

ARCHITECTURAL SHEET LIST

Drawing Name	Dwg No	Scale
Cover sheet / schedule	A001	NTS
Site Analysis	A002	1 to 3000
Masterplan	A003	1 to 2000
Staging Plan	A004	1 to 2000
Building Heights Plan	A005	1 to 2000
Building Envelope Detail	A006	1 to 2000
Building separation plan	A007	1 to 2000
Ground floor plan - Use	A008	1 to 2000
Open space and Public Domain Plan	A009	1 to 2000
Indicative Apartment layout on Masterplan	A010	1 to 2000
Existing tree plan	A011	1 to 2000
Typical Road Plan - Accessibility and Parking	A012	1 to 2000
Road hierarchy	A013	1 to 2000
Subdivision Concept plan	A014	1 to 2000
Setback hierarchy	A015	1 to 2000
Imicative UB5W Apartment Sleeve Layout	A016	1 to 200
Site - Elevations	A100	1 to 1500
Site - Elevations	A101	1 to 1500
Site - Sections	A102	1 to 1500
Building height control 3D Illustration -Above & Below LEP Height	A103	NTS
Sun shadow diagram	A104	NTS
Blocks - Elevations UB1	A200	1 to 1500
Blocks - Elevations UB2	A201	1 to 1500
Blocks - Elevations UB3	A202	1 to 1500
Blocks - Elevations UB4	A203	1 to 1500
Blocks - Elevations UB5C	A204	1 to 1500
Blocks - Elevations UB5W	A205	1 to 1500
Blocks - Elevations UB5E	A206	1 to 1500
Sections - Streetscape and Building Articulation 1	A300	1 to 500
Sections - Streetscape and Building Articulation 2	A301	1 to 500
Sections - Streetscape and Building Articulation 3	A302	1 to 500
Sections - Streetscape and Building Articulation 4	A303	1 to 500
Sections - Streetscape and Building Articulation 5	A304	1 to 500
Podium Articulation Illustrations	A400	NTS
Typical Apartment Layout	A401	1 to 100
3D views	A402	NTS
Landscape Principles	A500	NTS
Public Domain Plan (civic square)	A501	1 to 500
Street landscape detail - Plan & Section	A502	1 to 200
Street landscape detail - Plan & Section	A503	1 to 200
Street landscape detail - Plan & Section	A504	1 to 200

SITE DATA - FLOOR SPACE RATIO

FSR						
	Zone	Site Area (sqm)	GFA (sqm)	FSR (achieved)		FSR (LEP)
Site Part A	R3 (Medium Density)	64,626	102857	1:	1.59	1:1
Site Part B	B4 (Mixed Use)	38,799	124430	1:	3.21	3:1
		103425	227287	Note: includes land to be dedicated for public roads		

SITE DATA - GFA

BLOCK NUMBER	Total GFA	Retail	Total Residential GFA	INDICATIVE NO. OF UNITS (based on GFA 100sqm / unit)	PARKING - INCL VISTORS (based on indicative unit numbers)
URBAN BLOCK 1	19,018	0	19,018	190	334
URBAN BLOCK 2	28,603	0	28,603	286	493
URBAN BLOCK 3	37,011	0	37,011	370	631
URBAN BLOCK 4	18,225	0.0	18,225	182	320
URBAN BLOCK 5W	51,712	0	51,712	485	854
URBAN BLOCK 5C	50,306	Up to 5000	Up to 50,306	530	828
URBAN BLOCK 5E	22,412	0	22,412	202	341
TOTAL	227,288	Up to 5000	Up to 227,288	2,245	3,801

SITE DATA - OPEN SPACE

Area & Percentages of Open Space - By Zone							
Zone	Site area (sqm)	Landscaped Area (sqm)	Communal open space (sqm)	Public Open Space (sqm)	Civic / Retail Space Shared Zone (sqm)	Public Access Links over private land Accessway (sqm)	Total
R3	48,550	8715 18.0%	9327 19.2%	10703 22.0%	1000 0%	0 0%	29745 sqm 59.2%
B4	37438	6904 18.4%	11163 29.8%	0 0.0%	3052 8.2%	6822 18.2%	27940.5 sqm 74.6%
Public Roads	17437						
TOTAL	103,425	15619 15.1%	20490 19.8%	10703 10.3%	4052 3.9%	6822 6.6%	57685.5 sqm 55.8%

Area - Open Space - By Block							
Zone	Block	Landscaped Area (sqm)	Communal open space (sqm)	R3 (sqm) (Not including Open Space Lot1 & 2)	B4 (sqm)	Total Per Block (sqm)	LOT
R3 (Medium Density)	URBAN BLOCK 1	3278	4035	13302		13302	LOT 7
	URBAN BLOCK 2	1917	2646	9021		9021	LOT 6
	URBAN BLOCK 3	1689	1825	8435	999	9434	LOT 5
	URBAN BLOCK 4	1832	821	7089	826	7915	LOT 4
B4 (Mixed Use)	URBAN BLOCK 5W	2762	4652		9011	9011	LOT 1
	URBAN BLOCK 5C	1750	3270		13095	13095	LOT 2
	URBAN BLOCK 5E	2392	3240		13507	13507	LOT 3
TOTAL		15619	20490	37847	37438	75285	



