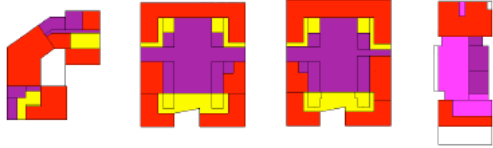


Vastern Park Illustrative Scheme Land Use Budget

Annexe 1: Illustrative Scheme (office on Plot D).

21 6 2022

1 /GROUND FLOOR



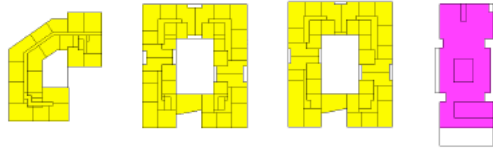
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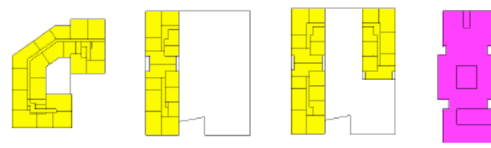
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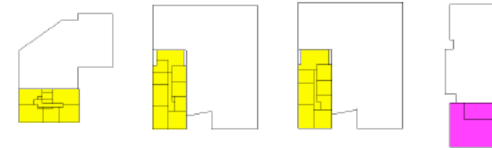
2/ FIRST FLOOR



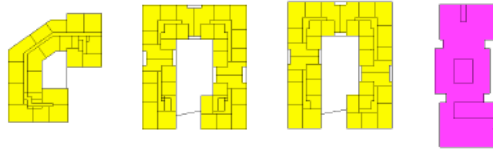
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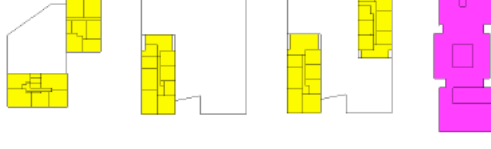
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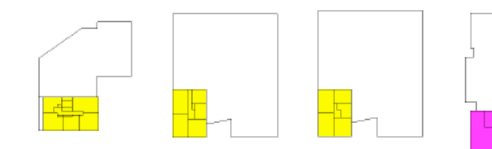
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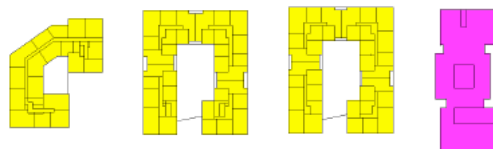
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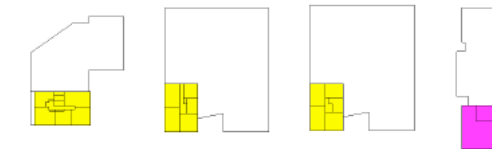
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10



16



5



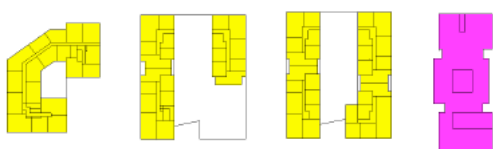
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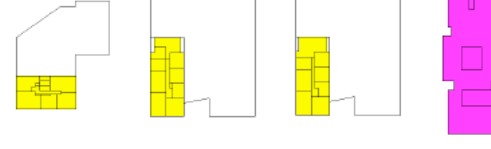
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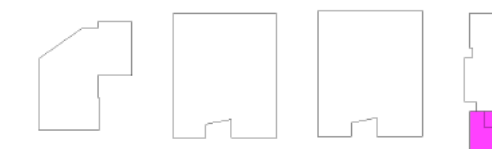
6



12



18



PROPERTY
EASTERN COURT

DRAWING TITLE
LAND USE BUDGET ILLUSTRATIVE SCHEME
RESIDENTIAL LED SCHEME
(B1A ON PLOT D)

