

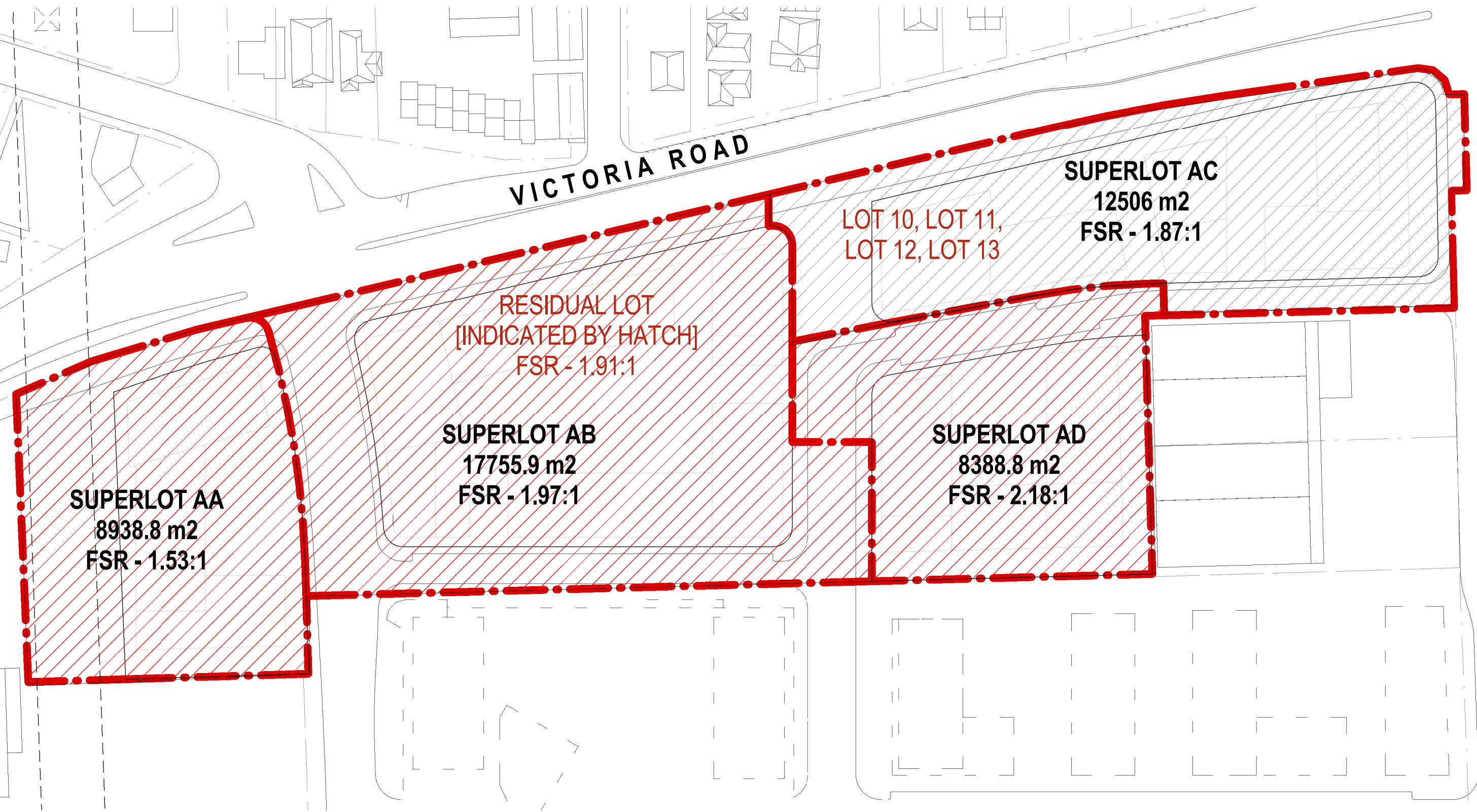
DEVELOPMENT SCHEDULE

OVERALL

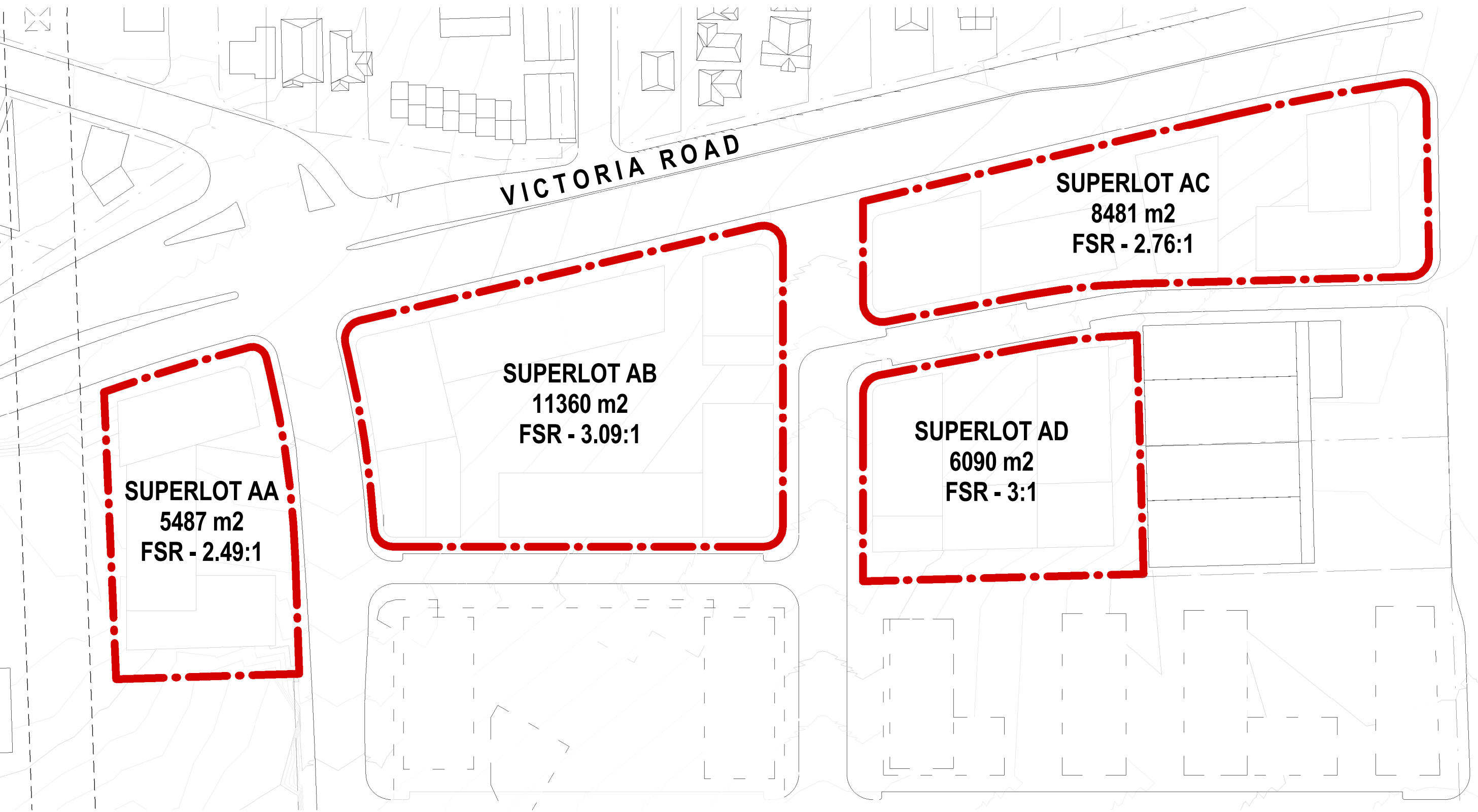
Site Area	47589 m2
Site area dedicated to new roads/ footpaths	12610 m2
Site area dedicated to Public Open Space	3564 m2
Allowable Floor Space Ratio	2.00 :1
Actual Floor Space Ratio	1.90 :1
Total Gross Floor Area	90405 m2
Approx. No. of Apartments	1077

