

An Inter-Urban Diver(city) at

Department of Housing and Public Works
100% Schematic Design Submission -



2.0 DESIGN OVERVIEW

An Inter-Urban Diver (city) at



Area Summary

2/03/2019

	Location	Type	FECA (sqm)	UCA (sqm)	GFA (sqm)	Performance Level
Unit 01	Ground	3 bed- 1.5 bth	112	13	125	Platinum
Unit 02	Ground	2 bed-1 bth	75	12	87	Gold
Unit 03	Ground	2 bed-1 bth	76	11	87	Gold
Unit 04	Ground	1 bed-1 bth	52	12	64	Silver
Unit 05	First Floor	2 bed-1 bth	77	15	92	Gold
Unit 06	First Floor	2 bed-1 bth	73	13	86	Gold
Unit 07	First Floor	2 bed-1 bth	77	13	90	Gold
Unit 08	First Floor	3 bed- 1.5 bth	109	15	124	Platinum
Unit 09	First Floor	2 bed-1 bth	79	12	91	Gold
Unit 10	Second Floor	3 bed-1 bth	93	14	107	Gold
Unit 11	Second Floor	2 bed-1 bth	78	12	90	Gold
Unit 12	Second Floor	3 bed- 1.5 bth	109	15	124	Platinum
Unit 09	First Floor	2 bed-1 bth	79	12	91	Gold
		Total Area for Units	1089	169	1258	
Ground Level		Car Park	0	220	220	
Ground Level		Communal Open Space	0	186	186	
Ground Level		Circulation (Inc. Lift & Stair)	6	115	121	
Level 01			6	62	68	
Level 02			6	42	48	
Ground Level		Services	25	23	48	
Level 01			4	0	4	
Level 02			4	0	4	
		Total Area for Public Areas	51	648	643	
		Building Total GFA	1140	817	1901	

GROSS BUILDING AREA (sqm)	Ground Level	475
	Level 01	600
	Level 02	515
	Total GBA	1590

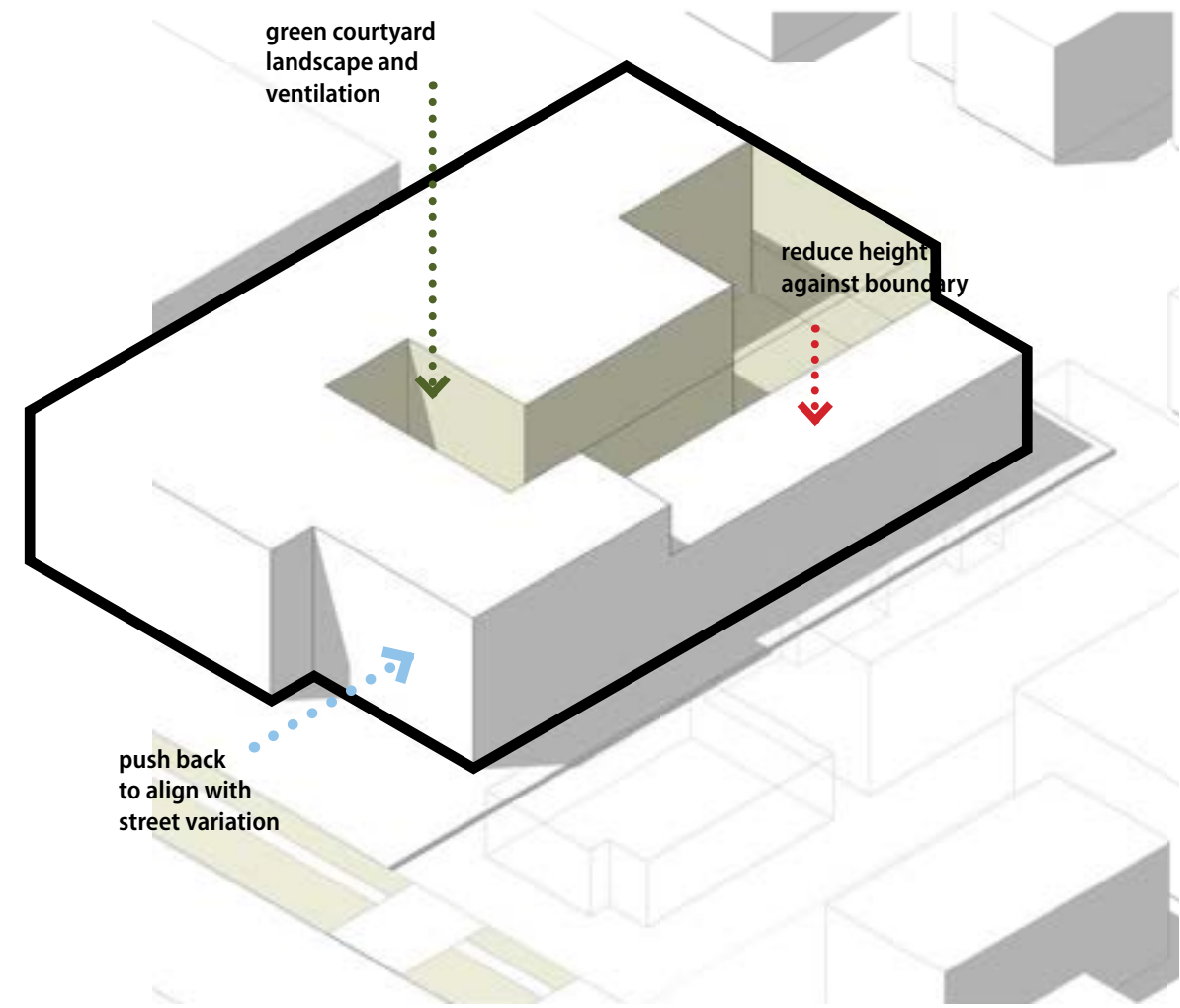
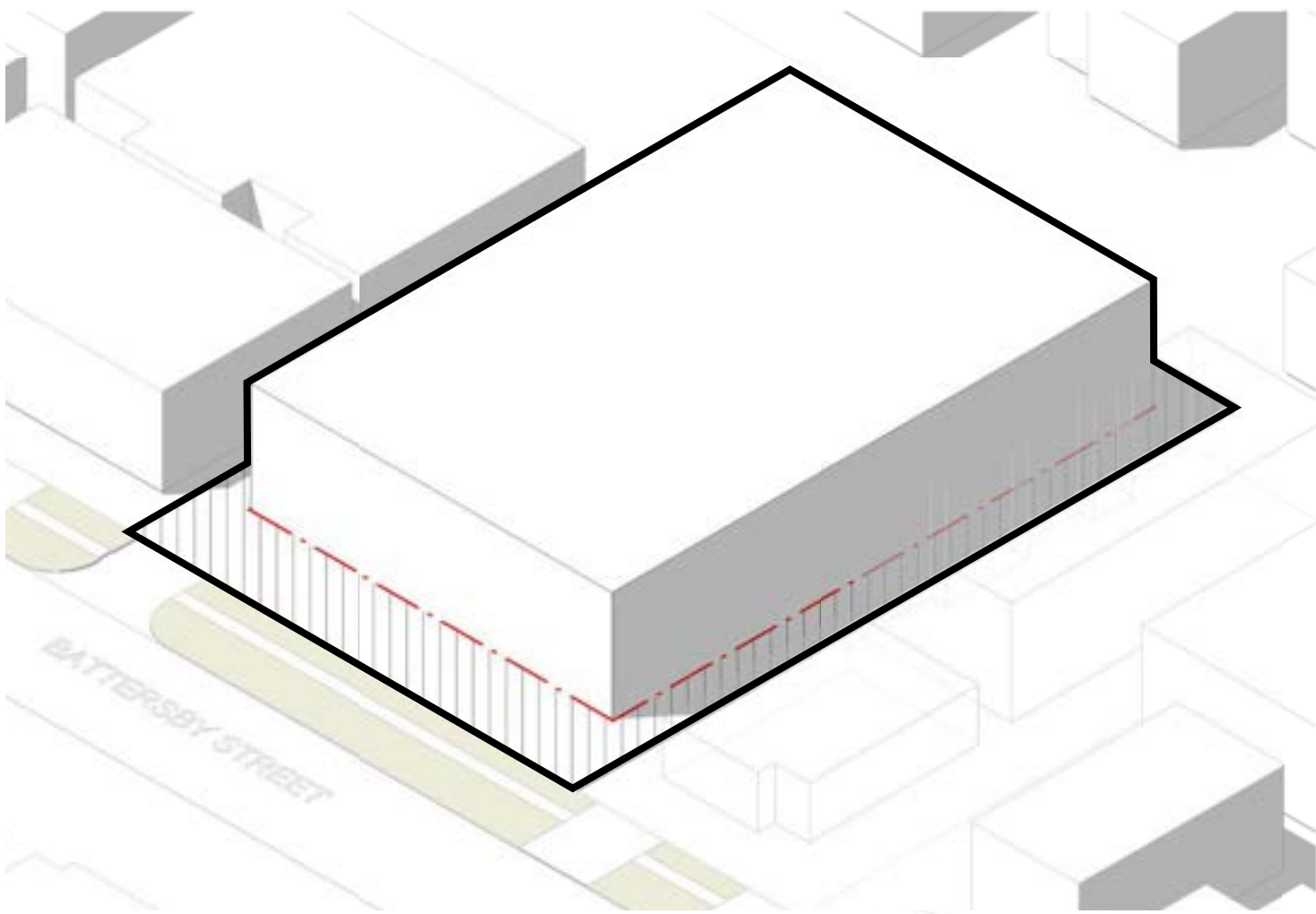
	Sqm		
Plot Area (sqm)	1,738		
Site Coverage	770	44%	(Total Building Area / Total Site Area)X100
Plot Ratio	1901	1.09	(GFA / Site Area)

