

21489

PROPOSED TOWNHOUSE DEVELOPMENT

11-13 STATE CIRCLE, FORREST ACT

TOWN PLANNING

TP_DRAWING LIST			
SHEET NUMBER	SHEET TITLE	CURRENT REVISION	DATE
TP000	DRAWING LIST	B	2021.09.03
TP020	DEVELOPMENT SUMMARY	-	2021.09.03
TP030	GARDEN AREA PLAN	B	2021.09.03
TP100	GROUND FLOOR PLAN	B	2021.09.03
TP101	FIRST FLOOR PLAN	B	2021.09.03
TP102	SECOND FLOOR PLAN	B	2021.09.03
TP110	ROOF PLAN	B	2021.09.03
TP150	SHADOW STUDY - 9AM & 10AM	B	2021.09.03
TP151	SHADOW STUDY - 12NOON & 3PM	B	2021.09.03
TP200	STREET FRONT INTERFACE	B	2021.09.03
TP201	SIDE ELEVATIONS	B	2021.09.03
TP300	SECTIONS	B	2021.09.03
TP800	PERSPECTIVES	B	2021.09.03
TP900	ARCHITECTURAL EXTERNAL FINISH SCHEDULE	A	2021.09.03

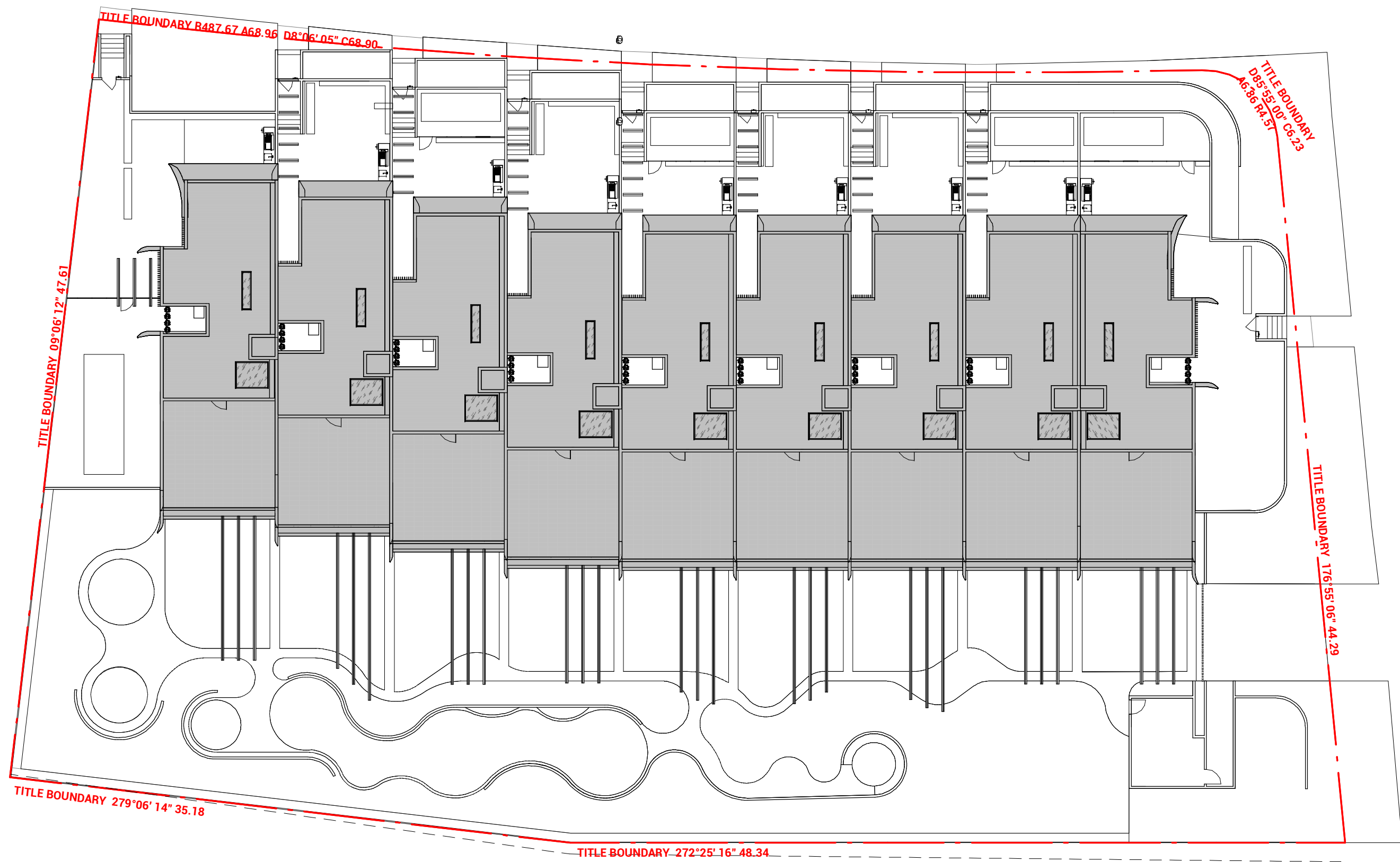


DEVELOPMENT SUMMARY															
PROJECT NAME		11-13 STATE CIRCLE, FORREST													
PROJECT NO.		21489													
REVISION		-													
DATE		31/08/2021													
TOTAL SITE AREA		3767 m2						TOTAL GARDEN A		1145 m2		1145 m2		30.40%	
TOTAL SITE COVERAGE		1334 m2			35.41%			TOTAL GFA		2470.1 m2		3013.2 m2			
TOTAL PERMEABILITY		1145 m2			30.40%										
FLOOR AREA RATIO		0.800			GARDEN AREA / PERMEABILITY TO BE CONFIRMED AFTER COORDINATION										
UNIT NO.	TYPE	GROSS FLOOR AREA										COMMON AREA			
		GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL HABITABLE GFA	GARAGE	TOTAL GFA	GROUND FLOOR POS	ROOF TERRACE POS	CAR SPACE	EXTERNAL STORAGE	COMMON DRIVEWAY	GARDEN AREA	SERVICES	
UNIT 1	3 BED 4BATH + STUDY	69.3 m2	130.1 m2	76.3 m2	275.7 m2	61.2 m2	336.9 m2	179 m2	52 m2	3	6 m3				
UNIT 2	3 BED 4BATH + STUDY	69.3 m2	128.7 m2	76.1 m2	274.1 m2	60.1 m2	334.2 m2	73 m2	52 m2	3	6 m3				
