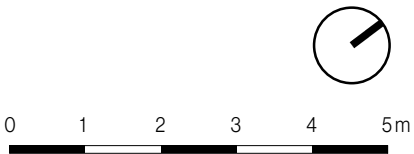
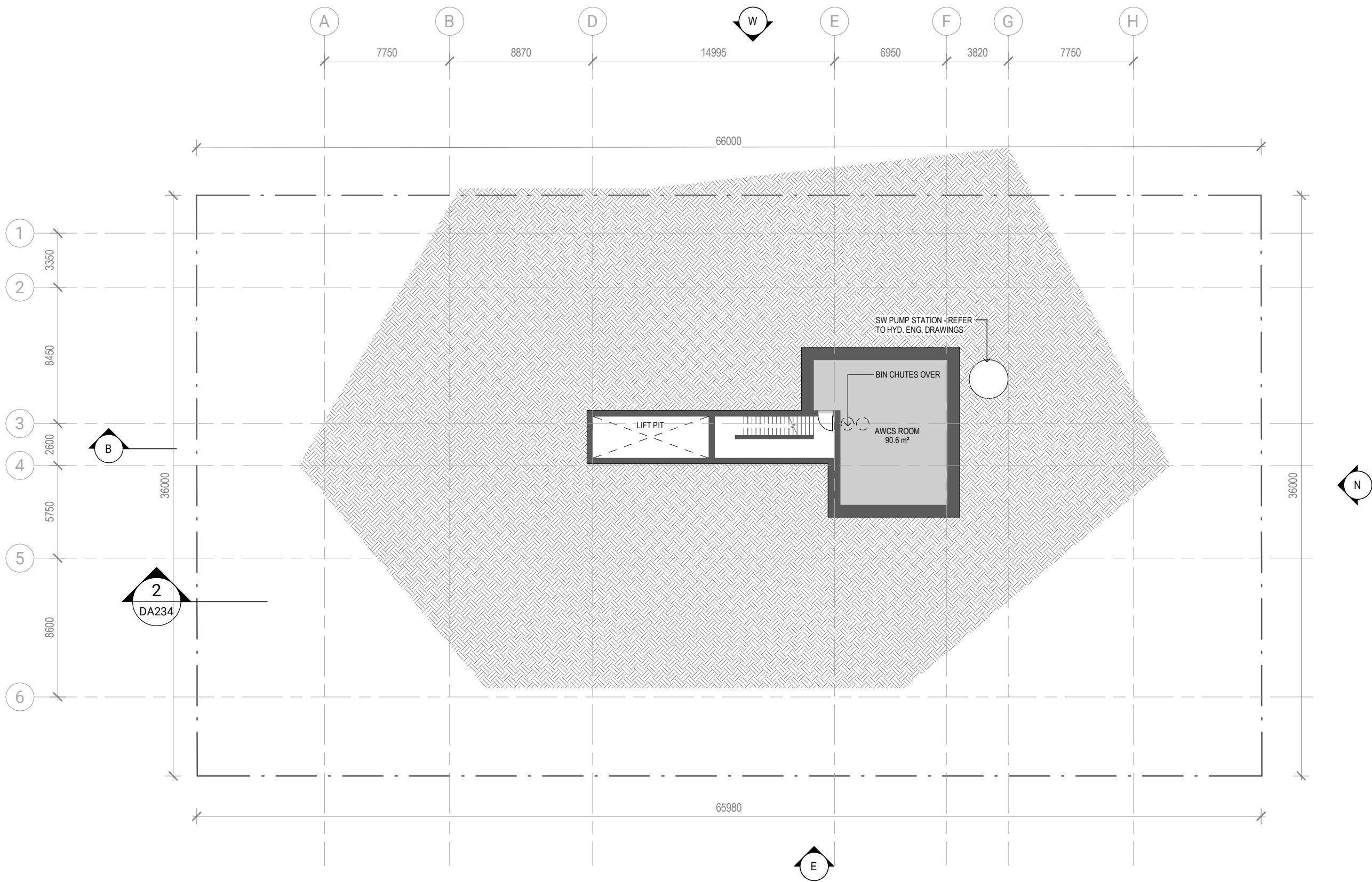


THE PLANS

Our Solution

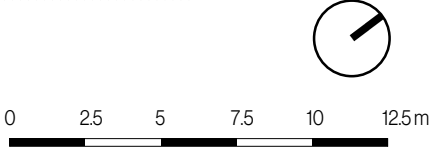
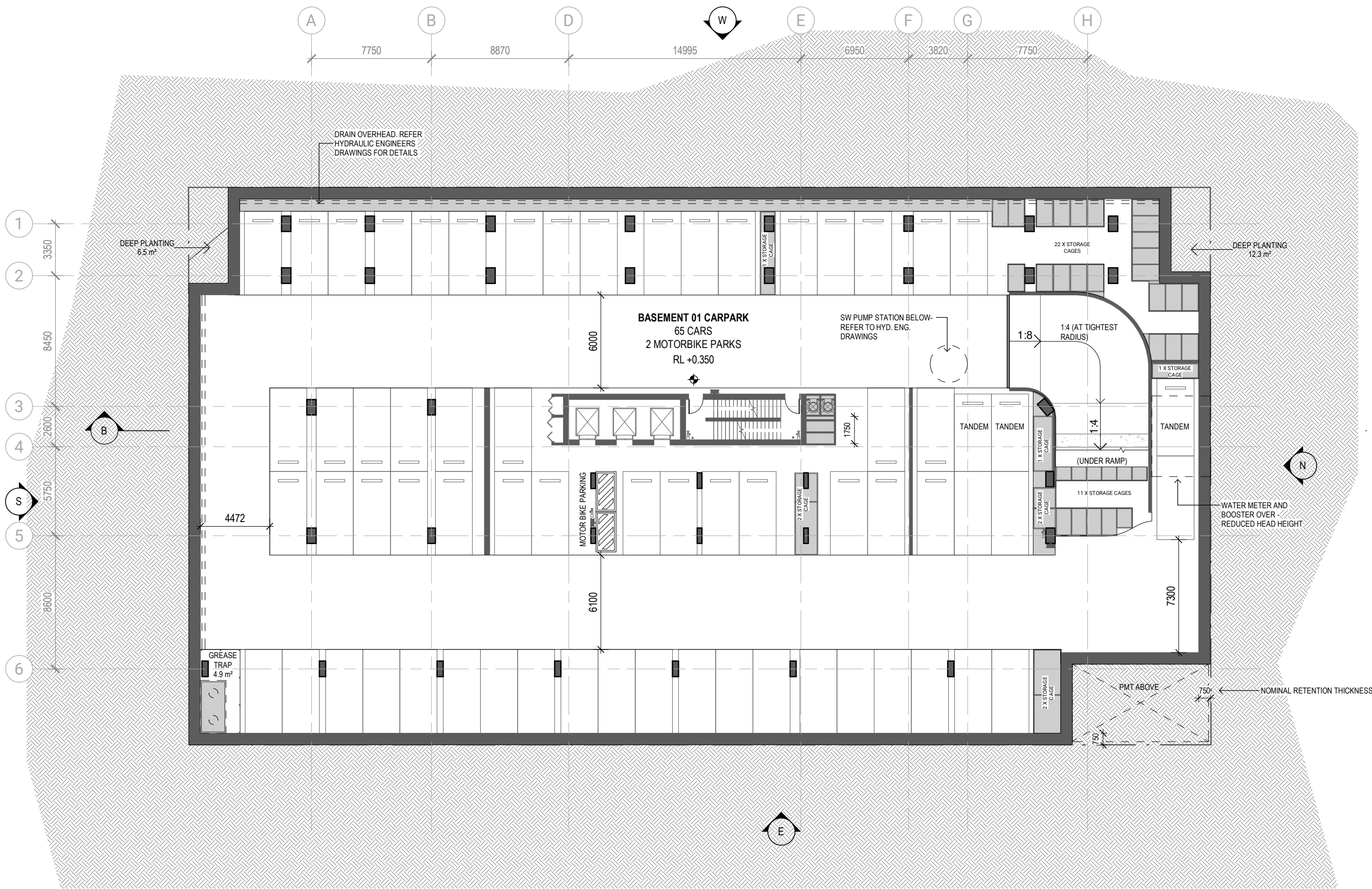
CONCEPT PLAN - BASEMENT 02



SCALE 1:250 @ A3 SIZE

Our Solution

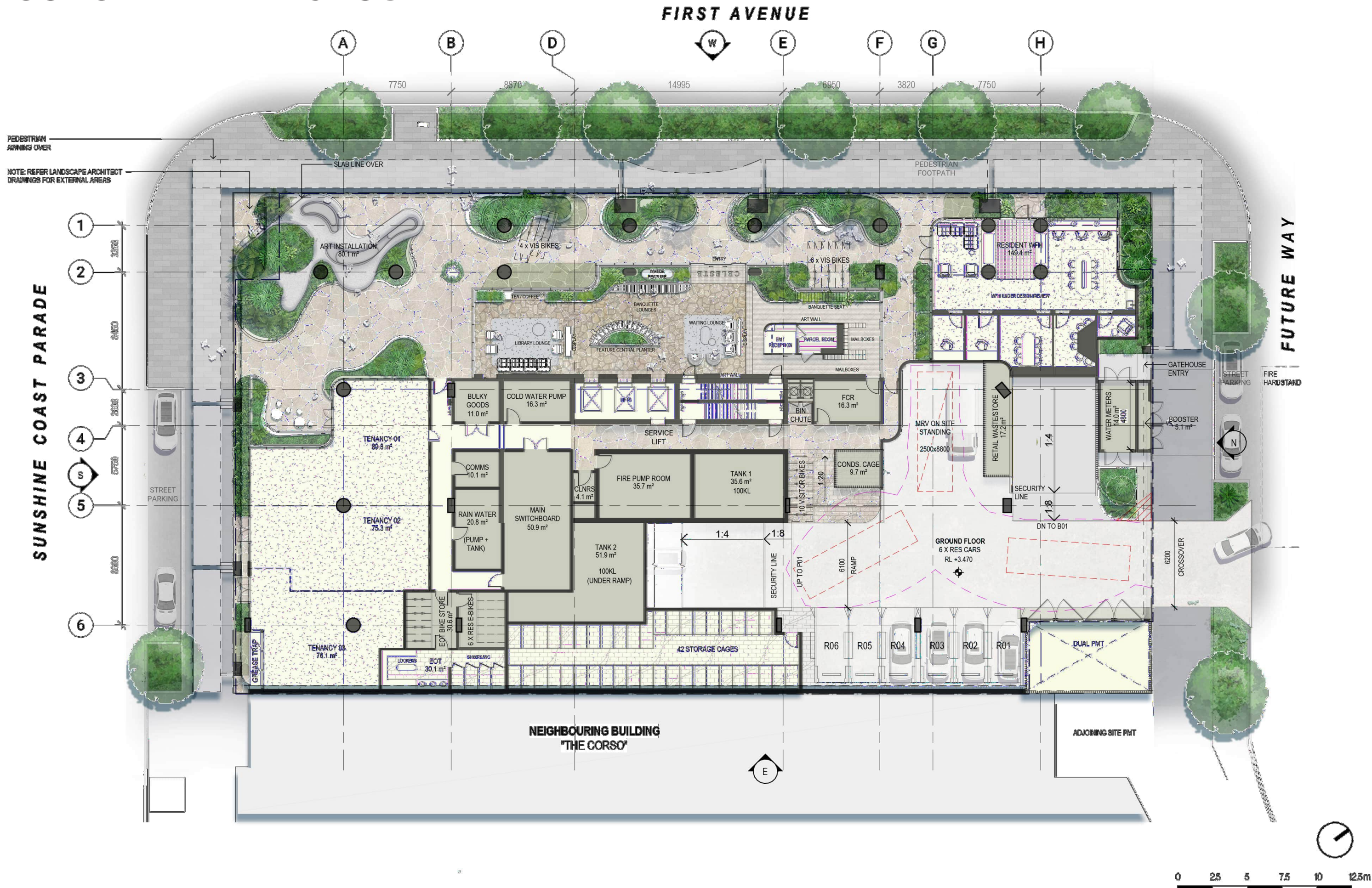
CONCEPT PLAN - BASEMENT 01



SCALE 1:250 @ A3 SIZE

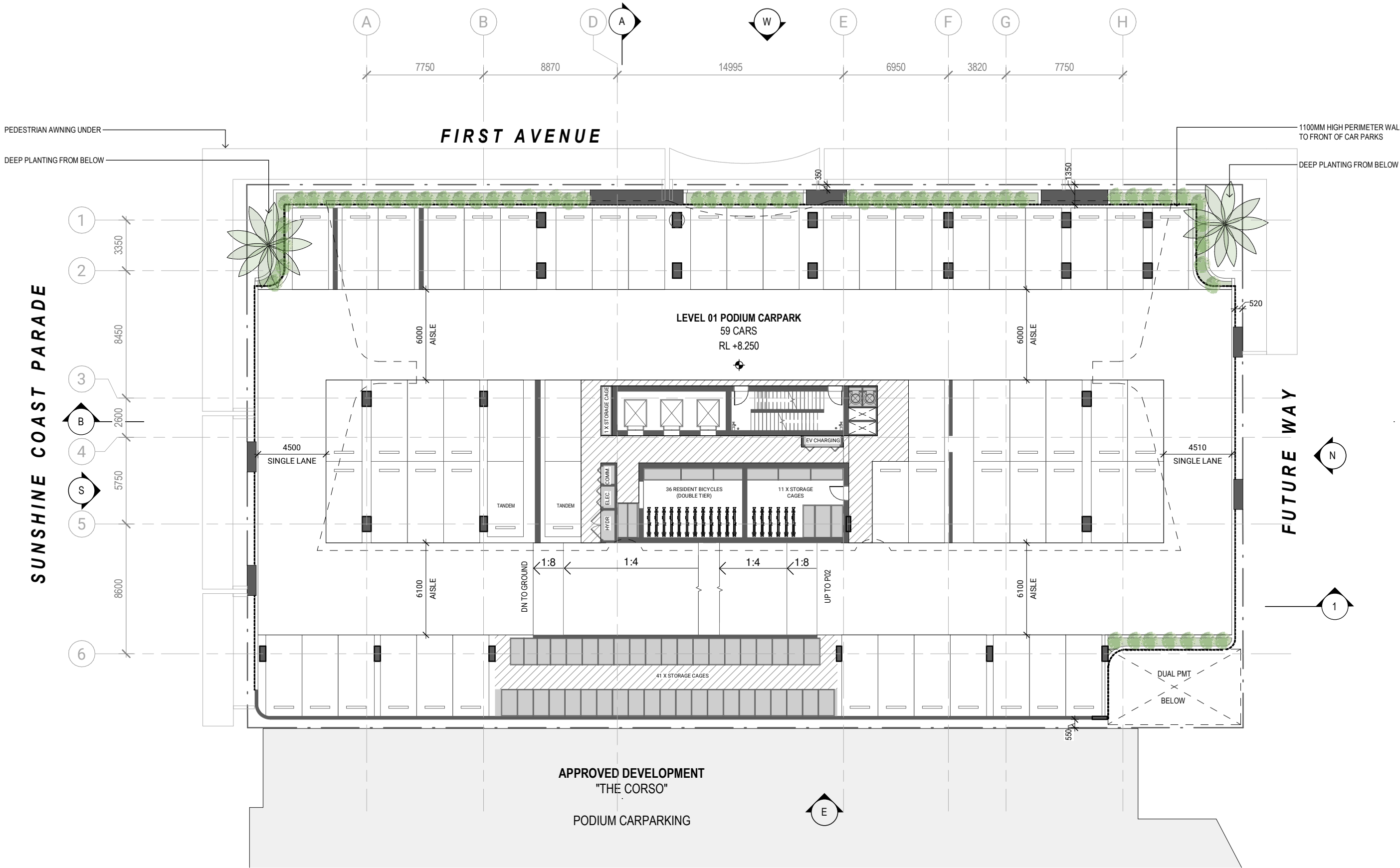
Our Solution

CONCEPT PLAN - GROUND



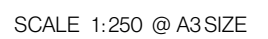
Our Solution

CONCEPT PLAN - PODIUM LEVEL 01



SCALE 1:250 @ A3 SIZE

Our Solution



Our Solution

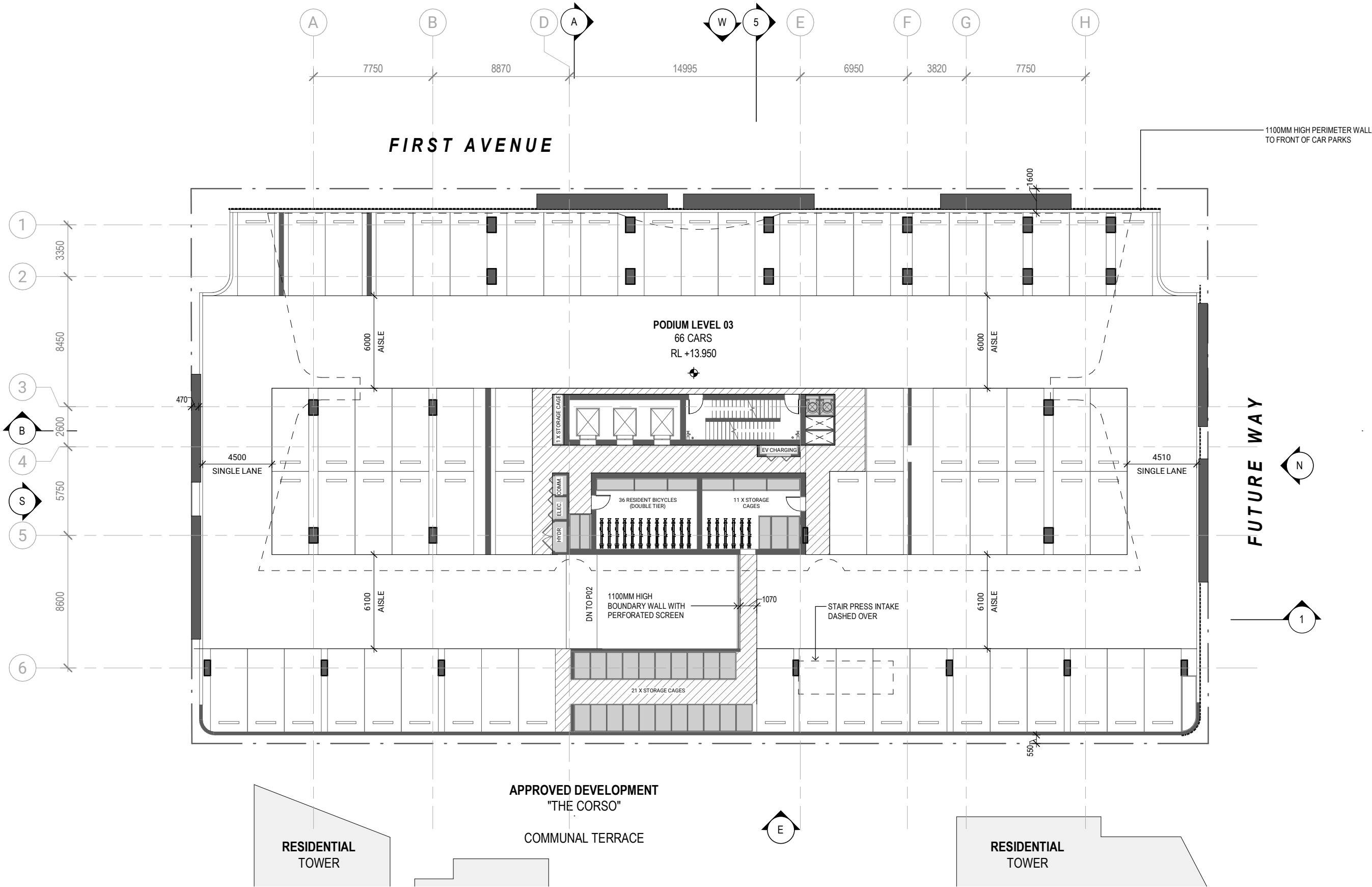
CONCEPT PLAN - PODIUM LEVEL 03

53

THE PLANS

PLUSSTUDIO

SUNSHINE COAST PARADE



SCALE 1:250 @ A3 SIZE

Our Solution

CONCEPT PLAN - LEVEL 04 - PODIUM RESIDENTIAL

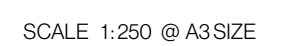
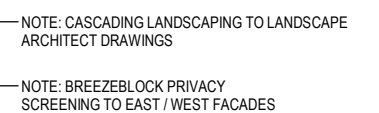
54

