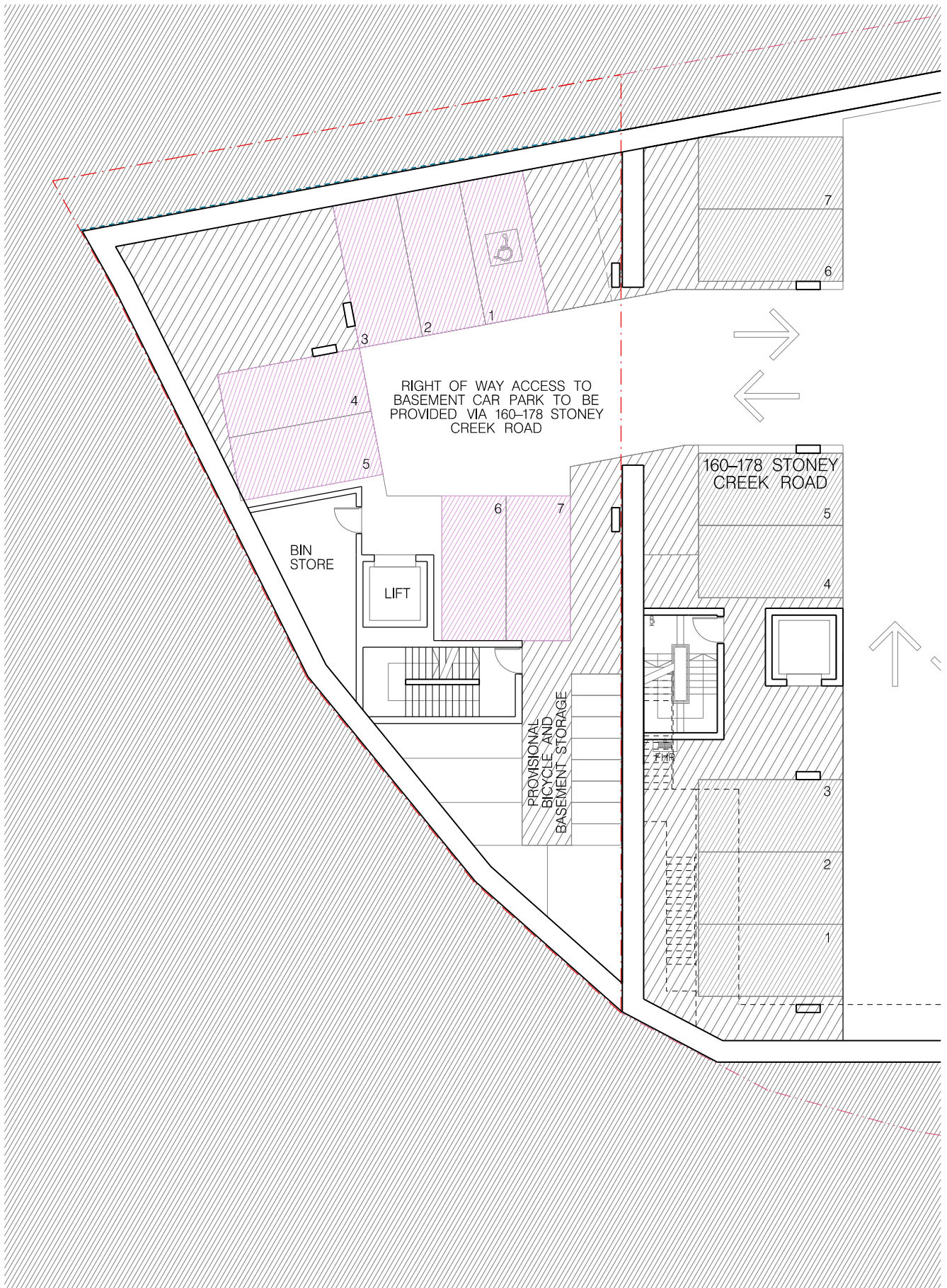
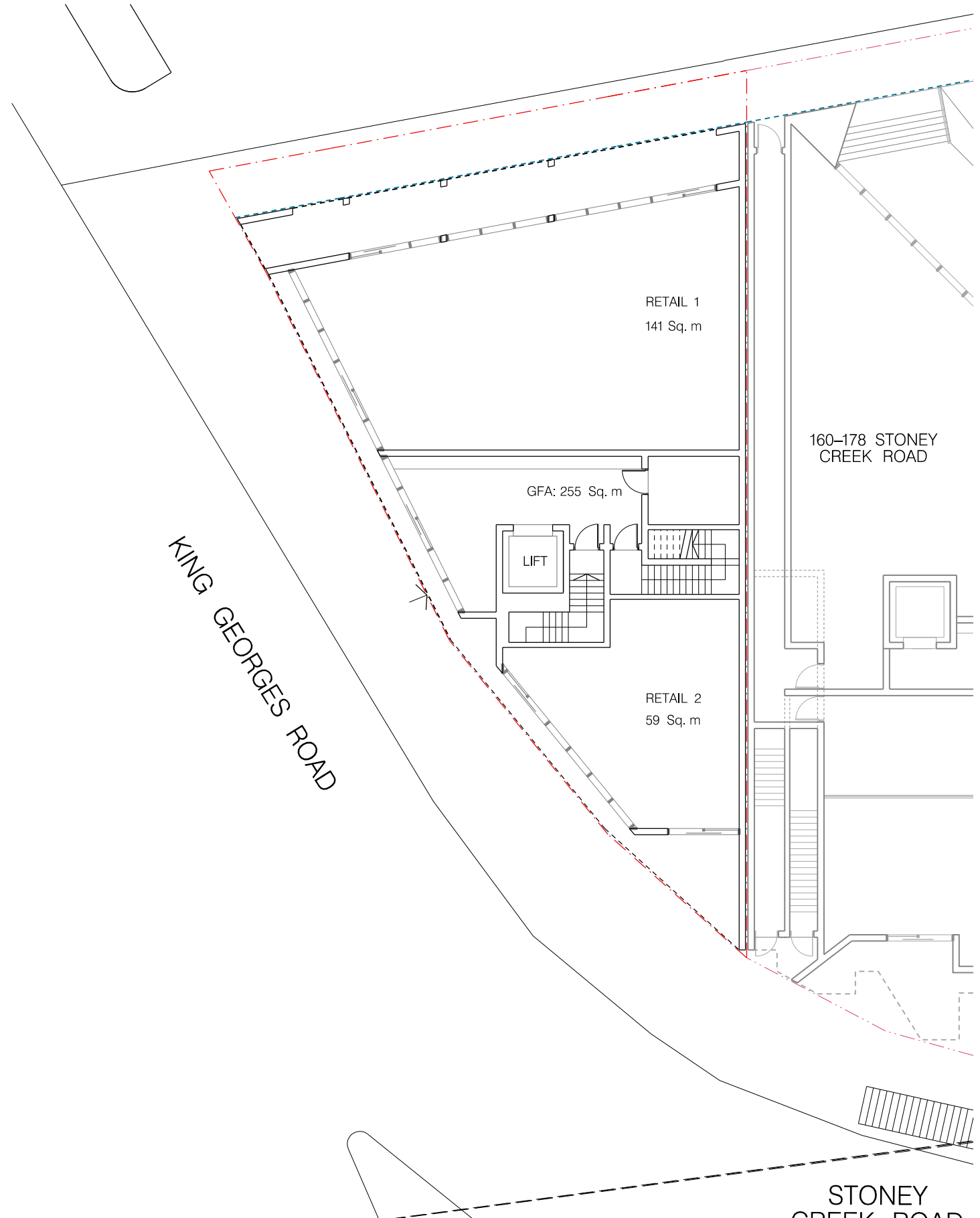


