



Urban Design Report
for Planning Proposal Submission
93-145 HOXTON PARK ROAD, 20 DALE AVENUE, 48 DALE AVENUE, 49-51 MARYVALE AVENUE,
260 MEMORIAL AVENUE, LIVERPOOL, NSW2170

For Nationwide Builders Pty Ltd
December 2024

tony owen pters

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1.0 Introduction

This Urban Design Report has been prepared by Tony Owen Partners for Nationwide Builders Pty Ltd. The report has been prepared as part of a submission for a Planning Proposal to amend certain controls for the above site.

The Urban Design Study examines the constraints and opportunities of the site in support of the Planning Proposal. It has been used as a guide to the master planning and building controls for the site to achieve a high quality fit with its context and the best outcome for the future development of the area.

2.0 Site Analysis



2.2 Physical Characteristics

The site has an area of approximately 15,655m2. This consists of the amalgamation of some 32 sites being 93-145 on Hoxton park Road, and 20 and 48 Dale Avenue, 49-51 Maryvale Ave. and 260 Memorial Ave. 30 sites are located along almost a full block of Hoxton park Road, with 2 sites located on the rear Dale Avenue. The site currently contains 4 detached houses. The site has a 450m frontage and is approximately 34m wide. As such it occupies some 500m long streetscape along Hoxton park Road. The rear sites have been acquired for the purposes of gaining vehicular access to the site. Although 20 and 48 Dale Avenue form part of the project site, they are not subject to the proposed planning proposal in terms of proposed uplift to building height and FSR. The existing planning controls will continue to apply to these lots.



2.3 SITE PHOTO -LOOKING EAST ON HOXTON PARK ROAD

	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale 1:500 @A1 1:1000 @A3	Date				
A	FOR INFORMATION	MAR	2021	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. SIGNATURE OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS." BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT TAG.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCENE OF WORK SHALL HAVE SUBSEQUENT OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO PROSECUTION OF TENDERS		2.3 SITE PHOTOS	NATONWIDE BUILDERS Pty. Ltd.		ABA LIVERPOOL		1:500 @A1 1:1000 @A3	DEC 2024				
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																	Project no. Drawing no. A002
																	Drawing status FOR PP SUBMISSION



2.3 SITE PHOTOS

[illegible]



98 Hoxton Park Road



100 Hoxton Park Road



102 Hoxton Park Road



104 Hoxton Park Road



106 Hoxton Park Road



110 Hoxton Park Road



112 Hoxton Park Road



114 Hoxton Park Road



116 Hoxton Park Road



118 Hoxton Park Road



120 Hoxton Park Road



4 Webster Road Hoxton Park



2 Webster Road



124 Hoxton Park Road



128 Hoxton Park Road



130 Hoxton Park Road



132 Hoxton Park Road



134 Hoxton Park Road



136 Hoxton Park Road



138 Hoxton Park Road



140 Hoxton Park Road



142 Hoxton Park Road



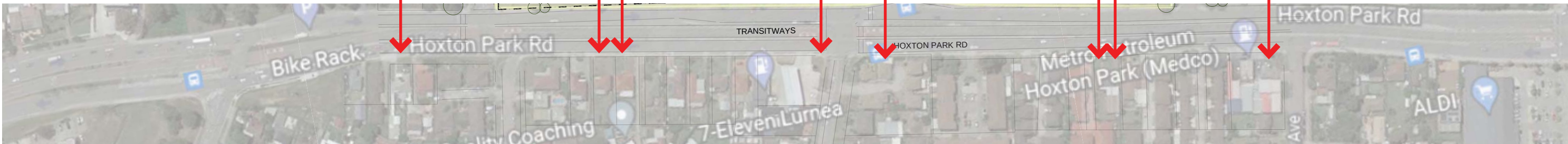
144 Hoxton Park Road

134-144

4 Webster - 132

112-120

96-110



2.6 Context and Neighbourhood Character

Current Character

The area is generally characterized by 1-2 storey detached houses, with some commercial premises on HPR. The site is served by a nearby ALDI supermarket and retail commercial premises on HPR and is 2km from Liverpool CBD. There are also education facilities nearby including Liverpool West Public School.

Future Character

The LEP and DCP contains controls which has established the future character of the area. The current controls allow for high density residential up to 4-5 floors, and this PP is seeking a modest increase on this. As such the future character of the area is for residential flat buildings which is consistent with the objectives of this PP.

2.6 CONTEXT AND NEIGHBORHOOD CHARACTER

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date
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B	FOR PP SUBMISSION		DEC 2024										
C													
D													
E													

2.6 CONTEXT AND CHARACTER

Client: NATONWIDE BUILDERS Pty. Ltd.

Architects: tony down architects

Project: ABA LIVERPOOL

Project address: 93-145 HOXTON PARK ROAD, 30 DALE AVENUE, 48 DALE AVENUE, 49-51 MARYVALE AVENUE, 260 MEMORIAL AVENUE, LIVERPOOL, NSW2170

Key plan

Scale 1:500 @A1 1:1000 @A3

Date: DEC 2024

Drawing title: Combined L1-3 plan

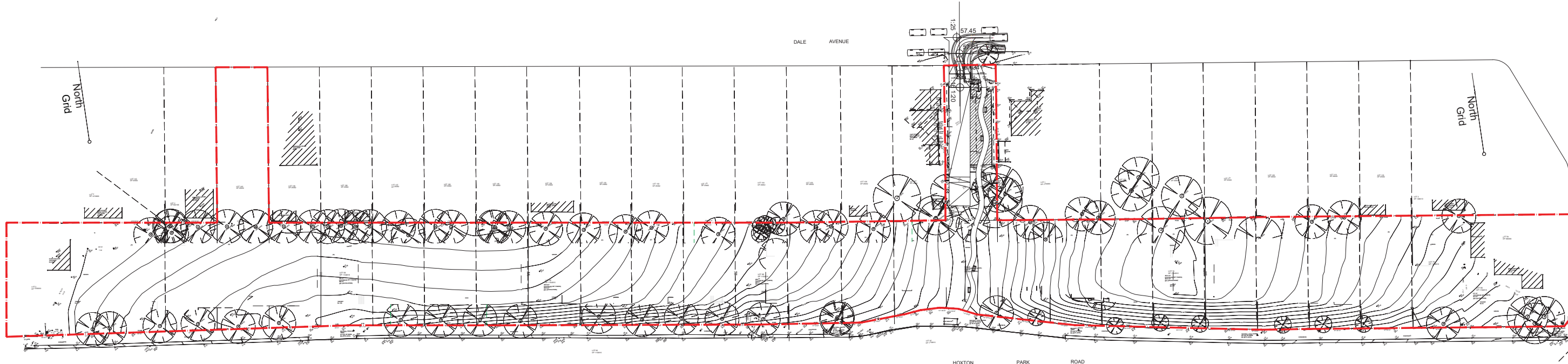
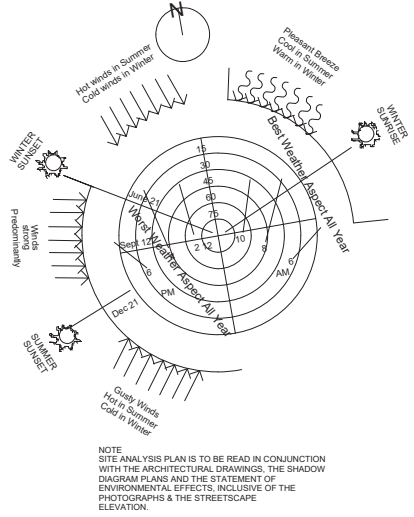
Project no: Drawing no: A004

Drawn: NK_JH

Drawing status: FOR PP SUBMISSION

GENERAL NOTES

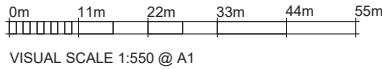
1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
5. REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
6. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
7. ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
8. SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS: 450mm SQ. UP TO 600mm DEEP 600mm SQ. UP TO 1000mm DEEP
9. ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE. DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
10. PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
11. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS. 12. TOPSOIL SHALL BE STRIPPED ON STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
13. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
14. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.



CALCULATION DATA

SITE AREA = 15655.41 m ²							
HOXTON PARK RD LOTS REQUIRED FSR - 1:5 = 21398.82 m ²							
DALE AVE LOTS REQUIRED FSR - 1:1 = 1389.53 m ²							
	BLOCK - A	BLOCK - B	BLOCK - C	BLOCK - D	BLOCK - E	BLOCK - F	TOTAL
PROPOSED FSR	4093.1m ²	4102.3m ²	3778.2m ²	2977.2m ²	3882.1m ²	3955.2m ²	22788.2m ²
TOTAL UNITS	48	48	52	38	48	52	284

1 FULL SITE PLAN (AERIAL)
1 : 550



REVISION SCHEDULE

ISSUE DESCRIPTION	ISSUED BY	DATE
A FOR CLIENT APPROVAL	EP/IMO	11.05.2020

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CONSULTANTS

PM

NORTH POINT



THIS DRAWING ISSUE
HAS BEEN REVIEWED
BY
DIRECTOR - SO

CLIENT

NATIONWIDE BUILDERS PTY. LTD.

DRAWING TITLE
FULL SITE PLAN

DATE

11.05.2020

SCALE @ A1

As indicated

PROJECT NUMBER

054-17/18

DRAWING No.

04

ISSUE

A

PROJECT

PROPOSED RESIDENTIAL
FLAT BUILDINGS
93-145 HOXTON PARK RD &
20 DALE AVENUE
LIVERPOOL

JS Architects Pty Ltd

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W: www.jsarchitects.com.au
ABN 70 119 946 575



2.5 Topography

There are modest level changes across the site. As it is a large site, these vary in different places. Generally, the site is 1 level higher at the eastern end and there is generally a fall from north to south. The site is located along Hoxton Park Road (HPR) which is a busy main road, This road contains the trasitways bus network and there is a station directly adjoining the site approximately mid-way along.



2.5 TOPOGRAPHY

	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale 1:500 @A1 1:1000 @A3	Date	
A	FOR INFORMATION	MAR	2021	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. SUBMITTAL OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ARCHITECT OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS." BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT TAG.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAILS OF WORK SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO INSPECTION OF TENDERS.		2.5 TOPOGRAPHY	NATONWIDE BUILDERS Pty. Ltd.	tony down architects	ABA LIVERPOOL	Key plan	Drawing title: Combined L1-3 plan	Date: DEC 2024	
B	FOR PP SUBMISSION	DEC	2024											
C														
D														
E														
				THESE DOCUMENTS AND ANY WORKS CREATED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE OPTIMUM CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT										Project no. Drawing no. A005

[illegible]

[illegible]



4.2 Land Use

The area is generally characterized by 1-2 storey detached houses, with some commercial premises on HPR. HPR is punctuated by commercial premises along its length. There are clusters of commercial and light industrial precincts at Hoxton park and Morebank. There are also education facilities nearby including Liverpool West Public School.

4.2 PRECINCT ANALYSIS - LAND USE

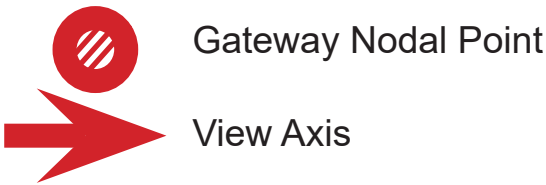
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4.5 View Analysis

Given the linear nature of the site, the design will likely consist of a row of buildings along HPR. The following analysis identifies nodal points which are the termination points of view axes from HPR and other streets. These nodal points become opportunities to create features in the design such as gateways or urban markers which will assist in creating a more diverse hierarchy of architectural form.

4.5 VIEW ANALYSIS



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Project no.	Drawing no.
Drawn NK_JH	A012
Drawing status	FOR PP SUBMISSION

Project address
93-145 HOXTON PARK ROAD, 20 DALE AVENUE, 48 DALE AVENUE, 49-51 MARYVALE AVENUE, 260 MEMORIAL AVENUE, LIVERPOOL, NSW2170

Client	Architects
NATONWIDE BUILDERS Pty. Ltd.	tony own place

DRAWING LABEL
VIEW ANALYSIS

Client	Architects
NATONWIDE BUILDERS Pty. Ltd.	tony own place

Project	Key plan
ABA LIVERPOOL	

Scale 1:500 @A1 1:1000 @A3	Date
	DEC 2024

Project no.	Drawing no.
Drawn NK_JH	A012
Drawing status	FOR PP SUBMISSION

Project address
93-145 HOXTON PARK ROAD, 20 DALE AVENUE, 48 DALE AVENUE, 49-51 MARYVALE AVENUE, 260 MEMORIAL AVENUE, LIVERPOOL, NSW2170

Client	Architects
NATONWIDE BUILDERS Pty. Ltd.	tony own place

DRAWING LABEL
VIEW ANALYSIS

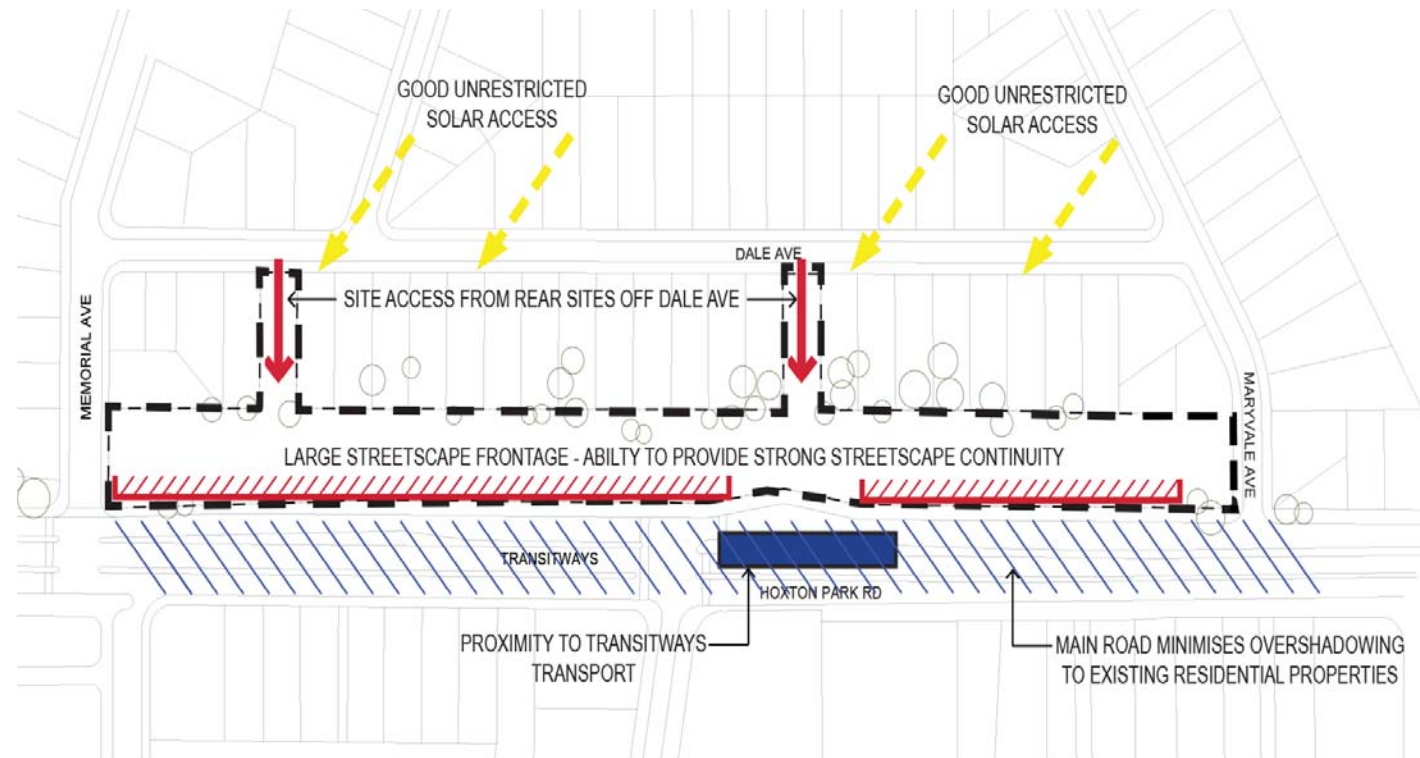
Client	Architects
NATONWIDE BUILDERS Pty. Ltd.	tony own place

