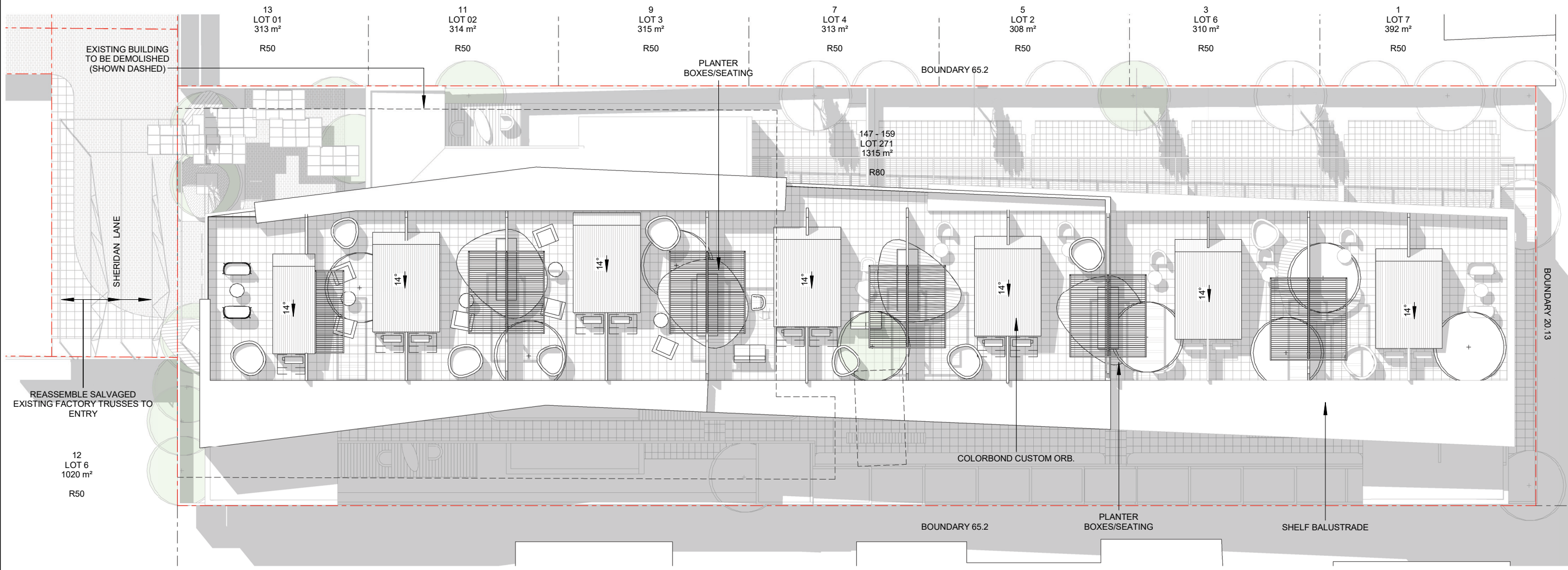


1 CONTEXT
1 : 500

- NEW BUILDING
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING BUILDING TO BE RETAINED
- DEEP SOIL ZONE





1 SITE PLAN
1 : 200

LOT 271	
SITE AREA	1315 m ²
ZONING	R80
PLOT RATIO	1.05
GROUND FLOOR 175 m ²	
LEVEL 01	505 m ²
LEVEL 02	572 m ²
TOTAL	1254 m ²
REQUIRED OPEN SPACE 45%	= 591m ²
PROVIDED OPEN SPACE 56%	= 741m ²

SOAKWELL CALCULATIONS	
ROOF AND UNCOVERED HARD SURFACE AREA	= 1156m ²
SOAKWELLS REQUIRED 4 x 4.50m ³ (1800x1800)	= 18.32m ³