01 NORTH ELEVATION
1:200 @ A1, 1:400 @ A3



02 FLOOR PLAN – BASEMENT B1, B2 & B3 SIMILAR
1:200 @ A1
7 PARKING SPACES TO LEVELS B1 AND B2, 8 SPACES TO B3



03 FLOOR PLAN – GROUND LEVEL
1:200 @ A1



04 FLOOR PLAN – LEVEL 1-2
1:200 @ A1



05 FLOOR PLAN – LEVEL 3
1:200 @ A1

DEVELOPMENT ANALYSIS				
TOTAL SITE AREA	425 SQM			
PERMISSIBLE	FSR		2 : 1	
	GFA			850 SQM
AREA CALCULATIONS				
	GFA m ²	SITE	FSR	
G	255			
L1	224			
L2	224			
L3	147			
TOTAL	850	425	2:1	
UNIT MIX				
LEVEL	1 BED	2 BED	3 BED	
L1		2	0	
L2	1	2	0	
L3	1	1	0	
	3	5	0	
TOTAL	8 (1 ADAPTABLE*)			
*HDCP REQUIRES 1 ADAPTABLE UNIT PER 10 DWELLINGS OR PART THEREOF				
AMENITY CALCULATIONS				
LEVEL	SOLAR ACCESS	CROSS VENT.		
L1	2	3		
L2	2	3		
L3	2	2		
TOTAL	6 (75%)	8 (100%)		
CAR PARK SUMMARY				
RESIDENTIAL (1 DISABLED SPACE REQUIRED)			8	
VISITOR PARKING*			2	
RETAIL PARKING** (200 SQM GLFA)			12	
(1 DISABLED SPACE REQUIRED – BCA)				
TOTAL			22	
			1 BED APT. – 1 SPACE PER UNIT	
			2 BED APT. – 1 SPACE PER UNIT	
			3 BED APT. – 2 SPACE PER UNIT	
*RATES AS PER SECTION 3.1 – PART 2, HURSTVILLE DCP NO.1 (AMENDMENT NO.5) FOR 'RETAIL PREMISES':				
VISITOR PARKING – 1 PER 4 UNITS				
RETAIL PARKING – 6 PER 100 SQM GLFA (2% ACCESSIBLE)				

PRELIMINARY

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PROJECT:
160-178 STONEY CREEK ROAD,
BEVERLY HILLS
CLIENT:
CUZENO BUILDERS AND DEVELOPERS
SCALE: AS SHOWN
0 5m 10m

DATE:
14 OCT 2016
CHECKED 1:
GJ
CHECKED 2:
-
DRAWN BY:
JL, DB

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DEVELOPMENT
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