

SCHEDULES

Site Area: 1847 m² (approx)

Fully Enclosed Covered Area		
ID	Level	Area
FECA	Level 2	488.08
FECA	Level 3	1,140.24
FECA	Level 4	1,019.39
FECA	Level 5	1,019.39
		3,667.10 m²

Apartment Sellable Area		
Level	Type	Area
Level 2	apt	316.80
Level 3	apt	911.67
Level 4	apt	842.16
Level 5	apt	842.16
		2,912.79 m²

Apartment Mix	
Type	
1B	
21	
2B	
24	
45	

Retail / Office		
Level	Type	Area
Ground - Level 1	office	686.54
		686.54 m²

Car Parks	
Level	Quantity
Ground - Level 1	24
	24
Level 2	37
	37
	61

car parking requirement

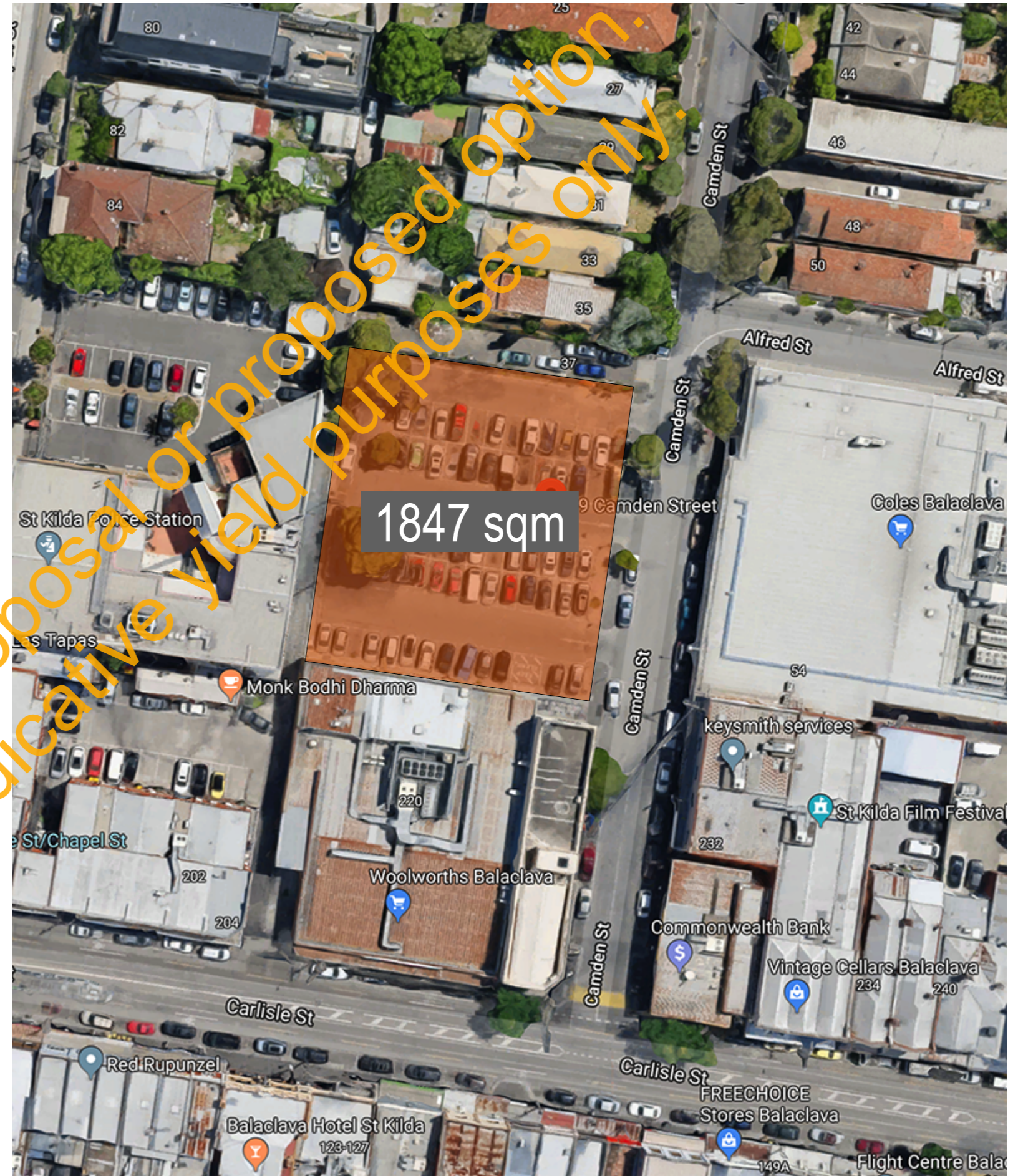
Residential:
> 45 apts x 0.8 car per apt = 36 car spaces;

