

# ADDRESS

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## ARCHITECT FEASIBILITY STUDY EXAMPLE (PDW ONLINE COURSE)

NO.20264

DATE:

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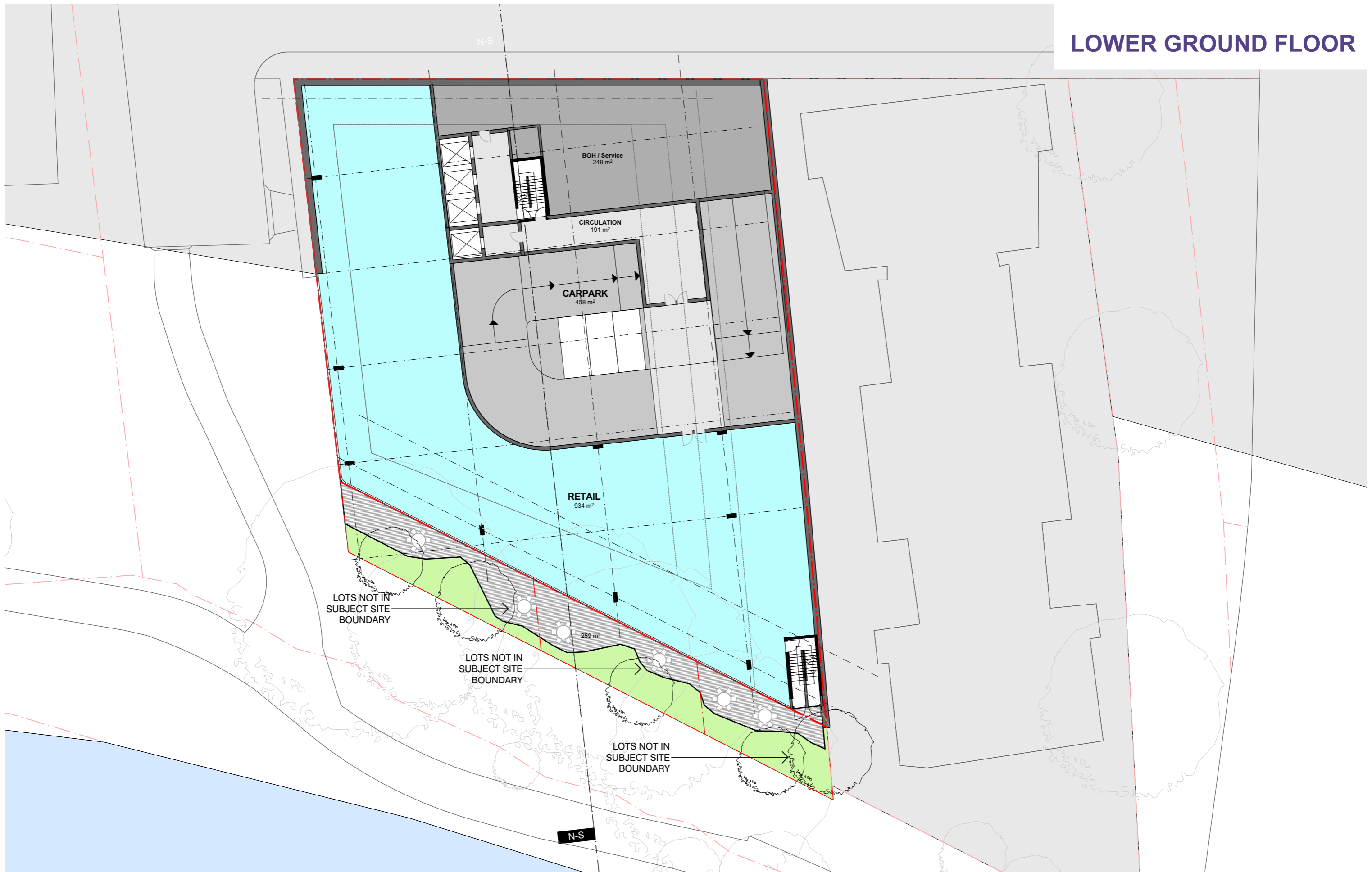


DATE:

