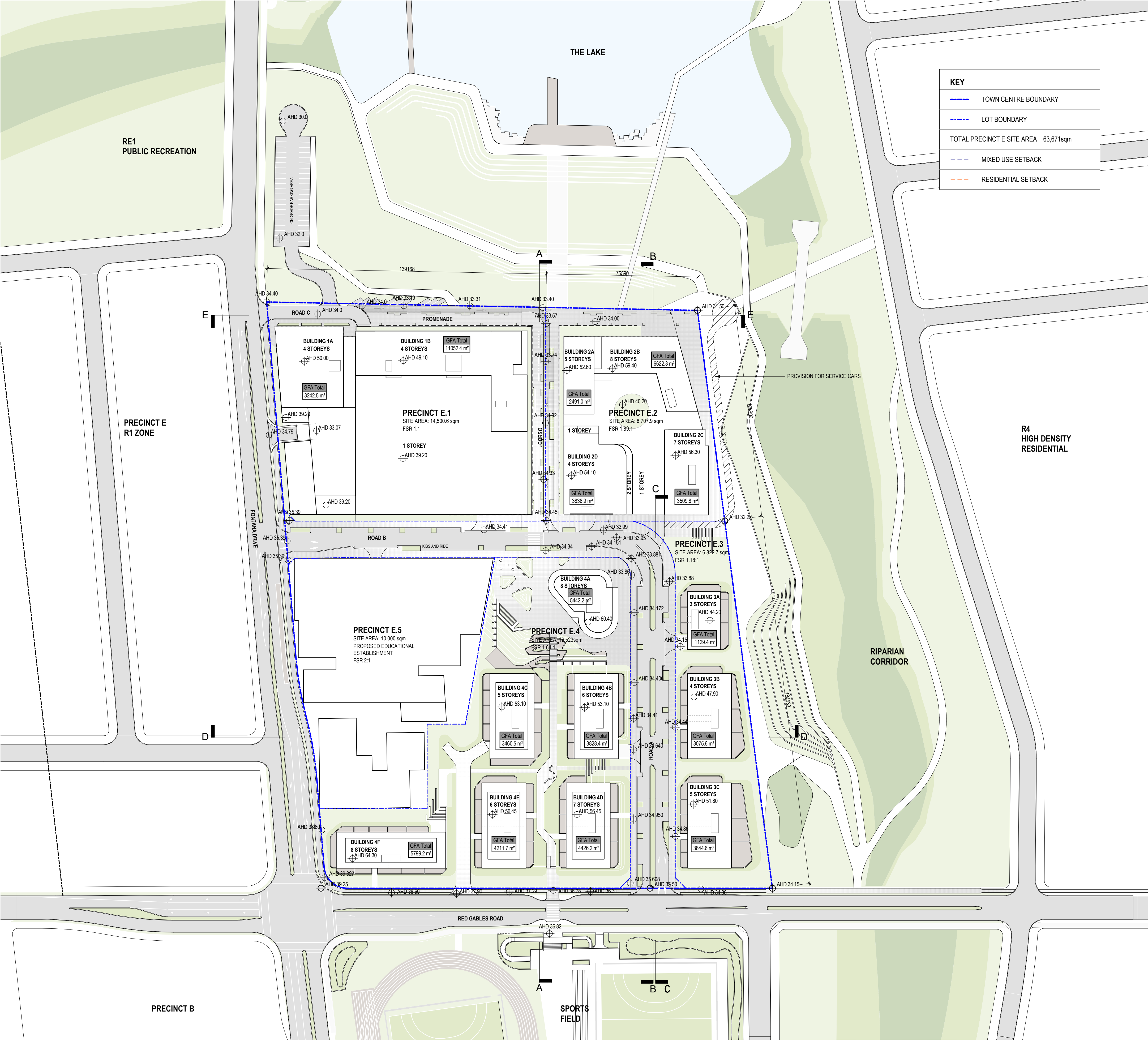




PRELIMINARY

Revisions	-	08.08.18	FOR PLANNING PROPOSAL	JLI
	A	14.08.18	REVISED FOR PLANNING PROPOSAL	JLI

Project / **THE GABLES TOWN CENTRE, BOX HILL**
121 OLD PITT TOWN ROAD, BOX HILL NSW 2765

