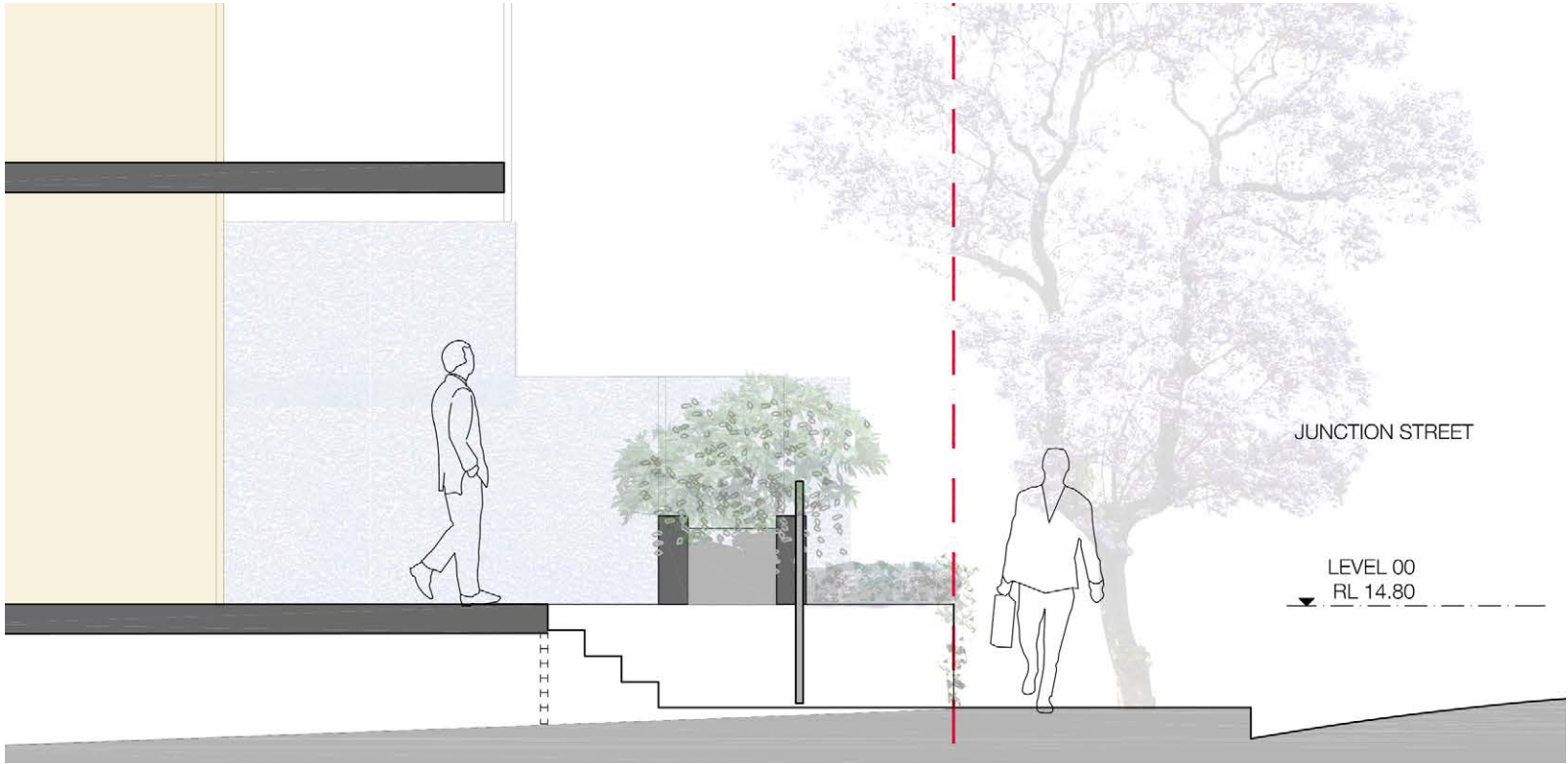