UNIT 3	3 BED 4BATH + STUDY	69.3 m2	128.7 m2	76.1 m2	274.1 m2	60.1 m2	334.2 m2	73 m2	52 m2	3	6 m3				
UNIT 4	3 BED 4BATH + STUDY	69.3 m2	128.7 m2	76.1 m2	274.1 m2	60.1 m2	334.2 m2	73 m2	52 m2	3	6 m3				
UNIT 5	3 BED 4BATH + STUDY	69.3 m2	128.7 m2	76.1 m2	274.1 m2	60.1 m2	334.2 m2	73 m2	52 m2	3	6 m3				
UNIT 6	3 BED 4BATH + STUDY	69.3 m2	128.7 m2	76.1 m2	274.1 m2	60.1 m2	334.2 m2	77 m2	52 m2	3	6 m3				
UNIT 7	3 BED 4BATH + STUDY	69.3 m2	128.7 m2	76.1 m2	274.1 m2	60.1 m2	334.2 m2	76 m2	52 m2	3	6 m3				
UNIT 8	3 BED 4BATH + STUDY	69.3 m2	128.7 m2	76.1 m2	274.1 m2	60.1 m2	334.2 m2	72 m2	52 m2	3	6 m3				
UNIT 9	3 BED 4BATH + STUDY	69.3 m2	130.1 m2	76.3 m2	275.7 m2	61.2 m2	336.9 m2	196 m2	52 m2	3	6 m3				
SUBTOTAL		623.7 m2	1161.1 m2	685.3 m2	2470.1 m2	543.1 m2	3013.2 m2	892 m2	468 m2	27	54 m3				
VISITOR PARKING															
COMMON												624 m2	1004 m2	44 m2	
TOTAL		623.7 m2	1161.1 m2	685.3 m2	2470.1 m2	543.1 m2	3013.2 m2	892 m2	468 m2	27	54 m2	624 m2	1004 m2	44 m2	

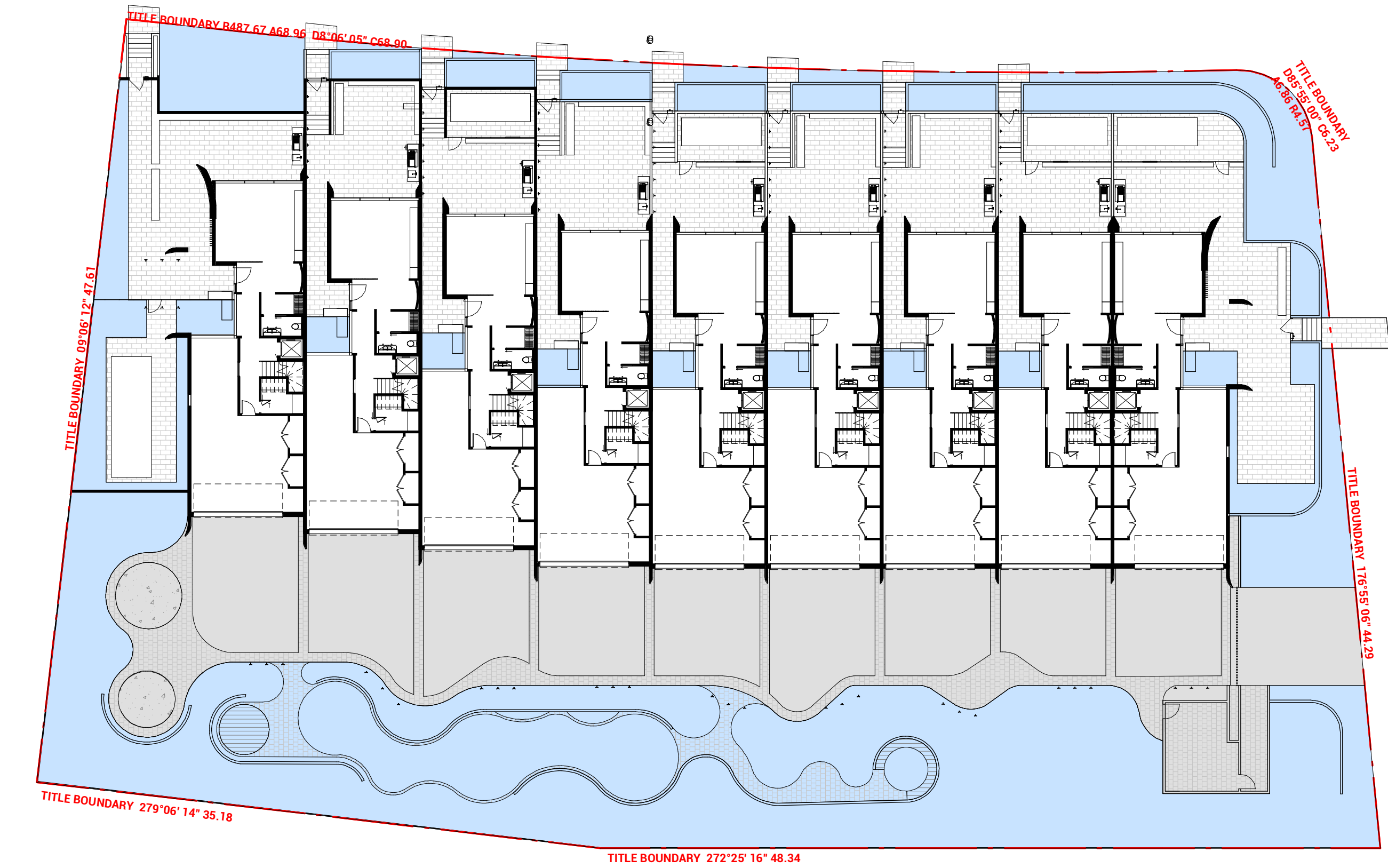
* ALL SHAFTS EXCLUDED ON UPPER LEVELS;
* STORAGE AREAS INCLUSIVE WITHIN GARAGES



1 TP - Garden Area
SCALE 1 : 250

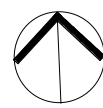


2 TP - Site Coverage
SCALE 1 : 250



3 TP - Permeability
SCALE 1 : 250

Revision			
No.	Date	Notes	Issued By
-	2021.07.22	ISSUED FOR INFORMATION	JX
A	2021.08.11	ISSUED FOR INFORMATION	JX
B	2021.09.03	ISSUED FOR SUBMISSION	ZW



LEGEND:

- GARDEN AREA
- SITE COVERAGE
- PERMEABILITY
- PROPOSED CANOPY TREE
- EXISTING TREES TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION ZONE
REFER ARBORIST'S REPORT FOR DETAILS.
- STRUCTURAL ROOT ZONE
REFER ARBORIST'S REPORT FOR DETAILS.

