

04/10/2022

Hygge Property

Town Planning Report

102-108 Humffray St South

Bakery Hill

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1. Overview

Overview

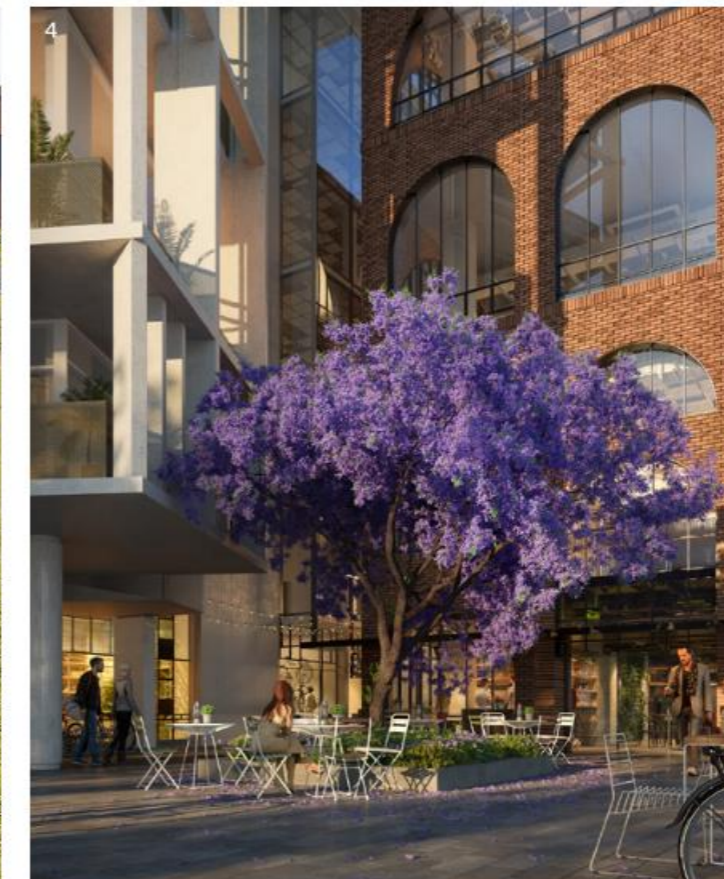
1.0 Six Degrees Architects

Established in 1992, Six Degrees is one of Australia's leading architectural practices.

We work across hospitality, institutional, residential, retail, health and commercial environments, delivering design solutions for new and heritage places. We develop planning and design strategies for large public and private clients to create new urban places and to activate underperforming civic precincts.

Our success can be measured not just by AIA and industry awards. More meaningfully, our buildings and precincts are inspiring places attuned to their communities. They are enduring and intensely used places that perform well for clients and the public alike.

The founding principle of Six Degrees is to address human needs through the built form. Alive to the social and cultural aspects of place, we design functional, aesthetic and sustainable environments. This approach has made Six Degrees a specialist in creating high-use places that vary in both application and scale. We deliver fresh, interesting and lasting places attuned to human needs and positioned for the future.



1. Nightingale 2.0 Fairfield
2. Hawke & King Apartments
3. Heller Street Park & Residences
4. MAB Escala

Overview

1.2 Executive Summary

This project is located at 102-108 Humffray Street, Bakery Hill. Occupied by a timber merchant for many decades, the site offers the opportunity to begin the regeneration of the wider area, transitioning the big boxes & at-grade carparks to a vibrant, higher density, mixed use precinct.

The site has street addresses to the East (Humffray St), the North (Porter St) and the West (Bradlys Ln). It is located in an early part of Ballarat, indicated by the haphazard street pattern, as distinct from the grid further west. The surrounding area comprises a lively mix of heritage and more contemporary buildings of various architectural styles and types.

The proposal is to develop a mixed use precinct, comprising a residential building and a commercial building, with shared communal / public space between. The existing heritage smoke stack is retained and becomes a marker in an active and landscaped ground plane.

1.3 The Site

102-108 Humffray Street, Bakery Hill is approximately 4214sqm and is an unusually shaped polygon, addressing multiple street frontages.

The site has a 61m frontage to the Humffray St, a 98m frontage to Porter St, and an 81m frontage to Bradlys Lane. It currently contains a mix of dilapidated houses (repurposed for the timber yard), timber storage sheds and truck access. The land use in the area generally has a history of light industrial and commercial use, with the area transitioning to low rise residential housing to the other side of Humffray St to the South-East.

Local government policy is encouraging the renewal of the area, and recognises the ability of the precinct to help accommodate Ballarat's growing population, both residential and commercial, in a convenient proximity to the city centre.

1.4 Consultant List

Structural Engineer

Stantec

Level 25/55 Collins Street, Melbourne VIC 3000

Traffic & Waste Consultants

One Mile Grid

56 Down St, Collingwood VIC 3066

(03) 9939 8250

Planning

Niche Studio

1/286 Ferrars Street, South Melbourne VIC 3204

Landscape

Acre

3/4 Brown Street, Collingwood VIC 3066

Fire Engineer

Red Fire Engineers

Suite 49/1 St Kilda Rd, St Kilda VIC 3182

(03) 9079 4143

Services Engineer

BRT Consulting

159 Victoria Parade, Collingwood VIC 3066

ESD Consultant

Shared Space Architecture

31a Susan Street, Eltham VIC 3095

Wind Consultant

Mel Consultants

22 Cleeland Road, South Oakleigh VIC 3167

(03) 8516 9680

Urban Design

Blades

124 Albert Street, Ballarat Central VIC 3350

0431 326 507

2. Urban Context & Site Analysis

2.1 Urban Context and Location

2.2 Local Precedents - Residential

2.3 Local Precedents - Commercial

2.4 Existing Precinct Site Analysis and Location

2.5 Planning Zone Overlays

2.6 Site Survey

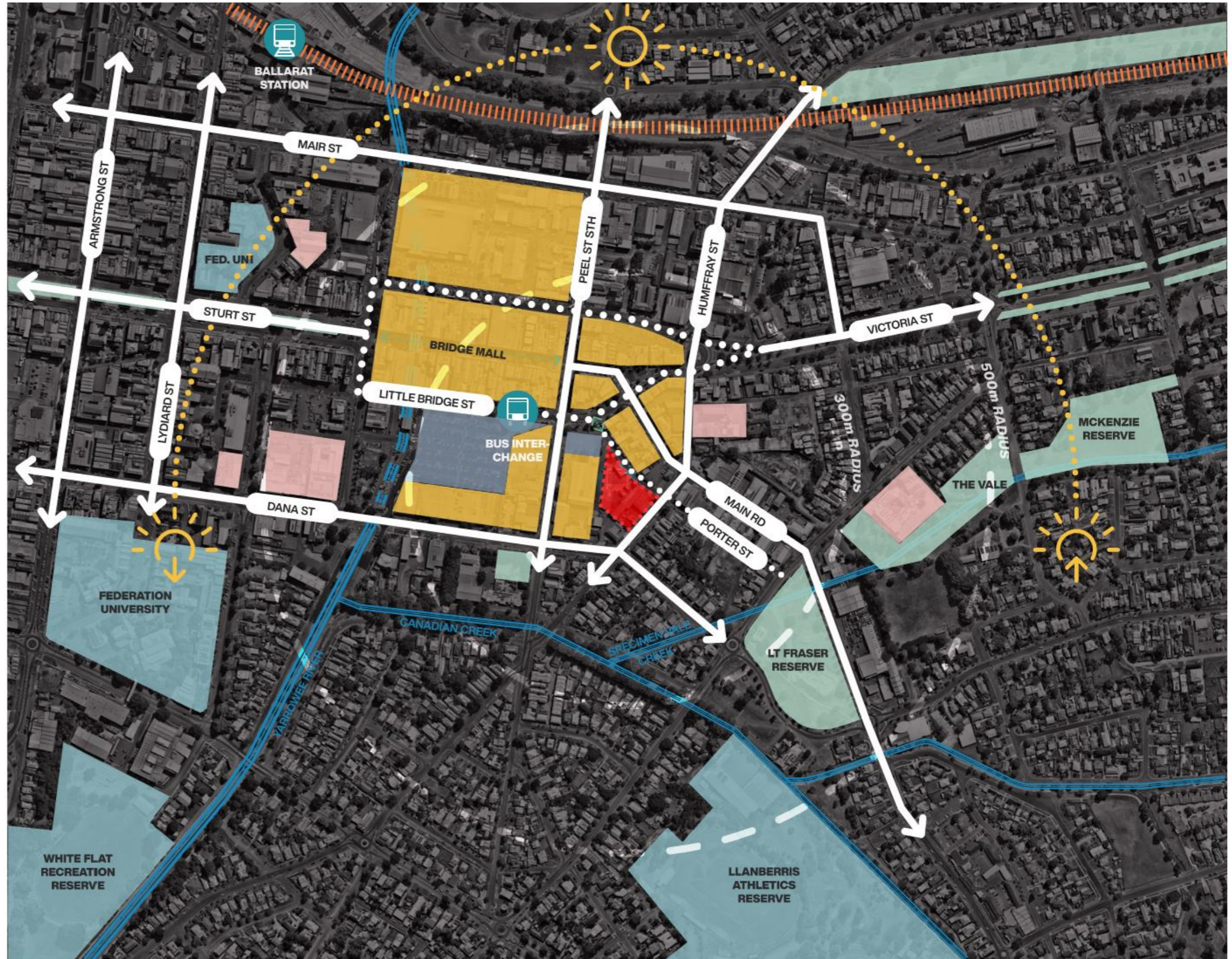
2.7 Site Photos

Urban Context & Site Analysis

2.1 Urban Context and Location

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Key	
••••	Site (Address)
Features	
	Retail Precinct
	Public Amenity
	Public Park
	Community Services
	Carpark
	Waterway
Transport	
	Main Road
	Secondary Road
	Rail Line
	Pedestrian Access



Urban Context & Site Analysis

2.2 Local Precedents - Residential

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Key

- 1 Webster Apartments, 21 Webster St
3 Storeys
- 2 Apartments, 2 Albert St
4 Storeys
- 3 Nightingale Ballarat, 11 Davey St
5 Storeys
- 4 Lyons Place, 6 Lyons St North
7 Storeys

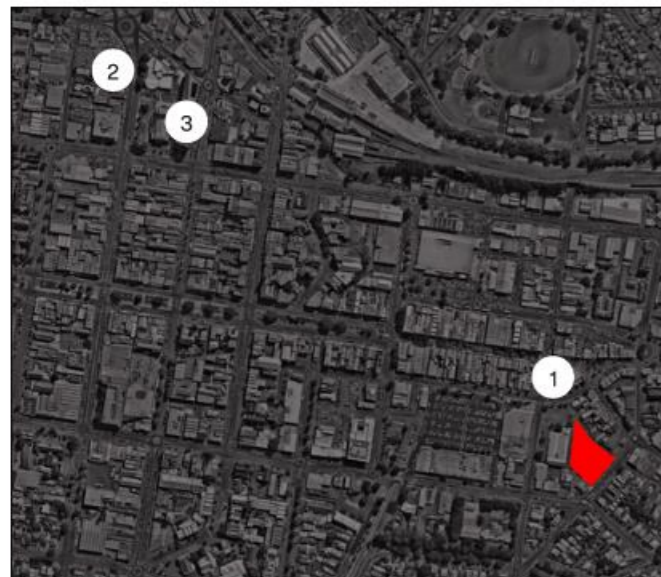
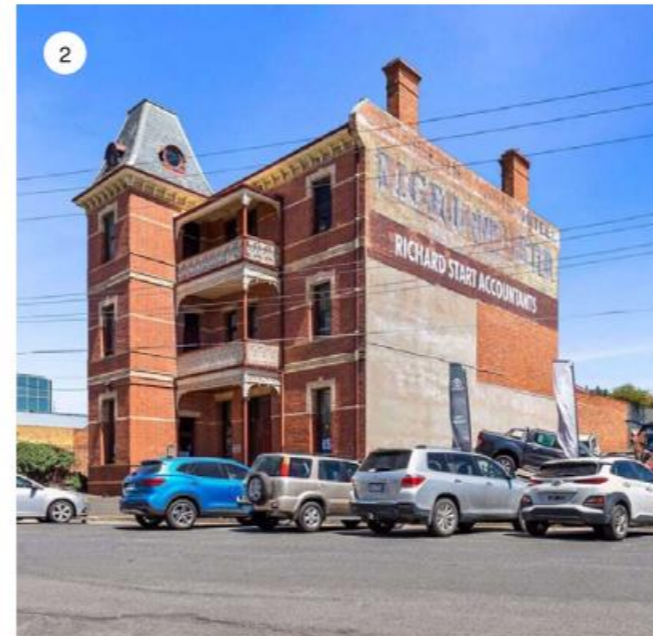


Urban Context & Site Analysis

2.3 Local Precedents - Commercial

Key

- 1 3 Peel St South, Bakery Hill
3 Storeys
- 2 9 Creswick Rd, Ballarat Central
3 Storeys
- 3 Ballarat GovHub, 300-304 Mair Street, Ballarat
6 Storeys



Urban Context & Site Analysis

2.4 Existing Precinct Site Analysis and Location

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Key	
	Site (Address)
	Active Loud Edge
	Quiet Edge
Features	
	Community Services
	Retail Precinct
	Public Amenity
	Public Park
	Carpark
	Waterway
Transport	
	Main Road
	Secondary Road
	Bus Route
	Pedestrian Access
	Bike Access
	Vehicular Access



Urban Context & Site Analysis

2.5 Planning Zone Overlays

The site sits on the edge of a Commercial-1 zone (C1Z) that covers a large area to the west of Humffray Street, including the established Bridge Mall shopping precinct, which offers close access to services, shopping and cafes. Just to the North of the site, Main Rd is developing into a small precinct of new restaurants and bars. The address has a Walk Score of 84 – “Very walkable - most errands can be accomplished on foot”. Several bus routes are within close proximity and Ballarat Station is within 15 minutes’ walk. A bicycle route runs down Porter St, connects to the extensive inner urban network of both on and off road bike paths that have been developed over the past few years.

The proposed development should seek to make the most of its location both in terms of the site’s proximity to public transport and its location within close proximity of an established commercial strip. Any development of the site should look at the role it can play in helping to improve the walkable nature of the precinct. The development should also consider how the history of the site can be told, including the retention of the smoke stack to the northern edge.

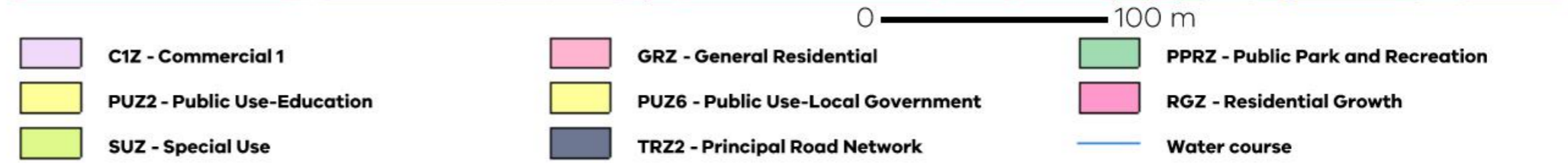
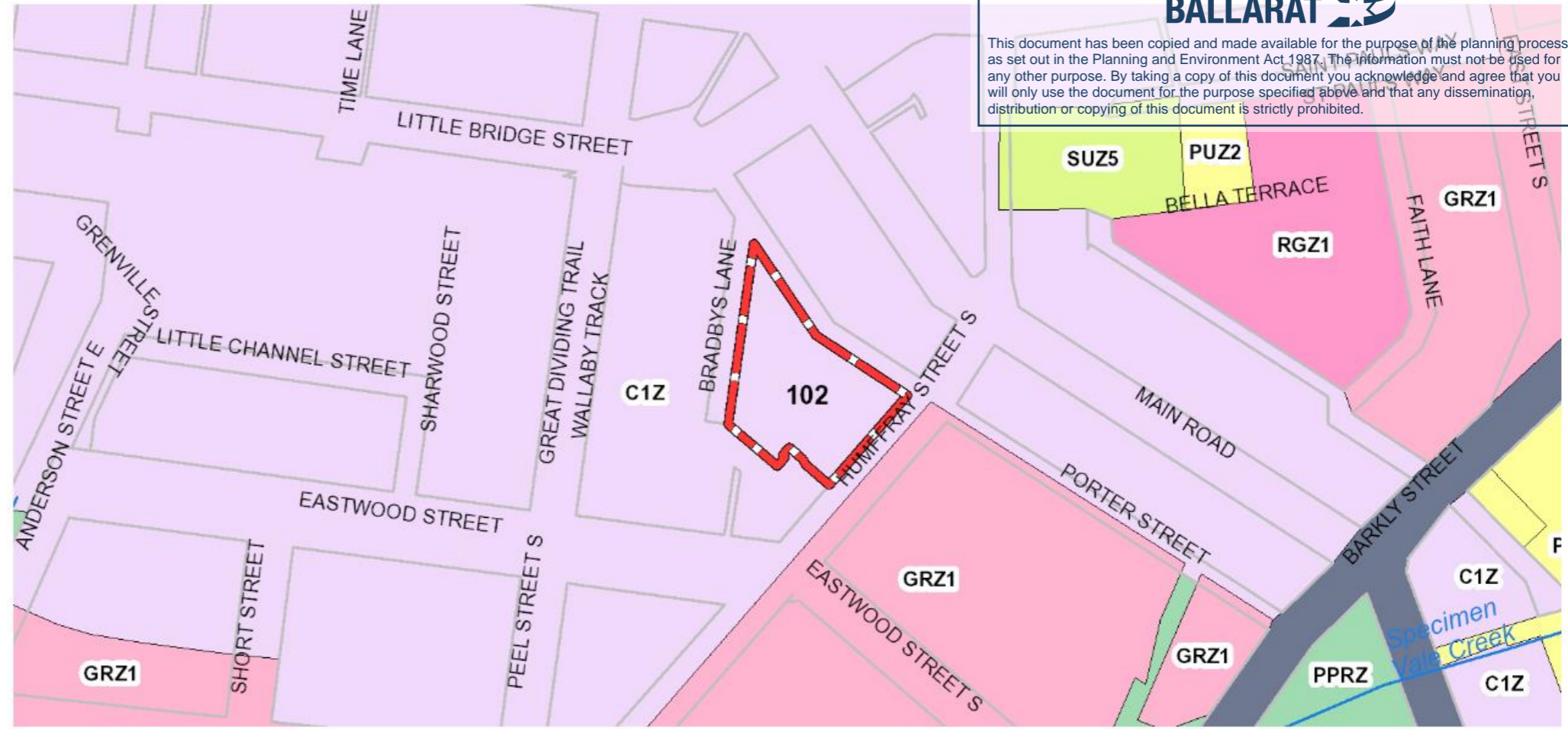
The surrounding historic context of the site is mixed and includes heritage and more contemporary buildings of various architectural styles, ages and types. While there are locations in Ballarat which are more architecturally and chronologically homogenous, the 102-108 Humffray Street site is located in an area that has undergone substantial change over past decades. The area is now at the beginning of a renewal process that will see the consolidation of at-grade carparks and big box stores into a more sophisticated urban realm, more appropriate to its proximity to Ballarat city centre. The challenge at this site is how to respond architecturally to the important place the site occupies as one of the first of the higher density developments that will make up this renewal process.

Although the site lends itself to higher density development, care should be taken to ensure articulation of the building mass, to scale the development appropriately and avoid the outcome of a single unarticulated object. Significant landscaping and vegetation should be incorporated into any development to limit any heat island effect caused by the thermal mass of the buildings and to help lessen any perceived loss of amenity for the surrounding residents. This is a unique site, with unique opportunities. The development has the potential to help kick start the renewal of the precinct, and provide exemplar residential and commercial buildings for Ballarat City Council.

