

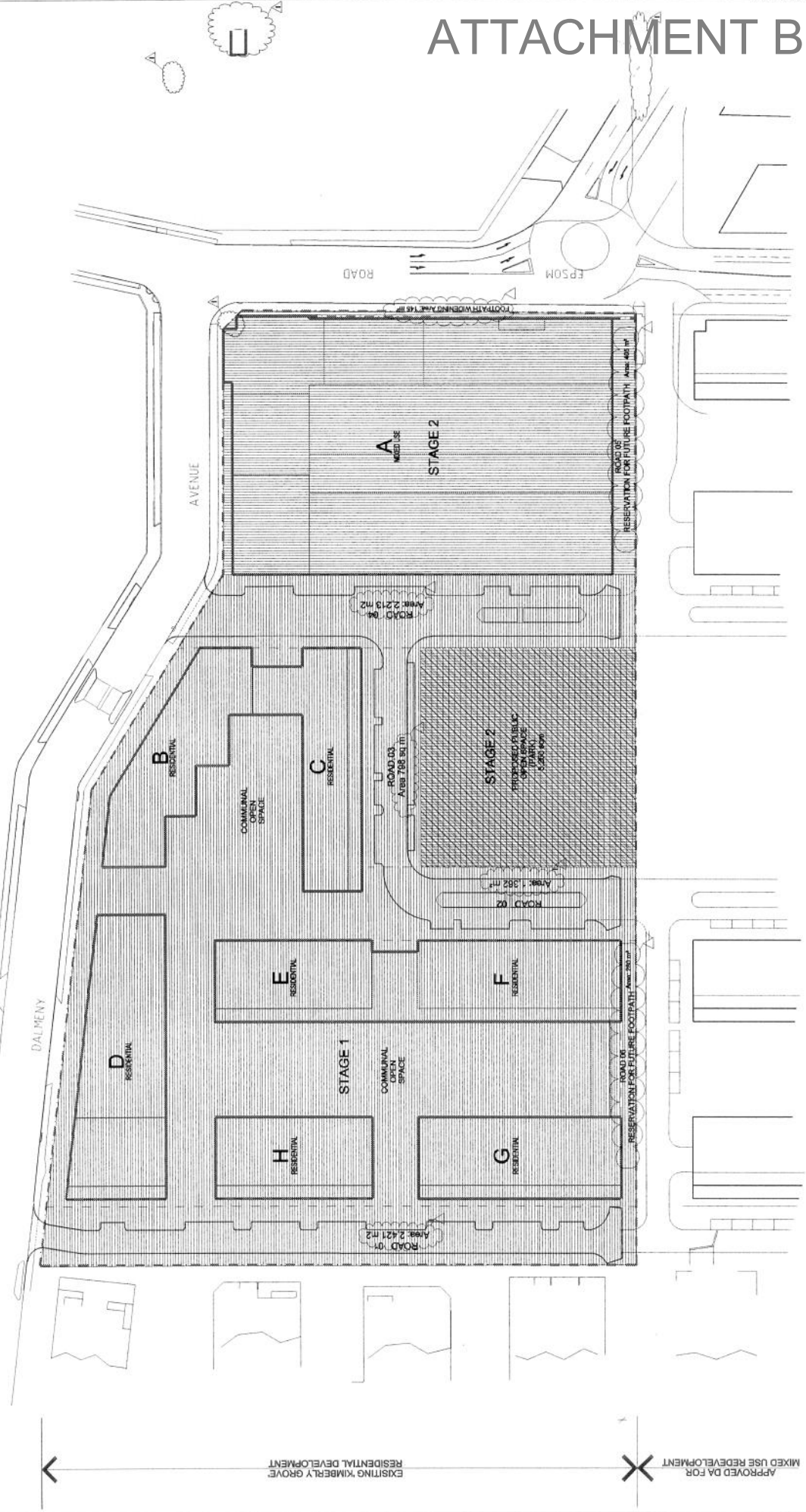
**ATTACHMENT B**

**STAGE 1 DRAWINGS - D/2008/102/C**

**67-77 EPSOM ROAD AND  
95 DALMENY AVENUE, ROSEBERY**



# ATTACHMENT B



**APPROVED DA FOR MIXED USE REDEVELOPMENT**

EXISTING KIMBERLY GROVE RESIDENTIAL DEVELOPMENT

**OVERLAND GARDENS DEVELOPMENT APPLICATION - STAGE ONE**

**LAND DEDICATED TO COUNCIL & STAGING PLAN DA 04**

DATE: 13/11/2020  
 DRAWN BY: JF  
 CHECKED BY: JF  
 SCALE: 1:500

PROJECT NO: 13/11/2020  
 DRAWING NO: 08-18464  
 REV: 1

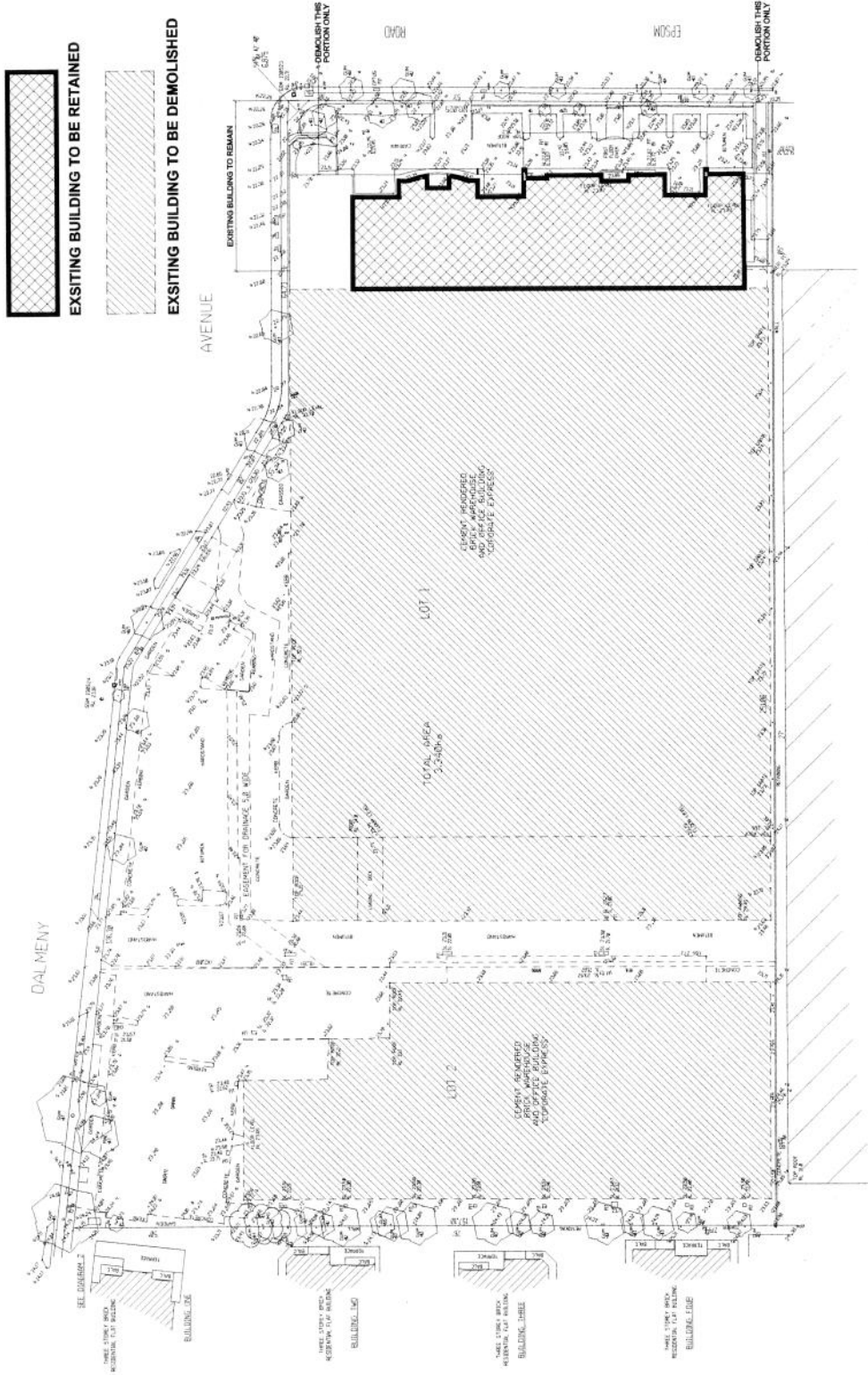
DA NUMBER: 13/11/2020  
 DA TITLE: OVERLAND GARDENS DEVELOPMENT APPLICATION - STAGE ONE  
 PREPARED BY: OVERLAND GARDENS DEVELOPMENT

