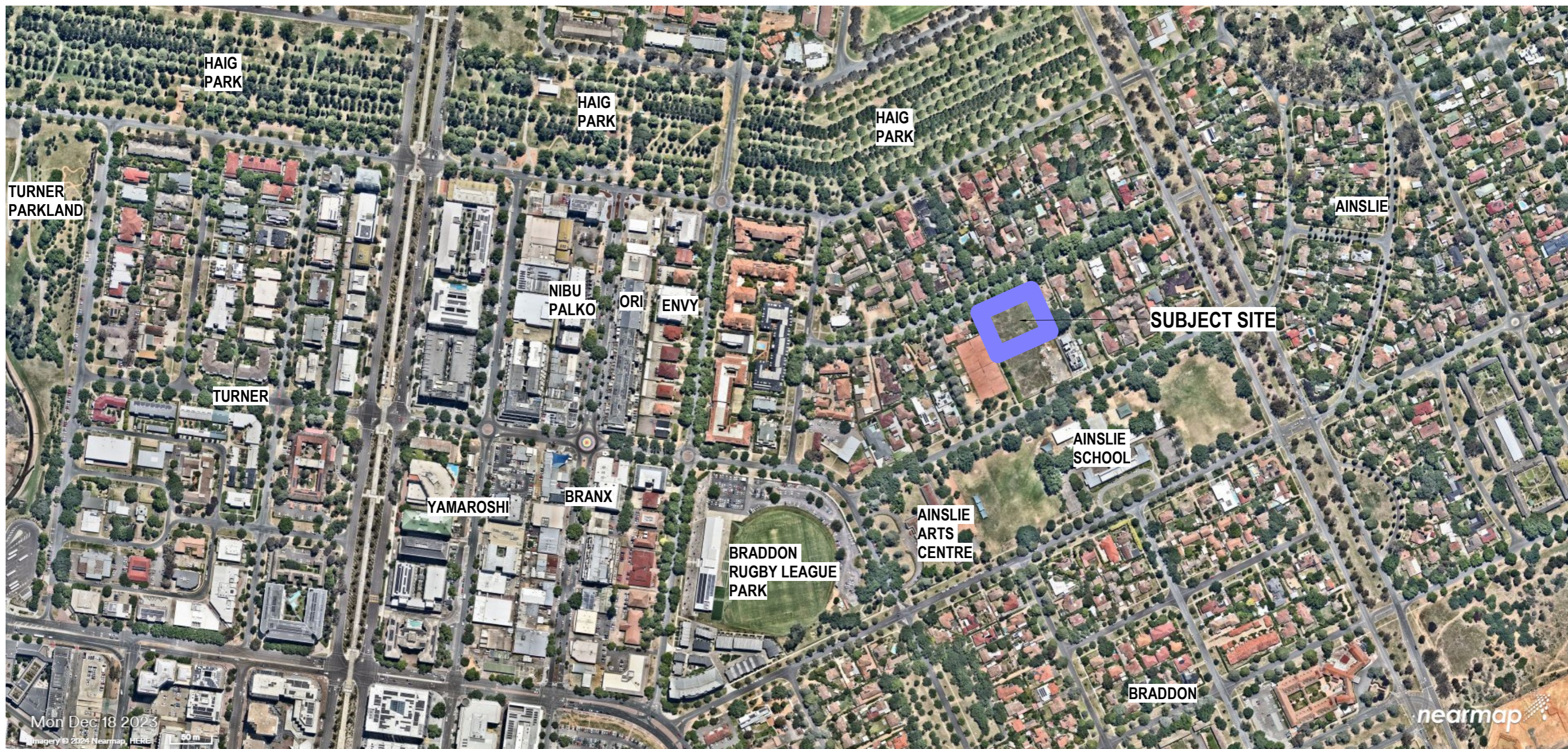


DRAWING LIST - MTPA	
NUMBER	DRAWING TITLE
SK 01	COVER SHEET & DRAWING LIST
SK 10	TERRITORY PLAN
SK 20	BASEMENT & GROUND FLOOR
SK 21	LEVEL 01 & LEVEL 02
SK 22	LEVEL 03
SK 23	SKETCH DESIGN - AERIAL VIEW
SK 24	SKETCH DESIGN - PERSPECTIVES



This document is a field analysis prepared to inform a proposed MPT on Part of Block 16 Section 25 BRADDON



TERRITORY PLAN

The site is currently zoned CZ6: Leisure & Accommodation. It is proposed to change the zoning to RZ4: Medium Density Residential via a MTPA process.

E1: RESIDENTIAL ZONE POLICY

Site coverage: maximum 50% of the block area.

Site coverage means the proportion of actual site covered by buildings, including balconies, basements, and any roofed structures such as terraces, pergolas, patios, and decks, but excluding any part of awnings, eaves and the like.