THE PLANS

PLUSSTUDIO

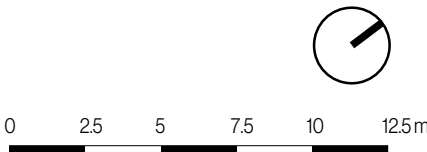


Our Solution



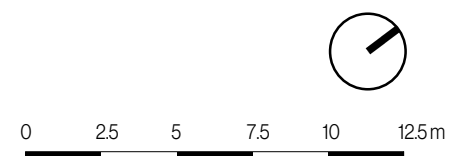
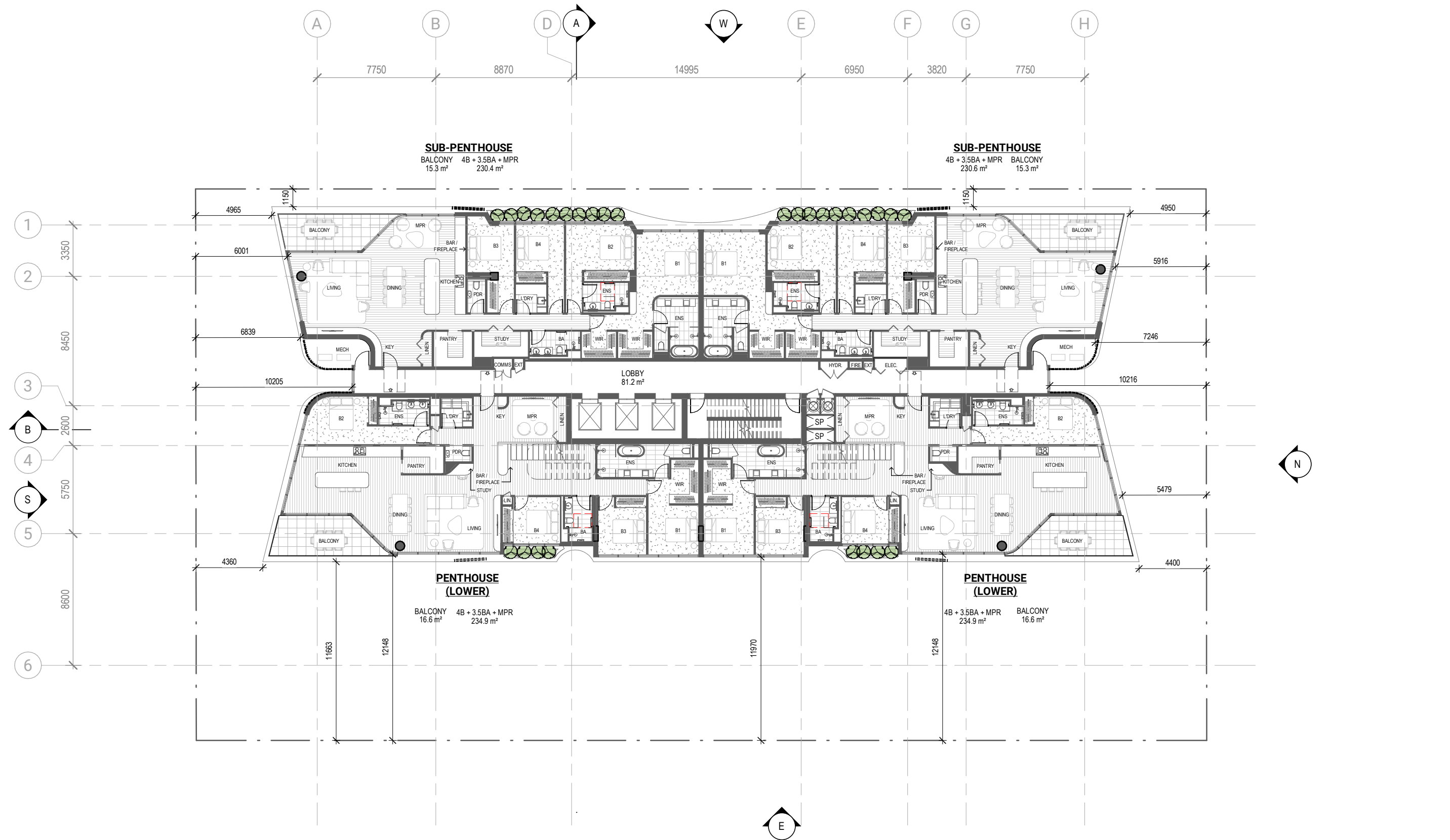
Our Solution

CONCEPT PLAN - UPPER TYPICAL (L16 - 27)



Our Solution

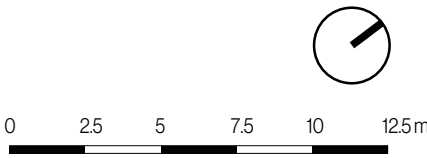
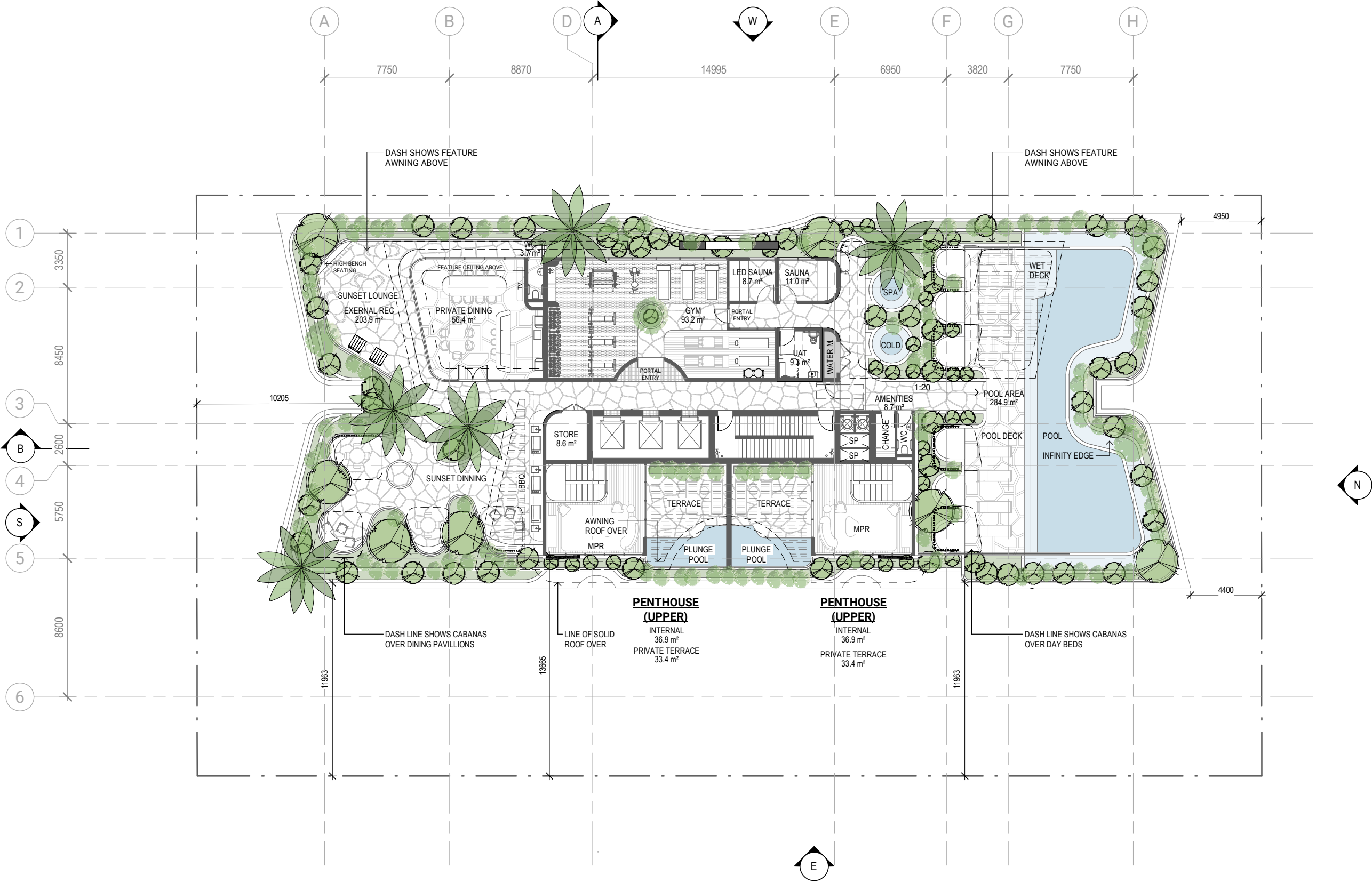
CONCEPT PLAN - LEVEL 28 - PENTHOUSE



SCALE 1:250 @ A3 SIZE

Our Solution

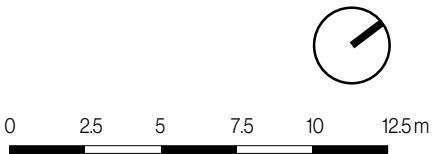
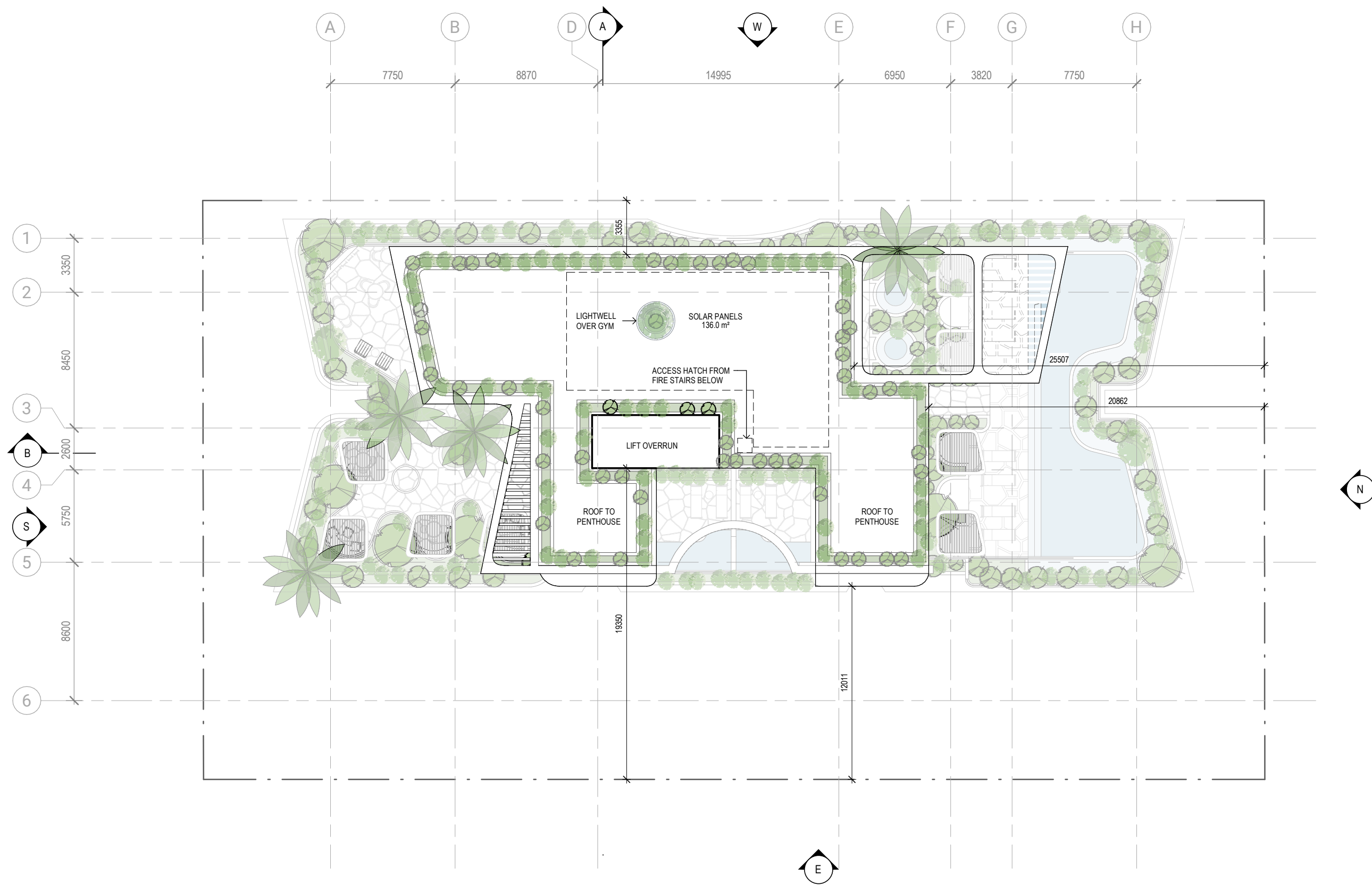
CONCEPT PLAN - LEVEL 29 - ROOFTOP RECREATION



SCALE 1:250 @ A3 SIZE

Our Solution

CONCEPT PLAN - ROOF PLAN

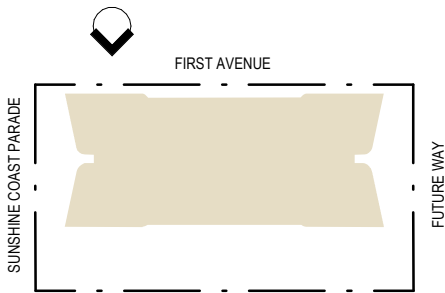


Our Solution

ELEVATIONS - WEST



- ① WARM PAINTED CONCRETE
- ② PRECAST CONCRETE
- ③ TINTED GLAZING WITH BRONZE POWDERCOAT MULLIONS
- ④ LIGHT SLIM BRICKS
- ⑤ DARK SCREENING THAT REPLICATES HIT + MISS BRICKS



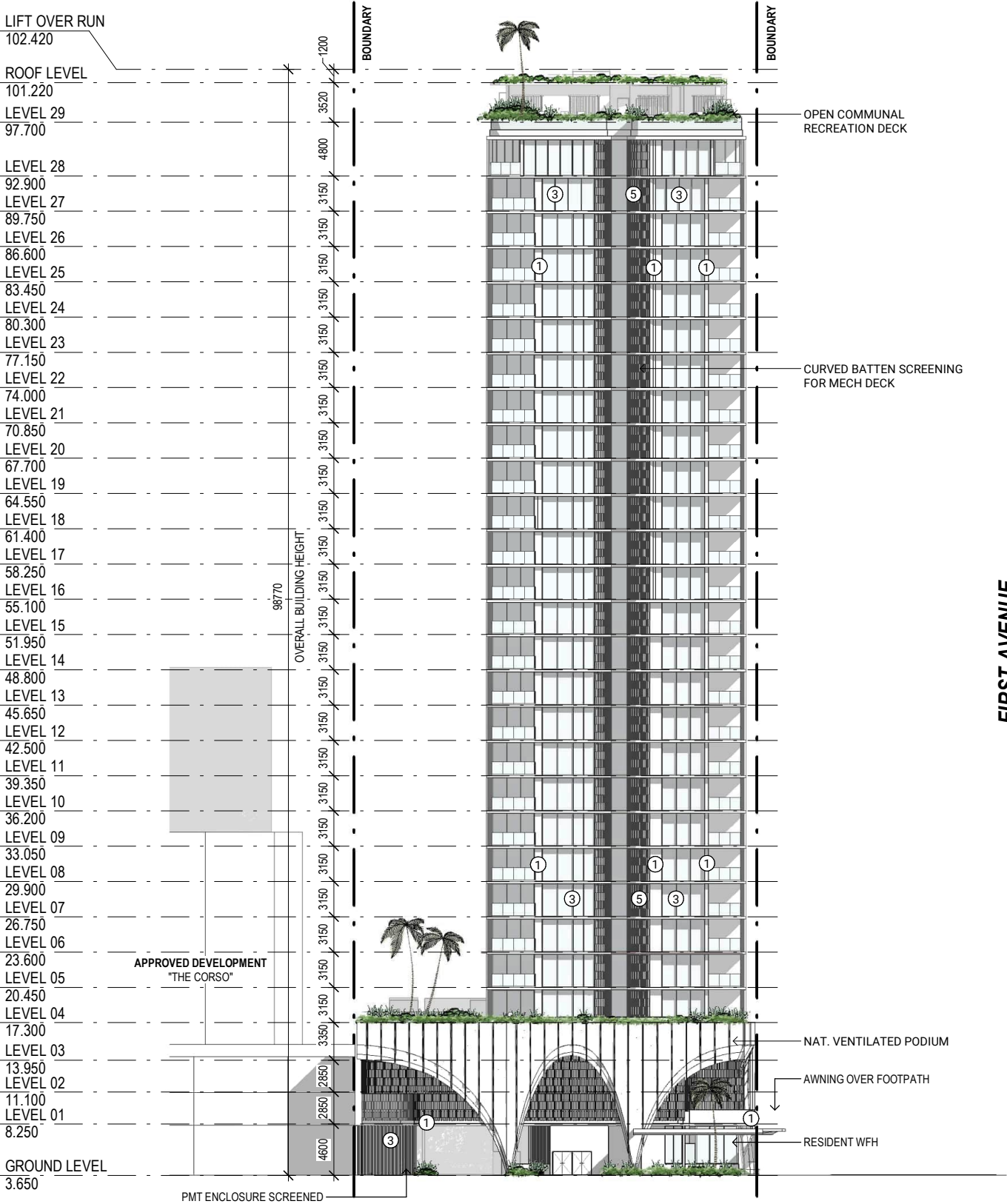
1:500 @ A3 SIZE

DA ELEVATION - WEST

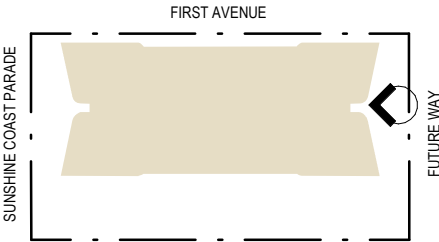
SCALE 1:500 @ A3

Our Solution

ELEVATIONS - NORTH



- ① WARM PAINTED CONCRETE
- ② PRECAST CONCRETE
- ③ TINTED GLAZING WITH BRONZE POWDERCOAT MULLIONS
- ④ LIGHT SLIM BRICKS
- ⑤ DARK SCREENING THAT REPLICATES HIT + MISS BRICKS



