

MARLBOROUGH STREET | BALACLAVA COMMUNITY HOUSING

MARLBOROUGH STREET BALACLAVA | COMMUNITY HOUSING | 21722 | RP-01 | 00 | YIELD STUDY | 06 FEB 2018

SUITE 27
20 COMMERCIAL ROAD
MELBOURNE 3004
03 9867 2888
WWW.DOIGARCHITECTURE.COM.AU
ADMIN@DOIGARCHITECTURE.COM.AU
ABN 95 053 178 733

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LOCATION PLAN



FOR DISCUSSION ONLY

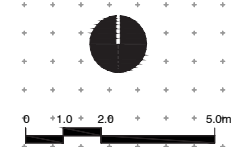
MARLBOROUGH STREET BALACLAVA | COMMUNITY HOUSING | 21722 | RP-01 | 00 | YIELD STUDY | 06 FEB 2018



- DRAWING KEY
- commercial use
 - NDIS
 - 3 bed apartment
 - 2 bed apartment
 - 1 bed apartment
 - studio
 - residential carpark
 - title boundary
 - 'compliant' envelope

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REV	DATE	DESCRIPTION	BY	CHK
25/01/18		FOR DISCUSSION		



PROJECT STATUS
SKETCH DESIGN

SCALE
1:200 @A3

DATE
JAN 18

JOB NO.
21722

DRAWN BY
SLK

PROJECT NAME
**46-58 Marlborough Street
Balaclava**

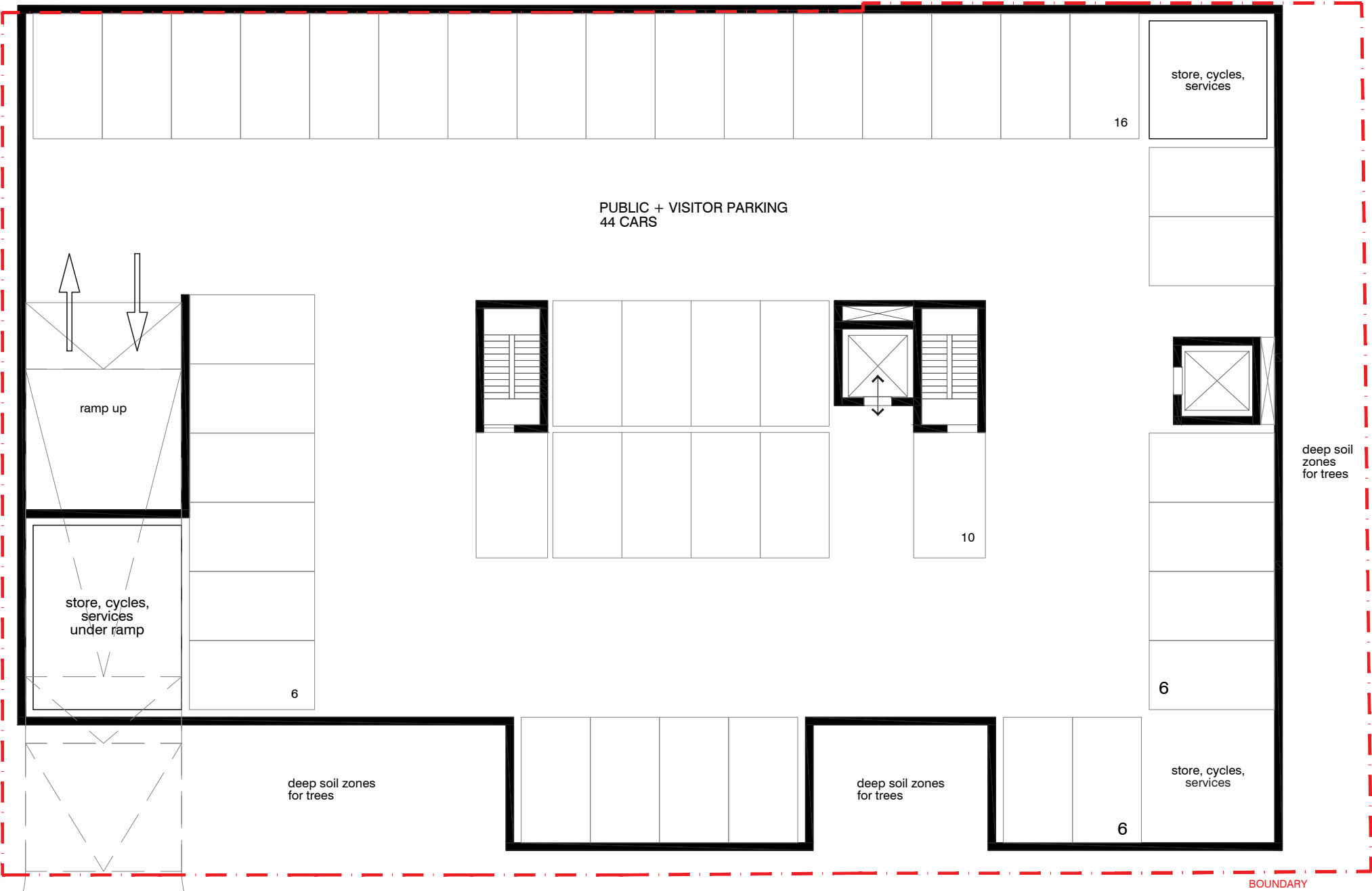
DRAWING NAME
Ground Floor

DRAWING NO
SK-A-100

REV.
-

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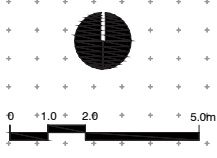
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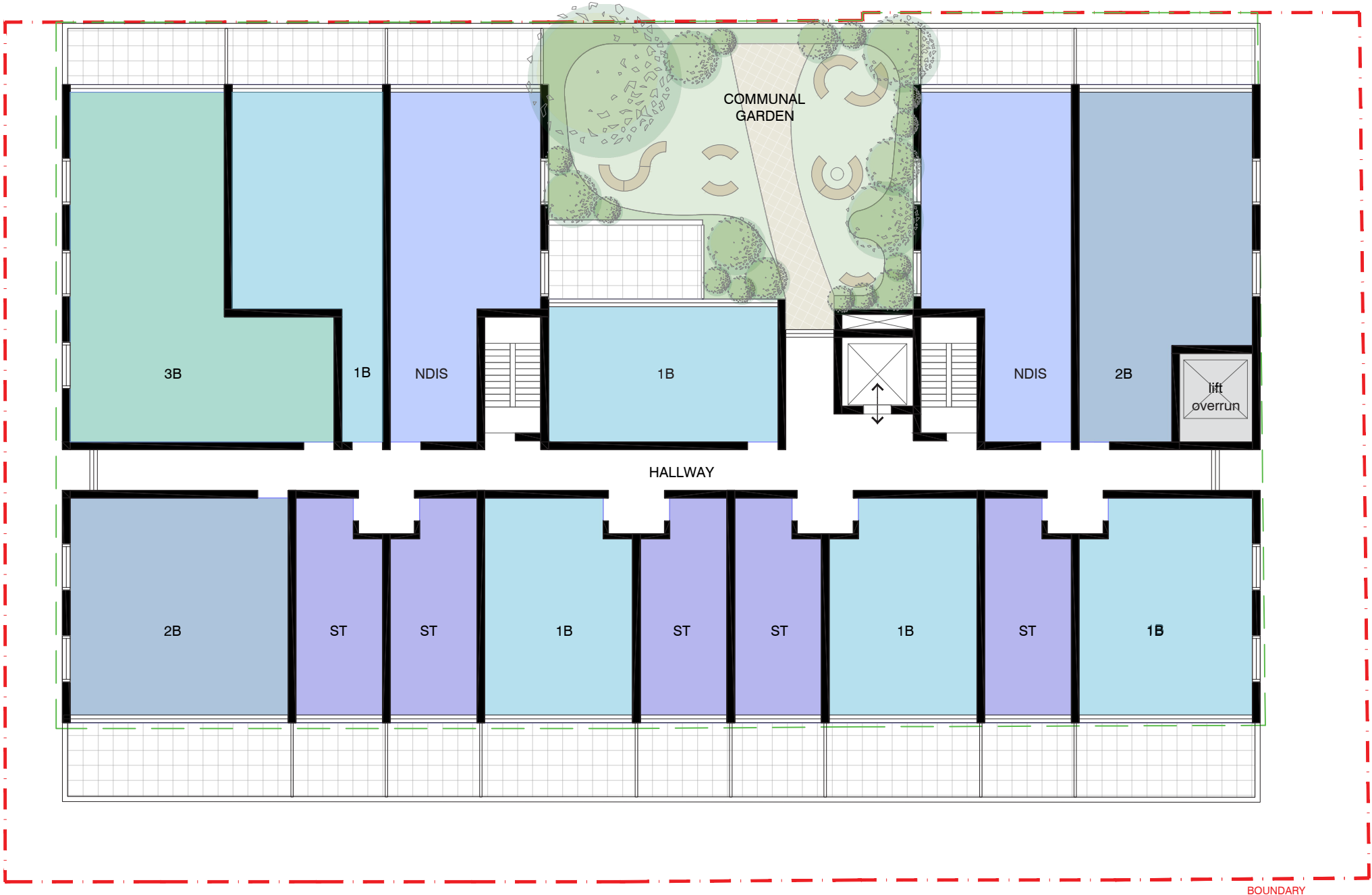
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Basement B01

