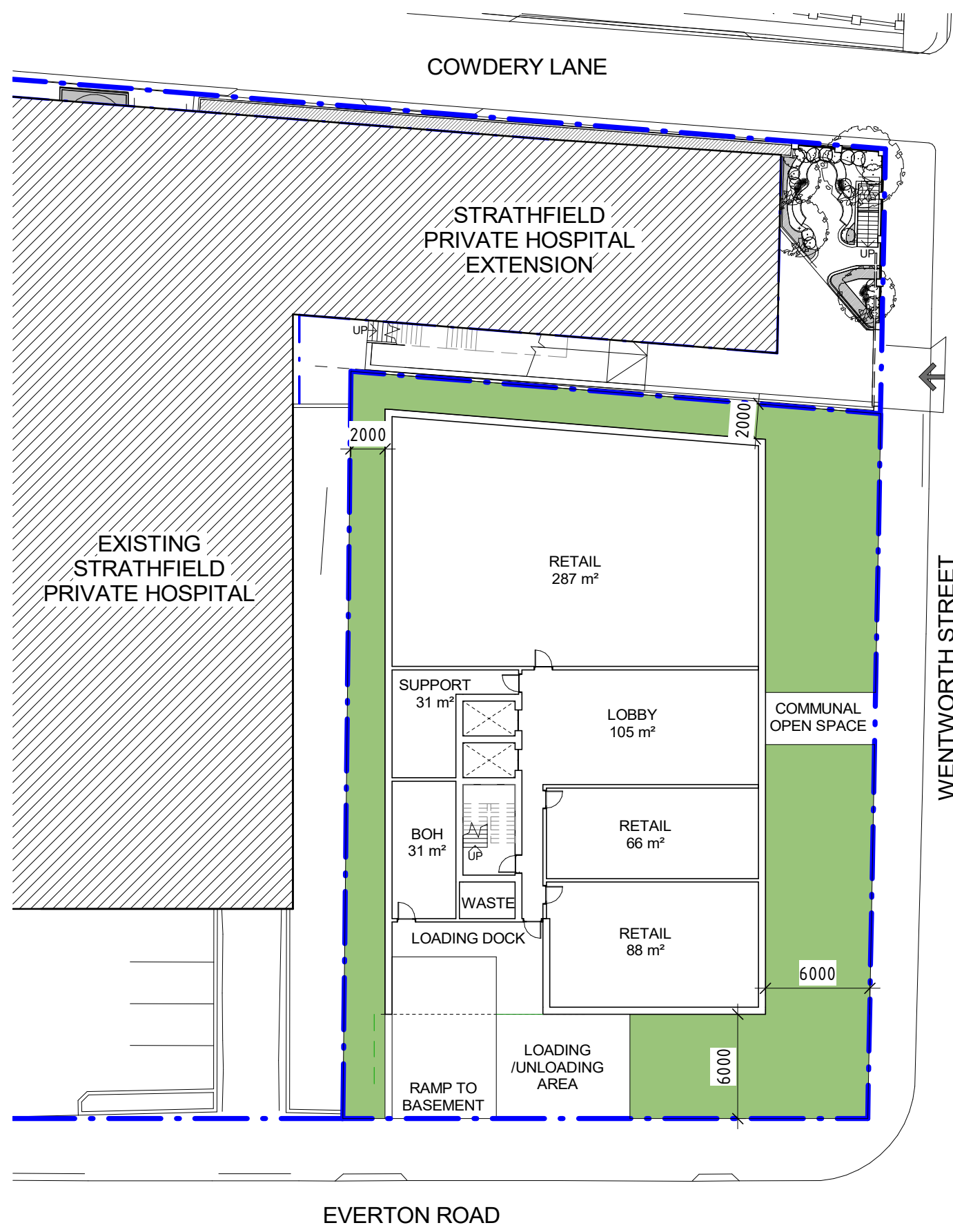
