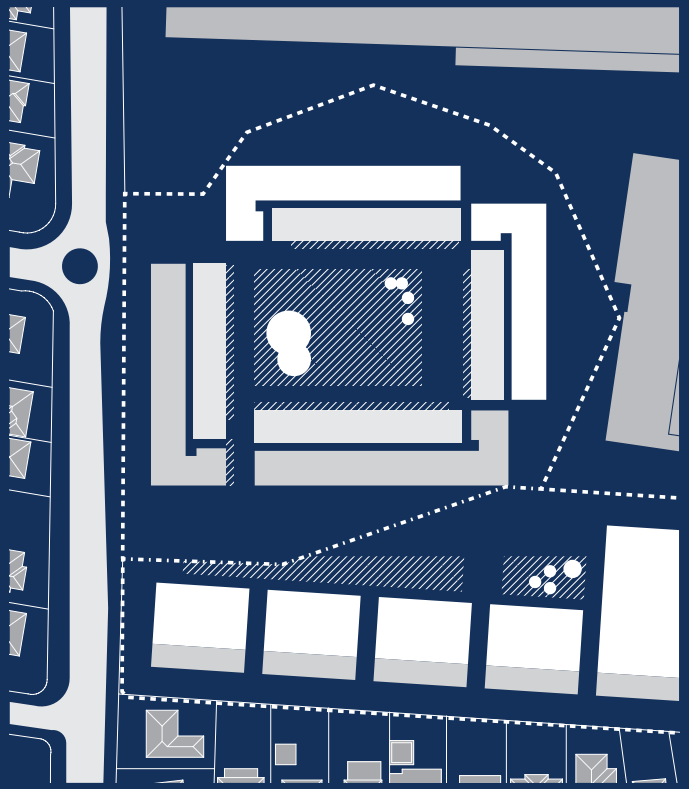

Tennyson Village

Urban Design Report

Presentation To Ryde City Council

JANUARY 2017

GRIMSHAW / MECONE
PREPARED FOR DARCSOL LTD PTY

Job Title:	Tennyson Village Master Plan
Document Title:	Architectural Design Report
Prepared by:	Alessandra Fabbri
Checked by:	Mark Gilder
Authorised by:	Andrew Cortese

Date	Description	Issue	Revision No.	Format	Prepared by	Checked by	Approved by
11/09/14	Rezoning Application	Lodgement	00	A4	LJ	JM	AC
07/11/16	Rezoning Application Amendment	Lodgement	01	A4	AF	MG	AC

Presentation to	Ryde City Council
Produced by	Grimshaw
	Mecone
for	Darcsol Ltd.
Landowner 2-12 Tennyson Road, Gladesville	Ken Ahn
Landowner 14 Tennyson Road, Gladesville	Latham Australia Pty Ltd
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Application	Land Rezoning

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This Urban Design Report has been prepared by Grimshaw Architects in support of the planning application for 2-14 Tennyson Road, on behalf of Darcsol Pty Ltd.

The report forms part of a master plan for the designated project site and associated documentation for a land rezoning application. The Proposal seeks to establish a new mixed-use village adjacent on the site of an old quarry. This report should be read in conjunction with the supporting documents for the rezoning application prepared by Grimshaw and Mecone for submission to Ryde Municipal Council.

The proposed master plan for 2-14 Tennyson Road is an exemplar vibrant residential hub, it seeks to embody values of community benefit, which has driven the development outcomes.

Tennyson Village aims to present a new model for mixed-use urban villages. The proposal will draw upon and enhance the unique character of the precinct, addressing its potential into a more sustainable model of urban intervention.

Contents

1.0 **Introduction**

Summary of Amendments

Revisions Index

Change reference	Change Notice	Comment	Referring Pages
PP_2016_ RYDEC_002_00	*1a) apply a maximum floor space ratio of 1.5:1 across the whole site*	Updated FSR figures calculated for various scenarios	pg. 96
	1b) amend the maximum building heights in metres to be consistent with 5-6 storeys and 2-3 storeys adjoining low density residential areas;	Section drawings show amended building heights	pg. 62-63
	1c) address the inconsistency with Section 117 Direction 1. 1 Business and Industrial Zones;	Proposal for public amenity and retail outlined	pg. 39
	1d) demonstrate consistency with A Plan for Growing Sydney; and	Proposal for public amenity and retail outlined. Enhanced street landscape, pedestrian focused site connections, and bike parking. Passive ventilation strategy and access to natural light.	pg. 39-41
	1e) include maps prepared to the standards identified in Standard Technical Requirements for Spatial Datasets and Maps (Department of Planning and Environment 2015).	Maps prepared in GIS format by Mecone	Mecone report and supporting Data
	2. Updated zoning, floor space and height maps		pg. 100
	Key site diagrams/ indicative concept plan of the proposed future development on the site		Sections 4-5
	Built form envelopes		pg. 66,67
	Access points to and from site		pg. 41
	A draft DCP outlining the controls reflecting in the above	Draft DCP demonstrates the controls	Mecone report and supporting Data
	Address the inconsistency with Section 117 Direction 1.1 Business and Industrial Zones	Draft DCP demonstrates the controls	Mecone report and supporting Data
	Demonstrate consistency with A Plan for Growing Sydney		Throughout
	Upgrade traffic study with consideration given to the impact of the proposed development on the surrounding road network	Refer to Traffix Traffic assessment and modelling report	Refer to Traffix report
PGR_2014_ RYDEC_003_00	*1a) The FSR over the total site (ie the two sites together) does not exceed 2:1.*	Updated FSR figures calculated for various scenarios	pg. 96
	1b) A minumum of 20% of the total floor space allocated to employment generating uses.	Building summary demonstrates breakdown of building uses and areas	pg. 100

Purpose of the Document

Consultant Team and Specialists

The purpose of this document is to establish the design principles of the proposed Tennyson Village Master Plan, which form part of the gateway rezoning application to Ryde Municipal Council.

Furthermore this document:

- Illustrates the response to the existing ecological, physical, economic, environmental and social circumstances of the site,
- Demonstrates that the proposed master plan has been generated through considered design principles which have evolved with the findings of the consultants team studies and analysis,
- Details how the master plan brings community benefit to the wider Gladesville and Ryde Municipal Council area.

This report should be read in conjunction with the following documents which form part of the Master Plan and Rezoning Application:

- Planning Proposal, Site Specific DCP and VPA
- Landscape Plan Report
- Civils and Site Utilities Report
- Transport and Traffic Report
- Open space and community facilities study
- Economic Viability

The Team

A consultant team consisting of significant experts and specialists has been assembled to prepare a master plan and the necessary supporting documentation required to enable lodgement of a Rezoning Application to Ryde Municipal Council.

Grimshaw has been appointed lead consultant, project manager and master planning and urban design architect for the project.

Grimshaw and Mecone are particularly well placed to master plan due to their unique and in-depth knowledge of the site, its constraints and surrounding community, and lends vital knowledge to the Tennyson Village Master Plan aspiration of being a significant benefit to the local community.

Planning submission documents:

PLANNING PROPOSAL DOCUMENT
MECONE

SITE SPECIFIC DEVELOPMENT CONTROL PLAN
MECONE

VOLUNTARY PLANNING AGREEMENT (VPA)
MECONE

Supporting documents submitted to Council:

URBAN DESIGN STATEMENT
GRIMSHAW

LANDSCAPE PLAN
ASPECT

ECOLOGICAL ASSESSMENT REPORT
ECO-LOGICAL

TRANSPORT AND TRAFFIC REPORT
TRAFFIX

Supporting documents submitted to Council:

ECONOMIC VIABILITY STUDY
HillPDA

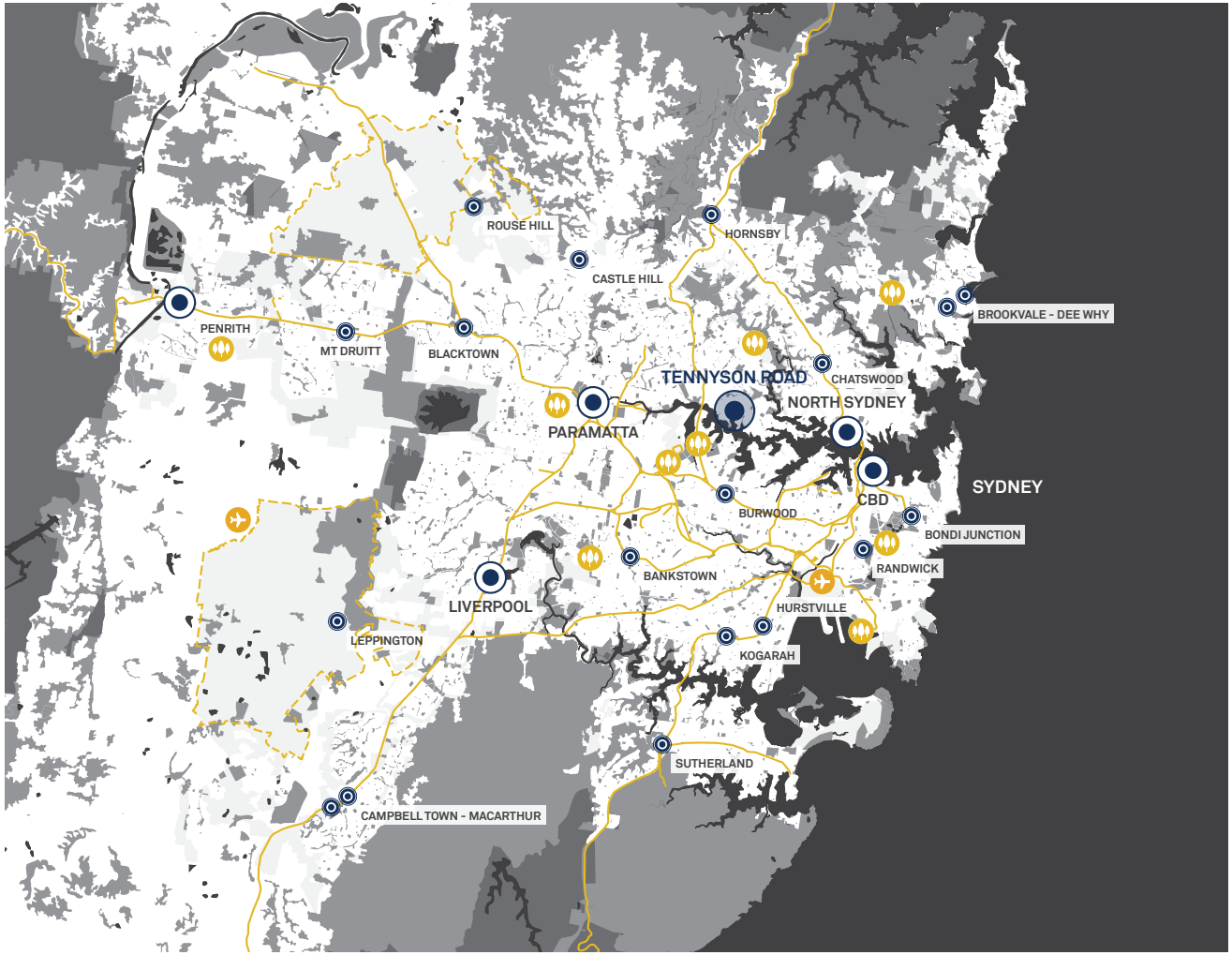
2.0 **Site Analysis and Context**

2.1 Regional Context

Greater Sydney in Context

In 2013 Sydney was recognised as the 10th most liveable city in the world according to Mercer's survey. As a growing city the ability to successfully anticipate and respond to the future will affect the enhancement of this important attainment. By 2031, Sydney will have around 1.3 million additional people, and the draft Metropolitan Strategy plans for a range of centres across metropolitan Sydney that will grow growth in new jobs and residences are anticipated in Sydney's metropolitan suburbs.

2-12 Plot is the site of an Old Quarry in Gladesville. With its close distance to Victoria Road, the precinct sits in a very strategic and accessible location. It is directly connected to the CBD via private (18 minutes) and public (35 minutes) transport. Within its excavated volume, the site offers the opportunity to revitalise the neighbourhood life by creating the first model of a vibrant mixed use village. Responding to the increasing need of residences and jobs, 2-12 Plot presents the possibility to be planned and designed with a correct balance between built and open space, residential and retail programme. Moreover, a green-focused design will provide a generous community space for the residents and for the surrounding community.



A map for greater Sydney, Source Grimshaw 2016

2.2 Site Location

The Plot Strategic Position

Project Site Location Plan, Source Grimshaw

Gladesville is approximately 10 Km West of the Sydney CBD and the project site a further 2 Km from the town centre. With over 10,000 residents, of whom the vast majority are Australian born residents (2011 Census) Gladeville boasts a strong community of well established inhabitants and families.

Despite being a predominantly low density residential area 2-14 Tennyson Road is in close proximity to the Gladesville Industrial Area, the Gladesville Town Centre retail precinct, and a short drive to Ryde and Meadowbank. It is a short distance to Tennyson Point, Morrison Bay and Glades Bay on the Parramatta River. With its strategic location, the site offers the opportunity for a higher density residential development that offers amenity back to the local community while providing a broader residential offering to the local industrial areas. The sloped site also offers the potential for views down to the Parramatta River.

2.3 Site

Plot Characteristics

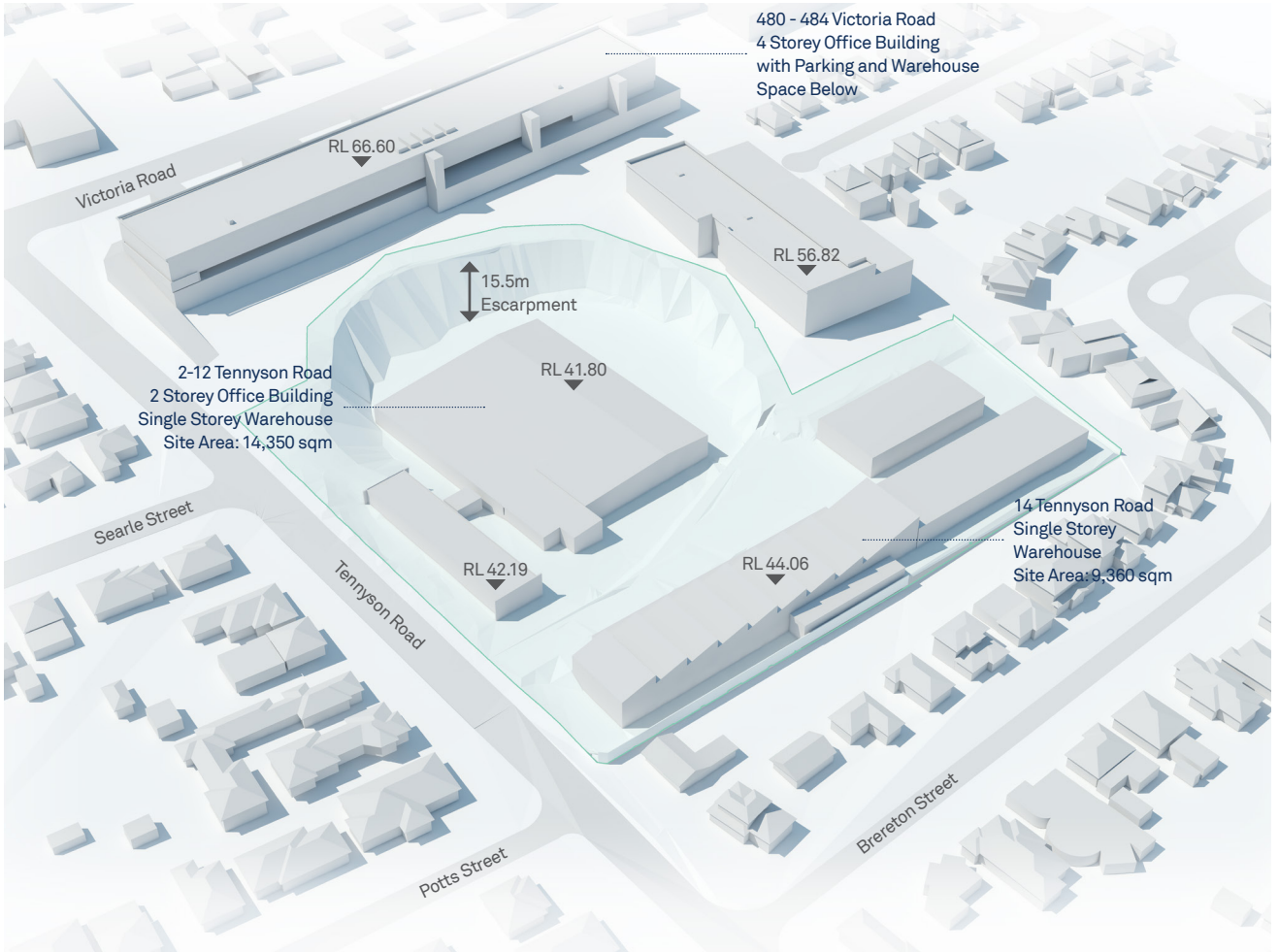
The project site occupies a significant landholding to the eastern edge of Tennyson road, Gladesville, flanked to the north by a four storey office building aligned to Victoria Road, and to the north-east by a smaller warehouse of similar height.

The site- itself sunken into an existing quarry - is largely obscured from Victoria road, and is accessed solely from Tennyson Road which runs along the western edge, north to south.

To the south, the site is bordered by a row of single and double storey residential properties cited on Brereton Street. In respect of its geographic context, 2 - 12 Tennyson Road is the site of an old quarry, within which currently sits a single storey warehouse, though of relatively recent construction, its value is minimal. Attached to the warehouse is a two storey administration building and a large area of hard-stand, used for car parking and vehicular access.

14 Tennyson Road is located outside the zone of the quarry and contains two single story warehouse and with attached administration space.

Both 2-12 and 14 Tennyson Road, are currently used for industrial and commercial purposes and are in occupancy and operational use.



2-14 Tennyson Road, Gladesville, Site Model

Project Site Location Plan, Source Grimshaw

2.4 Planning Controls

Ryde Local Environmental Plan 2016

Ryde Local Environmental Plan 2014 (updated August 2016) aims to make local environmental planning provisions for land in Ryde in accordance with the relevant standard environmental planning instruments. According to the current Ryde LEP, 2-14 Tennyson Road is currently identified as Zone IN2 Light Industrial.

The intention of this document is to present a case for Plot 2-12 & 14 being rezoned to B1 Mixed use, manifested as Residential with local retail. This is believed to be more in keeping with the broader region, appropriates medium density development and supports enhanced community amenity.

In the update to the LEP in August of 2016, the Maximum Floor Space Ratios for 2-14 Tennysoin Road was allocated a consistent FSR of 1.0.

This project proposes to develop an amalgamation of the 2-12 and 14 Tennyson to optomise density and efficiency, with exceptional to community benefit, and aims for an overall Gross FSR of 1.5.

Building heights in the LEP are required to be a uniform 10m across the site. In this proposal for the building, we make a case for the proposed development having heights respective of the adjacent building.

Zone:

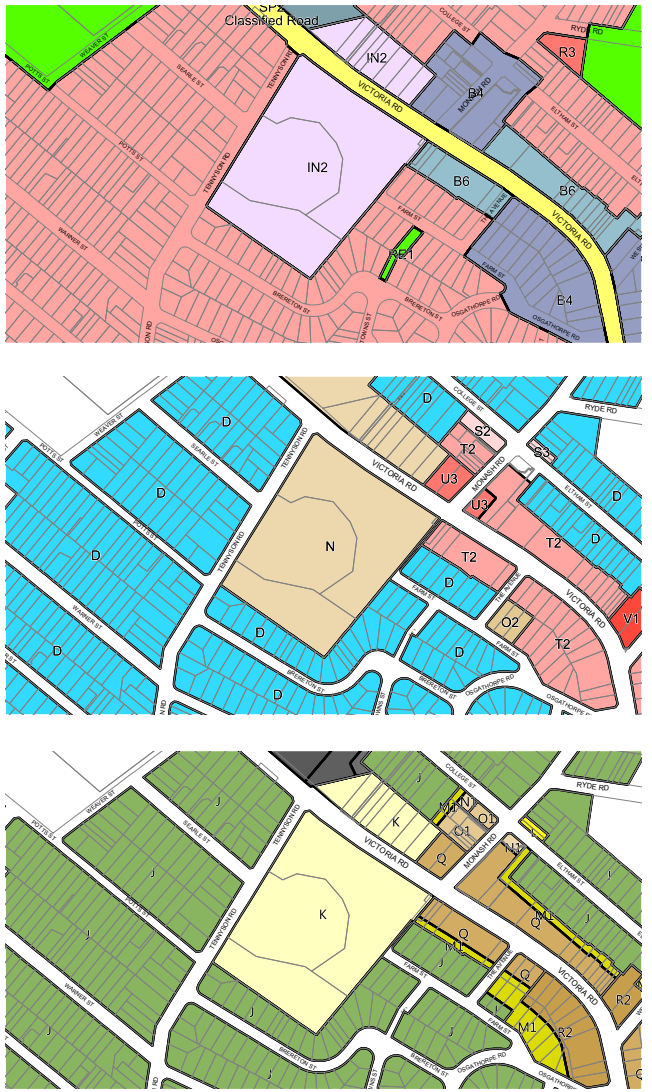
IN2	Light Industrial
B4	Mixed Use
B6	Enterprise Corridor
R2	Enterprise Corridor
R3	Medium Density Residential
RE1	Public Recreation

Max. Floor Space Ratio (n:1)

D	.50
N	1.00
O2	1.15
S2	1.70
T2	2.30
U3	2.70
V1	3.00

Max. Building Heights (m)

J	9.5
K	10
M1	12
O1	13
N1	15
P	19
Q	22



Extracted Maps from Ryde Local Environmental Plan 2016

Aerial View of Plot 2-14 from North East, Existing Condition

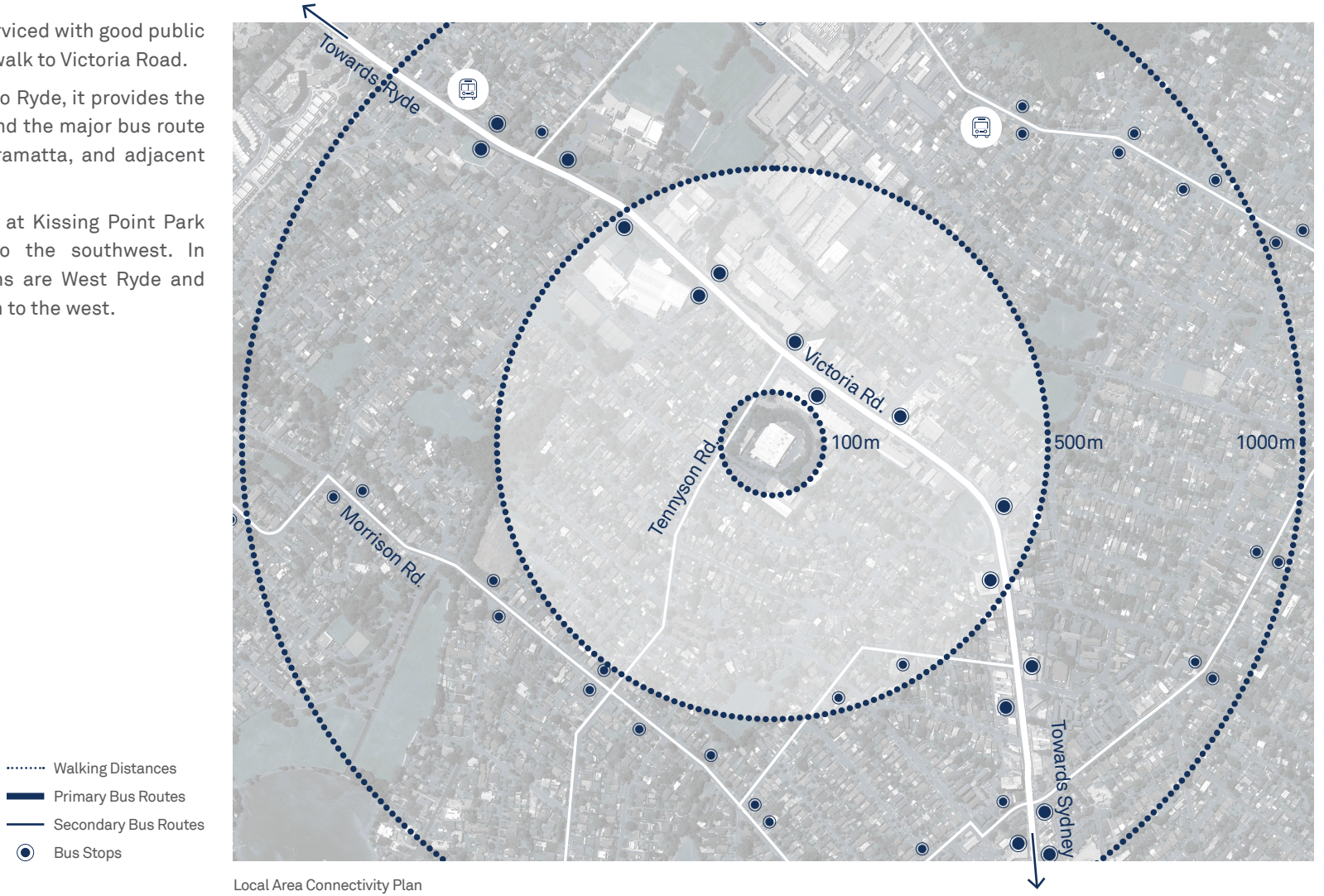
2.5 Transport Connectivity

Walking Distances and Bus Route Services

2-12 & 14 Tennyson Road is well serviced with good public transport links, being only a short walk to Victoria Road.

Running east to Sydney and west to Ryde, it provides the main route for traffic to the area and the major bus route between the Sydney CBD and Paramatta, and adjacent local areas.

From the site, the closest ferry is at Kissing Point Park (Putney), approximately 2.8km to the southwest. In addition, the nearest train stations are West Ryde and Meadowbank, approximately 2.5km to the west.



Local Area Connectivity Plan

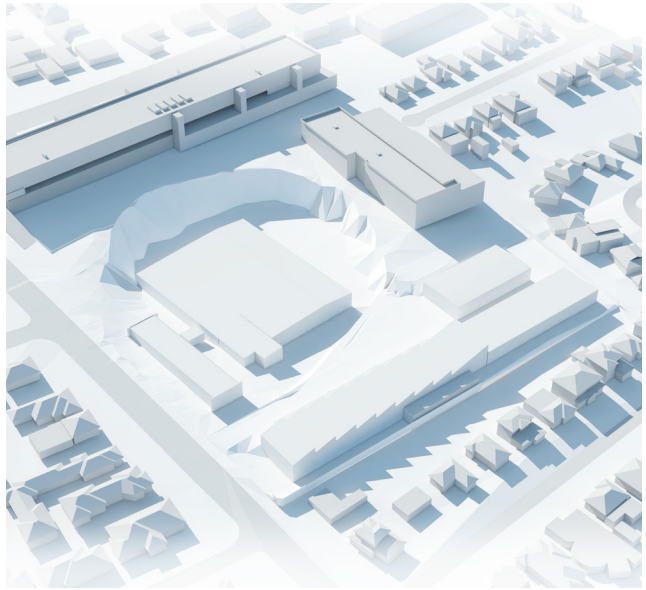
2.6 Site Photos

Existing Site Conditions

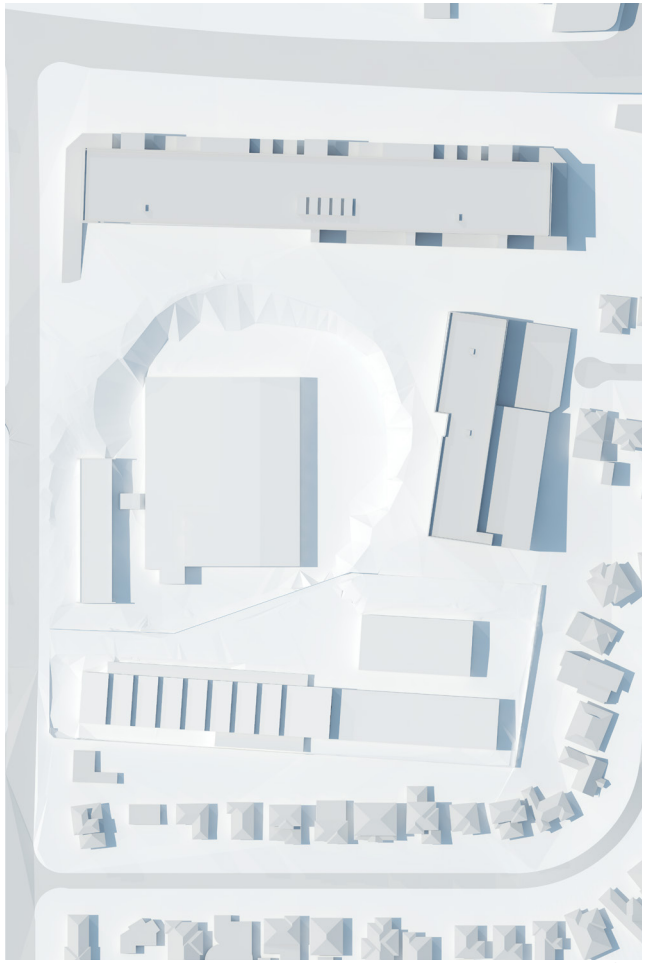
Site Photos, Source: Grimshaw

2.7 Solar Access

Existing Environmental Performance



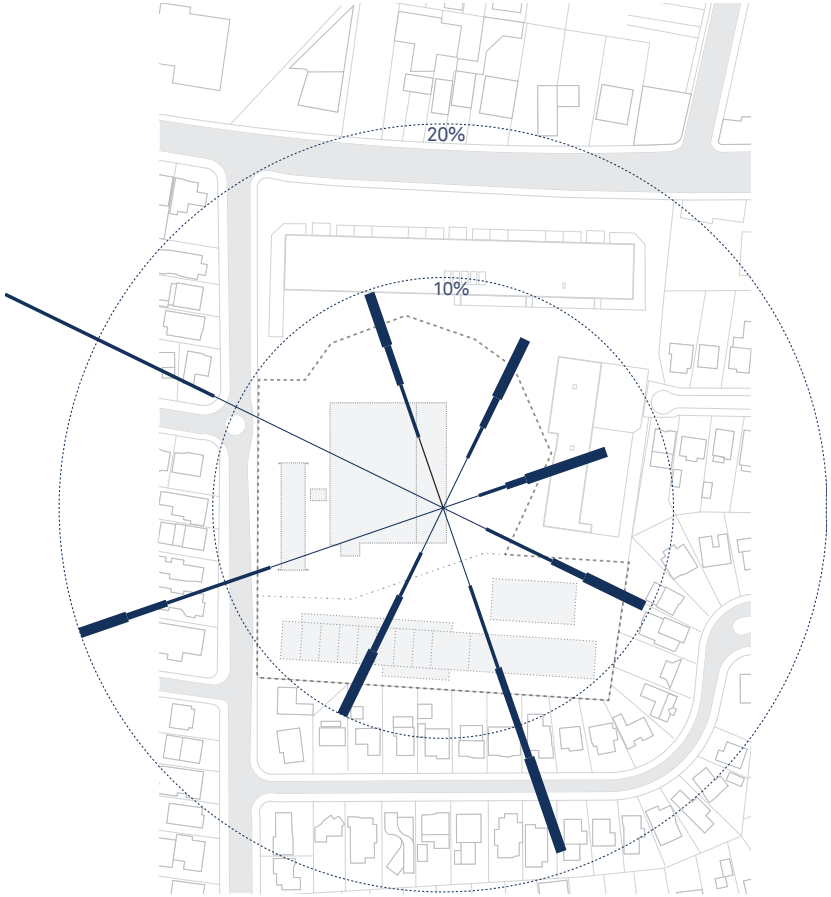
Overshadowing: Winter Solstice - June 21st @ 3pm



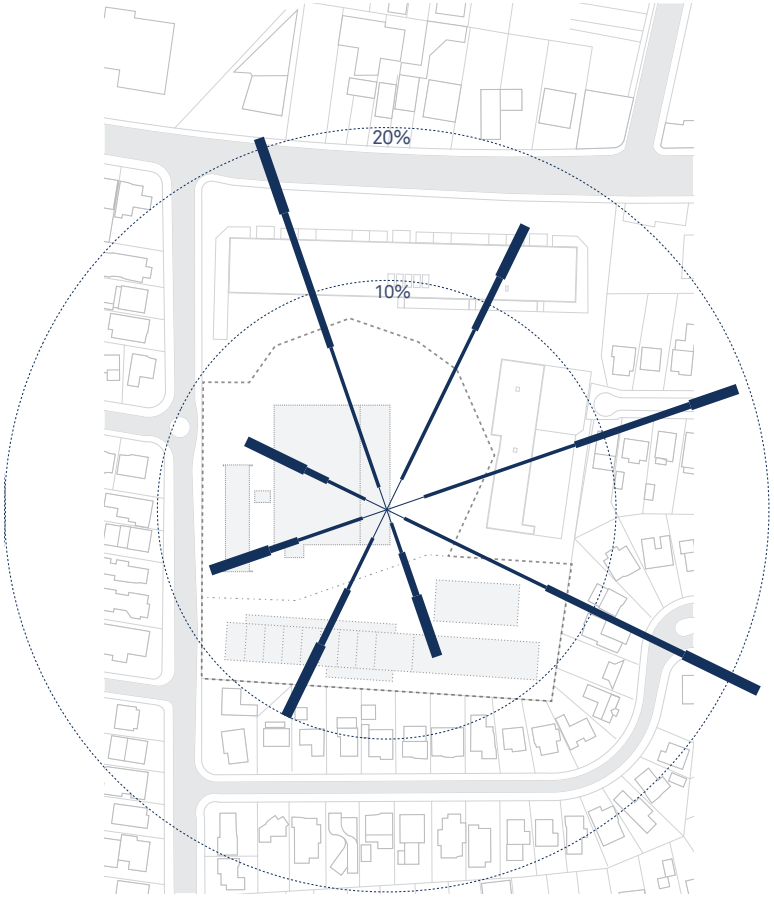
Overshadowing: Summer Solstice - Dec 21st @ 3pm

2.8 Wind Impact

Existing Environmental Performance



Annual Average Wind Across the Site at 9 a.m.



