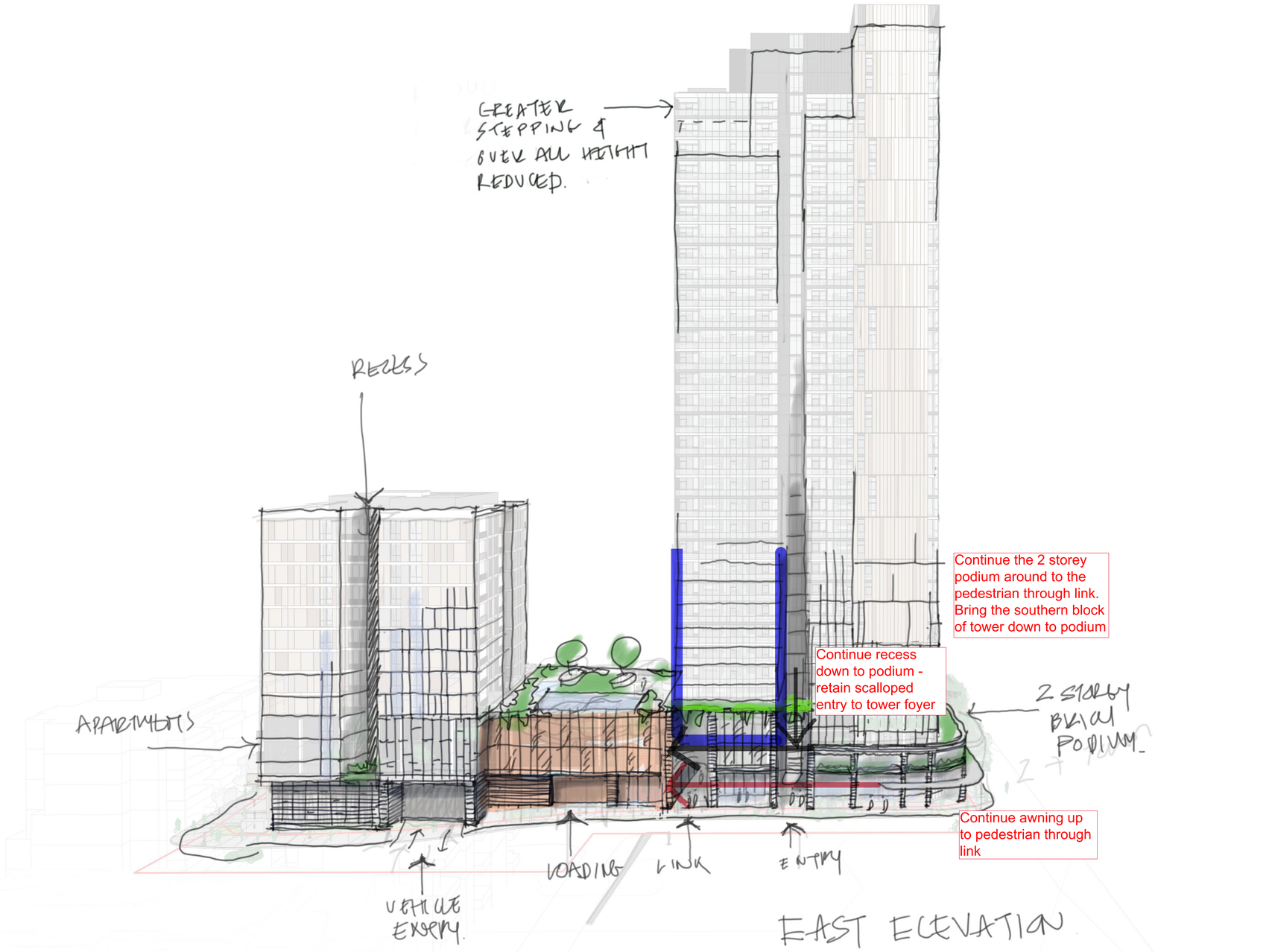
WEST FACADE.
SJB ARCHITECTS N.T.


GREATER STEPPING & OVER ALL HEIGHT REDUCED.
RECESS
APARTMENTS
Continue the 2 storey podium around to the pedestrian through link. Bring the southern block of tower down to podium
Continue recess down to podium - retain scalloped entry to tower foyer
2 STOREY BRICK PODIUM
Continue awning up to pedestrian through link
VEHICLE ENTRY
LOADING
LINK
ENTRY
EAST ELEVATION

Parking summary	Provided	Control
Visitor	71	DCP
Commercial	5	DCP
Service	9	DCP
Carwash	4	DCP
Subtotal	**89**	
Residential		
Single spaces	292	
Tandems	45	
Subtotal	**337**	
Total Parking Provided	**426**	

SUMMARY FOR STAGE 01	
ALLOWABLE FSR (:1)	6.00
SITE AREA	5,406.6
ALLOWABLE FSR	32,439.6
PROPOSED GFA	**32,555.4**
difference	*115.8*
PROPOSED FSR	6.02

