

Grosvenor Quarter

REVISED INDICATIVE CONCEPT SCHEME &
PROPOSED PLANNING CONTROLS

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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1 Revised Indicative Concept Scheme

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1 Revised Indicative Concept Scheme

1.1 Revised Indicative Concept Scheme

The width of the previously proposed 4m-wide open to the sky through-site link on Site 2A has been increased to 6m, consistent with the NBVPS. This results in a reduction of retail floorspace (ground level) and community floorspace (Level 1) in Building 2A-1.

No amendments have been made to Buildings 2A-2, 2B-1 and 2B-2.

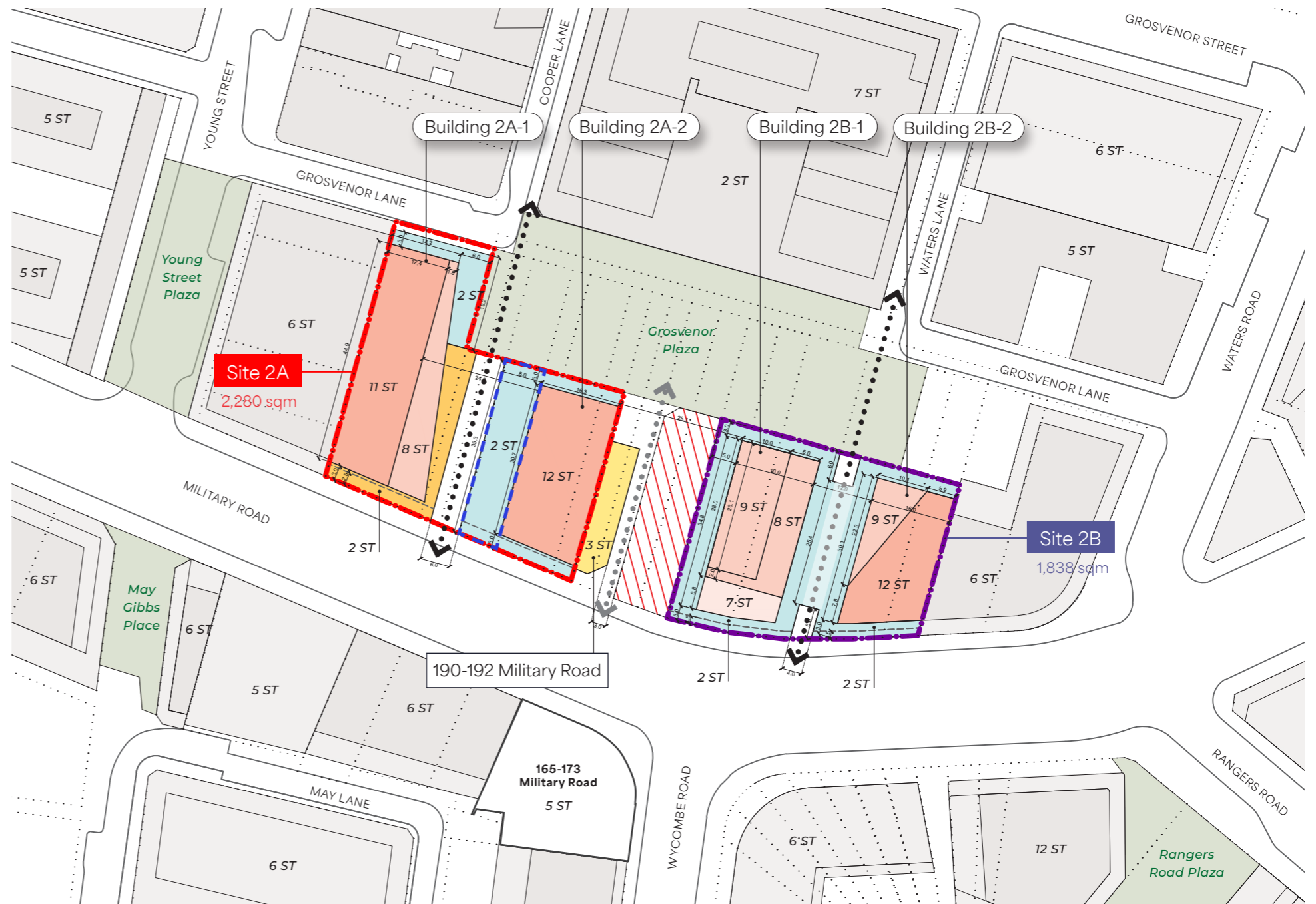


Figure 1. Indicative building envelope plan



LEGEND

- Site 2A
- Site 2B
- 190-192 Military Road (owned by Council, upgrade to existing community centre as per NBVPS)
- 180-182 Military Road (not owned by Arkadia)
- Existing and future public open spaces
- Existing and indicative future context
- Existing heritage items
- Proposed residential use
- Proposed community use
- Proposed commercial / non-residential use
- Upgraded through-site link on Council-owned land (as per NBVPS)
- Proposed new through-site links on Sites 2A and 2B

1.2 Revised Yield Summary

A yield summary of the revised indicative concept scheme is provided below. Both Sites 2A and 2B are able to meet the proposed minimum non-residential FSR requirement of 1.2:1.

