



PERSPECTIVE VIEW ALBERT STREET FRONTAGE



PERSPECTIVE VIEW COMMUNAL SPACE (NORTH FRONTAGE)



PERSPECTIVE VIEW COMMUNAL SPACE



PERSPECTIVE VIEW ALBERT STREET (NORTH WEST CORNER)



PERSPECTIVE VIEW ALBERT (SOUTH WEST CORNER)

119 ALBERT STREET, BALLARAT CENTRAL

RESIDENTIAL DEVELOPMENT

MGS ARCHITECTS PTY LTD
 10-22 MANTON LANE
 MELBOURNE 3000

DRAWING SCHEDULE	
SHEET NO.	TITLE
TP0001	COVER PAGE
TP0101	EXISTING & DEMOLITION PLAN
TP0201	PROPOSED GROUND FLOOR AND SITE PLAN
TP0202	PROPOSED LEVEL 1 PLAN
TP0203	PROPOSED LEVEL 2 PLAN
TP0204	PROPOSED LEVEL 3 PLAN
TP0205	PROPOSED ROOF PLAN
TP0301	WEST AND NORTH ELEVATIONS
TP0302	EAST AND SOUTH ELEVATIONS
TP0401	PROPOSED SECTIONS
TP0402	PROPOSED SECTIONS
TP0501	TYPICAL APARTMENTS (BADS COMPLIANCE)
TP0502	TYPICAL APARTMENTS (BADS COMPLIANCE)
TP0901	EXISTING SHADOW DIAGRAM
TP0902	PROPOSED SHADOW DIAGRAMS

APARTMENT SCHEDULE			
APT NO.	OCCUPANCY	NLA (PCA Method)	POS
GROUND LEVEL			
G.01	2B1B	78.7 m ²	45.5 m ²
G.02	1B1B	57.9 m ²	17.6 m ²
G.03	1B1B	56.9 m ²	48.6 m ²
G.04	2B1B	76.2 m ²	18.2 m ²
LEVEL 1			
1.01	2B1B	76.3 m ²	13.0 m ²
1.02	1B1B	56.7 m ²	10.1 m ²
1.03	1B1B	56.7 m ²	9.0 m ²
1.04	1B1B	56.7 m ²	9.0 m ²
1.05	1B1B	56.8 m ²	9.0 m ²
1.06	1B1B	76.1 m ²	9.0 m ²
1.07	2B1B	56.3 m ²	12.5 m ²
LEVEL 2			
2.01	2B1B	76.3 m ²	13.0 m ²
2.02	1B1B	56.7 m ²	10.1 m ²
2.03	1B1B	56.7 m ²	8.4 m ²
2.04	1B1B	56.7 m ²	8.5 m ²
2.05	1B1B	56.8 m ²	9.4 m ²
2.06	1B1B	76.1 m ²	8.5 m ²
2.07	2B1B	56.3 m ²	12.5 m ²
LEVEL 3			
3.01	2B1B	76.3 m ²	13.0 m ²
3.02	1B1B	56.3 m ²	10.1 m ²
3.03	1B1B	56.7 m ²	8.4 m ²
3.04	1B1B	56.7 m ²	9.5 m ²
3.05	1B1B	56.7 m ²	8.4 m ²
3.06	1B1B	56.8 m ²	8.5 m ²
TOTAL APARTMENT: 24			

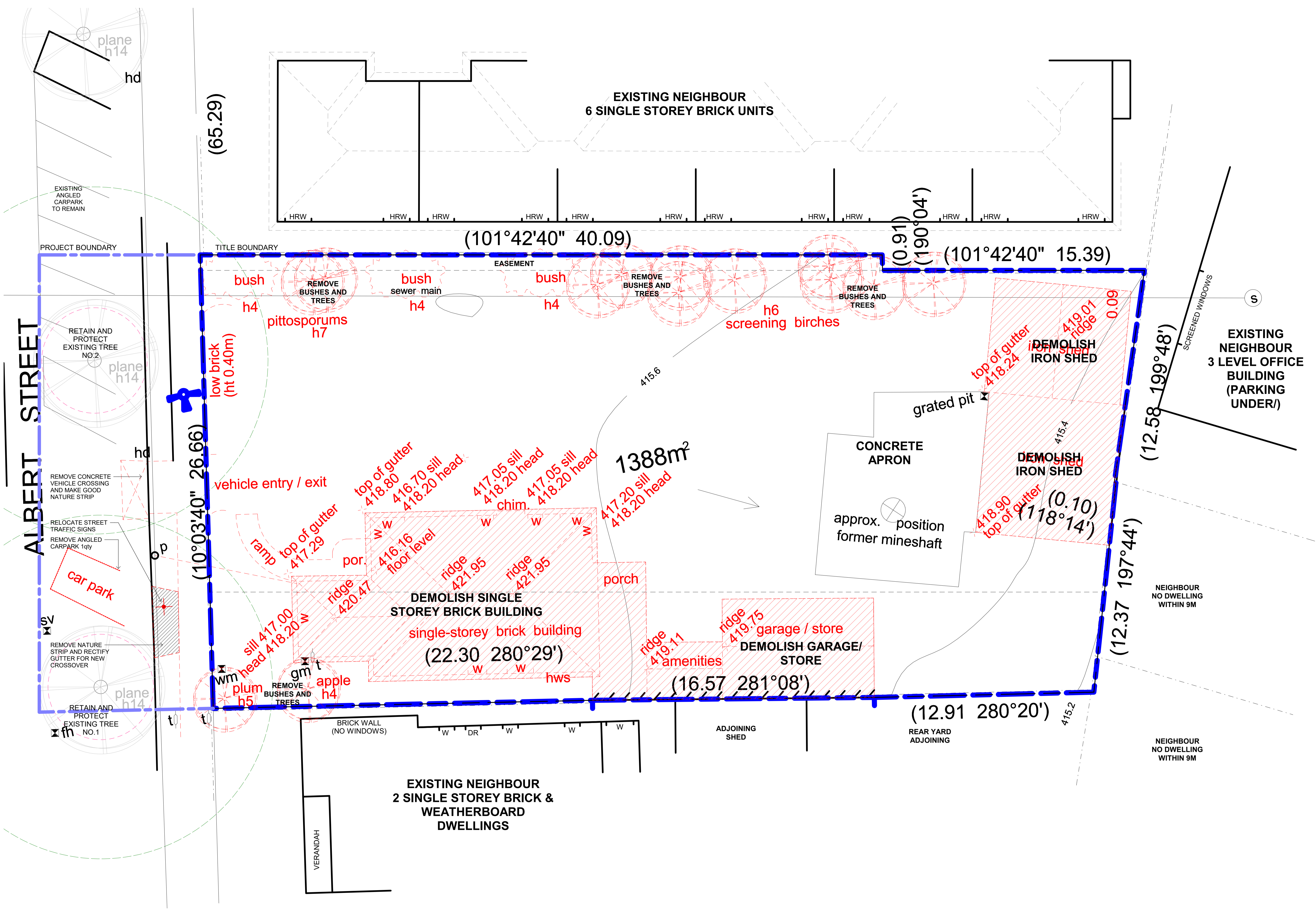
APARTMENT TYPOLOGY SUMMARY	
OCCUPANCY	COUNT
1B1B	17
2B1B	7
TOTAL APARTMENT: 24	

GROSS FLOOR AREA (GFA) SCHEDULE	
LEVEL	GFA
GROUND LEVEL	380.9 m ²
LEVEL 1	621.4 m ²
LEVEL 2	619.1 m ²
LEVEL 3	580.1 m ²
TOTAL GFA	2201.5 m ²

NOTE: PERSPECTIVE IMAGES ARE INDICATIVE ARTIST IMPRESSION ONLY AND SHALL NOT BE USED FOR CONSTRUCTION

CLIENT UNITING VIC TAS	PROJECT 119 ALBERT STREET BALLARAT CENTRAL	DRAWING TITLE COVER PAGE	DATE JUNE 2024	SCALE @ A1	DRAWING NUMBER TP0001	REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT THE PRIOR WRITTEN CONSENT OF MGS ARCHITECTS PTY LTD. MGS ARCHITECTS PTY LTD ABN 13 008 488 302 MGSARCHITECTS.COM.AU T +61 3 9670 1800 10-22 MANTON LANE MELBOURNE 3000 AUSTRALIA
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UNITING VIC TAS

PROJECT
119 ALBERT STREET
BALLARAT CENTRAL

DRAWING TITLE
TITLE & PROJECT BOUNDARY
PLAN (EXISTING & DEMOLITION)

DATE
JUNE 2024

SCALE
1 : 100 @ A1

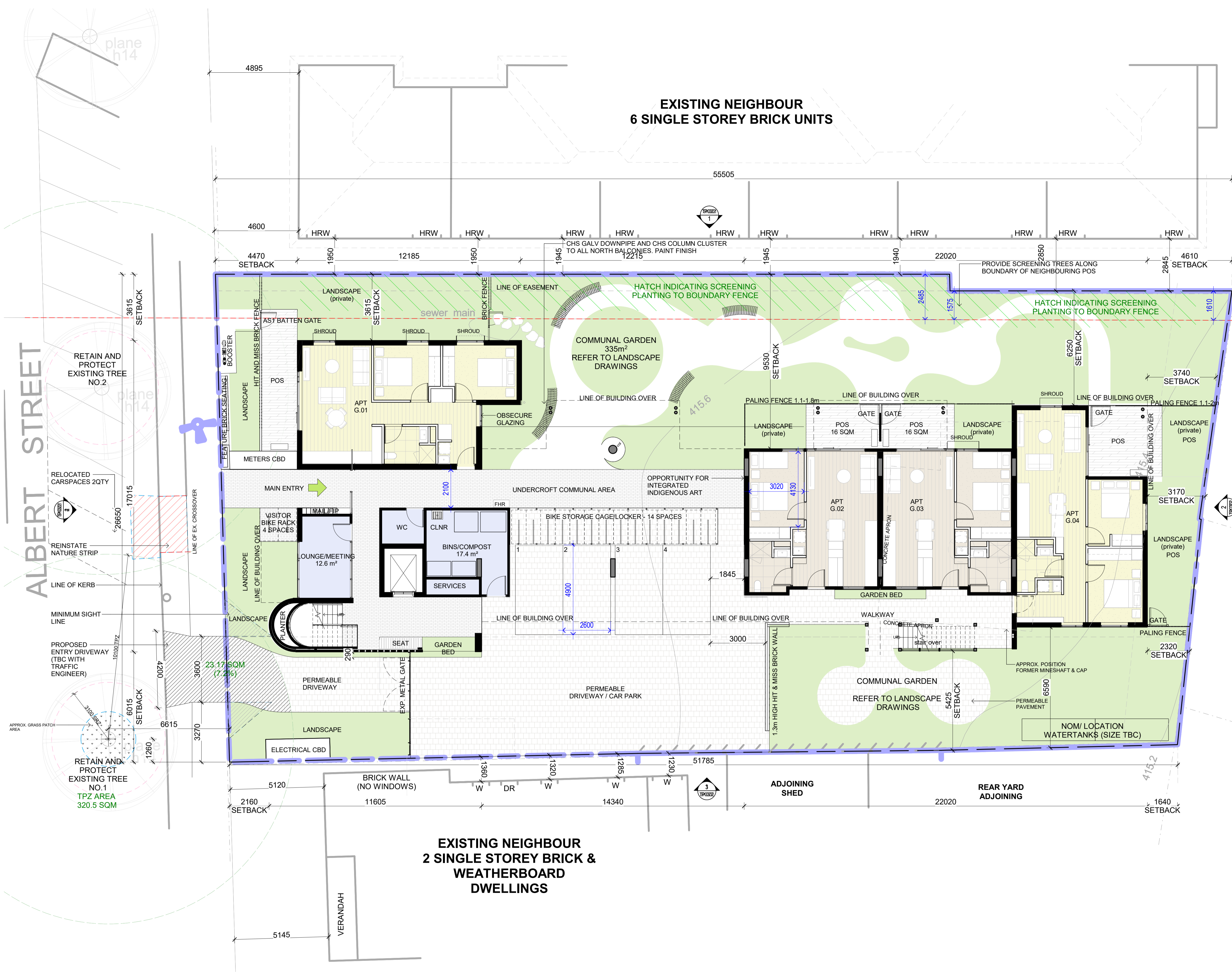
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TP0101



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**EXISTING NEIGHBOUR
3 LEVEL OFFICE
BUILDING
(PARKING
UNDER/)**

DEVELOPMENT SUMMARY

SITE COVERAGE/PERMEABILITY
 TOTAL SITE AREA: 1387.541 SQM
 PROPOSED SITE COVERAGE: 649.38 SQM
 SITE COVERAGE (%): 46.8%
 PERMEABILITY (%): 53.2% (TBC)

COMMUNAL AREA
 COMMUNAL GARDEN: 335 SQM

CAR PARKING
 TOTAL CARPARK ON SITE: 4
 BICYCLE PARKING: 24
 VISITOR BICYCLE PARKING: 4

APARTMENT SCHEDULE

APT NO.	OCCUPANCY	NLA (PCA Method)	POS
GROUND LEVEL			
G.01	2B1B	78.7 m²	45.5 m²
G.02	1B1B	57.9 m²	17.6 m²
G.03	1B1B	56.9 m²	48.6 m²
G.04	2B1B	76.2 m²	18.2 m²
LEVEL 1			
1.01	2B1B	76.3 m²	13.0 m²
1.02	1B1B	56.7 m²	10.1 m²
1.03	1B1B	56.7 m²	9.0 m²
1.04	1B1B	56.7 m²	9.0 m²
1.05	1B1B	56.8 m²	9.0 m²
1.06	1B1B	76.1 m²	9.0 m²
1.07	2B1B	56.3 m²	12.5 m²
LEVEL 2			
2.01	2B1B	76.3 m²	13.0 m²
2.02	1B1B	56.7 m²	10.1 m²
2.03	1B1B	56.7 m²	8.4 m²
2.04	1B1B	56.7 m²	8.5 m²
2.05	1B1B	56.8 m²	8.4 m²
2.06	1B1B	76.1 m²	8.5 m²
2.07	2B1B	56.3 m²	12.5 m²
LEVEL 3			
3.01	2B1B	76.3 m²	13.0 m²
3.02	1B1B	56.3 m²	10.1 m²
3.03	1B1B	56.7 m²	8.4 m²
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3.05	1B1B	56.7 m²	8.4 m²
3.06	1B1B	56.6 m²	8.5 m²
TOTAL APARTMENT: 24			

APARTMENT TYPOLOGY SUMMARY

OCCUPANCY	COUNT
1B1B	17
2B1B	7
TOTAL APARTMENT: 24	

GROSS FLOOR AREA (GFA) SCHEDULE

LEVEL	GFA
GROUND LEVEL	380.9 m²
LEVEL 1	621.4 m²
LEVEL 2	619.1 m²
LEVEL 3	580.1 m²
TOTAL GFA	2201.5 m²

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**119 ALBERT STREET
BALLARAT CENTRAL**

DRAWING TITLE
**PROPOSED GROUND FLOOR AND
SITE PLAN**

DATE
JUNE 2024

SCALE
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DRAWING NUMBER
TP0201



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APARTMENT SCHEDULE			
APT NO.	OCCUPANCY	NLA (PCA Method)	POS
GROUND LEVEL			
G.01	2B1B	78.7 m ²	45.5 m ²
G.02	1B1B	57.9 m ²	17.6 m ²
G.03	1B1B	56.9 m ²	48.6 m ²
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LEVEL 1			
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1.06	1B1B	76.1 m ²	9.0 m ²
1.07	2B1B	56.3 m ²	12.5 m ²
LEVEL 2			
2.01	2B1B	76.3 m ²	13.0 m ²
2.02	1B1B	56.7 m ²	10.1 m ²
2.03	1B1B	56.7 m ²	8.4 m ²
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TOTAL APARTMENT: 24			

APARTMENT TYPOLOGY SUMMARY	
OCCUPANCY	COUNT
1B1B	17
2B1B	7
TOTAL APARTMENT: 24	

GROSS FLOOR AREA (GFA) SCHEDULE	
LEVEL	GFA
GROUND LEVEL	380.9 m ²
LEVEL 1	621.4 m ²
LEVEL 2	619.1 m ²
LEVEL 3	580.1 m ²
TOTAL GFA	2201.5 m ²

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UNITING VIC TAS

PROJECT
119 ALBERT STREET
BALLARAT CENTRAL

DRAWING TITLE
PROPOSED LEVEL 1 PLAN

DATE
JUNE 2024

SCALE
1 : 100 @ A1

DRAWING NUMBER
TP0202



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APARTMENT SCHEDULE			
APT NO.	OCCUPANCY	NLA (PCA Method)	POS
GROUND LEVEL			
G.01	2B1B	78.7 m ²	45.5 m ²
G.02	1B1B	57.9 m ²	17.6 m ²
G.03	1B1B	56.9 m ²	48.6 m ²
G.04	2B1B	76.2 m ²	18.2 m ²
LEVEL 1			
1.01	2B1B	76.3 m ²	13.0 m ²
1.02	1B1B	56.7 m ²	10.1 m ²
1.03	1B1B	56.7 m ²	9.0 m ²
1.04	1B1B	56.7 m ²	9.0 m ²
1.05	1B1B	56.8 m ²	9.0 m ²
1.06	1B1B	76.1 m ²	9.0 m ²
1.07	2B1B	56.3 m ²	12.5 m ²
LEVEL 2			
2.01	2B1B	76.3 m ²	13.0 m ²
2.02	1B1B	56.7 m ²	10.1 m ²
2.03	1B1B	56.7 m ²	8.4 m ²
2.04	1B1B	56.7 m ²	8.5 m ²
2.05	1B1B	56.8 m ²	8.4 m ²
2.06	1B1B	76.1 m ²	8.5 m ²
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3.06	1B1B	56.6 m ²	8.5 m ²
TOTAL APARTMENT: 24			

