

PROPOSED RESIDENTIAL DEVELOPMENT

CLEMTON PARK - LOT 41

BLOCK A

LEVEL	1B	2B	3B	
G	3	10	1	14
01	1	11	2	14
02	1	11	2	14
03	1	12	1	14
04	1	11	2	14
TOTAL	7	55	8	70

BLOCK B

LEVEL	1B	2B	3B	
G	3	8	2	13
01	1	11	2	14
02	1	11	2	14
03	1	12	1	14
04	1	11	2	14
TOTAL	7	53	9	69

INCLUDES 10 2 BED ADAPTABLE APARTMENTS

BLOCK C

LEVEL	1B	2B	3B	
G	4	8	2	14
01	7	8	-	15
02	7	8	-	15
03	7	8	-	15
04	6	6	2	14
05	6	6	2	14
TOTAL	37	44	6	87

INCLUDES 18 1BED ADAPTABLE APARTMENTS

BLOCK D

LEVEL	1B	2B	3B	
G	3	8	-	10
01	2	7	-	9
02	2	9	-	11
03	2	9	-	11
04	2	9	-	11
05	2	9	-	11
TOTAL	13	51	-	64

INCLUDES 6 2BED ADAPTABLE APARTMENTS

NOTE: 34 ADAPTABLE APARTMENTS PROVIDED

TOTAL CALCULATION

LEVEL	1B	2B	3B	
G	13	34	5	52
01	11	37	4	52
02	11	39	4	54
03	11	41	2	54
04	10	37	6	53
05	8	15	2	25
TOTAL	64	203	23	290
	22%	70%	8%	



PARKING REQUIREMENTS

BLOCK	1B	2B	3B	TOTAL
A	7	66	16	89
B	7	64	18	89
C	37	53	12	102
D	13	61	-	74
TOTAL	64	244	46	354

Concept Plan Approval Parking Rates:

1 SPACE per 1 BED
1.2 SPACES per 2 BED
2 SPACES per 3 BED

VISITOR - 1 SPACE per 5 UNITS

BICYCLE PARKING - 1 SPACE per 5 UNITS

CAR WASH BAYS - 1 SPACE per Development

CAR SHARE SPACES - 2 SPACES
As per Concept Plan Approval

CAFE - 1 SPACE / 34 sqm

— Accessible parking required has been included in the above calculations at the standard parking rate

1 x 18 1B adapt apts = 18 spaces
1.2 x 16 2B adapt apts = 19 spaces

BLOCK	VISITOR
A	14
B	14
C	17
D	13
TOTAL	58

CAFE	2
CAR SHARE	2

CAR WASH	1
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TOTAL	417
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PROVIDED	417
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BLOCK	BICYCLE
A	14
B	14
C	17
D	13
TOTAL	58

GENERAL

COVER SHEET	DA01 (A)
SITE ANALYSIS	DA02 (A)

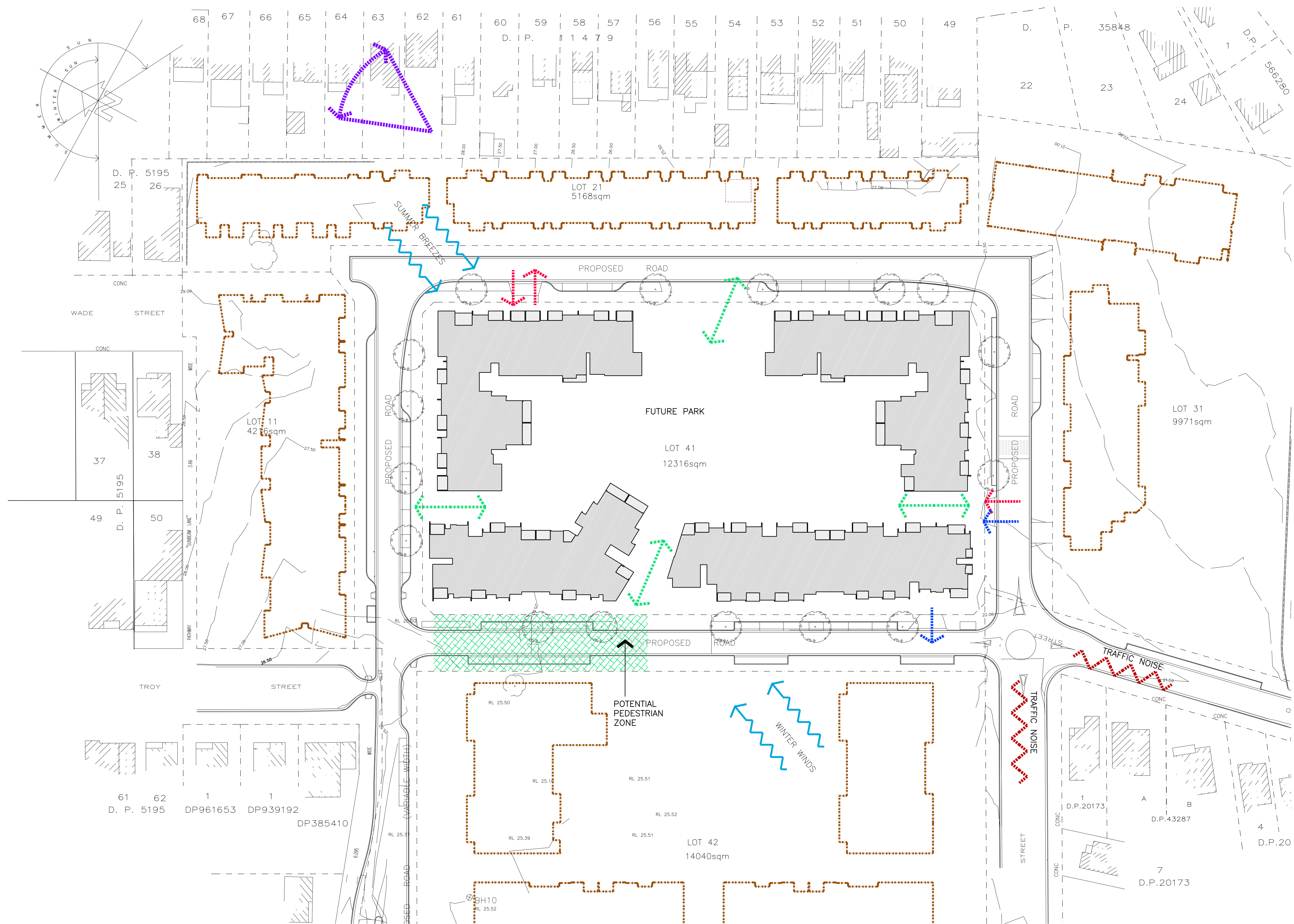
PLANS

BASEMENT 02 FLOOR PLAN	DA03 (F)
BASEMENT 01 FLOOR PLAN	DA04 (F)
GROUND FLOOR PLAN	DA05 (F)
LEVEL 1	DA06 (F)
LEVEL 2	DA07 (F)
LEVEL 3	DA08 (F)
LEVEL 4	DA09 (F)
LEVEL 5	DA10 (F)
ROOF PLAN	DA11 (F)

SECTIONS / ELEVATIONS

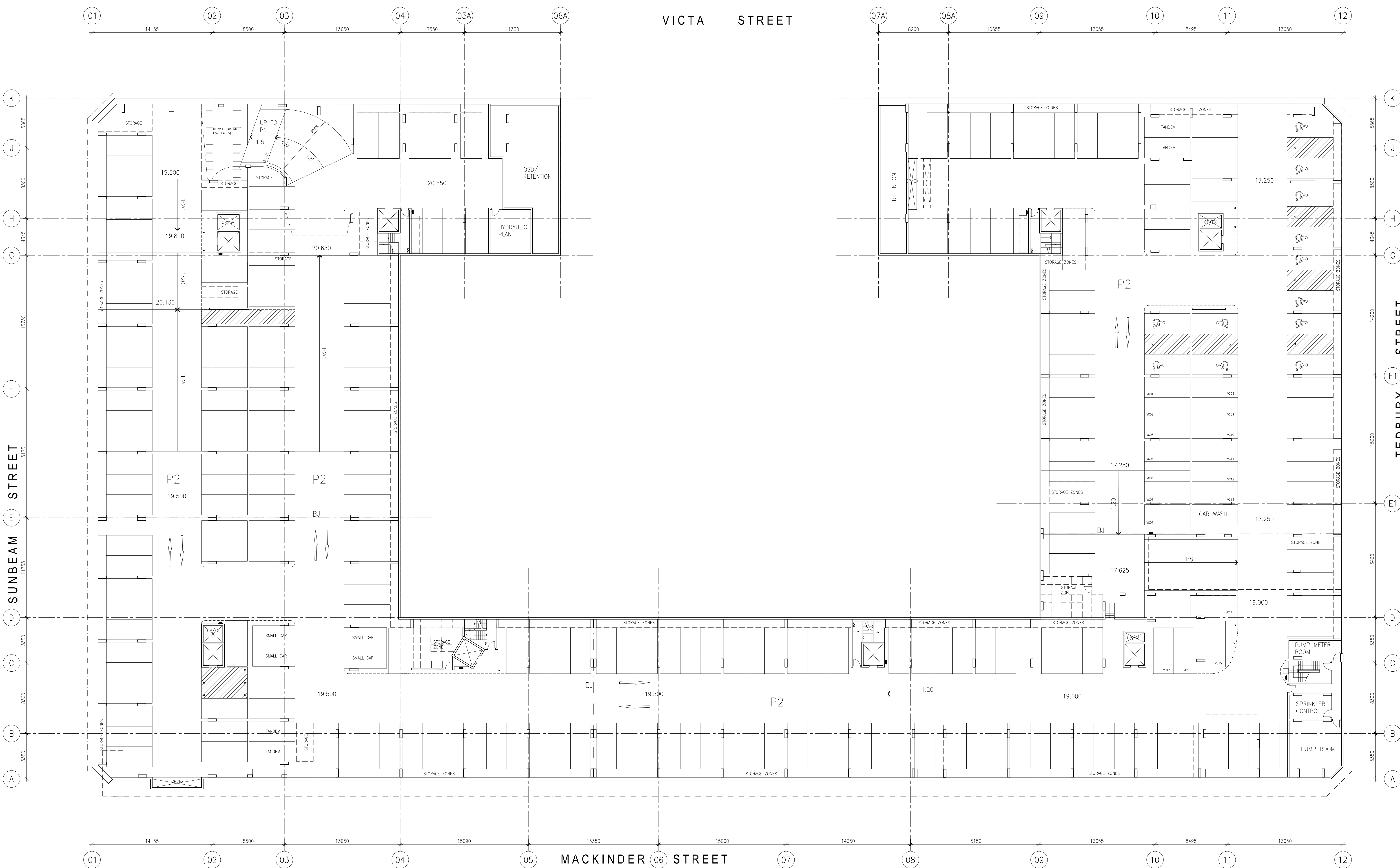
SECTION	1	DA12 (C)
SECTIONS	2 & 3	DA13 (C)
SECTIONS	4 & 5	DA14 (C)
SECTIONS	6 & 7	DA15 (C)
SECTIONS	8 & 9	DA16 (C)
SECTIONS	10 & 11	DA17 (C)
SECTION	12	DA18 (C)
ELEVATIONS		DA19 (C)
ELEVATIONS		DA20 (C)

