

- Deep Soil
- Landscaping
- Parking Spaces
- Paved Area
- Private Area

Area (DA - Proposed)		
Name	Area	Type
Ground Floor		
Business 1	119.23 m ²	Business
Business 2	158.71 m ²	Business
Lift Lobby	29.43 m ²	Common
WC Disabled	6.23 m ²	Common
Ground Floor	313.60 m ²	
Level 1		
Lobby	27.56 m ²	Common
Unit 101	72.17 m ²	2 Beds
Unit 102	77.66 m ²	2 Beds
Unit 103	50.87 m ²	1 Bed
Unit 104	70.51 m ²	2 Beds
Unit 105	71.21 m ²	2 Beds
Unit 106	50.00 m ²	1 Bed
Level 1	419.98 m ²	
Level 2		
Lobby	27.56 m ²	Common
Unit 201	72.17 m ²	2 Beds
Unit 202	77.66 m ²	2 Beds
Unit 203	50.87 m ²	1 Bed
Unit 204	70.51 m ²	2 Beds
Unit 205	71.21 m ²	2 Beds
Unit 206	50.00 m ²	1 Bed
Level 2	419.98 m ²	
Level 3		
Lobby	27.56 m ²	Common
Unit 301	90.13 m ²	3 Beds
Unit 302	93.26 m ²	3 Beds
Unit 303	35.60 m ²	0 Studio
Unit 304	70.59 m ²	2 Beds
Unit 305	71.33 m ²	2 Beds
Unit 306	35.65 m ²	0 Studio
Level 3	424.11 m ²	
Level 4		
Lobby	17.06 m ²	Common
Unit 401	90.08 m ²	3 Beds
Unit 402	71.00 m ²	2 Beds
Unit 403	71.91 m ²	2 Beds
Level 4	250.04 m ²	
Grand total	1827.72 m ²	

Site Area: 1284.96m² FSR 1.42:1
LEP Allowed FSR: 1.2:1

Unit Breakdown & Carparking Requirements			
Type	Count	Car Spaces	Total Car Spaces
0 Studio	2	1.25	2.5
1 Bed	4	1.25	5
2 Beds	12	1.75	21
3 Beds	3	2.25	6.75
Business	2	2	4
Grand total	23		39.25

Visitor car spaces: 0.25 per unit - included in ratios above
Proposed Total Number of car spaces: 34

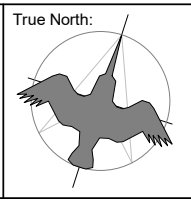
1 Site Plan
1 : 200

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ISSUE	PURPOSE OF ISSUE	DATE
D	FOR PRELIMINARY DISCUSSION ONLY	07/05/2018
E	FOR PRELIMINARY DISCUSSION ONLY	11/05/2018
F	FOR PRELIMINARY DISCUSSION ONLY	22/05/2018
G	FOR PRELIMINARY DISCUSSION ONLY	12/06/2018
H	DEVELOPMENT APPLICATION	11/07/2018
I	DEVELOPMENT APPLICATION	26/07/2018

0m 4m 8m 12m 16m 20m

DO NOT SCALE FROM THIS DRAWING use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/designer prior to commencement of work. This drawing is to be used by the specified client in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, Codes and local authority's requirements. Copyright (C) 2015 Fabricio Siqueira Architect



MASTERS EMPIRE GROUP
SHOP TOP RESIDENTIAL
27 & 29 MORGAN STREET, MILLER
SITE PLAN

Scale 1:200 Drawn by FS Project no. 18139 Issue I

Sheet no.
DA02
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