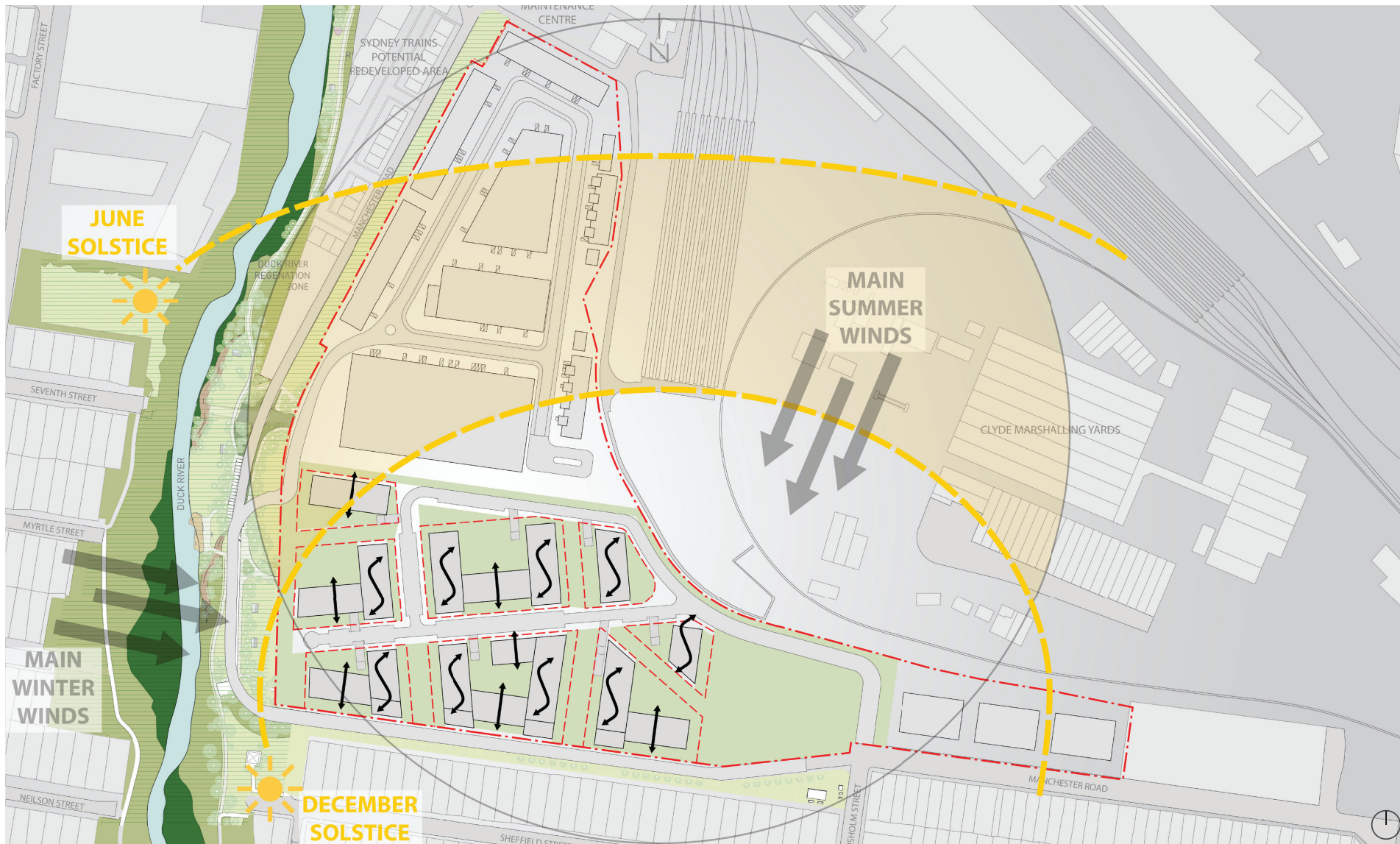


5.0 AMENITY

5.3 CROSS VENTILATION AND SOLAR ACCESS

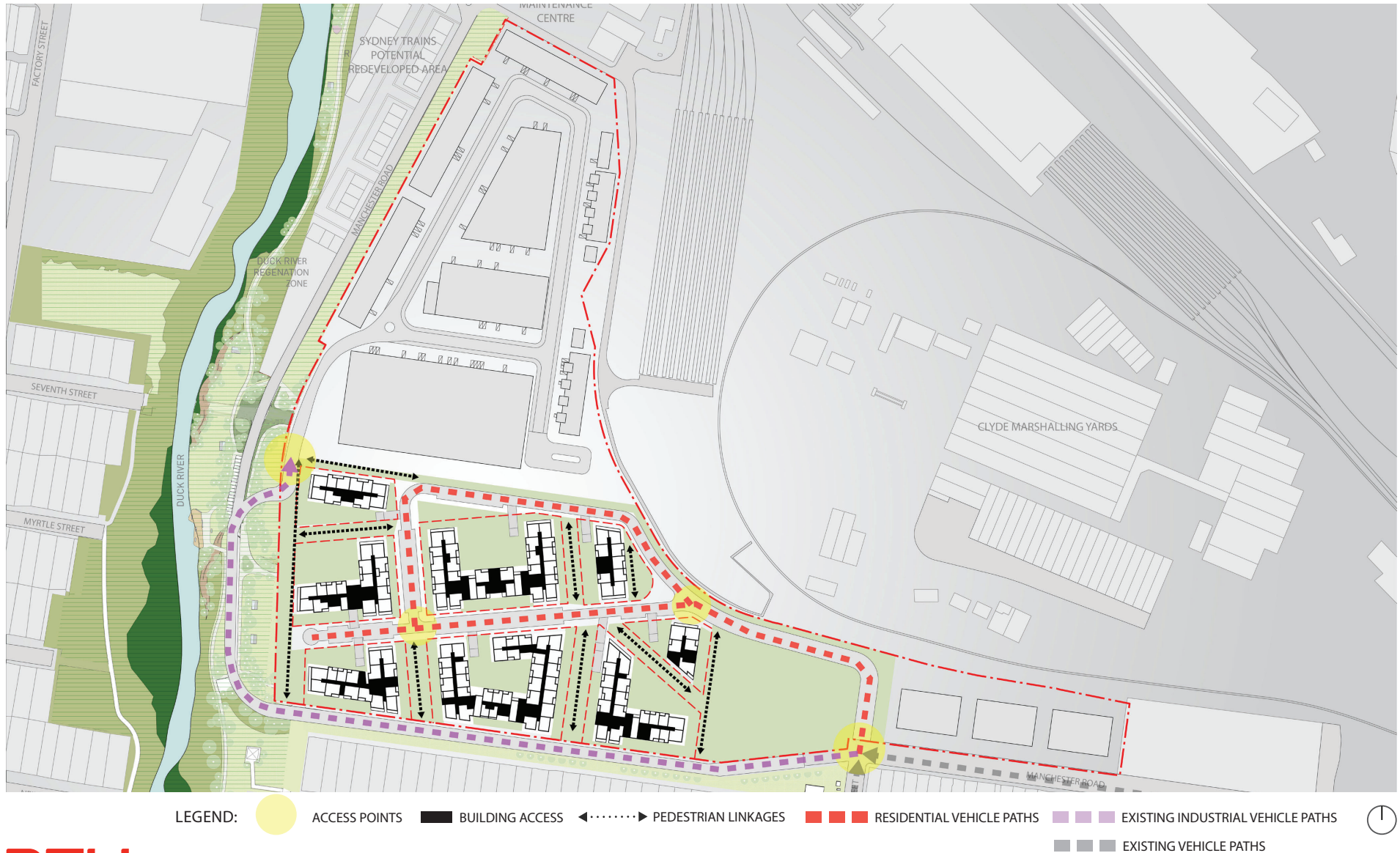
The following diagram identifies, at the master plan scale, how cross ventilation opportunity is provided.



5.0 AMENITY