Project	Key plan
ABA LIVERPOOL	

Scale 1:500 @A1 1:1000 @A3	Date
	DEC 2024

Project no.	Drawing no.
Drawn NK_JH	A012
Drawing status	FOR PP SUBMISSION

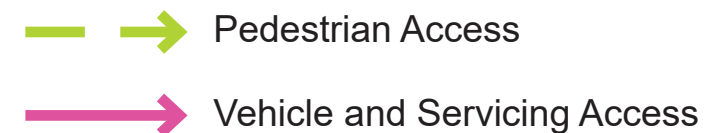
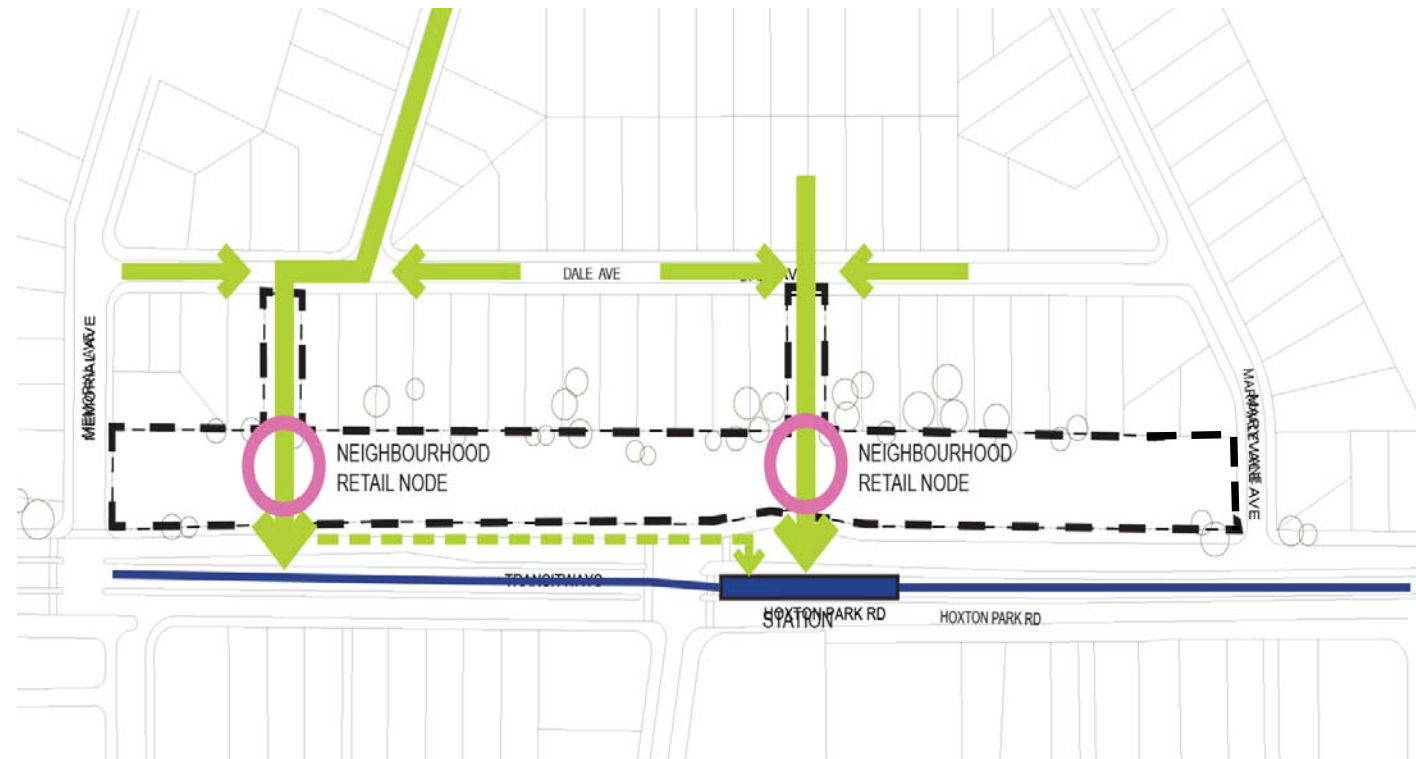
Project address
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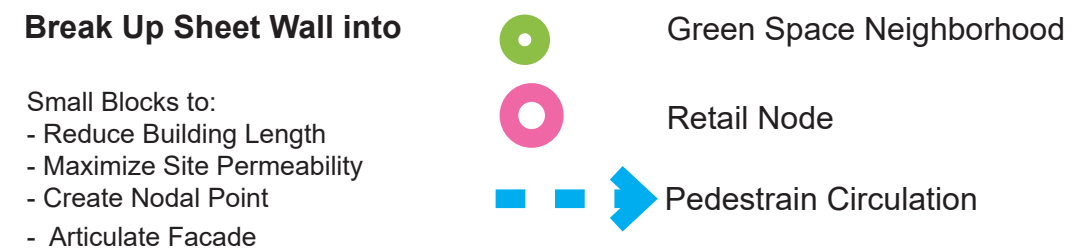
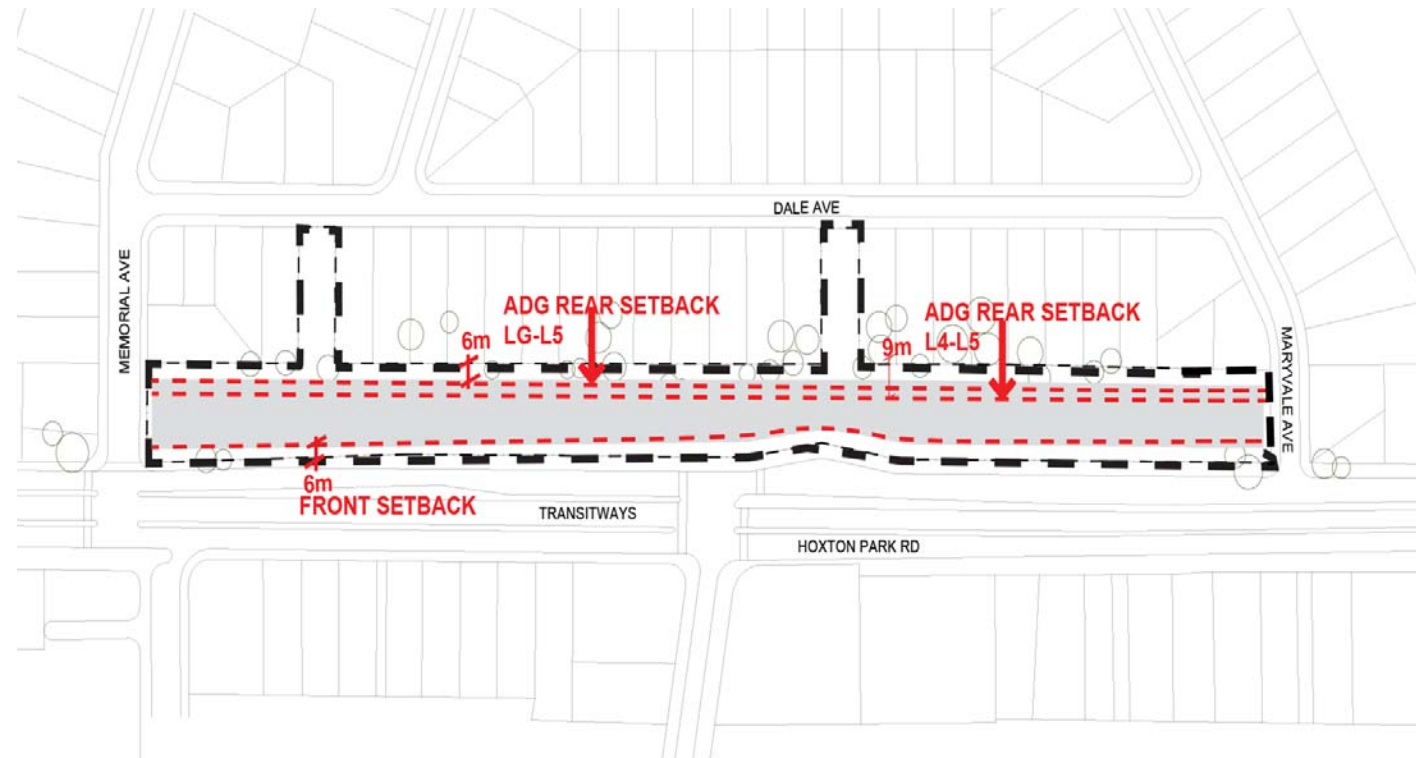


The site plan illustrates the proposed development's layout and its relationship to surrounding infrastructure. Key features include:

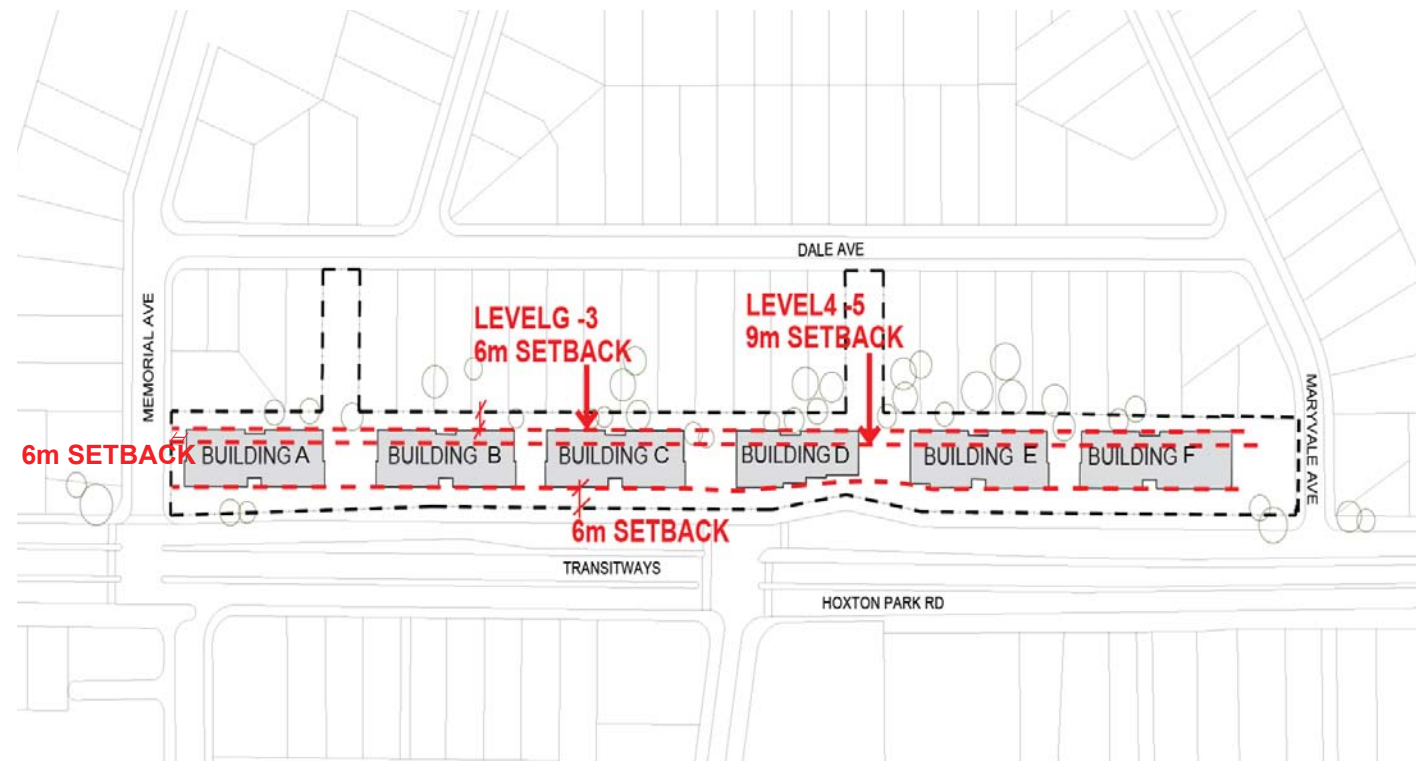
- Boundaries:** The site is bounded by Memorial Ave to the west, Maryvale Ave to the east, and Dale Ave to the north.
- Access:** A red circle and arrow at the intersection of Memorial Ave and the site boundary indicate a "DIFFICULT VEHICLE ACCESS NEAR INTERSECTION". A dashed line across the site indicates "NO VEHICULAR ACCESS FROM MAIN ROAD".
- Internal Features:** The plan shows several "TRANSITWAYS" and areas designated for "TRAFFIC NOISE" (indicated by purple wavy lines).
- Residential Concerns:** Two areas are marked with red arrows and labeled "POTENTIAL OVERLOOKING EXISTING RESIDENTIAL", indicating potential impacts on neighboring properties.
- Other Roads:** Hoxton Park Rd is shown to the south of the main site area.