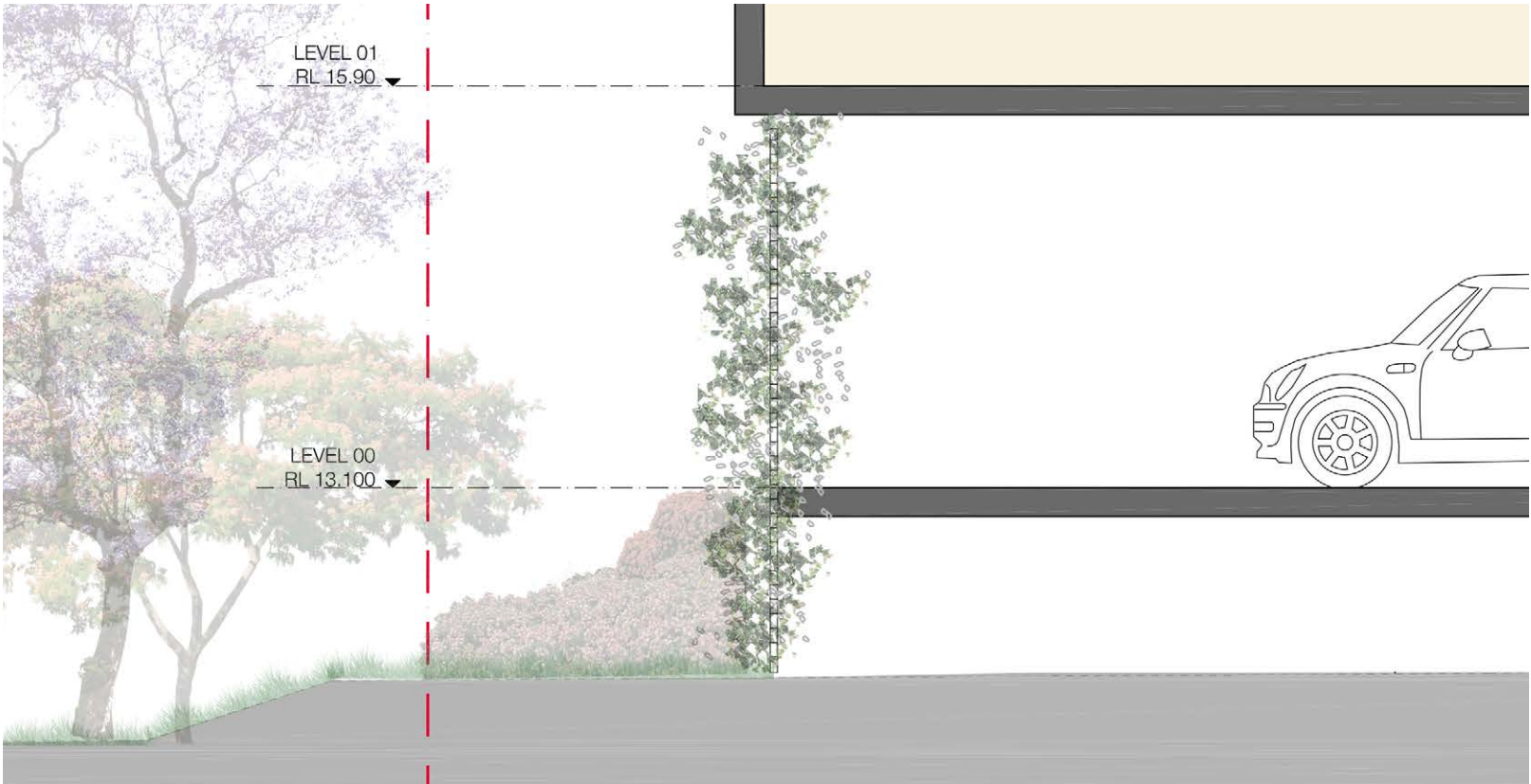