								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 [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 [PDOP 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	15%	1.53	8938.80	2.49	5487.0	1010.0	18.4%	1403.0	25.6%
Superlot AB	46597.0	35064	696	34368	29213	414	39%	1.97	17755.90	3.09	11360.0	1704.0	15.0%	2830.0	24.9%
Superlot AC	31168.0	23376	71	23376	19745	277	26%	1.87	12506.00	2.76	8481.0	1578.0	18.6%	2083.0	24.6%
Superlot AD	24393.0	18295	0	18295	15551	221	20%	2.18	8388.80	3.00	6090.0	1358.0	22.3%	1557.0	25.6%
TOTALS	120386	90405	767	89710	76129	1077			47590		31416	5650		7873	

SUPERLOT AREAS INCLUDING ROADS AND PUBLIC OPEN SPACE



SUPERLOT AREAS NOT INCLUDING ROADS AND PUBLIC OPEN SPACE



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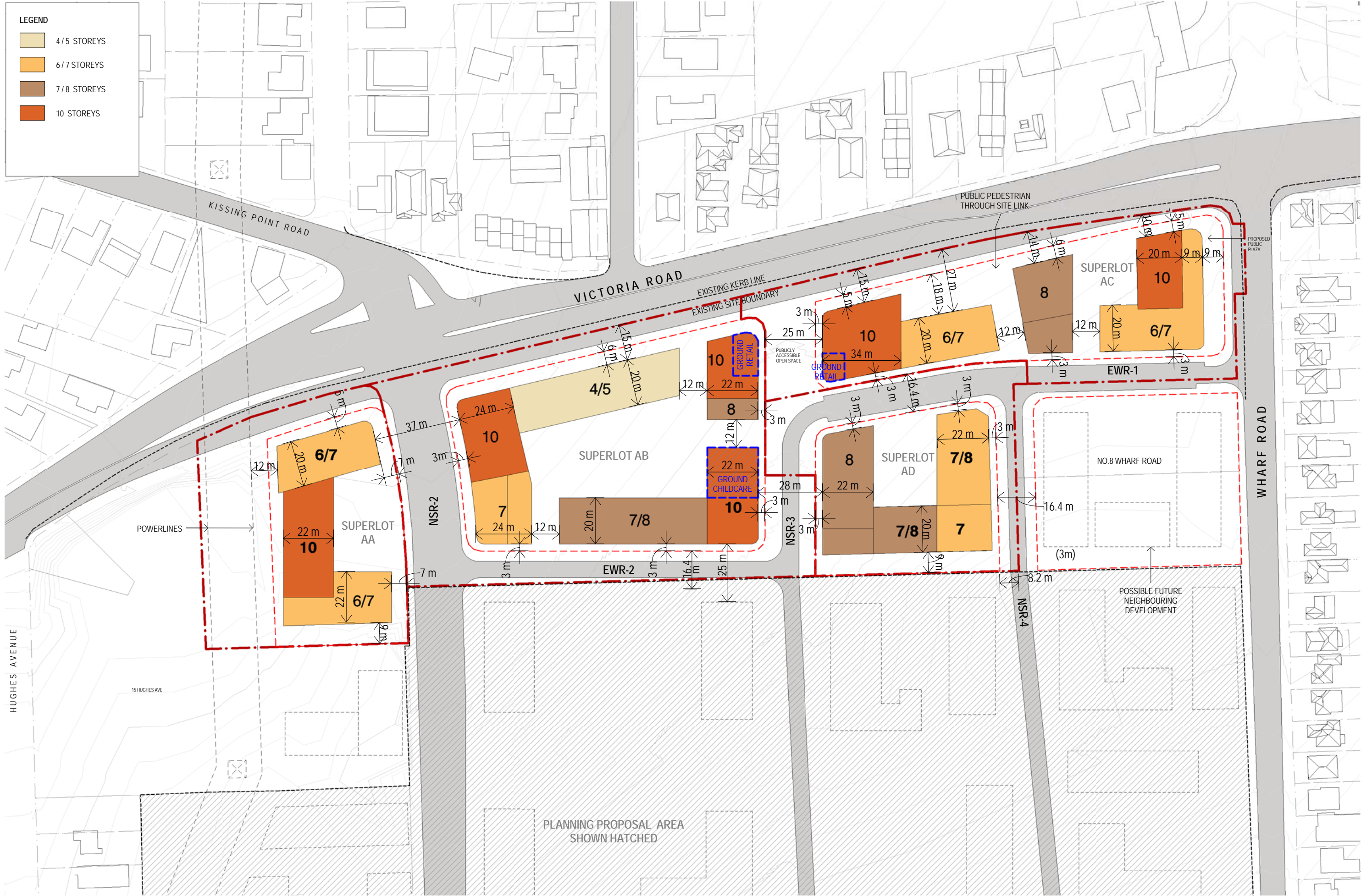
FOR DA APPROVAL

