MASTER PLAN CONCEPT (FSR 2.0:1) - NEW STRUCTURE PLAN **OVERALL** PROPOSED BOUNDARY SITE AREA 50812 m² REQUESTED' FSR 2.0 : 1 MAX GFA 101624 m² **AREA CALCULATIONS GBA** 118502 m² GFA 100727m² NSA 85618m² BOUNTY AVENUE **BUILDING COVERAGE** 16435m² (32%) PARCEL **TOTAL AREA GFA** 100727 m² NSA 85618 m² 6 FUTURE POTENTIAL **AVERAGE UNIT SIZE** 87.8 m² NEW ROAD & INTERSECTION NUMBER OF UNITS 975 units KATHLEEN AVENUE SHOWGROUND ROAD CASTLE HILL BRITANIAROAD **SHOWGROUND** BELVEDERE AVENUE SHOWGROUND PRECINCT STRUCTURE PLAN BOUNDARY **EXISTING TREE** SUBJECT TO FUTURE DESIGN, MASTERPLAN COMPLIANT TO SEPP65 - ADG PRINCIPLES FOR BUILDING ENVELOPE SETBACK SEPERATION DISTANCES AND SOLAR DRAINAGE EASEMENT **BOARDWALK** 150m 250m **CREEK** Conservative 15m setback from centreline of creek based on top of bank location approximately 2m from centreline. Scale 1: 2500 @ A3 10m setback from top of bank generally expected following confirmation by survey



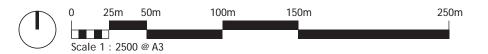
MASTER PLAN CONCEPT (FSR 2.0:1)



CREEK

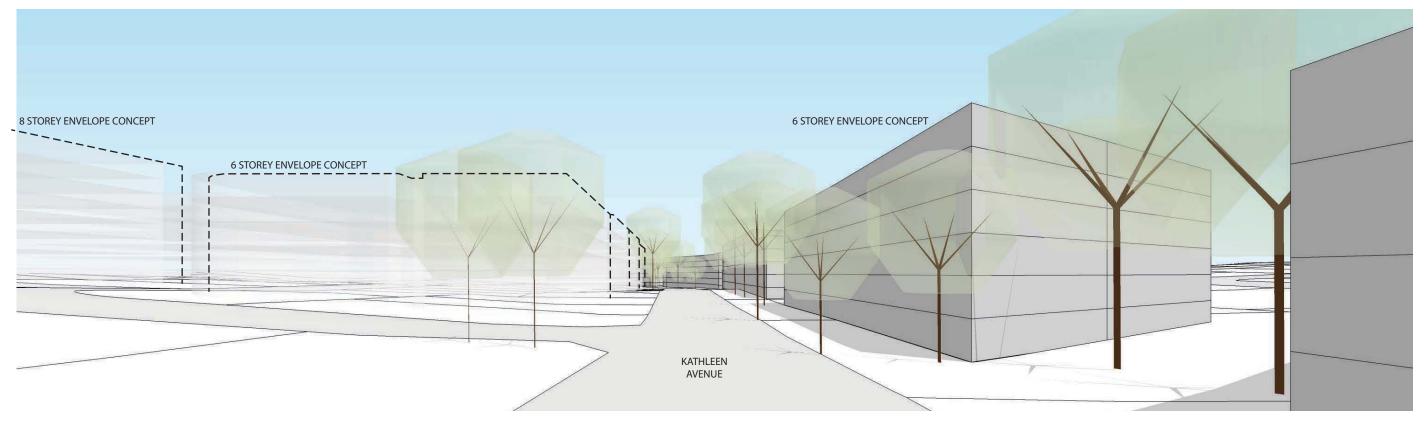
Conservative 15m setback from centreline of creek based on top of bank location approximately 2m from centreline. 10m setback from top of bank generally expected following confirmation by survey

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

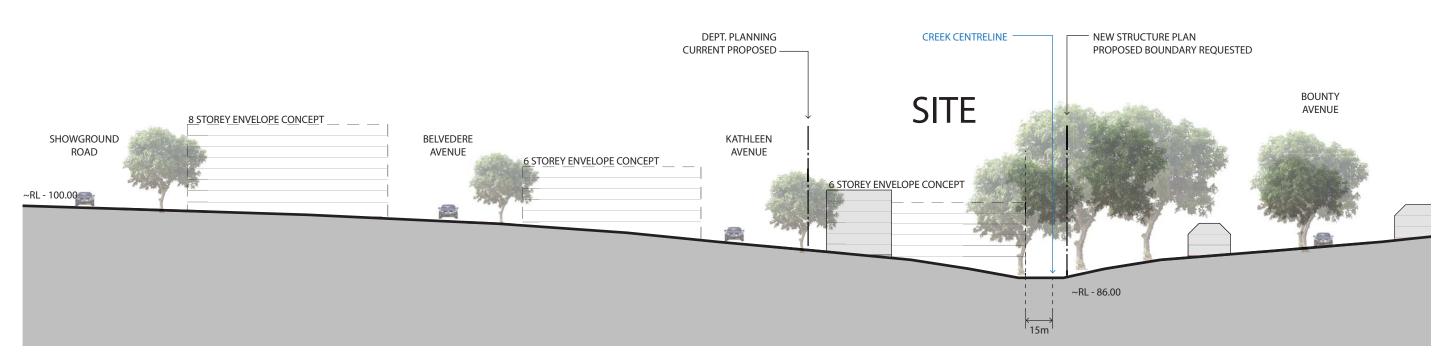




MASTER PLAN CONCEPT (FSR 2.0 : 1)



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