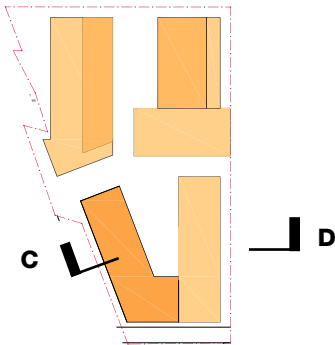
CARPARK/ GROUND LEVEL INTERFACE



DETAIL SECTION D 1:50 @ A3



DETAIL SECTION C 1:50 @ A3



PERMEABLE CLADDING
PRECEDENTS

AREAS SCHEDULE

Areas		Efficiency (to GEA)
Site Area	4,824	
FSR	1.75	
Total GEA	10,362	
Total GFA	8,440	81%

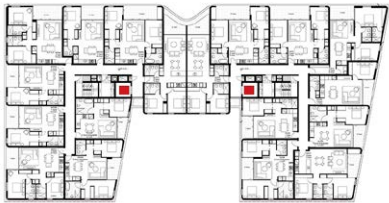
Residential Areas			
	GEA	GFA	Efficiency (to GEA)
Ground	756	605	
Level 01	2289	1831	
Level 02	2289	1831	
Level 03	1680	1344	
Level 04	778	622	
Level 05	778	622	
Level 06	634	507	
	9204	7363	80%

Commercial Areas			
	GEA	GFA	Efficiency (to GEA)
Ground	386	359	
Level 01	386	359	
Level 02	386	359	
	1158	1077	93%

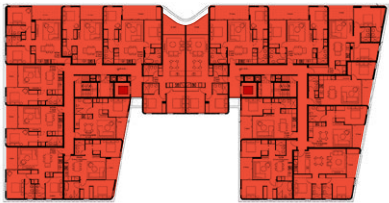
AREA EFFICIENCY PRECEDENT STUDY

1.0 EVE 03
ERSKINEVILLE

TYPICAL FLOORPLAN

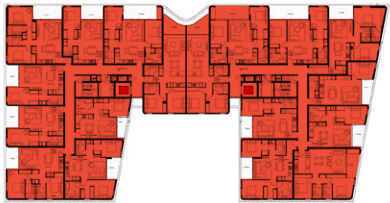


GROSS ENVELOPE AREA (GEA)
SQM



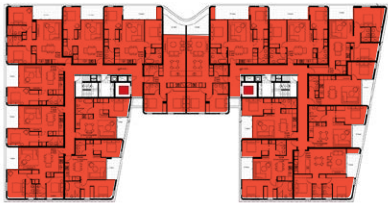
1,576

GROSS BUILDING AREA (GBA)
SQM



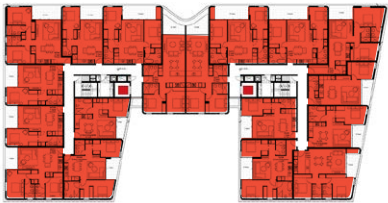
1,433

GROSS FLOOR AREA (GFA)
SQM



1,305
83% of GEA

NETT SALEABLE AREA (NSA)
SQM

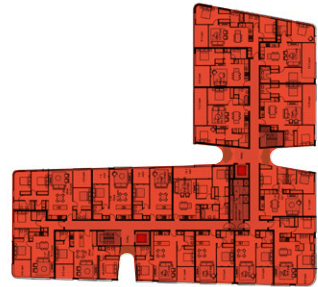


1,144

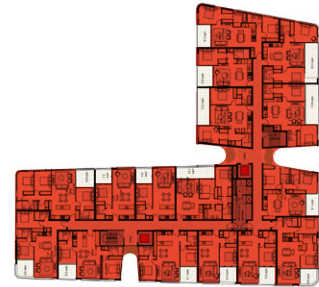
PERSPECTIVE IMAGE



2.0 EVE 04
ERSKINEVILLE



1,511



1,364



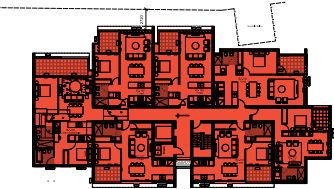
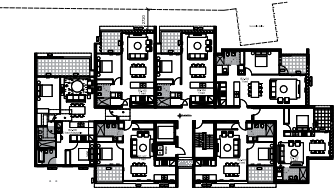
1,222
81% of GEA