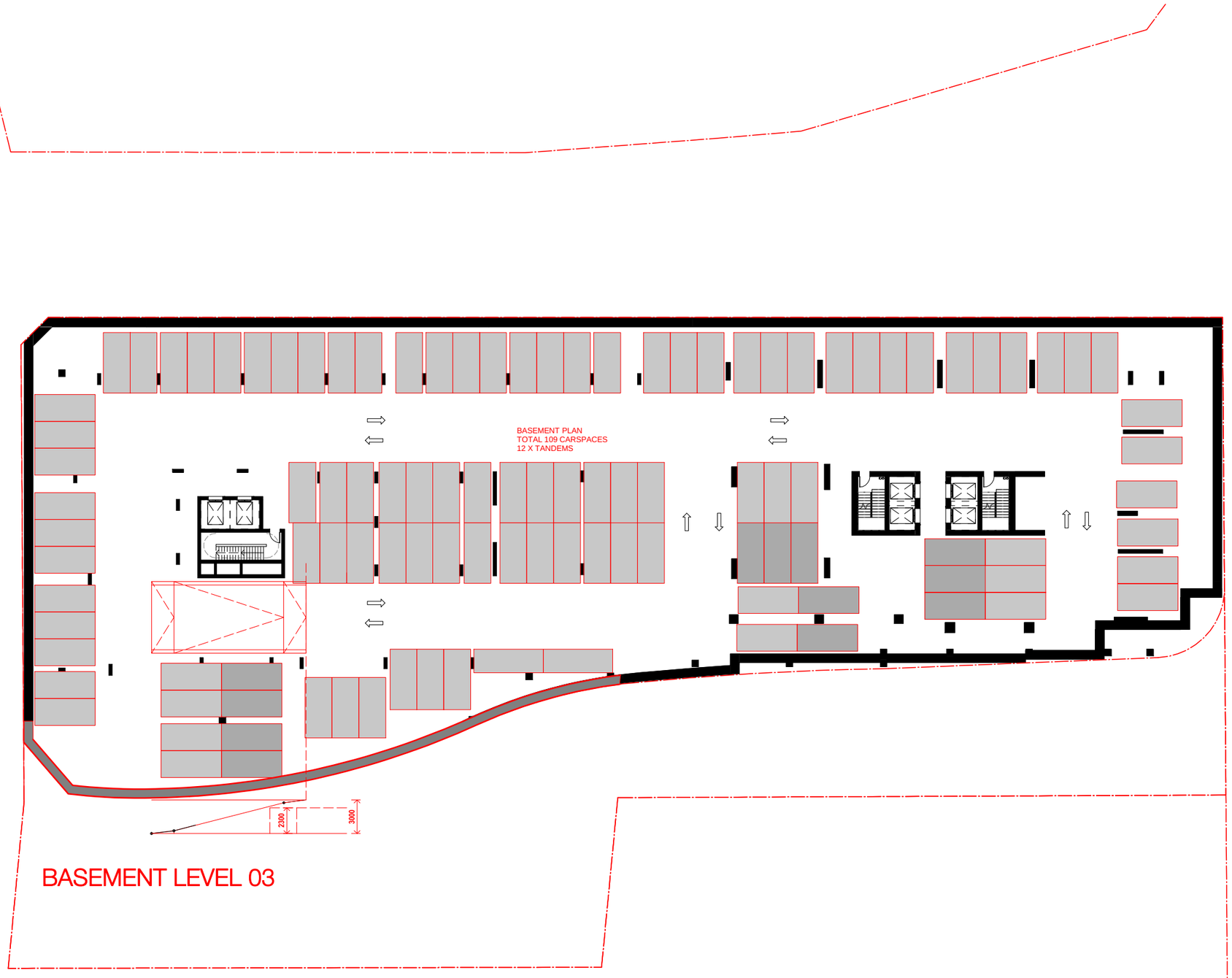
APARTMENT MIX							PERFORMANCE		
ST	1B	1B+	2B	2B+	3B	3B+	CROSS VENT	2H SOLAR	<15 MIN SOLAR
0	**24**	**86**	**145**	**64**	**38**	**0**	**64**	**260**	**24**
	31%		59%		11%		63%	73%	7%

