INTRODUCTION
PROJECT OVERVIEW

The proposal comprises of a total of 15,377 sqm of Council (2,777 sqm) and privately held land. The project site presents a significant opportunity for mixed use urban renewal. The ground plane is to be activated with a range of fine-grain to large scale retail outlets offering residents diversity and a balance of leisure and amenity. The proposed market square will be an anchor for foot-traffic, revitalising the broader area with pedestrian activity.

The Project Team

Developer
Moon Investments

Architect
Plus Architecture

Urban Designer
e8urban

Town Planner
GLN Planning

Traffic Engineers
Anton Reisch Consulting
2.2 ZONING

R4 ZONING

B4 ZONING

B1 ZONING
CONTEXT

PROJECTED BUILT FORM

LEGEND
DISTANT VIEWS TO CITY
DISTANT VIEWS TO BLUE MOUNTAINS
EXISTING BUILDINGS ON SITE
CABRAMATTA TRAIN STATION

LEGEND
2 STOREY BUILDING
4 STOREY BUILDING
6 STOREY BUILDING
7 STOREY BUILDING
8 STOREY BUILDING
9 STOREY BUILDING
DESIGN RESPONSE
MASSING DIAGRAMS

1. SITE

2. PERMEABILITY

3. REFINE PODIUM SETBACKS

4. REFINE TOWER SETBACKS

5. MAXIMISE SOLAR AMENITY & CREATE HIERARCHY

MOVEMENT

MASS EXTRUSION
SOLAR AMENITY

TOTAL
488 OUT OF 593 APARTMENTS HAVE >2 HOUR SOLAR ACCESS.
= 82.2%

LEVEL 2 TYPICAL
32 OF 46 APARTMENTS

LEVEL 3-7 TYPICAL
160 OF 230 APARTMENTS

LEVEL 8-11 TYPICAL
172 OUT OF 186 APARTMENTS

LEVEL 12-15 TYPICAL
100 OUT OF 104 APARTMENTS

LEVEL 16-18 TYPICAL
24 OUT OF 27 APARTMENTS
CROSS VENTILATION (UP TO LEVEL 7)

TOTAL
174 OUT OF 276 APARTMENTS CROSS VENTILATED.
= 63.0%

LEGEND
- CROSS VENTILATED

PUBLIC OPEN SPACE

TOTAL
PUBLIC / PRIVATE OPEN SPACE - 2989 sqm

LEGEND
- PUBLIC / PRIVATE OPEN SPACE
SITE PLAN

BROOMFIELD ST, CABRAMATTA   NO:20073 DATE: 18/06/2018 REVISION: -

BROOMFIELD ST
CABRAMATTA RD EAST
FISHER ST
STARDUST HOTEL
CABRAMATTA TRAIN STATION
1-2 STOREY SHOPS
1-2 STOREY SHOPS
AUSTRALIAN ABC
COLLEGE
SEVENTH-DAY
ADVENTIST
CHURCH
PUBLIC CARPARK