KEY
C3 RESIDENTIAL (INCLUDING REFUSE AND PARKING)
B1A OFFICES
A1-A5, D1-D2 RETAIL/COMMUNITY/GYM
REFUSE PARKING & SERVICE

DRAWING REFERENCE
LB-1

SCALE
1:1500@ A2

DOYLE
ARCHITECTS
100-105 WINDYBUSH ROAD
WINDYBUSH, NSW 2150
02 9638 8888

Table 1A Plot A Floorspace

	FLOOR	RESIDENTIAL	B1A	MIXED COMMERCIAL	REFUSE PARKING AND SERVICING	TOTAL	FLOOR	Dwellings
PLOT A	1	209	0	1016	321	1546	1	0
	2	1547	0	0	0	1547	2	18
	3	1547	0	0	0	1547	3	18
	4	1547	0	0	0	1547	4	18
	5	1547	0	0	0	1547	5	18
	6	1547	0	0	0	1547	6	18
	7	1547	0	0	0	1547	7	18
	8	1547	0	0	0	1547	8	18
	9	936	0	0	0	936	9	10
	10	936	0	0	0	936	10	10
	11	487	0	0	0	487	11	5
	12	487	0	0	0	487	12	5
	13	487	0	0	0	487	13	5
	14	487	0	0	0	487	14	5
	15	454	0	0	0	454	15	5
	16	454	0	0	0	454	16	5
	17	0	0	0	0	0	17	0
	18	0	0	0	0	0	18	0
							176	
Plot A Totals		15,766	-	1,016	321	17,103	17103	
With parking and servicing pro rata		16,068	-	1,035				
Cap		16,400	0	7000				
Cap % (unadjusted)		96.13		14.51				
Cap (Adjusted with parking and servicing pro rata) %		98.0		14.79				
Cap (Resi plus com)						23,400	Percent	73.09

Adjusted floorspace		Addd pro rata refuse parking and servicing to main uses	
		pro rata	Total
Sum of allocated uses	16,782		
Residential percentage	93.95	302	16,068
B1A percentage	0	-	-
Commercial percentage	6.05	19	1,035
Total			17,103

Table 2A Plot B Floorspace

	FLOOR	RESIDENTIAL	B1A	MIXED COMMERCIAL	REFUSE PARKING AND SERVICING	TOTAL	FLOOR	Dwellings
PLOT B	1	524	0	1319	1201	3044	1	0
	2	2454	0	0	0	2454	2	28
	3	2347	0	0	0	2347	3	30
	4	2347	0	0	0	2347	4	30
	5	2058	0	0	0	2058	5	27
	6	1532	0	0	0	1532	6	19
	7	981	0	0	0	981	7	12
	8	981	0	0	0	981	8	12
	9	618	0	0	0	618	9	7
	10	618	0	0	0	618	10	7
	11	618	0	0	0	618	11	7
	12	618	0	0	0	618	12	7
	13	618	0	0	0	618	13	7
	14	618	0	0	0	618	14	7
	15	390	0	0	0	390	15	4
	16	390	0	0	0	390	16	4
	17	0	0	0	0	0	17	0
	18	0	0	0	0	0	18	0
							208	
Plot B Totals		17,712	-	1,319	1201	20,232	20,232	
Parking and servicing pro rata		18,830	-	1,402				
Cap		19,750	0	7000				
Cap % (unadjusted)		90		18.84				
Cap (Adjusted with parking and servicing pro rata) %		95		20.03				
Cap (Resi plus com)						26,750	Percent	75.63

Adjusted floorspace			
<i>Add pro rata refuse parking and servicing to main uses</i>			
		pro rata	Total
Sum of allocated uses	19,031		
Residential percentage	93	1,118	18,830
B1A percentage	0	-	-
Commercial percentage	7	83	1,402
		Total	20,232