Commercial:
> retail or office - 3.5/100 sqm = 687 x 3.5/100 = 24 car spaces;

Existing:
> 63 car spaces

TOTAL REQUIRED = 36 + 24
= 60 car spaces [61 provided]

note:
1. Existing on-grade removed from allowance



SUBJECT SITE

NO. 92
CHAPEL
ST

NO. 37

LANE

STREET

CAMDEN

98°16'45" 16.99m

98°01'45" 24.18m

7°06'45" 44.96m

187°08'45" 44.79m

278°03'45" 27.31m

359°58' 0.01m

277°31' 13.83m

WOOLWORTHS

DRIVEWAY TO
OFFICE/RETAIL CARPARK

B.O.H BIKES, STORAGE, BUILDING SERVICES ETC

A: 164 m²

RAMP UP
TO L2
BEST CAR
PARK

SERVICES & BIN CHUTE

RESI LOBBY

A: 125 m²

SERVICES

OFFICE/RETAIL
CARPARK

OFFICE (OR RETAIL)

A: 687 m²

Not a development proposal or proposed option.
For hypothetical, indicative yield purposes only.



NO. 92
CHAPEL
ST

LANE

7°06'45" 44.96m

98°16'45" 16.99m

98°01'45" 24.18m

B.O.H BIKES, STORAGE, BUILDING SERVICES ETC

A: 92 m²

1B
TYPE A
A: 50 m²

balcony
A: 13 m²

RAMP UP FROM CAMDEN ST

2B
TYPE B
A: 72 m²

balcony
A: 10 m²

STORAGE, BUILDING SERVICES ETC

A: 49 m²

SERVICES & BIN SHUTE

FECA

A: 488 m²

2B
TYPE B
A: 72 m²

balcony
A: 10 m²

RESIDENTIAL
CARPARK

SERVICES

187°08'45" 44.79m

4 - TANDEMS

2B
TYPE B
A: 72 m²

balcony
A: 10 m²

ZERO SETBACK TO
CREATE STREET WALL
