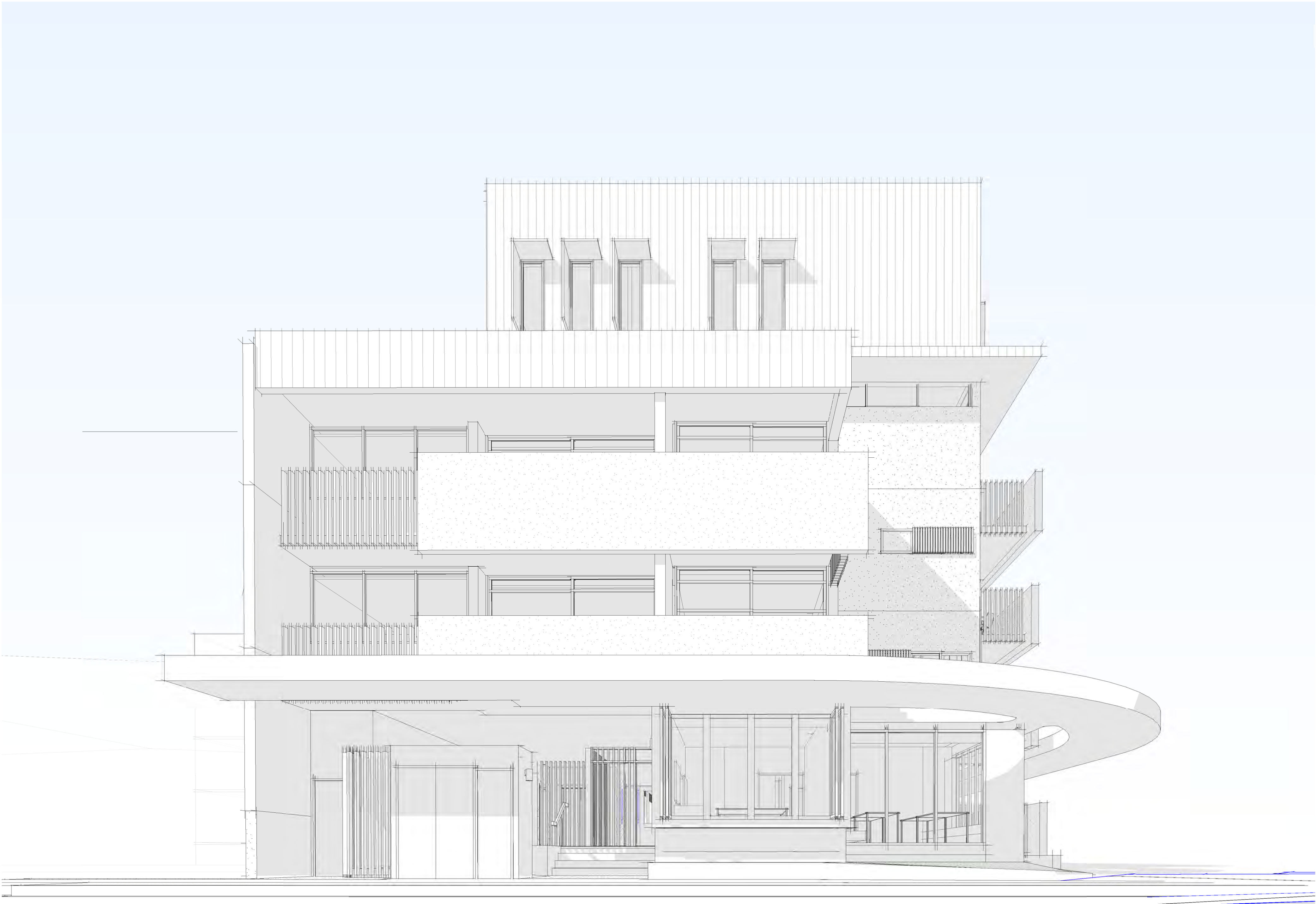


- PUBLIC HOUSING



ENTRY PERSPECTIVE

DEVELOPMENT SUMMARY

ADRESS: Crown Plan - I 122421
LOT: The State of Queensland
OWNER: REP. Department of Housing & Public Works
809 SQM
AREA: PC - CBD Primary Commercial
ZONING:

LEVELS - 5 (6 Total) / Basement + G(1),2,3,4,5
UNITS - 20 TOTAL / 2 x Platinum, 18 x Gold
/ 5 x (2 Bed), 15 x (1 Bed)
CARS - 21 TOTAL / 2 x PWD, 3 x Small Car
20 15 16 x Standard Cars

ROOM RATINGS				
Unit Number	Type	Rating	Occupancy	Area
LVL - G				
UNIT G-00	COMMUNITY ROOM		PUBLIC	89.69 m²
UNIT G-01	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT G-02	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT G-03	TYPE 1A	GOLD	1 BED	52.62 m²
LVL - 2				
UNIT 02-01	TYPE 1B	GOLD	1 BED	53.72 m²
UNIT 02-02	TYPE 2A	GOLD	2 BED	80.34 m²
UNIT 02-03	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT 02-04	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT 02-05	TYPE 1A	GOLD	1 BED	52.62 m²
LVL - 3				
UNIT 03-01	TYPE 1B	GOLD	1 BED	53.72 m²
UNIT 03-02	TYPE 2A	GOLD	2 BED	80.34 m²
UNIT 03-03	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT 03-04	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT 03-05	TYPE 1A	GOLD	1 BED	52.62 m²
LVL - 4				
UNIT 04-01	TYPE 2B	GOLD +	2 BED	89.75 m²
UNIT 04-02	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT 04-03	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT 04-04	TYPE 1A	GOLD	1 BED	52.62 m²
LVL - 5				
UNIT 05-01	TYPE 2B	PLATINUM	2 BED	84.53 m²
UNIT 05-02	TYPE 2C	PLATINUM	2 BED	90.31 m²
UNIT 05-03	TYPE 1A (L5)	GOLD	1 BED	53.82 m²
Grand total: 21			1313.67 m²	

UNIT SCHEDULE		
Unit Number	Type	Occupancy
LVL - G		
UNIT G-01	TYPE 1A	1 BED
UNIT G-02	TYPE 1A (M)	1 BED
UNIT G-03	TYPE 1A	1 BED
LVL -G: 3		
LVL - 2		
UNIT 02-01	TYPE 1B	1 BED
UNIT 02-02	TYPE 2A	2 BED
UNIT 02-03	TYPE 1A	1 BED
UNIT 02-04	TYPE 1A (M)	1 BED
UNIT 02-05	TYPE 1A	1 BED
LVL - 2: 5		
LVL - 3		
UNIT 03-01	TYPE 1B	1 BED
UNIT 03-02	TYPE 2A	2 BED
UNIT 03-03	TYPE 1A	1 BED
UNIT 03-04	TYPE 1A (M)	1 BED
UNIT 03-05	TYPE 1A	1 BED
LVL - 3: 5		
LVL - 4		
UNIT 04-01	TYPE 2B	2 BED
UNIT 04-02	TYPE 1A	1 BED
UNIT 04-03	TYPE 1A (M)	1 BED
UNIT 04-04	TYPE 1A	1 BED
LVL - 4: 4		
LVL - 5		
UNIT 05-01	TYPE 2B	2 BED
UNIT 05-02	TYPE 2C	2 BED
UNIT 05-03	TYPE 1A (L5)	1 BED
LVL - 5: 3		
Grand total: 20		

PARKING SCHEDULE	
Family and Type	Count
BASEMENT	
CG_Parking Spaces: 5000 x 2300 Small Car	3
CG_Parking Spaces: 5400 x 2400 Standard Car	16
CG_Parking Spaces: 5400 x 2400 Standard Car PWD	2
BASEMENT: 21	
Grand total: 21	

ALL BRICK, CONCRETE AND BLOCK WALLS SHOWN DASHED RED TO BE DEMOLISHED. ADJOINING FOOTPATH AND SURROUNDING SERVICES TO BE RETAINED.

— ALL BRICK, CONCRETE AND BLOCK WALLS SHOWN DASHED RED TO BE DEMOLISHED. ADJOINING FOOTPATH AND SURROUNDING SERVICES TO BE RETAINED.

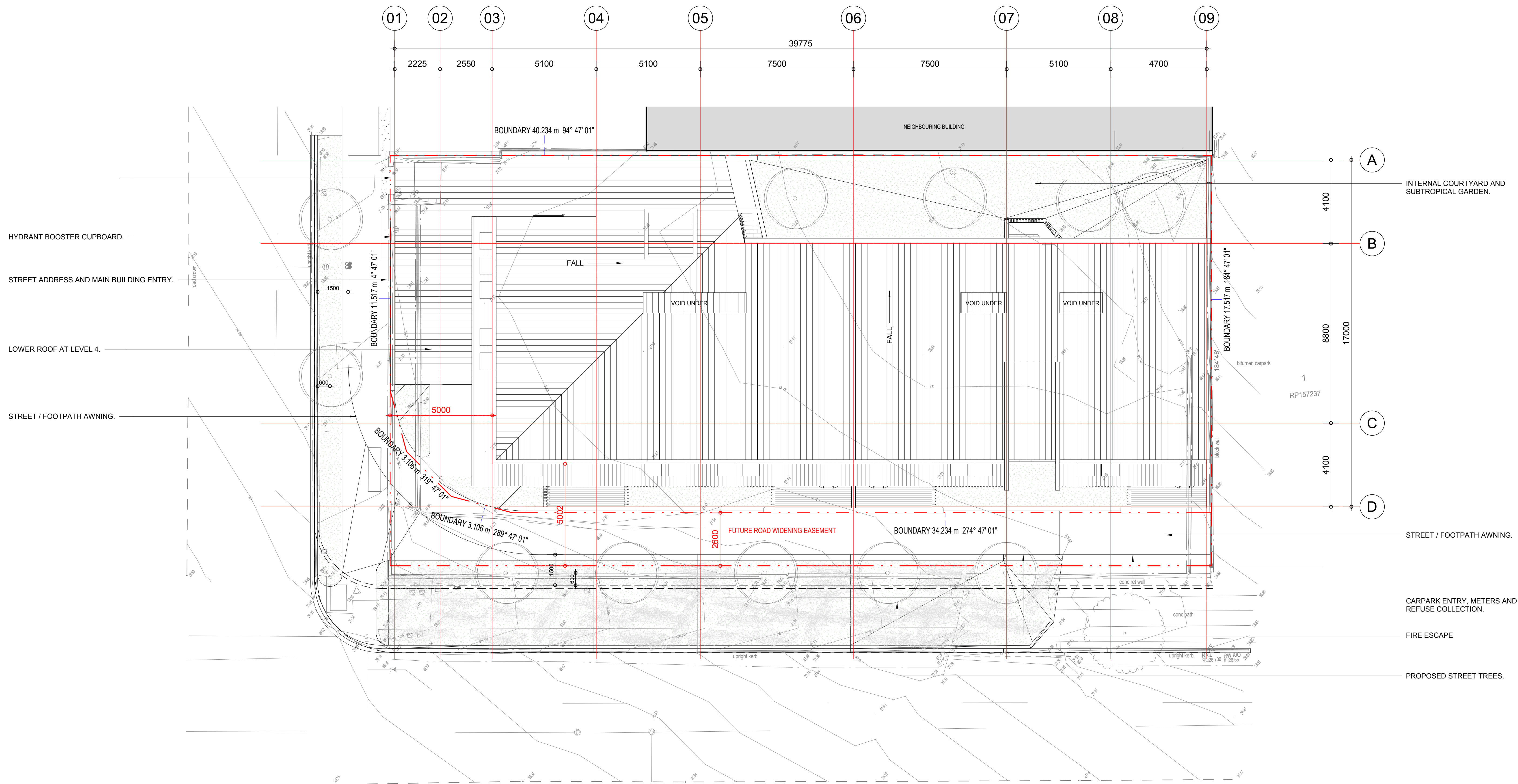
— EXISTING STREET TREE TO BE REMOVED FOR DRIVEWAY ACCESS.

