

To Adam Iskander- Senior Planning Officer, DPE
Kelly Mc Keller, Agile Planning DPE

Subject PP-2021-5837 Western Sydney
University Campus, Milperra –
Gateway Condition 2d -Floor Space Ratio

Date 26 April 2023

Theo Zotos- Senior Development Manager, Mirvac

Reference is made to Condition 2d of the Gateway Determination which seeks demonstration that the proposed Floor Space Ratio planning controls and proposed residential lot sizes will facilitate in appropriate development outcomes. The relevant Gateway requirement is provided for ease of reference below.

Gateway condition 2d

Provide urban design testing to demonstrate that the numerical controls provided under the FSR 'sliding scale' and new small lot size controls are appropriate. The testing should demonstrate the lots are capable of achieving suitable amenity, landscaped area, deep soil planning, tree canopy, private open space, visual and acoustic privacy and solar access.

The proposed Floor Space Ratio planning controls are to be implemented via the amending LEP. The proposed sliding scale has been developed collaboratively with Council, and in consideration of other built form controls including building setbacks, minimum landscaping coverage, privacy open space requirements.

The proposed FSR's within the exhibited Planning Proposal were allocated across varying lot size ranges which resulted in 'steps' of permissible GFA. For example, an attached home on a 199m² lot could theoretically achieve upto 175m² GFA, but a 200m² lot would get achieve 150m² of. As such a formula was developed to avoid the 'steps' in the GFA scale which is based on a similar principle to the ones used in the State Environmental Planning Policy (Exempt and Complying Codes) – Part 3B Dual occupancies .

Under the proposed formula, the development standard is a maximum gross floor area rather than an FSR which is more practical .

The proposed formula for residential land with maximum HOB of 8.5m is:

GFA = 37% of site area + 80sqm

A comparison of the proposed GFA formula and the previously Mirvac proposed FSR (within Table 6 of the exhibited PP) is provided below.

Formula: \$ of Site area + GFA					
Angle of line	37%				
GFA factor	80				
FORMULA BY LOT AREA			MIRVAC PLANNING PROPOSAL (Table 6)		
Lot area	GFA	FSR	FSR	GFA	GFA +/-
140.00	131.80	0.94	0.92	128.80	3.00
150.00	135.50	0.90	0.90	135.00	0.50
160.00	139.20	0.87	0.90	144.00	-4.80
170.00	142.90	0.84	0.80	136.00	6.90
180.00	146.60	0.81	0.80	144.00	2.60
190.00	150.30	0.79	0.80	152.00	-1.70
200.00	154.00	0.77	0.80	160.00	-6.00
210.00	157.70	0.75	0.75	157.50	0.20
220.00	161.40	0.73	0.75	165.00	-3.60
230.00	165.10	0.72	0.75	172.50	-7.40
240.00	168.80	0.70	0.75	180.00	-11.20
250.00	172.50	0.69	0.75	187.50	-15.00
260.00	176.20	0.68	0.70	182.00	-5.80
270.00	179.90	0.67	0.70	189.00	-9.10
280.00	183.60	0.66	0.70	196.00	-12.40
290.00	187.30	0.65	0.70	203.00	-15.70
300.00	191.00	0.64	0.70	210.00	-19.00
310.00	194.70	0.63	0.65	201.50	-6.80
320.00	198.40	0.62	0.65	208.00	-9.60
330.00	202.10	0.61	0.65	214.50	-12.40
340.00	205.80	0.61	0.65	221.00	-15.20
350.00	209.50	0.60	0.65	227.50	-18.00
360.00	213.20	0.59	0.60	216.00	-2.80
370.00	216.90	0.59	0.60	222.00	-5.10
380.00	220.60	0.58	0.60	228.00	-7.40
390.00	224.30	0.58	0.60	234.00	-9.70
400.00	228.00	0.57	0.60	240.00	-12.00
410.00	231.70	0.57	0.60	246.00	-14.30
420.00	235.40	0.56	0.60	252.00	-16.60
430.00	239.10	0.56	0.60	258.00	-18.90
440.00	242.80	0.55	0.60	264.00	-21.20
450.00	246.50	0.55	0.60	270.00	-23.50

On balance, the maximum GFA has been reduced from that detailed in the exhibited Planning Proposal

The advantage of the formula however the formula provides a smoother transition between lot ranges and generally, provides the necessary flexibility to facilitate the envisaged housing diversity.

In respect to residential land with an 11m HOB maximum (to allow three storey-built form), the Council has agreed to apply a blanket 1.4:1 FSR. This land is therefore not subject to the formula proposed above.

Attachment 1 includes siting plans of proposed home designs on smaller lot sizes which generally required higher FSR's.

The selected areas within the masterplan contain varying housing types (attached, semi-detached and freestanding homes), a combination of rear and front garage loaded and with varying solar orientation.

Per the Gateway Condition, the following amenity considerations have been considered on the enclosed siting plans.

Landscaping

Deep soil zones: Indicative deep soil zones have been illustrated generally in the location of the proposed tree planting. Note that all proposed landscaped areas shown on the enclosed plans are considered as deep soil areas as they are free from structures (including basements) and enable planting of vegetation.

Landscape site coverage: The following landscaped area are proposed under the draft DCP.

- Detached Homes; 25%
- Semi-detached and dual occupancies; 25%
- Attached dwelling lots;

For lots >140sqm -200sqm, minimum 15% of total site area

For lots >200sqm-250, minimum 20% of total site area

For lots >250sqm, minimum 25% of total site area

Note that the calculations are derived on landscaped areas being defined as any area that is permeable is capable of planting.

The plans demonstrate compliance with the proposed DCP controls provided above.

Tree Canopy

The proposed tree canopy calculations have been outlined within the Memo DPE dated 14 April 2023. The enclosed plans illustrate mature planting sizes achievable within each residential lot. These planting sizes, in addition to larger trees to be provided on wider lots, streets and open space underpinned the overall canopy cover of 4.64 ha as detailed in that Memo.

Private open space

For the majority of the proposed lots, private open space areas is located within the rear yards. For a small proportion of lots, open space is proposed within the front setback and accompanied by suitable fencing and landscaping to improve privacy. Scenarios where open space is located other than the rear yard include;

- Acoustic Homes; ie homes that provide screening from the noise source to the lots private open space. In the example shown in Attachment 2, dwellings are sited adjacent to the rear property boundary to allow separation from the existing school playground (i.e the noise source) to the open space.
- 'Rear loaded' lots: These lots are oriented so that the service areas and garages are located adjacent to the southern property boundary allowing open space courtyards to be located to the north, maximising solar access. Refer to Attachment 1, Superlot 3 floor and siting plans.

An example of fencing and landscaping treatment to front yard private open space is shown below.



Brighton Lakes Moorebank by Mirvac

Visual and acoustic privacy

Acoustic privacy

For attached and semi-detached homes, where possible, the internal configuration of floor plans considers grouping room types to limit acoustic nuisance. For example, bathrooms are grouped with corresponding bathrooms or staircases in adjoining properties. Courtyards can be separated, in part by blade walls and service areas which include rainwater tanks. Refer to Attachment 1 for indicative siting plans.

Visual privacy

Potential overlooking from first floor windows is limited via the offsetting of windows between dwellings and/or minimum window sill height of 1.5m above floor level. Further, opaque glass upto 1.5m above floor level or externally fixed privacy screens may also assist where the above-mentioned measures are not practical.

For first floor balconies, blade walls are provided to reduce potential overlooking into adjoining private open space.

Solar access

The enclosed plans include solar analysis for a variety of orientations. Councils draft Site Specific DCP requires that 50% of principle private open space (PPOS) areas receive at least 3 hours to 50% of that area (between 8am-4pm 21 June).

The masterplan has been developed to maximise east-west orientated lots, allowing the longer building plane to be orientated north. For these, and north facing yards, solar access per the draft DCP controls is deemed achievable. However, three hours of solar access for south facing rear yards and narrow lots can be challenging.

For narrow terrace housing lots, it has been requested that the draft DCP includes a provision that required 2 hours of sunlight between 8am-4pm on 21 June (as opposed to a blanket 3-hour requirement for all lot sizes).

This controls is deemed acceptable in many other LGAs and is appropriate in this case considering that smaller lots are typically located near open space where opportunity for recreation is within a short walking distance.

For certain lot orientations, the DCP shall also make it clear that PPOS is an area that is considered accessible from, and not necessarily directly adjoining, the dwellings living area.

Conclusion

Council and Mirvac have worked collaboratively to develop the proposed GFA/FSR as presented.

The enclosed lot siting plans illustrate that, under the proposed lot sizes and GFA/FSR control, suitable amenity can be provided to future residents.

Mirvac's integrated design, construction and development management model ensure that the objectives of providing a variety of much needed housing variety is delivered without compromising amenity and urban design outcomes.

Please don't hesitate to contact the undersigned on 9080 8062 if you have any queries in relation to the above.

Regards,

Theo Zotos

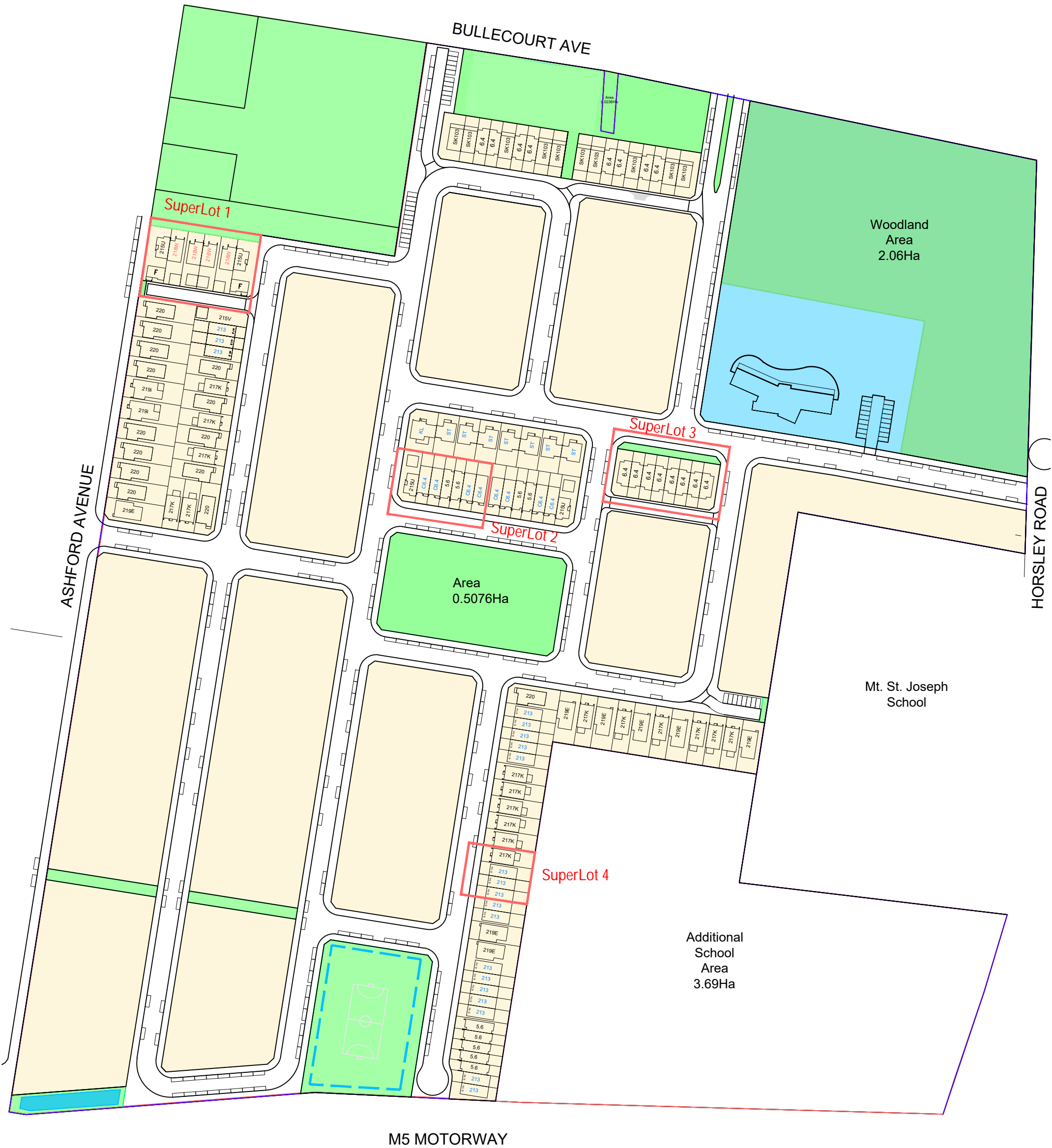
Senior Development Manager

Mirvac Residential Development NSW P/L

Attachment 1- Detailed Urban Design Testing, site and floor plans

Attachment 2- Acoustic Homes

WSU Milperra
Urban Design Testing (April 2023)



0mm

100mm

200mm

300mm

MILPERRA WSU

100mm

200mm

300mm

WSU-3
215U with Fonzi

11.99m x 33.2m 3B
and study plus
with strata residence

Detached Garage	45.6 m²
Porch	2.5 m²
Fonzi Garage	18.6 m²
Fonzi Porch	1.8 m²
Fonzi Deck	8.3 m²
OTHER AREA	76.9 m²

Total Area Schedule (GFA)	
Ground Floor Living	65.7 m²
First Floor Living	62.9 m²

FONZI GFA	
Entry /St Ground Floor	6.5 m²
First Floor	57.6 m²
	64.1 m²

Lot Depth 33.2m - Landscape
Coverage approx. 205.3 sqm on
398.1 sqm Total Lot Area =
51.6%
(Proposed DCP controls semi
detached / duplex lots with Fonzi
= 25% of total lot area)

	GFA	SITE AREA	PROPOSED FSR	PERMISSABLE FSR
215U with Fonzi	192.7	398.1	0.48	0.57

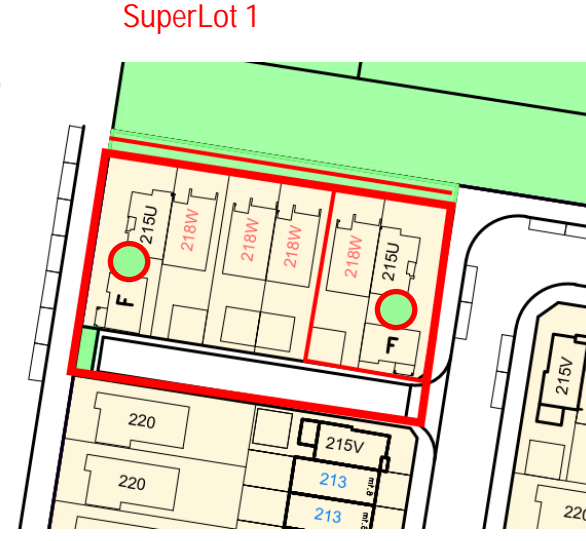


DCP Front Setback
for attached Homes
Facing Park (3.0m)

DCP Front Setback
for attached Homes
Facing Park (3.0m)