AS PER DDO21-8

1B
TYPE A
A: 50 m²

balcony
A: 13 m²

278°03'45" 27.31m

359°58' 0.01m

277°31' 13.83m

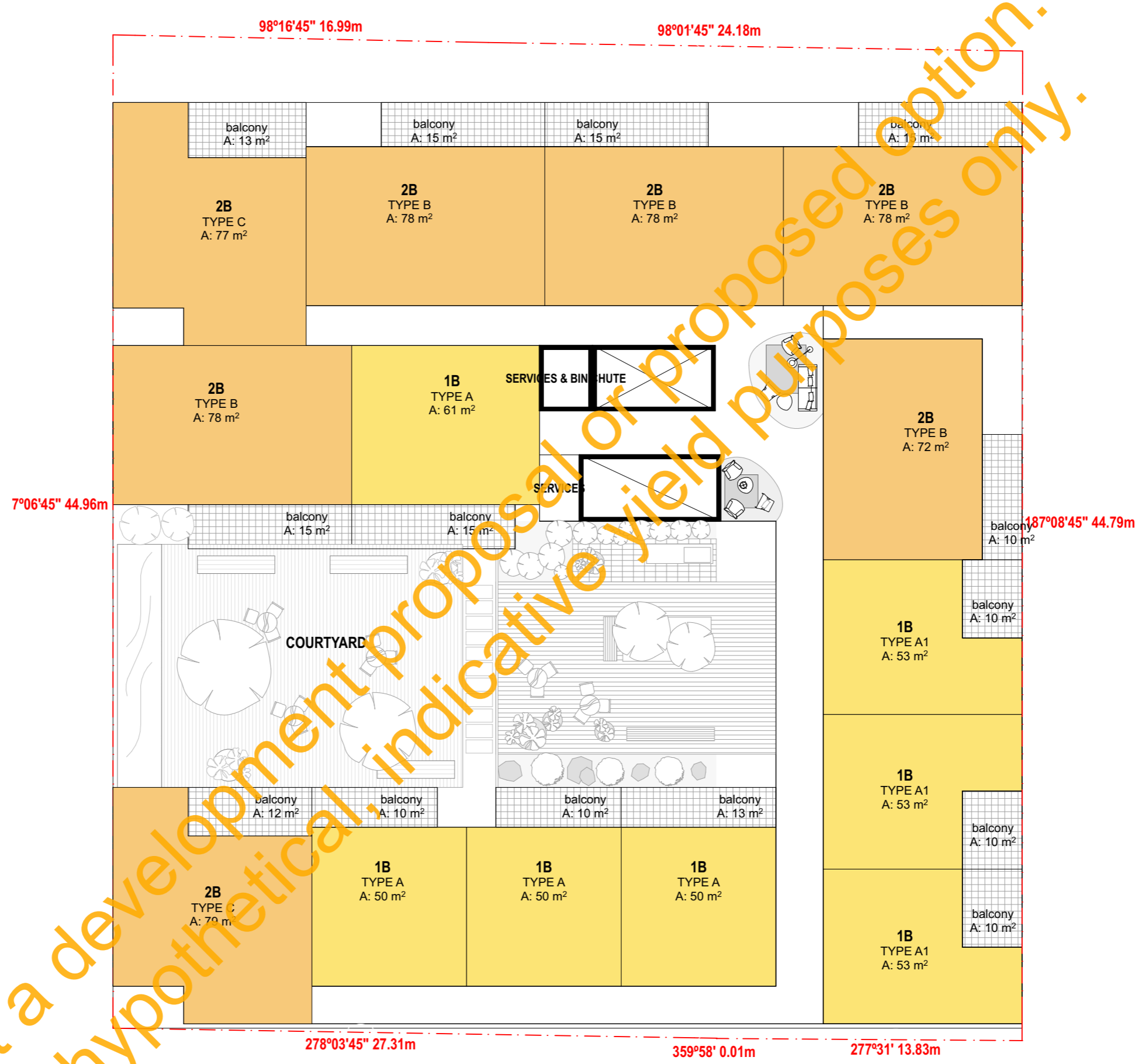
STREET

CAMDEN

Not a development proposal or proposed option.
For hypothetical, indicative yield purposes only.



FECA
A: 1,140 m²



Not a development proposal or proposed option.
For hypothetical, indicative yield purposes only.



ECA
019 m²

NO. 92
CHAPEL
ST

LANE

7°06'45" 44.96m

98°16'45" 16.99m

98°01'45" 24.18m

187°08'45" 44.79m

STREET

CAMDEN

SETBACK ABOVE
STREET WALL AS
PER DDO21-8

3.137

278°03'45" 27.31m

359°58' 0.01m

277°31' 13.83m

balcony
A: 13 m²

balcony
A: 20 m²

balcony
A: 14 m²

balcony
A: 20 m²

2B
TYPE C
A: 76 m²

2B
TYPE B
A: 73 m²

1B
TYPE A
A: 51 m²

2B
TYPE B
A: 73 m²

2B
TYPE B
A: 78 m²

1B
TYPE A
A: 61 m²

SERVICES & BIN
CHUTE

2B
TYPE B
A: 72 m²

balcony
A: 20 m²

balcony
A: 15 m²

balcony
A: 15 m²

SERVICES

1B
TYPE A
A: 50 m²

balcony
A: 14 m²

1B
TYPE A
A: 50 m²

balcony
A: 14 m²

balcony
A: 12 m²

balcony
A: 21 m²

balcony
A: 15 m²

2B
TYPE C
A: 79 m²

2B
TYPE B
A: 75 m²

1B
TYPE A
A: 53 m²

1B
TYPE A
A: 50 m²

balcony
A: 14 m²

Not a development proposal or proposed Option.
For hypothetical, indicative yield purposes only.

