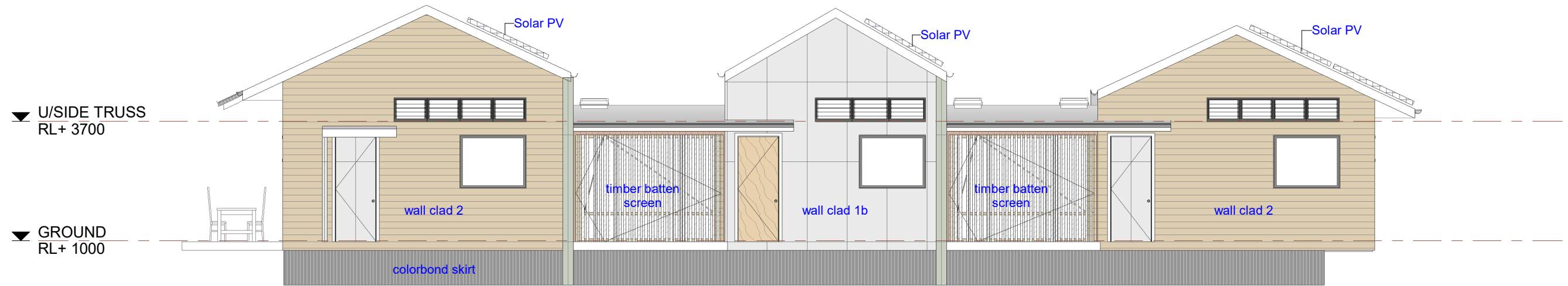


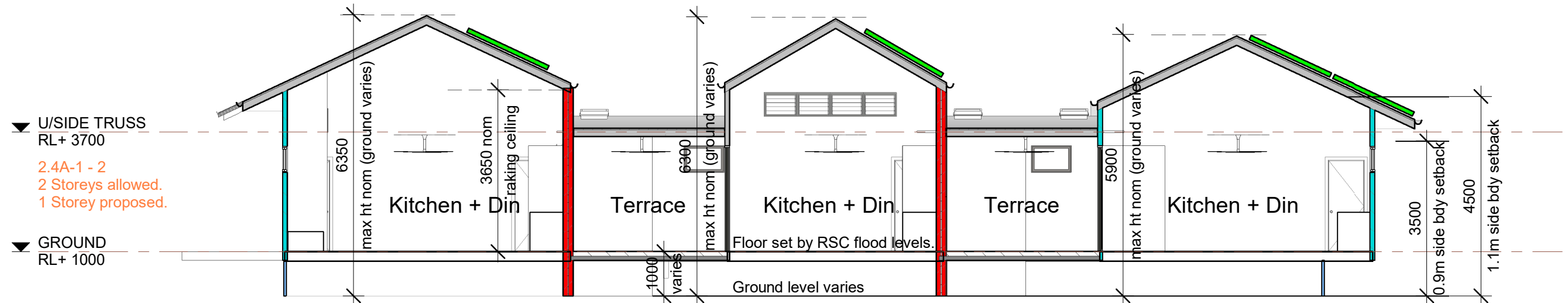
tpl A- TPlan Lodge

north (typical)

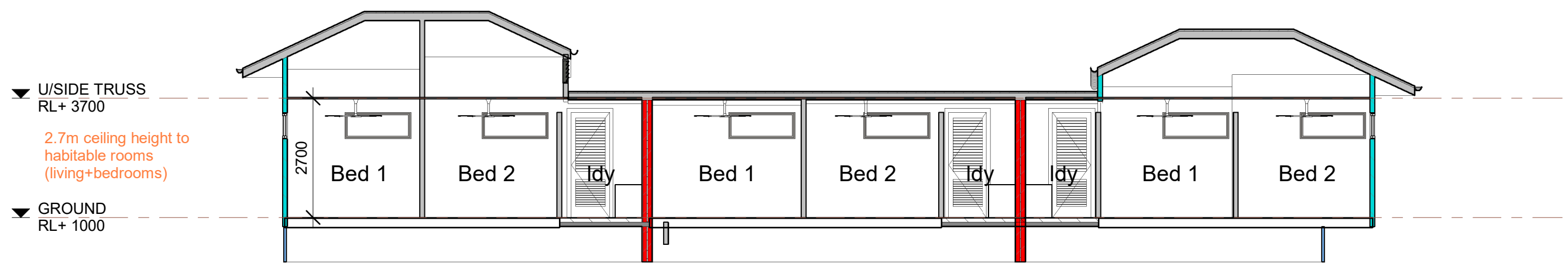


Ground level varies: refer site set.

