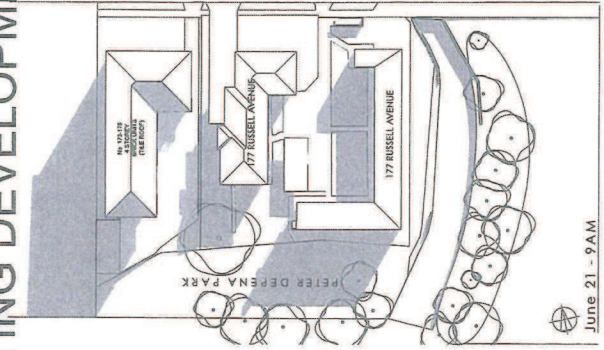
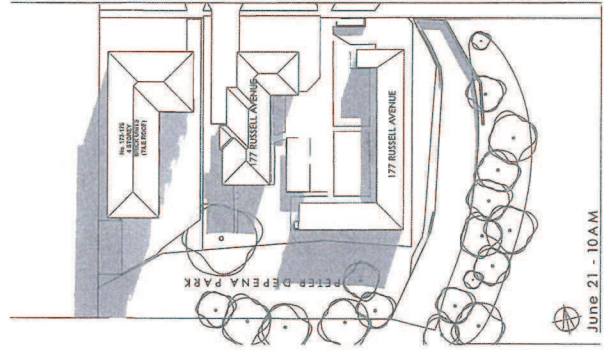