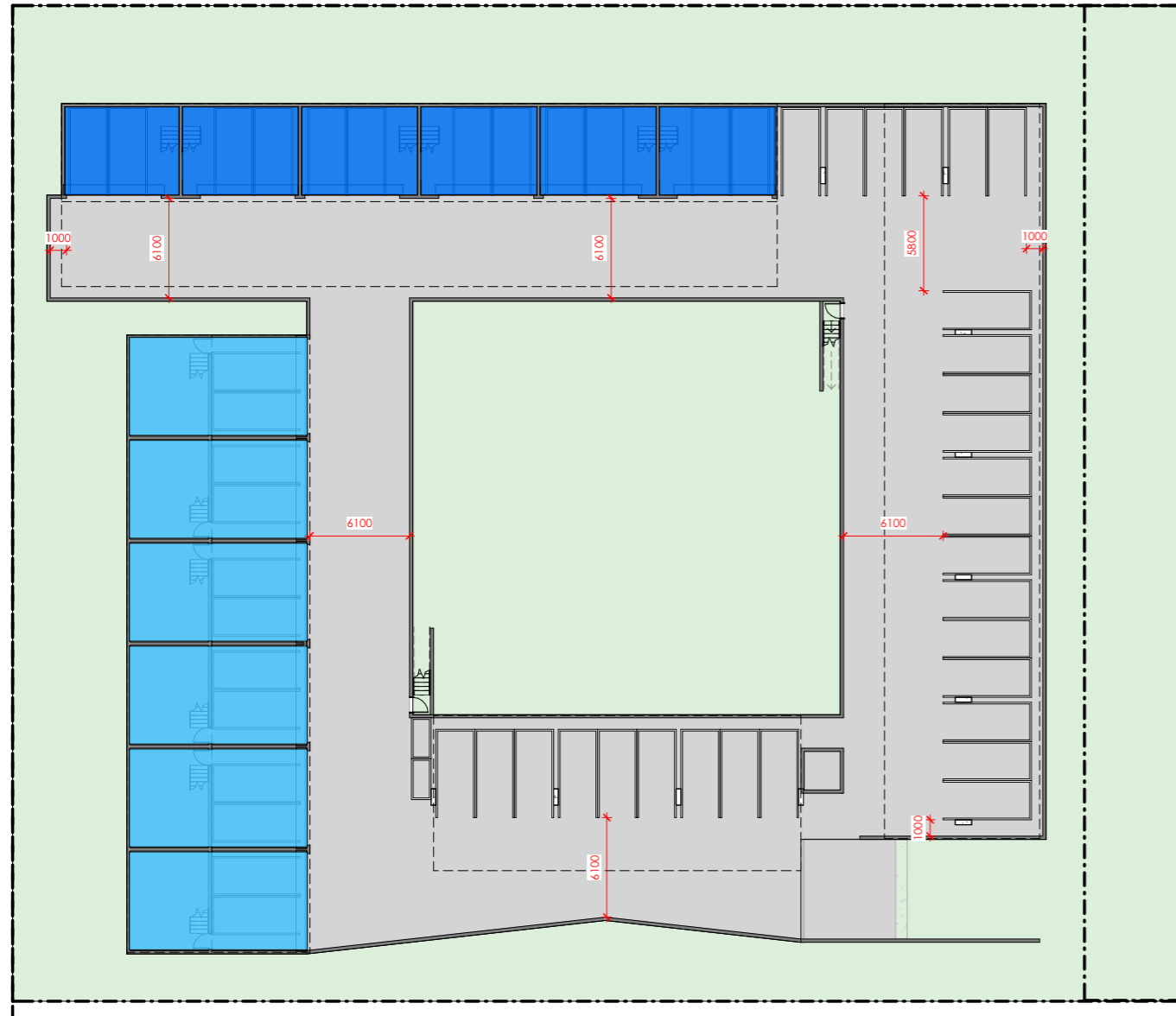
Maximum building height: 12.5m and 4 Storeys

ZS1: Residential Zones Specifications

- Min. 6m spacing between buildings, unscreened to unscreened.
- Max. 16m building depth for apartments.
- Min. floor to floor heights of 3.2m
- Balcony size minimum of 8m²
- Solar access, 70% of dwellings with min. 3 hrs between 9am - 3pm on the winter solstice to meet rules applicable.
- Dwelling minimum size: Studio / 1-bed: 40m² for studio, 50m² for 1-bed, 2-bed, 70m², 3-bed or more, 95m²
- Parking rate for Apartment: 1-bed: 1 space, 2-bed: 1.5 spaces
3-bed: 2 spaces and Visitor Parking: 1 space for 4 units
- Parking rate for Attached house: 1-bed: 1 space, 2 bed or more: 2 spaces
- Disabled Parking - min. 3% of total parking spaces excluding residents parking spaces
- Motorcycle Parking - 3 spaces for 100 parking spaces or min. one space for 30 parking spaces.
- Bicycle Parking:
 - Resident - 1 per unit
 - Visitor - 1 per 12 units after the first 12 units
- 5.5m wide site access points with a single entry and exit lane.
- Loading / waste collection parking to be provided.
- Planting area - 25% - minimum 2.5m width - 25% tree canopy cover



