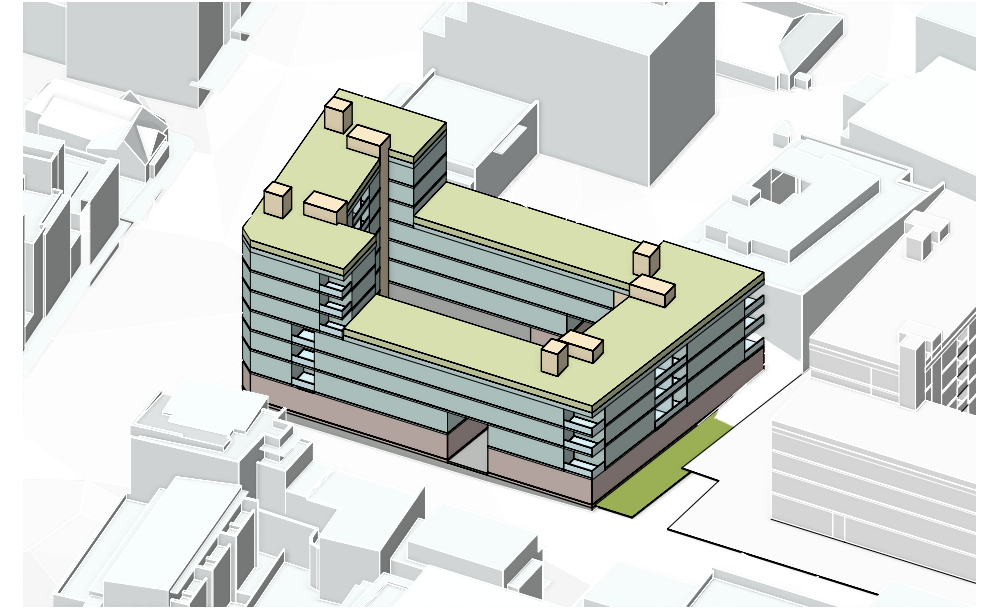




GS1: Ground Floor Plan 1:1000



GS1: Typical Additional Plan 1:1000

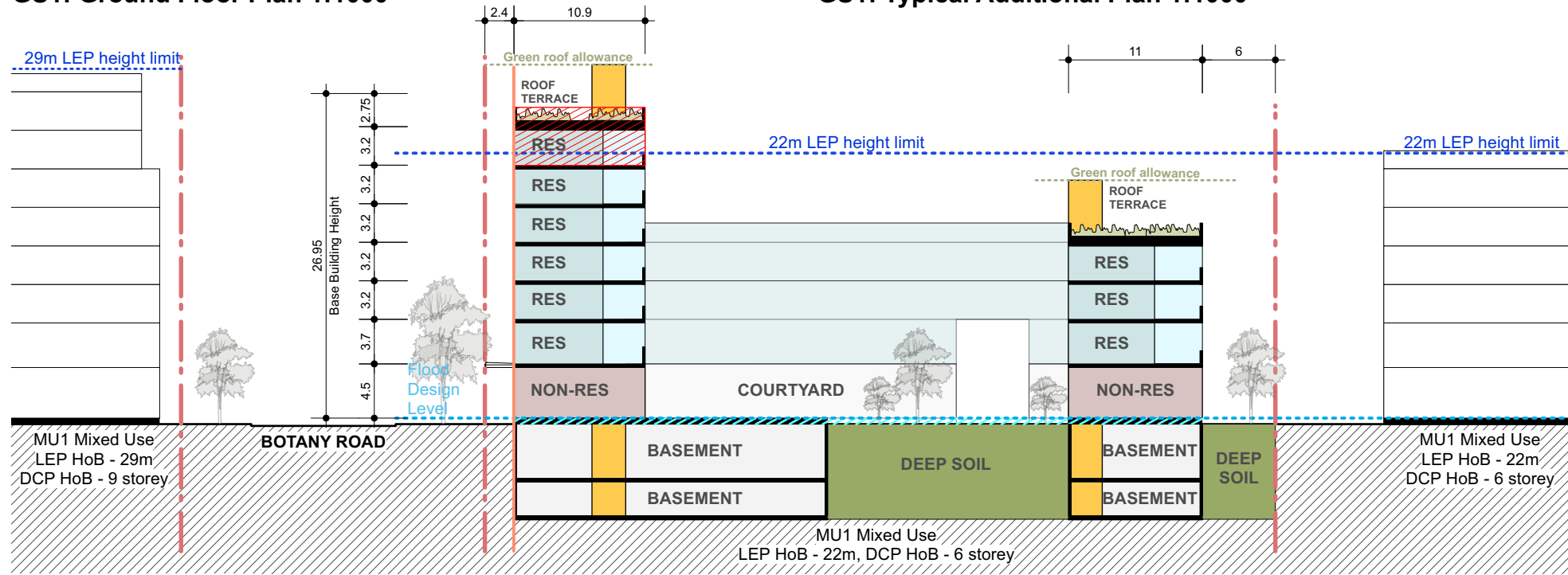


GS1: 3D Summary

| | |
|-----------------------|--|
| Site Area: | 2670 sqm |
| LEP FSR: | 2:1 |
| Achieved FSR: | 2:1 |
| LEP HOB: | 22 m |
| Base Building Height: | 17.35m, 26.95m (from flood design level) |
| Deep Soil Area: | 400.5 sqm required |
| Achieved Deep Soil: | 429 sqm |
| Non-Residential GFA: | 1060 sqm |

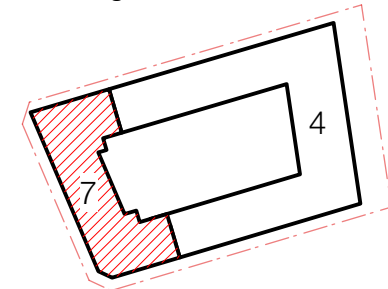
Notes:

- Flooding: Flood design level is upto 1.5m. CoS 2020 Flood Study Report 1 in 100 year event is up to 1.0m (+ 0.5m freeboard).
- Sound barrier building facing TfNSW identified "noise assessment" road. Only non-habitable rooms and circulation facing Botany Road on residential storeys.
- Roof top communal space allows compliance with ADG.
- Potential through site link connecting James Street to Allen Street.
- Recommend additional LEP HOB (m) (Level 7) and DCP storey height to align with existing LEP FSR.



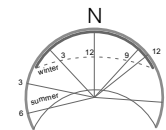
Street Section 1:500

GS1 Height of Built Forms 1:1500



Legend:

| | | | |
|--|----------------------|--|---------------------|
| | Commercial | | Deep Soil Landscape |
| | Residential | | Communal Open Space |
| | Vertical Circulation | | Services |
| | Horiz Circulation | | Additional Height |



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Height and FSR Study
 23.06
 City Of Sydney

Site 1 - 1 (Proposed)
 GS1b