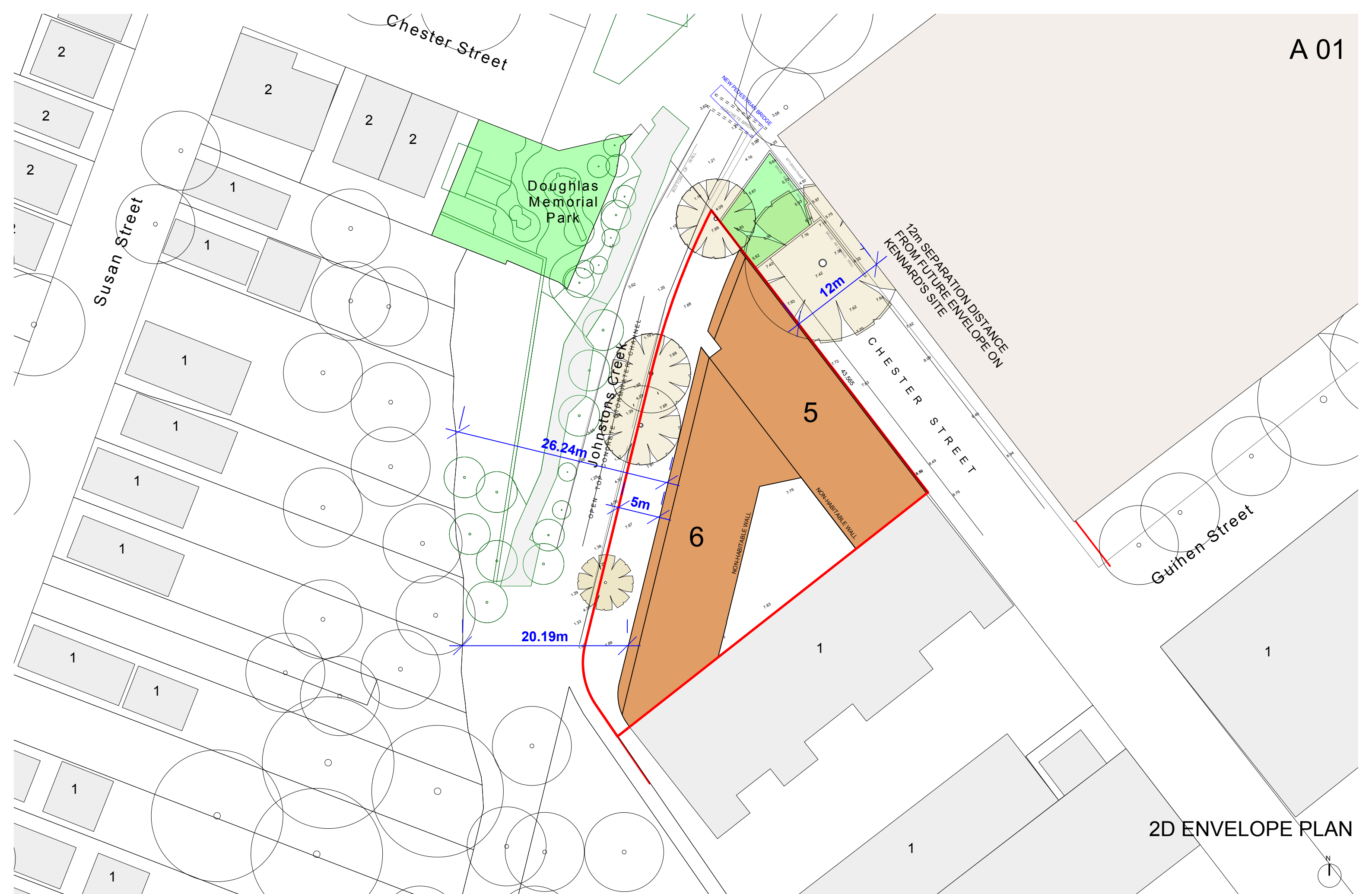


# ARCHITECTURAL DRAWINGS

REVISED PACKAGE - SUBMITTED ON 31 MAY 2018



2D ENVELOPE PLAN





Basement



Lower Ground





Level 1

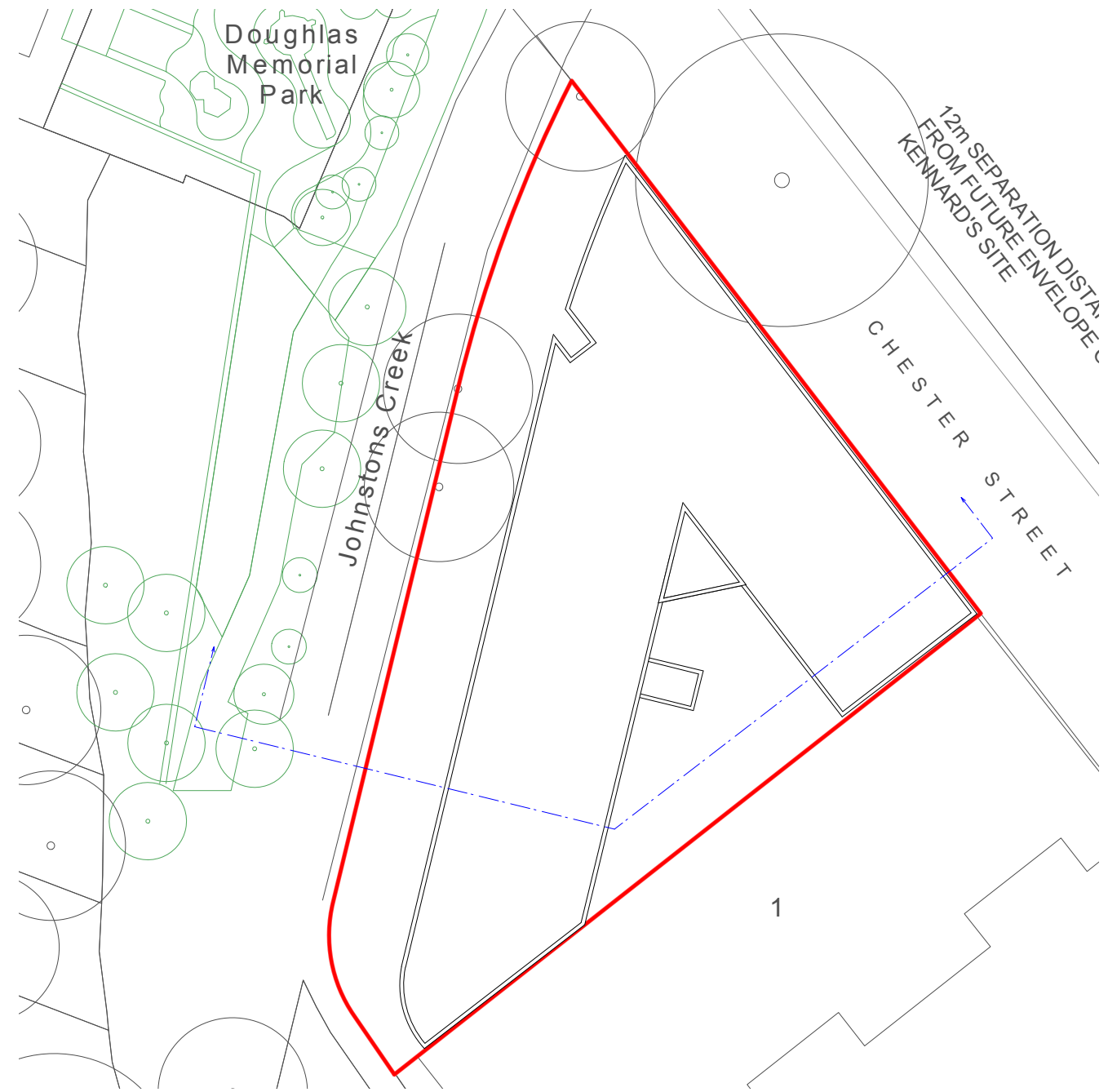


Level 2





Level 3 to 5

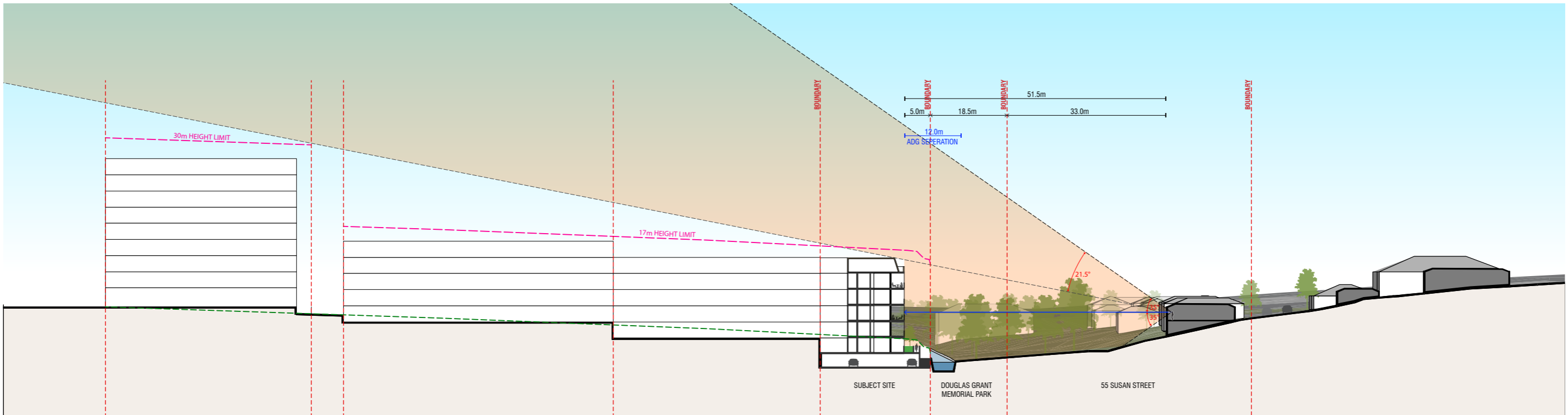


Roof

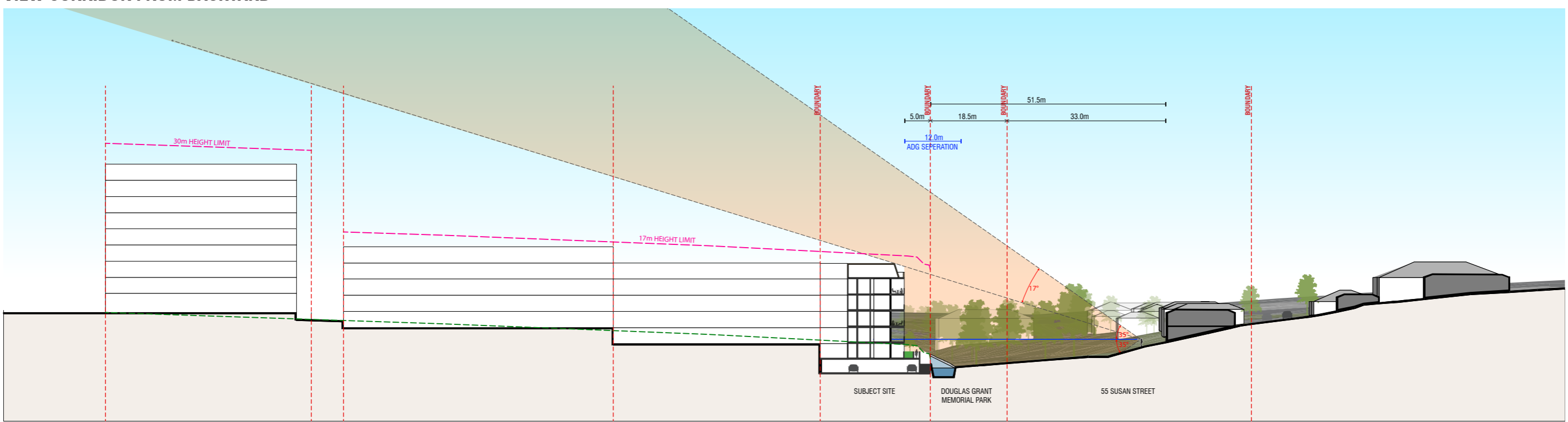


