

# MIXED USE DEVELOPMENT



180 Bennett Street  
by Jaana Blinova

Buss stops -  
3 min walk

Shopping-  
10 min walk

Train station -  
8 min walk



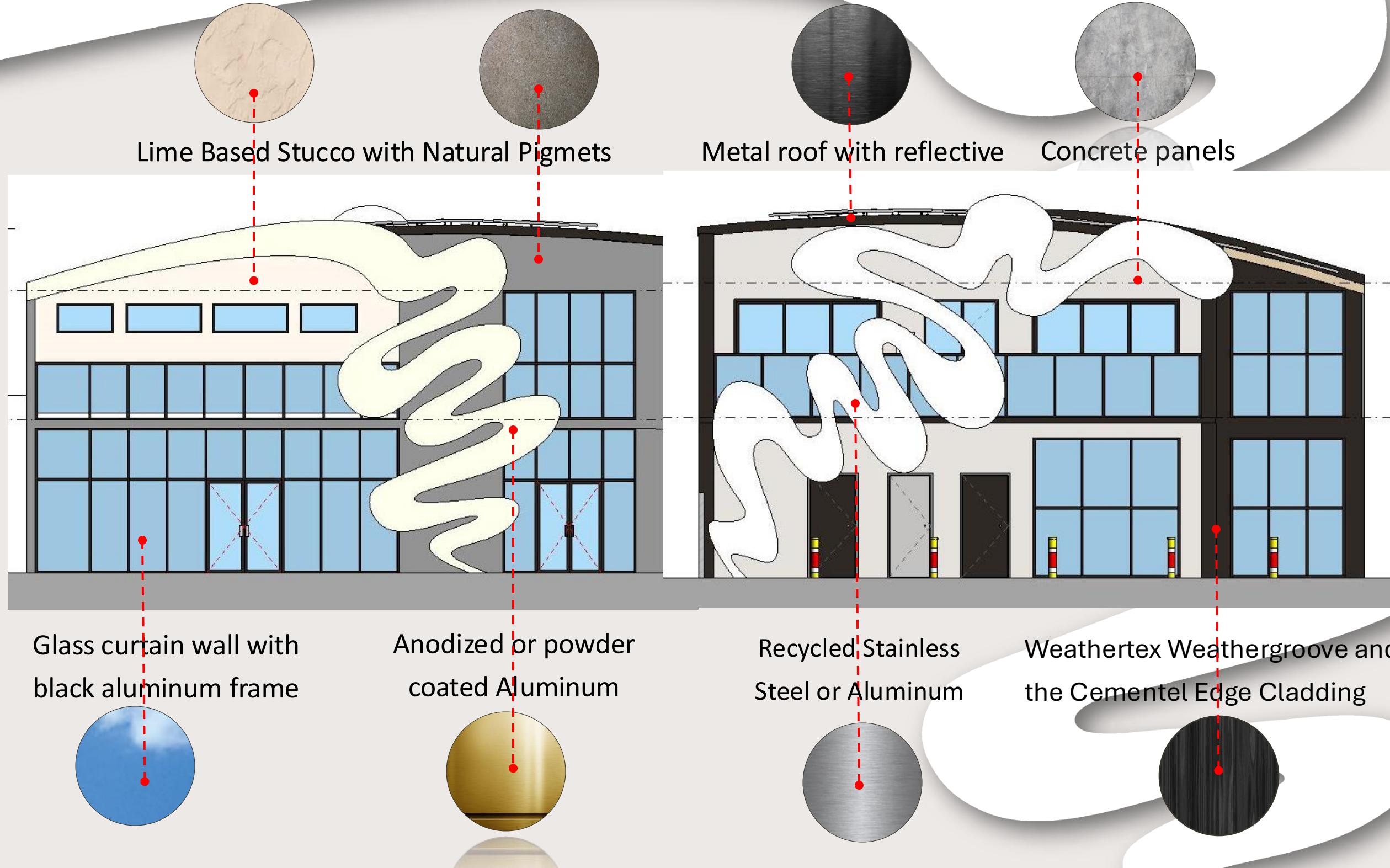
Restaurants and  
Cafes - 3 min walk

Perth CBD -  