Issue	Date	Description
1	15-11-16	FOR INFORMATION
2	28-11-16	DA ISSUE
3	07-06-17	AMENDED



MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP0900 - FSR CALCULATIONS



- LEGEND
- 4/5 STOREYS
 - 6/7 STOREYS
 - 7/8 STOREYS
 - 10 STOREYS

FOR DA APPROVAL

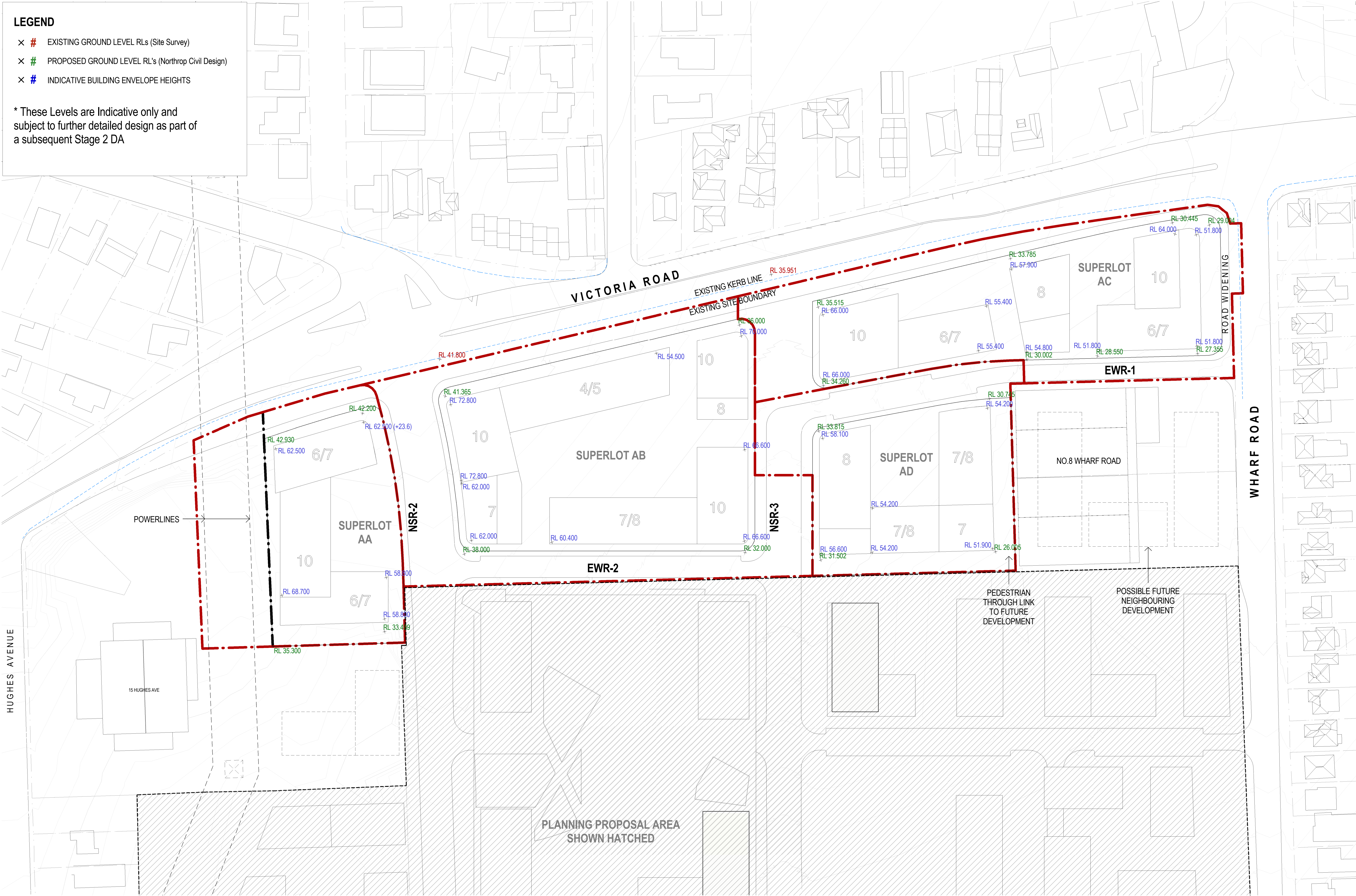
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MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP1000 - BUILDING ENVELOPES PLAN



