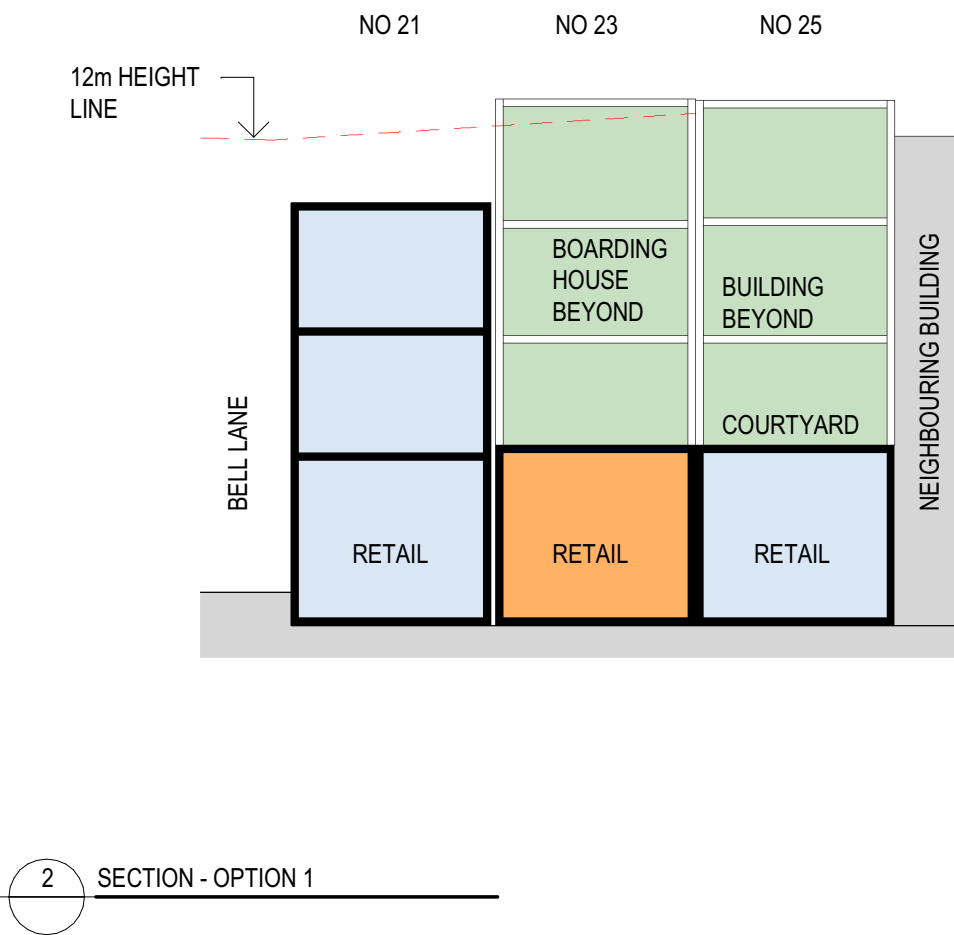
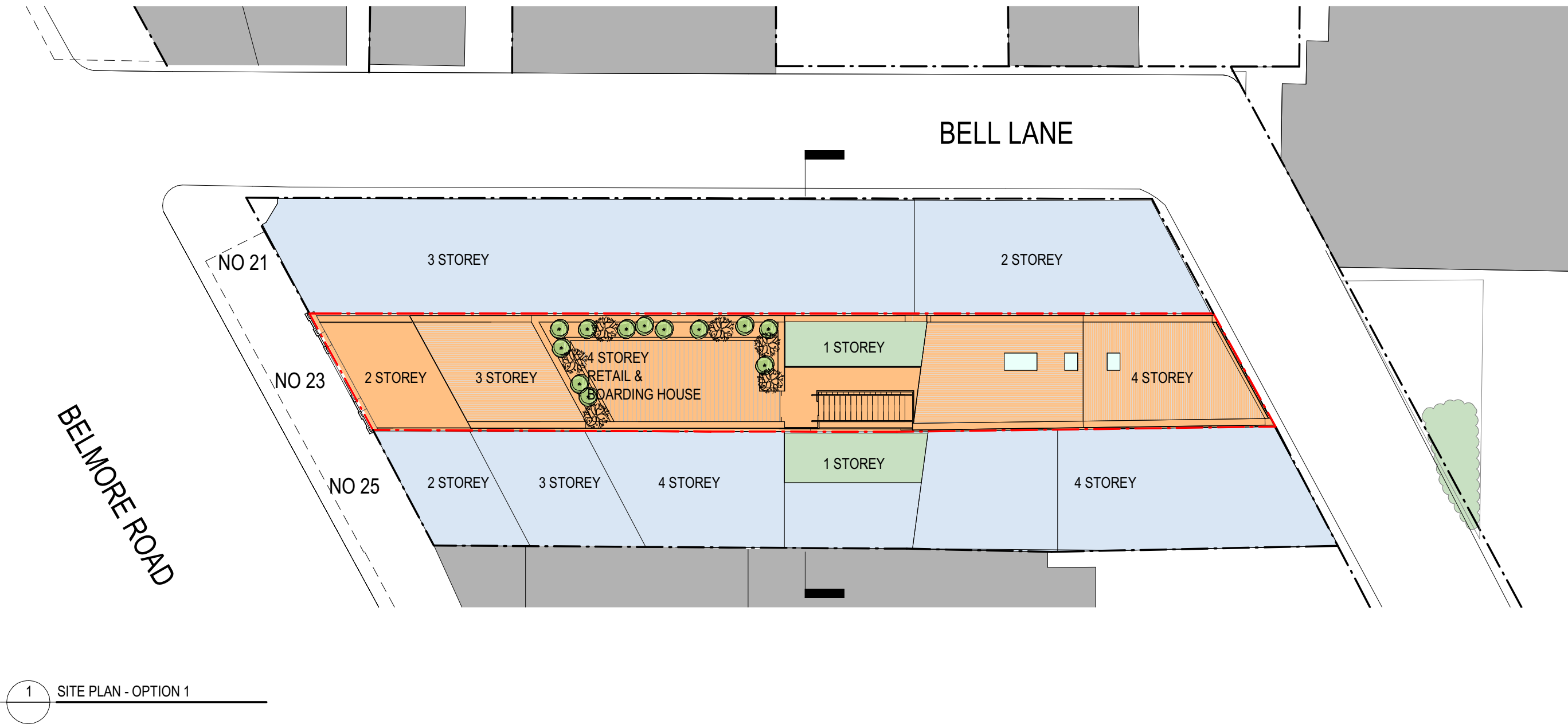


