



4.0

# DESIGN CONCEPT







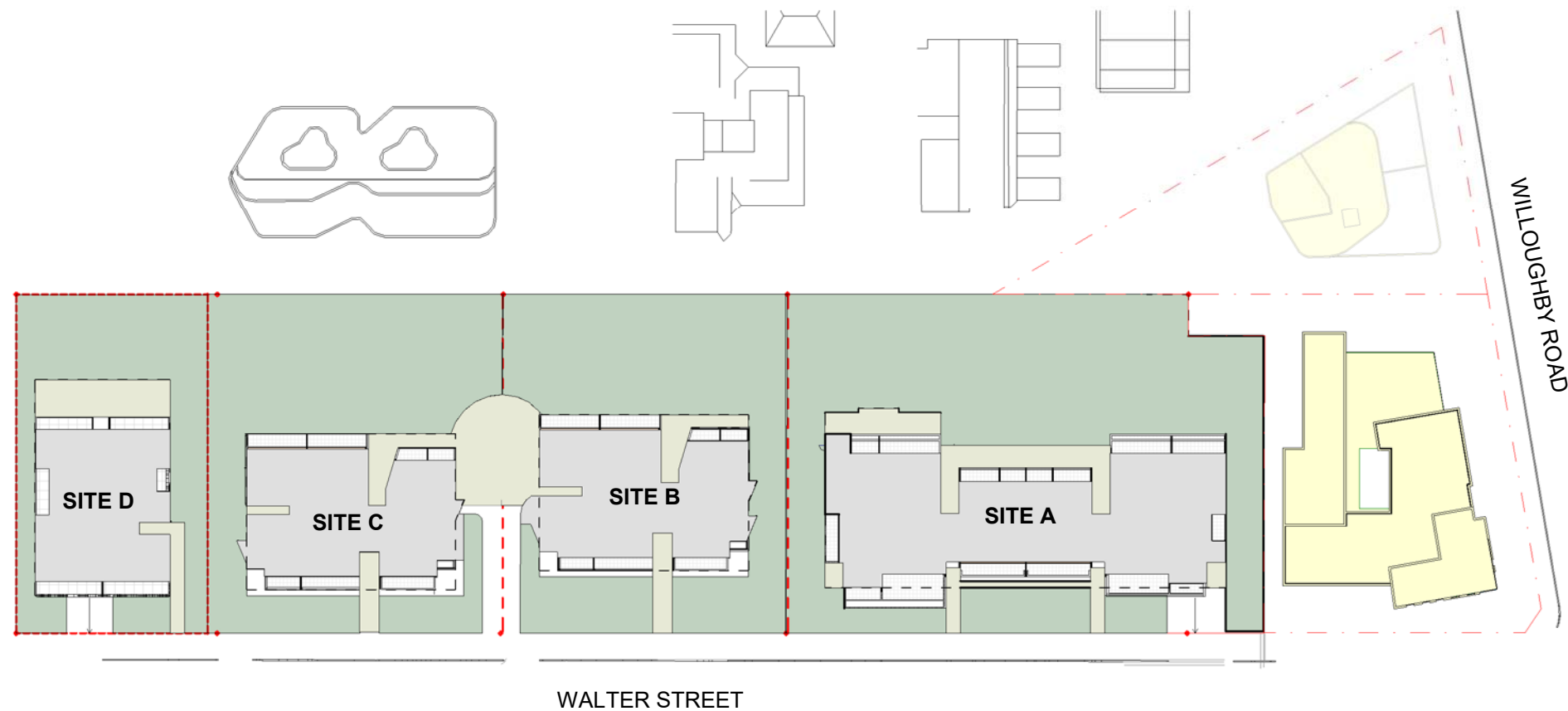


## DESIGN CONCEPT

Master Plan Option 3 is the preferred option as it respects the land holdings to date, as per the schedule below.

The proposal achieves a good balance between built form, site coverage and landscape areas. It creates gaps, light and vistas along the street and the public domain areas. The proposal also meets with the SEPP 65 and ADG requirements.





#### SITE D: NO. 29-31 WALTER STREET

SITE AREA : 1641m<sup>2</sup>  
SITE COVERAGE: 485.2 m<sup>2</sup>(**29.6%**)

TOTAL LANDSCAPED AREA =  
997.2 m<sup>2</sup>(60.8% OF SITE)

OF WHICH 820.8 m<sup>2</sup> IS DEEP SOIL (**50%** OF SITE)

#### SITE C: NO. 21-27 WALTER STREET

SITE AREA : 2513 m<sup>2</sup> (Including 66 m<sup>2</sup> Easement)  
SITE COVERAGE: 609.093 m<sup>2</sup> (**24.2%**)

TOTAL LANDSCAPED AREA =  
1,671.895 m<sup>2</sup>(66.5 % OF SITE)

OF WHICH 1,439.923 m<sup>2</sup> IS DEEP SOIL (**57.3%** OF SITE)

#### SITE B: NO. 15-19 WALTER STREET

SITE AREA : 2455.966m<sup>2</sup>  
SITE COVERAGE: 613.675m<sup>2</sup> (**25%**)

TOTAL LANDSCAPED AREA =  
1,606.431 m<sup>2</sup>(65.4% OF SITE)

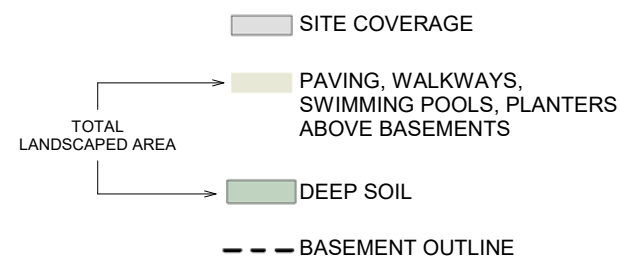
OF WHICH 1,389.795 m<sup>2</sup> IS DEEP SOIL (**56.6 %** OF SITE)

#### SITE A: NO. 3-13A WALTER STREET

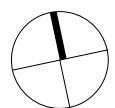
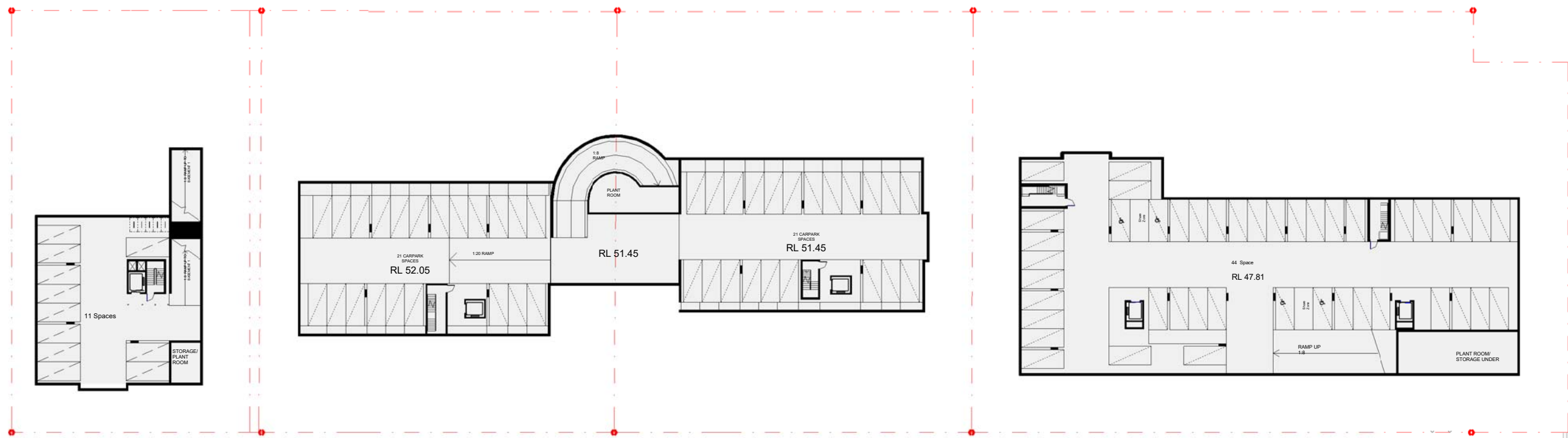
SITE AREA : 4030.4 m<sup>2</sup>  
SITE COVERAGE: 1031.2 m<sup>2</sup> (**25.6%**)