APARTMENT TYPOLOGY SUMMARY	
OCCUPANCY	COUNT
1B1B	17
2B1B	7
TOTAL APARTMENT: 24	

GROSS FLOOR AREA (GFA) SCHEDULE	
LEVEL	GFA
GROUND LEVEL	380.9 m ²
LEVEL 1	621.4 m ²
LEVEL 2	619.1 m ²
LEVEL 3	580.1 m ²
TOTAL GFA	2201.5 m ²

CLIENT
UNITING VIC TAS

PROJECT
119 ALBERT STREET
BALLARAT CENTRAL

DRAWING TITLE
PROPOSED LEVEL 2 PLAN

DATE
JUNE 2024

SCALE
1 : 100 @ A1

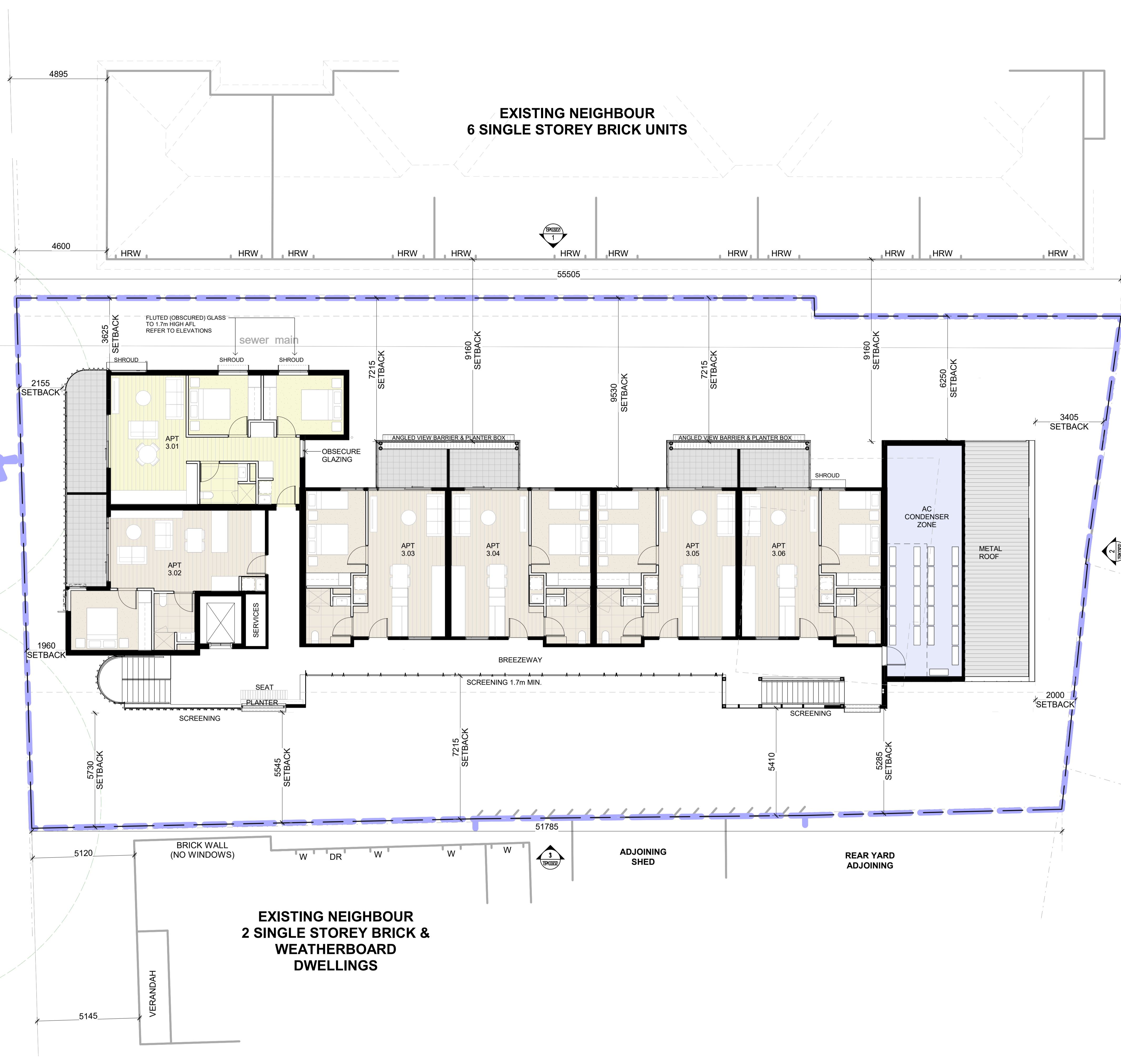
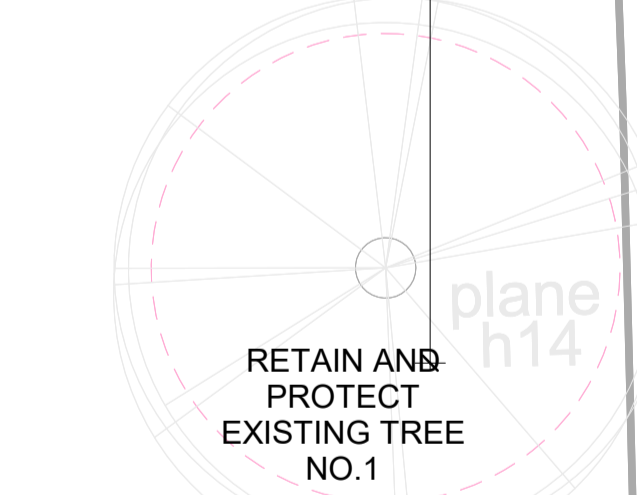
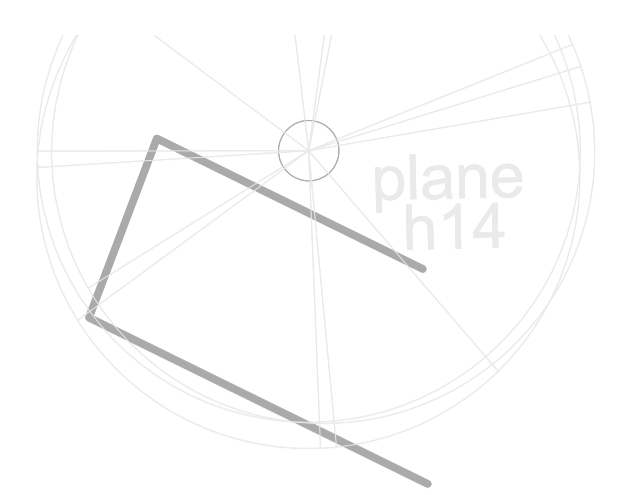
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**EXISTING NEIGHBOUR
3 LEVEL OFFICE
BUILDING
(PARKING
UNDER/)**

APARTMENT SCHEDULE			
APT NO.	OCCUPANCY	NLA (PCA Method)	POS
GROUND LEVEL			
G.01	2B1B	78.7 m ²	45.5 m ²
G.02	1B1B	57.9 m ²	17.6 m ²
G.03	1B1B	56.9 m ²	48.6 m ²
G.04	2B1B	76.2 m ²	18.2 m ²
LEVEL 1			
1.01	2B1B	76.3 m ²	13.0 m ²
1.02	1B1B	56.7 m ²	10.1 m ²
1.03	1B1B	56.7 m ²	9.0 m ²
1.04	1B1B	56.7 m ²	9.0 m ²
1.05	1B1B	56.8 m ²	9.0 m ²
1.06	1B1B	76.1 m ²	9.0 m ²
1.07	2B1B	56.3 m ²	12.5 m ²
LEVEL 2			
2.01	2B1B	76.3 m ²	13.0 m ²
2.02	1B1B	56.7 m ²	10.1 m ²
2.03	1B1B	56.7 m ²	8.4 m ²
2.04	1B1B	56.7 m ²	8.5 m ²
2.05	1B1B	56.8 m ²	8.4 m ²
2.06	1B1B	76.1 m ²	8.5 m ²
2.07	2B1B	56.3 m ²	12.5 m ²
LEVEL 3			
3.01	2B1B	76.3 m ²	13.0 m ²
3.02	1B1B	56.3 m ²	10.1 m ²
3.03	1B1B	56.7 m ²	8.4 m ²
3.04	1B1B	56.7 m ²	8.5 m ²
3.05	1B1B	56.7 m ²	8.4 m ²
3.06	1B1B	56.6 m ²	8.5 m ²
TOTAL APARTMENT: 24			

APARTMENT TYPOLOGY SUMMARY	
OCCUPANCY	COUNT
1B1B	17
2B1B	7
TOTAL APARTMENT: 24	

GROSS FLOOR AREA (GFA) SCHEDULE	
LEVEL	GFA
GROUND LEVEL	380.9 m ²
LEVEL 1	621.4 m ²
LEVEL 2	619.1 m ²
LEVEL 3	580.1 m ²
TOTAL GFA	2201.5 m ²

CLIENT
UNITING VIC TAS

PROJECT
**119 ALBERT STREET
BALLARAT CENTRAL**

DRAWING TITLE
PROPOSED LEVEL 3 PLAN

DATE
JUNE 2024

SCALE
1 : 100 @ A1

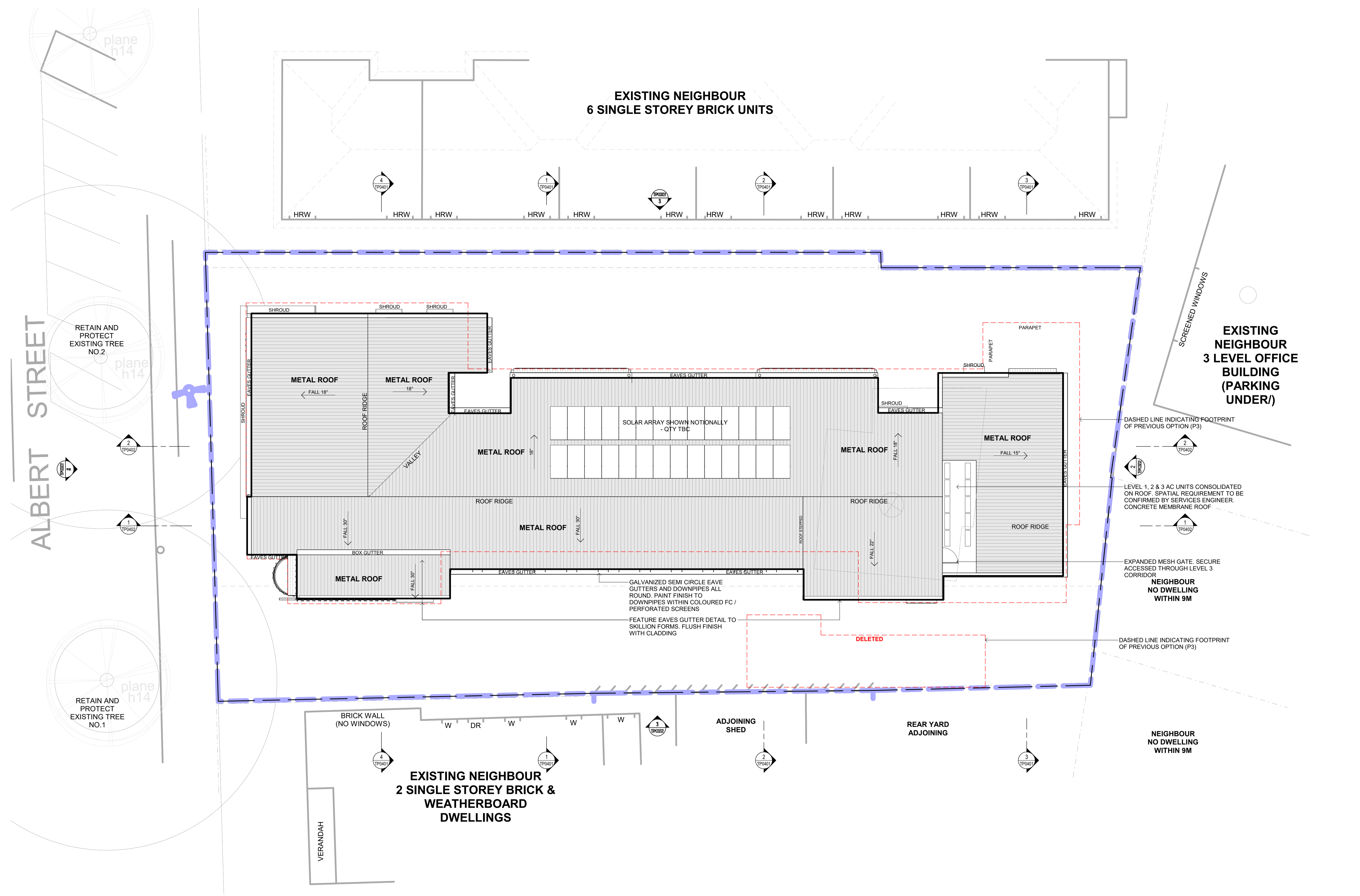
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EXISTING NEIGHBOUR
6 SINGLE STOREY BRICK UNITS

EXISTING NEIGHBOUR
3 LEVEL OFFICE
BUILDING
(PARKING
UNDER/)

EXISTING NEIGHBOUR
2 SINGLE STOREY BRICK &
WEATHERBOARD
DWELLINGS

ALBERT STREET

RETAIN AND
PROTECT
EXISTING TREE
NO.2

RETAIN AND
PROTECT
EXISTING TREE
NO.1

SOLAR ARRAY SHOWN NOTIONALLY
- QTY TBC

GALVANIZED SEMI CIRCLE EAVE
GUTTERS AND DOWNPIPES ALL
ROUND. PAINT FINISH TO
DOWNPIPES WITHIN COLOURED FC /
PERFORATED SCREENS

FEATURE EAVES GUTTER DETAIL TO
SKILLION FORMS. FLUSH FINISH
WITH CLADDING

DASHED LINE INDICATING FOOTPRINT
OF PREVIOUS OPTION (P3)

LEVEL 1, 2 & 3 AC UNITS CONSOLIDATED
ON ROOF. SPATIAL REQUIREMENT TO BE
CONFIRMED BY SERVICES ENGINEER.
CONCRETE MEMBRANE ROOF

EXPANDED MESH GATE. SECURE
ACCESSED THROUGH LEVEL 3
CORRIDOR

NEIGHBOUR
NO DWELLING
WITHIN 9M

DASHED LINE INDICATING FOOTPRINT
OF PREVIOUS OPTION (P3)

NEIGHBOUR
NO DWELLING
WITHIN 9M

CLIENT
UNITING VIC TAS

PROJECT
119 ALBERT STREET
BALLARAT CENTRAL

DRAWING TITLE
PROPOSED ROOF PLAN

DATE
JUNE 2024

SCALE
1 : 100 @ A1

DRAWING NUMBER
TP0205



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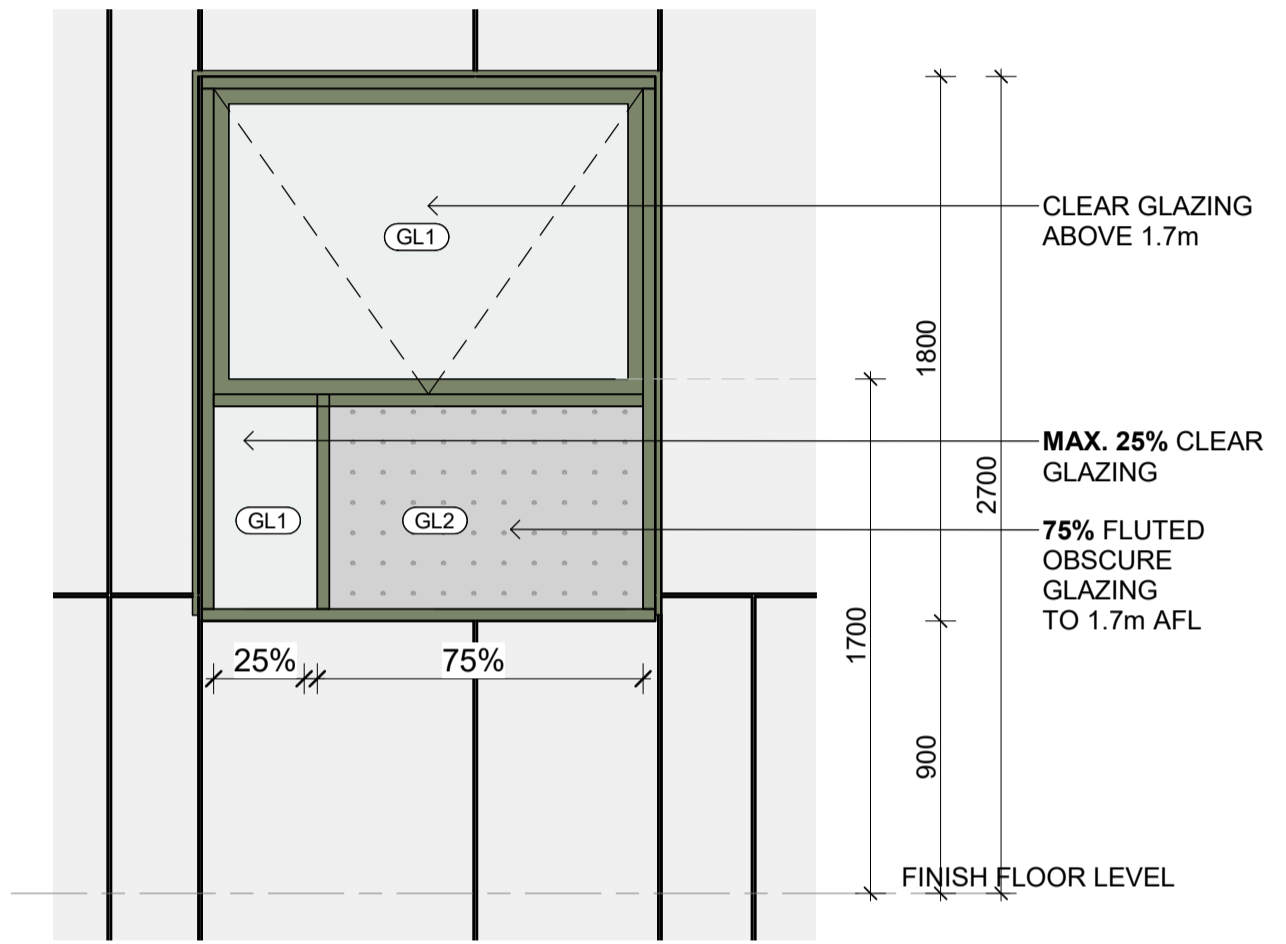


