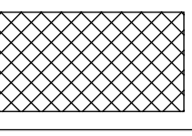
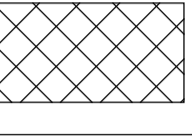


	SEPP 53 REFERENCE PLAN		PROPOSED DEVELOPMENT		CONCLUSION
	AREA (m ²)	(%) OF SITE AREA	AREA (m ²)	(%) OF SITE AREA	
SITE AREA	10 179 m ²		10 179 m ²		
BUILDING ZONE	5 205 m ²	51.1 %	4 853 m ²	47.7 %	PROPOSAL ACHIEVES A SMALLER BUILDING ZONE THAN THE SEPP 53 REFERENCE PLAN
LANDSCAPE ZONE	4 974 m ²	48.8 %	5 326 m ²	52.3 %	PROPOSAL ACHIEVES A LARGER LANDSCAPE ZONE THAN THE SEPP 53 REFERENCE PLAN
 SOFT LANDSCAPE ZONE	1 459 m ²	14.3 %	1 733 m ²	17.0 %	PROPOSAL ACHIEVES A LARGER SOFT LANDSCAPE ZONE THAN THE SEPP 53 REFERENCE PLAN
 DEEP SOIL LANDSCAPE ZONE	3 515 m ²	34.5 %	3 593 m ²	35.3 %	PROPOSAL ACHIEVES A LARGER DEEP SOIL LANDSCAPE ZONE THAN THE SEPP 53 REFERENCE PLAN

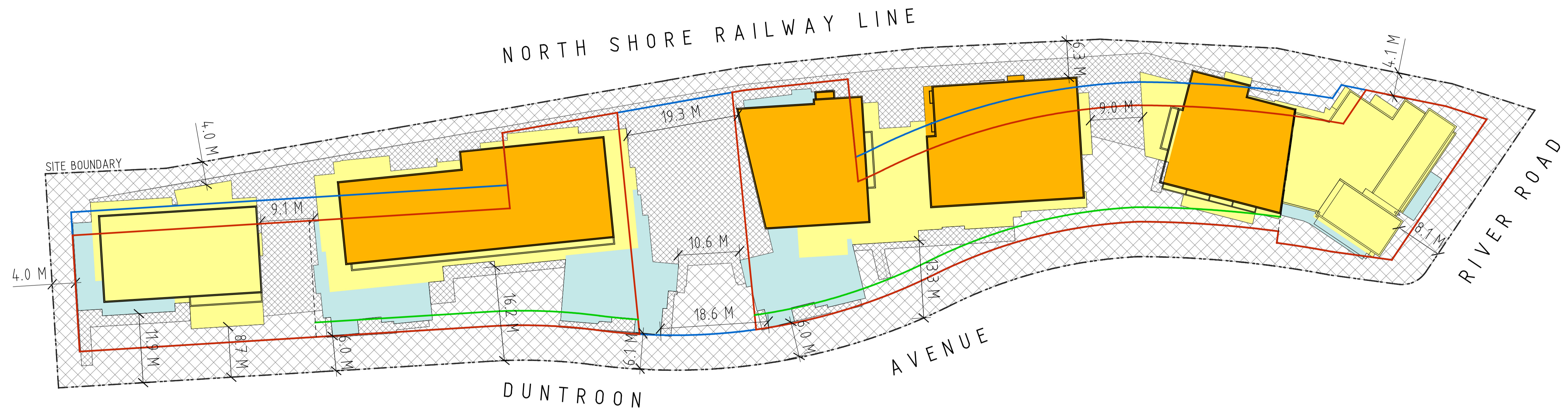
DEFINITIONS:

BUILDING ZONE - The total plan area when the outer perimeter of all floors and roofs is projected down to ground level including balconies and other articulation.

