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Site Coverage Plan	
Name	Area
UNIT 3 GROUND	165 m ²
UNIT 6 GROUND	164 m ²
UNIT 5 GROUND	108 m ²
UNIT 4 GROUND	107 m ²
UNIT 2 GROUND	107 m ²
UNIT 1 GROUND	106 m ²
TOTAL GFA: 6	757 m ²

Gross Building Floor Area	
Name	Area
UNIT 3 GROUND	165 m ²
UNIT 6 GROUND	164 m ²
UNIT 5 GROUND	108 m ²
UNIT 4 GROUND	107 m ²
UNIT 2 GROUND	107 m ²
UNIT 1 GROUND	106 m ²
UNIT 4 LEVEL 1	66 m ²
UNIT 3 LEVEL 1	66 m ²
UNIT 2 LEVEL 1	66 m ²
UNIT 1 LEVEL 1	64 m ²
TOTAL GFA: 10	1019 m ²

TOTAL BLOCK AREA

2553m²

BUILDING HEIGHT -

2 STOREY UNITS 7.6M
1 STOREY UNIT 4M

BUILDING SETBACKS

7.5M EASTERN BOUNDARY
3M NORTH BOUNDARY
6M SOUTH BOUNDARY
3M WESTERN BOUNDARY

CAR PARKING

18 PARKING BAYS
6 VISITOR PARKING BAYS

GROSS FLOOR AREA -

TOTAL SITE AREA - 2553m²

40% GROSS FLOOR AREA ALLOWED
0.4 PLOT RATIO

CURRENT GFA 1019m² / 39.9% of TOTAL SITE AREA

SITE COVERAGE

34% SITE COVERAGE

EXTENT OF EARTHWORKS

AS CURRENTLY DESIGNED, THERE WILL BE A APPROXIMATE 1450m² OF EXCAVATION ON THE SUBJECT SITE. THIS EXCAVATION IS CURRENTLY TO PROVISION 6 BASEMENT PARKING GARAGES, THE NECESSARY CIRCULATION AREA TO ALLOW FOR VEHICLE TURNING AND ACCESS INCLUDING THE DRIVEWAY RAMP TO MEET WITH A RELOCATED VERGE CROSSING ON SOMERS CRESCENT.

OFFSITE WORK REQUIREMENTS

RELOCATION OF EXISTING SOMERS CRESCENT VERGE CROSSING TO THE WEST ONE STREET TREE. WORKS TO UPDATE VERGE CROSSING TO TCCS STANDARD REQUIREMENTS WILL BE UNDERTAKEN. TREES AND VERGE TO BE PROTECTED

SERVICE CONNECTION REQUIREMENTS

MINOR SERVICE CONNECTION CHANGES WILL BE REQUIRED ON SITE AS DETAILED IN THE CIVIL ENGINEERING DRAWINGS. CONNECTION TO TIES AND THE LOCATION OF POE AND WATER METER ARE TO BE AS DETAILED BY CIVIL ENGINEER.

Revision

Revision Number	Revision Description	Revision Date	Issued by	Issued to
A	CONCEPT	10.10.23	DAS	GR
B	PRE -DA	20.02.24	DAS	GR
C	WORKS APPROVAL	18.07.2024	DAS	NCA
D	COMPLETENESS CHECK	30.10.2024	DAS	NCA



LANDSCAPE DESIGN AS PER LANDSCAPE ARCHITECTS DOCUMENTATION

LANDSCAPE DESIGN AS PER LANDSCAPE ARCHITECTS DOCUMENTATION

2
BASEMENT RAMP AS PER CIVIL ENGINEERS DOCUMENTATION

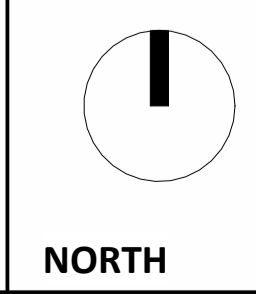
RODNEY MOSS ARCHITECT
LFAIA
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ARCHITECT

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PRINCIPAL DESIGNER, URBAN DESIGN & LANDSCAPE

2 SOMERS CRESCENT
BLOCK 9 SECTION 6, FORREST
PROJECT

ARCHITECTURE
GROUND FLOOR PLAN
DRAWING TITLE

1 : 100
SCALE



DRAWING NO. U103
REV D
DATE 30.10.2024
PROJECT NO. J23-01065
DRAWN BY SW



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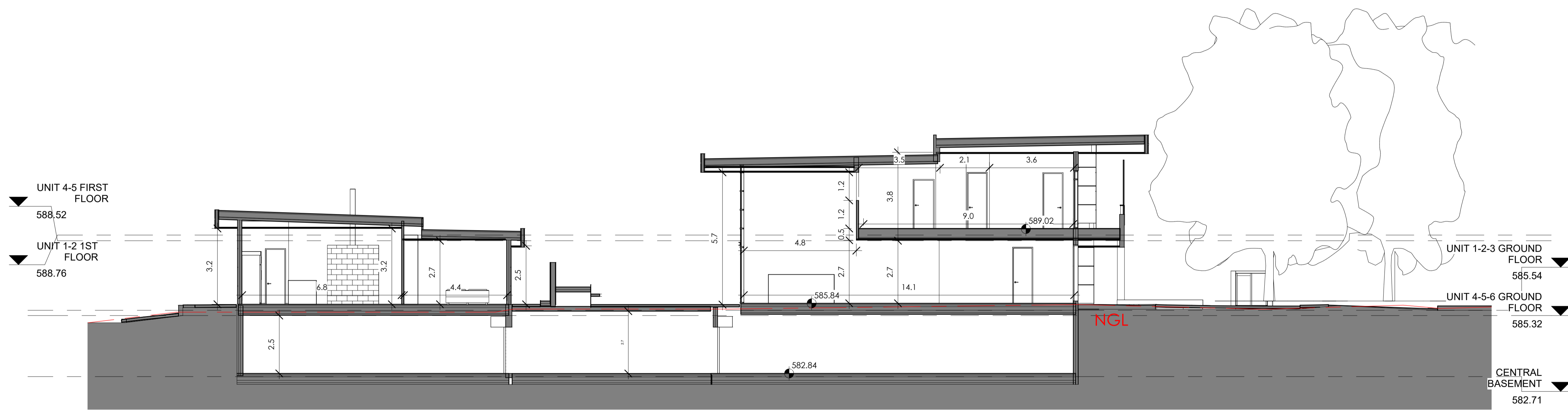
2 SOMERS CRESCENT
 BLOCK 9 SECTION 6, FORREST
 PROJECT