2.1 ACCOMMODATION SCHEDULE

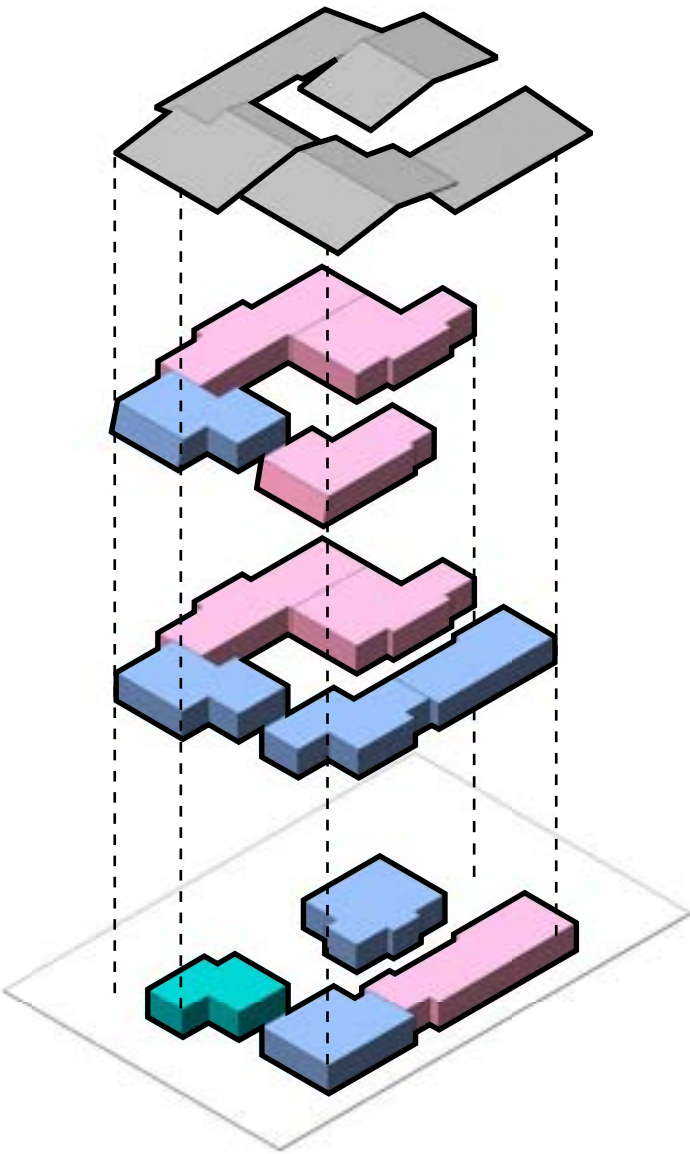
The schedule below summarises the floOr areas of each dwelling, together with the overall gross floor area of the development including common areas & circulation.

Other relevant measures of the size and scale of the proposed development are included as shown.

