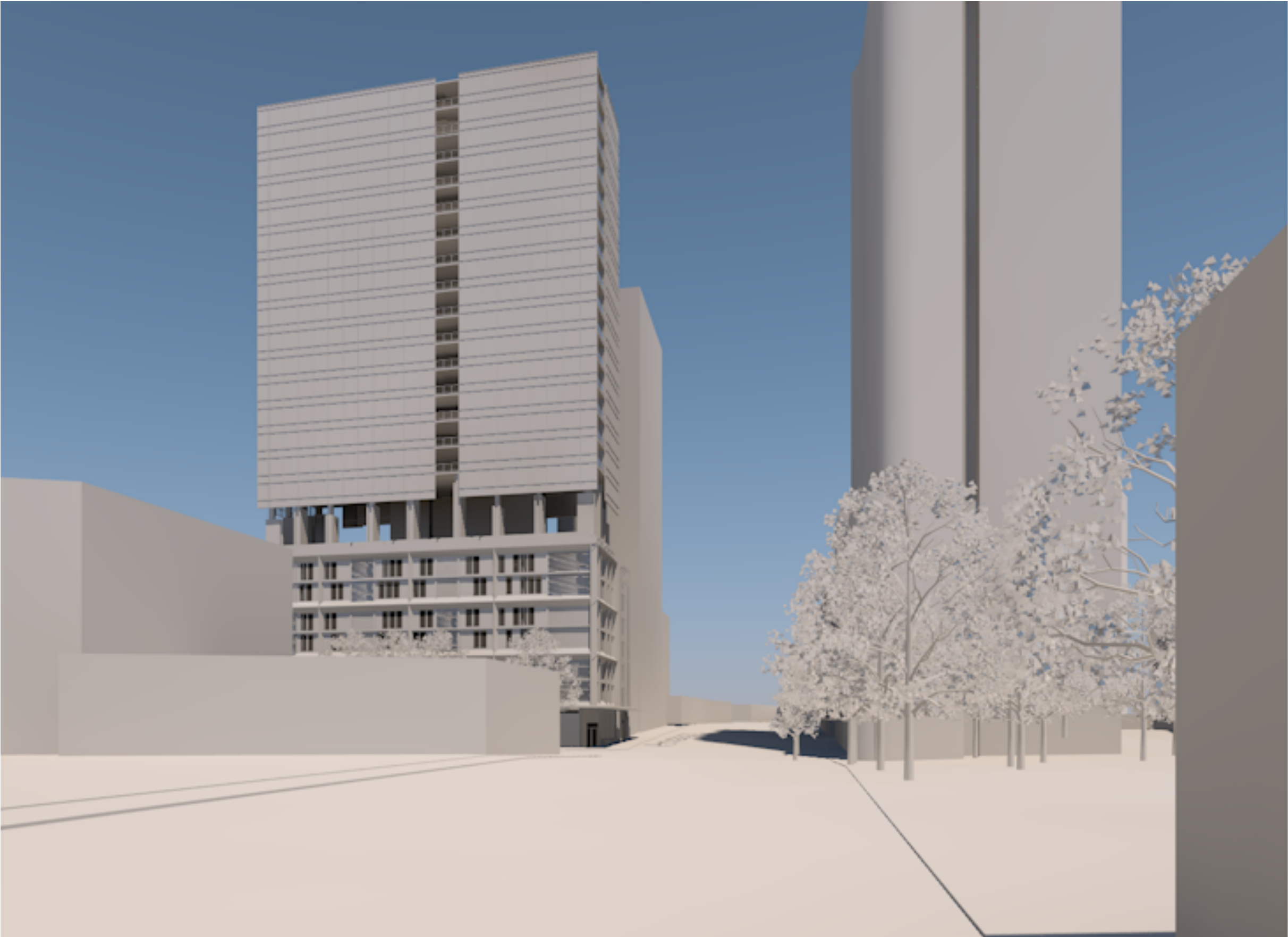


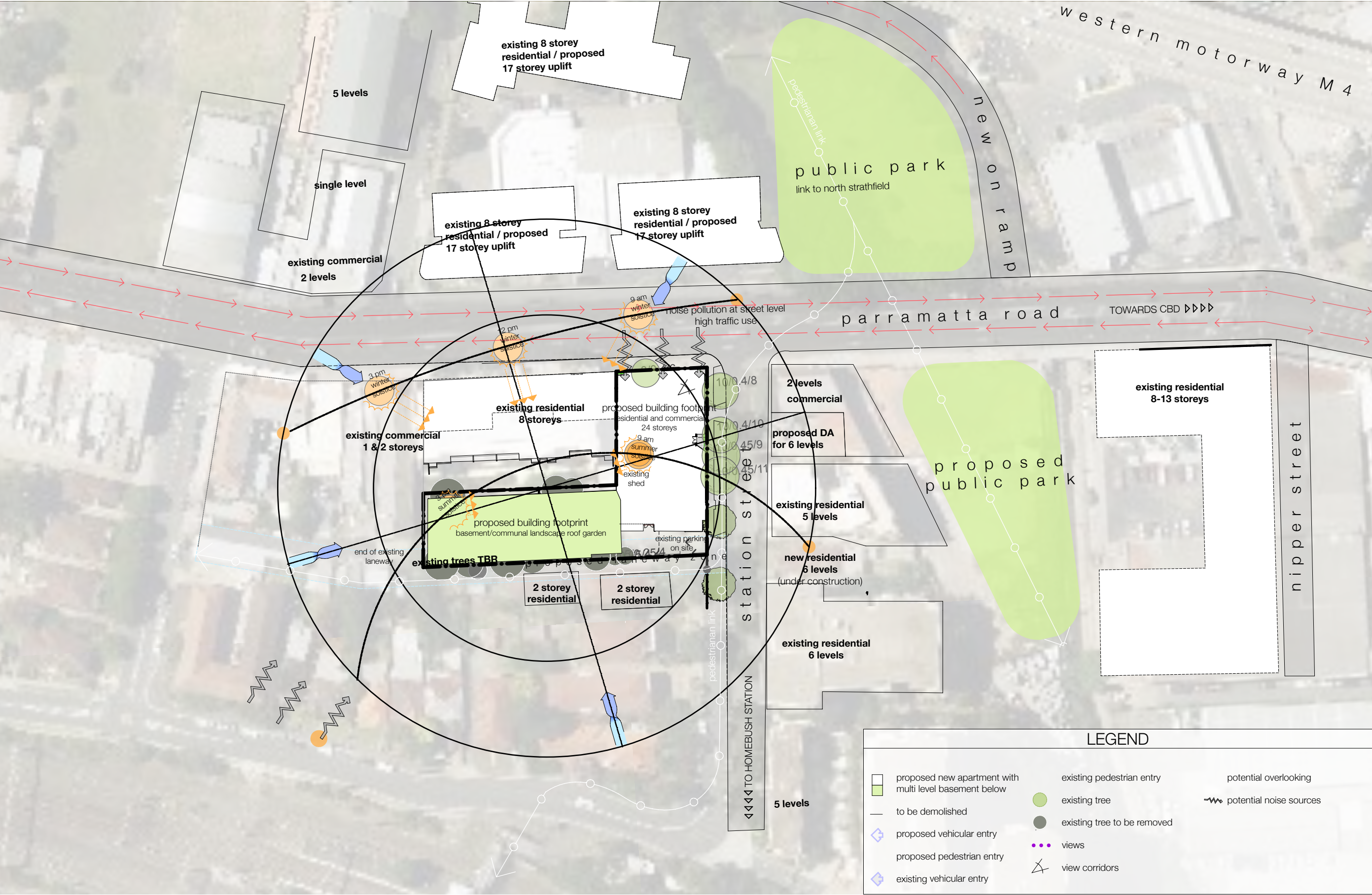
Appendix 2, Volume 2

Indicative Development Concept Drawings prepared by Integrated Design Group



drawing no:	description
	cover page
0100	site analysis / location plan
0101	site plan
0102	typical floor plates
2000	north elevation
2001	south elevation
2002	east elevation
9100	sun study
9200	proposed neighbouring massing





site analysis / location plan

new residential apartments
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true north 1:1000 @ a3 3/11/17

TOTALS AND SUMMARY

RESIDENTIAL SUMMARY				
UNIT BREAKDOWN	unit numbers	adaptable units	required parking	visitor parking
Urban Growth requirements			1 bed = 0.5 spaces 2 bed = 0.9 spaces 3 bed = 1.2 spaces	0.1
STUDIO	00		00	
1 BEDROOM	15	01	08	
2 BEDROOM	69	09	63	
3 BEDROOM	27	00	32	
4 BEDROOM	00		00	
TOTAL	111	0	103	11.1

AREA SUMMARY	
RESIDENTIAL (m²)	11245.65
P.O.S (m²)	tbc
COMMUNAL Open Space (m²)	1614.6
COMMERCIAL AREA (m²)	457.96
RETAIL (m²)	0

ENVIRONMENTAL				
	unit numbers	% of total	SEPP required	compliance