Drawing / **MASTER SITE/ ROOF PLAN**

Project No / **217130** Date / **23.05.18**

Author / **JLI**

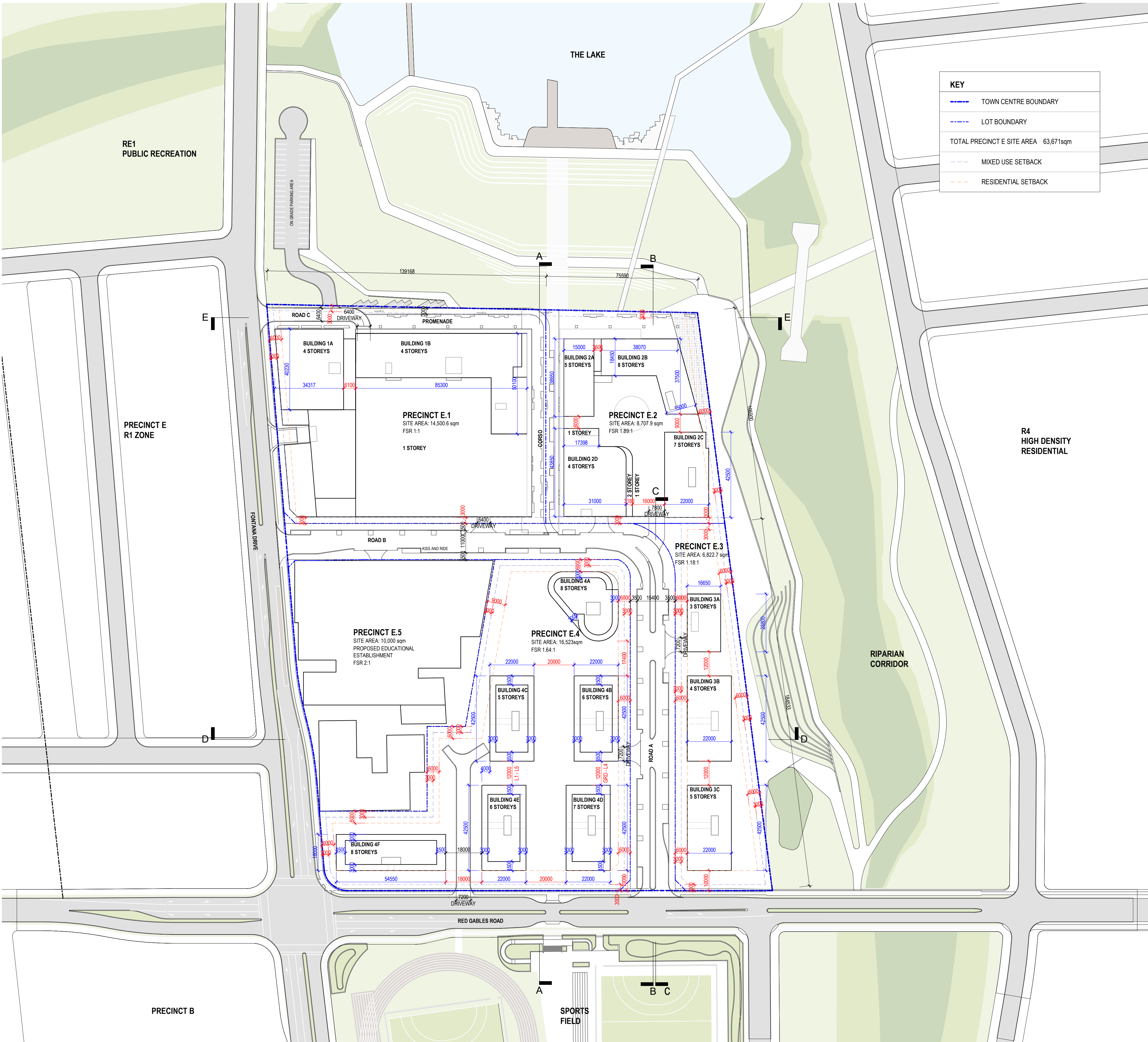
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Drawing No. / **TP00.01 A**