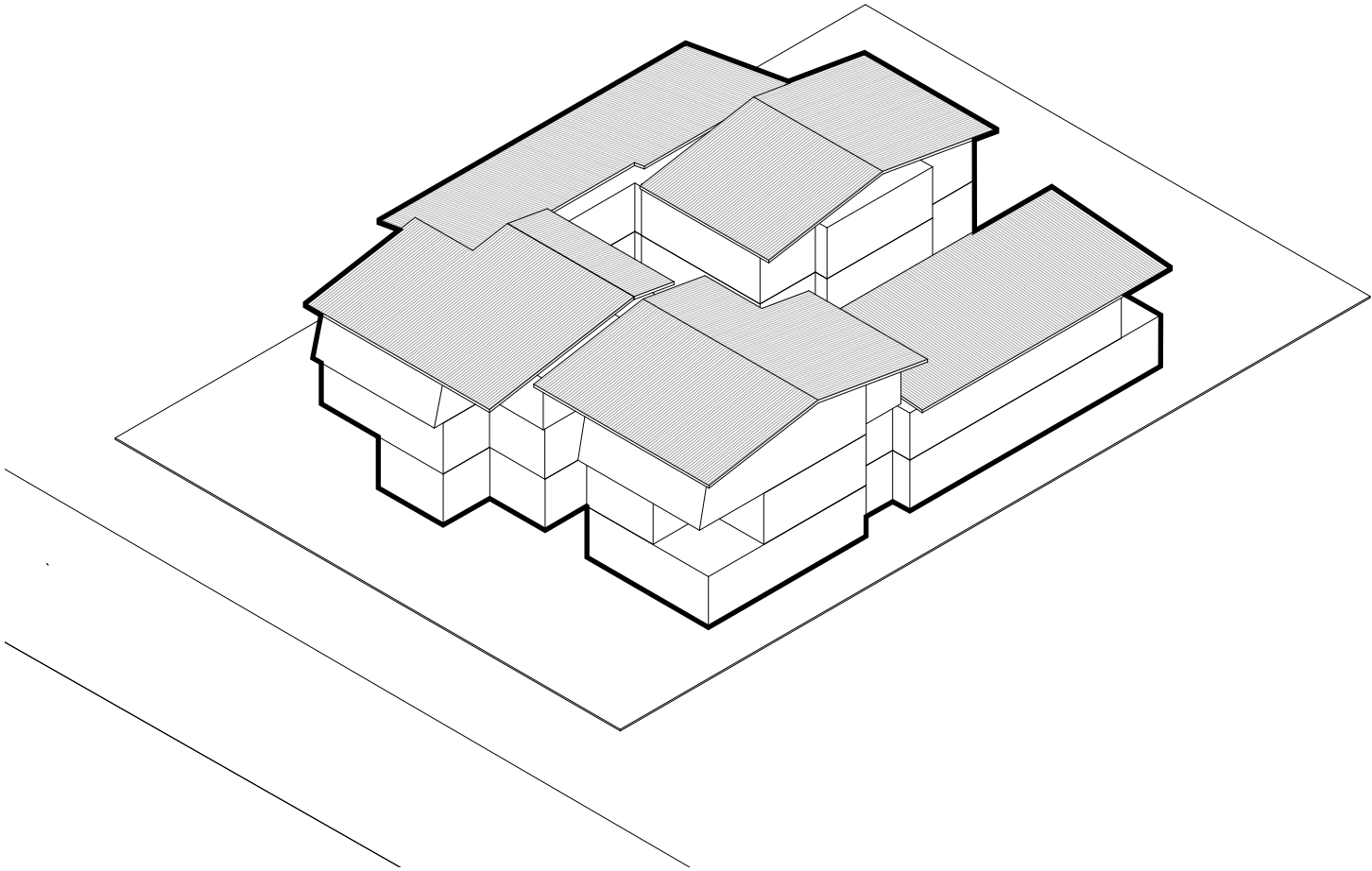
2.8 SITE MASSING AND FORCES



2.9 APARTMENT ARRANGEMENT

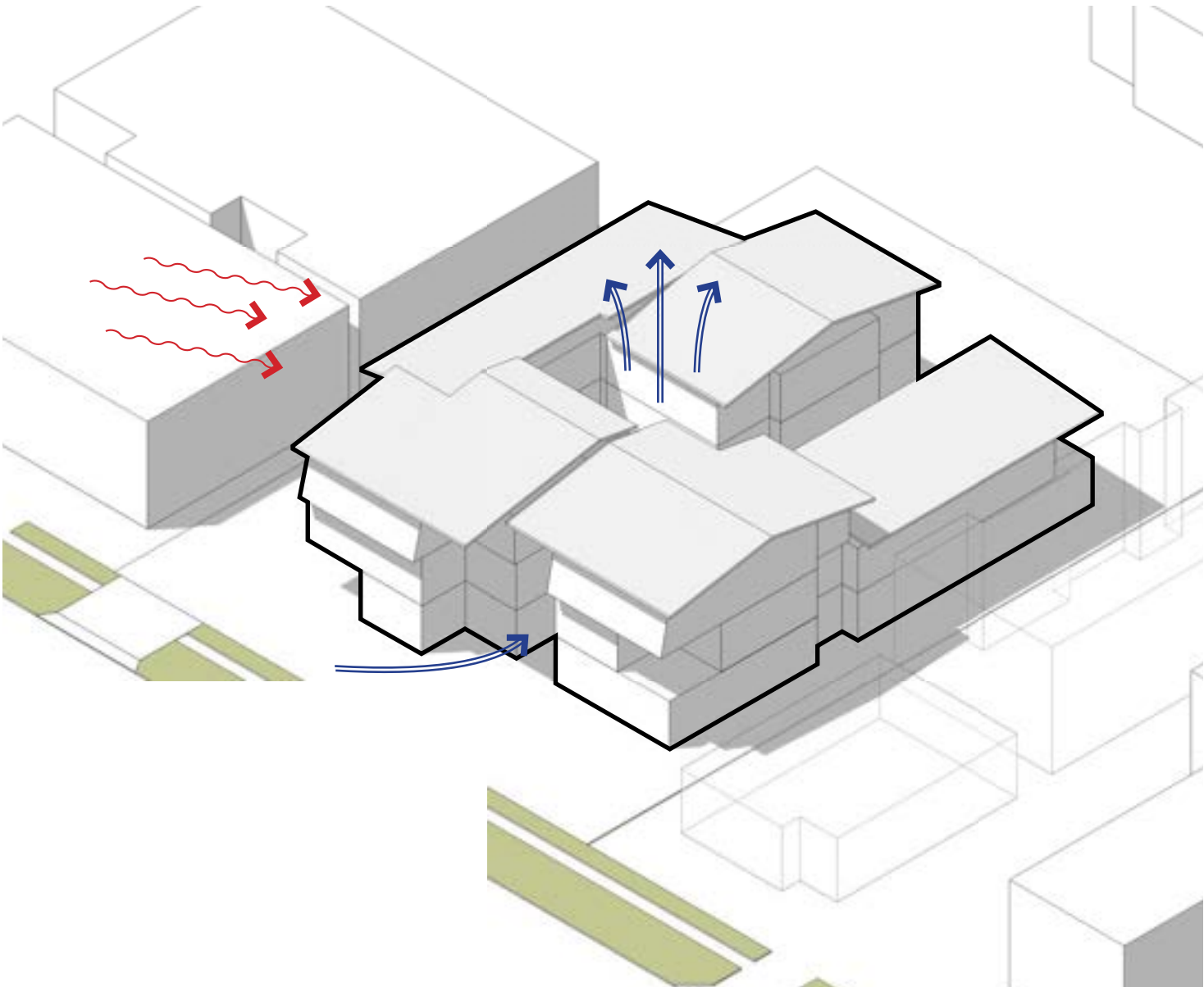


APARTMENT DISTRIBUTION

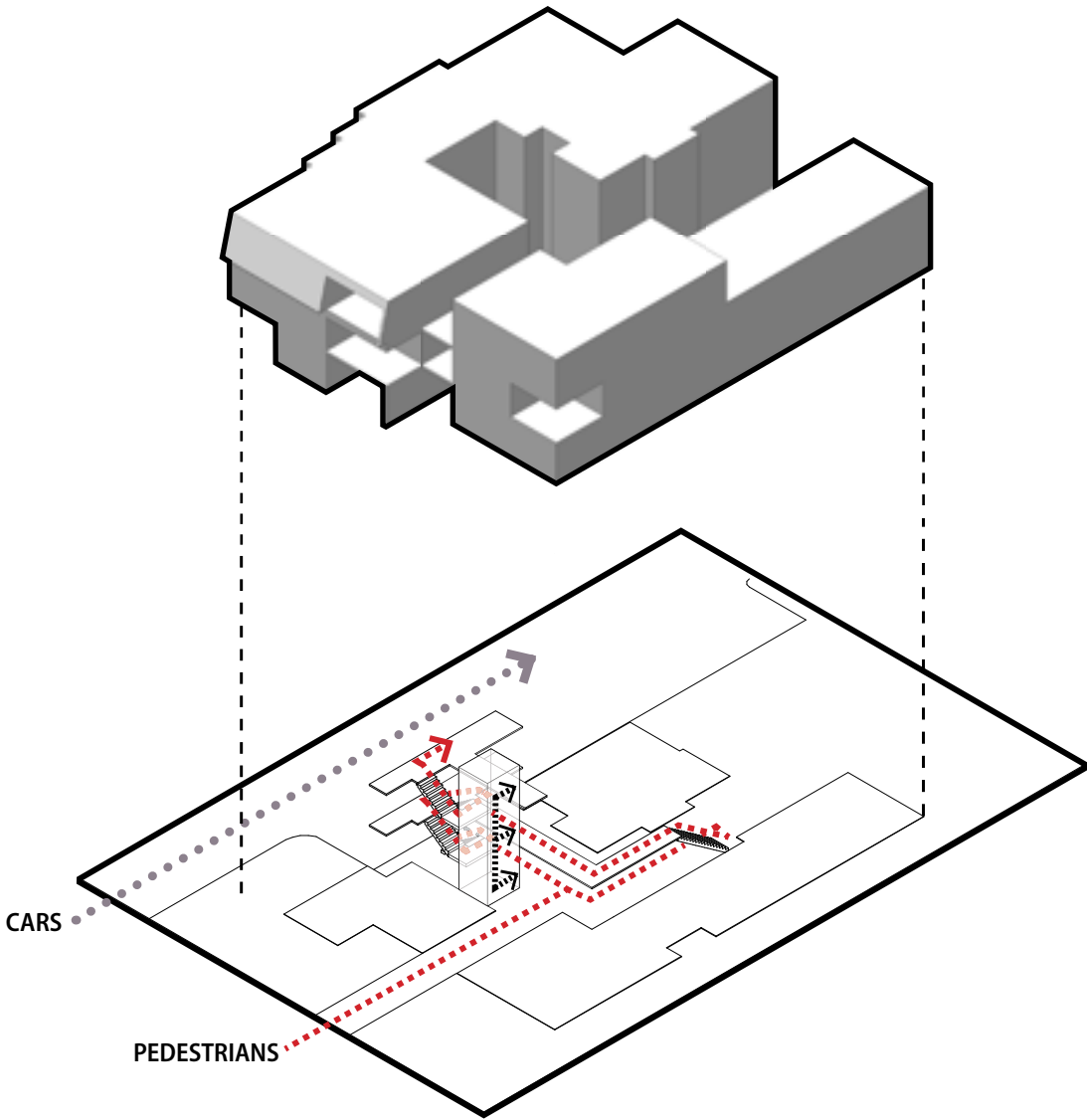


APARTMENT MASSING

2.10 ORGANISATIONAL DIAGRAMS

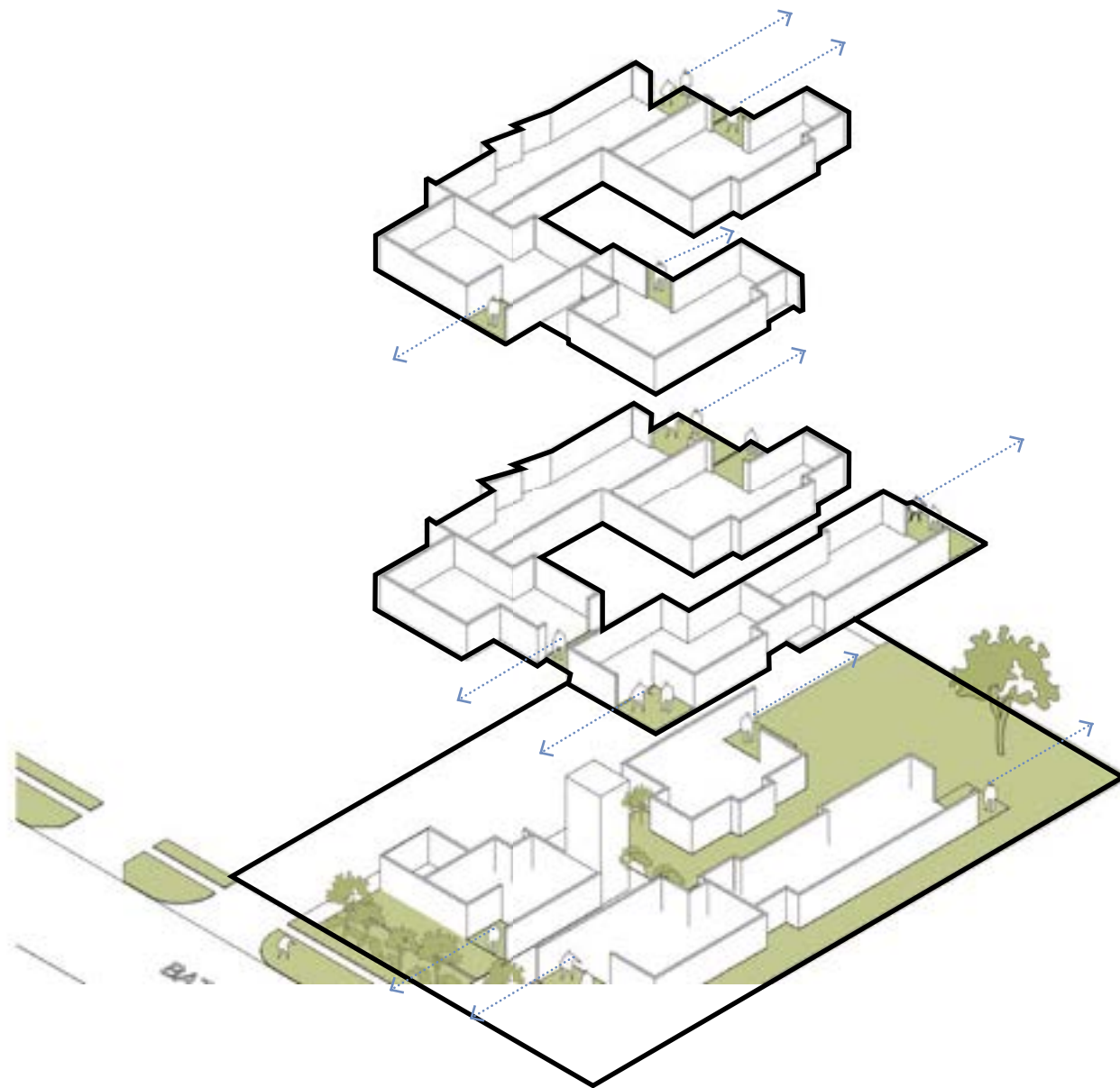


CROSS VENTILATION



CIRCULATION AND ACCESS

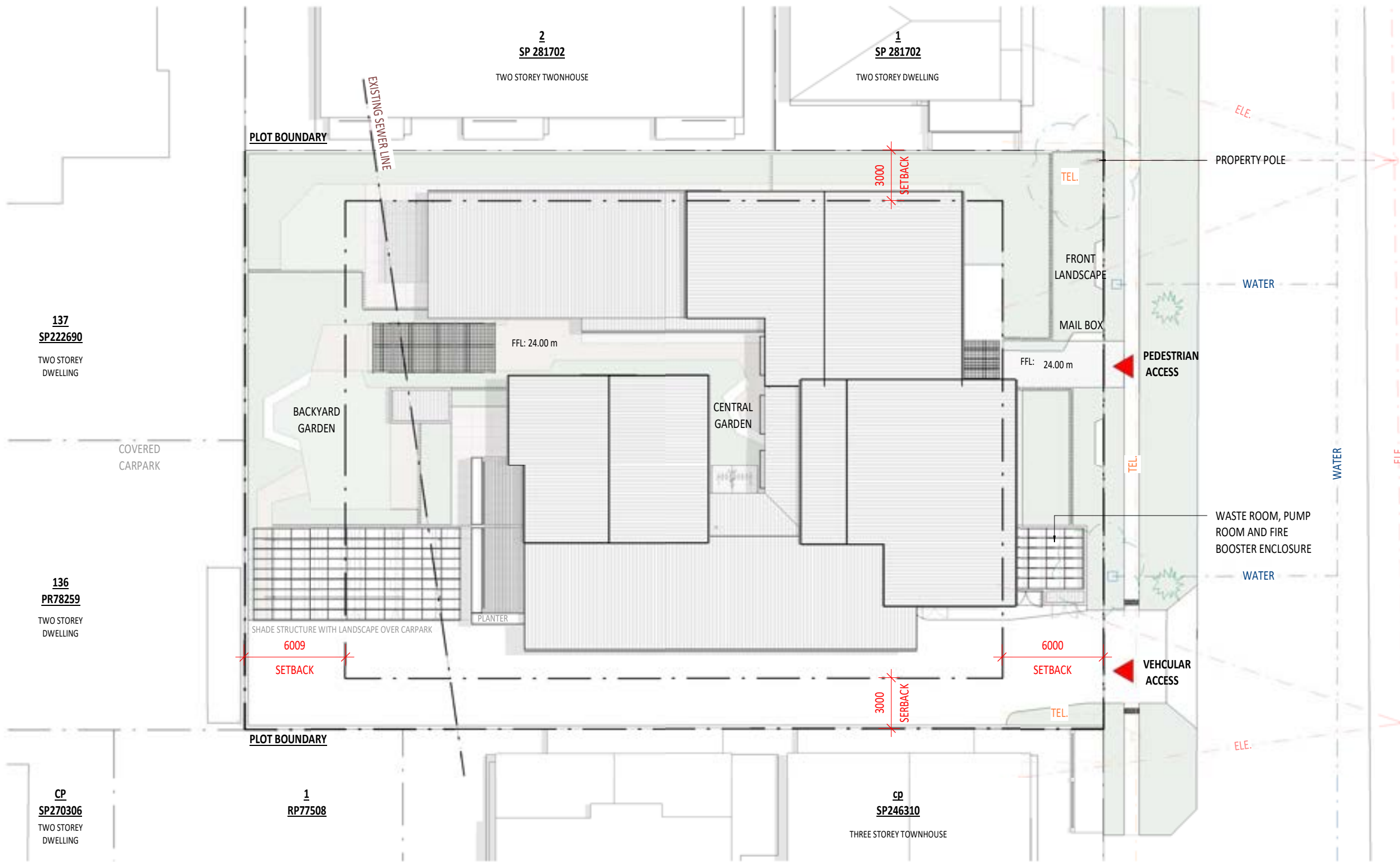
2.11 LANDSCAPE + SETTING



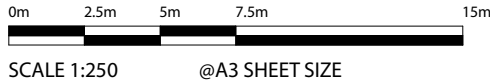
