Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA21/2133 – 315 & 319 Harborne Street, Glendalough – Development Assessment Panel – Form 1 – Residential – 102 Grouped Dwellings	
Chairperson:	Emma Williamson	
Panel members:	Lisa Shine Scott Lang	
Local government officers:	Michael Ball Cameron Howell Simone Palmer	Planning Officer (via Zoom) Senior Planning Officer DRP Support Officer
Observers		
Date:	28 April 2022	Time: 2pm
Venue:	City of Stirling via Zoom	

Proponent/s		
	Simon Burnell Kate Fisher Peter Blackall Justin Mansillas Michael McNamara Dominic Snellgrove Alex Stevens Chris Newton Rebecca Clarkson	CLE Town Planning & Design (*Applicant)* Peet – Medium Density Peet – Medium Density Peet – Medium Density Peet – Medium Density CNN Architects CNN Architects Emerge & Associates Community & Sustainability Specialist
	Owners	Nicola Tassone, Salvatore Tassone and Joseph Tassone
Observer/s		

Briefings		
Development assessment overview	Michael Ball	Planning Officer
Technical issues	Michael Ball	Planning Officer
Design Review		
Proposed development	Item 1 – DA21/2133 – 315 & 319 Harborne Street, Glendalough – Development Assessment Panel – Form 1 – Residential – 102 Grouped Dwellings	
Property address	315 & 319 Harborne Street, Glendalough	
Background		
Proposal		

Applicant or applicant's representative address to the design review panel	Peter Blackall Dominic Snellgrove Chris Newton Rebecca Clarkson	Peet – Medium Density CNN Architects Emerge & Associates Community & Sustainability Specialist
Key issues / recommendations	The Panel thank the applicant for their presentation and significant improvements to the scheme following the previous DRPs. The Panel looks forward to seeing further development of the proposal to address concerns in relation to the integration and functionality of the landscape and built form to positively impact the streetscape. Significant to the support of the development by the Panel are the aspirations set out in the earlier DRP in relation to sustainability. These have not been evidenced in the current design and should be integrated as commitments. Refer to attached Design Quality Evaluation Report.	
Chairperson signature		

Design quality evaluation **Item 1 – DA21/2133 – 315 & 319 Harborne Street Glendalough – Development Assessment Panel - Form 1 - Residential - 102 Grouped Dwellings** **DRP Meeting – Thursday 28 April 2022**		
		Design Principle satisfied
		Design Principle pending further attention
		Design Principle not satisfied
Principle 1 **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		1a. This design principle is supported by the Panel.
Principle 2 **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		2a. The Panel stated a fully realised streetscape is critical to the success of the project and support the extent of large trees proposed. 2b. Comment was made by the Panel the proximity of trees to the road edge could have the potential to be problematic and questioned whether there is sufficient space provided in the verge for the proposed trees. 2c. The question was asked by the Panel as to whether or not all units should have 30 metres of outdoor area based on the draft Medium Density Design Guidelines. The proposal shows a range of sizes from 19-45m2 2d. There was some concern shown by the Panel in relation to some of the species selected and comment was made that less than half are native. 2e. The Panel expressed concern around the 9 sqm of deep soil requirement and stated it is not meeting the 2m x 2m dimension in several instances. Clarification is sought in relation to this.
Principle 3 **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
		3a. The Panel commented that a variation in built form to include a portion of the site for three storey development would positively impact the ground plane and allow more scope for landscape. 3b. The Panel stated the reduction in the number of units is an improvement. 3c. The Panel commented that the reduction in the dominance of the double garage was an improvement. 3d. The Panel expressed reservation in relation to the master plan and the translation of this type of project into an Australian context as there is a high dependency on vehicles. This impacts the notion of the shared street as there will be a relatively high volume of local traffic.
Principle 4 **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*
		4a. The Panel commented the dual aspect units have improved and it was beneficial to receive clarification in relation to the placement of the footpath on the opposite side of the road. 4b. Comment was made by the Panel clarification around the 30% traffic along the rear street assists with further understanding the development. 4c. The Panel expressed concern around the width of the streets and commented it is a major planning issue and concessions will need to be obtained. 4d The Panel requested clarification in relation to the length of the driveways and the possible obstruction of vehicles across footpaths.

