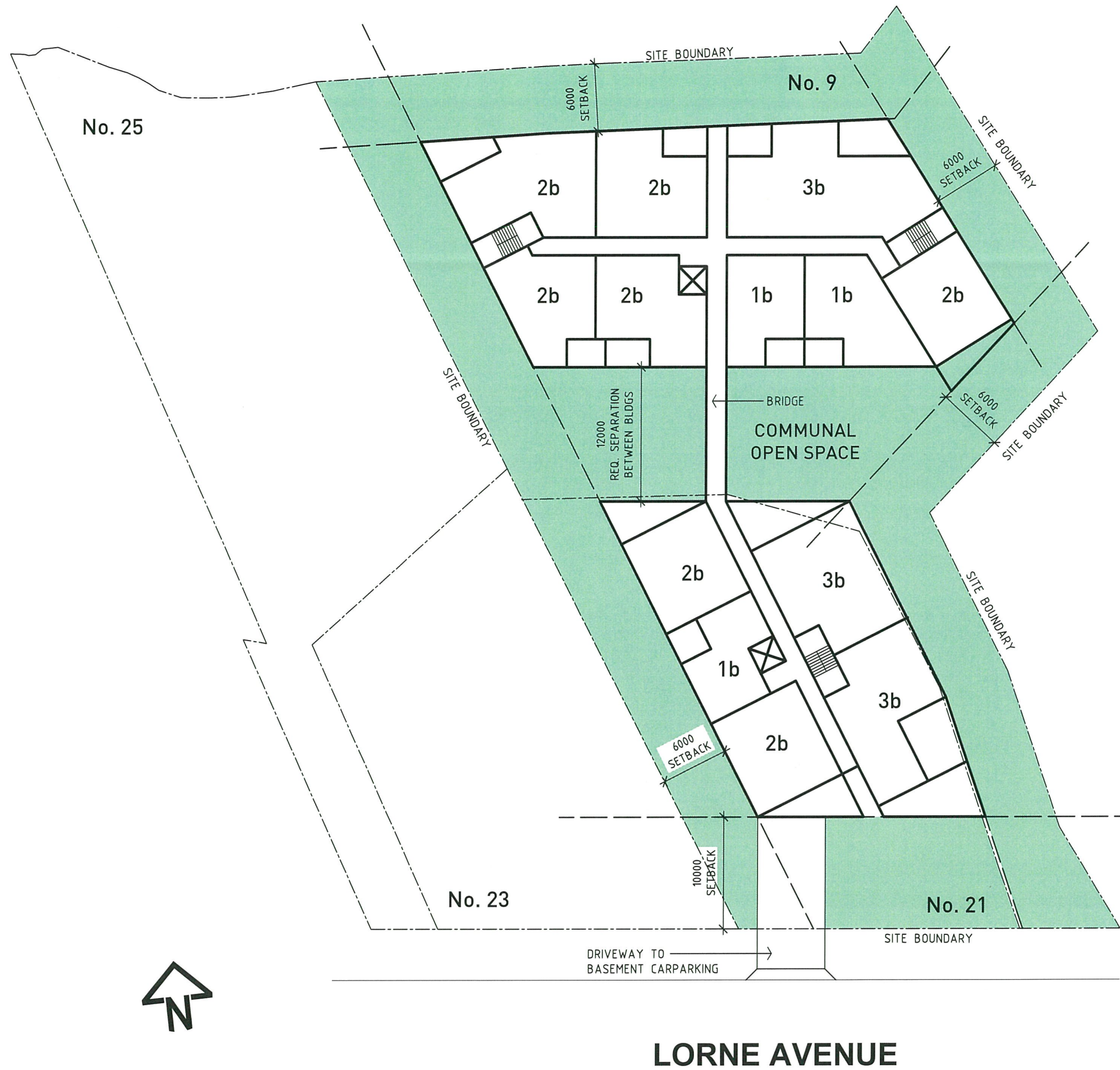




SITE ADDRESS: 9 & 21 LORNE AVENUE, KILLARA

LGA: KU-RING-GAI CITY COUNCIL

ZONING: R4 HIGH DENSITY RESIDENTIAL

FSR: 13:1

MAX HEIGHT: 17.5m

SETBACKS: 10m FRONT SETBACK
6m SIDE SETBACK TO LEVELS UP TO 4th STOREY; MIN. OF 9m TO 5TH STOREY & ABOVE
6m REAR SETBACK TO LEVELS UP TO 4th STOREY; MIN. OF 9m TO 5TH STOREY & ABOVE

AREA CALCULATIONS:

SITE AREA: 3462m² (SUBJECT TO FINAL SURVEY)

DEVELOPABLE AREA PERMISSIBLE WITH FSR: 4500m²

REQUIRED DEEP SOIL AREA: 1731m² (50% OF SITE AREA)

