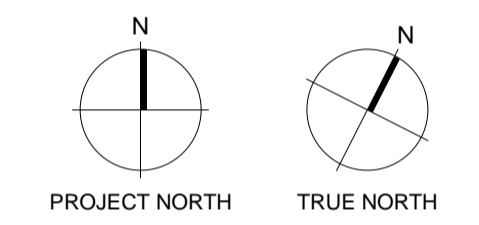


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**Revisions**  
A 07.21.23 Town Planning Submission  
B 07.12.23 Town Planning RFI

**Notes**

- STAGE 01 - 4B3
- STAGE 01 - 4B3
- STAGE 01 - 4B3
- STAGE 01 - 4B3
- STAGE 02 - 4B1
- STAGE 02 - 4B1



**Consultants**

- Armitage Jones  
Project Manager
- TTW  
Structural Engineer
- ARUP  
Services Engineer
- RED FIRE  
Fire Engineer
- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

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**Project Title**

9860\_District Living Residential Development

**Drawing Title**

STAGING PLAN

**Drawing Status**

TOWN PLANNING

**Drawing Details**

Scale	1 : 250 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

<b>Drawing No</b>	<b>Revision</b>
A03.006	B



NORTH LANE

THE LANE

4B1 ENTRY PLAZA

LOADING BAY

LOADING DOCK

RETAIL - MINI MAJOR

THE WAY

THE LANE - SHARED SPACE

THE LAWN

THE GARDENS

INDICATIVE FUTURE CIVIC BUILDING

ST MANGOS LANE

LITTLE DOCKLANDS DRIVE

BOH RAINWATER PUMP AND TANK ROOM

BOH FIRE PUMP AND TANK ROOM

MAIN SWITCHBOARD

SUBSTATION

GAS METER

WATER METER

SPRINKLER CONTROL VALVE

FIRE BOOSTER

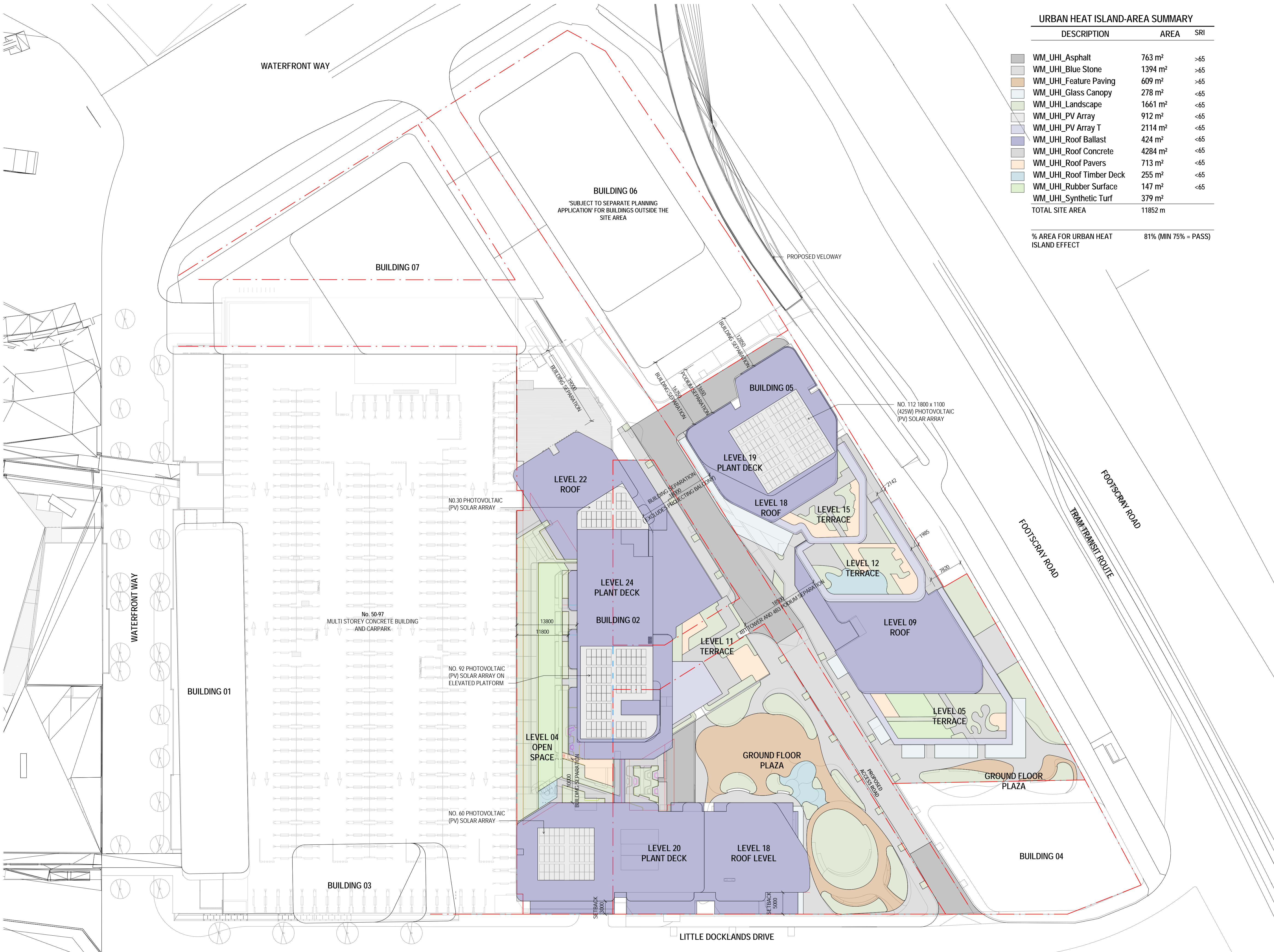
FIRE CONTROL CENTRE

