



- GREYSTANES CREEK
- BUS ROUTE
- 1. SUBJECT SITE
- 2. GIRRAWEEN PARK
- 3. C V KELLY PARK
- 4. INDUSTRIAL ZONE
- 5. ST ANTHONY'S PRIMARY SCHOOL
- 6. TOONGABBIE LOCAL CENTRE
- 7. TOONGABBIE STATION

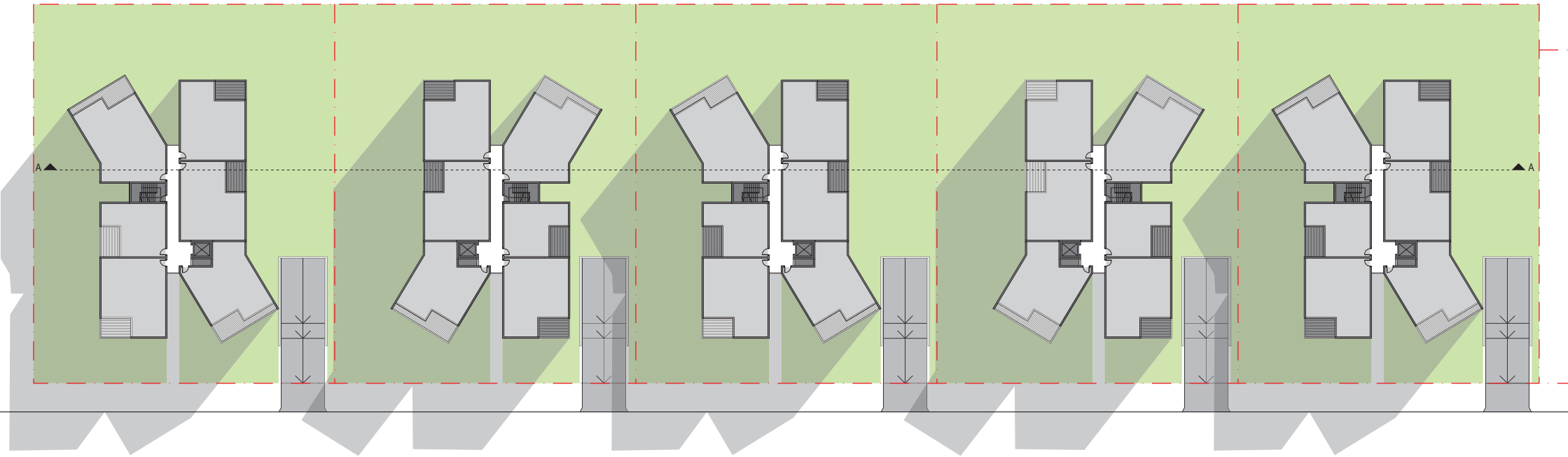


1. ZONE - R4 HIGH DENSITY RESIDENTIAL  
HEIGHT OF BUILDING - 15m  
FSR - 1.2:1
2. ZONE - R4 HIGH DENSITY RESIDENTIAL  
HEIGHT OF BUILDING - 17m  
FSR - 1.2:1
3. ZONE - R2 LOW DENSITY RESIDENTIAL  
HEIGHT OF BUILDING - 9m  
FSR - 0.5:1
4. ZONE - R3 MEDIUM DENSITY RESIDENTIAL  
HEIGHT OF BUILDING - 9m  
FSR - 0.7:1