10 min walk

Wellington Square  
Park and Playground  
- 3 min walk

PREMIUM LOCATION IN EAST PERTH

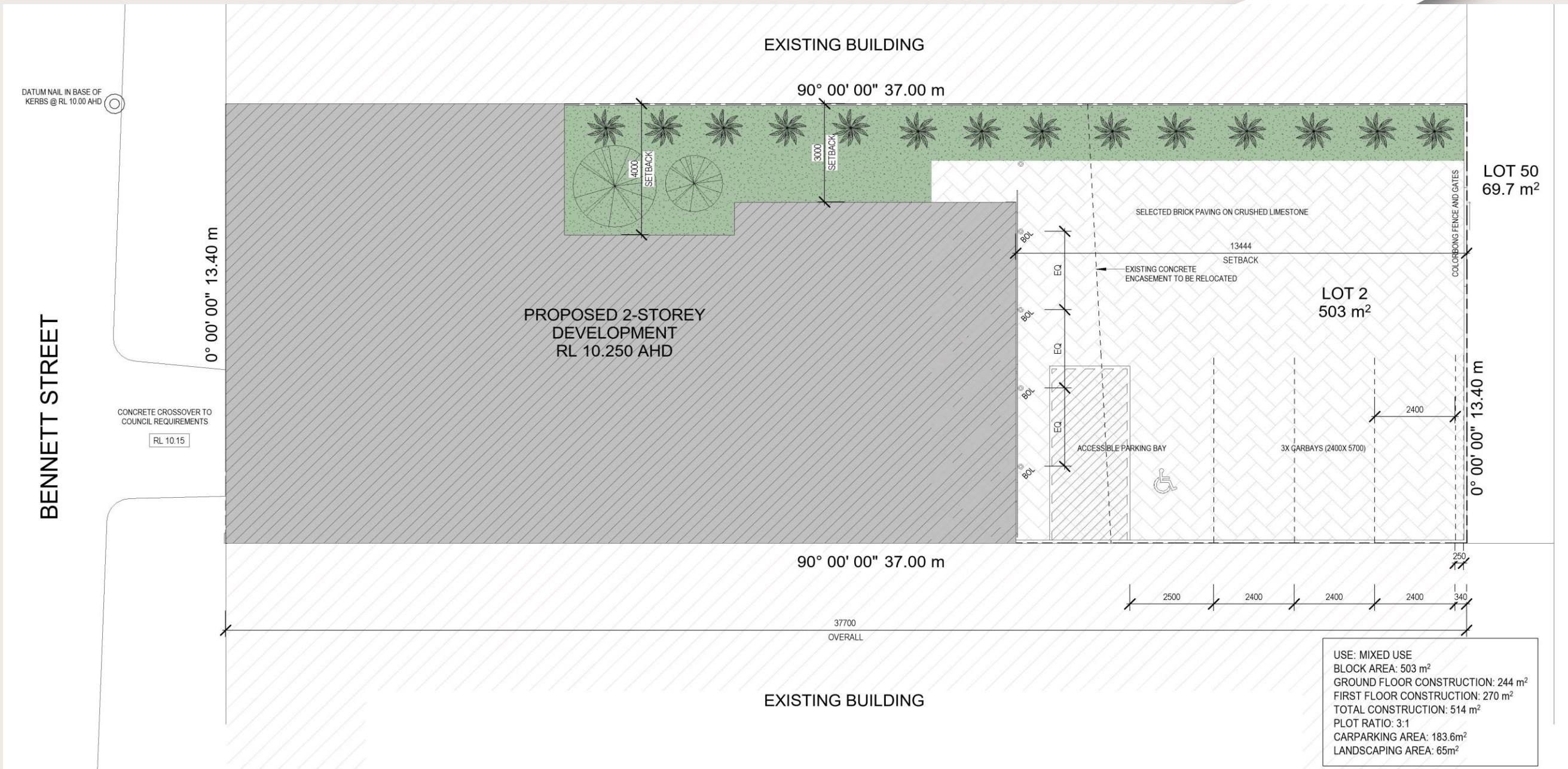
# FAÇADE VIEWS



- SECURE ON-SITE PARKING
- DISABILITY ACCESS
- VERSATILE OPEN SPACE LAYOUT