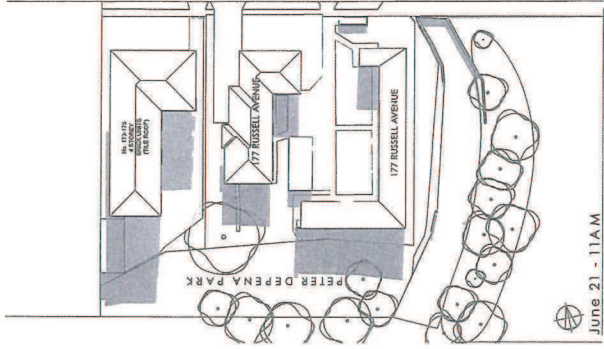
# EXISTING DEVELOPMENT



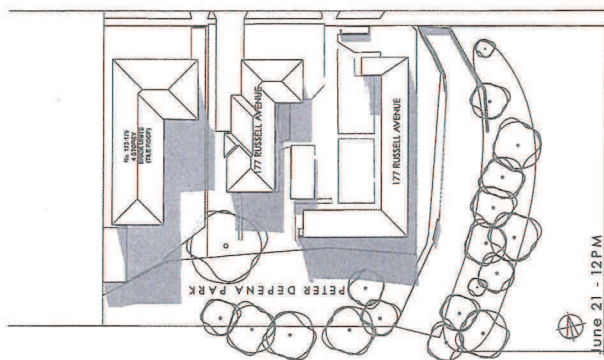
June 21 - 9 AM



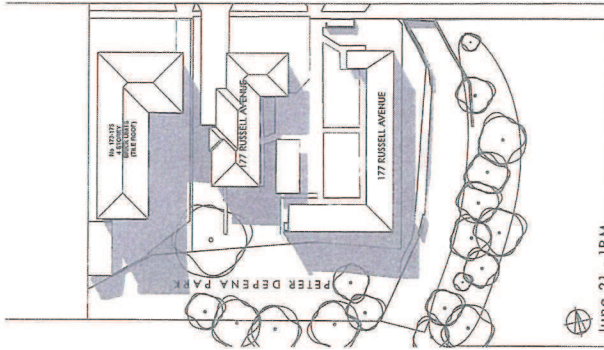
June 21 - 10 AM



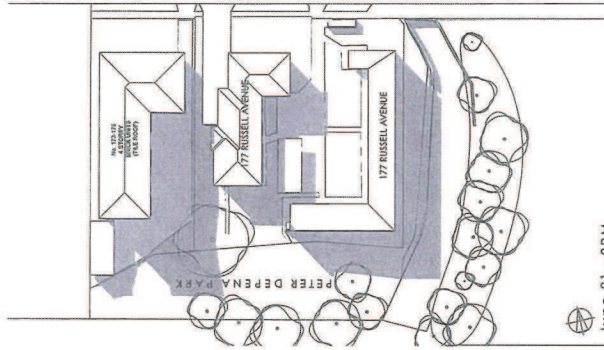
June 21 - 11 AM



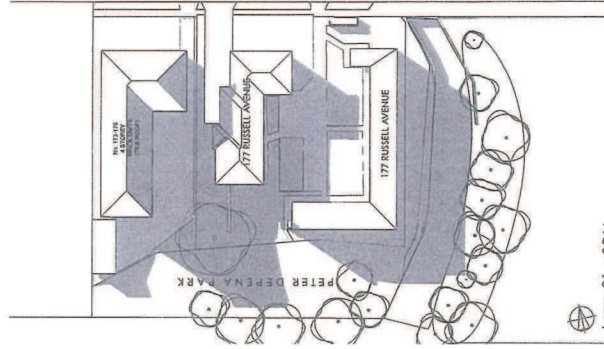
June 21 - 12 PM



June 21 - 1 PM



June 21 - 2 PM



June 21 - 3 PM



PCA ARCHITECTS  
253 Maple Street, New York, NY 10013  
Architects: Peter Depena, M.A., AIA

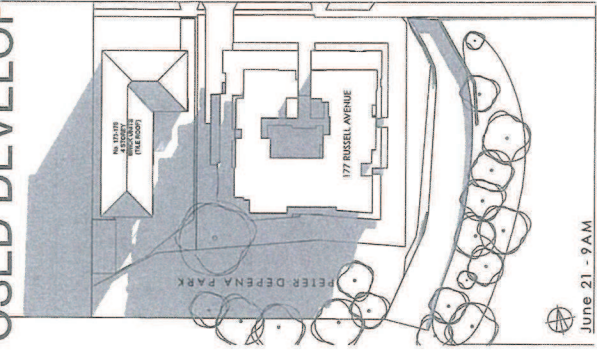
DOLLS POINT APARTMENTS  
177 RUSSELL AVENUE • DOLLS POINT  
URBAN DESIGN STUDY

DRAWING  
Sun Study [Existing - Winter]

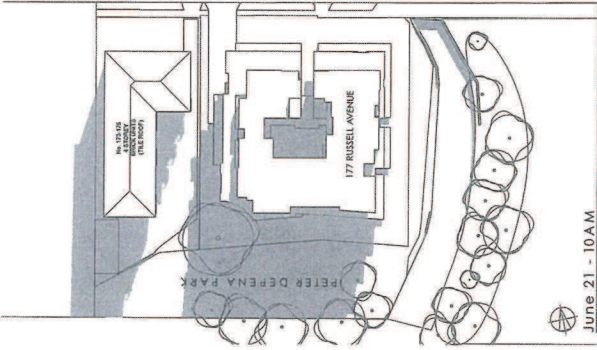
|                          |                                          |            |
|--------------------------|------------------------------------------|------------|
| 21.06.16 B<br>09.06.16 A | Urban Design Study<br>Urban Design Study |            |
| DATE                     | ISSUE                                    | AMENDMENTS |
| 09.06.16                 | B1601                                    | PA.16      |
| PA.16                    |                                          | B          |