5.4 ACCESSIBILITY: PEDESTRIAN AND BICYCLE CONNECTION

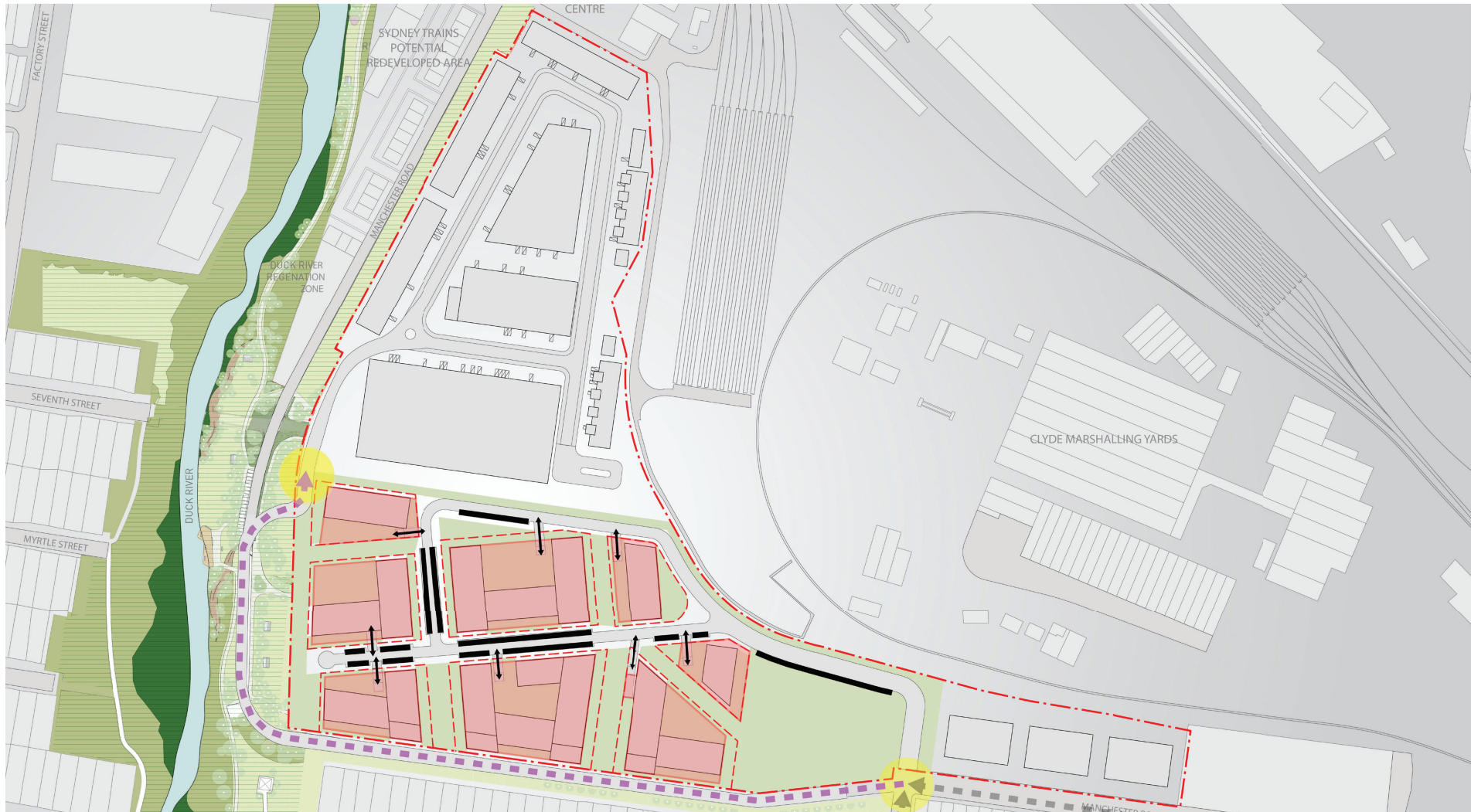
The following diagram identifies, at the master plan scale, how urban address and passive surveillance opportunity is provided; thus meeting ADG requirements.



