

# THE FORWARD

## OVERVIEW

The Hollylea Road, Leumeah Urban Design Report has been prepared over time reflecting the Vision and intent for the Planning Proposal. The Urban Design Report remains consistent with the Master Plan issued to DPE NSW in June 2023 and is unchanged as agreed with Campbelltown City Council (CCC).

CCC advised that an appendix documented the current Planning Proposal is sufficient given the extent of stakeholder engagement that this project has undergone and the fact that the design principles are consistent with those endorsed by stakeholders and the Design Excellence Panel. Appendix A provides the current and accurate land use and development summary information and also highlights key changes to the Master Plan occurring from the proposal issued to DPE NSW in June 2023 to the present Planning Proposal.

## THE PROCESS

Following the submission of Hollylea Road Planning Proposal on 18 November 2022, Campbelltown City Council arranged a meeting on 13 December 2022 to instruct us to change the proposed zoning from B4 and R4 to B5 (currently E3) in order to retain employment opportunities in this locality.

The zoning/ removal of employment uses was found to be inconsistent with the Business and Industrial Zones protection objectives in DPE Direction 7.1 and Campbelltown Strategic Review of Employment Land Strategy and the Employment Zones Reform Program 2020.

The objectives of Direction 7.1 Business and Industrial Zones are to:

- (a) Encourage employment growth in suitable locations
- (b) Protect employment land in business and industrial zones, and
- (c) Support the viability of identified centres.

The Direction states that the Planning Proposal must:

- a) Give effect to the objectives of this direction
- b) Retain the areas and locations of existing business and industrial zones
- c) Not reduce the total potential floor space area for employment uses and related public services in business zones
- d) Not reduce the total potential floor space area for industrial uses in industrial zones, and
- e) Ensure that proposed new employment areas are in accordance with a strategy that is approved by the Secretary of the Department of Planning and Environment.

Following Campbelltown City Council's feedback, HRD revisited the design and provided two land zoning options on 24 February 2023 to balance residential and employment uses while maintaining the master plan intent which was supported by Councilors and Design Excellence

# APPENDIX

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# INTRODUCTION

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### THE PROCESS

Following the submission of Hollylea Road Planning Proposal on 18 November 2022, the proposed design went through a number of reviews by Campbelltown City Council and DPE NSW.

Hatch has responded to the notification that the previous proposal was inconsistent with the objectives of DPE Direction 7.1 Business and Industrial Zones protection as well as Campbelltown Strategic Review of Employment Land Strategy and the Employment Zones Reform Program 2020.

Extensive consultation with the authorities resulted in a number design and land use investigations responding to the need to safeguard a sufficient quantity of non residential floorspace on the site.

The preferred option is endorsed by Campbelltown City Council and is included in the Hollylea Road Planning Proposal Urban Design report as this appendix. The non residential land use nature and quantity as represented in the final Master Plan is a result of, and consistent with the Economic Needs Assessment undertaken by HRD and summarised within this Appendix.

Council supports the approach that the updated report to be limited to this appendix, rather than revising the entire report to reflect the final Master Plan design based on:

- Ongoing and extensive consultation with the authorities achieving awareness and transparency of the design evolution, land use logic and principles.
- The contextual response and design principles contained within the principal document remain consistent in the Final Master Plan and were agreed to/ endorsed by the Design Excellence Panel and Councilors. The Master Plan configuration and details have changed but adhere to the agreed upon principles.
- The ability for this appendix, combined with the revised technical reports, to clearly articulate the vision and development outcomes to the community and stakeholders.

The following pages address:

- Alignment with current policies including Business and Industrial Zones protection
- Key changes to the previous design and rationale

# POLICY ALIGNMENT

## LOCAL PLANNING DIRECTIONS

### Direction 7.1 Business and Industrial Zones

The main objective of this direction is to encourage and protect employment land in suitable locations including employment zones. The directions states that all planning proposals must retain the areas and locations of existing business and industrial zones and not reduce total potential floor space area for industrial uses in industrial zones.

The revised design is consistent with the objectives of this direction by rezoning the

whole land to MU1 with light industrial as an additional permitted use to protect the amount of employment land in the area. Non-residential floorspace is **significantly increased** compared to the previous design by allocating the ground floor to non-residential uses throughout the Site.

Light industrial uses will be carefully selected to ensure minimal amenity impact on residential apartments.