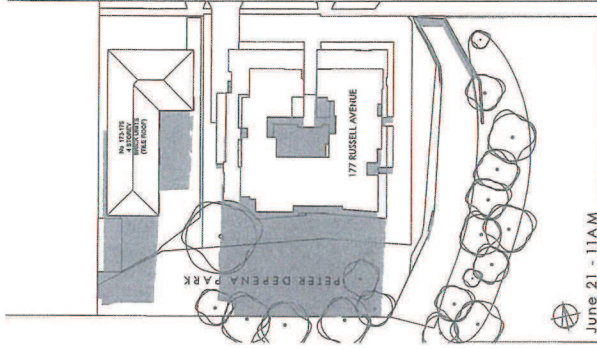
# PROPOSED DEVELOPMENT



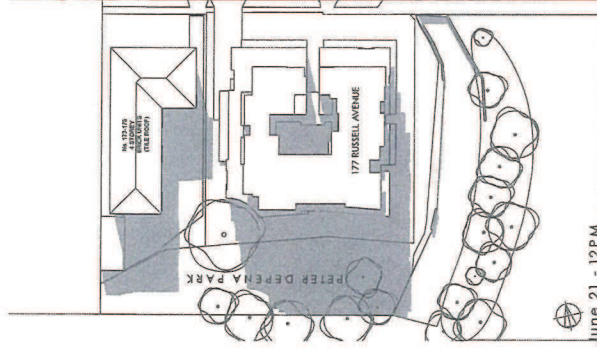
June 21 - 9 AM



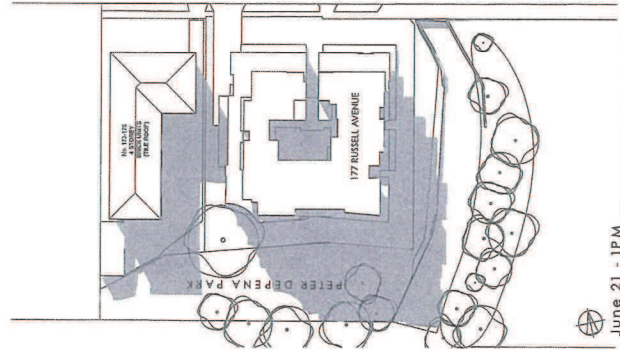
June 21 - 10 AM



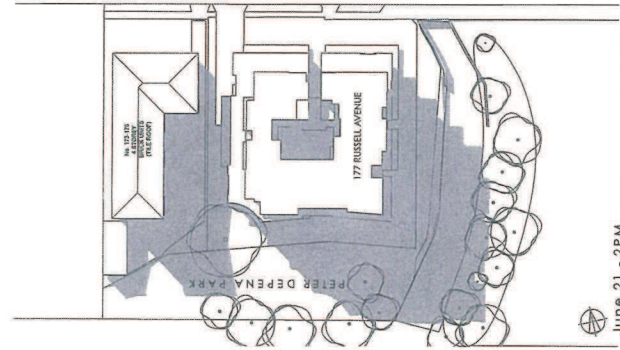
June 21 - 11 AM



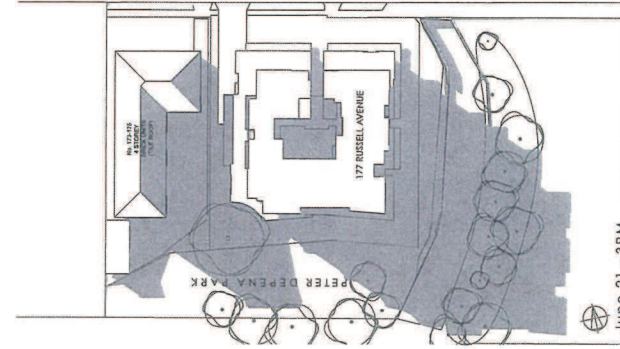
June 21 - 12 PM



June 21 - 1 PM



June 21 - 2 PM



June 21 - 3 PM



PCA ARCHITECTS  
253 Murphy Street, New York, NY 10005  
Architect Registration No. 8775

