

DEVELOPMENT SCHEDULE

OVERALL

Site Area	47589 m2
Site area dedicated to new roads/ footpath	12610 m2
Site area dedicated to Public Open Space	3564 m2
Allowable Floor Space Ratio	2.00 :1
Actual Floor Space Ratio	2.00 :1
Total Gross Floor Area	95178 m2
Approx. No. of Apartments	1126

								By Superlot		By Superlot Less Roads / Public Open Space					
	TOTAL BUILDING ENVELOPE (m2)	TOTAL GROSS FLOOR AREA (m2) [75% BUILDING ENVELOPE]	COMMERCIAL GROSS FLOOR AREA (m2)	RESIDENTIAL GROSS FLOOR AREA (m2)	RESIDENTIAL NETT SELLABLE ARE (m2) [85% GROSS FLOOR AREA]	APPROX. NUMBER OF APARTMENTS [Average NSA for superlots AA,AB & AD is 70.5m2; AC is 71 m2]	% OF TOTAL GROSS FLOOR AREA	INDIVIDUAL FLOOR SPACE RATIO	LOT AREA (m2)	INDIVIDUAL FLOOR SPACE RATIO	LOT AREA (m2)	DEEP SOIL AREA (m2)	DEEP SOIL % SUPERLOT [PDCP 2011 requires 15% site area]	COMMON OPEN SPACE AREA (m2)	COMMON OPEN SPACE % SUPERLOT [ADG requires 25% site area]
Superlot AA	18228.0	13671	0	13671	11620	165	14%	1.54	8898.50	2.50	5474.0	1037.0	18.9%	1519.0	27.7%
Superlot AB	51034.9	38276	1400	36876	31345	445	40%	2.13	17970.00	2.96	12935.7	3113.0	24.1%	3555.0	27.5%
Superlot AC	31168.0	23376	71	23305	19685	277	25%	1.89	12394.50	2.82	8304.0	1330.0	16.0%	2083.0	25.1%
Superlot AD	26473.0	19855	0	19855	16877	239	21%	2.39	8293.30	3.67	5414.0	1129.5	20.9%	1668.0	30.8%
TOTALS	126904	95178	1471	93707	79526	1126			47556		32128	6610		8825	

