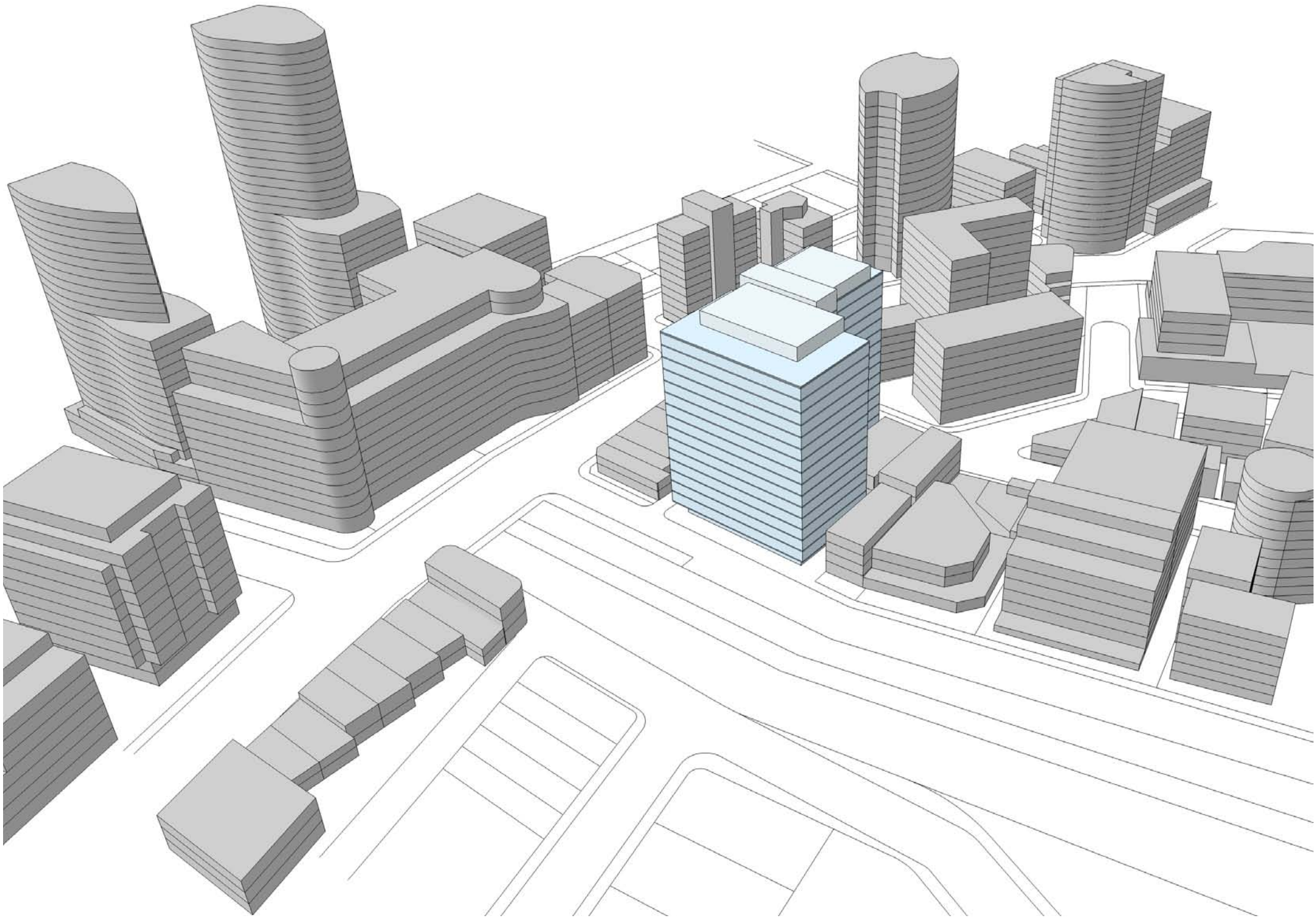
