

5 PLANS

PLANS

PRECINCT PLAN

Future development in the Leumeah Town Centre benefits from a precinct approach which explores the character of the streetscapes, pedestrian movement and retail activity, and builds of existing recreation assets of the Leumeah Hotel, West Leagues Club and Campbelltown Stadium.

Establishing a new through-site link through the centre of the high density town centre establishes clear connections from key community assets and transport hubs to the surrounding residential suburbs. Connection through to neighbouring suburb promoting walkable city.

This new link also provides more retail frontage and pedestrian activity and promotes quality designed open space in the centre of the town centre with good passive surveillance and access.

A street wall podium of 2 storeys provides good accessible walls to the street with commercial and residential. Large podium levels allows for rooftop landscaped spaces for residents of above towers.

Separating vehicle movement and pedestrian movement throughout the precinct improves amenity and quality of the development.

An activated public realm with pocket park and community amenity which are connected to large civic facilities near the Leagues Club and the Stadium create a destination for the surrounding suburb.

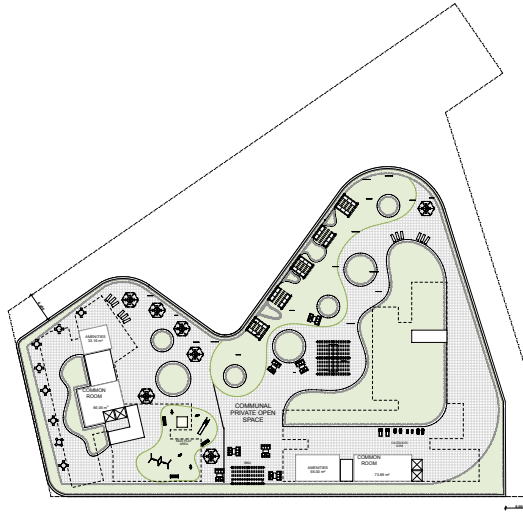


PLANS

TYPICAL FLOOR PLATES



GROUND



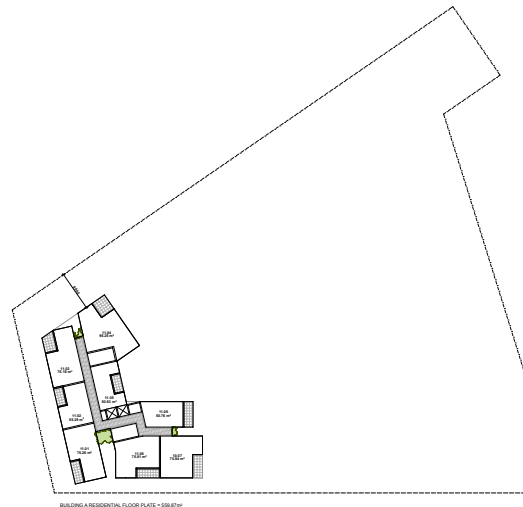
LEVEL 1



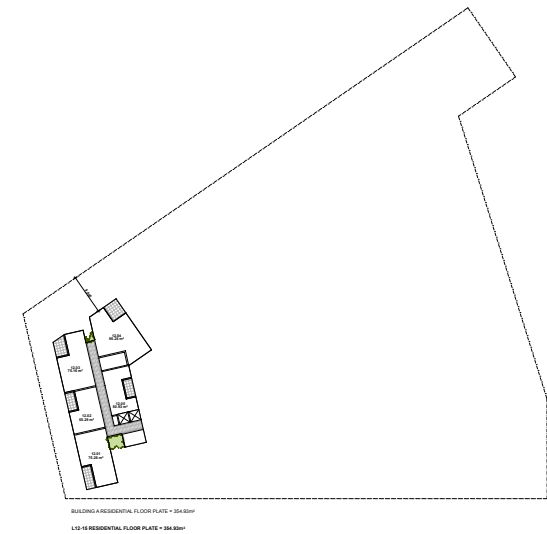
LEVELS 2-8



LEVEL 10



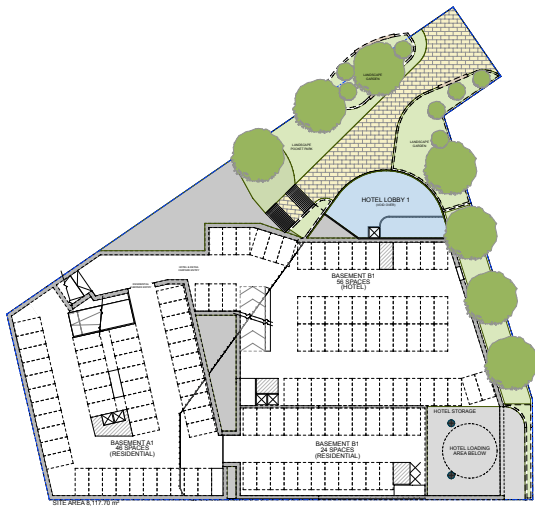
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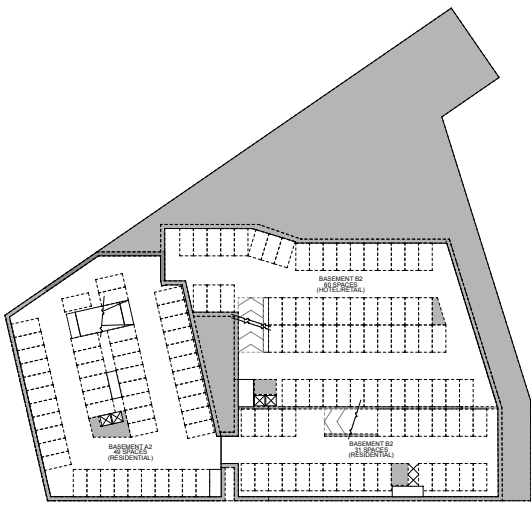
LEVELS 12-15

