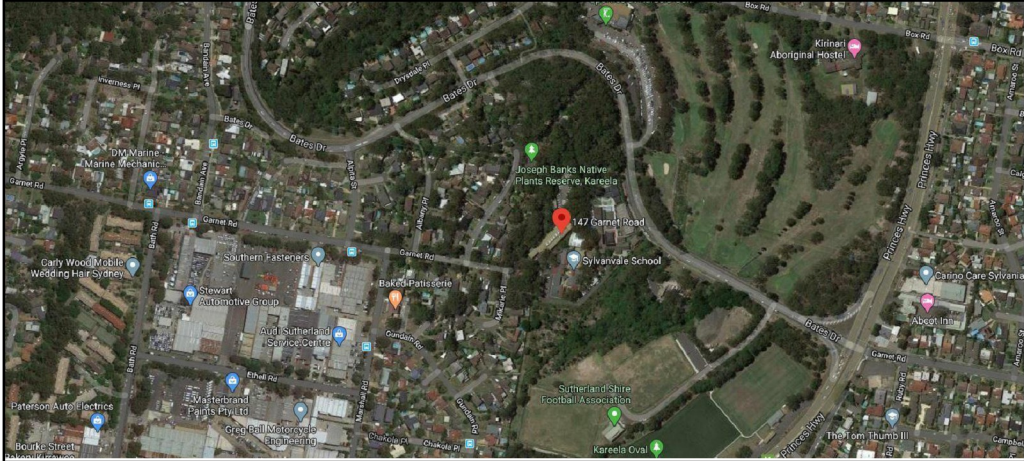


DEVELOPMENT SUMMARY

Site Area	=	9538m ²
Zone	=	Proposed R2 (with additional use)
Max FSR	=	0.7:1 (6676.6m ²)
Min landscaping	=	4769m ² (50%)
Proposed FSR	=	0.7:1 (6672m ²)
Proposed Landscaping	=	4800m ² (50%)
Proposed Landscaping with Podium	=	5300m ² (55%)
1 bedroom - 6 off		
2 Bedrooms - 37 off		
3 Bedrooms - 17 off		
4 Bedrooms - 3 off		
Total - 63 off		
Residential Parking required	=	102
Visitors Parking required	=	16
Total Parking required	=	118



G	Issue for Planner Approval	23/07/20
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O	Issued to council	24/11/21
P	Issued to Council for Exhibition	26/07/22

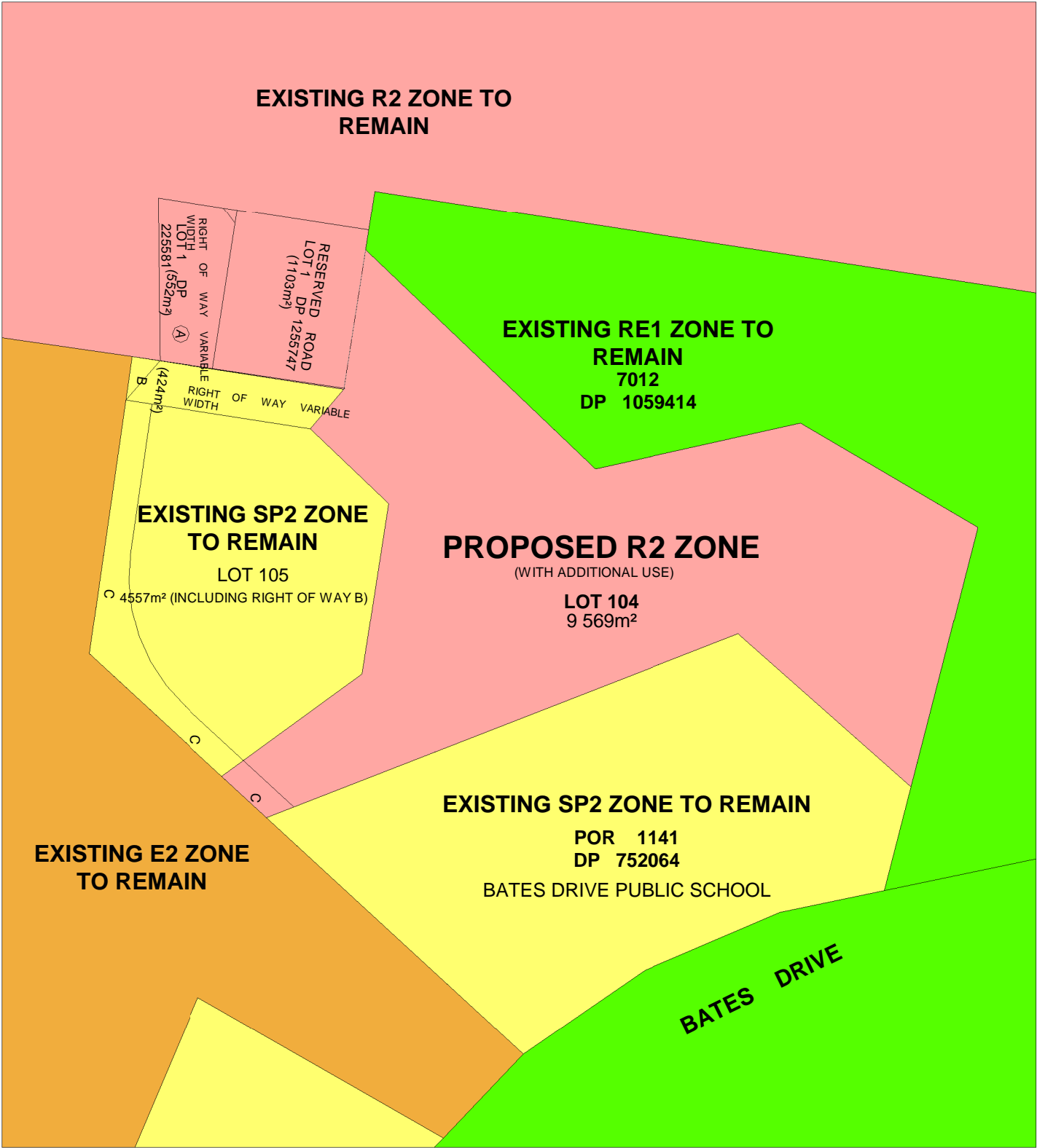
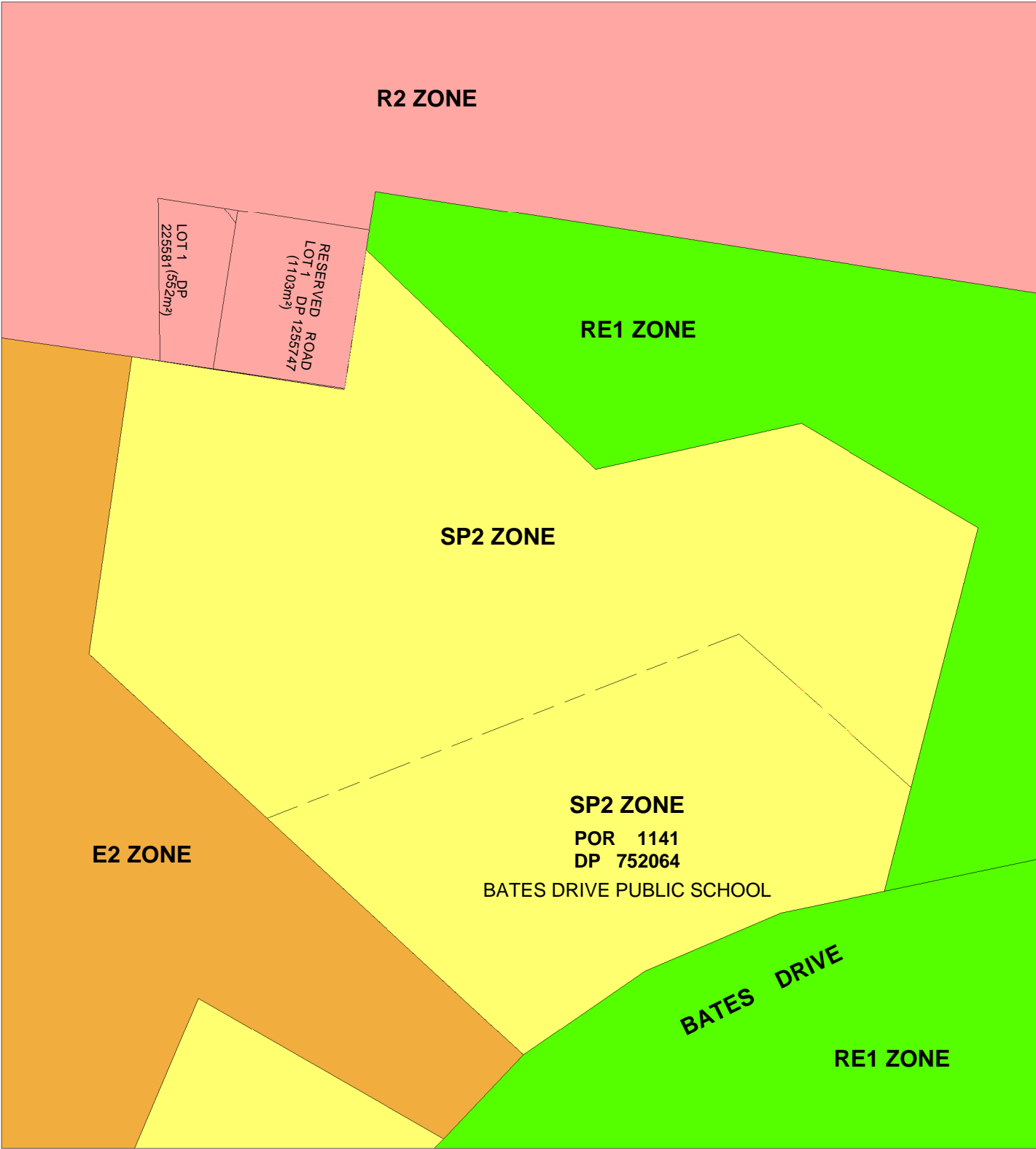
Room Schedule