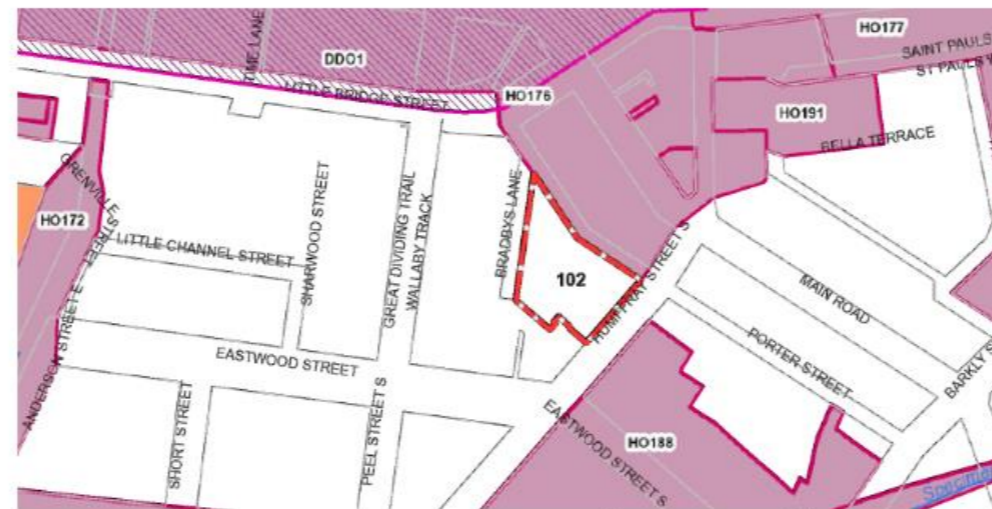
Please refer to the Urban Design / Planning Report for further detail on context and planning considerations.

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PLANNING ZONE: COMMERCIAL 1 ZONE (C1Z)



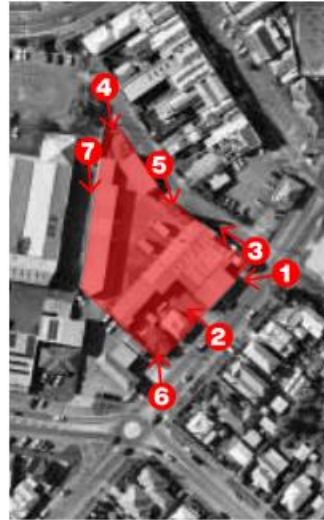
ADJACENT HERITAGE OVERLAY (HO176)



ABORIGINAL CULTURAL HERITAGE AREA

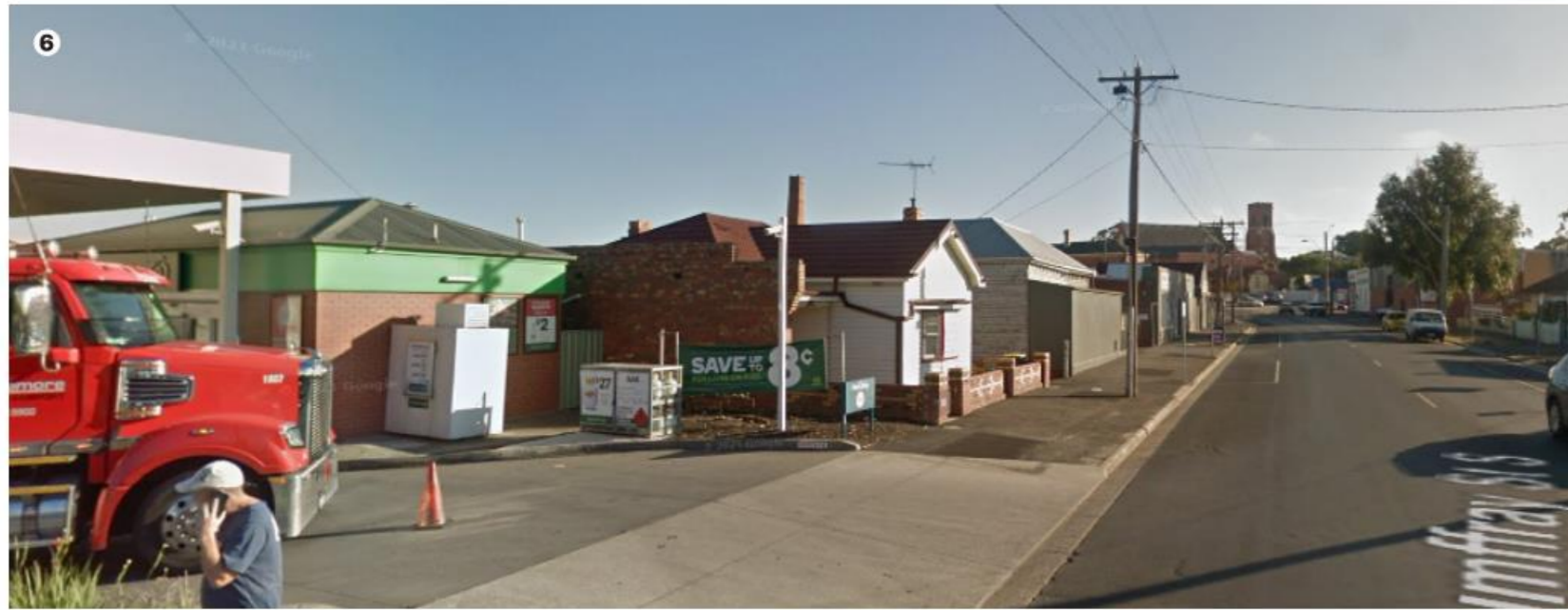
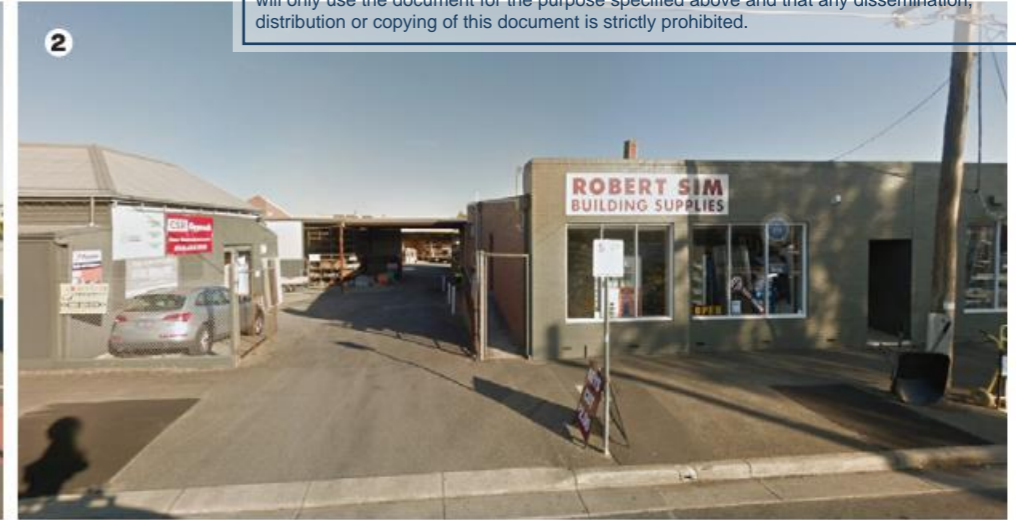
Urban Context & Site Analysis

2.7 Site Photos



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3. Design Response

3.1 Design Statement

3.2 Massing Diagrams

3.3 Ground Floor Concept

3.4 Facade Treatment - Residential

3.5 External Material Palette - Residential

3.6 Facade Treatment - Commercial

3.7 External Material Palette - Commercial

3.8 Looking South from Porter St

3.9 Looking West from Porter St

3.10 Looking West from Humffray St Sth

Design Response

3.1 Design Statement

Form & Articulation

The site is unusual in its shape, its broadening to the north and the three street frontages that it addresses. These attributes, along with the size of the site, allow for the design of two separate buildings with a public space between, opening to the northern sunlight.

From an urban design perspective, the key design moves undertaken have been to:

- Create two separate buildings, commercial to the East and residential to the West.
- Push each of the buildings to its boundary, opening up a shared sunlit plaza between.
- Encourage a permeable shared ground plane
- Break down the scale of the buildings, through massing and articulation
- Prioritise the pedestrian to the ground plane, placing all cars underground and providing good end of trip facilities for cyclists.
- Provide as active a ground plane as possible.
- Recognise and celebrate the history of the site through the retention of the heritage smoke stack as a key marker in the public space.
- Provide a tactile and landscaped ground plane, scaled and detailed to the pedestrian.

Residential Building

The proposal locates an 8 storey residential building to the west side of the site. The building mass is highly articulated and broken into two smaller forms, breaking down the urban scale of the development. The building elements are purposefully of differing expression, giving the sense that these are possibly different buildings.

To the north, the building pulls back from the boundary to create a small plaza with northern exposure that provides the opportunity for a F&B tenancy with a landscaped terrace at ground level. This landscaped northern edge gives back to the public realm and provides access to the building entry. The northern end of the building also pulls back from the western boundary, opening up views down Bradby's lane, and taking first steps towards its transformation into a future good, landscaped urban street. The pull back of the north half of the building also enhances the visual separation between the two halves of the building.

The building is designed to avoid sheer facades. Articulated through its balconies and changes in materials, it is further activated through a series of planters that are somewhat randomly placed to balconies and Juliet balcony windows. The facades are further animated through the use of external blinds, which will be important for the mediation of summer sun.

Commercial Building

On the east side of the site, running along Humffray Street, the proposal locates an 8-storey commercial building. The building volume incorporates a series of setbacks to break up its overall mass and adapt to the site. Similar to the residential building, the building is split into two main halves to create an east west thoroughfare connecting Humffray St to the internal communal open space. The building mass is further broken down through

varying window grid articulations. The intention is to mediate the massing of the building by expressing it as a number of different built forms.

The footprint has a series of setbacks from the eastern and northern boundaries to help scale its presence on Humffray St and to create a height transition in its interface with Porter Street. In doing so, it creates a series of landscaped terraces that will provide amenity to the building's users, perched landscape visible from below and a reduced visual mass from the street. The building also sets back from the south boundary to avoid a shear blank façade to this boundary and to allow access to southern light. Roof top activity and perched planting is clearly apparent from below from all sides, as we believe it important to provide a varied and active skyline and a visual connection between these terrace spaces and the street below.

Ground Plane

Finally, the pedestrian experience in the streets and ground plane adjacent to the development has been thoroughly considered. Landscaping and hardscaping are purposefully scaled to the pedestrian. The base of the building is carved and textured, using materials such as concrete, timber, brick, brass, stained glass and tile details. High quality and robust materials give gravitas to the buildings, while a level of detail provides a richness and warmth to the pedestrian experience.

Six Degrees has always pursued active ground planes on our projects, and considers the interaction of any building with its public interface to be of great importance. The ground floor of the proposed development has been designed to encourage activation of the street and support the local precinct.

The proposal pushes the two buildings to their boundaries, thereby providing space between the buildings open to northern light. This space will be the heart of the project; a large open space, heavily landscaped, with the brick smoke stack serving as a strong marker of the historical identity of the place. This open space will serve both the residential and the commercial communities, along with the wider precinct. Landscaped and terraced, the open space provides access points to both buildings, allows permeability to the site, and offers various spots for different groups or individuals to occupy. Active uses are proposed to the ground floor of both buildings, where this open space meets Porter St. Deep planting zones, pergolas and planter-boxes offer ample space for vegetation to thrive. Recreational garden space, herbs, BBQ facilities and outdoor dining areas are provided.

The site is pedestrianised by limiting vehicular access to two locations. There is a commercial carpark access and truck loading bay, to the SE of the site, off Humffray St, and a residential carpark access point to the SW corner of the site, off Bradbys Ln. Bicycle access to both buildings is clear and well provisioned.

The scale and articulation of the architectural expression at the ground floor is purposefully more intricate than above. Six Degrees are well known for a textural and fine grain approach to urban planning and design, and have developed a thorough understanding of how spaces are occupied and experienced

and how a detailed ground plane helps to catalyse active public space.

Amenity

Private & Communal Open Space

Direct access to the outdoors has been provided to all apartments, by way of balconies and Juliet balcony windows. All apartment balconies easily meet BADS compliance, their dimensions providing ample area to comfortably have outdoor furniture and pot plants in place, suitable to the size of the apartment and number of likely occupants.

The articulation of the building mass, provides opportunity for landscaped external terraces to the commercial building, on various floors. The ground floor of this building also benefits from the landscaped ground plane.

A large communal area on the ground provides additional amenity for all residents and commercial occupants. The natural tendency of the commercial building occupants to utilise this open space during the day, and the residents to occupy it in the evening and weekends, suggests a well-used, highly occupied space. We would encourage some overlap of occupation of the space by these two cohorts, as a way of enabling the development of a mixed use community. Bookable BBQs, recreational gardens, pergolas and seating areas, provide amenity that is shared. Rather than one large open space, the layout of the ground plane purposefully supports multiple and different sized groups of people, allowing the spaces to be occupied concurrently by different individuals or groups, along with their family, friends or work colleagues in many permutations.

Light Access

Good access to light and ventilation has been achieved through the stand alone nature of both buildings. Access to light and ventilation is also provided to the lift lobbies and corridors.

In the apartment building, all living spaces and bedrooms have direct access to natural light, avoiding borrowed light from neighbouring rooms, deep recesses and light wells. BADS compliance is easily met and cross ventilation is achieved to more than 50% of the apartments. The apartments face east, north and west ensuring excellent access to sunlight. Eastern facing apartments will receive glorious morning light, while western facing apartments will benefit from afternoon and evening light. Western light is a warm and lovely direct light that will penetrate deep into the apartments. Solar heat gain is controlled in the hotter months, through the use of external blinds to mitigate this direct western light. The northern corner apartment will benefit from a mix of these sunlights.

The commercial building benefits from light to all sides, with the core and services located in the middle of the floor plate. Sunlight penetration is mediated to a sensible level through opening sizes in the concrete facades, to avoid excessive heat gain.

ESD

Environmentally sustainable design is a fundamental aspect of the project which targets a minimum 7 star NatHERS thermal performance rating for the apartments, 5 star Greenstar and 5.5

star NABERS for the commercial building, along with the use of zero fossil fuel in operation throughout. Please refer to the Sustainability Management Plan for further details.

In summary this project is an exciting opportunity to showcase advanced current sustainability initiatives and technologies, providing an exemplar high density mixed use environment and actively promoting ideas around community, shared spaces and environmental sustainability.

Material Selection

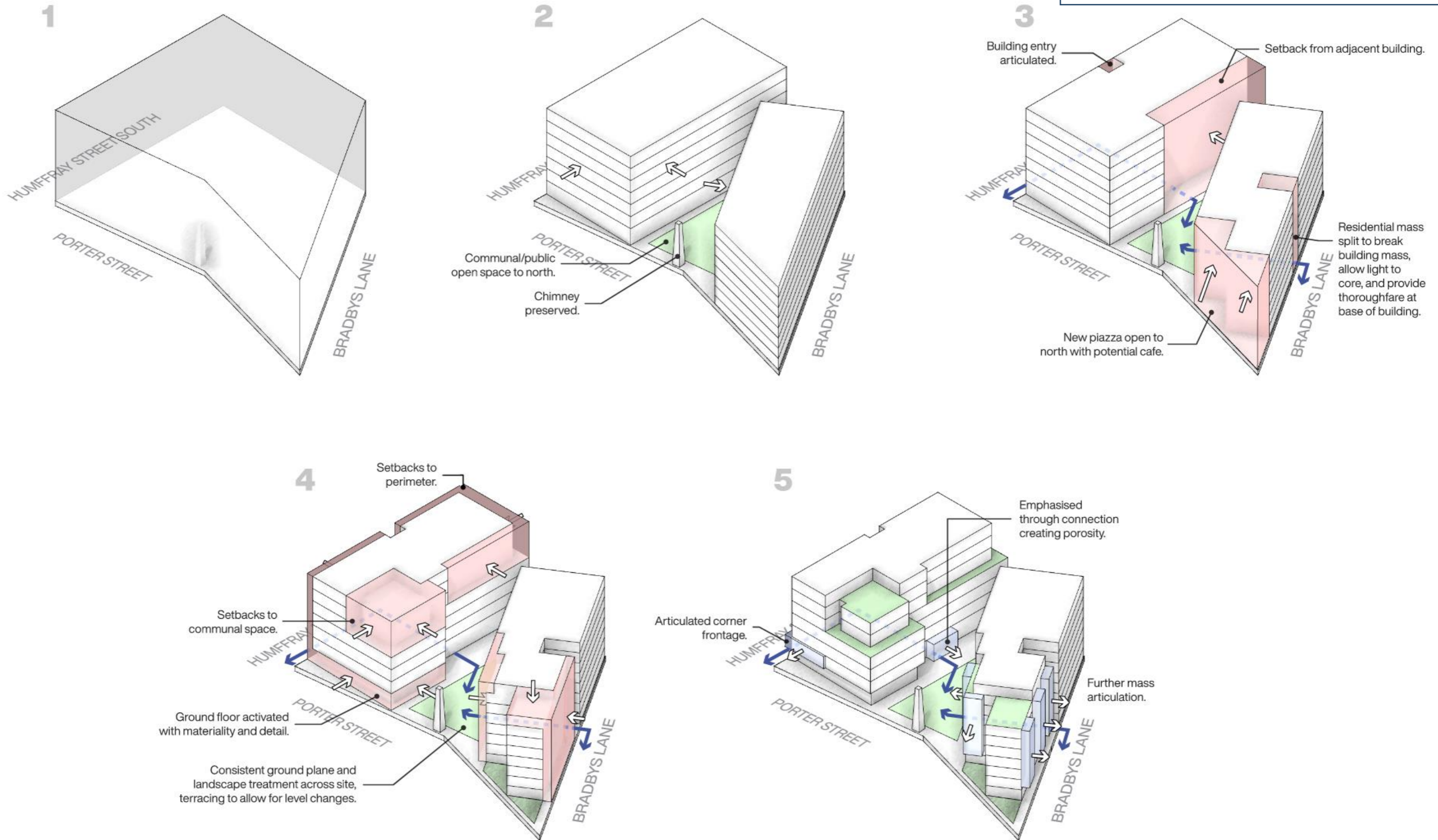
The concept for the building facades stays away from the glass box, curtain wall typology, working instead with a wall and fenestration approach to engage with the Bakery Hill heritage. The red textured concrete references the heritage brick facades of the nearby old commercial buildings and St Paul's church, visible up Humffray Street. While the window articulation respects the regularity seen in some of the grand old buildings of Ballarat.

High quality and robust materials have been selected for the development. Concrete gives gravitas and longevity to the buildings. A high level of detailing and articulation provide visual interest at the ground plane for pedestrians and helps to ground the building in its setting. Steelwork, tiling, and brass are all used, along with the judicious use of stained glass. Those familiar with the work of Six Degrees Architects will understand the importance of materiality in our projects. Familiar, textured, natural and recycled materials all assist in creating a building that is architecturally accessible, humanly scaled and relevant to the experience of the surrounding community.