EXTERNAL MATERIAL SCHEDULE

- (BR1) BRICK FINISH WALL/FENCE.
- (FC1) TEXTURED FIBRE CEMENT CLADDING PRE-FINISHED 1
- (FC2) TEXTURED FIBRE CEMENT CLADDING PRE-FINISHED 2
- (FC3) TEXTURED FIBRE CEMENT CLADDING PRE-FINISHED 3
- (FC4) TEXTURED FIBRE CEMENT CLADDING PRE-FINISHED 4
- (FC5) GROOVED FIBRE CEMENT CLADDING - PAINT FINISH
- (AS1) TIMBER LOOK ALUMINIUM BATTENS SCREENING/BALUSTRADE SYSTEM 1 (STAIR CORE)
- (PR1) EXPANDED MESH SCREENING/BALUSTRADE WALKWAY
- (GS1) WIRE MESH SCREEN (NOM. TENSILE MESH)
- (GL1) DOUBLE GLAZED CLEAR ALUMINIUM WINDOW SYSTEM
- (GL2) DOUBLE GLAZED FLUTED ALUMINIUM WINDOW SYSTEM
- (MR1) CORUGATED METAL ROOFING
- (SS1) ALUMINIUM WINDOW SUNSHADE/SRHOUD
- (PL1) TIMBER PALING FENCE IN PAINT FINISH
- (WR1) TENSIONED PLANTING WIRE SCREEN INTEGRATED INTO PLANTER BOX



PROPOSED WEST ELEVATION (ALBER STREET)



TYPICAL WINDOW /W OBSCURE GLAZING
SCALE 1 : 25

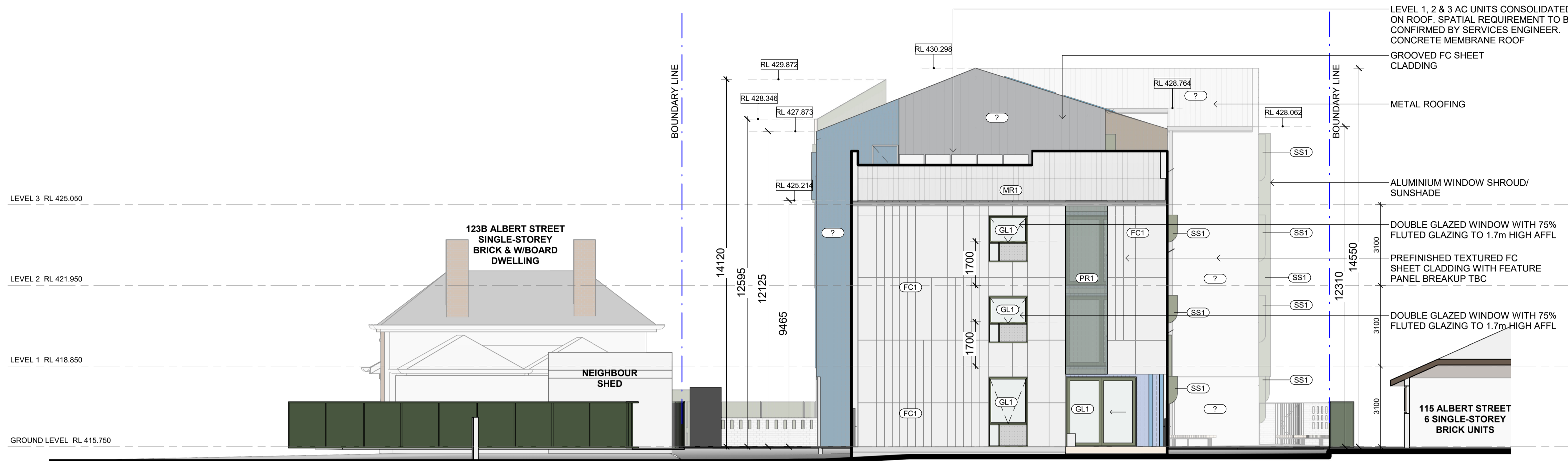


PROPOSED NORTH ELEVATION



EXTERNAL MATERIAL SCHEDULE

- (BR1) BRICK FINISH WALL/FENCE.
- (FC1) TEXTURED FIBRE CEMENT CLADDING PRE-FINISHED 1
- (FC2) TEXTURED FIBRE CEMENT CLADDING PRE-FINISHED 2
- (FC3) TEXTURED FIBRE CEMENT CLADDING PRE-FINISHED 3
- (FC4) TEXTURED FIBRE CEMENT CLADDING PRE-FINISHED 4
- (FC5) GROOVED FIBRE CEMENT CLADDING - PAINT FINISH
- (AS1) TIMBER LOOK ALUMINIUM BATTENS SCREENING/BALUSTRADE SYSTEM 1 (STAIR CORE)
- (PR1) EXPANDED MESH SCREENING/BALUSTRADE WALKWAY
- (GS1) WIRE MESH SCREEN (NOM. TENSILE MESH)
- (GL1) DOUBLE GLAZED CLEAR ALUMINIUM WINDOW SYSTEM
- (GL2) DOUBLE GLAZED FLUTED GLAZING ALUMINIUM WINDOW SYSTEM
- (MR1) CORRUGATED METAL ROOFING
- (SS1) ALUMINIUM WINDOW SUNSHADE/SHROUD
- (PL1) TIMBER PALING FENCE IN PAINT FINISH
- (WR1) TENSIONED PLANTING WIRE SCREEN INTEGRATED INTO PLANTER BOX



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

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PROJECT
119 ALBERT STREET
BALLARAT CENTRAL

DRAWING TITLE
EAST AND SOUTH ELEVATIONS

DATE
JUNE 2024

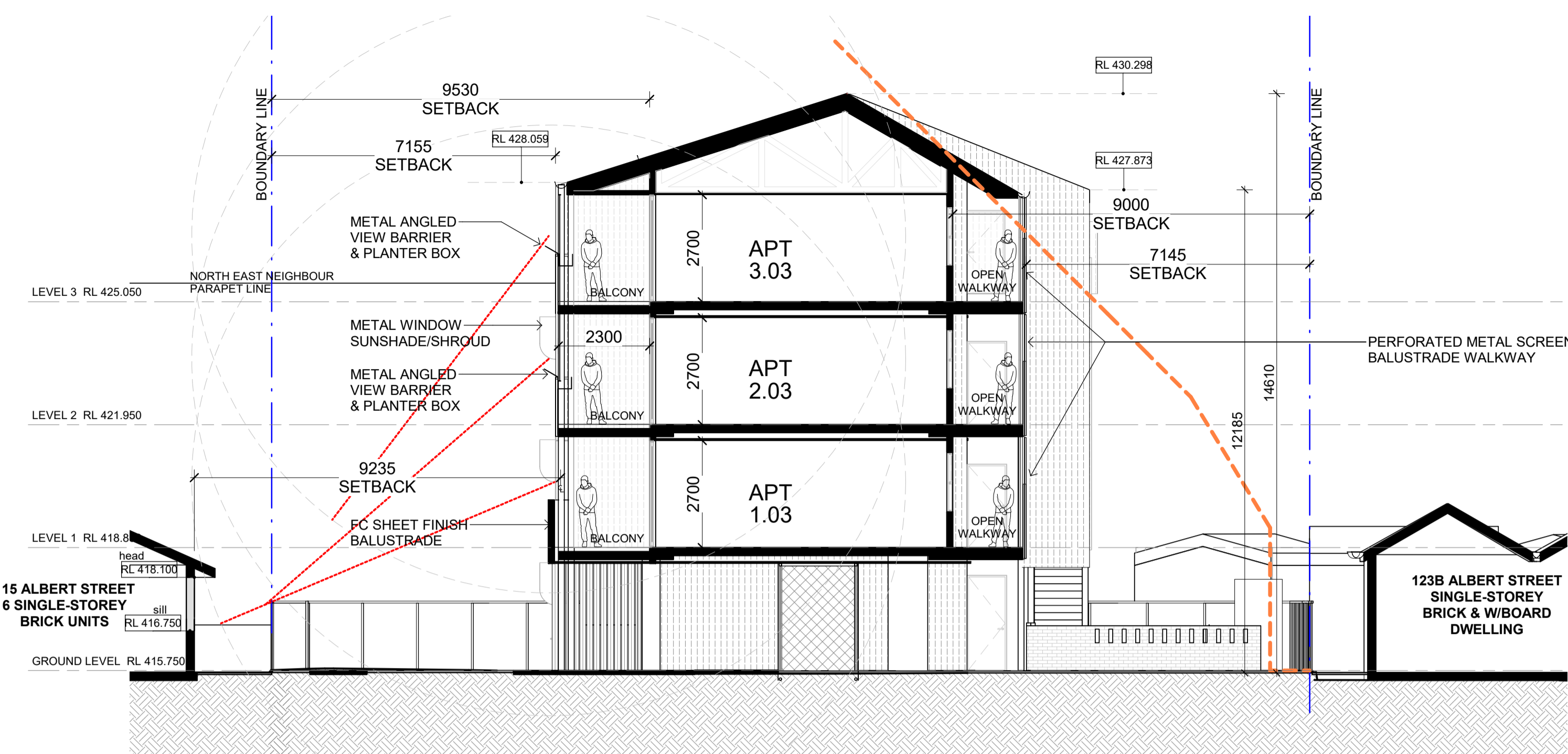
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DRAWING NUMBER
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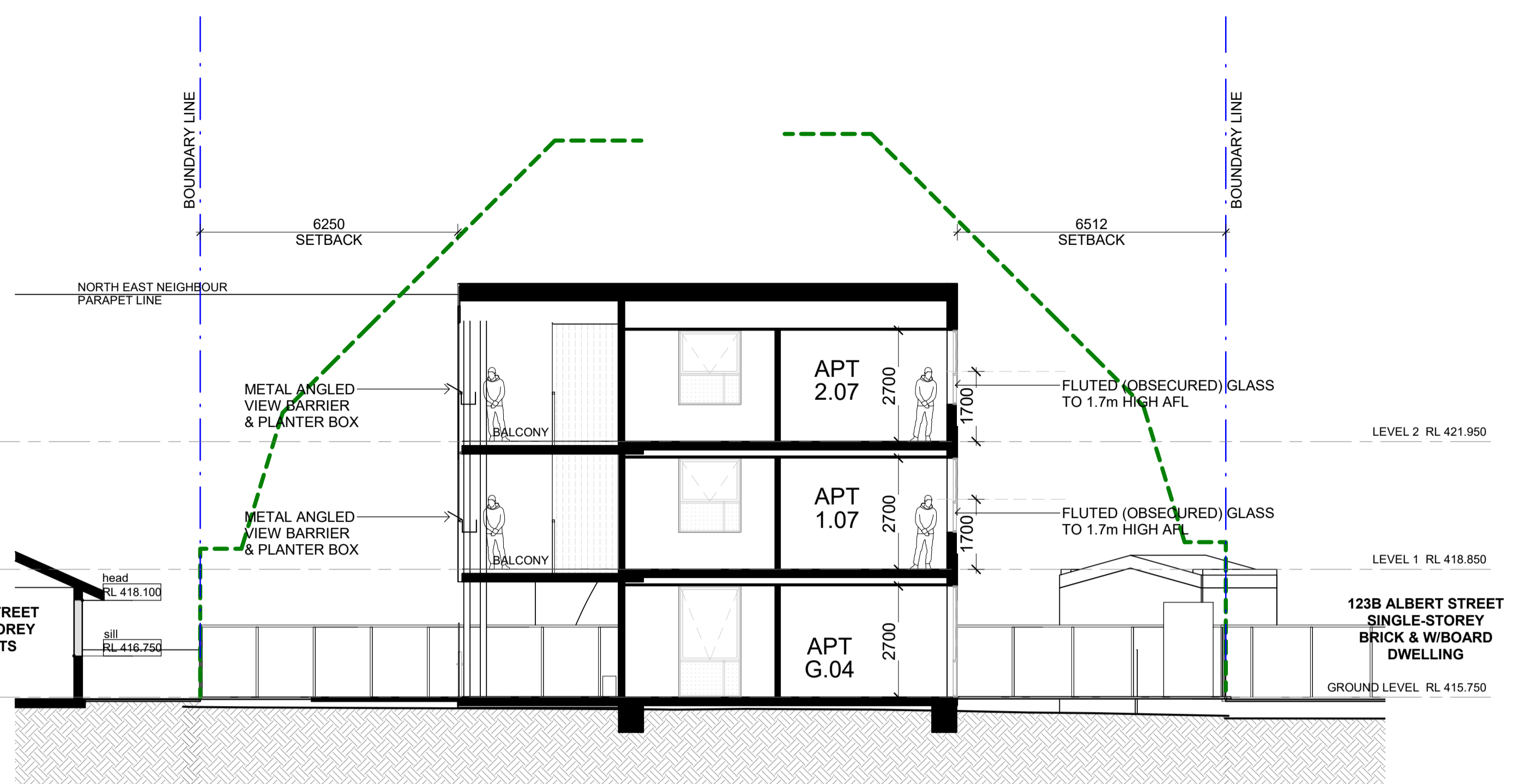
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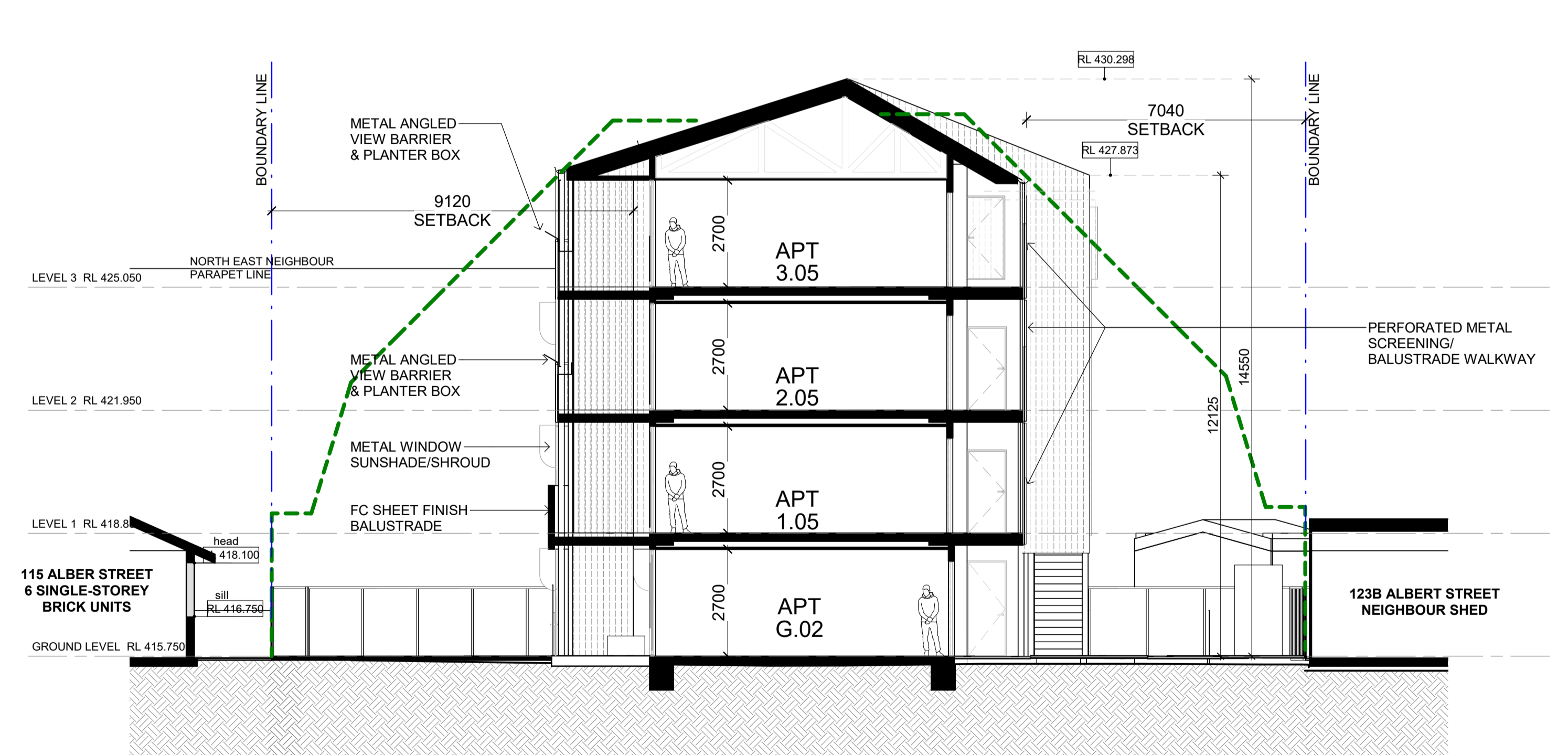