0 1 2 3 4 5 10 20

BIRD de la COEUR architects

No. Date
A 10/2020

This scheme is prepared for information and internal discussion purposes only. It is not a development proposal or proposed Option. It is not to be used for any other purpose without the express written permission of Bird de la Coeur Architects.

CAMDEN STREET CARPARK - opt02

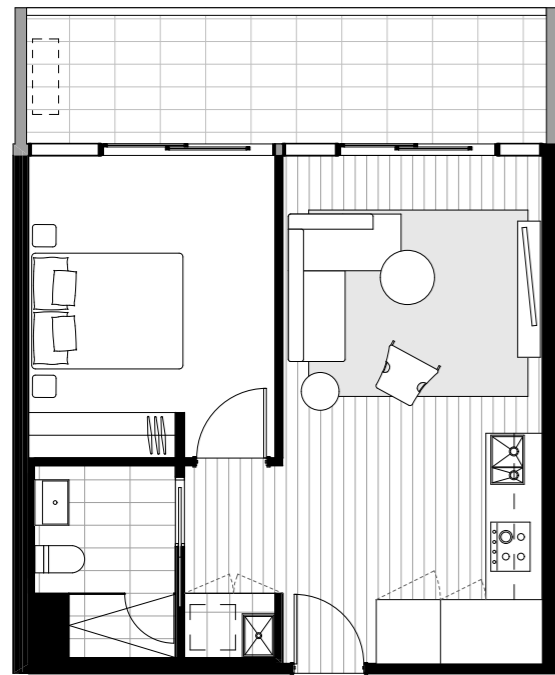
LEVEL 4 & 5 1:200 @ A3

YIELD STUDY

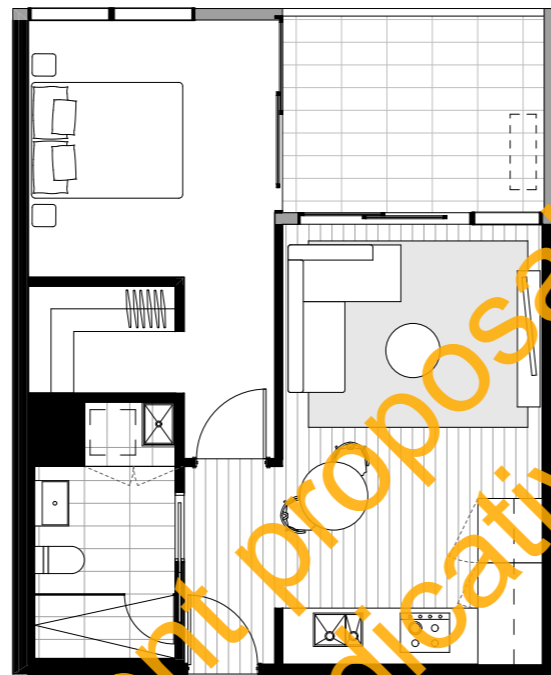
4

Y1.5
YIELD STUDY
REV A

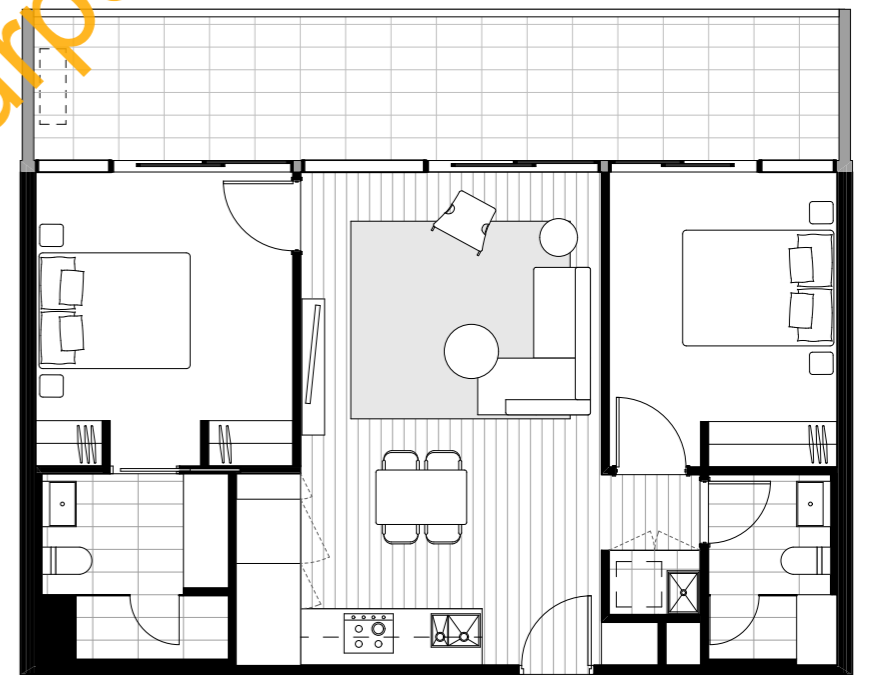
BIM Server: 330866colour - BIMModel as a Service © ST3, BRACLAIA Plot Date: 15/5/20 2:06 pm