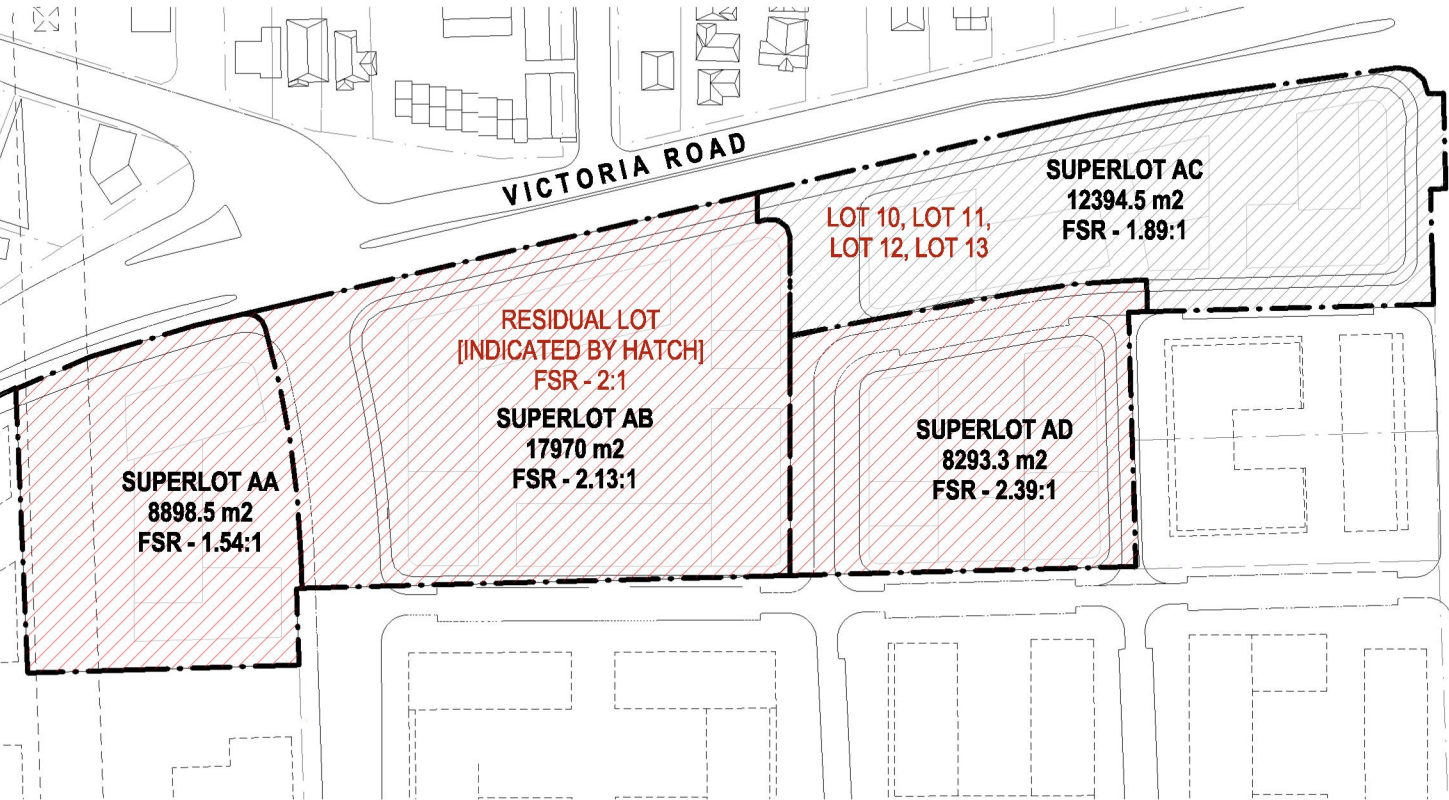
DEVELOPMENT SCHEDULE

OVERALL

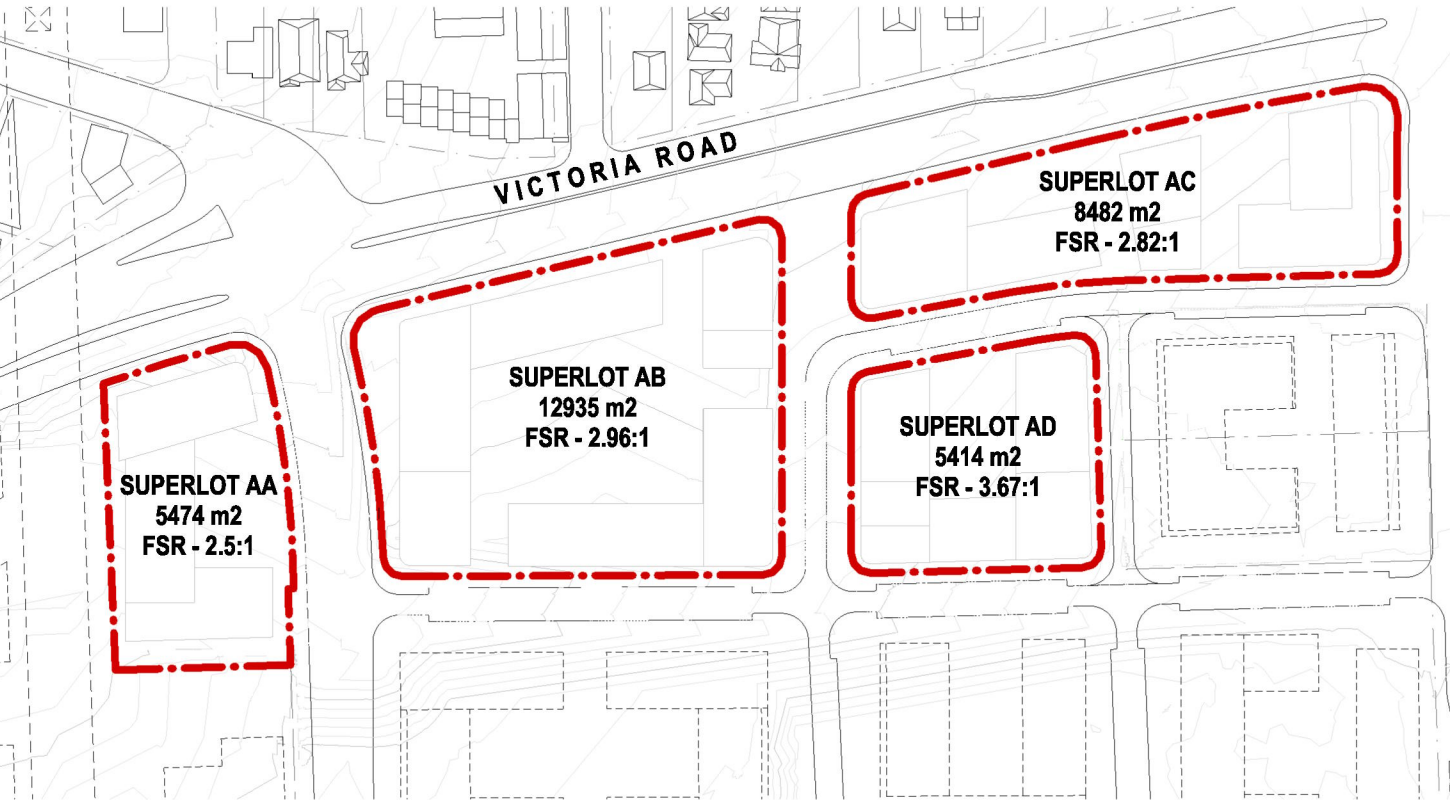
Site Area	47589 m2
Site area dedicated to new roads/ footpath	11812 m2
Site area dedicated to Public Open Space	3471 m2
Allowable Floor Space Ratio	2.00 :1
Actual Floor Space Ratio	2.00 :1
Total Gross Floor Area	95178 m2
Approx. No. of Apartments	1126

	TOTAL BUILDING ENVELOPE (m2)	TOTAL GROSS FLOOR AREA (m2) [75% BUILDING ENVELOPE]	COMMERCIAL GROSS FLOOR AREA (m2)	RESIDENTIAL GROSS FLOOR AREA (m2)	RESIDENTIAL NETT SELLABLE ARE [85% GROSS FLOOR AREA]	APPROX. NUMBER OF APARTMENTS [Average NSA for superlots AA,AB & AD is 70.5m2; AC is 71 m2]	% OF TOTAL GROSS FLOOR AREA	By Superlot		By Superlot Less Roads / Public Open Space					
								INDIVIDUAL FLOOR SPACE RATIO	LOT AREA (m2)	INDIVIDUAL FLOOR SPACE RATIO	LOT AREA (m2)	DEEP SOIL AREA (m2)	DEEP SOIL % SUPERLOT [PDOP 2011 requires 15% site area]	COMMON OPEN SPACE AREA (m2)	COMMON OPEN SPACE % SUPERLOT [ADG requires 25% site area]
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TOTALS	126904	95178	1471	93707	79526	1126			47556		32306	6610		8825	

