



SECT. 96 ISSUE

11014-Birdwood Pk RSLLC_20-09-2017 -
6.12.2017



BIRDWOOD PARK DEVELOPMENT

SOUTH-WESTERN AERIAL VIEW

A70 - p/n.11014 - DA ISSUE rev C - DEC 2017





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BIRDWOOD PARK DEVELOPMENT

NORTH-WESTERN AERIAL VIEW

A71 - p/n.11014 - DA ISSUE rev C - DEC 2017







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BIRDWOOD PARK DEVELOPMENT

NORTH-EASTERN AERIAL VIEW

A73 - p/n.11014 - DA ISSUE rev C - DEC 2017



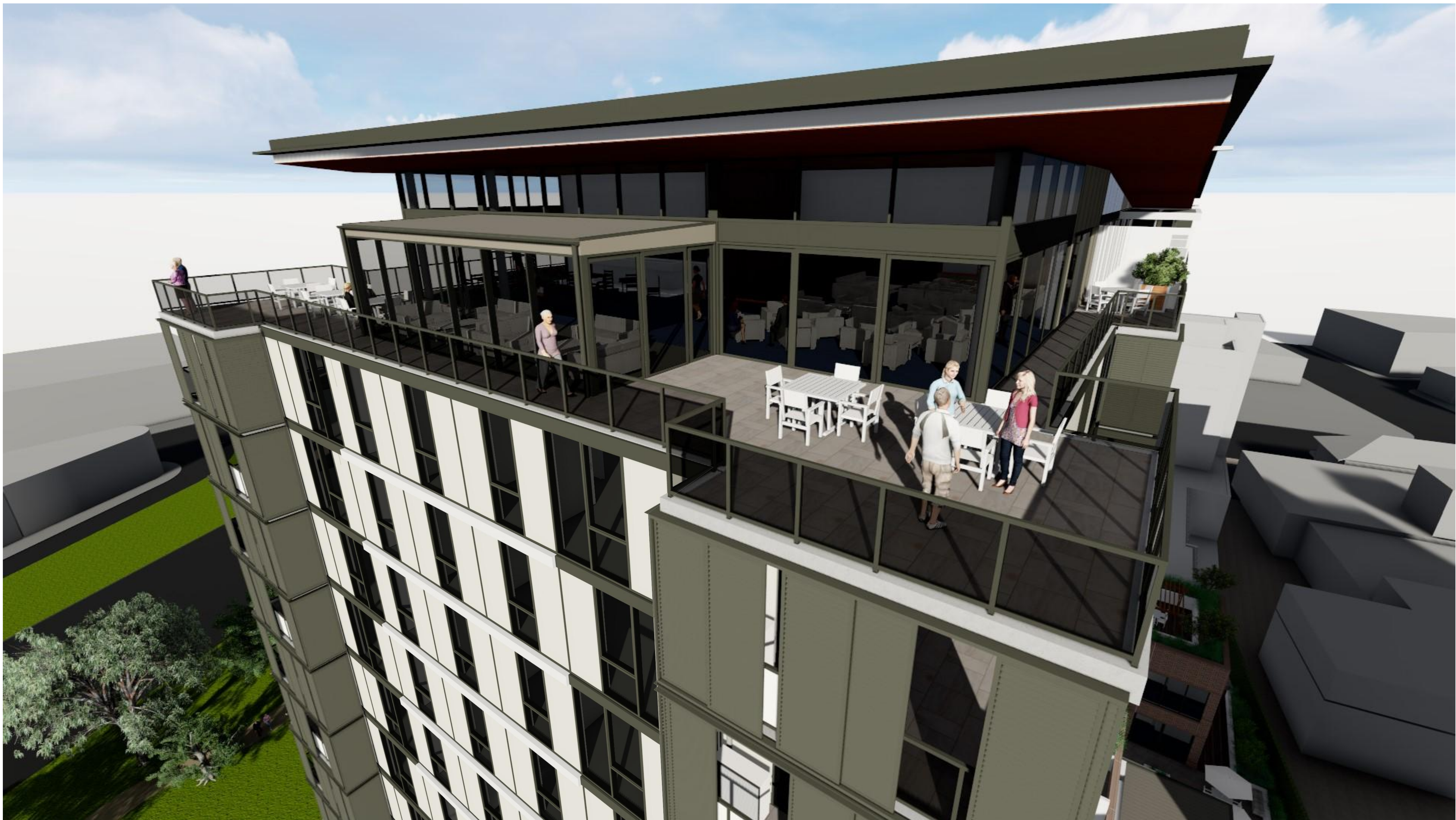






