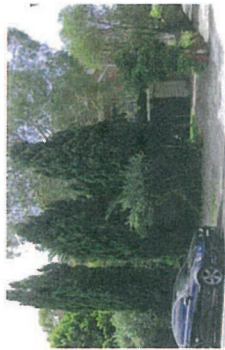

Appendix 1 – Urban Design Study prepared by PCA Architects



177 Russell Avenue, Dolls Point Context Drawing



164 Russell Ave



166-168 Russell Ave



170 Russell Ave



172-174 Russell Ave



160-162 Russell Ave



173-175 Russell Ave



176-178 Russell Ave



A 10



Existing trees looking towards the site



Existing trees from site looking towards the park



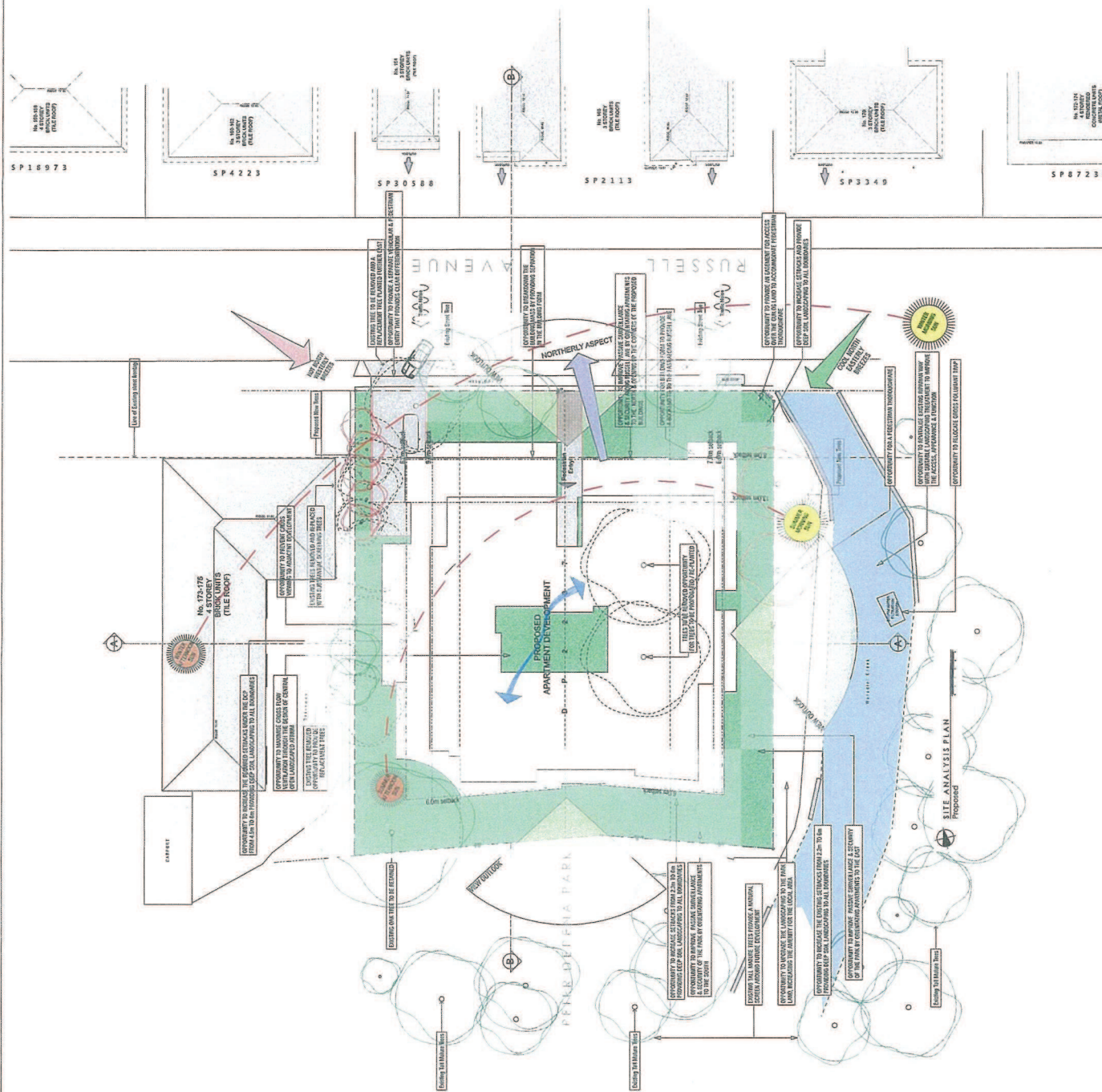
Existing trees looking towards the site

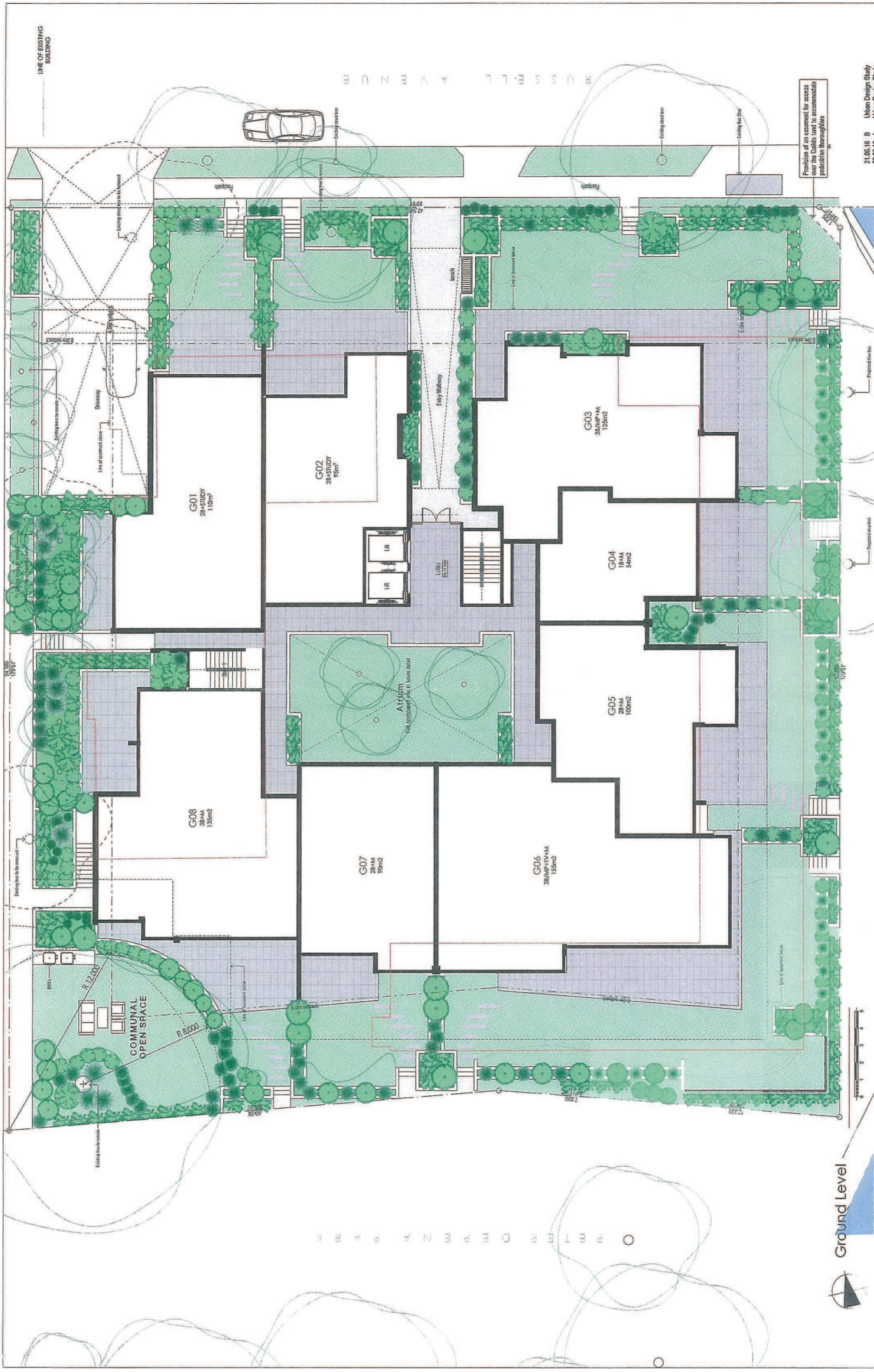


Existing trees looking towards the site



Waradial Creek





Ground Level



PCA ARCHITECTS
233 Merry Street, New Farm, QLD 4005
Architect Registration No. 4372

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

DRAWING
Ground Level

DATE	ISSUE	AMENDMENTS
21.06.18	B	Urban Design Study
09.03.18	A	Urban Design Study
JOB No.	DWE No.	Rev.
B1601	PA.03	B



Level 1



33'10" 10.31'

15'10" 4.63'



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

PCA ARCHITECTS
233 Moray Street, New Firm, Cld 4005
Architect Registration No. 4972

DRAWING
Level 1

DATE	ISSUE	AMENDMENTS
24.08.16 B	Urban Design Study	
09.08.16 A	Urban Design Study	
10.08.16	B1601	PA.04
10.08.16	B	

LINE OF EXISTING BUILDING

LINE OF EXISTING BUILDING



Level 2



HELM

PCA ARCHITECTS
253 Mary Street, New Farm, Qld 4005
Architect Registration No. 1972