Ground Floor

First Floor



0mm

100mm

200mm

300mm

100mm

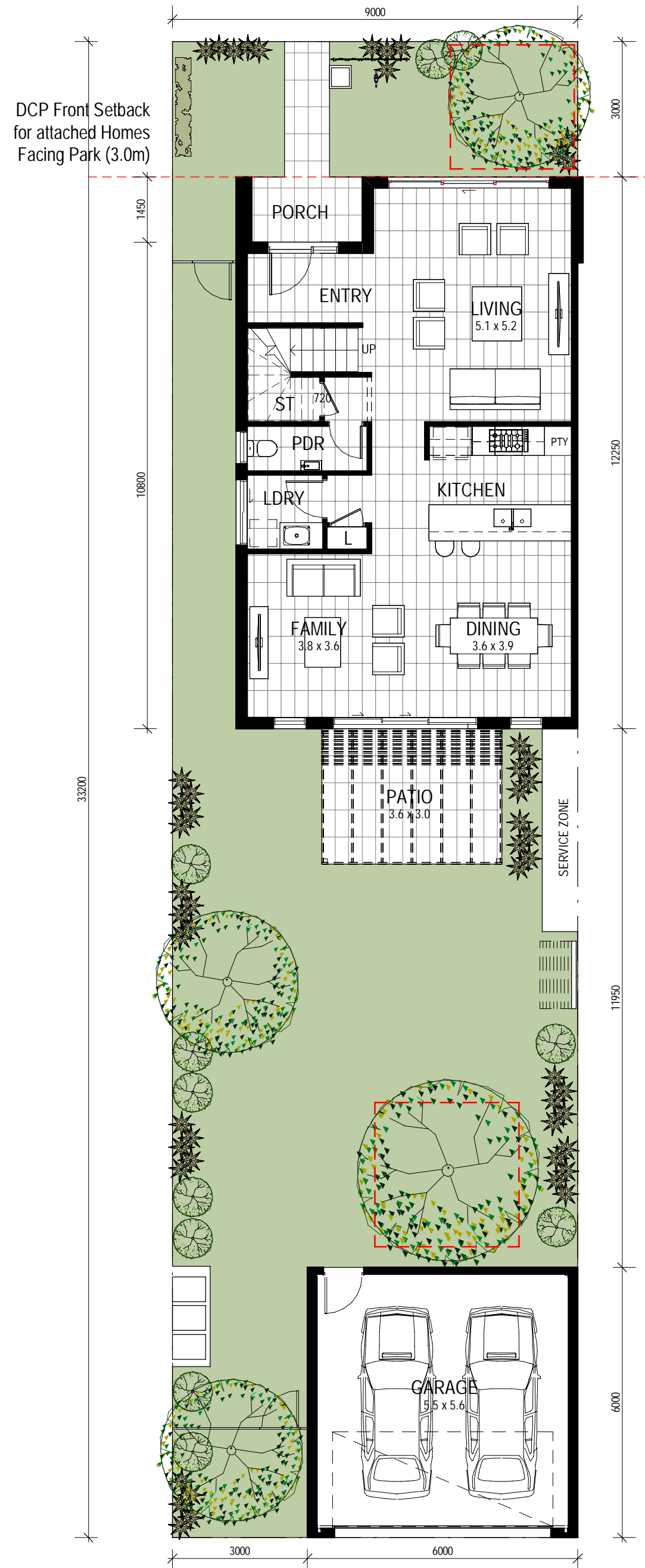
200mm

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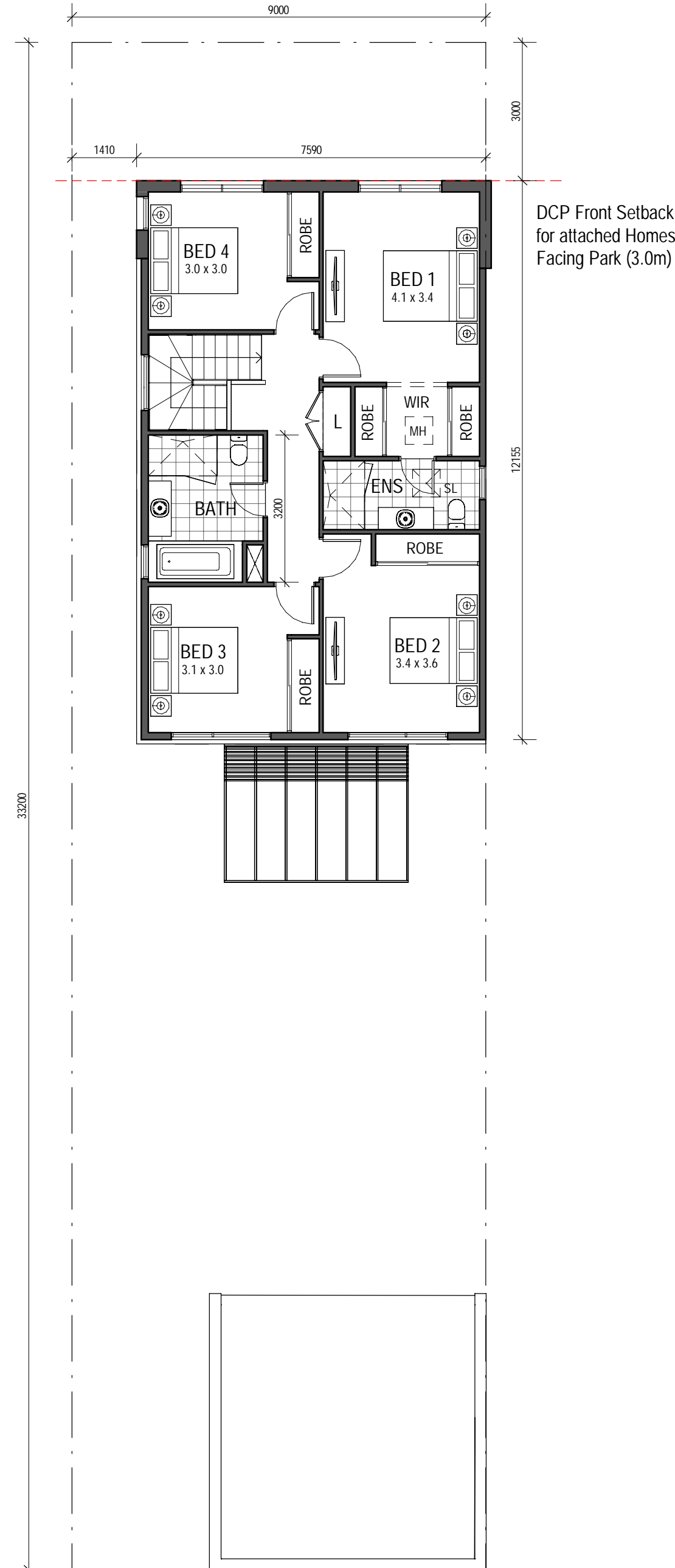
MILPERRA WSU

WSU-11

218W 9.0m Lot-F2



Ground Floor



First Floor

9.0m x 33.2m
4B + Family

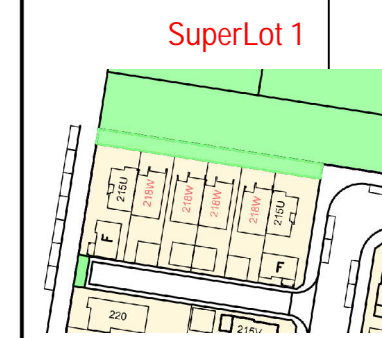
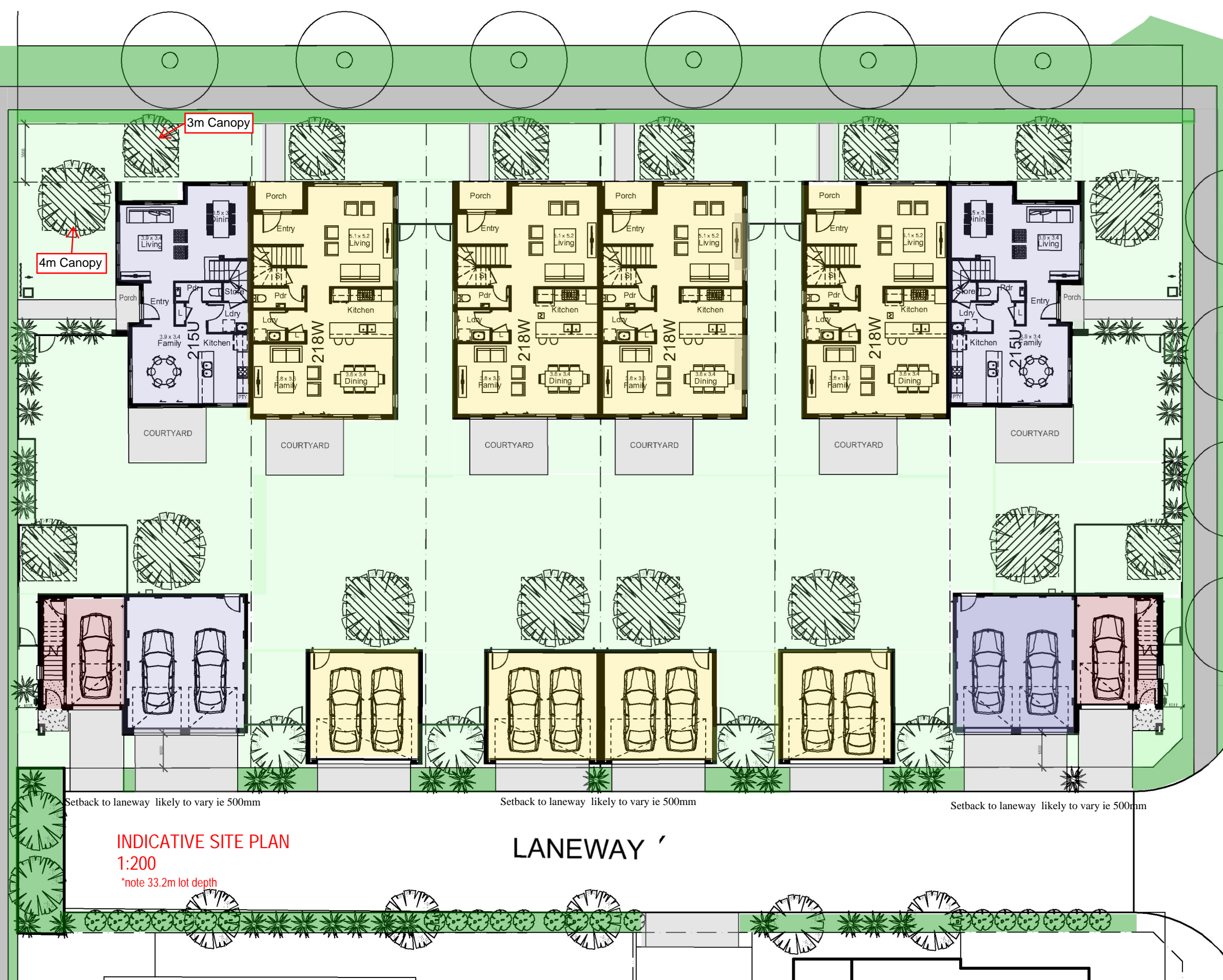
Detached Garage	36.0 m ²
Porch	4.1 m ²
OTHER AREA	40.1 m ²

Total Area Schedule (GFA)	
Ground Floor Living	80.6 m ²
First Floor Living	80.3 m ²
160.9 m ²	

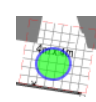
Lot Depth 33.2m - Landscape
Coverage approx. 149.3 sqm on
298.8 sqm Lot Area = 49.9%
(Proposed DCP controls lots
> 250 = 25%)

	GFA	SITE AREA	PROPOSED FSR	PERMISSABLE FSR
218W	160.9	298.8	0.54	0.64

Note: Lot size varies pending orientation



SuperLot 1



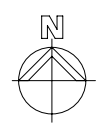
Denotes: Solar access for at least 50% of PPOS area

100mm

200mm

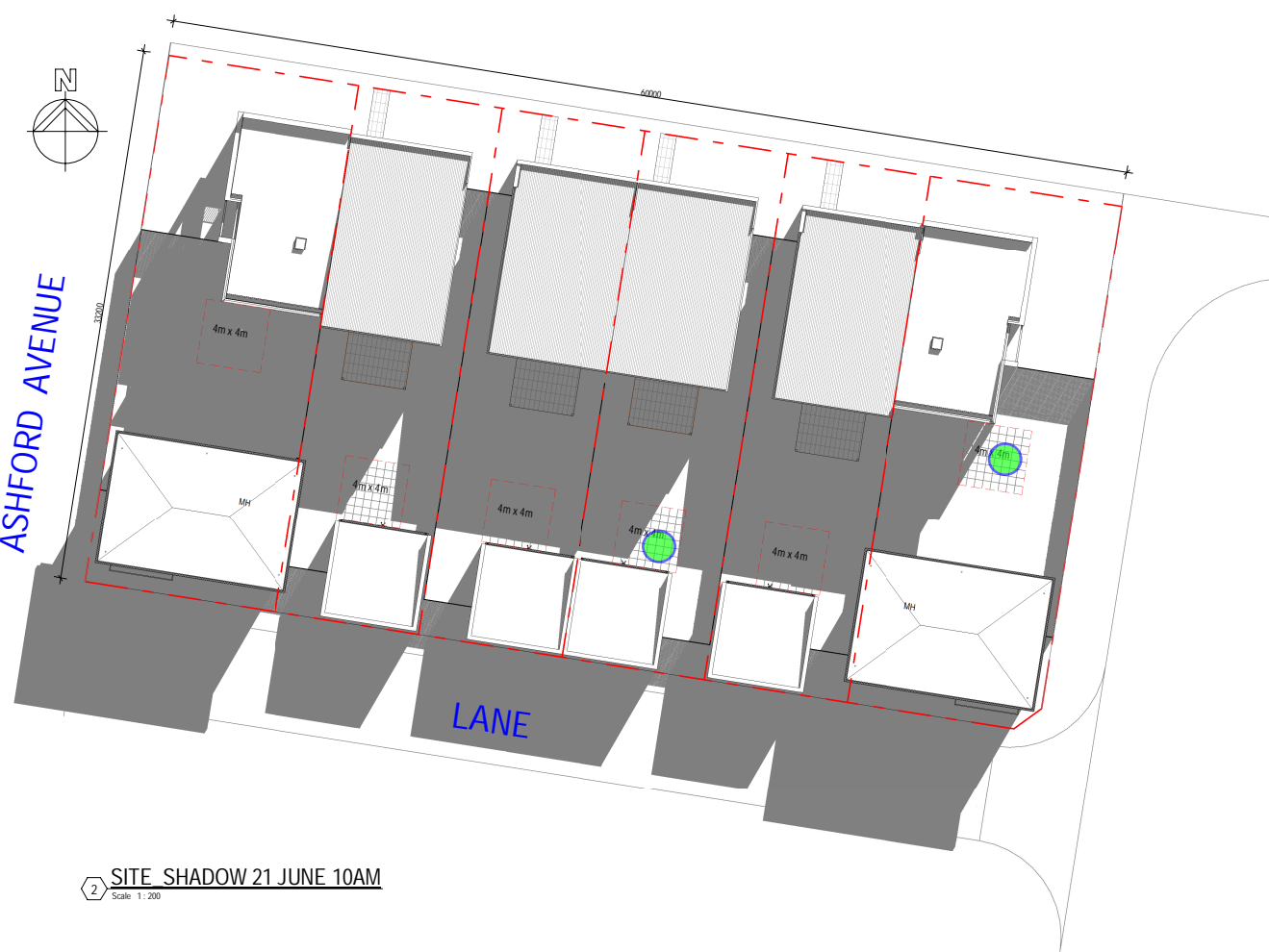


1 SITE SHADOW 21 JUNE 9AM
Scale 1 : 200



ASHFORD AVENUE

LANE



2 SITE SHADOW 21 JUNE 10AM
Scale 1 : 200

SuperLot 1



*note 33.2m lot depth

Date	Rev

Amendment

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MIRVAC DESIGN
Level 20, 201 George St
Sydney NSW 2000
Australia
Phone: +61 (0)2 9550 8000
Fax: +61 (0)2 9550 8001
Email: info@mirvacdesign.com.au
Website: www.mirvacdesign.com.au