Annual Average Wind Across the Site at 3 p.m.

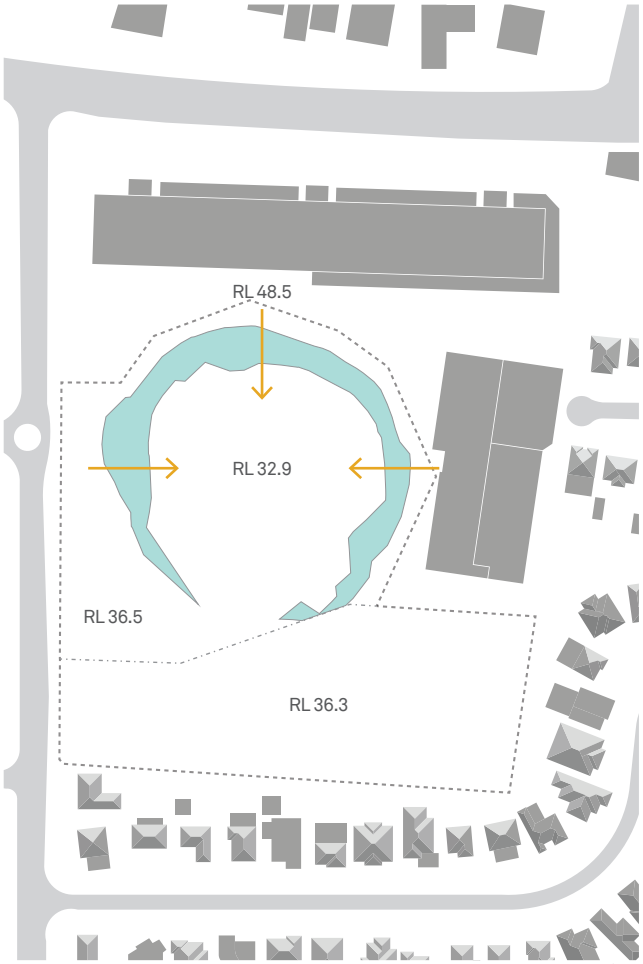
3.0 **Site Principles**

3.1 The Quarry

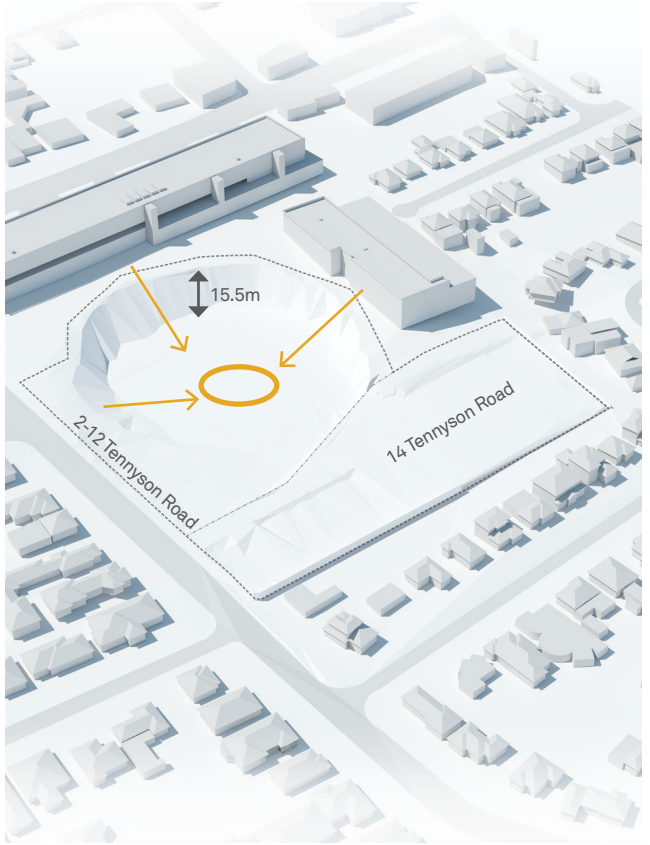
Precinct Features

The old quarry that makes up the 2 - 12 Tennyson Road site denotes a naturally intraverted site. There is an opportunity to employ this characteristic to create a sheltered public space inside a new development.

The quarry also allows a larger mass to sit into the landscape without appearing out of scale with the surrounding 2 storey residential buildings.



Quarry Site, Existing Precinct

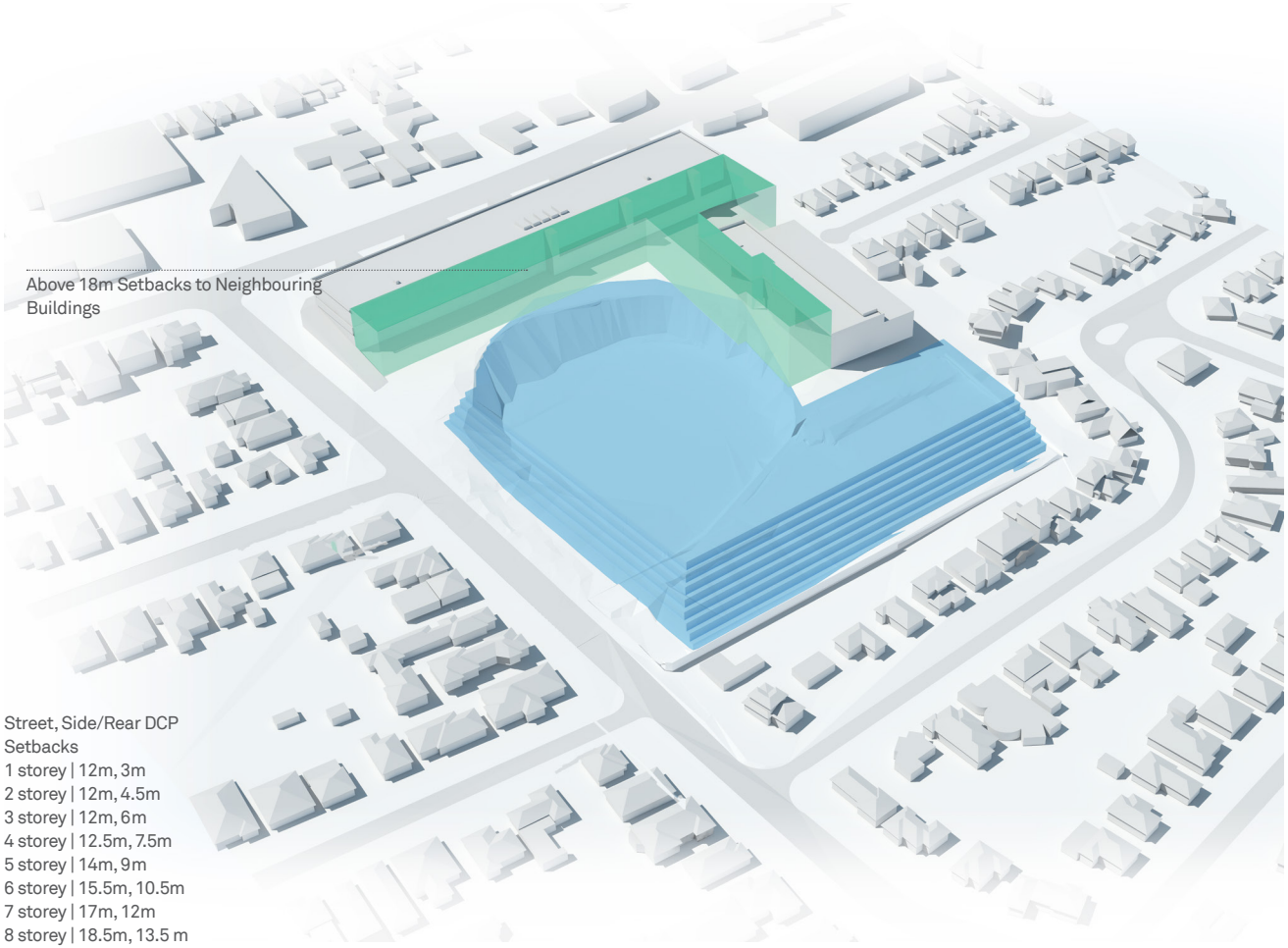


Quarry Site Natural Topography

3.2 Site Setbacks

DCP Controls

The Ryde DCP 2010 describes the setback control for front, side and rear boundary setbacks. An 18m setback from neighbouring buildings provides appropriate separation to new residential buildings for privacy.



Street, Side/Rear DCP Setbacks
1 storey | 12m, 3m
2 storey | 12m, 4.5m
3 storey | 12m, 6m
4 storey | 12.5m, 7.5m
5 storey | 14m, 9m
6 storey | 15.5m, 10.5m
7 storey | 17m, 12m
8 storey | 18.5m, 13.5 m

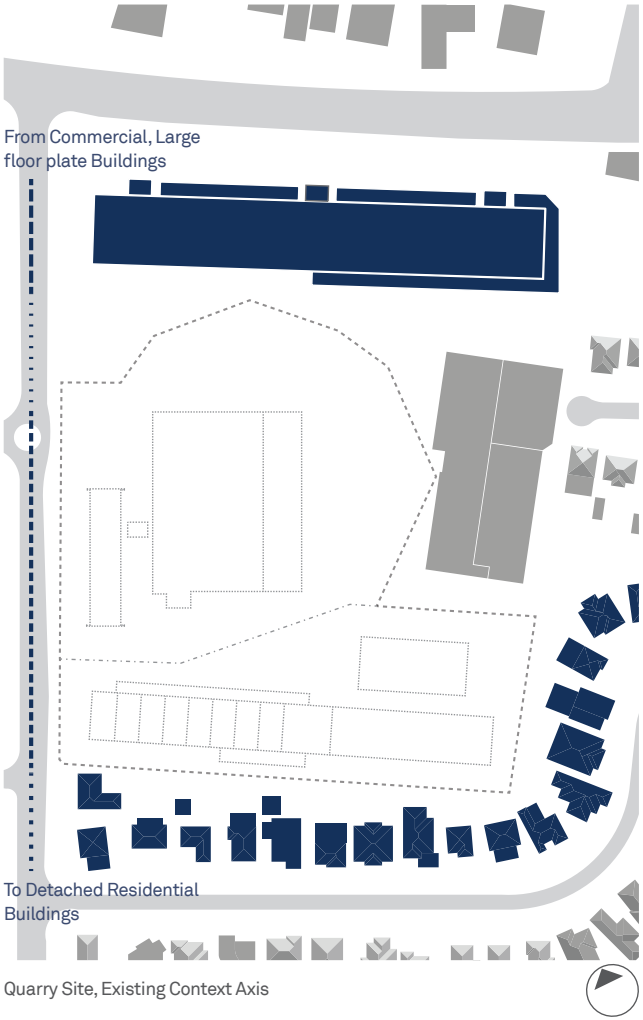
Quarry Site, Setbacks

3.3 Scale

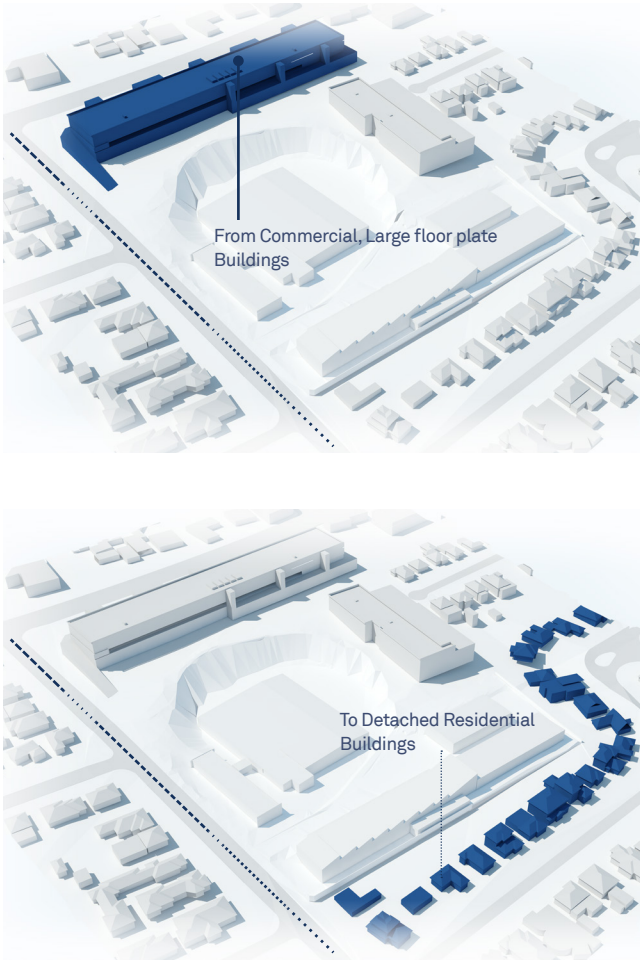
Surrounding Buildings Scale

The project site is uniquely located between two very disparate building typologies and built form scale. The commercial block to the north of the site which aligns to Victoria Road features large floor plates, whilst the residential buildings to the southern site edge along Brereton Street, is typically domestic in scale and profile.

The project has a very important position that forms the middle ground between the two distinct typologies of built form.



Quarry Site, Existing Context Axis



Existing context axonometric views

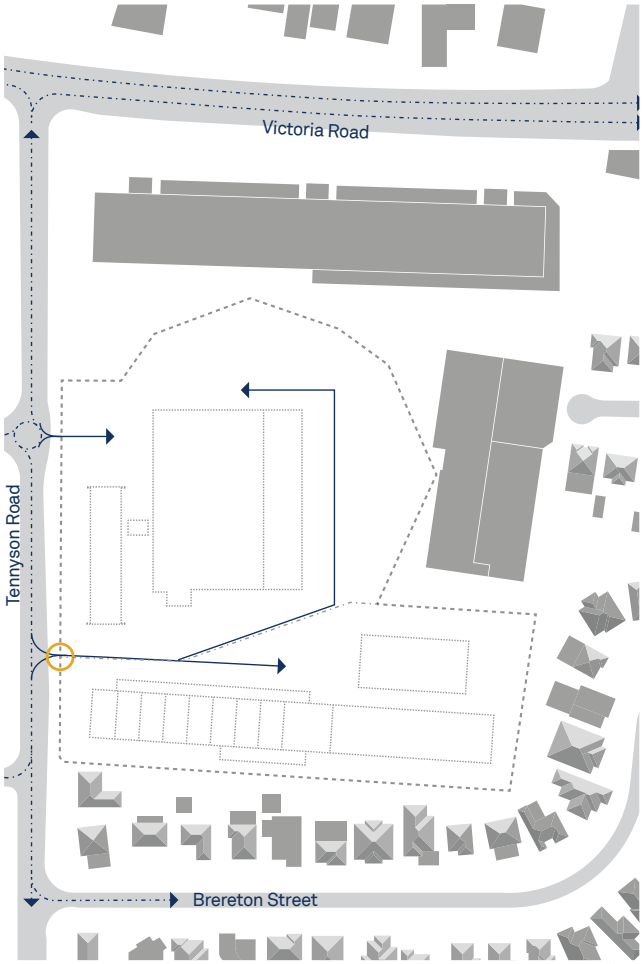
3.4 Access to the Site

Vehicular and Pedestrian

The existing site geography complicates constrains site access due to the fall in levels from Victoria road southwards.

This constraint is complicated further by the nature of the excavated quarry and surrounding ground levels, as such the proposed scheme will utilise existing, or close to existing access points onto the site from Tennyson Road.

With this in mind, three potential access points are represented in the adjacent diagram.



Quarry Site, Existing Access Roads

Access to 14 Tennyson Road

Access from Tennyson Road

3.5 Height Plane

Existing LEP

The existing LEP (2016) map dictates a consistent height across both sites of 10m.

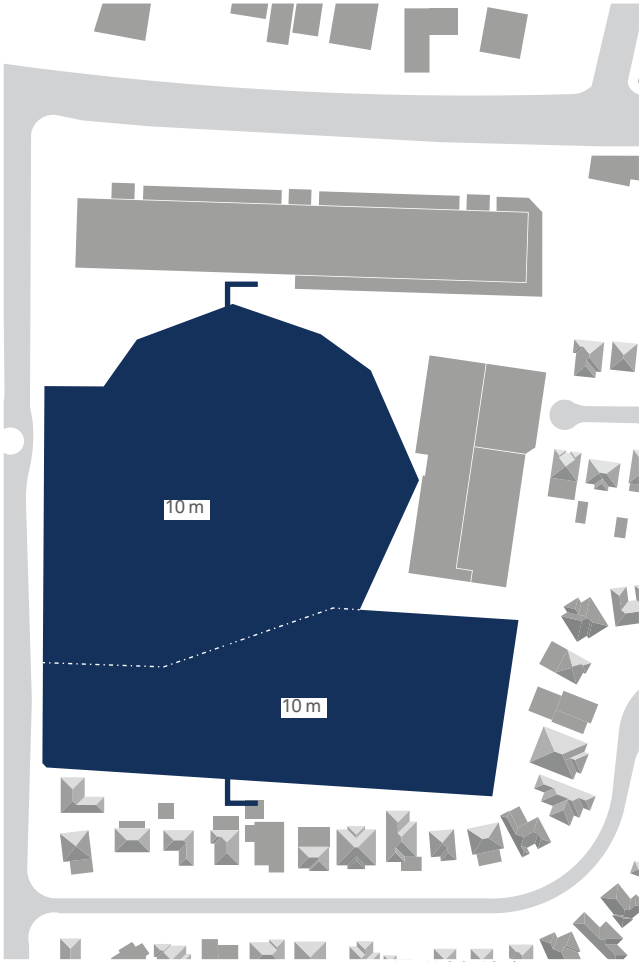
The local and current DCP stipulates the following:

"Site design, building setbacks and the location and height of level changes are to respect the existing topographic setting of the street and the relationship of existing buildings in the street to the topography."

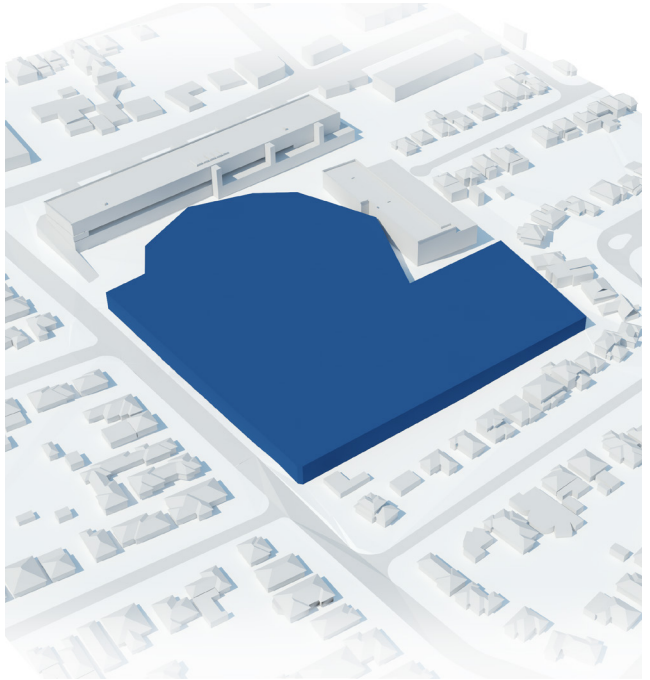
And defines the measurement of building height as:

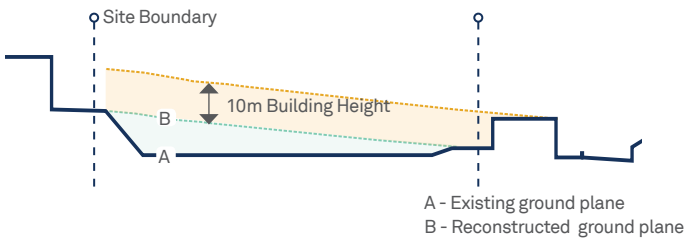
"Building height is defined under Ryde LEP 2014. It is the vertical distance between existing ground level and the top most part of the building. The measurement of building height includes all roofs, but excludes communications devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues or the like. The height as specified is the maximum allowable."

Due to the excavated nature of the site it would be fair to project the original site section from Tennyson Road up to a maximum of 10m allowing for additional storeys below this level in the quarry.



Quarry Site, Building Height





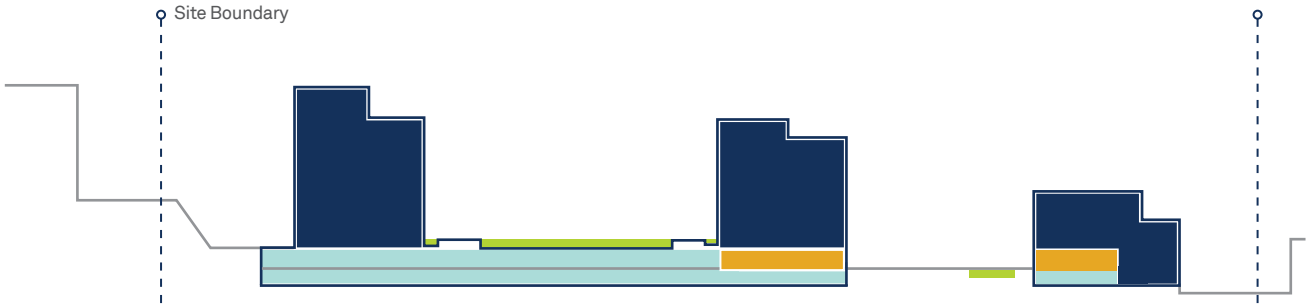
Extruded 10m Height plane

3.6 Building Use

From Light Industrial to Mixed Use

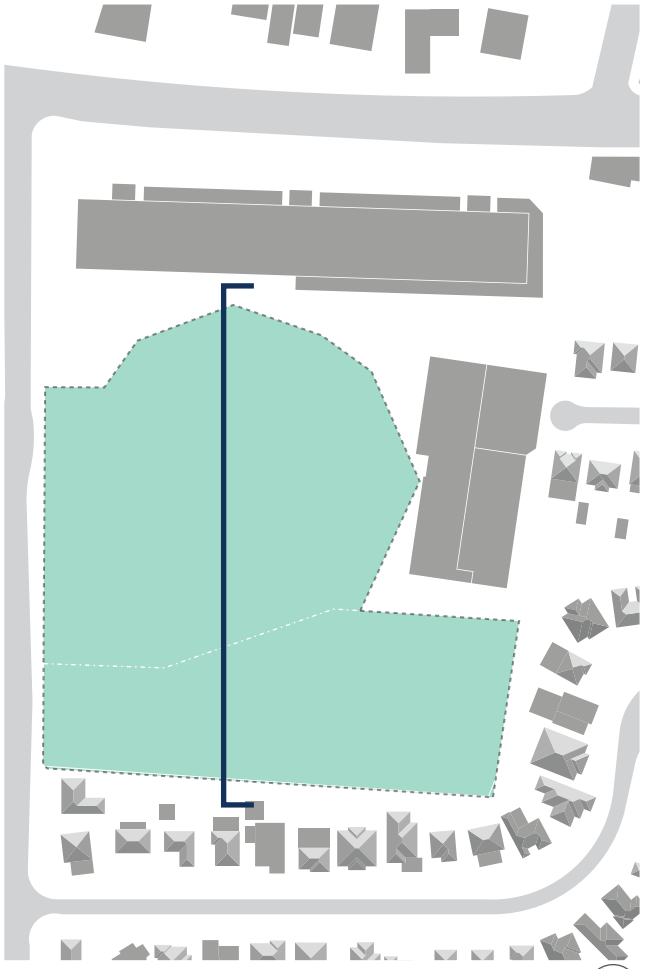
The site is currently zoned for Light Industrial use. This proposal presents a mixed use outcome, and it is our suggestion that this be amended to Mixed Use. This would allow not only for the site to be more in keeping with the local context but also to provide some local retail.

The aspiration for the aggregated plots is to provide some amenity back to the local community in the form of retail space. This would be located at grade beneath the residential development accompanied by additional parking for non-residents.



Quarry Site, Mixed Use Program Distribution

Landscape Car Parking Retail Residential



Quarry Site, Mixed Use Precinct

Mixed Use

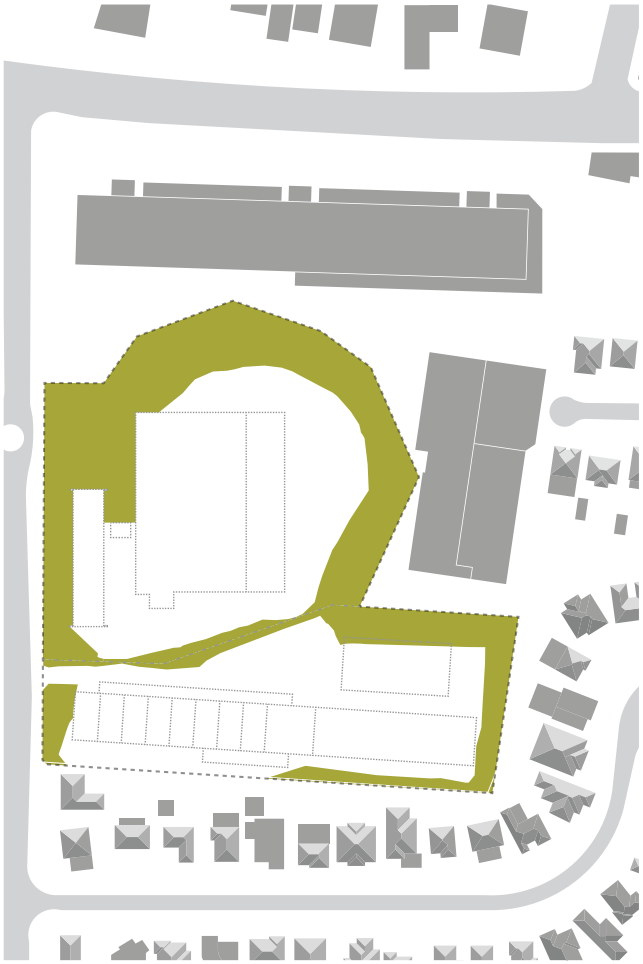
3.7 Landscape

Existing Boundary Conditions

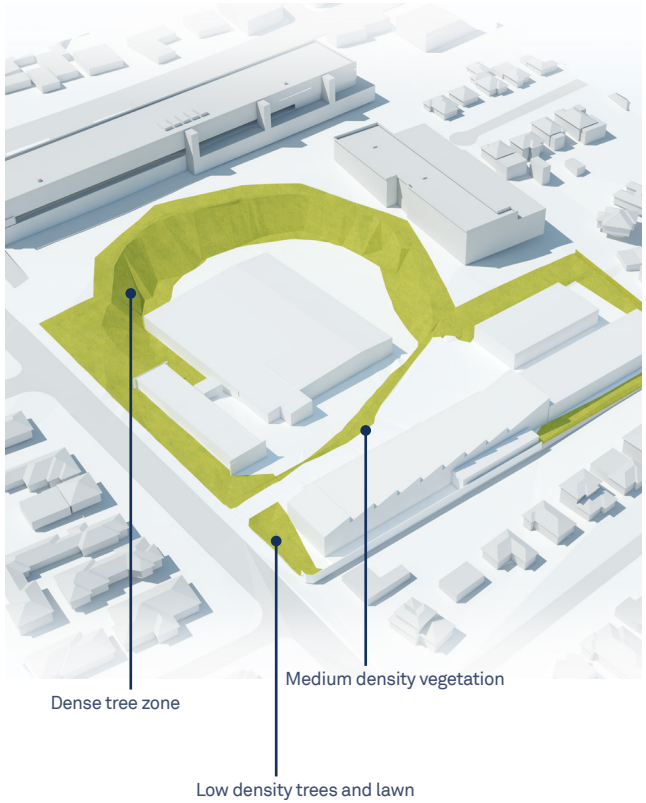
The geological circumstances of the project site broadly fall into three categories, the quarry as an excavated landscape, there is an abundance on site of well developed and dense trees to the peripheries of the quarry. Generally , the landscape is hard-scape and these areas are utilised for car access, car parking and storage.

There are grass verges along Tennyson Road, and sporadically throughout the site.

The trees within the site are of a varied type and assessment of this vegetation has been completed, and there are no protected species in site that warrant rehabilitation or protection.



Quarry Site Landscaping



Quarry Site Landscaping

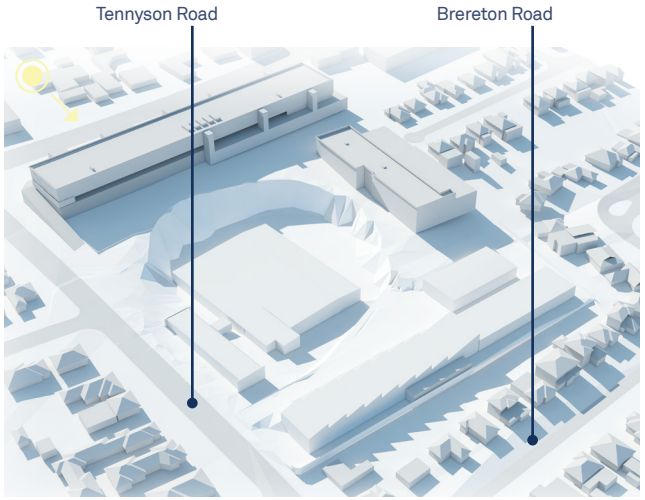
Undefined Green

3.8 Overshadowing

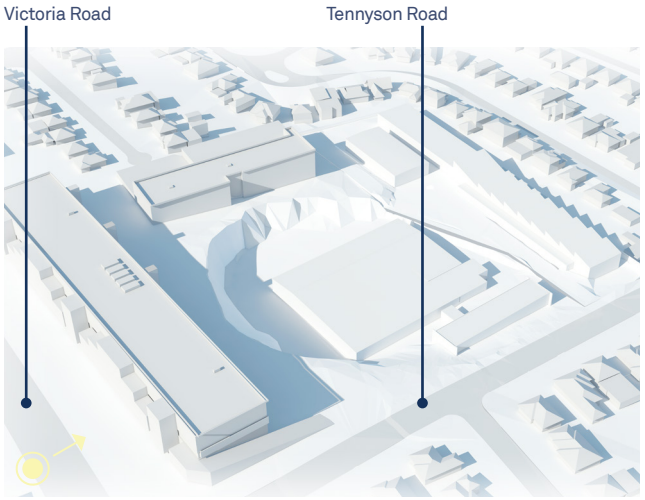
Minimising Overshadowing

The natural fall down Tennyson Road and the orientation of the site constrains the solar access provision.