DRAWING NO
SK-A-099

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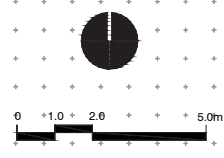
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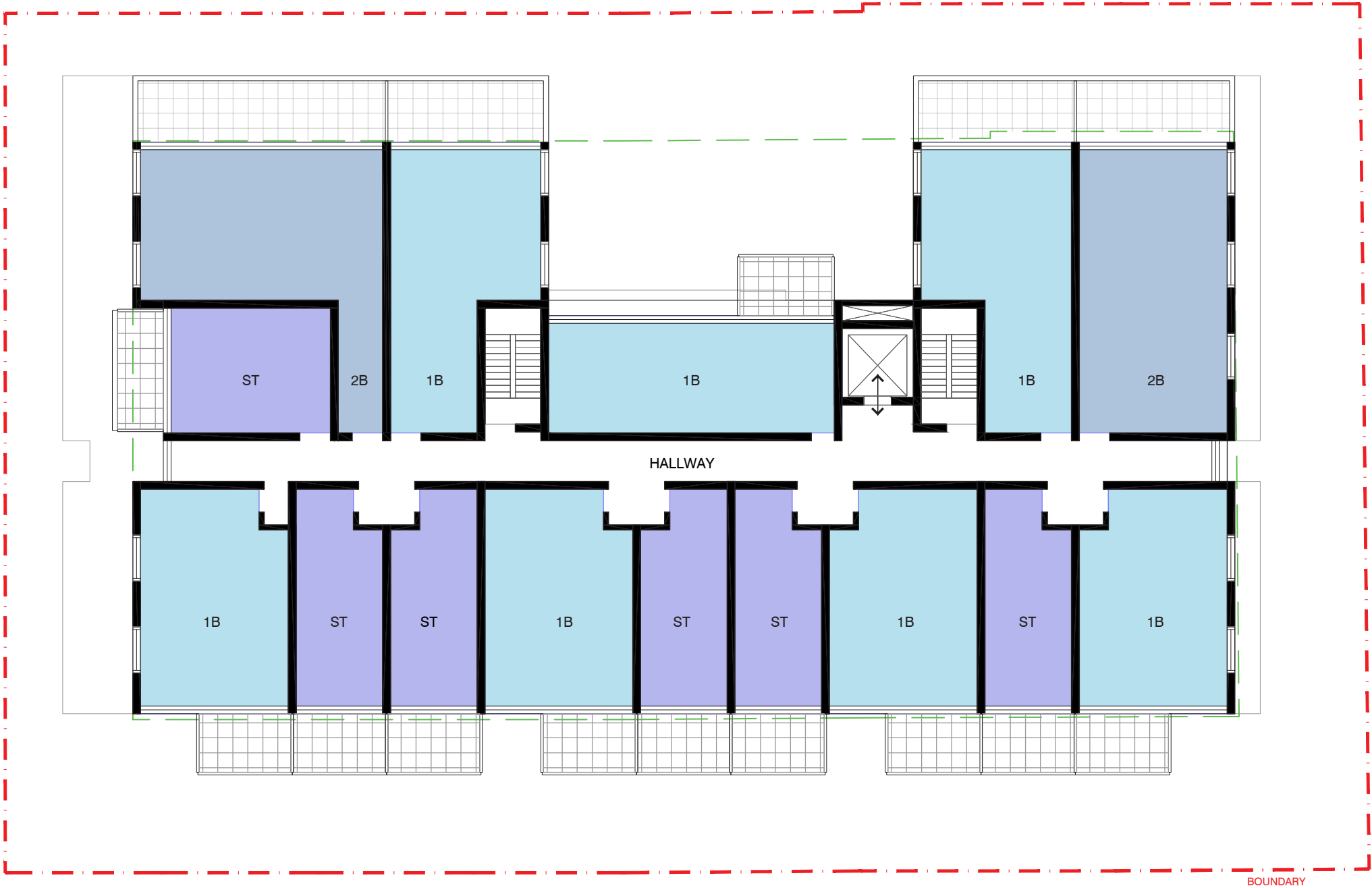
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Level 01

DRAWING NO
SK-A-101

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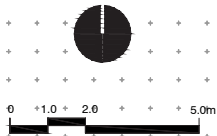




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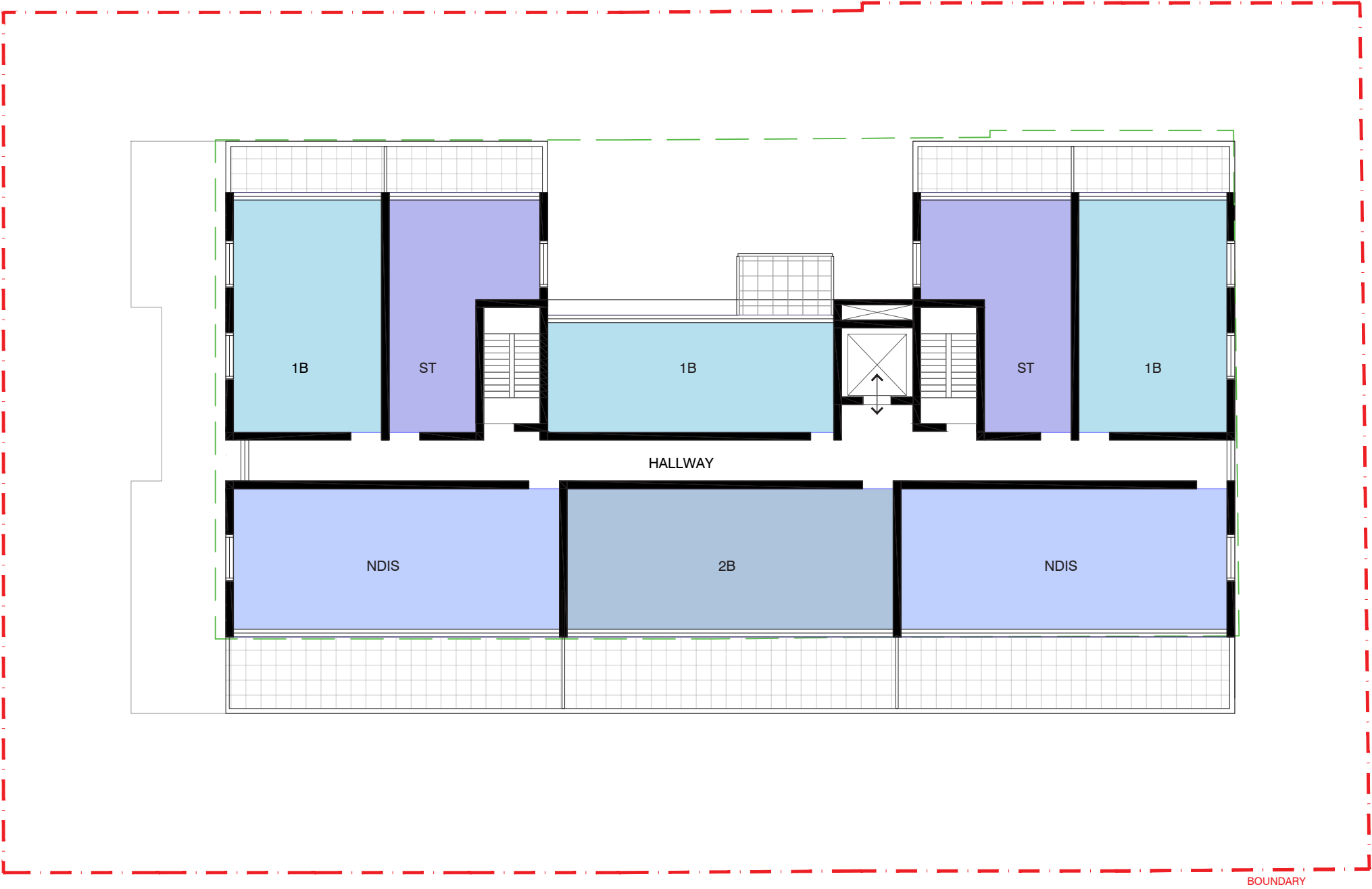
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Level 02