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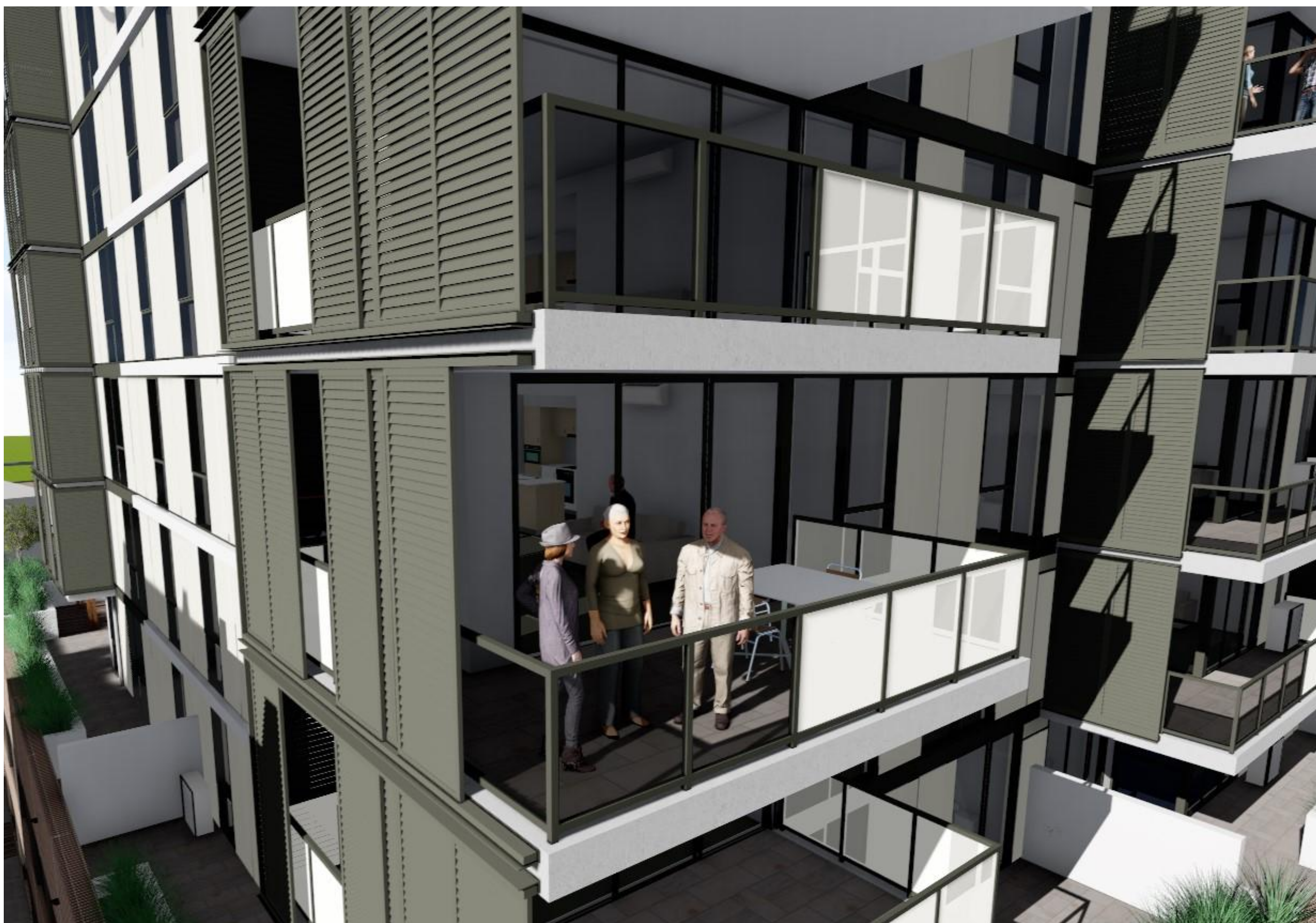


BIRDWOOD PARK DEVELOPMENT

NORTH-EASTERN ROOF-TOP VIEW

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BIRDWOOD PARK DEVELOPMENT

TYPICAL BALCONY VIEWS

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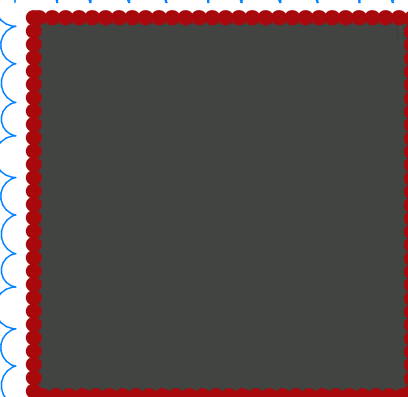




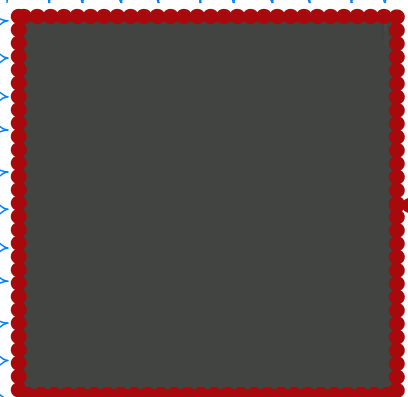
MEMORIAL PRECEDENT



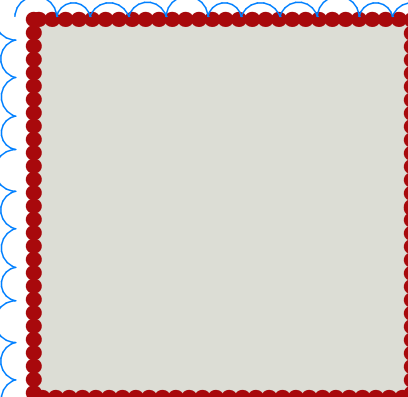
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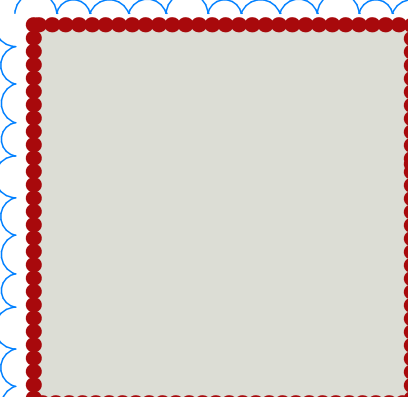
WOODLAND GREY POWDER-COATED ALUMINIUM - BALCONY FRAMING & LOUVRES