SCALE 1:300 @ A3



# LOWER GROUND FLOOR



SCALE 1:300 @ A3



# GROUND FLOOR



SCALE 1:300 @ A3





LOTS NOT IN SUBJECT SITE BOUNDARY

LOTS NOT IN SUBJECT SITE BOUNDARY

LOTS NOT IN SUBJECT SITE BOUNDARY

SCALE 1:300 @ A3











LOTS NOT IN SUBJECT SITE BOUNDARY

LOTS NOT IN SUBJECT SITE BOUNDARY

LOTS NOT IN SUBJECT SITE BOUNDARY

SCALE 1:300 @ A3















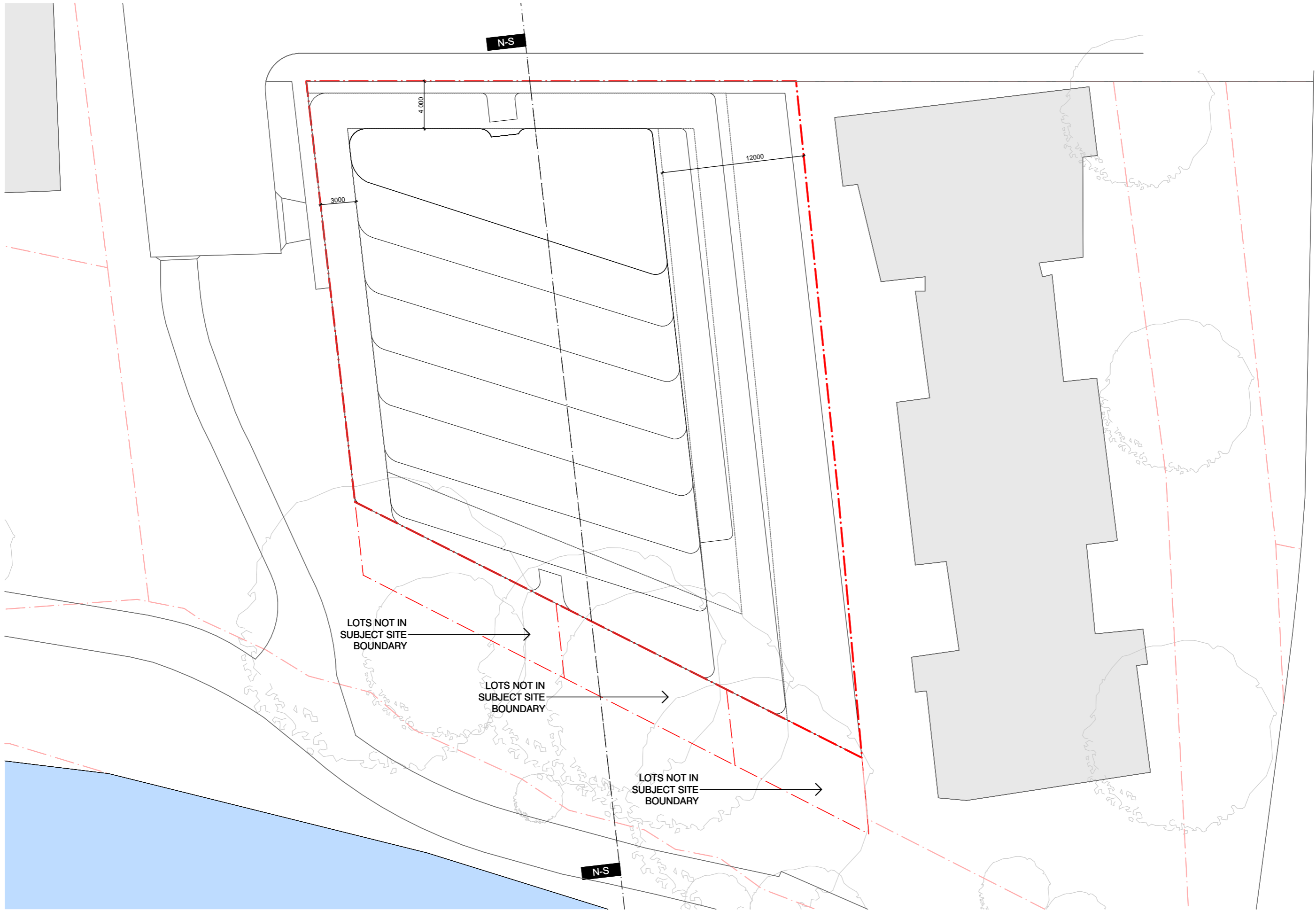








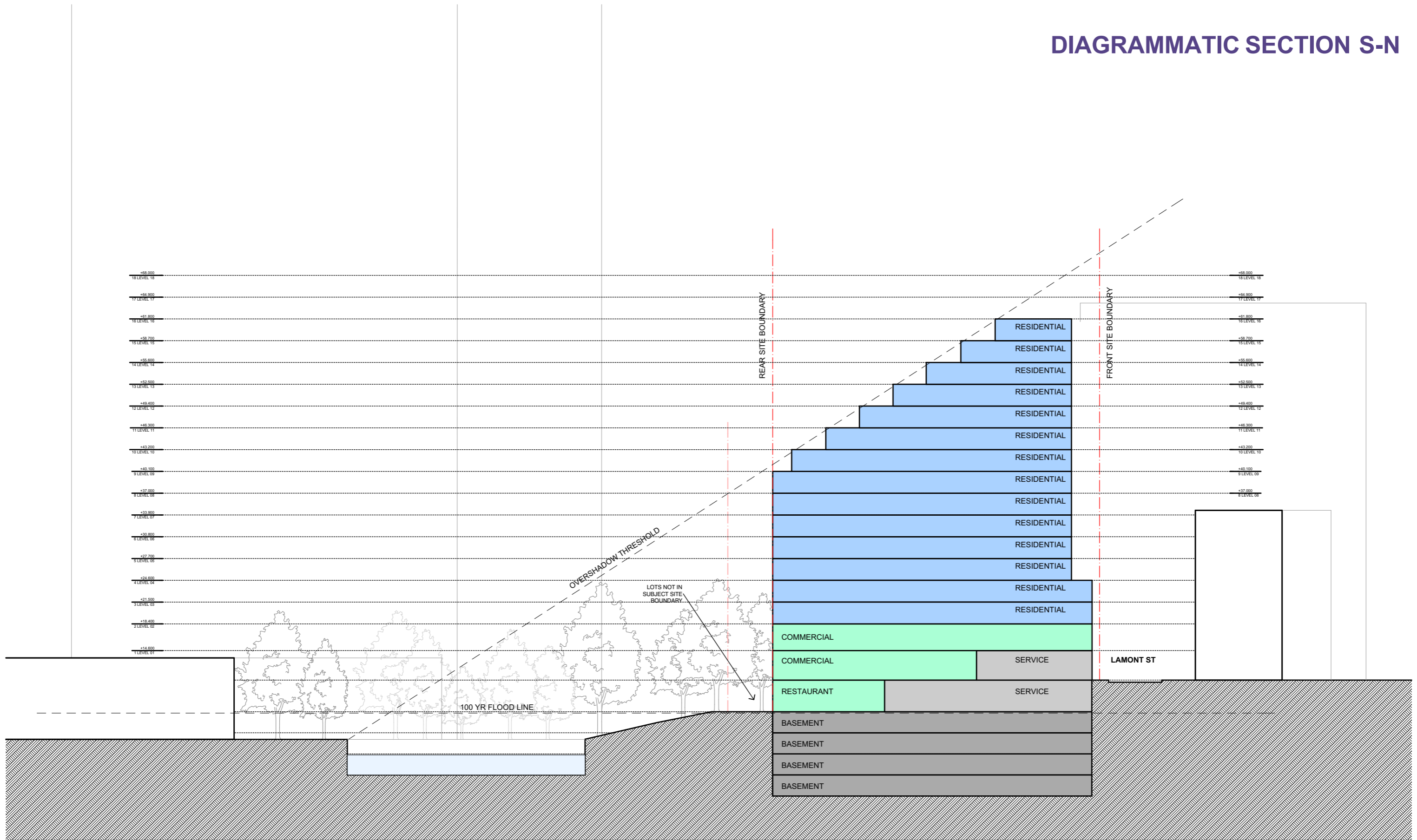




SCALE 1:300 @ A3



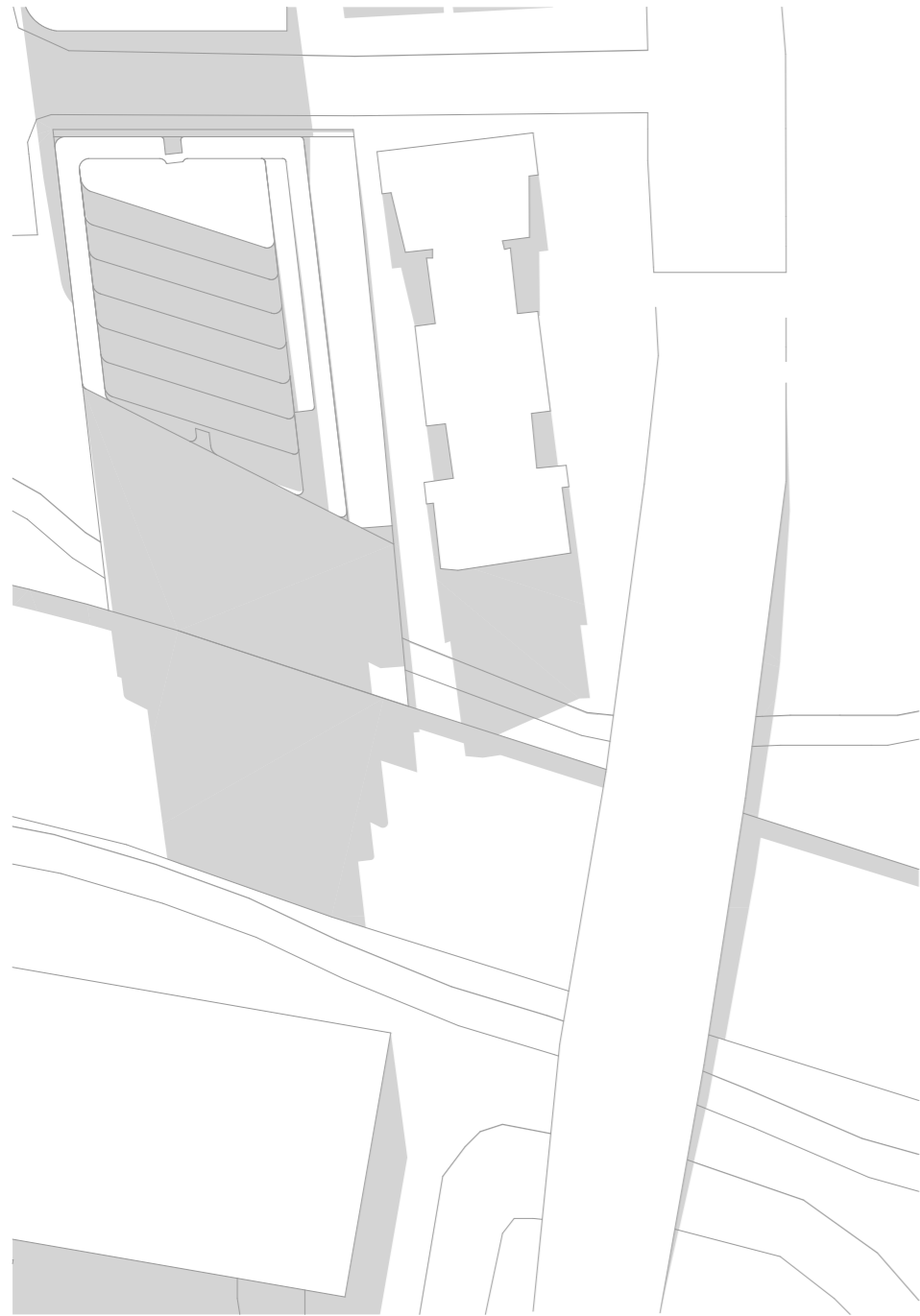
