

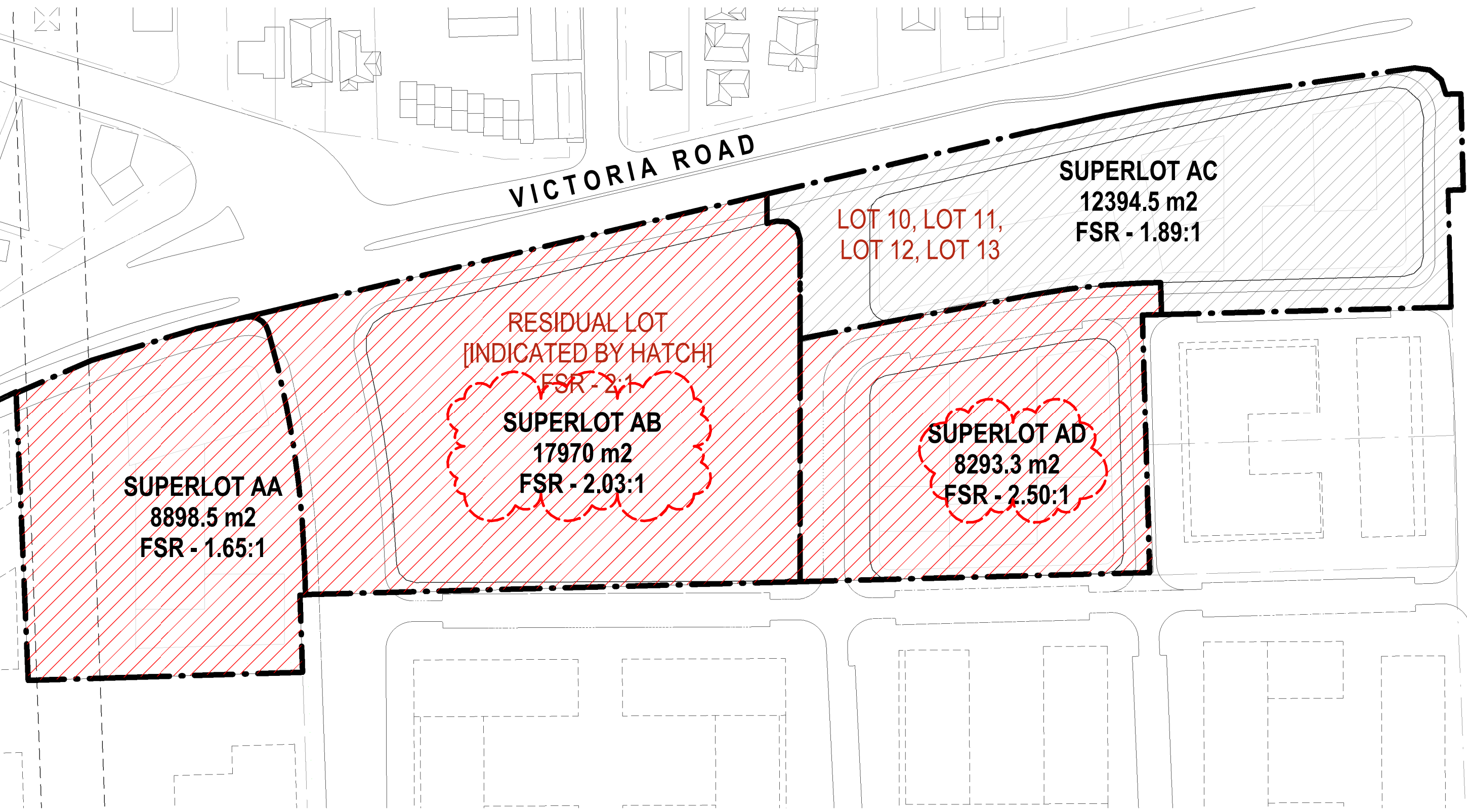
DEVELOPMENT SCHEDULE

OVERALL

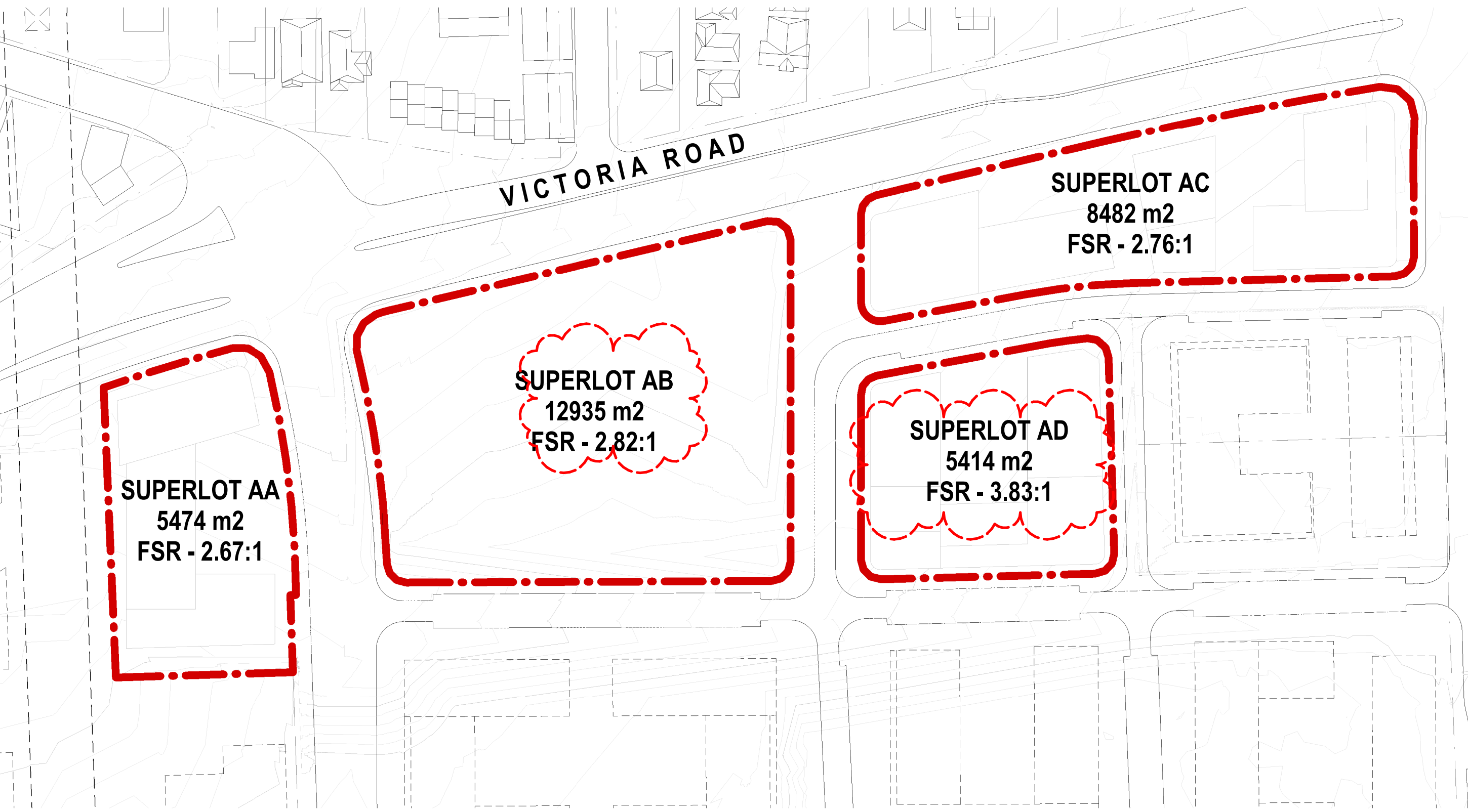
Site Area	47589 m2
Site area dedicated to new roads/ footpaths	11812 m2
Site area dedicated to Public Open Space	3471 m2
Allowable Floor Space Ratio	2.00 :1
Actual Floor Space Ratio	2.00 :1
Total Gross Floor Area	95166 m2
Approx. No. of Apartments	1107