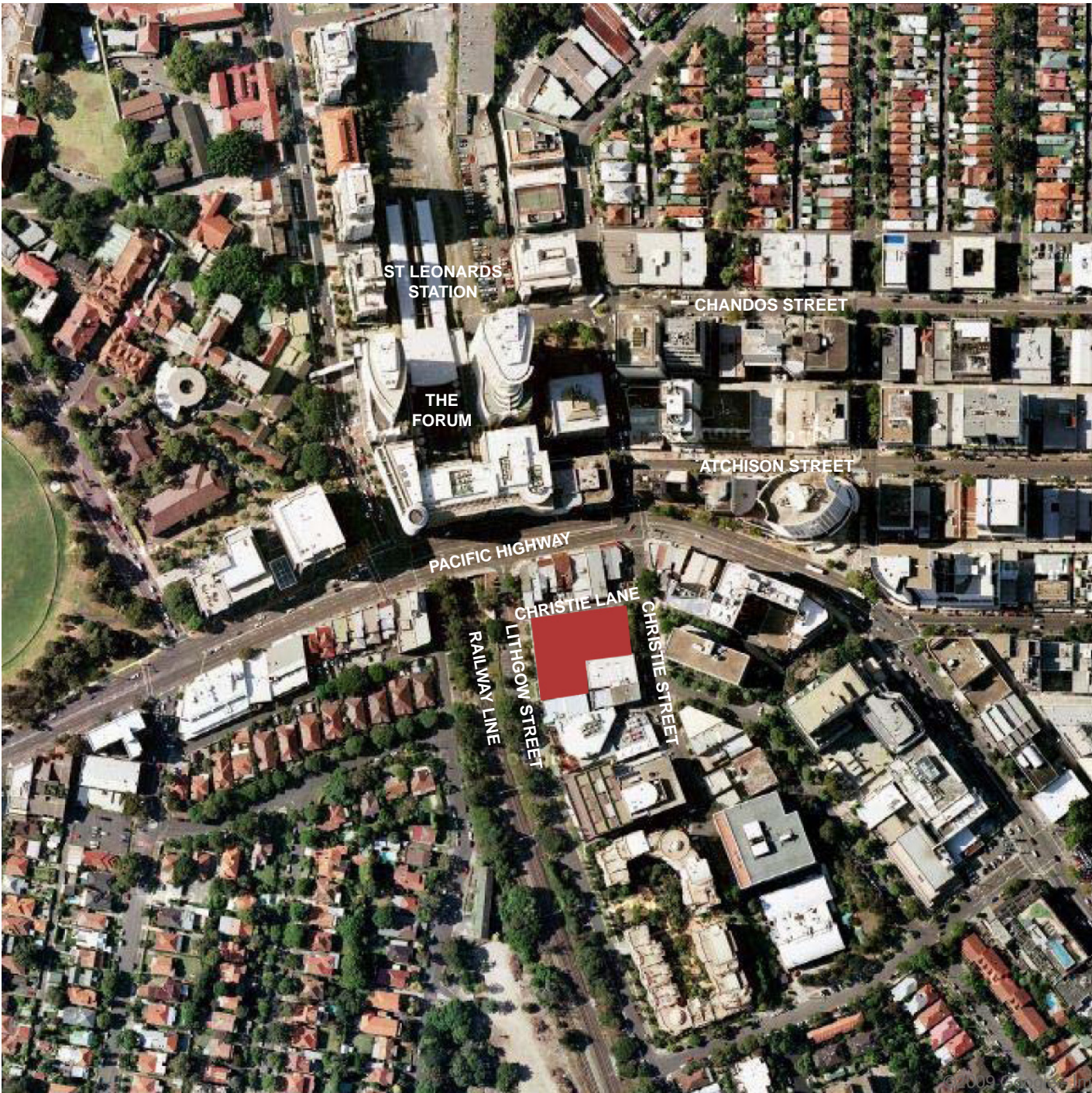