# DIAGRAMMATIC SECTION S-N



SCALE 1:500 @ A3



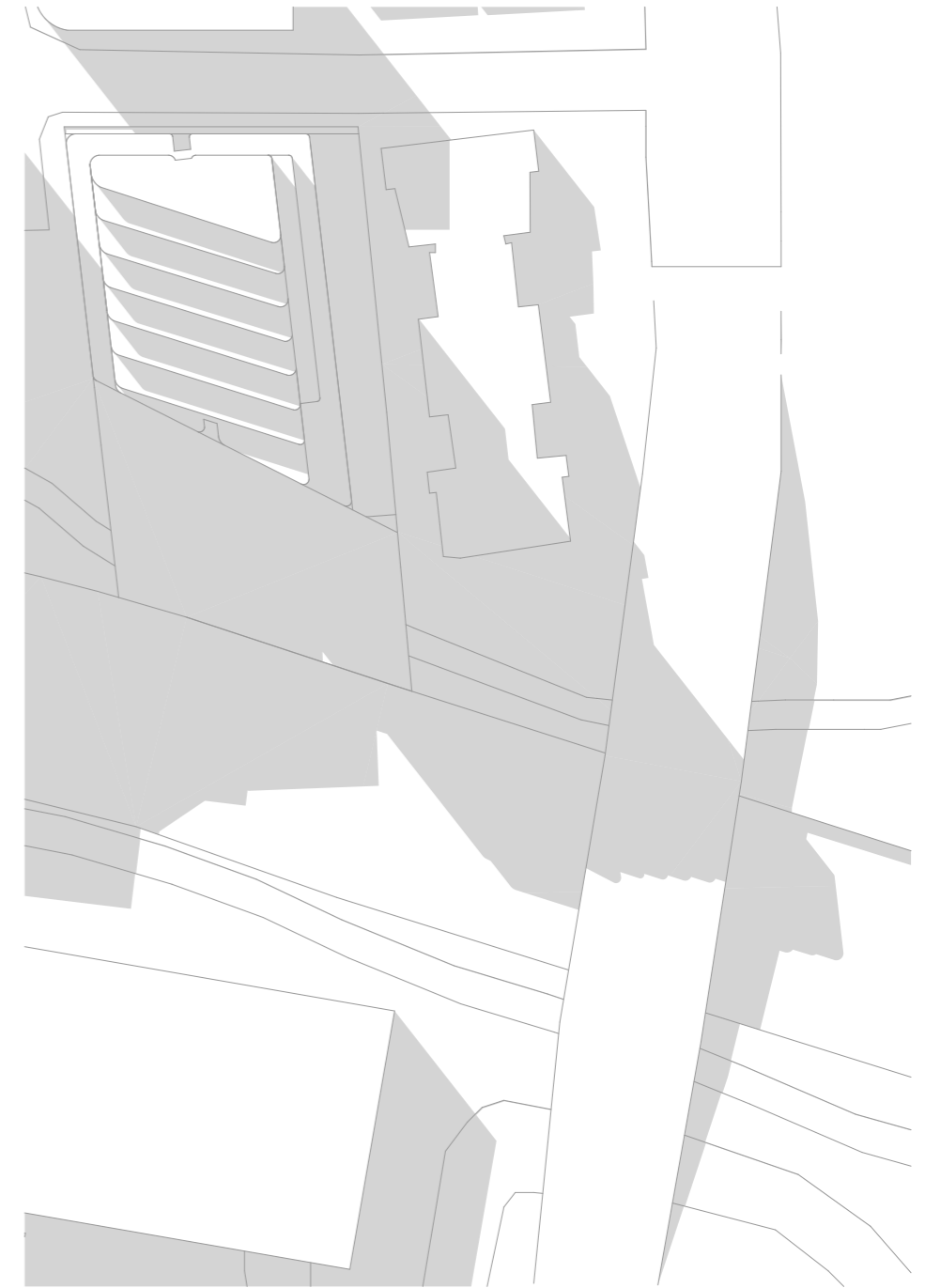
SHADOW STUDIES EXISTING 21 JUNE



12 PM



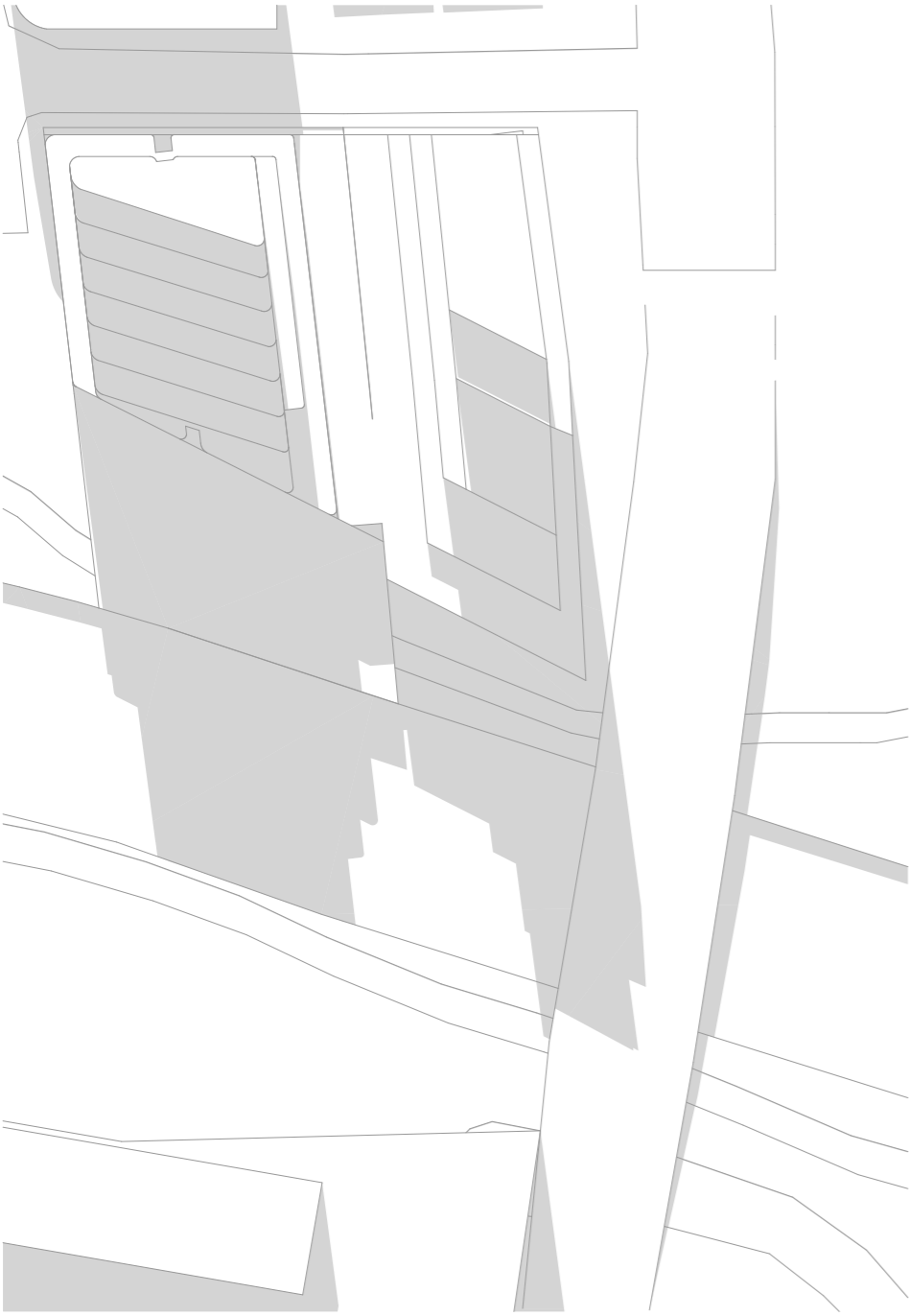
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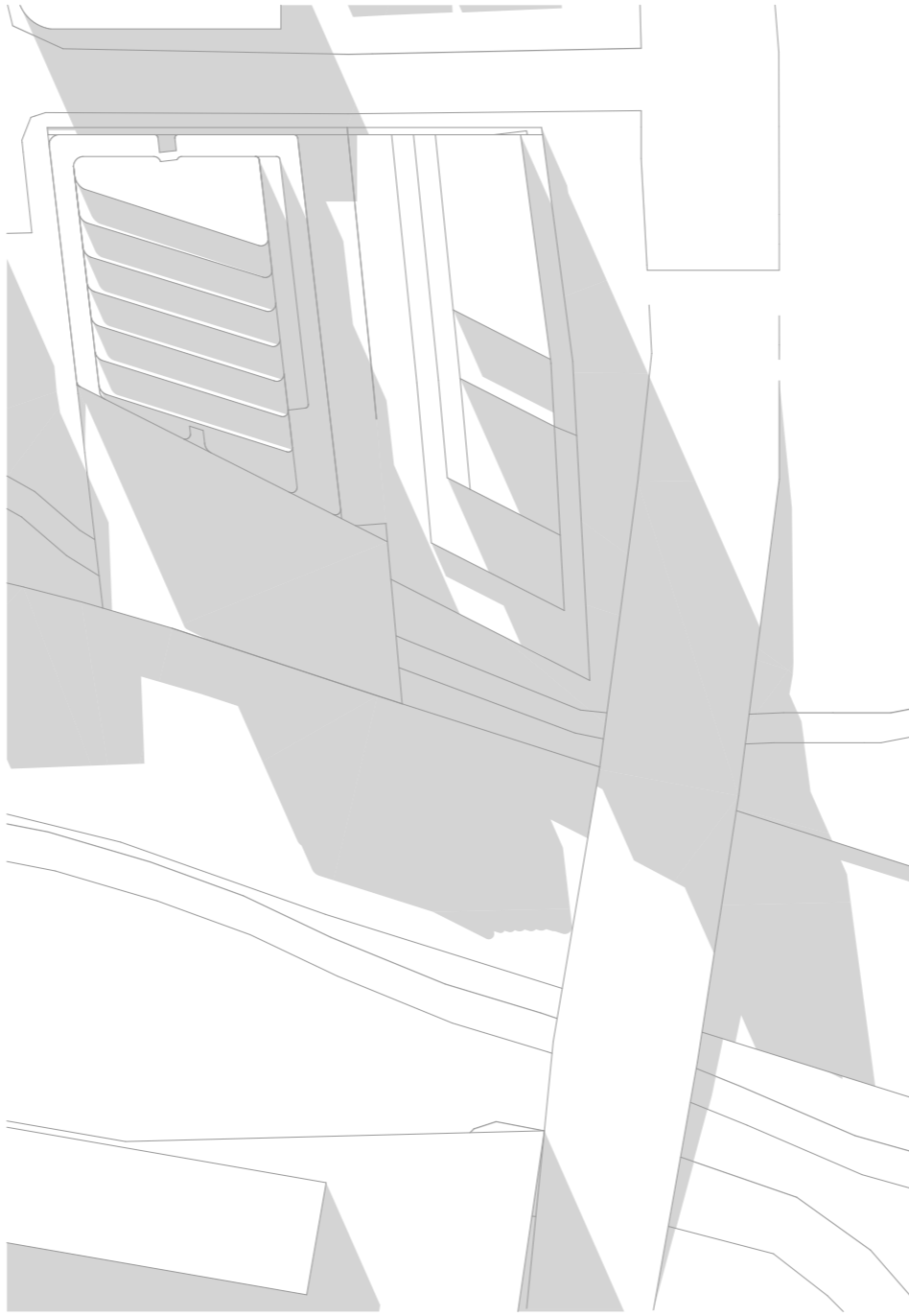
2 PM

