MARLBOROUGH STREET | BALACLAVA COMMUNITY HOUSING

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

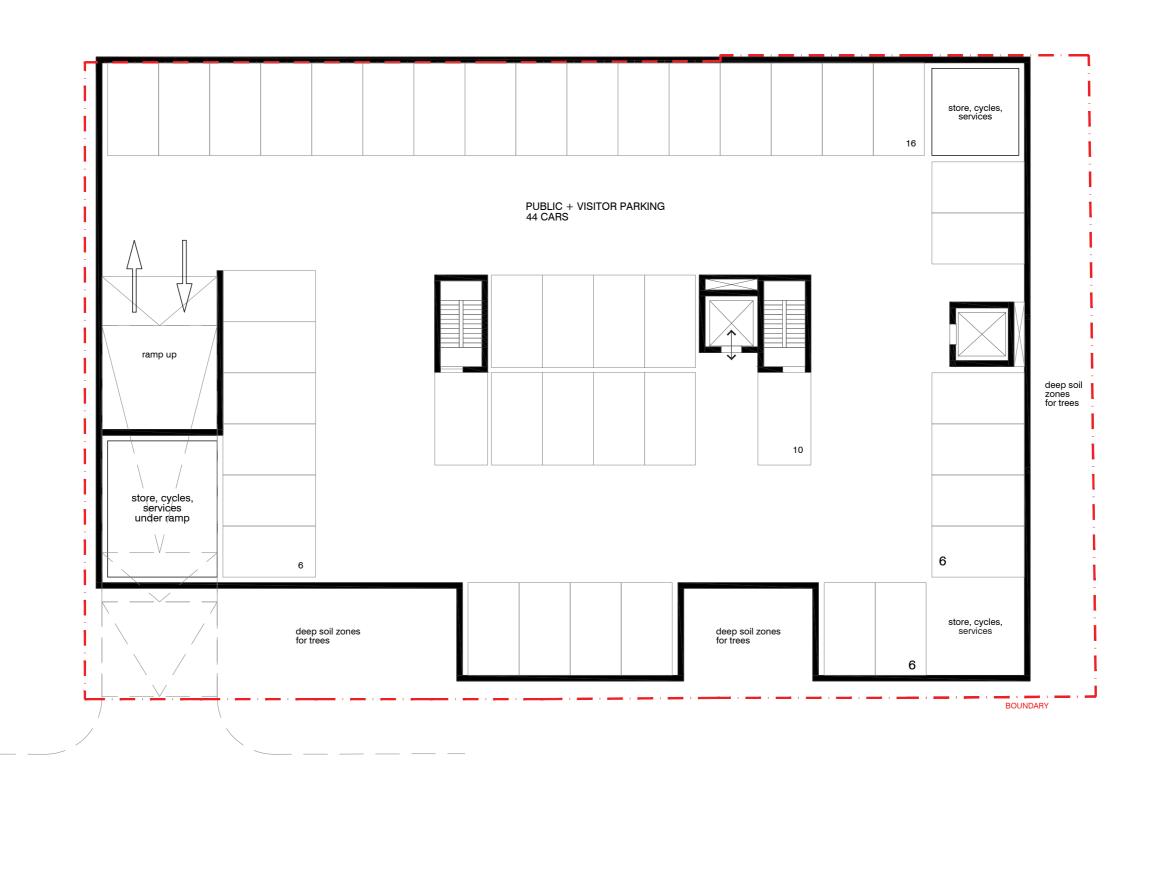








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DRAWING KEY

