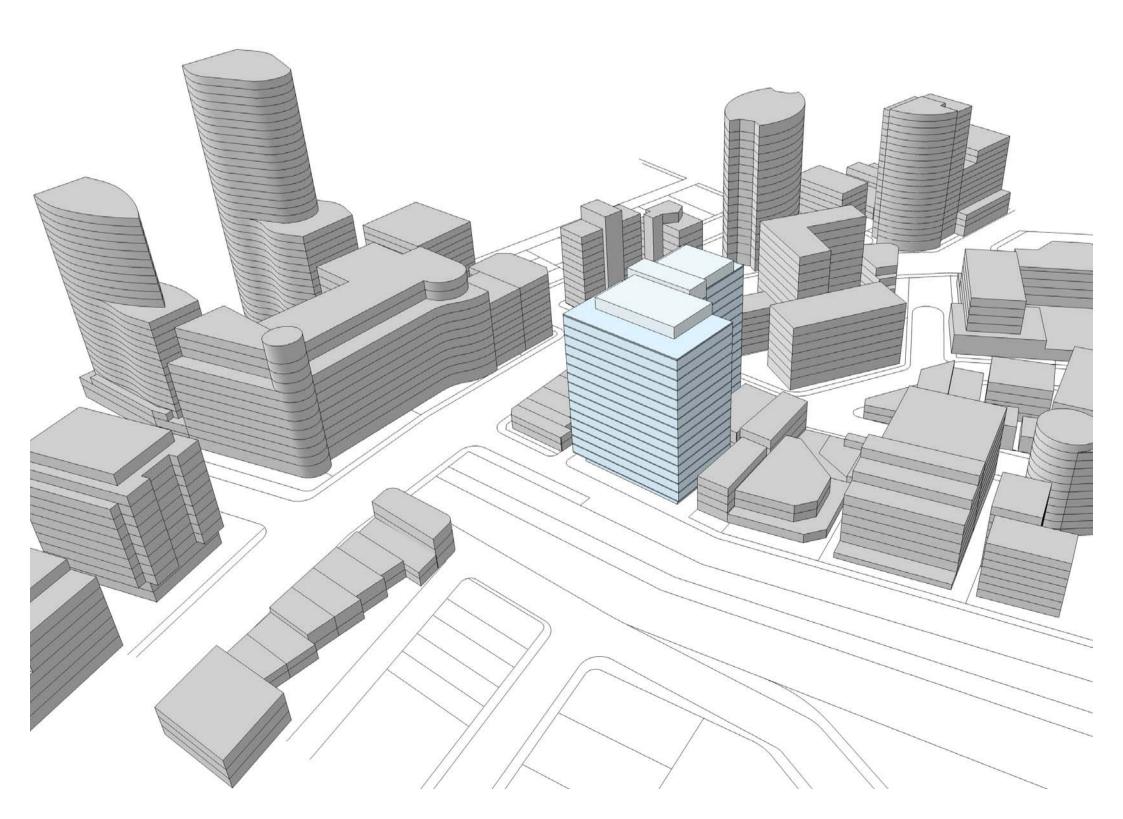


88 Christie Street, St Leonards - Winten Property Group Preliminary Environmental Assessment Report- October 2009





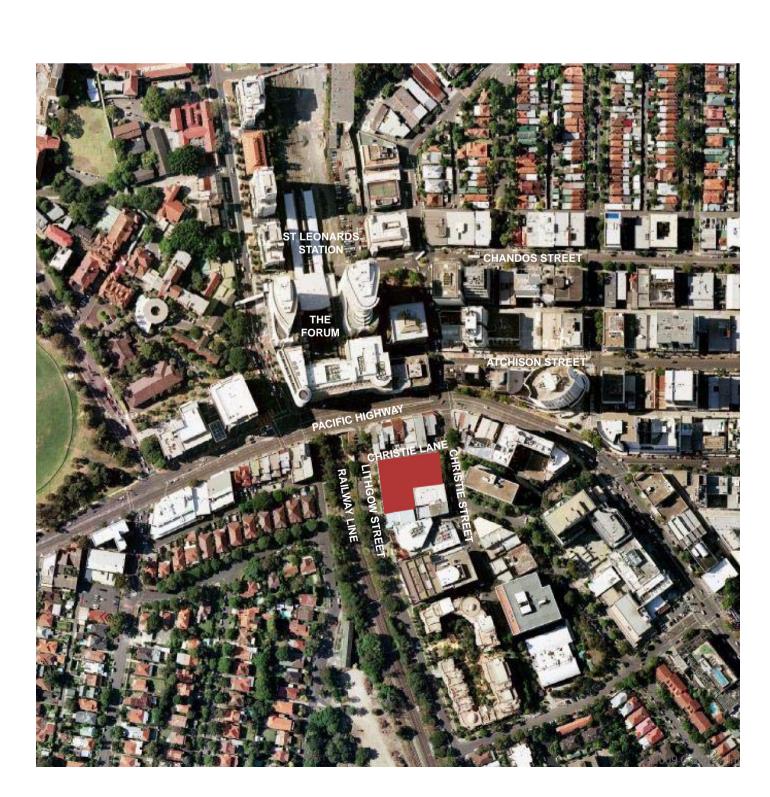


Winten Property Group

S11025 October 2009

Location Plan





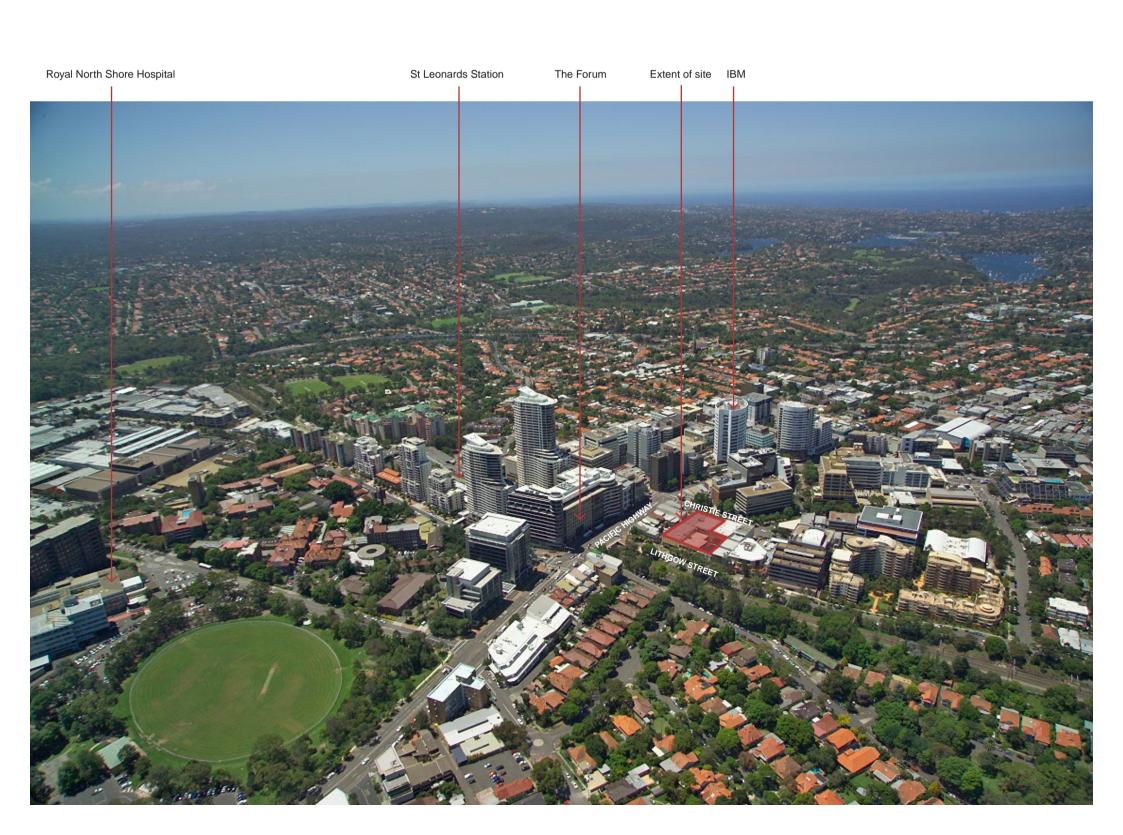




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Aerial Photograph