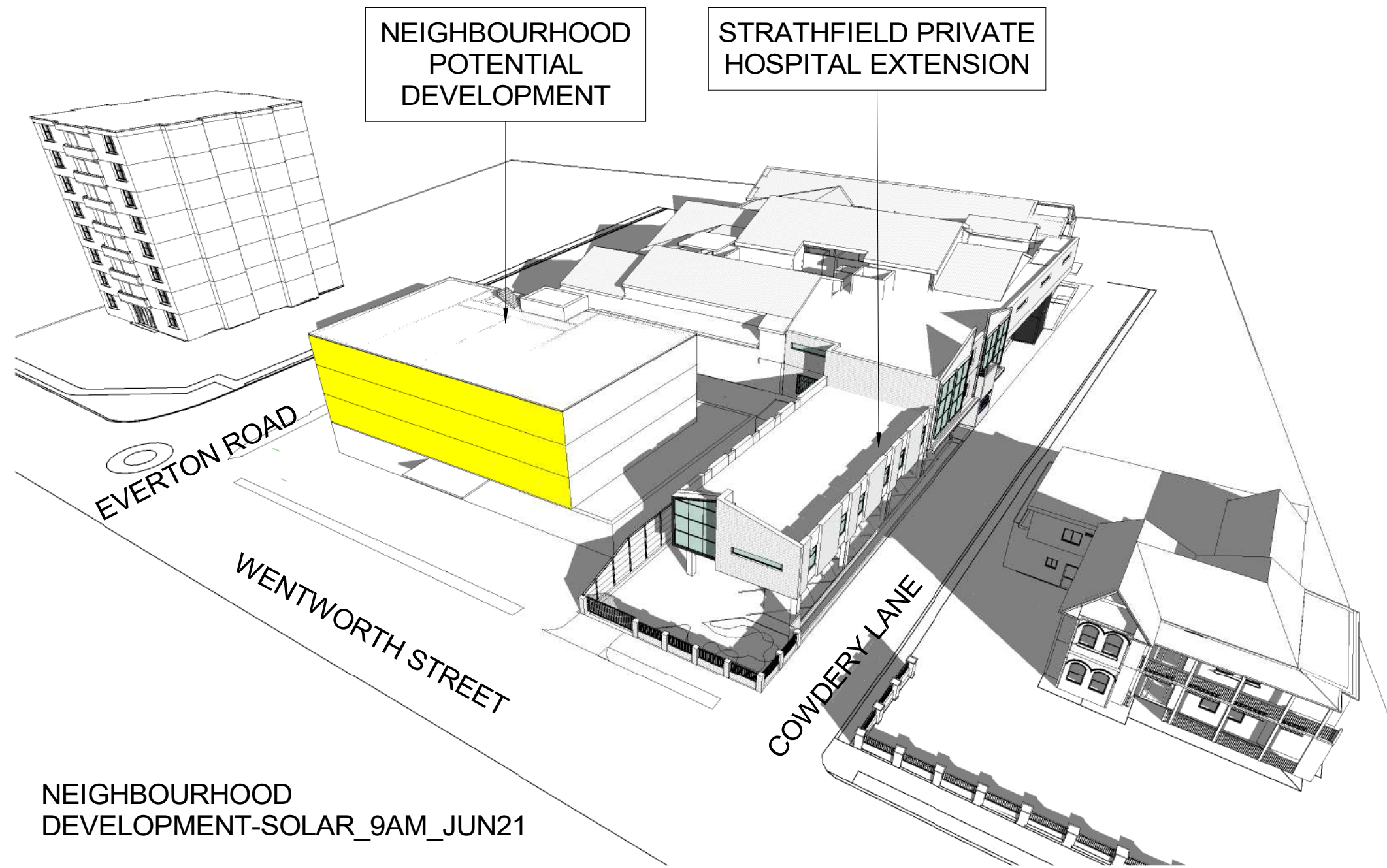