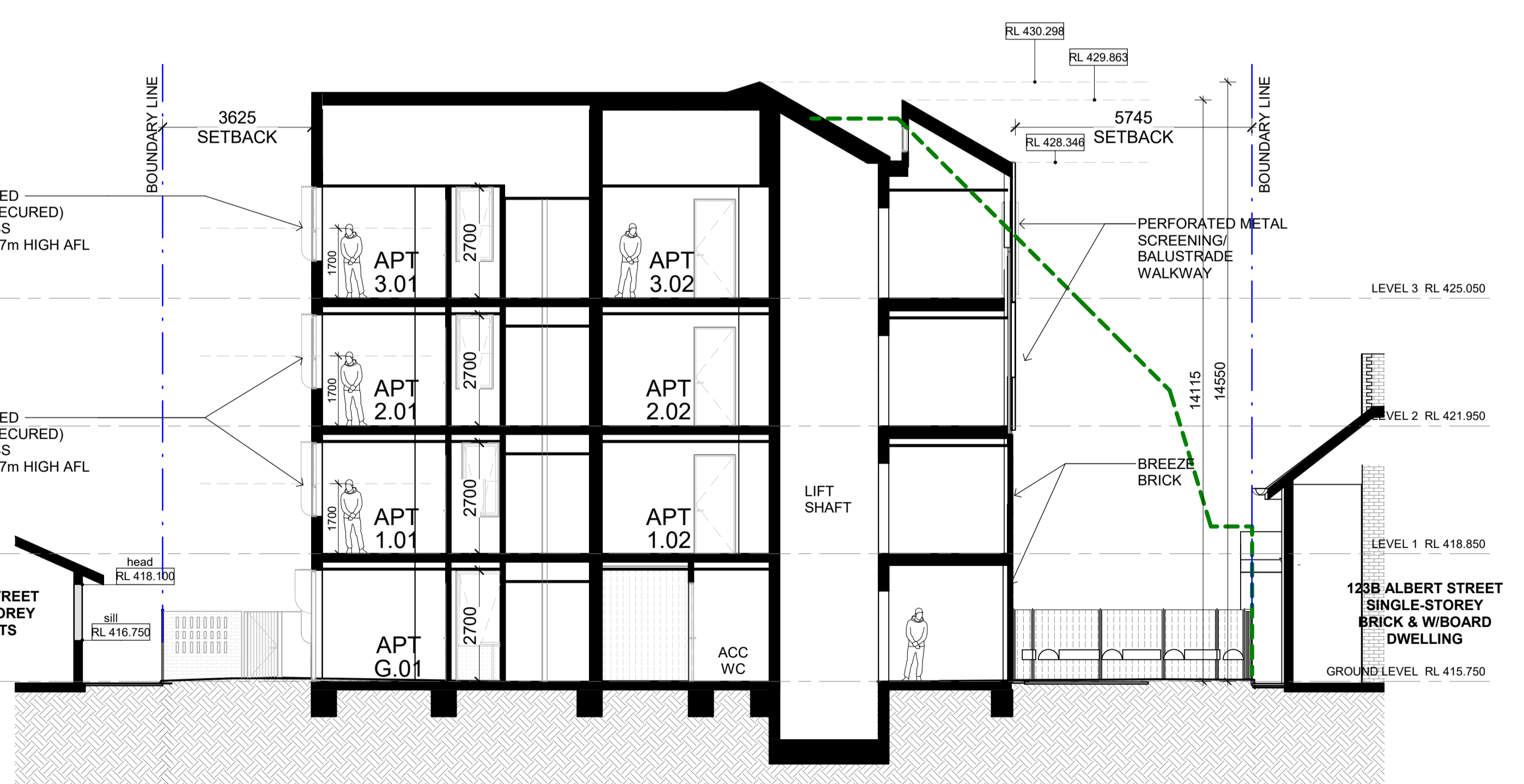
1 SECTION 1
SCALE 1 : 100



3 SECTION 3
SCALE 1 : 100



2 SECTION 2
SCALE 1 : 100



4 SECTION 4
SCALE 1 : 100

CLIENT
UNITING VIC TAS

PROJECT
119 ALBERT STREET
BALLARAT CENTRAL

DRAWING TITLE
PROPOSED SECTIONS

DATE
JUNE 2024

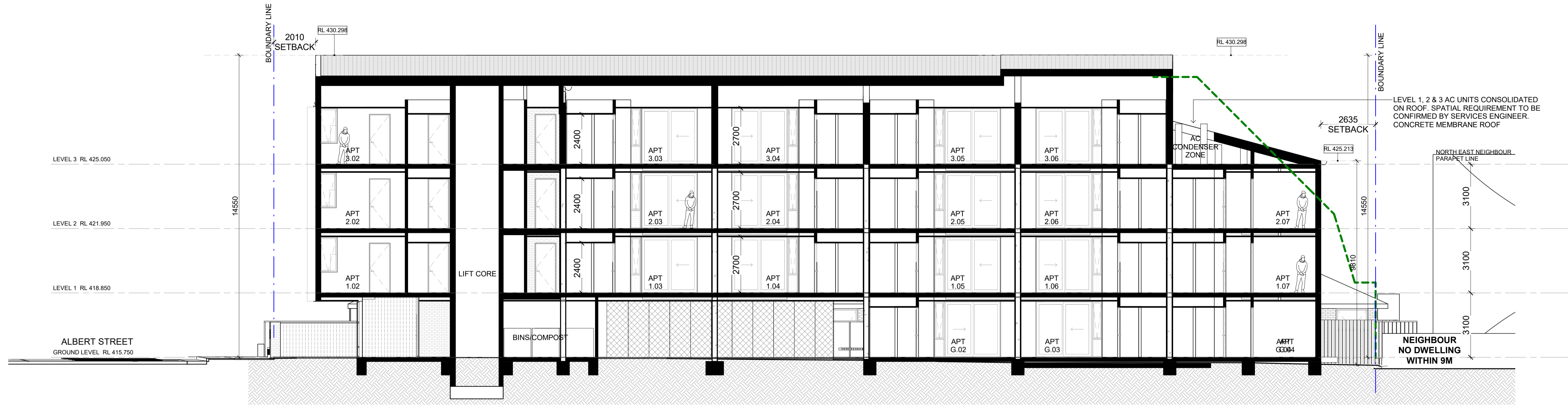
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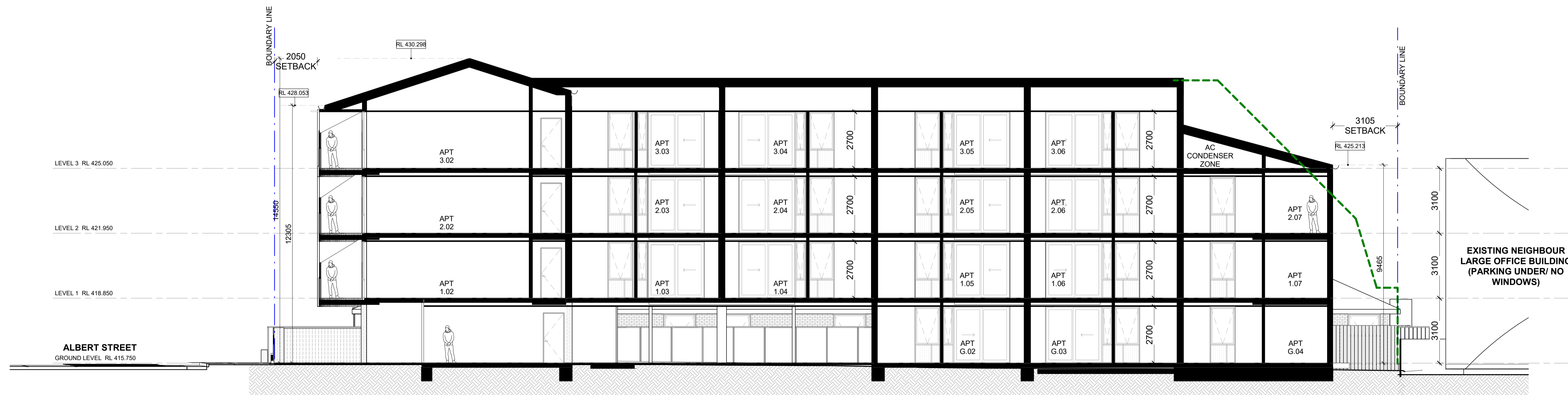
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1 SECTION 5 (LONG SECTION)
SCALE 1: 100



2 SECTION 6 (LONG SECTION)
SCALE 1: 100

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DRAWING TITLE
PROPOSED SECTIONS

DATE
JUNE 2024

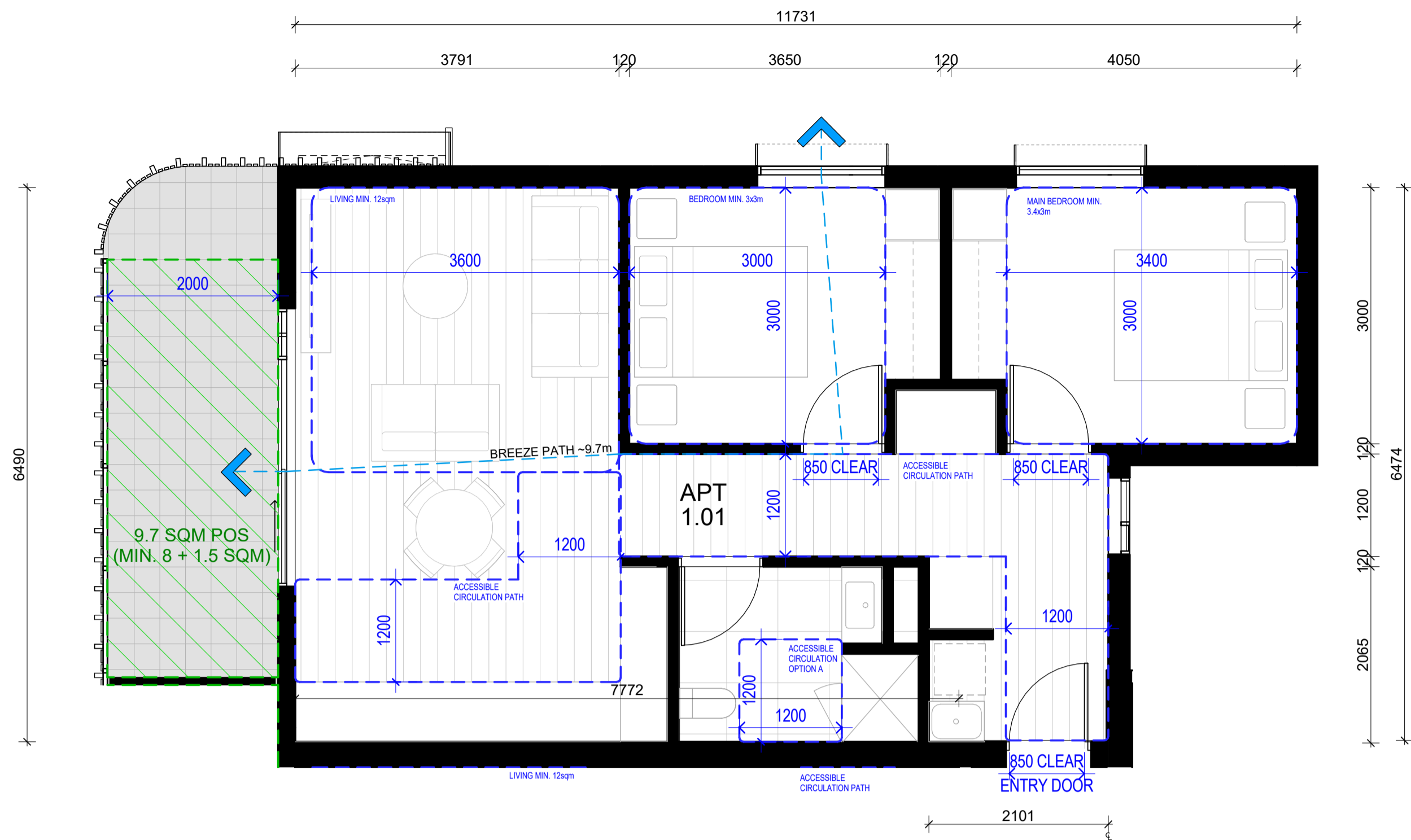
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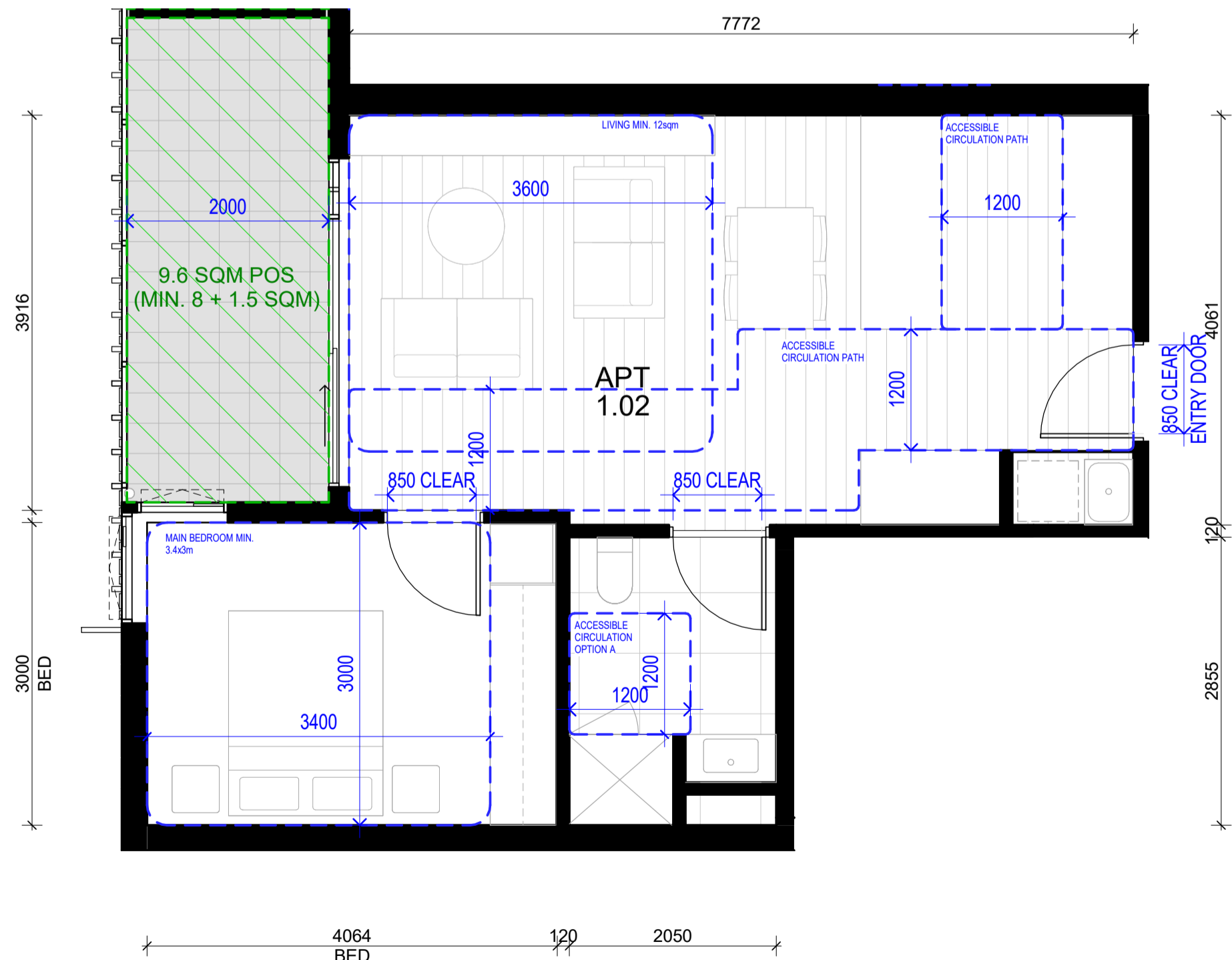
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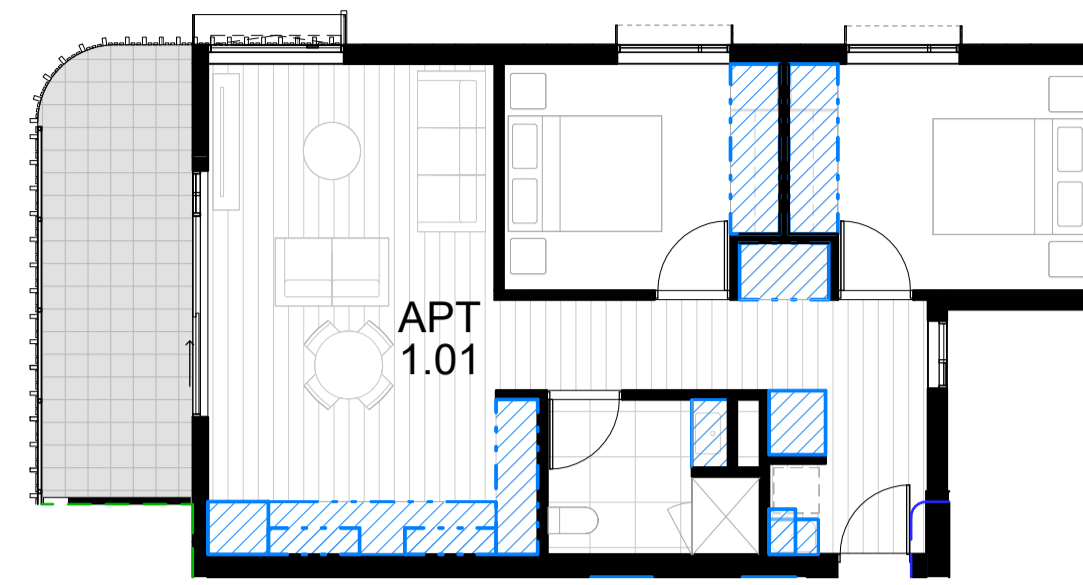