Level	Name	Area
Level 3	1B	53 m ²
Level 3	1B	53 m ²
Level 4	1B	53 m ²
Level 4	1B	53 m ²
Level 5	1B	53 m ²
Level 5	1B	53 m ²
Level 2	2B	83 m ²
Level 2	2B	83 m ²
Level 2	2B	83 m ²
Level 2	2B	84 m ²
Level 3	2B	80 m ²
Level 3	2B	80 m ²
Level 3	2B	80 m ²
Level 3	2B	85 m ²
Level 3	2B	85 m ²
Level 3	2B	90 m ²
Level 3	2B	90 m ²
Level 4	2B	80 m ²
Level 4	2B	80 m ²
Level 4	2B	80 m ²
Level 4	2B	85 m ²
Level 4	2B	85 m ²
Level 4	2B	90 m ²
Level 4	2B	90 m ²
Level 5	2B	80 m ²
Level 5	2B	80 m ²
Level 5	2B	80 m ²
Level 5	2B	80 m ²
Level 5	2B	85 m ²
Level 5	2B	85 m ²
Level 5	2B	90 m ²
Level 5	2B	90 m ²
Level 5	2B	90 m ²
Level 6	2B	80 m ²
Level 6	2B	80 m ²
Level 6	2B	80 m ²
Level 6	2B	80 m ²
Level 6	2B	90 m ²
Level 6	2B	90 m ²
Level 7	2B	80 m ²
Level 7	2B	80 m ²
Level 7	2B	90 m ²
Level 1	3B	131 m ²
Level 2	3B	131 m ²
Level 3	3B	109 m ²
Level 3	3B	109 m ²
Level 3	3B	109 m ²
Level 3	3B	109 m ²
Level 3	3B	131 m ²
Level 4	3B	109 m ²
Level 4	3B	109 m ²
Level 4	3B	109 m ²
Level 4	3B	109 m ²
Level 4	3B	131 m ²
Level 5	3B	109 m ²
Level 5	3B	109 m ²
Level 5	3B	109 m ²
Level 5	3B	109 m ²
Level 6	3B	113 m ²
Level 6	4B	198 m ²
Level 6	4B	202 m ²
Level 7	4B	190 m ²

Grand total: 63

Sheet List

Number	Name	Current Revision	Current Revision Date
00	Cover Sheet	P	26/07/22
04	Proposed Zoning Plan	P	26/07/22
06	Site Plan	P	26/07/22
07	Ground Floor Plan	P	26/07/22
08	Level 1 Plan	P	26/07/22
09	Level 2 Plan	P	26/07/22
10	Level 3 Plan	P	26/07/22
11	Level 4 Plan	P	26/07/22
11A	Level 5	P	26/07/22
11B	Level 6	P	26/07/22
11C	Level 7	P	26/07/22
12	Elevations	P	26/07/22
13	Sections	P	26/07/22
16	Shadows	P	26/07/22
17	Shadows	P	26/07/22
17B	Shadows	P	26/07/22
17C	Shadows	P	26/07/22
18	Area Plans	P	26/07/22
19	Area Plans	P	26/07/22
19A	Area Plans	P	26/07/22
20	Landscape Calculation	P	26/07/22
21	Trees Plan	P	26/07/22
31	Disturbed Area Plan	P	26/07/22
32	SEPP 65 Suns eye	P	26/07/22



1. Current Zoning Plan

D	Updated issue for Community Consultation	11/05/20
F	Updated Tree Plan	29/05/20
K	Issued to Council Version R4	9/4/21
M	Issued to council R4	21/4/21
O	Issued to council	24/11/21
P	Issued to Council for Exhibition	26/07/22

2. Proposed Zoning Plan

Entry from >ARCHITECTS

RI



AS



30/03/21

30/03/21

G	Issue for Planner Approval
I	Issued to Planner Version 1

20020	147 Garnet
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G Issue for Planner Approval
I Issued to Planner Version R4
K Issued to Council Version R4
M Issued to council R4
O Issued to council
P Issued to Council for Exhibition

23/07/20
30/03/21
9/4/21
20/4/21
24/10/21
26/07/22



G Issue for Planner Approval
I Issued to Planner Version R4
K Issued to Council Version R4
M Issued to council R4
O Issued to council
P Issued to Council for Exhibition

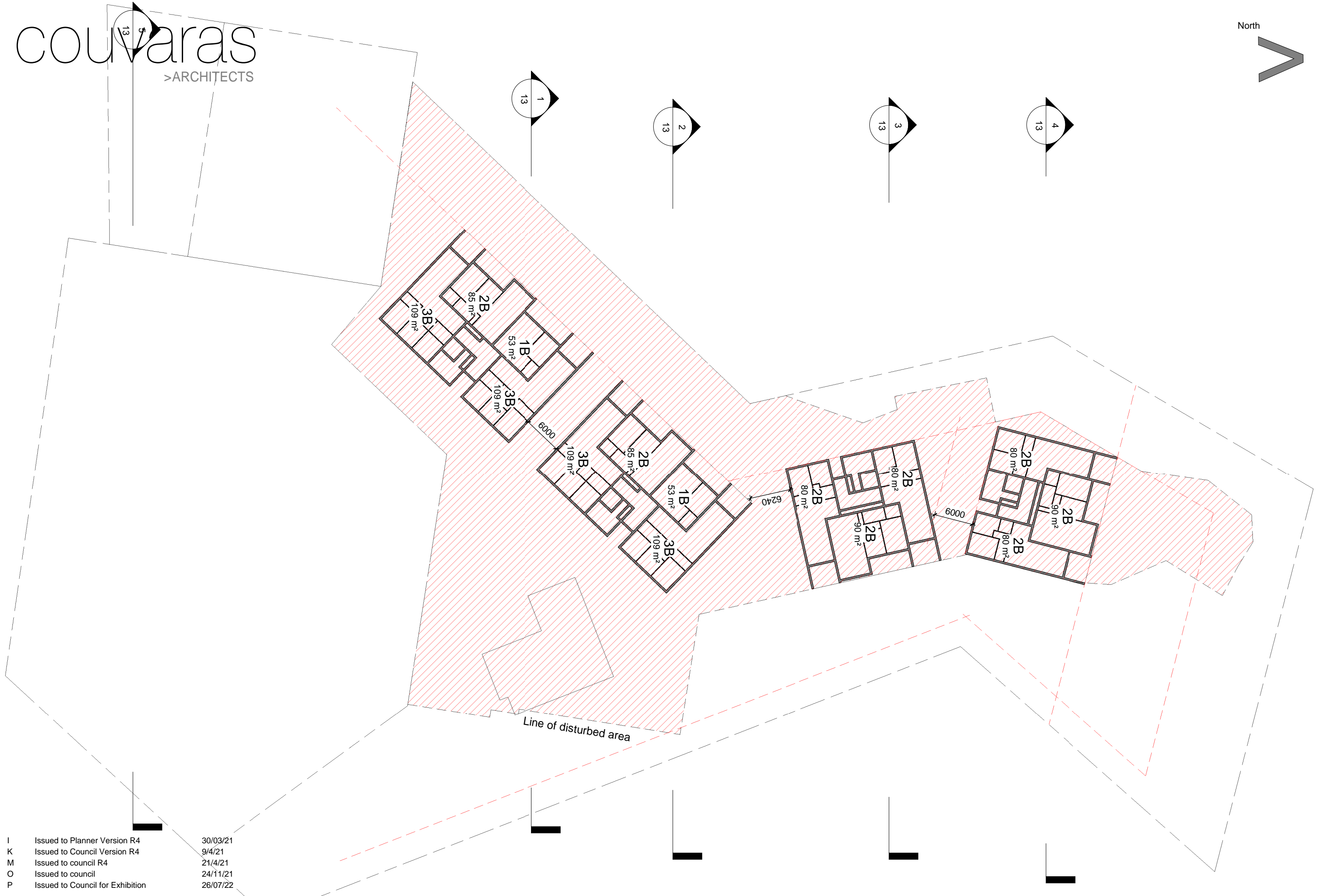
23/07/20
30/03/21
9/4/21
20/4/21
24/11/21
26/07/21