PLANS

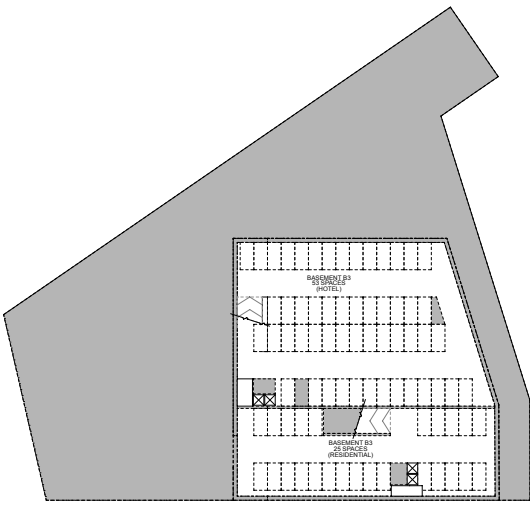
BASEMENTS



BASEMENT 1



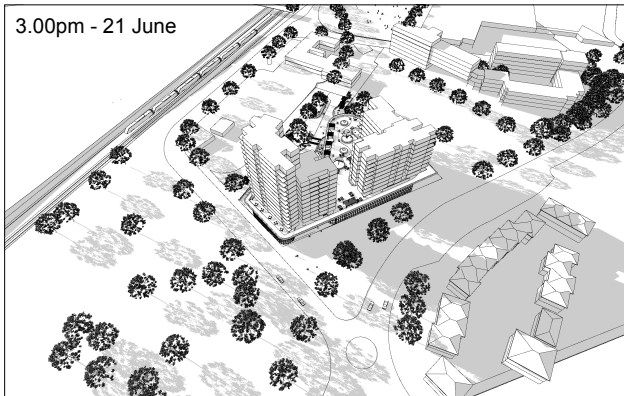
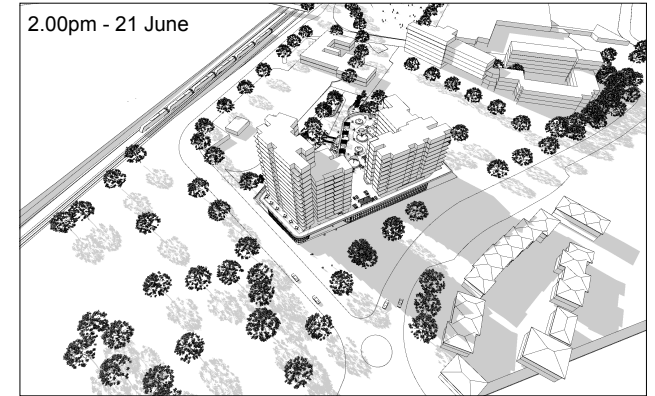
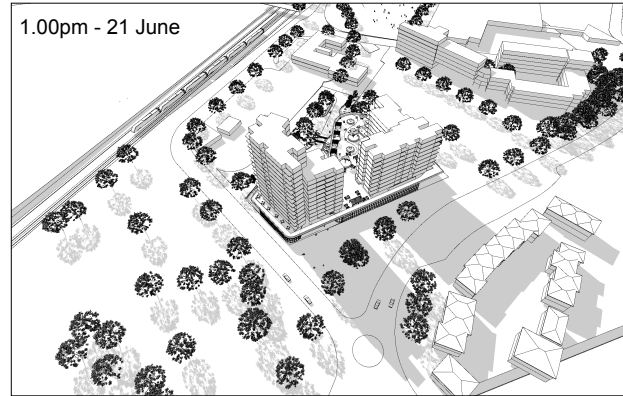