DEVELOPMENT SUMMARY			
SITE AREA:	3767m ²		
SITE COVERAGE:	35.4%	1334m ²	
GARDEN AREA:	30.4%	1145m ²	
PERMEABILITY:	30.4%	1145m ²	



LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING TREES TO BE REMOVED
- PROPOSED NEW CANOPY TREE
- TREE PROTECTION ZONE
REFER ARBORIST'S REPORT FOR DETAILS.
- STRUCTURAL ROOT ZONE
REFER ARBORIST'S REPORT FOR DETAILS.
- HATCHED AREA DENOTES
XXm² SPOS AT MIN. XXm
WIDE
- H/L HIGHLIGHT WINDOW
WITH MIN. 1.7m SILL
- MB MAIL BOXES
- OBS FIXED OBSCURED GLAZING
TO MIN. 1.7m HIGH
- RET. RETAINING WALL
- RT RAINWATER TANK
- 6m³ 6m³ STORAGE
- CL CLOTHESLINE
- NOMINAL BIN LOCATION
- ELECTRICAL METER
- GAS METER
- WATER METER
- MSB MAIN SWITCHBOARD

1 TP - Level 2
SCALE 1 : 150

Architecture | Interior Design
Parallel Workshop Pty Ltd
ACN 611 137 458