# URBAN DESIGN ANALYSIS – VISUAL ASSESSMENT

VIEW CORRIDOR FROM DWELLING



VIEW CORRIDOR FROM BACKYARD







1

**LEGEND**

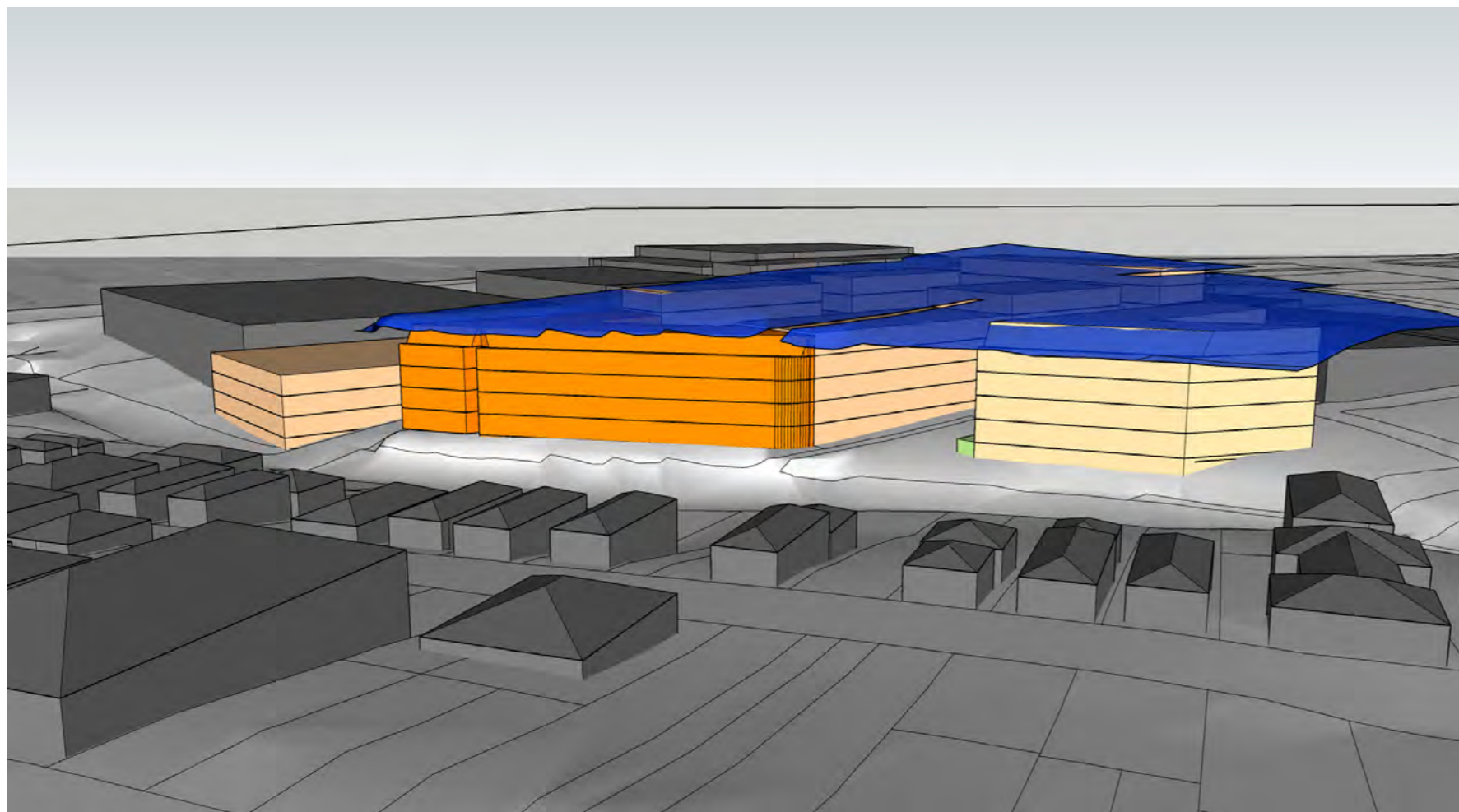
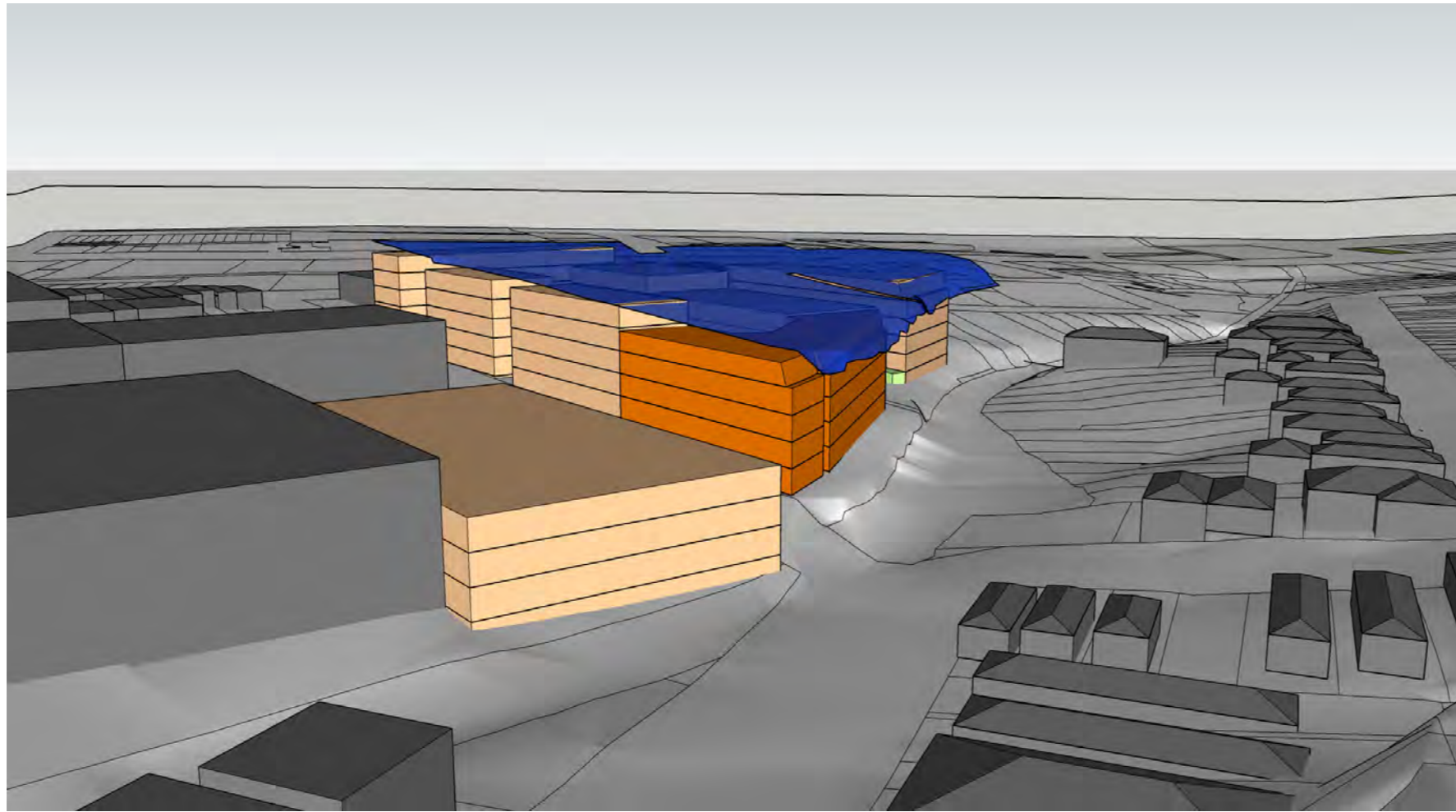
- Proposed Built Form
- Indicative Future Built Form
- 1 View Point for Visual Assessment