NEW DEVELOPABLE AREA (PERMISSIBLE AREA x 0.9 (ALLOWANCE FOR CORRS., SERVICE DUCTS, LOBBIES): 4050m²

PROPOSED APARTMENT SIZES

1 BEDROOM: 55m²

2 BEDROOM: 75m²

3 BEDROOM: 100m²

APARTMENT TYPE ALLOCATION FOR A TYPICAL FLOOR:

1 BED APARTMENT x 3 (TOTAL AREA OF 165m²)
2 BED APARTMENT x 7 (TOTAL AREA OF 525m²)
3 BED APARTMENT x 3 (TOTAL AREA OF 300m²)

TOTAL NO. OF DWELLINGS PER FLOOR: 13 DWELLINGS

TOTAL FLOOR AREA PER FLOOR: 990m²

PROPOSED NUMBER OF LEVELS: 4 LEVELS

TOTAL NUMBER OF DWELLINGS FOR DEVELOPMENT: 52 APARTMENTS:

TOTAL APARTMENT FLOOR AREA: 3960m² (WITHIN THE NEW DEVELOPABLE AREA OF 4050m²)

PARKING REQUIREMENTS:

VEHICLE (RESIDENTS)

0.7 - 1.0 SPACE per 1 BED APARTMENTS
1.0 - 1.25 SPACES per 2 BED APARTMENTS
1.0 - 2.0 SPACES per 3 BED APARTMENTS

VISITOR PARKING: 1 SPACE per 4 DWELLINGS

BICYCLE: 1 per 5 DWELLINGS RESIDENTS
BICYCLE: 1 per 10 DWELLINGS FOR VISITORS

REQUIRED PARKING FOR PROPOSED DEVELOPMENT:

71 CARSPACES FOR RESIDENTS
13 VISITOR PARKING
11 BICYCLE PARKING RESIDENTS
6 BICYCLE PARKING VISITORS

NOTE: THIS FEASIBILITY STUDY IS SUBJECT TO A PROPER SURVEY



SITE ADDRESS: 23 & 25 LORNE AVENUE, KILLARA

LGA: KU-RING-GAI CITY COUNCIL

ZONING: R4 HIGH DENSITY RESIDENTIAL

FSR: 1:1

MAX HEIGHT: 14.5m

SETBACKS: 10m FRONT SETBACK
6m SIDE SETBACK TO LEVELS UP TO 4th STOREY; MIN. OF 9m TO 5TH STOREY & ABOVE
6m REAR SETBACK TO LEVELS UP TO 4th STOREY; MIN. OF 9m TO 5TH STOREY & ABOVE

AREA CALCULATIONS:

SITE AREA: 2232m² (SUBJECT TO FINAL SURVEY)

DEVELOPABLE AREA PERMISSIBLE WITH FSR: 2232m²

REQUIRED DEEP SOIL AREA: 1116m² (50% OF SITE AREA)

NEW DEVELOPABLE AREA (PERMISSIBLE AREA x 0.9 (ALLOWANCE FOR CORR., SERVICES LOBBIES): 2088m²

PROPOSED APARTMENT SIZES:

- 1 BEDROOM: 55m²
- 2 BEDROOM: 75m²
- 3 BEDROOM (AT LEVEL 4 ONLY): 100m²

APARTMENT TYPE ALLOCATION FOR TYPICAL FLOOR (LEVELS 1 TO 3):

- 1 BED APARTMENT x 2 (TOTAL AREA OF 110m²)
- 2 BED APARTMENT x 5 (TOTAL AREA OF 375m²)

APARTMENT TYPE ALLOCATION FOR LEVEL 4

- 1 BED APARTMENT x 1 (TOTAL AREA OF 55m²)
- 2 BED APARTMENT x 4 (TOTAL AREA OF 300m²)
- 3 BED APARTMENT x 1 (TOTAL AREA OF 110m²)

TOTAL FLOOR AREA (L1 TO L3): 1455m²

TOTAL FLOOR AREA (L4): 465m²

TOTAL NUMBER OF DWELLINGS FOR DEVELOPMENT: 27 APARTMENTS

TOTAL APARTMENT FLOOR AREA: 1920m² (WITHIN THE NEW DEVELOPABLE AREA OF 2088m²)

PARKING REQUIREMENTS:

- VEHICLE (RESIDENTS)
- 0.7 - 1.0 SPACE per 1 BED APARTMENTS
 - 1.0 - 1.25 SPACES per 2 BED APARTMENTS
 - 1.0 - 2.0 SPACES per 3 BED APARTMENTS

VISITOR PARKING: 1 SPACE per 4 DWELLINGS

- BICYCLE: 1 per 5 DWELLINGS RESIDENTS
- BICYCLE: 1 per 10 DWELLINGS FOR VISITORS

REQUIRED PARKING FOR PROPOSED DEVELOPMENT:

- 17 CARSPACES FOR RESIDENTS
- 8 VISITOR PARKING
- 6 BICYCLE PARKING RESIDENTS
- 3 BICYCLE PARKING VISITORS

NOTE: THIS FEASIBILITY STUDY IS SUBJECT TO A PROPER SURVEY