SITE AREA
(aprox. 12,507 sq.m.)
UP TO B2
DEMOLISH SHORING WALL FOR STAGE B

DEMOLISH SHORING WALL FOR STAGE D

DEMOLISH SHORING WALL FOR STAGE B

DEMOLISH SHORING WALL FOR STAGE C

DEMOLISH SHORING WALL FOR STAGE C

RESI CARPARK B (87 SPACES) 2,469 m²

RESI CARPARK D (77 SPACES) 2,465 m²

RESI CARPARK A (153 SPACES) 5,795 m²

RESI CARPARK C (40 SPACES) 1,333 m²

SERVICES 42 m²

SERVICES 53 m²

SERVICES 149 m²

SERVICES 40 m²

SERVICES 27 m²

SERVICES 140 m²

SERVICES 117 m²

BASEMENT 03

SERVICES 42 m²

SERVICES 53 m²

SERVICES 149 m²

SERVICES 40 m²

SERVICES 27 m²

SERVICES 140 m²

SERVICES 117 m²

BASEMENT 03

SERVICES 42 m²

SERVICES 53 m²

SERVICES 149 m²

SERVICES 40 m²

SERVICES 27 m²

SERVICES 140 m²

SERVICES 117 m²

BASEMENT 03

SERVICES 42 m²

SERVICES 53 m²

SERVICES 149 m²

SERVICES 40 m²

SERVICES 27 m²

SERVICES 140 m²

SERVICES 117 m²

BASEMENT 03

SERVICES 42 m²

SERVICES 53 m²

SERVICES 149 m²

SERVICES 40 m²

SERVICES 27 m²

SERVICES 140 m²

SERVICES 117 m²

BASEMENT 03

SERVICES 42 m²

SERVICES 53 m²

SERVICES 149 m²

SERVICES 40 m²

SERVICES 27 m²

SERVICES 140 m²

SERVICES 117 m²

BASEMENT 03

SERVICES 42 m²

SERVICES 53 m²

SERVICES 149 m²

SERVICES 40 m²

SERVICES 27 m²

SERVICES 140 m²

SERVICES 117 m²

BASEMENT 03

SERVICES 42 m²

SERVICES 53 m²

SERVICES 149 m²

SERVICES 40 m²

SERVICES 27 m²

SERVICES 140 m²

SERVICES 117 m²

BASEMENT 03

SERVICES 42 m²

SERVICES 53 m²

SERVICES 149 m²

SERVICES 40 m²

SERVICES 27 m²

SERVICES 140 m²

SERVICES 117 m²

BASEMENT 03

SERVICES 42 m²

SERVICES 53 m²

SERVICES 149 m²

SERVICES 40 m²

SERVICES 27 m²

SERVICES 140 m²

SERVICES 117 m²

BASEMENT 03

SERVICES 42 m²

SERVICES 53 m²

SERVICES 149 m²

SERVICES 40 m²

SERVICES 27 m²

SERVICES 140 m²

SERVICES 117 m²

BASEMENT 03

SERVICES 42 m²

SERVICES 53 m²

SERVICES 149 m²

SERVICES 40 m²

SERVICES 27 m²

SERVICES 140 m²

SERVICES 117 m²

BASEMENT 03

SERVICES 42 m²

SERVICES 53 m²

SERVICES 149 m²

SERVICES 40 m²

SERVICES 27 m²

SERVICES 140 m²

SERVICES 117 m²
DEMO\LISH SHORING WALL FOR STAGE B
DEMO\LISH SHORING WALL FOR STAGE D
DEMO\LISH SHORING WALL FOR STAGE C
DEMO\LISH SHORING WALL FOR STAGE B

RESI CARPARK B (87 SPACES) 1335 m²
RESI CARPARK D (77 SPACES) 1268 m²
RESI CARPARK A (153 SPACES) 5795 m²
RESI CARPARK C (40 SPACES) 1333 m²

SERVICES 27 m²
SERVICES 53 m²
SERVICES 45 m²
SERVICES 45 m²

BASEMENT 02

BROOMFIELD ST, CABRAMATTA
NO:20073 DATE: 18/06/2018 REVISION: -
BROOMFIELD ST, CABRAMATTA

NO: 20073   DATE: 18/06/2018   REVISION: -
### DEPARTMENT SCHEDULE COMBINED SITE

**DEVELOPMENT SCHEDULE COMBINED SITE**  
**BROOMFIELD ST, CABRAMATTA**  
**NO:20073**  
**DATE: 18/06/2018**  
**REVISION: -**

#### SITE AREA:
- **12507 SQ.M.**

#### SERVICES/CIRC
- **RETAIL**:  
  - Basement 3: 12507  
  - Basement 2: 12507  
  - Basement 1: 12325  

#### FLOOR AREA:
- **Level 1**:  
  - 561  
  - **Area**: 918  

#### LEVELS:
- **Basement 3**:  
  - 12507  
- **Basement 2**:  
  - 12507  
- **Basement 1**:  
  - 12325  
- **Ground Floor**:  
  - 1187  
  - 391  
  - 918  
  - **Area**: 8451  