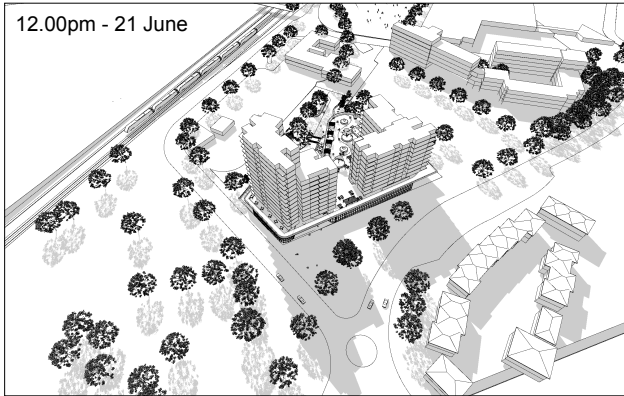
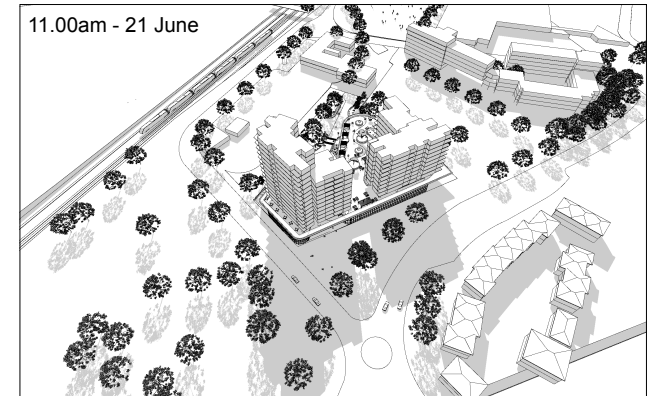
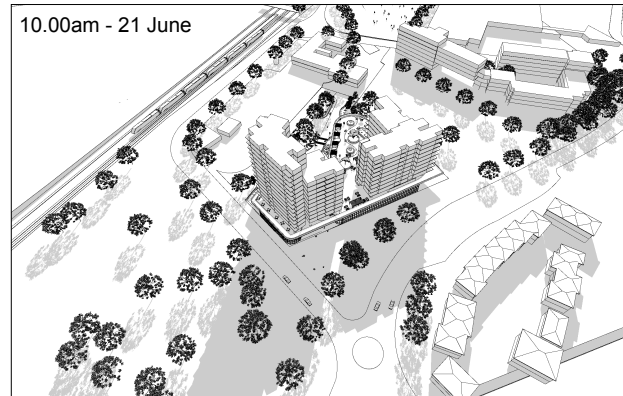
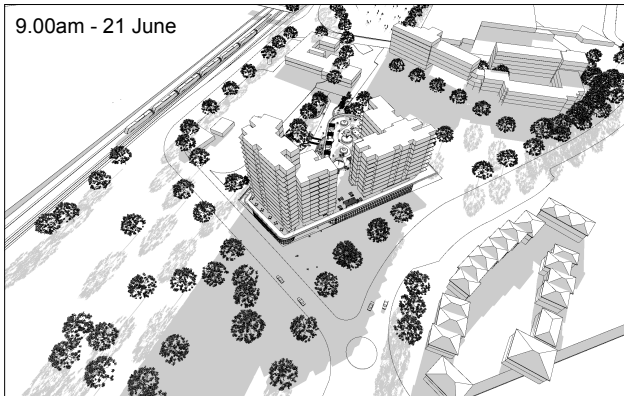
BASEMENT 2



