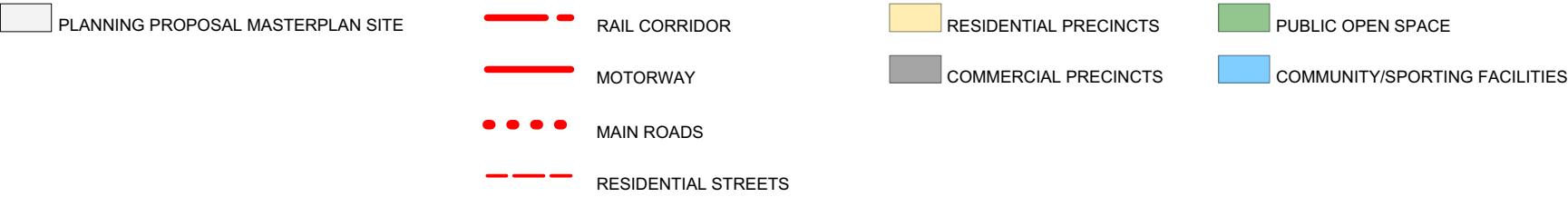


PLANNING PROPOSAL MASTERPLAN_CONTENTS (12/05/2015)

	SHEET TITLE	SCALE
SK_001	CONTEXT ANALYSIS	NTS
SK_002	PLANNING PROPOSAL MASTERPLAN	1:2000
SK_003	GROUND FLOOR PLAN	1:1000
SK_004	TYPICAL FLOOR PLAN	1:1000
SK_005	SECTIONS	1:1000
SK_006	TYPICAL STREET SECTIONS	1:500
SK_007	SHADOW-WINTER SOLSTICE	1:4000
SK_008	SHADOW-SUMMER SOLSTICE	1:4000
SK_009	SHADOW-EQUINOX	1:4000
	TABLES	

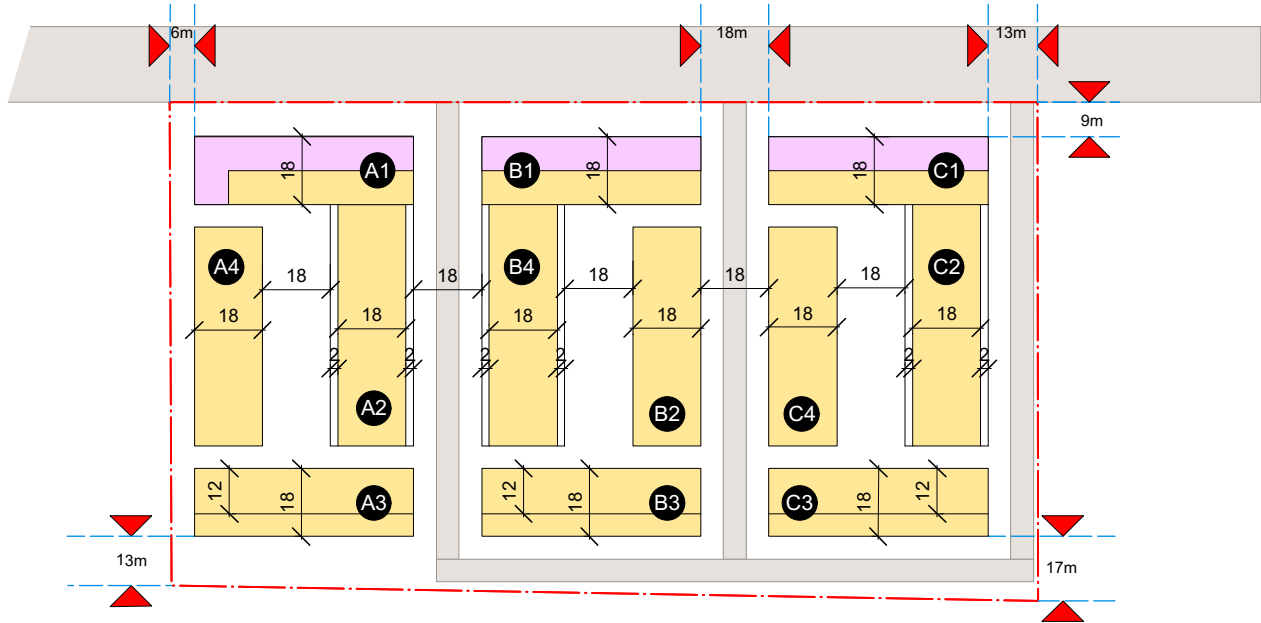


**LAKES BUSINESS PARK
SOUTH PRECINCT**
DEXUS
CONTEXT ANALYSIS

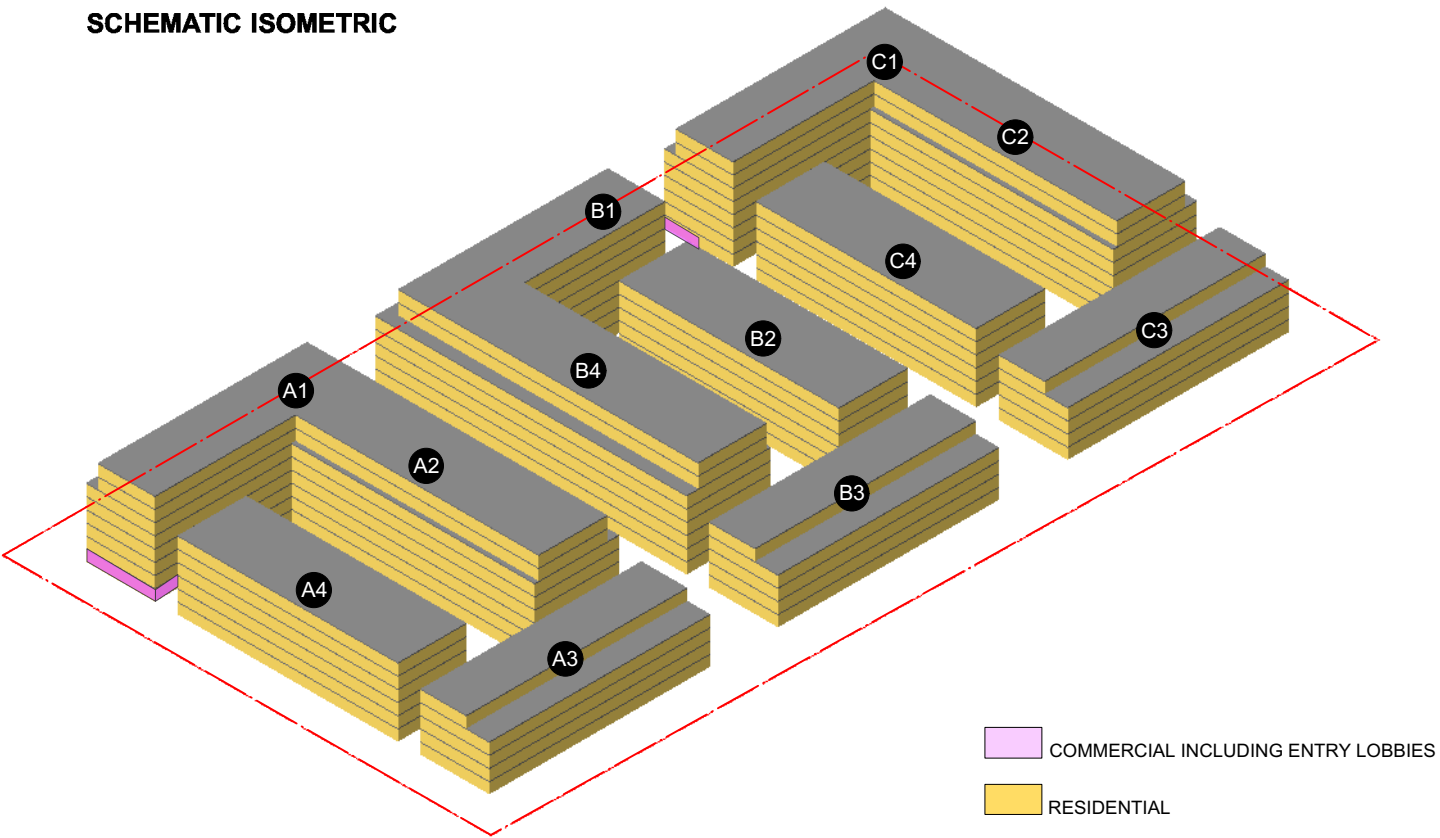
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PROJECT No.	1503
PLOT DATE	12/5/15
SCALE	1:500 @ A3