88 Christie Street, St Leonards - Winten Property Group

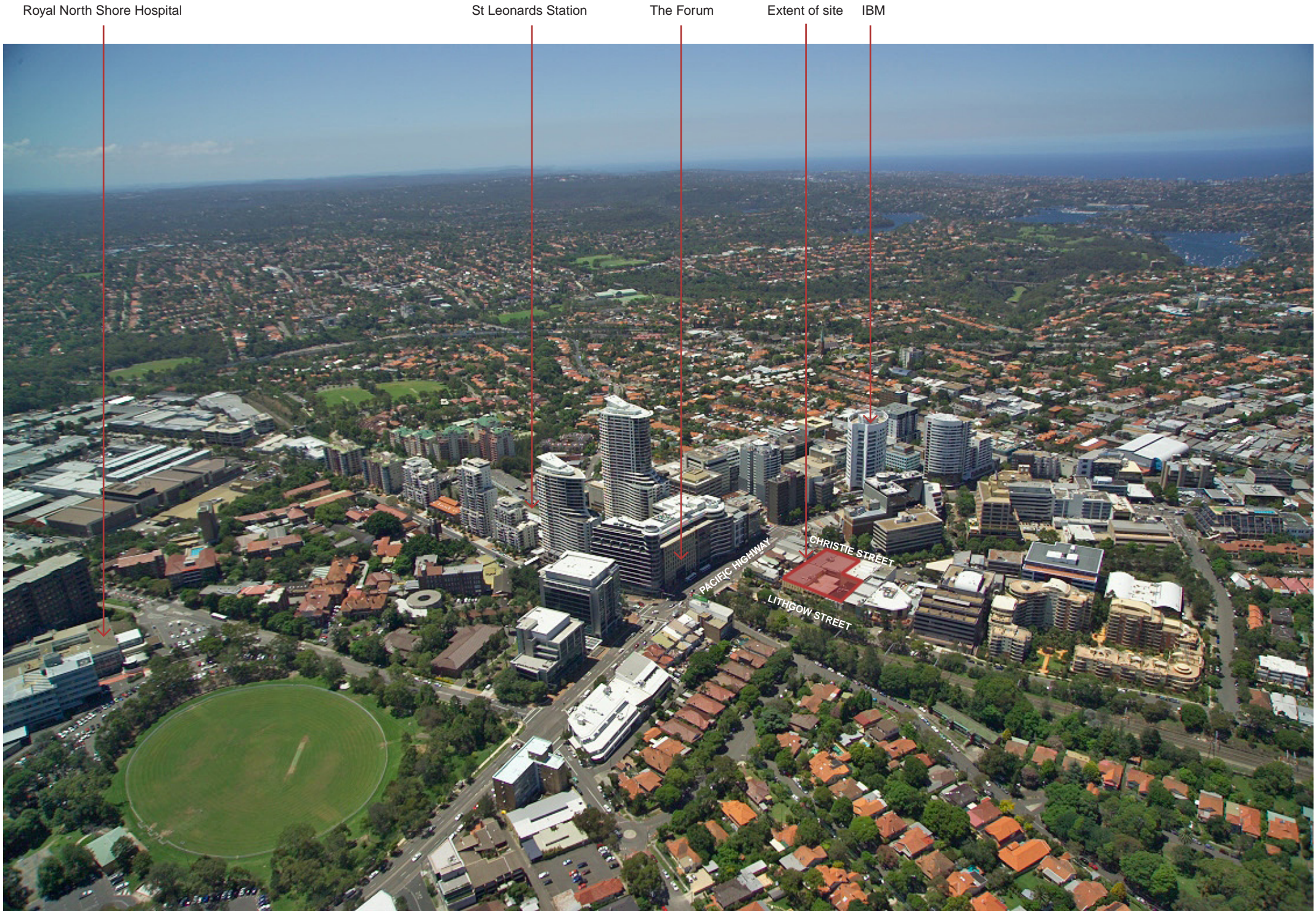
Preliminary Environmental Assessment Report- October 2009

