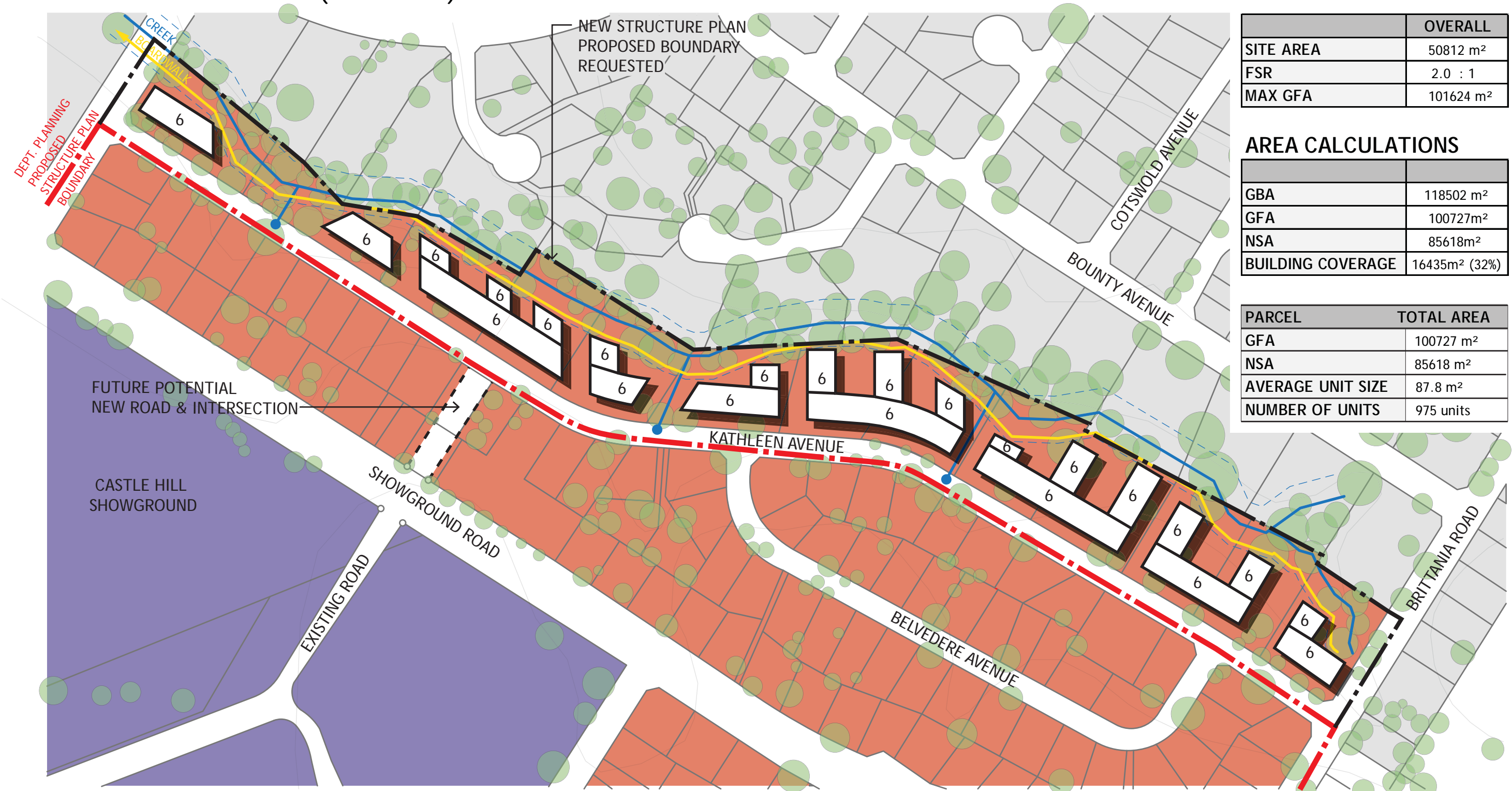


MASTER PLAN CONCEPT (FSR 2.0 : 1)



	OVERALL
SITE AREA	50812 m <sup>2</sup>
FSR	2.0 : 1
MAX GFA	101624 m <sup>2</sup>

AREA CALCULATIONS

GBA	118502 m <sup>2</sup>
GFA	100727m <sup>2</sup>
NSA	85618m <sup>2</sup>
BUILDING COVERAGE	16435m <sup>2</sup> (32%)

PARCEL	TOTAL AREA
GFA	100727 m <sup>2</sup>
NSA	85618 m <sup>2</sup>
AVERAGE UNIT SIZE	87.8 m <sup>2</sup>
NUMBER OF UNITS	975 units

- SHOWGROUND PRECINCT STRUCTURE PLAN BOUNDARY

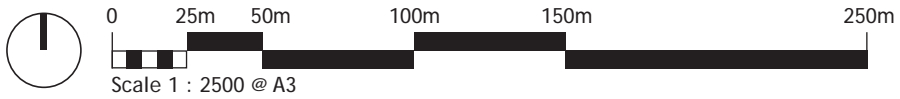
● DRAINAGE EASEMENT

— CREEK

Conservative 15m setback from centreline of creek based on top of bank location approximately 2m from centreline.  
10m setback from top of bank generally expected following confirmation by survey
- EXISTING TREE

