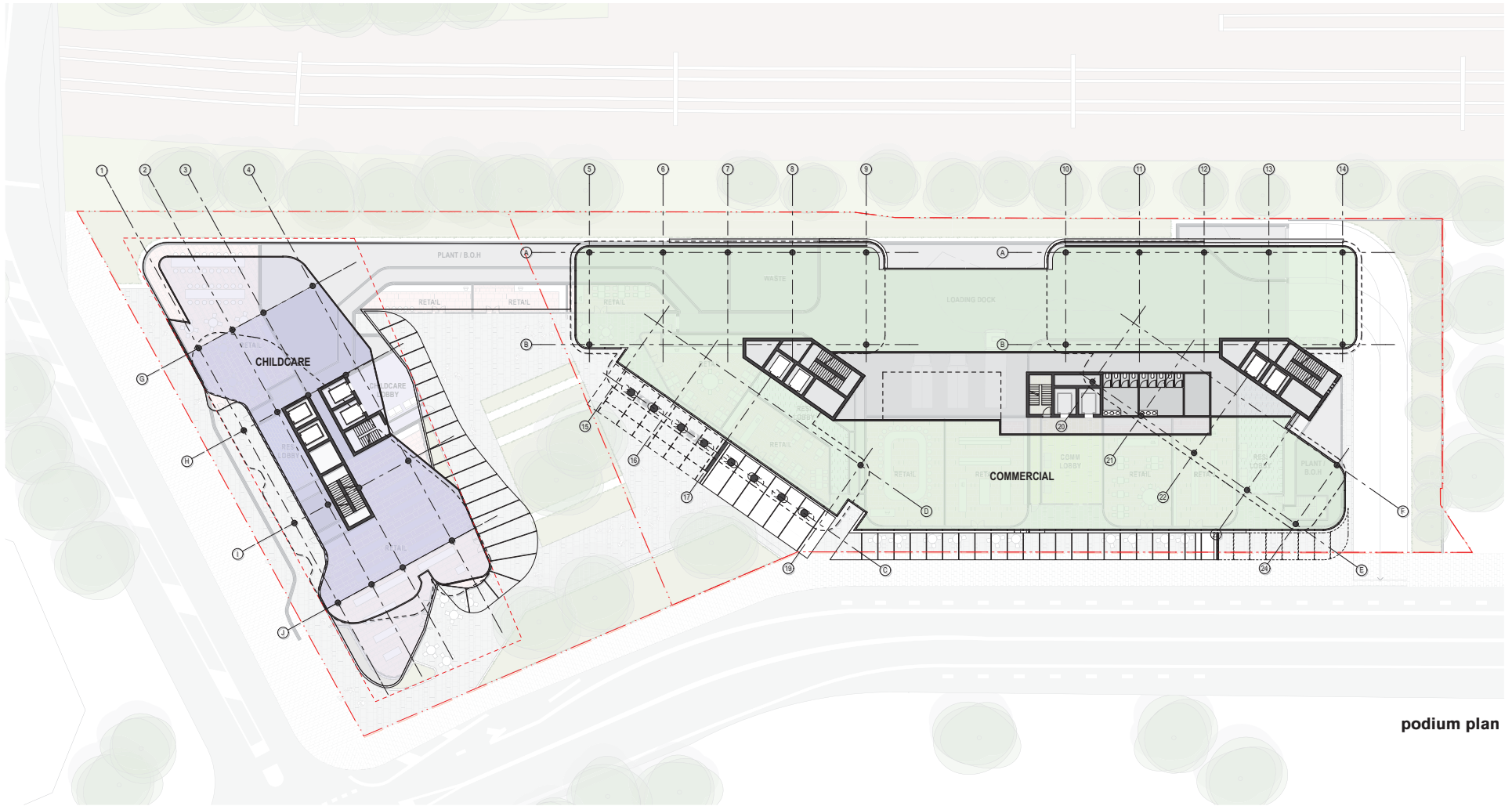




Public space concepts

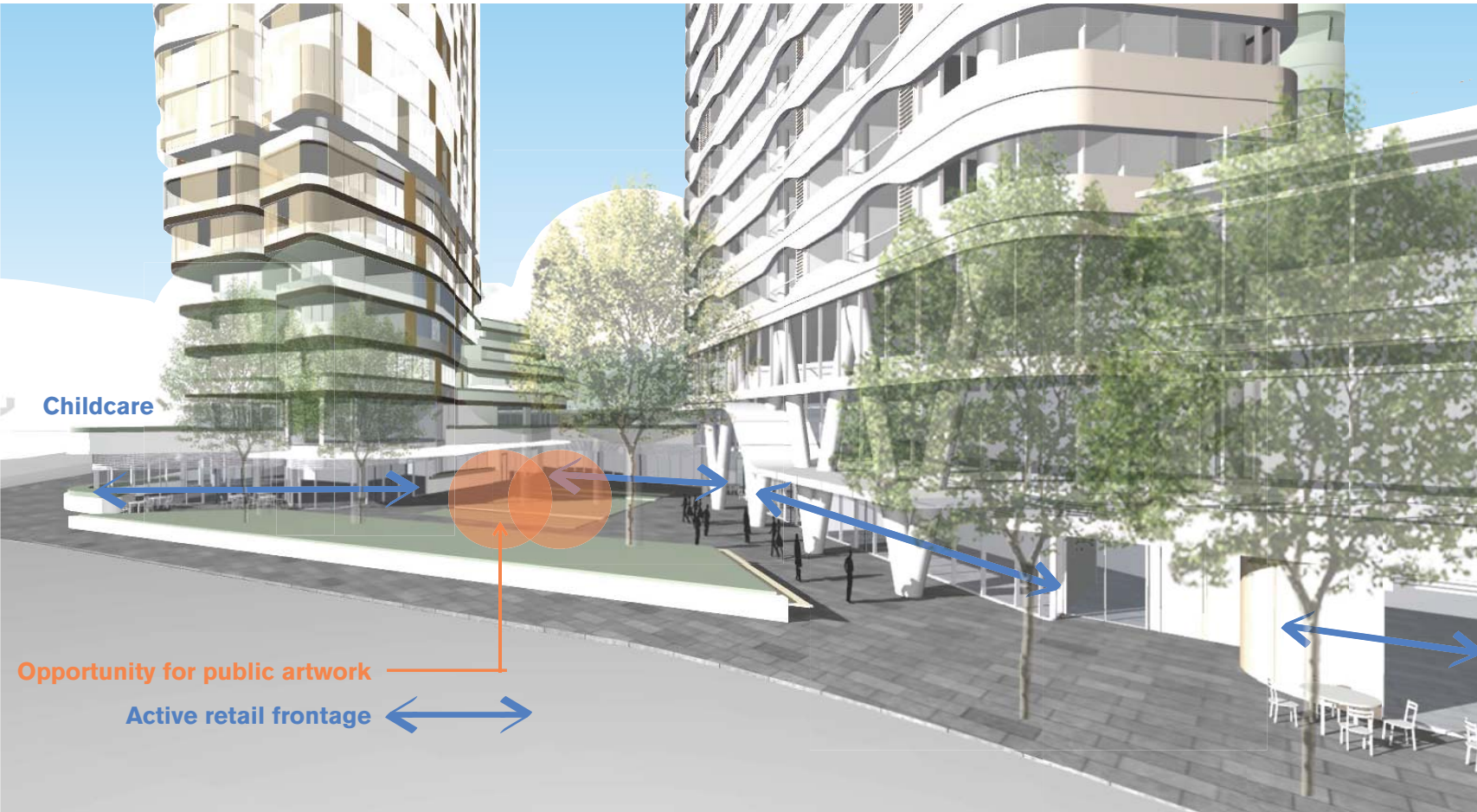


Podium concepts



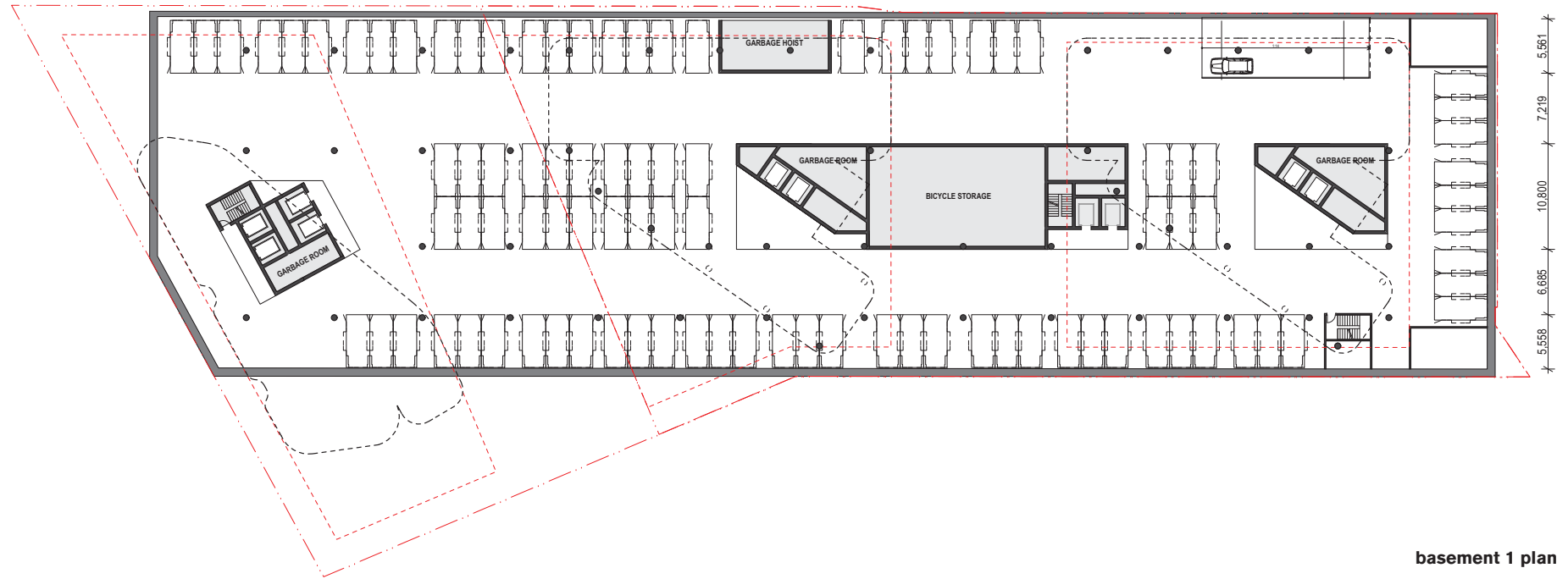
podium plan





fjmt studio architecture interiors urban landscape

31-37 Herbert Street, St Leonards



basement 1 plan





Planning - Apartment Levels

APARTMENT MIX - 410 total (25 affordable housing, 6%)