LOCAL GOVERNMENT: KIMBERLY GROVE  
 LOCAL GOVERNMENT: KIMBERLY GROVE  
 LOCAL GOVERNMENT: KIMBERLY GROVE  
 LOCAL GOVERNMENT: KIMBERLY GROVE  
 LOCAL GOVERNMENT: KIMBERLY GROVE

PROJECT NO: 13/11/2020  
 DRAWING NO: 08-18464  
 REV: 1

DATE: 13/11/2020  
 DRAWN BY: JF  
 CHECKED BY: JF  
 SCALE: 1:500

# ATTACHMENT B



**EXISTING BUILDING TO BE RETAINED**

**EXISTING BUILDING TO BE DEMOLISHED**

**EXISTING BUILDING TO BE DEMOLISHED**

DEMOLITION PLAN | DA 05

REVISED: 13/11/2009  
 SHEET: 05-19/24-1  
 DATE: 15/01/10



## OVERLAND GARDENS

DEVELOPMENT APPLICATION - STAGE ONE

DESIGNER: [Firm Name]  
 PROJECT NO: [Number]  
 CLIENT: [Client Name]

CONSULTANT: [Firm Name]  
 PROJECT NO: [Number]  
 CLIENT: [Client Name]

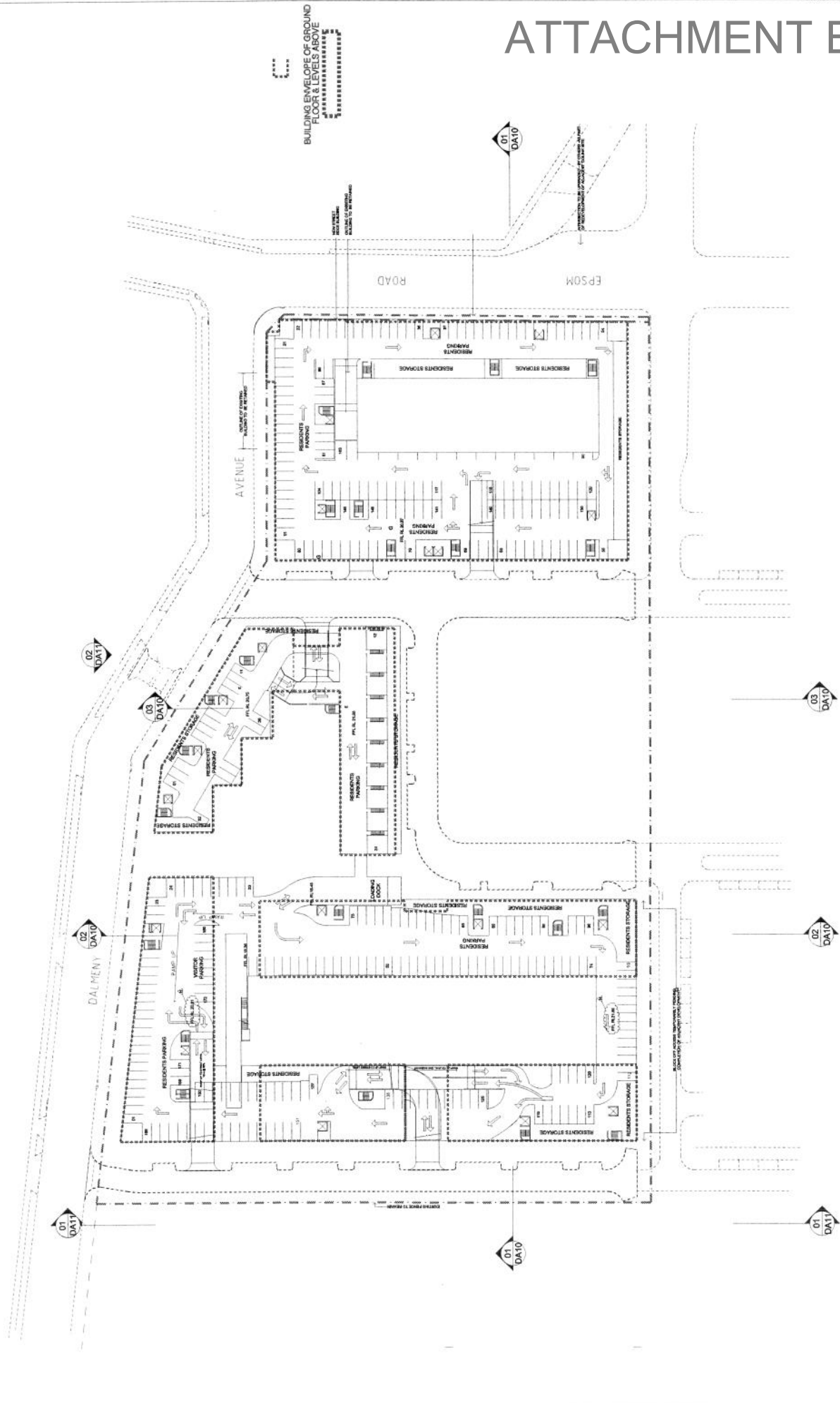
DATE: [Date]  
 PROJECT NO: [Number]  
 CLIENT: [Client Name]

REVISIONS:

NO.	DESCRIPTION
1	ISSUED FOR COMMENT
2	FOR APPROVAL
3	FOR APPROVAL

DATE: 13/11/2009  
 PROJECT NO: 05-19/24-1  
 CLIENT: [Client Name]

