



SITE ADDRESS: 9 & 21 LORNE AVENUE, KILLARA

LGA: KU-RING-GAI CITY COUNCIL

ZONING: R4 HIGH DENSITY RESIDENTIAL

FSR: 13:1

MAX HEIGHT: 17.5m

SETBACKS: 10m FRONT SETBACK  
6m SIDE SETBACK TO LEVELS UP TO 4th STOREY; MIN. OF 9m TO 5TH STOREY & ABOVE  
6m REAR SETBACK TO LEVELS UP TO 4th STOREY; MIN. OF 9m TO 5TH STOREY & ABOVE

AREA CALCULATIONS:

SITE AREA: 3462m<sup>2</sup> (SUBJECT TO FINAL SURVEY)

DEVELOPABLE AREA PERMISSIBLE WITH FSR: 4500m<sup>2</sup>

REQUIRED DEEP SOIL AREA: 1731m<sup>2</sup> (50% OF SITE AREA)

NEW DEVELOPABLE AREA (PERMISSIBLE AREA x 0.9 (ALLOWANCE FOR CORRS., SERVICE DUCTS, LOBBIES): 4050m<sup>2</sup>

PROPOSED APARTMENT SIZES

1 BEDROOM: 55m<sup>2</sup>

2 BEDROOM: 75m<sup>2</sup>

3 BEDROOM: 100m<sup>2</sup>

APARTMENT TYPE ALLOCATION FOR A TYPICAL FLOOR:

1 BED APARTMENT x 3 (TOTAL AREA OF 165m<sup>2</sup>)

2 BED APARTMENT x 7 (TOTAL AREA OF 525m<sup>2</sup>)

3 BED APARTMENT x 3 (TOTAL AREA OF 300m<sup>2</sup>)

TOTAL NO. OF DWELLINGS PER FLOOR: 13 DWELLINGS

TOTAL FLOOR AREA PER FLOOR: 990m<sup>2</sup>

PROPOSED NUMBER OF LEVELS: 4 LEVELS

TOTAL NUMBER OF DWELLINGS FOR DEVELOPMENT: 52 APARTMENTS:

TOTAL APARTMENT FLOOR AREA: 3960m<sup>2</sup> (WITHIN THE NEW DEVELOPABLE AREA OF 4050m<sup>2</sup>)

PARKING REQUIREMENTS:

VEHICLE (RESIDENTS)

0.7 - 1.0 SPACES per 1 BED APARTMENTS

1.0 - 1.25 SPACES per 2 BED APARTMENTS

1.0 - 2.0 SPACES per 3 BED APARTMENTS

VISITOR PARKING: 1 SPACE per 4 DWELLINGS

BICYCLE: 1 per 5 DWELLINGS RESIDENTS

BICYCLE: 1 per 10 DWELLINGS FOR VISITORS

REQUIRED PARKING FOR PROPOSED DEVELOPMENT:

71 CARSPACES FOR RESIDENTS

13 VISITOR PARKING

11 BICYCLE PARKING RESIDENTS

6 BICYCLE PARKING VISITORS

NOTE: THIS FEASIBILITY STUDY IS SUBJECT TO A PROPER SURVEY

Level 8 263 Clarence Street SYDNEY 2000 P 61 2 9264 5005 F 61 2 9264 9908  
PO Box Q291 Queen Victoria Building 1230 E gta@gilestribe.com.au

Giles Tribe Pty Ltd ABN 50 001 259 507  
Nominated Architects: Ian McCaig [4964] Mark G Broadley [5823] Stuart D Hill [6459]