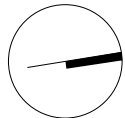
GREEN SPACE DISTRIBUTION



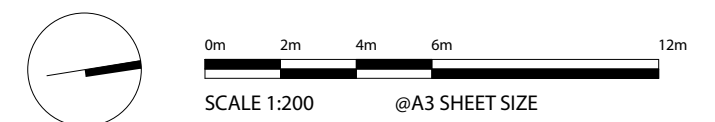
MASSING IN SETTING

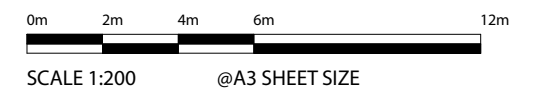
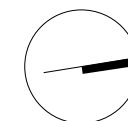
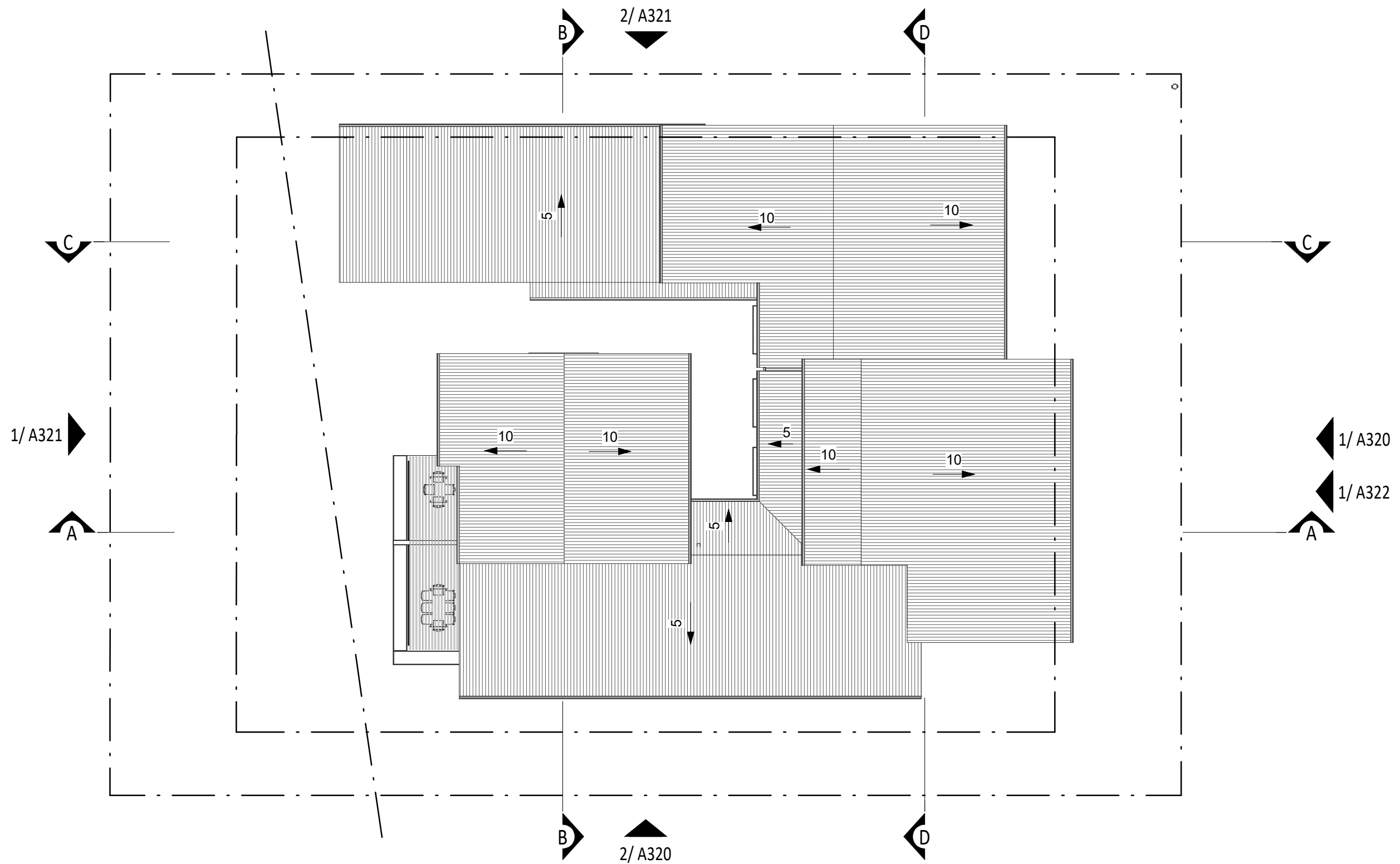


SITE PLAN



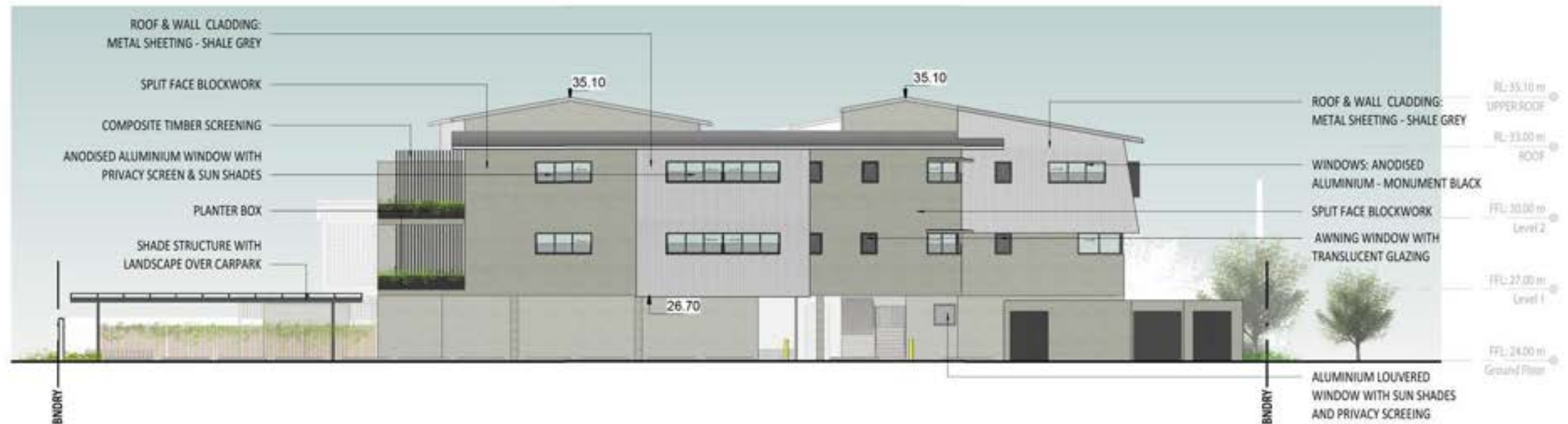
	INTER-URBAN DIVER(CITY)	SITE PLAN	job number: 1806 issue date: revision: drawing number: A101 scale @ A3: 1:250
	DEPARTMENT OF HOUSING AND PUBLIC WORKS	100% SD SUBMISSION	







