Urban Design Report
for Planning Proposal Submission
93-145 Hoxton Park Road
Liverpool
For Nationwide Builders Pty Ltd

November 2022

tony owen ptnrs

Urban Design Report
30 November 2022
93-145 on Hoxton Park Road, and 20, 48 Dale Avenue, Hoxton park

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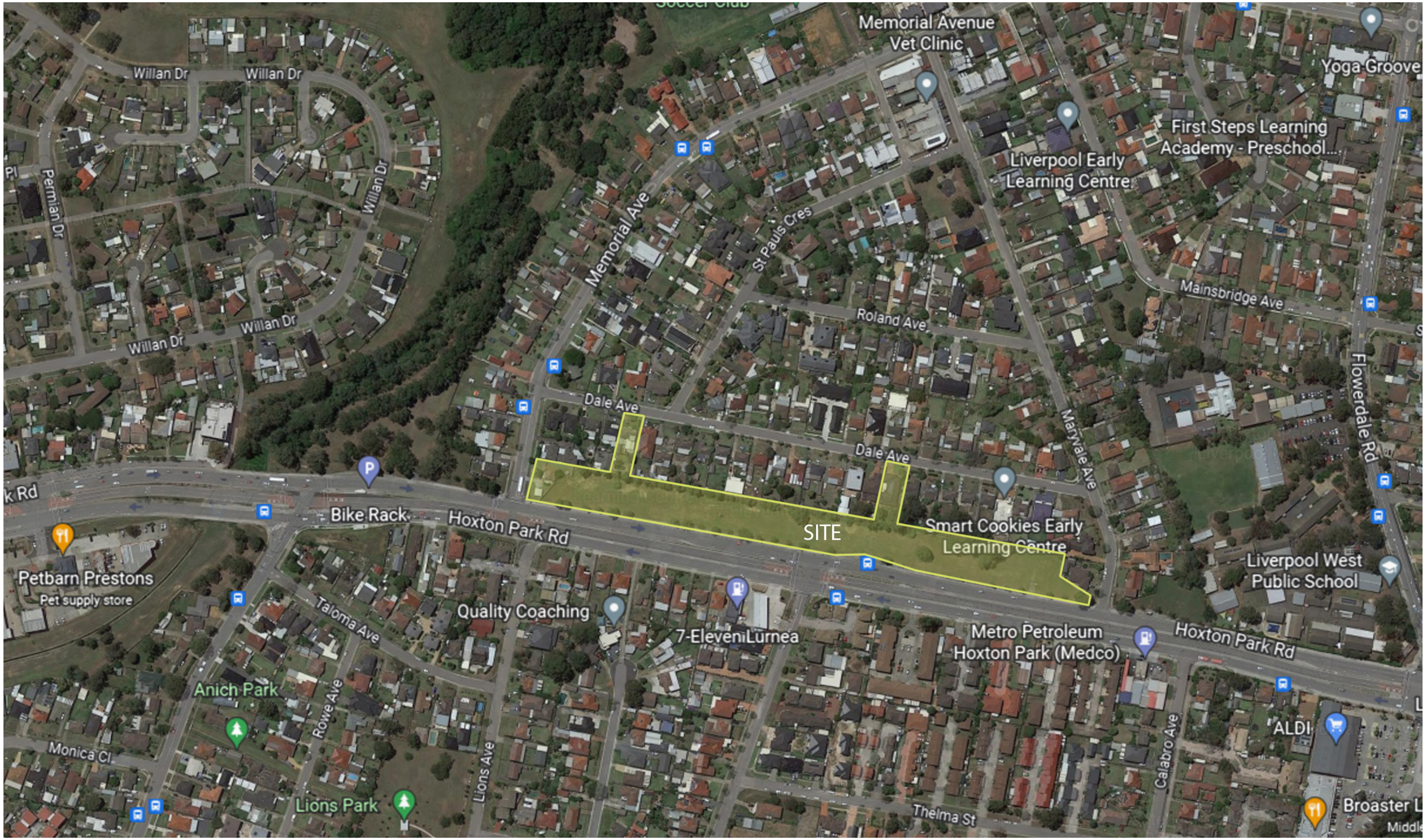
1.0 Introduction

This Urban Design Report has been prepared by Tony Owen Partners for Nationwide Builders Pty Ltd. The report has been prepared as part of a submission for a Planning Proposal to amend certain controls for the above site.

The Urban Design Study examines the constraints and opportunities of the site in support of the Planning Proposal. It has been used as a guide to the master planning and building controls for the site to achieve a high quality fit with its context and the best outcome for the future development of the area.



2.1 AERIAL PHOTO

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
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Legend

DRAWING LABEL

AERIAL PHOTO

Client

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Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021

Drawing title
Combined L1-3 plan

Project no. Drawing no. A001

Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT

2.0 Site Analysis

2.2 Physical Characteristics

The site has an area of approximately 14,945m2. This consists of the amalgamation of some 31 sites being 93-145 on Hoxton park Road, and 20 and 48 Dale Avenue. 29 sites are located along almost a full block of Hoxton park Road, with 2 sites located on the rear Dale Avenue. The site currently contains 3 detached houses. The site has a 450m frontage and is approximately 34m wide. As such it occupies some 500m long streetscape along Hoxton park Road. The rear sites have been acquired for the purposes of gaining vehicular access to the site. Allthough 20 and 48 Dale Avenue form part of the project site, they are not subject to the proposed planning proposal in terms of proposed uplift to building height and FSR. The existing planning controls will continue to apply to these lots

2.3 SITE PHOTO -LOOKING EAST ON HOXTON PARK ROAD

Rev.	Description	By	Date
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2.3 SITE PHOTOS

Client

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Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021

0 5 10 15 20 25

Drawing title

Combined L1-3 plan

Project no. Drawing no. A002

Drawn NK, JH

Drawing status

FOR DESIGN DEVELOPMENT

2.3 SITE PHOTO -LOOKING WEST ON HOXTON PARK ROAD

Rev.	Description	By	Date
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2.3 SITE PHOTOS

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Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021
0 5 10 15 20 25
@1:500

Drawing title
Combined L1-3 plan

Project no. Drawing no. A003

Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT

98 Hoxton Park Road

100 Hoxton Park Road

102 Hoxton Park Road

104Hoxton Park Road

106 Hoxton Park Road

110 Hoxton Park Road

112 Hoxton Park Road

114
Hoxton Park Road

116 Hoxton Park Road

118 Hoxton Park Road

120 Hoxton Park Road

4 Webster Road Hoxton Park

2 Webster Road

124Hoxton Park Road

128 Hoxton Park Road

130 Hoxton Park Road

132 Hoxton Park Road

134 Hoxton Park Road

136 Hoxton Park Road

138 Hoxton Park Road

140 Hoxton Park Road

142Hoxton Park Road

144Hoxton Park Road

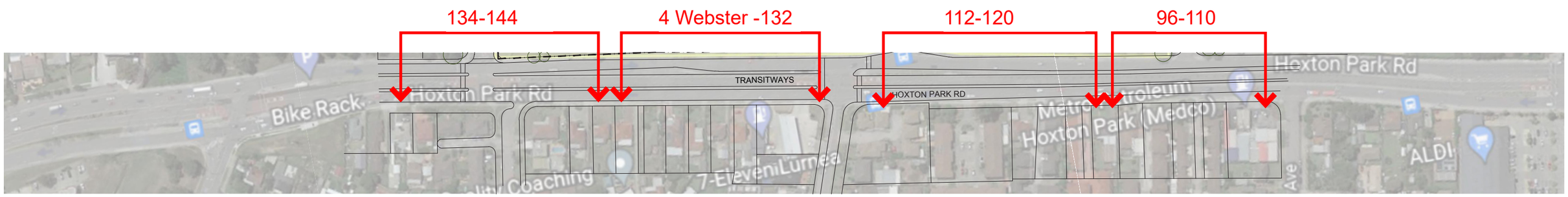
2.6 Context and Neighbourhood Character

Current Character

The area is generally characterized by 1-2 storey detached houses, with some commercial premises on HPR. The site is served by a nearby ALDI supermarket and retail commercial premises on HPR and is 2km from Liverpool CBD. There are also education facilities nearby including Liverpool West Public School.

Future Character

The LEP and DCP contains controls which has established the future character of the area. The current controls allow for high density residential up to 4-5 floors, and this PP is seeking a modest increase on this. As such the future character of the area is for residential flat buildings which is consistent with the objectives of this PP.



2.6 CONTEXT AND NEIGHBORHOOD CHARACTER

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2.6 CONTEXT AND CHARACTER

Client
NATONWIDE BUILDERS Pty. Ltd.

Architects
tony owen ptnrs

Project
ABA LIVERPOOL

Project address
93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021

Drawing title
Combined L1-3 plan

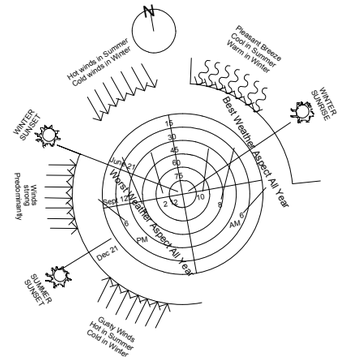
Project no. Drawing no. A004

Drawn NK, JH

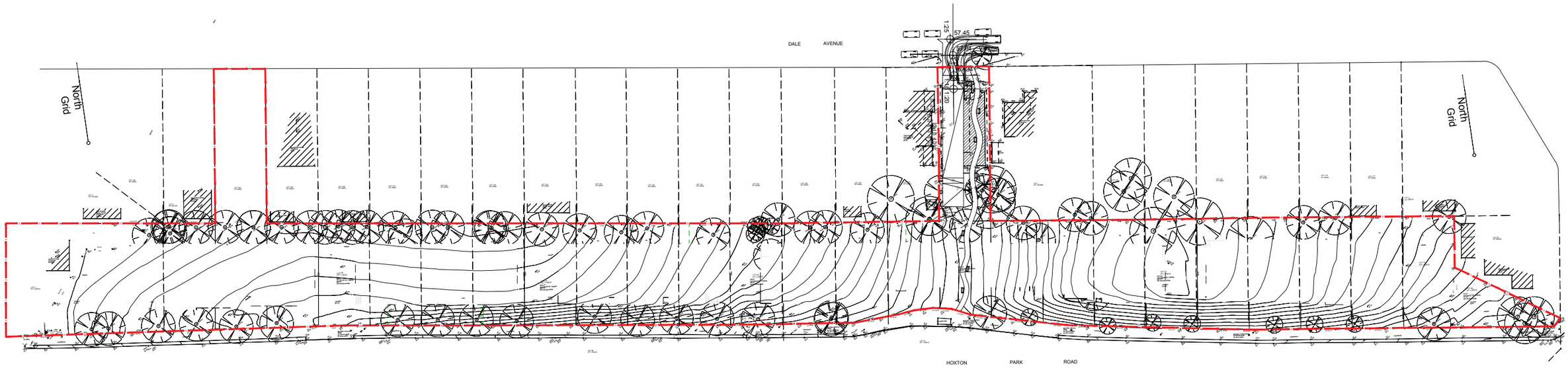
Drawing status
FOR DESIGN DEVELOPMENT

GENERAL NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATON.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTON, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
5. REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES ADN LOCATIONS.
6. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
7. ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
8. SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS: 450mm SQ. UP TO 600mm DEEP 600mm SQ. UP TO 1000mm DEEP
9. ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
10. PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP..
11. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS. 12. TOPSOIL SHALL BE STRIPPED DN STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
13. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
14. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.



NOTE
SITE ANALYSIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, THE SHADOW DIAGRAM PLANS AND THE STATEMENT OF ENVIRONMENTAL EFFECTS, INCLUSIVE OF THE PHOTOGRAPHS & THE STREETSCAPE ELEVATION.



1 FULL SITE PLAN (AERIAL)
1 : 550

0m 11m 22m 33m 44m 55m

VISUAL SCALE 1:550 @ A1

CALCULATION DATA

SITE AREA = 13549.30 m²

REQUIRED FSR - 1:1 = 13549.30 m²

	BLOCK - A	BLOCK - B	BLOCK - C	BLOCK - D	BLOCK - E	BLOCK - F	TOTAL
PROPOSED FSR	4200.00m²	2831.34m²	2831.34m²	2911.73m²	2911.73m²	4200.00m²	19886.14m²
TOTAL UNITS	39	36	36	33	33	39	216

*Note that this excludes 20 & 48 Dale Avenue

REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED BY	DATE
A	FOR CLIENT APPROVAL	EP/MO	11.05.2020

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CONSULTANTS
-

PM

NORTH POINT

THIS DRAWING ISSUE HAS BEEN REVIEWED BY
DIRECTOR - SO

CLIENT
NATIONWIDE BUILDERS PTY. LTD.

DRAWING TITLE
FULL SITE PLAN

DATE 11.05.2020
SCALE @ A1 As indicated

PROJECT NUMBER 054-17/18
DRAWING No. 04
ISSUE A

PROJECT
PROPOSED RESIDENTIAL FLAT BUILDINGS
93-145 HOXTON PARK RD & 20 DALE AVENUE LIVERPOOL

JS Architects Pty Ltd
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BELLA VISTA ~ NSW 2153 Australia
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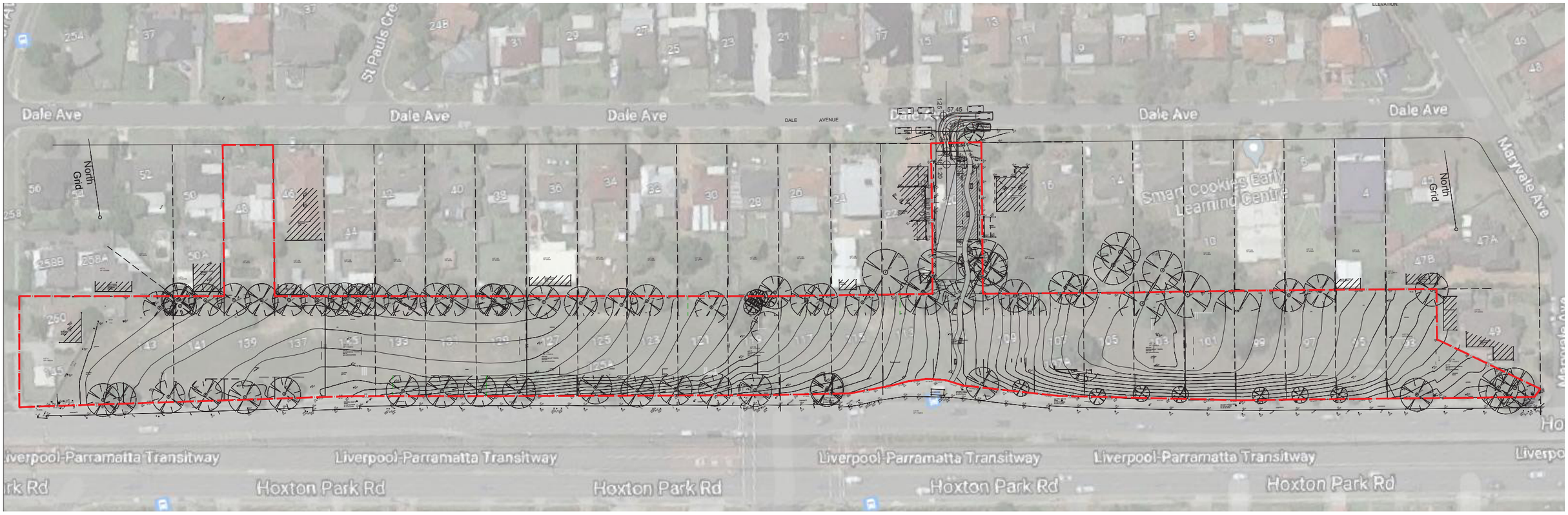
M :61 412 06 06 04
E :info @ jsarchitects.com.au
W :www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

2.5 Topography

There are modest level changes across the site. As it is a large site, these vary in different places. Generally, the site is 1 level higher at the eastern end and there is generally a fall from north to south. The site is located along Hoxton Park Road (HPR) which is a busy main road, This road contains the trasitways bus network and there is a station directly adjoining the site approximately mid-way along.