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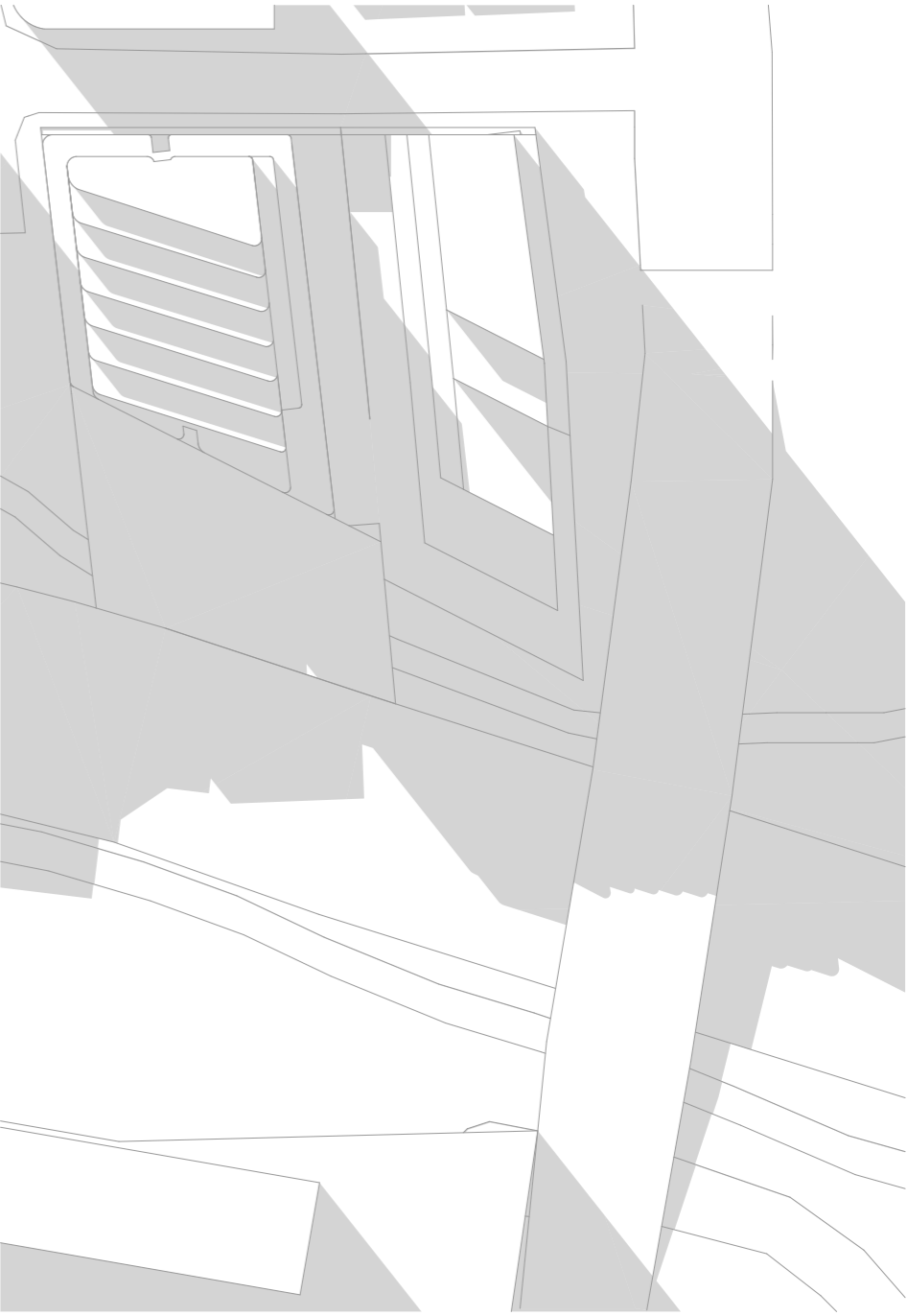
SHADOW STUDIES FUTURE 21 JUNE