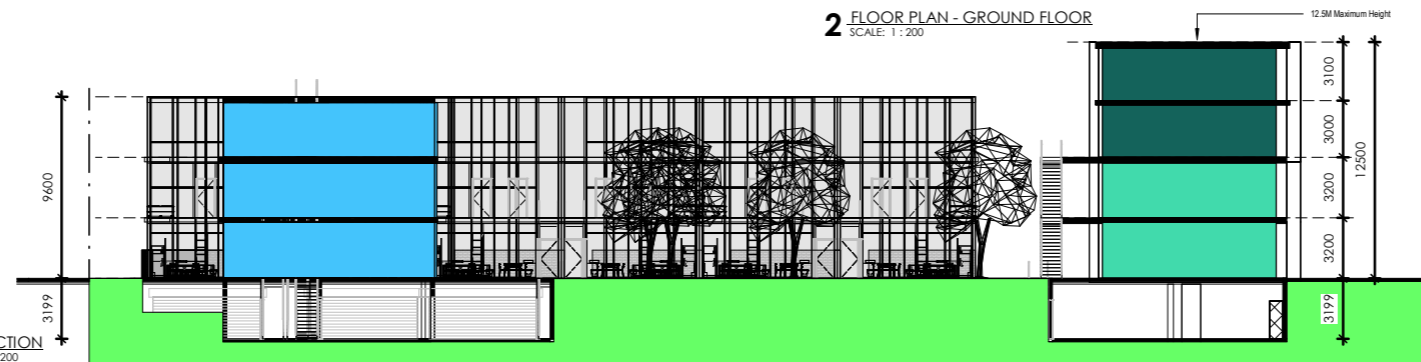
1 TERRITORY PLAN CONSIDERATIONS
SCALE: 1:1500



1 FLOOR PLAN - BASEMENT
SCALE: 1 : 200



2 FLOOR PLAN - GROUND FLOOR
SCALE: 1 : 200



3 SITE SECTION
SCALE: 1 : 200

SKETCH DESIGN

YIELD%	DWELLING	GFA	PARKING RATE	PARKING REQUIRED
15.8%	3 Bed Townhouse x 6	207m ²	2.0	12
15.8%	4 Bed Townhouse x 6	237m ²	2.0	12
52.6%	1 Bed Apartment x 20	60m ²	1.0	20
15.8%	2 Bed Apartment x 6	80m ²	1.5	9
	Visitor Parking		0.25	10
TOTAL PARKING (Required / Provided)				63 / 52
GFA	4344m ²	PLOT RATIO	0.99	
SITE COVERAGE	2658m ² 58.6%	DEEP ROOTED AREA	1808m ² 41.4%	

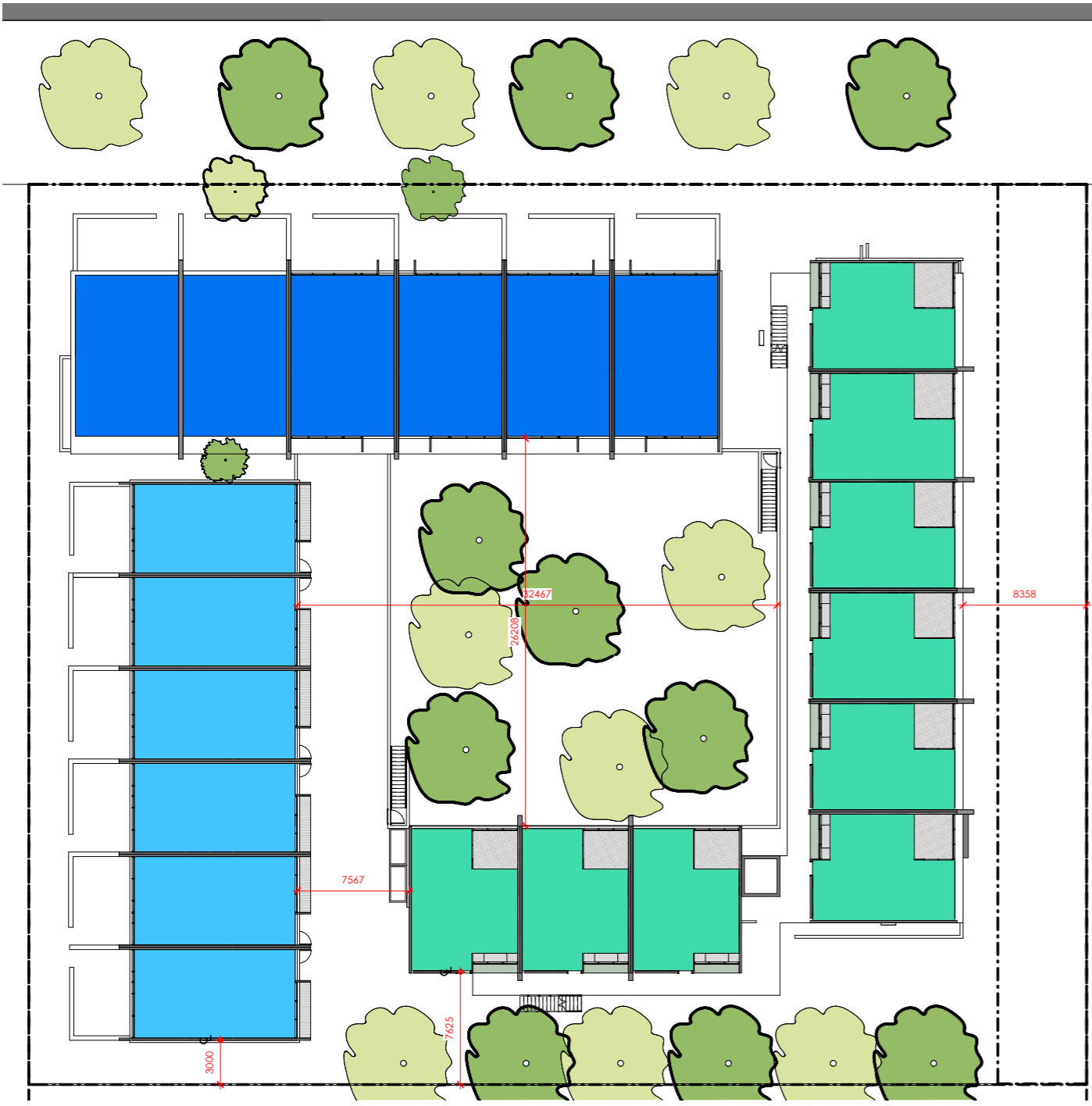
TOTAL YIELD
38 DWELLINGS

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED TOWNHOUSE
- 4 BED TOWNHOUSE