A: 10 Elizabeth Street, Richmond VIC 3121
E: info@parallelworkshop.com.au
T: +61 03 90020100

Copyright © Parallel Workshop Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of Parallel Workshop Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of Parallel Workshop Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to Parallel Workshop Pty Ltd.

Project
PROPOSED TOWNHOUSE DEVELOPMENT
11-13 STATE CIRCLE, FORREST ACT

Client
KEGGINS ESTATE

Revision

No.	Date	Notes	Issued By
A	2021.07.22	ISSUED FOR INFORMATION	JX
B	2021.08.11	ISSUED FOR INFORMATION	JX
C	2021.09.03	ISSUED FOR SUBMISSION	ZW

Title
SECOND FLOOR PLAN

Sheet Status
TOWN PLANNING
NOT FOR CONSTRUCTION

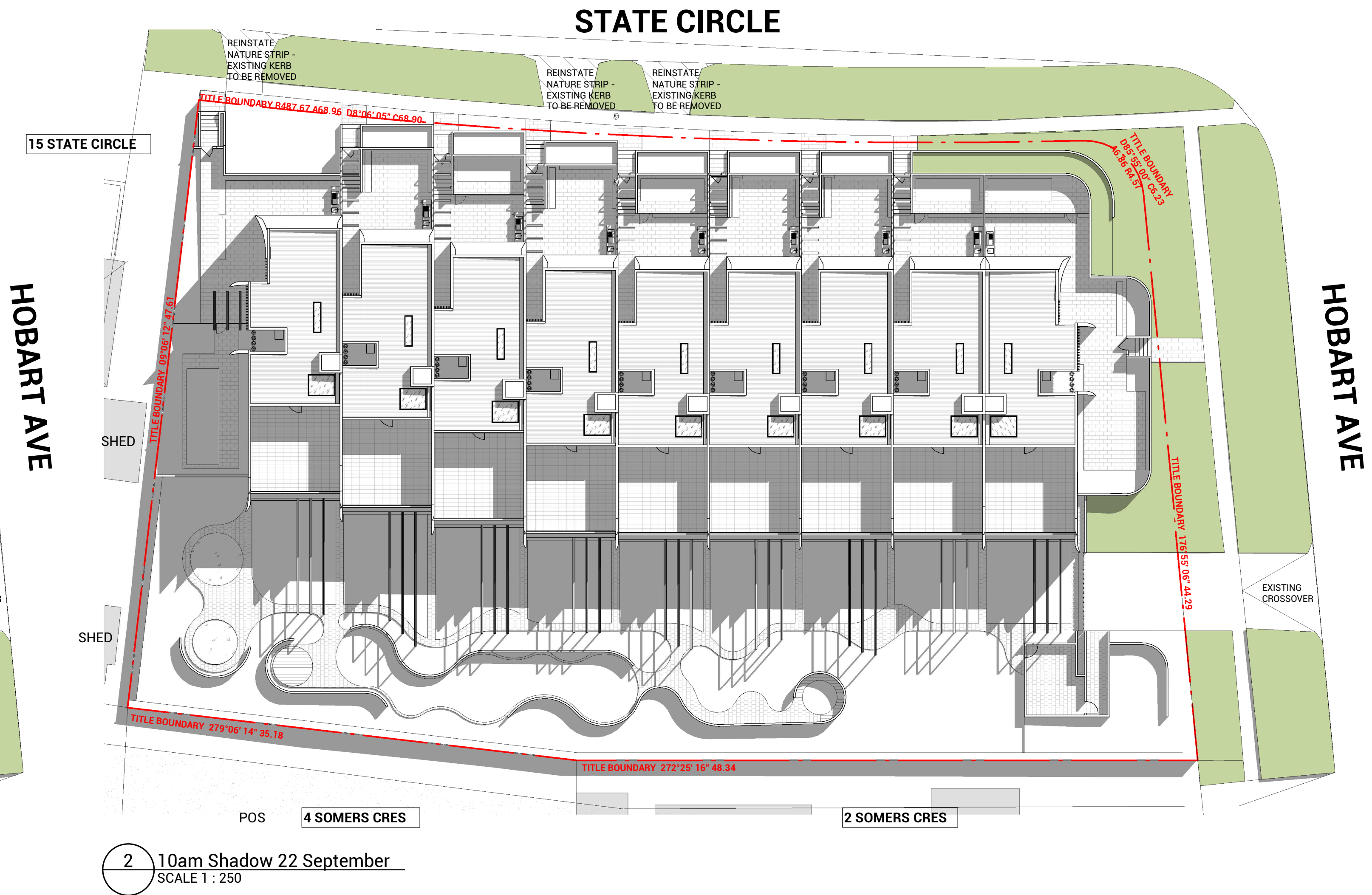
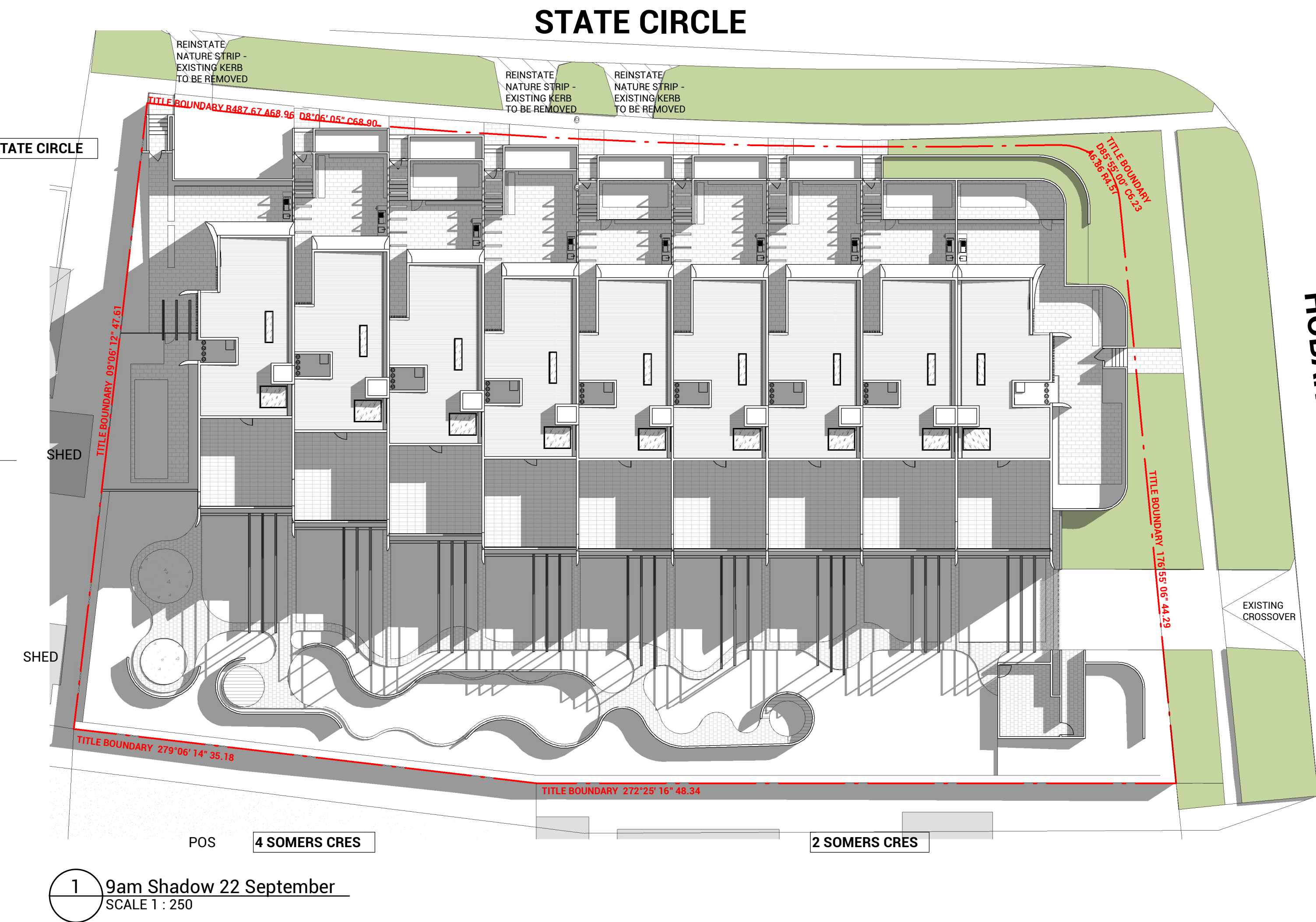
Sheet No.
TP102

