

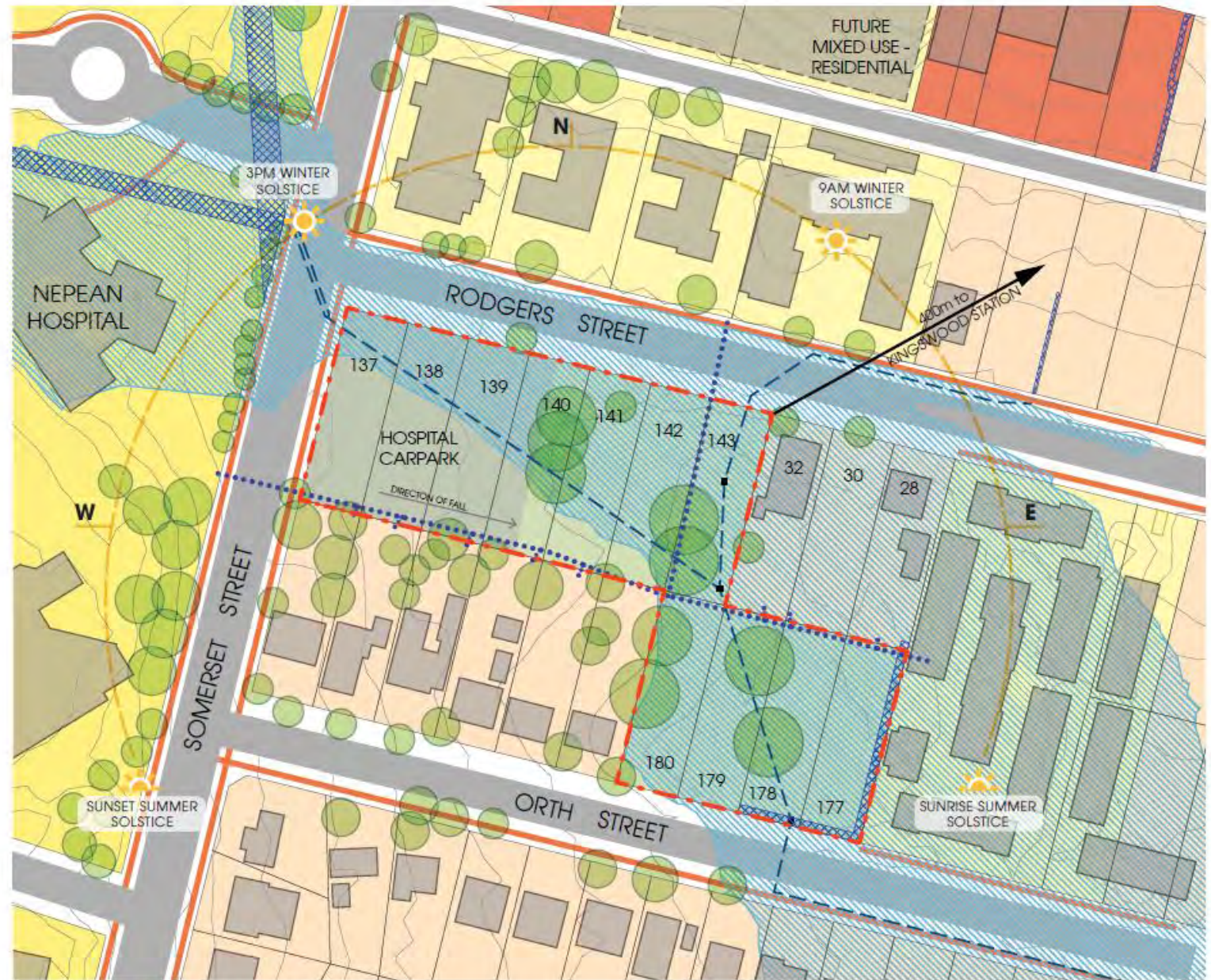
Attachment 2

An aerial site plan for the subject land and the four (4) RE1 zoned lots fronting Orth Street.

Site Plan



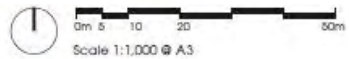
(2) Preliminary concept designs



SITE (7) ANALYSIS: 138 ORTH STREET, KINGSWOOD

LEGEND

- SITE BOUNDARY
- RESIDENTIAL - DETACHED
- RESIDENTIAL - MULTI DWELLING
- HOSPITAL
- COMMERCIAL
- OPEN SPACE
- MEDIUM RISK / 1 in 100 ARI FLOOD
- DRAINAGE EASEMENT
- STORMWATER PIPE
- SEWER LINE
- DIRECTION OF SLOPE
- FOOTPATH
- 1m CONTOUR INTERVALS



2.6.1 OPTION 01 - DEVELOP COUNCIL-OWNED LAND

Maintain existing site extents and provide a 'medical mixed use' building consisting of 5 storeys as per current controls. Ground and first floor to be non residential use. Remaining upper levels to be residential. Provide for a pedestrian through site link between Orth St and Rodgers St which can be activated by ground floor commercial use.



INDICATIVE SECTION
HEIGHT PLANE

Development Summary

| | Current Control | Proposed |
|---------------------|----------------------|-----------------------|
| Site Area: | 8,059 m ² | 8,059 m ² |
| Building Footprint: | - m ² | 3,965 m ² |
| GBA: | - m ² | 13,667 m ² |
| GFA: | - m ² | 11,617 m ² |
| Land Use Zoning | RE1 | B4 |
| FSR: | 3.5 :1 | 1.4 :1 |
| Site Coverage: | - % | 49 % |
| Building Height | 18 m | 18 m |
| Number of Floors | | 5 |

| | GFA Breakdown (m ²) | | |
|-------|---------------------------------|-------|--------|
| | Resi | Other | Total |
| G | 0 | 3,144 | 3,144 |
| 1 | 0 | 3,370 | 3,370 |
| 2 | 1,701 | 0 | 1,701 |
| 3 | 1,701 | 0 | 1,701 |
| 4 | 1,701 | 0 | 1,701 |
| Total | 5,103 | 6,514 | 11,617 |

| | Unit Schedule | | | | |
|-------|---------------|-------|-------|-------|-------|
| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | Total |
| G | 0 | 0 | 0 | 0 | 0 |
| 1 | 0 | 0 | 0 | 0 | 0 |
| 2 | 23 | 6 | 0 | 0 | 29 |
| 3 | 23 | 6 | 0 | 0 | 29 |
| 4 | 0 | 12 | 2 | 2 | 16 |
| Total | 46 | 24 | 2 | 2 | 74 |

