

URBAN DESIGN STUDY:

SCENARIO 01:

NEETA CITY SITE:

Scenario 1: model based on current LEP and DCP controls
The Applicant should show the development potential of the site based on current LEP and DCP controls, which include the permissible forms of development in Zone E2 (not residential), maximum FSR of 4:1 and maximum height of 42m.

LEP - FAIRFIELD 2013

FSR = 4:1

HEIGHT = 42M

ZONING = E2 COMMERCIAL CENTRE

DCP - FAIRFIELD 2013

SITE SPECIFIC DCP APPENDIX 7: THE FORUM SHOPPING CENTRE INCLUDING NEETA CITY SHOPPING CENTRE

DESIGN ISSUES

- Any Site Specific DCP should provide for active frontages
- along Smart and Nelson Streets and Court Road
- The proposal shall not involve overshadowing of the public domain or adjoining properties
- between 8am-3pm 21 June
- any greater than that expected if the site was developed under the controls set out in Section 4 of this DCP. The massing of any buildings along the street edge should be consistent with and complementary to the scale of buildings proposed in the building envelope in Section 4 of this DCP for adjoining sites.
- This site is located in the central zone. As discussed in Section 3, this is the central retail commercial hub and the central area for the activity and the building height permitted in the building envelope acknowledge this. To ensure development respects this context and to ensure a uniformity of form across the core is maintained a maximum height of 14 storeys (42m maximum) will be permitted, subject to compliance with the design issues above.

AMALGAMATION:

ACCESS AND MOVEMENT:

SITE AREA:

APPROX = 21,750 SQM

SOUTHERN NEIGHBOURS:

Scenario 1: model based on Current LEP/DCP/ADG controls WITH amalgamation of neighbouring lots
The Applicant should show how all the southern lots can be amalgamated to meet the site area requirements of clauses 7.6 and 7.7 of the LEP so that sites can be developed to their full potential of FSR 3.5:1 and 38m height.

NOTABLE LEP REQUIREMENTS

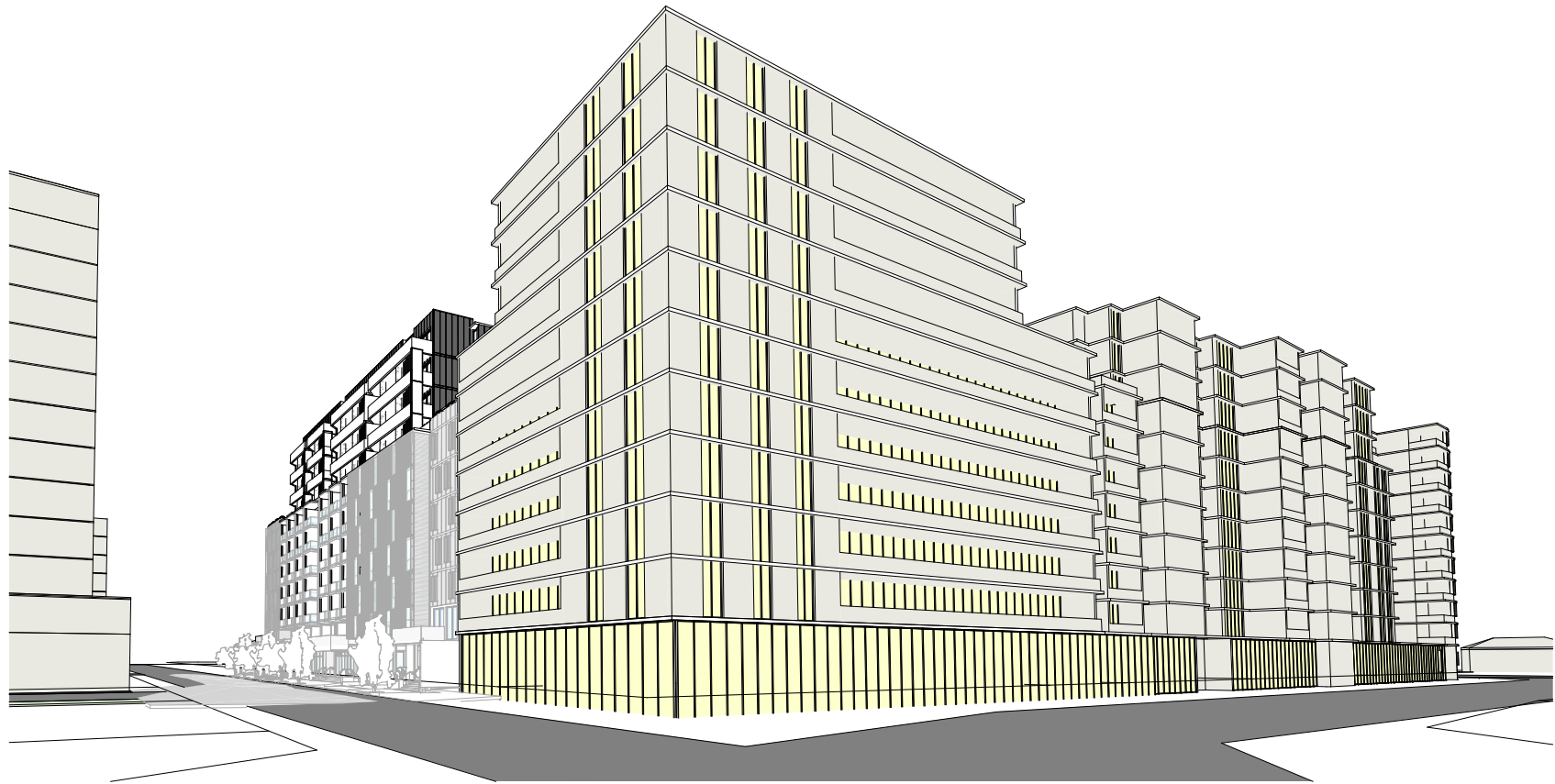
7.6 Fairfield—floor space ratio

- This clause has effect despite clause 4.4.
- The floor space ratio of a building on a lot that is on land identified as "Fairfield—Area A" or "Fairfield—Area B" on the *Town Centre Precinct Map* must not exceed 3:1 unless—
 - the size of the lot is at least 1,360 square metres, and
 - the width of the lot is at least 34 metres.
- The floor space ratio of a building on a lot that is on land identified as "Fairfield—Area C" on the *Town Centre Precinct Map* must not exceed 3:1 unless—
 - the size of the lot is at least 1,500 square metres, and
 - the width of the lot is at least 30 metres.
- The floor space ratio of a building on a lot that is on land identified as "Fairfield—Area D" on the *Town Centre Precinct Map* must not exceed 2.5:1 unless—
 - the size of the lot is at least 1,500 square metres, and
 - the width of the lot is at least 40 metres, and
 - the depth of the lot is at least 40 metres.
- The floor space ratio of a building on a lot that is on land identified as "Fairfield—Area E" on the *Town Centre Precinct Map* must not exceed 2.5:1 unless—
 - the size of the lot is at least 1,500 square metres, and
 - the width of the lot is at least 40 metres.

7.7 Fairfield—height of buildings

- The objective of this clause is to allow development to be built to the maximum permissible building height of certain development standards are met.
- This clause has effect despite clause 4.3.
- The height of a building on a lot that is on land identified as "Fairfield—Area A" on the *Town Centre Precinct Map* must not exceed 15 metres unless—
 - the site area of the building is at least the minimum site area shown for the land on the *Minimum Site Area Map*, and
 - the area of the lot is at least 1,360 square metres, and
 - the width of the lot is at least 34 metres.
- The height of a building on a lot that is on land identified as "Fairfield—Area B" on the *Town Centre Precinct Map* must not exceed 21 metres unless—
 - the site area of the building is at least the minimum site area shown for the land on the *Minimum Site Area Map*, and
 - the area of the lot is at least 1,360 square metres, and
 - the width of the lot is at least 34 metres.
- The height of a building on a lot that is on land identified as "Fairfield—Area C" on the *Town Centre Precinct Map* must not exceed 21 metres unless—
 - the site area of the building is at least the minimum site area shown for the land on the *Minimum Site Area Map*, and
 - the area of the lot is at least 1,500 square metres, and
 - the width of the lot is at least 30 metres.
- The height of a building on a lot that is on land identified as "Fairfield—Area D" on the *Town Centre Precinct Map* must not exceed 26 metres unless—
 - the site area of the building is at least the minimum site area shown for the land on the *Minimum Site Area Map*, and
 - the size of the lot is at least 1,500 square metres, and
 - the width of the lot is at least 40 metres, and
 - the depth of the lot is at least 40 metres.





SCENARIO 01
ALLAN ST AND COURT ROAD PERSPECTIVE

1

URBAN STUDY:
SCENARIO 01

NEETA QTY:

* PROPOSED URBAN STUDY SCHEME IS MODEL
TO ACHIEVE COMPLIANCE WITH CURRENT
FAIRFIELD 2013 LEP AND DCP

SITE AREA = 21,750 SQM
FSR CONTROL = 4:1
HEIGHT CONTROL = 42 M
GFA ALLOWABLE = 87,000 SQM

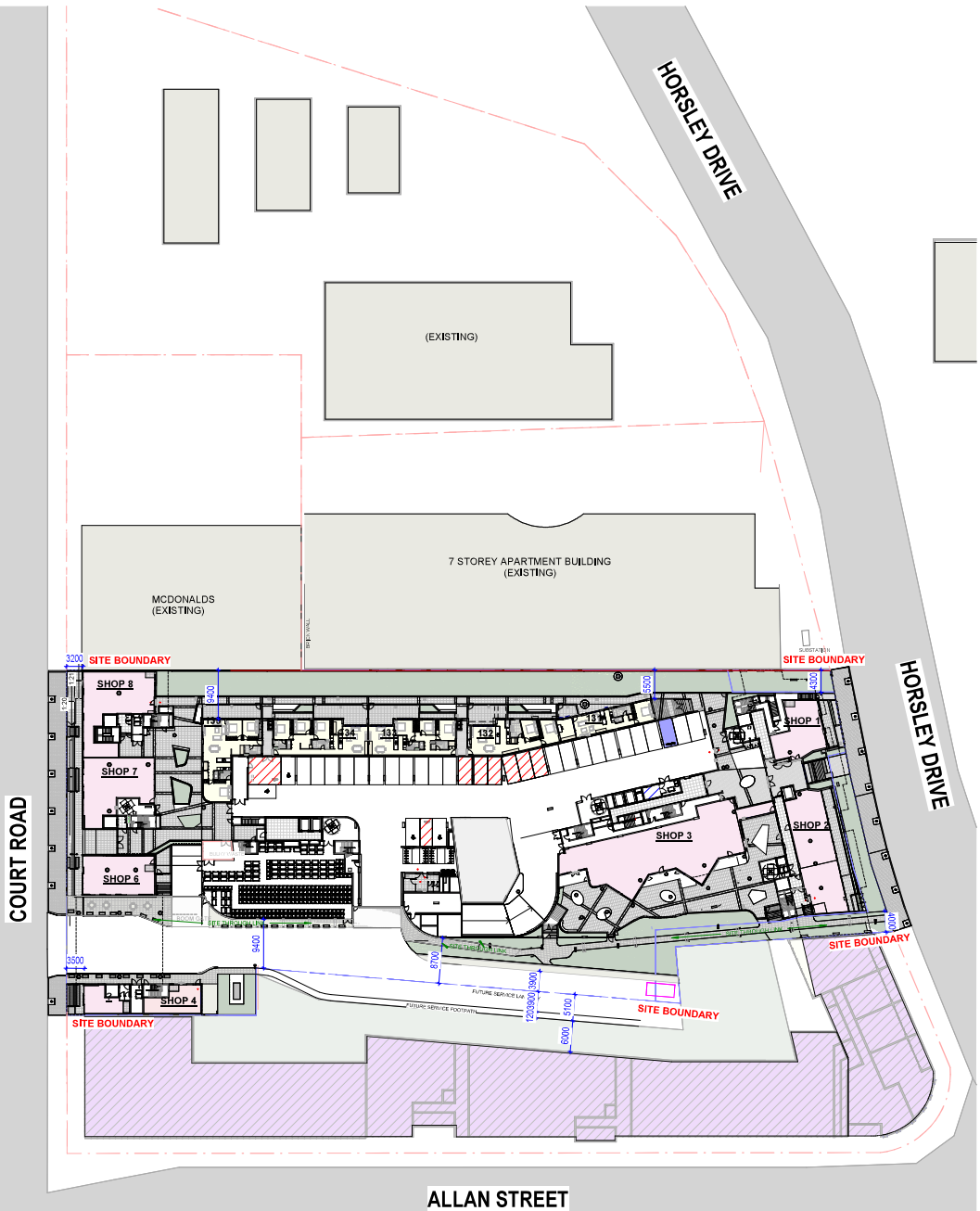
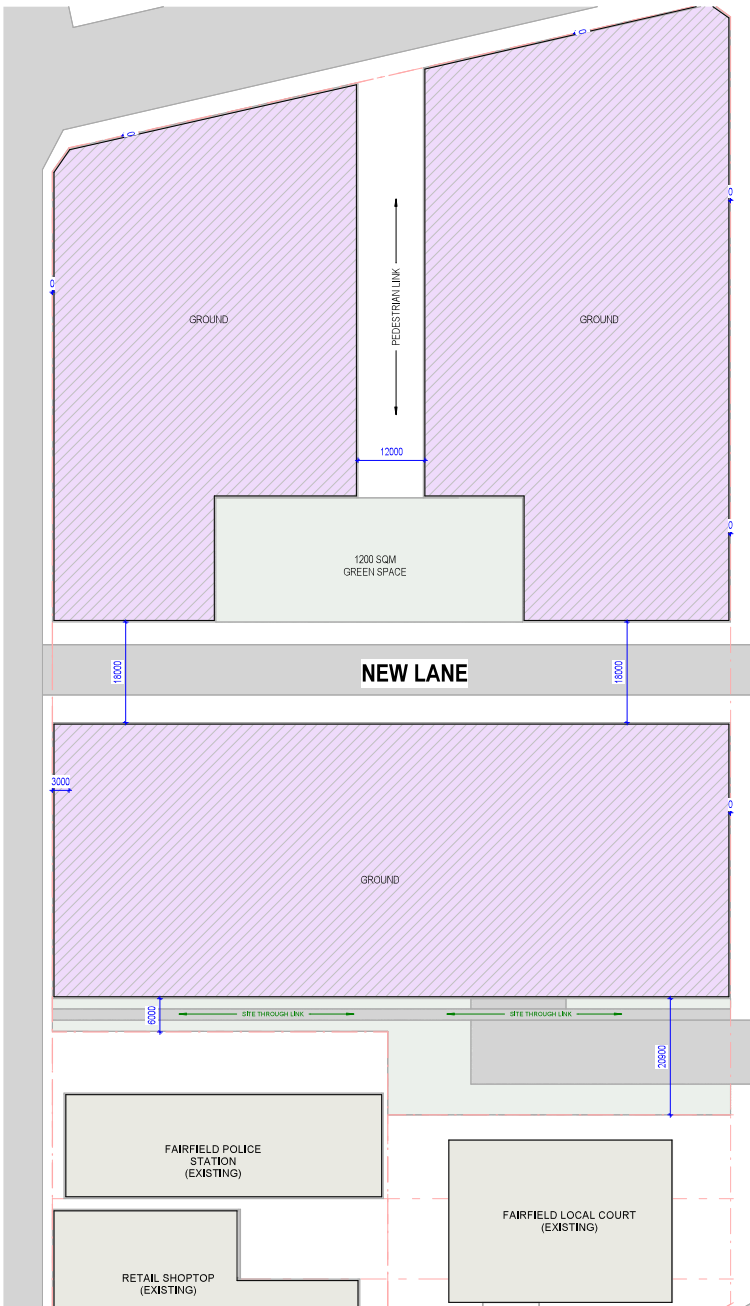
PROPOSED STUDY:

RL	HEIGHT	GROSS BUILDING AREA	GROSS FLOOR AREA
LEVEL 12	3.1 m	5100 SQM	3825 SQM
LEVEL 11	3.1 m	5100 SQM	3825 SQM
LEVEL 10	3.1 m	5100 SQM	3825 SQM
LEVEL 09	3.1 m	5100 SQM	3825 SQM
LEVEL 08	3.1 m	5100 SQM	3825 SQM
LEVEL 07	3.1 m	6500 SQM	7125 SQM
LEVEL 06	3.1 m	6500 SQM	7125 SQM
LEVEL 05	3.1 m	6500 SQM	7125 SQM
LEVEL 04	3.1 m	6500 SQM	7125 SQM
LEVEL 03	3.1 m	10600 SQM	7950 SQM
LEVEL 02	3.1 m	10600 SQM	7950 SQM
LEVEL 01	3.1 m	15500 SQM	11625 SQM
GROUND	RL 9	4.0 m	15500 SQM
41.2 m HEIGHT		86,775 SQM GFA	3.99:1 FSR

SOUTHERN SITES:

* PROPOSED URBAN STUDY SCHEME IS
MODELLED TO ACHIEVE COMPLIANCE WITH
CURRENT FAIRFIELD 2013 LEP AND DCP
* ALL SOUTHERN LOTS TO BE AMALGAMATED

FSR CONTROL = 3.5:1
HEIGHT CONTROL = 38 M



3	SECTION 34 - RFI SET	30/09/24
2	SECTION 34 LODGEMENT SET	09/09/24
1	ISSUED FOR APPROVAL	14/02/24

No. Description Date
T: +612 8199 1144
www.jevee33.com.au
Nominated Registered Architect: George O'Donovan NSW 6763



SCENARIO 1_GROUND FLOOR
PLAN

46 Court Road - Fairfield
EVO FAIRFIELD

North



MA1010 3

URBAN STUDY:
SCENARIO 01

NETTA QTY:

* PROPOSED URBAN STUDY SCHEME IS MODELLED TO ACHIEVE COMPLIANCE WITH CURRENT FAIRFIELD 2013 LEP AND DCP

SITE AREA = 21,750 SQM
FSR CONTROL = 4 : 1
HEIGHT CONTROL = 42 M
GFA ALLOWABLE = 87,000 SQM

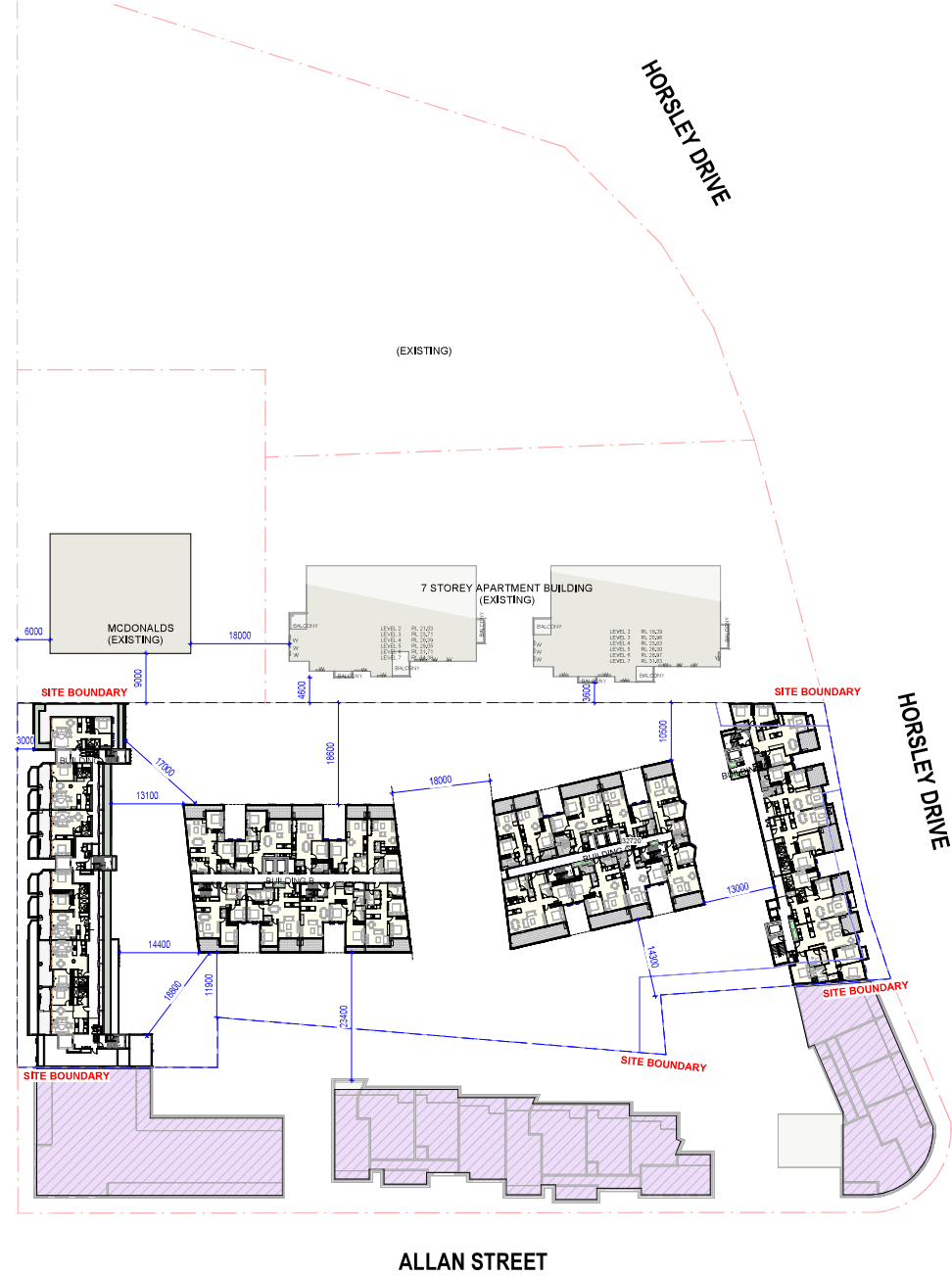
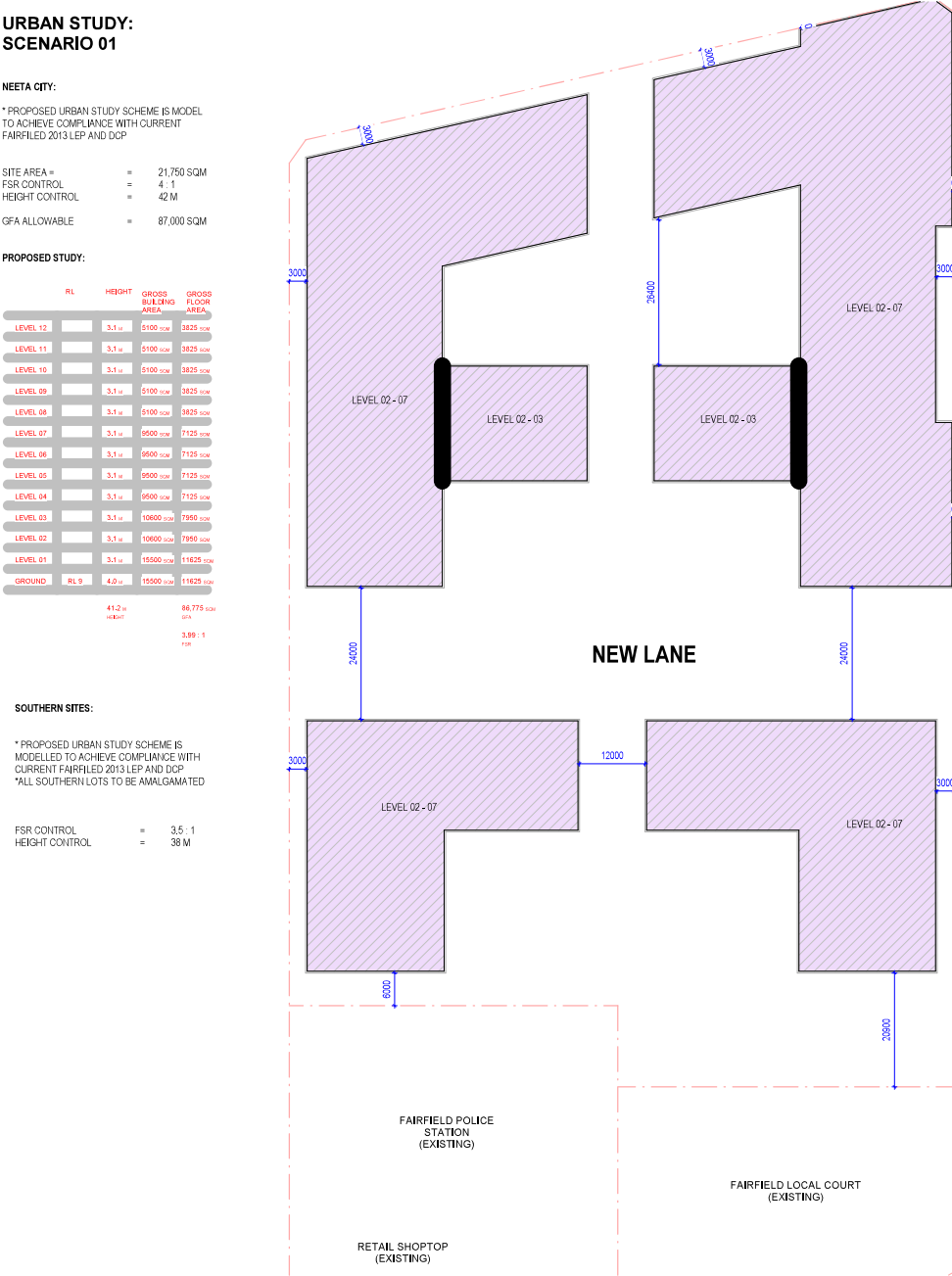
PROPOSED STUDY:

RL	HEIGHT	GROSS BUILDING AREA	GROSS FLOOR AREA
LEVEL 12	3.1 m	5100 SQM	3825 SQM
LEVEL 11	3.1 m	5100 SQM	3825 SQM
LEVEL 10	3.1 m	5100 SQM	3825 SQM
LEVEL 09	3.1 m	5100 SQM	3825 SQM
LEVEL 08	3.1 m	5100 SQM	3825 SQM
LEVEL 07	3.1 m	6500 SQM	7125 SQM
LEVEL 06	3.1 m	6500 SQM	7125 SQM
LEVEL 05	3.1 m	6500 SQM	7125 SQM
LEVEL 04	3.1 m	6500 SQM	7125 SQM
LEVEL 03	3.1 m	10600 SQM	7950 SQM
LEVEL 02	3.1 m	10600 SQM	7950 SQM
LEVEL 01	3.1 m	15500 SQM	11625 SQM
GROUND	RL 9	4.9 m	15500 SQM
41.2 m HEIGHT		86,775 SQM GFA	3.99 : 1 FSR

SOUTHERN SITES:

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* ALL SOUTHERN LOTS TO BE AMALGAMATED

FSR CONTROL = 3.5 : 1
HEIGHT CONTROL = 38 M



URBAN STUDY:
SCENARIO 01

NEETA QTY:

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TO ACHIEVE COMPLIANCE WITH CURRENT
FAIRFIELD 2013 LEP AND DCP

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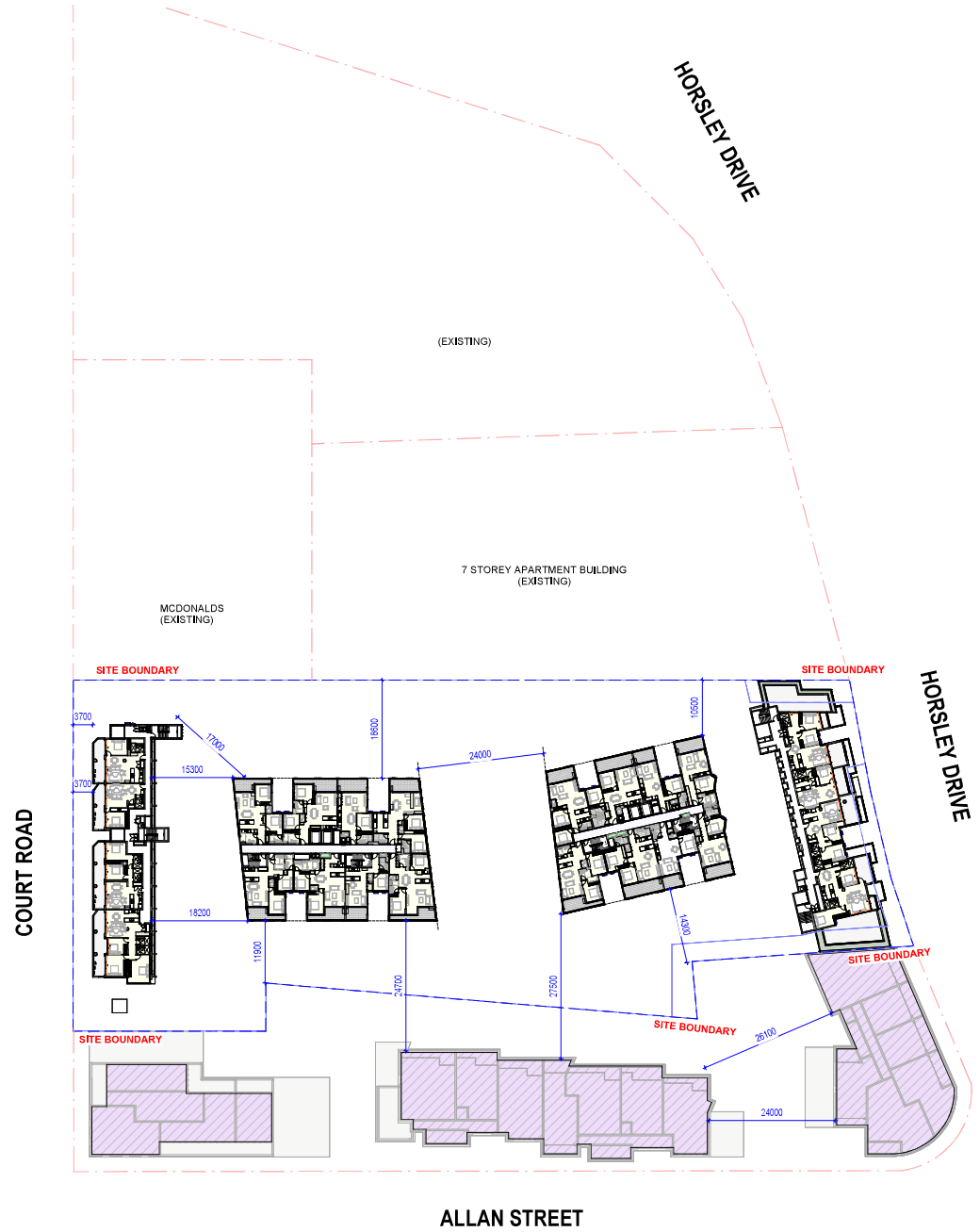
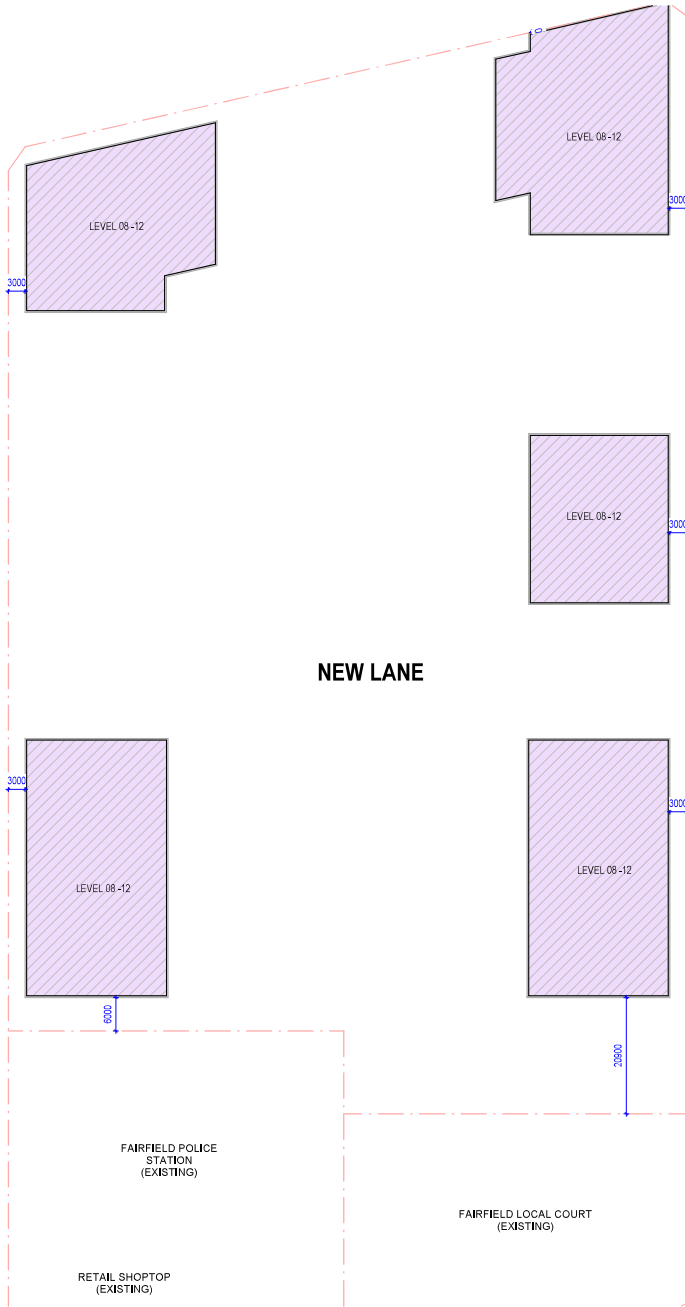
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LEVEL 07	3.1 m	6500 SQM	7125 SQM
LEVEL 06	3.1 m	6500 SQM	7125 SQM
LEVEL 05	3.1 m	6500 SQM	7125 SQM
LEVEL 04	3.1 m	6500 SQM	7125 SQM
LEVEL 03	3.1 m	10600 SQM	7950 SQM
LEVEL 02	3.1 m	10600 SQM	7950 SQM
LEVEL 01	3.1 m	15500 SQM	11625 SQM
GROUND	RL 9	15500 SQM	11625 SQM
41.2 m HEIGHT		86,775 SQM GFA	3.99 : 1 FSR