ARCHITECTURE
 FIRST FLOOR PLAN
 DRAWING TITLE

1 : 100
 SCALE

NORTH

DRAWING NO.	U104
REV	D
DATE	30.10.2024
PROJECT NO.	J23-01065
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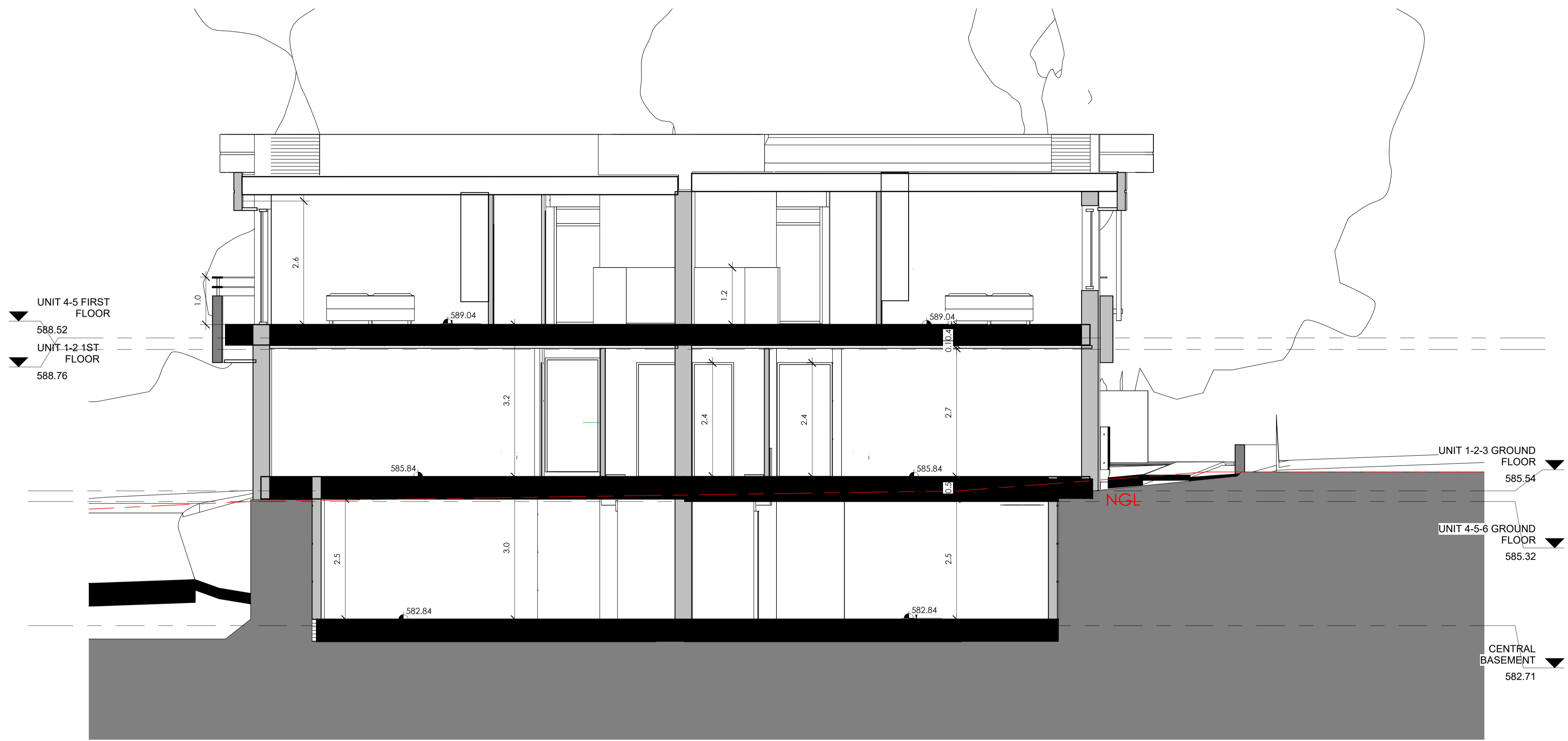
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 BLOCK 9 SECTION 6, FORREST
 PROJECT

ARCHITECTURE
 SECTION AA
 DRAWING TITLE

1 : 100
 SCALE

NORTH

DRAWING NO.	U105
REV	C
DATE	18.07.2024
PROJECT NO.	J23-01065
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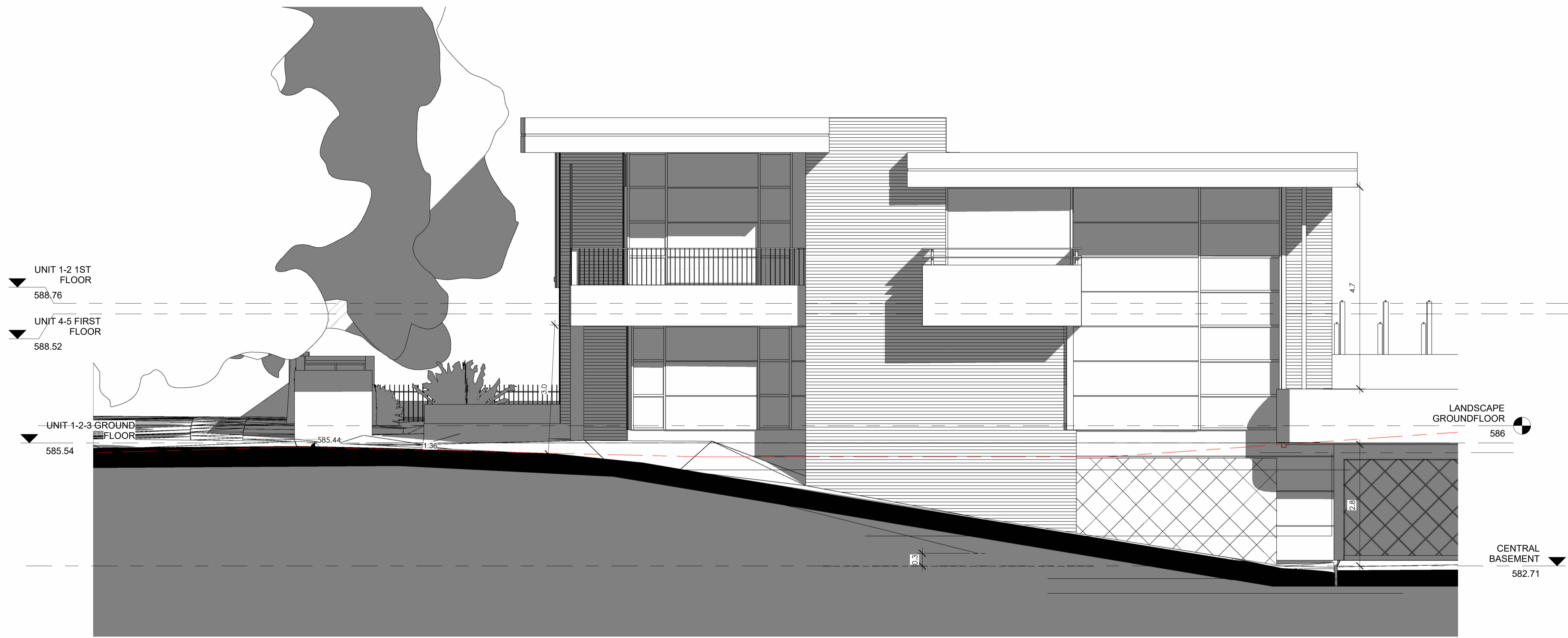
2 SOMERS CRESCENT
 BLOCK 9 SECTION 6, FORREST
 PROJECT

ARCHITECTURE
 SECTION BB
 DRAWING TITLE

1 : 50
 SCALE

NORTH

DRAWING NO. U106
 REV C
 DATE 18.07.2024
 PROJECT NO. J23-01065
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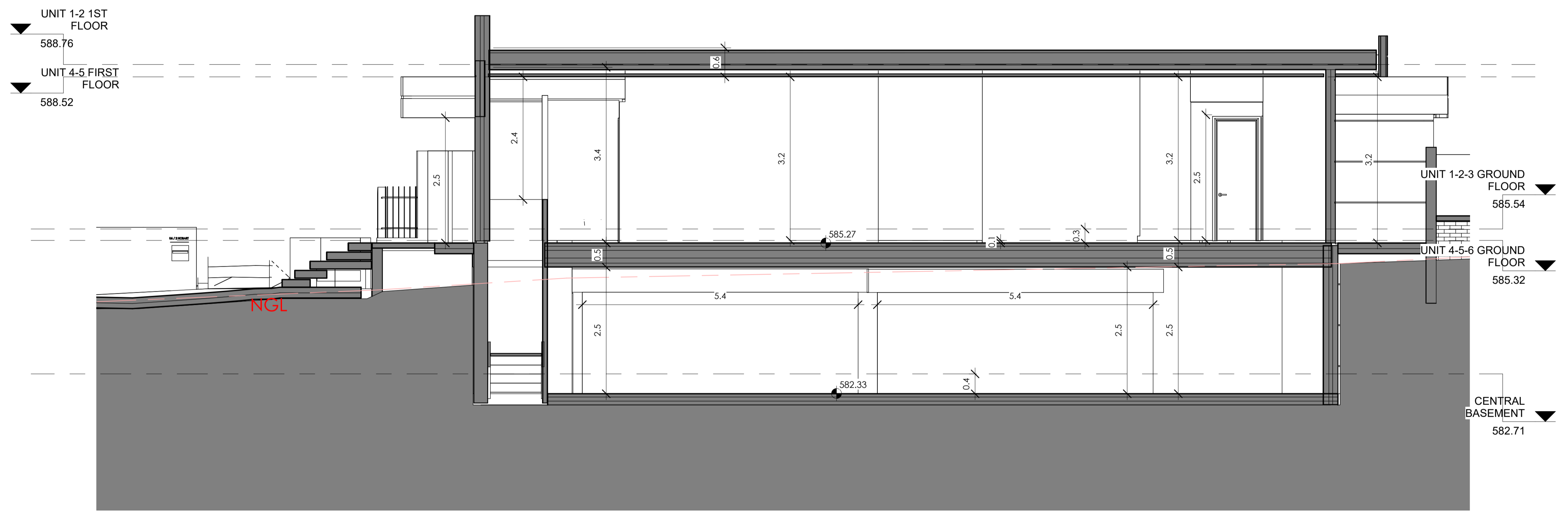
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 BLOCK 9 SECTION 6, FORREST
 PROJECT