Tower 1: 28 Residential Storeys

- 3B: 23
- 2B: 81
- 1BS: 44
- 1B: 14

Tower 2: 20 Residential Storeys

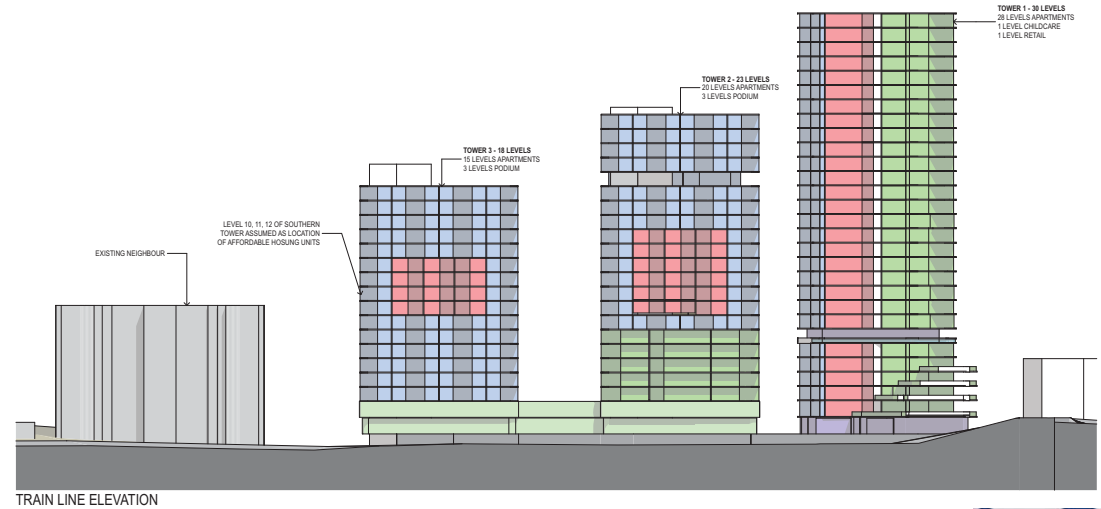
- 3B: 15
- 2B: 86
- 1BS: 20
- 1B: 18

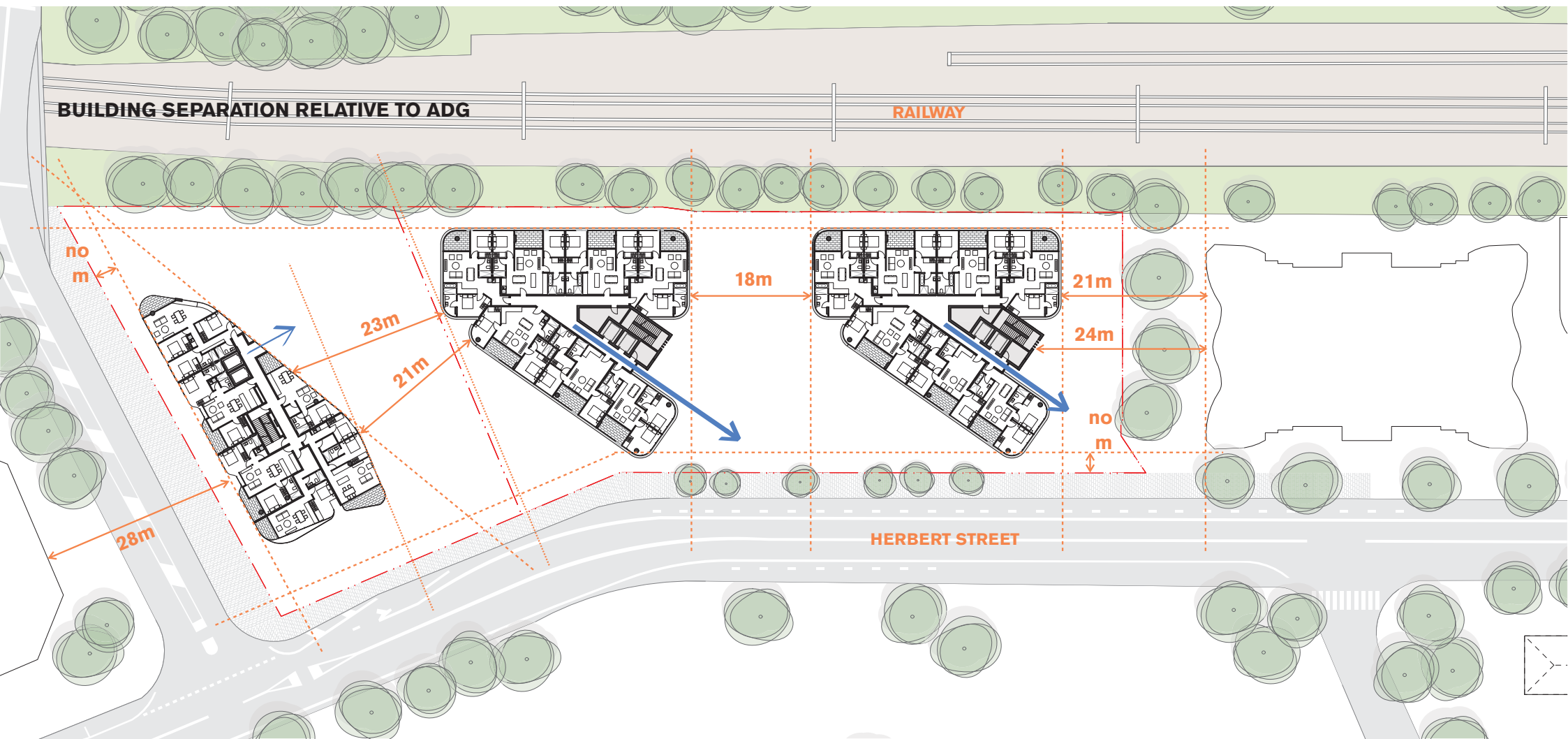
Tower 3: 15 Residential Storeys

- 2B: 85
- 1BS: 12
- 1B: 12

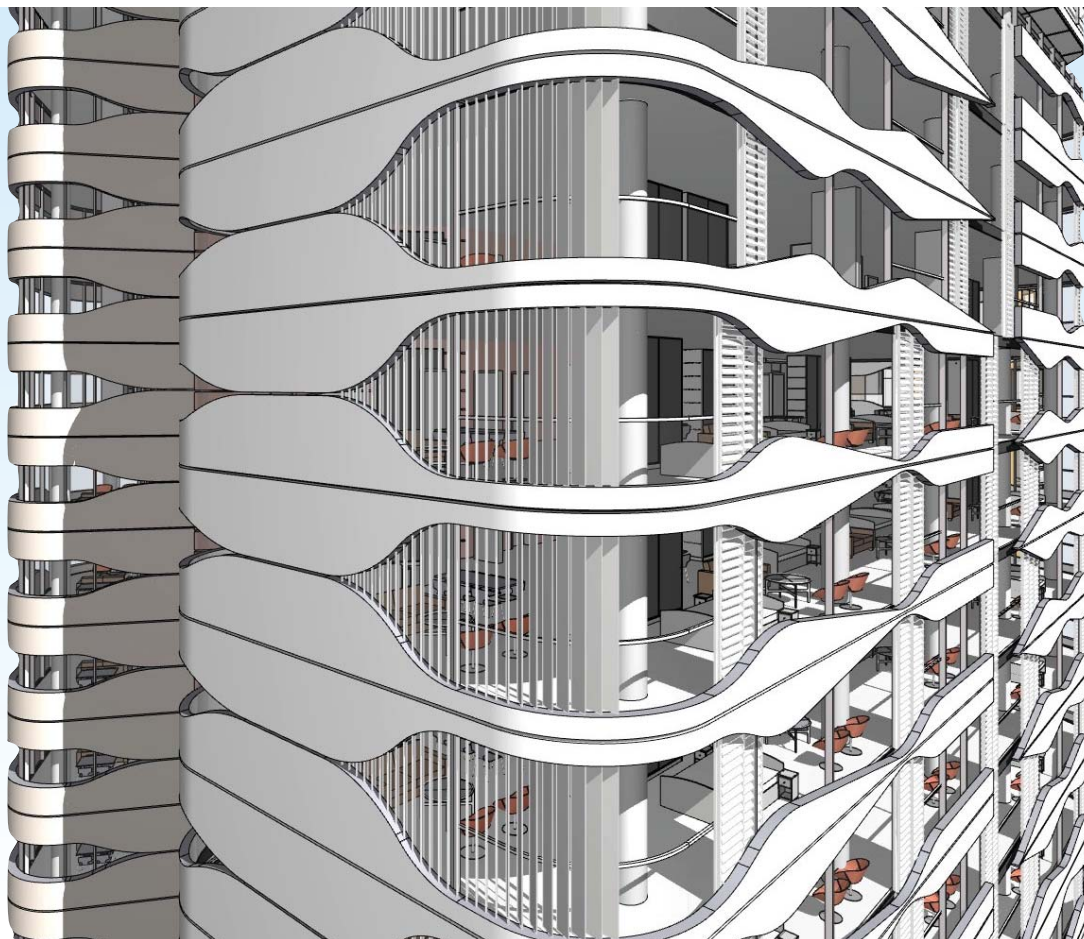
Totals

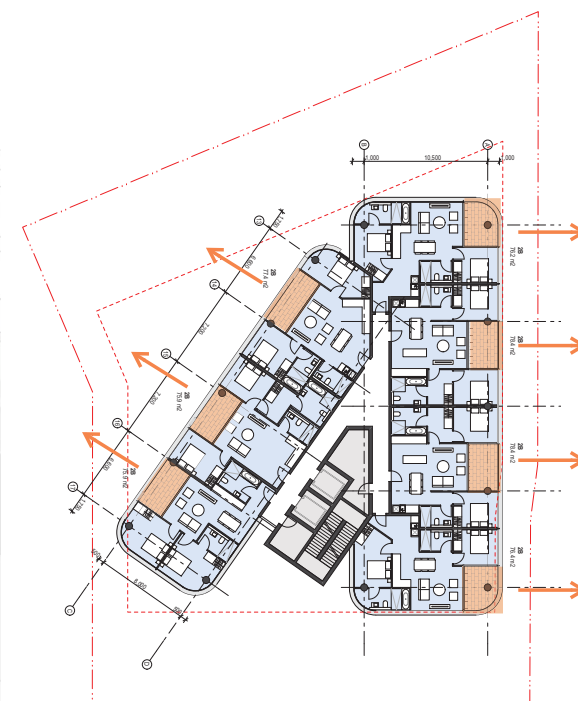
- 3B: 38 (9%)
- 2B: 252 (61%)
- 1BS: 76 (19%)
- 1B: 44 (11%)