CROSS VENTILATION	79	71.2%	> 60%	✓
NORTH EAST WEST ORIENTATION	111	100.0%	> 90%	✓
SOUTH ORIENTATION	0	0.0%	< 10 %	✓
2HR SOLAR ACCESS (excluding neighbours - 9am - 3pm)	48	43.2%	70%	-
2HR SOLAR ACCESS (excluding neighbours - 8.30 - 3pm)	93	83.8%	70%	✓
2HR SOLAR ACCESS (9am - 3pm)	46	41.4%	70%	-
2HR SOLAR ACCESS (8.30am - 3pm)	91	82.0%	70%	✓

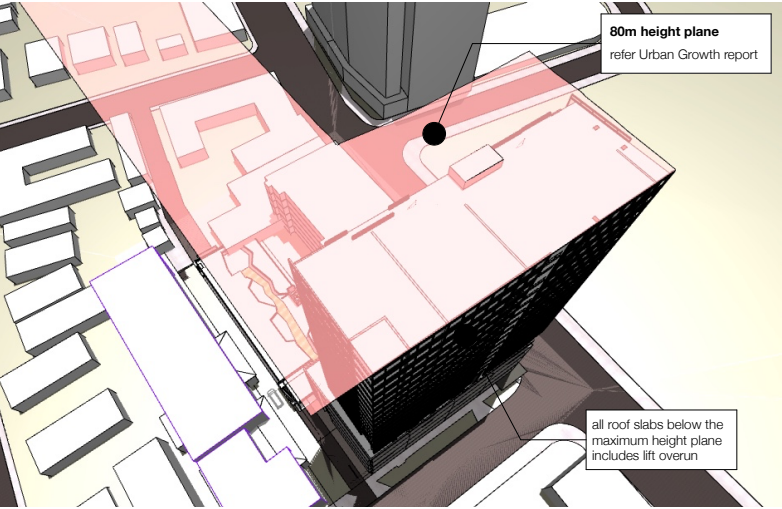
CAR PARKING		
	rate	required
Urban Growth requirements		1 bed = 0.5 spaces 2 bed = 0.9 spaces 3 bed = 1.2 spaces
RESIDENTIAL		
STUDIO	00	00
1 BEDROOM	15	08
2 BEDROOM	69	63
3 BEDROOM	27	32
4 BEDROOM	00	00
TOTAL RESIDENTIAL	111	103
TOTAL VISITOR	(1 per 5 units)	12
TOTAL COMMERCIAL	(1 per 100m²)	5
TOTAL REQUIRED		120
TOTAL PROVIDED		134.0

MAXIMUM FSR		
TOTAL GFA (m2)	SITE AREA (m2)	FSR (based on Land Floor Space)
according to Urban Growth report	actual	
11258	2251.6	5 : 1
PROVIDED FSR		
TOTAL GFA (m2)	SITE AREA (m2)	FSR (based on Land Floor Space)
according to Urban Growth report	actual	
11245.65	2251.6	4.99 : 1

NOTE: All information is subject to council approval, structural and services coordination

