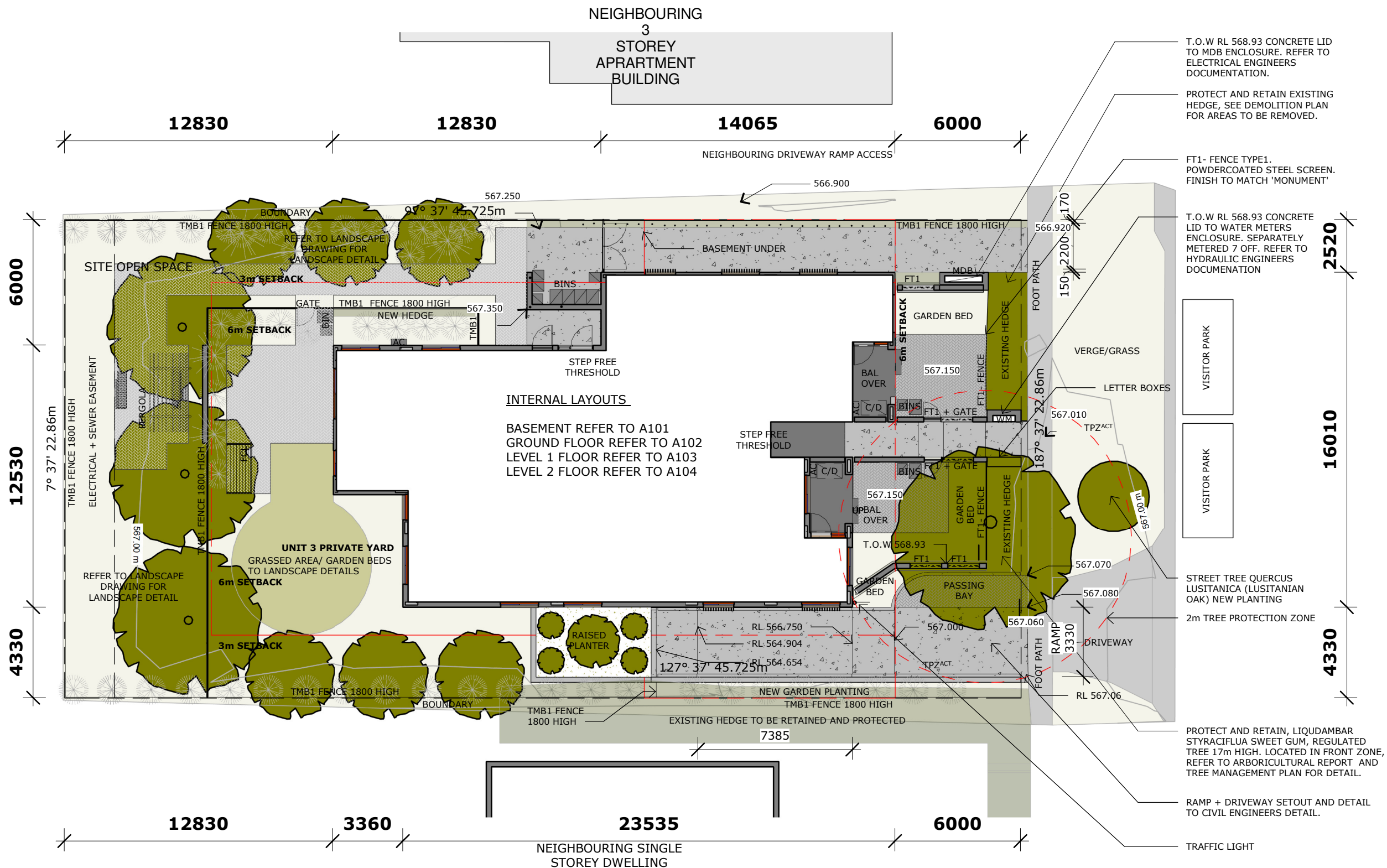


DEVELOPMENT COMPLIES WITH THE ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007