1 Typical 1 Bed Apt 1:100



2 Typical Podium 1 Bed Apt 1:100



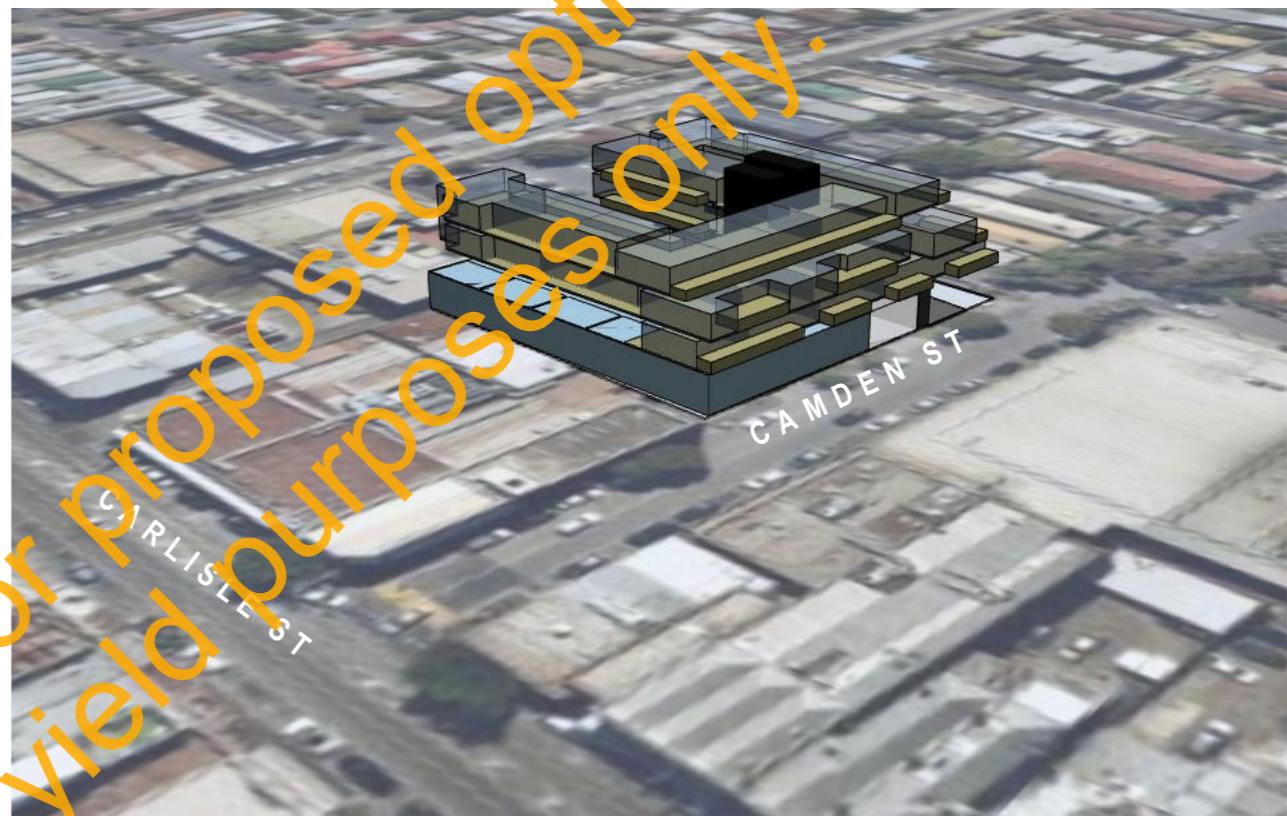
3 Typical 2 Bed Apt 1:100

NOTE: ALL LAYOUTS ARE CLAUSE 58 COMPLIANT