RAMP TO LEVEL

OUTLINE OF TOWER ABOVE

OUTLINE OF PODIUM ABOVE

DOTTED LINE INDICATES PROPOSED CANOPY ABOVE



**URBAN HEAT ISLAND-AREA SUMMARY**

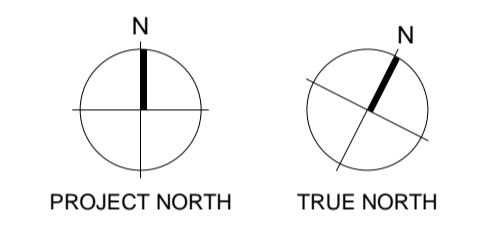
DESCRIPTION	AREA	SRI
WM_UHI_Aspphalt	763 m <sup>2</sup>	>65
WM_UHI_Blue Stone	1394 m <sup>2</sup>	>65
WM_UHI_Feature Paving	609 m <sup>2</sup>	>65
WM_UHI_Glass Canopy	278 m <sup>2</sup>	<65
WM_UHI_Landscape	1661 m <sup>2</sup>	<65
WM_UHI_PV Array	912 m <sup>2</sup>	<65
WM_UHI_PV Array T	2114 m <sup>2</sup>	<65
WM_UHI_Roof Ballast	424 m <sup>2</sup>	<65
WM_UHI_Roof Concrete	4284 m <sup>2</sup>	<65
WM_UHI_Roof Pavers	713 m <sup>2</sup>	<65
WM_UHI_Roof Timber Deck	255 m <sup>2</sup>	<65
WM_UHI_Rubber Surface	147 m <sup>2</sup>	<65
WM_UHI_Synthetic Turf	379 m <sup>2</sup>	<65
<b>TOTAL SITE AREA</b>	<b>11852 m</b>	

**% AREA FOR URBAN HEAT ISLAND EFFECT** 81% (MIN 75% = PASS)

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**Revisions**  
A 07.12.23 Town Planning RFI

**Notes**  
INFORMATION EXTRACTED FROM:  
SURVEY DATA RECEIVED 09/02/2022  
EASEMENT INFORMATION RECEIVED 18/03/2022  
WFC EAST - DEVELOPMENT PLAN V02\_03/03/2022



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**Project Title**  
9860\_District Living Residential Development