Principle 5 **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
		5a. The Panel stated rainwater harvesting was mentioned but it is not shown on the drawings. If this is to be included rainwater tanks and the like should be included on drawings. 5b. The Panel commended the Applicant on the adaptation of the garage spaces. 5c. There is opportunity to consider electric charging for cars and clarification was requested by the Panel on whether this will be included in the future. 5d. The Panel advised it would be beneficial to view further sustainability strategies which will be required to meet the NatHERS rating of 7-8.5 which is indicated in the presentation. 5e. Support was shown by the Panel for the ambitious target outlined although a commitment to these strategies and how they will be achieving is required. The current proposal lacks commitment.
Principle 6 **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours providing environments that are comfortable, productive and healthy.*
		6a. The Panel commented the double fronted units have improved amenity to the rear with reduced traffic. 6b. The alteration to the fencing is viewed as a positive by the Panel. 6c. The increase in the communal open space amenity is positive. 6d. The improvements to the size and amenity of living spaces is an improvement.
Principle 7 **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around*
		7a. The Panel commented the legibility of the front elevations has improved along with the introduction of semi permeable garage doors. 7b. This principle is supported by the Panel.
Principle 8 **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		8a. The Panel commented in the pre briefing some parking bays overhang the pedestrian pathway and this requires clarification. 8b. This principle is supported by the Panel.
Principle 9 **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*
		9a. The Panel comment the soft initiatives proposed by the applicant are fantastic. 9b. This principle is supported by the Panel.
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		10a The Panel showed support for this principle.

Design Review progress
DA21/2133 – 315 & 319 Harborne Street Glendalough
DRP Meeting – Thursday 28 April 2022

	Design Principle satisfied
	Design Principle pending further attention
	Design Principle not satisfied

	DR1 16/9/2021	***DR2 11/11/2021***	***DR3 28/4/2022***
Principle 1 - **Context and character**			
Principle 2 - **Landscape quality**			
Principle 3 - **Built form and scale**			
Principle 4 - **Functionality and build quality**			
Principle 5 - **Sustainability**			
Principle 6 - **Amenity**			
Principle 7 - **Legibility**			
Principle 8 - **Safety**			
Principle 9 - **Community**			
Principle 10 - **Aesthetics**			

Recommendations Summary Item 1 – PDA21/0147 and PDA21/0184 – 315 & 319 Harborne Street Glendalough					
DR1 – **DRP Recommendations** **DRP Meeting – 16/9/2021**	**DR2 –** **Applicant Response** **DRP Meeting – 16/9/2021**	**DR2** **DRP Recommendations** **DRP Meeting – 11/11/2021**	**DR2 –** **Applicant Response** **DRP Meeting – 11/11/2021**	**DR3 –** **DRP Recommendations** **DRP Meeting – 28/4/2022**	**DR3 –** **Applicant Response** **DRP Meeting – 28/4/2022**
1d. The Panel noted the R60 planning intent is to enable 3 storey high buildings that unlock sufficient open space on a much smaller lot. The size of the private open space in relation to the larger typologies are of a minimum size, a better balance between built and open space is desired. 1e. In relation to the broader context the Panel stated this proposal has not yet responded to the finer grain of the area and there is opportunity for further thought and development. 1f. Comment was made that there is opportunity for improvement around the relationship between the site and the immediate surrounds, particularly in regard to the street context's adjacent building setbacks and the relationship to the public open space to the west.	1d. It is noted that the panel commented that the 2-storey townhouse typology is supported in 3a below. We have responded by improving the balance between built form and open space, with most lots having a private outdoor living area exceeding 3m. The majority of the 105 proposed dwellings (91 no. or 87%) have an outdoor living area which exceeds the minimum dimension of 3m, with only 14 no. (13%) having a minimum dimension of 3m. This 3m minimum depth is also augmented by the 7.7m width, achieving an outdoor living area of 23.1m², exceeding the minimum area of 20m² by more than 15%. Furthermore, the		1a. The scheme has been developed further through an increase and reallocation of open space with additional improvement facilitated by a reduction in yield of three dwellings and a range of other design refinements. The proposal now achieves a density approximate to R50, over two-storeys, approximately 50% open space and outdoor living areas with areas between 19m2 – 45m2 that exceed the minimum requirements 1b. The DRP 3 presentation includes further detailed analysis of other contextual examples that have informed further development of the proposal. 1c. Study and analysis illustrated there are not many best practice or medium density exemplar schemes within the local context. The proposal seeks to find metropolitan through to international		