2.5 TOPOGRAPHY

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2.5 TOPOGRAPHY

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Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 — Date MAR 2021

0 5 10 15 20 m

Drawing title

Combined L1-3 plan

Project no. — Drawing no. A005

Drawn NK, JH

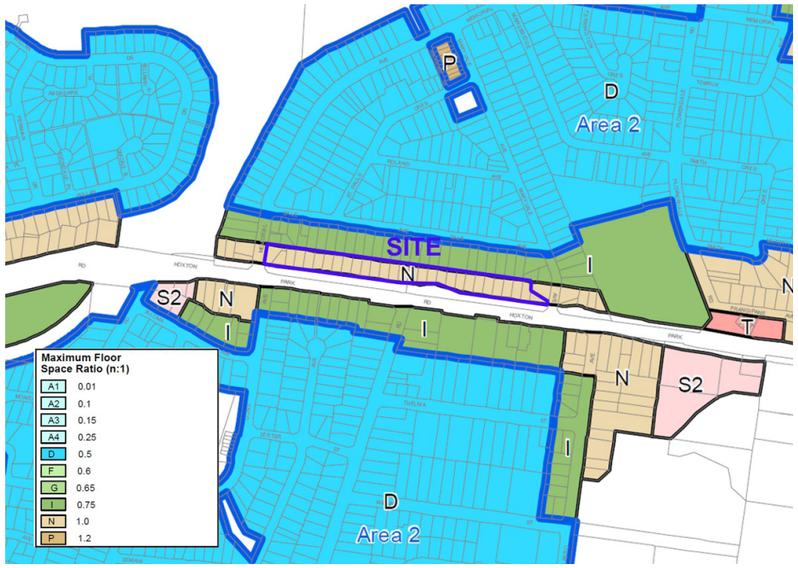
Drawing status

FOR DESIGN DEVELOPMENT

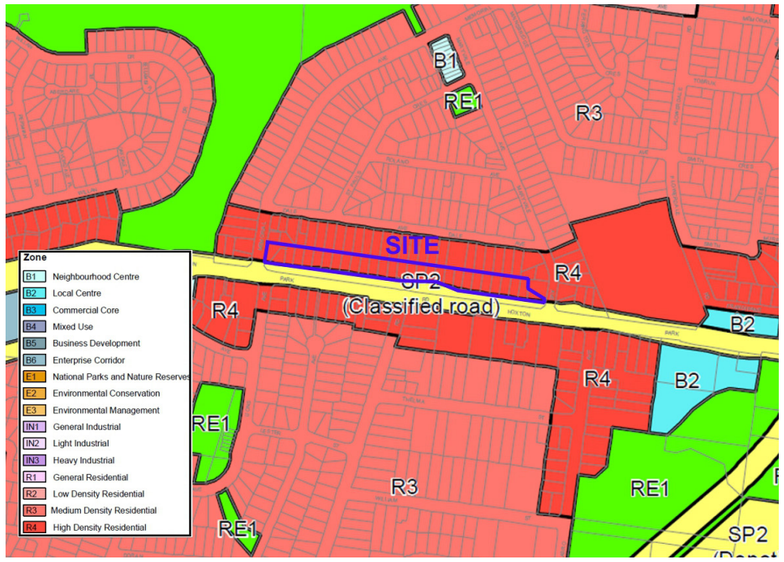
3.0 Built Form Envelope Controls

3.1 – Existing controls

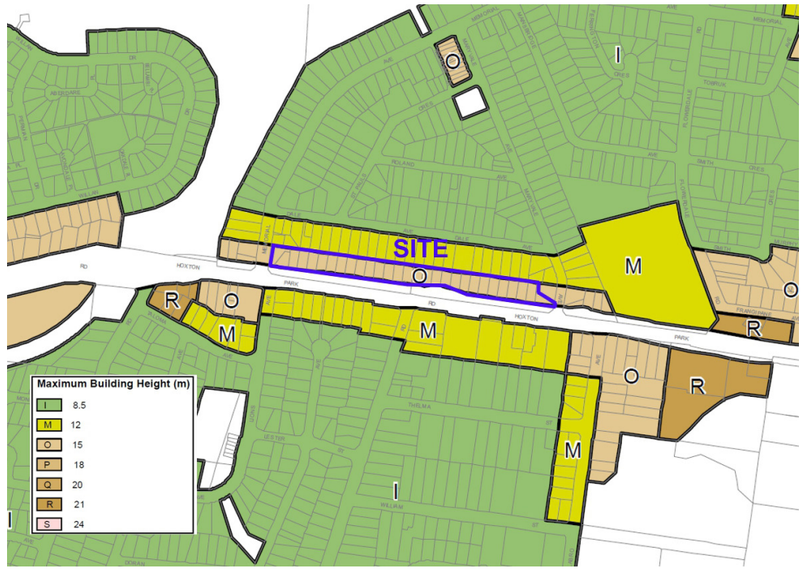
The site is referenced under the Liverpool LEP 2008. This allows for 4-5 storey residential flat buildings with a maximum FSR of 1:1.



Existing Floor Space



Existing Zoning



Existing Building Height

3.1 EXISTING CONTROLS

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EXISTING CONTROLS

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Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @ A1 1:1000 @ A3 Date MAR 2021

0 5 10 15 20

Drawing title

Combined L1-3 plan

Project no. Drawing no. A006

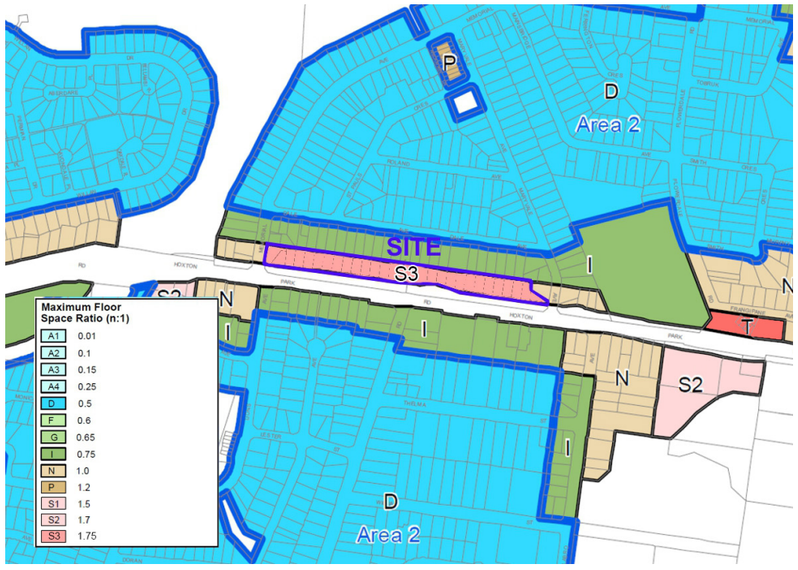
Drawn NK, JH

Drawing status

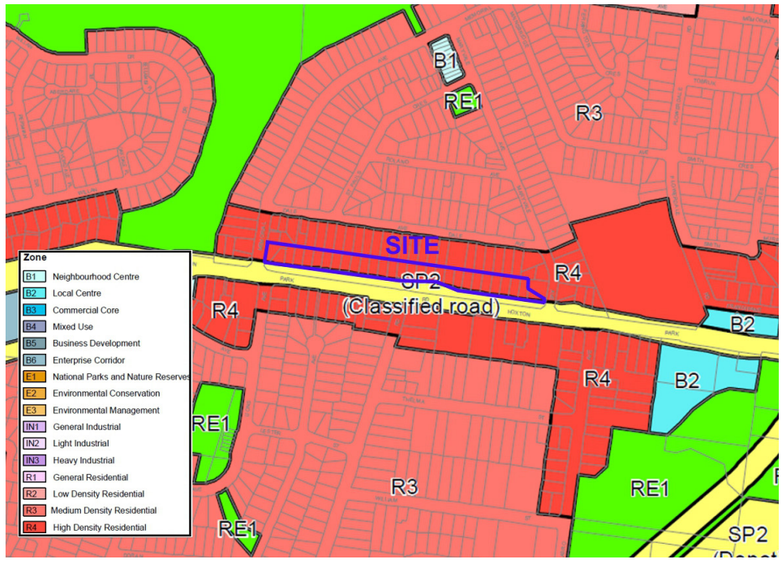
FOR DESIGN DEVELOPMENT

3.2 – Proposed Controls

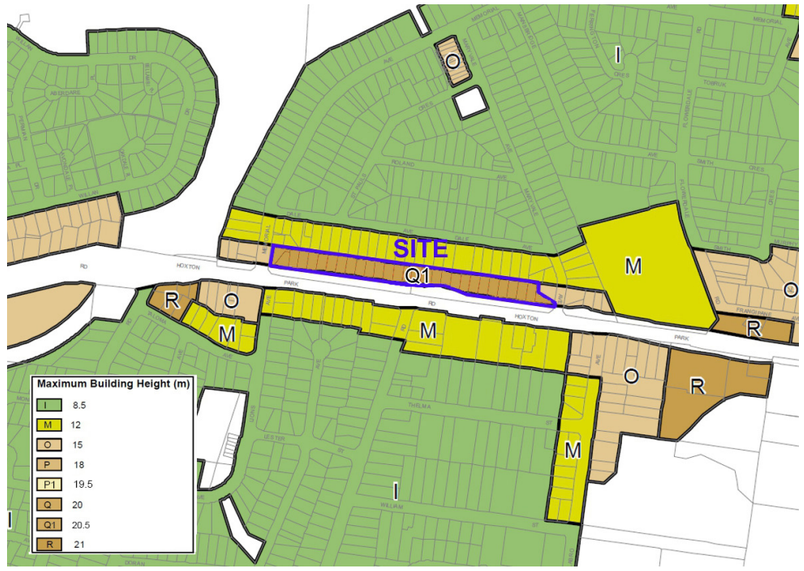
This PP is seeking a modest increase of height from 4 storeys to 6 storeys and an increase to 2:1 FSR. This is a unique site in that it includes a 500m frontage and potentially 6 buildings directly adjoining the transit station. This provides a unique opportunity to control a very large section of streetscape with potential for a high quality urban result. The proposed changes will facilitate a development which is consistent with the objectives of the area and allow a development which is suitable to the opportunities of this site.



Proposed Floor Space



Proposed Zoning



Proposed Building Height

3.2 PROPOSED CONTROLS

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DRAWING LABEL

PROPOSED CONTROLS

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

tony owen ptnrs

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021

Drawing title

Combined L1-3 plan

Project no. Drawing no. A007

Drawn NK, JH

Drawing status

FOR DESIGN DEVELOPMENT

4.1 Green Open Space

The site is close to a range of parks and is well served by open space – see green space analysis. It is 200m from Lions park and 100m from the green reserve at Maxwell Creek. In addition, the site represents an opportunity to create a continuous green interface for 500m along HPR as a consolidated development site, including cycle paths and greenery. See landscape concept.

4.1 PRECINCT ANALYSIS - GREEN SPACE

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PRECINCT ANALYSIS

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

tony owen ptnrs

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021

Drawing title

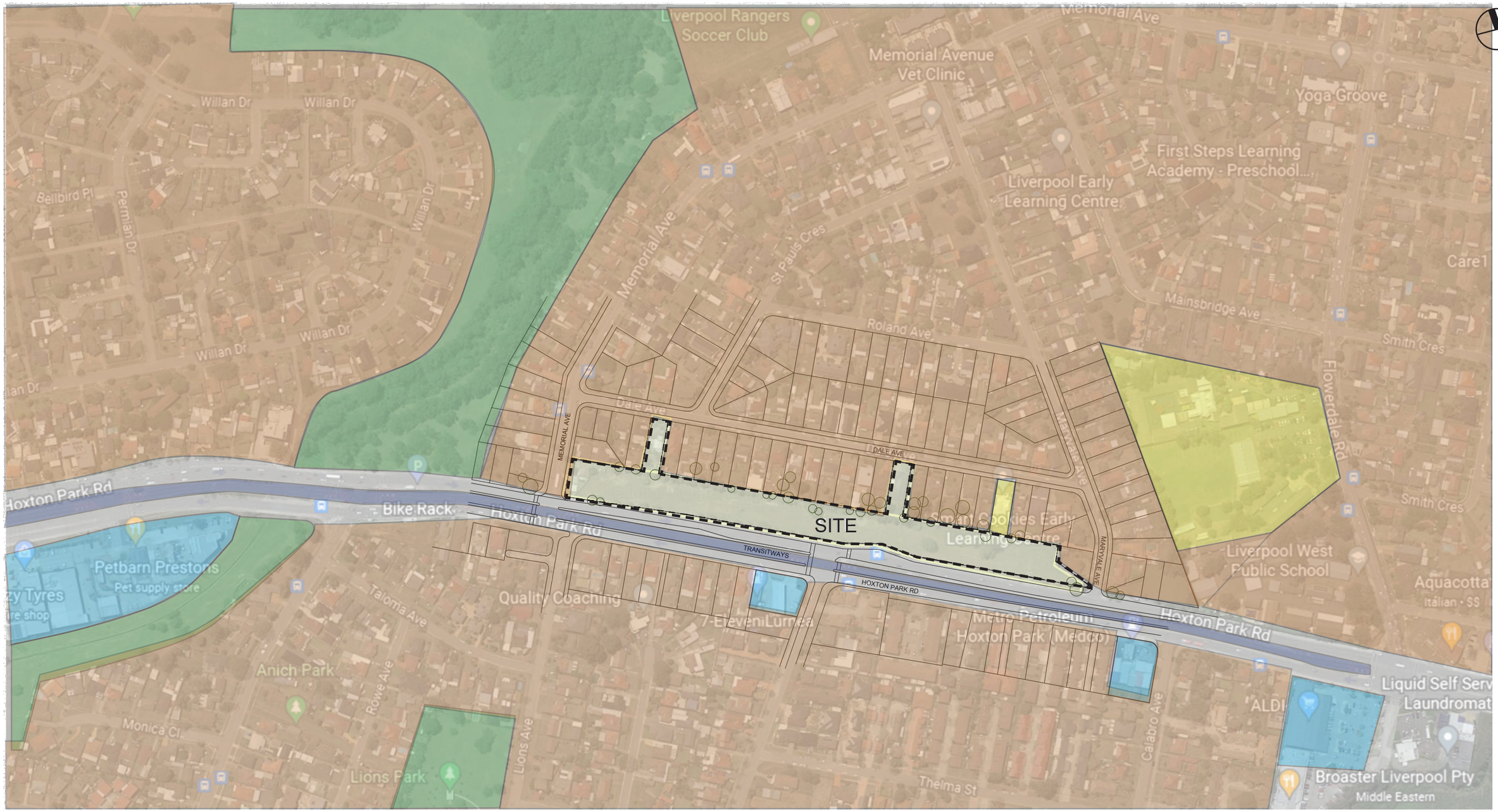
Combined L1-3 plan

Project no. Drawing no. A008

Drawn NK, JH

Drawing status

FOR DESIGN DEVELOPMENT



Recreation

Retail/ Commercial

Residential

Education

Transport

4.2 Land Use

The area is generally characterized by 1-2 storey detached houses, with some commercial premises on HPR. HPR is punctuated by commercial premises along its length. There are clusters od commercial and light industrial precincts at Hoxton park and Morebank. There are also education facilities nearby including Liverpool West Public School.

4.2 PRECINCT ANALYSIS - LAND USE

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PRECINCT ANALYSIS

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

tony owen ptnrs

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021

Drawing title

Combined L1-3 plan

Project no. Drawing no. A009

Drawn NK JH

Drawing status

FOR DESIGN DEVELOPMENT

Transit Ways and Bus systyem

Major Road

Secondary Roads

Local Roads

4.3 – Road Hierarchy

HPR is a major road with a trasit station. The site is bounded by Memorial Avenue to the south and Maryvale Avenue to the north which are main roads. Memorial Avenue continues north to Flowerdale Road which is also a main road. The roads to the west of the site are local residential streets.

4.3 TRANSPORT + ROAD HIERARCHY

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TRANSPORT & ROAD HEIRARCHY

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

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Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 — Date MAR 2021

Drawing title: Combined L1-3 plan

Project no. — Drawing no. A010

Drawn NK, JH

Drawing status: FOR DESIGN DEVELOPMENT

Pedestrian Circulation

4.4 – Permeability

The site is located next to the transitways station and has a very long frontage. This provides the opportunity to create thru-site linkages across the site. This may provide access to the station from surrounding streets and increase the permeability of the area.

4.4 PEDESTRIAN CIRCULATION/ SITE PERMEABILITY

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PEDESTRAIN CIRCULATION

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Project address

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Key plan

Scale 1:500 @ A1 1:1000 @ A3 Date MAR 2021

Drawing title

Combined L1-3 plan

Project no. Drawing no. A011

Drawn NK, JH

Drawing status

FOR DESIGN DEVELOPMENT

Gateway Nodal Point

View Axis

4.5 View Analysis

Given the linear nature of the site, the design will likely consist of a row of buildings along HPR. The following analysis identifies nodal points which are the termination points of view axes from HPR and other streets. These nodal points become opportunities to create features in the design such as gateways or urban markers which will assist in creating a more diverse hierarchy of architectural form.