**Drawing Title**  
PROPOSED - OVERALL DEVELOPMENT - ROOF - URBAN HEAT ISLAND  
**Drawing Status**  
TOWN PLANNING

**Drawing Details**  
Scale 1 : 400 @ A1  
Date 07.12.23  
Job No 9860  
Drawn Author  
Checked Checker

**Drawing No** A03.008  
**Revision** A

Revisions

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

LEVEL	FLOOR TO FLOOR	APPROX RL	FLOORS (#)	GFA	CARPARK (L03 existing carpark + Bike & Resi Storage + L02 4B3) Excluded from GFA	COMMON/ CIRCULATION	SERVICES	CORE/WASTE	BIKE STORAGE	RESI CORR STORAGE (SOM)	NLA	RESIDENTIAL NSA	NSA PLATE EFFICIENCY	RESIDENTIAL BALCONY/ TERRACE	RESIDENTIAL BALCONY PLANTER	STUDIO APT	1 BED APT	1 BED + OPEN STUDY	2 BED + 1 BATH	2 BED APT (incl. SOHO)	2 BED APT + OPEN STUDY	3 BED APT	PENTHOUSE	APARTMENTS (#)	RESIDENTIAL AMENITY	RESIDENTIAL AMENITY (TERRACE)	RESI CORR & GROUND FLOOR STORAGE (M3) (3M3 X CAGE)	STORAGE CAGE (#)	BIKE (#)	PARKING INDICATIVE (#)	
GROUND	3.4	3	1	2375	0	545	646	436	390	0	358	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	382	0
MEZZANINE	3.1	3	1	1459	0	270	331	218	0	537	103	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	522	174	0	0
LEVEL 01	3.1	6.4	1	2013	0	380	77	183	0	28	0	963	48%	162	35	6	2	1	1	6	0	0	0	16	382	0	24	8	0	0	
LEVEL 02	3.1	9.5	1	1931	1998	364	127	175	0	38	0	980	51%	165	0	5	3	1	1	6	0	0	0	16	247	104	282	94	288	51	
LEVEL 03	3.1	12.6	1	2064	0	316	100	177	0	82	0	1389	67%	246	0	5	2	2	1	10	1	0	0	21	0	0	90	30	0	0	
LEVEL 04	3.1	15.7	1	3011	0	361	156	179	0	124	0	1801	60%	460	0	6	6	3	1	11	1	0	0	28	390	1001	123	41	0	0	
LEVEL 05	3.1	18.8	1	2995	0	307	180	177	0	100	0	2231	74%	434	0	7	6	3	1	16	1	0	0	34	0	0	105	35	0	0	
LEVEL 06	3.1	21.9	1	2964	0	301	134	176	0	0	0	2353	79%	495	84	8	13	2	1	12	0	2	0	38	0	0	0	0	0	0	
LEVEL 07	3.1	25	1	3022	0	309	145	175	0	0	0	2393	79%	368	0	7	13	2	1	13	0	2	0	38	0	0	0	0	0	0	
LEVEL 08	3.1	28.1	1	3022	0	309	145	175	0	0	0	2393	79%	368	0	7	13	2	1	13	0	2	0	38	0	0	0	0	0	0	
LEVEL 09	3.1	31.2	1	3023	0	310	145	175	0	0	0	2393	79%	368	0	7	13	2	1	13	0	2	0	38	0	0	0	0	0	0	
LEVEL 10	3.1	34.3	1	3023	0	310	145	175	0	0	0	2393	79%	368	0	7	13	2	1	13	0	2	0	38	0	0	0	0	0	0	
LEVEL 11	3.1	37.4	1	2774	0	327	145	175	0	0	0	1947	70%	309	0	7	9	2	1	10	0	2	0	31	180	338	0	0	0	0	
LEVEL 12	3.1	40.5	1	2671	0	271	139	175	0	0	0	2086	78%	318	0	5	11	2	1	10	0	3	0	32	0	0	0	0	0	0	
LEVEL 13	3.1	43.6	1	2671	0	271	139	175	0	0	0	2086	78%	318	0	5	11	2	1	10	0	3	0	32	0	0	0	0	0	0	
LEVEL 14	3.1	46.7	1	2671	0	271	139	175	0	0	0	2086	78%	318	0	5	11	2	1	10	0	3	0	32	0	0	0	0	0	0	
LEVEL 15	3.1	49.8	1	2671	0	271	139	175	0	0	0	2086	78%	318	0	5	11	2	1	10	0	3	0	32	0	0	0	0	0	0	
LEVEL 16	3.1	52.9	1	2671	0	271	139	175	0	0	0	2086	78%	318	0	5	11	2	1	10	0	3	0	32	0	0	0	0	0	0	
LEVEL 17	3.1	56	1	2671	0	271	139	175	0	0	0	2086	78%	318	0	5	11	2	1	10	0	3	0	32	0	0	0	0	0	0	
LEVEL 18	3.1	59.1	1	2227	0	229	126	155	0	0	0	1717	77%	270	0	5	9	0	1	7	0	4	0	26	0	0	0	0	0	0	
LEVEL 19	3.1	62.2	1	2227	0	229	126	155	0	0	0	1717	77%	270	0	5	9	0	1	7	0	4	0	26	0	0	0	0	0	0	
LEVEL 20	3.1	65.3	1	1434	0	155	96	98	0	0	0	1085	76%	170	0	3	7	0	1	4	0	2	0	17	0	0	0	0	0	0	
LEVEL 21	3.1	68.4	1	1434	0	155	96	98	0	0	0	1085	76%	170	0	3	7	0	1	4	0	2	0	17	0	0	0	0	0	0	
LEVEL 22	3.1	71.5	1	909	0	97	60	99	0	0	0	653	72%	78	0	0	0	0	0	2	0	3	1	6	0	0	0	0	0	0	
LEVEL 23	3.1	74.6	1	909	0	97	60	99	0	0	0	653	72%	78	0	0	0	0	0	2	0	3	1	6	0	0	0	0	0	0	
TOTAL	-	74.6	25	58,842	1,998	6,997	3,874	4,350	390	909	461	40,662	-	6,739	134	118	191	34	21	209	3	48	2	626	1,199	1,443	1,146	382	670	51	
	-	-	-	-	-	-	-	-	-	-	-	73%	-	-	-	19%	31%	5%	3%	33%	0%	8%	0%	-	-	-	-	-	-		