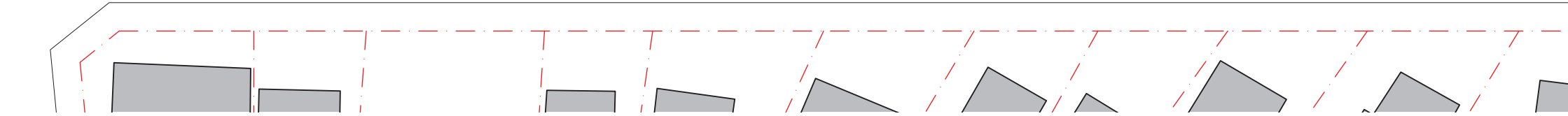


AXONOMETRIC VIEW

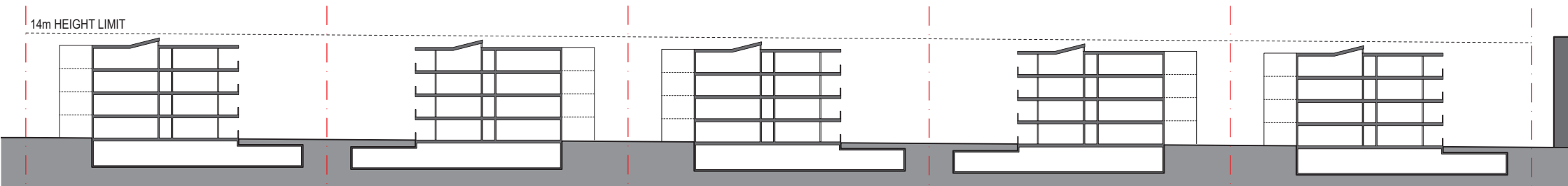
# GIRRAWEE PARK



TOONGABBIE RD



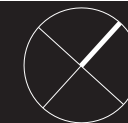
GROUND FLOOR PLAN 1:500



SECTION A-A 1:500

**BUREAU SRH**  
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ABN 94 115 880 834 | NOMINATED ARCHITECT - SIMON HANSON #6739