Table 3A Plot C Floorspace

	FLOOR	RESIDENTIAL	B1A	MIXED COMMERCIAL	REFUSE PARKING AND SERVICING	TOTAL	FLOOR	Dwellings	
PLOT C	1	513	0	1421	1158	3,092	1	0	
	2	2503	0	0	0	2,503	2	28	
	3	2390	0	0	0	2,390	3	30	
	4	2390	0	0	0	2,390	4	30	
	5	2102	0	0	0	2,102	5	27	
	6	2102	0	0	0	2,102	6	27	
	7	2102	0	0	0	2,102	7	27	
	8	1568	0	0	0	1,568	8	20	
	9	1185	0	0	0	1,185	9	16	
	10	620	0	0	0	620	10	8	
	11	620	0	0	0	620	11	8	
	12	620	0	0	0	620	12	8	
	13	620	0	0	0	620	13	8	
	14	620	0	0	0	620	14	8	
	15	382	0	0	0	382	15	4	
	16	382	0	0	0	382	16	4	
	17	0	0	0	0	-	17	0	
	18	0	0	0	0	-	18	0	
								253	
Plot C Totals		20,719	-	1,421	1158	23,298	23,298		
With parking and servicing pro rata		21,803	-	1,495					
Cap		23200	0	7000					
Cap % (unadjusted)		89		20.30					
Cap (Adjusted with parking and servicing pro rata) %		94		21.36					
						Cap (Resi plus com)	30,200	Percent	77.15

Adjusted floorspace			
<i>Add pro rata refuse parking and servicing to main uses</i>			
		pro rata	Total
Sum of allocated uses	22,140		
Residential percentage	94	1,084	21,803
B1A percentage	0	-	-
Commercial percentage	6.42	74	1,495
		Total	23,298

Table 4A Plot D Floorspace

	FLOOR	RESIDENTIAL	B1A	MIXED COMMERCIAL	REFUSE PARKING AND SERVICING	TOTAL	FLOOR	Dwellings	
PLOT D	1	0	650	614	259	1,523	1	0	
	2	0	1510	0	0	1,510	2	0	
	3	0	1810	0	0	1,810	3	0	
	4	0	1810	0	0	1,810	4	0	
	5	0	1810	0	0	1,810	5	0	
	6	0	1810	0	0	1,810	6	0	
	7	0	1810	0	0	1,810	7	0	
	8	0	1810	0	0	1,810	8	0	
	9	0	1819	0	0	1,819	9	0	
	10	0	1810	0	0	1,810	10	0	
	11	0	1810	0	0	1,810	11	0	
	12	0	1810	0	0	1,810	12	0	
	13	0	575	0	0	575	13	0	
	14	0	575	0	0	575	14	0	
	15	0	575	0	0	575	15	0	
	16	0	575	0	0	575	16	0	
	17	0	575	0	0	575	17	0	
	18	0	575	0	0	575	18	0	
								0	
Plot D Totals		-	23,719	614	259	24,592	24,592		
With parking and servicing pro rata		-	23,971	621					
Cap		20,650	24500	7000					
Cap % (unadjusted)		0	96.81	8.77					
Cap (Adjusted with parking and servicing pro rata) %		0	97.84	8.86					
						Cap	52,150	Percent	47.16

Adjusted floorspace		Add pro rata refuse parking and servicing to main uses	
		pro rata	Total
Sum of allocated uses	24,333		
Residential percentage	0.00	-	-
B1A percentage	97	252	23,971
Commercial percentage	3	7	621
		Total	24,592

Table 5A Floorspace Summary

	RESIDENTIAL	B1A	MIXED COMMERCIAL	REFUSE PARKING AND SERVICING	Total		
SUMMARY PLOTS A-D							
with servicing and parking added pro rata	56,700	23,971.46	4,554	0	85,225		