\*\* GFA CORE IS INCLUSIVE OF STAIRS, LIFTS, BIN CHUTES AND RELEVANT RISERS  
 \*\* SERVICES INCLUDE GROUND FLOOR LOADING BAY AREA  
 \*\* LEVEL 01 BRIDGE LINK AND FEATURE PAVILION STAIRS EXCLUDED FROM 4B3 AREA SUMMA \*Penthouse no.2 on Levels have been included in NSA Calculation  
 \*\* LEVEL 03 PARKING EXPANSION (INCL. RAMP) EXCLUDED FROM GFA CALCULATIONS

4B1 - MOTORCYCLE PARKING  
12

Notes

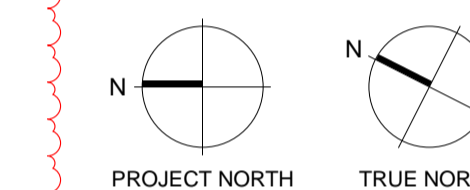
INDICATIVE PARKING NUMBERS

SOUTH TOWER DEV. GUIDE HEIGHT LIMIT

SOUTH TOWER TOP LEVEL

NORTH TOWER DEV. GUIDE HEIGHT LIMIT

NORTH TOWER TOP LEVEL



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- ARCADIA  
Landscape Architect
- HIP V HYPE  
ESD Engineer

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 Project Title

9860\_District Living  
 Residential  
 Development

Drawing Title

4B3 - DEVELOPMENT  
 SUMMARY

Drawing Status

TOWN PLANNING

Drawing Details

Scale @ A1  
 Date 07.12.23  
 Job No 9860  
 Drawn Author  
 Checked Checker

Drawing No Revision

A10.000 (B)



A20.005

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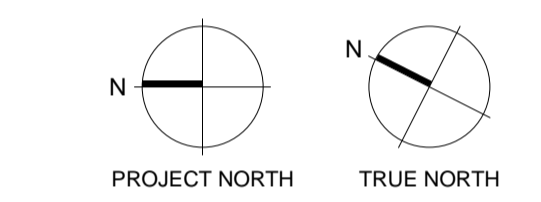
Revisions

- A 07.21.23 Town Planning Submission
- B 07.12.23 Town Planning RFI

Notes

- \*\*\* Indicates privacy screen - Max 25% openings and minimum 1.7 high from FFL
- \*\*\*\* Indicates fixed obscured glazing minimum 1.7m high from FFL
- # Indicates full height angled shroud to avoid overlooking
- Area calculations based on Method of Measurement: Residential from PCA.