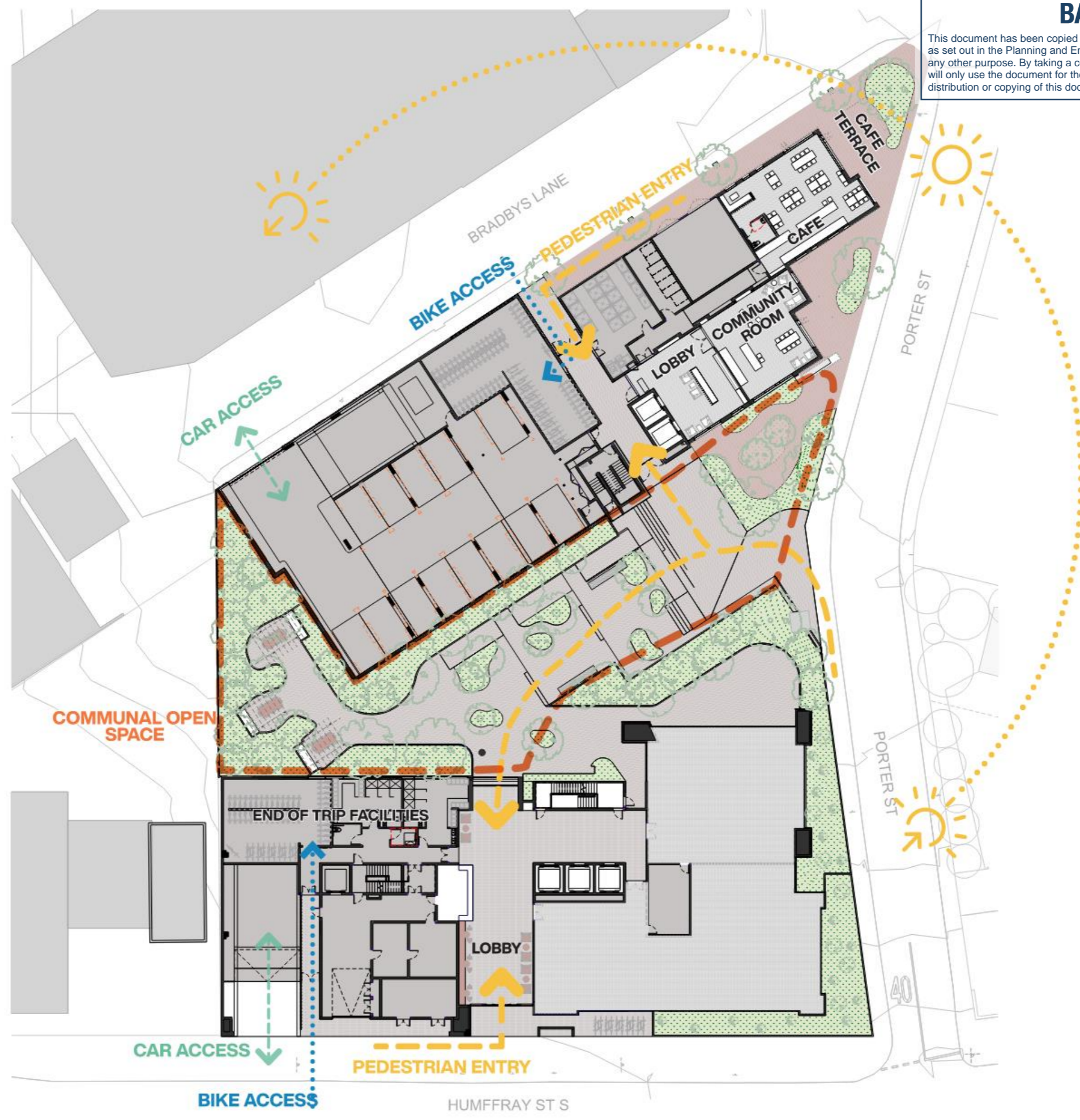
Design Response
3.2 Massing Diagrams

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Design Response
3.3 Ground Floor Concept

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Design Response

3.4 Facade Treatment - Residential



Painted steel balconies contrasting concrete facades.



Breezeblock for open-air ventilation in car park.



Brickwork & stained glass providing texture at ground level.



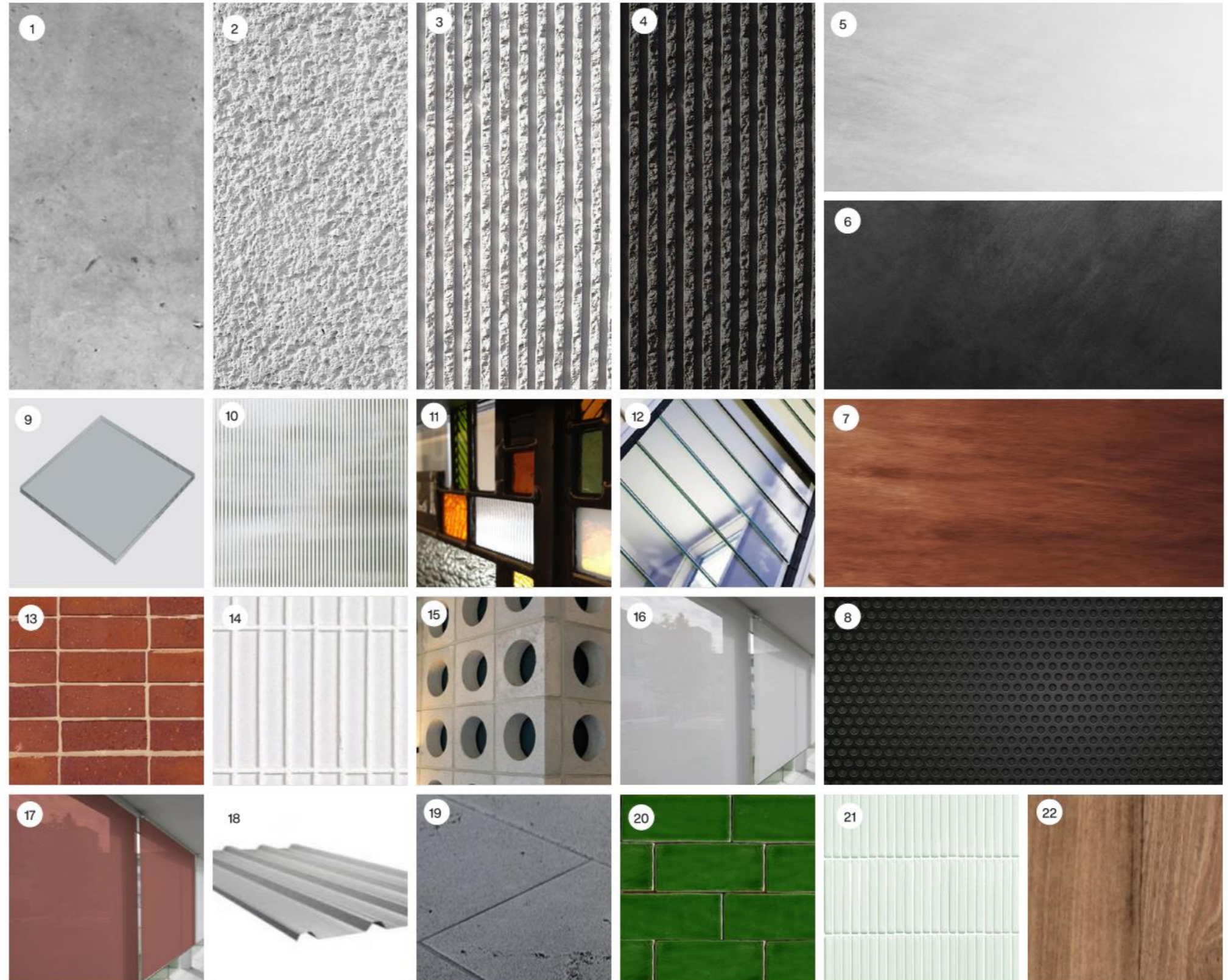
Residential - Looking west from Porter St

Design Response

3.5 External Material Palette - Residential

Key

- | | |
|---|-----------------------------------|
| 1 CN01
Plain Concrete | 12 GL04
Clear Glass Louvres |
| 2 CN02
Roughcast Concrete | 13 BW01
Brick Type 1 |
| 3 CN03
Patterned Concrete | 14 BW02
Brick Type 2 |
| 4 CN04
Pattern Concrete - Dark | 15 BW03
Breezeblock |
| 5 MF01
White Metal Finish | 16 BL01
External Blind Type 01 |
| 6 MF02
Black Metal Finish | 17 BL02
External Blind Type 02 |
| 7 MF03
Coloured Metal Finish | 18 RF01
Roof Type 01 |
| 8 MF05
Black Perforated Metal Finish | 19 ST01
Bluestone |
| 9 GL01
Clear Glass | 20 TL01
Tile Type 1 |
| 10 GL02
Fluted Glass | 21 TL02
Tile Type 2 |
| 11 GL03
Stained Glass | 22 TF01
Timber Finish |



Design Response

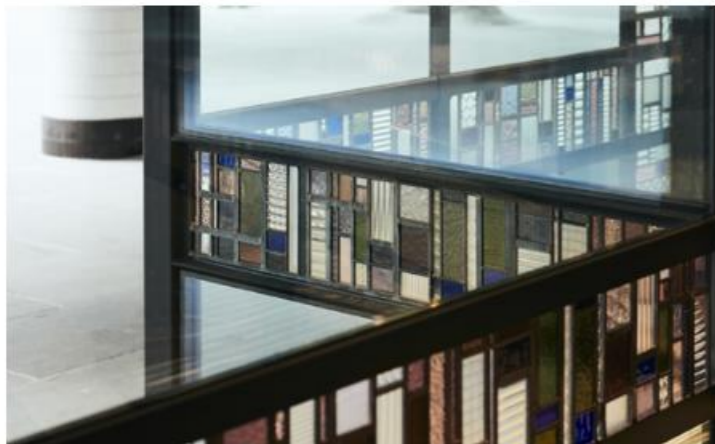
3.6 Facade Treatment - Commercial



Landscaped terraces providing comfortable outdoor space to office tenants.



Expressed concrete grid with recessed glazing.



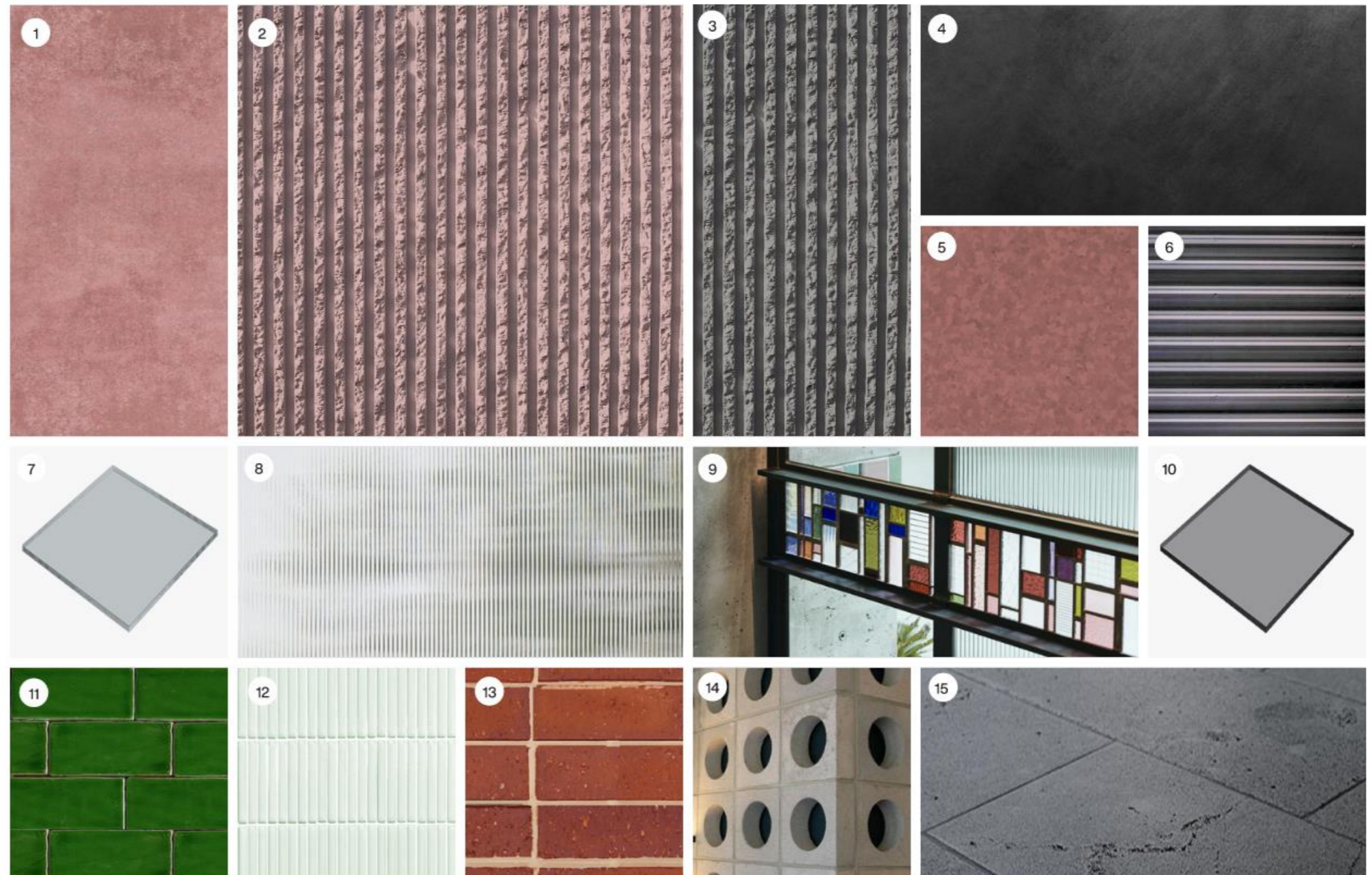
Stained glass detailing at ground level.



Commercial - Looking from Humffray S

Key

- | | |
|--|-----------------------------------|
| 1 CN01A
Plain Concrete - Red Oxide | 10 GL05
Clear Glass - Darkened |
| 2 CN03A
Patterned Concrete - Red Oxide | 11 TL01
Tile Type 1 |
| 3 CN03B
Patterned Concrete - Grey Oxide | 12 TL02
Tile Type 2 |
| 4 MF02
Black Metal Finish | 13 BW01
Brick Type 1 |
| 5 MF03
Red Metal Finish | 14 BW03
Breezeblock |
| 6 MF04
Corrugated Steel | 15 ST01
Bluestone |
| 7 GL01
Clear Glass | |
| 8 GL02
Fluted Glass | |
| 9 GL03
Stained Glass | |



Design Response

3.8 Looking South from Porter St

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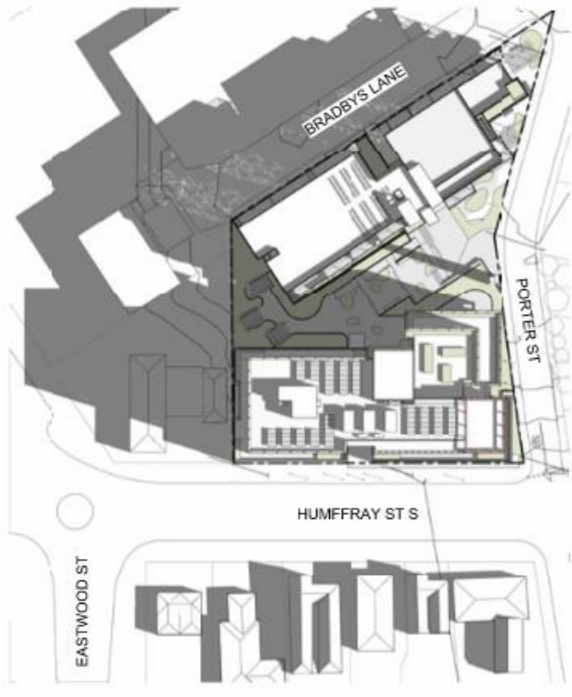




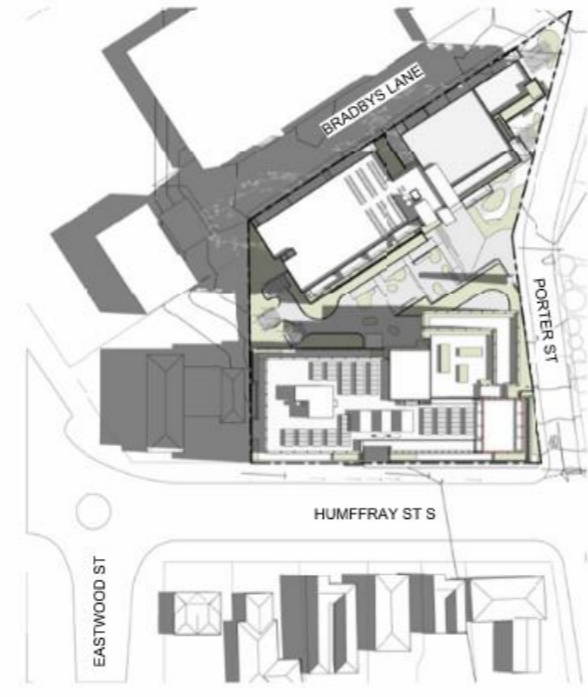
4. Shadow Analysis

4. Shadow Analysis

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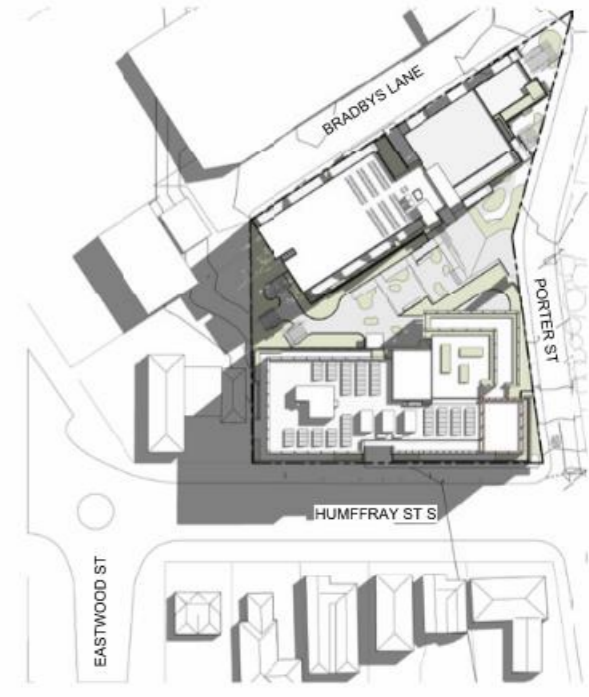
1 22 SEPT 9AM
A300 1:750