Conrad Gargett

PRELIMINARY

1 : 100 @ A1
1 : 200 @ A3

AR 020



SITE PLAN

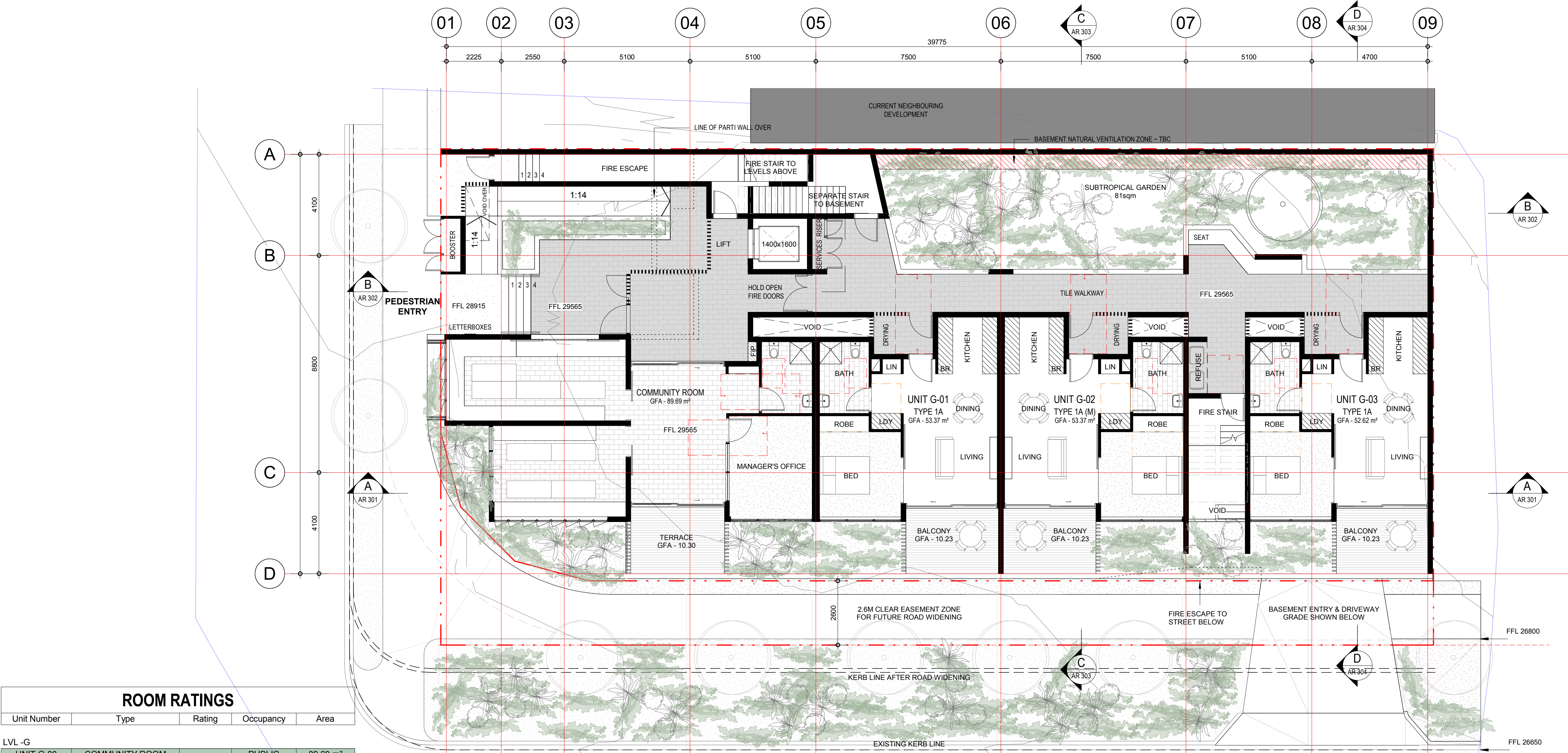
Conrad
Gargett

PRELIMINARY



1 : 100 @ A1
1 : 200 @ A3

AR 021



ROOM RATINGS				
Unit Number	Type	Rating	Occupancy	Area
LVL - G				
UNIT G-00	COMMUNITY ROOM		PUBLIC	89.69 m ²
UNIT G-01	TYPE 1A	GOLD	1 BED	53.37 m ²
UNIT G-02	TYPE 1A (M)	GOLD	1 BED	53.37 m ²
UNIT G-03	TYPE 1A	GOLD	1 BED	52.62 m ²
LVL - 2				
UNIT 02-01	TYPE 1B	GOLD	1 BED	53.72 m ²
UNIT 02-02	TYPE 2A	GOLD	2 BED	80.34 m ²
UNIT 02-03	TYPE 1A	GOLD	1 BED	53.37 m ²
UNIT 02-04	TYPE 1A (M)	GOLD	1 BED	53.37 m ²
UNIT 02-05	TYPE 1A	GOLD	1 BED	52.62 m ²
LVL - 3				
UNIT 03-01	TYPE 1B	GOLD	1 BED	53.72 m ²
UNIT 03-02	TYPE 2A	GOLD	2 BED	80.34 m ²
UNIT 03-03	TYPE 1A	GOLD	1 BED	53.37 m ²
UNIT 03-04	TYPE 1A (M)	GOLD	1 BED	53.37 m ²
UNIT 03-05	TYPE 1A	GOLD	1 BED	52.62 m ²
LVL - 4				
UNIT 04-01	TYPE 2B	GOLD +	2 BED	89.75 m ²
UNIT 04-02	TYPE 1A	GOLD	1 BED	53.37 m ²
UNIT 04-03	TYPE 1A (M)	GOLD	1 BED	53.37 m ²
UNIT 04-04	TYPE 1A	GOLD	1 BED	52.62 m ²
LVL - 5				
UNIT 05-01	TYPE 2B	PLATINUM	2 BED	84.53 m ²
UNIT 05-02	TYPE 2C	PLATINUM	2 BED	90.31 m ²
UNIT 05-03	TYPE 1A (L5)	GOLD	1 BED	53.82 m ²
Grand total: 21				1313.67 m ²

LVL - G/1

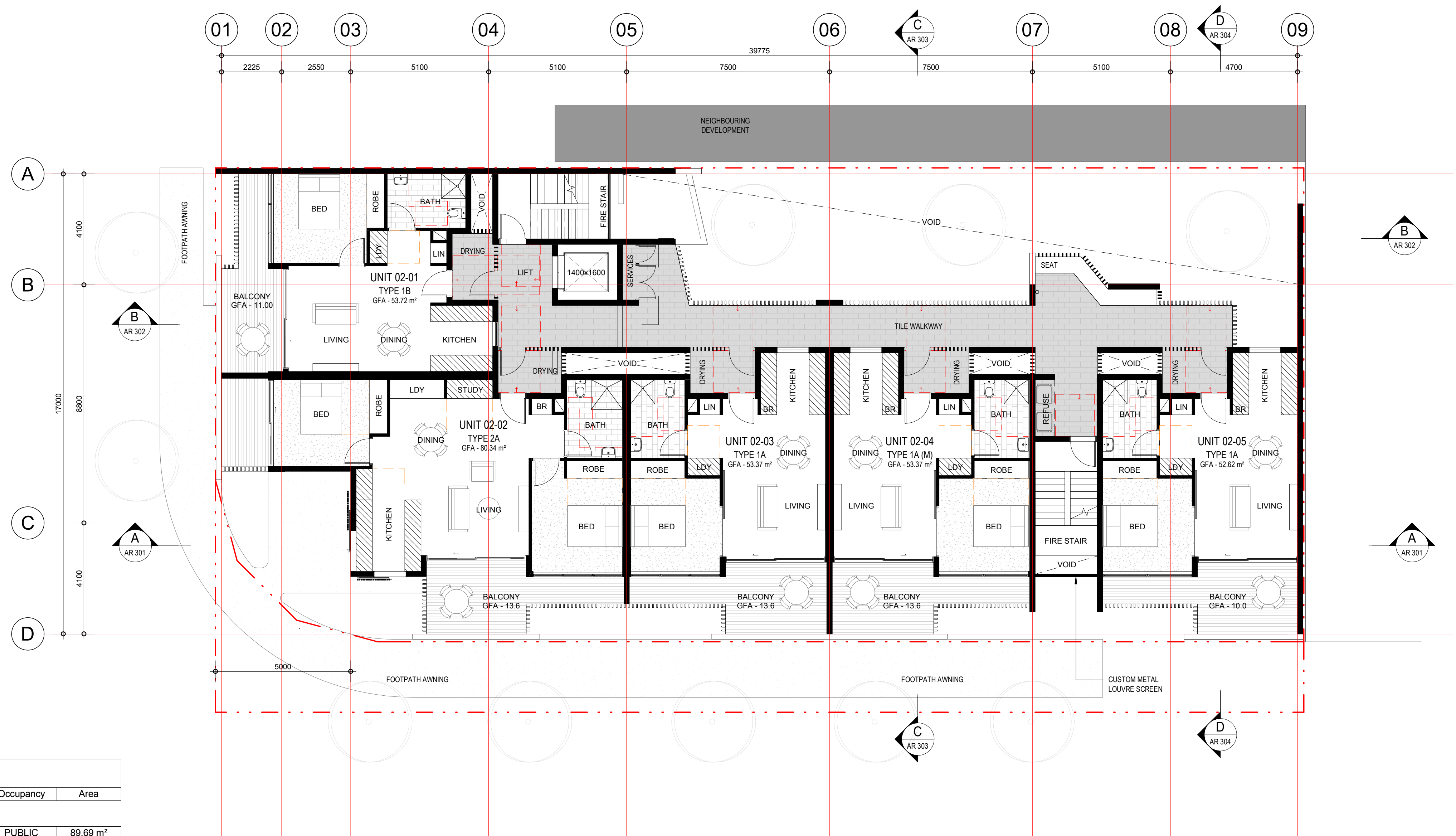
18406 - Ipswich Housing

Conrad
Gargett



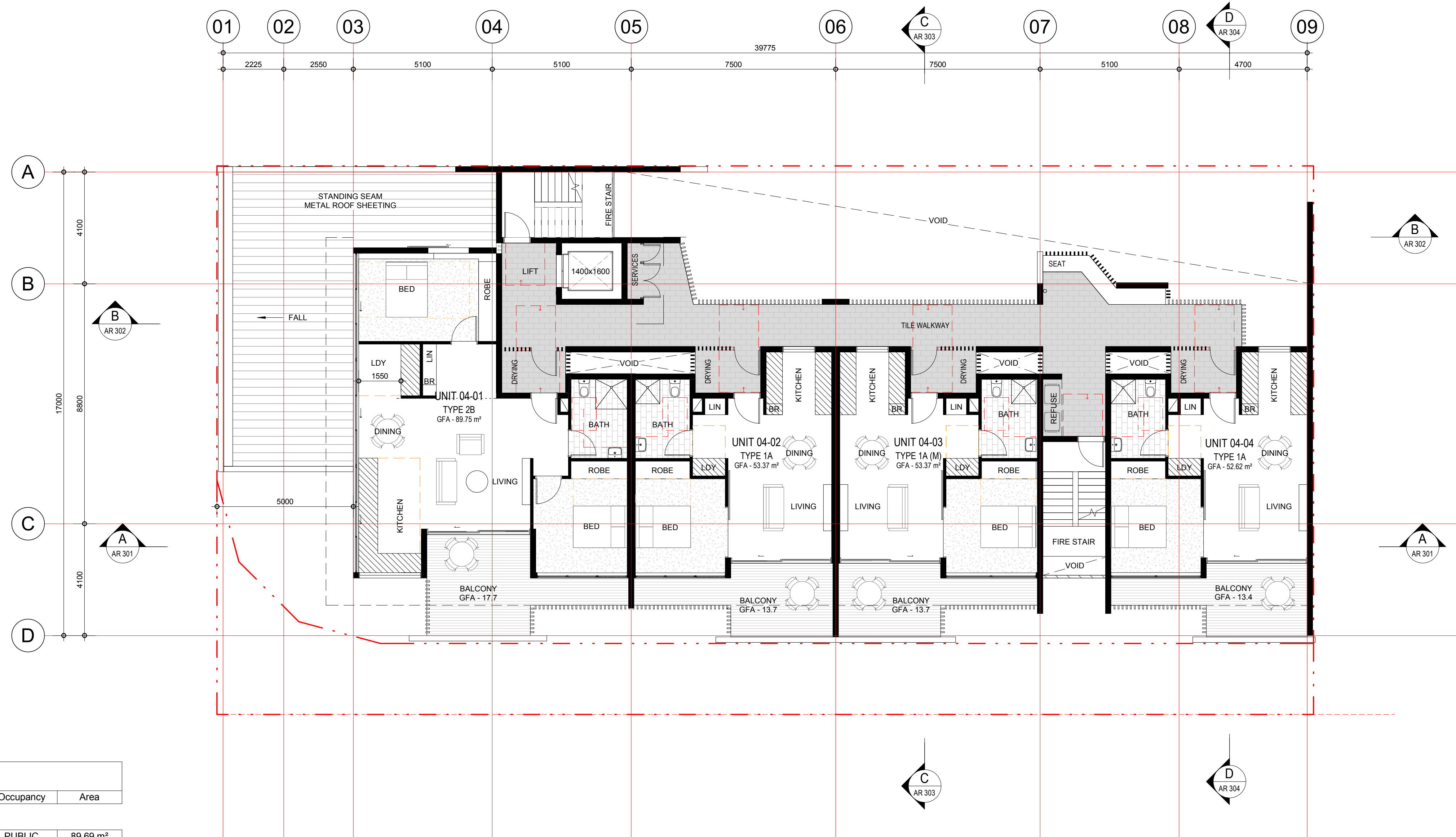
1 : 100 @ A1
1 : 200 @ A3

AR 101



ROOM RATINGS

Unit Number	Type	Rating	Occupancy	Area
LVL - G				
UNIT G-00	COMMUNITY ROOM		PUBLIC	89.69 m²
UNIT G-01	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT G-02	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT G-03	TYPE 1A	GOLD	1 BED	52.62 m²
LVL - 2				
UNIT 02-01	TYPE 1B	GOLD	1 BED	53.72 m²
UNIT 02-02	TYPE 2A	GOLD	2 BED	80.34 m²
UNIT 02-03	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT 02-04	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT 02-05	TYPE 1A	GOLD	1 BED	52.62 m²
LVL - 3				
UNIT 03-01	TYPE 1B	GOLD	1 BED	53.72 m²
UNIT 03-02	TYPE 2A	GOLD	2 BED	80.34 m²
UNIT 03-03	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT 03-04	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT 03-05	TYPE 1A	GOLD	1 BED	52.62 m²
LVL - 4				
UNIT 04-01	TYPE 2B	GOLD +	2 BED	89.75 m²
UNIT 04-02	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT 04-03	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT 04-04	TYPE 1A	GOLD	1 BED	52.62 m²
LVL - 5				
UNIT 05-01	TYPE 2B	PLATINUM	2 BED	84.53 m²
UNIT 05-02	TYPE 2C	PLATINUM	2 BED	90.31 m²
UNIT 05-03	TYPE 1A (L5)	GOLD	1 BED	53.82 m²
Grand total: 21				1313.67 m²



ROOM RATINGS

Unit Number	Type	Rating	Occupancy	Area
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LVL - G

UNIT G-00	COMMUNITY ROOM		PUBLIC	89.69 m²
UNIT G-01	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT G-02	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT G-03	TYPE 1A	GOLD	1 BED	52.62 m²

LVL - 2

UNIT 02-01	TYPE 1B	GOLD	1 BED	53.72 m²
UNIT 02-02	TYPE 2A	GOLD	2 BED	80.34 m²
UNIT 02-03	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT 02-04	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT 02-05	TYPE 1A	GOLD	1 BED	52.62 m²

LVL - 3

UNIT 03-01	TYPE 1B	GOLD	1 BED	53.72 m²
UNIT 03-02	TYPE 2A	GOLD	2 BED	80.34 m²
UNIT 03-03	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT 03-04	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT 03-05	TYPE 1A	GOLD	1 BED	52.62 m²

LVL - 4

UNIT 04-01	TYPE 2B	GOLD +	2 BED	89.75 m²
UNIT 04-02	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT 04-03	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT 04-04	TYPE 1A	GOLD	1 BED	52.62 m²

LVL - 5

UNIT 05-01	TYPE 2B	PLATINUM	2 BED	84.53 m²
UNIT 05-02	TYPE 2C	PLATINUM	2 BED	90.31 m²
UNIT 05-03	TYPE 1A (L5)	GOLD	1 BED	53.82 m²