DEEP SOIL ZONE	
MINIMUM DEEP SOIL ZONE 15%	= 197m ²
PROVIDED DEEP SOIL ZONE 15%	= 202m ²

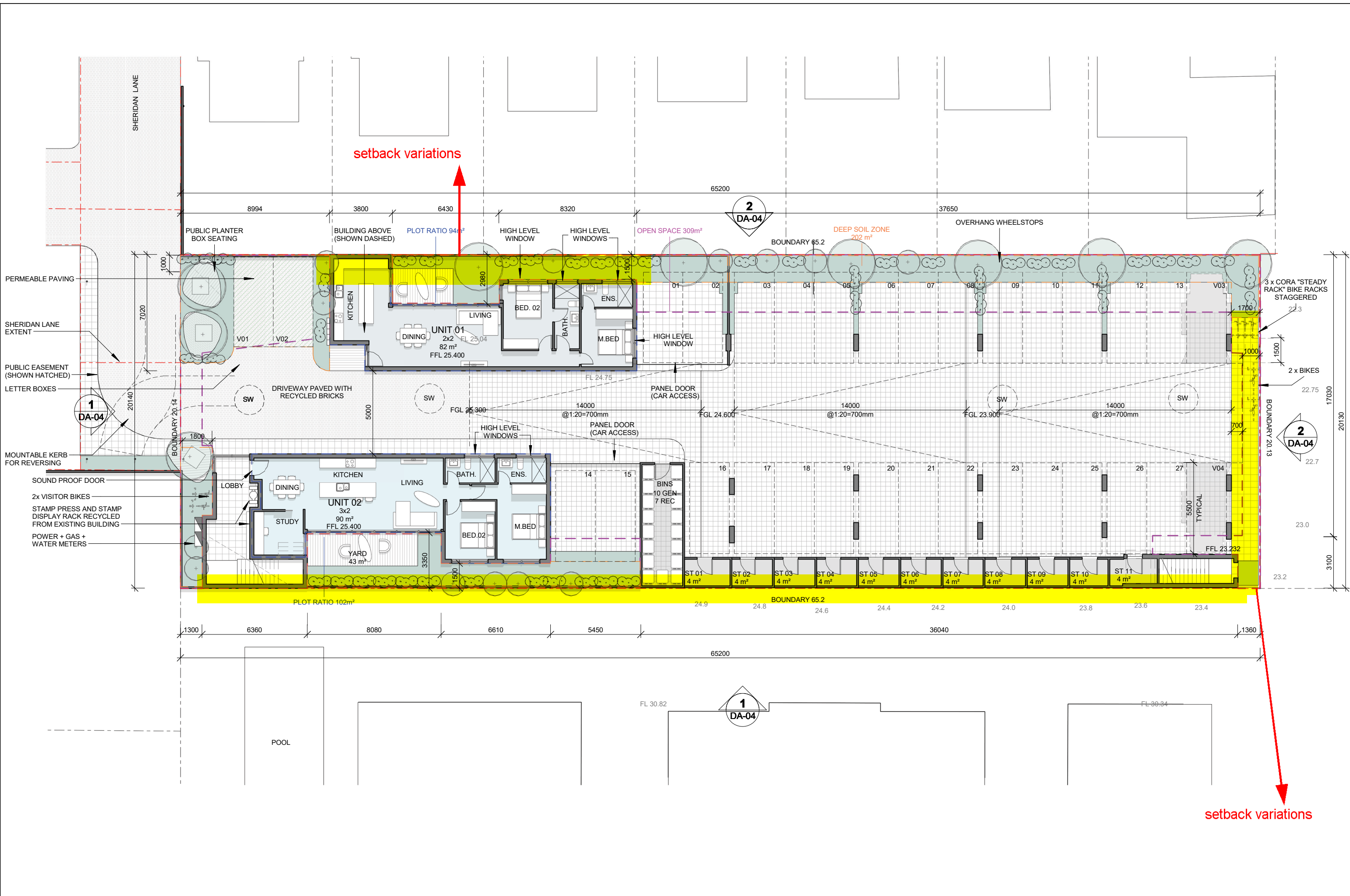
OVERSHADOWING	
ACTUAL OVERSHADOWING	
LOT 1-54	15%

OUTDOOR LIVING AREAS	
MINIMUM OUTDOOR LIVING = 10 m² x 15 = 150m²	
PROVIDED OUTDOOR LIVING	
- UNIT 01 = 18m ²	
- UNIT 02 = 46m ²	
- UNIT 03 = 31m ²	
- UNIT 04 = 32m ²	
- UNIT 05 = 33m ²	
- UNIT 06 = 32m ²	
- UNIT 07 = 33m ²	
- UNIT 08 = 32m ²	
- UNIT 09 = 33m ²	
- UNIT 10 = 33m ²	
- UNIT 11 = 33m ²	
- UNIT 12 = 33m ²	
- UNIT 13 = 33m ²	
- UNIT 14 = 33m ²	
- UNIT 15 = 33m ²	
TOTAL = 672m²	

UNIT SCHEDULE			
Name	Type	Net Area	GEA
UNIT 01	2x2	82 m ²	97 m ²
UNIT 02	3x2	90 m ²	107 m ²
UNIT 03	2x2	85 m ²	95 m ²
UNIT 04	2x2	85 m ²	92 m ²
UNIT 05	2x2	85 m ²	92 m ²
UNIT 06	2x2	81 m ²	88 m ²
UNIT 07	2x2	80 m ²	87 m ²
UNIT 08	2x2	89 m ²	91 m ²
UNIT 09	2x2	88 m ²	90 m ²
UNIT 10	2x2	89 m ²	91 m ²
UNIT 11	2x2	88 m ²	90 m ²
UNIT 12	2x2	87 m ²	88 m ²
UNIT 13	2x2	86 m ²	87 m ²
UNIT 14	2x2	87 m ²	88 m ²
UNIT 15	2x2	86 m ²	91 m ²
Grand total		1289 m²	1380m²