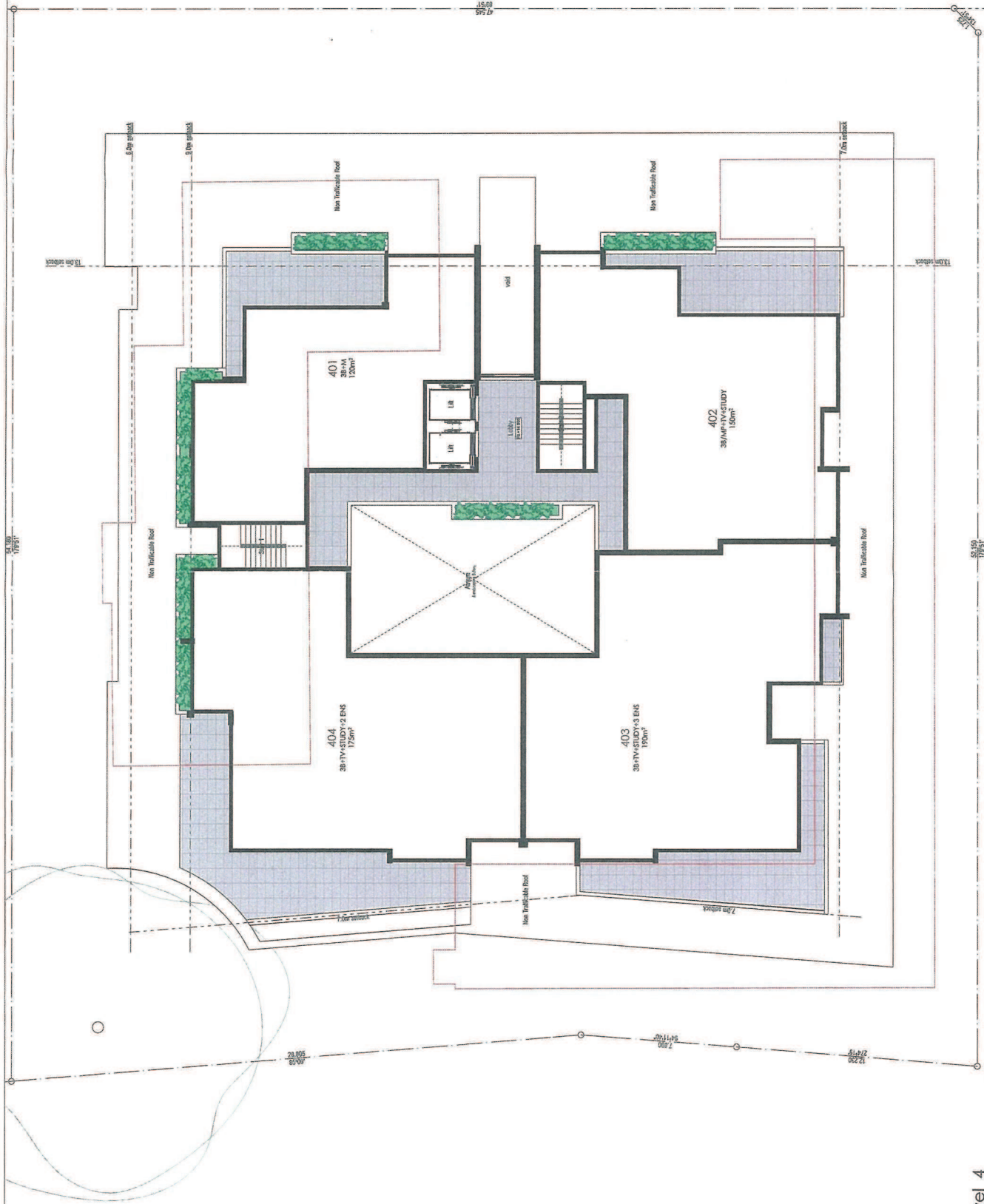
DOLLS POINT APARTMENTS
177 RUSSELL AVENUE, DOLLS POINT
URBAN DESIGN STUDY

DRAWING
Level 2

24.08.16 B Urban Design Study
09.08.16 A Urban Design Study

DATE	ISSUE	AMENDMENTS	Rev
24.08.16	B	Urban Design Study	1
09.08.16	A	Urban Design Study	1
DATE	ISSUE	AMENDMENTS	Rev
24.08.16	B	Urban Design Study	1
09.08.16	A	Urban Design Study	1





Level 4



PCA ARCHITECTS
253 Merry Street, New Farm, Qld 4005
Australia, phone: 61 61 9552 8992

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

DRAWING
Level 4

DATE	ISSUE	AMENDMENTS
21.06.18	B	Urban Design Study
09.06.18	A	Urban Design Study
03.09.18	B1601	PA.07
03.09.18	B	PA.07

LINE OF EXISTING BUILDING