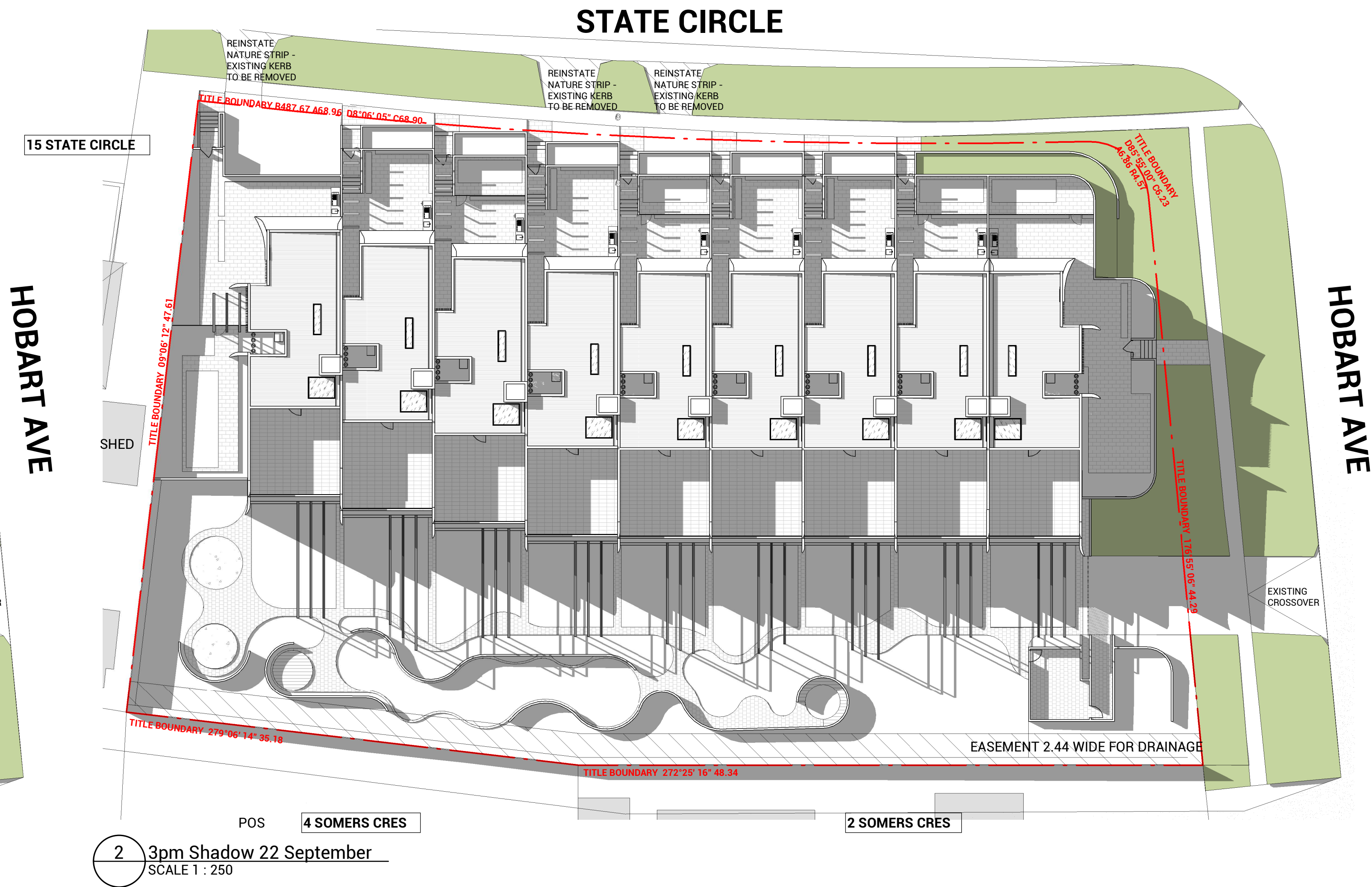
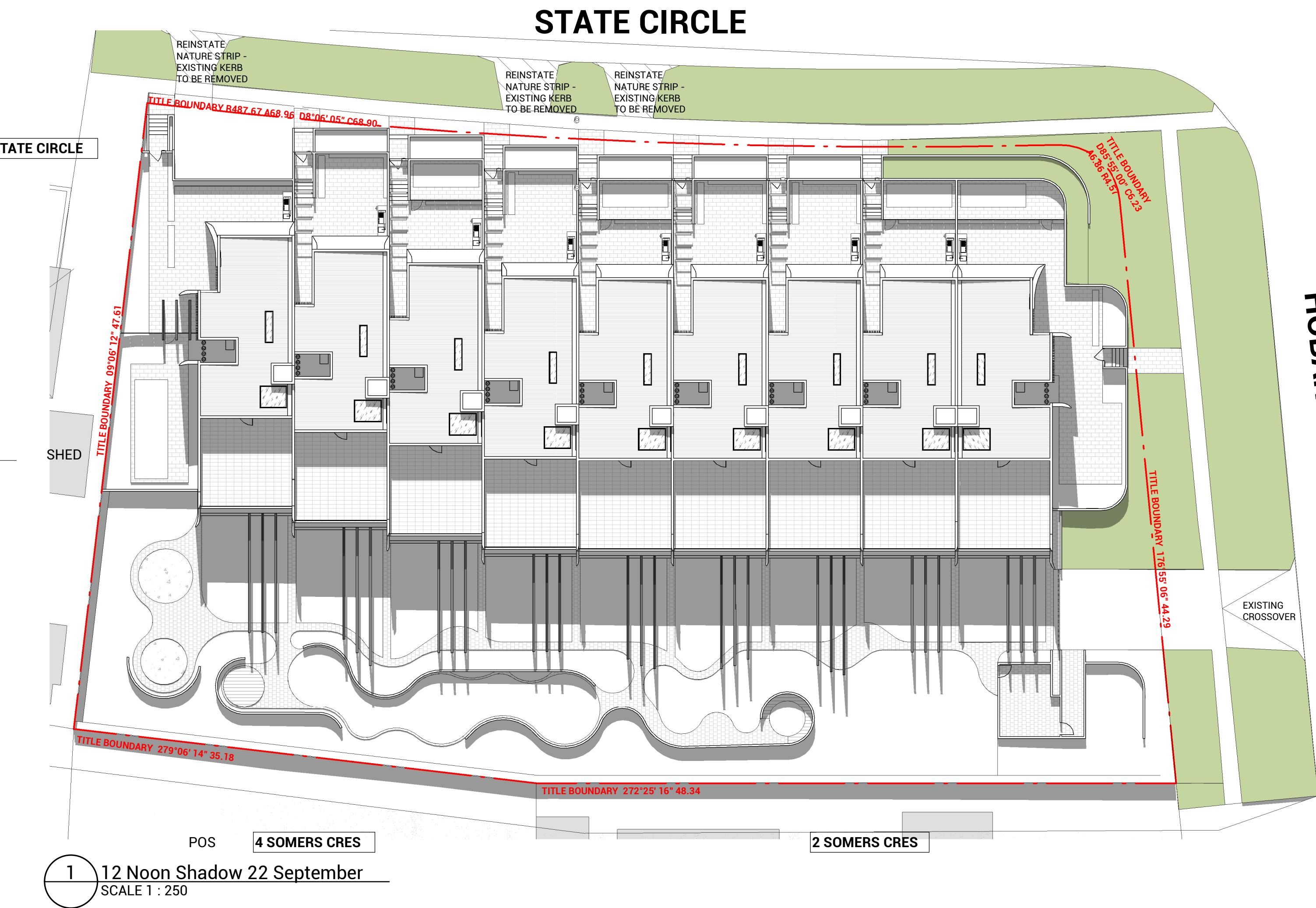
Scale
As indicated at A1
Date
2021.09.03