SITE DETAILS

TURNER: Block 9, Section 46 Urban REGISTERED
ADDRESS 9 FORBES STREET
TERRITORY PLAN - Land Use Zone: RZ4: MEDIUM DENSITY RESIDENTIAL
TERRITORY PLAN - Overlay Zone:
PLAN NOS. AP1749, POL167, X7594, DP324
SITE AREA: 1045m²
EXISTING RESIDENCE FOOTPRINT: 154m²
MAX PLOT RATIO: 80%
MAX PERMITTED FLOOR AREA: 836m²
MAX FLOORS: 3
BUILDABLE AREA: 691m²

GFA / PLOT RATIO

GROUND - 330.1m²
LEVEL 1 - 283m²
LEVEL 2 - 93m²
BASEMENT STORAGE - 16.6m²

TOTAL GFA- 723.1m² ACTUAL
(836m 80% PERMISSIBLE OF 1045 SITE AREA)

30% REAR ZONE COVERAGE

REAR ZONE AREA COVERAGE- 189.95m² ACTUAL
(190.14m² 30% OF PERMISSIBLE REAR ZONE AREA OF 633.8m²)

SITE OPEN SPACE

322.8m² ACTUAL
(209m MIN 20% OF 1045 Site Area)

UNIT AREAS / YIELD

NAME	UNIT TYPE	AREA
UNIT 1	2 BED LIVABLE GOLD	84.4 m ²
UNIT 2	2 BED LIVABLE GOLD	85.1 m ²
UNIT 3	3 BED LIVABLE GOLD	115.0 m ²
UNIT 4	2 BED CLASS C	99.1 m ²
UNIT 5	2 BED LIVABLE GOLD	84.6 m ²
UNIT 6	2 BED LIVABLE GOLD	84.6 m ²
UNIT 7	2 BED LIVABLE GOLD	80.5 m ²

Grand total: 7

CARPARKING REQUIREMENTS

1.5 PER 2 BED UNITS = 9
2 PER 3 BEDROOM UNIT = 2
1 VISITOR PER 4 UNITS = 2

TOTAL REQUIRED - 13
TOTAL PROVIDED ON SITE - 11
TOTAL PROVIDED OFF SITE - 2

NOTE - 1 ACCESSIBLE SPACE PROVIDED AS PART OF TOTAL.

ACOUSTIC PERFORMANCE INSIDE THE RESIDENTIAL UNITS TO MEET THE REQUIREMENTS OF AS2107:2000 AND AS 3671

MUNNS SLY MOORE architects

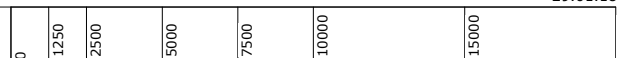
MUNNS SLY MOORE ARCHITECTS PTY LTD ABN 30 888 534 149
9 Hall Street | PO Box 5093 | Lyneham ACT 2602 Australia
P +61 2 6248 8922 F +61 2 6248 8300
Nominated Architect Robert Sly FAIA, ACT #331 NSW #6712 www.munsslymoore.com.au