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Project / **THE GABLES TOWN CENTRE, BOX HILL**
121 OLD PITT TOWN ROAD, BOX HILL NSW 2765

Drawing / **SETBACK PLAN**

Project No. / **217130** Date / **31.07.18**

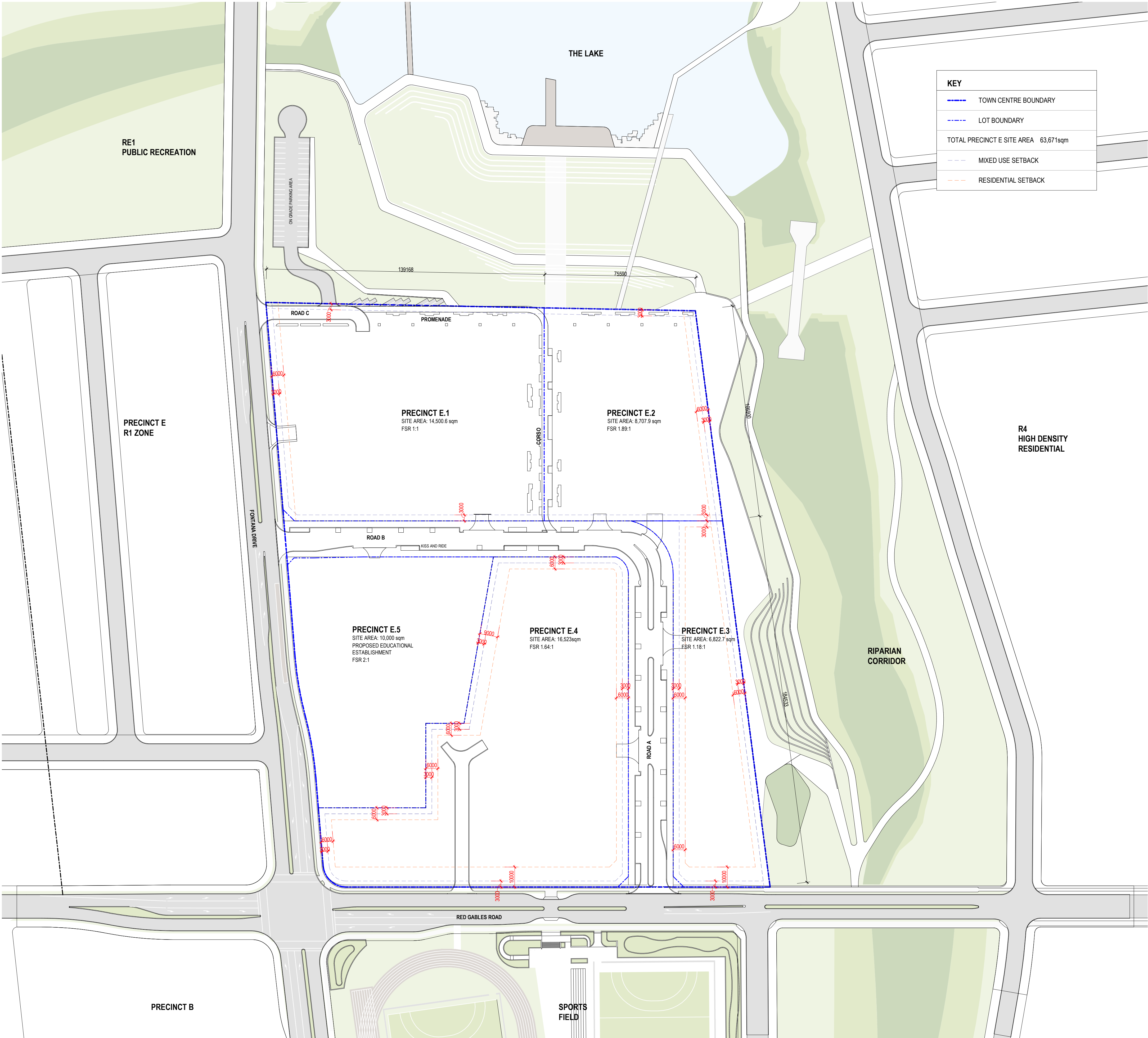
Author / **BW**

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Drawing No. / **TP00.02 A**