TOTAL LANDSCAPED AREA =  
2,569.6 m<sup>2</sup>(63.8% OF SITE)

OF WHICH 2,284 m<sup>2</sup> IS DEEP SOIL (**56.7%** OF SITE)

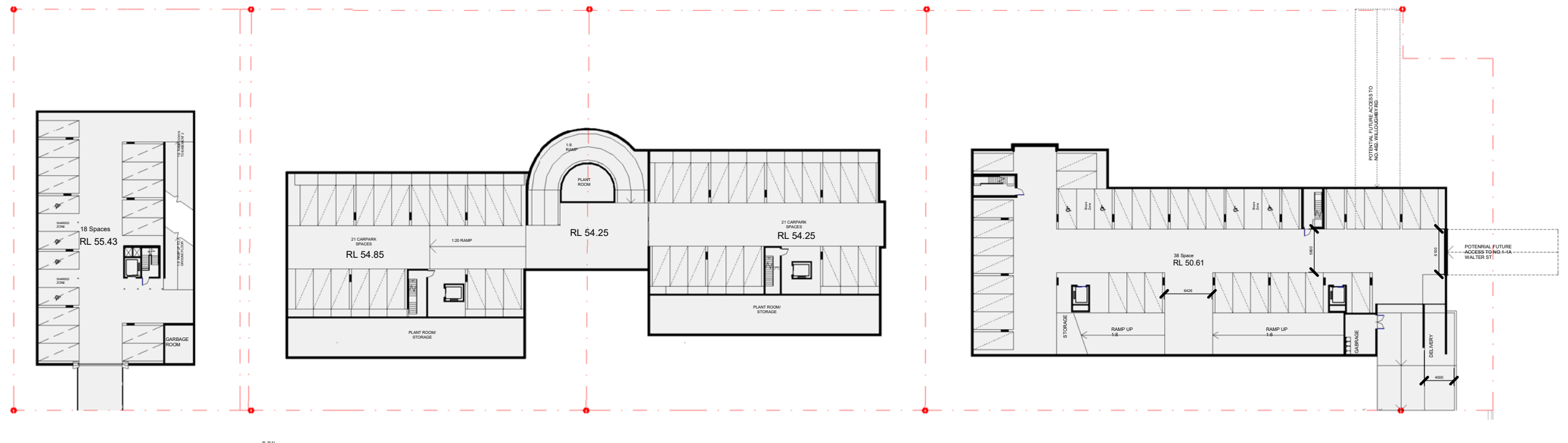




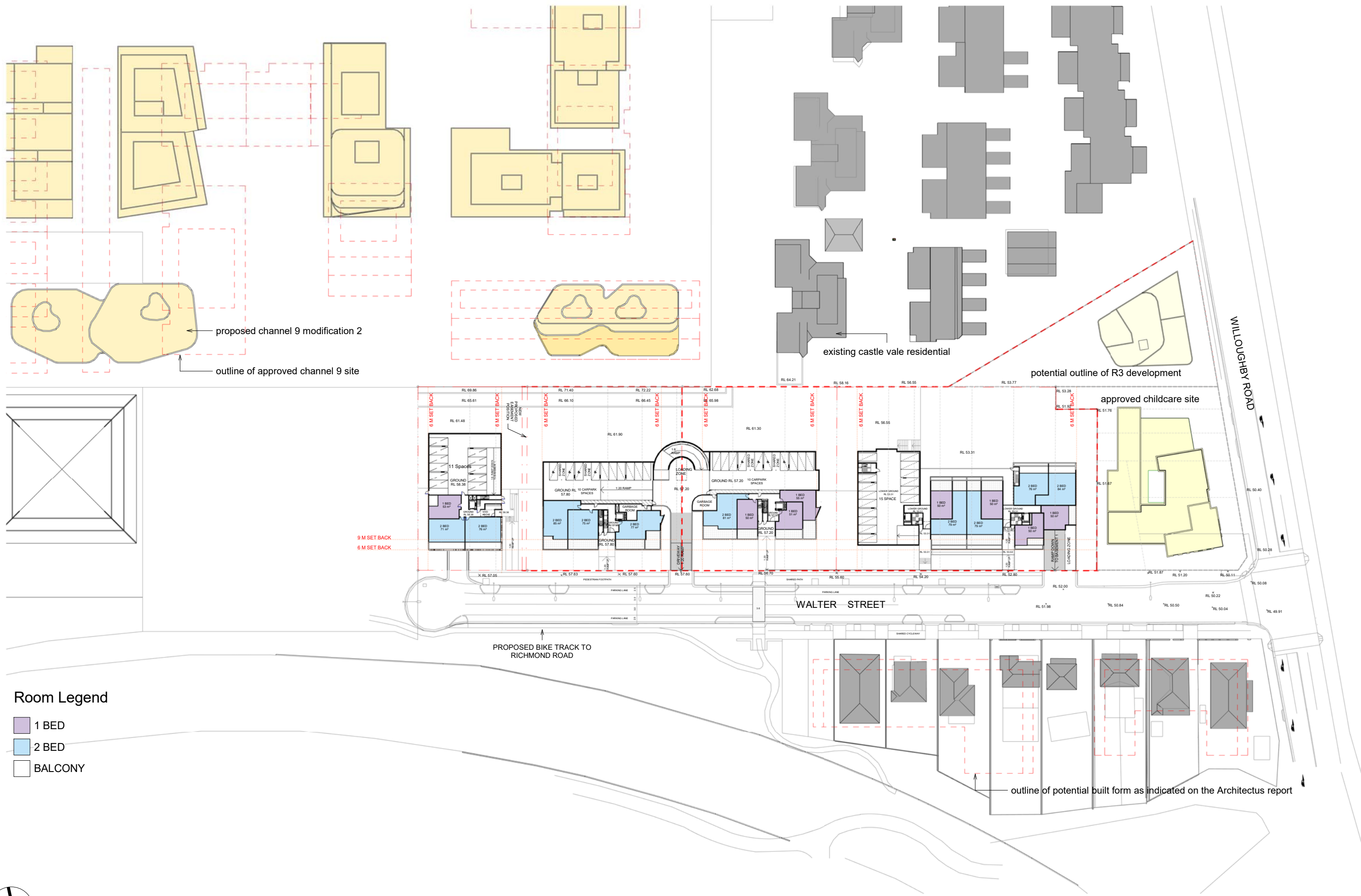


**BASEMENT 2**  
1 : 300 @A1









Room Legend