01 CLUSTER Elev - EAST
chiff 4-21 1: 100



02 CLUSTER Section - EAST - Living
chiff 4-21 1: 100



03 CLUSTER Section - EAST - Beds
chiff 4-21 1: 100



office@ptma.com.au 0417 704 089
abn 88 302 886 204
arch reg: 003401 (QLD) 8496 (NSW)

COPYRIGHT
Copyright in design + drawing is the property of ptma ARCHITECTURE Peter McArdle & Teresa Wuerschling
ptmaARCHITECTURE acknowledges the traditional custodians & recognise their continuing connection to land, water and community.
We pay our respect to elders past, present & emerging & extend that respect to all Aboriginal & Torres Strait Islander People.

REV	DATE	DESCRIPTION
P1	5 Dec23	Basix
P2	11Dec23	TPlan update
tpl A	20Dec23	TPlan Lodge

PROJECT
CHIFF - TERRACE CLUSTER

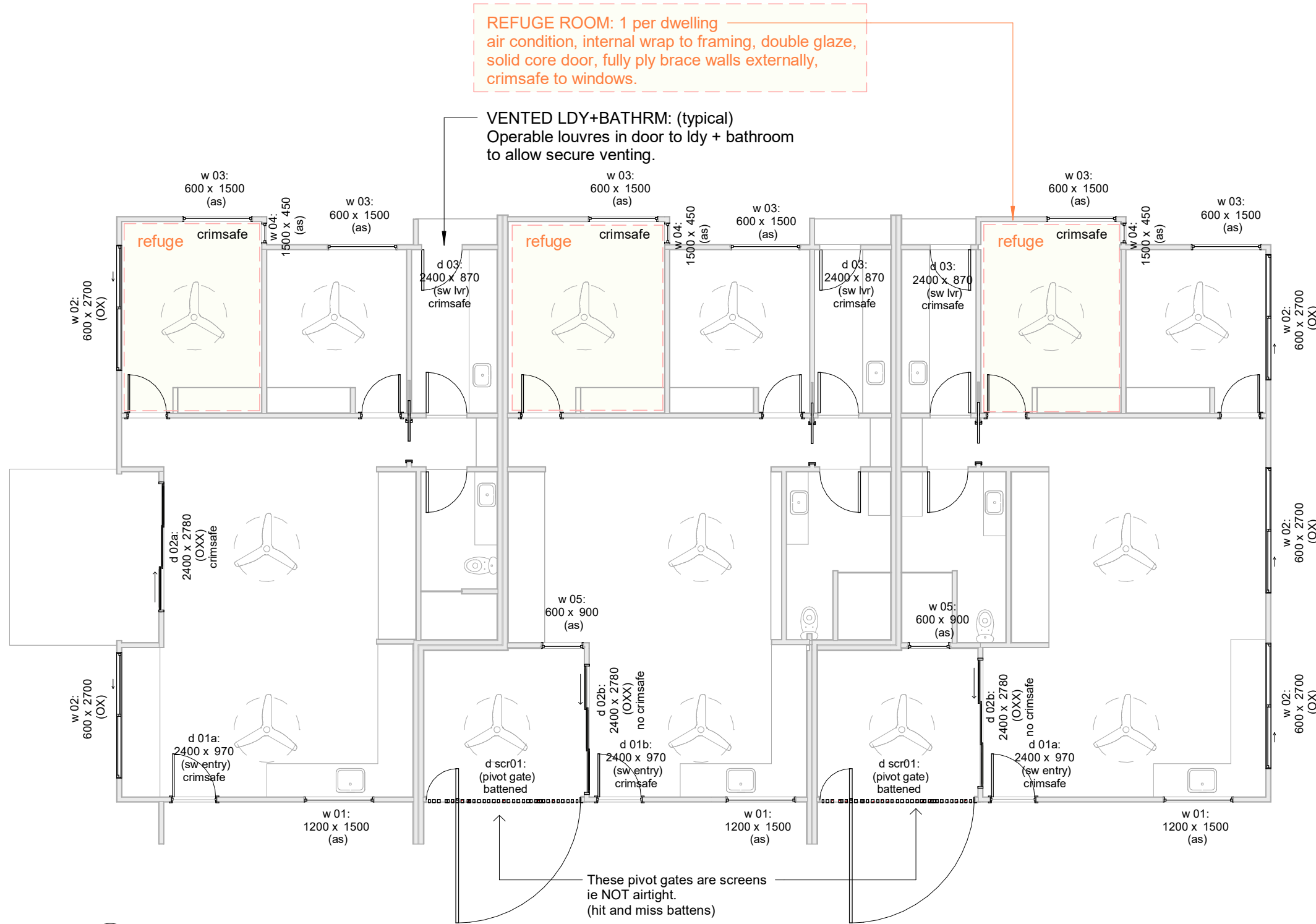
SCALE 1 : 100
0 1 2 3 4 5 10cm

CLIENT
Momentum Collective
site to be confirmed
not for use beyond EOI + QS 2022
PROJECT NO. 0197:001
Dwg Revision
tpl A

SHEET NAME
CLUSTER EAST Elev
chiff 4-21
DRAWING NO.

tpl A- TPlan Lodge

north (typical)



1 D+W - Cluster
chiff 6-01 1 : 100

DOORS AND WINDOWS ARE LISTED PER TYPE - NOT PER ITEM.
Will be re-numbered for construction + certification per leaf.

NOTE NUMBERS ARE NOT CONSISTENT WITH Core+Cluster Buildings



PO Box 930
Burleigh Heads
Q 4220
office@ptma.com.au 0417 704 089
abn 88 302 886 204
arch reg: 003401 (QLD) 8496 (NSW)

COPYRIGHT
Copyright in design + drawing is the property of ptma ARCHITECTURE Peter McArdle & Teresa Wuerschling
ptmaARCHITECTURE acknowledges the traditional custodians & recognise their continuing connection to land, water and community.
We pay our respect to elders past, present & emerging & extend that respect to all Aboriginal & Torres Strait Islander People.

REV	DATE	DESCRIPTION
P1	5 Dec23	Basix
P2	11Dec23	TPlan update
tpl A	20Dec23	TPlan Lodge

PROJECT
CHIFF - TERRACE CLUSTER

SCALE 1 : 100
0 1 2 3 4 5 10cm
Refer drawings for scale. Original is A3 size. This marker is 10cm at full scale