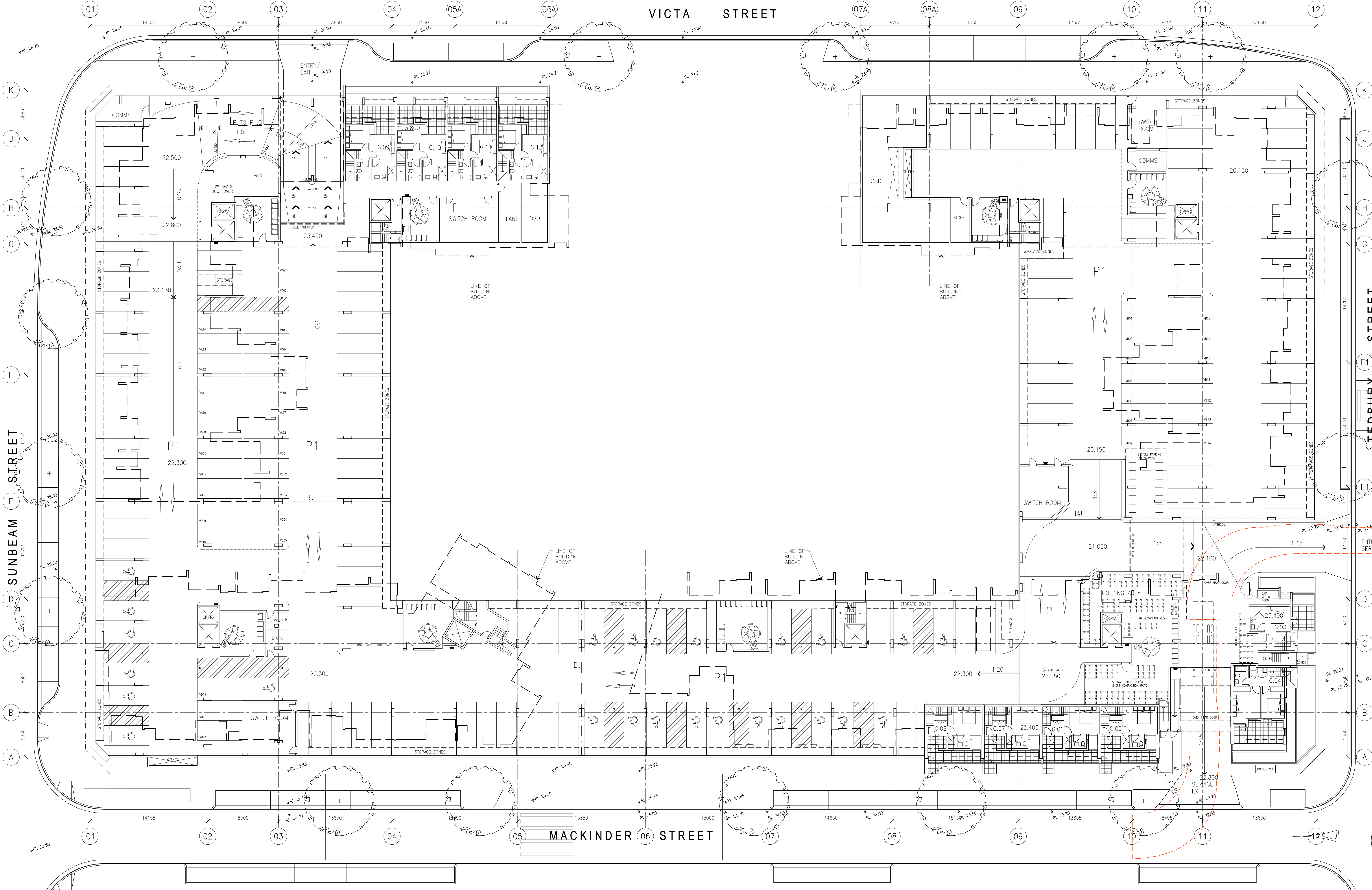
SHADOW DIAGRAMS	DA30 (A)
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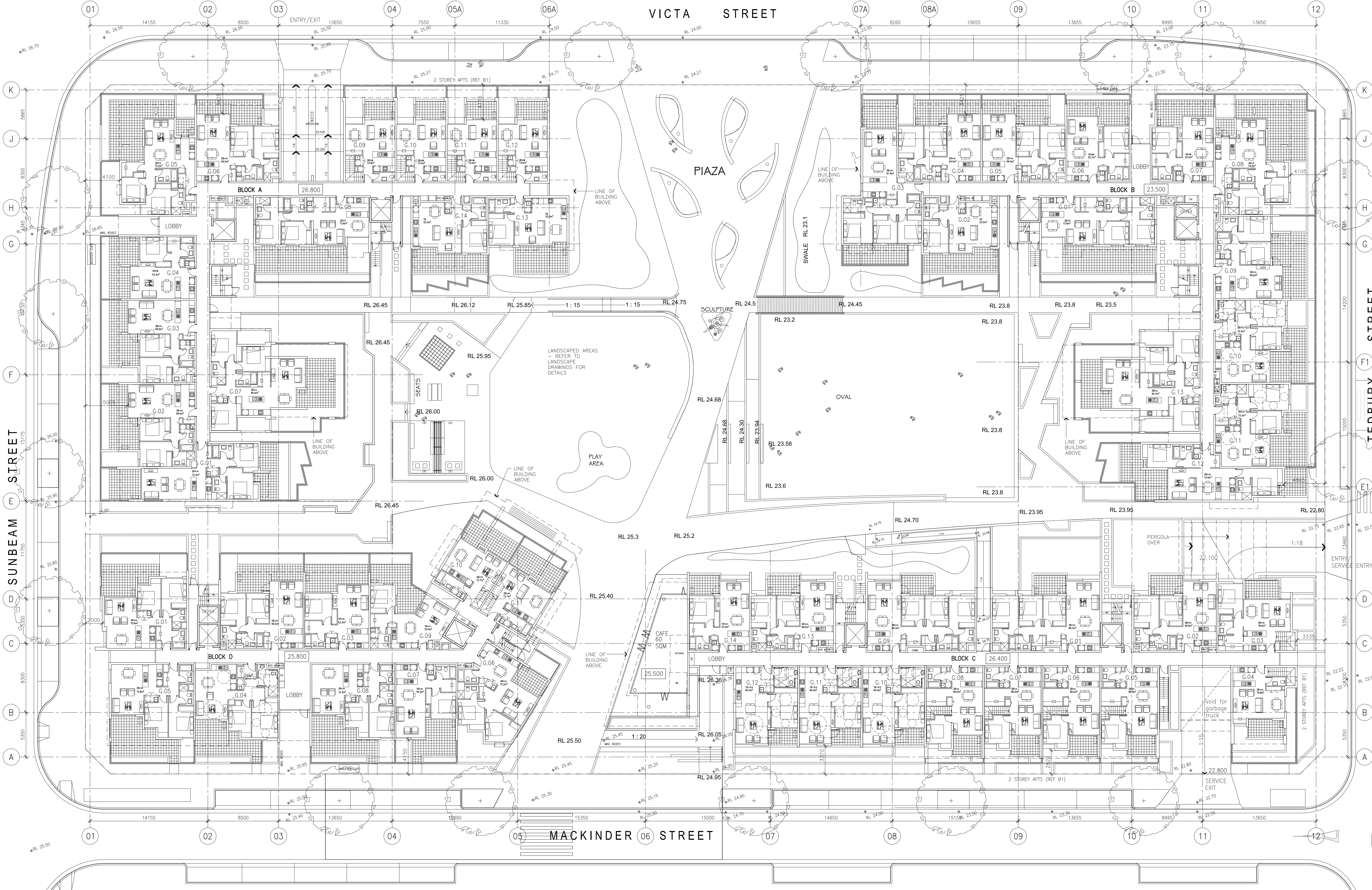


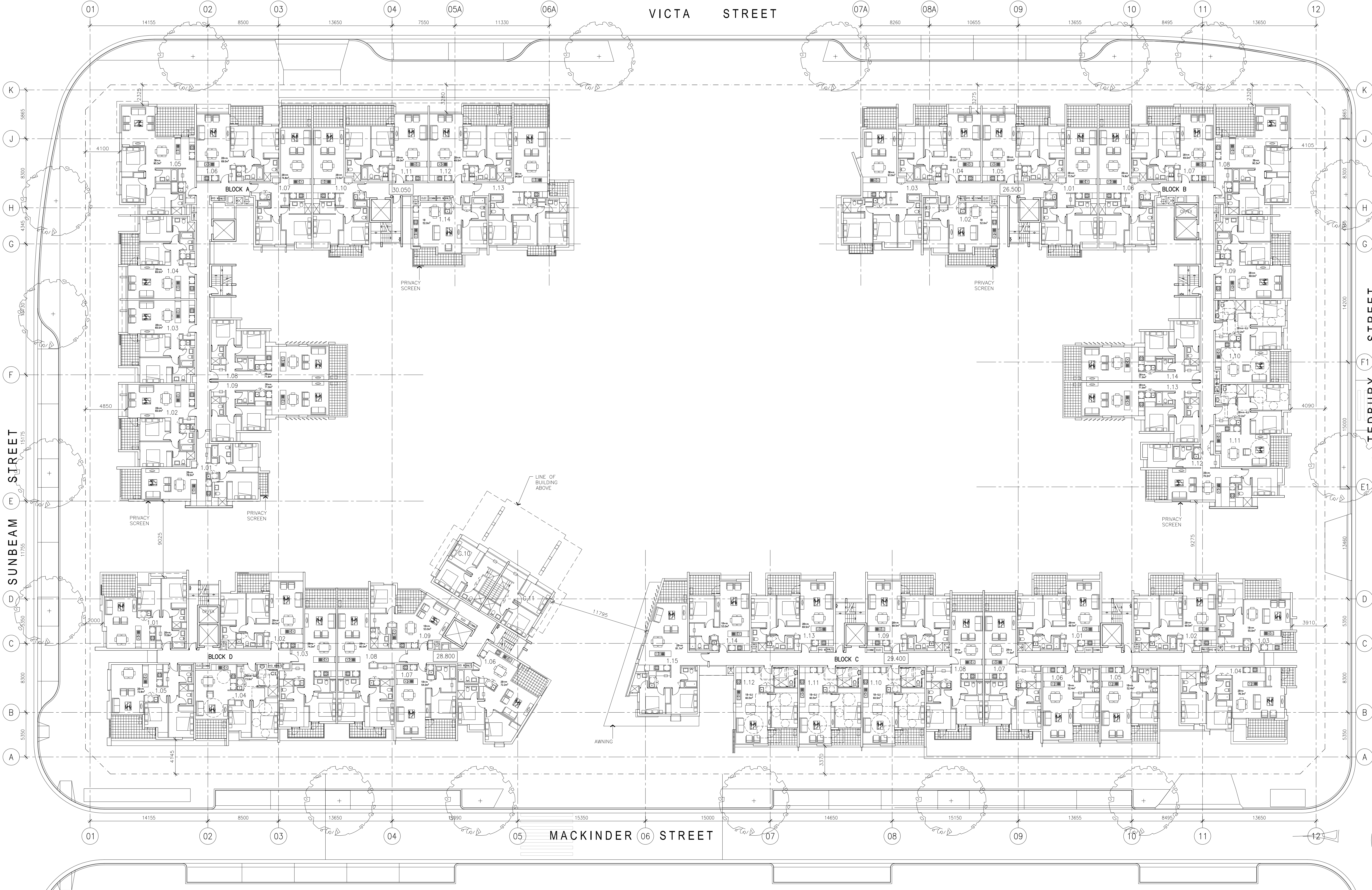
- EXISTING BUILDINGS
- PROPOSED FOOTPRINT
- FUTURE DEVELOPMENT STAGES
- VEHICULAR ENTRY/EXIT
- SERVICE VEHICLES ENTRY / EXIT
- PEDESTRIAN ACCESS POINTS
- POTENTIAL CITY VIEWS FROM HIGHER LEVELS

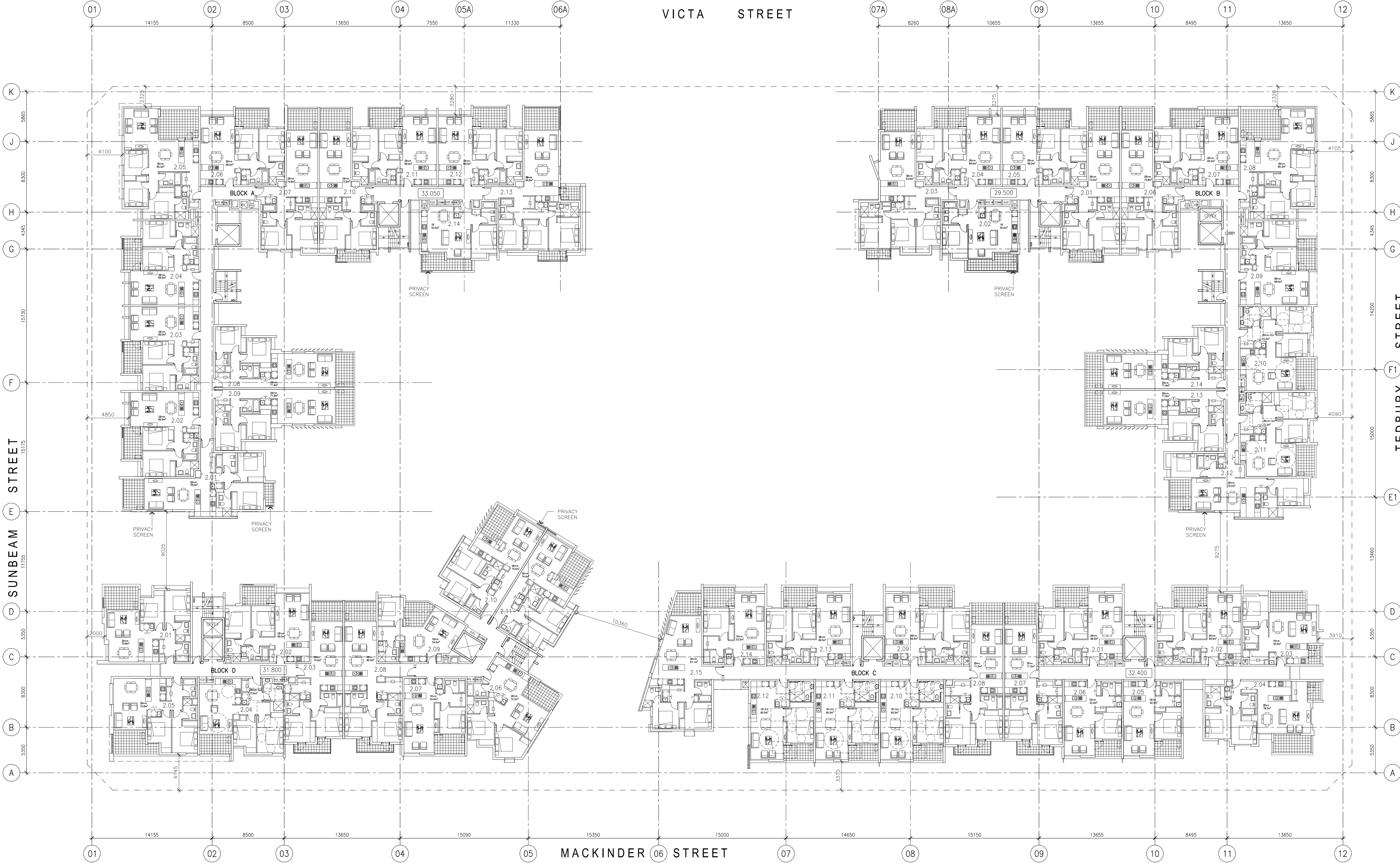
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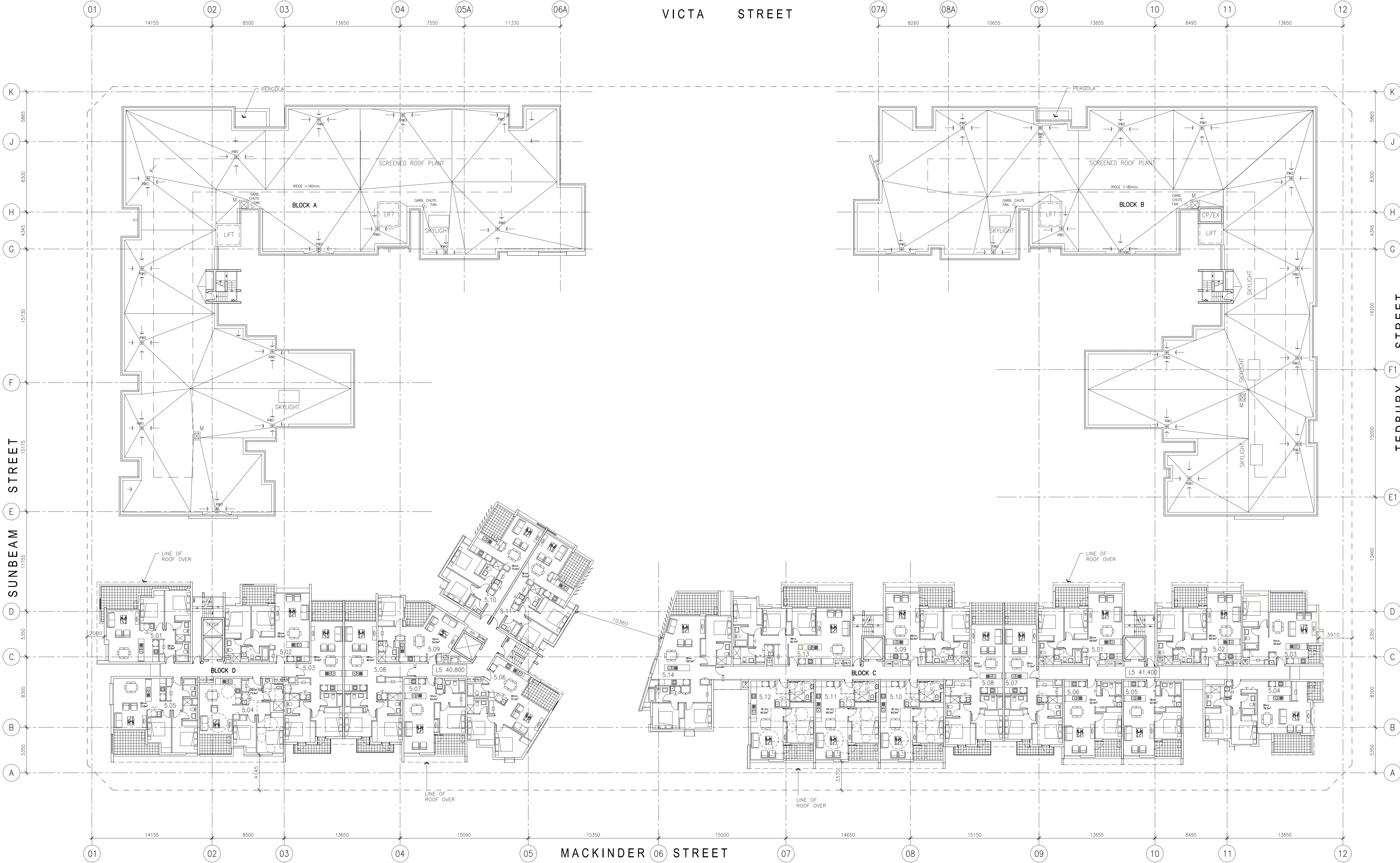