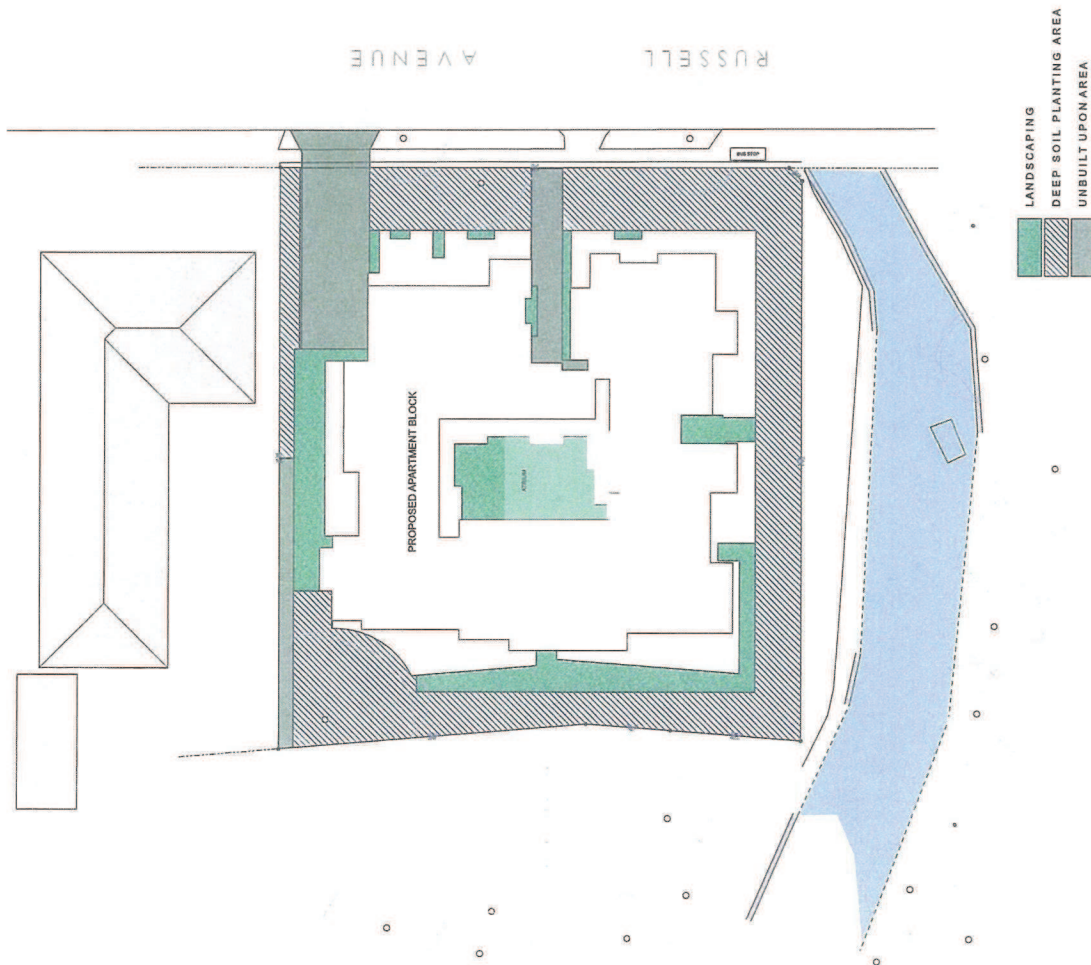
DOLLS POINT APARTMENTS  
177 RUSSELL AVENUE, DOLLS POINT  
URBAN DESIGN STUDY

DRAWING  
Sun Study [Proposed - Winter]

|          |       |                    |          |       |                    |
|----------|-------|--------------------|----------|-------|--------------------|
| DATE     | ISSUE | AMENDMENTS         | DATE     | ISSUE | AMENDMENTS         |
| 21.06.16 | B     | Urban Design Study | 09.06.16 | A     | Urban Design Study |
| JOB No.  | B1601 | PA.17              | FIG. No. | PA.17 | B                  |

LANDSCAPE AREAS

|                            | Provided                  | Minimum Required |
|----------------------------|---------------------------|------------------|
| Site Area                  | 2575m <sup>2</sup>        |                  |
| Landscaping                | 293m <sup>2</sup> (11%)   |                  |
| Deep Soil Planting Area    | 732m <sup>2</sup> (29%)   | 7% ADG           |
| Total Landscaping Provided | 1025m <sup>2</sup> (40 %) | 15% RDCP         |



