

SITE B

230096 | 6-14 CASTLE STREET, CASTLE HILL NSW 2154

DESIGN RESPONSE - MAXIMUM BUILDING ENVELOPE

12 FEBRUARY 2025

MAXIMUM BUILDING ENVELOPE

190,124 sqm

34,108 sqm

224,232 sqm

GFA

(75% Residential Efficiency & 85% Commercial Efficiency)

142,593 sqm

28,992 sqm

171,585 sqm

4.1

PREVIOUS DESIGN SCHEME 4.3 : 1

MPE SCHEME 4.1 : 1

	No.							Area (m²)									
	Number of 1 Bed	Number of 2 Bed	Number of 2 Bed Family	Number of 3 Bed	Number of 3 Bed Family	Total Apartments	Carparks Required	NSA - Apartment Net Saleable Area - includes external walls	Apartment Circulation Area (Lobby & Corridors)	Apartment Common Areas (Amenities)	Apartment External Wall Area (to be excluded from GFA)	Apartment GFA	NLA Commercial/Retail Net Lettable Area	Commercial External Wall Area (to be excluded from GFA)	GFA Commercial/Retail	Total GFA (Excludes external walls)	*Carpark
Lot A	38	43	46	21	17	165	203	15760	1794	682	365	17871	17255	345	16910	34781	6207
Lot B	45	83	2	19	26	175	220	16220	2954	207	388	18993	0	0	0	18993	11722
Lot C	45	106	5	7	35	198	240	17775	3192	1178	443	21702	0	0	0	21702	9094
Lot D	133	92	130	45	20	420	485	38599	4152	1685	889	43547	7188	144	7044	50592	13297
Lot E	18	40	47	9	10	124	143	10852	1705	343	258	12642	60	1	59	12701	5002
Lot F	66	105	84	55	12	322	389	30181	3249	1822	705	34547	3371	67	3304	37851	7725
Lot G	5	9	0	8	5	27	40	3132	320	0	69	3383	0	0	0	3383	717
Total	350	478	314	164	125	1431	1720	132519	17366	5917	3116	152686	27874	557	27317	180002	53764

MAX PLANNING ENVELOPE (TEST 1)				
RESIDENTIAL BUILDING ENVELOPE (from Revit filled region)	GFA (75% efficiency applied)	COMMERCIAL BUILDING ENVELOPE (from Revit filled region)	GFA (85% efficiency applied)	TOTAL GFA
21131	15848	18653	15855	31703
23377	17533	0	0	17533
26654	19991	0	0	19991
56158	42119	8917	7579	49698
16379	12284	0	0	12284
41292	30969	6538	5557	36526
5133	3850	0	0	3850
190124	142593	34108	28992	171585
	75%		85%	

FSR 4.10

Site Area	41,890 m ²
FSR	4.30 : 1

Total Apartments	No.	%
No. 1 Bed	350	24%
No. 2 Bed	478	33%
No. 2 Bed Family (>110sqm)	314	22%
No. 3 Bed	164	11%
No. 3 Bed Family (>135sqm)	125	9%
TOTAL	1431 Dwellings	

40% of 2 Beds

43% of 3 Beds

Apartments	
Avg m2	NSA
55	19250
85	40630
115	36110
110	18040
145	18125
	132155 92.3515
	132519 92.6059

