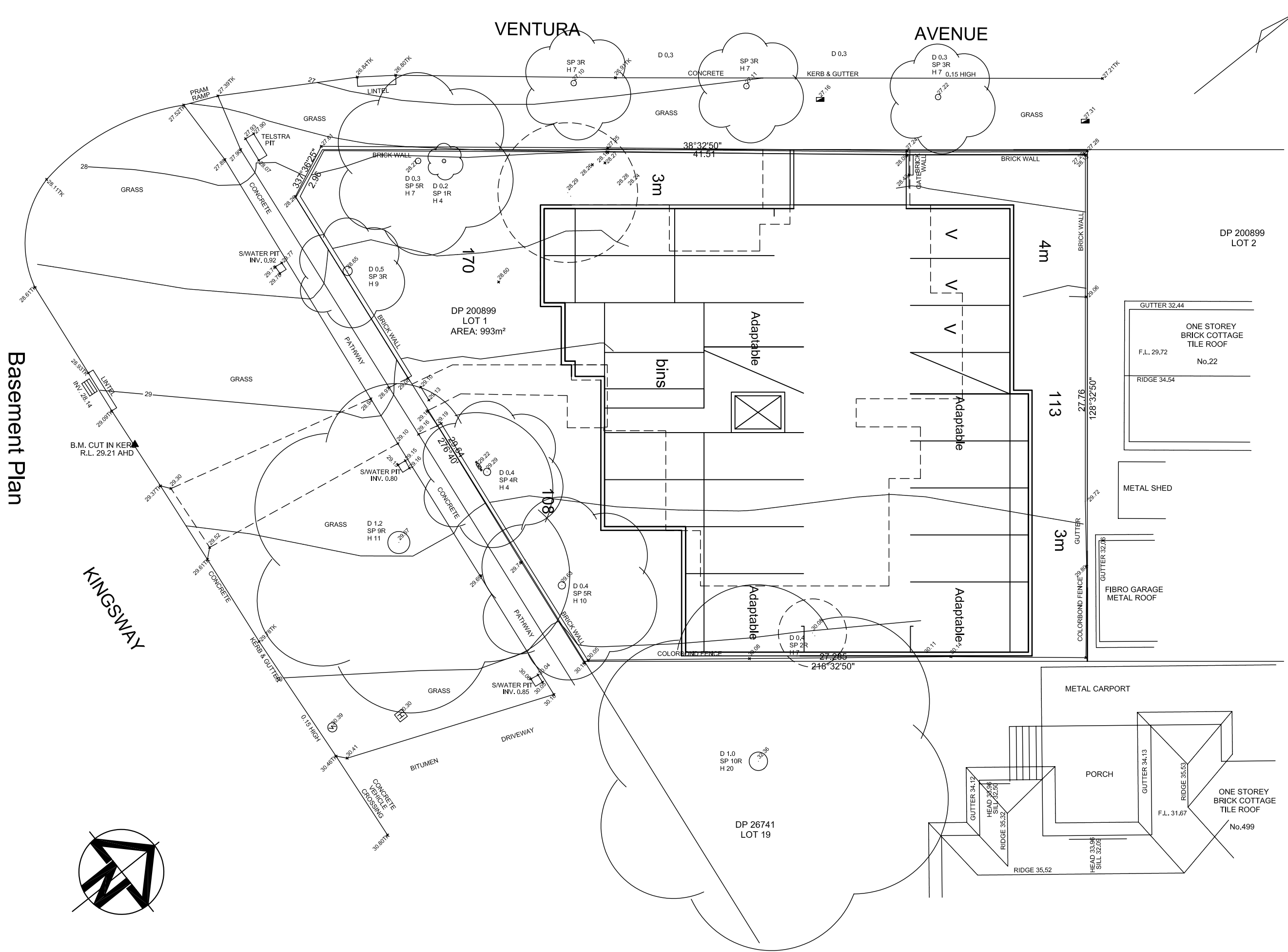




West Elevation (Ventura Ave)



South Elevation (Kingsway)