4.5 VIEW ANALYSIS

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DRAWING LABEL

VIEW ANALYSIS

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ABA LIVERPOOL

Project address

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Key plan

Scale 1:500 @A1 1:1000 @A3
0 5 10 15 20 25
@ mm

Date MAR 2021

Drawing title

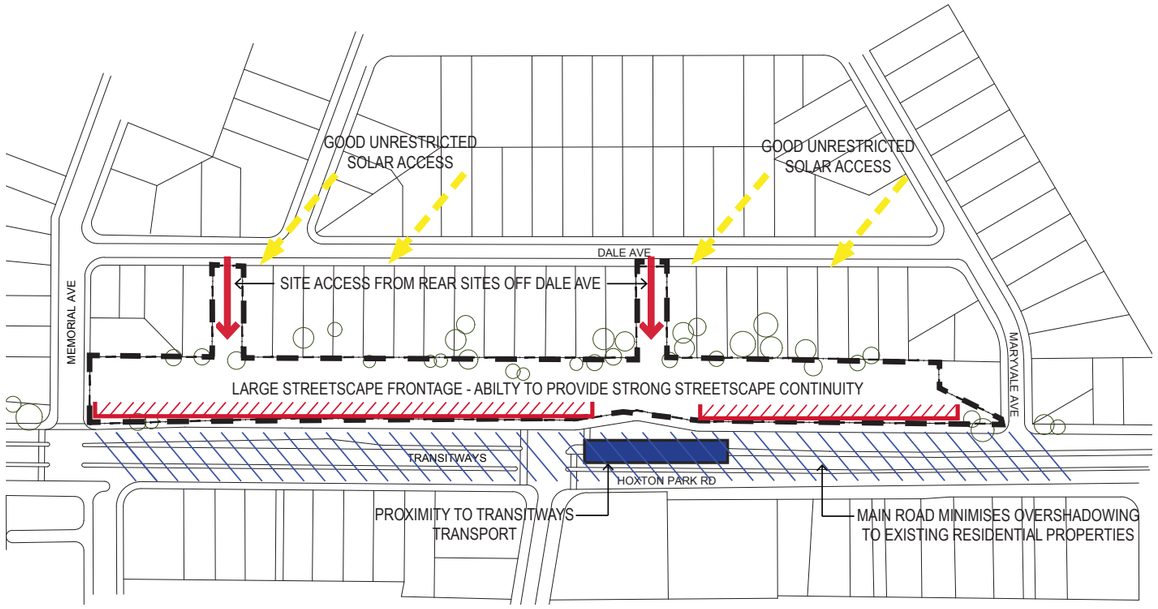
Combined L1-3 plan

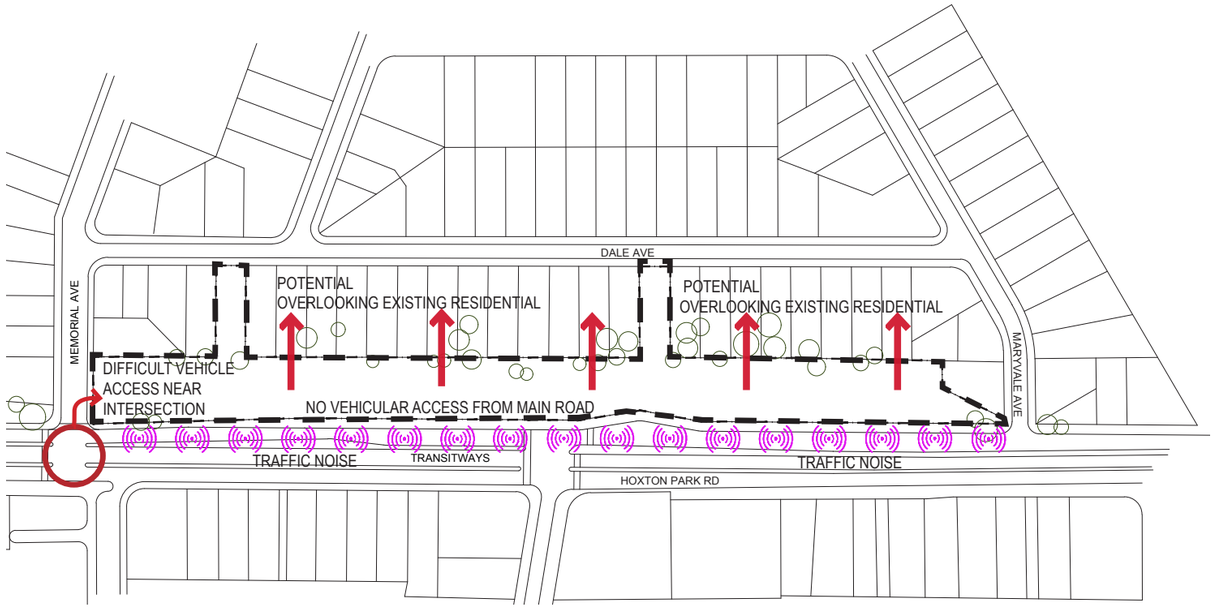
Project no. Drawing no. A012

Drawn NK, JH

Drawing status

FOR DESIGN DEVELOPMENT





5.0 Constraints and Opportunities

5.1 Opportunities

- Slope – Whilst there is some slope on the site corresponding to the change of land along the street, the slope is modest. This allows for easy interface between the buildings and the existing topography.
- Overshadowing – As the site is on the northern side of HPR the impact of shadows on neighbours to the south is minimal if at all.
- Access - As HPR is a busy street, access from here will be challenging. The proponent has acquired 2 sites in Dale Avenue to allow for vehicular access. Providing 2 access points will distribute the traffic more evenly along Dale Avenue to minimize impact. There is also potential for access from Memorial Avenue subject to traffic review.
- Solar Access – As the site is facing north, there is good potential for solar amenity
- Frontage – The site has a 500m frontage and potentially 6 buildings directly adjoining the transit station. This provides a unique opportunity to control a very large section of streetscape with potential for a high quality urban result with strong continuity
- Communal Open Space – The site orientation is well suited for a 500m long north facing 6m COS zone. Similarly there is potential for 500m long public green space on HPR.
- Transport – The site adjoins a transitways station so is well served by transport.

5.1 Constraints:

- Noise – The site adjoins busy HPR which will create potential noise issues to be addressed in the design.
- Overlooking – There are potential overlooking issues to the existing lots to the north.
- Access – There are potential issues in gaining vehicle access fr om busy HPR – see opportunities above.

5.1 SITE ANALYSIS - OPPORTUNITIES

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DRAWING LABEL

SITE ANALYSIS

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

tony owen ptnrs

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021

Drawing title

Combined L1-3 plan

Project no. Drawing no. A013

Drawn NK, JH

Drawing status

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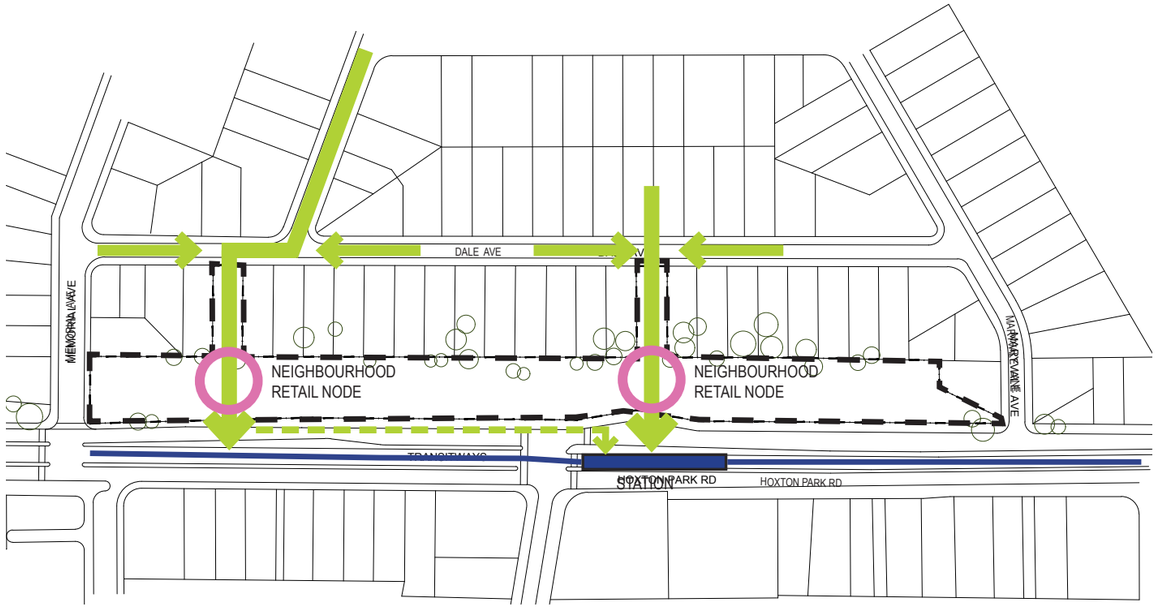

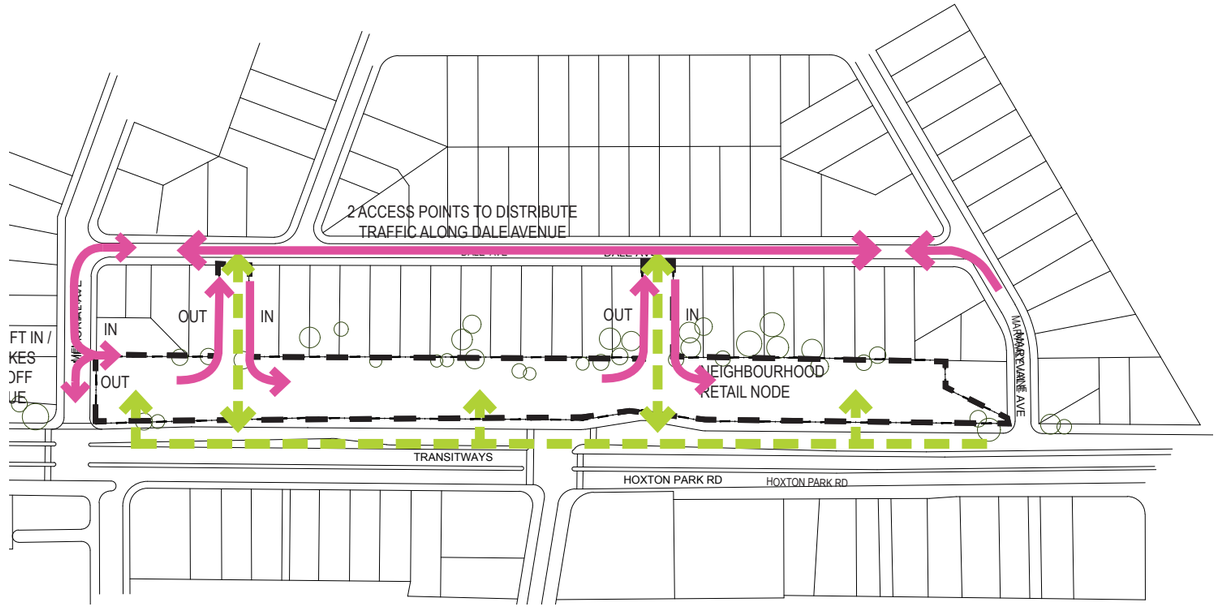

Pedestrian Access

Vehicle and Servicing Access

5.2 Site Permeability

The provision of the 2 sites at No. 20 and 48 Dale Avenue create an opportunity to provide thru-site linkages through the site. These linkages will provide pedestrian access to the bus station for the surrounding neighborhood with links to Dale Avenue and St Pauls Crescent. It is proposed that these linkages could also be the site of local retail nodes and open spaces. We envisage plazas with neighborhood retail including cafes and convenience retail with outdoor seating addressing a public plaza. In addition it could contain some convenience parking and a drop-off turning bay to serve the transitways station. These nodes would become a significant public amenity.

5.2 Site Access

The provision of the 2 sites at No. 20 and 48 Dale Avenue create an opportunity to provide thru-site linkages through the site. These linkages will provide access for parking for the development with ramps to basement parking. Having 2 access point will distribute the traffic more evenly and minimize impact at a single point. There may be a third access off Memorial Avenue. It is proposed that basement ramps are accessed off these linkage points. These would be used for resident parking as well as servicing and loading in the basement.

5.2 SITE DESIGN PRINCIPLES - SITE PERMEABILITY

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DRAWING LABEL

SITE ACCESS

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Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3
0 5 10 15 20 25
@1000 mm

Date MAR 2021

Drawing title
Combined L1-3 plan

Project no. Drawing no. A014

Drawn NK, JH

Drawing status
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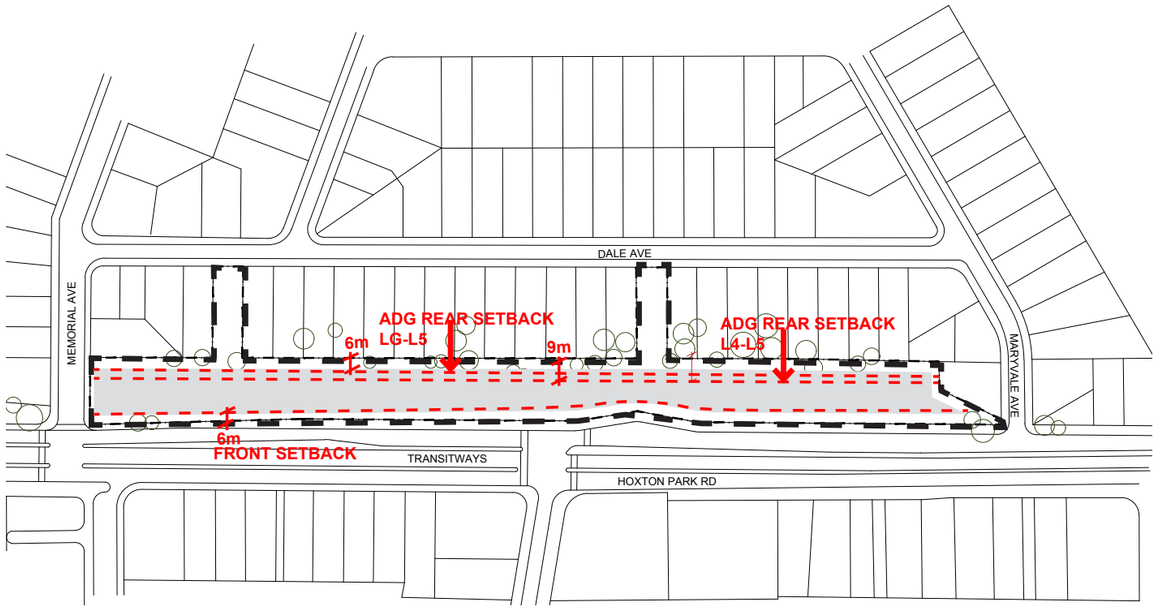

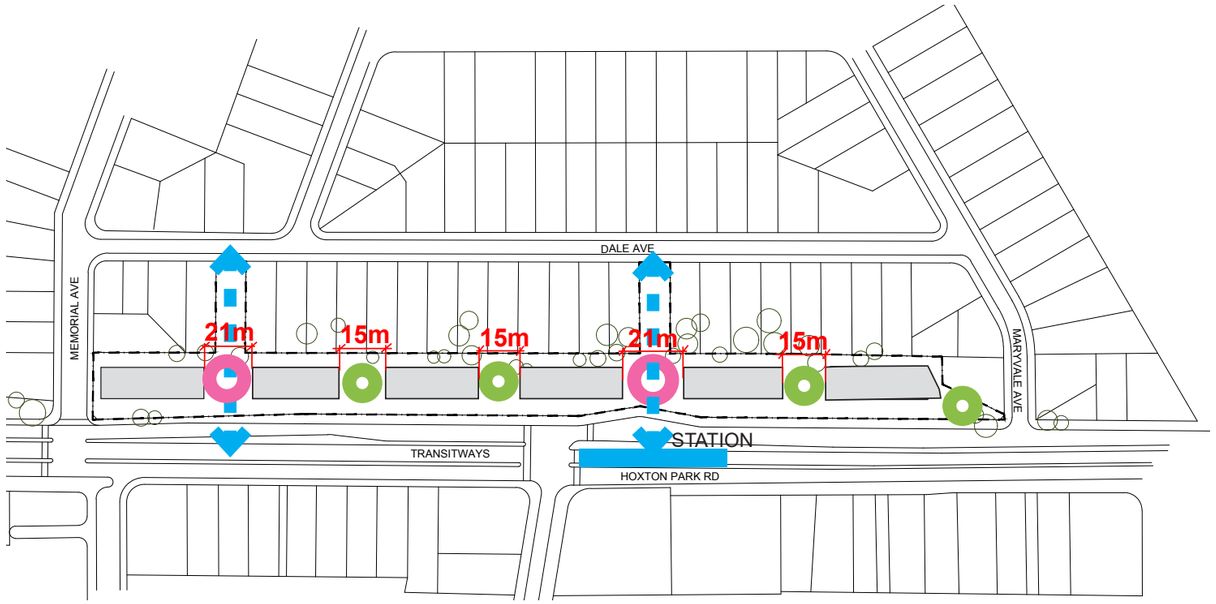

Break Up Sheet Wall into

Small Blocks to:
- Reduce Building Length
- Maximize Site Permeability
- Create Nodal Point
- Articulate Facade

Green Space Neighborhood

Retail Node

Pedestrain Circulation

5.3 Setbacks

The site is around 34m wide. This allows for a 6m front setback and a 6m rear setback with a 22m building zone. This is optimal for a building footprint including balcony and articulation zones under the ADG. This would provide a for a 6m deep communal open space to the north and zone of public green space to the south. Levels 4 ad 5 would be setback 9m to the rear; as per the ADG.

5.3 Block Massing

As the site is 500m long, it would be divided into a number of buildings. It is proposed that the site be divided into 6 blocks. This would allow for a series of open spaces between the blocks. Some of these gaps would contain the retail plaza nodes, and some would be green spaces with provision of deep soil. These gaps would range from 21m for the retail nodal plazas and 15m for the green gaps. This massing would create an appropriate rhythm along HPR.

5.3 SITE DESIGN PRINCIPLES - SETBACK & MASSING

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DRAWING LABEL

SETBACK & MASSING

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ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021

Drawing title
Combined L1-3 plan

Project no. Drawing no. A015

Drawn NK, JH

Drawing status
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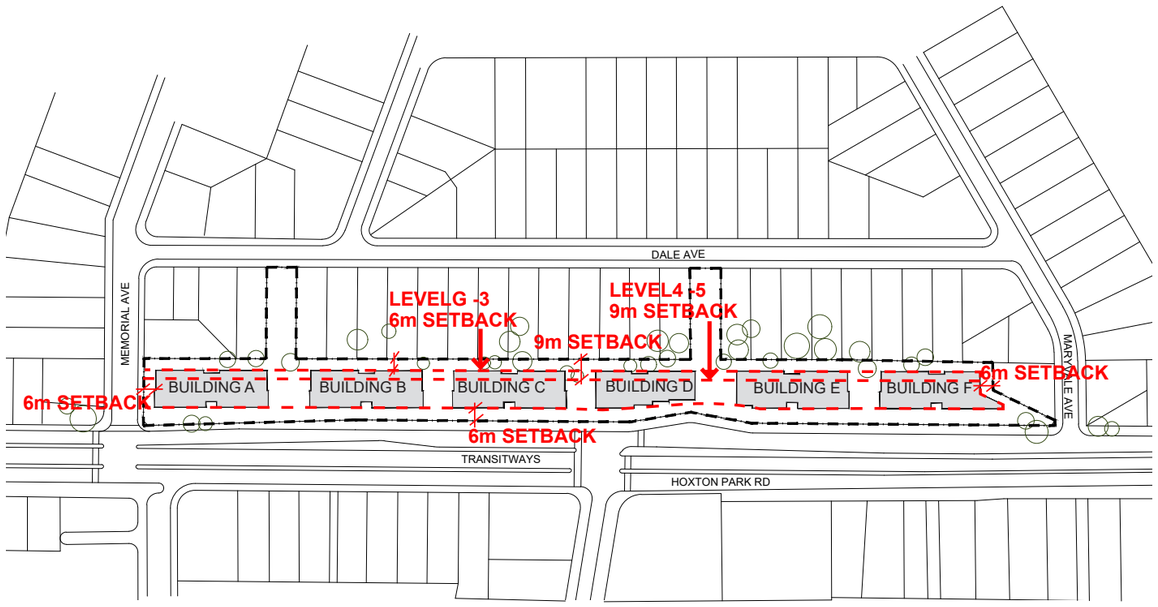
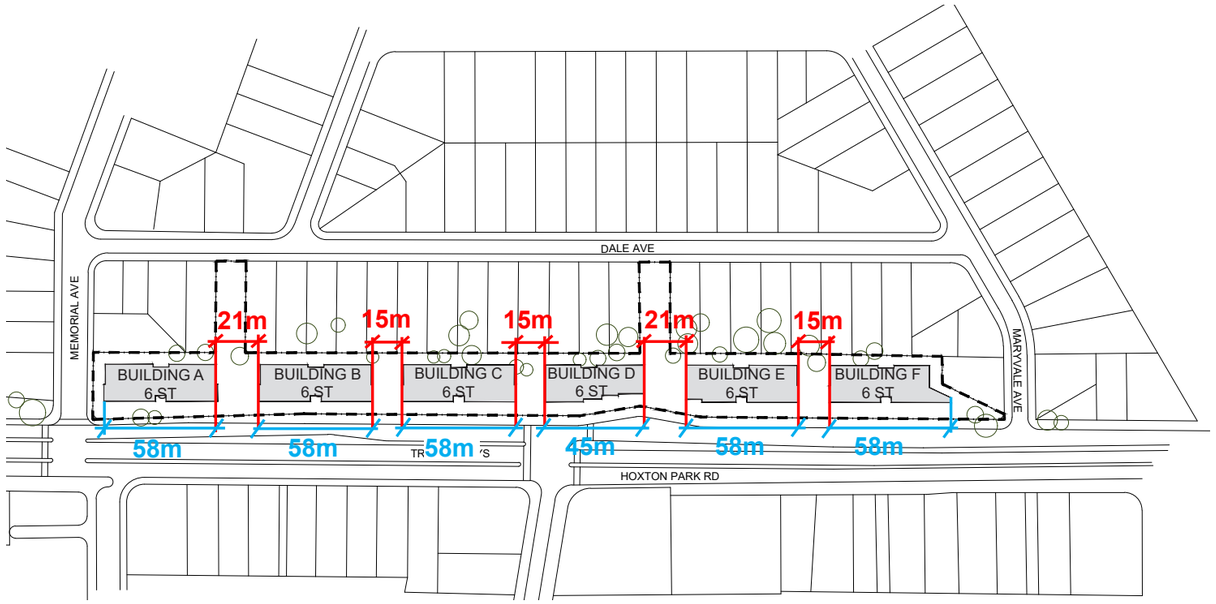