PLANNING PROPOSAL MASTERPLAN (12/05/2015)

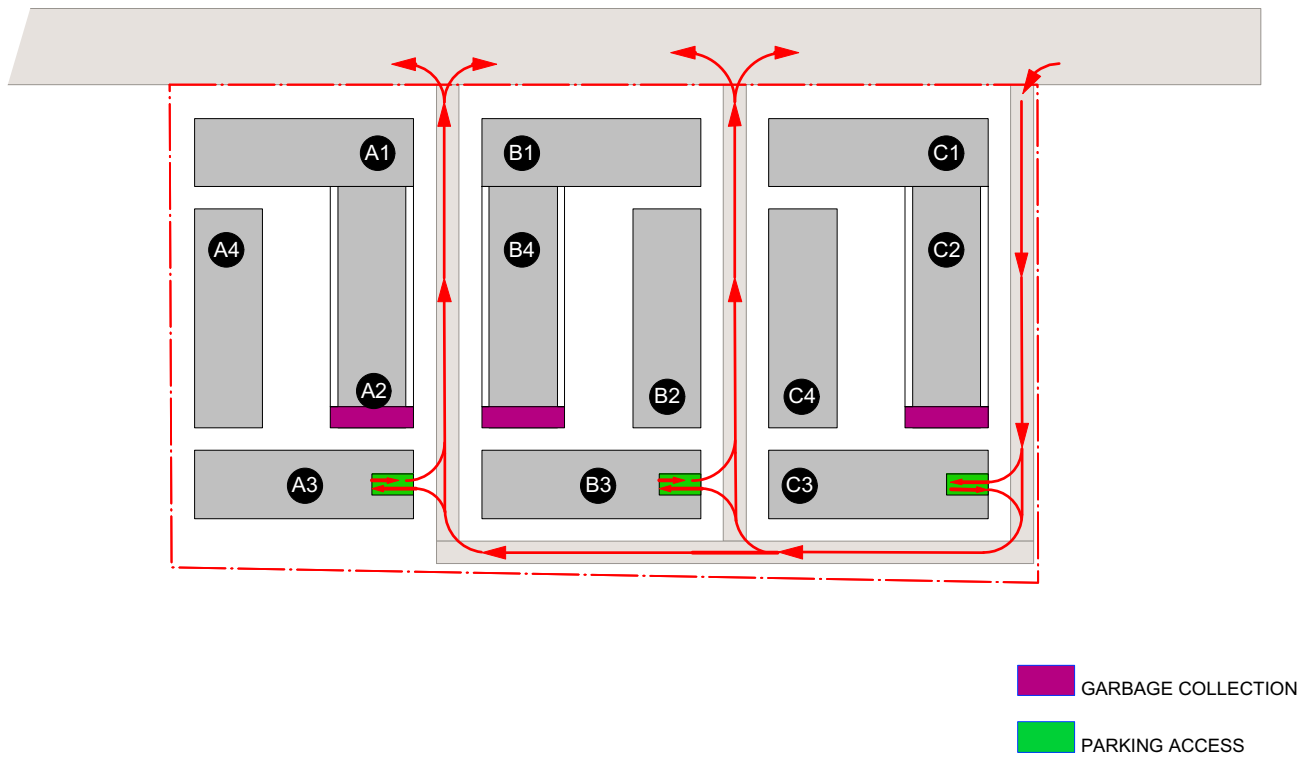
SCHEMATIC CONCEPT PLAN



SCHEMATIC ISOMETRIC



VEHICULAR CIRCULATION DIAGRAM



MASTERPLAN DETAILS

TOTAL GFA: 62,912 m²
SITE AREA: 29,770 m²
FSR: 2.11:1

NOTES

- MIXED USE