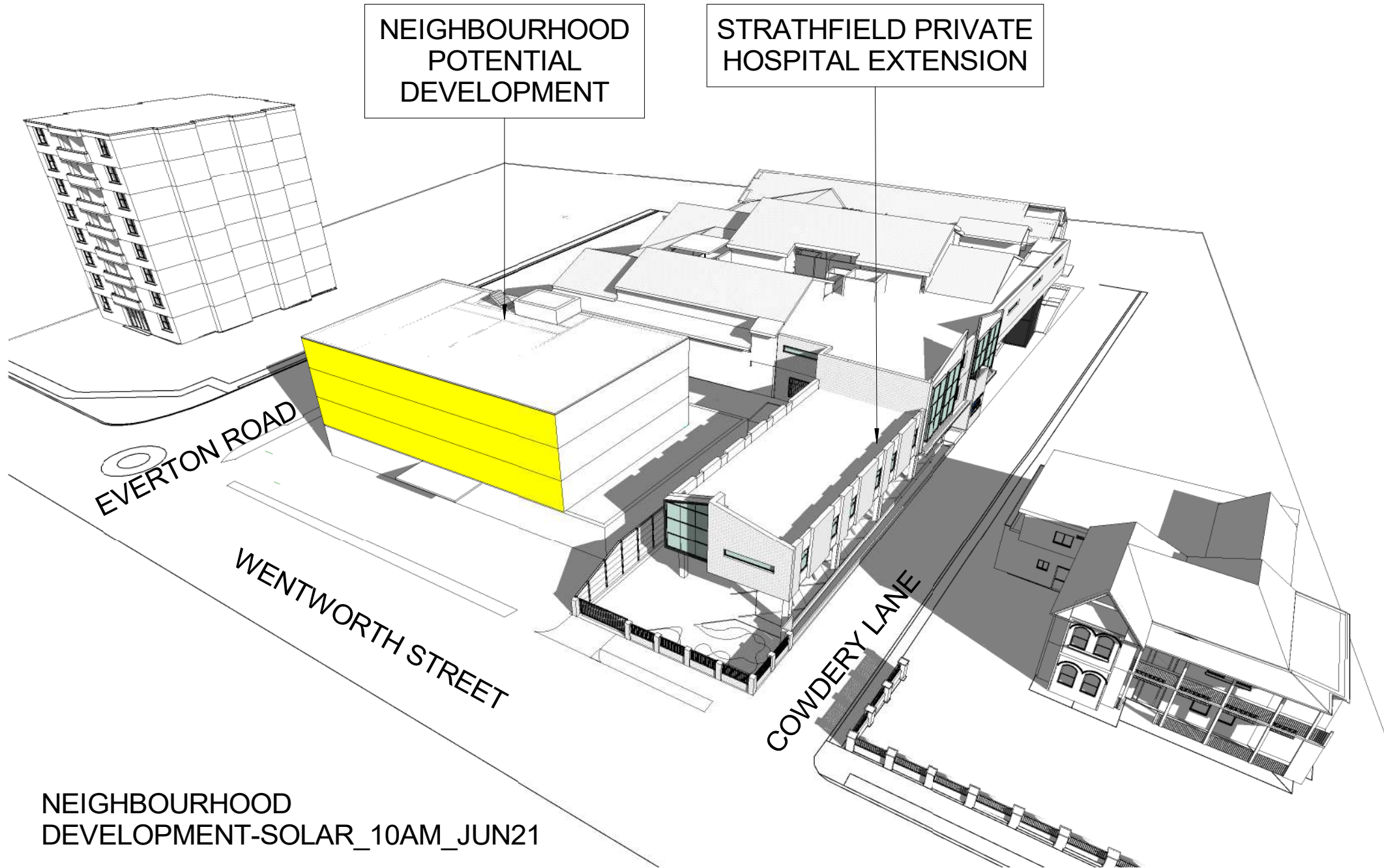
TYPICAL 1, 2 AND 3 FLOOR PLAN
NEIGHBOURHOOD POTENTIAL DEVELOPMENT



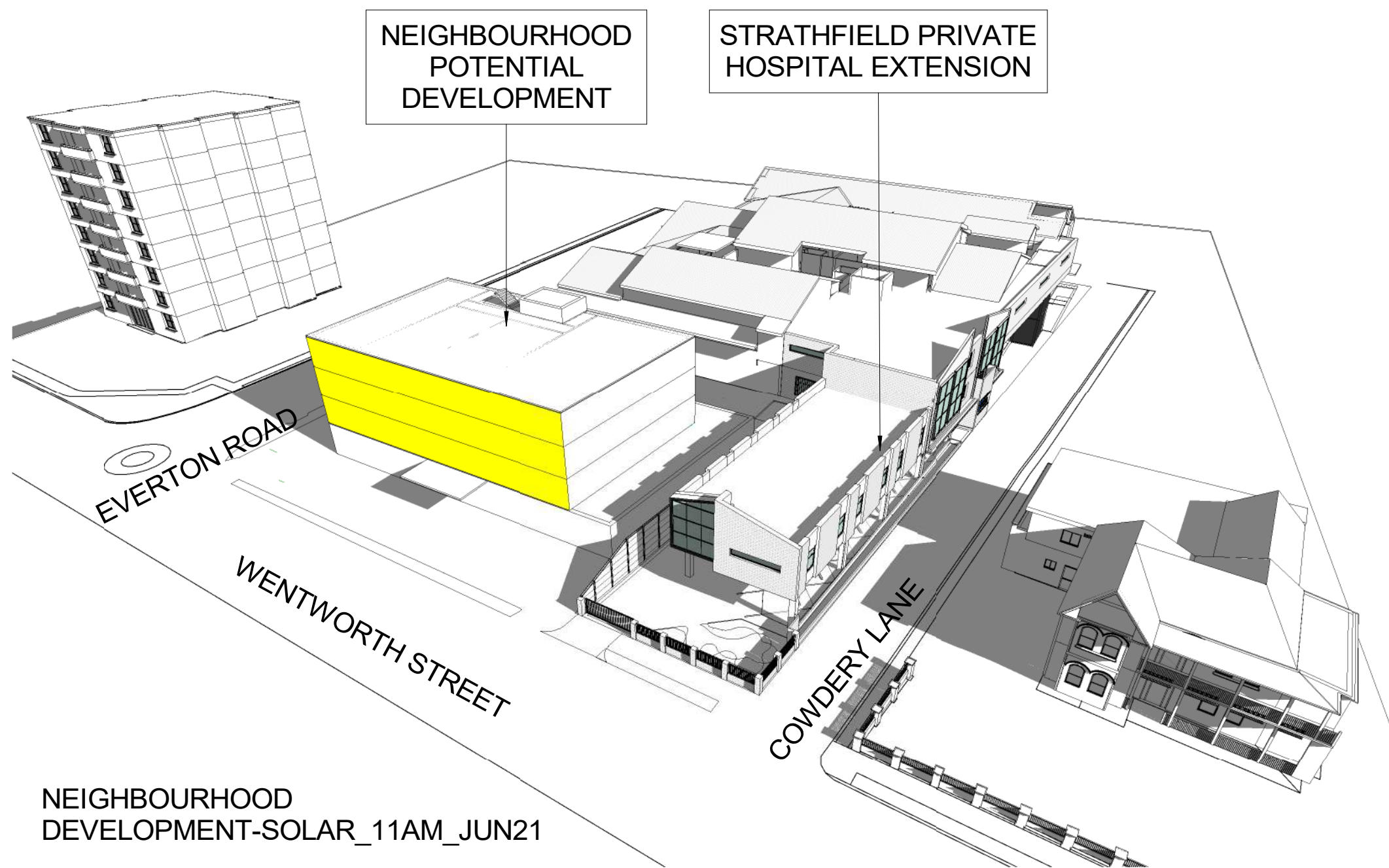
GROUND FLOOR PLAN
NEIGHBOURHOOD POTENTIAL DEVELOPMENT



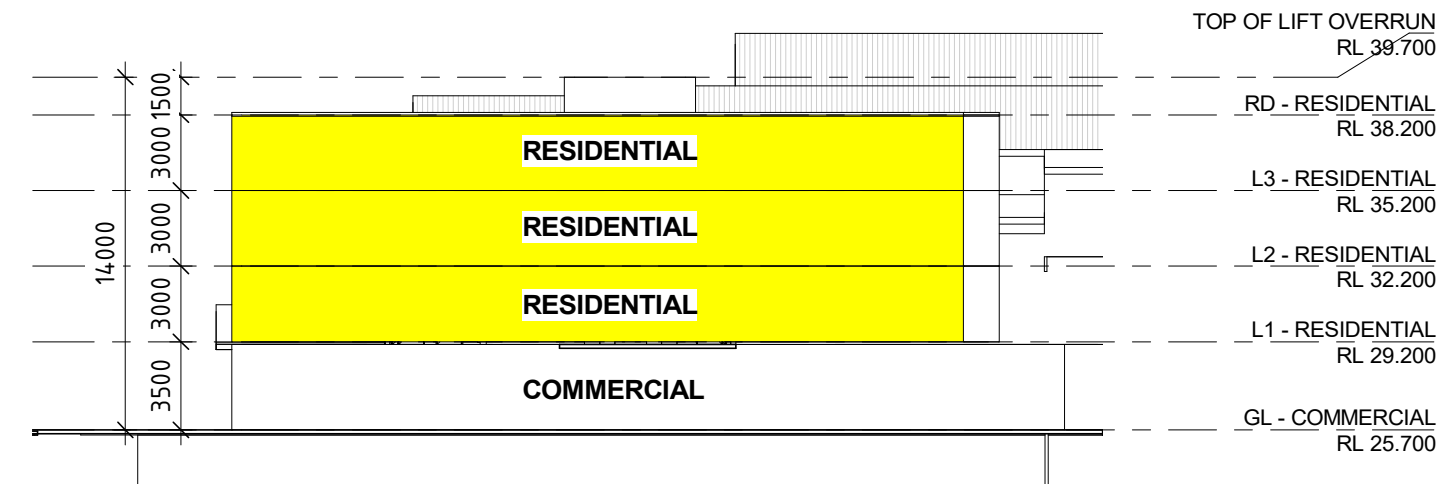
NEIGHBOURHOOD
DEVELOPMENT-SOLAR_9AM_JUN21



NEIGHBOURHOOD
DEVELOPMENT-SOLAR_10AM_JUN21



NEIGHBOURHOOD
DEVELOPMENT-SOLAR_11AM_JUN21



BUILDING HEIGHT DIAGRAM

DEVELOPMENT POTENTIAL LOT 1 & LOT 1A EVERTON ROAD

SITE AREA
1266m² approx.

AREA SCHEDULE

GROUND FLOOR	
COMMERCIAL/LOBBY	546m²
SUPPORT/BOH	61m²
LEVEL 01	
RESIDENTIAL / LOBBY	448m²