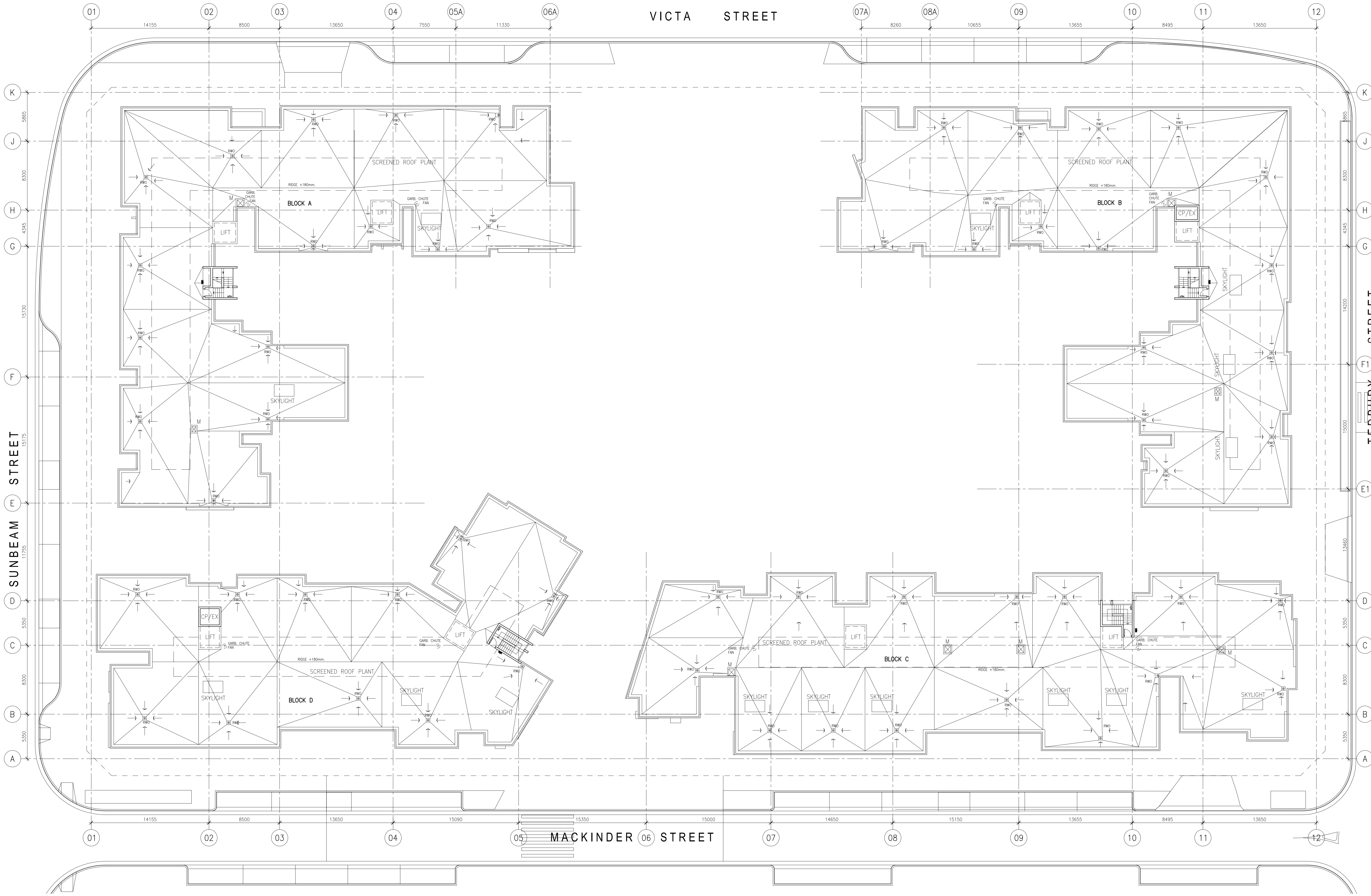












FINISHES LEGEND

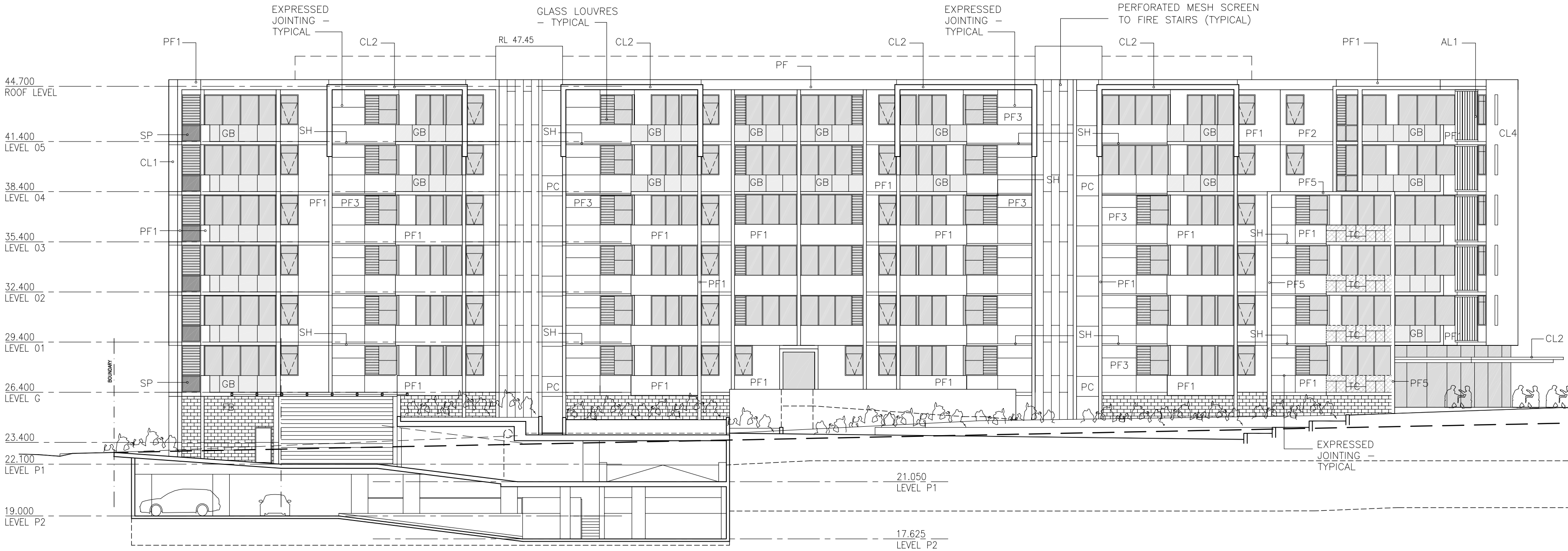
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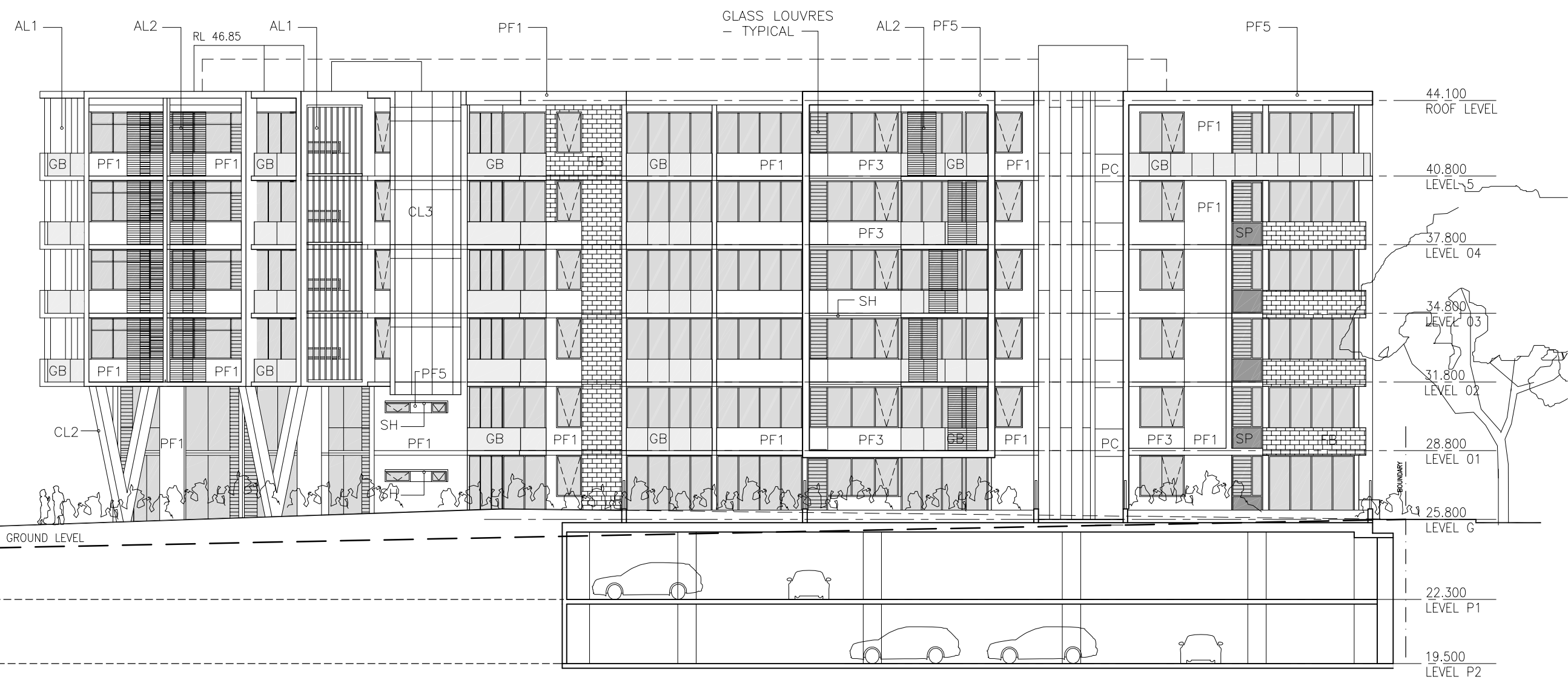
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BUILDING C