- CASA HEIGHT COMPLIANT
- BUILDING HEIGHTS COMPLY WITH MAX RL=AHD 33.00

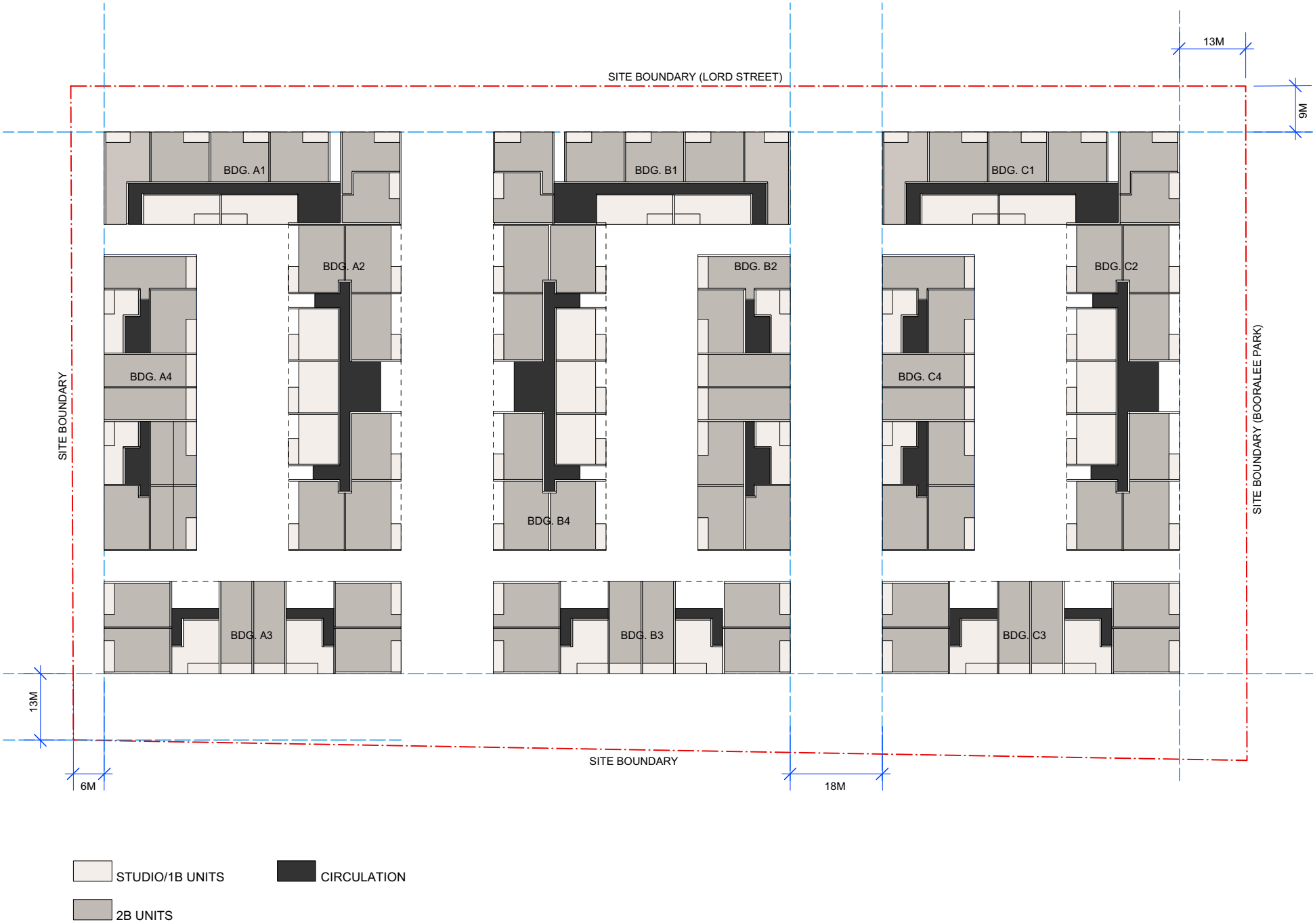
LAKES BUSINESS PARK
SOUTH PRECINCT

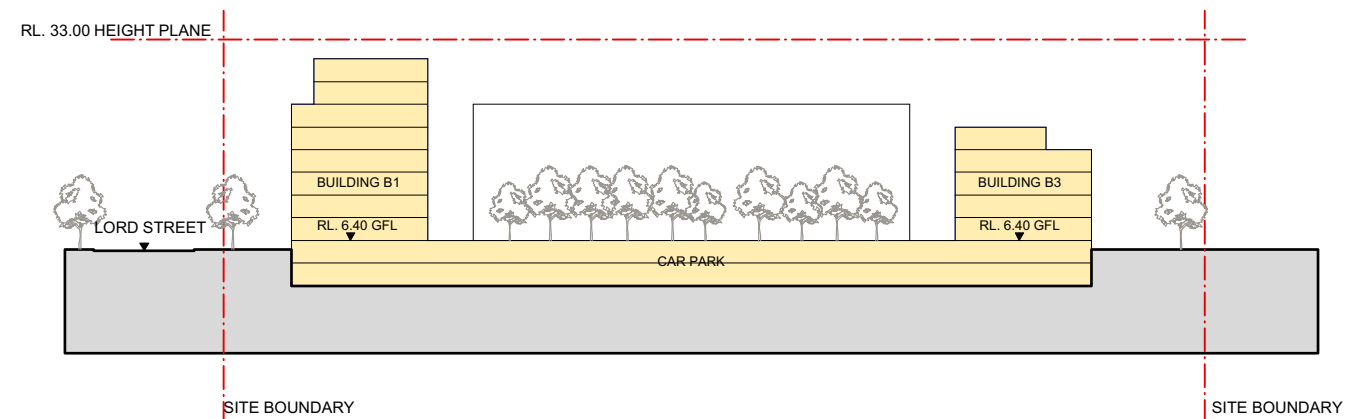
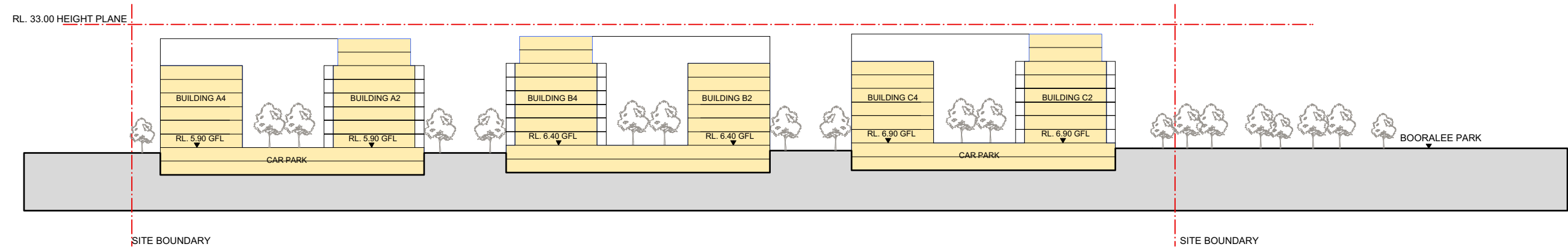
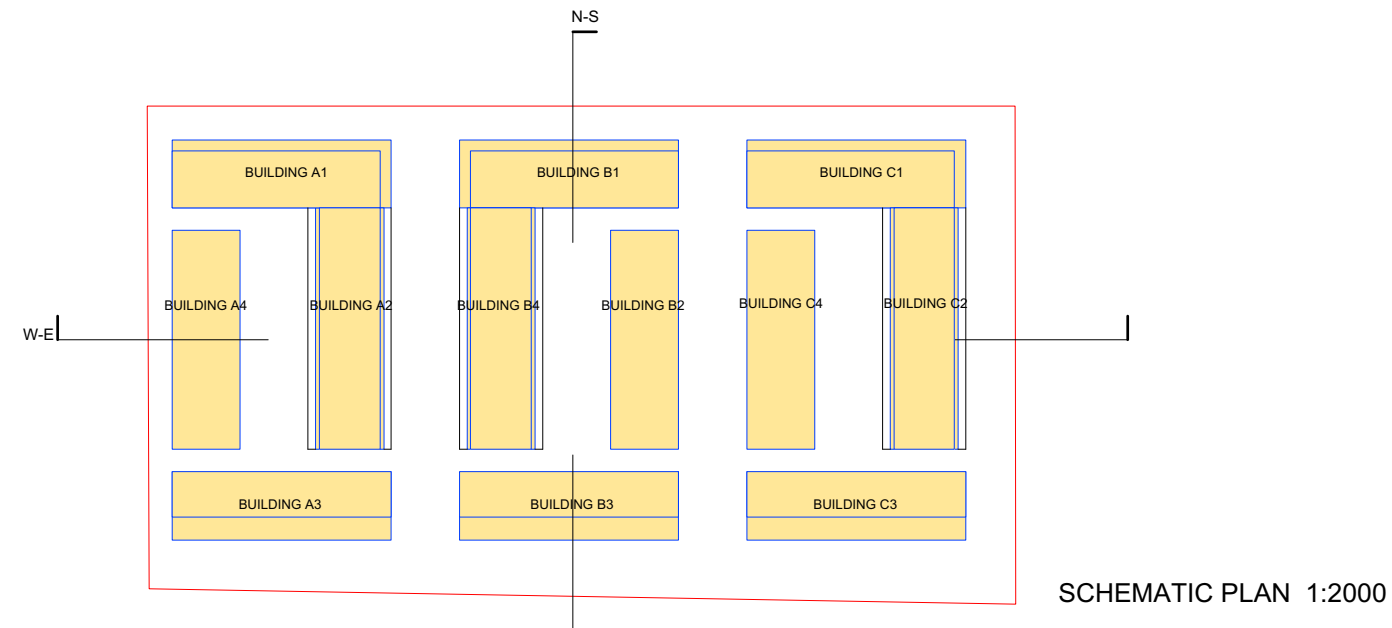
DEXUS