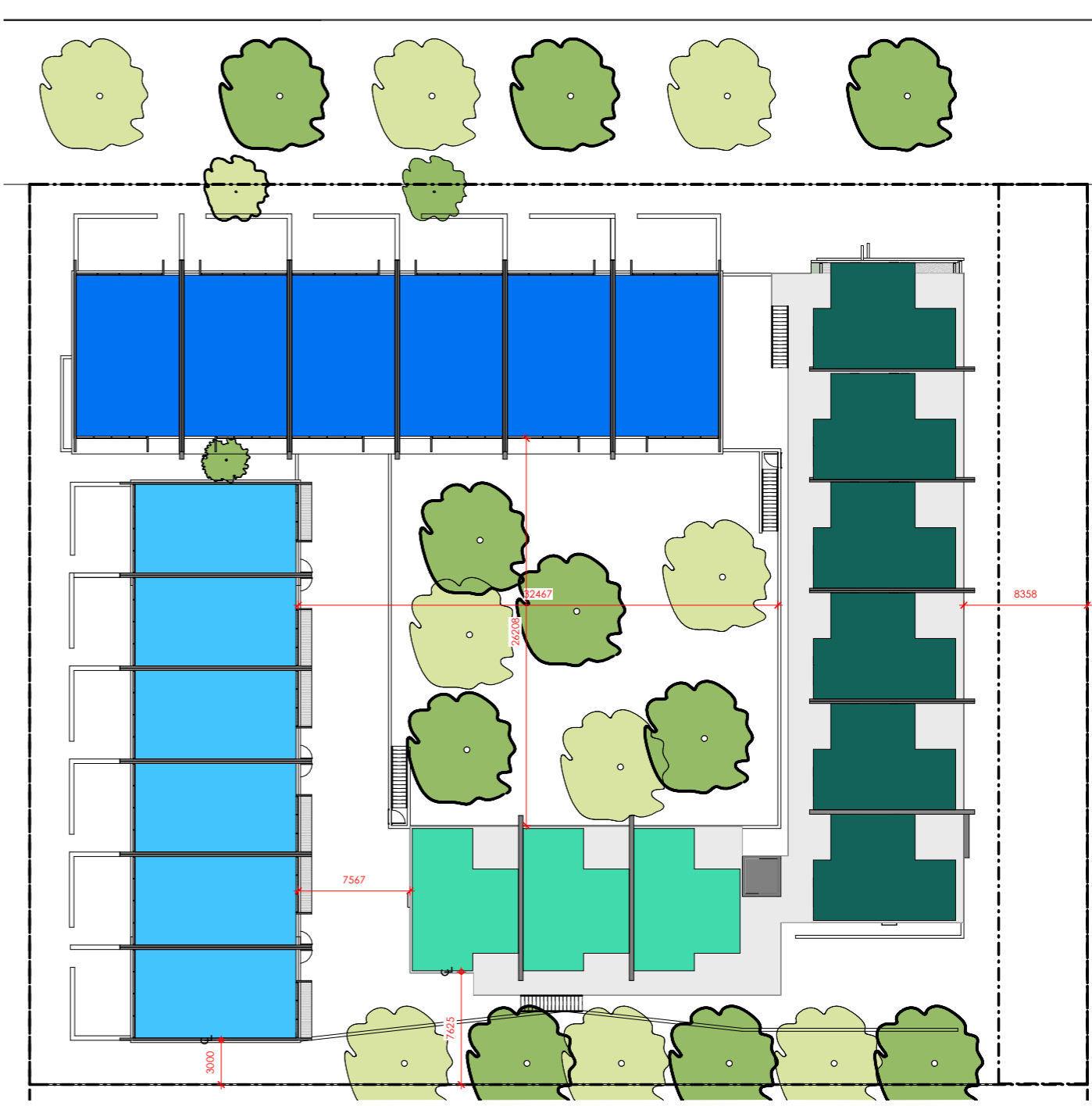
LEGEND - DWELLING TYPE BY COLOUR

12 TOWNHOUSES + 26 APARTMENTS
38 DWELLINGS





1 FLOOR PLAN - LEVEL 01
SCALE: 1 : 200



2 FLOOR PLAN - LEVEL 02
SCALE: 1 : 200

12 TOWNHOUSES + 26 APARTMENTS
38 DWELLINGS

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NOMINATED ARCHITECT:
Nathan Gibson Judd
ACT Registration No 2232
NSW Registration No 7838

CLIENT:
SYZYGY
ALIGNING
CREATIVE
DEVELOPMENTS

PROJECT:
BLOCK 16 SECTION 25
BRADDON

ADDRESS:
FARRER STREET, BRADDON
BLOCK & SECTION:
BLOCK 10-12, SECTION 74 WATSON

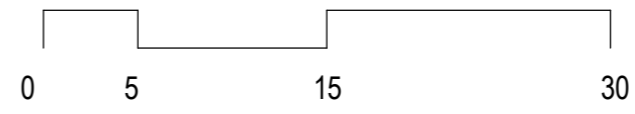
DRAWING TITLE:
LEVEL 01 & LEVEL 02

SKETCH DESIGN				
YIELD%	DWELLING	GFA	PARKING RATE	PARKING REQUIRED
15.8%	3 Bed Thouse x 6	207m ²	2.0	12
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	Visitor Parking		0.25	10
TOTAL PARKING (Required / Provided)				63 / 52
GFA	4344m ²	PLOT RATIO	0.99	
SITE COVERAGE	2658m ² 58.6%	DEEP ROOTED AREA	1808m ² 41.4%	