3 bed apartment2 bed apartment

residential carpark

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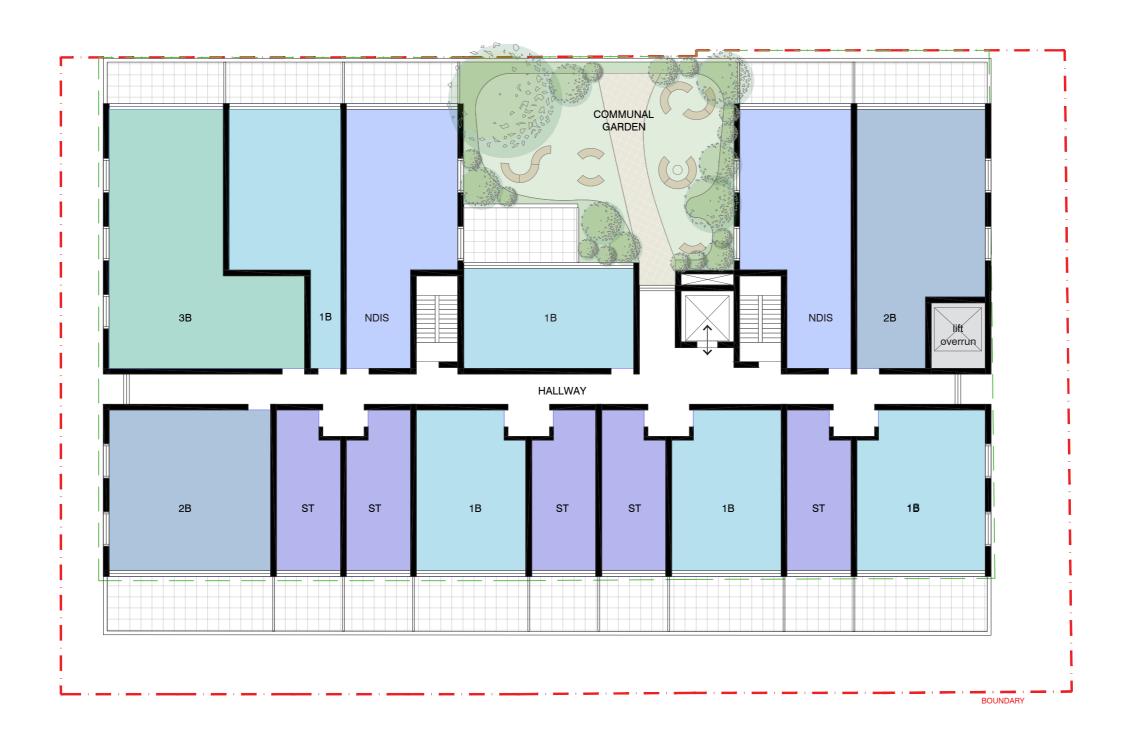
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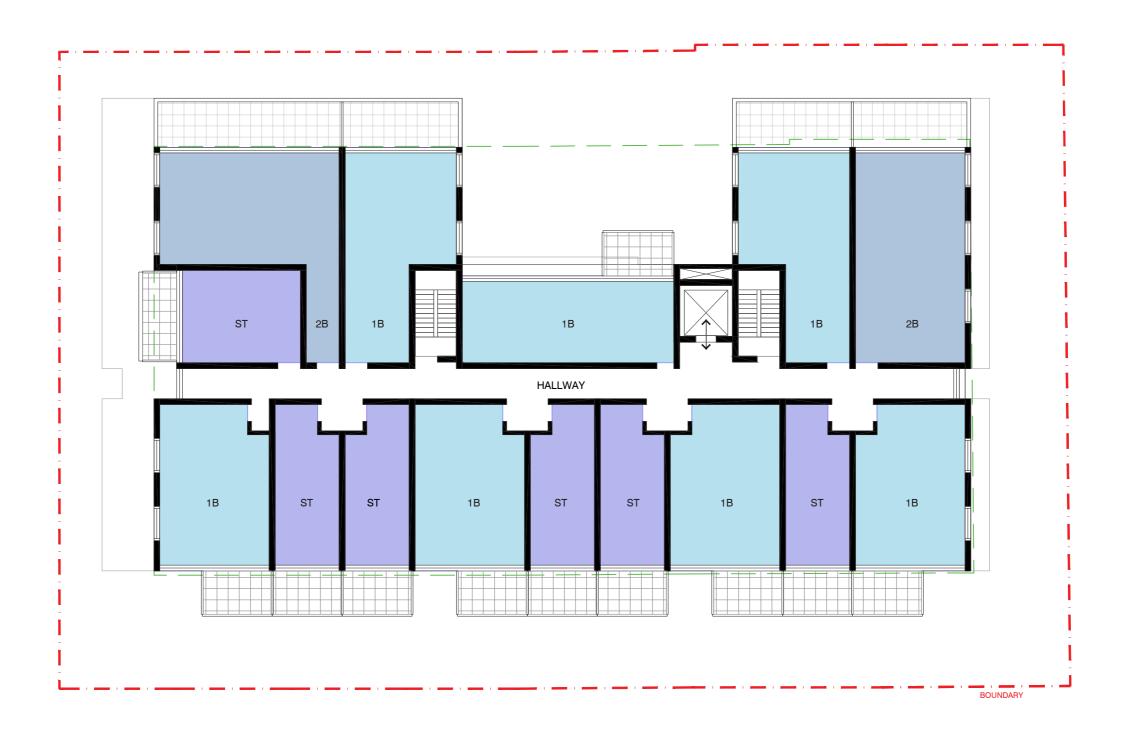