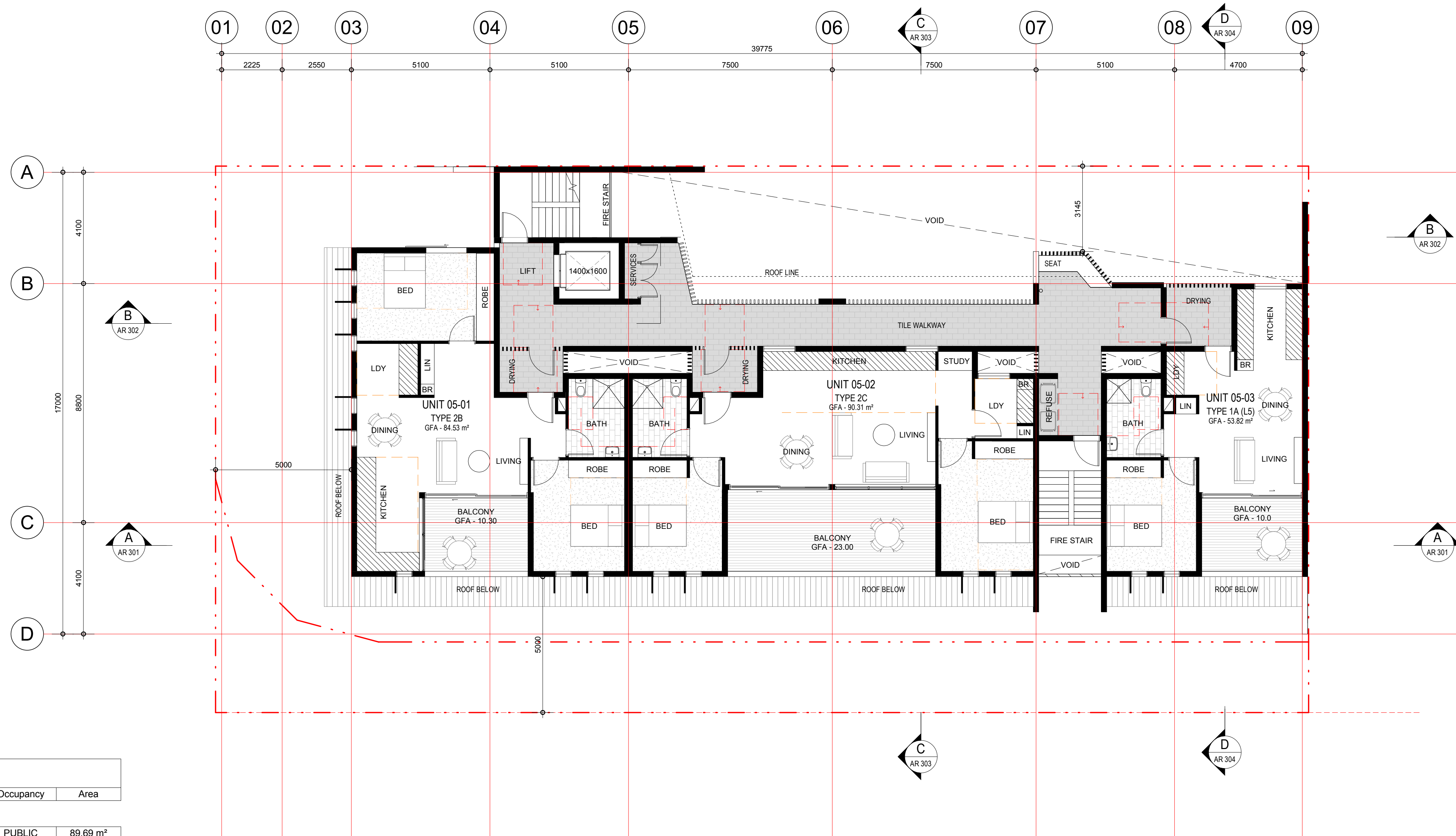
Grand total: 21 1313.67 m²

LVL - 4

Conrad
Gargett

1 : 100 @ A1
1 : 200 @ A3

AR 104



ROOM RATINGS

Unit Number	Type	Rating	Occupancy	Area
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LVL -G

UNIT G-00	COMMUNITY ROOM		PUBLIC	89.69 m²
UNIT G-01	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT G-02	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT G-03	TYPE 1A	GOLD	1 BED	52.62 m²

LVL - 2

UNIT 02-01	TYPE 1B	GOLD	1 BED	53.72 m²
UNIT 02-02	TYPE 2A	GOLD	2 BED	80.34 m²
UNIT 02-03	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT 02-04	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT 02-05	TYPE 1A	GOLD	1 BED	52.62 m²

LVL - 3

UNIT 03-01	TYPE 1B	GOLD	1 BED	53.72 m²
UNIT 03-02	TYPE 2A	GOLD	2 BED	80.34 m²
UNIT 03-03	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT 03-04	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT 03-05	TYPE 1A	GOLD	1 BED	52.62 m²

LVL - 4

UNIT 04-01	TYPE 2B	GOLD +	2 BED	89.75 m²
UNIT 04-02	TYPE 1A	GOLD	1 BED	53.37 m²
UNIT 04-03	TYPE 1A (M)	GOLD	1 BED	53.37 m²
UNIT 04-04	TYPE 1A	GOLD	1 BED	52.62 m²

LVL - 5

UNIT 05-01	TYPE 2B	PLATINUM	2 BED	84.53 m²
UNIT 05-02	TYPE 2C	PLATINUM	2 BED	90.31 m²
UNIT 05-03	TYPE 1A (L5)	GOLD	1 BED	53.82 m²