DRAWING NO
SK-A-102

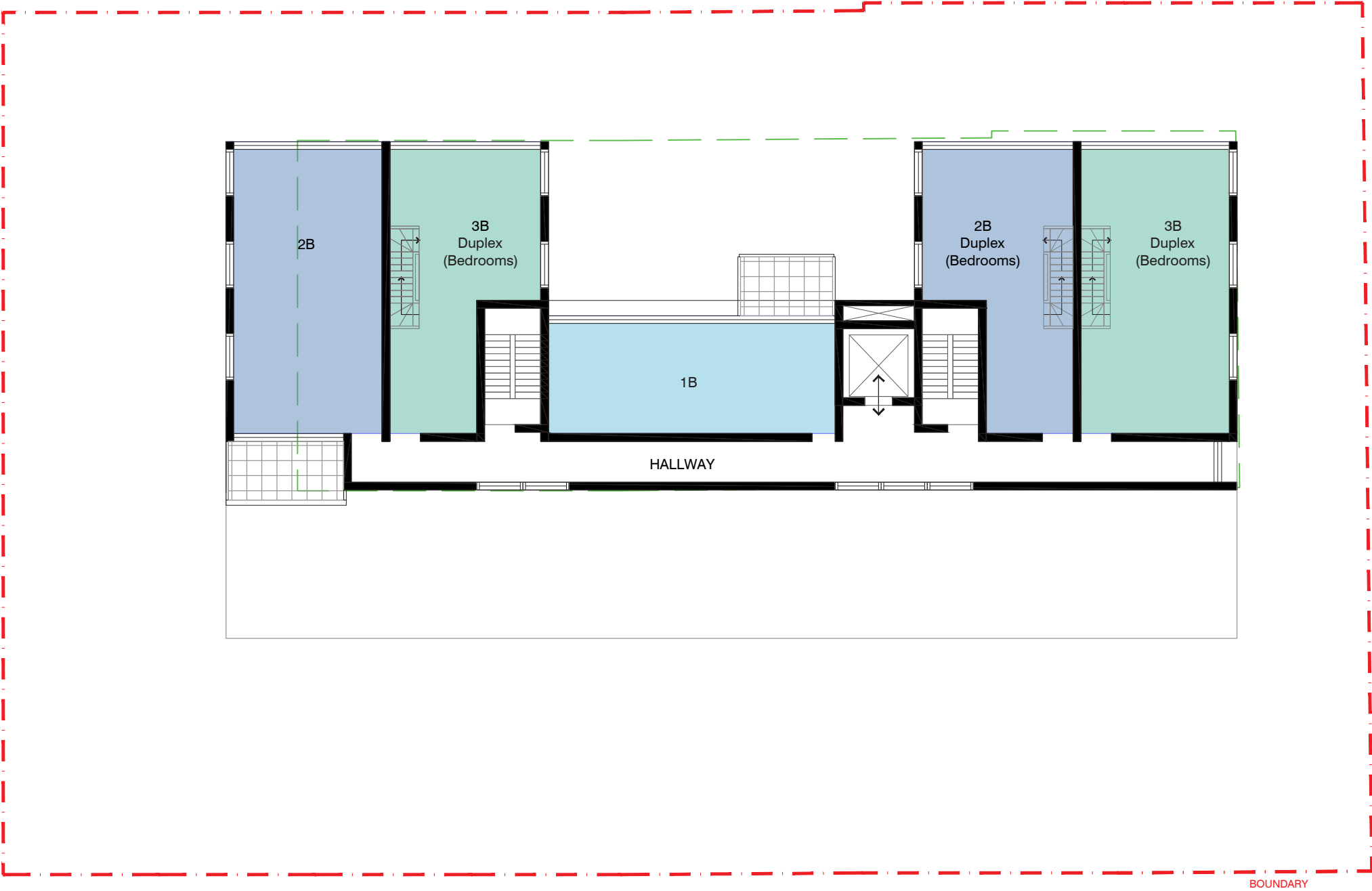
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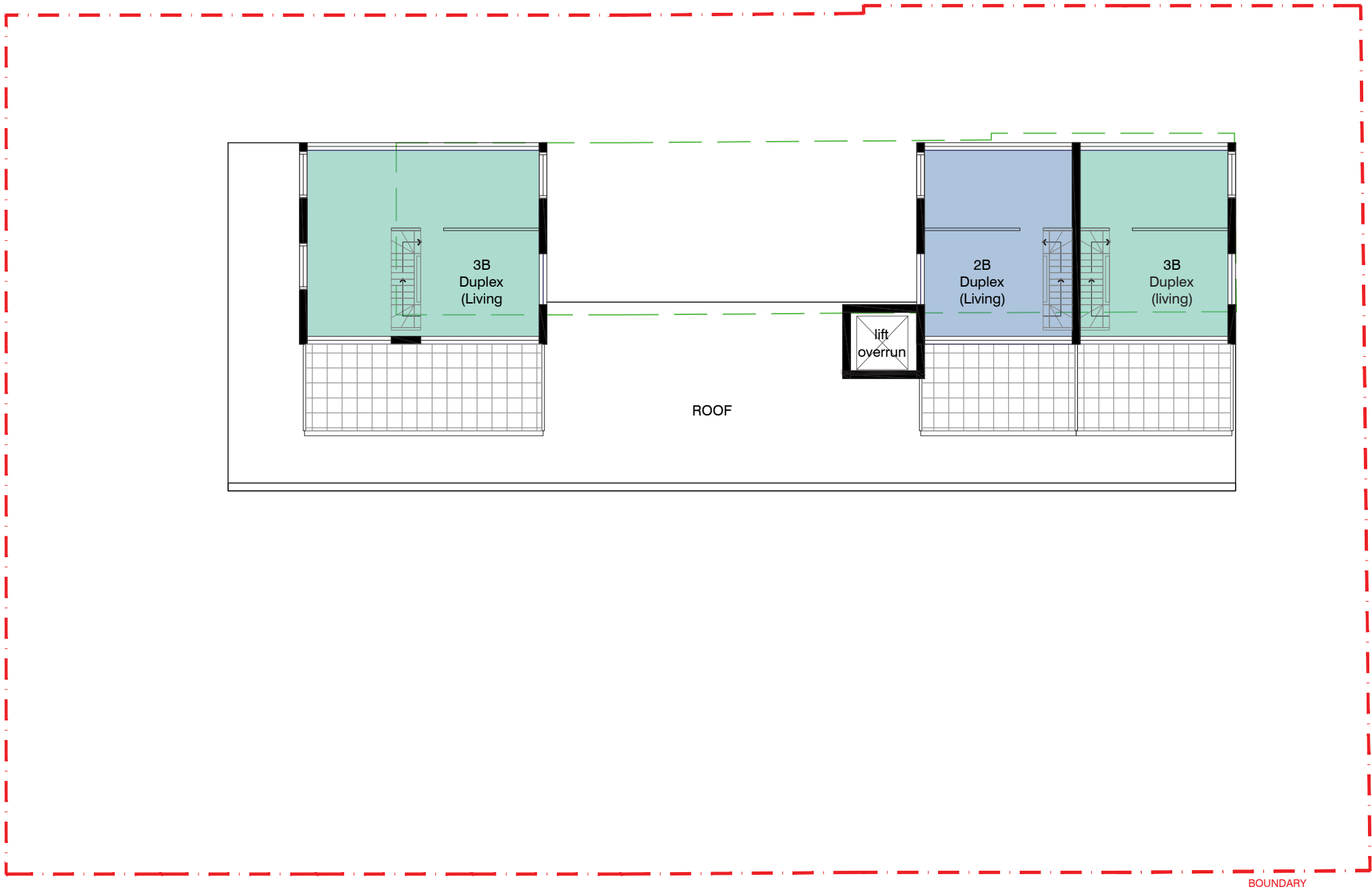
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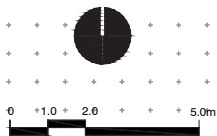
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-	25/01/18	FOR DISCUSSION	-	-
-	30/01/18	MINOR TEXT AMENDMENTS	-	-