0 1 2 3 4 5m

1:500 @ A3 SIZE

DA ELEVATION - NORTH

SCALE 1:500 @ A3

Our Solution

ELEVATIONS - EAST

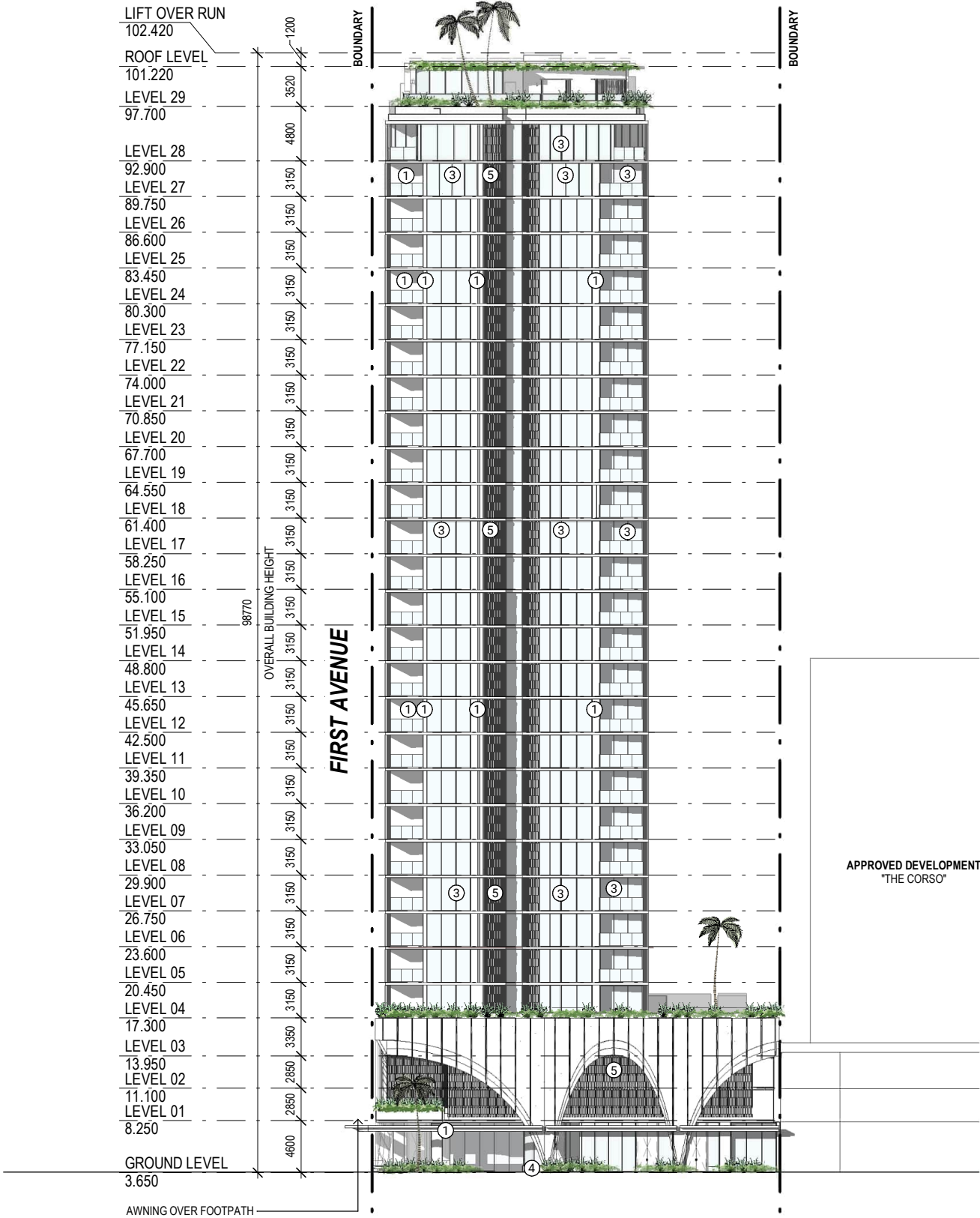


DA ELEVATION - EAST

SCALE 1:500 @ A3

Our Solution

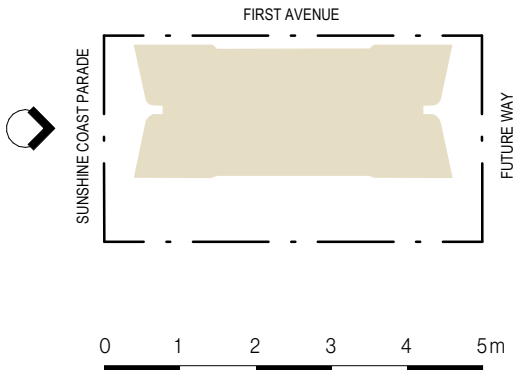
ELEVATIONS - SOUTH



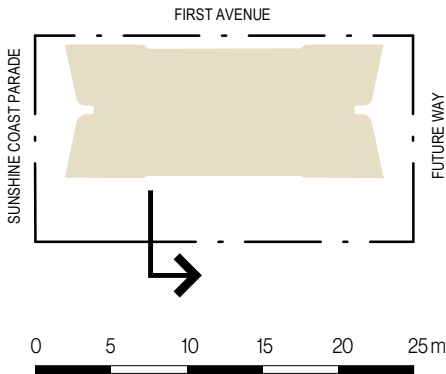
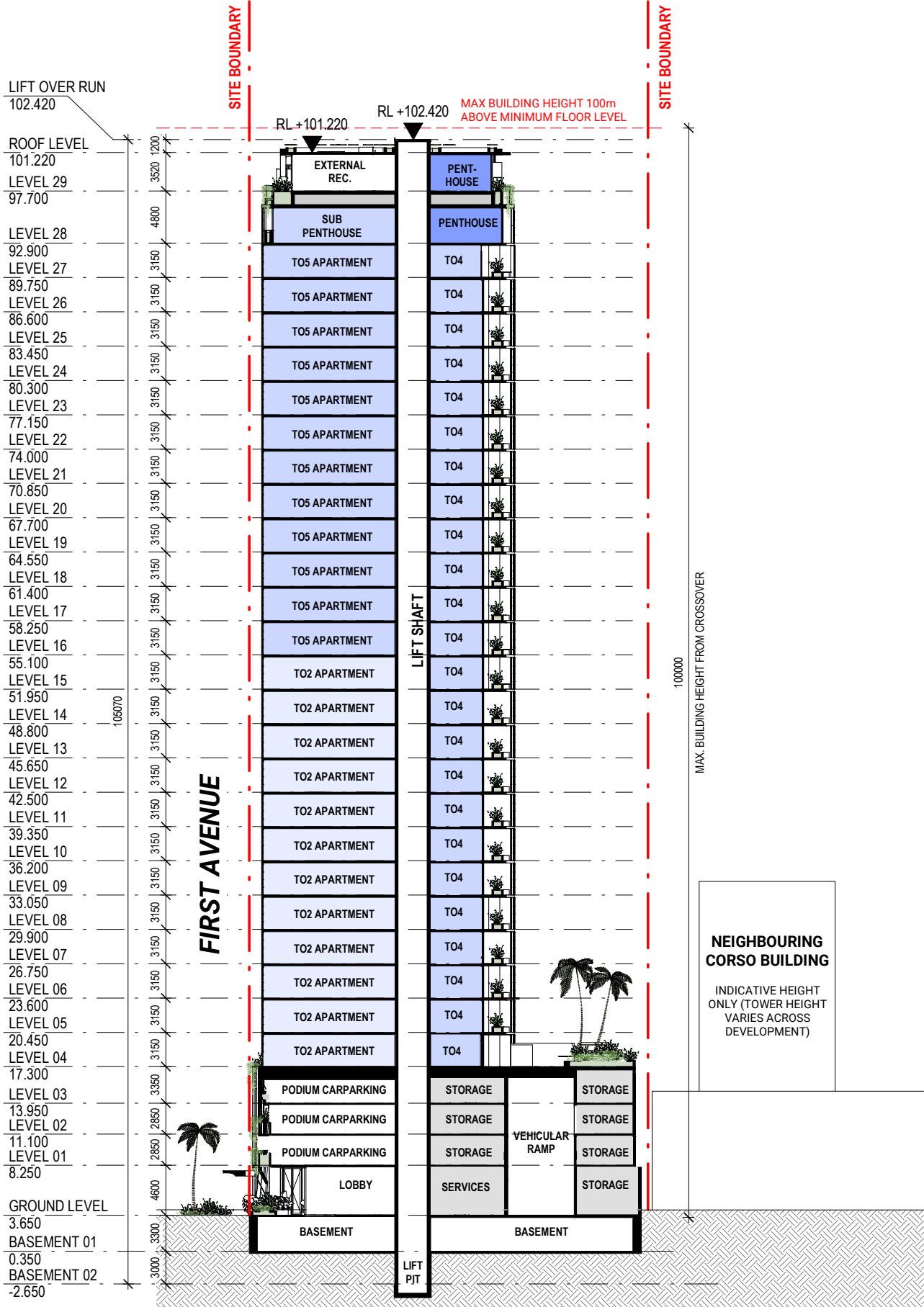
DA ELEVATION - SOUTH

SCALE 1:500 @ A3

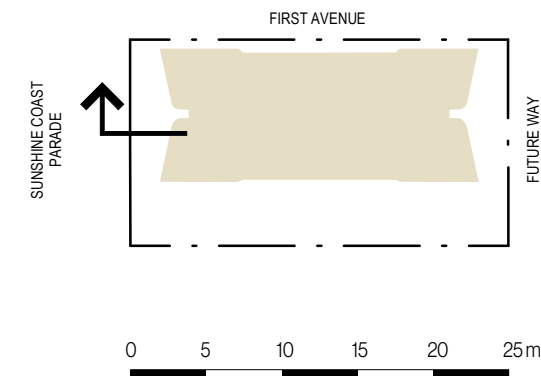
- ① WARM PAINTED CONCRETE
- ② PRECAST CONCRETE
- ③ TINTED GLAZING WITH BRONZE POWDERCOAT MULLIONS
- ④ LIGHT SLIM BRICKS
- ⑤ DARK SCREENING THAT REPLICATES HIT + MISS BRICKS



Our Solution
SECTION A



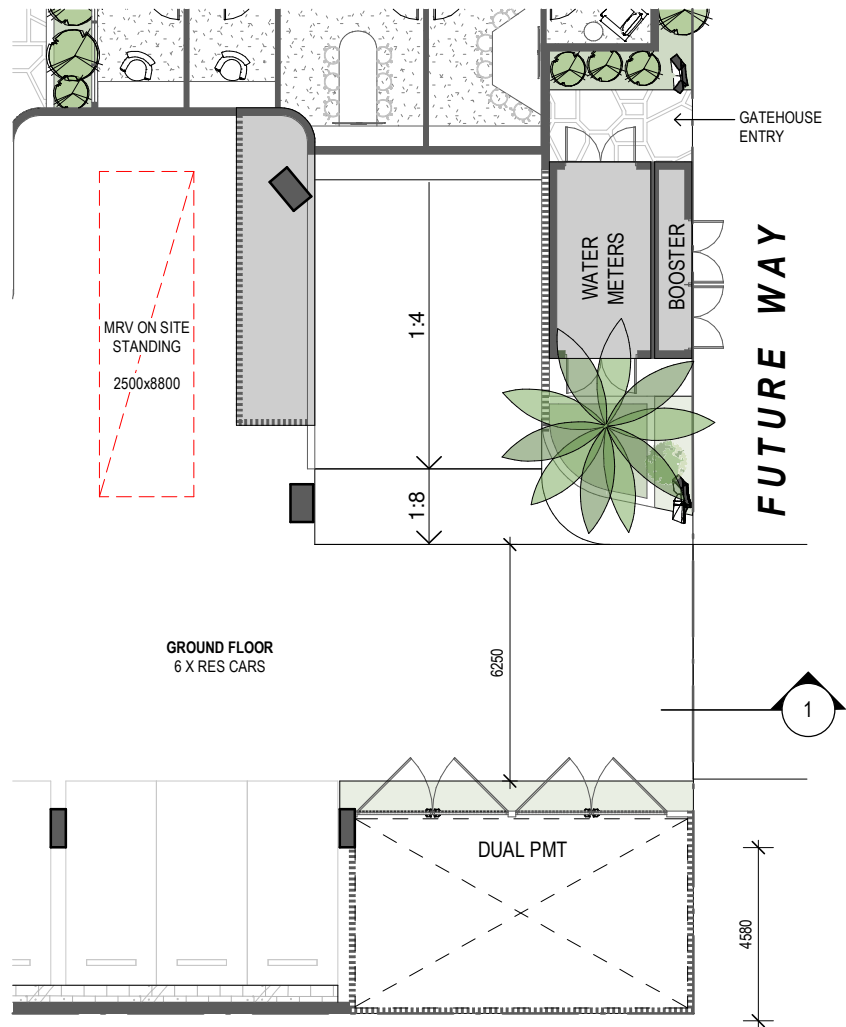
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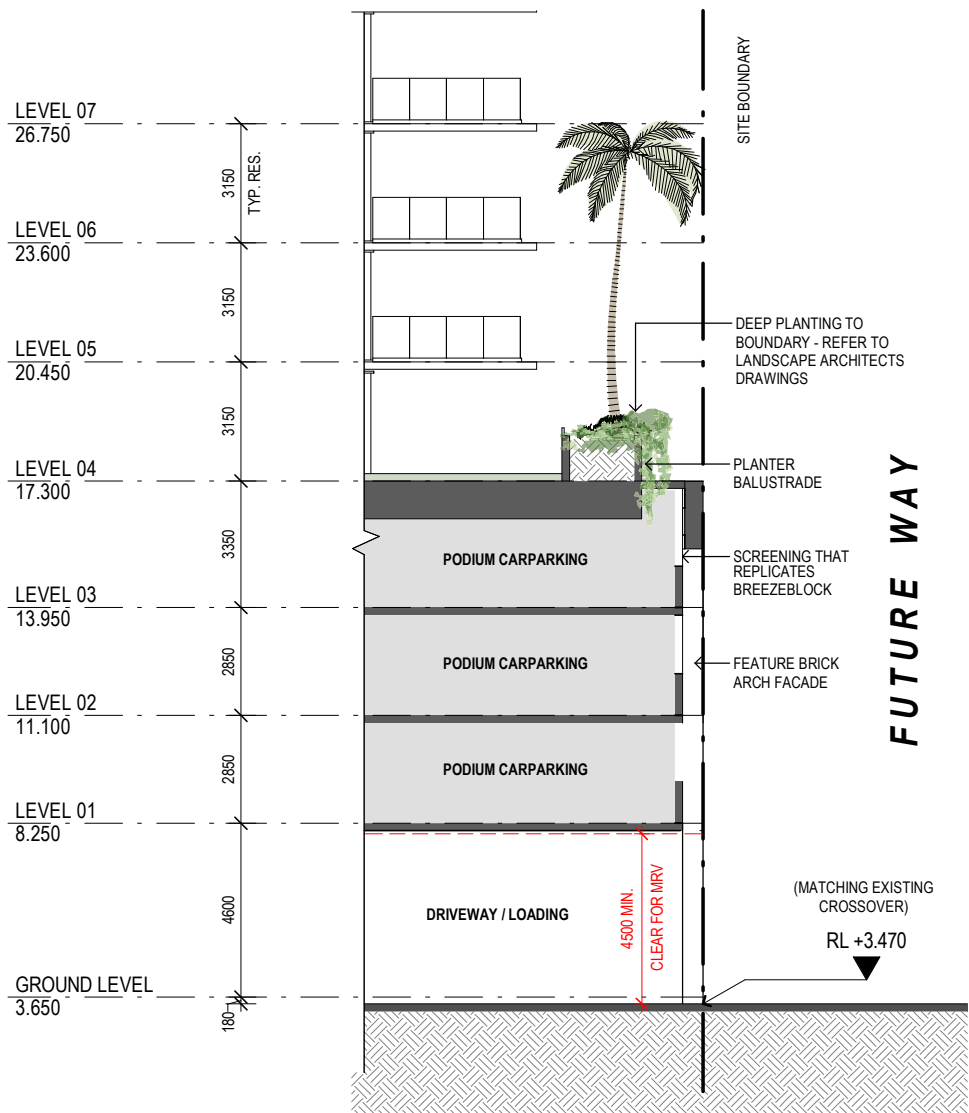
Our Solution