12 PM

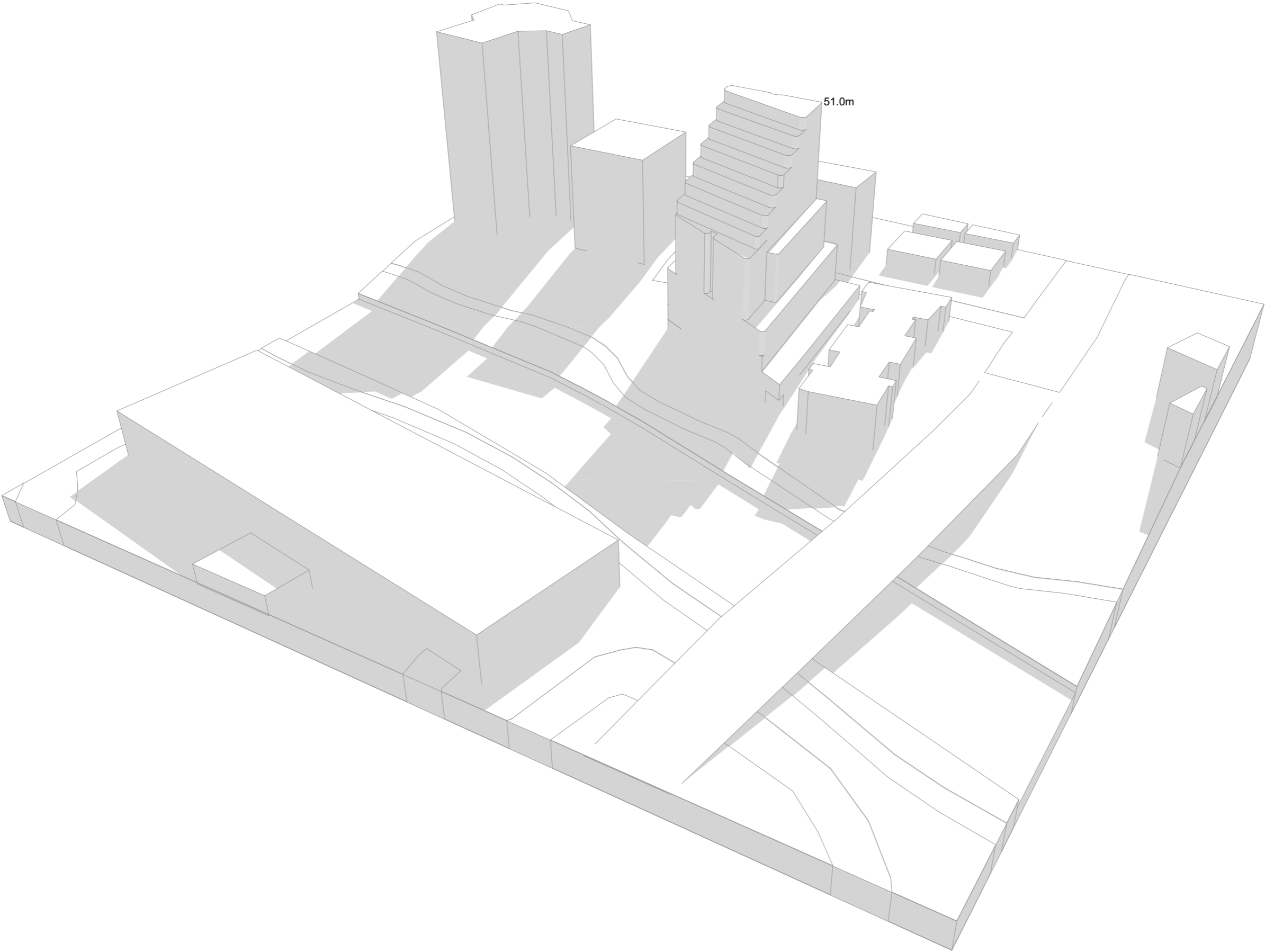


1 PM

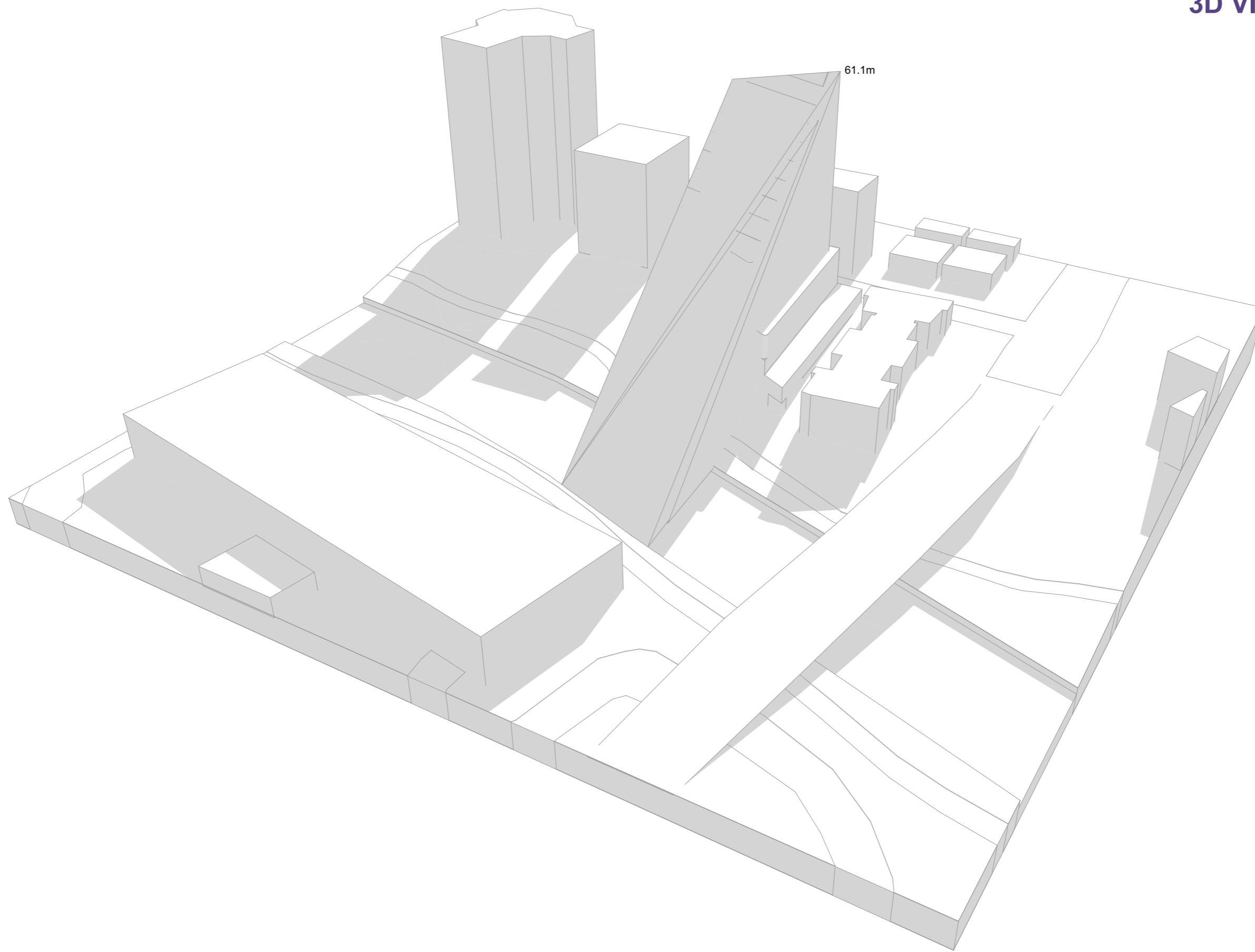


2 PM

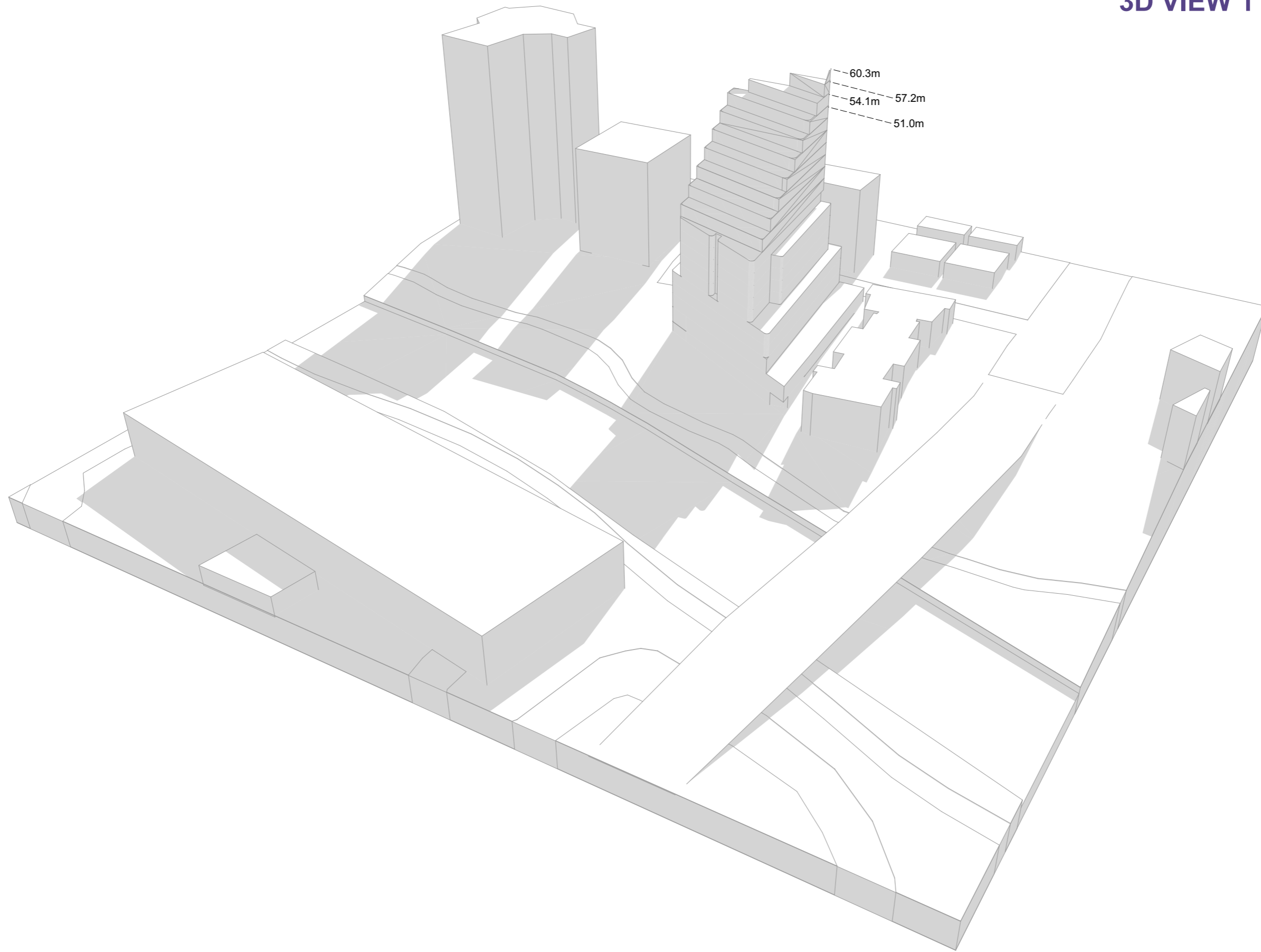