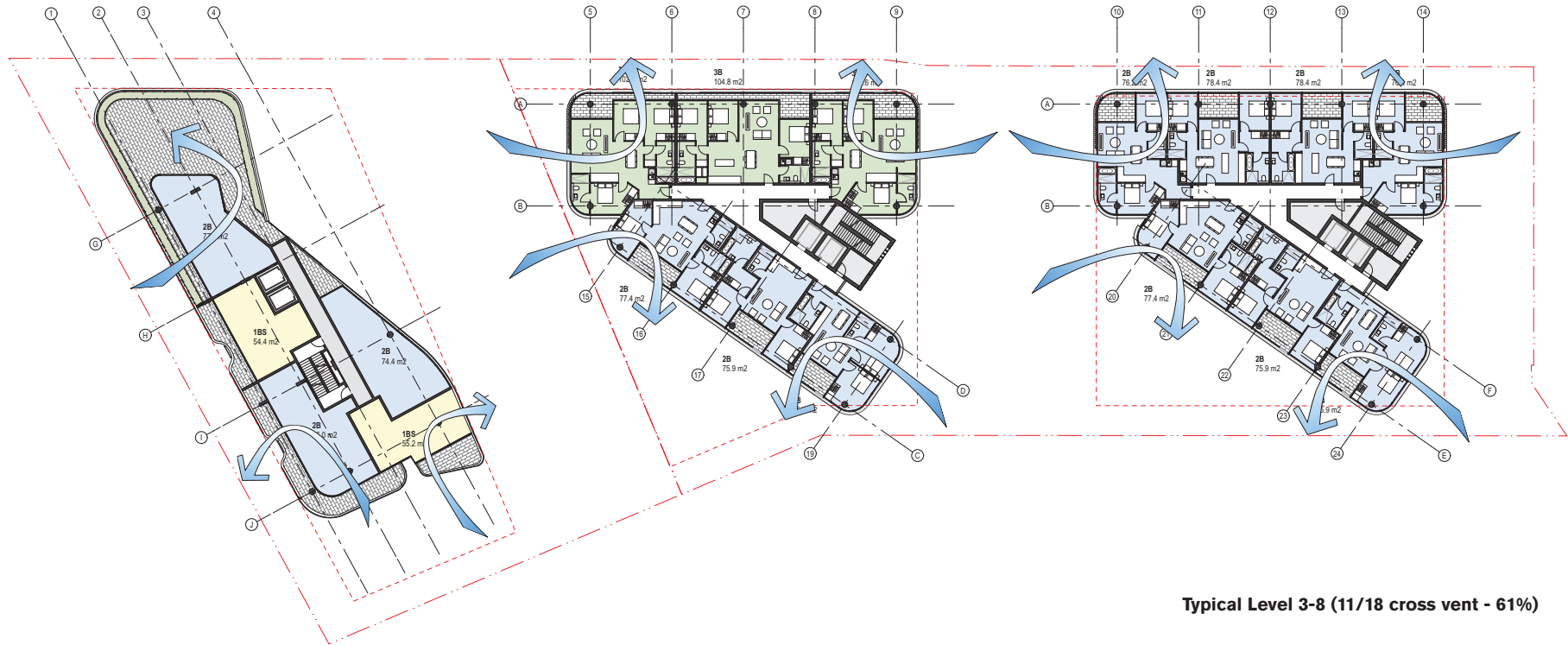
site plan with proposed setbacks to neighbours