BOUNDARY INTERFACE SECTION

66 THE PLANS



DETAIL PLAN - EAST - CROSSOVER
SCALE 1:200 @ A3



DETAIL SECTION 1 - EAST - CROSSOVER
SCALE 1:200 @ A3



SCALE 1:200 @ A3 SIZE

THE ANALYSIS

67

THE ANALYSIS

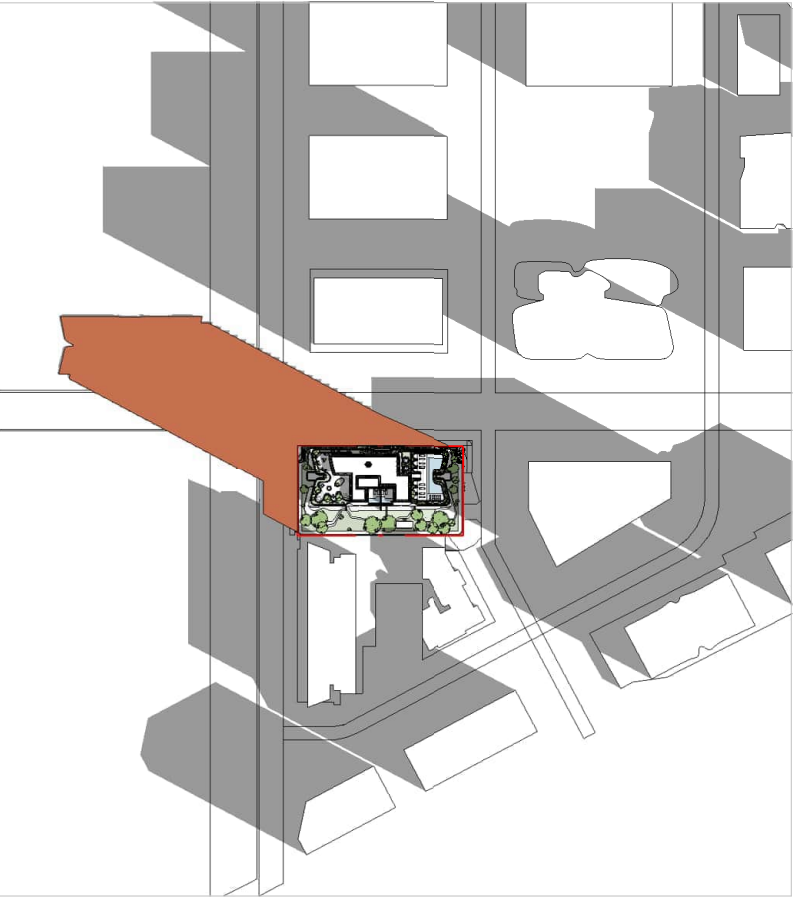
PLUS STUDIO

Our Solution

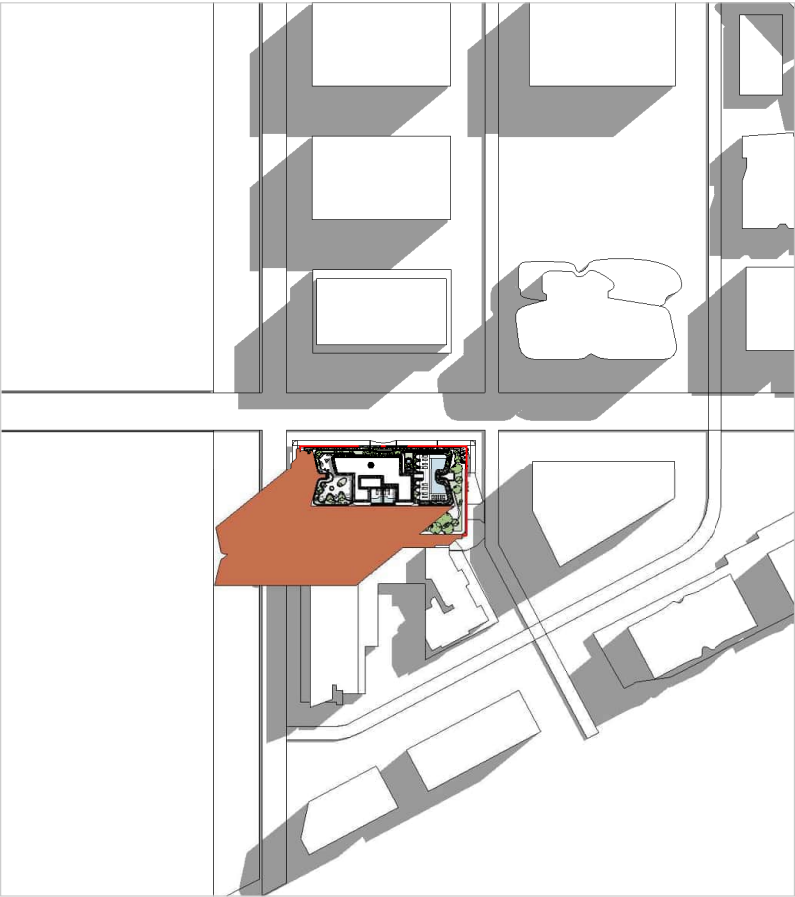
SHADOW STUDY - AUTUMN EQUINOX

PROPOSED DEVELOPMENT
SHADOW

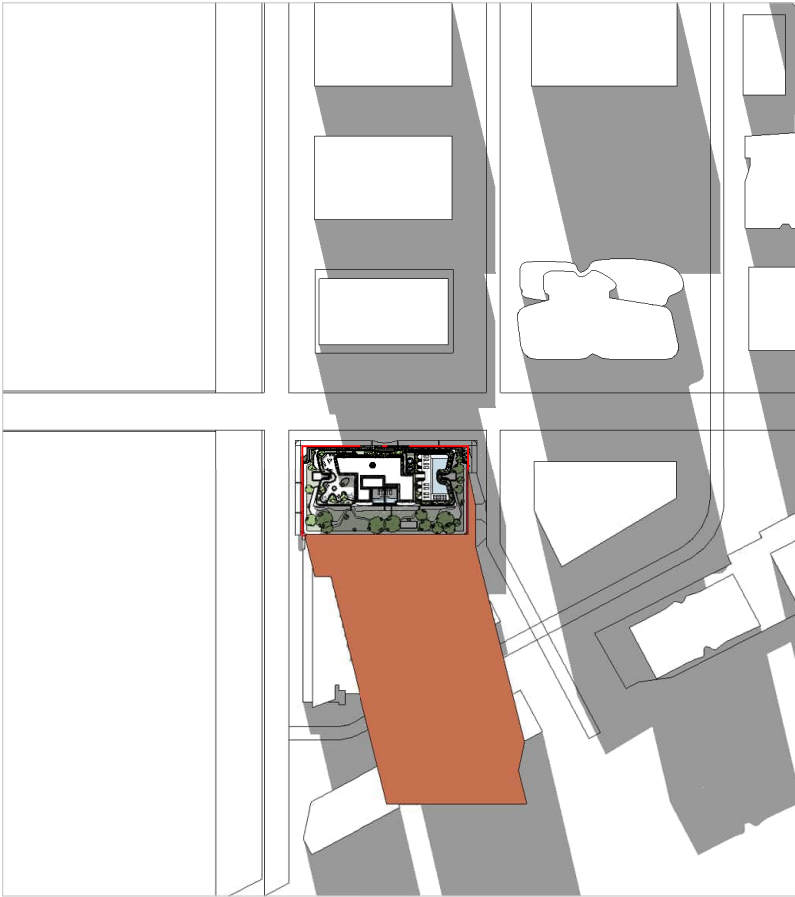
NEIGHBOURING CONTEXTUAL
SHADOW



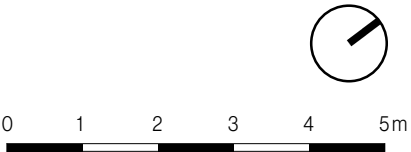
AUTUMN EQUINOX | 9 am
21 MARCH 2026



AUTUMN EQUINOX | 12 pm
21 MARCH 2026



AUTUMN EQUINOX | 3 pm
21 MARCH 2026

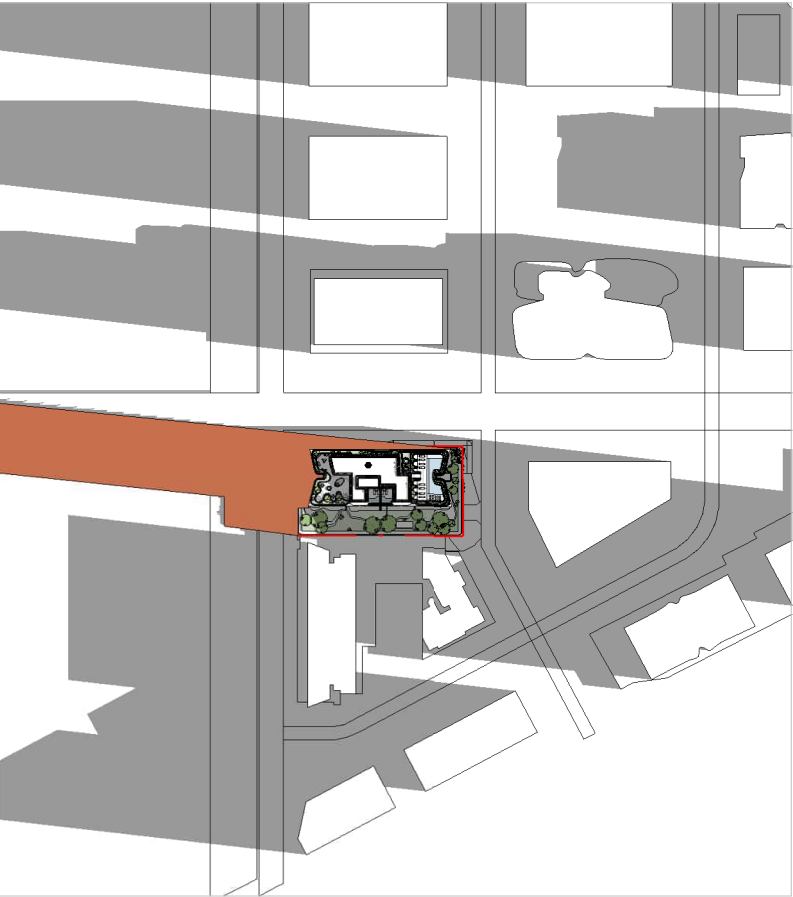


Our Solution

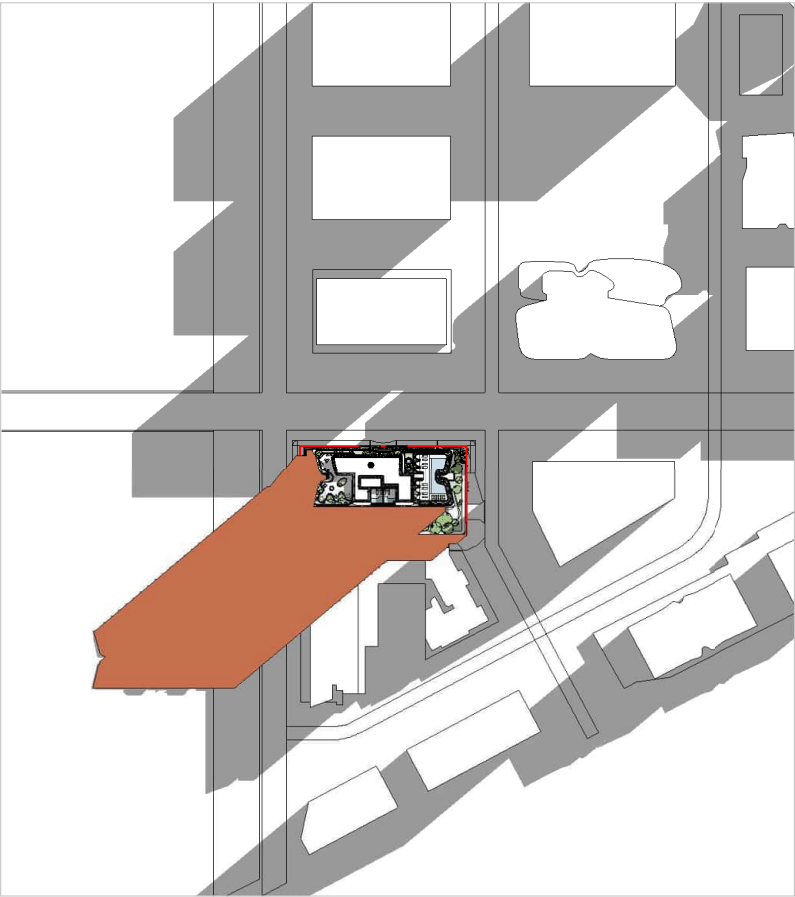
SHADOW STUDY - WINTER SOLSTICE

PROPOSED DEVELOPMENT
SHADOW

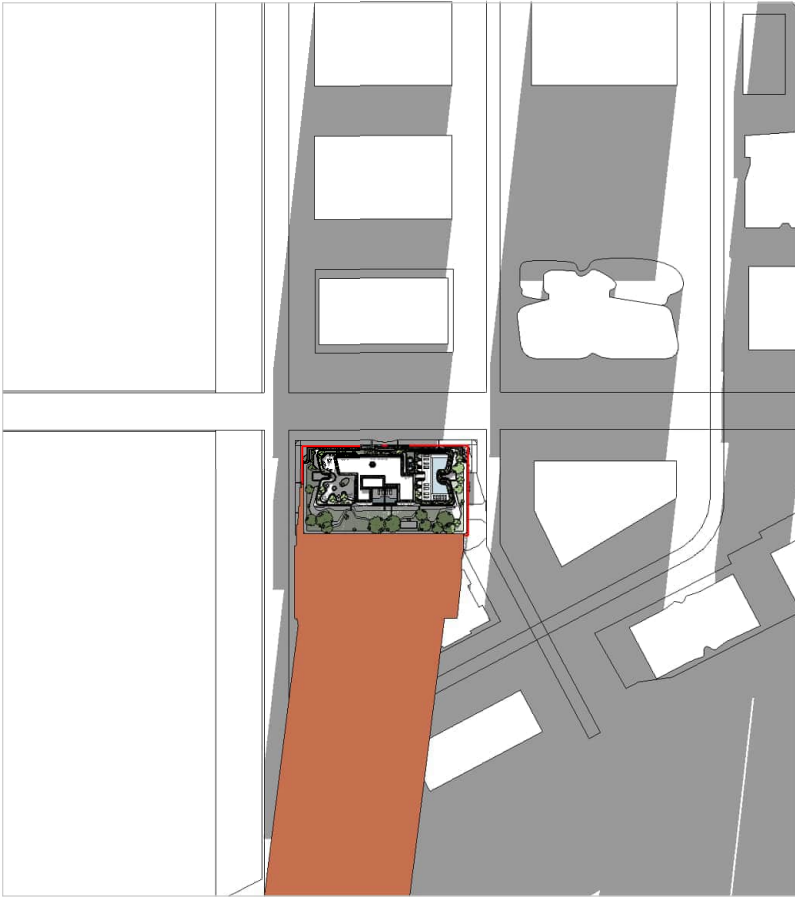
NEIGHBOURING CONTEXTUAL
SHADOW



WINTER SOLSTICE | 9 am
21 JUNE 2026



WINTER SOLSTICE | 12 pm
21 JUNE 2026



WINTER SOLSTICE | 3 pm
21 JUNE 2026

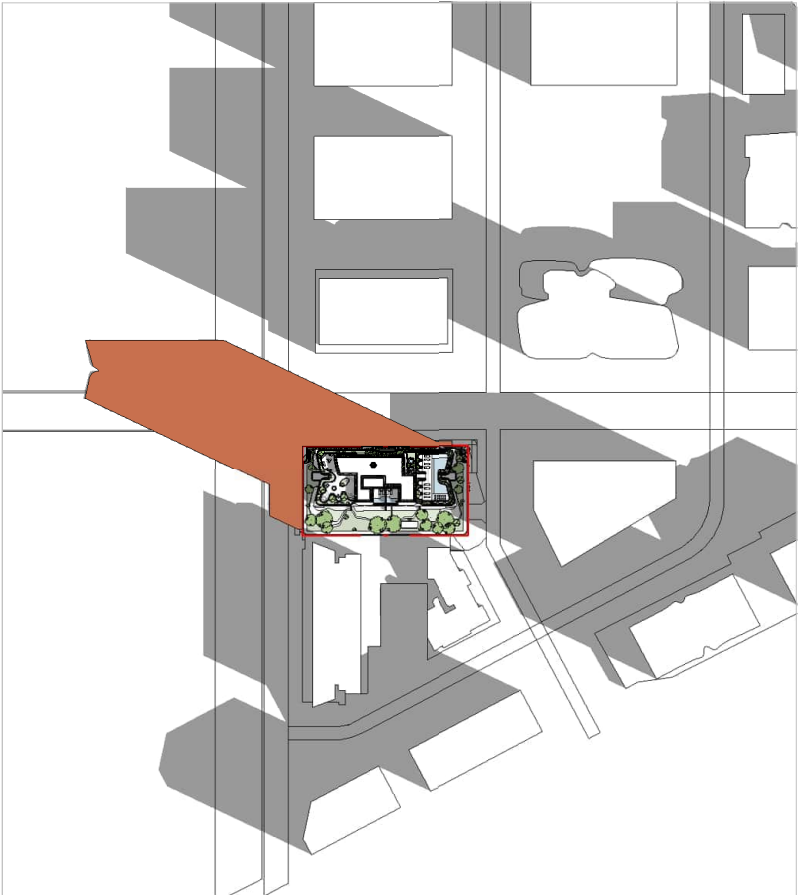
Our Solution

SHADOW STUDY - SPRING EQUINOX

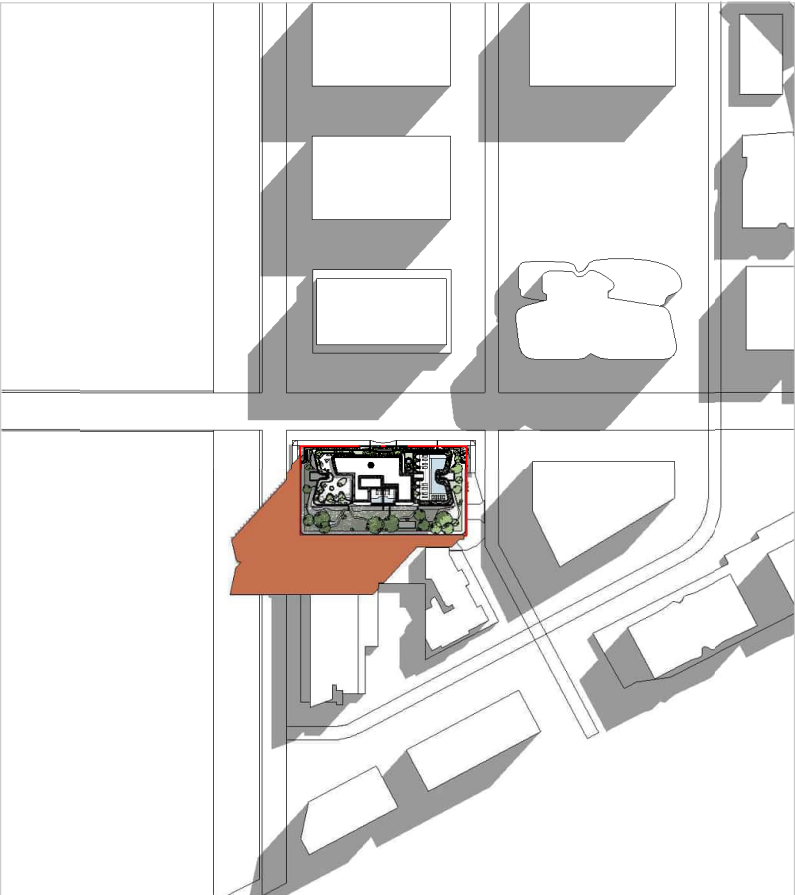
PROPOSED DEVELOPMENT
SHADOW

NEIGHBOURING CONTEXTUAL
SHADOW

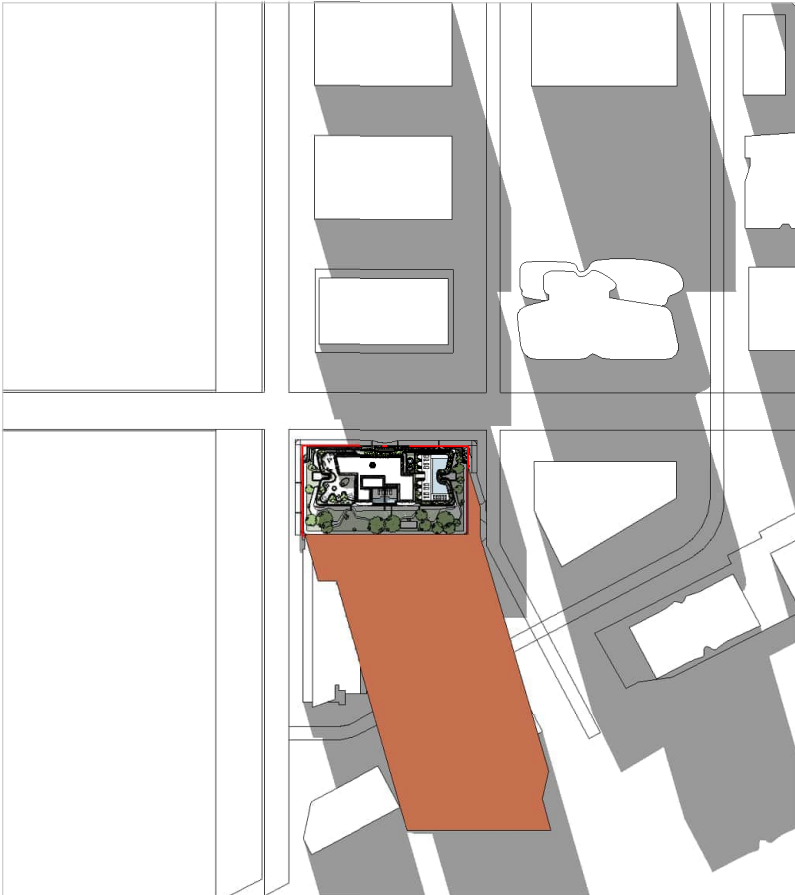
70
THE ANALYSIS



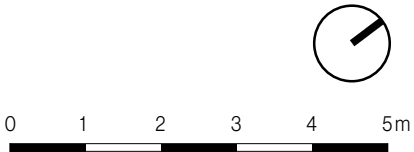
SPRING EQUINOX | 9 am
23 SEPTEMBER 2026



SPRING EQUINOX | 12 pm
23 SEPTEMBER 2026



SPRING EQUINOX | 3 pm
23 SEPTEMBER 2026

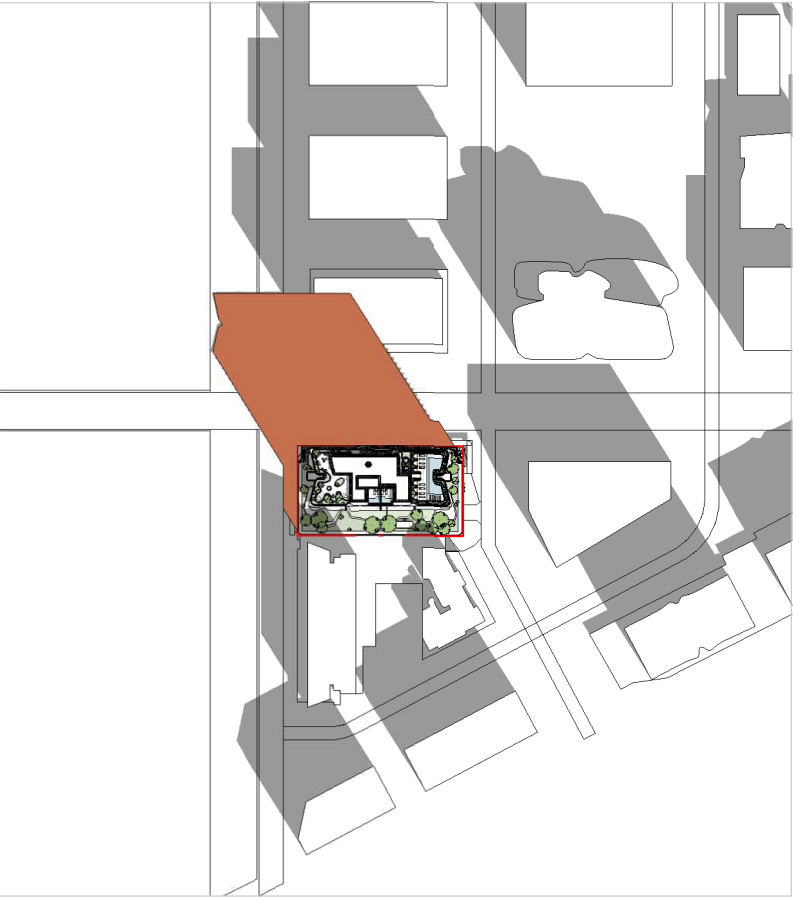


Our Solution

SHADOW STUDY - SUMMER SOLSTICE

PROPOSED DEVELOPMENT
SHADOW

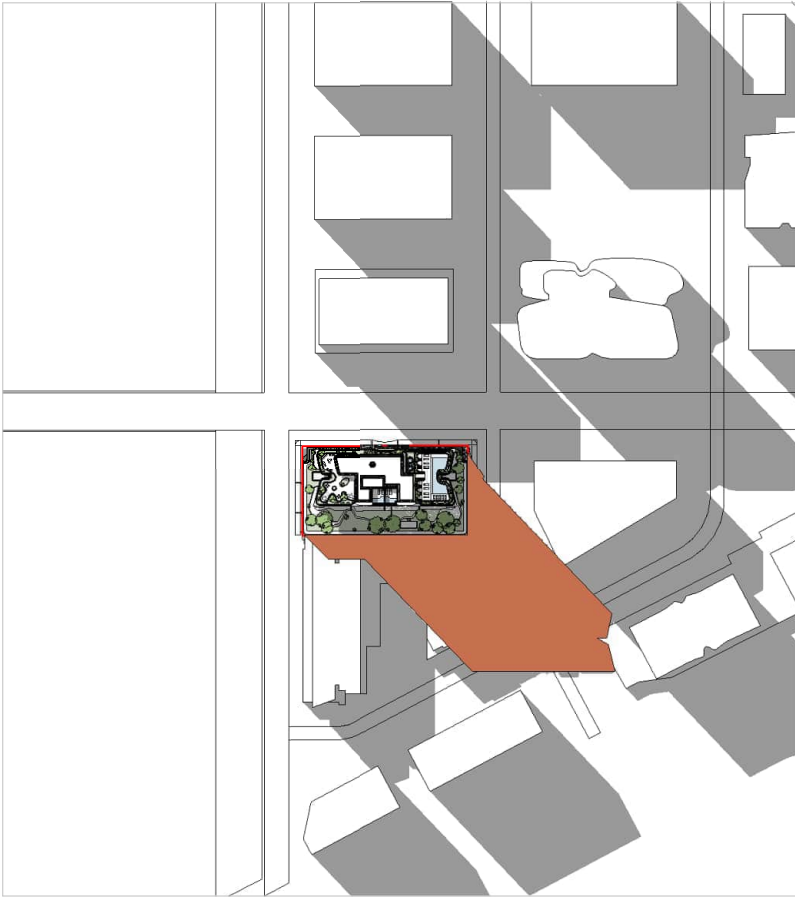
NEIGHBOURING CONTEXTUAL
SHADOW



SUMMER SOLSTICE | 9 am
22 DECEMBER 2026



SUMMER SOLSTICE | 12 pm
22 DECEMBER 2026

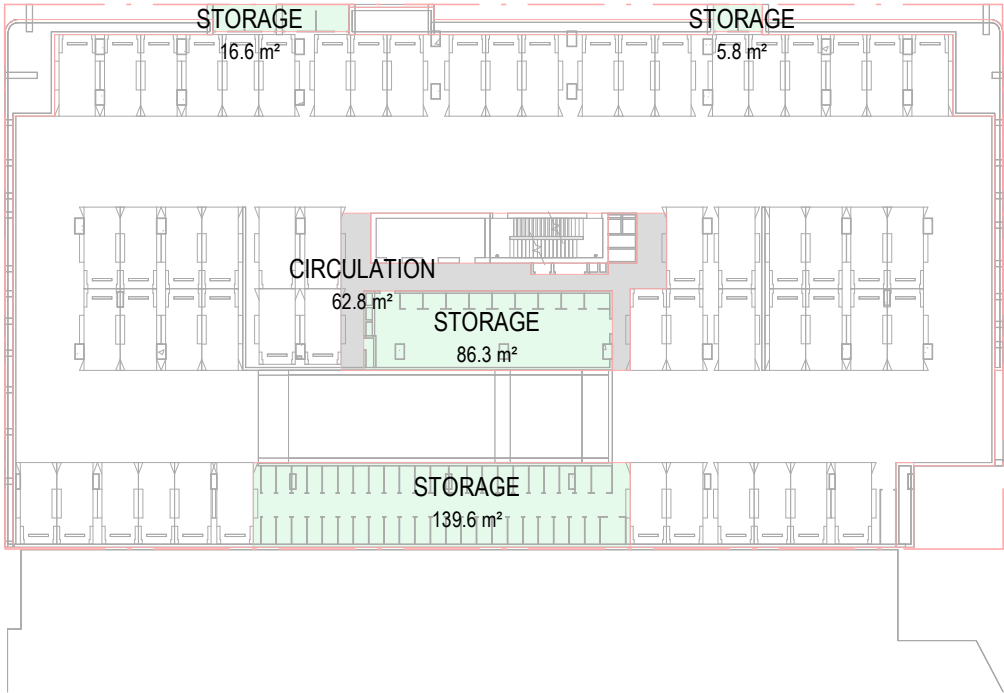


SUMMER SOLSTICE | 3 pm
22 DECEMBER 2026

Our Solution

GFA + SITE COVER - LEVEL 01

GFA PLAN



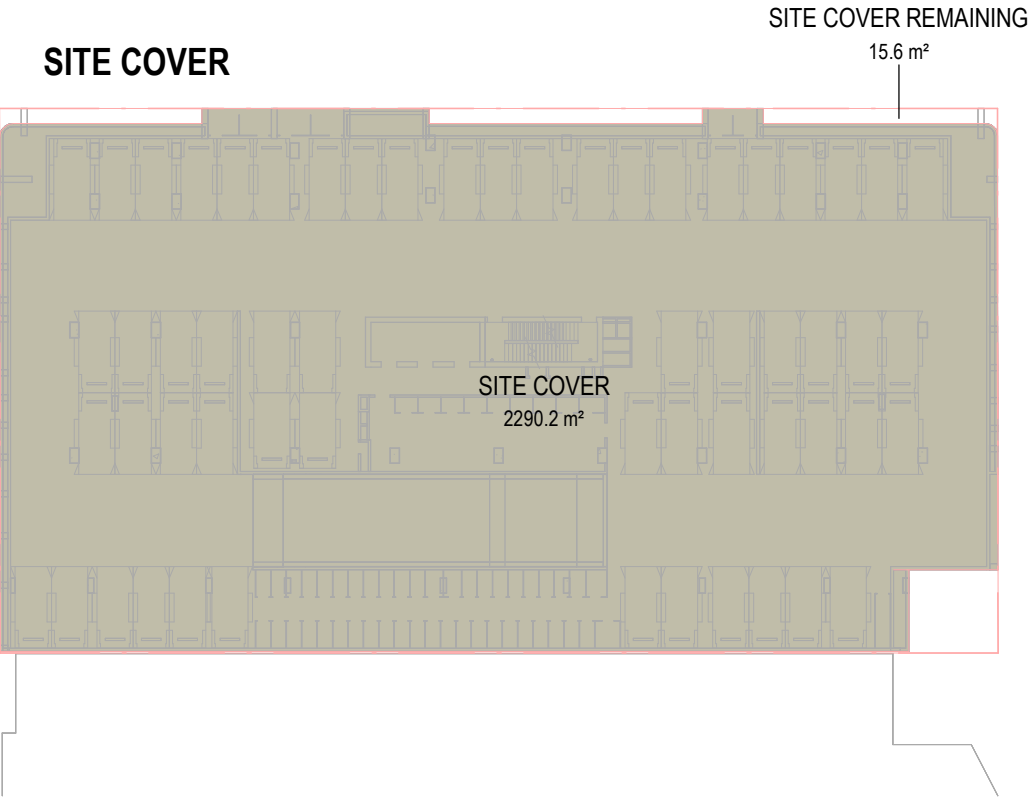
AREA TYPE DESCRIPTION	AREA
CIRCULATION	62.8 m²
STORAGE	248.3 m²
TOTAL GFA	311.1 m²

***GROSS FLOOR AREA (GFA)**
THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING (MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS OR THE CENTRE OF A COMMON WALL), OTHER THAN AREAS USED FOR THE FOLLOWING:

- BUILDING SERVICES, PLANT AND EQUIPMENT;
- ACCESS BETWEEN LEVELS;
- GROUND FLOOR PUBLIC LOBBY;
