

CABRAMATTA EAST PRECINCT

LANEWAY EXCLUSION FEASIBILITY STUDY

05/02/2025

TOWER A & B

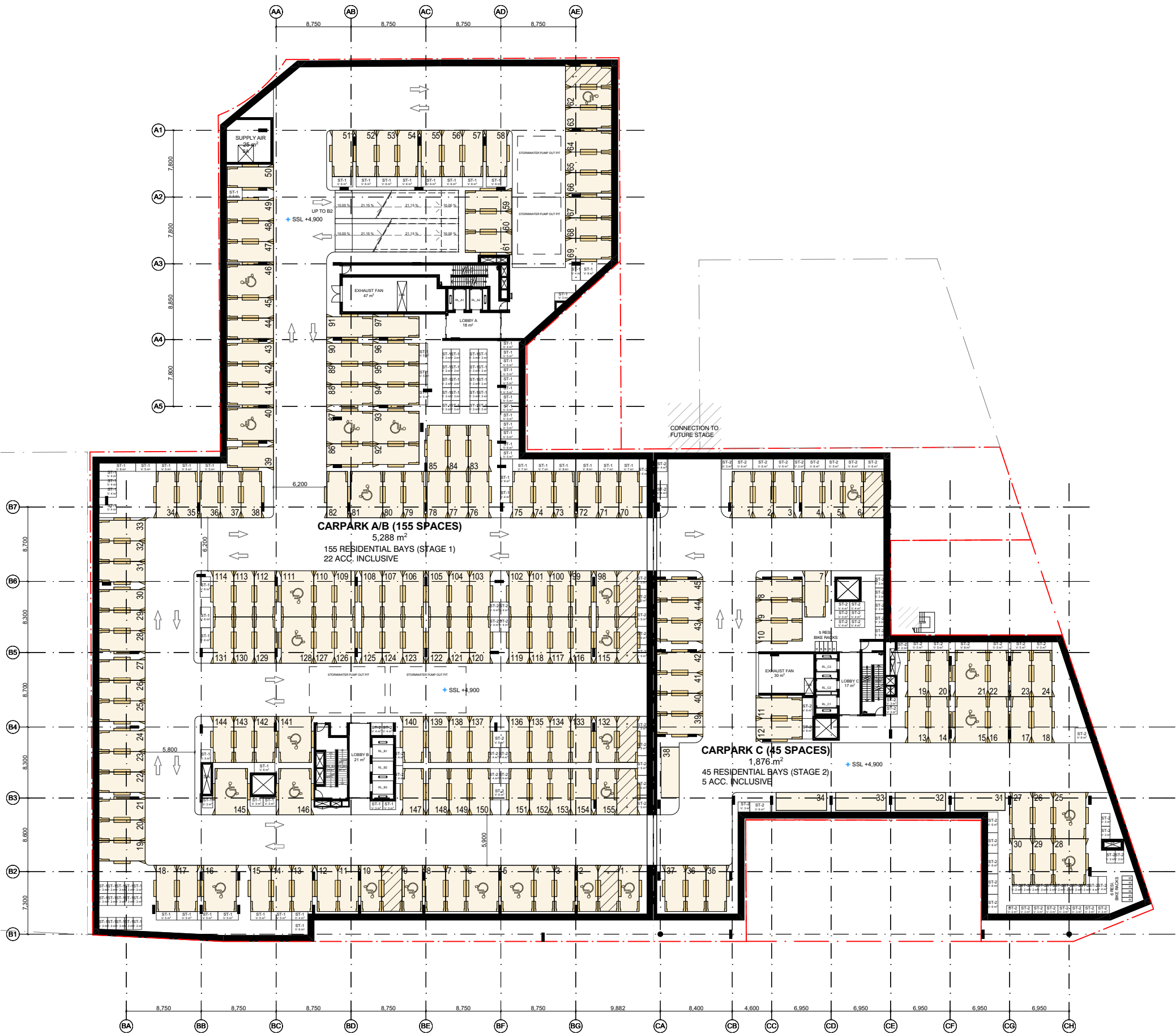


TOWER C



TOTAL

LANEWAY EXCLUSION FEASIBILITY STUDY
BASEMENT 3



TOTAL CARPARKING

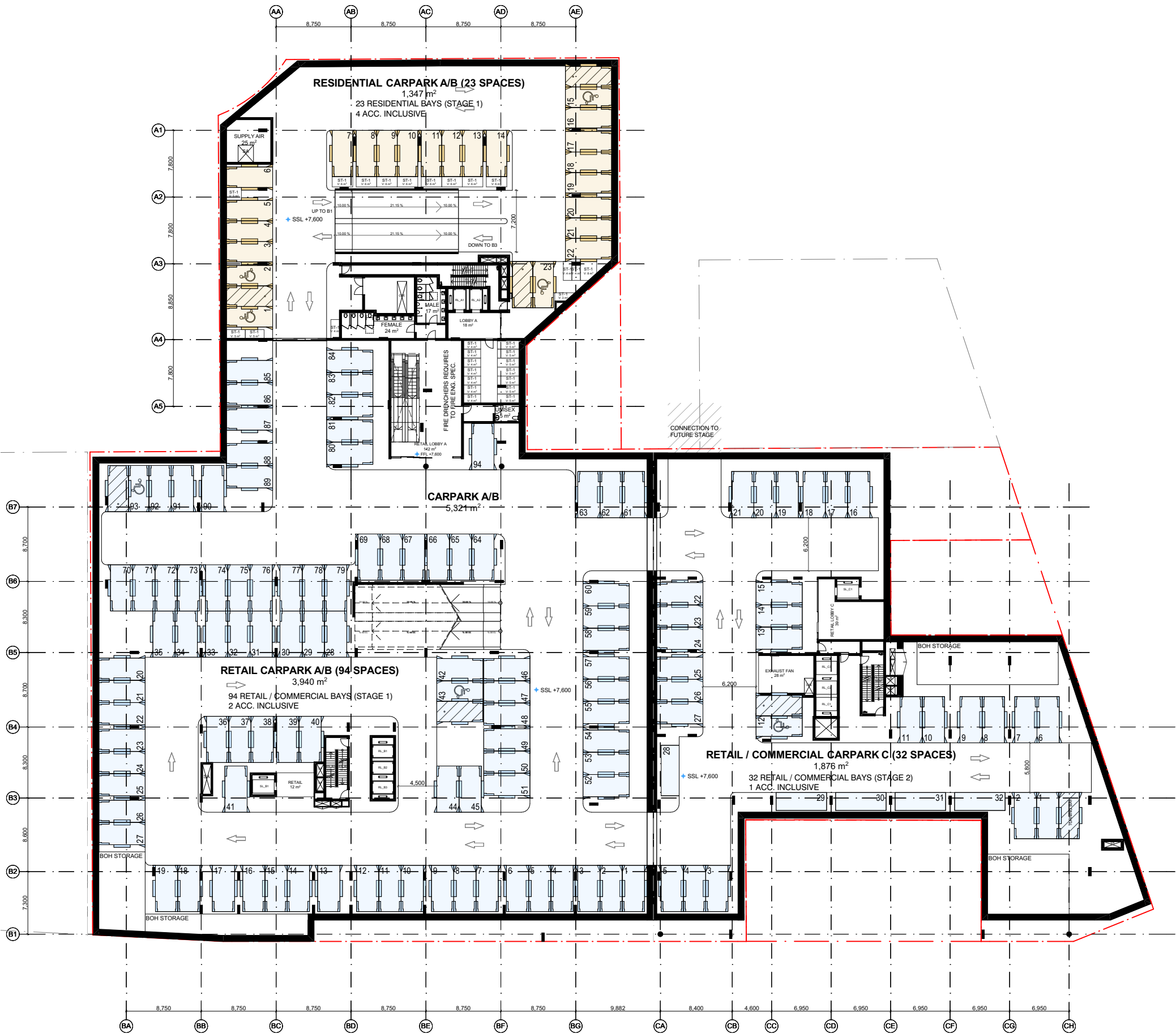
424 CARS REQUIRED:
- 245 RESIDENTIAL CARS
INC. 35 ACCESSIBLE
- 179 RETAIL CARS
INC. 5 ACCESSIBLE

427 CARS ACHIEVED:
- 245 RESIDENTIAL CARS
INC. 35 ACCESSIBLE
- 182 RETAIL CARS
INC. 6 ACCESSIBLE

STAGE 1
155 RESIDENTIAL CARS
INC. 22 ACCESSIBLE
(9 TANDEM)

STAGE 2
45 RESIDENTIAL CARS
INC. 5 ACCESSIBLE
(9 TANDEM)

TOTAL
200 RESIDENTIAL CARS
INC. 27 ACCESSIBLE
(18 TANDEM)