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Project / **THE GABLES TOWN CENTRE, BOX HILL**
121 OLD PITT TOWN ROAD, BOX HILL NSW 2765

Drawing / **PRECINCT SETBACK PLAN**

Project No. / **217130** Date / **09.08.18**

Author / **JLI**

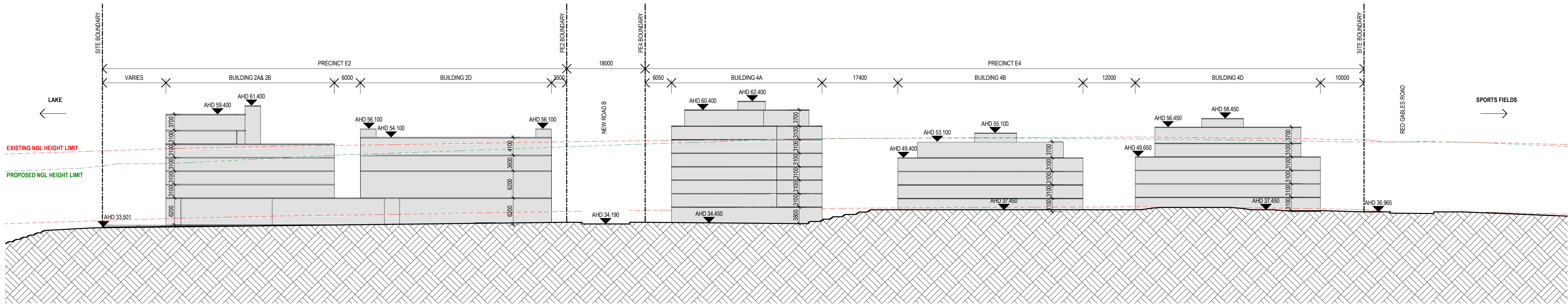
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Drawing No. / **TP00.03 A**