BUILDING D



SECTION 01

WINDOWS

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BUILDING A

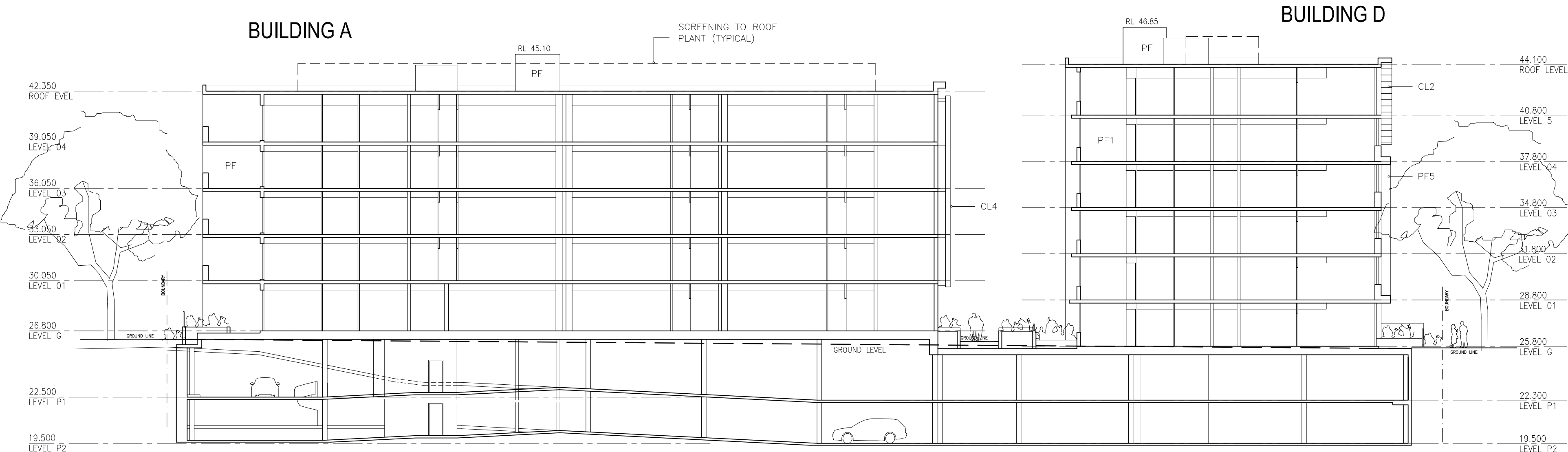


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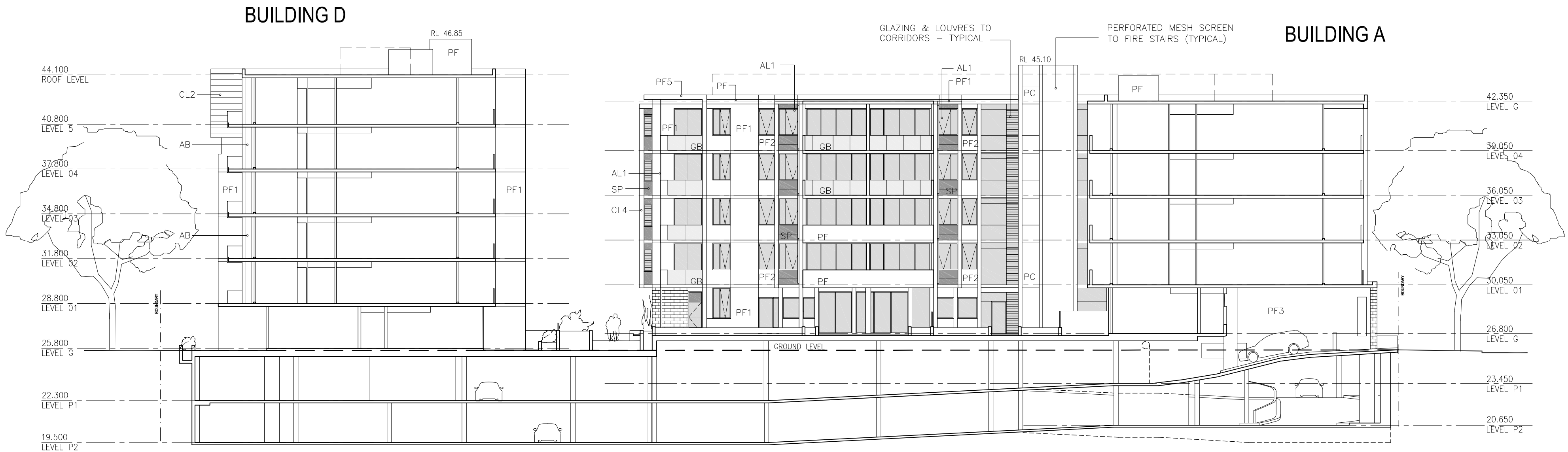
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SECTION 04



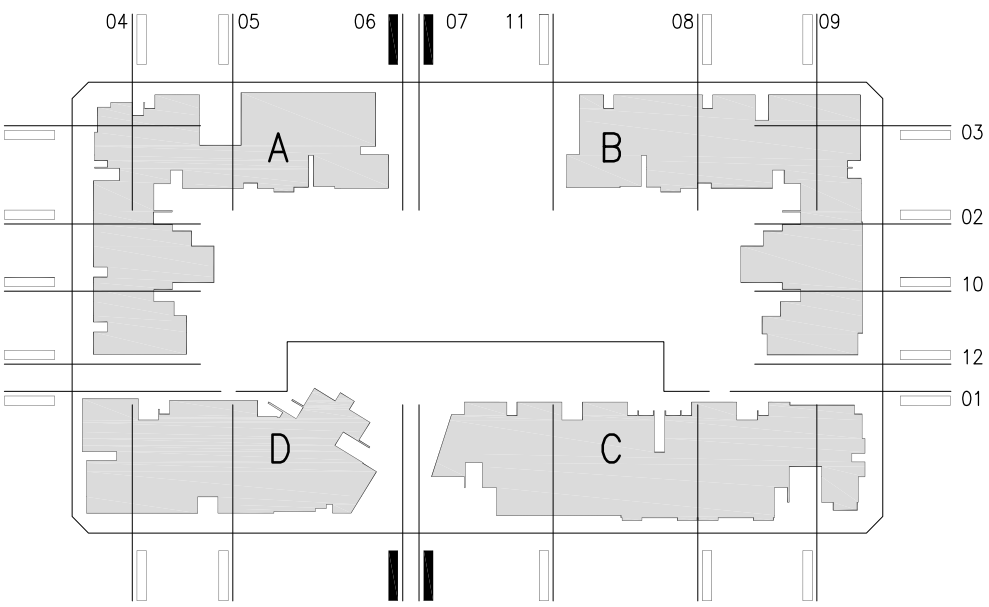
SECTION 05

FINISHES LEGEND

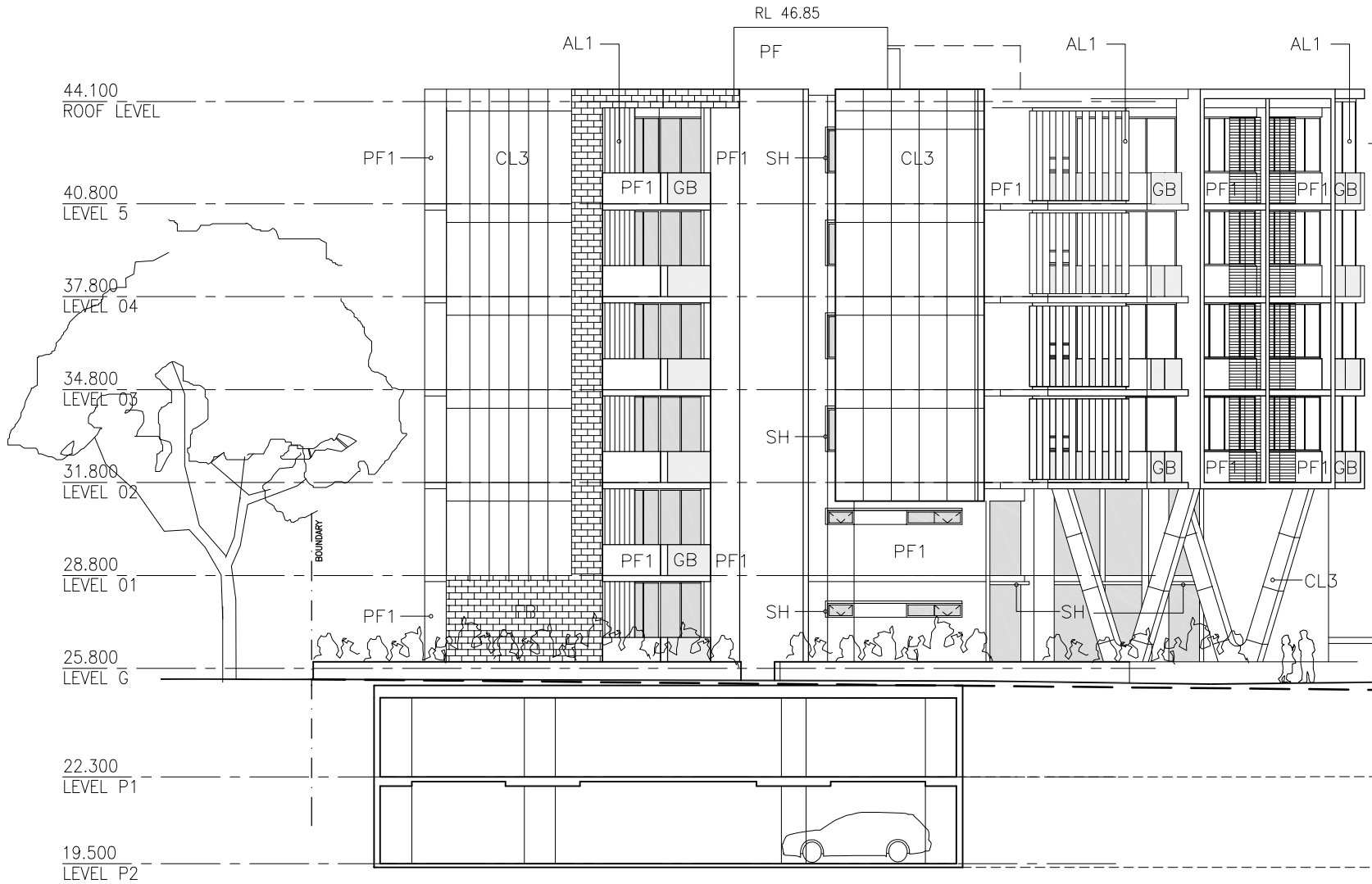
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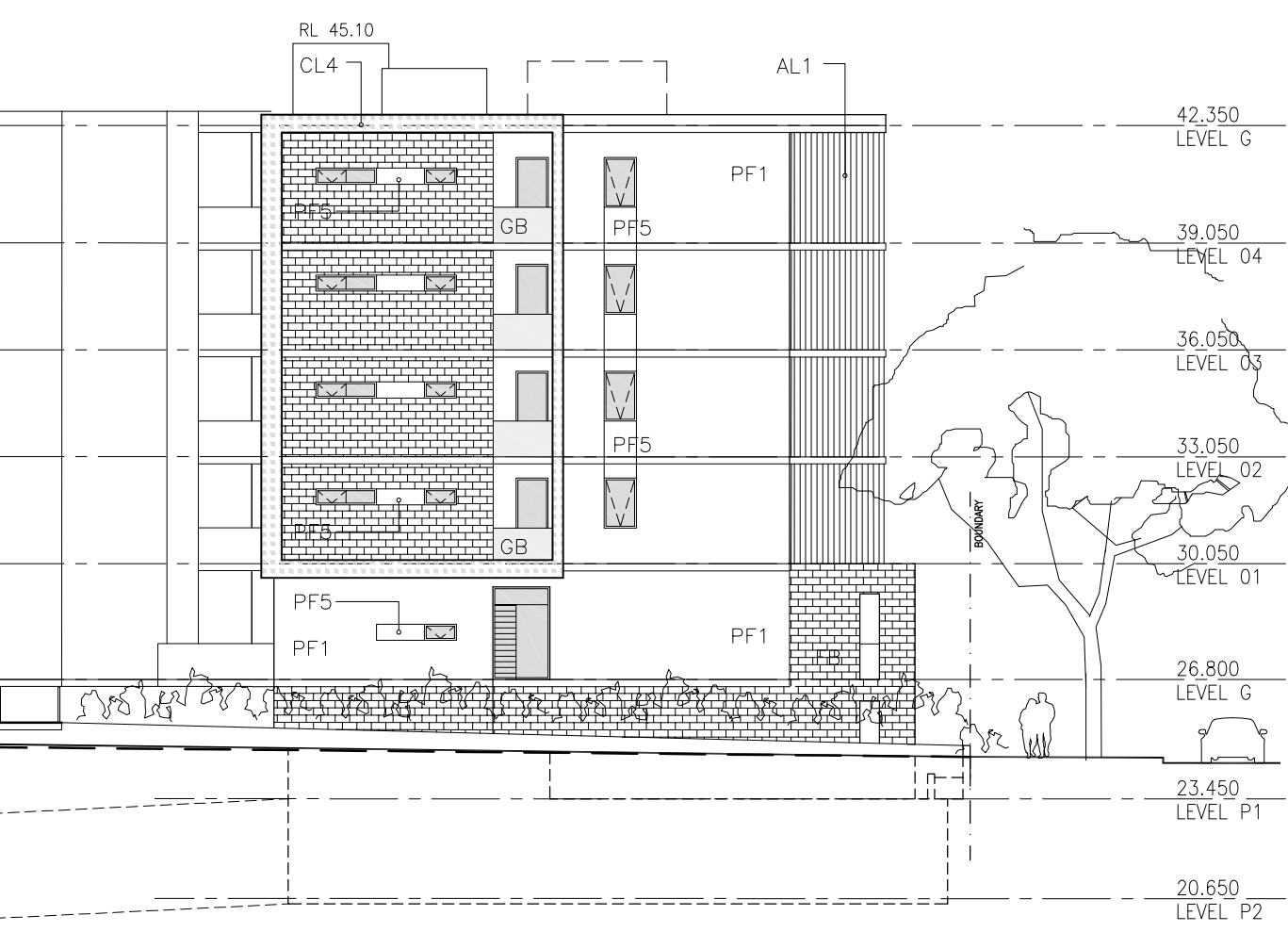
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BUILDING D