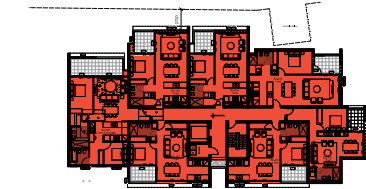
1,068



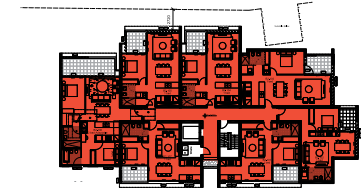
3.0 ELLIOTT ST BLG B2
BALMAIN



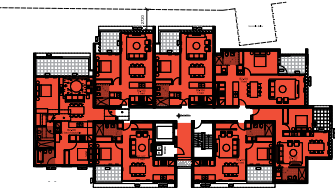
646



585



517
80% of GEA

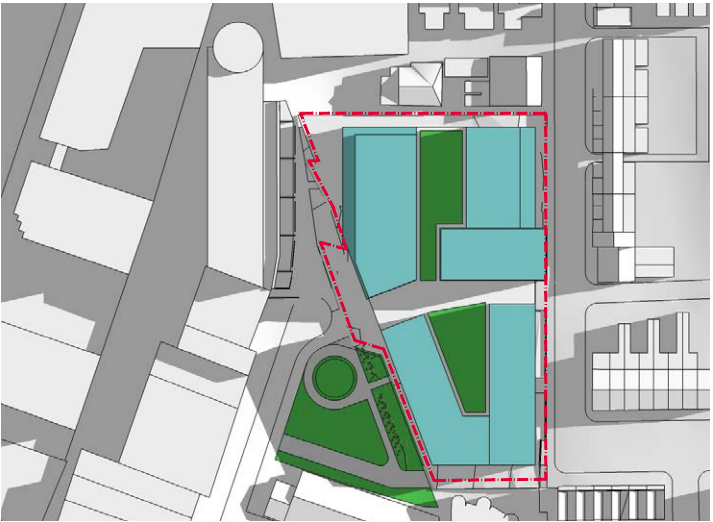


466

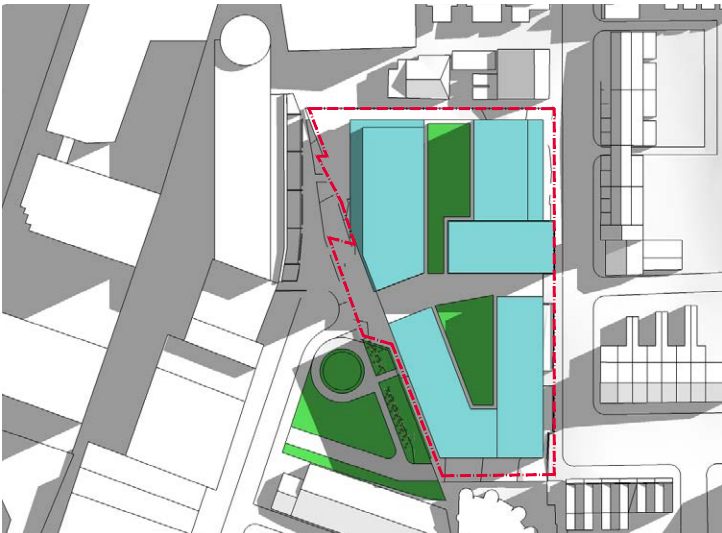


SHADOW ANALYSIS

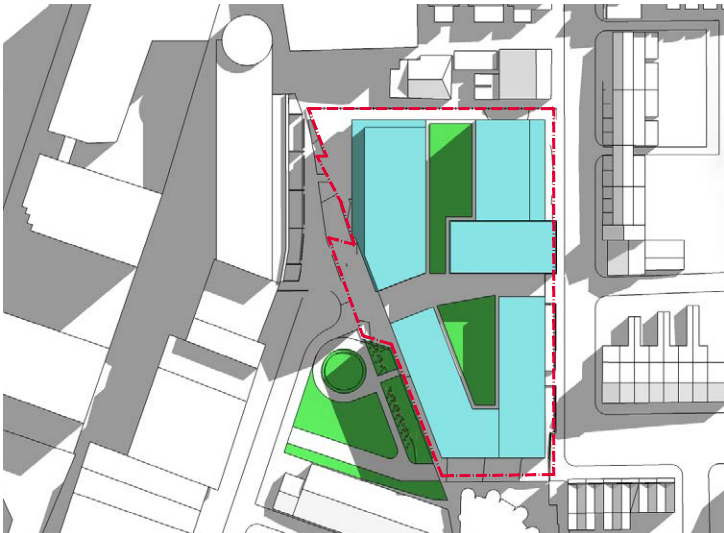
WINTER SUN AND SHADE DIAGRAMS