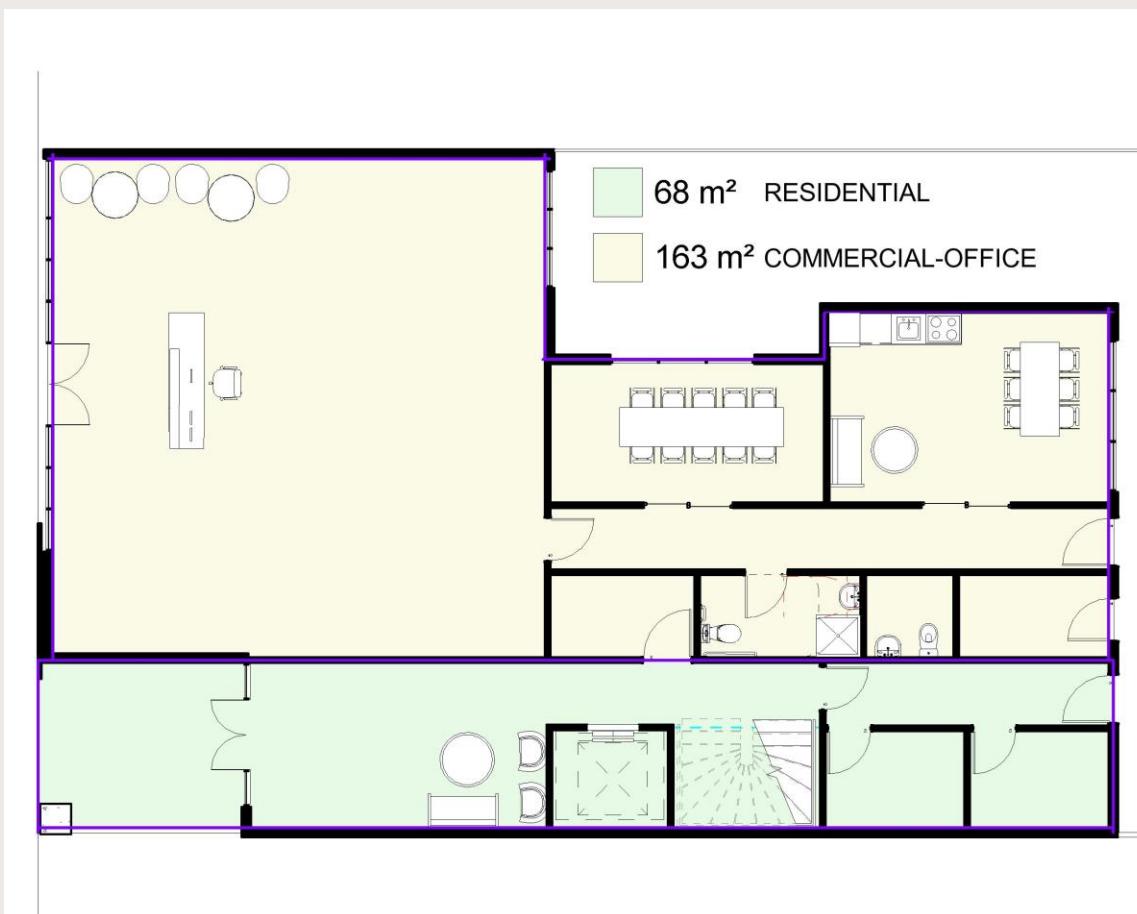
## SITE PLAN





## AREAS

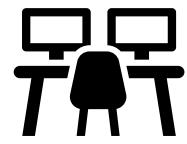
- SECURE ON-SITE PARKING
- DISABILITY ACCESS
- VERSATILE OPEN SPACE LAYOUT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