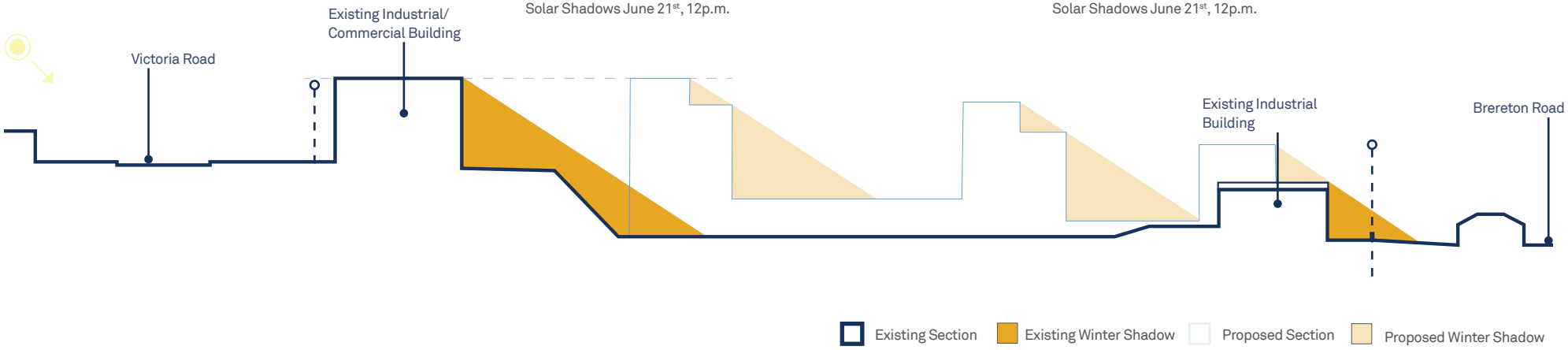
The massing of the proposed scheme will therefore need to recognise these constraints and ensure that heights and positioning will be sensitive to overshadowing and provide generous clearances in the north-south direction to ensure that light can reach the lower areas of the site.



Solar Shadows June 21st, 12p.m.



Solar Shadows June 21st, 12p.m.

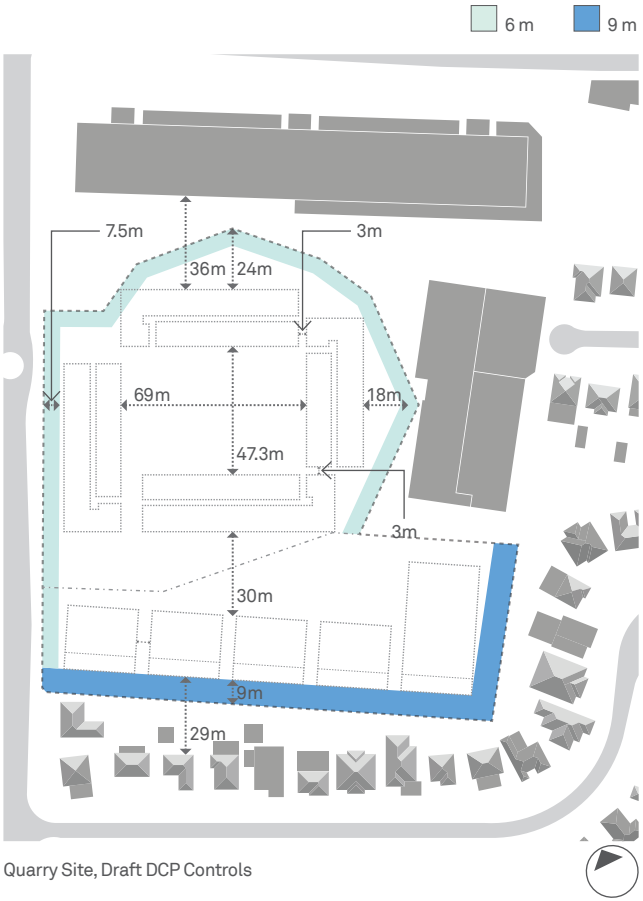


Solar Shadows, Section

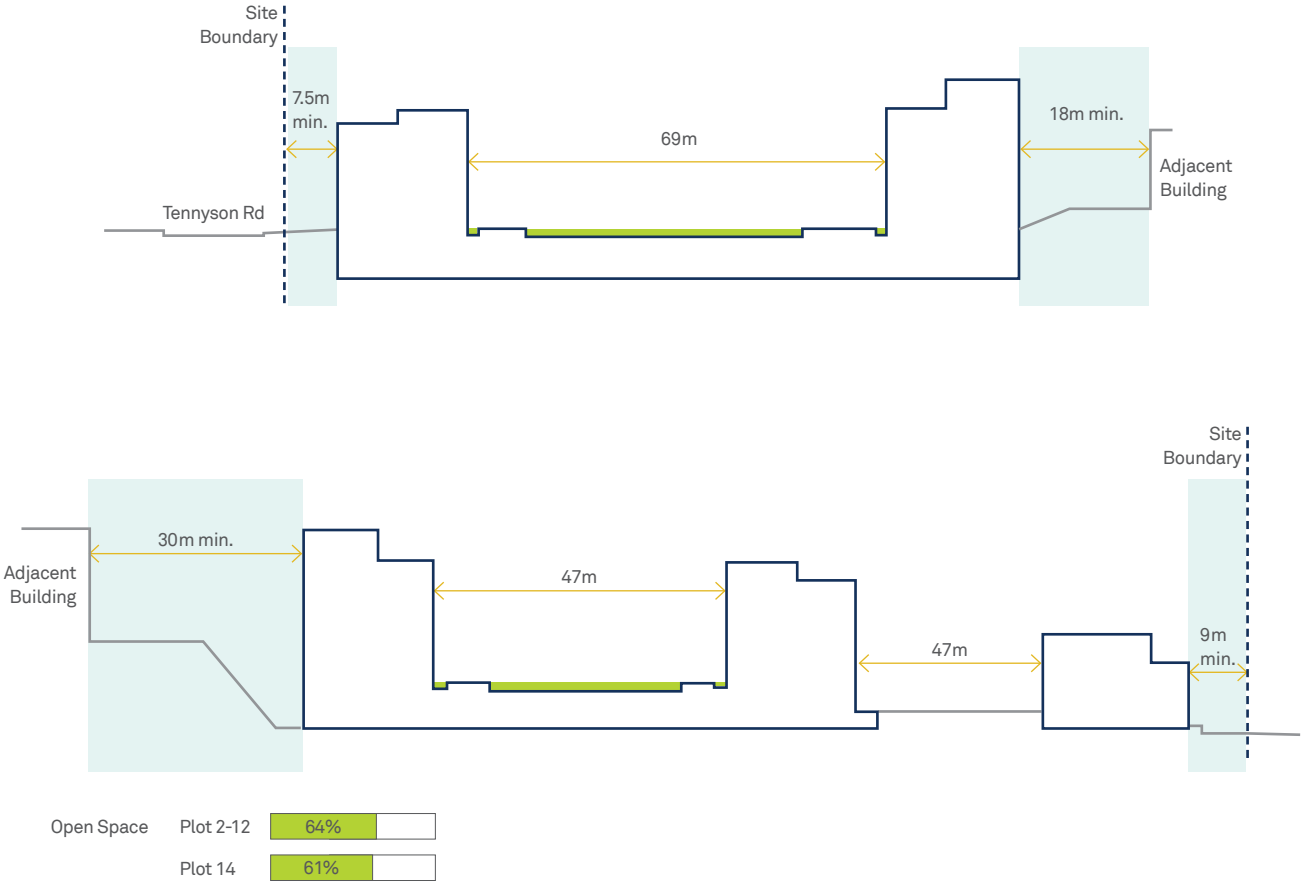
4.0 **Applying the Site Principles**

4.1 Site Setbacks

Respecting Adjacencies: Setbacks around the site determine the position of the massing.



Quarry Site, Draft DCP Controls

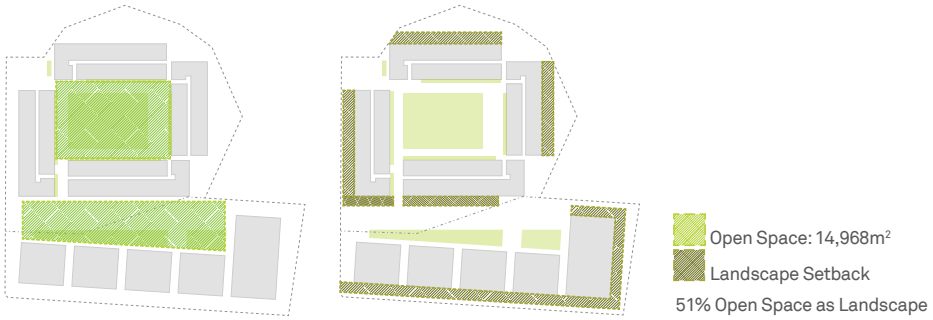


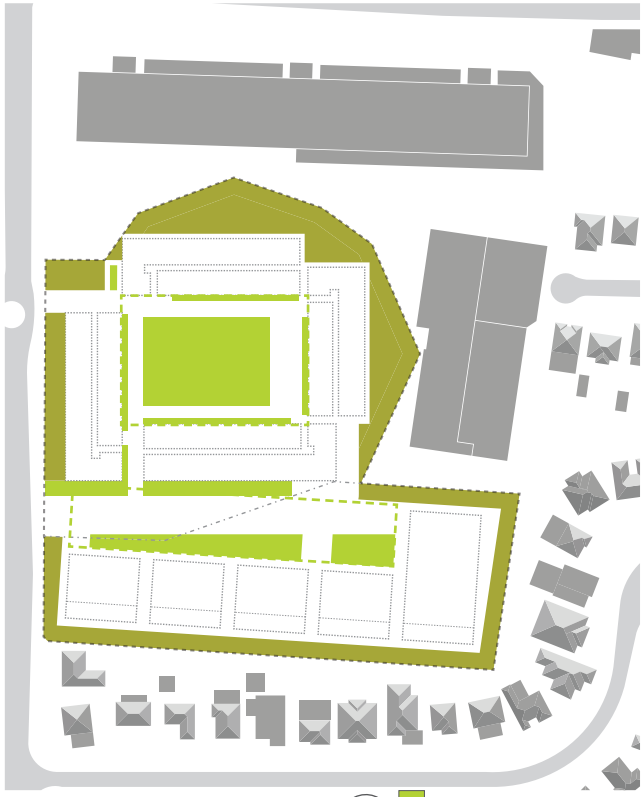
Quarry Site, Setbacks

4.2 Landscape

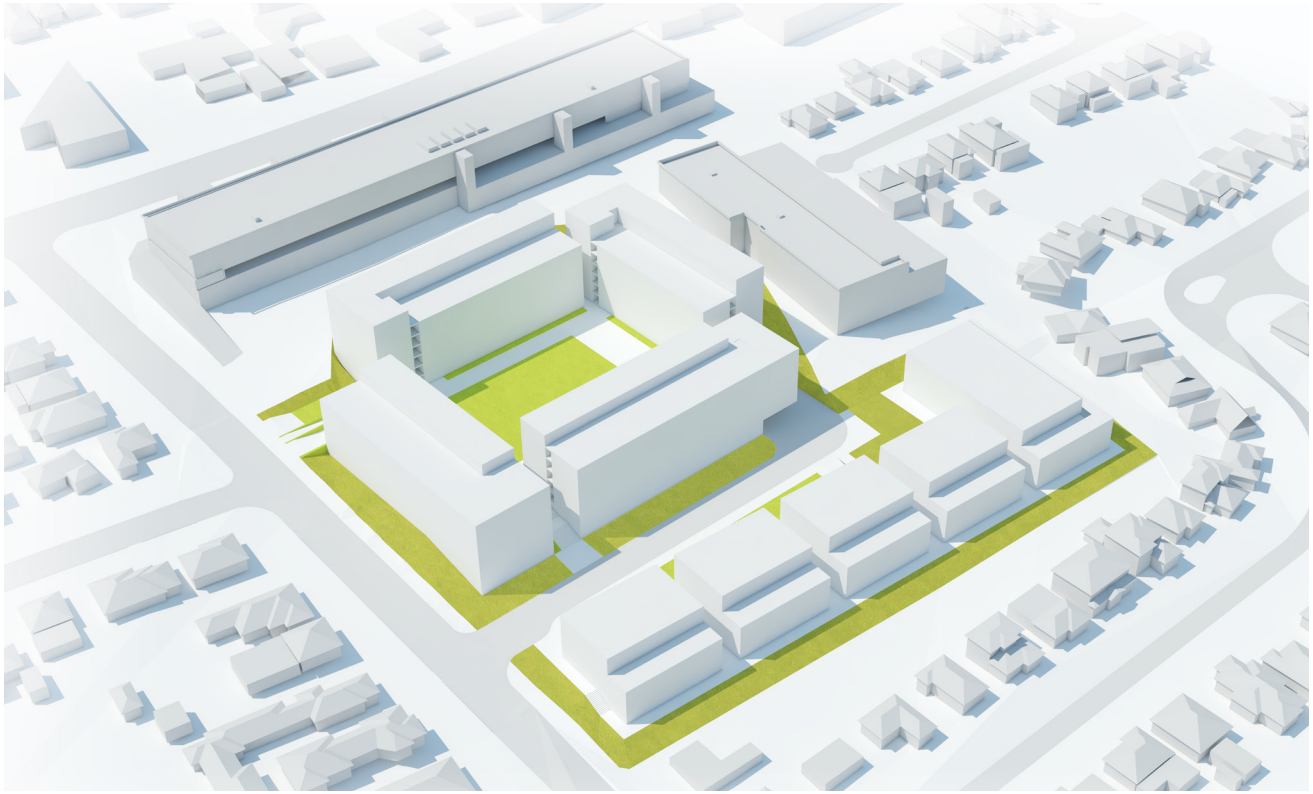
Enhancing Edge Condition & Providing Amenity

Forming the edges of the quarry site, deep fill soil is proposed to allow for mature tree planting, creating a green boundary to the site. A formal public green is proposed for the centre of the development





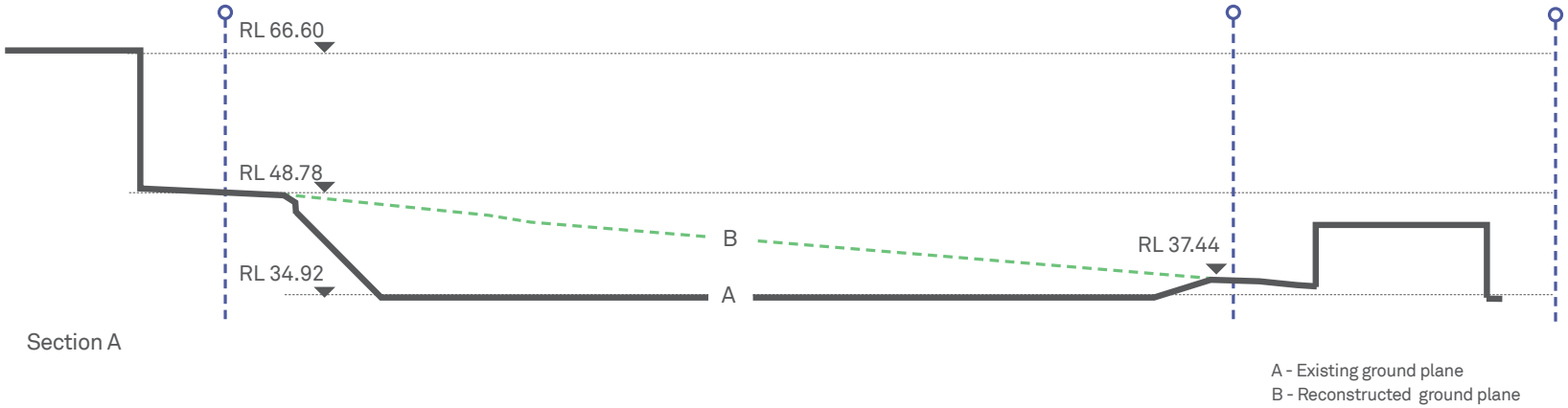
Quarry Site, the Quarry Green



Quarry Site, Massing Green

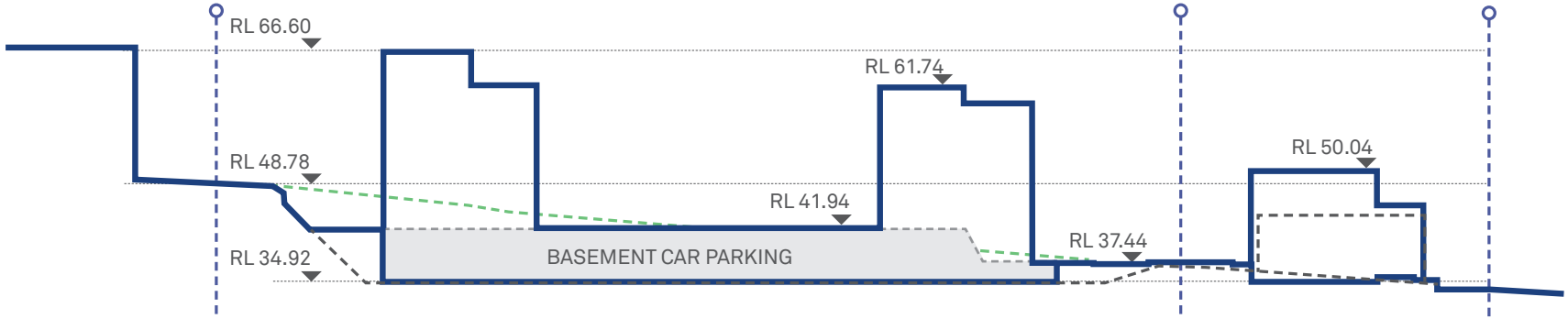
4.3 Ground Plane Definition

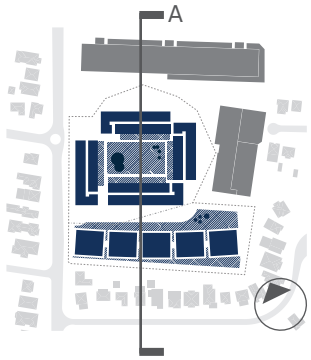
Defining the reconstructed ground plane

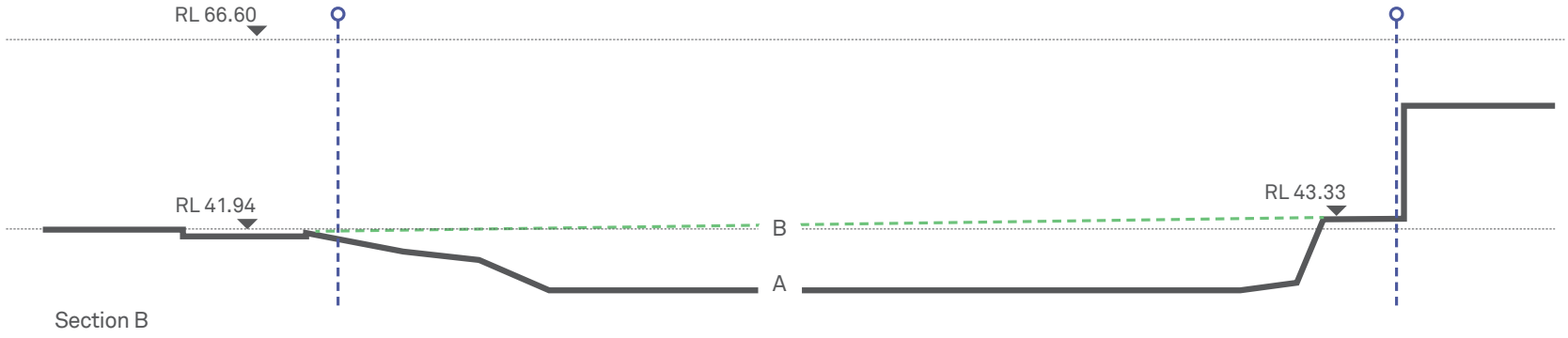


Section A

A - Existing ground plane
B - Reconstructed ground plane

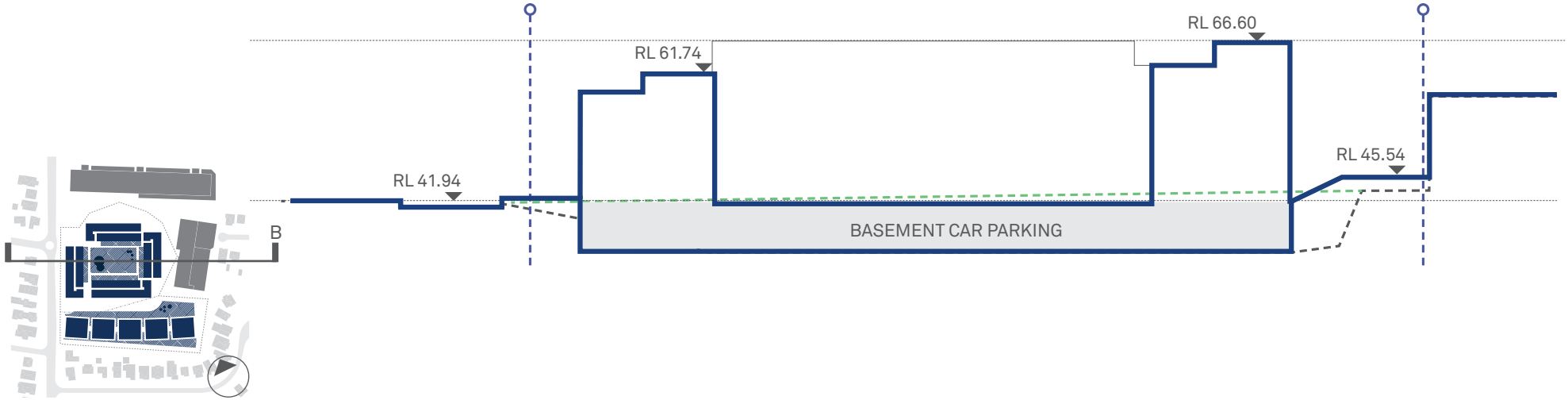






Section B

A - Existing ground plane
B - Reconstructed ground plane



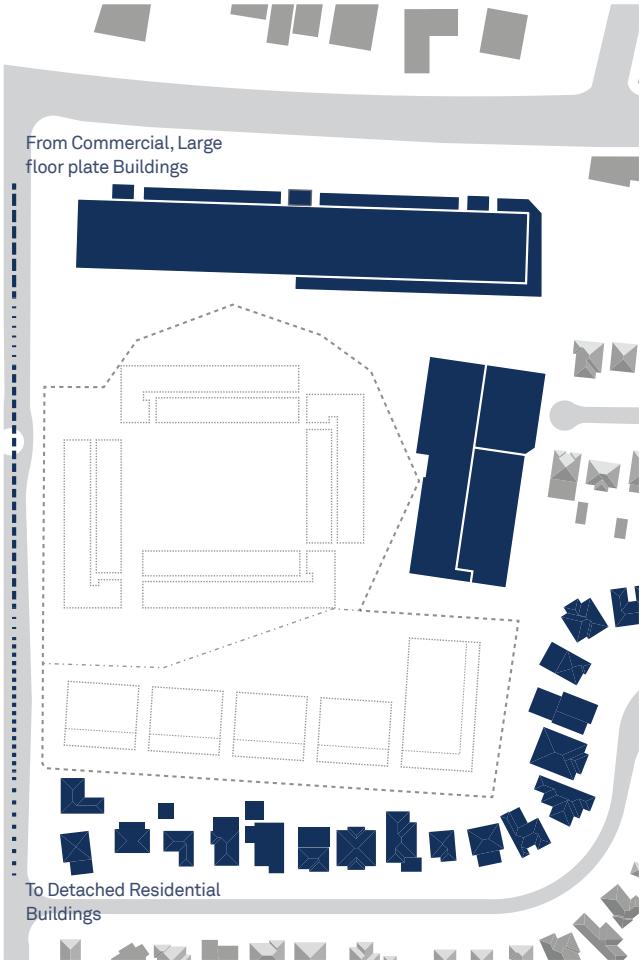
4.4 Scale

Surrounding Height Limits

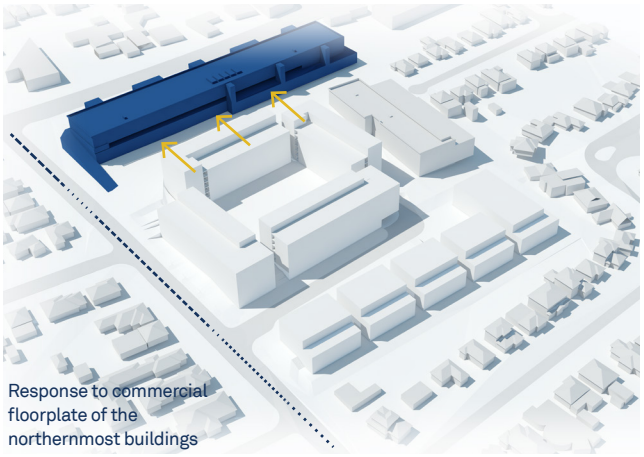
The site is located between two contrasting urban conditions; large floorplate commercial buildings to the north and east and detached residential buildings to the south east, west, and south.

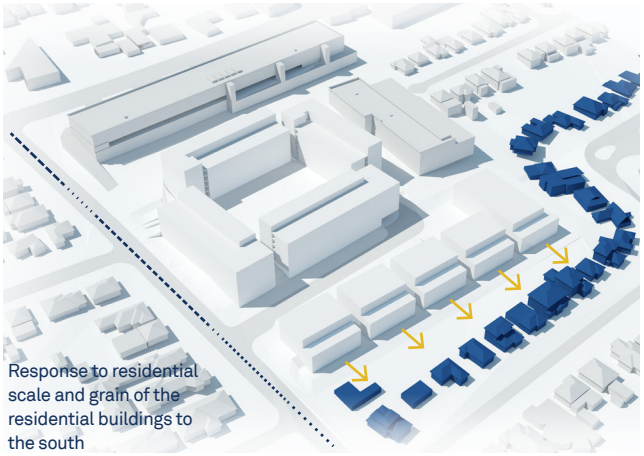
In response, the proposed building within the quarry is informed in part by the association with the commercial footprints and is sensitive to the form and expanse of the northern elevation along Victoria Road. Similarly the eastern block of the proposed building footprint reflects the neighbouring commercial building.

The buildings proposed at 14 Tennyson Road respond to the scale, grain and proportion of the residential homes to the southern most site boundary and domestic environment beyond.



Quarry Site, Existing Context Axis



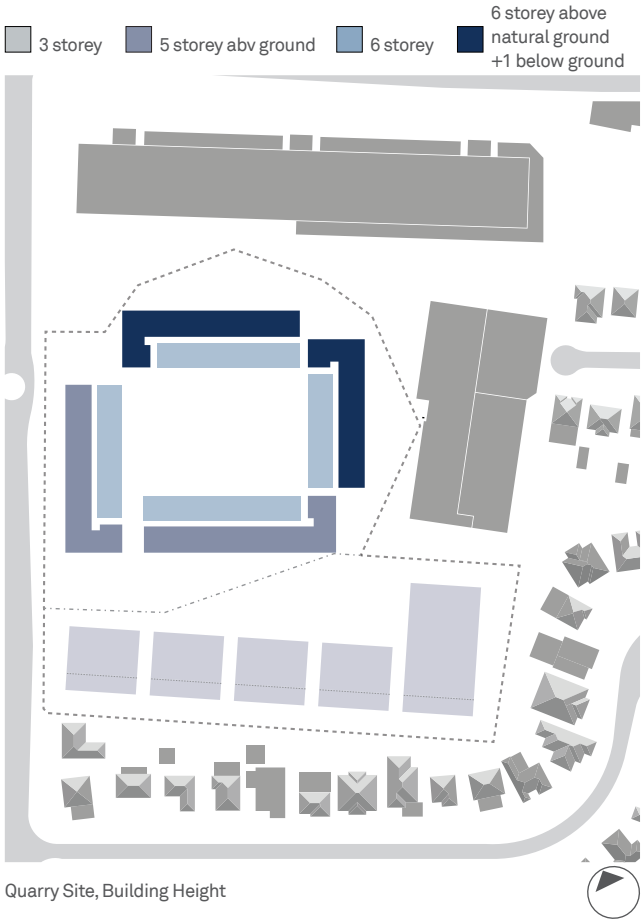


Response to the surrounding urban scale

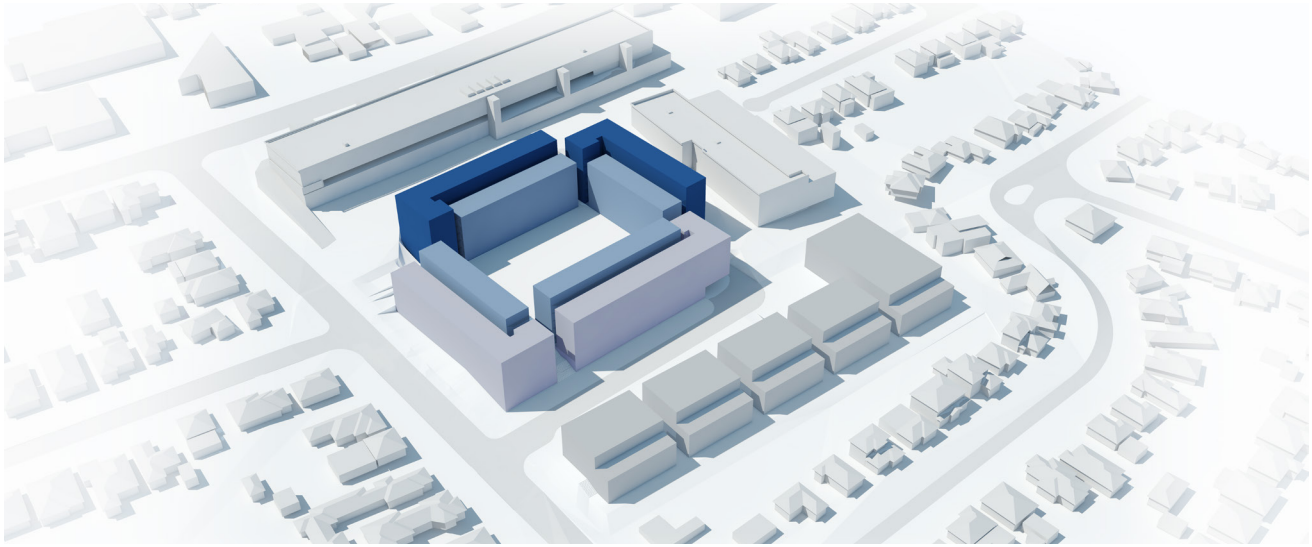
4.5 Building Height

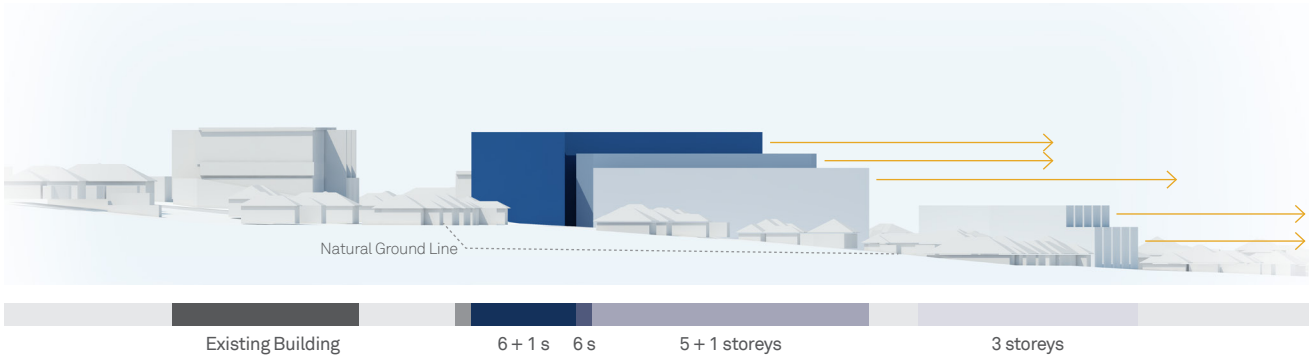
Maximising the views towards the Southern Part of the Site

The built form maximises the level of sun access across the site as well as providing views out over wider landscape.