TOTAL CARPARKING

424 CARS REQUIRED:
- 245 RESIDENTIAL CARS
INC. 35 ACCESSIBLE
- 179 RETAIL CARS
INC. 5 ACCESSIBLE

427 CARS ACHIEVED:
- 245 RESIDENTIAL CARS
INC. 35 ACCESSIBLE
- 182 RETAIL CARS
INC. 6 ACCESSIBLE

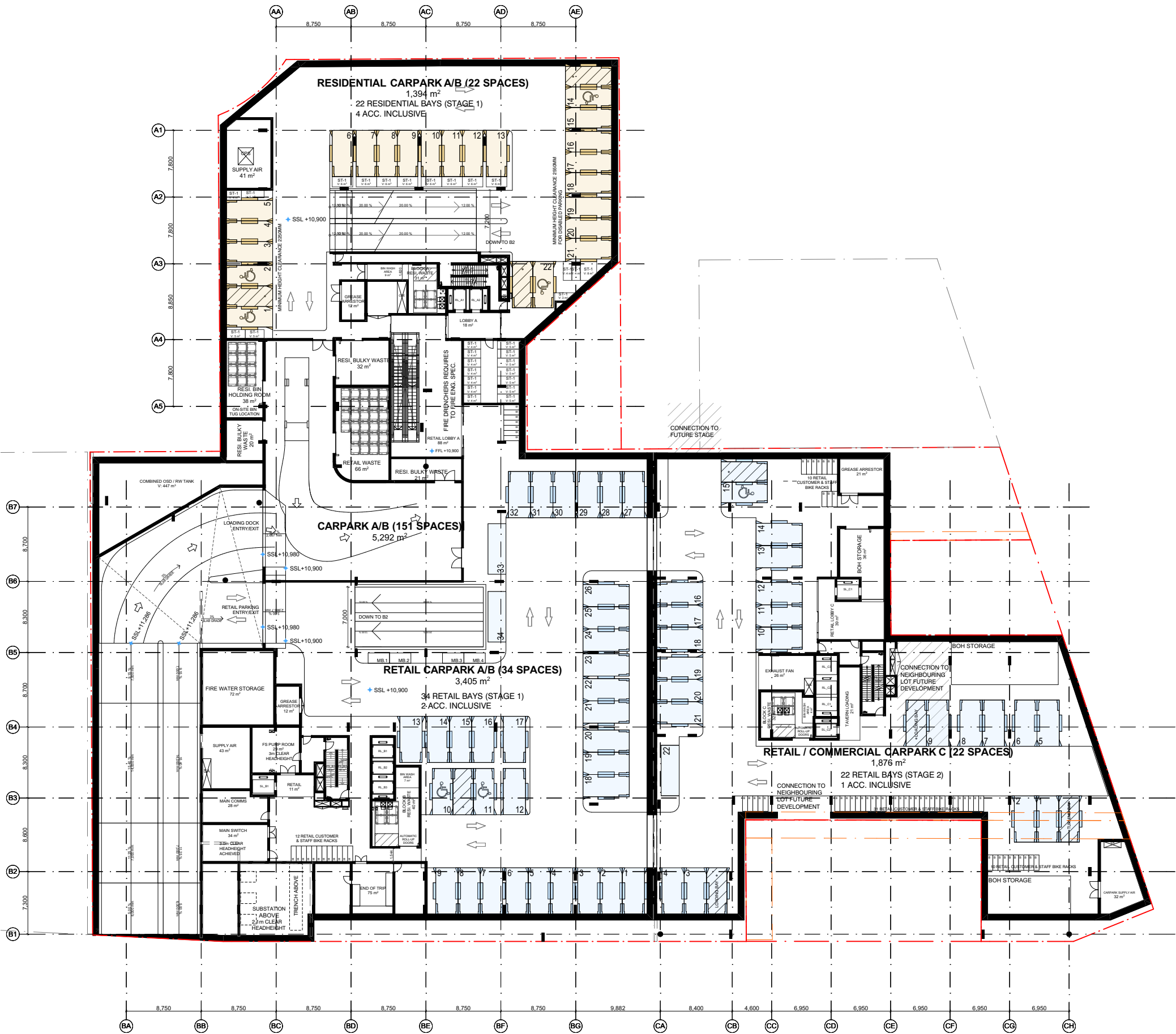
STAGE 1
23 RESIDENTIAL CARS
INC. 4 ACCESSIBLE