← BOARDWALK

SUBJECT TO FUTURE DESIGN, MASTERPLAN COMPLIANT TO SEPP65 - ADG PRINCIPLES FOR BUILDING ENVELOPE SETBACK SEPERATION DISTANCES AND SOLAR





MASTER PLAN CONCEPT (FSR 2.0 : 1)



	OVERALL
SITE AREA	50812 m <sup>2</sup>
FSR	2.0 : 1
MAX GFA	101624 m <sup>2</sup>

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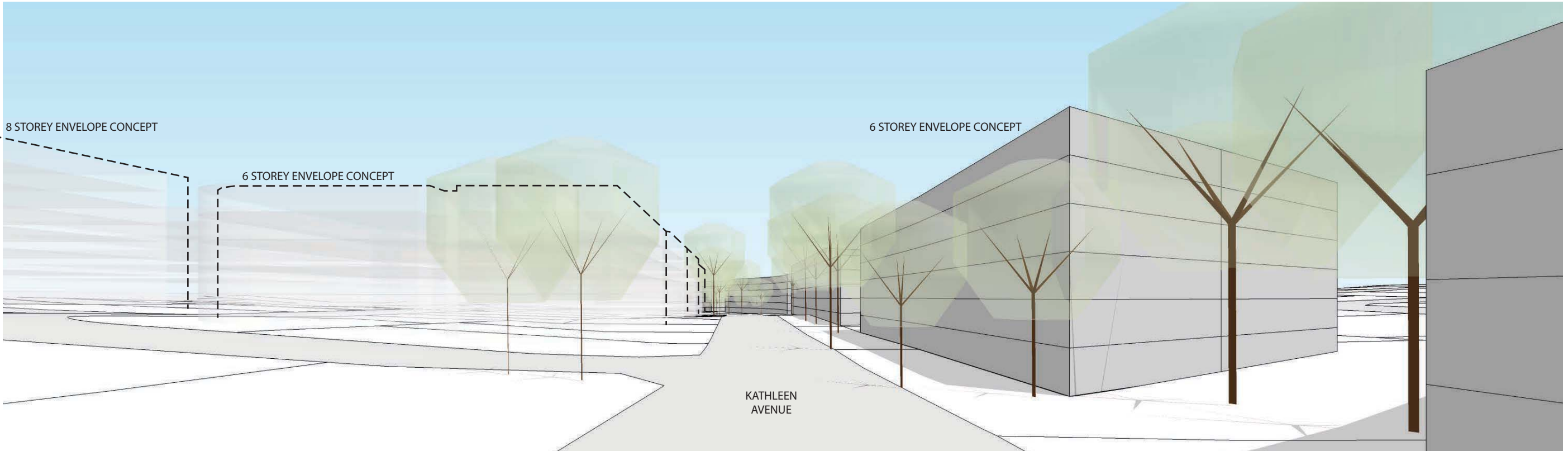
- DRAINAGE EASEMENT
- BOARDWALK
- CREEK
- Conservative 15m setback from centreline of creek based on top of bank location approximately 2m from centreline. 10m setback from top of bank generally expected following confirmation by survey

SUBJECT TO FUTURE DESIGN, MASTERPLAN COMPLIANT TO SEPP65 - ADG PRINCIPLES FOR BUILDING ENVELOPE SETBACK SEPERATION DISTANCES AND SOLAR

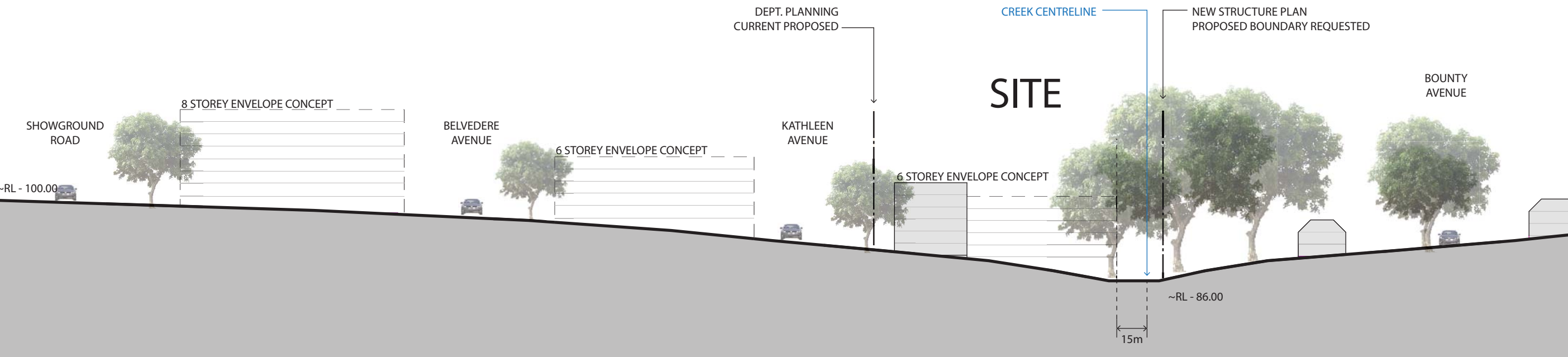




MASTER PLAN CONCEPT (FSR 2.0 : 1)



STREET VIEW FROM KATHLEEN AVENUE



SECTION

Conservative 15m setback from centreline of creek based on top of bank location approximately 2m from centreline.  
10m setback from top of bank generally expected following confirmation by survey