

# appendices

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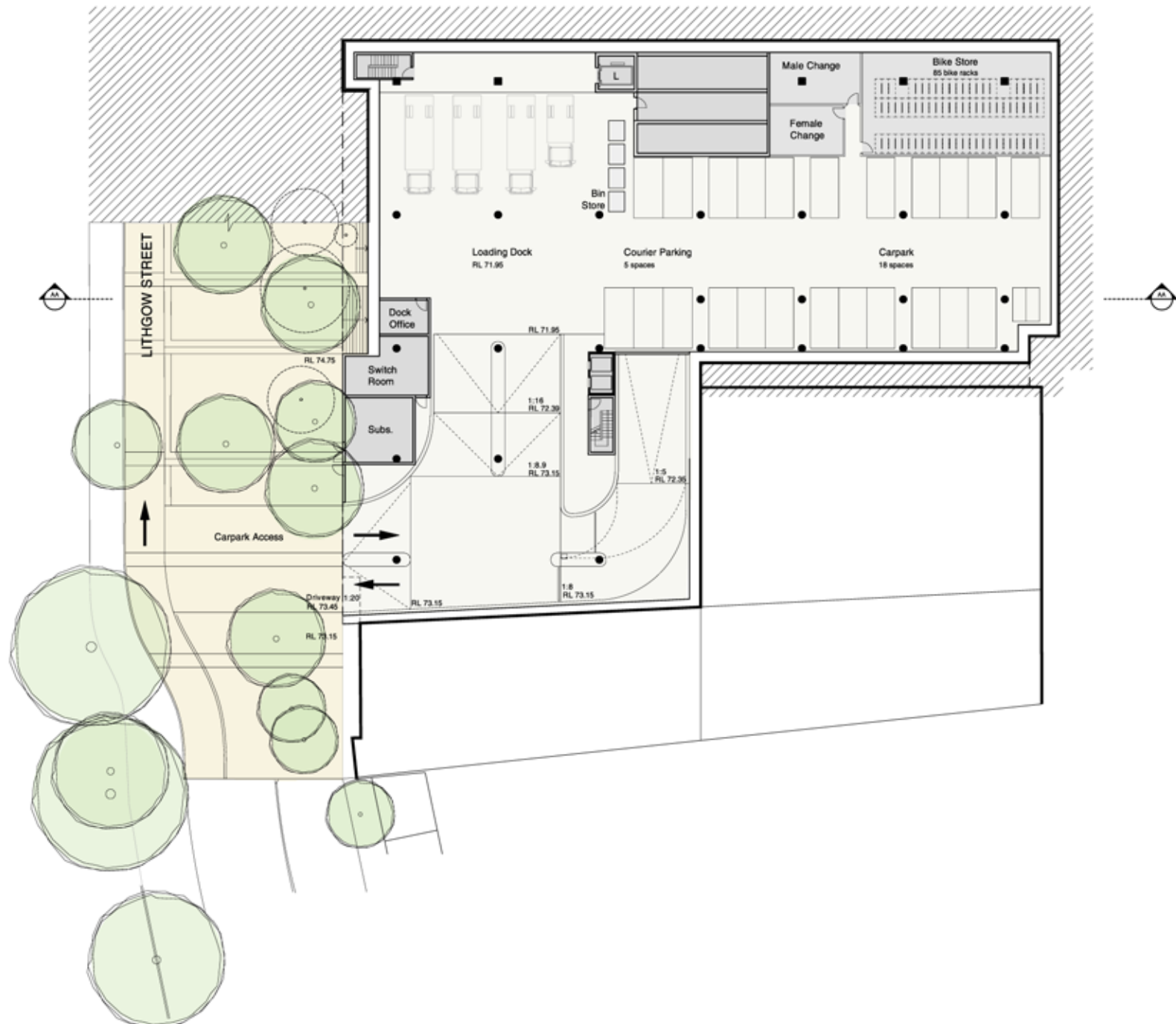
**S11025**  
**June 2010**

