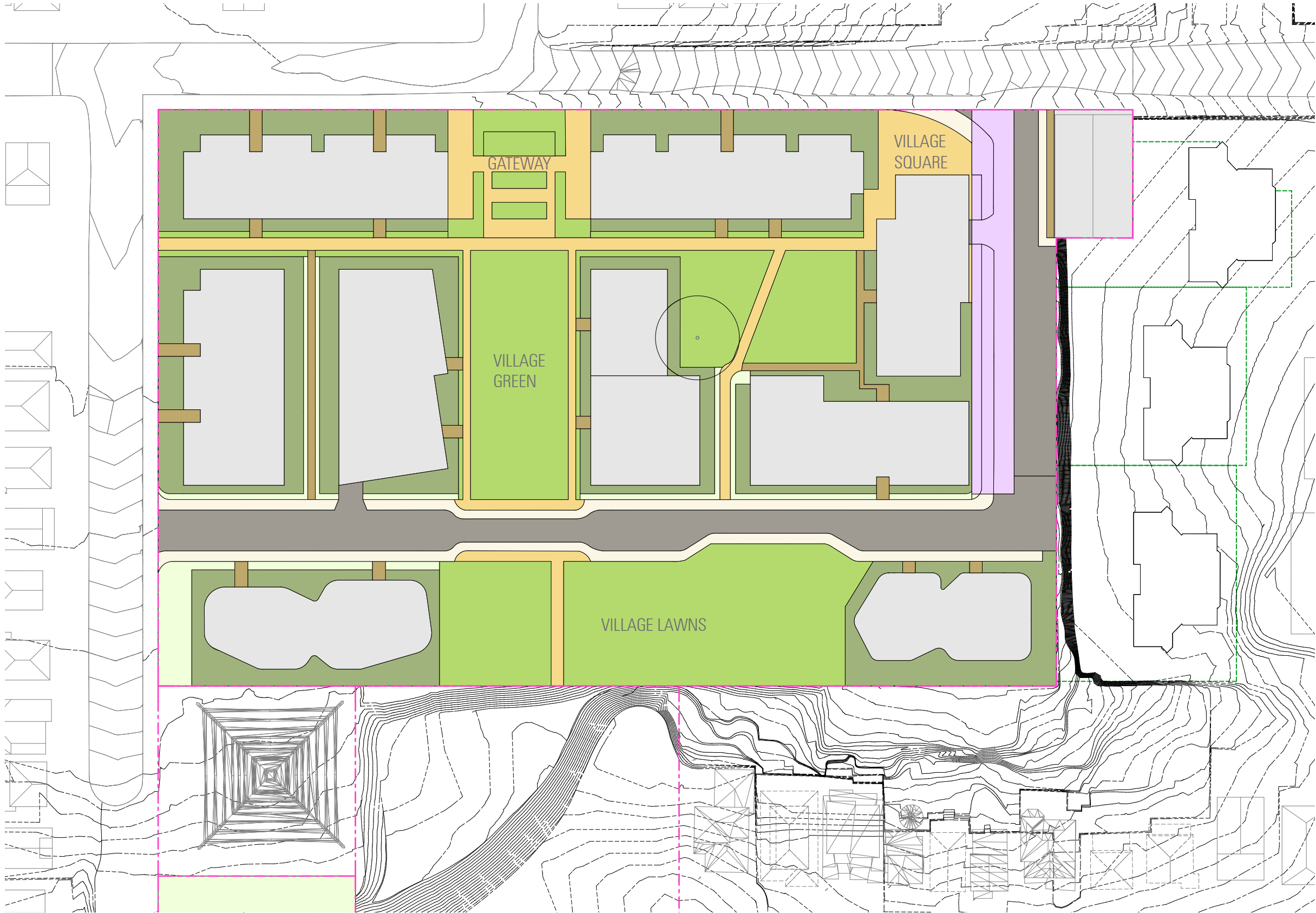
This approval only counts "Nine Network Reserve" on Artarmon Rd as public open space. The other parks were deemed to be communal open space.



5.28 CAD CALCULATIONS
CURRENT MODIFICATION
AREAS

This modification 2 has been amended to exclude any Willoughby Council owned land on Scott St. When compared to the **approved** public open space of the “Nine Network Reserve” this RTS scheme provides an increase of 172% in public open space. It is also worth noting that the proposed soft landscaped areas have increased by 3% compared to the approved scheme. The building footprints has only increased by 68 m².