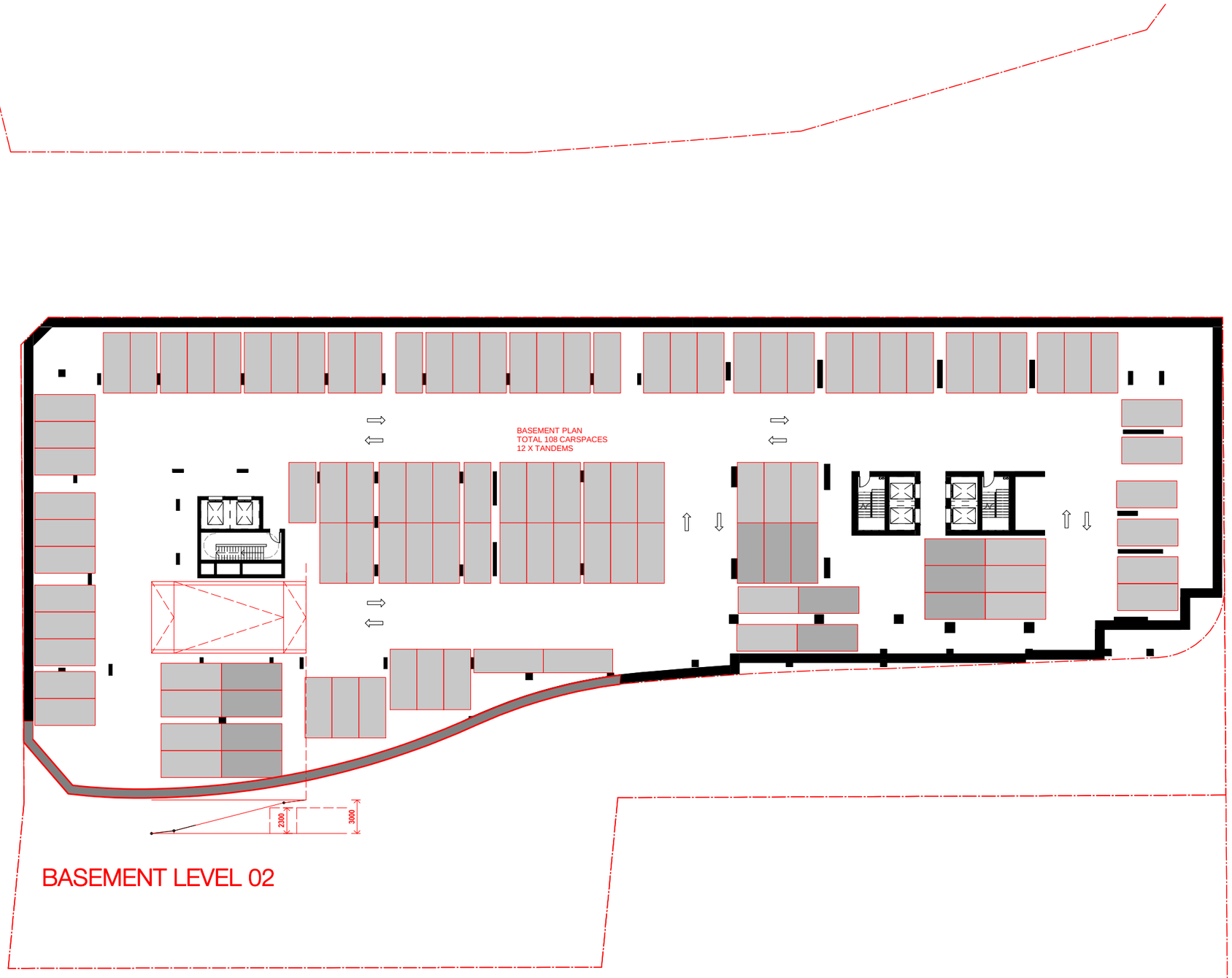
Parking Required Calculation					
		DCP Rates		RMS Rates	
Current Unit Mix	**Unit No.**	**DCP Rates**	**Parking Req.**	**RMS**	**Parking Req.**
Residential					
1B	24	1	24	0.4	9.6
1B+	86	1	86	0.4	34.4
2B	145	1	145	0.7	101.5
2B+	64	1	64	0.7	44.8
3B	38	2	76	1.2	45.6
Total Residential	**357**		**395**		**235.9**
Visitor		1 space per 5 dwellings	71.4	1 per 7 dwellings	51.0
Commercial		1 space per 100sqm	5	as per DCP	5
Service		1 space per 40 dwellings	8.925	as per DCP	8.925
Carwash		1 space per 50 units / Max. 4 carwash bays.	4	as per DCP	4
Total parking Required			**484.325**		**305**