**PA02-001 Basement B01**  
**Scale 1:500**

### Legend



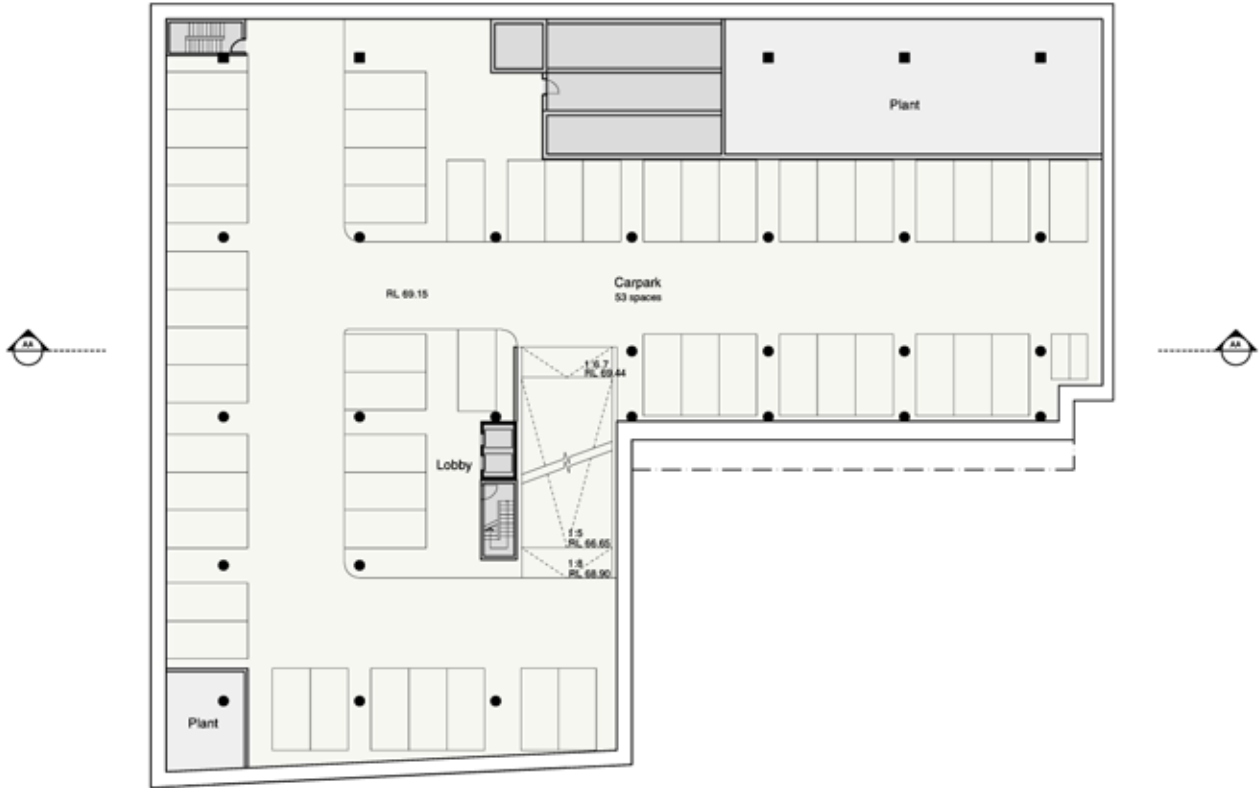
Street trees to be removed






S11025  
June 2010

PA02-002 Basement Typical  
Scale 1:500

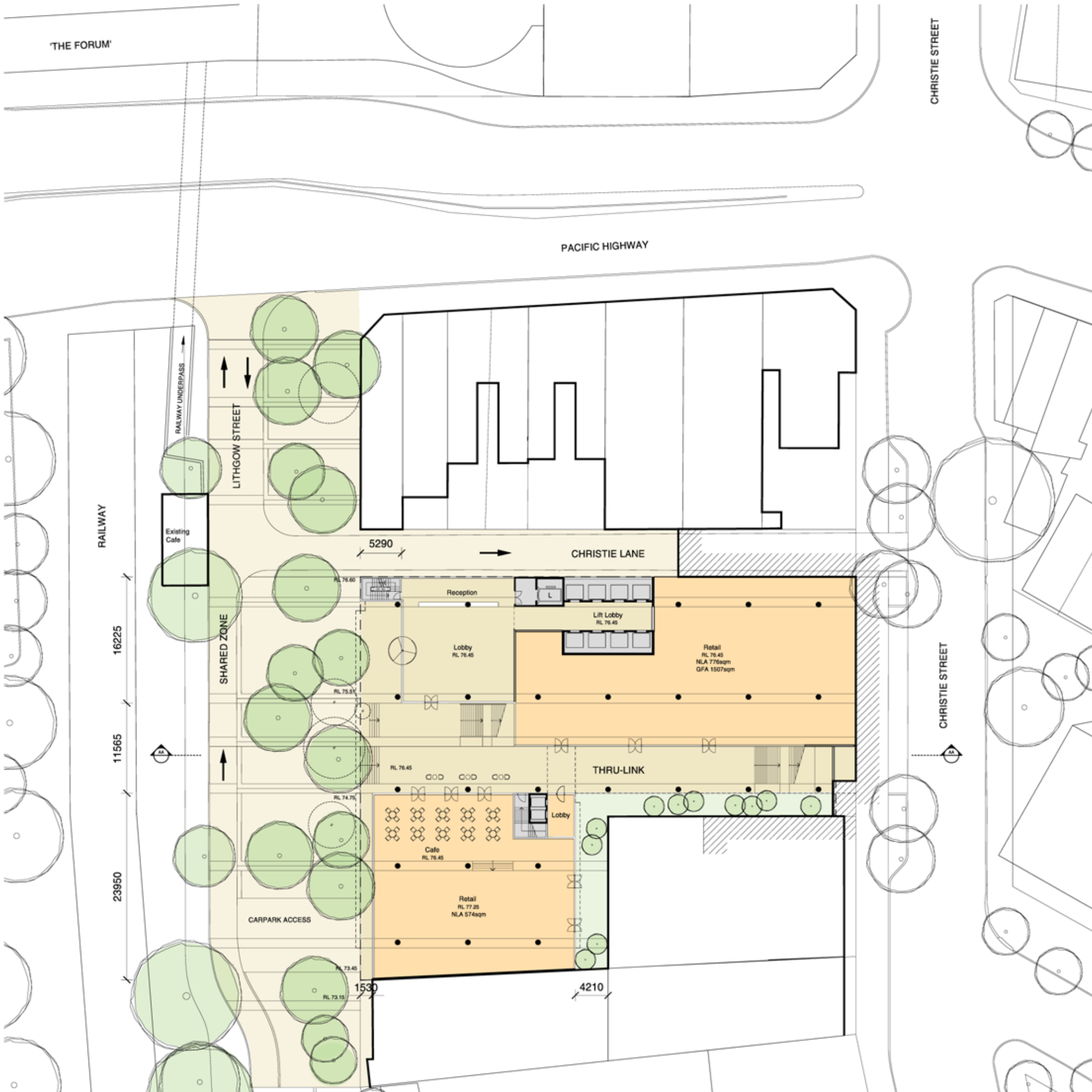




Legend




Street trees to be removed

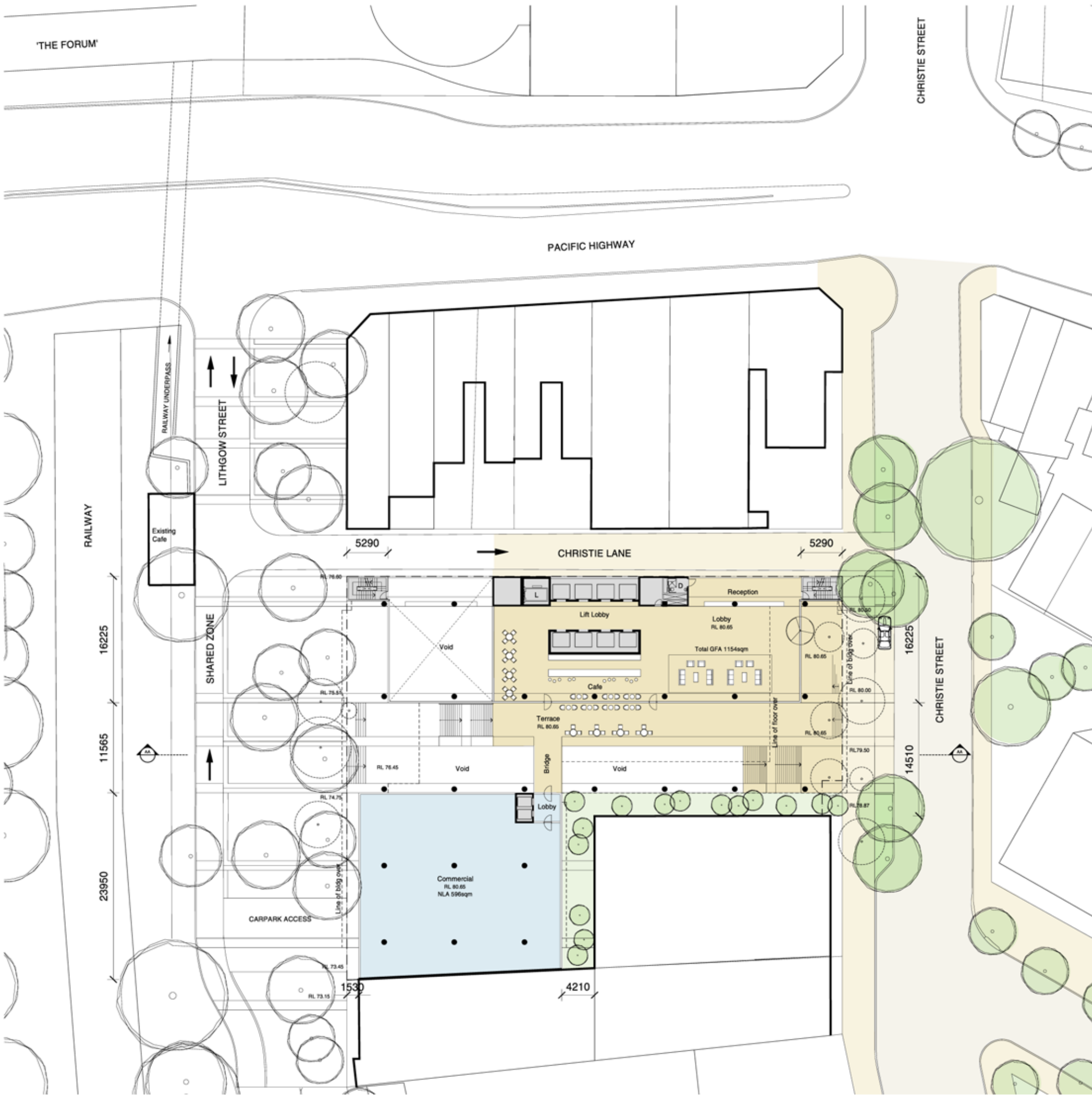