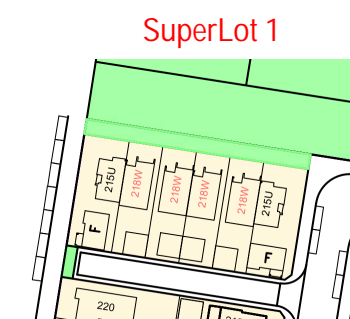
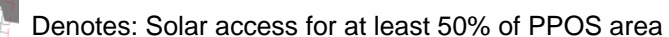


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approved:
job no:
date:
drawing no: 401
scale @ A1: 1 : 200

drawn:
approved:

job no:
date:

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rev:



*note 33.2m lot depth

Date	Rev
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MIRVAC DESIGN
architectural
urban design
interior design
graphic design

Level 29/205 George St
Sydney NSW 2000
T 02 9086 8100

Mirvac Design Pty Ltd
ABN 78 002 359 153

Mirvac Design: *Reimagine. / Responsible Architecture.*
Diana Saraceno, Anita Verma, Michael Winer, David Hirst, Paramjit Sidbanti, Andrew Lee
www.mirvacdesign.com.au info@mirvacdesign.com.au



title: SHADOW PLAN 21 JUNE - 11AM
& 12PM

drawn: Author
approved: Approver

job no: Project Number date: Project Start Date

lot no: drawing no: 402

scale @ A1: 1 : 200

rev:



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Date	Rev
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Appendix

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MIRVAC DESIGN

Level 29/200 George St
Sydney NSW 2000
T 02 9580 8000

architecture
urban design
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graphic design

Mirvac Design Pty Ltd
ABN 76 002 559 123

Mirvac Design International / Regio-urbis Architects
Diana Saraceno, Anita Varma, Michael Winer, David Hirst, Paramjit Sidhanti, Andrew Lee
www.mirvacdesign.com.au info@mirvacdesign.com.au

client:

 mirvac

title: SHADOW PLAN 21 JUNE - 1PM & 2PM

drawn: Author
approved: Approver

job no: Project date: Project Start
Number Date
lot no: drawing no: 403

scale @ A1: 1 : 200



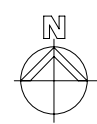
Denotes: Solar access for at least 50% of PPOS area

Legend:	
	SHADOW
	TWO STOREY BUILDING
	SINGLE STOREY BUILDING
	SOLAR PANELS - LOCATION SHOWN INDICATIVELY

100mm

200mm

ASHFORD AVENUE



LANE



1 SITE SHADOW 21 JUNE 3PM
Scale 1 : 200

SuperLot 1



*note 33.2m lot depth

Date	Rev

Amendment

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MIRVAC DESIGN
Level 20, 100 George St
Sydney NSW 2000
Tel: +61 (0)2 9550 8000
Fax: +61 (0)2 9550 8001
Email: info@mirvacdesign.com.au
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title:
SHADOW PLAN 21 JUNE - 3PM

drawn: Author
approved: Approver

job no: Project Number
date: Project Start Date
drawing no: 404

scale @ A1: 1 : 200
rev:

WSU-16

5.6m Front Load

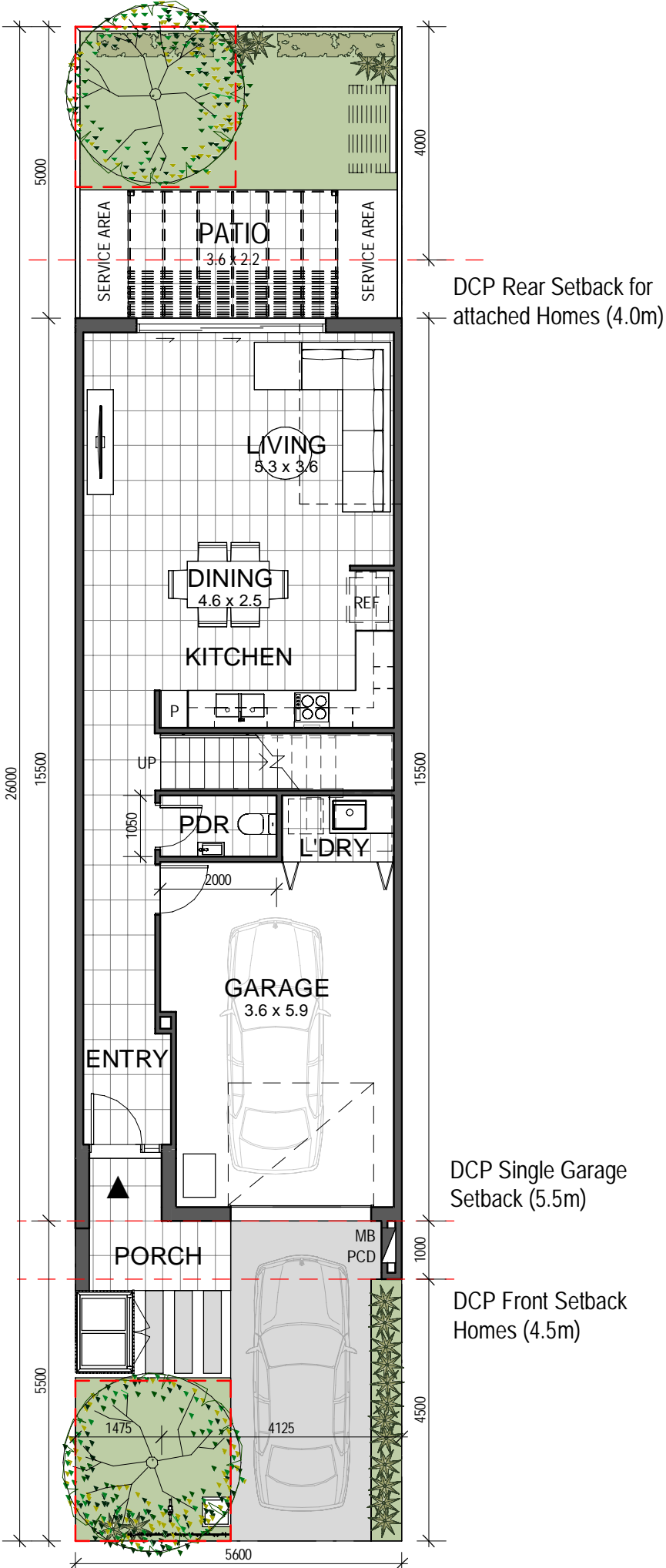
5.6m x 26.0m
3B

Garage	27.2 m ²
Porch	4.8 m ²
OTHER AREA	32.0 m ²

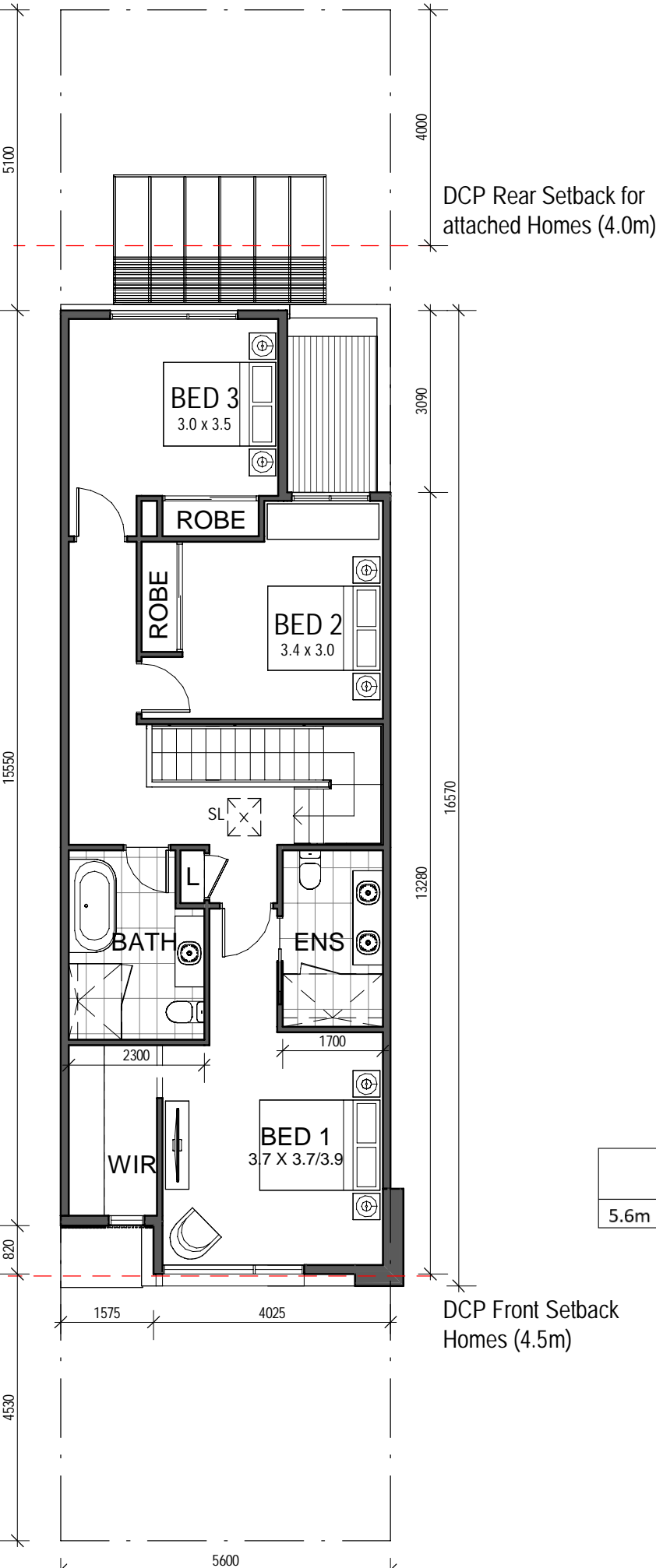
Total Area Schedule (GFA)	
Ground Floor Living	54.9 m ²
First Floor Living	73.4 m ²
128.3 m ²	

Lot Depth 26.0m - Landscape
Coverage approx. 25.5 sqm on
145.6 sqm Lot Area = 17.5%
(Proposed DCP controls lots
140-200 = 15%)

	GFA	SITE AREA	PROPOSED FSR	PERMISSABLE FSR
5.6m	128.3	145.6	0.88	0.92



Ground Floor



First Floor

WSU-2

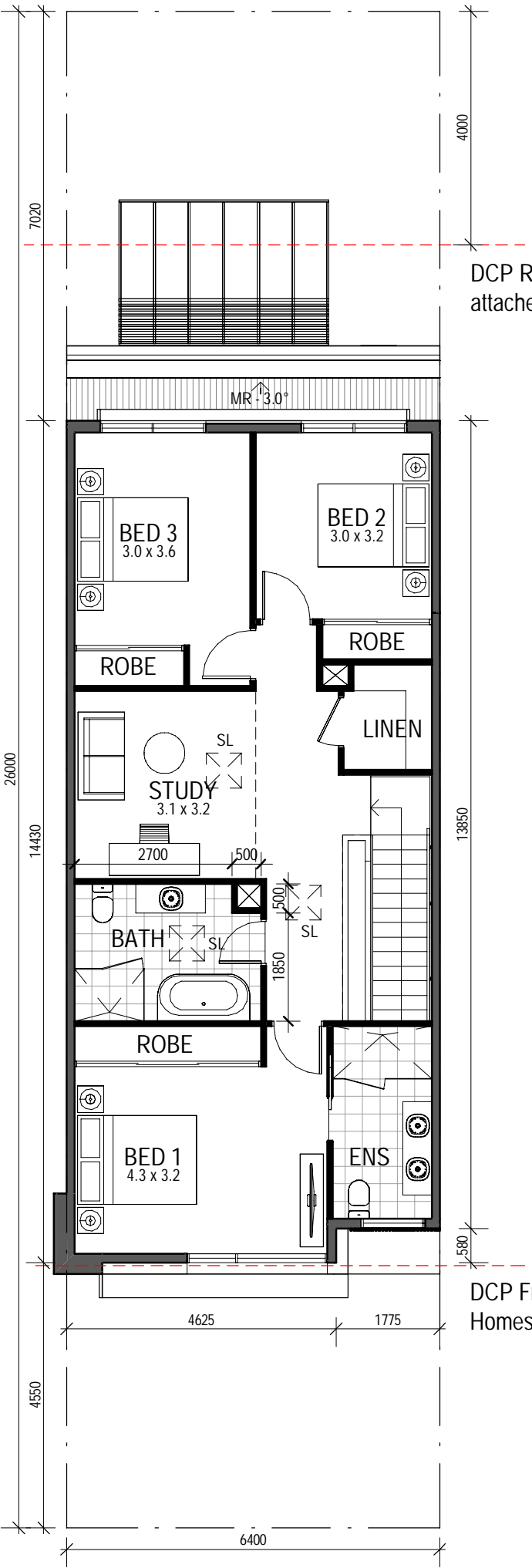
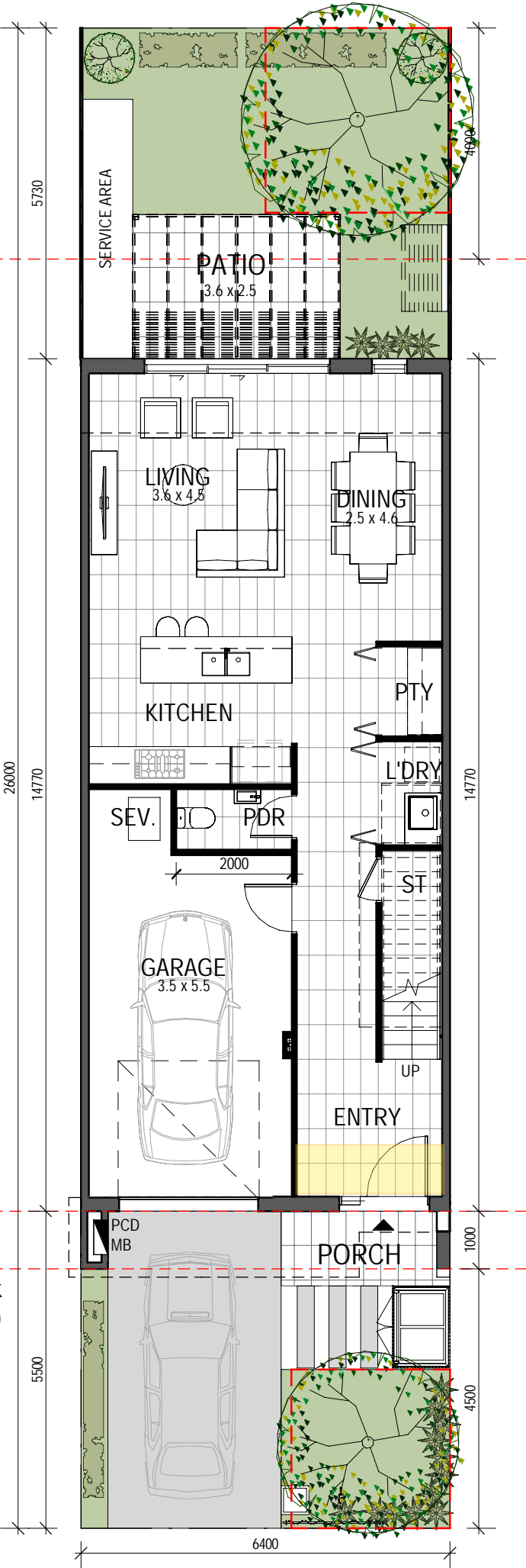
C6.4m Front Load