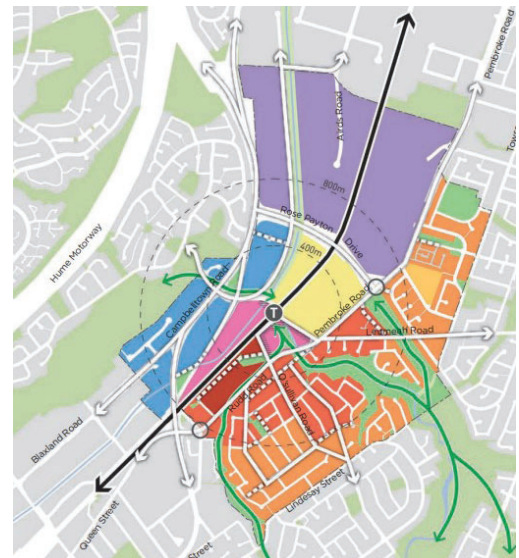


### GLENFIELD TO MACARTHUR URBAN RENEWAL CORRIDOR STRATEGY

The Glenfield to Macarthur Urban Renewal Corridor Strategy (Corridor Strategy) establishes a high level strategic planning framework to guide future housing, employment opportunities and infrastructure delivery along the Campbelltown rail corridor, forming part of the Greater Macarthur Priority Growth Area.

The Leumeah Precinct Plan was prepared and finalised by the Department in 2017 as part of the Urban Renewal Corridor Strategy.

The subject site is within the area covered by the Leumeah Precinct Plan, being one of the seven train station precincts identified under the Corridor Strategy. The Leumeah



Precinct Plan provides the vision for the future development of the city centre having regard to the long term housing and employment needs for the area until 2036. As part of the desired future character and built form, the subject site is identified under the Precinct Plan for mixed use retail and residential as described below:

This area could accommodate a mix of retail and residential uses that would complement the character of the local area. Buildings would have ground floor retail that would provide local services for residents and commuters, with apartments above ranging from 7+ storeys in height. Detailed planning would be required to identify appropriate



height and built form outcomes.

The revised design is proposed to be rezoned to MU1, which is consistent with the Leumeah Precinct Plan under the Corridor Strategy.

The Planning Proposal protects the existing industrial uses whilst proposing additional uses including residential apartment, retail and commercial.



#### REIMAGINING CAMPBELLTOWN CITY CENTRE MASTER PLAN

The Master Plan has identified the site being suitable for high density mixed used development given its close proximity to the

train station and sports and entertainment precinct. The key elements in the Master Plan for Leumeah include the following:

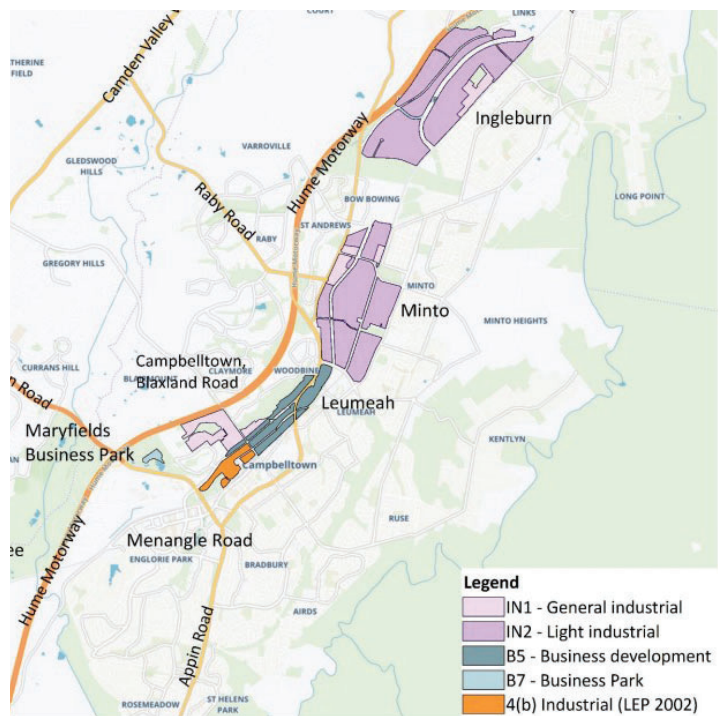
Key Elements	Compliance	
Urban Village	Proposal delivers a mixed use cluster that will include a range of residential and non-residential space and as such will be the heart of activity and services for the local community. The proposed height and residential yield in the revised design is considered consistent with the Urban Village vision for Leumeah within the plan.	✓
Mixed Housing for All	Proposal will provide a range of housing choice and affordability catering for the needs of the community and future population growth.	✓
Green Connectivity	Proposal completes the existing two major green connections that hold cultural significance to the Dharawal people (revitalising Bow Bowling Creek and north-south connection from Leumeah Creek to Kangyugal Reserve), providing the community with immediate access to major natural assets and parklands.	✓
Green Heart	The Bow Bowling Creek and its surrounds is the green heart of Leumeah. The Proposal celebrates the green corridor by offering significant amount of open space for passive and active recreation activity along the Creek corridor.	✓
Leumeah Live	Leumeah Live will be a vibrant sports and entertainment precinct anchored by Campbelltown Stadium and co-located with other regional sporting facilities and venues. The Proposal will include uses such as food and beverage options as well as some commercial space to support the vision.	✓
People Place	The Proposal provides cluster of activities within walking distance to Leumeah train station. The public promenade and green links create a permeable and walkable environment with a focus on reducing car dependency.	✓

The Master Plan also identifies Bow Bowling Creek as a unique and defining element. By enhancing the waterway and surrounding open space, Bow Bowling Creek will become a vibrant multi-use landscape offering active

connections, enhanced liveability and environmental benefits.