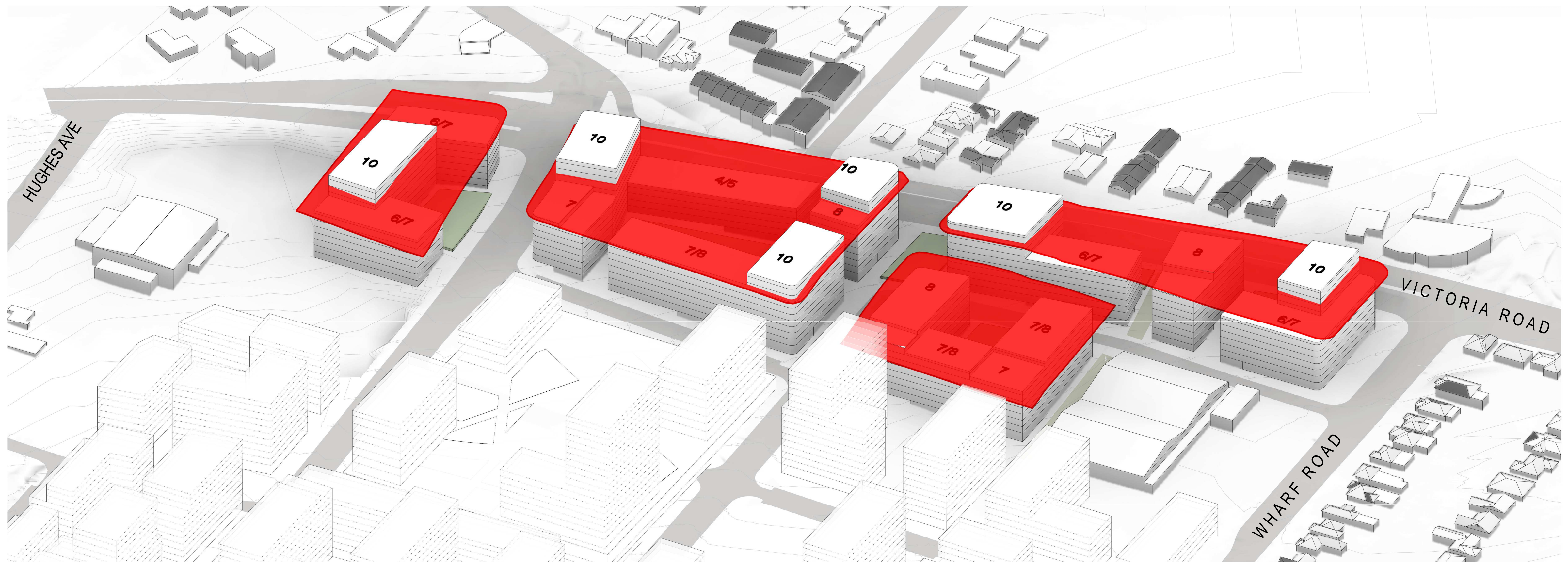


LEGEND

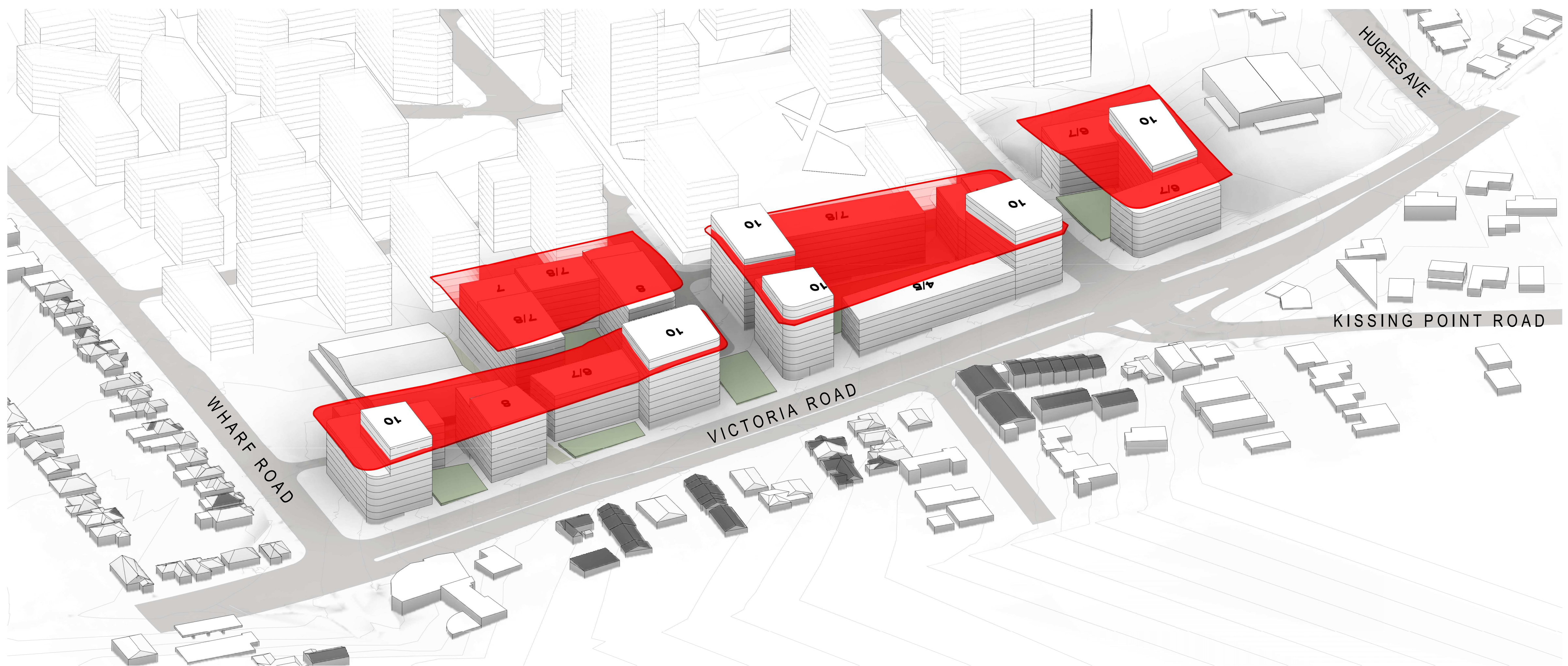
- × # EXISTING GROUND LEVEL RLs (Site Survey)
- × # PROPOSED GROUND LEVEL RL's (Northrop Civil Design)
- × # INDICATIVE BUILDING ENVELOPE HEIGHTS