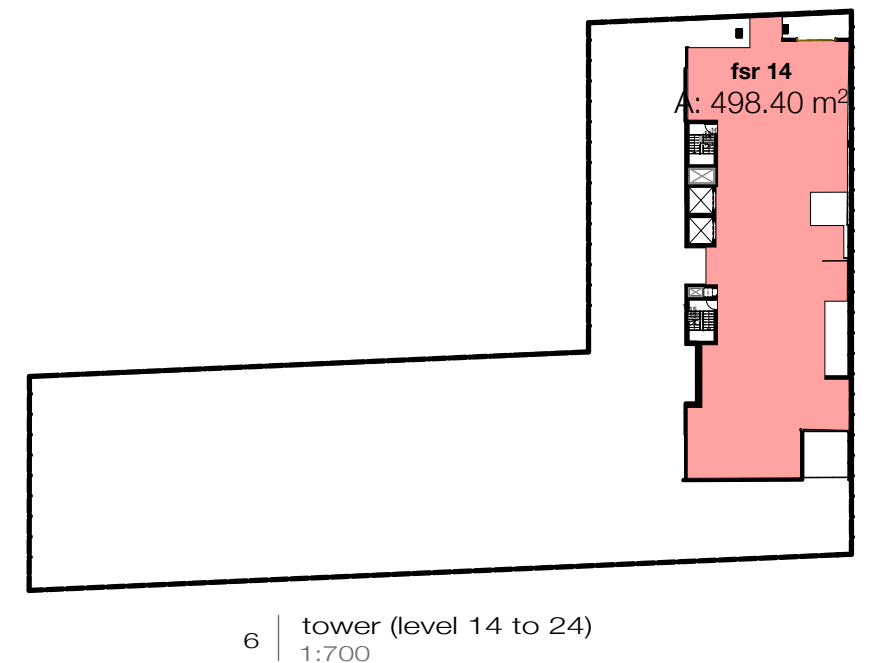
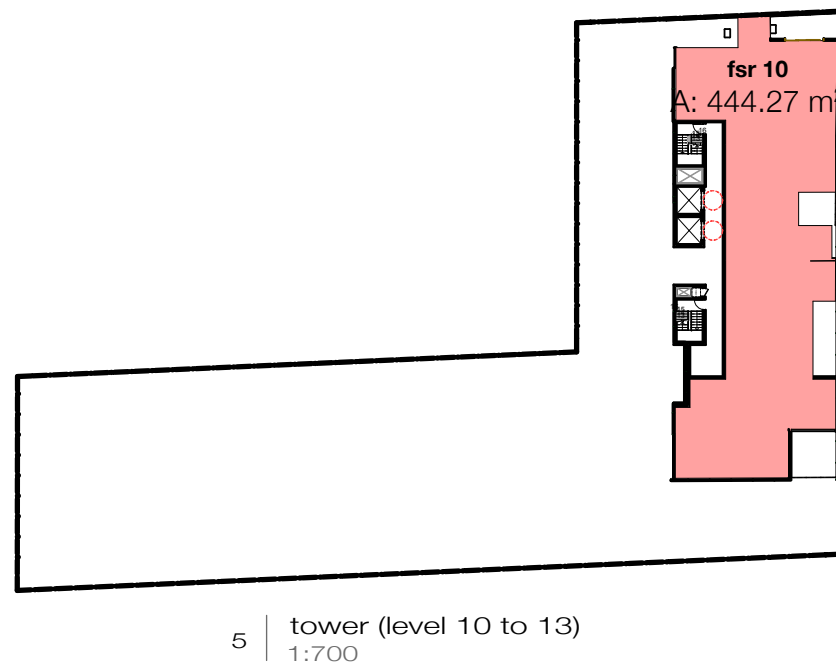
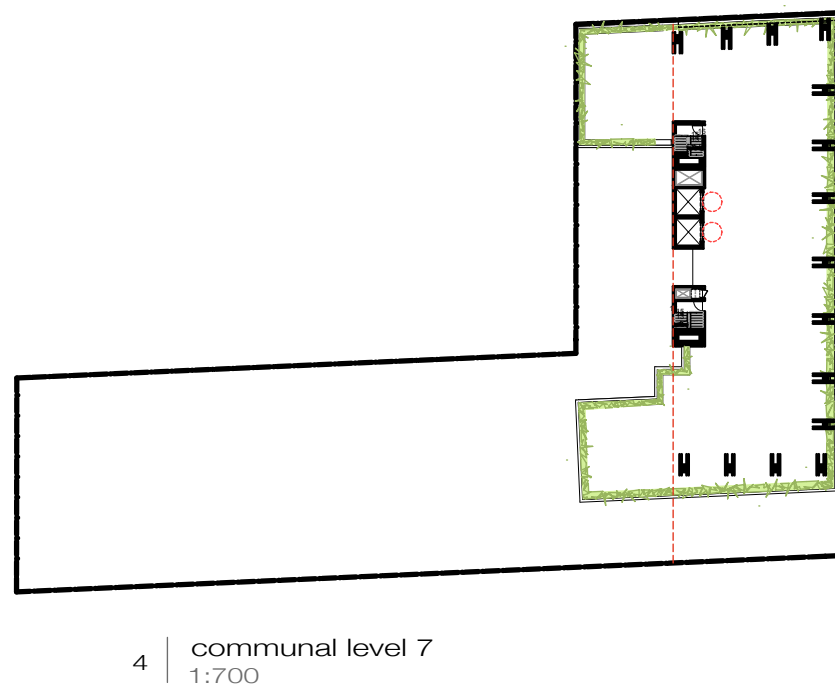
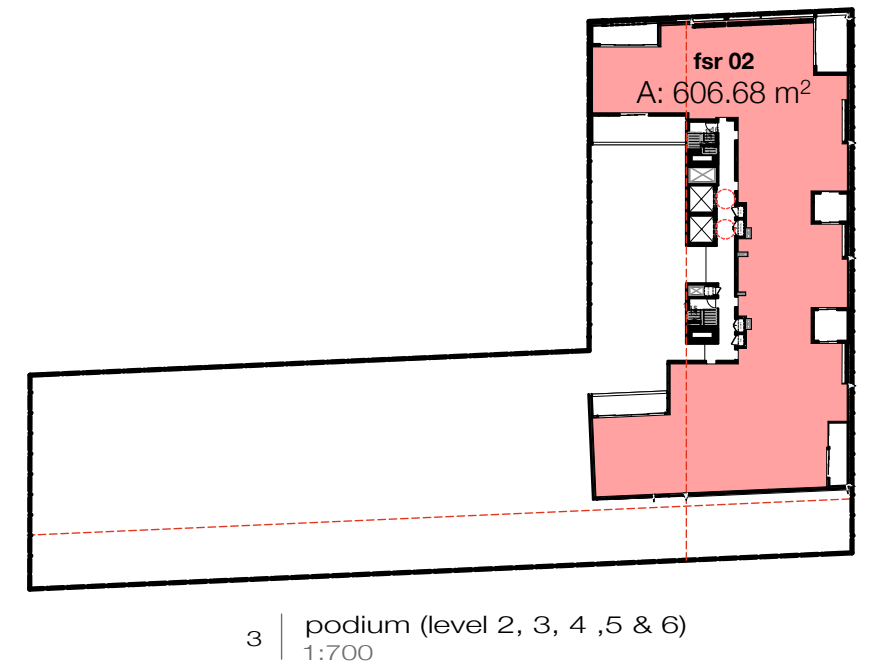
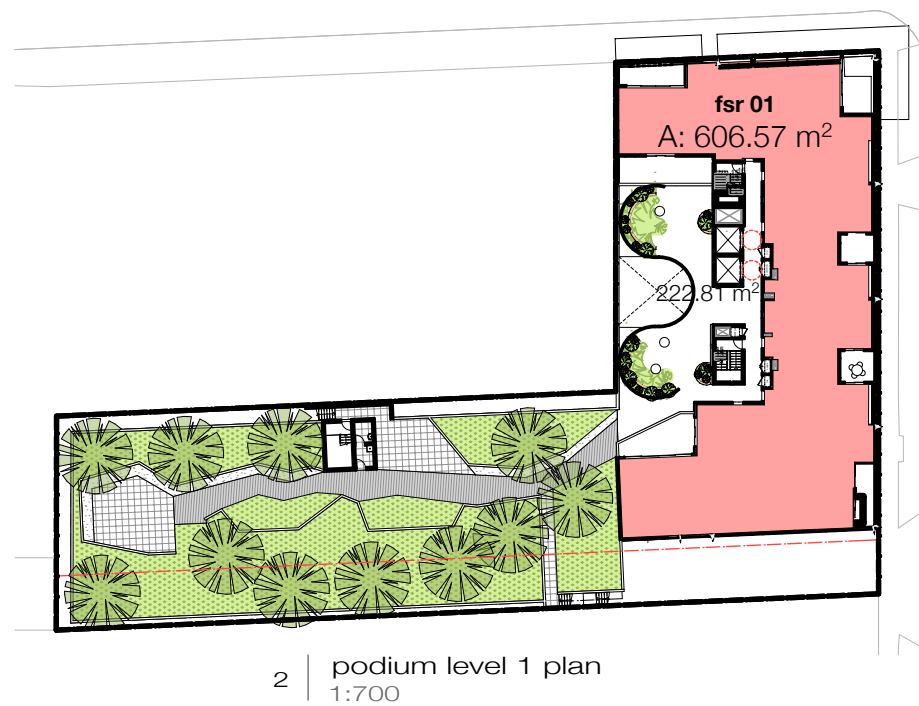
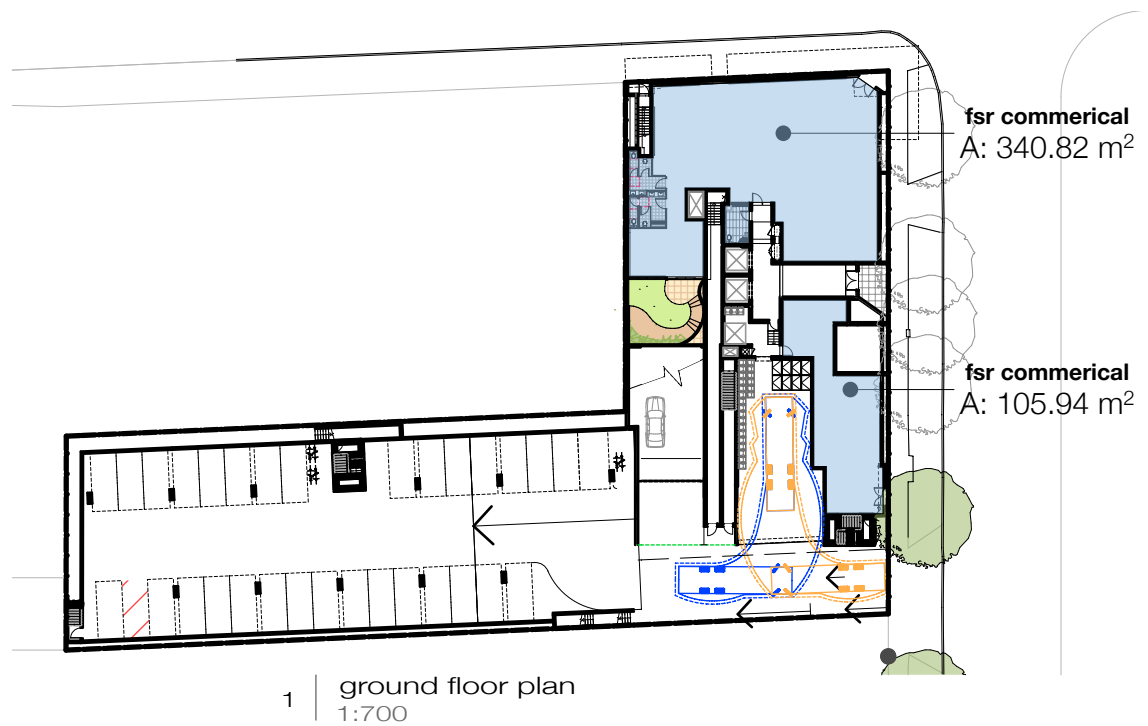
GARBAGE			
	number of units	general waste (L)	recycling (L)
DCP requirements			
1 BEDROOM	15	80	80
2 BEDROOM	69	90	90
3 BEDROOM	27	100	100
OFFICE (50L/100m²)	457.96	4,5796	4,5796
TOTAL		10115	10115
TOTAL #240L bins		42	42