BADS ANALYSIS - 1.01 (TYPICAL TYPE A - 2B1B)
SCALE 1 : 50

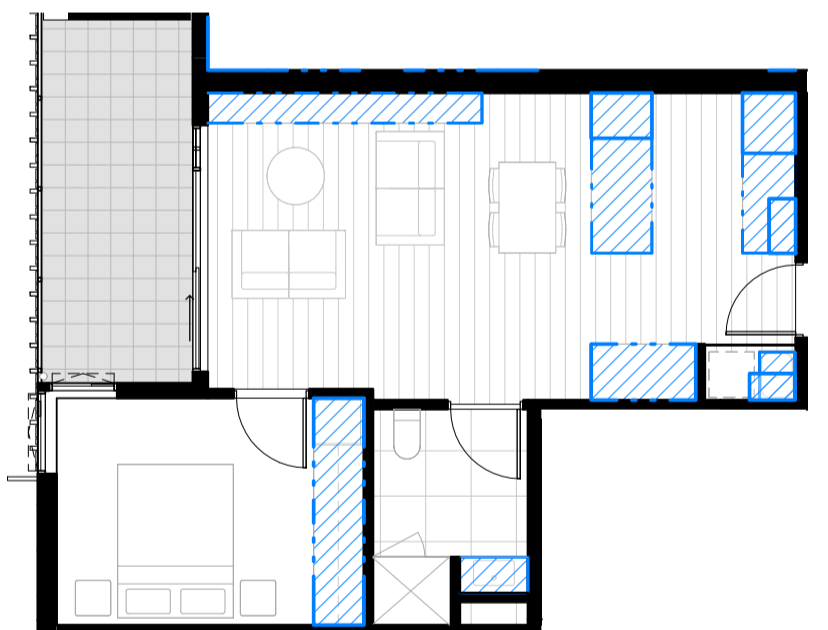


BADS ANALYSIS - 1.02 (TYPICAL TYPE B - 1B1B)
SCALE 1 : 50



BADS ANALYSIS - 1.01 (STORAGE)
SCALE 1 : 100

STORAGE SCHEDULE - 1.01		
APT. NO.	STORAGE TYPE	VOLUME
1.01	FRIDGE OHEAD	0.34 m³
1.01	KITCHEN OHEAD	0.36 m³
1.01	KITCHEN UBENCH	0.36 m³
1.01	KITCHEN UBENCH	1.69 m³
1.01	LAUNDRY OHEAD	0.19 m³
1.01	LAUNDRY UBENCH	0.24 m³
1.01	PANTRY	2.59 m³
1.01	ROBE	3.50 m³
1.01	ROBE	3.50 m³
1.01	STORAGE CBD	2.04 m³
1.01	STORAGE CBD	1.46 m³
1.01	VANITY	0.30 m³
TOTAL		16.56 m³

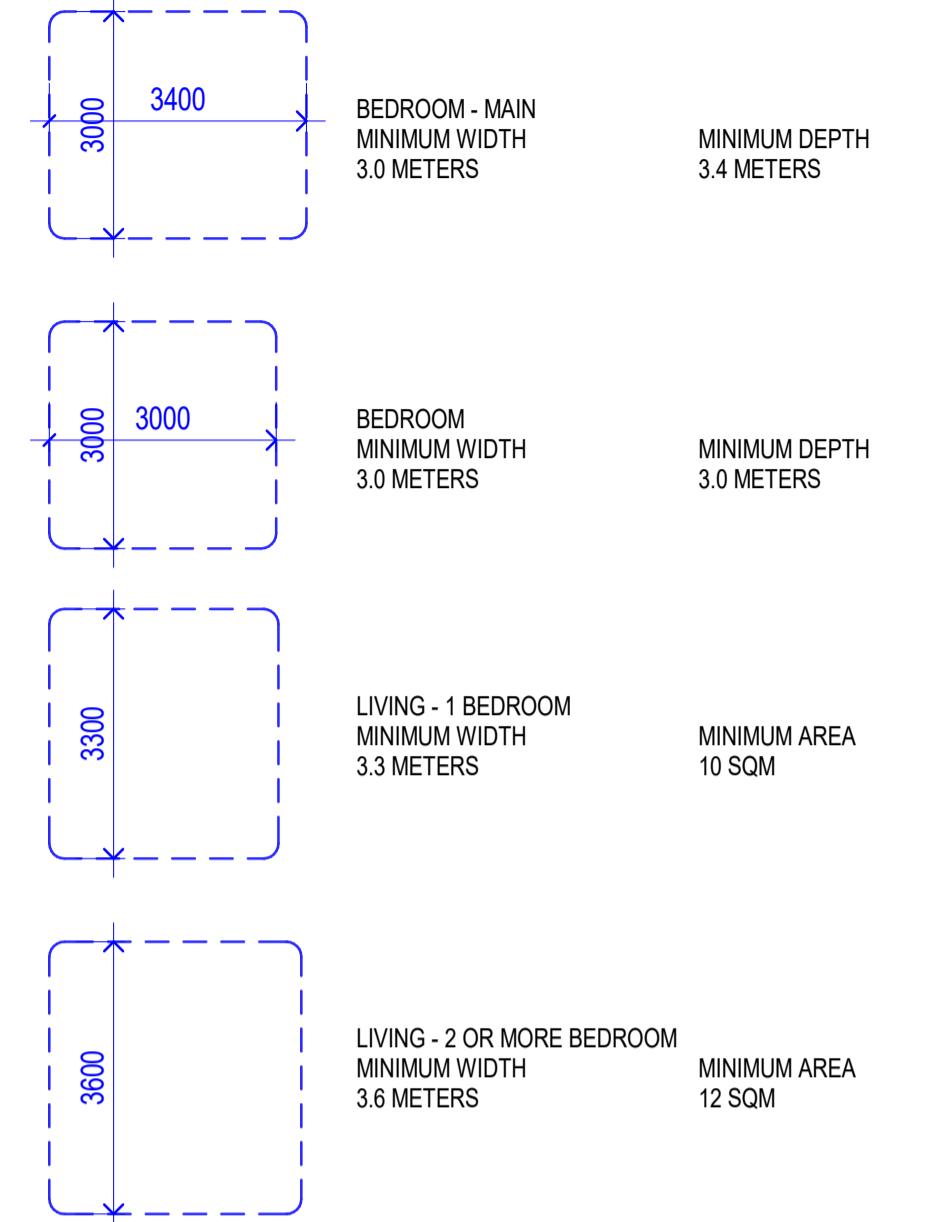


BADS ANALYSIS - 1.02 (STORAGE)
SCALE 1 : 100

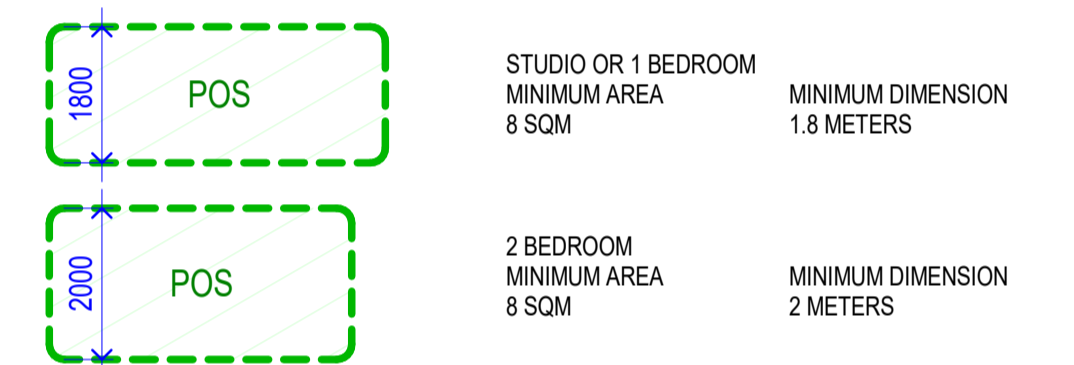
STORAGE SCHEDULE - 1.02		
APT. NO.	STORAGE TYPE	VOLUME
1.02	FRIDGE OHEAD	0.34 m³
1.02	KITCHEN OHEAD	0.21 m³
1.02	KITCHEN UBENCH	0.74 m³
1.02	KITCHEN UBENCH	0.97 m³
1.02	LAUNDRY OHEAD	0.19 m³
1.02	LAUNDRY UBENCH	0.24 m³
1.02	LOW STORAGE CBD	0.65 m³
1.02	PANTRY	1.11 m³
1.02	ROBE	4.78 m³
1.02	STORAGE CBD	2.35 m³
1.02	VANITY	0.30 m³
TOTAL		11.88 m³

LEGEND DWELLING AMENITY (BADS COMPLIANCE)

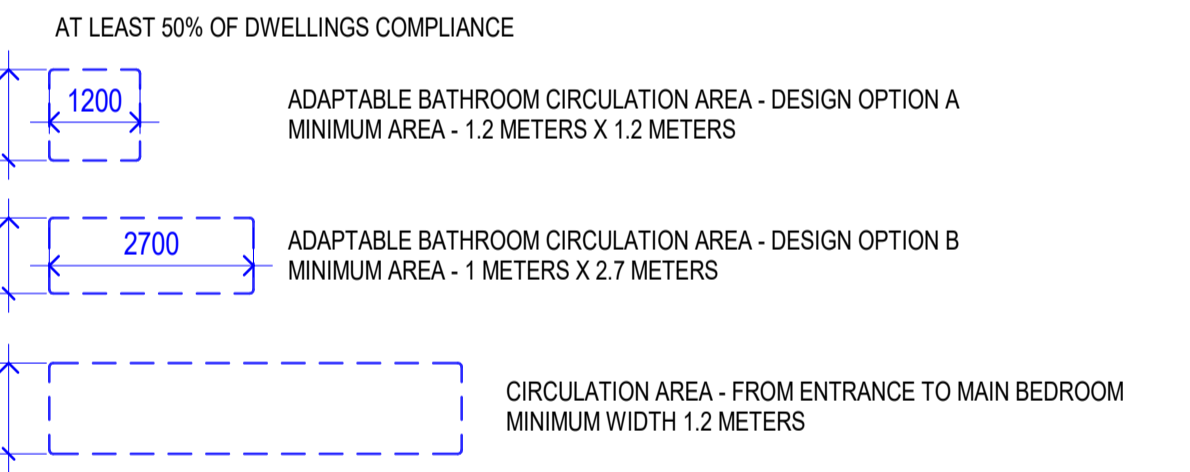
FUNCTIONAL LAYOUT - CLAUSE 55.07-12



PRIVATE OPEN SPACE - CLAUSE 55.07-9

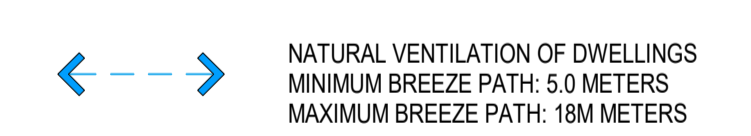


ACCESSIBILITY - CLAUSE 58.05-1



NOTE: 920MM DOOR PROVIDED (850MM CLEARANCE ACHIEVED)