SUPERLOT AREAS INCLUDING ROADS AND PUBLIC OPEN SPACE



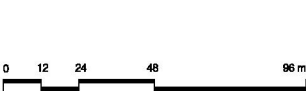
SUPERLOT AREAS NOT INCLUDING ROADS AND PUBLIC OPEN SPACE



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FOR DA APPROVAL

Issue	Date	Description
1	16-11-18	FOR INFORMATION
2	20-11-18	DA ISSUE
3	07-06-17	AMENDED
4	23-03-18	FOR INFORMATION
5	10-07-18	FOR INFORMATION



MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP0900 - FSR CALCULATIONS

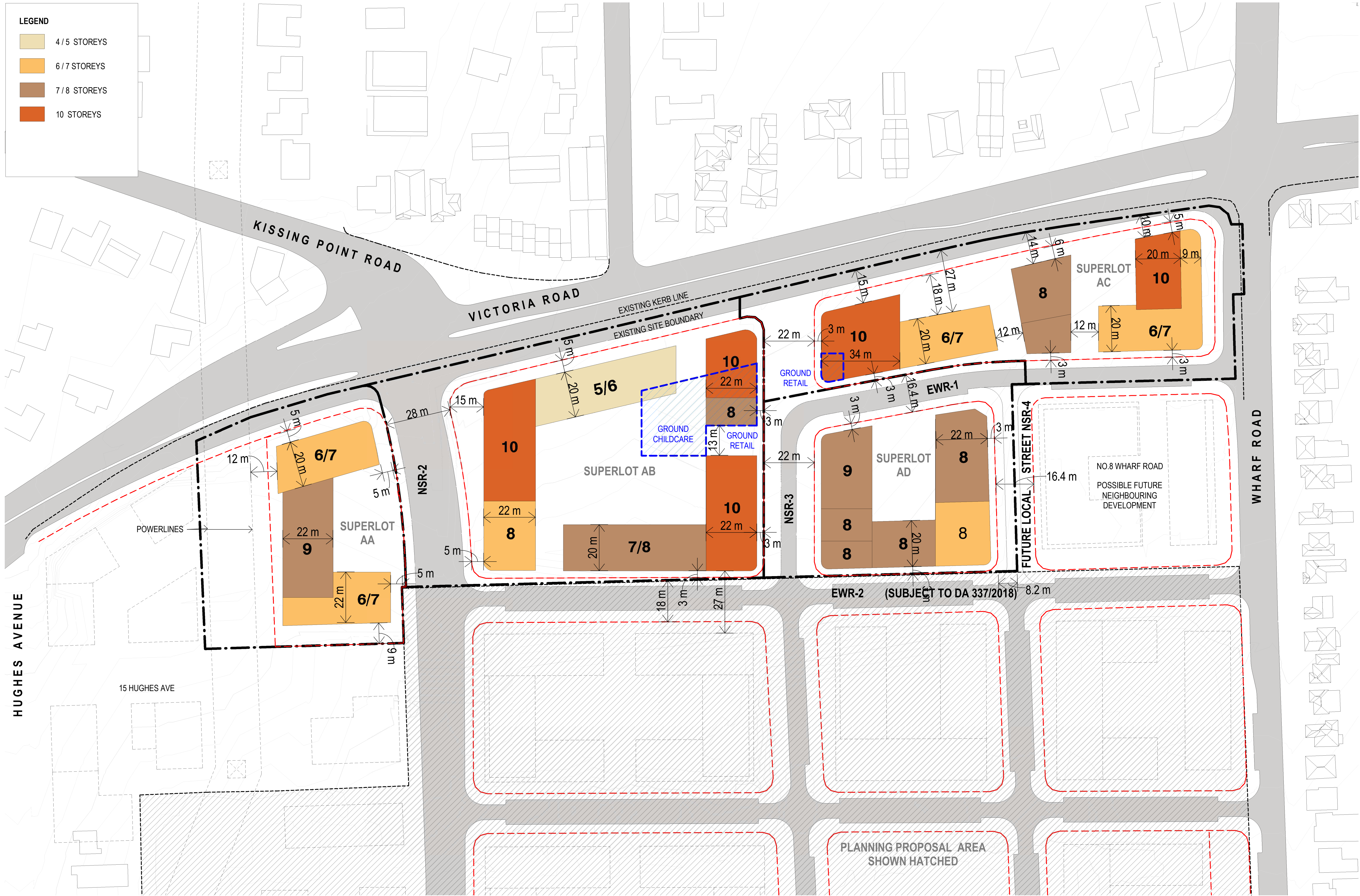
LEGEND

4 / 5 STOREYS

6 / 7 STOREYS

7 / 8 STOREYS

10 STOREYS





LEGEND

- × # EXISTING GROUND LEVEL RLs (Site Survey)
- × # PROPOSED GROUND LEVEL RL's (Northrop Civil Design)
- × # INDICATIVE BUILDING ENVELOPE HEIGHTS

* These Levels are Indicative only and subject to further detailed design as part of a subsequent Stage 2 DA

LEGEND

DEEP SOIL ZONE
(only where ≥6m width as per ADG)

COMMUNAL OPEN SPACE
(Includes ground and rooftop areas)