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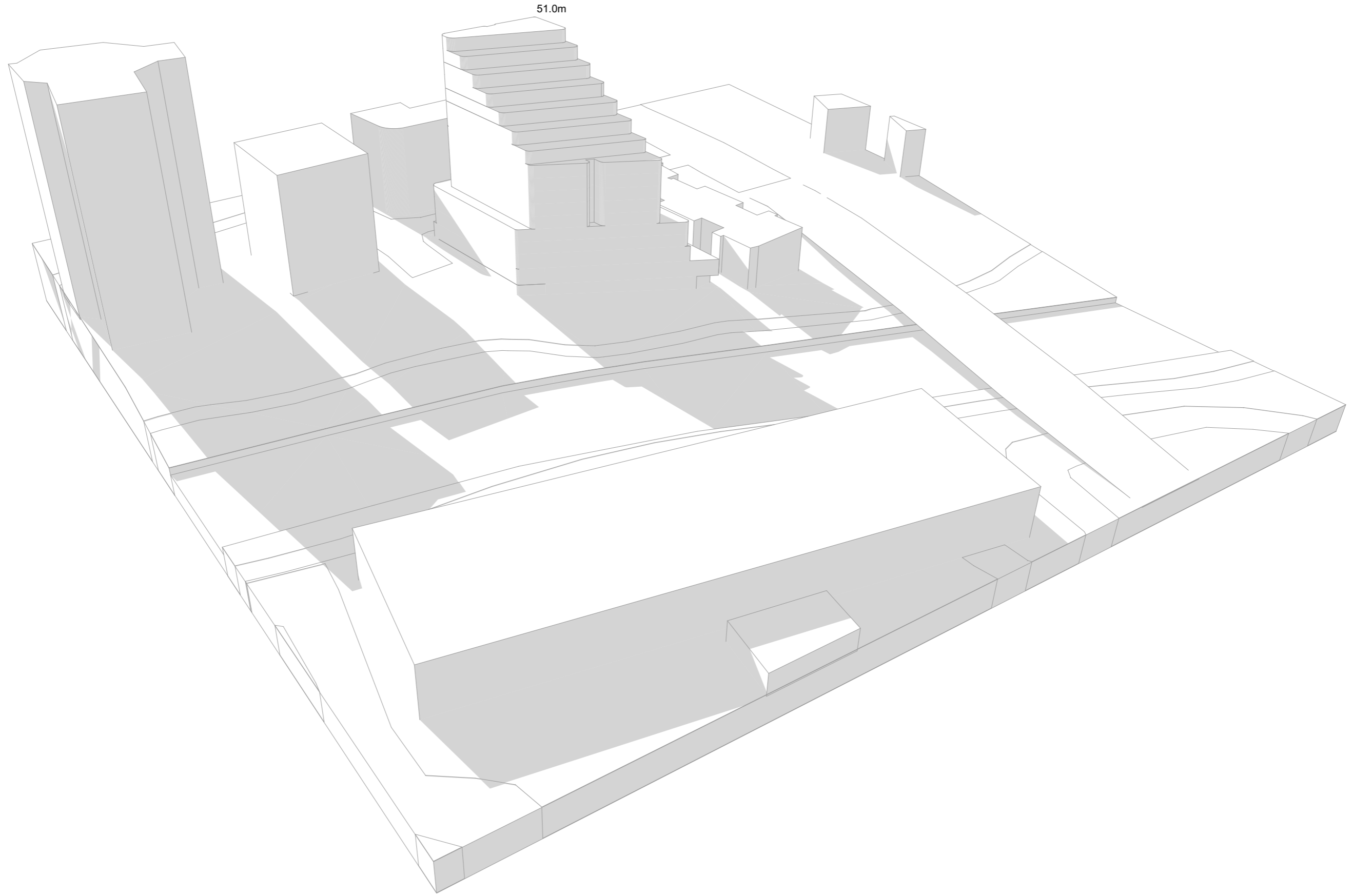
# 3D VIEW 1 ENVELOPE