Balconies on General arrangement floorplans measured to external face of the dominant portion of the balustrades. Refer to apartment types for Usable balcony areas clear of obstruction.



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 Project Title

**9860\_District Living**  
 Residential  
 Development

Drawing Title

**4B3 - FLOOR PLAN - MEZZANINE**

NH DEVELOPMENT ENVELOPE

Drawing Status

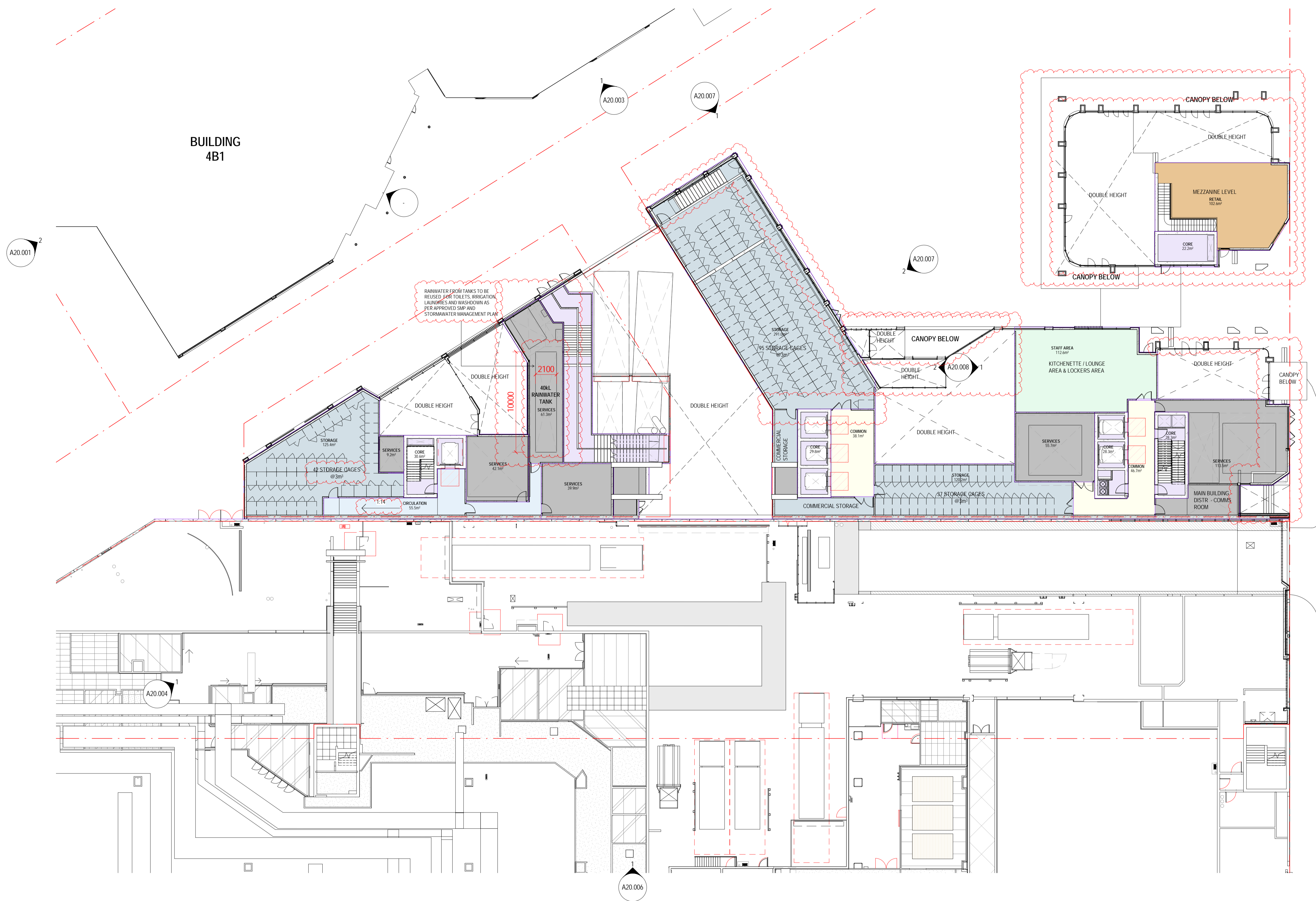
**TOWN PLANNING**

Drawing Details

Scale	1 : 200 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

Drawing No      Revision

**A10.002      B**



BUILDING 4B1