5.4 Building Setbacks



5.4 Building Separation

5.4 SITE DESIGN PRINCIPLES - BUILDING SEPARATION

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Key plan

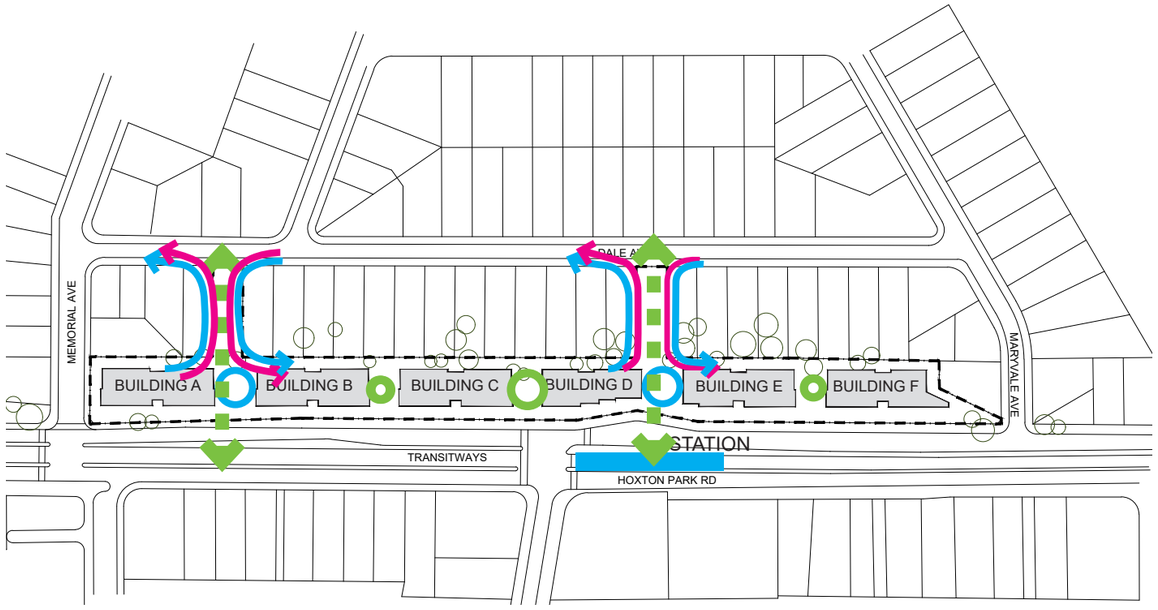
Scale 1:500 @ A1 1:1000 @ A3 **Date** MAR 2021
0 5 10 15 20
@ 1000 0 10 20 30 40

Drawing title
Combined L1-3 plan

Project no. **Drawing no.** A016

Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT



5.5 Nodal Point and Circulation

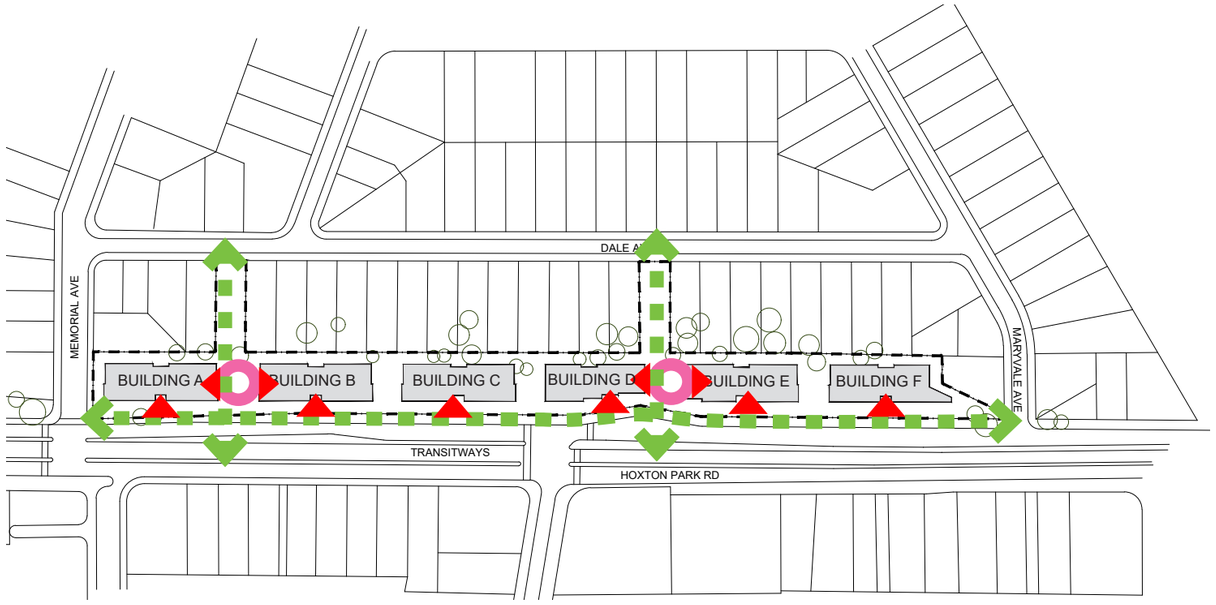
Retail Node

Green Node

Pedestrain Circulation

Vehicle Circulation

Servicing Circulation



5.5 Access Point

Access Point

Circulation

Civic Node

5.5 SITE DESIGN PRINCIPLES - NODAL POINT & CIRCULATION

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
C			
D			
E			

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Legend

DRAWING LABEL

SITE DESIGN PRINCIPLES

Client

NATONWIDE
BUILDERS Pty. Ltd.

Architects

tony owen ptnrs
Unit 2
15-16 Dunn Street
Pagewood NSW 2035
T (02) 9349 3401
F (02) 9349 3100
E office@towp.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

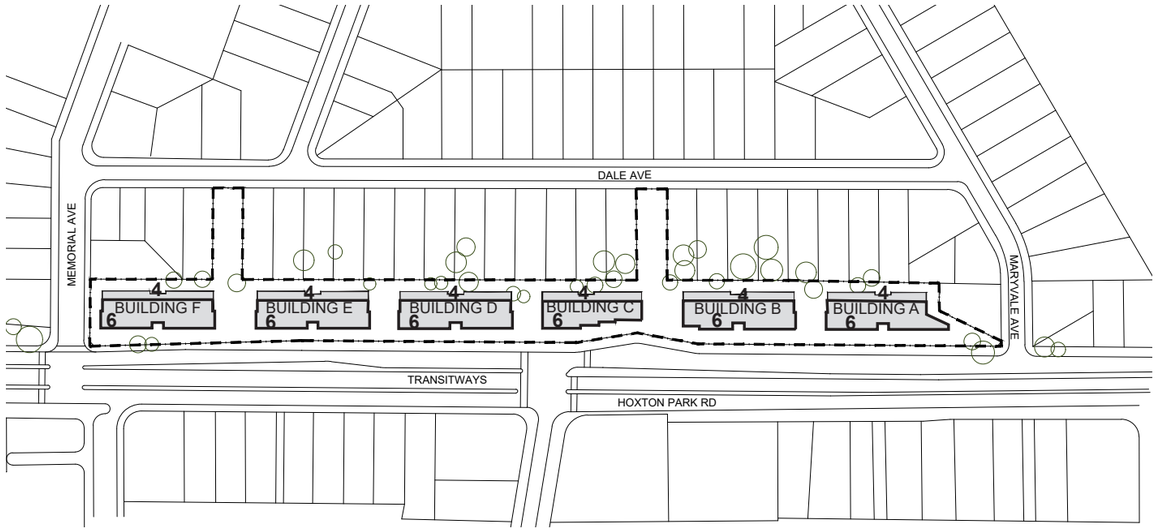
Scale 1:500 @A1 1:1000 @A3 Date MAR 2021

Drawing title
Combined L1-3 plan

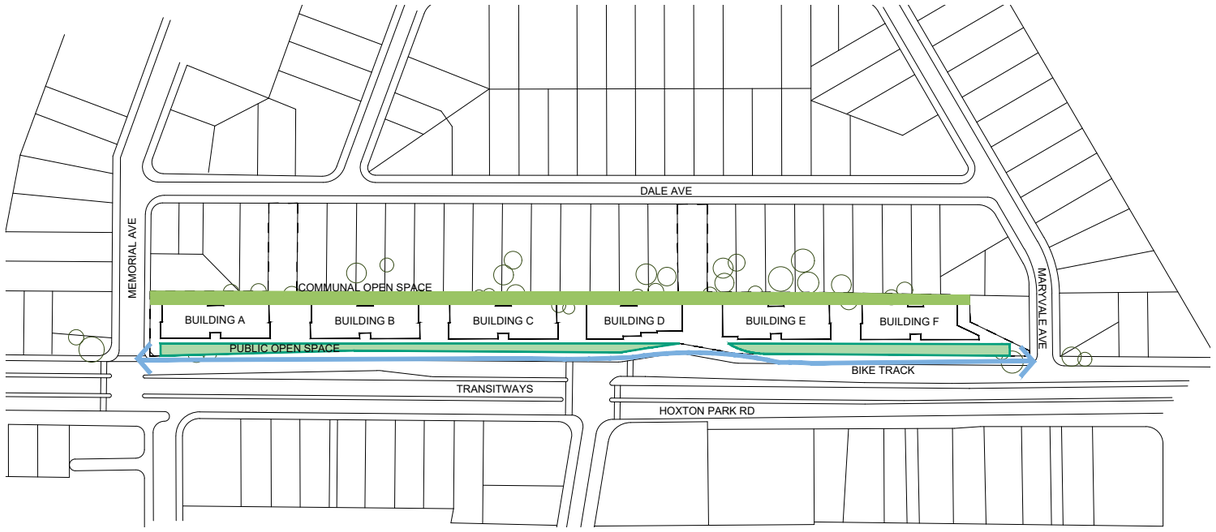
Project no. Drawing no. A017

Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT



5.6 Building Hieghts



5.7 Green Strategy

As stated, there would be a 6m deep north facing communal open space zone to the rear and zone of public green space to the south. This public zone would create a green buffer between the public and private domain. It could contain a cycle path and green space including seating and planting for the community along a 500m long route. This would be a significant amenity for the community.

5.7 GREEN STRATEGY

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
C			
D			
E			

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Legend

DRAWING LABEL

GREEN STRATEGY

Client

NATONWIDE
BUILDERS Pty. Ltd.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Potts Point NSW 2011
T (02) 9368 0748
F (02) 9368 7448
info@tonyowen.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021

0 5 10 15 20 25

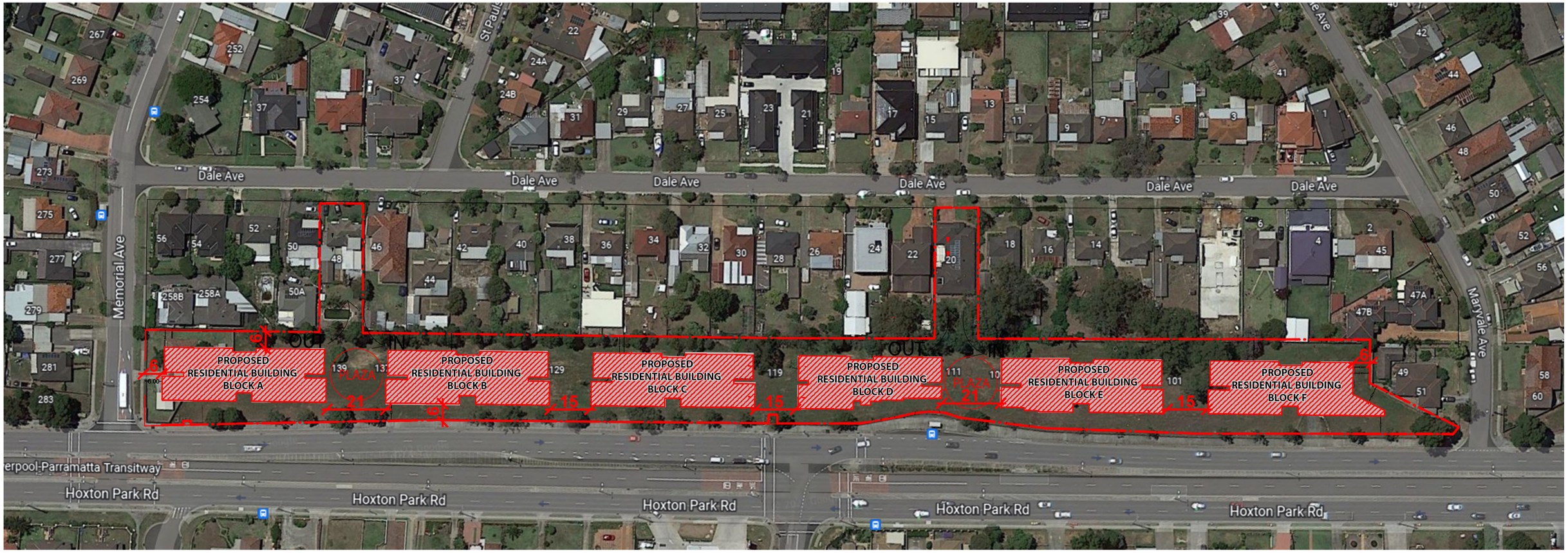
@ORIGINAL

Drawing title
Combined L1-3 plan

Project no. Drawing no. A018

Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT



6.1 CONCEPT PLAN

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
C			
D			
E			

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Legend

DRAWING LABEL

CONCEPT PLAN

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

tony owen ptnrs
Level 2, 15-19 Queen Street, Chippendale NSW 2008
P (02) 9698 3942
F (02) 9699 2649
E info@tonyowen.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

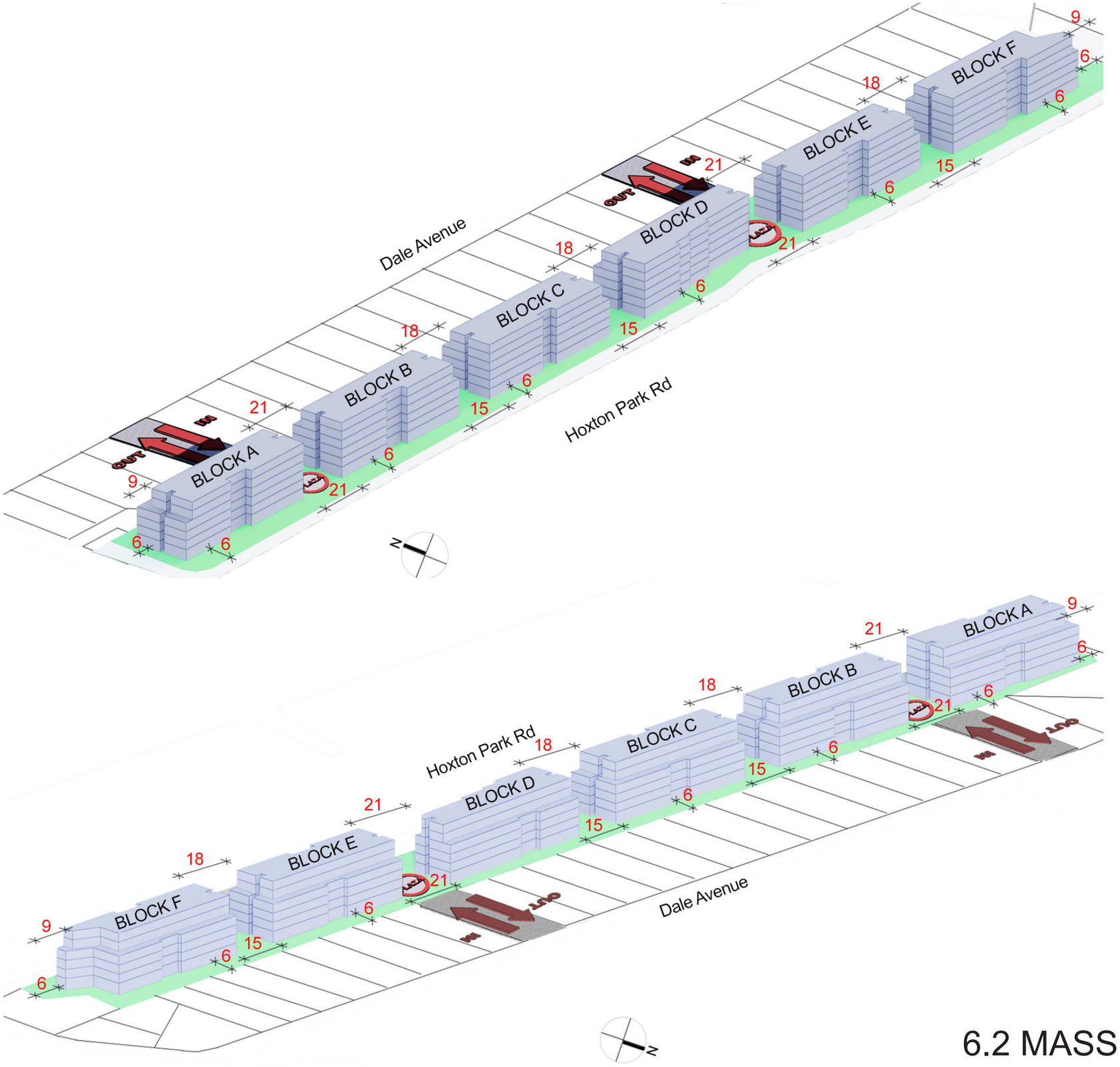
Scale 1:500 @ A1 1:1000 @ A3 Date MAR 2021

