

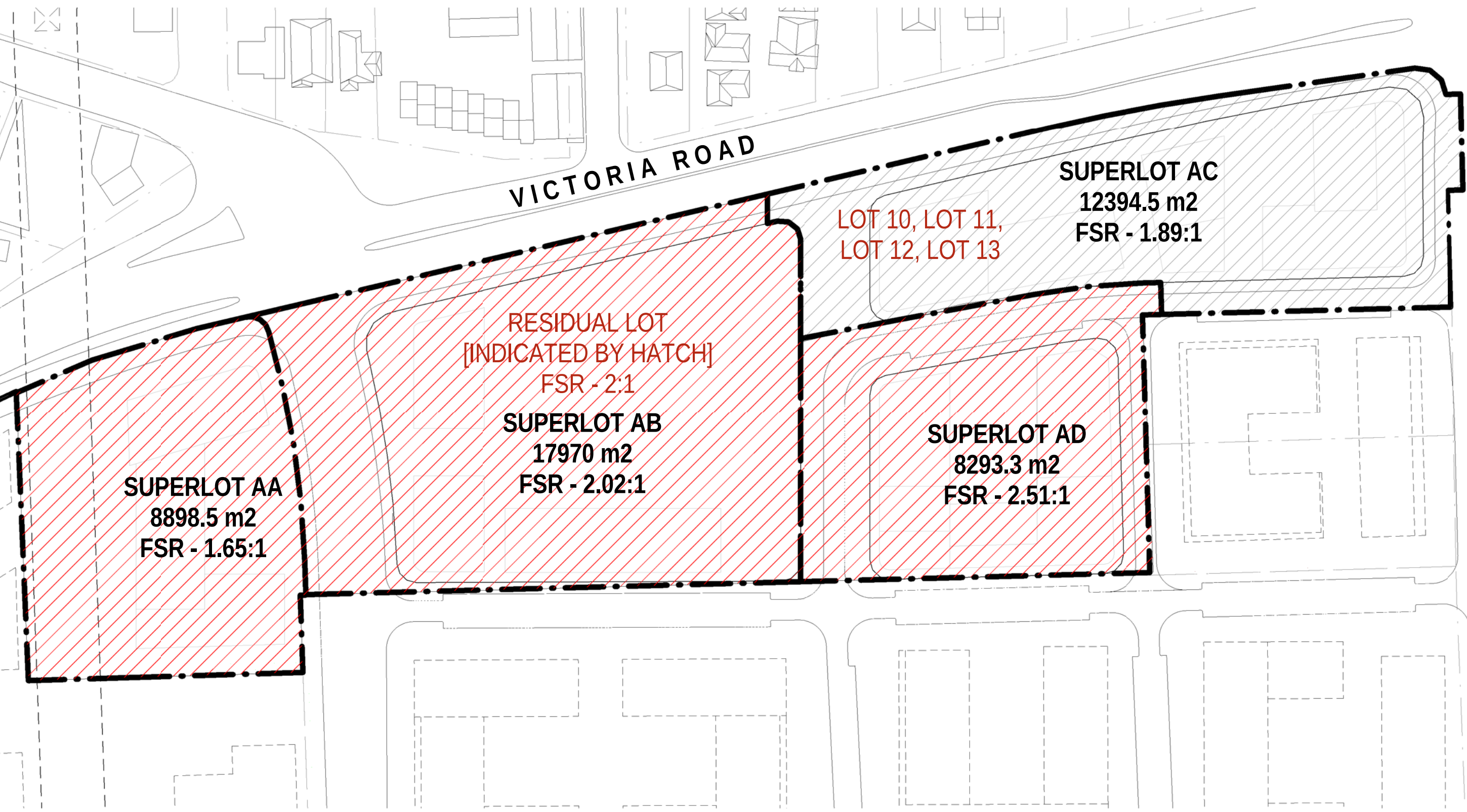
DEVELOPMENT SCHEDULE

OVERALL

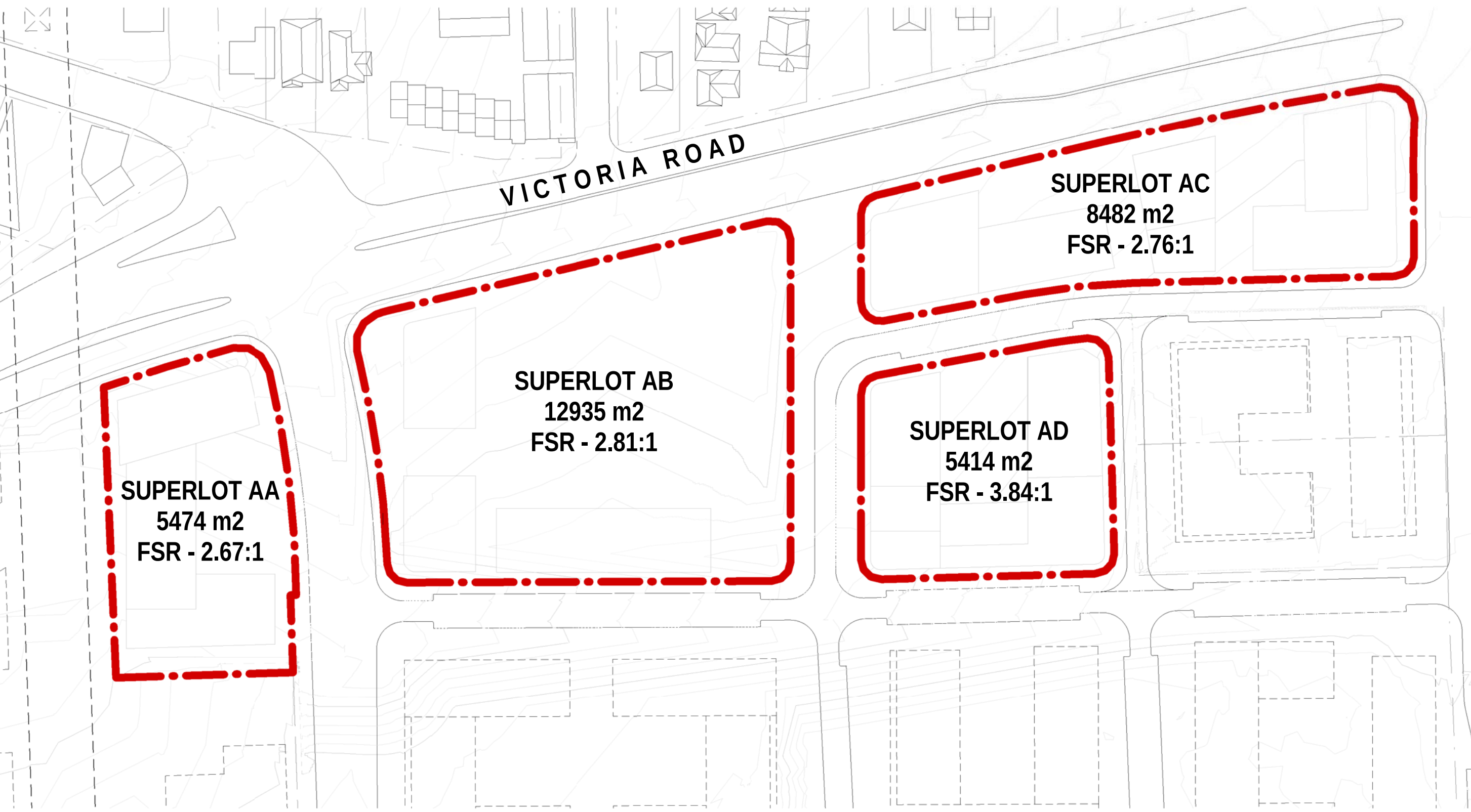
Site Area	47589 m2
Site area dedicated to new roads/ footpaths	11812 m2
Site area dedicated to Public Open Space	3471 m2
Allowable Floor Space Ratio	2.00 :1
Actual Floor Space Ratio	2.00 :1
Total Gross Floor Area	95166 m2
Approx. No. of Apartments	1089