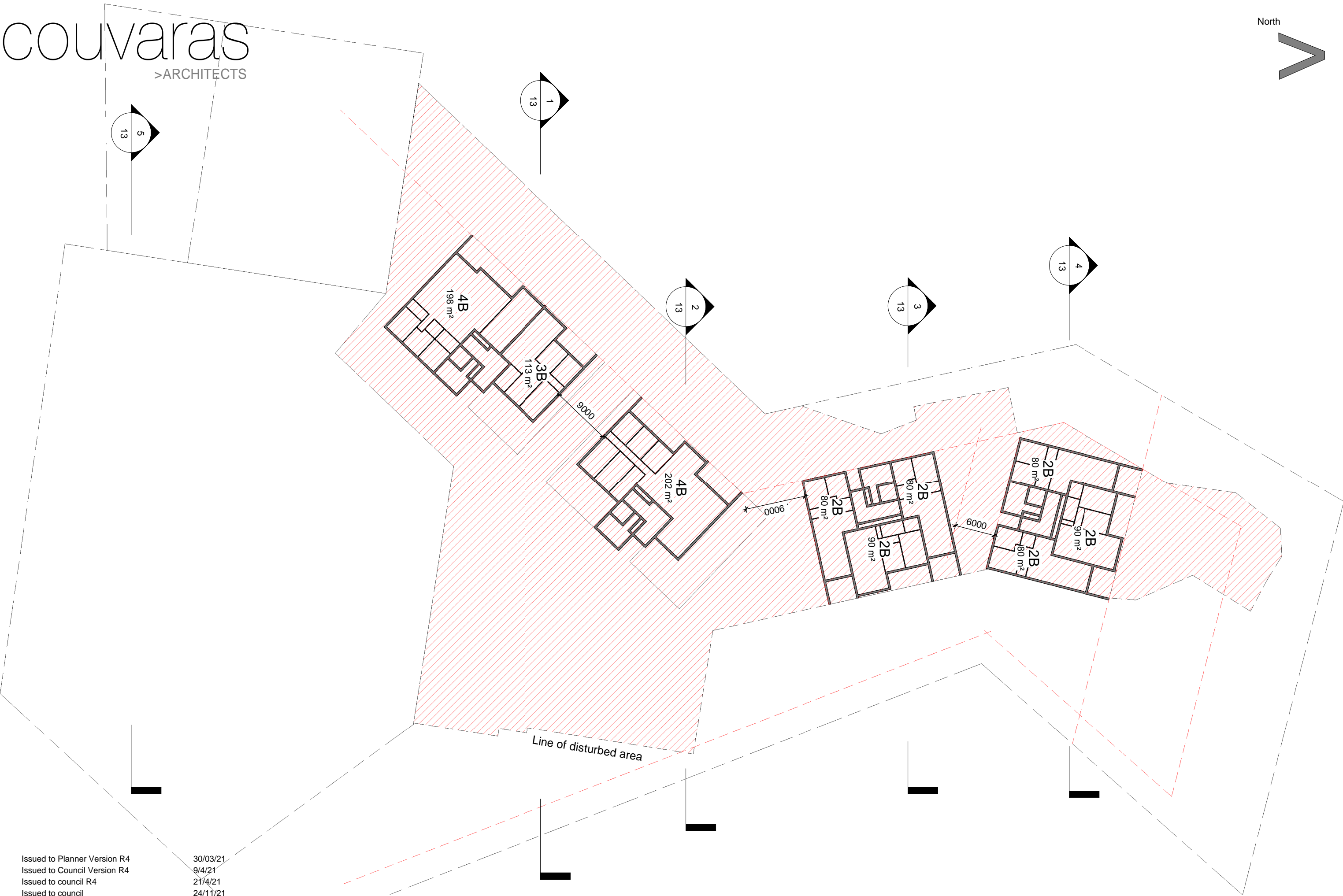
G Issue for Planner Approval
I Issued to Planner Version R4
K Issued to Council Version R4
M Issued to council R4
O Issued to council
P Issued to Council for Exhibition

