

CONCEPT MASTERPLAN

MACCABI TENNIS COURTS



105 WELLINGTON STREET, BONDI

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Architecture
Interiors

PROJECT:
105 WELLINGTON ST BONDI NSW
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COVERPAGE

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PROJECT NO: 13036
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TO SCALE: @A3
DRAWING NO: REV:
PLOTTED: 4/06/2013



CONCEPTUAL STREET VIEW

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CONCEPTUAL STREET VIEW

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SK 01



CONCEPTUAL VIEW FROM SOUTH EAST

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CONCEPTUAL SOUTH EAST VIEW

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SK 02



CONCEPTUAL VIEW FROM NORTH NEIGHBOURS

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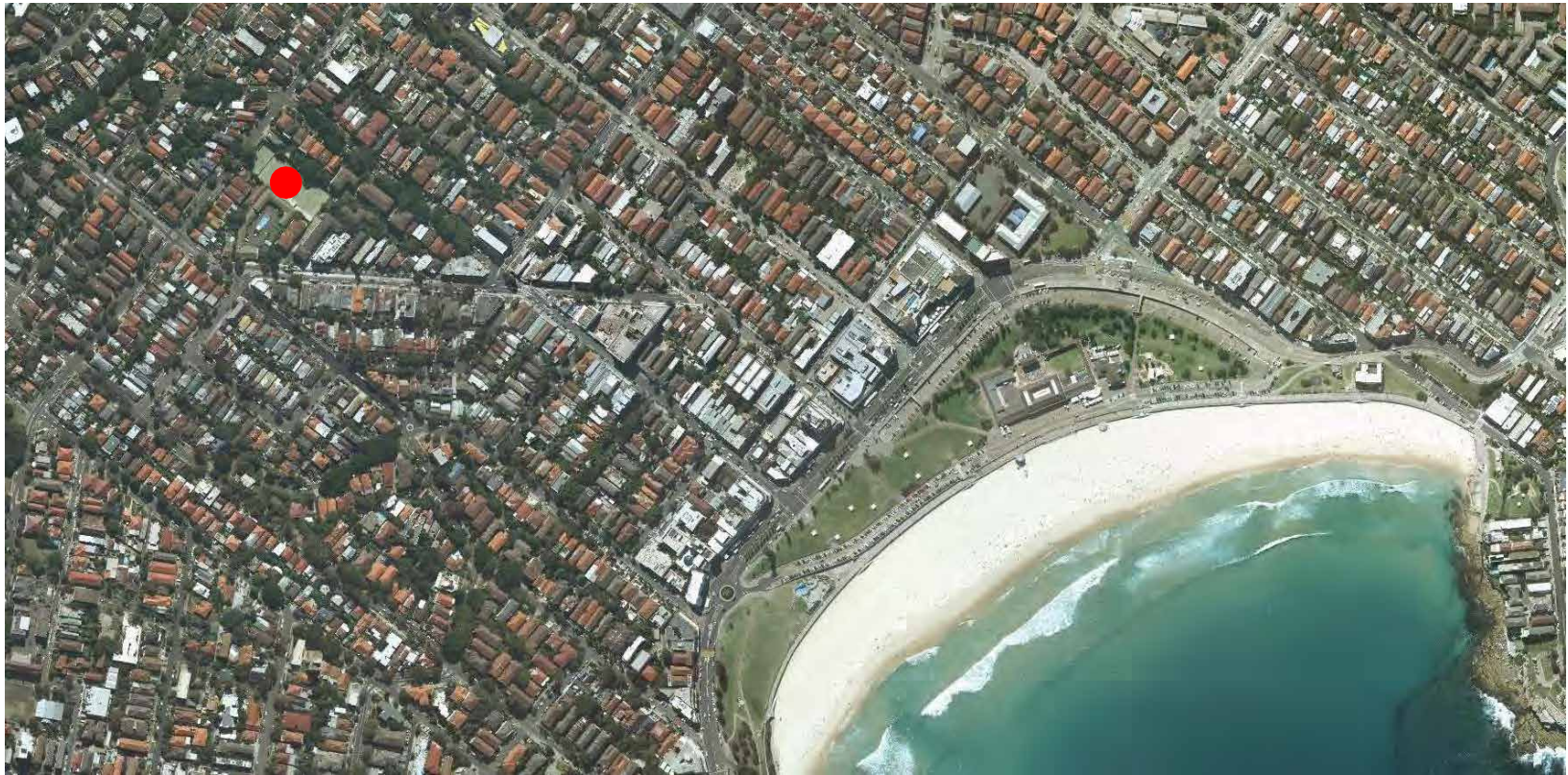
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 CONCEPTUAL NORTH VIEW