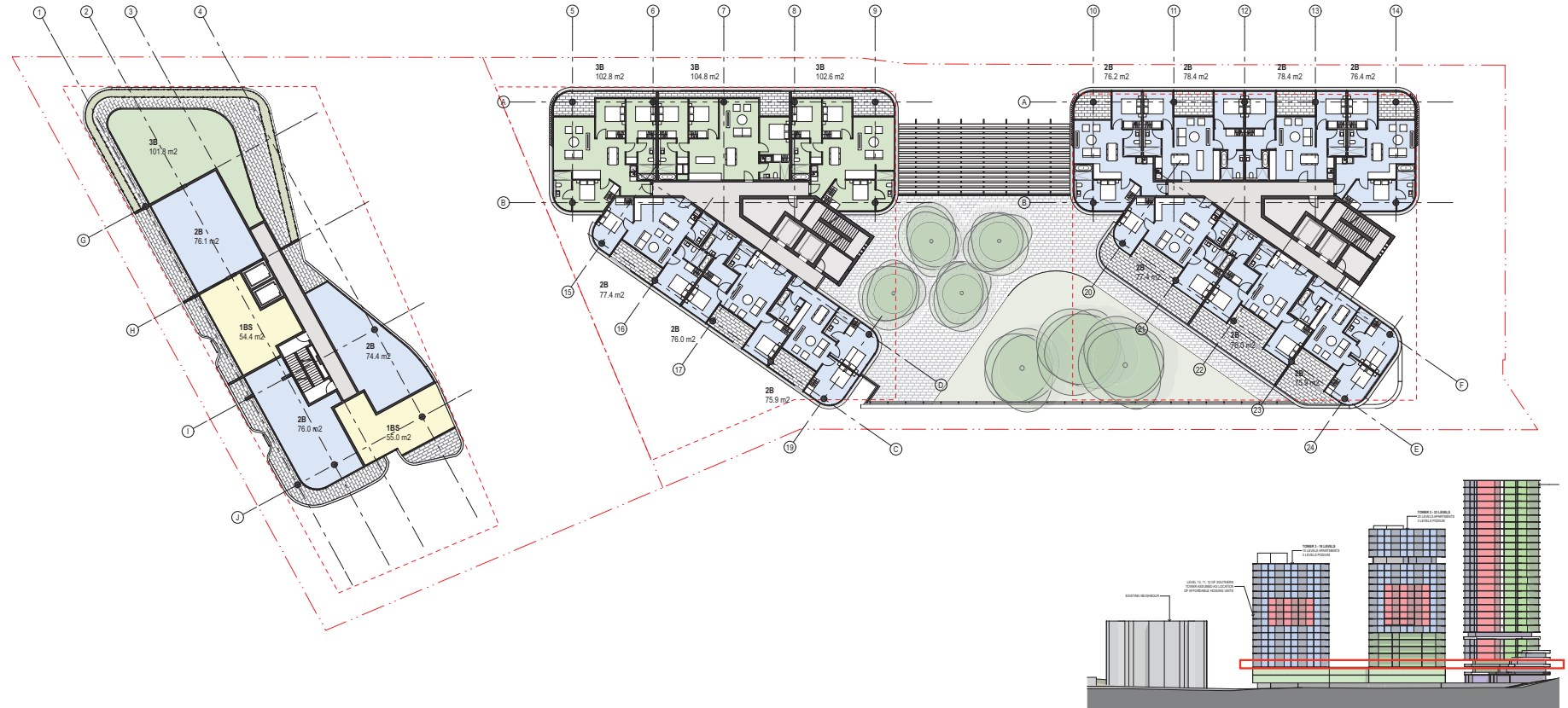


balconies located within accommodation wings

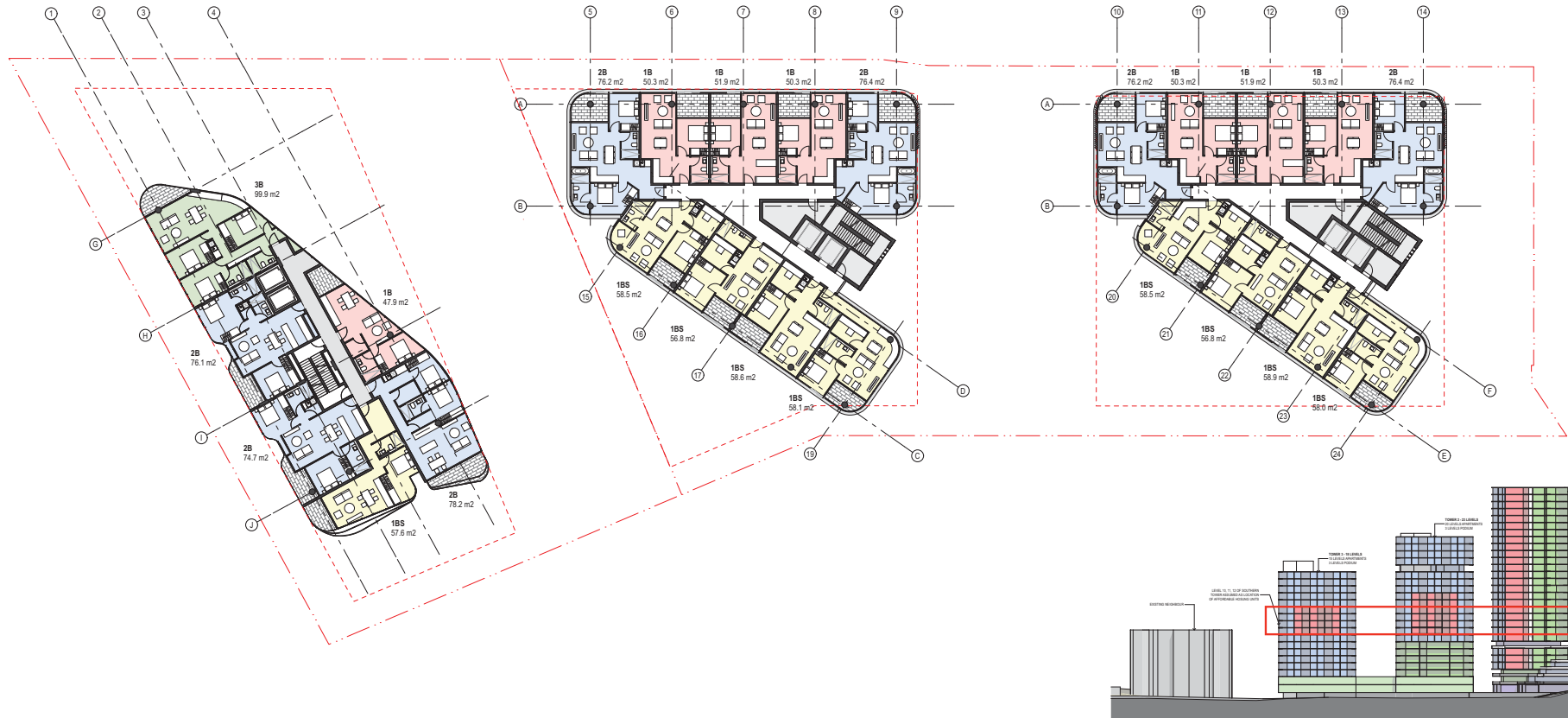
ADG COMPLIANCE - CROSS VENTILATION



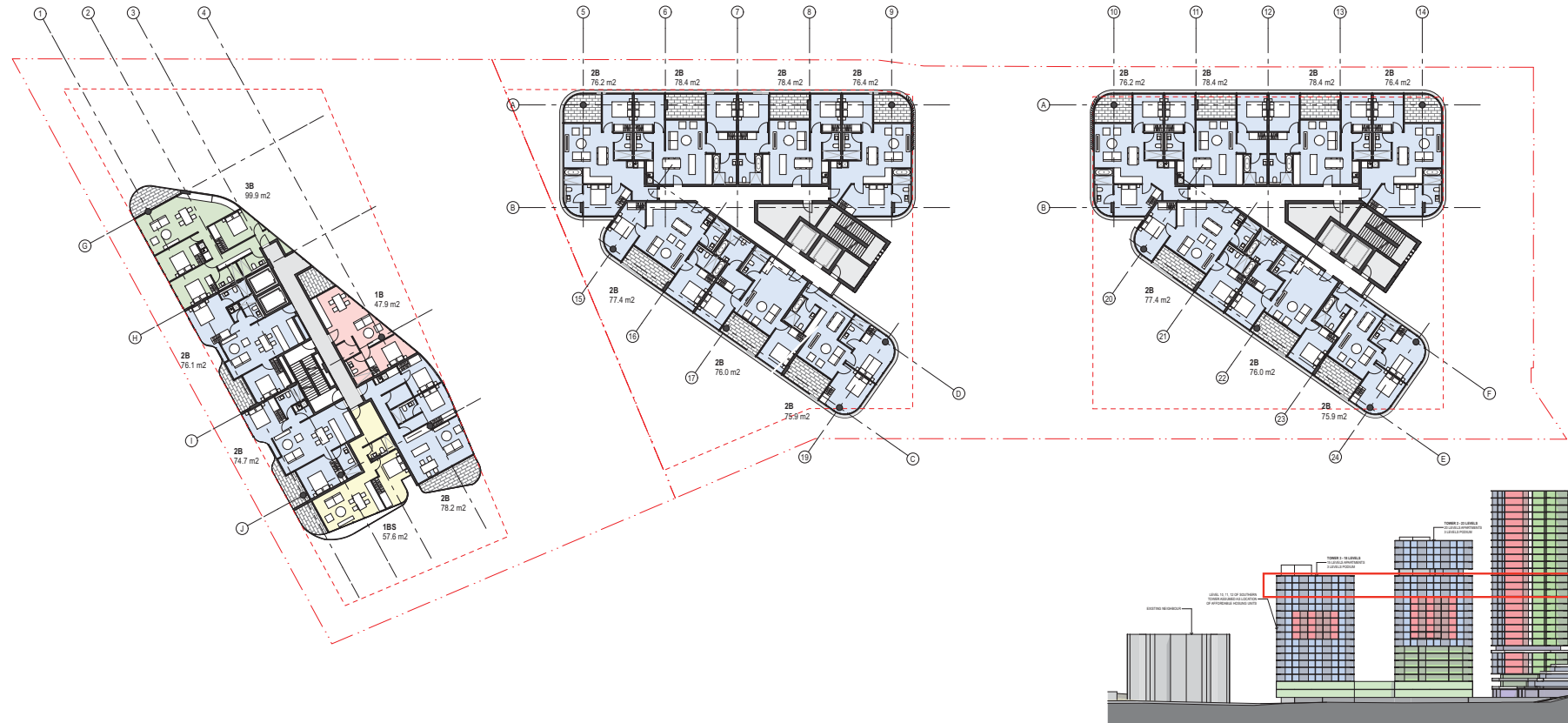