Drawing title: Combined L1-3 plan

Project no. Drawing no. A019

Drawn NK, JH

Drawing status: FOR DESIGN DEVELOPMENT



6.2 MASSING DIAGRAM

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
C			
D			
E			

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Legend

DRAWING LABEL

MASSING DIAGRAM

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

tony owen ptnrs
Unit 2
11-14 Dawn Street
Drummoyne NSW 2046
T (02) 9181 2901
F (02) 9181 2918
E info@tonyowen.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021
0 5 10 15 20 25
@100.000

Drawing title
Combined L1-3 plan

Project no. Drawing no. A020
Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT

SITE AREA = 14,945 m²

REVISED PROPOSAL

FSA	26,150 m²
FSR	1.75 : 1
HEIGHT	20.5 m
YIELD	300 units

MASSING STUDY

Rev.	Description	By	Date
A	ISSUE TO CLIENT	DL	09/12/2022

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Legend

DRAWING LABEL

Client

ABA GROUP
PROPERTY
INVESTMENTS

Architects

tony owen ptnrs
Level 2
75-77 Queen Street
Chatswood NSW 2067
T 9222 2600
F 9222 2655
E info@tonyowen.com.au

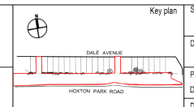
Project

HOXTON PARK APARTMENT

Project address

95-145 Hoxton Park Road,
Hoxton Park, 2171 NSW

Key plan



Scale 1:100 @ A1 1:200 @ A3 Date SEPTEMBER 2022

Drawing title BUILDING A
SOUTH ELEVATION

Project no. 1043 Drawing no. A021

Drawn DL

Drawing status
ISSUE TO CLIENT

6.3 MASSNG STUDY - HOXTON PARK ROAD LOOKING EAST

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
C			
D			
E			

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Legend

DRAWING LABEL

MASSING STUDY

Client

NATONWIDE
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Architects

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Unit 2
12-16 Dane Street
Drummoyne NSW 2046
T 9181 8888
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E info@tonyowen.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021

0 5 10 15 20 25

Drawing title
Combined L1-3 plan

Project no. Drawing no. A022

Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT

6.3 MASSNG STUDY - HOXTON PARK ROAD LOOKING WEST

Rev.	Description	By	Date
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B			
C			
D			
E			

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DRAWING LABEL

MASSING STUDY

Client

NATONWIDE
BUILDERS Pty. Ltd.

Architects

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15-17 Dunn Street
Parramatta NSW 2150
T (02) 9689 2967
F (02) 9689 2918
E info@tonyowen.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021
0 5 10 15 20 25
© TOG 2021

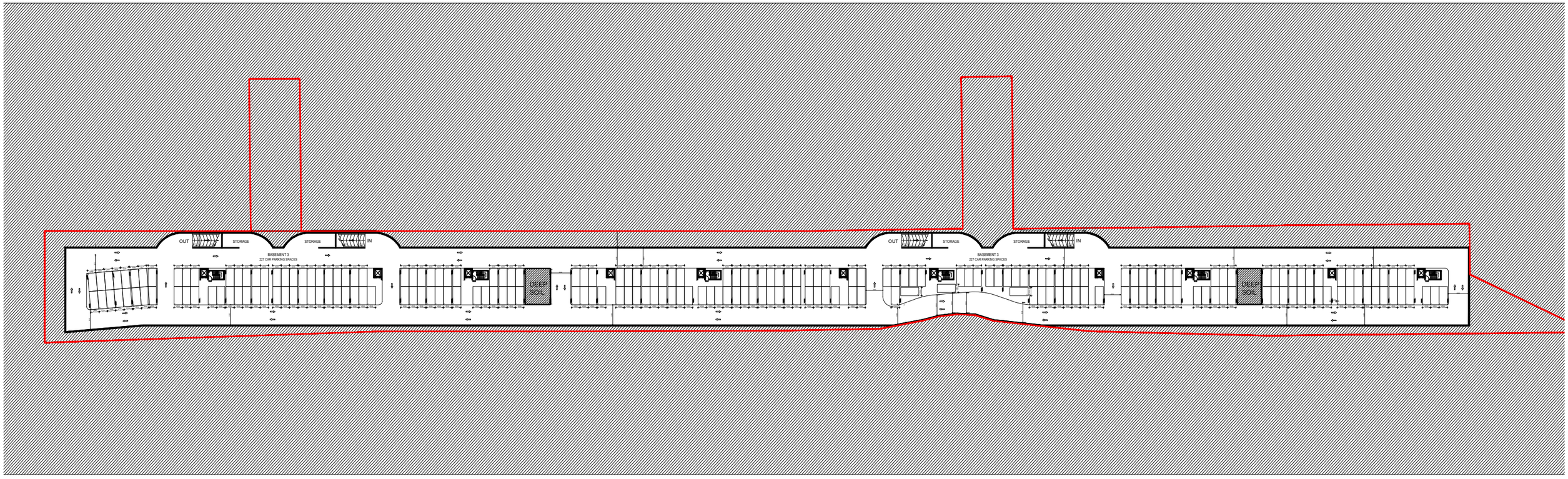
Drawing title
Combined L1-3 plan

Project no. Drawing no. A023
Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT

7.0 Benchmark Scheme

For the purposes of reference, we have prepared a benchmark scheme to illustrate what a potential design may look like on the site. This design illustrates all of the features which arise from the site and conceptual analysis. This scheme has been prepared to demonstrate the impacts of a design in terms of massing and scale, view analysis as well as compliance with ADG criteria. It also illustrates how public space, access and servicing can be achieved on the site. This scheme has formed the basis for a series of studies which examine how the site and yield perform in terms of solar access, ventilation, deep soil, overshadowing, landscape area etc. These diagrams demonstrate that it is possible to design a scheme that is fully compliant with ADG controls with no to minimal impact on neighbours. It is also the basis on which we can calculate the potential yield for the site.



BASEMENT LEVEL 3

7.1 BENCH MARK DESIGN

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
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D			
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Legend

DRAWING LABEL

BASEMENT LEVEL

Client
NATONWIDE
BUILDERS Pty. Ltd.

Architects
tony owen ptnrs
Level 2
75-79 Sutherland Street
Paddington NSW 2021
T (02) 9380 9911
F (02) 9380 9199
info@tonyowen.com.au

Project
ABA LIVERPOOL

Project address
93-145 Hoxton Park road & 20 Dale Avenue

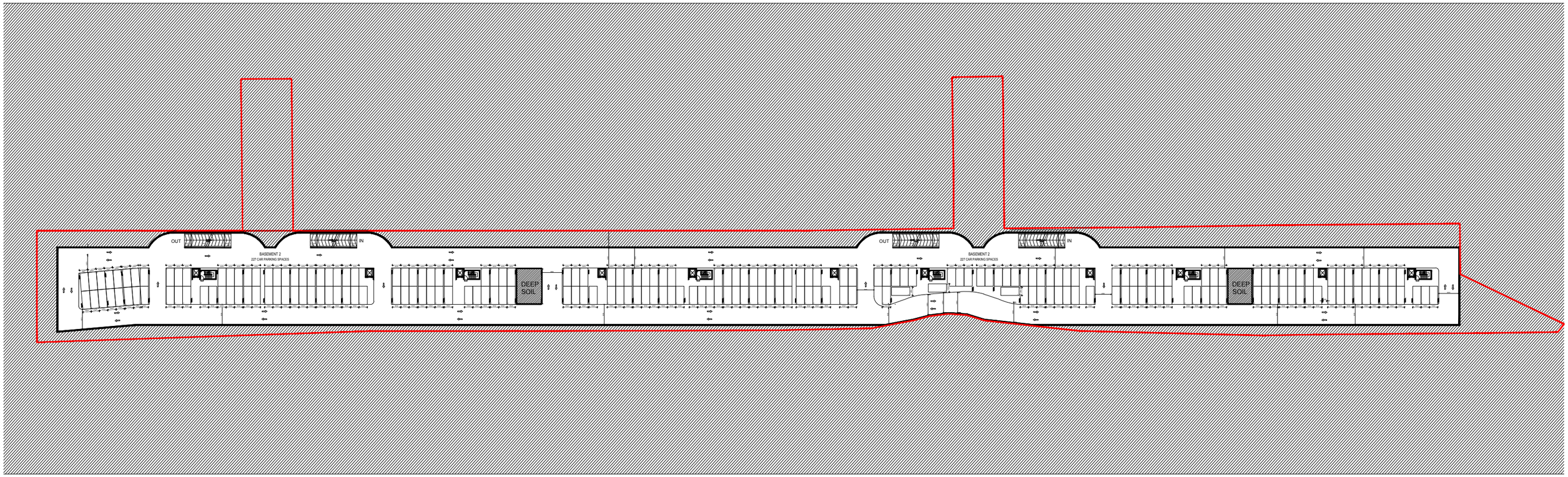
Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021
0 5 10 15 20 25
@ A3 size

Drawing title
Combined L1-3 plan

Project no. Drawing no. A024
Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT



BASEMENT LEVEL 2

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
C			
D			
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Legend

DRAWING LABEL

BASEMENT LEVEL

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

tony owen ptnrs
Level 2
75-79 Dunn Street
PO Box 1629
P (02) 9358 3940
F (02) 9358 3749
info@tonyowen.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 — Date MAR 2021

0 5 10 15 25

@ mm

Drawing title

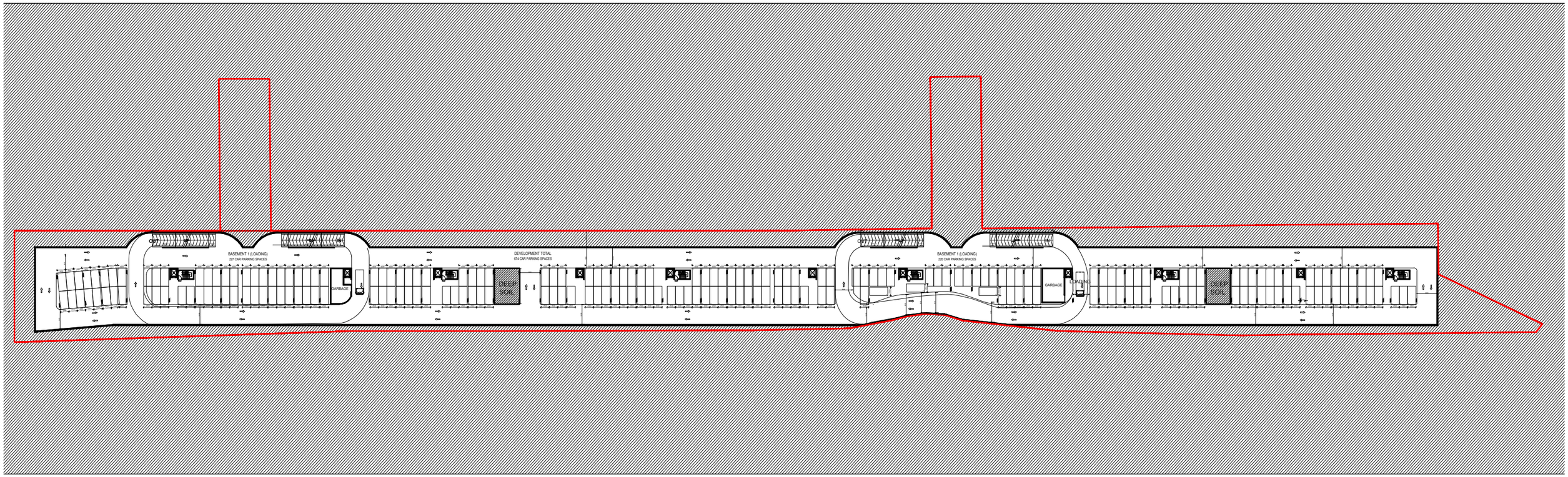
Combined L1-3 plan

Project no. — Drawing no. A025

Drawn NK, JH

Drawing status

FOR DESIGN DEVELOPMENT



BASEMENT LEVEL 1

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
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D			
E			

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DRAWING LABEL

BASEMENT LEVEL

Client
NATONWIDE
BUILDERS Pty. Ltd.

Architects
tony owen ptnrs
Level 2
79 Myrtle Street
PO Box 3048
Chippendale NSW 2008
T (02) 9698 2900
F (02) 9698 2970
E info@tonyowen.com.au

Project
ABA LIVERPOOL

Project address
93-145 Hoxton Park road & 20 Dale Avenue

Key plan

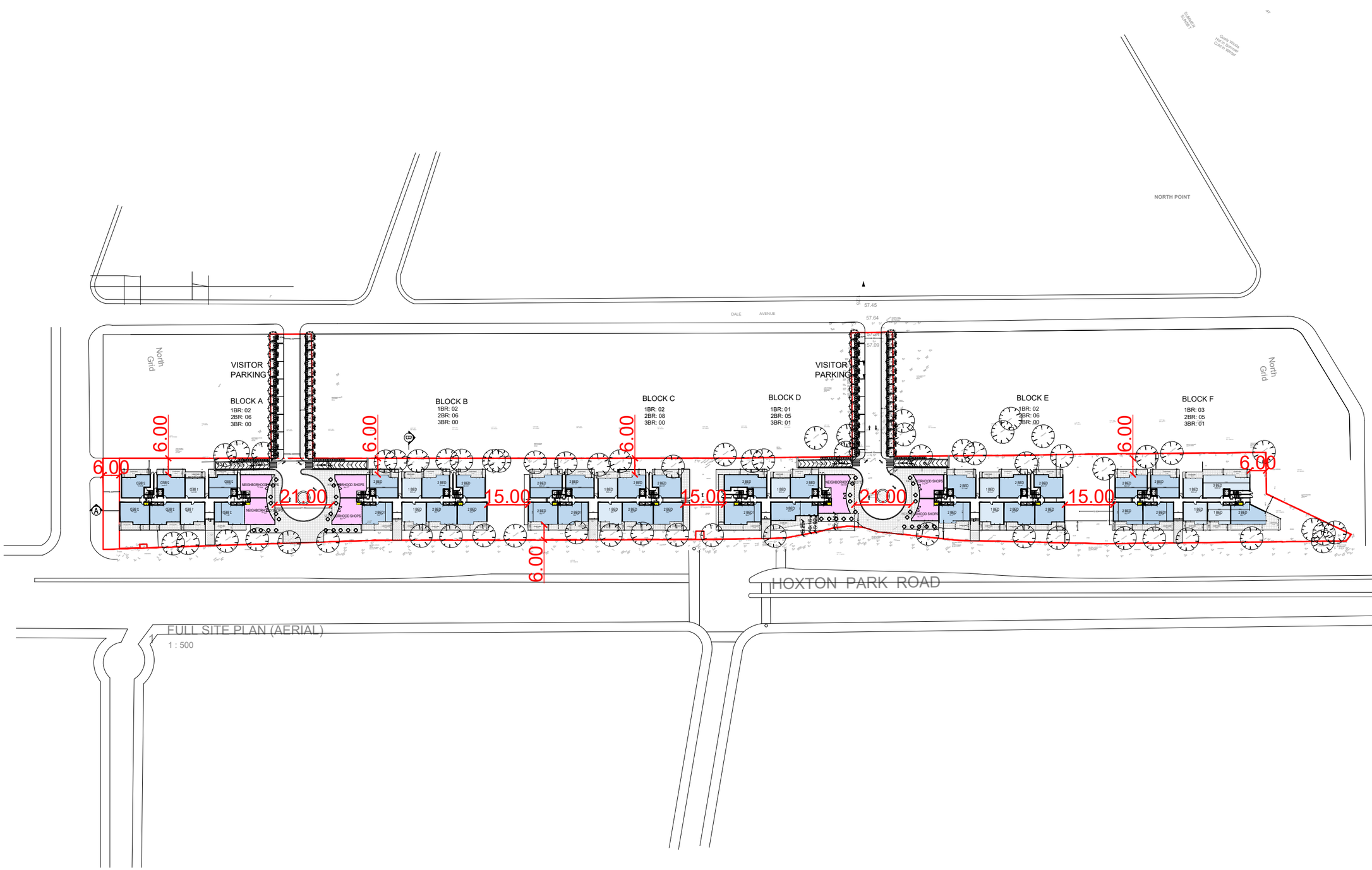
Scale 1:500 @A1 1:1000 @A3
0 5 10 15 20 25
@ mm
Date MAR 2021

Drawing title
Combined L1-3 plan

Project no.
Drawing no. A026

Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT



1 FULL SITE PLAN (AERIAL)
1 : 500

7.1 BENCH MARK DESIGN

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
C			
D			
E			

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Legend

DRAWING LABEL
GROUND LEVEL

Client
NATONWIDE BUILDERS Pty. Ltd.