Site 2A		Site 2B	
Site area	2,280 sqm	Site area	1,838 sqm
Total GFA	11,583 sqm	Total GFA	8,109 sqm
Residential GFA	8,701 sqm	Residential GFA	5,622 sqm
Non-residential GFA	2,474 sqm		
Non-residential GFA (180-182 Military Road - not owned by Arkadia)	408 sqm	Non-residential GFA	2,487 sqm
Approx. no. of units	87	Approx. no. of units	57
Non-residential FSR	1.26 : 1	Non-residential FSR	1.35 : 1
Overall FSR	5.1 : 1	Overall FSR	4.4 : 1

Site 2A + Site 2B			
Site area	4,118 sqm	Approx. no. of units	144
Total GFA	19,692 sqm	Non-residential FSR	1.31 : 1
Residential GFA	14,323 sqm	Overall FSR	4.8 : 1
Non-residential GFA	5,369 sqm		

1.3 Revised Yield Tables

The number of units shown in the yield tables in this section of the report has been derived from applying the following unit mix and size:

Unit Type	Size	Mix
1 Bedroom	60 sqm	20%
2 Bedroom	85 sqm	45%
3 Bedroom	110 sqm	35%

The total number of units (144 dwellings) shown below is approximate only and is subject to further design and the final unit mix and size. Retail and commercial uses indicated on the ground level and Level 1 are also indicative only and may be interchanged or replaced with other non-residential uses appropriate for the site.

Yield Summary

Name	Levels	Height	Total GBA	Total GFA	Total NSA	UNITS	Site Area (m ²)	FSR	Non Residential FSR
Site 2A							2,280		
Building 2A-1	11	41.8	8,684	6,465	5,462	49			
Building 2A-2	12	45.0	6,872	5,118	4,325	39			
Sub-total			15,556	11,583	9,788	87	2,280	5.08:1	1.26:1
Site 2B							1,838		
Building 2B-1	9	35.4	5,409	4,018	3,387	26			
Building 2B-2	12	45.0	5,488	4,091	3,457	31			
Sub-total			10,897	8,109	6,844	57	1,838	4.41:1	1.35:1
Total			26,453	19,692	16,632	144	4,118	4.78:1	1.31:1

Residential GFA	14,323
Retail GFA	2,085
Commercial GFA	2,613
Community GFA	671
Total GFA	19,692

Note: Total yield above includes floorspace on 180-182 Military Road (not owned by Arkadia).

Building 2A-1

	LEVEL	HEIGHTS	GBA	USE	%	GFA	%	NSA	Type+ Size	Mix	# Units
Totals	11 stories	41.8 m	8,684 sqm			6,465 sqm		5,462 sqm			49
Sub totals	lift overrun	4.5 m		Residential		4,853 sqm		4,125 sqm	1Bed 60 sqm	20%	14
				Retail		611 sqm		489 sqm	2Bed 85 sqm	45%	22
				Commercial		329 sqm		280 sqm	3Bed 110 sqm	35%	13
				Community		671 sqm		569 sqm			
	Ground	4.5	1,019	Retail	60%	611	80%	489			
			60	Community	60%	36	80%	29			
	1	3.8	747	Commercial	85%	635	85%	540			
			387	Commercial	85%	329	85%	280			
	2	3.2	794	Residential	75%	596	85%	506			
	3	3.2	794	Residential	75%	596	85%	506			
	4	3.2	794	Residential	75%	596	85%	506			
	5	3.2	794	Residential	75%	596	85%	506			
	6	3.2	794	Residential	75%	596	85%	506			
	7	3.2	794	Residential	75%	596	85%	506			
	8	3.2	569	Residential	75%	427	85%	363			
	9	3.2	569	Residential	75%	427	85%	363			
	10	3.4	569	Residential	75%	427	85%	363			