PROJECT STATUS:
For Consultation

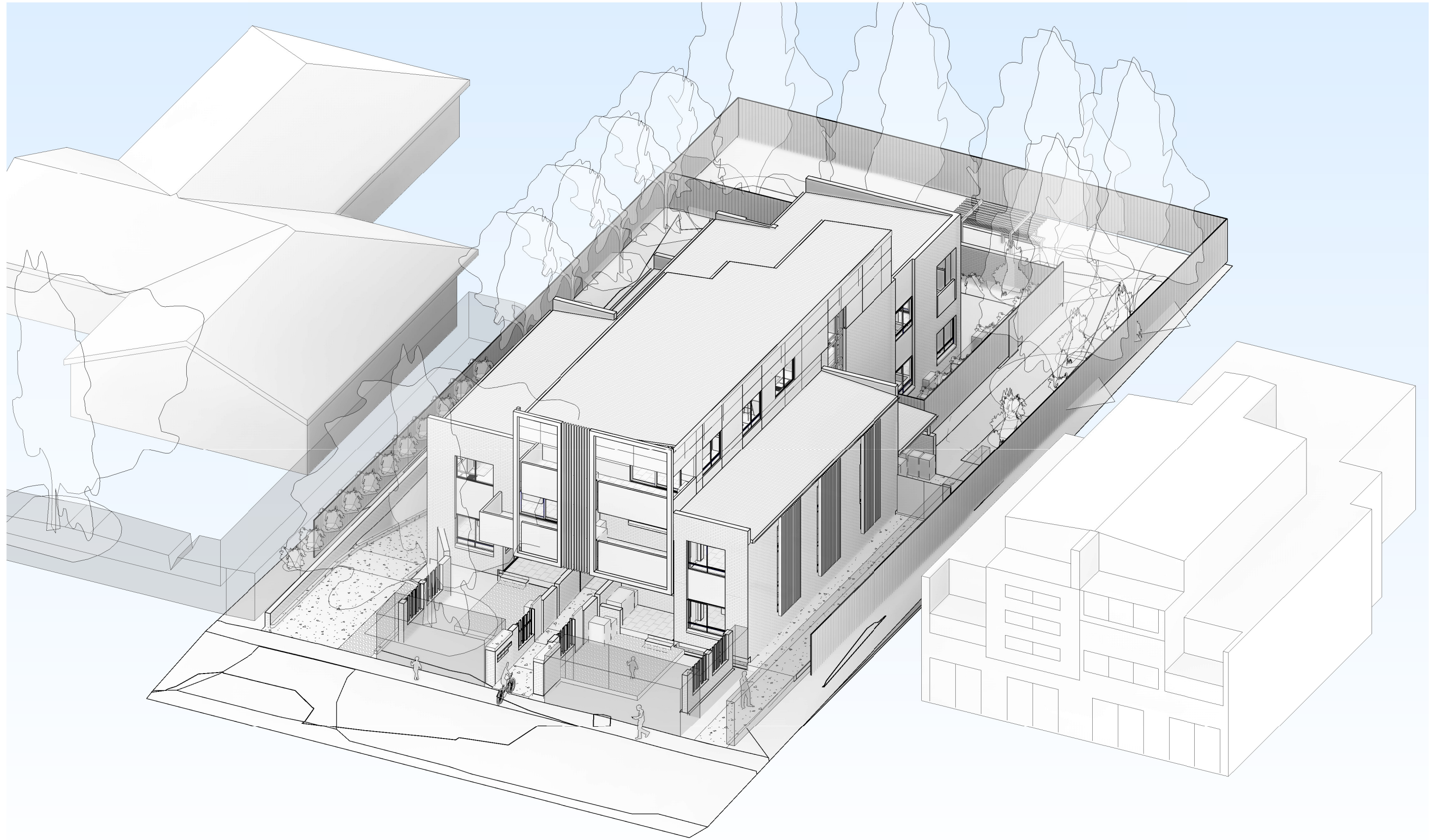
SITE PLAN + LANDSCAPE

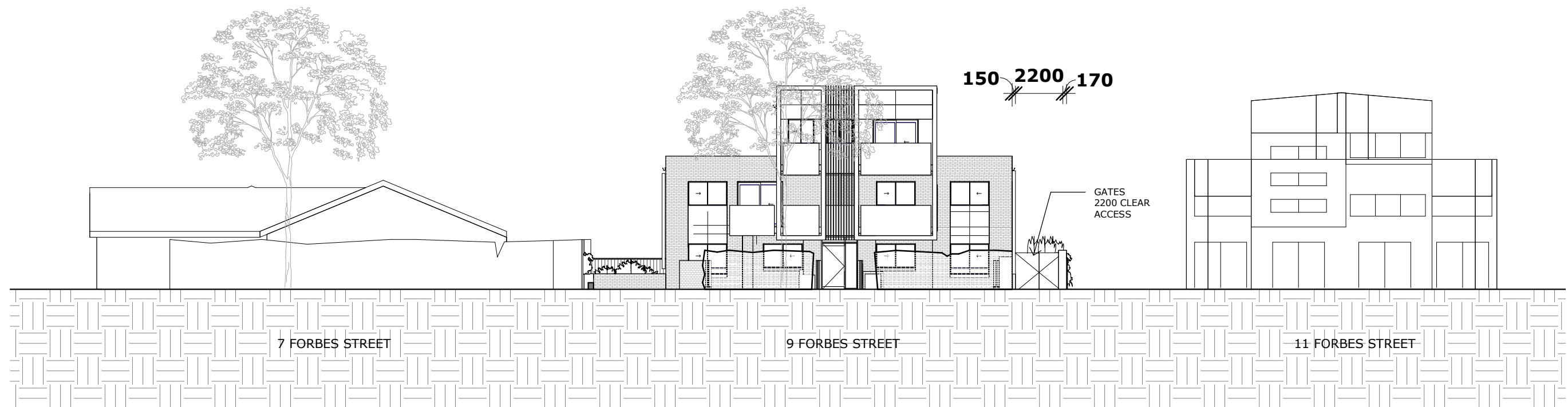
ACT HOUSING - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: 1 : 200 @A3



4031 A001

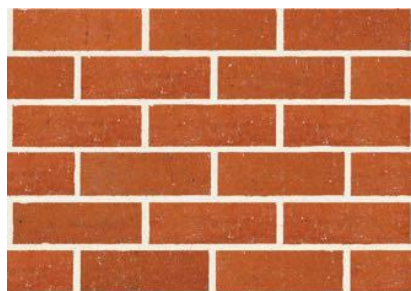






01 STREETScape ELEVATION
1 : 200

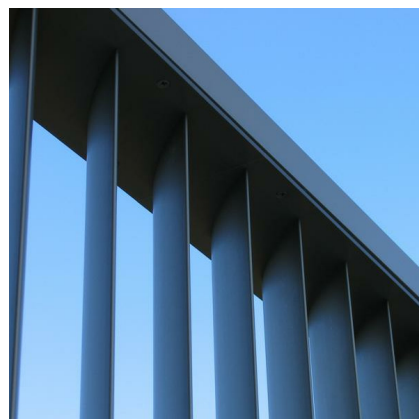
MATERIAL + FINISHES



BW1
GENERAL BRICKWORK