	minimum depth of 3m is to a south facing living area, and additionally these dwellings now have access to a north facing outdoor amenity area of 5.4m depth. 1e. We will respond by undertaking a finer grain analysis of the surroundings and broader context. Photographic study to be provided at the DRP2 presentation. 1f. The team has, and will, respond by further refining and improving the relationship to dwellings at the eastern (Harborne) and western (Glendalough Open Space) boundaries. This includes further studies of levels, access arrangements, and fencing materials. For western edge, please see masterplan and layouts to the Type G townhouse unit. For the eastern edge, a compliant R60 primary street setback to Harborne Street is		examples and benchmarks that illustrate a similar or relevant level of innovation and intensity, and /or with a similar level of approximate R60 density of development. The design team has included a study of Australian examples of similar medium density housing typologies and streetscapes. 1d. The design team have included Australian examples of laneway housing, demonstrating how façade treatments, protrusions and other design elements can address challenges of garage doors along laneways. Proposals for landscape, streetscape and garage integration and minimisation have been further developed all in the context of a low-speed pedestrian friendly environment. This includes developed verge and curtilage treatments, elaboration on planting proposals, materiality/specification of garage doors and oversized pedestrian pathways Internal streets are intentionally intimate, activated and can		

	2m. Due to the overhead powerlines, this has been increased to 2.3m, with a further 0.3m added for fenestration, level changes and architectural details – giving an increased street setback of 2.6m. The front garden design and relationship to street has been further developed, including planting and materials. Levels are also proposed to be raised in both locations to give a better relationship between privacy and surveillance. Portions of masonry wall fencing and double glazing are proposed.		accommodate all required infrastructure to function as a communal street.		
2a. The Panel encouraged the Applicant to make landscaping a higher priority and further develop the landscaping throughout the development. 2c. The Panel stated there is opportunity to better connect to the public open space.	2a. The design team has responded by further developing landscape proposals throughout the development, including soft / species and hard / material selections. A dedicated Landscape Masterplan is now included.	2a. It was noted by the Panel that it is important to have mature tree canopy cover included in this proposal and request clarification on the size of trees that will be planted.	2a. The landscape design of the proposal includes a significant tree planting schedule integrating private land and the communal streetscapes. The proposal includes 239 advanced trees, including 1 x cape lilac being retained on the site. The proposal includes	2c. The question was asked by the Panel as to whether or not all units should have 30 metres of outdoor area based on the draft Medium Density Design Guidelines. The proposal shows a range of sizes from 19-45m2 2d. There was some	

	2c. The team has responded by improving the physical and visual connection to the public open space. This has been achieved by enlarging the public access walkway at the western edge, more than doubling the width from 2.6m to 5.3m, and area from 55m2 to 113m2. The access connection has been strengthened to provide a visual connection, easily visible and legible within the streetscape when traversing the southern road.	2b. The extent of usable deep soil was questioned by the Panel with narrow planting opportunities proposed.	the planting of: 106 x 100L trees; 89 x 500L trees; and 43 x 1,000L trees. The proposed tree planting schedule provides for double the minimum required number of both the R-Codes and the City's LPP 6.11 and the total tree canopy far exceeds the Council Canopy Target of 18%. 2b. All lots achieve a 9m2 soil zone around the proposed trees within private outdoor living areas. The design team has refined the plans to clearly delineate tree planting areas in outdoor living areas, ensuring sufficient deep soil to support landscaping and species selection to suit. 2c. All outdoor living areas exceed R-Code minimum requirement of 16m2. All outdoor living areas have a minimum depth ranging between 3m – 6m, with areas ranging from 19m2 to 45m2. 14 units on the southern boundary have rear OLA's of 3m x 7.8M (23.4m2) but are supplemented with an additional 4m x 4m compliant area provided	concern shown by the Panel in relation to some of the species selected and comment was made that less than half are native. 2e. The Panel expressed concern around the 9 sqm of deep soil requirement and stated it is not meeting the 2m x 2m dimension in several instances. Clarification is sought in relation to this.	