LANDSCAPING CALCULATION-GROUND LEVEL



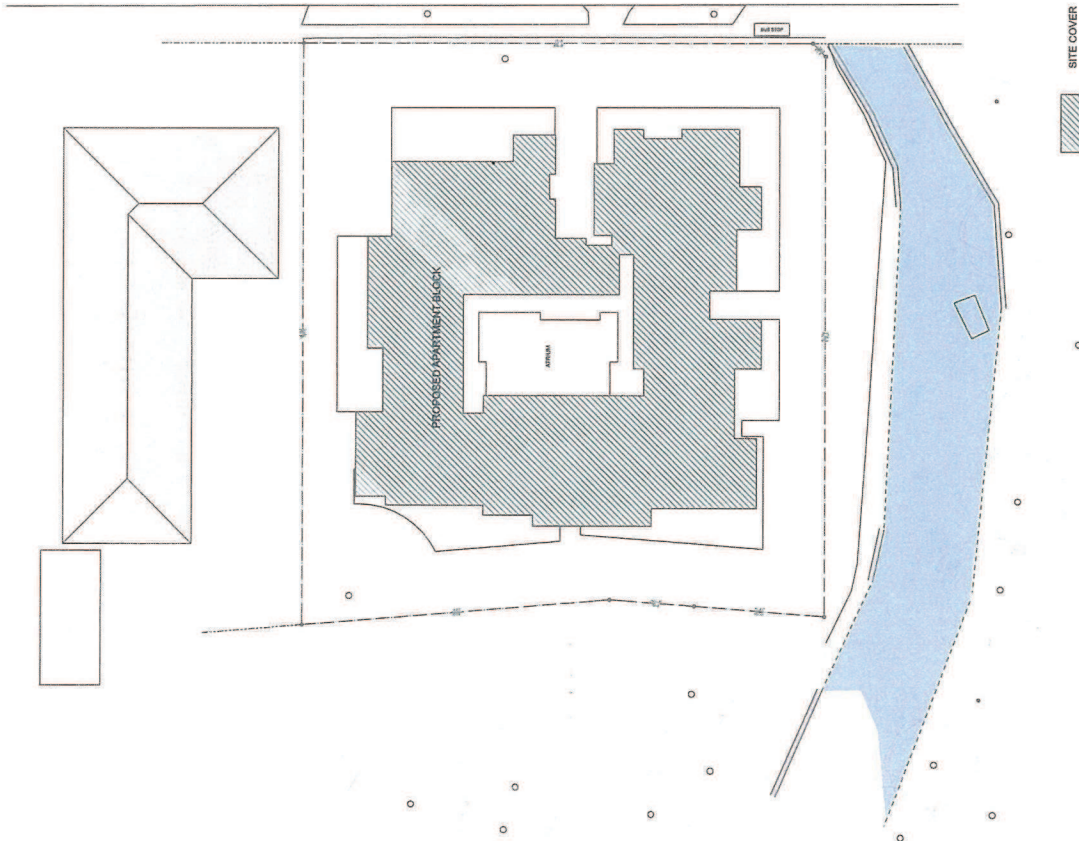
|                        |                    |            |                    |
|------------------------|--------------------|------------|--------------------|
| 21.05.16 B             | Urban Design Study | 09.05.16 A | Urban Design Study |
| DATE                   | ISSUE              | AMENDMENTS | Rev                |
| B1601                  | PA.18              |            | B                  |
| Landscape Calculations |                    |            |                    |

PCA ARCHITECTS  
253 Marry Street, New Farm, Qld 4005  
Architects Registration No. 4875

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







| SITE COVER CALCULATIONS                                                  |                    |
|--------------------------------------------------------------------------|--------------------|
| Site Area                                                                | 2575m <sup>2</sup> |
| Max Site Cover Allowable (35%)*                                          | 901m <sup>2</sup>  |
| Site Cover Achieved (37.75%)<br>(Podium development in flood prone area) | 973m <sup>2</sup>  |

\* Exceptions to the site coverage requirement may be considered in flood prone areas where podium development is warranted in accordance with Rockdale Council's DCP

| FSR CALCULATIONS  |                    |                  |                    |
|-------------------|--------------------|------------------|--------------------|
| Site Area         | 2575m <sup>2</sup> |                  |                    |
|                   | INTERNAL           | LOBBIES          | TOTAL              |
| Ground Level      | 864m <sup>2</sup>  | 15m <sup>2</sup> | 879m <sup>2</sup>  |
| Level 1           | 894m <sup>2</sup>  | 15m <sup>2</sup> | 909m <sup>2</sup>  |
| Level 2           | 894m <sup>2</sup>  | 15m <sup>2</sup> | 909m <sup>2</sup>  |
| Level 3           | 894m <sup>2</sup>  | 15m <sup>2</sup> | 909m <sup>2</sup>  |
| Level 4           | 635m <sup>2</sup>  | 15m <sup>2</sup> | 650m <sup>2</sup>  |
| Total All Levels  | 4181m <sup>2</sup> | 75m <sup>2</sup> | 4256m <sup>2</sup> |
| Floor Space Ratio | 1 : 1.65           |                  |                    |