**53-73 TOONGABBIE ROAD**  
**TOONGABBIE**  
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BOUNDARY 40.23m

## TYPICAL GROUND FLOOR PLANS 1:200

COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE

10.1m SETBACK

BOUNDARY 50.6m

6m SETBACK

SITE AREA  
2036m<sup>2</sup>

ENTRANCE PATH

DRIVEWAY

SITE AREA  
2036m<sup>2</sup>

ENTRANCE PATH

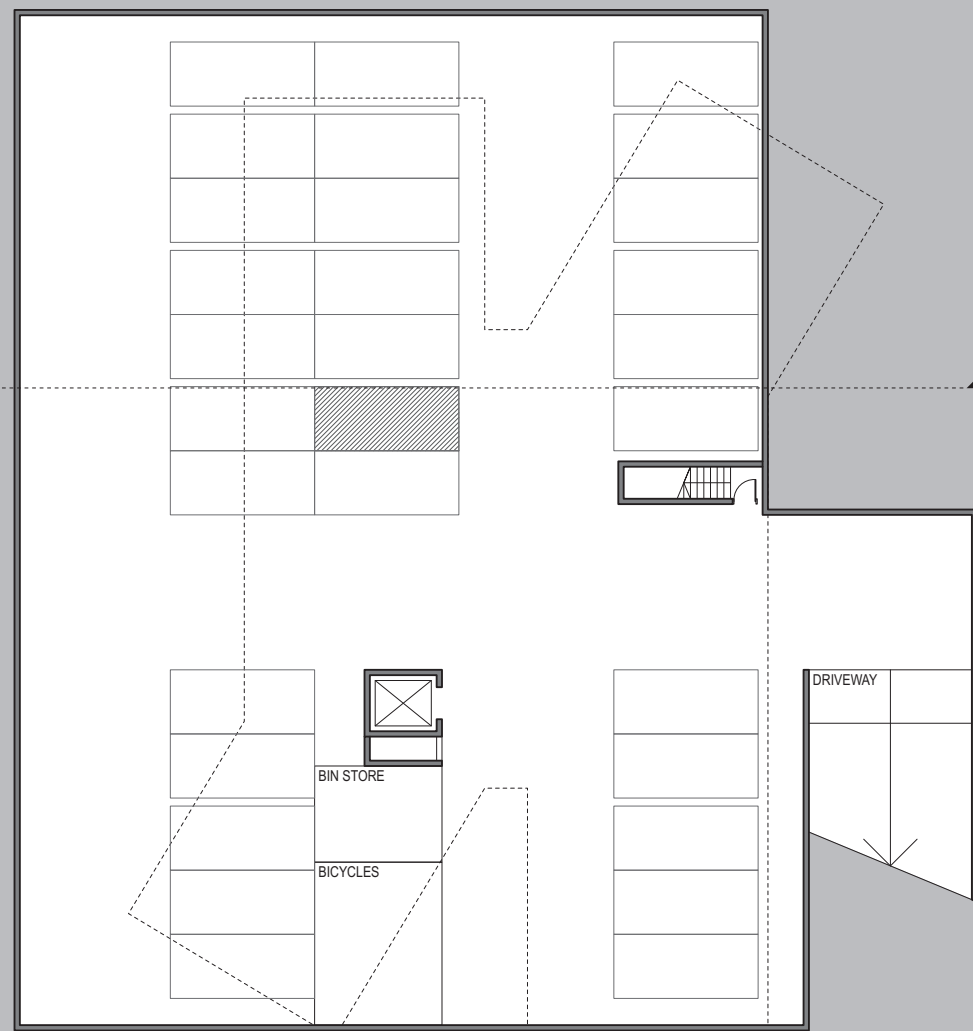
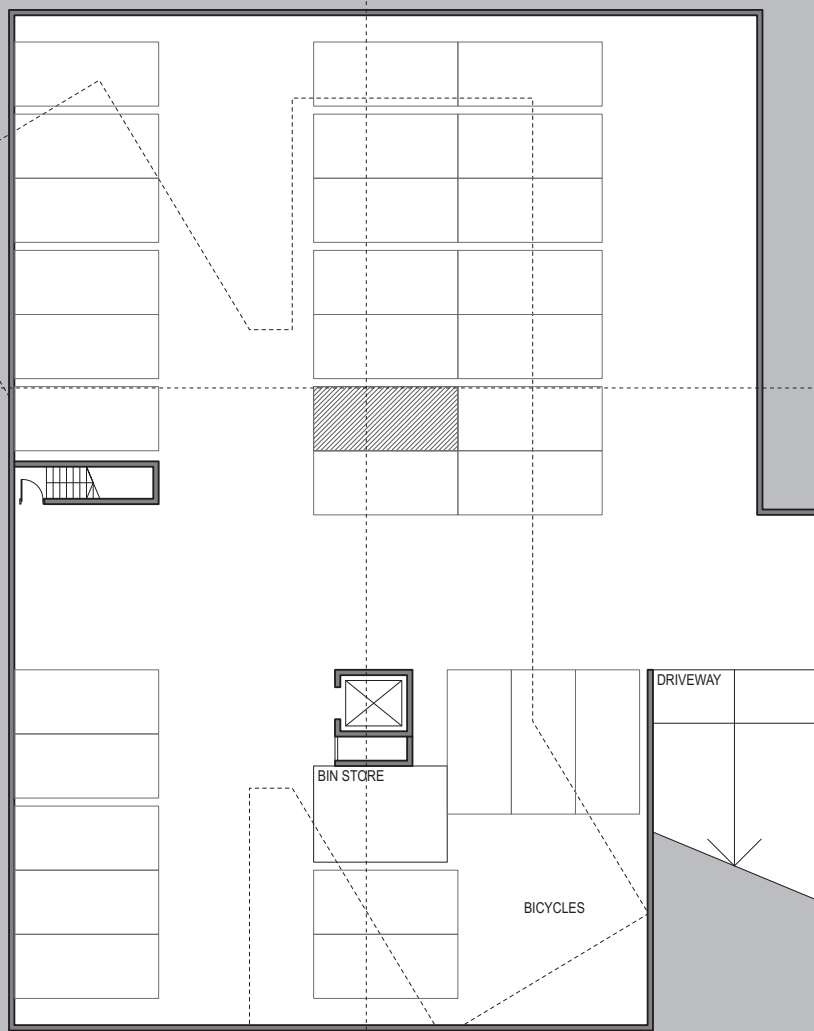
DRIVEWAY

