

NOTES

- PRELIMINARY MASTERPLAN CONCEPT ONLY -
SUBJECT TO CONSULTANT INPUT, REVIEW OF
FUTURE SURVEY INFORMATION, DCA, TRAFFIC ETC

YIELD ANALYSIS

BLOCK A - PART 2/3 STOREY RESIDENTIAL BUILDING
36 UNITS

BLOCK B - PART 2/3 STOREY RESIDENTIAL BUILDING
33 UNITS

BLOCK C - 3 STOREY RESIDENTIAL BUILDING
36 UNITS

BLOCK D - PART 2/3 STOREY RESIDENTIAL BUILDING
36 UNITS

BLOCK E - 3 STOREY RESIDENTIAL BUILDING
34 UNITS

BLOCK F - PART 2/3 STOREY RESIDENTIAL BUILDING
21 UNITS

BLOCK G - 3 STOREY RESIDENTIAL BUILDING
21 UNITS

BLOCK H - 3 STOREY RESIDENTIAL BUILDING
34 UNITS

APPROXIMATE UNIT MIX

1 BEDROOM (15%)
2 BEDROOM (45%)
3 BEDROOM (40%)

FLOOR SPACE RATIO

R1 ZONE - 1:21

LEGEND

-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  PEDESTRIAN LINK
-  SETBACK
-  ACCESS POINT



FLOWER POWER GROUP, 21 MITCHELL STREET, CROYDON PARK
CONCEPT MASTER PLAN
SCALE 1 : 500 @ A2 - JULY 2013



PBD | ARCHITECTS

FLOWER POWER SITE
BANKING