Quarry Site, Building Height



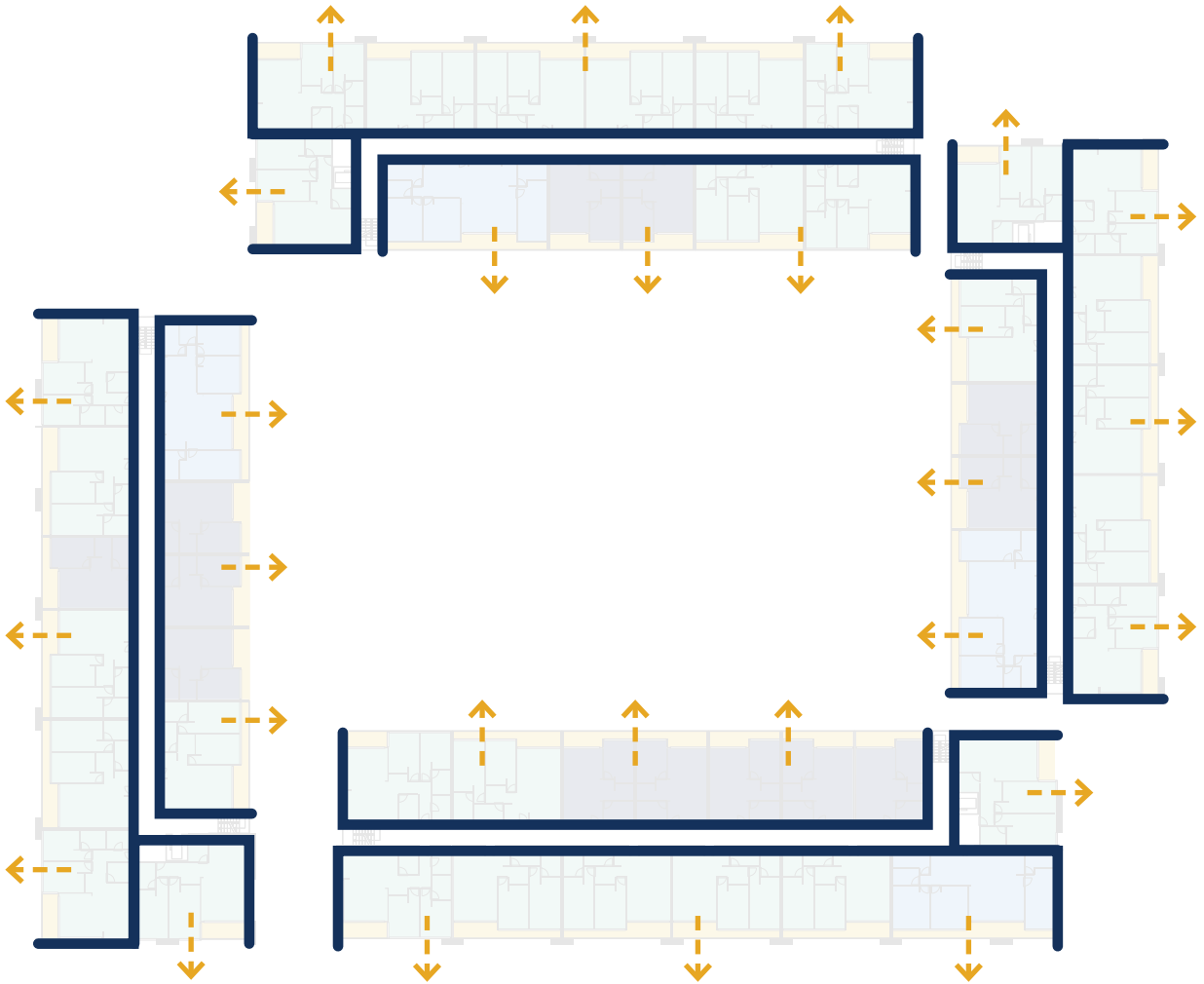


Quarry Site, Building Height Section

4.6 Building Orientation

Enhancing the Views through the Apartment Arrangements

The diagram adjacent indicates the primary orientation of the apartments on a typical floor. The layout and orientation has been designed to ensure minimal overlooking between apartments, while optimising views and daylight.

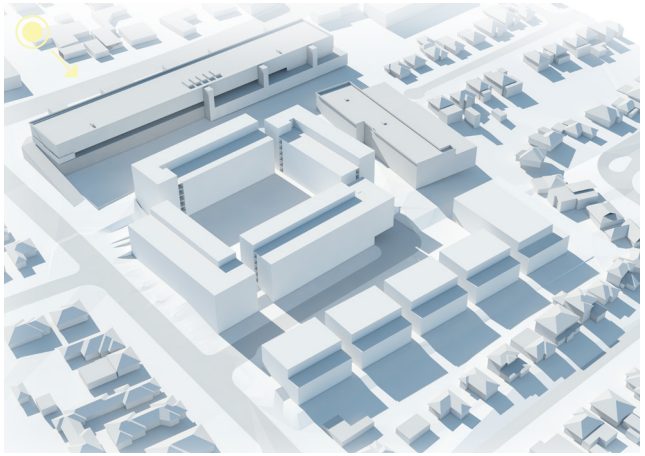


Typical Plan denoting views optimisation

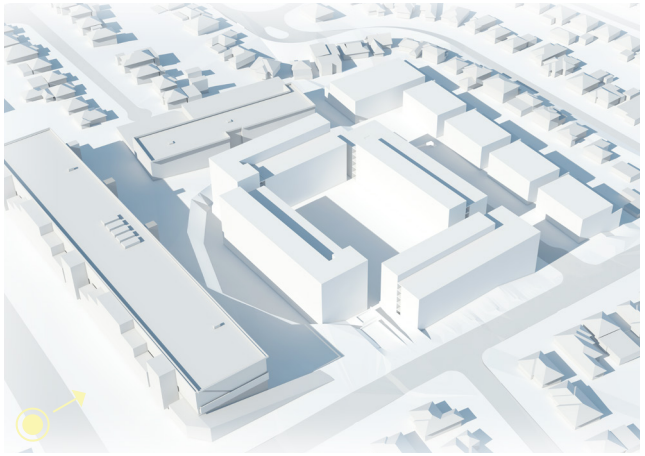
4.7 Solar Controls and Impacts

Minimising Overshadowing

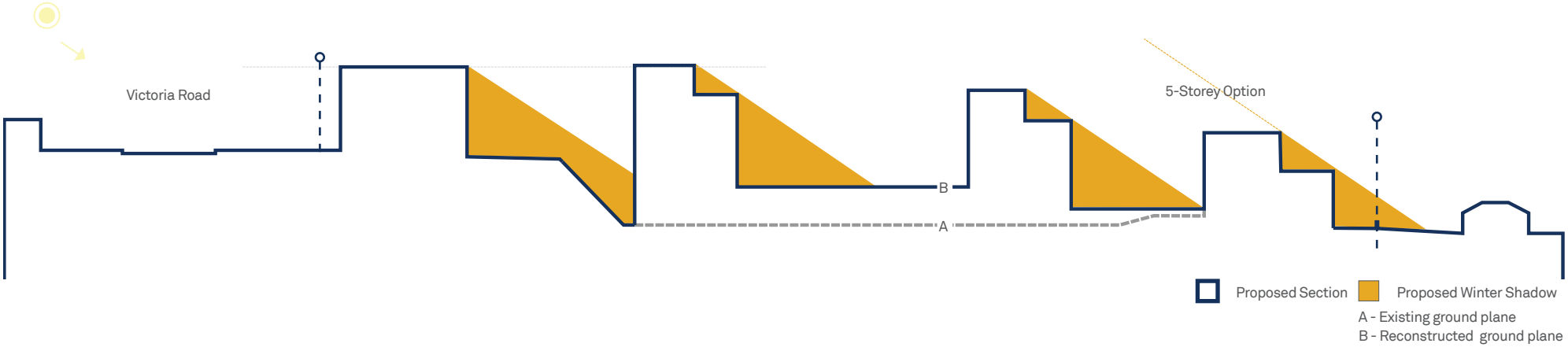
Solar Access is impacted by the topography of the site and its orientation to North. The site falls away to the south and as such built form is prone to overshadowing adjacent buildings. The proposal achieves over 70% of apartments with at least 3 hours of sunlight between 9am and 3pm on June 21st.Total number of apartments: 272Number that meet solar access guidelines: 199Percentage that meet solar access guidelines: 73%A detailed analysis of the solar access of the building is contained in



Solar Shadows June 21st, 12p.m.



Solar Shadows June 21st, 12p.m.

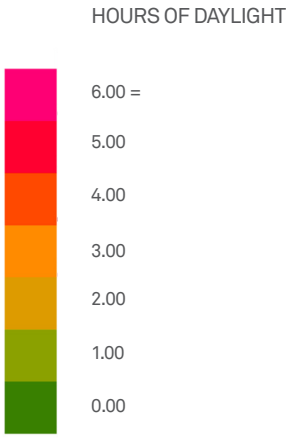


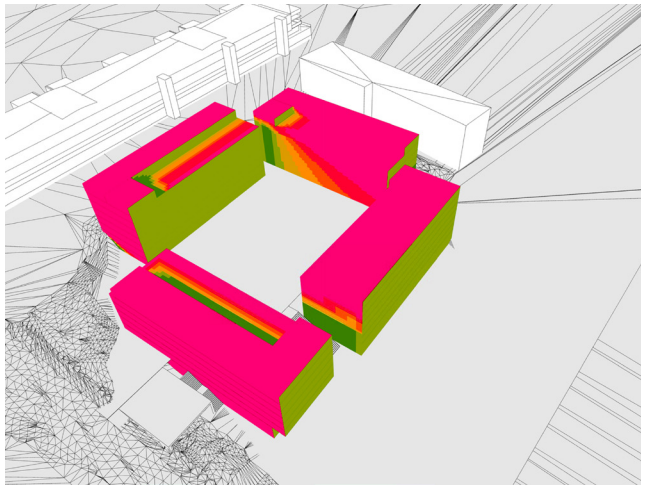
Solar Shadows, Section

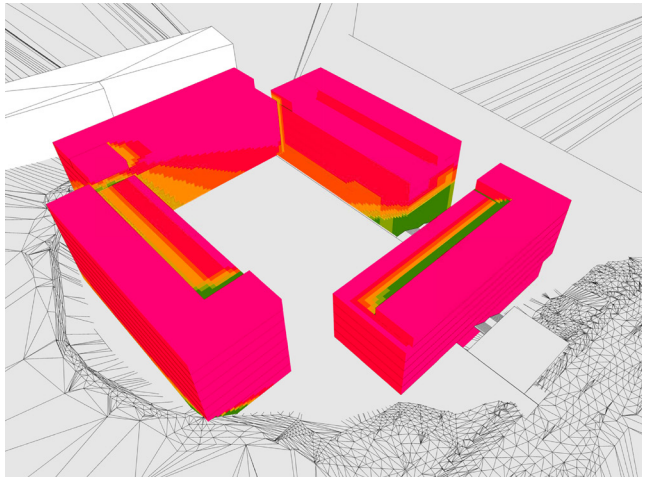
4.8 Solar Controls and Impacts- Access (2-12 Tennyson Road Plot)

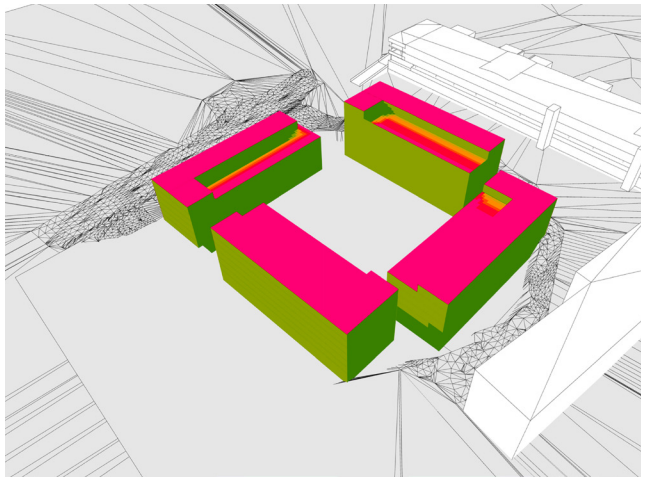
Solar Analysis & Area Diagrams

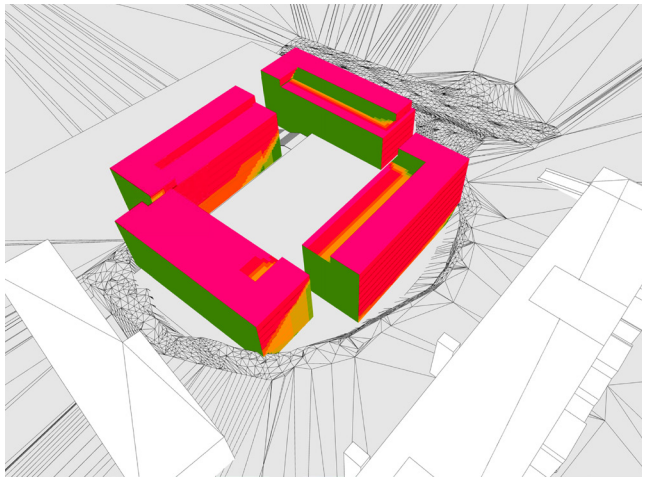
Solar studies of the building form were modelled in order to optimise the apartment layout to make the best possible access to daylight.





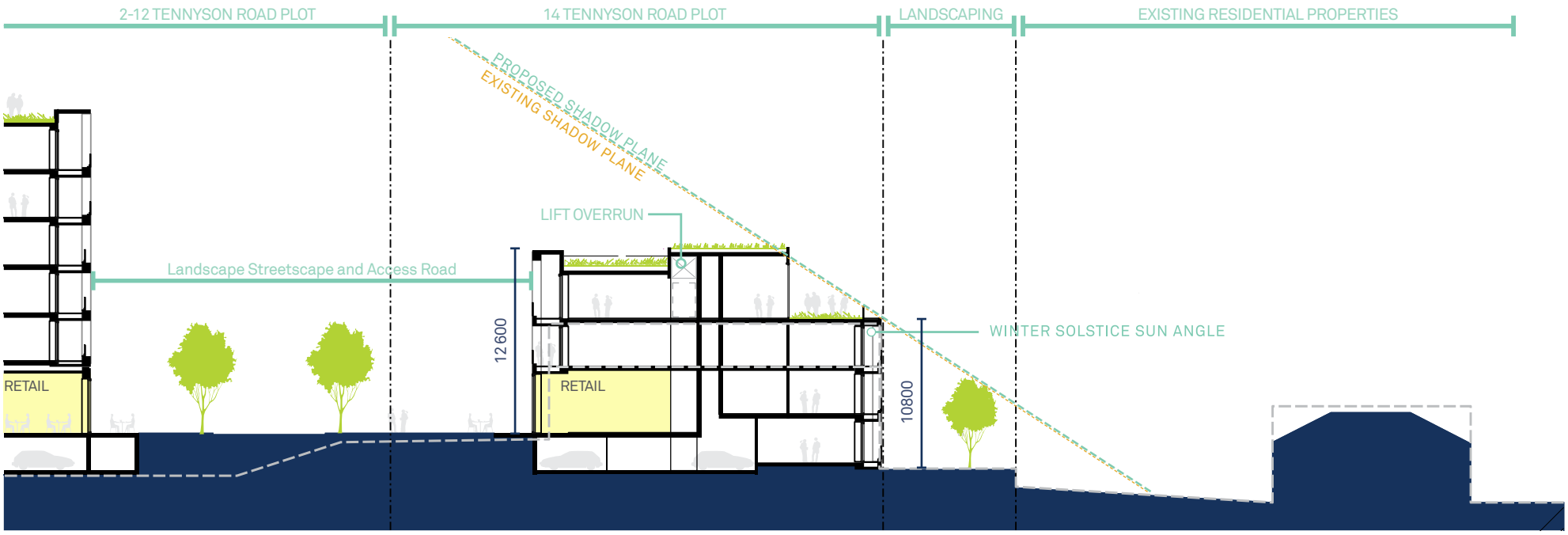






4.9 Solar Controls and Impacts - Adjacent Properties (14 Tennyson Road plot)

Minimising Impact of New Massing



Section through proposed building on 14 Tennyson Road plot

4.10 Site Access

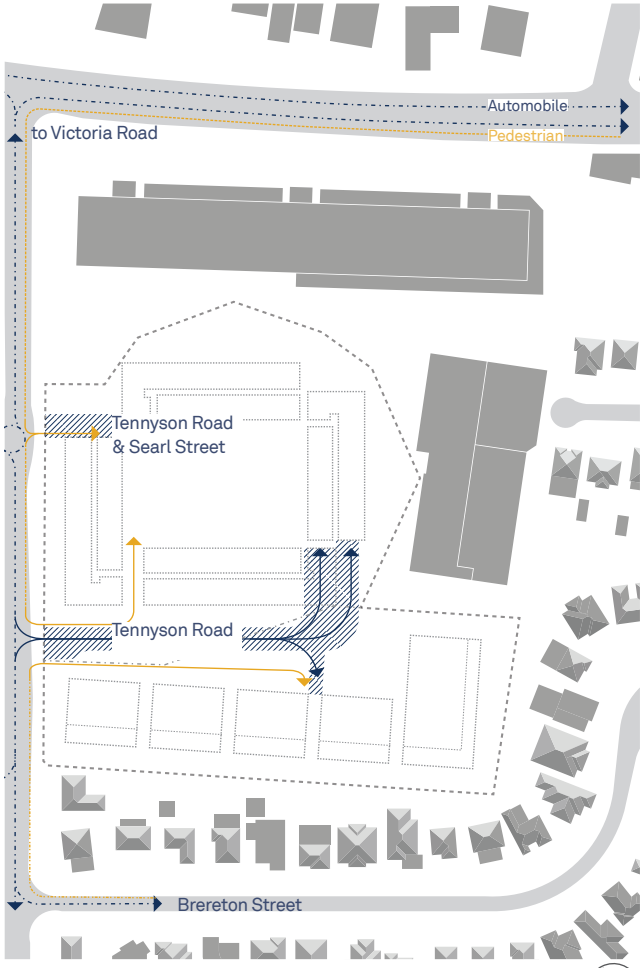
Enhancing the Relationship between Pedestrian and Vehicular Flows

The proposal scheme considers consolidating the adjacent access points on Tennyson Road and adding a new access from the roundabout at Searl Street.

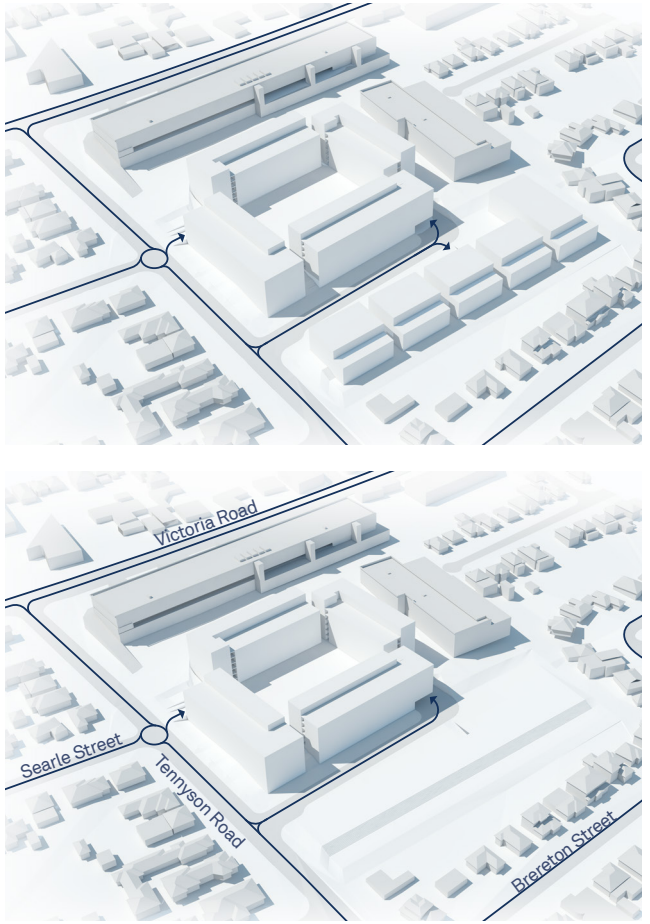
The order n which this occurs, however, will be subject to the construction implementation strategy employed by the client and contractor.

The 3 potential options for phasing the project recommend different access strategies:

1. A joint development of the site offers the most efficient where pedestrian and emergency vehicles access from the Searls St mini-roundabout and all other vehicles and pedestrians enter at a single point at the existing entry from Tennyson Rd.
2. Should Plot 2-12 be developed first this strategy remains unchanged.
3. If Plot 14 were to be developed independently all access would be at the lowest boundary of the site.



Quarry Site, Access Roads

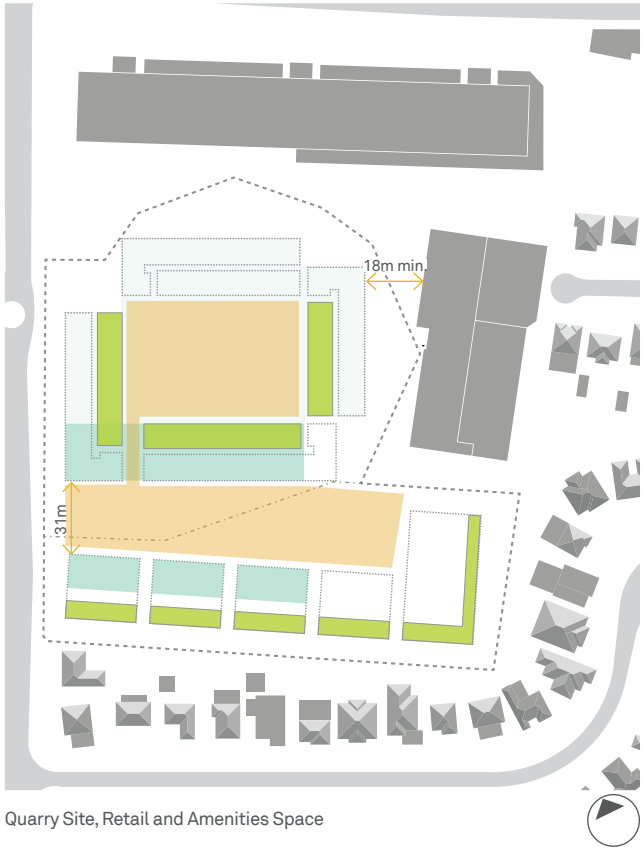


Response to the surrounding urban scale

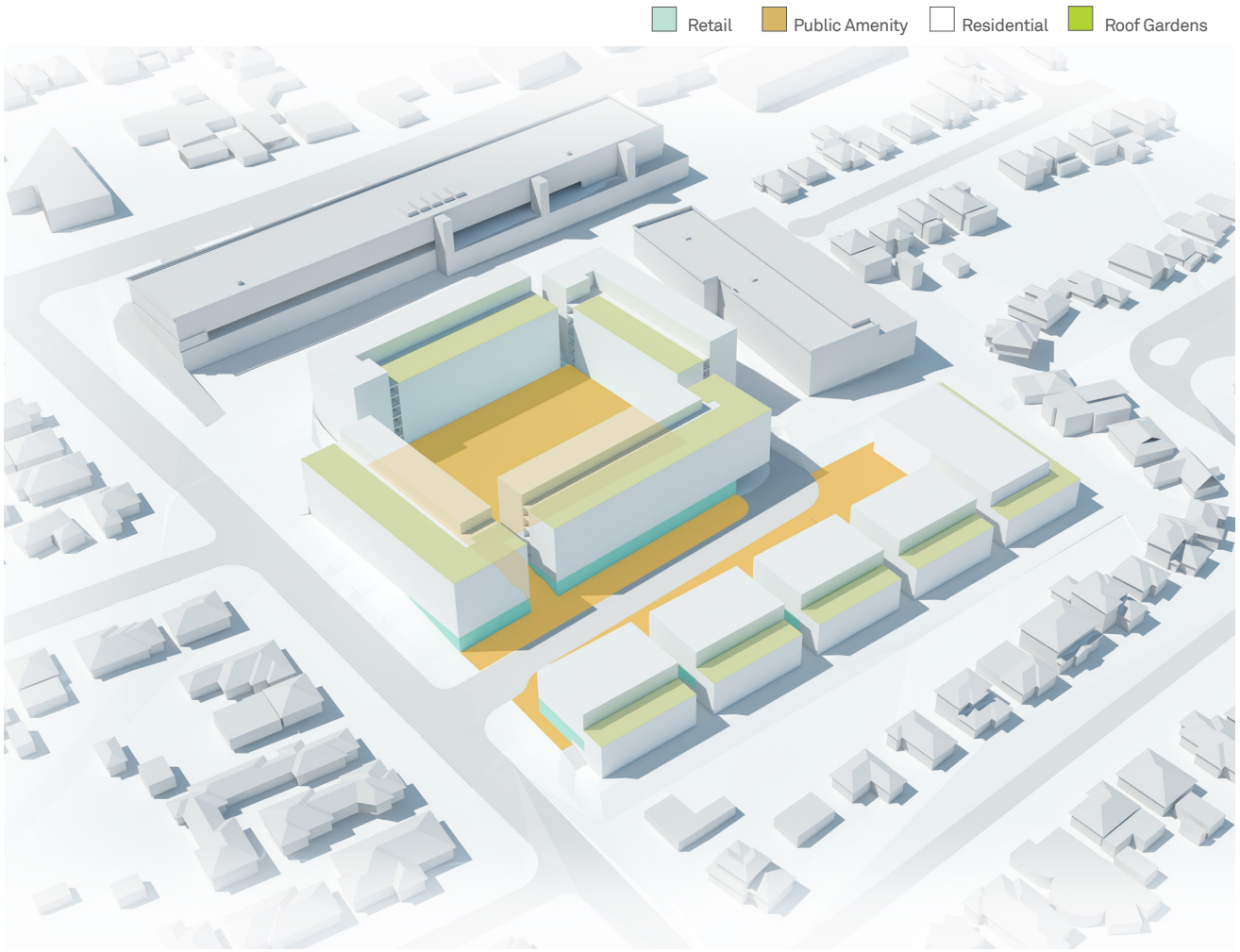
4.11 Building Programme

A Vibrant Village Hub

Both Plot 2-12 and Plot 14 would provide a mix of retail and residential premises, with a high level of publicly accessible amenity as well as private roof terraces for residents.



Quarry Site, Retail and Amenities Space



Quarry Site, Mixed Use Precinct

4.12 Floor space ratios

Recommended Scheme

PLOT 2-12

Level	FFL RL	F-F (m)	Height	Use	GBA (m2)	GFA (m2)	NSA - RESIDENTIAL	NSA - COMMERCIAL	Efficiency (NSA/GFA)	GFA/GBA	Carparks	1BR	2BR	3BR	TOTAL
Basement	RL 34.92	2.52	-7.02	Basement Carpark	9,121.0	-		-			323				
Lower Ground	RL 37.44	4.5	-4.50	Retail / Carpark	8,864.0	1,002.0		950.0	95%		256				
Sub Totals					17,985.0	1,002.0		950.0	95%						
Ground	RL 41.94	3.6		Residential/Community	5,204.3	4,116.3	3,472.8		84%	79%		17	26	3	46
L01	RL 45.54	3.24	3.60	Residential	5,325.9	4,386.7	3,782.0		86%	82%		13	31	4	48
L02	RL 48.78	3.24	6.84	Residential	5,325.9	4,386.7	3,782.0		86%	82%		13	31	4	48
L03	RL 52.02	3.24	10.08	Residential	5,325.9	4,386.7	3,782.0		86%	82%		13	31	4	48
L04	RL 55.26	3.24	13.32	Residential	5,325.9	4,386.7	3,782.0		86%	82%		13	31	4	48
L05	RL 58.5	3.24	16.56	Residential	3,578.3	2,922.3	2,583.4		88%	82%		15	17	3	35
L06	RL 61.74	4.86	19.80	Residential	1,471.4	1,152.5	1,095.9		95%	78%		6	9	0	15
ROOF	RL 66.6														
Sub Totals					31,557.6	25,737.9	22,280.1	**950.0**				87	181	20	**288**
Mix												30%	63%	7%	**RESIDENTIAL**
Overall Totals					**49,543**	**26,740**	**NSA Total**	**23,230**	**87%**		**579**	87	181	20	**288**

Council Multiple	1	1.2	1.6
CAR SPACES	87	217.2	32

SITE AREA	14478	**FSR**	**1.85**
OPEN SPACE	9,273.7	**RATIO**	**64%**

22368 TOTAL REQ. 336

TOTAL **579**

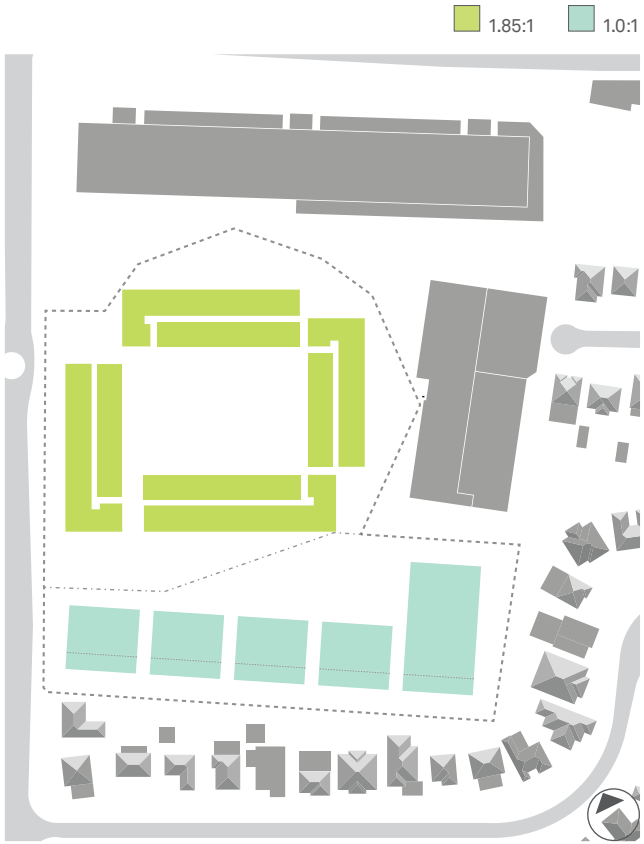
PLOT 14

Level	FFL RL	F-F (m)	Height	Use	GBA (m2)	GFA (m2)	NSA - RESIDENTIAL	NSA - COMMERCIAL	Efficiency (NSA/GFA)		Carparks	1BR	2BR	3BR	TOTAL
Lower Ground/Basement	RL 34.74	3.6	-7.20	Residential	4,929.0	1,215.0	1,208.0		99%		144			10	10
Ground	RL 38.34	3.6	-3.60	Residential	3,672.0	2,960.0	1,974.3	834.0	95%			8	7	8	23
L01	RL 41.94	3.24	0.00	Residential	3,675.0	2,960.0	2,705.4		91%			8	16	8	32
L02	RL 45.18	4.86	3.24	Residential	3,675.0	2,186.0	2,060.0		94%			12	18		30
Sub Totals					11,022.0	9,321.0	7,947.7	**834.0**				28	41	26	**95**
Mix												29.47%	43.16%	27.37%	**RESIDENTIAL**
Overall Totals					**11,022**	**9,321**	**NSA Total**	**8,782**	**94%**		**144**	28	41	26	**95**

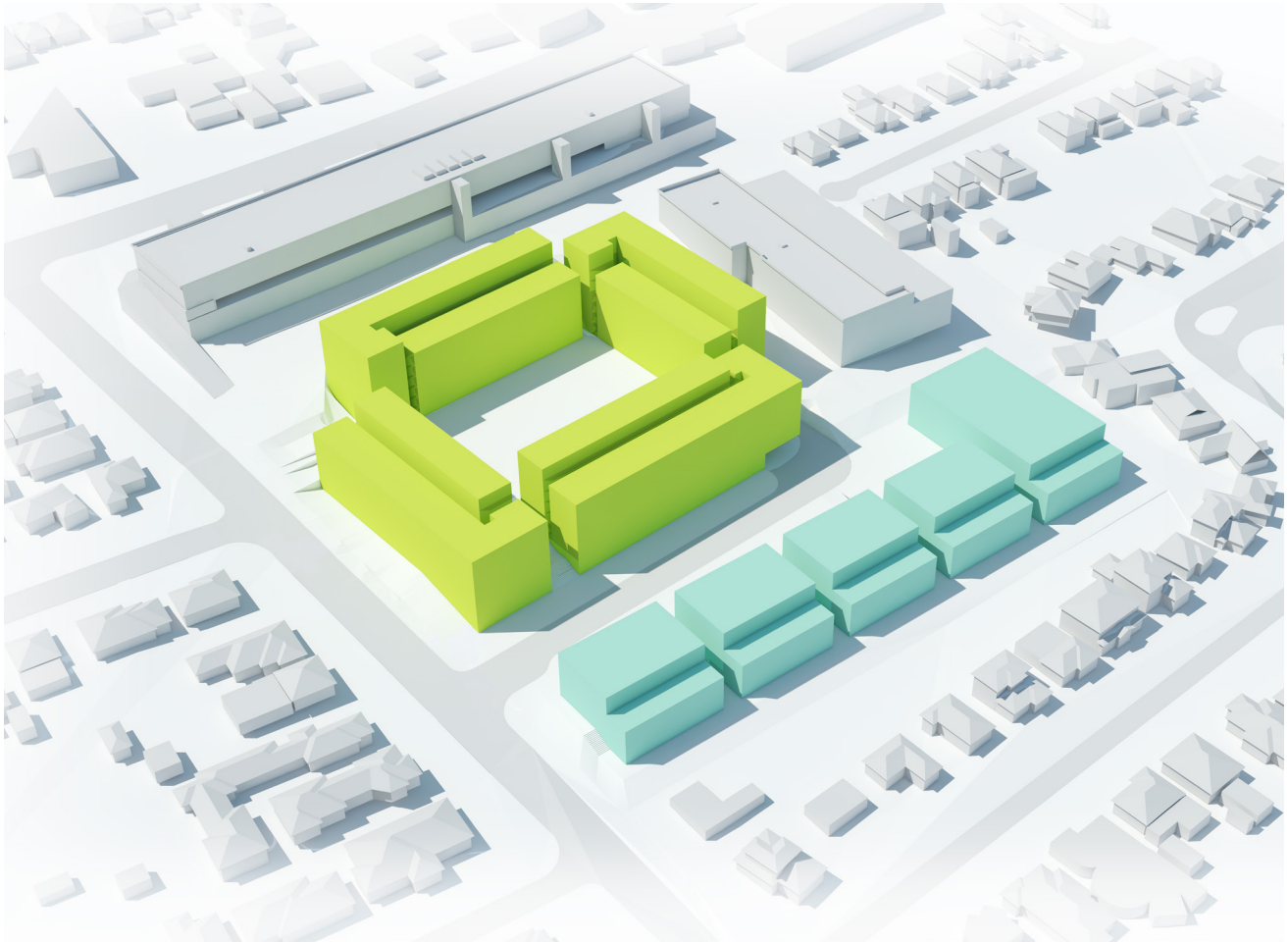
Council Multiple	1.5	1.2	1.6
CAR SPACES	42	49.2	41.6

SITE AREA	9321	**FSR**	**1.0**

With an aggregated FSR of 1.5, the recommended scheme offers an optimum balance of heights and ground coverage.