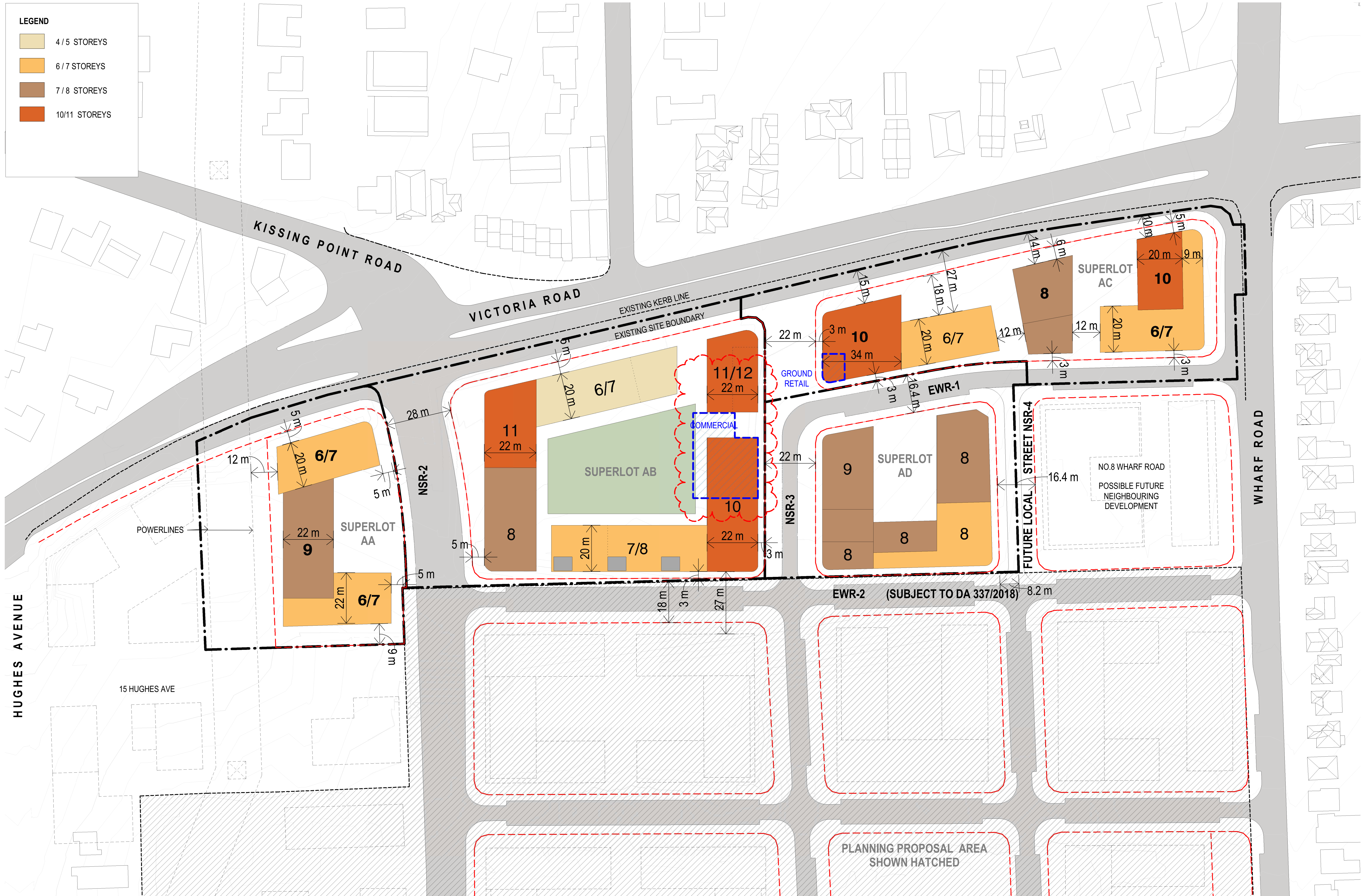
								By Superlot		By Superlot Less Roads / Public Open Space					
	TOTAL BUILDING ENVELOPE (m2)	TOTAL GROSS FLOOR AREA (m2) [approx. 75% BUILDING ENVELOPE]	COMMERCIAL GROSS FLOOR AREA (m2)	RESIDENTIAL GROSS FLOOR AREA (m2)	RESIDENTIAL NETT SELLABLE ARE (m2) [approx. 85% GROSS FLOOR AREA]	APPROX. NUMBER OF 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	36420	1070	35350	30048	426	38%	2.03	17970.00	2.82	12935.7	983.0	7.6%	3841.0	29.7%
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	20729	0	20729	16877	239	22%	2.50	8293.30	3.83	5414.0	1129.5	20.9%	1668.0	30.8%
TOTALS	126904	95166	1153	94013	78219	1107			47556		32306	4480		9111	