BUILDING OVERVIEW	
BASEMENT PARKING	2 STOREYS / 134 SPACES
COMMERCIAL	1 STOREY
RESIDENTIAL PODIUM	6 STOREYS / 36 APARTMENTS
RESIDENTIAL TOWER	15 STOREYS / 75 APARTMENTS



site plan





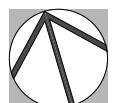
typical floor plates

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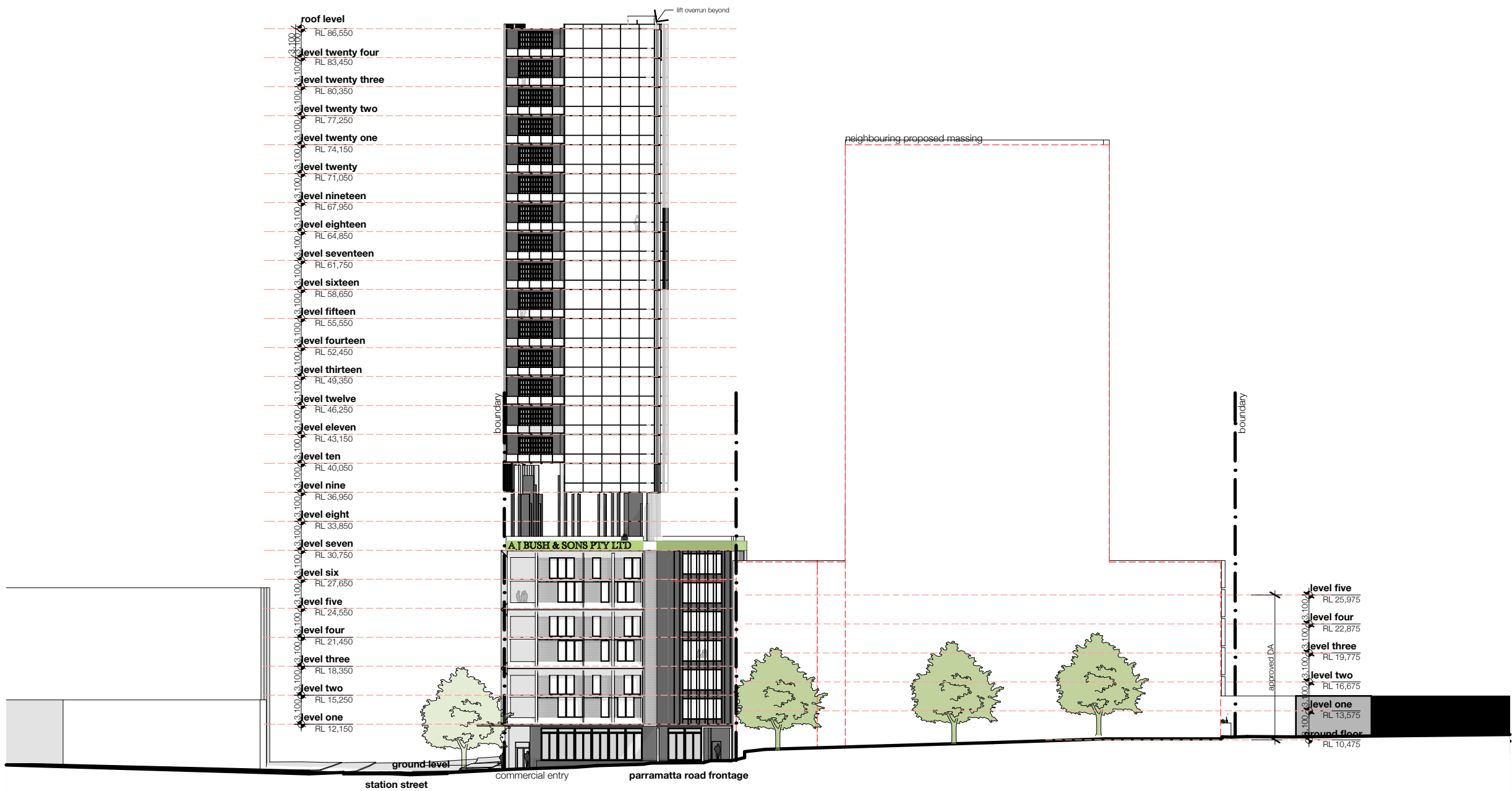
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true north 1:700 @ a3



