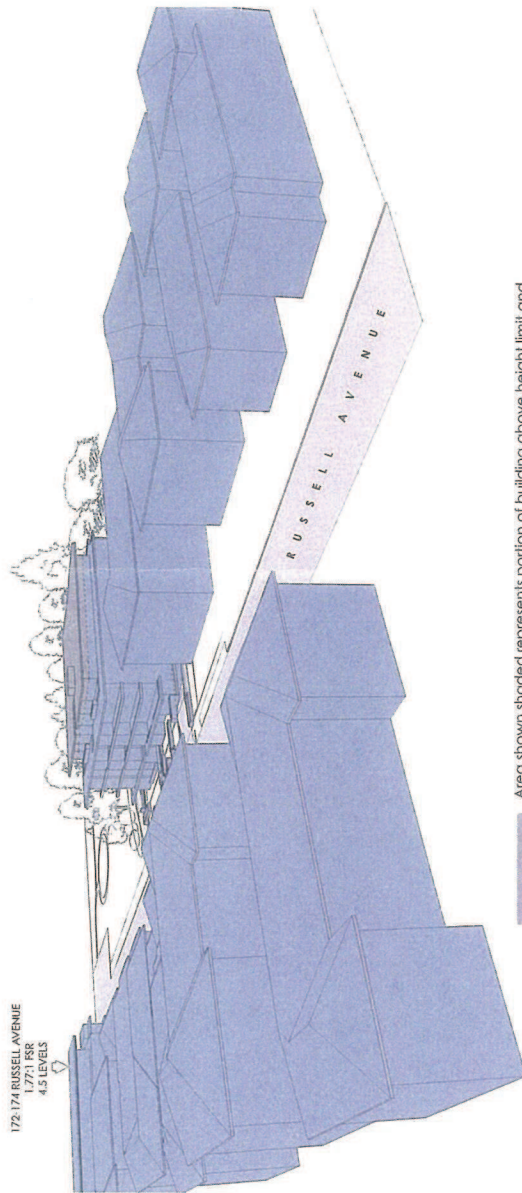




Area shown shaded represents portion of building above height limit and the portion of the building raised as a result of Bayside Councils flooding requirements.

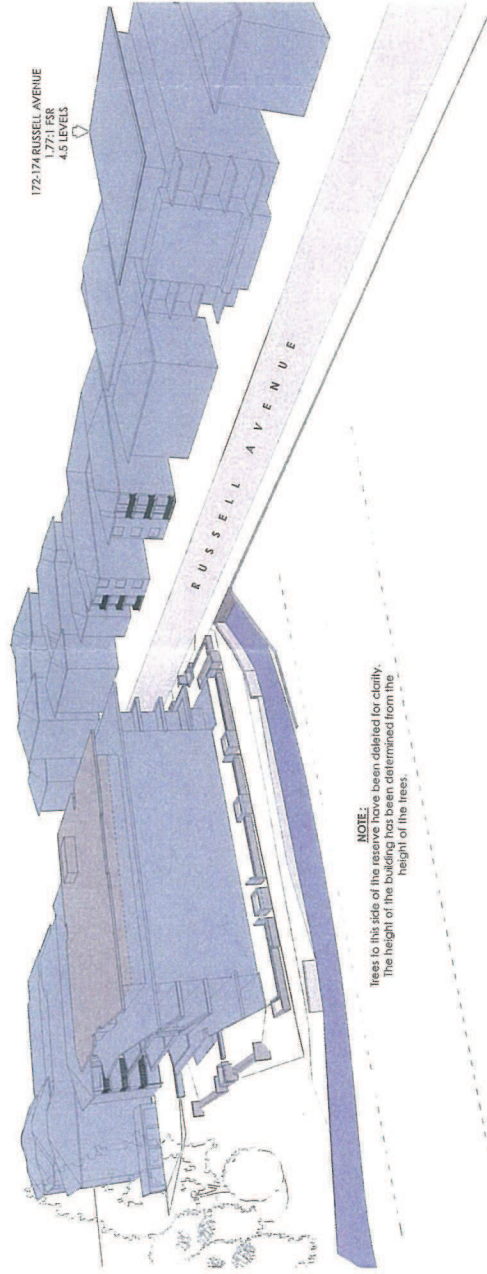


PCA ARCHITECTS
233 Moray Street, New Farm, Qld 4000
Architects Registered No. 8475

DOLLS POINT APARTMENTS
177 RUSSELL AVENUE - DOLLS POINT
URBAN DESIGN STUDY

DRAWING	DATE	ISSUE	AMENDMENTS	DWG No.	Rev
3D Massing Model (1)				B1601	PA.24
					C

24.10.16 C Urban Design Study
21.06.16 B Urban Design Study
09.05.16 A Urban Design Study



NOTE:
Trees to this side of the road have been deleted for clarity.
The height of the building is determined from the
height of the trees.