SOUTHERN SITES:

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FSR CONTROL = 3.5 : 1
HEIGHT CONTROL = 38 M



URBAN STUDY:
SCENARIO 01

NEETA QTY:

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TO ACHIEVE COMPLIANCE WITH CURRENT
FAIRFIELD 2013 LEP AND DCP

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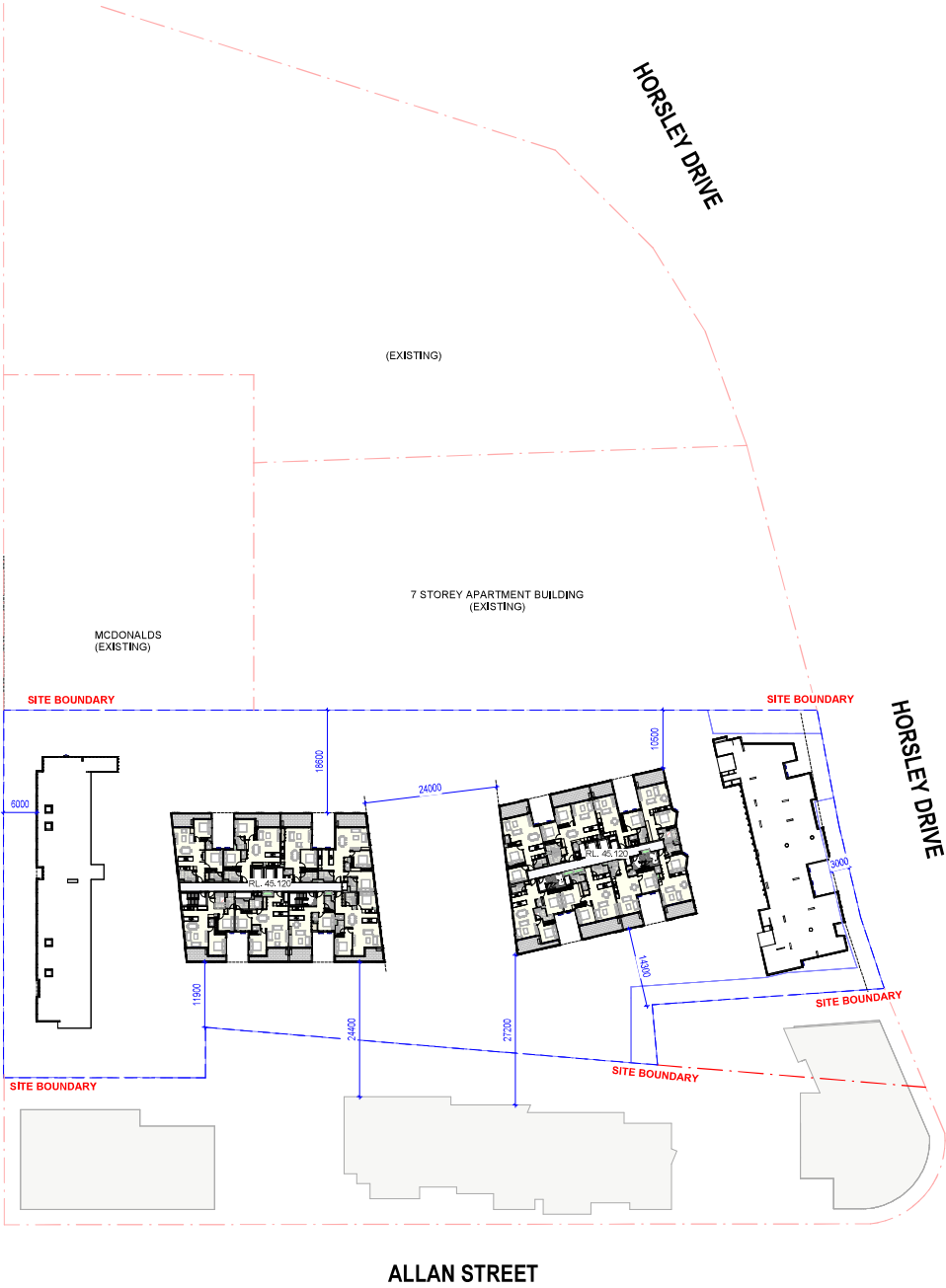
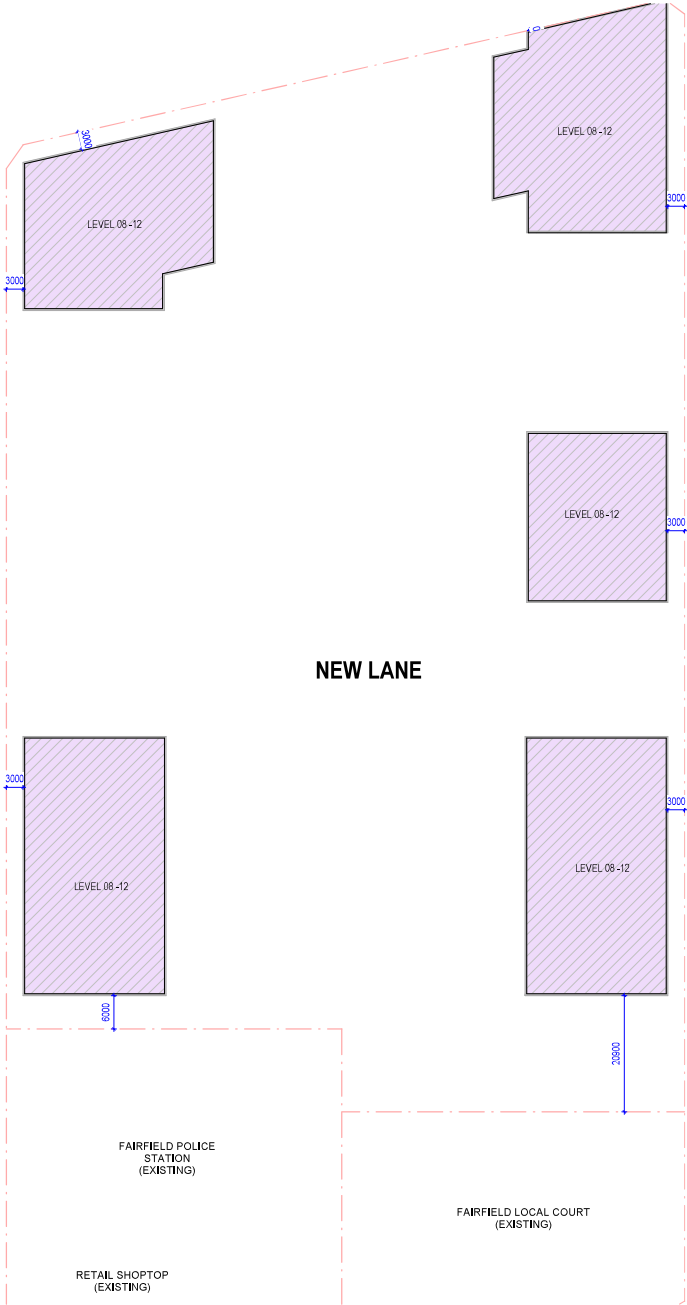
PROPOSED STUDY:

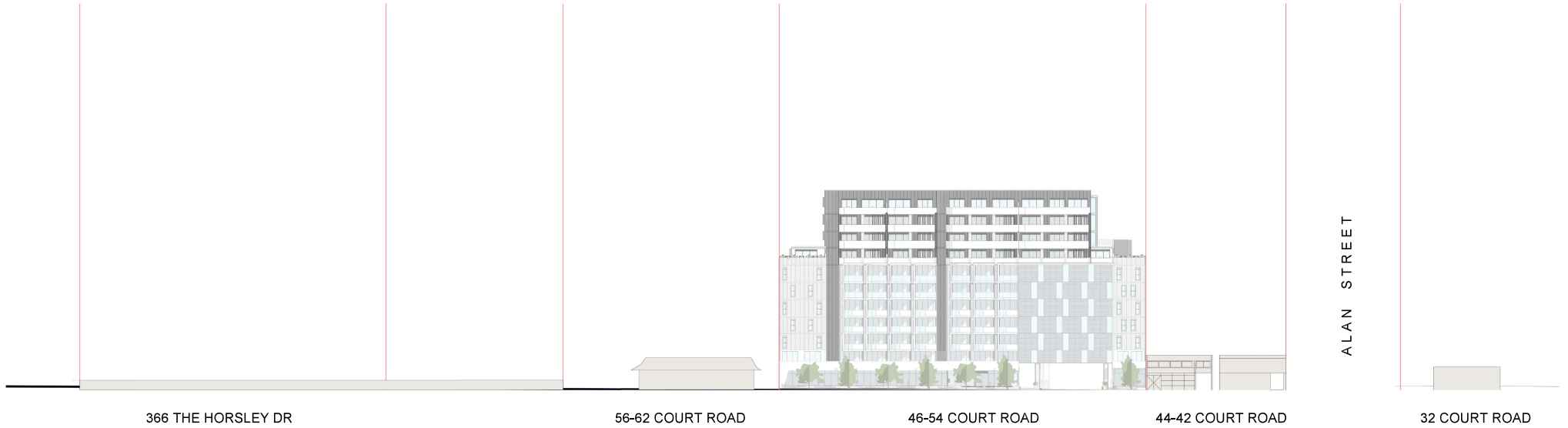
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LEVEL 07	3.1 m	6500 SQM	7125 SQM
LEVEL 06	3.1 m	6500 SQM	7125 SQM
LEVEL 05	3.1 m	6500 SQM	7125 SQM
LEVEL 04	3.1 m	6500 SQM	7125 SQM
LEVEL 03	3.1 m	10600 SQM	7950 SQM
LEVEL 02	3.1 m	10600 SQM	7950 SQM
LEVEL 01	3.1 m	15500 SQM	11625 SQM
GROUND	RL 9	15500 SQM	11625 SQM
41.2 m HEIGHT		86,775 SQM GFA	3.99 : 1 FSR

SOUTHERN SITES:

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FSR CONTROL = 3.5 : 1
HEIGHT CONTROL = 38 M





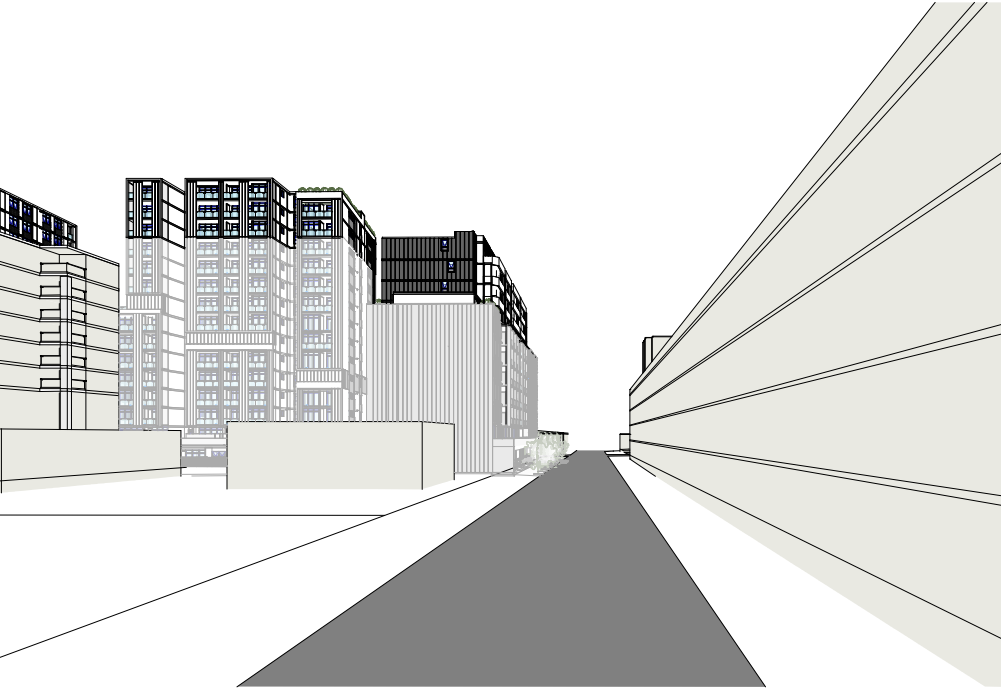
3	SECTION 34 - RFI SET	30/09/24
2	SECTION 34 LODGEMENT SET	09/09/24
1	ISSUED FOR APPROVAL	14/02/24
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Nominated Registered Architect: George O'Donovan NSW 6763		



SCENARIO 1 COURT ROAD -
ELEVATIONS SITE
CHARACTER

46 Court Road - Fairfield
EVO FAIRFIELD

MA1030 3



1 COURT ROAD - SITE CONTEXT - EXISTING



2 COURT ROAD - SITE CONTEXT - FUTURE



BLDG D EAST - THE HORSLEY DRIVE - NEIGHBOUR CURRENT

CONTEXT

1 : 350



BLDG D EAST - THE HORSLEY DRIVE - NEIGHBOUR CONTEXT -

FUTURE DCP

1 : 350

3 SECTION 34 - RFI SET 30/09/24
2 SECTION 34 LODGEMENT SET 09/09/24
1 ISSUED FOR APPROVAL 14/02/24

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LEVEL 
ARCHITECTURAL DIVISION