PLANNING PROPOSAL MASTERPLAN

DWG NO. SK_002
PROJECT No. 1503
PLOT DATE 12/5/15
SCALE 1:2000 @ A3





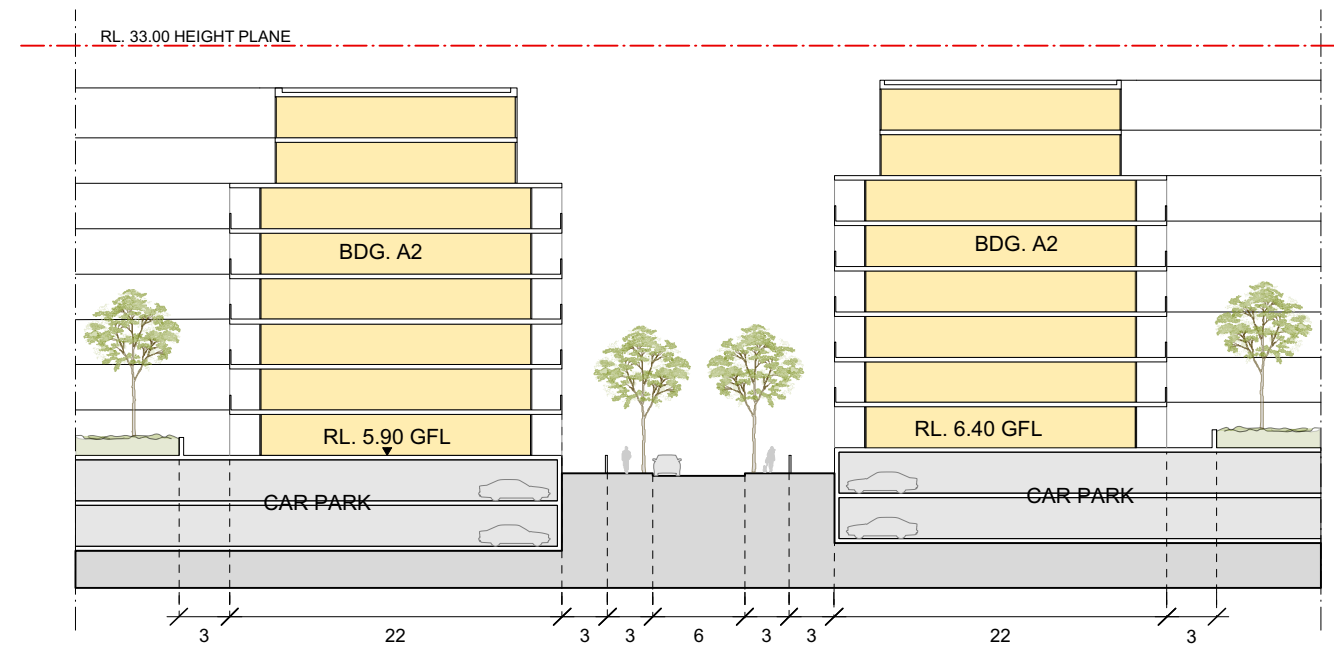


LAKES BUSINESS PARK SOUTH PRECINCT

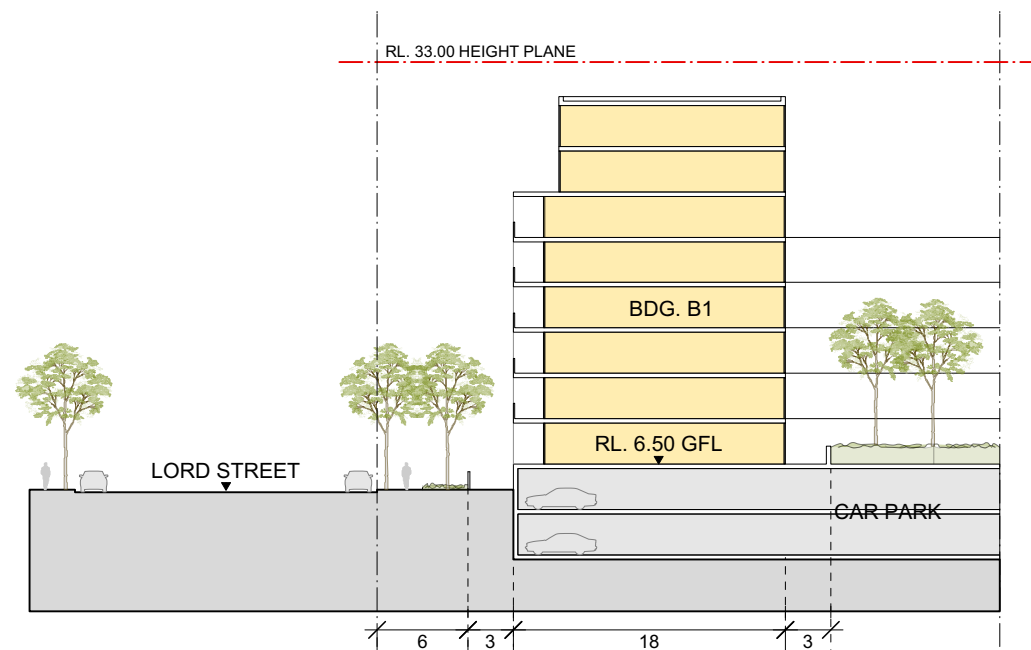
DEXUS

SECTIONS

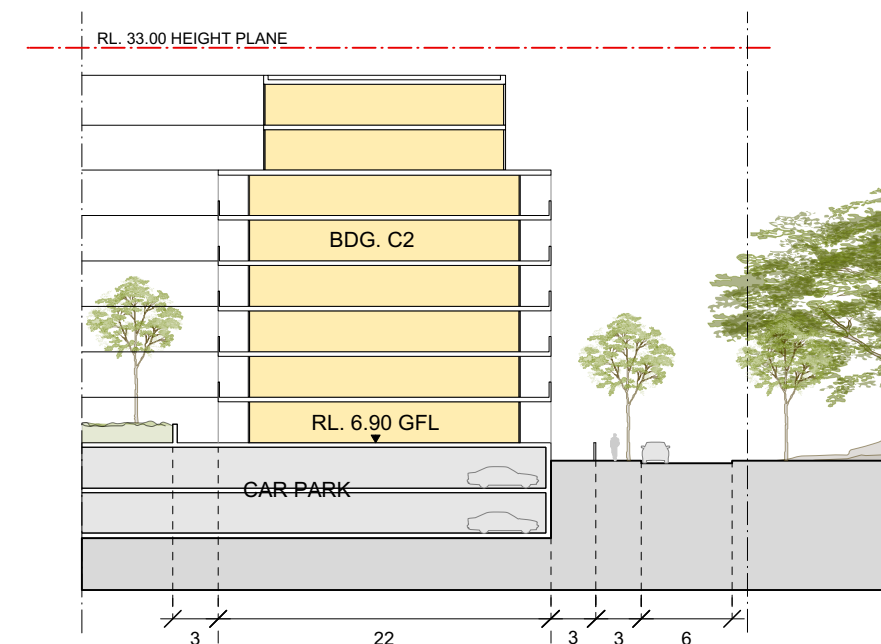
DWG NO.	SK_005
PROJECT No.	1503
PLOT DATE	12/5/15
SCALE	1:1000 @ A3



SECTION WEST-EAST ON INTERNAL STREET



SECTION NORTH-SOUTH ON LORD STREET



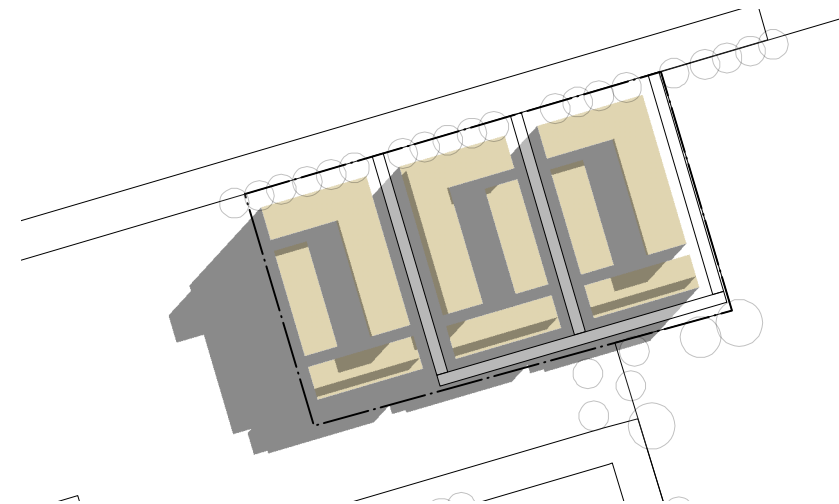
SECTION WEST-EAST BETWEEN PROPOSED SCHEME AND BOORALEE PARK

LAKES BUSINESS PARK SOUTH PRECINCT

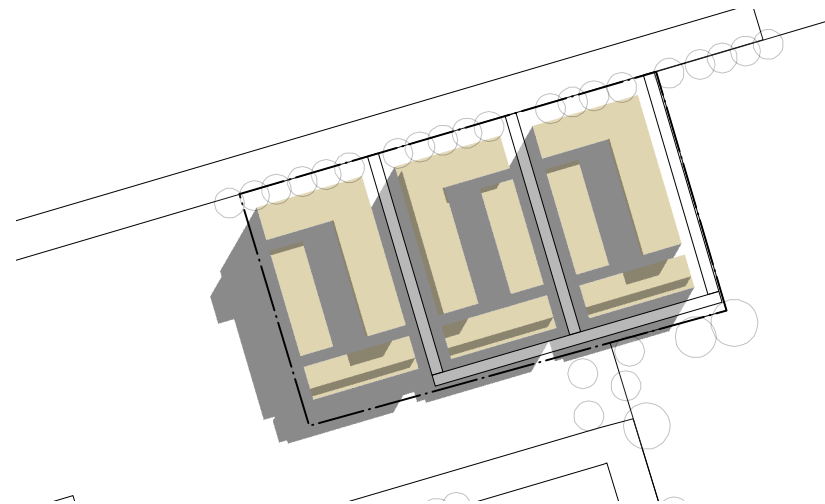
DEXUS

TYPICAL STREET SECTIONS

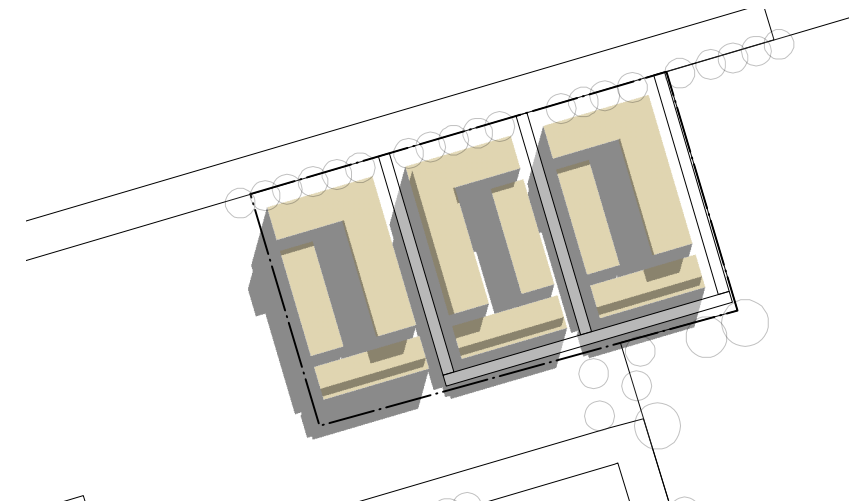
DWG NO.	SK_006
PROJECT No.	1503
PLOT DATE	12/5/15
SCALE	1:500 @ A3