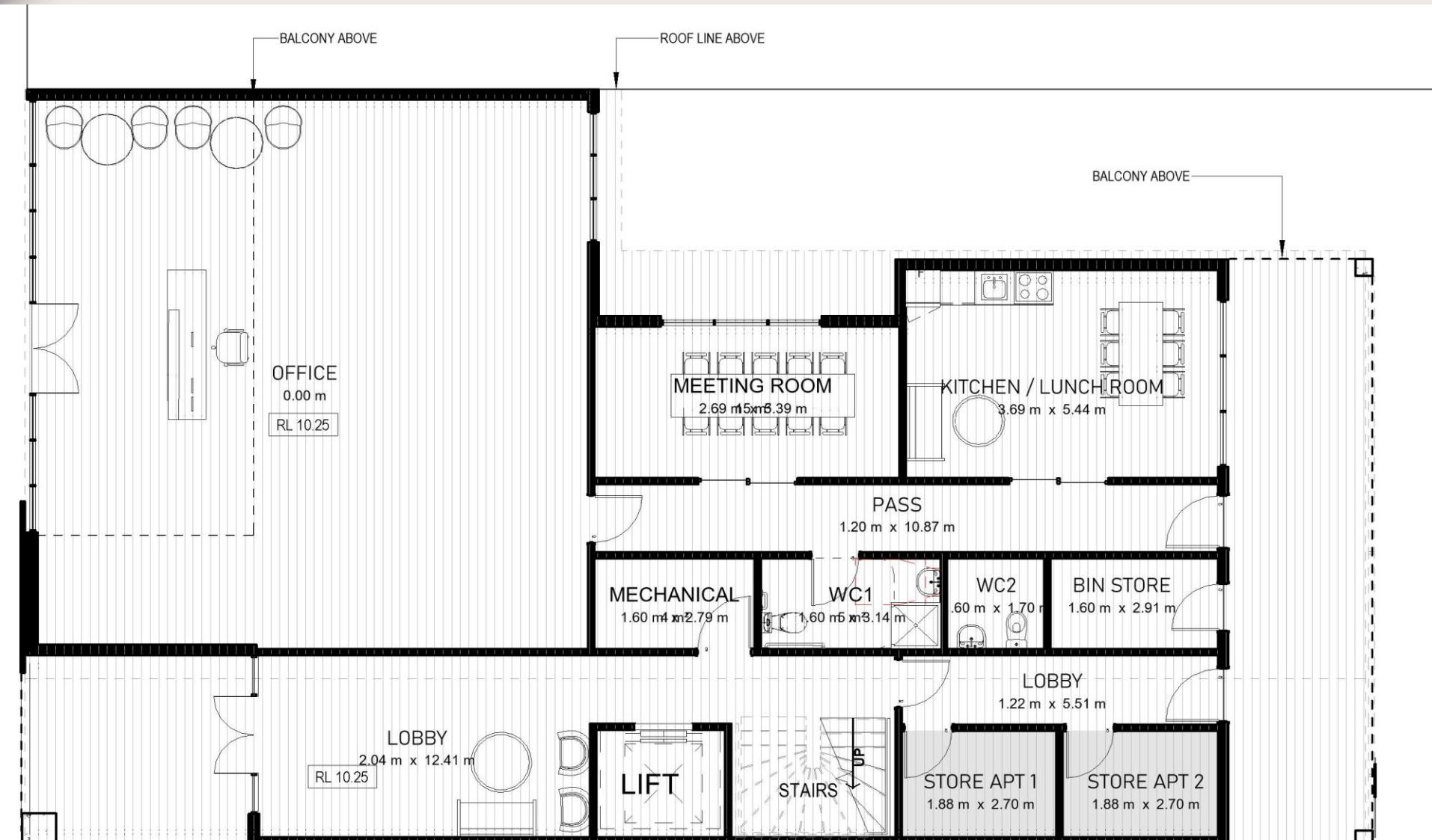


OFFICE: 235 m<sup>2</sup>

RESIDENTIAL: 243 m<sup>2</sup>

- SECURE ON-SITE PARKING
- HIGH CEILINGS – 3.5 M
- DISABILITY ACCESS
- VERSATILE OPEN SPACE LAYOUT
- SPACIOUS LUNCHROOM IN THE OFFICE
- COMMERCIAL GRADE FLOOR COVERINGS
- SPACIOUS MEETING ROOM IN THE OFFICE
- HOTEL-STYLE LOBBY
- OPEN LAYOUT READY FOR PARTITIONED FIT OUT
- REVERSE CYCLE DUCTED AIR-CONDITIONING