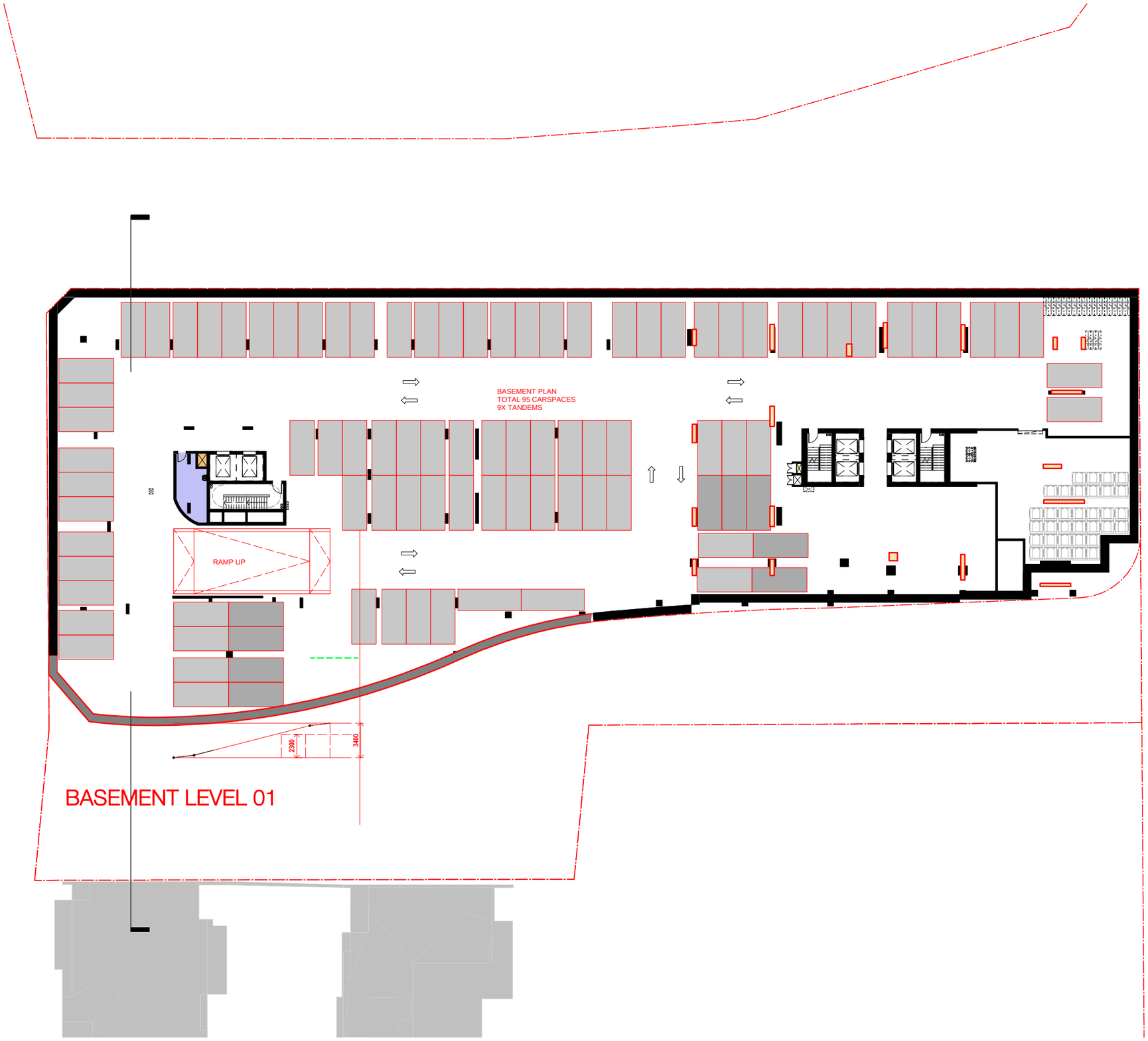
Parking Provided			
Level	**Car spaces Provided**	**Single**	**Tandems**
Basement 01	95	86	9
Basement 02	108	96	12
Basement 03	109	97	12
Ground		0	
P1	43	39	4
P2	43	39	4
P3	28	24	4
Total	**426**	**381**	**45**

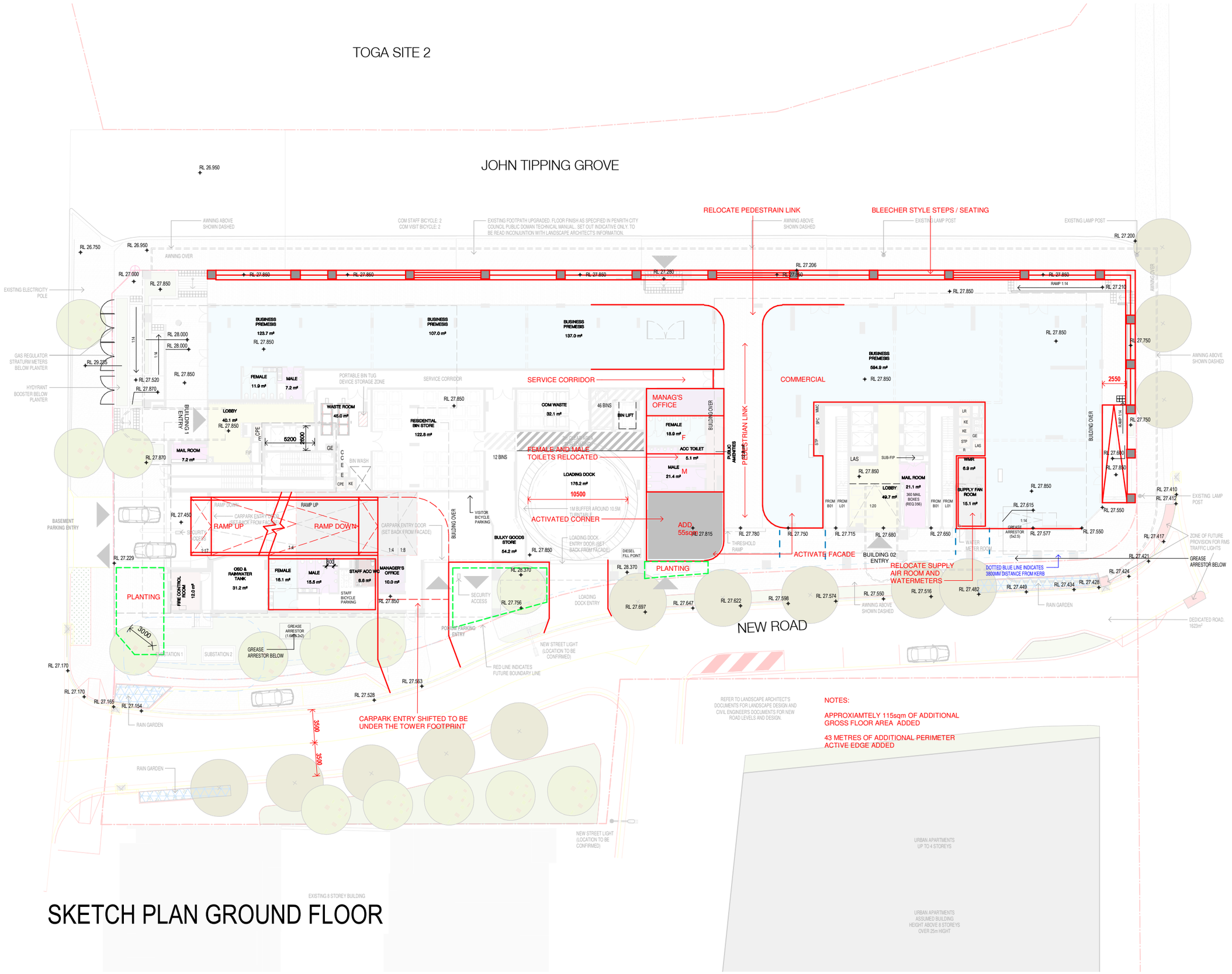
Residential Allocation				
Unit Mix	**Single space**	**2 nd space**	**Allocation**	**Remianing**
3B	38	45	83	254
2B	209		209	45
1B	110		45	-65
Total	**357**		**337**	