- 1 BED
- 2 BED
- BALCONY





Room Legend

- 1 BED
- 2 BED
- BALCONY

LEVEL 1 - LEVEL 2  
1:500 @A1









LEVEL 4  
1:500 @A1



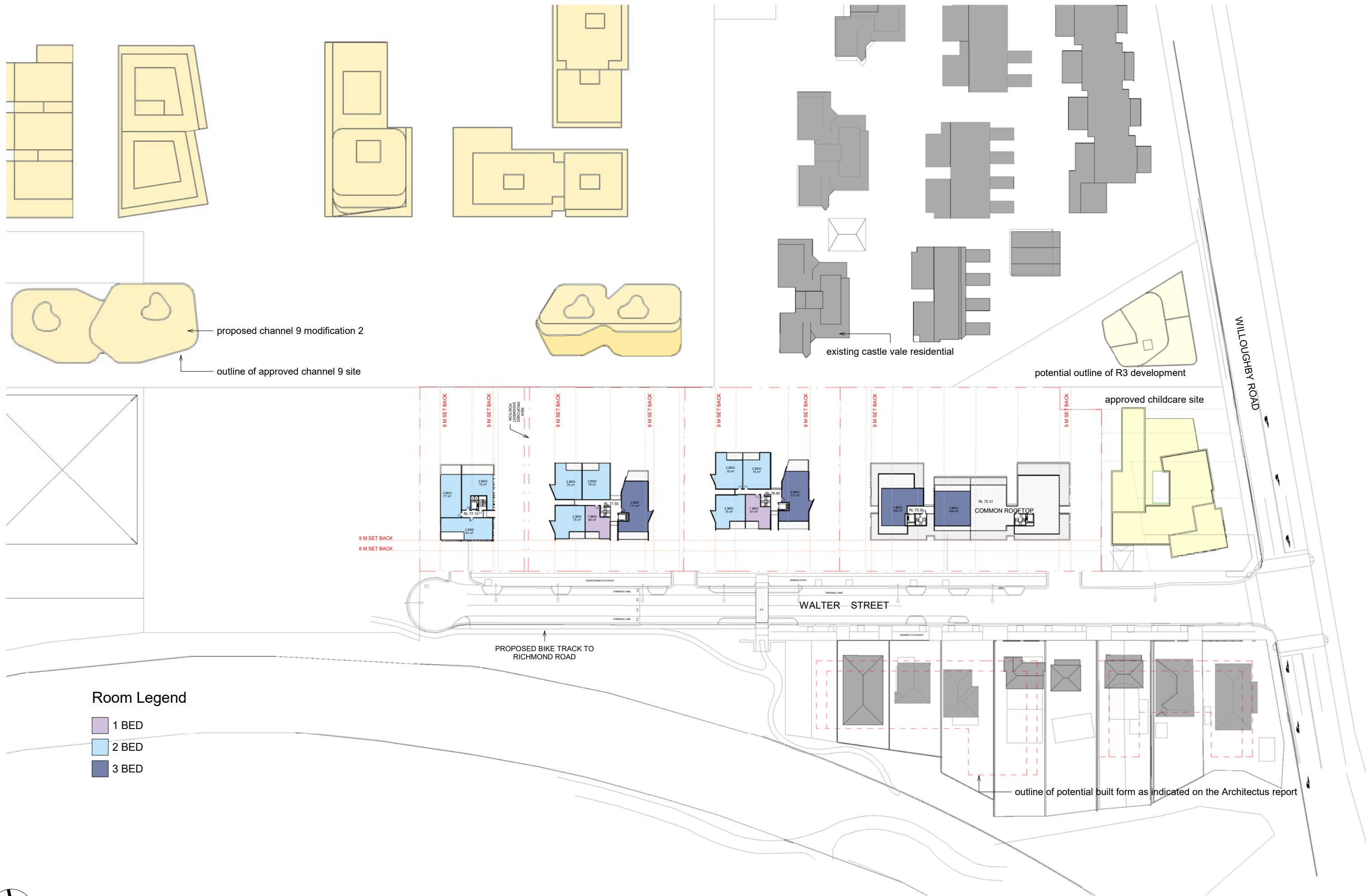


Room Legend

- 1 BED
- 2 BED
- 3 BED
- BALCONY

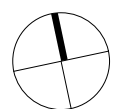