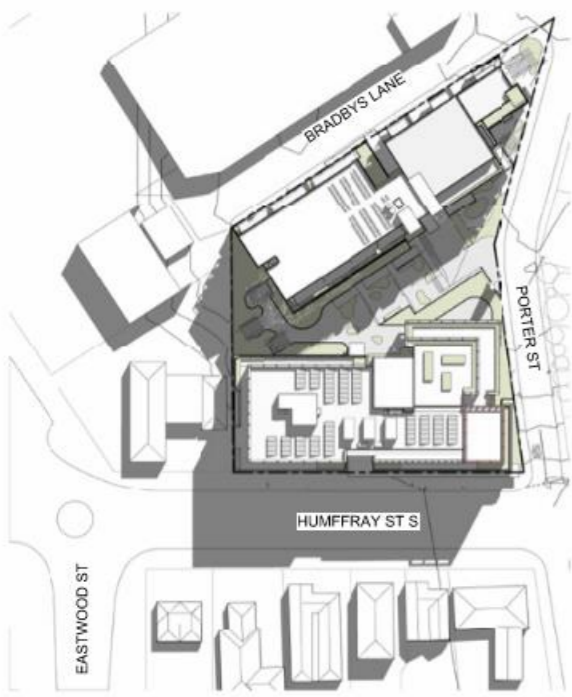
2 22 SEPT 10AM
A300 1:750



3 22 SEPT 11AM
A300 1:750



4 22 SEPT 12PM
A300 1:750



5 22 SEPT 1PM
A300 1:750



6 22 SEPT 2PM
A300 1:750

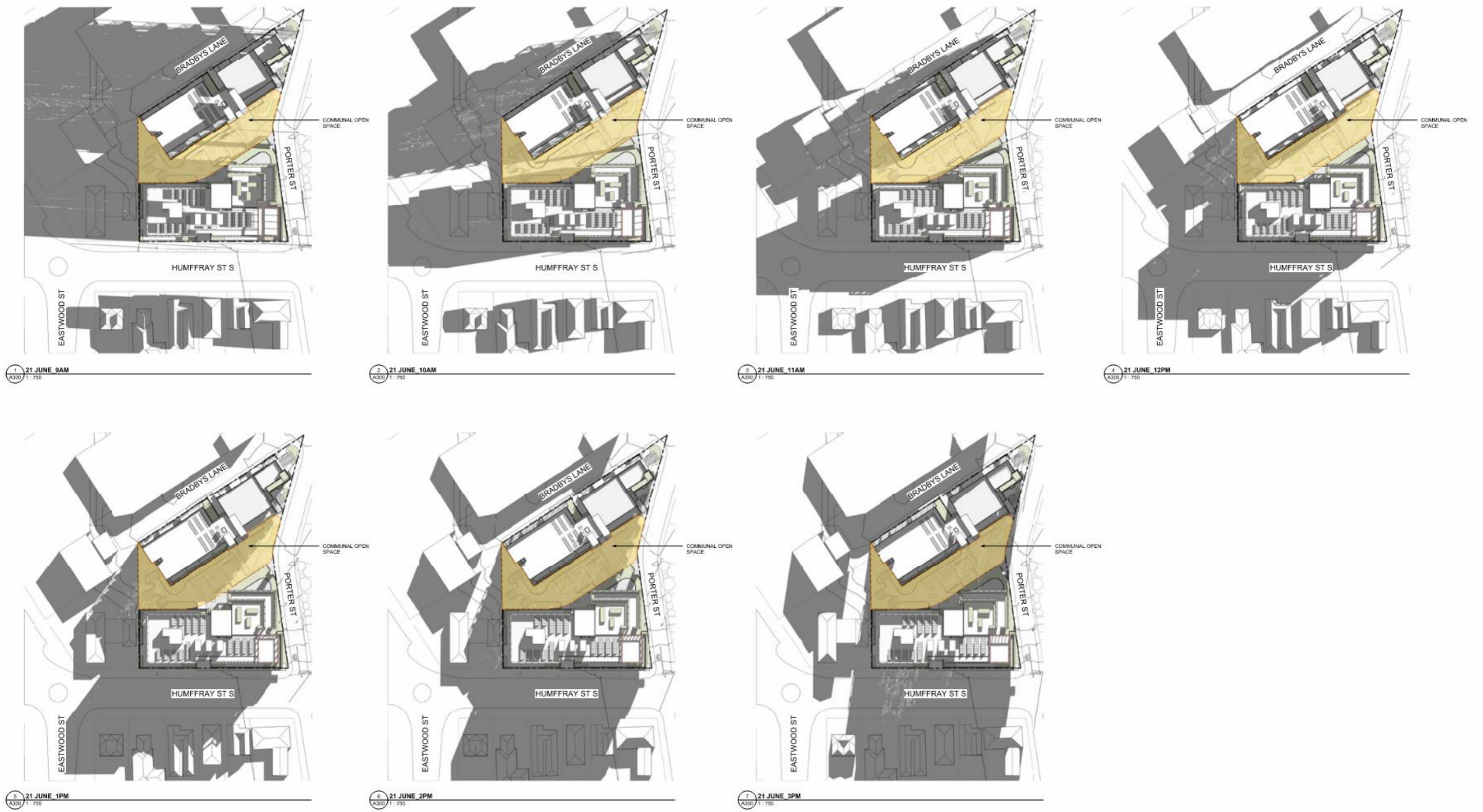


7 22 SEPT 3PM
A300 1:750



4. Shadow Analysis

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5. Development Summary

5. Development Summary



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RESIDENTIAL BUILDING

LEVEL	GROSS FLOOR AREA	GFA CARPARKING	NET SALEABLE AREA	RESIDENTIAL AMENITIES ^(*)	NLA RETAIL	CIRCULATION SERVICES & STORE	TERRACE	No 1 BED UNITS	No 1 BED UNITS PLUS STUDY	No 2 BED UNITS	No 3 BED UNITS	UNIT TOTALS
GROUND	545.2 m ²	664.4 m ²	0.0 m ²	79.4 m ²	109.3 m ²	290.1 m ²	0.0 m ²	0	0	0	0	0
LEVEL 1	501.8 m ²	537.9 m ²	265.9 m ²	0.0 m ²	0.0 m ²	116.2 m ²	185.9 m ²	0	1	4	0	5
LEVEL 2	502.1 m ²	0.0 m ²	837.4 m ²	0.0 m ²	0.0 m ²	183.7 m ²	181.7 m ²	3	1	8	0	12
LEVEL 3	502.1 m ²	0.0 m ²	837.9 m ²	0.0 m ²	0.0 m ²	183.7 m ²	186.0 m ²	3	1	8	0	12
LEVEL 4	502.1 m ²	0.0 m ²	837.9 m ²	0.0 m ²	0.0 m ²	183.7 m ²	186.0 m ²	3	1	8	0	12
LEVEL 5	502.1 m ²	0.0 m ²	837.9 m ²	0.0 m ²	0.0 m ²	183.7 m ²	186.0 m ²	3	1	8	0	12
LEVEL 6	502.1 m ²	0.0 m ²	837.9 m ²	0.0 m ²	0.0 m ²	183.7 m ²	186.0 m ²	3	1	8	0	12
LEVEL 7	653.9 m ²	0.0 m ²	700.4 m ²	0.0 m ²	0.0 m ²	153.5 m ²	253.2 m ²	3	0	4	2	9
ROOF	853.1 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	853.1 m ²	0.0 m ²	0	0	0	0	0
	7861.2 m ²	1202.3 m ²	5274.7 m ²	79.4 m ²	109.3 m ²	2331.4 m ²	1304.7 m ²	18	6	48	2	74

(*) COMMUNITY ROOM

RESIDENTIAL PARKING	
No. SPACES	PARK TYPE
30	CARPARK

RESIDENTIAL BKE SUMMARY
No. SPACES
76

(INCL 7 EXTERNAL VISITOR SPACES)

COMMERCIAL BUILDING

LEVEL	GROSS FLOOR AREA	GFA CARPARKING	RESIDENTIAL AMENITIES	NLA OFFICE	NLA COMMERCIAL	CIRCULATION SERVICES & STORE
GROUND	1160.0 m ²	143.3 m ²	29.3 m ²	306.9 m ²	401.1 m ²	237.4 m ²
LEVEL 1	1477.9 m ²	0.0 m ²	72.1 m ²	1289.5 m ²	0.0 m ²	116.3 m ²
LEVEL 2	1394.1 m ²	0.0 m ²	72.1 m ²	1205.6 m ²	0.0 m ²	116.3 m ²
LEVEL 3	1236.0 m ²	0.0 m ²	72.1 m ²	1047.6 m ²	0.0 m ²	116.3 m ²
LEVEL 4	5063.7 m ²	0.0 m ²	72.1 m ²	965.3 m ²	0.0 m ²	116.3 m ²
LEVEL 5	5063.9 m ²	0.0 m ²	61.1 m ²	916.5 m ²	0.0 m ²	116.3 m ²
LEVEL 6	907.5 m ²	0.0 m ²	61.1 m ²	730.3 m ²	0.0 m ²	116.2 m ²
LEVEL B1	146.3 m ²	1861.2 m ²	0.0 m ²	0.0 m ²	0.0 m ²	48.3 m ²
LEVEL B2	62.7 m ²	959.3 m ²	0.0 m ²	0.0 m ²	0.0 m ²	62.7 m ²
LEVEL ME2	691.9 m ²	0.0 m ²	44.9 m ²	399.1 m ²	0.0 m ²	248.0 m ²
ROOF	652.1 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	652.1 m ²
	9919.1 m ²	2983.8 m ²	484.8 m ²	6802.7 m ²	401.1 m ²	2047.1 m ²

COMMERCIAL PARKING	
No. SPACES	PARK TYPE
74	CARPARK
2	DDA CARPARK
3	MOTORCYCLE BAY

EOT BIKE SUMMARY	
No.	TYPE
60	COMMERCIAL
10	VISITOR

EOT LOCKER SUMMARY	
DOUBLE LOCKER PER ITEM = No. 52	
14	EOT F
11	EOT M

NOTE: NLA AREAS ARE INDICATIVE AND ARE INCLUDED FOR BUILDING COSTING AND PLANNING PURPOSES ONLY.

INDICATIVE NLA AREAS ASSUME A SINGLE TENANCY PER LEVEL.

FINAL NLA WILL BE CALCULATED WHEN BUILDING FABRIC IS RATIFIED AND TENANCY SPACES HAVE BEEN ALLOCATED IN ORDER TO DETERMINE SINGLE OR MULTIPLE TENANCIES PER LEVEL, AS THESE ASPECTS IMPACT FINAL NLA CALCULATIONS.

SHARED OFFICE FACILITIES IN PUBLIC AREAS (e.g. LOBBIES & END OF TRIP FACILITIES) LETTABLE AREA VALUE YET TO BE DETERMINED AND MAY BE MEASURED ON AN NLA BASIS. INCLUSION OF THIS AREA IN TOTAL NLA IS SUBJECT TO BUILDING TENANCY OPERATION & COMMERCIAL NEGOTIATION.

6. Drawings

6.1 Site Information

- TP011 Existing Condition & Site Plan
- TP012 Demolition Plan
- TP013 Proposed Site Plan

6.2 General Arrangement Plans

- TP100 Basement B2 Plan
- TP101 Basement B1 Plan
- TP102 Ground Floor Plan
- TP103 Mezzanine Floor Plan
- TP104 Level 1 Plan
- TP105 Level 2 Plan
- TP106 Level 3 Plan
- TP107 Level 4 Plan
- TP108 Level 5 Plan
- TP109 Level 6 Plan
- TP110 Level 7 Plan
- TP111 Roof Plan

6.3 General Arrangement Elevations

- TP200 Residential North & South
- TP201 Residential East & West
- TP202 Commercial North & South
- TP203 Commercial East & West

6.4 General Arrangement Sections

- TP300 Residential Sections
- TP301 Site Sections
- TP302 Commercial Sections
- TP303 Site Sections

6.5 Residential Floorplans

- TP600 Ground Floor Plan
- TP601 Level 1 Plan
- TP602 Level 2-6 Plan (Typical)
- TP607 Level 7 Plan
- TP608 Roof Plan

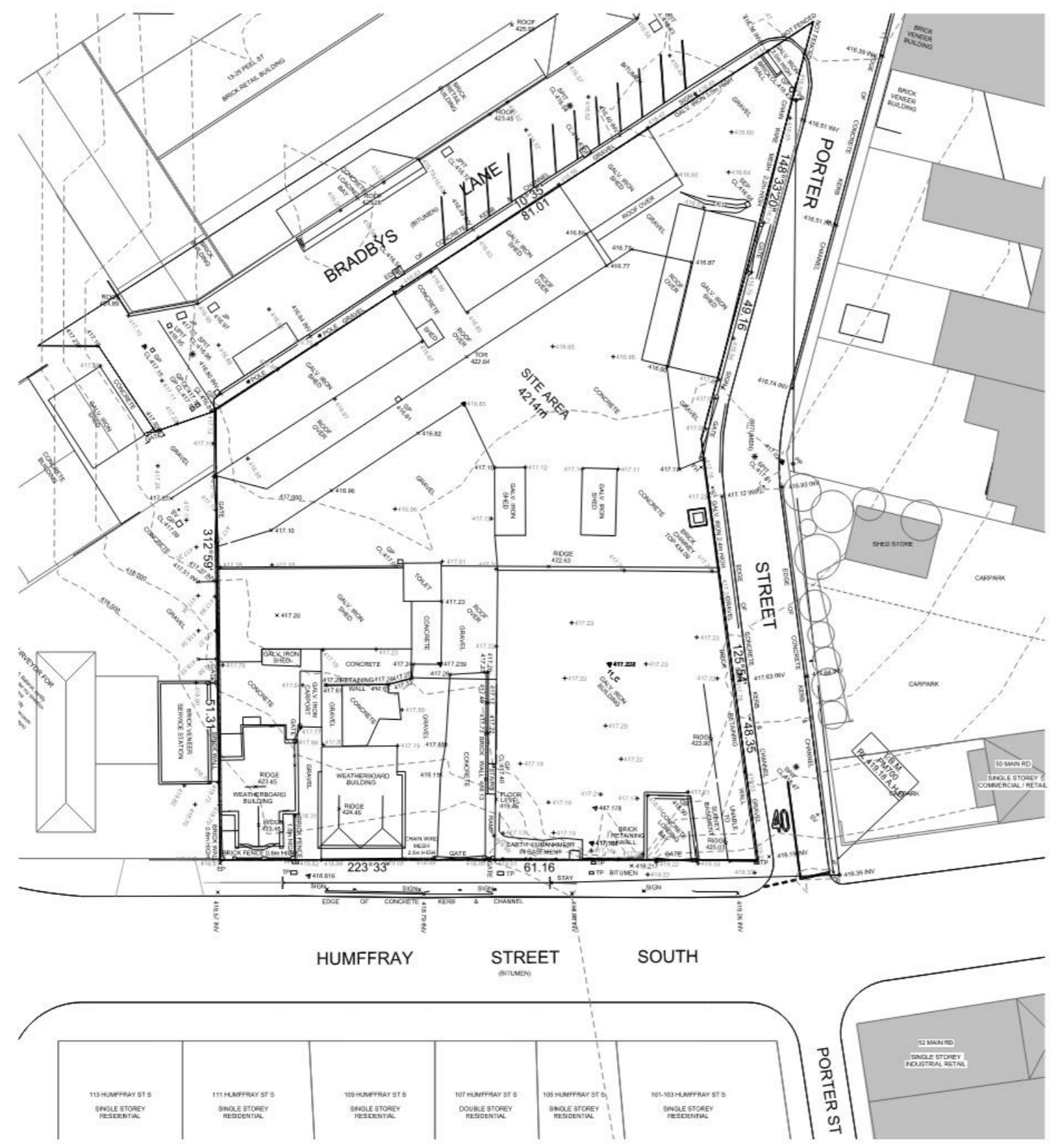
6.6 Apartment Typologies

- Apartment Plans
- BADS Compliance Table

6.7 Licenced Premises Plan

6.1 Drawings

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6.1 Drawings

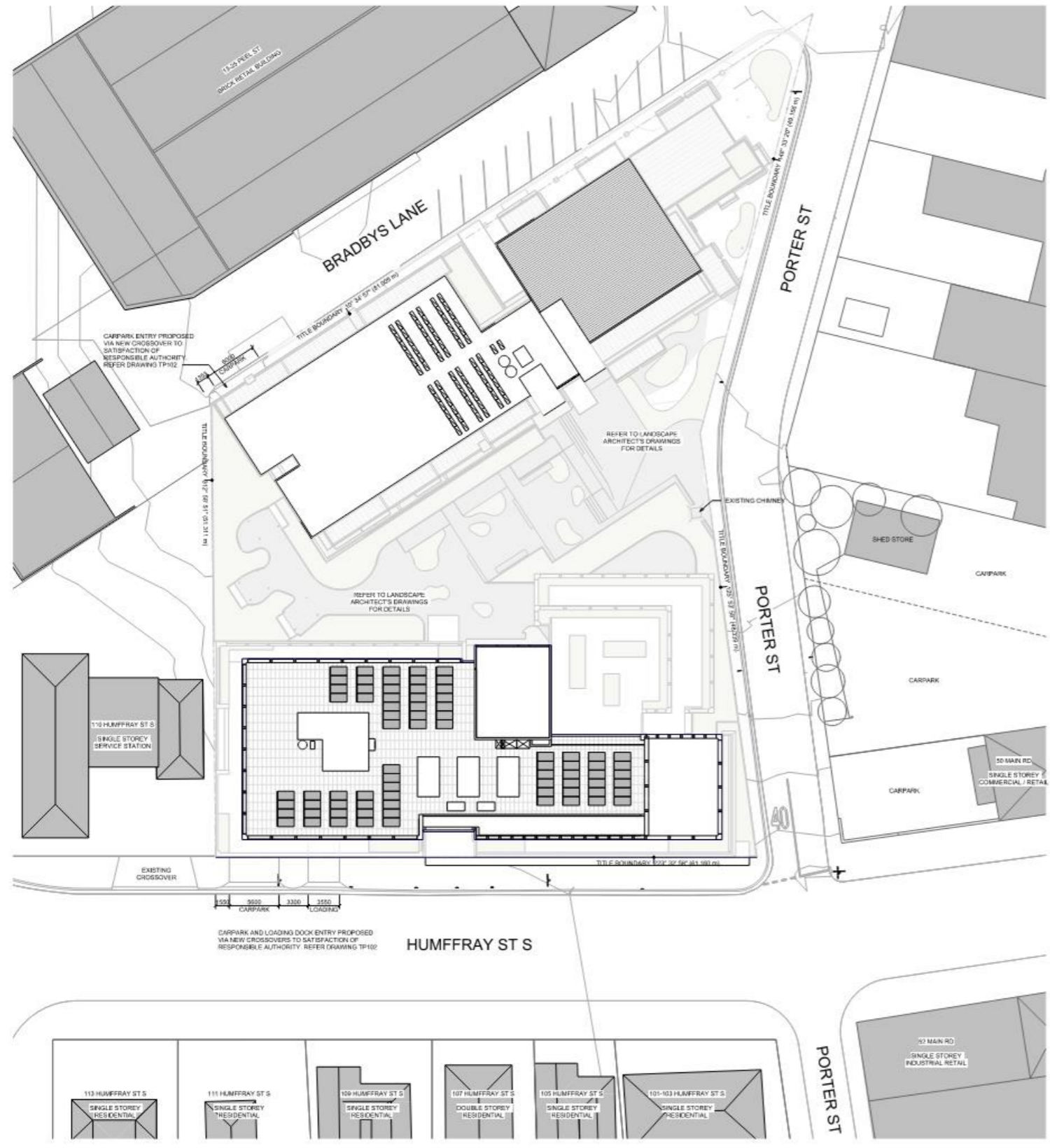
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REDUNDANT CROSSOVERS TO BE REMOVED. INSTALL KERB AND CHANNEL TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

