

PROJECT DESCRIPTION SUMMARY TABLE

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| Prepared by & date | Alicia Hunter 21 October 2020 |
| Description: | Demolition of existing warehouse and construction of a 8 storey mixed use building containing commercial and retail uses including 2 levels of basement carparking and public domain works. |
| DA Number | LDA2020/0044 |
| Lodged Date | 7 February 2020 |
| Site Address | 1 Eden Park Drive, Macquarie Park |
| Lot/DP | Lot 10 DP 1043041 |
| Site Area | 7,952m ² |
| CIV | \$52,651,893.80 |
| Date of notification | 12 February 2020 and 12 March 2020 |
| Number of submissions | One |
| Amended plans (Yes/No and number) | Yes. Architecturals: 29 May 2020 GFA Plan: 30 September 2020 Landscape Plan: 16 October 2020 |
| Total Gross Floor Area | Gross Floor Area 11,256m ² . Noting the proposed total GFA for the site is 17,603m ² |
| FSR | 2.21:1 (3.1:1 permitted) |
| Maximum height | 44m (65m permitted) |
| Number of trees to be removed (on site and neighbours) | 25 |
| Number of replacement trees | 26 |
| Deep soil area | Required deep soil and landscaping: 1,590.4m ² Total Proposed: 1,660m ² (21%). |
| Landscaped Area | A total of 2,180m ² (27.4%) of landscaped areas are provided throughout the site. |
| Vehicle spaces | |
| Car | 74 |
| Bicycle | 91 |
| Motorcycle | |
| Car share | |
| Residential Units: | N/A |
| Studio | |
| 1 bed | |
| 2 bed | |
| 3 bed | |
| Concept DAs: | N/A |
| Number of stages | |
| Number of buildings | |
| Public benefit works details (road/ped connection/park) | |
| Setbacks | |
| Street frontage | Required: 5m Provided: 5m |
| Rear | Required: 10m Provided: 5 – 10m |

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|--------|------------------------------|
| Side 1 | Required: 5m Provided: 5m |
| Side 2 | Required: 5m Provided: 5m |
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