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SK 03



SUBJECT SITE



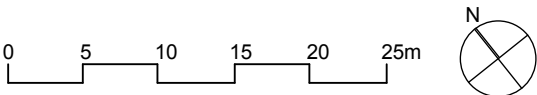
AERIAL CONTEXT PHOTOS

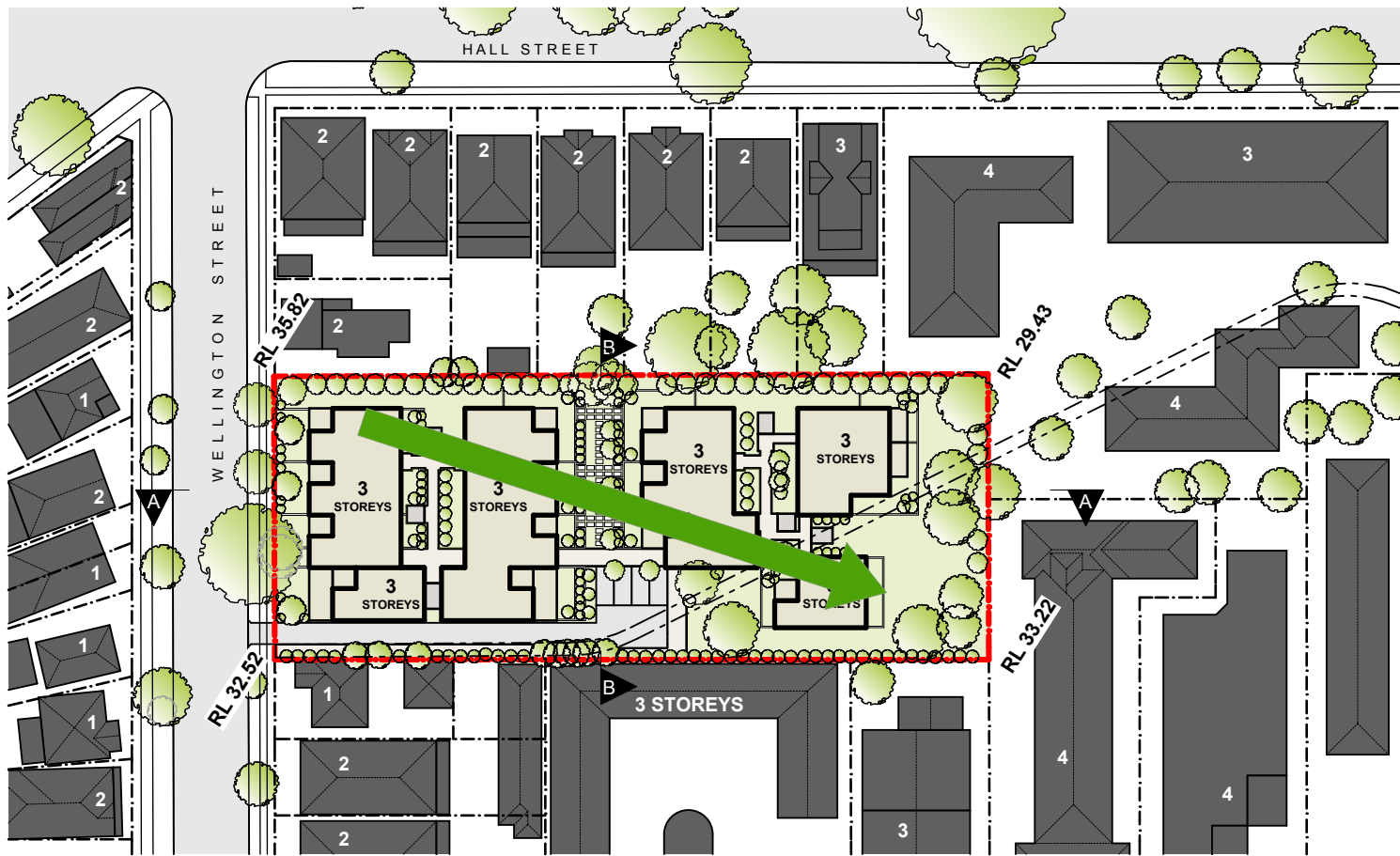
105 WELLINGTON STREET, BONDI



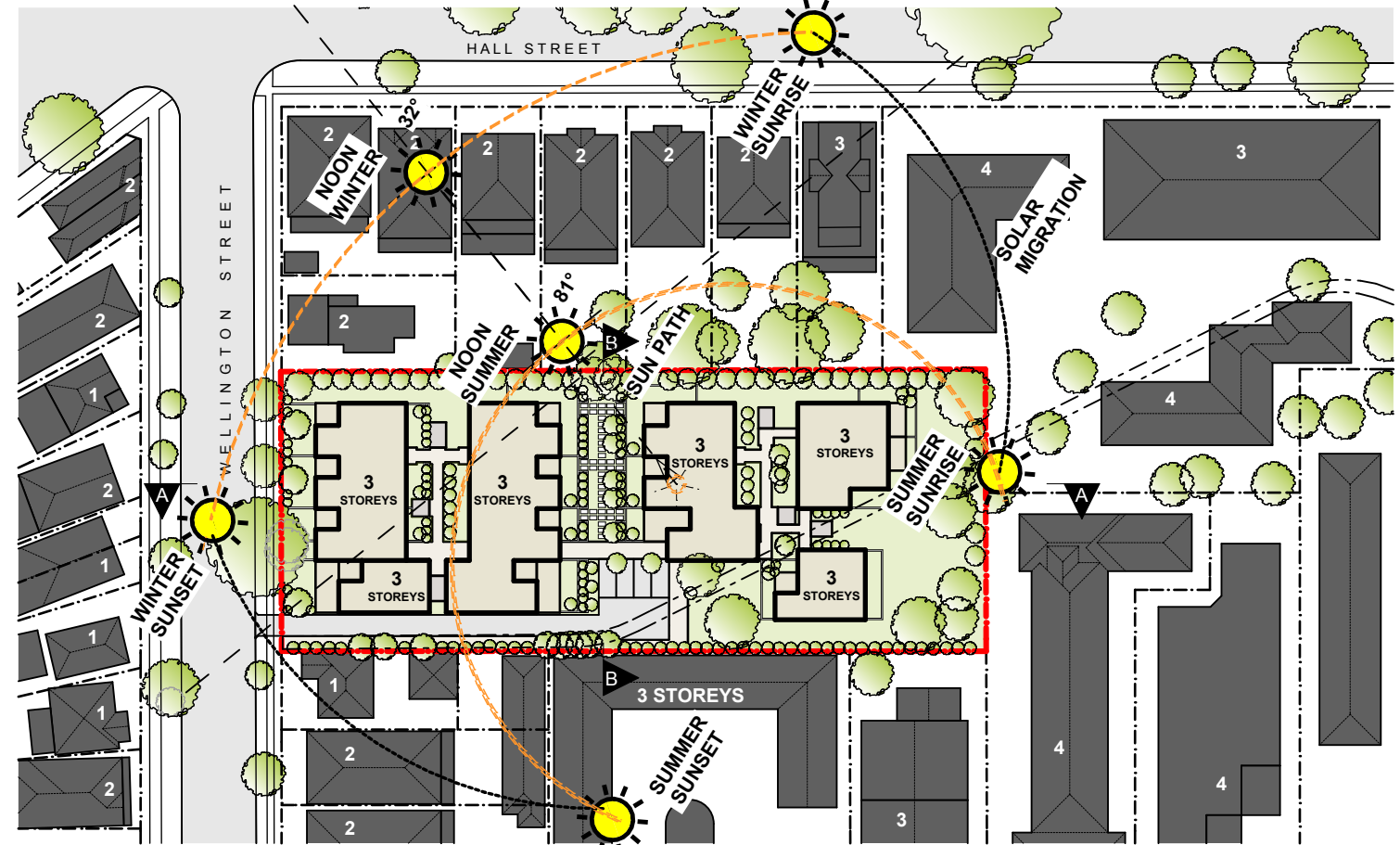
CONCEPTUAL SITE PLAN 1:500

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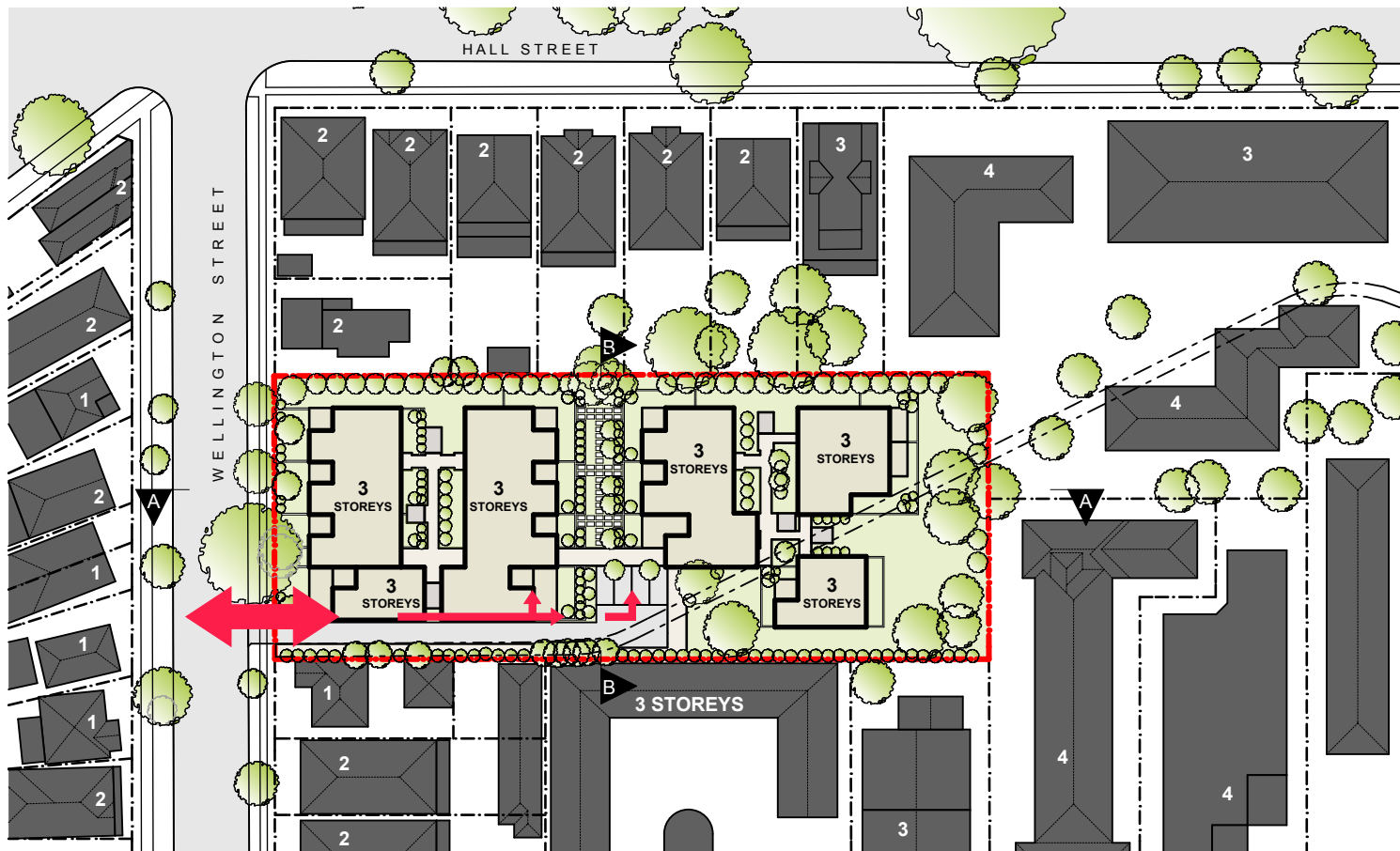