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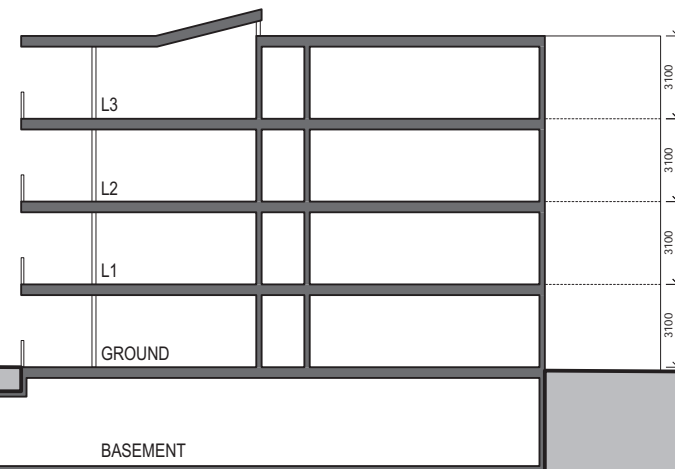
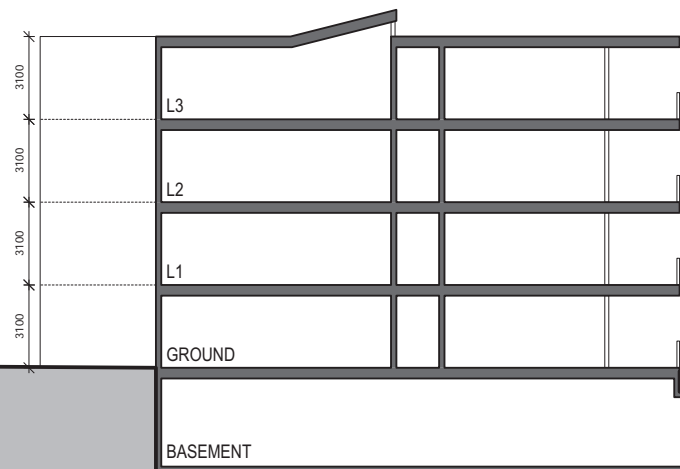
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PROPOSED 14m HEIGHT LIMIT