1380m²

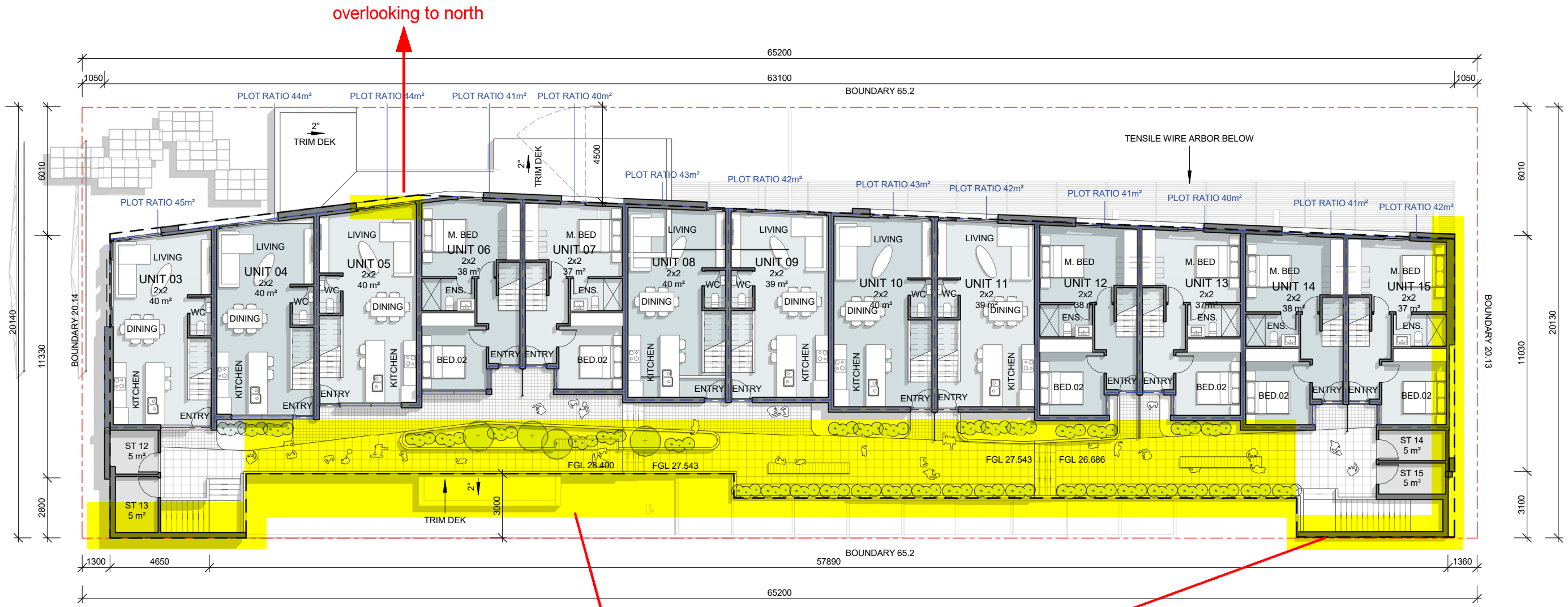




setback variations

setback variations





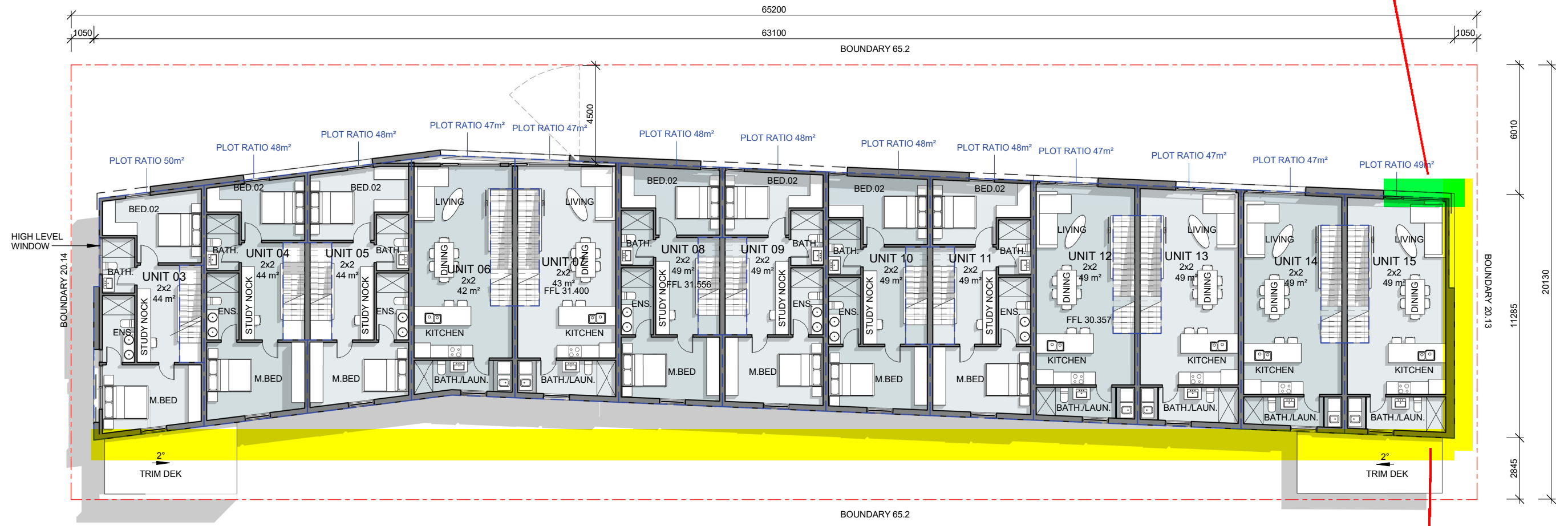
1 LEVEL 1
1:200

setback variations



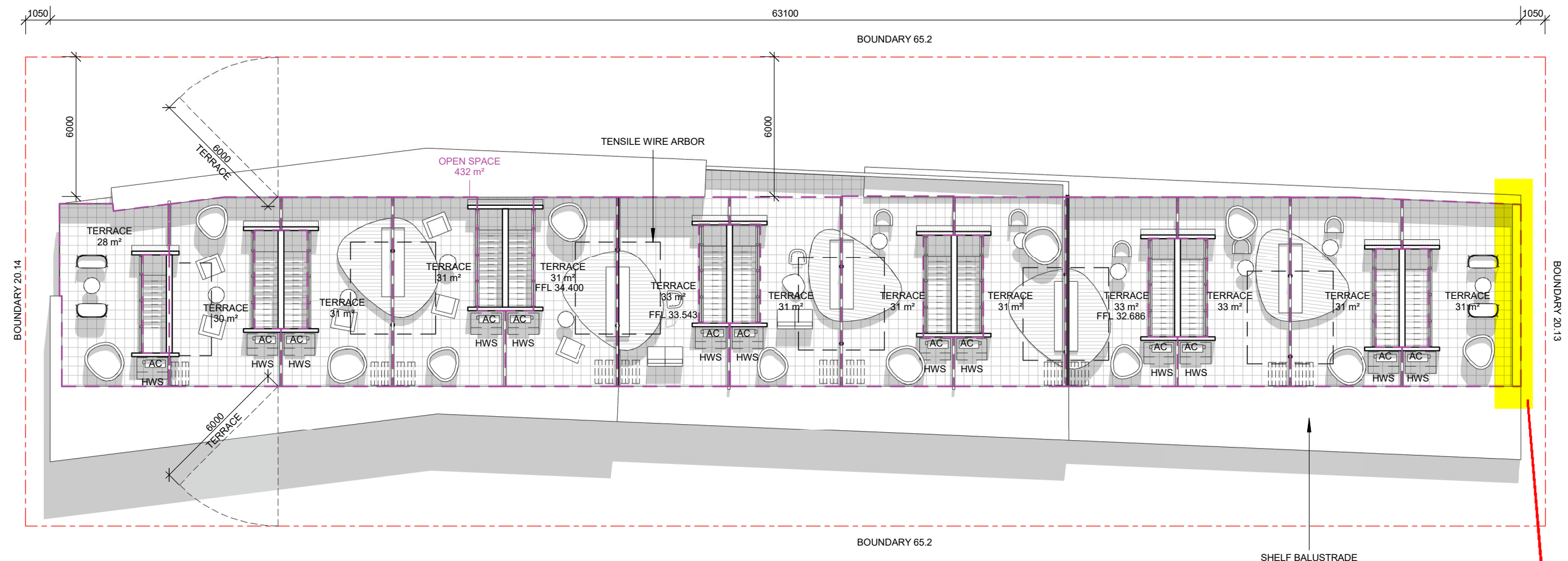
proposed overlooking to east

setback variations



1 LEVEL 2
1 : 200

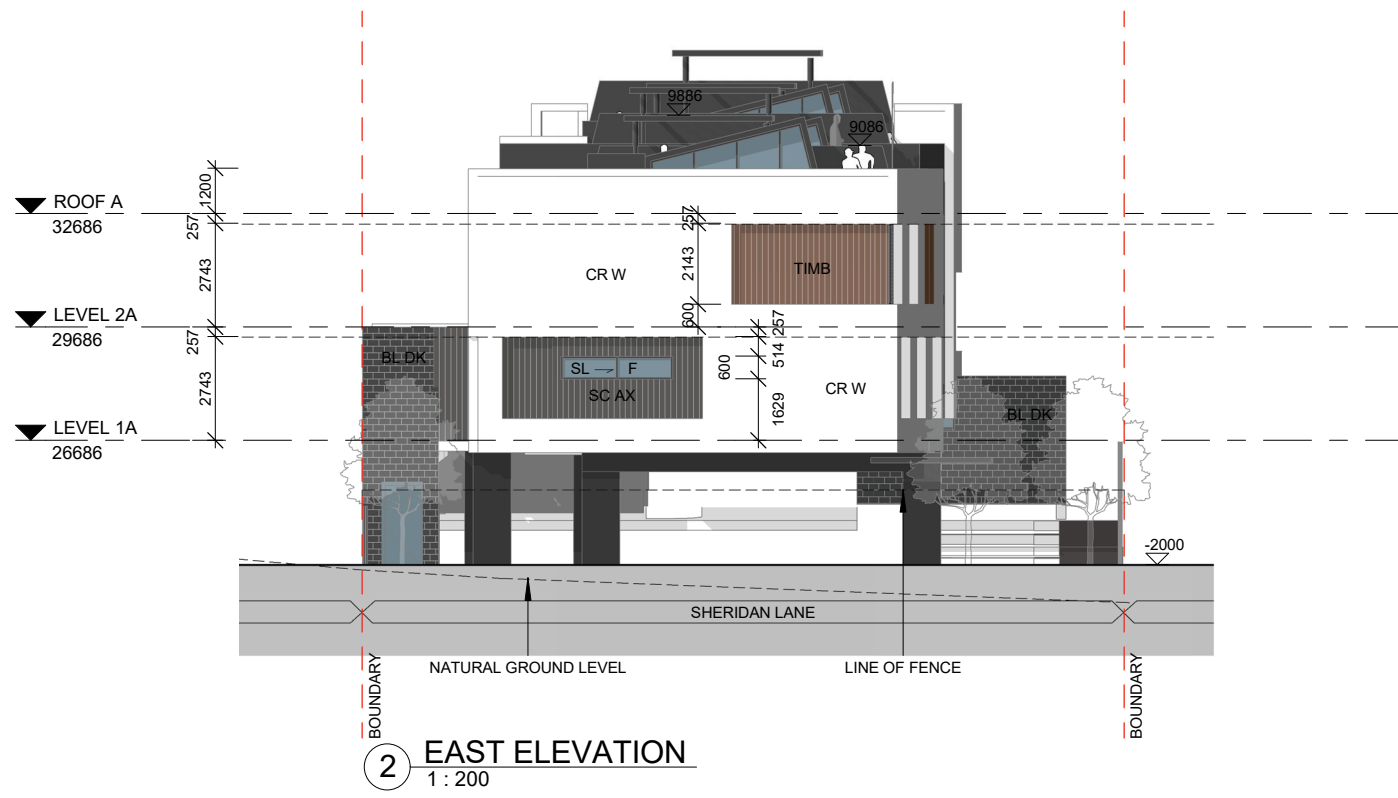




setback variation and overlooking

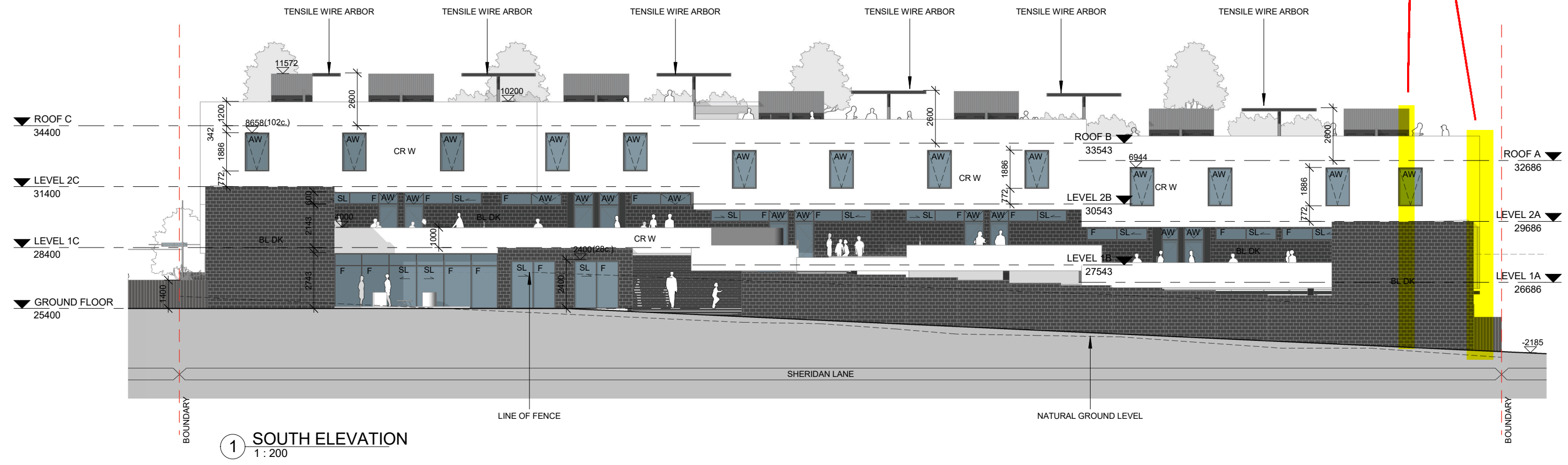