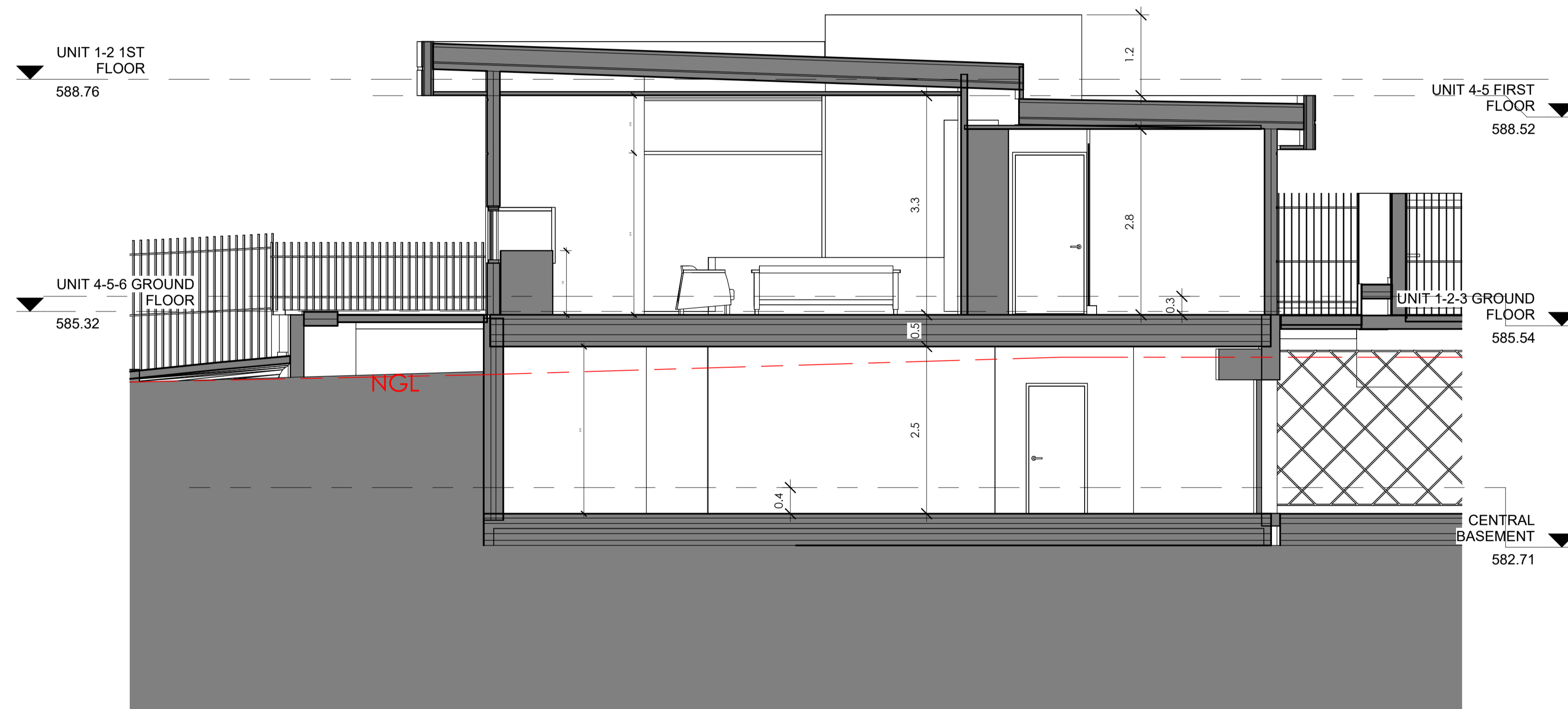
ARCHITECTURE
 SECTION CC
 DRAWING TITLE

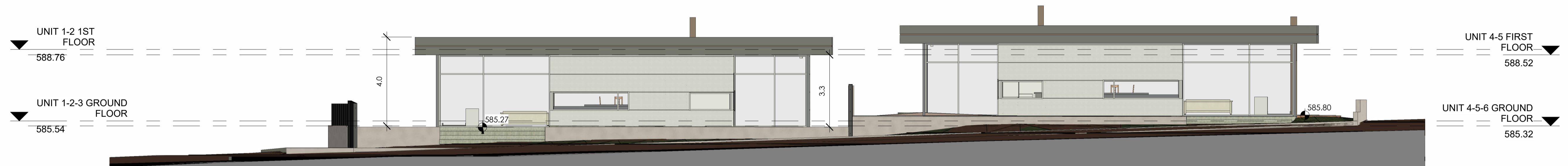
1 : 50
 SCALE

NORTH

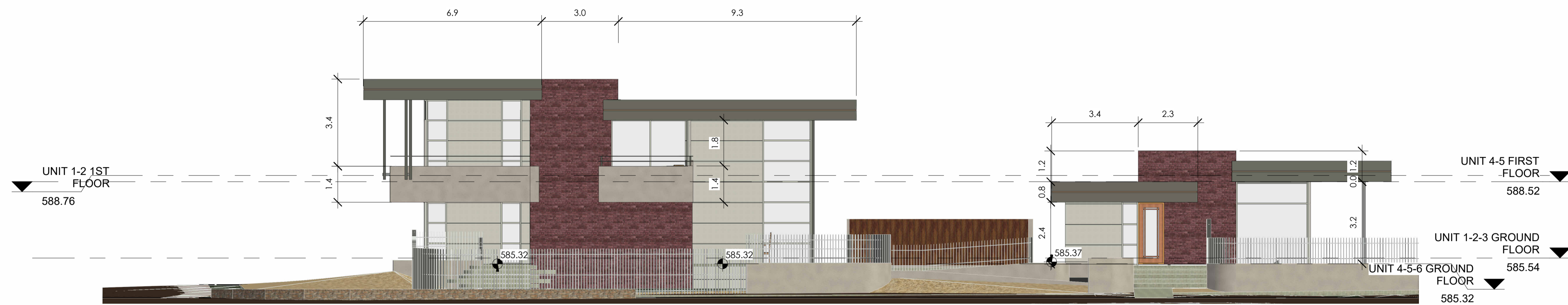
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REV	C
DATE	18.07.2024
PROJECT NO.	J23-01065
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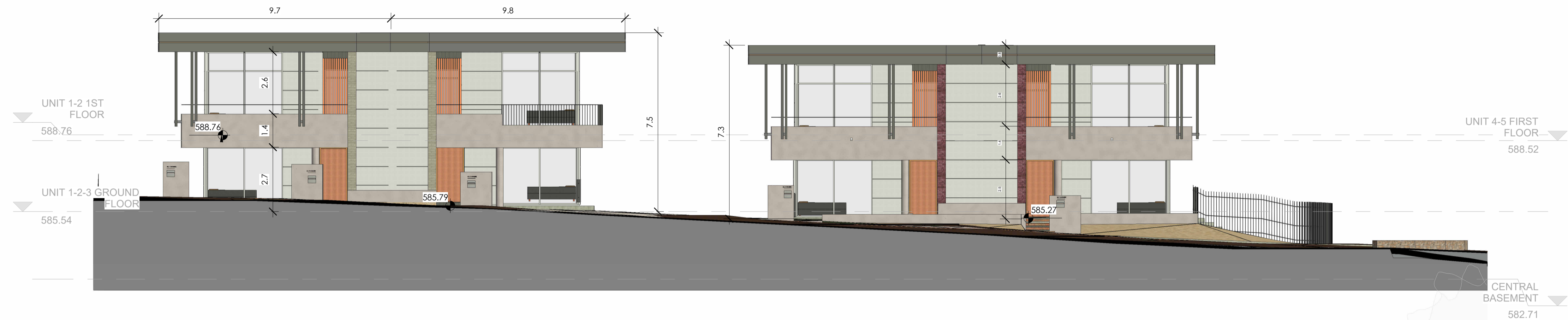