L03 - PODIUM ROOF TERRACE PLAN



TYPICAL LEVEL - 1B / 1BS APARTMENTS

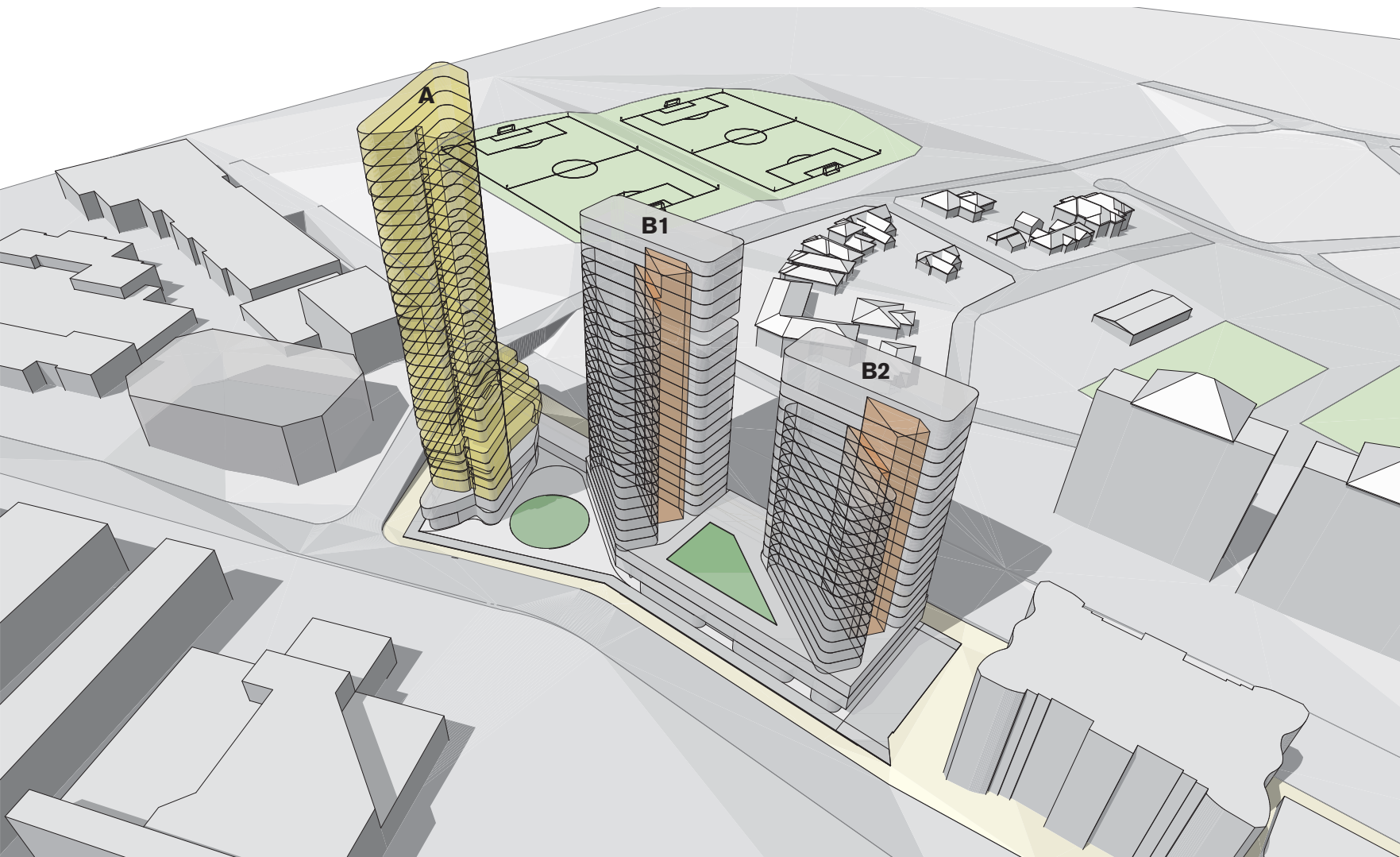


TYPICAL LEVEL - 2B APARTMENTS

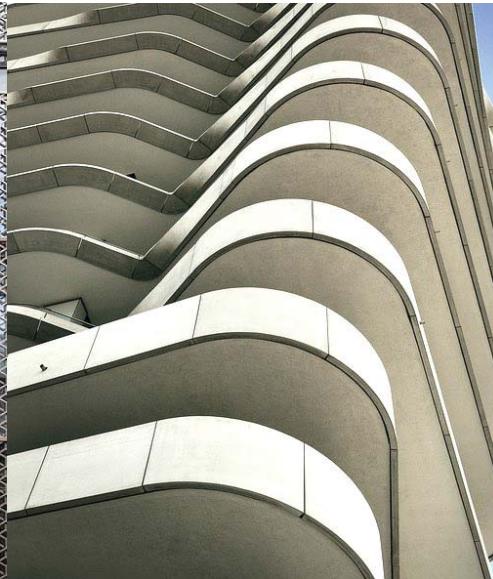
