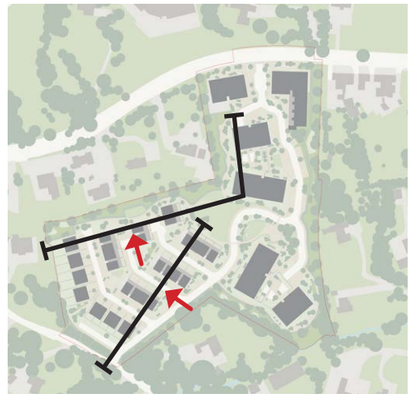
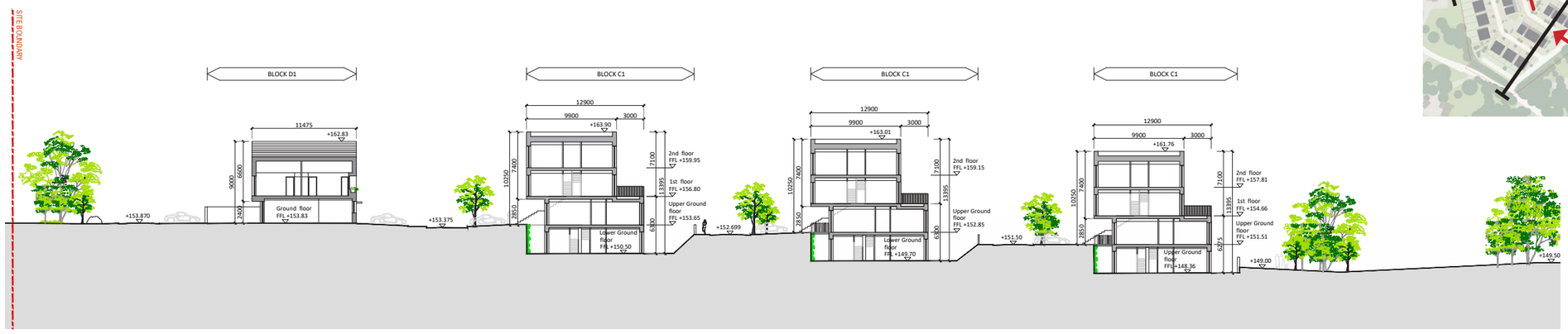
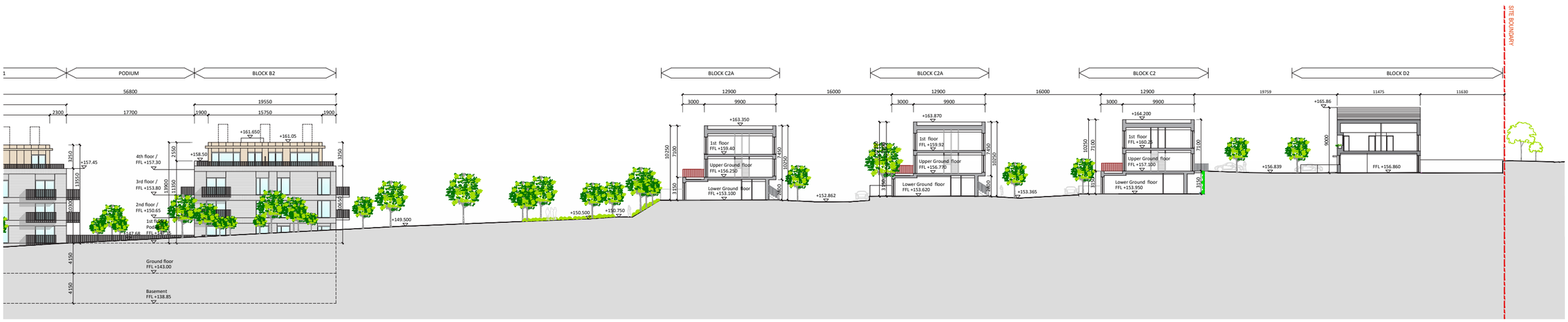
DESIGN PROPOSAL

SITE SECTION





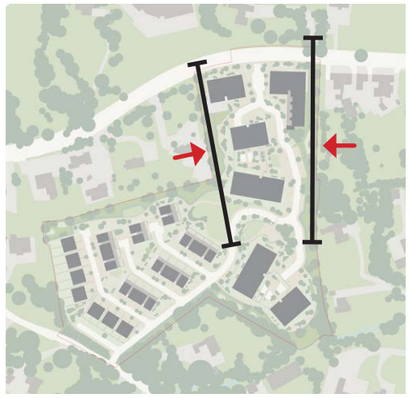
Contiguous site elevation BB.