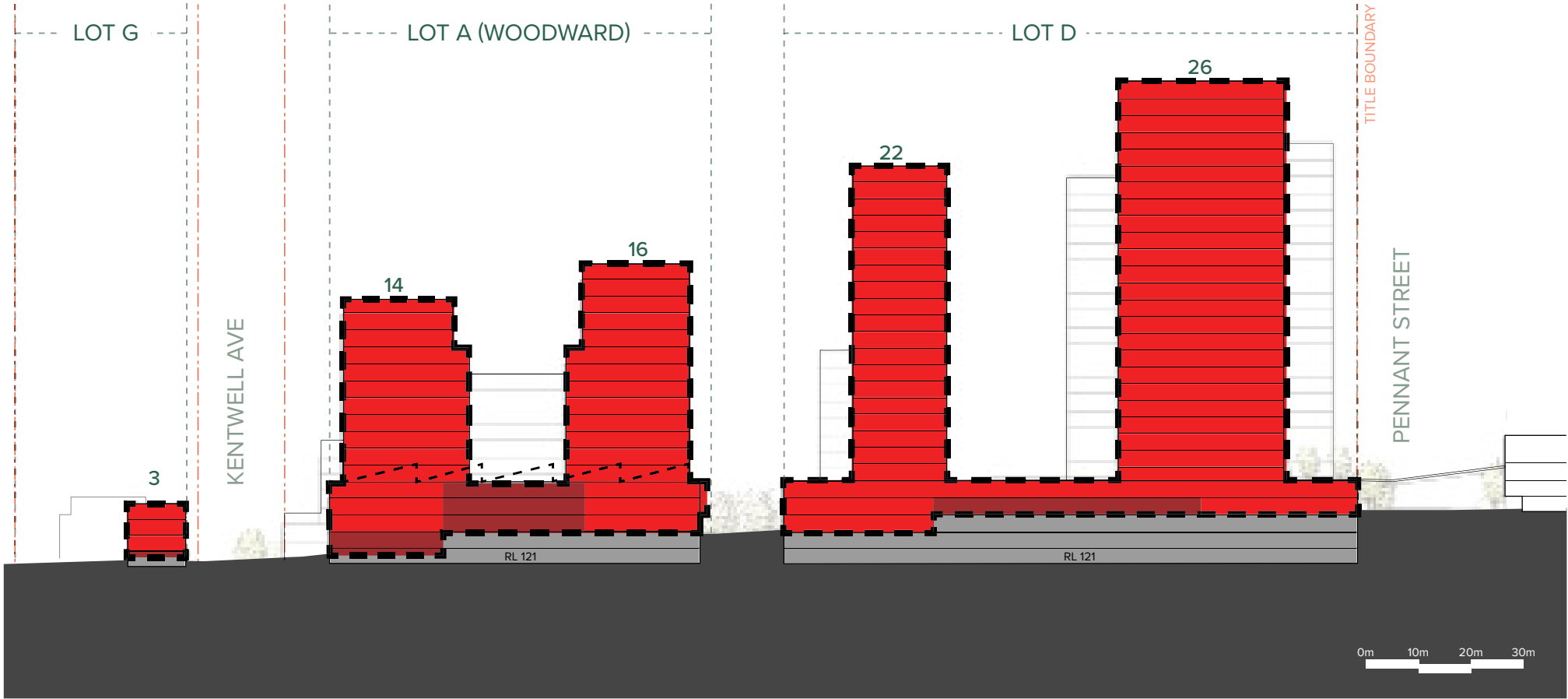
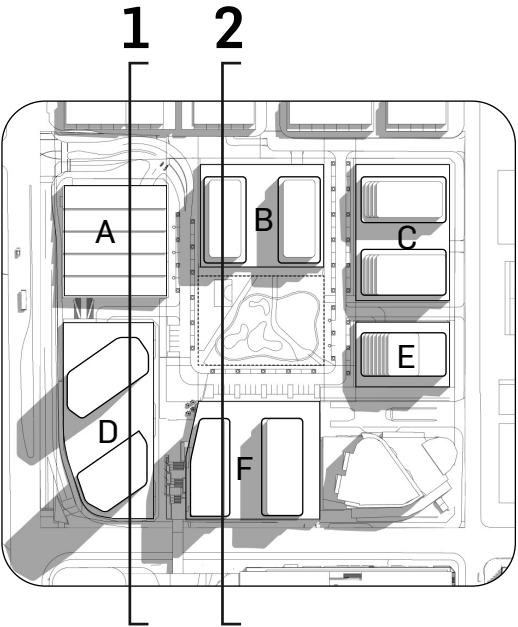
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Commercial Area	Area (m ²)
Commercial/Office	19184
Retail	1639
F&B	980
Supermarket	2210
Showroom	1011
Childcare	2850
Total	27874

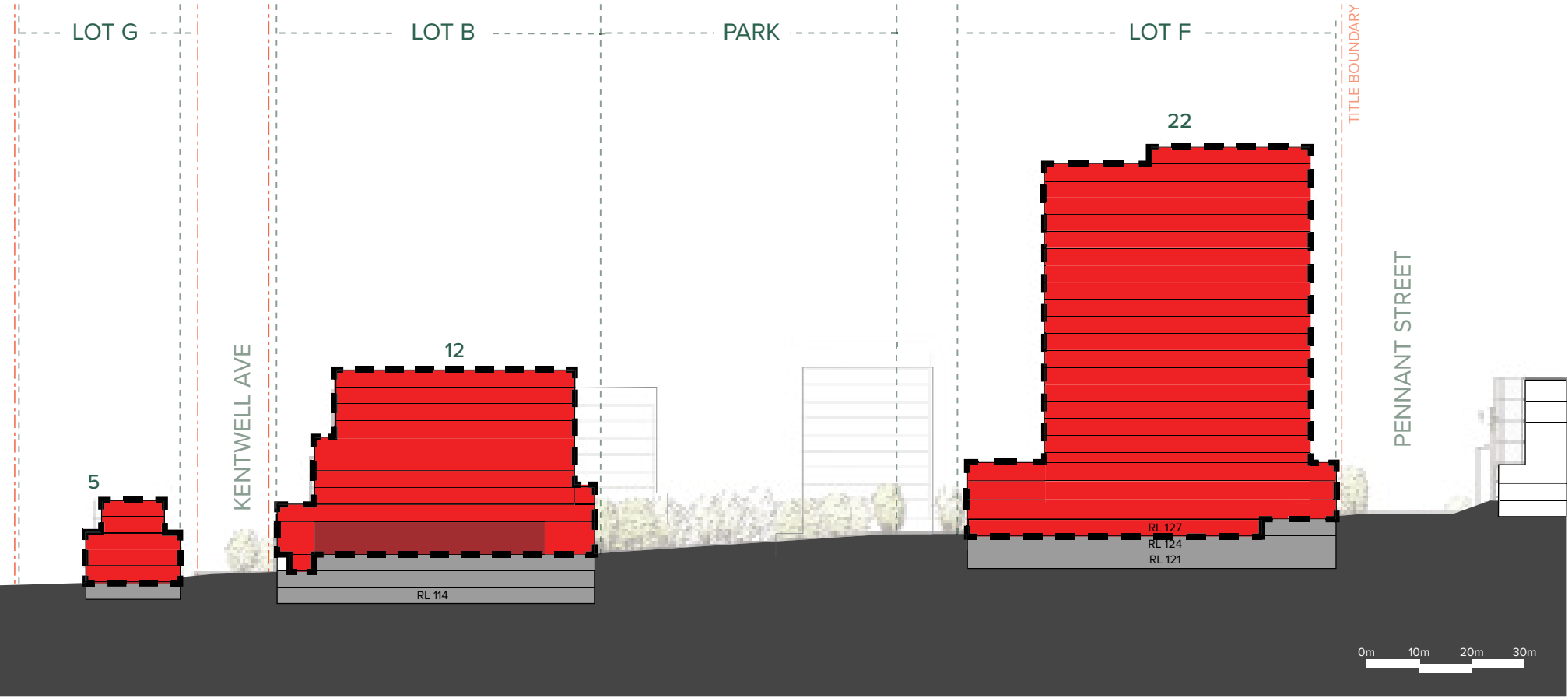
Definitions:
GFA for FSR calculation includes NSA, NLA, common spaces, corridors and terraces where walls are above 1.4m in height.
GFA for FSR calculation excludes external wall thickness, services and carparking.
Refer to The Hills LEP for FSR definitions - <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2019-0596#dict>
NSA includes apartment area and external walls - refer to the PCA Method of calculation for Residential Property, also known as Residential Property Area (RPA).
Carparking area calculated at an approximate rate of 35m²/car space