Legend



Street trees to be removed



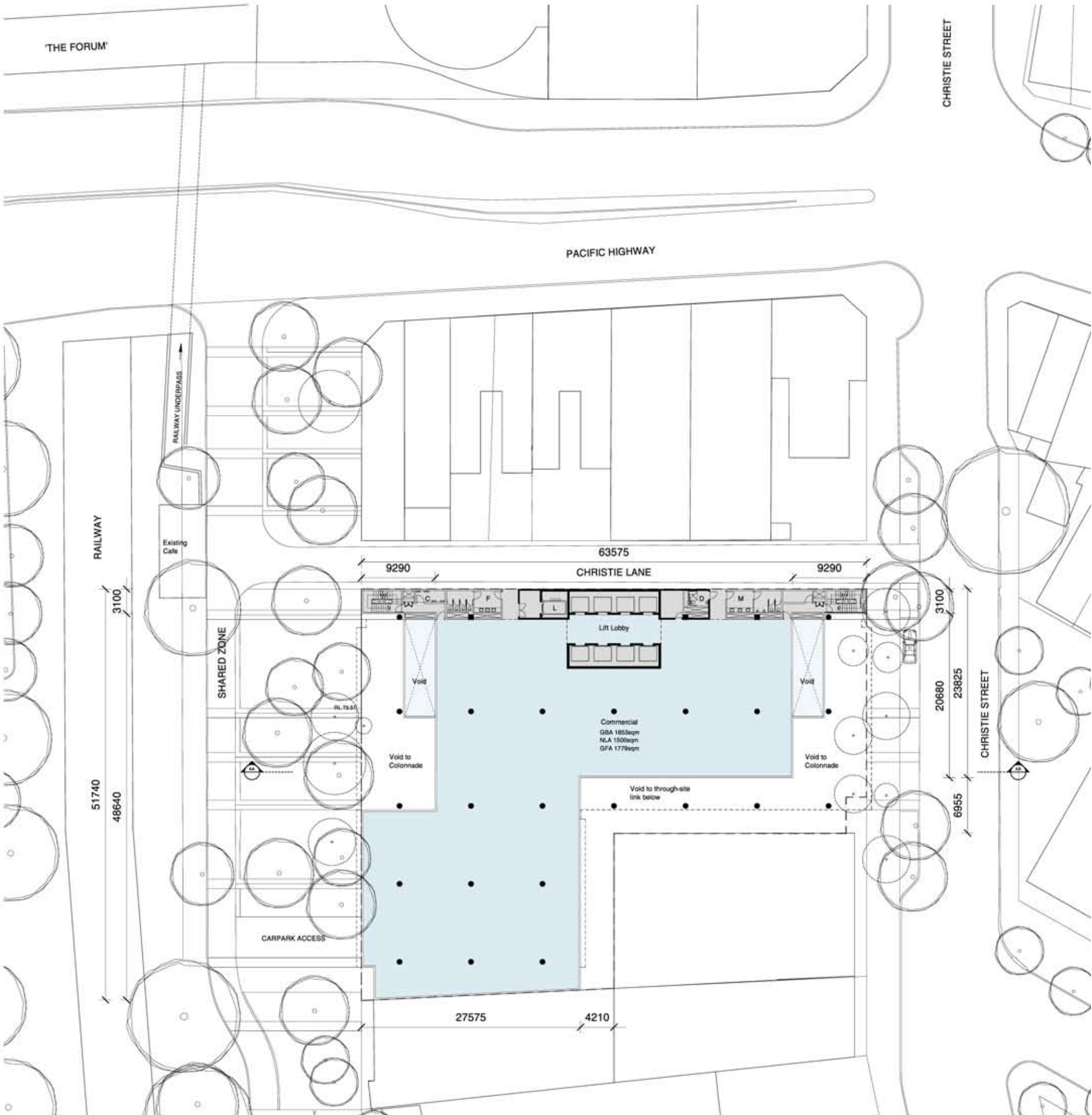




WINTEN  
PROPERTY  
GROUP

S11025  
June 2010

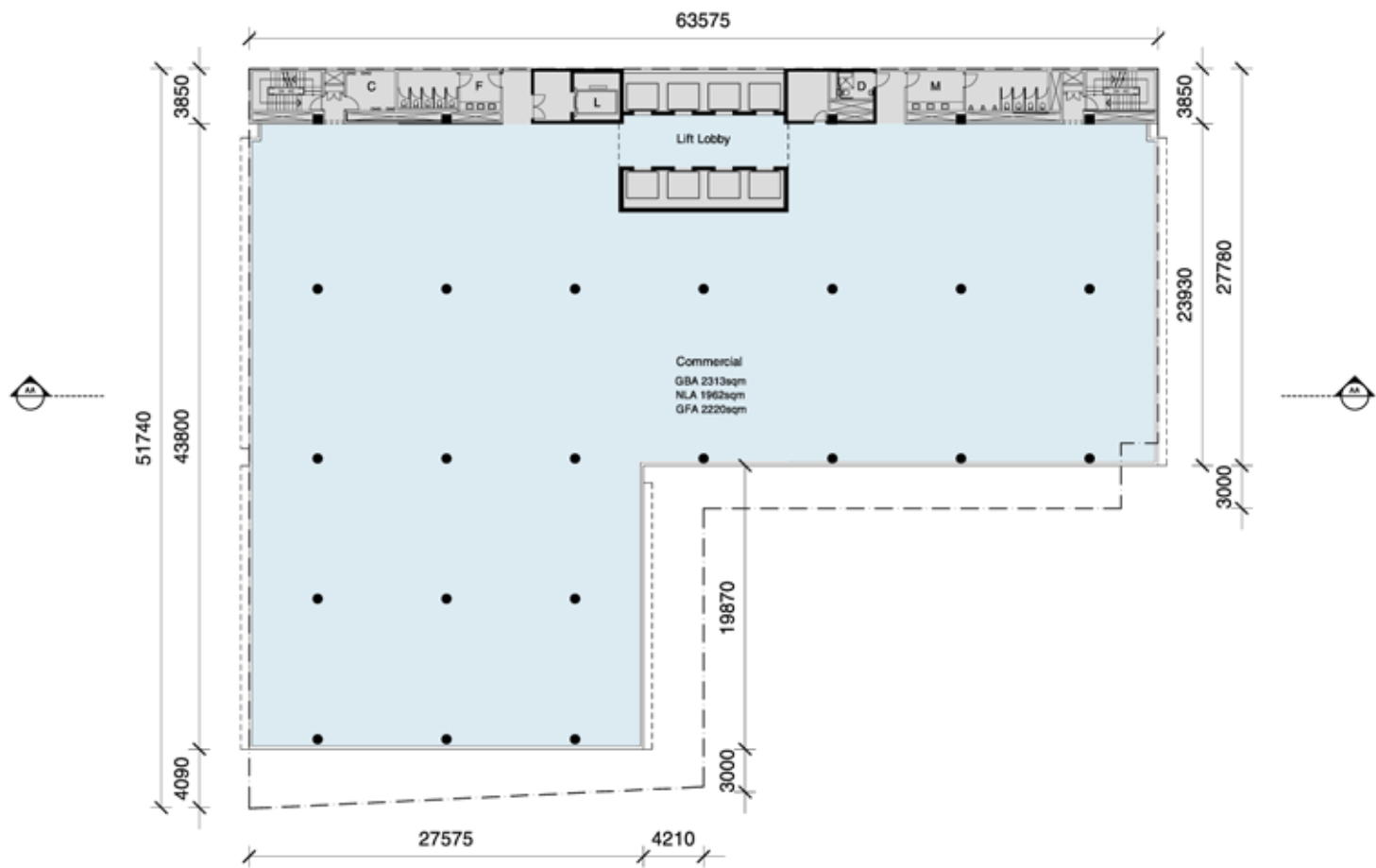
PA02-01 Podium L01-L02  
Scale 1:500





S11025  
June 2010

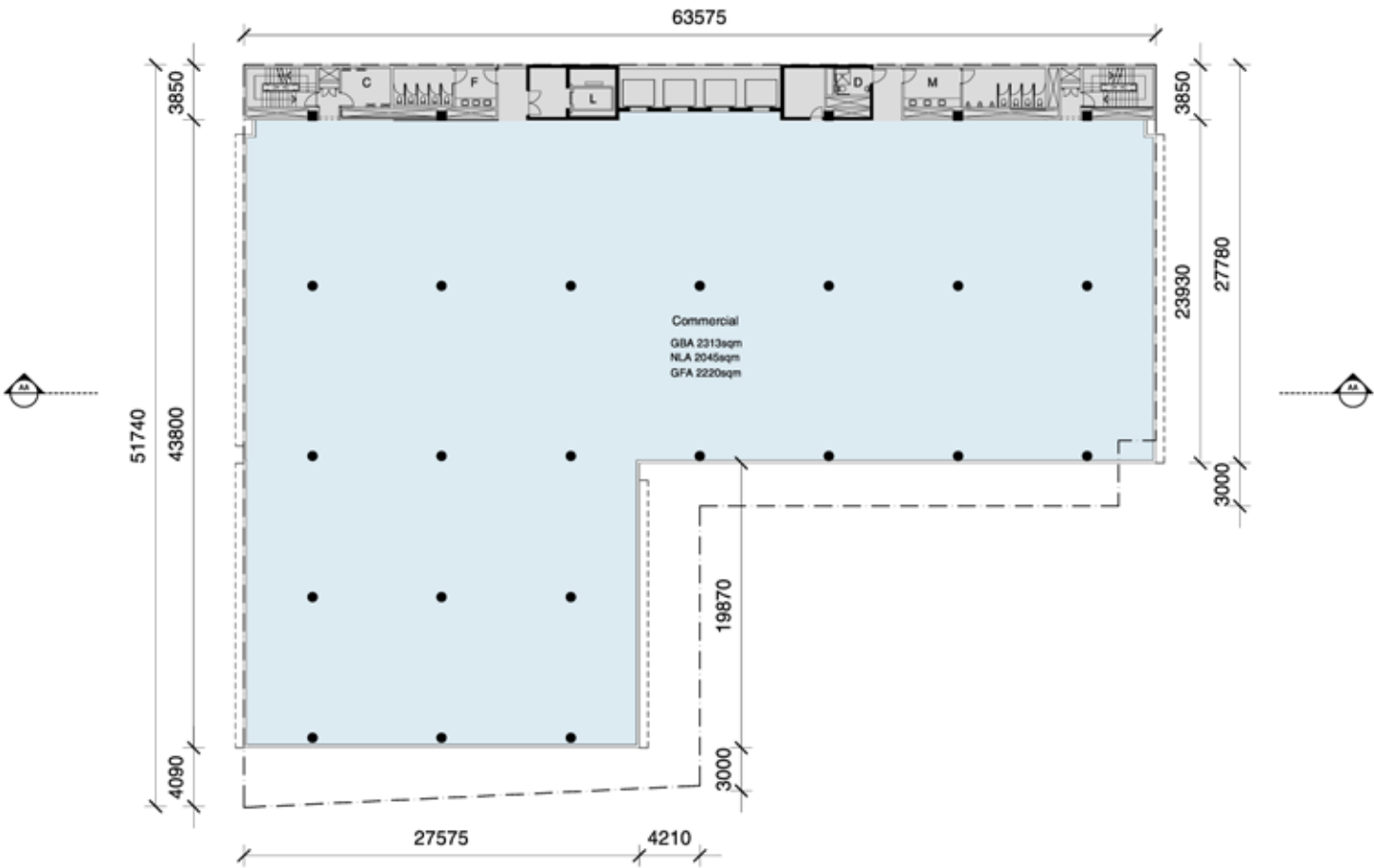
PA02-03 Tower Typical-Low Rise  
Scale 1:500