23/07/20
30/03/21
04/21
21/4/21
24/11/21
26/07/22

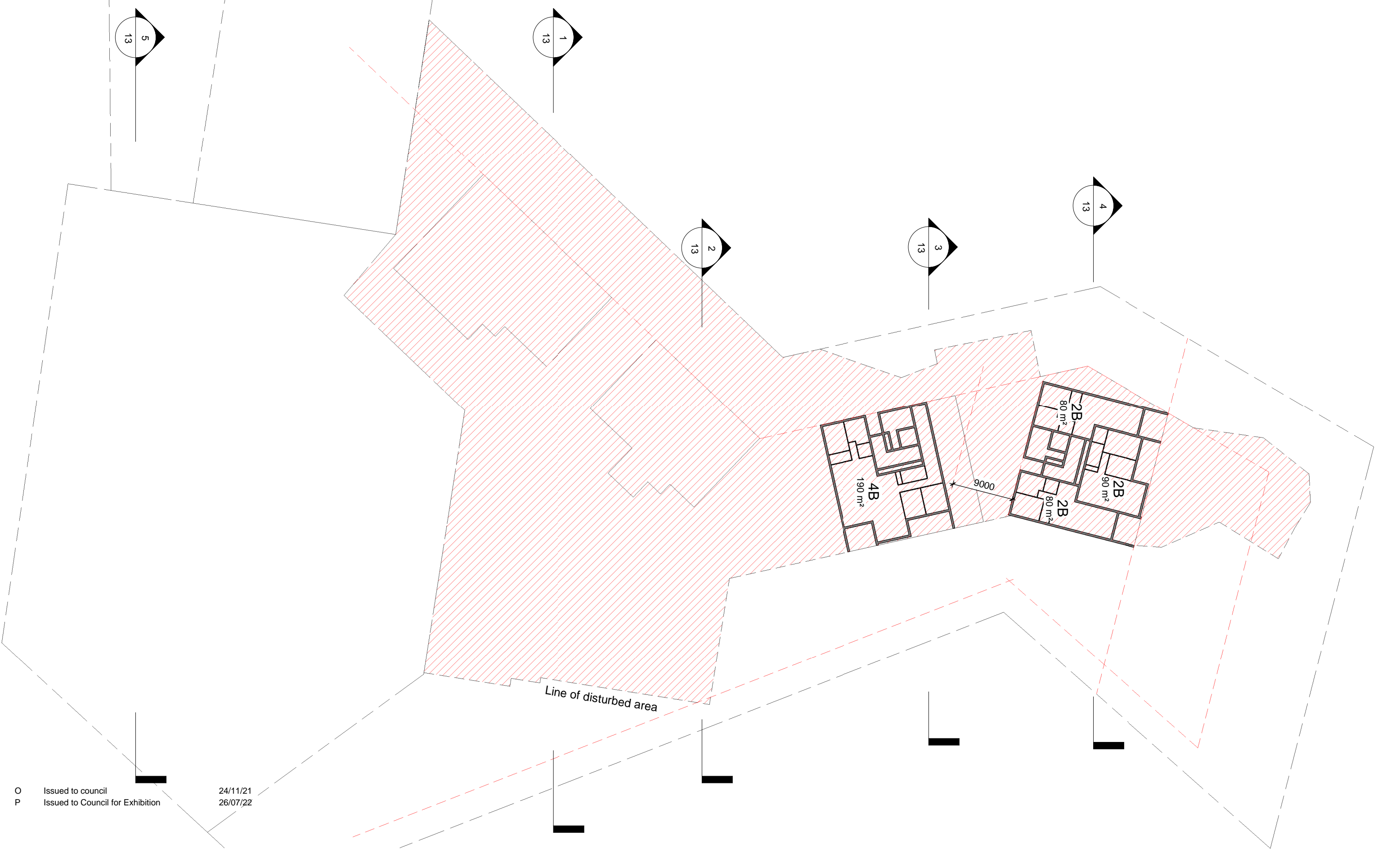




I	Issued to Planner Version R4	30/03/21
K	Issued to Council Version R4	9/4/21
M	Issued to council R4	21/4/21
O	Issued to council	24/11/21
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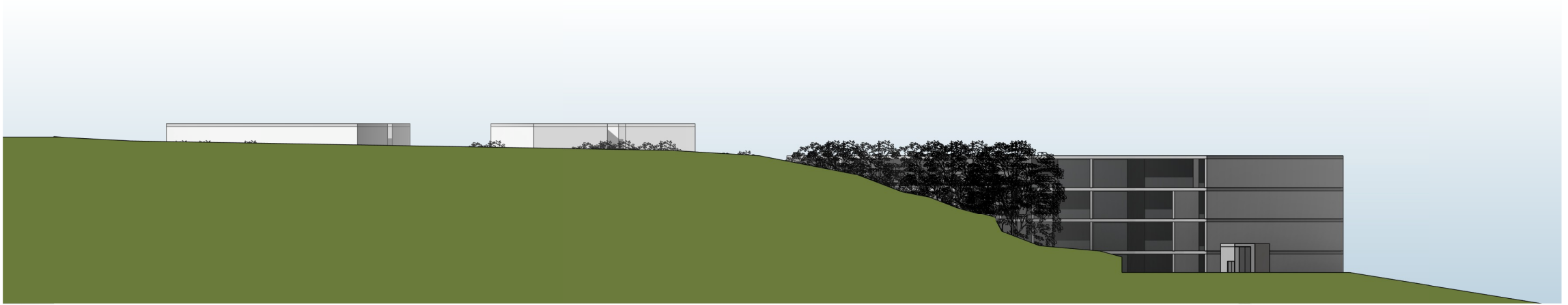
I	Issued to Planner Version R4	30/03/21
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M	Issued to council R4	21/4/21
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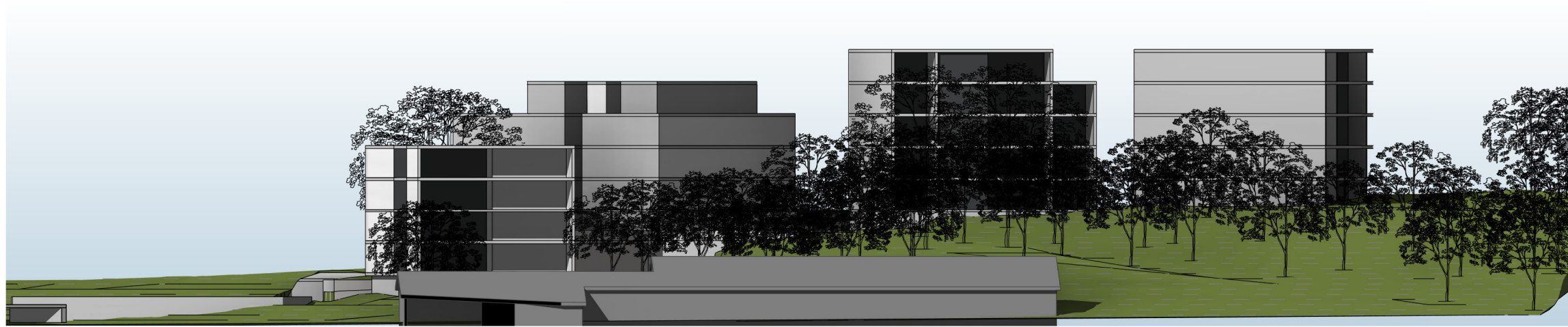
O Issued to council
P Issued to Council for Exhibition

24/11/21
26/07/22

1. West
Scale 1 : 500



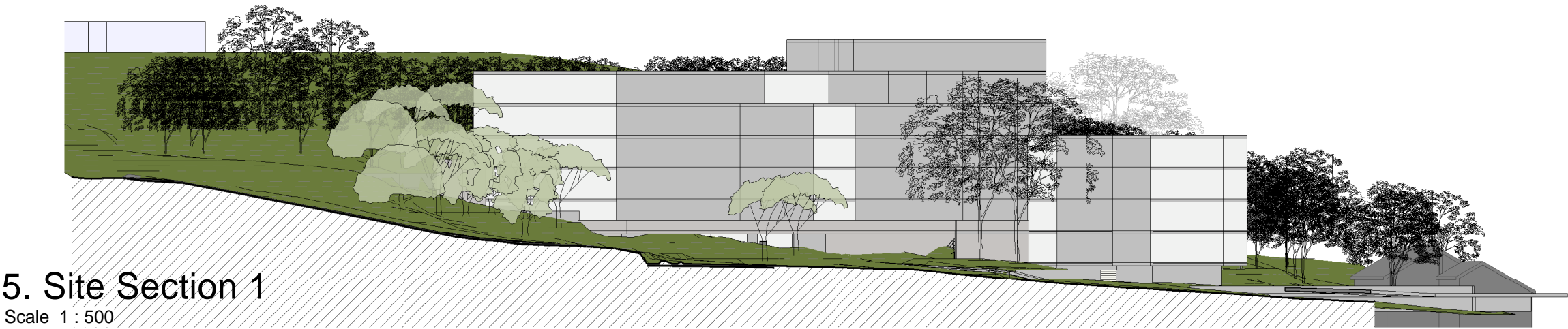
2. East
Scale 1 : 500



3. South
Scale 1 : 500

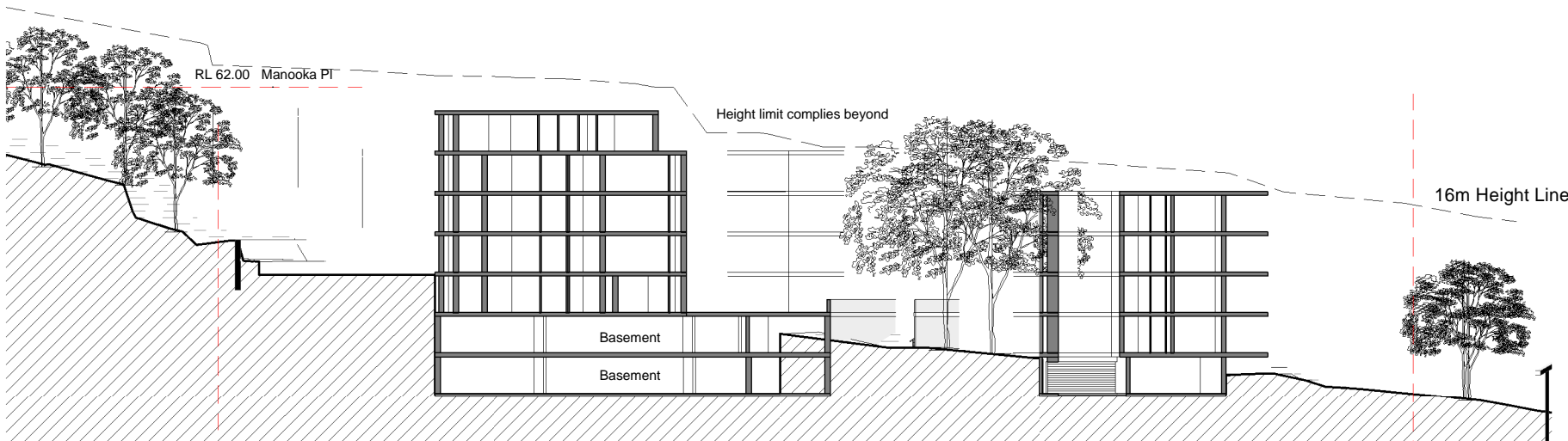


G	Issue for Planner Approval	23/07/20
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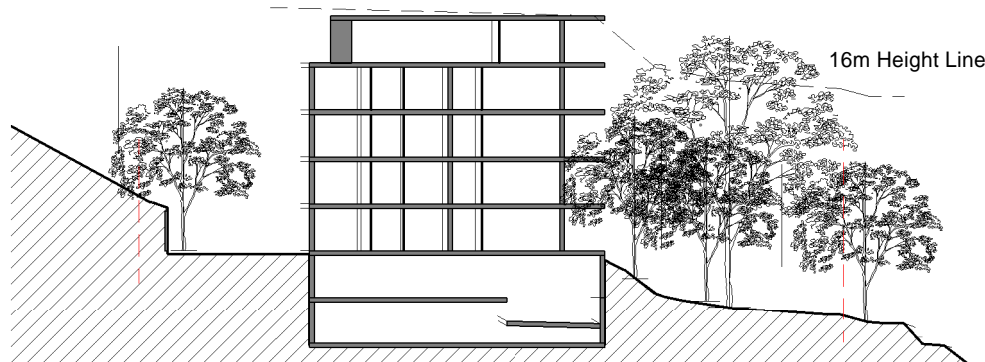
5. Site Section 1