SCENARIO 1 THE HORSLEY
DRIVE - ELEVATIONS SITE
CHARACTER

46 Court Road - Fairfield
EVO FAIRFIELD

North

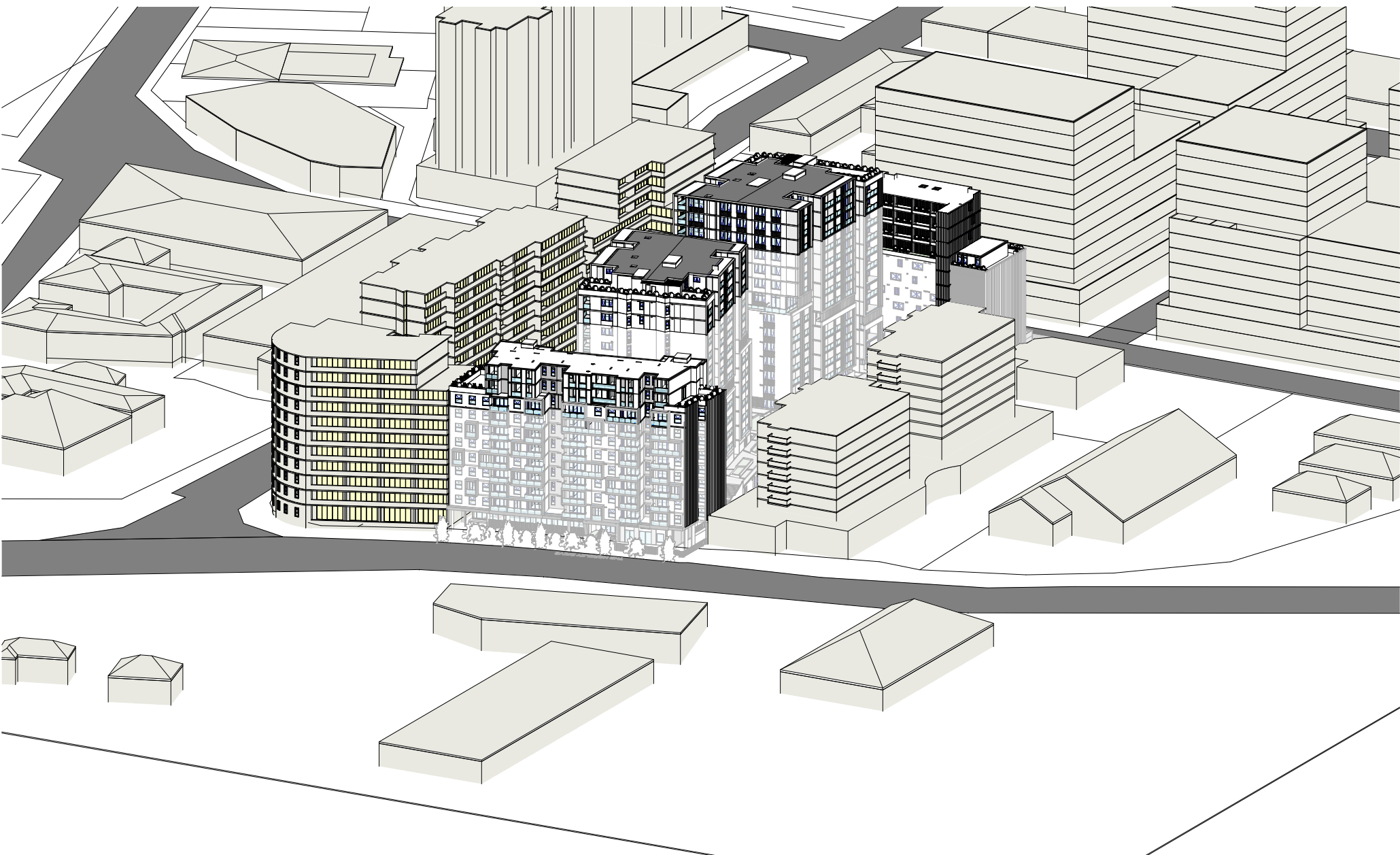

MA1035 3



1 HORSLEY DRIVE - SITE CONTEXT - EXISTING



2 HORSLEY DRIVE - SITE CONTEXT - FUTURE



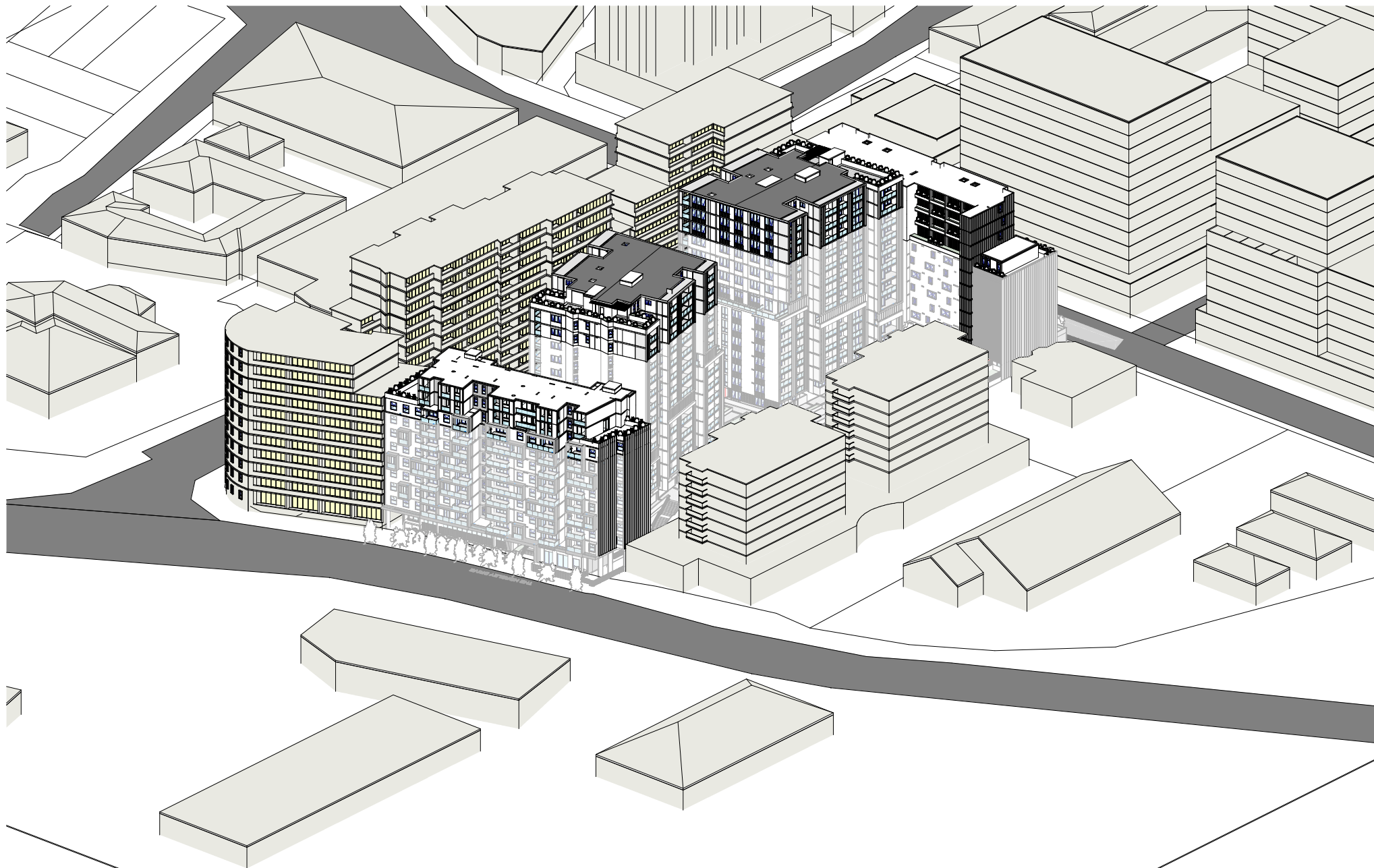
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1	ISSUED FOR APPROVAL	14/02/24
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SCENARIO 1_VIEW FROM SUN
- JUNE 21 9AM

46 Court Road - Fairfield
EVO FAIRFIELD

MA1040 3



3 SECTION 34 - RFI SET 30/09/24
 2 SECTION 34 LODGEMENT SET 09/09/24
 1 ISSUED FOR APPROVAL 14/02/24

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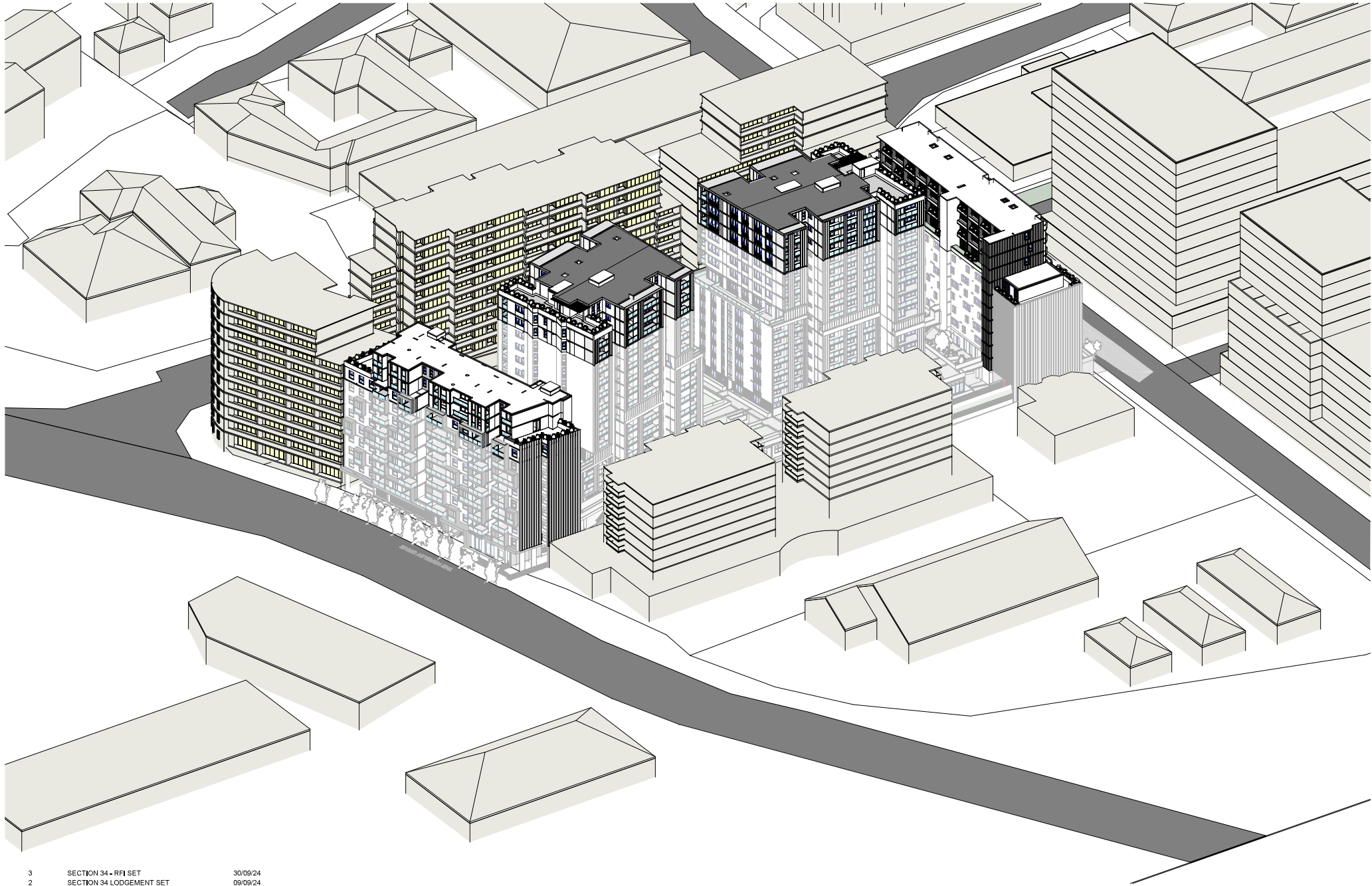
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SCENARIO 1_VIEW FROM SUN
 - JUNE 21 10AM

46 Court Road - Fairfield
 EVO FAIRFIELD

MA1041 3



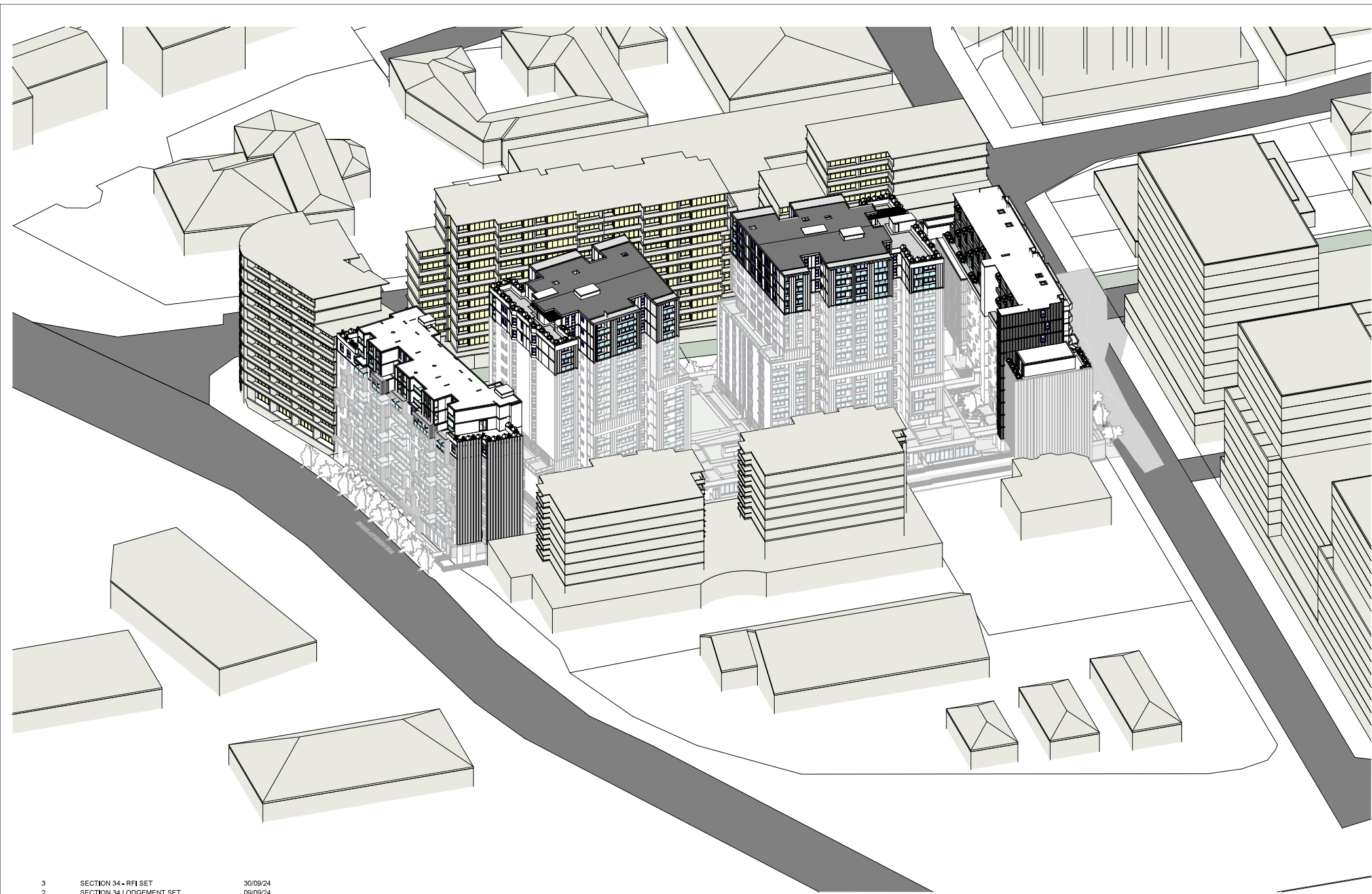
3	SECTION 34 - RFI SET	30/09/24
2	SECTION 34 LODGEMENT SET	09/09/24
1	ISSUED FOR APPROVAL	14/02/24
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SCENARIO 1_VIEW FROM SUN
- JUNE 21 11AM