94 RETAIL CARS
INC. 2 ACCESSIBLE

STAGE 2
32 RETAIL CARS
INC. 1 ACCESSIBLE

TOTAL
149 RESI/RETAIL CARS
INC. 7 ACCESSIBLE

LANEWAY EXCLUSION FEASIBILITY STUDY
BASEMENT 1



TOTAL CARPARKING

- 424 CARS REQUIRED:
- 245 RESIDENTIAL CARS INC. 35 ACCESSIBLE
 - 179 RETAIL CARS INC. 5 ACCESSIBLE

- 427 CARS ACHIEVED:
- 245 RESIDENTIAL CARS INC. 35 ACCESSIBLE
 - 182 RETAIL CARS INC. 6 ACCESSIBLE

STAGE 1

- 22 RESIDENTIAL CARS INC. 4 ACCESSIBLE

- 34 RETAIL CARS INC. 2 ACCESSIBLE

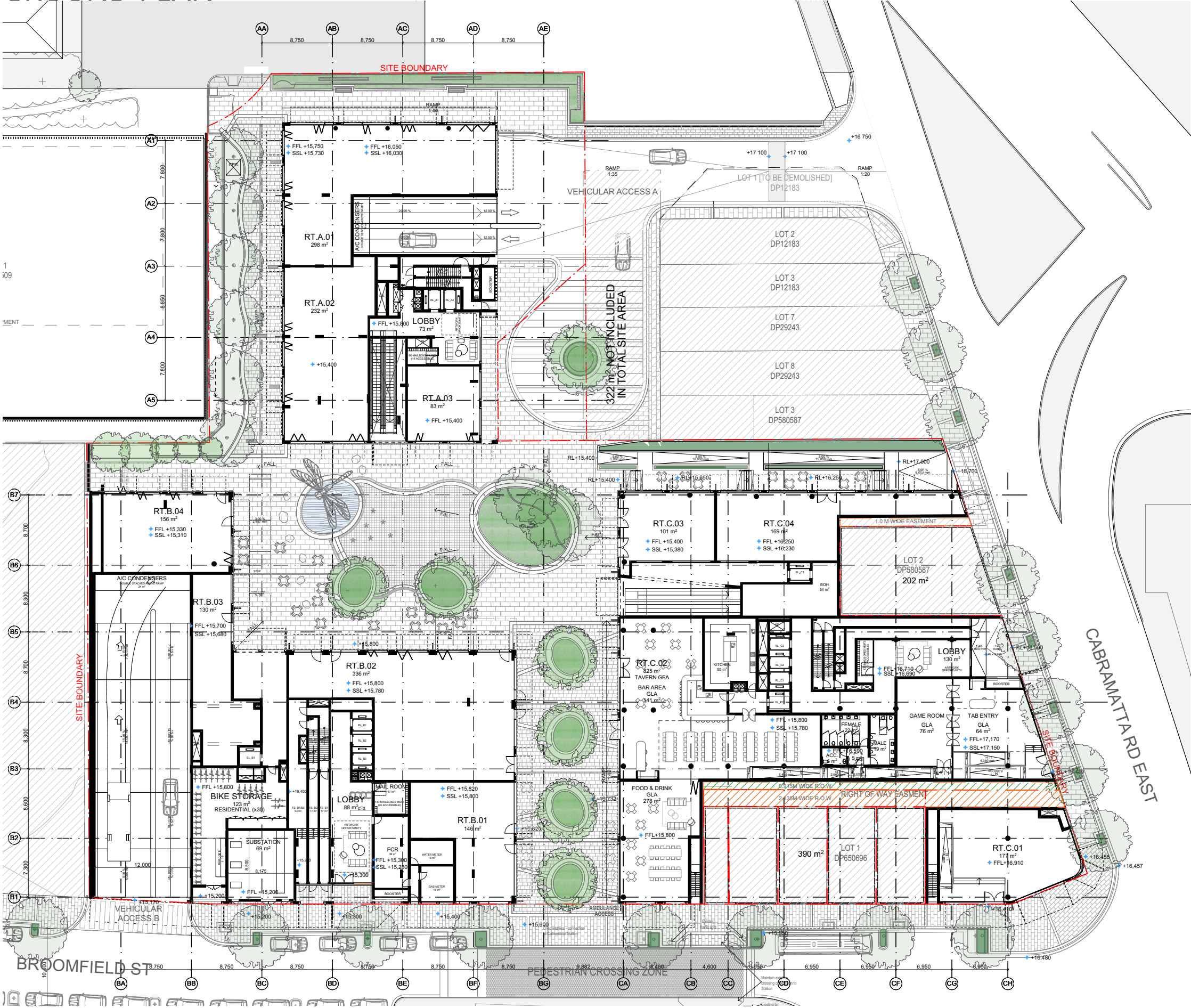
STAGE 2

- 22 RETAIL CARS INC. 1 ACCESSIBLE

TOTAL

- 78 RESI/RETAIL CARS INC. 7 ACCESSIBLE

LANEWAY EXCLUSION FEASIBILITY STUDY
GROUND PLAN



STAGE 1 - TOWER A/B

1381M² RETAIL GLA

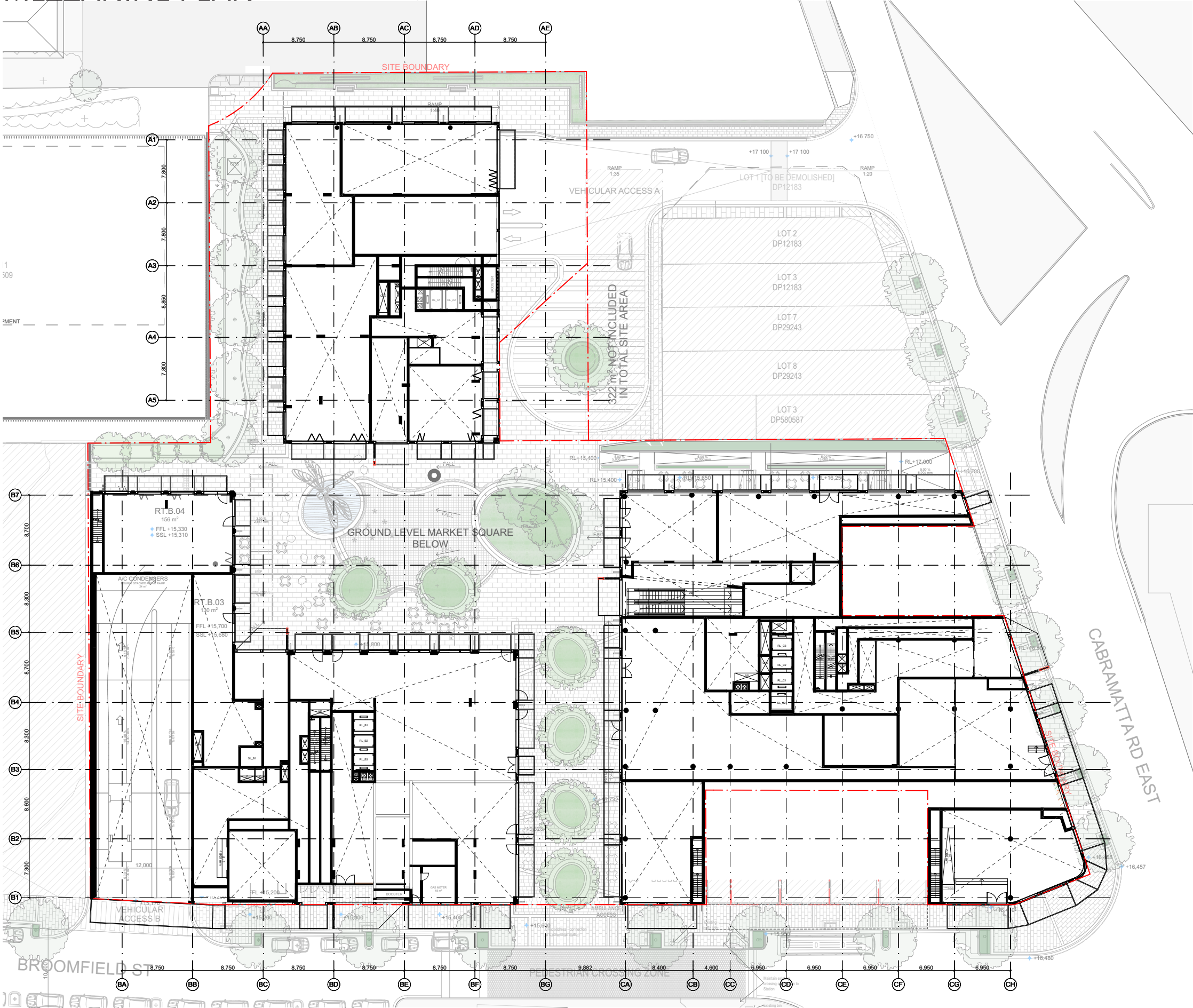
STAGE 2 - TOWER C

825M² TAVERN GFA
- 217M² BAR/GAME GLA
- 342M² FOOD/DRINK GLA

447M² RETAIL GLA



LANEWAY EXCLUSION FEASIBILITY STUDY
MEZZANINE PLAN



STAGE 1 - TOWER A/B

0 GFA

STAGE 2 - TOWER C

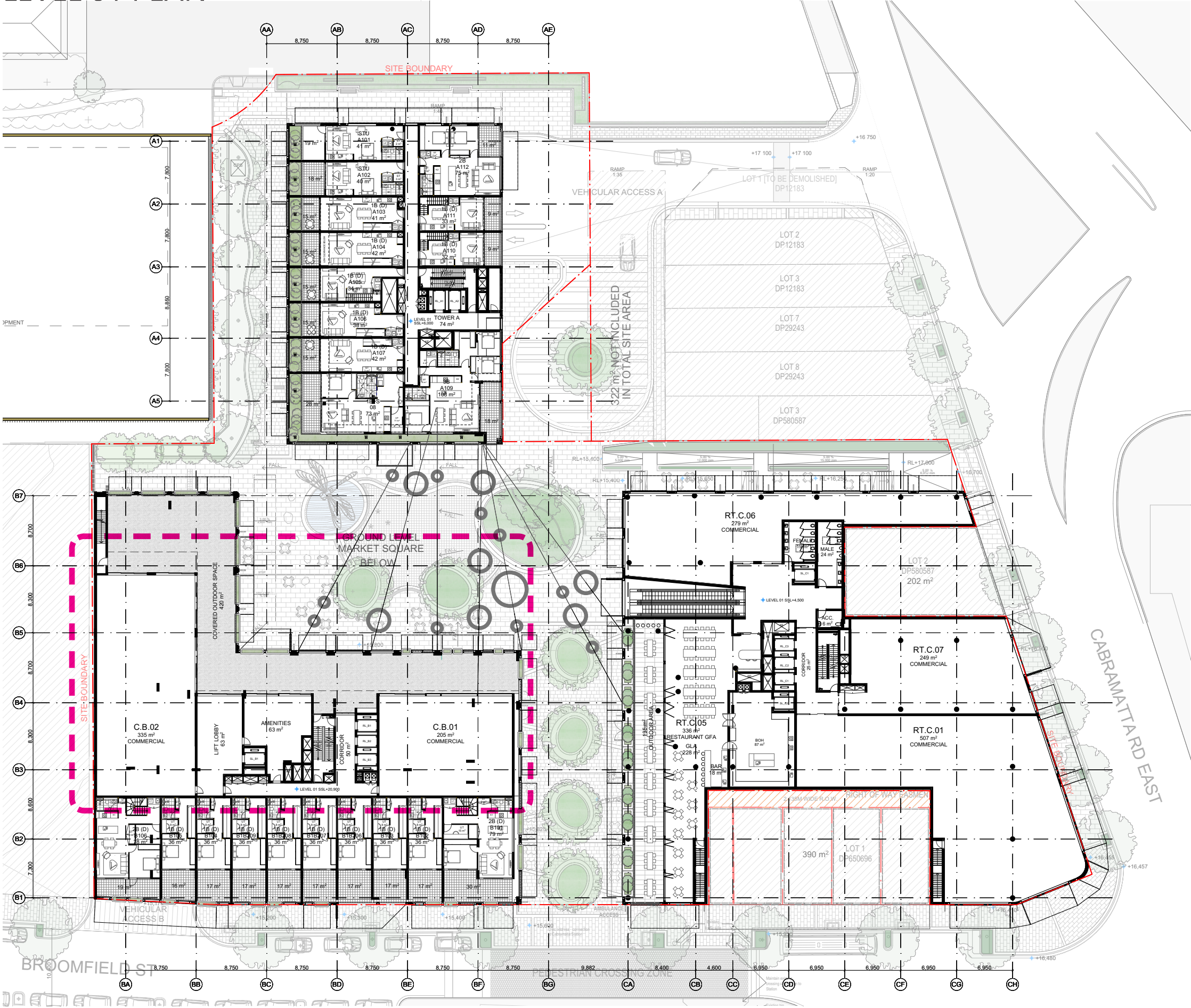
0 GFA

CABRAMATTA EAST PRECINCT
DESIGN STUDY

JOB NO.	20073
DATE	05/02/2025
SCALE	



LANEWAY EXCLUSION FEASIBILITY STUDY
LEVEL 01 PLAN



STAGE 1 - TOWER A/B

540M² COMMERCIAL GLA

1246M² RESI. GFA
18 UNITS



STUDIO	2
1-BED+	12
2-BED	1
2-BED+	2
3-BED	-
3-BED+	1

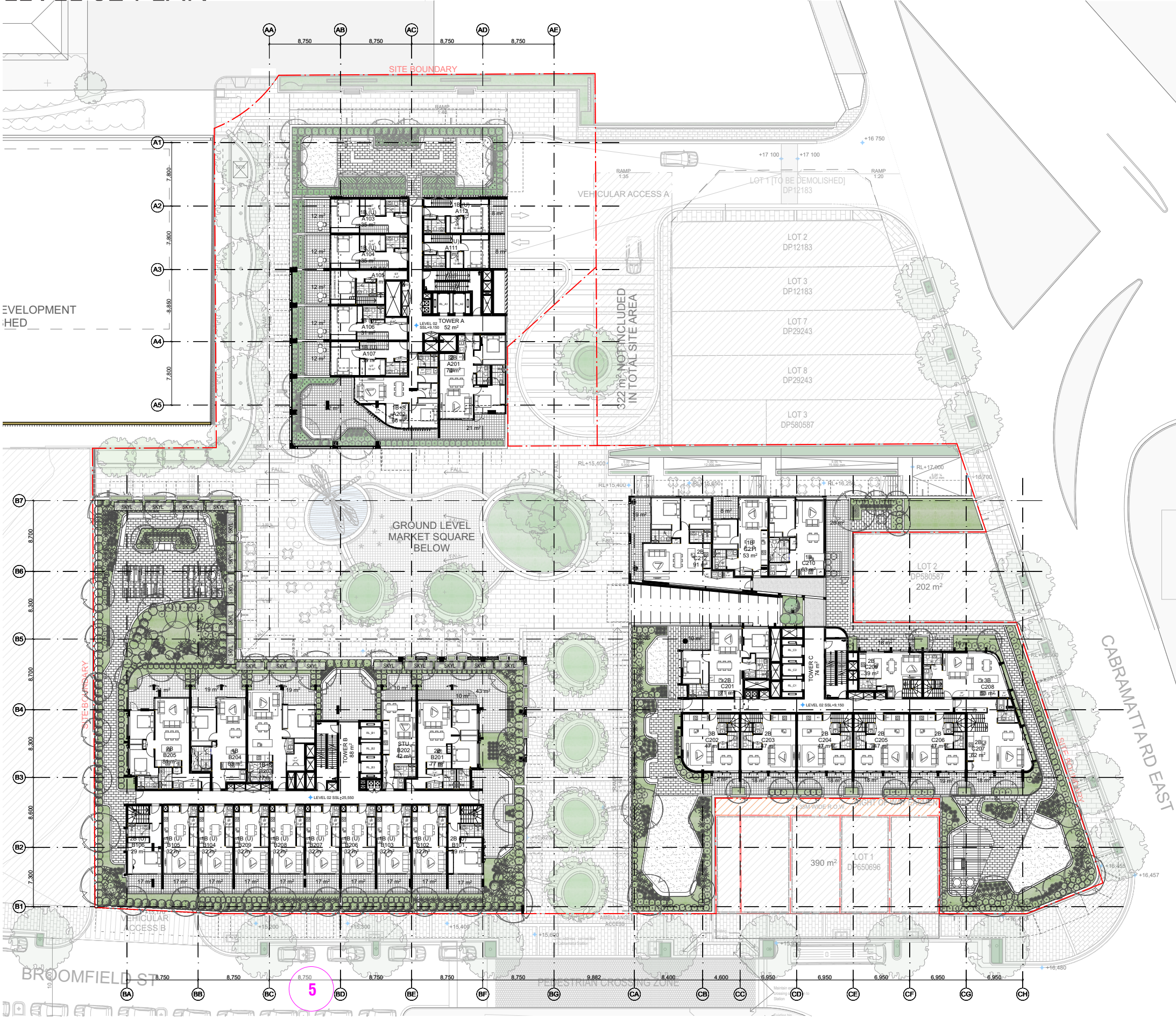
STAGE 2 - TOWER C

336M² RESTAURANT GFA
- 228M² FOOD/DRINK GLA



1035M² COMMERCIAL

LANEWAY EXCLUSION FEASIBILITY STUDY
LEVEL 02 PLAN



STAGE 1 - TOWER A

2 UNITS 

STUDIO	-
1-BED+	1
2-BED	1
2-BED+	-
3-BED	-

STAGE 1 - TOWER B

9 UNITS 

STUDIO	1
1-BED+	6
2-BED	-
2-BED+	2

STAGE 2 - TOWER C

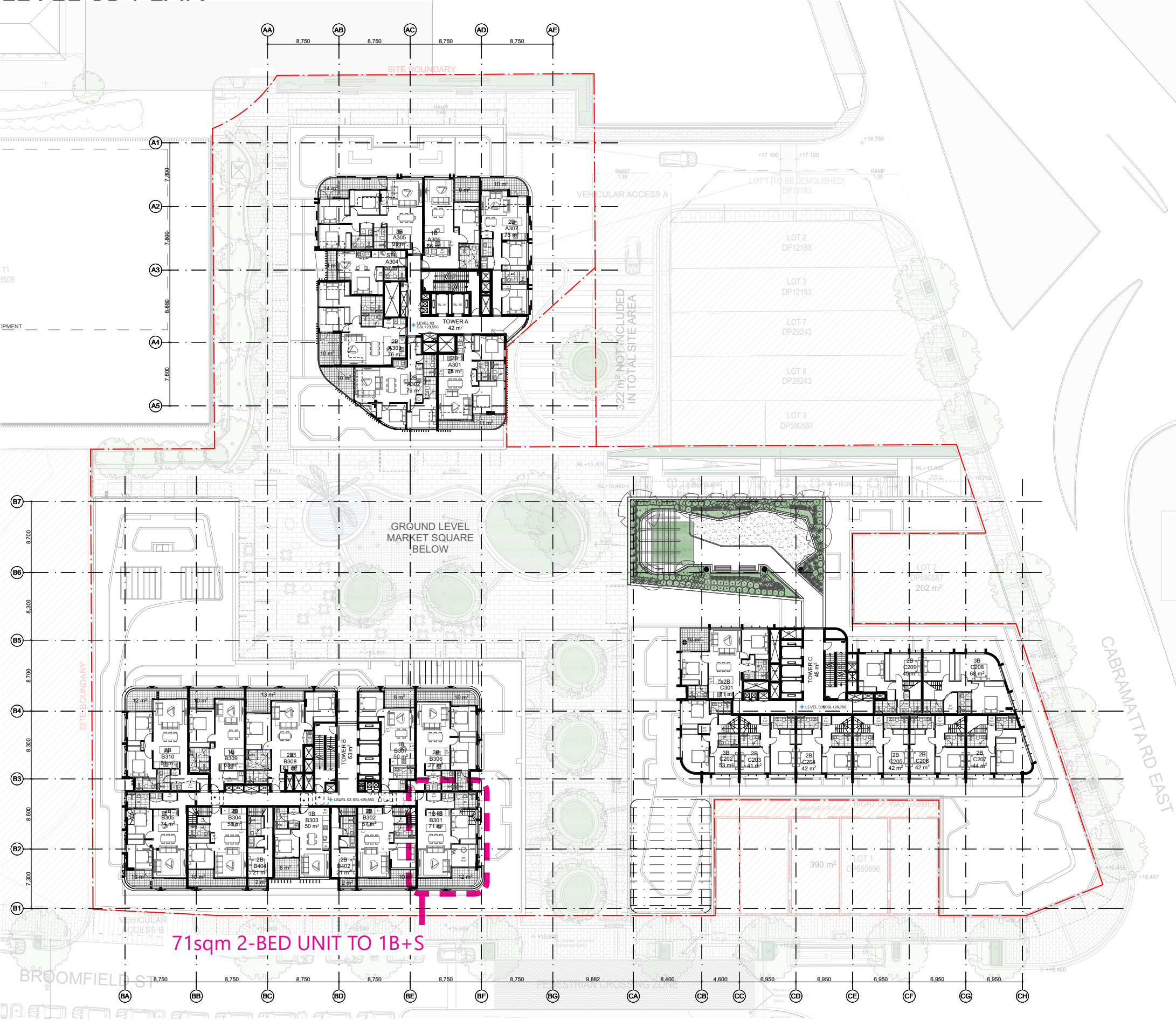
12 UNITS 

STUDIO	-
1-BED	2
1-BED+	-
2-BED	1
2-BED+	7
3-BED	-
3-BED+	2

TOTAL

RESIDENTIAL
23 UNITS

LANEWAY EXCLUSION FEASIBILITY STUDY
LEVEL 03 PLAN



STAGE 1 - TOWER A

7 UNITS 

STUDIO	1
1-BED+	1
2-BED	2
2-BED+	2
3-BED	1

STAGE 1 - TOWER B

10 UNITS 

1-BED	2
1-BED+	2
2-BED	1
2-BED+	5

STAGE 2 - TOWER C

1 UNIT 

STUDIO	-
1-BED	-
1-BED+	-
2-BED	1
2-BED+	-
3-BED	-
3-BED+	-

TOTAL

RESIDENTIAL
18 UNITS

The architectural site plan shows a residential development with three towers and various units highlighted in pink. The plan includes a grid system with letters AA through AE horizontally and A1 through A5 vertically. The site boundary is marked with a red dashed line. The following units are highlighted in pink:

- 90sqm 3-BED UNIT TO 2B+S**: Located in Tower A, unit A407, 79 m².
- 71sqm 2-BED UNIT TO 1B+S**: Located in Tower B, unit B401, 71 m².
- 70sqm 2-BED UNIT TO 1B+S**: Located in Tower C, unit C401, 71 m².

Other units and areas shown include:

- Tower A**: Level 04, 42 m².
- Tower B**: Level 04, 42 m².
- Tower C**: Level 04, 42 m².
- LOT 1**: 390 m², DP650696.
- LOT 2**: 202 m², DP580587.
- LOT 3**: 202 m², DP580587.
- LOT 7**: DP29243.
- LOT 8**: DP29243.
- LOT 9**: DP12183.
- LOT 10**: DP12183.
- LOT 11**: DP12183.
- LOT 12**: DP12183.
- LOT 13**: DP12183.
- LOT 14**: DP12183.
- LOT 15**: DP12183.
- LOT 16**: DP12183.
- LOT 17**: DP12183.
- LOT 18**: DP12183.
- LOT 19**: DP12183.
- LOT 20**: DP12183.
- LOT 21**: DP12183.
- LOT 22**: DP12183.
- LOT 23**: DP12183.
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- LOT 25**: DP12183.
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- LOT 35**: DP12183.
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- LOT 41**: DP12183.
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- LOT 70**: DP12183.
- LOT 71**: DP12183.
- LOT 72**: DP12183.
- LOT 73**: DP12183.
- LOT 74**: DP12183.
- LOT 75**: DP12183.
- LOT 76**: DP12183.
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- LOT 78**: DP12183.
- LOT 79**: DP12183.
- LOT 80**: DP12183.
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- LOT 82**: DP12183.
- LOT 83**: DP12183.
- LOT 84**: DP12183.
- LOT 85**: DP12183.
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- LOT 87**: DP12183.
- LOT 88**: DP12183.
- LOT 89**: DP12183.
- LOT 90**: DP12183.
- LOT 91**: DP12183.
- LOT 92**: DP12183.
- LOT 93**: DP12183.
- LOT 94**: DP12183.
- LOT 95**: DP12183.
- LOT 96**: DP12183.
- LOT 97**: DP12183.
- LOT 98**: DP12183.
- LOT 99**: DP12183.
- LOT 100**: DP12183.



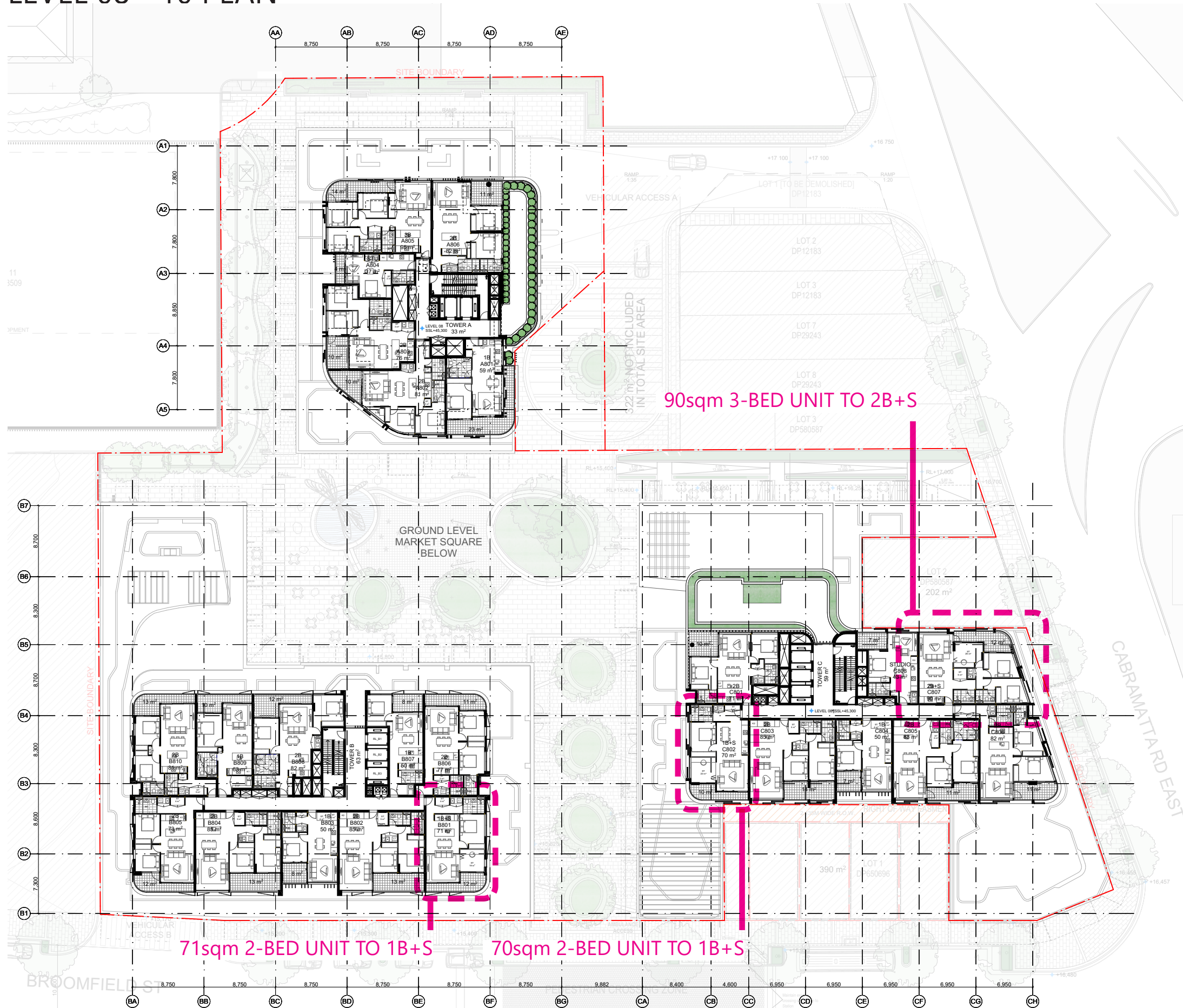
The architectural site plan shows a residential development with three towers and various units highlighted in pink. The plan includes a grid system with letters AA through AE horizontally and A1 through A5 vertically. Key features include:

- Tower A:** Located in the upper left, containing units A705, A706, A704, A703, A702, A701, and A700. A pink dashed line outlines a 90sqm 3-BED UNIT TO 2B+S.
- Tower B:** Located in the lower left, containing units B710, B709, B708, B707, B706, B705, B704, B703, B702, B701, B700, B699, B698, B697, B696, B695, B694, B693, B692, B691, B690, B689, B688, B687, B686, B685, B684, B683, B682, B681, B680, B679, B678, B677, B676, B675, B674, B673, B672, B671, B670, B669, B668, B667, B666, B665, B664, B663, B662, B661, B660, B659, B658, B657, B656, B655, B654, B653, B652, B651, B650, B649, B648, B647, B646, B645, B644, B643, B642, B641, B640, B639, B638, B637, B636, B635, B634, B633, B632, B631, B630, B629, B628, B627, B626, B625, B624, B623, B622, B621, B620, B619, B618, B617, B616, B615, B614, B613, B612, B611, B610, B609, B608, B607, B606, B605, B604, B603, B602, B601, B600, B599, B598, B597, B596, B595, B594, B593, B592, B591, B590, B589, B588, B587, B586, B585, B584, B583, B582, B581, B580, B579, B578, B577, B576, B575, B574, B573, B572, B571, B570, B569, B568, B567, B566, B565, B564, B563, B562, B561, B560, B559, B558, B557, B556, B555, B554, B553, B552, B551, B550, B549, B548, B547, B546, B545, B544, B543, B542, B541, B540, B539, B538, B537, B536, B535, B534, B533, B532, B531, B530, B529, B528, B527, B526, B525, B524, B523, B522, B521, B520, B519, B518, B517, B516, B515, B514, B513, B512, B511, B510, B509, B508, B507, B506, B505, B504, B503, B502, B501, B500, B499, B498, B497, B496, B495, B494, B493, B492, B491, B490, B489, B488, B487, B486, B485, B484, B483, B482, B481, B480, B479, B478, B477, B476, B475, B474, B473, B472, B471, B470, B469, B468, B467, B466, B465, B464, B463, B462, B461, B460, B459, B458, B457, B456, B455, B454, B453, B452, B451, B450, B449, B448, B447, B446, B445, B444, B443, B442, B441, B440, B439, B438, B437, B436, B435, B434, B433, B432, B431, B430, B429, B428, B427, B426, B425, B424, B423, B422, B421, B420, B419, B418, B417, B416, B415, B414, B413, B412, B411, B410, B409, B408, B407, B406, B405, B404, B403, B402, B401, B400, B399, B398, B397, B396, B395, B394, B393, B392, B391, B390, B389, B388, B387, B386, B385, B384, B383, B382, B381, B380, B379, B378, B377, B376, B375, B374, B373, B372, B371, B370, B369, B368, B367, B366, B365, B364, B363, B362, B361, B360, B359, B358, B357, B356, B355, B354, B353, B352, B351, B350, B349, B348, B347, B346, B345, B344, B343, B342, B341, B340, B339, B338, B337, B336, B335, B334, B333, B332, B331, B330, B329, B328, B327, B326, B325, B324, B323, B322, B321, B320, B319, B318, B317, B316, B315, B314, B313, B312, B311, B310, B309, B308, B307, B306, B305, B304, B303, B302, B301, B300, B299, B298, B297, B296, B295, B294, B293, B292, B291, B290, B289, B288, B287, B286, B285, B284, B283, B282, B281, B280, B279, B278, B277, B276, B275, B274, B273, B272, B271, B270, B269, B268, B267, B266, B265, B264, B263, B262, B261, B260, B259, B258, B257, B256, B255, B254, B253, B252, B251, B250, B249, B248, B247, B246, B245, B244, B243, B242, B241, B240, B239, B238, B237, B236, B235, B234, B233, B232, B231, B230, B229, B228, B227, B226, B225, B224, B223, B222, B221, B220, B219, B218, B217, B216, B215, B214, B213, B212, B211, B210, B209, B208, B207, B206, B205, B204, B203, B202, B201, B200, B199, B198, B197, B196, B195, B194, B193, B192, B191, B190, B189, B188, B187, B186, B185, B184, B183, B182, B181, B180, B179, B178, B177, B176, B175, B174, B173, B172, B171, B170, B169, B168, B167, B166, B165, B164, B163, B162, B161, B160, B159, B158, B157, B156, B155, B154, B153, B152, B151, B150, B149, B148, B147, B146, B145, B144, B143, B142, B141, B140, B139, B138, B137, B136, B135, B134, B133, B132, B131, B130, B129, B128, B127, B126, B125, B124, B123, B122, B121, B120, B119, B118, B117, B116, B115, B114, B113, B112, B111, B110, B109, B108, B107, B106, B105, B104, B103, B102, B101, B100, B99, B98, B97, B96, B95, B94, B93, B92, B91, B90, B89, B88, B87, B86, B85, B84, B83, B82, B81, B80, B79, B78, B77, B76, B75, B74, B73, B72, B71, B70, B69, B68, B67, B66, B65, B64, B63, B62, B61, B60, B59, B58, B57, B56, B55, B54, B53, B52, B51, B50, B49, B48, B47, B46, B45, B44, B43, B42, B41, B40, B39, B38, B37, B36, B35, B34, B33, B32, B31, B30, B29, B28, B27, B26, B25, B24, B23, B22, B21, B20, B19, B18, B17, B16, B15, B14, B13, B12, B11, B10, B9, B8, B7, B6, B5, B4, B3, B2, B1, B0, B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-



LANEWAY EXCLUSION FEASIBILITY STUDY

LEVEL 08 - 10 PLAN



STAGE 1 - TOWER A

6 UNITS



STUDIO	1
1-BED	1
2-BED	-
2-BED+	3
3-BED	1

STAGE 1 - TOWER B

10 UNITS



1-BED	2
1-BED+	2
2-BED	1
2-BED+	5

STAGE 2 - TOWER C

8 UNITS



STUDIO	1
1-BED	1
1-BED+	1
2-BED	1
2-BED+	4
3-BED	-
3-BED+	-

TOTAL

RESIDENTIAL
24 UNITS

LANEWAY EXCLUSION FEASIBILITY STUDY LEVEL 11 - 13 PLAN



STAGE 1 - TOWER A

6 UNITS



STUDIO	1
1-BED	1
2-BED	-
2-BED+	3
3-BED	1

STAGE 1 - TOWER B

10 UNITS



1-BED	2
1-BED+	1
2-BED	2
2-BED+	5

STAGE 2 - TOWER C

8 UNITS



STUDIO	1
1-BED	1
1-BED+	-
2-BED	2
2-BED+	3
3-BED	1
3-BED+	-

TOTAL

RESIDENTIAL
24 UNITS

LANEWAY EXCLUSION FEASIBILITY STUDY
LEVEL 14 PLAN



STAGE 1 - TOWER A

6 UNITS

STUDIO	1
1-BED	1
2-BED	-
2-BED+	3
3-BED	1

STAGE 1 - TOWER B

9 UNITS

1-BED	1
1-BED+	-
2-BED+	1
3-BED+	7

STAGE 2 - TOWER C

8 UNITS

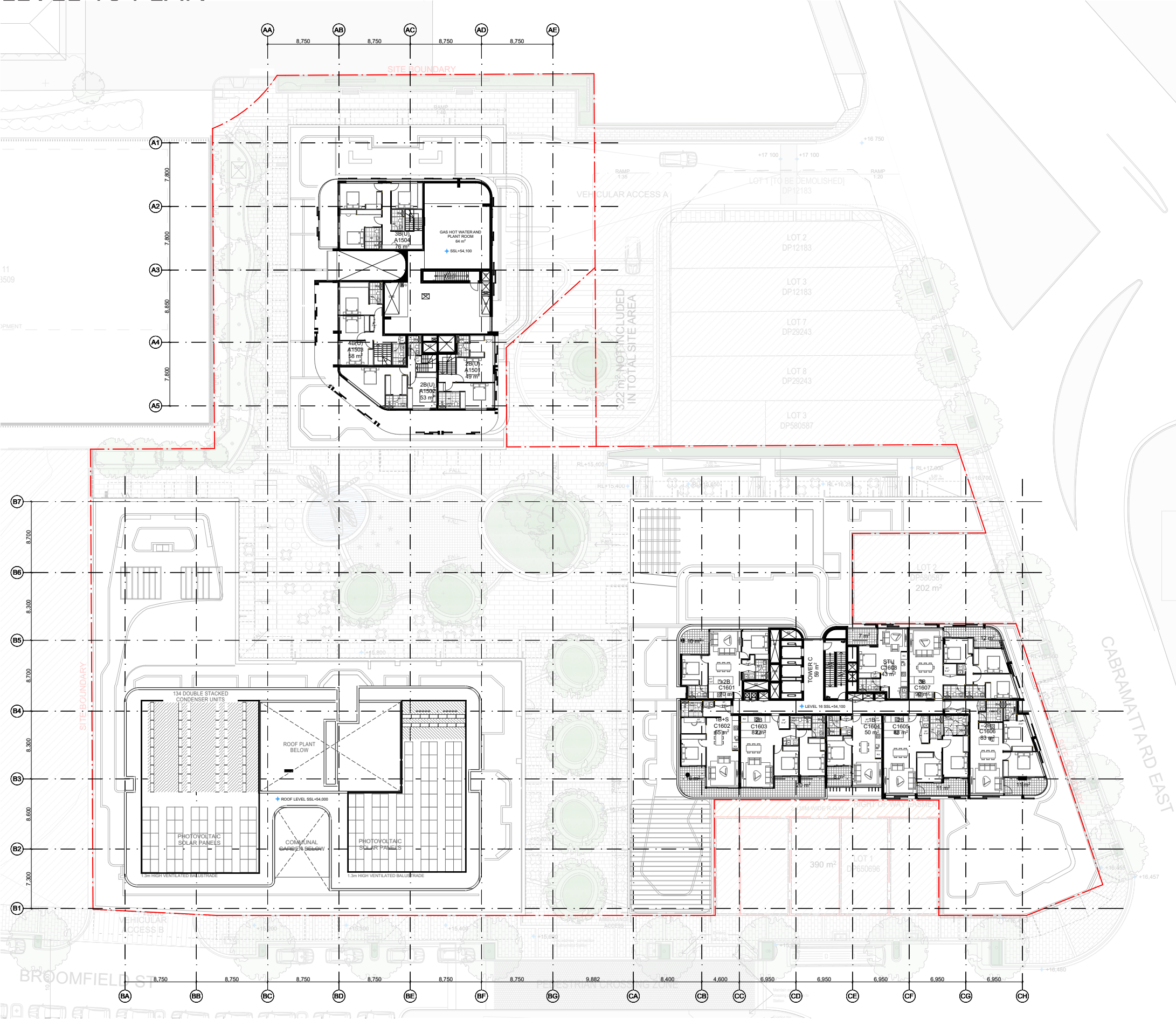
STUDIO	1
1-BED	1
1-BED+	-
2-BED	2
2-BED+	3
3-BED	1
3-BED+	-