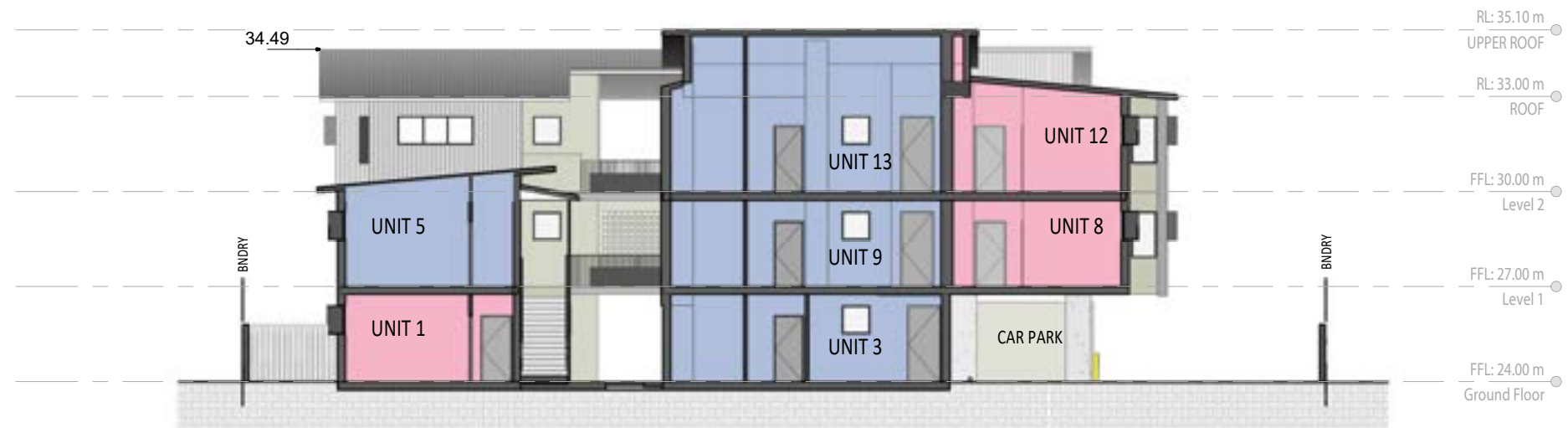
ELEVATION - NORTH



ELEVATION - EAST

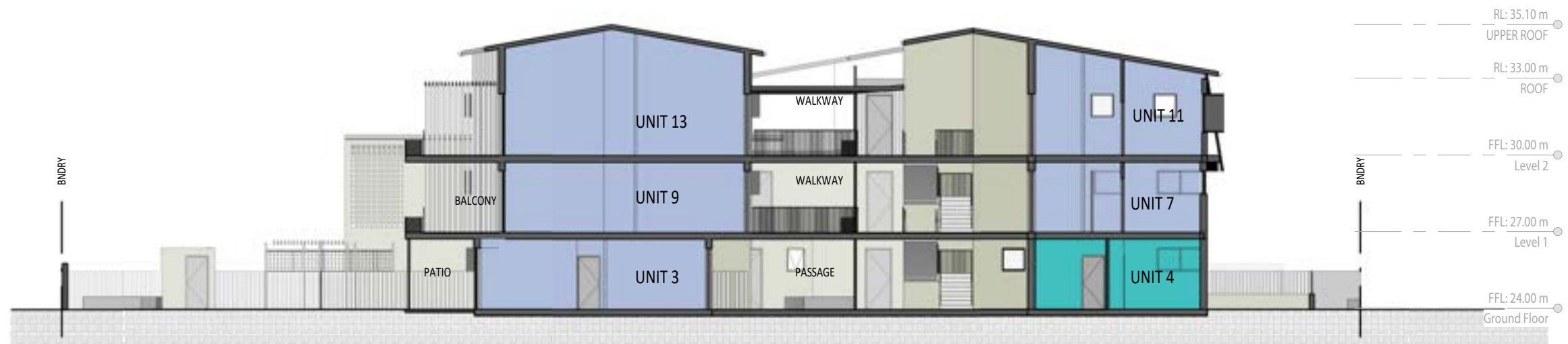
0m 2m 4m 6m 12m
SCALE 1:200 @A3 SHEET SIZE