6.1 Drawings

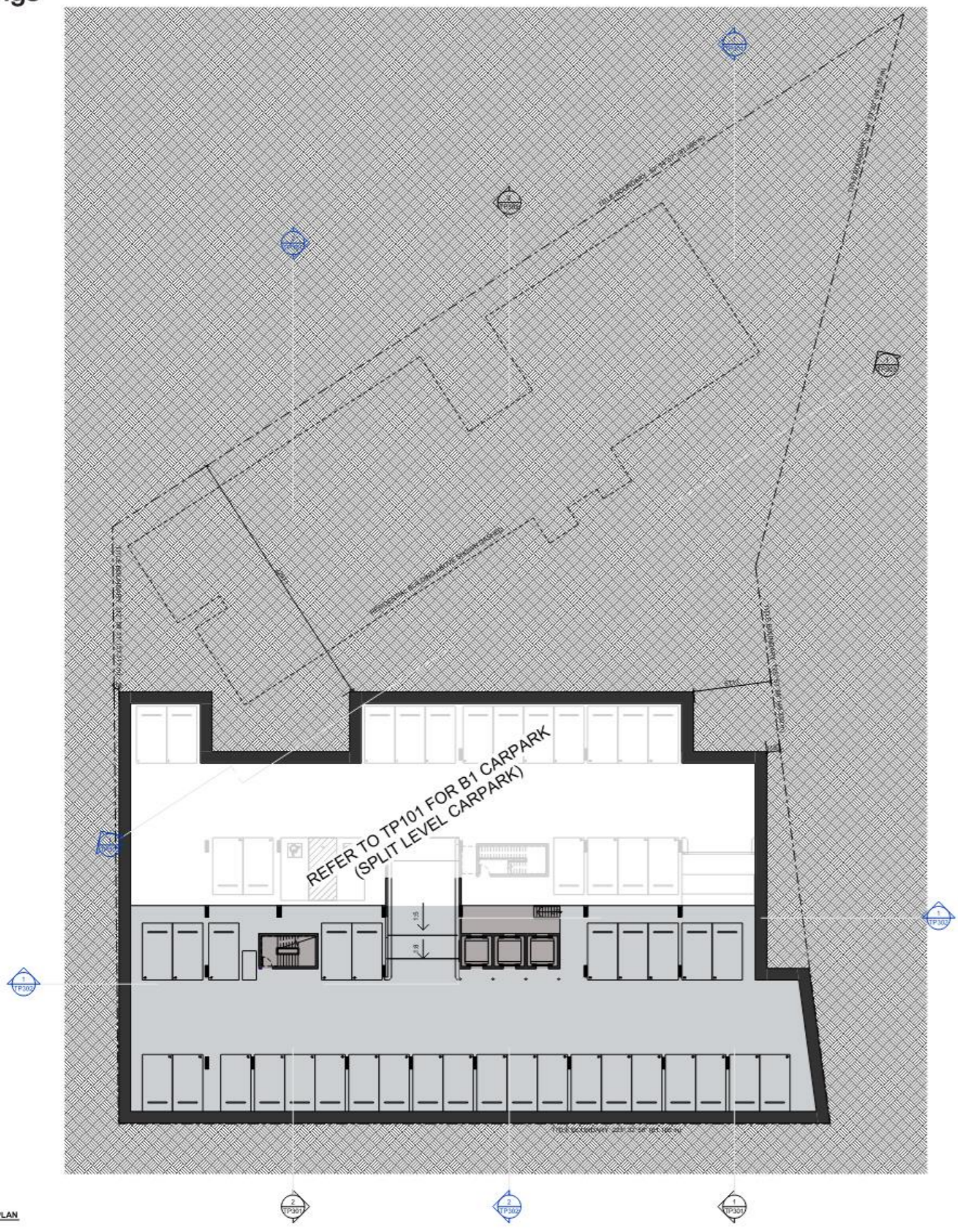
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2 PROPOSED SITE PLAN
A100 1:250

6.2 Drawings

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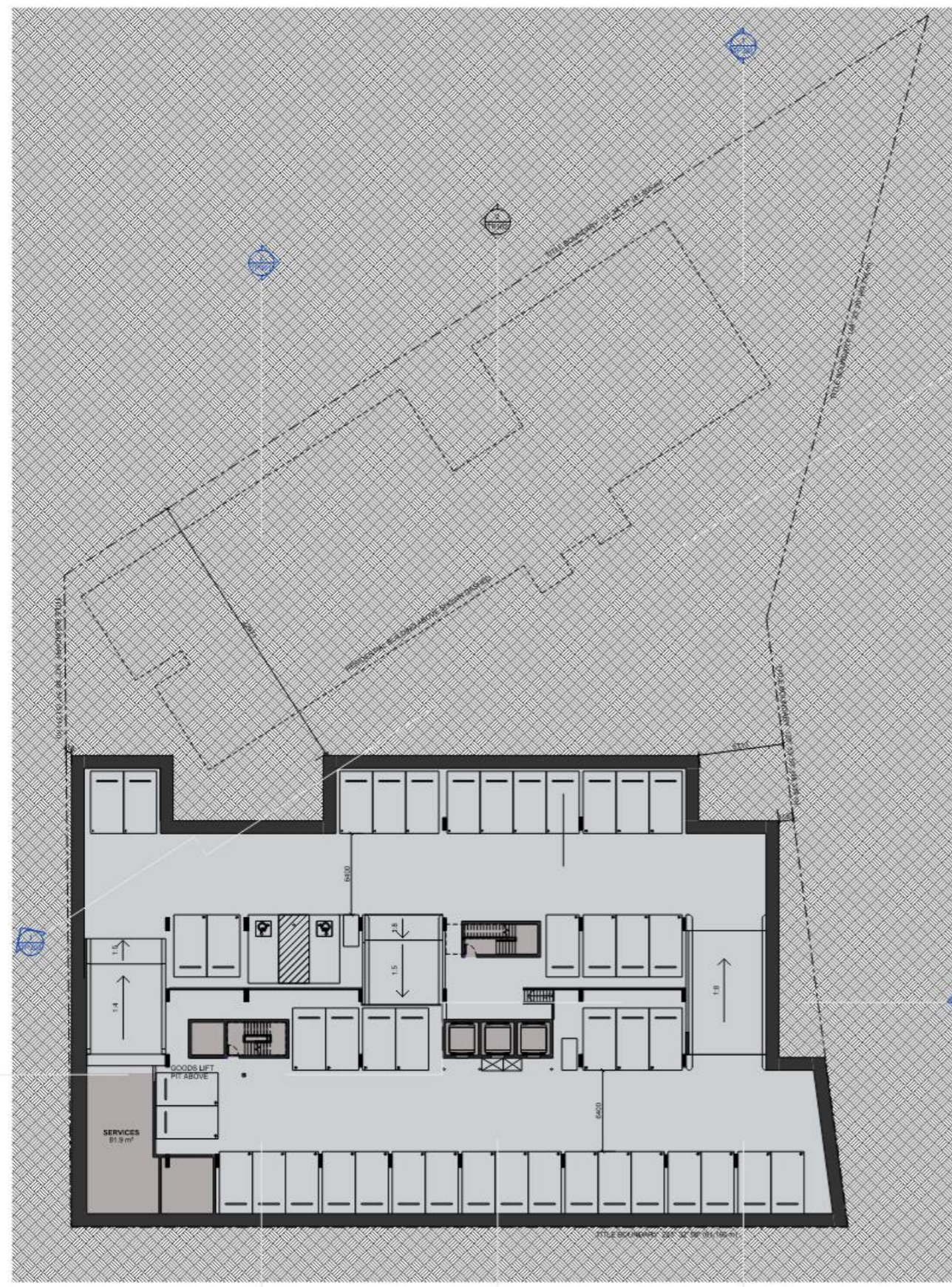


REFER TO TP101 FOR B1 CARPARK
(SPLIT LEVEL CARPARK)

1 LEVEL B2 OVERALL PLAN
A300 1:200

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1 LEVEL B1 OVERALL PLAN
A300 1:200

2 TP101
2 TP102
1 TP101

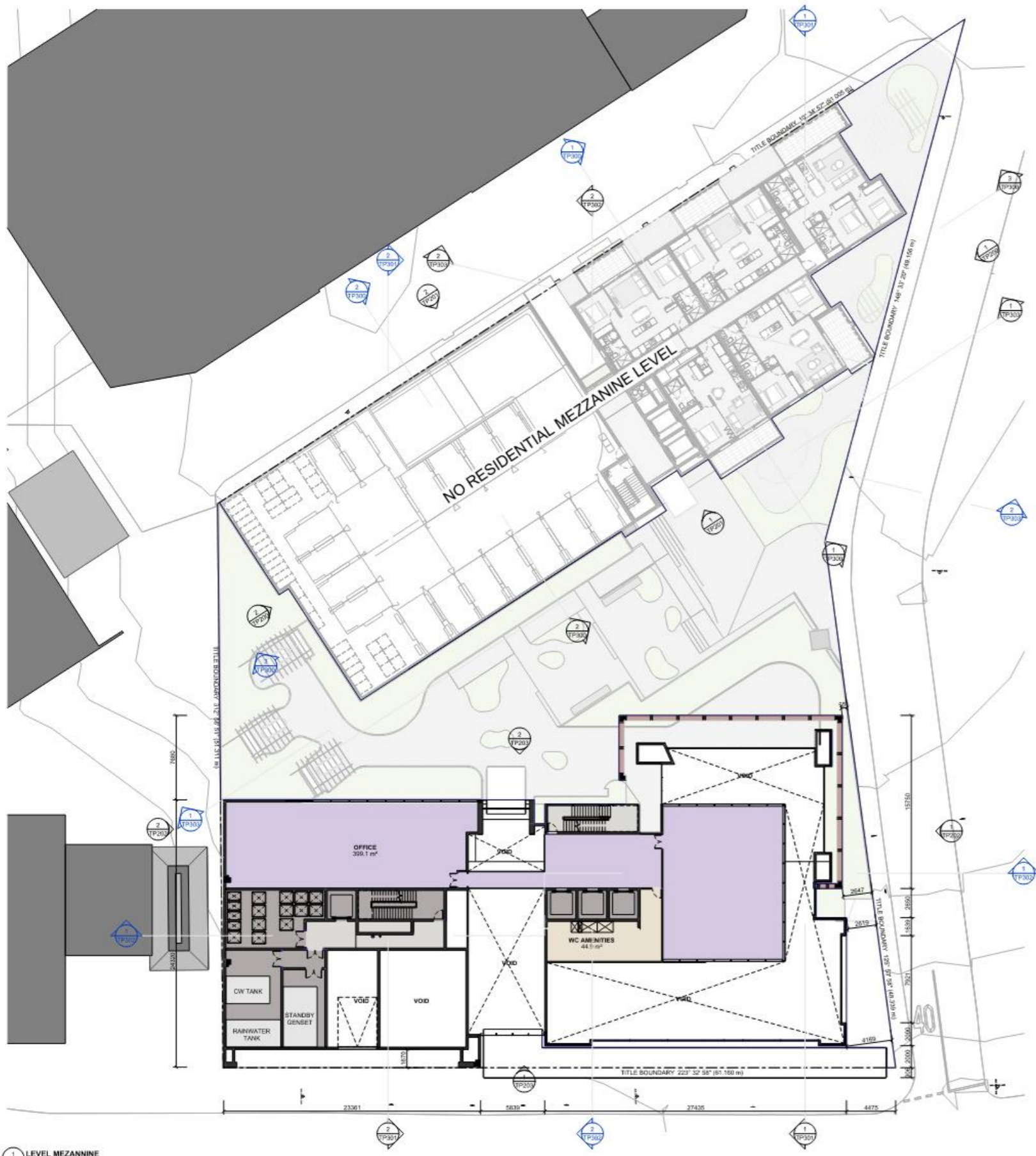
6.2 Drawings

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1 LEVEL MEZZANINE
A300 1:200

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1 OVERALL LEVEL 1
A300 / 1:200

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1 OVERALL LEVEL 2
A300 / 1:200

HUMFFRAY ST S

6.2 Drawings

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1 OVERALL LEVEL 3
A300 / 1:200



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1 OVERALL LEVEL 4
A300 1:200



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1 OVERALL LEVEL 5
A300 / 1:200



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1 OVERALL LEVEL 6
6.300 1:200

6.2 Drawings

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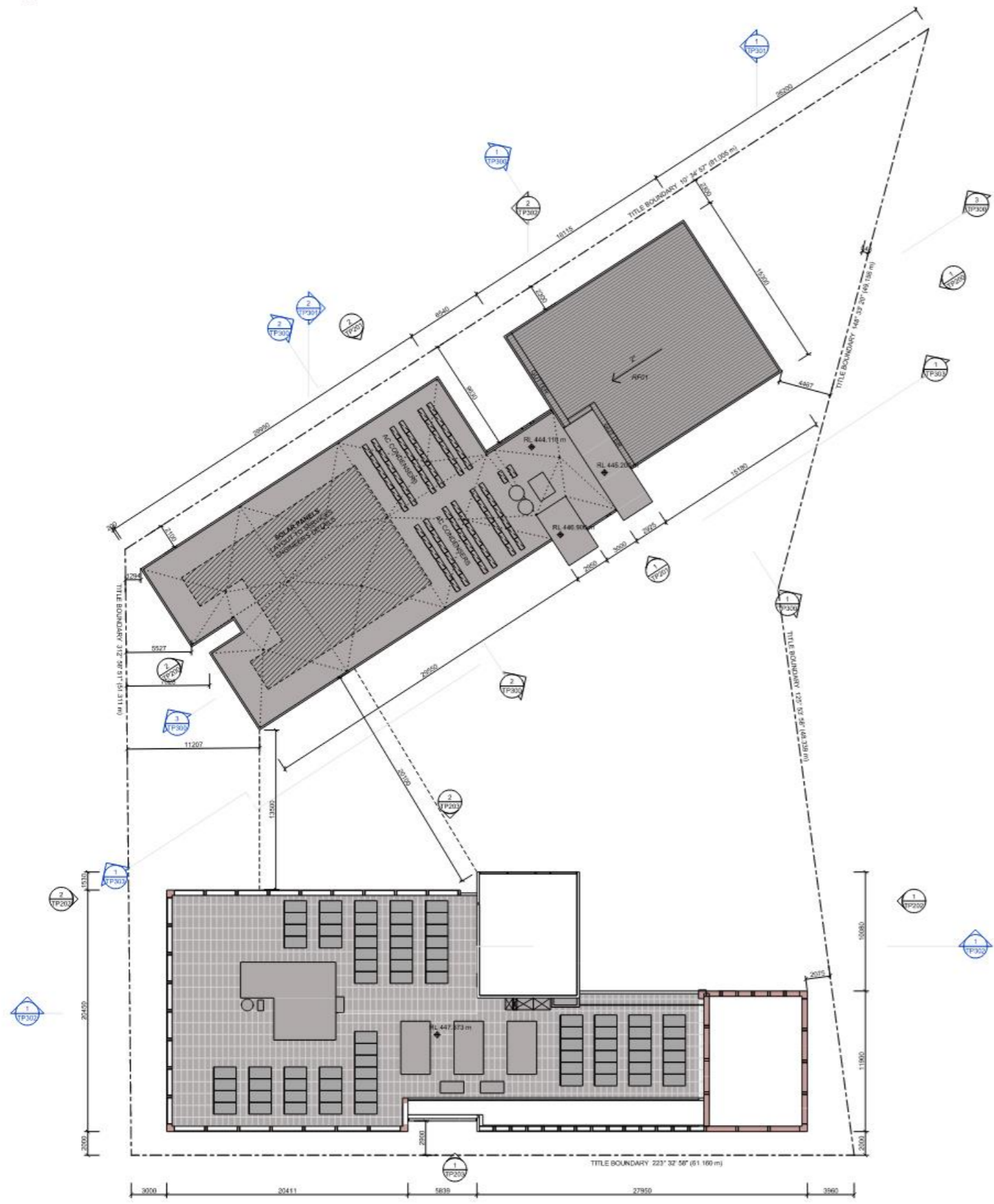


1 OVERALL LEVEL 7
A300 1:200



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1 OVERALL ROOF
A300 1:200



6.3 Drawings

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1 NORTH RESIDENTIAL ELEVATION
TP102 1:200



2 SOUTH RESIDENTIAL ELEVATION
TP102 1:200

6.3 Drawings

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1 EAST RESIDENTIAL ELEVATION
TP102 1:200



2 WEST RESIDENTIAL ELEVATION
TP102 1:200

6.3 Drawings

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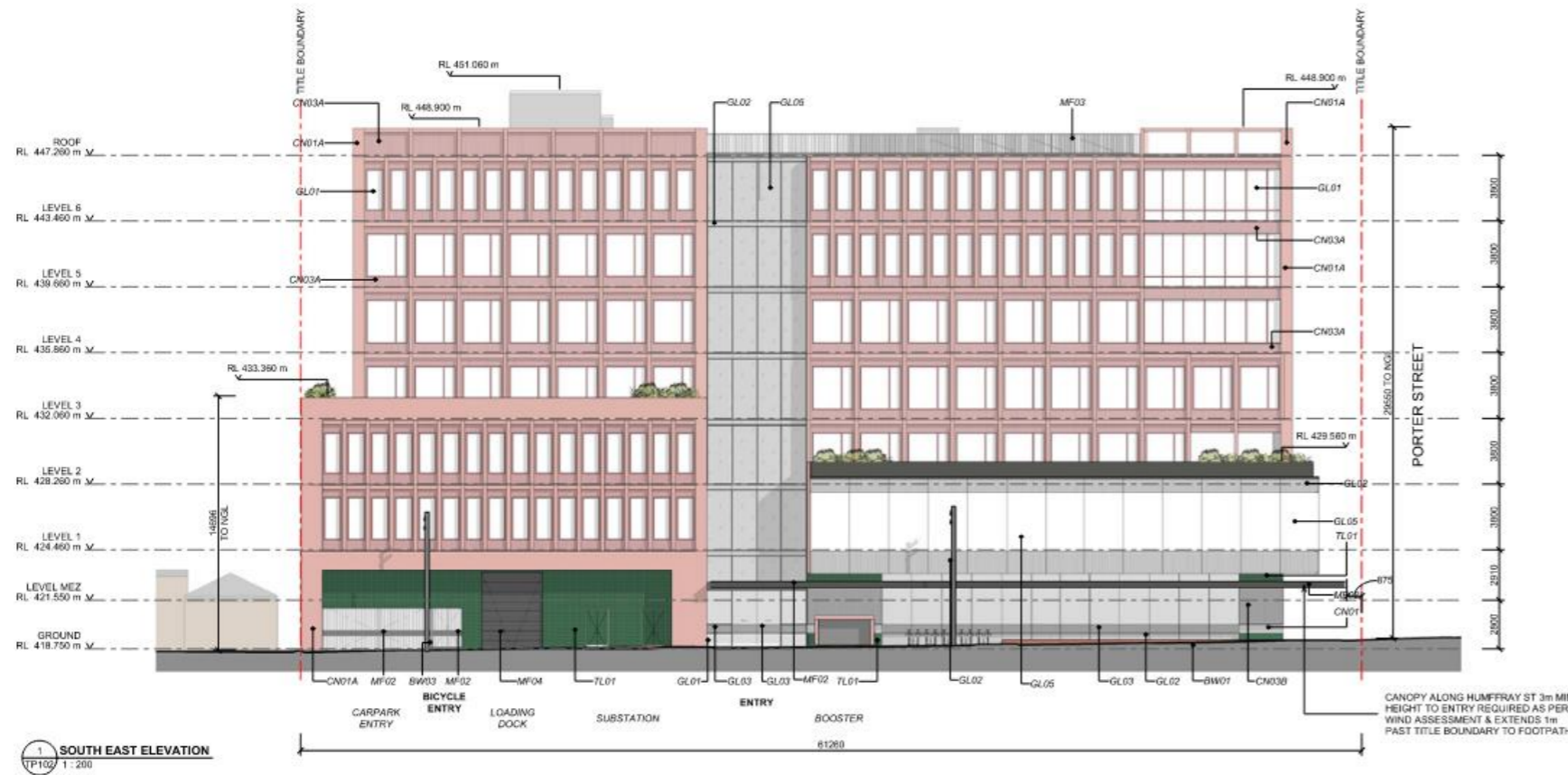
1 NORTH ELEVATION
TP102 1:200