1 ROOF TERRACE
1:200





2 EAST ELEVATION
1 : 200

building height variation



1 SOUTH ELEVATION
1 : 200



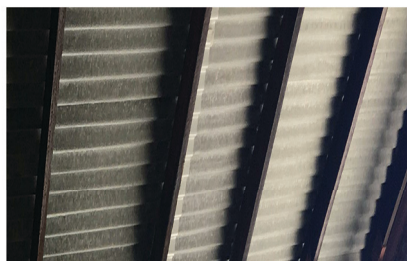
① NE LOWER



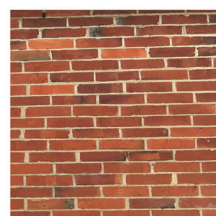
① ENTRY



RECYCLED WINDOWS FROM EXISTING BUILDING.
REFITTED WITH CERAMIC PATTERNED GLASS



RECYCLED TIMBER FROM EXISTING
ROOF JOISTS



RECYCLED BRICKS



STAMP PRESS FROM EXISTING BUILDING.
ON DISPLAY IN LOBY



STAMP DISPLAY CABINET FROM
EXISTING BUILDING. ON DISPLAY IN LOBY



TRUSS FROM EXISTING BUILDING.
RECYCLED FOR ENTRY WALKWAY

① NW ELEVATED



① PERSPECTIVE



Gin Gin Gem - *Grevillea*



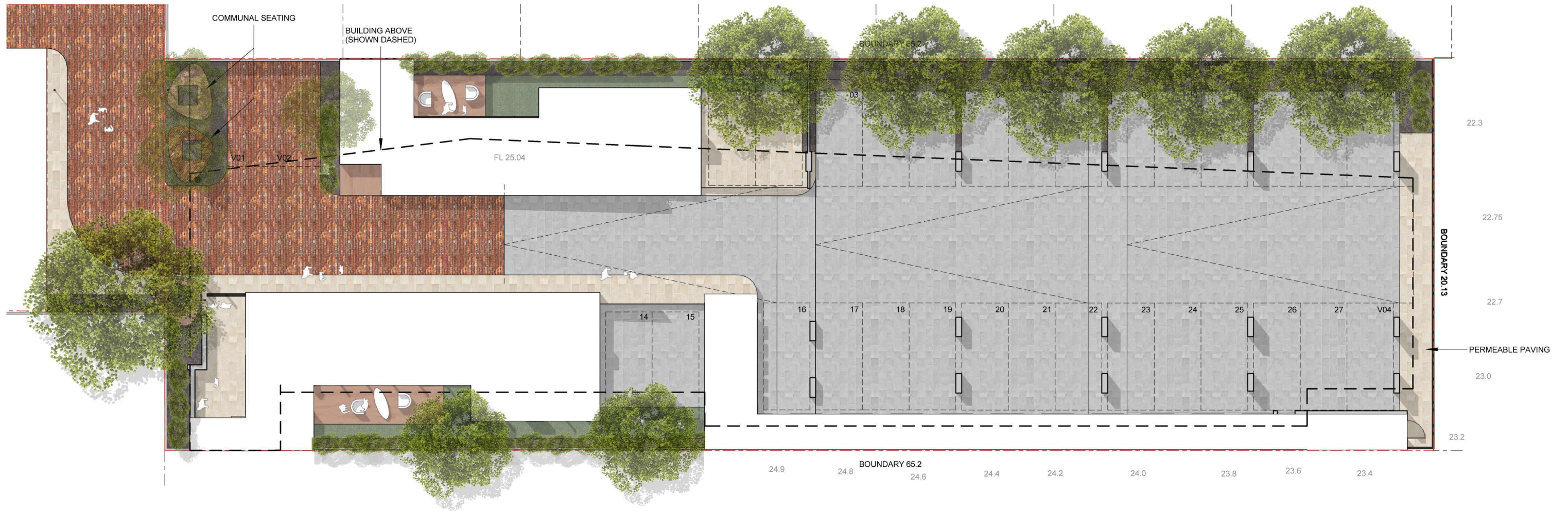
Limelight - *Acacia Cognata*



Chinese Tallow - *Triadica Sebifera*



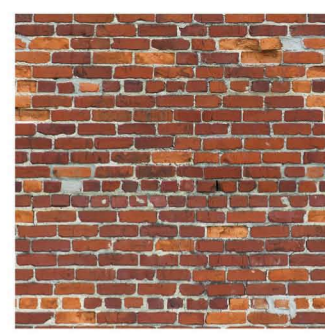
Bougainvillea



Concrete Pavers "Graphite"