TOTAL

RESIDENTIAL
23 UNITS

[illegible]

LANEWAY EXCLUSION FEASIBILITY STUDY
LEVEL 16 PLAN



STAGE 1 - TOWER A

- UNITS 

- STUDIO -
- 1-BED -
- 2-BED -
- 2-BED+ -
- 3-BED+ -

STAGE 1 - TOWER B

- UNITS 

- 1-BED -
- 1-BED+ -
- 2-BED+ -
- 3-BED+ -

STAGE 2 - TOWER C

8 UNITS 

- STUDIO 1
- 1-BED 1
- 1-BED+ 1
- 2-BED 1
- 2-BED+ 3
- 3-BED 1
- 3-BED+ -

TOTAL

RESIDENTIAL
8 UNITS

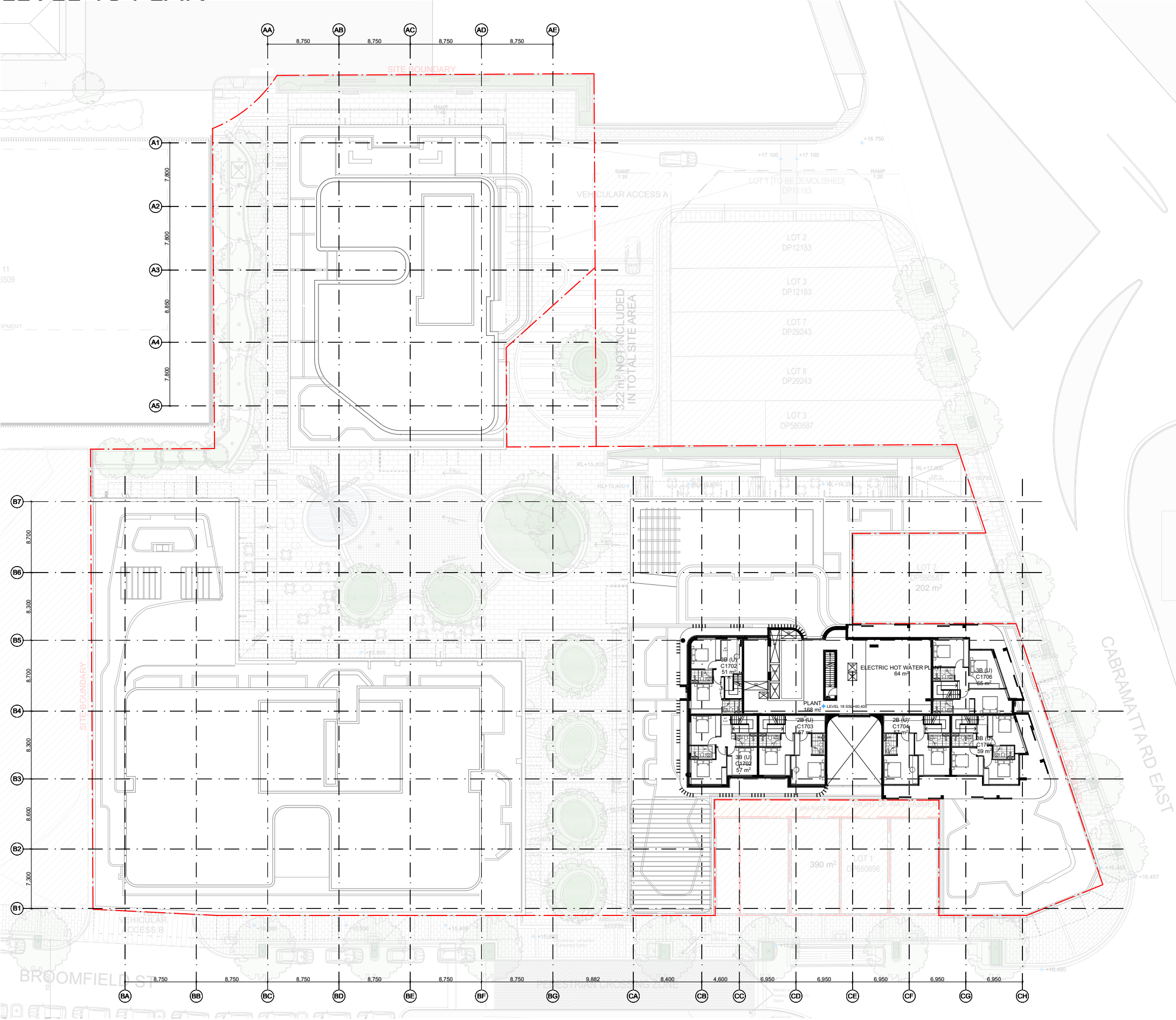


JOB NO.	20073
DATE	05/02/2025
SCALE	



plus
architecture

LANEWAY EXCLUSION FEASIBILITY STUDY
LEVEL 18 PLAN



STAGE 1 - TOWER A

- UNITS 

- STUDIO -
- 1-BED -
- 2-BED -
- 2-BED+ -
- 3-BED+ -

STAGE 1 - TOWER B

- UNITS 

- 1-BED -
- 1-BED+ -
- 2-BED+ -
- 3-BED+ -

STAGE 2 - TOWER C

- UNITS 

- STUDIO -
- 1-BED -
- 1-BED+ -
- 2-BED -
- 2-BED+ -
- 3-BED -
- 3-BED+ -

TOTAL

RESIDENTIAL
- UNITS

LANEWAY EXCLUSION FEASIBILITY STUDY

DEVELOPMENT SCHEDULE - STAGE 1 & 2

CABRAMATTA EAST PRECINCT
DEVELOPMENT SCHEDULE

Job No 20073
File 12.06.01
Date 5/02/2025

SITE AREA: 7929 SQ.M.



STAGE 1 & 2 COMBINED

	CARPARK		SERVICES/CIRC	RETAIL	COMMERCIAL		Area	RESIDENTIAL							Total	AREA PER LEVEL			AMENITIES				
	NO	Area	Area	Area	OFFICES	HOTEL / RESTAURANT		MIX								Sellable area	(EX BALCONIES)		CV	9 am - 3 pm		8 am - 4 pm	
								35-50sqm	60-70sqm	60-70sqm	70-75sq	75-90sq	90-100sqm	100-110sqm			GBA*	GFA*		Solar	Solar	No Solar	
								Studio	1 Bed	1 Bed+	2 Bed	2 Bed +	3 Bed	3 Bed +									
Basement 4	0	0	0												0	0							
Basement 3	200	7363	0												7741	0							
Basement 2	149	7363	0												7741	0							
Basement 1	78	7366	0	0	0	0	0								0	7741	0						
Ground Floor (L1)	0	0	226	1828	0	825	376	0	0	0	0	0	0	0	0	3029	4313	3255					
Ground Floor (Mezz)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
Level 1 (L2)	0	0	160	0	1705	336	1245	2	0	12	1	2	0	1	18	3286	3824	3446	15	12	12	4	
Level 2 (L3)	0	0	0	0	0	0	2048	1	2	7	2	9	0	2	23	2048	2375	2048	23	13	13	8	
Level 3 (L4)	0	0	0	0	0	0	1888	1	2	3	4	7	1	0	18	1888	2234	1888	11	11	11	3	
Level 4 (L5)	0	0	0	0	0	0	2145	2	4	4	3	11	1	1	26	2145	2453	2145	16	18	18	4	
Level 5 (L6)	0	0	0	0	0	0	2156	2	4	4	3	11	1	1	26	2156	2452	2156	16	18	18	4	
Level 6 (L7)	0	0	0	0	0	0	2146	2	4	4	3	11	1	1	26	2146	2454	2146	16	18	18	4	
Level 7 (L8)	0	0	0	0	0	0	2156	2	4	4	3	11	1	1	26	2156	2452	2156	14	18	18	2	
Level 8 (L9)	0	0	0	0	0	0	1943	2	4	3	2	12	1	0	24	1943	2247	1943	12	17	17	2	
Level 9 (L10)	0	0	0	0	0	0	1944	2	4	3	2	12	1	0	24	1944	2249	1944	-	17	17	1	
Level 10 (L11)	0	0	0	0	0	0	1943	2	4	3	2	12	1	0	24	1943	2246	1943	-	19	19	1	
Level 11 (L12)	0	0	0	0	0	0	1944	2	4	1	4	11	2	0	24	1944	2249	1944	-	19	19	1	
Level 12 (L13)	0	0	0	0	0	0	1943	2	4	1	4	11	2	0	24	1943	2246	1943	-	19	19	1	
Level 13 (L14)	0	0	0	0	0	0	1941	2	4	1	4	11	2	0	24	1941	2244	1941	-	19	19	1	
Level 14 (L15)	0	0	0	0	0	0	1824	2	3	0	2	7	2	7	23	1824	2129	1824	-	18	18	1	
Level 15 (L16)	0	0	0	0	0	0	1547	1	1	0	3	5	1	2	13	1547	2045	1547	-	12	12	0	
Level 16 (L17)	0						917	1	1	1	1	3	1	0	8	917	1248	917		8	8	0	
Level 17 (L18)	0						527	0	0	1	1	0	0	5	7	527	637	527		7	7	0	
Level 18 (L19)	0						355	0	0	0	0	0	0	0	0	355	425	355		0	0	0	
Roof	0						0	0	0	0	0	0	0	0	0	0	0		0	0	0		
Totals	427	22092	386	1828	1705	1161	30988	28	49	52	44	146	18	21	358	35682	65745	36068	123	263	263	37	
	sqm/car = 51.7			Total Retail/Commercial Area = 4694				8%	14%	15%	12%	41%	5%	6%					66%	73%	73%	10%	
								8%	28%		53%		11%										