			in front of the dwelling. The design team reduced the overall yield, releasing an additional circa 400m2 to be given to increase the depth of narrow lots and increase the communal open space, allowing for all outdoor living areas to now exceed the R-Code required areas.		
3a. The Panel supported the 2 storey typology but encouraged the Applicant to incorporate further variation as there is a danger of built form repetition resulting from the significant number of dwellings proposed. 3c. The Panel encouraged the Applicant to meaningfully incorporate more building breaks to alleviate the intensity of the built form, which may offer landscape and open space amenity.	3a. The design team has responded by incorporating further variation in the streetscape and typologies. The proposal includes seven different types, each with 2-3 different external treatments, including an end unit condition. Additional building steps and breaks have been added, to provide built form terrace runs of 15.5m (minimum) to no more than 6 units / 46m (maximum) length in a row, without change of plane, setback or typology. Greater variation in the streetscape has been provided with alternative types in	3c. Comment was made by the Panel that the continuity of the units, without building breaks, is problematic creating intensity of the built form. Efforts should be made to mitigate this. 3e. The Panel recommended exploring different typologies, this would break the continuity of built form, reduce the negative impacts of the dominance of garage doors, address the challenges of achieving a high	3a. Noted. The proposal explores the delivery of alternate and innovative typologies including the development of further types such as those found in the middle cell and to the west, which constitute a form of housing hybrid with dual active frontages, as well as a range of other front and rear loaded two storey product for housing diversity. 3b. The design team has responded by further developing and refining the differentiation of the lower and upper stories in the proposed two-storey development, and the articulation of the parapet levels to provide variety and interest. Internal boundary setbacks are coordinated to ensure amenity impacts are	3a. The Panel commented that a variation in built form to include a portion of the site for three storey development would positively impact the ground plane and allow more scope for landscape. 3d. The Panel expressed reservation in relation to the master plan and the translation of this type of project into an Australian context as there is a high dependency on vehicles. This impacts the notion of the shared street as there will be a relatively high volume of local traffic.	

	the longer runs. Typologies at end of terrace runs include additional major openings for variation and surveillance. 3c. The design team has responded by incorporating more meaningful and compliant building breaks in the built form fabric. The breaks and changes in plane and setback offer several improvements: Alleviate the intensity of the built form, Allow terrace runs to be broken down into no more than 6 units or 46m maximum, permit high level openings to the dwellings for light and air, reducing solely south facing units, Offer landscape, planting and amenity opportunities at these increased setback breaks. In addition, unit types have also been broken into groups of 2- 6 maximum consecutive units, interspersed by other townhouse types, differing setbacks and changes in	yield and free up additional open space.	managed and are clear up-front for any future purchaser. 3c. The continuity of the terrace housing has been mitigated further by a reduction in yield, the increased use of upper level building breaks, changes in levels, additional provision of extended communal open space, building height manipulation and planar articulation to provide a variety of streetscape setbacks. The design team have provided multiple renders of the streetscapes to illustrate the perception of the built form. • Built form separation is appropriate given the two storey scale landscaping and orientation/ layout of the proposed development. 3d. The proposal now achieves a density approximate to R50, over two-storeys, approximately 50% open space and outdoor living areas with areas between 19 – 45m2 that exceed the minimum requirements. • The R60 code ascribed to the site would permit development of three		

	building line. The elevational treatment will also be developed to provide greater diversity within each type.		storeys with 40% open space, no provision of communal open space, and outdoor living areas of 16m2 minimum. This demonstrates an under development of the site to satisfy the DRP's comments. • The design team has provided numerous streetscape renders showing the communal streetscape and building interfaces which demonstrate adequate building separation and breathing space within the development. • An equivalent assessment mechanism of R-Code Volume 2 can be used to demonstrate the suitability of the separation of two storey buildings with 12m required between habitable buildings. 12m is provided on the southern road (compliant with equivalent Volume 2 requirements) and 12m – 18m building separation is provided on the northern street (compliant and in excess of the equivalent Volume 2 requirements). • As a result the internal planning, private outdoor space areas, and access to communal		

			open space have all improved considerably to provide more generous outcomes. 3e. Further exploration and development of typologies has occurred. In particular the Type C has now been developed to provide greater setback and recessed garage door to reduce visual dominance. • The scheme contains: o Seven ascribed typologies, o Each typology has approximately three variants (for corner activation and diversity in terrace runs). o Material and colour variation also provides further diversity, with three masonry types proposed at base level. • The variation and diversity options proposed therefore provide up to 63 different permutations within a community of 102 proposed dwellings.		
4a. The Panel commented the rubbish bin access for the dwellings along the dead end lanes is problematic and requires further thought on how to mitigate undesirable	4a. The design and servicing of the waste proposals have been further developed in collaboration with the city. Minor communal bin pads are proposed at	4a. The Panel questioned the width of the loop road, seeking clarification on the capacity to turn a vehicle around. As the	4a. The road carriageway has been designed to accommodate a three-point turn, allowing for vehicles to safely manoeuvre the site. • The road is designed to safely accommodate two way traffic	4a. The Panel commented the dual aspect units have improved and it was beneficial to receive clarification in relation to the placement of the footpath on the opposite side of the	