Area shown shaded represents portion of building above height limit and
the portion of the building raised as a result of City Councils flooding requirements.

24.10.16 C Urban Design Study
21.08.16 B Urban Design Study
09.06.16 A Urban Design Study

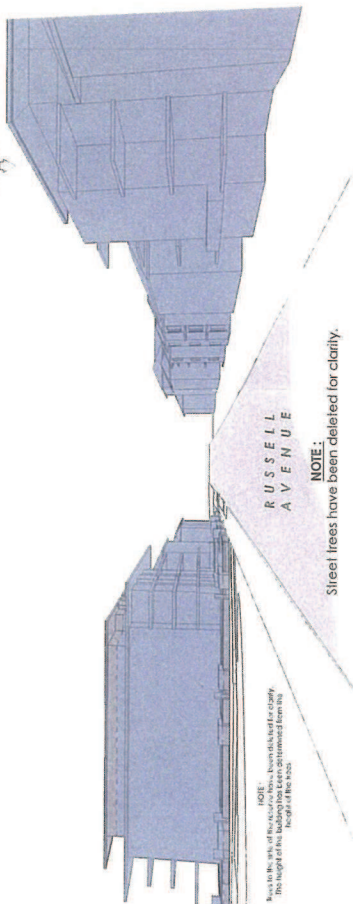
DRAWING	DATE	ISSUE	AMENDMENTS	DWG. No.	Rev.
3D Massing Model (2)	B1601	PA.25			C

PCA ARCHITECTS
177 RUSSELL AVENUE - DOLLS POINT
URBAN DESIGN STUDY

253 Mary Street, New York, Old 4005
Architects & Engineers Inc. #107

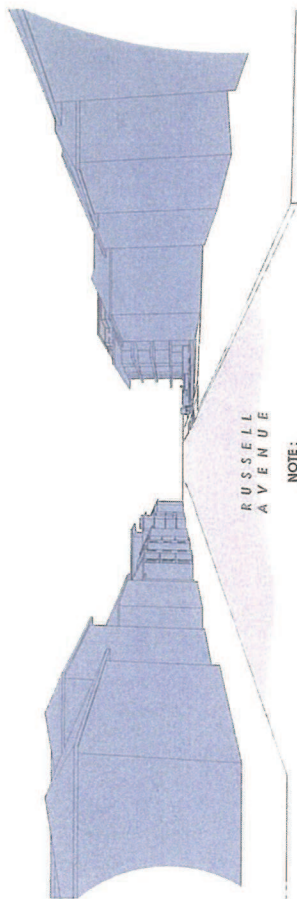
HELM

172-174 RUSSELL AVENUE
1,771 FSR
4.5 LEVELS



Area shown shaded represents portion of building above height limit and the portion of the building raised as a result of BaySide Councils flooding requirements.

STREET PERSPECTIVE 1 - VIEW EAST ALONG RUSSELL AVENUE



Area shown shaded represents portion of building above height limit and the portion of the building raised as a result of BaySide Councils flooding requirements.

STREET PERSPECTIVE 2 - VIEW WEST ALONG RUSSELL AVENUE

NOTE:
Area shown shaded represents portion of building above height limit and the portion of the building raised as a result of BaySide Councils flooding requirements.

NOTE:
Street trees have been deleted for clarity.



PCA ARCHITECTS
233 Mary Street / New Farm, QLD 4005
Architects Registered No. 8974

DOLLS POINT APARTMENTS
177 RUSSELL AVENUE - DOLLS POINT
URBAN DESIGN STUDY

DRAWING
3D Massing Model (3)

DATE	ISSUE	AMENDMENTS	Rev
24.10.16	A	Urban Design Study	A
JOB No.	B1601	DWG No.	PA.26