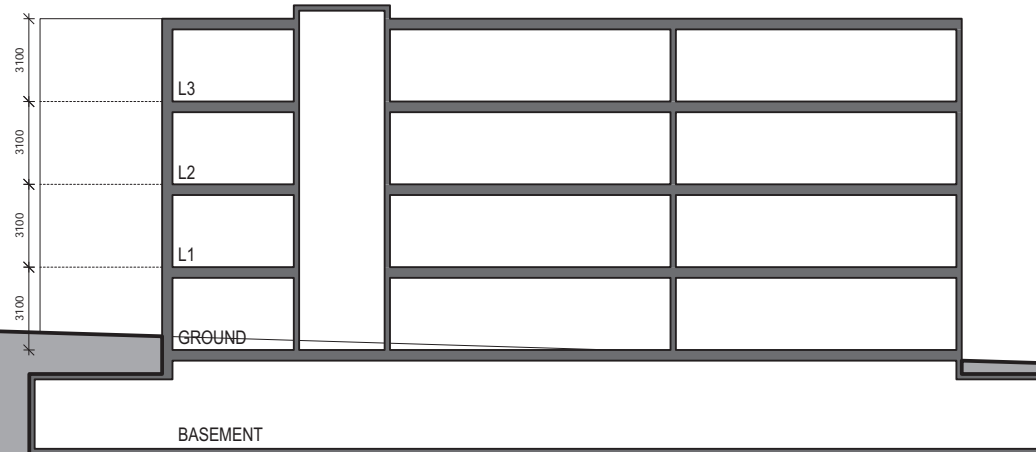


SECTION B-B 1:200

PROPOSED 14m HEIGHT LIMIT

EXISTING 1-2 STOREY RESIDENCES

TOONGABBIE RD



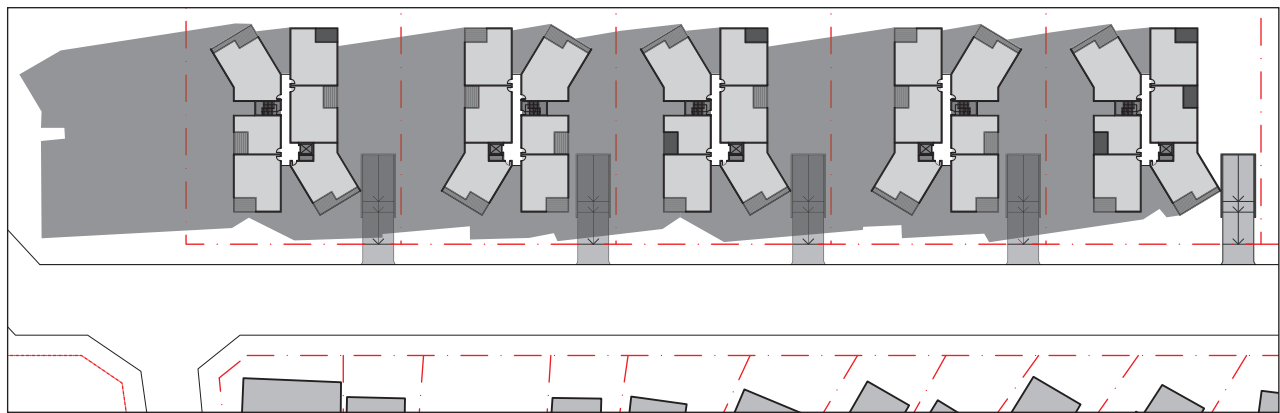
SECTION C-C 1:200

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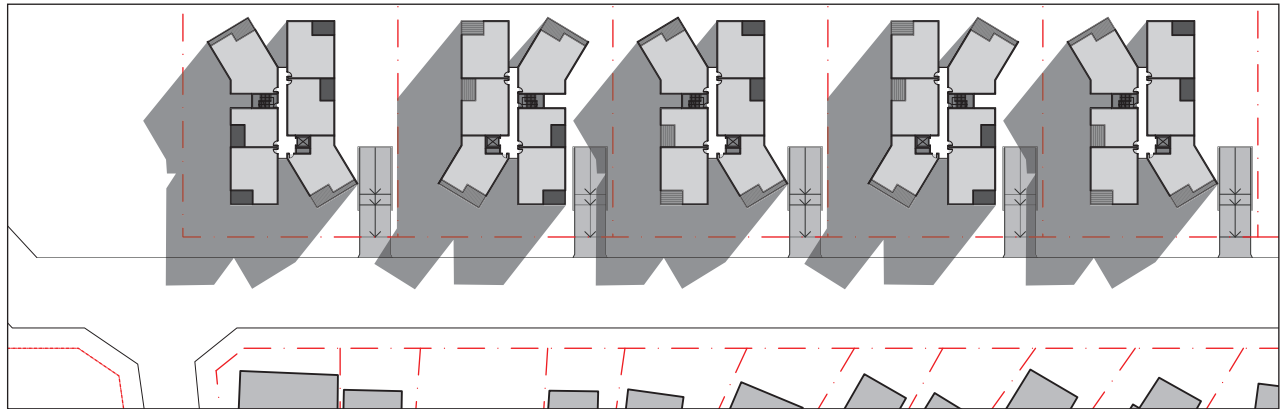
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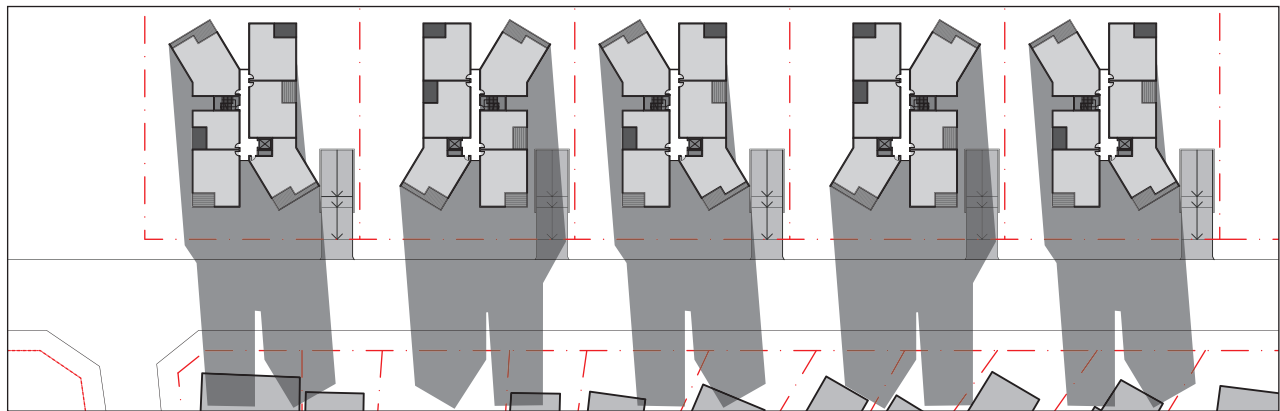
**53-73 TOONGABBIE ROAD**  
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9am