Grand total: 21 1313.67 m²

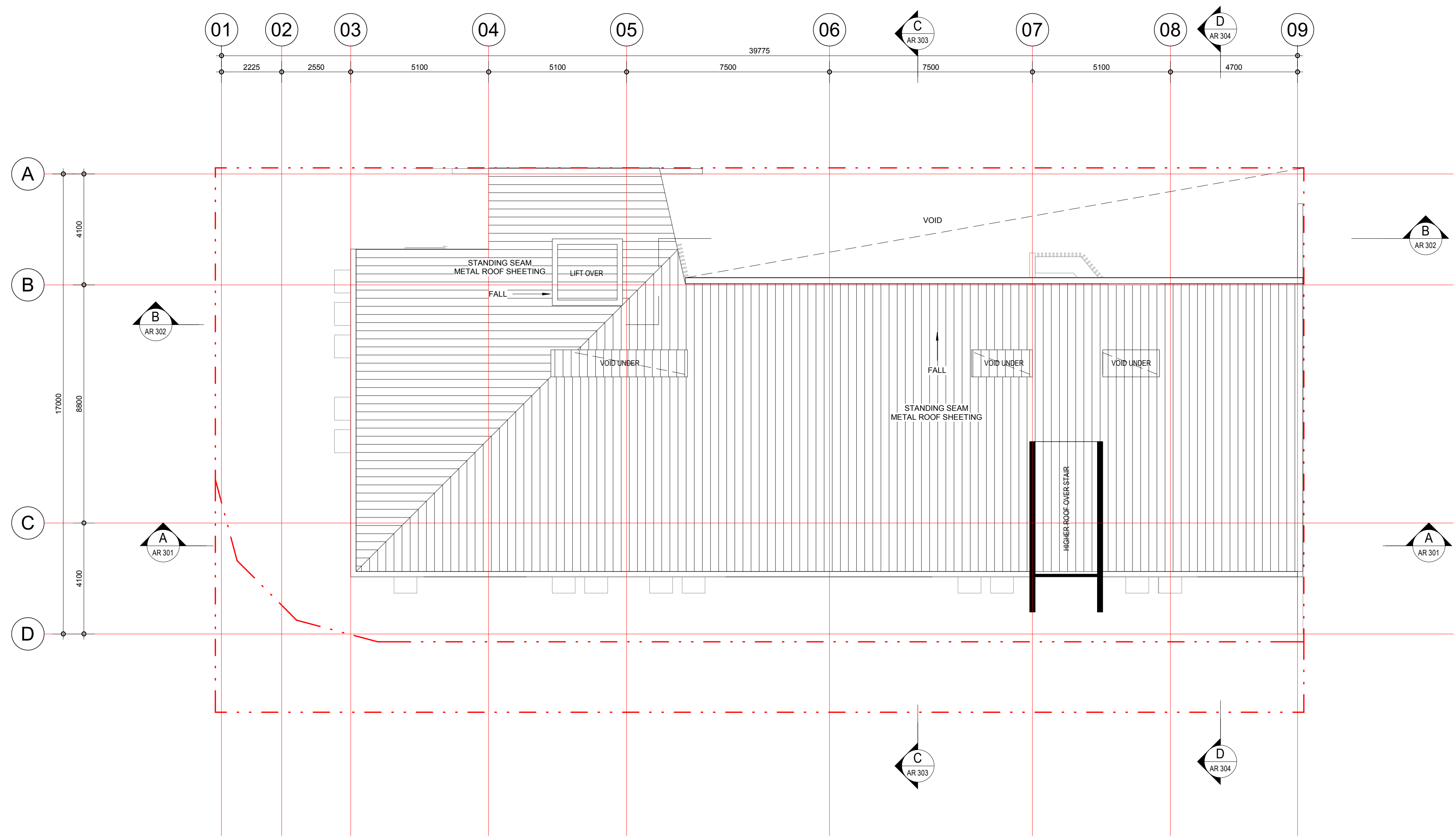
LVL - 5

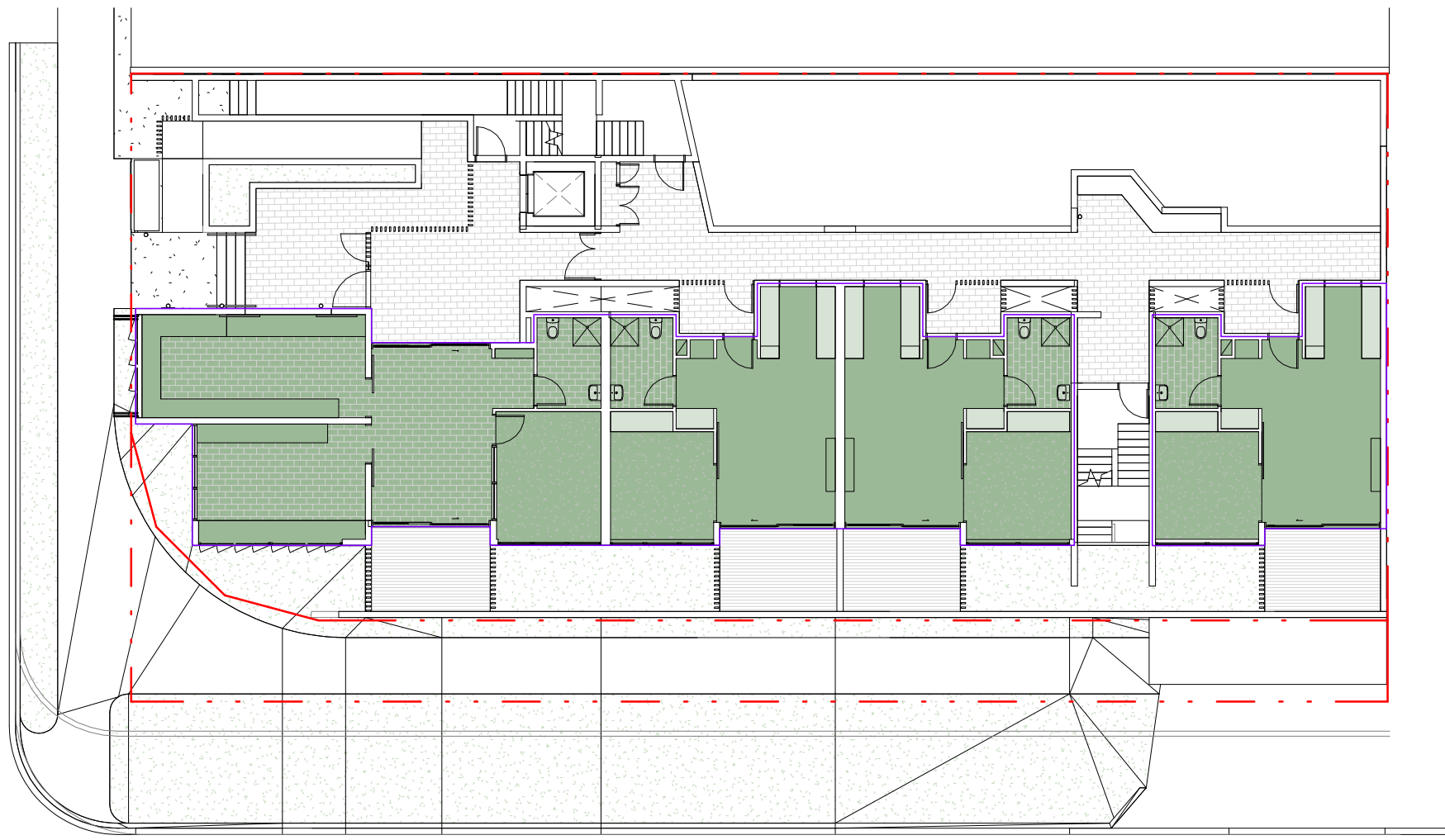
Conrad
Gargett



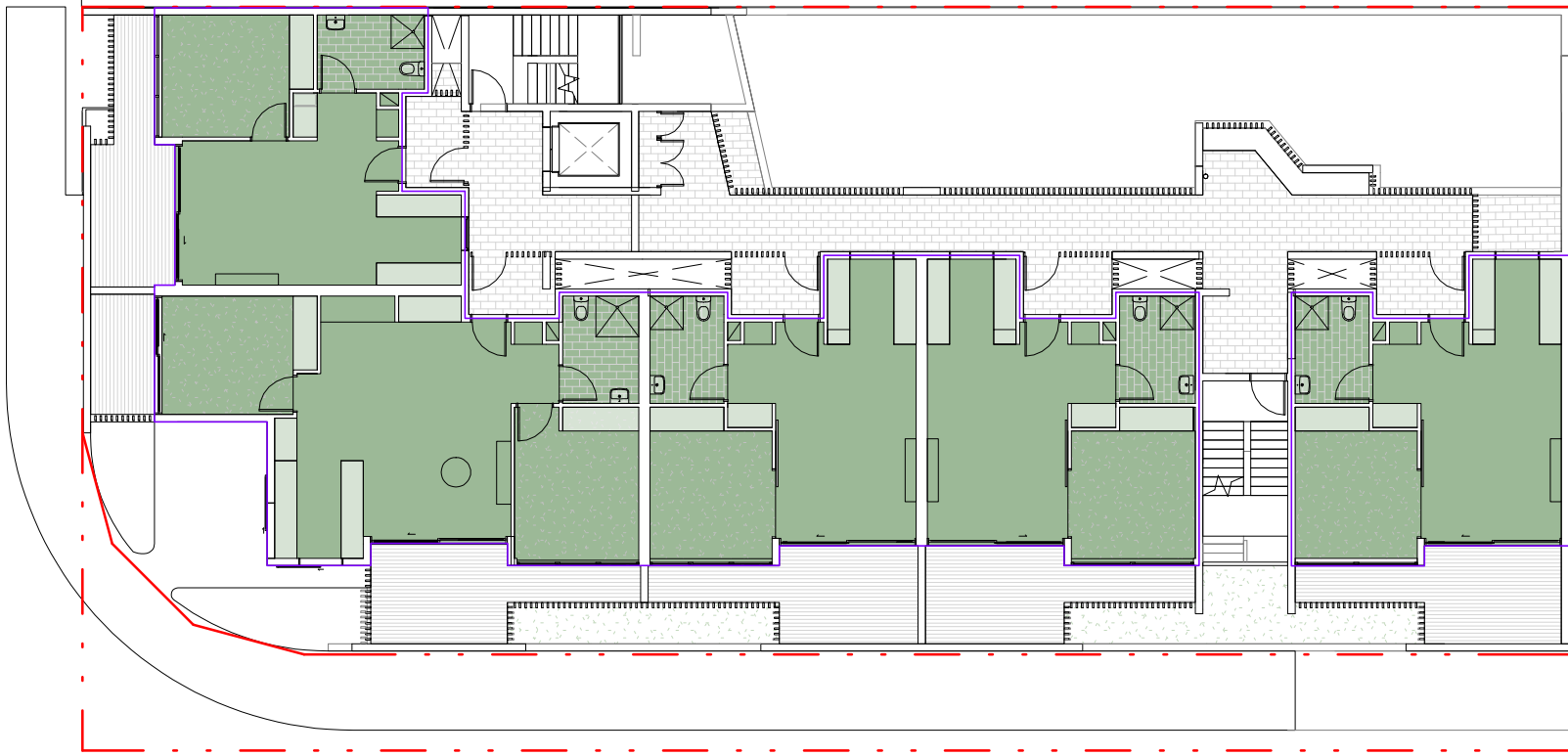
1 : 100 @ A1
1 : 200 @ A3

AR 105

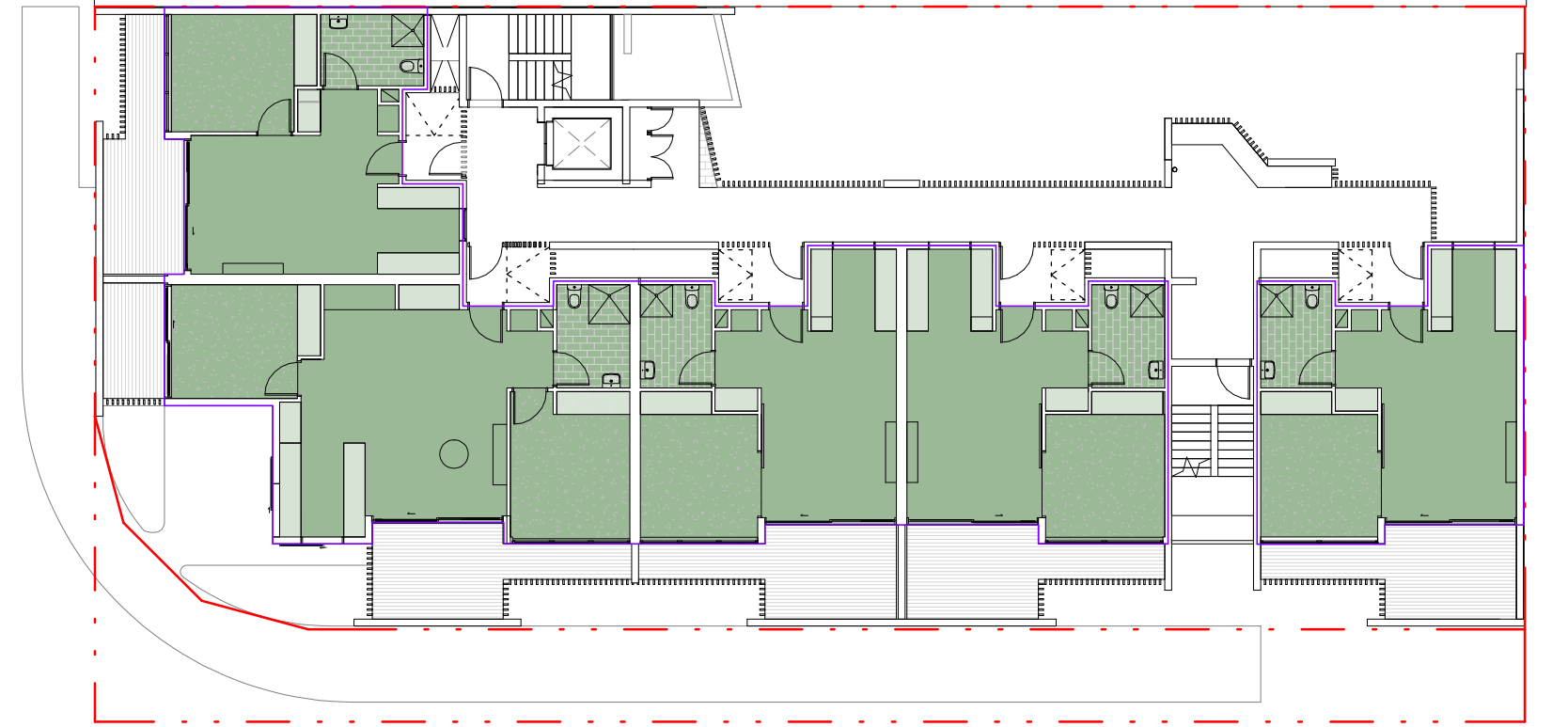




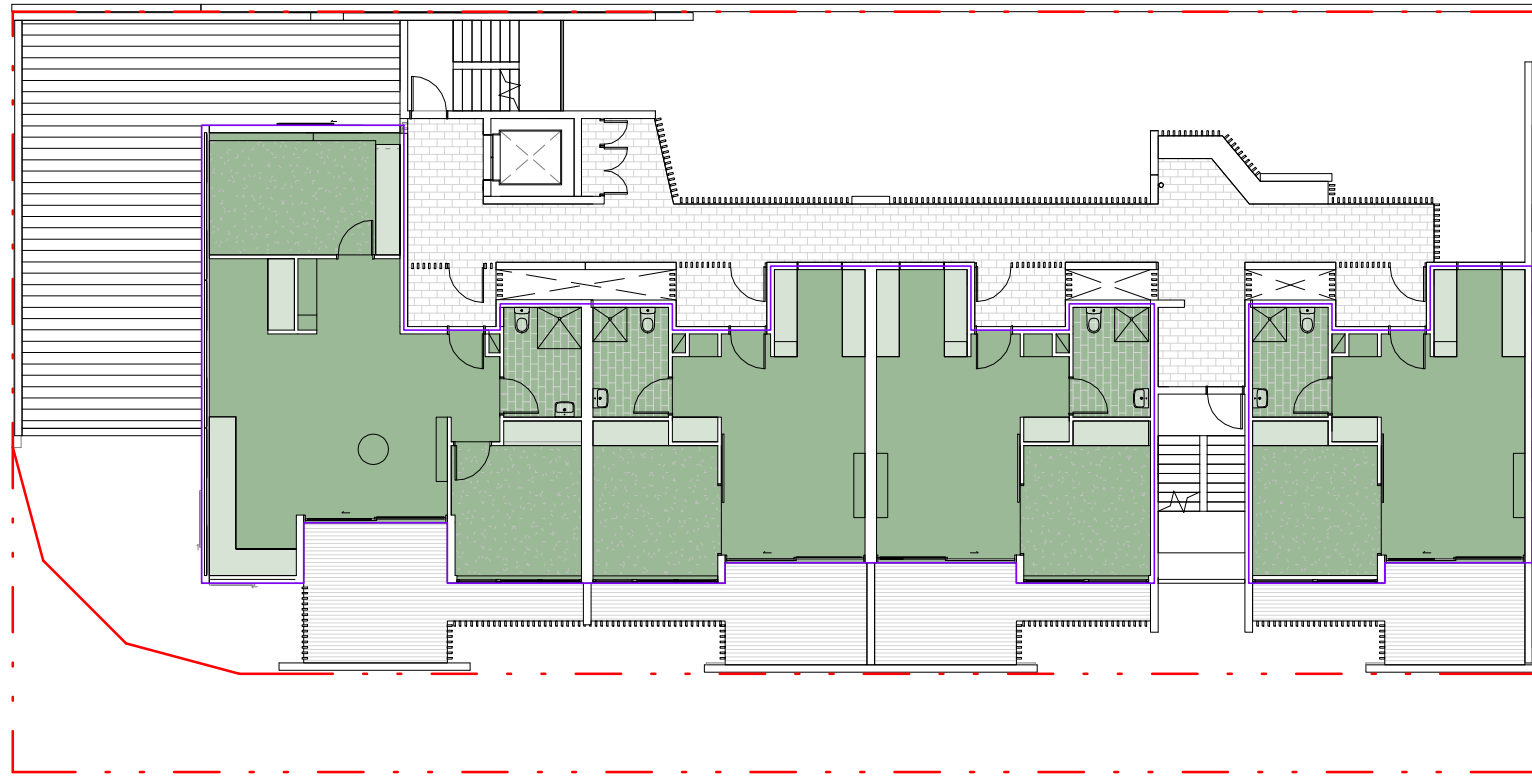
1 LVL -G
AR 201 1: 200



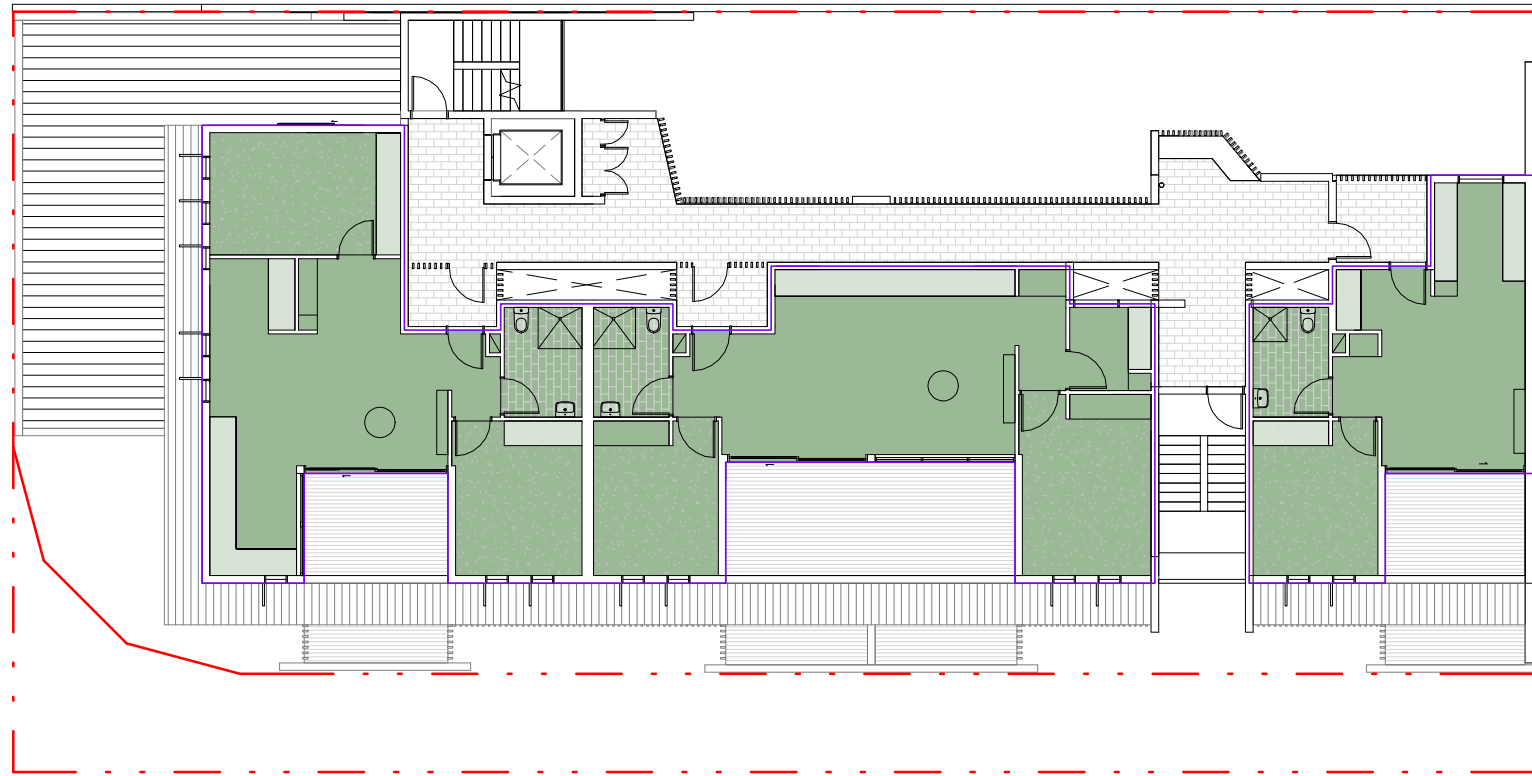
2 LVL - 2
AR 201 1: 200