The key elements in the Master Plan for transforming Bow Bowling Creek include the following:

Key Elements	Compliance	
Improved Cooling	The proposed water sensitive urban design, open space and tree canopy cover will provide increased cooling benefits to the surrounding environment.	✓
Providing Multifunctional Open Space Offerings	The proposed public plaza, green links and promenade along Bow Bowling Creek will provide for diverse, multi-use and adaptable recreational and cultural offerings.	✓
Improved Connectivity for Pedestrian Movements	The public promenade and network of shared paths will promote walking, cycling and increased connectivity throughout Leumeah.	✓



CAMPBELLTOWN STRATEGIC REVIEW OF EMPLOYMENT LAND STRATEGY AND THE EMPLOYMENT ZONES REFORM PROGRAM

The Campbelltown Strategic Review of Employment Lands 2020 (the Review) seeks to ensure an adequate supply of appropriately zoned land is available to accommodate the future employment needs of the Campbelltown LGA. This Strategy has been endorsed by Council on 18 December 2020 and is waiting on endorsement by the Department.

This Review highlights that at present, the employment precincts to the west of the rail corridor are high functioning industrial areas with increasing demand. In relation to the areas zoned B5 Business Zone in Leumeah the Review recommends that this precinct continue to function as a specialised retail and urban service precinct serving the local catchment.

The Review found that there is a need for between 206 ha and 355 ha of employment land to serve the future population requirements. This would be distributed across industrial and business development

zones with the greatest demand for industrial zoning. The Review also found that there is currently insufficient land available to accommodate future employment precinct demand.

Given the above, the revised design is consistent with the above findings and recommendations as it would protect the employment land by introducing MU1 zoning with ground floor non-residential uses throughout the Site.

# ECONOMIC ASSESSMENT SUMMARY

Economic Assessment report recognises the importance of industrial and urban services land (employment land) which is highlighted in a number of plans and policies including The Greater Sydney Region Plan and Local Planning Directions for Business and Industrial zones. The recent review of the Retain and Manage policy (Greater Cities Commission, 2022) stated that transition could be considered based on a strategic planning led approach “which considers the location, context, need and type of industrial and urban services land across Greater Sydney and the local area”, as well as future demand for this land.

The report considers approaches for the retention of employment uses within Hollylea Road and is structured as follows:

## Site Context

This section reviews the current site context. It highlights that the site is currently underutilised and provides a small quantum of floorspace and employment which is of minimal strategic value to Campbelltown’s economy.

The section also reviews the policy context and finds there are strong pressures for both the retention of employment space, and for its transition to mixed use. Therefore, either intensification of the current employment uses or transition to a mixed residential and employment precinct should be considered.

## Potential for Intensification Under Current E3 Zoning

This section considers the potential for intensification of the site under its current E3 zoning. It finds that the site’s attractiveness for “core employment” uses (warehousing, wholesale or light industrial) is relatively low due to size, access and environmental constraints. The site is more attractive for “non core” uses also permissible under E3 such as community or food and beverage uses, however these could also be readily delivered in a mixed format.

The section considers density (in terms of floor space ratio or FSR) likely to be delivered on site by the market under its current zoning. This is informed by typical FSRs for wider employment lands and specific benchmark projects. The analysis concludes that a realistic minimum aspiration for future employment space provision would be an FSR of 0.5 (representing 18,400 sqm of gross floor area).

## Potential for Intensification Under Current E3 Zoning

This section outlines an alternative mixed outcome which delivers the aspirations for higher-density development and residential while also providing E3 type employment space.

A mixed approach could deliver an increased quantum and quality of employment space compared to the site’s current use, accommodating a diversity of businesses which support Campbelltown’s economy. At the same time, this would allow realisation of the site’s highest and best use given its location in the heart of Leumeah centre.

A minimum threshold of 18,400 sqm of gross E3-type employment space is recommended, representing the amount realistically expected to be delivered under a conventional E3 approach. Spatial testing shows that this can be accommodated consistent with the existing masterplan structure and urban design principles. However, increasing the requirement significantly above this level is likely to undermine the urban design character of the masterplan or the viability of the employment offer.

These outcomes could be achieved by a Mixed Use zoning which enables residential as well as light industrial that are complementary to residential as additional permitted use. Non-residential uses need to be delivered across the Site.