# ATTACHMENT B



CARPARK PLAN - BASEMENT - L1 | DA 06

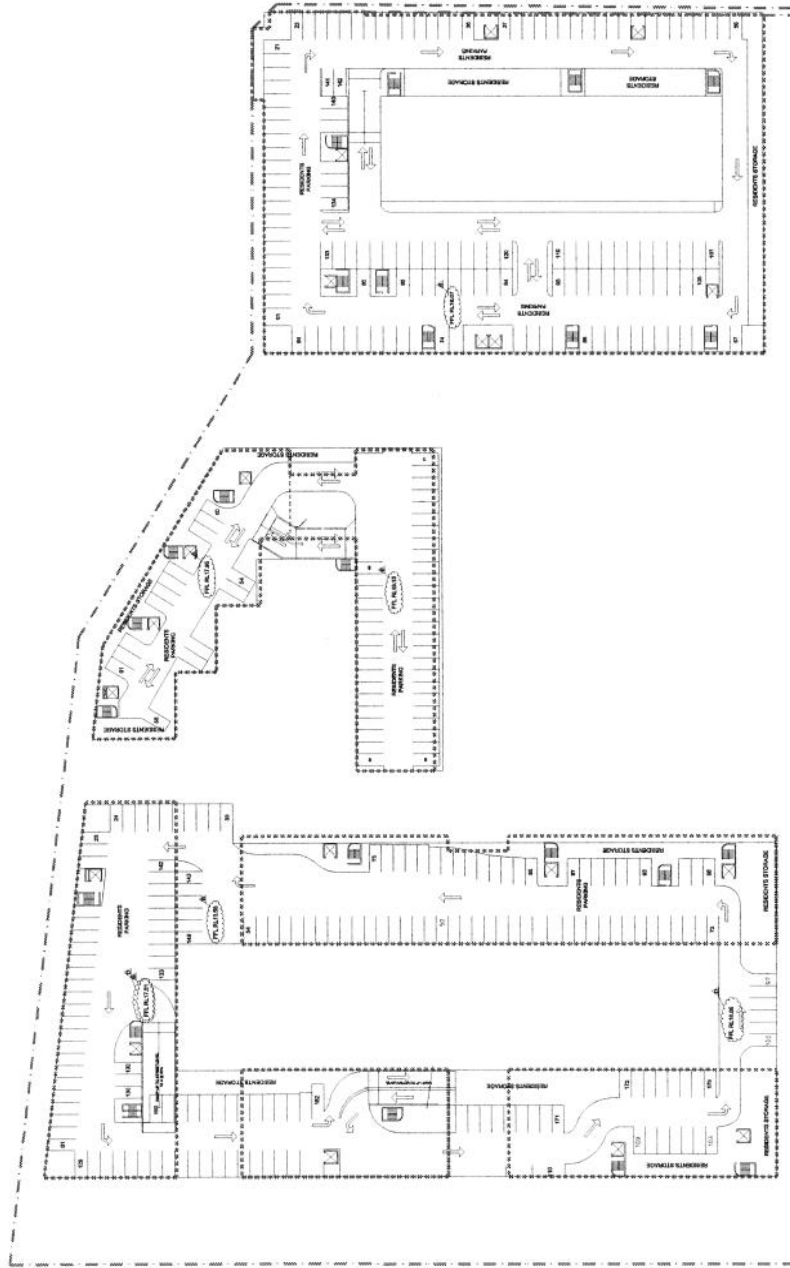
## OVERLAND GARDENS DEVELOPMENT APPLICATION - STAGE ONE

DATE: 2011-07-14  
 DRAWN BY: J. COOPER  
 CHECKED BY: J. COOPER  
 APPROVED BY: J. COOPER  
 PROJECT NO: 13/112006  
 DRAWING NO: 06-18484  
 SCALE: 1:500  
 SHEET NO: 1/10

DESIGNER: J. COOPER  
 ARCHITECT: J. COOPER  
 ENGINEER: J. COOPER  
 LANDSCAPE ARCHITECT: J. COOPER  
 CIVIL ENGINEER: J. COOPER  
 ELECTRICAL ENGINEER: J. COOPER  
 MECHANICAL ENGINEER: J. COOPER  
 PLUMBING ENGINEER: J. COOPER  
 STRUCTURAL ENGINEER: J. COOPER  
 ENVIRONMENTAL ENGINEER: J. COOPER  
 FIRE ENGINEER: J. COOPER  
 TRAFFIC ENGINEER: J. COOPER  
 COSTUME ENGINEER: J. COOPER  
 SPECIALIST ENGINEER: J. COOPER  
 OTHER ENGINEER: J. COOPER  
 CONSULTANT: J. COOPER  
 CLIENT: J. COOPER  
 PROJECT NO: 13/112006  
 DRAWING NO: 06-18484  
 SHEET NO: 1/10

# ATTACHMENT B

BUILDING ENVELOPE OF GROUND FLOOR & LEVELS ABOVE

CARPARK PLAN - BASEMENT - L2 | DA 06A  
 13/11/2025  
 05-18484  
 1500  
 1:500

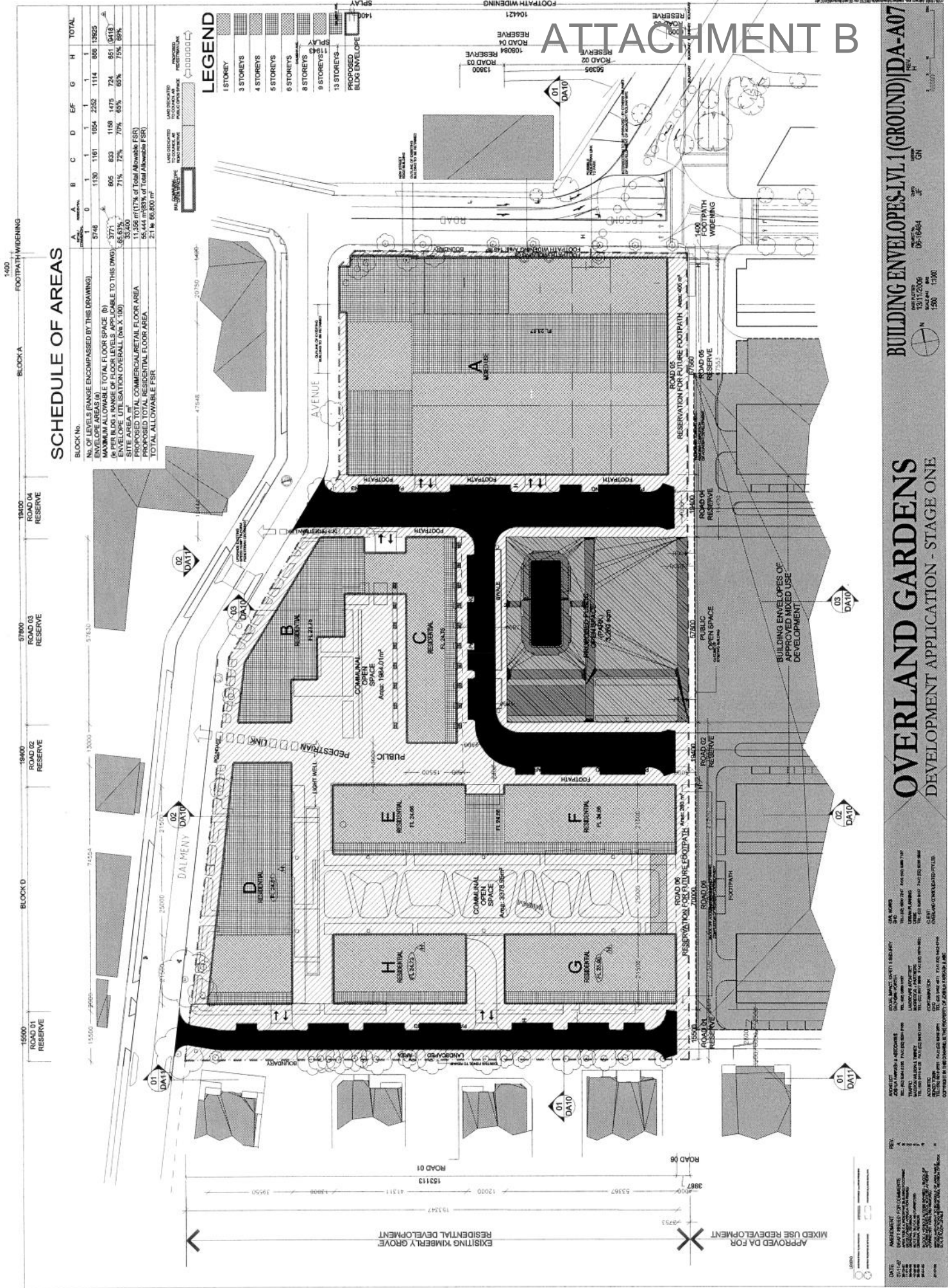
## OVERLAND GARDENS DEVELOPMENT APPLICATION - STAGE ONE

DATE: 13/11/2025  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

PROJECT: OVERLAND GARDENS - STAGE ONE  
 LOCATION: [Address]  
 CLIENT: [Client Name]