Quarry Site, Floor Space Ration



Quarry Site, Floor Space Ratio

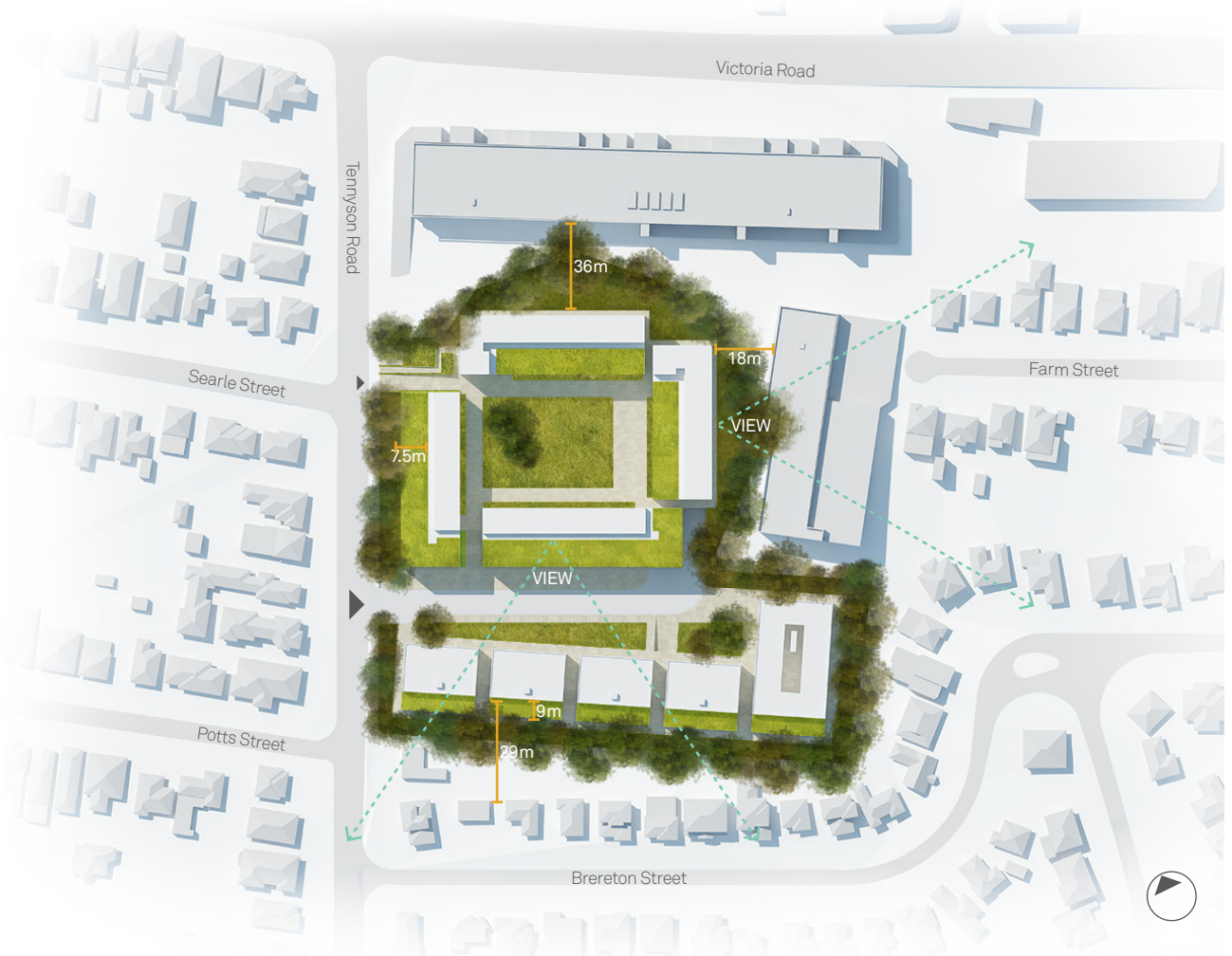
5.0 **Revised Design Proposition**

5.1 Site Plan

The Precinct Inner Courtyard

The ambition of this proposal is to create a distinctive place, a marker for Gladesville prioritised to the residents that will inhabit it and to the people of Gladesville who will enjoy its public realm as well as have the convenience of proximity to excellent public transport and a vibrant village centre with all the amenities that this brings.

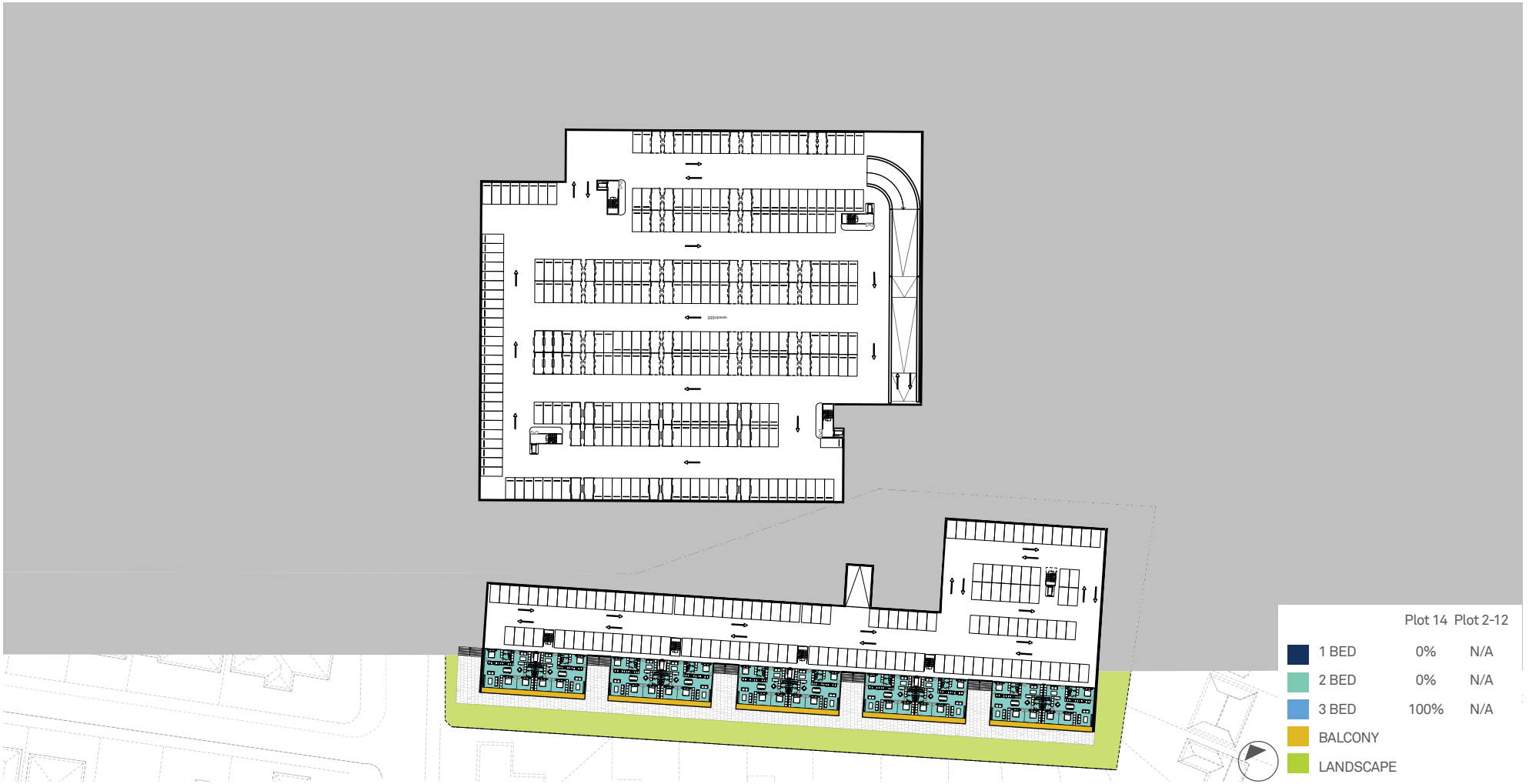
Our intention for the proposed building located on 2-14 Tennyson Road, is that it will be become a landmark within the Gladesville area, offering a new model for residential precinct development, including cafés and restaurants and a publicly accessible community garden. The quarry green, retail and dining precinct together create hubs with the potential for a variety of events benefiting the residents and the wider community.



Site Plan

Aerial View of Plot 2-14 Tennyson Road from North East, Proposed Development

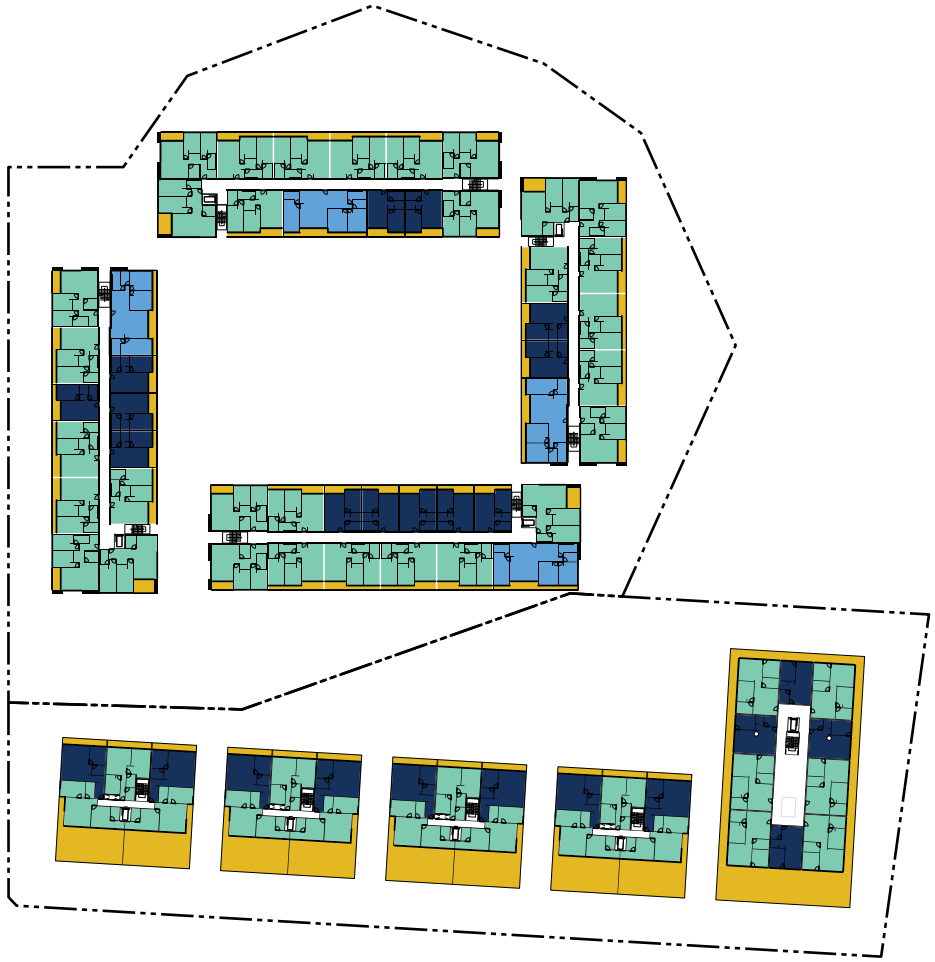
5.2 Basement Floor Plan



5.3 Lower Ground Floor Plan

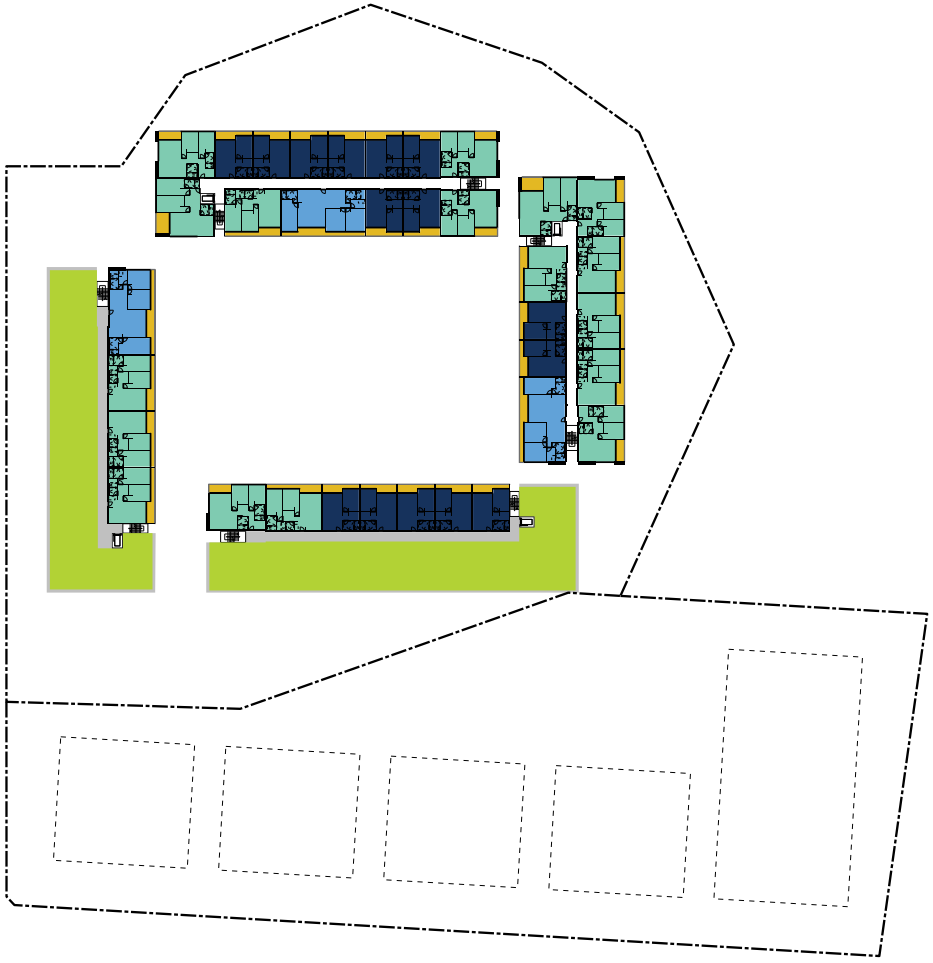
5.4 Ground Floor and Public Realm Plan

5.5 Typical Floor Plan



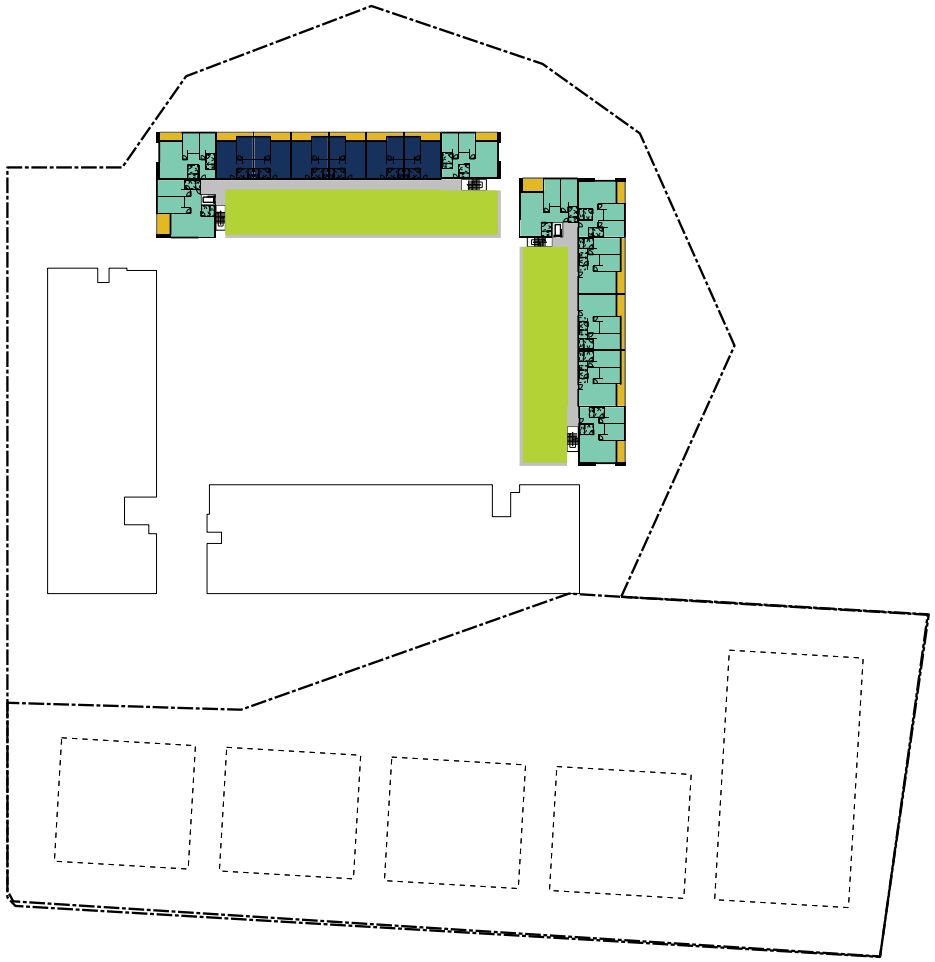
	Plot 14	Plot 2-12
1 BED	40%	27%
2 BED	60%	65%
3 BED	0%	8%
BALCONY		
LANDSCAPE		

5.6 Level Five Plan



	Plot 14	Plot 2-12
1 BED	N/A	42%
2 BED	N/A	49%
3 BED	N/A	9%
BALCONY		
LANDSCAPE		

5.7 Level Six Plan

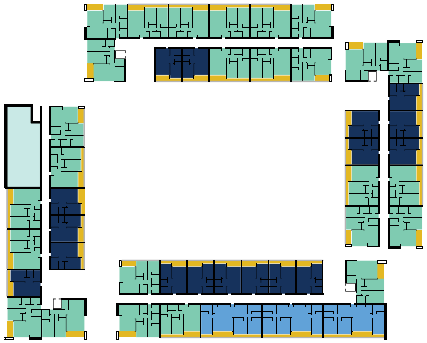


	Plot 14	Plot 2-12
1 BED	N/A	40%
2 BED	N/A	60%
3 BED	N/A	0%
BALCONY		
LANDSCAPE		

5.8 Apartment Layouts (2-12 Tennyson Road Plot)

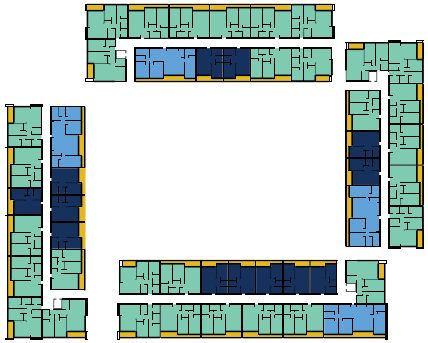
Building Block Summary

Solar studies of the forms were performed in order to optimise the apartment layout to make the best possible access to daylight.



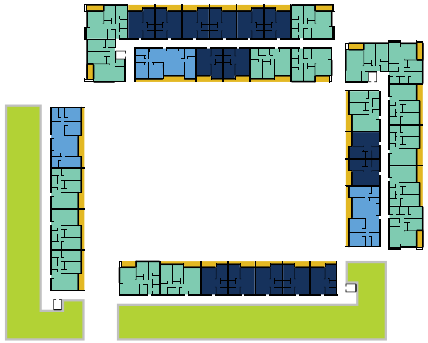
Level: Ground

GBA =	5,204 m²
GFA =	4,116 m²
Balconies =	389 m²
NSA (Commercial) =	0 m²
NSA (Residential) =	3,472 m²
GFA/GBA=	79%
NSA/GFA=	84%



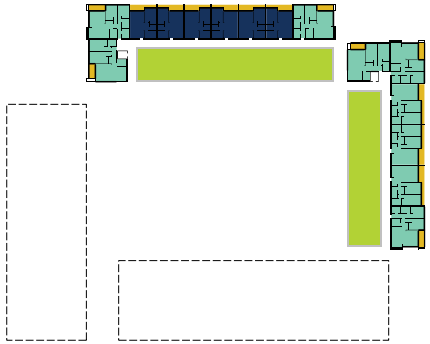
Level: 01-04

GBA =	5,326 m²
GFA =	4,387 m²
Balconies =	432 m²
NSA (Commercial) =	0 m²
NSA (Residential) =	3,782 m²
GFA/GBA=	82%
NSA/GFA=	86%



Level: 05

GBA =	3,578 m²
GFA =	2,922 m²
Balconies =	306 m²
NSA (Commercial) =	0 m²
NSA (Residential) =	2,583 m²
GFA/GBA=	82%
NSA/GFA=	88%



Level: 06

GBA =	1,471 m²
GFA =	1,153 m²
Balconies =	115 m²
NSA (Commercial) =	0 m²
NSA (Residential) =	1,096 m²
GFA/GBA=	78%
NSA/GFA=	95%

Aerial View of Plot 2-14 from South East

5.10 Typical Floor Plan for Plot 12 Apartment Block

1 BED 33%
2 BED 58%
3 BED 9%
BALCONY

West Block

5.11 Typical Floor Plan for Plot 12 Apartment Block

1 BED 36%
2 BED 57%
3 BED 7%
BALCONY

South Block

5.12 Typical Floor Plan for Plot 12 Apartment Block

1 BED 20%
2 BED 70%
3 BED 10%
BALCONY

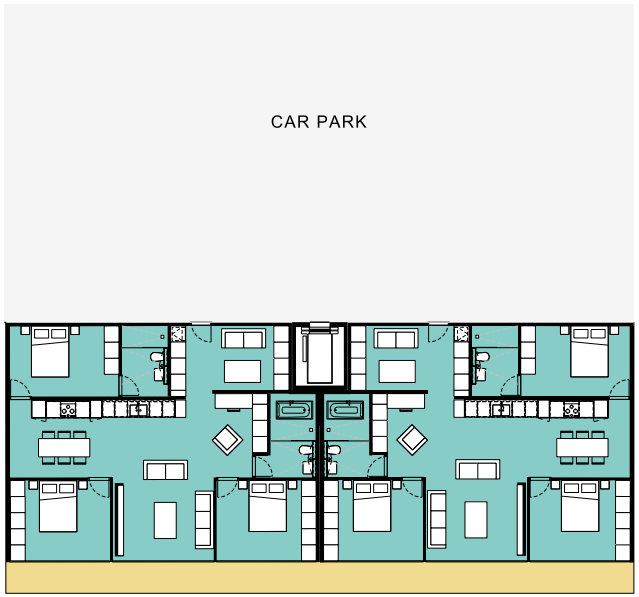
East Block

5.9 Typical Floor Plan for Plot 12 Apartment Block

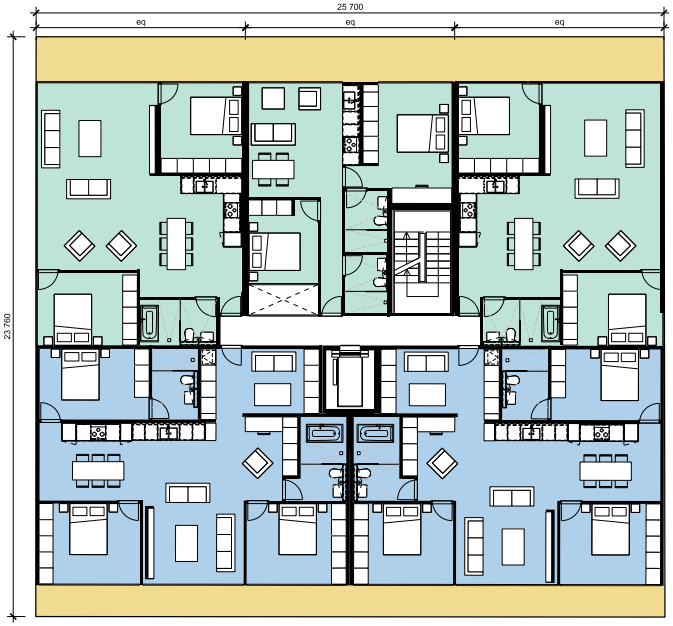
1 BED 17%
2 BED 75%
3 BED 8%
BALCONY

North Block

5.13 Typical Floor Plan for the Plot 14 Apartment Block



Basement



Typical Floor

Top Floor

1 BED
2 BED
3 BED
BALCONY

Level: Basement

GBA =	4,929 m²
GFA =	1,215 m²
Balconies =	163 m²
NSA (Commercial) =	0 m²
NSA (Residential) =	1,208 m²
GFA/GBA=	25%
NSA/GFA=	99%

Level: Ground

GBA =	3,675 m²
GFA =	2,960 m²
Balconies =	388 m²
NSA (Commercial) =	0 m²
NSA (Residential) =	2,705 m²
GFA/GBA=	81%
NSA/GFA=	91%

Level: 01

GBA =	3,675 m²
GFA =	2,186 m²
Balconies =	415 m²
NSA (Commercial) =	0 m²
NSA (Residential) =	2,060 m²
GFA/GBA=	59%
NSA/GFA=	94%

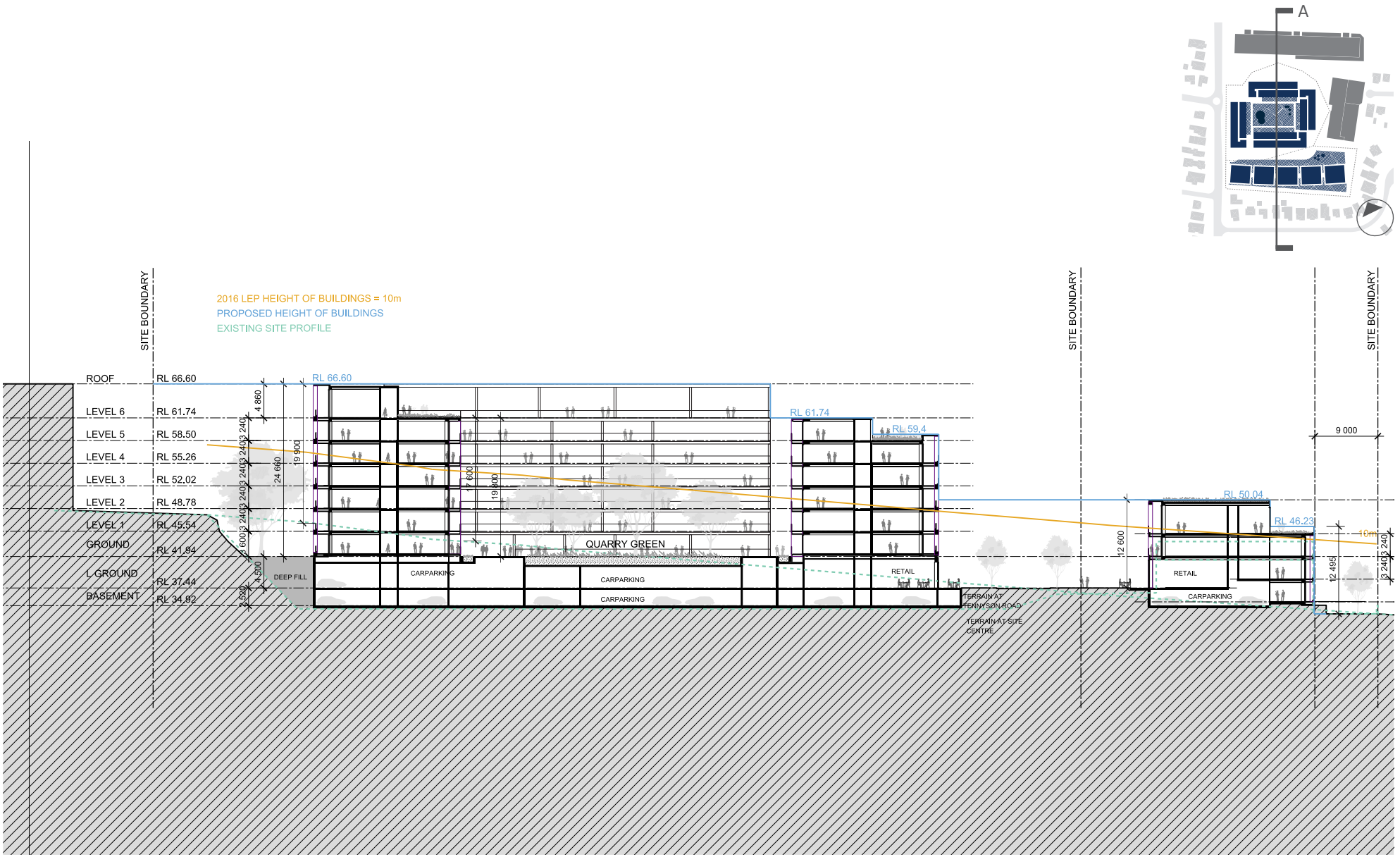
Typical Floor Plot 14 Apartment Block

Aerial View of Plot 2-14 from North

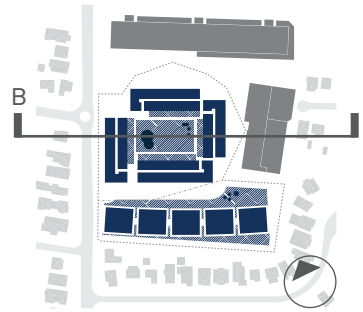
View on the Internal Courtyard Plot 2-12