5.0 AMENITY

5.5 VEHICLE PARKING

The following diagram identifies, at the masterplan scale, entry points for basement vehicle parking. The vehicle cross-over points are located away from corners and important public open space areas.



LEGEND:



ACCESS POINTS



PARKING ENTRY



ON STREET PARKING



PARKING



EXISTING INDUSTRIAL VEHICLE PATHS



EXISTING VEHICLE PATHS



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5.0 AMENITY

5.6 VIEWS

The following diagram identifies the alignments of public domain view-lines across the Site from the buildings. This is an important feature of the development as it connects the residents with the surrounding landscape.



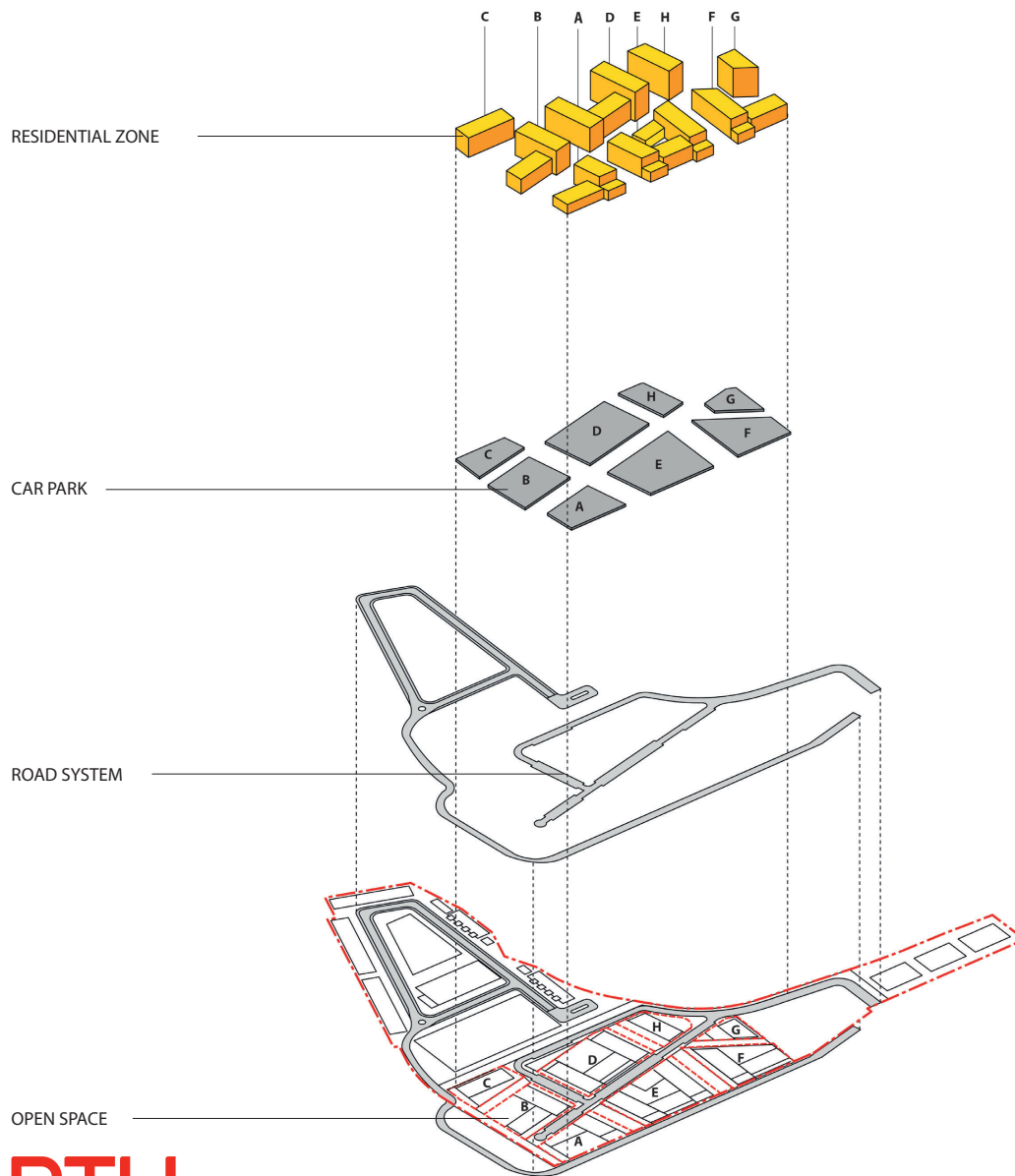
LEGEND:  VIEWS 

APPENDICES

PROPOSED MASTERPLAN
AERIAL VIEW FROM THE SOUTHWEST TOWARDS NORTHEAST



RESIDENTIAL PRECINCT: FSR, UNIT MIX



PTW

TOTAL FSR AREA			
Usage	Site Area	GFA	FSR
R4 Residential	49,755	106,683	2.14
RE1 Public Open Space	21,186	0	0.00
Grand Total	70,941	106,683	1.50

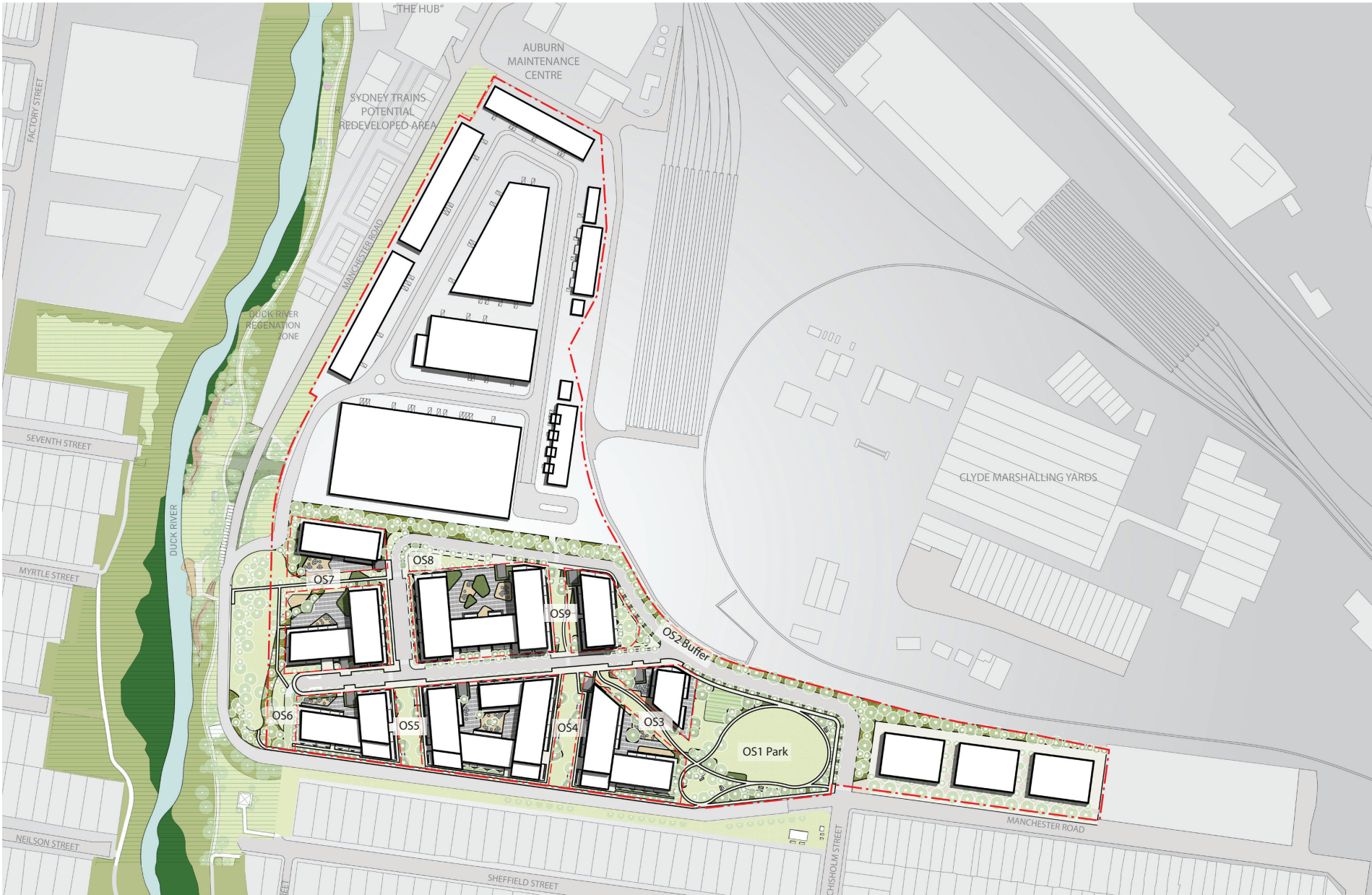
OPEN SPACE AREA			
Name	AREA	TOTAL SITE	AREA %
OS1 - Park	9,515	70,941	13.41%
OS2 - Buffer	5,389	70,941	7.60%
OS3	1,086	70,941	1.53%
OS4	1,408	70,941	1.98%
OS5	981	70,941	1.38%
OS6	505	70,941	0.71%
OS7	908	70,941	1.28%
OS8	607	70,941	0.86%
OS9	787	70,941	1.11%
Grand Total	21,186	70,941	29.86%