SUPERLOT AREAS INCLUDING ROADS AND PUBLIC OPEN SPACE



SUPERLOT AREAS NOT INCLUDING ROADS AND PUBLIC OPEN SPACE

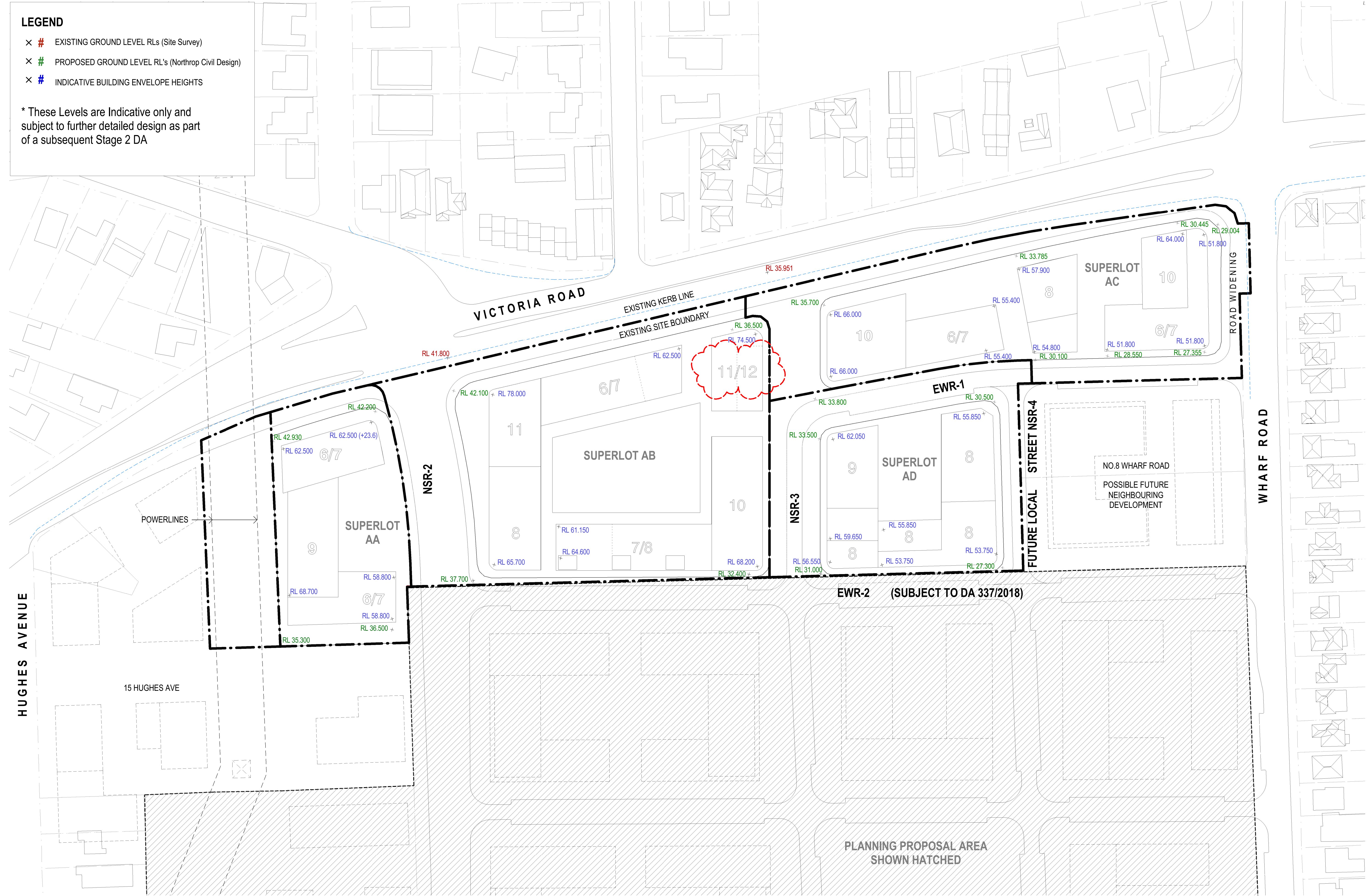




LEGEND

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

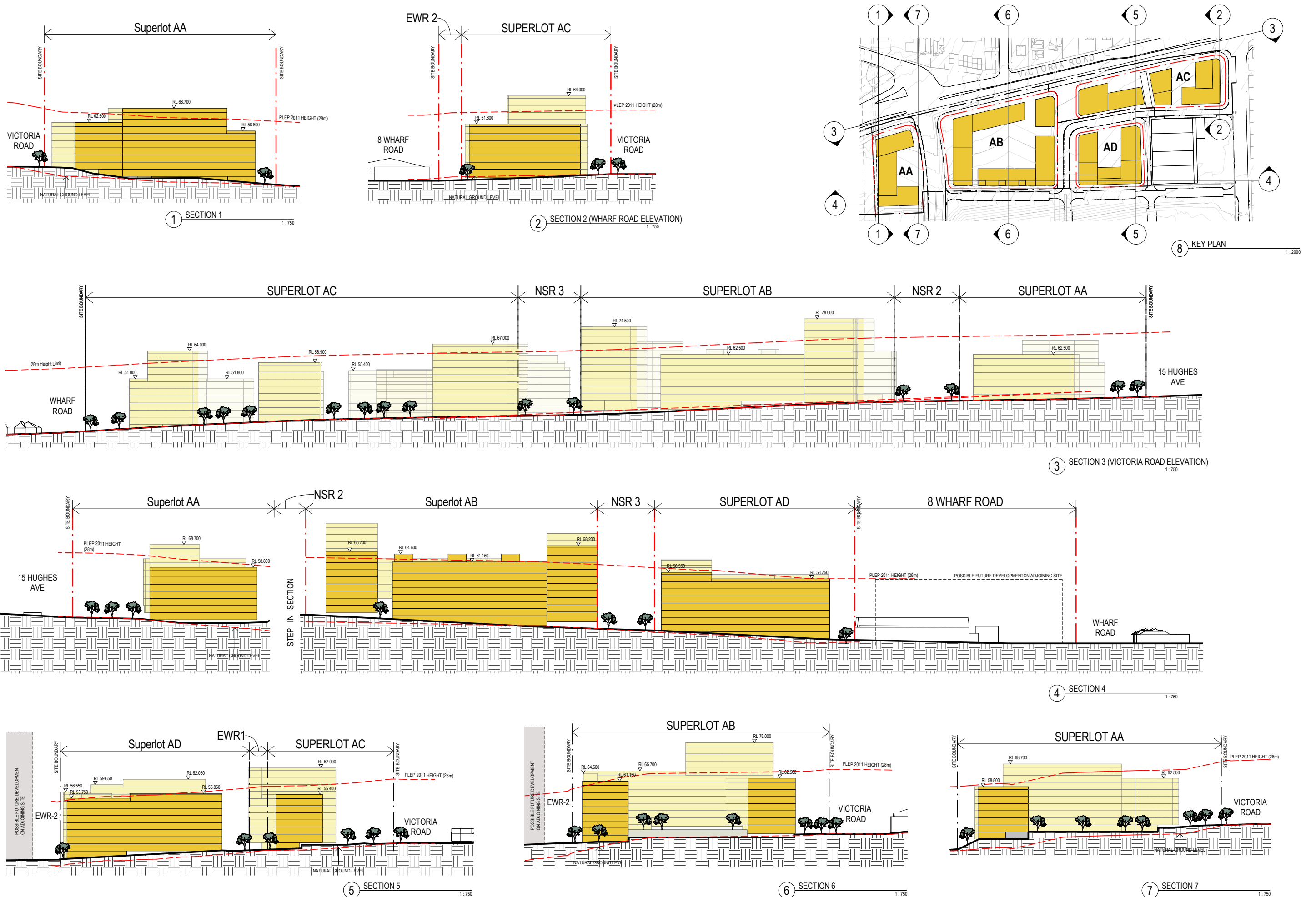
* These Levels are Indicative only and subject to further detailed design as part of a subsequent Stage 2 DA



LEGEND

- DEEP SOIL ZONE
(only where $\geq 6m$ 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





INDICATIVE DRAWING - NOT FOR DA APPROVAL

Issue	Date	Description
1	26-11-16	DA ISSUE
2	07-05-17	AMENDED
3	10-07-18	FOR INFORMATION
4	14-08-18	FOR INFORMATION
5	20-08-18	FOR INFORMATION
6	27-11-18	AMENDED CONCEPT PLAN
7	11-05-20	SECTION 4.55 MODIFICATION

0 7.5 15 30 60 m

MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP3203 - ENVELOPE SECTIONS

AJ+C
ALLEN JACK+COTTIER