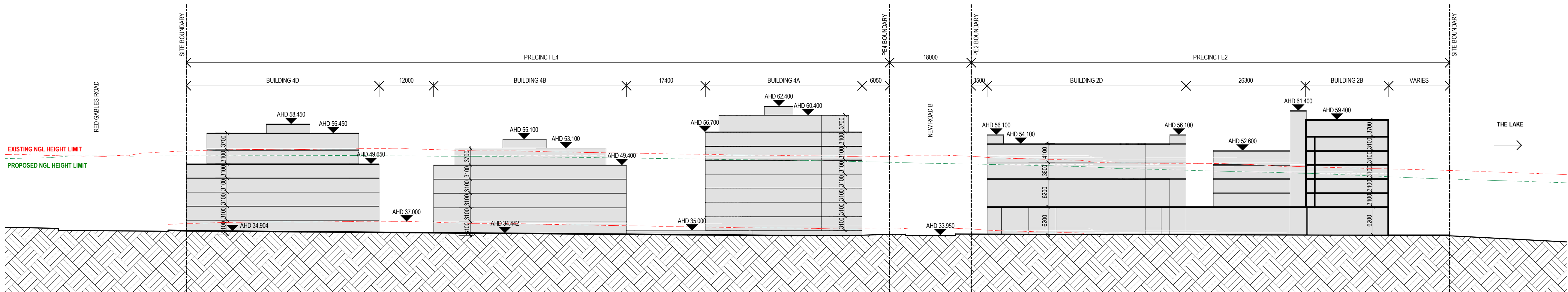
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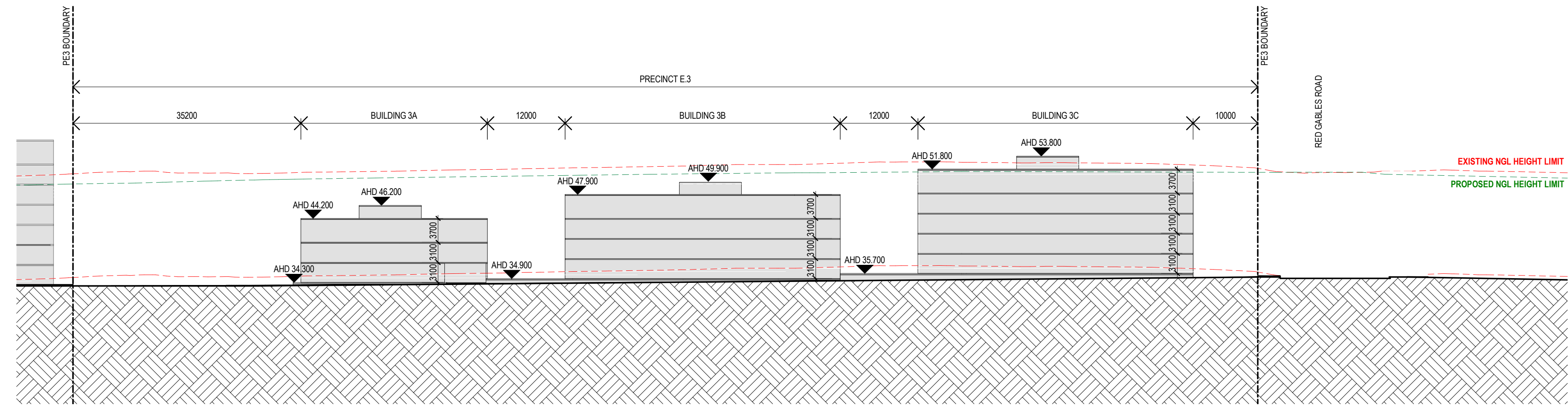
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SECTION AA



SECTION BB



NOTE:
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SECTION CC

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Project / **THE GABLES TOWN CENTRE, BOX HILL**
121 OLD PITT TOWN ROAD, BOX HILL NSW 2765