Building 2A-2

	LEVEL	HEIGHTS	GBA	USE	%	GFA	%	NSA	Type+ Size	Mix	# Units
Totals	12 stories	45 m	6,872 sqm			5,118 sqm		4,325 sqm			39
Sub totals	lift overrun	4.5 m		Residential		3,848 sqm		3,270 sqm	1Bed 60 sqm	20%	11
				Retail		505 sqm		404 sqm	2Bed 85 sqm	45%	17
				Commercial		766 sqm		651 sqm	3Bed 110 sqm	35%	10
	Ground	4.5	572	Retail	60%	343	80%	275			
			269	Retail	60%	161	80%	129			
	1	3.8	611	Commercial	85%	519	85%	441			
			290	Commercial	85%	247	85%	210			
	2	3.2	513	Residential	75%	385	85%	327			
	3	3.2	513	Residential	75%	385	85%	327			
	4	3.2	513	Residential	75%	385	85%	327			
	5	3.2	513	Residential	75%	385	85%	327			
	6	3.2	513	Residential	75%	385	85%	327			
	7	3.2	513	Residential	75%	385	85%	327			
	8	3.2	513	Residential	75%	385	85%	327			
	9	3.2	513	Residential	75%	385	85%	327			
	10	3.2	513	Residential	75%	385	85%	327			
	11	3.4	513	Residential	75%	385	85%	327			

Floorspace on 180-182 Military Road (not owned by Arkadia)

Building 2B-1

	LEVEL	HEIGHTS	GBA	USE	%	GFA	%	NSA	Type+ Size	Mix	# Units
Totals	9 stories	35.4 m	5,409 sqm			4,018 sqm		3,387 sqm			26
Sub totals	lift overrun	4.5 m		Residential		2,569 sqm		2,183 sqm	1Bed 60 sqm	20%	7
				Retail		569 sqm		455 sqm	2Bed 85 sqm	45%	12
				Commercial		881 sqm		749 sqm	3Bed 110 sqm	35%	7
	Ground	4.5	948	Retail	60%	569	80%	455			
	1	3.8	1,036	Commercial	85%	881	85%	749			
	2	3.2	544	Residential	75%	408	85%	347			
	3	3.2	544	Residential	75%	408	85%	347			
	4	3.2	544	Residential	75%	408	85%	347			
	5	3.2	544	Residential	75%	408	85%	347			
	6	3.2	544	Residential	75%	408	85%	347			
	7	3.2	446	Residential	75%	335	85%	284			
	8	3.4	259	Residential	75%	194	85%	165			

Building 2B-2

	LEVEL	HEIGHTS	GBA	USE	%	GFA	%	NSA	Type+ Size	Mix	# Units
Totals	12 stories	45 m	5,488 sqm			4,091 sqm		3,457 sqm			31
Sub totals	lift overrun	4.5 m		Residential		3,053 sqm		2,595 sqm	1Bed 60 sqm	20%	9
				Retail		400 sqm		320 sqm	2Bed 85 sqm	45%	14
				Commercial		638 sqm		542 sqm	3Bed 110 sqm	35%	8
	Ground	4.5	667	Retail	60%	400	80%	320			
	1	3.8	750	Commercial	85%	638	85%	542			
	2	3.2	441	Residential	75%	331	85%	281			
	3	3.2	441	Residential	75%	331	85%	281			
	4	3.2	441	Residential	75%	331	85%	281			
	5	3.2	441	Residential	75%	331	85%	281			
	6	3.2	441	Residential	75%	331	85%	281			
	7	3.2	441	Residential	75%	331	85%	281			
	8	3.2	441	Residential	75%	331	85%	281			
	9	3.2	328	Residential	75%	246	85%	209			
	10	3.2	328	Residential	75%	246	85%	209			
	11	3.4	328	Residential	75%	246	85%	209			

2 Proposed Planning Controls

2.1 Proposed Planning Controls

The proposed HOB controls for Sites 2A and 2B have been amended as follows:

- Site 2A - Extent of the proposed W2 (42m) control expanded to include the proposed through-site link and 180-182 Military Road.
- Site 2B - Extent of the proposed V1 (36m) control expanded to include the proposed through-site link.

No amendments have been made to the proposed Non-residential FSR control.