| APARTMENT MIX                            |            |                |    |       |
|------------------------------------------|------------|----------------|----|-------|
|                                          | 1B - MEDIA | 2B 628 - STUDY | 3B | 3B FH |
| 1 Bed (64-80m <sup>2</sup> )             | 4          | 4              |    |       |
| 2 Bed (70m <sup>2</sup> )                | 4          |                |    |       |
| 2 Bed + Study (100-110m <sup>2</sup> )   | 4          |                |    |       |
| 3 Bed + Study (100-110m <sup>2</sup> )   | 5          | 13             |    |       |
| 3 Bed (125-128m <sup>2</sup> )           | 4          |                |    |       |
| 3 Bed (135-138m <sup>2</sup> )           | 7          |                |    |       |
| 3 Bed (145-148m <sup>2</sup> )           | 4          |                | 15 |       |
| 3 Bed Penthouse (120m <sup>2</sup> )     | 1          |                |    |       |
| 3 Bed Penthouse (150m <sup>2</sup> )     | 1          |                |    |       |
| 3 Bed Penthouse (170-190m <sup>2</sup> ) | 2          |                |    |       |
| Total                                    | 36         | 4              | 15 | 4     |

PCB ARCHITECTS  
213 Merry Street, New York, NY 10005  
Architect Registration No. 6975



SITE COVER CALCULATION



DOLLS POINT APARTMENTS  
1177 RUSSELL AVENUE - DOLLS POINT  
URBAN DESIGN STUDY

PCA ARCHITECTS  
213 Merry Street, New York, NY 10005  
Architect Registration No. 6975

Site Cover & FSR Calculations

| DRAWING | DATE    | ISSUE | AMENDMENTS | Rev.  |
|---------|---------|-------|------------|-------|
|         | JOB No. | B1601 | DWG No.    | PA.19 |
|         |         |       |            | B     |

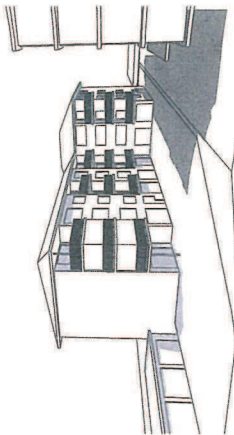
21.06.16 B Urban Design Study  
09.06.16 A Urban Design Study



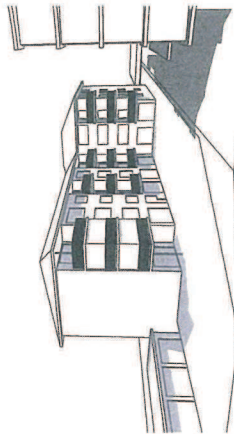
LEGEND

Shadow of Existing Building - 173-175 Russell Avenue

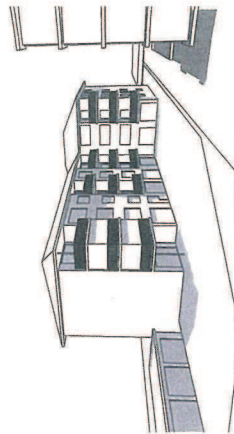
Shadow of Proposed Building - 177 Russell Avenue



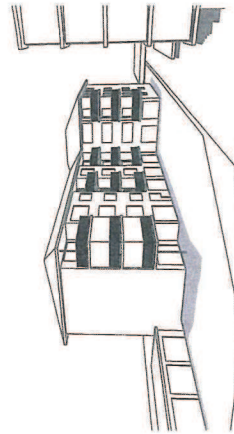
21 December - 9am



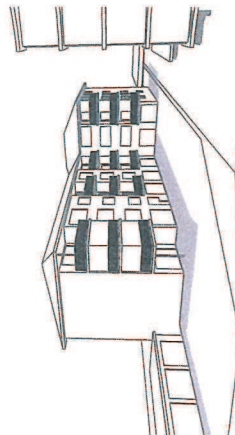
21 December - 10am



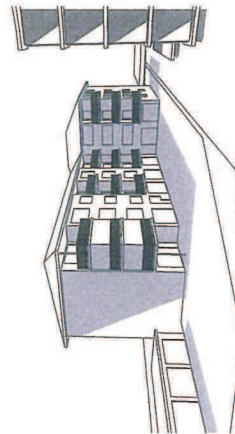
21 December - 11am



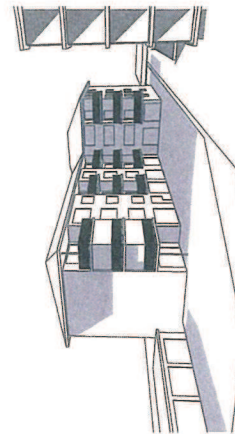
21 December - 12pm



21 December - 1pm



21 December - 2pm



21 December - 3pm



PCA ARCHITECTS  
253 Maple Street, New Farm, Qld 4005  
Architects Registration No. 43973