BASEMENT 3

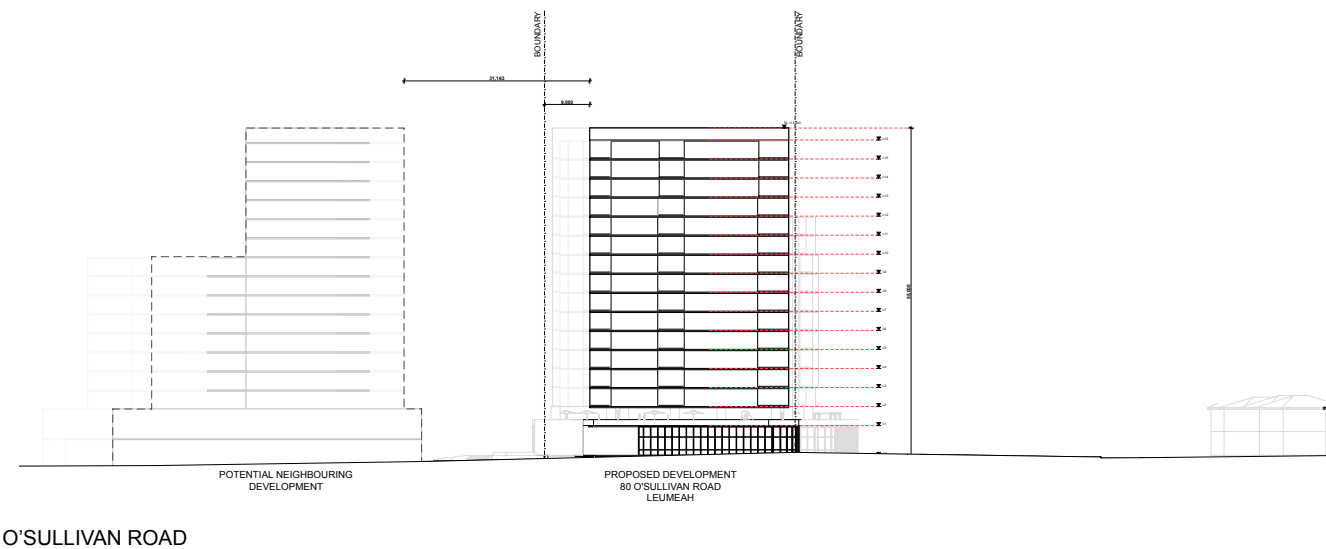
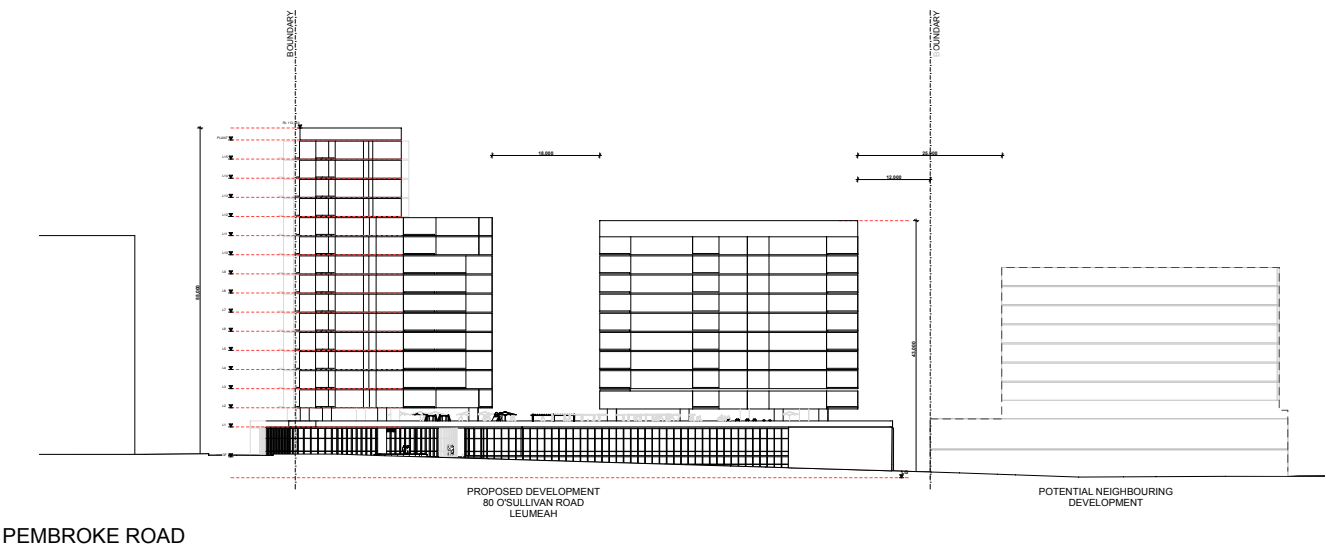
PLANS