SITE TOPOGRAPHY

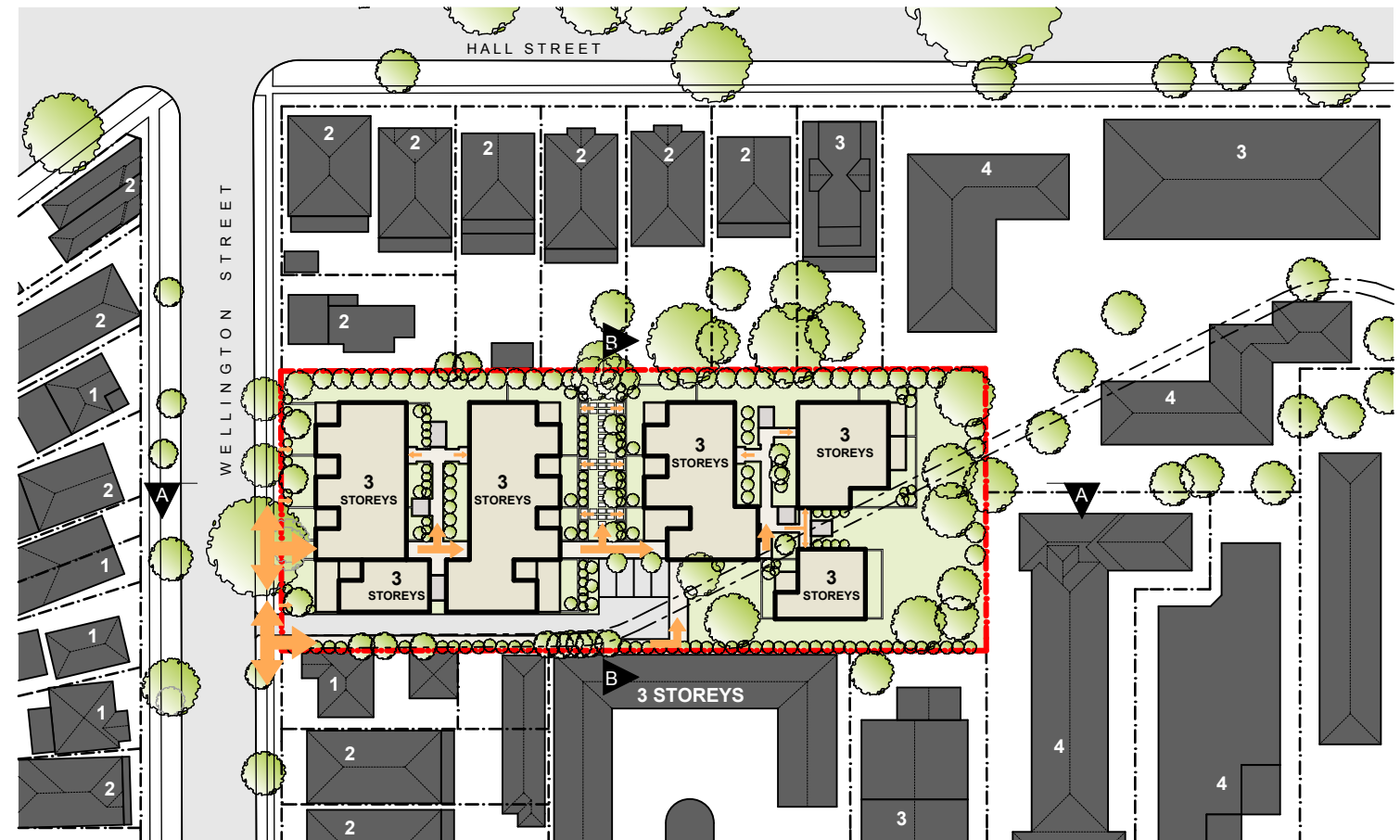


SUN PATH DIAGRAM



ANALYSIS DIAGRAMS 1 1:1000

VEHICULAR ACCESS DIAGRAM



PEDESTRIAN FLOW DIAGRAM

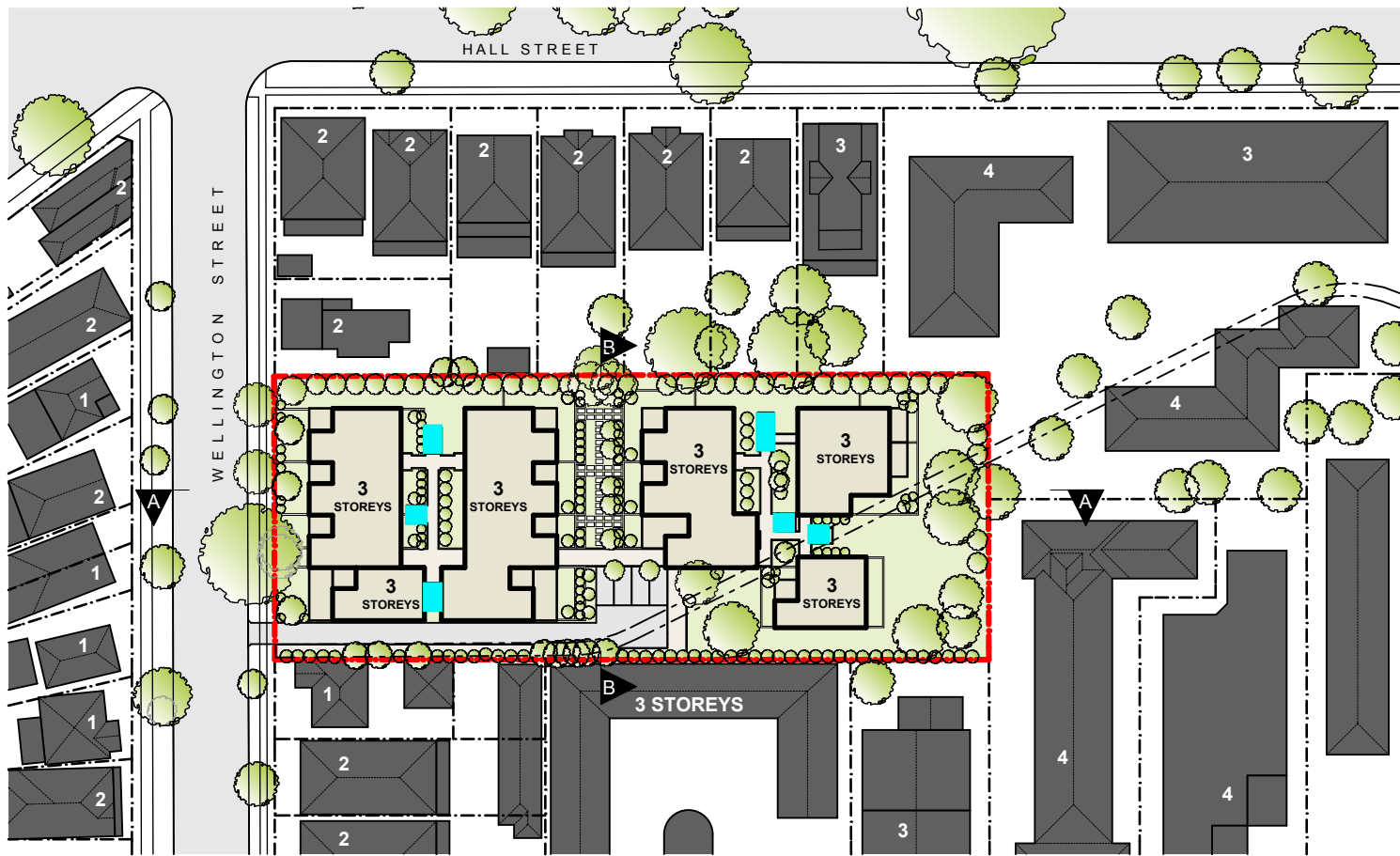
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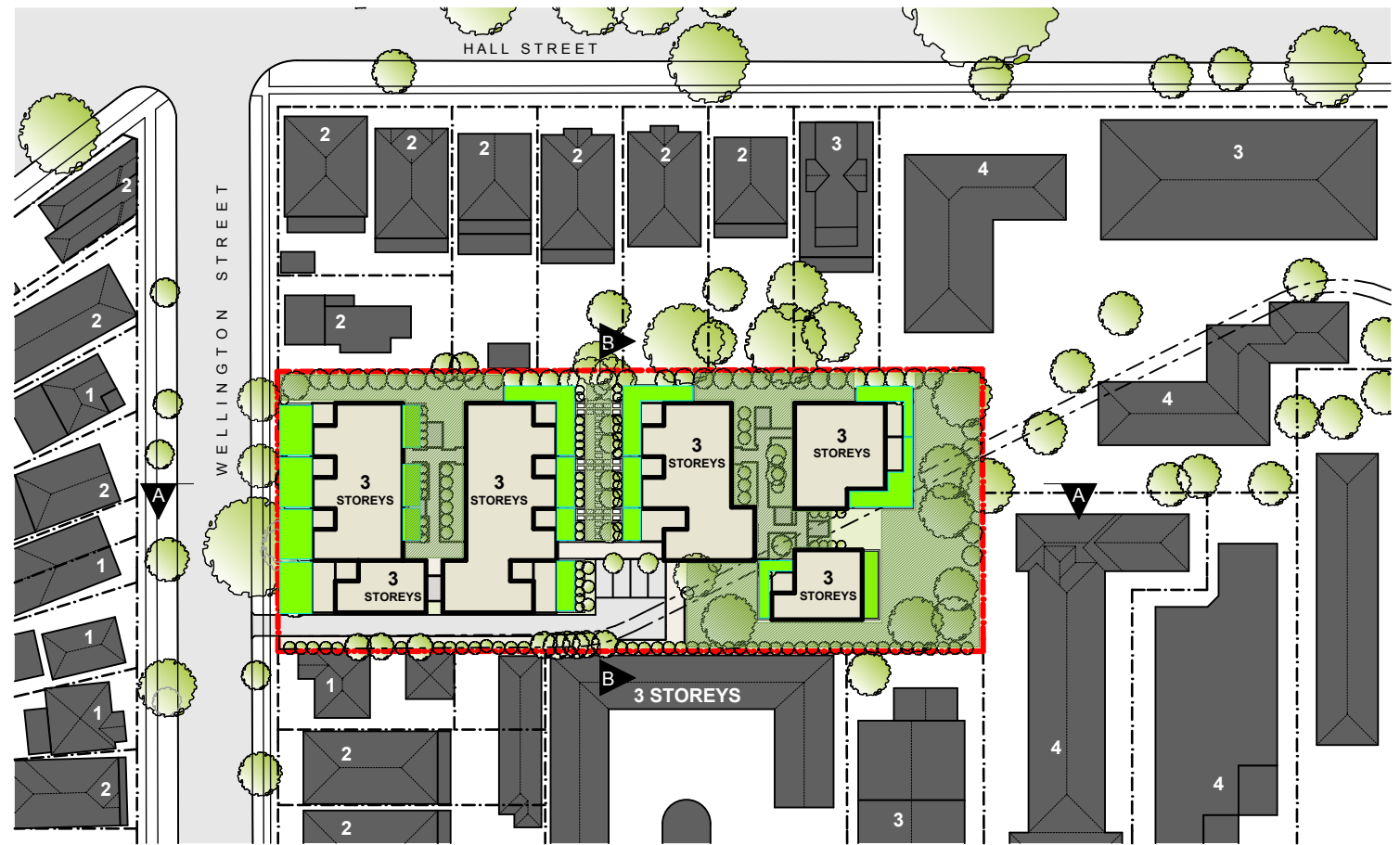
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ANALYSIS DIAGRAMS 1

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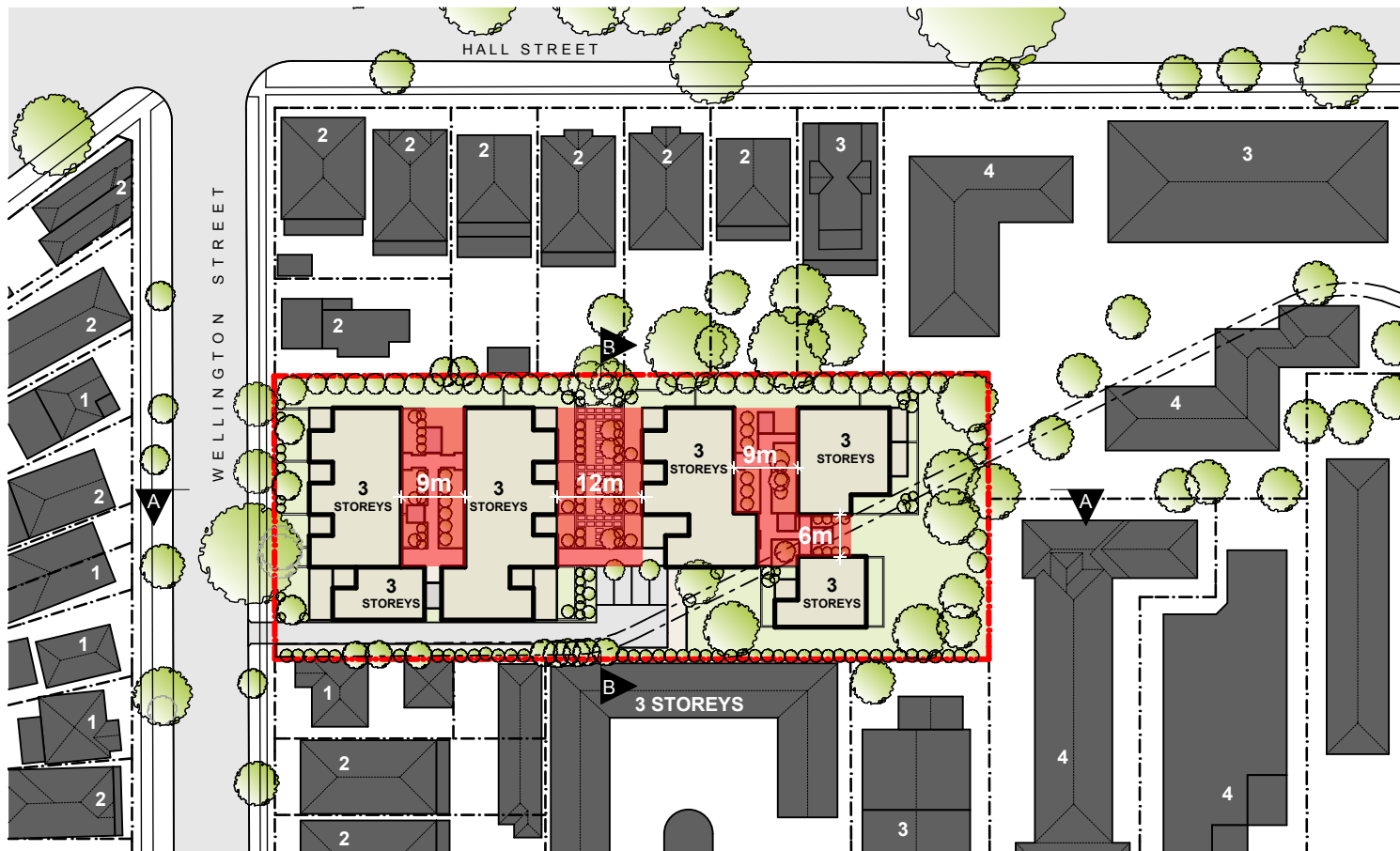
LIFTS AND STAIRS