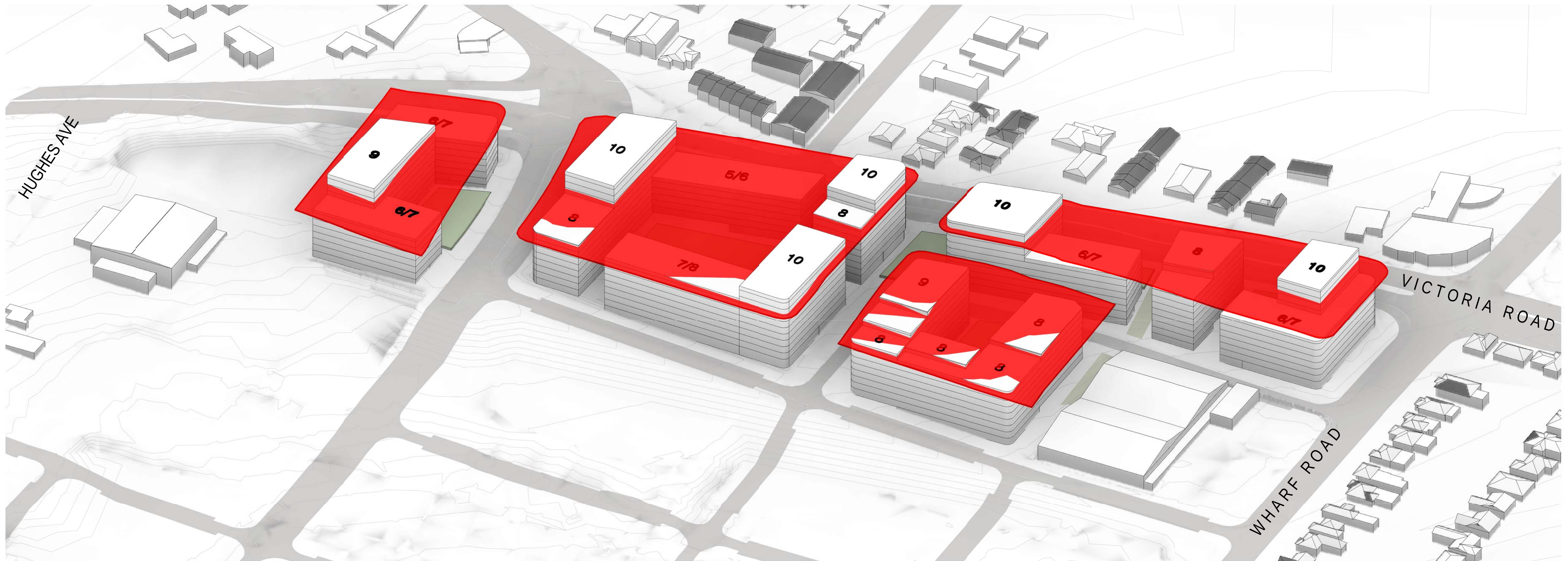
LANDSCAPE ZONE
(Includes deep soil and planting on structure)