Current Site Uses

Source: Economic Assessment Report

	FSR	Resulting Gross Floor Area at Hollylea Road (sqm)
Hollylea Road – current use	0.24	8,669
Leumeah Employment Precinct – current average	0.30	11,100
Campbelltown LGA – current average	0.35	12,900
Benchmark projects	0.46 – 0.75	17,000 – 27,700
Campbelltown Employment land review – scenarios for future supply	0.5 / 0.75 / 1.0	18,400 / 27,700 / 36,900
<b>Proposed minimum aspiration for employment space provision at Hollylea Road</b>	<b>0.5</b>	<b>18,400</b>

Indicative FSR Ranges and Proposed Minimum Aspiration

Source: Economic Assessment Report



# FINAL MASTER PLAN SUMMARY

The Hollylea Rd Precinct will be a health-focused, 21st century mixed use transit-oriented development. The Precinct will build on Council's Vision for the area to be a focal point for entertainment, recreation and gathering and future-proof the Leumeah Station Precinct by promoting mixed use, residential diversity and affordability next to the Station. The Precinct will act as a catalyst for design excellence through coordinated master planning.

The Master plan offers a public plaza, public promenade along the Bow Bowling Creek and two publicly accessible through-site green links which provide connection from Hollylea Rd to the Creek. The through-site green links break down the bulk and massing, avoid a dominant and homogeneous street wall and creates visual interest along Hollylea Road and the future recreation corridor extension.

The design provides a variety of frontage characteristics along Bow Bowling Creek, proposed open spaces and surrounding roads. The ground floor throughout the Site is allocated to a diverse range of non-residential uses including retail, commercial and light industrial compatible with residential uses which contribute to an active, safe environment that could not be achieved through industrial land use in isolation.

From the early stages of the project, Hollylea Road Precinct has been envisioned as an urban community on nature's doorstep expressing principles that actively connect to and address the Bow Bowling Creek Corridor. The Master Plan prioritises creating around 320 metres of active frontage along Bow Bowling Creek with mainly retail and commercial ground floor. The public promenade connects residents to the inherent regional open space via the Creek Corridor facilitating recreation and healthy living at a local, district and regional scale corridor. This riparian corridor connects regionally to existing and future Nepean River cycleway, trails and river links.

Proposed non-residential ground floor throughout the site create 1,308 metres of active facade along the public plaza, promenade and green links. The mixed use landmark building co-located with the public plaza guides residents and visitors into the heart of the Precinct and

public promenade along Bow Bowling Creek corridor.

The public plaza and through-site green links are designed for 'people' and are vibrant and full of activities. They offer landscaping, water features and mainly support a destination-based mixed use offering envisaged as a health and wellbeing focused precinct. Non-residential use particularly along the public plaza is not intended to compete with existing/ planned centres but to provide a specialised offering tailored to non-vehicle visitors and branded around fresh food market, grow local cafes and restaurants and wellness specialty shops.

The intimate public open spaces also offer opportunities for small gatherings, play ground and outdoor fitness activities. Leveraging off the health brand of the Precinct, health and fitness facilities will be accessible from this area also having synergies with the public promenade fronting the revitalised drainage/ recreation corridor.

Hollylea Rd frontage remains sympathetic to the existing character by accommodating mainly light industrial uses at ground floor. Residential buildings/ towers are located on top of podiums. Residents can enjoy the privacy of communal roof gardens or the promenade and recreation corridor to the south. Residents will also be drawn to the self sufficiency of the Precinct, where walking and public transport reduce reliance on the public vehicle and amenity and daily services exist on site.

The southern section of the Site provides much needed Seniors Living enabling the community to age-in-place within their local area.

**12,590 sqm public open space including public plaza, through site green links and more than 4,524 sqm public promenade along the Bow Bowling Creek corridor.**



## Legend:

- Site Boundary
- ① Gateway Building
- ② Mixed Use Podium
- ③ Public Plaza
- ④ Bow Bowling Creek
- ⑤ Public Promenade
- ⑥ Through-site Green Links
- ⑦ Communal Open Space
- ⑧ Residential
- ⑨ Green Roof
- ⑩ Forecourt Open Space
- ⑪ Seniors Living
- ⑫ Leumeah Train Station



## WHAT WE'RE ASKING FOR:

ZONING: MIXED USE RETAIL & RESIDENTIAL

HEIGHT: 52.4 M \*

FSR IS REPLACED WITH GFA

\* (includes 4.5m lift & plant room)



# DESIGN MOVE

## MORE NON-RESIDENTIAL FLOOR SPACE WILL:

- Protect and provide additional employment in this prominent location
- Acknowledge the changing employment needs and demand in Leumeah
- Optimise land uses to leverage the nearby Train Station and provide much needed additional housing
- Contribute to activation, passive surveillance and vibrancy of Bow Bowing Creek through ground floor retail frontages
- Facilitate diversity of non residential tenants including fine grain retail and restaurants fronting the mixed use plaza and Bow Bowing Creek and a more light industrial character along Hollylea Road complementing the existing streetscape

The previous design included non-residential uses at the corner of the Site and along the public plaza to provide employment and create activation close to the train station and within the mixed use plaza space.

The final Master Plan significantly increases the non-residential floorspace from 7,205 sqm to 21,240 sqm by occupying the entire ground floor of the development to non residential use.