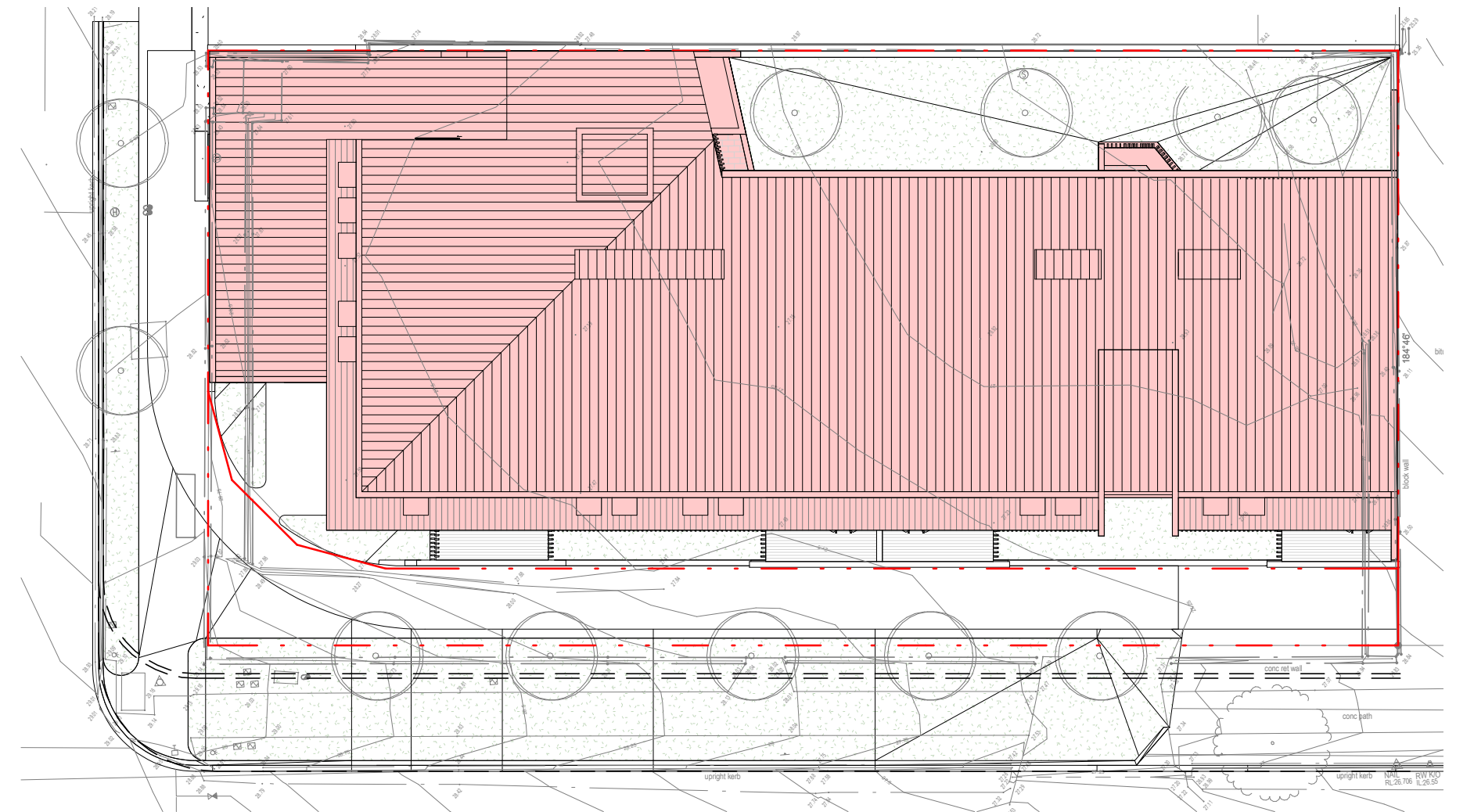
3 LVL - 3
AR 201 1: 200



4 LVL - 4
AR 201 1: 200



5 LVL - 5
AR 201 1: 200



6 SITE Area
1: 200

EXISTING SITE AREA: 809.38m²
SITE AREA LESS EASEMENT: 695.77m²
SITE COVER: 541.91m²

Gross Floor Area	
Level	Area
LVL -G	261.34 m ²
LVL - 2	300.37 m ²
LVL - 3	300.37 m ²
LVL - 4	255.35 m ²
LVL - 5	236.21 m ²
Grand total	1353.64 m ²
Site area	809.38m ²
Plot ratio	1:1.6724