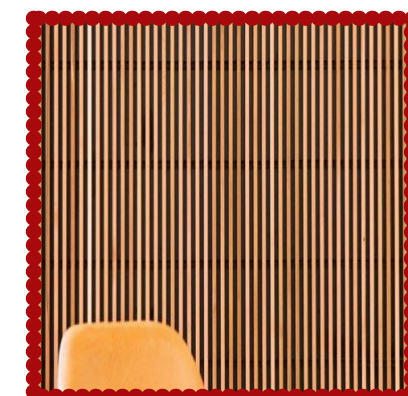
WOODLAND GREY POWDER-COATED ALUMINIUM - WINDOW & DOOR FRAMING



MAIN TOWER FAWADE WALLS - 'RAL-9002' 'GREY-WHITE' COLOUR-BAWK GLAZING



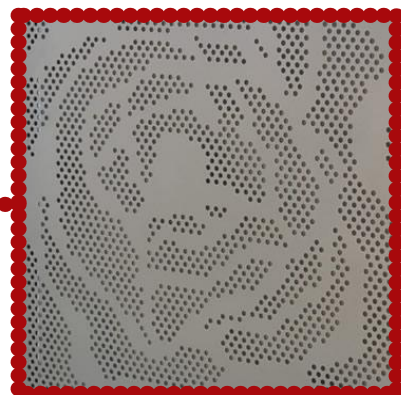