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PROJECT STATUS

SKETCH DESIGN

SCALE

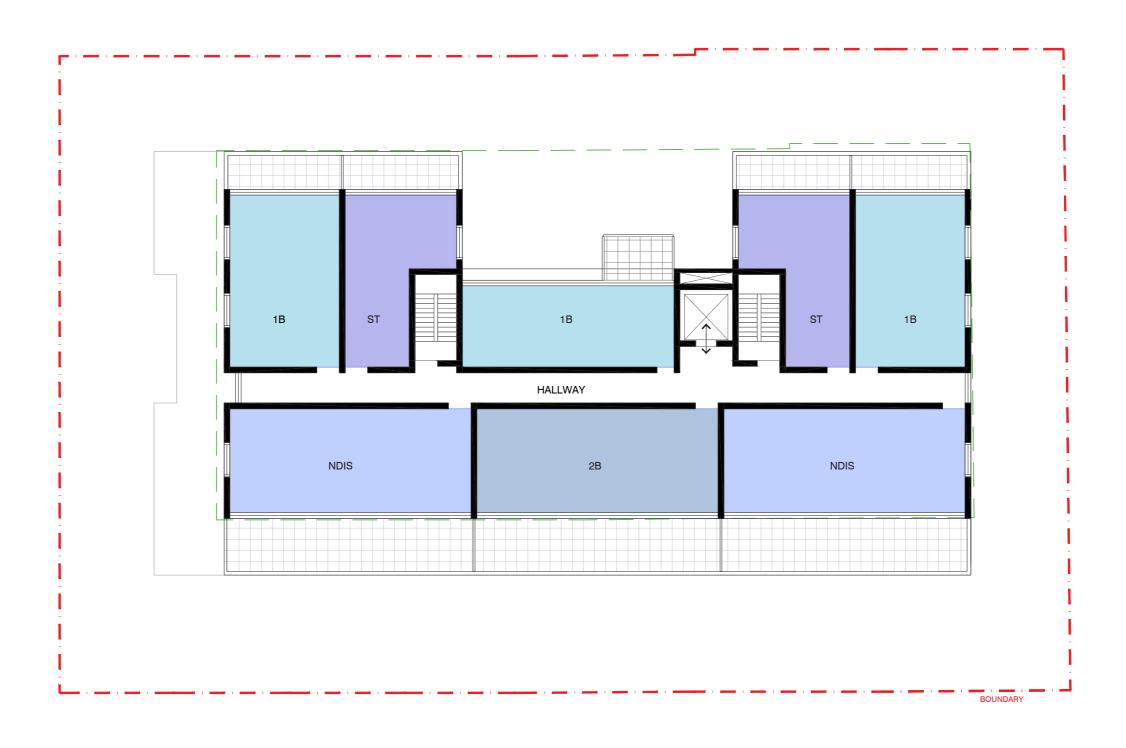
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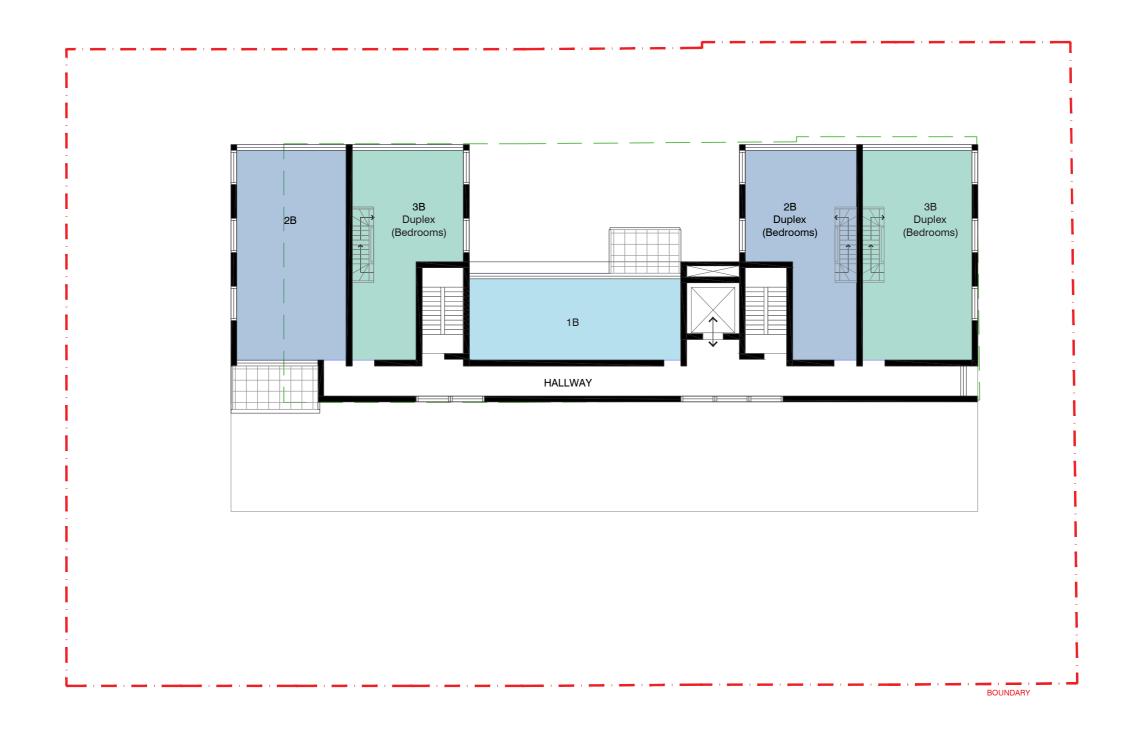