Revision
B

Project No.
21489

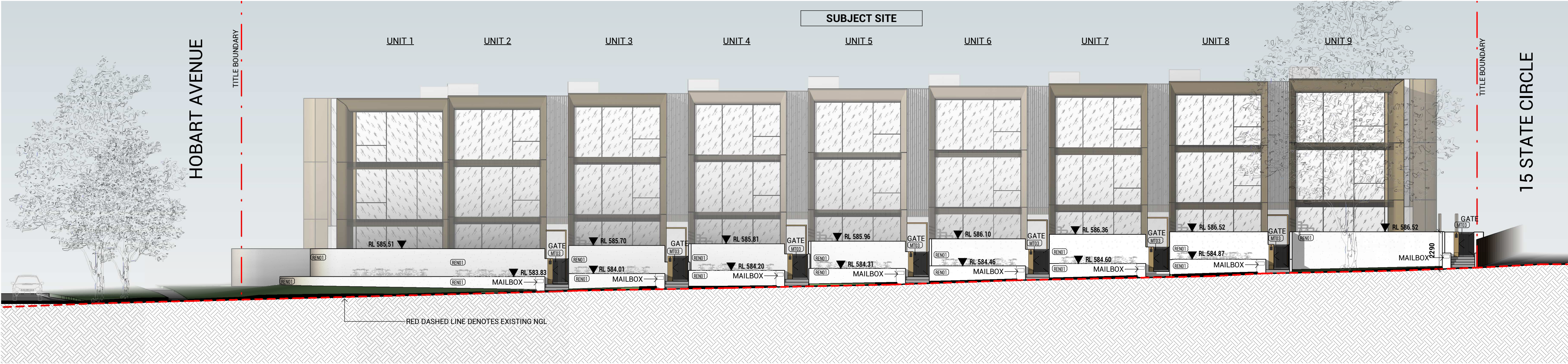
TOWN PLANNING



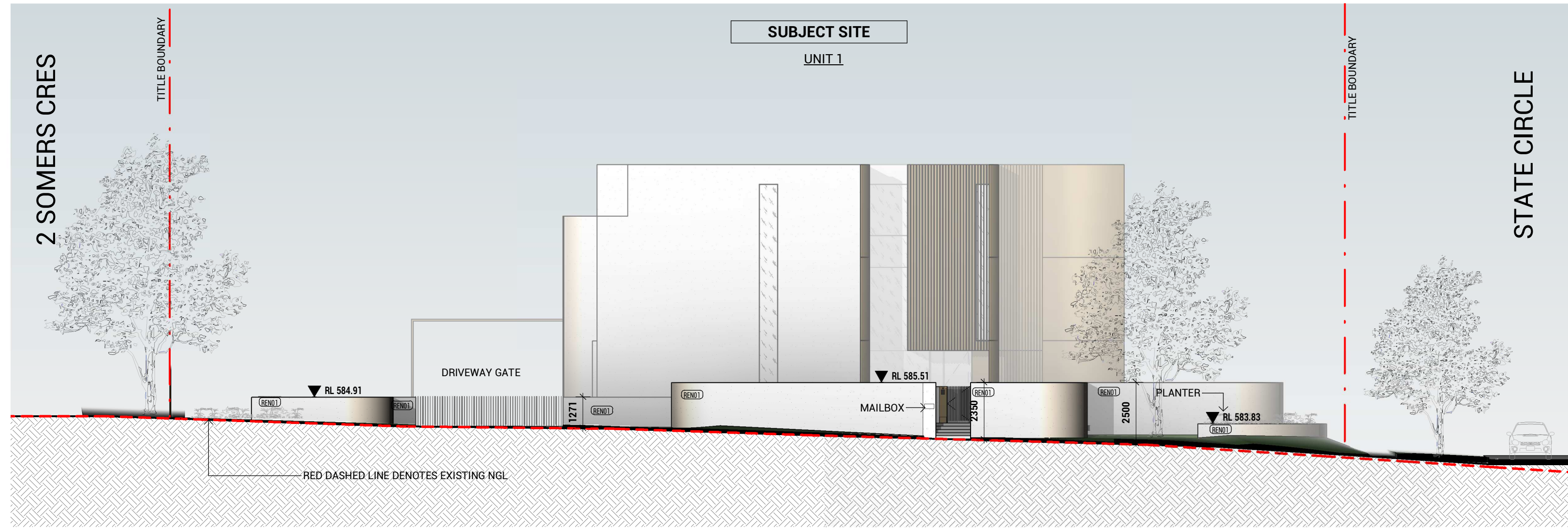


Revision			Issued By
No.	Date	Notes	
-	2021.07.22	ISSUED FOR INFORMATION	JX
A	2021.08.11	ISSUED FOR INFORMATION	JX
B	2021.09.03	ISSUED FOR SUBMISSION	ZW





1 NORTH FENCE ELEVATION
SCALE 1 : 150



2 EAST FENCE ELEVATION
SCALE 1 : 150

MATERIAL LEGEND	
GL01	GLAZING- CLEAR
GL02	GLAZING- OBSCURED
REN01	LIGHT BEIGE RENDER FINISH
MT01	METAL CLADDING- COLOUR COAT DARK BROWN
MT02	METAL CLADDING- COLOUR COAT BROWN
MT03	METAL CLADDING- COLOUR COAT MATT BLACK

Revision			Issued By
No.	Date	Notes	
-	2021.07.22	ISSUED FOR INFORMATION	JX
A	2021.08.11	ISSUED FOR INFORMATION	JX
B	2021.09.03	ISSUED FOR SUBMISSION	ZW



3 EAST ELEVATION
SCALE 1 : 150



Title

SIDE ELEVATIONS

Sheet Status

TOWN PLANNING

NOT FOR CONSTRUCTION

Sheet No.