INDICATIVE BASEMENT FOOTPRINT

SITE AREA DEDICATED TO PUBLIC OPEN SPACE

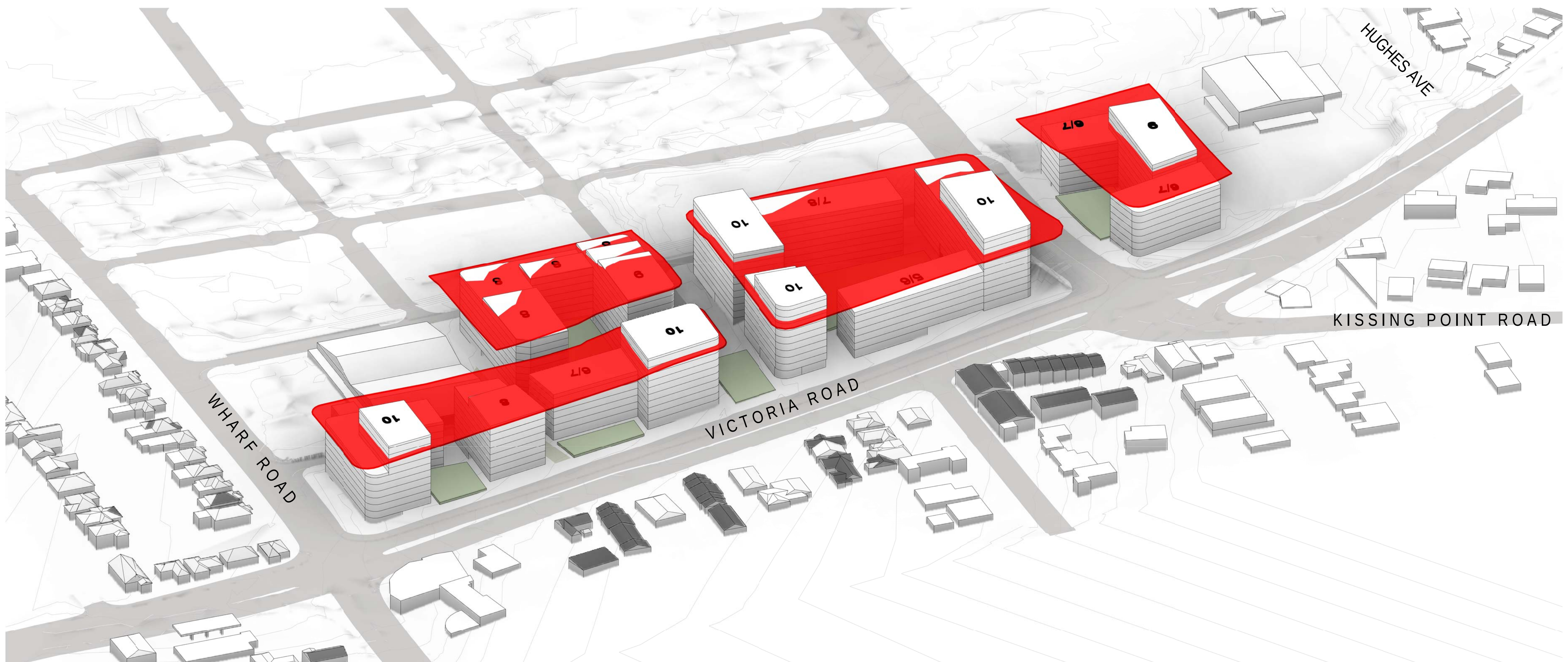
SITE AREA DEDICATED TO NEW ROADS / FOOTPATHS





CONCEPT PLAN_28m / 8 Storey Envelope_VIEW 2 Copy