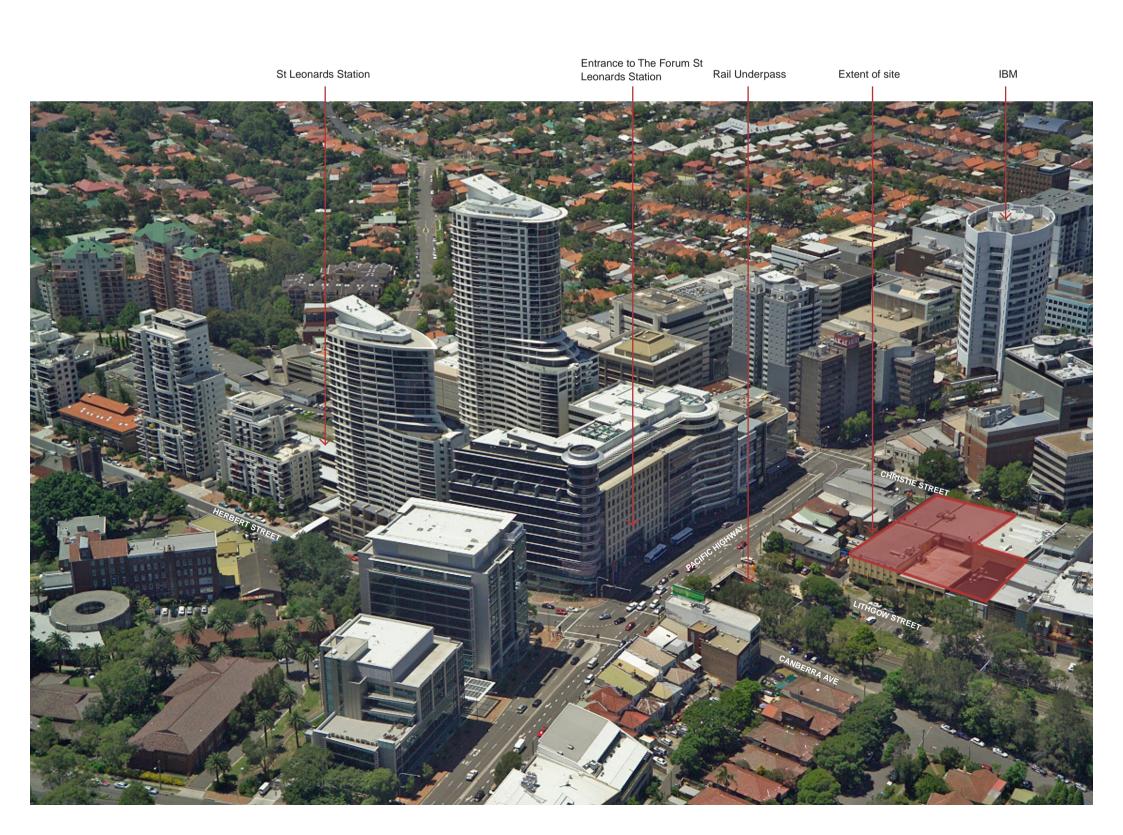




Winten Property Group

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Aerial Photograph







Winten Property Group

S11025 October 2009

Existing Site Photos





Lithgow Street

Extent of Site: 75 - 79 Lithgow St

WINTEN PROPERTY GROUP

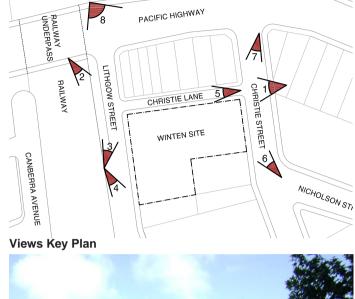


88 Christie Street, St Leonards