impacts if another dwelling's verge is to be used. 4c. A suggestion was made by the Panel that there could be a better outcome for movement around the site being one way with mid lock links for cars and pedestrians which would open up site planning. 4e. A suggestion was made by the Panel to explore shallower and wider lots for an active single frontage outcome that could be arranged in a back to back lot design for the central block. 4g. Recommendation was made by the Panel that some of the three and four bedroom apartments may benefit from a second, upper level living area if the main living area is of a minimum size.	strategic and non-privatised locations to service the small number of dwellings which are accessed by the tertiary spur road ways. 4c. The design team has investigated the option of a one way traffic system and it results in the following: The site is long (278m) in the east-west direction, and creating a one way network results in limited opportunities for north-south access without loss of dwellings, significant longer trips, inconvenience and potential safety issues for residents when within the one-way system. Furthermore, due to the lot-to-lot and road reserve distance requirements of 12m (south road) and 8m (north road) and car access and reversing, there is not a net gain to lots or streetscape within the site planning. For these reasons, a one-way system has not been pursued	road is not wide enough to facilitate this, vehicles would be forced to follow the loop all the way around the development. 4b. Suggestion was made by the Panel there could be a better outcome for vehicle movement around the site. A mid-block access road would be beneficial and reduce the traffic flow past the central units.	movements. • The proposed internal street design follows the Healthy Streets Framework and prioritises liveability, activity and health for residents. 4b. The design team has investigated a mid-block access road for cars, and the outcome results in additional pressure on housing, a reduction in communal open space and a greater dominance of vehicles within the communal street. • For these reasons it is considered that the space taken up for motor vehicle convenience is better served by communal open space (which exceeds current requirements) and in encouraging pedestrian and bicycle movement and priority through both communal and streetscape open space.	road. 4b. Comment was made by the Panel clarification around the 30% traffic along the rear street assists with further understanding the development. 4c. The Panel expressed concern around the width of the streets and commented it is a major planning issue and concessions will need to be obtained. 4d The Panel requested clarification in relation to the length of the driveways and the possible obstruction of vehicles across footpaths.	

		further. However more building breaks and a meaningful communal open space have been introduced, all of which permit better movement, access and permeability for pedestrians and cyclists. The proposed provision of a Communal Open Space park at the sewer easement also provides a mid-block break with east-west access. The proposal seeks to create a functional community which is not vehicle dominated with walking and cycling encouraged and prioritised.				
	4e.	A back to back arrangement has been investigated for the central block but it typically results in two key issues: The resultant built form either produces a lesser amount of dwellings, and/or it results in a two storey form which overshadows the neighbouring southern lot in the				

		arrangement. For these reasons this design has not been pursued, with north facing rear outdoor living areas preferred. However it is worth noting that the landscape buffer to the north of these areas has been enlarged and improved to offer better privacy and streetscape outcomes.			
	4g.	The townhouse design have been further improved and refined so that three of the six 3 and 4 bedroom townhouse typologies includes a second upper level living area. These include Type A, Type B, and Type G. In addition, a north facing balcony to the upper level for the dual frontage units (types A and B) are being investigated The medium density proposal seeks a balance between amenity, activation, surveillance and privacy. Please see elaboration within the DRP 2 presentation.			