LEP CONTROLS FOR No. 21, 23 & 25 BELMORE ROAD
FSR 2:1
HEIGHT 12m

OPTION 1

No. 21
SITE AREA APPROX. 222m²
GFA :
GROUND 135m²
LEVEL 01 180m²
LEVEL 02 129m²
TOTAL 444 m²
FSR : 2:1

No. 25
SITE AREA APPROX. 227m²
GFA :
GROUND 135m²
LEVEL 01 130m²
LEVEL 02 120m²
LEVEL 03 69m²
TOTAL 454 m²
FSR : 2:1



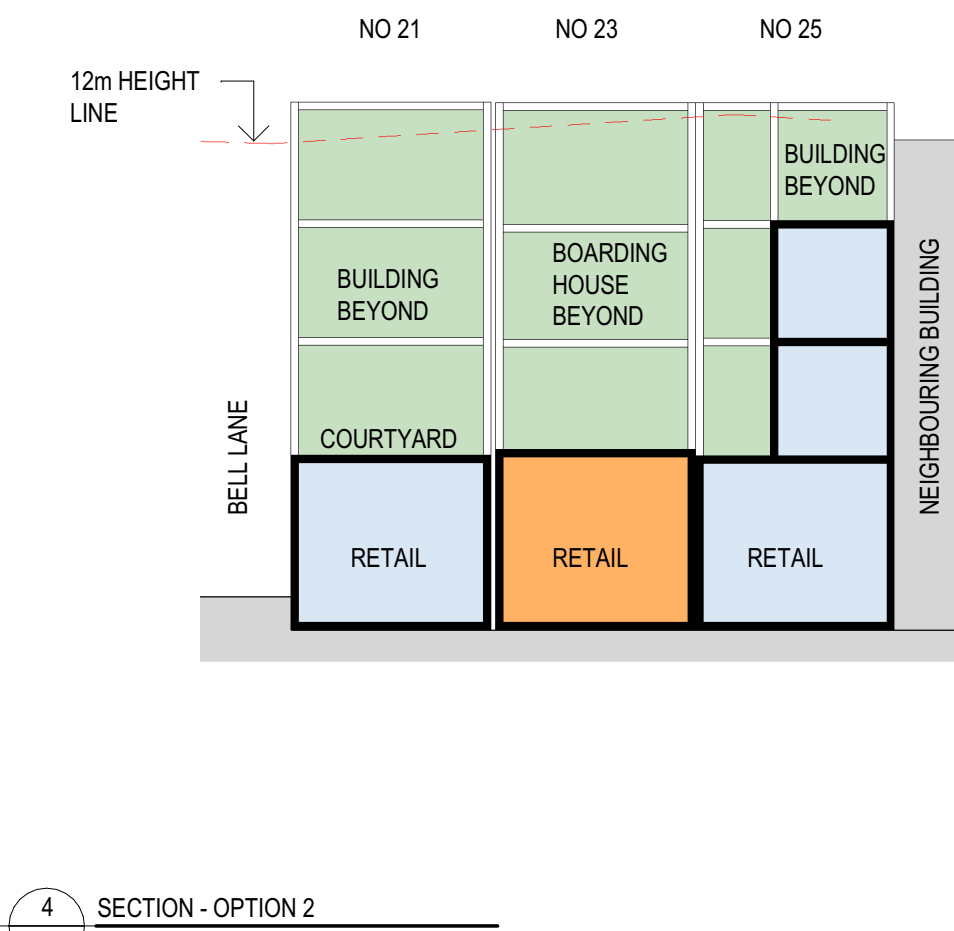
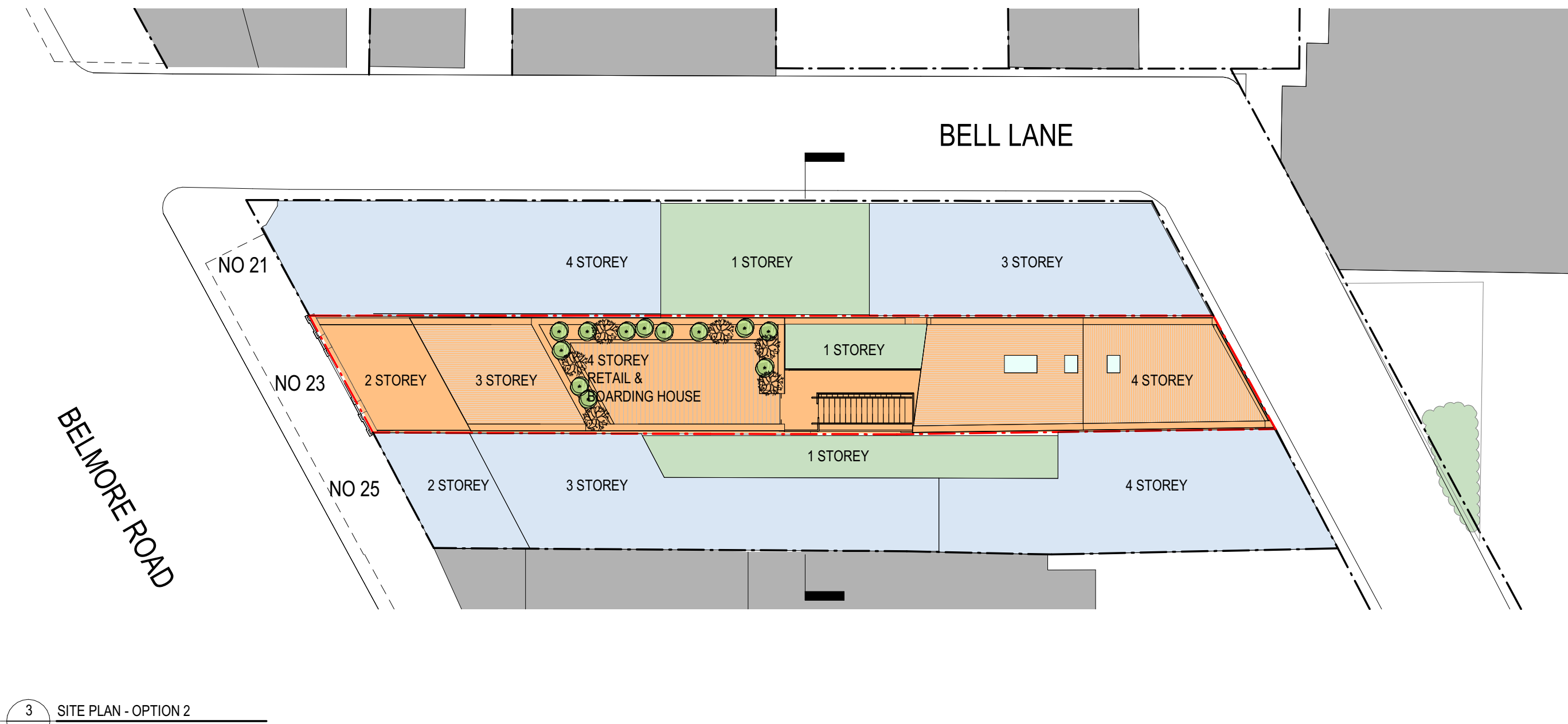
LIKELY OUTCOME