AREA PLANS

**Conrad
Gargett**

PRELIMINARY



1 : 200 @ A1
1 : 200 @ A3

AR 110



ELEVATION

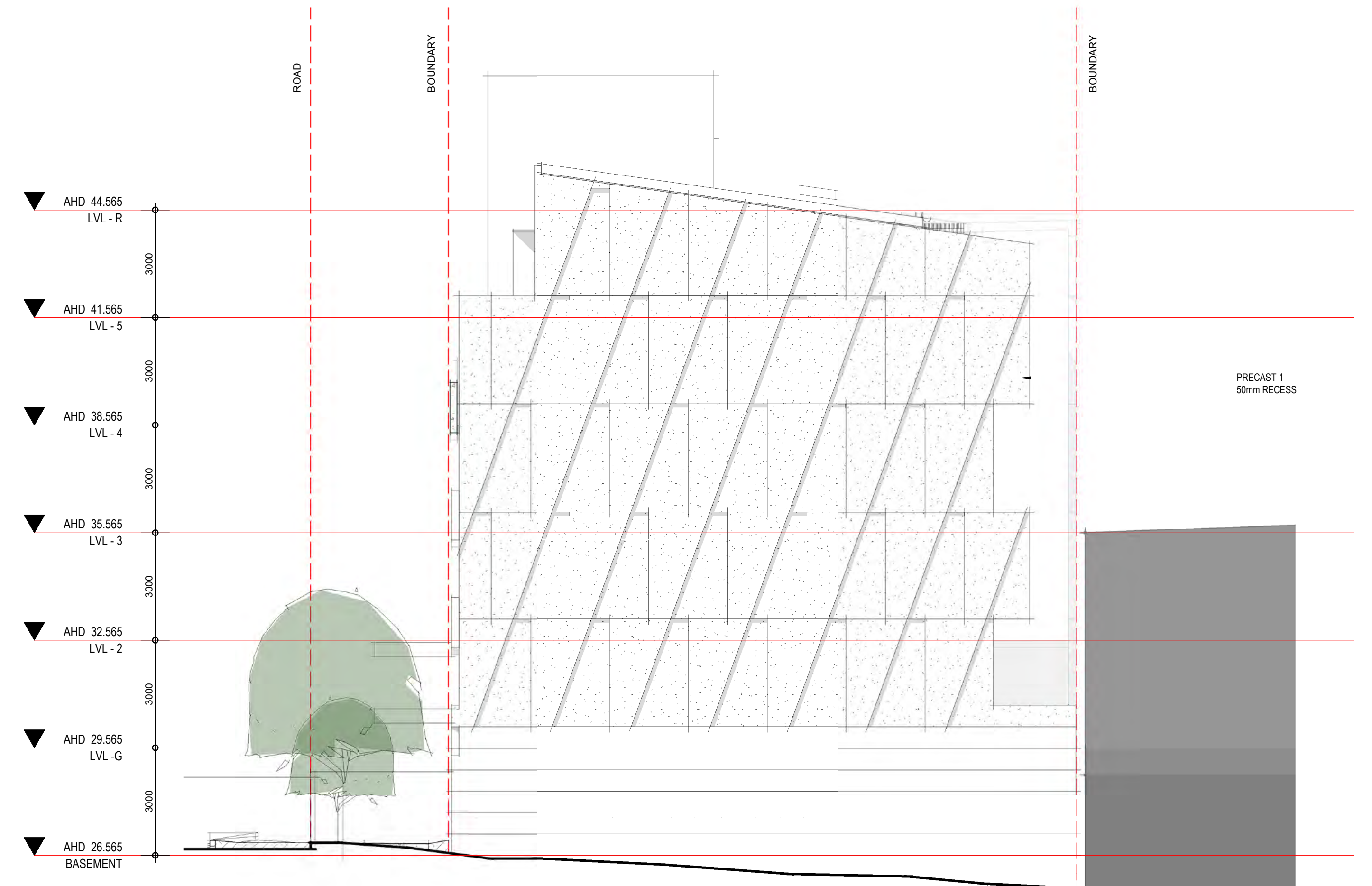
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1 : 100 @ A1
1 : 200 @ A3

AR 201



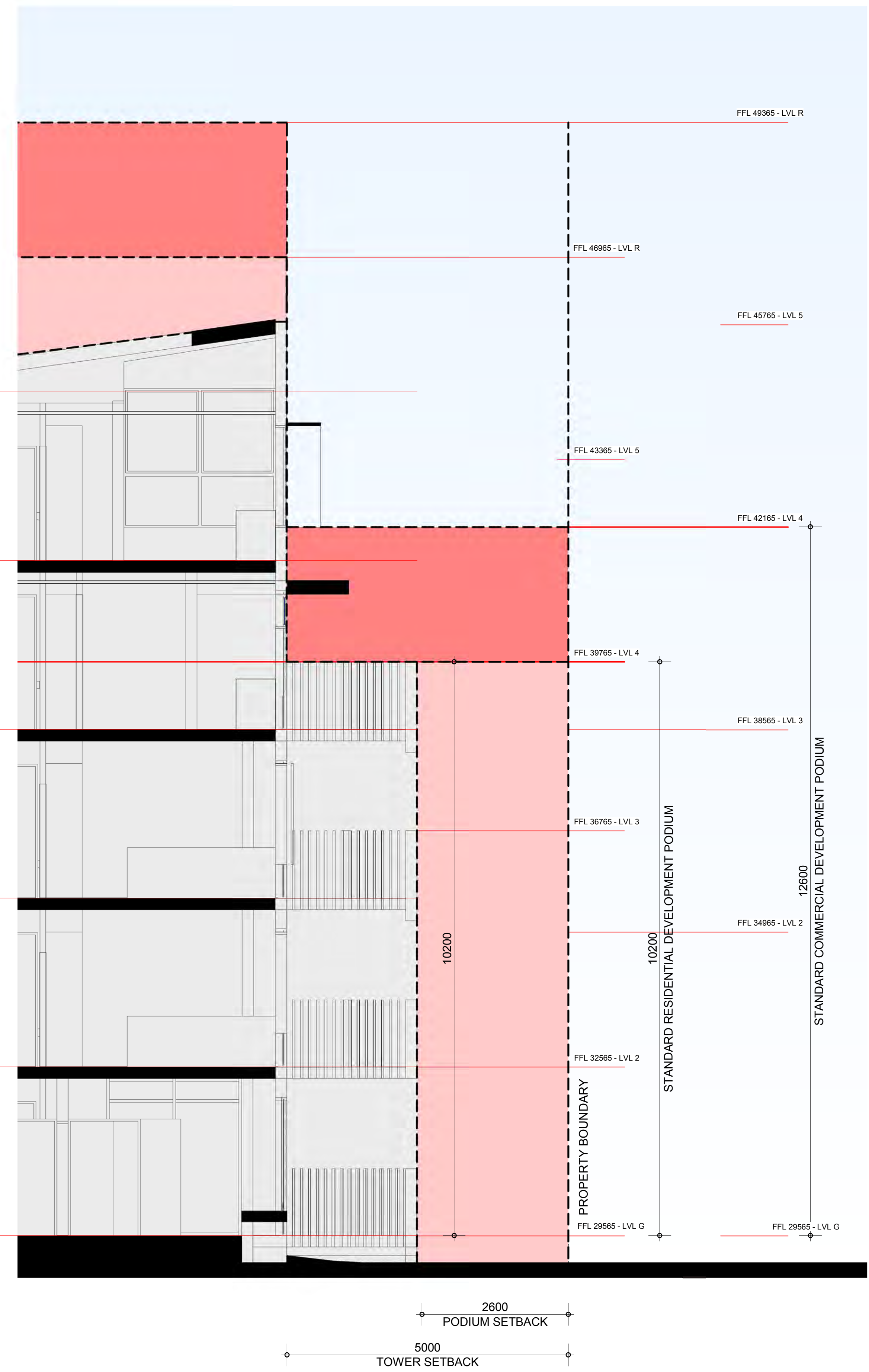
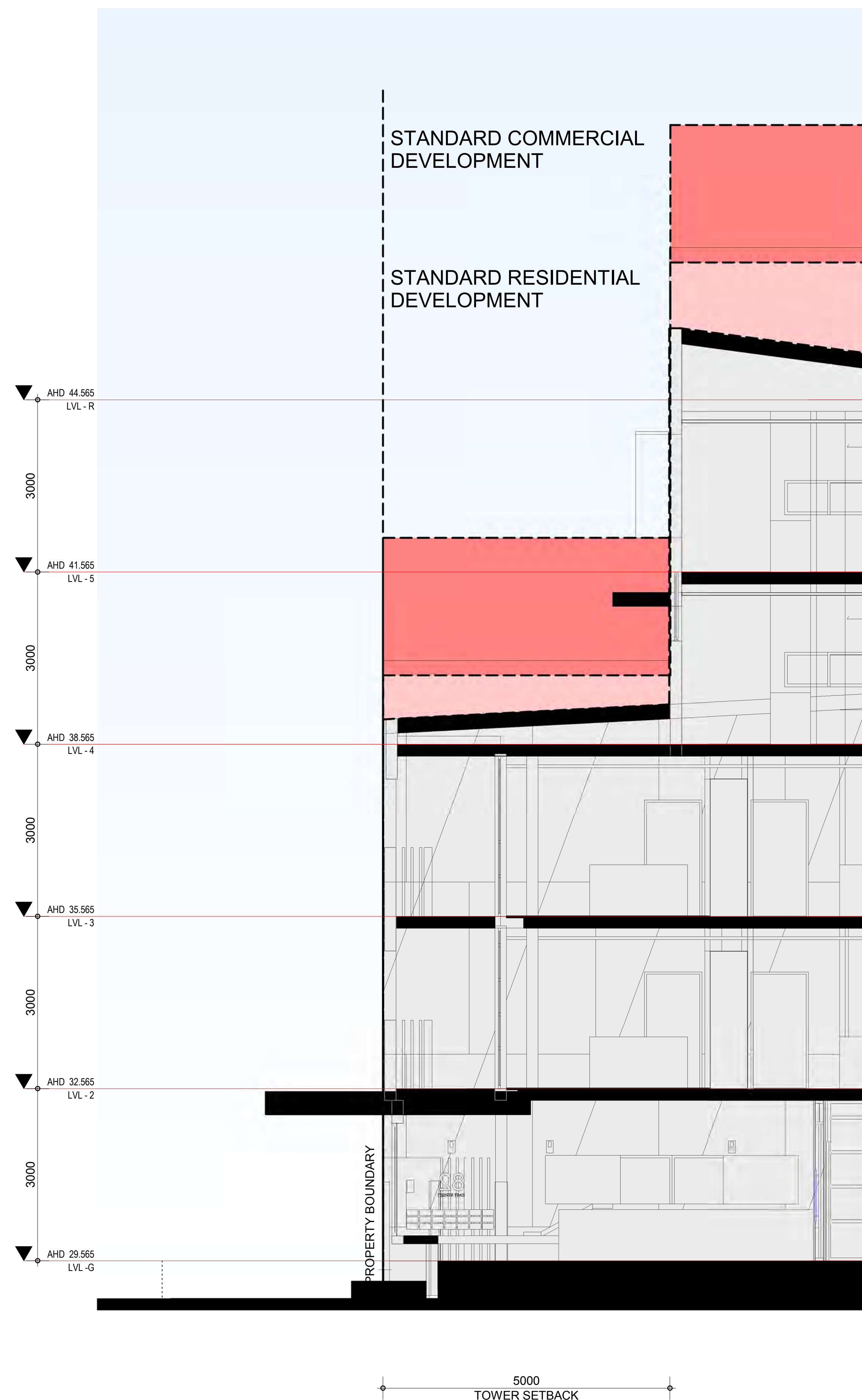
1 WEST ELEVATION
1:100