VERTICAL CIRCULATION



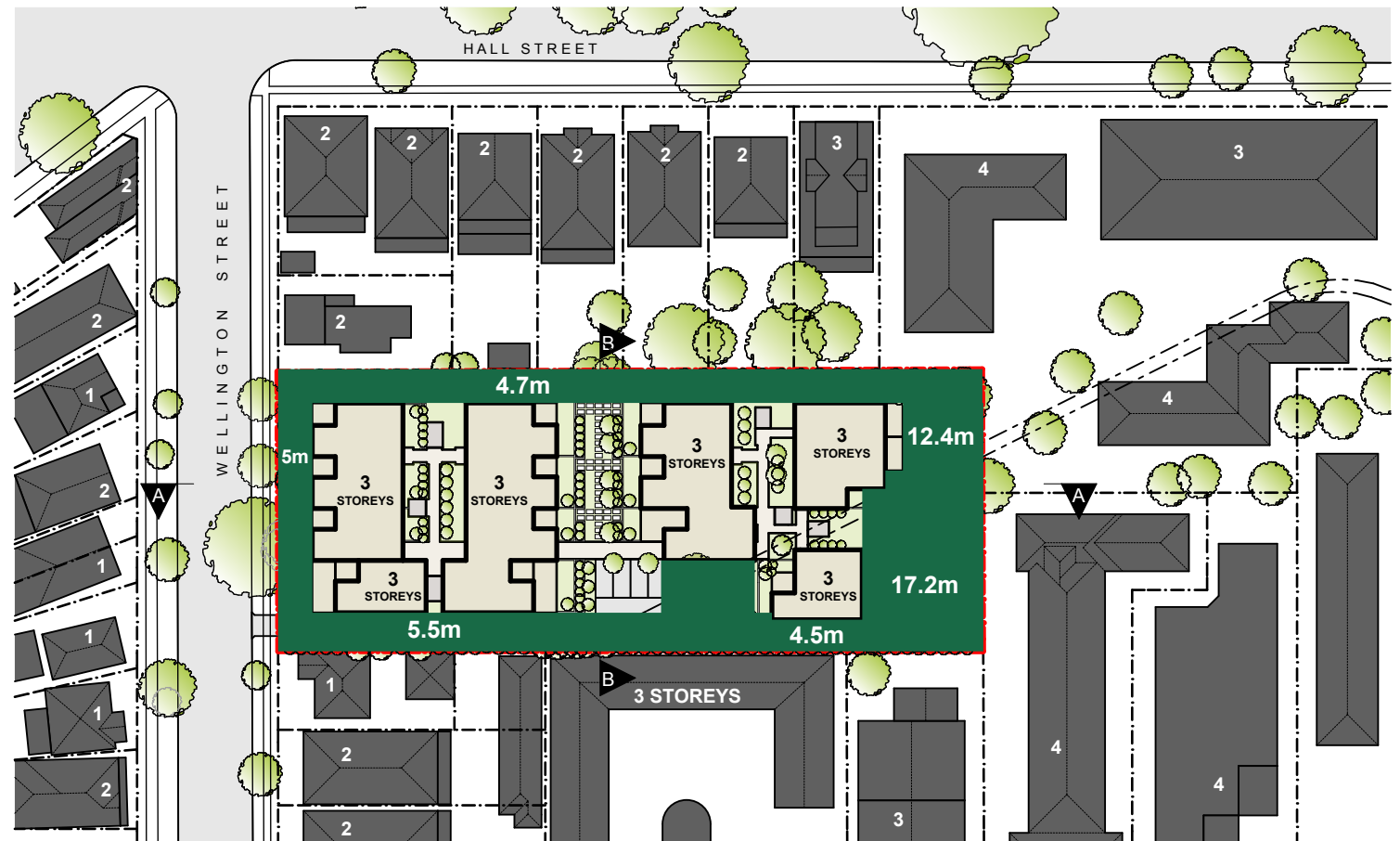
OPEN SPACE DIAGRAM

COMMON OPEN SPACE PRIVATE OPEN SPACE



ANALYSIS DIAGRAMS 2 1:1000

BUILDING SEPARATION DIAGRAM



SIDE SETBACKS DIAGRAM

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0 10 20 30 40 50m



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SK 07



CONCEPTUAL STREET ELEVATION 1:500

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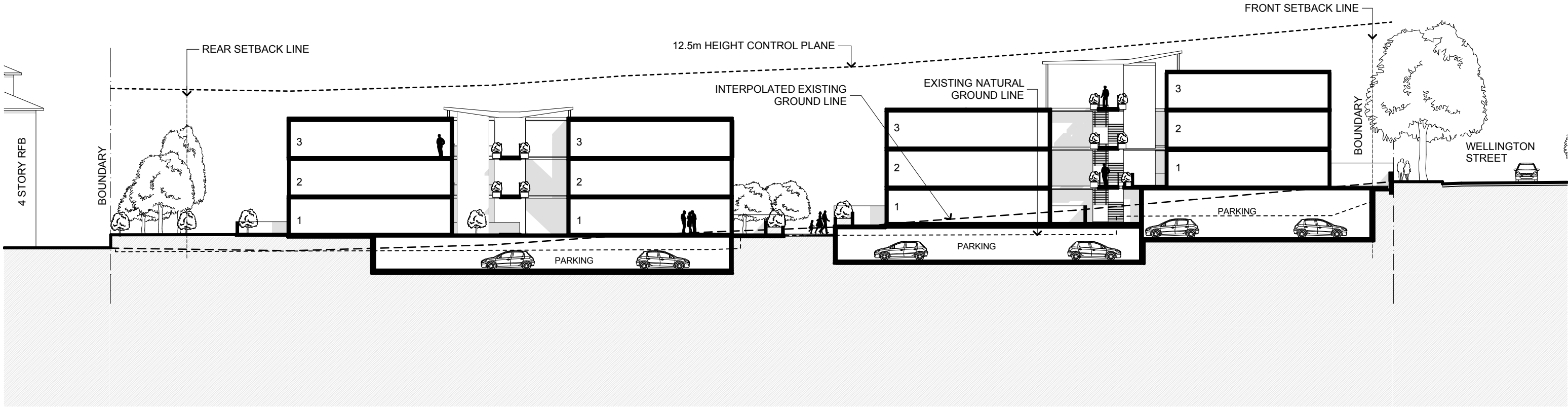
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DRAWING: CONCEPTUAL STREET ELEVATION SK 08

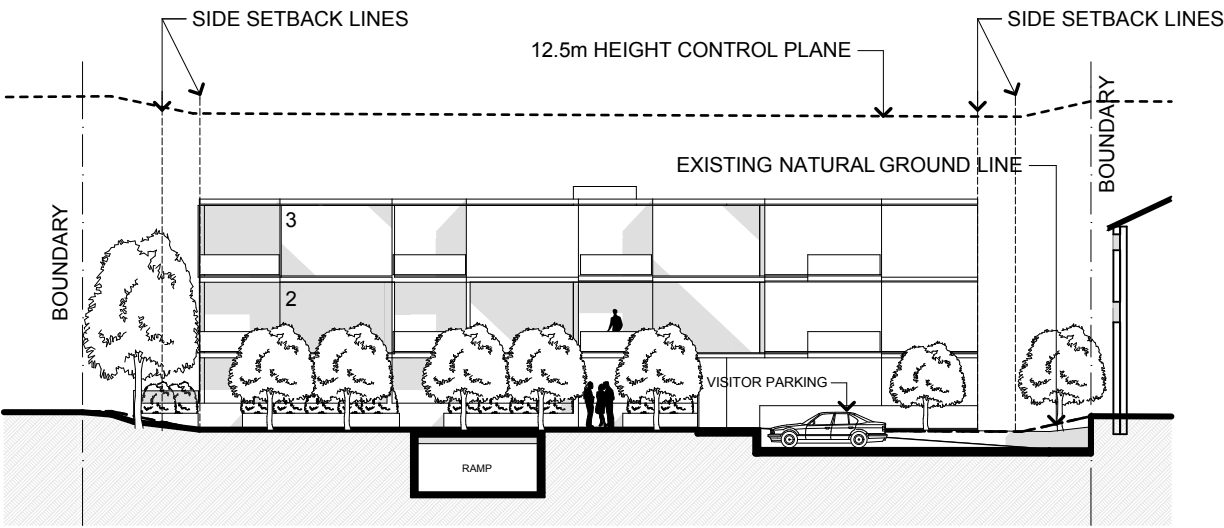
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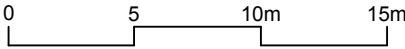
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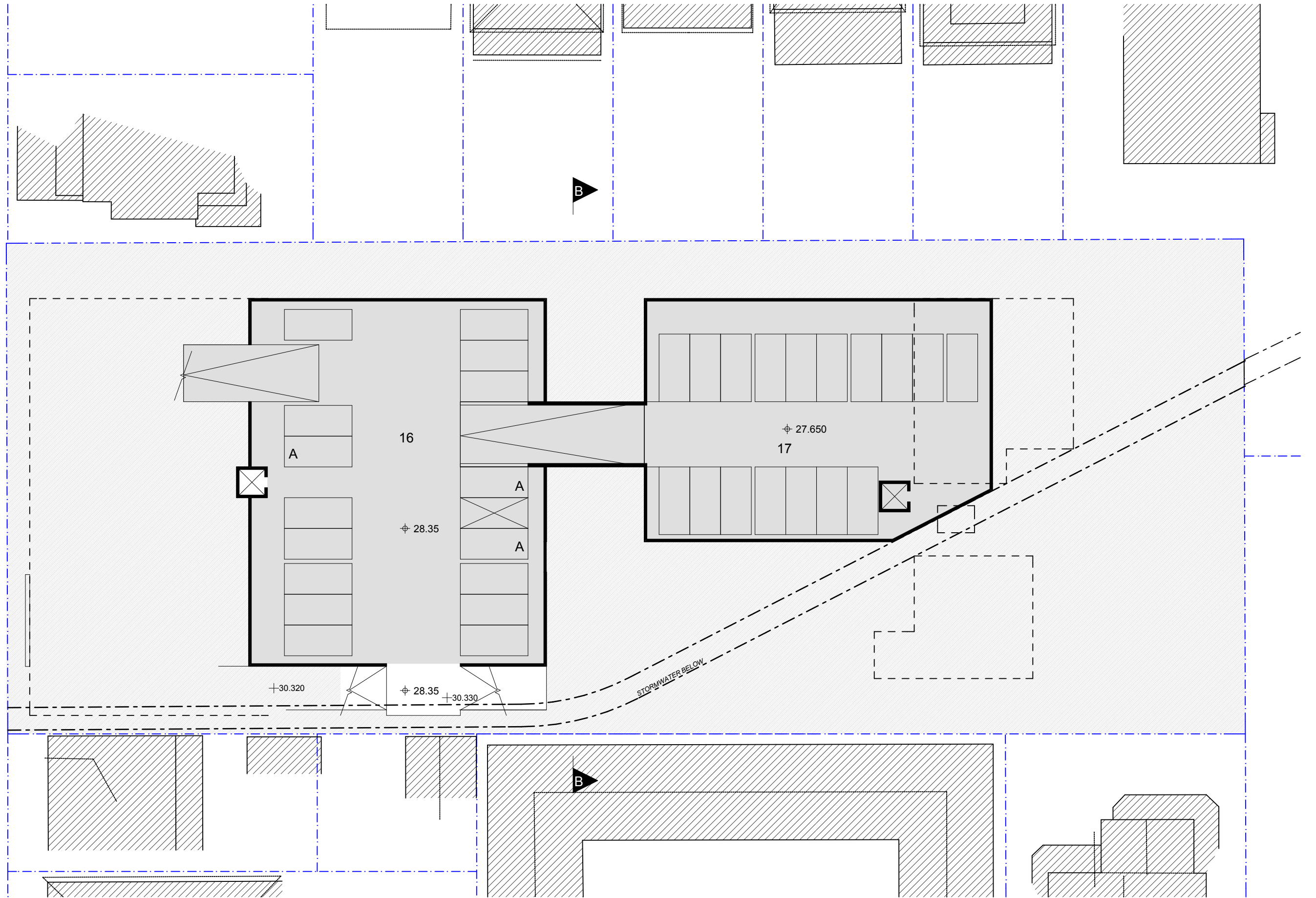
SECTION B-B

CONCEPTUAL SECTIONS 1:300

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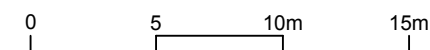