1 North Elevation C
1 : 100



2 East Elevation C
1 : 100



1 South Elevation C
1:100



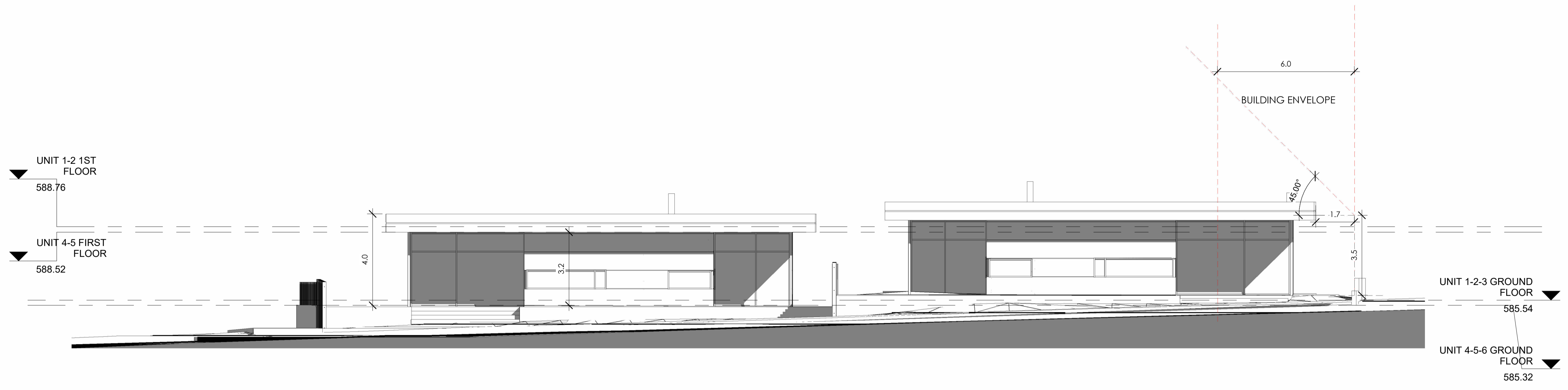
2 West Elevation C
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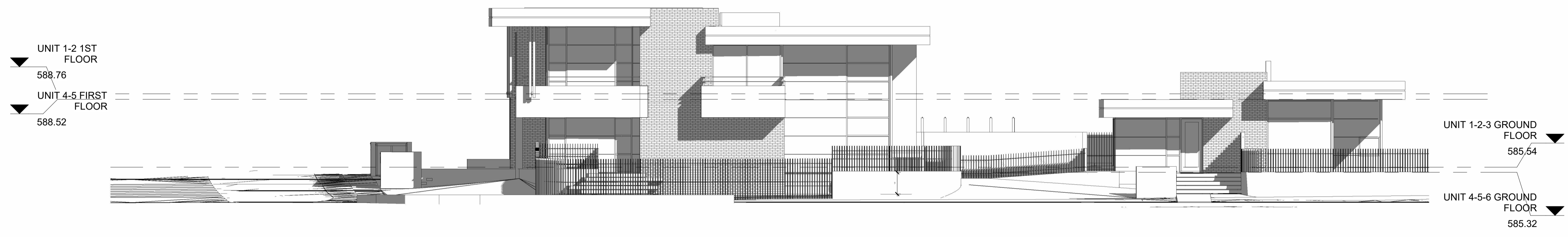
1 Internal North Elevation C
1 : 100



2 Internal South Elevation C
1 : 100



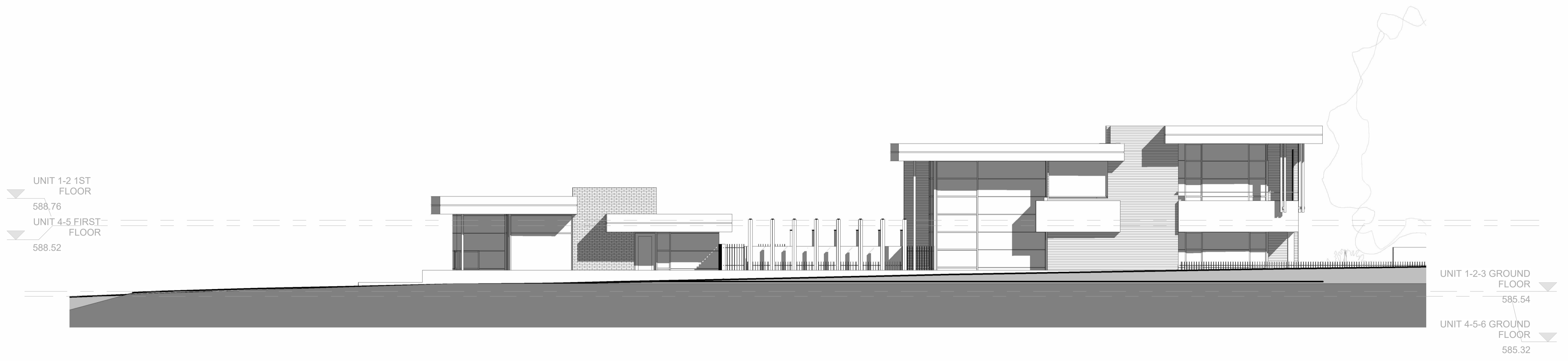
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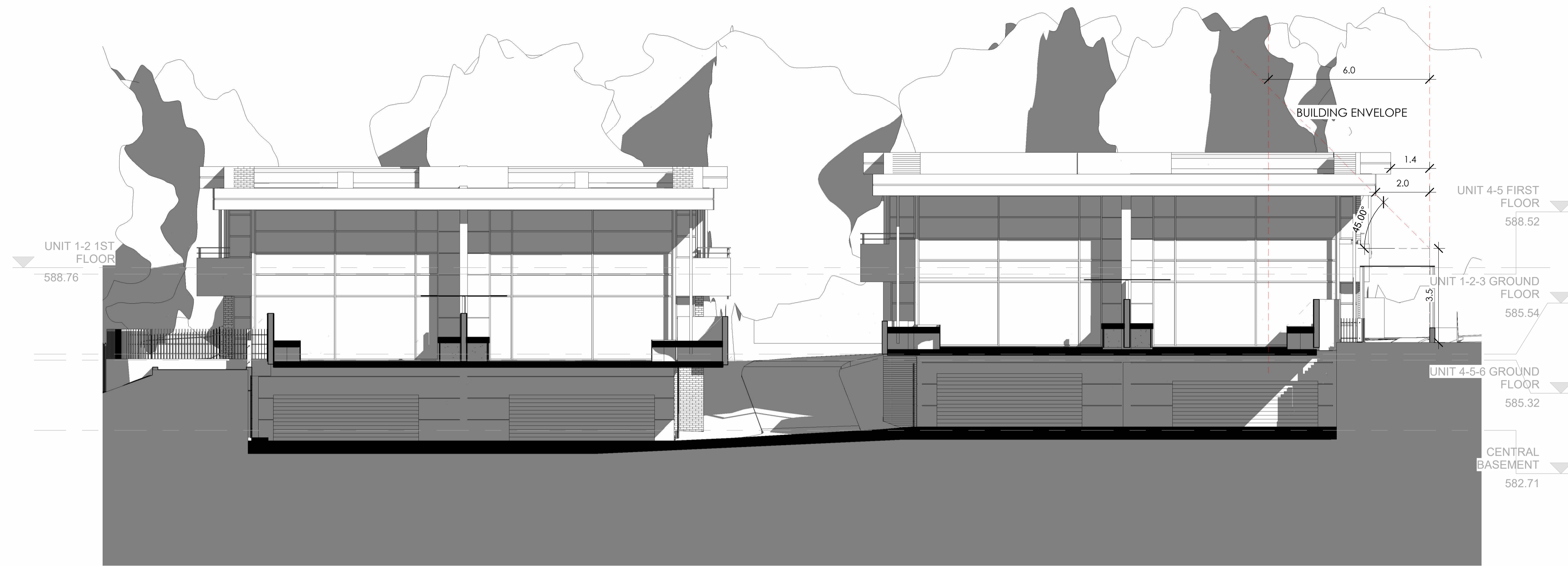
2 East Elevation
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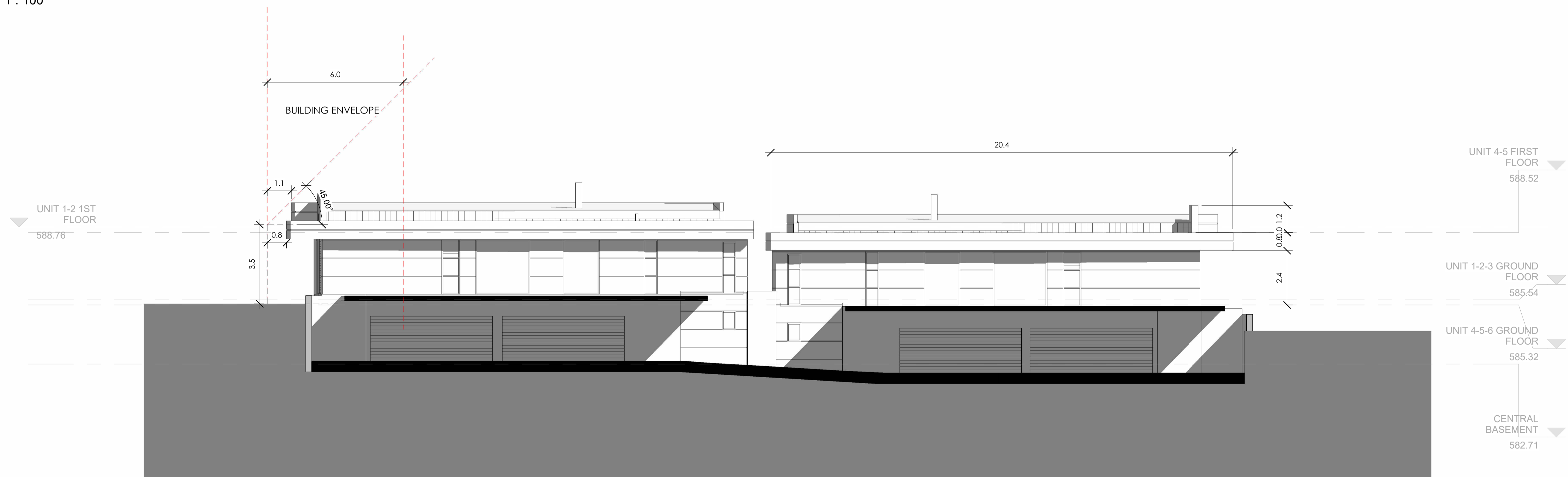
1 South Elevation
1 : 100