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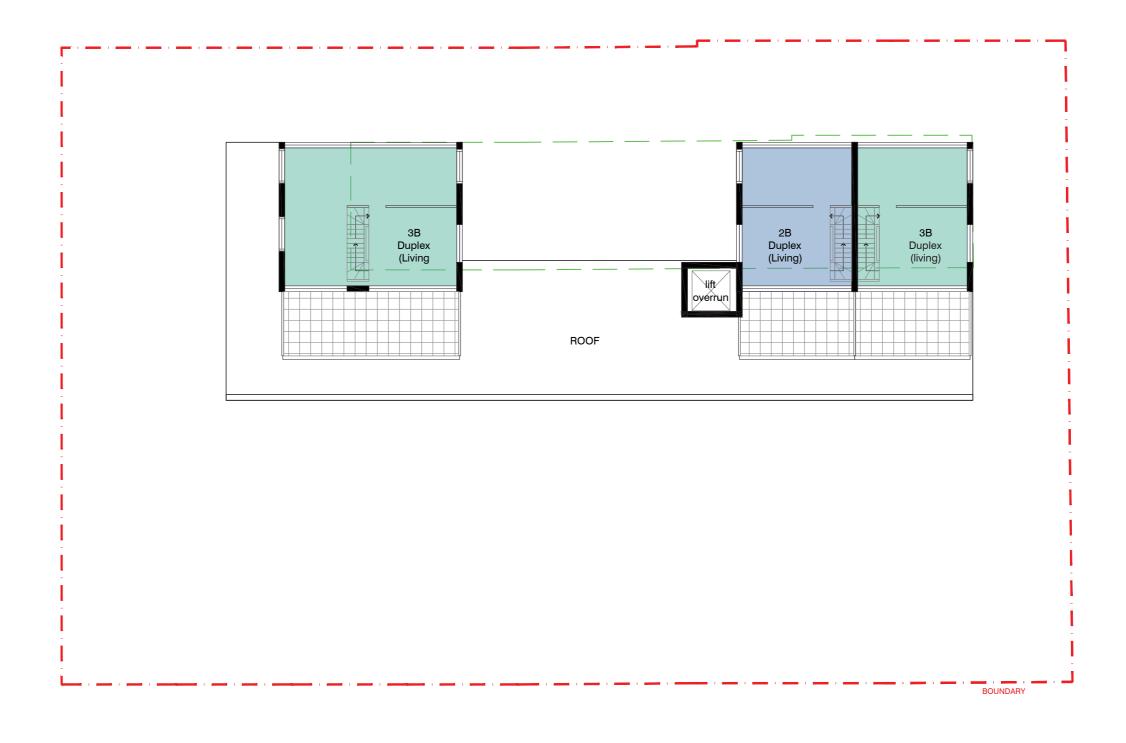




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3 bed apartment 2 bed apartment residential carpark 'compliant' envelope