SCALE: 1:500





### SCHEDULE OF AREAS

BLOCK No.	A	B	C	D	E	F	G	H	TOTAL
NO. OF AREAS ENCOMPASSED BY THIS DRAWING	5748	0	1130	1161	0564	2252	1114	868	13625
MAXIMUM ALLOWABLE TOTAL FLOOR SPACE (B)	605	633	1158	1475	724	3771	951	1918	58670
(B) PER BLDG X RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG	58.67%	71%	77%	70%	85%	68%	79%	86%	
ENVELOPE UTILISATION OVERALL (DWG X 100)	71%								
PROPOSED TOTAL COMMERCIAL FLOOR AREA	11,358 m <sup>2</sup> (17% of Total Allowable FSR)								
PROPOSED TOTAL RESIDENTIAL FLOOR AREA	95,444 m <sup>2</sup> (83% of Total Allowable FSR)								
TOTAL ALLOWABLE FSR	21 to 66,800 m <sup>2</sup>								

### LEGEND

- 1 STOREY
- 3 STOREYS
- 4 STOREYS
- 5 STOREYS
- 6 STOREYS
- 8 STOREYS
- 9 STOREYS
- 13 STOREYS
- PROPOSED BLDG ENVELOPE

**APPROVED DA FOR MIXED USE REDEVELOPMENT**

EXISTING KIMBERLY GROVE RESIDENTIAL DEVELOPMENT

**ATTACHMENT B**

**OVERLAND GARDENS**  
DEVELOPMENT APPLICATION - STAGE ONE

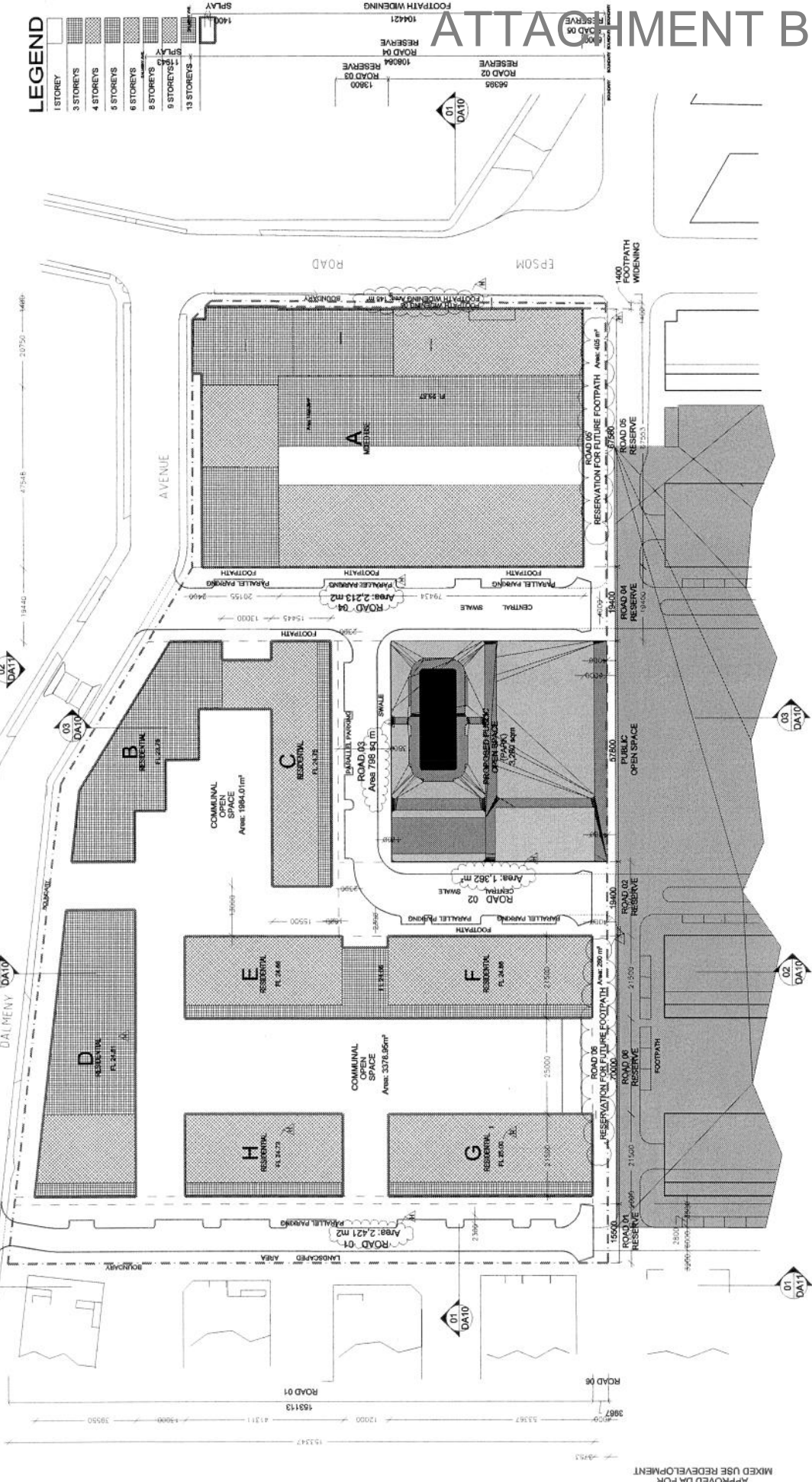
**BUILDING ENVELOPES-LVL 1 (GROUND) DA-A07**

DATE: 01/14/2019  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]  
 SHEET NO: [Number]

# ATTACHMENT B

## SCHEDULE OF AREAS

BLOCK No.	A	B	C	D	E	F	G	H	TOTAL
1	0	2	2	2	2	2	2	2	2
NO. OF LEVELS (RANGE ENCOMPASSED BY THIS DRAWING)	11463	2260	2322	3308	4404	2228	1796	2751	
ENVELOPE AREAS (a)	1610	1697	2318	2951	1448	1307	1637	1468	
MAXIMUM ALLOWABLE TOTAL FLOOR SPACE (b)	695	71%	77%	71%	87%	66%	76%	104%	
(b) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)	31400								
(c) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)	11,355								
(d) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)	56,444								
(e) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)	2118								
(f) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(g) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(h) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(i) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(j) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(k) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(l) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(m) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(n) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(o) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(p) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(q) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(r) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(s) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(t) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(u) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(v) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(w) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(x) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(y) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									
(z) PER BUILDING RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG)									