current issue
 3/11/17



north elevation

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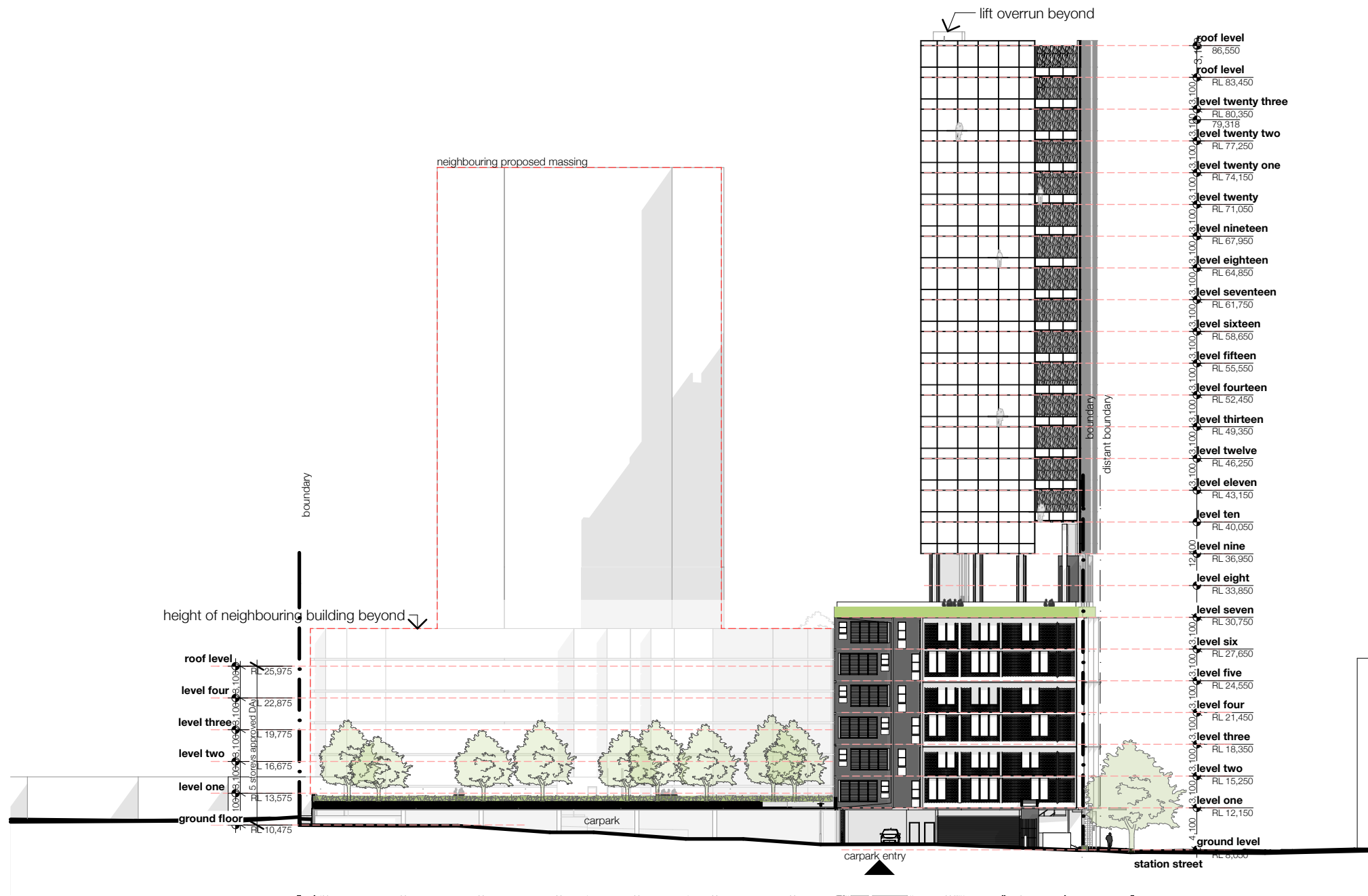
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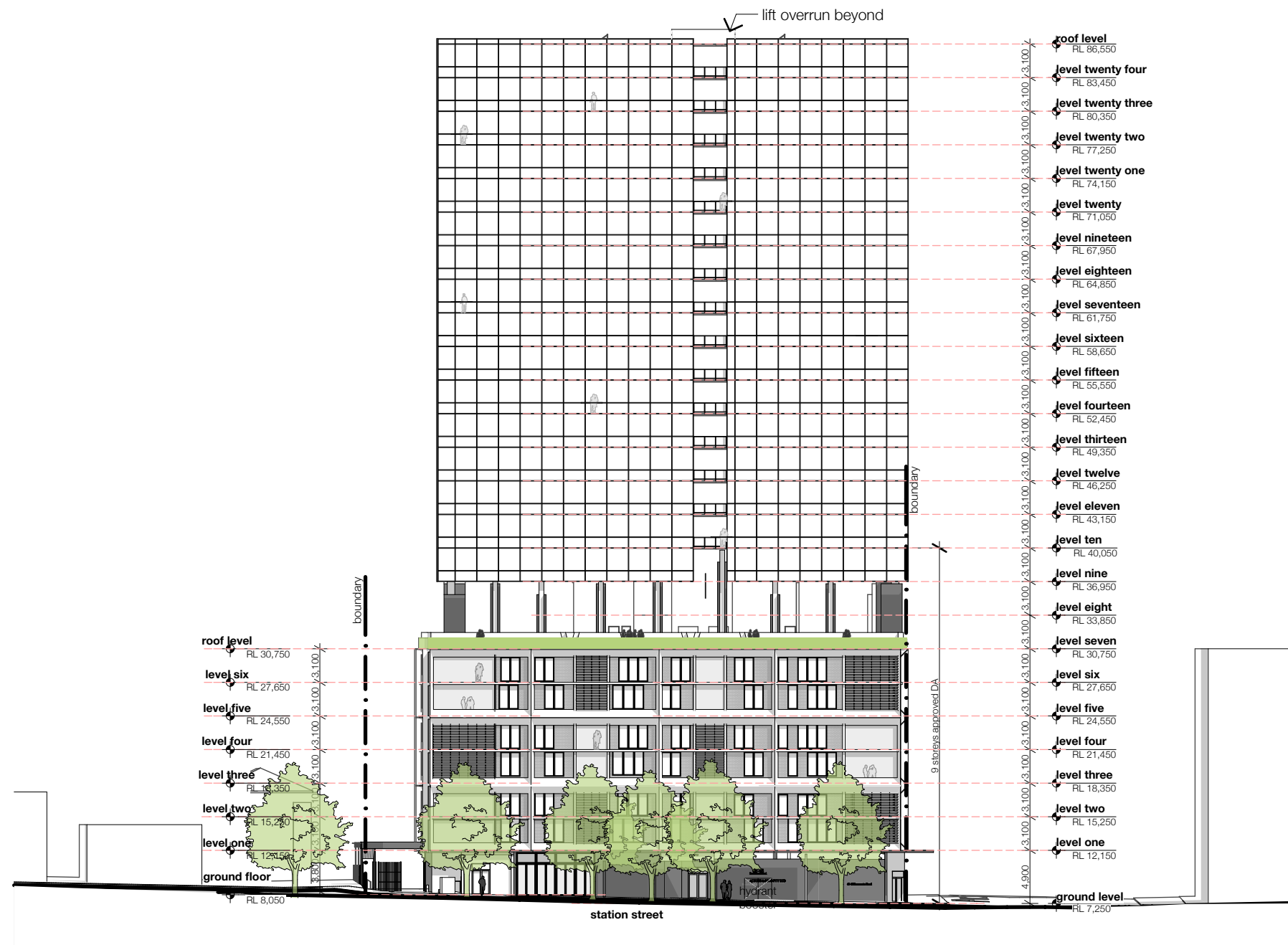
SK
 2000