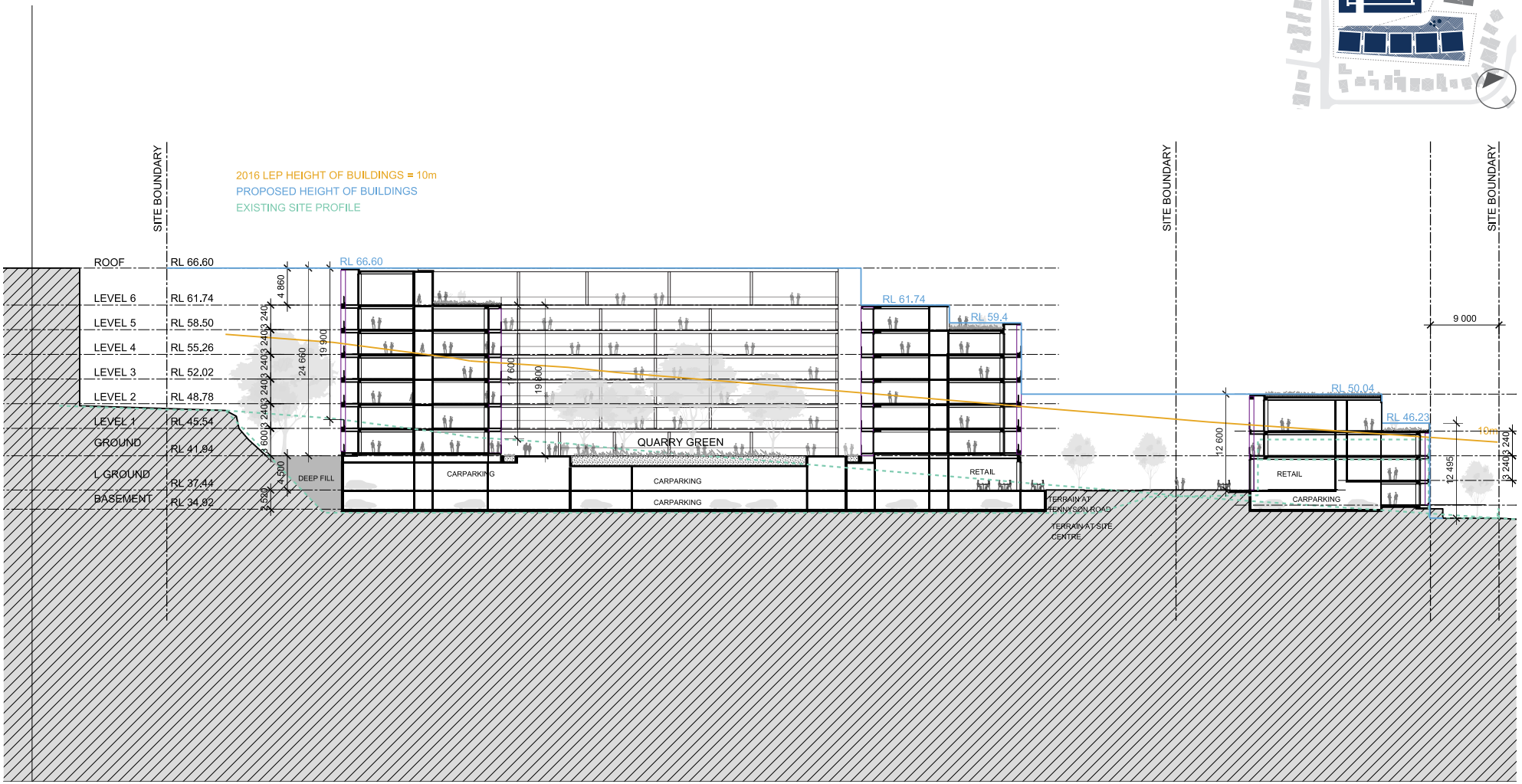
View on the Retail Avenue between Plot 2-12 and Plot 14

5.14 Section A



5.15 Section B





5.16 Elevations

South Elevation

North Elevation

East Elevation

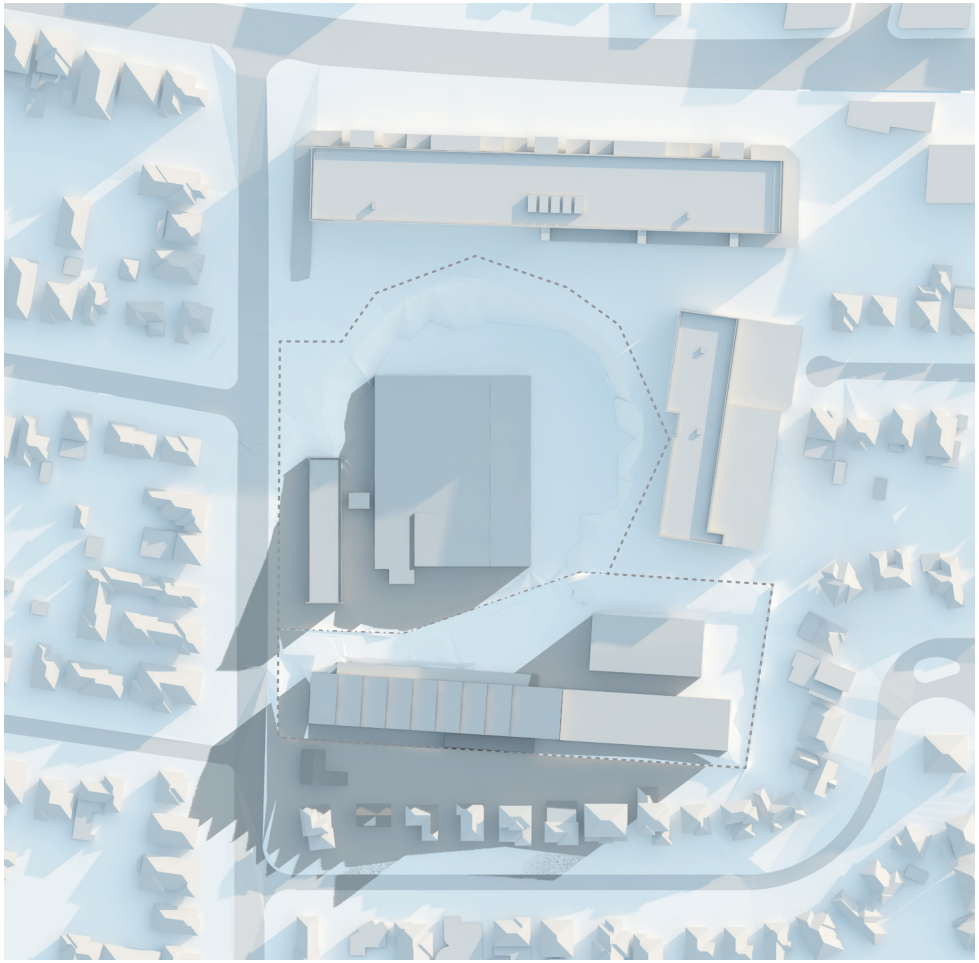
West Elevation

6.0 **Shadow Analysis**

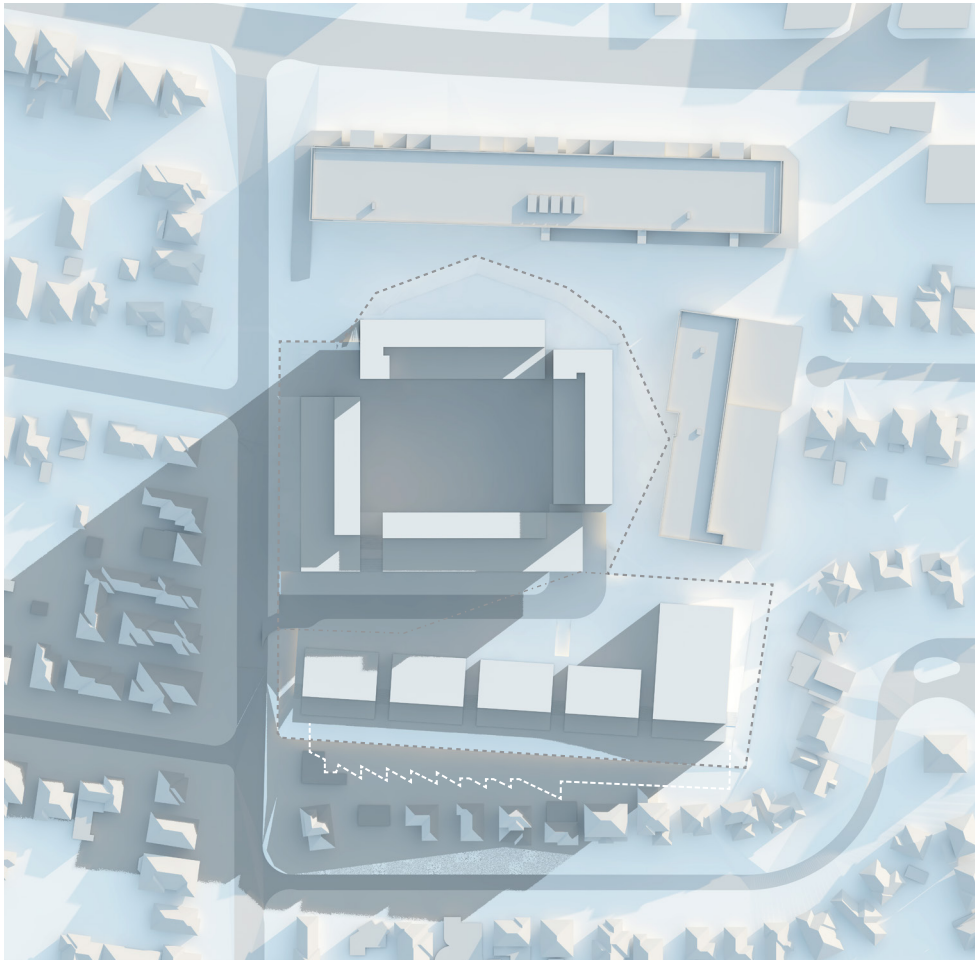
6.1 Solar Analysis

21st June, 8a.m.

Area of Overshadowing



Existing

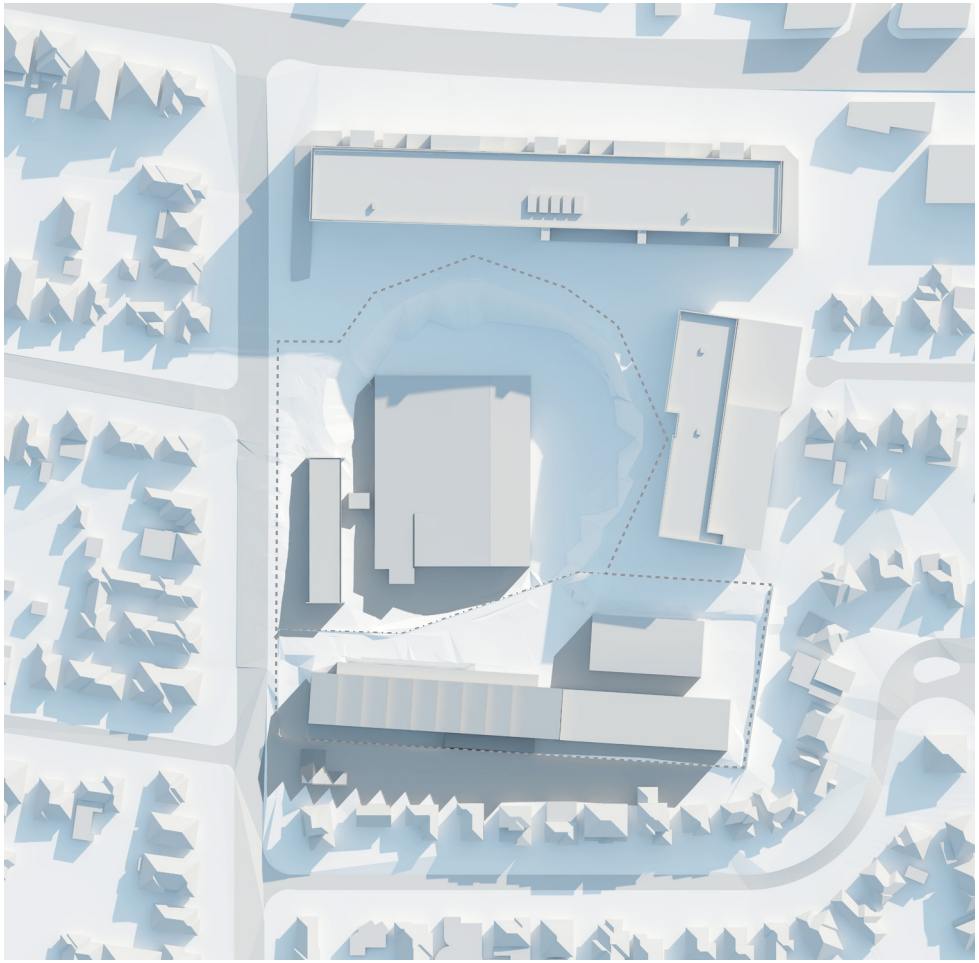


Proposed

6.2 Solar Analysis

21st June, 9a.m.

Area of Overshadowing



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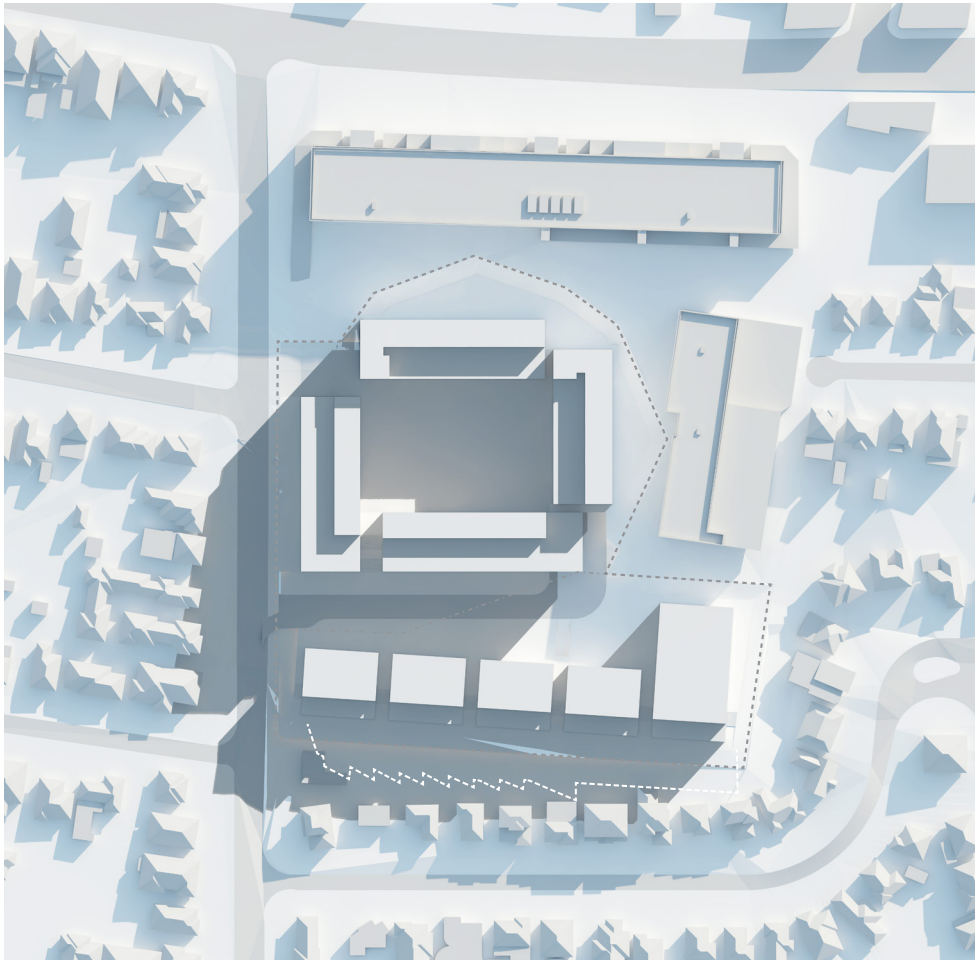
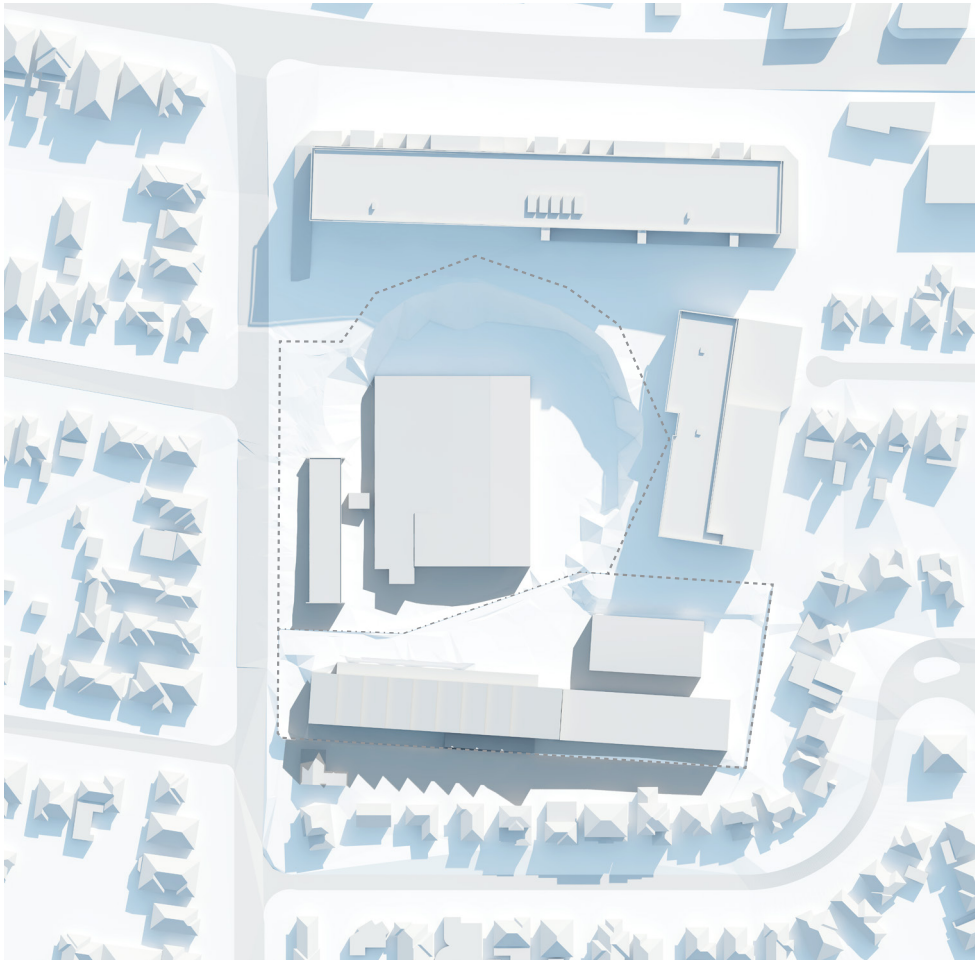


Proposed

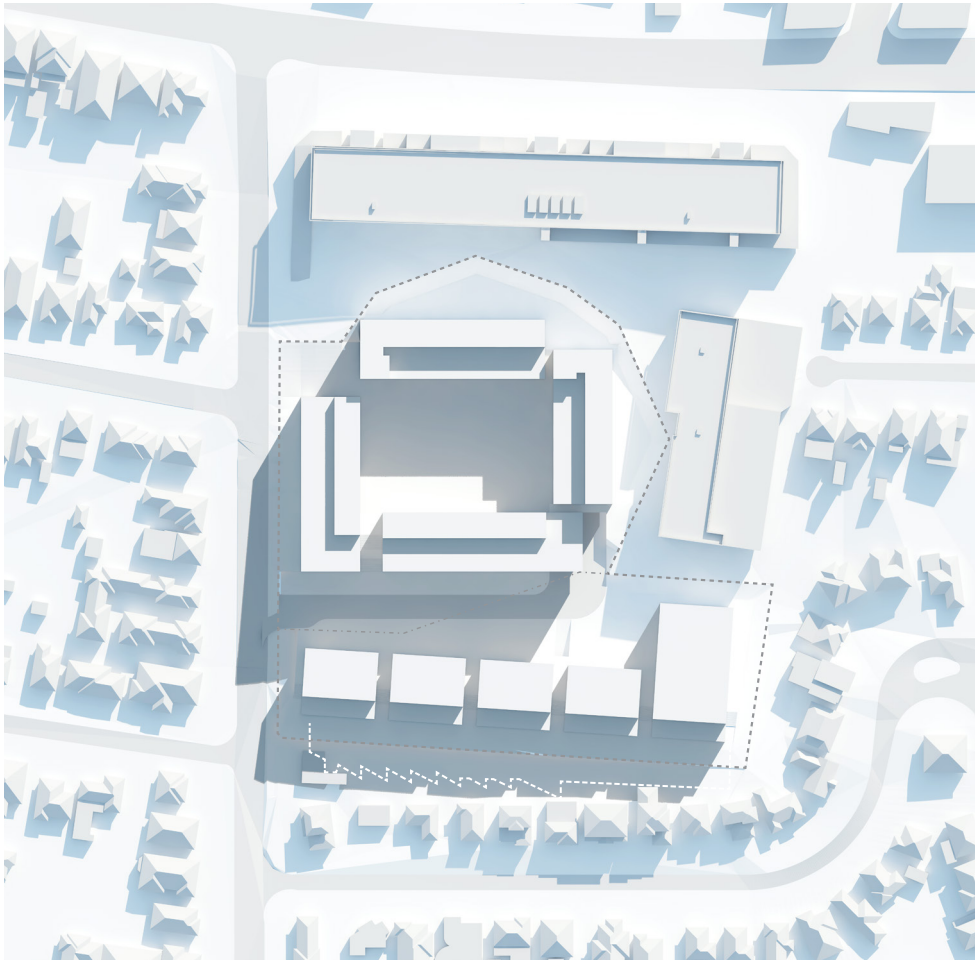
6.3 Solar Analysis

21st June, 10a.m.

Area of Overshadowing



Existing

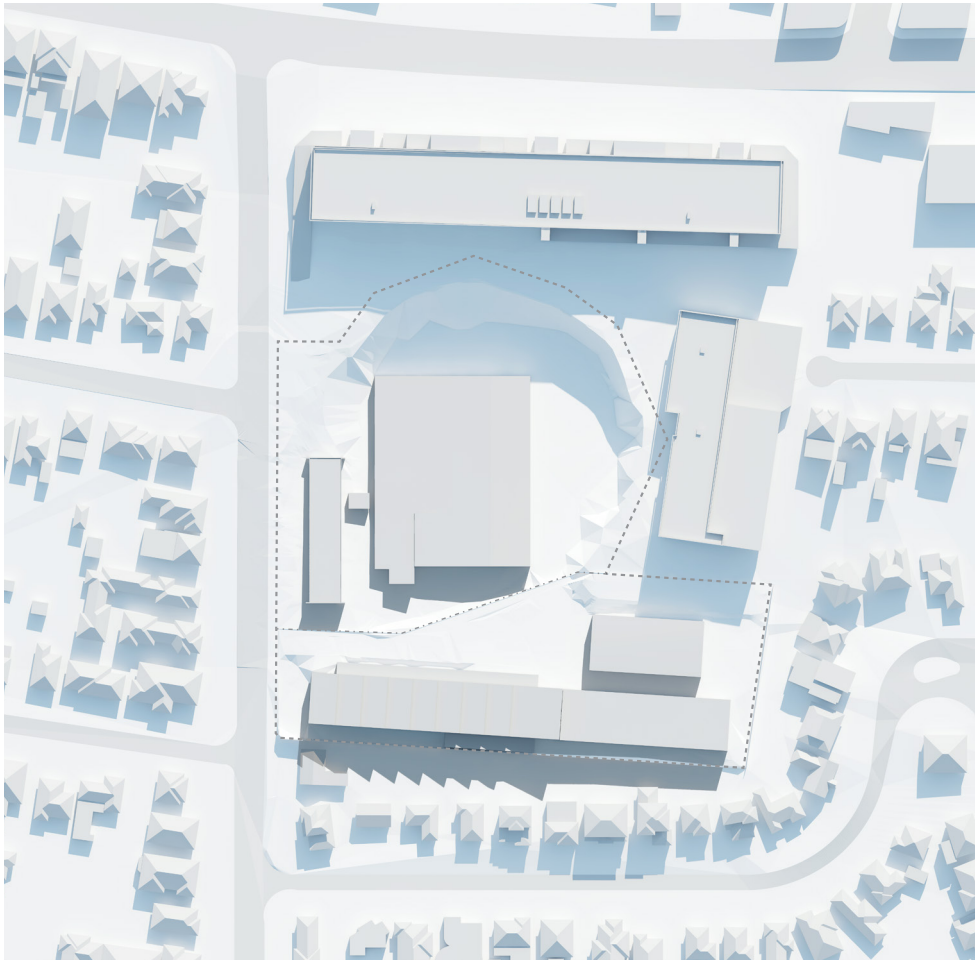


Proposed

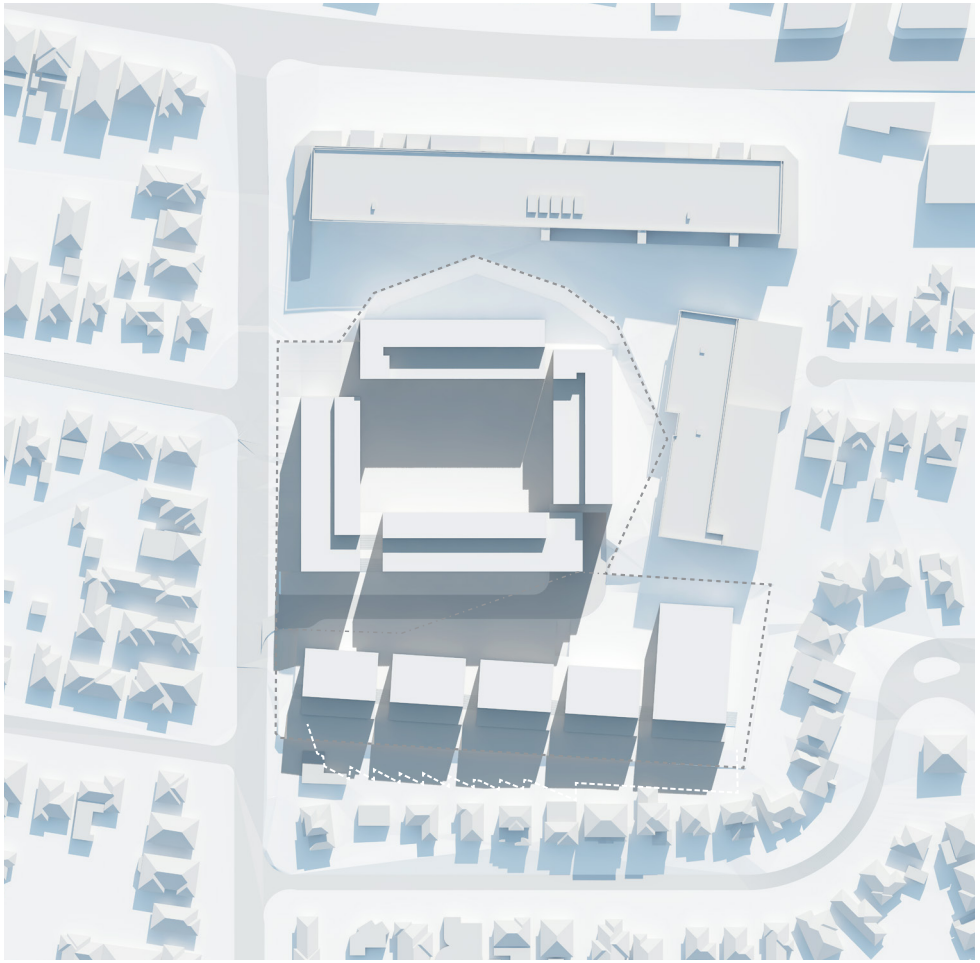
6.4 Solar Analysis

21st June, 11a.m.

Area of Overshadowing



Existing

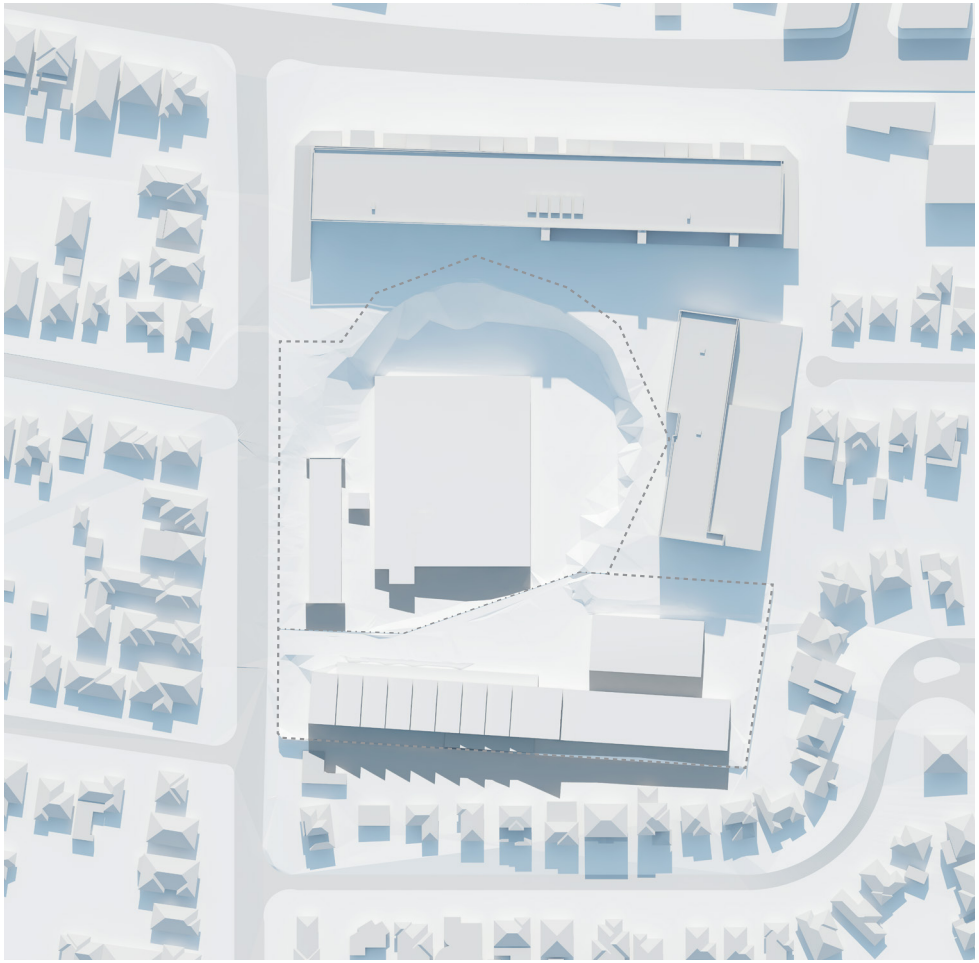


Proposed

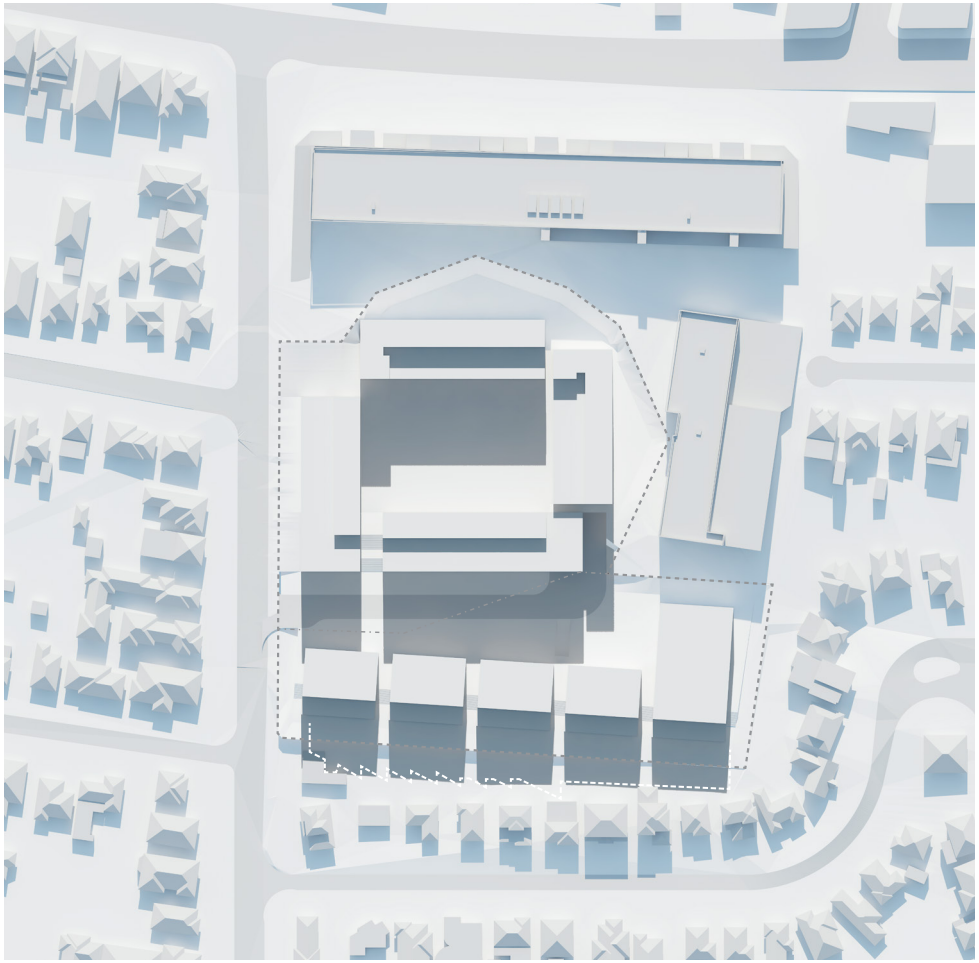
6.5 Solar Analysis

21st June, 12p.m.