1



**LEGEND**

- Proposed Built Form
- Indicative Future Built Form



LEGEND

- Proposed Built Form
- Existing Built Form
- Indicative Future Built Form
- 17m Height Blanket from PRUCTS 2016

## URBAN DESIGN ANALYSIS – DEVELOPMENT POTENTIAL OF ADJOINING SITES



Project Name  
17-19 CHESTER ST  
ANNANDALE

Client Name  
BRITELY

Prepared by  
**ae design partnership**  
architecture urban design planning

↑ location of habitable areas

### Development Potential of Adjoining Sites

Drawing title 2D ENVELOPE PLAN		Drawing Number U 05	
Drawn By VL	Checked RD	Date 23/05/2018	Issue





9.00am



10.00am



11.00am



12.00pm



1.00pm



2.00pm

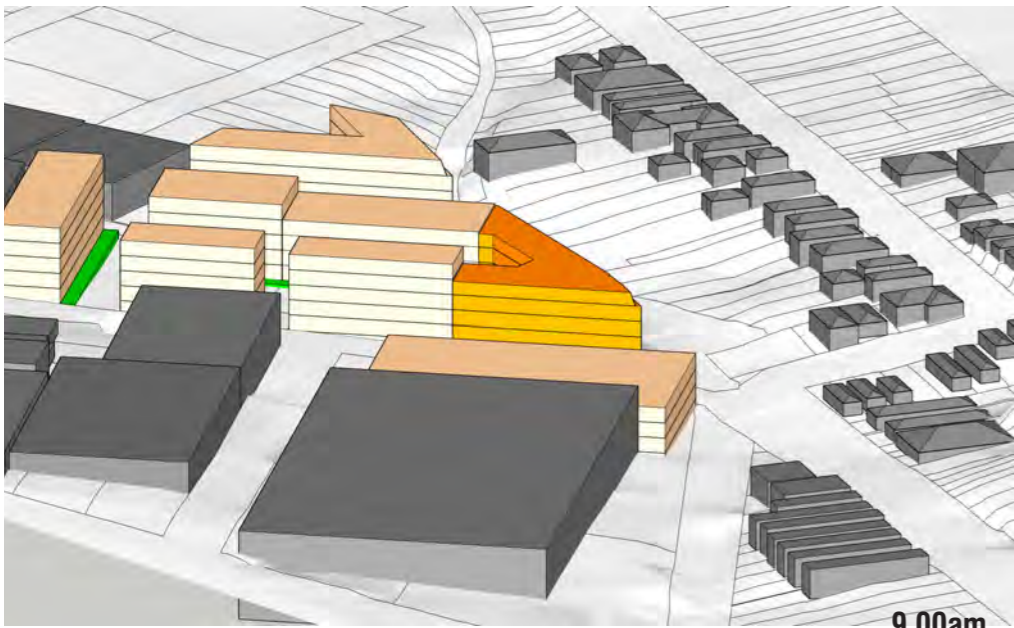


3.00pm

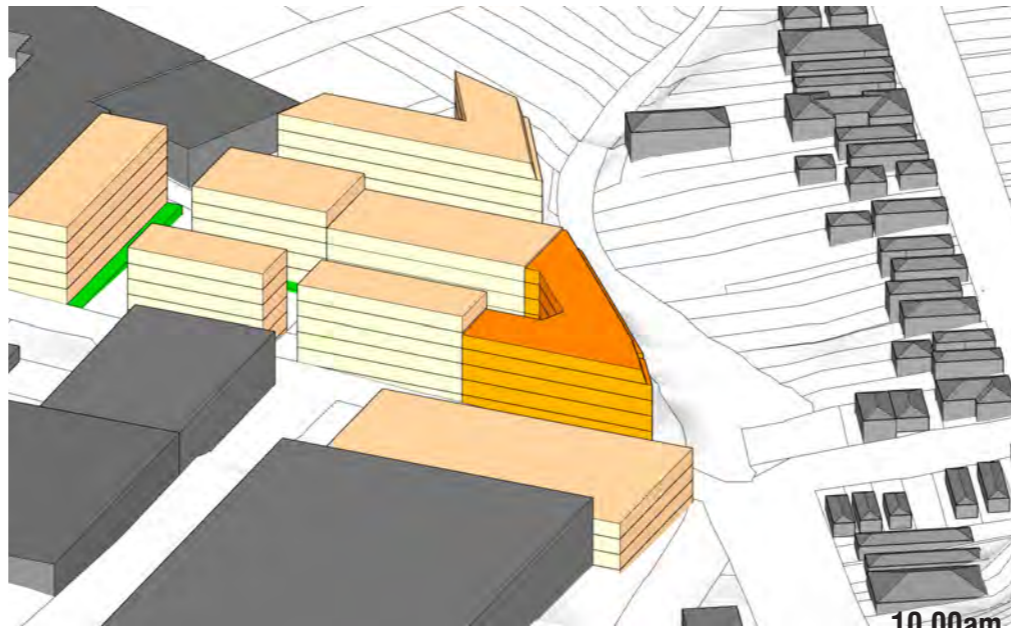
LEGEND



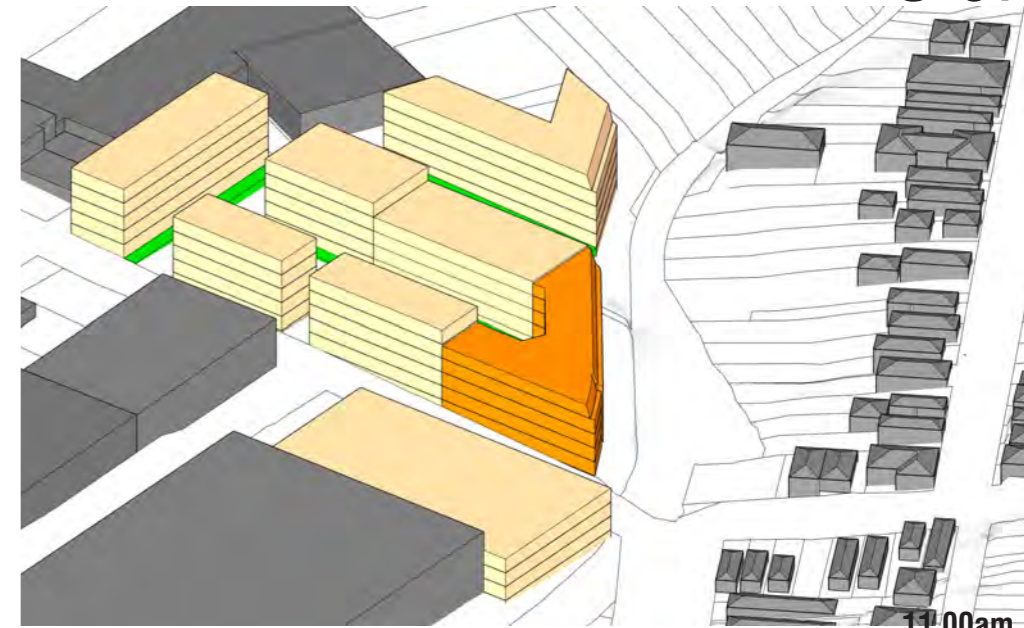
- Proposed Built Form
- Proposed Built Form Shadow Impact
- Existing Built Form
- Indicative Future Built Form
- Indicative Future Private Open Space



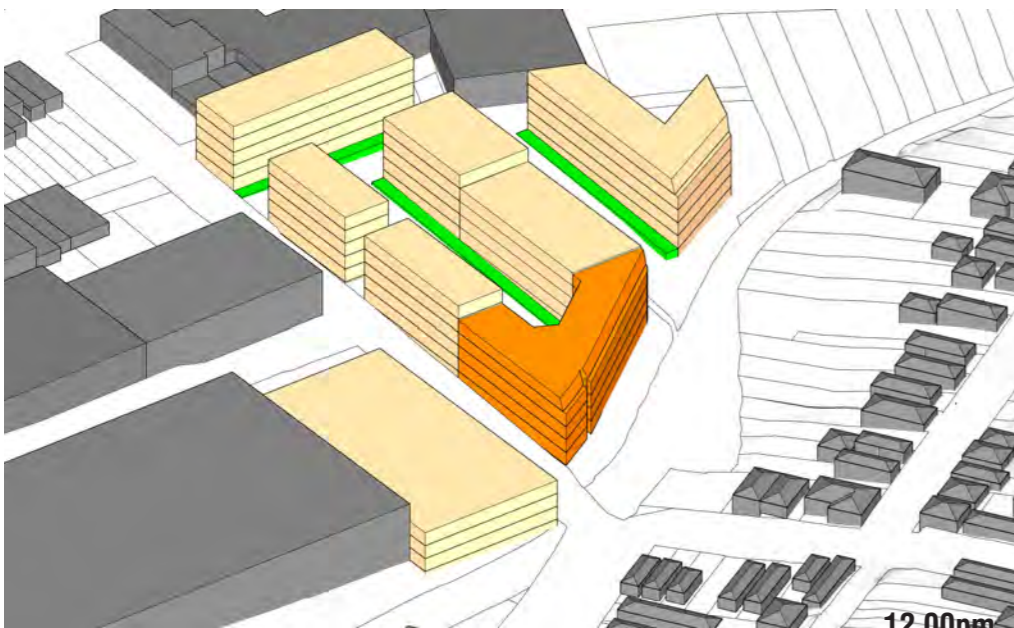
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10.00am



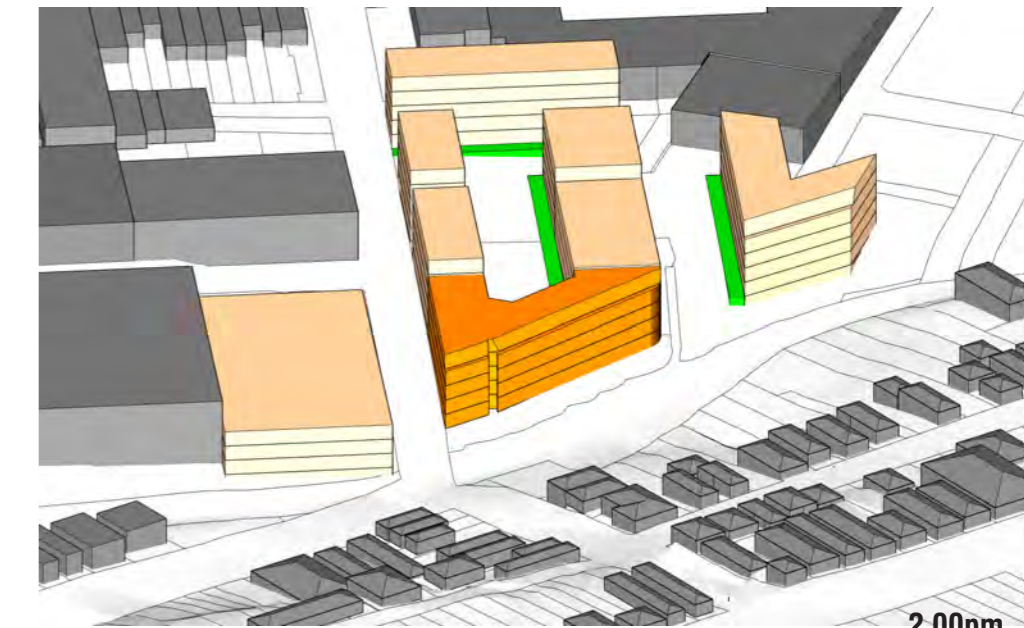
11.00am



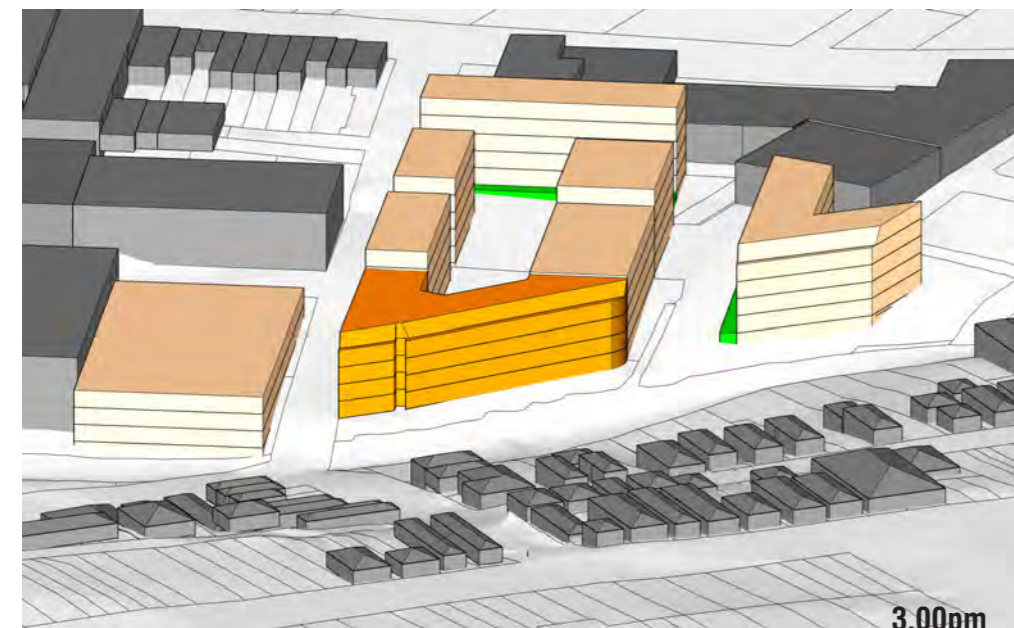
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1.00pm



