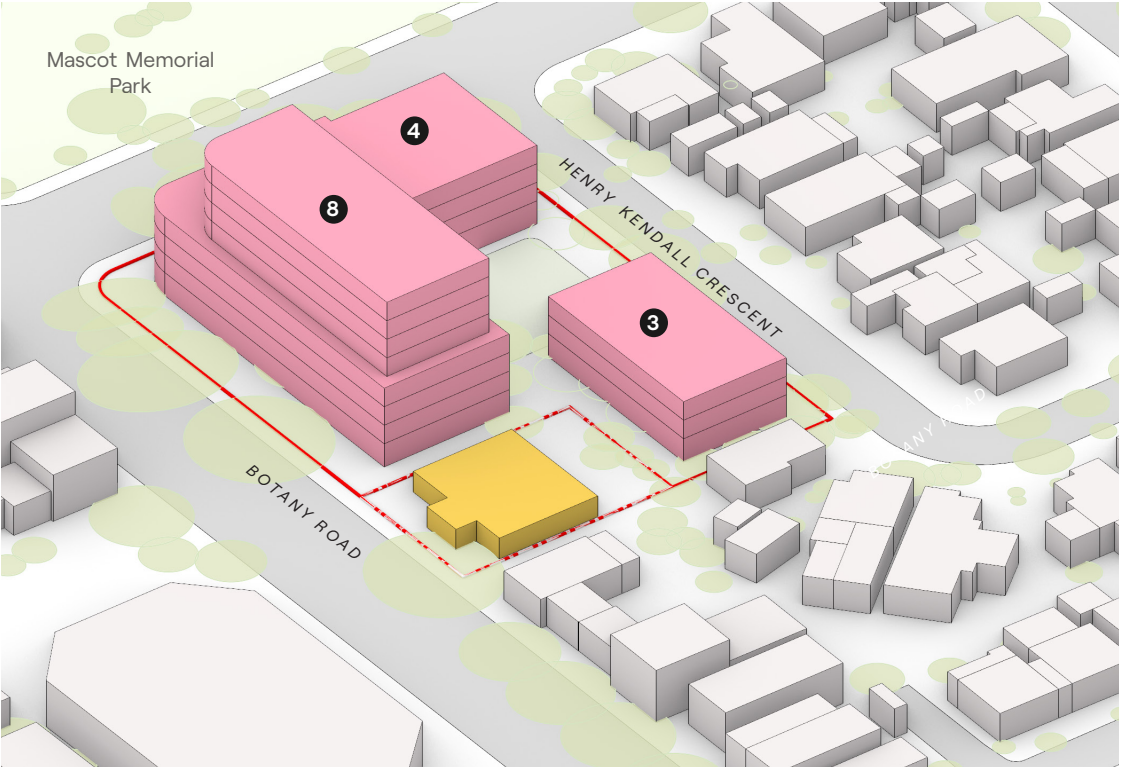


Development with existing ambulance site

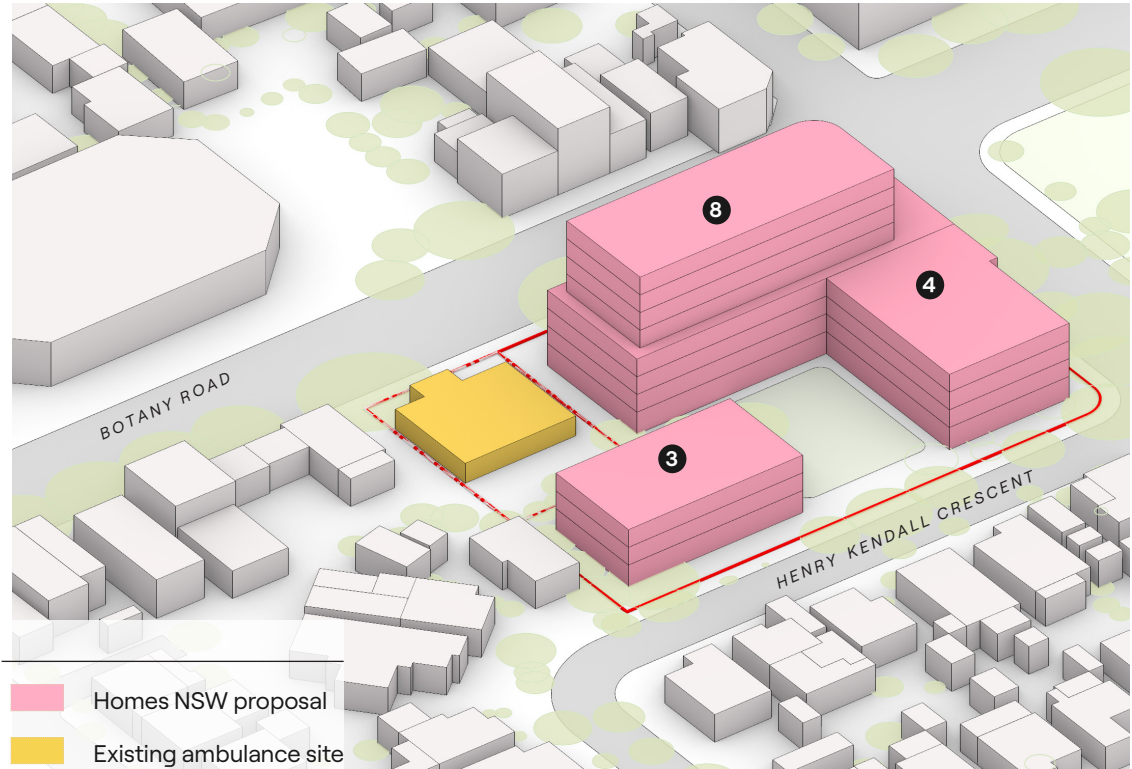
The scheme depicts the built form of Homes NSW site only, considering existing building on the ambulance site.

	Homes NSW Site	
Site Area	4878 m ²	
Proposed Zoning	R4 High Density Residential	
Proposed LEP FSR	2 : 1 (Scheme FSR 2:1)	
Proposed LEP height	8 storeys / 28m (Scheme Height 8 storeys / 26.4m)	
Residential GFA	9,678 m ²	
Dwellings	127	
Deep Soil	500m ² - 600m ² (potential area of deep soil)	

- Notes :
- Assumptions for Homes NSW site
 - Residential GBA to GFA efficiency @ 75 % efficiency
 - Average dwelling size = 76 sqm
 - Apartment mix
70% - 1 bedroom apartments
30% - 2 Bedroom apartments



Massing view NE



Massing view NW



Plan