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June 2010

PA02-11 Tower Typical-High Rise  
Scale 1:500



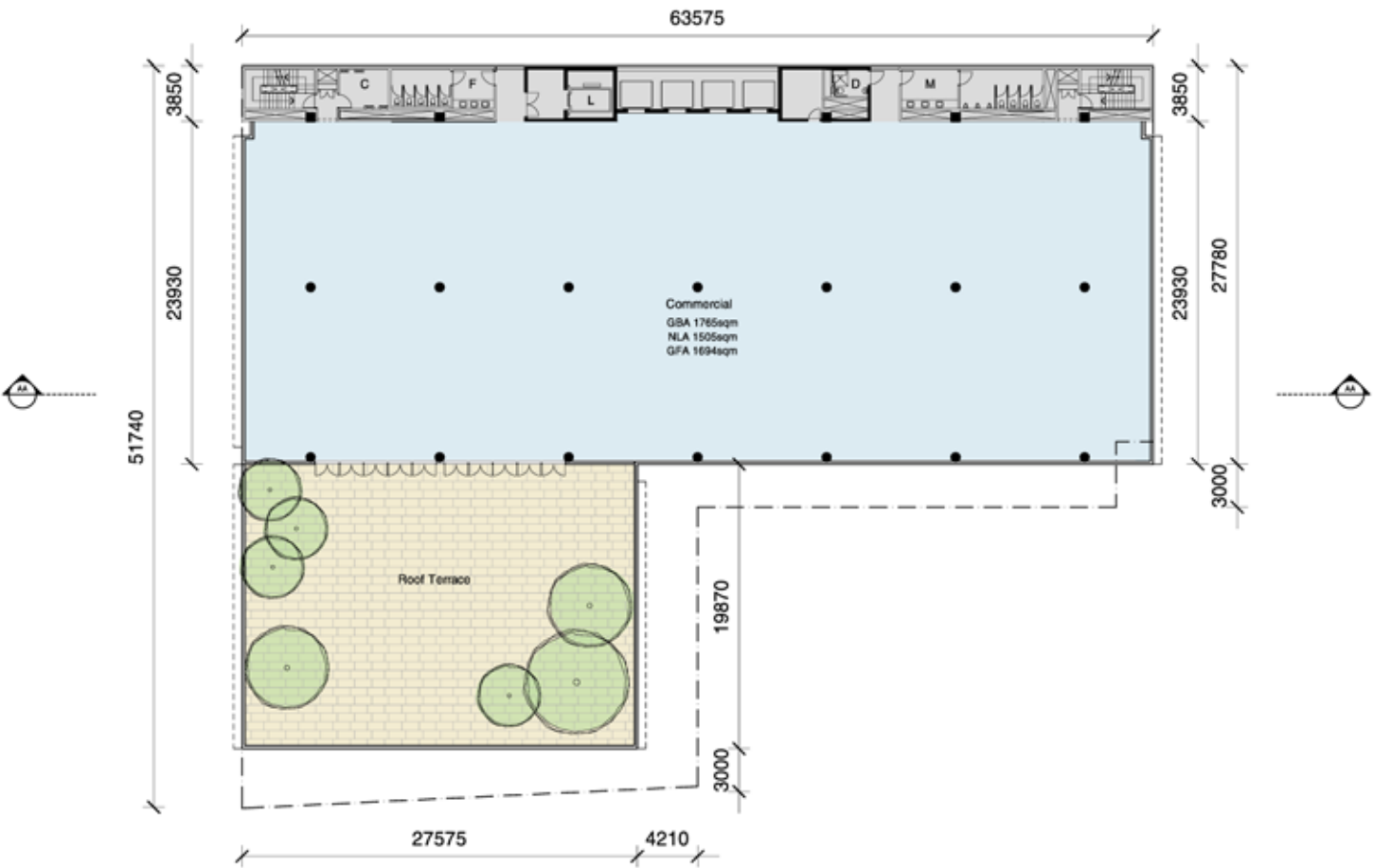




WINTEN  
PROPERTY  
GROUP

S11025  
June 2010

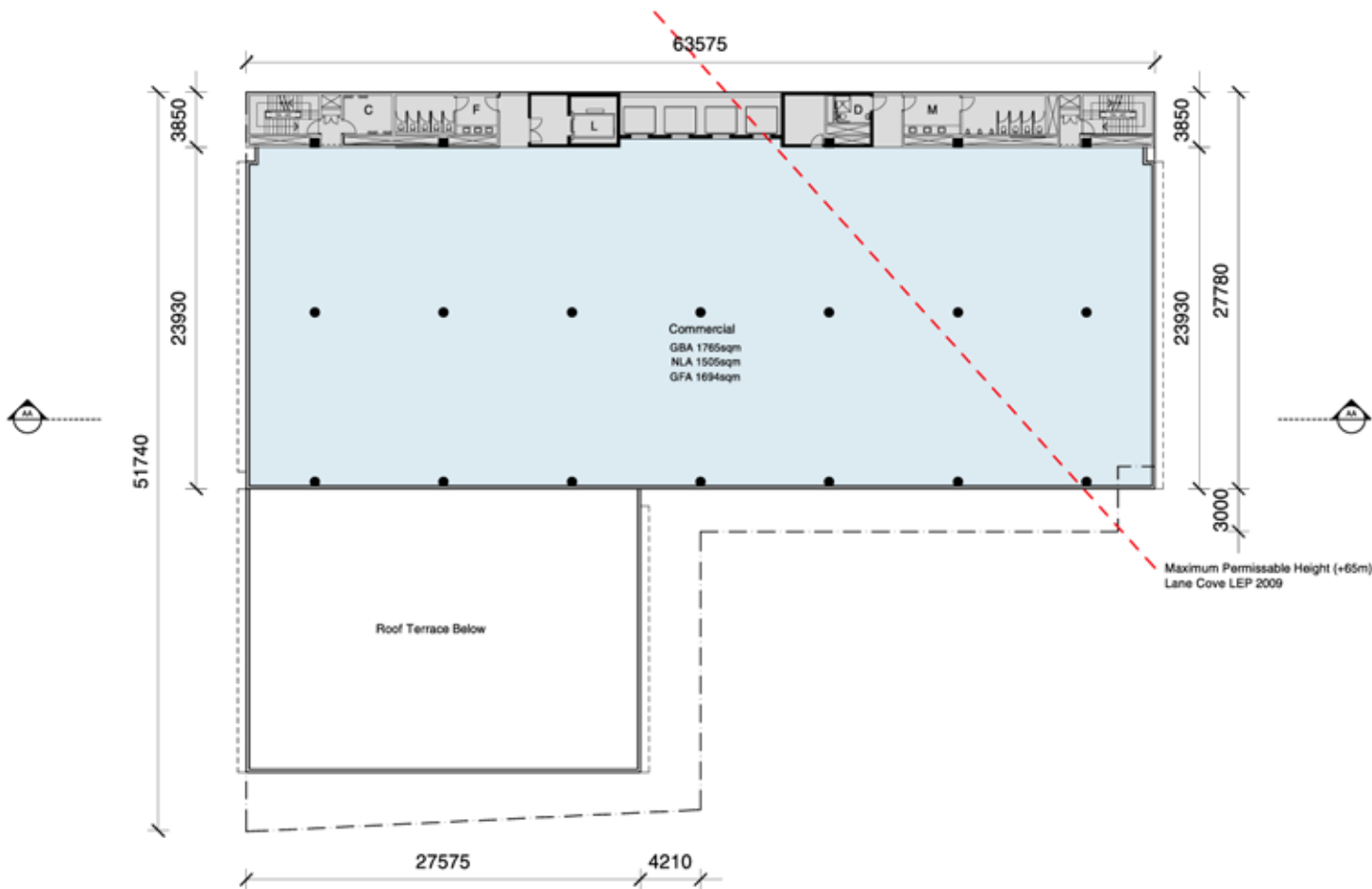
PA02-15 Tower L15  
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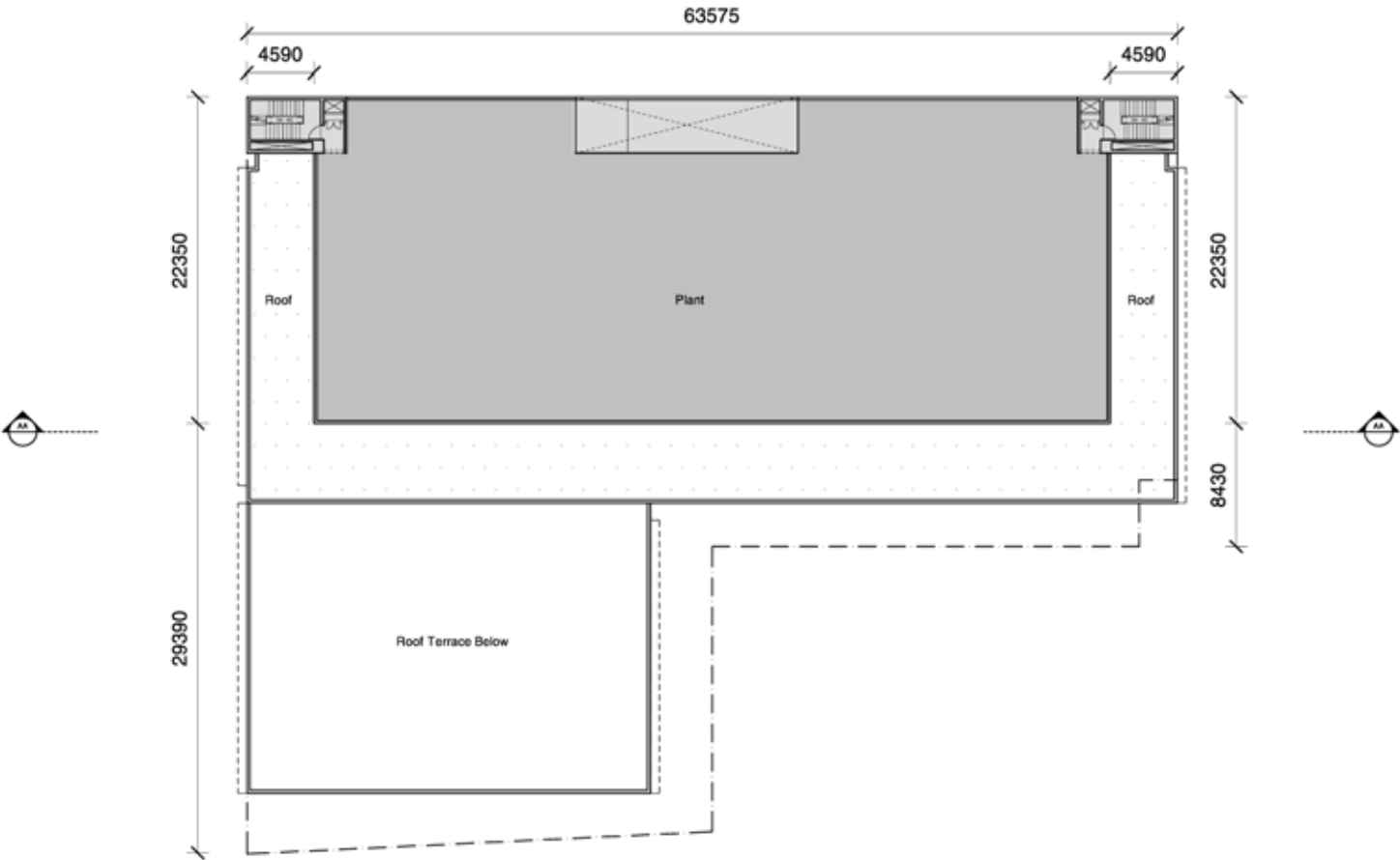