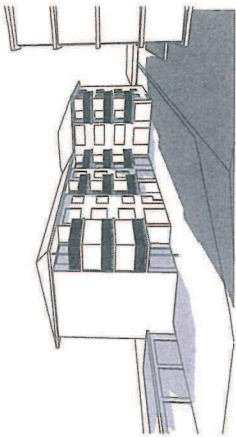
DOLLS POINT APARTMENTS  
177 RUSSELL AVENUE - DOLLS POINT  
URBAN DESIGN STUDY

|                                         |         |                               |            |
|-----------------------------------------|---------|-------------------------------|------------|
| 21.05.16 B Urban Design Study           |         | 09.05.16 A Urban Design Study |            |
| DRAWING                                 | DATE    | ISSUE                         | AMENDMENTS |
|                                         | JOB No. | DWG No.                       | Rev.       |
|                                         | B1601   | PA.20                         | B          |
| Sun Study-Proposed Development Scenario |         |                               |            |
| Shadow lifted on 173-175 Russell Avenue |         |                               |            |
| 21 December                             |         |                               |            |

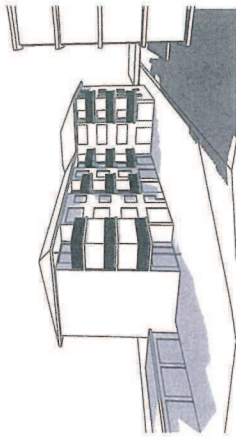
LEGEND

Shadow of Existing Building - 173-175 Russell Avenue

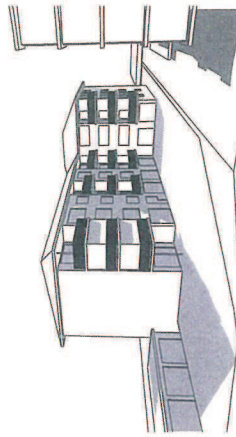
Shadow of Proposed Building - 177 Russell Avenue



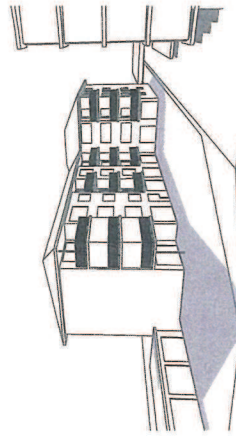
21 September - 9am



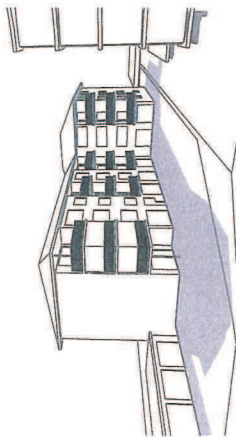
21 September - 10am



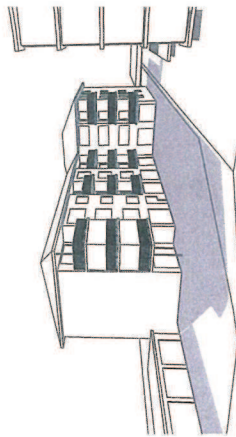
21 September - 11am



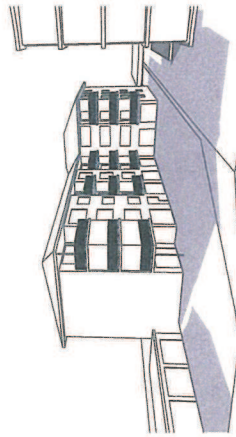
21 September - 12pm



21 September - 1pm



21 September - 2pm



21 September - 3pm



PCA ARCHITECTS  
355 Moxey Street, New Farm, QLD 4005  
Architect Registration No. 4973