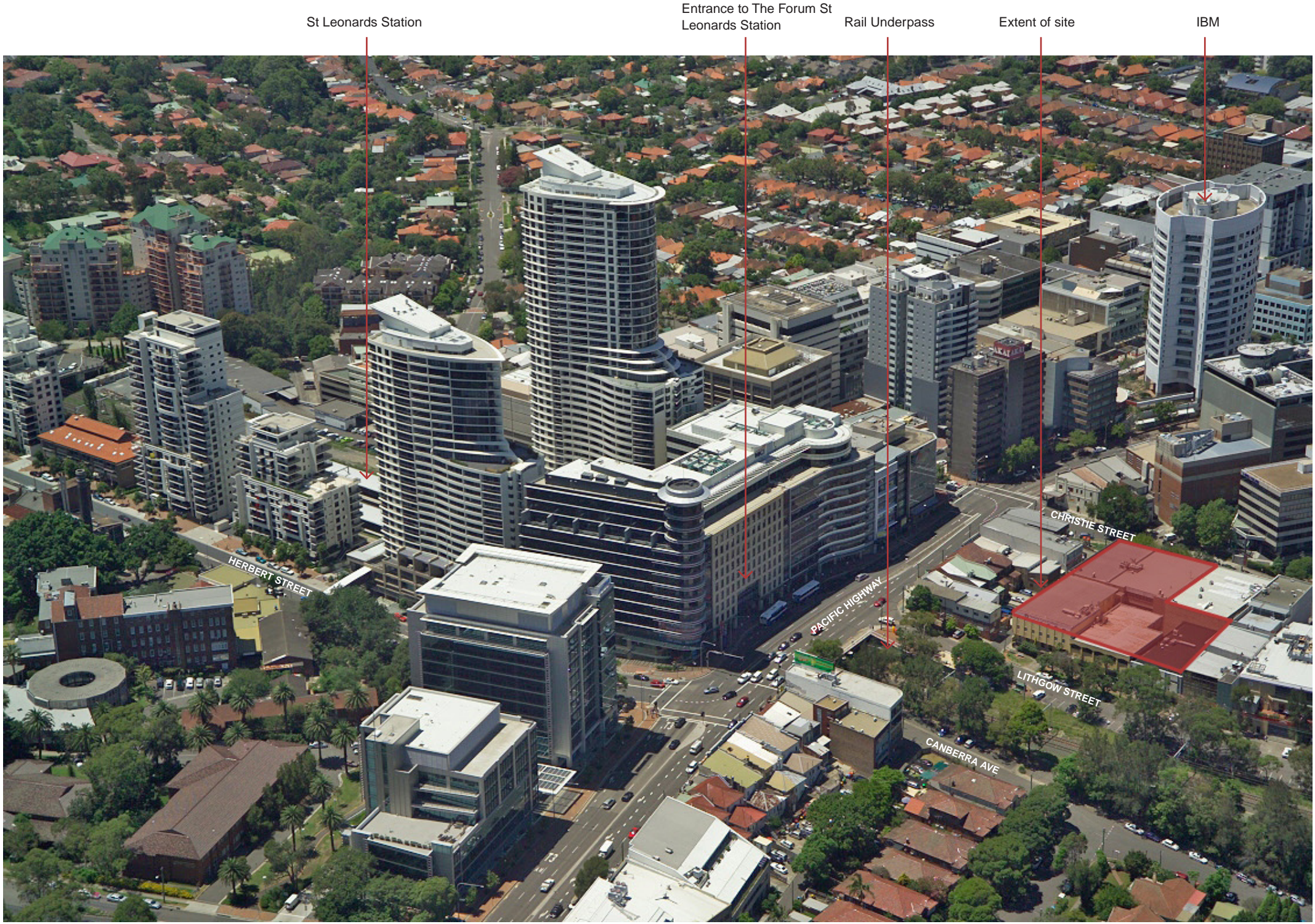




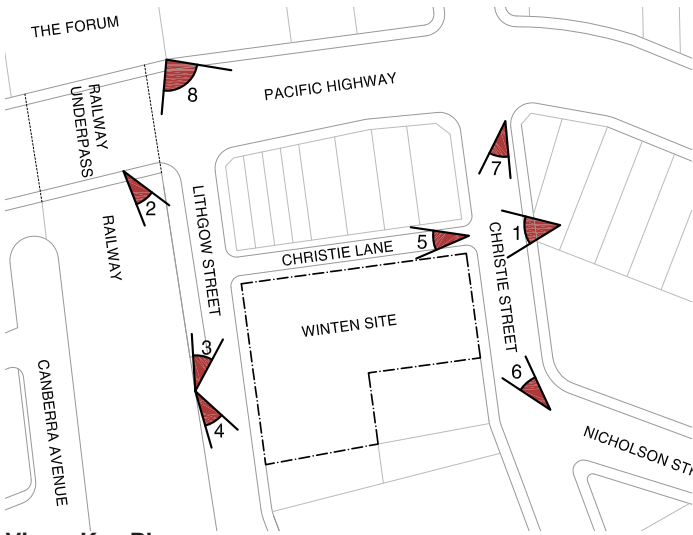


Aerial Photograph









Views Key Plan