OVERSHADOWING IMPACT STUDY



PLANS

STREETSCAPE ELEVATIONS



6 SCHEDULES

SCHEDULES

GENERAL AREAS

AREA SCHEDULE										
LEVEL	GFA (m ²)	NLA (m ²)	HOTEL (m ²)	UNITS (m ²)	UNITS No.	1B	2B	3B	BUILDING A	BUILDING B
GROUND	2,840	790	2,000		0					
LEVEL 1	140			140	0					
LEVEL 2	1,231			1,231	17	5	10	2	8	9
LEVEL 3	1,231			1,231	17	5	10	2	8	9
LEVEL 4	1,231			1,231	17	5	10	2	8	9
LEVEL 5	1,231			1,231	17	5	10	2	8	9
LEVEL 6	1,231			1,231	17	5	10	2	8	9
LEVEL 7	1,231			1,231	17	5	10	2	8	9
LEVEL 8	1,231			1,231	17	5	10	2	8	9
LEVEL 9	1,231			1,231	17	5	10	2	8	9
LEVEL 10	978			978	14	5	8	1	8	6
LEVEL 11	560			560	8	3	4	1	8	
LEVEL 12	355			355	5	2	2	1	5	
LEVEL 13	355			355	5	2	2	1	5	
LEVEL 14	355			355	5	2	2	1	5	
LEVEL 15	355			355	5	2	2	1	5	
TOTALS	15,788	790	2,000	12,948	178	56	100	22	100	78
FSR	2.00					31%	56%	12%		
SITE	7,875									
GFA (FSR 2:1)	15,750									

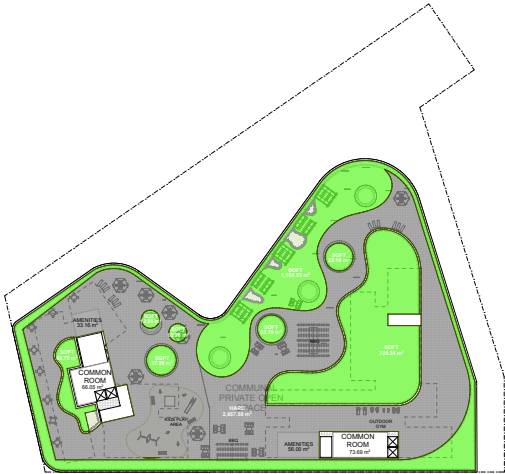
LANDSCAPE AREAS					
	GROUND	LEVEL 1	TOTAL	% of site	% of landscape
SOFT LANDSCAPING AREA	1,240.10	2071.42	3,311.52	42%	44%
HARD LANDSCAPE AREA	1,558.85	2657.58	4,216.43	54%	56%
DEEP SOIL	1,240.41		1,240.41	16%	37%
COMMUNAL OPEN SPACE		4733.71	4733.71	60%	