2 1



1 CONCEPT PLAN_28m / 8 Storey Envelope Copy 2

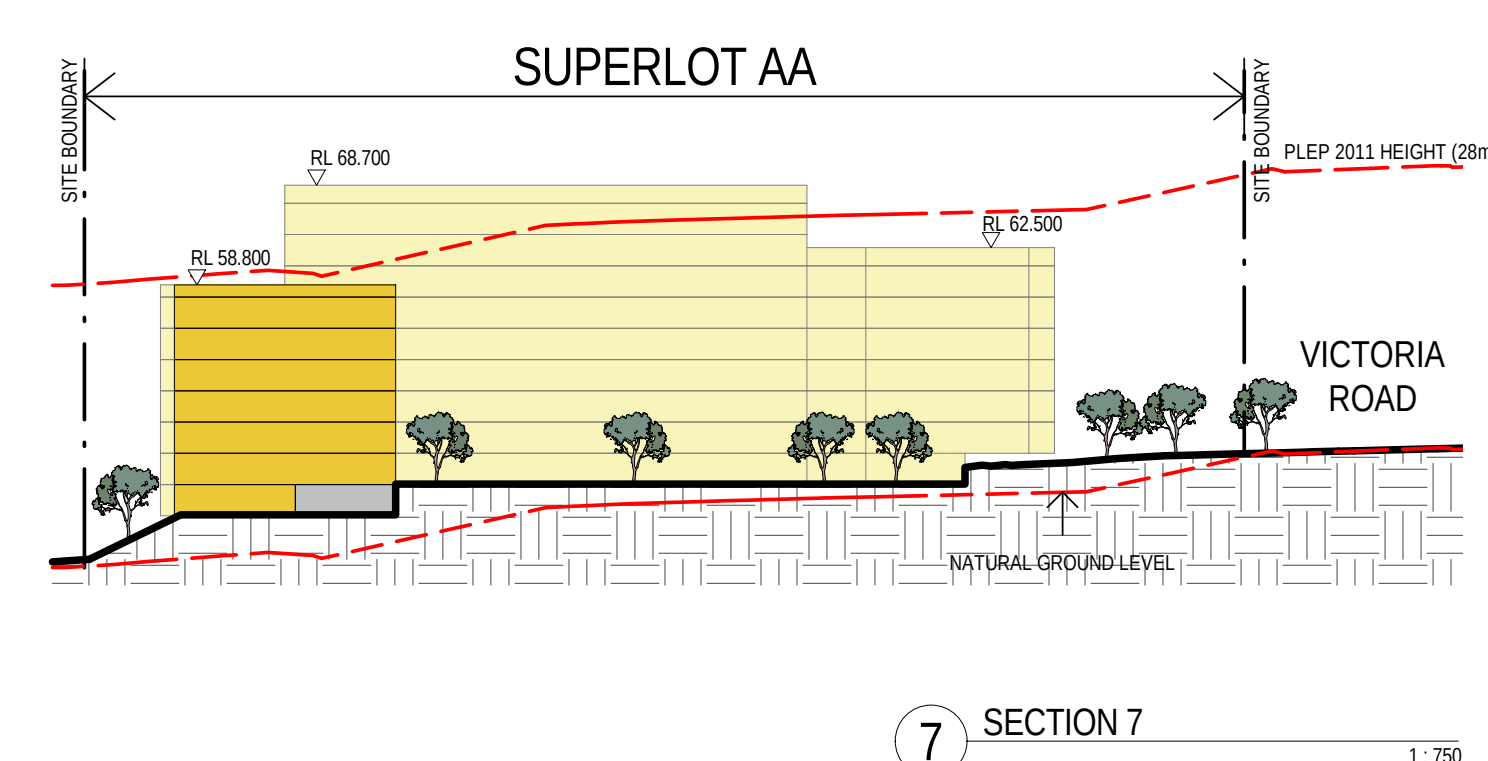
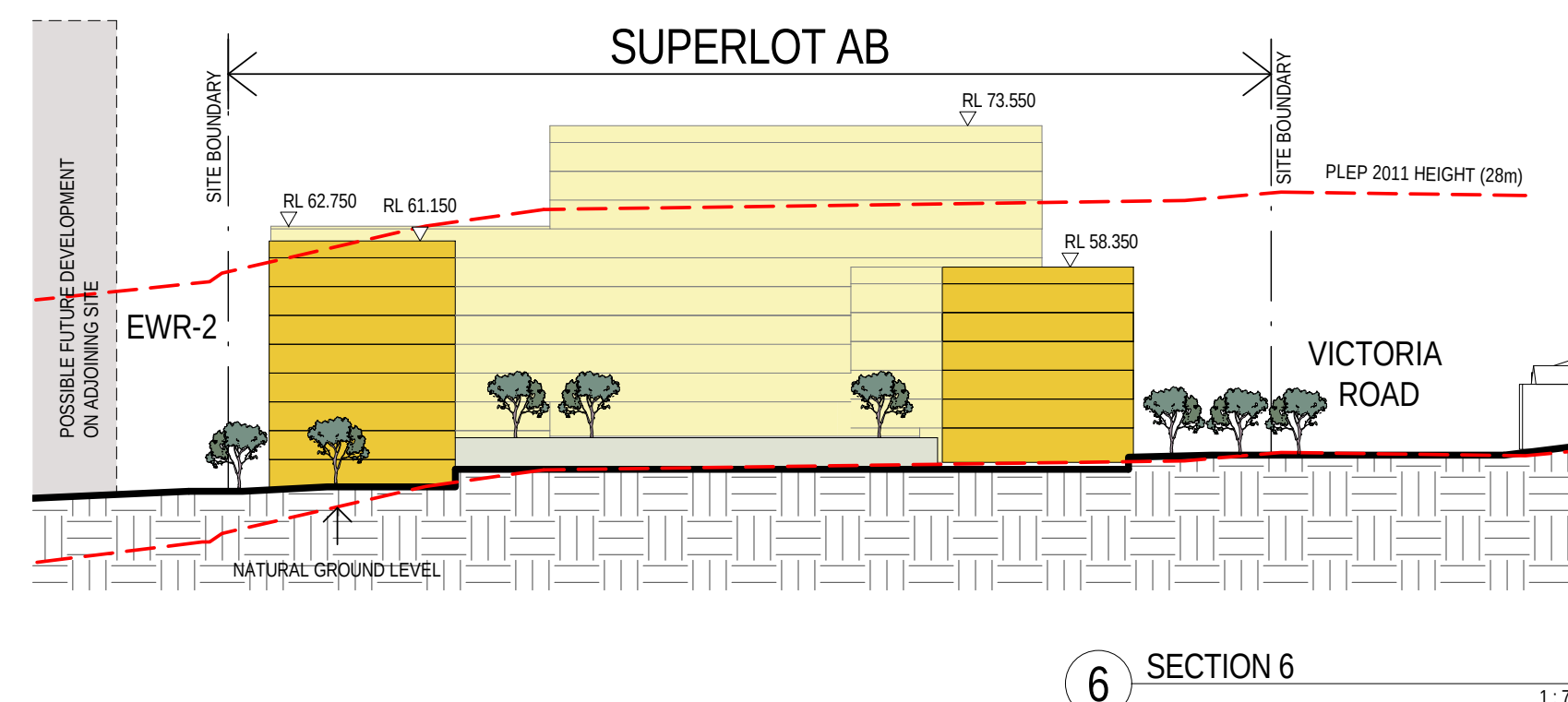
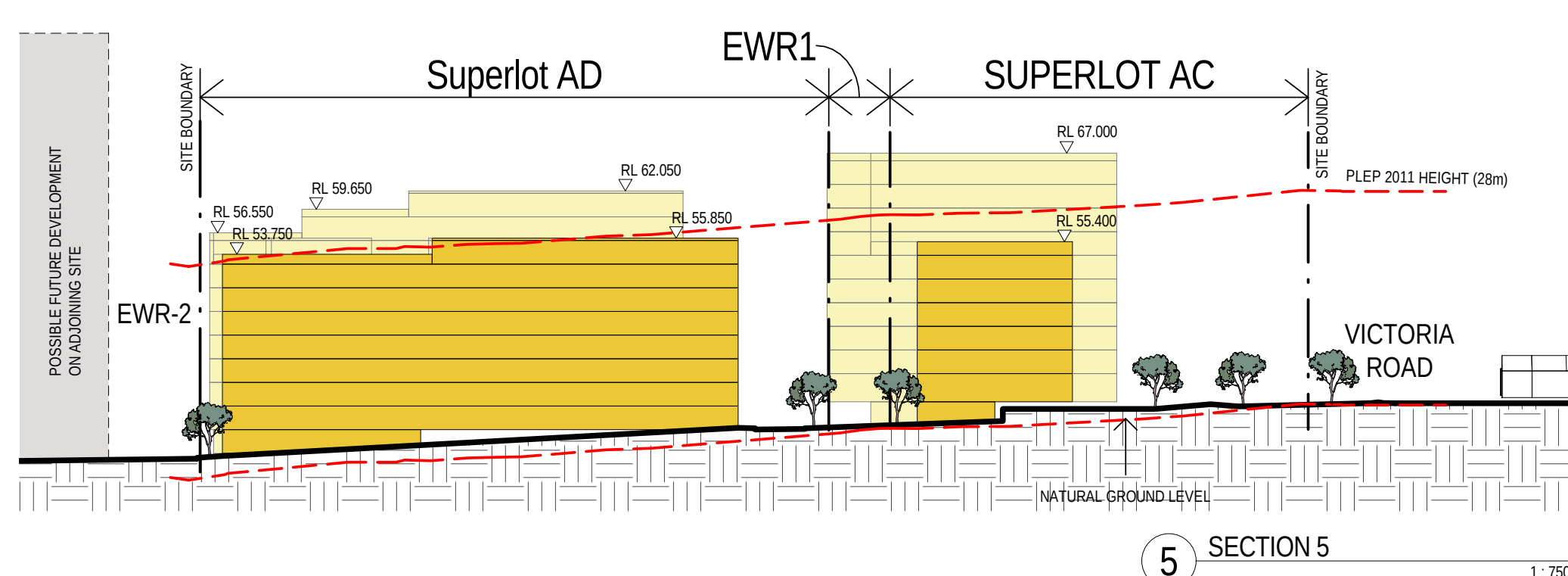