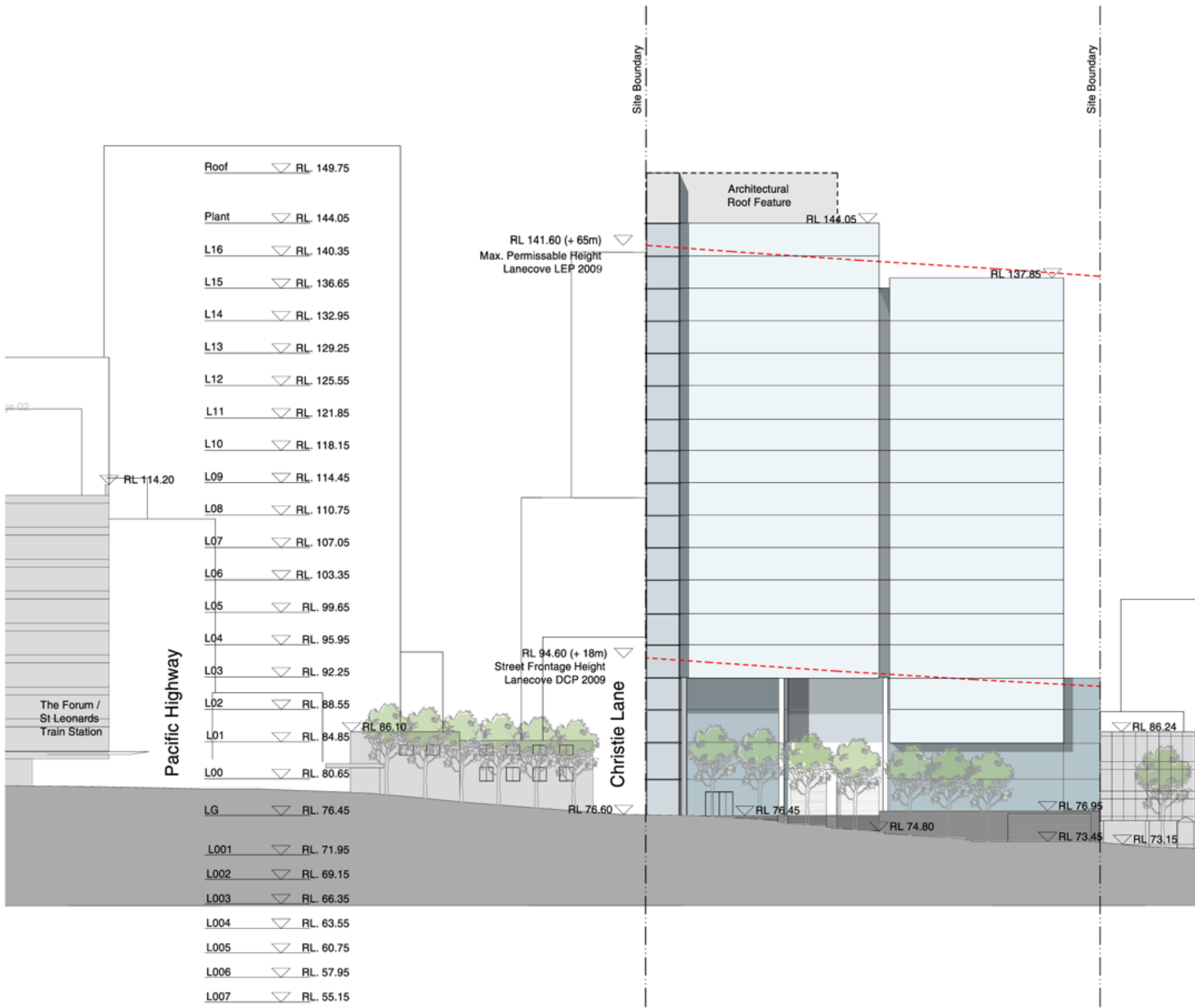


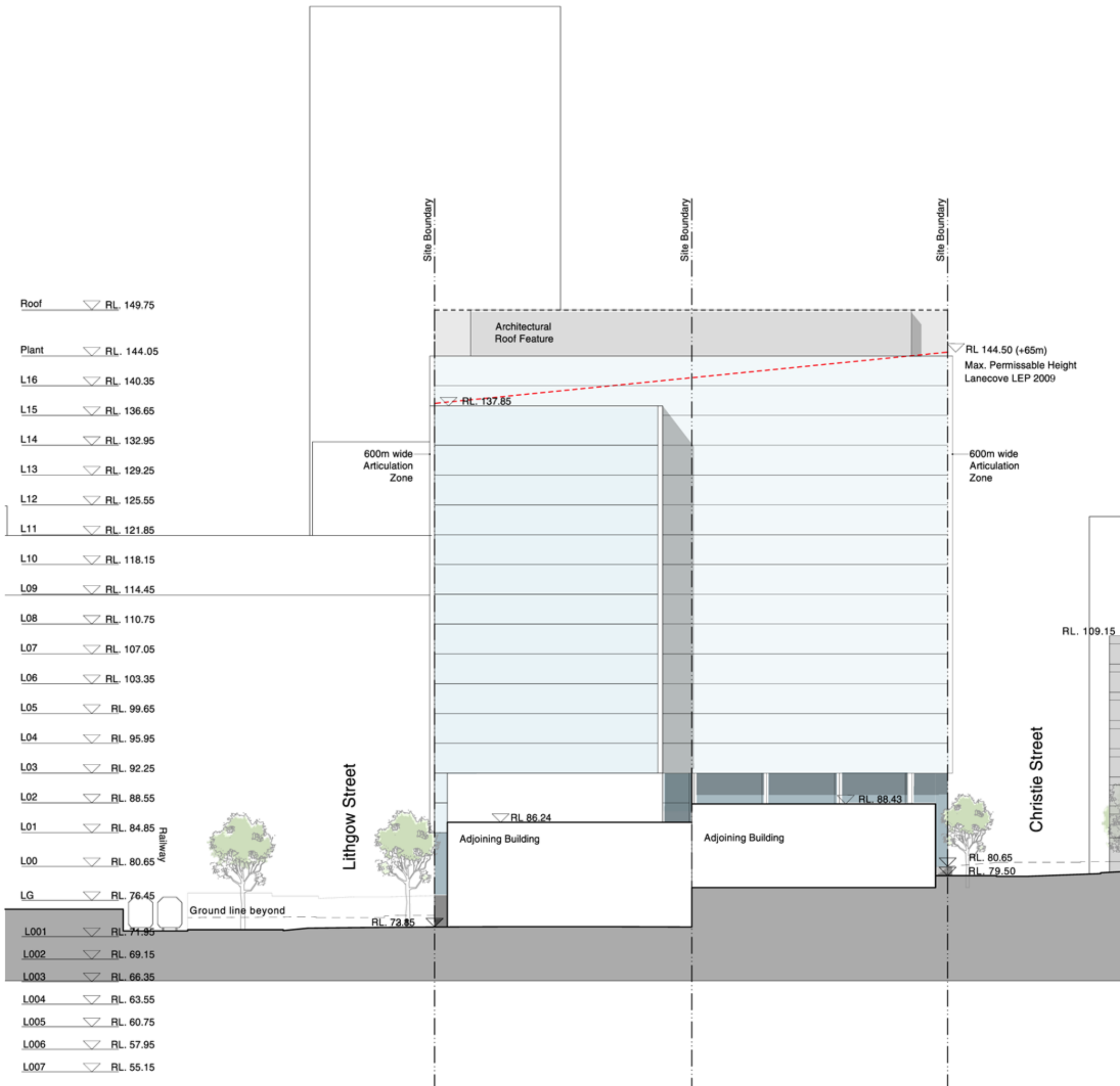
S11025  
June 2010

PA02-16 Tower L16  
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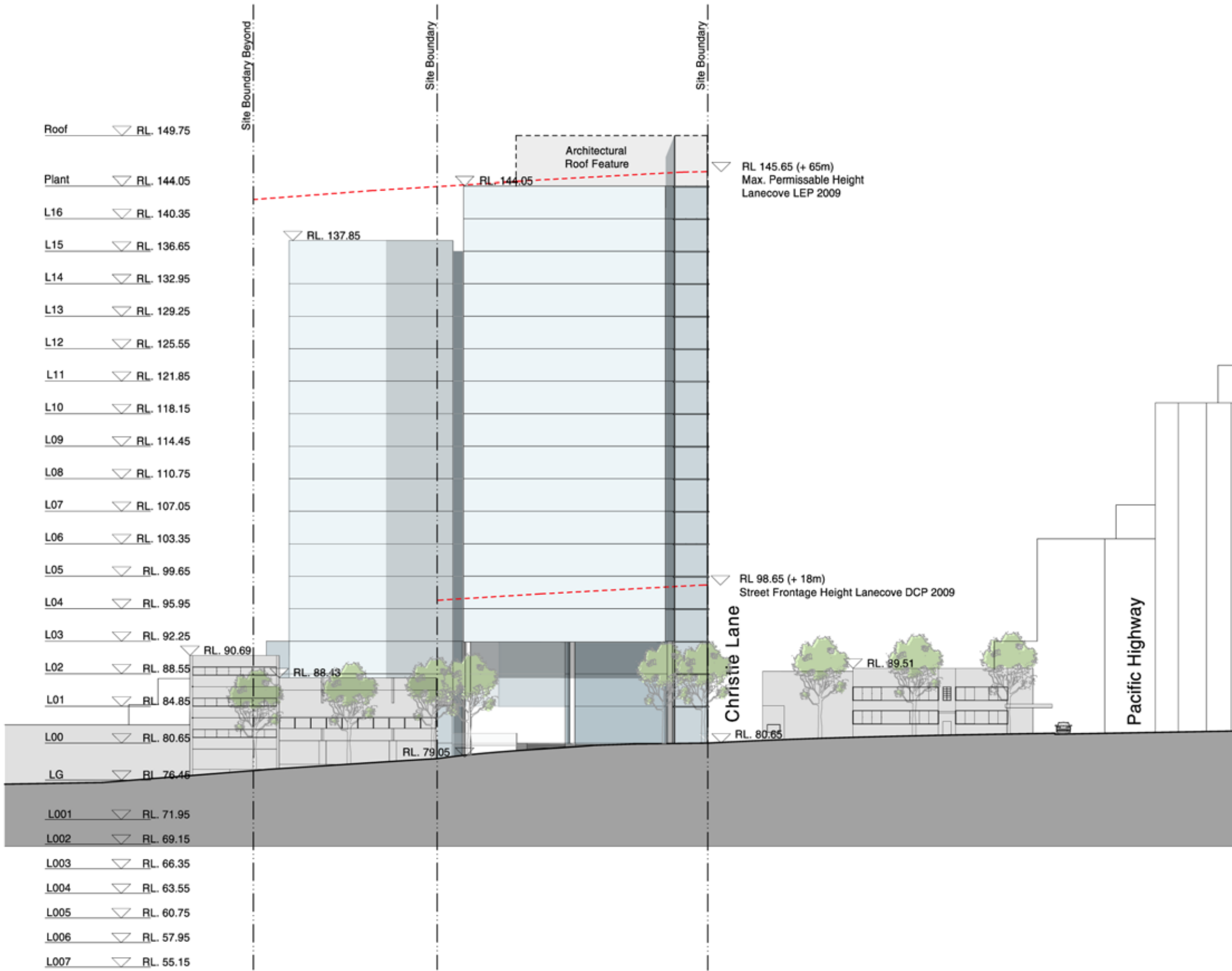