issue
 A

true north 1:500 @ a3 3/11/17



south elevation

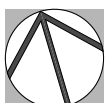


east elevation

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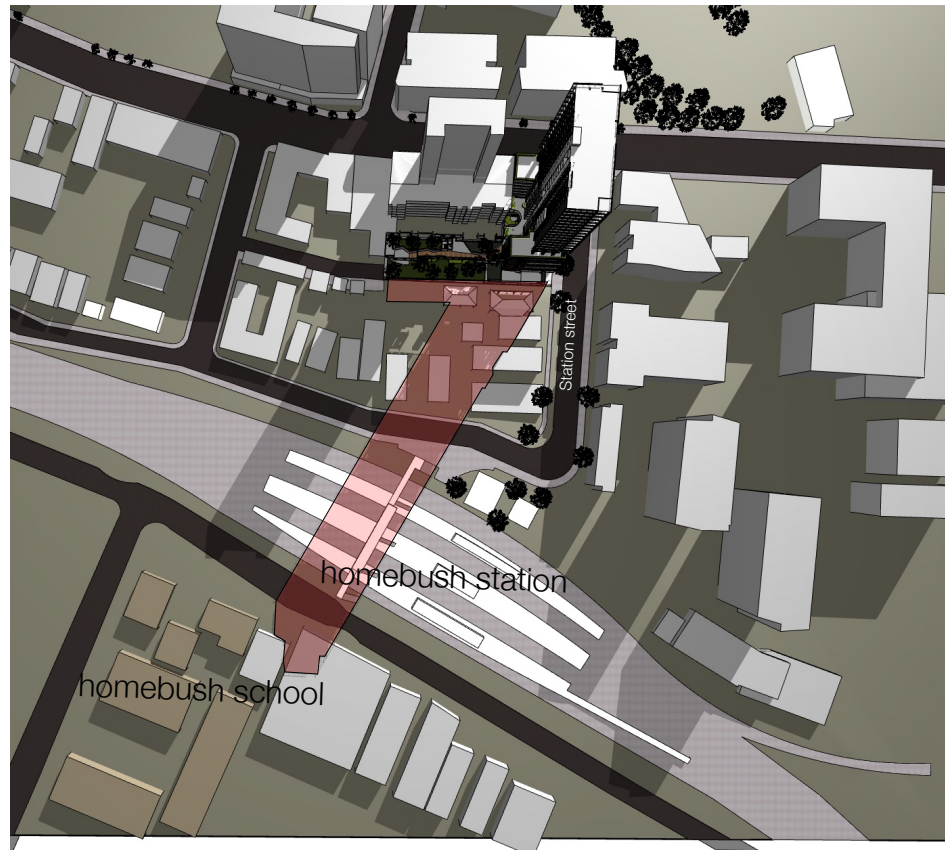
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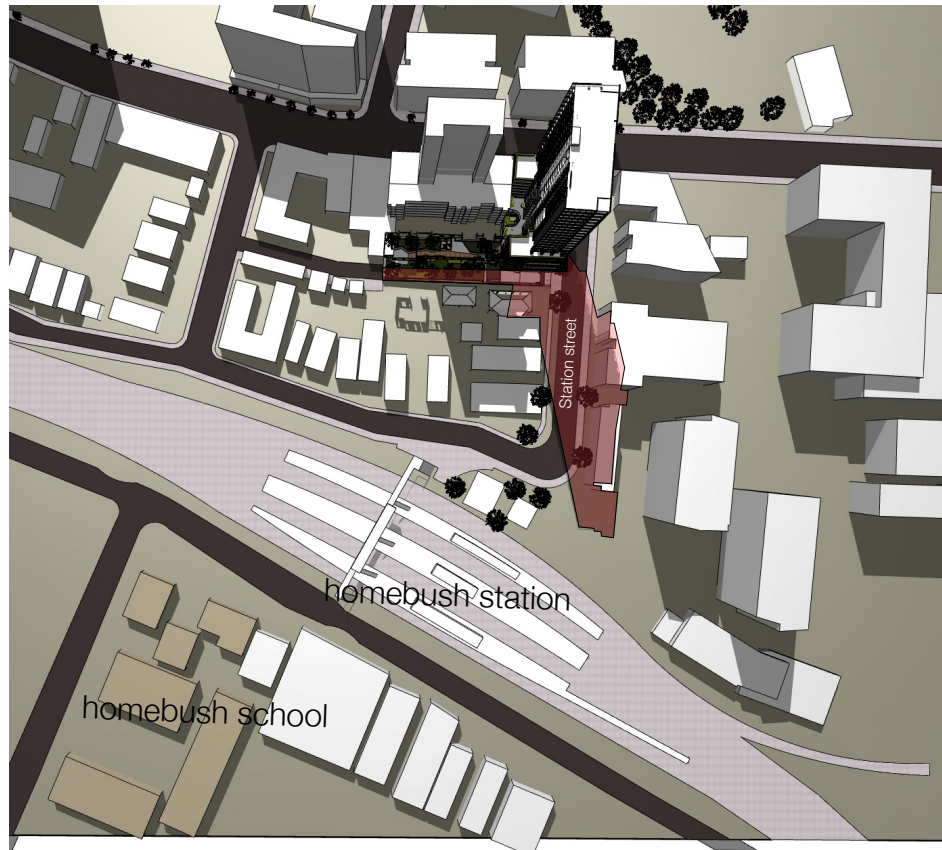
true north 1:500 @ a3



current issue
 3/11/17



9:00am winter solstice



12:00pm winter solstice



3:00pm winter solstice

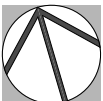
sun study

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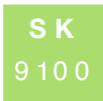
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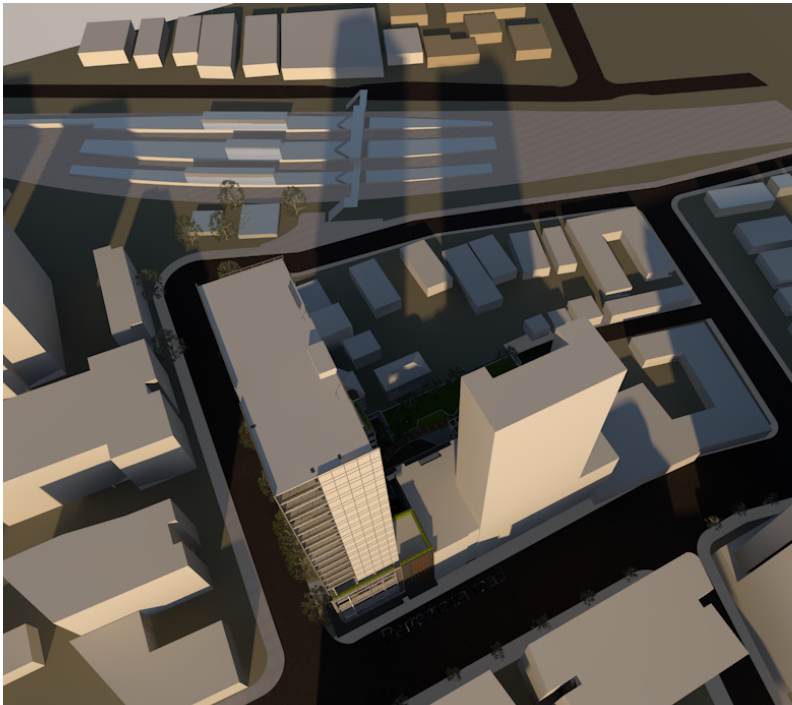
true north