DEVELOPMENT GFA*:	36068 SQ.M.
TOTAL FSR ACHIEVED:	4.55 :1
ALLOWABLE GFA*:	37423 SQ.M.
ALLOWABLE FSR:	4.80 :1
ALLOWABLE HEIGHT:	66.00 M

	REQUIRED	PROVIDED
RESIDENTIAL CAR SPACES	245	245
RETAIL / COMMERCIAL CAR SPACES	179	182
TOTAL CAR SPACES	424	427
*NOTE: INCLUDES RESIDENTIAL, VISITOR, RETAIL AND ACCESSIBLE CARSPACE NUMBERS		

RESI. CAR RATE					
0.5	0.5	0.75	1	No Visitor Space	
14	51	141	39	0	
				245	
NON-RESI. CAR RATE					
	RETAIL	COMMERCIAL	DAYCARE	BAR GAME AREA	TAVERN RESTAURANT
	1carspace/25m2	1carspace/40m2 GLA	1carspace/4 children	1carspace/5m2 GLA	1carspace/25m2 GLA
	73	39	N/A	43	23
				179	
TOTAL					424

ACC. CARSPACES			
RESI			
INC. 10% Acc	35	Carspaces Required	
RETAIL/COMMERCIAL			
1carspace for 1-20 carspaces	+ 1 carspace for every 50 carspaces		
Acc Carspaces	5		
ACC. INCLUSIVE	40		

PERMISSIBLE			
60%	70%	70%	15%

LANEWAY EXCLUSION FEASIBILITY STUDY

DEVELOPMENT SCHEDULE - STAGE 1 - TOWER A & B

CABRAMATTA EAST PRECINCT DEVELOPMENT SCHEDULE

Job No 20073
File 12.06.01
Date 5/02/2025

SITE AREA: 5674 SQ.M.

STAGE 1 - TOWER A & B



	CARPARK		SERVICES/CIRC	RETAIL	COMMERCIAL		RESIDENTIAL								AREA PER LEVEL			AMENITIES			
	NO	Area	Area	Area	OFFICES	HOTEL / RESTAURANT	Area	MIX						Total	(EX BALCONIES)			9 am - 3 pm			
					Area	Area		35-50sqm	50-60sqm	60-70sqm	70-75sq	75-90sq	90-100sqm		100-110sqm	Sellaable area	GBA*	GFA*	CV	Solar	No Solar
Basement 4															0	0					
Basement 3	155	5487													5717	0					
Basement 2	117	5487													5717	0					
Basement 1	56	5490													5717	0					
Ground Floor (L1)			172	1381			250	0	0	0	0	0	0	0	0	1432	2414	1803			
Ground Floor (Mezz)			0	0			0	0	0	0	0	0	0	0	0	0	0	0			
Level 1 (L2)				0	670	0	1245	2	0	12	1	2	0	1	18	1592	2049	1915	15 12 4		
Level 2 (L3)				0			1277	1	0	7	1	2	0	0	11	1016	1481	1277	12 5 4		
Level 3 (L4)				0			1365	1	2	3	3	7	1	0	17	1209	1566	1365	10 10 3		
Level 4 (L5)				0			1367	1	2	3	3	7	1	0	17	1210	1568	1367	10 11 2		
Level 5 (L6)				0			1380	1	2	3	3	7	1	0	17	1210	1569	1380	10 11 2		
Level 6 (L7)				0			1368	1	2	3	3	7	1	0	17	1210	1569	1368	10 11 2		
Level 7 (L8)				0			1380	1	2	3	3	7	1	0	17	1224	1569	1380	8 11 2		
Level 8 (L9)				0			1280	1	3	2	1	8	1	0	16	1147	1477	1280	8 11 2		
Level 9 (L10)				0			1280	1	3	2	1	8	1	0	16	1147	1479	1280	- 11 1		
Level 10 (L11)				0			1280	1	3	2	1	8	1	0	16	1147	1477	1280	- 11 1		
Level 11 (L12)				0			1280	1	3	1	2	8	1	0	16	1147	1479	1280	- 11 1		
Level 12 (L13)				0			1280	1	3	1	2	8	1	0	16	1147	1477	1280	- 11 1		
Level 13 (L14)				0			1277	1	3	1	2	8	1	0	16	1141	1474	1277	- 11 1		
Level 14 (L15-Penthouse)				0			1161	1	2	0	0	4	1	7	15	1031	1360	1161	- 10 1		
Level 15 (L16-Plant)				0			883	0	0	0	1	2	0	2	5	782	1275	883	- 4 0		
Level 16 (L17-Roof)							262	0	0	0	0	0	0	0		236	488	262	0 0		
Level 17 (L18-Roof)																					
Totals	328	16464	172	1381	670	0	19615	15	30	43	27	93	12	10	230	19028	42922	21838	83 151 27		
	sqm/car = 50		Total Retail/Commercial Area =		2051			7%	13%	19%	12%	40%	5%	4%					64% 66% 12%		
								7%	32%		52%		10%								

STAGE 1 DEVELOPMENT GFA*:	21838 SQ.M.
TOTAL FSR ACHIEVED:	3.85 :1
ALLOWABLE GFA*:	21845 SQ.M.
ALLOWABLE FSR:	3.85 :1
ALLOWABLE HEIGHT:	59.00 M

	REQUIRED	PROVIDED
RESIDENTIAL CAR SPACES	155	200
RETAIL / COMMERCIAL CAR SPACES (REDUCED CAR PARK ALLOCATION AS PER CAB DCP NOTE ALLOWING FOR UP TO 70% REDUCTION FOR DEVELOPMENTS WITH SIGNIFICANT CULTURAL, RECREATIONAL, OR ENTERTAINMENT USES.)	69	128
TOTAL CAR SPACES *NOTE: INCLUDES RESIDENTIAL, VISITOR, RETAIL AND ACCESSIBLE CARSPACE NUMBERS	224	328

RESI. CAR RATE				
0.5	0.5	0.75	1	No Visitor Space
7	37	89	22	0

NON-RESI. CAR
RATE

	RETAIL		COMMERCIAL		DAYCARE	BAR GAME AREA	TAVERN RESTAURANT
	1carspace/25m2		1carspace/40m2 GLA		1carspace/10 places + 1/staff	1carspace/5m2 GLA	1carspace/25m GLA
	55		14		N/A	N/A	N/A

[illegible]

TOTAL	2
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ACC. CARSPACES
RESI
INC. 10% Acc 23

RETAIL/COMMERCIAL

1 carspace for 1-20
carspaces

+ 1 carspace for every
50 carspaces

Acc Carspaces 2ACC. INCLUSIVE 25

PERMISSIBLE		
60%	70%	15%

LANEWAY EXCLUSION FEASIBILITY STUDY

CABRAMATTA EAST PRECINCT DEVELOPMENT SCHEDULE

Job No 20073
File 12.06.01
Date 5/02/2025

SITE AREA: 5674 SQ.M.

STAGE 1 - TOWER A



	CARPARK		SERVICES/CIRC	RETAIL	COMMERCIAL		Area	RESIDENTIAL MIX							Total	AREA PER LEVEL			AMENITIES			
	NO	Area	Area	Area	OFFICES	HOTEL / RESTAURANT		Area								Sellable area	(EX BALCONIES) GBA*	GFA*	CV	Solar	No Solar	
					Area	Area			35-50sqm Studio	50-60sqm 1 Bed	60-70sqm 1 Bed+	70-75sq 2 Bed	75-90sq 2 Bed +	90-100sqm 3 Bed								100-110sqm 3 Bed +
Basement 4																0	0					
Basement 3																0	0					
Basement 2	23															0	0					
Basement 1	22															0	0					
Ground Floor (L1)				613			69	0	0	0	0	0	0	0	0	0	613	899	682			
Ground Floor (Mezz)							0	0	0	0	0	0	0	0	0	0	0	0	0			
Level 1 (L2)							722	2	0	8	1	0	0	0	1	12	599	828	722	11	8	4
Level 2 (L3)							471	0	0	1	1	0	0	0	0	2	362	568	471	2	1	1
Level 3 (L4)							558	1	0	1	2	2	1	0		7	503	660	558	4	5	1
Level 4 (L5)							560	1	0	1	2	2	1	0		7	505	662	560	4	5	1
Level 5 (L6)							573	1	0	1	2	2	1	0		7	505	662	573	4	5	1
Level 6 (L7)							561	1	0	1	2	2	1	0		7	505	662	561	4	5	1
Level 7 (L8)							573	1	0	1	2	2	1	0		7	505	662	573	4	5	1
Level 8 (L9)							473	1	1	0	0	3	1	0		6	430	572	473	4	5	1
Level 9 (L10)							473	1	1	0	0	3	1	0		6	428	572	473	-	5	0
Level 10 (L11)							473	1	1	0	0	3	1	0		6	430	572	473	-	5	0
Level 11 (L12)							473	1	1	0	0	3	1	0		6	428	572	473	-	5	0
Level 12 (L13)							473	1	1	0	0	3	1	0		6	430	572	473	-	5	0
Level 13 (L14)							473	1	1	0	0	3	1	0		6	428	572	473	-	5	0
Level 14 (L15)							469	1	1	0	0	3	1	0		6	425	566	469	-	5	0
Level 15 (L16-Penthouse)							387	0	0	0	1	2	0	2		5	336	478	387	-	4	0
Level 16 (L17-Plant)							262										236	488	262			
Level 17 (L18-Roof)																						
Totals	45	0	0	613	0	0	8043	14	7	14	13	33	12	3	96	7668	10567	8656	37	73	11	
	sqm/car = 0		Total Retail/Commercial Area =		613			15%	7%	15%	14%	34%	13%	3%					67%	76%	11%	
								15%	22%		48%		16%									

STAGE 1 DEVELOPMENT GFA*:	8656 SQ.M.
TOTAL FSR ACHIEVED:	1.53 :1
ALLOWABLE GFA*:	21845 SQ.M.
ALLOWABLE FSR:	3.85 :1
ALLOWABLE HEIGHT:	59.00 M

	REQUIRED	PROVIDED
RESIDENTIAL CAR SPACES	67	
RETAIL / COMMERCIAL CAR SPACES (REDUCED CAR PARK ALLOCATION AS PER CAB DCP NOTE ALLOWING FOR UP TO 70% REDUCTION FOR DEVELOPMENTS WITH SIGNIFICANT CULTURAL, RECREATIONAL, OR ENTERTAINMENT USES.)	25	
TOTAL CAR SPACES *NOTE: INCLUDES RESIDENTIAL, VISITOR, RETAIL AND ACCESSIBLE CARSPACE NUMBERS	92	

RESI. CAR RATE					
0.5	0.5	0.75	1	No Visitor Space	
7	11	34	15	0	
NON-RESI. CAR RATE					
	RETAIL	COMMERCIAL	DAYCARE	BAR GAME AREA	TAVERN RESTAURANT
	1carspace/25m2	1carspace/40m2 GLA	1carspace/4 children	1carspace/5m2 GLA	1carspace/25m GLA
	25	N/A	N/A	N/A	N
TOTAL					

			PERMISSIBLE		
			60%	70%	15%
INC. 10% Acc	9.6	Units Required			

ACC. CARSPACES	
RESI	
INC. 10% Acc	10
RETAIL/COMMERCIAL	
1carsapce for 1-20 carspaces	+1 carsapce for every 50 carspaces
Acc Carspaces	1
ACC. INCLUSIVE	11

LANEWAY EXCLUSION FEASIBILITY STUDY

CABRAMATTA EAST PRECINCT DEVELOPMENT SCHEDULE

Job No 20073
File 12.06.01
Date 5/02/2025

SITE AREA: 5674 SQ.M.