36 SPACES RESIDENTIAL PARKING ARE NOMINATED AS ADAPTABLE (REQUIRED 36 SPACES @ 10%). 1 SPACES VISITOR ACCESSIBLE (1/100 ACCESSIBLE VISITOR PER PARKING SPACE)

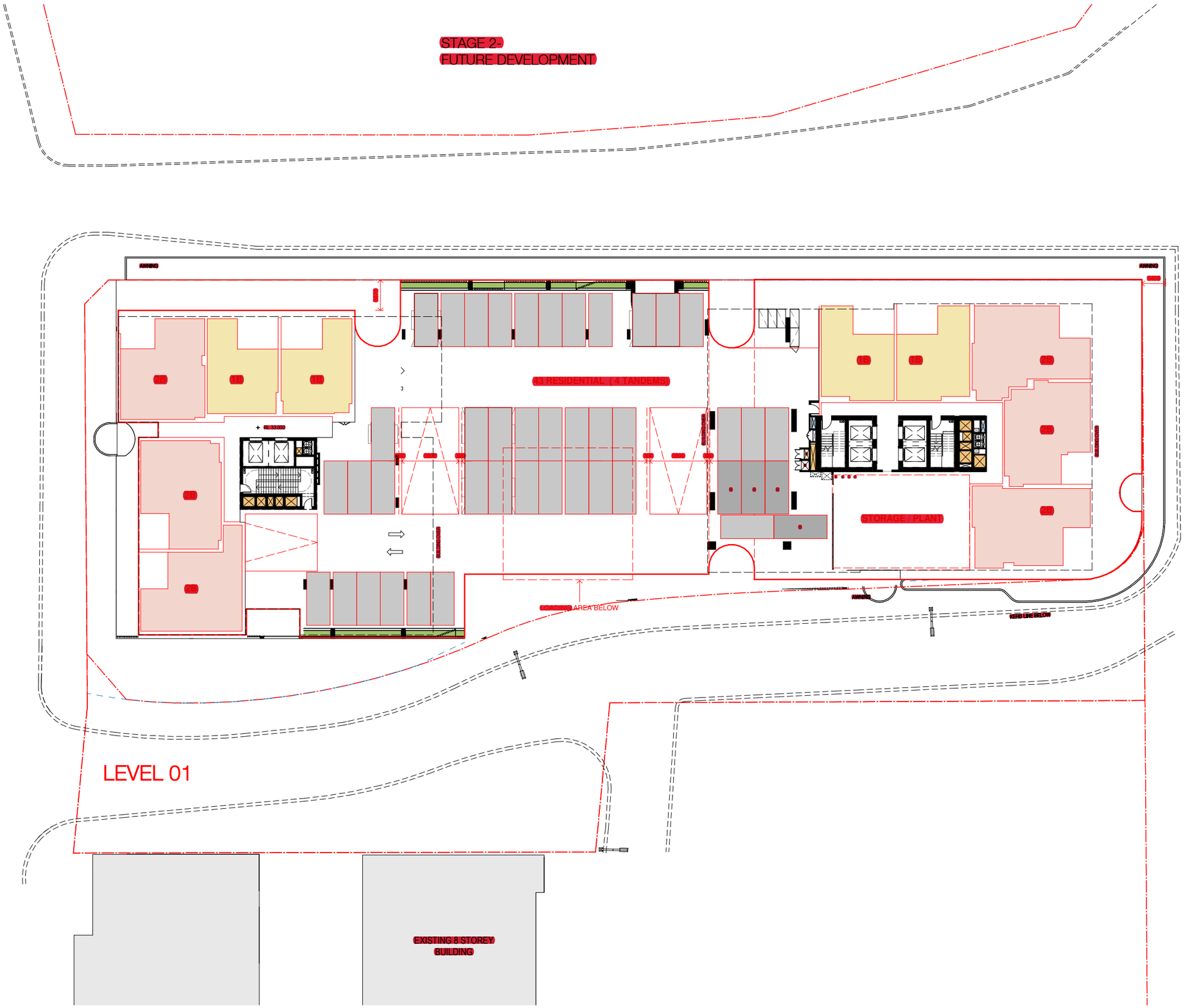

BASEMENT PLAN
TOTAL 109 CARSPACES
12 X TANDEMS
2300
3000
BASEMENT LEVEL 03


BASEMENT PLAN
TOTAL 108 CARSPACES
12 X TANDEMS
2300
3000
BASEMENT LEVEL 02

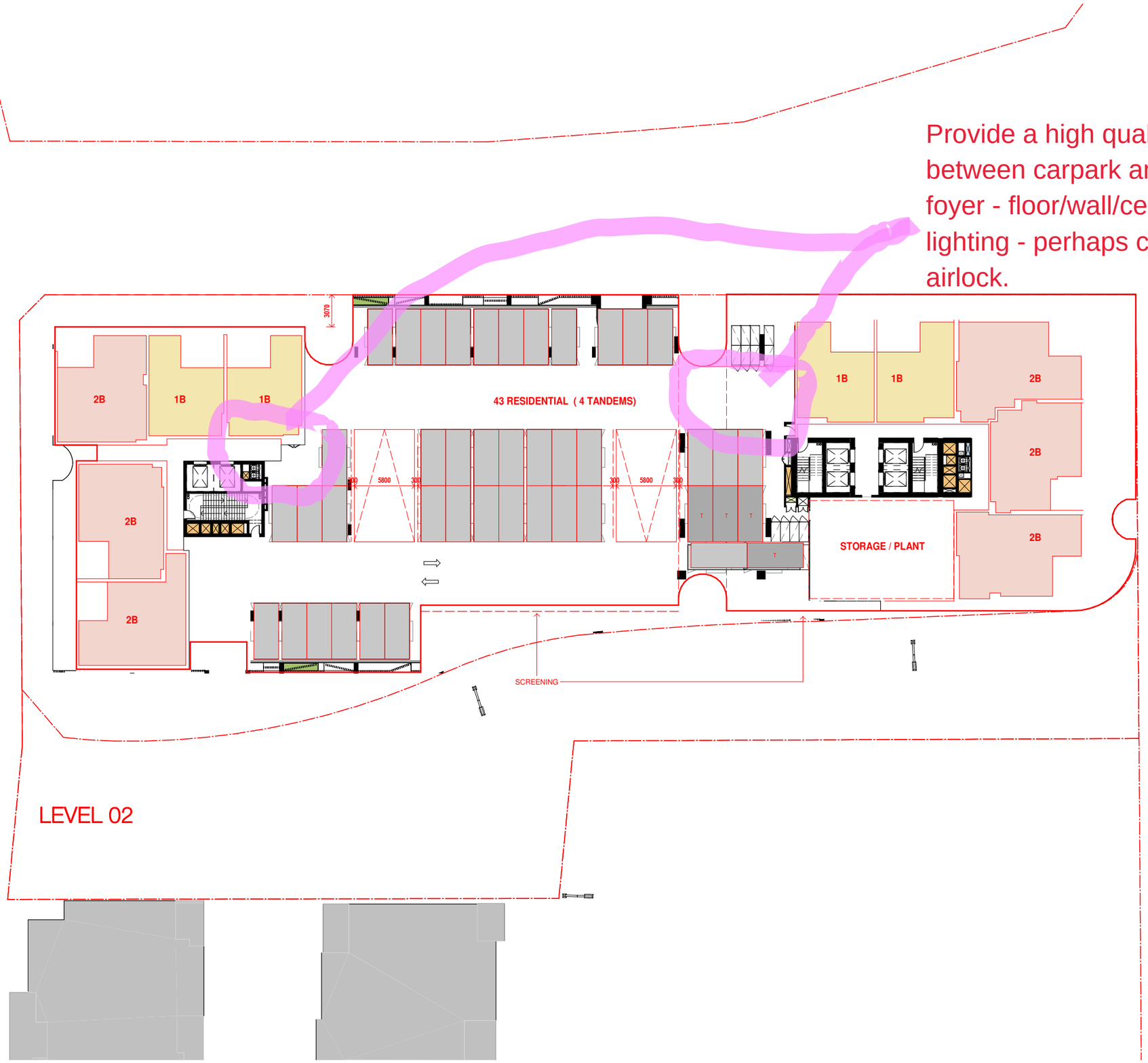

BASEMENT PLAN
TOTAL 95 CARSPACES
9X TANDEMS
RAMP UP
2300
3400