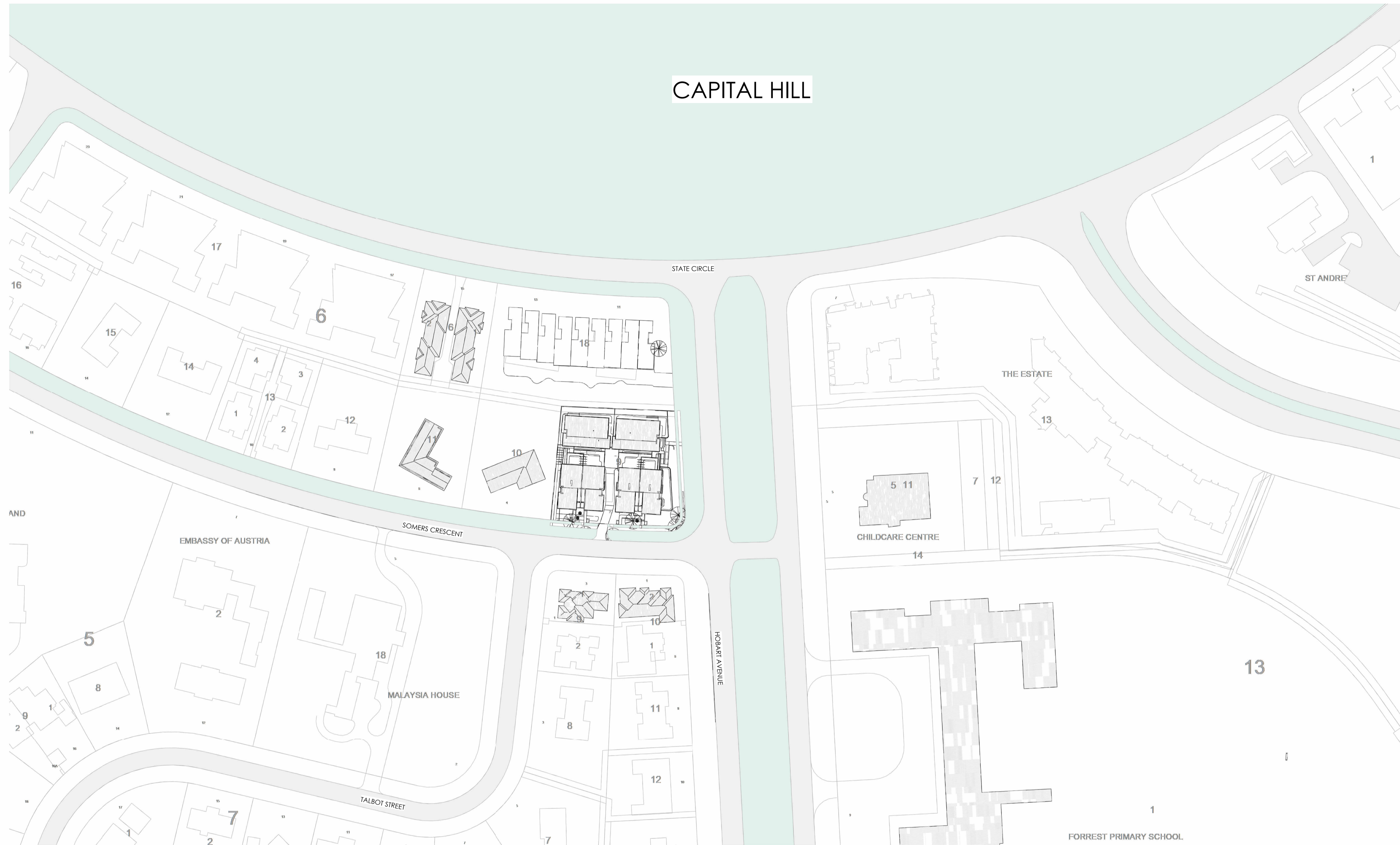
2 West Elevation
1 : 100



1 Internal North Elevation
1 : 100



2 Internal South Elevation
1 : 100



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2 SOMERS CRESCENT
 BLOCK 9 SECTION 6, FORREST
 PROJECT

ARCHITECTURE
 Context Plan 1.1000
 DRAWING TITLE

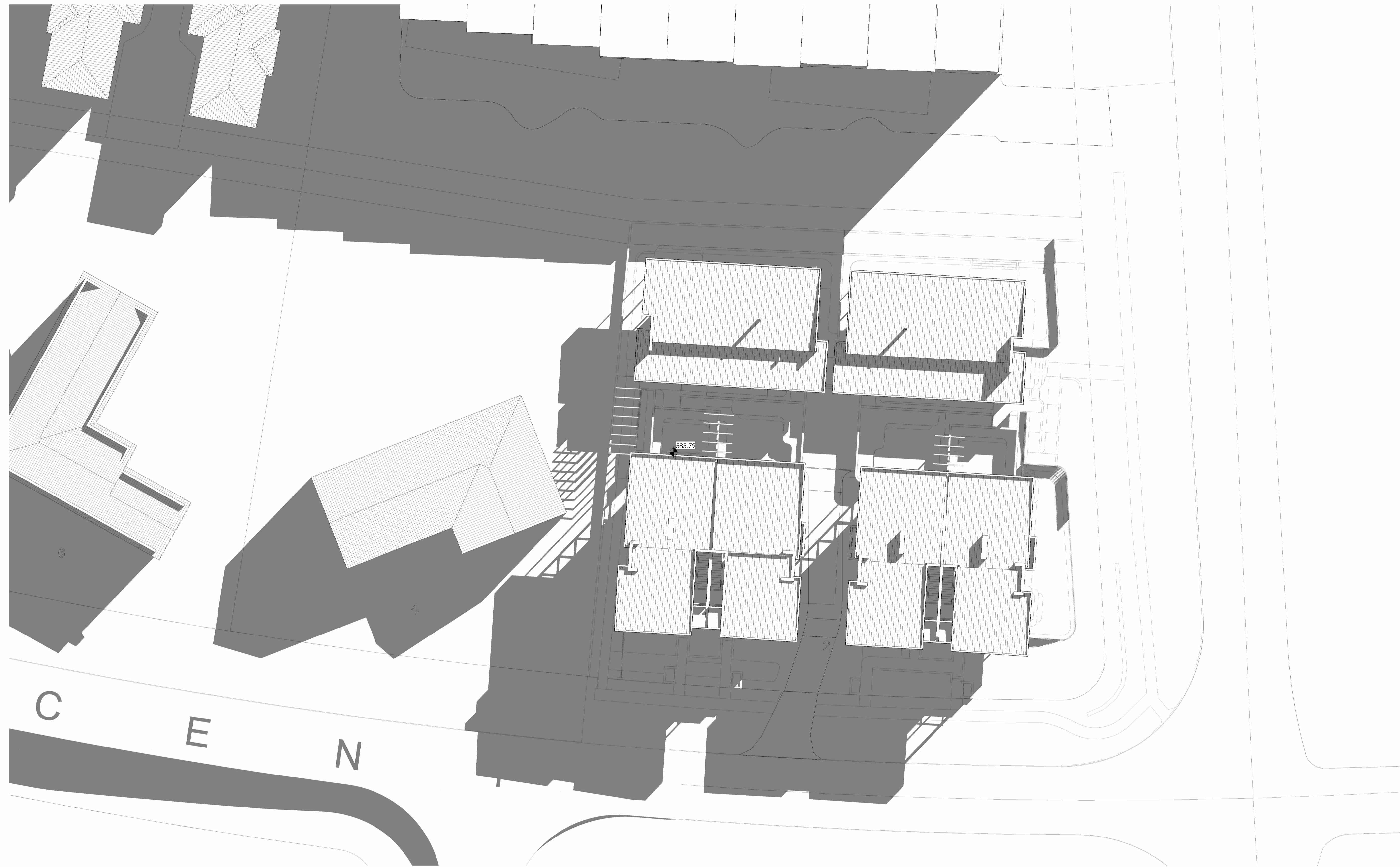
1 : 1000
 SCALE

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DRAWING NO. U200
REV A
DATE 10.10.23
PROJECT NO. J23-01065