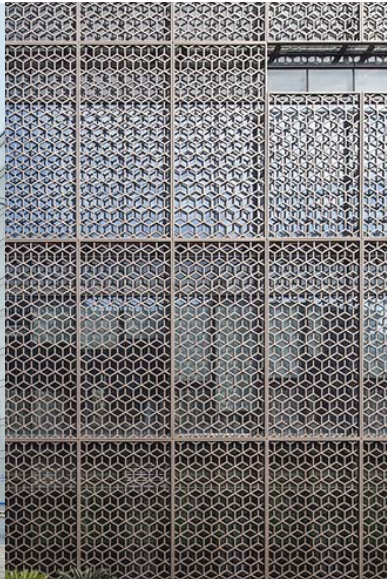
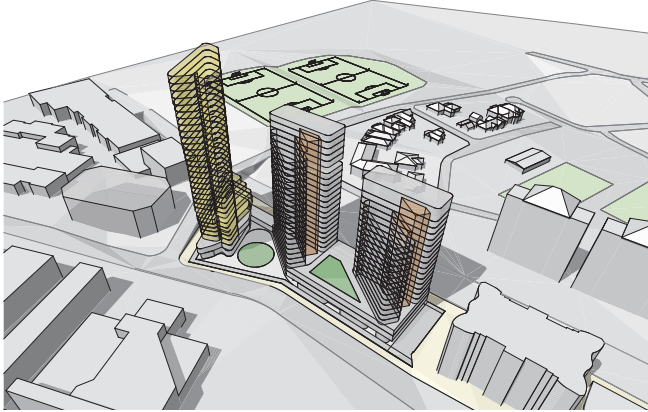




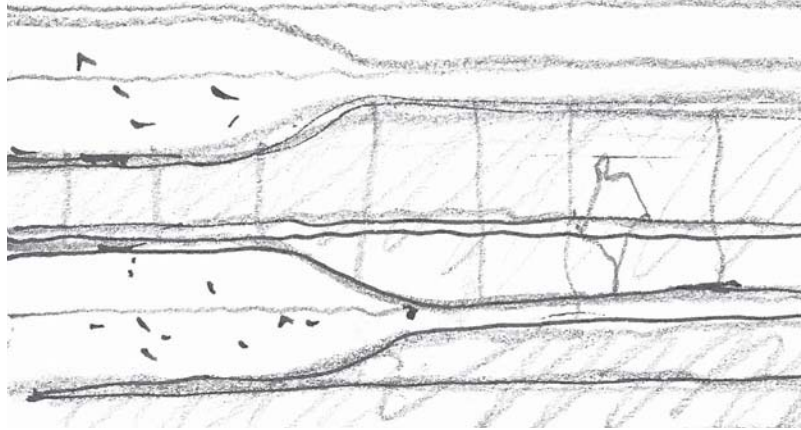
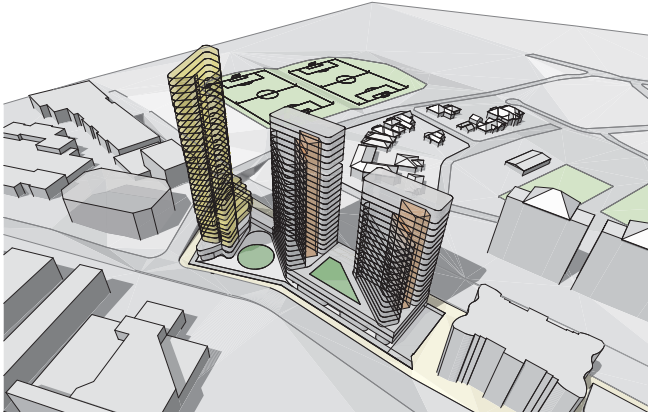
Facades + Visualisation