- A MALL;
- THE PARKING, LOADING AND MANOEUVRING OF MOTOR VEHICLES;
- UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

****THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**
****AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**

SITE COVER



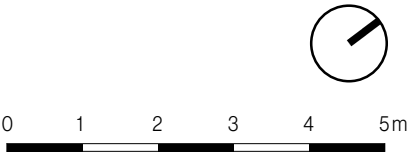
AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	2290.2 m²	99%
SITE COVER REMAINING	15.6 m²	1%
TOTAL SITE COVER	2305.8 m²	

***SITE COVER**
THE PROPORTION OF THE SITE COVERED BY A BUILDING(S), STRUCTURE(S) ATTACHED TO THE BUILDING(S) AND CARPORT(S), CALCULATED TO THE OUTER MOST PROJECTIONS OF THE BUILDING(S) AND IS EXPRESSED AS A PERCENTAGE.

THE TERM DOES NOT INCLUDE:

- ANY STRUCTURE OR PART THEREOF INCLUDED IN A LANDSCAPED OPEN SPACE AREA SUCH AS A GAZEBO OR SHADE STRUCTURE;
- BASEMENT CAR PARKING AREAS LOCATED WHOLLY BELOW GROUND LEVEL;
- EAVES AND SUN SHADING DEVICES.

****THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**
****AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**

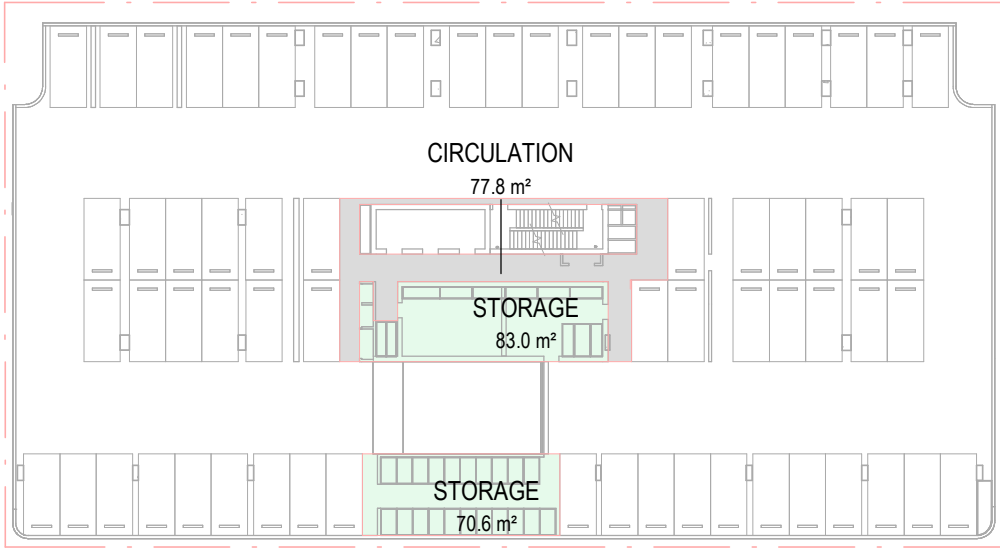


1:500 @ A3 SIZE

Our Solution

GFA + SITE COVER - LEVELS 02 - 03

GFA PLAN



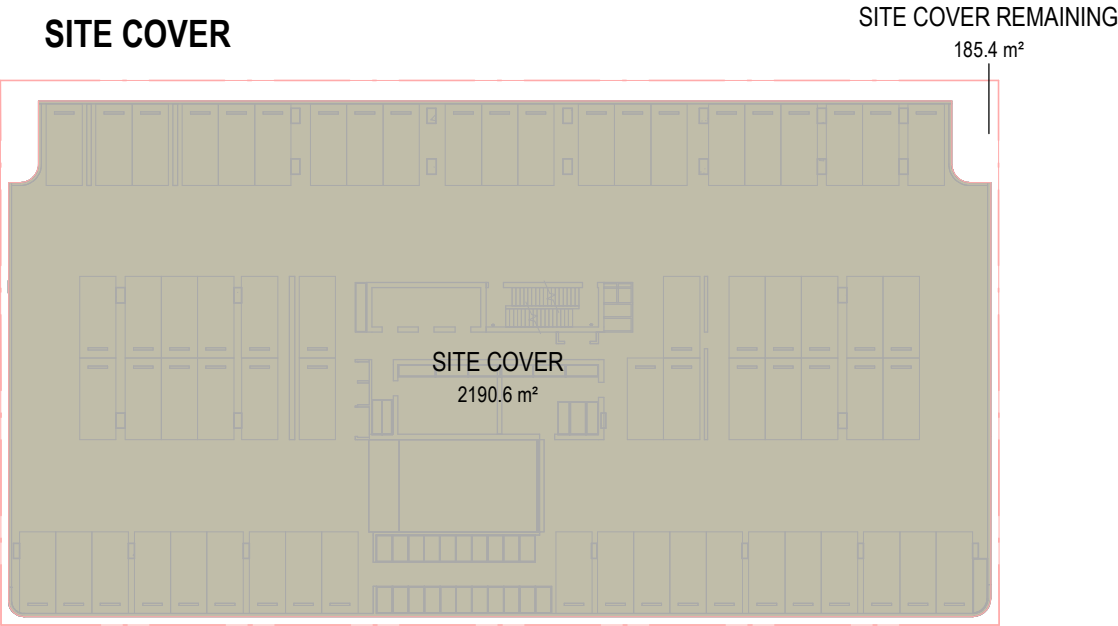
AREA TYPE DESCRIPTION	AREA
CIRCULATION	77.8 m²
STORAGE	153.6 m²
TOTAL GFA	231.4 m²

***GROSS FLOOR AREA (GFA)**
THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING (MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS OR THE CENTRE OF A COMMON WALL), OTHER THAN AREAS USED FOR THE FOLLOWING:

- BUILDING SERVICES, PLANT AND EQUIPMENT;
- ACCESS BETWEEN LEVELS;
- GROUND FLOOR PUBLIC LOBBY;
- A MALL;
- THE PARKING, LOADING AND MANOEUVRING OF MOTOR VEHICLES;
- UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

****THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**
****AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**

SITE COVER



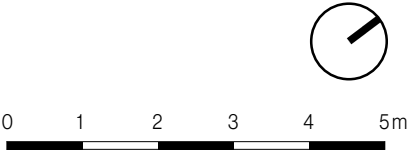
AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	2190.6 m²	92%
SITE COVER REMAINING	185.4 m²	8%
TOTAL SITE COVER	2376.0 m²	

***SITE COVER**
THE PROPORTION OF THE SITE COVERED BY A BUILDING(S), STRUCTURE(S) ATTACHED TO THE BUILDING(S) AND CARPORT(S), CALCULATED TO THE OUTER MOST PROJECTIONS OF THE BUILDING(S) AND IS EXPRESSED AS A PERCENTAGE.