Table 6A Comparison with Parameter Schedule

Surplus/ Deficit (without parking and servicing added pro rata)		Surplus/ Deficit (with parking and servicing added pro rata)	
Total Max GEA in Parameter Schedule	90,850	Total Max GEA in Parameter Schedule	90,850
Proposed Illustrative Scheme	85,225	Proposed Illustrative Scheme	85,225
Surplus	5,625	Surplus	5,625
Percentage (max vs proposed)	94	Percentage (max vs proposed)	94
Total Max Resi in Parameter Schedule	80,000	Total Max Resi in Parameter Schedule	80,000
Proposed Resi Illustrative Scheme	54,197	Proposed Resi Illustrative Scheme	56,700
Surplus	25,803	Surplus	23,300
Percentage (max vs proposed)	68	Percentage (max vs proposed)	71
Total Max B1a in Parameter Schedule	24500	Total Max B1a in Parameter Schedule	24500
Proposed B1A Illustrative Scheme	23,719	Proposed B1A Illustrative Scheme	23,971
Surplus	781	Surplus	529
Percentage (max vs proposed)	97	Percentage (max vs proposed)	98
Total Max Comm in Parameter Schedule	7,000	Total Max Comm in Parameter Schedule	7,000
Proposed Comm Illustrative Scheme	4,370	Proposed Comm Illustrative Scheme	4,554
Surplus	2,630	Surplus	2,446
Percentage (max vs proposed)	62	Percentage (max vs proposed)	65

Table 7A LPA Assessment - Comparison with ID2 Schedule

Use class		Plot A	Plot B	Plot C	Plot D	Total Area GEA sq m (excluding plant)
C3 Residential	Max	48,000				48,000
	Min	16,400	19,750	23,200	20,650	80,000
Illustrative Scheme		16,294	19,324	23,071	-	58,689
Doyle Assessment		16,068	18,830	21,803	-	56,700
B1a Office	Max	-	-	-	-	-
	Min	-	-	-	24,500	24,500
Illustrative Scheme Total		-	-	-	24,495	24,495
Doyle Assessment		-	-	-	23,971	23,971
A10A5, D1-D2	Min	2,000				2,000
	Max	7,000	7,000	7,000	7,000	7,000
Illustrative Scheme						3818
Doyle Assessment		1,035	1,402	1,495	621	4,554
Illustrative Scheme Total						87,002
Doyle Total		17,103	20,232	23,298	24,592	85,225

Table 8A DAS page 160 Illustrative Schedule

TOTAL GROSS AREA	GIA / NSA PROPOSED			
	GEA		GIA	
	SQ M	SQ FT	SQ M	SQ FT
Residential	59,075.4	635,888	55,558.2	598,028
Office	24,495.1	263,665	23,237.5	250,128
Retail A1/A3	3,817.6	41,093	3,555.5	38,271
TOTAL GROSS AREA	87,388.1	940,646	82,351.2	886,427

Table 9A LPA/ Doyle Illustrative Schedule (Residential led scheme)

TOTAL GROSS AREA	GIA / NSA PROPOSED			
	GEA		GIA	
	SQ M	SQ FT	SQ M	SQ FT
Residential	56,700.0			
Office	23,971.5			
Retail A1/A3	4,553.5			
TOTAL GROSS AREA	85,225.0	-	-	-

Table 10A DAS page 160 Housing Mix (amended to add plots, including plot D)

	1 Bed 2P	1 Bed 2Pw	2 Bed 3P	2 Bed 3Pw	2 Bed 4P	2 Bed 4Pw	3 Bed 5P	Studio 1P	TOTAL
	No.	No.	No.	No.	No.	No.	No.	No.	No.
Plot A	38	30	7	4	51	0	37	7	174
Plot B	59	0	5	3	79	7	20	34	207
Plot C	84	0	1	5	88	11	23	34	246
Plot D	0	0	0	0	0	0	0	0	0
Total	181	30	13	12	218	18	80	75	627
Percentage	28.9	4.8	2.1	1.9	34.8	2.9	12.8	12.0	100.0

Table 11A LPA/ Doyle Illustrative Scheme Residential Yield

	TOTAL
	No.
Plot A	176
Plot B	208
Plot C	253
Plot D	0
Total	637
Percentage	