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





2 CONCEPT PLAN, 28m / 8 Storey Envelope_VIEW 2 Copy 1



1 CONCEPT PLAN, 28m / 8 Storey Envelope Copy 2

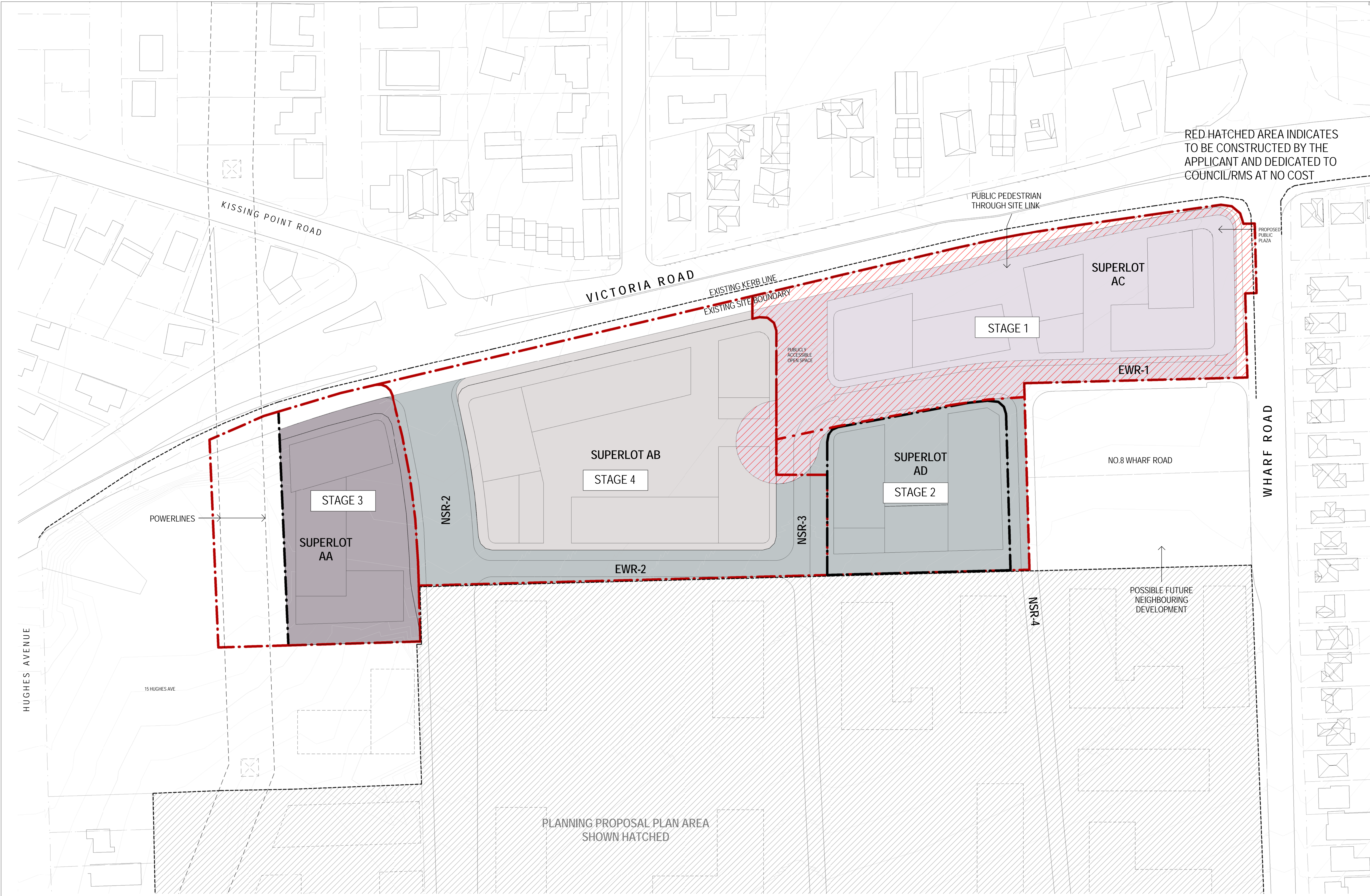
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INDICATIVE DRAWING - NOT FOR DA APPROVAL