46 Court Road - Fairfield
EVO FAIRFIELD

MA1042 3



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No.	Description	Date

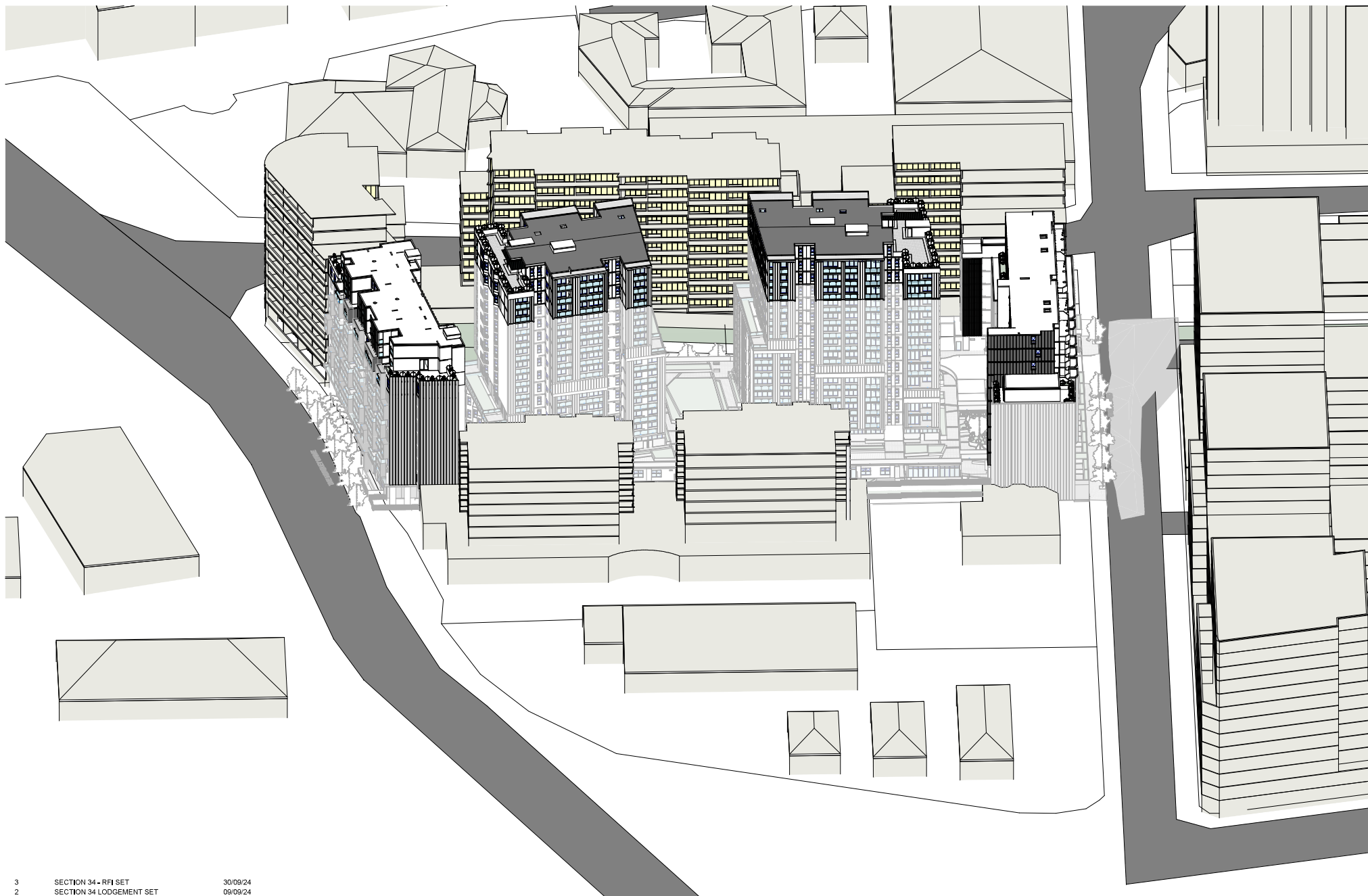
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 Nominated Registered Architect: George O'Donovan NSW 6763



SCENARIO 1_VIEW FROM SUN
 - JUNE 21 12PM

46 Court Road - Fairfield
 EVO FAIRFIELD

MA1043 3



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2	SECTION 34 LODGEMENT SET	09/09/24
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No.	Description	Date

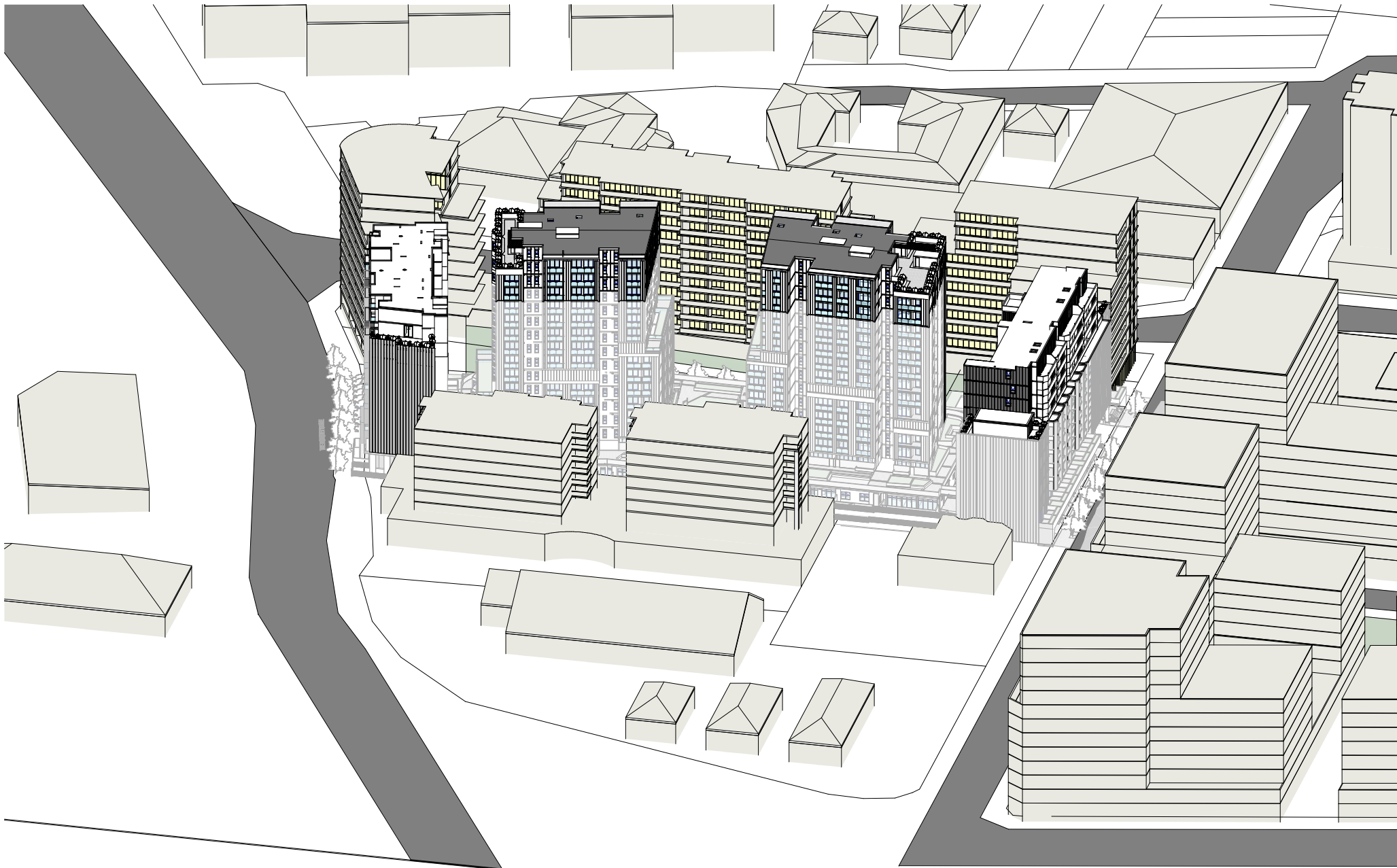
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SCENARIO 1_VIEW FROM SUN
 - JUNE 21 1PM

46 Court Road - Fairfield
 EVO FAIRFIELD

MA1044 3



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2	SECTION 34 LODGEMENT SET	09/09/24
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No.	Description	Date

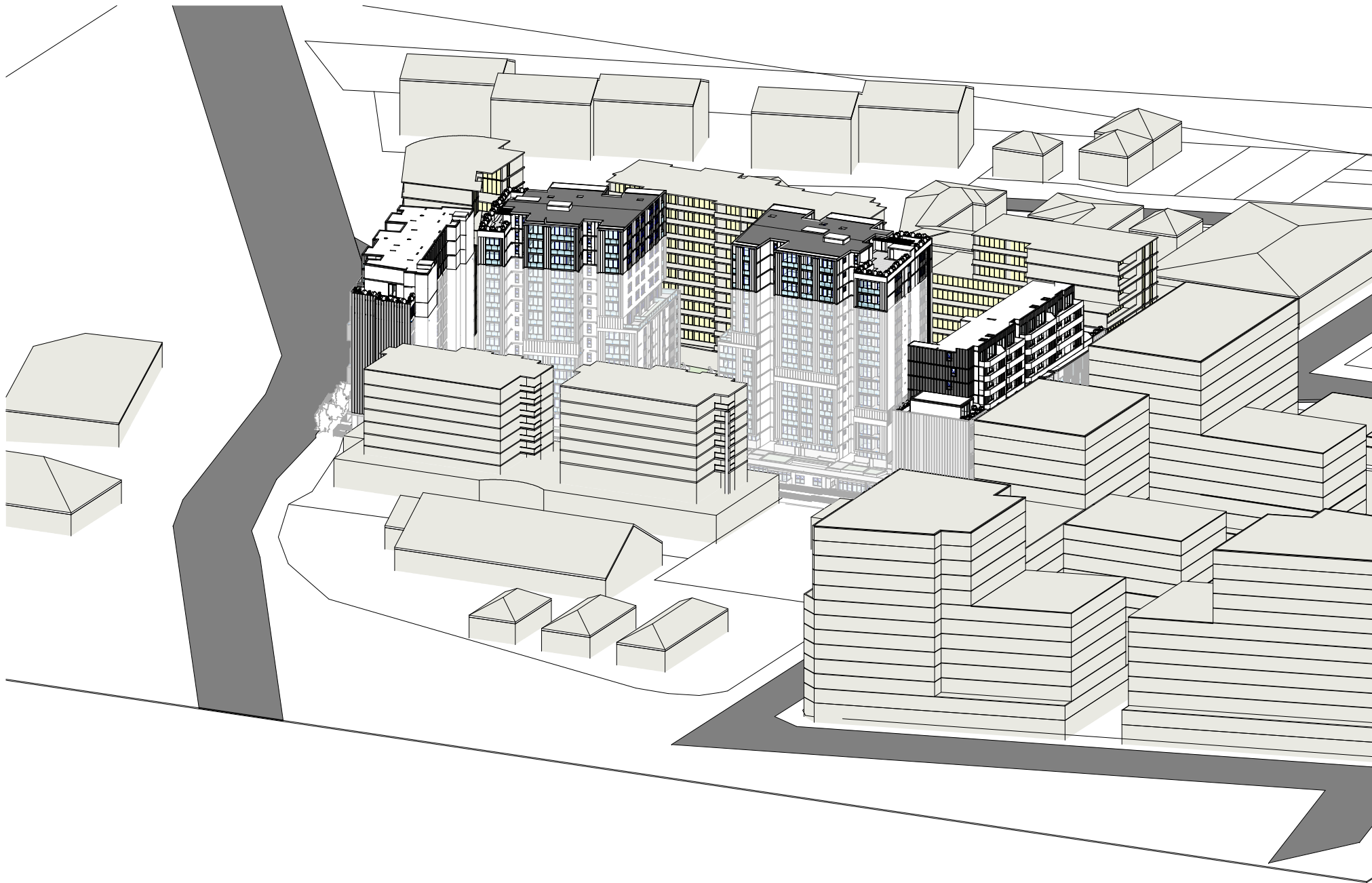
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SCENARIO 1_VIEW FROM SUN
 - JUNE 21 2PM

46 Court Road - Fairfield
 EVO FAIRFIELD

MA1045 3



3	SECTION 34 - RFI SET	30/09/24
2	SECTION 34 LODGEMENT SET	09/09/24
1	ISSUED FOR APPROVAL	14/02/24
No.	Description	Date

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www.level3.com.au
 Nominated Registered Architect: George O'Donovan NSW 6763



SCENARIO 1_VIEW FROM SUN
 - JUNE 21 3PM

46 Court Road - Fairfield
 EVO FAIRFIELD

MA1046 3

URBAN DESIGN STUDY:

SCENARIO 02:

NEETA CITY SITE:

Scenario 2 – model based on UDS 2018
The UDS 2018 envisaged possible development of this site of between 4-18 storeys for the purposes of residential accommodation.

SOUTHERN NEIGHBOURS:

Scenario 2: model based on Current LEP/DCP/ADG controls and WITHOUT amalgamation of southern lots
Without amalgamation, only the two lots comprising the KFC site are likely to be able to achieve the maximum FSR of 3.5:1 and 38m in height under the LEP. The other five remaining lots will only be able to achieve the lesser maximum of 2.5:1 FSR and 26m height as they will not meet the site area requirements, and their separate ownership makes amalgamation unlikely.

NOTABLE LEP REQUIREMENTS

- 7.6 Fairfield—floor space ratio**
- (1) This clause has effect despite clause 4.4.
- (2) The floor space ratio of a building on a lot that is on land identified as "Fairfield—Area A" or "Fairfield—Area B" on the *Town Centre Precinct Map* must not exceed 3:1 unless—
- (a) the size of the lot is at least 1,360 square metres, and
- (b) the width of the lot is at least 34 metres.
- (3) The floor space ratio of a building on a lot that is on land identified as "Fairfield—Area C" on the *Town Centre Precinct Map* must not exceed 3:1 unless—
- (a) the size of the lot is at least 1,500 square metres, and
- (b) the width of the lot is at least 30 metres.
- (4) The floor space ratio of a building on a lot that is on land identified as "Fairfield—Area D" on the *Town Centre Precinct Map* must not exceed 2.5:1 unless—
- (a) the size of the lot is at least 1,500 square metres, and
- (b) the width of the lot is at least 40 metres, and
- (c) the depth of the lot is at least 40 metres.
- (5) The floor space ratio of a building on a lot that is on land identified as "Fairfield—Area E" on the *Town Centre Precinct Map* must not exceed 2.5:1 unless—
- (a) the size of the lot is at least 1,500 square metres, and
- (b) the width of the lot is at least 40 metres.
- 7.7 Fairfield—height of buildings**
- (1) The objective of this clause is to allow development to be built to the maximum permissible building height of certain development standards are met.
- (2) This clause has effect despite clause 4.3.
- (3) The height of a building on a lot that is on land identified as "Fairfield—Area A" on the *Town Centre Precinct Map* must not exceed 15 metres unless—
- (a) the site area of the building is at least the minimum site area shown for the land on the *Minimum Site Area Map*, and
- (b) the area of the lot is at least 1,360 square metres, and
- (c) the width of the lot is at least 34 metres.
- (4) The height of a building on a lot that is on land identified as "Fairfield—Area B" on the *Town Centre Precinct Map* must not exceed 21 metres unless—
- (a) the site area of the building is at least the minimum site area shown for the land on the *Minimum Site Area Map*, and
- (b) the area of the lot is at least 1,360 square metres, and
- (c) the width of the lot is at least 34 metres.
- (5) The height of a building on a lot that is on land identified as "Fairfield—Area C" on the *Town Centre Precinct Map* must not exceed 21 metres unless—
- (a) the site area of the building is at least the minimum site area shown for the land on the *Minimum Site Area Map*, and
- (b) the area of the lot is at least 1,500 square metres, and
- (c) the width of the lot is at least 30 metres.
- (6) The height of a building on a lot that is on land identified as "Fairfield—Area D" on the *Town Centre Precinct Map* must not exceed 26 metres unless—
- (a) the site area of the building is at least the minimum site area shown for the land on the *Minimum Site Area Map*, and
- (b) the size of the lot is at least 1,500 square metres, and
- (c) the width of the lot is at least 40 metres, and
- (d) the depth of the lot is at least 40 metres.