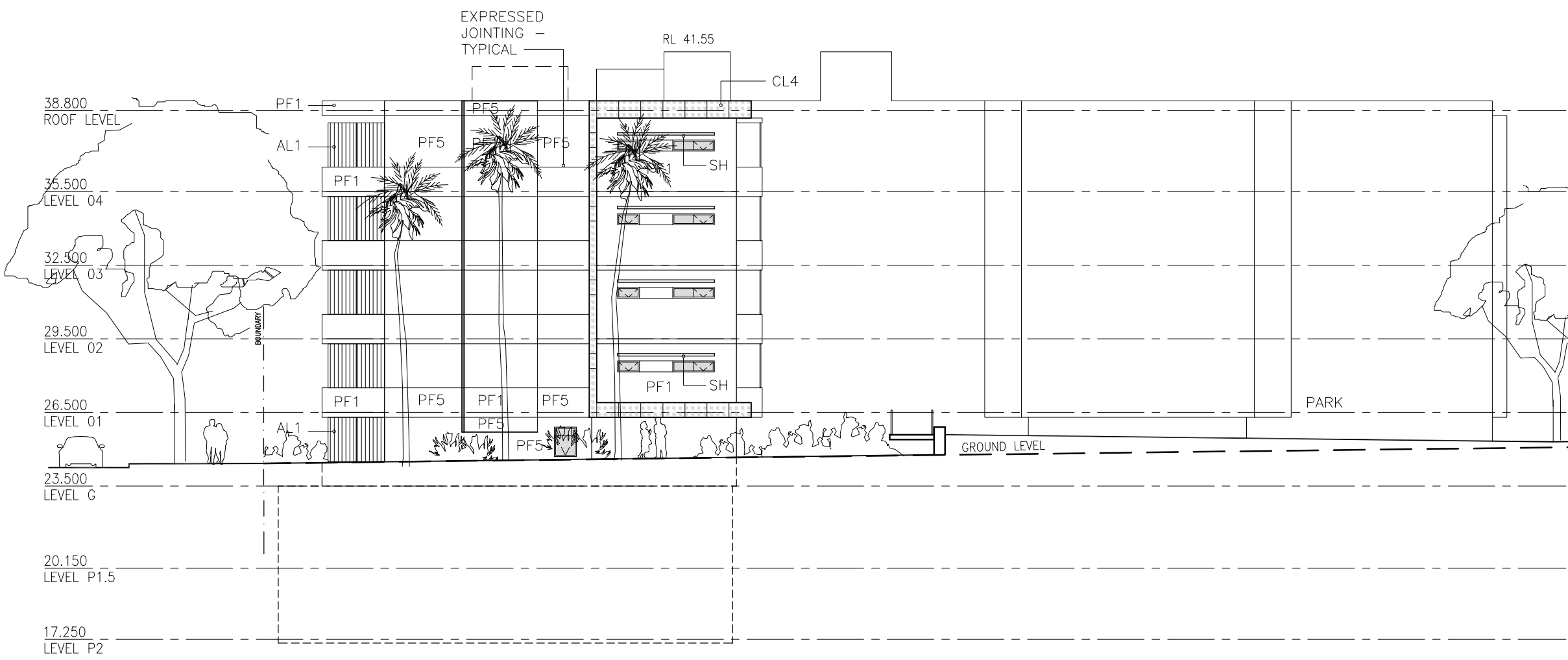


BUILDING A

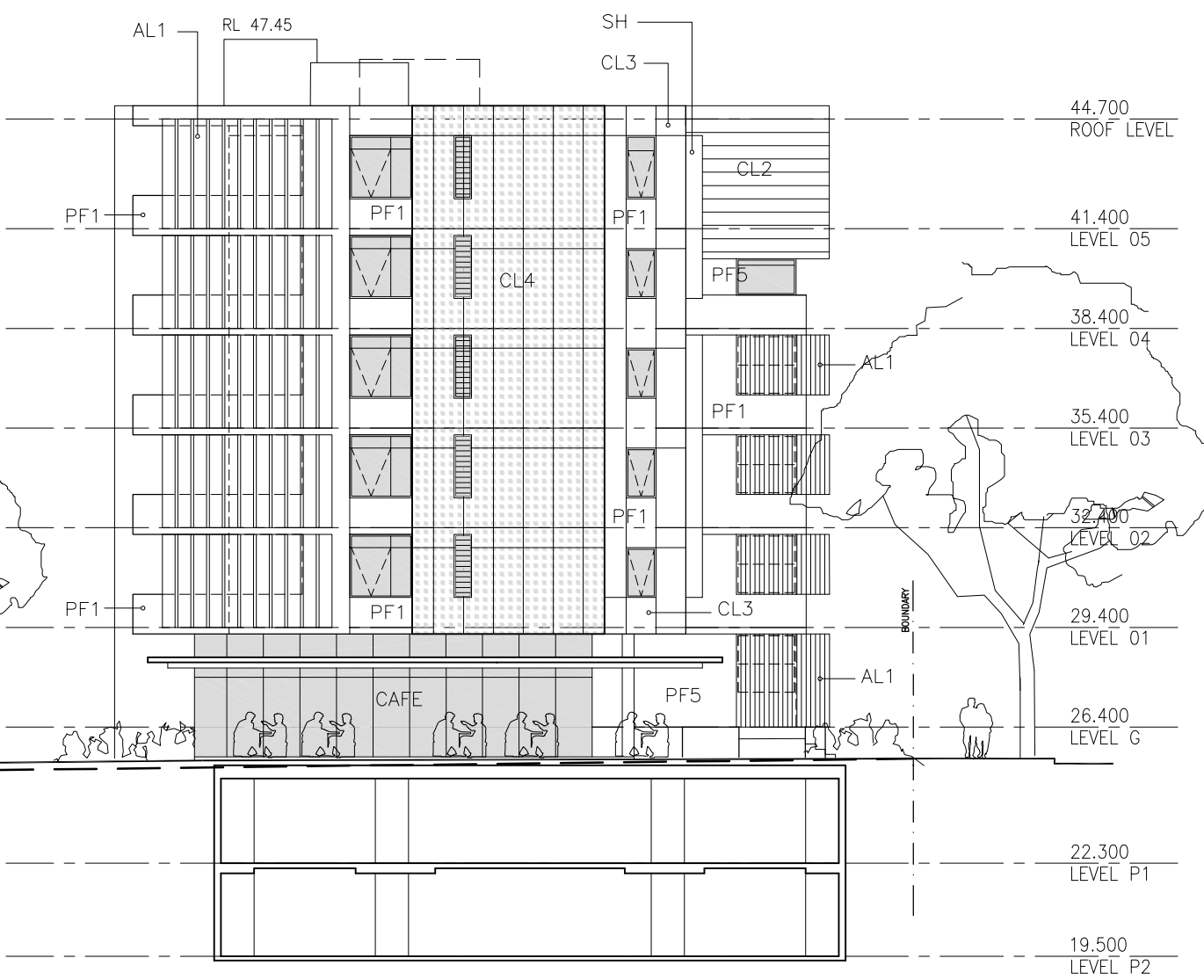


SECTION 06

BUILDING B



BUILDING C



SECTION 07

FINISHES LEGEND

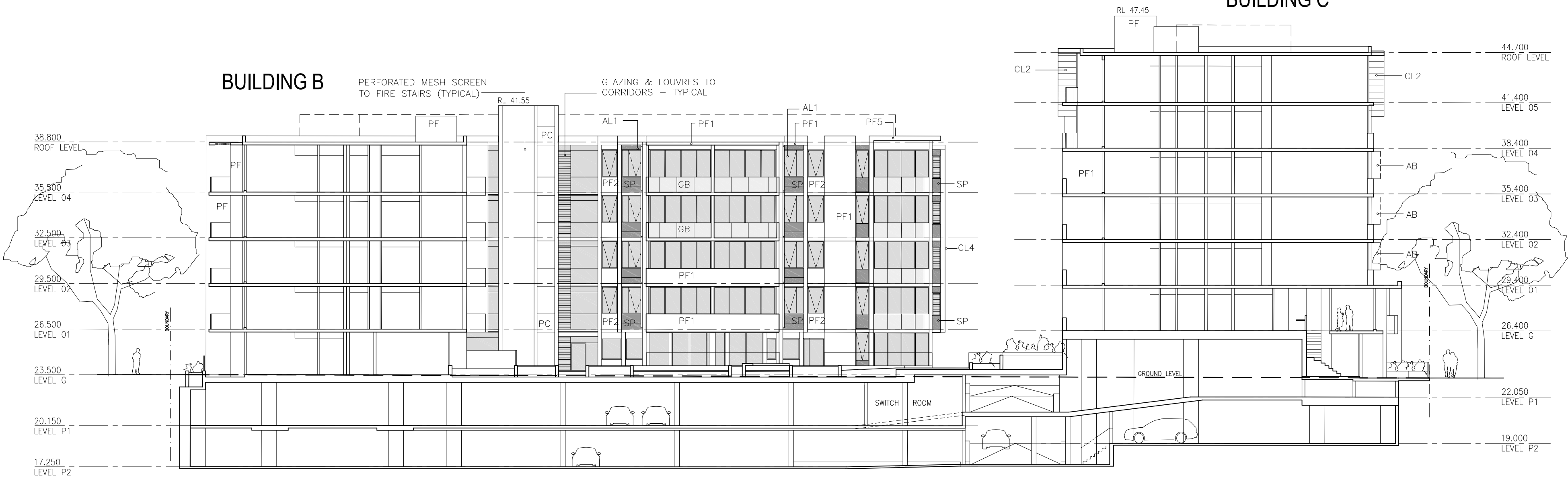
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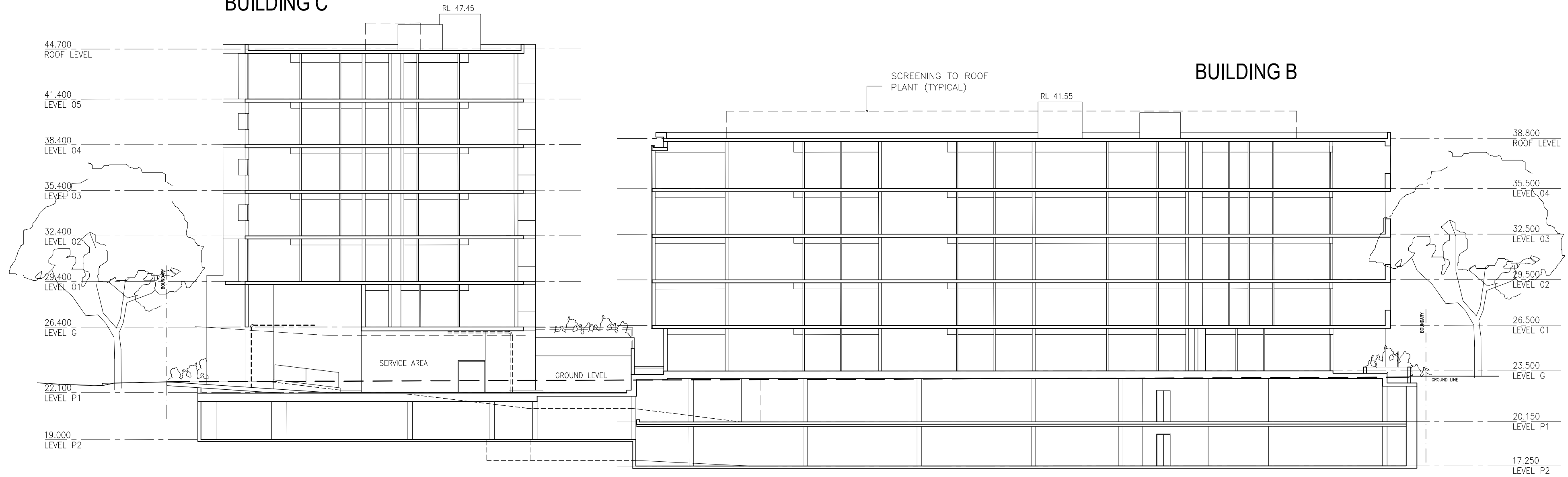