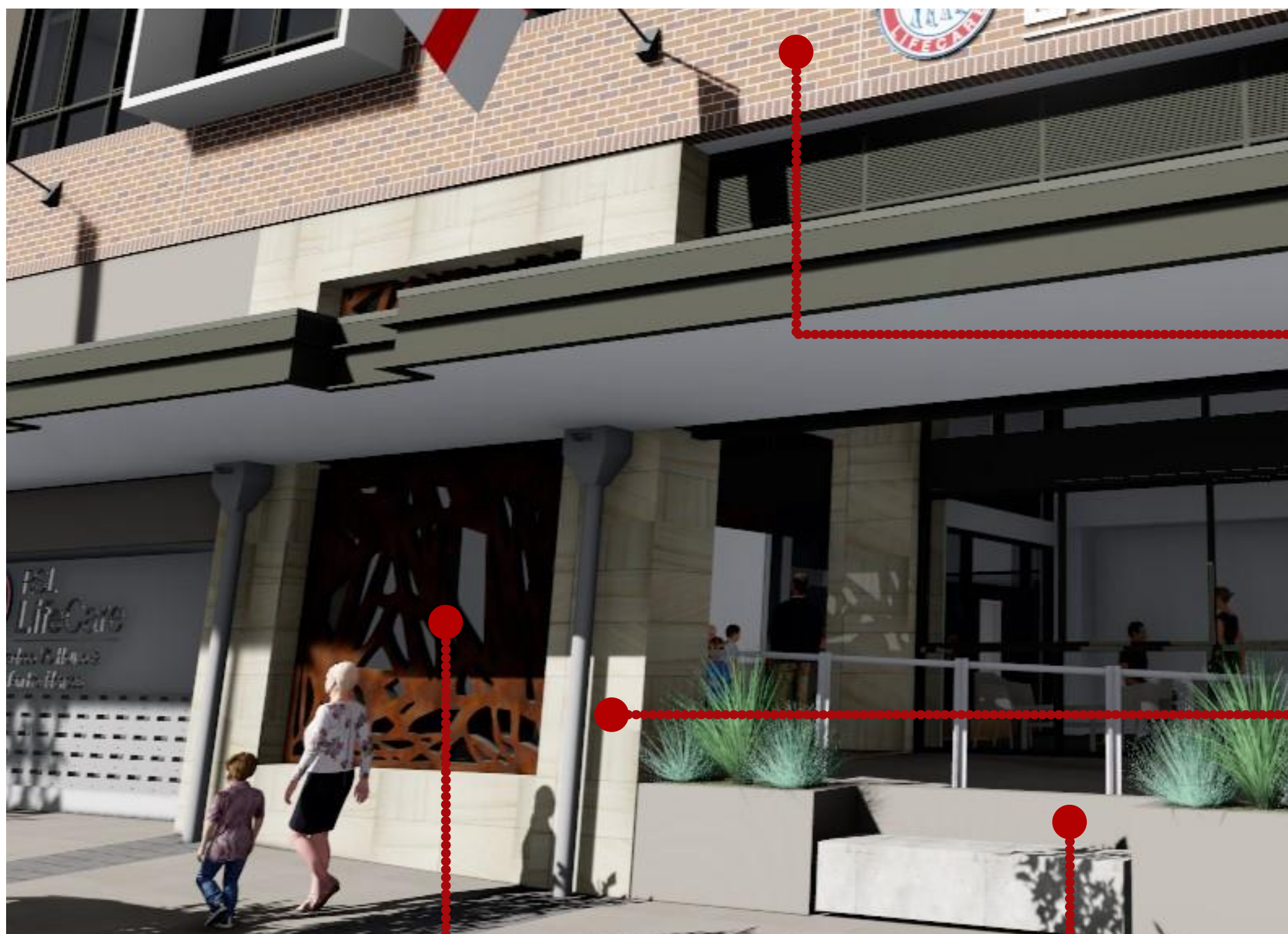
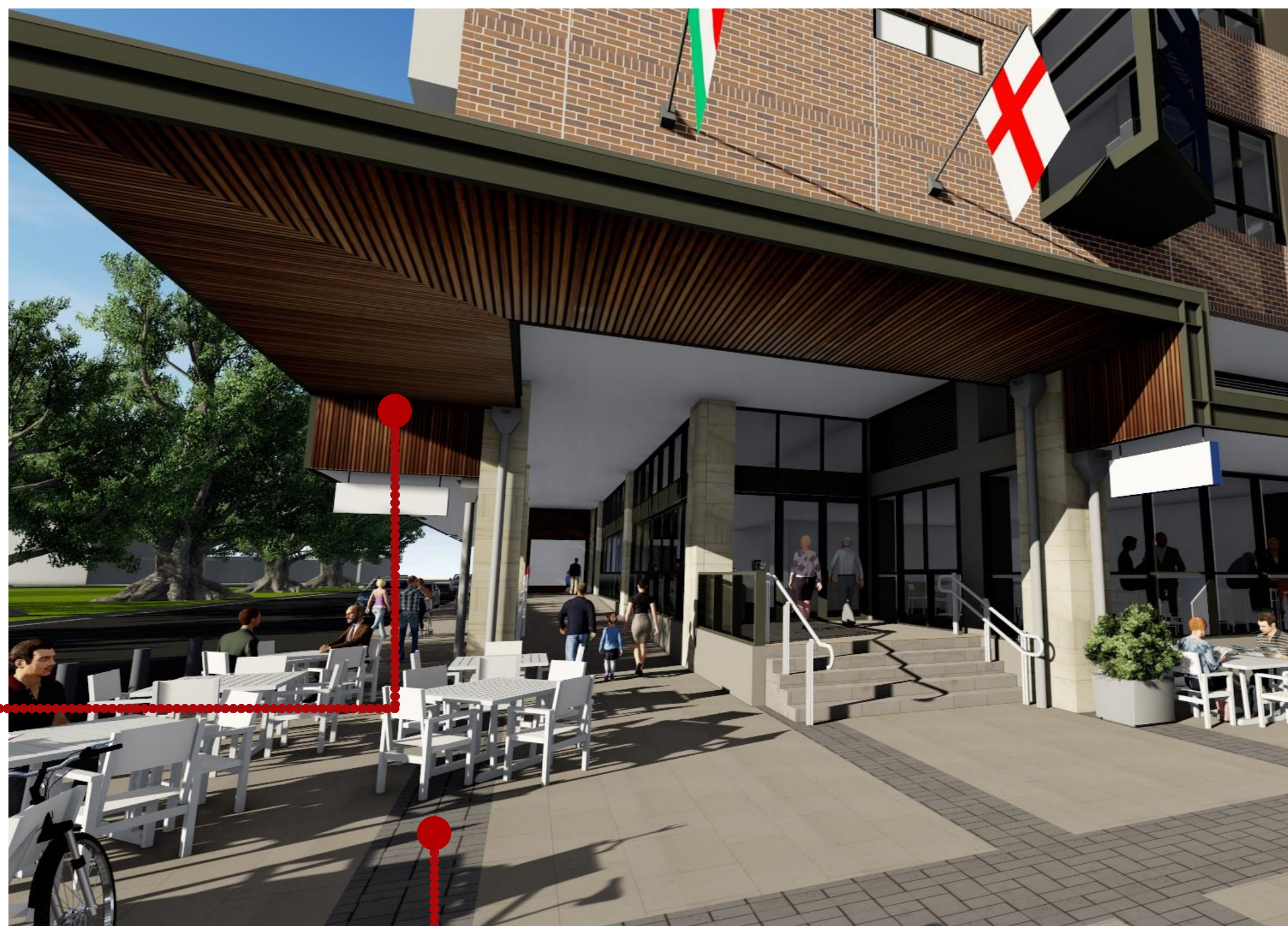
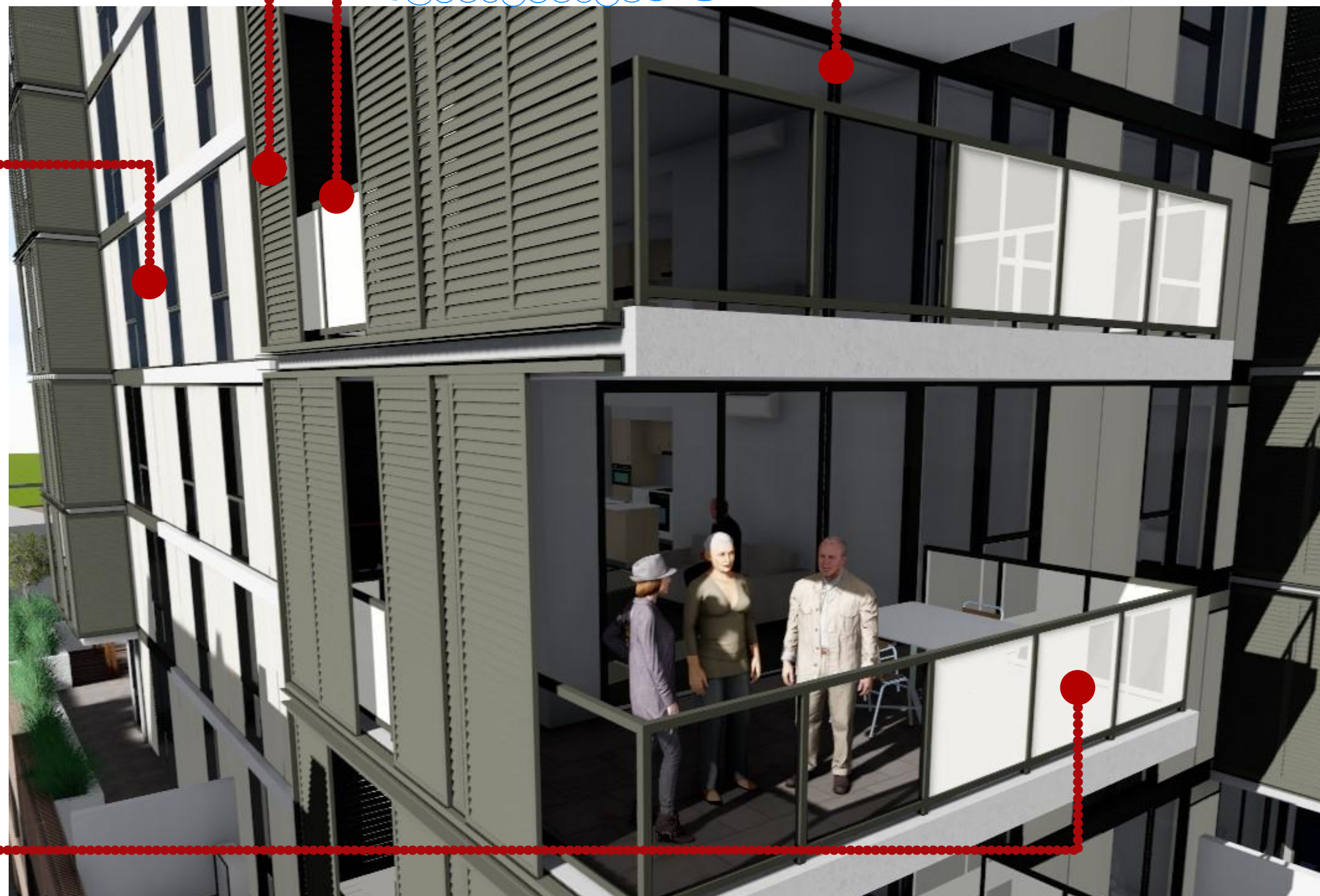
OPAQUE BALUSTRADE INFILL PANELS - 'RAL-9002' 'GREY-WHITE' COLOUR-BAWK GLAZING