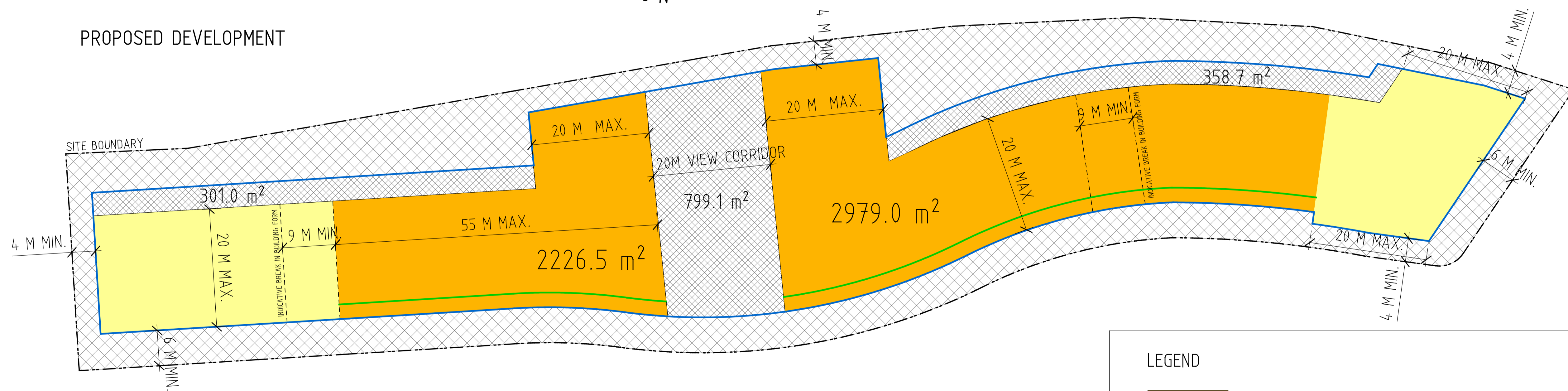
LANDSCAPE ZONE - The total site area not covered by the building footprint area. The landscaped zone includes footpaths, driveways, courtyards and the like.

SOFT LANDSCAPING ZONE - The area of the part of the landscaped zone that has carpark underneath, including areas of smaller plantings.

DEEP SOIL LANDSCAPING ZONE - The area of the part of the landscaped zone that has no carpark underneath, including areas where mature trees can grow.



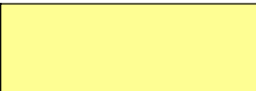





PROPOSED DEVELOPMENT



SEPP 53 REFERENCE PLAN

LEGEND

	7 STOREYS		2 STOREY SETBACK (2 UPPERMOST FLOOR SETBACK 2.5M)
	5 STOREYS		SEPP 53 BUILDING ENVELOPE
	2/3 STOREYS		UNDERGROUND CARPARKING ZONE

No	Date	Description	Ver	App'd
01	02.11.05	ISSUED FOR CLIENT/CONSULTANTS REVIEW		
02	07.11.05	ISSUED FOR CLIENT/CONSULTANTS REVIEW		
03	08.11.05	ISSUED TO HERITAGE CONSULTANT FOR REVIEW		
04	15.11.05	ISSUED FOR CLIENT REVIEW		
05	21.11.05	ISSUED FOR CLIENT REVIEW		
06	25.11.05	ISSUED TO HERITAGE CONSULTANT FOR REVIEW		
07	30.11.05	ISSUED FOR CLIENT REVIEW		
08	13.12.05	ISSUED FOR COORDINATION		
09	21.12.05	PRELIMINARY ISSUE FOR DA		
10	18.01.06	PRELIMINARY DA ISSUE		
11	10.02.06	DA ISSUE		

NOT FOR CONSTRUCTION

Architect: **ALLEN JACK+COTTIER**
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250

Client: **AUSTRALAND**
Level 3
1C Homebush Bay Drive
Rhodes NSW 2138
Ph: 02 9787 2000
Fax: 02 9787 2922

Project: **DUNTRON AVENUE**
1-16 Duntroon Avenue
St. Leonards NSW 2065

Drawing Title: **SEPP 53 COMPARISON DIAGRAM**

Proj No: 04033 | Scale at A1: 1:400 | Drawing No: DA1005 | Issue: 11

0 2 5 10 20 32m

REF: g:\Projects\04_033_DuntroonAve\Design_files\sheet_files\DA1005.dgn