DCP Rear Setback for
attached Homes (4.0m)

DCP Single Garage
Setback (5.5m)

DCP Front Setback
Homes (4.5m)



DCP Rear Setback for
attached Homes (4.0m)

DCP Front Setback
Homes (4.5m)

6.4m x 26.0m
3B + Study

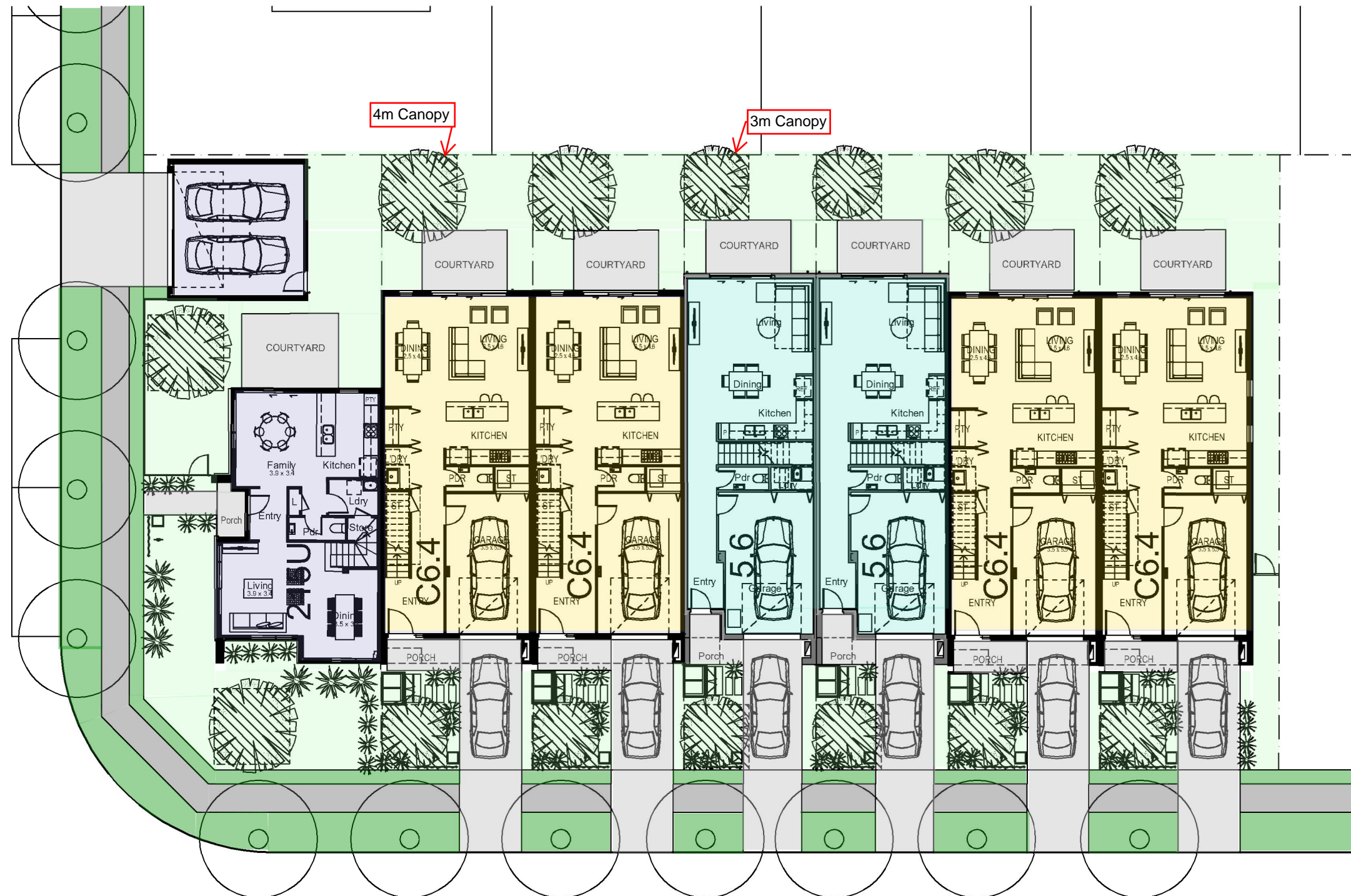
Garage	24.3 m ²
Porch	3.8 m ²
OTHER AREA	28.1 m ²

Total Area Schedule (GFA)	
Ground Floor Living	64.0 m ²
First Floor Living	79.5 m ²
	143.5 m ²

Lot Depth 26.0m - Landscape
Coverage approx. 33.8 sqm on
166.4 sqm Lot Area = 20.3%
(Proposed DCP controls lots
140-200 = 15%)

	GFA	SITE AREA	PROPOSED FSR	PERMISSABLE FSR
C6.4 Front	143.5	166.4	0.86	0.85

*indicates possible design change to
reduce GFA in order to comply with
proposed Council FSR



Note: Dwellings can be flipped in order to group driveways to allow for additional on street parking

INDICATIVE SITE PLAN
1:200

*note 26m lot depth



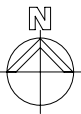
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Denotes: Solar access for at least 50% of PPOS area

100mm

200mm



(ROAD)

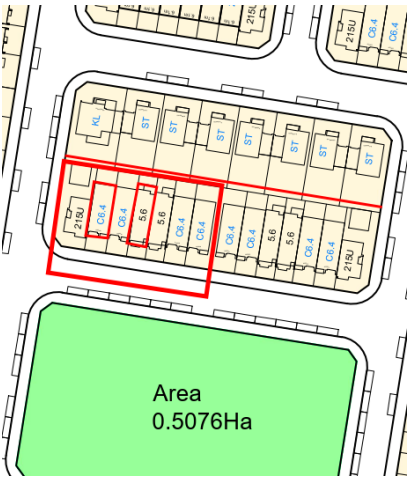
(ROAD)

(ROAD)

(ROAD)

1 SITE SHADOW 21 JUNE 9AM
Scale 1:200

SuperLot 2



*note 26m lot depth

Date	Rev

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architect:
Mirvac
Design

Level 28, 250 George St.
Sydney NSW 2000
Tel: 02 9080 8000
Fax: 02 9080 8181

architects
planners
interior designers

Mirvac Design Pty. Ltd.
ABN 78 003 359 453



title:
SHADOW PLAN 21 JUNE - 9AM

drawn: Author

approved: Approver

job no: Project Number
lot no: drawing no: 401

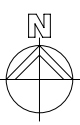
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drawing no: 401

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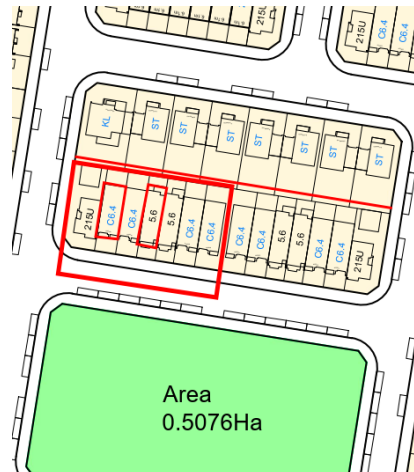
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1 SITE SHADOW 21 JUNE 10AM
Scale: 1 : 200



Denotes: Solar access for at least 50% of PPOS area

SuperLot 2



*note 26m lot depth

Date	Rev

Amendment

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architect:
Mirvac Design
planners
interior designers

Level 28, 250 George St.
Sydney NSW 2000
Tel: 02 9080 8000
Fax: 02 9080 8181

Mirvac Design Pty. Ltd.
ABN 78 003 359 153



title:
SHADOW PLAN 21 JUNE - 10AM

drawn: Author
approved: Approver

job no: Project Number
lot no: drawing no: 402

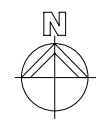
date: Project Start Date
drawing no: 402

scale @ A1: 1 : 200
rev:



100mm

200mm



(ROAD)

(ROAD)

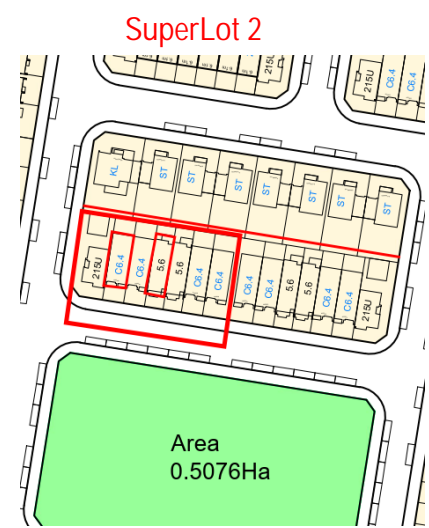
(ROAD)

(ROAD)

2 SITE SHADOW 21 JUNE 11AM
Scale 1: 200



Denotes: Solar access for at least 50% of PPOS area



*note 26m lot depth

Date	Rev	Amendment

project:
MILPERRA WSU

architect:
Mirvac Design
Level 28, 250 George St.
Sydney NSW 2000
Tel: 02 9080 8000
Fax: 02 9080 8181

architects:
planners:
interior designers:



title:
SHADOW PLAN 21 JUNE - 11AM

drawn: Author
approved: Approver

job no: Project
Number
lot no:

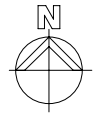
date: Project Start
Date
drawing no: 403

scale @ A1: 1 : 200
rev:



100mm

200mm



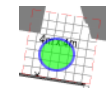
(ROAD)

(ROAD)

(ROAD)

(ROAD)

1 SITE SHADOW 21 JUNE 12PM
Scale 1:200



Denotes: Solar access for at least 50% of PPOS area



*note 26m lot depth

Date	Rev	Amendment

project:
MILPERRA WSU

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architect:
Mirvac Design
planners
interior designers

Level 28, 250 George St.
Sydney NSW, 2000
Tel: 02 9080 8000
Fax: 02 9080 8181

Mirvac Design Pty. Ltd.
ABN 78 003 359 453



title:
SHADOW PLAN 21 JUNE - 12PM

drawn: Author
approved: Approver

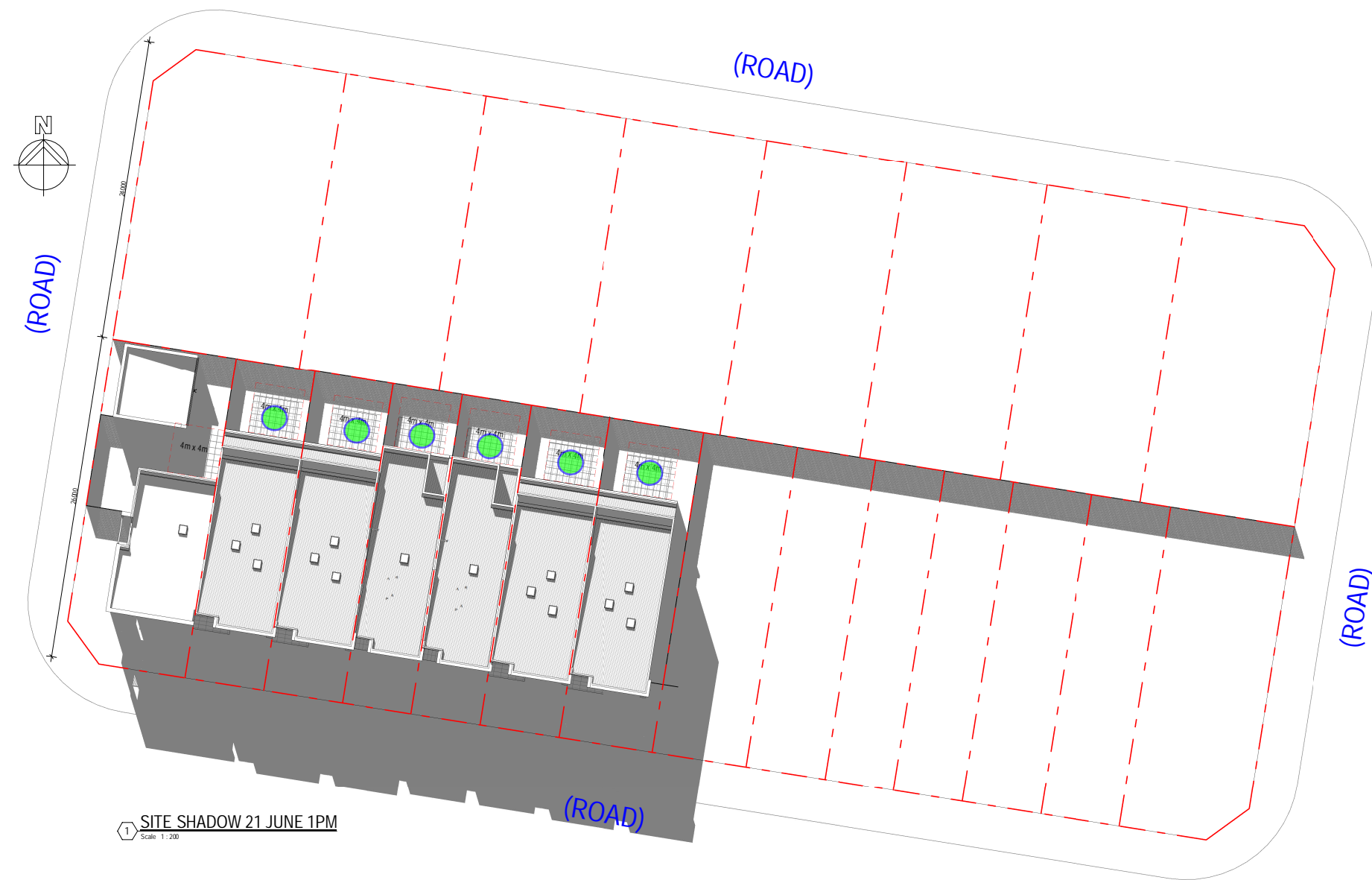
job no: Project Number
lot no: drawing no: 404

date: Project Start Date
drawing no: 404

scale @ A1: 1 : 200
rev:



Denotes: Solar access for at least 50% of PPOS area



1 SITE SHADOW 21 JUNE 1PM
Scale 1 : 200



*note 26m lot depth

Date	Rev

Amendment

project:
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architect:
Mirvac Design

Level 28, 250 George St.
Sydney NSW 2000
Tel: 02 9080 8000
Fax: 02 9080 8181

architects
planners
interior designers

Mirvac Design Pty. Ltd.
ABN 78 003 359 453



title:

SHADOW PLAN 21 JUNE - 1PM

drawn: Author

approved: Approver

job no: Project Number
date: Project Start Date
drawing no: 405

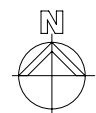
scale @ A1: 1 : 200
rev:



Denotes: Solar access for at least 50% of PPOS area

100mm

200mm



(ROAD)

(ROAD)

(ROAD)

(ROAD)

1 SITE SHADOW 21 JUNE 2PM
Scale 1:200



*note 26m lot depth

Date	Rev	Amendment

project:
MILPERRA WSU

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architect:
Mirvac Design

Level 28, 250 George St.
Sydney NSW 2000
Tel: 02 9080 8000
Fax: 02 9080 8181

architects
planners
interior designers

Mirvac Design Pty. Ltd.
ABN 78 003 359 853



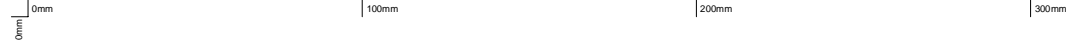
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SHADOW PLAN 21 JUNE - 2PM

drawn: Author
approved: Approver

job no: Project Number
lot no: drawing no: 406

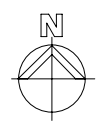
date: Project Start Date
drawing no: 406

scale @ A1: 1:200
rev:



100mm

200mm



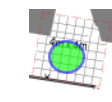
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(ROAD)

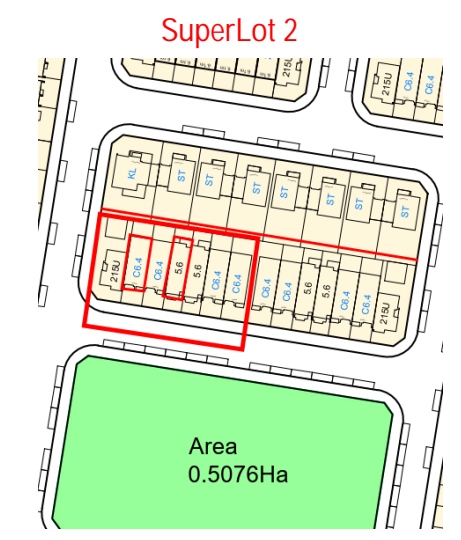
(ROAD)

(ROAD)

1 SITE SHADOW 21 JUNE 3PM
Scale: 1:200



Denotes: Solar access for at least 50% of PPOS area



*note 26m lot depth

Date	Rev	Amendment

project:
MILPERRA WSU

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architect:
Mirvac Design
Level 28, 250 George St.
Sydney NSW 2000
Tel: 02 9080 8000
Fax: 02 9080 8181

architects:
planners:
interior designers:



title:
SHADOW PLAN 21 JUNE - 3PM

drawn: Author
approved: Approver

job no: Project Number
lot no: drawing no: 407

date: Project Start Date
rev: scale @ A1: 1 : 200

WSU-17

6.4m Rear Load

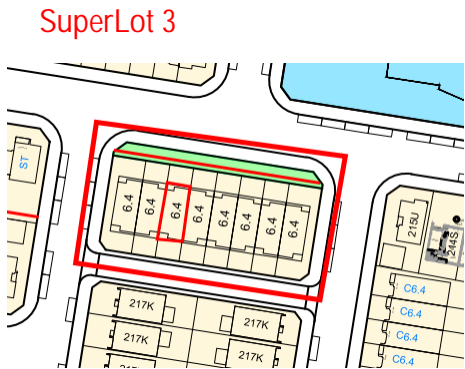
6.4m x 26.0m
3B + Study

Garage	21.9 m ²
Porch	3.2 m ²
OTHER AREA	25.2 m ²

Total Area Schedule (GFA)	
Ground Floor Living	58.4 m ²
Level 1 Floor Living	74.9 m ²
133.4 m ²	

Lot Depth 26.0m - Landscape Coverage approx. 30.8 sqm on 166.4 sqm Lot Area = 18.5% (Proposed DCP controls lots 140-200 = 15%)

	GFA	SITE AREA	PROPOSED FSR	PERMISSABLE FSR
6.4 Dual	133.4	166.4	0.80	0.85

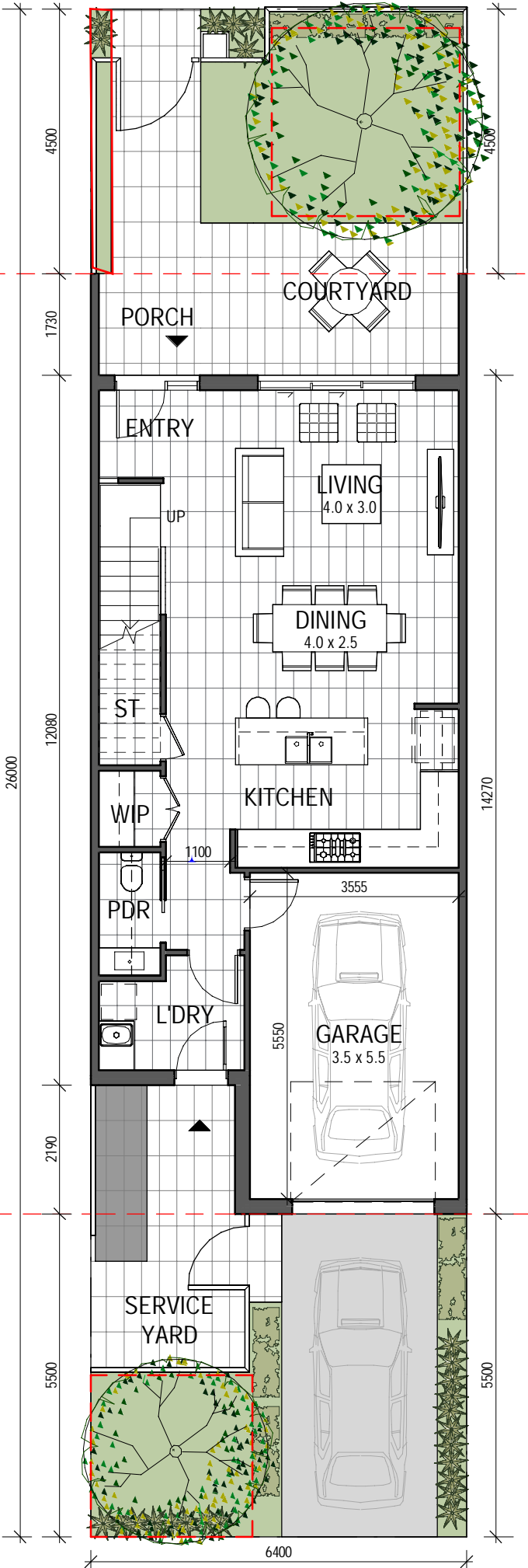


DCP Front Setback Homes (4.5m)

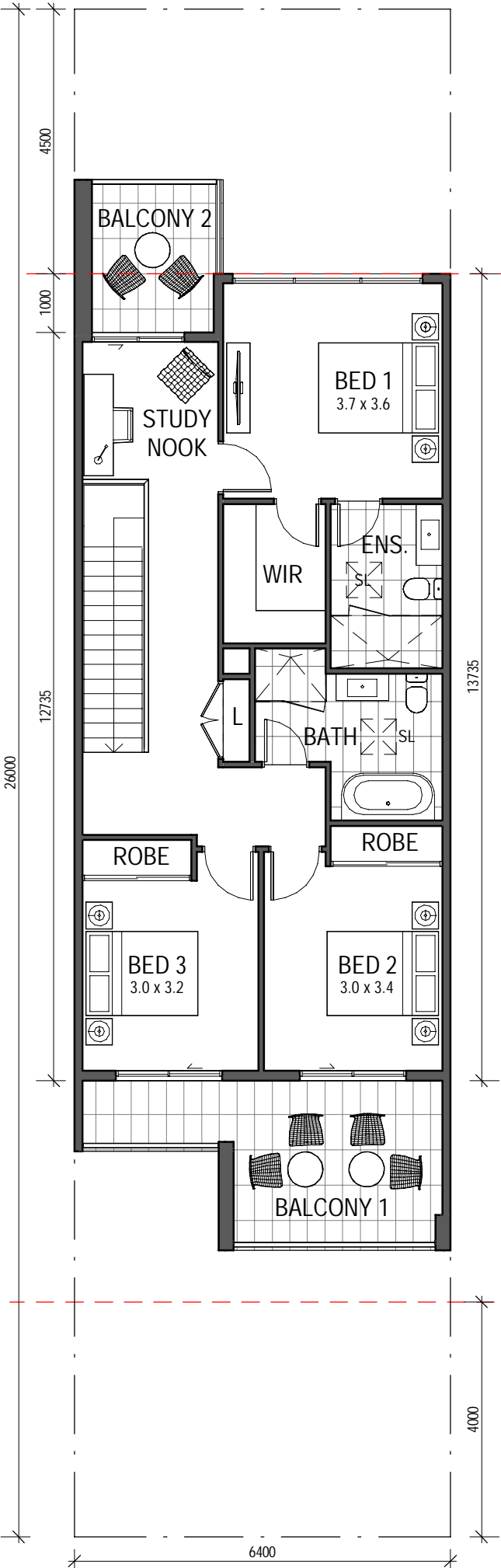
DCP Front Setback Homes (4.5m)

DCP Single Garage Setback (5.5m)

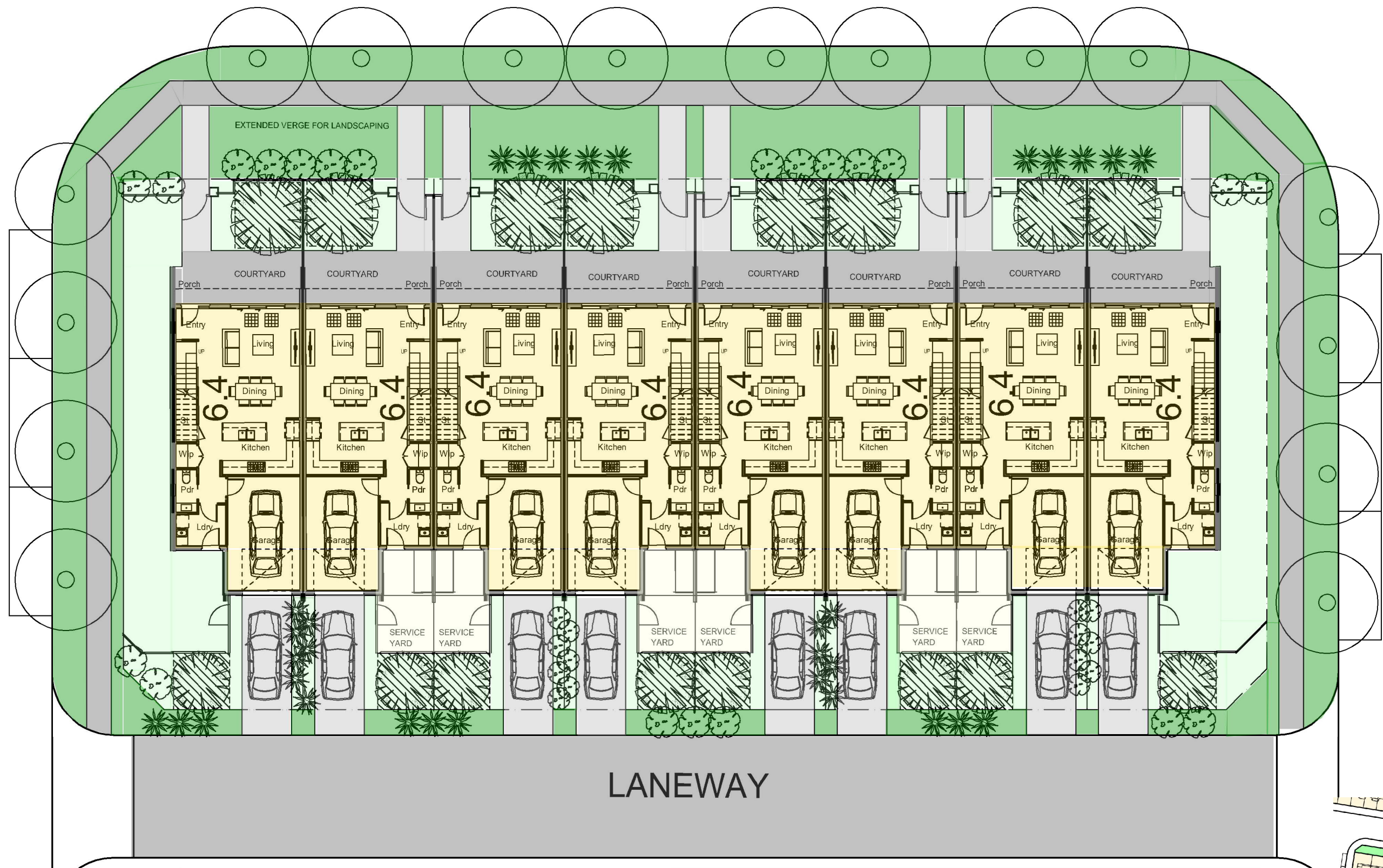
DCP Rear Setback for attached Homes (4.0m)



LANEWAY (Ground Floor)



LANEWAY (First Floor)



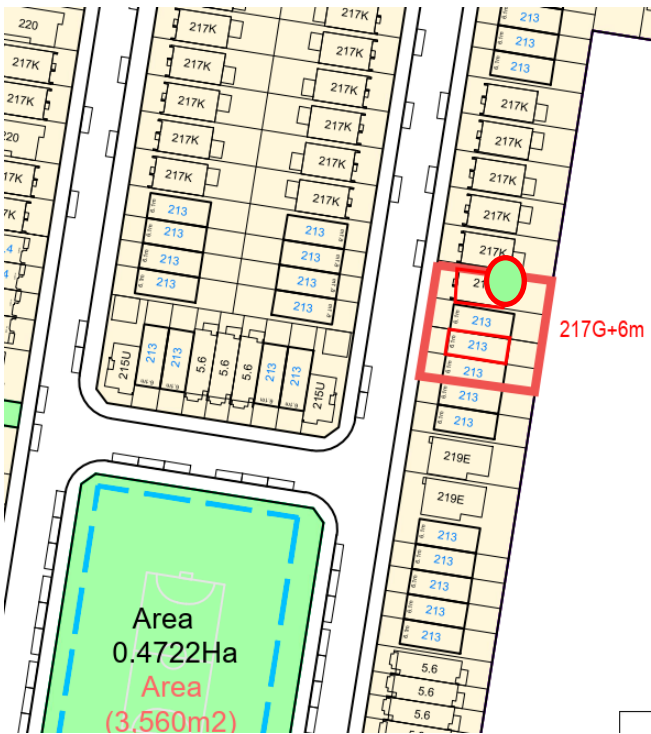
INDICATIVE SITE PLAN
1:200

*note lot depth 26m

SuperLot 3



SuperLot 4



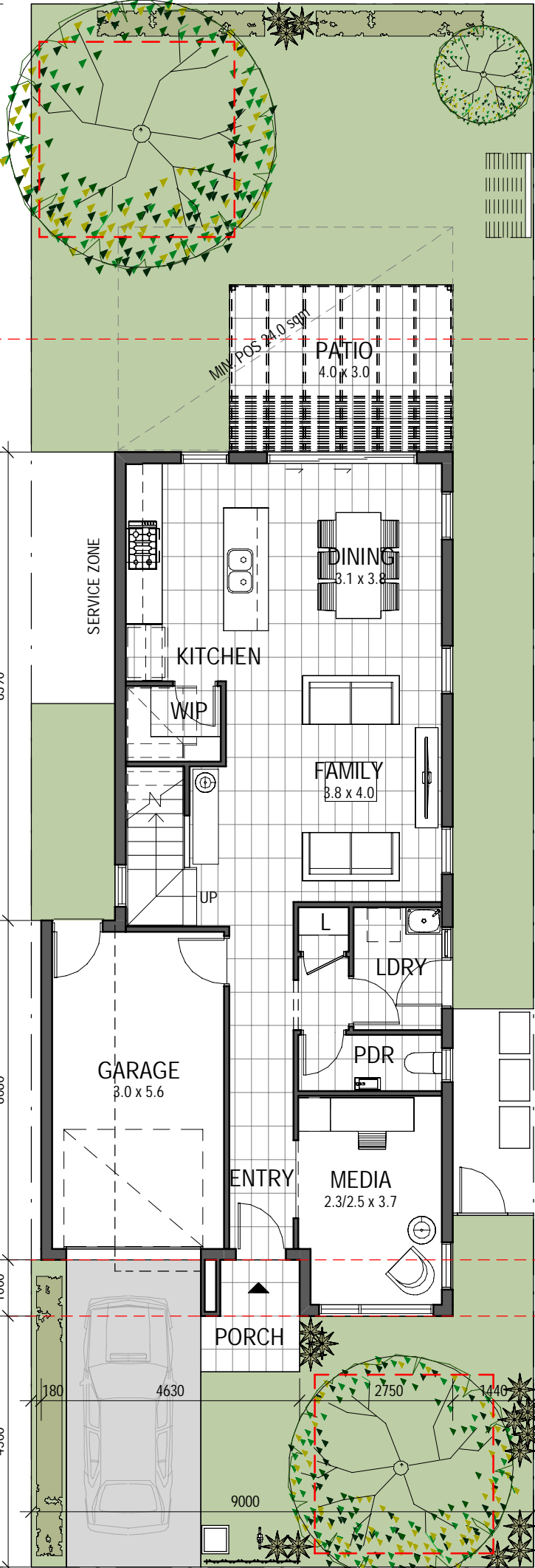
DCP Rear Setback
for Homes (6.0m)