THE TERM DOES NOT INCLUDE:

- ANY STRUCTURE OR PART THEREOF INCLUDED IN A LANDSCAPED OPEN SPACE AREA SUCH AS A GAZEBO OR SHADE STRUCTURE;
- BASEMENT CAR PARKING AREAS LOCATED WHOLLY BELOW GROUND LEVEL;
- EAVES AND SUN SHADING DEVICES.

****THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**
****AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**

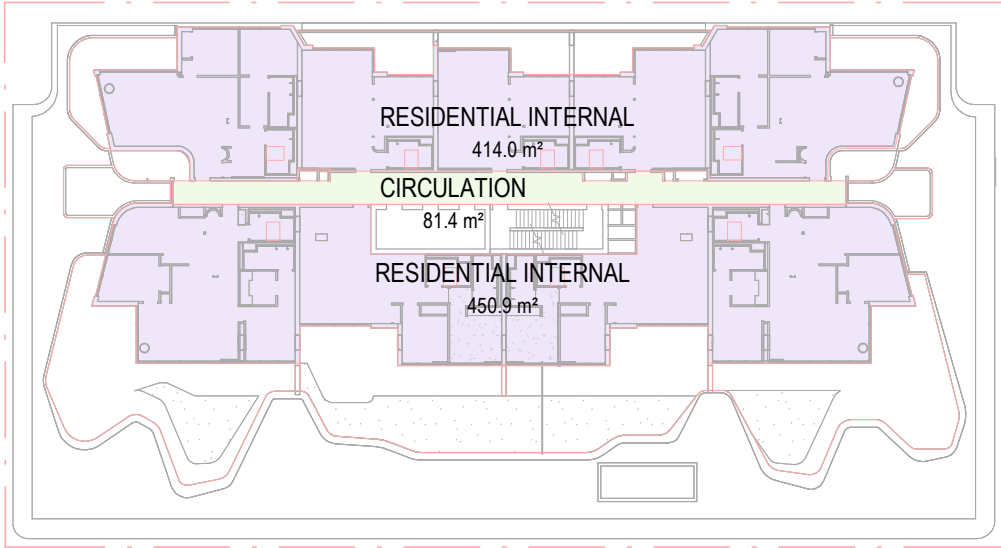


1:500 @ A3 SIZE

Our Solution

GFA + SITE COVER - LEVEL 04

GFA PLAN



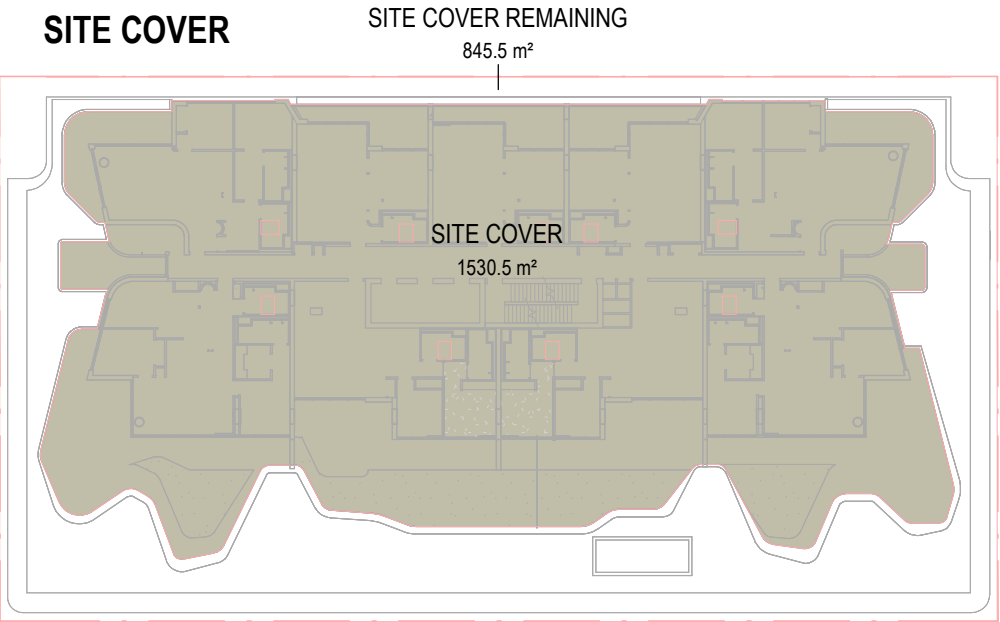
AREA TYPE DESCRIPTION	AREA
CIRCULATION	81.4 m²
RESIDENTIAL INTERNAL	864.9 m²
TOTAL GFA: 3	946.3 m²

***GROSS FLOOR AREA (GFA)**
THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING (MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS OR THE CENTRE OF A COMMON WALL), OTHER THAN AREAS USED FOR THE FOLLOWING:

- BUILDING SERVICES, PLANT AND EQUIPMENT;
- ACCESS BETWEEN LEVELS;
- GROUND FLOOR PUBLIC LOBBY;
- A MALL;
- THE PARKING, LOADING AND MANOEUVRING OF MOTOR VEHICLES;
- UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

****THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**
****AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**

SITE COVER



AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	1530.5 m²	64%
SITE COVER REMAINING	845.5 m²	36%
TOTAL SITE COVER	2376.0 m²	

***SITE COVER**
THE PROPORTION OF THE SITE COVERED BY A BUILDING(S), STRUCTURE(S) ATTACHED TO THE BUILDING(S) AND CARPORT(S), CALCULATED TO THE OUTER MOST PROJECTIONS OF THE BUILDING(S) AND IS EXPRESSED AS A PERCENTAGE.

THE TERM DOES NOT INCLUDE:

- ANY STRUCTURE OR PART THEREOF INCLUDED IN A LANDSCAPED OPEN SPACE AREA SUCH AS A GAZEBO OR SHADE STRUCTURE;
- BASEMENT CAR PARKING AREAS LOCATED WHOLLY BELOW GROUND LEVEL;
- EAVES AND SUN SHADING DEVICES.

****THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**
****AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**

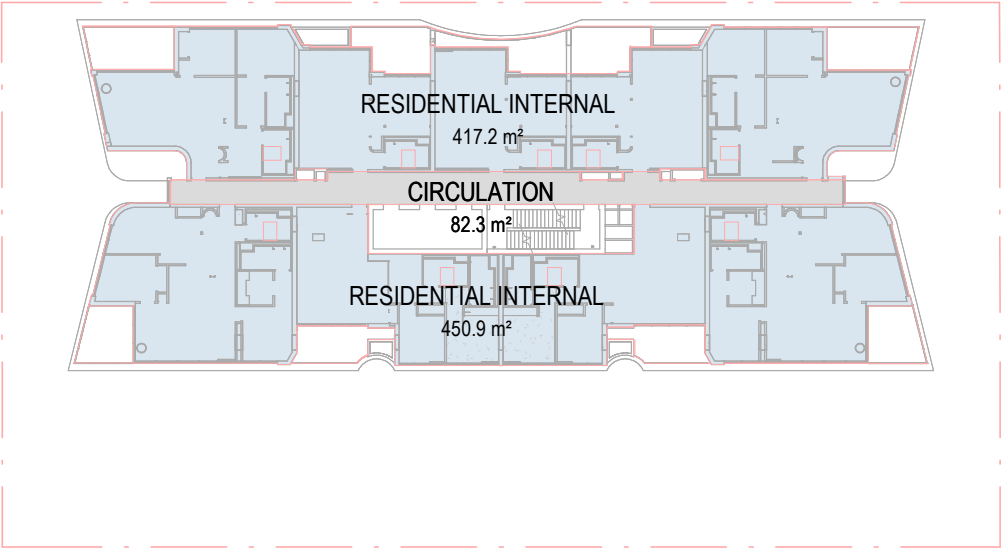


1:500 @ A3 SIZE

Our Solution

GFA + SITE COVER - LEVELS 05-15

GFA PLAN



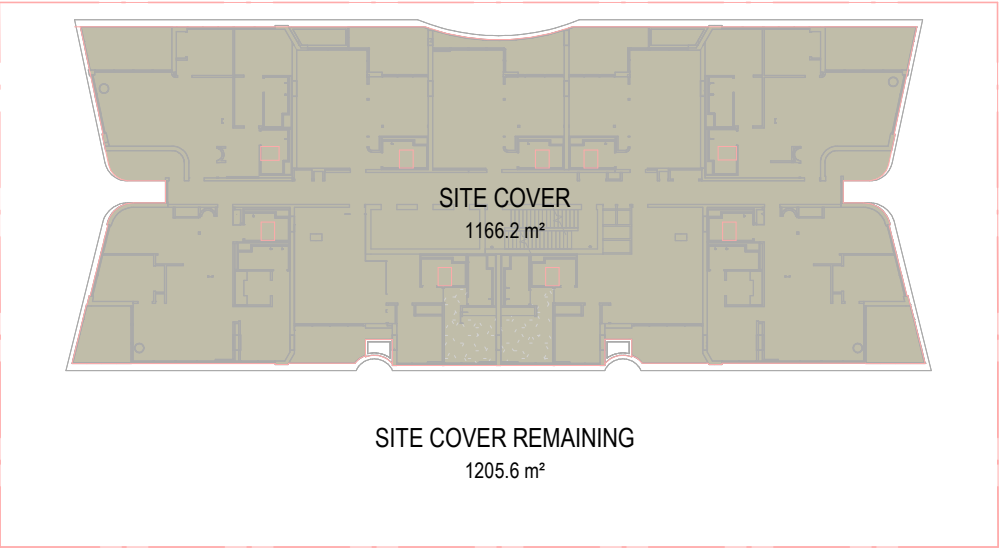
AREA TYPE DESCRIPTION	AREA
CIRCULATION	82.3 m²
RESIDENTIAL INTERNAL	868.1 m²
TOTAL GFA	950.4 m²

***GROSS FLOOR AREA (GFA)**
THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING (MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS OR THE CENTRE OF A COMMON WALL), OTHER THAN AREAS USED FOR THE FOLLOWING:

- BUILDING SERVICES, PLANT AND EQUIPMENT;
- ACCESS BETWEEN LEVELS;
- GROUND FLOOR PUBLIC LOBBY;
- A MALL;
- THE PARKING, LOADING AND MANOEUVRING OF MOTOR VEHICLES;
- UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

****THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**
****AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**

SITE COVER

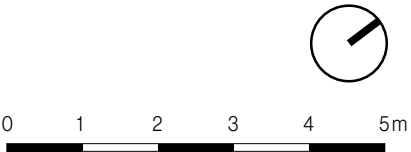


AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	1166.2 m²	49%
SITE COVER REMAINING	1205.6 m²	51%
TOTAL SITE COVER	2371.9 m²	

***SITE COVER**
THE PROPORTION OF THE SITE COVERED BY A BUILDING(S), STRUCTURE(S) ATTACHED TO THE BUILDING(S) AND CARPORT(S), CALCULATED TO THE OUTER MOST PROJECTIONS OF THE BUILDING(S) AND IS EXPRESSED AS A PERCENTAGE.
THE TERM DOES NOT INCLUDE:

- ANY STRUCTURE OR PART THEREOF INCLUDED IN A LANDSCAPED OPEN SPACE AREA SUCH AS A GAZEBO OR SHADE STRUCTURE;
- BASEMENT CAR PARKING AREAS LOCATED WHOLLY BELOW GROUND LEVEL;
- EAVES AND SUN SHADING DEVICES.

****THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**
****AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**

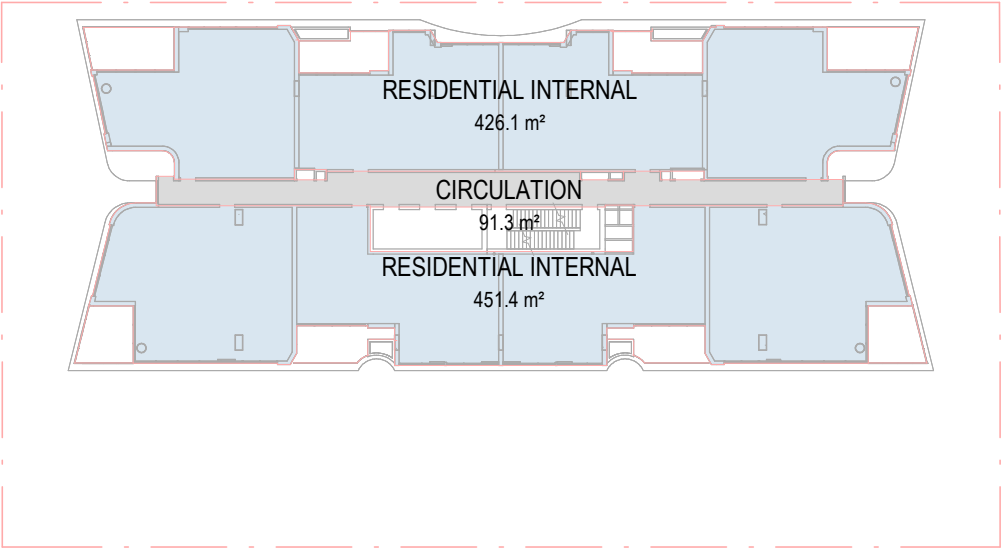


1:500 @ A3 SIZE

Our Solution

GFA + SITE COVER - LEVEL 16 - 27

GFA PLAN



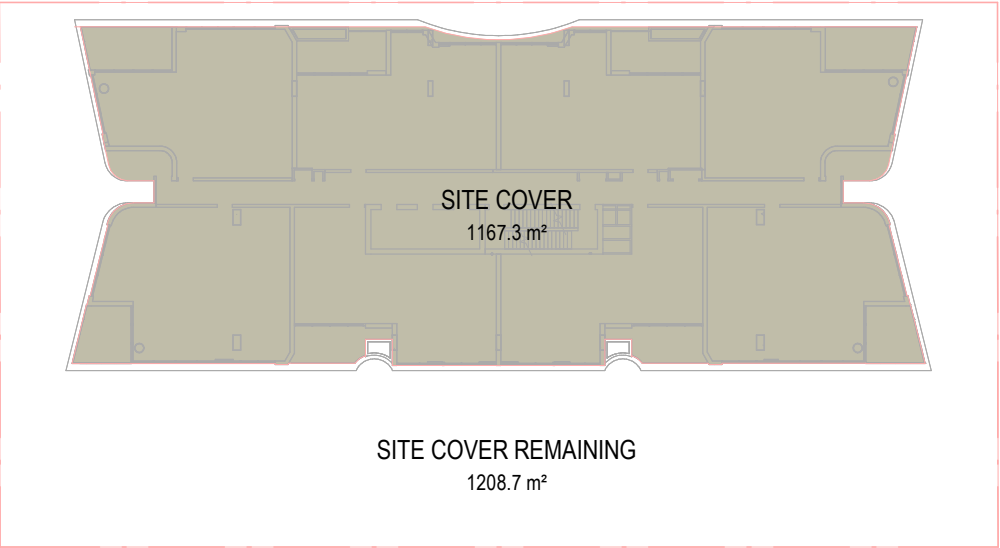
AREA TYPE DESCRIPTION	AREA
CIRCULATION	91.3 m²
RESIDENTIAL INTERNAL	877.5 m²
TOTAL GFA	968.8 m²

***GROSS FLOOR AREA (GFA)**
THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING (MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS OR THE CENTRE OF A COMMON WALL), OTHER THAN AREAS USED FOR THE FOLLOWING:

- BUILDING SERVICES, PLANT AND EQUIPMENT;
- ACCESS BETWEEN LEVELS;
- GROUND FLOOR PUBLIC LOBBY;
- A MALL;
- THE PARKING, LOADING AND MANOEUVRING OF MOTOR VEHICLES;
- UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

****THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**
****AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**

SITE COVER

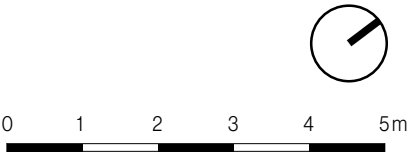


AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	1167.3 m²	49%
SITE COVER REMAINING	1208.7 m²	51%
TOTAL SITE COVER	2376.0 m²	

***SITE COVER**
THE PROPORTION OF THE SITE COVERED BY A BUILDING(S), STRUCTURE(S) ATTACHED TO THE BUILDING(S) AND CARPORT(S), CALCULATED TO THE OUTER MOST PROJECTIONS OF THE BUILDING(S) AND IS EXPRESSED AS A PERCENTAGE.
THE TERM DOES NOT INCLUDE:

- ANY STRUCTURE OR PART THEREOF INCLUDED IN A LANDSCAPED OPEN SPACE AREA SUCH AS A GAZEBO OR SHADE STRUCTURE;
- BASEMENT CAR PARKING AREAS LOCATED WHOLLY BELOW GROUND LEVEL;
- EAVES AND SUN SHADING DEVICES.