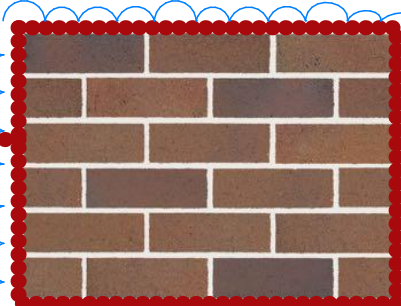
'SCREENWOOD' OR EQUAL TIMBER-LOOK SOFFITS



PAVING STONE



PATTERNED PERFORATED MESH EXAMPLE



MASONRY PODIUM CLADDING - 'AUSTRAL' - 'GERTRUDIS BROWN'



STONE CLADDING - LOWER LEVELS



FEATURE SILOUETTE SCREEN



LOWER BASE EXTERNAL WALLS - 'MID-GREY' RENDER & PAINT FINISH

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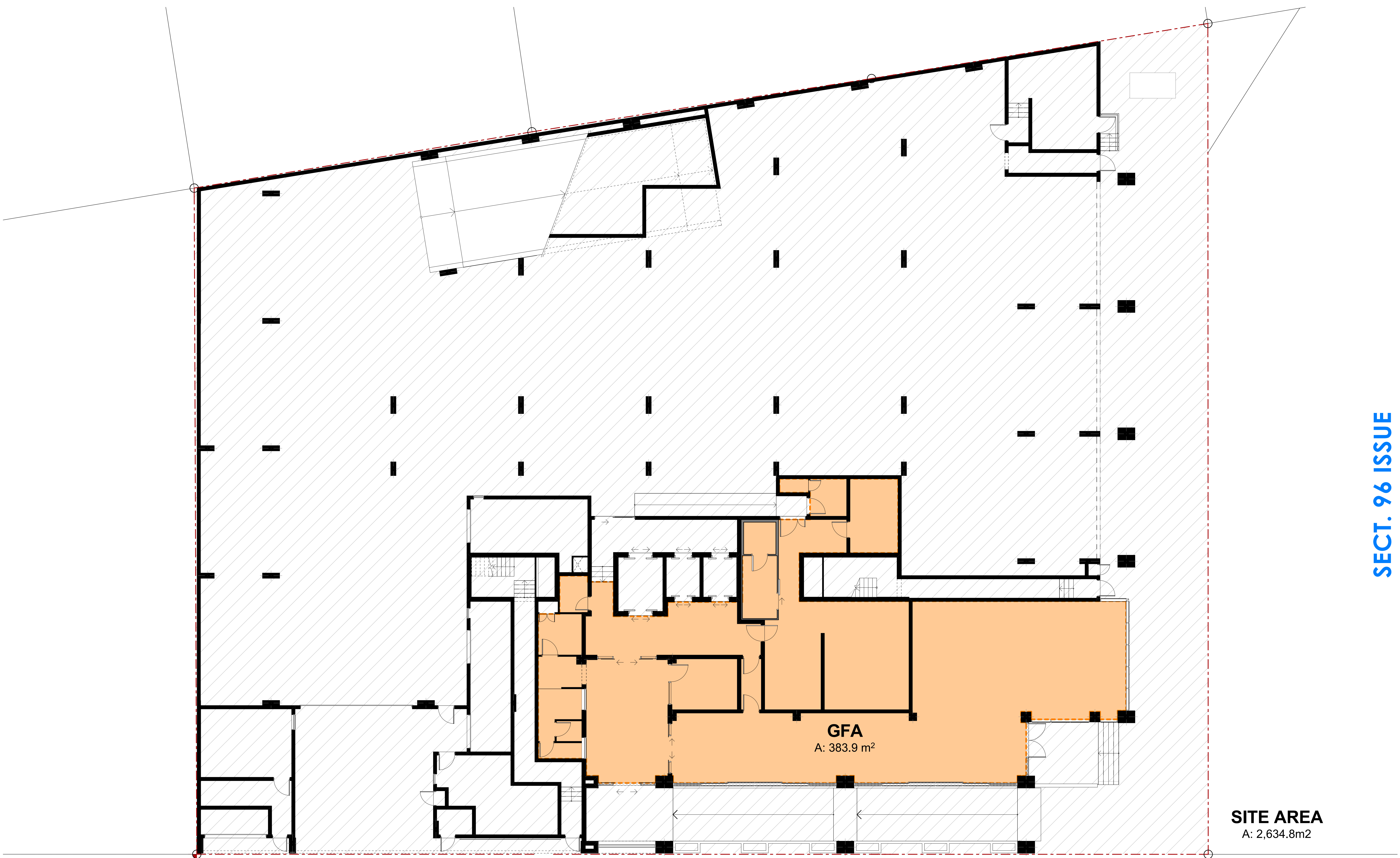
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BIRDWOOD PARK DEVELOPMENT MATERIAL PALETTE

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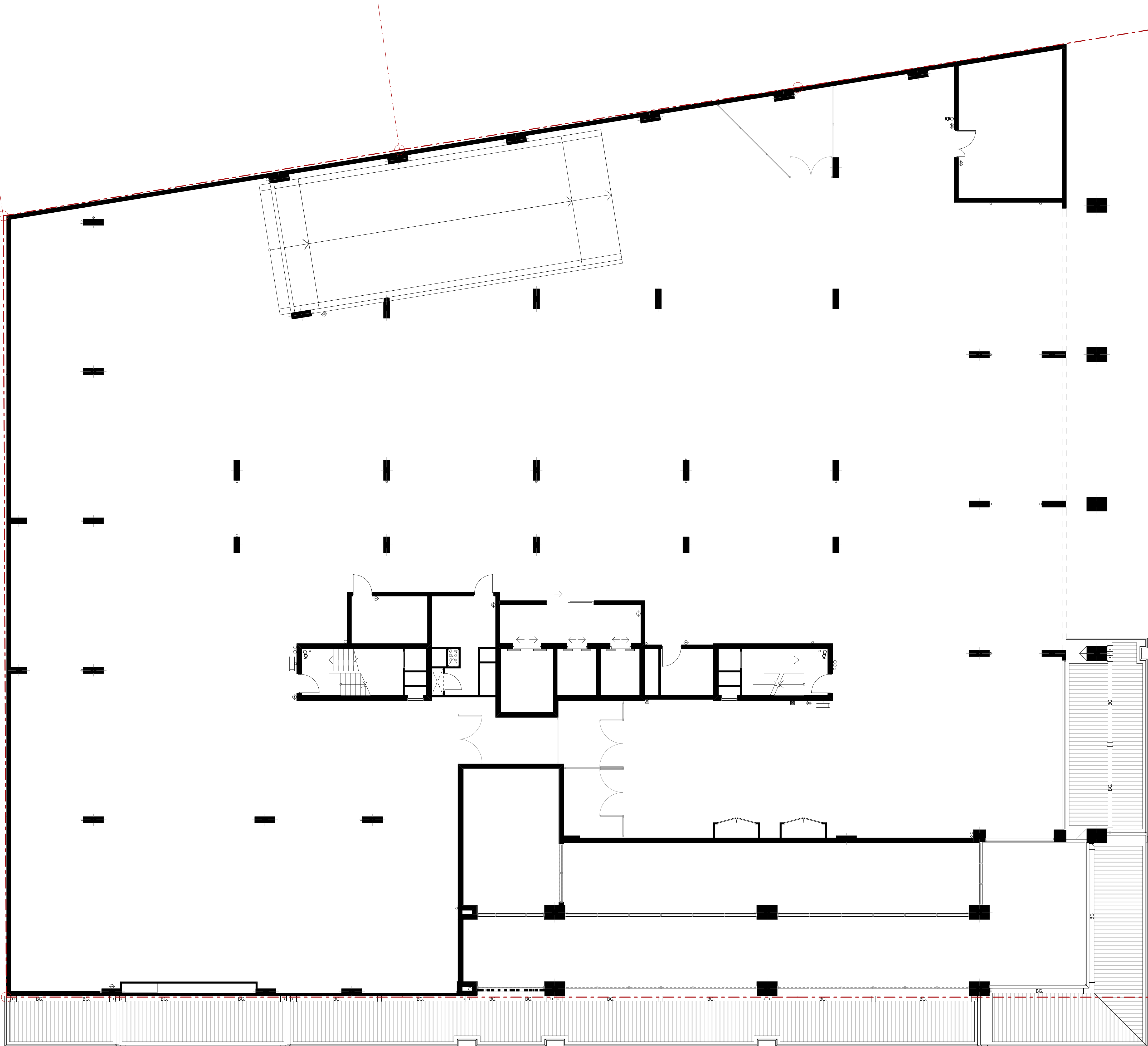