LEVEL 5  
1:500 @A1





### Room Legend

- 1 BED
- 2 BED
- 3 BED



LEVEL 6

1:500

@A1

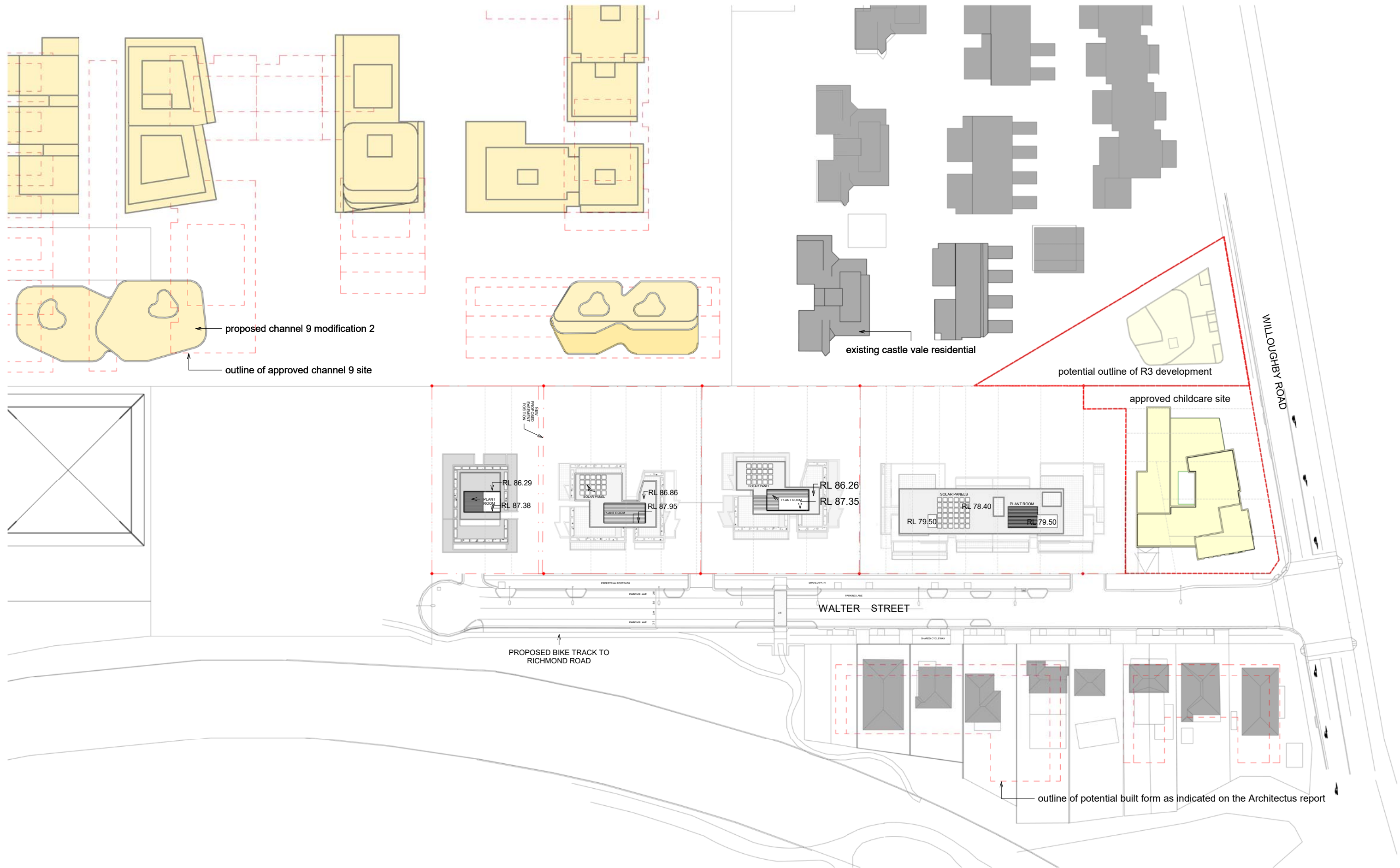




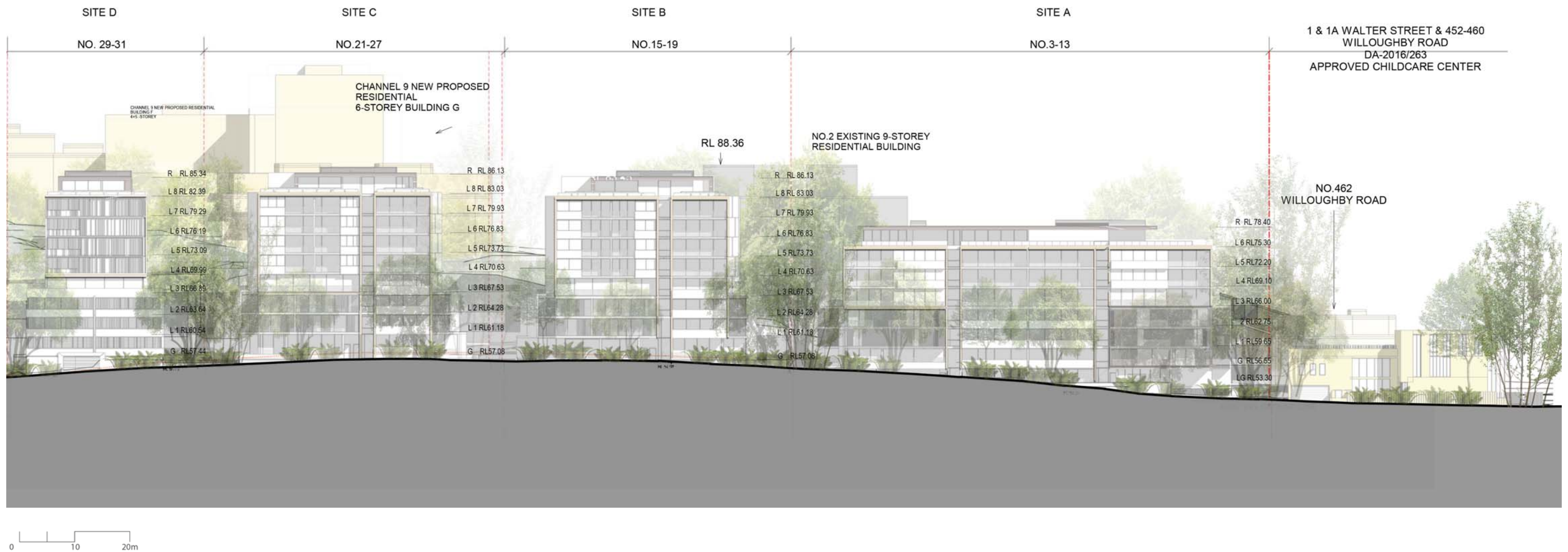






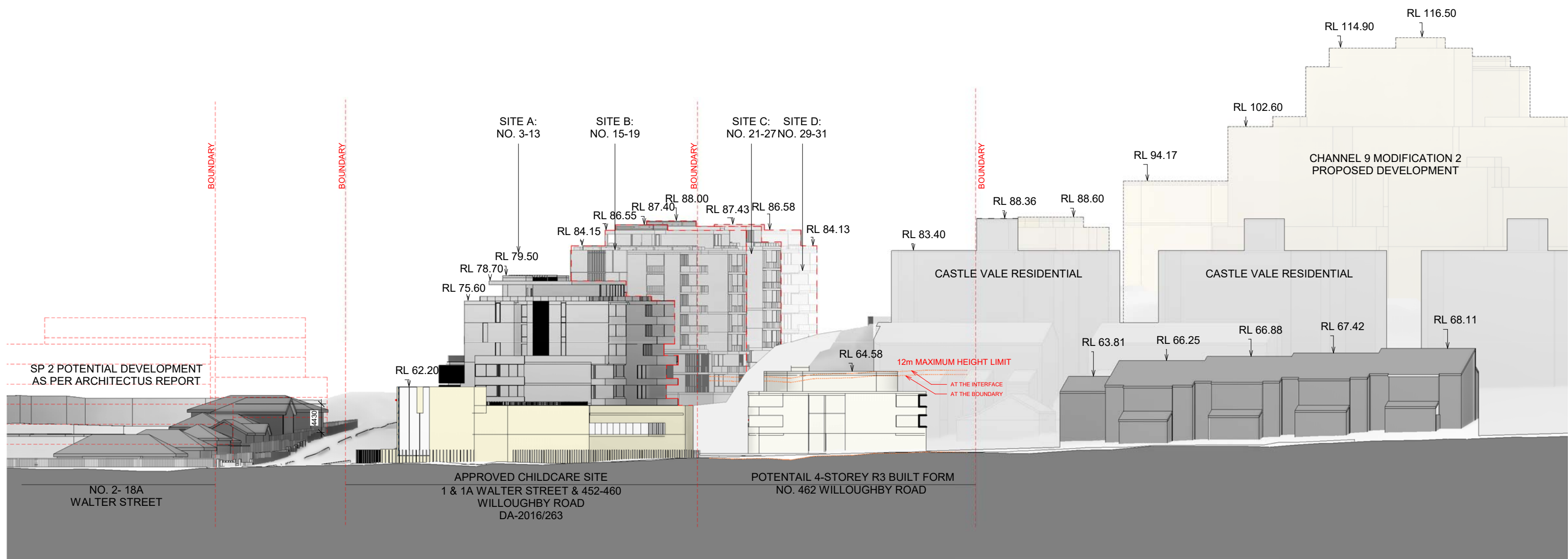






WALTER STREET SOUTH ELEVATION