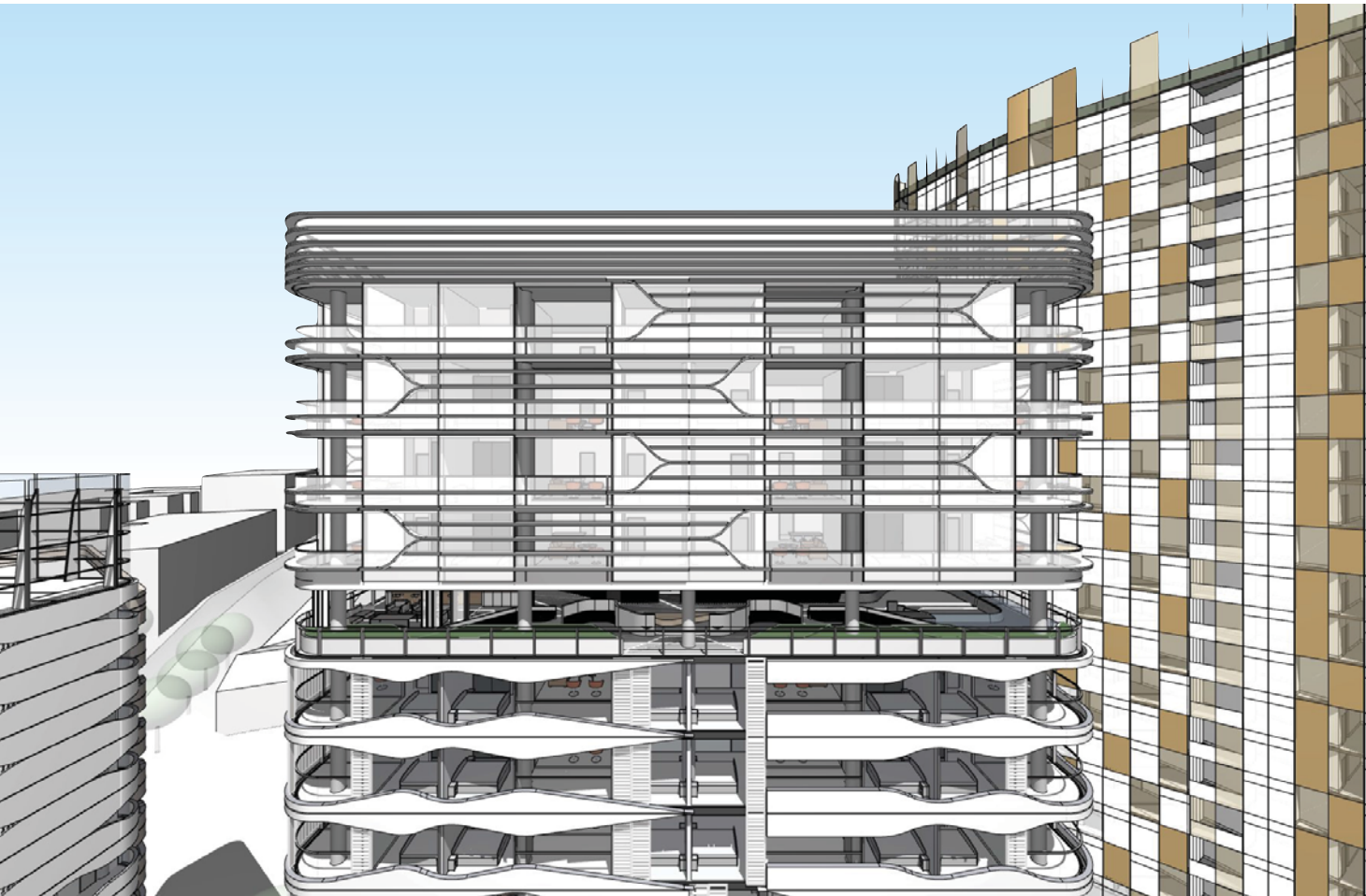


Reference Imagery for Tower A



Reference Imagery for Towers B1 and B2



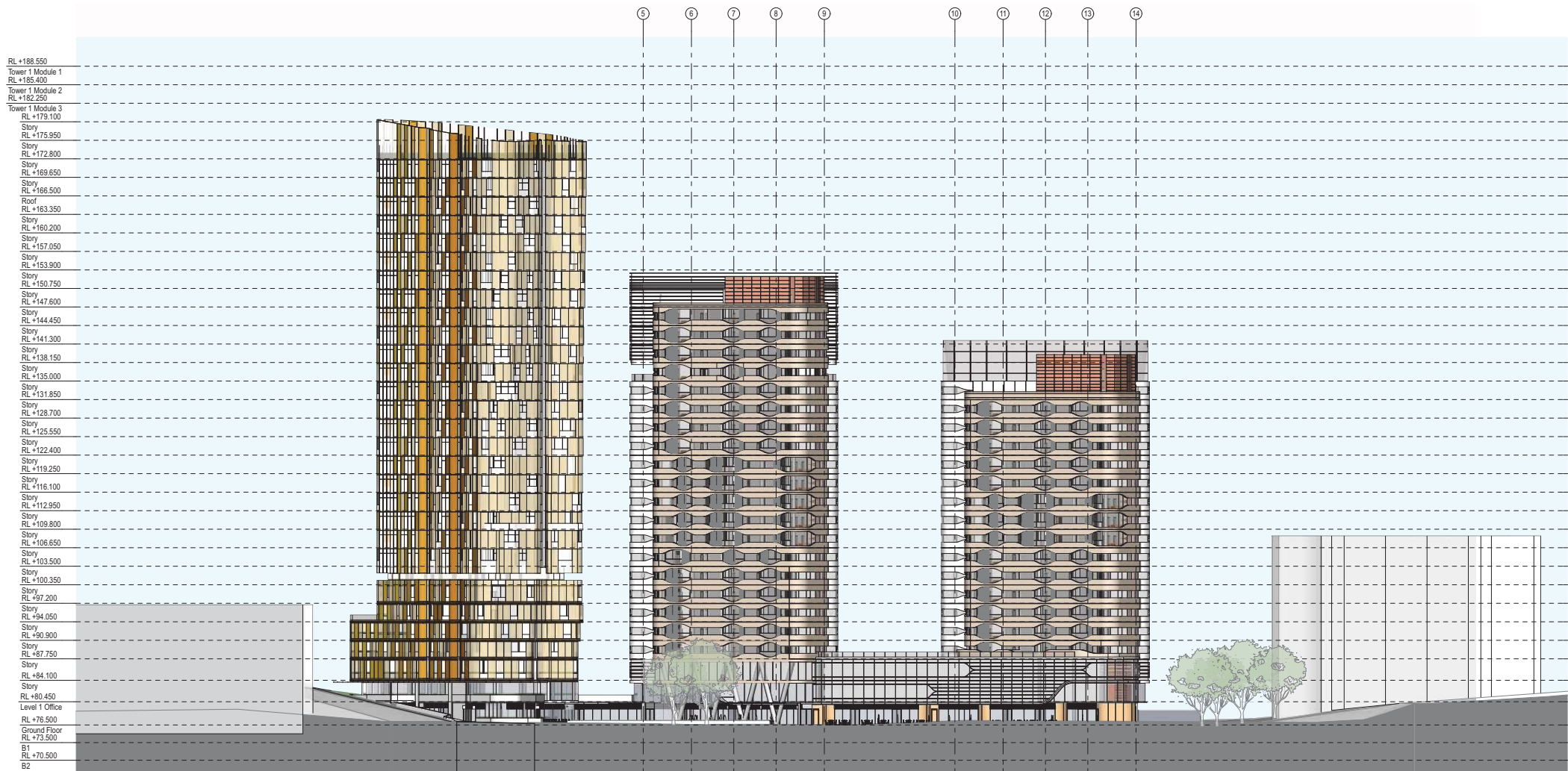


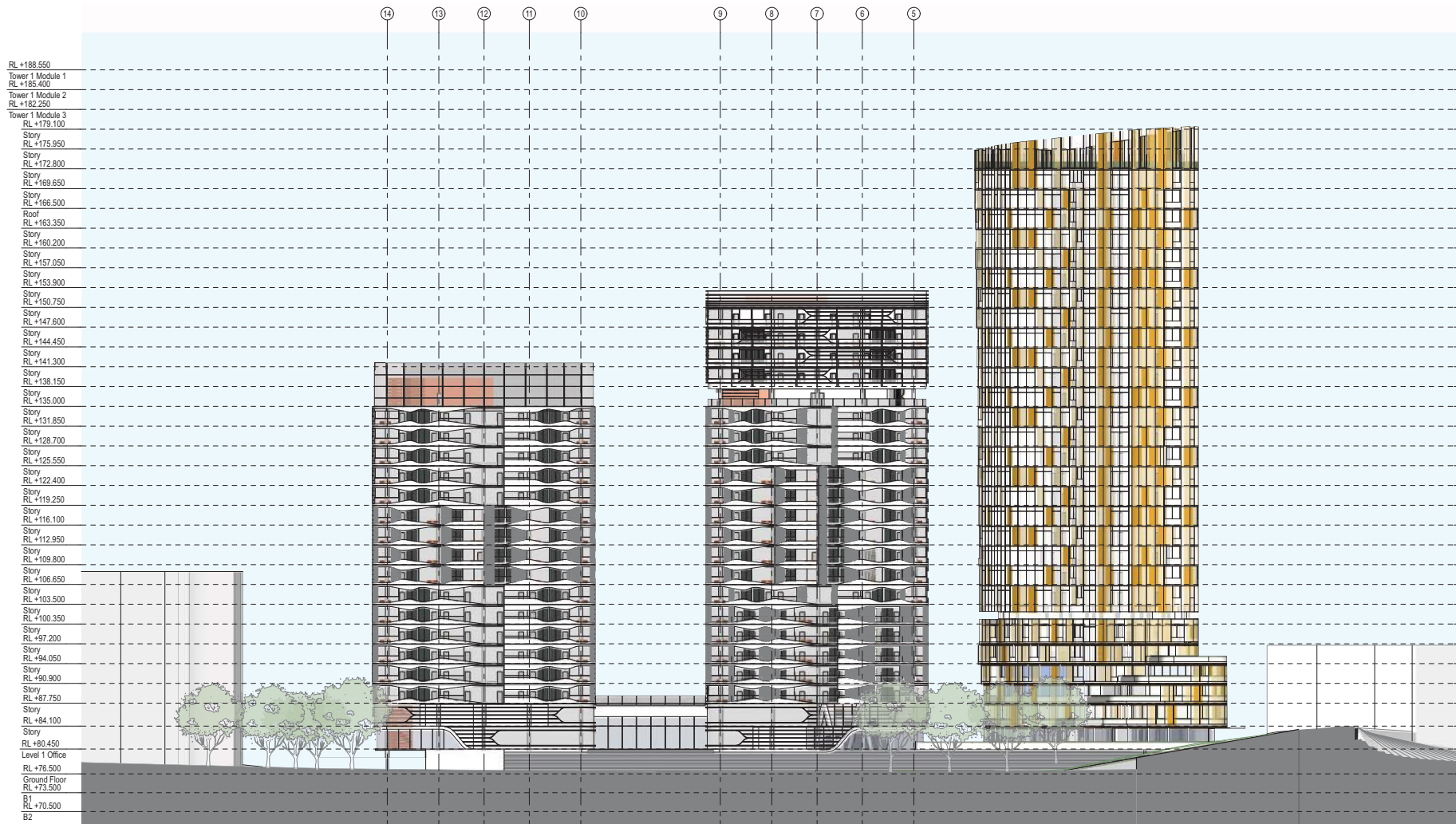






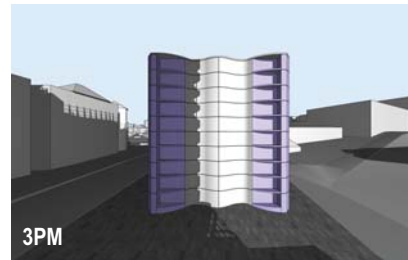
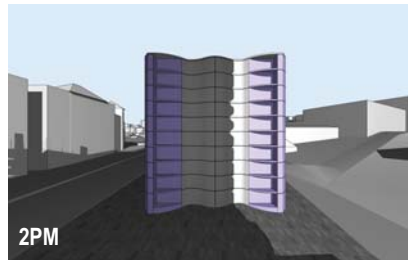
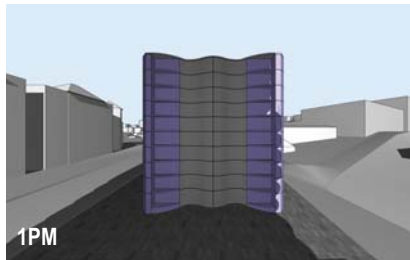
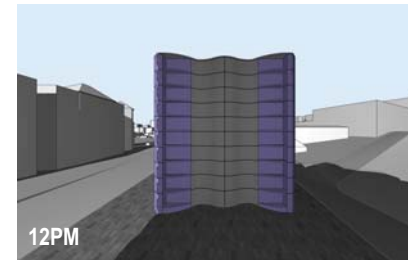
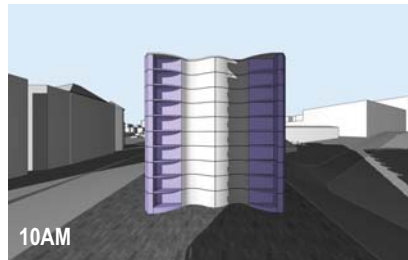
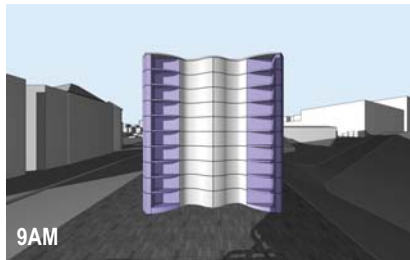
Elevations