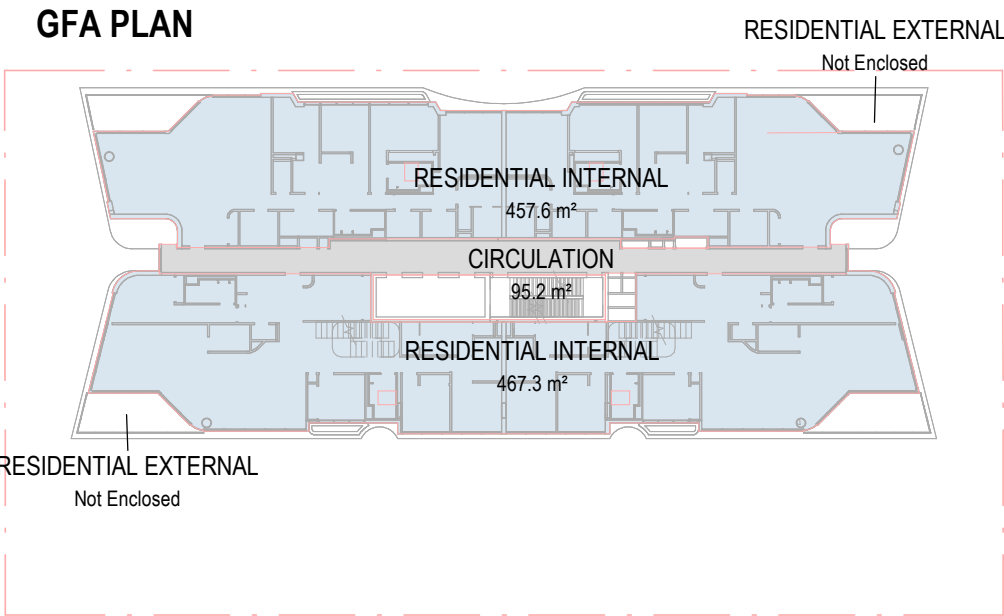
****THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**
****AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**



1:500 @ A3 SIZE

Our Solution

GFA + SITE COVER - LEVEL 28

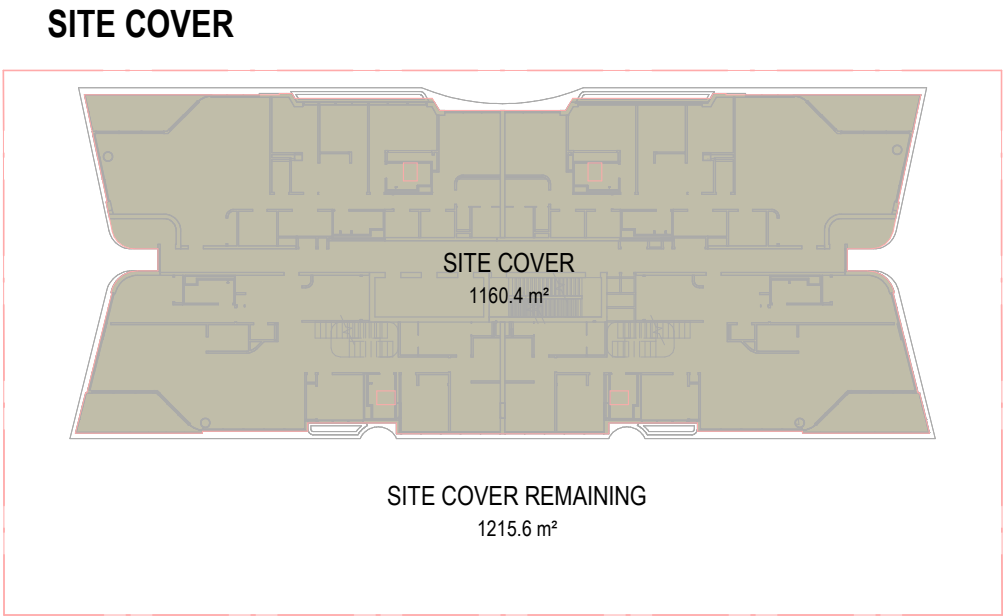


AREA TYPE DESCRIPTION	AREA
CIRCULATION	95.2 m ²
RESIDENTIAL EXTERNAL	0.0 m ²
RESIDENTIAL INTERNAL	924.9 m ²
TOTAL GFA	1020.1 m ²

***GROSS FLOOR AREA (GFA)**
THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING (MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS OR THE CENTRE OF A COMMON WALL), OTHER THAN AREAS USED FOR THE FOLLOWING:

- BUILDING SERVICES, PLANT AND EQUIPMENT;
- ACCESS BETWEEN LEVELS;
- GROUND FLOOR PUBLIC LOBBY;
- A MALL;
- THE PARKING, LOADING AND MANOEUVRING OF MOTOR VEHICLES;
- UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

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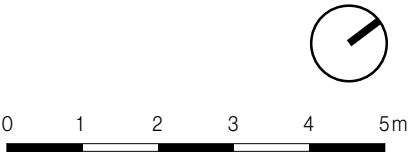
AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	1160.4 m ²	49%
SITE COVER REMAINING	1215.6 m ²	51%
TOTAL SITE COVER	2376.0 m ²	

***SITE COVER**
THE PROPORTION OF THE SITE COVERED BY A BUILDING(S), STRUCTURE(S) ATTACHED TO THE BUILDING(S) AND CARPORT(S), CALCULATED TO THE OUTER MOST PROJECTIONS OF THE BUILDING(S) AND IS EXPRESSED AS A PERCENTAGE.

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- BASEMENT CAR PARKING AREAS LOCATED WHOLLY BELOW GROUND LEVEL;
- EAVES AND SUN SHADING DEVICES.

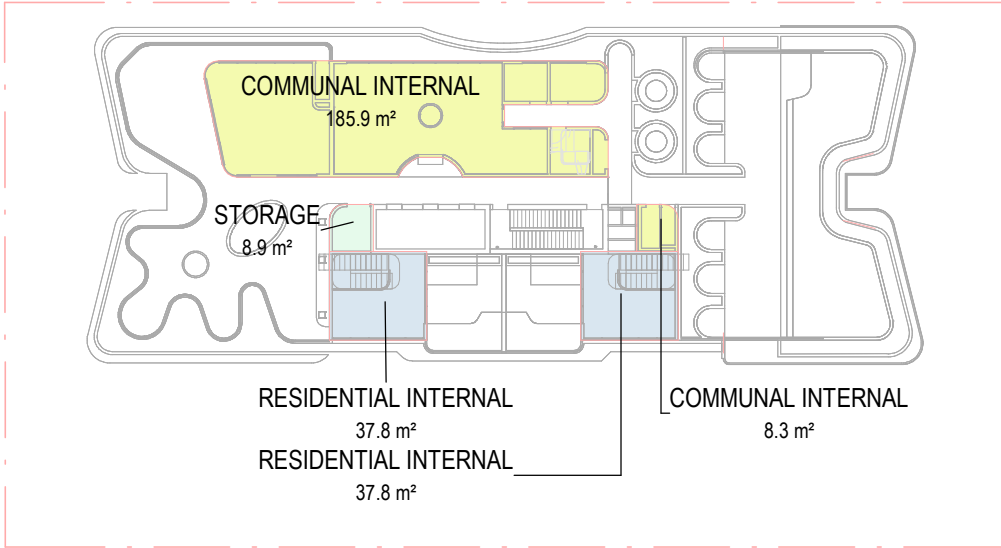
****THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**
****AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**



Our Solution

GFA + SITE COVER - LEVEL 29

GFA PLAN



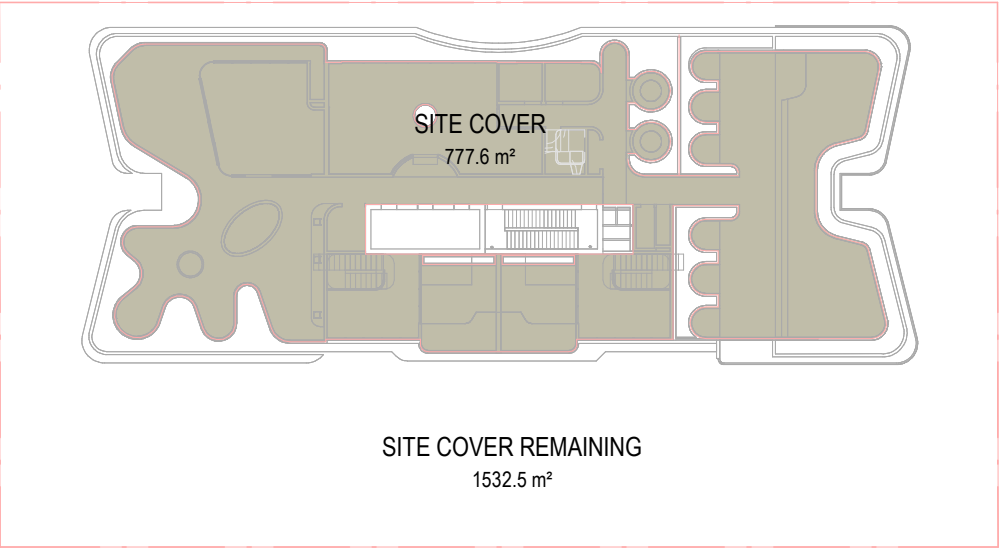
AREA TYPE DESCRIPTION	AREA
COMMUNAL INTERNAL	194.3 m²
RESIDENTIAL INTERNAL	75.5 m²
STORAGE	8.9 m²
TOTAL GFA	278.7 m²

***GROSS FLOOR AREA (GFA)**
THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING (MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS OR THE CENTRE OF A COMMON WALL), OTHER THAN AREAS USED FOR THE FOLLOWING:

- BUILDING SERVICES, PLANT AND EQUIPMENT;
- ACCESS BETWEEN LEVELS;
- GROUND FLOOR PUBLIC LOBBY;
- A MALL;
- THE PARKING, LOADING AND MANOEUVRING OF MOTOR VEHICLES;
- UNENCLOSED PRIVATE BALCONIES WHETHER ROOFED OR NOT.

****THE UNIT OF MEASUREMENT FOR THE RESPECTIVE AREA IS THE SQUARE METRE.**
****AREAS ARE APPROXIMATE AND WILL BE SUBJECT TO CHANGE.**

SITE COVER



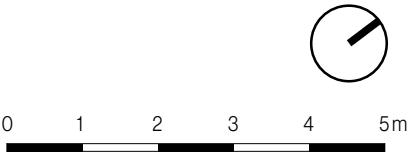
AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	777.6 m²	34%
SITE COVER REMAINING	1532.5 m²	66%
TOTAL SITE COVER	2310.1 m²	

***SITE COVER**
THE PROPORTION OF THE SITE COVERED BY A BUILDING(S), STRUCTURE(S) ATTACHED TO THE BUILDING(S) AND CARPORT(S), CALCULATED TO THE OUTER MOST PROJECTIONS OF THE BUILDING(S) AND IS EXPRESSED AS A PERCENTAGE.

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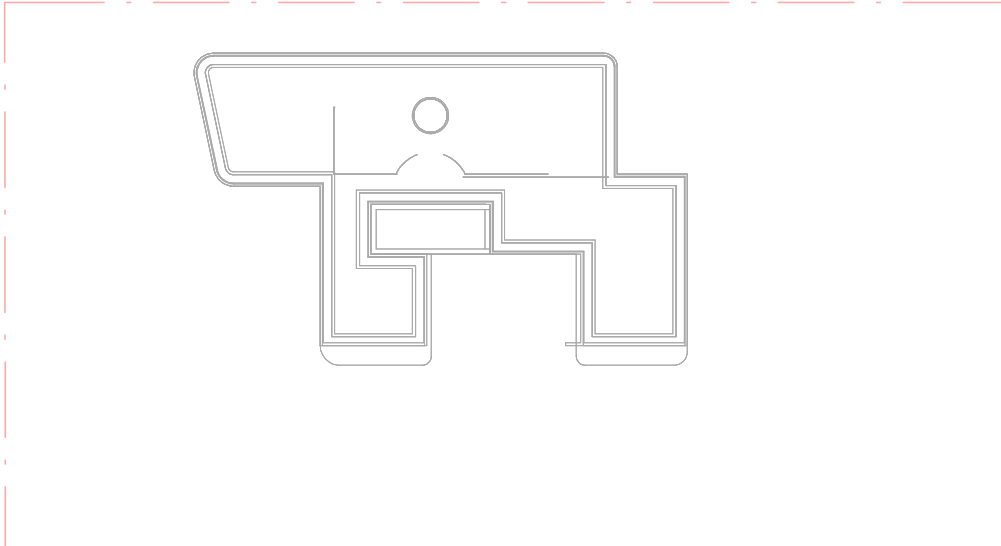


1:500 @ A3 SIZE

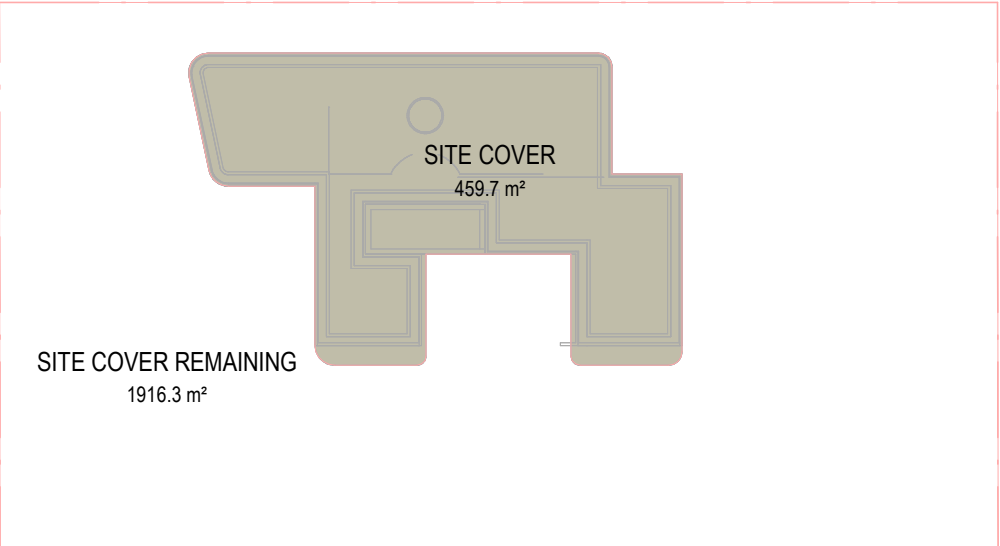
Our Solution

GFA + SITE COVER - ROOF LEVEL

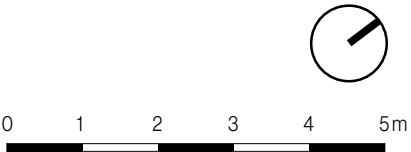
GFA PLAN



SITE COVER

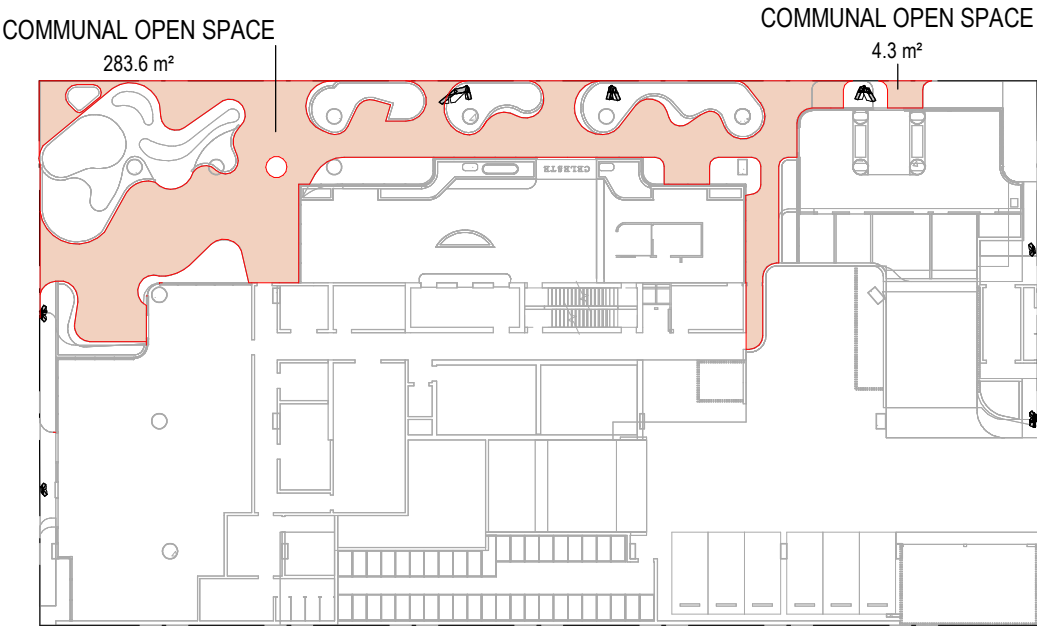


AREA TYPE DESCRIPTION	AREA	PERCENTAGE
SITE COVER	459.7 m²	19%
SITE COVER REMAINING	1916.3 m²	81%
TOTAL SITE COVER	2376.0 m²	

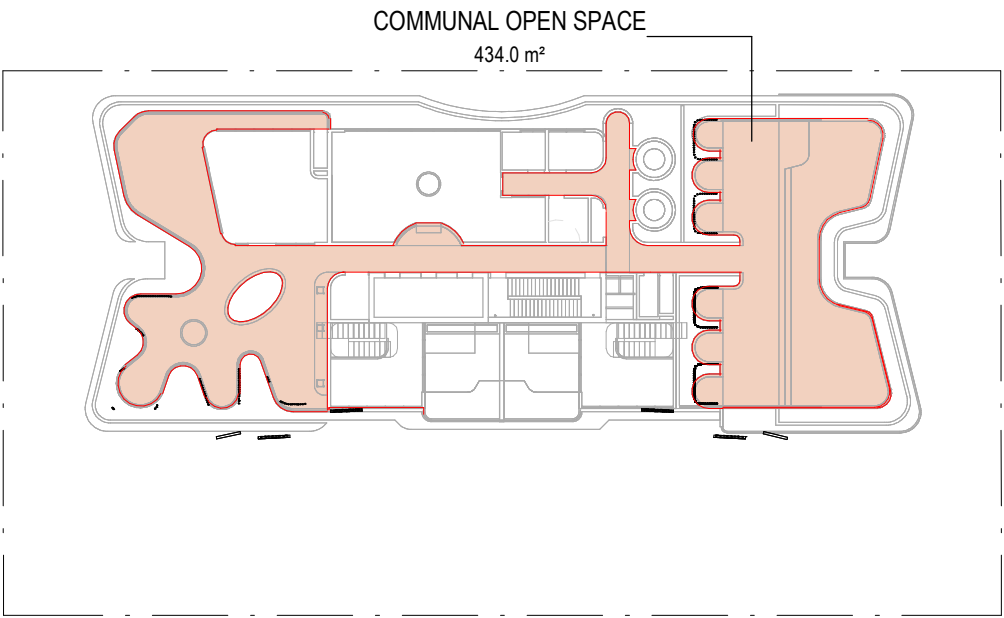


Our Solution

COMMUNAL OPEN SPACE

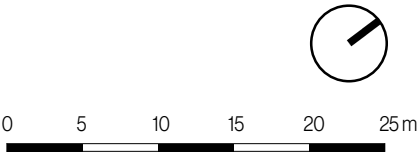


COMMUNAL OPEN SPACE - GROUND LEVEL
SCALE 1:500 @ A3



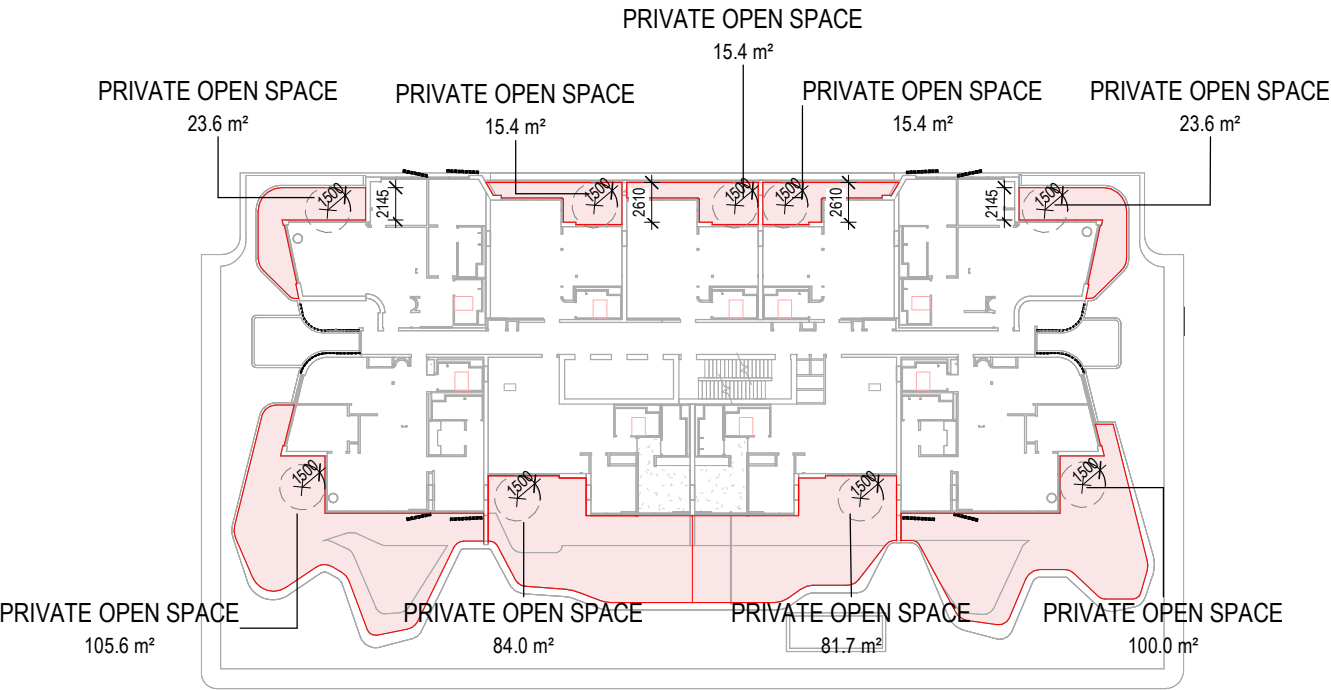
COMMUNAL OPEN SPACE - LEVEL 29 ROOFTOP
SCALE 1:500 @ A3

COMMUNAL OPEN SPACE SCHEDULE		
Level	Name	Area
GROUND LEVEL	COMMUNAL OPEN SPACE	283.6 m²
GROUND LEVEL	COMMUNAL OPEN SPACE	4.3 m²
LEVEL 29	COMMUNAL OPEN SPACE	434.0 m²
Grand total: 3		721.9 m²