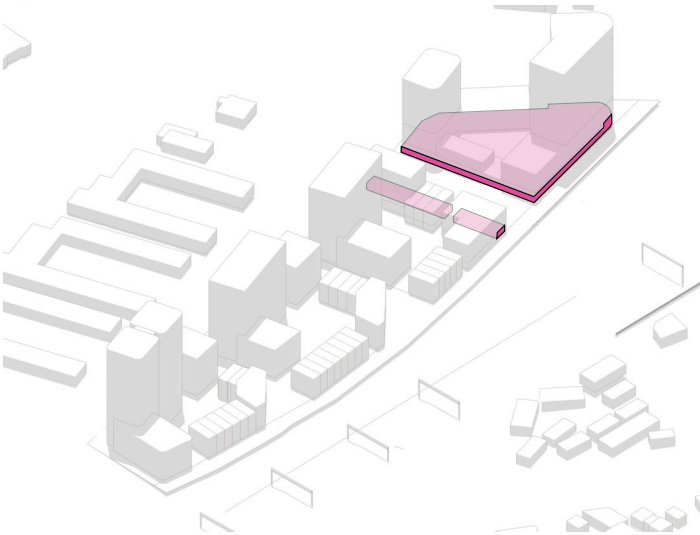
The proposed change addresses the Campbelltown City Council and DPE NSW request to encourage employment growth in suitable locations and protect employment land in business and industrial zones. In addition to retail and commercial uses; non-residential land uses may include permissible light industrial uses that do not conflict with the amenity of residential apartments.



Examples of Light Industrial Podium

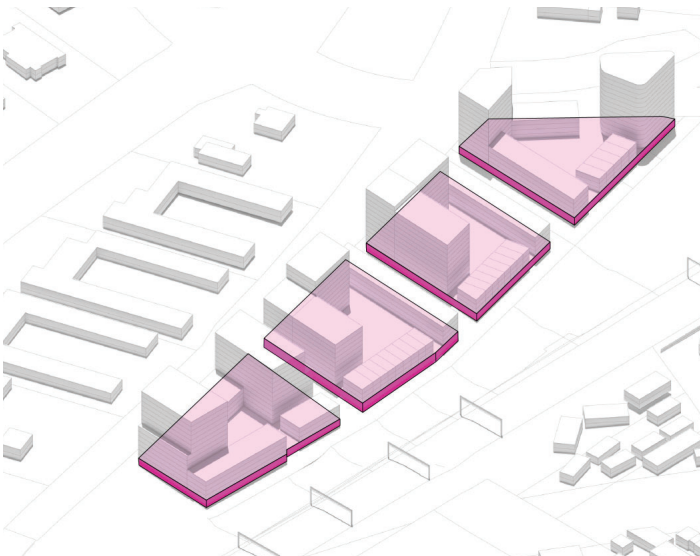


## PREVIOUS DESIGN



Non-Residential GFA	7,205 sqm
Non-Residential Frontage to Public Domain	391 m
Proposed Non-Residential Uses	Retail and Commercial

## FINAL MASTER PLAN



Non-Residential GFA	21,240 sqm
Non-Residential Frontage to Public Domain	1,308 m
Proposed Non-Residential Uses	Retail, Commercial and Light Industrial





Proposal- Active Ground Floor along Bow Bowing Creek Corridor







# DESIGN MOVE

## GREEN THE PODIUMS TO:

- Increase the quantity and format of ground floor non residential floorspace to support a range of retail, commercial, employment and light industrial business
- Maximize the opportunity for ground floor active frontages, particularly along 'green links'
- Reduce residential and non residential conflicts
- Improve privacy, security, legibility and solar access to communal courtyard spaces

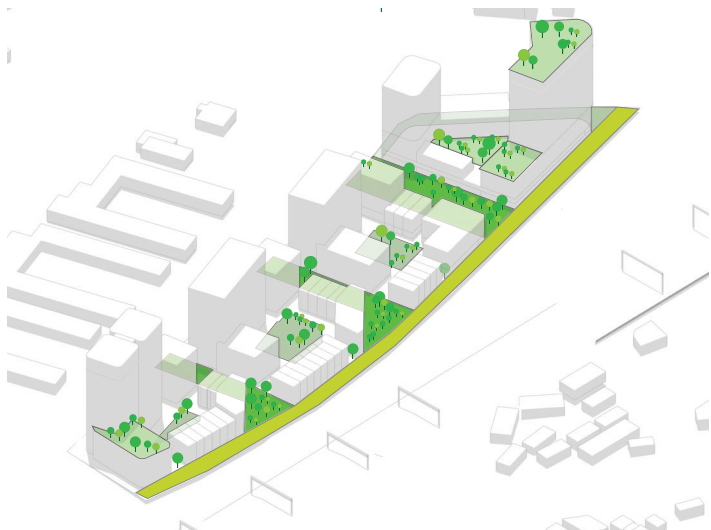
With the introduction of non-residential podiums in the revised design, communal open spaces for the residential apartment buildings are changed from ground floor internal courtyards to green podiums.