#### PROVISIONS:

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<th>Area</th>
<th>Area</th>
<th>Area</th>
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<td>918</td>
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#### DEPARTMENT GFA:
- **TOTAL GFA ACHIEVED**: 125.4
- **TOTAL FSR ACHIEVED**: 125.4

#### PROVIDE:

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<td>Commercial 1.0</td>
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<tr>
<td><strong>COMMERCIAL</strong></td>
<td>2bed 0.9</td>
<td>Retail 1.0</td>
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<tr>
<td><strong>PARKING SPACES</strong></td>
<td>Visitor 1.0</td>
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</table>

#### DEFINITIONS:
- **GFA**:  
  - **GROSS FLOOR AREA** AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, AND INCLUDES:  
  - THE AREA OF A MEZZANINE  
  - HABITABLE ROOMS IN A BASEMENT OR ATTIC  
  - ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC
- **GBA**:  
  - **DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS BUT NOT INCLUSIVE OF BALCONIES.**
- **FLOOR EFFICIENCY**:  
  - **DEFINED AS THE PERCENTAGE OF SELLABLE AREA VERSUS GROSS BUILDING AREA.**
- **MIX**:  
  - **CABRAMATTA EAST PRECINCT RESIDENTIAL CARPARK (EX BALCONIES) AREA PER LEVEL**
  - **650 353 1003 36% 60092 SQ.M.**
  - **4.80 :1**

#### DEVELOPMENT GFA:
- **FLOOR SPACES**
  - **0000 - 50 M**
  - **TOTAL 4.10**

#### PARKING RATES FOR SUB-REGIONAL CENTRE:
- **1bed 0.6**
- **Commercial 1.0**
- **2bed 0.6**
- **Retail 1.0**
- **Visitor 1.0 per dwelling**
### Development Schedule A

**Stage A**

**Job No:** 20073  
**File Date:** 15/06/2018

**Site Area:** 5795 sq.m.  
**(Combined Site)**

**Services/Circ:** Retail/Comm/Hotel/Church/Day Care/Office

**Floor Area:**  
- Basement 3: 162 sq.m.  
- Basement 2: 153 sq.m.  
- Basement 1: 122 sq.m.  
- Ground Floor: 1673 sq.m.  
- Level 1: 202 sq.m.  
- Level 2: 551 sq.m.  
- Level 3: 1170 sq.m.  
- Level 4-8: 7020 sq.m.  
- Level 9-11: 3510 sq.m.  
- Level 12: 683 sq.m.  

<table>
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<tr>
<th>Level</th>
<th>Area</th>
<th>Area</th>
<th>Area</th>
<th>Area</th>
<th>Area</th>
<th>Area</th>
<th>Suitable Area</th>
<th>GBA*</th>
<th>GFA*</th>
<th>FSR*</th>
<th>%</th>
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<td>2216</td>
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<td>480</td>
<td>0</td>
<td>2598</td>
<td>3082</td>
<td>2900</td>
<td>95.04%</td>
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<td>480</td>
<td>0</td>
<td>2598</td>
<td>3082</td>
<td>2900</td>
<td>95.04%</td>
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<td>2</td>
<td>1170</td>
<td>1501</td>
<td>1348</td>
<td>77.95%</td>
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<td>Level 4-8</td>
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<td>18</td>
<td>30</td>
<td>12</td>
<td>7020</td>
<td>9006</td>
<td>8088</td>
<td>77.95%</td>
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<td>Level 9-11</td>
<td>3510</td>
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<td>9</td>
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<td>4503</td>
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<td>77.95%</td>
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<td>683</td>
<td>860</td>
<td>776</td>
<td>79.42%</td>
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</table>