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33.5% SITE
COVERAGE



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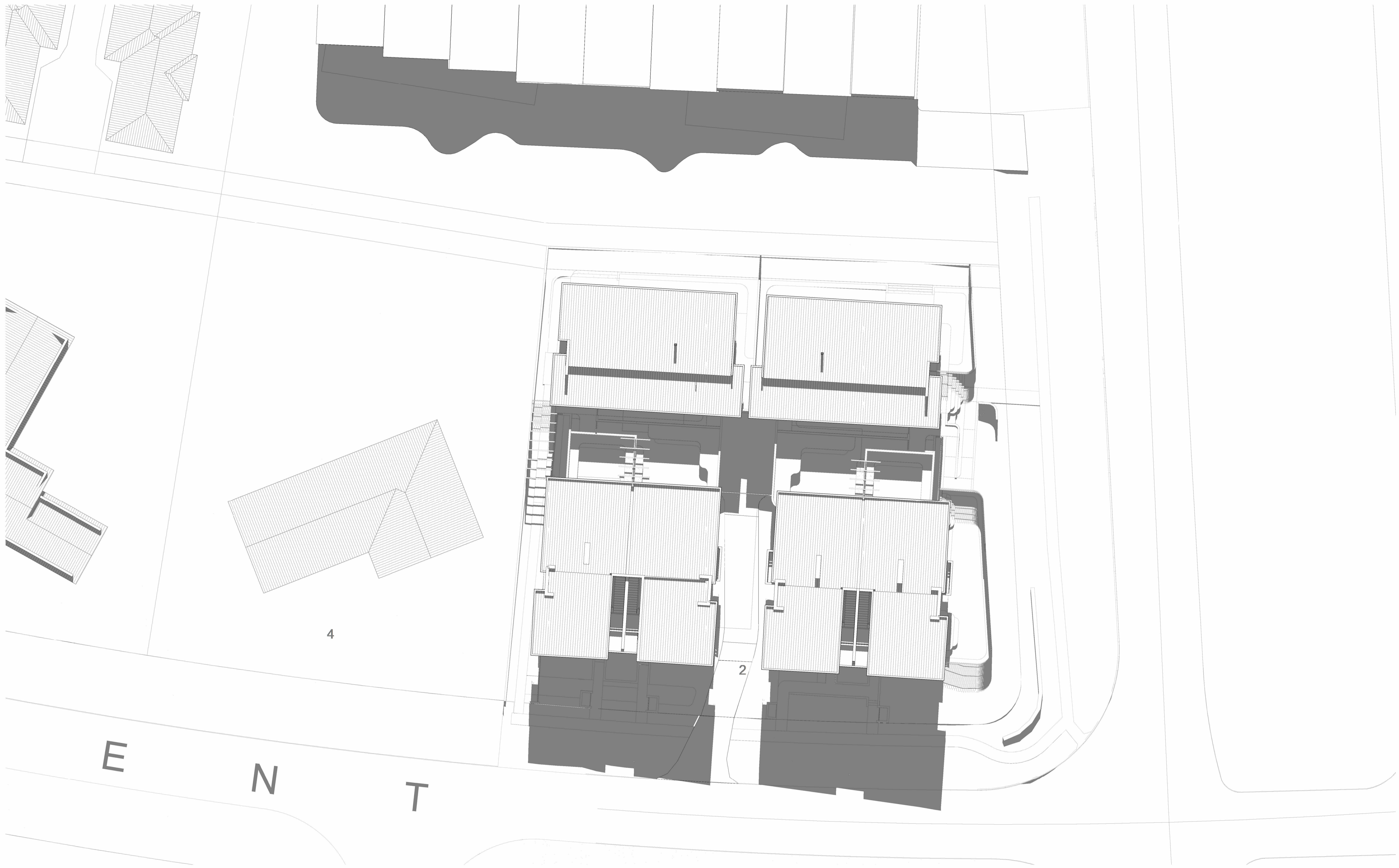
2 SOMERS CRESCENT
 BLOCK 9 SECTION 6, FORREST
 PROJECT

ARCHITECTURE
 OVERSHADOWING WINTER 9am
 DRAWING TITLE

SCALE

NORTH

DRAWING NO.	U300
REV	C
DATE	18.07.2024
PROJECT NO.	J23-01065
DRAWN BY	SW



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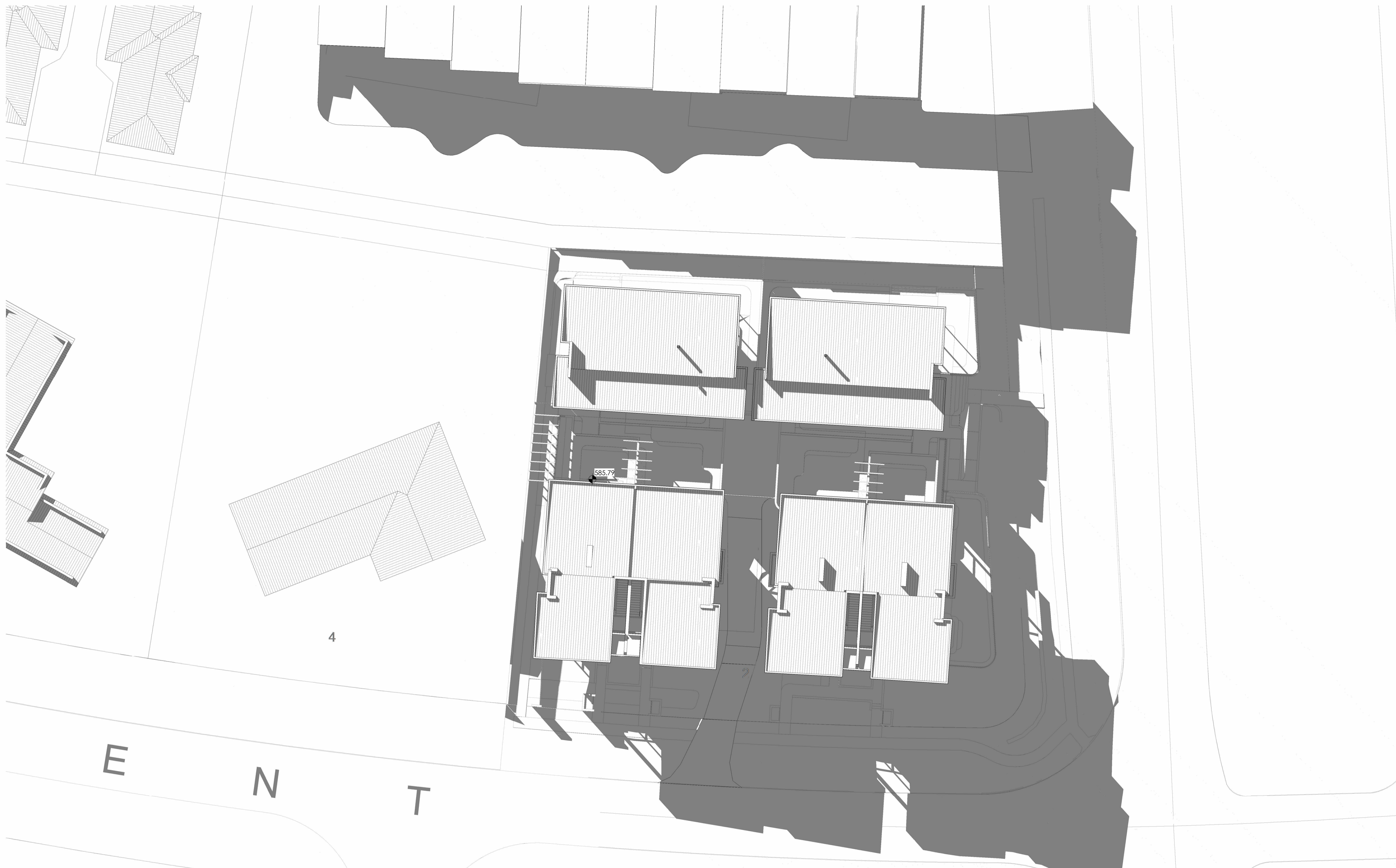
2 SOMERS CRESCENT
 BLOCK 9 SECTION 6, FORREST
 PROJECT