View 1: Christie St / Christie Lane



View 2: Lithgow St



View 3: Lithgow St



View 4: Lithgow St



View 5: Christie Lane



View 6: Christie St



View 7: Christie St

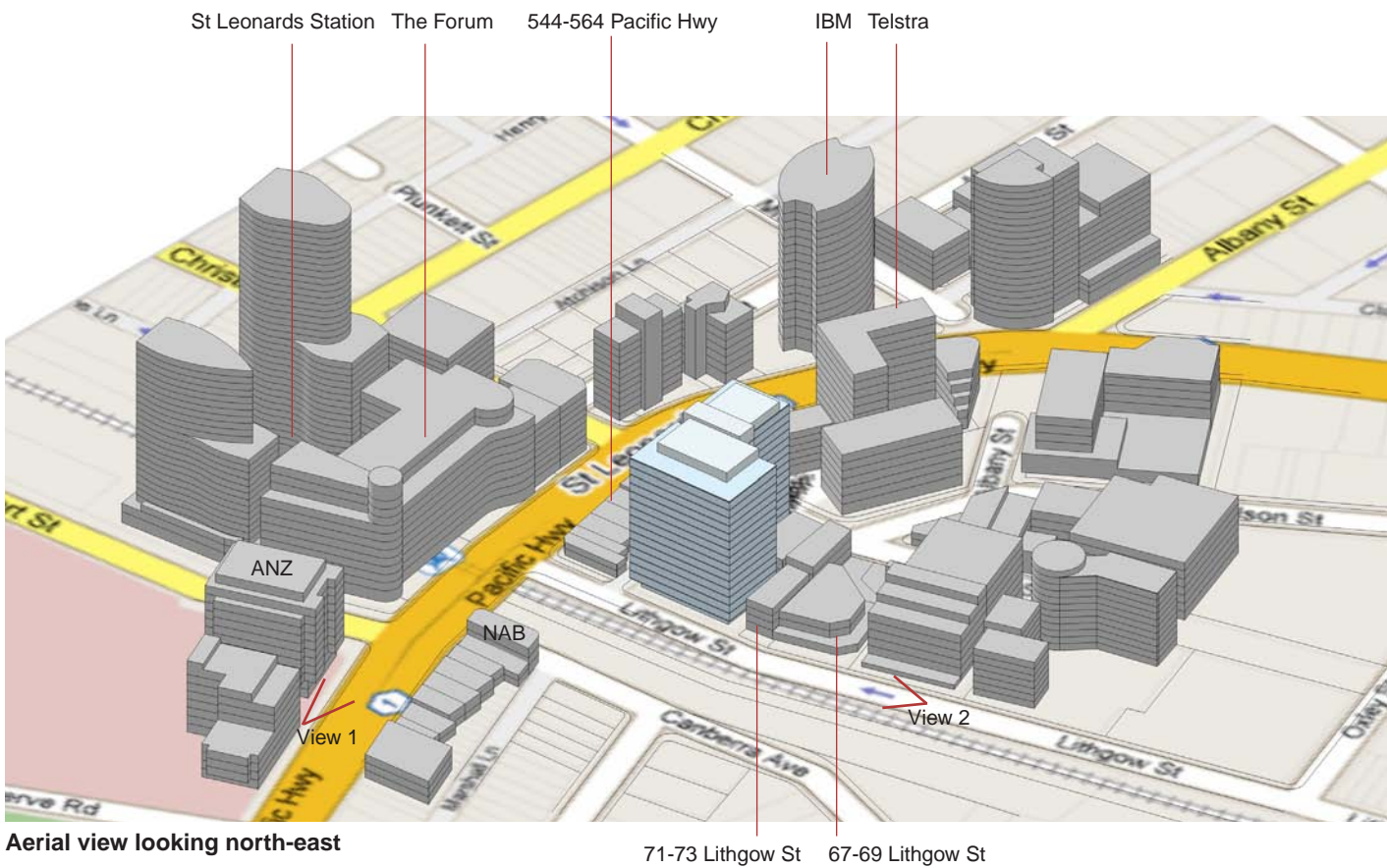


View 8: From Pacific Highway