04.03 BUILT FORM SECTION DIAGRAMS

The section diagrams illustrate the relationship between the buildings, the streets, the central park and the considerable fall of the site. They show the step-down of forms toward Kentwell Avenue and Castle Street and they indicate the proposed basement carpark levels.

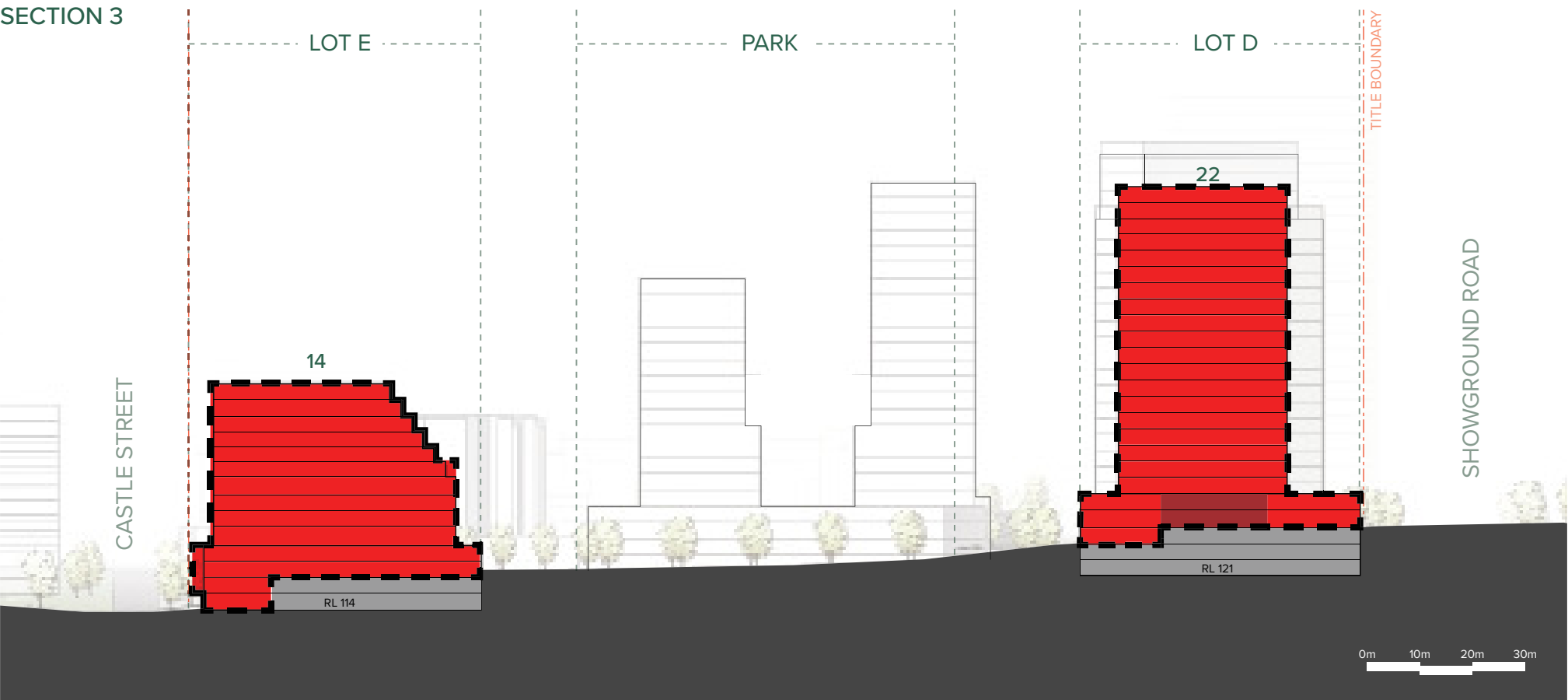
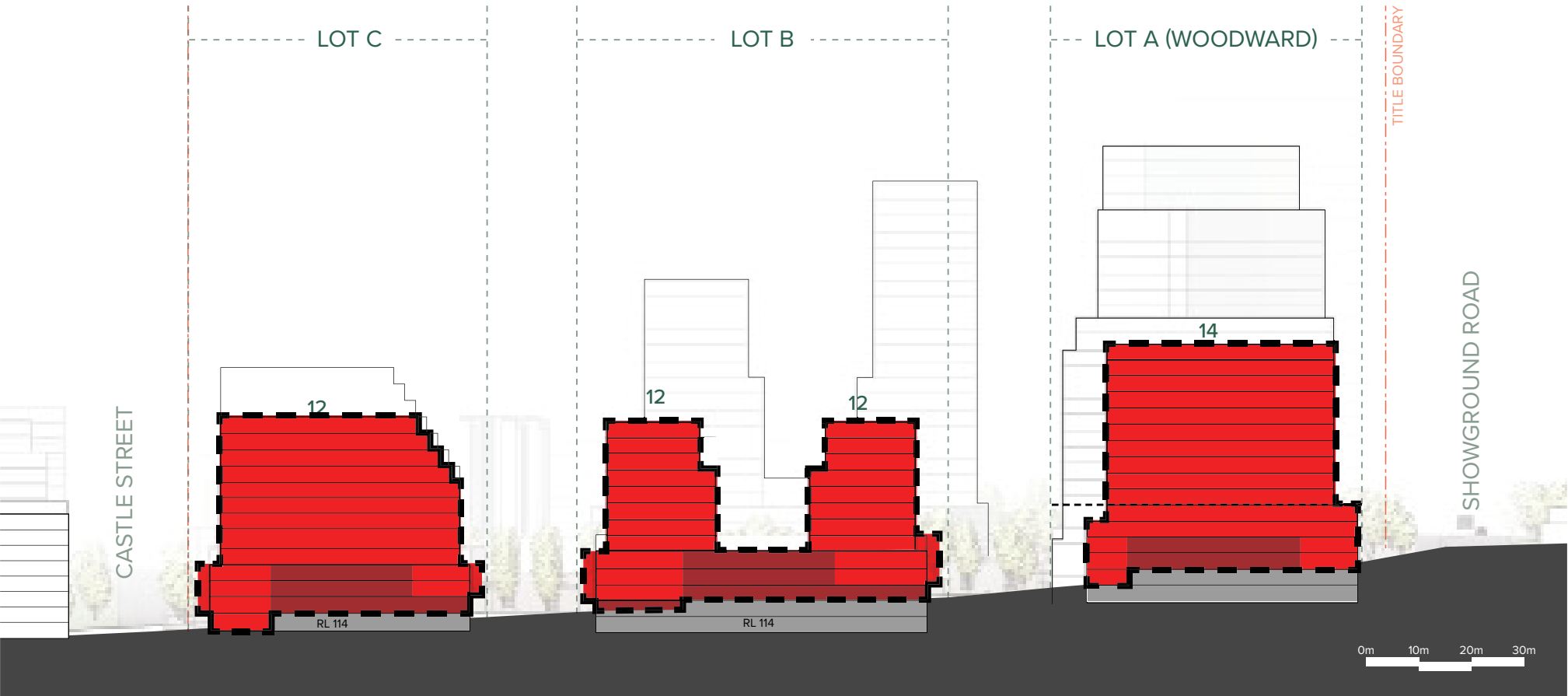