								By Superlot		By Superlot Less Roads / Public Open Space					
	TOTAL BUILDING ENVELOPE (m2)	TOTAL GROSS FLOOR AREA (m2) [approx. 75% BUILDING ENVELOPE]	COMMERCIAL GROSS FLOOR AREA (m2)	RESIDENTIAL GROSS FLOOR AREA (m2)	RESIDENTIAL NETT SELLABLE ARE (m2) [approx. 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	14641	0	14641	11620	165	15%	1.65	8898.50	2.67	5474.0	1037.0	18.9%	1519.0	27.7%
Superlot AB	51034.9	36353	2500	33853	28775	408	38%	2.02	17970.00	2.81	12935.7	1940.0	15.0%	3555.0	28.0%
Superlot AC	31168.0	23376	83	23293	19675	277	25%	1.89	12394.50	2.76	8482.0	1330.0	15.7%	2083.0	24.6%
Superlot AD	26473.0	20796	0	20796	16877	239	22%	2.51	8293.30	3.84	5414.0	1129.5	20.9%	1668.0	30.8%
TOTALS	126904	95166	2583	92583	76947	1089			47556		32306	5437		8825	

SUPERLOT AREAS INCLUDING ROADS AND PUBLIC OPEN SPACE



SUPERLOT AREAS NOT INCLUDING ROADS AND PUBLIC OPEN SPACE

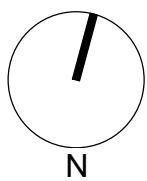


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FOR DA APPROVAL

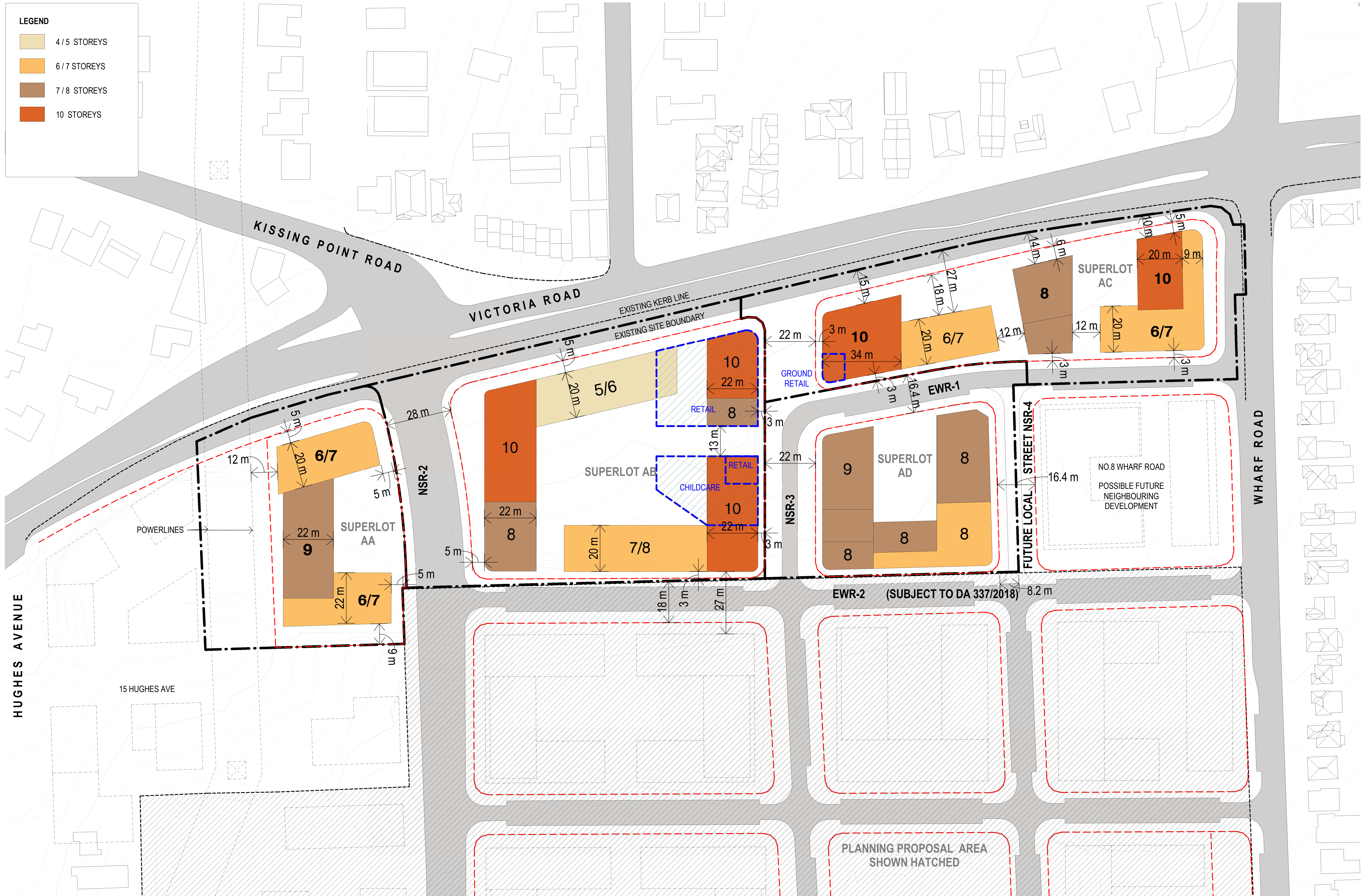
Issue	Date	Description
4	23-03-18	FOR INFORMATION
5	10-07-18	FOR INFORMATION
6	14-08-18	FOR INFORMATION
7	10-09-18	FOR INFORMATION
8	20-09-19	FOR INFORMATION
9	27-11-19	AMENDED CONCEPT PLAN
10	10-03-20	SECTION 4.55 MODIFICATION