WELLINGTON STREET



CONCEPTUAL LOWER BASEMENT PLAN 1:300

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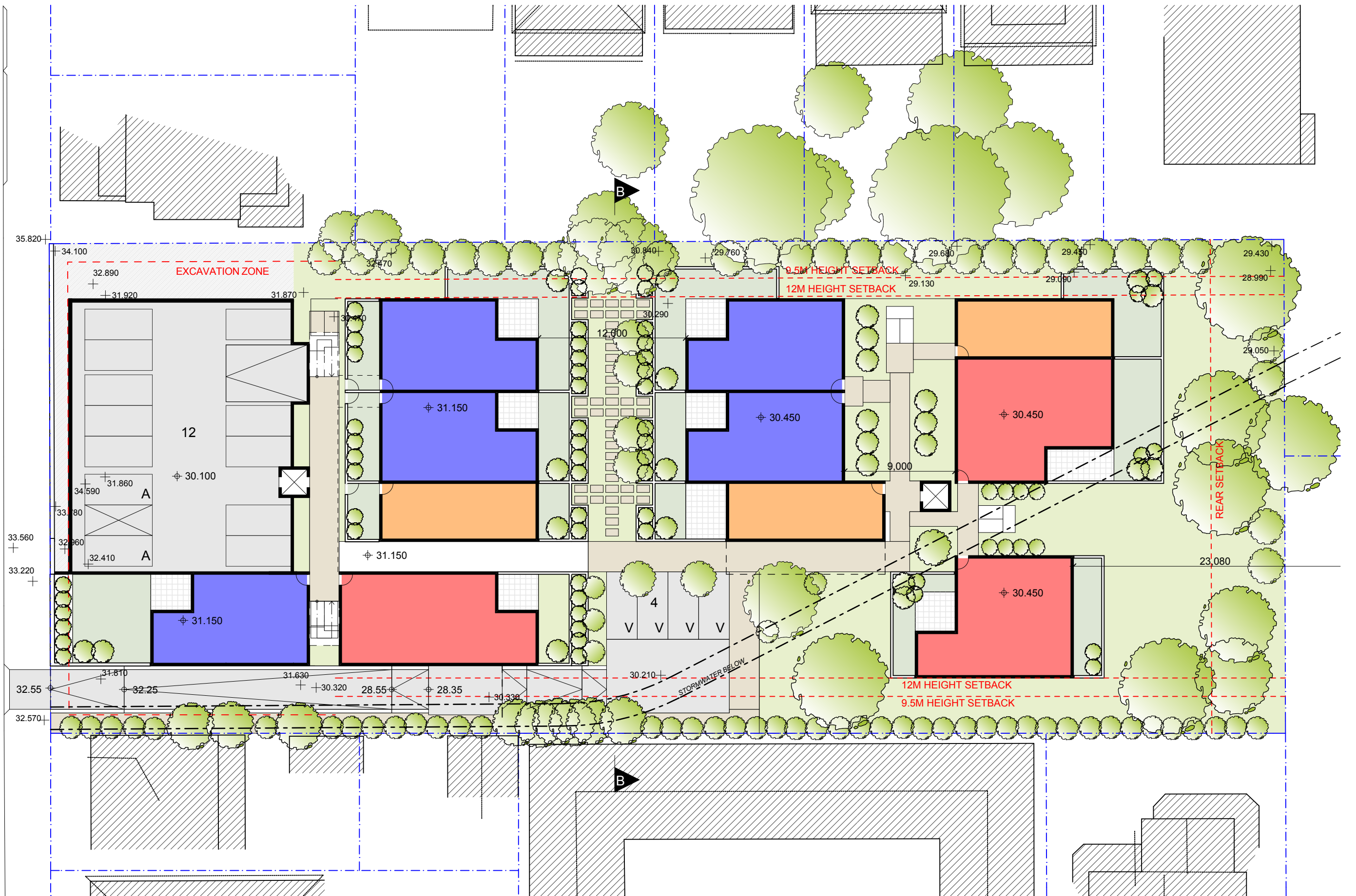
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DRAWING:
CONCEPTUAL LOWER BASEMENT
LEVEL

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SK 10

WELLINGTON STREET



CONCEPTUAL BASEMENT PLAN 1:300

1 BEDROOM APARTMENT 2 BEDROOM APARTMENT 3 BEDROOM APARTMENT

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0 5 10m 15m



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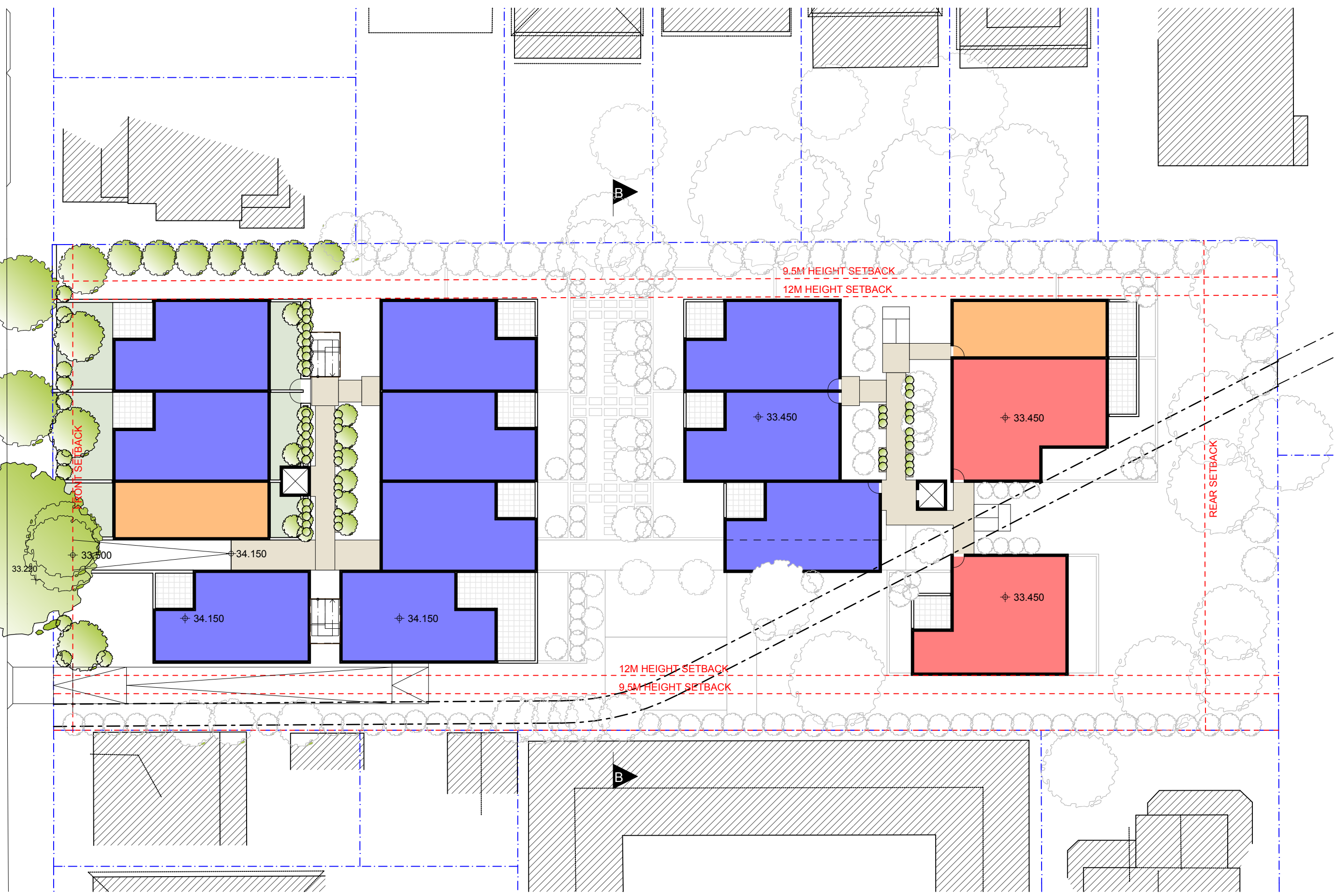
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CONCEPTUAL BASEMENT LEVEL

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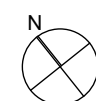
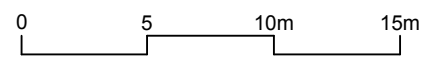
WELLINGTON STREET



CONCEPTUAL GROUND FLOOR PLAN 1:300

1 BEDROOM APARTMENT 2 BEDROOM APARTMENT 3 BEDROOM APARTMENT

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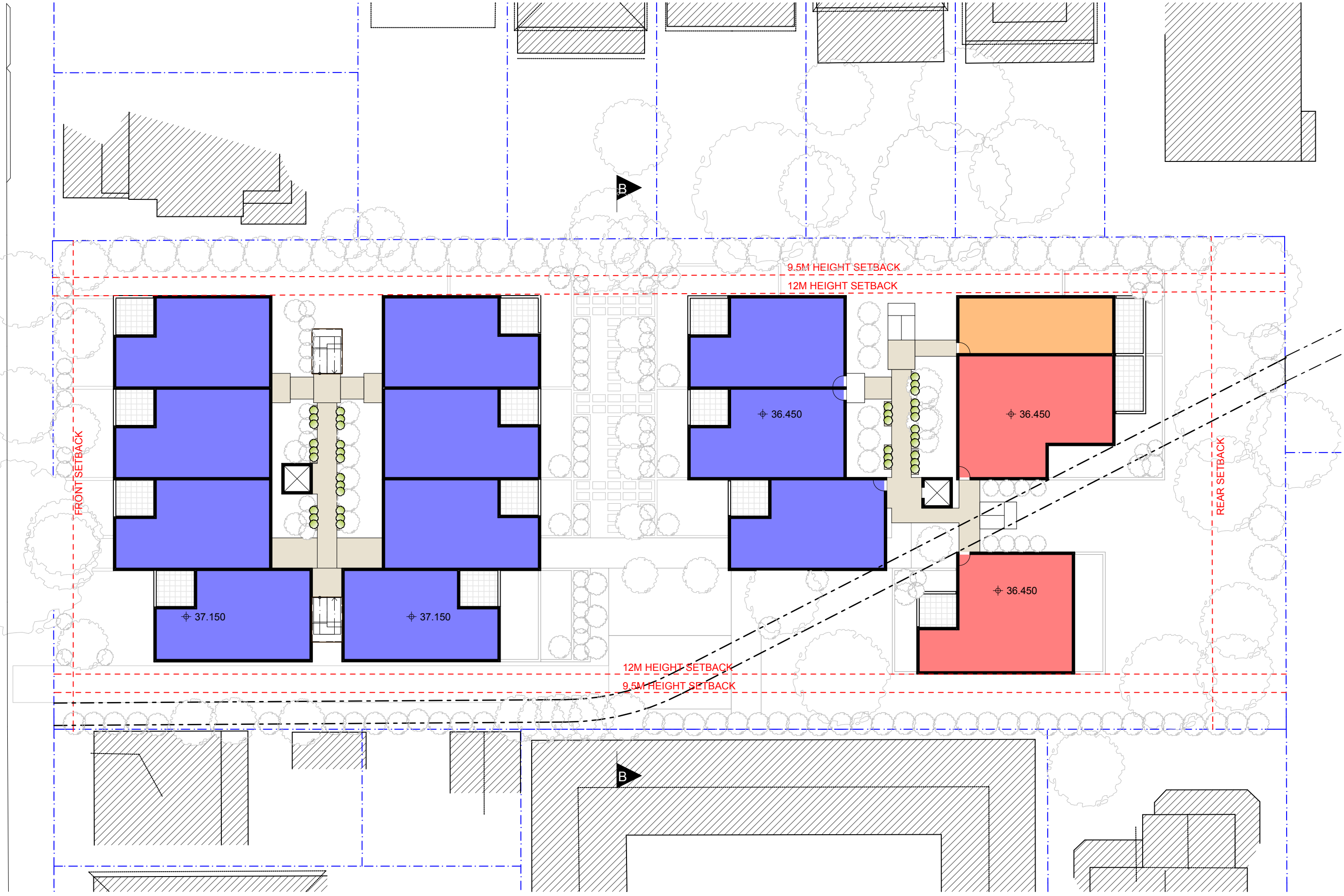