TP201

Scale

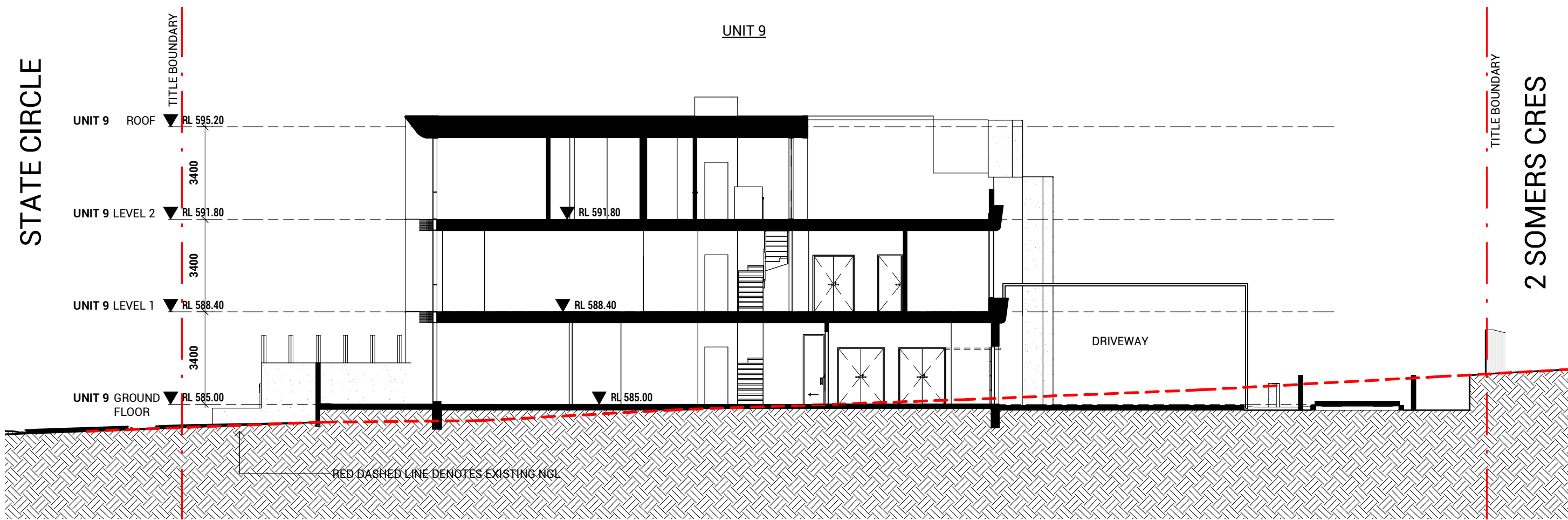
As indicated at A1

Date

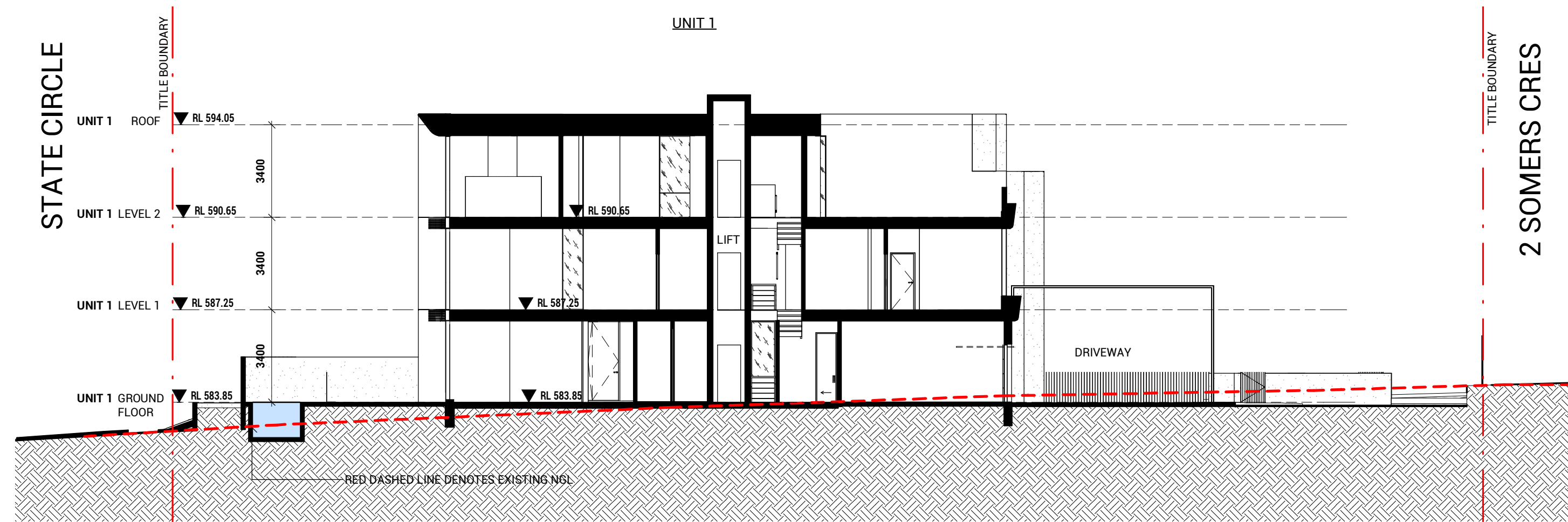
2021.09.03

Revision
B

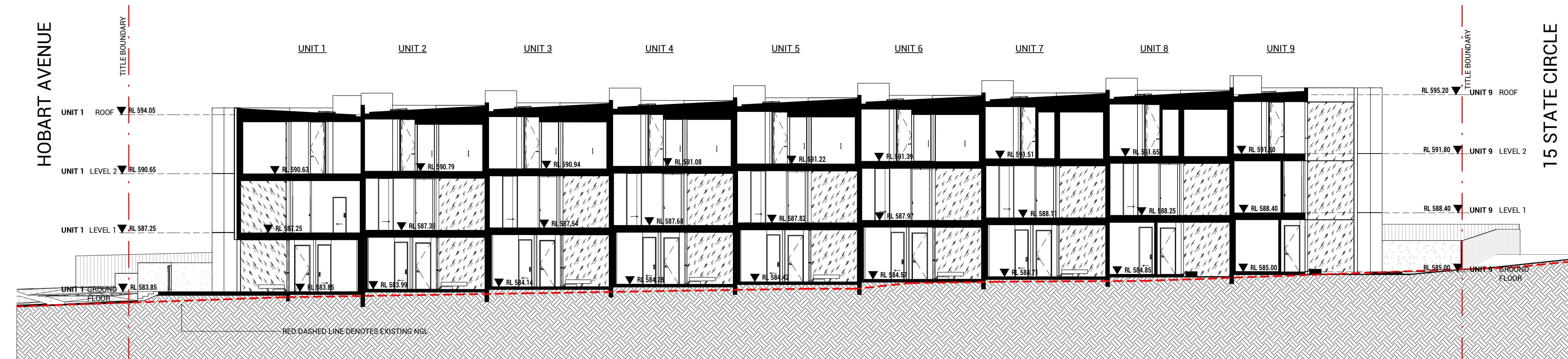
Project No.
21489



1 SECTION AA
SCALE 1 : 150



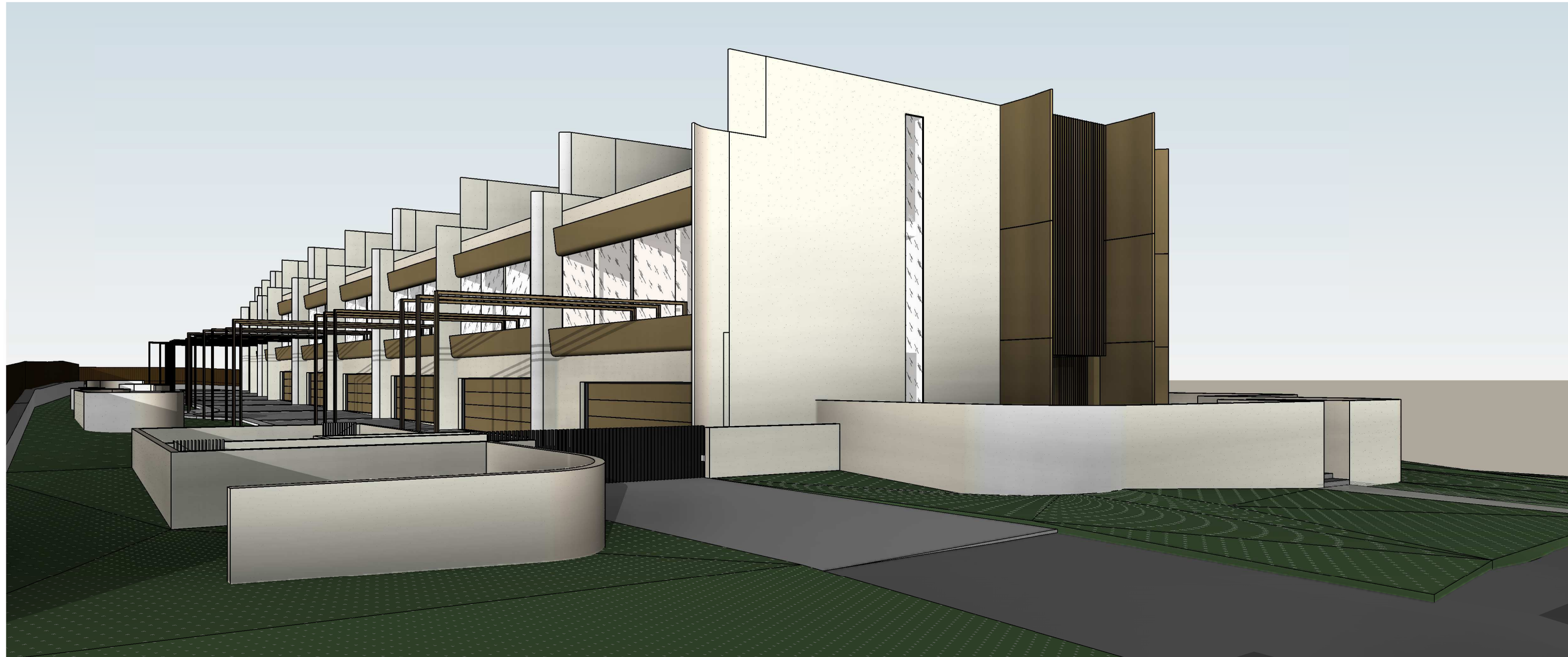
2 SECTION BB
SCALE 1 : 150



3 SECTION CC
SCALE 1 : 150



1 PERSPECTIVE A
SCALE

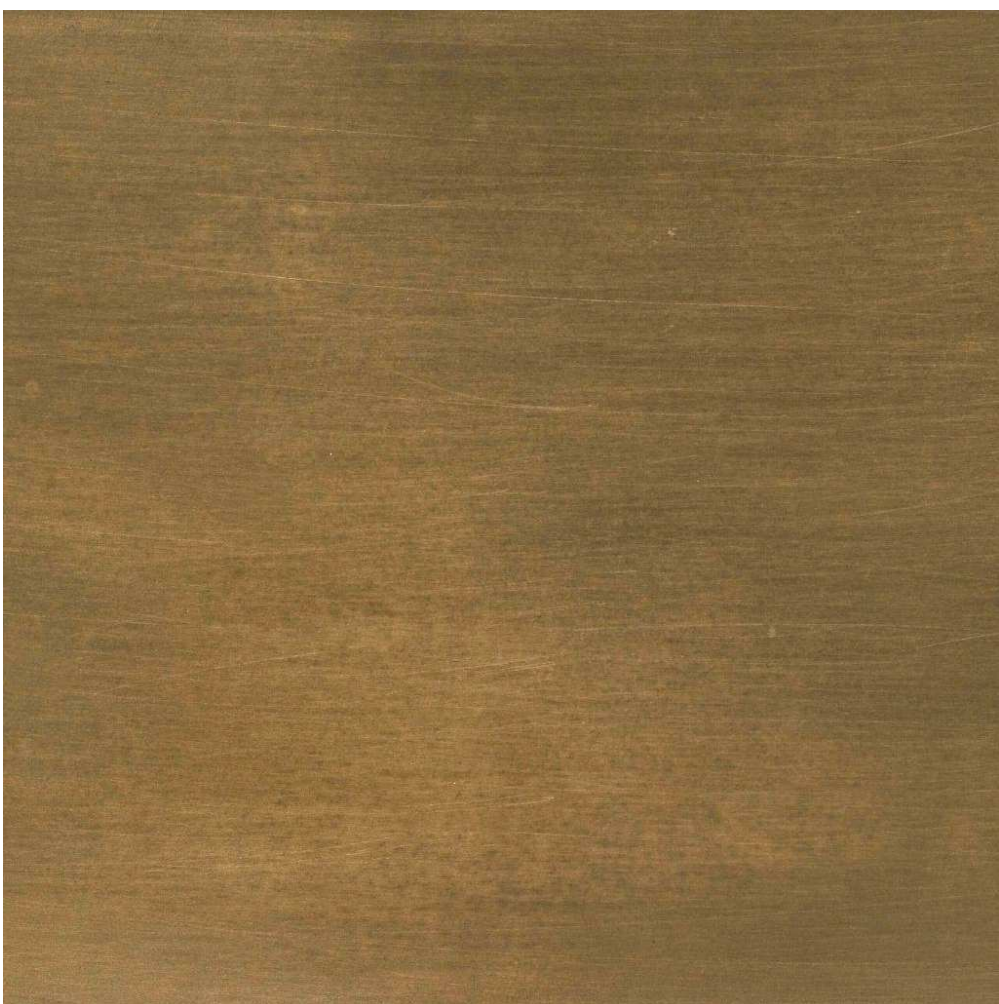


2 PERSPECTIVE B
SCALE

ARCHITECTURAL EXTERNAL FINISHES SCHEDULE



1. **MT01** METAL CLADDING - DARK BROWN



2. **MT02** METAL CLADDING - BROWN



3. **MT03** METAL FINISH - MATT BLACK
(ENTRY GATE AND DRIVEWAY GATE)



4. **REN01** RENDER FINISH - LIGHT BEIGE



5. **GL01** GLAZING - CLEAR



6. **GL02** GLAZING - OBSCURED

Revision			
No.	Date	Notes	Issued By
1	2021.08.11	ISSUED FOR INFORMATION	JX
A	2021.09.03	ISSUED FOR SUBMISSION	ZW