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

DRAWING

Sun Study-Proposed Development Scenario

Shadow Impact on 173-175 Russell Avenue

21 September

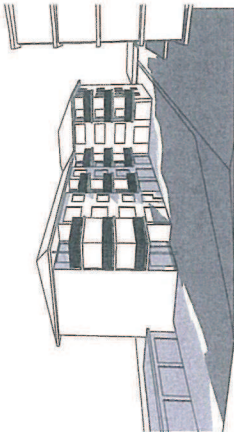
| DATE     | ISSUE | AMENDMENTS         | JOB No. | DWG No. | Rev. |
|----------|-------|--------------------|---------|---------|------|
| 21.05.16 | B     | Urban Design Study |         |         |      |
| 09.05.16 | A     | Urban Design Study |         |         |      |
|          |       |                    | B1601   | PA.21   | B    |



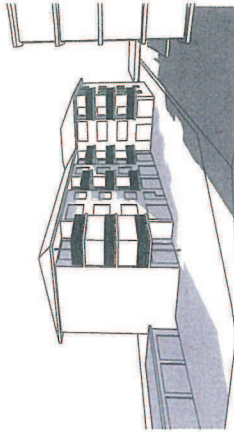
LEGEND

Shadow of Existing Building - 173-175 Russell Avenue

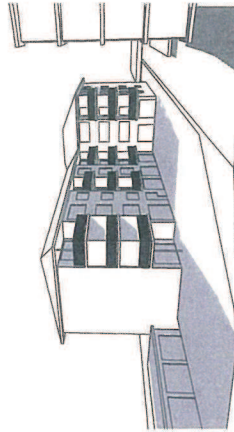
Shadow of Proposed Building - 177 Russell Avenue



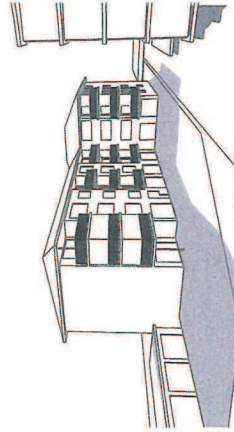
21 June - 9am



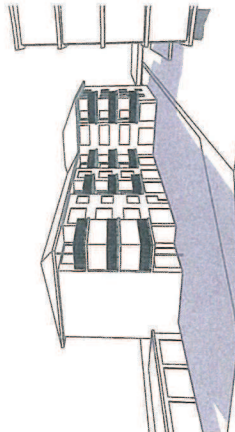
21 June - 10am



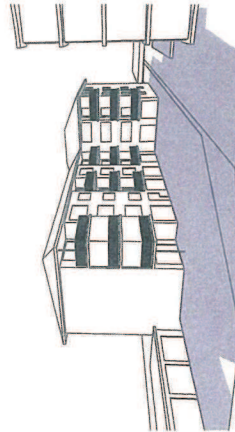
21 June - 11am



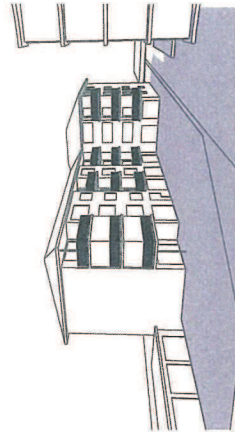
21 June - 12pm



21 June - 1pm



21 June - 2pm



21 June - 3pm



PCA ARCHITECTS

177 RUSSELL AVENUE • DOLLS POINT

URBAN DESIGN STUDY

233 Murray Street, New Farm, QLD 4005  
Australia | Telephone: 6161 4973

| DRAWINGS                                |  | DATE    |  | ISSUE | AMENDMENTS | DATE  | REV. |
|-----------------------------------------|--|---------|--|-------|------------|-------|------|
| Sun Study-Proposed Development Scenario |  | 21 June |  |       |            |       |      |
| Shadow Impact on 173-175 Russell Avenue |  |         |  |       |            |       |      |
|                                         |  | JOB No. |  | B1601 | DWG. No.   | PA.22 | B    |

21.05.16 B Urban Design Study  
09.05.16 A Urban Design Study





Average front  
setback line

Proposed  
Development

Average rear  
setback line

Height of trees  
informed  
proposed  
building height



PCA ARCHITECTS  
253 Monro Street, New Farm, QLD 4005  
Architects Registration No. 8975

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

DRAWING  
Site Setback Context

| DATE       | ISSUE              | AMENDMENTS | Rev. |
|------------|--------------------|------------|------|
| 21.05.16 B | Urban Design Study |            |      |
| 09.05.16 A | Urban Design Study |            |      |
| JOB No.    | DATE               | DWG No.    | Rev. |
| B1601      | PA.23              |            | B    |