0 12 24 48 96 m



MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP0900 - FSR CALCULATIONS



LEGEND

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

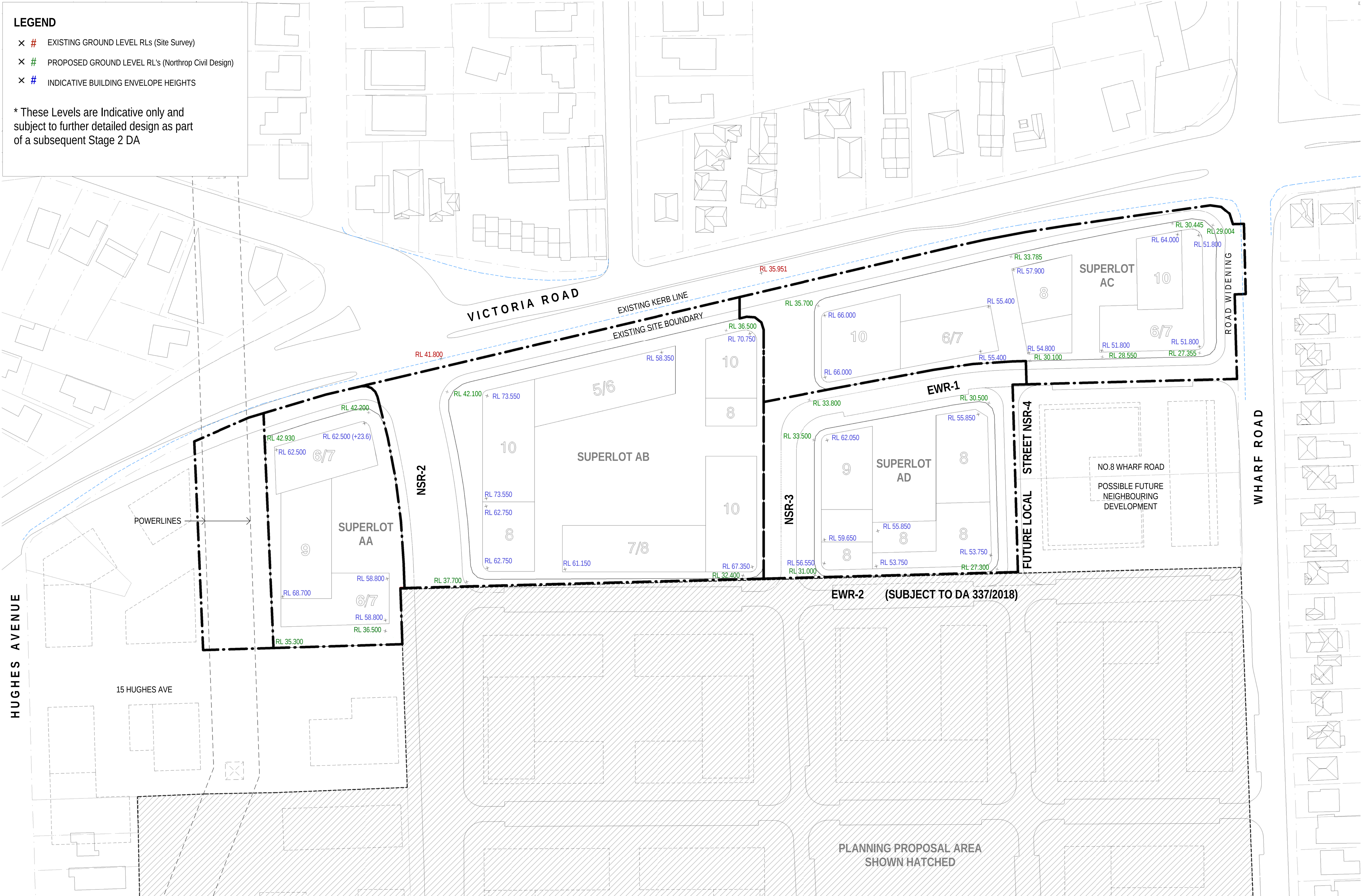
* These Levels are Indicative only and subject to further detailed design as part of a subsequent Stage 2 DA

- ## LEGEND
- × # 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

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

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FOR DA APPROVAL

Issue	Date	Description
1	16-11-16	FOR INFORMATION
2	28-11-16	DA ISSUE
3	07-06-17	AMENDED
4	15-09-17	AMENDED DA ISSUE
5	10-07-18	FOR INFORMATION
6	14-08-18	FOR INFORMATION
7	20-08-18	FOR INFORMATION

0 7.5 15 30 60 m

N

MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP1001 - PROPOSED INDICATIVE GROUND LEVELS

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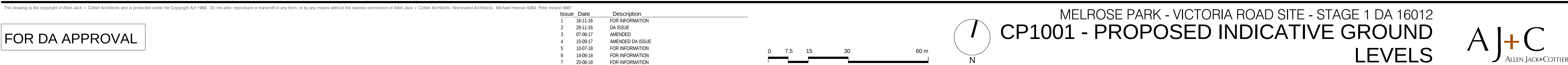
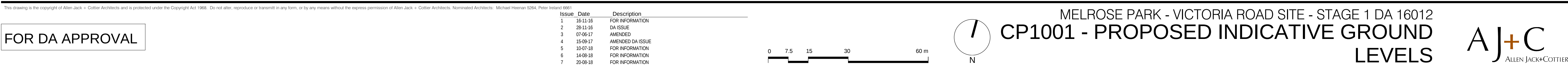
0 7.5 15 30 60 m

N

MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP1001 - PROPOSED INDICATIVE GROUND LEVELS

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MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012
CP1001 - PROPOSED INDICATIVE GROUND LEVELS

0 7.5 15 30 60 m

N

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7	20-08-18	FOR INFORMATION

0 7.5 15 30 60 m

N

MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP1001 - PROPOSED INDICATIVE GROUND LEVELS

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LEGEND

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

COMMUNAL OPEN SPACE
(Includes ground and rooftop areas)

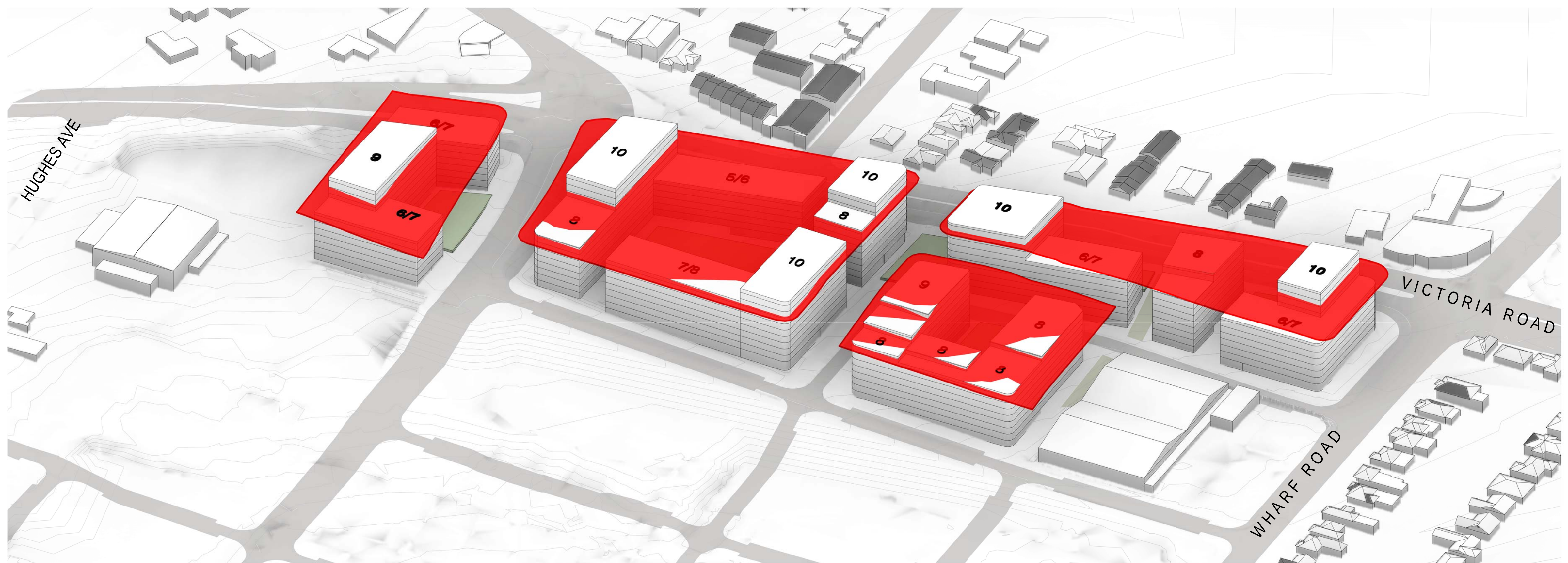
LANDSCAPE ZONE
(Includes deep soil and planting on structure)