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**GILES TRIBE ARCHITECTS**  
ARCHITECTS & URBAN PLANNERS

Project:  
**PROPOSED RESIDENTIAL APARTMENT**  
**9 & 21 LORNE AVE., KILLARA**  
**KILLARA**

Scale: 1:400 @ A3  
Date: APRIL 2016  
Drawn: AV

Job Ref:  
**16023**

**FEASIBILITY STUDY - OPTION 1**

Drawing No:  
**SK01 (Nos. 9 & 21)**





SITE ADDRESS: 23 & 25 LORNE AVENUE, KILLARA

LGA: KU-RING-GAI CITY COUNCIL

ZONING: R4 HIGH DENSITY RESIDENTIAL

FSR: 1:1

MAX HEIGHT: 14.5m

SETBACKS: 10m FRONT SETBACK

6m SIDE SETBACK TO LEVELS UP TO 4th STOREY; MIN. OF 9m TO 5TH STOREY & ABOVE

6m REAR SETBACK TO LEVELS UP TO 4th STOREY; MIN. OF 9m TO 5TH STOREY & ABOVE

AREA CALCULATIONS:

SITE AREA: 2232m<sup>2</sup> (SUBJECT TO FINAL SURVEY)

DEVELOPABLE AREA PERMISSIBLE WITH FSR: 2232m<sup>2</sup>

REQUIRED DEEP SOIL AREA: 1116m<sup>2</sup> (50% OF SITE AREA)

NEW DEVELOPABLE AREA (PERMISSIBLE AREA x 0.9 (ALLOWANCE FOR CORR., SERVICES LOBBIES): 2088m<sup>2</sup>

PROPOSED APARTMENT SIZES:

1 BEDROOM: 55m<sup>2</sup>

2 BEDROOM: 75m<sup>2</sup>

3 BEDROOM (AT LEVEL 4 ONLY): 100m<sup>2</sup>

APARTMENT TYPE ALLOCATION FOR TYPICAL FLOOR (LEVELS 1 TO 3):

1 BED APARTMENT x 2 (TOTAL AREA OF 110m<sup>2</sup>)

2 BED APARTMENT x 5 (TOTAL AREA OF 375m<sup>2</sup>)

APARTMENT TYPE ALLOCATION FOR LEVEL 4

1 BED APARTMENT x 1 (TOTAL AREA OF 55m<sup>2</sup>)

2 BED APARTMENT x 4 (TOTAL AREA OF 300m<sup>2</sup>)

3 BED APARTMENT x 1 (TOTAL AREA OF 110m<sup>2</sup>)

TOTAL FLOOR AREA (L1 TO L3): 1455m<sup>2</sup>

TOTAL FLOOR AREA (L4): 465m<sup>2</sup>

TOTAL NUMBER OF DWELLINGS FOR DEVELOPMENT: 27 APARTMENTS

TOTAL APARTMENT FLOOR AREA: 1920m<sup>2</sup> (WITHIN THE NEW DEVELOPABLE AREA OF 2088m<sup>2</sup>)

PARKING REQUIREMENTS:

VEHICLE (RESIDENTS)

0.7 - 1.0 SPACE per 1 BED APARTMENTS

1.0 - 1.25 SPACES per 2 BED APARTMENTS

1.0 - 2.0 SPACES per 3 BED APARTMENTS

VISITOR PARKING: 1 SPACE per 4 DWELLINGS

BICYCLE: 1 per 5 DWELLINGS RESIDENTS

BICYCLE: 1 per 10 DWELLINGS FOR VISITORS

REQUIRED PARKING FOR PROPOSED DEVELOPMENT:

17 CARSPACES FOR RESIDENTS

8 VISITOR PARKING

6 BICYCLE PARKING RESIDENTS

3 BICYCLE PARKING VISITORS

NOTE: THIS FEASIBILITY STUDY IS SUBJECT TO A PROPER SURVEY

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**GILES TRIBE ARCHITECTS**  
ARCHITECTS & URBAN PLANNERS

Project:  
**PROPOSED RESIDENTIAL APARTMENT**  
**23 & 25 LORNE AVE., KILLARA**  
**KILLARA**

Scale: 1:400 @ A3  
Date: APRIL 2016  
Drawn: AV

Job Ref:  
**16023**

Drawing:  
**FEASIBILITY STUDY - OPTION 2**

Drawing No:  
**SK02 (Nos. 23 & 25)**