@ a3

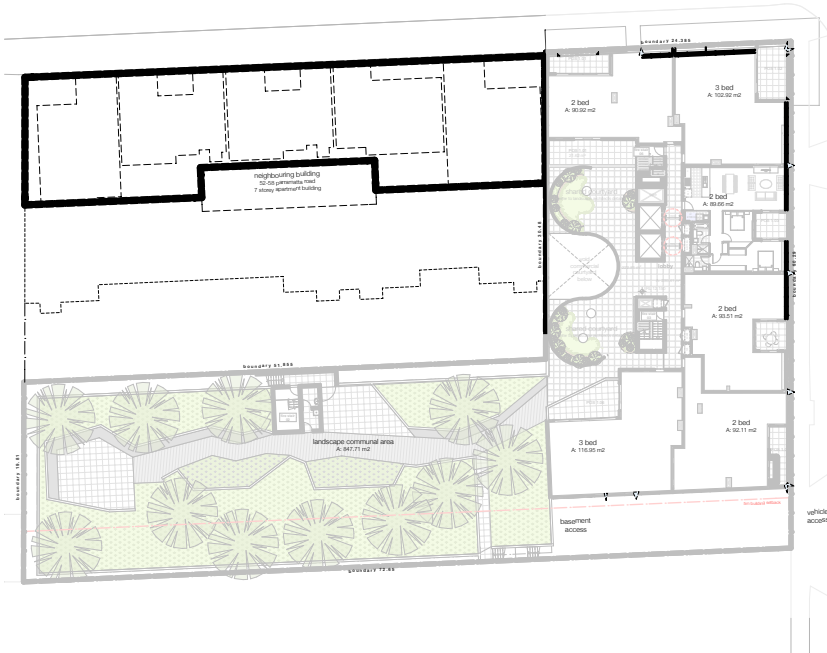


current issue
 3/11/17

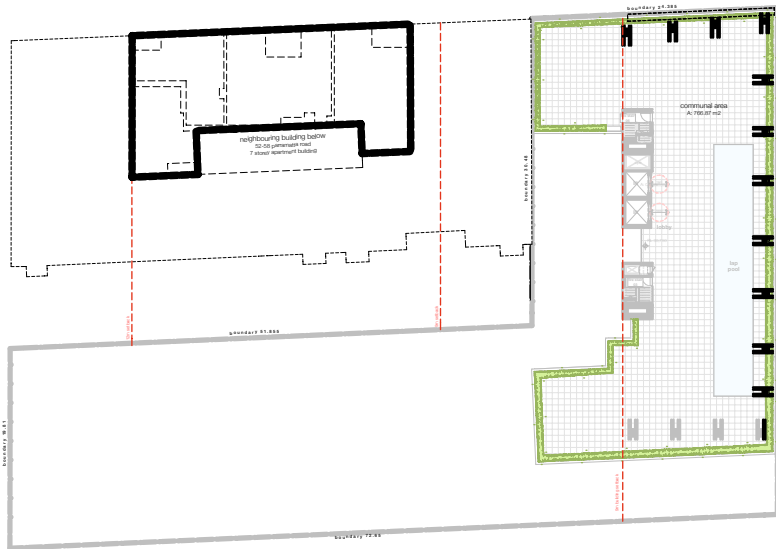


proposed neighbour calculations

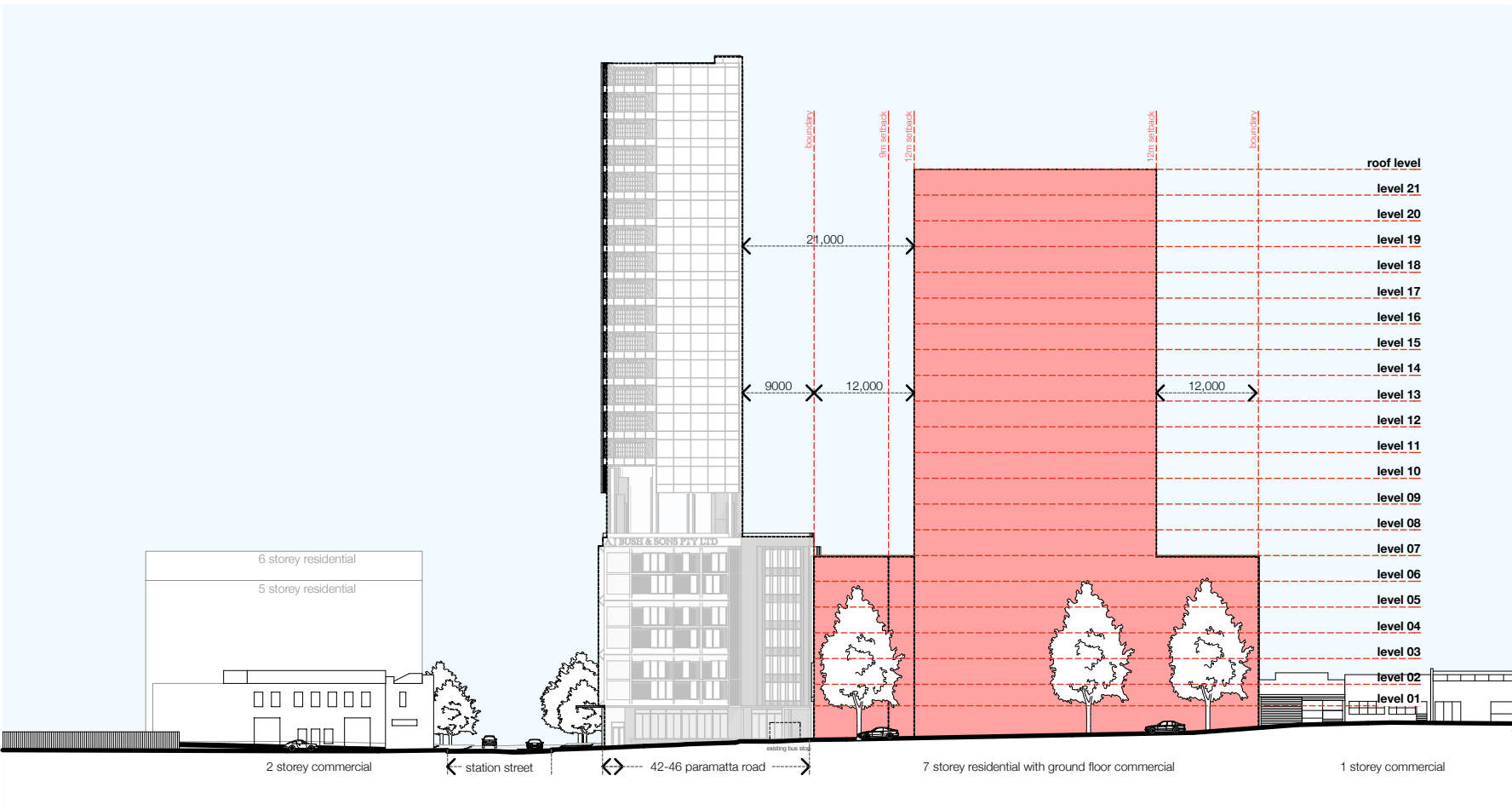
	allowed	proposed
site area		1575.59m ²
fsr	7877.95m ²	7761.15m ²
height	80m	71.65m
unit count		90



1 | neighbouring proposed typical floor plan
1:750



2 | neighbouring proposed typical floor plan
1:750



3 | neighbouring proposed massing
1:750

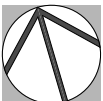
neighbouring possible massing

proposed neighbouring massing

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SK
9200

issue
A

true north 1:750 @ a3 3/11/17