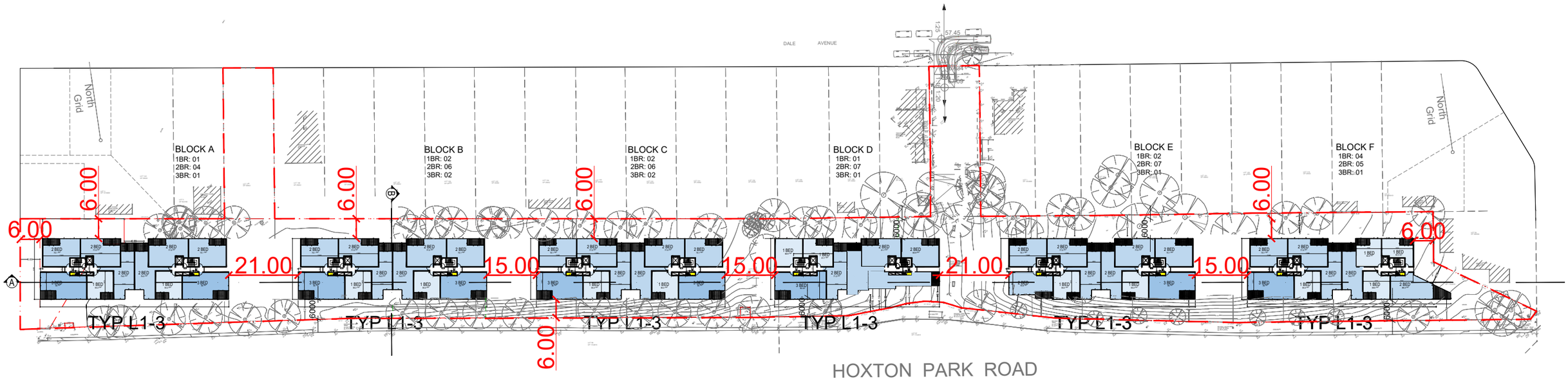
Architects
tony owen ptnrs
unit 2
10 Dove Street
Alexandria NSW 2015
T (02) 9698 2477
F (02) 9698 2018
info@tonyowen.com.au

Project
ABA LIVERPOOL

Project address
93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 — Date MAR 2021
Drawing title: Combined L1-3 plan
Project no. — Drawing no. A027
Drawn NK, JH
Drawing status: FOR DESIGN DEVELOPMENT



7.1 BENCH MARK DESIGN

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
C			
D			
E			

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Legend

DRAWING LABEL

LEVEL 1 - L3

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

tony owen ptnrs

Unit 2
24-34 Queen Street
Chatswood NSW 2067
T (02) 9356 2411
F (02) 9356 2416
E info@tonyowen.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 **Date** MAR 2021

0 5 10 15 20 25

@ 1:500, 1:1000

Drawing title

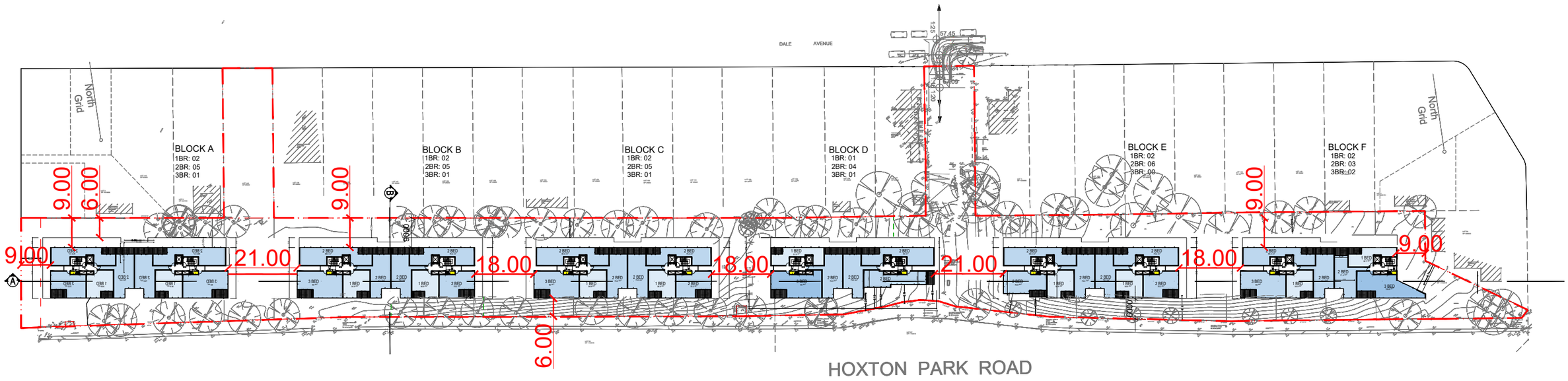
Combined L1-3 plan

Project no. **Drawing no.** A028

Drawn NK, JH

Drawing status

FOR DESIGN DEVELOPMENT



7.1 BENCH MARK DESIGN

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
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Legend

DRAWING LABEL

LEVEL 4-5

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

tony owen ptnrs

Level 2, 15 Green Street, Dynamic NSW 2048
P (02) 9564 3900
F (02) 9564 3910
E info@tonyowen.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @ A1 1:1000 @ A3 — Date MAR 2021

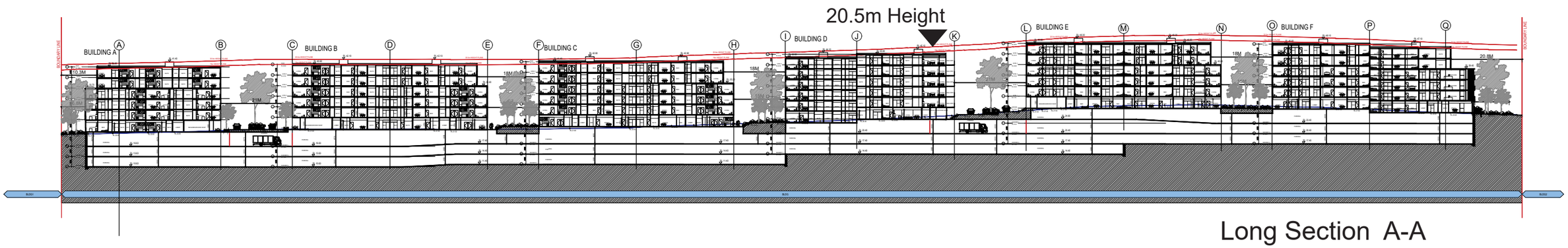
0 5 10 15 20

Drawing title: Combined L1-3 plan

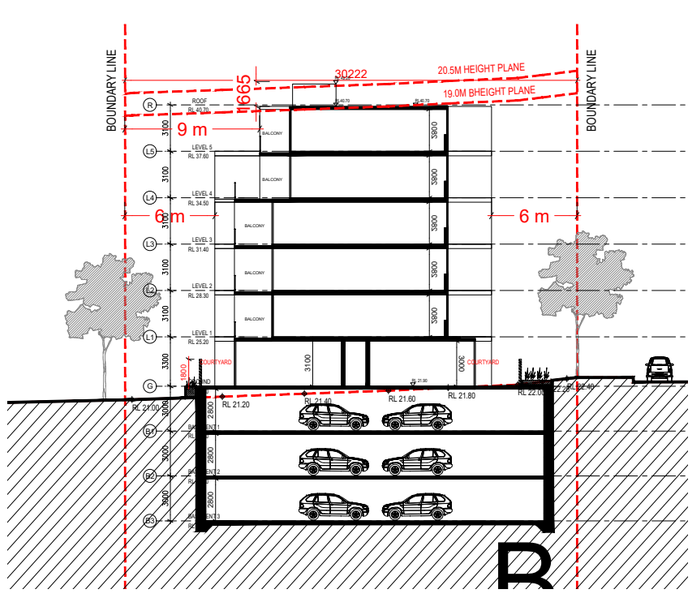
Project no. — Drawing no. A029

Drawn NK, JH

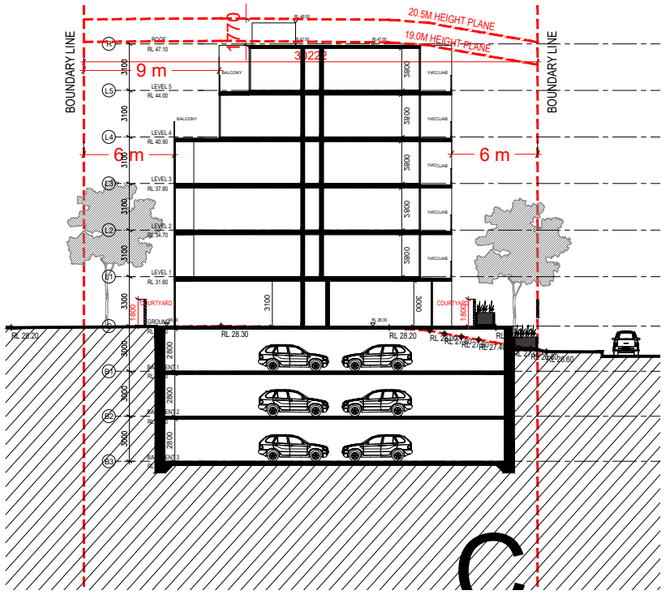
Drawing status: FOR DESIGN DEVELOPMENT



Long Section A-A



Building E Short Section B-B



Building B Short Section C-C

7.2 SECTIONS BENCHMARK DESIGN

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
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E			

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Legend

DRAWING LABEL

SECTIONS

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

tony owen ptnrs

Level 2, 15-19 Bowen Street, Potts Point NSW 2011, Australia
T (02) 9368 0100
info@tonyowen.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

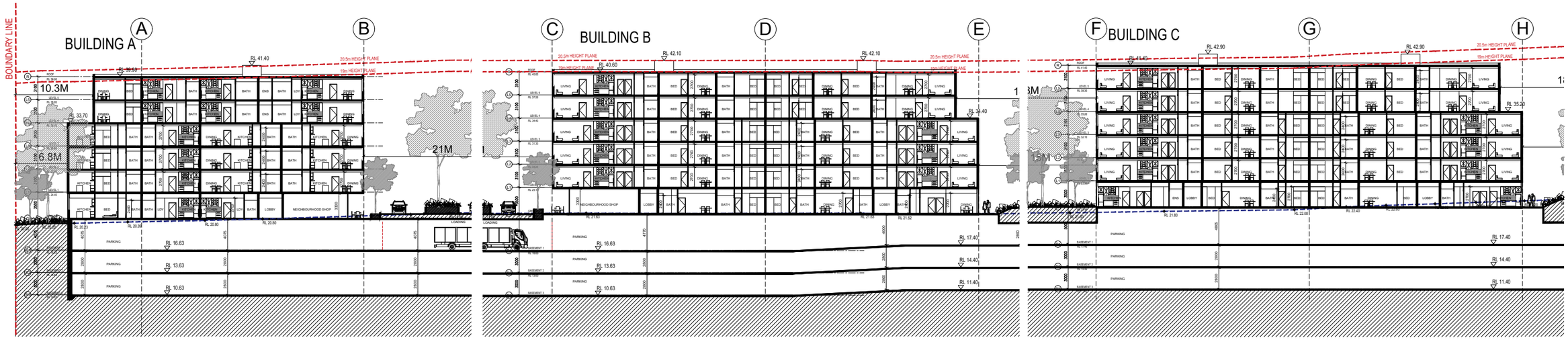
Scale 1:500 @A1 1:1000 @A3 — Date MAR 2021

Drawing title: Combined L1-3 plan

Project no. — Drawing no. A030

Drawn NK, JH

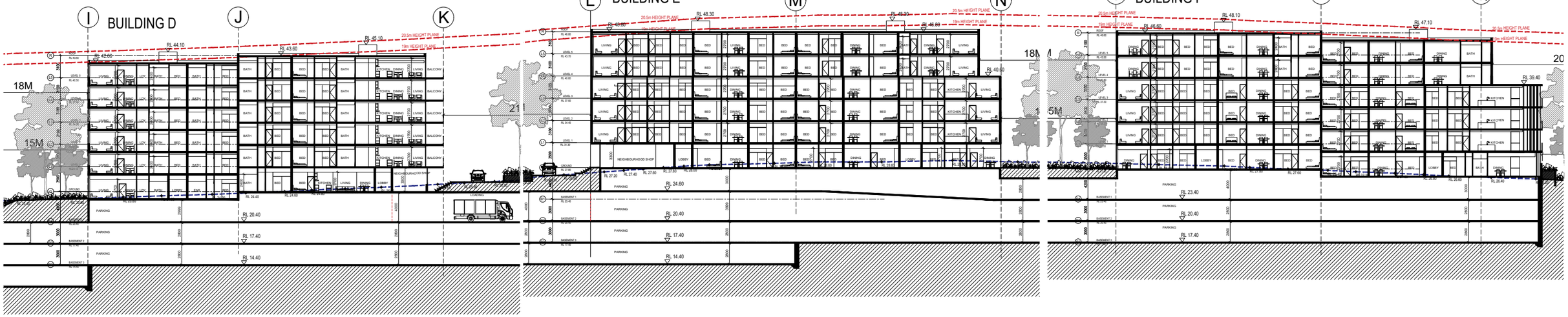
Drawing status: FOR DESIGN DEVELOPMENT



Building A Section

Building B Section

Building C Section



Building D Section

Building E Section

Building F Section

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
C			
D			
E			

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Legend

DRAWING LABEL

REVISED SECTIONS

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

tony owen ptnrs

Level 2
19-21 Dale Street
Brookvale NSW 2100
T 9721 9599 2901
F 9721 9599 2918
E info@tonyowen.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021

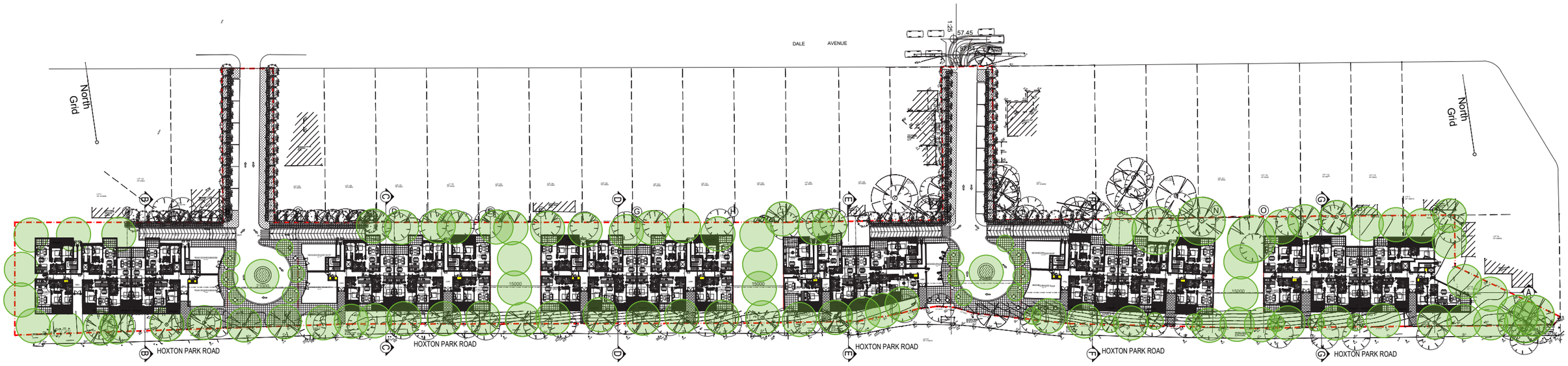
0 5 10 15 20 25

Drawing title
Combined L1-3 plan

Project no. Drawing no. A002

Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT



SITE AREA - 14945m²

TREE CANOPY AREA - 6700m²=45.0% OF THE SITE AREA

8.1 GREEN SPACE DIAGRAM

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
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DRAWING LABEL

TREE CANOPY DIAGRAM

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

tony owen ptnrs
Level 2
15-19 Bowen Street
Potts Point NSW 2011
T (02) 9368 3100
F (02) 9368 3199
info@tonyowen.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

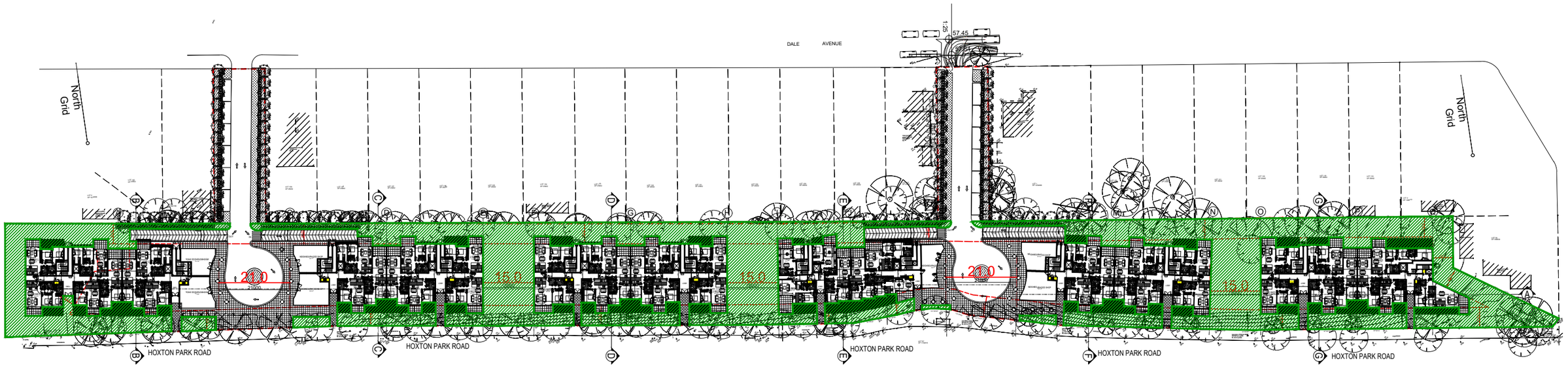
Scale 1:500 @A1 1:1000 @A3 — Date MAR 2021

Drawing title: Combined L1-3 plan

Project no. — Drawing no. A031

Drawn NK, JH

Drawing status: FOR DESIGN DEVELOPMENT



ADG GREEN SPACE	
DEVELOPMENT AREA	14945 SQM
GROUND LEVEL	
PROPOSED GREEN SPACE	5549.8 SQM
PERCENTAGE OF GREEN SPACE	37.0% ✓

8.1 GREEN SPACE DIAGRAM

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
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DRAWING LABEL

GREEN SPACE DIAGRAM

Client
NATONWIDE BUILDERS Pty. Ltd.