CARPARKING					
	NO. OF UNITS	AREA (m ²)	SEPP 65 ¹	DCP ²	PARKING
1B UNITS	56		0.4		
2B UNITS	100		0.7		
3B UNITS	22		1.2		
TOTAL UNITS	178				
VISITORS			1 per 7	Refer to Traffic Report	
RETAIL		2790		Refer to Traffic Report	
COMMECRIAL		0			
TOTAL CARS REQUIRED				Refer to Traffic Report	
TOTAL CARS PROVIDED					320

1. SEPP 65 2015 refers to RMS Guide to Traffic Generating Developments



GROUND LEVEL LANDSCAPE AREAS



LEVEL 1 LANDSCAPE AREAS

SCHEDULES

SEPP 65

SEPP 65 DATA														NOTE
		GENERAL		AREA (m²)			STORAGE		ENVIRONMENTAL					
	1B	2B	3B	CAR	INT	BALC	TOTAL	INT	BAS	TOTAL	SUN	VENT	SOUTH	
LEVEL 2														
2.01		1			75.26	10.00	85.26						1	
2.02	1				55.29	8.00	63.29							
2.03		1			75.16	10.00	85.16				1	1		
2.04			1		95.25	12.00	107.25				1	1		
2.05	1				50.93	8.00	58.93				1			
2.06		1			50.76	8.00	58.76				1	1		
2.07			1		75.84	10.00	85.84				1	1		
2.08			1		75.81	10.00	85.81				1	1	1	
2.09			1		75.26	10.00	85.26				1	1		
2.10	1				54.68	8.00	62.68						1	
2.11		1			76.25	10.00	86.25				1	1		
2.12			1		75.79	10.00	85.79				1			
2.13		1			59.00	8.00	67.00				1	1		
2.14					76.19	10.00	86.19				1			
2.15	1				76.19	10.00	86.19				1			
2.16			1		76.04	10.00	86.04				1	1		
2.17			1		100.10	12.00	112.10				1	1		
LEVEL 3														
3.01		1			75.26	10.00	85.26						1	
3.02	1				55.29	8.00	63.29							
3.03		1			75.16	10.00	85.16				1	1		
3.04			1		95.25	12.00	107.25				1	1		
3.05	1				50.93	8.00	58.93				1			
3.06		1			50.76	8.00	58.76				1	1		
3.07			1		75.84	10.00	85.84				1	1		
3.08			1		75.81	10.00	85.81				1	1	1	
3.09			1		75.26	10.00	85.26				1	1		
3.10	1				54.68	8.00	62.68						1	
3.11		1			76.25	10.00	86.25				1			
3.12			1		75.79	10.00	85.79				1	1		
3.13	1				59.00	8.00	67.00				1			
3.14					76.19	10.00	86.19				1	1		
3.15		1			76.19	10.00	86.19				1			
3.16			1		76.04	10.00	86.04				1	1		
3.17			1		100.10	12.00	112.10				1	1		
LEVEL 4														
4.01		1			75.26	10.00	85.26						1	
4.02	1				55.29	8.00	63.29							
4.03		1			75.16	10.00	85.16				1	1		
4.04			1		95.25	12.00	107.25				1	1		
4.05	1				50.93	8.00	58.93				1			
4.06		1			50.76	8.00	58.76				1			
4.07			1		75.84	10.00	85.84				1	1		
4.08			1		75.81	10.00	85.81				1	1	1	
4.09			1		75.26	10.00	85.26				1	1		