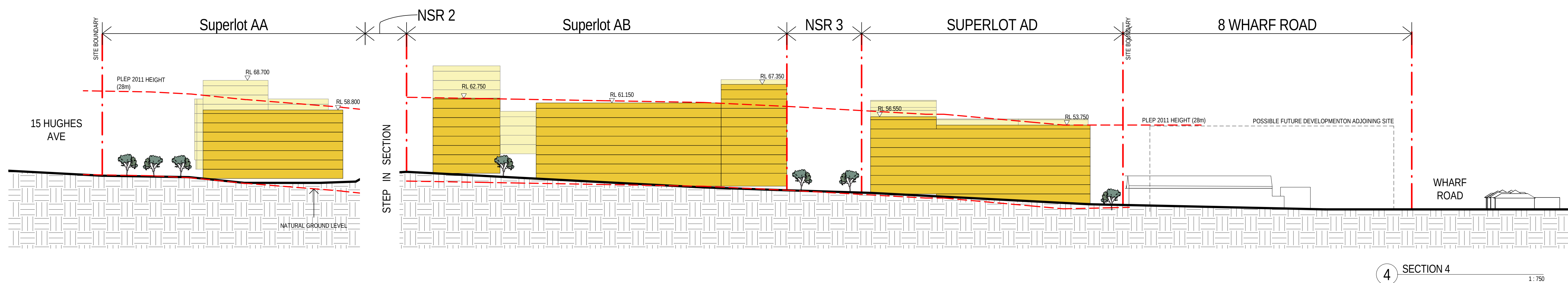
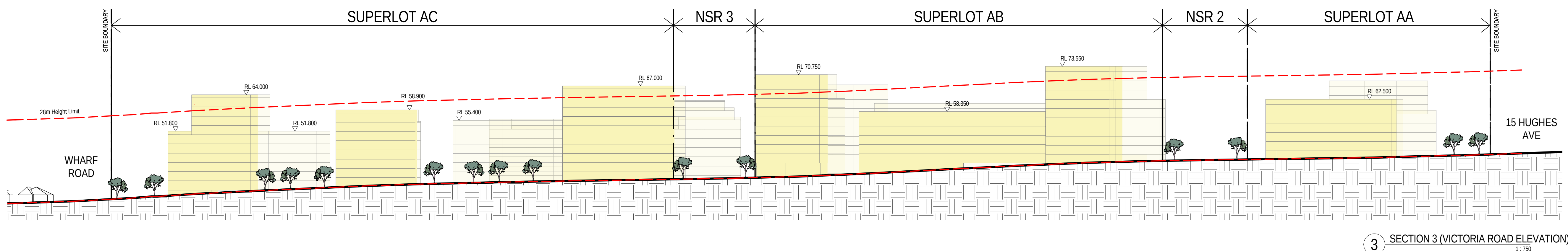
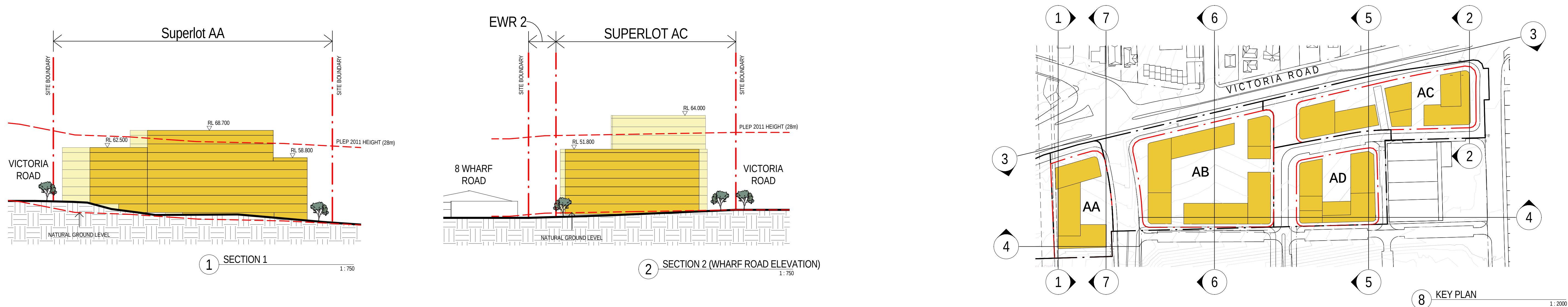
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INDICATIVE DRAWING - NOT FOR DA APPROVAL