- Land Owned by Willoughby Council on Scott St (road and road reserve). Not included in the site areas. (919.9m²)
- PUBLIC OPEN SPACE - SOFT 6319m²
- PUBLIC OPEN SPACE - HARD 2077m²
- FOOTPATHS 1122m²
- ROAD 2681m²
- BUILDING FOOTPRINT 10389m²
- COMMUNAL OPEN SPACE - SOFT 1490m²
- COMMUNAL OPEN SPACE - HARD 607m²
- PRIVATE GARDENS 5039m²
- TOTAL = 29724



5.29 AREA SCHEDULE UPDATED

This schedule clarifies the areas from each of the diagrams in one collated table as requested by Willoughby Council.

Approved Scheme - correct approved areas of public open space
Proposed Scheme - new areas for this modification 2

AREA	APPROVED SCHEME	PROPOSED SCHEME (CURRENT MODIFICATION)	PROPOSED VERSE APPROVED	Notes
Site Area m2	30644	29724.1		(30644 if Willoughby Council land on Scott St was included. 29724.1 without council Scott St land)
Public Open Space Soft	3040	6319		Significant increase
Public Open Space Hard	138	2077		Increase due to Village Sq and Through site link
Total Public Open Space	3178	8396		Significant increase
% Total Public Open Space over site area	10%	28%	172%	Significant increase, in excess of apartment increase
Footpath	2307	1122		Reduction with simplified Road.
Roadway	4091	2681		Reduction with simplified Road.
Building Footprint	10321	10389		Minimal increase in building footprint
Communal Open Space Soft	6178	1490		Communal open space made into public open space
Communal Open Space Hard	961	607		Communal open space made into public open space
Total Communal Open Space	7139	2097		Communal open space made into public open space
% Total Communal Open Space over site area	23%	7%	-70%	Communal open space made into public open space
Private Open Space	3608	5039		
% Private Open Space over site area	12%	17%	44%	Significant increase in private open space
Soft Landscaping Comparison (public soft + communal soft + private open space)	12826	12848		
% Soft Landscaping over site area	42%	43%	3%	Increase in soft landscaping areas over site area
Total (Site Area)	30644	29724		

5.30 UPDATED AREA SCHEDULE

AREA SCHEDULE

SITE AREA	29724.1				
	Floor Number	Levels Total	GBA UPDATED Total	GFA Total	NSA Total
Commerical					
Total	1	to 1 1	1550	1317	1251
Total			1550	1317	1251
95.0%					
Building A					
Levels	0	to 4 4 to street	5091	4072	3625
Total			5091	4072	3625
89.0%					
Building B					
Levels	0	to 4 max 5 to street	5646	4517	4020
Total			5646	4517	4020
89.0%					
Building C					
Levels	0	to 4 4 to street	5080	4064	3617
Total			5080	4064	3617
89.0%					
Building D					
Levels	0	to 11 11	9508	7131	6061
Total			9508	7131	6061
85.0%					
Building E					
Levels	0	to 12 12 to park	10570	7927	6738
Total			10570	7927	6738
85.0%					
Building F					
Levels	0	to 9 9 south	7068	5301	4506
Total			7068	5301	4506
85.0%					
Building G					
Levels	-1	to 6 7 to plaza	5415	4061	3452
Total			5415	4061	3452
85.0%					
Building H					
Levels	0	to 6 4 to street	4958	3719	3161
Total			4958	3719	3161
85.0%					
Building J					
Levels	1	to 5 5	3300	2475	2104
Total			3300	2475	2104
85.0%					
TOTAL Residential			56636	43268	37284
TOTAL GRAND			58186	44585	38535
Reduction From Submission					
			RESULT	1.5 :1	

*GBA AND TYPICAL GFA DIAGRAMS CAN BE FOUND IN THE ARCHITECTURAL DRAWING SET

SEPP65 COMPLIANCE - SOLAR AND CROSS VENTILATION

BUILDING	COMPLYING SOLAR	NON COMPLYING SOLAR	SOUTH FACING	CROSS VENT
TOTAL A	31	10	10	26
	75.61%		24.39%	63.41%
TOTAL B	36	12	10	29
	75.00%		20.83%	60.42%
TOTAL C	28	11	3	25
	71.79%		7.69%	64.10%
TOTAL D	66	17	7	51
	79.52%		8.43%	61.45%
TOTAL E	74	17	8	63
	81.32%		8.79%	69.23%
TOTAL F	46	18	12	41
	71.88%		18.75%	64.06%
TOTAL G	39	9	0	29
	81.25%		0.00%	60.42%
TOTAL H	42	8	10	30
	84.00%		20.00%	60.00%
TOTAL J	22	9	8	23
	70.97%		25.81%	74.19%
495 Apartments Total				
TOTAL ALL	384	111	68	317
Compliance	77.58%		13.74%	64.04%





06 PERSPECTIVE IMAGES



6.1 VIEW 1 - EXTENDING EDWARD STREET

Artists Impression - Indicative only