ARCHITECTURE
 OVERSHADOWING WINTER 12pm
 DRAWING TITLE

SCALE

NORTH

DRAWING NO.	U301
REV	C
DATE	18.07.2024
PROJECT NO.	J23-01065
DRAWN BY	SW



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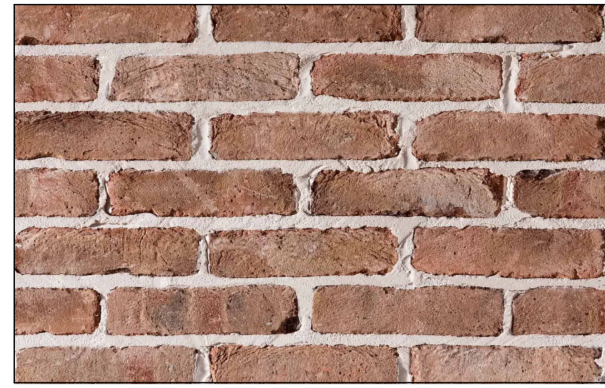
2 SOMERS CRESCENT
BLOCK 9 SECTION 6, FORREST
PROJECT

ARCHITECTURE
OVERSHADOWING WINTER 3pm
DRAWING TITLE

SCALE

NORTH

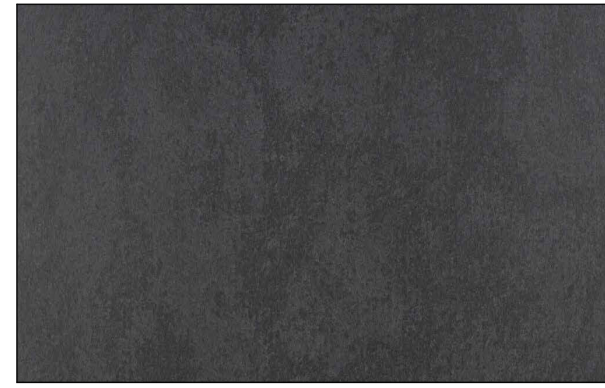
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REV	C
DATE	18.07.2024
PROJECT NO.	J23-01065
DRAWN BY	SW



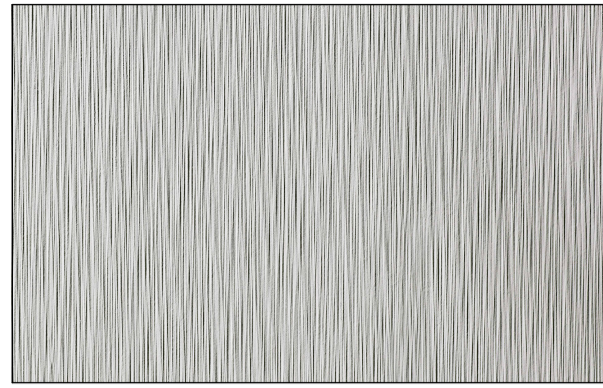
BRICK - AUSTRAL SAN SELMO AGED



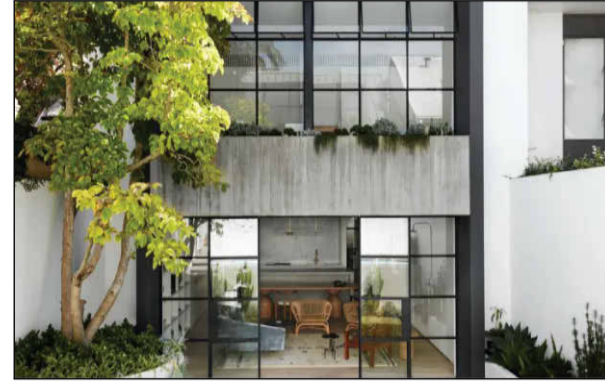
BRICK - NUBRICK AURORA ARTISAN



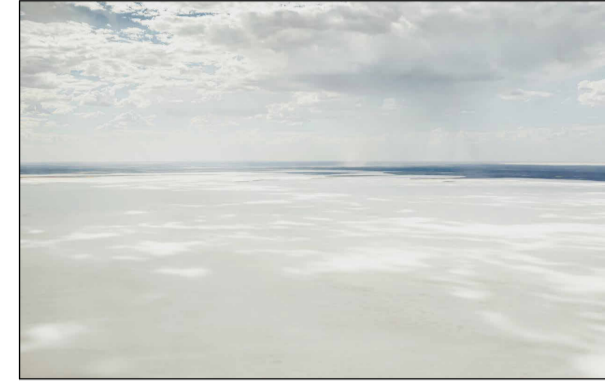
CFC SHEETING - BARESTONE : GRAPHITE



CFC SHEETING - BRUSHED CONCRETE



CONCRETE PRECAST BALCONY



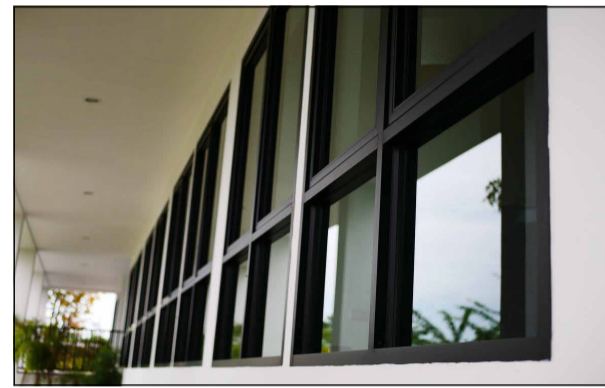
ROOF CLADDING - DOVER WHITE



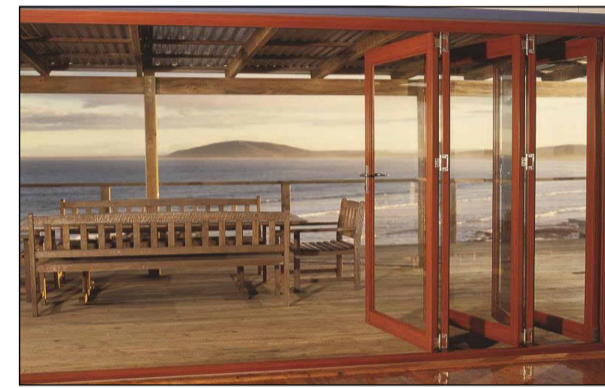
FASCIA & FLASHING - ZINC HORIZONTAL PROFILE



