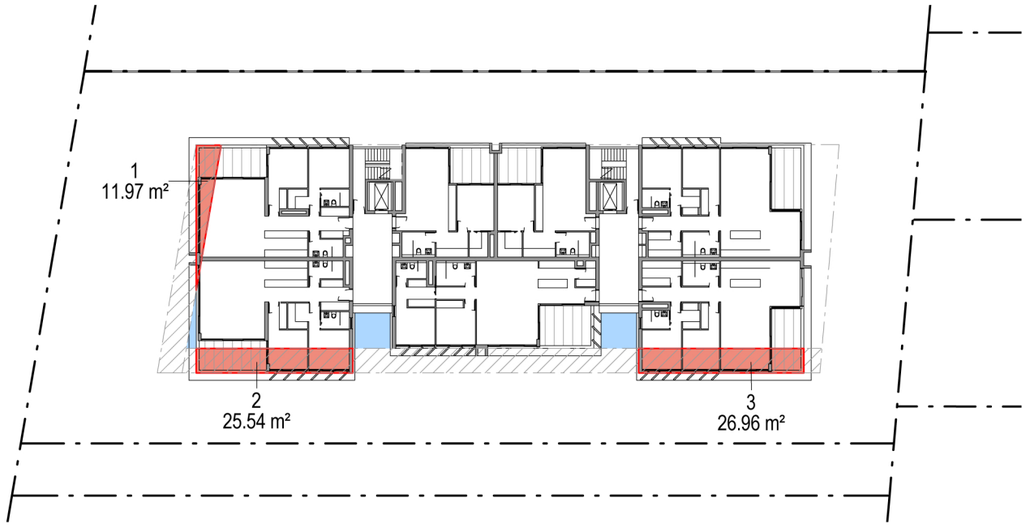
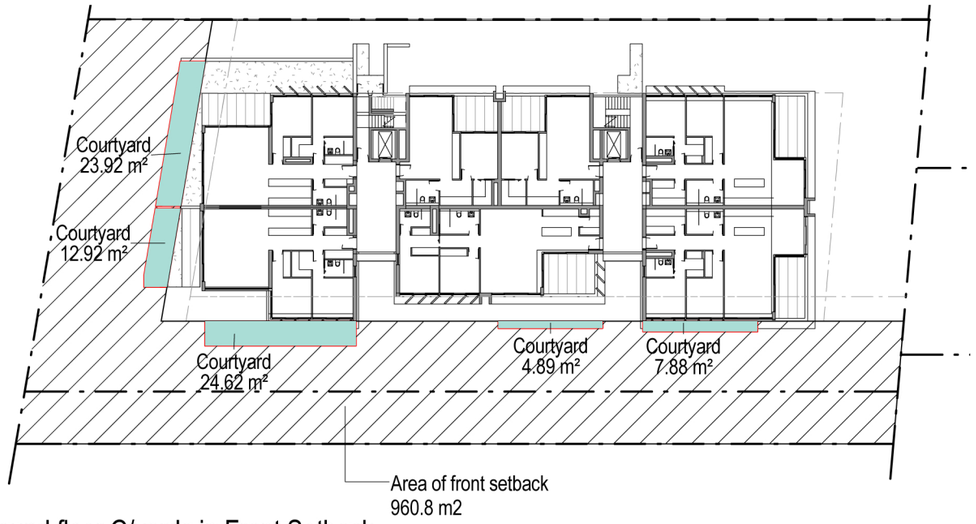