Area of Overshadowing



Existing

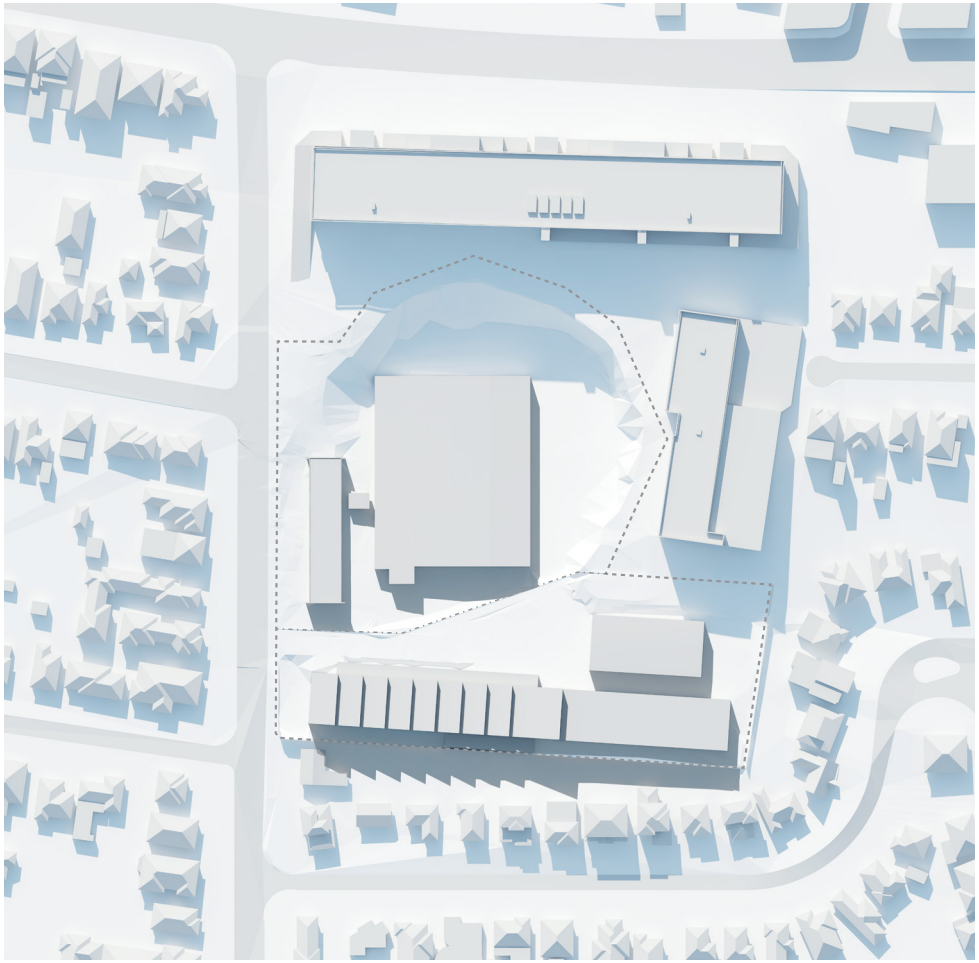


Proposed

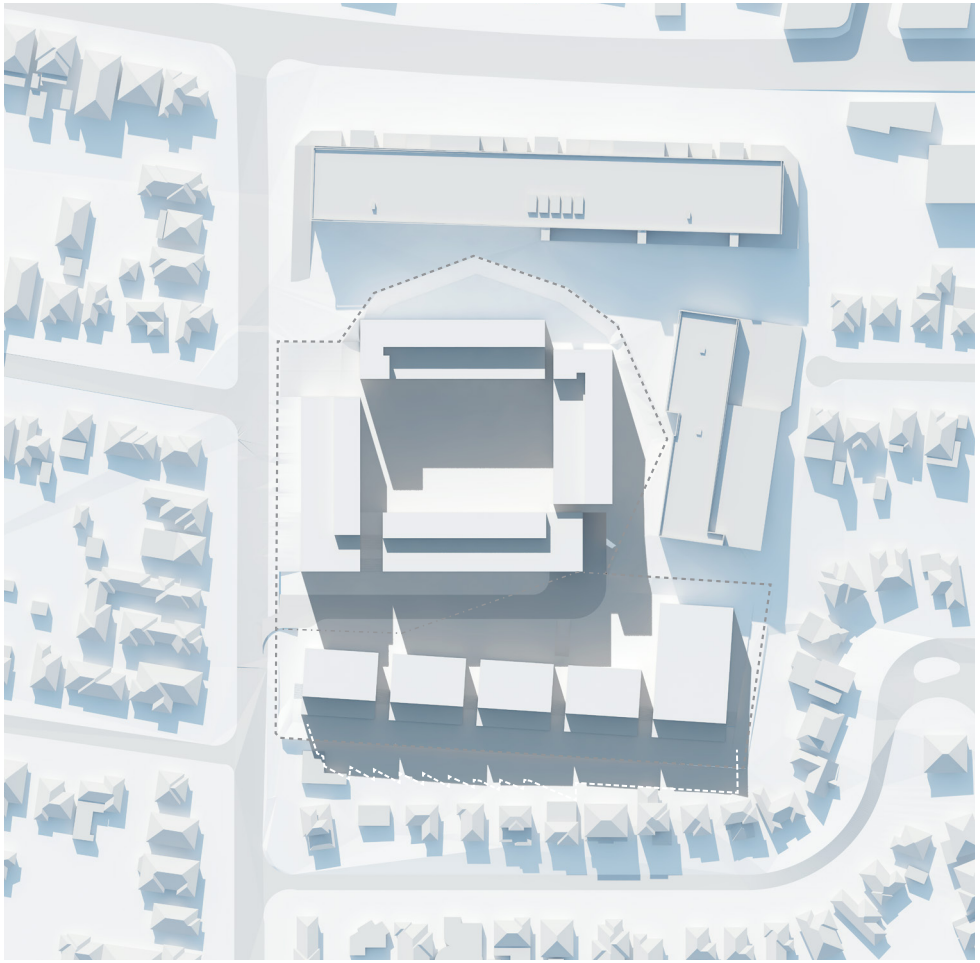
6.6 Solar Analysis

21st June, 1p.m.

Area of Overshadowing



Existing

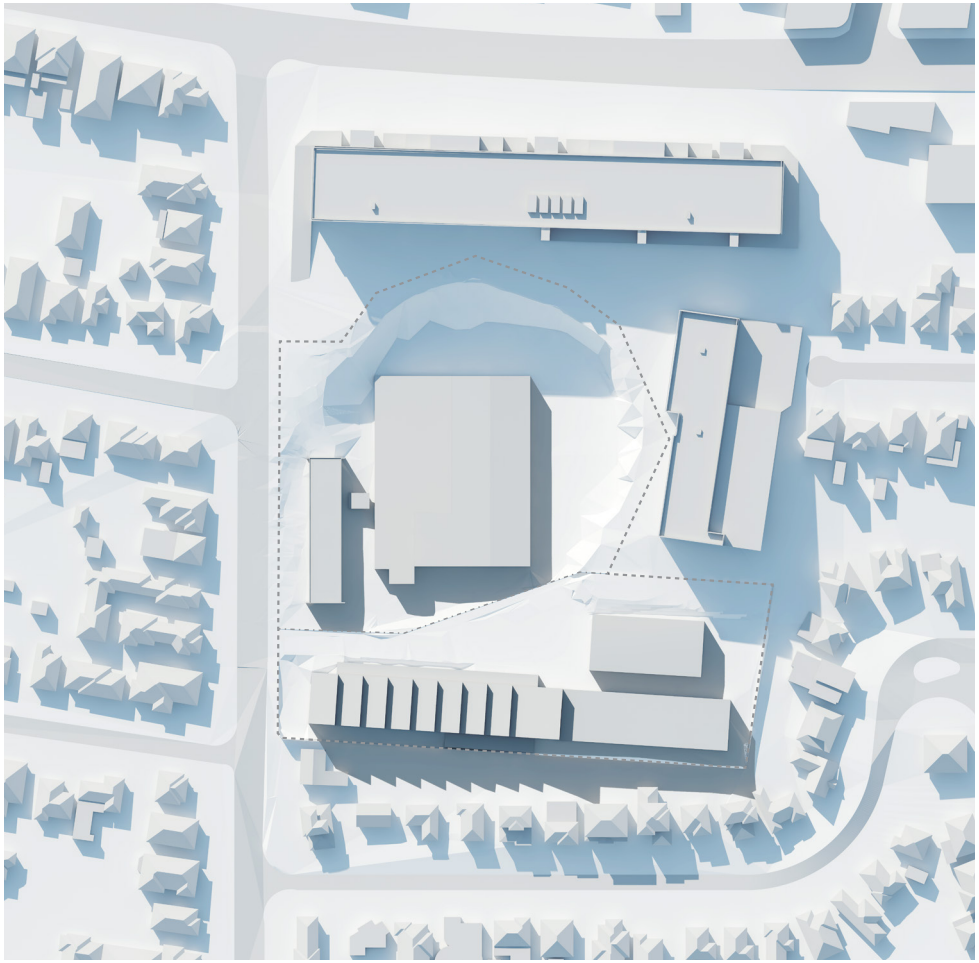


Proposed

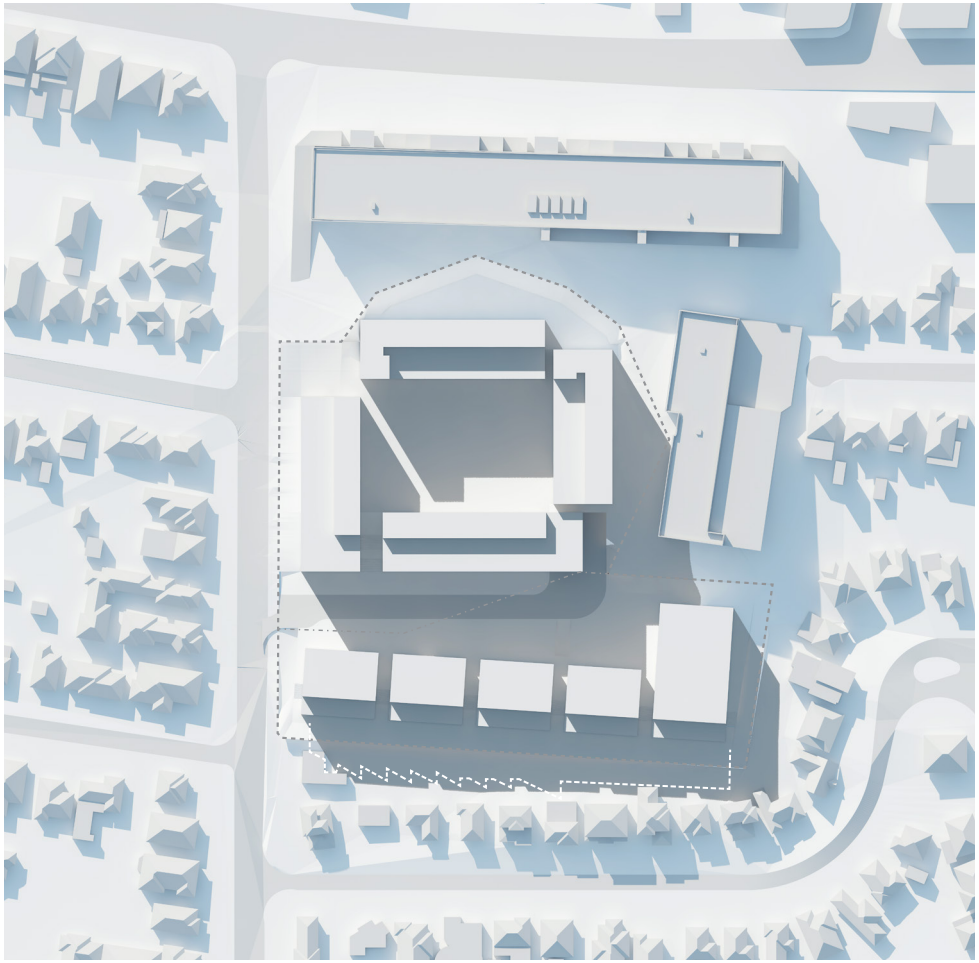
6.7 Solar Analysis

21st June, 2p.m.

Area of Overshadowing



Existing

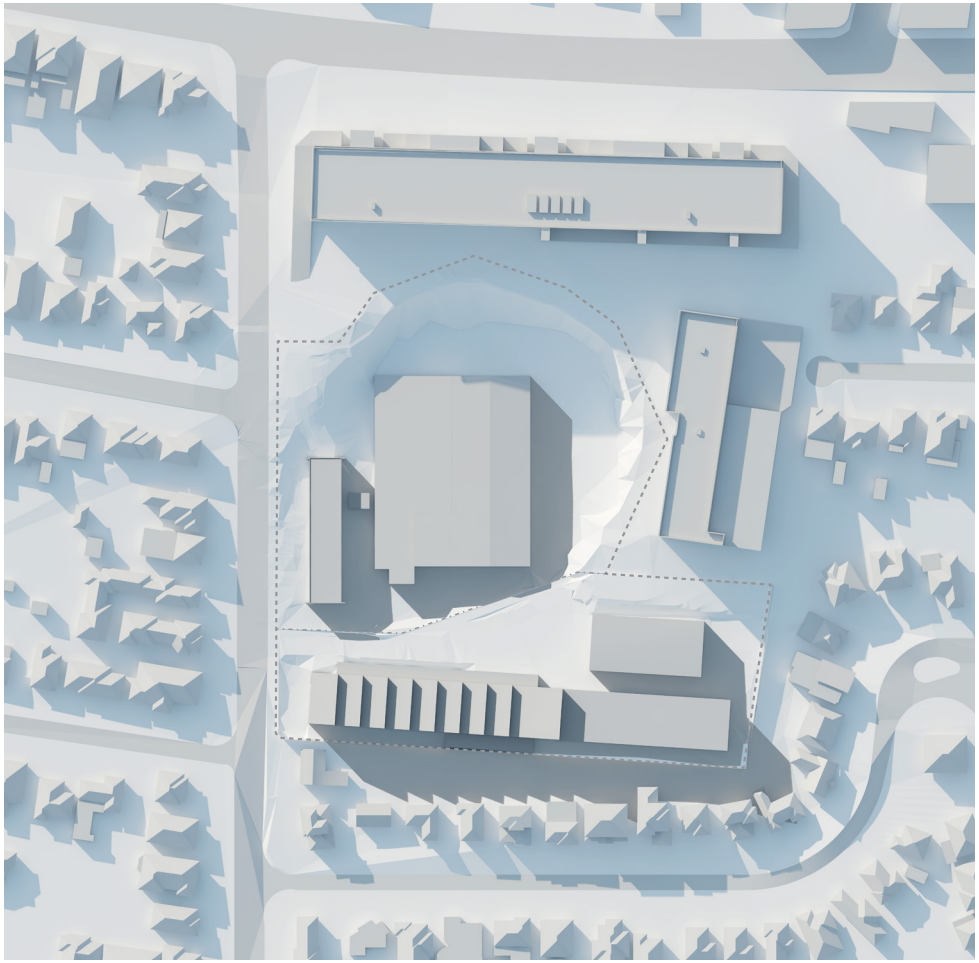


Proposed

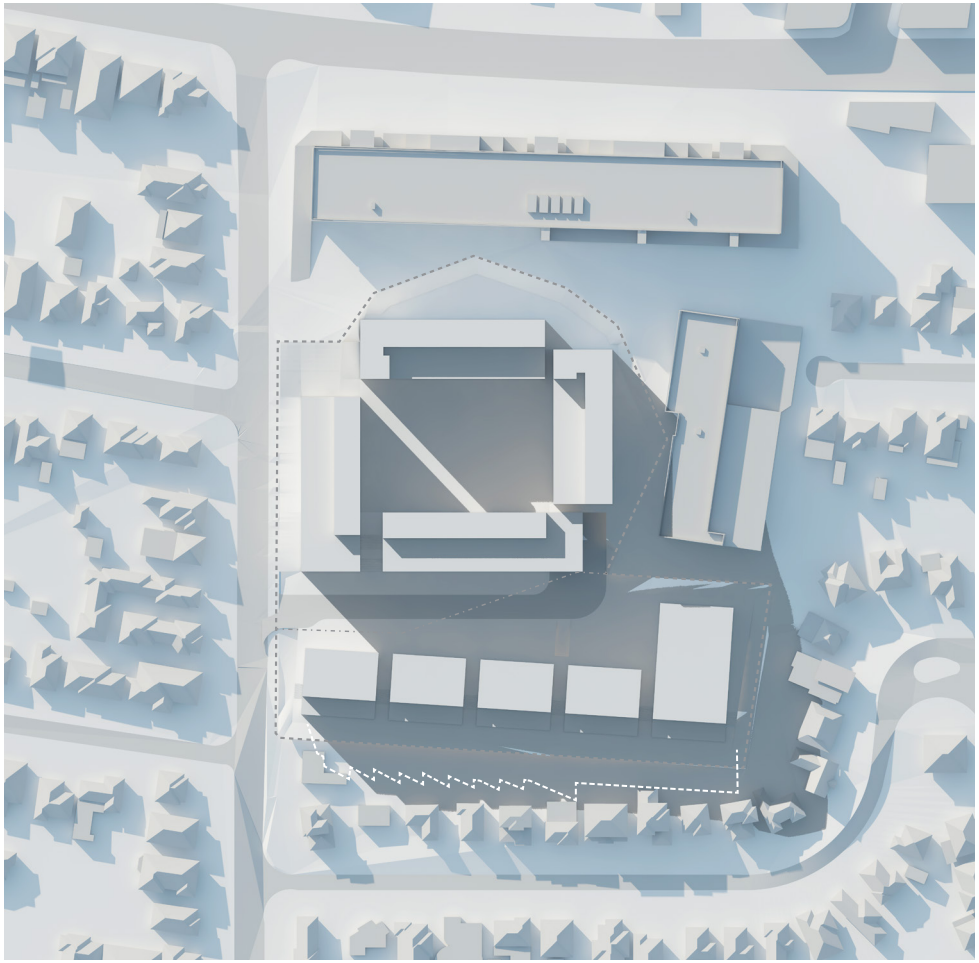
6.8 Solar Analysis

21st June, 3p.m.

Area of Overshadowing



Existing

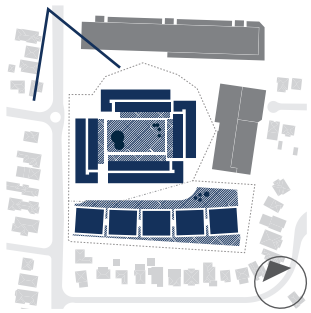


Proposed

7.0 **District Precinct Views**

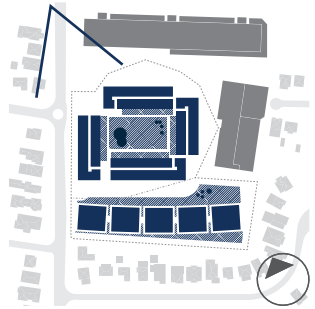
7.1 District View from North

Existing Context _ Looking Down Tennyson Road



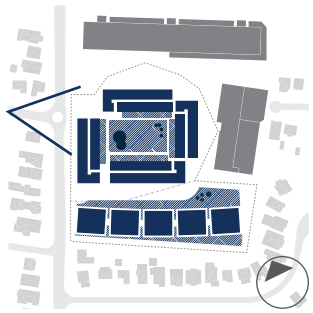
District View from North

Current Proposition _ Looking Down Tennyson Road



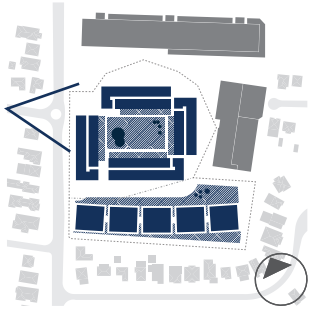
7.2 District View from West

Existing Context _ Looking at Main Entry to Site



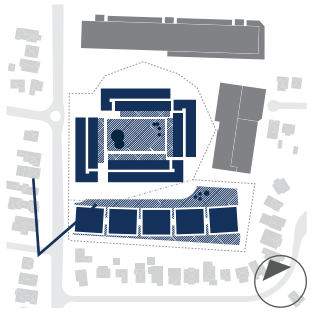
District View from West

Current Proposition _ Looking at Main Entry to Site



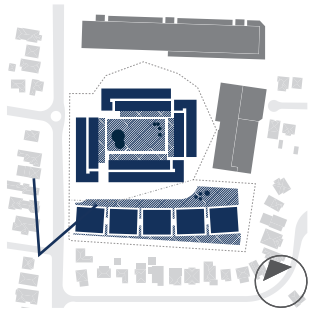
7.3 District View from Pott Street

Existing Context _ To South West looking up Tennyson Road



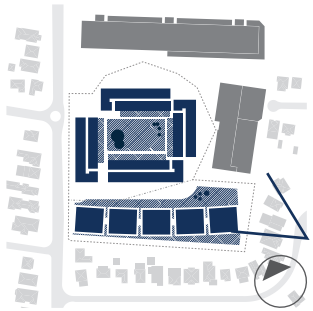
District View from Pott Street

Current Proposition _ To South West looking up Tennyson Road



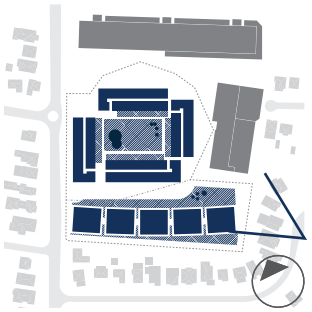
7.4 District View from South East

Existing Context



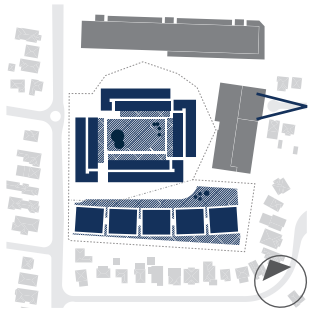
District View from South East

Current Proposition



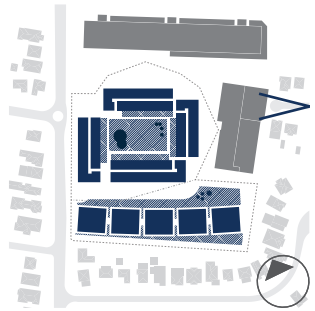
7.5 District View from East

Existing Context



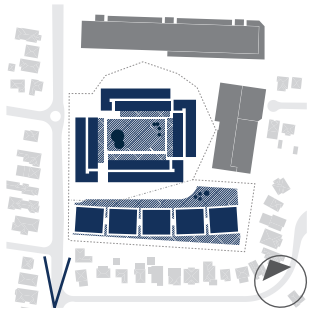
District View from East

Current Proposition



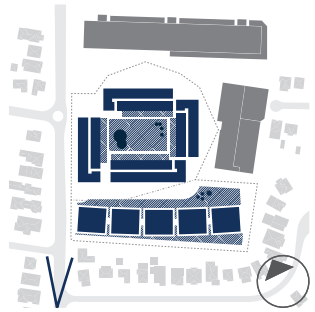
7.6 District View from South

Existing Context _ Looking up Tennyson Road



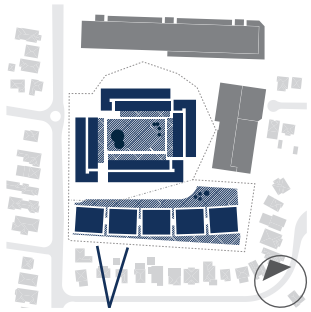
District View from South

Current Proposition _ Looking up Tennyson Road



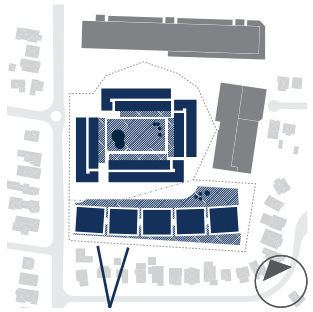
District View from South

Existing Context



District View from South

Current Proposition



8.0 **Planning Controls and Yields**

8.1 Planning Controls

Amendments to the LEP

This planning proposal makes recommendation for three key changes to the Ryde Local Environmental Plan 2014 (updated 2015). For details refer to Mecone planning report.

Landuse:

This planning proposal recommends a change in land use from Light Industrial (IN2) zoning to Mixed Use (B1) zoning.

Floor Space Ratio's:

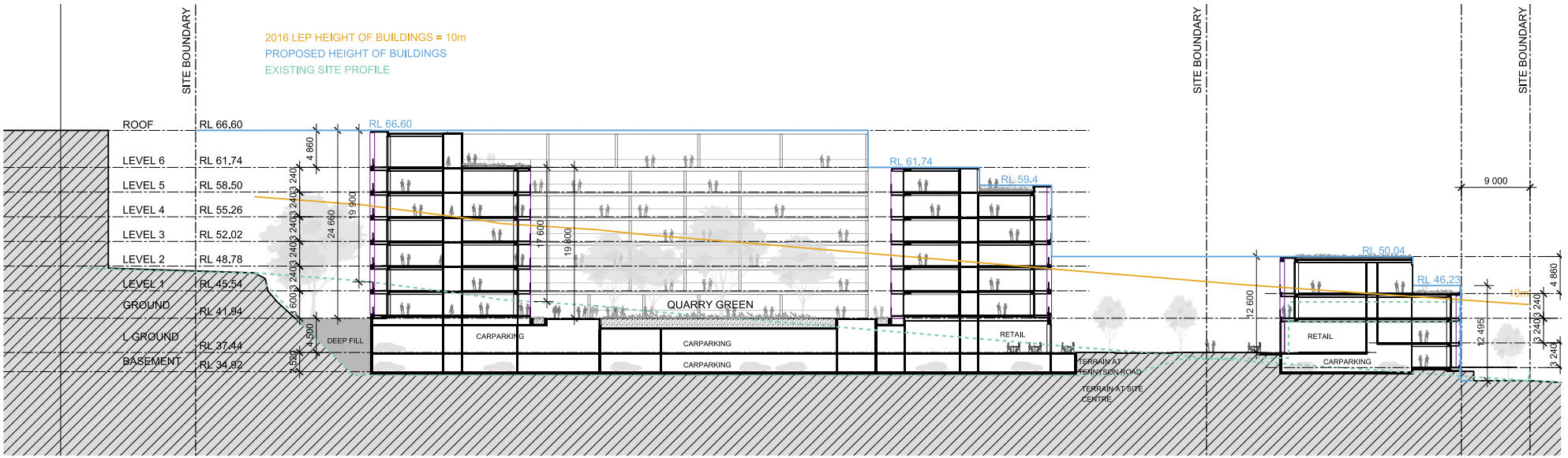
This planning proposal recommends change in the Floor Space Ratio (FSR) for Plot 2-12 to 1.85:1, for Plot 14 to 1.0:1 and therefore across the site to 1.5:1.

Building Heights:

The proposed building heights recommended in this planning proposal is split across the site into V, U4, U2, R1, M2, O1 and P.

Ground Line:

The existing ground line follows the excavation of the quarry, however for the purposes of the building heights measurement an assumed natural ground line has been used. This ground line follows the level of the adjacent street of Tennyson Road as the nearest estimate to the natural ground line.



Site Section denoting proposed and existing building Heights

Zone:

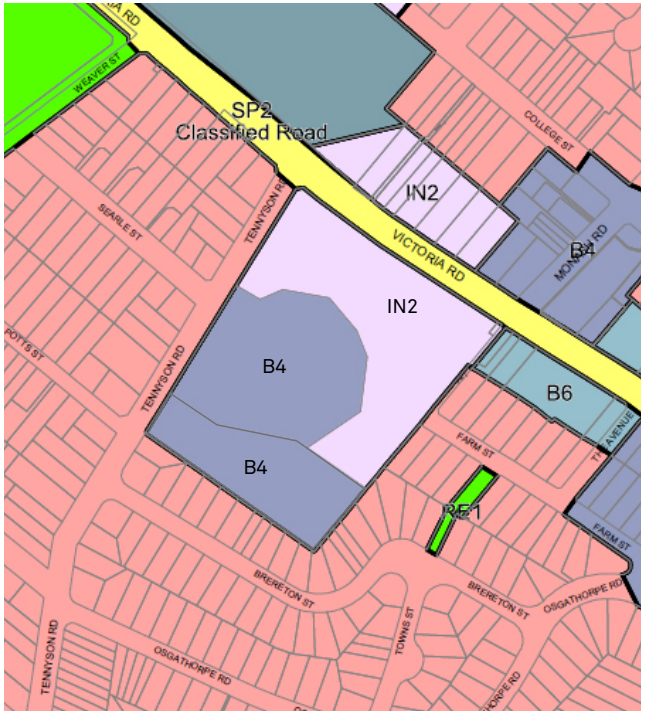
- IN2 Light Industrial
- B4 Mixed Use
- B6 Enterprise Corridor
- R2 Enterprise Corridor
- R3 Medium Density Residential
- RE1 Public Recreation

Max. Floor Space Ratio (n:1)

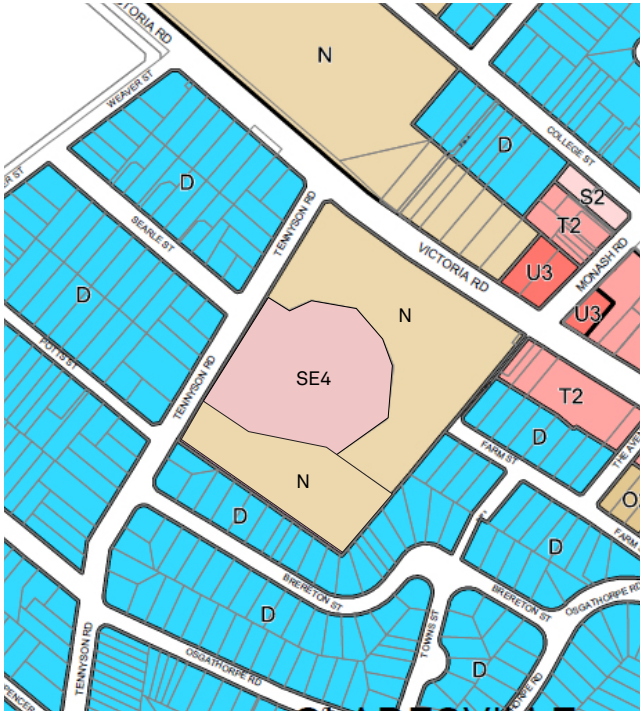
- D .50
- N 1.00
- 02 1.15
- S2 1.70
- SE4 1.85
- T2 2.30
- U3 2.70
- V1 3.00

Max. Building Heights (RL)

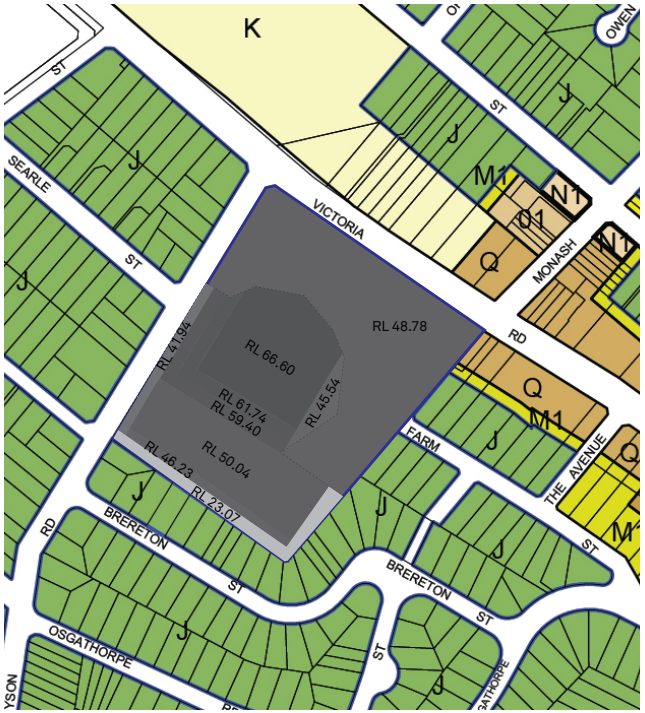
- 7
- 14.6
- 18
- 23.1
- 24
- 25
- 33
- 37.4
- 39
- 42
- 45.5
- 46.2
- 47.8
- 48.8
- 50.0
- 52
- 59.4
- 61.7
- 63
- 66.6
- 91
- 105



Proposed Land Use



Proposed Floor Space Ratio (FSR)



Proposed Building Heights

8.2 Building Yields

Optimising the building yields

This planning proposal presents two building yield summaries as defined below.