**Development GFA**: 22078 sq.m.  
**Total FSR Achieved**: 51.6

### Parking Rates for Sub-Regional Centre

#### Residential Car Spaces
- 1 Bed: 0.6 Commercial: 1.0 per 25sqm at ground level
- 2 Bed: 0.9 Retail: 1.0 per 40sqm above ground level
- Visitor: 1.0 per dwelling 5

#### Retail/Comm Car Spaces
- Retail: 1.0 per 25sqm at ground level

#### Public Car Spaces (Fisher St.)
- Visitor: 1.0 per 25sqm at ground level

### Definitions:
- **GFA**: Gross Floor Area as defined by Council for the purposes of deriving a Floor Space Ratio. Typically defined as the sum of the floor area of a building measured from the internal face of external walls or from the internal face of walls separating the building from any other building, and includes:
  - Habitable rooms in a basement or attic
  - Any shop, auditorium, cinema, and the like in a basement or attic
- **GBA**: Gross Building Area.
- **FSR**: Determined as the maximum theoretical number of persons who can use a building at one time.
- **PAC**: Public Access Core.
- **GFA**: Gross Floor Area.

---

**Site Address:** Broomfield St, Cabramatta  
**Job No:** 20073  
**Date:** 18/06/2018  
**Revision:** -
### DEVELOPMENT SCHEDULE STAGE B

**Job No 20073**  
**File Date 15/06/2018**  
**SITE AREA: 2828 SQ.M. (COMBINED SITE)**  
**SERVICES/CIRC RETAIL COMMERCIAL HOTEL / CLUB BALCONIES FLOOR CHURCH / DAY CARE EFFICEINCY**

#### Basement 1
- Area: 87  
- Basement: 2828

#### Basement 2
- Area: 87  
- Basement: 2828

#### Basement 3
- Area: 87  
- Basement: 2828

#### Ground Floor
- Area: 1748  
- 1 Bed: 2828

#### Level 1
- Area: 2185  
- 2 Bed: 1966

#### Level 2
- Area: 2185  
- 3 Bed: 1108

#### Level 3-8
- Area: 5214  
- 4 Bed: 5934

#### Level 9-11
- Area: 1887  
- 5 Bed: 2136

#### Level 12
- Area: 629  
- 6 Bed: 712

#### Level 13
- Area: 629  
- 7 Bed: 712

#### Level 14-15
- Area: 1258  
- 8 Bed: 1424

#### Level 16
- Area: 629  
- 9 Bed: 712

#### Level 17
- Area: 629  
- 10 Bed: 712

#### Level 18
- Area: 629  
- 11 Bed: 712

#### Totals
- Area: 241  
- 12 Bed: 16437

#### Development GFA*:
- 18194 SQ.M.

#### Total FSR Achieved: 6.43  

### PARKING RATES FOR SUB-REGIONAL CENTRE

<table>
<thead>
<tr>
<th>Residential Car Spaces</th>
<th>Visitor Car Spaces</th>
<th>Commercial</th>
<th>Retail</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bed</td>
<td>0.6</td>
<td>1.0</td>
<td>1.0</td>
</tr>
<tr>
<td>2 Bed</td>
<td>0.9</td>
<td></td>
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</tr>
<tr>
<td>3 Bed</td>
<td>1.4</td>
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#### Definitions:
- **GFA:** Gross Floor Area as defined by Council for the purposes of deriving a Floor Space Ratio. Typically defined as the sum of the floor area of a building (measured from the internal face of external walls or from the internal face of walls separating the building from any other building) and includes:
  - Habitat Rooms in a basement or attic
  - Any storey above the floor area of a building (measured from the internal face of external walls or from the internal face of walls separating the building from any other building) and includes:
    - Any space for common vertical circulation (including lifts and stairs)
    - Any basement storage, vehicular access, loading area, garage and workshop
    - Plant rooms, lift areas, and others used exclusively for mechanical, ventilation, structural, or electrical purposes

- **FLOOR EFFICIENCY:** Defined as the percentage of sellable area versus gross building area.