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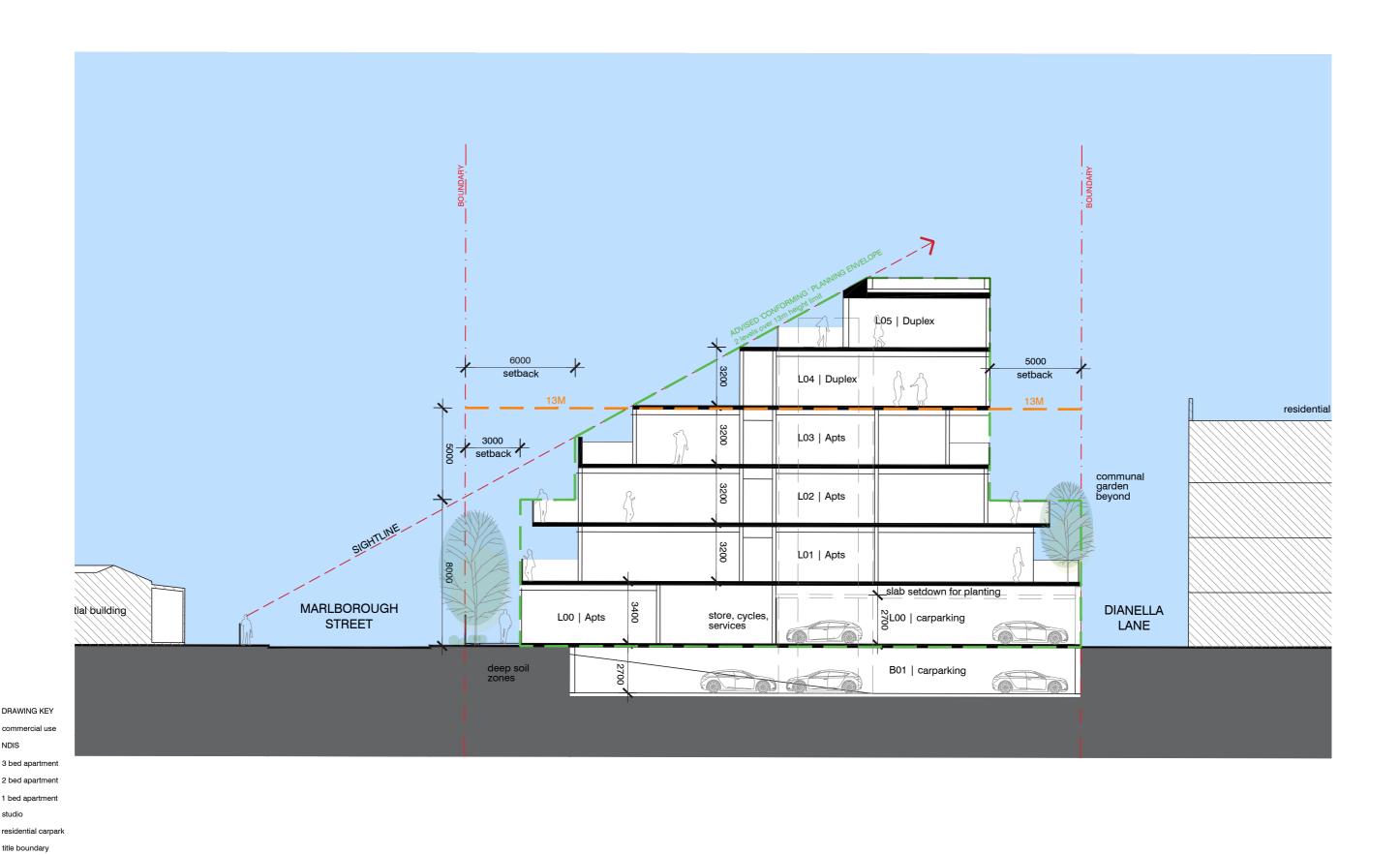
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