- No. 21
- GFA POTENTIAL FULLY DEVELOPED.
 - NORTHERN FACADE GAINS SOLAR ACCESS VIA BELL LANE.
 - LACK OF LANDSCAPED AREA
- No. 25
- SPLIT OF THE BUILDING IN TWO WITH A COURTYARD TO PROVIDE SOLAR ACCESS EAST AND WEST OF BOTH TOWERS.
 - CENTRAL LANDSCAPED AREA

OPTION 2

No. 21
SITE AREA APPROX. 222m²
GFA
GROUND 135m²
LEVEL 01 122m²
LEVEL 02 122m²
TOTAL 444 m²
FSR 2:1

No. 25
SITE AREA APPROX. 227m²
GFA
GROUND 135m²
LEVEL 01 140m²
LEVEL 02 130m²
TOTAL 454 m²
FSR 2:1



UNLIKELY OUTCOME

- No. 21
- PLACING COURTYARD IN THE CENTRE OF THE SITE INCREASES THE BUILDING HEIGHT AND REDUCES BUILDING EFFICIENCY.
- No. 25
- A NORTHERN COURTYARD REDUCES BUILDING WIDTH AND LIMITS WHAT THIS SPACE CAN BE USED FOR.
 - LIMITED LANDSCAPE AREA.

AMENDMENTS		
ISSUE	DESCRIPTION	APPROVED DATE
1	ISSUED FOR DA	MR 04/08/20

DA

APPROVED BY: GA
CHECKED BY: MR

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Date generated:04/08/2020 12:00:43 PM

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CLIENT
ALAN LEE

PROJECT
23 BELMORE ROAD
RANDWICK

PLANNING SCENARIOS

DATE	SCALE @ A1	DRAWN
13/02/19	1 : 200	AK
PROJECT No.	DISCP.	DRAWING No.
2017073	A	DA-960
ISSUE	1	

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