INDICATIVE BASEMENT FOOTPRINT

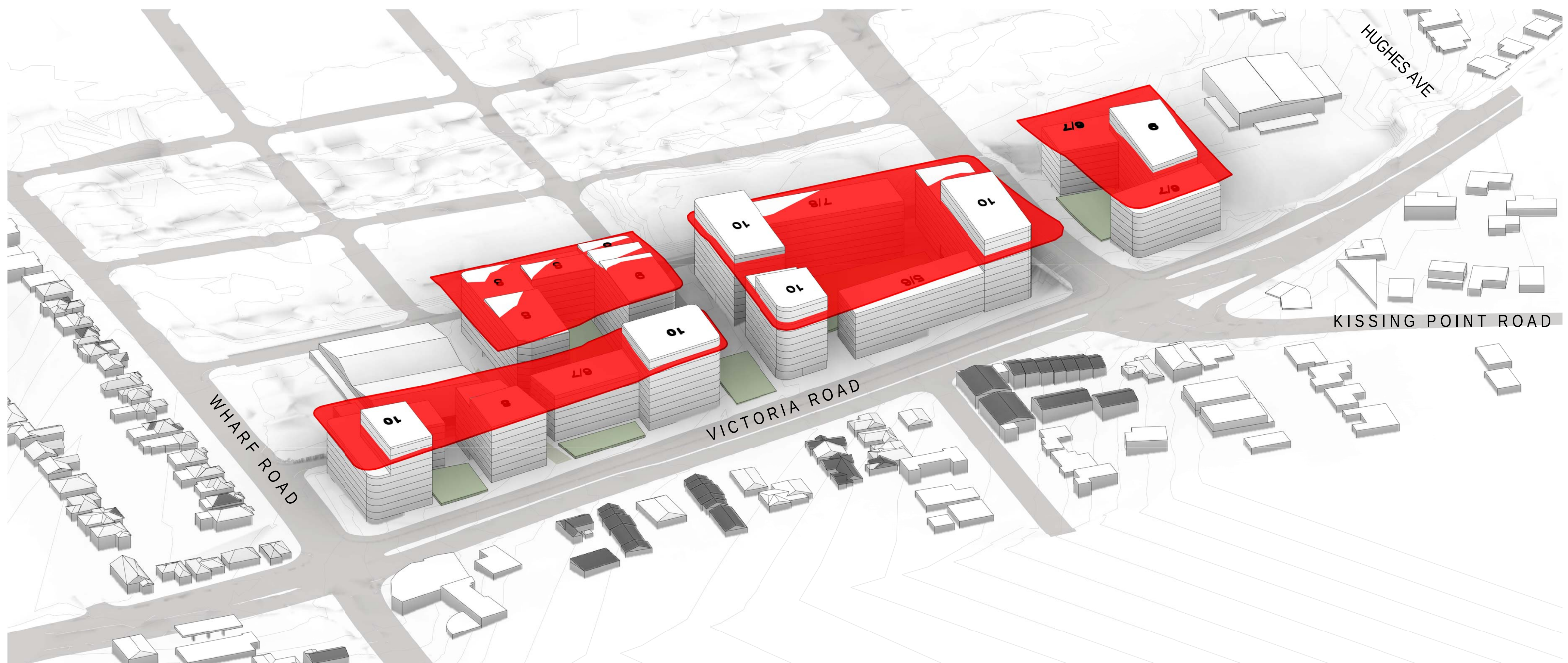
SITE AREA DEDICATED TO PUBLIC OPEN SPACE

SITE AREA DEDICATED TO NEW ROADS / FOOTPATHS





CONCEPT PLAN_28m / 8 Storey Envelope_VIEW 2 Copy

$$\textcircled{2}^1$$


1 CONCEPT PLAN 28m / 8 Storey Envelope Copy 2

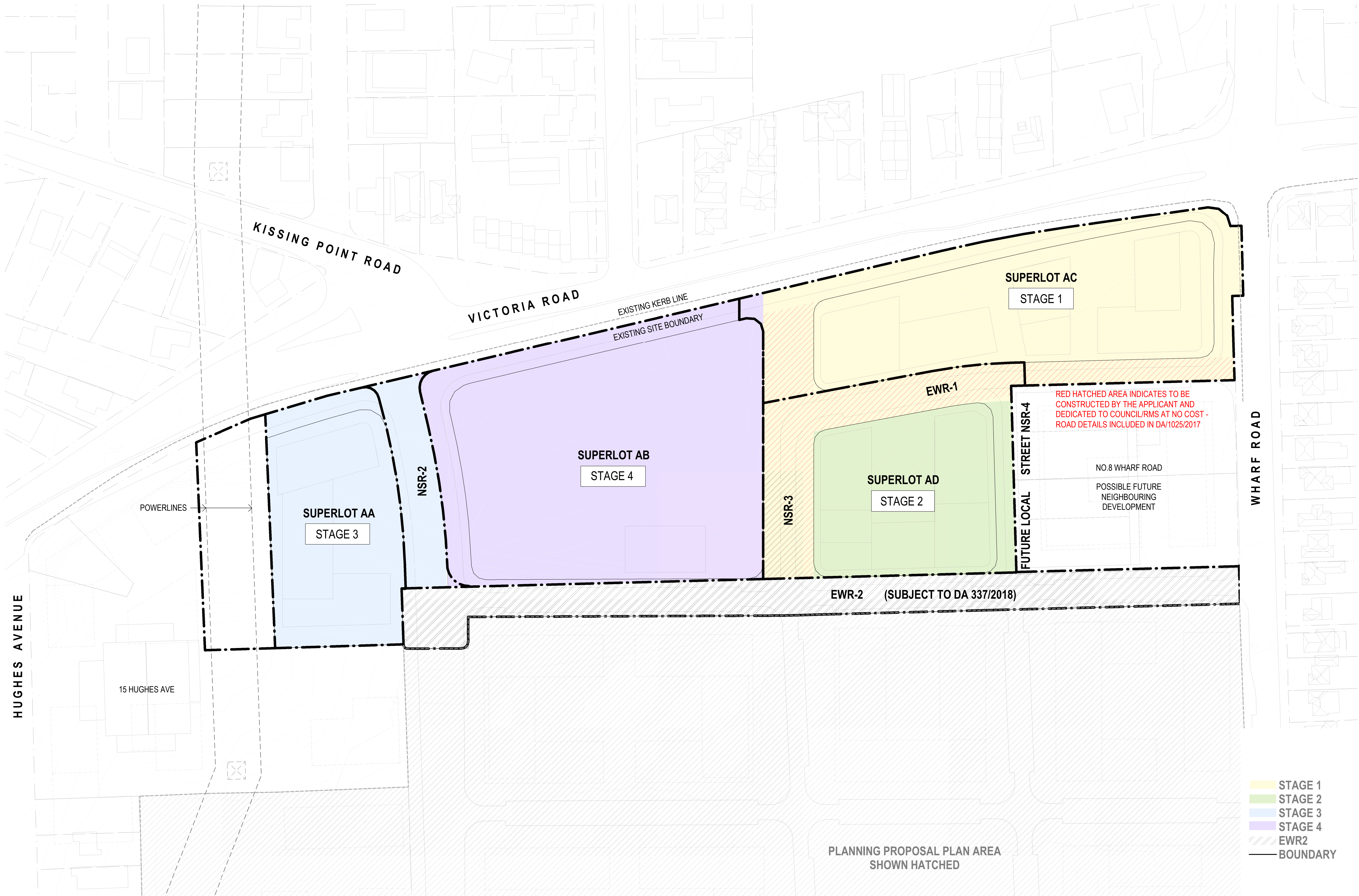
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INDICATIVE DRAWING - NOT FOR DA APPROVAL