A20.001

A20.003

A20.007

A20.007

A20.008

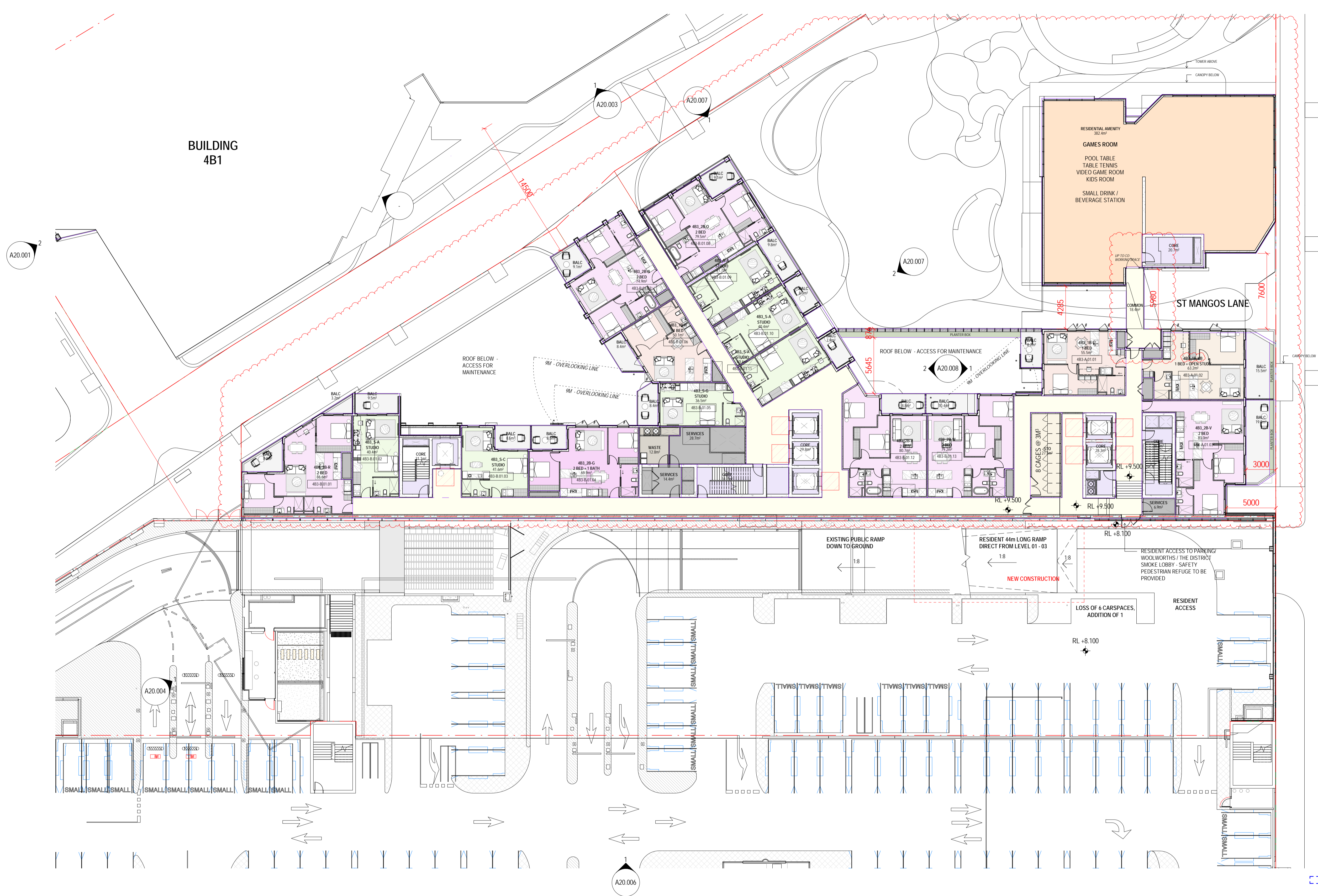
A20.004

A20.006

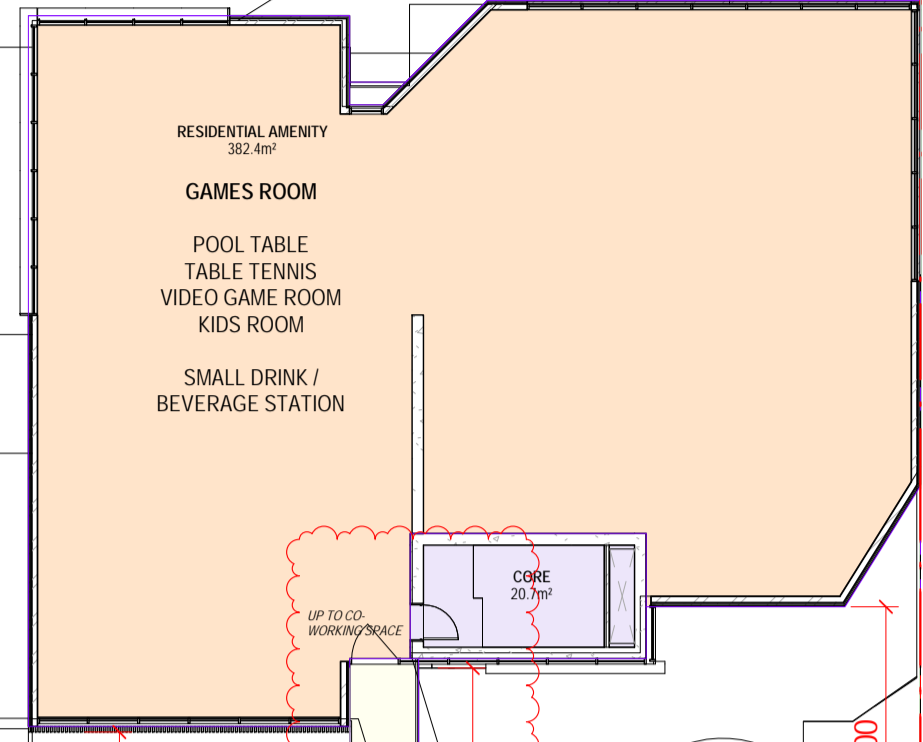
A90.001

A20.004

A20.005



BUILDING 4B1



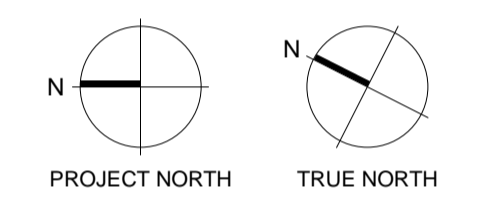
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Revisions