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C	FOR PP SUBMISSION	DEC 2024		A REPRESENTATION OR WARRANTY BY THE DESIGNER OR ITS REVENUE AGENTS OR CONTRIBUTORS DOES NOT GUARANTEE THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE ACCORDING TO THESE DRAWINGS.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND WORDS CHANGING TO THE FAVOUR OF OWNERS SHALL PREVAIL.						Combined 1-3 plan
D				BEFORE CARRYING OUT ANY WORK INSURE THAT THE DRAWINGS USED CORRECTLY THE LATEST AMENDMENT IS.	BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO INFRASTRUCTURE OF STRUCTURE.						Project no. A015
E					THIS DOCUMENT AND ANY WORKS CREATED AS A RESULT OF THESE ORDINANCES SHALL BE SUBJECT TO THE OPINION OF THE LOCAL AUTHORITY ON CONSTRUCTION COMPLIANCE.	(C)				93-145 HIXTON PARK ROAD, 20 DALE AVENUE, 48 DALE AVENUE, 49-51 MARYVALE AVENUE, 260 MEMORIAL AVENUE, LIVERPOOL, NSW 7171	Drawing status FOR PP SUBMISSION



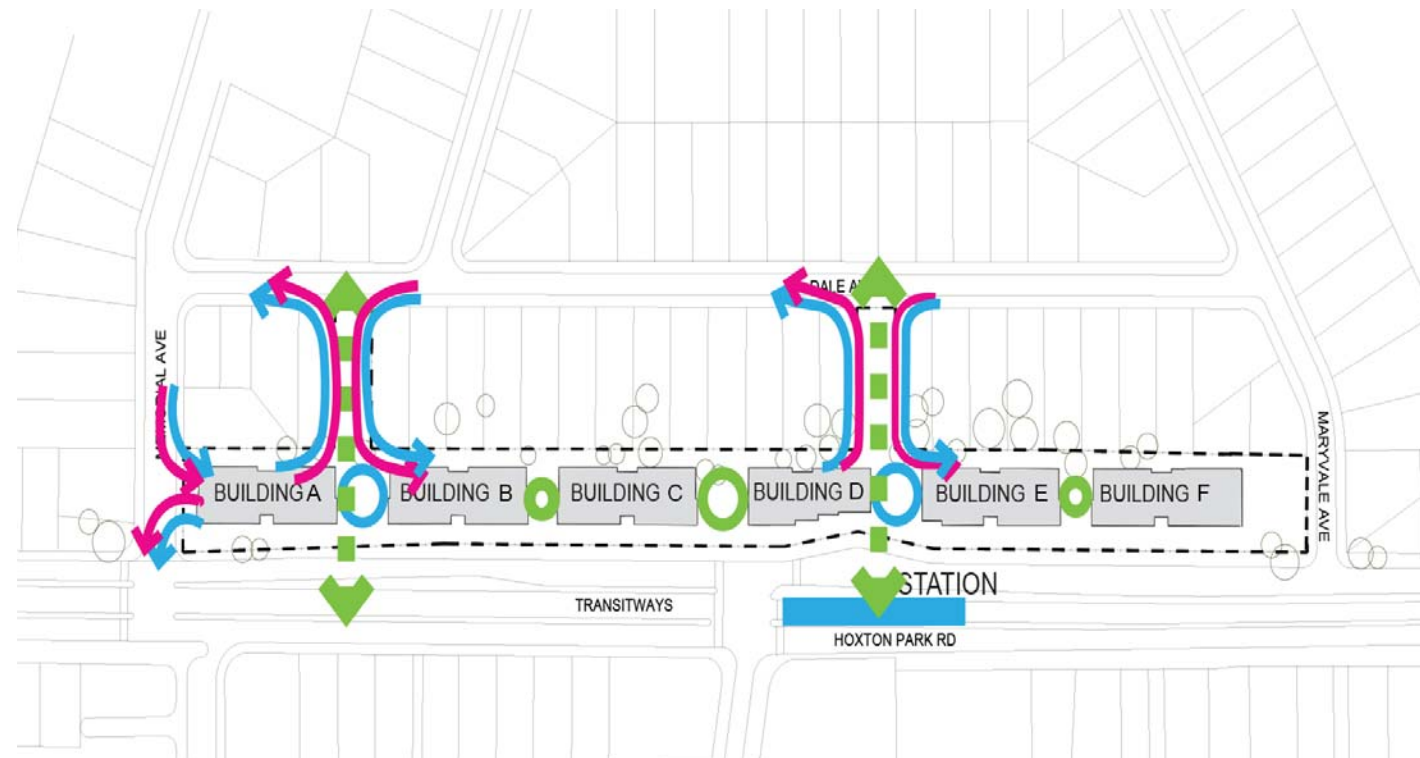
The site plan shows a row of six buildings, labeled BUILDING A through BUILDING F, situated between MEMORIAL AVE to the west and MARYVALE AVE to the east. The buildings are separated by narrow gaps. The dimensions for each building and the gaps are as follows:

Building	Width (m)	Depth (m)
BUILDING A	58m	21m
BUILDING B	58m	12m
BUILDING C	58m	21m
BUILDING D	45m	21m
BUILDING E	58m	12m
BUILDING F	58m	12m

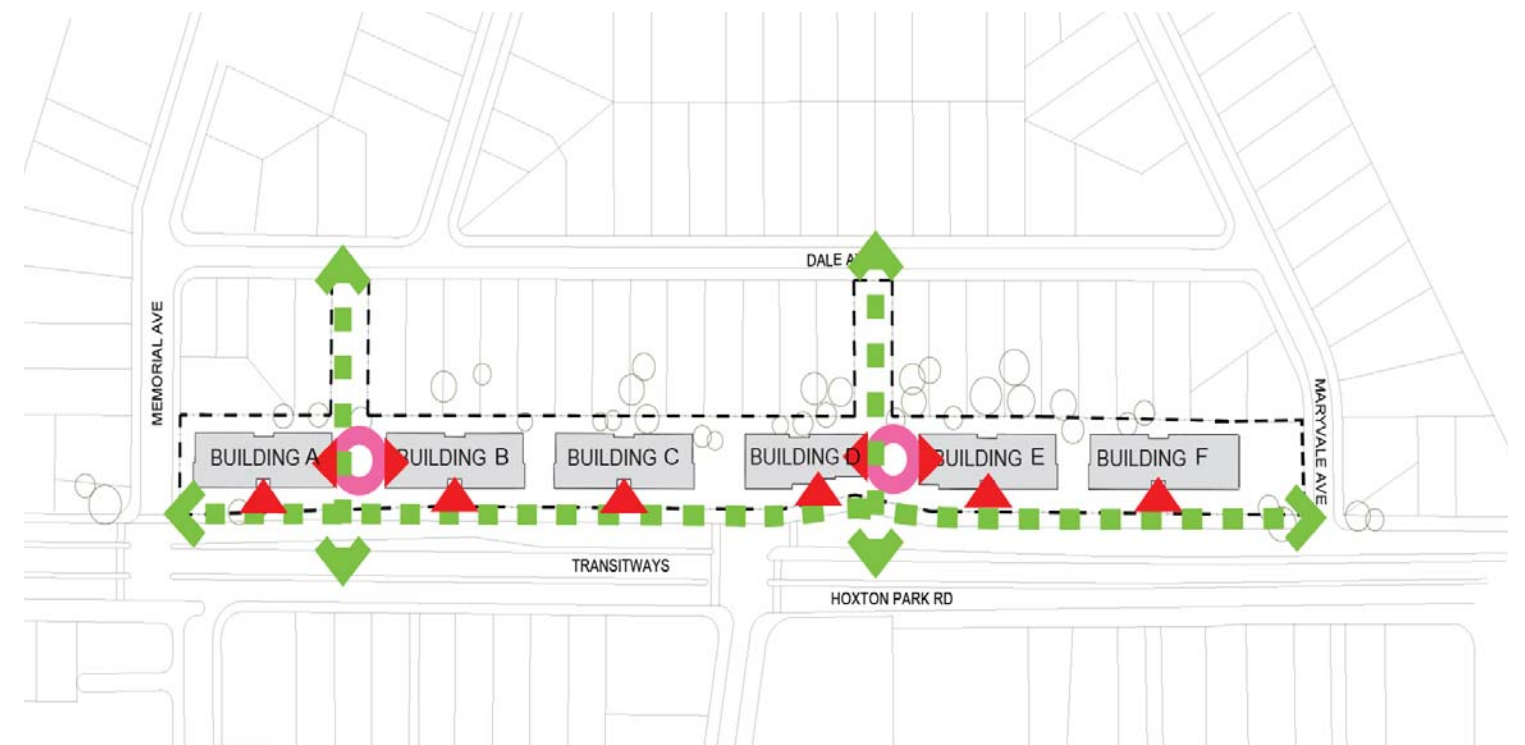
The plan also shows the surrounding streets: DALE AVE to the north and HOXTON PARK RD to the south. The site is bounded by MEMORIAL AVE on the west and MARYVALE AVE on the east. The plan includes a dashed line indicating the boundary of the development and a north arrow pointing towards the top right.

5.4 SITE DESIGN PRINCIPLES - BUILDING SEPARATION

[illegible]



 Retail Node
 Green Node
 Pedestrian Circulation
 Vehicle Circulation
 Servicing Circulation

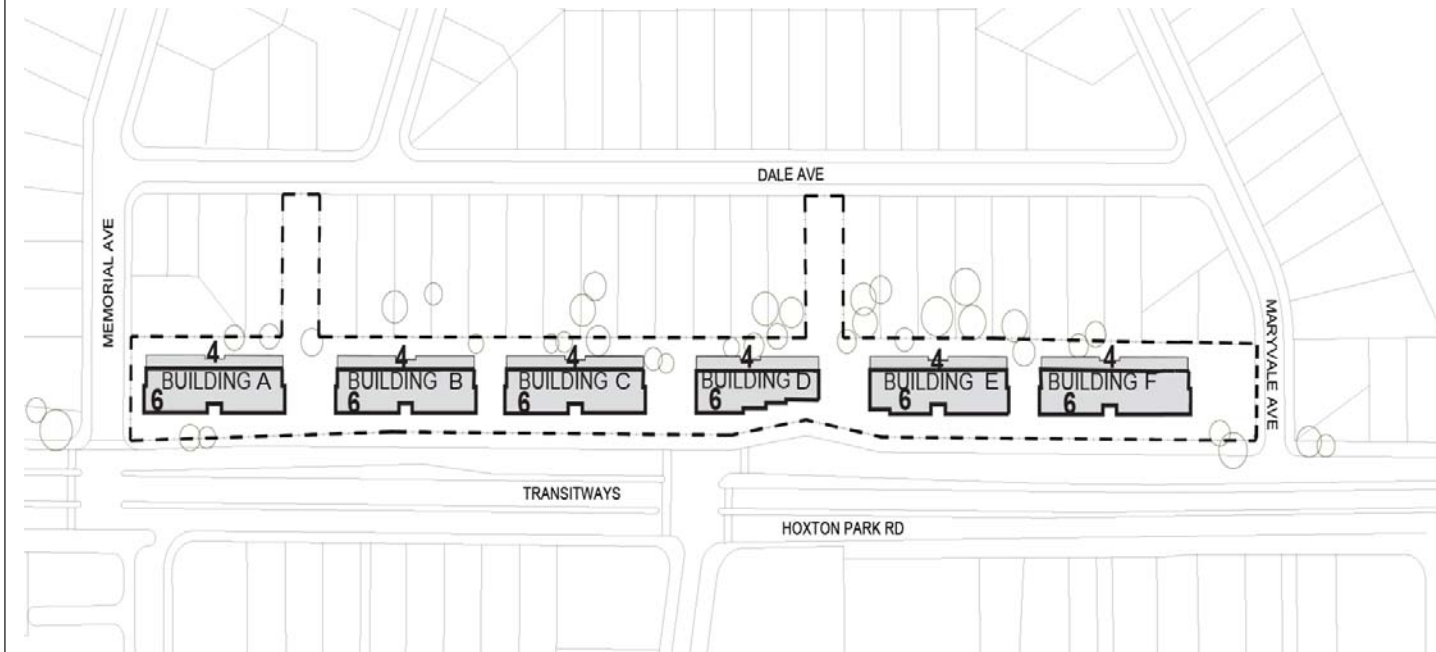


Access Point

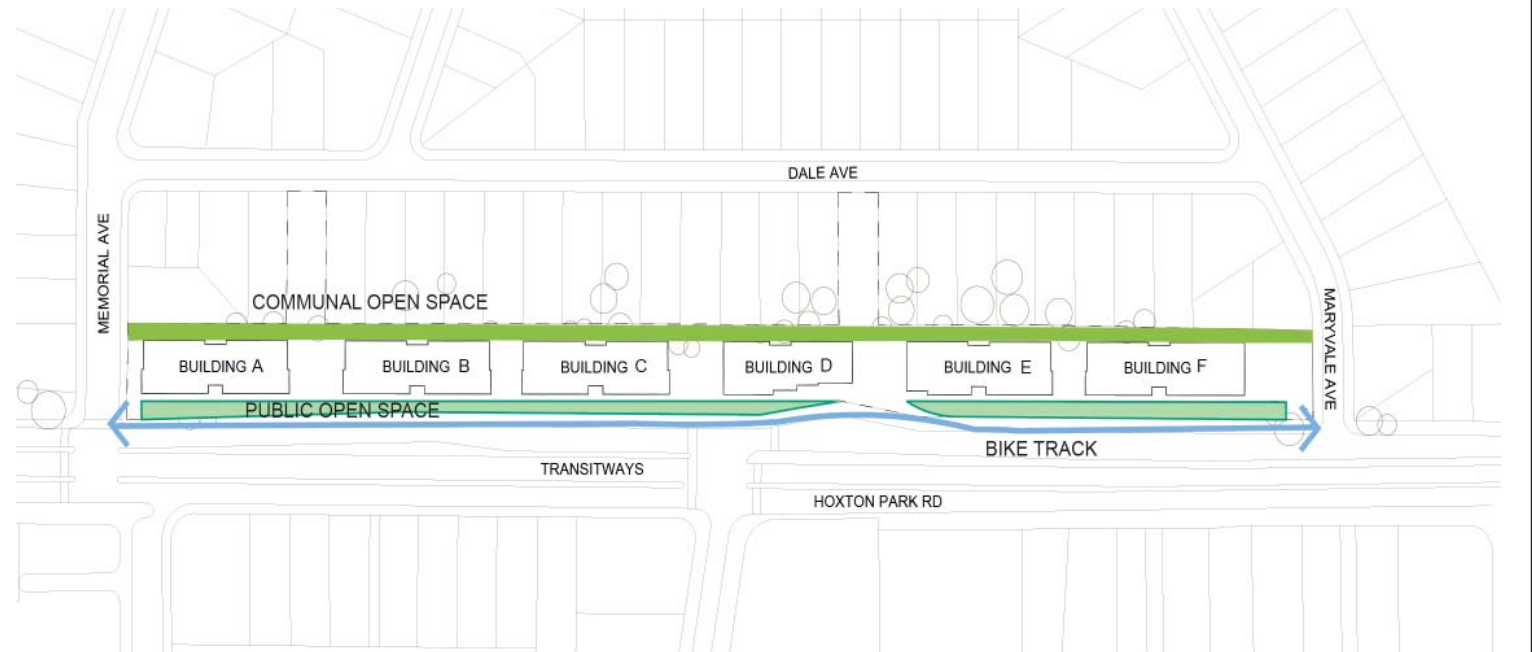
Circulation

Civic Node

[illegible]



5.6 Building Hieghts



5.7 Green Strategy

As stated, there would be a 6m deep north facing communal open space zone to the rear and zone of public green space to the south. This public zone would create a green buffer between the public and private domain. It could contain a cycle path and green space including seating and planting for the community along a 500m long route. This would be a significant amenity for the community.