SECTION 1

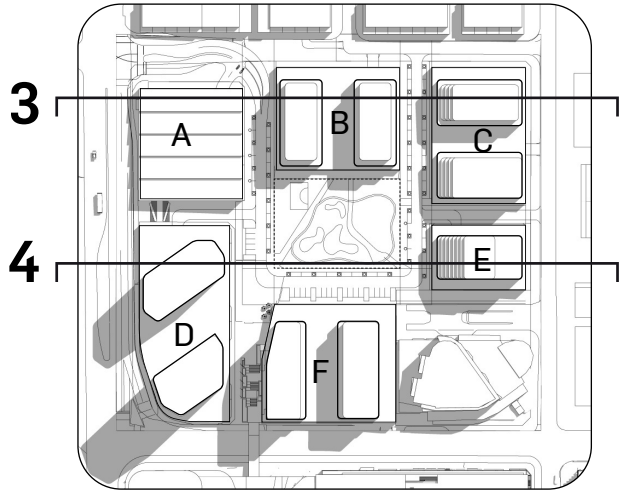


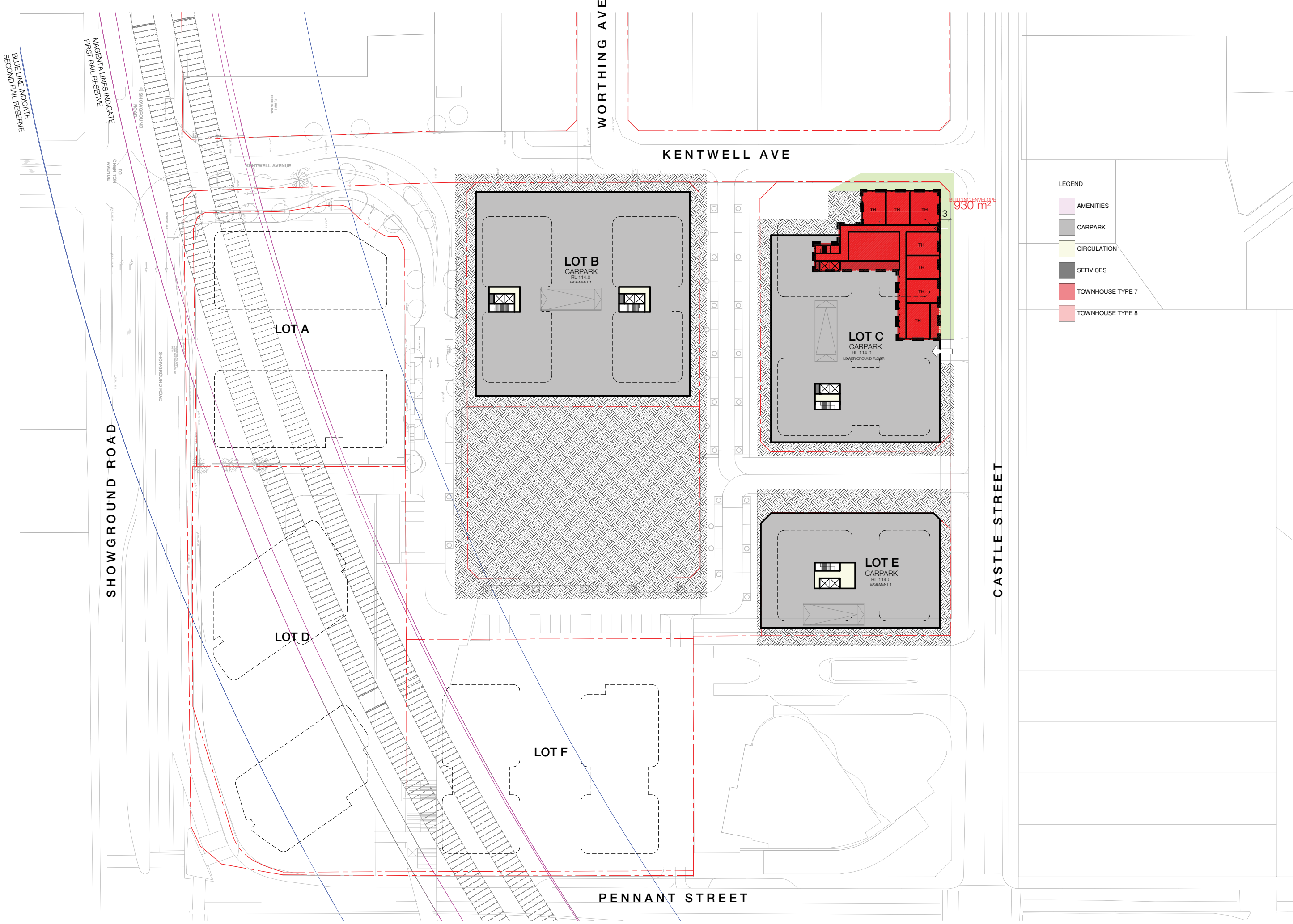
SECTION 2

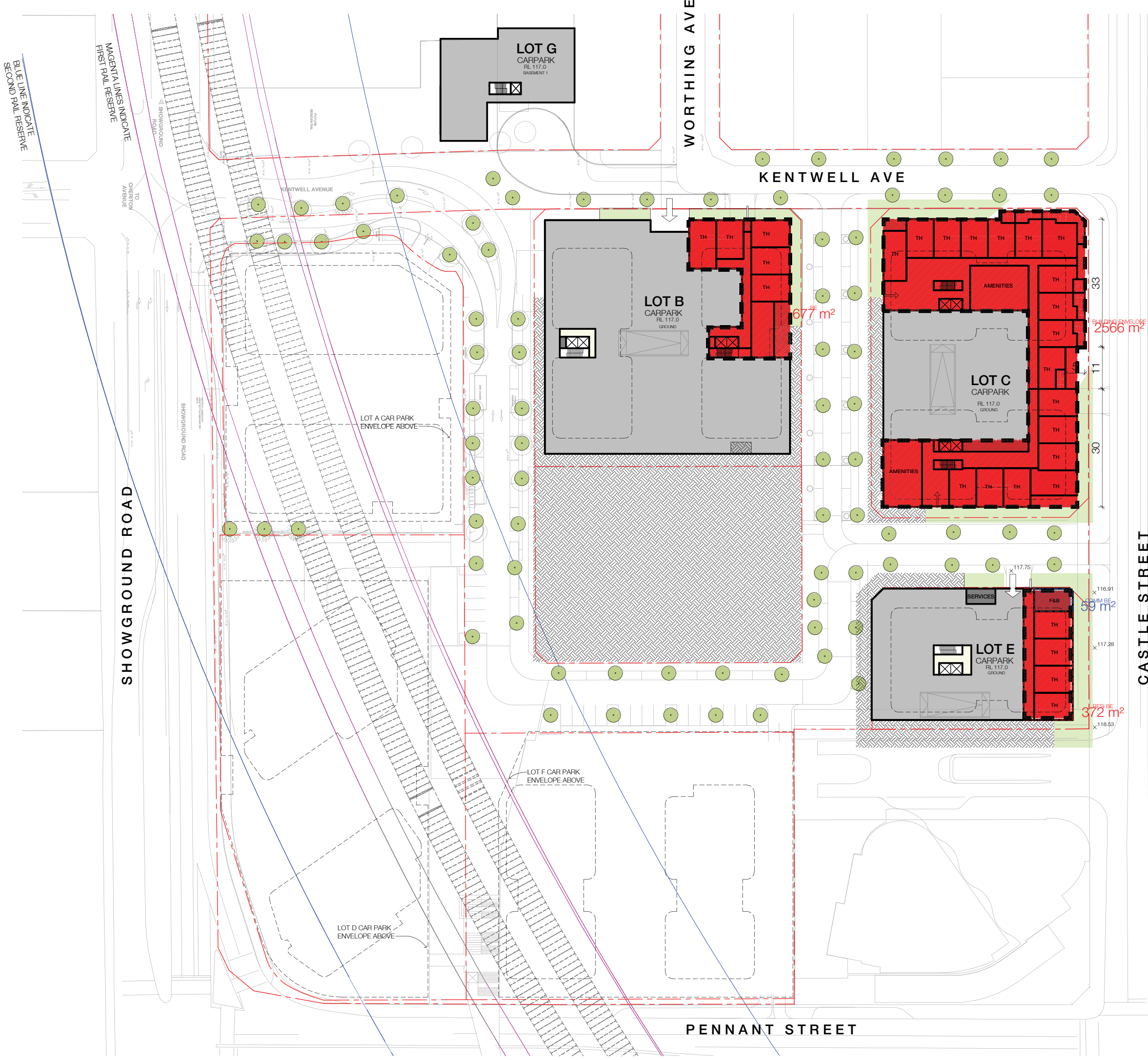
04.03 BUILT FORM SECTION DIAGRAMS



SECTION 4







- LEGEND
- AMENITIES
 - BALC
 - CARPARK