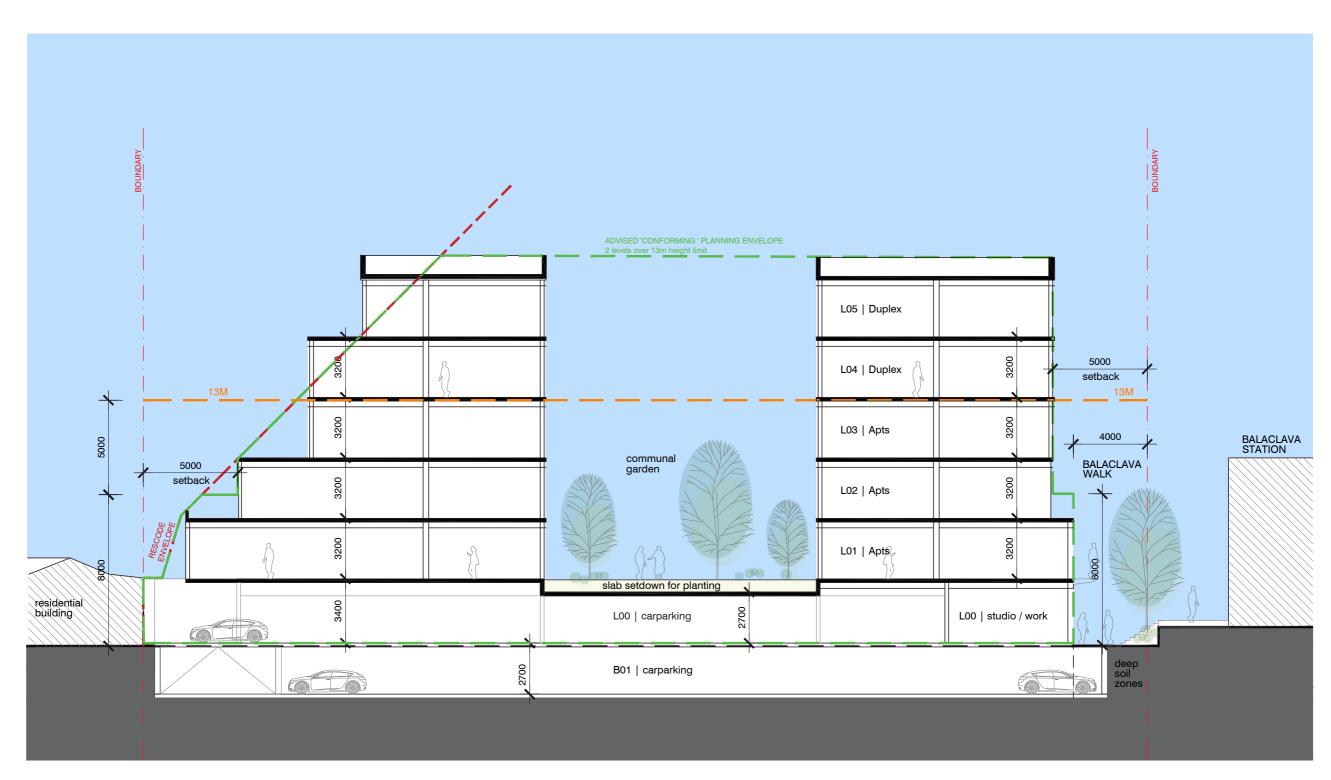
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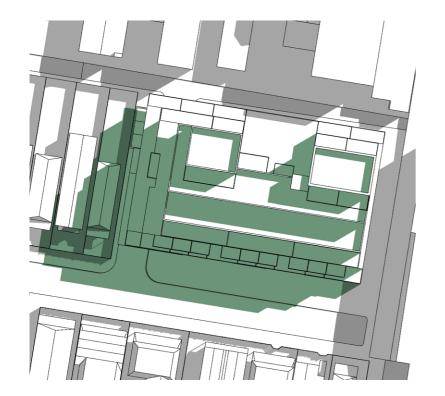