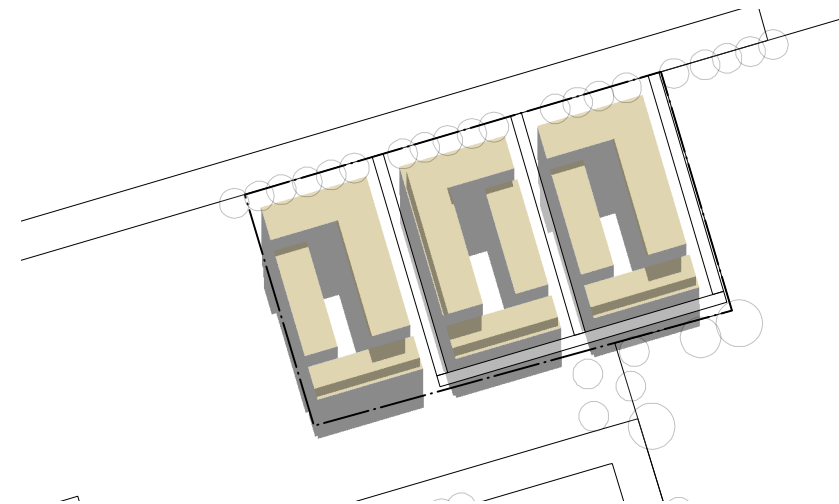
1 SHADOWS - 9:00am
1:4000



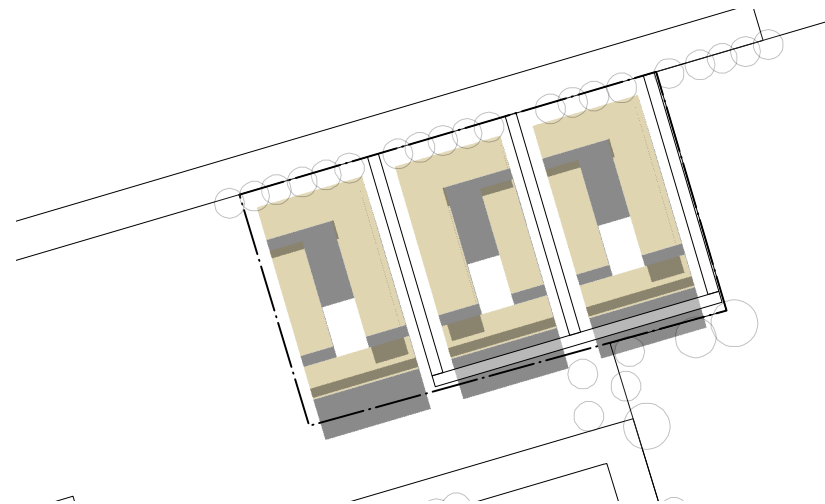
2 SHADOWS - 10:00am
1:4000



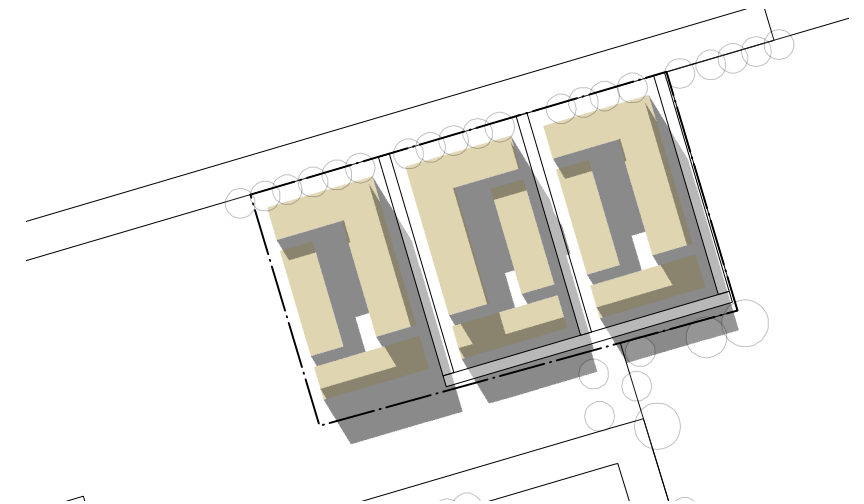
3 SHADOWS - 11:00am
1:4000



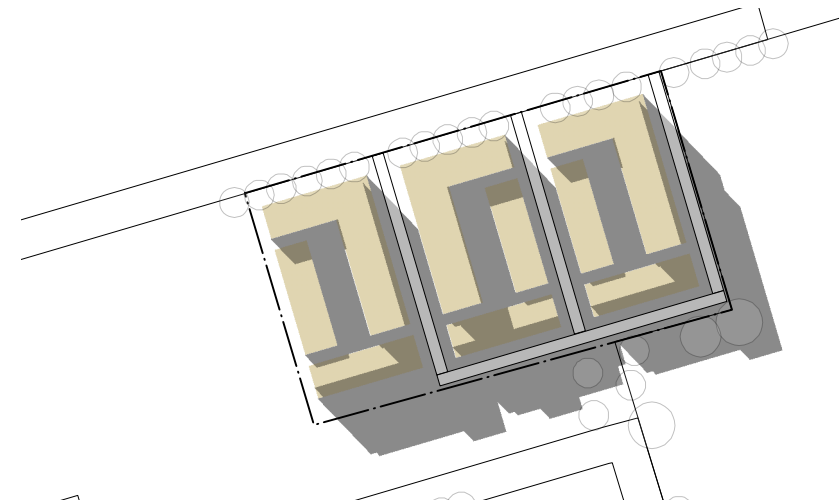
4 SHADOWS - 12:00pm
1:4000



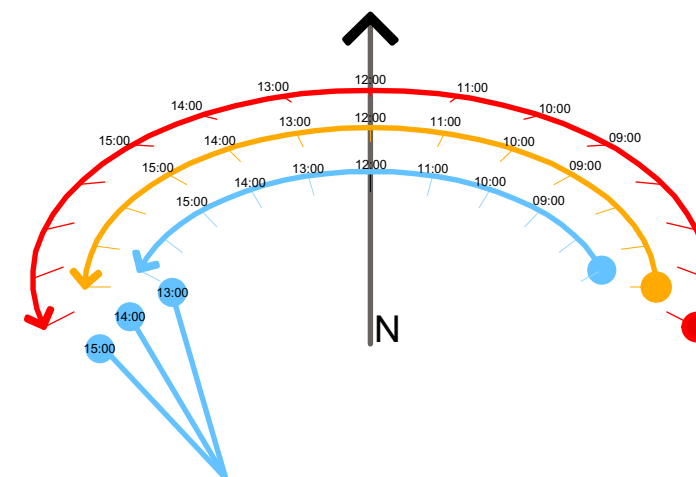
5 SHADOWS - 1:00pm
1:4000



6 SHADOWS - 2:00pm