5.7 GREEN STRATEGY

	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale 1:500 @A1 1:1000 @A3	Date						
A	FOR INFORMATION	MAR	2021	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. SUBMITTALS OF THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS." BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT TAG.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAILS OF WORK SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO PROSECUTION OF TENDERS.		GREEN STRATEGY	NATONWIDE BUILDERS Pty. Ltd.	tony owen architects	ABA LIVERPOOL	Key plan	DEC 2024							
B	FOR PP SUBMISSION	DEC	2024																
C																			
D																			
E																			
				THESE DOCUMENTS AND ANY WORKS CREATED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE OBLIGATIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT		©													
Project address: 93-145 HOXTON PARK ROAD, 20 DALE AVENUE, 48 DALE AVENUE, 49-51 MARYVALE AVENUE, 260 MEMORIAL AVENUE, LIVERPOOL, NSW2170											Drawing title: Combined L1-3 plan								
											Project no: Drawing no: A018								
											Drawing status: FOR PP SUBMISSION								



6.1 CONCEPT PLAN

	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale 1:500 @A1 1:1000 @A3	Date
A	FOR INFORMATION	MAR	2021	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL COUNCIL. SUBMITTAL OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ARCHITECT OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS." BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT TAG.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAILS OF WORK SHALL HAVE SUBSEQUENT DETAILED DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO CONSTRUCTION OF STRUCTURES.	©	CONCEPT PLAN	NATONWIDE BUILDERS Pty. Ltd.		ABA LIVERPOOL	Key plan	Scale 1:500 @A1 1:1000 @A3	Date DEC 2024
B	FOR PP SUBMISSION	DEC	2024										
C													
D													
E													
Project address: 93-145 HOXTON PARK ROAD, 20 DALE AVENUE, 48 DALE AVENUE, 49-51 MARYVALE AVENUE, 260 MEMORIAL AVENUE, LIVERPOOL, NSW2170												Project no. Drawing no. A019	
												Drawing status: FOR PP SUBMISSION	

SITE AREA = 14.945 m²



REVISED PROPOSAL

FSA	22,788 m ²
FSR	1.45 : 1
HEIGHT	21.0 m
YIELD	284 units



MASSING STUDY

A	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale 1:500 @A1 1:1000 @A3 1:2000 @A4	Date
B	FOR INFORMATION		MAR 2021	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. SUBMITTAL OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ARCHITECT OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCENE OF WORK SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.			NATONWIDE BUILDERS Pty. Ltd.	tony owen architects	ABA LIVERPOOL		DEC 2024	
C	FOR PP SUBMISSION		DEC 2024	BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT TAG.			LOCATION PLAN			Project address 93-145 HOXTON PARK ROAD, 20 DALE AVENUE, 48 DALE AVENUE, 49-51 MARYVALE AVENUE, 260 MEMORIAL AVENUE, LIVERPOOL, NSW2170	Project no. Drawing no. A021		
D					THESE DOCUMENTS AND ANY WORKS CREATED AS A RESULT OF THESE DOCUMENTS SHALL BE RELEASED TO THE OPPOSITE PARTIES SET OUT IN THE CONDITIONS OF DOCUMENT					Drawing status FOR PP SUBMISSION			
E													



6.3 MASSNG STUDY - HOXTON PARK ROAD LOOKING EAST

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale 1:500 @A1 1:1000 @A3	Date DEC 2024
A	FOR INFORMATION		MAR 2021	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. SURVEYING OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ARCHITECT OR THE SERVICES, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS." BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT TAG.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCENES OF WORK SHALL HAVE PROPORTIONATE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO PROSECUTION OF TENDERS.		MASSING STUDY	NATONWIDE BUILDERS Pty. Ltd.	tony town architects	ABA LIVERPOOL	Key plan	Project no. Drawing no. A022	Date DEC 2024
B	FOR PP SUBMISSION		DEC 2024										
C													
D													
E													
					THESE DOCUMENTS AND ANY WORKS CREATED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE CONTRACT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.								



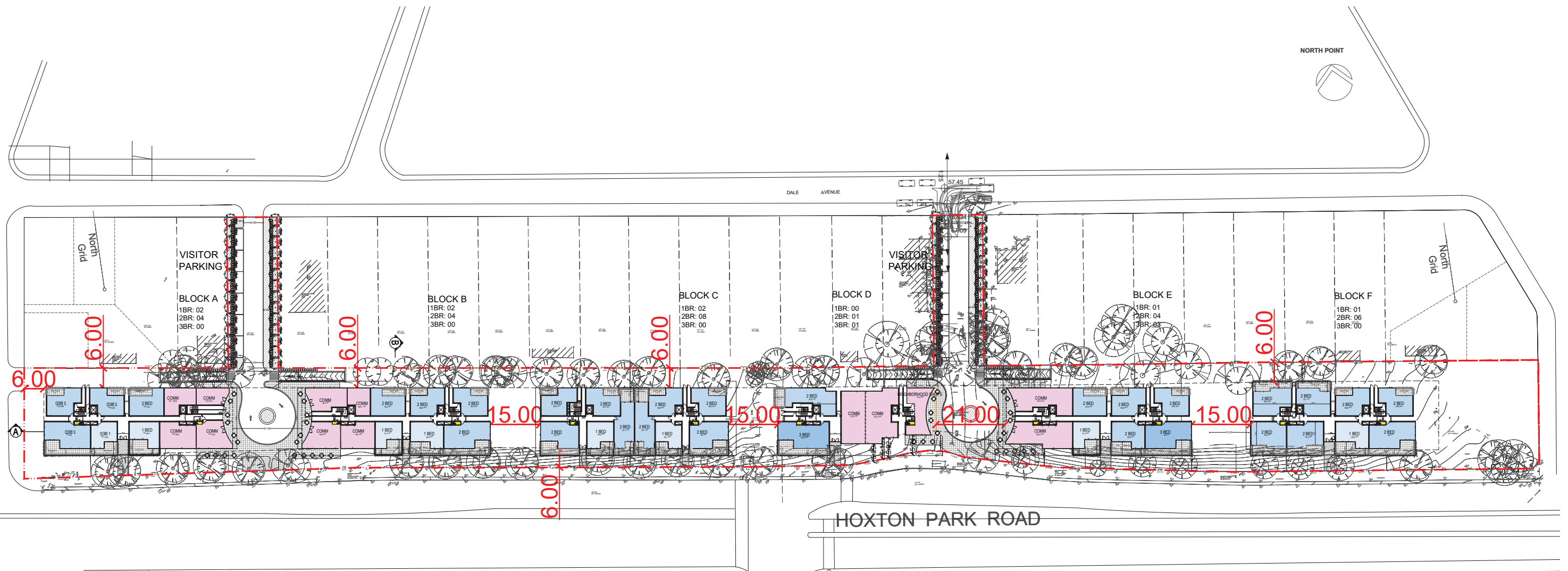
6.3 MASSNG STUDY - HOXTON PARK ROAD LOOKING WEST

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale 1:500 @A1 1:1000 @A3	Date								
A	FOR INFORMATION	MAR 2021		"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. SUBMITTAL OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS." BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT TAG.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCENE OF WORK SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO PROSECUTION OF TENDERS. THESE DOCUMENTS AND ANY WORKS CREATED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE OBTAINING CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	©	MASSING STUDY	NATONWIDE BUILDERS Pty. Ltd.				1:500 @A1 1:1000 @A3	DEC 2024								
B	FOR PP SUBMISSION	DEC 2024																			
C																					
D																					
E																					
Project address: 93-145 HOXTON PARK ROAD, 20 DALE AVENUE, 48 DALE AVENUE, 49-51 MARYVALE AVENUE, 260 MEMORIAL AVENUE, LIVERPOOL, NSW2170																					
Drawing title: Combined L1-3 plan																					
Project no. Drawing no. A023																					
Drawing status: FOR PP SUBMISSION																					

This architectural floor plan depicts a long, narrow building with a complex internal layout. The plan includes numerous rooms of varying sizes, corridors, and service areas. Two large, red-outlined rectangular areas are highlighted on the roof, positioned symmetrically on either side of the building's central section. The building's footprint is irregular, with several protrusions and recessions. The interior is divided into many small, rectangular rooms, likely for residential or institutional use. Corridors and common areas are interspersed throughout the plan. The red outlines on the roof suggest specific areas of interest or structural elements.

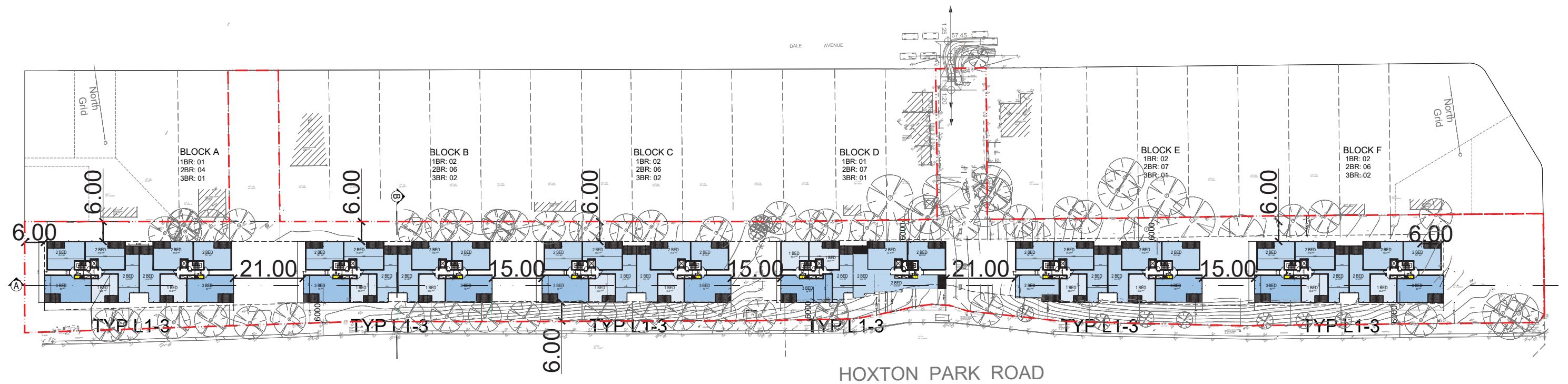
7.1 BENCH MARK DESIGN

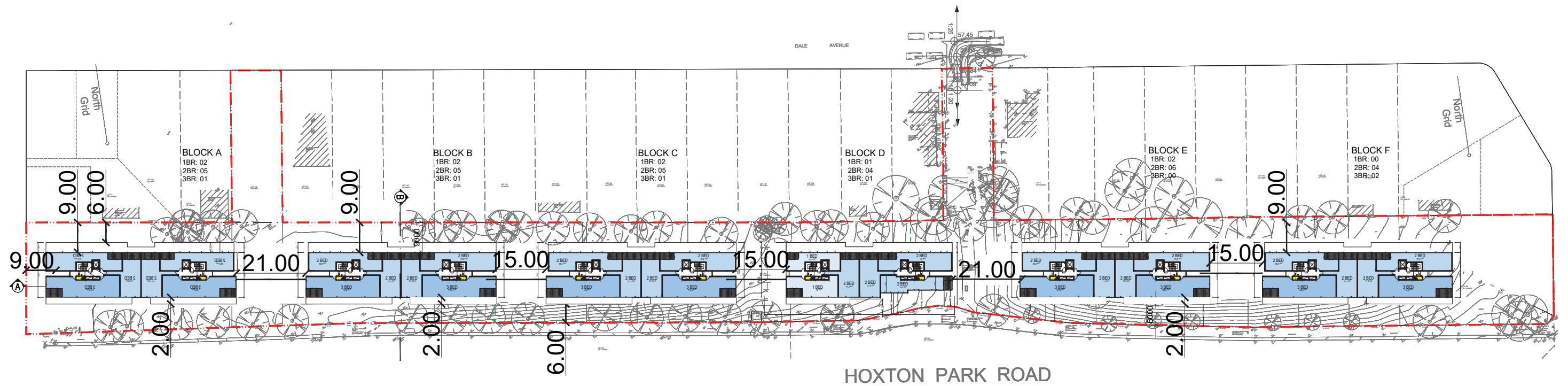
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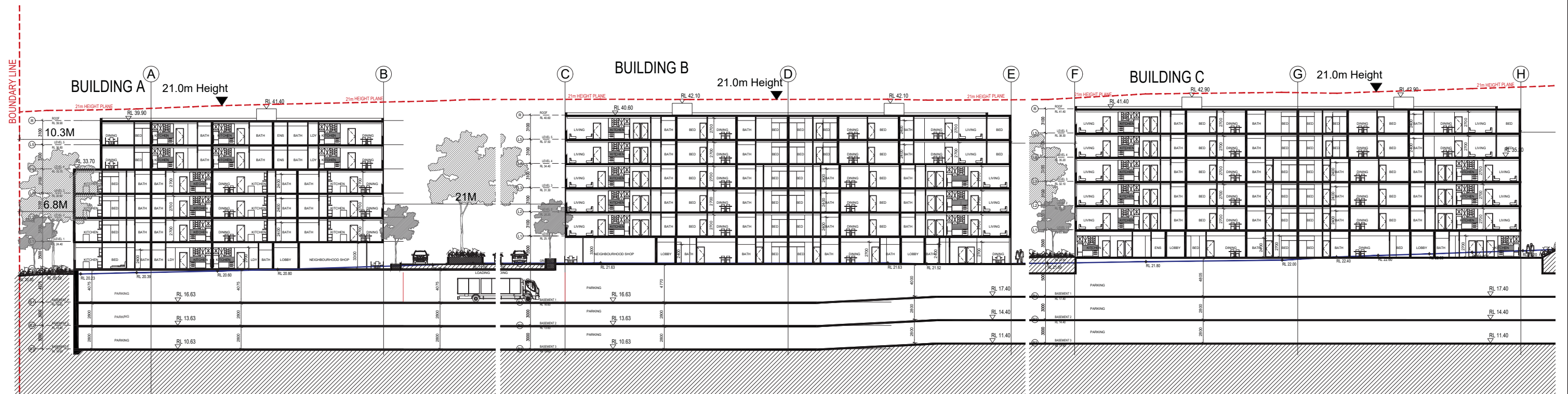