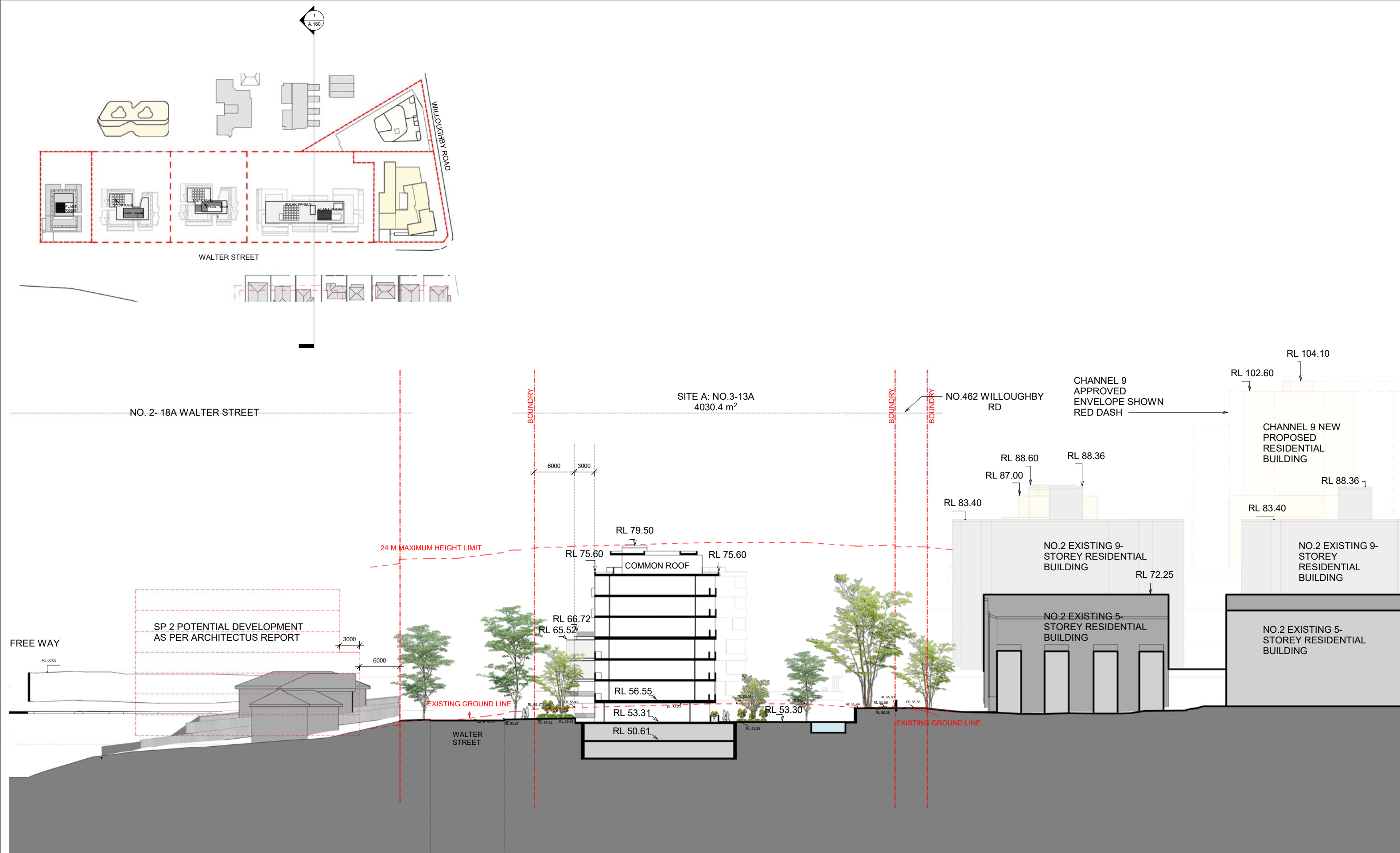




# WILLOUGHBY ROAD ELEVATION

1 : 300 @A1

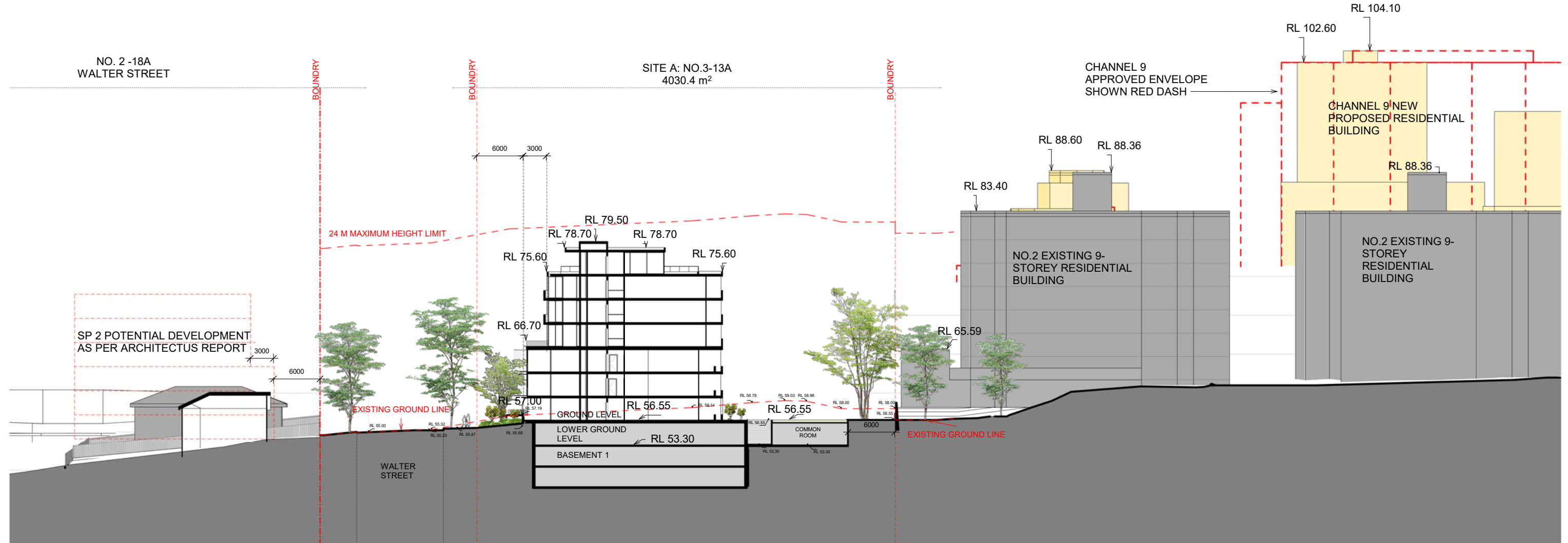
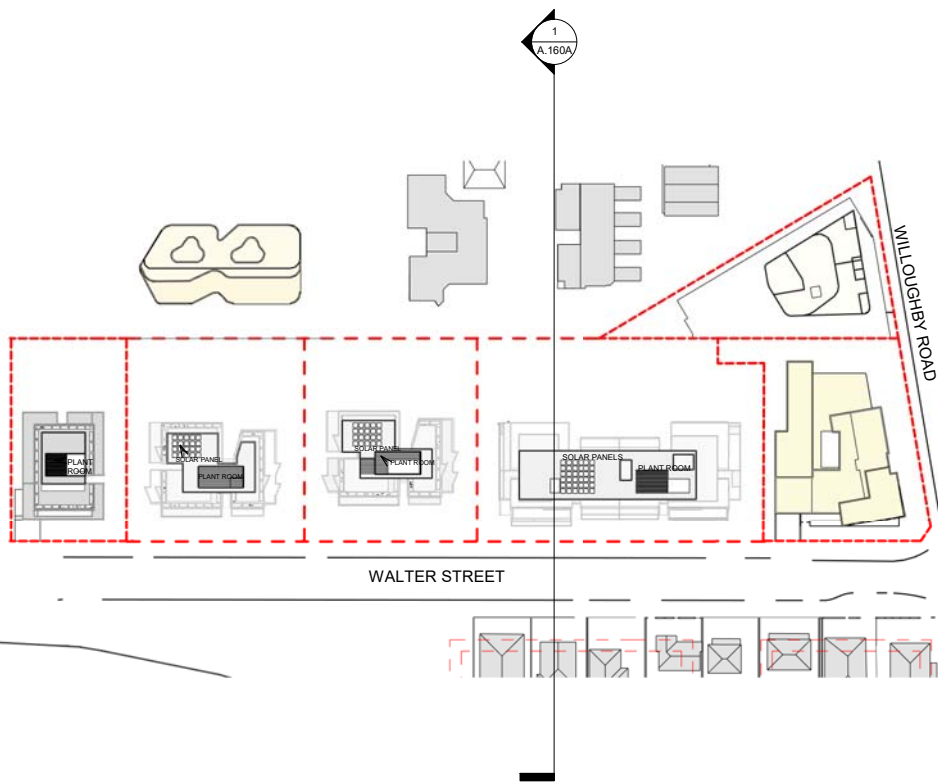




① SECTION A ( 3-13 A ) 1:250 @ A1  
1:500 @ A3

CROSS SECTION A ( NO. 3- 13 A )