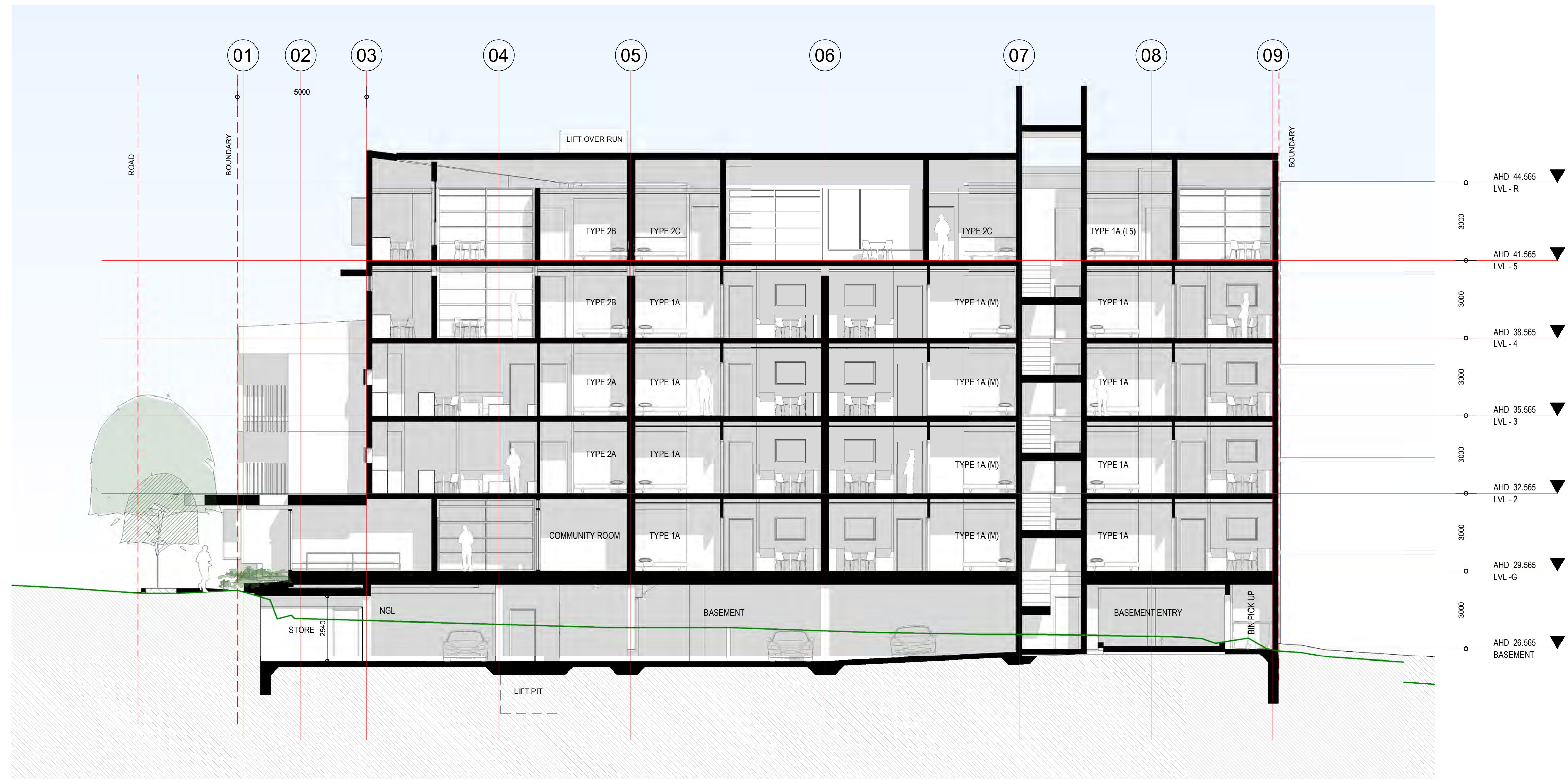


2 EAST ELEVATION - ADJACENT PROPERTY
1:100



1 NORTH ELEVATION - INTERNAL COURTYARD
1 : 100





A SECTION A
AR 100 1:100

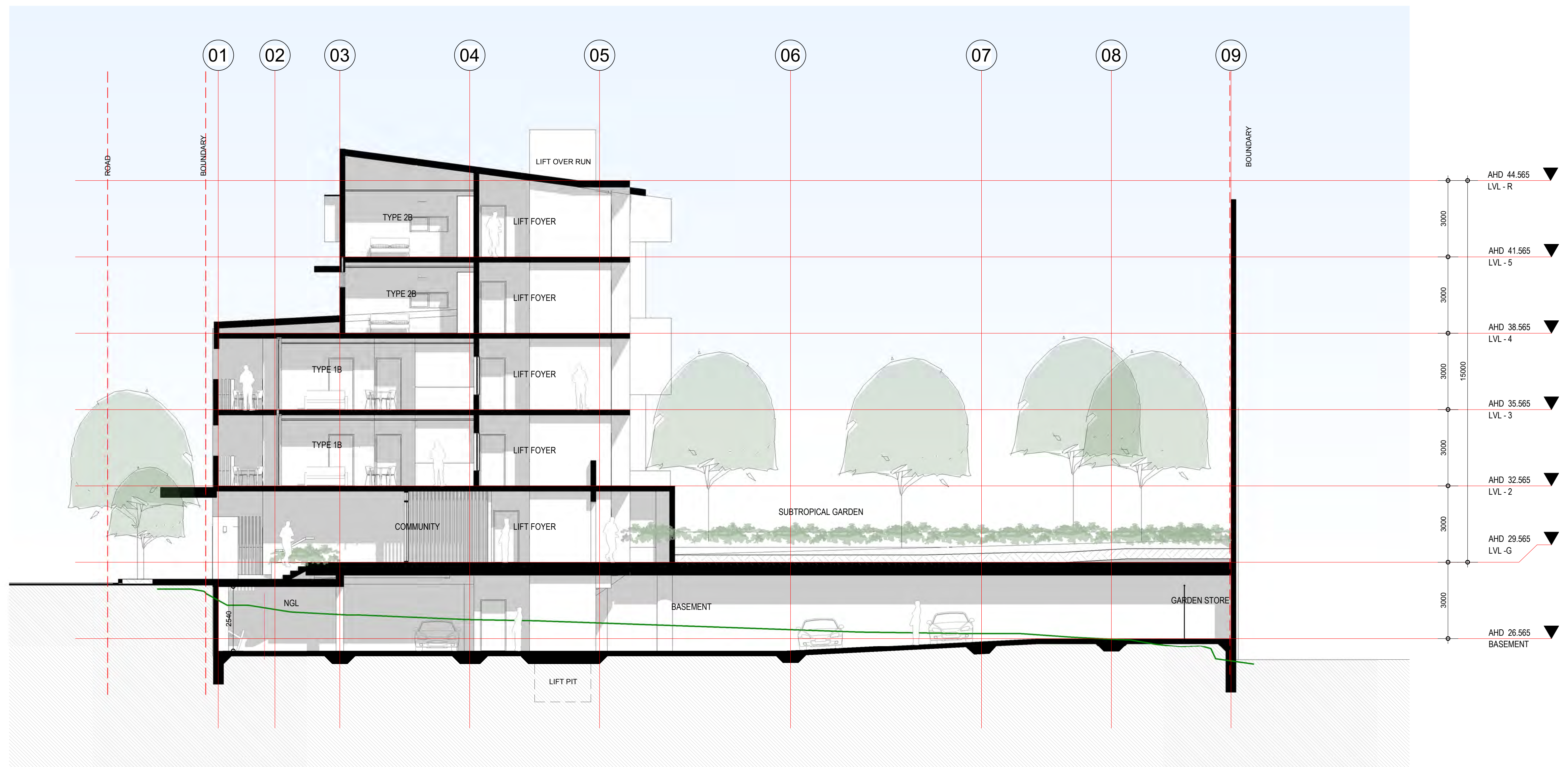
SECTION A

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1:100 @ A1
1:200 @ A3

AR 301



B SECTION B - COURTYARD & STAIRS
AR 100 1:100

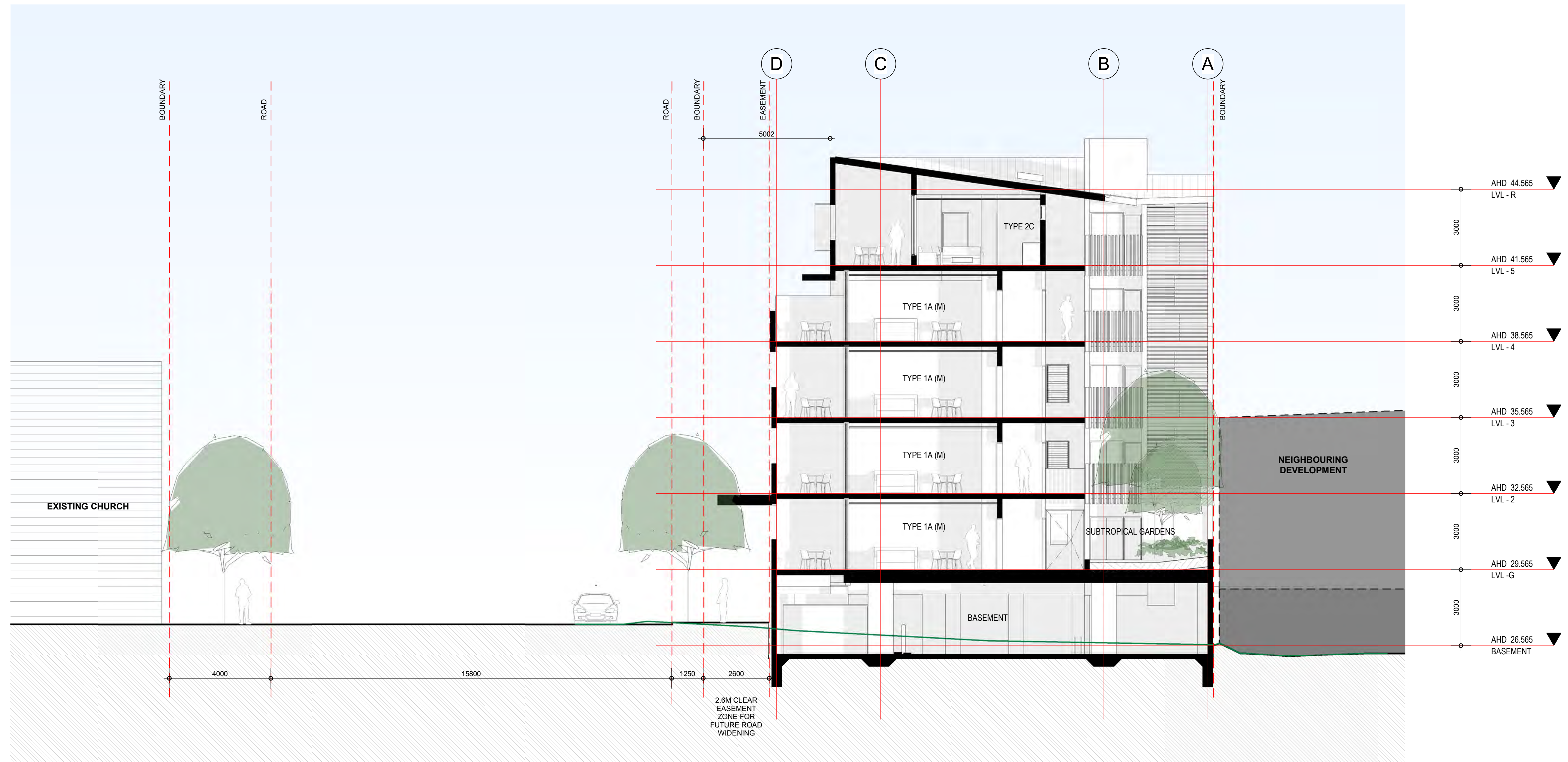
SECTION B

Conrad
Gargett

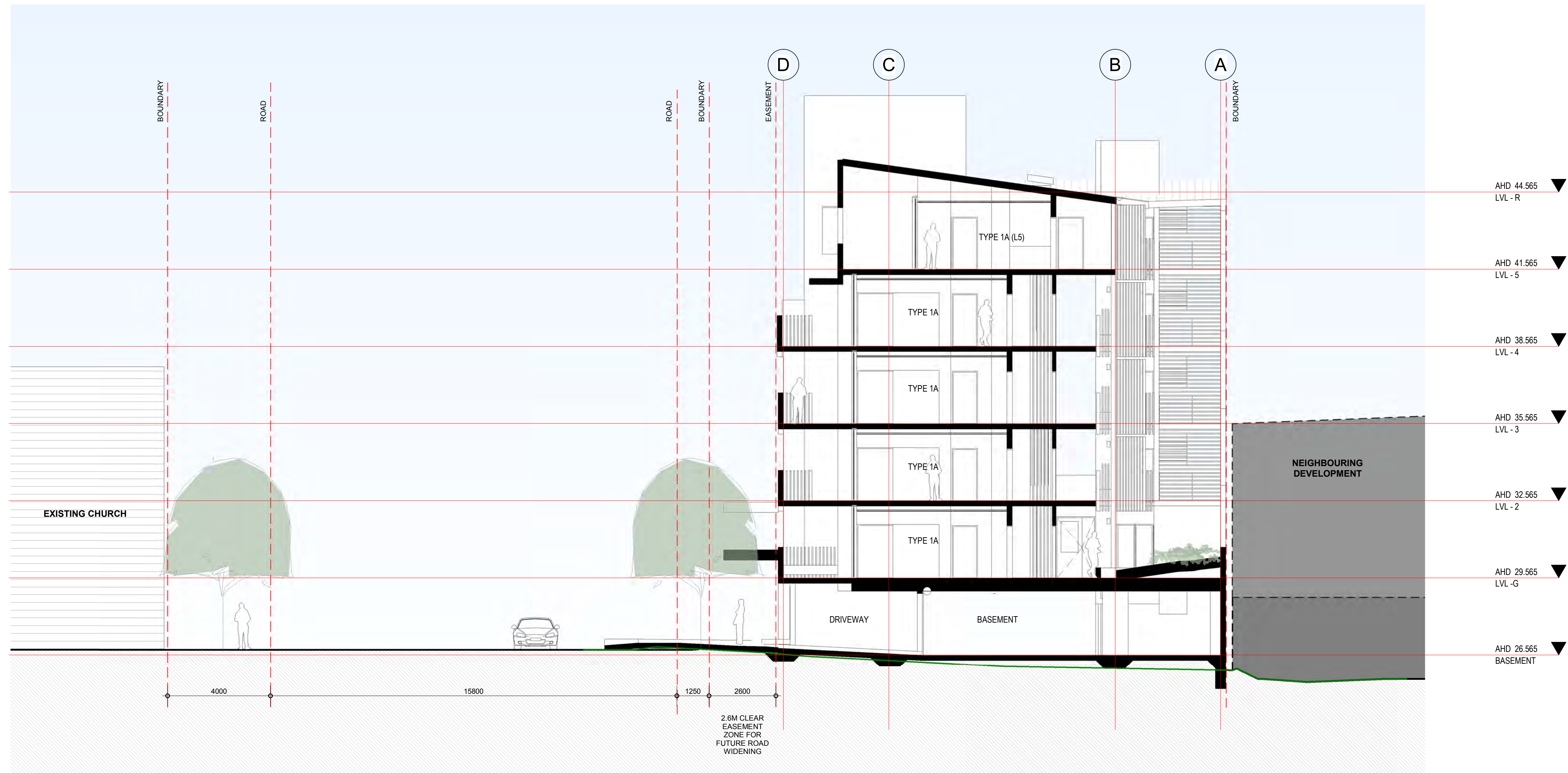


1:100 @ A1
1:200 @ A3

AR 302

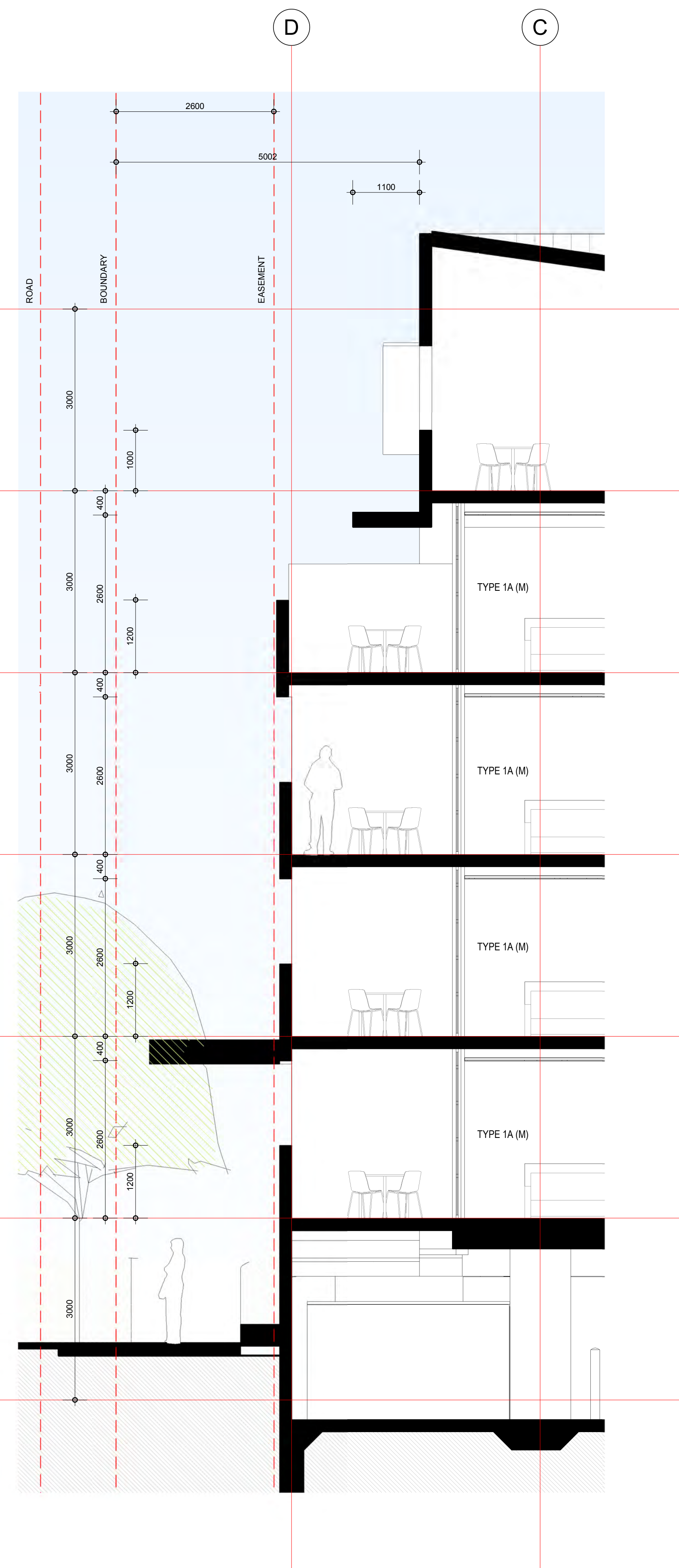


C SECTION C
AR 100 1:100

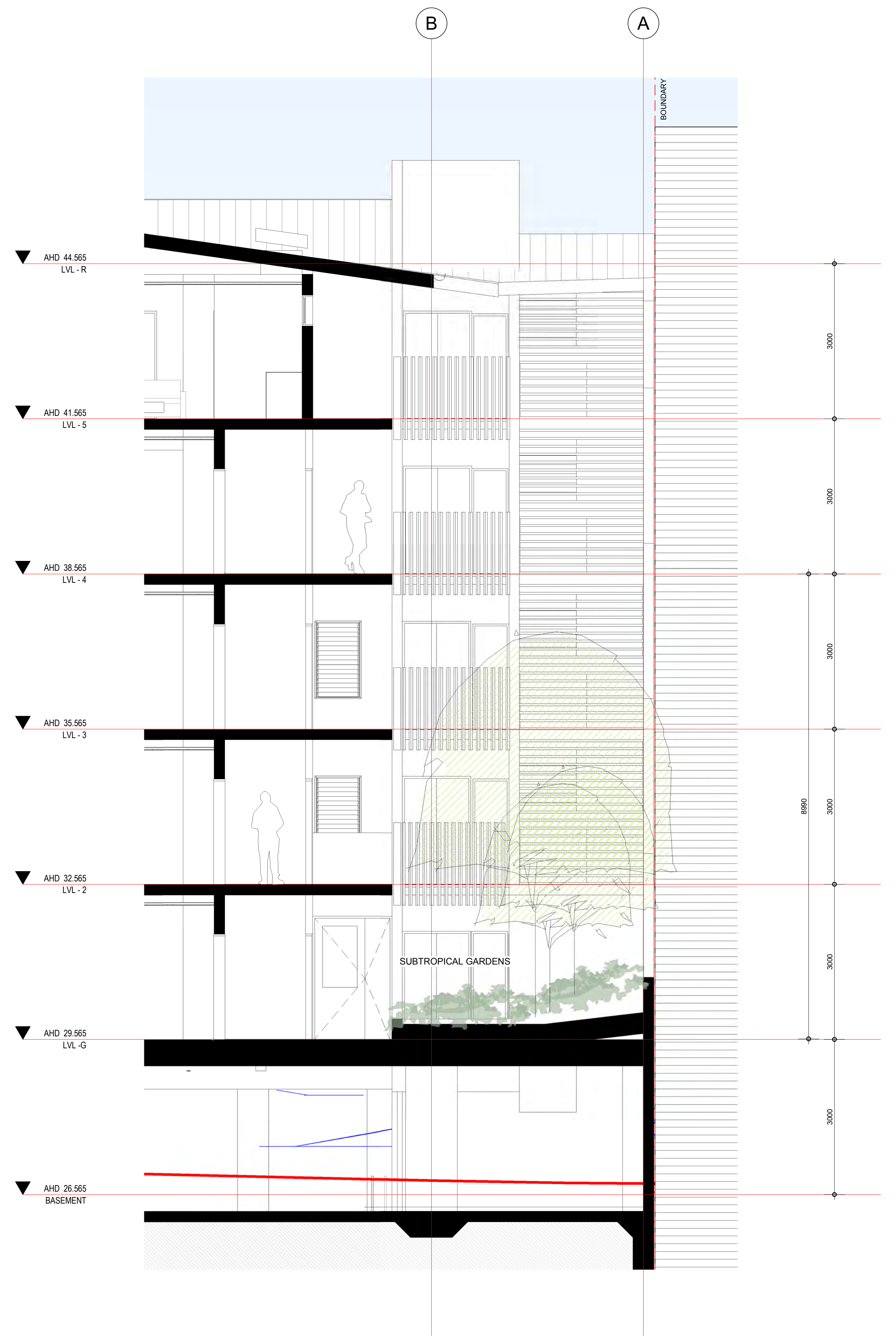


D SECTION D
AR 100 1:100

WALL SECTIONS



1 Section - North/South - Callout 1
1:50



2 Section - North/South - Callout 2
1:50

Conrad
Gargett

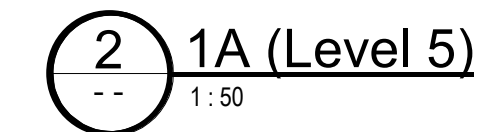
1:50 @ A1
1:200 @ A3

AR 401

[illegible]

INTERNAL	53.37m ²
EXTERNAL	10.2m ² (GROUND)
	13.8m ² (OTHERS)