Issue	Date	Description
1	16-11-16	FOR INFORMATION
2	28-11-16	DA ISSUE
3	07-06-17	AMENDED
4	10-07-18	FOR INFORMATION
5	14-08-18	FOR INFORMATION
6	20-09-18	FOR INFORMATION

MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012
CP1011 - PROPOSED SCHEME WITH LEP
HEIGHT PLANE

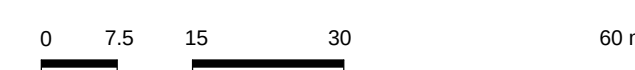
AJ+C
ALLEN JACK+COTTIER



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INDICATIVE DRAWING - NOT FOR DA APPROVAL

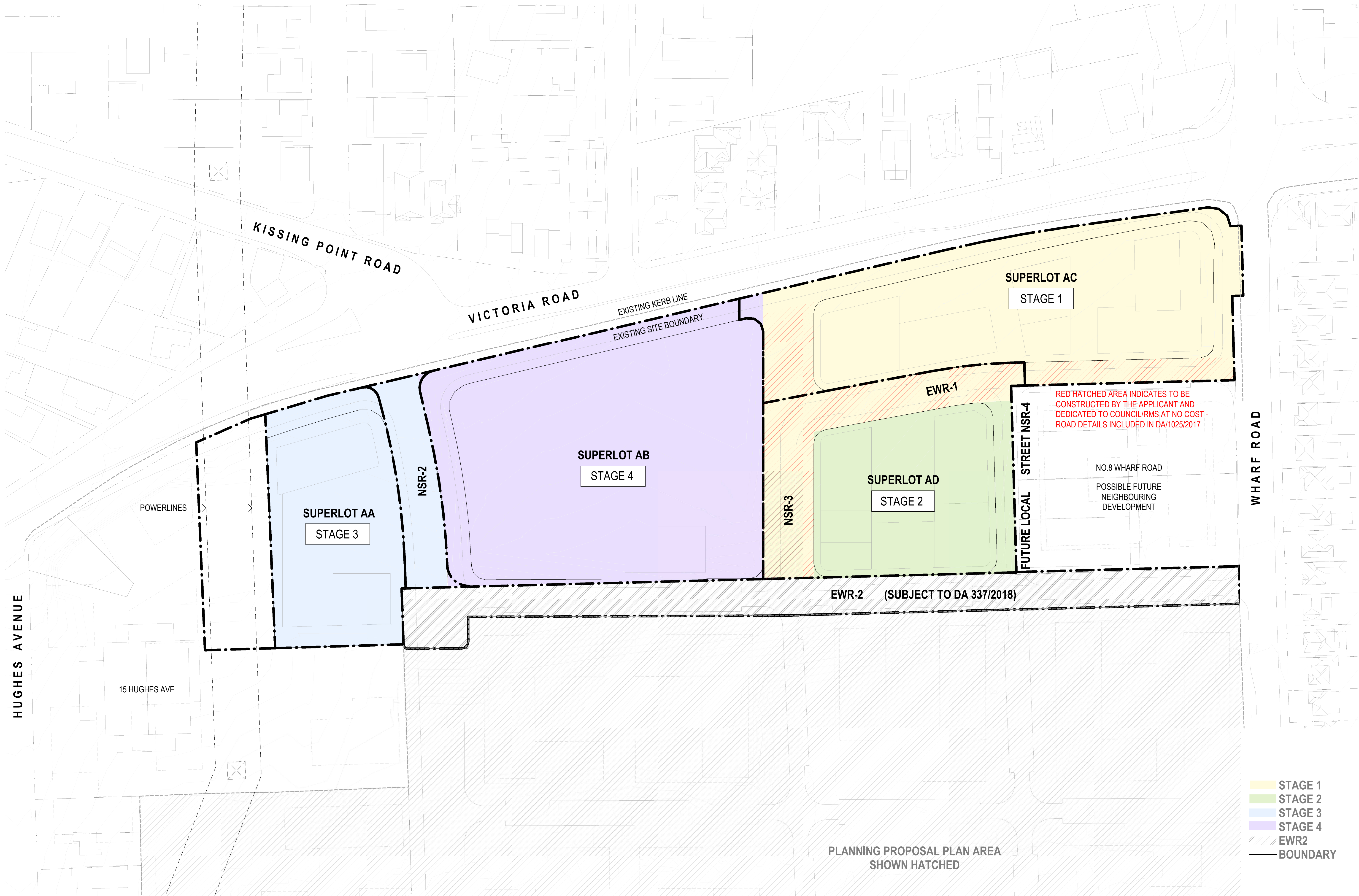
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2	16-11-16	FOR INFORMATION
3	28-11-16	DA ISSUE
4	07-09-17	AMENDED
5	10-07-18	FOR INFORMATION
6	14-08-18	FOR INFORMATION
7	20-08-18	FOR INFORMATION



MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP3203 - ENVELOPE SECTIONS

AJ+C
ALLEN JACK+COTTIER

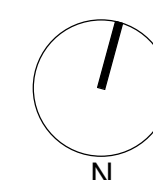


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FOR DA APPROVAL

Issue	Date	Description
1	22-09-16	FOR INFORMATION
2	16-11-16	FOR INFORMATION
3	28-11-16	DA ISSUE
4	07-06-17	AMENDED
5	10-07-18	FOR INFORMATION
6	14-08-18	FOR INFORMATION

0 7.5 15 30 60 m



MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

SK103 - PROPOSED STAGE PLAN

AJ+C
ALLEN JACK+COTTIER



LEGEND

PROGRAMME/FEATURES

- Public Open Space
- Deep Soil Planting
- Communal Open Space
- Podium Garden
- Roof Garden
- Pedestrian Link
- Bus Stop
- Buffer Vegetation
- Rain Garden
- Public Artwork
- Swale
- Future Public Accessible Open Space
- Placemaking

GENERAL

- Site Boundary
- Proposed Stairs
- Steel Edge
- Proposed Flush Concrete Kerb
- Proposed Raised Concrete Kerb

PAVEMENTS

- Quality Paving Type A
- Quality Paving Type B
- Quality Paving Type C
- Soft Fall Type A
- Soft Fall Type B
- Road Surface
- Insitu Concrete
- Timber Decking

FURNITURE + FITTINGS

- Proposed Seating
- Bollard lighting
- Bicycle Hoops
- Artwork / Sculpture
- Outdoor Gym Equipment
- Climbing / Play Equipment

WATER ELEMENTS

- Water Element - Natural Grade
- Water Element - Concrete Structure

PLANTING

- Lawn
- Native Grass Mix 1
- Native Grass Mix 2
- Shrubs and Groundcovers Mix 1
- Shrubs and Groundcovers Mix 2
- Feature Planting Mix
- Proposed Native Tree
- Proposed Palm Tree
- Proposed Exotic Tree
- Existing Tree temporary retained

NOTE: Superlot AB is shown indicatively and subject to further design during the DA stage

L.SK.01

MELROSE PARK VRS

PAYCE BS 2 Pty Ltd and SH Melrose Development 2 Pty Ltd

Victoria Road, Melrose Park, NSW

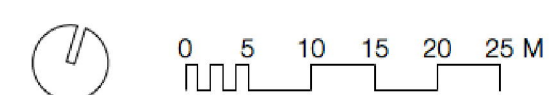
LANDSCAPE SKETCH PLAN

scape design

Revision IN Date 13.07.18

Scale: 1:600 @ A1

Notes



LANDSCAPE ARCHITECTURE

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Manly NSW 2095
www.sapedesign.com.au