The Comparator Scheme was originally submitted as a planning proposal to the City of Ryde in 2014, and reviewed as part of a Pre- Gateway review on 11th September 2014.

The Recommended Scheme responds to the review and recommendations of the Joint Regional Planning Panel - Planning Assessment Commission (JRPP) and as such has been amended to include the following:

1. A maximum FSR of 1.51:1 across the whole site,
2. A reduced maximum building height consistent with 5-6 storeys and 2-3 storeys adjoining low density residential areas.
3. A reduced retail offering, and a minimum 20% of the total floor space being allocated to employment generated uses.

	Plot 2-12 Tennyson Road		**Plot 14 Tennyson Road**		**Site Wide Total:**	
Proposed Scheme	Floor Space Ratio (FSR)	Number of Units	Floor Space Ratio (FSR)	Number of Units	Floor Space Ratio (FSR)	Number of Units
The Revised Scheme (JRPP)	1.85:1	288	1.0: 1	95	1.5:1	383
The Comparator Scheme	1.6:1	242	1.0:1	76	**1.4:1**	318

Options Summary Table

8.3 Building Yields

Comparator Scheme (2014)

PLOT 2-12 COMPARATOR SCHEME

Level	FFL RL	F-F (m)	Height	Use	GBA (m2)	GFA (m2)
Basement	RL 34.92	2.52	-7.02	Basement Carpark	9,419.0	-
Lower Ground	RL 37.44	4.5	-4.50	Retail / Carpark	9,419.0	1,200.0
Sub Totals					18,838.0	1,200.0
Ground	RL 41.94	3.6		Residential	5,073.0	4,437.0
L01	RL 45.54	3.24	3.60	Residential	5,209.0	4,524.0
L02	RL 48.78	3.24	6.84	Residential	5,209.0	4,524.0
L03	RL 52.02	3.24	10.08	Residential	5,209.0	4,524.0
L04	RL 55.26	3.24	13.32	Residential	3,825.0	3,023.0
L05	RL 58.5	3.24	16.56	Residential	2,473.0	1,120.0
ROOF	RL 61.74	4.86	19.80			
Sub Totals					26,998.0	22,152.0
Mix						
Overall Totals					**45,836**	**23,352**

SITE AREA	**14478**	**FSR**	**1.6**
OPEN SPACE	9,405.0	**RATIO**	**65%**

PLOT 14

Level	FFL RL	F-F (m)	Height	Use	GBA (m2)	GFA (m2)
Basement	RL 34.74	3.6	-7.20	Residential	4,004.0	1,215.0
Lower Ground	RL 38.34	3.6	-3.60	Residential	3,433.0	2,950.0
Ground	RL 41.94	3.24		Residential	3,433.0	2,950.0
L01	RL 45.18	4.86	3.24	Residential	3,433.0	2,200.0
Sub Totals					10,299.0	9,315.0
Mix						
Overall Totals					**10,299**	**9,315**

SITE AREA	**9321**	**FSR**	**1.0**
OPEN SPACE	5,888.0	**RATIO**	**63%**
		AGGREGATE FSR	**1.4**

8.3 Building Yields

Recommended Scheme

PLOT 2-12

Level	FFL RL	F-F (m)	Height	Use	GBA (m2)	GFA (m2)	NSA - RESIDENTIAL	NSA - COMMERCIAL	Efficiency (NSA/GFA)	GFA/GBA	Carparks	1BR	2BR	3BR	TOTAL
Basement	RL 34.92	2.52	-7.02	Basement Carpark	9,121.0	-		-			323				
Lower Ground	RL 37.44	4.5	-4.50	Retail / Carpark	8,864.0	1,002.0		950.0	95%		256				
Sub Totals					17,985.0	1,002.0		950.0	95%						
Ground	RL 41.94	3.6		Residential/Community	5,204.3	4,116.3	3,472.8		84%	79%		17	26	3	46
L01	RL 45.54	3.24	3.60	Residential	5,325.9	4,386.7	3,782.0		86%	82%		13	31	4	48
L02	RL 48.78	3.24	6.84	Residential	5,325.9	4,386.7	3,782.0		86%	82%		13	31	4	48
L03	RL 52.02	3.24	10.08	Residential	5,325.9	4,386.7	3,782.0		86%	82%		13	31	4	48
L04	RL 55.26	3.24	13.32	Residential	5,325.9	4,386.7	3,782.0		86%	82%		13	31	4	48
L05	RL 58.5	3.24	16.56	Residential	3,578.3	2,922.3	2,583.4		88%	82%		15	17	3	35
L06	RL 61.74	4.86	19.80	Residential	1,471.4	1,152.5	1,095.9		95%	78%		6	9	0	15
ROOF	RL 66.6														
Sub Totals					31,557.6	25,737.9	22,280.1	**950.0**				87	181	20	**288**
Mix												30%	63%	7%	**RESIDENTIAL**
Overall Totals					**49,543**	**26,740**	**NSA Total**	**23,230**	**87%**		**579**	87	181	20	**288**

SITE AREA	**14478**	**FSR**	**1.85**
OPEN SPACE	9,273.7	**RATIO**	**64%**

Council Multiple	1	1.2	1.6
CAR SPACES	87	217.2	32

22368 TOTAL REQ. 336

TOTAL **579**

PLOT 14

Level	FFL RL	F-F (m)	Height	Use	GBA (m2)	GFA (m2)	NSA - RESIDENTIAL	NSA - COMMERCIAL	Efficiency (NSA/GFA)		Carparks	1BR	2BR	3BR	TOTAL
Lower Ground/Basement	RL 34.74	3.6	-7.20	Residential	4,929.0	1,215.0	1,208.0		99%		144			10	10
Ground	RL 38.34	3.6	-3.60	Residential	3,672.0	2,960.0	1,974.3	834.0	95%			8	7	8	23
L01	RL 41.94	3.24	0.00	Residential	3,675.0	2,960.0	2,705.4		91%			8	16	8	32
L02	RL 45.18	4.86	3.24	Residential	3,675.0	2,186.0	2,060.0		94%			12	18		30
Sub Totals					11,022.0	9,321.0	7,947.7	**834.0**				28	41	26	**95**
Mix												29.47%	43.16%	27.37%	**RESIDENTIAL**
Overall Totals					**11,022**	**9,321**	**NSA Total**	**8,782**	**94%**		**144**	28	41	26	**95**

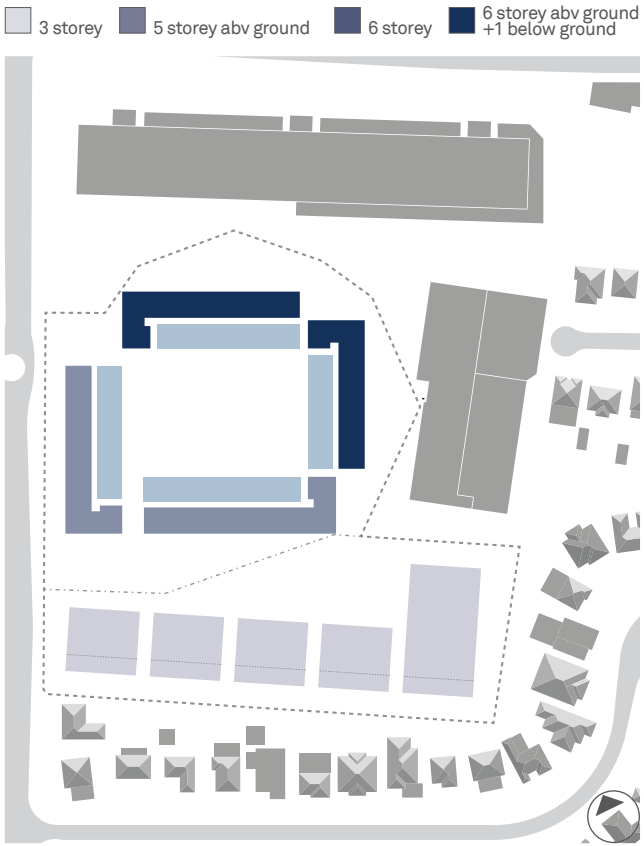
SITE AREA	**9321**	**FSR**	**1.0**

Council Multiple	1.5	1.2	1.6
CAR SPACES	42	49.2	41.6

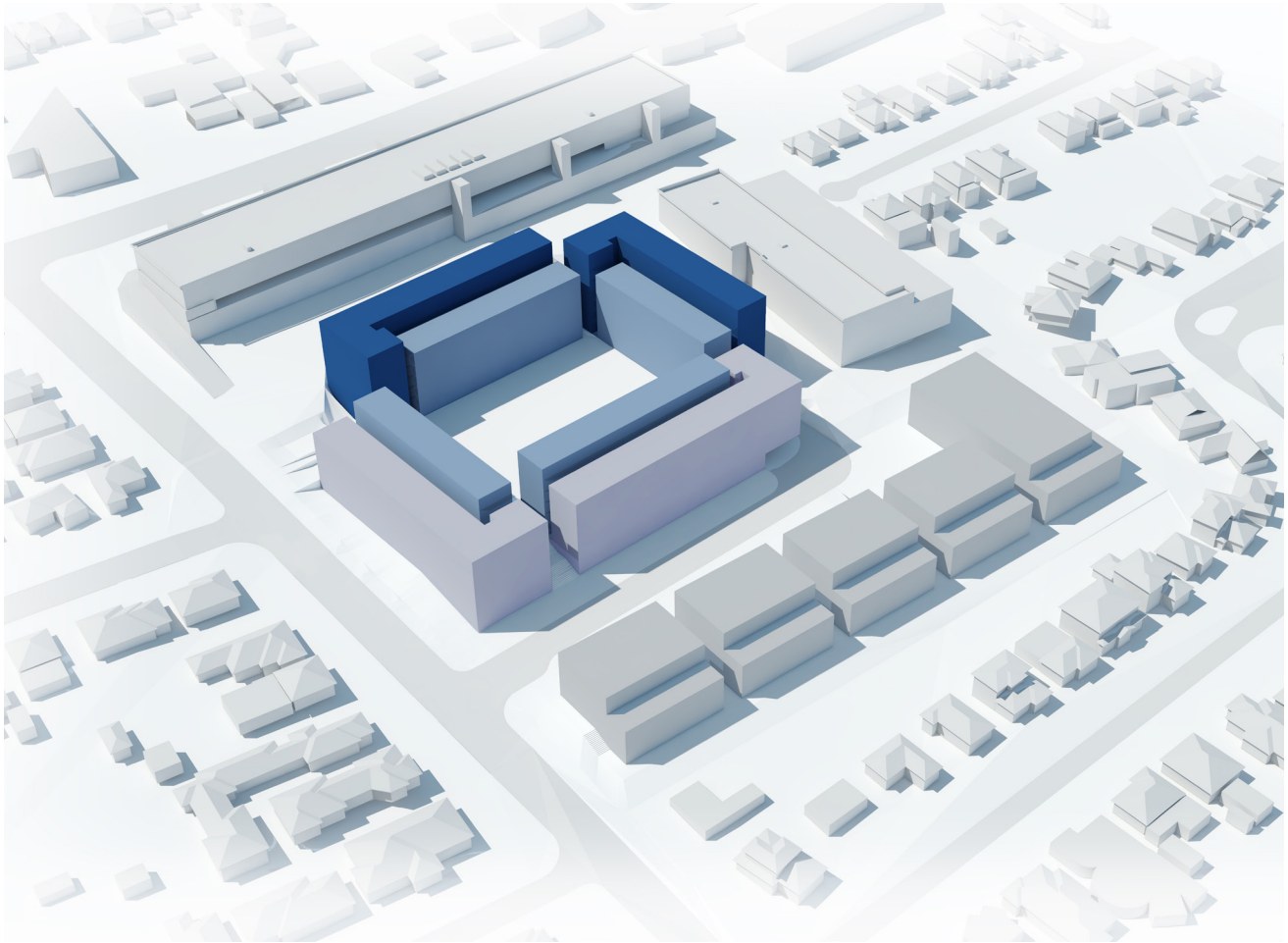
8.4 Building Yields

Recommended Scheme - Massing Study

With an aggregated FSR of 1.5, the recommended scheme offers an optimum balance of heights and ground coverage.



Quarry Site, Building Height



Quarry Site, Building Height Massing

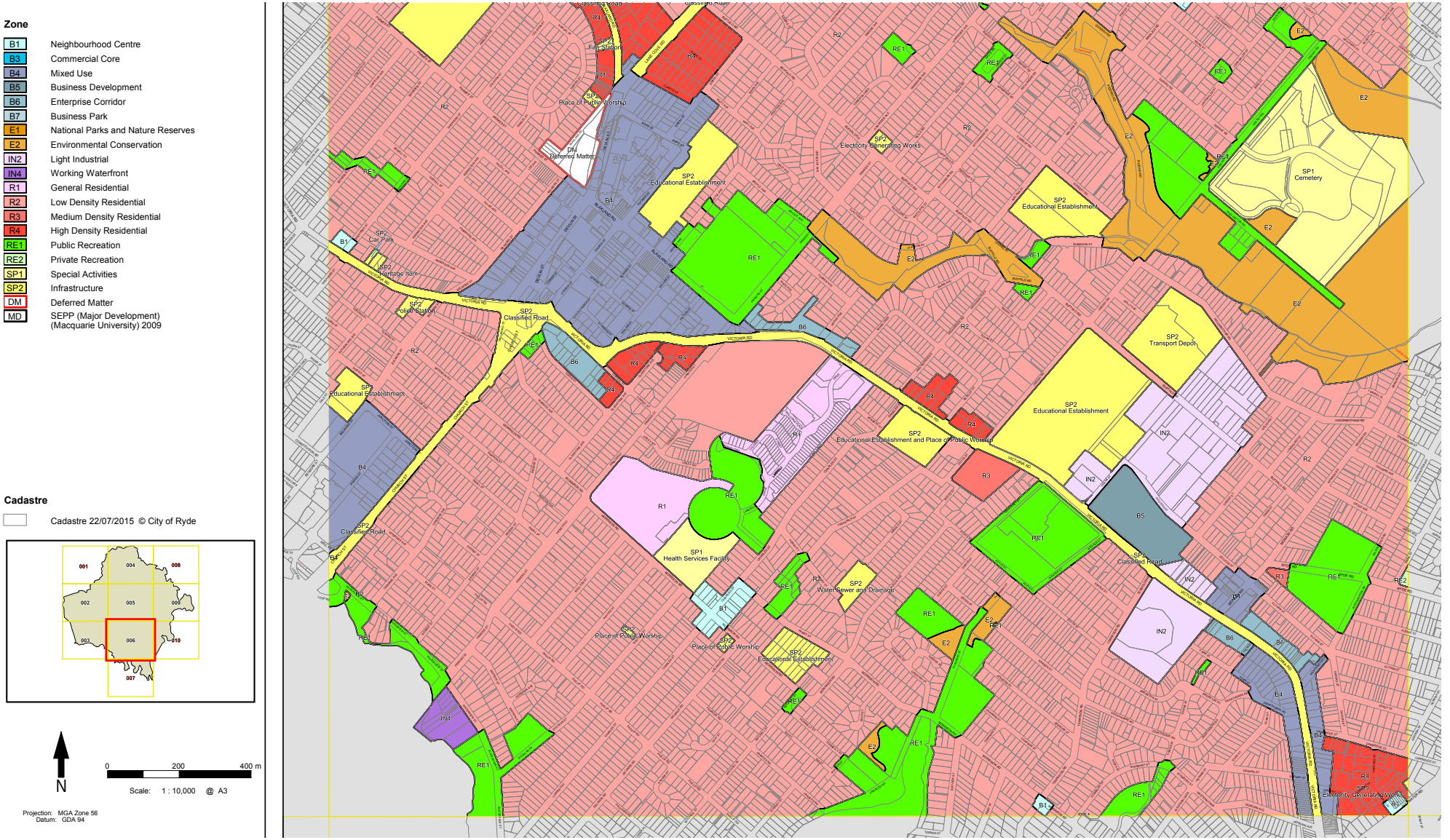
APPENDIX

A1. Ryde Local Environmental Plan

Height of Buildings Map

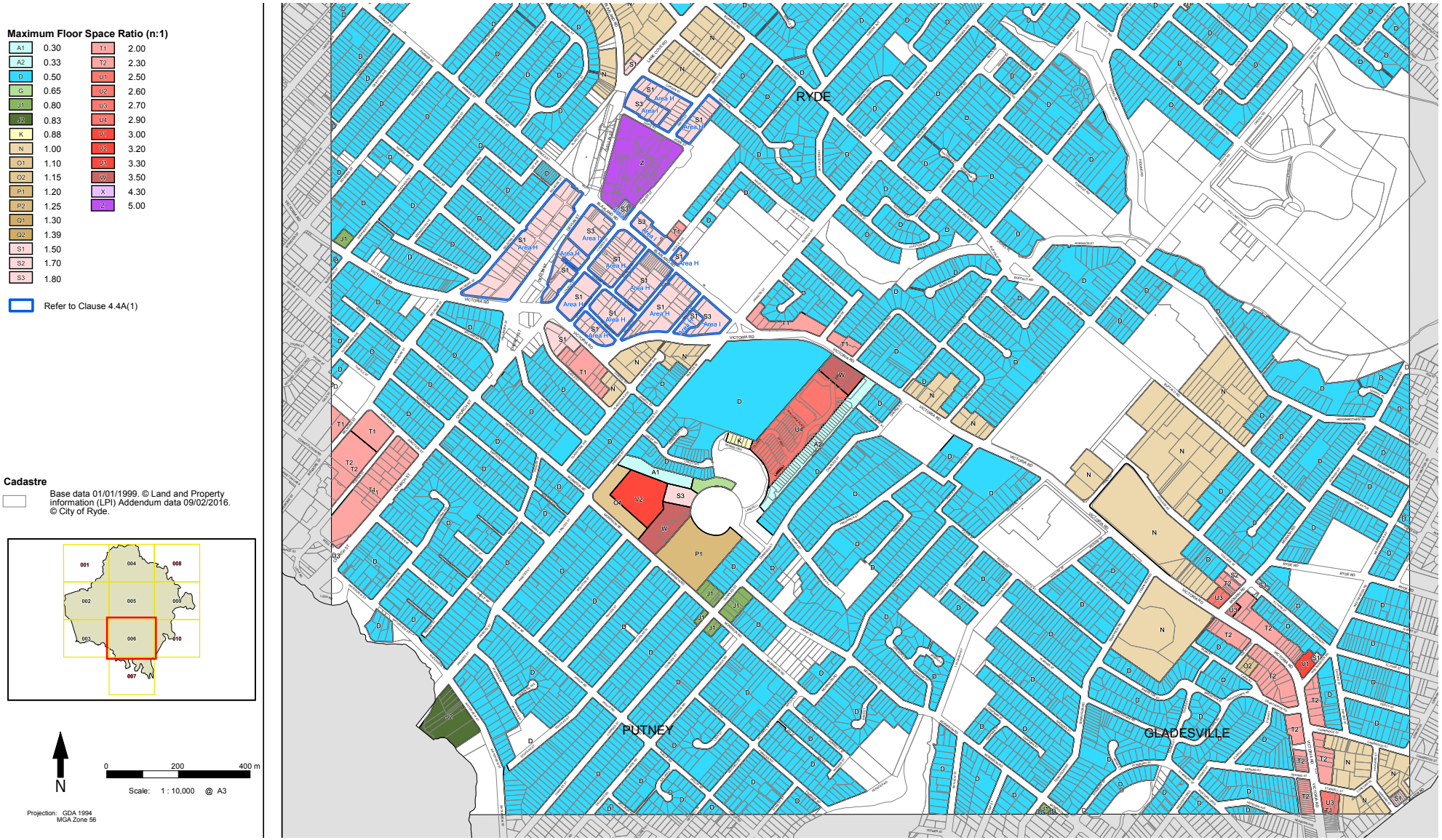
A2. Ryde Local Environmental Plan

Land Zoning Map



A3. Ryde Local Environmental Plan

Floor Space Ratio Map



A4. Apartment Schedule for Plot 2-12

PLOT 2-12 - APARTMENT SCHEDULE

	1 Bed [No.]	1 Bed [m²]	Balcony [m²]	2 Bed [No.]	2 Bed [m²]	Balcony [m²]	2 Bed cnr A [No.]	2 Bed cnr A [m²]	Balcony [m²]	2 Bed cnr B [No.]	2 Bed cnr B [m²]	Balcony [m²]	2 Bed cnr C [No.]	2 Bed cnr C [m²]	Balcony [m²]	2 Bed cnr D [No.]	2 Bed cnr D [m²]	Balcony [m²]
		52.2	7.7		80.5	10.5		86.6	6.1		99.5	6.5		84.5	6.1		84.6	6.3
Lower Ground	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Floor	17	887.4	130.9	12	966	126	3	259.8	18.3	4	398	26	3	253.5	18.3	4	338.4	25.2
Level 01	13	678.6	100.1	18	1449	189	3	259.8	18.3	4	398	26	4	338	24.4	2	169.2	12.6
Level 02	13	678.6	100.1	18	1449	189	3	259.8	18.3	4	398	26	4	338	24.4	2	169.2	12.6
Level 03	13	678.6	100.1	18	1449	189	3	259.8	18.3	4	398	26	4	338	24.4	2	169.2	12.6
Level 04	13	678.6	100.1	18	1449	189	3	259.8	18.3	4	398	26	4	338	24.4	2	169.2	12.6
Level 05	15	783	115.5	9	724.5	94.5	2	173.2	12.2	2	199	13	2	169	12.2	2	169.2	12.6
Level 06	6	313.2	46.2	3	241.5	31.5	2	173.2	12.2	2	199	13	2	169	12.2	0	0	0

	3 Bed [No.]	3 Bed [m²]	Balcony [m²]	3 Bed cnr A [No.]	3 Bed cnr A [m²]	Balcony [m²]	3 Bed cnr D [No.]	3 Bed cnr D [m²]	Balcony [m²]	No. Apartments	NSA Apartments	NSA Balcony	Efficiency	GFA
		122.7	15.2		123.9	15.4		121.4	15.4					
Lower Ground	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Floor	3	368.1	45.6	0	0	0	0	0	0	46	3471.2	390.3	84%	4116
Level 01	1	122.7	15.2	1	123.9	15.4	2	242.8	30.8	48	3782	431.8	86%	4385
Level 02	1	122.7	15.2	1	123.9	15.4	2	242.8	30.8	48	3782	431.8	86%	4385
Level 03	1	122.7	15.2	1	123.9	15.4	2	242.8	30.8	48	3782	431.8	86%	4385
Level 04	1	122.7	15.2	1	123.9	15.4	2	242.8	30.8	48	3782	431.8	86%	4385
Level 05	3	368.1	45.6	0	0	0	0	0	0	35	2586	305.6	88%	2922
Level 06	0	0	0	0	0	0	0	0	0	15	1095.9	115.1	95%	1153

No. Apartments Total	NSA Apartments	NSA Balcony	Efficiency	GFA Total
288	22281.1	2538.2	87%	25729.9

A5. Apartment Schedule for Plot 14

PLOT 14 - APARTMENT SCHEDULE - LOWER LEVELS

	1 Bed a [No.]	1 Bed a [m²]	Balcony [m²]	1 Bed b [No.]	1 Bed b [m²]	Balcony [m²]	1 Bed cnr a [No.]	1 Bed cnr a [m²]	Balcony [m²]	2 Bed a [No.]	2 Bed a [m²]	Balcony [m²]	2 Bed b [No.]	2 Bed b [m²]	Balcony [m²]	2 Bed c [No.]	2 Bed c [m²]	Balcony [m²]
		48.1	9.8		56.6	11.8		62.2	10.3		82.1	16.8		68.7	10.3		68.7	10.2
Basement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lower Ground	2	96.2	19.6	6	339.6	70.8	0	0	0	0	0	0	1	68.7	10.3	0	0	0
Ground Floor	2	96.2	19.6	6	339.6	70.8	0	0	0	0	0	0	4	274.8	41.2	0	0	0
Level 01	1	48.1	9.8	2	113.2	23.6	8	497.6	82.4	2	164.2	33.6	4	274.8	41.2	0	0	0

	2 Bed cnr a [No.]	2 Bed cnr a [m²]	Balcony [m²]	2 Bed cnr b [No.]	2 Bed cnr b [m²]	Balcony [m²]	2 Bed cnr c [No.]	2 Bed cnr c [m²]	Balcony [m²]	2 Bed cnr d [No.]	2 Bed cnr d [m²]	Balcony [m²]	2 Bed cnr e [No.]	2 Bed cnr e [m²]	Balcony [m²]	3 Bed [No.]	3 Bed [m²]	Balcony [m²]
		87.5	16.2		87.5	10.2		82.1	31.2		82.1	80.6		73.2	92		120.8	16.3
Basement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	1208	163
Lower Ground	2	175	32.4	0	0	0	4	328.4	124.8	0	0	0	0	0	0	8	966.4	130.4
Ground Floor	8	700	129.6	0	0	0	4	328.4	124.8	0	0	0	0	0	0	8	966.4	130.4
Level 01	0	0	0	0	0	0	2	164.2	62.4	2	164.2	161.2	8	585.6	736	0	0	0

	No. Apartments	NSA Apartments	NSA Balcony	NSA Commercial	Efficiency	GFA
Basement	10	1208	163	0	99%	1215
Lower Ground	23	1974.3	388.3	834	67%	2960
Ground Floor	32	2705.4	516.4	0	91%	2960
Level 01	29	2011.9	1150.2	0	92%	2186

No. Apartments Total	NSA Apartments	NSA Balcony	NSA Balcony	Efficiency	GFA Total
94	7899.6	2218	834	94%	9,321

A6. Apartment Schedule for Plot 2-12

PLOT 2-12 - APARTMENT SCHEDULE

	Apt Type	Apt NSA (m²)	Apt GFA (m²)	Lower Ground No.	Ground No.	Areas (m²)	L01-L04 No.	Areas (m²)	L05 No.	Areas (m²)	L06 No.	Areas (m²)	No. 1 Bed	No. 2 Bed	No. 3 Bed	No. Apartments
	1 BED	52.2	56.6		14	730.8	13	678.6	15	783.0	6	313.2	87			**87**
	2 BED	80.5	86.1		17	1368.5	18	1449.0	9	724.5	3	241.5		101		
	2 BED CNR A	86.6	90.9		3	259.8	3	259.8	2	173.2	2	173.2		19		
	2 BED CNR B	99.5	99.5		4	398.0	4	398.0	2	199.0	2	199.0		24		
	2 BED CNR C	84.5	86.9		4	338.0	4	338.0	2	169.0	2	169.0		24		
	2 BED CNR D	84.6	86.9		3	253.8	2	169.2	2	169.2	0	0.0		13		**181**
	3 BED	122.7	129.9		0	0.0	1	122.7	1	122.7	0	0.0			5.0	
	3 BED CNR A	123.9	129.9		1	123.9	1	123.9	0	0.0	0	0.0			5.0	
	3 BED CNR D	121.4	128.0		0	0.0	2	242.8	2	242.8	0	0.0			10.0	**20.0**
No. Apartments					**46**		**48**		**35**		**15**		87	181	20	**288**
													30.2%	**62.8%**	**6.9%**	
NSA						**3472.8**		**3782.0**		**2583.4**		**1095.9**	NSA Total			**22,280**
GFA						**4116.3**		**4386.7**		**2922.3**		**1152.5**	**GFA Total**			**25,738**
						84%		**86%**		**88%**		**95%**	**Efficiency**			**87%**
GBA						**5204.3**		**5325.9**		**3578.3**		**1471.4**	**GBA Total**			**31,558**
						16%		**17%**		**11%**		**5%**				

PLOT 2-12 - BALCONY SCHEDULE

Apt Type	Apt Areas	Car Parking	Balcony	Ground	Areas	Typical	Areas	L05	Areas	L06	Areas
1 BED	52.2	5.8	7.7	14	107.8	13	100.1	15	115.5	6	46.2
2 BED	80.5	11.7	10.5	17	178.5	18	189	9	94.5	3	31.5
2 BED CNR A	86.6	11.7	6.1	3	18.3	3	18.3	2	12.2	2	12.2
2 BED CNR B	99.5	11.7	6.5	4	26	4	26	2	13	2	13
2 BED CNR C	84.5	11.7	6.1	4	24.4	4	24.4	2	12.2	2	12.2
2 BED CNR D	84.6	11.7	6.3	3	18.9	2	12.6	2	12.6	0	0
3 BED	122.7	16.0	15.2	0	0	1	15.2	1	15.2	0	0
3 BED CNR A	123.9	16.0	15.4	1	15.4	1	15.4	0	0	0	0
3 BED CNR D	121.4	16.0	15.4	0	0	2	30.8	2	30.8	0	0
				Ground Total	**389**	**Typical Total**	**432**	**L05 Total**	**306**	**L06 Total**	**115**

Balcony Total (m²) **1242**

A7. Apartment Schedule for Plot 14

PLOT 14 - APARTMENT SCHEDULE

	Apt Type	Apt Areas (m²)	Basement No.	Areas (m²)	Lower Ground No.	Areas (m²)	Ground No.	Areas (m²)	L01 No.	Areas (m²)	No. 1 BED	No. 2 BED	No. 3 BED	No. Apartments
	1 BED A	48.1		0	2	96.2	2	96.2	1	48.1	5			
	1 BED B	48.1							1	48.1	1			
	1 BED C	56.6		0	6	339.6	6	339.6	2	113.2	14			
	1 BED CNR A	62.2		0		0		0	8	497.6	8			
	2 BED CNR A	87.5		0	2	175	8	700		0		10		
	2 BED CNR B	87.5		0		0		0		0		0		
	2 BED CNR C	82.1		0	4	328.4	4	328.4	2	164.2		10		
	2 BED CNR D	82.1		0		0		0	2	164.2		2		
	2 BED CNR E	73.2		0		0		0	8	585.6		8		
	2 BED A	82.1		0		0		0	2	164.2		2		
	2 BED B	68.7		0	1	68.7	4	274.8	4	274.8		9		
	2 BED C	68.7		0		0		0		0		0		
	3 BED	120.8	10	1208	8	966.4	8	966.4		0			26	
	RETAIL					834								
No. Apartments			**10**		**23**		**32**		**30**		28	41	26	**95**
											29.5%	43.2%	27.4%	
NSA				1208		**2808.3**		**2705.4**		**2060**	**NSA Total**			**8,782**
GFA				**1215**		**2960**		**2960**		**2186**		**GFA Total**		**9,321**
				99%		**95%**		**91%**		**94%**		**Efficiency**		**94%**

PLOT 2-12 - BALCONY SCHEDULE

Apt Type	Balcony (m²)	Basement No.	Areas (m²)	Lower Ground No.	Areas (m²)	Ground No.	Areas (m²)	L01 No.	Areas (m²)
1 BED A	9.8		0	2	19.6	2	19.6	1	9.8
1 BED B	41.6							1	41.6
1 BED C	11.8		0	6	70.8	6	70.8	2	23.6
1 BED CNR A	10.3		0		0		0	8	82.4
2 BED CNR A	16.2		0	2	32.4	8	129.6	0	0
2 BED CNR B	10.2		0		0		0		0
2 BED CNR C	31.2		0	4	124.8	4	124.8	2	62.4
2 BED CNR D	80.6		0		0		0	2	161.2
2 BED CNR E	92		0		0		0		0
2 BED A	16.8		0		0		0	2	33.6
2 BED B	10.3		0	1	10.3	4	41.2		0
2 BED C	10.2		0		0		0		0
3 BED	16.3	10	163	8	130.4	8	130.4		0
		Basement Total	**0**	**LG Total**	**258**	**Ground Total**	**386**	**L01 Total**	**415**
									Balcony Total (m²)	**1059**

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