URBAN STUDY:
SCENARIO 02

NEETA CITY:

* PROPOSED URBAN STUDY SCHEME IS MODELLED TO ACHIEVE COMPLIANCE WITH 2018 URBAN DESIGN STUDY FOR NEETA CITY COMPLEX

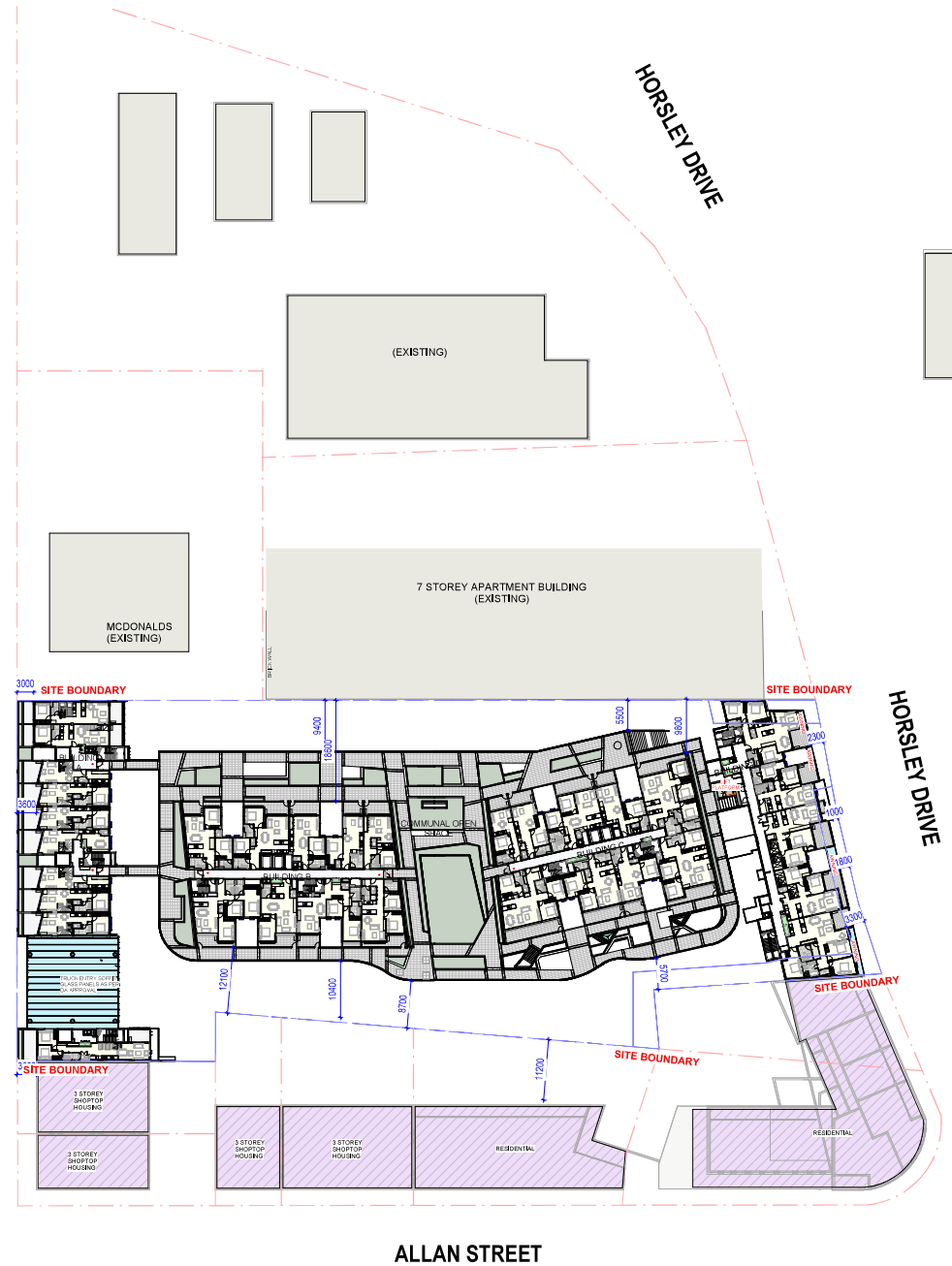
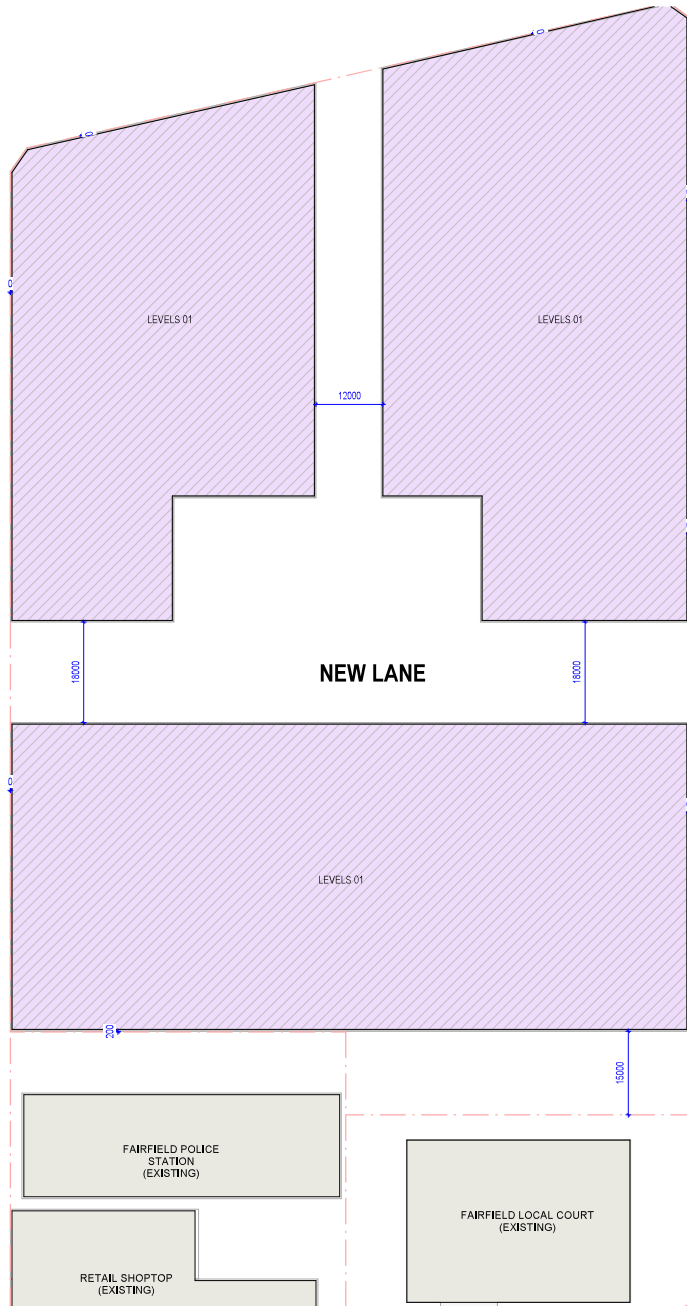
SITE AREA = 21,750 SQM

RECOMMENDED YIELD INDICATED IN 2018 UDR:

ZONE	=	B4 MIXED USED
HEIGHT OF BUILDING	=	4-18 STOREYS (55M)
FSR	=	3.5 : 1
POTENTIAL GFA	=	75,300 SQM TOTAL
RESIDENTIAL	=	59,600 SQM
RETAIL COMMUNITY	=	17,700 SQM
NO OF UNITS	=	595-660 APPROX
CAR PARKING	=	750 + 825

SOUTHERN SITES:

* PROPOSED URBAN STUDY SCHEME IS MODELLED TO DEMONSTRATE COMPLIANCE WITH LEP AND DCP WITHOUT AMALGAMATION



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www.jevee33.com.au		
Nominated Registered Architect: George O'Donovan NSW 6763		



SCENARIO 2_LEVEL 1 PLAN

46 Court Road - Fairfield
EVO FAIRFIELD



MA2011 3

URBAN STUDY:
SCENARIO 02

NEETA CITY:

* PROPOSED URBAN STUDY SCHEME IS MODELLED TO ACHIEVE COMPLIANCE WITH 2018 URBAN DESIGN STUDY FOR NEETA CITY COMPLEX

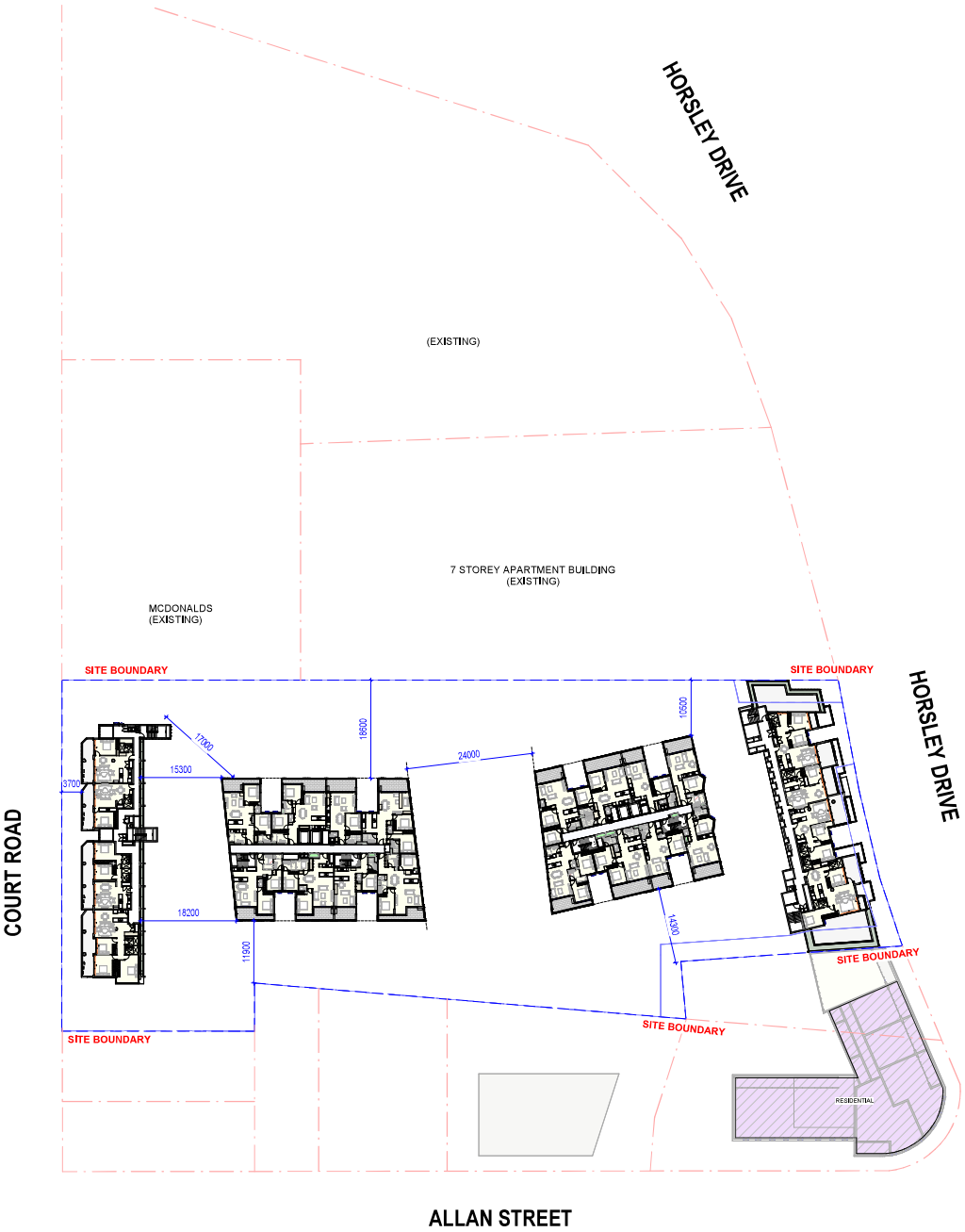
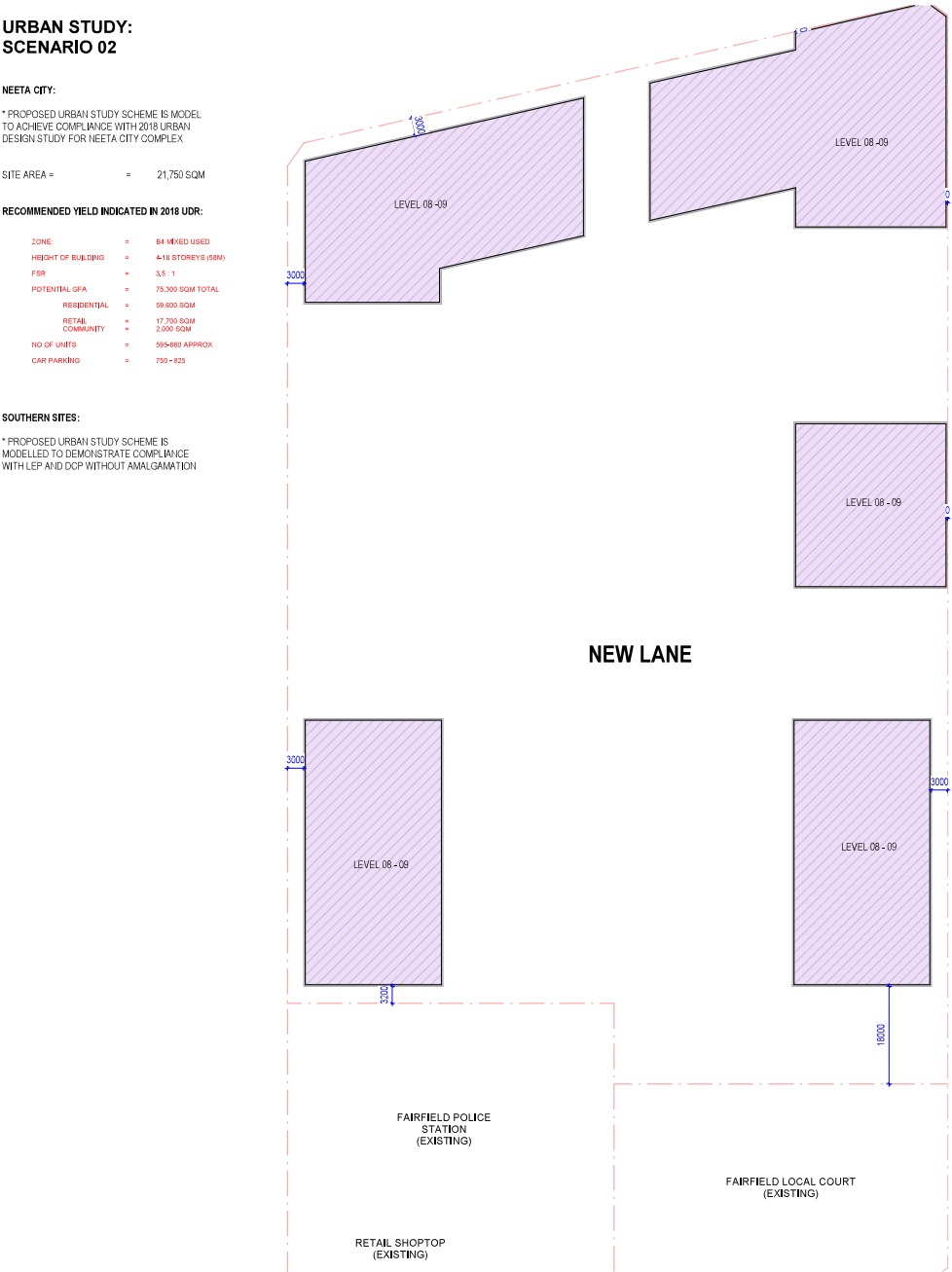
SITE AREA = 21,750 SQM

RECOMMENDED YIELD INDICATED IN 2018 UDR:

ZONE	=	B4 MIXED USED
HEIGHT OF BUILDING	=	4-18 STOREYS (55M)
FRR	=	3.5 : 1
POTENTIAL GFA	=	75,300 SQM TOTAL
RESIDENTIAL	=	59,600 SQM
RETAIL COMMUNITY	=	17,700 SQM
NO OF UNITS	=	595-660 APPROX
CAR PARKING	=	750 + 825

SOUTHERN SITES:

* PROPOSED URBAN STUDY SCHEME IS MODELLED TO DEMONSTRATE COMPLIANCE WITH LEP AND DCP WITHOUT AMALGAMATION



URBAN STUDY:
SCENARIO 02

NEETA CITY:

* PROPOSED URBAN STUDY SCHEME IS MODEL
TO ACHIEVE COMPLIANCE WITH 2018 URBAN
DESIGN STUDY FOR NEETA CITY COMPLEX

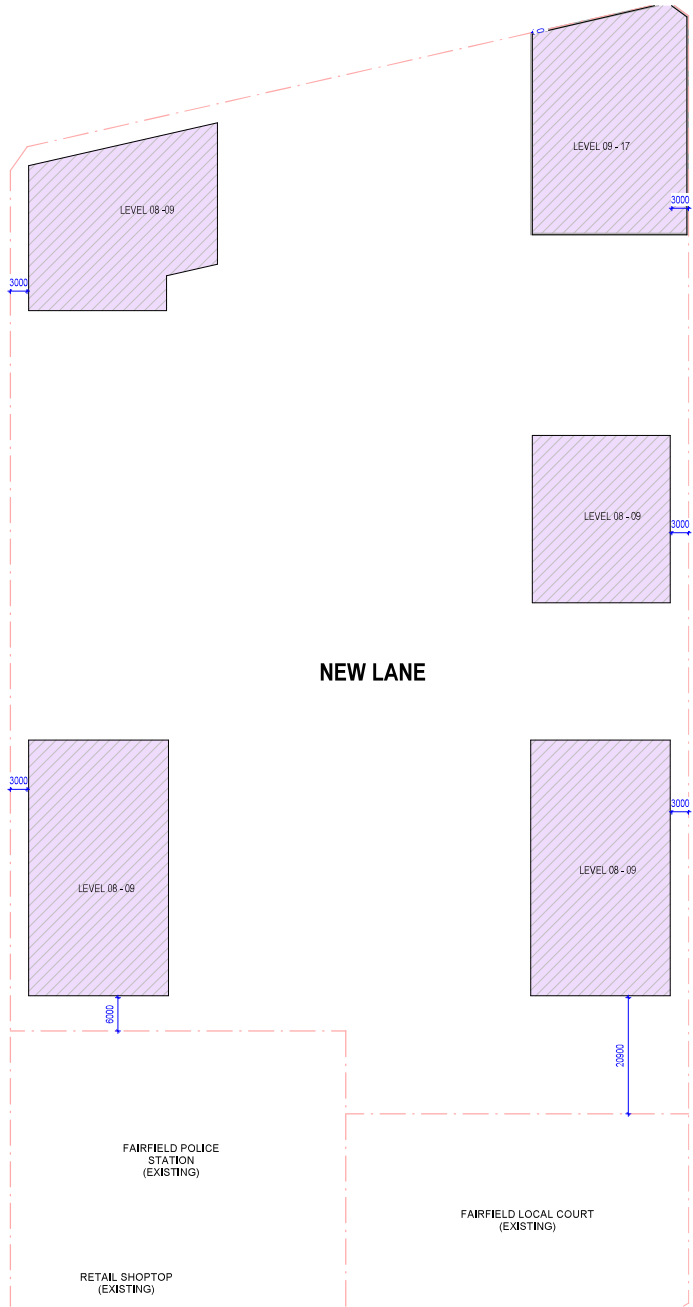
SITE AREA = 21,750 SQM

RECOMMENDED YIELD INDICATED IN 2018 UDR:

ZONE	=	B4 MIXED USED
HEIGHT OF BUILDING	=	4-18 STOREYS (55M)
FSR	=	3.5 : 1
POTENTIAL GFA	=	75,300 SQM TOTAL
RESIDENTIAL	=	59,600 SQM
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SOUTHERN SITES:

* PROPOSED URBAN STUDY SCHEME IS
MODELLED TO DEMONSTRATE COMPLIANCE
WITH LEP AND DCP WITHOUT AMALGAMATION



2	SECTION 34 - RFI SET	30/09/24
1	SECTION 34 LODGEMENT SET	09/09/24
No.	Description	Date
T: +612 8199 1144		
www.jevee33.com.au		
Nominated Registered Architect: George O'Donovan NSW 6763		



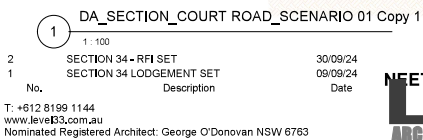
SCENARIO 2_LEVEL 11 PLAN

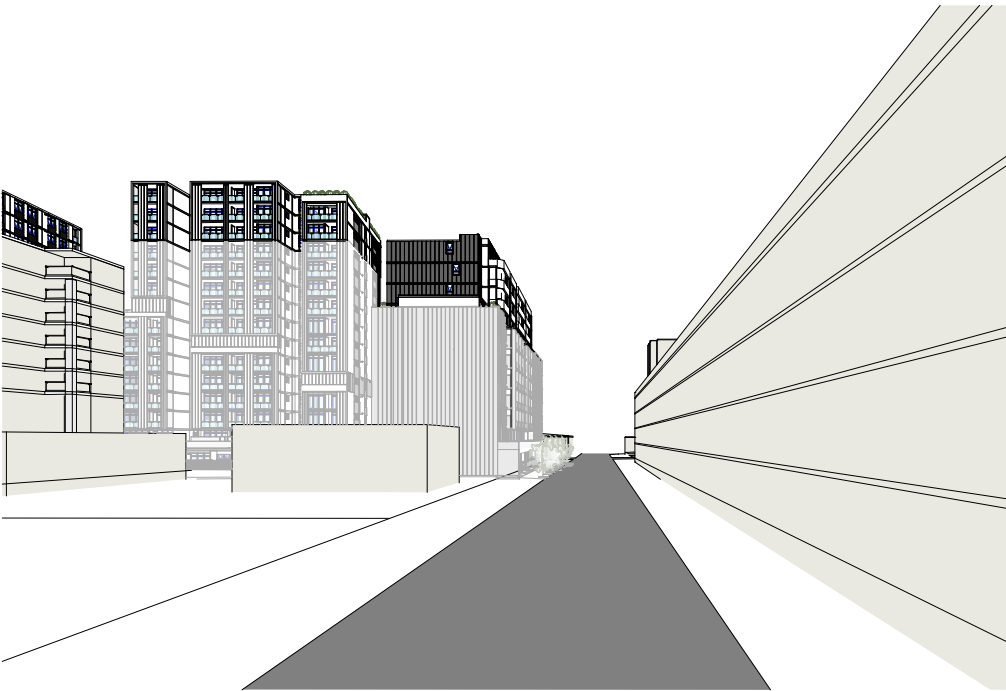
46 Court Road - Fairfield
EVO FAIRFIELD

North



MA2014 2

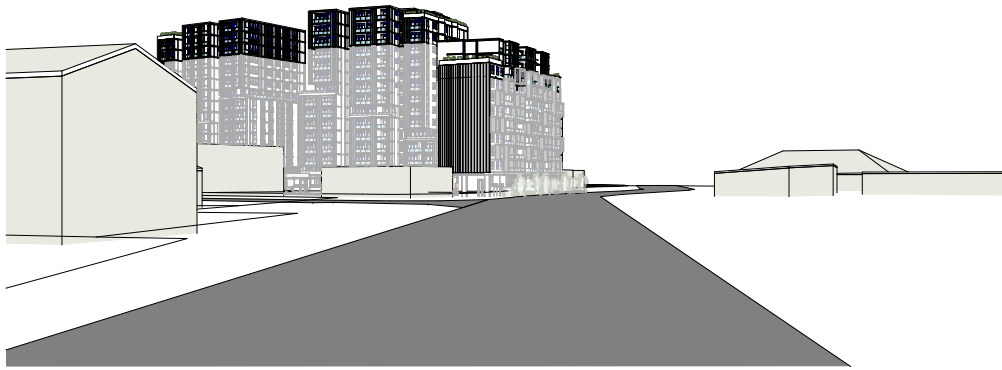




1 COURT ROAD - SITE CONTEXT - EXISTING.



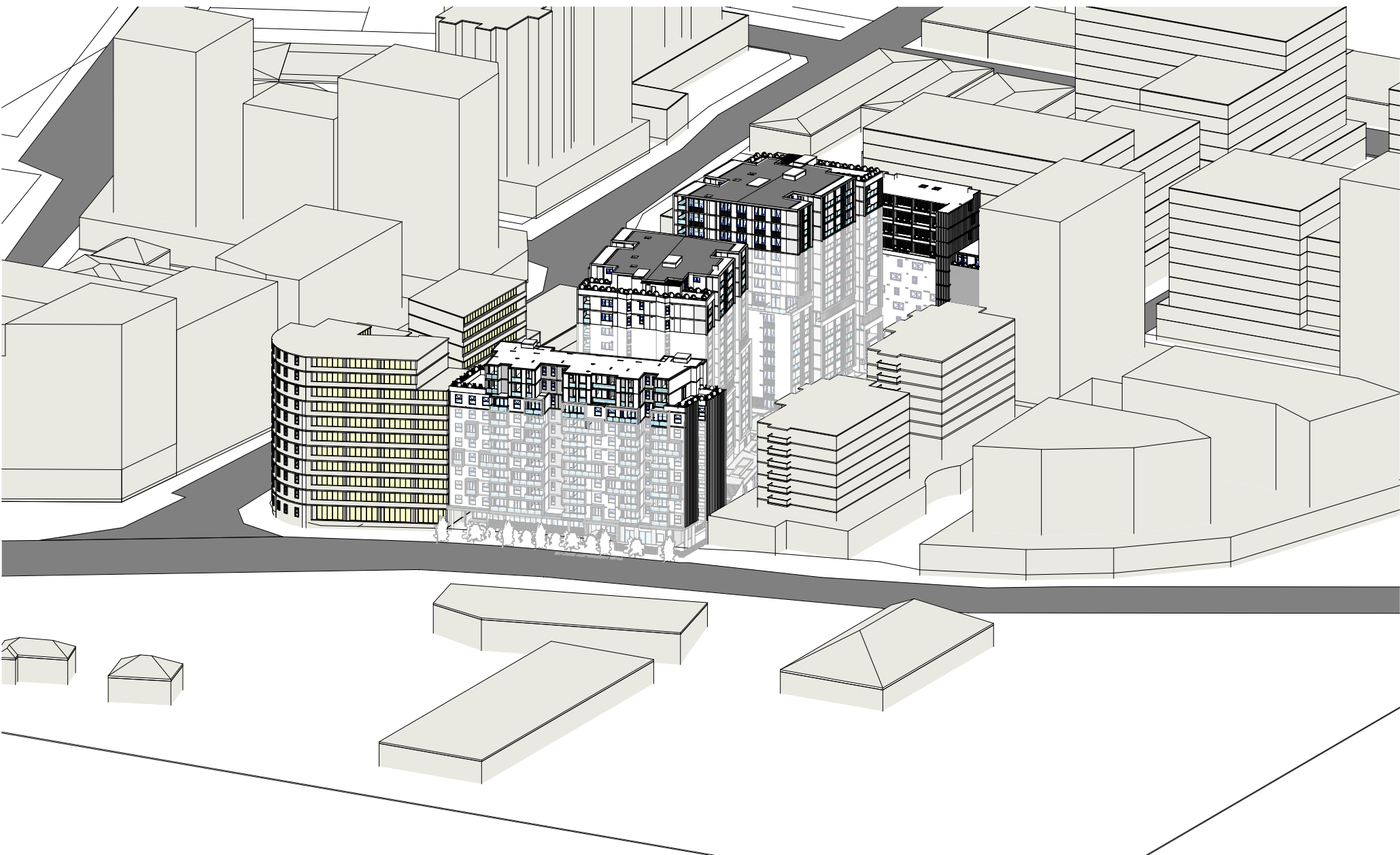
2 COURT ROAD - SITE CONTEXT - SCENARIO 2



1 HORSLEY DRIVE - SITE CONTEXT - EXISTING.



2 HORSLEY DRIVE - SITE CONTEXT - SCENARIO 2



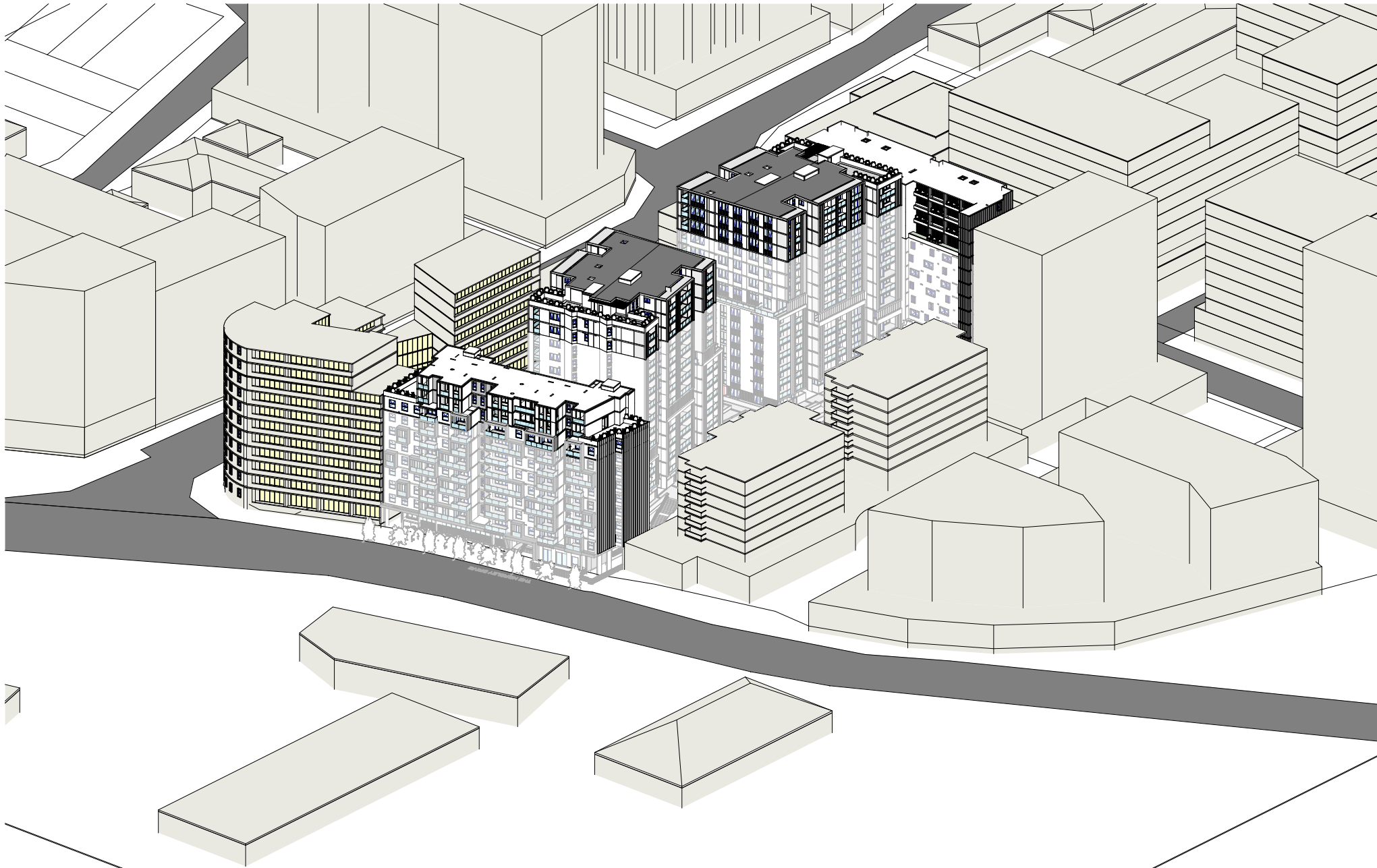
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2	SECTION 34 LODGEMENT SET	09/09/24
1	ISSUED FOR APPROVAL	14/02/24
No.	Description	Date
T: +612 8199 1144		
www.level33.com.au		
Nominated Registered Architect: George O'Donovan NSW 6763		



SCENARIO 2_VIEW FROM SUN
- JUNE 21 9AM

46 Court Road - Fairfield
EVO FAIRFIELD

MA2040 3



3 SECTION 34 - RFI SET
 2 SECTION 34 LODGEMENT SET
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27/0/24
 09/09/24
 14/02/24
 Date

