

SITE AREA 528M²
MAX FSR WITH 10% BONUS 2.2:1
MAX GFA 1162M²
HEIGHT LIMIT 17M
DEEP SOIL 37M²(7%)
COMMUNAL OPEN 106M²(20%)

LEVEL	AREA	CONTENT
GL	250M ²	5 UNITS + COMMUNAL LIVING
L1	250M ²	11 UNITS
L2	250M ²	11 UNITS
L3	200M ²	9 UNITS
L4	200M ²	9 UNITS
TOTAL	1150M ²	45 UNITS

PARKING: 9 (UNIT X 0.2)

ROAD GILBA

BILLABONG STREET

BENTLEY LANE

3-5 GILBA ROAD, PENDLE HILL
88 UNITS CO-LIVING

1 BILLABONG, PENDLE HILL

3 BILLABONG, PENDLE HILL

1-1A GILBA ROAD, PENDLE HILL
SITE AREA: 528M²

SOFT LANDSCAPE / COMMUNAL OPEN SPACE

DEEP SOIL

AWNING

3-STOREY

5 STOREY RESIDENTIAL

POTENTIAL BUILDING ENVELOPE

POTENTIAL BUILDING ENVELOPE

POTENTIAL BUILDING ENVELOPE



Australian
Institute of
Architects

TITLE: 1-1A GILBA SITE PLAN

DRW: JL

DRW #: SK-050

CHK: HY

REV #: A

NORTH:

SCALE: 0 1 2 3 4

SCALE 1:100 1:100 @ A3

REV

COMMENTS

DATE

PRJ #:

2316

STATUS:

DA

CLIENT:

CONFIDENTIAL

ADD:

3-5 GILBA ROAD

PENDLE HILL

SITE AREA528M²

MAX FSR WITH 10% BONUS2.2:1

MAX GFA1162M²

HEIGHT LIMIT17M

DEEP SOIL37M²(7%)

COMMUNAL OPEN106M²(20%)

LEVEL	AREA	CONTENT
GL	250M ²	5 UNITS + COMMUNAL LIVING
L1	250M ²	11 UNITS
L2	250M ²	11 UNITS
L3	200M ²	9 UNITS
L4	200M ²	9 UNITS
TOTAL	1150M ²	45 UNITS

PARKING: 9 (UNIT X 0.2)



SITE AREA528M²

MAX FSR WITH 10% BONUS2.2:1

MAX GFA1162M²

HEIGHT LIMIT17M

DEEP SOIL37M²(7%)

COMMUNAL OPEN106M²(20%)

LEVEL	AREA	CONTENT
GL	250M ²	5 UNITS + COMMUNAL LIVING
L1	250M ²	11 UNITS
L2	250M ²	11 UNITS
L3	200M ²	9 UNITS
L4	200M ²	9 UNITS
TOTAL	1150M ²	45 UNITS

PARKING: 9 (UNIT X 0.2)

ROAD
GILBA

BILLABONG STREET

3-5 GILBA ROAD, PENDLE HILL
88 UNITS CO-LIVING

1 BILLABONG, PENDLE HILL

3 BILLABONG,
PENDLE HILL

FUNCTION

COMMUNAL LIVING ROOM

SOFT LANDSCAPE / COMMUNAL OPEN SPACE

DEEP SOIL

FOYER

DRIVEWAY TO BASEMENT

FUNCTION

U1

U2

U3

U4

U5

STAIR

POTENTIAL BUILDING ENVELOPE

POTENTIAL BUILDING ENVELOPE

BENTLEY LANE



Australian
Institute of
Architects

TITLE: 1-1A GILBA GROUND PLAN

DRW: JL

DRW #: SK-110

CHK: HY

REV #: A

NORTH:



SCALE:

0 1 2 3 4

SCALE 1:100 1:100 @ A3

REV

A

COMMENTS

ISSUE FOR DA

DATE

26/09/2025

PRJ #:

2316

STATUS:

DA

CLIENT:

CONFIDENTIAL

ADD:

3-5 GILBA ROAD

PENDLE HILL

SITE AREA528M²

MAX FSR WITH 10% BONUS2.2:1

MAX GFA1162M²

HEIGHT LIMIT17M

DEEP SOIL37M²(7%)

COMMUNAL OPEN106M²(20%)

LEVEL	AREA	CONTENT
GL	250M ²	5 UNITS + COMMUNAL LIVING
L1	250M ²	11 UNITS
L2	250M ²	11 UNITS
L3	200M ²	9 UNITS
L4	200M ²	9 UNITS
TOTAL	1150M ²	45 UNITS

PARKING: 9 (UNIT X 0.2)

ROAD
GILBA

BILLABONG
STREET

3-5 GILBA ROAD, PENDLE HILL
88 UNITS CO-LIVING

1 BILLABONG, PENDLE HILL

3 BILLABONG,
PENDLE HILL

AWNING

FUNCTION

U1

U2

U3

U4

U5

U6

U7

U8

U9

U10

U11

STAIR

POTENTIAL BUILDING ENVELOPE

POTENTIAL BUILDING ENVELOPE

POTENTIAL BUILDING ENVELOPE



Australian
Institute of
Architects

TITLE: 1-1A GILBA LOWER LEVEL TYPICAL

DRW: JL

CHK: HY

NORTH:

REV #:

SK-120

SCALE:

0 1 2 3 4

SCALE 1:100 1:100 @ A3

REV

COMMENTS

DATE

PRJ #:

2316

STATUS:

DA

CLIENT:

CONFIDENTIAL

ADD:

3-5 GILBA ROAD

PENDLE HILL

SITE AREA528M²

MAX FSR WITH 10% BONUS2.2:1

MAX GFA1162M²

HEIGHT LIMIT17M

DEEP SOIL37M²(7%)

COMMUNAL OPEN106M²(20%)

LEVEL	AREA	CONTENT
GL	250M ²	5 UNITS + COMMUNAL LIVING
L1	250M ²	11 UNITS
L2	250M ²	11 UNITS
L3	200M ²	9 UNITS
L4	200M ²	9 UNITS
TOTAL	1150M ²	45 UNITS

PARKING: 9 (UNIT X 0.2)