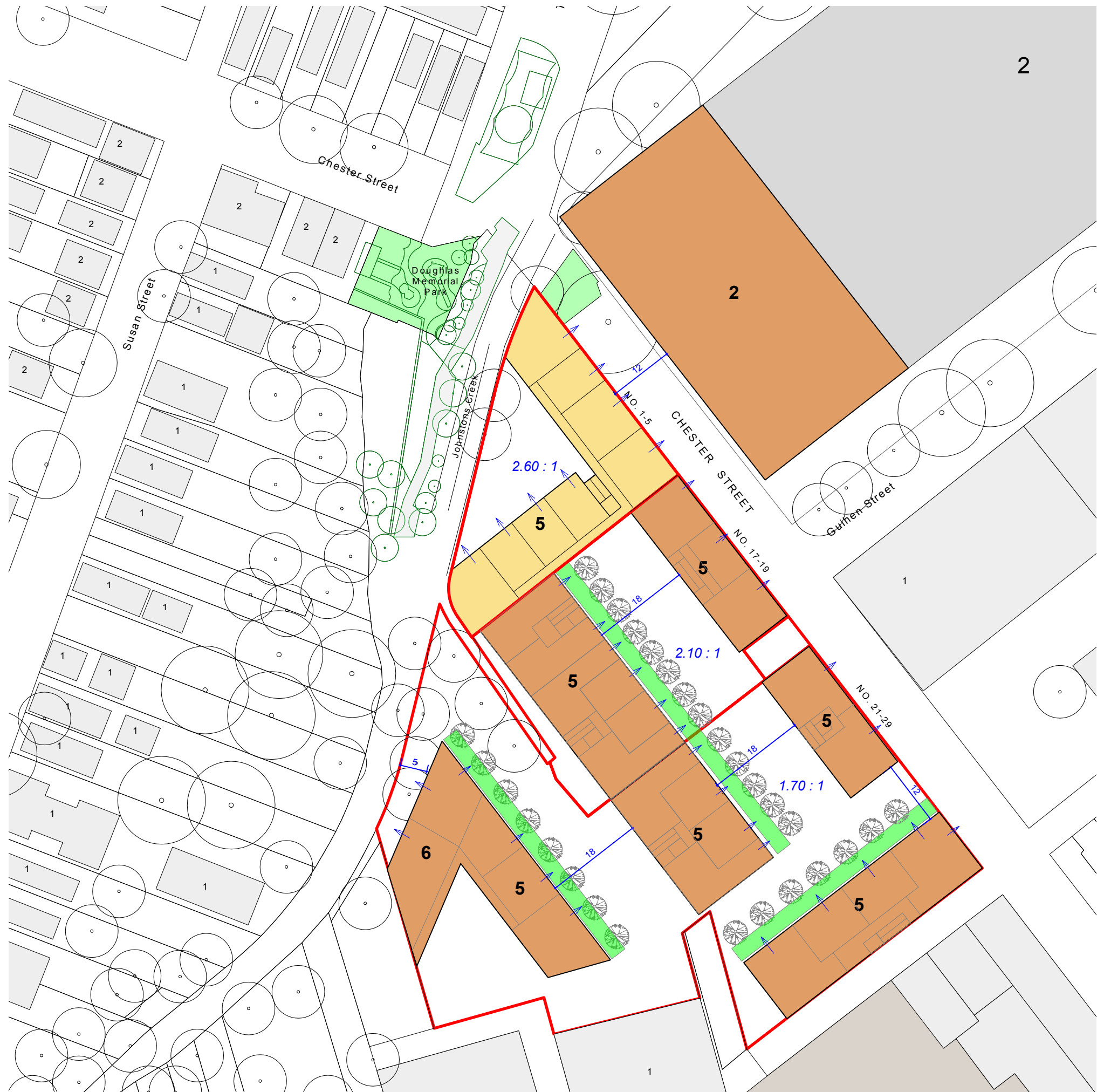
2.00pm



3.00pm

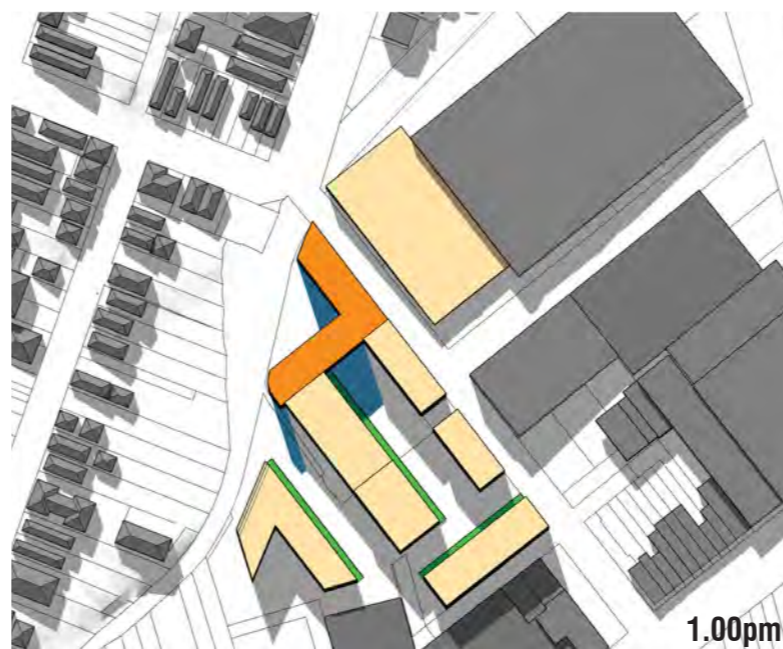
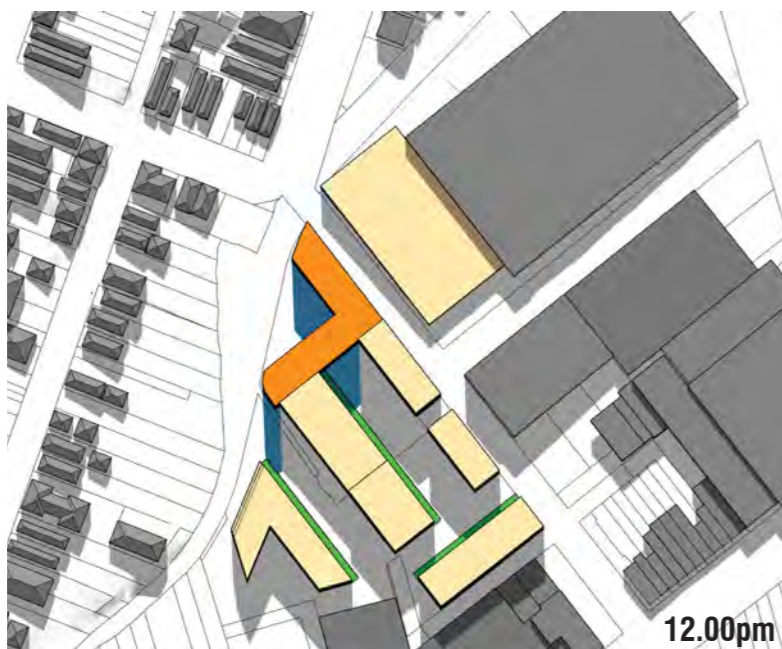
LEGEND

- Proposed Built Form
- Existing Built Form
- Indicative Future Built Form
- Indicative Future Private Open Space



Drawing title 2D ENVELOPE PLAN		Drawing Number U 08	
Drawn By VL	Checked RD	Date 23/05/2018	Issue