BASEMENT LEVEL 01

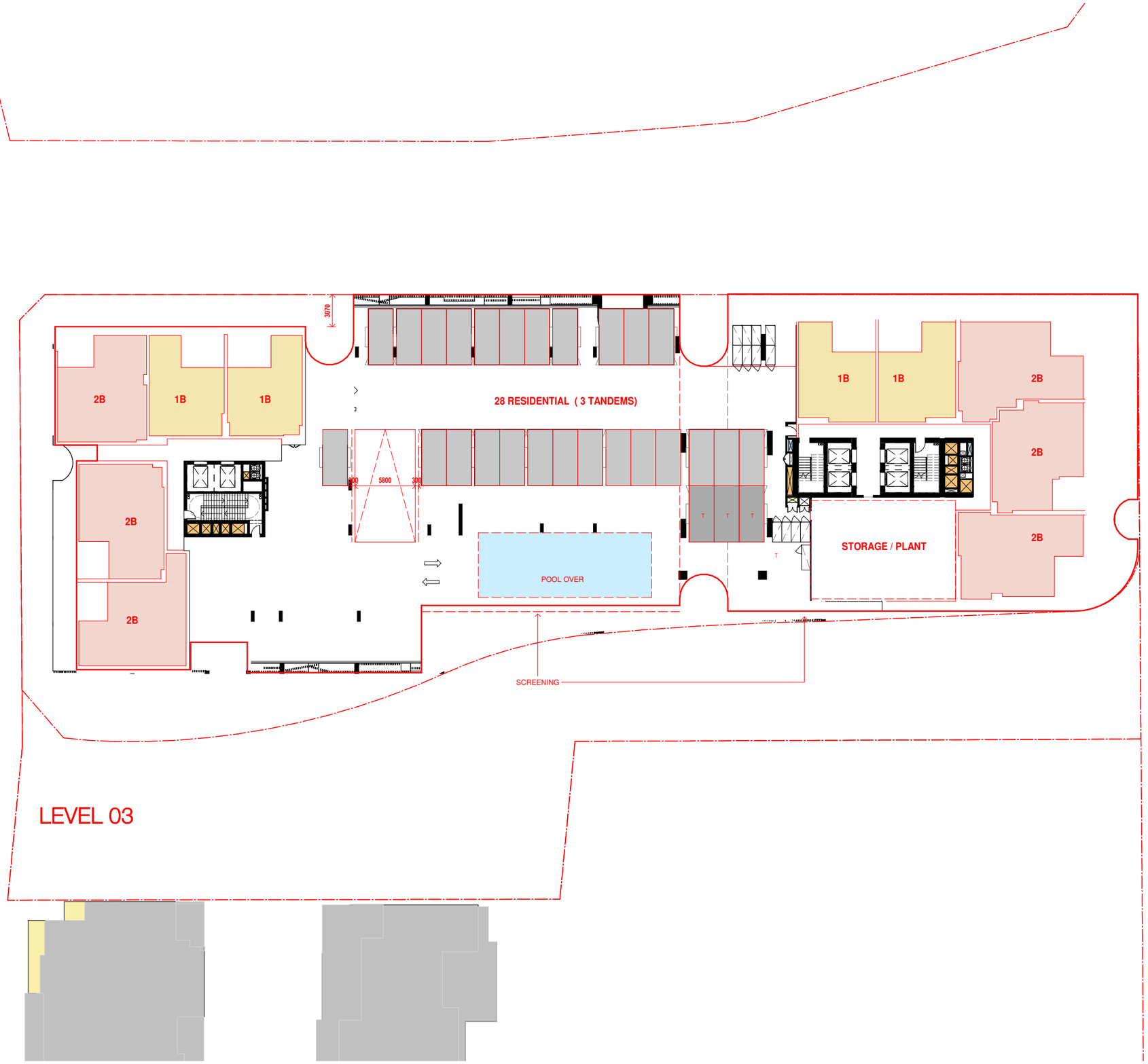


SKETCH PLAN GROUND FLOOR

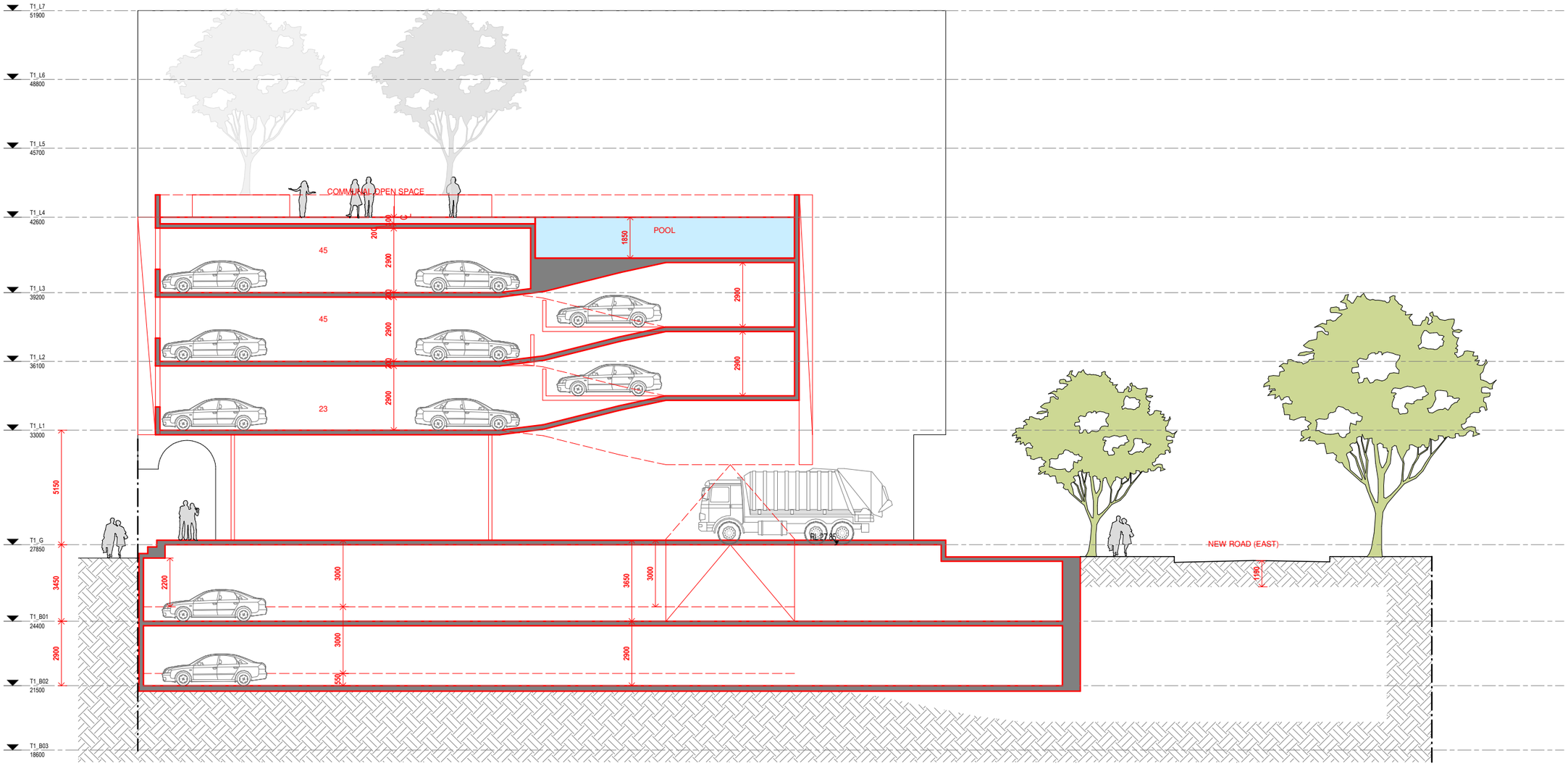

STAGE 2-
FUTURE DEVELOPMENT
AWNING
AWNING
13 RESIDENTIAL (4 TANDEMS)
STORAGE / PLANT
AWNING
LEVEL 01
EXISTING 8 STOREY
BUILDING

Provide a high quality transition space between carpark and sleeved apartment foyer - floor/wall/ceiling finish and special lighting - perhaps contained with a glazed airlock.




3070
2B
1B
1B