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1:200 @A3

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PROJECT NAME
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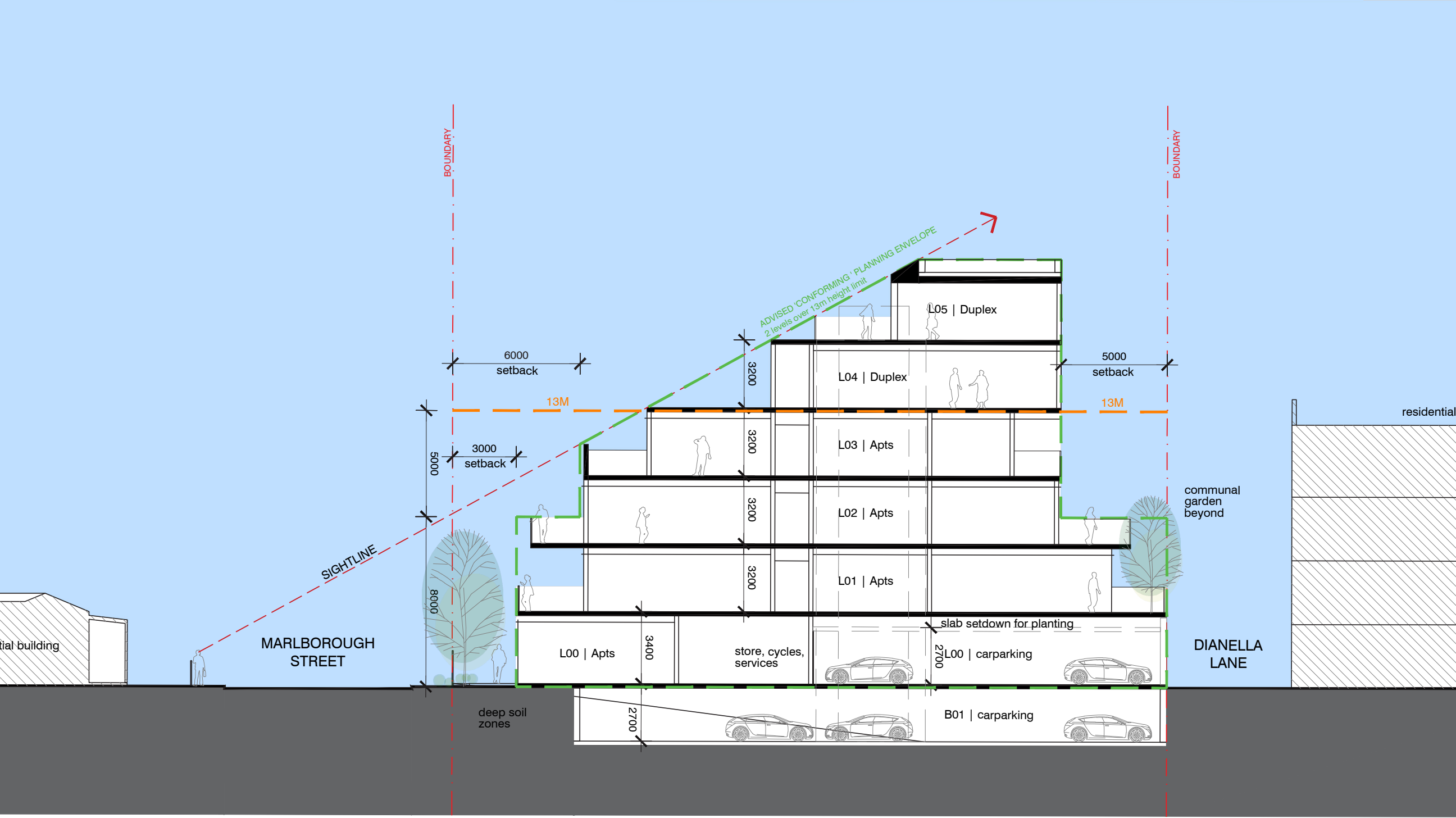
DRAWING NAME
Level 05