Architects
tony owen ptnrs
Level 1, 15 A'Beckett Street, Melbourne, VIC, 3000
P 9329 5888 (MO)
P 9329 5888 (SYD)
E info@tonyowen.com.au

Project
ABA LIVERPOOL

Project address
93-145 Hoxton Park road & 20 Dale Avenue

Key plan

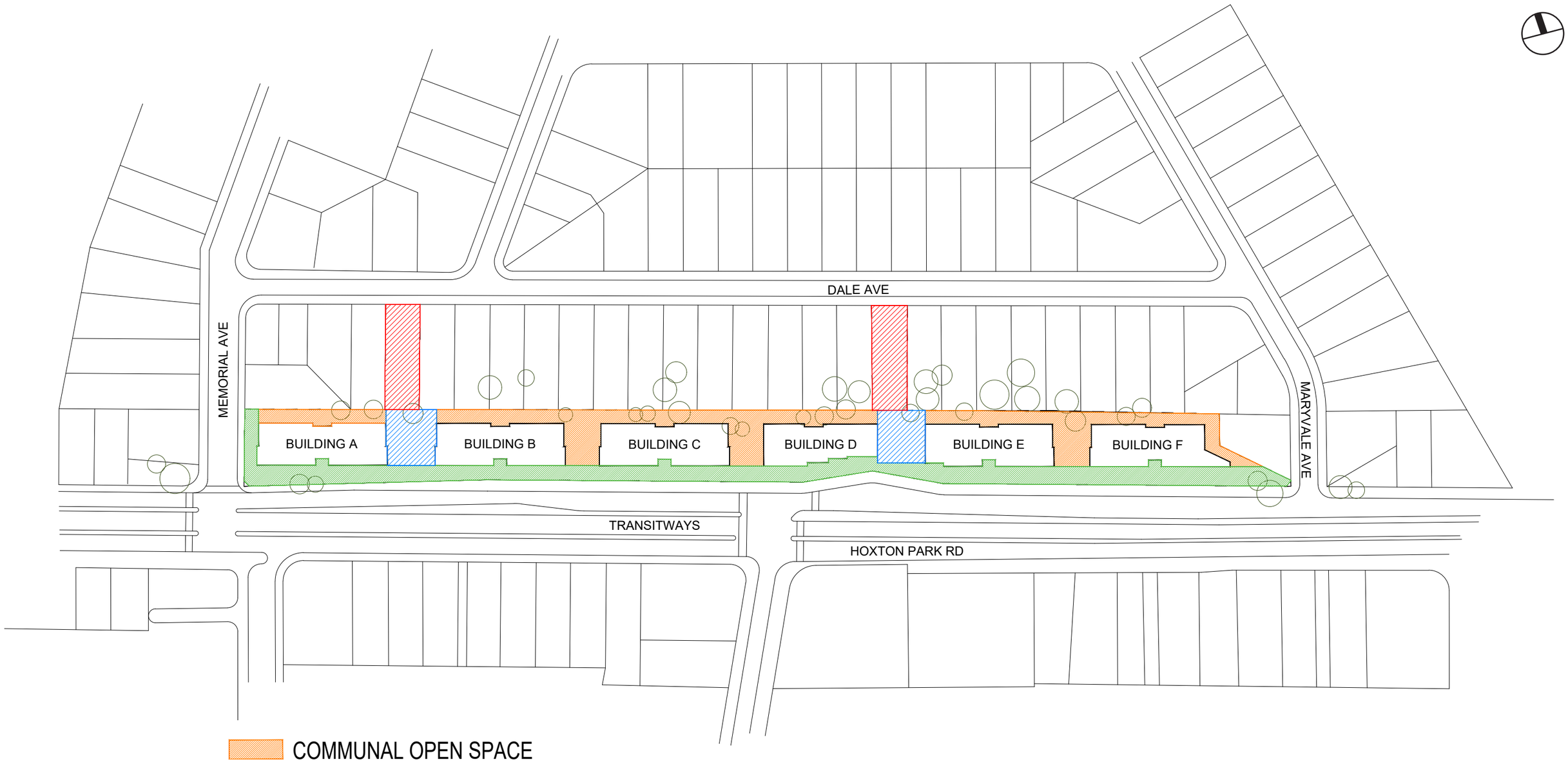
Scale 1:500 @A1 1:1000 @A3 — Date MAR 2021
0 5 10 15 20 m

Drawing title
Combined L1-3 plan

Project no. — Drawing no. A031

Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT



COMMUNAL OPEN SPACE

LANDSCAPING

RETAIL NODE

ACCESS & CIRCULATION

COMMUNAL OPEN SPACE
-ADG REQUIREMENT 25% X 14945=3736m²

PROVIDED- 3750m²=25.1%

8.2 COMMUNAL OPEN SPACE

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
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DRAWING LABEL

COMMUNAL OPEN SPACE

Client
NATONWIDE
BUILDERS Pty. Ltd.

Architects
tony owen ptnrs
Level 2
15-17 Queen Street
Chippendale NSW 2008
T (02) 9698 3967
F (02) 9698 3918
E info@tonyowen.com.au

Project
ABA LIVERPOOL

Project address
93-145 Hoxton Park road & 20 Dale Avenue

Key plan

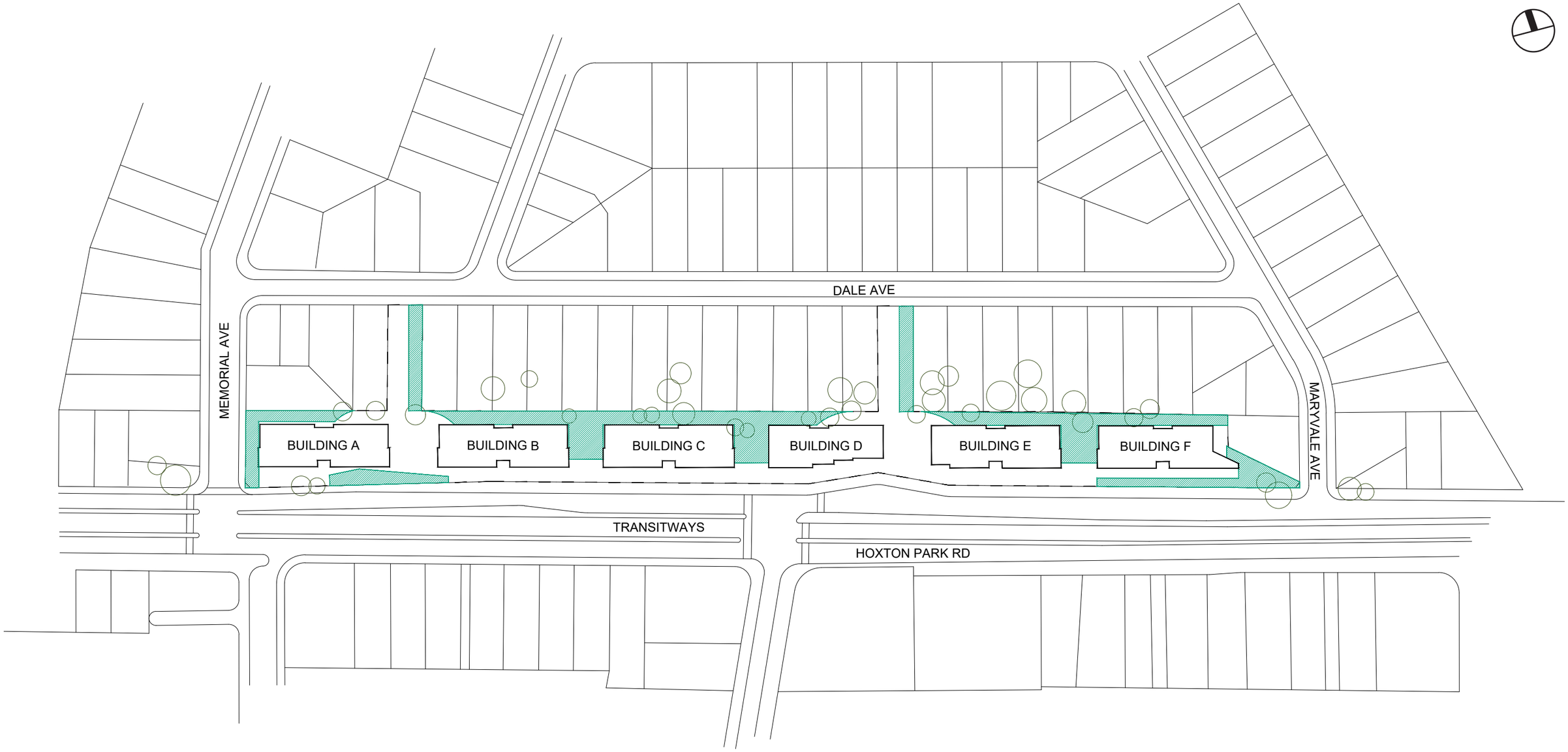
Scale 1:500 @A1 1:1000 @A3 Date MAR 2021
0 5 10 15 20 25
@ orig.size

Drawing title
Combined L1-3 plan

Project no. Drawing no. A032

Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT



DEEP SOIL
-ADG REQUIREMENT 15% X 14945=2241m²

PROVIDED- 4062.8m²=24.9%

8.3 DEEP SOIL

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
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DRAWING LABEL

DEEP SOIL

Client

NATONWIDE
BUILDERS Pty. Ltd.

Architects

tony owen ptnrs
Level 2
32-36 Dean Street
Parramatta NSW 2150
T 8355 9999
F 8355 9998 2150
E info@tonyowen.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

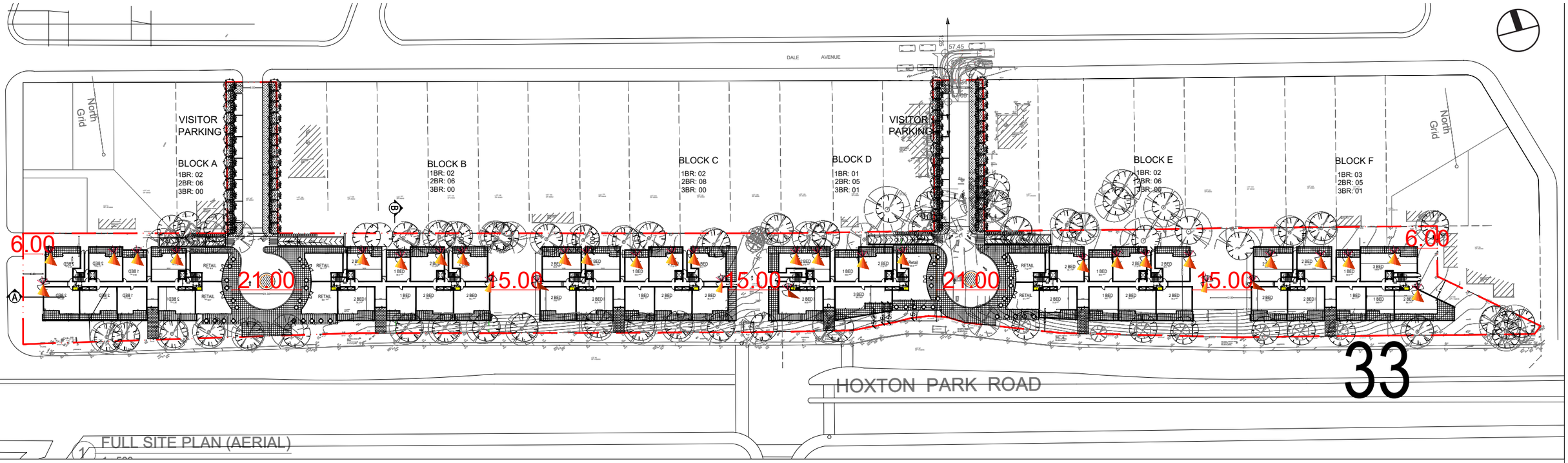
Scale 1:500 @A1 1:1000 @A3 Date MAR 2021
0 5 10 15 20 25
@1/500,@50

Drawing title
Combined L1-3 plan

Project no. Drawing no. A033

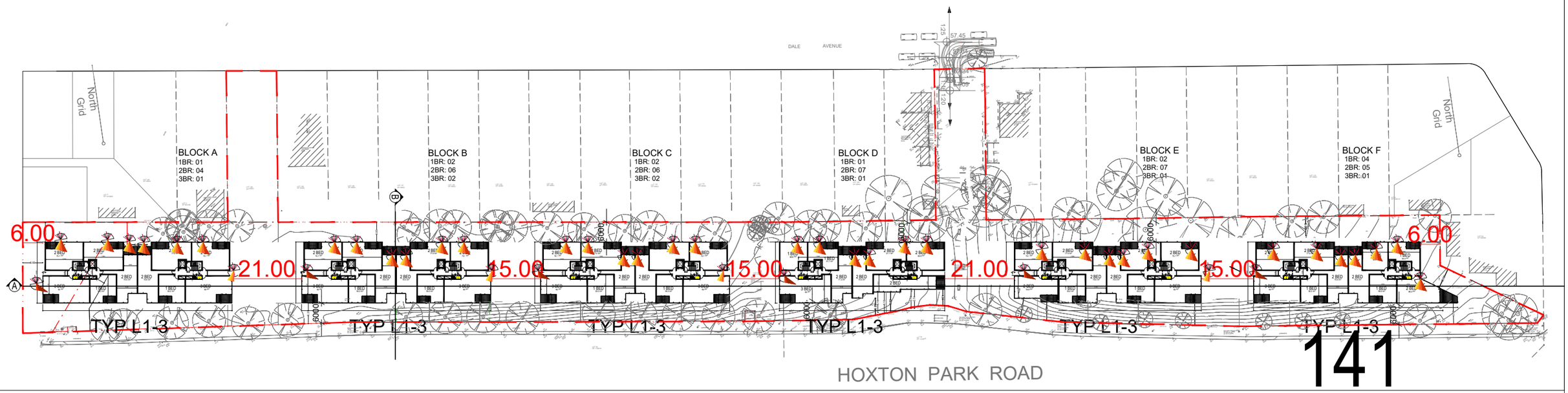
Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT



FULL SITE PLAN (AERIAL)

GROUND FLOOR



L1-3

8.4 SOLAR DIAGRAM

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
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DRAWING LABEL

SOLAR DIAGRAM

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

tony owen ptnrs

unit 2
10-16 Dane Street
Paddington NSW 2038
T 612 9380 2100
F 612 9380 2110
E info@tonyowen.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 — Date MAR 2021

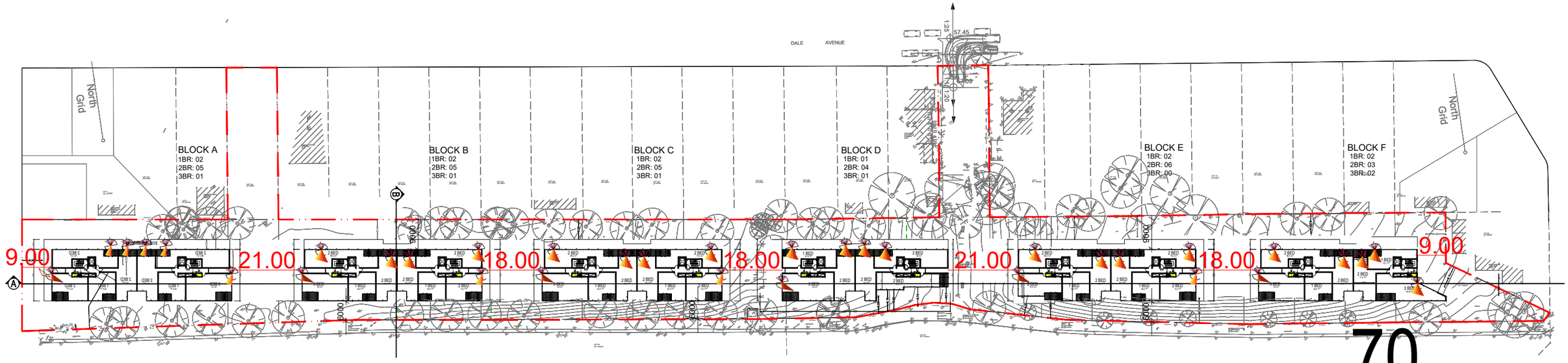
0 5 10 15 20 25

Drawing title: Combined L1-3 plan

Project no. — Drawing no. A034

Drawn NK, JH

Drawing status: FOR DESIGN DEVELOPMENT



70

L 4-5

8.4 SOLAR DIAGRAM

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
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DRAWING LABEL

SOLAR DIAGRAM

Client
NATONWIDE
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Architects
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P (02) 4262 3900
F (02) 4262 3700
E info@tonyowen.com.au

Project
ABA LIVERPOOL

Project address
93-145 Hoxton Park road & 20 Dale Avenue

Key plan

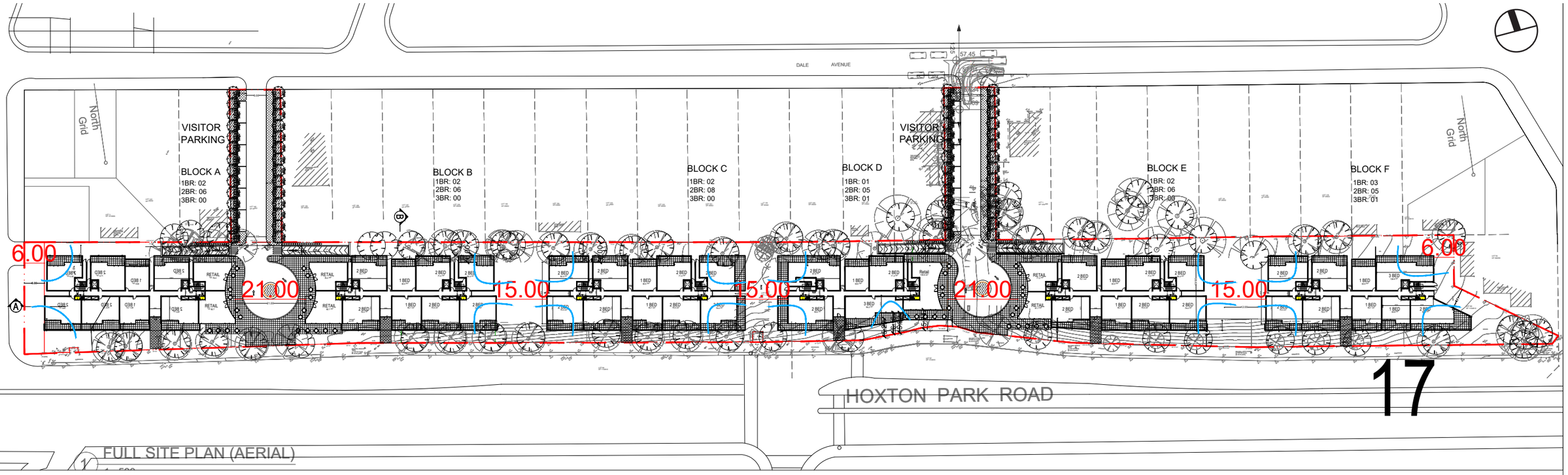
Scale 1:500 @ A1 1:1000 @ A3 — Date MAR 2021
0 5 10 15 20 25
@ 1000 (A3)