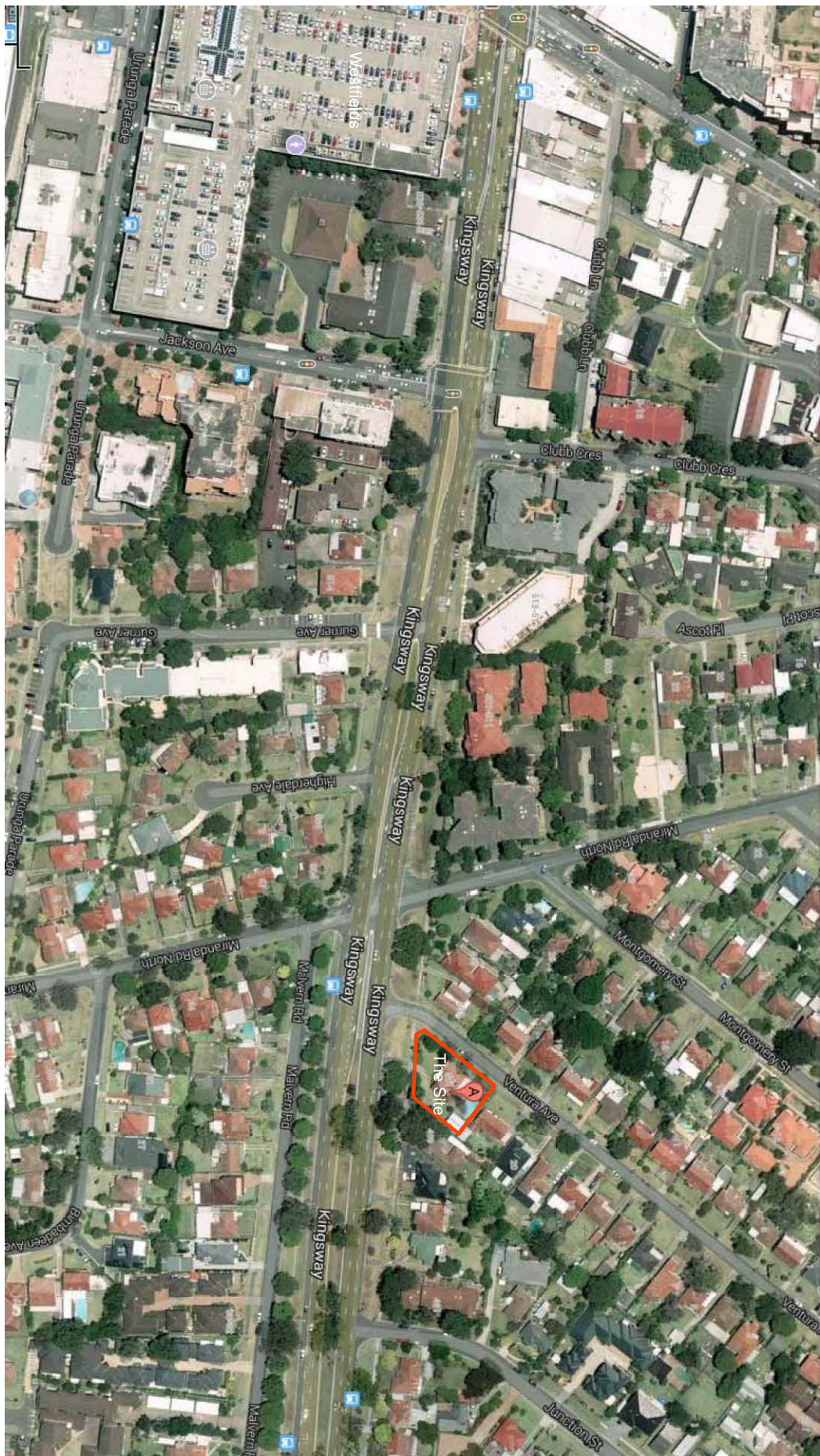


Basement Plan

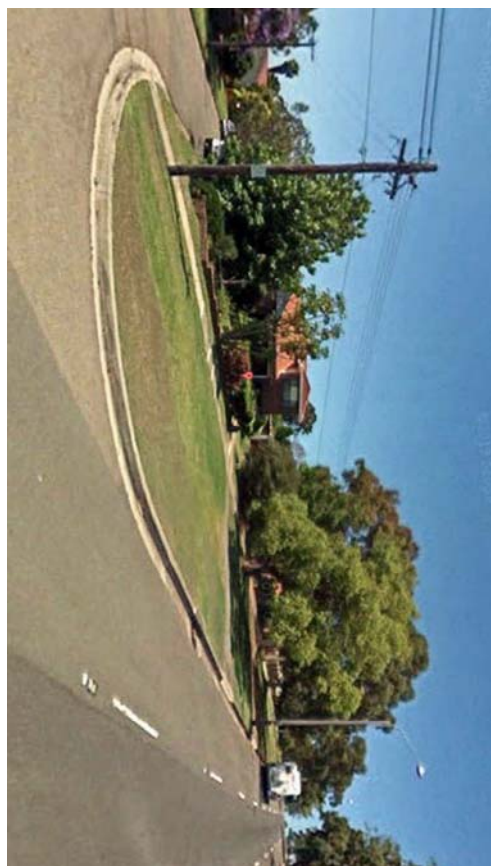


Ground to Third Floor Plan (typical)

Proposed = 12 x 2 Bed Apartments



Locality Plan n1s



The Site (Corr Kingsway & Ventura Avenue



The Site (Along Ventura Avenue)



The Site (Along Kingsway)

DEVELOPMENT DATA - Concept study based on R4 zoning/1 2:1 FSR / 13m Height Limit

Zone R4 - High Density

Site Area = 993 sqm

Total FSR = 1191.6 sqm (1.2:1)

FSR proposed = 1164 sqm (1.17:1)

Max. Height Limit = 13m

Min. Landscape area = 297.9 sqm (30% of SA)

Landscape proposed = 391 sqm deep soil (39.3% of SA)

Parking required 1.5 spaces per 2 Bed x 12 = 18

1 visitor per 4 dwellings = 3 Visitor

Total 21 car spaces

Parking proposed = 21 car spaces

0 10 20

1:200 / A1 1:400 /A3

CONCEPT STUDY
At: 501 Kingsway , Miranda

CP1

© Bentley Architects 8/13

For: Shireville Pty Ltd

Note: This concept plan is a guide only for discussion purposes.
Subject to site dimension verification.