2 SOUTH ELEVATION
TP102 1:200

6.3 Drawings

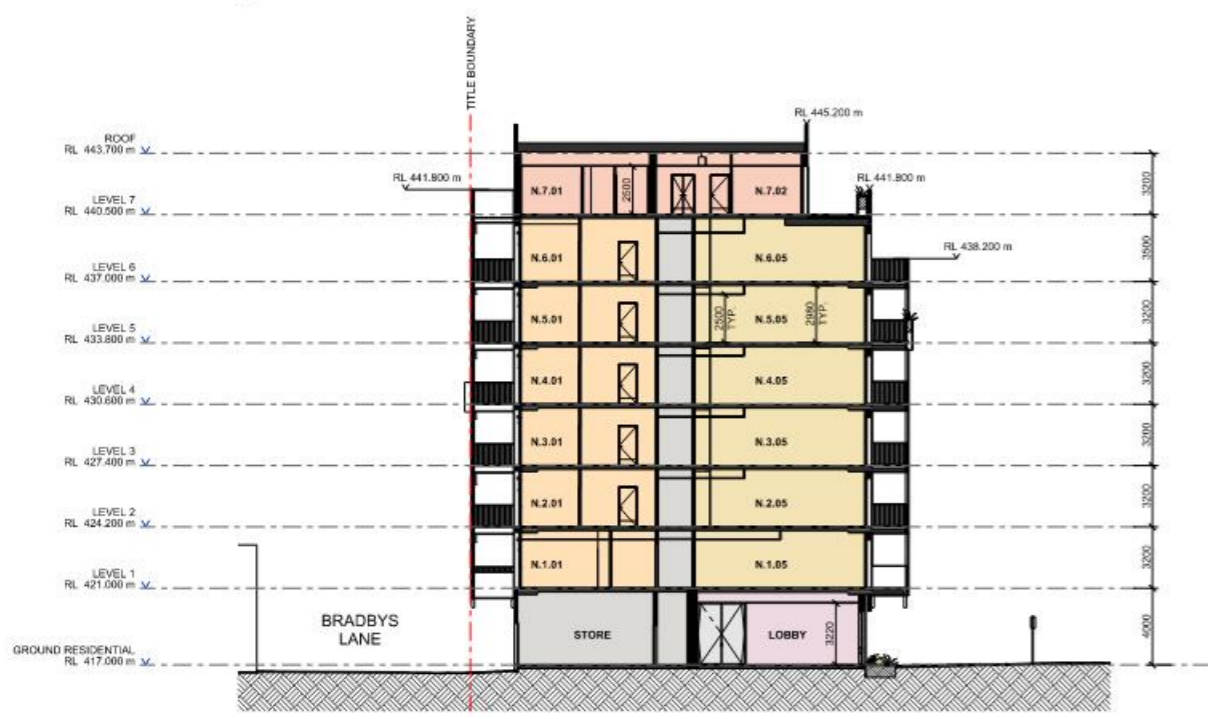
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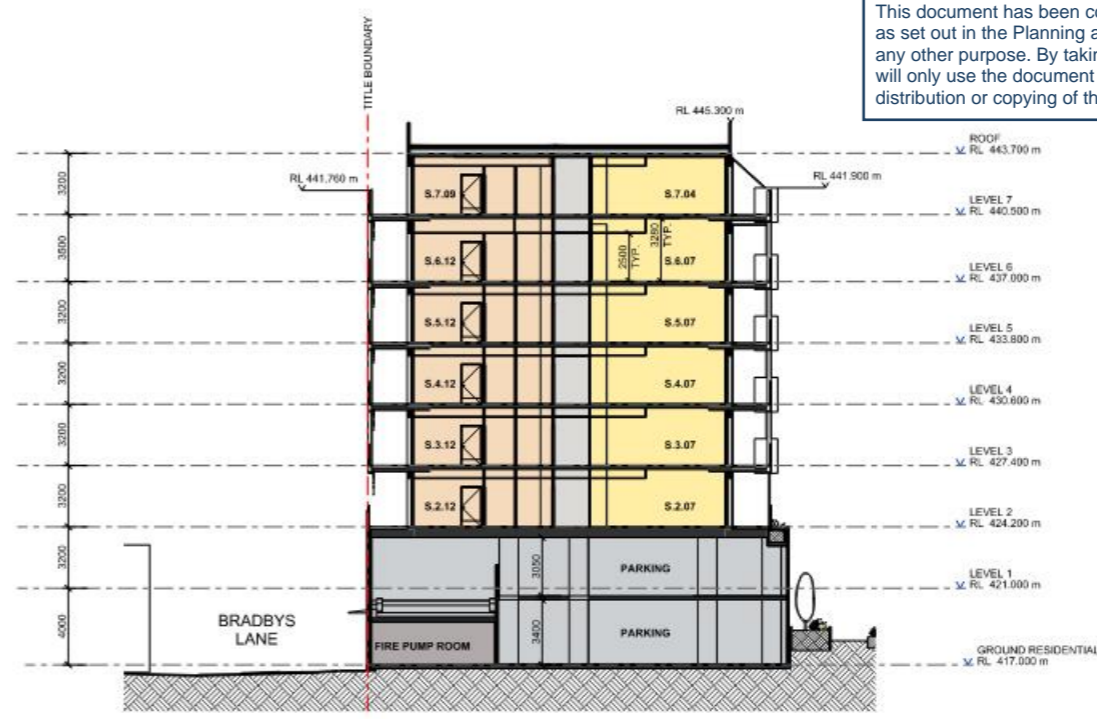
2 WEST ELEVATION
TP102 1:200

6.4 Drawings

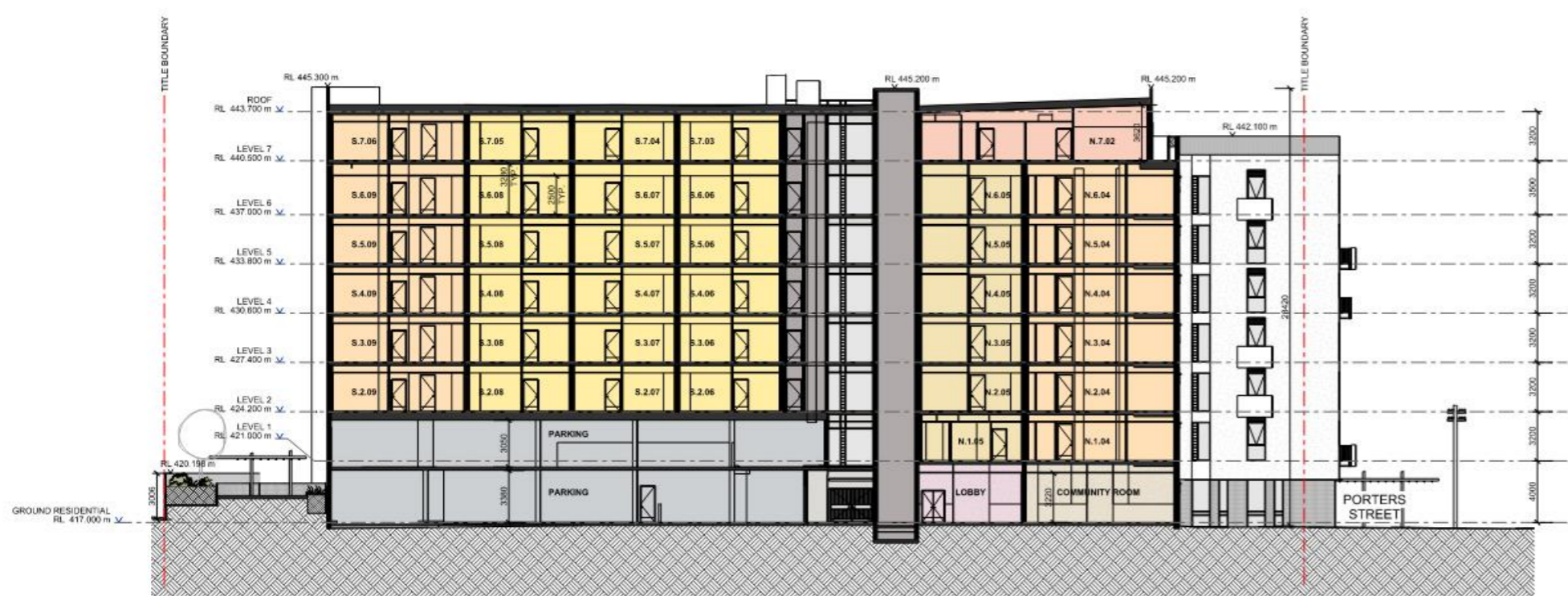
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1 RESI EAST WEST 01
TP102 1:200



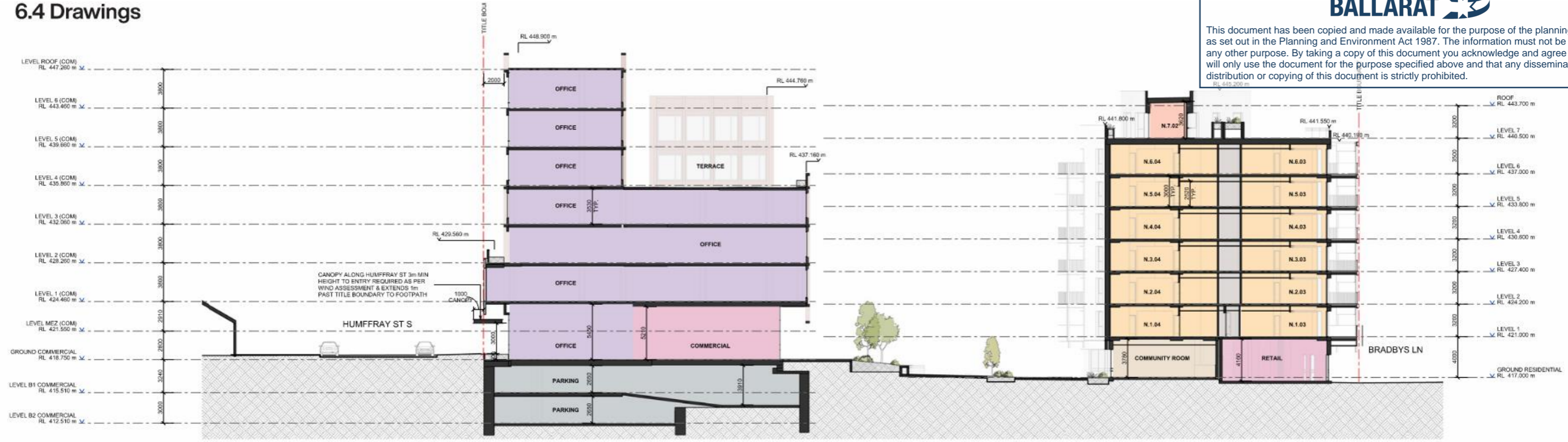
2 RESI EAST WEST 02
TP102 1:200



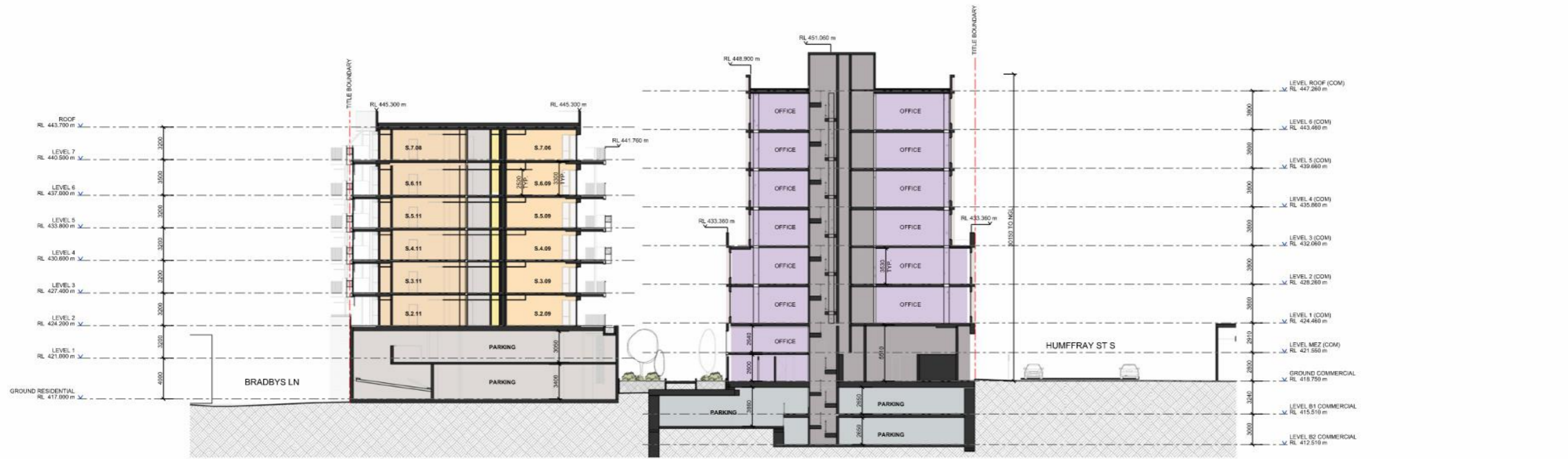
3 RESI NORTH SOUTH 01
TP102 1:200

6.4 Drawings

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1 CROSS SECTION EAST WEST 01
TP100 1:200



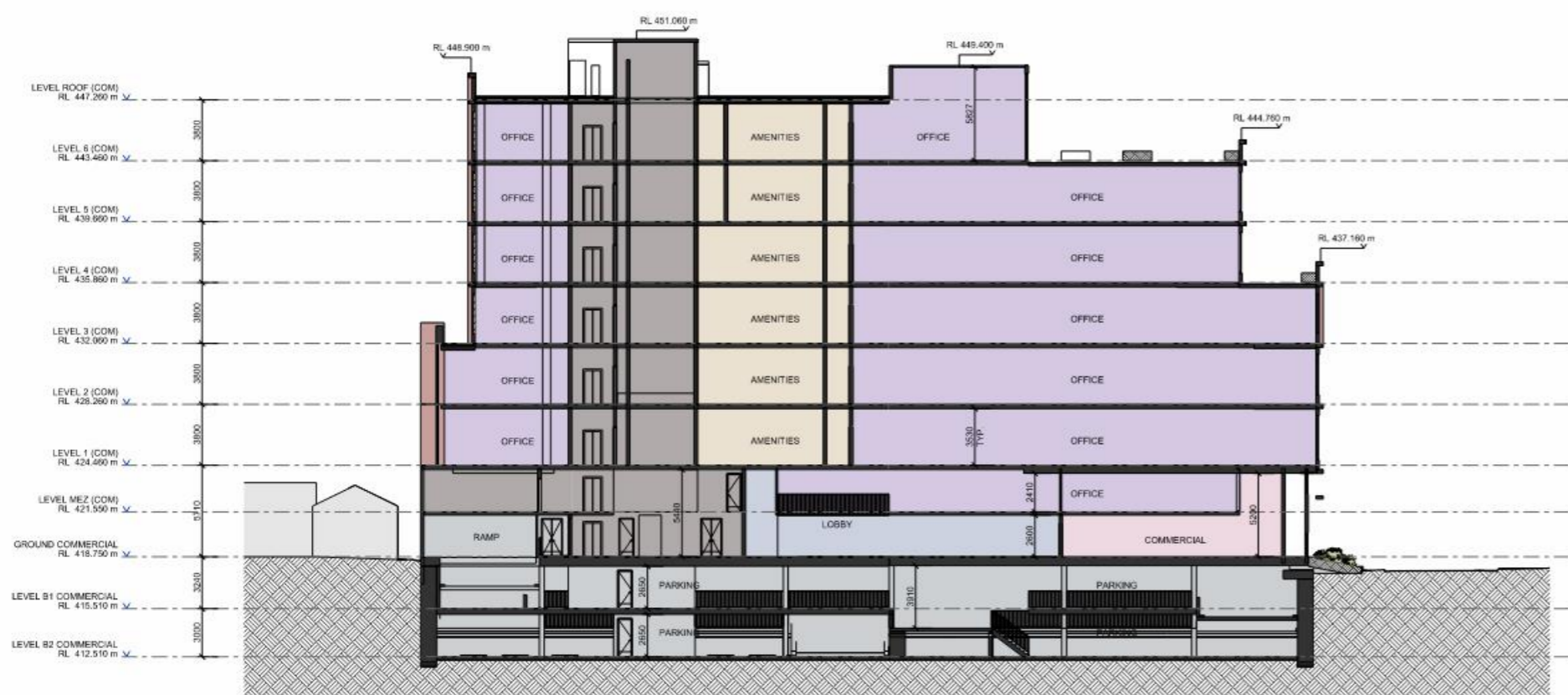
2 CROSS SECTION EAST WEST 02
TP100 1:200

6.4 Drawings

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2 CROSS SECTION EAST WEST_03
TP100 1:200



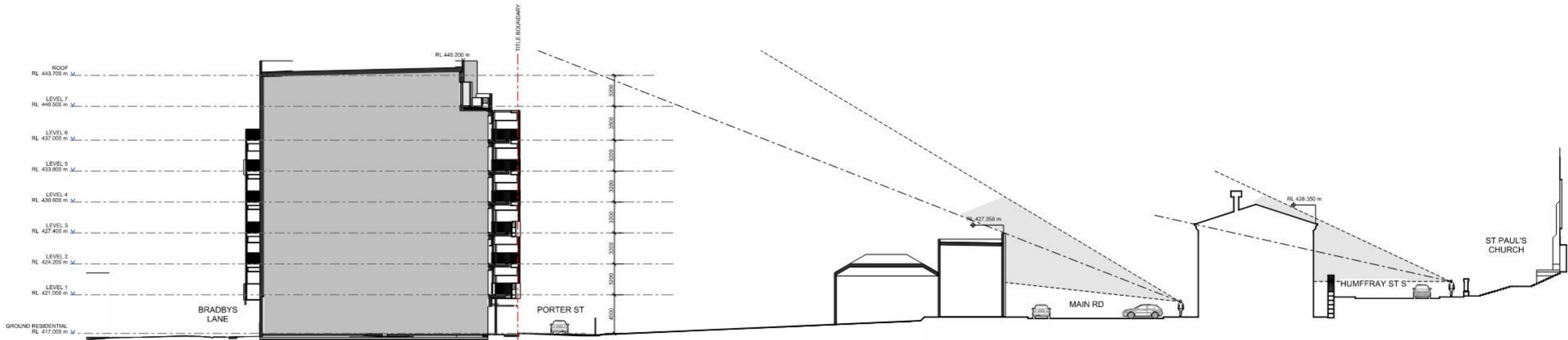
1 COMMERCIAL NORTH SOUTH_01
TP100 1:200

6.4 Drawings

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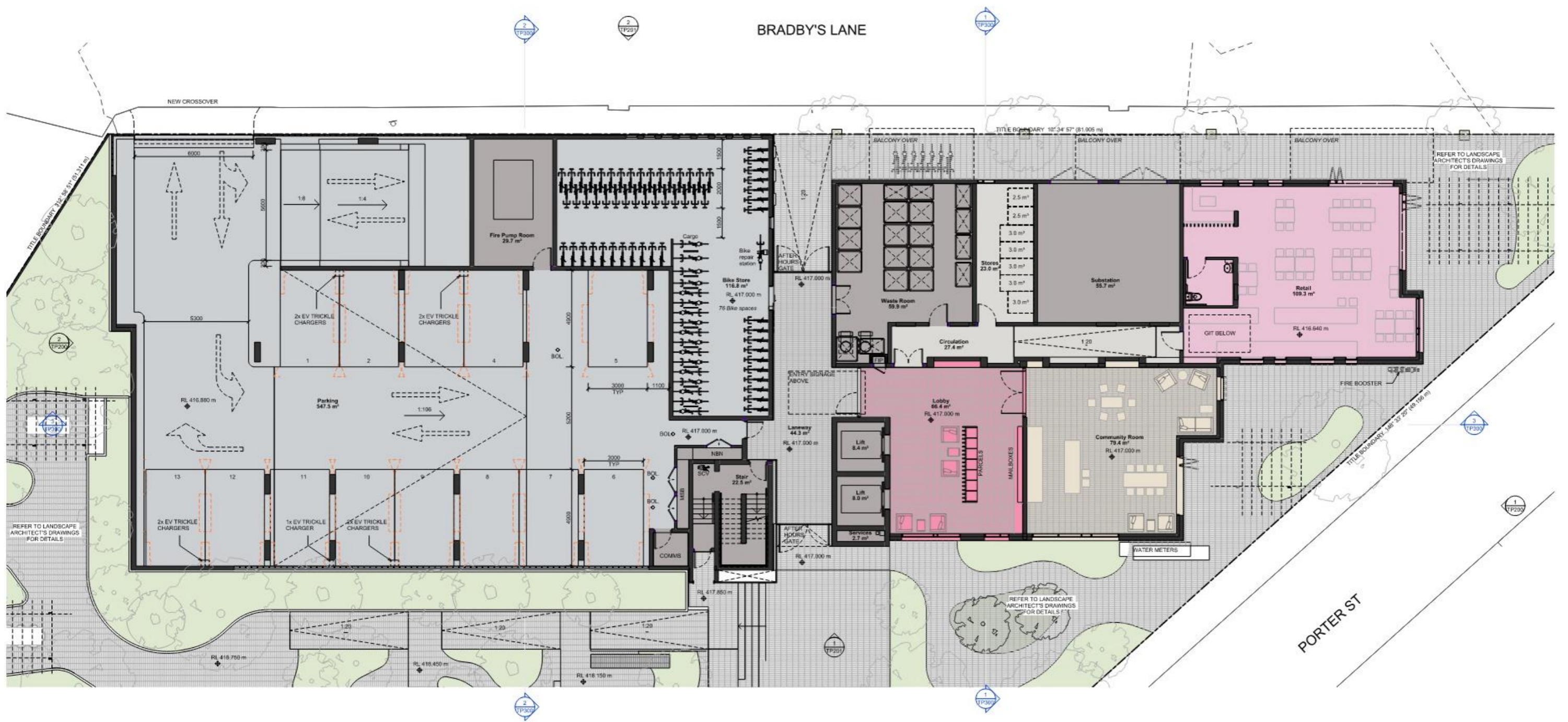