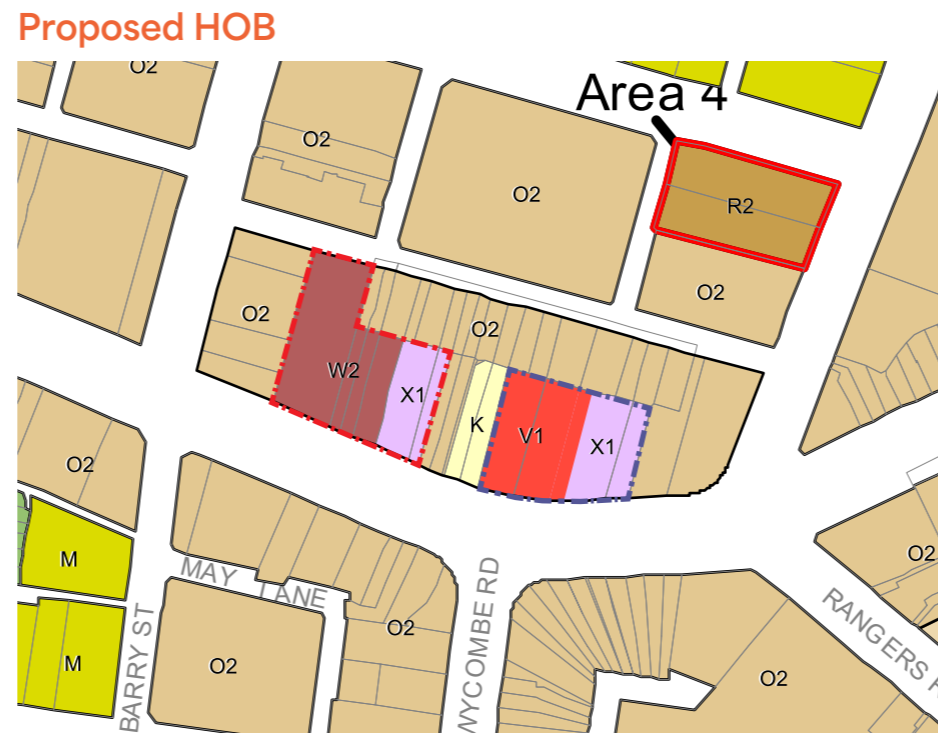


Figure 2. Proposed changes to the HOB map

LEGEND		
[Red dashed box] Site 2A	[Yellow box] K - 10m	[Red box] V1 - 36m
[Blue dashed box] Site 2B	[Green box] M - 12m	[Dark red box] W2 - 42m
	[Brown box] O2 - 16m	[Purple box] X1 - 45m
	[Dark brown box] R2 - 22m	

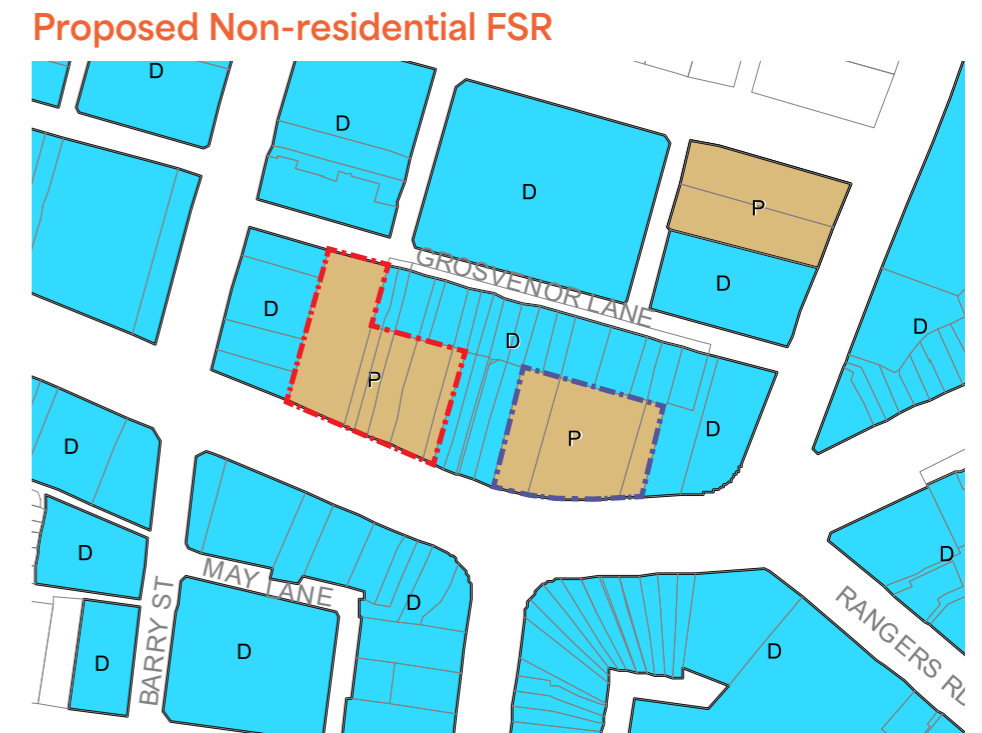


Figure 3. Proposed changes to the non-residential FSR map

LEGEND	
[Red dashed box] Site 2A	[Light blue box] D - 0.5:1
[Blue dashed box] Site 2B	[Brown box] P - 1.2:1



PREPARED BY ETHOS URBAN ON BEHALF OF ARKADIA FOR SUBMISSION TO NORTH SYDNEY COUNCIL
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