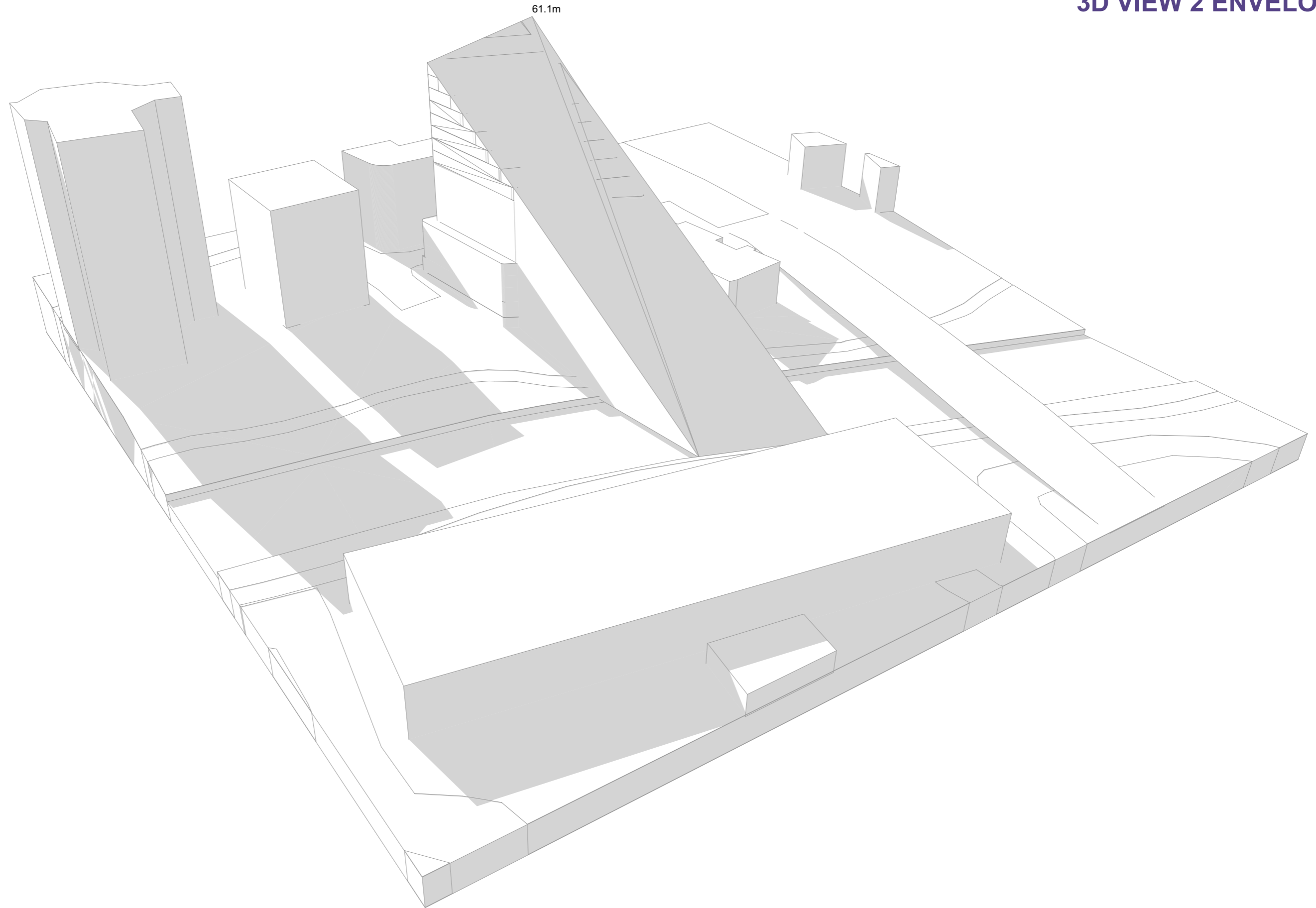
# 3D VIEW 1 MAXIMUM FORM



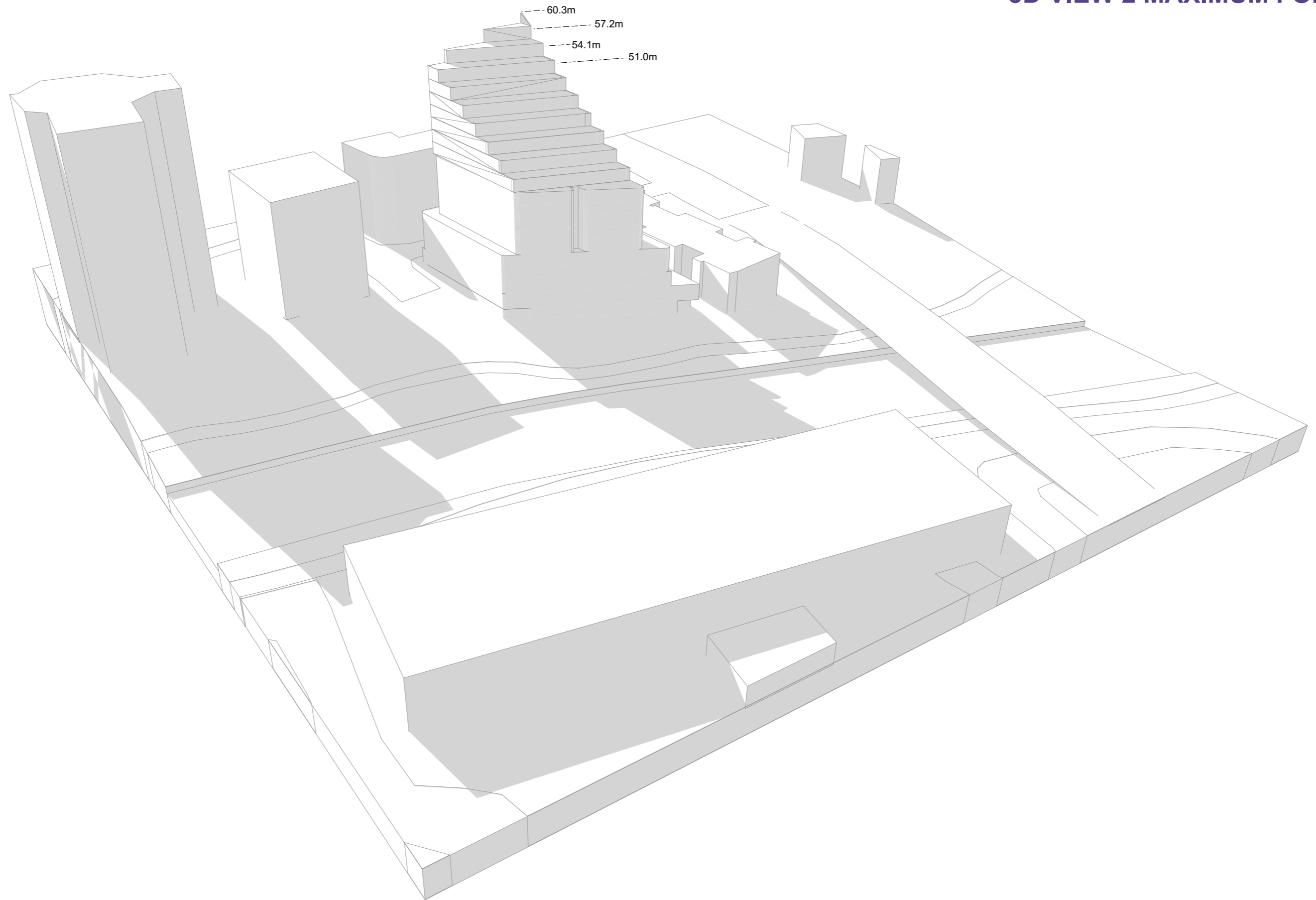




# 3D VIEW 2 ENVELOPE



# 3D VIEW 2 MAXIMUM FORM



**DEVELOPMENT SCHEDULE**

Job No 20264  
File  
Date



SITE AREA: 1902 SQ.M.

	CARPARK		SERVICES/CIRC	RETAIL	COMMERCIAL	LANDSCAPE	Area	RESIDENTIAL						No. of Apartments per Level	SOLAR	VENTILATION	BALCONIES	AREA PER LEVEL			HOB				
	NO	Area						Area	Area	Area	Area	MIX						(EX BALCONIES)			HOB	FTF Height			
												35-45sqm	50sqm					60-70sqm	70-75sqm	75-85sqm			95-110sqm	Sellable area	GBA*
							Studio	1 Bed	1 Bed+S	2 Bed/1 Bath	2 Bed/2 Bath	3 Bed													
Basement 4	50	1898																		1898					
Basement 3	50	1898																		1898					
Basement 2	50	1898																		1898					
Basement 1	50	1898																		1898					
Lower Ground Floor	3	458	299	934		259													934	1899	1125				
Ground Floor			536		1132														1132	1854	1341	0	4.2		
Level 1			260		1212	319													1212	1497	1336	4.2	3.8		
Level 2			213					13				3	2	18	16	19	204		868	1286	1186	8	3.1		
Level 3			213										3	2	5	5	4	204		868	1286	1186	11.1	3.1	
Level 4			75				2						6	1	9	11	4	207		714	908	809	14.2	3.1	
Level 5			75				2						6	1	9	11	4	207		714	908	809	17.3	3.1	
Level 6			75				2						6	1	9	11	4	207		714	908	809	20.4	3.1	
Level 7			75				2						6	1	9	11	4	207		714	908	809	23.5	3.1	
Level 8			75				2		1				6	1	10	10		133		690	887	787	26.6	3.1	
Level 9			75				2	1	1				3	2	9	9		185		642	833	734	29.7	3.1	
Level 10			75						1				5	1	7	7		205		574	737	640	32.8	3.1	
Level 11			59										5	1	6	6		189		494	631	553	35.9	3.1	
Level 12			59					1					2	2	5	4		162		421	536	463	39	3.1	
Level 13			59										1	2	3	3		157		318	419	347	42.1	3.1	
Level 14			59											2	2	2		136		219	316	246	45.2	3.1	
Level 15			98															95		129	214	129	48.3	3.1	
Level 16																							51.4		
Level 17																									
<b>Totals</b>	<b>203</b>	<b>4254</b>	<b>2380</b>	<b>934</b>	<b>2344</b>	<b>578</b>	<b>0</b>	<b>12</b>	<b>15</b>	<b>3</b>	<b>0</b>	<b>52</b>	<b>19</b>	<b>101</b>	<b>106</b>	<b>39</b>	<b>2498</b>	<b>11357</b>	<b>23619</b>	<b>13309</b>	<b>51.4</b>				
	sqm/car =	21.0						12%	18%			51%	19%	100%	105%	66%									

<b>NORTH DEVELOPMENT GFA*:</b>	<b>13309 SQ.M.</b>
<b>TOTAL FSR ACHIEVED:</b>	<b>7.00 :1</b>
<b>TOTAL HOB* ACHIEVED:</b>	<b>51 M</b>

	MAX. RATES	REQUIRED	PROVIDED
RESIDENTIAL CAR SPACES	1	101	67
VISITOR CAR SPACES	/5	20	20
COMMERCIAL CAR SPACES	/100	23	23
RESTAURANT CAR SPACES	/10	93	93
<b>TOTAL</b>		<b>238</b>	<b>203</b>

max. rates  
1 car per apartment  
1 car per 5 apartments  
1 car per 100 sqm  
1 car per 10 sqm

**DEFINITIONS:**

**GFA:** GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, AND INCLUDES:  
\*THE AREA OF A MEZZANINE

\*HABITABLE ROOMS IN A BASEMENT OR ATTIC

\*ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

\*ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS

\*ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES

\*PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING

\*CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)

\*ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)

\*TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH

\*VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

**GBA:** DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS BUT NOT INCLUSIVE OF BALCONIES

**FLOOR EFFICIENCY:** DEFINED AS THE PERCENTAGE OF SELLABLE AREA VERSUS GROSS BUILDING AREA

**HOB:** Height of Building