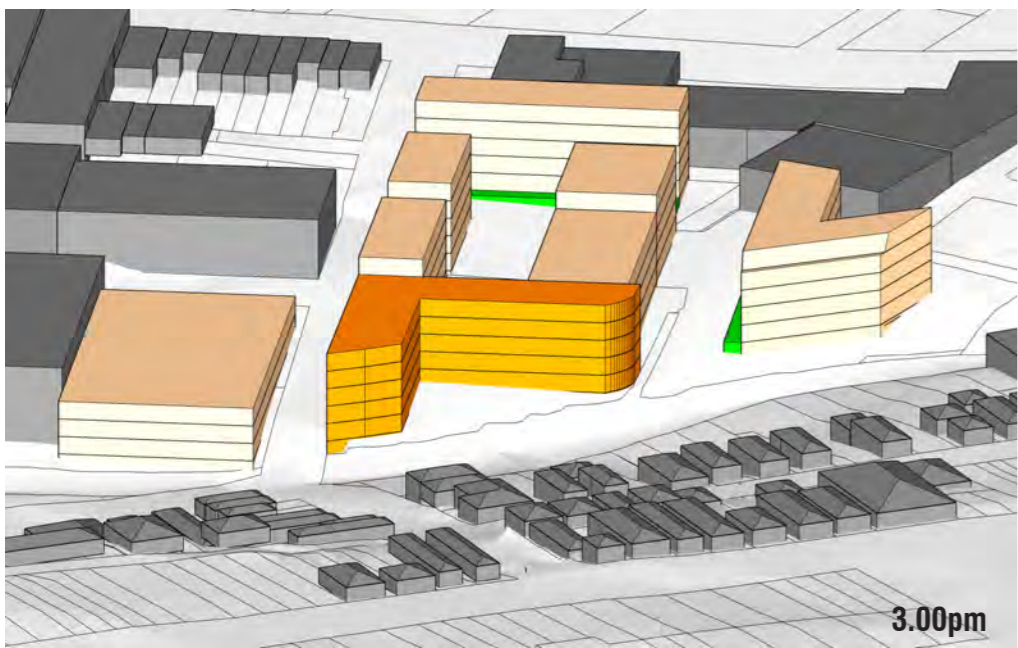
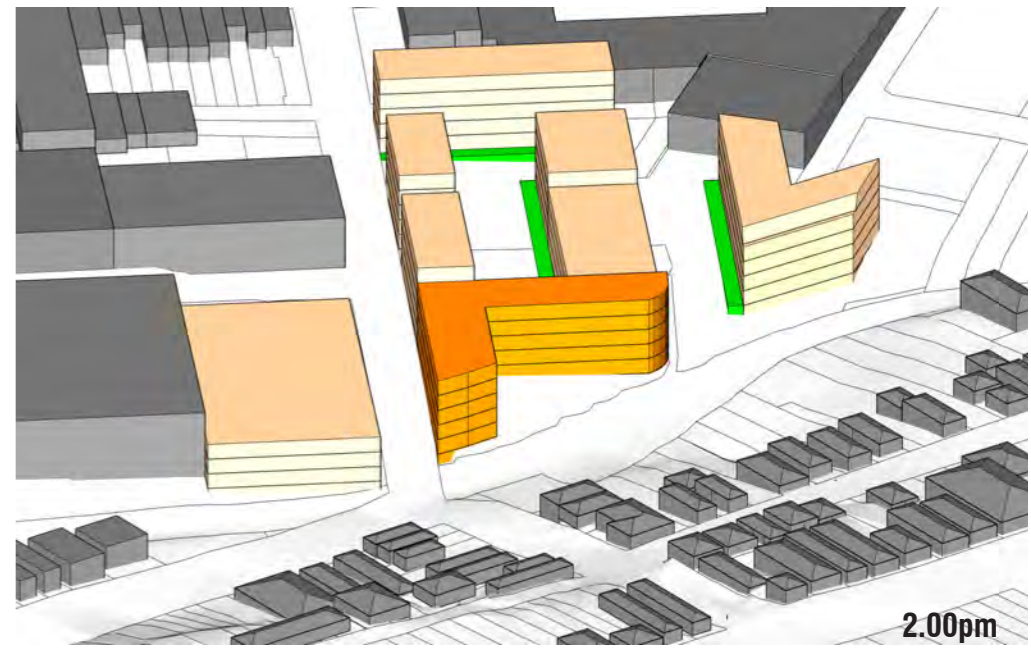
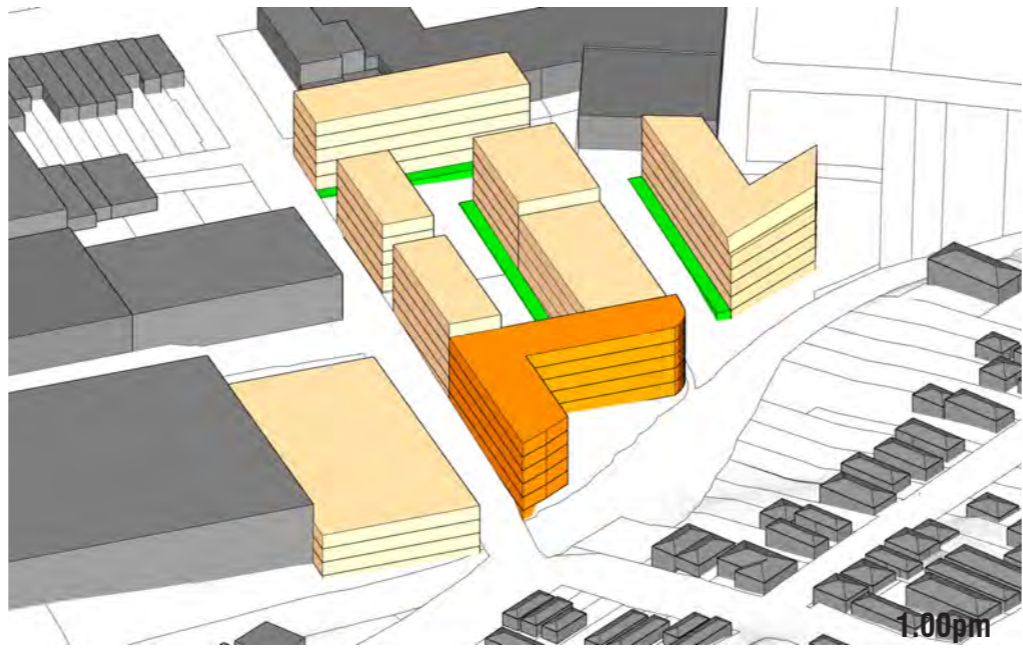
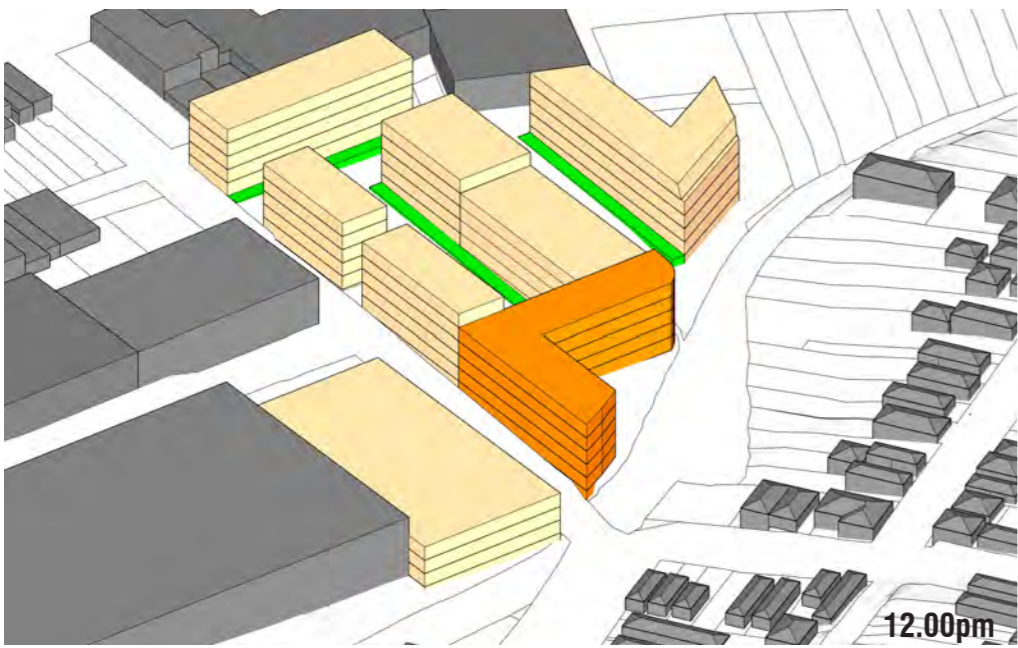
