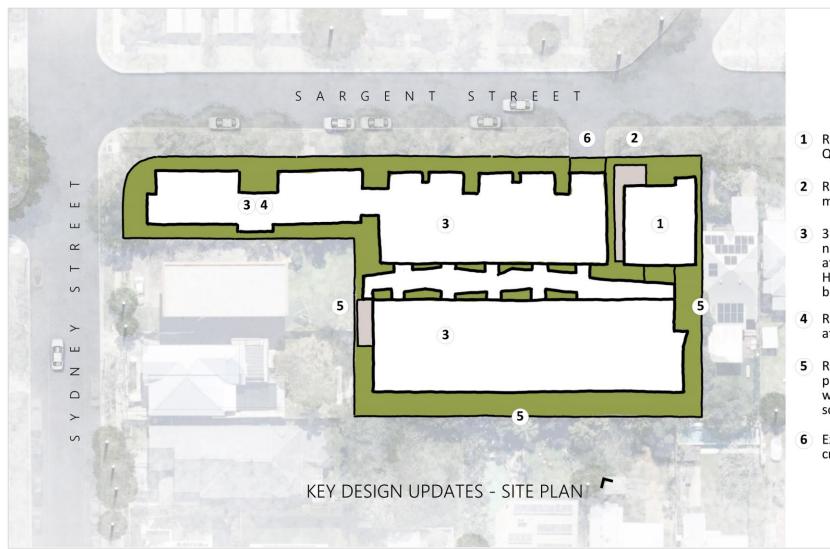
Bolton Clarke New Farm - updated design (selection of images from community information sessions)

BOLTON CLARKE Be true to you

December 2022

### Design outcomes – site plan



- Retaining
  Queenslander in-situ
- 2 Retaining existing mature street trees
- 3 storeys above natural ground at the Sargent St and Hazelwood St boundaries
- Residences situated at existing car park
- Reduced height at property boundaries, with increased screening
- 6 Existing driveway and crossover



- 39 apartments
- 2 levels of basement car parking
- 66 car parks
- 1 x driveway

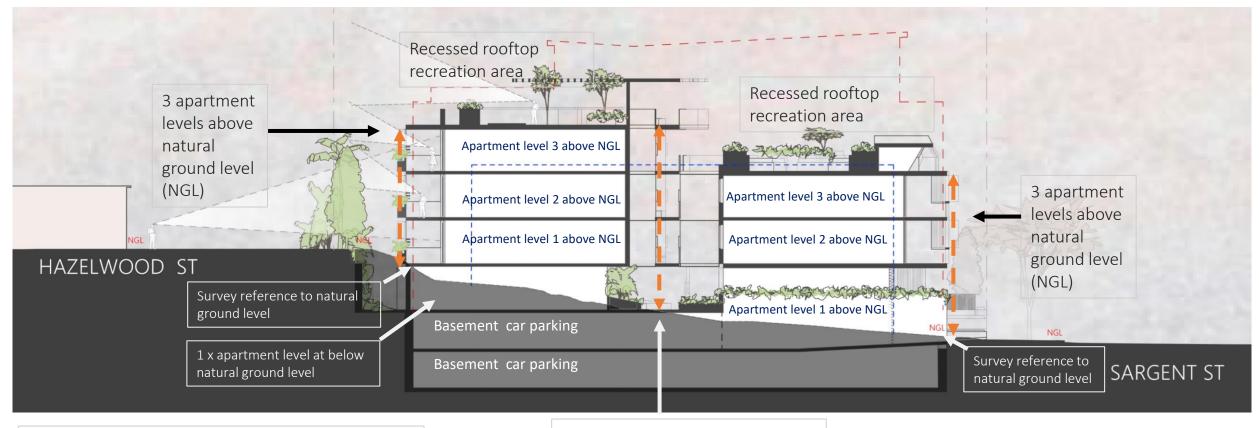
# Design outcomes – Sargent Street



- Red line former design roofline
- Blue line existing aged care home roofline



## Design outcomes – Cross section from 'lower' Sargent Street

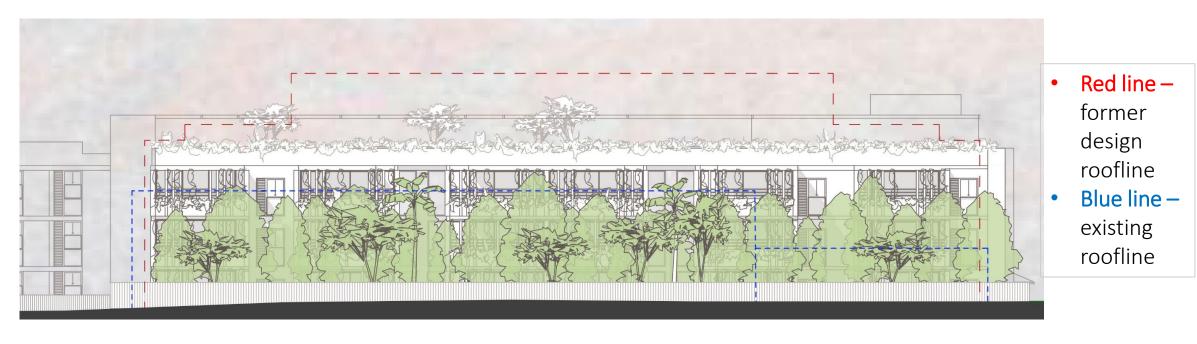


- Red line former design roofline
- Blue line existing aged care home roofline
- NGL Natural Ground Level

Mid-section of site which becomes 4 apartment levels above natural ground



#### Design outcomes – view to Hazelwood Street





#### Avoiding over-looking

- Reduced building height
- Balcony depth + balcony planter boxes
- Increased screening + rooftop recessed