STAGE 1 - TOWER B



	CARPARK		SERVICES/CIRC	RETAIL	COMMERCIAL		Area	RESIDENTIAL MIX							Total	AREA PER LEVEL			AMENITIES			
	NO	Area	Area	Area	OFFICES	HOTEL / RESTAURANT		Area	RESIDENTIAL MIX							Sellaable area	(EX BALCONIES)		9 am - 3 pm			
									35-50sqm	50-60sqm	60-70sqm	70-75sq	75-90sq	90-100sqm			100-110sqm	GFA*	GFA*	CV	Solar	No Solar
Basement 4															0	0						
Basement 3															0	0						
Basement 2	94														0	0						
Basement 1	34														0	0						
Ground Floor (L1)			172	768			181	0	0	0	0	0	0	0	0	819	1515	1121				
Ground Floor (Mezz)								0	0	0	0	0	0	0	0							
Level 1 (L2)					670	0	523	0	0	4	0	2	0	0	6	993	1221	1193	4	4	0	
Level 2 (L3)							806	1	0	6	0	2	0	0	9	654	913	806	10	4	3	
Level 3 (L4)							807	0	2	2	1	5	0	0	10	706	906	807	6	5	2	
Level 4 (L5)							807	0	2	2	1	5	0	0	10	705	906	807	6	6	1	
Level 5 (L6)							807	0	2	2	1	5	0	0	10	705	907	807	6	6	1	
Level 6 (L7)							807	0	2	2	1	5	0	0	10	705	907	807	6	6	1	
Level 7 (L8)							807	0	2	2	1	5	0	0	10	719	907	807	4	6	1	
Level 8 (L9)							807	0	2	2	1	5	0	0	10	717	905	807	4	6	1	
Level 9 (L10)							807	0	2	2	1	5	0	0	10	719	907	807	-	6	1	
Level 10 (L11)							807	0	2	2	1	5	0	0	10	717	905	807	-	6	1	
Level 11 (L12)							807	0	2	1	2	5	0	0	10	719	907	807	-	6	1	
Level 12 (L13)							807	0	2	1	2	5	0	0	10	717	905	807	-	6	1	
Level 13 (L14)							804	0	2	1	2	5	0	0	10	713	902	804	-	6	1	
Level 14 (L15-Penthouse)							692	0	1	0	0	1	0	7	9	606	794	692	-	5	1	
Level 15 (L16-Plant)							496	0	0	0	0	0	0	0	0	446	797	496	-	0		
Level 16 (L17-Roof)																						
Totals	128	0	172	768	670	0	11572	1	23	29	14	60	0	7	134	11360	15204	13182	46	78	16	
	sqm/car = 0		Total Retail/Commercial Area = 1438					1%	17%	22%	10%	45%	0%	5%					61%	58%	12%	
								1%	39%		55%		5%									

STAGE 1 DEVELOPMENT GFA*:	13182 SQ.M.
TOTAL FSR ACHIEVED:	2.32 :1
ALLOWABLE GFA*:	21845 SQ.M.
ALLOWABLE FSR:	3.85 :1
ALLOWABLE HEIGHT:	59.00 M

	REQUIRED	PROVIDED
RESIDENTIAL CAR SPACES	88	
RETAIL / COMMERCIAL CAR SPACES (REDUCED CAR PARK ALLOCATION AS PER CAB DCP NOTE ALLOWING FOR UP TO 70% REDUCTION FOR DEVELOPMENTS WITH SIGNIFICANT CULTURAL, RECREATIONAL, OR ENTERTAINMENT USES.)	44	
TOTAL CAR SPACES *NOTE: INCLUDES RESIDENTIAL, VISITOR, RETAIL AND ACCESSIBLE CARSPACE NUMBERS	132	

RESI. CAR RATE					
0.5	0.5	0.75	1	No Visitor Space	
0	26	55	7	0	
NON-RESI. CAR RATE					
	RETAIL	COMMERCIAL	DAYCARE	BAR GAME AREA	TAVERN RESTAURANT
	1carspace/25m2	1carspace/40m2 GLA	1carspace/10 places + 1/staff	1carspace/5m2 GLA	1carspace/25m GLA
	30	14	N/A	N/A	N/A
TOTAL					

			PERMISSIBLE		
			60%	70%	15%
INC. 10% Acc	13.4	Units Required			

ACC. CARSPACES	
RESI	
INC. 10% Acc	13
RETAIL/COMMERCIAL	
1carspace for 1-20 carspaces	+1 carspace for every 50 carspaces
Acc Carspaces	1
ACC. INCLUSIVE	
	14

LANEWAY EXCLUSION FEASIBILITY STUDY

DEVELOPMENT SCHEDULE - STAGE 2 - TOWER C

CABRAMATTA EAST PRECINCT
DEVELOPMENT SCHEDULE

Job No 20073
File 12.06.01
Date 5/02/2025

SITE AREA: 2255 SQ.M.

STAGE 2 - TOWER C



	CARPARK		SERVICES/CIRC	RETAIL	COMMERCIAL		Area	RESIDENTIAL MIX							Total	AREA PER LEVEL			AMENITIES		
	NO	Area	Area	Area	Area	Area										Sellable area	(EX BALCONIES)		CV	Solar	No Solar
								35-50sqm Studio	50-60sqm 1 Bed	60-70sqm 1 Bed +	70-75sq 2 Bed	75-90sq 2 Bed +	90-100sqm 3 Bed	100-110sqm 3 Bed +			GBA*	GFA*			
Basement 4																0	0				
Basement 3	45	1876														2024	0				
Basement 2	32	1876														2024	0				
Basement 1	22	1876														2024	0				
Ground Floor (L1)			54	447	0	825	126	0	0	0	0	0	0	0	0	1272	1899	1452	0	0	0
Ground Floor (Mezz)							0	0	0	0	0	0	0	0	0	0	0		0	0	0
Level 1 (L2)			160		1035	336	0	0	0	0	0	0	0	0	0	1371	1775	1531	0	0	0
Level 2 (L3)							771	0	2	0	1	7	0	2	12	667	894	771	11	8	4
Level 3 (L4)							523	0	0	0	1	0	0	0	1	448	668	523	1	1	0
Level 4 (L5)							778	1	2	1	0	4	0	1	9	668	885	778	6	7	2
Level 5 (L6)							776	1	2	1	0	4	0	1	9	666	883	776	6	7	2
Level 6 (L7)							778	1	2	1	0	4	0	1	9	668	885	778	6	7	2
Level 7 (L8)							776	1	2	1	0	4	0	1	9	656	883	776	6	7	0
Level 8 (L9)							663	1	1	1	1	4	0	0	8	578	770	663	4	6	0
Level 9 (L10)							664	1	1	1	1	4	0	0	8	579	770	664	-	6	0
Level 10 (L11)							663	1	1	1	1	4	0	0	8	578	769	663	-	8	0
Level 11 (L12)							664	1	1	0	2	3	1	0	8	579	770	664	-	8	0
Level 12 (L13)							663	1	1	0	2	3	1	0	8	578	769	663	-	8	0
Level 13 (L14)							664	1	1	0	2	3	1	0	8	579	770	664	-	8	0
Level 14 (L15)							663	1	1	0	2	3	1	0	8	578	769	663	-	8	0
Level 15 (L16)							664	1	1	0	2	3	1	0	8	579	770	664	-	8	0
Level 16 (L17)							655	1	1	1	1	3	1	0	8	570	760	655	-	8	0
Level 17 (L18-Penthouse)							527	0	0	1	1	0	0	5	7	427	637	527	-	7	0
Level 18 (L19-Plant)							355	0	0	0	0	0	0	0	0	346	425	355	-		0
Level 19 (L20-Roof)																					
Totals	99	5628	214	447	1035	1161	11373	13	19	9	17	53	6	11	128	12387	22823	14230	40	112	10
	sqm/car = 56.8			Total Retail/Commercial Area = 2643				10%	15%	7%	13%	41%	5%	9%					70%	88%	8%
								10%	22%		55%		13%								

STAGE 2 DEVELOPMENT GFA*:	14230 SQ.M.
TOTAL FSR ACHIEVED:	6.31 :1
ALLOWABLE GFA*:	14545 SQ.M.
ALLOWABLE FSR:	6.45 :1
ALLOWABLE HEIGHT:	66.00 M

	REQUIRED	PROVIDED
RESIDENTIAL CAR SPACES	90	45
RETAIL / COMMERCIAL CAR SPACES	110	54
TOTAL CAR SPACES	200	99
*NOTE: INCLUDES RESIDENTIAL, VISITOR, RETAIL AND ACCESSIBLE CARSPACE NUMBERS		

RESI. CAR RATE				
0.5	0.5	0.75	1	No Visitor Space
7	14	52	17	0
90				
NON-RESI. CAR RATE				
	RETAIL		COMMERCIAL	
	1carspace/25m2		1carspace/40m2 GLA	
			DAYCARE	BAR GAME AREA
			1carspace/4 children	1carspace/5m2 GLA
				TAVERN RESTAURANT
				1carspace/25m2 GLA
	16	26	N/A	43
				23
				110
TOTAL				200

ACC. CARSPACES			
RESI			
INC. 10% Acc	13	Carspaces Required	
RETAIL/COMMERCIAL			
1carspace for 1-20 carspaces	+ 1 carspace for every 50 carspaces		
Acc Carspaces	3		
ACC. INCLUSIVE	16		

PERMISSIBLE		
60%	70%	15%

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