As indicated @A1



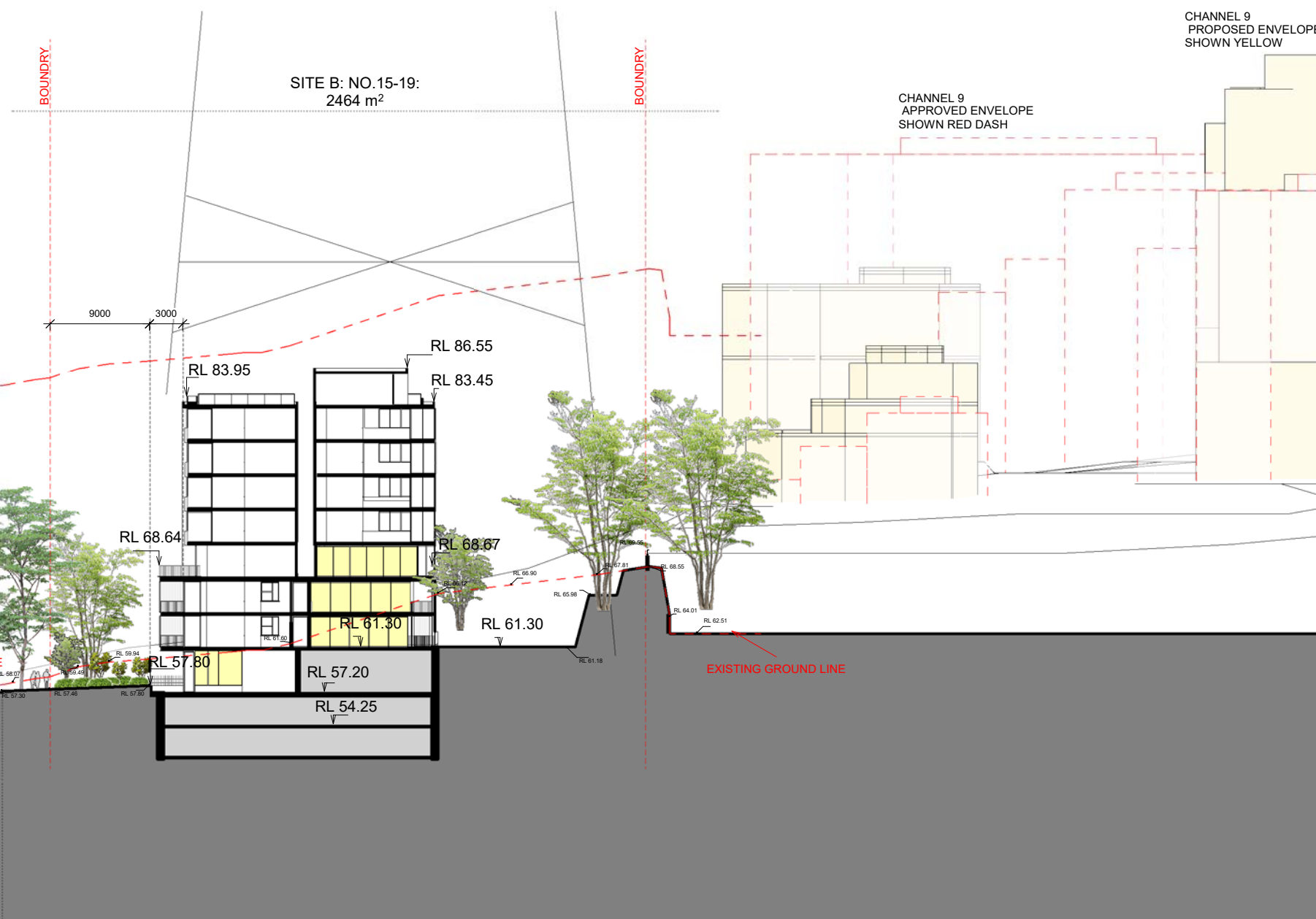
1 SECTION B 3-13A  
1:250 @ A1  
1:500 @ A3

## CROSS SECTION B 3-13A

As indicated @A1

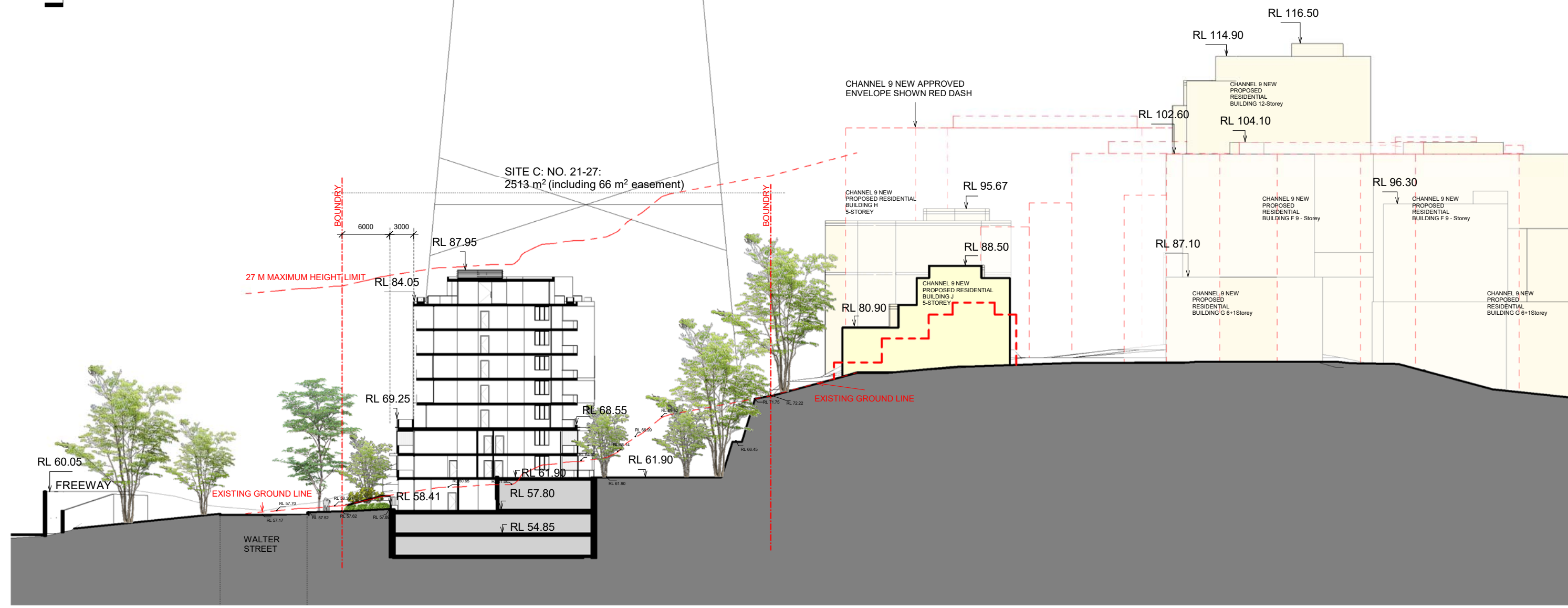
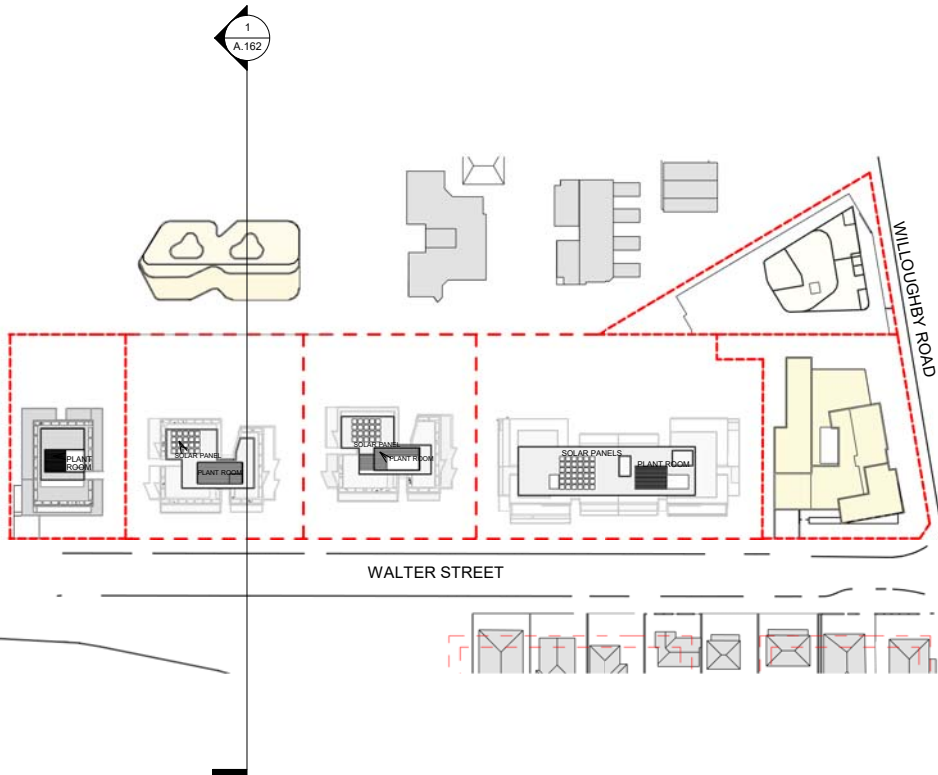