LEVEL 02	
RESIDENTIAL / LOBBY	448m²

LEVEL 03	
RESIDENTIAL / LOBBY	448m²

FSR CALCULATION (MAX FSR 2:1)

SITE AREA
1266m²

GFA
1951m²

FSR
1.54 : 1

SOLAR & CROSSVENT

	2HR SOLAR + POS	CROSSVENT
LEVEL 01		
1 BED	YES	NO
1 BED	YES	NO
2 BED	YES	YES
3 BED	YES	YES
LEVEL 02		
1 BED	YES	NO
1 BED	YES	NO
2 BED	YES	YES
3 BED	YES	YES
LEVEL 03		
1 BED	YES	NO
1 BED	YES	NO
2 BED	YES	YES
3 BED	YES	YES
TOTAL	100%	75%

ISSUED FOR INFORMATION

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE AND
DISCREPANCIES IMMEDIATELY BROUGHT TO THE
ATTENTION OF THE PROJECT MANAGER
FOR RESOLUTION.

"CLOUDS" & REVISIONS ARE INTENDED AS GUIDES
AND DO NOT NECESSARILY DESCRIBE THE FULL
EXTENT OF REVISIONS.
ASCERTAIN FULL EXTENT BY COMPARISON WITH
PREVIOUS VERSION.

KEY PLAN

QA
CHECK

Subject	By	Date	Subject	By	Date	Subject	By	Date
RDS			STRUCT			PROJ ARCH		
ARCH			SPEC. CONS					
AUT			SERV					

Project	STRATHFIELD PRIVATE HOSPITAL
Client	RAMSAY HEALTH CARE 47A Wentworth Road, Strathfield, NSW 2135

Block/Zone	Drawn	Checked	Date	Scale
	Author	Checker	10/19/22	As indicated
Drawing Title	NEIGHBOURHOOD POTENTIAL CONCEPT DEVELOPMENT			

Project File	Dwg No.	Issue
	SPH-DA-CD-1	2