Random Pattern Reconstituted Limestone



Recycled Bricks



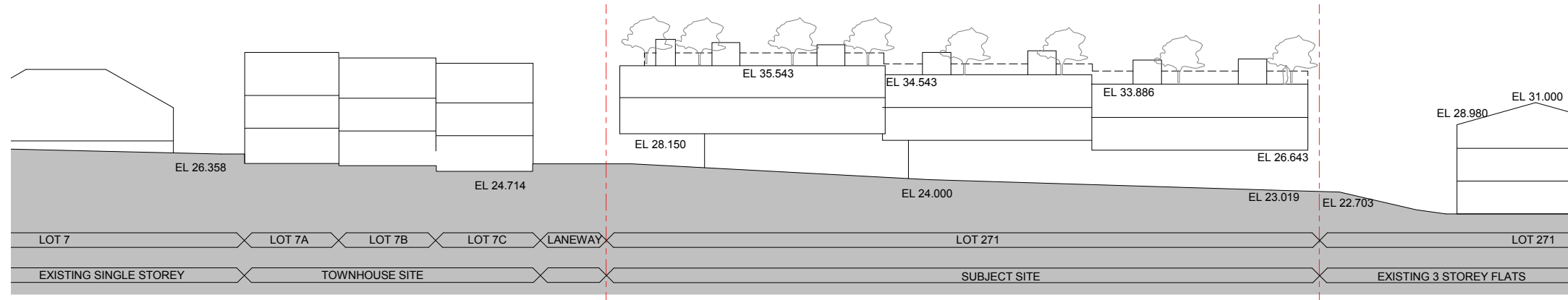


② LANDSCAPE PLAN - LEVEL 01
1 : 200

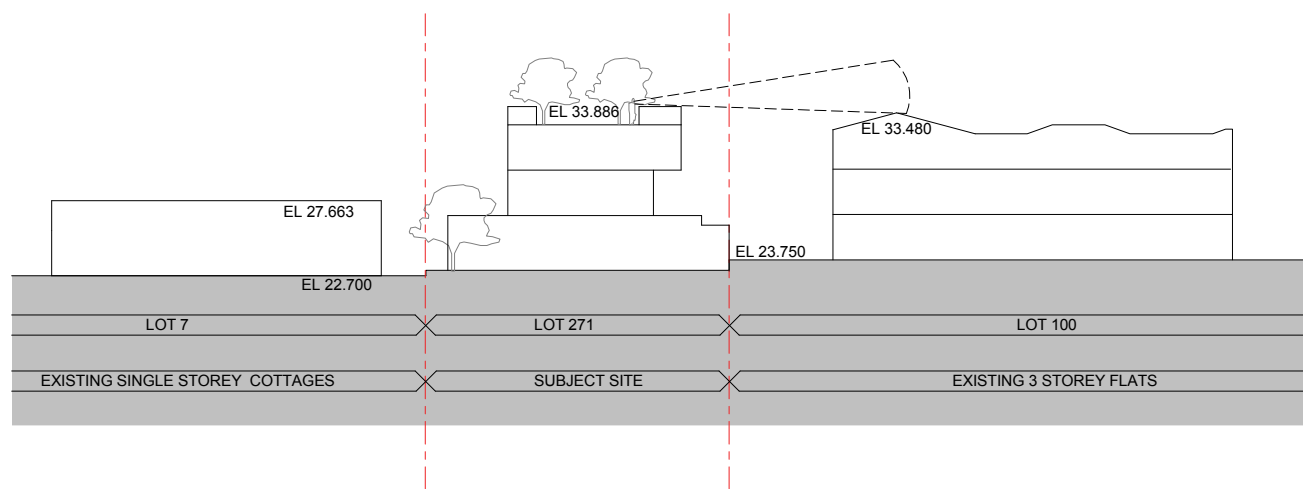


① LANDSCAPE PLAN - ROOF TERRACE