12pm

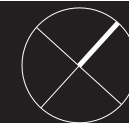


3pm

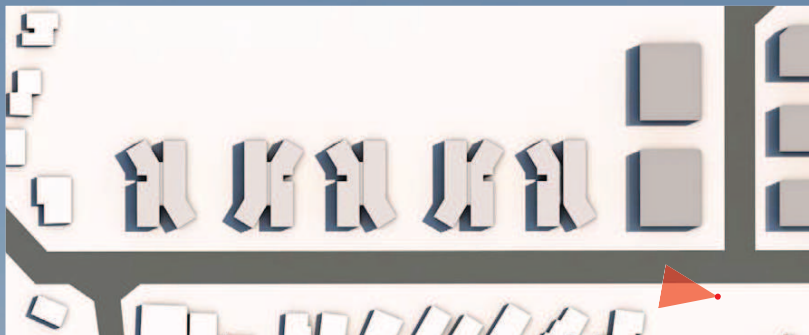
SHADOWS JUNE 21st 1:1000

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POTENTIAL 15m 4 STOREY DEVELOPMENT

POTENTIAL 14m 4 STOREY DEVELOPMENTS

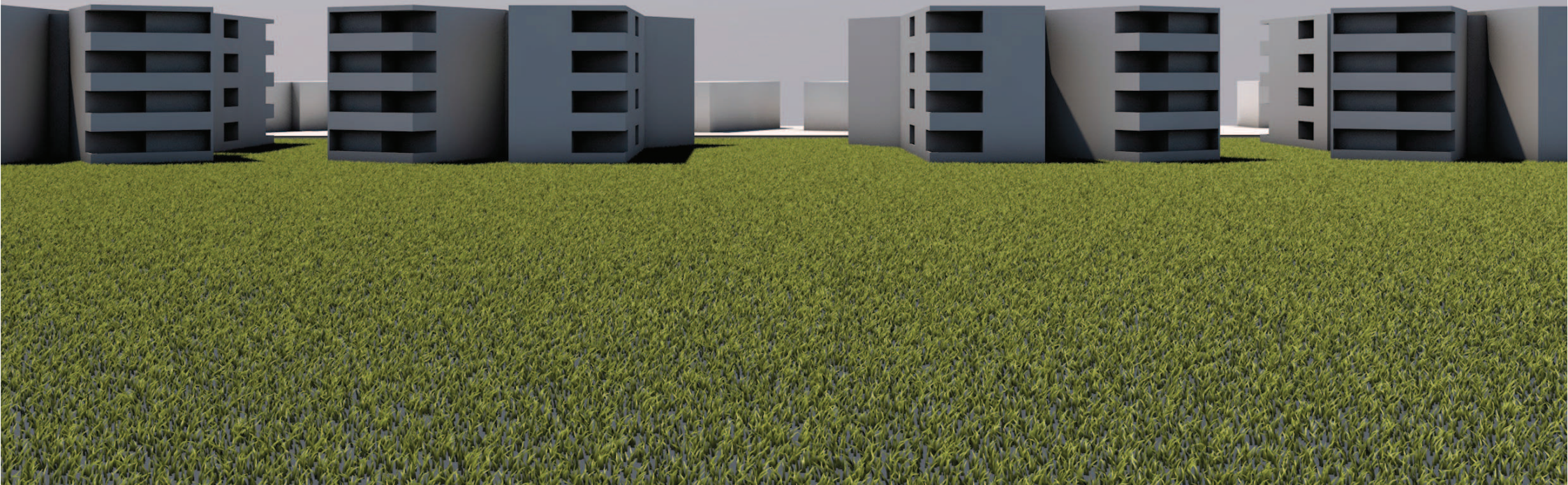
EXISTING 1-2 STOREY SINGLE RESIDENCES



VIEW ALONG TOONGABBIE RD



VIEW FROM GIRRAWEEEN PARK



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