Some of the communal open spaces are designed as green roofs to ensure residents have access to sufficient amount of green open space.



Examples of Podium Garden for Residents

### PREVIOUS DESIGN



Internal Courtyard	8,394 sqm
Green Roofs	1,356 sqm
Ground Floor Active Frontage Along Green Links	170 m

### FINAL MASTER PLAN



Green Podiums	8,272 sqm
Green Roofs	2,328 sqm
Ground Floor Active Frontage Along Green Links	500 m



# DESIGN MOVE

## RESPOND TO MARKET DEMAND BY:

- Filling a critical gap in local provision of seniors living/ aged care as part of an integrated precinct development
- On site care and services supporting their health, wellbeing, social life and safety through a mix of uses, access to public transport and open space
- Seniors living within Leumeah needs whilst enabling them to age-in-place within their local area
- Replacing free-hold residential floorspace with aged care, community support and additional commercial reduces pressure on the existing traffic network because they require fewer parking spaces and create significantly less amount of traffic

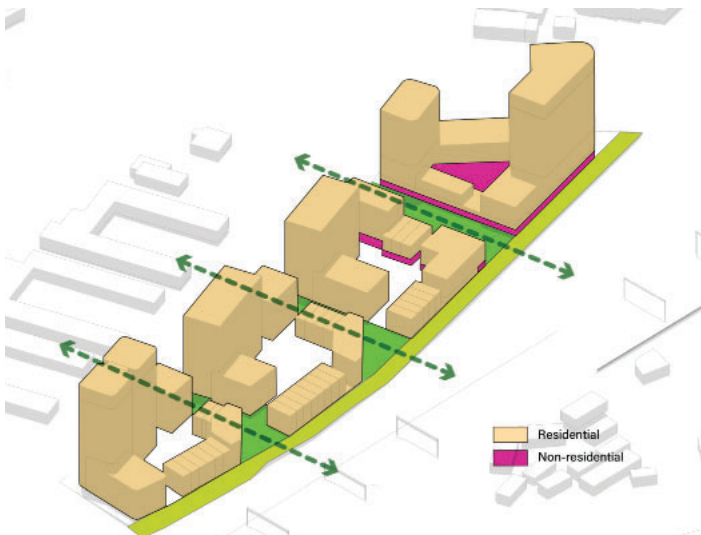
- Incorporating new land uses that address ongoing needs of the local community. This includes proposing a seniors living/ aged care facility located at the southern part of the Site

Analysis of the service age groups of Leumeah in 2021 compared to Campbelltown City shows that there was a lower proportion of people in the younger age groups (0 to 17 years) and a higher proportion of people in the older age groups (60+ years). Almost 22% of people living in Leumeah in 2021 were aged 60 years and over. The largest change in the age structure in Leumeah between 2016 and 2021 were in 'Seniors' age group (70 to 84 years old) which has been increased by 201 people (Profile id).



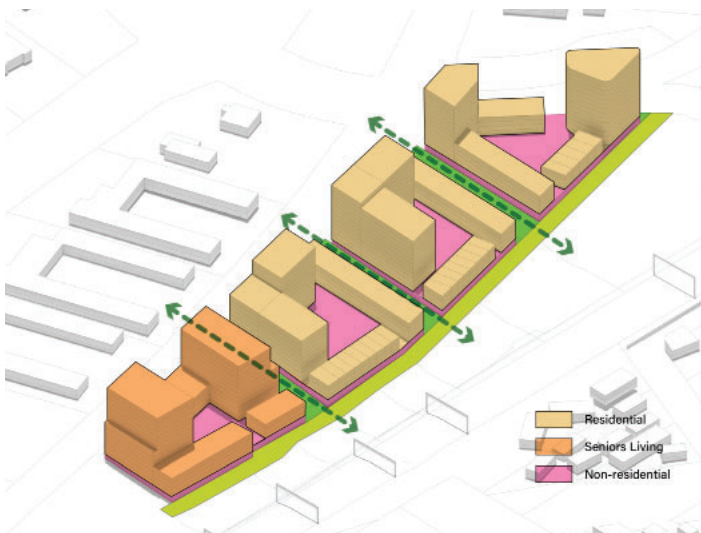
Examples of Seniors Living with open space

## PREVIOUS DESIGN



Residential GFA	109,840 sqm
Number of Apartments	1,245 units
Seniors Living GFA	NA
Seniors Living Associated Services GFA	NA

## FINAL MASTER PLAN



Residential GFA	64,490 sqm
Number of Apartments	731 units
Seniors Living GFA	30,848 sqm
Seniors Living Associated Services GFA	5,478 sqm



# DESIGN MOVE

## RE-ORIENT THE MASTER PLAN TO:

- Incorporate land ownership into the design to ensure the proposed public open space network (green links and public plaza) results in x4 separate quadrants that follow the existing lot ownership boundaries
- Ensure staged delivery of the master plan is achievable by respecting the existing land ownership
- Guarantee an equitable distribution of both residential and non residential uses throughout the overall development by identifying appropriate GFA within each quadrant
- Increase likelihood that the overall Vision will be realised irrespective of whether the site is developed by one group or multiple developers/ stages
- Avoid a bulky outcome when combined with height and DCP controls

Currently Samaro Homes is owner and project manager of the Hollylea Rd Planning Proposal and is committed to the delivery of seniors living in quadrant 1. This will guarantee the staging and fair distribution of density throughout the Site.