1 : 200

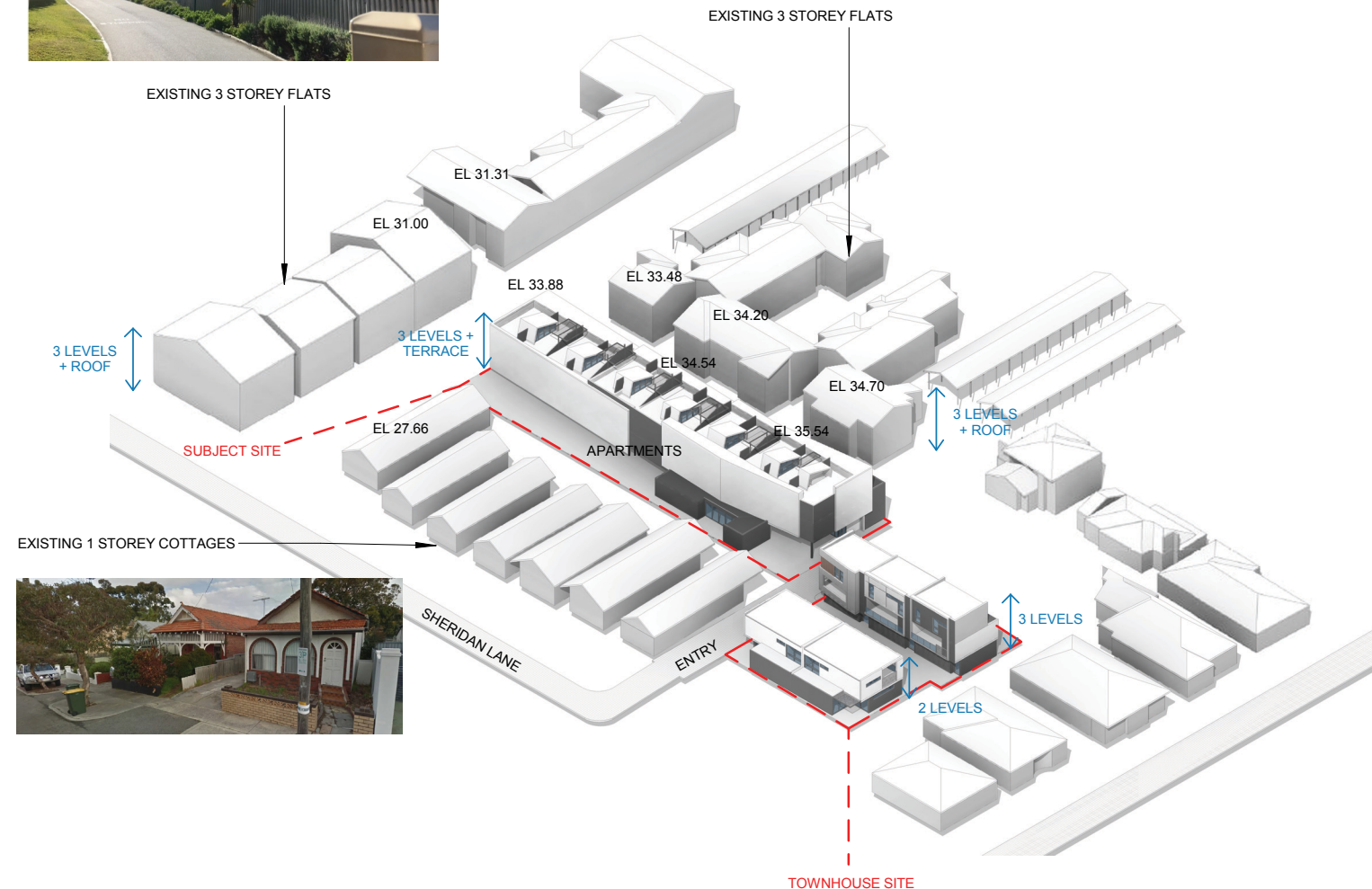


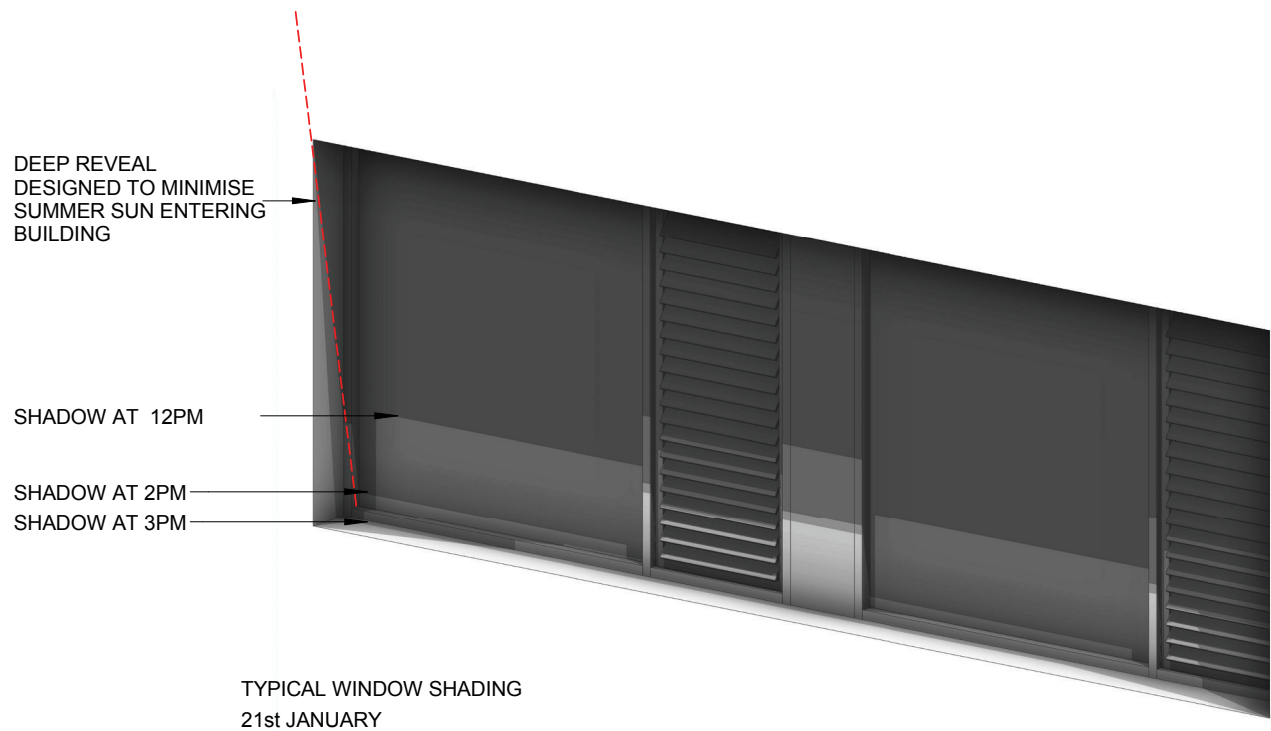


01 SITE SECTION 01
1 : 500

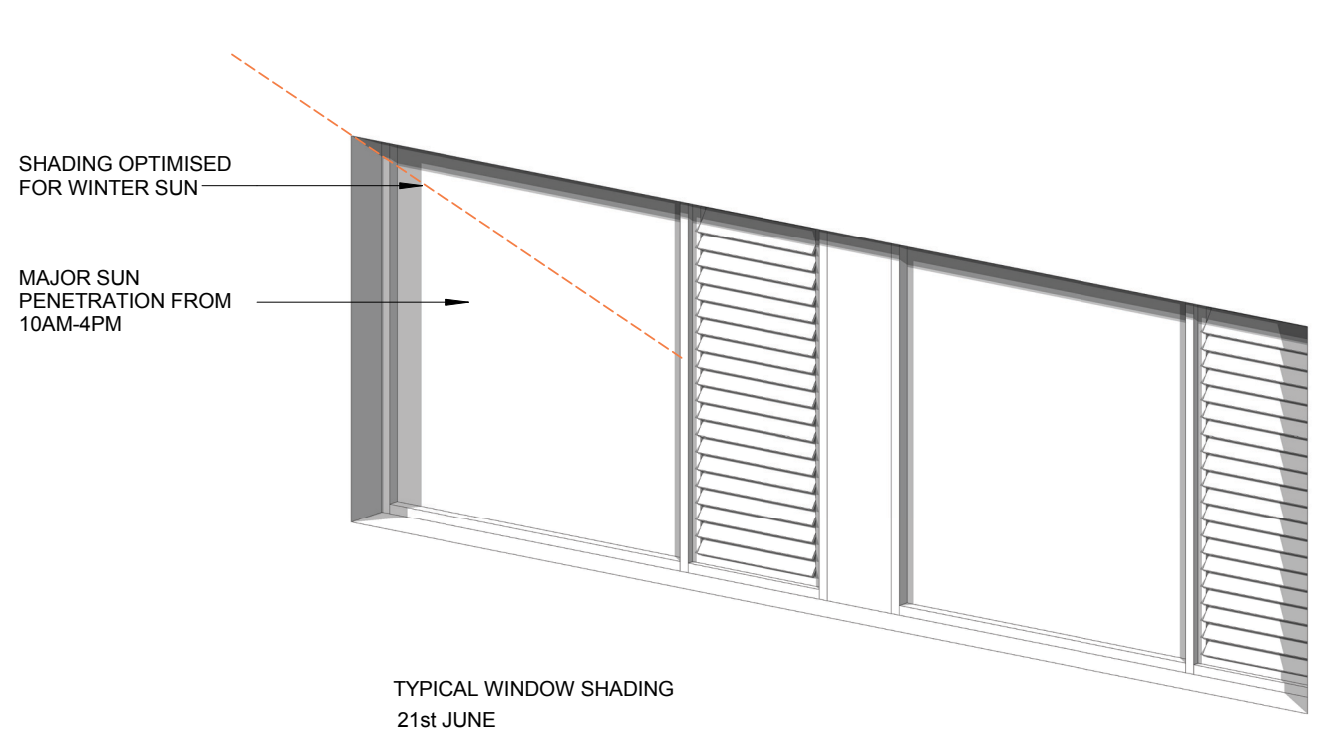


02 SITE SECTION 02
1 : 500