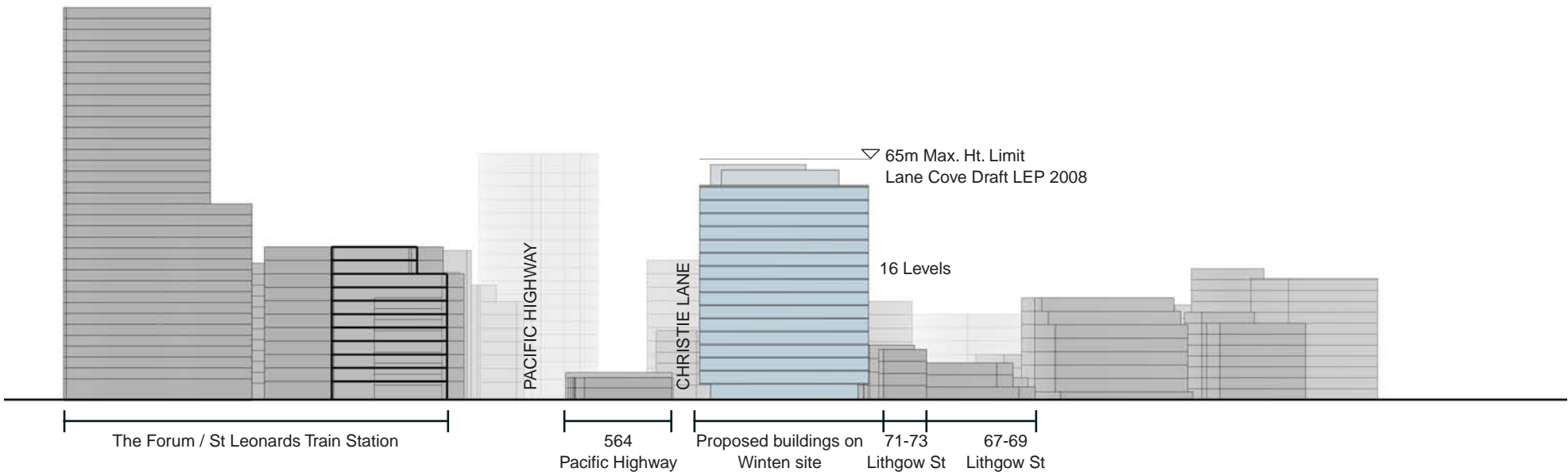
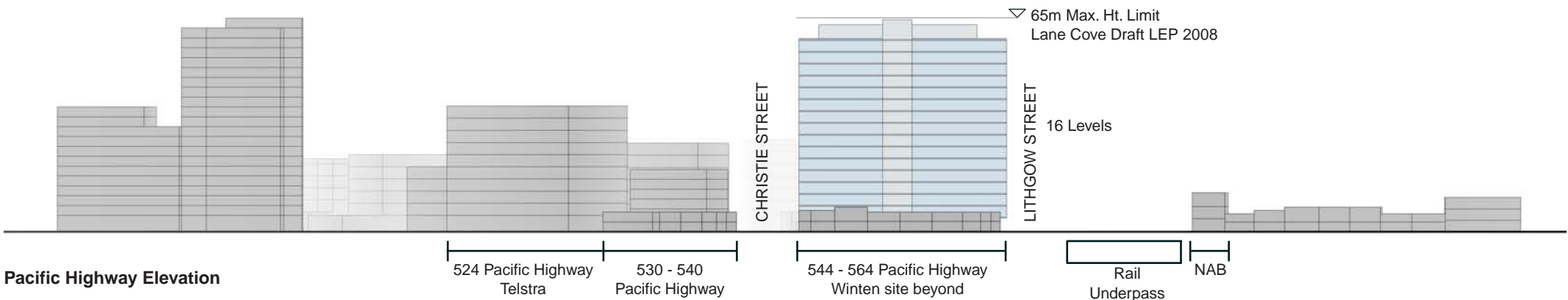
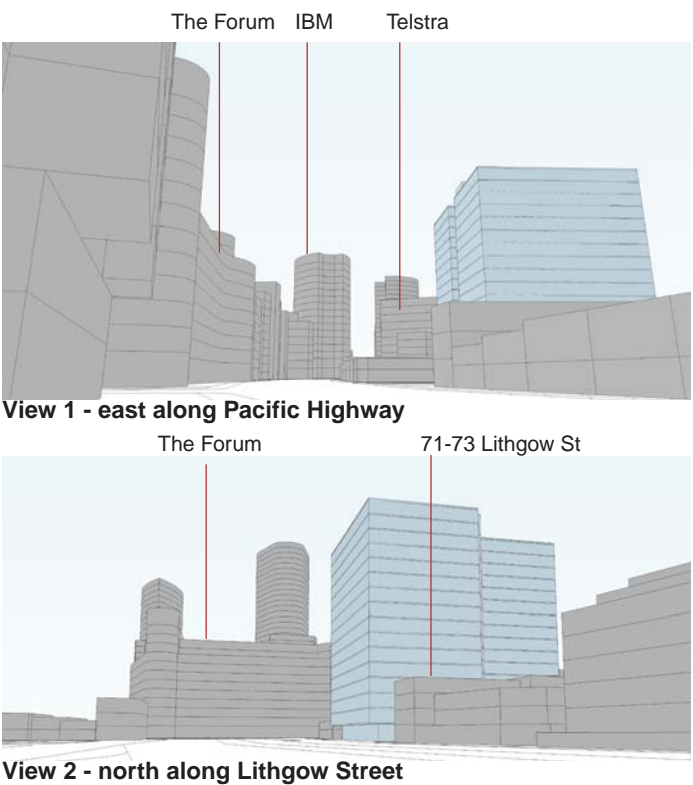