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	20-08-18	FOR INFORMATION

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

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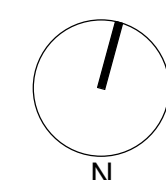


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FOR DA APPROVAL

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

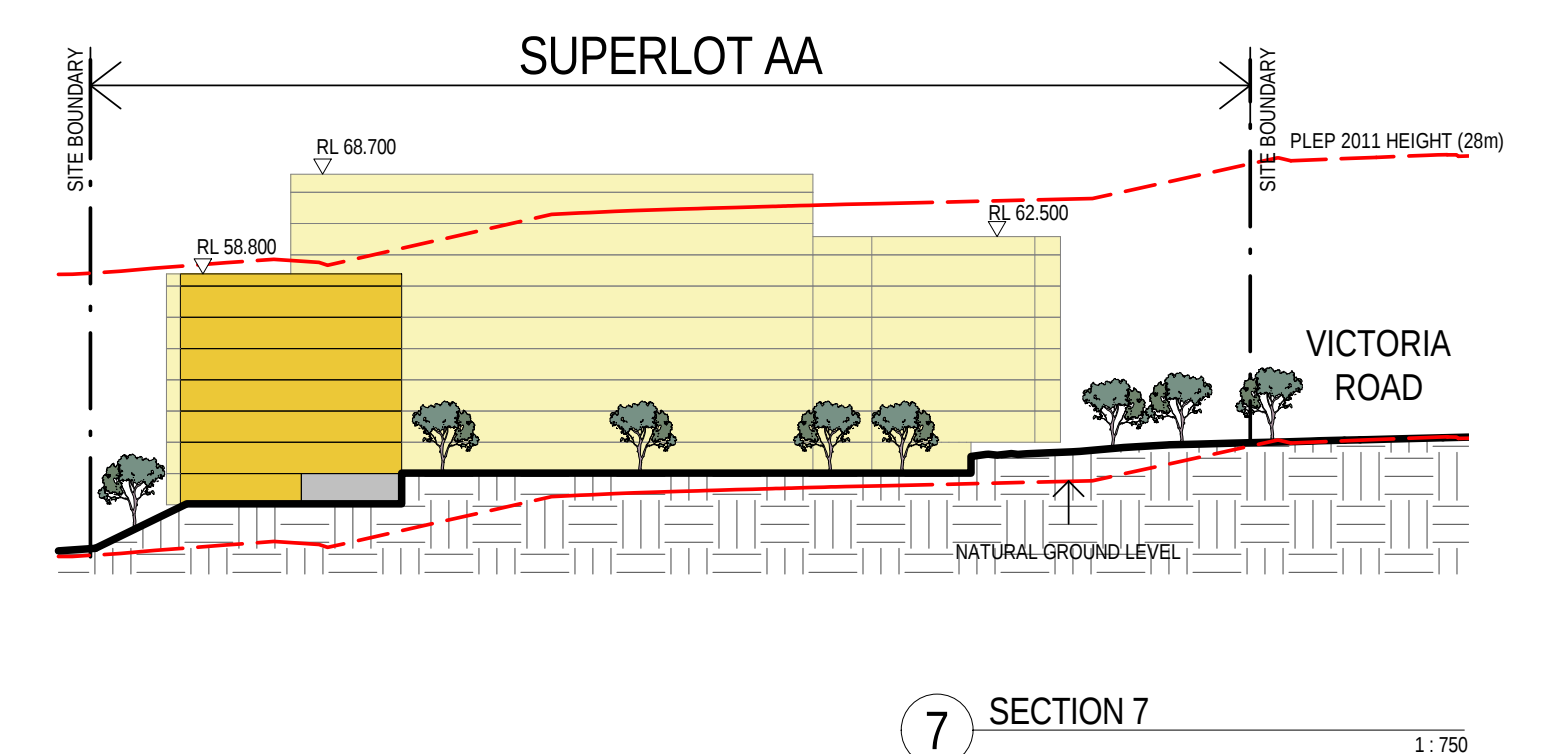
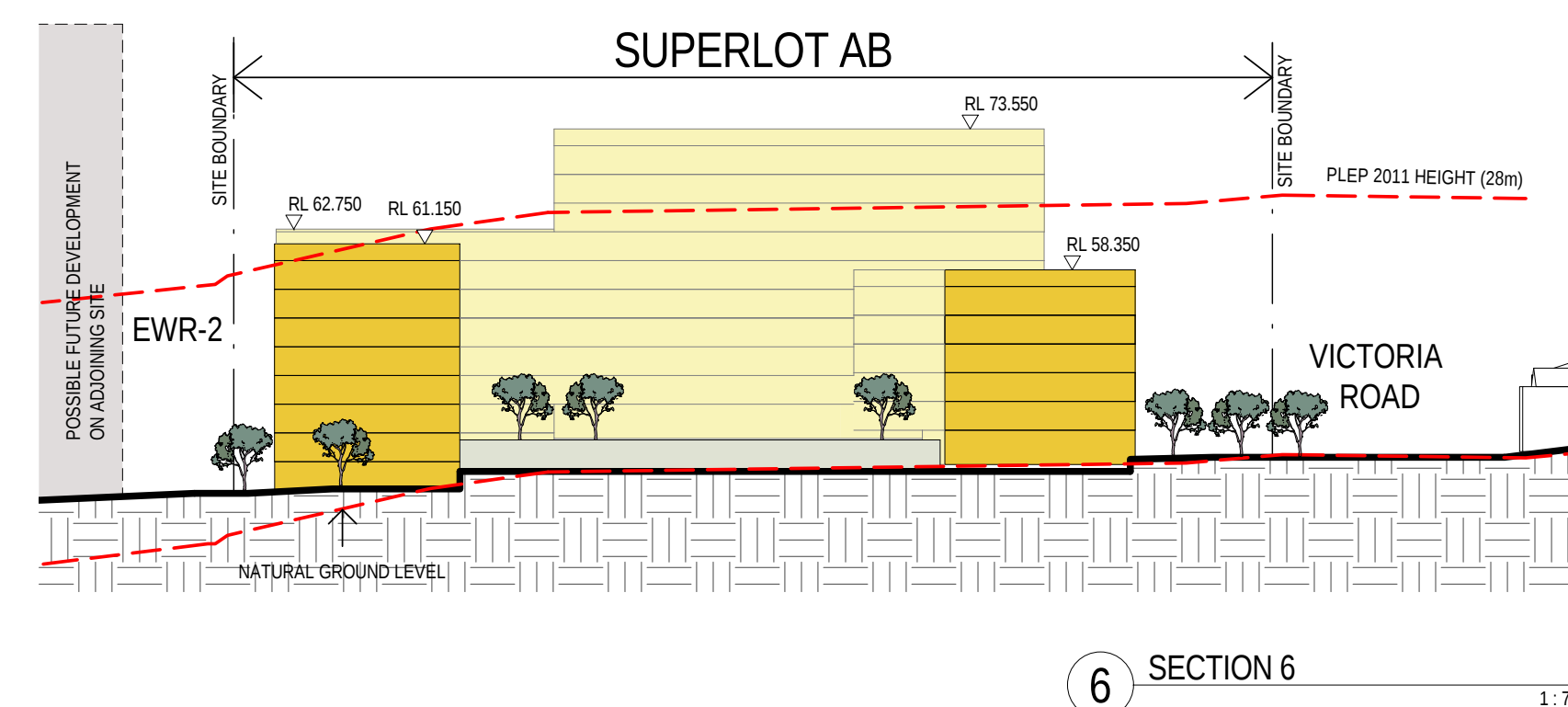