 **CROSS SECTION D 15-19**  
As indicated @A1



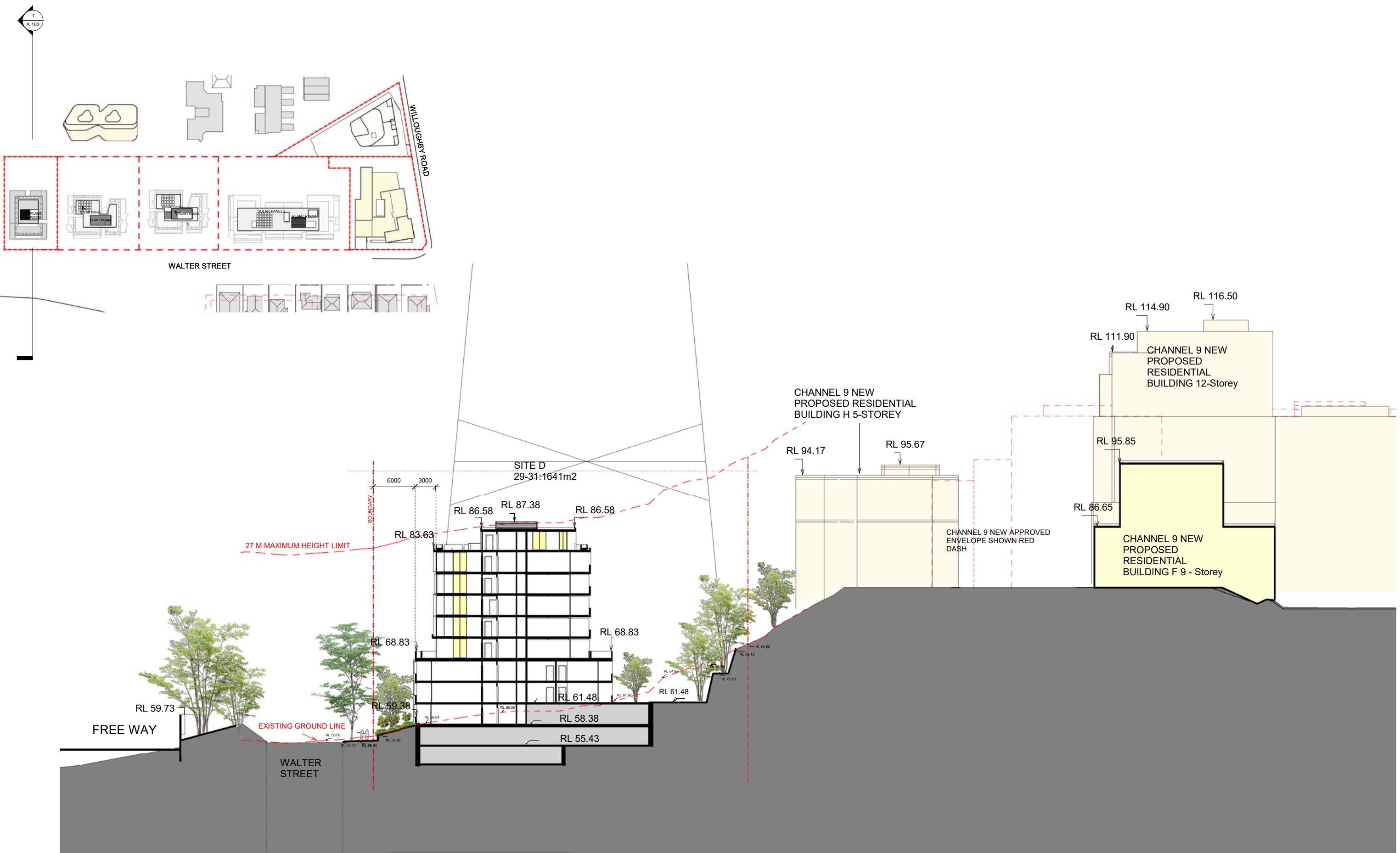


1 SECTION E (21-27) 1:250 @ A1  
1:500 @ A3

CROSS SECTION E (21-27)  
As indicated @A1

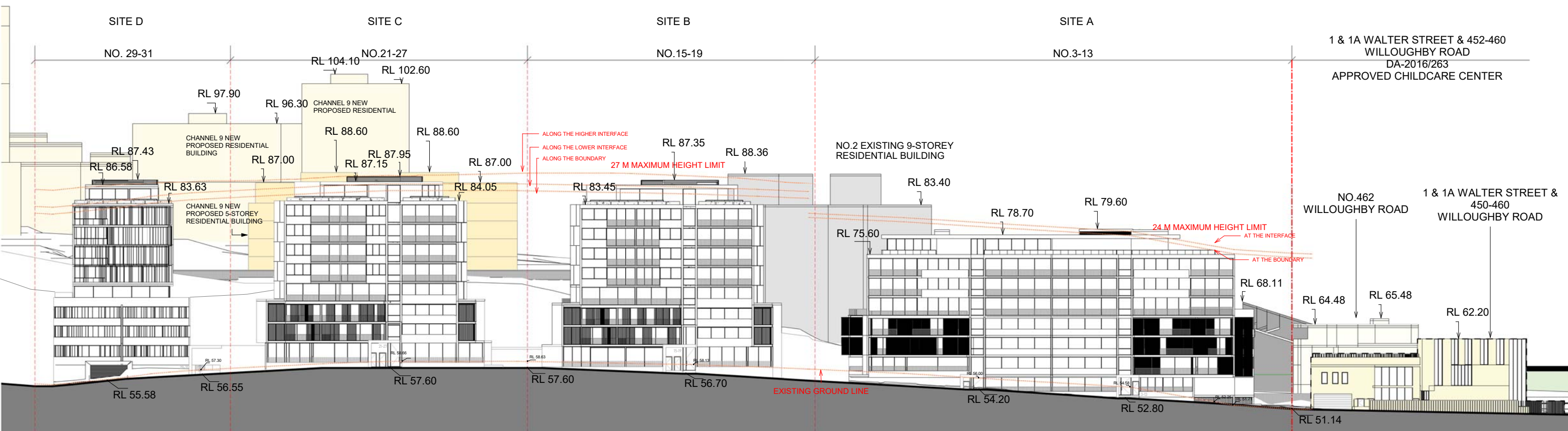






1 SECTION G (29-30) 1:250 @ A1  
1:500 @ A3

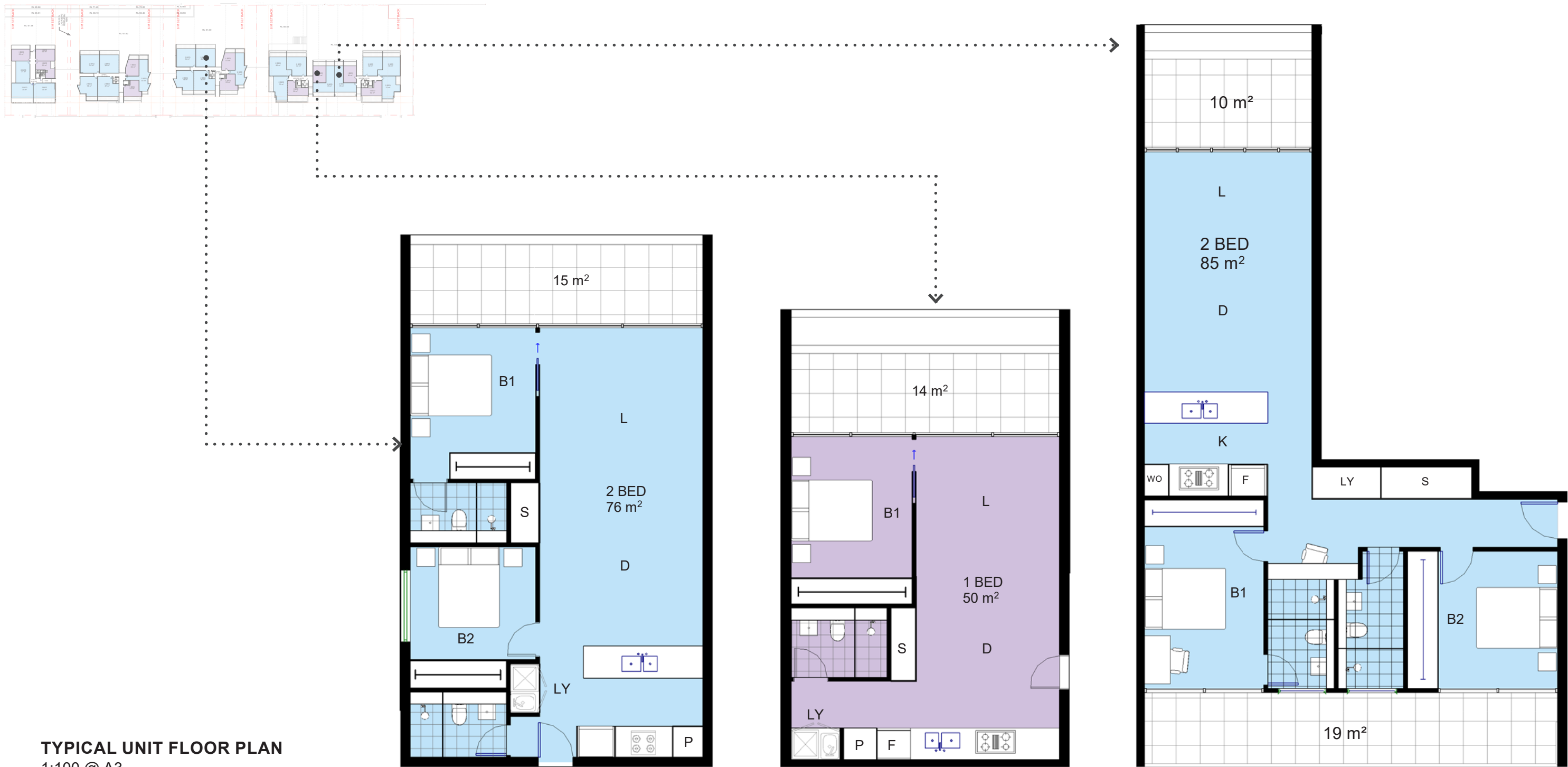
CROSS SECTION G ( 29-31)  
As indicated @A1



SITE D					SITE C					SITE B					SITE A				
NO.29-31					NO.21-27					NO.15-19					NO.3-13A				
	1 BED	2BED	3 BED	GFA		1 BED	2 BED	3 BED	GFA		1 BED	2 BED	3 BED	GFA		1 BED	2 BED	3 BED	GFA
															LG	4	4		595
GF	1	2		239	GF	0	3		278	GF	3	1		276	GF	4	8		930
LV1	3	3		434	LV1	2	5		570	LV1	2	5		565	LV1	4	8		930
LV2	3	3		431	LV2	2	5		570	LV2	2	5		571	LV2	4	8		930
LV3	0	3		264	LV3	1	3	1	445	LV3	1	3	1	448	LV3	2	8	0	815
LV4	0	3		247	LV4	1	3	1	424	LV4	1	3	1	422	LV4	2	8	0	815
LV5	0	3		247	LV5	1	3	1	424	LV5	1	3	1	422	LV5	2	8	0	815
LV6	0	3		247	LV6	1	3	1	424	LV6	1	3	1	422	LV6			2	216
LV7	0	3		247	LV7	1	3	1	424	LV7	1	3	1	422					
LV8			1	106	LV8		0	1	211	LV8		0	1	134					
TOTAL	7	23	1	2462	TOTAL	9	28	6	3770	TOTAL	12	26	6	3682	TOTAL	22	52	2	6046