1 CROSS SECTION NORTH SOUTH
TP103 1:200



2 CROSS SECTION MAIN RD
TP102 1:200

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1 GROUND
A300 1:100



6.5 Drawings

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6.5 Drawings

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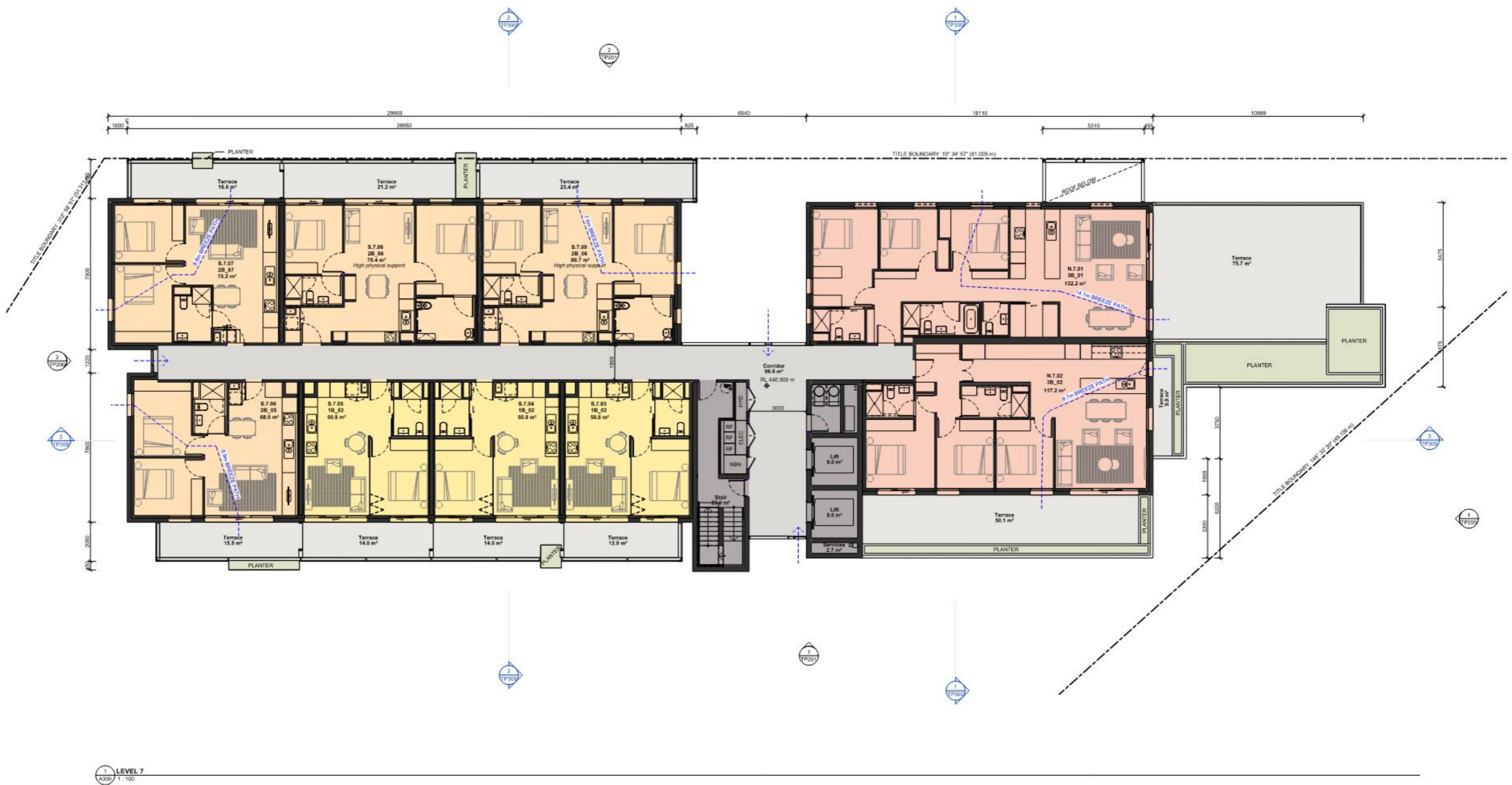
1 LEVEL 4
A300 1:100

--- CROSS VENTILATION P.



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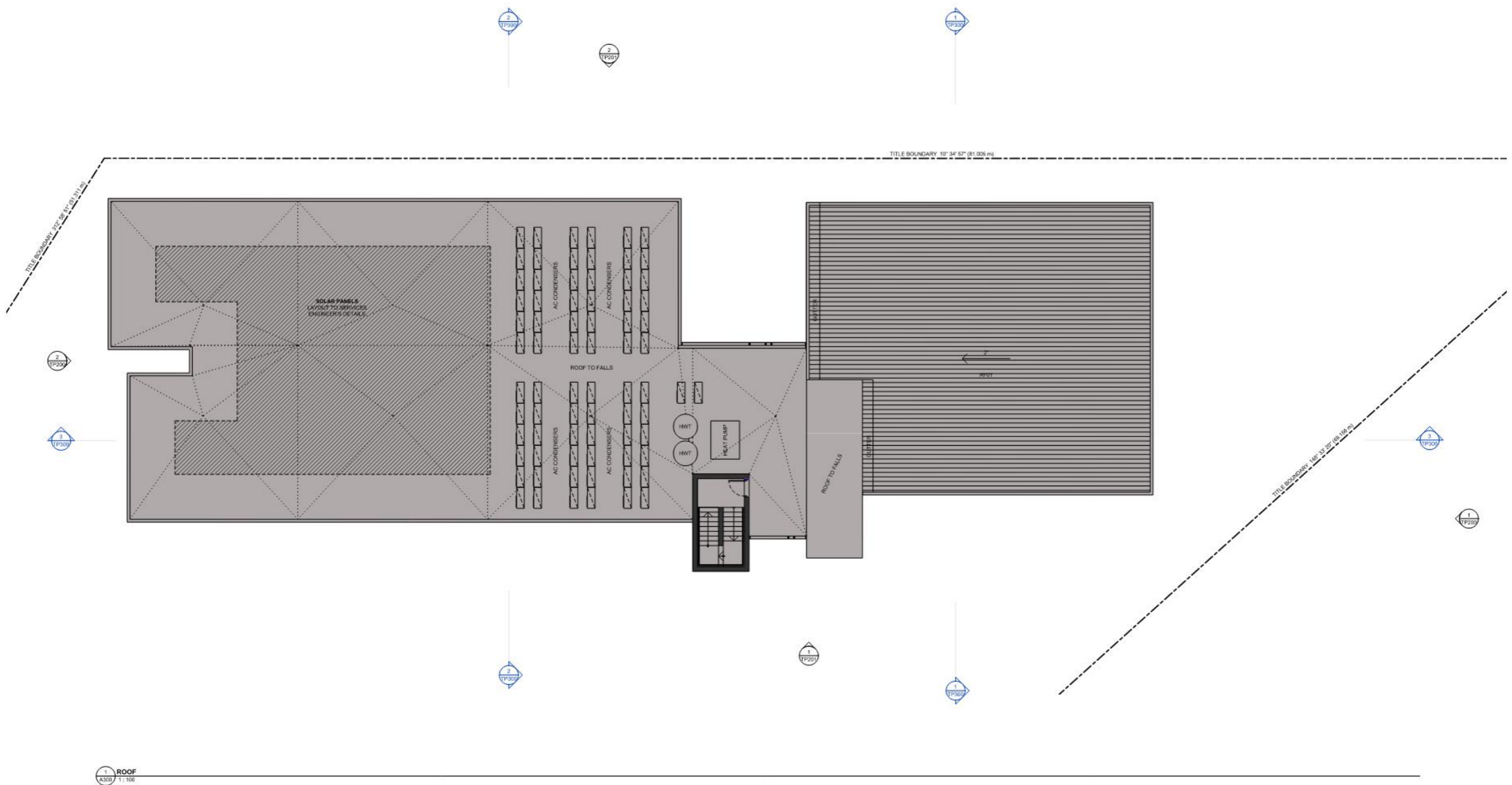


1 LEVEL 7
A300 1:100



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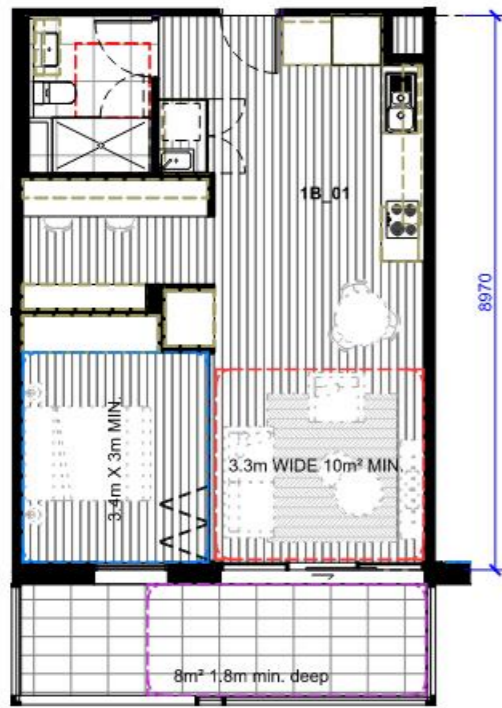


1 ROOF
A300 1:100

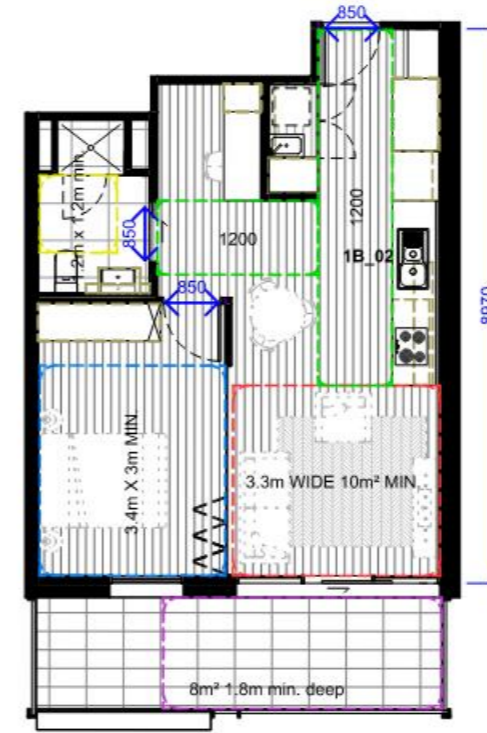
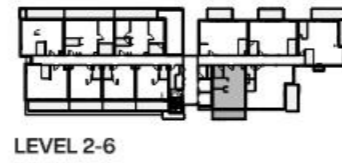


6.6 Apartment Typologies

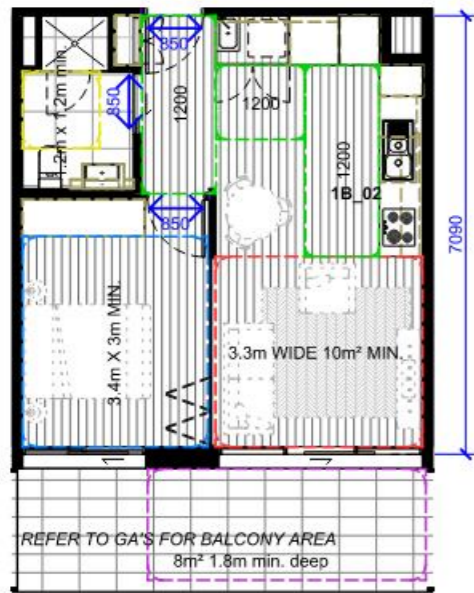
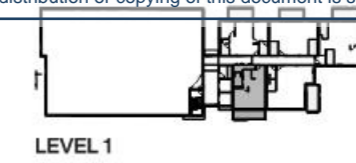
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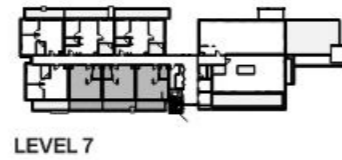
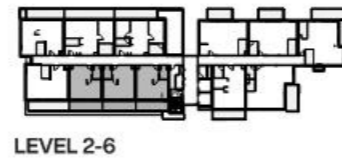
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1:100



APT_1B_03
1:100

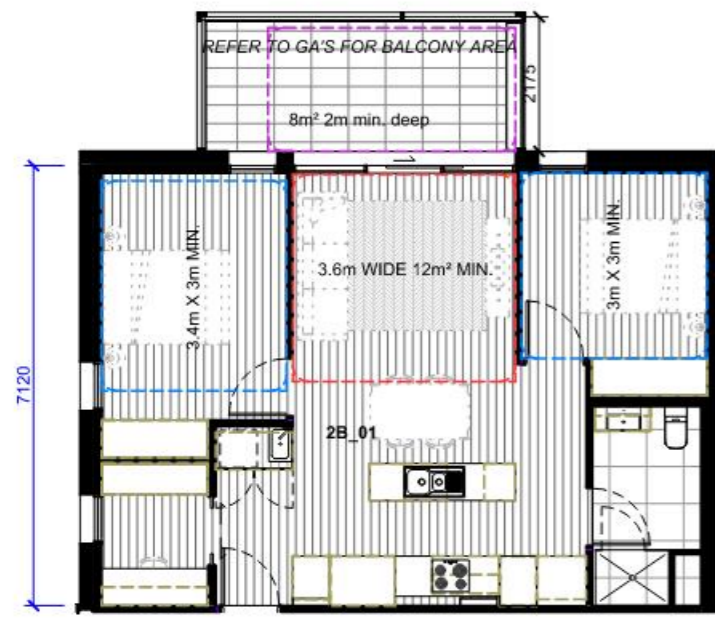


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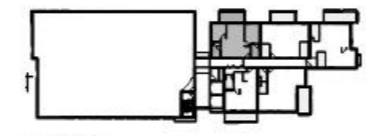


6.6 Apartment Typologies

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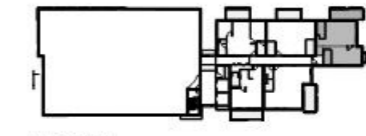
LEVEL 1



LEVEL 2-6



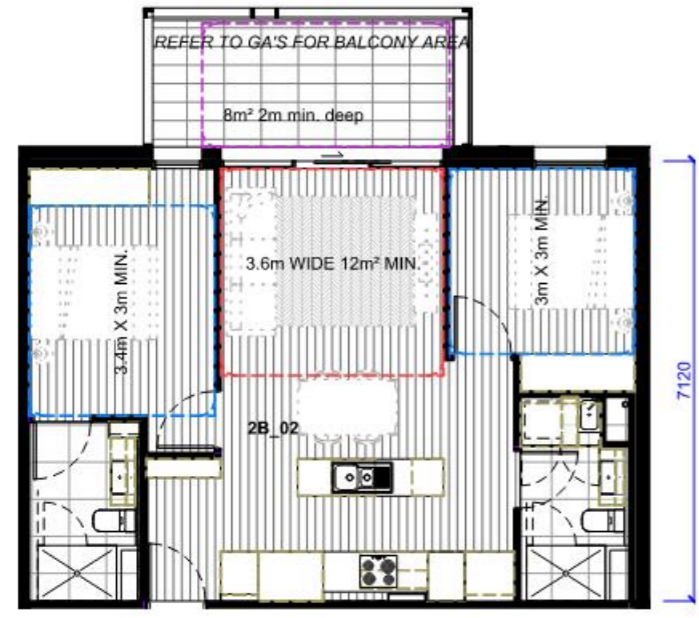
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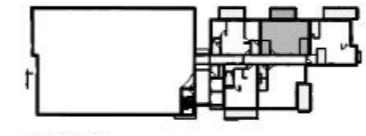
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LEVEL 2-6



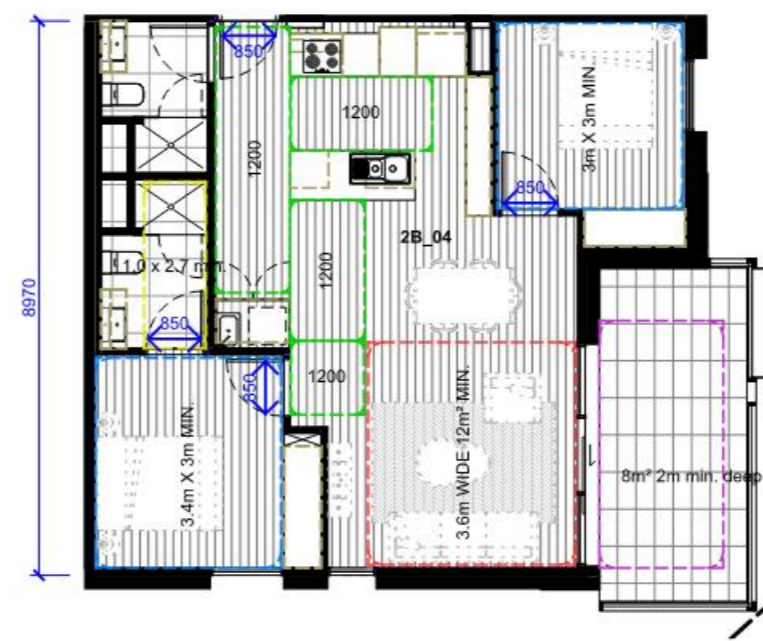
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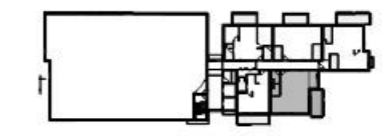
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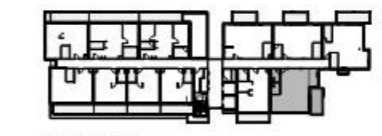
LEVEL 2-6