## GROUND FLOOR PLAN



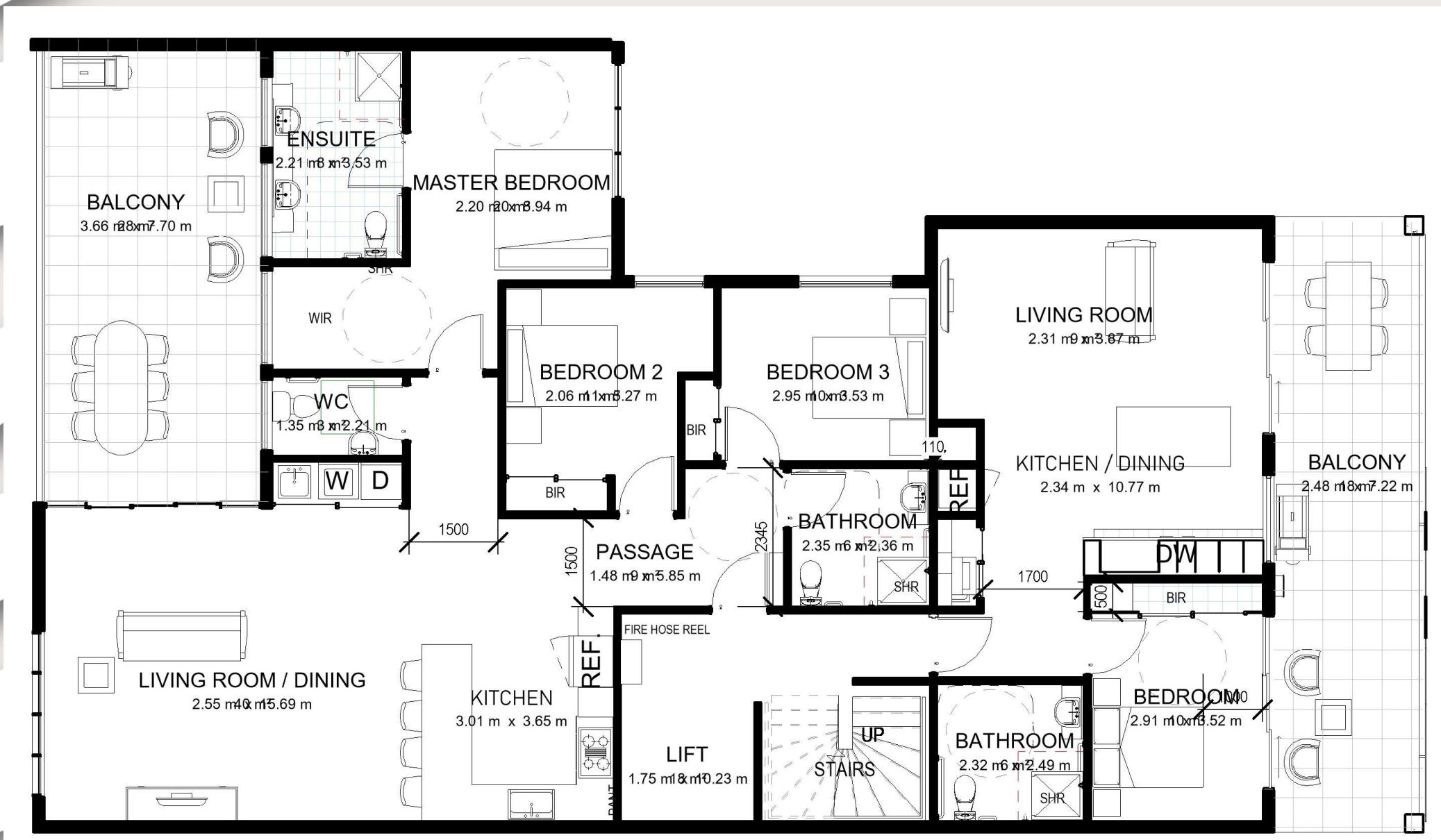


APPARTMENT: 160 m<sup>2</sup>

STUDIO: 83 m<sup>2</sup>

- SECURE ON-SITE PARKING
- HIGH CEILINGS - 3 M
- DISABILITY ACCESS
- VERSATILE OPEN SPACE LAYOUT
- COMMERCIAL GRADE FLOOR COVERINGS
- HOTEL-STYLE LOBBY
- MODERN INTERIOR
- REVERSE CYCLE DUCTED AIR- CONDITIONING

## UPPER FLOOR PLAN

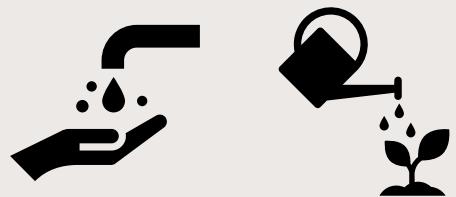




## 3D PLANS

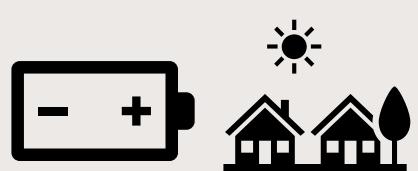


- 5 Star GREEN STAR Rating
- 5 Star NABERS Energy Rating
- 3.5 Star Water Energy Rating



#### Innovations:

- solar battery storage
- solar panels

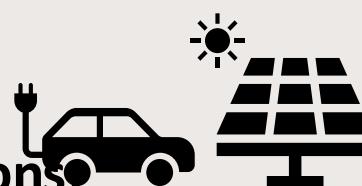


#### Energy efficiency:

- high performance HVAC
- LED lighting
- occupancy sensors
- double glazing
- high-quality insulation

#### Carbon emissions

- Use of solar panels
- Electric car charging station



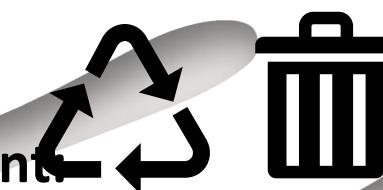
#### Indoor Environment Quality

- low-VOC materials used (HEBEL panels, polished concrete, mineral based wall paint, wood panels)
- maximized natural light
- superior air-filtration system
- recycled steel used for all internal supports and roofing (Fielders)



#### Waste management

- separate BIN stores to Office and Café with waste separation into organic, paper, glass and E-waste





## FRONT ELEVATION RENDER



- WELLINGTON SQUARE VIEW
- DISABILITY ACCESS



## REAR ELEVATION RENDER



- CARPARKING ACCESS
- DISABILITY ACCESS
- BICYCLE STORAGE





## STUDIO INTERTOR RENDER



- LHA GOLD LEVEL
  - DISABILITY ACCESS
  - GROUND LEVEL
- STORE ROOM



## APPARTMENT INTERIOR RENDER



- LHA GOLD LEVEL
- DISABILITY ACCESS
- GROUND LEVEL
- STORE ROOM

