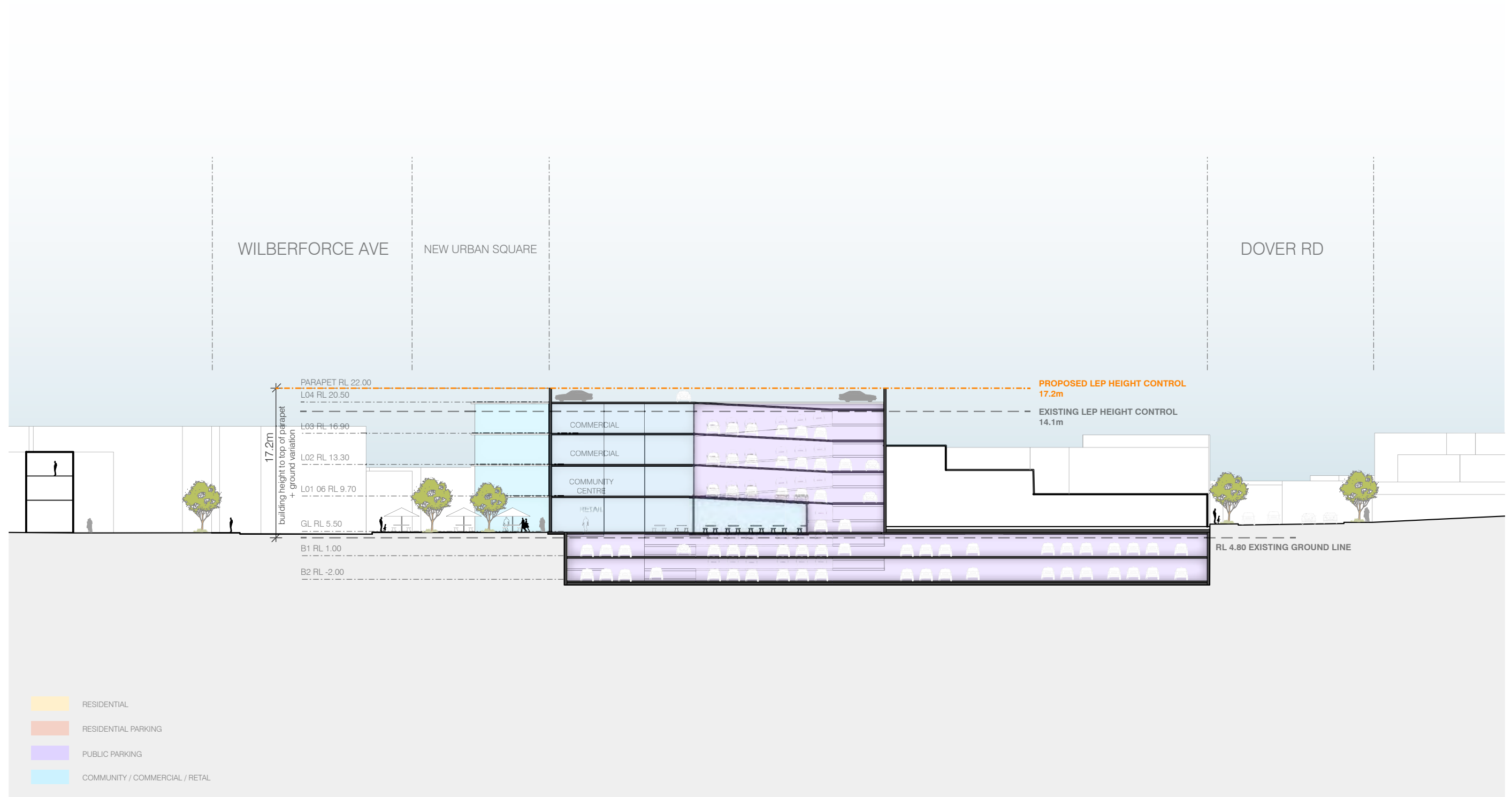


5 ARCHITECTURAL CONCEPTS

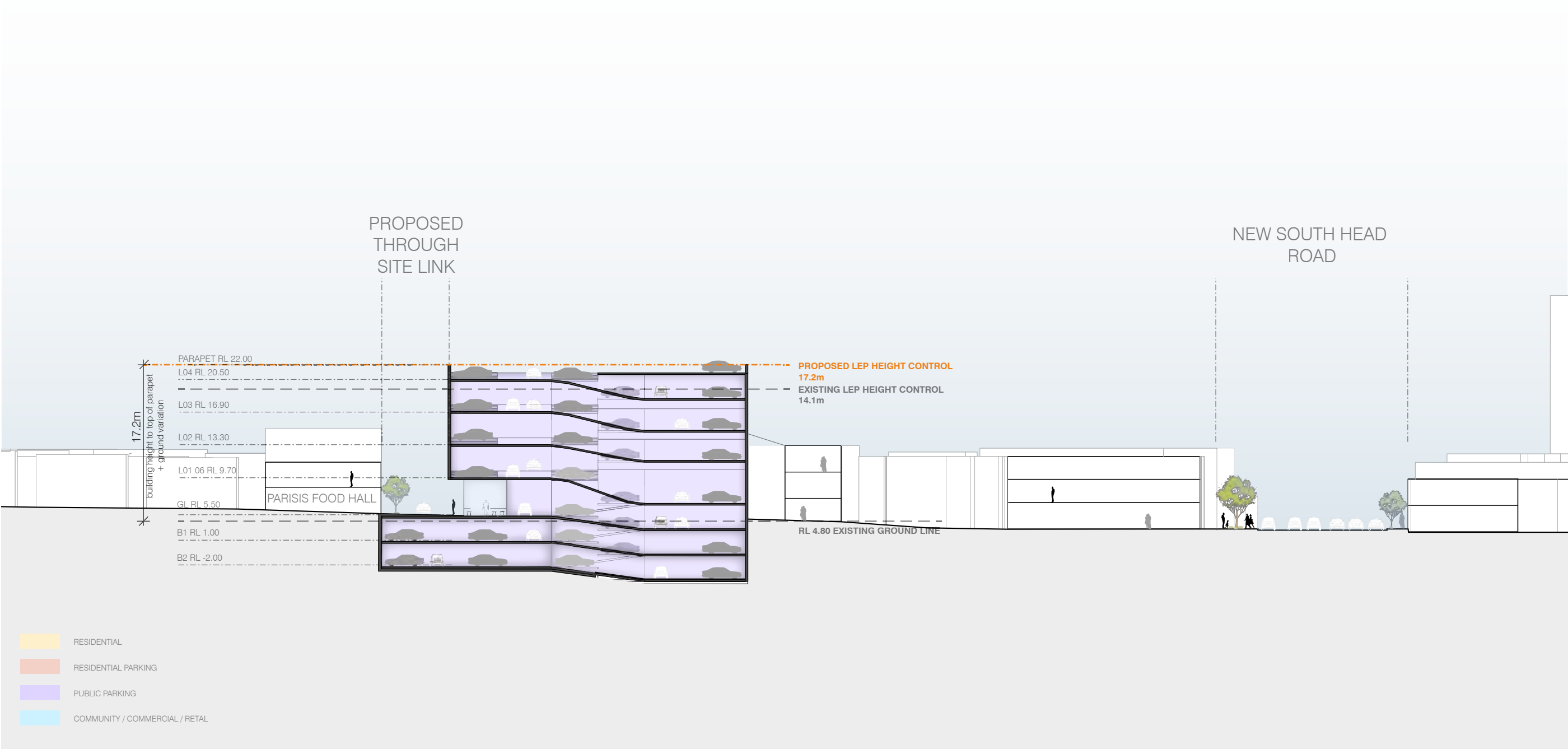
5.1 Wilberforce Ave Car Park



Section A-A

5 ARCHITECTURAL CONCEPTS

5.1 Wilberforce Ave Car Park



Section B-B

5 ARCHITECTURAL CONCEPTS

5.1 Wilberforce Ave Car Park

Wilberforce Avenue Site

		AJ+C Proposal	
	Use	GFA (m²)	Public Parking
Level 4_Roof (5 storeys)	Public Parking		44
	Sub-total		44
Level 3 (4 storeys)	Commercial	518	
	Public Parking		29
	Sub-total	518	29
Level 2 (3 storeys)	Community Centre	254	
	Commercial	264	
	Public Parking		29
	Sub-total	518	29
Leve 1 (2 storeys)	Community Centre	518	
	Public Parking		29
	Sub-total	518	29
Ground Level (1 storey)	Amenities	76	
	Community Centre	39	
	Retail	359	
	Public Parking		19
	Sub-total	474	19
Basement 1	Public Parking		66
	Sub-total		66
Basement 2	Public Parking		52
	Sub-total		52
Total	Amenities	76	
	Comunity Centre	811	
	Retail	359	
	Commercial	782	
	Total	2028	268

AJ+C Proposal	
Site Area:	2360 m²
Proposed Total GFA:	2082 m²
Exisiting FSR Control:	2 :1
FSR of Proposed Concept:	0.86 :1
Recommended FSR:	2 :1
Existing Building Height Control:	
Recommended Building Height:	17.2 m
Existing Land Zoning:	B2
Proposed Land Zoning:	B2
Recommended Land Zoning:	B2

Assumptions:
Ground level variation: 0.7m
Ground level floor to floor height: 4.2m
Commercial level floor to floor height: 3.6m
Roof parapet height: 1.5m

5 ARCHITECTURAL CONCEPTS

5.2 Ian Street Car Park

Design Concept:

- + Built Form outcomes that are generally consistent with the outcomes of the B2 Local Centre.
- + Provide retail activation to corner of Dover Road and Ian Street
- + Clear separation of residential lobby and community car park lobby.
- + Two storey 'townhouse' style apartments with an address to Ian Street.
- + Retain significant vegetation along Ian Lane.
- + Provision of additional community/public car parking facilities on 1 consolidated basement level
- + Significant side setbacks (6m) to south-eastern boundary and adjoining single detached dwelling.



Rose Bay Car Parks
IAN ST CAR PARK

GROUND LEVEL FLOOR PLAN



GL COMMUNITY PARKING, 7 CARS

15043

1:250 at A3

7/10/2015

AJ+C

ALLEN JACK+COTTIER

79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250

5 ARCHITECTURAL CONCEPTS

5.2 Ian Street Car Park

Existing public parking: 53 cars

AJ+C proposed public parking: 37 cars



Rose Bay Car Parks
IAN ST CAR PARK

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B1 LEVEL FLOOR PLAN



B1 COMMUNITY PARKING, 30 CARS

15043

1:250 at A3

7/09/2015

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ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250

5 ARCHITECTURAL CONCEPTS

5.2 Ian Street Car Park

AJ+C proposed residential parking: 32 cars



Rose Bay Car Parks
IAN ST CAR PARK

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B2 LEVEL FLOOR PLAN



B2 RESIDENTIAL PARKING, 32 CARS

15043 1:250 at A3 7/09/2015

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