Proposal: Overall 3d View

## PREVIOUS DESIGN



Number of Green Links	3
Number of Quadrants Following the Ownership Boundary	0
Potential Number of Staging	1
FSR	3.1:1

## FINAL MASTER PLAN



Number of Green Links	3
Number of Quadrants Following the Ownership Boundary	4
Potential Number of Staging	3
FSR	Replaced by GFA per Quadrants



# DESIGN MOVE

## REVISED OVERALL HEIGHT THAT:

- Ensures the Proposal does not challenge the skyline in the surrounding major centres, particularly Campbelltown
- Maintains the key design principles including height transition from Bow Bowling Creek to Hollylea Road, scale and location of landmark/ gateway buildings
- Manages an overall height reduction with maximum landmark/ gateway building height of 15 storeys and balance of the development less than 13 storeys
- Maintains the 4-5 storeys height along Bow Bowling Creek to create an urban village edge with human scale

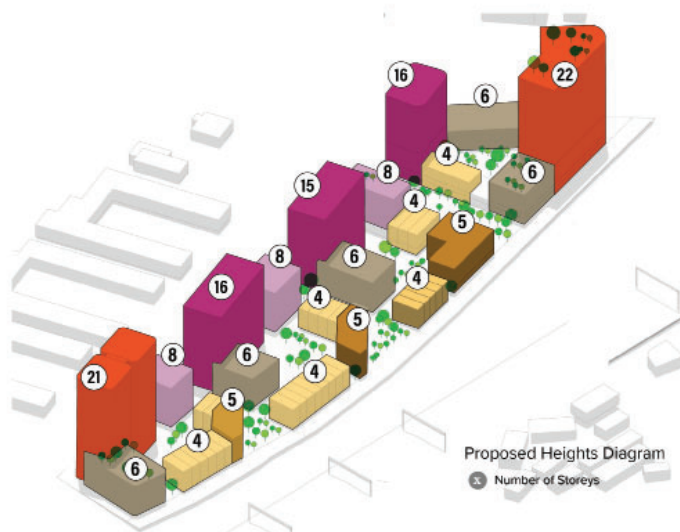
- Retains high-rise buildings along Hollylea Road with corner landmark buildings anchoring the site, providing urbanity, legibility, safety and activation

The final Master Plan responds to Re-imagining Campbelltown City Centre Master Plan hierarchy strategy by reducing the height to maximum 15 storeys in landmark buildings. The revised design will provide a mixed use urban village at the heart of Leumeah complementing Campbelltown as the City Centre's grand arrival gateway.



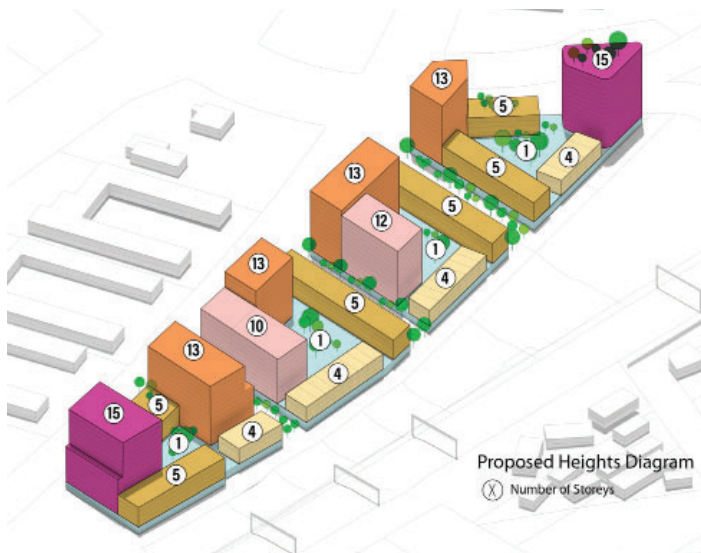
Proposal: Overall 3d View

## PREVIOUS DESIGN



Landmark Buildings	21 & 22 Storeys
High-rise Buildings Along Hollylea Rd (excluding landmarks)	15 & 16 Storeys
Average Height Along Bow Bowling Creek	4-5 Storeys
% of 8 Storeys and Below Buildings	70%
% of 5 Storeys and Below Buildings	40%

## FINAL MASTER PLAN



Landmark Buildings	15 Storeys
High-rise Buildings Along Hollylea Rd (excluding landmarks)	13 Storeys
Average Height Along Bow Bowling Creek	4-5 Storeys
% of 10 Storeys and Below Buildings	75%
% of 5 Storeys and Below Buildings	67%



# REVISED DESIGN

## DEVELOPMENT SUMMARY:

The revised design successfully addresses a number of factors raised by Campbelltown City Council and DPE NSW.