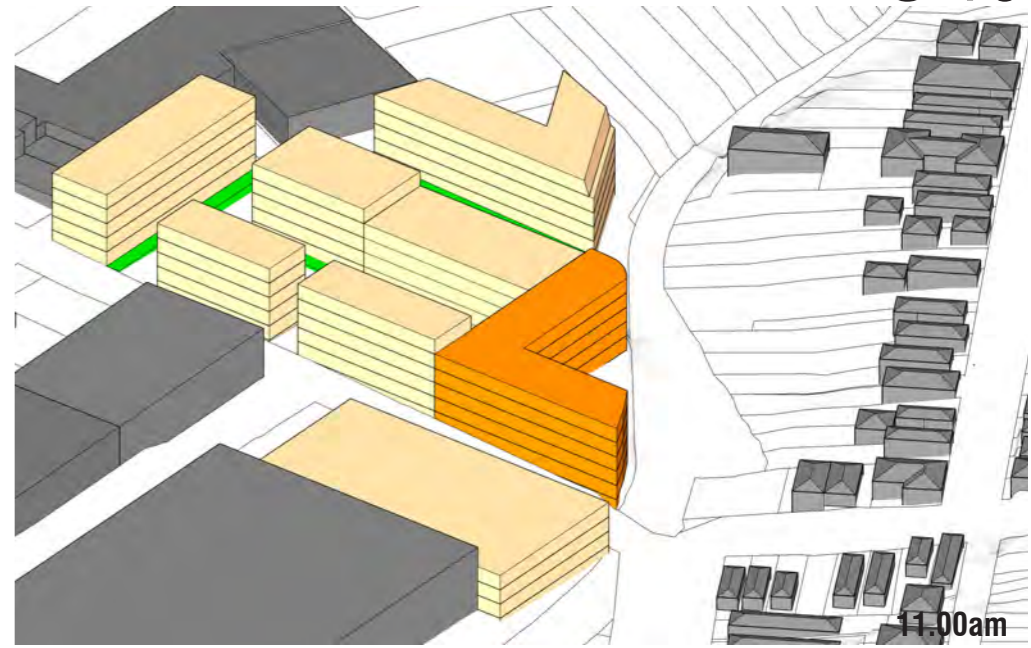
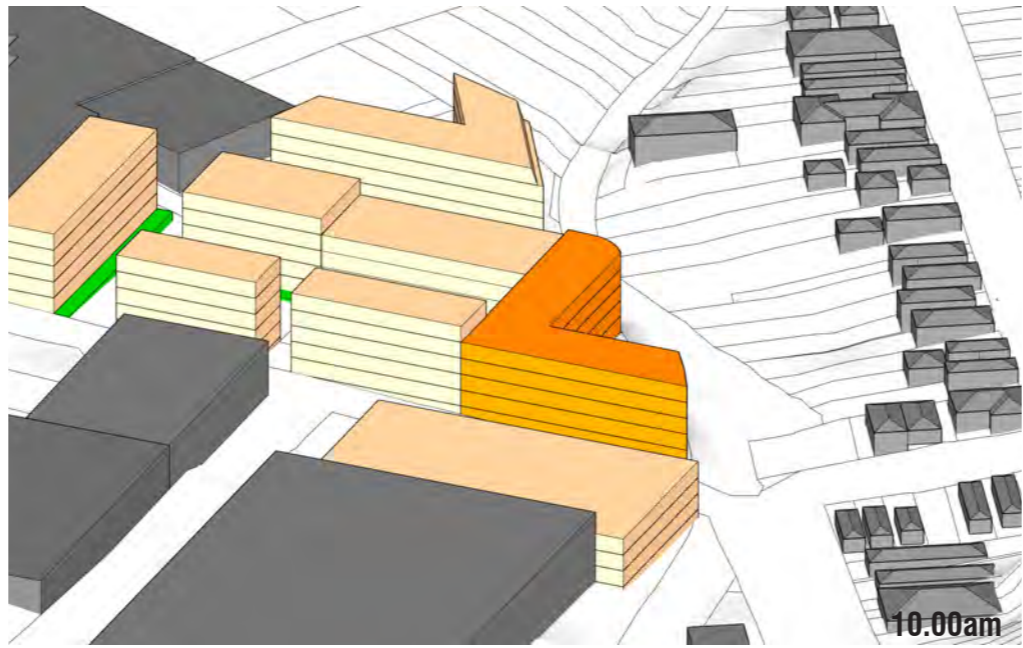
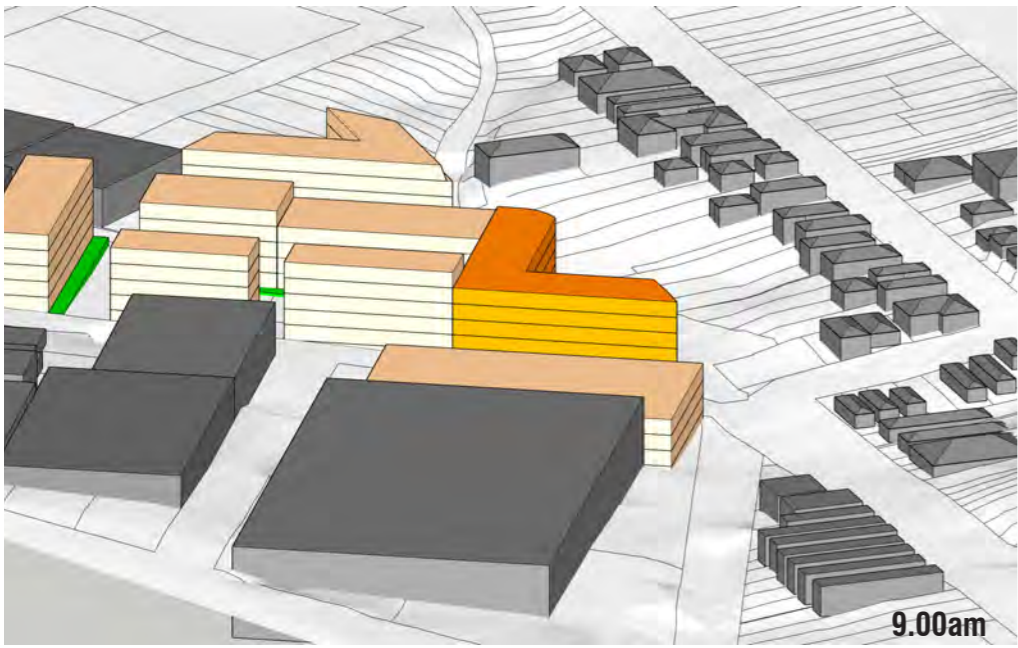