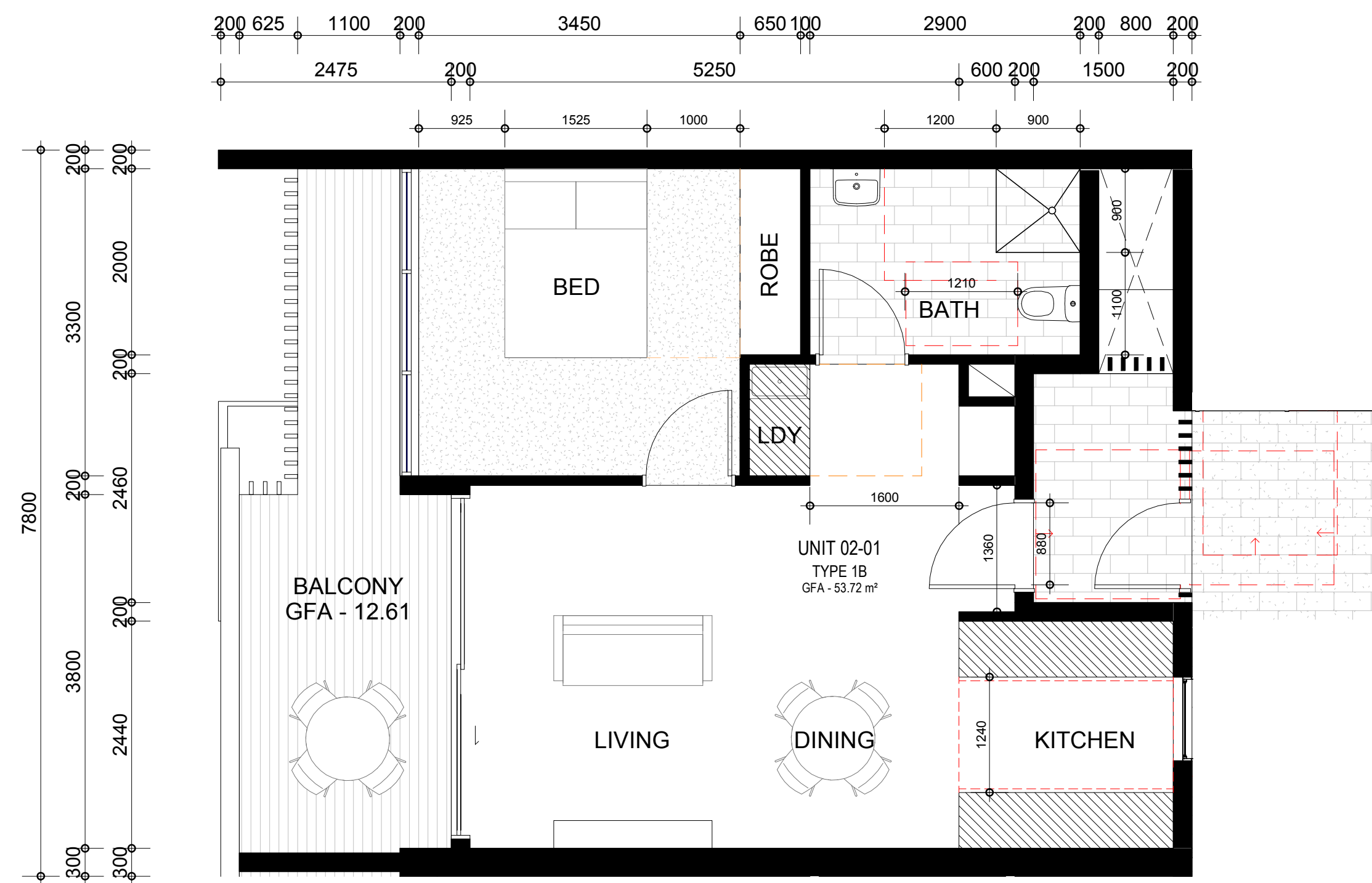
NO. 12/20
SHOWN GROUND



TYPE 1A (LVL 5) - 1 BEDROOM UNIT / GOLD

INTERNAL	53.82m ²
EXTERNAL	9.99m ²
TOTAL	63.81m²

NO. 1/20
SHOWN LEVEL 5



1 1B
AR 201 1:50

TYPE 1B - 1 BEDROOM UNIT / GOLD

AREAS

INTERNAL	53.72m ²
EXTERNAL	12.61m ²
TOTAL	66.33m²

NO.	2 /20
SHOWN	LVL 2

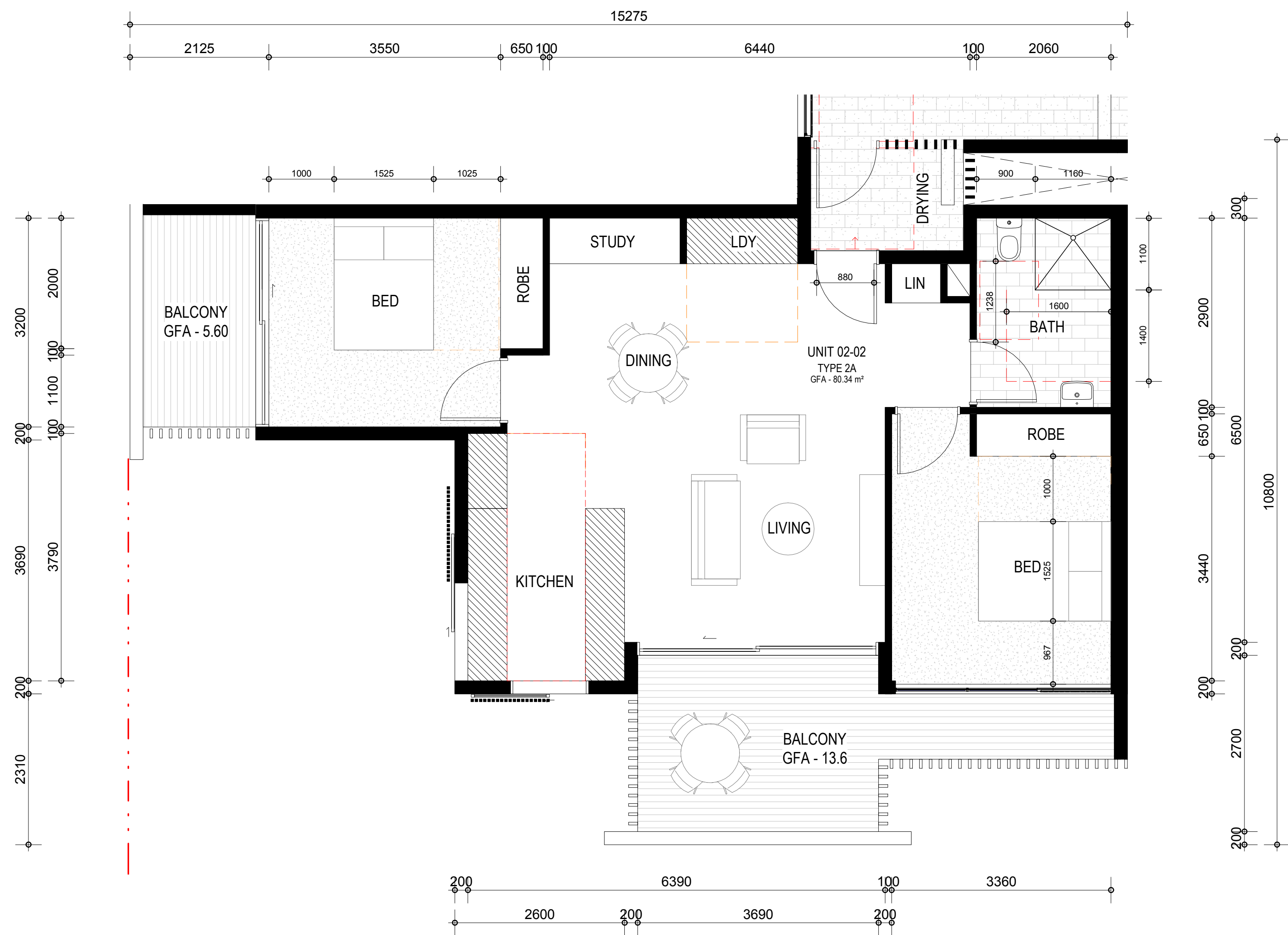
1 BED - TYPE 1B

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1 : 50 @ A1
1 : 200 @ A3

AR 502



1 2A
AR 201 1:50

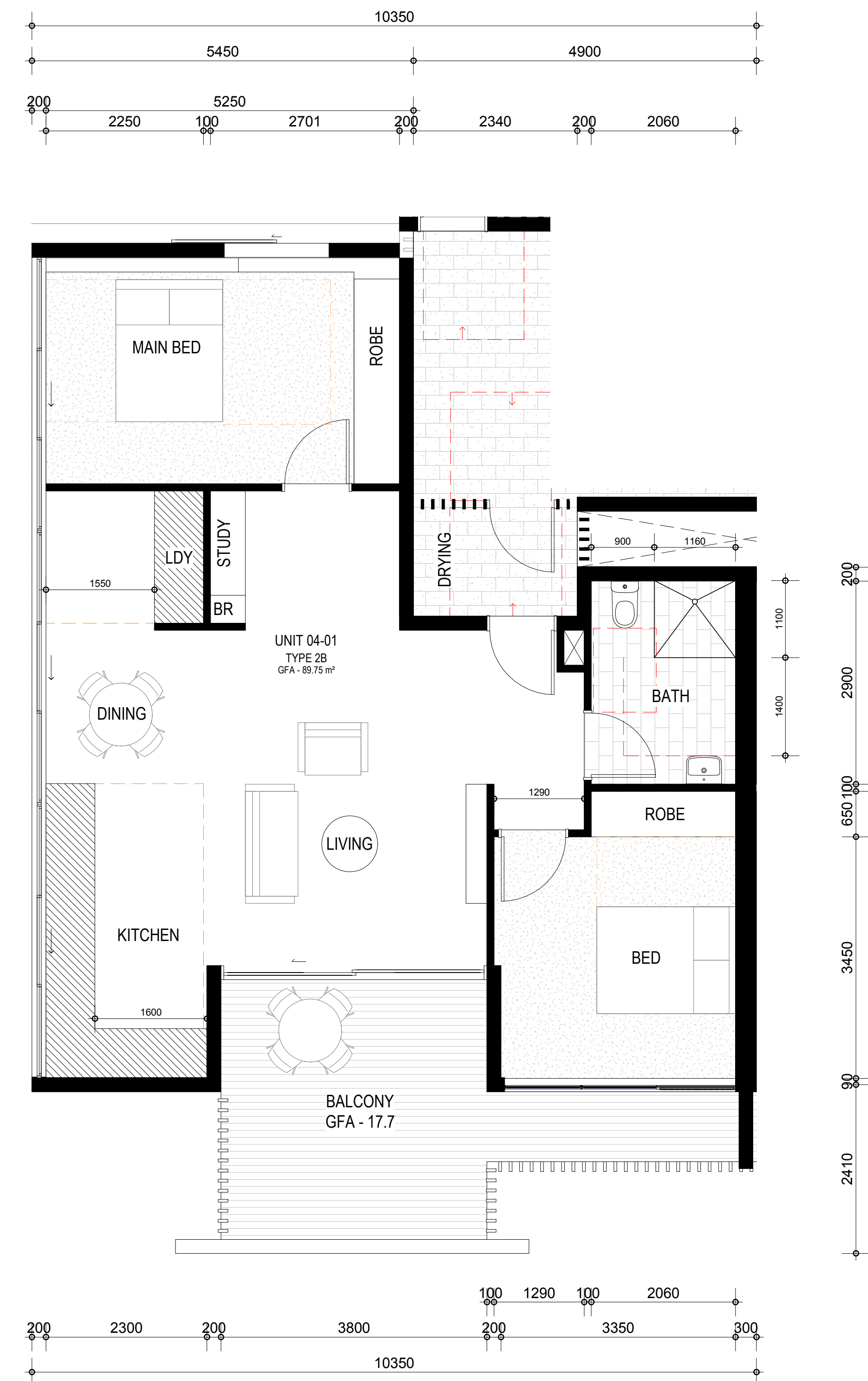
TYPE 2A - 2 BEDROOM UNIT / GOLD

AREAS
INTERNAL 80.34m²
EXTERNAL 13.6m²
TOTAL 90.30m²

NO. 2 /20
SHOWN LVL 2

2 BED - TYPE 2A,2B

Conrad
Gargett

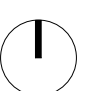


2 2B
AR 201 1:50

TYPE 2B - 2 BEDROOM UNIT / GOLD+

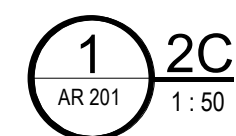
AREAS
INTERNAL 89.75m²
EXTERNAL 17.7m²
TOTAL 103.84m²

NO. 1 /20
SHOWN LVL 4



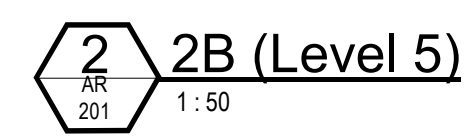
1:50 @ A1
1:200 @ A3

AR 503



AREAS	
INTERNAL	90.31m²
EXTERNAL	22.95m²
TOTAL	113.26m²

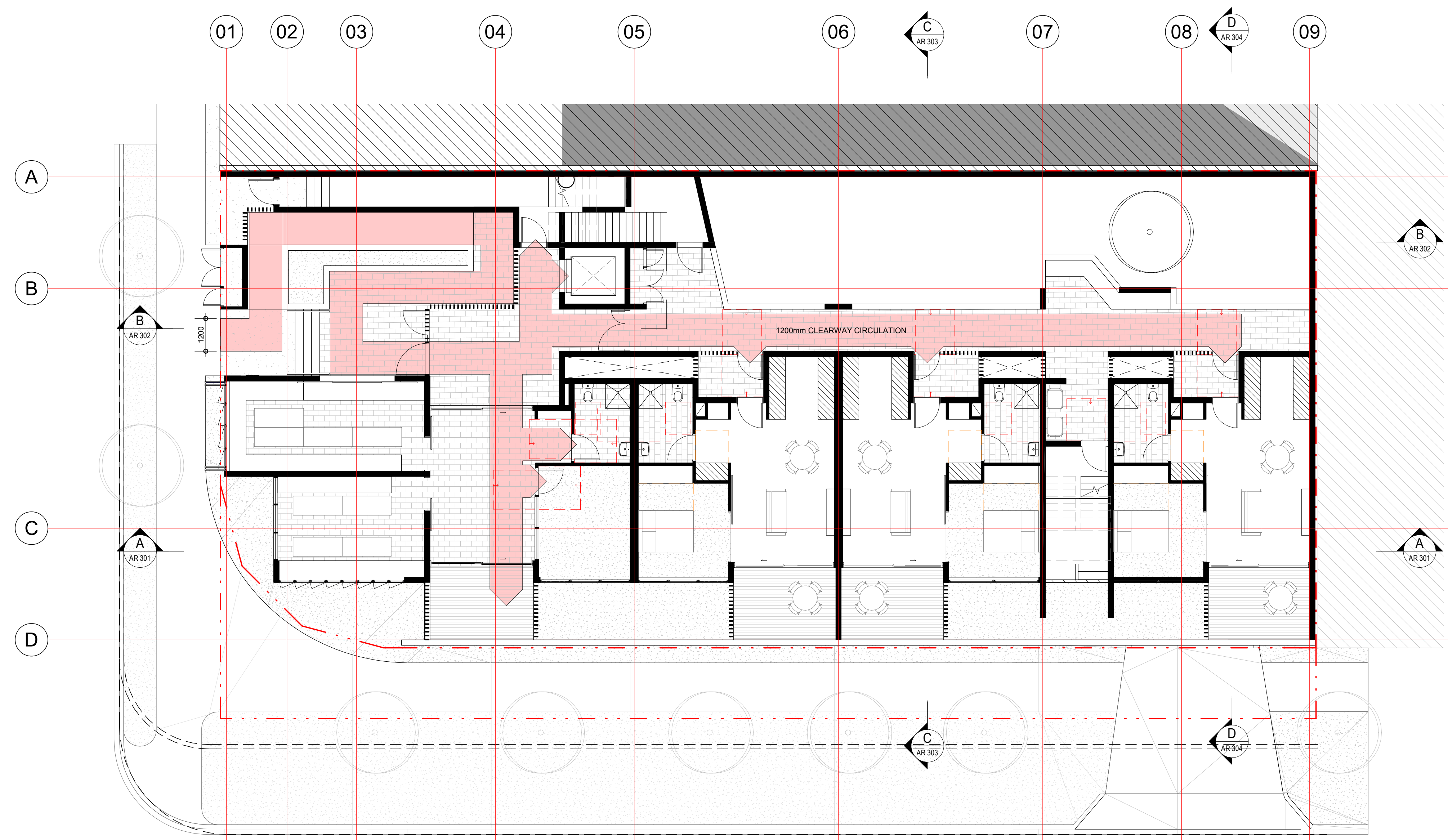
2 BED - TYPE 2C, 2B (Platinum)



AREAS	
INTERNAL	84.53m ²
EXTERNAL	10.26m ²
TOTAL	94.79m²

: 50 @ A1
: 200 @ A3

AR 504



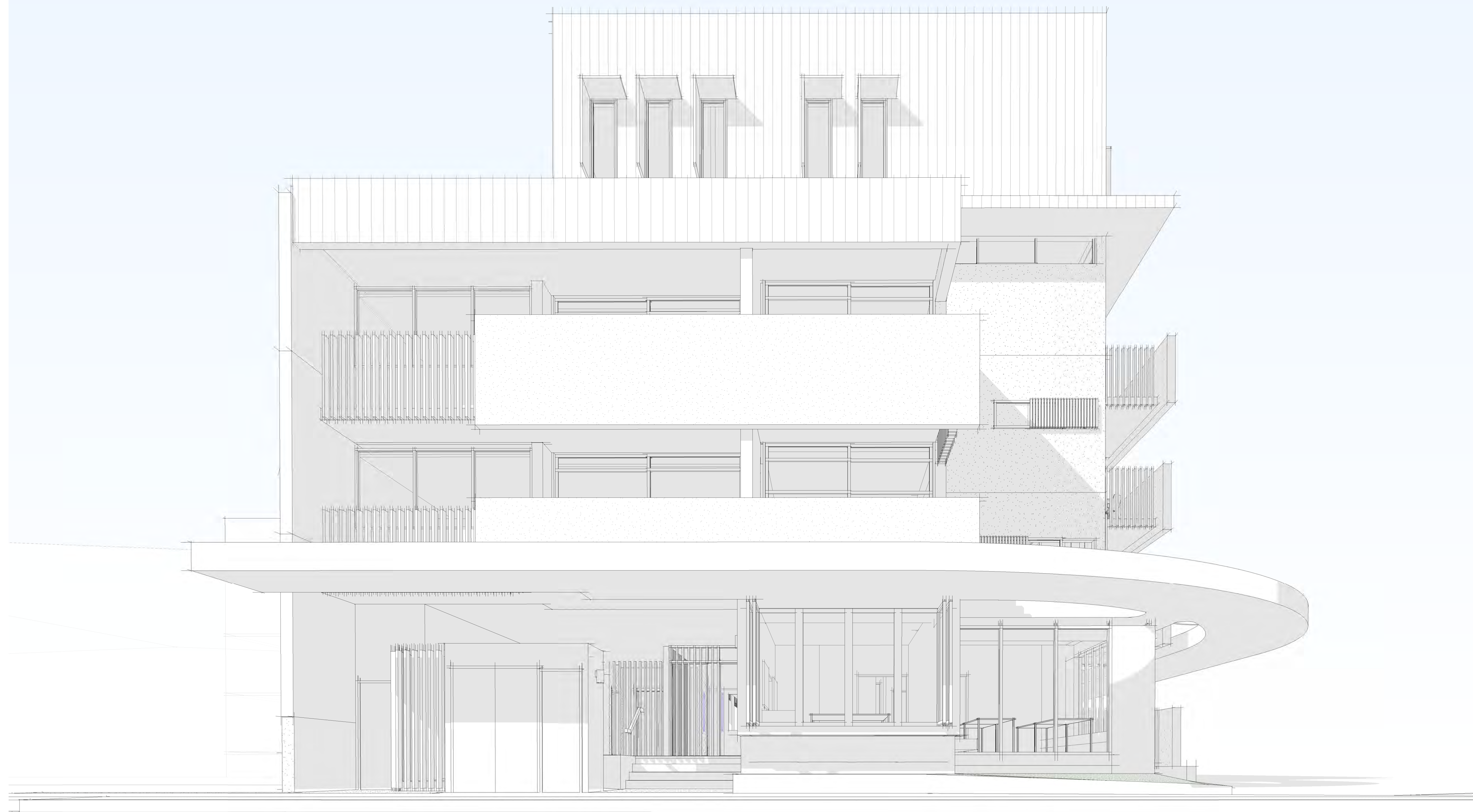


PERSPECTIVE 1

**Conrad
Gargett**

© A1
1 : 200 @ A3

AR 901

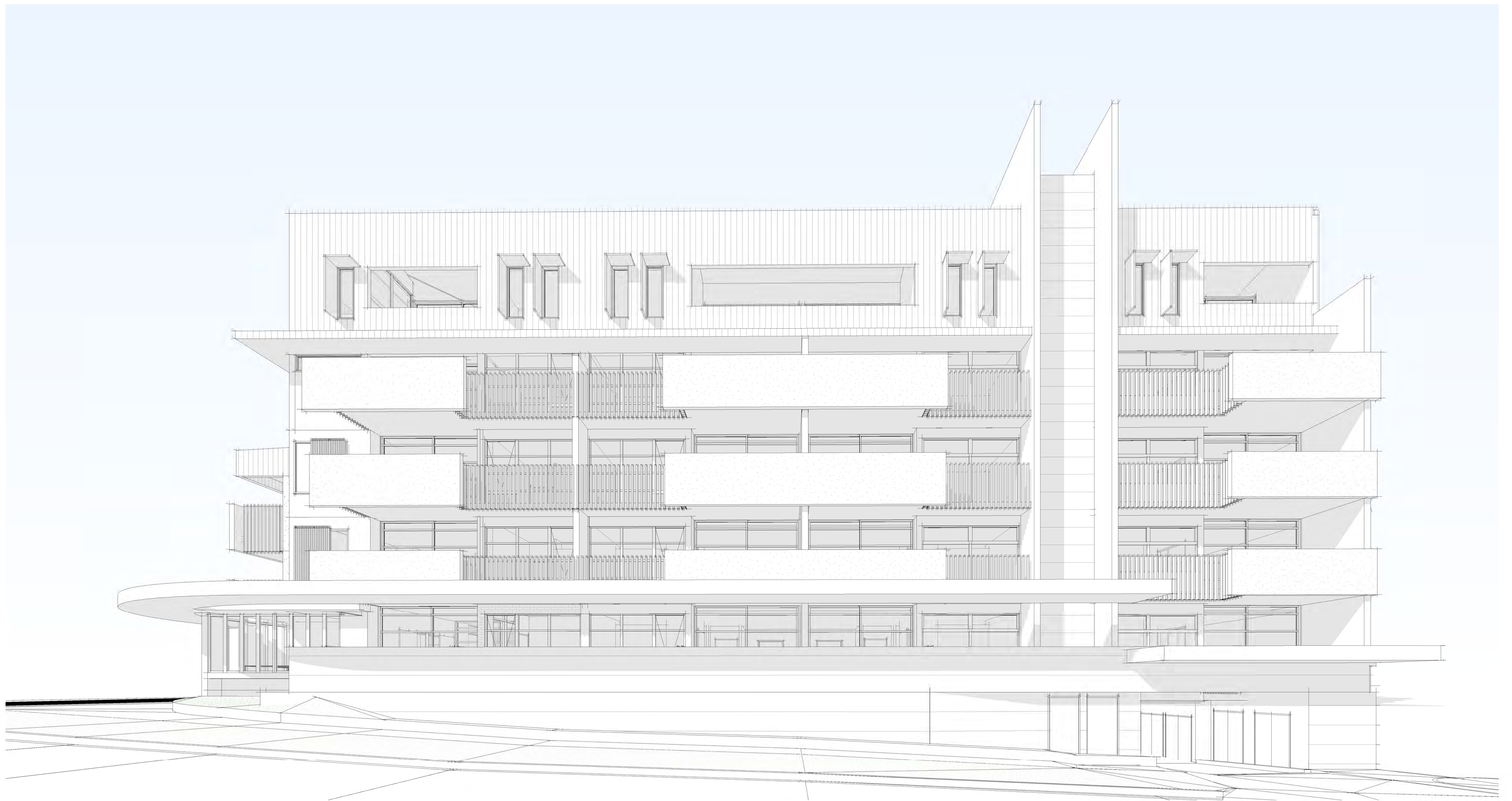


PERSPECTIVE 2

**Conrad
Gargett**

© A1
1 : 200 @ A3

AR 902



PERSPECTIVE 3

**Conrad
Gargelt**

© A1
1 : 200 @ A3

AR 903



RENDER 1

**Conrad
Gargett**

PRELIMINARY

@ A1
1 : 200 @ A3

AR 904



RENDER 2

**Conrad
Gargelt**

PRELIMINARY

@ A1
1 : 200 @ A3

AR 905



RENDER 3

**Conrad
Gargett**

PRELIMINARY

@ A1
1 : 200 @ A3

AR 906



RENDER 4

Conrad
Gargett

PRELIMINARY

@ A1
1 : 200 @ A3

AR 907