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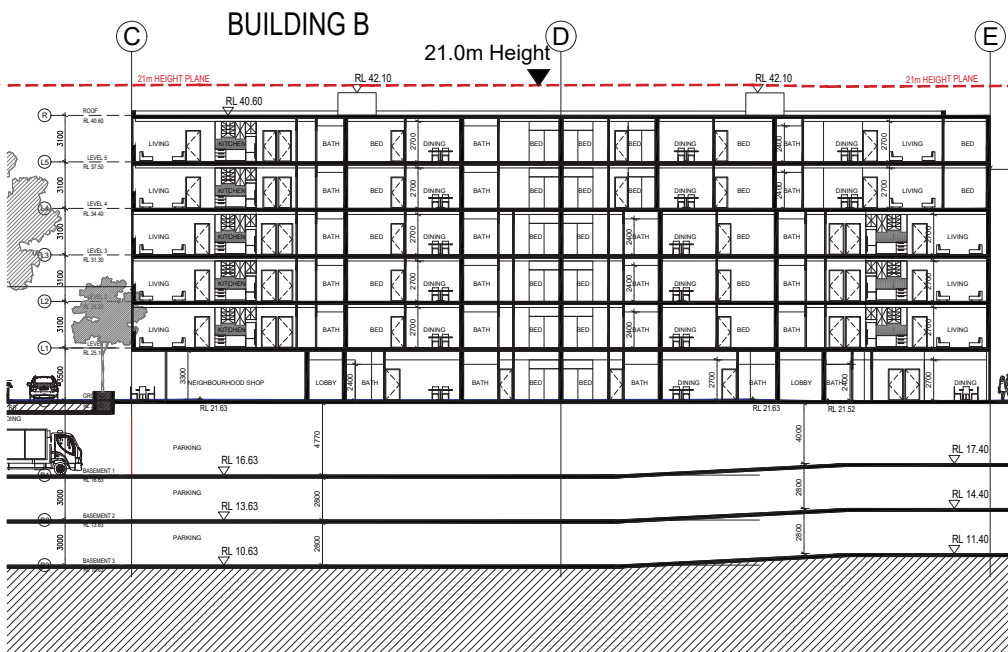
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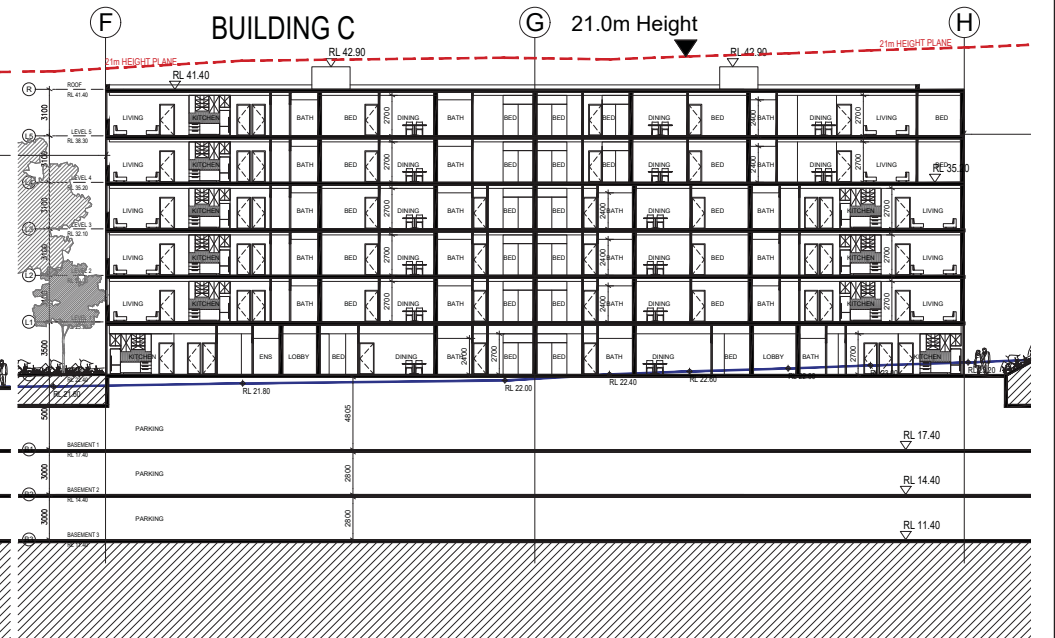
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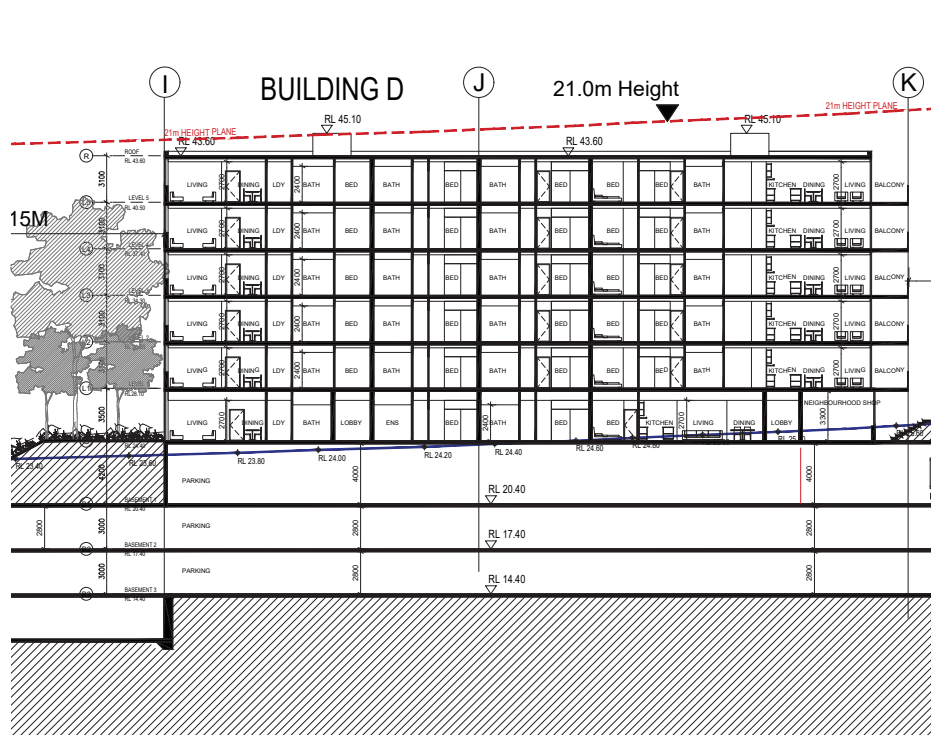
Building A Section



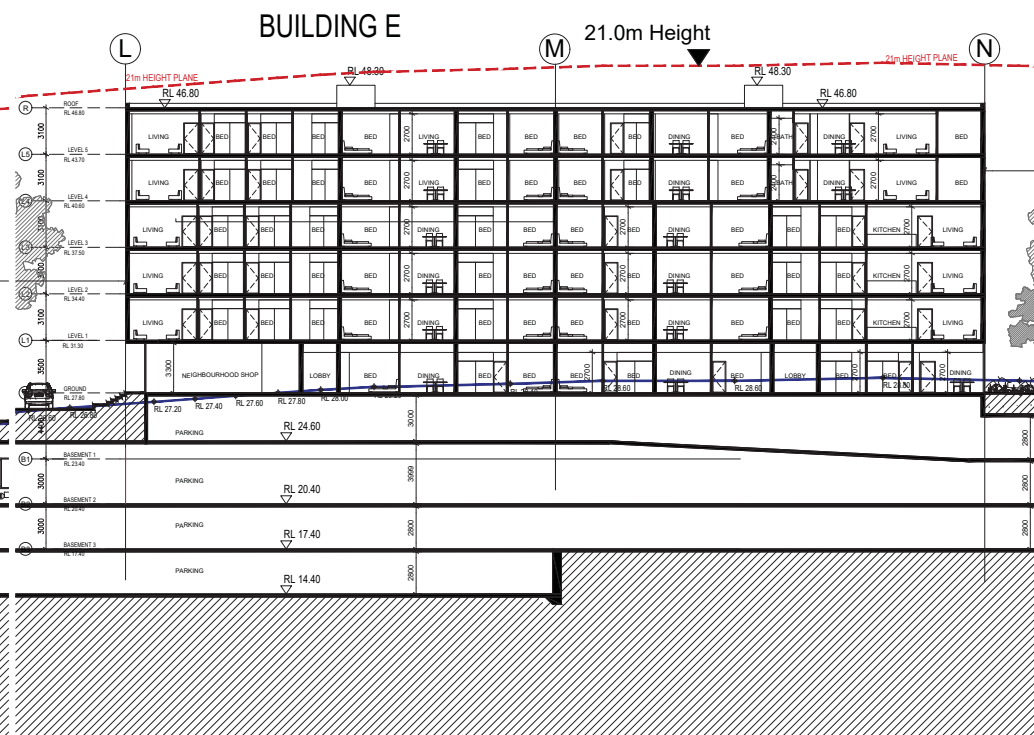
Building B Section



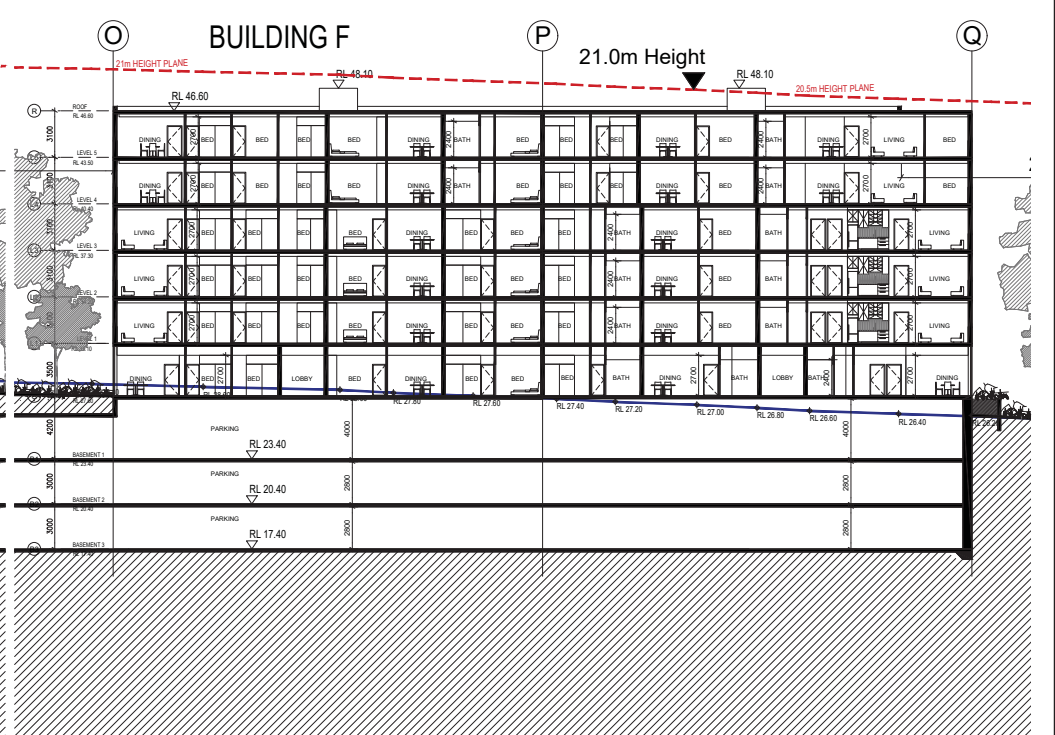
Building C Section



Building D Section

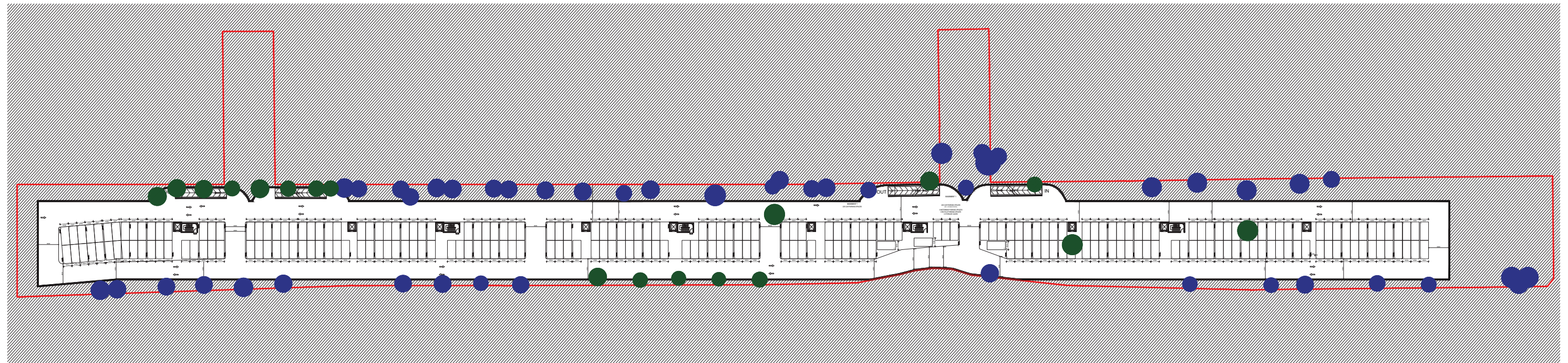


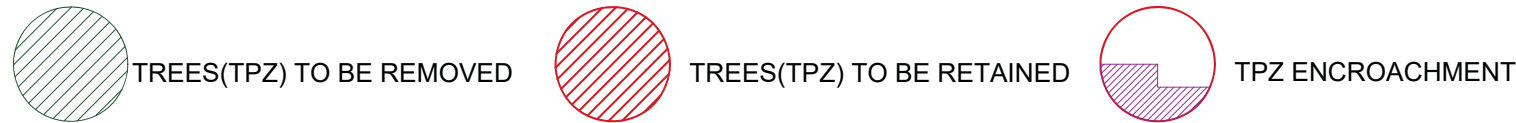
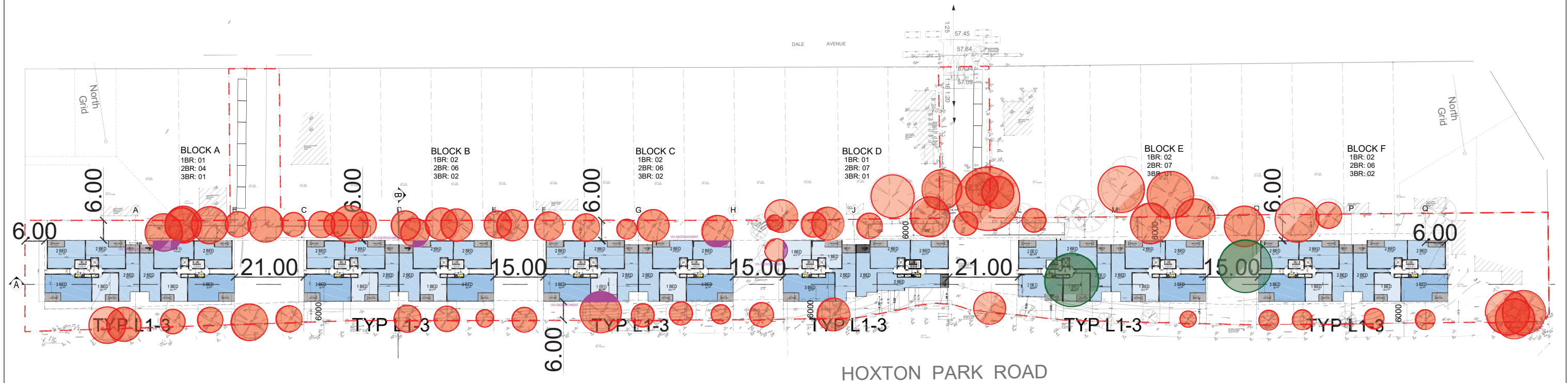
Building E Section