LEGEND



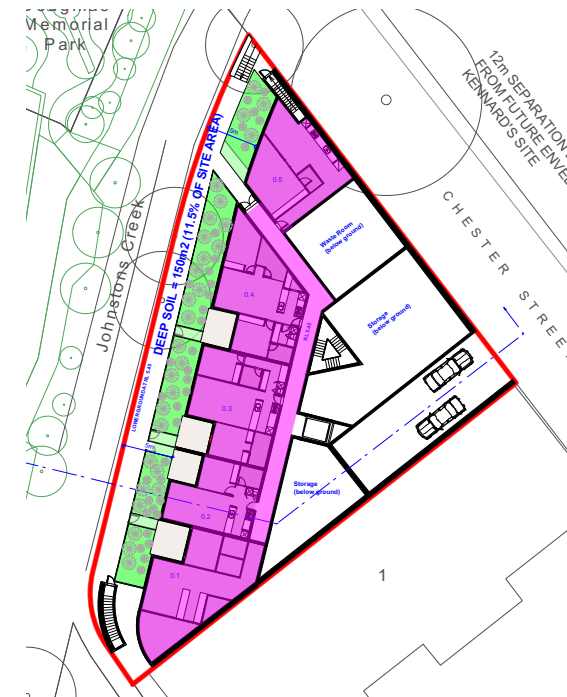
- Proposed Built Form
- Proposed Built Form Shadow Impact
- Existing Built Form
- Indicative Future Built Form
- Indicative Future Private Open Space