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DRAWING:
CONCEPTUAL GROUND FLOOR

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DRAWING NO: REV:
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SK 12

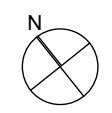
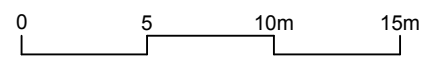
W E L L I N G T O N S T R E E T



CONCEPTUAL FIRST FLOOR PLAN 1:300

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

105 WELLINGTON STREET, BONDI



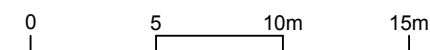
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CONCEPTUAL SECOND FLOOR PLAN 1:300

 1 BEDROOM APARTMENT  2 BEDROOM APARTMENT  3 BEDROOM APARTMENT



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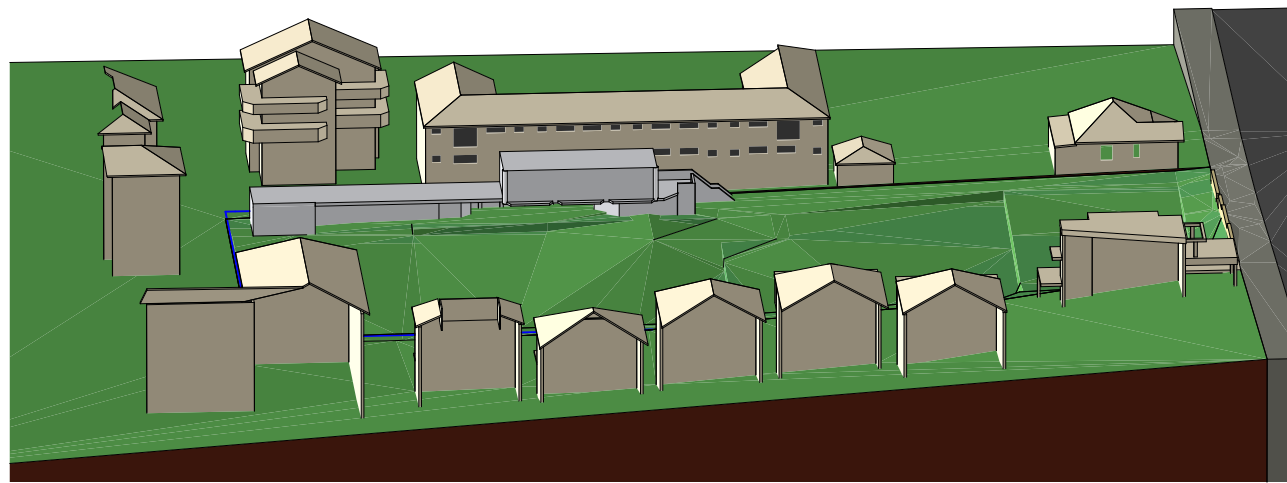
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DRAWING:
CONCEPTUAL SECOND FLOOR

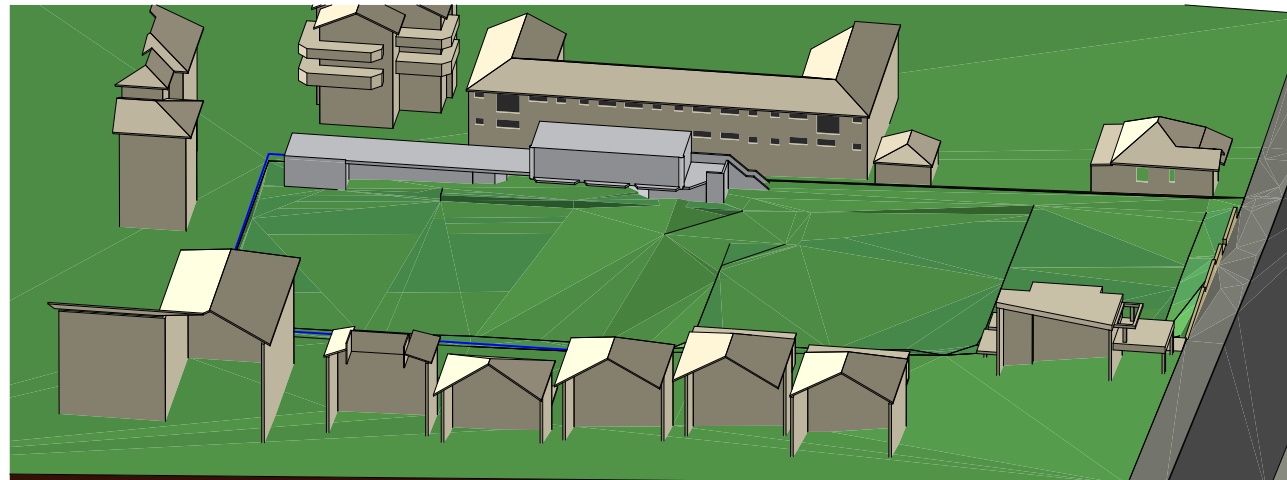
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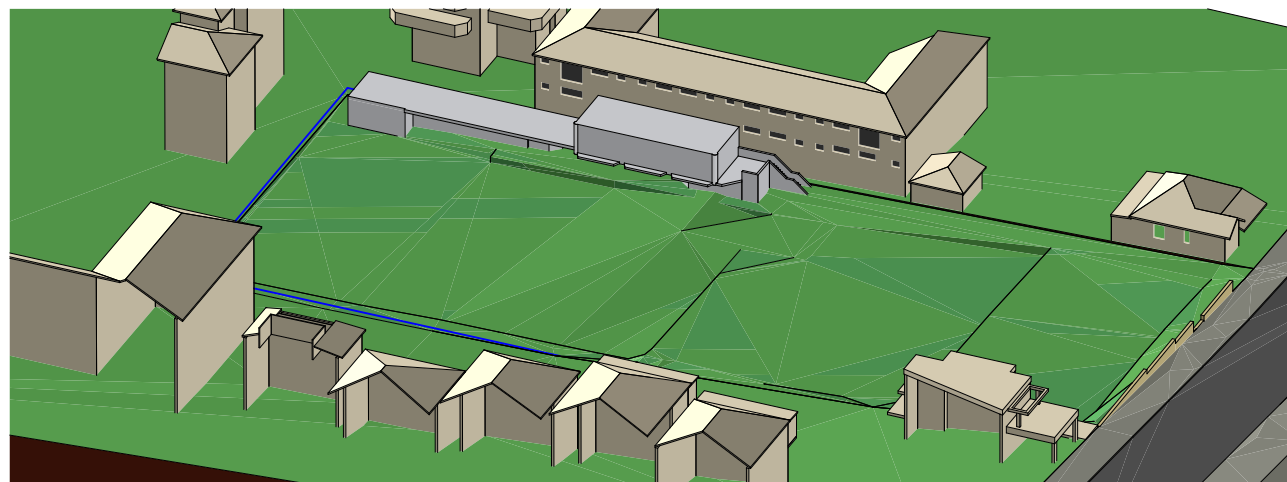
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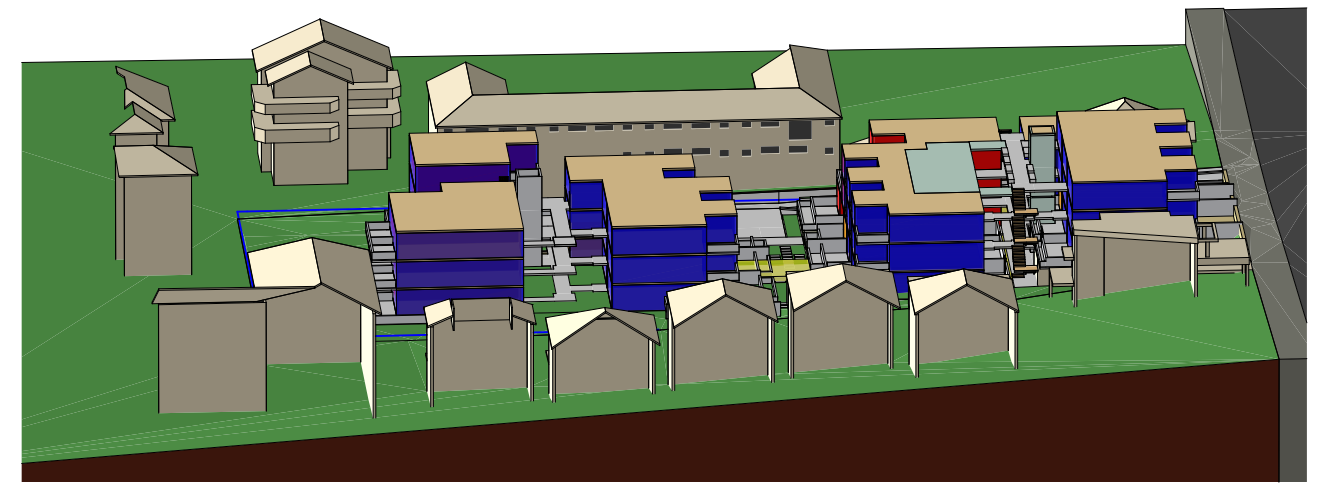
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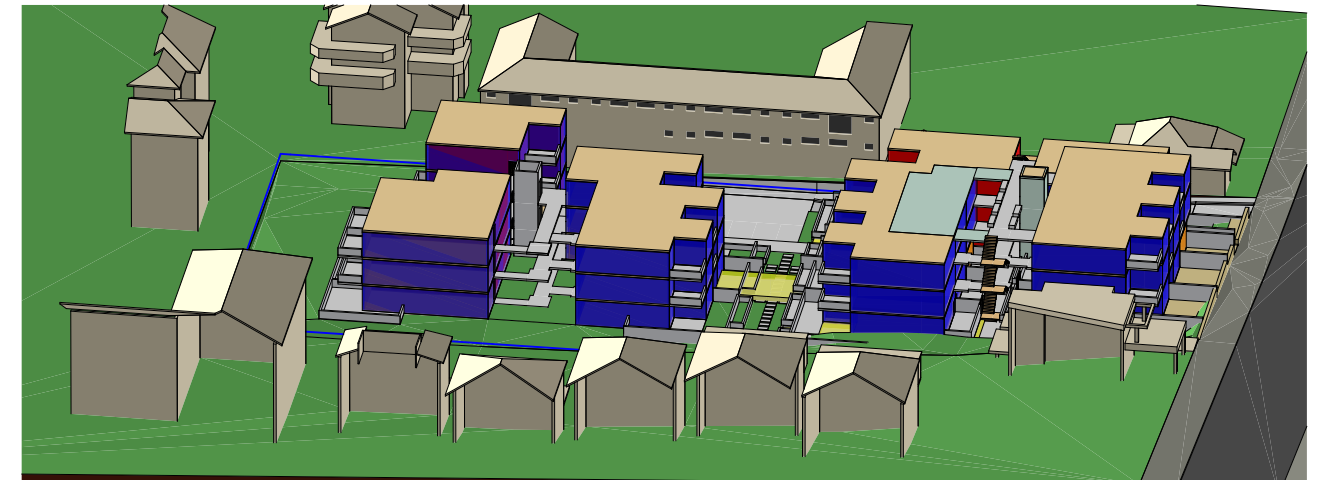
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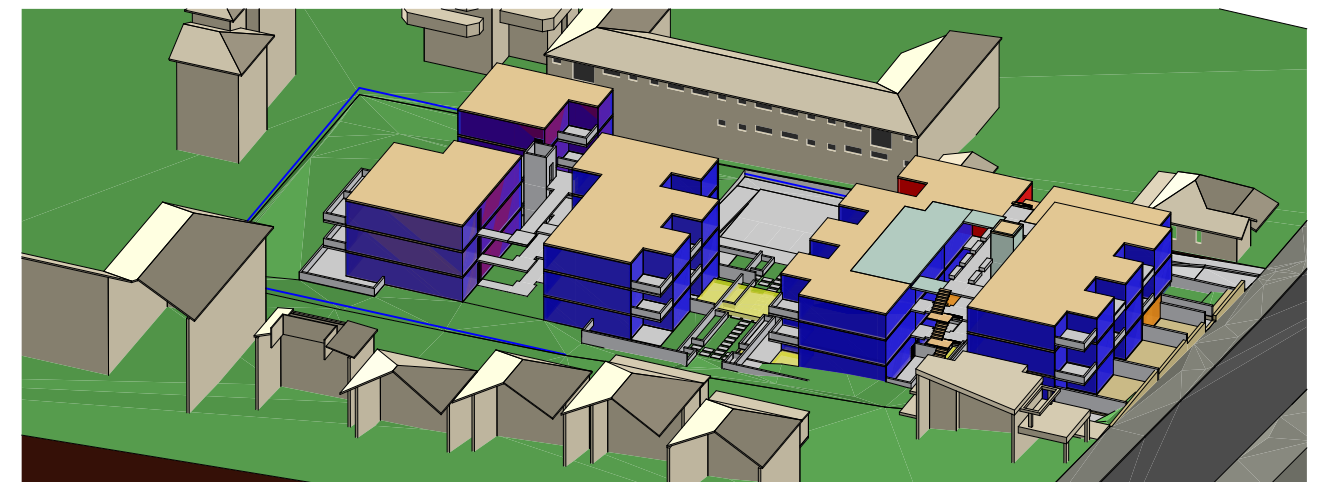
5 11AM EXISTING