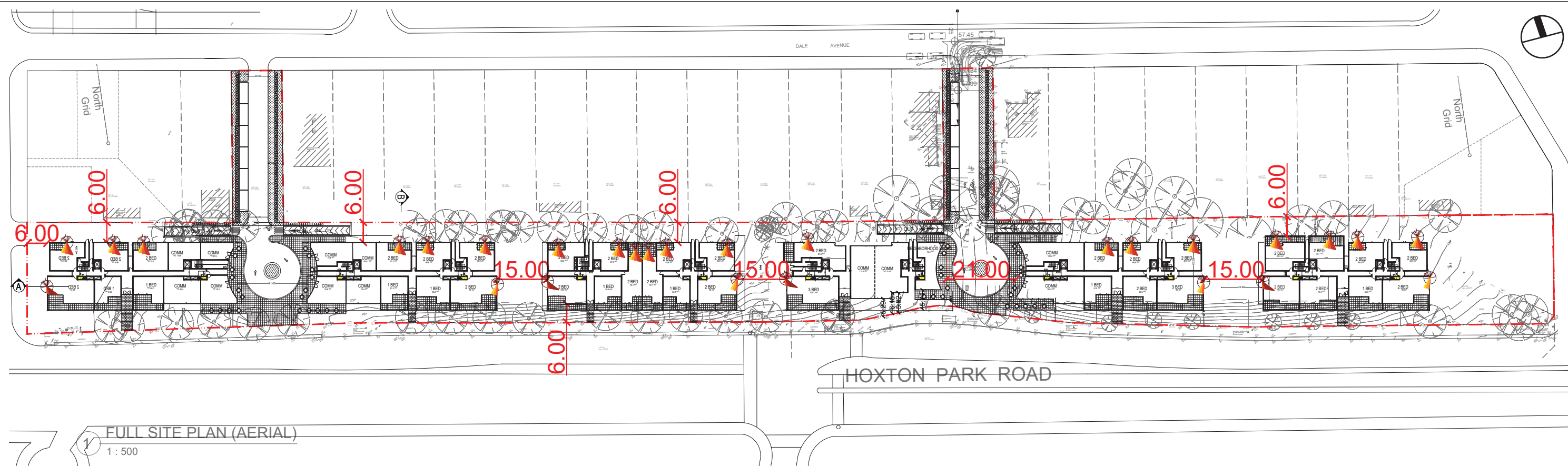
Building F Section

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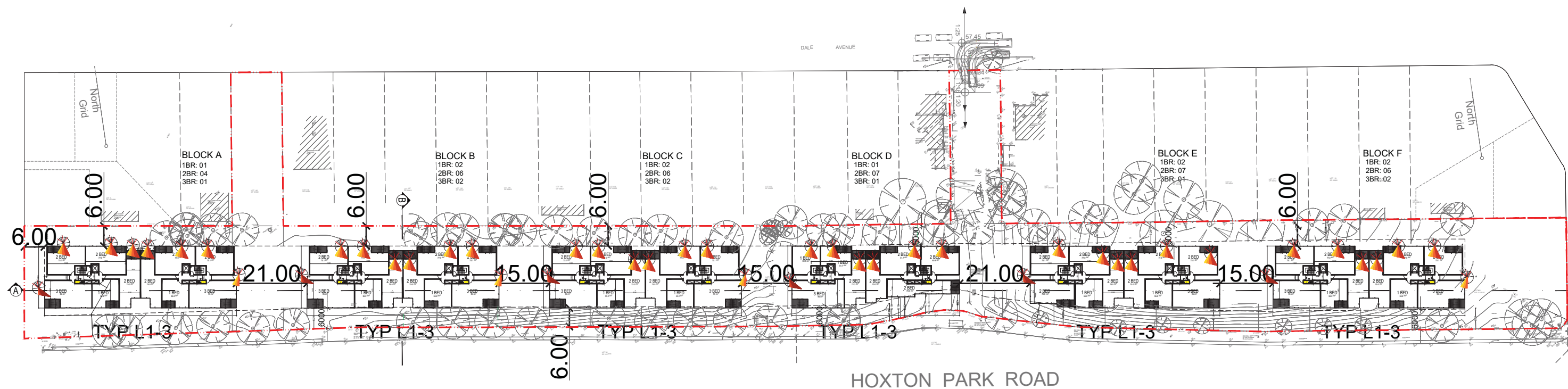
[illegible]



Rev	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	FOR INFORMATION	MAR 2021		"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. SIGNATURE OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS." BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT TAG.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWN PARTICULAR SCALE OF WORKS SHALL TAKE PRECEDENCE. OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO PROSECUTION OF TENDERS.	L1-L3 PLAN -TREE OVERLAY DIAGRAM	NATONWIDE BUILDERS Pty. Ltd.	tony own architects	ABA LIVERPOOL	Project address 93-145 HOXTON PARK ROAD, 30 DALE AVENUE, 48 DALE AVENUE, 49-51 MARYVALE AVENUE, 260 MEMORIAL AVENUE, LIVERPOOL, NSW2170	Project no. Drawing no. A031
B	FOR PP SUBMISSION	DEC 2024									
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				THESE DRAWINGS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF DOCUMENT							

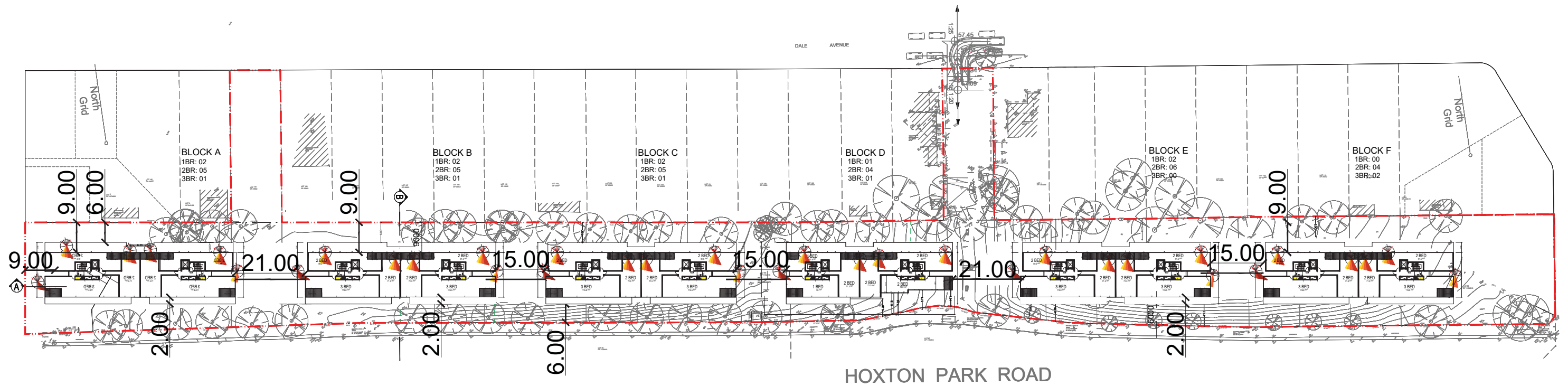


GROUND FLOOR



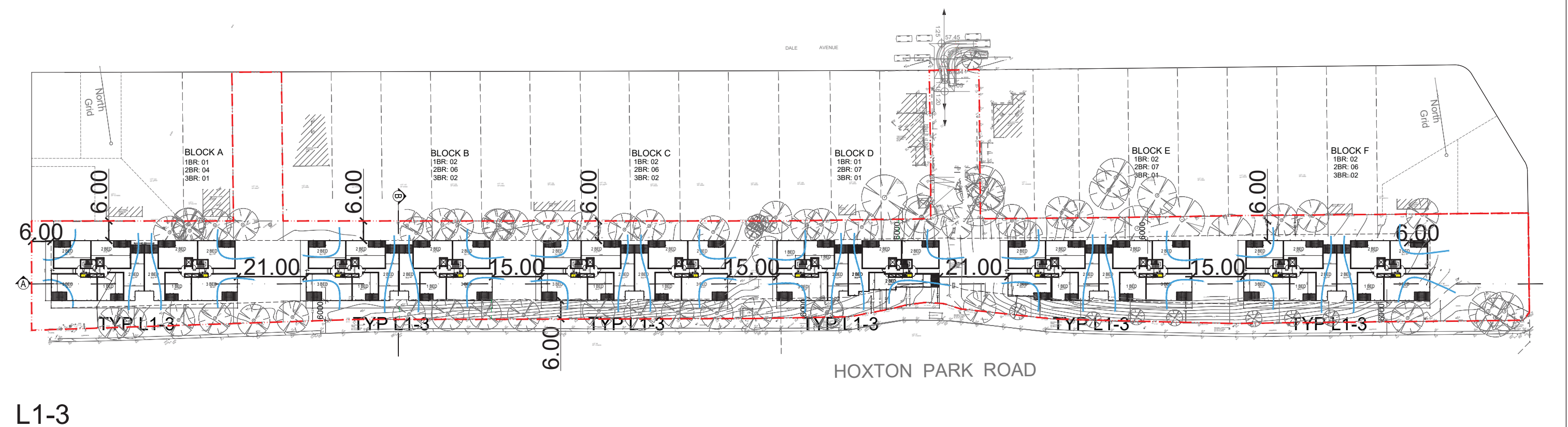
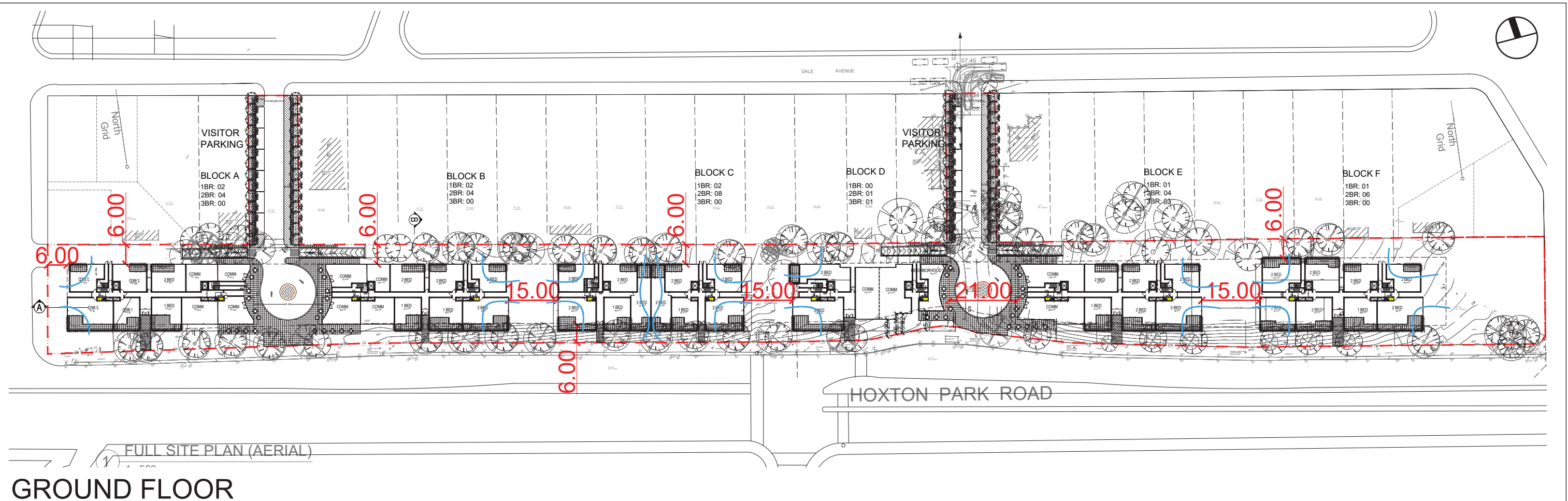
L1-3

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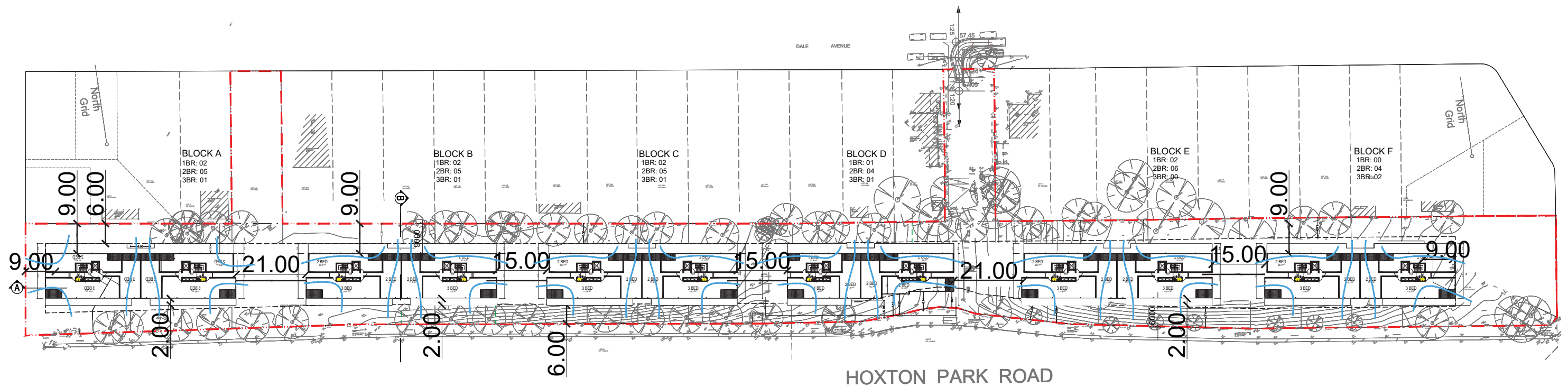


L 4-5

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale 1:500 @A1 1:1000 @A3	Date					
A	FOR INFORMATION		MAR 2021	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL COUNCIL. SUBMITTAL OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE SUBMITTER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS." BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT TAG.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCENE OF INTEREST SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO IMPLEMENTATION OF TENDERS.		SOLAR DIAGRAM	NATONWIDE BUILDERS Pty. Ltd.	tony down architects	ABA LIVERPOOL	Key plan	1:500 @A1 1:1000 @A3	DEC 2024					
B	FOR PP SUBMISSION		DEC 2024															
C																		
D																		
E																		
				THESE DOCUMENTS AND ANY WORKS CREATED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE OBTAINING CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT														



Description		By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	FOR INFORMATION		Mar 2021	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. DEVELOPMENT AND IN CONSULTATION WITH CHANGING. SUBMITTALS OF THE DRAWINGS DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE DRAWINGS ARE FOR INFORMATION ONLY AND THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT.	Drawings made to a larger scale and those showing particular detail or views shall have independent titles. Drawings made to a smaller scale and for more general purposes shall have general titles. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND WORDS, THE WORDS SHALL PREVAIL. REFERENCE TO OTHER AS-USE DRAWINGS PRIOR TO FABRICATION OF TREATMENTS			NATONWIDE BUILDERS Pty. Ltd.	tony o'neill architects	ABA LIVERPOOL	Scale 1:500 @A1 1:1000 @A3 Date 2024
B	FOR PP SUBMISSION		DEC 2024	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. DEVELOPMENT AND IN CONSULTATION WITH CHANGING. SUBMITTALS OF THE DRAWINGS DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE DRAWINGS ARE FOR INFORMATION ONLY AND THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT.	Drawings made to a larger scale and those showing particular detail or views shall have independent titles. Drawings made to a smaller scale and for more general purposes shall have general titles. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND WORDS, THE WORDS SHALL PREVAIL. REFERENCE TO OTHER AS-USE DRAWINGS PRIOR TO FABRICATION OF TREATMENTS					Project no. 93-145 HOXTON PARK ROAD, 20 DALE AVENUE, 48 DALE AVENUE, 49-51 MARYVALE AVENUE, 290 MEMORIAL AVENUE, LIVERPOOL NSW2170	Scale 1:500 @A1 1:1000 @A3 Date 2024
C											Drawing title Combined L1-3 plan
D											Project no. Drawing no. A036
E											Drawing status FOR PP SUBMISSION



