

AS REQUESTED BY COUNCIL, A DESIGN EXERCISE HAS BEEN UNDERTAKEN (BASED ON A HYPOTHETICAL SCENARIO) THAT THE COMMERCIAL OFFICE SPACES ARE NOT COMMERCIALLY VIABLE, AND NEED TO BE CONVERTED TO RESIDENCES.:

THE PROPOSED HIGHLIGHTED UNIT LAYOUTS (ILLUSTRATED HERE) C1 TO C7 ARE LOCATED IN PLACE OF COMMERCIAL UNITS FACING TALLAWONG RD

THE UNITS EXCEED THE MINIMUM SIZE GUIDELINES SET OUT BY THE A.D.G.

THE GENERAL EXTERIOR APPEARANCE OF THE BUILT FACADE REMAINS UNCHANGED, AS GLAZING ALONG THE FACADE CAN BE RETAINED.

THE NEED FOR PRIVACY WILL BE SATISFIED BY USE OF A COMBINATION OF VISION AND SPANDREL PANELS THAT PROVIDE VIEWS, SUNLIGHT & PRIVACY.

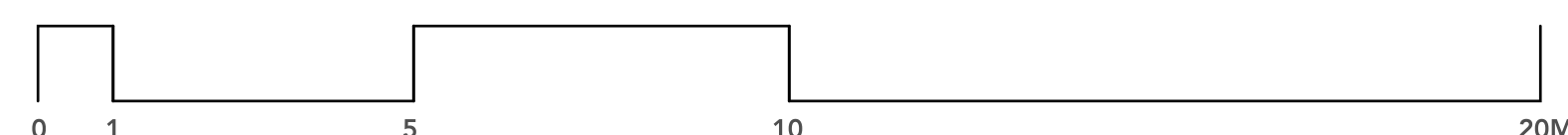
SLIDING GLAZED DOORS WOULD PROVIDE ACCESS TO THE P.O.S. & MEET BCA REQUIREMENTS.

THE PLANS INDICATE THAT A CHANGE TO UNITS IS POSSIBLE, IF REQUIRED.

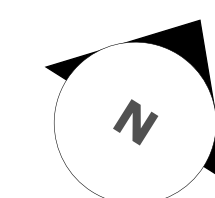
## POTENTIAL CONVERSION OF COMMERCIAL TENANCIES INTO RESIDENTIAL UNITS, C1 TO C7

### LOT 1 - BUILDING 'A' GROUND LVL PLAN

27.05.18



SCALE 1 : 100



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DWG NO.

**C-R 1A**

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1

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