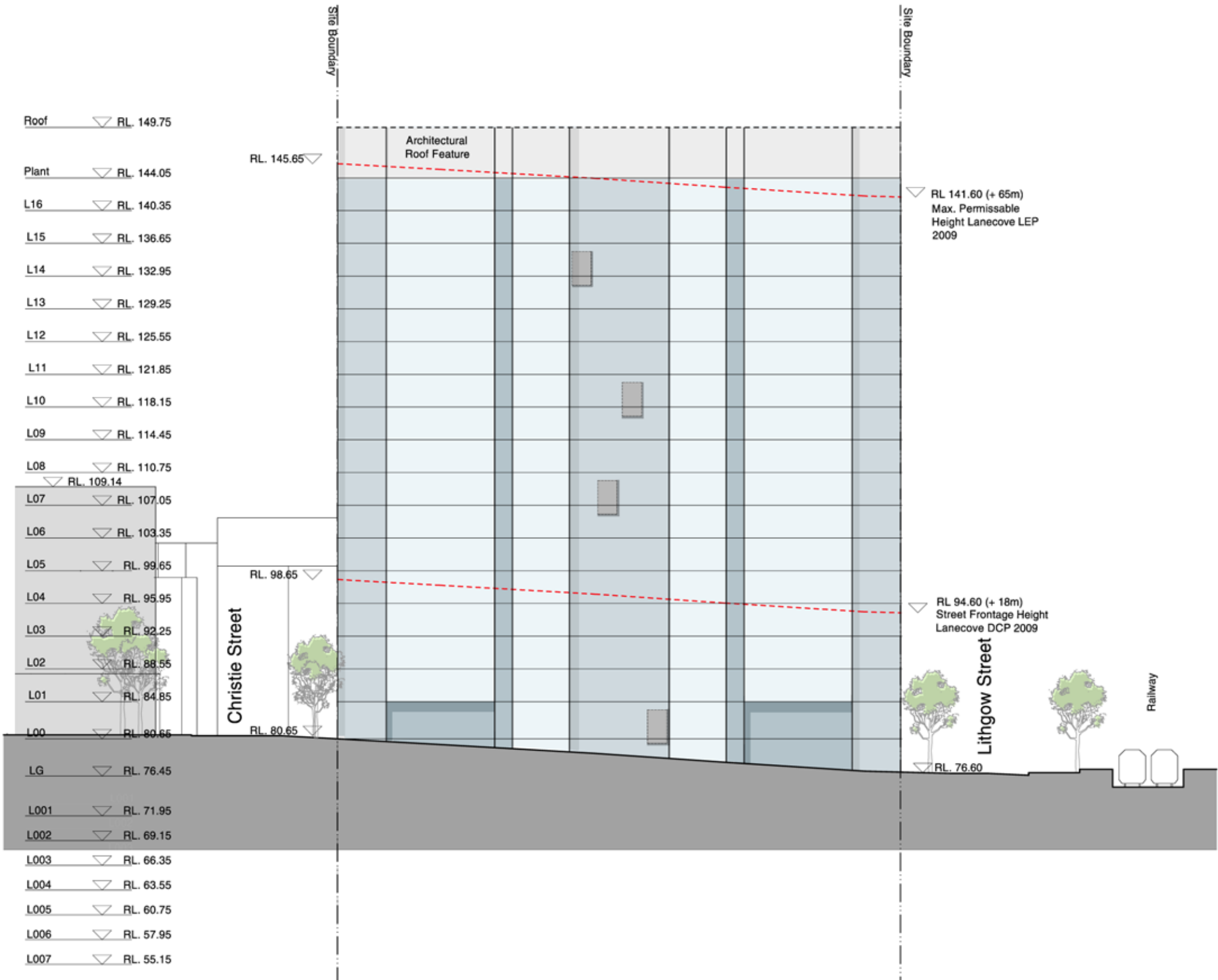














Level	Location	Use	GBA	GFA	NLA	NLA/GBA %	Parking (Efficiency)
			(m²)	(m²)	(m²)		cars /m2 GBA
			(Assume 96% GBA)				
Plant	ARF	Plant	1235				
Level 16	High Rise	Commercial	1765	1694	1505	85%	
Level 15	High Rise	Commercial	1765	1694	1505	85%	
Level 14	High Rise	Commercial	2313	2220	2045	88%	
Level 13	High Rise	Commercial	2313	2220	2045	88%	
Level 12	High Rise	Commercial	2313	2220	2045	88%	
Level 11	High Rise	Commercial	2313	2220	2045	88%	
Level 10 Motor Room	High Rise	Commercial	2313	2220	1962	85%	
Level 09 Overrun	High Rise	Commercial	2313	2220	1962	85%	
Level 08 Transfer	High Rise	Commercial	2313	2220	1962	85%	
Level 07	Low Rise	Commercial	2313	2220	1962	85%	
Level 06	Low Rise	Commercial	2313	2220	1962	85%	
Level 05	Low Rise	Commercial	2313	2220	1962	85%	
Level 04	Low Rise	Commercial	2313	2220	1962	85%	
Level 03	Low Rise	Commercial	2313	2220	1962	85%	
Level 02	Podium	Commercial	1853	1779	1500	81%	
Level 01	Podium	Commercial	1853	1779	1500	81%	
Ground 00	Podium	Lobby/Commercial	1202	1154	596		
Lower Ground LG	Podium	Lobby/Retail	1570	1507	1350		
B01	Basement	Carpark	2374				18
B02	Basement	Carpark	2230				53
B03	Basement	Carpark	2230				53
B04	Basement	Carpark	2230				53
B05	Basement	Carpark	2230				53
B06	Basement	Carpark	2230				53
B07	Basement	Carpark	2230				47
TOTAL			54753	36253	31832		330

Summary	
Site Area	2589.5m²
Allowable FSR	
(Lane Cove Local Environmental Plan, LEP 2009)	14:1
Permissable GFA (m²)	
(Lane Cove Local Environmental Plan, LEP 2009)	36253
Proposal Summary	
GFA (m²)	36253
FSR	14:1
Carparking Summary (Lane Cove DCP, 2010)	
Maximum 1 car space per 110sqm GFA	
Total Allowable car spaces	330
Proposed Carpark Numbers	
Proposed Typical Level Carpark Efficiency (m²/car)	42
Motorcycle parking Summary (Lane Cove DCP, 2010)	
1 motorcycle space per 25 car spaces	
Total Allowable motorcycle spaces	14
Proposed Motorcycle Spaces	14
Bicycle parking Summary (Lane Cove DCP, 2010)	
Bicycle Lockers	
1 per 600sqm GFA (commercial)	58
1 per 450sqm GFA (retail)	14
Proposed Bike Locker Numbers	72
Bicycle Racks	
1 per 2500sqm GFA (commercial)	3
1 per 150sqm GFA (retail)	10
Proposed Bike Rack Numbers	13
Total Bike store number	85

Definitions:

**Gross Floor Area (GFA)** Lane Cove Local Environmental Plan, 2009

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 the 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.



Wintzen Property Group





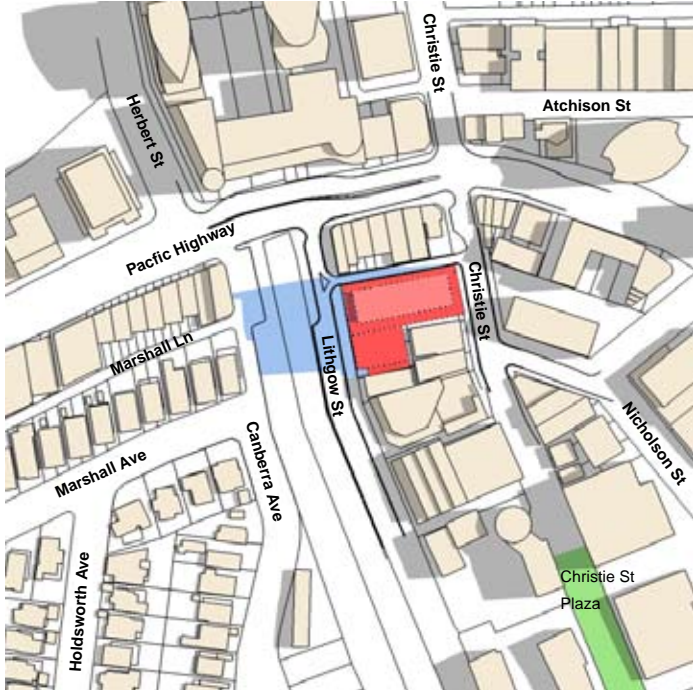
Shadow Diagrams

3.1 Proposed Development Envelope

Summer Solstice, Winter Solstice  
9am, 12 noon, 3pm

Legend

- Proposed Development Envelope
- Proposed Shadow; Proposed Shadow over Existing Shadow
- Existing Buildings
- Existing Shadow