5a. The Panel encouraged the Applicant to demonstrate their proposed commitment to sustainability at the next meeting and look forward to seeing the implementation of sustainability strategies. 5b. The Panel stated there is opportunity for those townhouses overlooking the public open space to receive some northern light if the built form had some variation. 5c. The panel support the courtyard typology when it can demonstrate solar access to a living area, if not possible, consider reducing the upper level built form. 5d. Comment was made that the typology designs should show an undercover area to demonstrate internal winter solar access is still achievable.	5a. Sustainability strategies and commitment have been further developed, with some key initiatives now confirmed. These include: • Electric Heat Pump Hot Water Systems Rainwater tanks and/or raingardens Low-VOC Paint • Double Glazing Ceiling Fans Ethical Materials • Northern Living Orientation • Additional Wall Insulation and Sub-floor Insulation • Compartmentalised Living Zones External Operable Window Shading Cross Ventilation • Solar Power • Battery/Powerwall ready 5b. The opportunities for the western townhouses facing the POS to have an annex or built form extension which receives northern light was investigated, but the result was that the outdoor living are		5a. Sustainability will form an integral part of the development and a sustainability report has been incorporated with a range of commitments – refer attachments. • It is worth noting that a preliminary ESD assessment has noted that a party wall arrangement without breaks dramatically improves the energy efficiency of the townhouse units. In short, party walls reduce surface area in contact with air and external temperatures, with neighbours providing insulation and similarly temperate spaces.	5a. The Panel stated rainwater harvesting was mentioned but it is not shown on the drawings. If this is to be included rainwater tanks and the like should be included on drawings. 5c. There is opportunity to consider electric charging for cars and clarification was requested by the Panel on whether this will be included in the future. 5d. The Panel advised it would be beneficial to view further sustainability strategies which will be required to meet the NatHERS rating of 7-8.5 which is indicated in the presentation. 5e. Support was shown by the Panel for the ambitious target outlined although a commitment to these strategies and how they will be achieving is required. The current proposal lacks commitment.	

	was compromised and the built form was causing overshadowing to the outdoor living area of the neighbouring lot to the south. Reduced major openings also provided less surveillance of parkland to the west. For these reasons it has not been pursued. 5c. The Type D internal courtyard unit has been further refined to permit solar access to the ground level living area by a reduction in upper level built form. Please see Type D layout and sections within the DRP2 pack. 5d. Outdoor living areas to townhouse types have been updated to demonstrate solar pergola coverage potential, particularly to north facing outdoor living areas. Pergolas are designed to take deciduous green canopies and provide increased softscape, biodiversity and summer shade, while still permitting winter				

	light.				
6b. There was concern shown by the Panel around the lack of setback on Harborne Street which may affect the amenity of some bedrooms. 6d. There was comment made by the Panel setbacks on the side are not compliant resulting in compromised outdoor areas.	6b. It is noted that increasing the street setback on Harborne Street will not necessarily improve the amenity to bedrooms. A compliant setback to the Harborne street (primary street) boundary for R60 is 2m, and Western Power require a minimum of 2.3m easement to built form, away from the overhead powerlines. This has been increased to 2.6m to allow for raising of courtyard levels, and to permit additional fenestration and architectural details. Additional design work to improve the front garden courtyard and amenity, including fencing and materials, has also been undertaken. Please see masterplan and Type F layouts within the DRP2 pack. 6d. Side setbacks have been reviewed by the design team's planning consultant		6a. The design team has responded by further developing and refining the townhouse units with an emphasis on improving internal living areas. • A reduction in yield of three units overall has facilitated greater width to all units, resulting in internal living areas of 4m x 6m as a minimum to all 4-bedroom units. • The internal amenity of dwellings has been further improved, with a secondary living space on the upper floor provided into development plans, oriented to achieve the best northern aspect. • The proposal has been designed in response to the R60 R-Code standards, which do not include an R- Code requirement for a minimum living room size. 6b. The provision of communal open space has now been increased to 683 m² overall, with the areas at the entry and central park open space both enlarged and improved. • There is a 481m2 centrally located multi-functional community space that features play		

	(CLE) and by the City for compliance. Items of non-compliance and variations sought will be further identified in planning documents. The design of side setbacks and provision of major openings, balconies and living areas at upper level seeks a balance between activation, elevational treatment, solar protection, passive surveillance and privacy. However it is worth noting that the site planning and masterplan design has been further developed to provide compliant building breaks to allow for high level (minor) openings and cross ventilation. The double frontage units are being further refined and developed to allow for careful activation with control of overlooking. Please see updated masterplan and unit layouts.		elements, shade structures, a picnic setting, BBQ, seating areas and lighting. • Given the over provision of outdoor living areas, these supplementary spaces can be used for larger gatherings and are supported by high quality infrastructure. • These areas are provided to deliver additional internal amenity notwithstanding the fact that the provision of Communal Open Space is not an R-Code requirement under the R-Codes Volume 1. • The community directly abuts the 15ha of Glendalough Open Space for additional communal activities. • We are providing oversized privatised open space where possible to improve the overall allocation of open space and amenity available to residents acknowledging that the R-Codes actually don't require any communal open space to be provided. 6c. The design has been amended to ensure that all internal living areas are at least 4m x 6m, with a secondary upper floor living space also provided and oriented to achieve		