TOTAL YIELD
38 DWELLINGS

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED TOWNHOUSE
- 4 BED TOWNHOUSE

LEGEND - DWELLING TYPE BY COLOUR

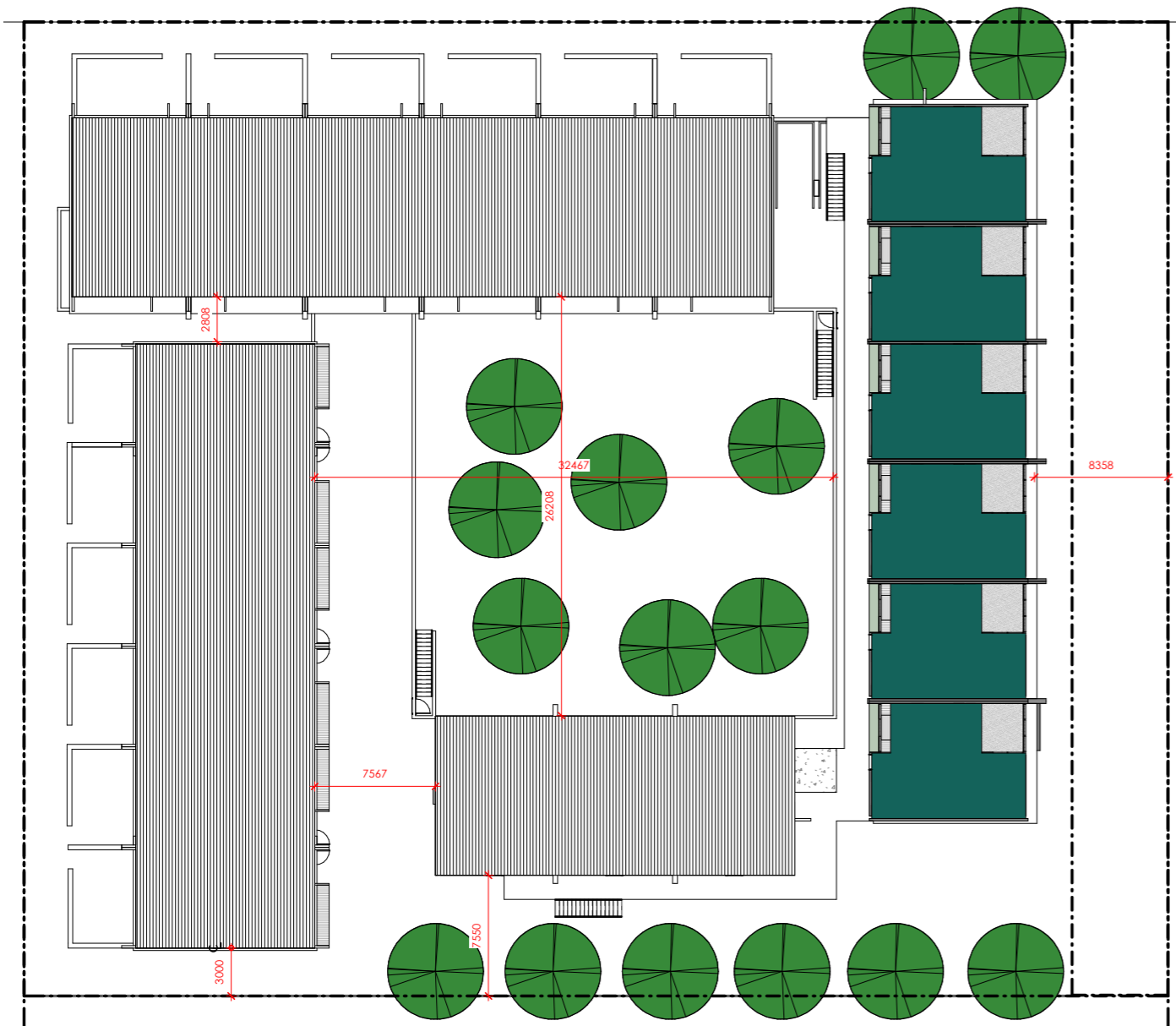


REVISIONS:
No. Description
1 MASSING ISSUE

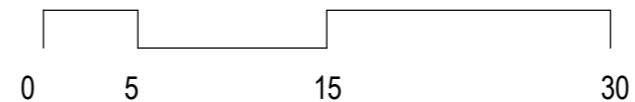
Date
24/01/2025

SCALE: As indicated
SK 21





1 FLOOR PLAN - LEVEL 03
SCALE: 1:200



12 TOWNHOUSES + 26 APARTMENTS
38 DWELLINGS



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NOMINATED ARCHITECT:
Nathan Gibson Judd
ACT Registration No 2232
NSW Registration No 7838