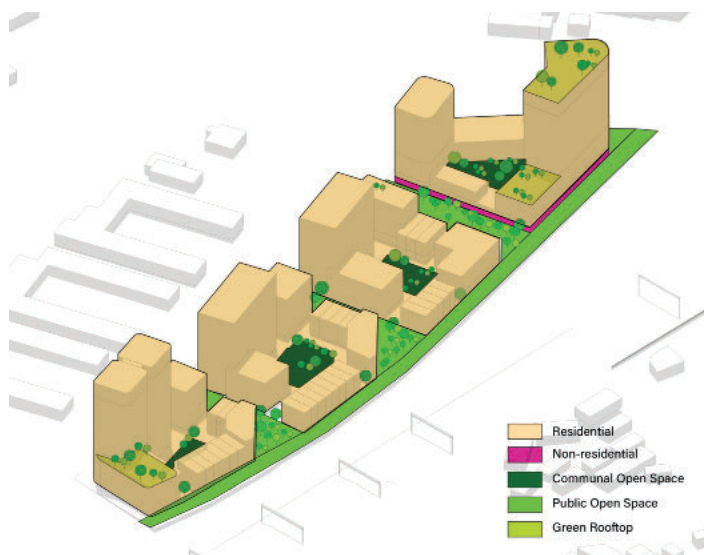
- Zoning remains MU1 (Mixed Use), however, the revised Proposal includes light industrial as a permitted use
- There has been a significant increase in the amount of employment land compared to the previous scheme. The ground floor podiums throughout the site are allocated to employment which comprises of retail, commercial and industrial uses compatible with residential such as technology and industrial training
- Active ground floor frontage has been substantially increased by introducing employment land along Bow Bowling Creek, Hollylea road and through-site green links
- Communal open space for residential buildings is now in a form of green podiums offering improved solar access, privacy and views
- The revised design responds to market demand and appetite for new land uses that address ongoing needs of local community. This includes introducing a seniors living/ aged care facility located at the southern part of the site. The seniors living/ aged care facility responds to the aging population in Leumeah and reduces the amount of traffic and car park requirement compared to previous design
- Staging of the development is now possible in the revised design due to re-orientation of the buildings based on the existing lot ownership boundaries. Potential staging results in fair distribution of density throughout the site avoiding a 'first up, best dressed' outcome
- The revised design manages an overall height reduction whilst maintaining the key design principles including height transition, scale and location of landmark buildings. The new height addresses the hierarchy strategy and envisioned skyline within Campbelltown City Centre



Proposal: Pedestrian View Along Bow Bowling Creek

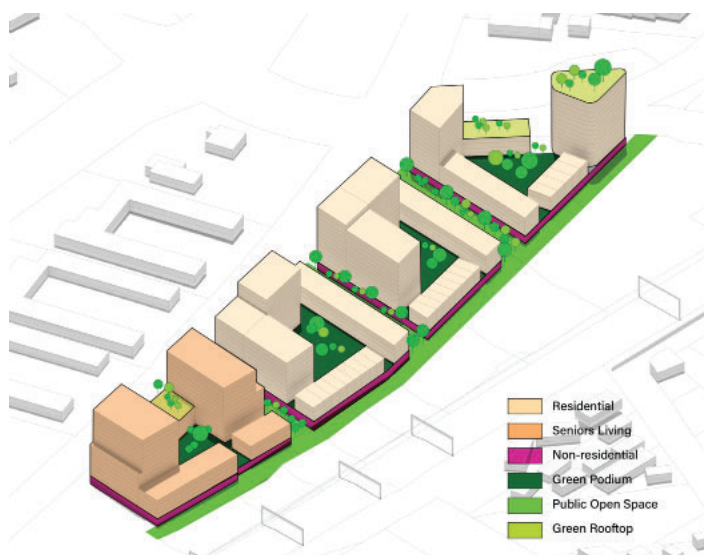


## PREVIOUS DESIGN



Zoning	Mixed Use
Height (including lift and plant room)	75 m
Residential GFA	109,840 sqm
Non Residential GFA	7,205 sqm
Communal Open Space (including green roofs)	9,750 sqm
Public Open Space	11,354 sqm
% of Public Open Space	30% of the Site Space

## FINAL MASTER PLAN



Zoning	Mixed Use (with Light Industrial as Permitted Use)
Height (including lift and plant room)	52.4 m
Residential GFA	64,490 sqm
Non Residential GFA	21,241 sqm
Seniors Living GFA	30,848 sqm
Communal Open Space (green podiums/ roofs)	10,600 sqm
Public Open Space	12,590 sqm
% of Public Open Space	33% of the Site Space