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Existing Site Photos





View 1: Christie St / Christie Lane



View 4: Lithgow St





View 5: Christie Lane





View 6: Christie St



View 7: Christie St



View 8: From Pacific Highway

88 Christie Street, St Leonards Winten Property Group

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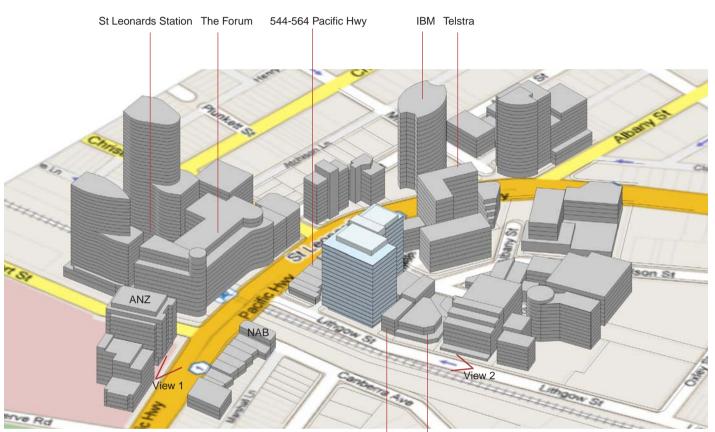
Proposed Scheme