1:4000



7 SHADOWS - 3:00pm
1:4000



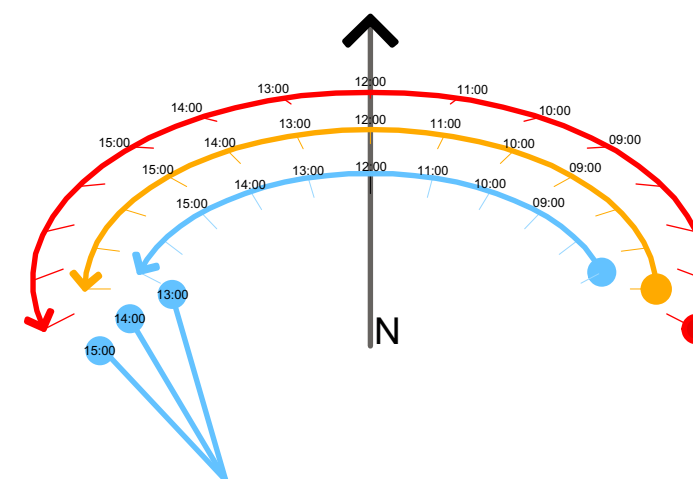
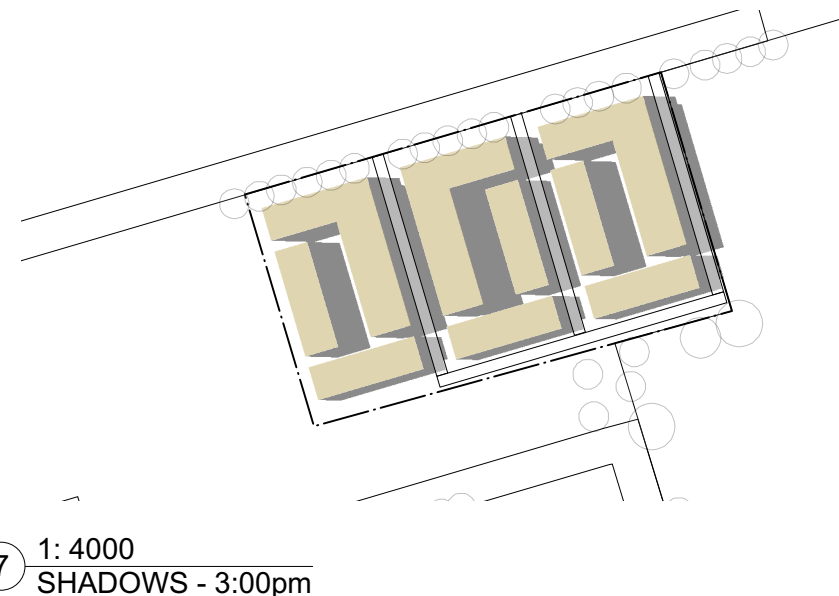
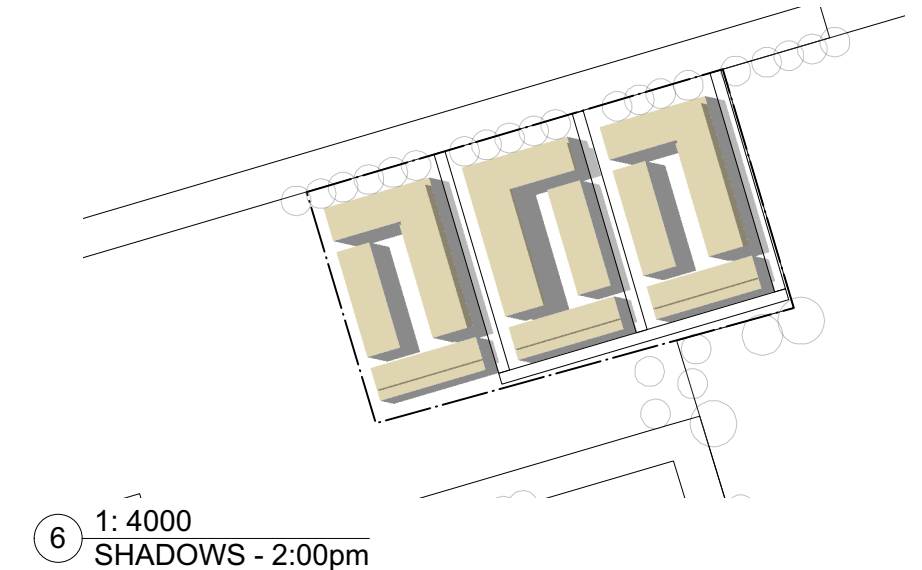
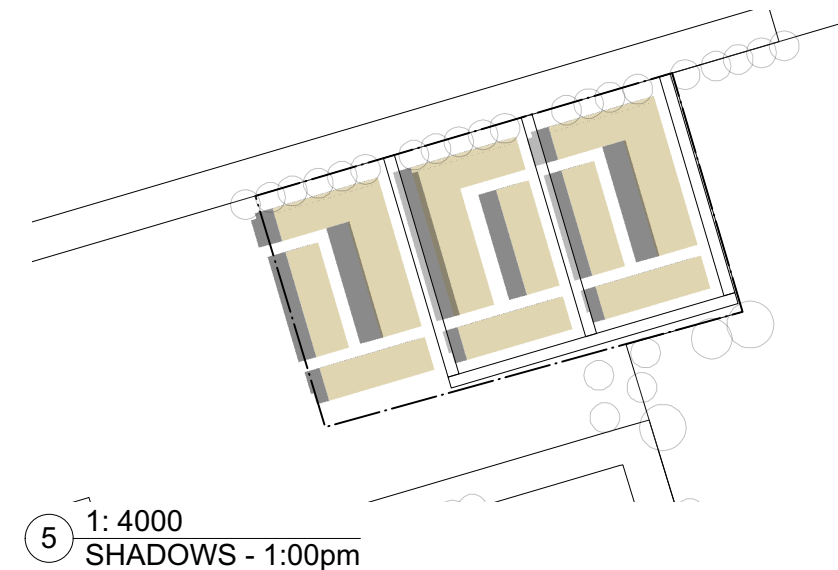
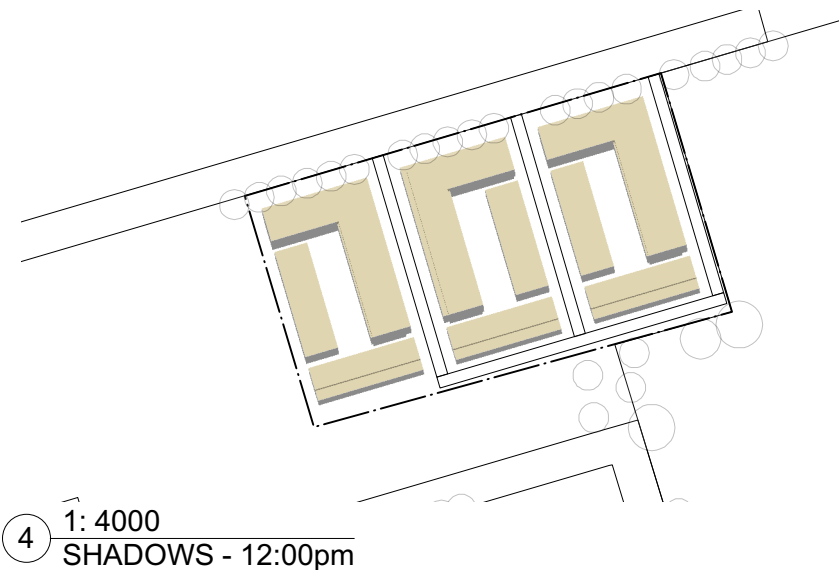
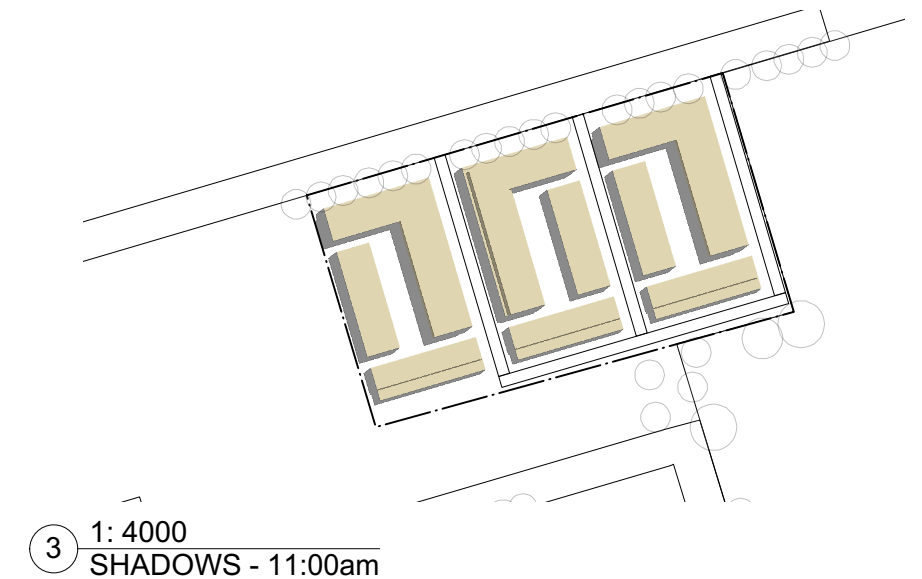
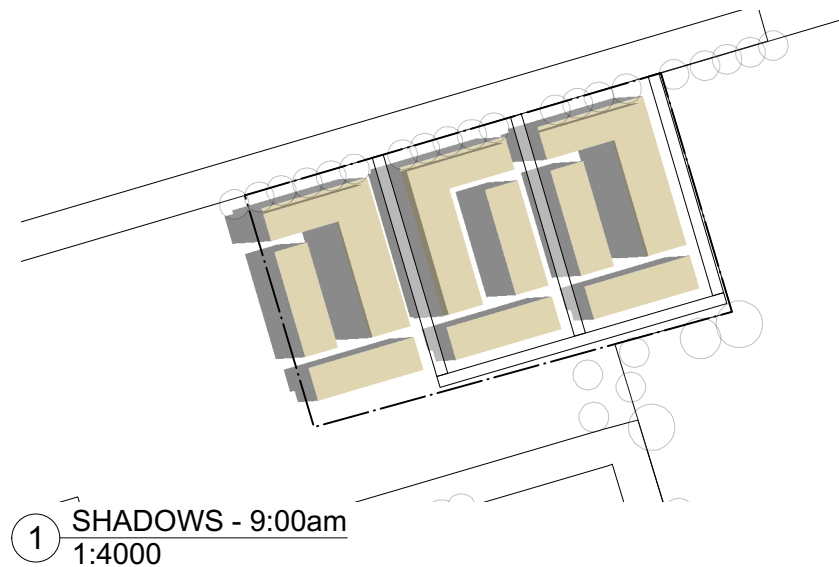
**LAKES BUSINESS PARK
SOUTH PRECINCT**