LEGEND

- 1000m² CIVIC OPEN SPACE
- SITE BOUNDARY
- CAR PARKING
- RESIDENTIAL
- RETAIL (up to 5,000m² included in proposed GFA and subject to detailed design in stage 2 DA)
- HOTEL
- INDICATIVE HOTEL DROP OFF ZONE
- CHILDCARE @ 600m² GFA each

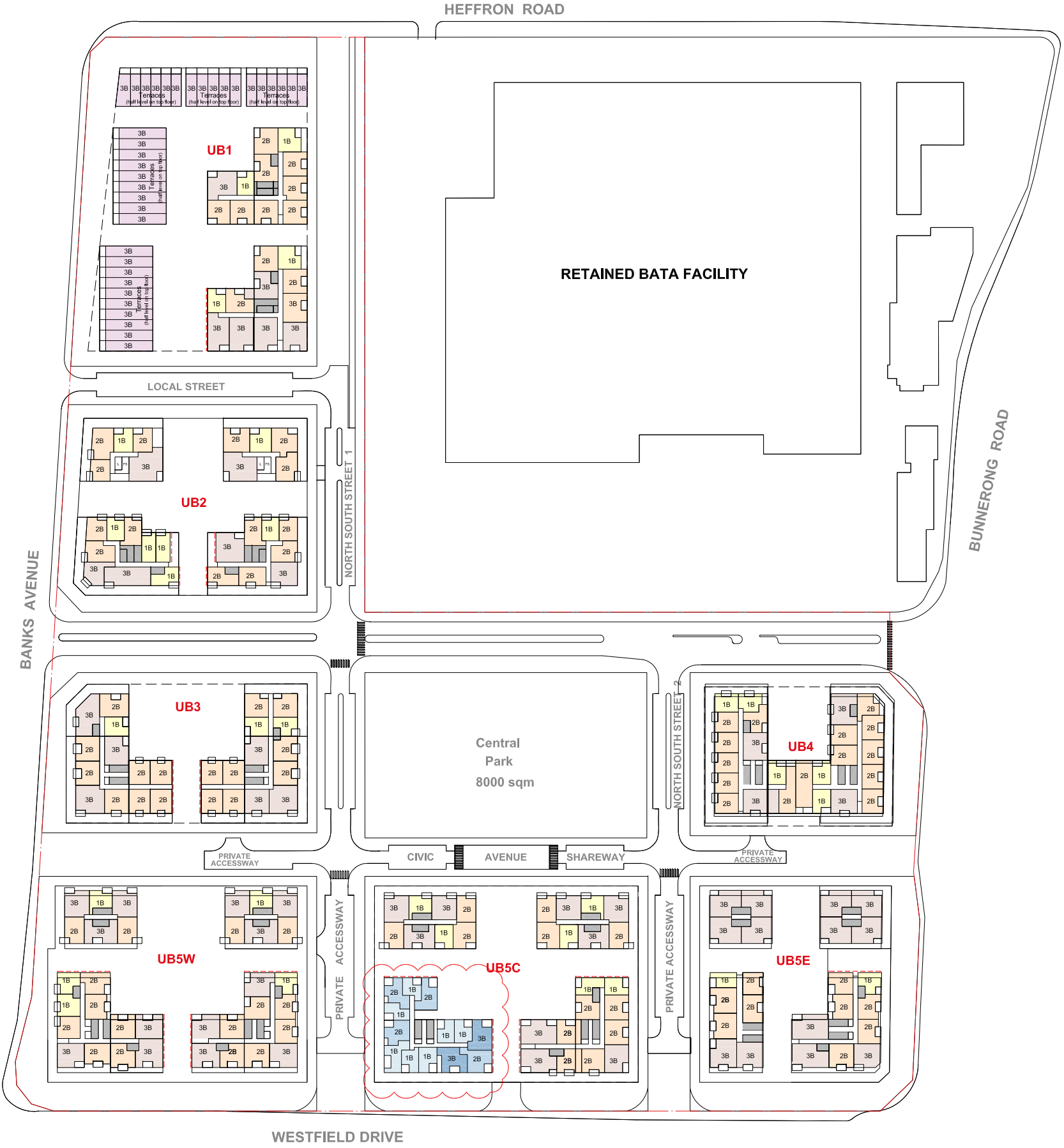
Note: Allowance has been made in proposed GFA to accommodate up to 2 x 600m² childcare centres. Location and design subject to future stage 2 DA.



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		18.0%	19.2%	22.0%	0%	0%	59.2%
B4	37438	6904	11163	0	3052	6822	27940.5 sqm
		18.4%	29.8%	0.0%	8.2%	18.2%	74.6%
Public Roads	17437						
TOTAL	103,425	15619	20490	10703	4052	6822	57685.5 sqm
		15.1%	19.8%	10.3%	3.9%	6.6%	55.8%

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- 1000m2 CIVIC OPEN SPACE
- Shared Zone
- Publicly accessible links on private land (Public open space)
- Public Open Space (Dedicated)
- Communal Open Space
- Setback
- Hotel Drop Off Zone



Non-habitable openings or Blank facade,
or appropriate treatment for habitable openings
(i.e highlight windows, louvers, screens, opaque
glazing).

Note: Apartment layout is for indicative purposes only, and is subject to future stage 2
DA's and relevant design controls (i.e SEPP 65).