### LEGEND

- 1 STOREY
- 3 STOREYS
- 4 STOREYS
- 5 STOREYS
- 6 STOREYS
- 8 STOREYS
- 9 STOREYS
- 13 STOREYS

**OVERLAND GARDENS**  
DEVELOPMENT APPLICATION - STAGE ONE

**BUILDING ENVELOPES LEVELS 2-3 | DA-A08**

DATE: 13/11/2009  
DRAWN BY: 150  
REV. 01

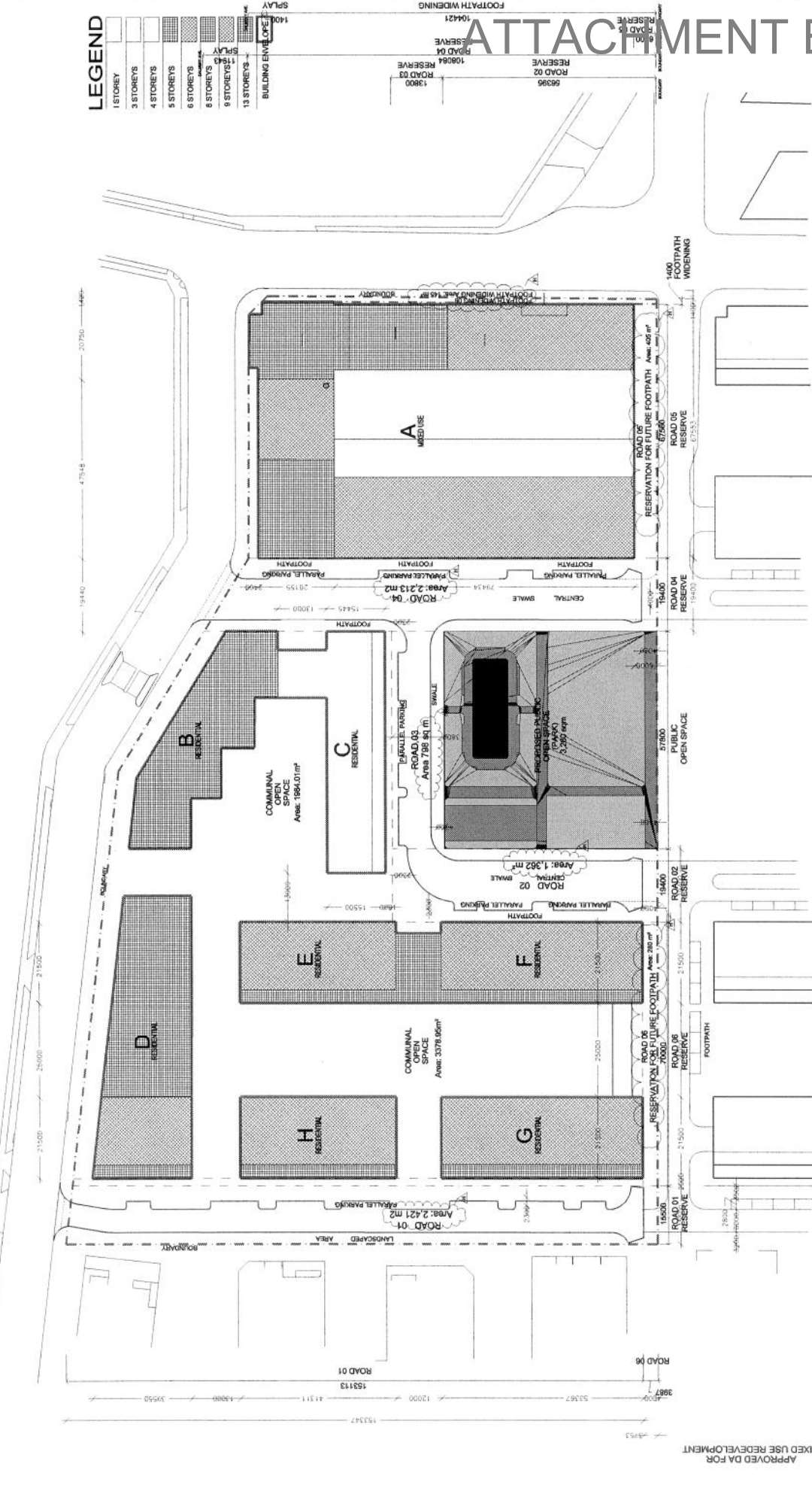
DA NO. 05  
DA NO. 06  
DA NO. 07  
DA NO. 08  
DA NO. 09  
DA NO. 10  
DA NO. 11  
DA NO. 12  
DA NO. 13  
DA NO. 14  
DA NO. 15  
DA NO. 16  
DA NO. 17  
DA NO. 18  
DA NO. 19  
DA NO. 20  
DA NO. 21  
DA NO. 22  
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DA NO. 84  
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DA NO. 86  
DA NO. 87  
DA NO. 88  
DA NO. 89  
DA NO. 90  
DA NO. 91  
DA NO. 92  
DA NO. 93  
DA NO. 94  
DA NO. 95  
DA NO. 96  
DA NO. 97  
DA NO. 98  
DA NO. 99  
DA NO. 100





### SCHEDULE OF AREAS

BLOCK NO.	A	B	C	D	E	F	G	H	TOTAL
No. OF LEVELS (RANGE ENCOMPASSED BY THIS DRAWING)	0	1	0	1	1	0	1	1	1
	4372	1130	1637	1347	2407	1114	888	1375	15375
	4285	865		1347	1478	881	681		9454
	MINIMUM RANGE OF FLOOR LEVELS APPLICABLE TO THIS DRAWING								
	MINIMUM RANGE OF FLOOR LEVELS APPLICABLE TO THIS DRAWING								
ENVELOPE UTILISATION OVERALL (0.4x X 100)	98%								71%
	86%								67%
SITE AREA m <sup>2</sup>	33,600								75%
	11,855 m <sup>2</sup> (71% of Total Allowable FSR)								85%
PROPOSED TOTAL COMMERCIAL FLOOR AREA									
PROPOSED TOTAL RESIDENTIAL FLOOR AREA									
TOTAL ALLOWABLE FSR									21 M 66,800 M <sup>2</sup>



#### LEGEND

[Pattern]	1 STOREY
[Pattern]	3 STOREYS
[Pattern]	4 STOREYS
[Pattern]	5 STOREYS
[Pattern]	6 STOREYS
[Pattern]	8 STOREYS
[Pattern]	13 STOREYS
[Pattern]	BUILDING ENVELOPE

# ATTACHMENT B

APPROVED DA FOR MIXED USE REDEVELOPMENT

**DATE**  
11/07/2019

**PROJECT**  
SITE REDEVELOPMENT FOR COMMERCIAL AND RESIDENTIAL MIXED USE REDEVELOPMENT APPLICATION (STAGE ONE)

**DESIGNED BY**  
OVERLAND GARDENS DEVELOPMENT PTY LTD

**APPROVED BY**  
11/07/2019

**SCALE**  
1:500

**PROJECT NO**  
13/11/2009

**CLIENT**  
OVERLAND GARDENS DEVELOPMENT PTY LTD

**REV.**

1	REVISED FOR CLIMATE CHANGE IMPACT ASSESSMENT
2	REVISED FOR CLIMATE CHANGE IMPACT ASSESSMENT
3	REVISED FOR CLIMATE CHANGE IMPACT ASSESSMENT
4	REVISED FOR CLIMATE CHANGE IMPACT ASSESSMENT
5	REVISED FOR CLIMATE CHANGE IMPACT ASSESSMENT
6	REVISED FOR CLIMATE CHANGE IMPACT ASSESSMENT