DEXUS

SHADOWS - WINTER SOLSTICE

DWG NO.	SK_007
PROJECT No.	1503
PLOT DATE	12/5/15
SCALE	1:4000 @ A3

TONY CARO ARCHITECTURE PTY LTD
LEVEL 1, 2 GLEN ST MILSONS POINT
NSW 2061 SYDNEY AUSTRALIA
T 99649100 F 99649133
WWW.TONYCAROARCHITECTURE.COM.AU



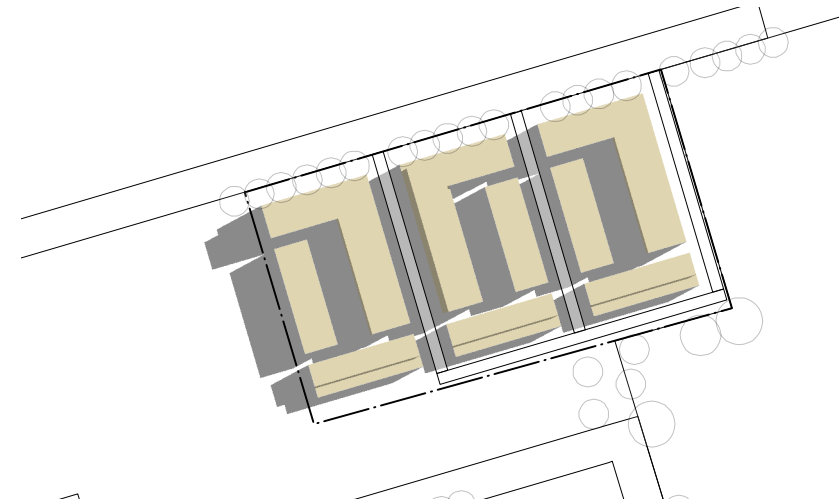
LAKES BUSINESS PARK SOUTH PRECINCT

DEXUS

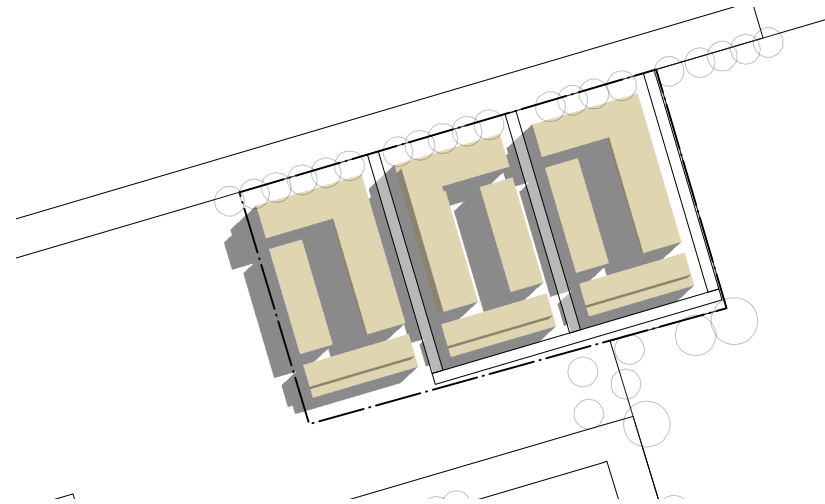
SHADOWS - SUMMER SOLSTICE

DWG NO.	SK_008
PROJECT No.	1503
PLOT DATE	12/5/15
SCALE	1:500 @ A3

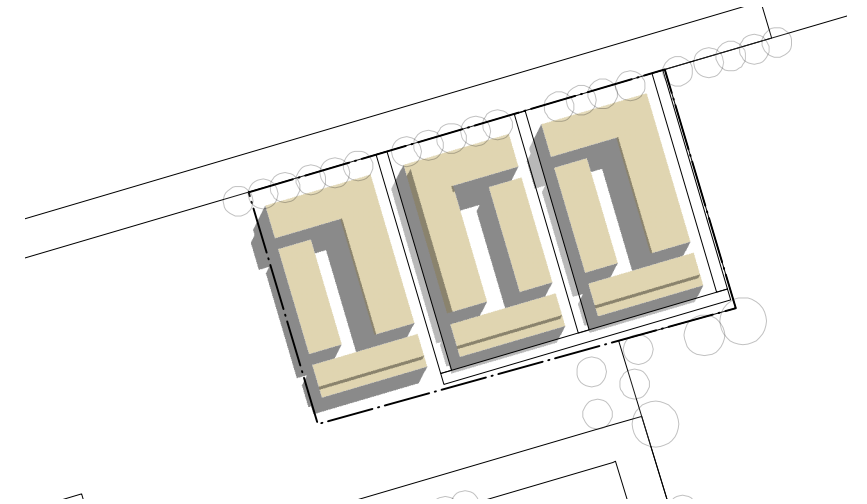
TONY CARO ARCHITECTURE PTY LTD
LEVEL 1, 2 GLEN ST MILSONS POINT
NSW 2061 SYDNEY AUSTRALIA
T 99649100 F 99649133
WWW.TONYCAROARCHITECTURE.COM.AU