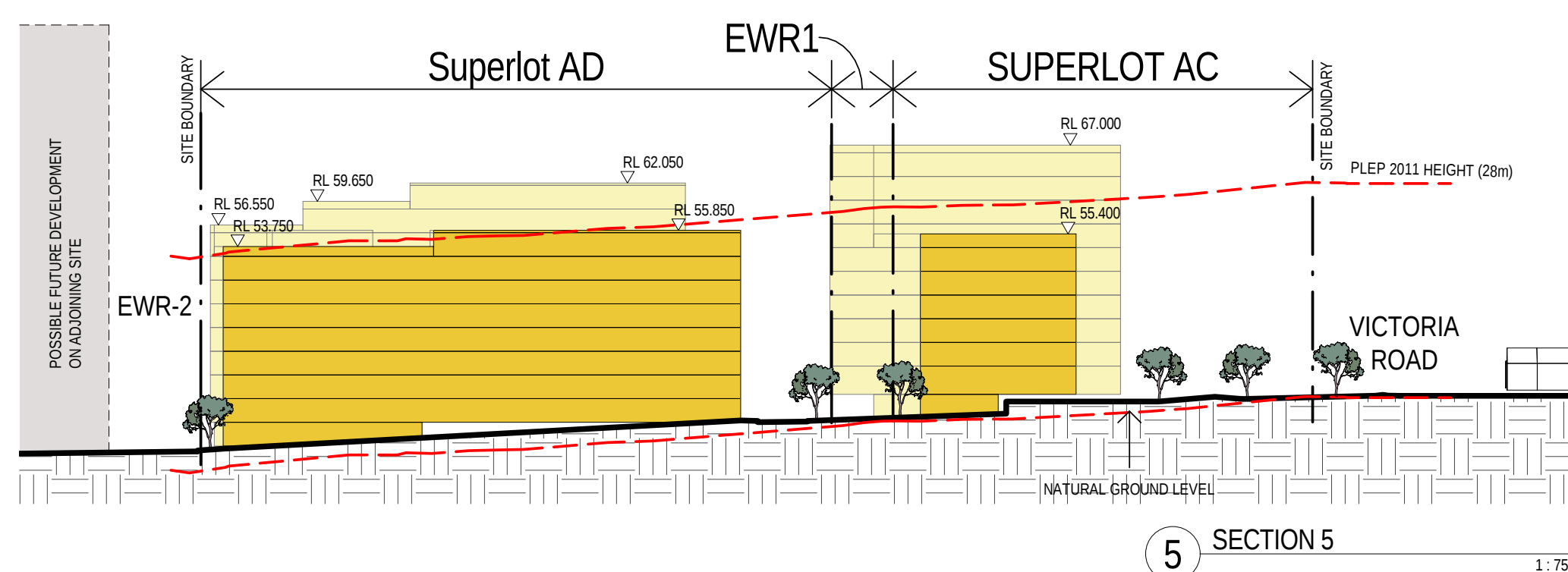
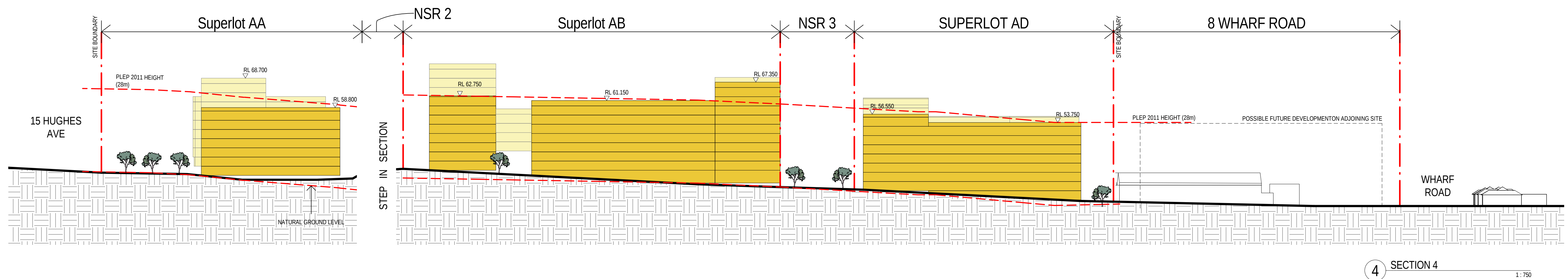
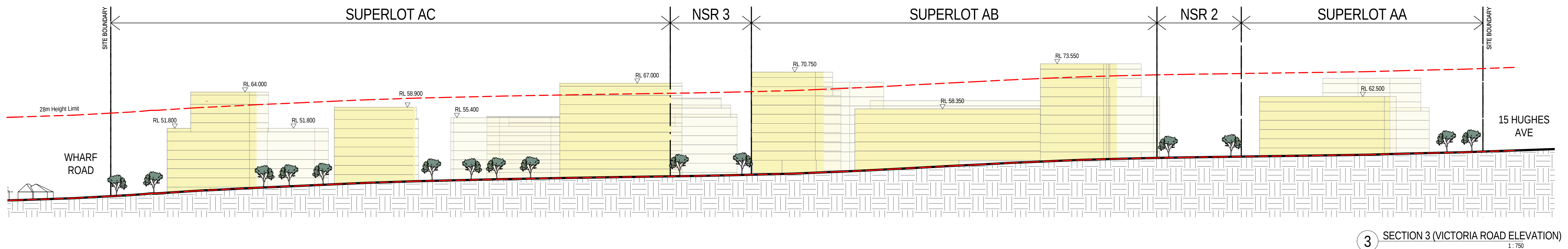
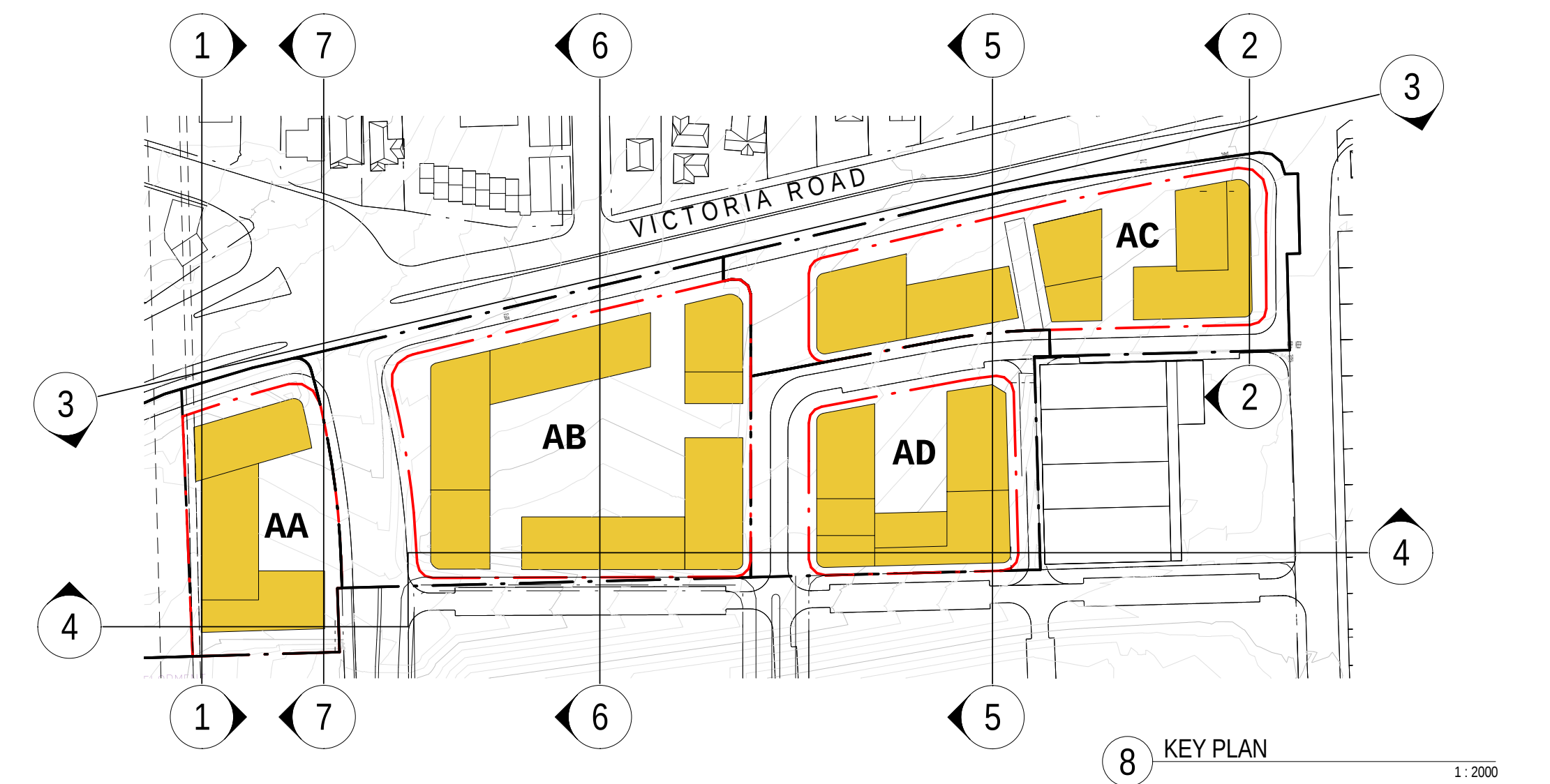
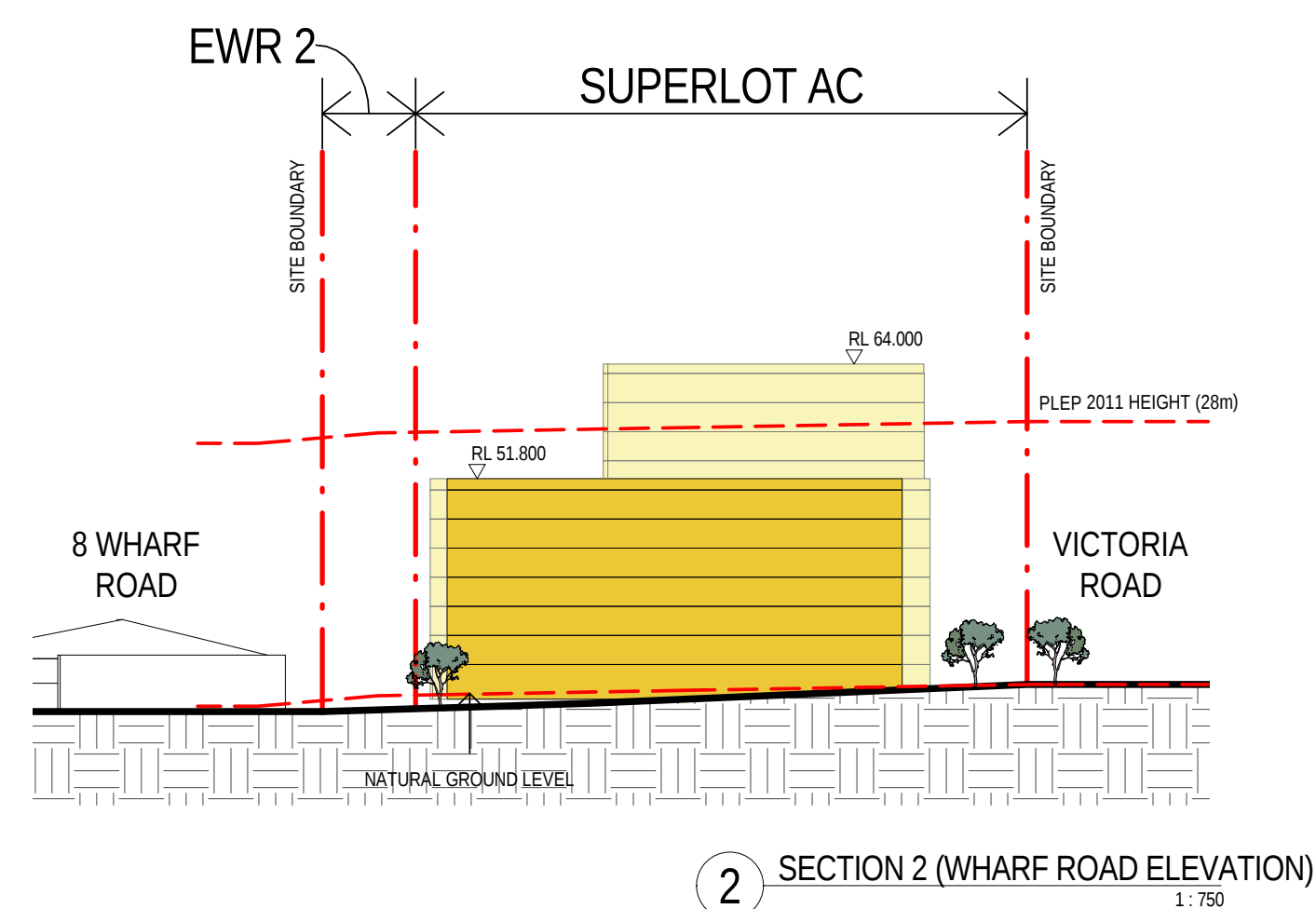
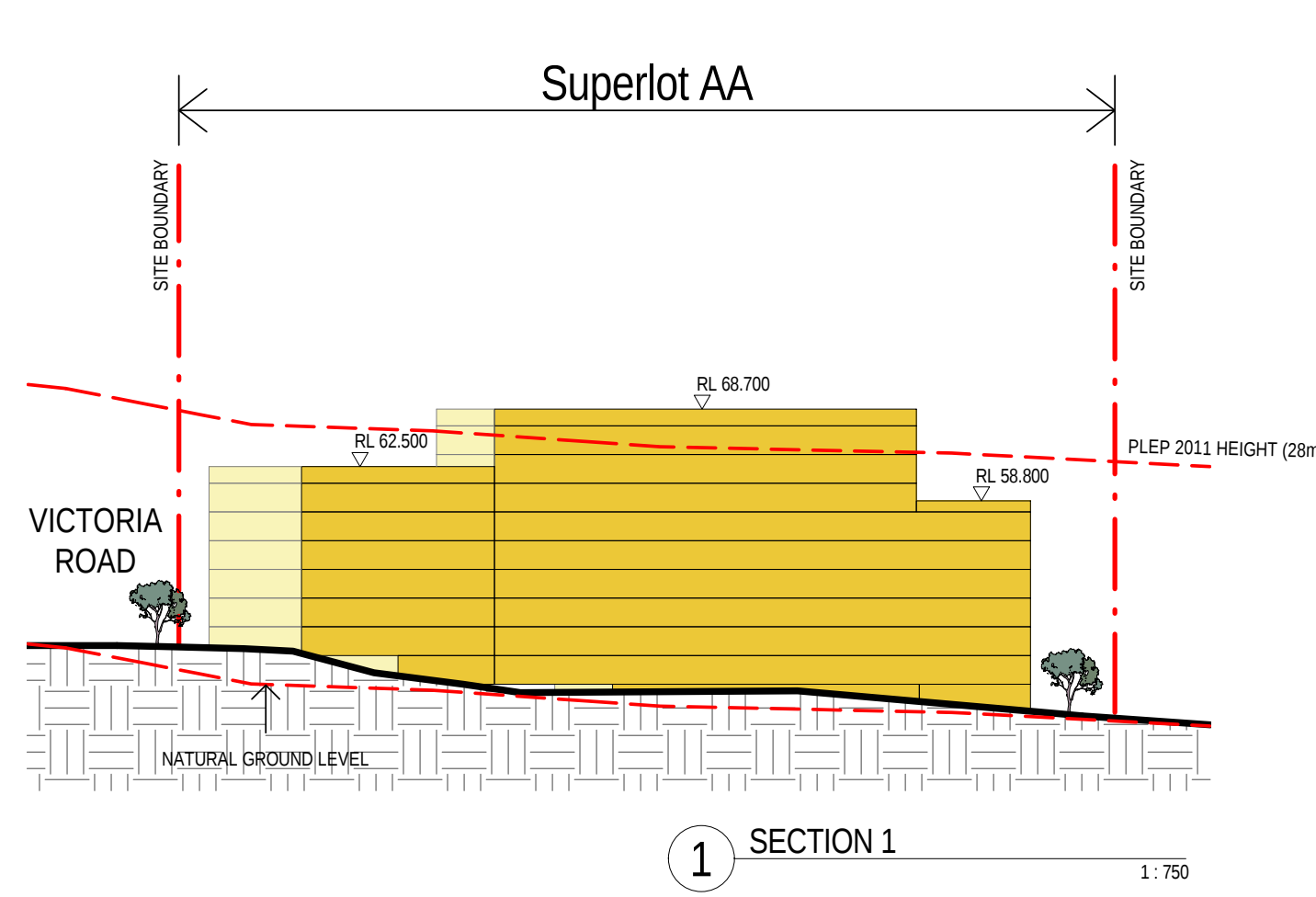


MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

SK103 - PROPOSED STAGE PLAN

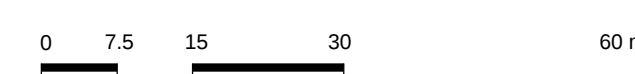
- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4
- EWR2
- BOUNDARY

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INDICATIVE DRAWING - NOT FOR DA APPROVAL

Issue	Date	Description
1	27-09-16	FOR INFORMATION
2	16-11-16	FOR INFORMATION
3	28-11-16	DA ISSUE
4	07-06-17	AMENDED
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6	14-08-18	FOR INFORMATION
7	20-08-18	FOR INFORMATION



MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP3203 - ENVELOPE SECTIONS

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LEGEND

PROGRAMME/FEATURES	GENERAL	PAVEMENTS	FURNITURE + FITTINGS	WATER ELEMENTS	PLANTING
1 Public Open Space	--- Site Boundary	Quality Paving Type A	Proposed Seating	Water Element - Natural Grade	Lawn
2 Deep Soil Planting	Proposed Stairs	Quality Paving Type B	Bollard lighting	Water Element - Concrete Structure	Native Grass Mix 1
3 Communal Open Space	--- Steel Edge	Quality Paving Type C	Bicycle Hoops		Native Grass Mix 2
4 Podium Garden	Proposed Flush Concrete Kerb	Soft Fall Type A	Artwork / Sculpture		Shrubs and Groundcovers Mix 1
5 Roof Garden	Proposed Raised Concrete Kerb	Soft Fall Type B	Outdoor Gym Equipment		Shrubs and Groundcovers Mix 2
6 Pedestrian Link		Road Surface	Climbing / Play Equipment		Feature Planting Mix
7 Bus Stop		Insitu Concrete			Proposed Native Tree
8 Buffer Vegetation		Timber Decking			Proposed Palm Tree
9 Rain Garden					Proposed Exotic Tree
10 Public Artwork					Existing Tree temporary retained
11 Swale					
12 Future Public Accessible Open Space					
13 Placemaking					

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

L.SK.01

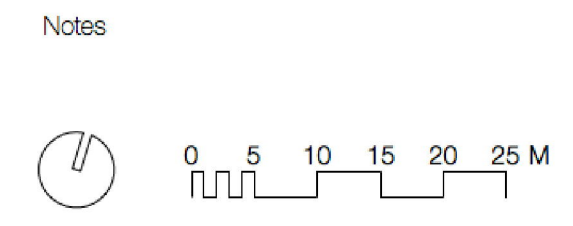
MELROSE PARK VRS
PAYCE BS 2 Pty Ltd and SH Melrose Development 2 Pty Ltd
Victoria Road, Melrose Park, NSW

LANDSCAPE SKETCH PLAN

scape design

Revision IN Date 13.07.18

Scale: 1:600 @ A1



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