CLIENT
Momentum Collective
site to be confirmed
not for use beyond EOI + QS 2022

PROJECT NO.
0197:001
Dwg Revision
tpl A

SHEET NAME
D+W Cluster

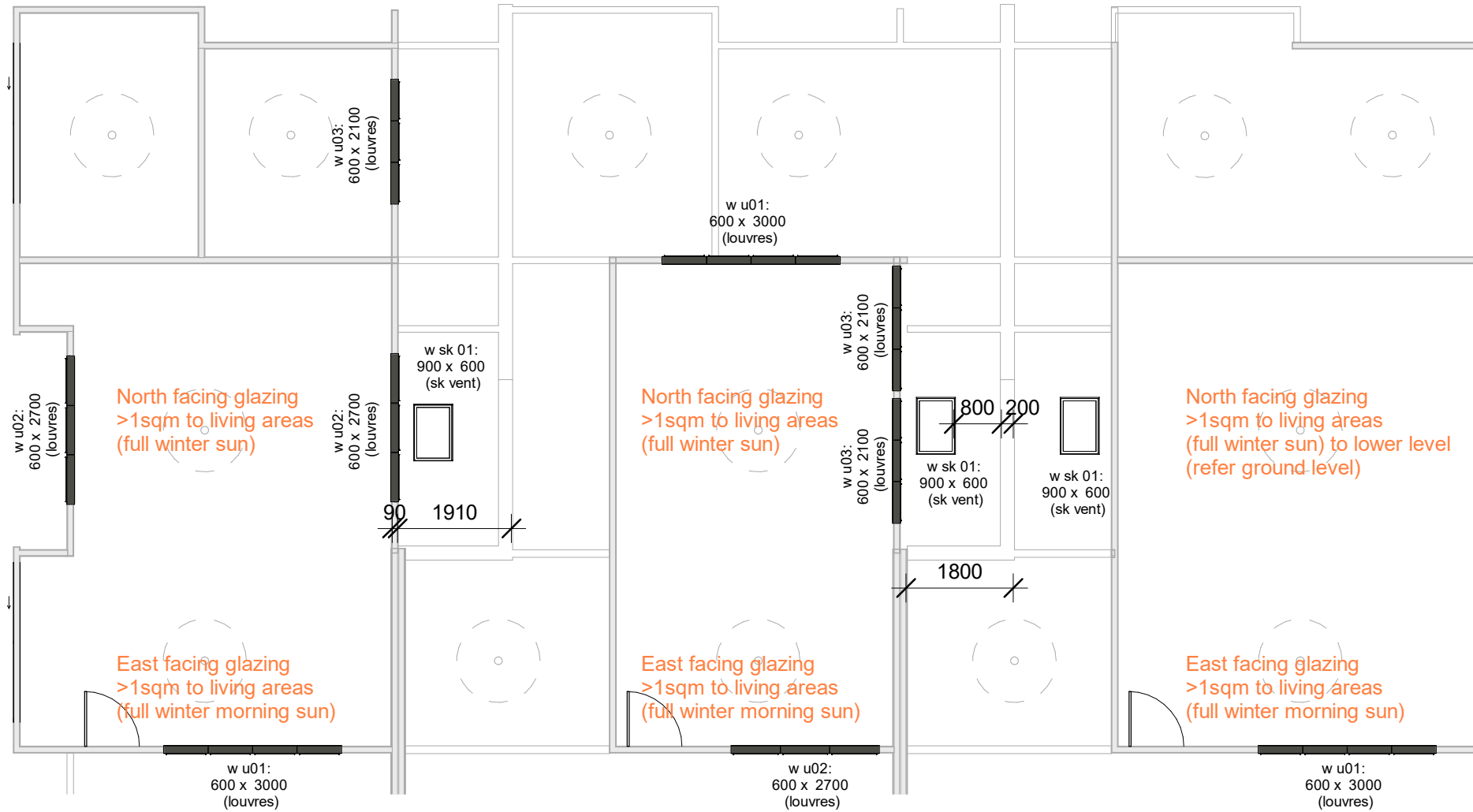
chiff 6-01
DRAWING NO.

ISSUE

tpl A- TPlan Lodge

north (typical)

north
(approx)



1 D+W High Level
chiff 6-02 1 : 100

High level louvres with handles to suit extension rods
(or remote operation pending budget)