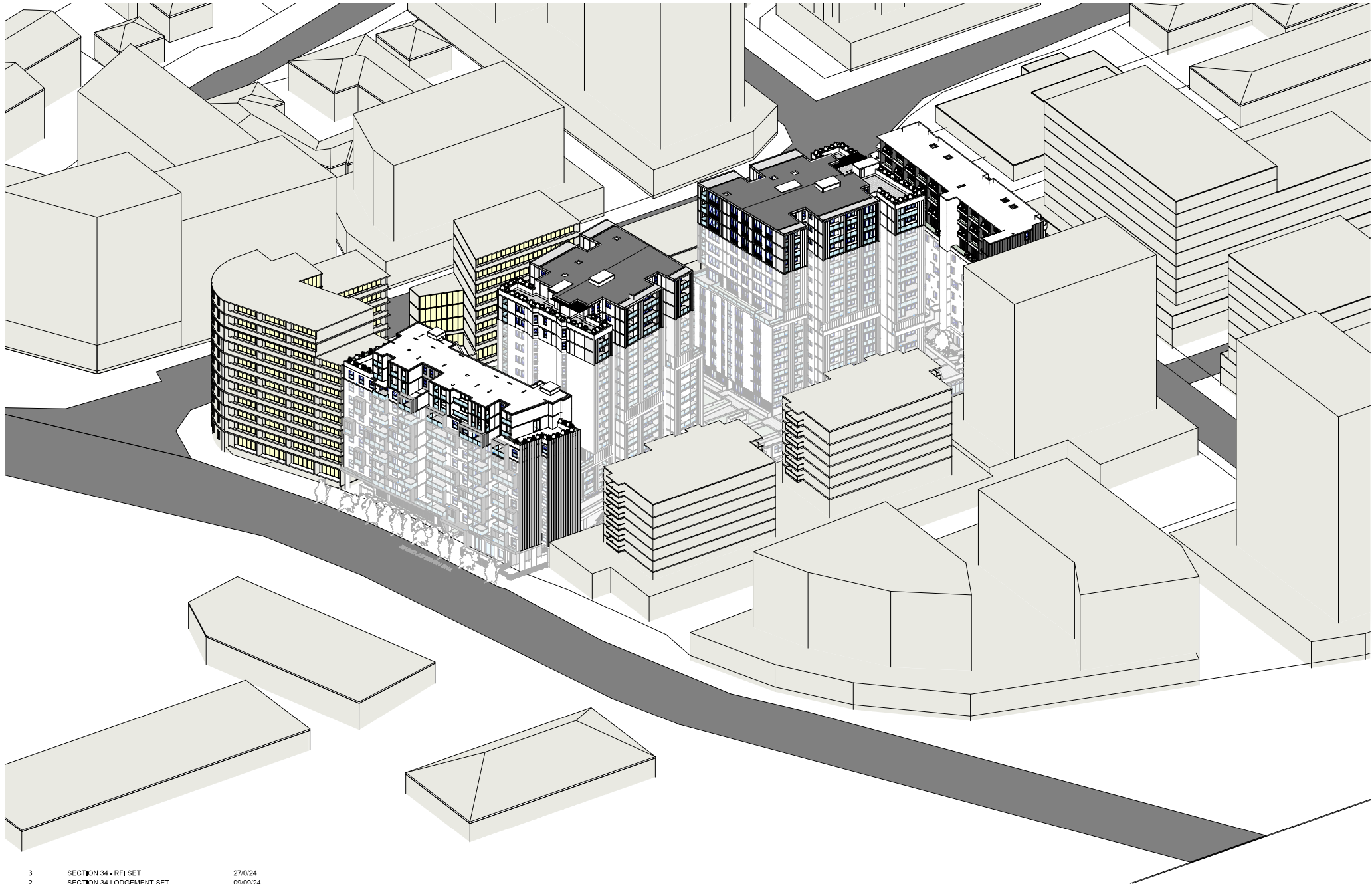
No. Description
 T: +612 8199 1144
 www.level33.com.au
 Nominated Registered Architect: George O'Donovan NSW 6763

LEVEL 
 ARCHITECTURAL DIVISION

SCENARIO 2_VIEW FROM SUN
 - JUNE 21 10AM

46 Court Road - Fairfield
 EVO FAIRFIELD

MA2041 3



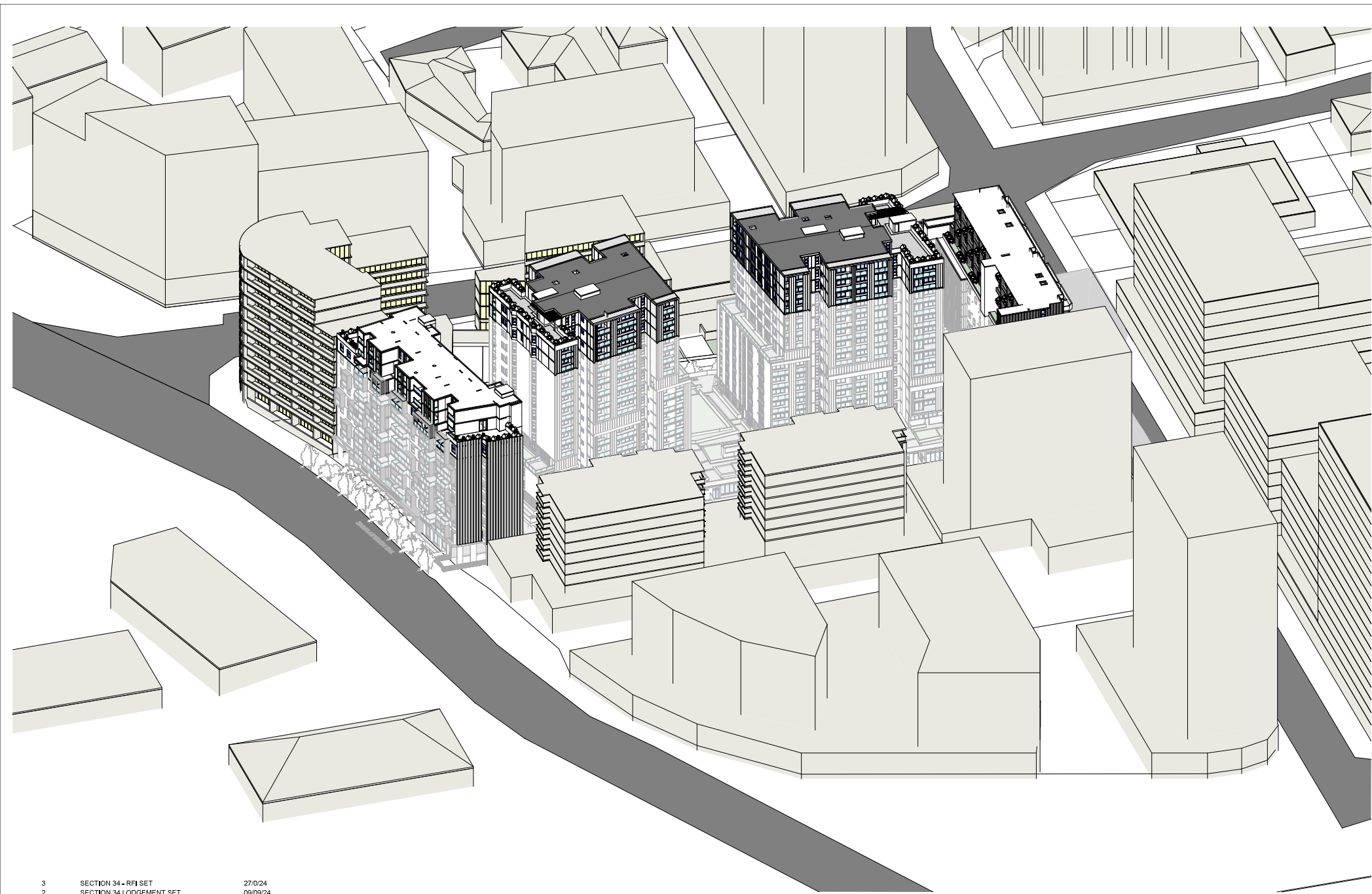
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2	SECTION 34 LODGEMENT SET	09/09/24
1	ISSUED FOR APPROVAL	14/02/24
No.	Description	Date
T: +612 8199 1144		
www.level33.com.au		
Nominated Registered Architect: George O'Donovan NSW 6763		



SCENARIO 2_VIEW FROM SUN
- JUNE 21 11AM

46 Court Road - Fairfield
EVO FAIRFIELD

MA2042 3



3 SECTION 34 - RFI SET
 2 SECTION 34 LODGEMENT SET
 1 ISSUED FOR APPROVAL

27/0/24
 09/09/24
 14/02/24

No. Description
 T: +612 8199 1144
 www.level33.com.au
 Nominated Registered Architect: George O'Donovan NSW 6763

LEVEL 
 ARCHITECTURAL DIVISION

SCENARIO 2_VIEW FROM SUN
 - JUNE 21 12PM

46 Court Road - Fairfield
 EVO FAIRFIELD

MA2043 3



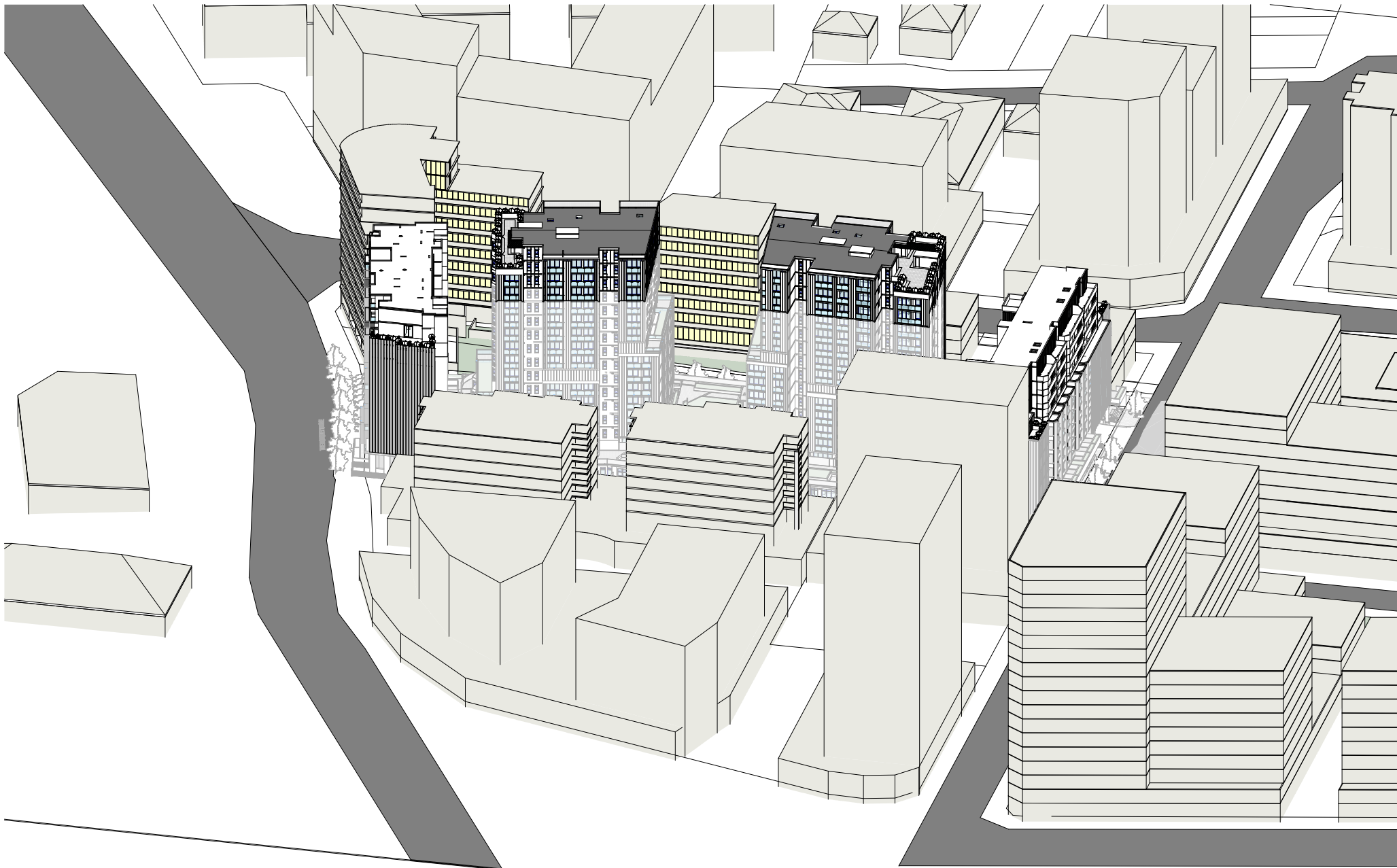
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2	SECTION 34 LODGEMENT SET	09/09/24
1	ISSUED FOR APPROVAL	14/02/24
No.	Description	Date
T: +612 8199 1144		
www.level33.com.au		
Nominated Registered Architect: George O'Donovan NSW 6763		

LEVEL 
ARCHITECTURAL DIVISION

SCENARIO 2_VIEW FROM SUN
- JUNE 21 1PM

46 Court Road - Fairfield
EVO FAIRFIELD

MA2044 3



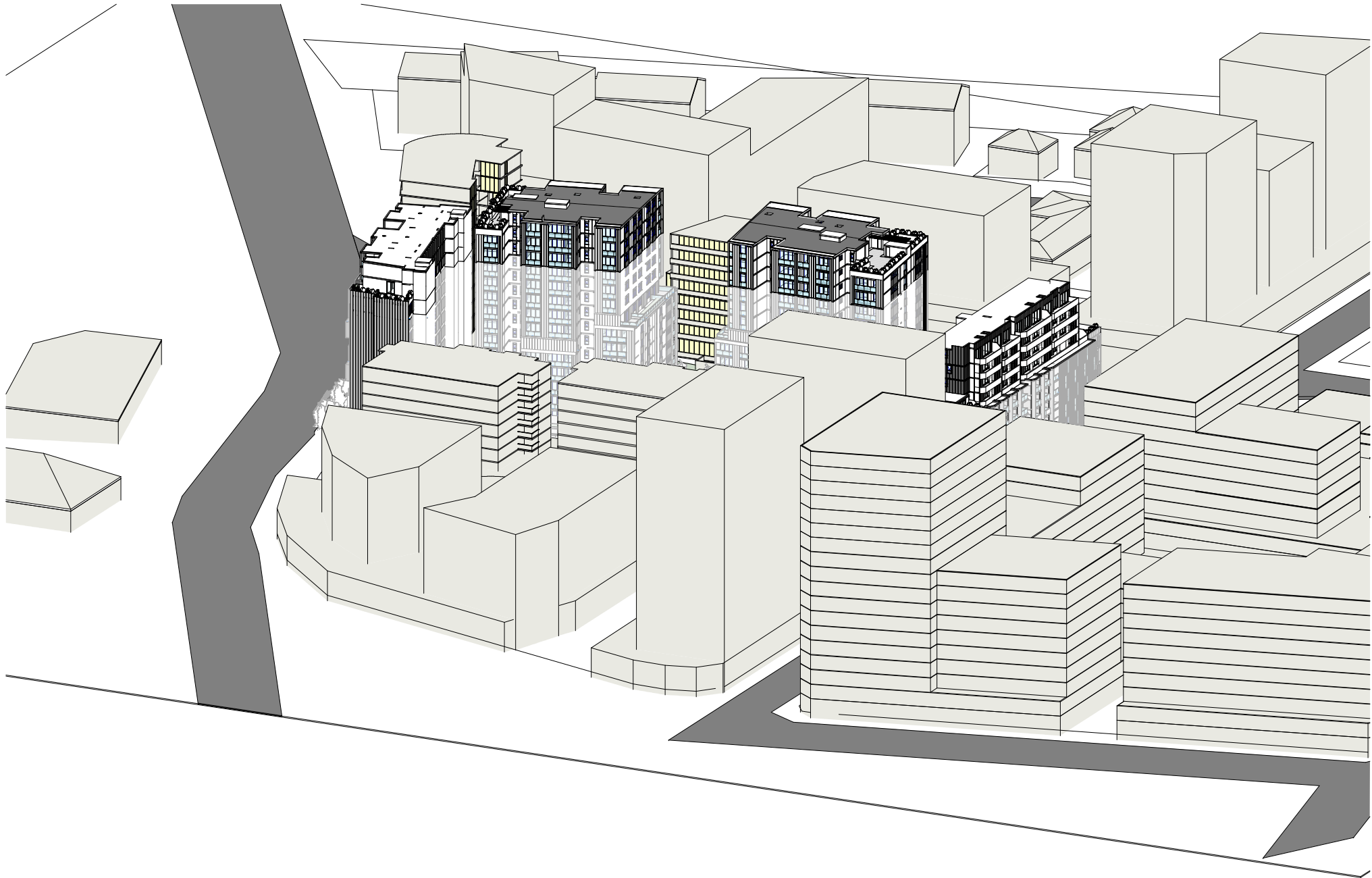
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2	SECTION 34 LODGEMENT SET	09/09/24
1	ISSUED FOR APPROVAL	14/02/24
No.	Description	Date
T: +612 8199 1144		
www.level33.com.au		
Nominated Registered Architect: George O'Donovan NSW 6763		



SCENARIO 2_VIEW FROM SUN
- JUNE 21 2PM

46 Court Road - Fairfield
EVO FAIRFIELD

MA2045 3



3	SECTION 34 - RFI SET	27/0/24
2	SECTION 34 LODGEMENT SET	09/09/24
1	ISSUED FOR APPROVAL	14/02/24
No.	Description	Date

T: +612 8199 1144
 www.level33.com.au
 Nominated Registered Architect: George O'Donovan NSW 6763



SCENARIO 2_VIEW FROM SUN
- JUNE 21 3PM

46 Court Road - Fairfield
EVO FAIRFIELD

MA2046 3