Summer 21 Dec @ 9am



Summer 21 Dec @ 12 noon



Summer 21 Dec @ 3pm



Winter 21 June @ 9am



Winter 21 June @ 12 noon



Winter 21 June @ 3pm



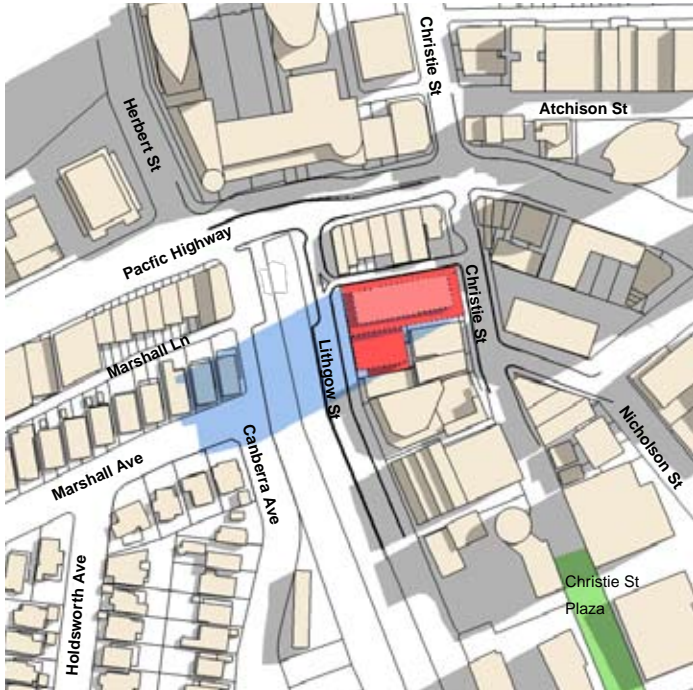
Shadow Study

Proposed Development Envelope

Equinoxes  
9am, 12 noon, 3pm

Legend

- Proposed Development Envelope
- Proposed Shadow; Proposed Shadow over Existing Shadow
- Existing Buildings
- Existing Shadow



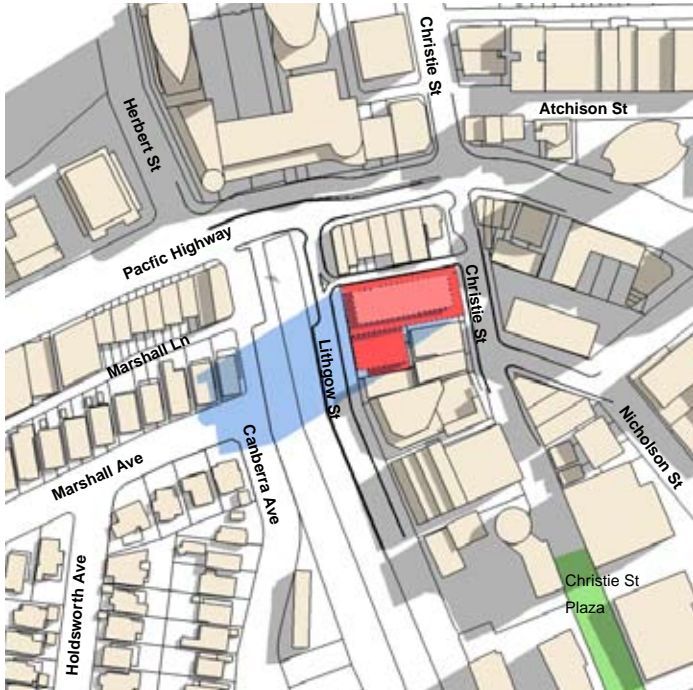
Autumn Equinox 21 March @ 9am



Autumn Equinox 21 March @ 12 noon



Autumn Equinox 21 March @ 3 pm



Spring Equinox 23 Sept @ 9am



Spring Equinox 23 Sept @ 12 noon



Spring Equinox 23 Sept @ 3 pm








**3.2 Shadow Comparison Study**  
**Impact on Surrounding Dwellings**

**Lane Cove LEP 2009**  
**Compliant Envelope and**  
**Proposed Envelope**

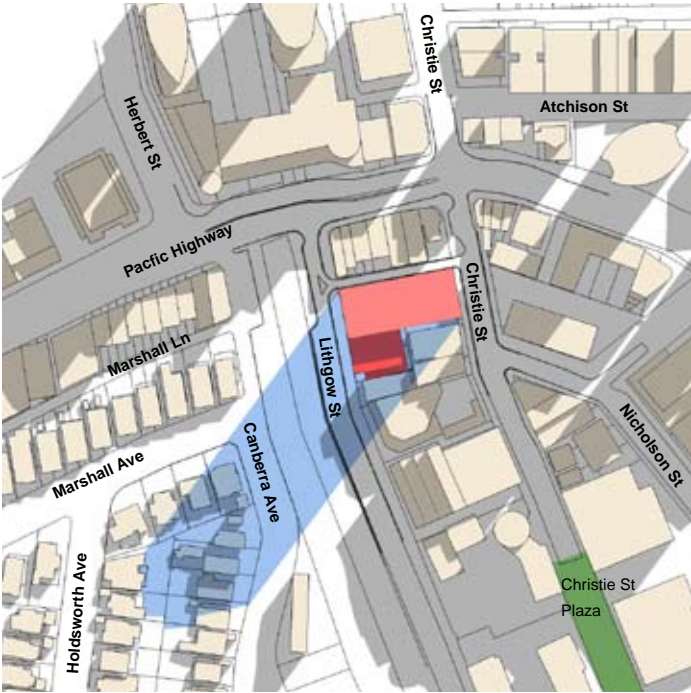
**Compliant Envelope**  
**Winter**

**Legend**

- Proposed Development Envelope 
- Proposed Shadow; Proposed Shadow over Existing Shadow 
- Existing Buildings 
- Proposed Shadow over Existing Shadow 
- Additional Shadow cast by proposal in comparison to LC LEP 2009 Compliant Envelope 



Winter 21 June @ 9am



Winter 21 June @ 9.30am



Winter 21 June @ 10am



Winter 21 June @ 10.30am



Winter 21 June @ 11am








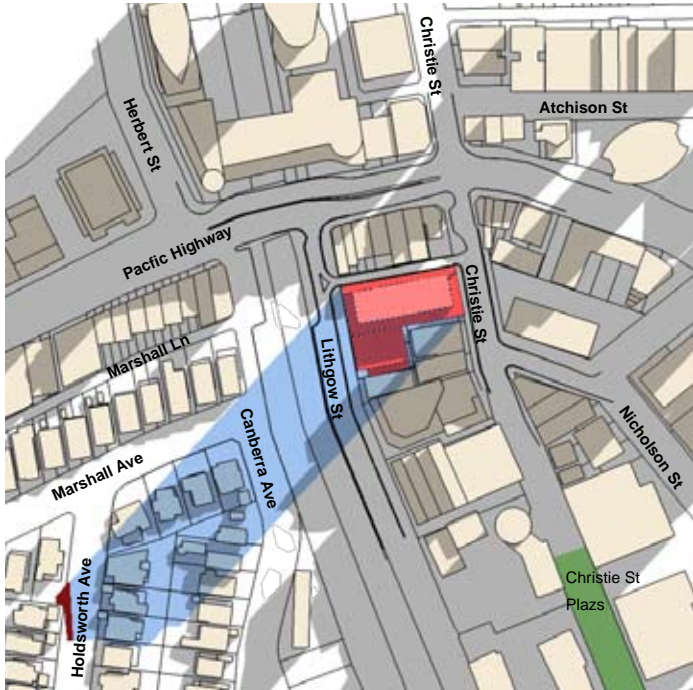
**Shadow Comparison Study**  
**Impact on Surrounding Dwellings**

**Lane Cove LEP 2009**  
**Compliant Envelope and**  
**Proposed Envelope**

**Proposed Envelope**  
**Winter**

**Legend**

- Proposed Development Envelope 
- Proposed Shadow; Proposed Shadow over Existing Shadow 
- Existing Buildings 
- Proposed Shadow over Existing Shadow 
- Additional Shadow cast by proposal in comparison to LC LEP 2009 Compliant Envelope 