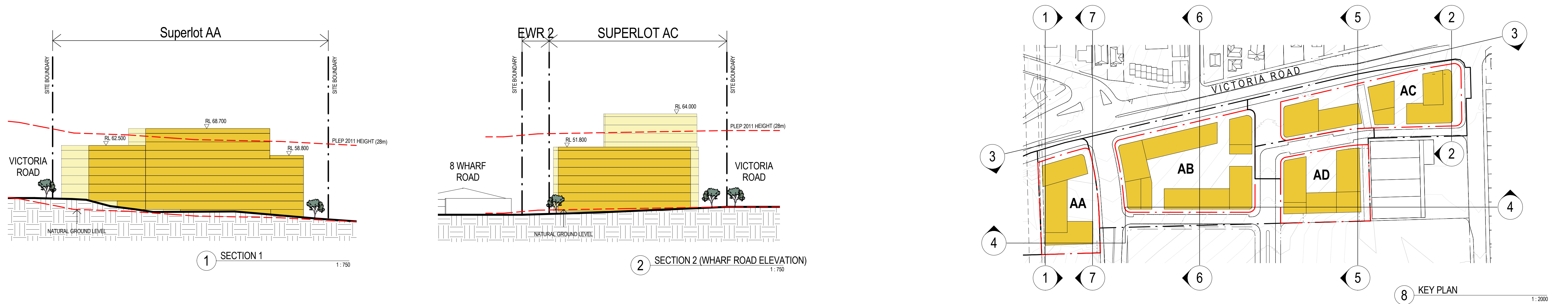
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MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012
CP1011 - PROPOSED SCHEME WITH LEP
HEIGHT PLANE

AJ+C
ALLEN JACK+COTTIER



	<div>Revisions</div> <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td>1</td><td>15-09-17</td><td>FOR INFORMATION</td></tr></table>	No.	Date	Description	1	15-09-17	FOR INFORMATION	<div>Ver</div> <div>App'd</div>	<div>Key</div> <div></div>	<div>Client</div> <div></div> <div>Payce Consolidated Limited</div>	<div>Architect</div> <div></div> <div>79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250</div>	<div>Project</div> <div>MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA</div> <div>657-661 VICTORIA ROAD 4-6 WHARF ROAD MELROSE PARK, NSW</div> <div>Proj. No. 16012</div>	<div>Drawing Title</div> <div>Staging Options - 1</div> <div>Sheet Status</div> <div>NOT FOR CONSTRUCTION</div>	<div>Scale</div> <div>1 : 750 @A1</div> <div>Drawing No.</div> <div>SK103</div> <div>Issue</div> <div>1</div>
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0 7.5 15 30 60 m

MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP3203 - ENVELOPE SECTIONS

AJ+C
ALLEN JACK+COTTIER



LEGEND

PROGRAMME

- | | |
|-----------------------|--|
| 1 Public Open Space | 7 Bus Stop |
| 2 Deep Soil Planting | 8 Palm Growth Entry Plaza |
| 3 Communal Open Space | 9 Buffer Vegetation |
| 4 Podium Garden | 10 Stage 1 Temporary Turning Circle (dashed lines) |
| 5 Roof Garden | 11 Rain Garden |
| 6 Pedestrian Link | 12 Public Artwork |

Walls + Edges

- Steel Edge
- Proposed Flush Concrete Kerb
- Proposed Raised Concrete Kerb
- Retaining Insitu Wall
- Boundaries

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
- Stepping Stones
- Timber Decking
- Stairs

Furniture + Fittings

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

- Play Mounds
- Shelter
- Cabana
- Sculptural Play Element
- Water Elements
- Water Feature

Planting

- Lawn
- Mixed Native Grasses
- Native Shrubs and Groundcover Mix 1
- Native Shrubs and Groundcover Mix 2
- Proposed Tree

SK01

MELROSE PARK VRS

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

Victoria Road, Melrose Park, NSW

LANDSCAPE CONCEPT PLAN



LANDSCAPE ARCHITECTURE

2-6 Smith Lane
Manly NSW 2095
www.sapedesign.com.au

Post Road Widening Plan

REVISION J | 1:600 @ A1