BUILDING B



SECTION 08

BUILDING C



BUILDING B

SECTION 09

FINISHES LEGEND

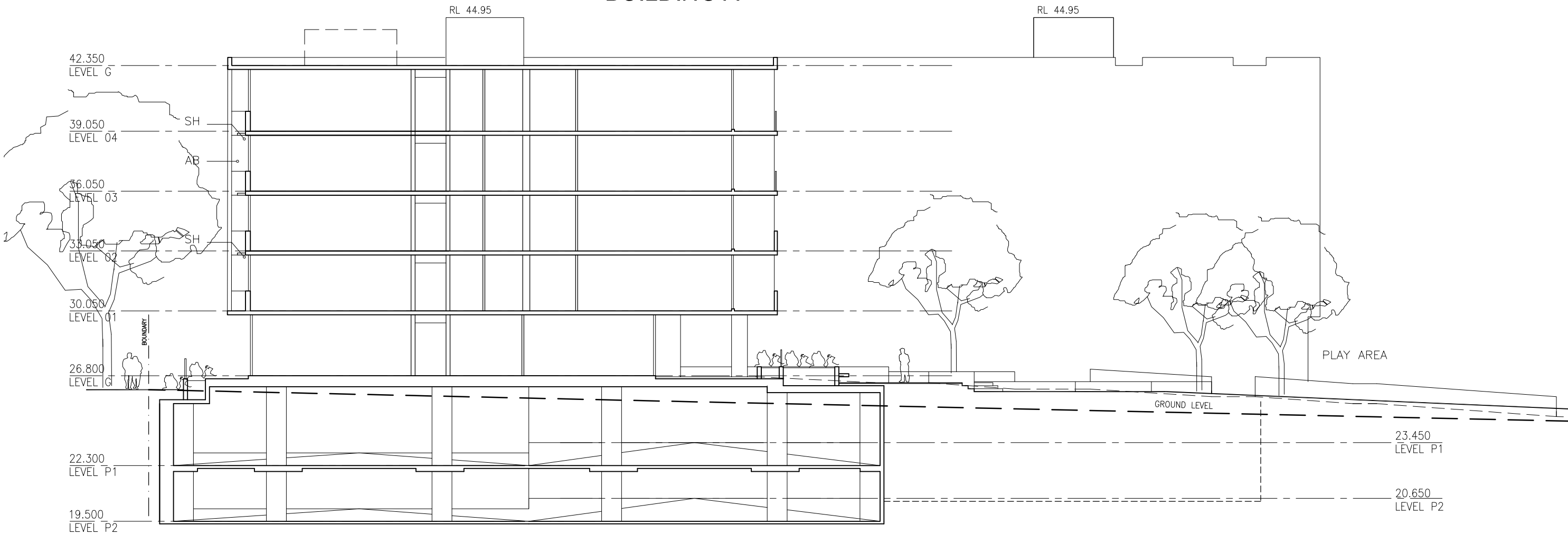
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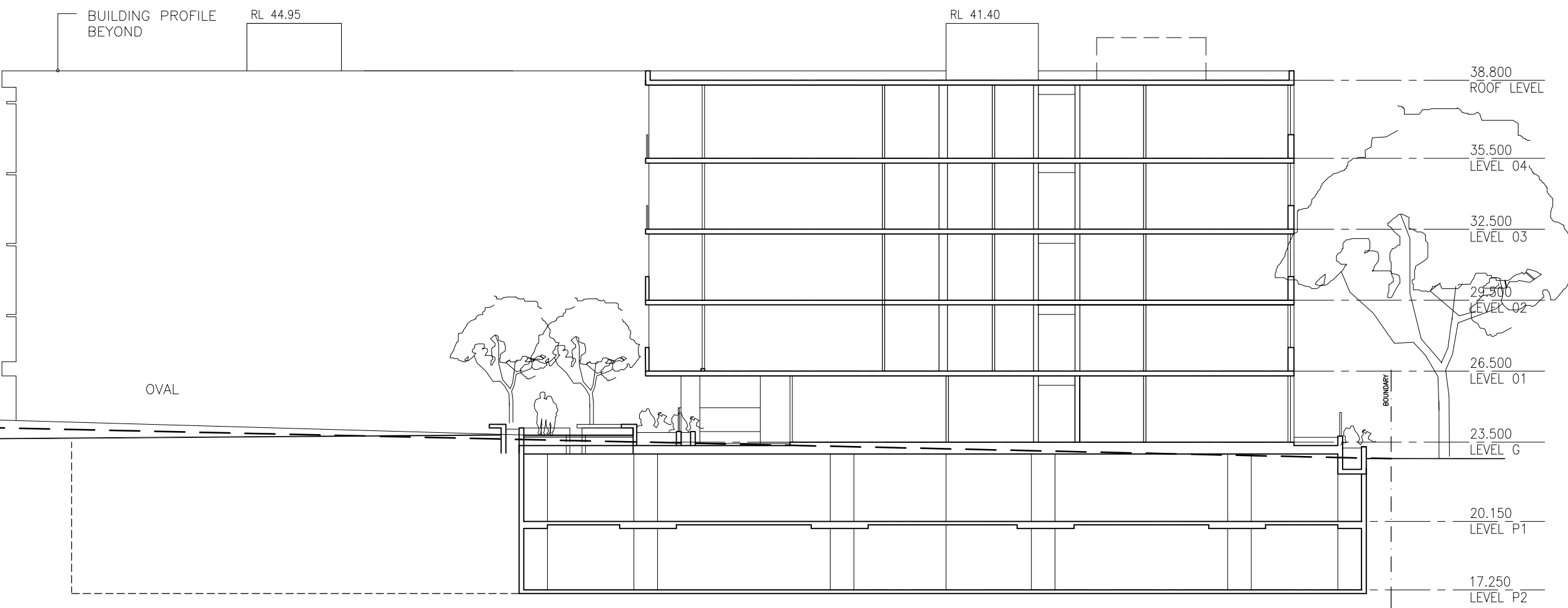
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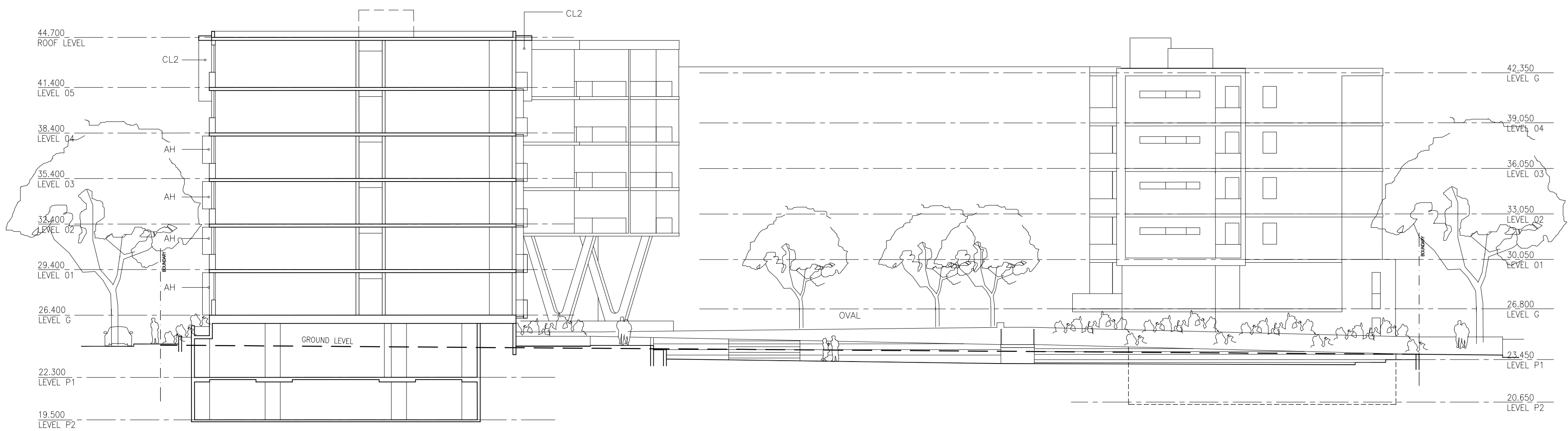


BUILDING B



SECTION 10

BUILDING C



SECTION 11

FINISHES LEGEND

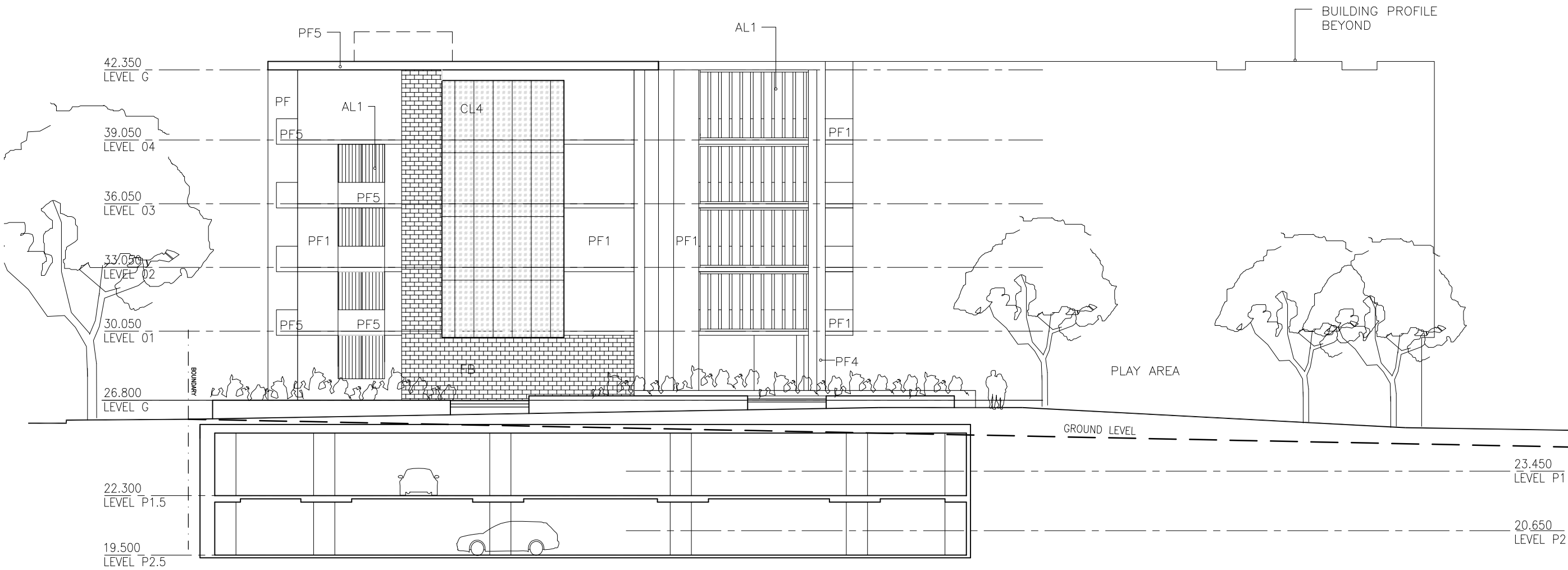
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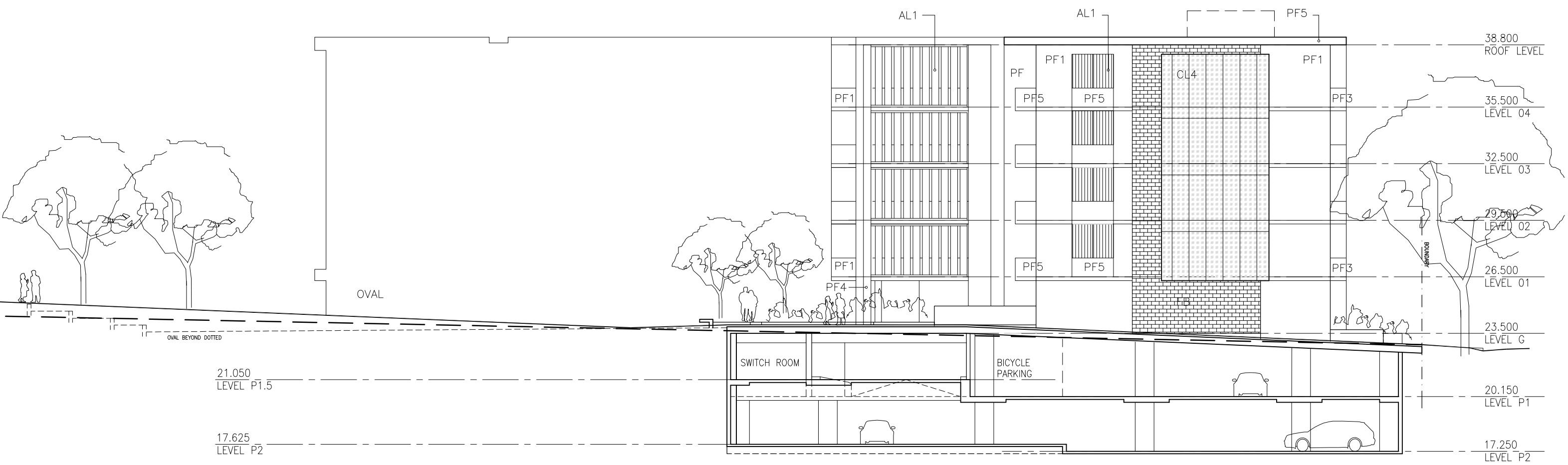
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BUILDING A



BUILDING B



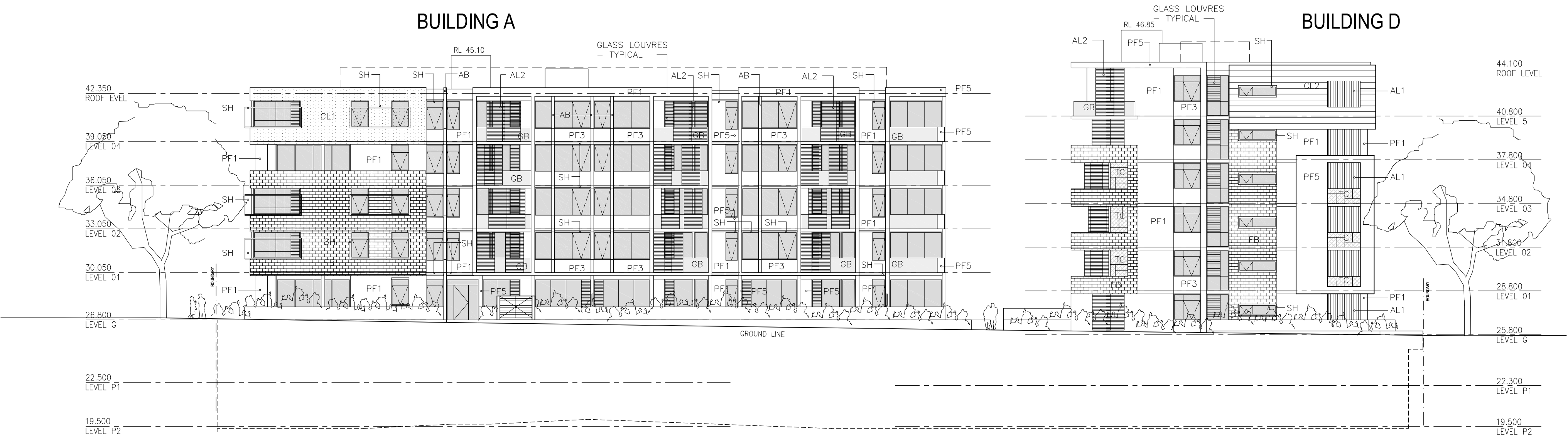
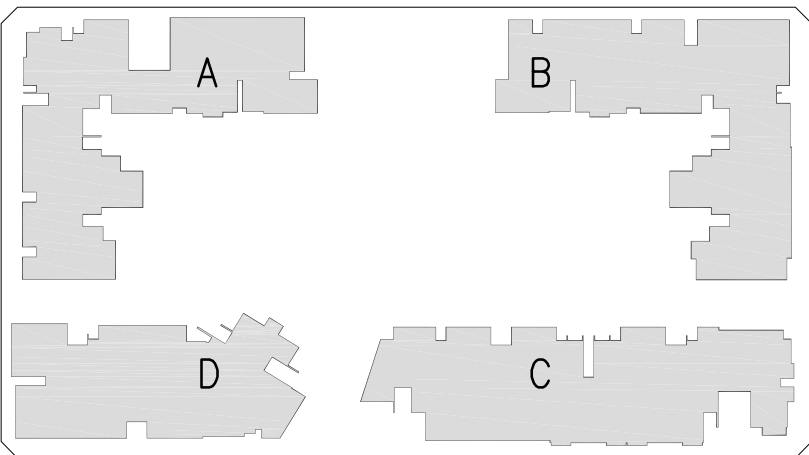
SECTION 12