 - CIRCULATION
 - F&B
 - SERVICES
 - TOWNHOUSE TYPE 7
 - TOWNHOUSE TYPE 8



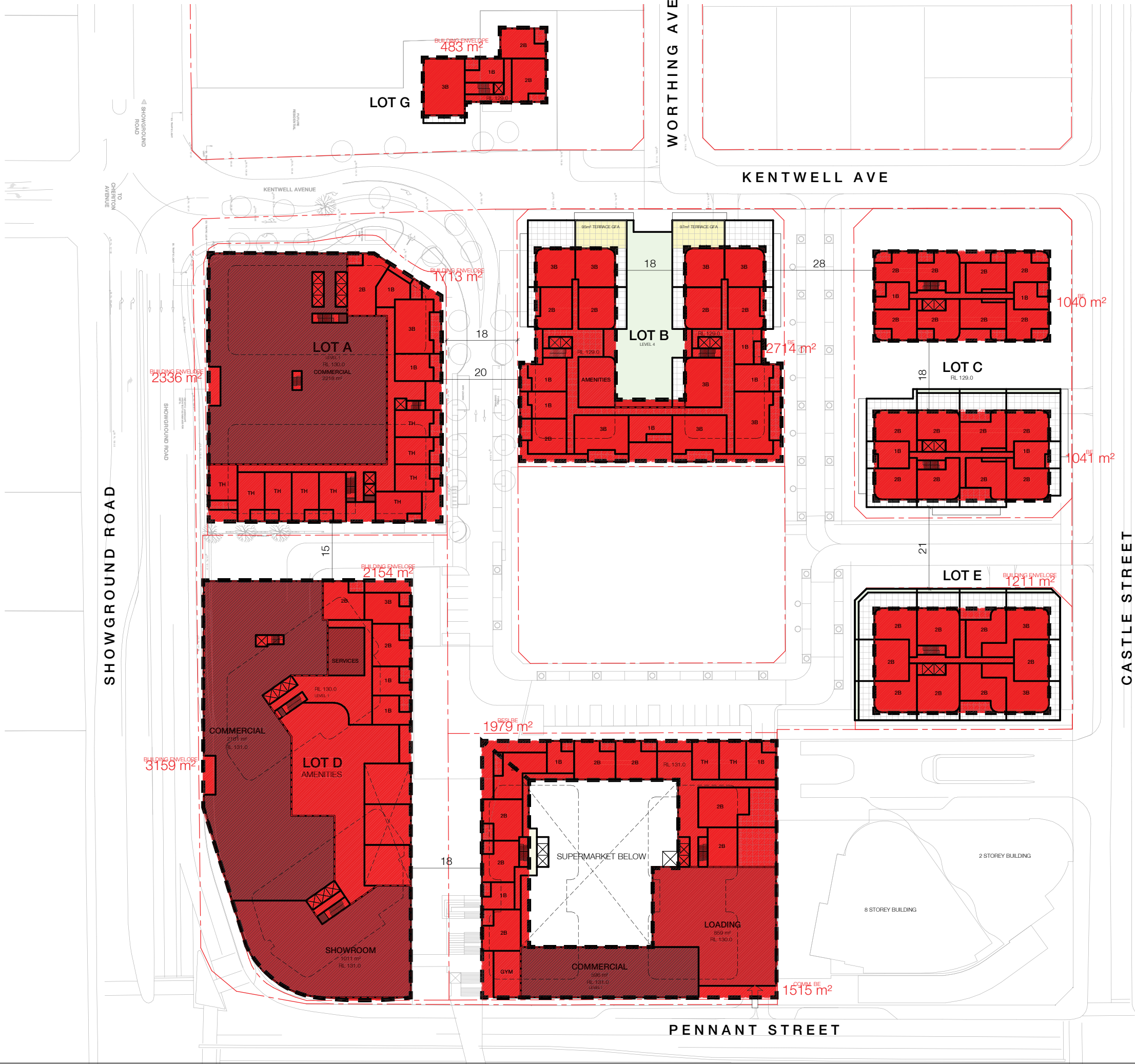
- LEGEND
- 1 BED
 - 2 BED
 - 3 BED
 - AMENITIES
 - BALC
 - CARPARK
 - CIRCULATION
 - POS
 - TOWNHOUSE TYPE 7
 - TOWNHOUSE TYPE 8