DRAWING NO
SK-A-105

REV.
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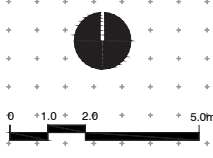
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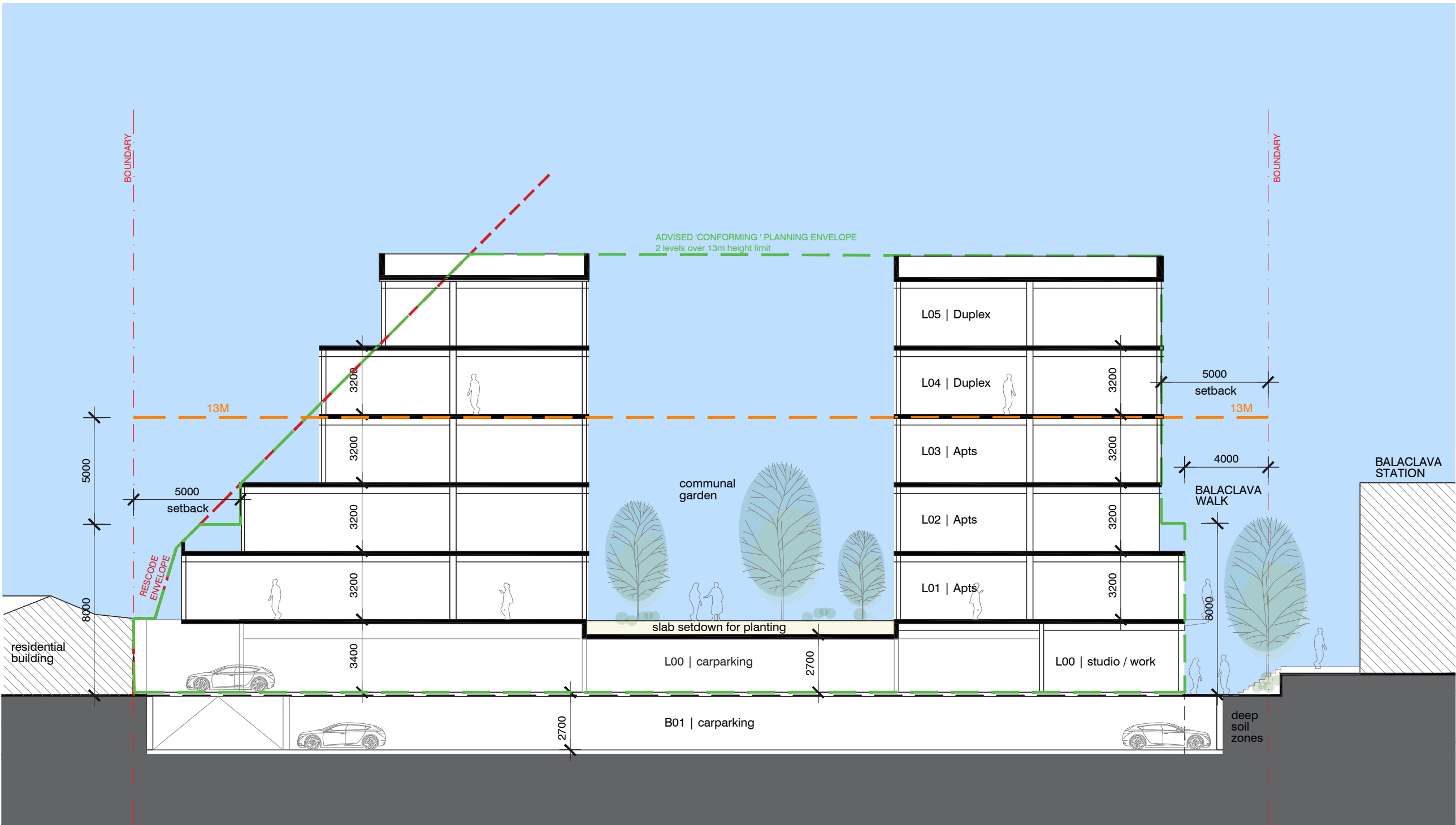
DRAWING NAME
Cross Section