Scale 1 : 500



1. Section 1

Scale 1 : 500



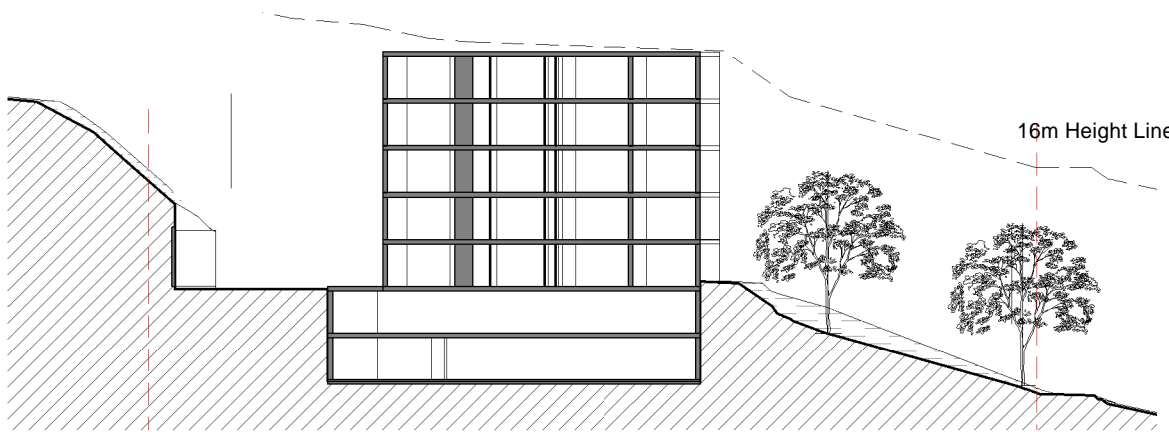
3. Section 3

Scale 1 : 500



2. Section 2

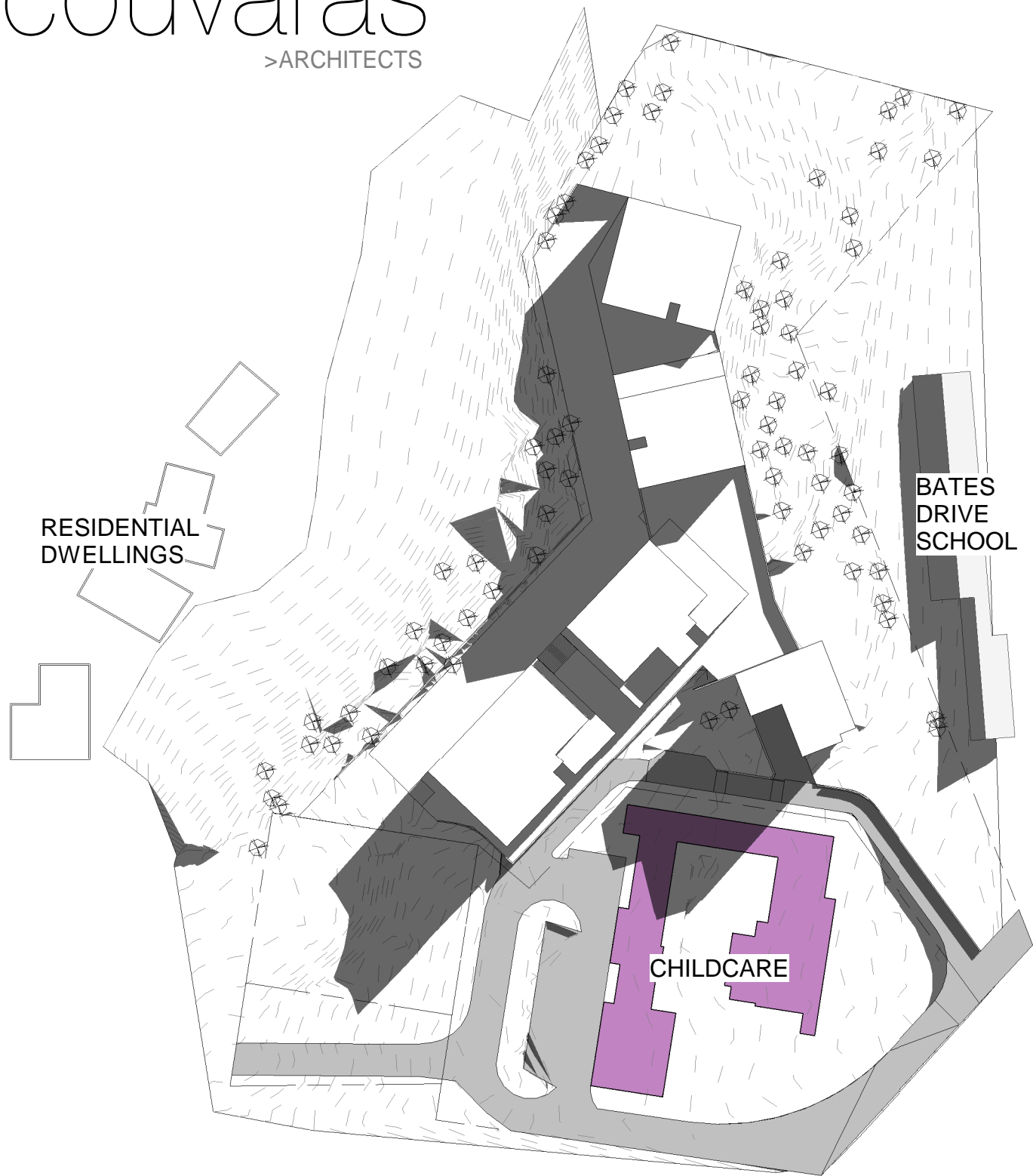
Scale 1 : 500



4. Section 4

Scale 1 : 500

G	Issue for Planner Approval	23/07/20
I	Issued to Planner Version R4	30/03/21
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O	Issued to council	24/11/21
P	Issued to Council for Exhibition	26/07/22



1. Shadow June 21 9am

Scale 1 : 1000

2. Shadow June 21 10am

Scale 1 : 1000

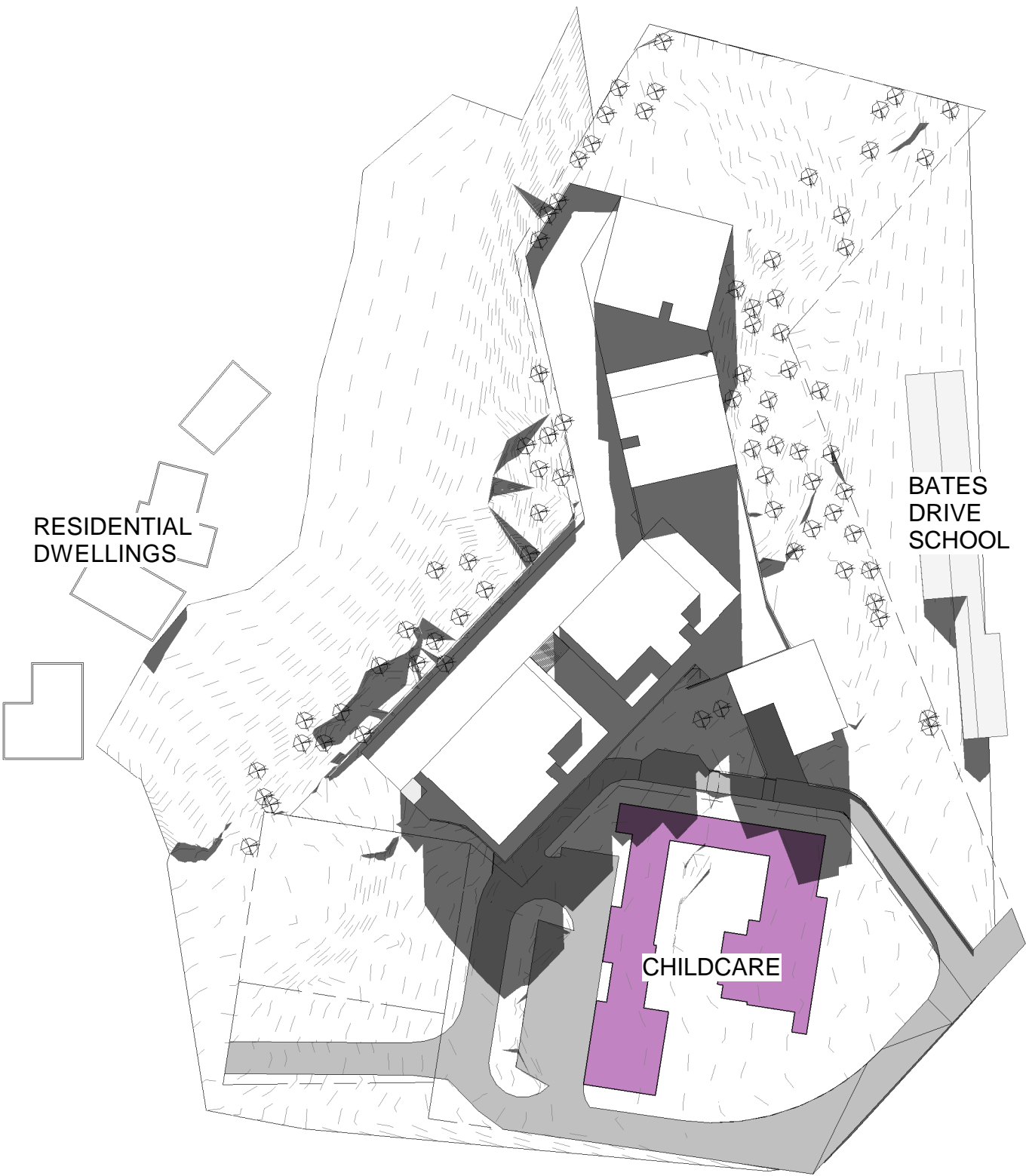
F	Updated Tree Plan	29/05/20
I	Issued to Planner Version R4	30/03/21
K	Issued to Council Version R4	9/4/21
M	Issued to council R4	21/4/21
O	Issued to council	24/11/21
P	Issued to Council for Exhibition	26/07/22