Drawing / **SITE SECTIONS 1**

Project No. / **217130** Date / **27.07.18**

Author / **BW**

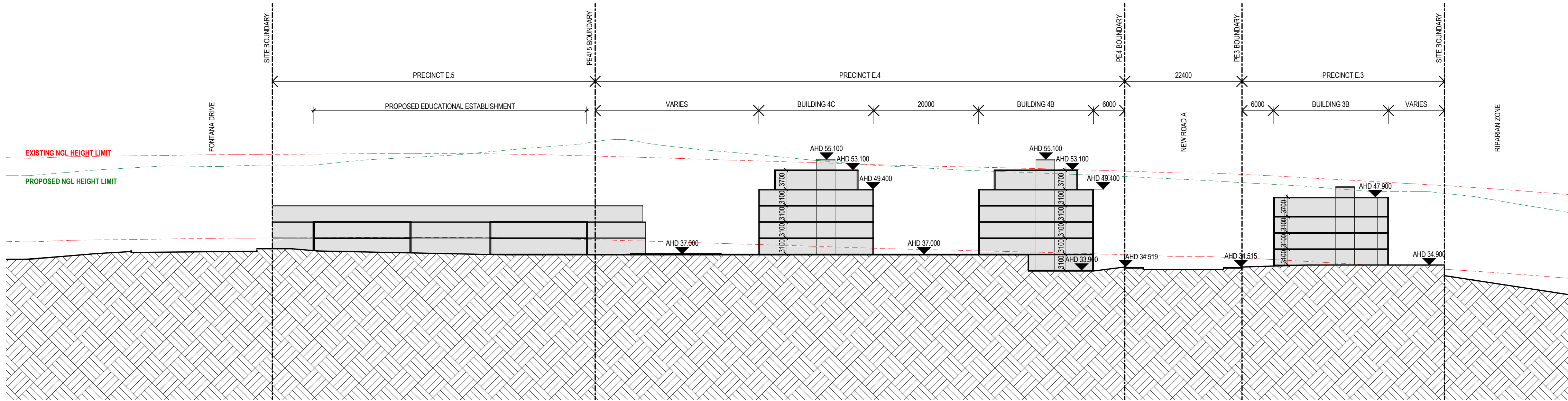
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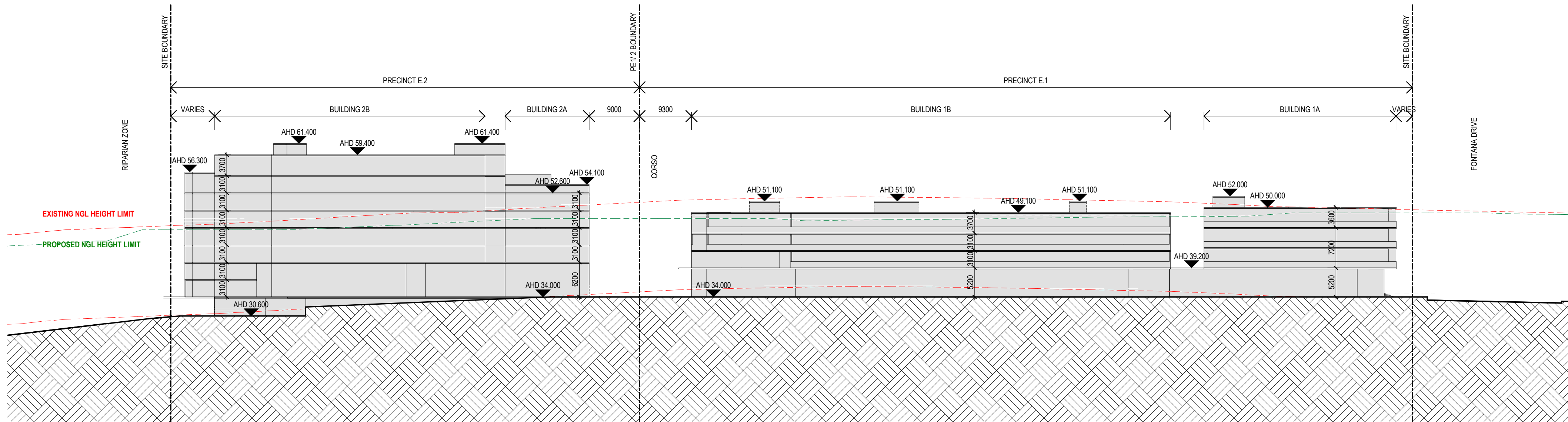
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SECTION DD



NOTE:
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SECTION EE

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Revisions	-	08.08.18	FOR PLANNING PROPOSAL	JLI
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Project / **THE GABLES TOWN CENTRE, BOX HILL**
121 OLD PITT TOWN ROAD, BOX HILL NSW 2765

Drawing / **SITE SECTIONS 2**

Project No. / **217130** Date / **03.07.18**

Author / **JLI**

Scale: @ A1 / **1 : 500**

Drawing No. / **TP03.02 A**

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DEVELOPMENT SUMMARY- OVERALL TOWN CENTRE:

DEVELOPMENT SUMMARY TOWN CENTRE			
SITE AREA	GBA	GFA Total	FSR
63671	102515.0 m²	85974.6 m²	1.35

DEVELOPMENT SUMMARY PER PRECINCT:

PRECINCT E1			
SITE AREA	GBA	GFA Total	FSR
14500.6	16198.2 m²	14294.9 m²	1.0

PRECINCT E2			
SITE AREA	GBA	GFA Total	FSR
8707.9	22661.9 m²	16461.9 m²	1.89

PRECINCT E3			
SITE AREA	GBA	GFA Total	FSR
6822.7	9470.1 m²	8049.6 m²	1.18

PRECINCT E4			
SITE AREA	GBA	GFA Total	FSR
16523	31962.6 m²	27168.2 m²	1.64

PRECINCT E5			
SITE AREA	GBA	GFA Total	FSR
10000	22222.2 m²	20000.0 m²	2.0

BREAKDOWN:

E1- BUILDING 1A		
LEVEL	GBA	GFA Total
GROUND	827.9 m²	745.1 m²
LEVEL 1	859.1 m²	773.2 m²
LEVEL 2	957.9 m²	862.1 m²
LEVEL 3	957.9 m²	862.1 m²
TOTAL	3602.8 m²	3242.5 m²
E1- BUILDING 1B		
LEVEL	GBA	GFA Total
GROUND	6926.5 m²	6233.8 m²
LEVEL 1	1889.6 m²	1606.2 m²
LEVEL 2	1889.6 m²	1606.2 m²
LEVEL 3	1889.6 m²	1606.2 m²
TOTAL	12595.4 m²	11052.4 m²

E2- BUILDING 2A		
LEVEL	GBA	GFA Total
GROUND	869.6 m²	782.7 m²
LEVEL 2	502.5 m²	427.1 m²
LEVEL 3	502.5 m²	427.1 m²
LEVEL 4	502.5 m²	427.1 m²
LEVEL 5	502.5 m²	427.1 m²
TOTAL	2879.4 m²	2491.0 m²
E2- BUILDING 2B		
LEVEL	GBA	GFA Total
BASEMENT 1	398.9 m²	359.0 m²
GROUND	753.7 m²	678.4 m²
LEVEL 2	943.6 m²	802.1 m²
LEVEL 3	943.6 m²	802.1 m²
LEVEL 4	943.6 m²	802.1 m²
LEVEL 5	943.6 m²	802.1 m²
LEVEL 6	1852.2 m²	1574.4 m²
LEVEL 7	943.6 m²	802.1 m²
TOTAL	7723.1 m²	6622.3 m²
E2- BUILDING 2C		
LEVEL	GBA	GFA Total
LEVEL 1	494.7 m²	420.5 m²
LEVEL 2	908.6 m²	772.3 m²
LEVEL 3	908.6 m²	772.3 m²
LEVEL 4	908.6 m²	772.3 m²
LEVEL 5	908.6 m²	772.3 m²
TOTAL	4129.1 m²	3509.8 m²

E2- BUILDING 2D		
LEVEL	GBA	GFA Total
GROUND	600.2 m²	540.2 m²
LEVEL 1	1339.7 m²	1205.7 m²
LEVEL 2	1096.2 m²	986.6 m²
LEVEL 3	1229.4 m²	1106.4 m²
TOTAL	4265.4 m²	3838.9 m²

E3- BUILDING 3A		
LEVEL	GBA	GFA Total
3B GROUND	369.6 m²	314.2 m²
3B LEVEL 1	479.5 m²	407.6 m²
3B LEVEL 2	479.5 m²	407.6 m²
TOTAL	1328.7 m²	1129.4 m²
E3- BUILDING 3B		
LEVEL	GBA	GFA Total
3B GROUND	904.6 m²	768.9 m²
3B LEVEL 1	904.6 m²	768.9 m²
3B LEVEL 2	904.6 m²	768.9 m²
3B LEVEL 3	904.6 m²	768.9 m²
TOTAL	3618.4 m²	3075.6 m²
E3- BUILDING 3C		
LEVEL	GBA	GFA Total
3B GROUND	904.6 m²	768.9 m²
3B LEVEL 1	904.6 m²	768.9 m²
3B LEVEL 2	904.6 m²	768.9 m²
3B LEVEL 3	904.6 m²	768.9 m²
3B ROOF	904.6 m²	768.9 m²
TOTAL	4523.0 m²	3844.6 m²