Winter 21 June @ 9am



Winter 21 June @ 9.30am



Winter 21 June @ 10am



Winter 21 June @ 10.30am








Winter 21 June @ 11am

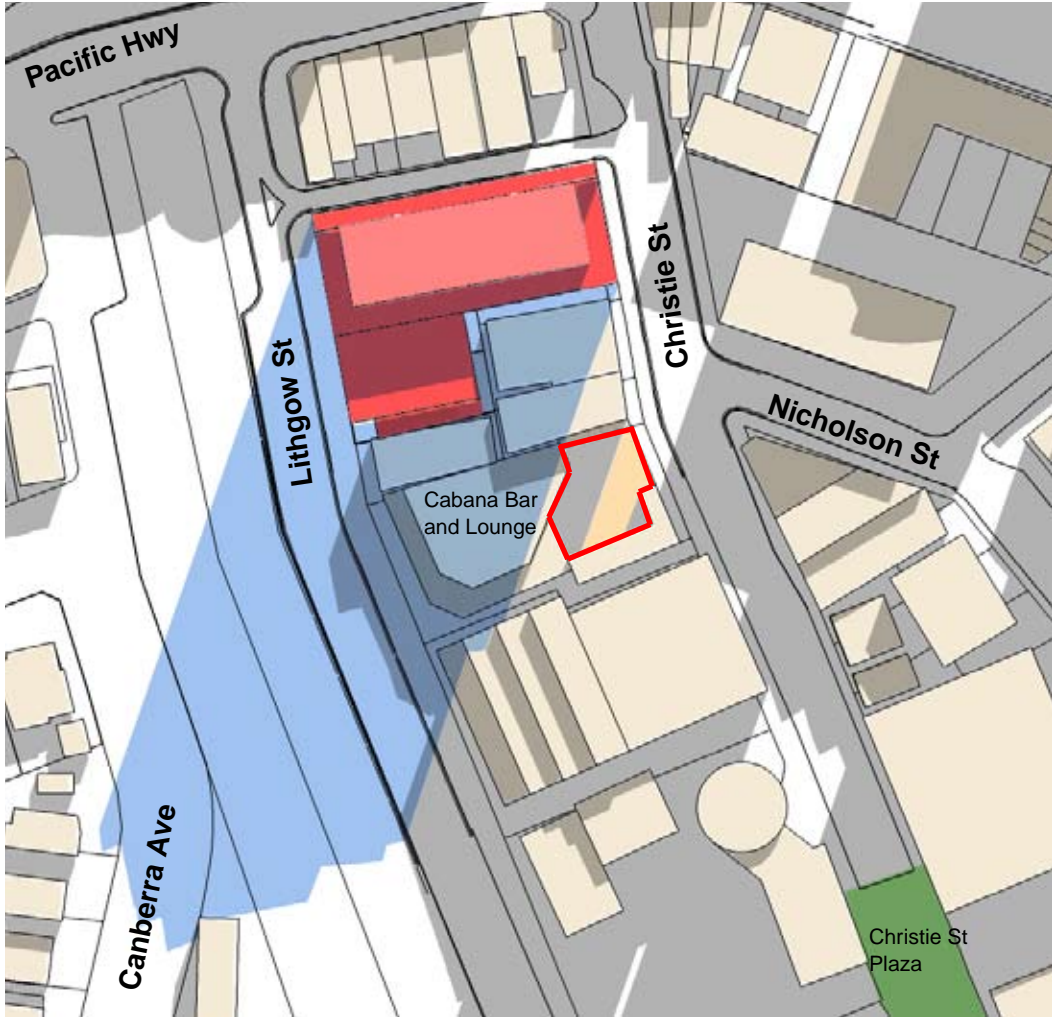


**3.3 Shadow Study  
Impact on Cabana Bar  
and Lounge**

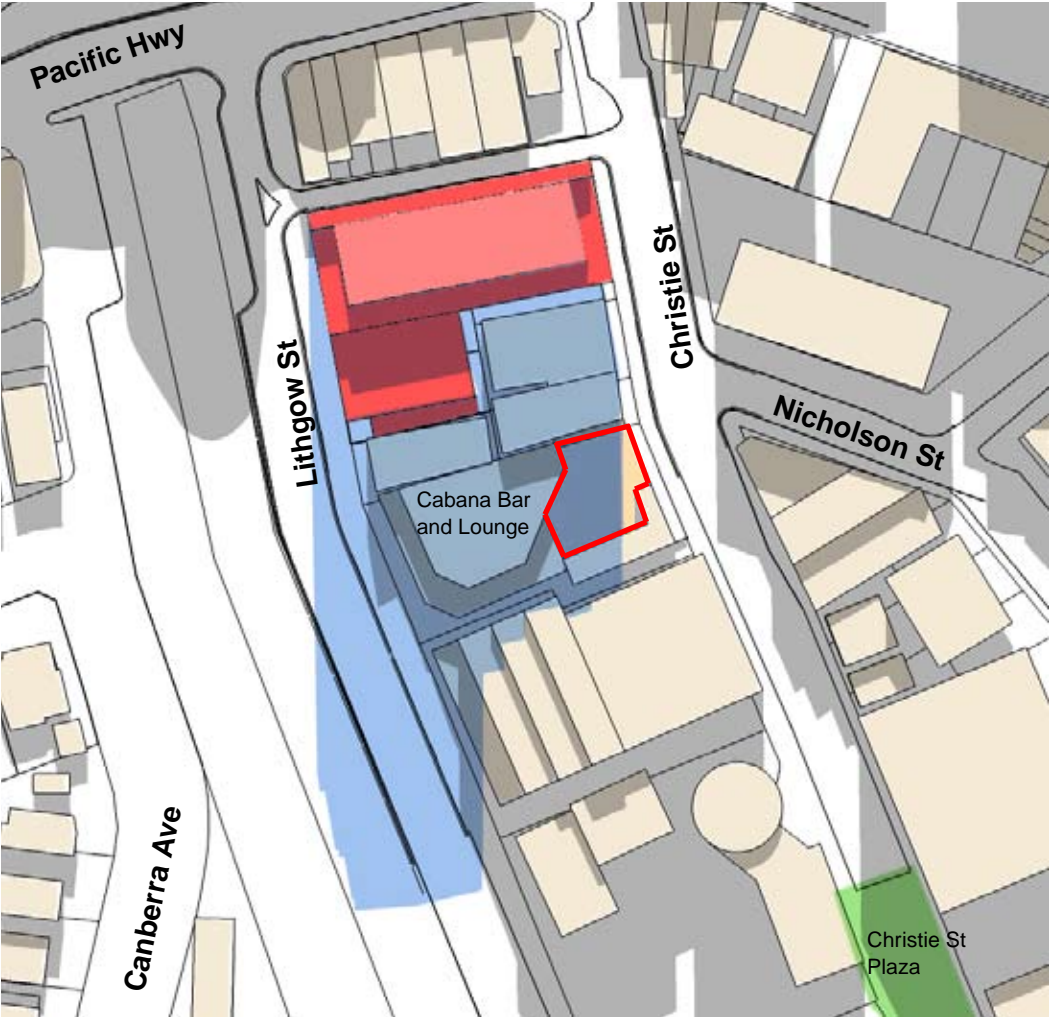
**Winter Solstice**

**Legend**

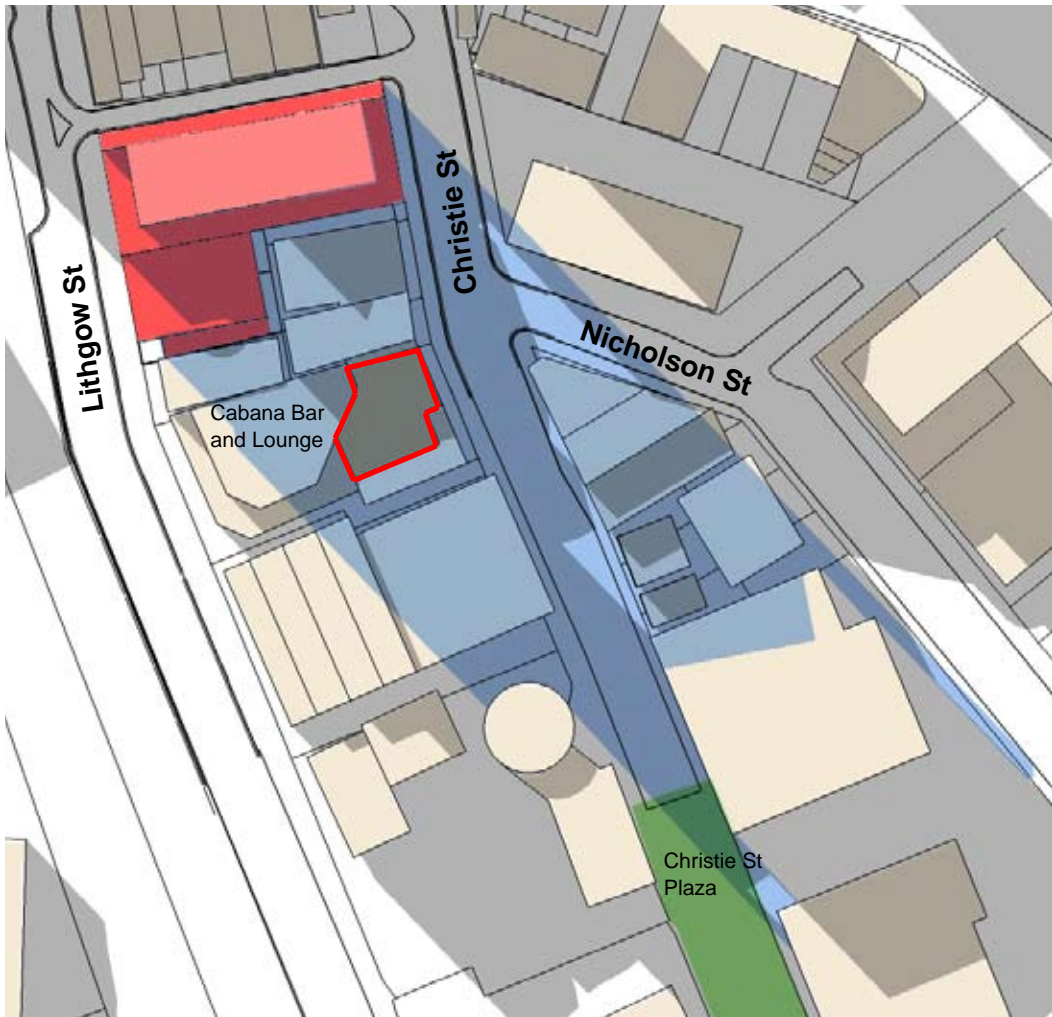
- Proposed Development Envelope 
- Proposed Shadow; Proposed Shadow over Existing Shadow 
- Existing Buildings 
- Existing Shadow 
- External Courtyard to Cabana Bar and Lounge 



Winter Solstice, 21st June @ 10.45am



Winter Solstice, 21st June @ 12 noon



Winter Solstice, 21st June @ 3pm



BATESSMART™



**St Leonards Commerce Centre**  
88 Christie Street St Leonards

*Architectural Design Statement*  
S11025 June 2010

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