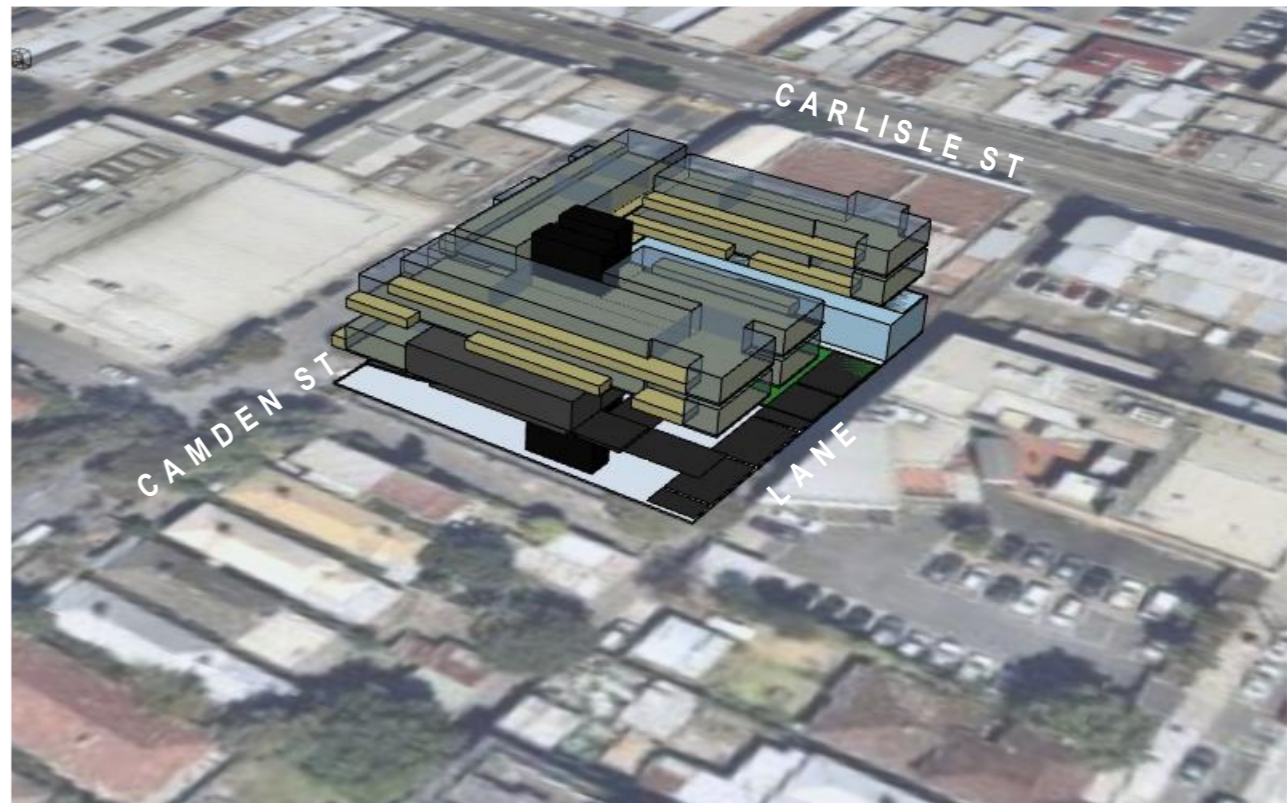




1 Perspective 1



2 Perspective 2



3 Perspective 3

Not a development proposal or proposed option.
For hypothetical, indicative yield purposes only.