**OVERLAND GARDENS**  
DEVELOPMENT APPLICATION - STAGE ONE

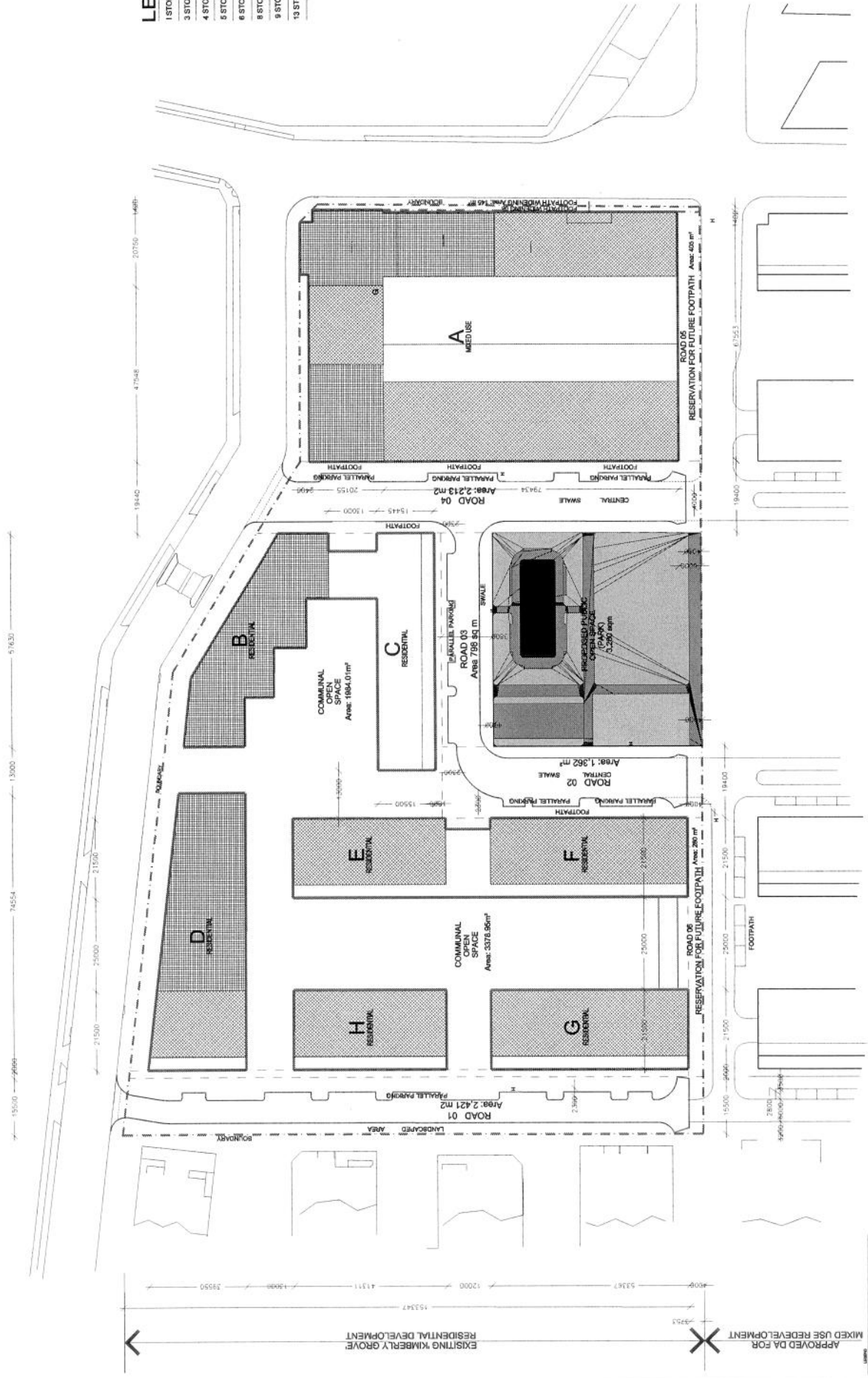
**BUILDING ENVELOPES - LEVEL 5 | DA-A08B**

13/11/2009  
SCALE: 1:500  
DATE: 05-10-2019

# ATTACHMENT B

**LEGEND**

[Pattern]	1 STOREY
[Pattern]	3 STOREYS
[Pattern]	4 STOREYS
[Pattern]	5 STOREYS
[Pattern]	6 STOREYS
[Pattern]	8 STOREYS
[Pattern]	9 STOREYS
[Pattern]	13 STOREYS



**OVERLAND GARDENS**  
DEVELOPMENT APPLICATION - STAGE ONE

**BUILDING ENVELOPES - LEVEL 6 | DA-A08C**

DATE: 13/11/2019  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1:500

NO. WORK: [Number]  
NO. SHEETS: [Number]  
NO. OF SHEETS: [Number]

PROJECT: [Name]  
CLIENT: [Name]  
DESIGNER: [Name]