PROJECT:
BLOCK 16 SECTION 25
BRADDON

ADDRESS:
FARRER STREET, BRADDON

BLOCK & SECTION:
BLOCK 10-12, SECTION 74 WATSON

DRAWING TITLE:
LEVEL 03

SKETCH DESIGN

YIELD%	DWELLING	GFA	PARKING RATE	PARKING REQUIRED
15.8%	3 Bed Townhouse x 6	207m ²	2.0	12
15.8%	4 Bed Townhouse x 6	237m ²	2.0	12
52.6%	1 Bed Apartment x 20	60m ²	1.0	20
15.8%	2 Bed Apartment x 6	80m ²	1.5	9
	Visitor Parking		0.25	10
TOTAL PARKING (Required / Provided)				63 / 52
GFA	4344m ²	PLOT RATIO	0.99	
SITE COVERAGE	2658m ² 58.6%	DEEP ROOTED AREA	1808m ²	41.4%

TOTAL YIELD
38 DWELLINGS

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED TOWNHOUSE
- 4 BED TOWNHOUSE

LEGEND - DWELLING TYPE BY COLOUR

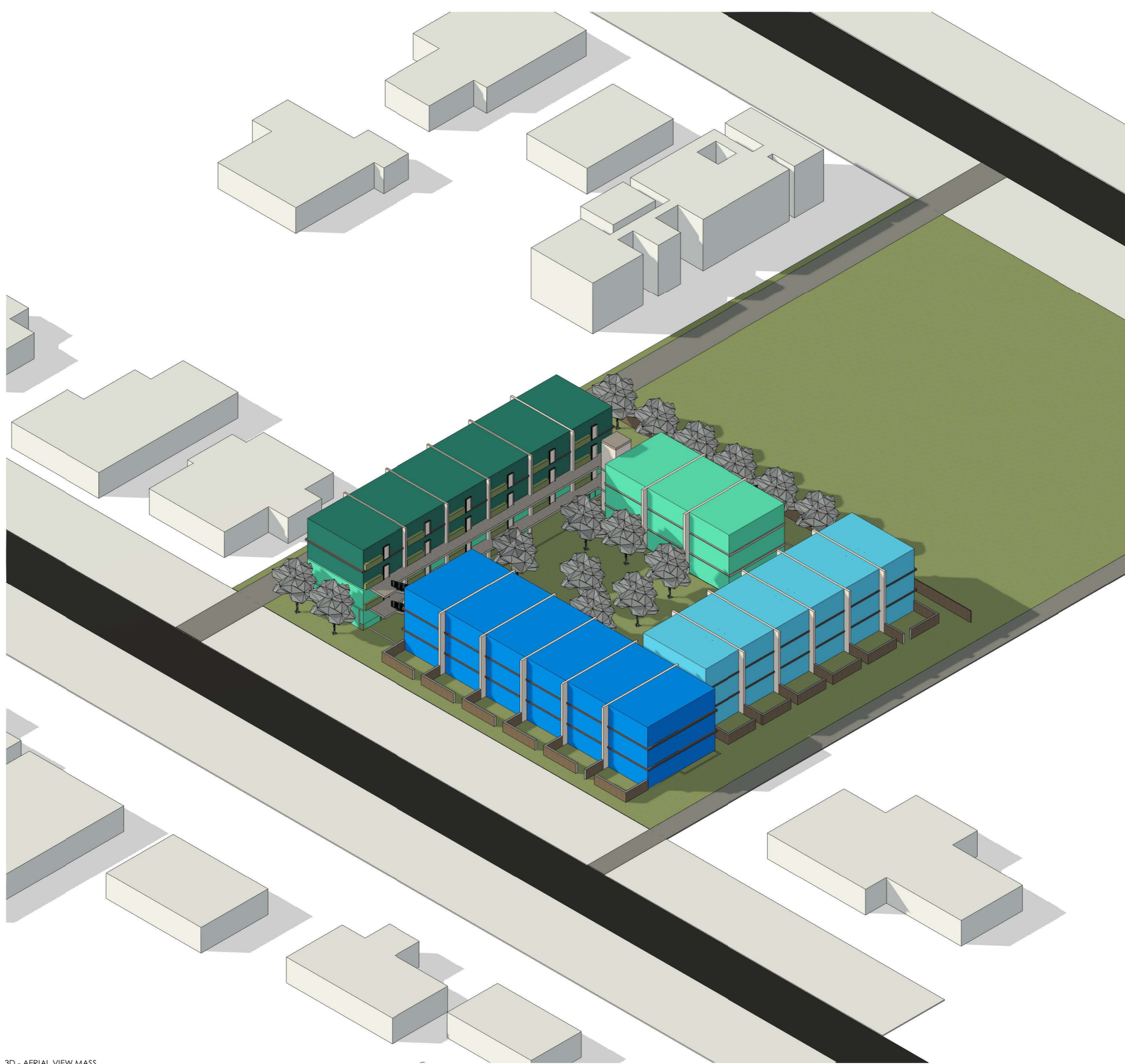
REVISIONS:
No. Description
1 MASSING ISSUE