RESIDENTIAL DWELLINGS

1. Shadow June 21 11am

Scale 1 : 1000

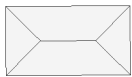


RESIDENTIAL DWELLINGS

2. Shadow June 21 12pm

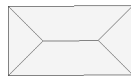
Scale 1 : 1000

F	Updated Tree Plan	29/05/20
I	Issued to Planner Version R4	30/03/21
K	Issued to Council Version R4	9/4/21
M	Issued to council R4	21/4/21
O	Issued to council	24/11/21
P	Issued to Council for Exhibition	26/07/22



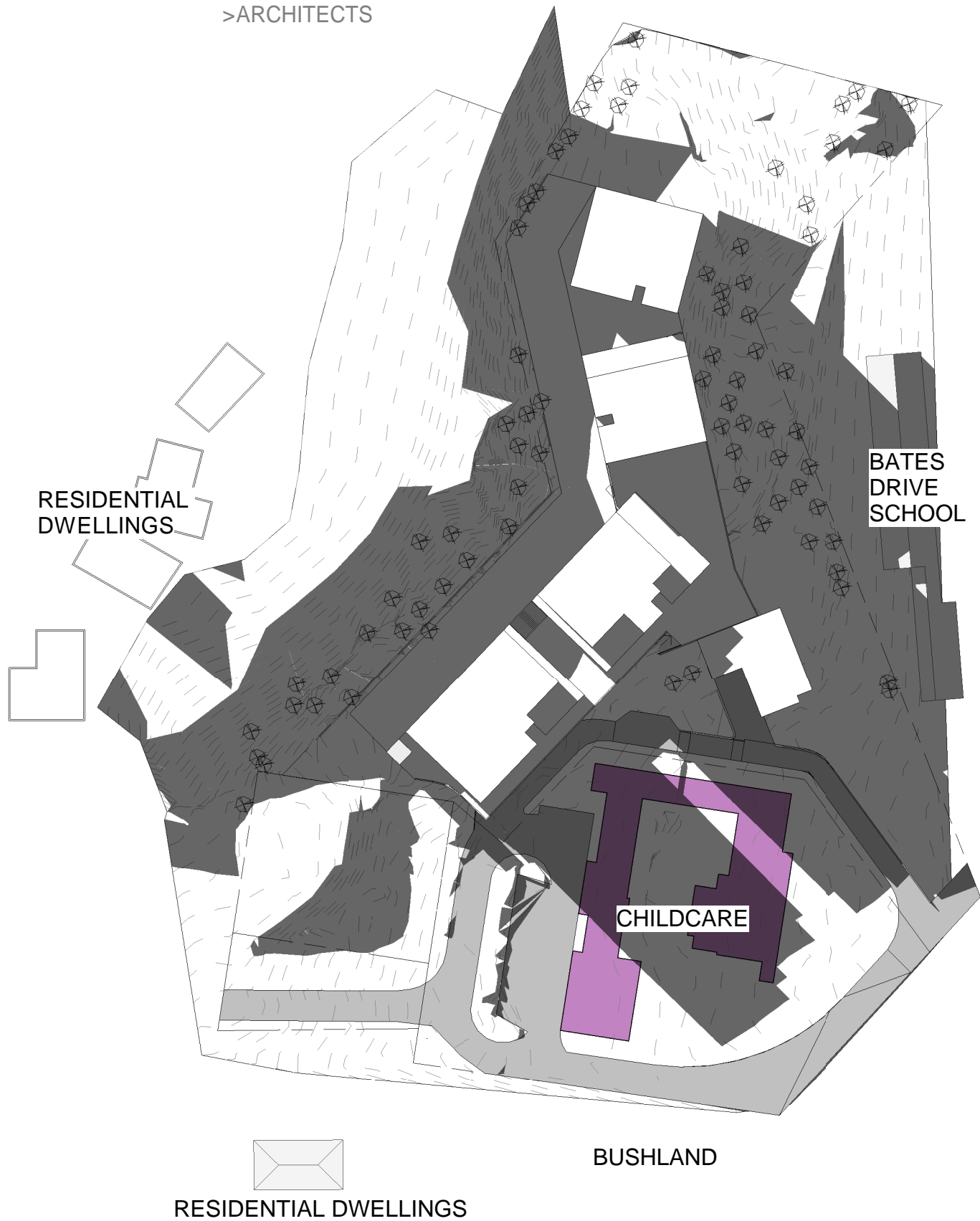
RESIDENTIAL DWELLINGS

1. Shadow June 21 1pm
Scale 1 : 1000



RESIDENTIAL DWELLINGS

2. Shadow June 21 2pm
Scale 1 : 1000

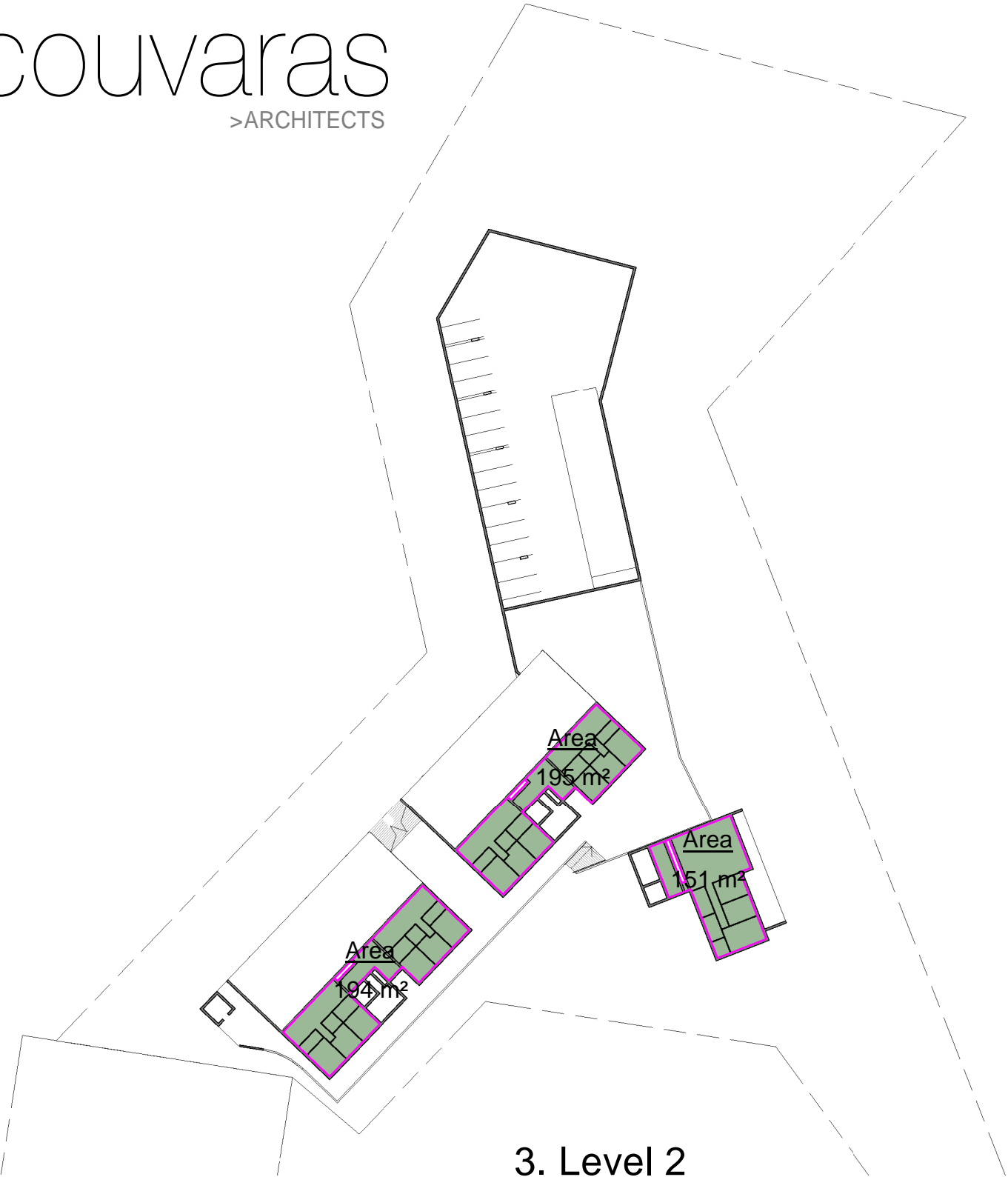


1. Shadow June 21 3pm

Scale 1 : 1000

Issued to Council for Exhibition

26/07/22



3. Level 2
Scale 1 : 750



1. Level 3
Scale 1 : 750

Gross Floor Area	
Level	Area
Level 1	151 m²
Level 2	151 m²
Level 2	194 m²
Level 2	195 m²
Level 3	151 m²
Level 3	280 m²
Level 3	280 m²
Level 3	395 m²
Level 3	396 m²
Level 4	151 m²
Level 4	280 m²
Level 4	280 m²
Level 4	395 m²
Level 4	396 m²
Level 5	280 m²
Level 5	280 m²
Level 5	395 m²
Level 5	396 m²
Level 6	231 m²
Level 6	280 m²
Level 6	280 m²
Level 6	343 m²
Level 7	215 m²
Level 7	280 m²
6672 m²	