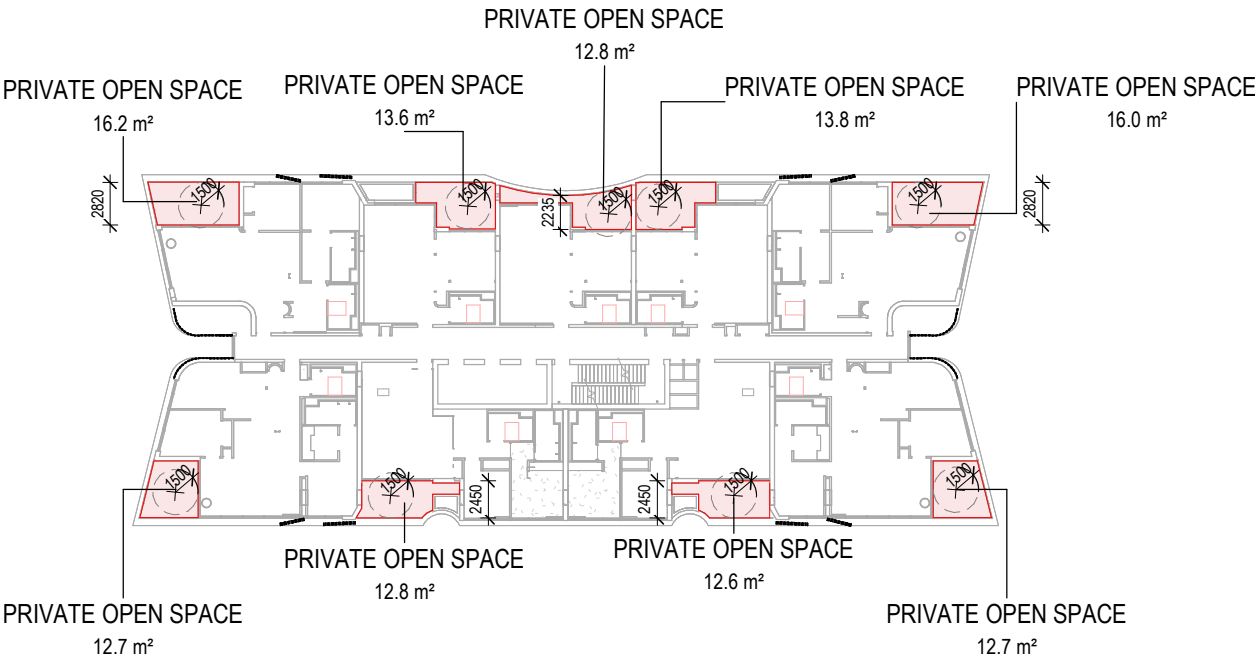


Our Solution

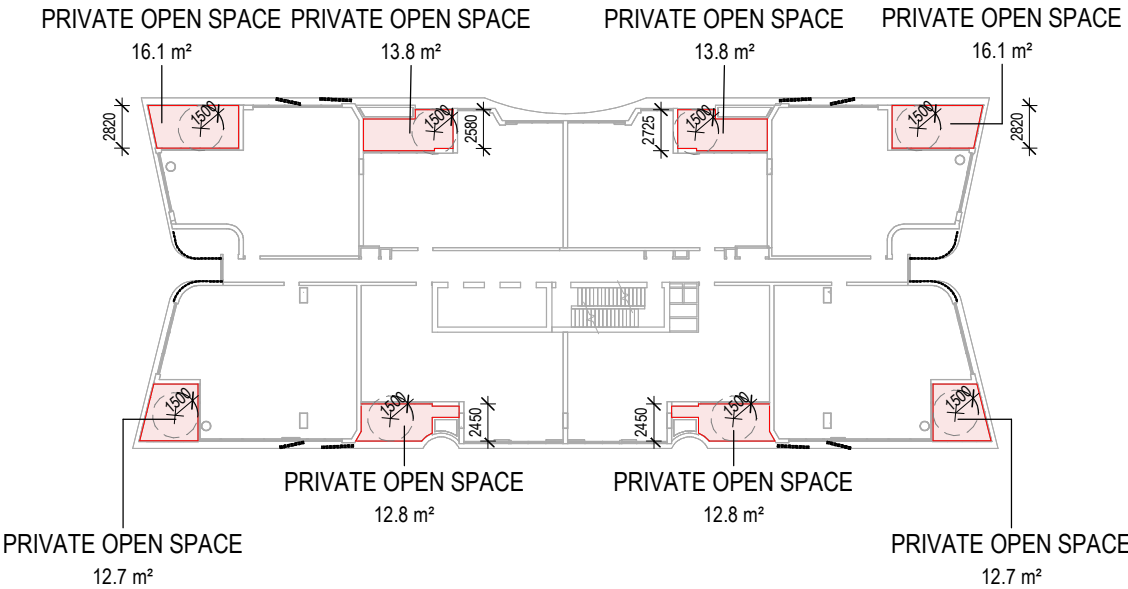
PRIVATE OPEN SPACE



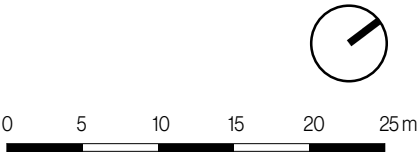
PRIVATE OPEN SPACE - LEVEL 04
SCALE 1:500 @ A3



PRIVATE OPEN SPACE - LEVELS 05 - 15
SCALE 1:500 @ A3

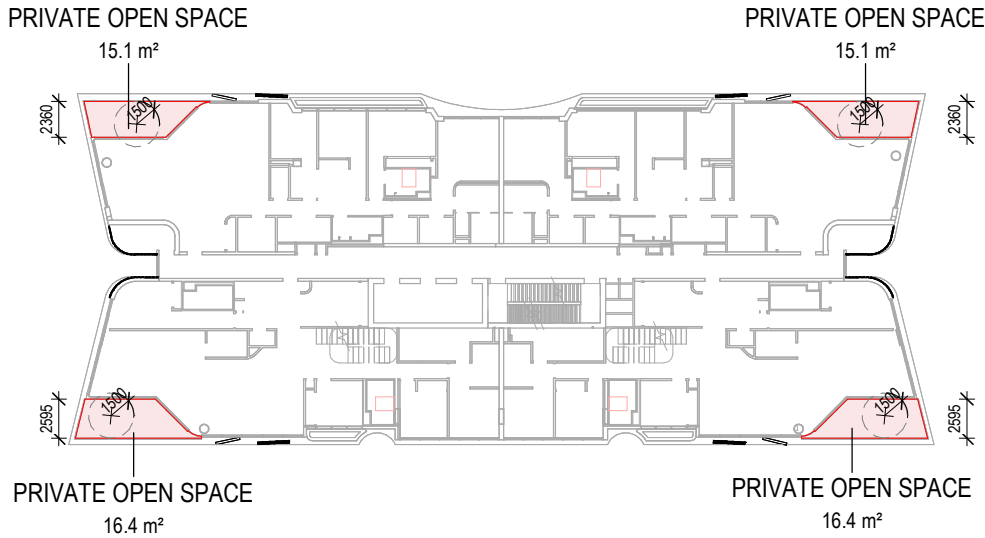


PRIVATE OPEN SPACE - LEVEL 16 - 27
SCALE 1:500 @ A3

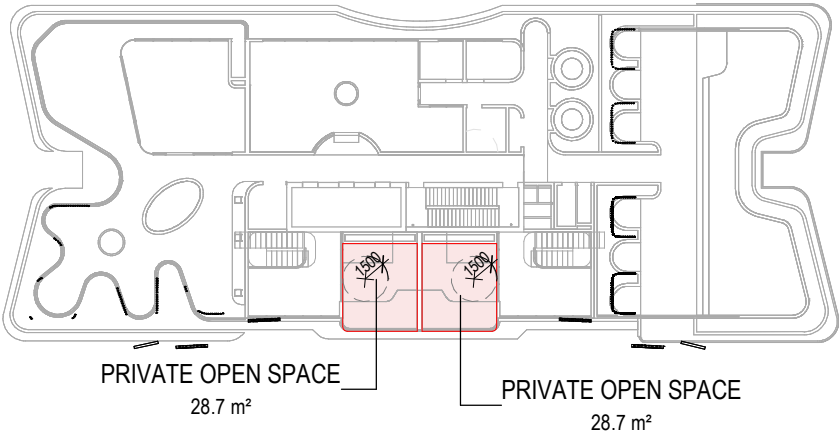


Our Solution

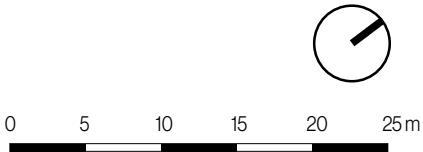
PRIVATE OPEN SPACE



PRIVATE OPEN SPACE - LEVEL 28
SCALE 1:500 @ A3

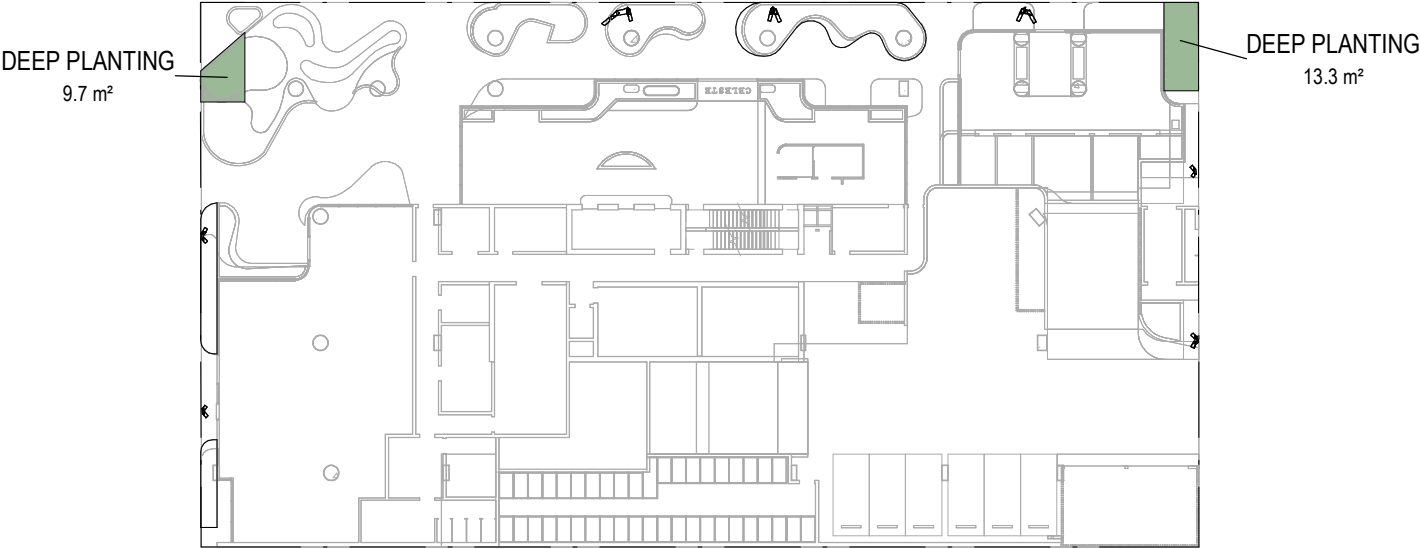


PRIVATE OPEN SPACE - LEVEL 29
SCALE 1:500 @ A3



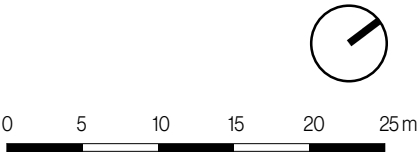
Our Solution

DEEP PLANTING



DEEP PLANTING - GROUND LEVEL
SCALE 1:500 @ A3

DEEP PLANTING SCHEDULE		
Level	Name	Area
GROUND LEVEL	DEEP PLANTING	13.3 m²
GROUND LEVEL	DEEP PLANTING	9.7 m²
Grand total: 2		23.0 m²



1:500 @ A3 SIZE

THE YIELD

84

THE YIELD

PLUS STUDIO

The Analysis

DEVELOPMENT SUMMARY

	Residential		Residential				Residential		Building Services/Circulation				Communal (Recreation & Amenity)			Retail	Carparking		Area Per Level	
	Area Internal sqm	Area External sqm	1B + 1BA 65sqm gross	2B + 2BA 95sqm gross	2B+2BA+ 115sqm Gross	3B + 2BA 125sqm gross	SUB PH: 4B 227sqm gross	PH: 4B +3.5BA 227sqm gross	Services sqm	Vertical Transport sqm	Store/Amenities sqm	Circulation sqm	Area Internal sqm	Area External sqm	Landscaping sqm	Internal sqm	Area sqm	No. of Spaces qty	Gross Sale Area (GSA) sqm	Gross Floor Area (GFA) sqm
Basement Level 02									90.6	48										
Basement Level 01									78	48							2299	65		
Ground Level									310	58	182	741	149.4	80	276	241.2	86	6		677
Level 01									10	58	100	63			50.7		2120	59		285
Level 02									6	58	81	64					2106	65		231
Level 03									9	58	81	64					2106	66		231
Level 04	865.2	522	3	2	2	2			40	58		81	32		435				1387	1333
Level 05	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 06	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 07	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 08	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 09	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 10	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 11	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 12	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 13	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 14	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 15	865.2	127.6	3	2	2	2			22	58		81			9				993	950
Level 16	878.4	114.2	2	2	4	2			23	58		82			9				993	969
Level 17	878.4	114.2		2	4	2			22	58		82			6				993	969
Level 18	878.4	114.2	2	2	4	2			22	58		82			6				993	969
Level 19	878.4	114.2		2	4	2			22	58		82			6				993	969
Level 20	878.4	114.2	2	2	4	2			22	58		82			6				993	969
Level 21	878.4	114.2		2	4	2			22	58		82			6				993	969
Level 22	878.4	114.2	2	2	4	2			22	58		82			6				993	969
Level 23	878.4	114.2		2	4	2			22	58		82			6				993	969
Level 24	878.4	114.2	2	2	4	2			22	58		82			6				993	969
Level 25	878.4	114.2		2	4	2			22	58		82			6				993	969
Level 26	878.4	114.2	2	2	4	2			22	58		82			6				993	969
Level 27	878.4	114.2		2	4	2			22	58		82			6				993	969
Level 28 - PENTHOUSE	930.8	63.8					2	2	22	58		81			15				995	1012
Level 29 - RECREATION	73.8	66.8							4	58	9		192	487	213				141	279
Roof									136						73				0	
Totals	21927.8	3426.6	36	48	72	48	2	2	1043.05	1740	452.6	2966.8	373.3	567.4	1236.6	241.2	6418	261	25354.4	26123

Carparking Analysis

Required Council Rate		
Required Cars		
Preferred Rate		
Preferred Cars		

Mix Breakdown

1B + 1BA	2B + 2BA	2B+2BA+	3B + 2BA	SUB PH: 4B	PH: 4B +3.5BA	TOTAL
36	48	72	48	2	2	208
17%	23%	35%	23%	1%	1%	

Bicycle Parking Analysis

Visitor	Resident
0.06	0.25
27.25	109
0.05	
6	
114	

Storage Cage Analysis

Required	Achieved
208	208

Site Area

2376

Site Coverage

Podium	Tower
2140	1162
90%	49%

Total Dwellings

208

1B + 1BA	2B + 2BA	2B+2BA+	3B + 2BA	SUB PH: 4B	PH: 4B +3.5BA	Total
1.00	1.00	1.00	2.00	2.00	2.00	
36	48	72	96	4	4	260
1.00	1.00	1.00	2.00	2.00	3.00	
36	48	72	96	4	6	262

*Gross Sale Area (GSA)

is calculated to include the total internal and external apartment areas to the centre of party walls and from the outside face of external walls. Area excludes common and recreational areas.

* Gross Floor Area (GFA)

is calculated as per Sunshine Council (SC) definition and includes internally enclosed spaces such as circulation spaces, apartment areas and common areas including recreation spaces. Calculation excludes landscaped planters, balconies, vertical services and circulation including lift cores and stair wells. Also excluded are basement areas located below natural ground line and areas on grade for the purposes of manoeuvring and parking vehicles, plant and mechanical areas, as well as ground floor public lobbies and mall spaces.

*Gross Building Area (GBA)

is calculated to include all areas including vertical circulation and services as well as planter spaces and balconies.

Disclaimer:

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