Drawing title
Combined L1-3 plan

Project no. — Drawing no. A035

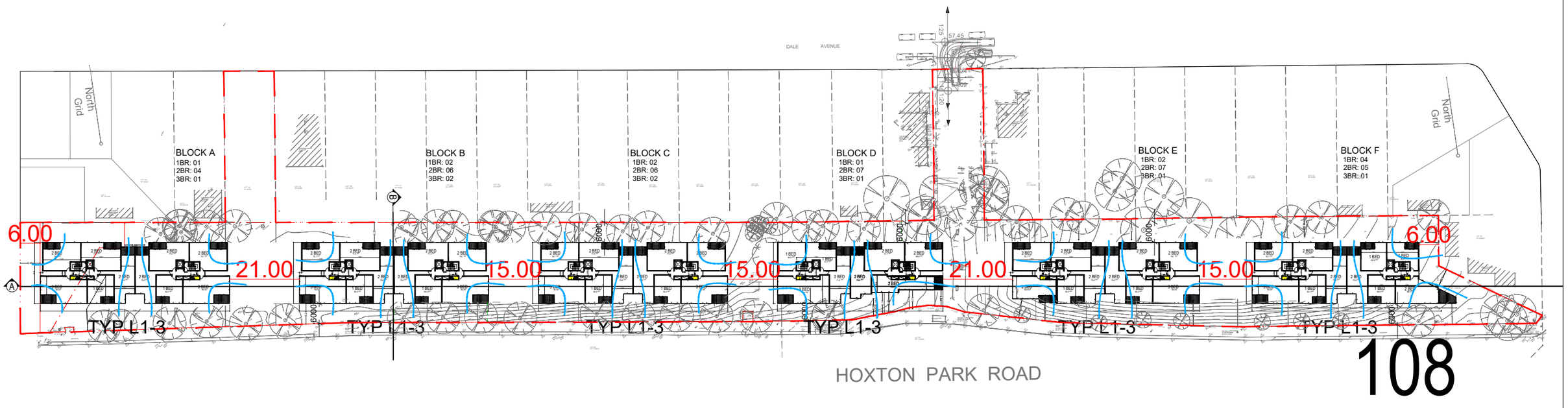
Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT



FULL SITE PLAN (AERIAL)

GROUND FLOOR



L1-3

8.5 VENTILATION DIAGRAM

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
C			
D			
E			

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Legend

DRAWING LABEL

VENTILATION DIAGRAM

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

tony owen ptnrs

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

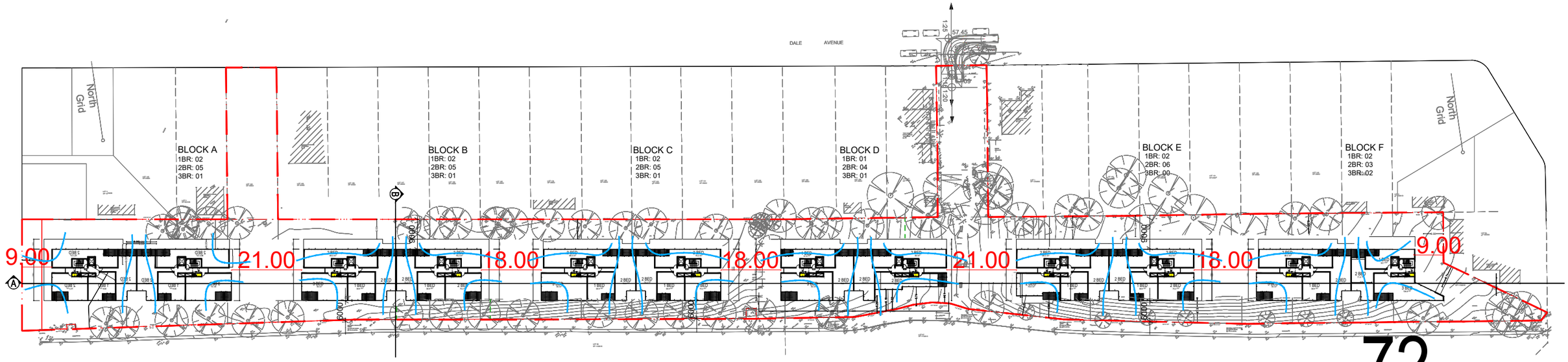
Scale 1:500 @A1 1:1000 @A3 Date MAR 2021

Drawing title: Combined L1-3 plan

Project no. Drawing no. A036

Drawn NK, JH

Drawing status: FOR DESIGN DEVELOPMENT



72

L 4-5

8.5 VENTILATION DIAGRAM

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
C			
D			
E			

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DRAWING LABEL

VENTILATION DIAGRAM

Client
NATONWIDE
BUILDERS Pty. Ltd.

Architects
tony owen ptnrs
Level 2
19-15 Green Street
Chippendale NSW 2008
P (02) 9698 3900
F (02) 9698 3700
E info@tonyowen.com.au

Project
ABA LIVERPOOL

Project address
93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @ A1 1:1000 @ A3 — Date MAR 2021
0 5 10 15 20
@ 1000 (A3)

Drawing title
Combined L1-3 plan

Project no. — Drawing no. A037

Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT

SOLAR

SEPP65 Requirement: 70% Solar Compliance of 2 hours (224 UNITS)

	TOTAL UNITS	REQUIRED. 70%	ACHIEVED	
BUILDING A	56	40	41	✓
BUILDING B	56	40	41	✓
BUILDING C	56	40	43	✓
BUILDING D	42	30	36	✓
BUILDING E	56	40	41	✓
BUILDING F	53	38	43	✓

SOLAR COMPLIANCE:

SEPP65 Requirement: 70%

	TOTAL UNITS	REQUIRED. 70%	ACHIEVED	%	
TOTAL	319	223	245	76.8%	✓

VENTILATION

SEPP65 Requirement: 60% cross ventilated (197 UNITS)

	TOTAL UNITS	REQUIRED. 60%	ACHIEVED	
BUILDING A	56	34	32	✓
BUILDING B	56	34	32	✓
BUILDING C	56	34	34	✓
BUILDING D	42	26	33	✓
BUILDING E	56	34	32	✓
BUILDING F	53	32	34	✓

CROSS VENTILATION:

SEPP65 Requirement: 60% cross ventilated

	TOTAL UNITS	REQUIRED. 60%	ACHIEVED	%	
TOTAL	319	192	197	61.7%	✓

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
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C			
D			
E			

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Legend

DRAWING LABEL

COMPLIANCE SCHEDULE

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

tony owen ptnrs
Level 2
15-19 Bank Street
Pyrmont NSW 2009
T (02) 9566 2010
F (02) 9566 2016
info@tonyowen.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 — Date MAR 2021

Drawing title

Combined L1-3 plan

Project no. — Drawing no. A038

Drawn NK, JH

Drawing status

FOR DESIGN DEVELOPMENT

JUNE 21 @ 9AM

JUNE 21 @ 10AM

JUNE 21 @ 11AM

JUNE 21 @ 12PM

8.6 SHADOW DIAGRAM

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
C			
D			
E			

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Legend

DRAWING LABEL

SHADOW DIAGRAM

Client
NATONWIDE BUILDERS Pty. Ltd.

Architects
tony owen ptnrs
Level 2
32-36 Dean Street
Parramatta NSW 2150
T 9633 3288
F 9633 3699
E info@tonyowen.com.au

Project
ABA LIVERPOOL

Project address
93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @ A1 1:1000 @ A3 Date MAR 2021
0 5 10 15 20 25
@1:500

Drawing title
Combined L1-3 plan

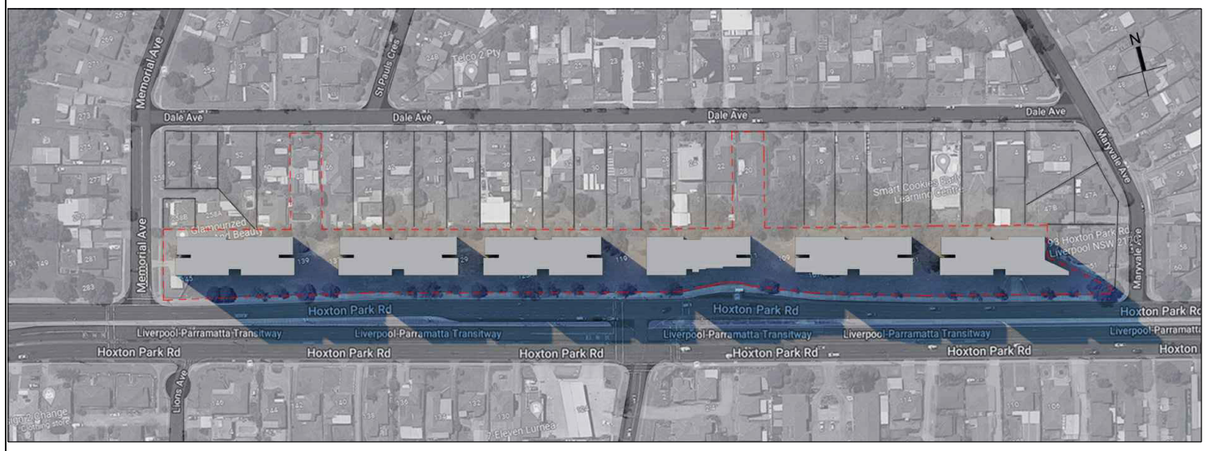
Project no. Drawing no. A039

Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT

JUNE 21 @ 1PM

JUNE 21 @ 2PM



JUNE 21 @ 3PM

8.6 SHADOW DIAGRAM

Rev.	Description	By	Date
A	FOR INFORMATION		MAR 2021
B			
C			
D			
E			

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DRAWING LABEL

SHADOW DIAGRAM

Client

NATONWIDE BUILDERS Pty. Ltd.

Architects

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Level 2
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Parramatta NSW 2150
T 8355 9999
F 8355 9998
E info@tonyowen.com.au

Project

ABA LIVERPOOL

Project address

93-145 Hoxton Park road & 20 Dale Avenue

Key plan

Scale 1:500 @A1 1:1000 @A3 Date MAR 2021

0 5 10 15 20 25

Drawing title
Combined L1-3 plan

Project no. Drawing no. A040

Drawn NK, JH

Drawing status
FOR DESIGN DEVELOPMENT

AD-00 - Schedule of Areas
Area Summary Compliant Scheme

Date **30/11/2022**

Project: ABA Liverpool
Project Address: 93-145 Hoxton Park road & 20 Dale Avenue
Project No.

Developable Site Area: **14945.35 m²**
Site Area: 14945.35 m²
Consent Authority: Liverpool City Council

Building A

	GFA		UNITS
Ground (Retail)	159.0	m²	**2**
Ground (Residential)	712.3	m²	**8**
Level 1	828.2	m²	**10**
Level 2	828.2	m²	**10**
Level 3	828.2	m²	**10**
Level 4	618.5	m²	**8**
Level 5	618.5	m²	**8**
Total	**4592.9**	m²	**56**

Building B

	GFA		UNITS
Ground (Retail)	159.0	m²	**2**
Ground (Residential)	714.6	m²	**8**
Level 1	828.1	m²	**10**
Level 2	828.1	m²	**10**
Level 3	828.1	m²	**10**
Level 4	601.1	m²	**8**
Level 5	601.1	m²	**8**
Total	**4560.2**	m²	**56**

Building C

	GFA		UNITS
Ground (Retail)	0.0	m²	**0**
Ground(Residential)	888.7	m²	**10**
Level 1	828.3	m²	**10**
Level 2	828.3	m²	**10**
Level 3	828.3	m²	**10**
Level 4	610.8	m²	**8**
Level 5	610.8	m²	**8**
Total	**4595.1**	m²	**56**

Building D

	GFA		UNITS
Ground (Retail)	106.7	m²	**1**
Ground(Residential)	543.0	m²	**5**
Level 1	664.1	m²	**8**
Level 2	664.1	m²	**8**
Level 3	664.1	m²	**8**
Level 4	505.9	m²	**6**
Level 5	505.9	m²	**6**
Total	**3653.8**	m²	**42**

Building E

	GFA		UNITS
Ground (Retail)	134.3	m²	**2**
Ground (Residential)	712.8	m²	**8**
Level 1	810.8	m²	**10**
Level 2	810.8	m²	**10**
Level 3	810.8	m²	**10**
Level 4	609.9	m²	**8**
Level 5	609.9	m²	**8**
Total	**4499.3**	m²	**56**

Building F

	GFA		UNITS
Ground (Retail)	0.0	m²	**0**
Ground (Residential)	811.9	m²	**9**
Level 1	761.6	m²	**10**
Level 2	761.6	m²	**10**
Level 3	761.6	m²	**10**
Level 4	577.9	m²	**7**
Level 5	577.9	m²	**7**
Total	**4252.4**	m²	**53**

TOTAL

	TOT.		UNITS
BLDG_A	4252.4	m²	53
BLDG_B	4499.3	m²	56
BLDG_C	3653.8	m²	42
BLDG_D	4595.1	m²	56
BLDG_E	4560.2	m²	56
BLDG_F	4592.9	m²	56
TOTAL	**26153.7**	m²	**319**
Floor Space Ratio (Hoxton Park Rd Lots)		**1.75**	**:1**

	Site Area	Allowable FSR	Total Allowable FSA
Hoxton Park Rd Lots	13553.45sqm	2 :1	27,106.0 m²
Dale Ave Lots	1391.9sqm	1 :1	1391.9 m²
Total Allowable FSA			**28,497.9 m²**
Proposed FSA			**26153.7 m²**
		FSA Remaining	**2,344.2 m²**

AD-01 - Unit Mix Schedule
Unit Mix Compliant Scheme

BUILDING A

	1 bed		2 bed		3 bed		Retail	TOTAL
Ground	2		6		0		2	**10**
Level 1	2		6		2			**10**
Level 2	2		6		2			**10**
Level 3	2		6		2			**10**
Level 4	2		5		1			**8**
Level 5	2		5		1			**8**
Total	**12**		**34**		**8**		**2**	**56**
	100%		**100%**		**100%**			
	12		**34**		**8**			
	21%		**61%**		**14%**			

BUILDING B

	1 bed		2 bed		3 bed		Retail	TOTAL
Ground	2		6		0		2	**10**
Level 1	2		6		2			**10**
Level 2	2		6		2			**10**
Level 3	2		6		2			**10**
Level 4	2		5		1			**8**
Level 5	2		5		1			**8**
Total	**12**		**34**		**8**		**2**	**56**
	100%		**100%**		**100%**			
	12		**34**		**8**			
	21%		**61%**		**14%**			

BUILDING C

	1 bed		2 bed		3 bed		Retail	TOTAL
Ground	2		8		0			**10**
Level 1	2		6		2			**10**
Level 2	2		6		2			**10**
Level 3	2		6		2			**10**
Level 4	2		5		1			**8**
Level 5	2		5		1			**8**
Total	**12**		**36**		**8**		**0**	**56**
	100%		**100%**		**100%**			
	12		**36**		**8**			
	21%		**64%**		**14%**			

BUILDING D

	1 bed		2 bed		3 bed		Retail	TOTAL
Ground	1		3		1		**1**	**6**
Level 1	2		5		1			**8**
Level 2	2		5		1			**8**
Level 3	2		5		1			**8**
Level 4	1		4		1			**6**
Level 5	1		4		1			**6**
Total	**9**		**26**		**6**		**1**	**42**
	100%		**100%**		**100%**			
	9		**26**		**6**			
	21%		**62%**		**14%**			

BUILDING E

	1 bed		2 bed		3 bed		Retail	TOTAL
Ground	2		6		0		2	**10**
Level 1	2		7		1			**10**
Level 2	2		7		1			**10**
Level 3	2		7		1			**10**
Level 4	2		6		0			**8**
Level 5	2		6		0			**8**
Total	**12**		**39**		**3**		**2**	**56**
	100%		**100%**		**100%**			
	12		**39**		**3**			
	21%		**70%**		**5%**			

BUILDING F

	1 bed		2 bed		3 bed		Retail	TOTAL
Ground	3		5		1			**9**
Level 1	4		5		1			**10**
Level 2	4		5		1			**10**
Level 3	4		5		1			**10**
Level 4	2		3		2			**7**
Level 5	2		3		2			**7**
Total	**19**		**26**		**8**		**0**	**53**
	100%		**100%**		**100%**			
	19		**26**		**8**			
	36%		**49%**		**15%**			

TOTAL

	1 bed		2 bed		3 bed		Retail	TOT.
BLDG_A	19		26		8			**53**
BLDG_B	12		39		3		2	**56**
BLDG_C	9		26		6		1	**42**
BLDG_D	12		36		8			**56**
BLDG_E	12		34		8		2	**56**
BLDG_F	12		34		8		2	**56**
TOTAL	**76**		**195**		**41**		**7**	**319**
	100.0%		**100.0%**		**100.0%**			
	76		**195**		**41**			
	23.8%		**61.1%**		**12.9%**			

9.0 Conclusion

This report demonstrates that a design can be realized based on the proposed controls. It shows that this Design can achieve all of the criteria of the ADG. It demonstrates that this can be achieved with little or no impact to the surrounding residential fabric. It also highlights a number of advantages and opportunities to contribute to the precinct and provide amenity to the residents and neighbors. This demonstrates that the proposed controls are suitable for the site and will create a positive outcome for the community.
The proposed controls are appropriate for the following reasons:

- The proposed height of 6 storeys sits comfortably within the current and proposed character of the area, particularly given its location of a major road.
- The proposed density results is a massing and scale that is appropriate for the area without significant impacts.
- The unique site creates opportunities for permeability and linkages which connect the surrounding streets to the transit station for the benefit of the community.
- Such linkages are opportunities for public plazas for convenience retail and open space.
- The long frontage provides a rare opportunity for a coordinated and integrated streetscape response that is both consistent and articulated.
- The long frontage provides a rare opportunity for a coordinated green streetscape approach as a public amenity.
- The additional rear sites provide an opportunity to distribute site access across a wide area to minimize impacts on busy roads, intersections and local streets.
- The proposal demonstrates that a resultant scheme can be complaint with all DCP and ADG controls.
- The proposal demonstrates that a resultant scheme can be a positive addition to the urban fabric with many benefits for the community.