DRAWING NO
SK-A-200

REV.
-

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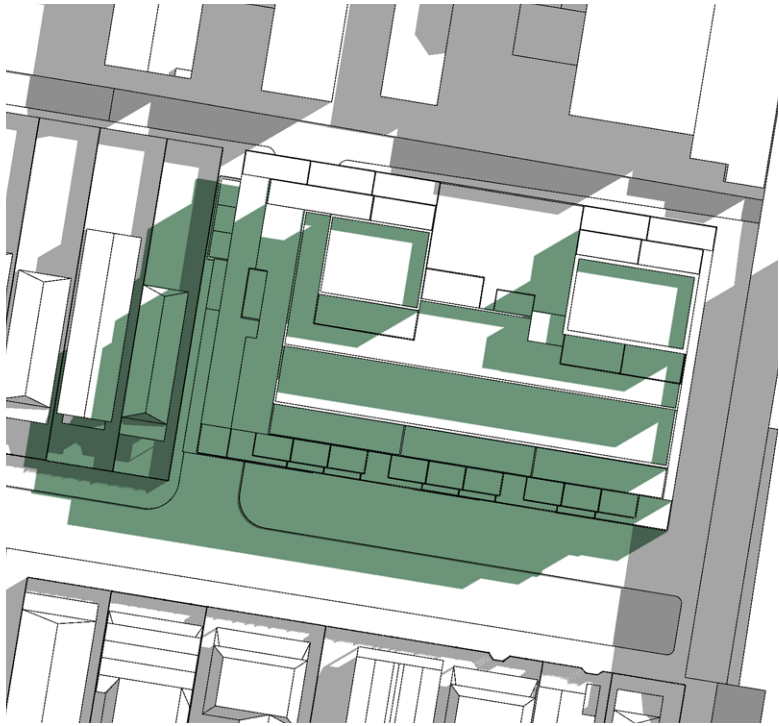
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Longitudinal Section

DRAWING NO
SK-A-201

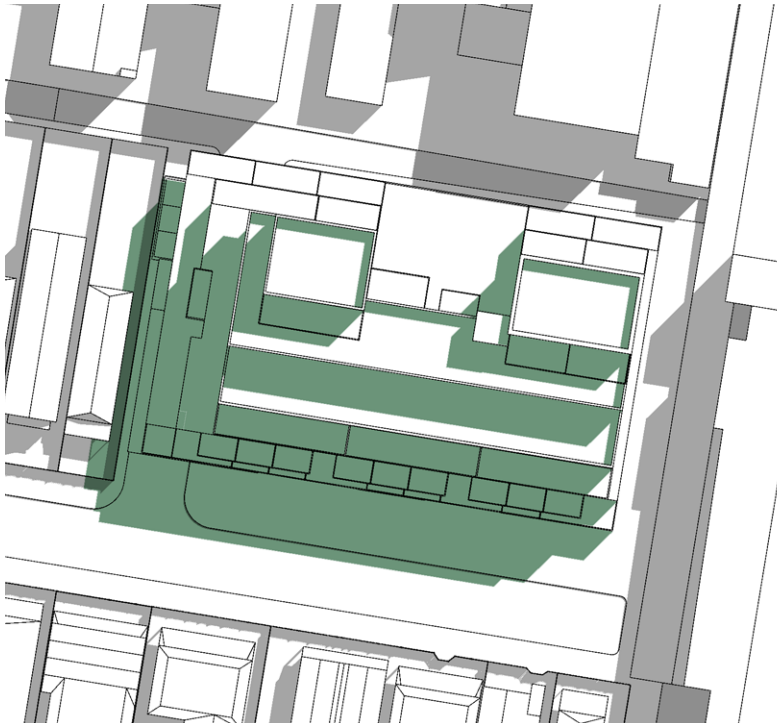
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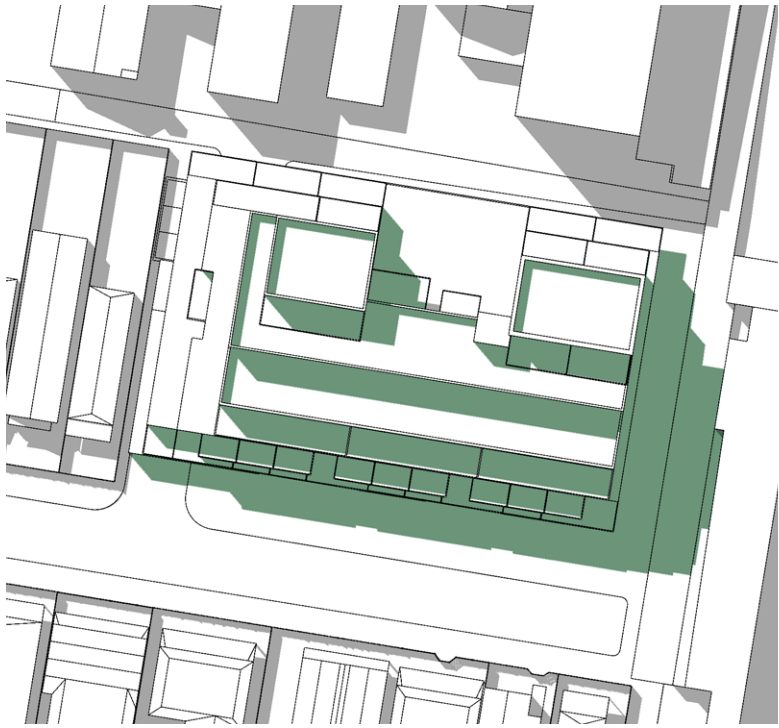
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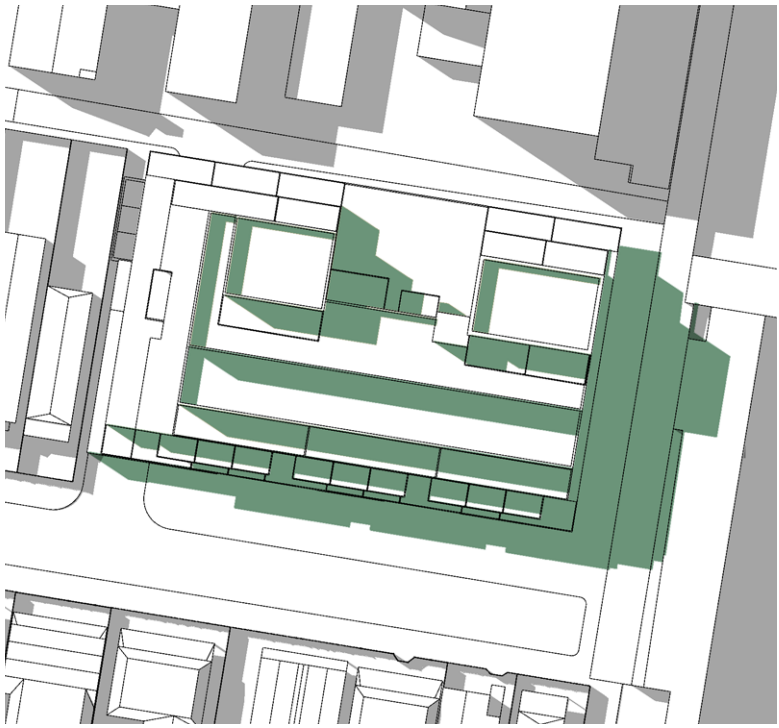
9AM SEPT 22nd