217G+6m

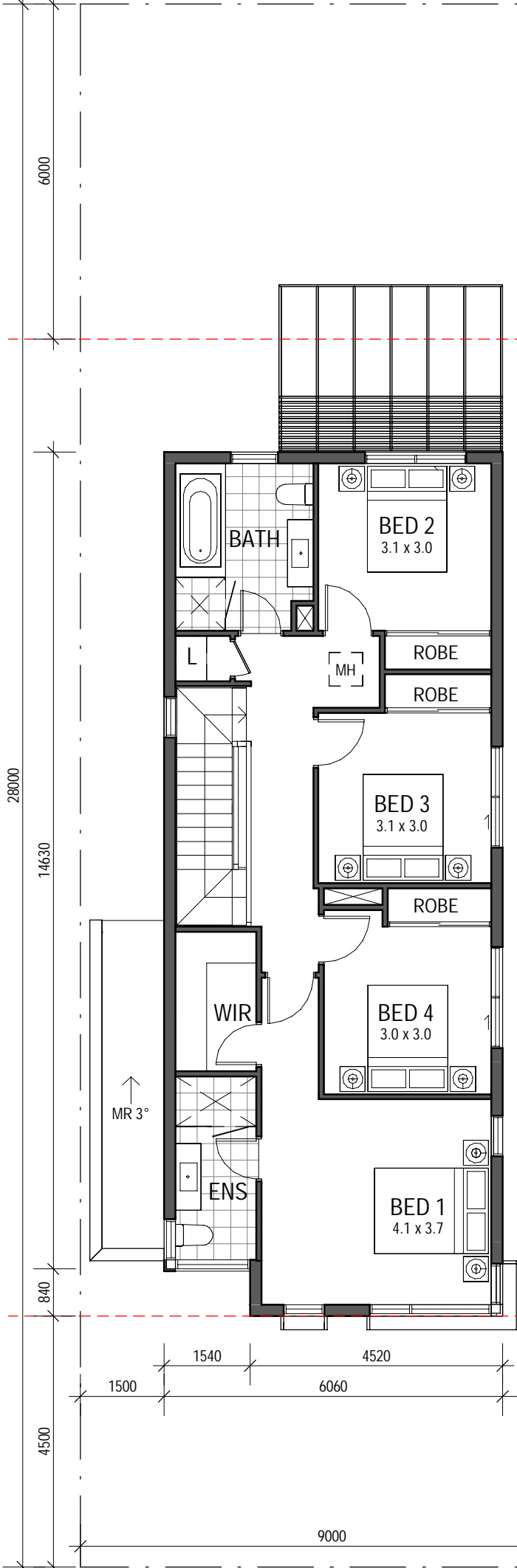
DCP Single Garage
Setback (5.5m)

DCP Front Setback
Homes (4.5m)

Ground Floor



First Floor



DCP Rear Setback
for Homes (6.0m)

9.0m x 28.0m
4B + Media

Garage	19.6 m ²
Porch	1.4 m ²
OTHER AREA	21.0 m ²

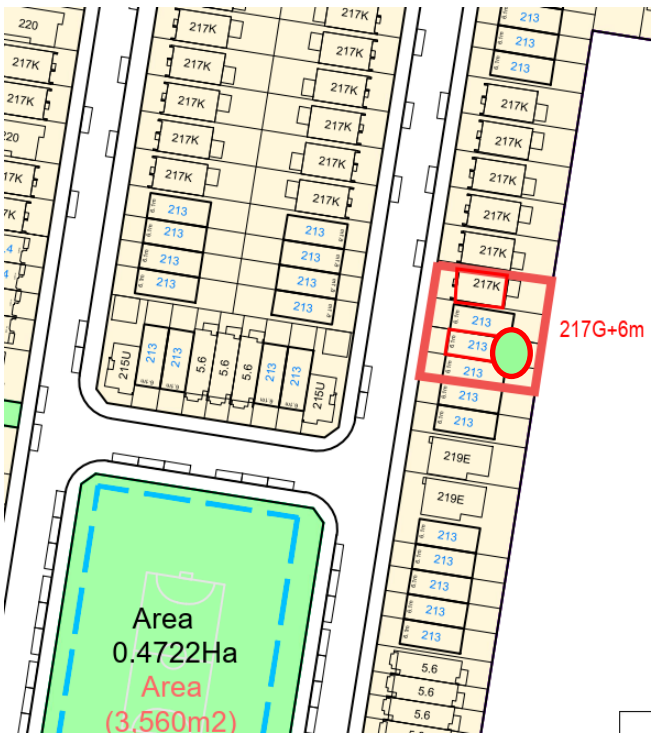
Total Area Schedule (GFA)	
First Floor Living	78.6 m ²
Ground Floor Living	71.9 m ²
150.5 m ²	

Lot Depth 28.0m - Landscape
Coverage approx. 111.5 sqm
on 252.0 sqm Lot Area = 44.2%
(Proposed DCP controls; Front setback
4.5m, Rear setback 6.0m, Side setback
900mm, Landscaping 25% Site
coverage. POS minimum 24.0 sqm)

	GFA	SITE AREA	PROPOSED FSR	PERMISSIBLE FSR
217G	150.5	252	0.60	0.69

DCP Front Setback
Homes (4.5m)

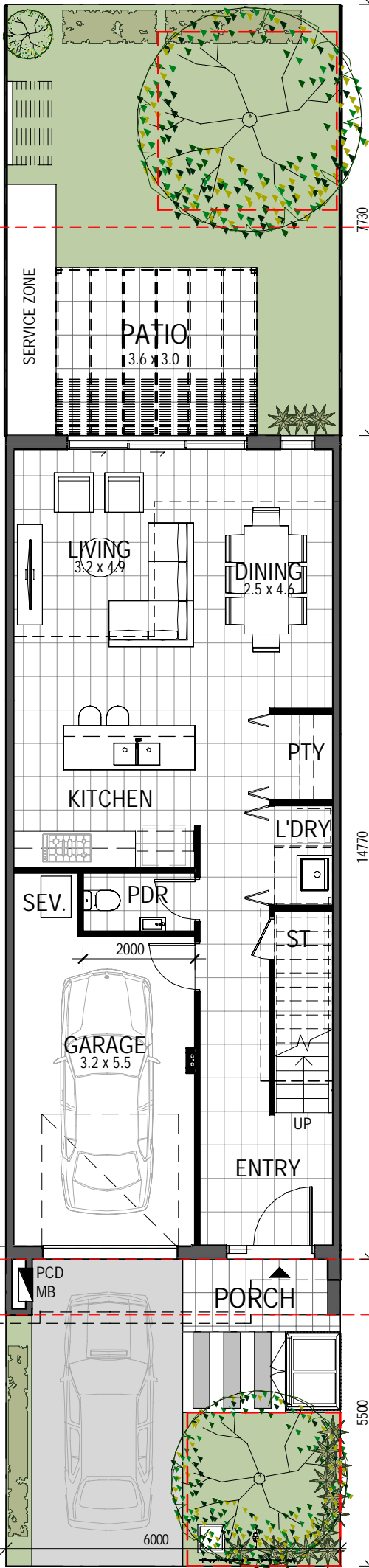
SuperLot 4



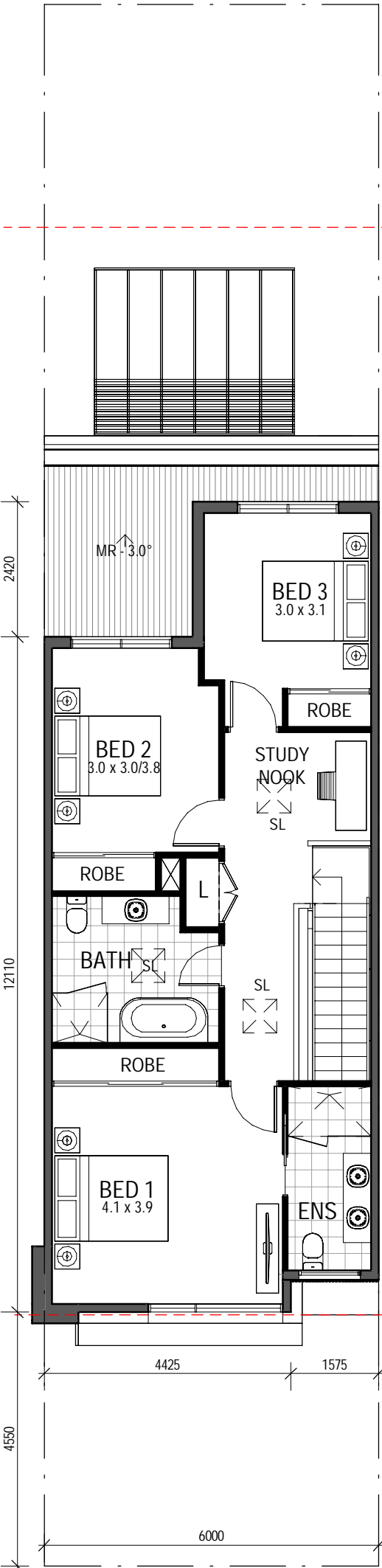
DCP Rear Setback for
attached Homes (4.0m)

DCP Single Garage
Setback (5.5m)

DCP Front Setback
Homes (4.5m)



Ground Floor



First Floor

DCP Rear Setback for
attached Homes (4.0m)

DCP Front Setback
Homes (4.5m)

6.0m x 28m
3B + Study

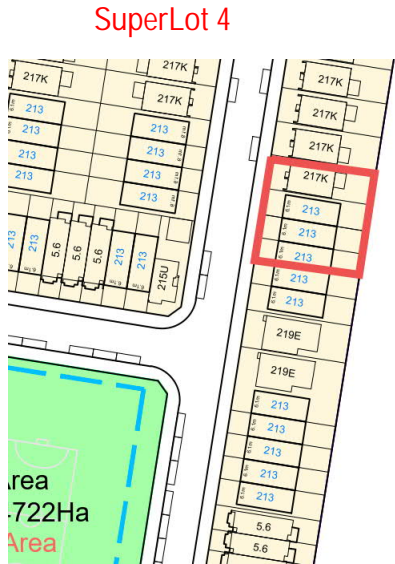
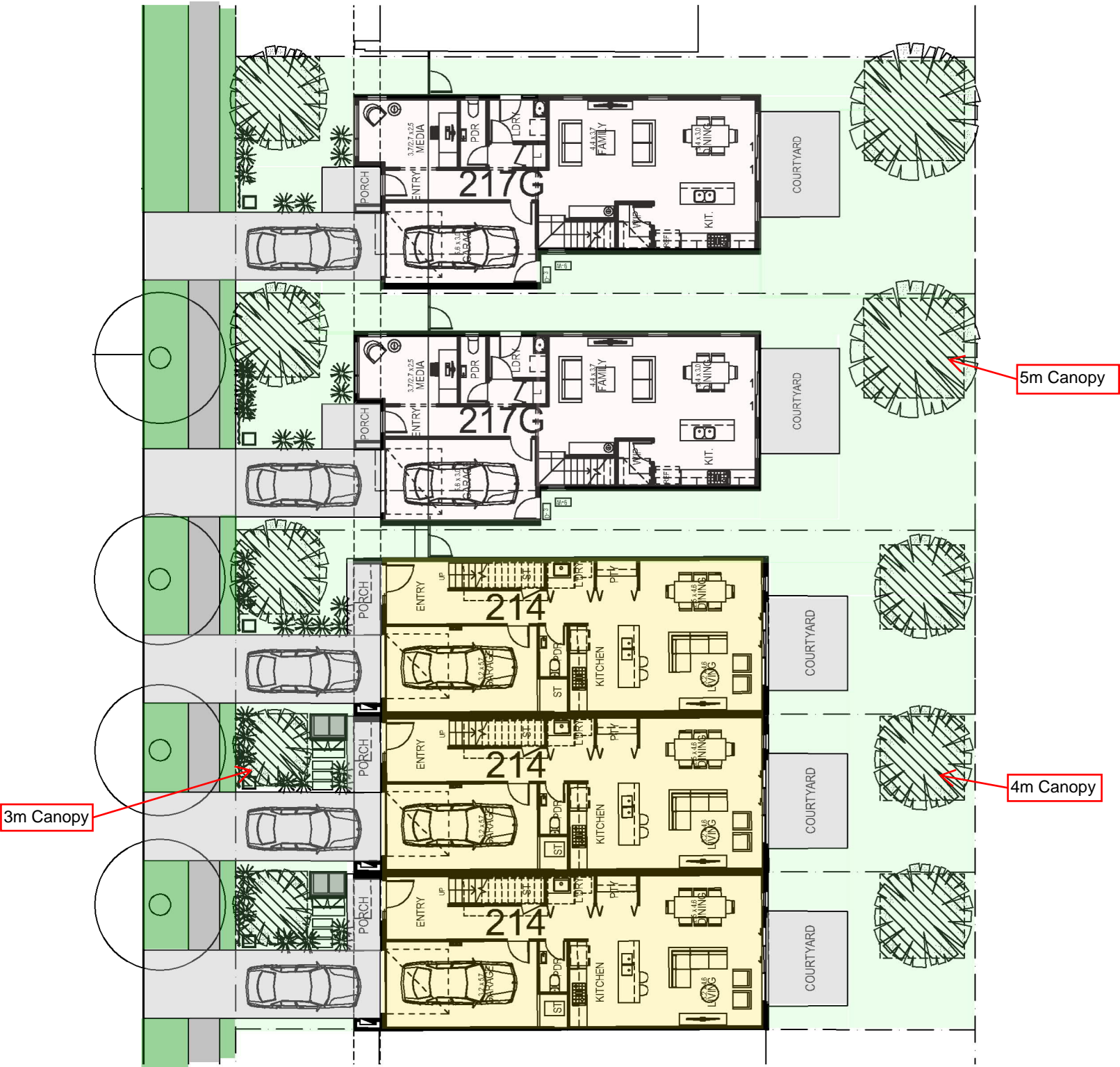
Garage	21.1 m ²
Porch	3.7 m ²
OTHER AREA	24.8 m ²

Total Area Schedule (GFA)	
Ground Floor Living	61.5 m ²
First Floor Living	68.5 m ²
	130.0 m ²