9AM



10AM



11AM



12PM



1PM



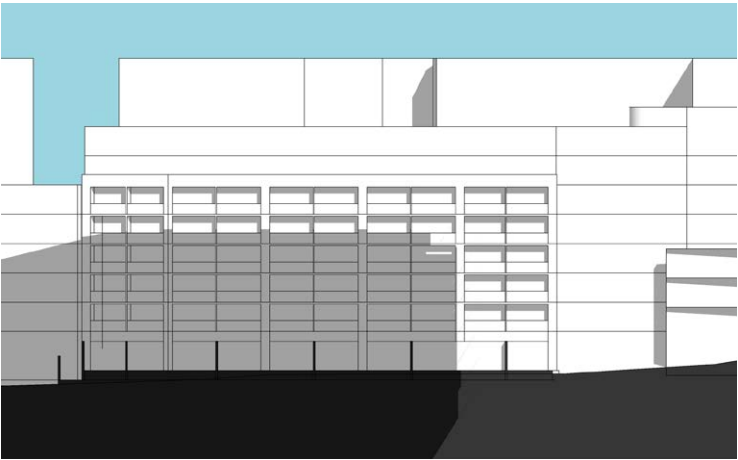
2PM



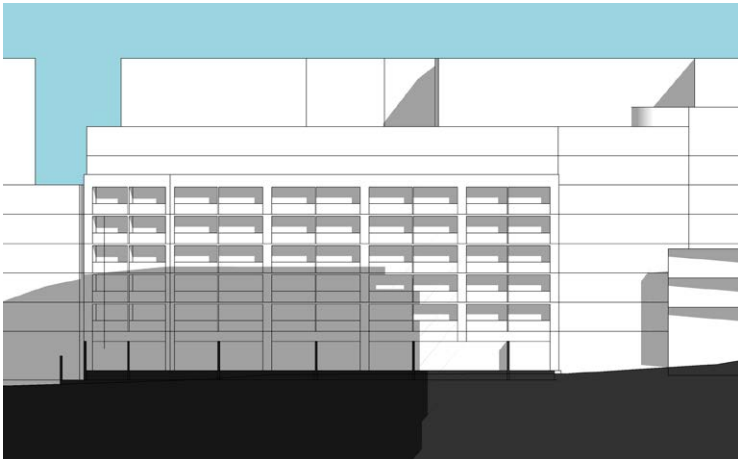
3PM

SHADOW IMPACT ON 1-3 LARKIN ST

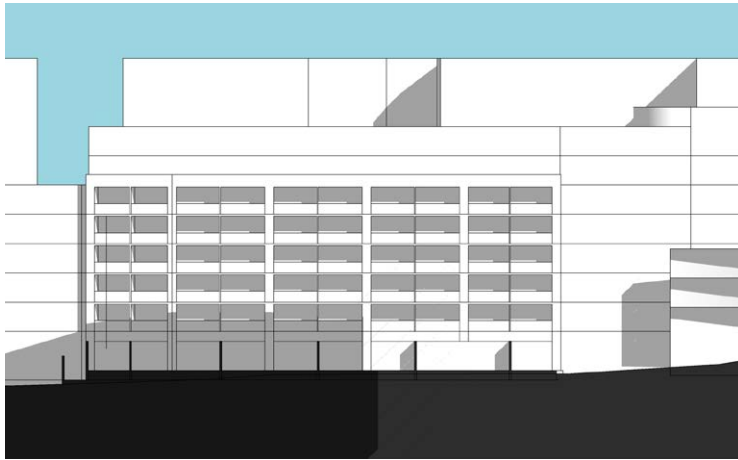
WINTER SUN AND SHADE DIAGRAMS



9.00am

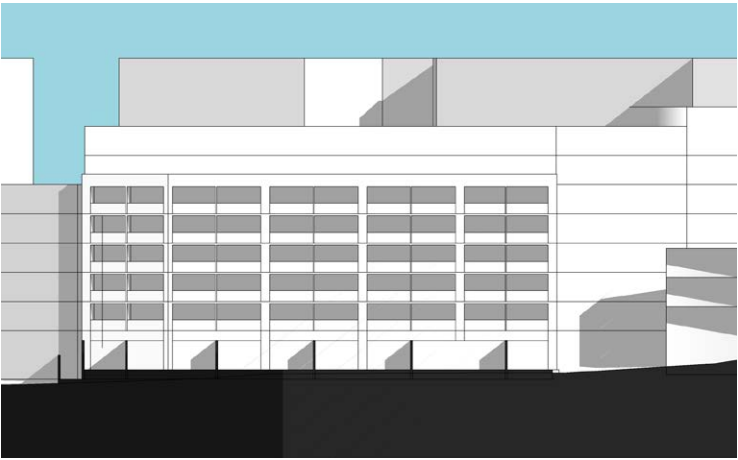


10.00am



11.00am

2 HOUR SOLAR ACCESS



12.00pm



1.00pm



2.00pm

1 HOUR SOLAR ACCESS