4.10	1				54.68	8.00	62.68						1	
4.11					76.25	10.00	86.25				1	1		
4.12			1		75.79	10.00	85.79				1			
4.13	1				59.00	8.00	67.00				1			
4.14					76.19	10.00	86.19				1	1		
4.15		1			76.19	10.00	86.19				1			
4.16			1		76.04	10.00	86.04				1	1		
4.17			1		100.10	12.00	112.10				1	1		
LEVEL 5														
5.01		1			75.26	10.00	85.26						1	
5.02	1				55.29	8.00	63.29							
5.03		1			75.16	10.00	85.16				1	1		
5.04			1		95.25	12.00	107.25				1	1		
5.05	1				50.93	8.00	58.93				1			
5.06		1			50.76	8.00	58.76				1			
5.07			1		75.84	10.00	85.84				1	1		
5.08			1		75.81	10.00	85.81				1	1	1	
5.09			1		75.26	10.00	85.26				1	1		
5.10	1				54.68	8.00	62.68						1	
5.11					76.25	10.00	86.25				1	1		
5.12			1		75.79	10.00	85.79				1			
5.13	1				59.00	8.00	67.00				1			
5.14					76.19	10.00	86.19				1	1		
5.15		1			76.19	10.00	86.19				1			
5.16			1		76.04	10.00	86.04				1	1		
5.17			1		100.10	12.00	112.10				1	1		
LEVEL 6														
6.01		1			75.26	10.00	85.26						1	
6.02	1				55.29	8.00	63.29							
6.03		1			75.16	10.00	85.16				1	1		
6.04			1		95.25	12.00	107.25				1	1		
6.05	1				50.93	8.00	58.93				1			
6.06		1			50.76	8.00	58.76				1			
6.07			1		75.84	10.00	85.84				1	1		
6.08			1		75.81	10.00	85.81				1	1	1	
6.09			1		75.26	10.00	85.26				1	1		
6.10	1				54.68	8.00	62.68						1	
6.11					76.25	10.00	86.25				1	1		
6.12			1		75.79	10.00	85.79				1			
6.13	1				59.00	8.00	67.00				1			
6.14					76.19	10.00	86.19				1	1		
6.15		1			76.19	10.00	86.19				1			
6.16			1		76.04	10.00	86.04				1	1		
6.17			1		100.10	12.00	112.10				1	1		
LEVEL 7														
7.01		1			75.26	10.00	85.26						1	
7.02	1				55.29	8.00	63.29							
7.03		1			75.16	10.00	85.16				1	1		
7.04			1		95.25	12.00	107.25				1	1		
7.05	1				50.93	8.00	58.93				1			
7.06		1			50.76	8.00	58.76				1			
7.07			1		75.84	10.00	85.84				1	1		
7.08			1		75.81	10.00	85.81				1	1	1	
7.09			1		75.26	10.00	85.26				1	1		
7.10	1				54.68	8.00	62.68						1	
7.11		1			76.25	10.00	86.25				1	1		
7.12			1		75.79	10.00	85.79				1			
7.13	1				59.00	8.00	67.00				1			
7.14					76.19	10.00	86.19				1	1		
7.15		1			76.19	10.00	86.19				1			
7.16			1		76.04	10.00	86.04				1	1		
7.17			1		100.10	12.00	112.10				1	1		