- Legend
- Existing Buildings

Proposed Buildings on Winten Site

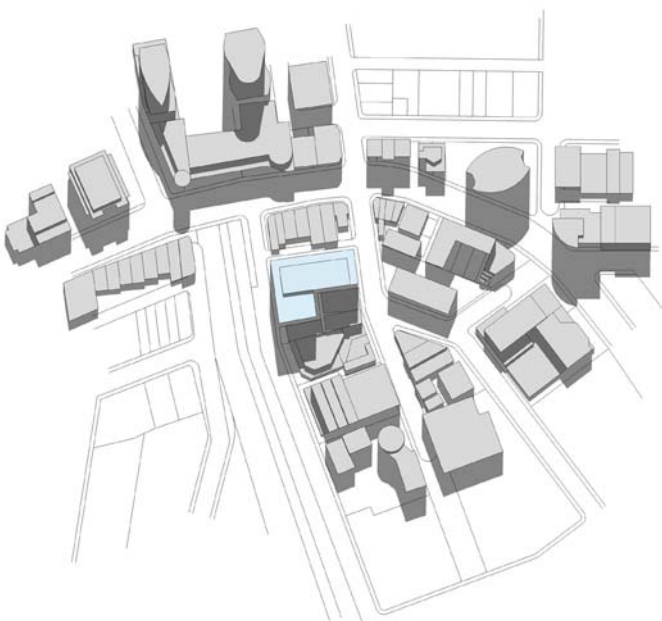


Aerial view looking north-east





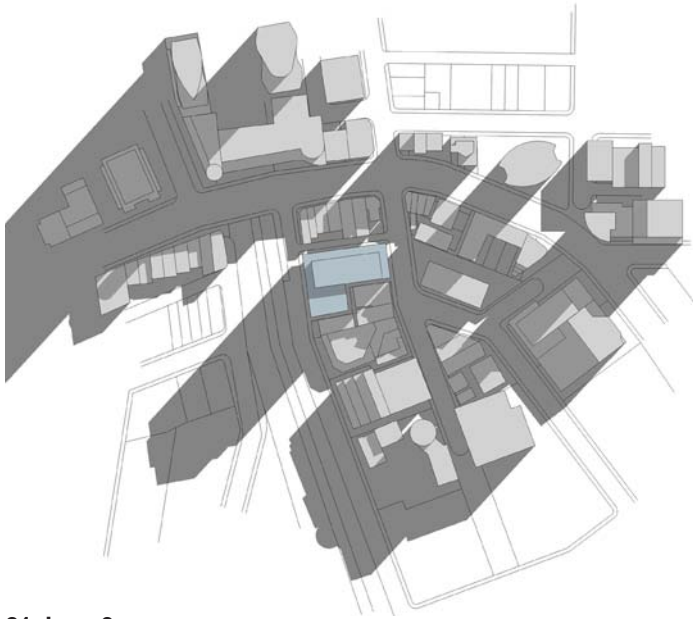
21 March 9am



21 March Noon



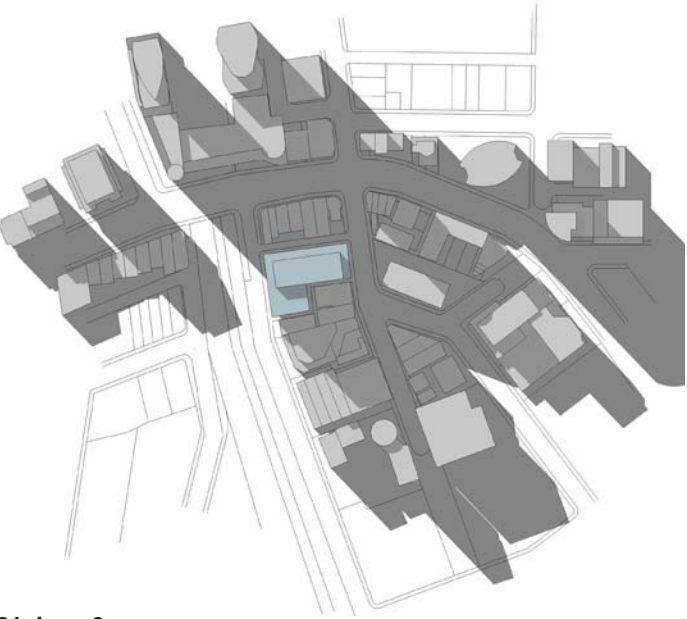
21 March 3pm



21 June 9am



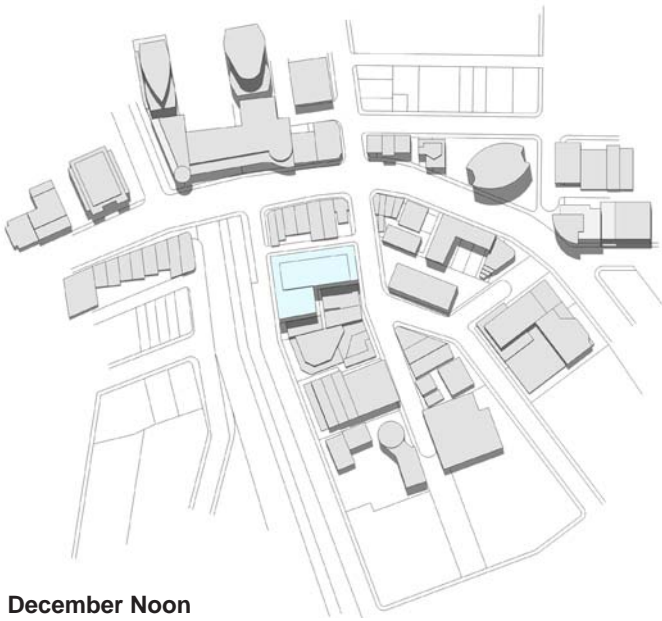
21 June Noon



21 June 3pm



21 December 9am



21 December Noon



21 December 3pm



> 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