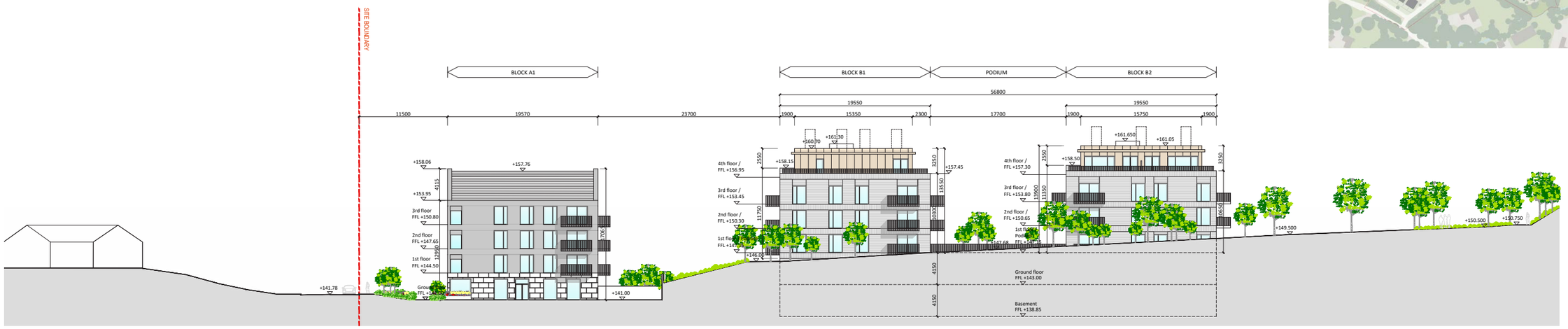


Contiguous site elevation

DESIGN PROPOSAL

SITE SECTION





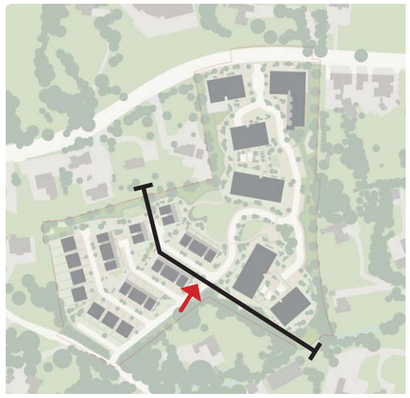
Contiguous site elevation AA.



Contiguous site elevation CC.

DESIGN PROPOSAL

SITE SECTION





Contiguous site elevation DD.

DESIGN PROPOSAL

LRD DEVELOPMENT OVERVIEW

Ground Level Site Plan



DESIGN PROPOSAL

LRD DEVELOPMENT OVERVIEW

First Level Site Plan



DESIGN PROPOSAL

LRD DEVELOPMENT OVERVIEW

Roof Level Site Plan



DESIGN PROPOSAL

DUAL ASPECT OVERVIEW

'A dual aspect apartment is designed with openable windows on two or more walls, allowing for views in more than just one direction. The windows may be opposite one another, or adjacent around a corner. The use of windows, indents or kinks on single external elevations, in apartment units which are otherwise single aspect apartments, is not considered acceptable and/or sufficient to be considered dual aspect and these units, will be assessed as single aspect units.' 12.3.5.1 Dual Aspect in Apartments

Below is a table that quantifies the new build dual aspect units. Please refer to the dual aspect pack included in appendix for more details on the dual aspect provision.

Dual Aspect Unit Summary

Blocks	Units	DA %
Block A1	12 / 15	80.0%
Block A2	22 / 26	84.6%
Block B1+2	33 / 49	67.3%
Block B3+4	35 / 46	76.1%
Block C	40 / 40	100.0%
Block D	14 / 14	100.0%
Total	**158**	**82.3%**

Key

Dual Aspect Units



DESIGN PROPOSAL

DEVELOPMENT SPLIT OVERVIEW

Sustainable Urban Housing Mix

Apartment Block A1-2

1-Bed	5	2.6%
2-Bed	26	13.5%
3-Bed	10	5.2%

Apartment Block B1-4

1-Bed	28	14.6%
2-Bed	52	27.1%
3-Bed	17	8.5%
Total	**138**	**71.9%**

Compact Settlements Mix

Duplex Block C1+2

2-Bed	6	3.1%
3-Bed	20	10.4%
4-Bed	14	7.3%

Houses D1

3-Bed	14	7.3%
Total	**54**	**28.1%**

Key

Compact Settlements Standards

Sustainable Urban Housing Standards



DESIGN PROPOSAL

OVERSIZED UNITS

The **Sustainable Urban Housing: Design Standards for New Apartments**, specifies a requirements under Safeguarding Higher Standards under section 3.8 for:

'the majority of all apartments in any proposed scheme of 10 or more apartments exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10%.'

As such the proposed development provides over 50% of the new apartments that exceed the minimum floor area by 10%.

Oversized Unit Summary

Block	Units	%
Block A1	15	
Block A2	10	
Block B1+2	46	
Block B3+4	36	
Block C1+2+2A	36	
Block D1+2	14	
Total	**159**	82.8%

Key

Oversized Unit



DESIGN PROPOSAL

ENTRANCE TREATMENT

There are several difference entrance types, with a variety of different architectural treatments which can be categorised into four different types:

1. **Communal Residents Entrance**
2. **Apartment Entrance**
3. **Upper + Lower Duplex Entrance**
4. **House Entrance**



Key

Apartment Block Access

Own Door Access

DESIGN PROPOSAL

ENTRANCE TREATMENT

Communal Residents Entrance

The communal residential spaces serve two key functions within the building's design.

First, these areas are positioned on the ground floor, featuring expansive 'shopfront' style windows that enhance interaction with the public realm and signal the presence of a vibrant new community to the surrounding area.

Second, the main entrance to the residents' communal area is strategically located at the corner, creating a welcoming and prominent access point that aligns with the main entrance of the overall development.