SEPP 65 DATA														NOTE
	1B	2B	GENERAL 3B	CAR	INT	AREA (m ²) BALC TOTAL		STORAGE BAS TOTAL	ENVIRONMENTAL SUN VENT SOUTH					
LEVEL 8														
8.01		1			75.26	10.00	85.26				1			
8.02	1				55.29	8.00	63.29							
8.03		1			75.16	10.00	85.16				1	1		
8.04			1		95.25	12.00	107.25				1	1		
8.05	1				50.93	8.00	58.93				1			
8.06		1			50.76	8.00	58.76				1	1		
8.07			1		75.84	10.00	85.84				1	1		
8.08			1		75.81	10.00	85.81				1	1	1	
8.09					75.26	10.00	85.26				1	1		
8.10	1				54.68	8.00	62.68						1	
8.11		1			76.25	10.00	86.25				1	1		
8.12			1		75.79	10.00	85.79				1			
8.13	1				59.00	8.00	67.00				1			
8.14					76.19	10.00	86.19				1	1		
8.15		1			76.19	10.00	86.19				1	1		
8.16			1		76.04	10.00	86.04				1	1		
8.17			1		100.10	12.00	112.10				1	1		
LEVEL 9														
9.01					75.26	10.00	85.26				1			
9.02	1				55.29	8.00	63.29							
9.03				1	75.16	10.00	85.16				1	1		
9.04				1	95.25	12.00	107.25				1	1		
9.05		1			50.93	8.00	58.93				1			
9.06		1			50.76	8.00	58.76				1	1		
9.07			1		75.84	10.00	85.84				1	1		
9.08			1		75.81	10.00	85.81				1	1	1	
9.09					75.26	10.00	85.26				1	1		
9.10	1				54.68	8.00	62.68						1	
9.11		1			76.25	10.00	86.25				1	1		
9.12			1		75.79	10.00	85.79				1			
9.13	1				59.00	8.00	67.00				1			
9.14					76.19	10.00	86.19				1	1		
9.15		1			76.19	10.00	86.19				1	1		
9.16			1		76.04	10.00	86.04				1	1		
9.17			1		100.10	12.00	112.10				1	1		
LEVEL 10														
10.01		1			75.26	10.00	85.26				1			
10.02	1				55.29	8.00	63.29							
10.03				1	75.16	10.00	85.16				1	1		
10.04				1	95.25	12.00	107.25				1	1		
10.05		1			50.93	8.00	58.93				1			
10.06					50.76	8.00	58.76				1	1		
10.07			1		75.84	10.00	85.84				1	1		
10.08					75.81	10.00	85.81				1	1	1	
10.09					75.26	10.00	85.26				1	1		
10.10	1				54.68	8.00	62.68						1	
10.11		1			76.25	10.00	86.25				1	1		
10.12			1		75.79	10.00	85.79				1			
10.13	1				59.00	8.00	67.00				1			
10.14			1		76.19	10.00	86.19				1	1		
LEVEL 11														
11.01		1			75.26	10.00	85.26				1			
11.02	1				55.29	8.00	63.29							
11.03				1	75.16	10.00	85.16				1	1		
11.04				1	95.25	12.00	107.25				1	1		
11.05		1			50.93	8.00	58.93				1			
11.06		1			50.76	8.00	58.76				1	1		
11.07			1		75.84	10.00	85.84				1	1		
11.08					75.81	10.00	85.81				1	1	1	
LEVEL 12														
12.01		1			75.26	10.00	85.26				1			
12.02	1				55.29	8.00	63.29							
12.03				1	75.16	10.00	85.16				1	1		
12.04			1		95.25	12.00	107.25				1	1		
12.05	1				50.93	8.00	58.93				1			
LEVEL 13														
13.01		1			75.26	10.00	85.26				1			
13.02	1				55.29	8.00	63.29							
13.03				1	75.16	10.00	85.16				1	1		
13.04			1		95.25	12.00	107.25				1	1		
13.05	1				50.93	8.00	58.93				1			
LEVEL 14														
14.01		1			75.26	10.00	85.26				1			
14.02	1				55.29	8.00	63.29							
14.03				1	75.16	10.00	85.16				1	1		
14.04			1		95.25	12.00	107.25				1	1		
14.05	1				50.93	8.00	58.93				1			
LEVEL 15														
15.01		1			75.26	10.00	85.26				1	1		
15.02	1				55.29	8.00	63.29				1	1		
15.03				1	75.16	10.00	85.16				1	1		
15.04			1		95.25	12.00	107.25				1	1		
15.05	1				50.93	8.00	58.93				1			
TOTAL														
N		31%	96%	12%							75%	71%	11%	
COMPLIANCE REQUIRED		YES	YES	YES							YES	YES	YES	