2BED
3BED

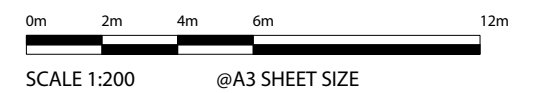


SECTION BB

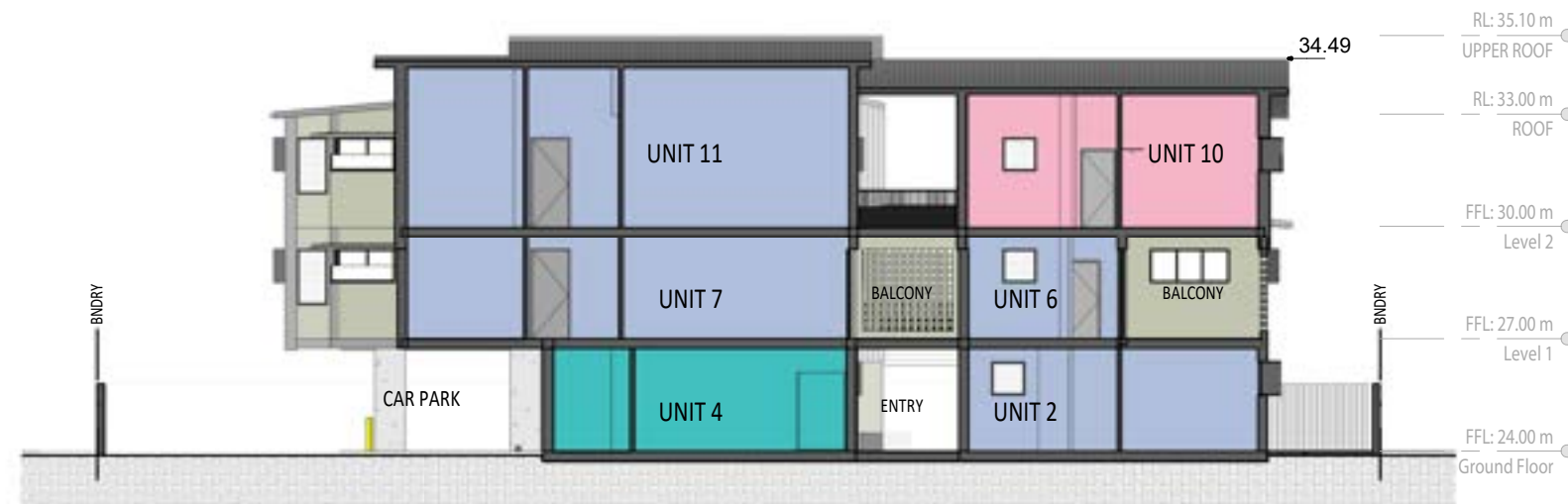
1BED
2BED



SECTION AA

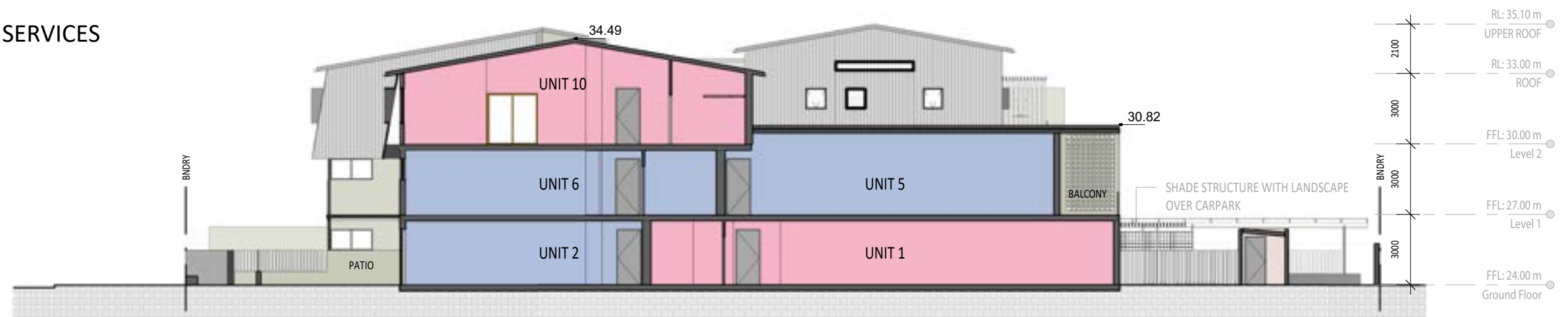


- 1BED
- 2BED
- 3BED

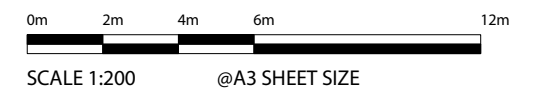


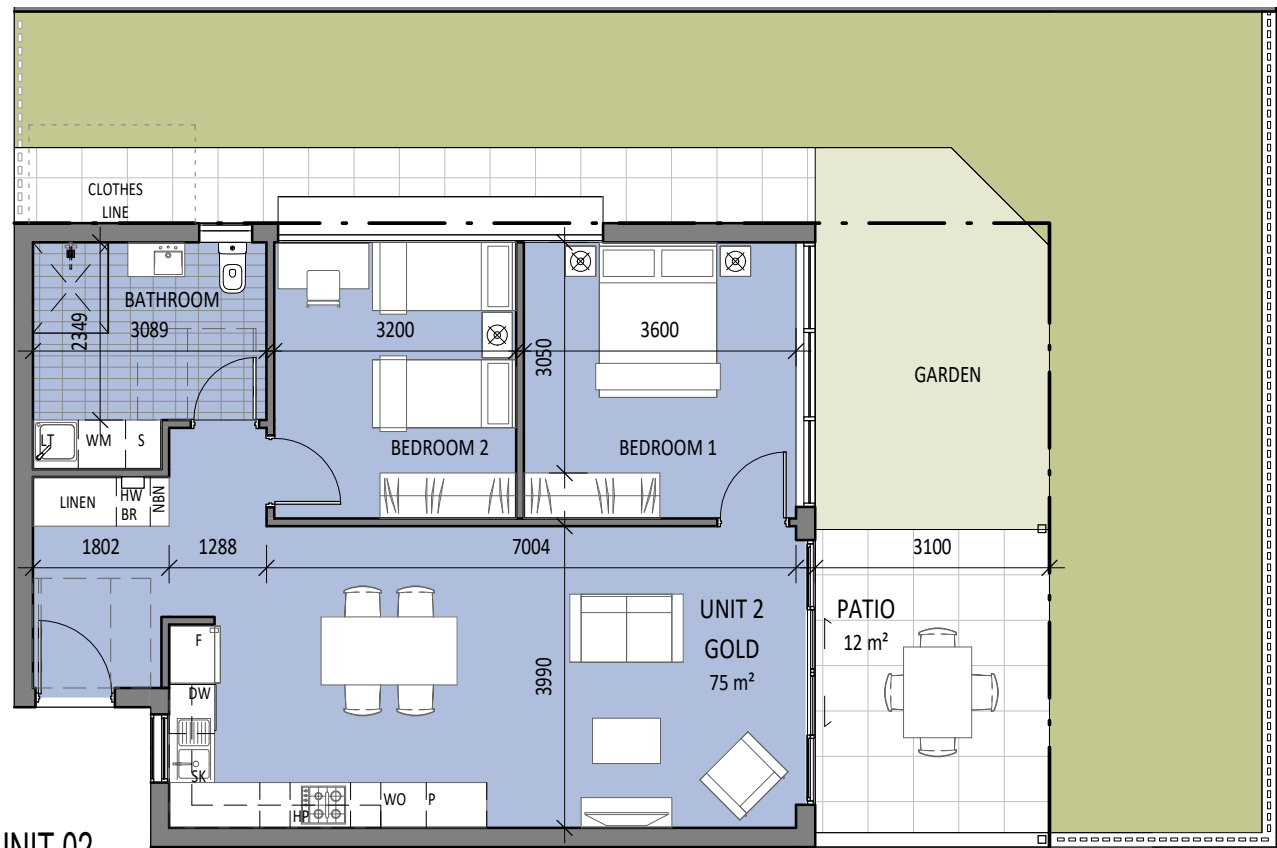
SECTION DD

- 2BED
- 3BED
- SERVICES

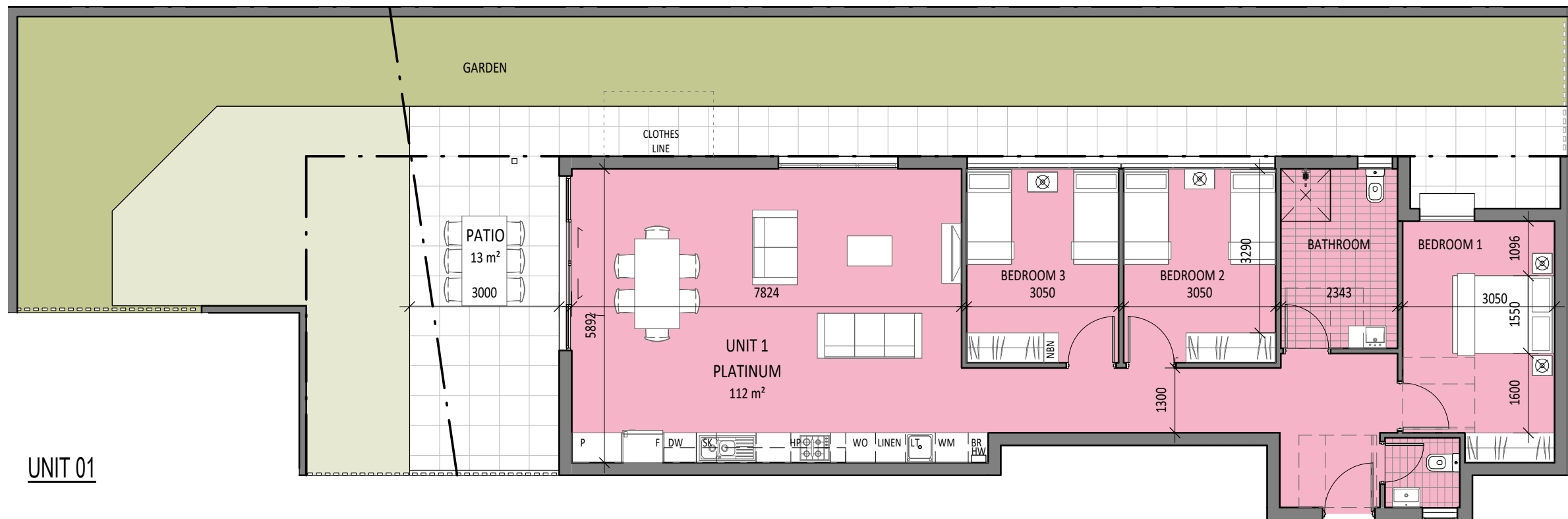


SECTION CC





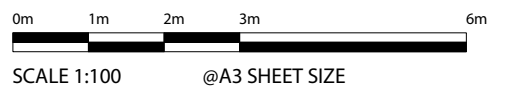
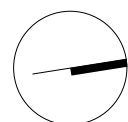
UNIT 02

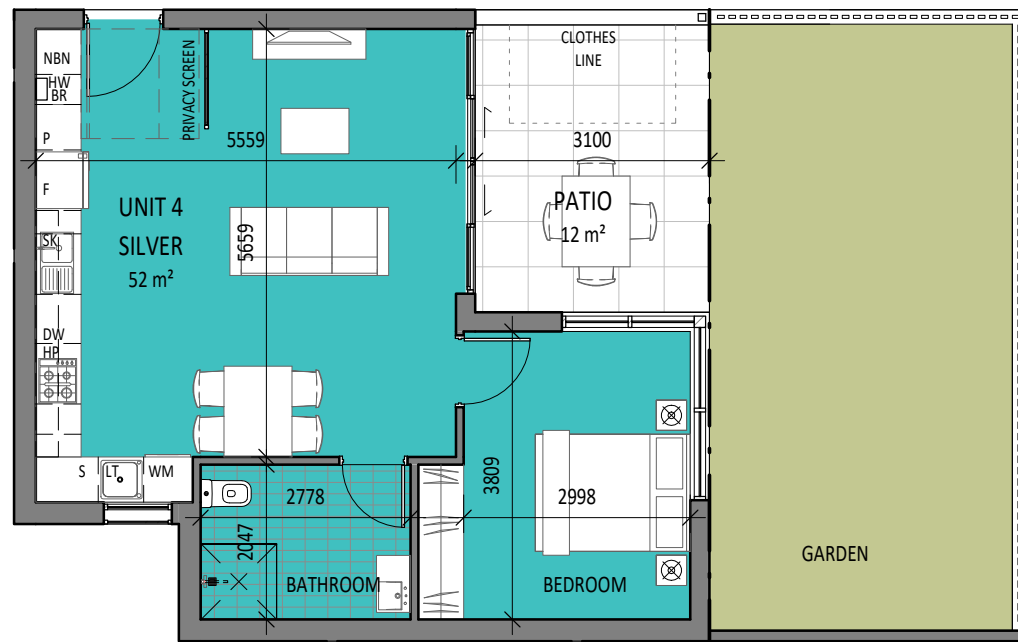


UNIT 01

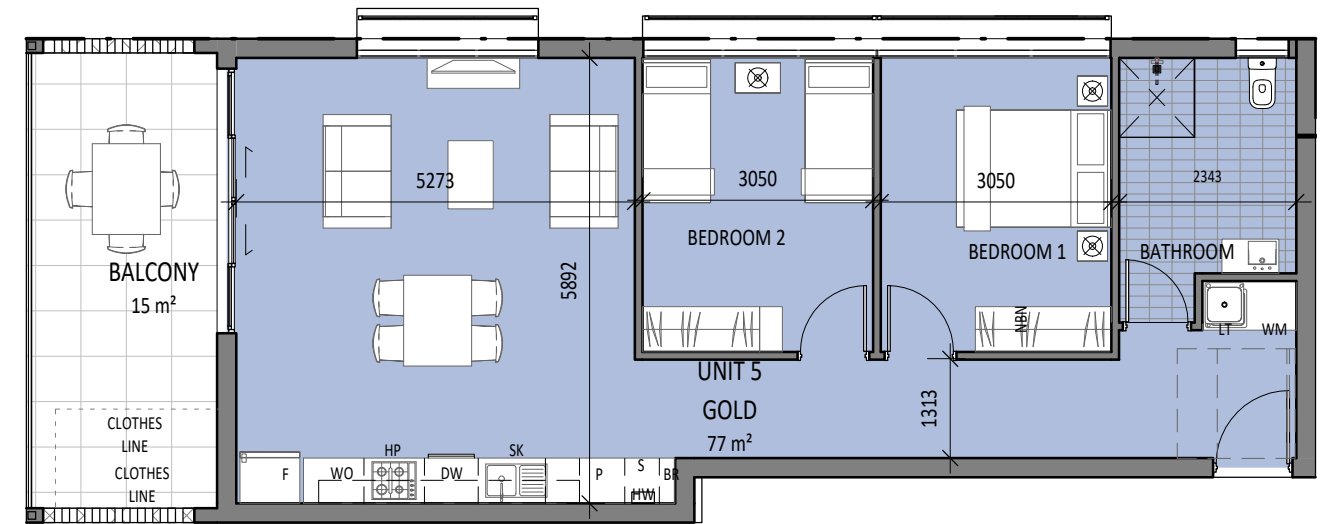
LEGEND

BR	BROOM CLOSET
DW	DISHWASHER
F	FRIDGE
HP	HOT PLATE
HW	HOT WATER UNIT
LT	LAUNDRY TROUGH
NBN	NATIONAL BROADBAND NETWORK
P	PANTRY
SK	SINK
S	STORAGE
WM	WASHING MACHINE
WO	WALL OVEN