1 Setback Zone

Scale 1 : 500

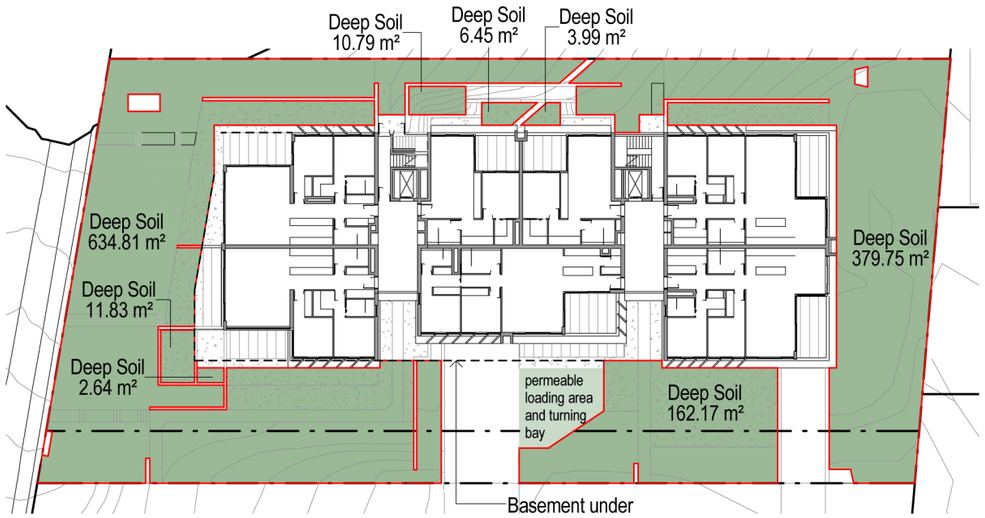
SETBACK ZONE AREA	**141.42 m²**
BUILT UPON AREA IN SETBACK ZONE	**64.47 m²**
PERMISSABLE MAX %	**40.00%**
ACHIEVED %	**45.58%**
AREA UNBUILT ON BEHIND SETBACK AS % OF SETBACK ZONE AREA	**13.22%**



2 Ground floor C/yards in Front Setback

Scale 1 : 500

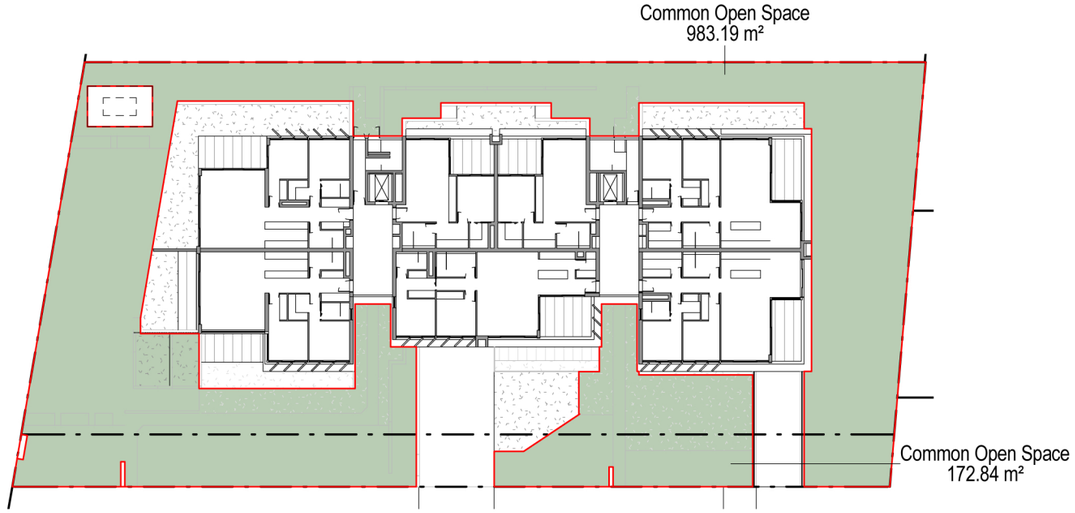
AREA OF FRONT SETBACK	**960.8 m²**
GROUND FLOOR COURTYARDS	**74.23 m²**
PERMISSABLE MAX%	**15.0%**
ACHIEVED %	**7.73%**



4 Deep Soil

Scale 1 : 500

DEEP SOIL	**1250.53m²**
SITE AREA	**2424.5m²**
REQUIRED %	**50.00%**
ACHIEVED %	**51.58%**
(Excluding permeable paving)	**1212.43m² (50.01%)**



3 Common Open Space

Scale 1 : 500

COMMON OPEN SPACE	**1156.03m²**
SITE AREA	**2424.5m²**
REQUIRED %	**30.00%**
ACHIEVED %	**47.68%**
REQUIRED NO. OF TALL TREES	**9**
ACHIEVED NO. OF TALL TREES	**16**

Tzannes Associates ARCHITECTURE URBAN DESIGN
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
T +61 2 9319 3744
F +61 2 9698 1170
tzannes@tzannes.com.au

Gordon Apartments

Jason Jiang, Australia Wenzhou Group

28-32 Dumaresq St
Gordon NSW 2072

Setback Zones, Deep Soil, Common Open Space	DRAWING	DATE	REVISION
	6806	21/11/12	E