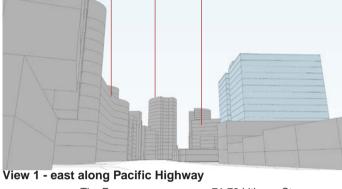
WINTEN PROPERTY GROUP

Legend

Existing Buildings

Proposed Buildings on Winten Site





Telstra

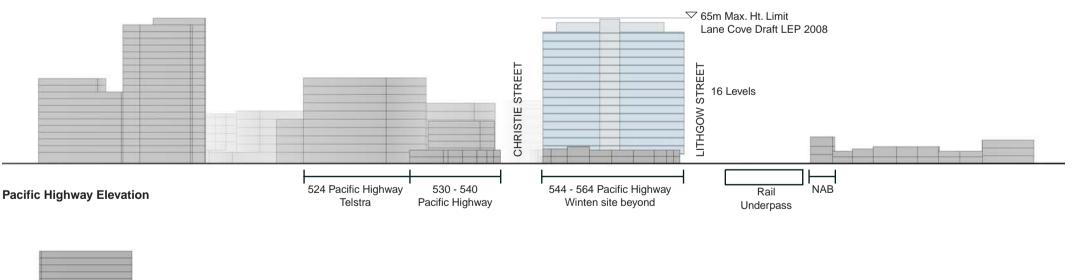
The Forum IBM

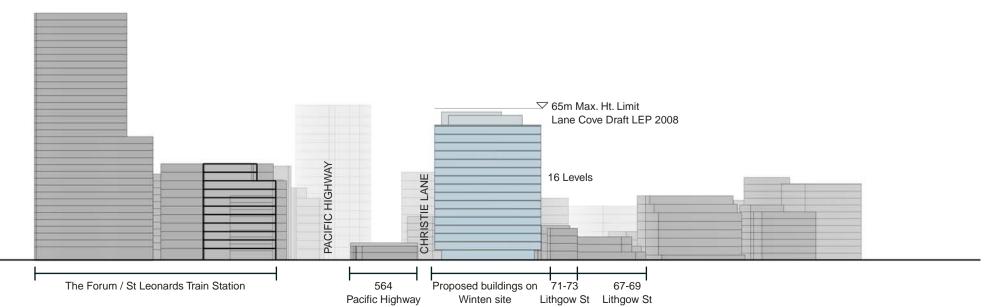
The Forum 71-73 Lithgow St

Aerial view looking north-east

71-73 Lithgow St 67-69 Lithgow St

View 2 - north along Lithgow Street







88 Christie Street, St Leonards

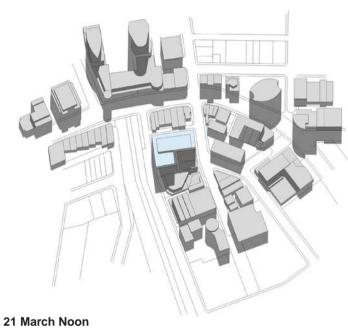
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Shadow Diagrams Proposed massing

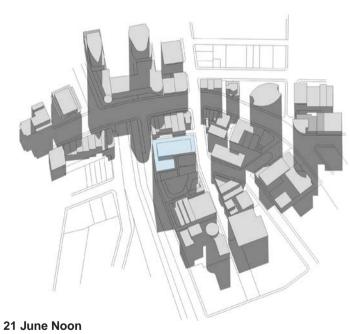




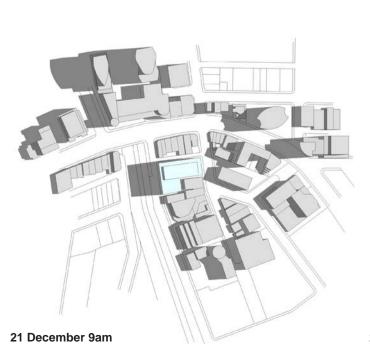


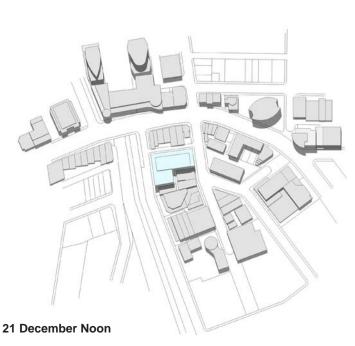
















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Site Plan 1:1000 FSR Analysis



> The attached table analyses the potential maximum FSR for the Winten site using Council's Draft LEP assumptions.

	Site 1
Site Area (sqm)	2,594
FSR (max allowable to Draft LEP)	14:1
GFA (max allowable to Draft LEP)	36,316
Building Height (max allowable to Draft LEP)	65m
Achievable no. floors @ complying height (assume 3.75m floor to floor, 4.5m ground floor, 4.5m plant)	16
GBA typ floor	2,220
GFA typ floor (assume 96% of GBA)	2,131
Total achievable GFA	34,099
Total achievable FSR	13.1
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