G	Issue for Planner Approval	23/07/20
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Scale 1 : 750



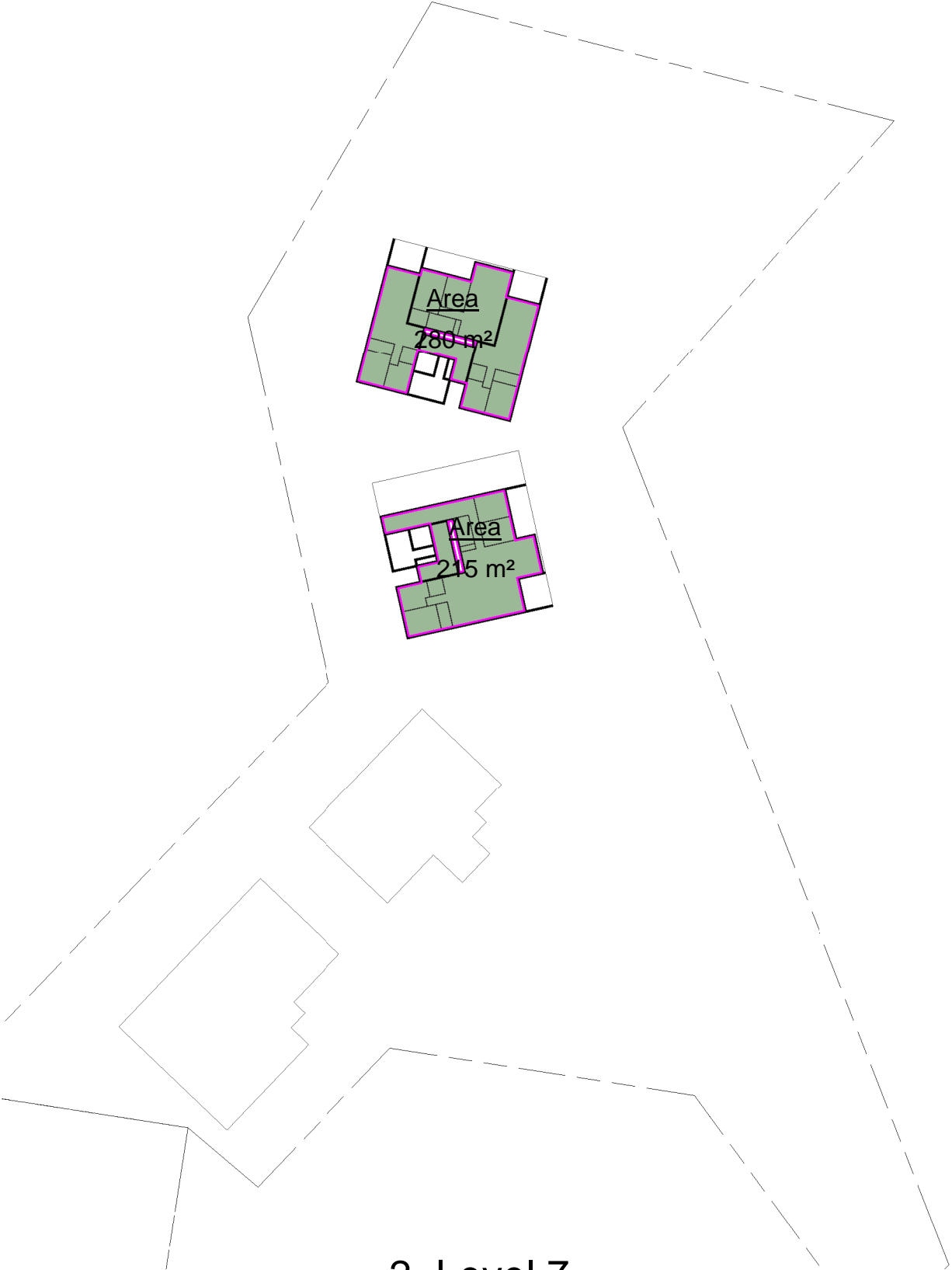
Scale 1 : 750

Gross Floor Area	
Level	Area
Level 1	151 m²
Level 2	151 m²
Level 2	194 m²
Level 2	195 m²
Level 3	151 m²
Level 3	280 m²
Level 3	280 m²
Level 3	395 m²
Level 3	396 m²
Level 4	151 m²
Level 4	280 m²
Level 4	280 m²
Level 4	395 m²
Level 4	396 m²
Level 5	280 m²
Level 5	280 m²
Level 5	395 m²
Level 5	396 m²
Level 6	231 m²
Level 6	280 m²
Level 6	280 m²
Level 6	343 m²
Level 7	215 m²
Level 7	280 m²
6672 m²	

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1. Level 6
Scale 1 : 750



2. Level 7
Scale 1 : 750

Gross Floor Area	
Level	Area
Level 1	151 m²
Level 2	151 m²
Level 2	194 m²
Level 2	195 m²
Level 3	151 m²
Level 3	280 m²
Level 3	280 m²
Level 3	395 m²
Level 3	396 m²
Level 4	151 m²
Level 4	280 m²
Level 4	280 m²
Level 4	395 m²
Level 4	396 m²
Level 5	280 m²
Level 5	280 m²
Level 5	395 m²
Level 5	396 m²
Level 6	231 m²
Level 6	280 m²
Level 6	280 m²
Level 6	343 m²
Level 7	215 m²
Level 7	280 m²

6672 m²

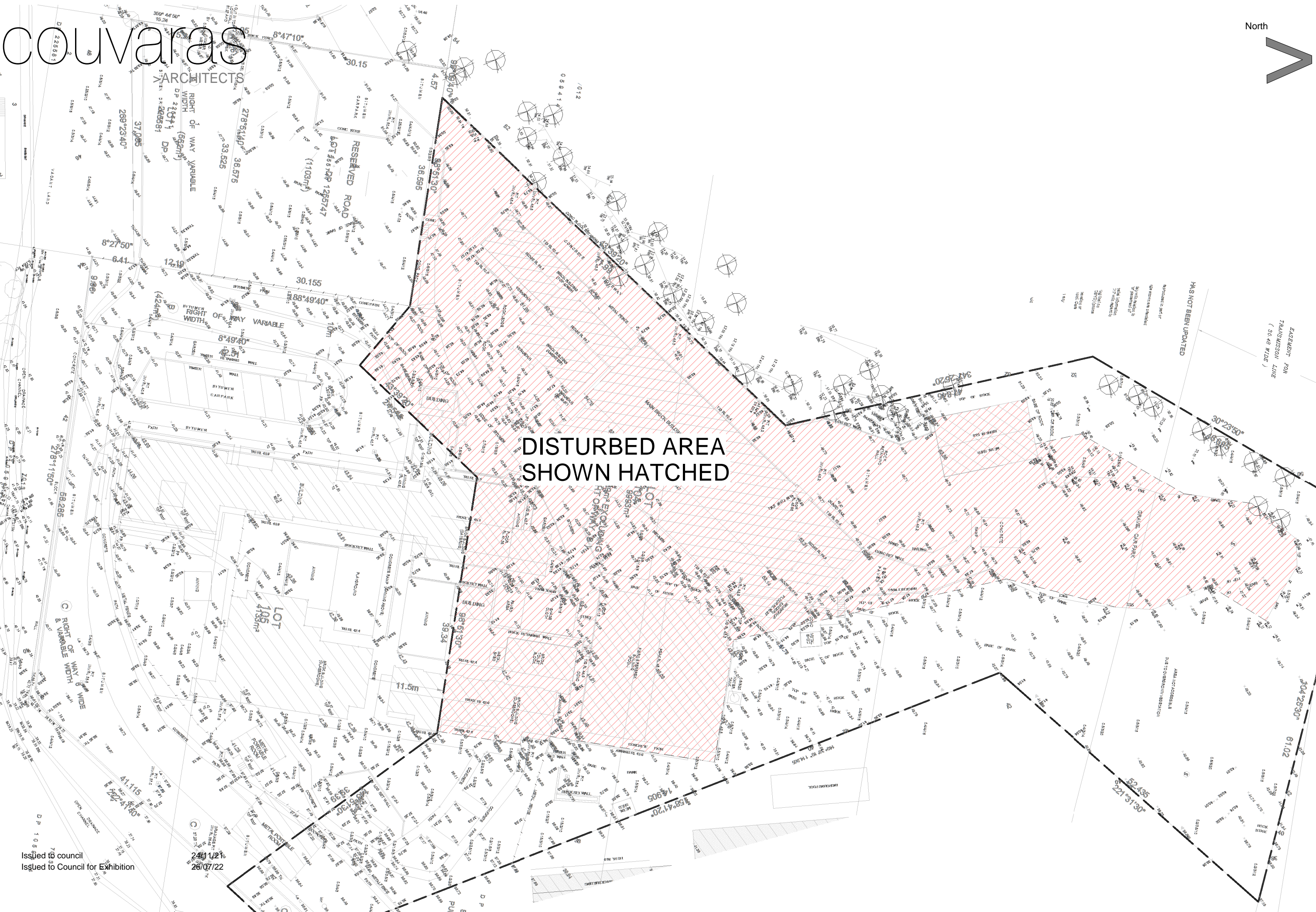
I Issued to Planner Version R4 30/03/21
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M Issued to council R4 21/4/21
O Issued to council 24/11/21
P Issued to Council for Exhibition 26/07/22