FINISHES LEGEND

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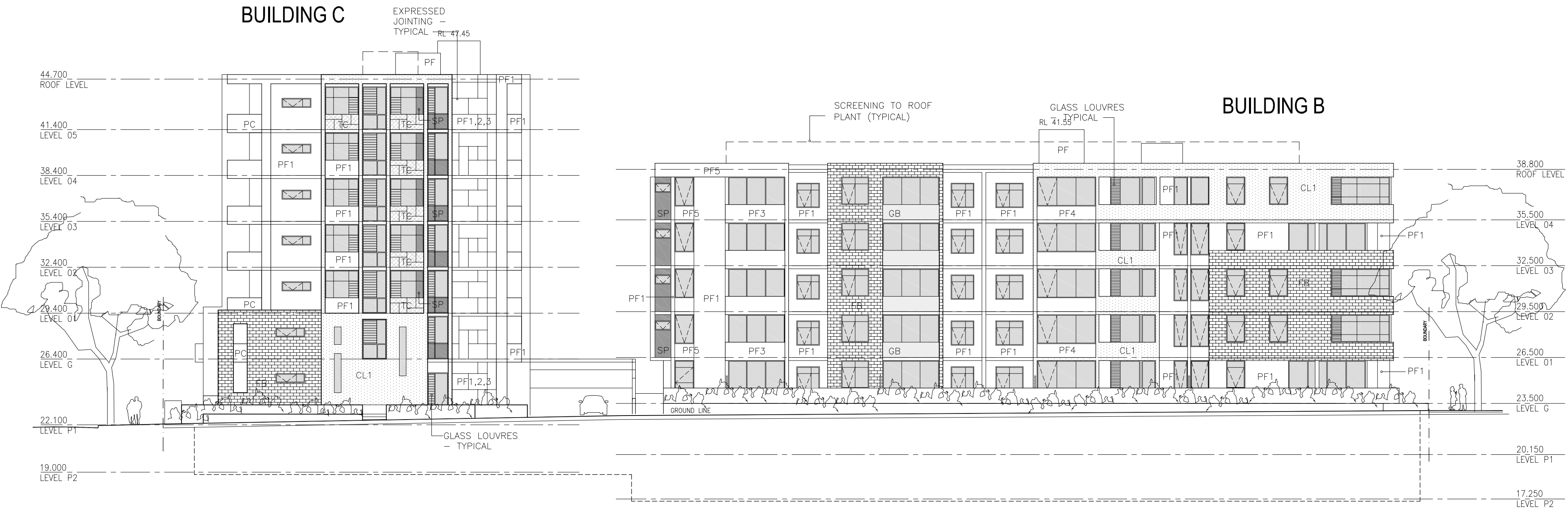
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NORTH ELEVATION

SUNBEAM STREET



SOUTH ELEVATION

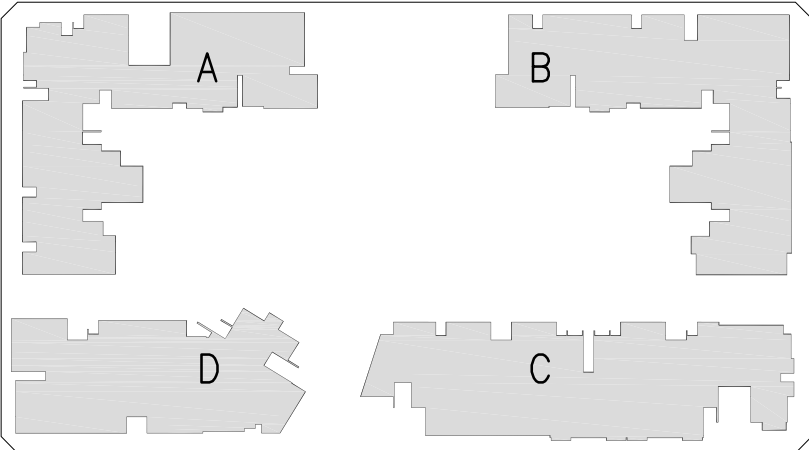
TEDBURY STREET

FINISHES LEGEND

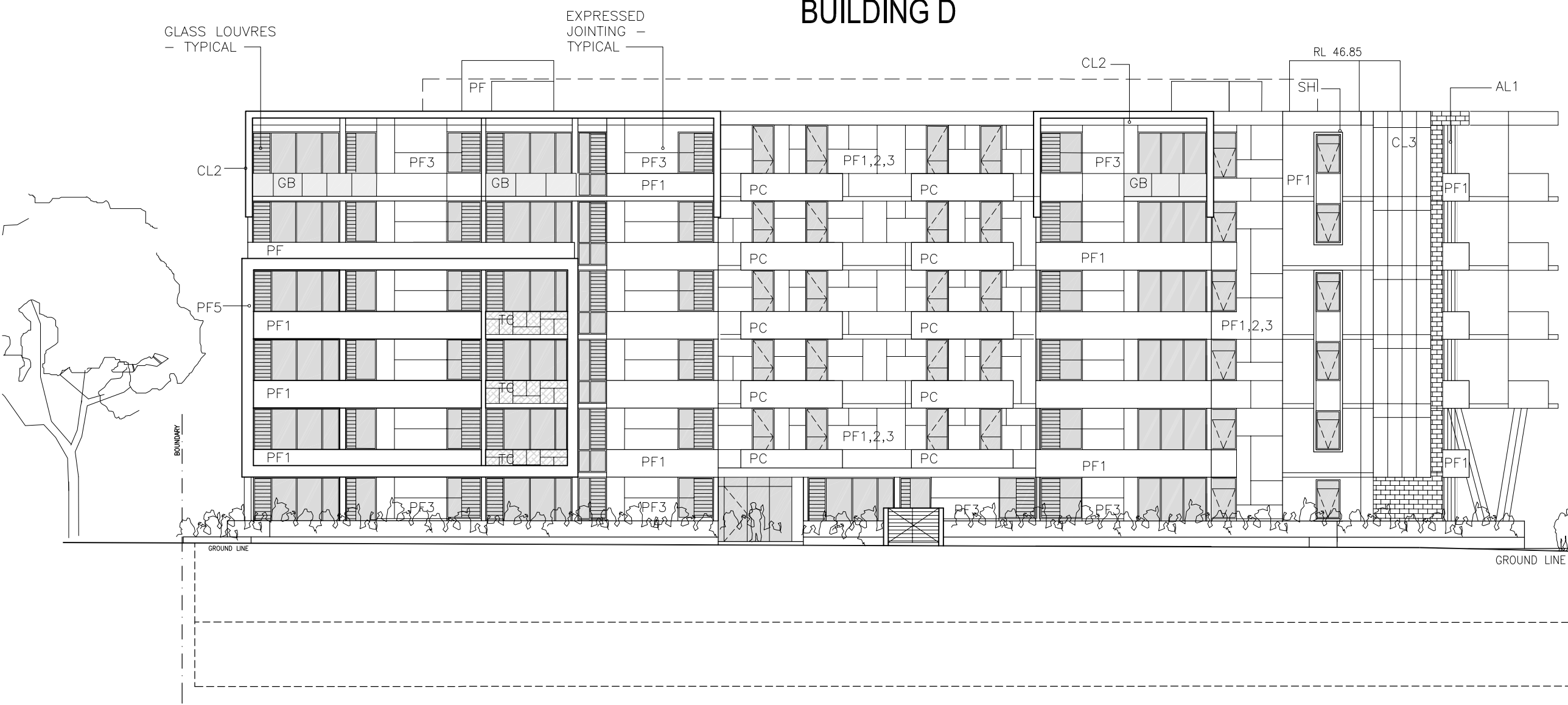
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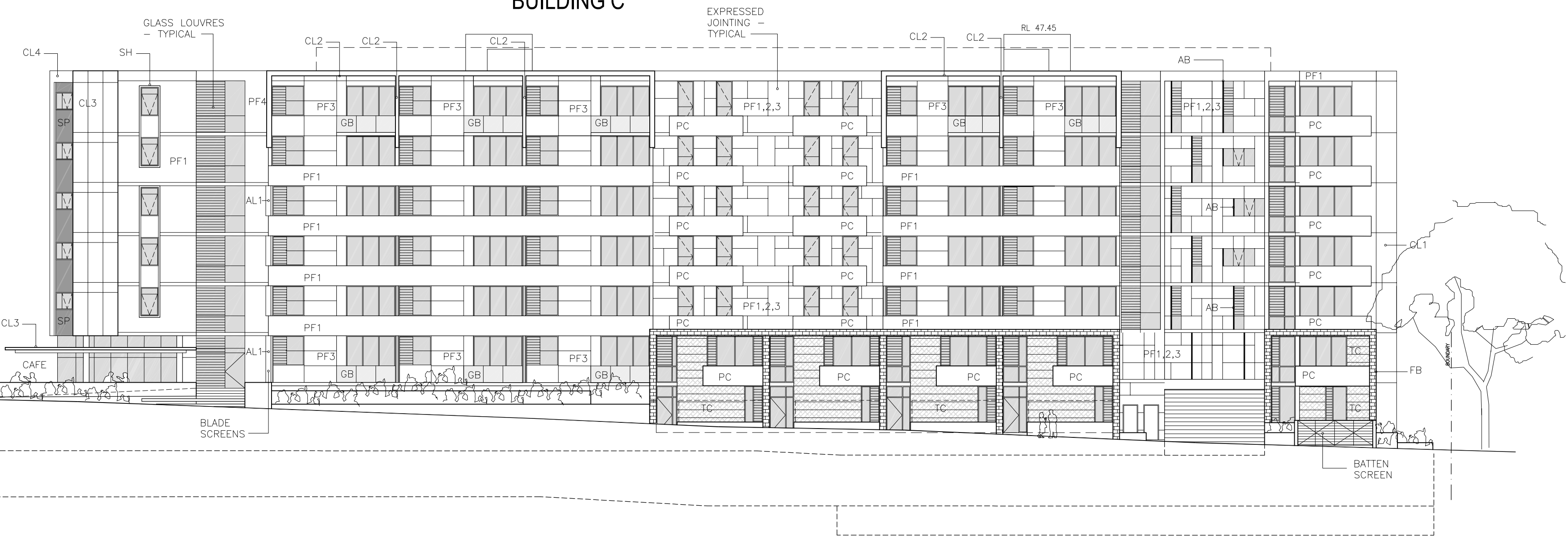
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BUILDING D