APPROVED DA FOR MIXED USE REDEVELOPMENT





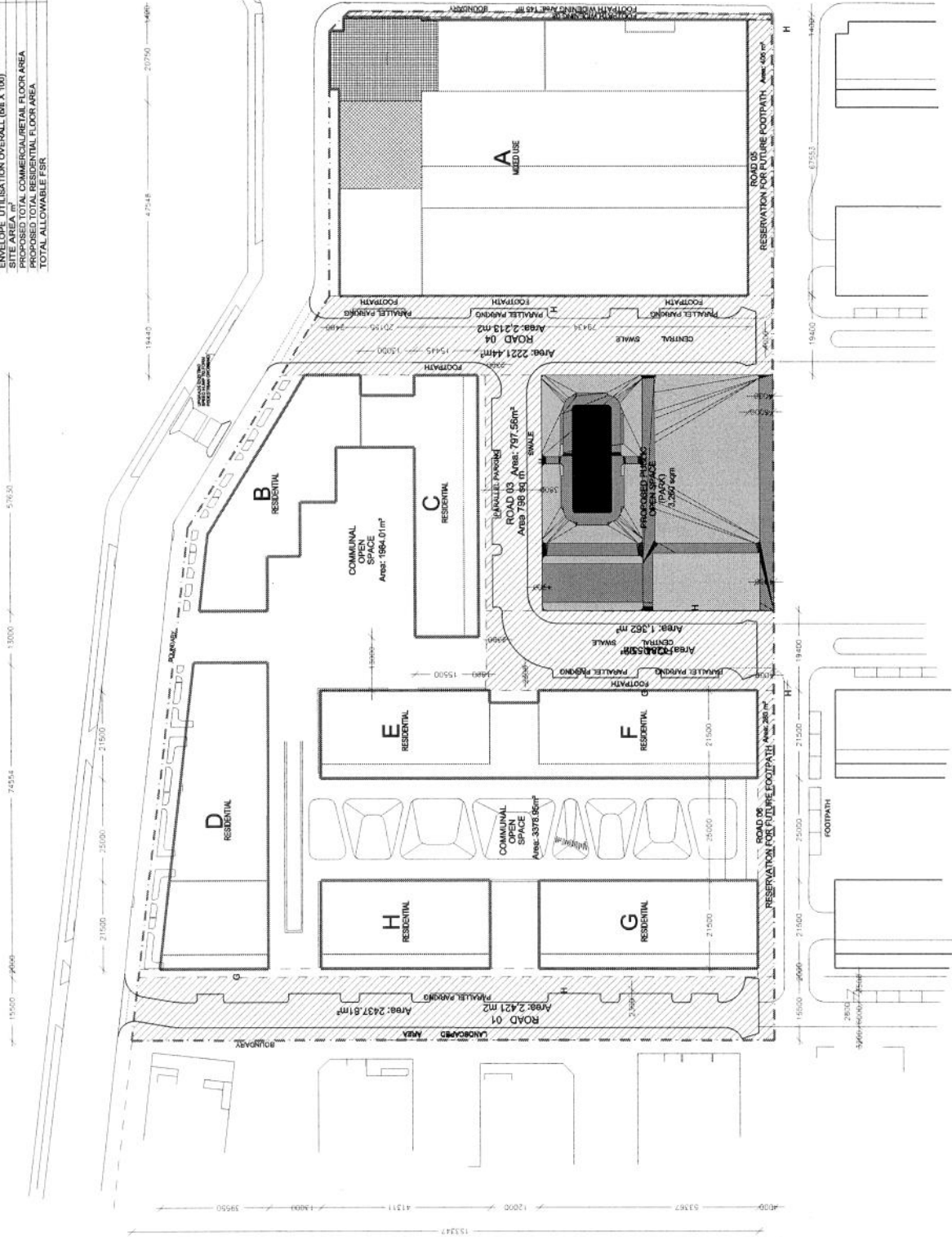
# SCHEDULE OF AREAS

BLOCK No.	A	B	C	D	EF	G	H	TOTAL
Ns. OF LEVELS (RANGE ENCOMPASSED BY THIS DRAWING)								
ENVELOPE AREAS (a)	1	0	0	0	0	0	0	944
MAXIMUM FLOOR AREA (b)	34,400							925
MAXIMUM FLOOR AREA OF FLOOR LEVELS APPLICABLE TO THIS DWG	11,396							98%
ENVELOPE UTILIZATION OVERALL (b/c X 100)								
SITE AREA m <sup>2</sup>	35,400							98%
PROPOSED TOTAL COMMERCIAL/RETAIL FLOOR AREA	11,396							17% of Total Allowable FSR
PROPOSED TOTAL RESIDENTIAL FLOOR AREA	23,004							65% of Total Allowable FSR
TOTAL ALLOWABLE FSR	21							68,000 m <sup>2</sup>

### LEGEND

[Symbol]	1 STOREY
[Symbol]	3 STOREY'S
[Symbol]	4 STOREY'S
[Symbol]	5 STOREY'S
[Symbol]	6 STOREY'S
[Symbol]	8 STOREY'S
[Symbol]	9 STOREY'S
[Symbol]	13 STOREY'S

# ATTACHMENT B



APPROVED DA FOR MIXED USE REDEVELOPMENT

**OVERLAND GARDENS**  
DEVELOPMENT APPLICATION - STAGE ONE

**BUILDING ENVELOPES - LEVEL 9 | DA-A08E**

DATE: 07-11-07  
 09-08-07  
 09-25-07  
 09-28-07  
 09-28-07  
 09-28-07  
 09-28-07

AMENDMENT: 01-11-07  
 02-28-07  
 03-28-07  
 04-28-07  
 05-28-07  
 06-28-07  
 07-28-07

APPROVED BY: [Signature]  
 PROJECT MANAGER: [Name]  
 CLIENT: [Name]  
 CONSULTING ENGINEER: [Name]

1:500  
1:500  
1:500  
1:500  
1:500  
1:500  
1:500



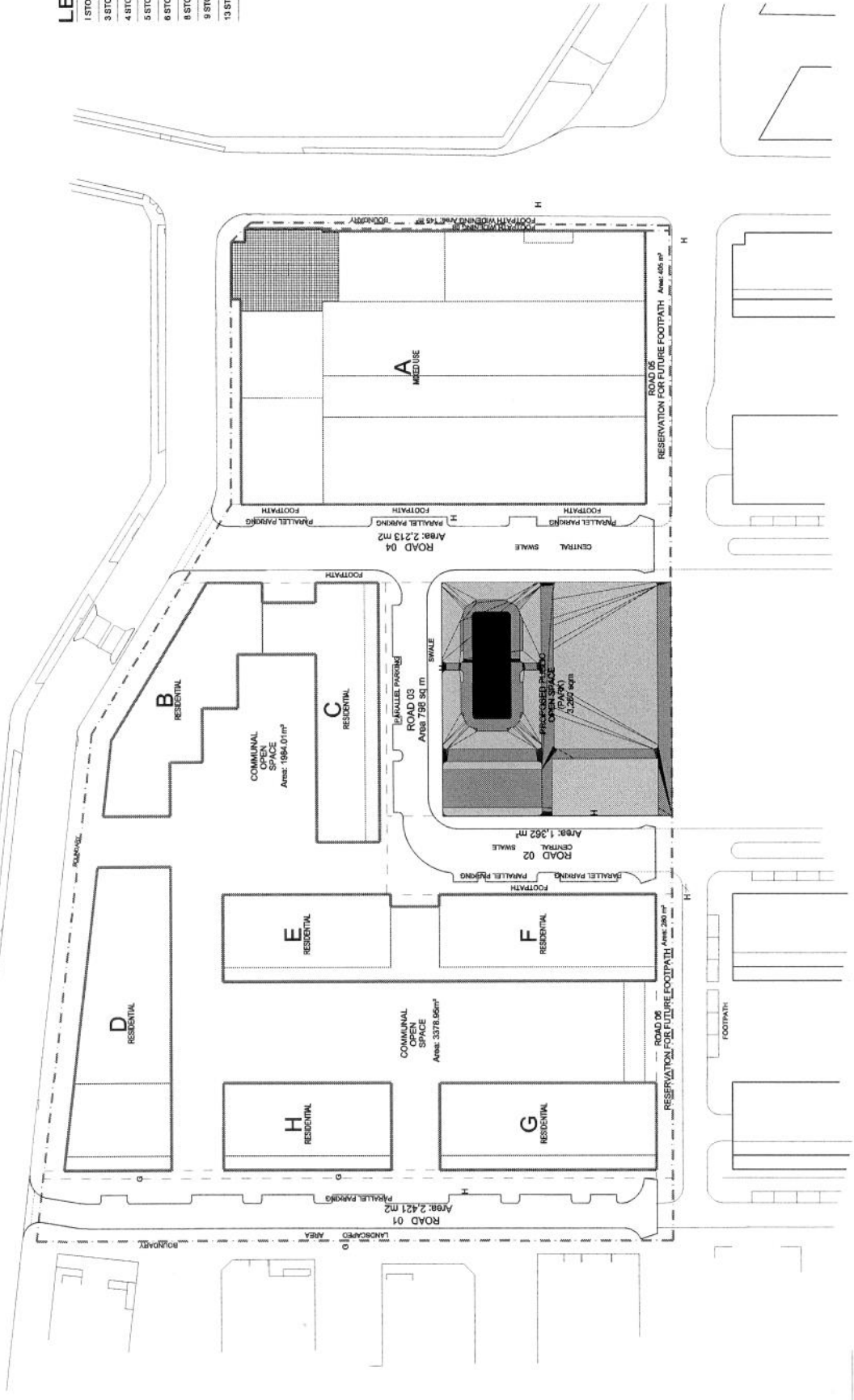
# SCHEDULE OF AREAS

BLOCK No.	A	B	C	D	E	F	G	H	TOTAL
Nb. OF LEVELS (RANGE ENCOMPASSED BY THIS DRAWING)									
ENVELOPE AREAS (A)									
MAXIMUM RANGE OF TOTAL FLOOR SPACE (B)									
MAXIMUM RANGE OF FLOOR LEVELS APPLICABLE TO THIS DWG									
ENVELOPE UTILISATION OVERALL (Dm X 100)									
SITE AREA m <sup>2</sup>	33,400								
PROPOSED TOTAL COMMERCIAL/FLOOR AREA	11,255 m <sup>2</sup> (33% of Total Allowable FSR)								
PROPOSED TOTAL RESIDENTIAL FLOOR AREA	11,255 m <sup>2</sup> (33% of Total Allowable FSR)								
TOTAL ALLOWABLE FSR	24.1 ha 86,800 m <sup>2</sup>								

### LEGEND

1 STOREY	[Symbol]
3 STOREYS	[Symbol]
4 STOREYS	[Symbol]
5 STOREYS	[Symbol]
6 STOREYS	[Symbol]
8 STOREYS	[Symbol]
9 STOREYS	[Symbol]
13 STOREYS	[Symbol]