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Project Title

9860\_District Living Residential Development

Drawing Title

4B3 - FLOOR PLAN - LEVEL 01

Drawing Status

TOWN PLANNING

Drawing Details

Scale	1 : 200 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

Drawing No

A10.003

Revision

B

A20.005

A22.013

BUILDING 4B1

A20.001

A20.003

A20.007

A20.007

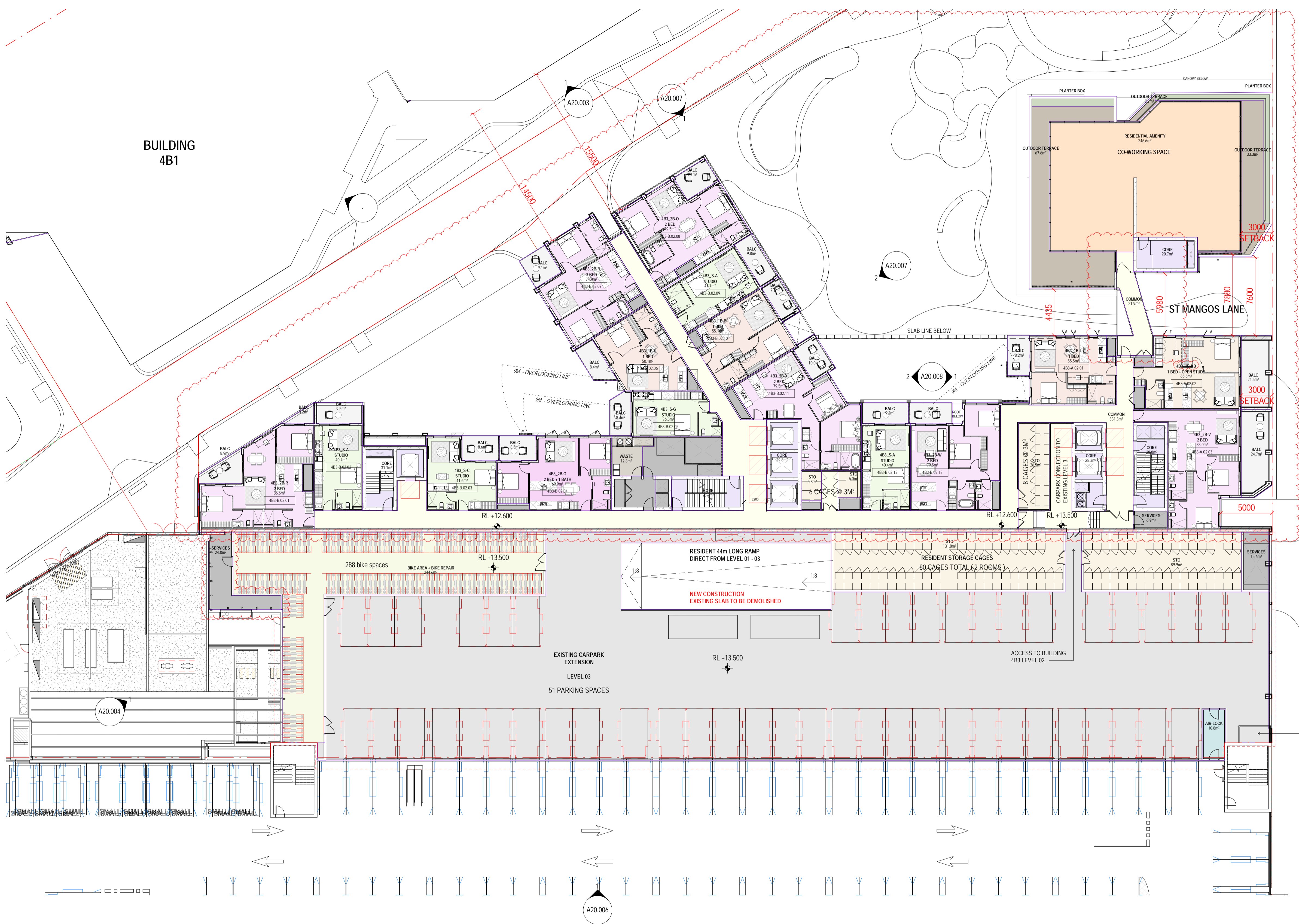
A20.008

A90.001

A20.004

A20.004

A20.006



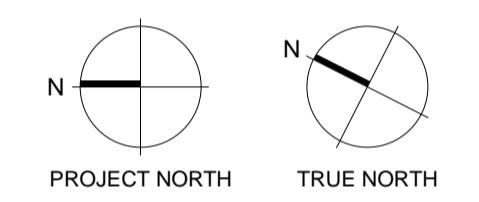
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Project Title

**9860\_District Living Residential Development**

**Drawing Title**

**4B3 - FLOOR PLAN - LEVEL 02**

**Drawing Status**

**TOWN PLANNING**

**Drawing Details**

Scale	1 : 200 @ A1
Date	07.12.23
Job No	9860
Drawn	Author
Checked	Checker

**Drawing No**

A10.004

**Revision**

(B)

A20.005

A22.013

BUILDING 4B1

A20.001

A20.003

A20.007

A22.003

A20.007

A20.008

A90.001

A20.004



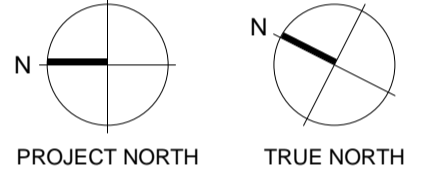
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**Revisions**

- A 07.21.23 Town Planning Submission
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**Project Title**

**9860\_District Living Residential Development**

**Drawing Title**  
**4B3 - FLOOR PLAN - LEVEL 03**

**Drawing Status**  
**TOWN PLANNING**

**Drawing Details**  
Scale 1 : 200 @ A1  
Date 07.12.23  
Job No 9860  
Drawn Author  
Checked Checker

**Drawing No** A10.005  
**Revision** (B)