NATURAL VENTILATION - CLAUSE 58.07-4



STORAGE - CLAUSE 58.05-4

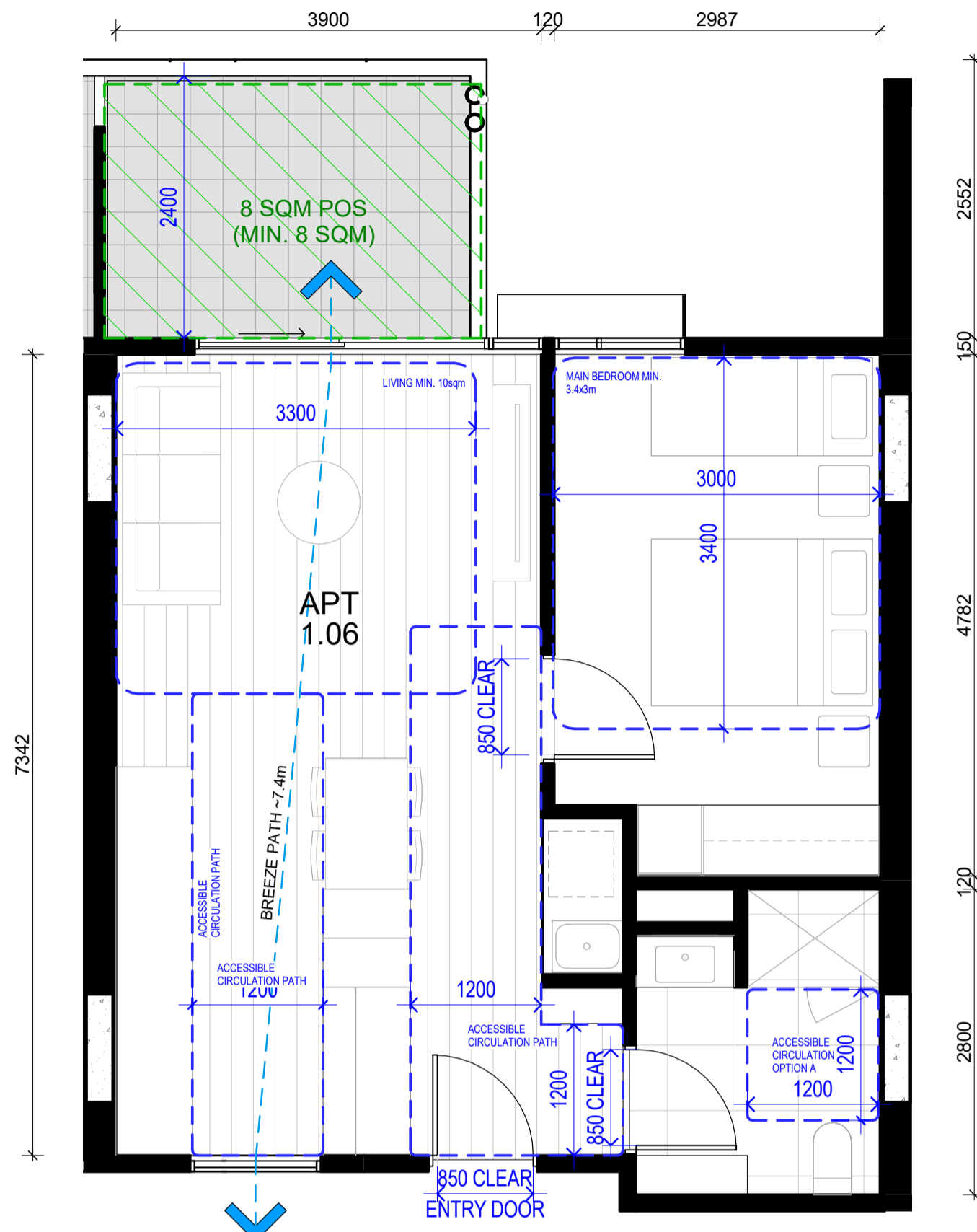
- 1 BEDROOM DWELLING - 10 CUBIC METER
- 2 BEDROOM DWELLING - 14 CUBIC METER



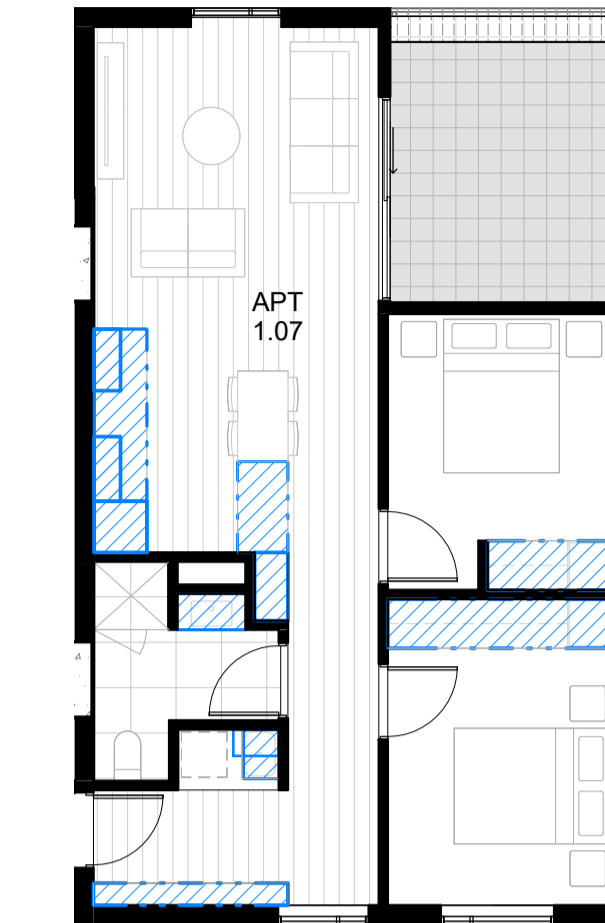
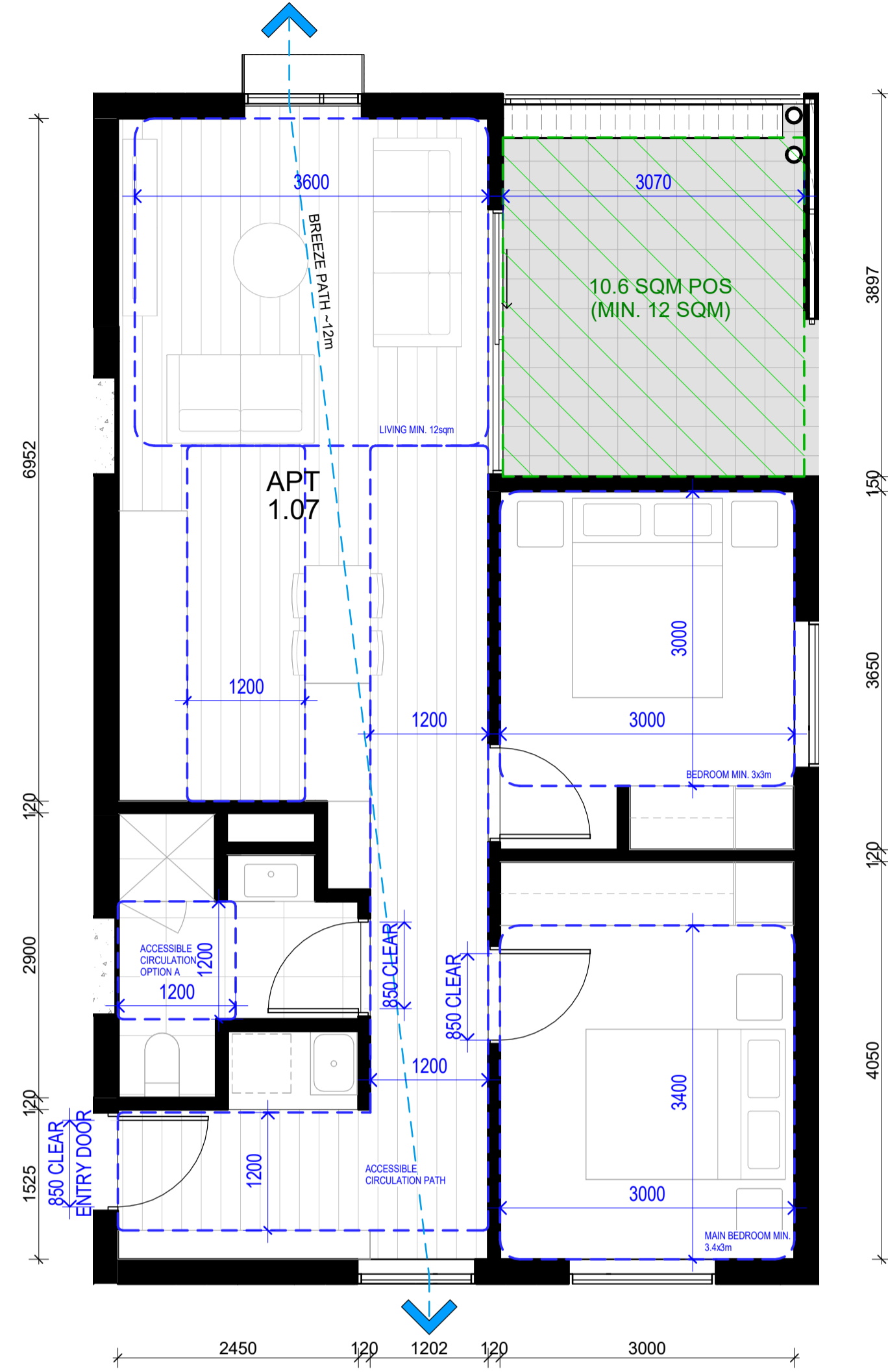
ROOM DEPTH - CLAUSE 58.07-2

- THE FOLLOWING CEILING HEIGHT IS ADOPTED THROUGHOUT THE DEVELOPMENT:
- OPEN PLAN LIVING ROOM/KITCHEN 2.7M (LOCALIZED BULKHEAD ONLY TO ALLOW SERVICES 2.4M)
 - BEDROOM 2.7M (LOCALIZED BULKHEAD ONLY TO ALLOW SERVICES 2.4M)
 - BATHROOM 2.4M





APT NO.	STORAGE TYPE	VOLUME
1.06	FRIDGE O'HEAD	0.29 m³
1.06	KITCHEN O'HEAD	0.29 m³
1.06	KITCHEN O'HEAD	0.35 m³
1.06	KITCHEN U'BENCH	0.99 m³
1.06	KITCHEN U'BENCH	1.57 m³
1.06	LAUNDRY O'HEAD	0.19 m³
1.06	LAUNDRY U'BENCH	0.24 m³
1.06	PANTRY	1.66 m³
1.06	ROBE	3.49 m³
1.06	STORAGE CBD	0.57 m³
1.06	STORAGE CBD	0.84 m³
1.06	VANITY	0.30 m³
TOTAL		10.79 m³



APT NO.	STORAGE TYPE	VOLUME
1.07	FRIDGE O'HEAD	0.29 m³
1.07	KITCHEN O'HEAD	0.24 m³
1.07	KITCHEN O'HEAD	0.25 m³
1.07	KITCHEN U'BENCH	0.64 m³
1.07	KITCHEN U'BENCH	1.27 m³
1.07	LAUNDRY O'HEAD	0.19 m³
1.07	LAUNDRY U'BENCH	0.24 m³
1.07	ROBE	2.63 m³
1.07	ROBE	4.68 m³
1.07	STORAGE CBD	1.74 m³
1.07	STORAGE CBD	0.91 m³
1.07	VANITY	0.30 m³
TOTAL		13.39 m³

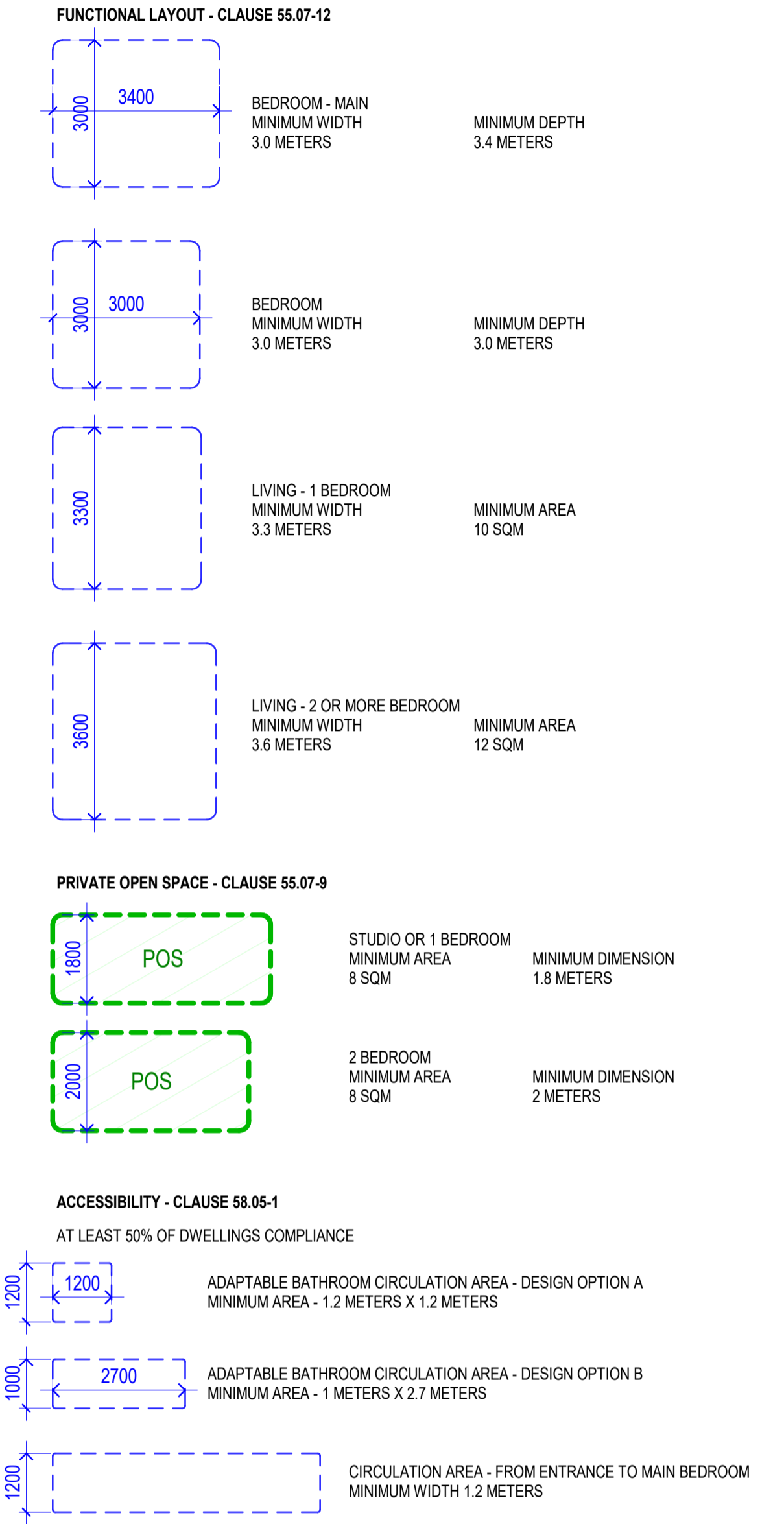
BADS ANALYSIS - 1.06 (TYPICAL TYPE C - 1B1B)
SCALE 1 : 50

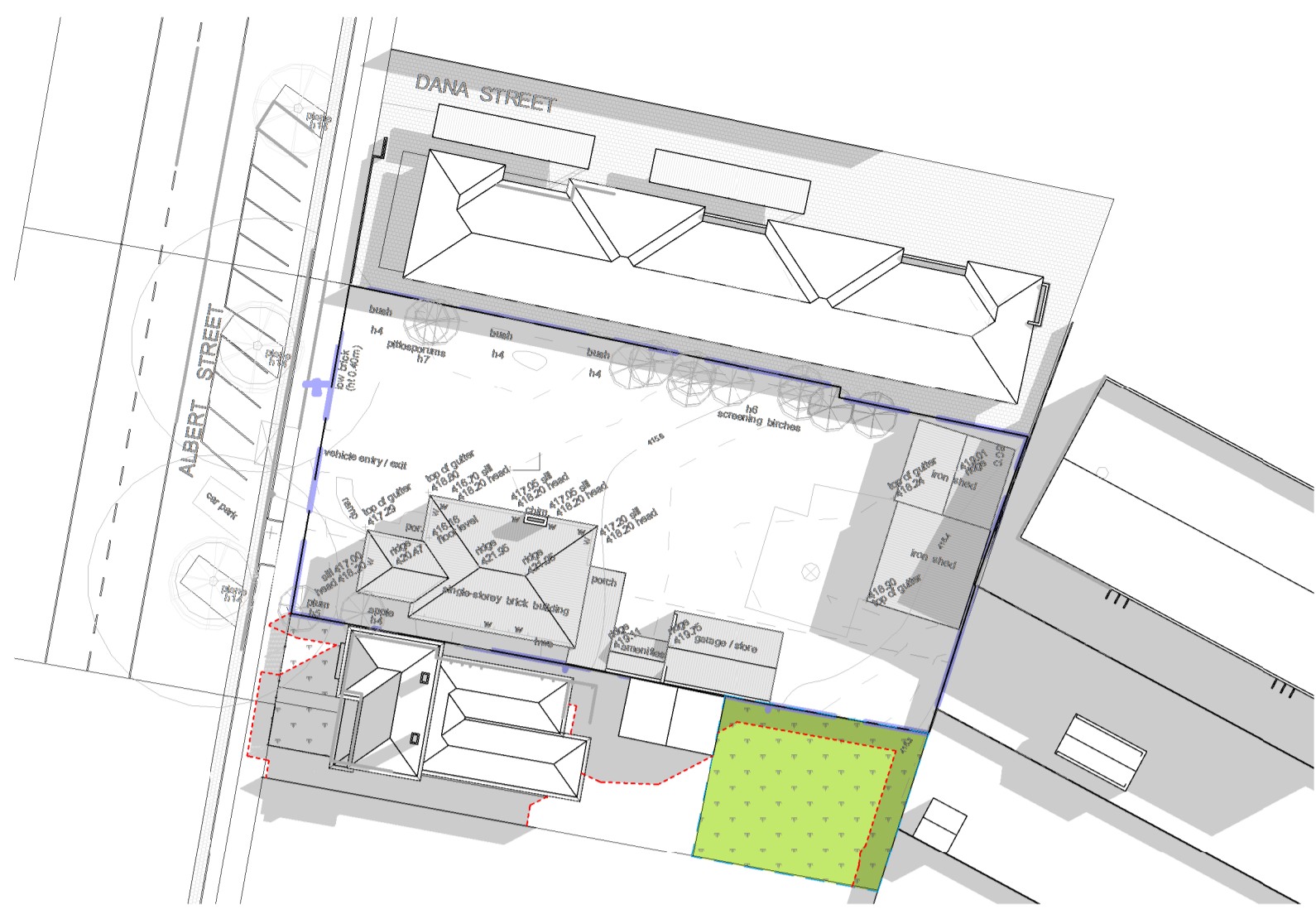
BADS ANALYSIS - 1.07 (TYPICAL TYPE - 2B1B)
SCALE 1 : 50

APARTMENT BADS COMPLIANCE SUMMARY

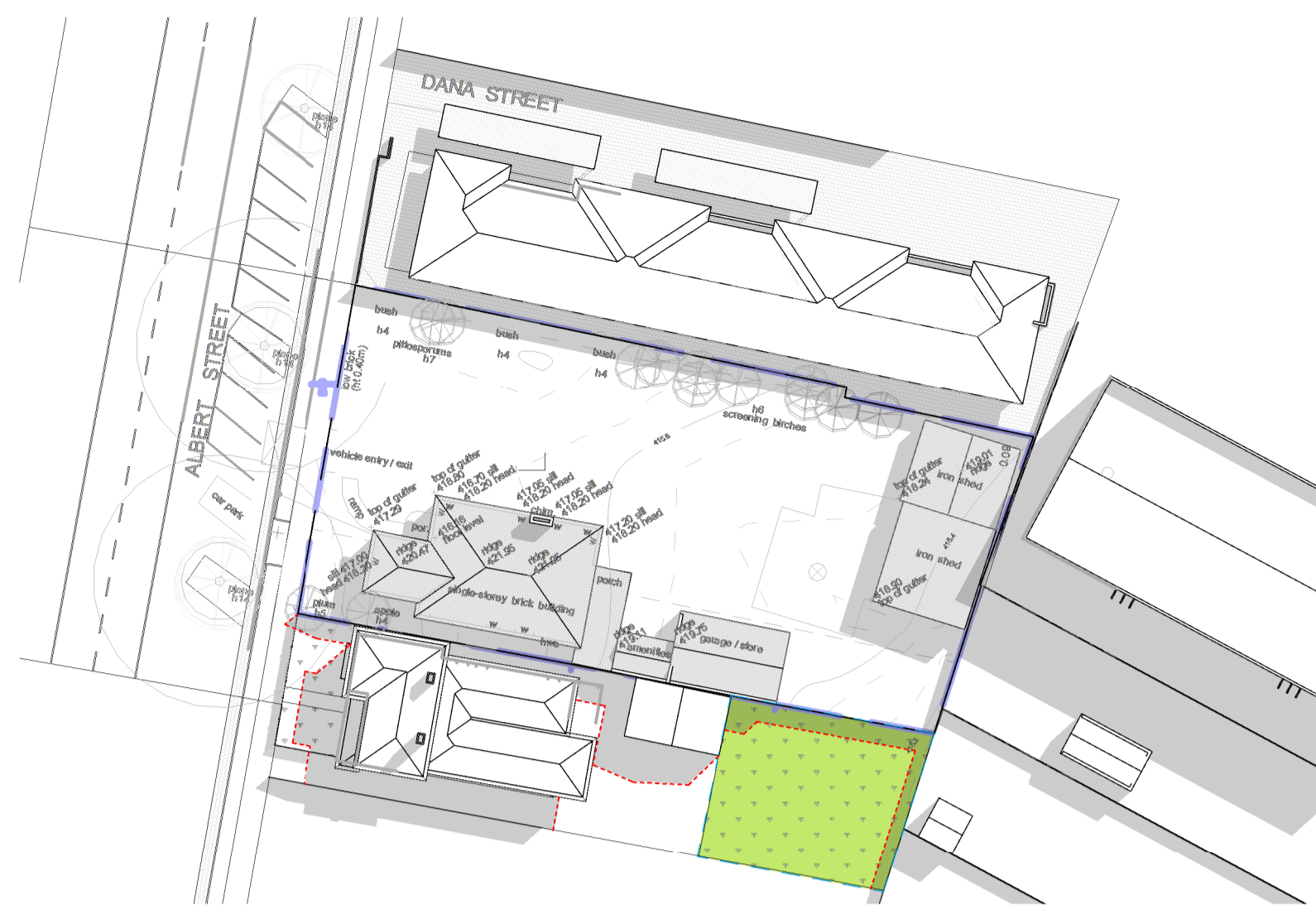
APT NO.	OCCUPANCY	APT TYPE	INTERNAL AMENITIES					ACCESSIBILITY			POS AREA & DEPTH	STORAGE VOLUME MIN.	CROSS VENT
			PRIMARY BEDROOM SIZE 3x3.4m	SECONDARY BEDROOM SIZE 3x3m	LIVING ROOM WIDTH (1B -3.3m & 2-3B -3.6m)	LIVING ROOM AREA (1B-10m2 & 2-3B-12m2)	HABITABLE ROOM MAX. 9m	LIVING AREA CEILING HEIGHT MIN.2.7m	ENTRY DOOR & INTERNAL CIRCULATION 1.2m CLEAR PATH	BATHROOM CIRCULATION & ADAPTABILITY			
GROUND LEVEL													
G.01	2B1B	TYPE A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
G.02	1B1B	TYPE C	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
G.03	1B1B	TYPE C	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
G.04	2B1B	TYPE D	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
LEVEL 1													
1.01	2B1B	TYPE A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1.02	1B1B	TYPE B	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
1.03	1B1B	TYPE C	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1.04	1B1B	TYPE C	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1.05	1B1B	TYPE C	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1.06	1B1B	TYPE C	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1.07	2B1B	TYPE D	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
LEVEL 2													
2.01	2B1B	TYPE A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2.02	1B1B	TYPE B	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
2.03	1B1B	TYPE C	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2.04	1B1B	TYPE C	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2.05	1B1B	TYPE C	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2.06	1B1B	TYPE C	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2.07	2B1B	TYPE D	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
LEVEL 3													
3.01	2B1B	TYPE A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3.02	1B1B	TYPE B	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
3.03	1B1B	TYPE C	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3.04	1B1B	TYPE C	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3.05	1B1B	TYPE C	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3.06	1B1B	TYPE C	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
TOTAL APARTMENT: 24													