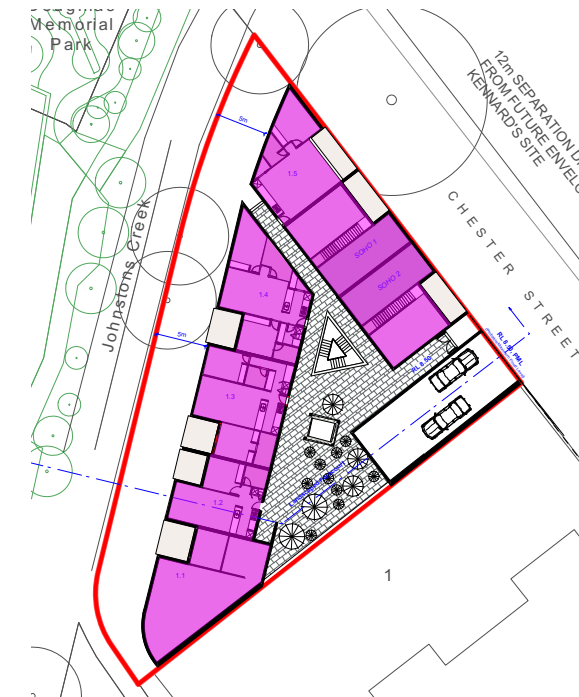
LEGEND

- Proposed Built Form
- Existing Built Form
- Indicative Future Built Form
- Indicative Future Private Open Space

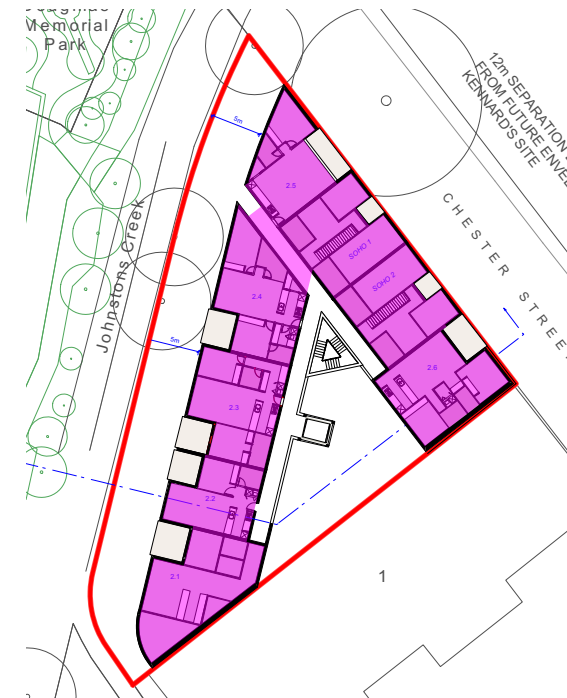
Level	No. of Units	Title	beds	Unit Area (m2)	Home Office Area (m2)	Balcony Area (m2)	Int. Storage (m3)	Ext. Storage (m3)	Total Storage (m3)	solar access at mid winter > 2 hours habitable + bal.	GFA per Floor (m2)	PRCUTS PARKING Rates per apartment	Comment
Lower Ground	1	0.1	2 bed	88		10	4	4	8	yes	445	0.7	Creek Level
	2	0.2	1 bed	79		8	3	3	6	yes		0.3	
	3	0.3	2 bed	79		8	4	4	8	yes		0.7	
	4	0.4	2 bed	79		10	4	4	8	yes		0.7	
	5	0.5	1 bed	56		8	3	3	6	yes		0.3	
Level 1	1	1.1	2 bed	88		10	4	4	8	yes	505	0.7	Chester St Level
	2	1.2	1 bed	79		8	3	3	6	yes		0.3	
	3	1.3	2 bed	79		10	4	4	8	yes		0.7	
	4	1.4	2 bed	79		10	4	4	8	yes		0.7	
	5	1.5	1 bed	60		8	3	3	6	yes		0.3	
	6	SOHO1	2 bed	125	30	14	4	4	8	yes		0.7	
	7	SOHO2	2 bed	125	30	14	4	4	8	yes		0.7	
Level 2	1	2.1	2 bed	88		10	4	4	8	yes	611	0.7	
	2	2.2	1 bed	79		8	3	3	6	yes		0.3	
	3	2.3	2 bed	79		10	4	4	8	yes		0.7	
	4	2.4	2 bed	79		10	4	4	8	yes		0.7	
	5	2.5	1 bed	60		8	3	3	6	yes		0.3	
	6	2.6	2 bed	77		10	4	4	8	yes		0.7	
Level 3	1	3.2	2 bed	88		10	4	4	8	yes	611	0.7	
	2	3.2	1 bed	79		8	3	3	6	yes		0.3	
	3	3.3	2 bed	79		10	4	4	8	yes		0.7	
	4	3.4	2 bed	79		10	4	4	8	yes		0.7	
	5	3.5	2 bed	79		10	4	4	8	yes		0.7	
	6	3.6	1 bed	55		8	3	3	6	yes		0.3	
	7	3.7	1 bed	55		8	3	3	6	yes		0.3	
	8	4.8	2 bed	77		10	4	4	8	yes		0.7	
Level 4	1	4.1	2 bed	88		10	4	4	8	yes	611	0.7	
	2	4.2	1 bed	79		8	3	3	6	yes		0.3	
	3	4.3	2 bed	79		10	4	4	8	yes		0.7	
	4	4.4	2 bed	79		10	4	4	8	yes		0.7	
	5	4.5	2 bed	79		10	4	4	8	yes		0.7	
	6	4.6	1 bed	55		8	3	3	6	yes		0.3	
	7	4.7	1 bed	55		8	3	3	6	yes		0.3	
	8	4.8	2 bed	77		10	4	4	8	yes		0.7	
Level 5	1	5.1	2 bed	88		10	4	4	8	yes	611	0.7	
	2	5.2	1 bed	79		8	3	3	6	yes		0.3	
	3	5.3	2 bed	79		10	4	4	8	yes		0.7	
	4	5.4	2 bed	79		10	4	4	8	yes		0.7	
	5	5.5	2 bed	79		10	4	4	8	yes		0.7	
	6	5.6	1 bed	55		8	3	3	6	yes		0.3	
	7	5.7	1 bed	55		8	3	3	6	yes		0.3	
	8	5.8	2 bed	77		10	4	4	8	yes		0.7	
<b>TOTAL</b>											<b>3394</b>	<b>23.4</b>	<b>car spaces</b>
<b>Site Area</b>		<b>1307</b>	<b>m2</b>										
<b>FSR</b>		<b>2.60</b>	<b>:1</b>	<i>FSR calculations exclude corridor areas</i>									
<b>Apartment Mix</b>													
1 bed	15												
2 bed	25												
3 bed	0												
SOHO	2	2 bed + home office											
<b>TOTAL</b>	<b>42</b>												
Deep Soil = 230m2													
Solar Access = 42/42 apartments = 100%													
Cross Ventilation = 100% = all apartments to include highlight windows to corridors													



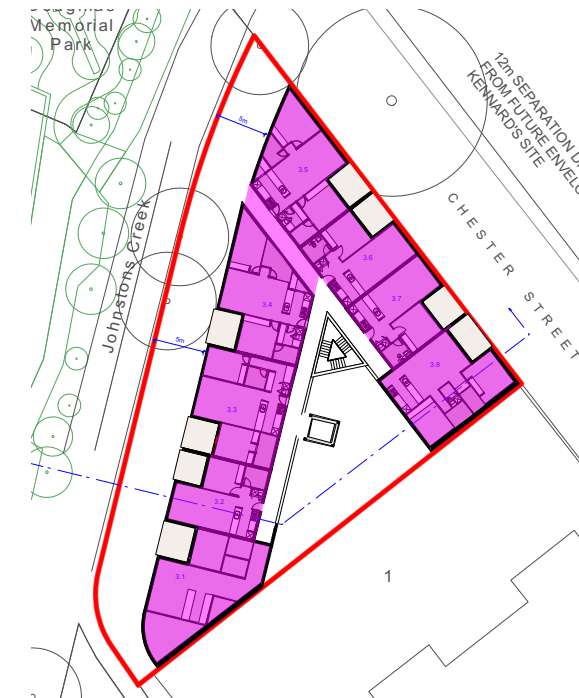
Lower Ground  GFA



Ground/Level 1  GFA



Level 2  GFA



Level 3 to 5  GFA

## GFA Calculations