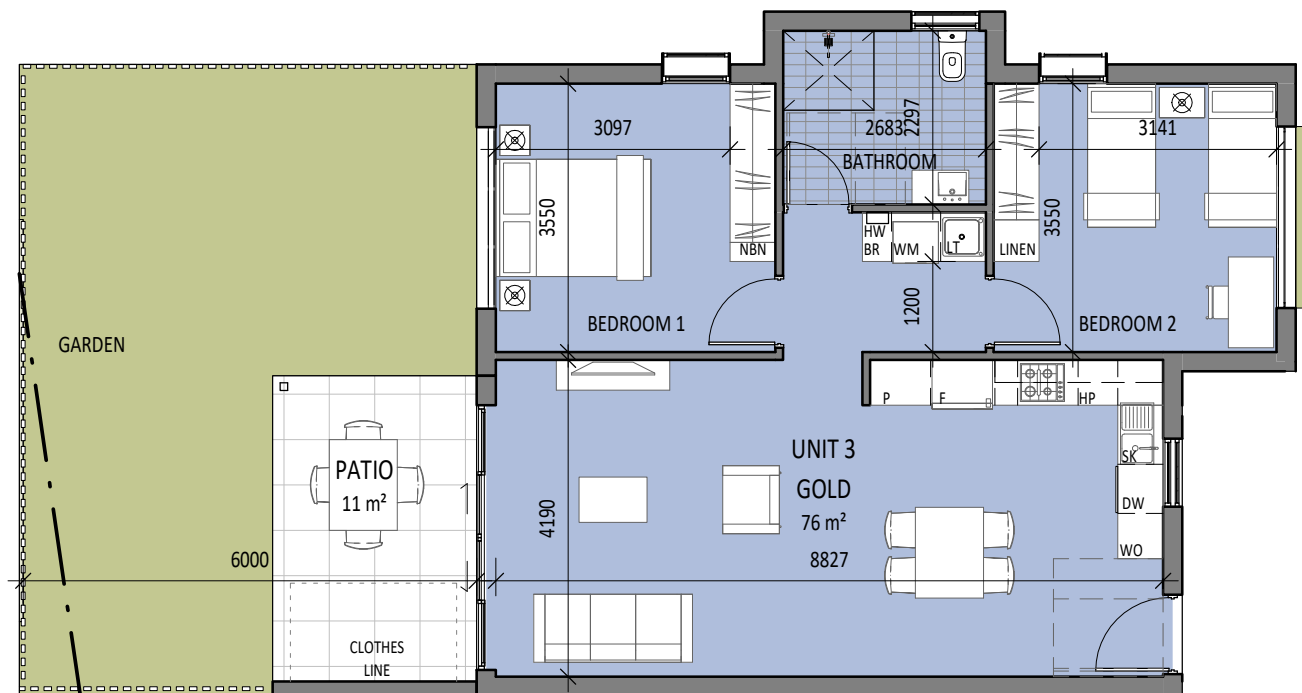




UNIT 04



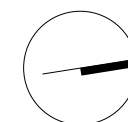
UNIT 05



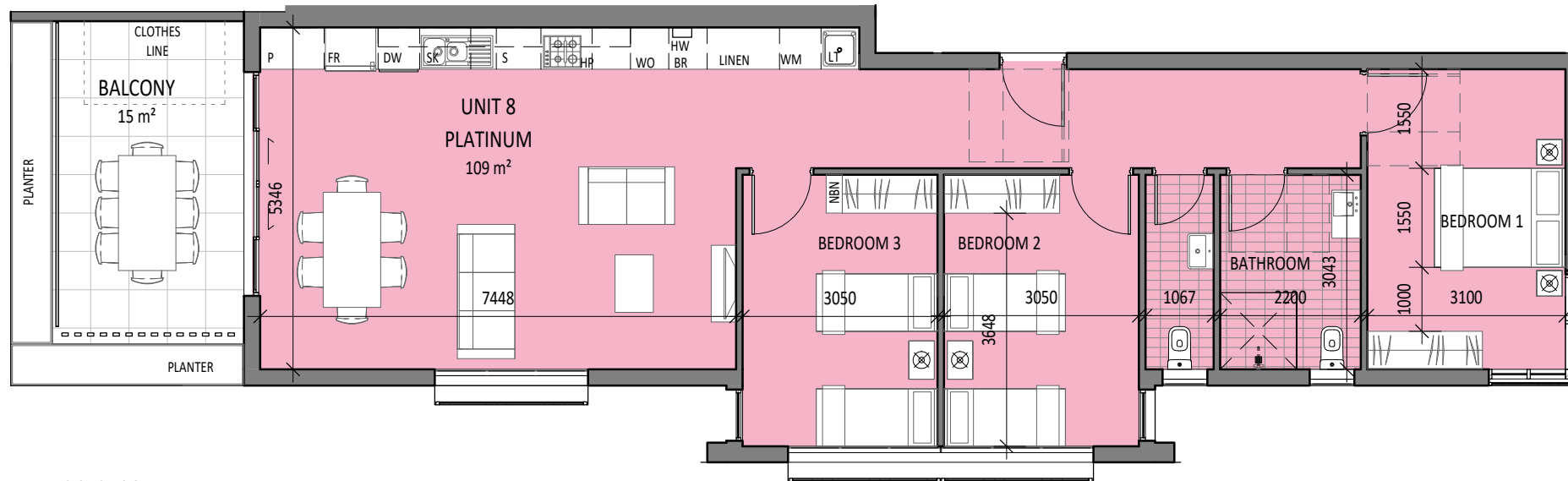
UNIT 03

LEGEND

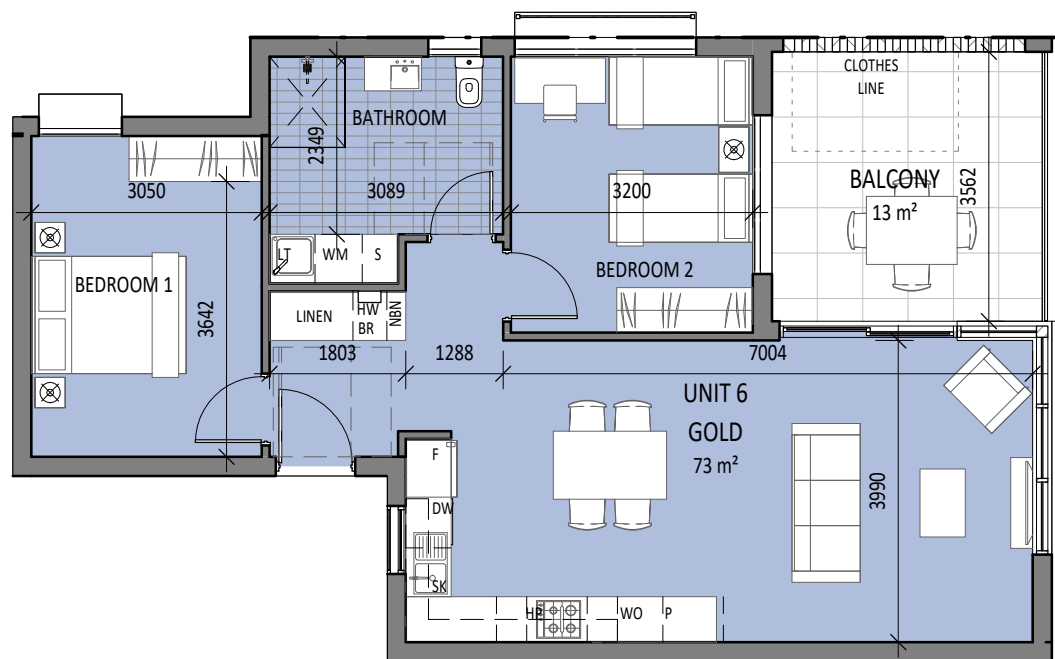
BR	BROOM CLOSET
DW	DISHWASHER
F	FRIDGE
HP	HOT PLATE
HW	HOT WATER UNIT
LT	LAUNDRY TROUGH
NBN	NATIONAL BROADBAND NETWORK
P	PANTRY
SK	SINK
S	STORAGE
WM	WASHING MACHINE
WO	WALL OVEN



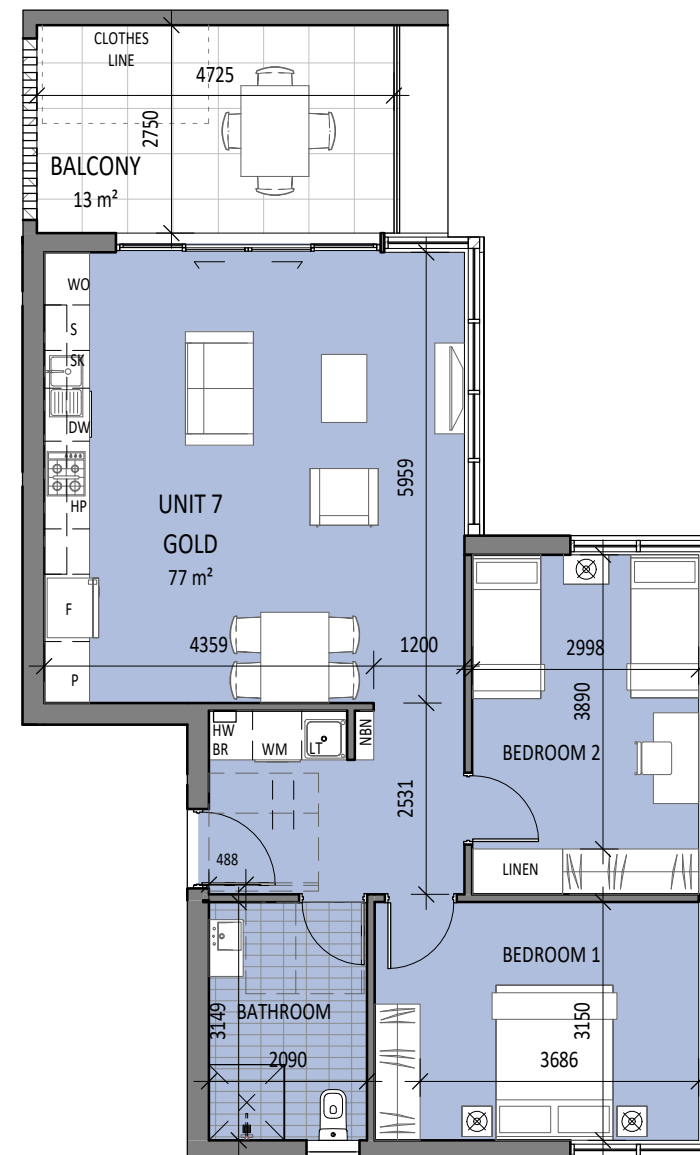
SCALE 1:100 @A3 SHEET SIZE



UNIT 08 & 12



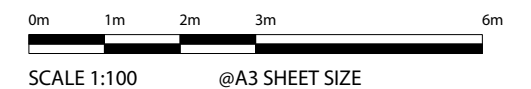
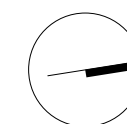
UNIT 06