LEGEND DWELLING AMENITY (BADS COMPLIANCE)





EXISTING SHADOW DIAGRAM 9AM - 22 SEPT SPRING EQUINOX
SCALE 1 : 500



EXISTING SHADOW DIAGRAM 10AM - 22 SEPT SPRING EQUINOX
SCALE 1 : 500



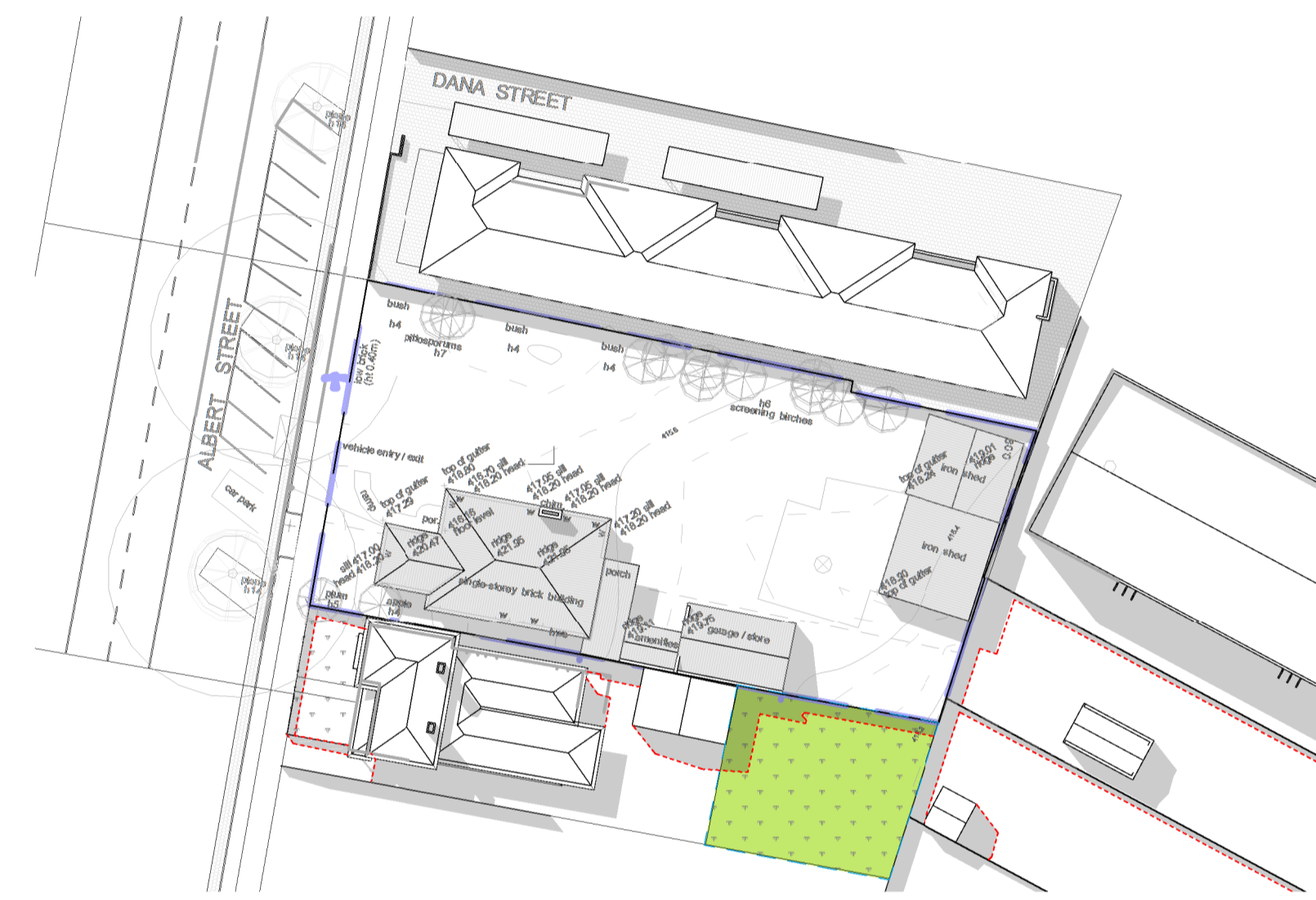
EXISTING SHADOW DIAGRAM 11AM - 22 SEPT SPRING EQUINOX
SCALE 1 : 500



EXISTING SHADOW DIAGRAM 12PM - 22 SEPT SPRING EQUINOX
SCALE 1 : 500



EXISTING SHADOW DIAGRAM 1PM - 22 SEPT SPRING EQUINOX
SCALE 1 : 500



EXISTING SHADOW DIAGRAM 2PM - 22 SEPT SPRING EQUINOX
SCALE 1 : 500



EXISTING SHADOW DIAGRAM 3PM - 22 SEPT SPRING EQUINOX
SCALE 1 : 500

LEGEND

- LINE OF EXISTING CONDITION SHADOW
- PROPOSED DEVELOPMENT SHADOW
- EXISTING NEIGHBOUR SECLUDED PRIVATE OPEN SPACE (SPOS)

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**119 ALBERT STREET
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EXISTING SHADOW DIAGRAM

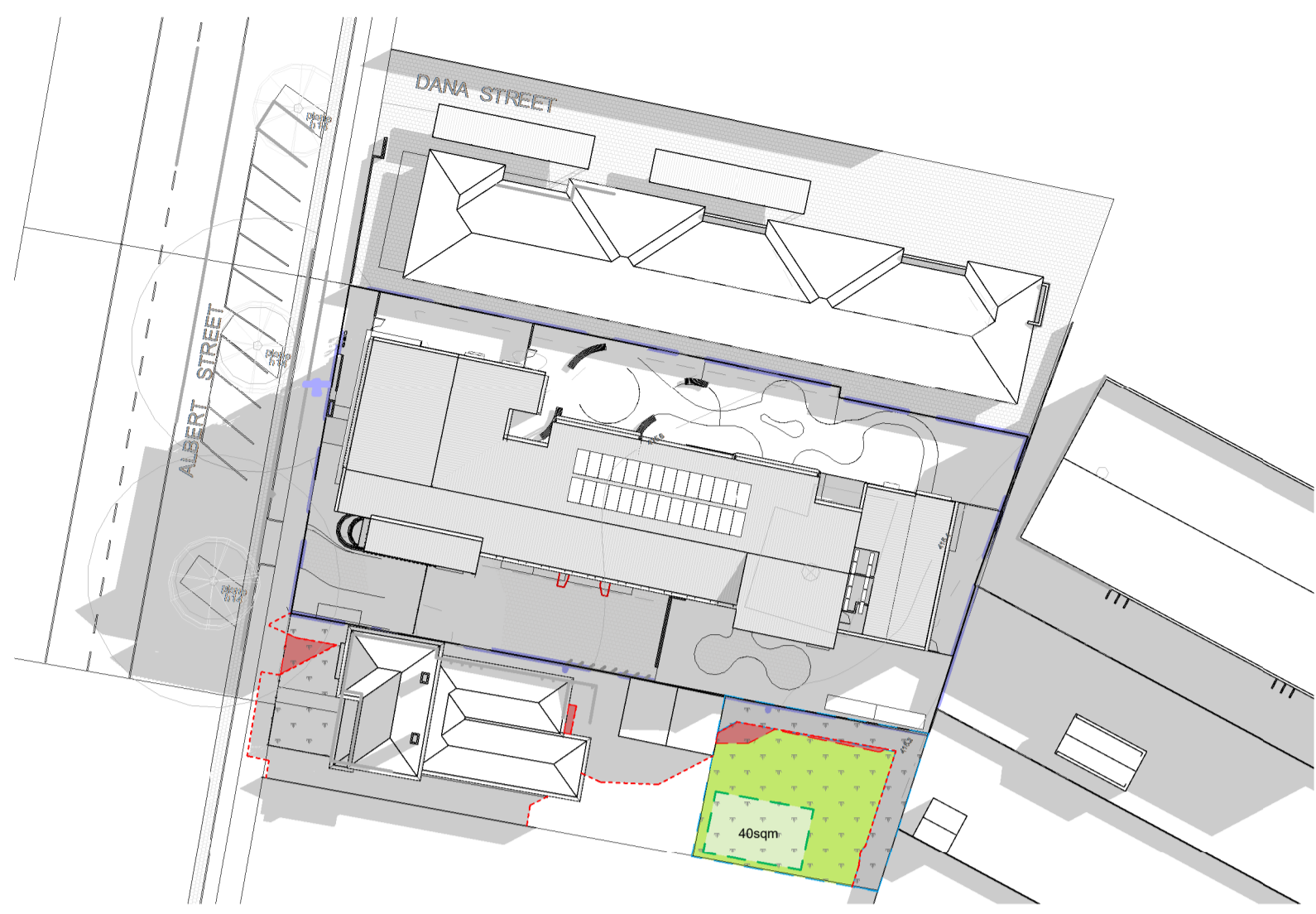
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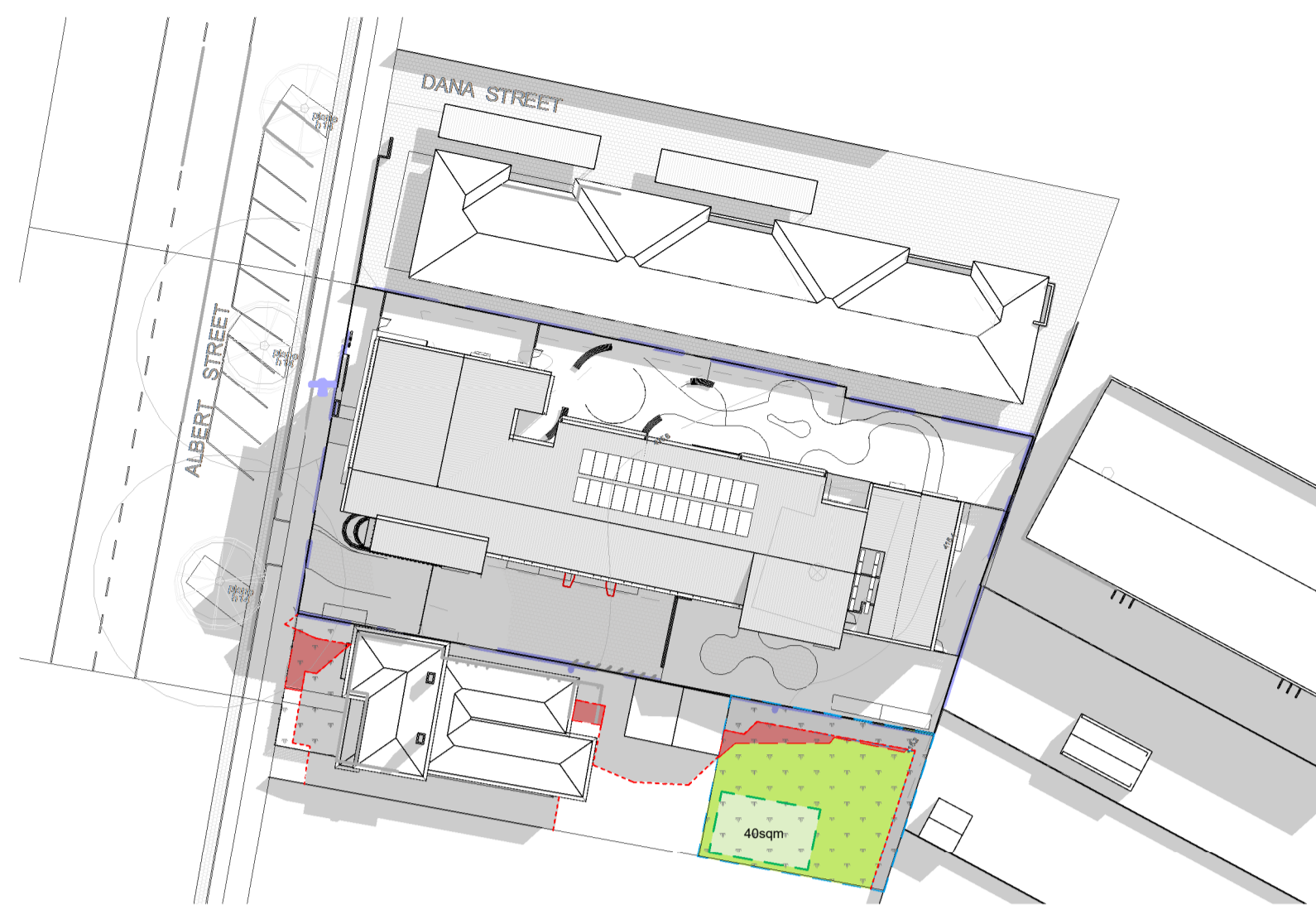




PROPOSED SHADOW DIAGRAM 9AM - 22 SEPT SPRING EQUINOX

SCALE 1 : 500

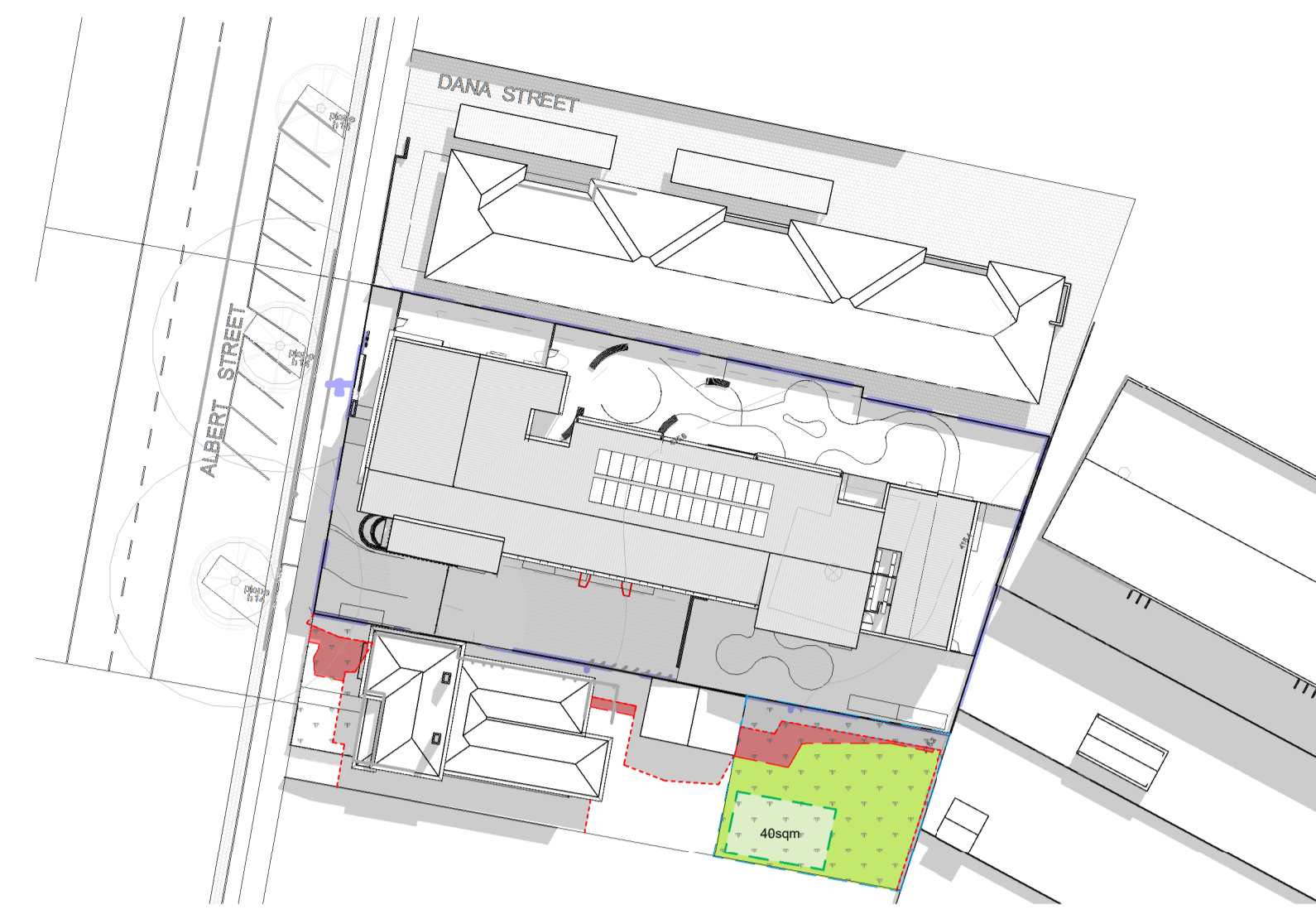
NEIGHBOUR SECLUDED PRIVATE OPEN SPACE (SPOS) : 210 SQM
 SHADOW AREA: 7.56 = 83 SQM (36%)
 SUNLIGHT TO NEIGHBOUR SPOS: 70%