L 4-5

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale 1:500 @A1 1:1000 @A3	Date
A	FOR INFORMATION		MAR 2021	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. SUBMITTAL OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ARCHITECT OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS." BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT TAG.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAILS OF WORK SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO INSPECTION OF TENDERS.		VENTILATION DIAGRAM	NATONWIDE BUILDERS Pty. Ltd.	tony down architects	ABA LIVERPOOL	Key plan	Scale 1:500 @A1 1:1000 @A3	Date DEC 2024
B	FOR PP SUBMISSION		DEC 2024										
C													
D													
E													
				Project address: 93-145 HOXTON PARK ROAD, 20 DALE AVENUE, 48 DALE AVENUE, 49-51 MARYVALE AVENUE, 260 MEMORIAL AVENUE, LIVERPOOL, NSW2170		Drawing title: Combined L1-3 plan		Project no. Drawing no. A037		Drawing status: FOR PP SUBMISSION			

SEPP65 Requirement: 60% cross ventilated

	TOTAL UNITS	REQUIRED. 60%	COMPLIANT	%
BUILDING A	48	29	32	66.6%
BUILDING B	48	29	32	66.6%
BUILDING C	52	32	36	69.2%
BUILDING D	38	23	32	84.2%
BUILDING E	48	29	32	66.6%
BUILDING F	50	31	34	66.6%

SEPP65 Requirement: 70% Solar Compliance of 2Hrs

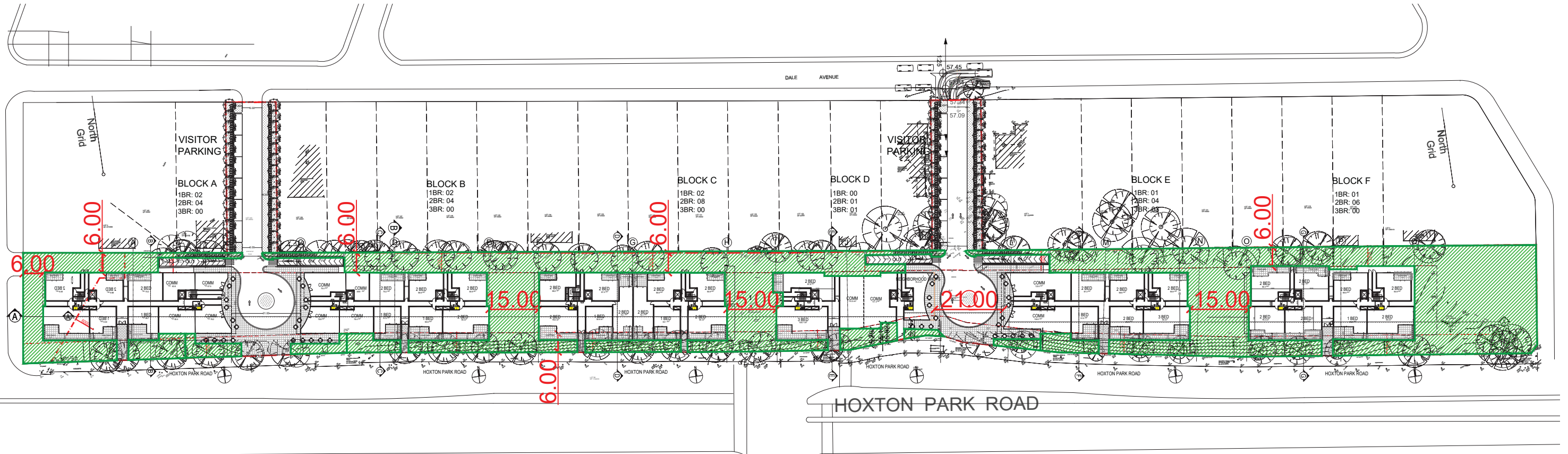
	TOTAL UNITS	REQUIRED. 70%	COMPLIANT	%
BUILDING A	48	34	40	83.3%
BUILDING B	48	34	40	83.3%
BUILDING C	52	37	44	84.6%
BUILDING D	38	27	33	86.8%
BUILDING E	48	34	40	83.3%
BUILDING F	50	36	42	82.3%

CROSS VENTILATION:
SEPP65 Requirement: 60% cross ventilated

	TOTAL UNITS	REQUIRED. 60%	ACHIEVED	%
TOTAL	284	171	198	69.7%

SOLAR COMPLIANCE:
SEPP65 Requirement: 70% Solar Compliance

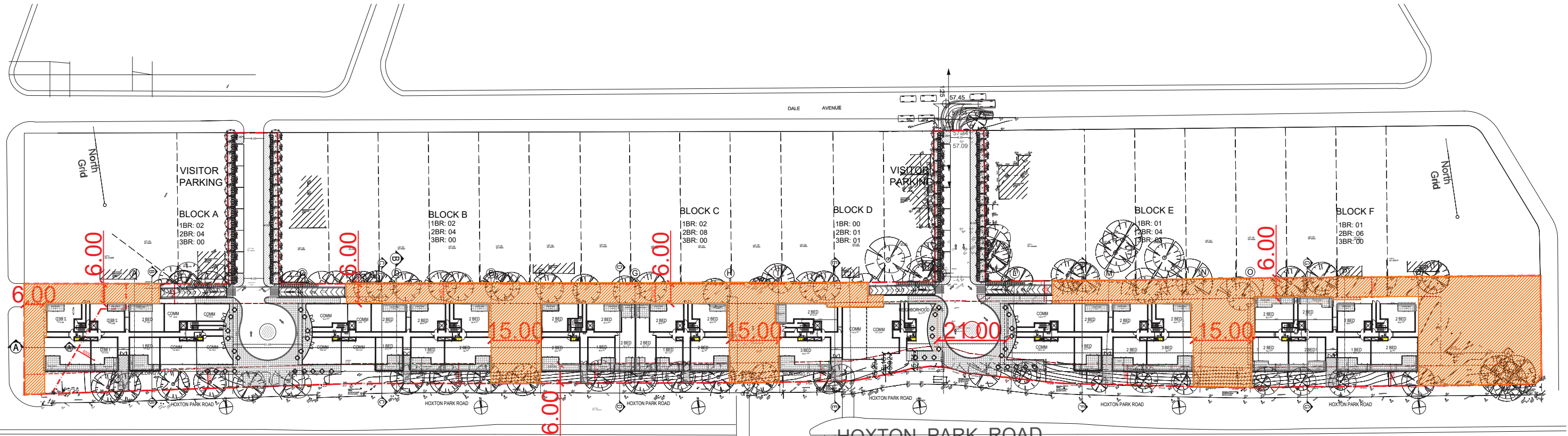
	TOTAL UNITS	REQUIRED. 70%	ACHIEVED	%
TOTAL	284	199	239	84.2%



1 : 500

ADG GREEN SPACE	
DEVELOPMENT AREA	15655 SQM
GROUND LEVEL	
PROPOSED GREEN SPACE	6166.3 SQM
PERCENTAGE OF GREEN SPACE	39.4% 

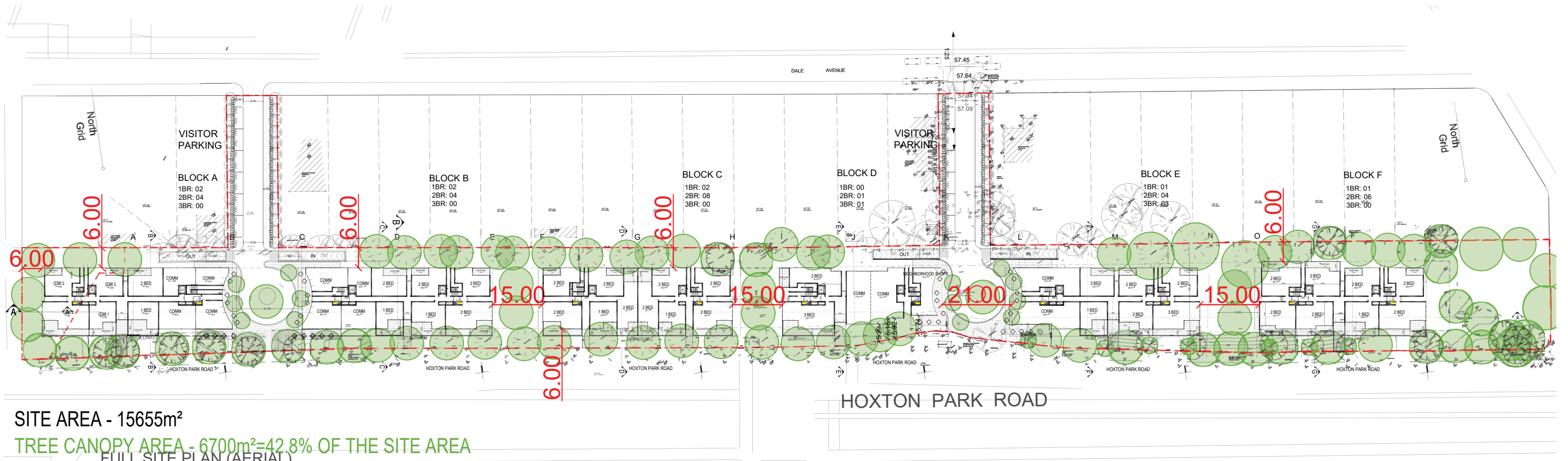
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1 : 500

ADG GREEN SPACE

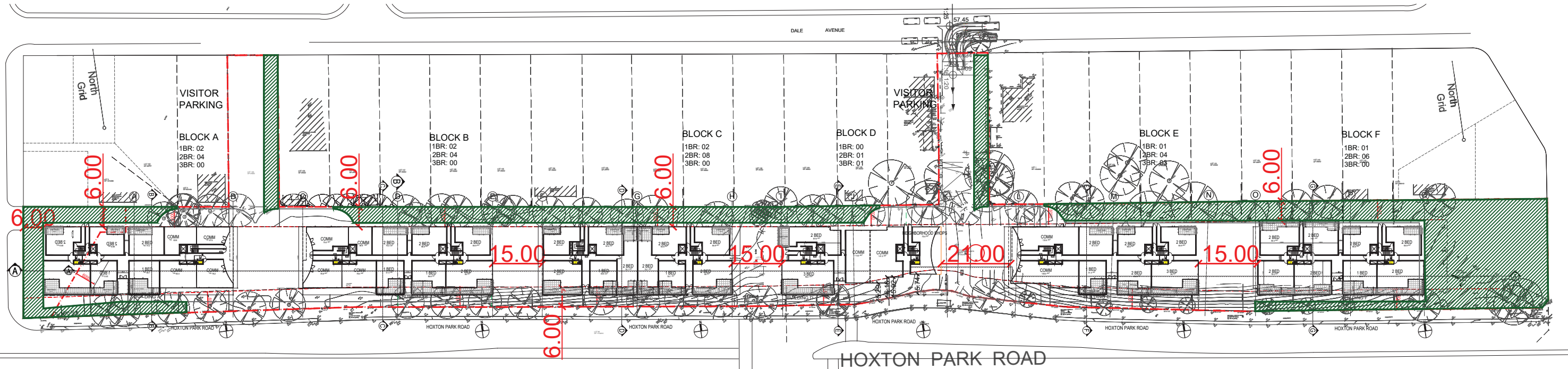
[illegible]



TREE CANOPY AREA - 6700m²=42.8% OF THE SITE AREA

FULL SITE PLAN (AFRIAT)

[illegible]



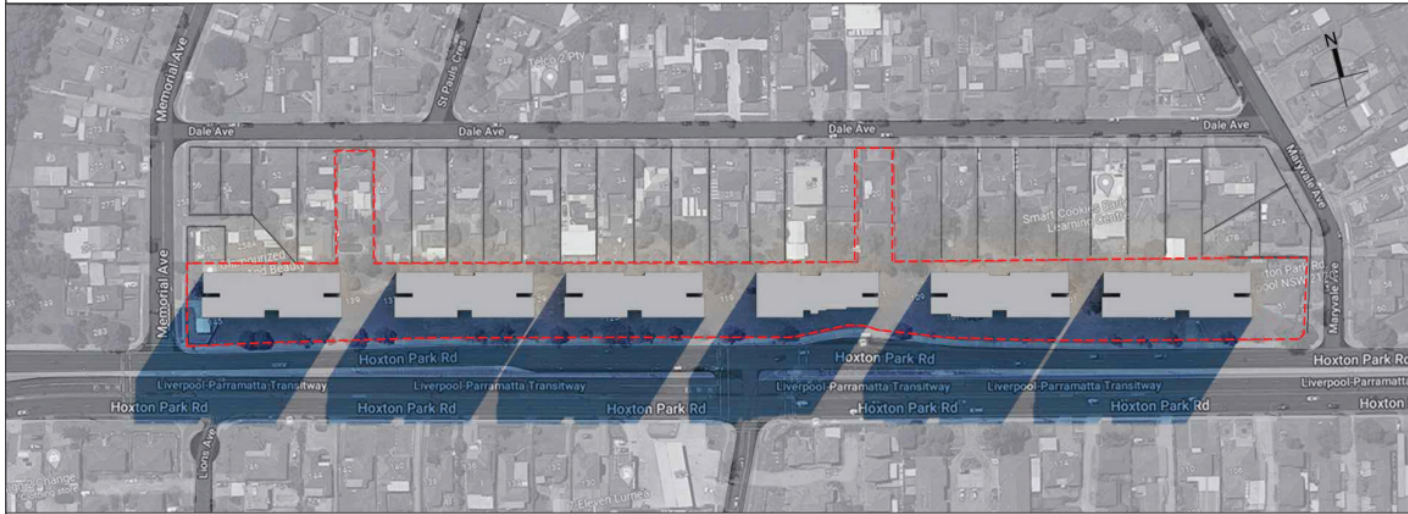
FULL SITE PLAN (AERIAL)
1 : 500

DEEP SOIL REQUIREMENT 15% X 15655= 2348m²

PROVIDED DEEP SOIL AREA

3651.3 SQM
23.3% ✓

[illegible]



JUNE 21 @ 9AM



JUNE 21 @ 10AM



JUNE 21 @ 11AM



JUNE 21 @ 12PM

8.6 SHADOW DIAGRAM

Rev	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale 1:500 @A1 1:1000 @A3	Date DEC 2024
A	FOR INFORMATION		MAR 2021							ABA LIVERPOOL			
B	FOR PP SUBMISSION		DEC 2024										
C													
D													
E													