			maximum northern orientation. • External amenity has been improved, with all units now featuring an enlarged and usable outdoor living area with a minimum of 4m depth, and areas all generously provided in excess of 16m², with external furniture layouts illustrating large spaces, usability and the dedicated 9m2 deep soil area per unit. • Outdoor living areas are also provided in various arrangements and interfaces throughout the development balancing privacy with the activation of external streets, internal streets and public open space, promoting a sense of community and interaction. 6d. The central units provide a hybrid outcome with two frontages, providing a level of activation and positive streetscape outcomes to both loop roads. • Visually permeable fencing and landscape treatments of the 23 central units has been further improved, with the fencing and rear arrangement refined and developed to provide a balance between privacy		

			and surveillance. The level of permeability and interaction of these units with the communal streetscape is seen as a positive outcome. • The northern interface is comprised of both solid and semi-permeable fencing material to achieve this balance plus simi permeable balcony screens and specified softscape to further improve privacy. • The landscape buffer between the northern boundary and the roadway of the central units has been increased to improve separation. This increases the privacy and safety for the central units and improves the streetscape and outlook. • To increase this sense of privacy, the footpath along the northern road is located along the northern side to provide further buffer between the courtyards and passing pedestrian or cycle movement to avoid any conflict. • The loop road is a 2-way system, with the majority (71%) of vehicle access and traffic being directed to the primary (southern) mews and tertiary (north-south) spur roads for		

			home parking. It is anticipated that less than 1/3 of dwellings in the development will generate traffic that passes by the courtyards of central units. • It is also worth noting that the arrangement of these double-frontage units is not dissimilar to the proposed dwellings abutting the Glendalough Open Space on the western boundary. Both situations have one side providing a street address within the development, and the other providing a more public face with opportunities for outlook, beneficial cross ventilation, passive surveillance and internal and outdoor living areas with good access to northern light. Both dwelling types also feature a secondary outdoor space as balcony at upper level for increased amenity, activation, sun-shading and streetscape diversity. • These units have positive amenity and community outcomes and are supported by the project team.		
7a. The Panel commented the legibility access	7a. The design team has responded by developing and		7a. The 23 central units are a dual frontage, innovative hybrid form of		

requires further thought and development. 7c. It was stated by the Panel the link to the public open space is not legible and requires further thought and development. 7d. Further development is required on the road hierarchy, the entry intersection and how the site is arranged, including some screening/sleeving of the dead-end lanes.	reinforcing the legibility of access in the masterplan and communal areas. This includes improved road hierarchy definition, and enhanced access with clear pathways and pedestrian priority. Please see updated masterplan and landscape masterplan. 7c. The design team has responded by doubling the width of the link to the public open space, and further developing the visual and physical links to the park and wetlands. 7d. The road hierarchy has been further developed and refined to express a greater road and precinct legibility. This has been done primarily by reinforcing a hierarchy of roads, in materials, species and design strategies: The southern road is emphasised as the primary road, The northern road is expressed as a secondary road		housing typology. These units have in turn been further improved and refined, to better delineate 'front' and 'rear'. • The 'front' (primary street) of these central units is clearly defined by front doors, post boxes, unit numbering and improved verge curtilage from the south. Glass doors and/or side lights also provide surveillance and 'eyes on the street'. • In addition, the eight Type B units in this location also feature a habitable room with major opening to the front, 'primary street' address, which provides passive surveillance, activation and reduced garage dominance. • The front elevations include similar elevation forms and materials, consistent with other front elevations in the development. • The rear elevation of the central units presents as a secondary street, or an equivalent public open space interface with a similar level of streetscape interaction as though it was the primary street, although without the front door entrance. The interface		