PROPOSED SHADOW DIAGRAM 10AM - 22 SEPT SPRING EQUINOX

SCALE 1 : 500

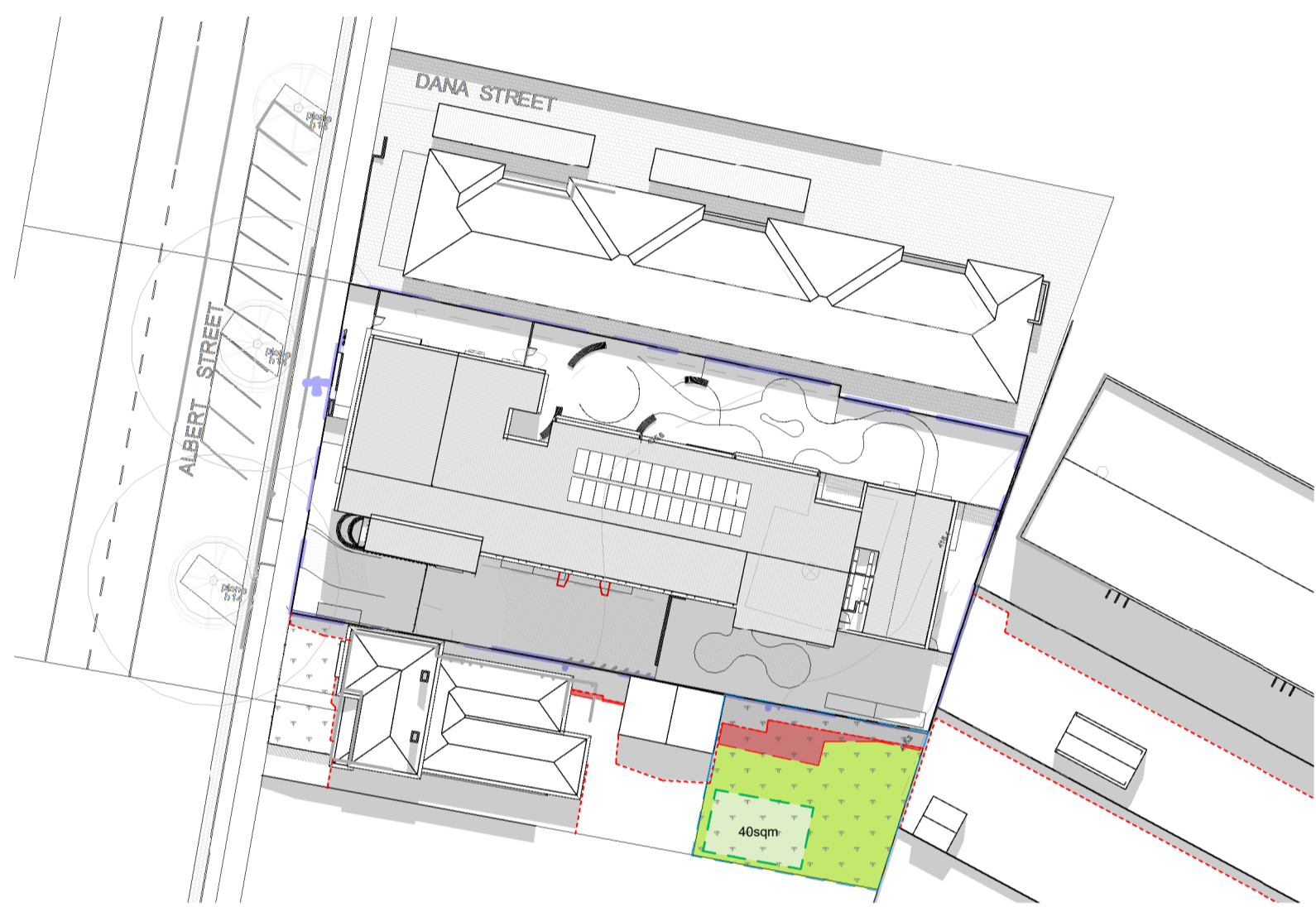
NEIGHBOUR SECLUDED PRIVATE OPEN SPACE (SPOS) : 210 SQM
 SHADOW AREA: 11.7+42 = 53.7 SQM (25.5%)
 SUNLIGHT TO NEIGHBOUR SPOS: 74.5%



PROPOSED SHADOW DIAGRAM 11AM - 22 SEPT SPRING EQUINOX

SCALE 1 : 500

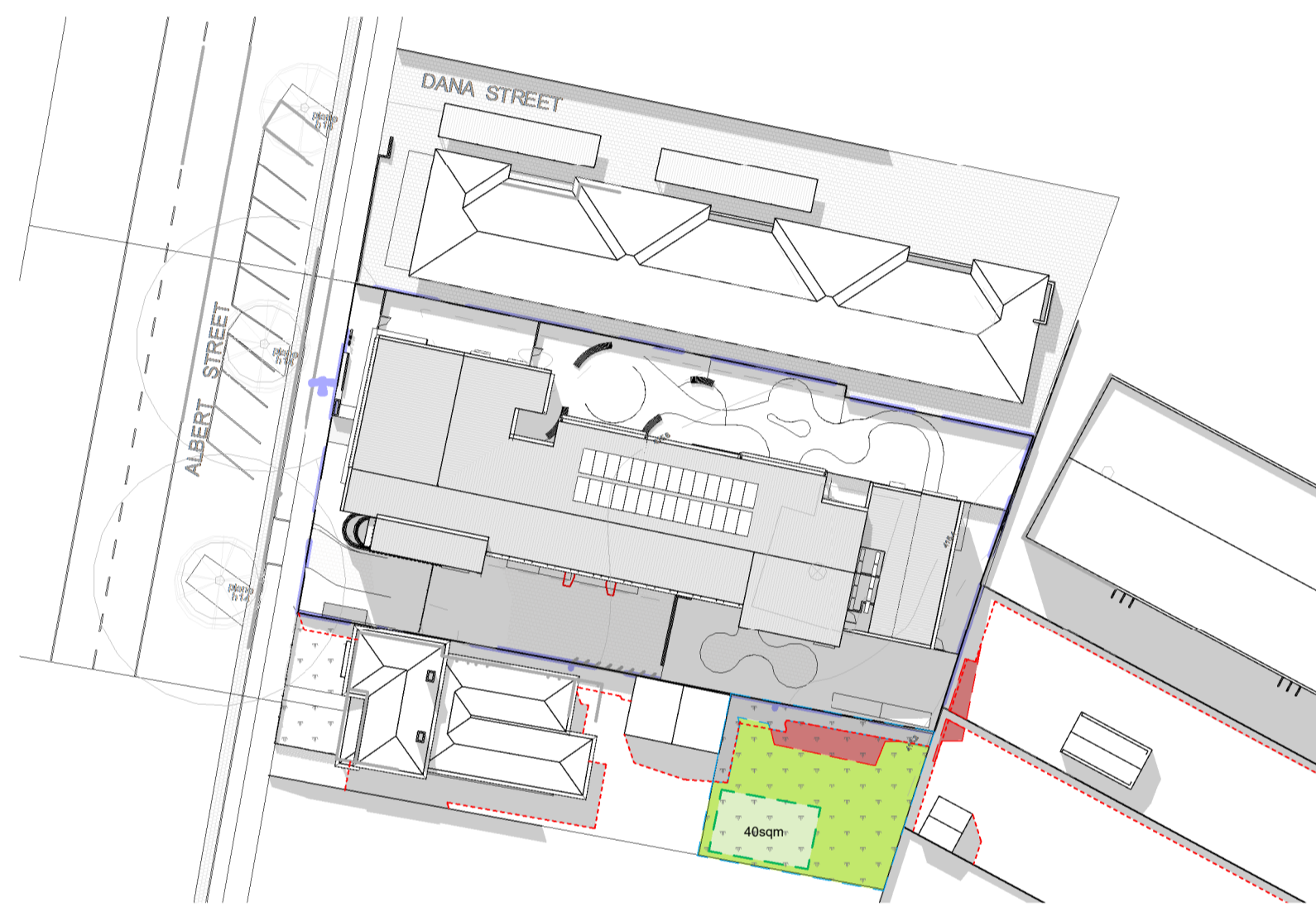
NEIGHBOUR SECLUDED PRIVATE OPEN SPACE (SPOS) : 210 SQM
 SHADOW AREA: 20.3+31.6 = 51.9 SQM (24.7%)
 SUNLIGHT TO NEIGHBOUR SPOS: 75.3%



PROPOSED SHADOW DIAGRAM 12PM - 22 SEPT SPRING EQUINOX

SCALE 1 : 500

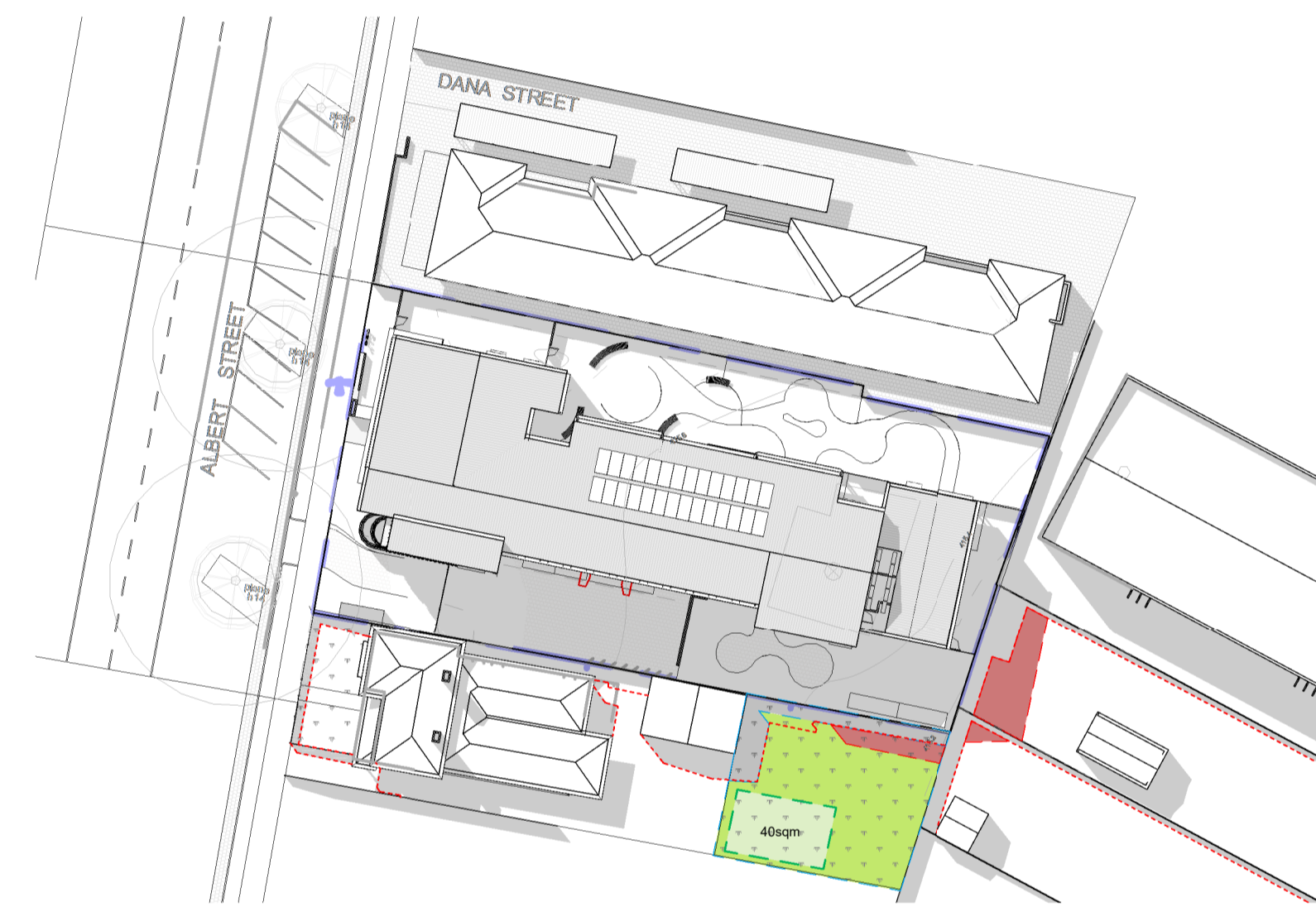
NEIGHBOUR SECLUDED PRIVATE OPEN SPACE (SPOS) : 210 SQM
 SHADOW AREA: 21.7+28.6 = 50.3 SQM (24%)
 SUNLIGHT TO NEIGHBOUR SPOS: 76%



PROPOSED SHADOW DIAGRAM 1PM - 22 SEPT SPRING EQUINOX

SCALE 1 : 500

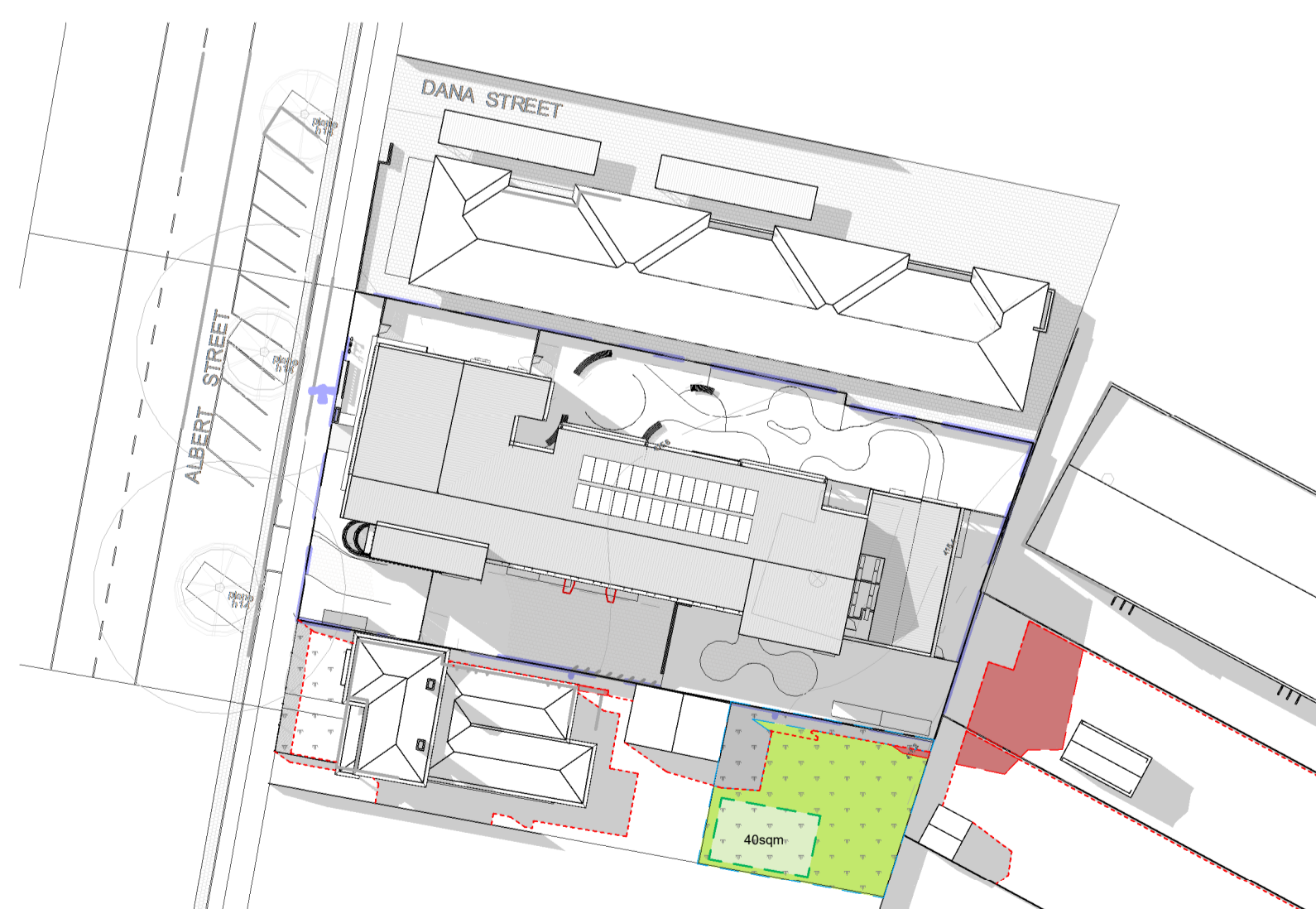
NEIGHBOUR SECLUDED PRIVATE OPEN SPACE (SPOS) : 210 SQM
 SHADOW AREA: 18.5+30.3 = 48.8 SQM (23.2%)
 SUNLIGHT TO NEIGHBOUR SPOS: 76.8%



PROPOSED SHADOW DIAGRAM 2PM - 22 SEPT SPRING EQUINOX

SCALE 1 : 500

NEIGHBOUR SECLUDED PRIVATE OPEN SPACE (SPOS) : 210 SQM
 SHADOW AREA: 11.4+32.4 = 43.8 SQM (20.8%)
 SUNLIGHT TO NEIGHBOUR SPOS: 79.2%



PROPOSED SHADOW DIAGRAM 3PM - 22 SEPT SPRING EQUINOX

SCALE 1 : 500

NEIGHBOUR SECLUDED PRIVATE OPEN SPACE (SPOS) : 210 SQM
 SHADOW AREA: 1.2+37.5 = 38.7 SQM (18.4%)
 SUNLIGHT TO NEIGHBOUR SPOS: 81.6%

LEGEND

- LINE OF EXISTING CONDITION SHADOW
- PROPOSED DEVELOPMENT SHADOW
- EXISTING NEIGHBOUR SECLUDED PRIVATE OPEN SPACE (SPOS)

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**119 ALBERT STREET
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PROPOSED SHADOW DIAGRAMS

DATE
JUNE 2024
 SCALE
As indicated

DRAWING NUMBER
TP0902



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