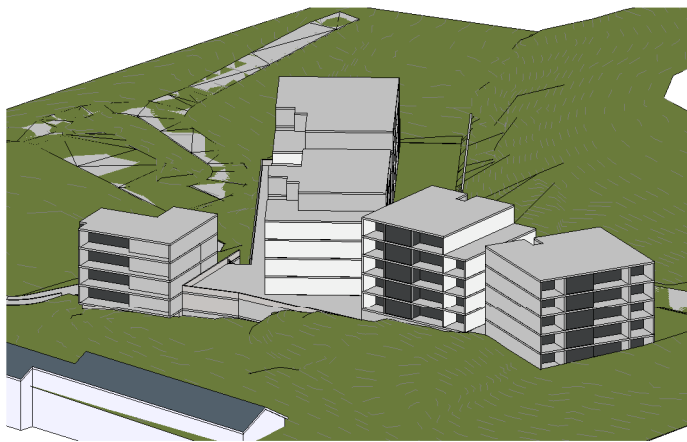
4300m² EXISTING LANDSCAPING - 45%
4800m² PROPOSED LANDSCAPING - 50%

Exposed Podium 990m²
Podium Landscape 500m² (50%)

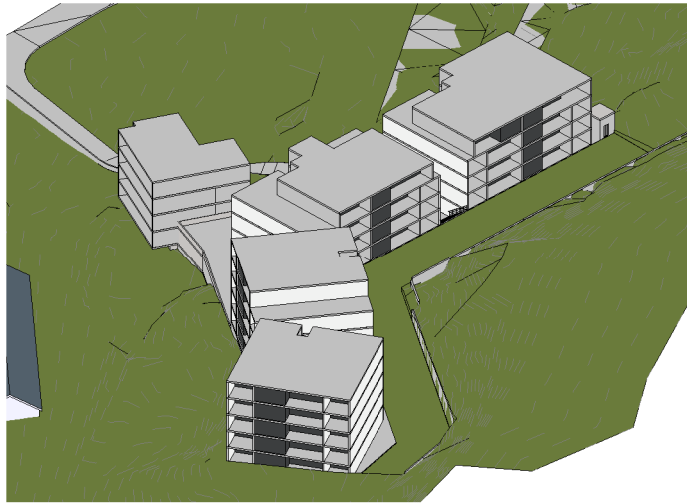
G	Issue for Planner Approval	23/07/20
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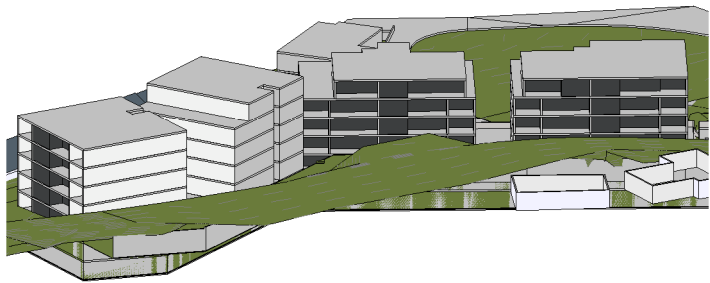




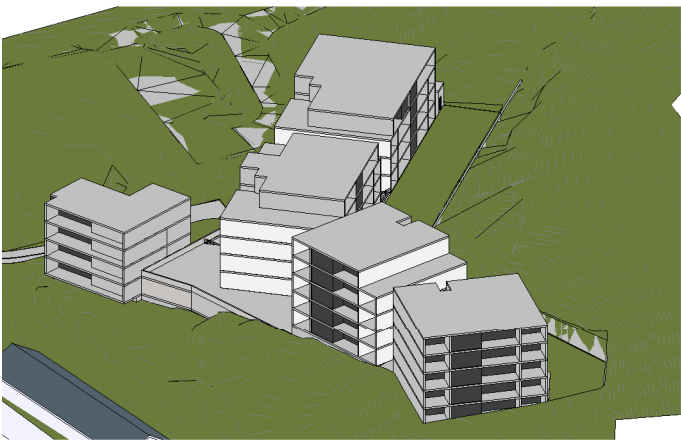
1. June 21 - 9am
Scale



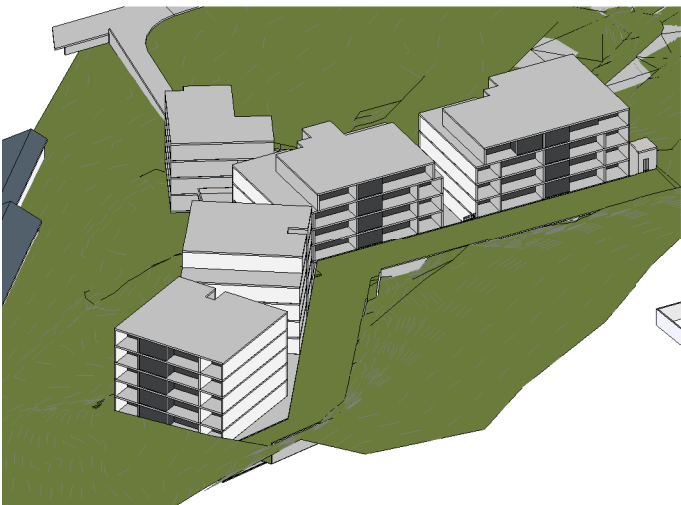
4. June 21 - 12pm
Scale



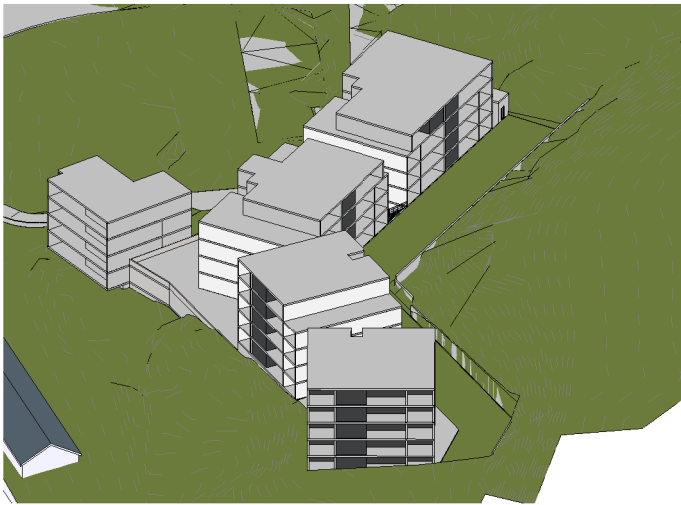
7. June 21 - 3pm
Scale



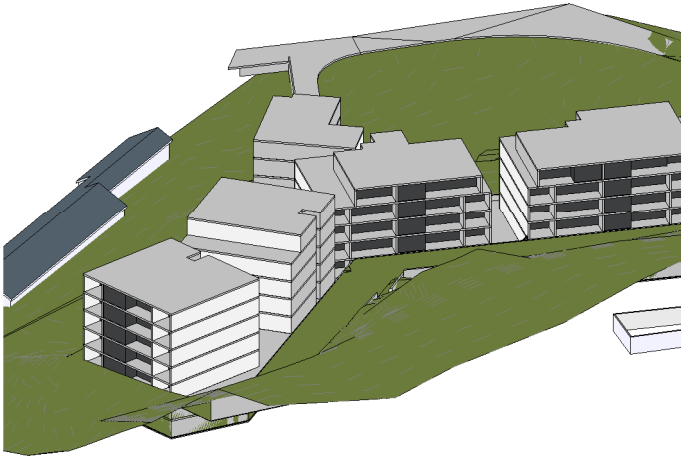
2. June 21 - 10am
Scale



5. June 21 - 1pm
Scale



3. June 21 - 11am
Scale



6. June 21 - 2pm
Scale