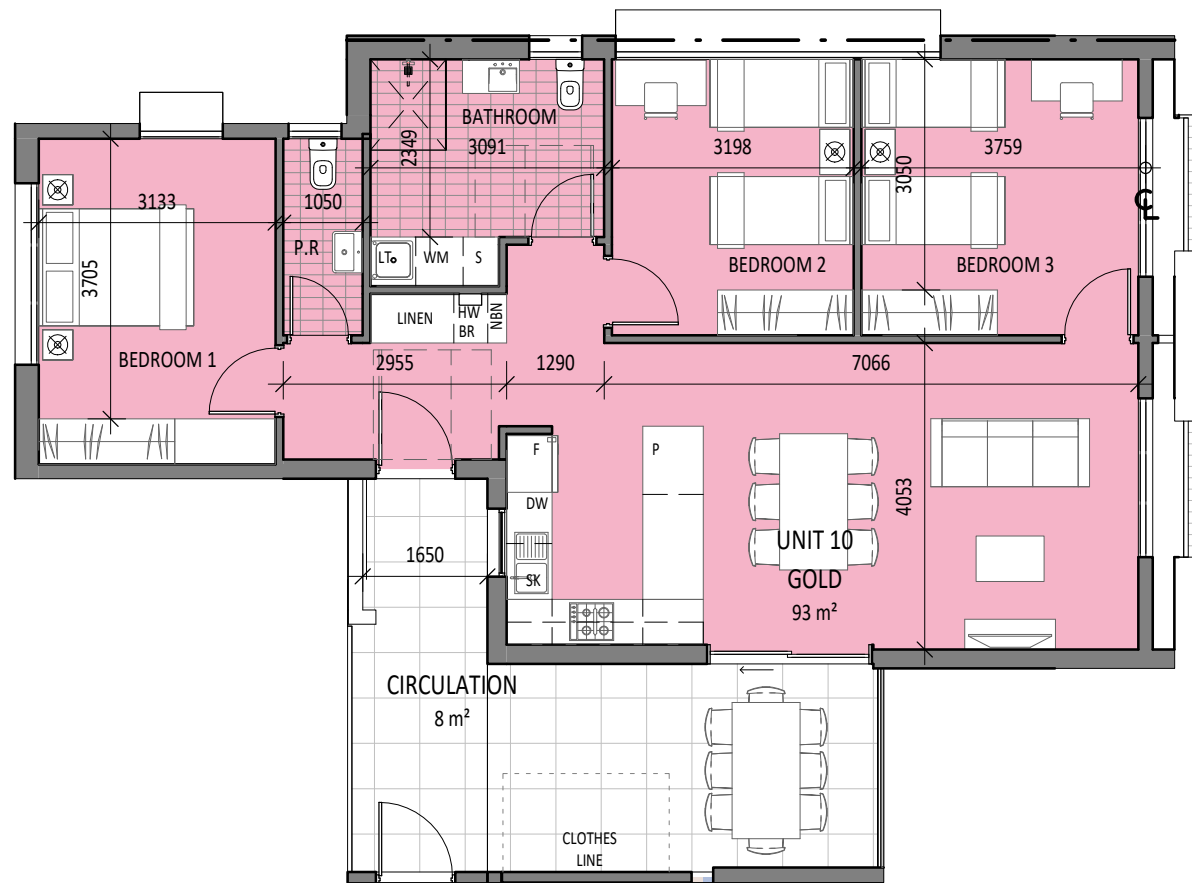


UNIT 07

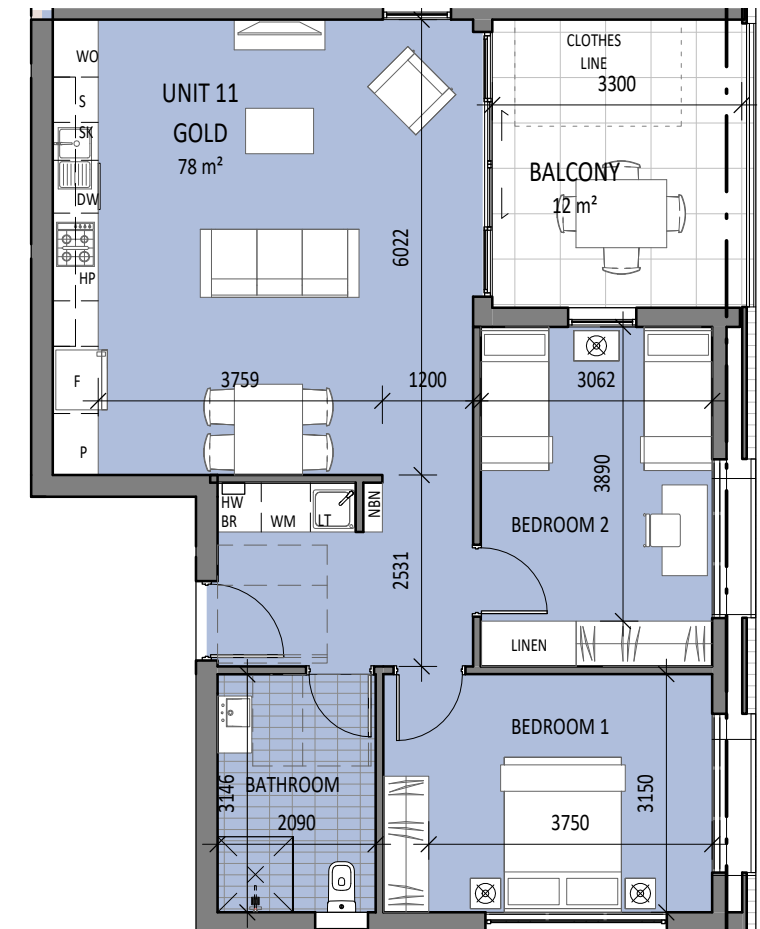
LEGEND

BR	BROOM CLOSET
DW	DISHWASHER
F	FRIDGE
HP	HOT PLATE
HW	HOT WATER UNIT
LT	LAUNDRY TROUGH
NBN	NATIONAL BROADBAND NETWORK
P	PANTRY
SK	SINK
S	STORAGE
WM	WASHING MACHINE
WO	WALL OVEN

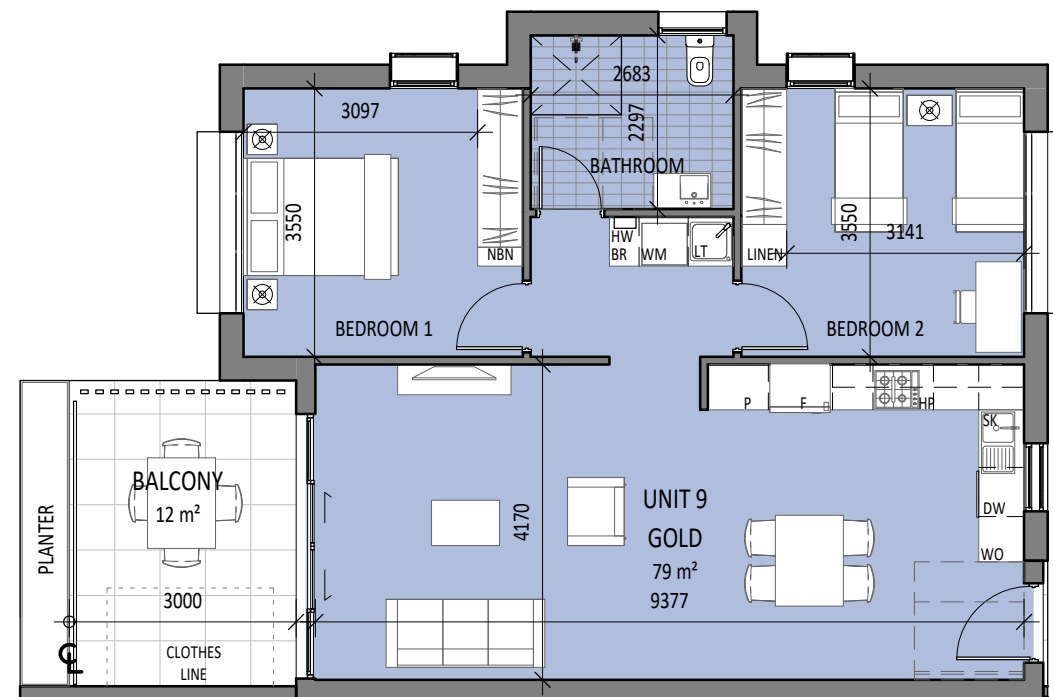




UNIT 10



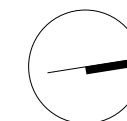
UNIT 11



UNIT 09 & 13

LEGEND

BR	BROOM CLOSET
DW	DISHWASHER
F	FRIDGE
HP	HOT PLATE
HW	HOT WATER UNIT
LT	LAUNDRY TROUGH
NBN	NATIONAL BROADBAND NETWORK
P	PANTRY
SK	SINK
S	STORAGE
WM	WASHING MACHINE
WO	WALL OVEN



0m 1m 2m 3m 6m

SCALE 1:100 @A3 SHEET SIZE

4.1 LANDSCAPE

KEY FOR LANDSCAPE CONCEPT PLAN

- 01 Entry court integrated with streetscape
- 02 Framed entry with arbour and greenery over
- 03 Feature screens with colourful climbers
- 04 Seat wall in planting to frontage
- 05 Letterbox wall
- 06 Grove of shade trees for western sun protection
- 07 Existing street tree (Cupaniopsis anacardioides) to be retained
- 08 Central garden with seating, feature planting, planting spilling from walkway over - central gathering area
- 09 Open lawn area / breakout space
- 10 Feature seating area in planting - back garden gathering area
- 11 Clothesline (2No folding clotheslines 2.2 x 1.2m)
- 12 Resident's car park
- 13 Walkway over to access units above
- 14 Dense screen and buffer planting for screening and western sun protection
- 15 Private courtyard to each ground floor unit
- 16 Feature tree to terminate long axial view through site
- 17 Shade trees to southern boundary for privacy and shade
- 18 Pedestrian access from car park to back garden
- 19 Vehicular entry to car park
- 20 Car park with structure over
- 21 Bicycle racks



1:200
0 5 10 15 20 25m

climbing plants to soften walls



spilling plants from walkway above



vertical screens with climbers



arbours with climber to frame entries

landscape concept imagery 02: vertical landscape.