2 9AM PROPOSED



4 10AM PROPOSED



6 11AM PROPOSED

CONCEPTUAL SOLAR ANALYSIS 9-11am (VIEW FROM THE SUN)

105 WELLINGTON STREET, BONDI

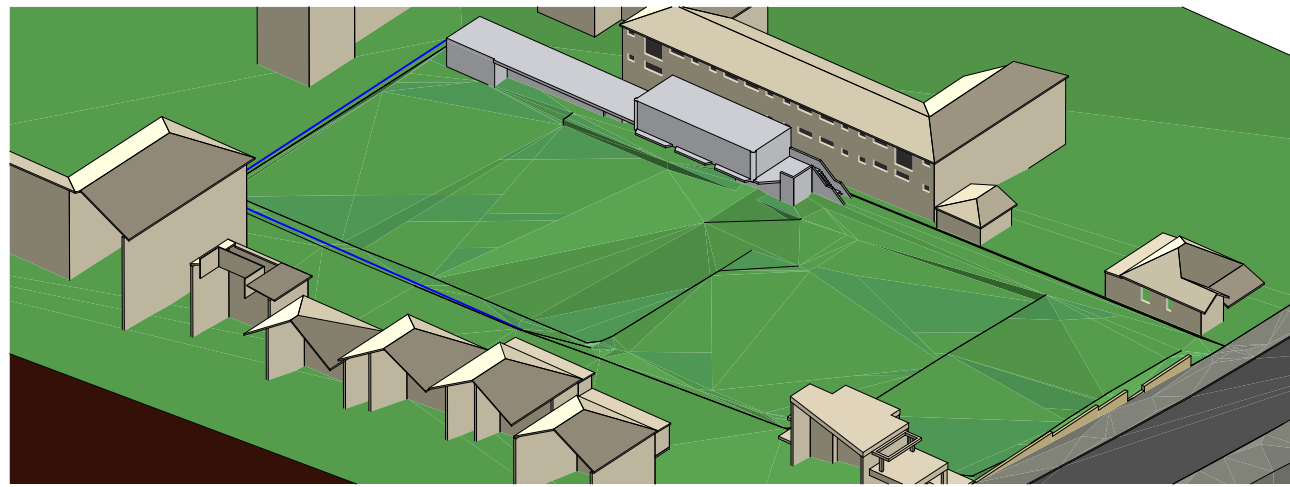
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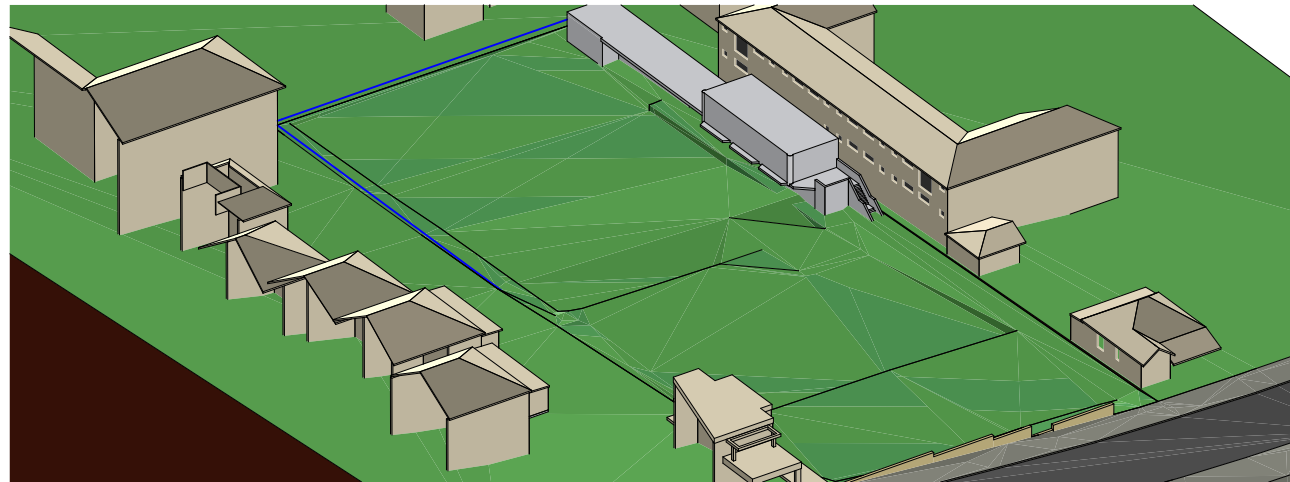
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CONCEPTUAL SOLAR ANALYSIS 9-11AM

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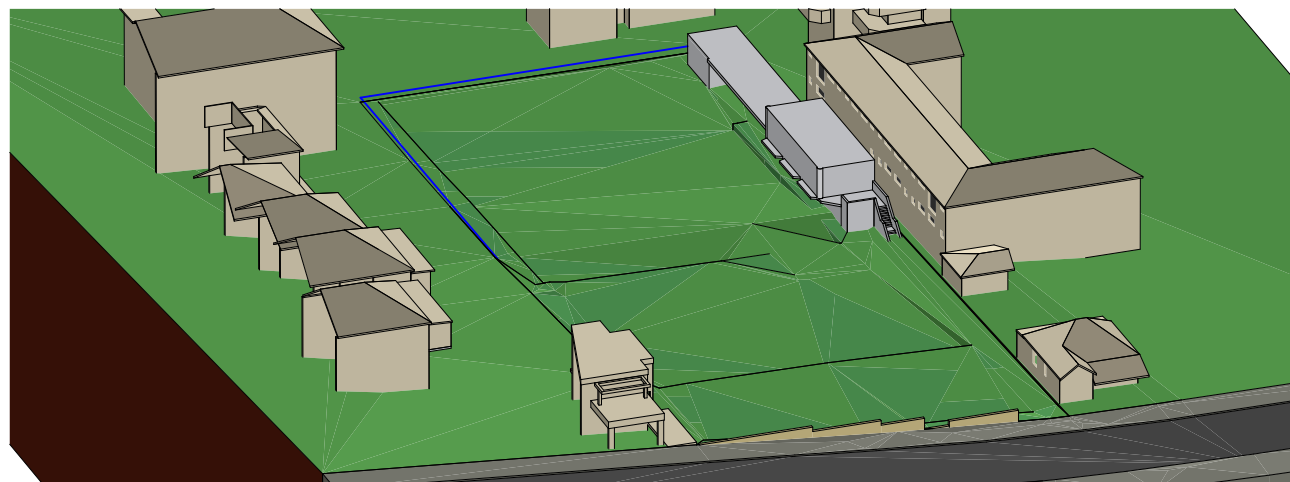
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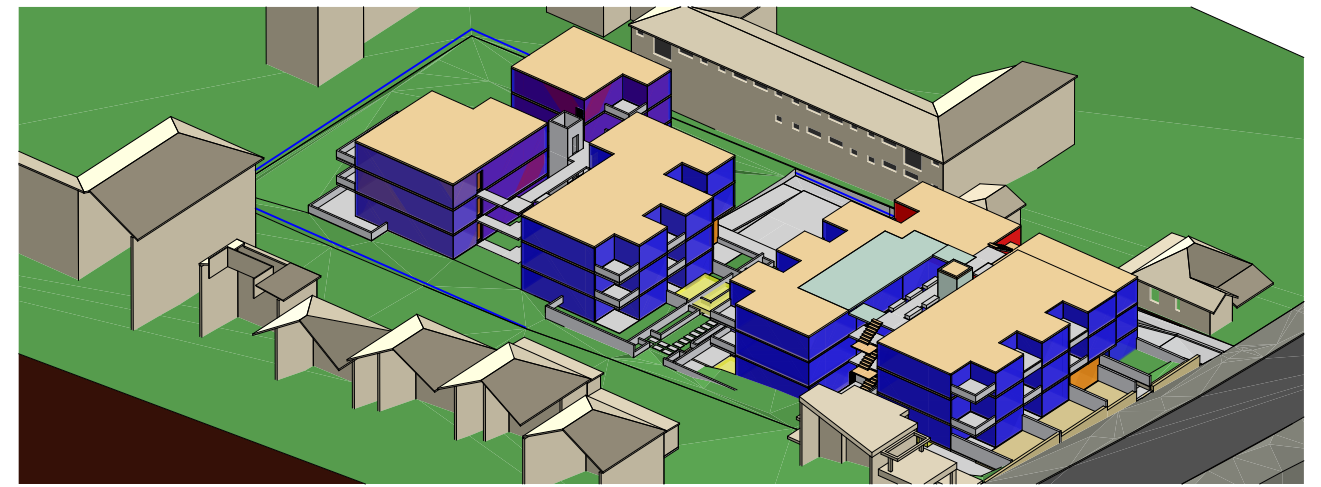
1 12PM EXISTING