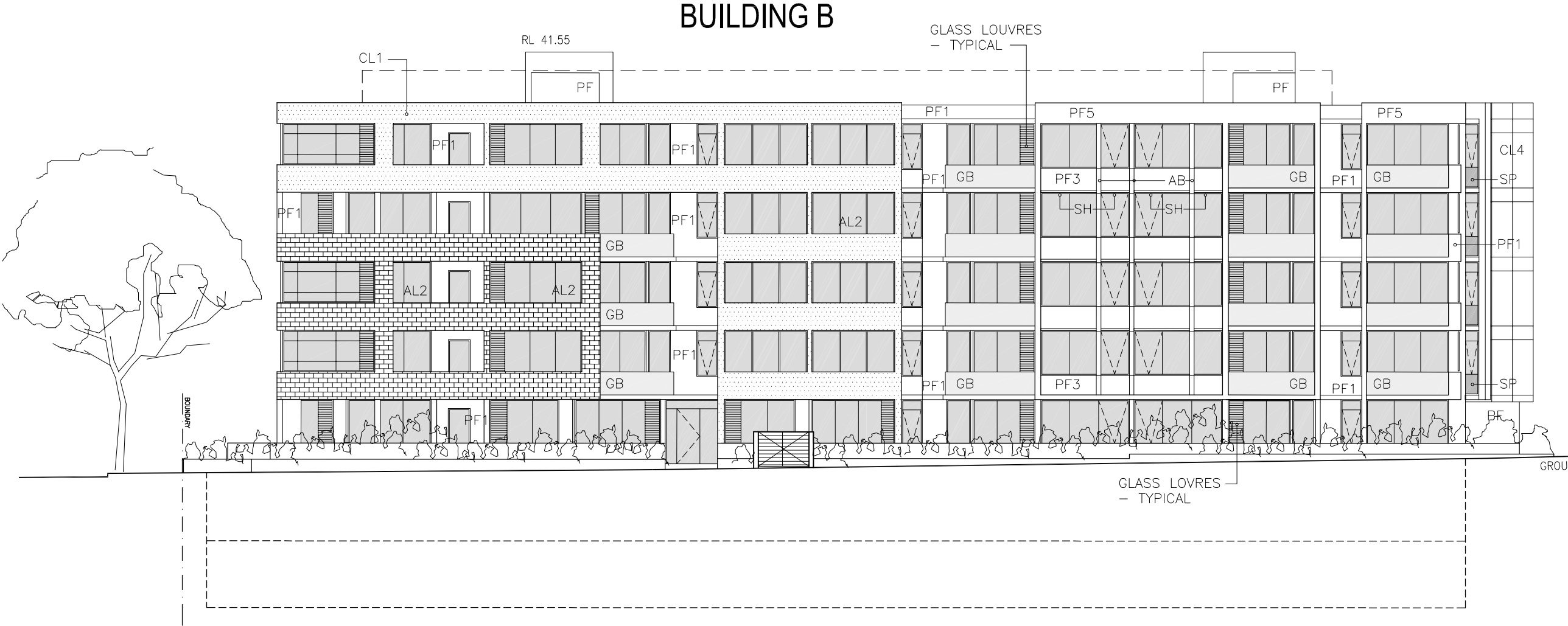


BUILDING C



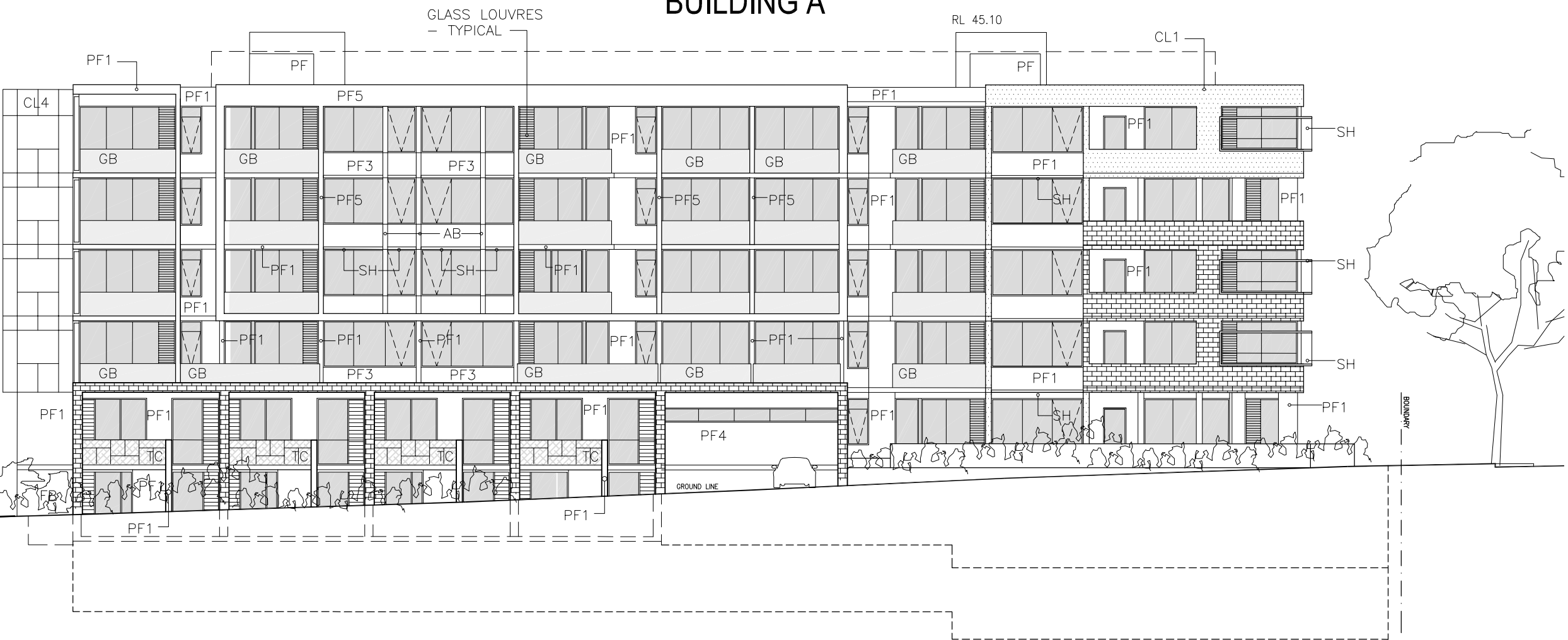
WEST ELEVATION
MACKINDER STREET

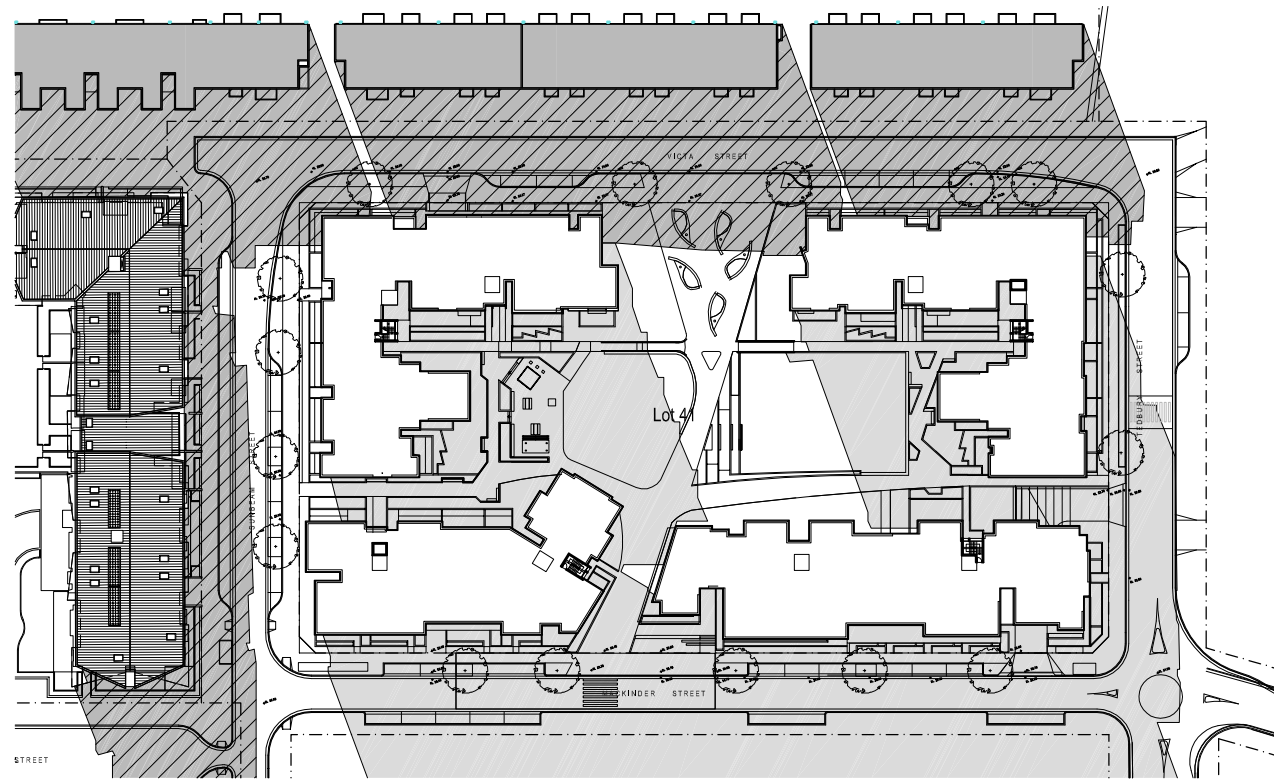
BUILDING B



EAST ELEVATION
VICTA STREET

BUILDING A

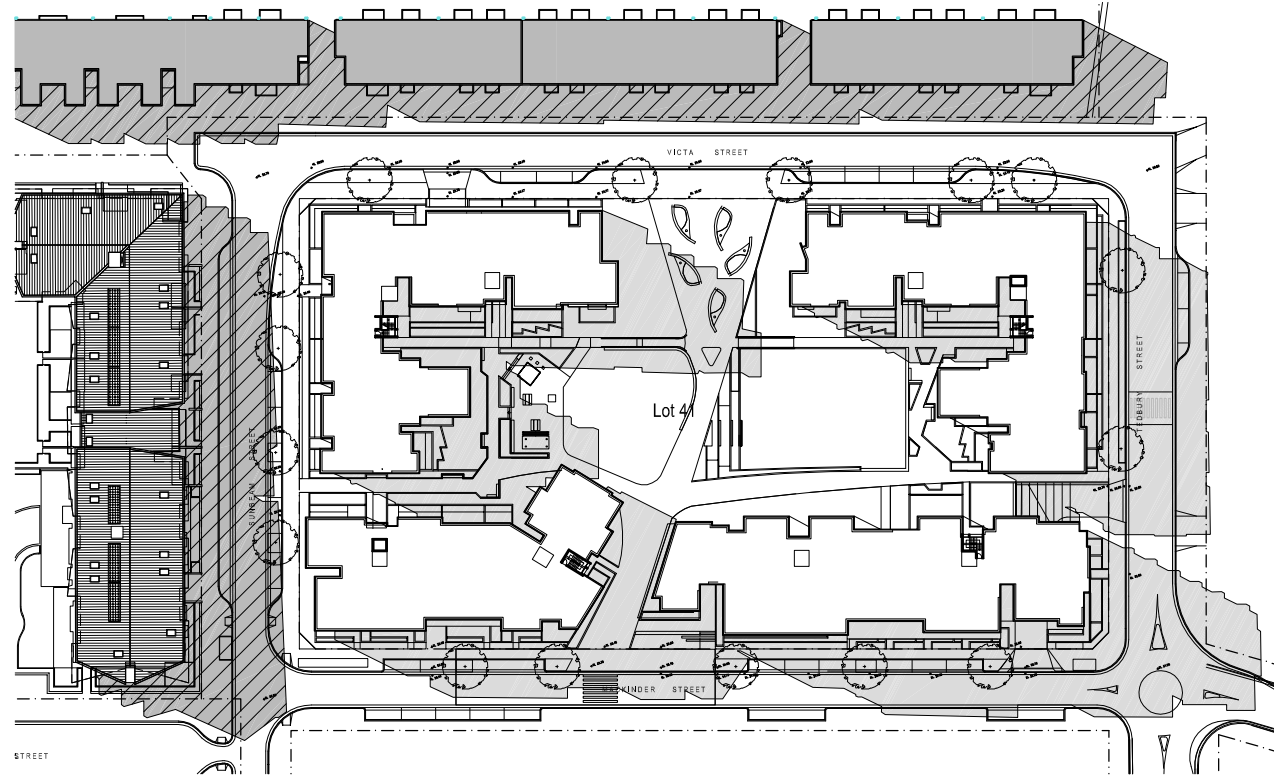




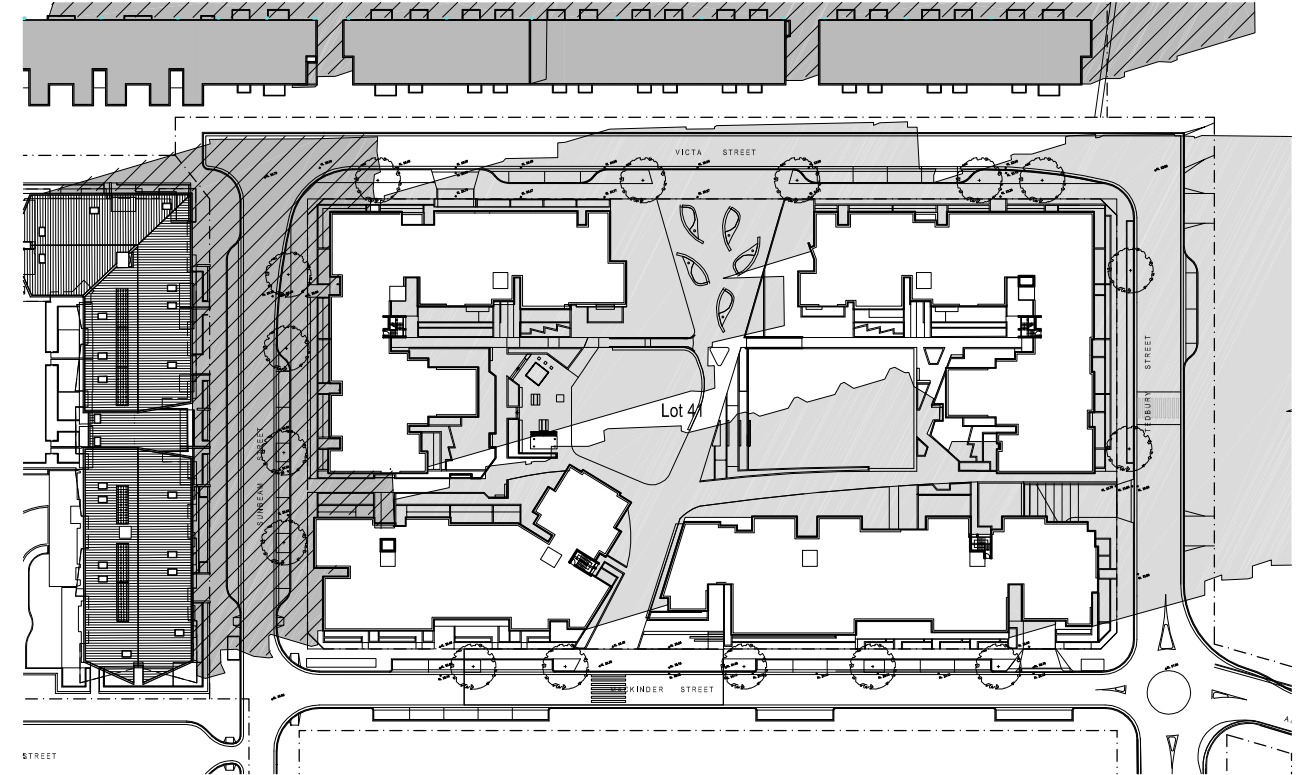
June 22 - 9.00 am

 existing shadows
  proposed shadows

Note: Proposed site (lot 41) and land immediately to the south and west of the site has been cleared of all structures



June 22 - 12.00 noon



June 22 - 3.00 pm