- **DEFINITIONS:**
  - GFA: Gross Floor Area as defined by Council for the purposes of deriving a Floor Space Ratio. Typically defined as the sum of the floor area of a building (measured from the internal face of external walls or from the internal face of walls separating the building from any other building) and includes:
    - Habitat Rooms in a basement or attic
    - Any storey above the floor area of a building (measured from the internal face of external walls or from the internal face of walls separating the building from any other building) and includes:
      - Any space for common vertical circulation (including lifts and stairs)
      - Any basement storage, vehicular access, loading area, garage and workshop
      - Plant rooms, lift areas, and others used exclusively for mechanical, ventilation, structural, or electrical purposes

- **FLOOR EFFICIENCY:** Defined as the percentage of sellable area versus gross building area.
## Development Schedule C

**Job No:** 20073  
**Date:** 18/06/2018  
**Revision:** -

### Site Area:

- **Site Area:** 1333 SQ.M.  
- **(Combined Site)**

### Services/Circs:

- **Retail/Commercial:** Hotel / Club Balconies
- **Church / Day Care:** Efficiency
- **50-59sqm 60-69sqm 70-74sqm 75-89sqm 90-110sqm**

### Basements:

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<th>Level</th>
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<tr>
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<td></td>
<td></td>
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<td>1333</td>
<td>1333</td>
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<tr>
<td>Basement 1</td>
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<td></td>
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<td>1333</td>
<td>100%</td>
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### Ground Floor:

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<th>Area</th>
<th>Area</th>
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<th>Suitable Area</th>
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<tr>
<td></td>
<td>614</td>
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<td></td>
<td></td>
<td></td>
<td></td>
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### Levels 1-18:

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<td>1</td>
<td>3</td>
<td>476</td>
<td>820</td>
<td>502</td>
<td>74.64%</td>
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<tr>
<td>Level 13</td>
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<td>2</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>476</td>
<td>820</td>
<td>502</td>
<td>74.64%</td>
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<td>6</td>
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<td>1</td>
<td>1</td>
<td>3</td>
<td>476</td>
<td>820</td>
<td>502</td>
<td>74.64%</td>
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<td>Level 17</td>
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<td>1</td>
<td>3</td>
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<td>820</td>
<td>502</td>
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<td>0</td>
<td>5694</td>
<td>28</td>
<td>75.15%</td>
</tr>
</tbody>
</table>

### Development GFA*:

- **Total FSR Achieved:** 10014 SQ.M.
- **Floor Efficiency:** 43%
- **Total Apartments:** 98

### Parking Rates for Sub-Regional Centre

- **Residential Car Spaces (Visitor Included):**
  - 1Bed: 0.6  
  - 2Bed: 0.9  
  - 3Bed: 1.4

- **Commercial:**
  - 1.0 per 25sqm at ground level

- **Retail/Comm Car Spaces (Reduced by 40%):**
  - 2Bed: 0.9  
  - 3Bed: 1.4

- **Visitor:**
  - 1.0 per 20sqm above ground level

### Definitions:

**GFA:**
- Gross Floor Area as defined by Council for the purposes of deriving a Floor Space Ratio. Typically defined as the sum of the floor area of a building measured from the internal face of external walls or from the internal face of walls separating the building from any other building and includes:
  - The area of a mezzanine
  - Living rooms in a basement or attic
  - Patios, balconies, decks, and the like in a basement or attic

**GBA:**
- Defined as the sum of the area of each floor plate, measured to the external face of façade walls but not inclusive of balcony area

**Floor Efficiency:**
- Defined as the percentage of sellable area versus gross building area

**REA Area per Level**
- Mix

---

**Plus Architecture**

BROOMFIELD ST, CABRAMATTA  
NO:20073  
DATE: 18/06/2018  
REVISION: -
## Development Schedule D