TIMBER 1 - MODINEX SHIPLAP



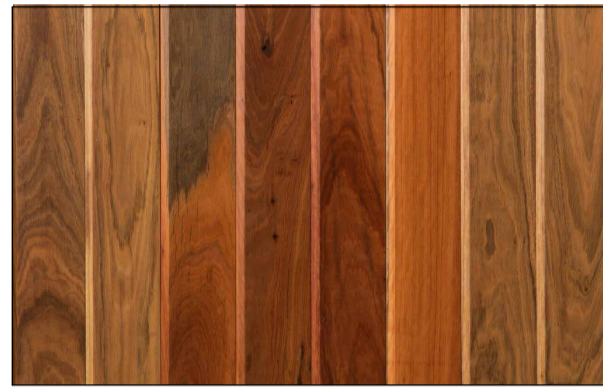
WINDOW - BLACK ALUMINIUM



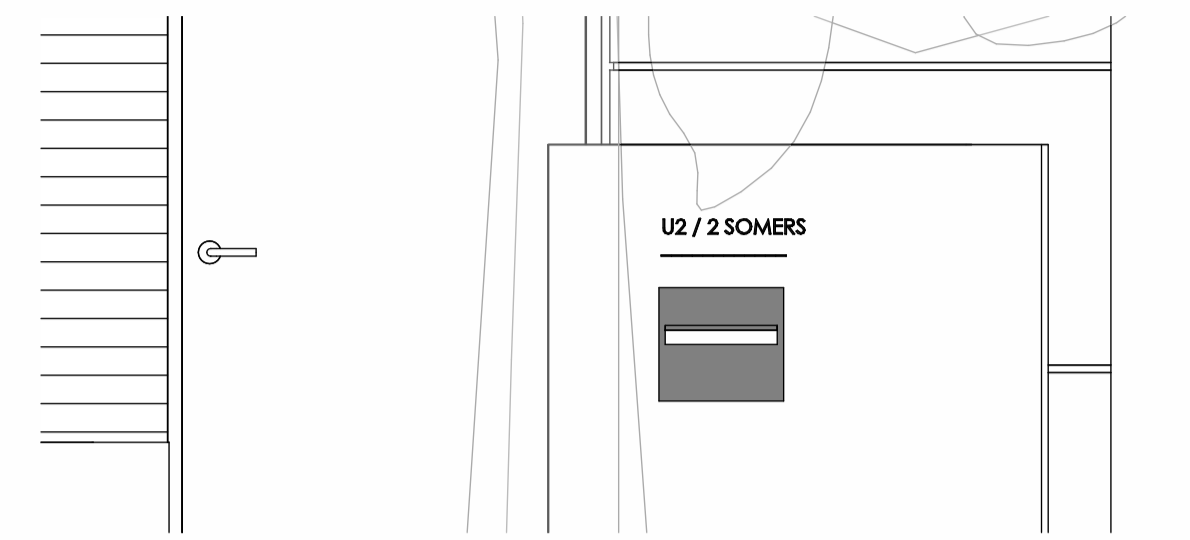
WINDOW - TIMBER LOOK



INTERNAL - LIMEWASH FINISH



TIMBER - IRONBARK CHAMFERED





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2 SOMERS CRESCENT
 BLOCK 9 SECTION 6, FORREST
 PROJECT

ARCHITECTURE
 PERSPECTIVE 1
 DRAWING TITLE

SCALE

NORTH

DRAWING NO.	U700
REV	C
DATE	18.07.2024
PROJECT NO.	J23-01065
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2 SOMERS CRESCENT
 BLOCK 9 SECTION 6, FORREST
 PROJECT

ARCHITECTURE
 PERSPECTIVE 2
 DRAWING TITLE

SCALE

NORTH

DRAWING NO.	U701
REV	C
DATE	18.07.2024
PROJECT NO.	J23-01065
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ARCHITECT

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2 SOMERS CRESCENT
BLOCK 9 SECTION 6, FORREST
PROJECT

ARCHITECTURE
PERSPECTIVE 3
DRAWING TITLE

SCALE

NORTH

DRAWING NO.	U702
REV	C
DATE	18.07.2024
PROJECT NO.	J23-01065
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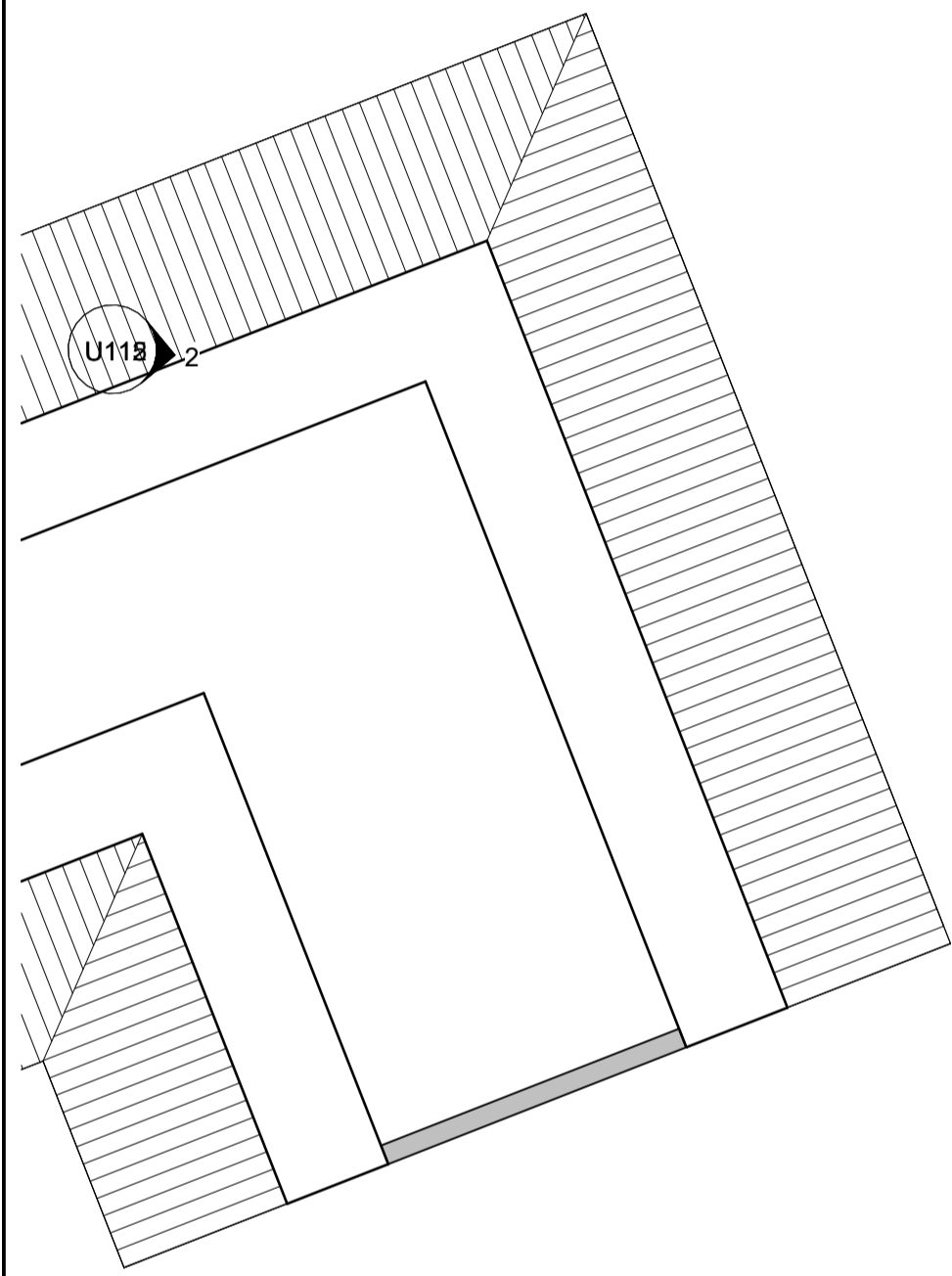
2 SOMERS CRESCENT
 BLOCK 9 SECTION 6, FORREST
 PROJECT

ARCHITECTURE
 AREA PLAN GROUND FLOOR
 DRAWING TITLE

1 : 100
 SCALE

NORTH

DRAWING NO.	U800
REV	D
DATE	30.10.2024
PROJECT NO.	J23-01065
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2 SOMERS CRESCENT
 BLOCK 9 SECTION 6, FORREST
 PROJECT

ARCHITECTURE
 AREA PLAN FIRST FLOOR
 DRAWING TITLE

1 : 100
 SCALE

NORTH

DRAWING NO.	U801
REV	D
DATE	30.10.2024
PROJECT NO.	J23-01065
DRAWN BY	SW