- LEGEND
- 1 BED
 - 2 BED
 - 3 BED
 - AMENITIES
 - BALC
 - CARPARK
 - CIRCULATION
 - COS
 - MAJOR RETAIL
 - SERVICES
 - TOWNHOUSE TYPE 7
 - TOWNHOUSE TYPE 8

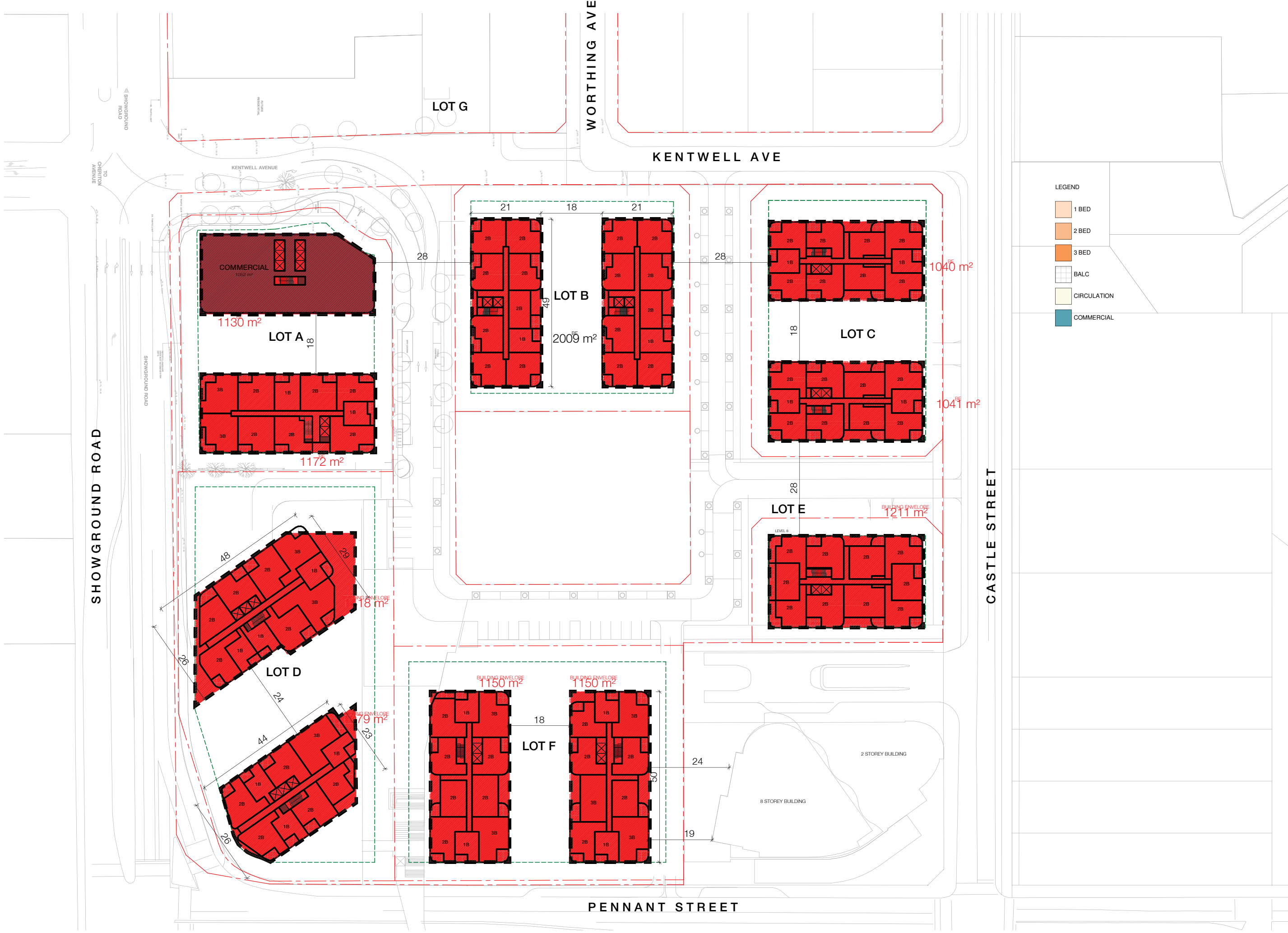


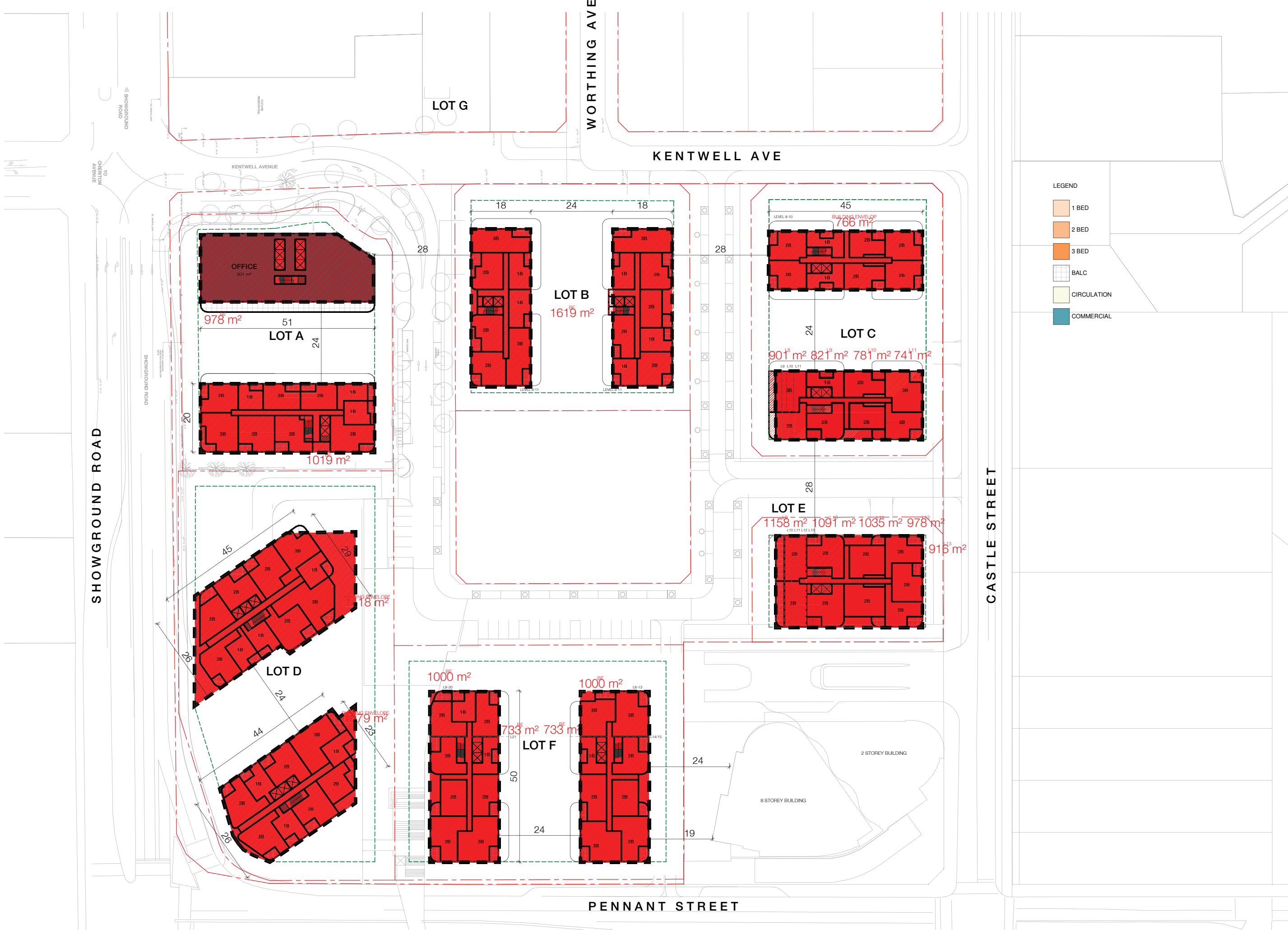
- LEGEND
- 1 BED
 - 2 BED
 - 3 BED
 - AMENITIES
 - BALC
 - CARPARK
 - CIRCULATION
 - COMMERCIAL
 - COMMERCIAL LOBBY
 - COS
 - F&B
 - LANDSCAPE
 - MAJOR RETAIL
 - MINOR RETAIL
 - SERVICES
 - TOWNHOUSE TYPE 7
 - TOWNHOUSE TYPE 8



- LEGEND
- 1 BED
 - 2 BED
 - 3 BED
 - AMENITIES
 - BALC
 - CARPARK
 - CIRCULATION
 - COMMERCIAL
 - COS
 - LANDSCAPE
 - MAJOR RETAIL
 - SERVICES
 - TOWNHOUSE TYPE 7
 - TOWNHOUSE TYPE 8









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