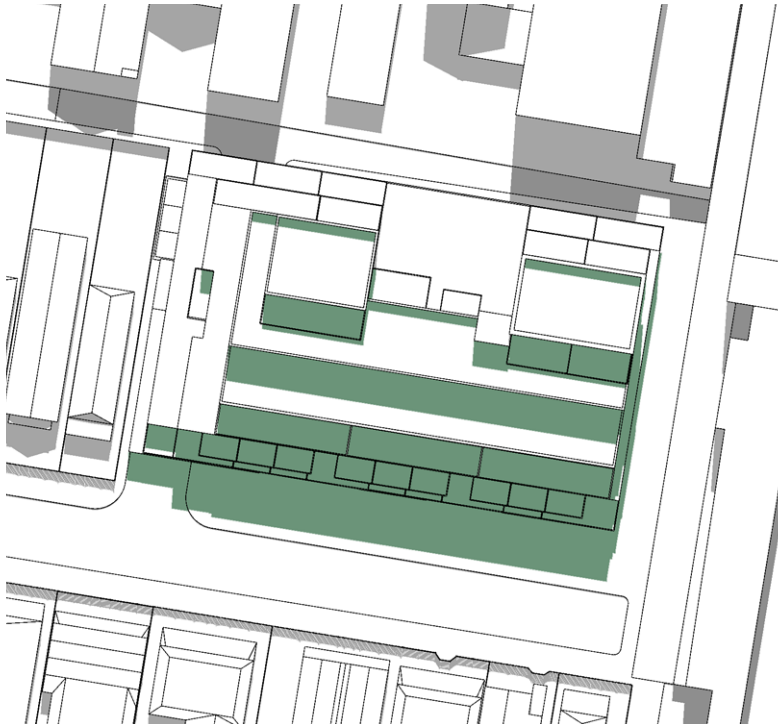
10AM SEPT 22nd



2PM SEPT 22nd



3PM SEPT 22nd



12PM
SHADOW DIAGRAM AT 12PM SEPT 22nd
OPTION A -COMPLIANT SCHEME

SCHEDULE

Development Summary - Permissable by current Planning Scheme

	NSA (Sqm)	Studio	1B	2B	3B	NDIS	No. of Apts Sub-Total	Communal (Sqm)	Commercial (Sqm)	Comments
Level 05	175	-	-	-	-	-	0	-	-	Apartment mix is indicative only, and subject change through design concept development. NSA sqm assumes twin keyed arrangements are operating in separate mode.
Level 04	310	-	1	2	2	-	5	-	-	
Level 03	485	2	3	1	-	2	8	-	-	
Level 02	710	6	7	2	-	-	15	-	-	
Level 01	860	5	5	2	1	2	15	130	-	
Ground	260	-	-	3	-	-	3	-	190	
Basement	0	-	-	-	-	-	0	-	-	
Total	2800	13	16	10	3	4	46	130	190	
		28%	35%	22%	7%	9%				

Option A Carparking Summary

Commercial Spaces	-	-	-	-	-	-	-	2-3	0.4/100sqm or 1 per tenancy
Resi ratio	0.19	0.19	0.35	0.35	0.35				
Resi Req. Nos	2	3	4	1	1	11		requirement	

	Spaces
Resi / Staff (Ground)	18
Public / Visitor (B1)	44