Date
24/01/2025

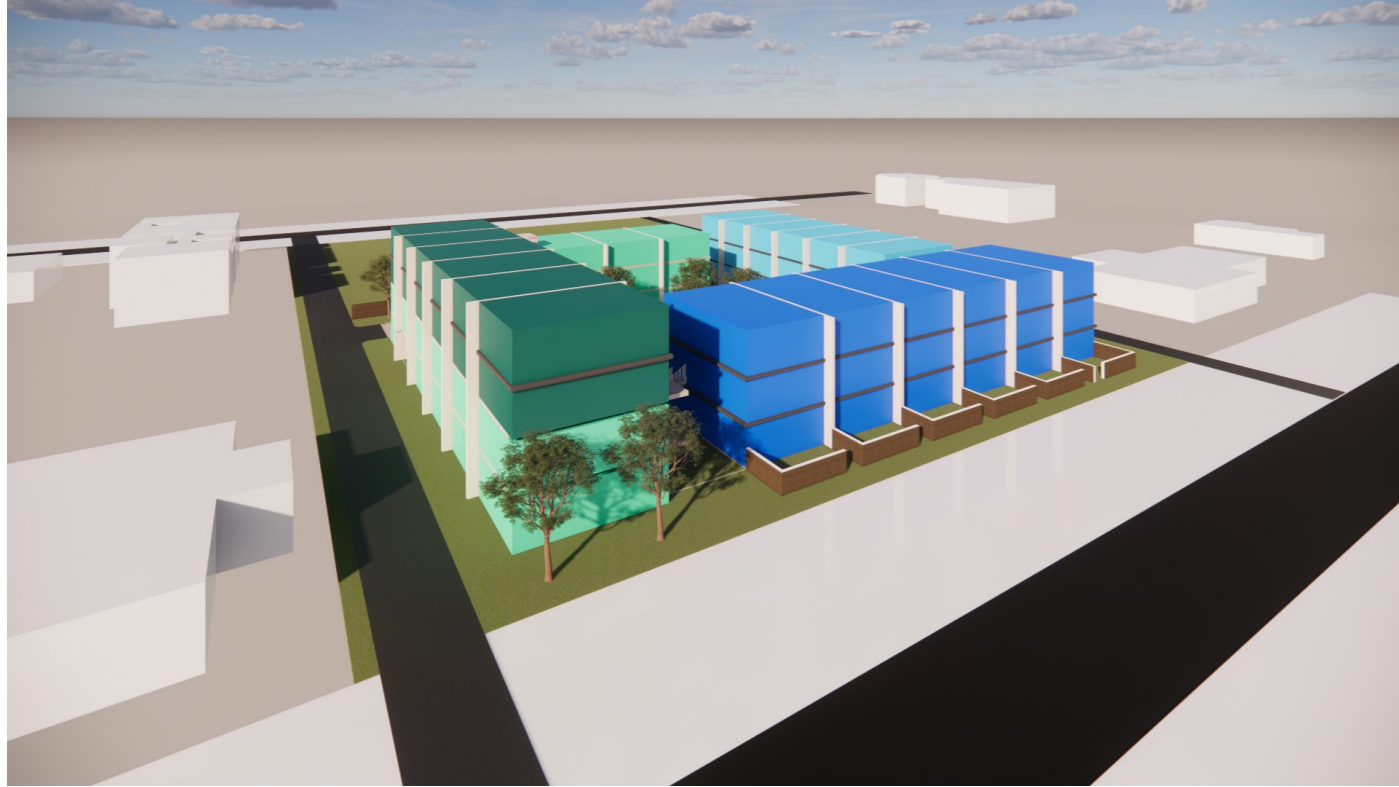
SCALE: As indicated

SK 22

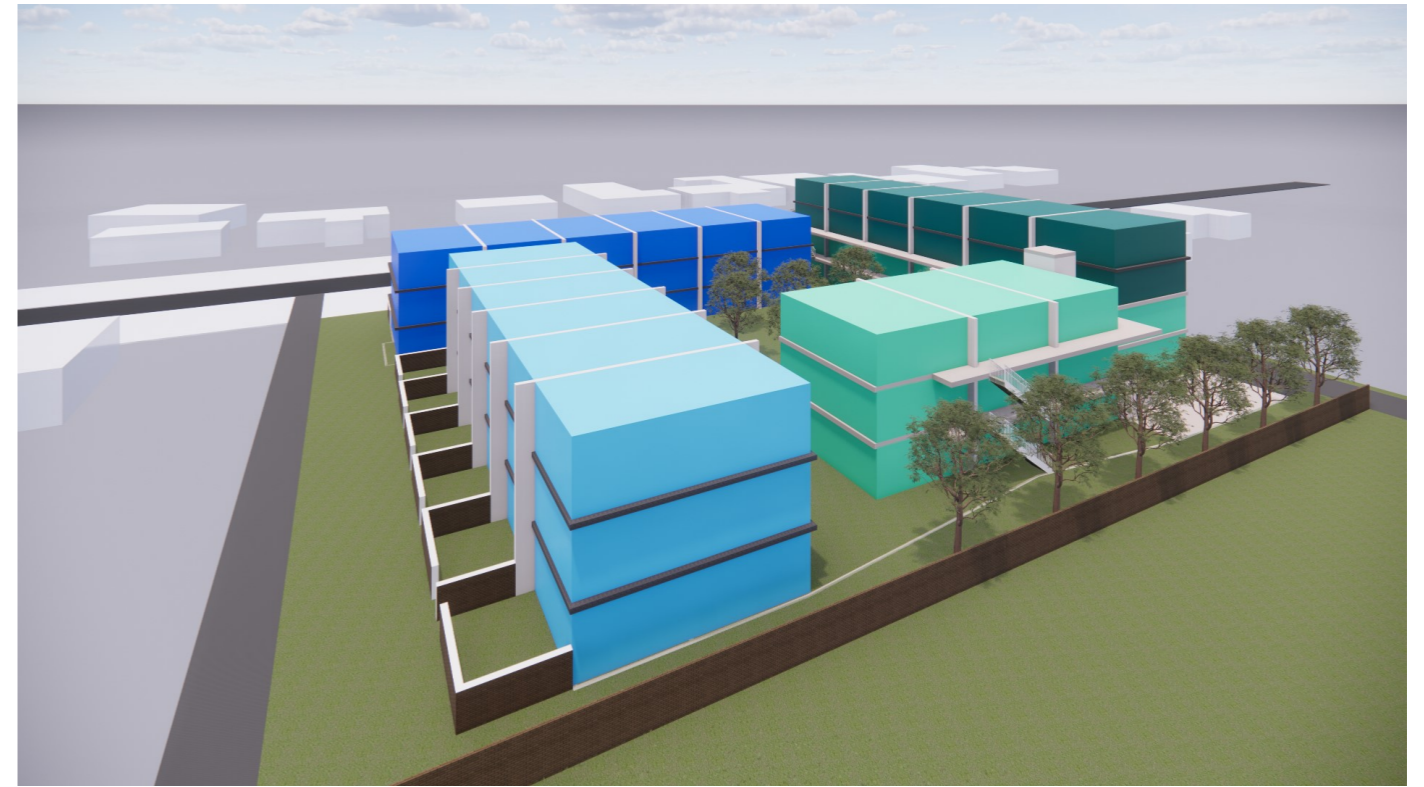




1 3D - AERIAL VIEW MASS
SCALE:



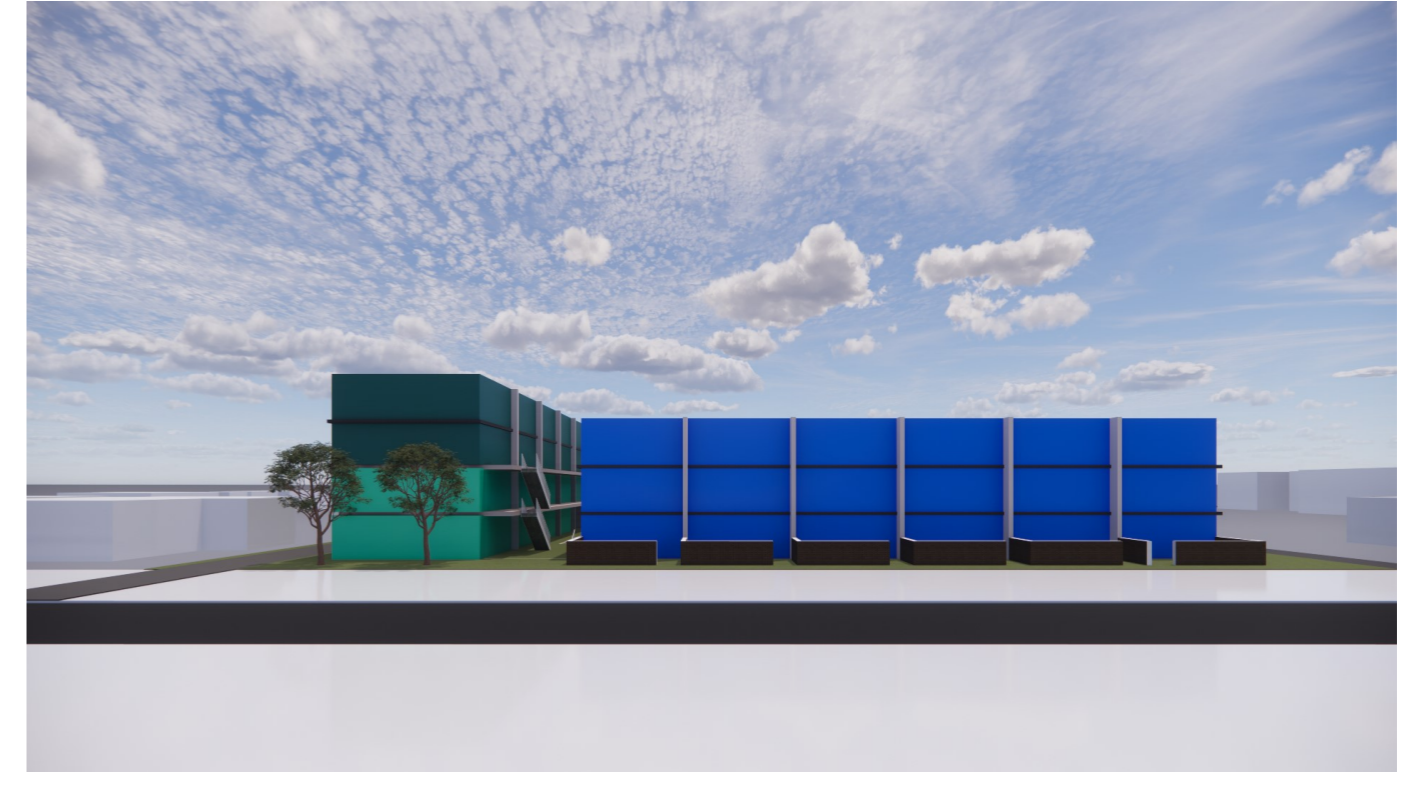
VIEW FROM FARRER STREET ALONG SERVICE LANE



VIEW LOOKING NORTH FROM MID BLOCK



VILLAGE GREEN



FARRER STREETSCAPE