tpl A- TPlan Lodge

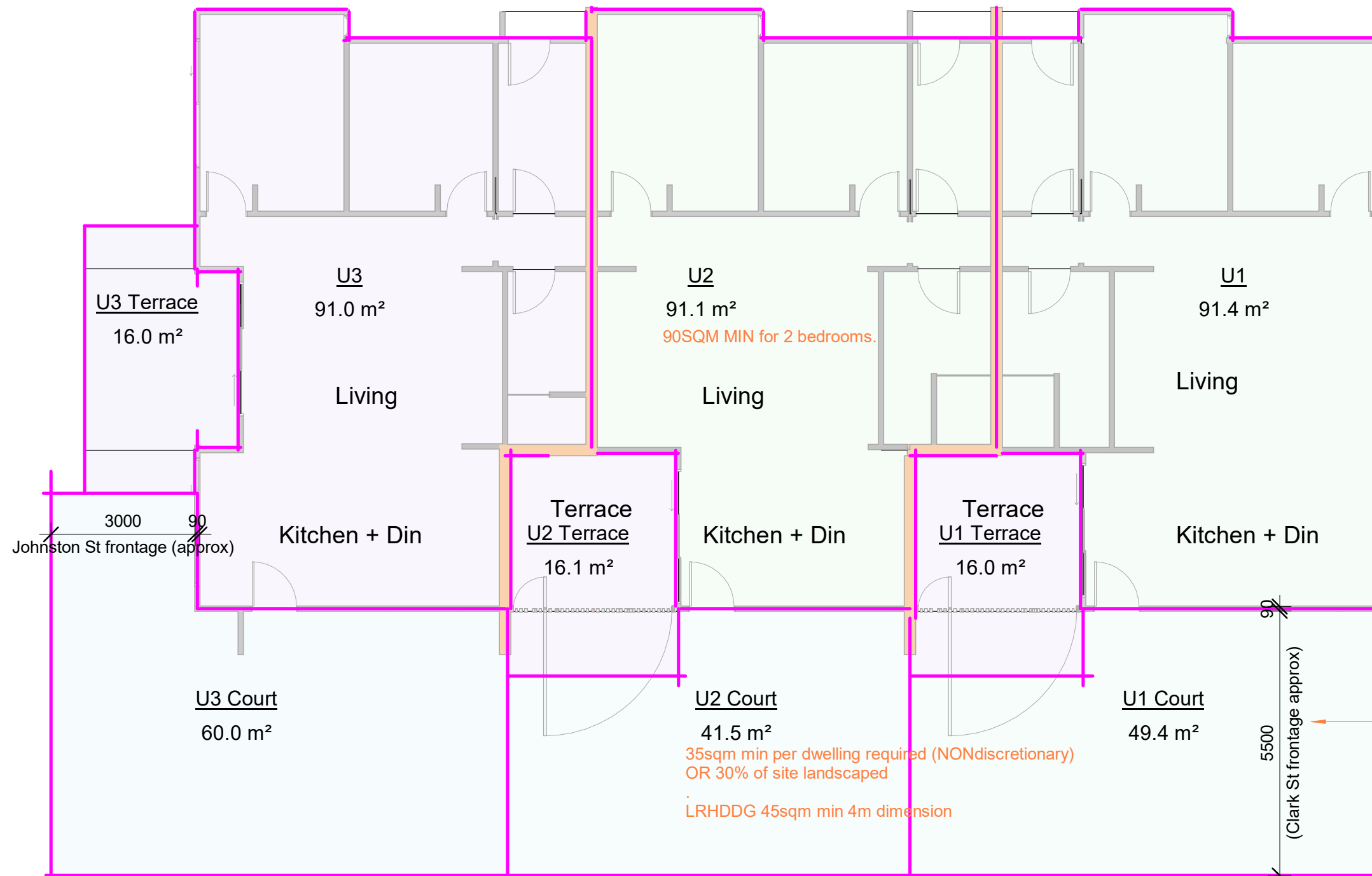
Side boundary:
To DCP / Council OR 1.5m min setback

Complies: 1.5m proposed to wall line.

(Eaves are exempt)

GFA/FSR: 60% of lot area max - complies.

Approx: site area = 1615sqm
GFA allowed = 969SQM APPROX
GFA proposed = 6x dwellings at 90sqm (approx)
GFA = 540sqm
(complies)



Side boundary:
To DCP / Council OR
1.5m min setback

Complies: 2m proposed
to wall line.

(Eaves are exempt)

FRONT SETBACK:
To DCP / Council OR 3.5m min
to primary road
(complies)

SLLHA :
Ramp to front door from street not required as
greater than 15m of ramping required at 1in20.