RESIDENTIAL GFA AREA				
SITE	GBA	GFA	NSA	YIELD
		75% GBA	80% GFA	
Block A	11,680	8,760	7,008	91
Block B	18,746	14,060	11,248	142
Block C	13,060	9,795	7,836	100
Block D	38,572	28,929	23,143	312
Block E	28,088	21,066	16,853	225
Block F	15,772	11,829	9,463	123
Block G	7,430	5,573	4,458	59
Block H	14,208	10,656	8,525	108
Grand Total	147,556	110,667	88,534	1,160

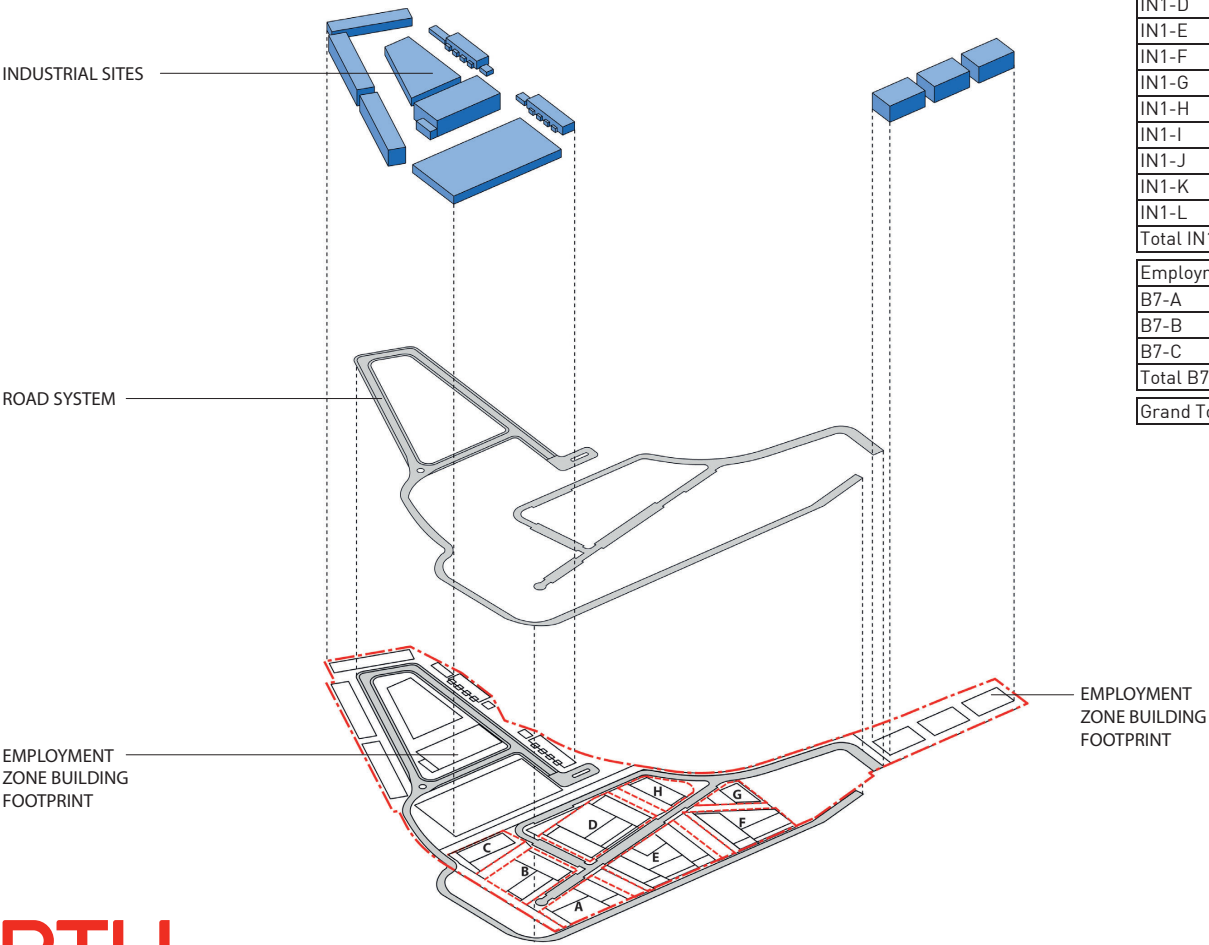
VEHICLE SPACES			
SITE	GBA	PARKING FLOORS	VEHICLE SPACES
			(35m2 Average)
Block A	4,446	1.5	127
Block B	5,837	1.5	167
Block C	4,488	2	128
Block D	11,624	2	332
Block E	9,125	1.5	261
Block F	6,057	1.5	173
Block G	3,616	2	103
Block H	3,596	2	103
Grand Total	48,788		1,394

UNIT MIX					
		St	1Bed	2Bed	3Bed
Total Units	1,160	22	296	792	50
		1.90%	25.52%	68.28%	4.31%

OPEN SPACE AREAS



EMPLOYMENT PRECINCT: FSR, UNITS, VEHICLE SPACES



TOTAL FSR AREA			
	Site Area	GFA (90%GBA)	FSR
Employment Zone (West) IN1	59,508	59,508	1.00
Employment Zone (Est) B7	10,780	16,164	1.50
Grand Total	70,288	75,672	1.08