Lot Depth 28.0m - Landscape
Coverage approx. 41.4 sqm on
168.0 sqm Lot Area = 24.6%
(Proposed DCP controls lots
140-200 = 15%)

	GFA	SITE AREA	PROPOSED FSR	PERMISSABLE FSR
6m	130.0	168	0.77	0.85





INDICATIVE SITE PLAN
1:200

*note 28m lot length

WSU-23

6.0m Front Load

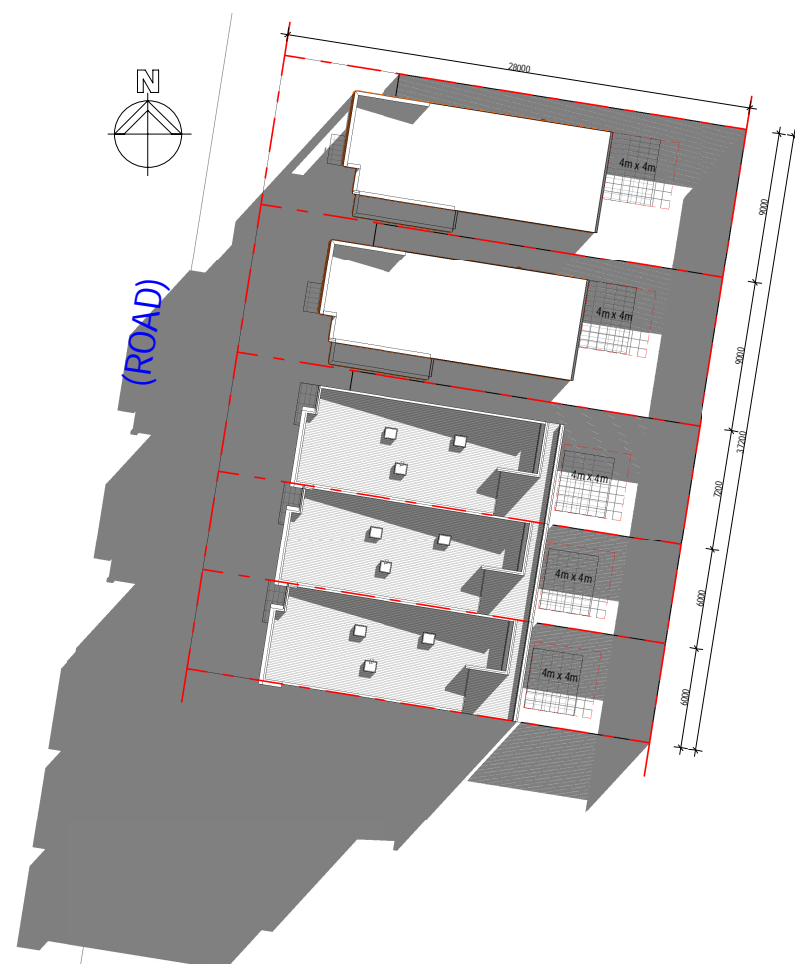


6.0m x 25m
3B + S

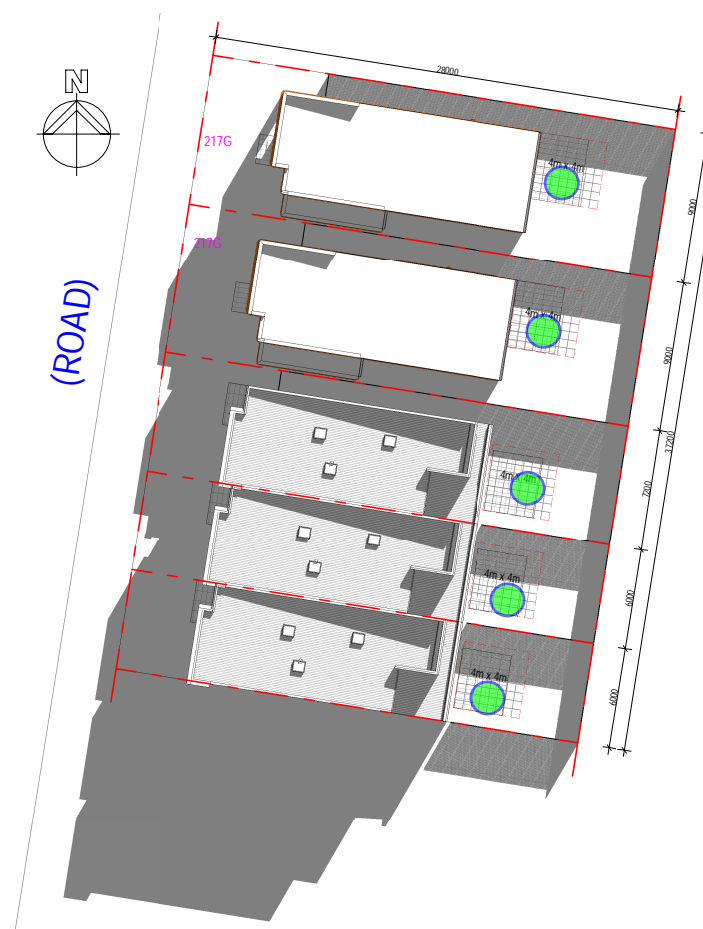
Total Area Schedule (GFA)	
Ground Floor Living	61.5 sqm
First Floor Living	68.5 sqm
130.0sqm	

Lot Depth 25.0m – Landscape Coverage
Approx. 24.5 sqm on 150 sqm Lot Area = 16.3%
(Proposed DCP controls lots 140-200 = 15%)

	GFA	SITE AREA	PROPOSED FSR	PERMISSABLE FSR
6m	130.0	150	0.87	0.90



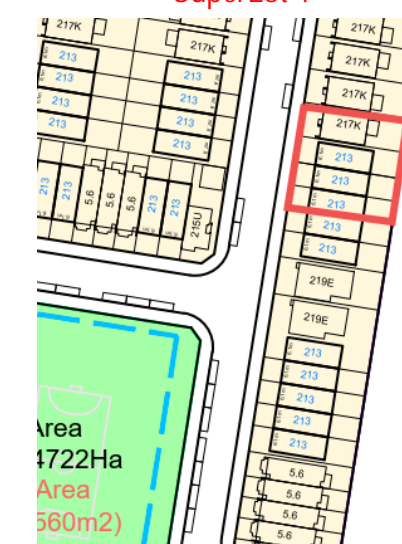
1 SITE SHADOW 21 JUNE 9AM
Scale 1:200



2 SITE SHADOW 21 JUNE 10AM
Scale 1:200

Note: Rear fence modelled as 2.1m high as per acoustic report

SuperLot 4



*note 28m lot depth

Date	Rev
------	-----

Amendment

project:
MILPERRA WSU

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MIRVAC DESIGN

Level 29/200 George St
Sydney NSW 2000
T 02 9580 8000

architecture
urban design
interior design
graphic design

Mirvac Design Pty Ltd
ABN 76 002 559 123

Mirvac Design International / Rappaport Architects
Diana Saraceno, Anita Varma, Michael Winer, David Herz, Parvaneh Sitabadi, Andrea Lu
www.mirvacdesign.com.au

Client:


mirvac

SHADOW_PLAN 21 JUNE - 9AM
& 10AM

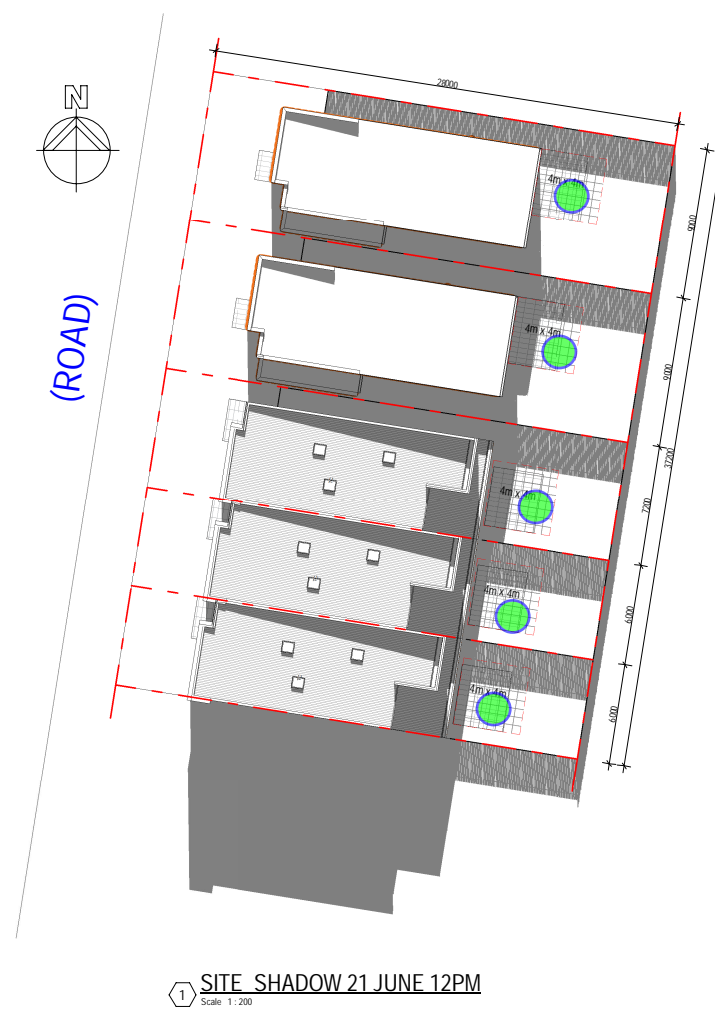
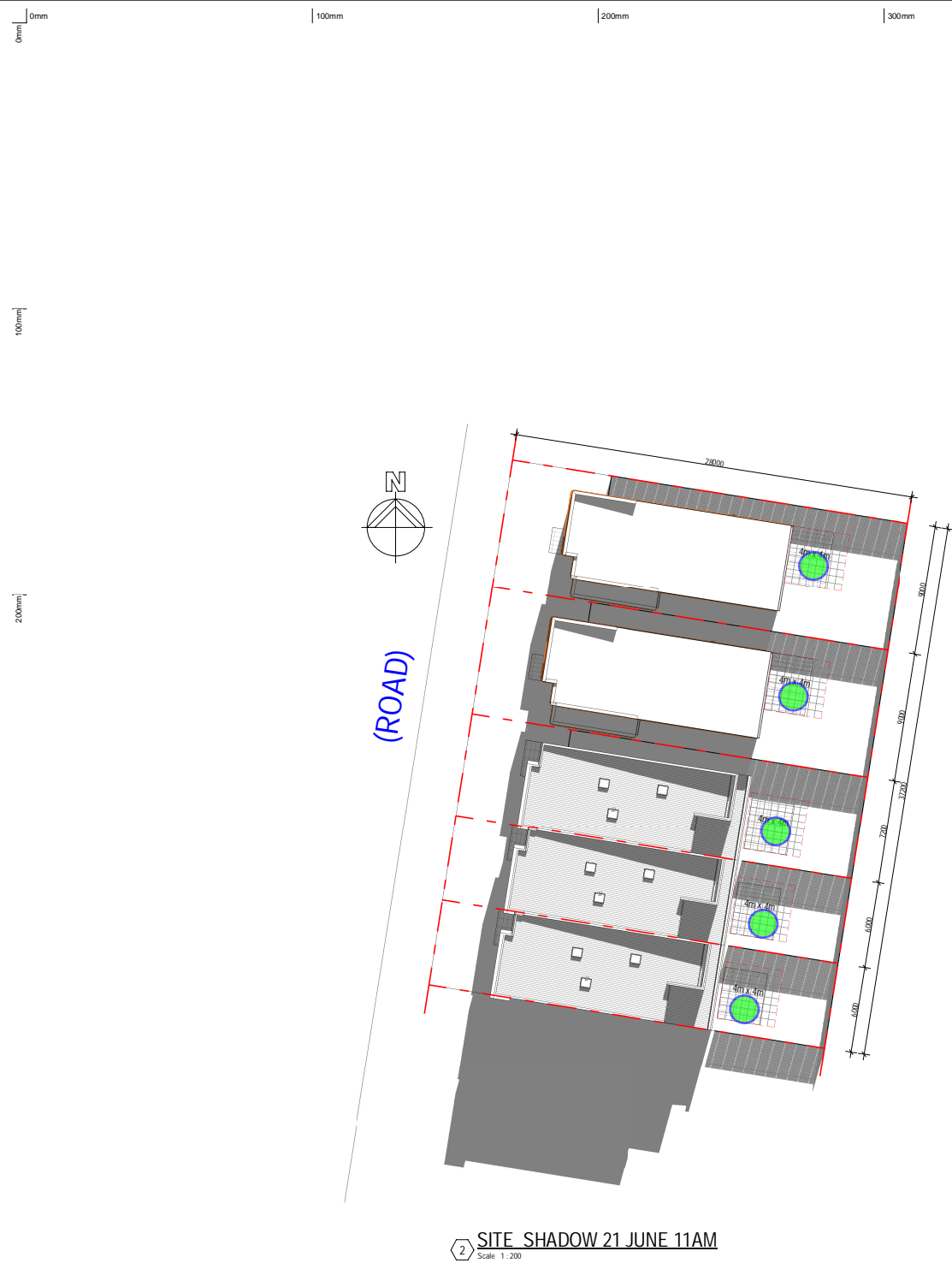
drawn: Author
approved: Approver

job no: Project
Number
lot no: date: APR 23
drawing no: 401

date: APR 23

scale @ A1: 1 : 200

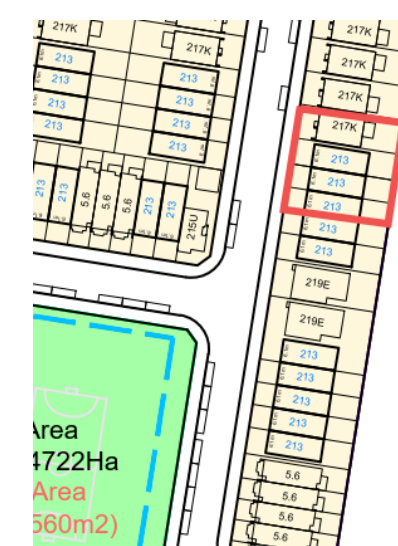
rev:



Denotes: Solar access for at least 50% of PPOS area

Note: Rear fence modelled as 2.1m high as per acoustic report

SuperLot 4



*note 28m lot depth

Date	Rev
------	-----

Amendment

project:
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MIRVAC DESIGN
architectural
urban design
interior design
graphic design

Level 29/205 George St
Sydney NSW 2000
T 02 9086 8100

Mirvac Design Pty Ltd
ABN 78 002 359 153

Mirvac Design: *Reinvented / Reimagined Architecture*
Diana Saraceno, Anita Verma, Michael Winer, David Hirst, Paramjit Sidbanti, Andrew Lee
www.mirvacdesign.com.au info.mirvacdesign.com.au

Client:

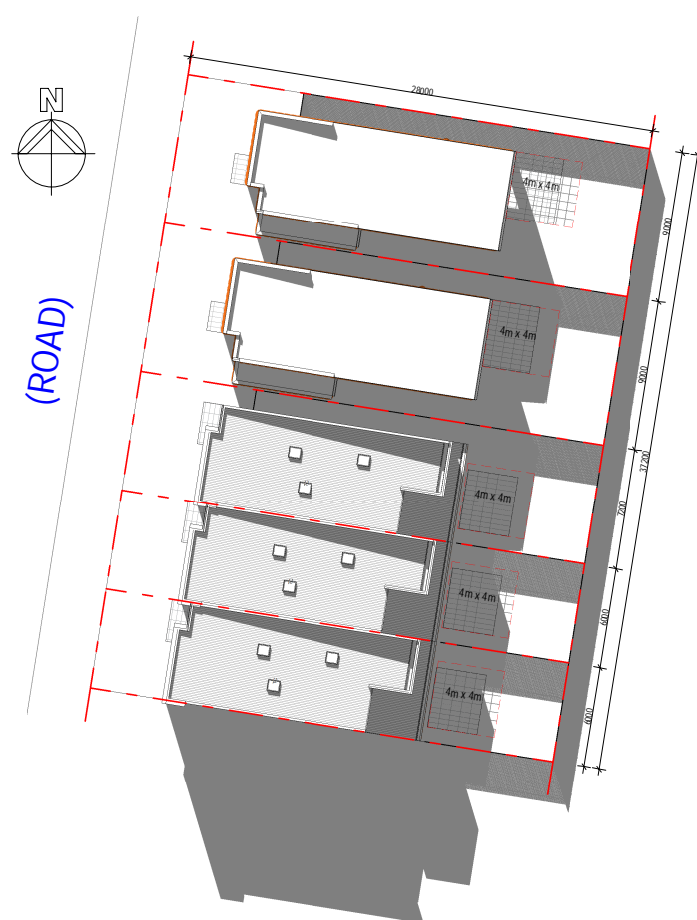
 mirvac

title: SHADOW_PLAN 21 JUNE - 11AM
& 12PM

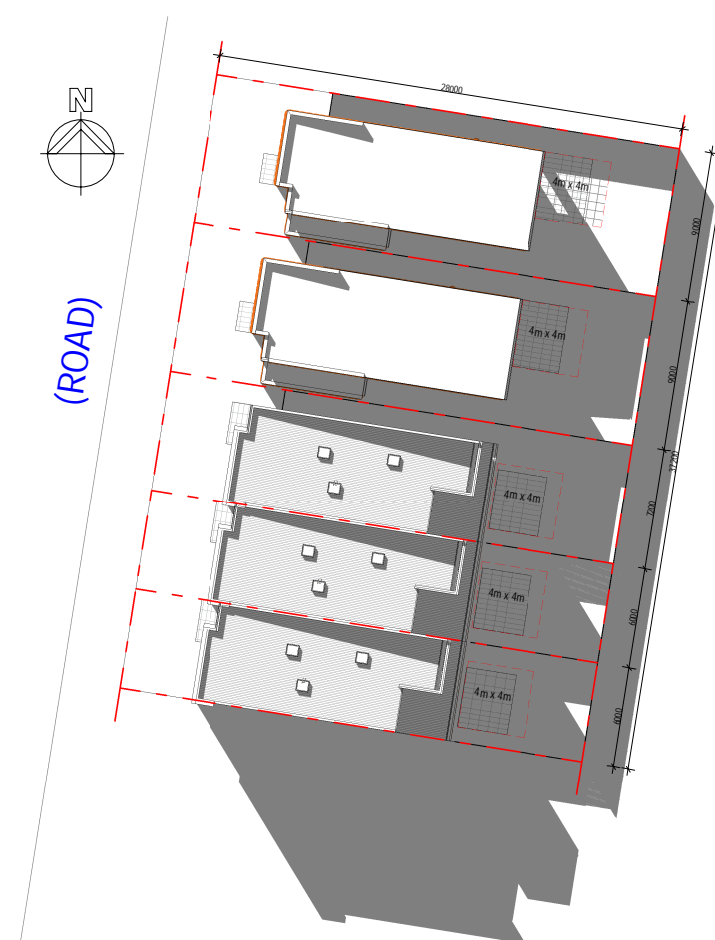
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approved: Approver

job no: Project date: APR 23
Number
lot no: drawing no: 40

scale @ A1: 1 : 200



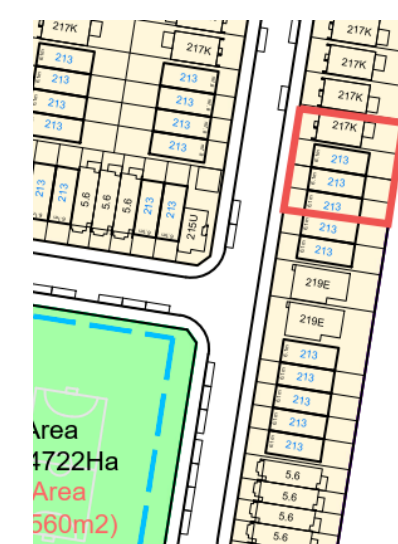
1 SITE SHADOW 21 JUNE 1PM
Scale 1:200



2 SITE SHADOW 21 JUNE 2PM
Scale 1:200

Note: Rear fence modelled as 2.1m high as per acoustic report

SuperLot 4



*note 28m lot depth

Date	Rev
------	-----

Amendment

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**MIRVAC
DESIGN**

architecture
urban design
interior design
graphic design

Level 29/290 George St
Sydney NSW 2000
T 02 9080 8000

Mirvac Design Pty Ltd
ABN 76 002 359 153

Mirvac Design International / Singapura Architects
Diana Scarozza, Anita Varma, Michael Winer, David Hirst, Paraming Sribandhi, Andros Lee
www.mirvacdesign.com.au/singaporearchitects_architects

client:

 mirvac

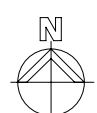
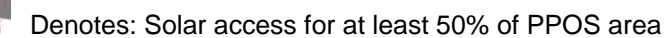
SHADOW_PLAN 21 JUNE - 1PM
& 2PM

drawn: Author
approved: Approver

job no: Project date: APR 23
Number
lot no: drawing no: 4

scale @ A1: 1 : 200

rev:

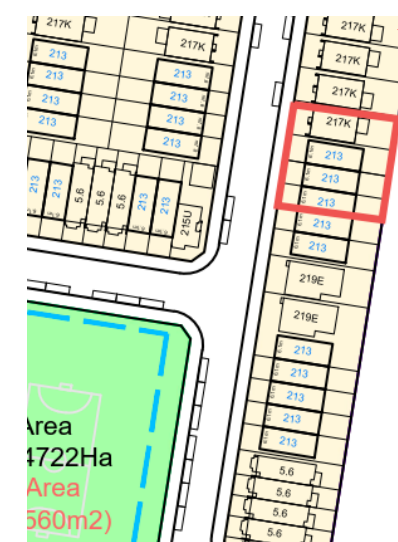


(ROAD)

1 SITE SHADOW 21 JUNE 3PM
Scale 1:200

Note: Rear fence modelled as 2.1m high as per acoustic report

SuperLot 4



*note 28m lot depth

Date	Rev
------	-----

Amendment

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**MIRVAC
DESIGN**
architects
urban design
interior design
graphic design

Level 29 250 George St
Sydney NSW 2000
T 02 9550 8000

Mirvac Design Pty Ltd
ABN 76 003 399 153

Mirvac Design Nominees / Responsible Architects:
Diana Saraceno, Anja Varma, Michael Weiner, David Hui, Pramoon Siribhandi, Andrew La
www.mirvacdesign.com.au/about-us/our-architects/

client:

 mirvac

title: SHADOW_PLAN 21 JUNE - 3PM

drawn: Author
approved: Approver

job no: Project
Number
lot no: date: APR 23
drawing no: 404

scale @ A1: 1 : 200

rev:

The site plan of Mount St Joseph School includes the following labeled areas and features:

- 2.06Ha**: A large green area at the top right of the site.
- Area 0.81Ha**: A blue-shaded area containing a building footprint and several circular tree symbols.
- Buildings and Units**: Various buildings are labeled with codes such as 217K, 220, 221L, 219E, 219, 219B, 219C, 219D, 219E, 219F, 219G, 219H, 219I, 219J, 219K, 219L, 219M, 219N, 219O, 219P, 219Q, 219R, 219S, 219T, 219U, 219V, 219W, 219X, 219Y, 219Z, 219AA, 219AB, 219AC, 219AD, 219AE, 219AF, 219AG, 219AH, 219AI, 219AJ, 219AK, 219AL, 219AM, 219AN, 219AO, 219AP, 219AQ, 219AR, 219AS, 219AT, 219AU, 219AV, 219AW, 219AX, 219AY, 219AZ, 219BA, 219BB, 219BC, 219BD, 219BE, 219BF, 219BG, 219BH, 219BI, 219BJ, 219BK, 219BL, 219BM, 219BN, 219BO, 219BP, 219BQ, 219BR, 219BS, 219BT, 219BU, 219BV, 219BW, 219BX, 219BY, 219BZ, 219CA, 219CB, 219CC, 219CD, 219CE, 219CF, 219CG, 219CH, 219CI, 219CJ, 219CK, 219CL, 219CM, 219CN, 219CO, 219CP, 219CQ, 219CR, 219CS, 219CT, 219CU, 219CV, 219CW, 219CX, 219CY, 219CZ, 219DA, 219DB, 219DC, 219DD, 219DE, 219DF, 219DG, 219DH, 219DI, 219DJ, 219DK, 219DL, 219DM, 219DN, 219DO, 219DP, 219DQ, 219DR, 219DS, 219DT, 219DU, 219DV, 219DW, 219DX, 219DY, 219DZ, 219EA, 219EB, 219EC, 219ED, 219EE, 219EF, 219EG, 219EH, 219EI, 219EJ, 219EK, 219EL, 219EM, 219EN, 219EO, 219EP, 219EQ, 219ER, 219ES, 219ET, 219EU, 219EV, 219EW, 219EX, 219EY, 219EZ, 219FA, 219FB, 219FC, 219FD, 219FE, 219FF, 219FG, 219FH, 219FI, 219FJ, 219FK, 219FL, 219FM, 219FN, 219FO, 219FP, 219FQ, 219FR, 219FS, 219FT, 219FU, 219FV, 219FW, 219FX, 219FY, 219FZ, 219GA, 219GB, 219GC, 219GD, 219GE, 219GF, 219GG, 219GH, 219GI, 219GJ, 219GK, 219GL, 219GM, 219GN, 219GO, 219GP, 219GQ, 219GR, 219GS, 219GT, 219GU, 219GV, 219GW, 219GX, 219GY, 219GZ, 219HA, 219HB, 219HC, 219HD, 219HE, 219HF, 219HG, 219HH, 219HI, 219HJ, 219HK, 219HL, 219HM, 219HN, 219HO, 219HP, 219HQ, 219HR, 219HS, 219HT, 219HU, 219HV, 219HW, 219HX, 219HY, 219HZ, 219IA, 219IB, 219IC, 219ID, 219IE, 219IF, 219IG, 219IH, 219II, 219IJ, 219IK, 219IL, 219IM, 219IN, 219IO, 219IP, 219IQ, 219IR, 219IS, 219IT, 219IU, 219IV, 219IW, 219IX, 219IY, 219IZ, 219JA, 219JB, 219JC, 219JD, 219JE, 219JF, 219JG, 219JH, 219JI, 219JJ, 219JK, 219JL, 219JM, 219JN, 219JO, 219JP, 219JQ, 219JR, 219JS, 219JT, 219JU, 219JV, 219JW, 219JX, 219JY, 219JZ, 219KA, 219KB, 219KC, 219KD, 219KE, 219KF, 219KG, 219KH, 219KI, 219KJ, 219KK, 219KL, 219KM, 219KN, 219KO, 219KP, 219KQ, 219KR, 219KS, 219KT, 219KU, 219KV, 219KW, 219KX, 219KY, 219KZ, 219LA, 219LB, 219LC, 219LD, 219LE, 219LF, 219LG, 219LH, 219LI, 219LJ, 219LK, 219LL, 219LM, 219LN, 219LO, 219LP, 219LQ, 219LR, 219LS, 219LT, 219LU, 219LV, 219LW, 219LX, 219LY, 219LZ, 219MA, 219MB, 219MC, 219MD, 219ME, 219MF, 219MG, 219MH, 219MI, 219MJ, 219MK, 219ML, 219MN, 219MO, 219MP, 219MQ, 219MR, 219MS, 219MT, 219MU, 219MV, 219MW, 219MX, 219MY, 219MZ, 219NA, 219NB, 219NC, 219ND, 219NE, 219NF, 219NG, 219NH, 219NI, 219NJ, 219NK, 219NL, 219NM, 219NN, 219NO, 219NP, 219NQ, 219NR, 219NS, 219NT, 219NU, 219NV, 219NW, 219NX, 219NY, 219NZ, 219OA, 219OB, 219OC, 219OD, 219OE, 219OF, 219OG, 219OH, 219OI, 219OJ, 219OK, 219OL, 219OM, 219ON, 219OO, 219OP, 219OQ, 219OR, 219OS, 219OT, 219OU, 219OV, 219OW, 219OX, 219OY, 219OZ, 219PA, 219PB, 219PC, 219PD, 219PE, 219PF, 219PG, 219PH, 219PI, 219PJ, 219PK, 219PL, 219PM, 219PN, 219PO, 219PP, 219PQ, 219PR, 219PS, 219PT, 219PU, 219PV, 219PW, 219PX, 219PY, 219PZ, 219QA, 219QB, 219QC, 219QD, 219QE, 219QF, 219QG, 219QH, 219QI, 219QJ, 219QK, 219QL, 219QM, 219QN, 219QO, 219QP, 219QQ, 219QR, 219QS, 219QT, 219QU, 219QV, 219QW, 219QX, 219QY, 219QZ, 219RA, 219RB, 219RC, 219RD, 219RE, 219RF, 219RG, 219RH, 219RI, 219RJ, 219RK, 219RL, 219RM, 219RN, 219RO, 219RP, 219RQ, 219RR, 219RS, 219RT, 219RU, 219RV, 219RW, 219RX, 219RY, 219RZ, 219SA, 219SB, 219SC, 219SD, 219SE, 219SF, 219SG, 219SH, 219SI, 219SJ, 219SK, 219SL, 219SM, 219SN, 219SO, 219SP, 219SQ, 219SR, 219SS, 219ST, 219SU, 219SV, 219SW, 219SX, 219SY, 219SZ, 219TA, 219TB, 219TC, 219TD, 219TE, 219TF, 219TG, 219TH, 219TI, 219TJ, 219TK, 219TL, 219TM, 219TN, 219TO, 219TP, 219TQ, 219TR, 219TS, 219TT, 219TU, 219TV, 219TW, 219TX, 219TY, 219TZ, 219UA, 219UB, 219UC, 219UD, 219UE, 219UF, 219UG, 219UH, 219UI, 219UJ, 219UK, 219UL, 219UM, 219UN, 219UO, 219UP, 219UQ, 219UR, 219US, 219UT, 219UU, 219UV, 219UW, 219UX, 219UY, 219UZ, 219VA, 219VB, 219VC, 219VD, 219VE, 219VF, 219VG, 219VH, 219VI, 219VJ, 219VK, 219VL, 219VM, 219VN, 219VO, 219VP, 219VQ, 219VR, 219VS, 219VT, 219VU, 219VV, 219VW, 219VX, 219VY, 219VZ, 219WA, 219WB, 219WC, 219WD, 219WE, 219WF, 219WG, 219WH, 219WI, 219WJ, 219WK, 219WL, 219WM, 219WN, 219WO, 219WP, 219WQ, 219WR, 219WS, 219WT, 219WU, 219WV, 219WW, 219WX, 219WY, 219WZ, 219XA, 219XB, 219XC, 219XD, 219XE, 219XF, 219XG, 219XH, 219XI, 219XJ, 219XK, 219XL, 219XM, 219XN, 219XO, 219XP, 219XQ, 219XR, 219XS, 219XT, 219XU, 219XV