SITE AREA
A: 2,634.8m2

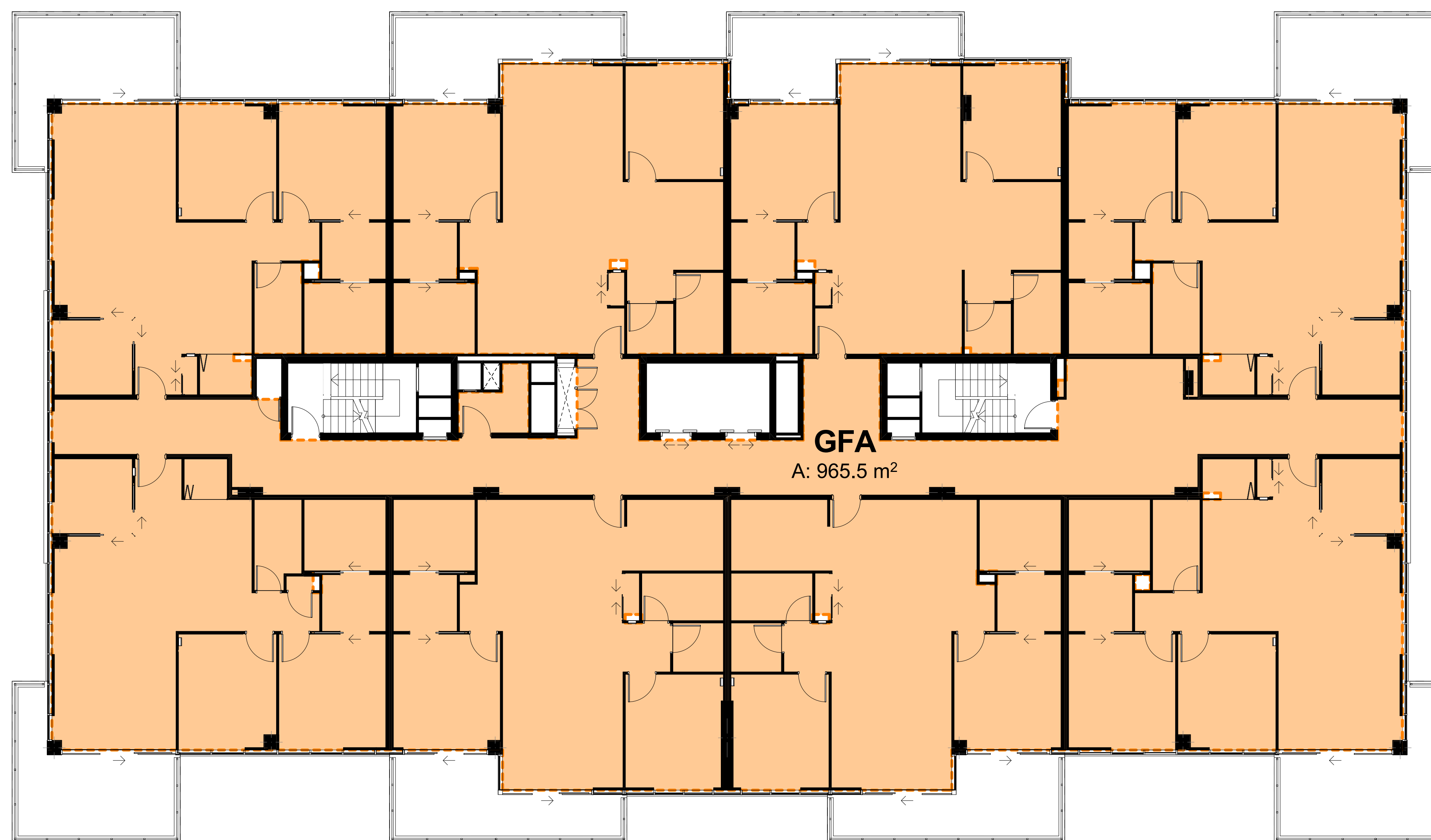
GFA
A: 383.9 m²

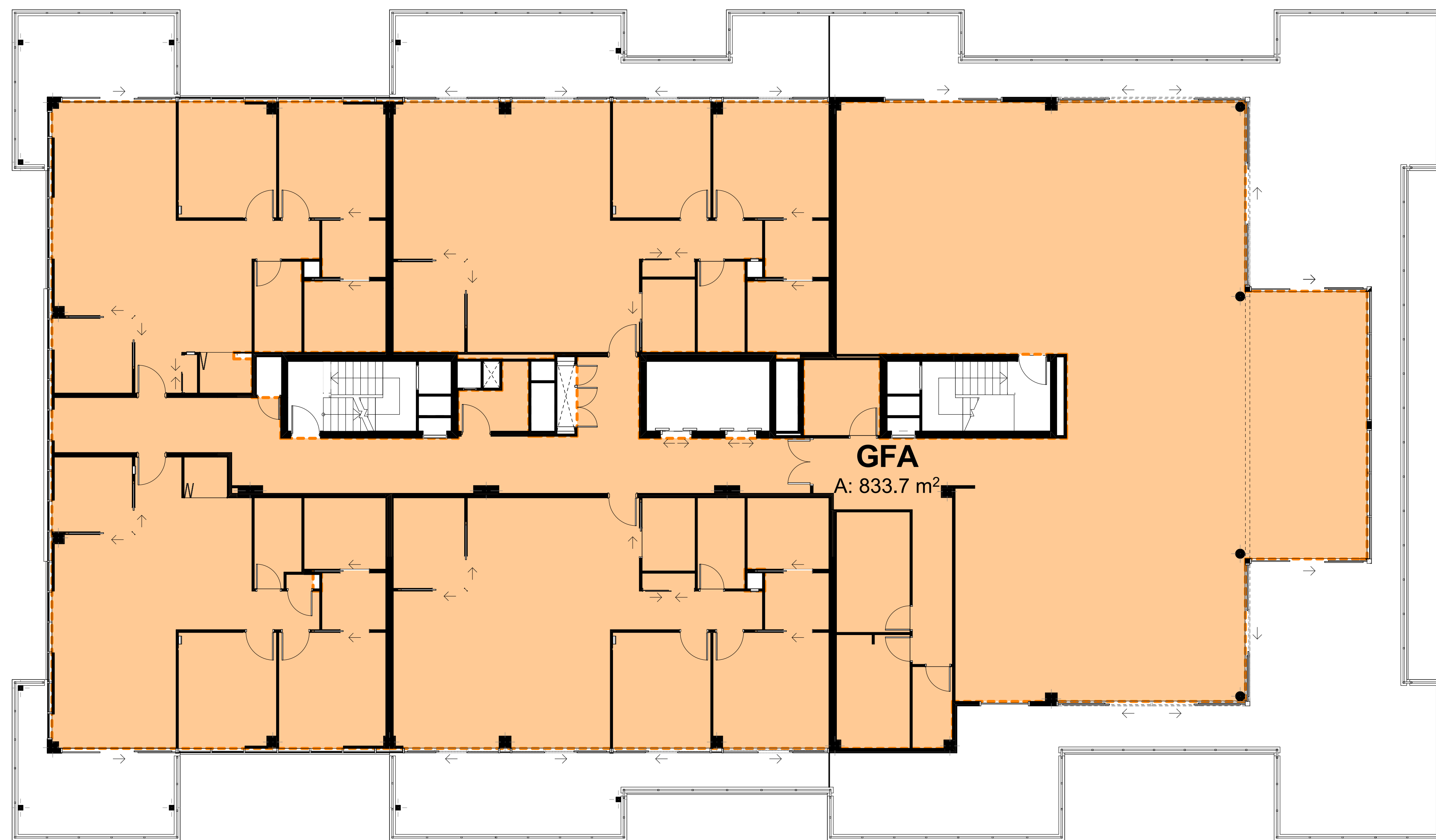
[SSOP]











GFA SUMMARY

GROUND FLOOR LEVEL = 383.9m²
 LEVEL 1 = 0m²
 LEVELS 2 (R.A.C.F.) = 1,659.6m²
 LEVELS 3 (R.A.C.F.) = 1,604.9m²
 LEVELS 4-12 (ILU's) = 965.5m² eAWh x 9 = 8,689.5m²
 LEVEL 13 = 833.7m²

TOTAL GFA = 13,171.6m²

FSR SUMMARY

SITE AREA = 2,634.8m²
 TOTAL GFA = 13,171.6m²

FLOOR/SPAWE RATIO = 4.999 : 1