TOTAL FSR AREA			
	Site Area	GFA (100%GBA)	FSR
Employment Zone (West) IN1			
IN1-A	59,508	14,642	0.25
IN1-B	59,508	7,828	0.13
IN1-C	59,508	7,784	0.13
IN1-D	59,508	3,108	0.05
IN1-E	59,508	488	0.01
IN1-F	59,508	1,636	0.03
IN1-G	59,508	105	0.00
IN1-H	59,508	127	0.00
IN1-I	59,508	1,918	0.03
IN1-J	59,508	12,888	0.22
IN1-K	59,508	434	0.01
IN1-L	59,508	8,550	0.14
Total IN1	59,508	59,508	1.00
Employment Zone (Est) B7			
B7-A	10,780	5,388	0.50
B7-B	10,780	5,388	0.50
B7-C	10,780	5,388	0.50
Total B7	10,780	16,164	1.50
Grand Total	70,288	75,672	1.08



PTW

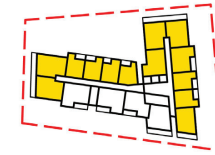
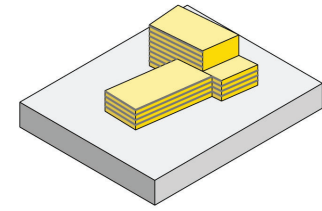
TYPICAL FLOOR PLANS

BLOCK A TYPICAL FLOOR PLAN

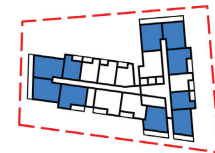


1BED 2BED 3BED STORAGE

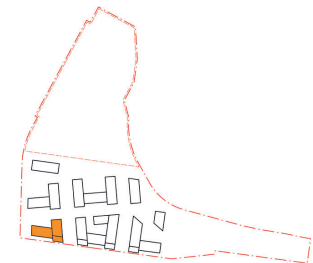
PTW



Solar access can comply with ADG



Cross ventilation can comply with ADG

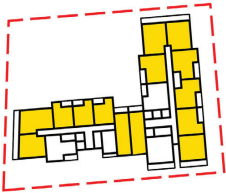
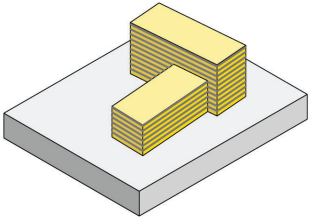


TYPICAL FLOOR PLANS

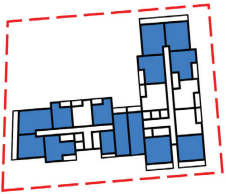
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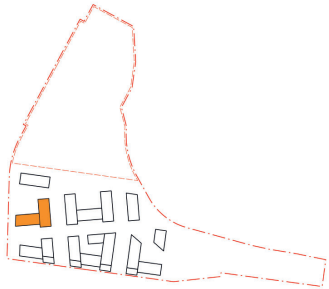
1BED 2BED 3BED STORAGE



Solar access can comply with ADG



Cross ventilation can comply with ADG



PTW

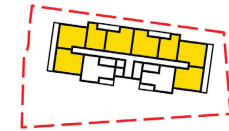
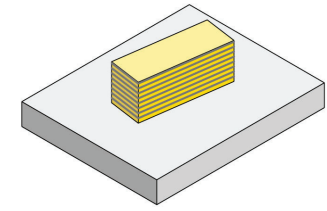
TYPICAL FLOOR PLANS

BLOCK C TYPICAL FLOOR PLAN

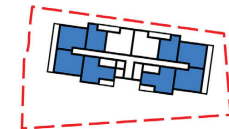


1BED 2BED 3BED STORAGE

PTW



Solar access can comply with ADG

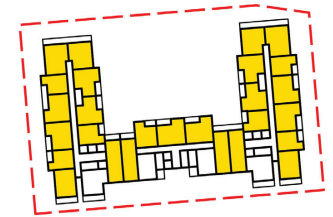
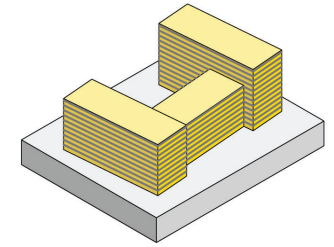


Cross ventilation can comply with ADG

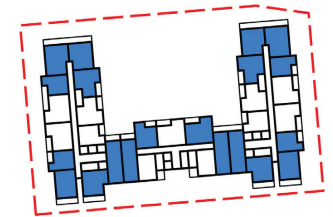


TYPICAL FLOOR PLANS

BLOCK D TYPICAL FLOOR PLAN



Solar access can comply with ADG



Cross ventilation can comply with ADG



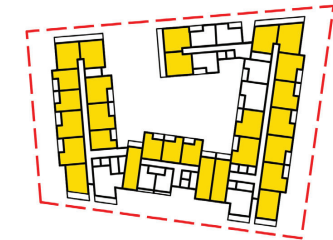
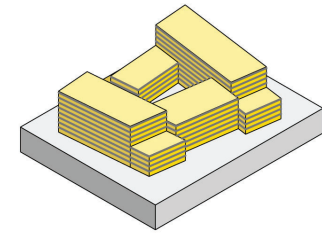
PTW