# ATTACHMENT B



# OVERLAND GARDENS

## DEVELOPMENT APPLICATION - STAGE ONE

**BUILDING ENVELOPES - LEVEL 10-13 | DA-A08F**

13/11/2019  
 09:18:44  
 1500

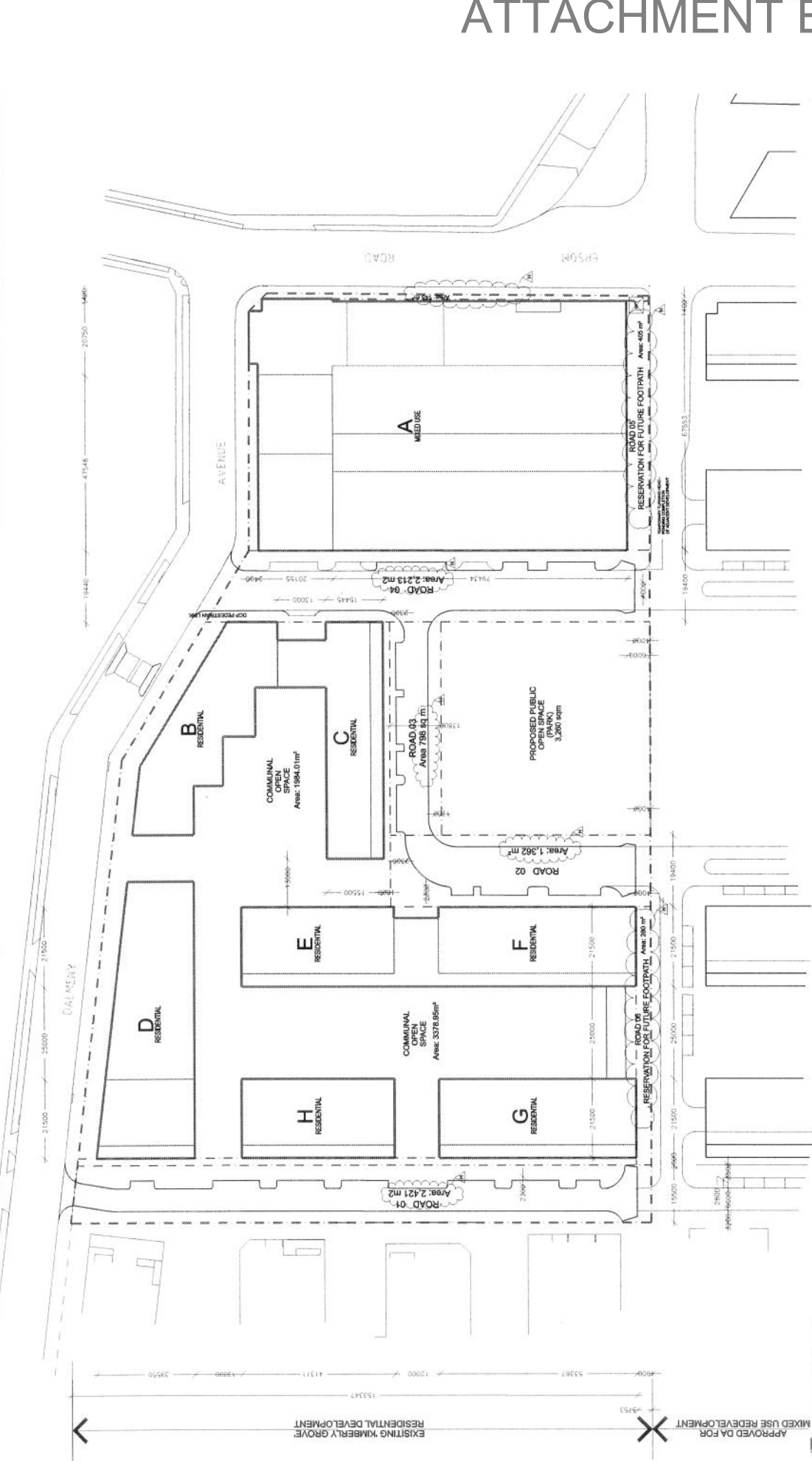
DATE	REVISION	BY	FOR
14-01-20	ISSUED FOR COMMENTS		
24-02-20	ISSUED FOR COMMENTS		
24-03-20	ISSUED FOR COMMENTS		
24-03-20	ISSUED FOR COMMENTS		
14-04-20	ISSUED FOR COMMENTS		
22-04-20	ISSUED FOR COMMENTS		

DATE: 13/11/2019  
 TIME: 09:18:44  
 SCALE: 1:500

# ATTACHMENT B

## SCHEDULE OF AREAS - SUMMARY

BLOCK No.	A1	A2	A3	B	C	D	EF	G	H	TOTAL
No. OF STOREYS	1-3	4-19	6	4	5-6	5-6	5-6	5-6	5-6	11946
MAXIMUM ALLOWABLE COMMERCIAL FLOOR SPACE	0	13852	0	0	0	0	0	0	0	13852
MAXIMUM ALLOWABLE RESIDENTIAL FLOOR SPACE	0	0	0	6440	3353	7945	8564	4569	3804	55444
MAXIMUM ALLOWABLE TOTAL FLOOR SPACE	0	13852	0	6440	3353	7945	8564	4569	3804	69296
AVERAGE ENVELOPE UTILISATION	76%									
SITE AREA, m <sup>2</sup>	37400									
PROPOSED TOTAL COMMERCIAL FLOOR AREA	0	13852	0	0	0	0	0	0	0	13852
PROPOSED TOTAL RESIDENTIAL FLOOR AREA	0	0	0	6440	3353	7945	8564	4569	3804	30715
PROPOSED TOTAL FLOOR AREA	0	13852	0	6440	3353	7945	8564	4569	3804	44567
TOTAL ALLOWABLE FSR	0	13852	0	6440	3353	7945	8564	4569	3804	44567
PERCENTAGE OF TOTAL ALLOWABLE FSR	0%	31%	0%	14%	7%	18%	19%	10%	9%	100%
TOTAL ALLOWABLE FSR	0	13852	0	6440	3353	7945	8564	4569	3804	44567



**OVERLAND GARDENS**  
 DEVELOPMENT APPLICATION - STAGE ONE

**BUILDING ENVELOPES - ROOF LEVEL | DA-A09**

DATE: 14-08-2024  
 REVISION: 14-08-2024  
 14-08-2024  
 14-08-2024  
 14-08-2024  
 14-08-2024

REVISIONS:

- A: APPROVED DA FOR MIXED USE REDEVELOPMENT
- B: APPROVED DA FOR MIXED USE REDEVELOPMENT
- C: APPROVED DA FOR MIXED USE REDEVELOPMENT
- D: APPROVED DA FOR MIXED USE REDEVELOPMENT
- E: APPROVED DA FOR MIXED USE REDEVELOPMENT
- F: APPROVED DA FOR MIXED USE REDEVELOPMENT
- G: APPROVED DA FOR MIXED USE REDEVELOPMENT
- H: APPROVED DA FOR MIXED USE REDEVELOPMENT

DATE: 14-08-2024  
 REVISION: 14-08-2024  
 14-08-2024  
 14-08-2024  
 14-08-2024  
 14-08-2024

REVISIONS:

- A: APPROVED DA FOR MIXED USE REDEVELOPMENT
- B: APPROVED DA FOR MIXED USE REDEVELOPMENT
- C: APPROVED DA FOR MIXED USE REDEVELOPMENT
- D: APPROVED DA FOR MIXED USE REDEVELOPMENT
- E: APPROVED DA FOR MIXED USE REDEVELOPMENT
- F: APPROVED DA FOR MIXED USE REDEVELOPMENT
- G: APPROVED DA FOR MIXED USE REDEVELOPMENT
- H: APPROVED DA FOR MIXED USE REDEVELOPMENT