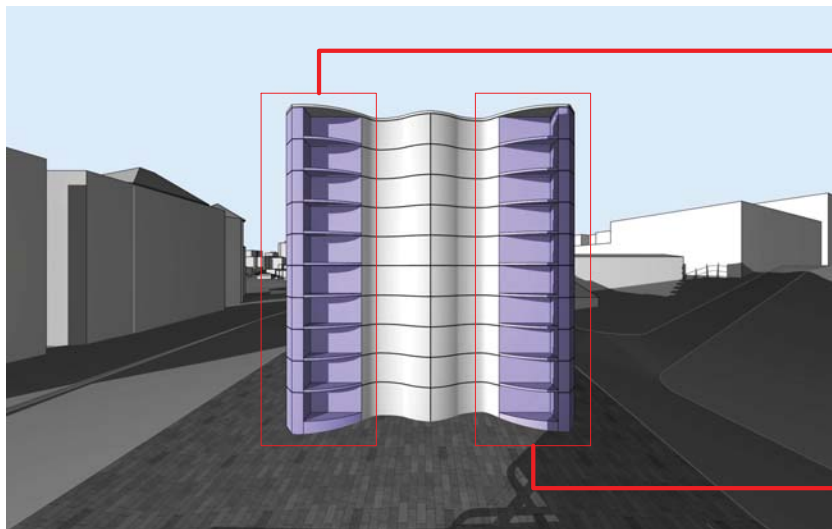


Shadow impact on 19-23 Herbert Street

OVERSHADOWING ON NEIGHBOURING FACADE STUDY - MID WINTER (JUNE 21)



LIVING AREAS



LIVING AREAS AND BALCONIES
RECEIVE SUNLIGHT FROM
APPROX 9:00AM UNTIL 11:51AM
= 2.85 HOURS

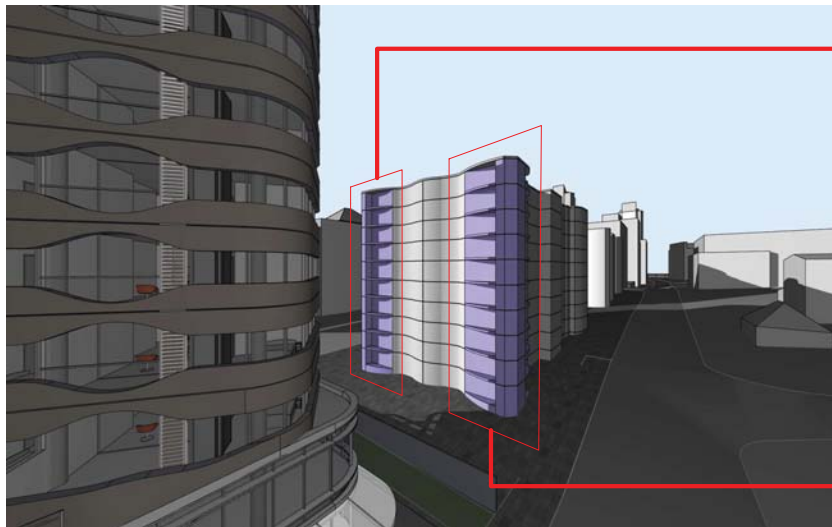
LIVING AREAS AND BALCONIES
RECEIVE SUNLIGHT FROM
APPROX 9:00AM UNTIL 9:31AM AND
FROM 1:03PM UNTIL 3:00PM
= 2.5 HOURS



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