



PREVAILING WIND

PREVAILING HOT SUMMER AND COLD WINTER WINDS FROM NW SUMMER EVENING BREEZES FROM SE IN EVENINGS.

ORIENTATION

SEEK TO HAVE BOTH OF THE DWELLING'S LIVING SPACES ORIENTED BETWEEN 20° EAST AND 30° WEST. WORKS WELL FOR THESE LAYOUTS.

SETBACKS

SETBACKS ON SITE TO BE IN ACCORDANCE WITH THE RZ1 DEVELOPMENT CODE.

EASEMENTS

EASEMENTS TAKEN FROM; ACTMAPI WEBSITE

TREES

MOST OF THE LARGE TREES ARE ON TERRITORY LAND. THE TREE ON THE SOUTHERN BOUNDARY—BUILDING TO ENCROACH MAXIMUM 10% INTO THE TPZ.

EXISTING RESIDENTIAL CHARACTER

THE EXISTING AND SURROUNDING STREETS ARE OVERWHELMINGLY CHARACTERISED BY A MIXTURE OF SINGLE AND TWO STOREY DWELLINGS. GREAT VIEWS TO THE NORTH AND ACROSS TO THE PARK OFF FOSKETT STREET.

SLOPE

THE HIGH POINT OF THE SITE IS ON THE SOUTH EAST BOUNDARY. THE SITE IS RELATIVELY FLAT WHERE THE DWELLINGS ARE PROPOSED TO BE LOCATED.

COURTYARD WALLS

CONSIDER COURTYARD WALL TO BINGLEY CRESCENT TO PROVIDE PRIVACY TO THE NORTH FACING PRIVATE OPEN SPACES.

QUANTITATIVE INFORMATION

SITE AREA	1082M2
RES A (2 BED)	101.5M2
GARAGE	26.3M2
RES B (4 BED)	181.74M2
GARAGE	50.7M2
PLOT RATIO	33.3%
(ALLOWABLE = 50%)	



SITE, AERIAL VIEW



SITE, CURRENT CONDITION

SCHEMATIC DESIGN SITE CONTEXT CLIENT:HOUSING ACT OPTION 2 4 BED 2 STOREY+2 BED (CLASS C) SINGLE

TT ARCHITECTURE

Project: 95 Bingley Cres, Fraser Date: 7-06-18 Scale: 1:200 (at A3) Title: PSP 2 TTA 35 Kennedy St. Kingston ACT-02 6232 6311-www.ttarchitecture.com.au