SHADOW DIAGRAM	NATONWIDE BUILDERS Pty. Ltd.	tony own architects	Project address: 93-145 HOXTON PARK ROAD, 20 DALE AVENUE, 49 DALE AVENUE, 49-51 MARYVALE AVENUE, 260 MEMORIAL AVENUE, LIVERPOOL, NSW2170	Project no. A039 Drawing no. NK_JH Drawing status: FOR PP SUBMISSION
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Rev	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	
A	FOR INFORMATION		MAR 2021	THIS DRAWING IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, REVENUE, OR DATA, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORKS SHOWN HEREIN. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY OTHER WORKS, INCLUDING BUT NOT LIMITED TO, ANY WORKS NOT SHOWN HEREIN, ANY WORKS NOT DESIGNED BY THE ARCHITECT, OR ANY WORKS NOT CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SHOWN HEREIN. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY OTHER WORKS, INCLUDING BUT NOT LIMITED TO, ANY WORKS NOT SHOWN HEREIN, ANY WORKS NOT DESIGNED BY THE ARCHITECT, OR ANY WORKS NOT CONSTRUCTED IN ACCORDANCE WITH THE DESIGN SHOWN HEREIN.	SHADOWING MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER SHADOWING MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE AN ODDSHAW EXISTS BETWEEN FIGURED AND UNFIGURED SHADOWING, THE FIGURED SHADOWING SHALL PREVAIL. BUILDER TO CHECK ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH THE WORKS.			NATONWIDE BUILDERS Pty. Ltd.	tony town architects	ABA LIVERPOOL	Project address 93-145 HOXTON PARK ROAD, 20 DALE AVENUE, 48 DALE AVENUE, 49-51 MARYVALE AVENUE, 260 MEMORIAL AVENUE, LIVERPOOL, NSW 2170	Project no. Drawing no. Drawing status FOR PP SUBMISSION	Scale 1:500 @ A1 1:1000 @ A2 1:200 @ A3 1:500 @ A4 1:1000 @ A5 1:200 @ A6 1:500 @ A7 1:1000 @ A8 1:200 @ A9 1:500 @ A10 1:1000 @ A11 1:200 @ A12 1:500 @ A13 1:1000 @ A14 1:200 @ A15 1:500 @ A16 1:1000 @ A17 1:200 @ A18 1:500 @ A19 1:1000 @ A20 1:200 @ A21 1:500 @ A22 1:1000 @ A23 1:200 @ A24 1:500 @ A25 1:1000 @ A26 1:200 @ A27 1:500 @ A28 1:1000 @ A29 1:200 @ A30 1:500 @ A31 1:1000 @ A32 1:200 @ A33 1:500 @ A34 1:1000 @ A35 1:200 @ A36 1:500 @ A37 1:1000 @ A38 1:200 @ A39 1:500 @ A40 1:1000 @ A41 1:200 @ A42 1:500 @ A43 1:1000 @ A44 1:200 @ A45 1:500 @ A46 1:1000 @ A47 1:200 @ A48 1:500 @ A49 1:1000 @ A50 1:200 @ A51 1:500 @ A52 1:1000 @ A53 1:200 @ A54 1:500 @ A55 1:1000 @ A56 1:200 @ A57 1:500 @ A58 1:1000 @ A59 1:200 @ A60 1:500 @ A61 1:1000 @ A62 1:200 @ A63 1:500 @ A64 1:1000 @ A65 1:200 @ A66 1:500 @ A67 1:1000 @ A68 1:200 @ A69 1:500 @ A70 1:1000 @ A71 1:200 @ A72 1:500 @ A73 1:1000 @ A74 1:200 @ A75 1:500 @ A76 1:1000 @ A77 1:200 @ A78 1:500 @ A79 1:1000 @ A80 1:200 @ A81 1:500 @ A82 1:1000 @ A83 1:200 @ A84 1:500 @ A85 1:1000 @ A86 1:200 @ A87 1:500 @ A88 1:1000 @ A89 1:200 @ A90 1:500 @ A91 1:1000 @ A92 1:200 @ A93 1:500 @ A94 1:1000 @ A95 1:200 @ A96 1:500 @ A97 1:1000 @ A98 1:200 @ A99 1:500 @ A100 1:1000 @ A101 1:200 @ A102 1:500 @ A103 1:1000 @ A104 1:200 @ A105 1:500 @ A106 1:1000 @ A107 1:200 @ A108 1:500 @ A109 1:1000 @ A110 1:200 @ A111 1:500 @ A112 1:1000 @ A113 1:200 @ A114 1:500 @ A115 1:1000 @ A116 1:200 @ A117 1:500 @ A118 1:1000 @ A119 1:200 @ A120 1:500 @ A121 1:1000 @ A122 1:200 @ A123 1:500 @ A124 1:1000 @ A125 1:200 @ A126 1:500 @ A127 1:1000 @ A128 1:200 @ A129 1:500 @ A130 1:1000 @ A131 1:200 @ A132 1:500 @ A133 1:1000 @ A134 1:200 @ A135 1:500 @ A136 1:1000 @ A137 1:200 @ A138 1:500 @ A139 1:1000 @ A140 1:200 @ A141 1:500 @ A142 1:1000 @ A143 1:200 @ A144 1:500 @ A145 1:1000 @ A146 1:200 @ A147 1:500 @ A148 1:1000 @ A149 1:200 @ A150 1:500 @ A151 1:1000 @ A152 1:200 @ A153 1:500 @ A154 1:1000 @ A155 1:200 @ A156 1:500 @ A157 1:1000 @ A158 1:200 @ A159 1:500 @ A160 1:1000 @ A161 1:200 @ A162 1:500 @ A163 1:1000 @ A164 1:200 @ A165 1:500 @ A166 1:1000 @ A167 1:200 @ A168 1:500 @ A169 1:1000 @ A170 1:200 @ A171 1:500 @ A172 1:1000 @ A173 1:200 @ A174 1:500 @ A175 1:1000 @ A176 1:200 @ A177 1:500 @ A178 1:1000 @ A179 1:200 @ A180 1:500 @ A181 1:1000 @ A182 1:200 @ A183 1:500 @ A184 1:1000 @ A185 1:200 @ A186 1:500 @ A187 1:1000 @ A188 1:200 @ A189 1:500 @ A190 1:1000 @ A191 1:200 @ A192 1:500 @ A193 1:1000 @ A194 1:200 @ A195 1:500 @ A196 1:1000 @ A197 1:200 @ A198 1:500 @ A199 1:1000 @ A200 1:200 @ A201 1:500 @ A202 1:1000 @ A203 1:200 @ A204 1:500 @ A205 1:1000 @ A206 1:200 @ A207 1:500 @ A208 1:1000 @ A209 1:200 @ A210 1:500 @ A211 1:1000 @ A212 1:200 @ A213 1:500 @ A214 1:1000 @ A215 1:200 @ A216 1:500 @ A217 1:1000 @ A218 1:200 @ A219 1:500 @ A220 1:1000 @ A221 1:200 @ A222 1:500 @ A223 1:1000 @ A224 1:200 @ A225 1:500 @ A226 1:1000 @ A227 1:200 @ A228 1:500 @ A229 1:1000 @ A230 1:200 @ A231 1:500 @ A232 1:1000 @ A233 1:200 @ A234 1:500 @ A235 1:1000 @ A236 1:200 @ A237 1:500 @ A238 1:1000 @ A239 1:200 @ A240 1:500 @ A241 1:1000 @ A242 1:200 @ A243 1:500 @ A244 1:1000 @ A245 1:200 @ A246 1:500 @ A247 1:1000 @ A248 1:200 @ A249 1:500 @ A250 1:1000 @ A251 1:200 @ A252 1:500 @ A253 1:1000 @ A254 1:200 @ A255 1:500 @ A256 1:1000 @ A257 1:200 @ A258 1:500 @ A259 1:1000 @ A260 1:200 @ A261 1:500 @ A262 1:1000 @ A263 1:200 @ A264 1:500 @ A265 1:1000 @ A266 1:200 @ A267 1:500 @ A268 1:1000 @ A269 1:200 @ A270 1:500 @ A271 1:1000 @ A272 1:200 @ A273 1:500 @ A274 1:1000 @ A275 1:200 @ A276 1:500 @ A277 1:1000 @ A278 1:200 @ A279 1:500 @ A280 1:1000 @ A281 1:200 @ A282 1:500 @ A283 1:1000 @ A284 1:200 @ A285 1:500 @ A286 1:1000 @ A287 1:200 @ A288 1:500 @ A289 1:1000 @ A290 1:200 @ A291 1:500 @ A292 1:1000 @ A293 1:200 @ A294 1:500 @ A295 1:1000 @ A296 1:200 @ A297 1:500 @ A298 1:1000 @ A299 1:200 @ A300 1:500 @ A301 1:1000 @ A302 1:200 @ A303 1:500 @ A304 1:1000 @ A305 1:200 @ A306 1:500 @ A307 1:1000 @ A308 1:200 @ A309 1:500 @ A310 1:1000 @ A311 1:200 @ A312 1:500 @ A313 1:1000 @ A314 1:200 @ A315 1:500 @ A316 1:1000 @ A317 1:200 @

AD-00 - Schedule of Areas

Area Schedule

Date17/12/2024

Project:ABA Liverpool

Project Address:93-145 Hoxton Park road & 20 Dale Avenue

Developable Site Area:15655.41 m²

Site Area:15655.41 m²

Consent Authority:Liverpool City Council

Building A				
	GFA (RESI)		GFA (RETAIL)	
Ground (Retail)			270.6	m ²
Ground (Residential)	525.7	m ²		
Level 1	738.0	m ²		
Level 2	738.0	m ²		
Level 3	738.0	m ²		
Level 4	541.4	m ²		
Level 5	541.4	m ²		
Total	3822.5	m ²	270.6	m ²

Building B				
	GFA (RESI)		GFA (RETAIL)	
Ground (Retail)			282.4	m ²
Ground (Residential)	523.1	m ²		
Level 1	738.0	m ²		
Level 2	738.0	m ²		
Level 3	738.0	m ²		
Level 4	541.4	m ²		
Level 5	541.4	m ²		
Total	3819.9	m ²	282.4	m ²

Building C				
	GFA (RESI)		GFA (RETAIL)	
Ground (Retail)			0.0	m ²
Ground (Residential)	726.6	m ²		
Level 1	689.2	m ²		
Level 2	689.2	m ²		
Level 3	689.2	m ²		
Level 4	492.0	m ²		
Level 5	492.0	m ²		
Total	3778.2	m ²	0.0	m ²

Building D				
	GFA (RESI)		GFA (RETAIL)	
Ground (Retail)			323.9	m ²
Ground (Residential)	188.3	m ²		
Level 1	524.7	m ²		
Level 2	524.7	m ²		
Level 3	524.7	m ²		
Level 4	445.5	m ²		
Level 5	445.5	m ²		
Total	2653.3	m ²	323.9	m ²

Building E				
	GFA (RESI)		GFA (RETAIL)	
Ground (Retail)			252.5	m ²
Ground (Residential)	524.6	m ²		
Level 1	738.0	m ²		
Level 2	738.0	m ²		
Level 3	738.0	m ²		
Level 4	445.5	m ²		
Level 5	445.5	m ²		
Total	3629.6	m ²	252.5	m ²

Building F				
	GFA (RESI)		GFA (RETAIL)	
Ground (Retail)				
Ground (Residential)	668.2	m ²		
Level 1	738.0	m ²		
Level 2	738.0	m ²		
Level 3	738.0	m ²		
Level 4	536.5	m ²		
Level 5	536.5	m ²		
Total	3955.2	m ²	0.0	m ²

Site Area		Allowable FSR		Total Allowable GFA	
Hoxton Park Rd Lots	14265.88	m ²	1.5	21,398.82	m ²
Dale Ave Lots	1389.53	m ²	1	1,389.53	m ²
Total Allowable GFA				22,788.35	m ²
Proposed GFA				22,788.19	m ²

TOTAL				
	GFA (RESI)		GFA (RETAIL)	
BLDG_A	3822.5	m ²	270.6	m ²
BLDG_B	3819.9	m ²	282.4	m ²
BLDG_C	3778.2	m ²	0.0	m ²
BLDG_D	2653.3	m ²	323.9	m ²
BLDG_E	3629.6	m ²	252.5	m ²
BLDG_F	3955.2	m ²	0.0	m ²
TOTAL	21658.8	m ²	1129.4	m ²
Developable site area			15655.41	m ²
TOTAL GFA			22788.2	m ²

Unit Mix Compliant Scheme

Date17/12/2024

Project: ABA Liverpool
Project Address: 93-145 Hoxton Park road & 20 Dale Avenue

Developable Site Area 15655.41 m²
Site Area: 15655.41 m²
Consent Authority: Liverpool City Council

BUILDING A							
	1 bed	2 bed	3 bed		TOTAL		Retail
Ground	2	4	0		6		4
Level 1	2	6	2		10		0
Level 2	2	6	2		10		0
Level 3	2	6	2		10		0
Level 4	0	4	2		6		0
Level 5	0	4	2		6		0
Total	8	30	10		48		4
	17%	63%	21%				

BUILDING D							
	1 bed	2 bed	3 bed		TOTAL		Retail
Ground	0	1	1		2		3
Level 1	2	5	1		8		0
Level 2	2	5	1		8		0
Level 3	2	5	1		8		0
Level 4	2	4	0		6		0
Level 5	2	4	0		6		0
Total	10	24	4		38		3
	26%	63%	11%				

BUILDING B							
	1 bed	2 bed	3 bed		TOTAL		Retail
Ground	2	4	0		6		4
Level 1	2	6	2		10		0
Level 2	2	6	2		10		0
Level 3	2	6	2		10		0
Level 4	0	4	2		6		0
Level 5	0	4	2		6		0
Total	8	30	10		48		4
	17%	63%	21%				

BUILDING E							
	1 bed	2 bed	3 bed		TOTAL		Retail
Ground	1	5	0		6		2
Level 1	2	7	1		10		0
Level 2	2	7	1		10		0
Level 3	2	7	1		10		0
Level 4	0	4	2		6		0
Level 5	0	4	2		6		0
Total	7	34	7		48		2
	15%	71%	15%				

BUILDING C							
	1 bed	2 bed	3 bed		TOTAL		Retail
Ground	2	8	0		10		0
Level 1	2	6	2		10		0
Level 2	2	6	2		10		0
Level 3	2	6	2		10		0
Level 4	0	4	2		6		0
Level 5	0	4	2		6		0
Total	8	34	10		52		0
	15%	65%	19%				

BUILDING F							
	1 bed	2 bed	3 bed		TOTAL		Retail
Ground	1	7	0		8		0
Level 1	2	6	2		10		0
Level 2	2	6	2		10		0
Level 3	2	6	2		10		0
Level 4	0	4	2		6		0
Level 5	0	4	2		6		0
Total	7	33	10		50		0
	14%	66%	20%				

TOTAL							
	1 bed	2 bed	3 bed		TOTAL		Retail
BLDG_A	8	30	10		48		4
BLDG_B	8	30	10		48		4
BLDG_C	8	34	10		52		0
BLDG_D	10	24	4		38		3
BLDG_E	7	34	7		48		2
BLDG_F	7	33	10		50		0
TOTAL	48	185	51		284		13
	17%	65%	18%				

9.0 Conclusion

This report demonstrates that a design can be realized based on the proposed controls. It shows that this Design can achieve all of the criteria of the ADG. It demonstrates that this can be achieved with little or no impact to the surrounding residential fabric. It also highlights a number of advantages and opportunities to contribute to the precinct and provide amenity to the residents and neighbors. This demonstrates that the proposed controls are suitable for the site and will create a positive outcome for the community.

The proposed controls are appropriate for the following reasons:

- The proposed height of 6 storeys sits comfortably within the current and proposed character of the area, particularly given its location of a major road.
- The proposed density results in a massing and scale that is appropriate for the area without significant impacts.
- The unique site creates opportunities for permeability and linkages which connect the surrounding streets to the transit station for the benefit of the community.
- Such linkages are opportunities for public plazas for convenience retail and open space.
- The long frontage provides a rare opportunity for a coordinated and integrated streetscape response that is both consistent and articulated.
- The long frontage provides a rare opportunity for a coordinated green streetscape approach as a public amenity.
- The additional rear sites provide an opportunity to distribute site access across a wide area to minimize impacts on busy roads, intersections and local streets.
- The proposal demonstrates that a resultant scheme can be compliant with all DCP and ADG controls.
- The proposal demonstrates that a resultant scheme can be a positive addition to the urban fabric with many benefits for the community.