APT 2B_04
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LEVEL 1

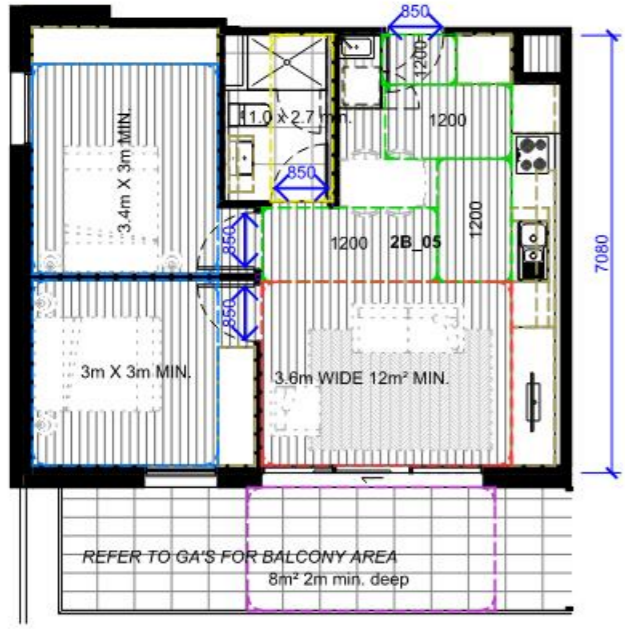


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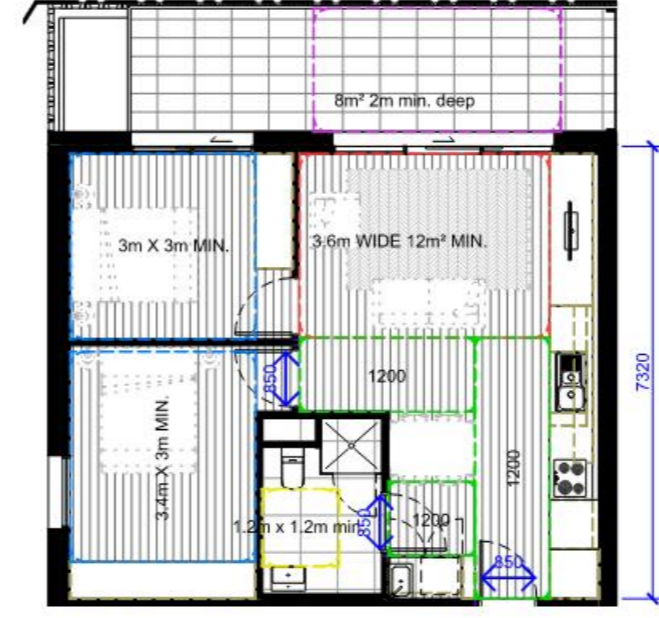
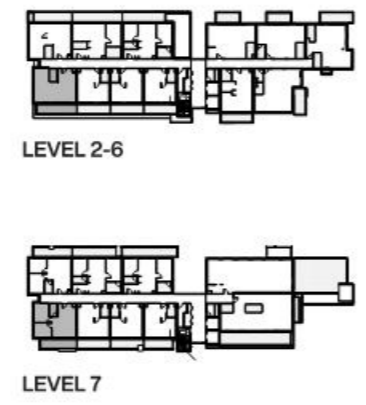


6.6 Apartment Typologies

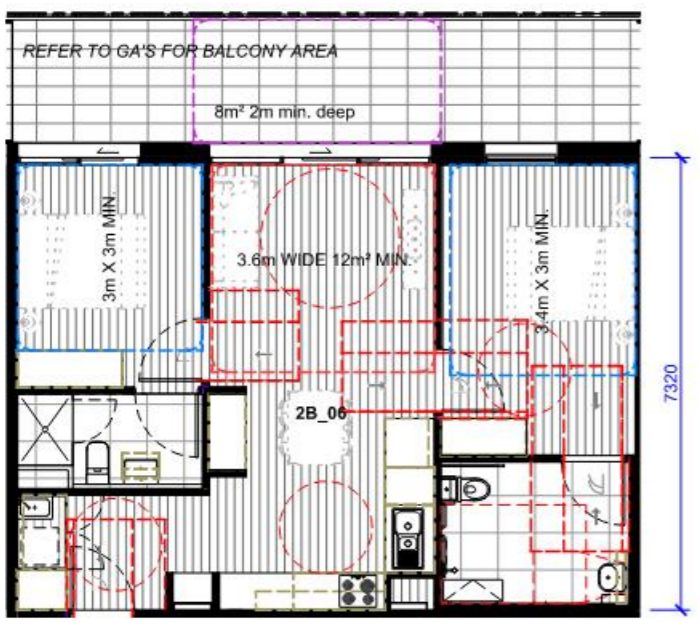
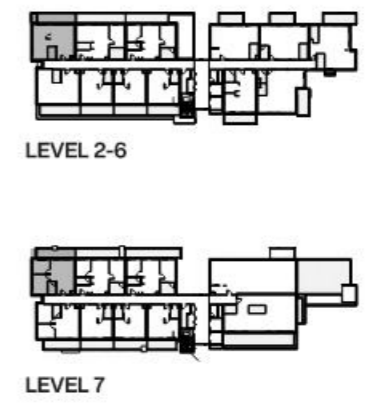
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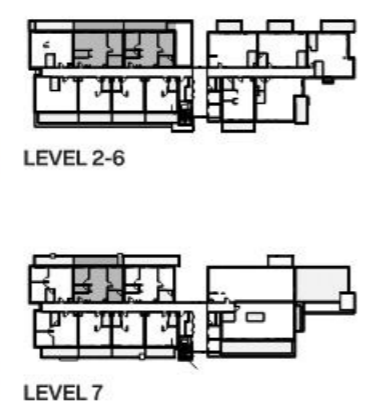
APT 2B_05
1:100



APT 2B_07
1:100

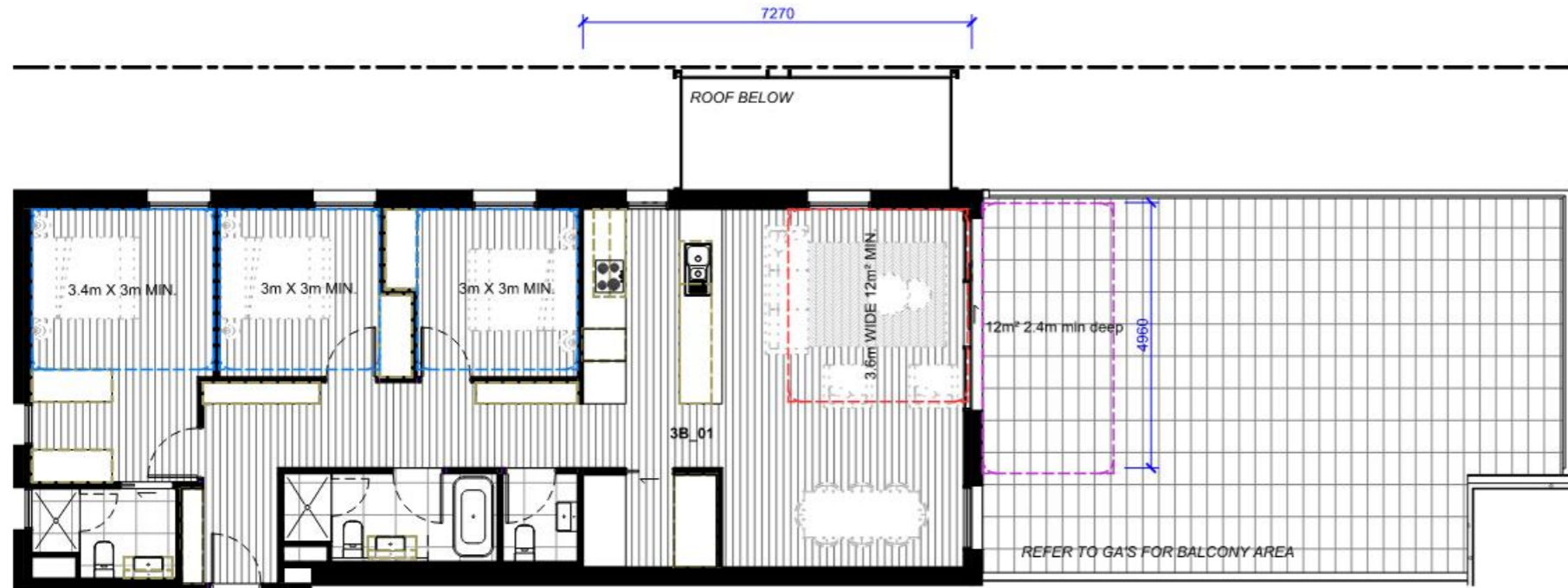


APT 2B_06
1:100



6.6 Apartment Typologies

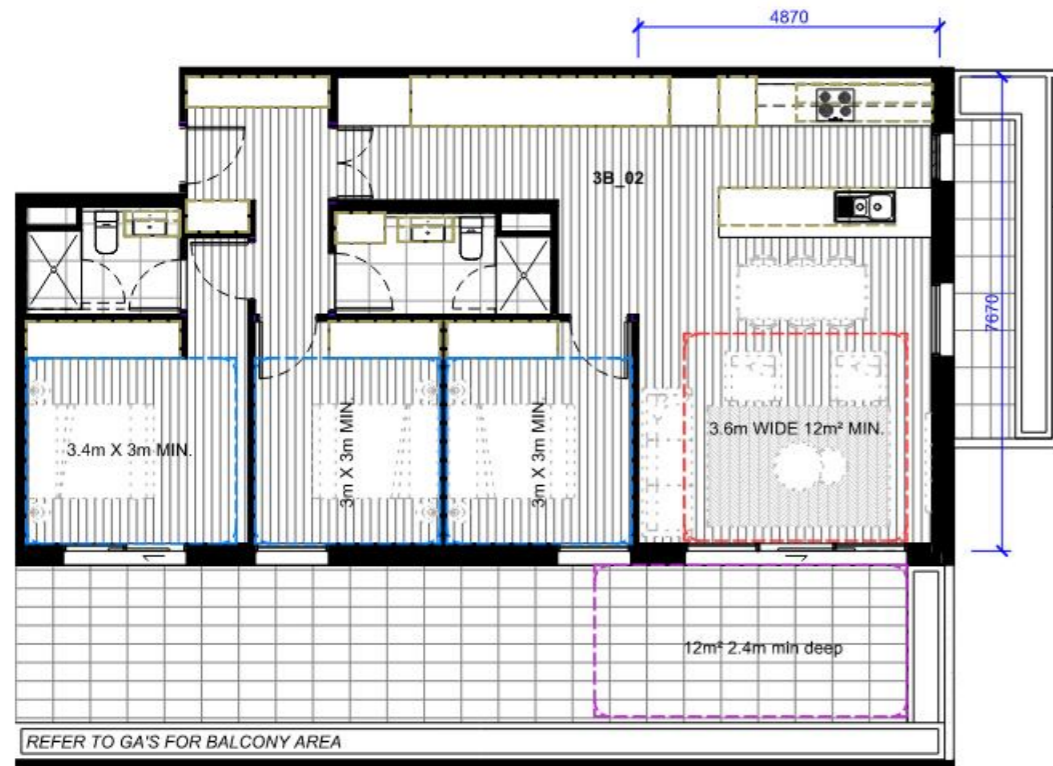
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APT_3B_01
1:100



LEVEL 7



APT_3B_02
1:100



LEVEL 7



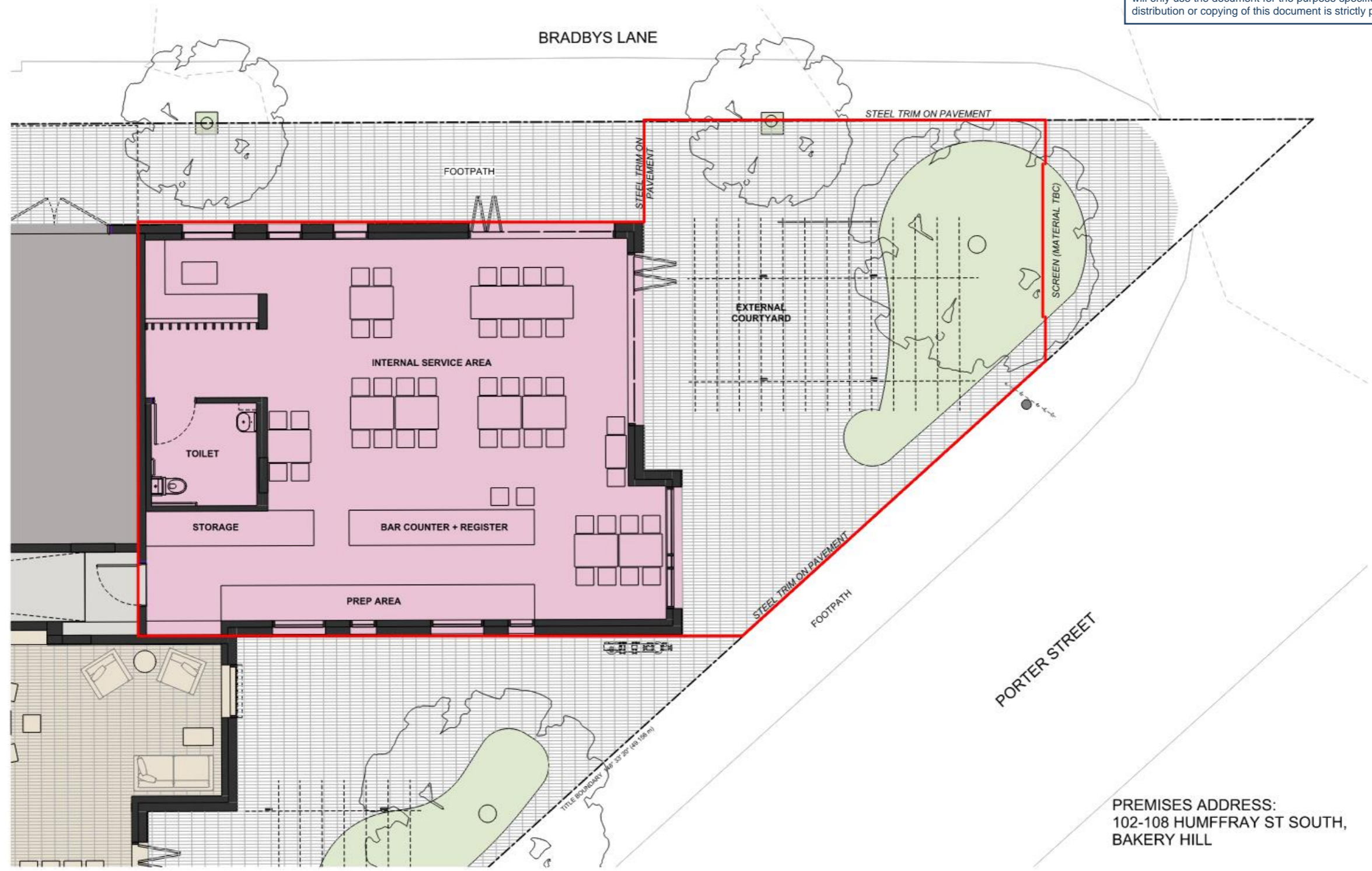
6.6 BADS Compliance Table

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BADS COMPLIANCE												
LEVEL	UNIT NUMBER	TYPE	Internal Storage	External Storage	BADS ACC	POS	Living	Bedroom Main	Bedroom Secondary	Room Depth	Windows	Ventilation
			124.9 m³									
LEVEL 1	N.1.01	2B_02	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 1	N.1.02	2B_02	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	NA
LEVEL 1	N.1.03	2B_03	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 1	N.1.04	2B_04	11.0 m³	3.0 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 1	N.1.05	1B_02	8.6 m³	2.0 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 2	N.2.01	2B_01	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 2	N.2.02	2B_02	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	NA
LEVEL 2	N.2.03	2B_03	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 2	N.2.04	2B_04	11.0 m³	3.0 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 2	N.2.05	1B_01	11.5 m³	0.0 m³	NA	YES	YES	YES	NA	YES	YES	NA
LEVEL 2	S.2.06	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 2	S.2.07	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 2	S.2.08	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 2	S.2.09	2B_05	11.8 m³	2.5 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 2	S.2.10	2B_07	11.7 m³	2.5 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 2	S.2.11	2B_06	11.5 m³	2.5 m³	NA	YES	YES	YES	YES	YES	YES	NA
LEVEL 2	S.2.12	2B_06	11.5 m³	2.5 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 3	N.3.01	2B_01	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 3	N.3.02	2B_02	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	NA
LEVEL 3	N.3.03	2B_03	14.4 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 3	N.3.04	2B_04	11.0 m³	3.0 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 3	N.3.05	1B_01	11.5 m³	0.0 m³	NA	YES	YES	YES	NA	YES	YES	NA
LEVEL 3	S.3.06	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 3	S.3.07	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 3	S.3.08	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 3	S.3.09	2B_05	11.8 m³	2.5 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 3	S.3.10	2B_07	11.7 m³	2.5 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 3	S.3.11	2B_06	11.5 m³	2.5 m³	NA	YES	YES	YES	YES	YES	YES	NA
LEVEL 3	S.3.12	2B_06	11.5 m³	2.5 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 4	N.4.01	2B_01	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 4	N.4.02	2B_02	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	NA
LEVEL 4	N.4.03	2B_03	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 4	N.4.04	2B_04	11.0 m³	3.0 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 4	N.4.05	1B_01	11.5 m³	0.0 m³	NA	YES	YES	YES	NA	YES	YES	NA
LEVEL 4	S.4.06	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 4	S.4.07	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 4	S.4.08	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 4	S.4.09	2B_05	11.8 m³	2.5 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 4	S.4.10	2B_07	11.7 m³	2.5 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 4	S.4.11	2B_06	11.5 m³	2.5 m³	NA	YES	YES	YES	YES	YES	YES	NA
LEVEL 4	S.4.12	2B_06	11.5 m³	2.5 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 5	N.5.01	2B_01	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 5	N.5.02	2B_02	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	NA
LEVEL 5	N.5.03	2B_03	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 5	N.5.04	2B_04	11.0 m³	3.0 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 5	N.5.05	1B_01	11.5 m³	0.0 m³	NA	YES	YES	YES	NA	YES	YES	NA
LEVEL 5	S.5.06	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 5	S.5.07	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 5	S.5.08	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 5	S.5.09	2B_05	11.8 m³	2.5 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 5	S.5.10	2B_07	11.7 m³	2.5 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 5	S.5.11	2B_06	11.5 m³	2.5 m³	NA	YES	YES	YES	YES	YES	YES	NA
LEVEL 5	S.5.12	2B_06	11.5 m³	2.5 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 6	N.6.01	2B_01	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 6	N.6.02	2B_02	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	NA
LEVEL 6	N.6.03	2B_03	14.0 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 6	N.6.04	2B_04	11.0 m³	3.0 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 6	N.6.05	1B_01	11.5 m³	0.0 m³	NA	YES	YES	YES	NA	YES	YES	NA
LEVEL 6	S.6.06	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 6	S.6.07	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 6	S.6.08	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 6	S.6.09	2B_05	11.8 m³	2.5 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 6	S.6.10	2B_07	11.7 m³	2.5 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 6	S.6.11	2B_06	11.5 m³	2.5 m³	NA	YES	YES	YES	YES	YES	YES	NA
LEVEL 6	S.6.12	2B_06	11.5 m³	2.5 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 7	N.7.01	3B_01	21.8 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 7	N.7.02	3B_02	25.8 m³	0.0 m³	NA	YES	YES	YES	YES	YES	YES	YES
LEVEL 7	S.7.03	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 7	S.7.04	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 7	S.7.05	1B_02	7.7 m³	2.5 m³	YES	YES	YES	YES	NA	YES	YES	NA
LEVEL 7	S.7.06	2B_05	11.8 m³	2.5 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 7	S.7.07	2B_07	11.7 m³	2.5 m³	YES	YES	YES	YES	YES	YES	YES	YES
LEVEL 7	S.7.08	2B_06	11.5 m³	2.5 m³	NA	YES	YES	YES	YES	YES	YES	NA
LEVEL 7	S.7.09	2B_06	11.5 m³	2.5 m³	NA	YES	YES	YES	YES	YES	YES	YES
			975.0 m³									

6.7 Licenced Premises Plan

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BAKERY HILL

1 LICENCED PREMISES PLAN
A300 1:50



