1/102 LEMONT AVE
DOUBLE STOREY
RESIDENTIAL BRICK TOWN HOUSE

2/102 LEMONT AVE
DOUBLE STOREY
RESIDENTIAL BRICK TOWN HOUSE

121 LEMONT AVE
SINGLE STOREY
RESIDENTIAL BRICK BUILDING

119 LEMONT AVE
SINGLE STOREY
RESIDENTIAL BRICK BUILDING

117 LEMONT AVE
SINGLE STOREY
RESIDENTIAL BRICK BUILDING

TPZ ENCROACHMENT 10.4% (13.8m²)

NOTE: LANDSCAPE INDICATIVE ONLY. REFER TO LANDSCAPE ARCHITECT’S DRAWINGS.
1 Bed Apt Typical

NSA: 55.4m²
TERRACE: 11.0m²
STORAGE: 7.5m³

2 Bed Apt Typical

NSA: 86.9m²
TERRACE: 11.4m²
STORAGE: 13.5m³

Legend

AHD: AUSTRALIAN HEIGHT DATUM
BOL: TRAFFIC BOLLARD
NGL: NATURAL GROUND LEVEL
RL: RELATIVE LEVEL
A/C: AIR CONDITIONER
K: KITCHEN
L: LAUNDRY
R: ROBE
ST: STORE
T: TERRACE
OW: OPERABLE WINDOW
PS: PRIVACY SCREEN

OUTLINE OF PREVIOUS SCHEME (31/05/2017)

NOTE: LANDSCAPE INDICATIVE ONLY. REFER TO LANDSCAPE ARCHITECT’S DRAWINGS.
Existing Shadow Diagram - 11am

Proposed Shadow Diagram - 11am
Existing Shadow Diagram - 1pm

Proposed Shadow Diagram - 1pm
NOTE: Perspective images are presented as an artist's impression of the development only. Landscaping shown on perspective images is indicative only and is subject to Landscape Architect's design.
NOTE: Perspective images are presented as an artist’s impression of the development only. Landscaping shown on perspective images is indicative only and is subject to Landscape Architect’s design.
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NOTE: Perspective images are presented as an artist's impression of the development only. Landscaping shown on perspective images is indicative only and is subject to Landscape Architect's design.
### Multi-Age Precinct Development Summary

**Drawing No.:** AVCAT Issue TP8.01  
**SB 218066 Multi-Age Precinct Development Summary**

**Level: BASEMENT 1**
- **09.07.18**
- **LEVEL GFA (Excluding Terrace) GFA Parking NSA ILU NSA Hotel NSA Residential Amenities NILA Hotel Facilities NILA Chilcare Circulation & Services Terrace POS Chilcare Terrace Communal Terrace ILU 1 Bed ILU 2 Bed ILU 3 Bed Townhouse 2 Bed Townhouse 3 Bed Serviced 1 Bed Hotel 1 Bed**

<table>
<thead>
<tr>
<th>Level</th>
<th>GFA (Excluding Terrace)</th>
<th>NSA ILU</th>
<th>NSA Hotel</th>
<th>NSA Residential Amenities</th>
<th>NILA Hotel Facilities</th>
<th>NILA Chilcare</th>
<th>Circulation &amp; Services</th>
<th>Terrace POS</th>
<th>Chilcare Terrace</th>
<th>Communal Terrace</th>
<th>ILU 1 Bed</th>
<th>ILU 2 Bed</th>
<th>ILU 3 Bed</th>
<th>Townhouse 2 Bed</th>
<th>Townhouse 3 Bed</th>
<th>Serviced 1 Bed</th>
<th>Hotel 1 Bed</th>
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**TOTALS 2**
- **31469.0 m²**
- **9106.7 m²**
- **1939.1 m²**
- **2903.3 m²**
- **247.6 m²**
- **1629.8 m²**
- **541.5 m²**
- **6689.3 m²**
- **2088.4 m²**
- **576.1 m²**
- **490.7 m²**

### CARRIERS

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<th>Level</th>
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<th>Childcare</th>
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*For preliminary feasibility purposes. Areas are not to be used for purposes of sale or lease agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Standards. 

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