TYPICAL FLOOR PLANS

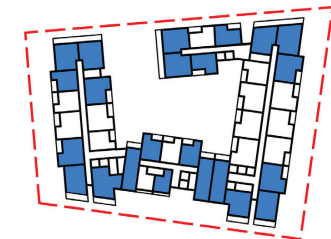
BLOCK E TYPICAL FLOOR PLAN



1BED 2BED 3BED STORAGE



Solar access can comply with ADG



Cross ventilation can comply with ADG



PTW

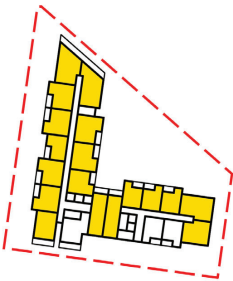
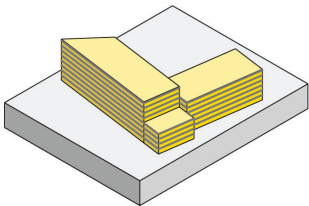
TYPICAL FLOOR PLANS

BLOCK F TYPICAL FLOOR PLAN

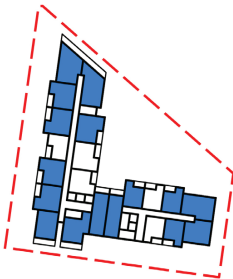


1BED 2BED 3BED STORAGE

PTW



Solar access can comply with ADG

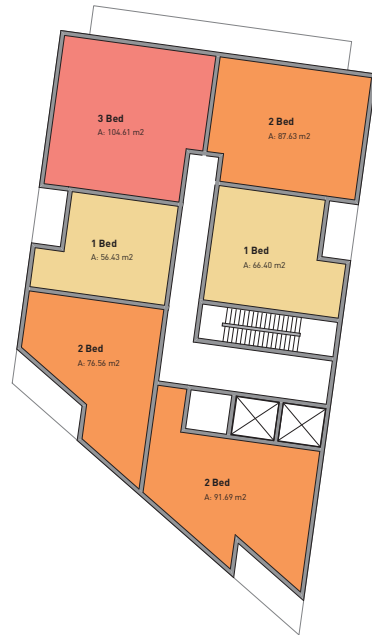


Cross ventilation can comply with ADG



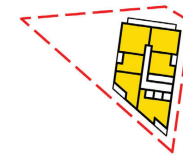
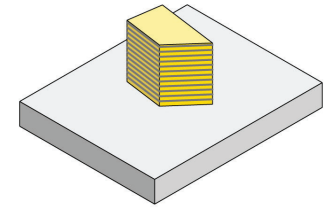
TYPICAL FLOOR PLANS

BLOCK G TYPICAL FLOOR PLAN

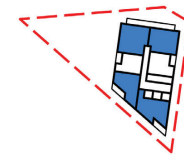


1BED 2BED 3BED STORAGE

PTW



Solar access can comply with ADG

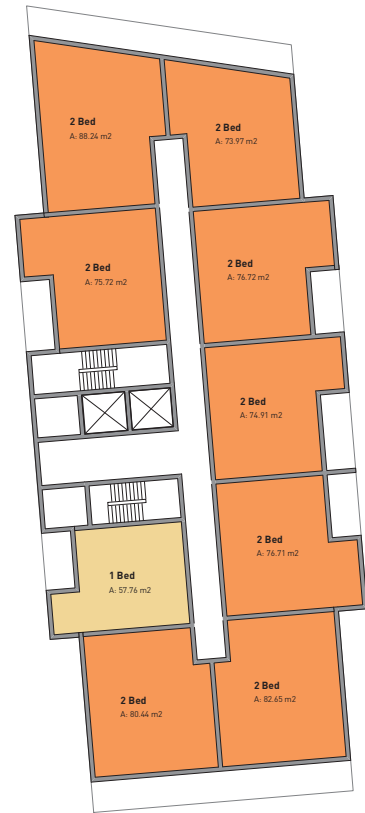


Cross ventilation can comply with ADG

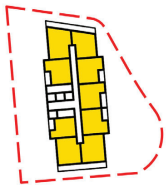
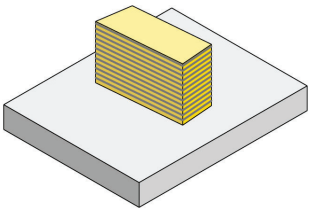


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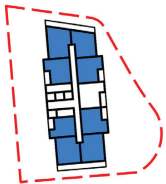
BLOCK H TYPICAL FLOOR PLAN