E4- BUILDING 4A		
LEVEL	GBA	GFA Total
4A GROUND	744.0 m²	632.4 m²
4A LEVEL 1	757.3 m²	643.7 m²
4A LEVEL 2	827.1 m²	703.0 m²
4A LEVEL 3	877.6 m²	746.0 m²
4A LEVEL 4	877.6 m²	746.0 m²
4A LEVEL 5	877.6 m²	746.0 m²
4A LEVEL 6	877.6 m²	746.0 m²
4A LEVEL 7	563.7 m²	479.2 m²
TOTAL	6402.6 m²	5442.2 m²
E4- BUILDING 4B		
LEVEL	GBA	GFA Total
4B+4C GROUND	883.8 m²	751.2 m²
4B+4C LEVEL 1	883.8 m²	751.2 m²
4B+4C LEVEL 2	883.8 m²	751.2 m²
4B+4C LEVEL 3	883.8 m²	751.2 m²
4B+4C LEVEL 4	536.0 m²	455.6 m²
4D+4E GROUND LOWER	432.8 m²	367.9 m²
TOTAL	4504.0 m²	3828.4 m²
E4- BUILDING 4C		
LEVEL	GBA	GFA Total
4B+4C GROUND	883.8 m²	751.2 m²
4B+4C LEVEL 1	883.8 m²	751.2 m²
4B+4C LEVEL 2	883.8 m²	751.2 m²
4B+4C LEVEL 3	883.8 m²	751.2 m²
4B+4C LEVEL 4	536.0 m²	455.6 m²
TOTAL	4071.2 m²	3460.5 m²

E4- BUILDING 4D		
LEVEL	GBA	GFA Total
4D+4E GROUND	883.8 m²	751.2 m²
4D+4E GROUND LOWER	600.0 m²	510.0 m²
4D+4E LEVEL 1	883.8 m²	751.2 m²
4D+4E LEVEL 2	883.8 m²	751.2 m²
4D+4E LEVEL 3	883.8 m²	751.2 m²
4D+4E LEVEL 4	536.0 m²	455.6 m²
4D+4E LEVEL 5	536.0 m²	455.6 m²
TOTAL	5207.2 m²	4426.2 m²
E4- BUILDING 4E		
LEVEL	GBA	GFA Total
4D+4E GROUND	883.8 m²	751.2 m²
4D+4E LEVEL 1	883.8 m²	751.2 m²
4D+4E LEVEL 2	883.8 m²	751.2 m²
4D+4E LEVEL 3	883.8 m²	751.2 m²
4D+4E LEVEL 4	883.8 m²	751.2 m²
4D+4E LEVEL 5	536.0 m²	455.6 m²
TOTAL	4955.0 m²	4211.7 m²
E4- BUILDING 4F		
LEVEL	GBA	GFA Total
4F GROUND	954.9 m²	811.7 m²
4F LEVEL 1	954.9 m²	811.7 m²
4F LEVEL 2	954.9 m²	811.7 m²
4F LEVEL 3	954.9 m²	811.7 m²
4F LEVEL 4	954.9 m²	811.7 m²
4F LEVEL 5	954.9 m²	811.7 m²
4F LEVEL 6	546.6 m²	464.6 m²
4F LEVEL 7	546.6 m²	464.6 m²
TOTAL	6822.6 m²	5799.2 m²

NOTE:

AREA DEFINITIONS

GFA:
Gross Floor Area- measured as defined by the relevant LEP (Local Environmental Plan)

GBA:
Gross Building Area- measured to the slab edge of the building at all floor level as the total enclosed and unenclosed area of the building.

LEP GFA DEFINITION:
gross floor area means 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 a 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.

ASSUMPTIONS:

GBA to GFA Calculation

- Residential = 85% Efficiency
- Non- Residential = 90% Efficiency

PRELIMINARY

Revisions	-	08.08.18	FOR PLANNING PROPOSAL	JLI
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Project / **THE GABLES TOWN CENTRE, BOX HILL**
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Drawing / **DEVELOPMENT SUMMARY E1,2,3,4 & 5**

Project No. / **217130** Date / **14.06.18** Author / **JLI** Scale: @ A1 / **NTS**

Drawing No. / **TP05.01 A**

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