23%		74%		3%	21%		65%		14%	27%		59%		14%	29%		68%		3%
TOTAL UNIT				31	TOTAL UNIT				43	TOTAL UNIT				44	TOTAL UNIT				76
CAR PARKING				MIN. 39 PROPOSED 40	CAR PARKING				MIN. 55 PROPOSED 52	CAR PARKING				MIN. 56 PROPOSED 52	CAR PARKING				MIN. 97 PROPOSED 97
SITE AREA		1.5 FSR		4% affordable housing	SITE AREA		1.5 FSR		4% affordable housing	SITE AREA		1.5 FSR		4% affordable housing	SITE AREA		1.5 FSR		4% affordable housing
1641		2462		98	2513		3770		151	2456		3684		147	4030.4		6046		242
TOTAL GFA				2462	TOTAL GFA				3770	TOTAL GFA				3682	TOTAL GFA				6046
FSR (Include 4%)				1.50	FSR (Include 4%)				1.50	FSR (Include 4%)				1.50	FSR (INclude 4%)				1.50
SITE COVERAGE				29.6%	SITE COVERAGE				24.2%	SITE COVERAGE				25.0%	SITE COVERAGE				25.6%
DEEP SOIL				50%	DEEP SOIL				57.3%	DEEP SOIL				56.6%	DEEP SOIL				56.7%
SOLAR ACCESS				80.0%	SOLAR ACCESS				82.9%	SOLAR ACCESS				81%	SOLAR ACCESS				82%
CROSS VENTILATION				83.3%	CROSS VENTILATION				95.1%	CROSS VENTILATION				95%	CROSS VENTILATION				92%



4.1 TYPICAL UNIT FLOOR PLAN





#### 4.2.11 PERSPECTIVES





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