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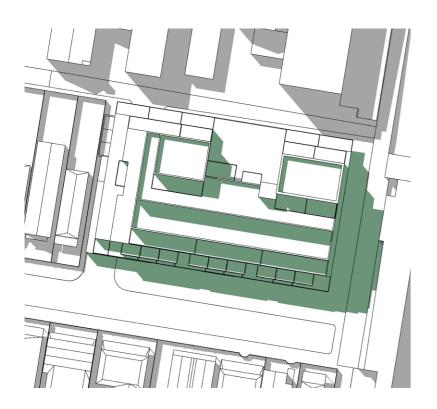
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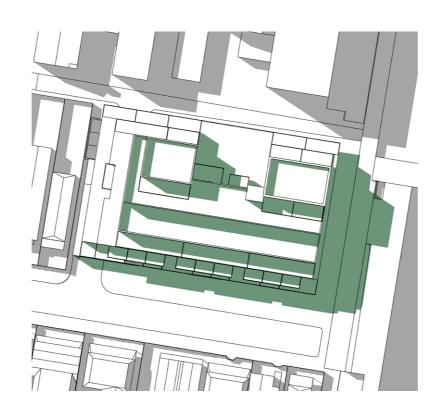
9AM SEPT 22nd



10AM SEPT 22nd



2PM SEPT 22nd



3PM SEPT 22nd



OPTION A -COMPLIANT SCHEME

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PROJECT STATUS

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SCHEDULE

Development	Summar	y - Permissable by current Planning Scheme	
	NSA		No. of Ap

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