**Broomfield St, Cabramatta**

**No: 20073**

**Date: 18/06/2018**

**Revision: -**

### Site Area

- **Site Area:** 2469 SQ.M. (Combined Site)

### Services/Circ Supply

- **Commercial Hotel/Club Balconies Floor**: 100-115 sqm
- **Church/Day Care Efficiency**: 50-59 sqm

### Floor Efficiency

- **50-59 sqm**: 25.32%
- **60-69 sqm**: 81.25%
- **70-74 sqm**: 81.25%
- **75-89 sqm**: 81.25%
- **90-110 sqm**: 81.25%

### Floor Area

<table>
<thead>
<tr>
<th>Level</th>
<th>Area (sqm)</th>
<th>GBA* (sqm)</th>
<th>GFA* (sqm)</th>
<th>GFA%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement 3</td>
<td>72</td>
<td>2469</td>
<td>2469</td>
<td>100%</td>
</tr>
<tr>
<td>Basement 2</td>
<td>72</td>
<td>2469</td>
<td>2469</td>
<td>100%</td>
</tr>
<tr>
<td>Basement 1</td>
<td>66</td>
<td>2469</td>
<td>2469</td>
<td>100%</td>
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<tr>
<td>Ground Floor</td>
<td>1128</td>
<td>524</td>
<td>1652</td>
<td>31.58%</td>
</tr>
<tr>
<td>Level 1</td>
<td>1544</td>
<td>518</td>
<td>2062</td>
<td>31.58%</td>
</tr>
<tr>
<td>Level 2</td>
<td>754</td>
<td>2</td>
<td>756</td>
<td>696</td>
</tr>
<tr>
<td>Level 3-6</td>
<td>450</td>
<td>2</td>
<td>452</td>
<td>504</td>
</tr>
<tr>
<td>Level 7-11</td>
<td>236</td>
<td>16</td>
<td>252</td>
<td>276</td>
</tr>
<tr>
<td>Level 12</td>
<td>#DIV/0!</td>
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<tr>
<td>Level 13</td>
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<tr>
<td>Level 14-15</td>
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</tr>
<tr>
<td>Level 16</td>
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</tr>
<tr>
<td>Level 17</td>
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</tr>
<tr>
<td>Level 18</td>
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<td>#DIV/0!</td>
</tr>
</tbody>
</table>

### Development GFA*:

- **Total FSR Achieved:** 12,54,28,94

### Parking Rates for Sub-Regional Centre

- **Residential Car Spaces (Visitor Included):** 1bed 0.6 Commercial 1.0 per 25 sqm at ground level
- **Retail/Comm Car Spaces:** 2bed 0.9 1.0 per 40 sqm above ground level
- **Public Car Spaces (Fisher St.):** 3bed 1.4 Retail 1.0 per dwellings 5

### Definitions:

- **GFA:** Gross Floor Area as defined by Council for the purposes of deriving a Floor Space Ratio. Typically defined as the sum of the Floor Area of a Building measured from the internal face of external walls of the building, and includes:
  - Mezzanine
  - Habitable Rooms in a basement or attic
  - Any shop, auditorium, cinema, and like in a basement or attic
  - Any area for common vertical circulation including Lifts and Stairs
  - Any basement storage, vehicular access, loading area, garbage and services
  - Plant Rooms, Lift Towers, and other areas used exclusively for Mechanical, Services or Rating

- **GBA:** Defined as the sum of the area of each floorplate, measured to the external face of the external walls but not including balconies.

- **Floor Efficiency:** Defined as the percentage of sellable area in total gross building area.

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**Broomfield St, Cabramatta**

**No: 20073**

**Date: 18/06/2018**

**Revision: -**
SHADOW STUDY
CURRENT: JUNE 21ST - 1PM

PROPOSED: JUNE 21ST - 1PM

CURRENT: JUNE 21ST - 2PM

PROPOSED: JUNE 21ST - 2PM
CURRENT: JUNE 21ST - 3PM

PROPOSED: JUNE 21ST - 3PM