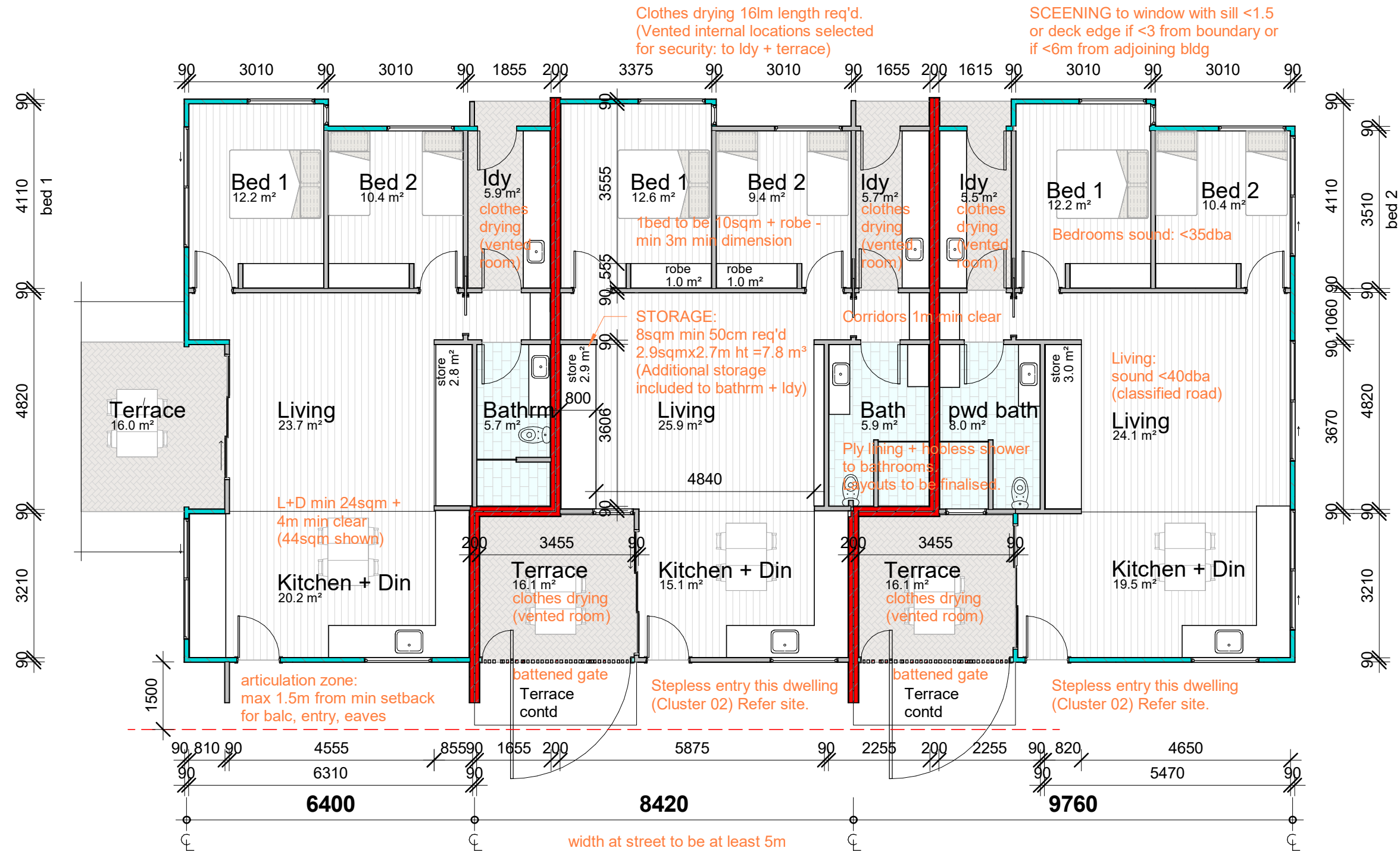
Ramp to 2 dwellings from carparking shown
(refer site plan)

Low Rise Diversity guide:
1bed 65sqm (N/A)
2 bed 90sqm
3bed 115sqm (N/A)

1 Approx floor areas
chiff 9-01 1 : 100

tpl A- TPlan Lodge

north (typical)



LIVING + POS TO 70% DWELLINGS 3HOURS DIRECT SOLAR ACCESS between 9-3. Refer upper window plan.

- Primary Open Space shown complies with requirements:
- 12sqm paved, and 3m dimension (or 16sqm depending on code clause)
 - 25% min roofed (or 8sqm roofed depending on clause)

1 CHIFF CLUSTER Room Areas + Compliance
chiff 9-02 1 : 100