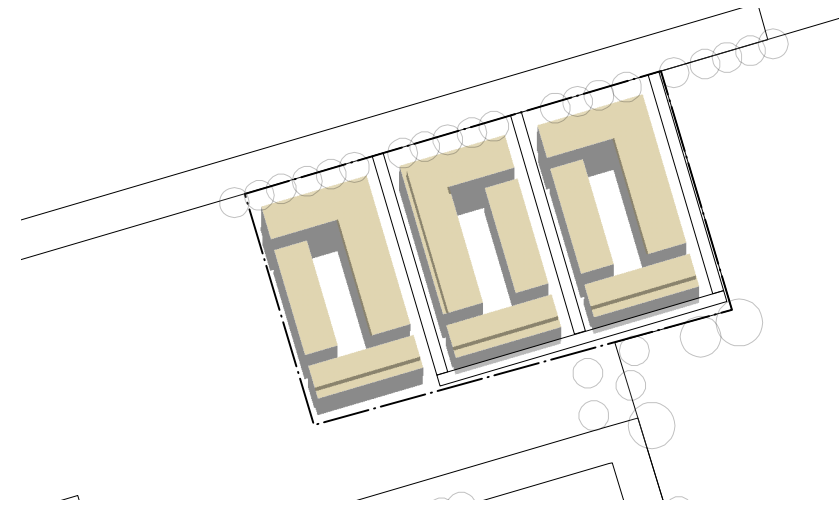
1 SHADOWS - 9:00am
1:4000



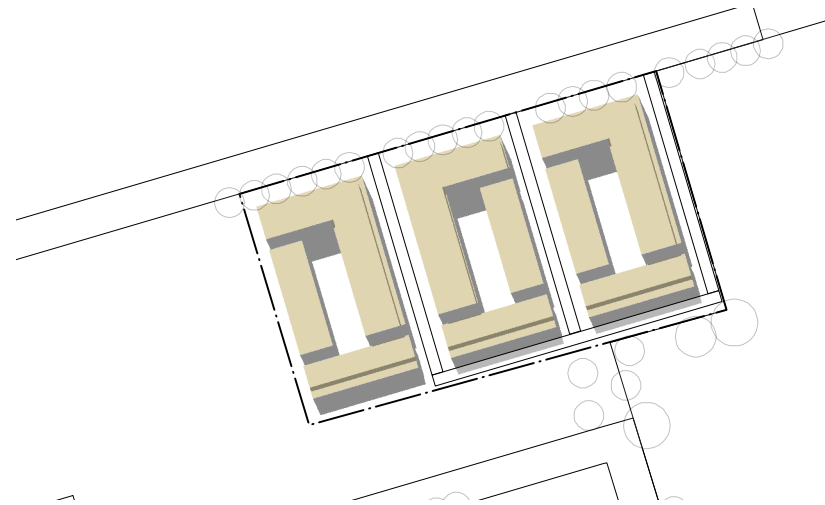
2 SHADOWS - 10:00am
1: 4000



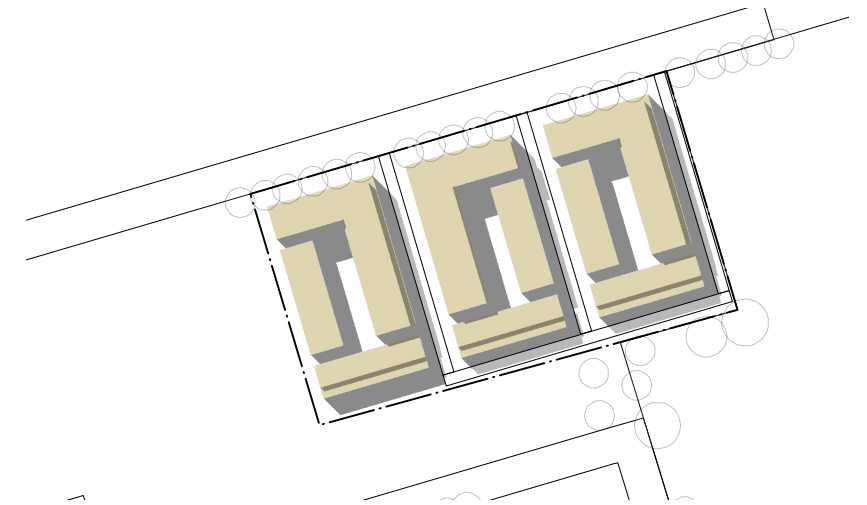
3 SHADOWS - 11:00am
1: 4000



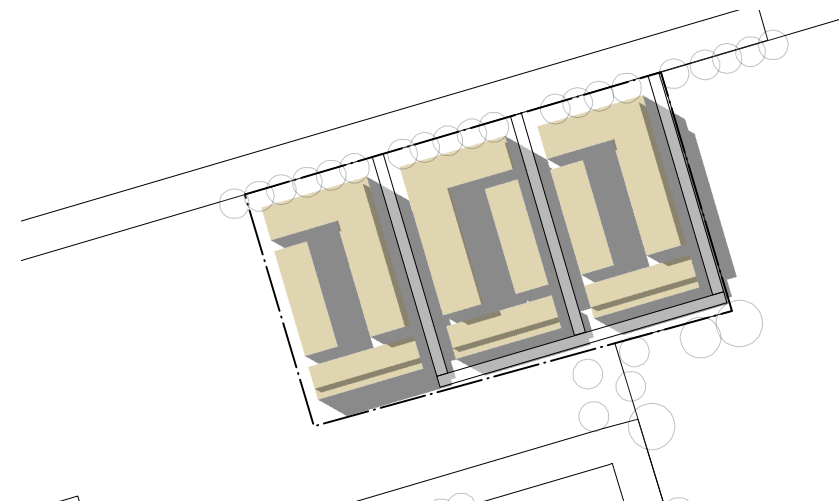
4 SHADOWS - 12:00pm
1: 4000



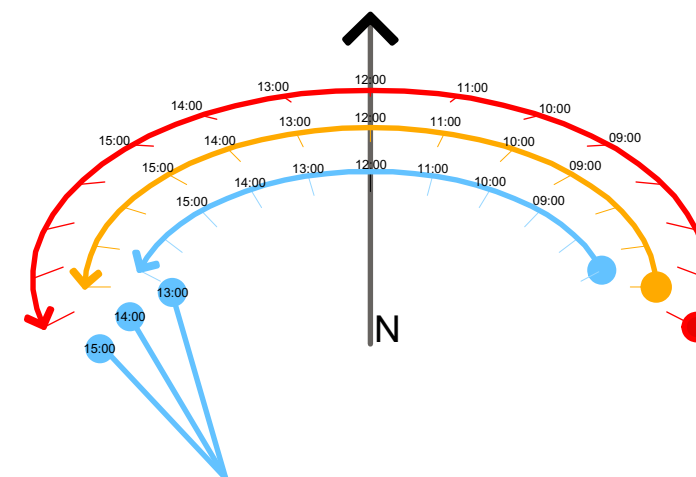
5 SHADOWS - 1:00pm
1: 4000



6 1: 4000
SHADOWS - 2:00pm



7 1: 4000
SHADOWS - 3:00pm



LAKES BUSINESS PARK SOUTH PRECINCT

DEXUS

SHADOWS - EQUINOX

DWG NO.	SK_009
PROJECT No.	1503
PLOT DATE	12/5/15
SCALE	1:500 @ A3

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PLANNING PROPOSAL MASTERPLAN (12/05/2015)

AREAS AND FSR (CALCULATIONS BASED ON GEA - UPDATED: 150511)

GEA CALCULATION												
RESIDENTIAL GEA CALCULATION												
BUILDINGS	A1	A2	A3	A4	B1	B2	B3	B4	C1	C2	C3	C4
GROUND FLOOR	522	1,149	1,044	1,041	522	1,041	1,044	1,149	522	1,149	1,044	1,041
TYPICAL FLOORS	5,220	5,742	3,132	5,202	5,220	5,202	3,132	5,743	5,220	5,742	3,132	5,202
SET BACK TOP FLOORS	1,650	2,042	696	0	1,650	0	696	2,042	1,650	2,042	696	0
TOTAL BLDG. RESI. GEA	7,392	8,932	4,872	6,243	7,392	6,243	4,872	8,933	7,392	8,932	4,872	6,243
TOTAL RESIDENTIAL GEA			82,318									
COMMERCIAL GEA CALCULATION												
GROUND FLOOR	522	0	0	0	522	0	0	0	522	0	0	0
TOTAL COMMERCIAL GEA			1,565									
TOTAL GEA			83,883									
GFA CALCULATION												
TOTAL RESIDENTIAL GFA	EFFICIENCY 0.75%		61,738									
TOTAL COMMERCIAL GFA	EFFICIENCY 0.75%		1,174									
TOTAL GFA			62,912									
SITE AREA			29,770									
FSR			2.11									

APARTMENT AND CAR SPACE COUNT (BOTANY BAY COUNCIL REQUIREMENTS)

TOTAL RESIDENTIAL GFA		61,738			
APARTMENT TYPE		STUDIO	1BED	2BED	3BED
SIZE (BOTANY DCP)		60	75	100	130
MIX (BOTANY DCP)		5%	20%	60%	15%
APT. AREA		3,087	12,348	37,043	9,261
APARTMENT NUMBER		51	165	370	71
TOTAL APARTMENTS		658			
CAR SPACES/APT. TYPE (BOTANY DCP)		1	1	2	2
CAR SPACE NUMBER		51	165	741	142
VISITOR PARKING (1 SPACE/5 UNITS)		132			
TOTAL RESIDENTIAL CAR SPACES		1,231			
COMMERCIAL GFA		1,174			
BOTANY COUNCIL DCP RATE=1/25sqm GFA					
TOTAL COMMERCIAL CAR SPACES		47			
TOTAL CAR SPACES		1,278			

APARTMENT AND CAR SPACE COUNT (CALCULATIONS BY DESIGN)

	LEVELS	BDG.1	BDG.2	BDG.3	BDG.4
	1	3	9	5	7
	2	8	9	8	9
	3	8	9	8	9
	4	8	9	8	9
	5	8	9	4	9
	6	8	9		9
	7	6	8		
	8	6	8		
TOT APT/BLG		55	70	33	52
TOTAL APT/BLOCK					210
TOTAL APARTMENTS (3 BLOCKS)		630			
APTARTMENT TYPE	STUDIO	1BED	2BED	3BED	
SIZE (BOTANY DCP)	60	75	100	130	
MIX (BOTANY CP)	5%	20%	60%	15%	
APT. NUMBER	31.5	126	378	94.5	
TOTAL APT NUMBER		630			
CAR SPACES (BOTANY DCP RATES)	1	1	2	2	
CAR SPACE NUMBER	31.5	126	756	189	
TOTAL CAR SPACES RESIDENTIAL		1,103			
VISITOR CAR SPACES (1 SPACE/5 UNITS)		126			
CAR SPACES COMMERCIAL		47			
TOTAL CAR SPACES		1,276			