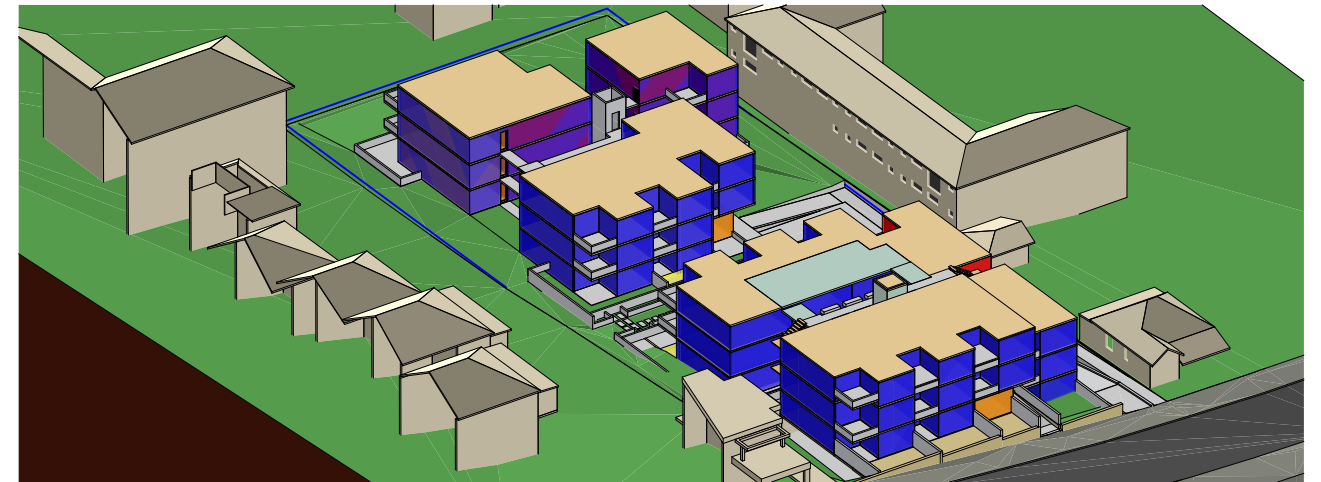
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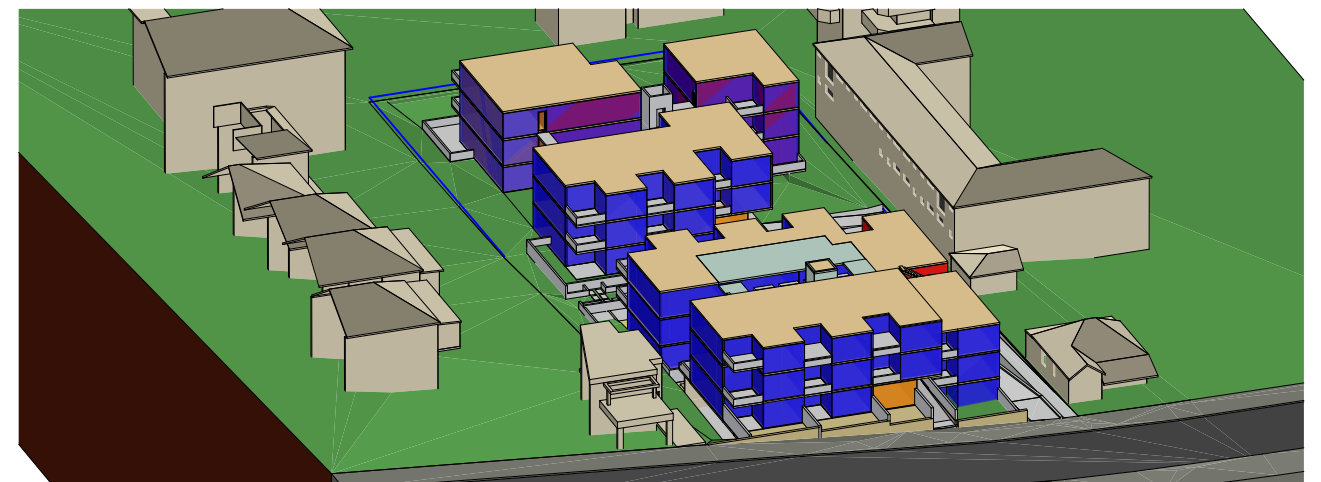
5 2PM EXISTING



2 12PM PROPOSED



4 1PM PROPOSED



6 2PM PROPOSED

CONCEPTUAL SOLAR ANALYSIS 12-2pm (VIEW FROM THE SUN)

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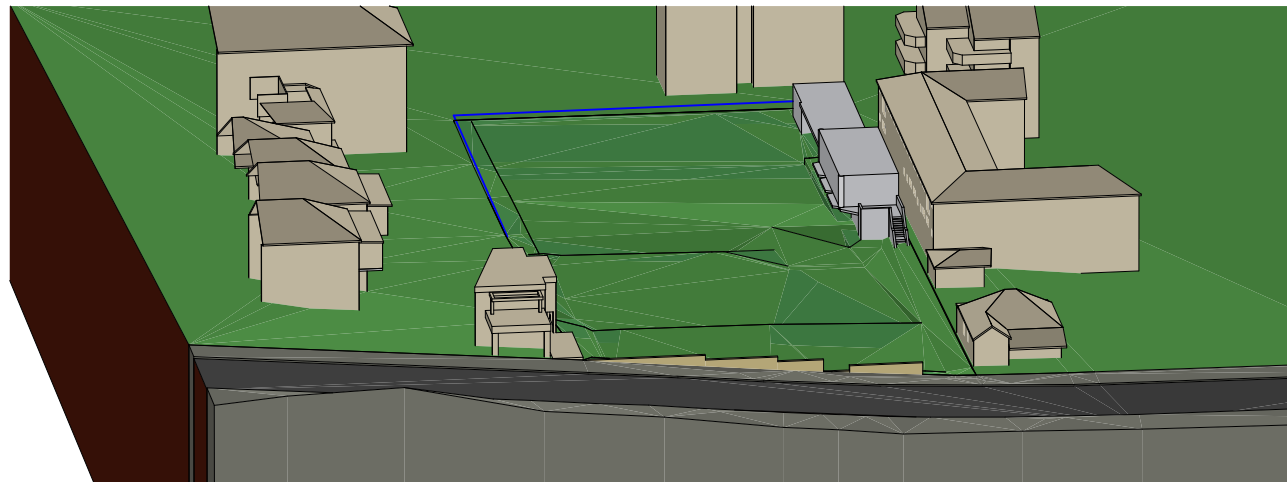
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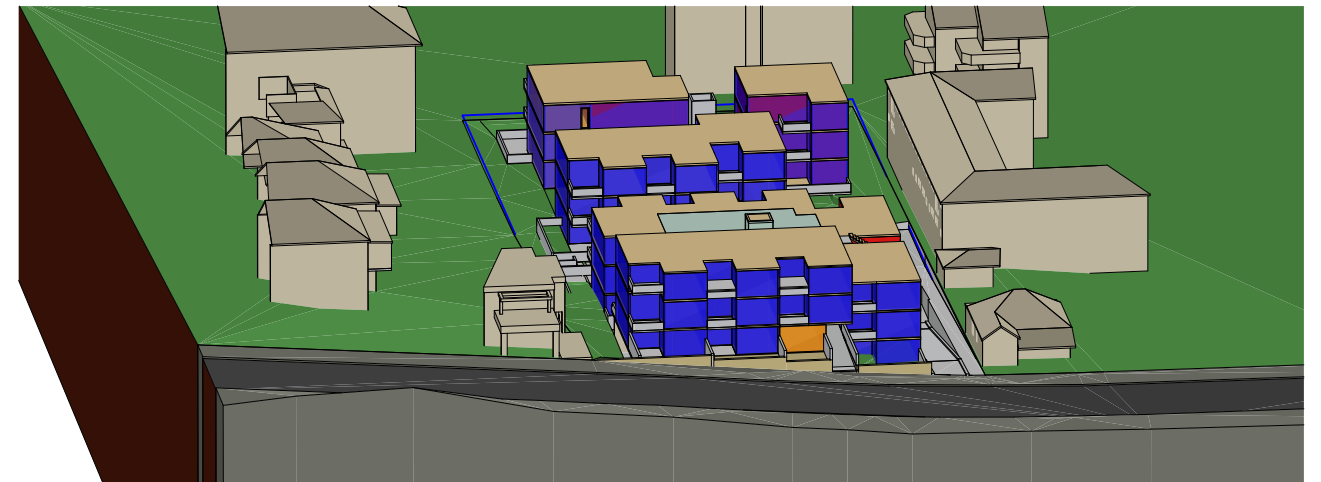
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1 **3PM EXISTING**



2 **3PM PROPOSED**

CONCEPTUAL SOLAR ANALYSIS 3pm (VIEW FROM THE SUN)

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3PM**

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GORDON STREET, MARRICKVILLE (BUILT)



ELIZABETH STREET, WATERLOO (PROPOSED)

COMPARABLE DEVELOPMENTS

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SK 18

CONCEPT MASTERPLAN

MACCABI TENNIS COURTS

105 WELLINGTON STREET, BONDI

Unit Mix					
APARTMENTS	1B	2B	3B	4B	# OF APARTMENTS
BASEMENT FLOOR					
	3	5	3	0	11
GROUND FLOOR					
	2	10	2	0	14
FIRST FLOOR					
	1	11	2	0	14
SECOND FLOOR					
	0	3	0	0	3
	6	29	7	0	42
UNIT MIX % REQUIRED	15%-40%	40%-75%	10%-100%		
UNIT MIX % PROVIDED	14%	69%	17%		

CAR SPACES REQUIRED	2.4-4.8	23.2-29	7-10.5		RESIDENTS 32.6-44.3 (INCL. ACCESSIBLE 5) VISITORS 4 TOTAL PERMISSIBLE 49
CAR SPACES PROVIDED	6	29	10		RESIDENTS 45 (INCL. ACCESSIBLE 5) VISITORS 4 TOTAL 49

Landscaping Schedule	
LANDSCAPING REQUIRED	30%
LANDSCAPING PROVIDED	1,439.41 = 37%
DEEP SOIL ZONE	1,437.43 = 100% OF LANDSCAPING AREA

GFA Schedule

SITE AREA = 3848SQM
ALLOWABLE FSR = 0.9:1
ALLOWABLE GFA = 3463 SQM

BASEMENT FLOOR	894.80
GROUND FLOOR	1,139.30
FIRST FLOOR	1,162.91
SECOND FLOOR	243.84
	3,440.85 m²

PROPOSED FSR = 0.89:1

SCHEDULES AND CALCULATIONS

105 WELLINGTON STREET, BONDI