CHAPEL RED, AUSTRAL
NUBRIK OR APPROVED
SIMILAR



BW2
COURTYARD WALLS
MURRAY GREY, BOWRAL
BRICKS OR APPROVED
SIMILAR



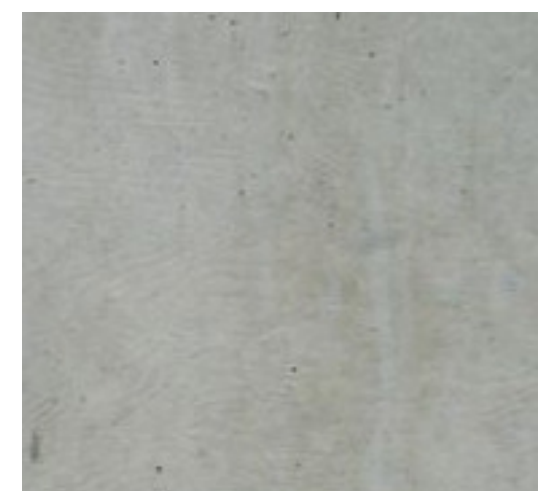
PS1 / PS2
POWDERCOATED STEEL
SCREENING + FEATURE
FRAME- "MONUMENT"



CL1
FACADE CLADDING,
FAIRVIEW EQUITONE NATURA
N154



**MR1, RAINWATER GOODS
+ FLASHINGS**
COLORBOND ROOF SHEETING
+ FLASHINGS- "SHALE GREY".



CONC
CONCRETE BALUSTRADES