28 RESIDENTIAL (3 TANDEMS)
1B
1B
2B
2B
2B
2B
2B
300
5800
300
T
T
T
T
STORAGE / PLANT
POOL OVER
SCREENING
LEVEL 03

STAGE 2-
FUTURE DEVELOPMENT
COMMUNAL AREA TO BE RECONFIGURED WITH POTENTIAL INCREASE OF LANDSCAPE AREA
7
A
25.7 m²
26.6 m²
26.6 m²
41.8 m²
A403
2 BED
76.6 m²
A404
1 BED + ST
56.4 m²
A405
1 BED + ST
56.4 m²
A406
2 BED
76.4 m²
WMC
BUILDING 01
RL 42.600
A402
2 BED
78.3 m²
STP
LAC
LAK
KE
A/C PLANT
A407
2 BED + ST
83.3 m²
40.6 m²
A401
2 BED/2 BTH
75.5 m²
A408
3 BED
95.9 m²
51.0 m²
BUILDING OVER
PERGOLA OVER
POOL
RL 43.600
RL 42.550
RL 43.950
1B UNIT DELETED ACROSS ENTIRE STACK
RECONFIGURED POOL TO BE FLUSH WITH COMMUNAL OPEN SPACE
B401
3 BED
95.5 m²
B402
2 BED/2 BTH
76.6 m²
B403
1 BED + ST
58.4 m²
LIVEABLE
B404
2 BED/2 BTH + ST
84.8 m²
BUILDING 02
B405
2 BED/2 BTH
77.5 m²
ACC WC
COMMUNAL
GYM
B406
2 BED/2 BTH
84.7 m²
LEVEL 04
EXISTING 8 STOREY BUILDING
EXISTING 8 STOREY BUILDING



SECTION THROUGH BASEMENT