1BED 2BED 3BED STORAGE



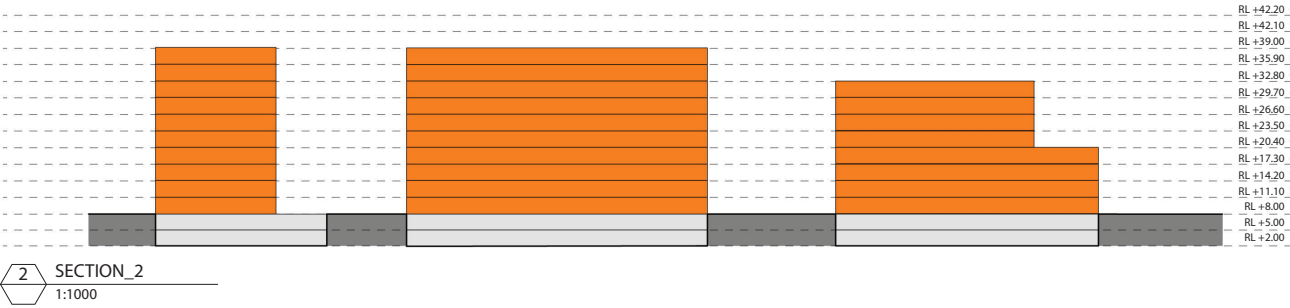
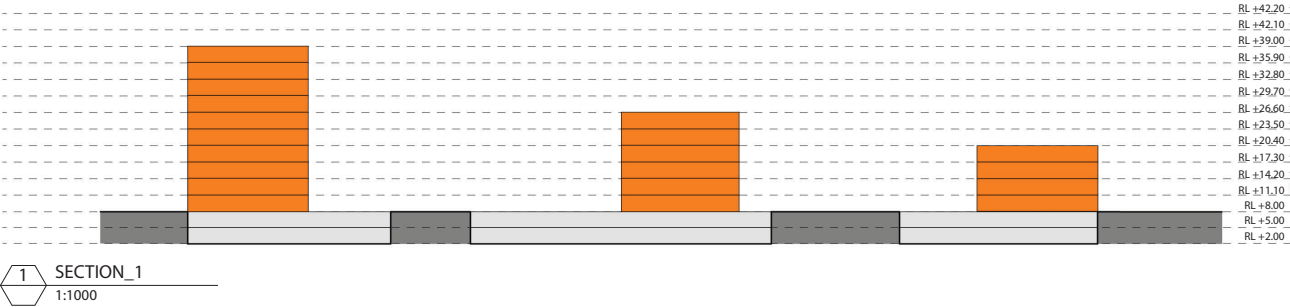
Solar access can comply with ADG



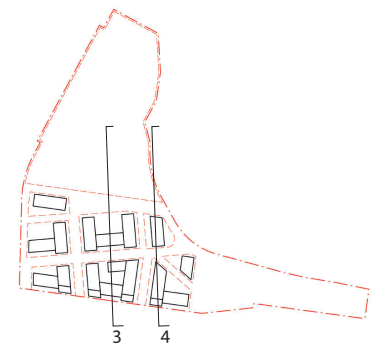
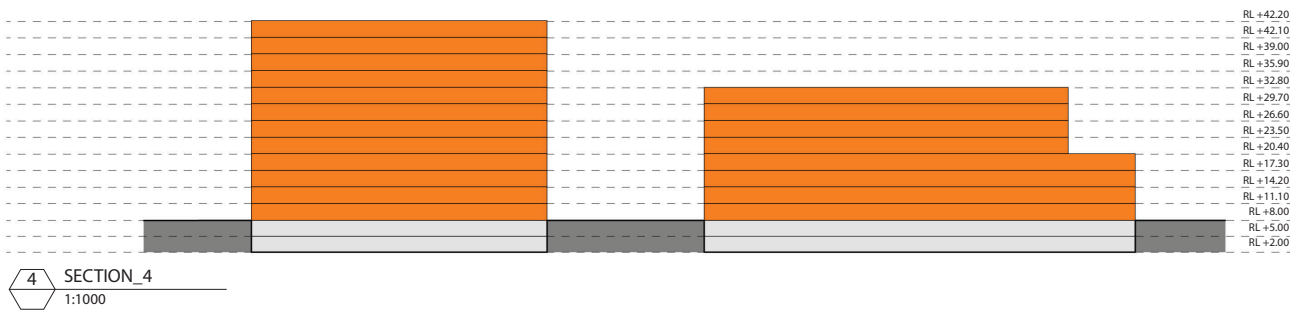
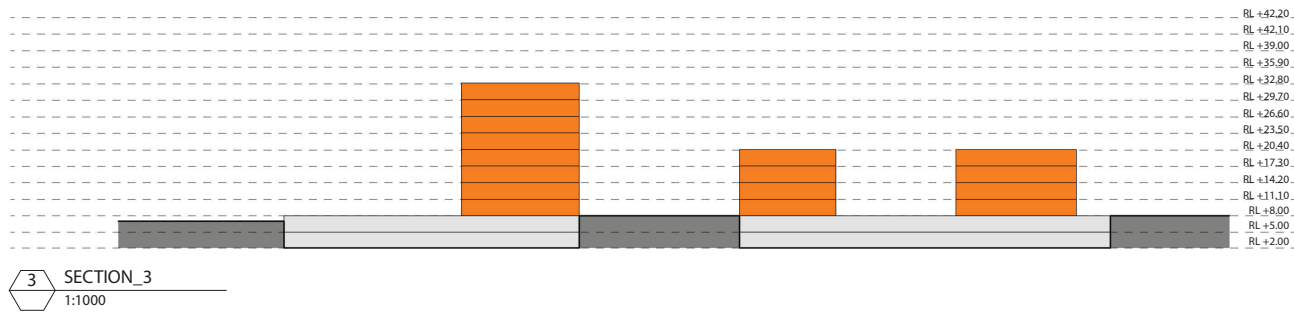
Cross ventilation can comply with ADG



SECTIONS



SECTIONS



MANCHESTER ROAD PRECINCT NOW



MANCHESTER ROAD PRECINCT TRANSFORMED



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