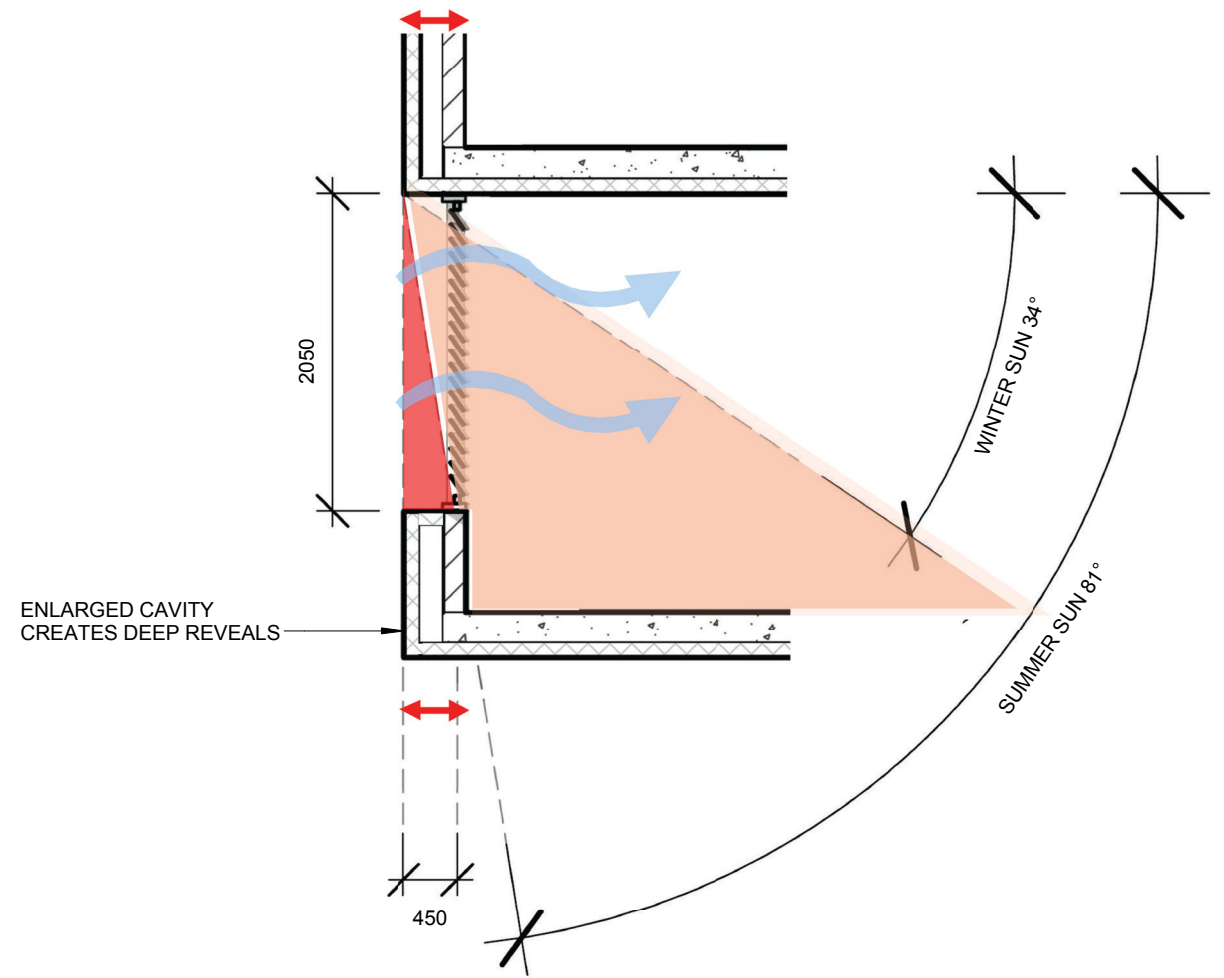
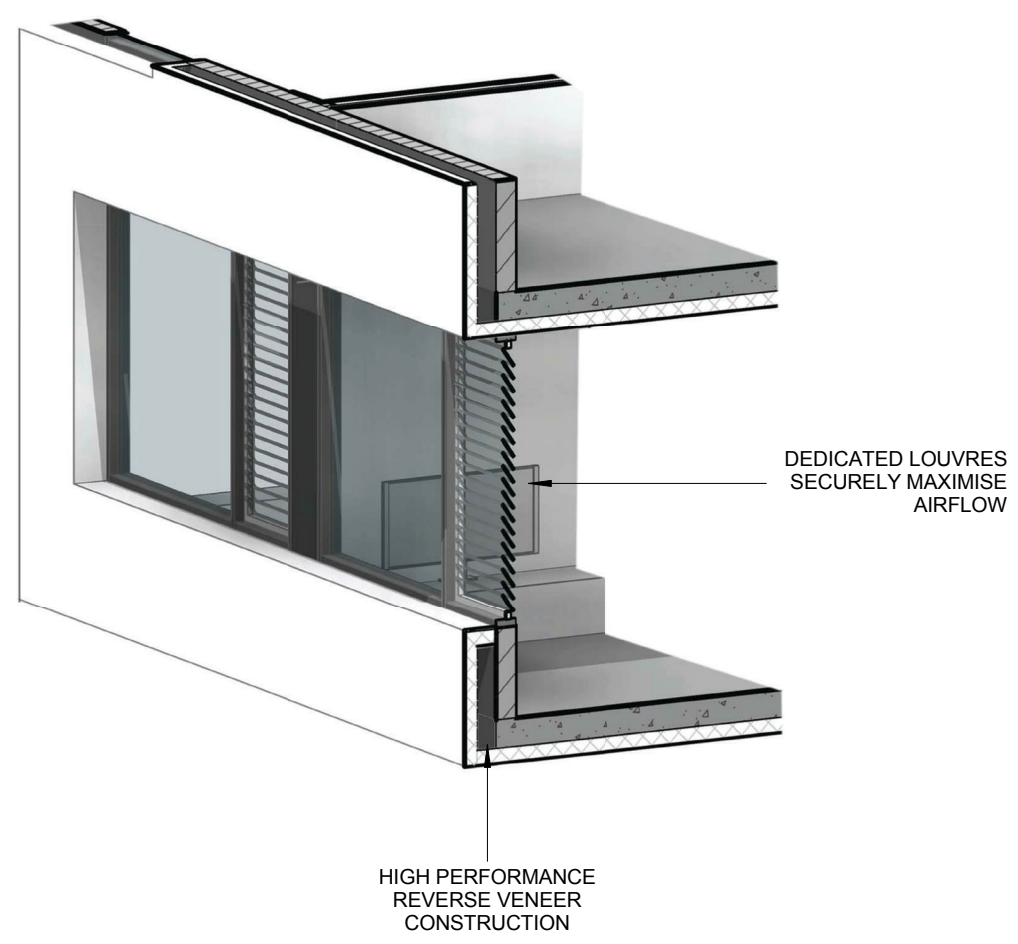




TYPICAL WINDOW SHADING
21st JANUARY



TYPICAL WINDOW SHADING
21st JUNE





① TOWNHOUSE PERSPECTIVE



② ENTRY PERSPECTIVE