	The southern cells have been rotated 90 deg. to provide north facing OLA's and increased front setbacks with treed curtilages. Spur roads or ways are defined as tertiary roads with 4-6 dwelling micro-communities.		remains active, with two levels of active frontage being the outdoor living area and visually permeable fencing material, and major openings from the upper floors. • The northern streetscape has been refined to further reinforce this presentation, with the placement of the pedestrian path to the north of the roadway. 7b. The 107m² link to the public open space continues to be improved and developed and remains a vital part of the scheme providing legibility, wayfinding and community connections.		
8a. The Panel stated the dominance of garages on the ground floor is problematic for activation and achieving a sense of public surveillance. 8b. There was concern shown in relation to the setback of the chicane and the building being in close proximity to the road due to the reduced setback.	8a. Activation has been further improved at ground floor by the addition of habitable rooms with major openings and glazed front doors, and with secondary outdoor living areas to the street. Furthermore, the following general site planning strategies are employed: Due to independent construction, pigeon pairing / mirroring of units is not required, allowing double	8c. Suggestion was made by the Panel that the exploration of adding additional chicanes could benefit the development to control vehicle speed.	8a. The design team has further refined the perspectives, with the DRP 3 presentation pack including additional perspectives included to further demonstrate the functionality, scale and adequate separation of buildings within the streetscape. 8b. The setback to the building line at both chicanes have been increased in areas and road alignment revised in line with the reduced yield. • Additional chicanes have	8a. The Panel commented in the pre briefing some parking bays overhang the pedestrian pathway and this requires clarification.	

	garage doors to be punctuated by dwelling front doors. Units with double car garages are generally overlooked by units with a single car garage and habitable room (to the southern road), or by the rear outdoor living area (including gate entry) to the middle cell units - at the northern road. In addition, habitable rooms, major openings and Juliet balconies are proposed to upper stories, which helps invigilate and activate the streetscape while retaining a level of privacy. 8b. The setback to the building line at both chicanes has been increased to 1.5m in the south and 1.7m / 2.8m to the north. Landscape buffers are proposed and have been further developed in both locations. Please refer to masterplan and landscape plans.		also been added at east and west ends to reduce straight runs of road. • The loop road has been divided into 14 non-consecutive sections of straight road, with maximum lengths between 15m to 80m, intersected by chicanes. • The proposed internal street design follows the Healthy Streets Framework and prioritises liveability, activity and health for residents. • Streets will operate as a shared zone with priority for walking and cycling. 8c. Additional chicanes have been added at east and west ends to reduce straight runs of road. • Additional design responses control vehicle speeds, including the use of different road colours and textures to reduce vehicle speeds.		
9a. It was recommended by the Panel to look at	9a. The proposal now includes three key areas of communal	9a. The Panel suggested exploring the	9a. The design has been refined to create a diverse and connected		

how a community can be built within the development with simple small inclusions of communal open space with some amenity. 9c. Comment was made by the Panel there is opportunity for occupants to feel visually connected to the nearby parkland in a more generous way. 9d. The Panel stated there is opportunity to provide something meaningful for the local community.	open space, totalling 589 m² This includes a central Communal Open Space (COS) pocket park provision of 362m², with proposals for several usable community facilities and amenities including: kids play area, lending library, bike hub, dog-wash point, lighting and BBQ area with long-table meals area. In addition to these qualitative elements, it is important to note that in quantum this area would exceed even the future requirement for a COS of 300 m² (as calculated in the draft R- Codes Volume 1 – Low and Medium Density guidelines, clause 2.4 + Table 2.4a) - effectively by over 20%. This has been achieved by lowering yield and proposed dwellings by two lots, to 105 units. It is important to note that as a result the proposal now achieves this with a plot ratio / density of approximately R50	community principle further and recommended a focus on creating a sense of community between residents.	community. With hard and soft community-based strategies included in the CES. These will feed into the civil, built and landscape design. • Substantial site analysis, community engagement and place research completed post DRP1&2 • Highlighted that Glendalough is a suburb in transition, with easy access to everywhere, and a great connection to the natural environment which the Community Strategy brings to life. • Identified place themes to guide development - transition, connection and the natural environment. • Community Engagement Strategy identifies hard and soft strategies to create a community within the project from Day 1 x and connect this community to their new neighbourhood. • Aboriginal Heritage research will inform design/development and aim to include a reference artwork by a Noongar artist. • Community will be enhanced through a shared vision around Sustainability for the Project. The project aims		

	(on a site with R60 coding). The community proposals have now also been further developed with the inclusion and improvement of two other key nodes and areas of communal open space. These are: An enhanced and considered entrance space within the eastern Harborne Precinct (112 m²) An enlarged and improved pedestrian connection to the Glendalough Public Open Space (POS) at the Glendalough Precinct to the west (115 m²). 9c. The site planning has been further explored and refined to now include an increased communal access walkway and usable space to the parkland of 115 m². This has been created by generously doubling the width from 2.6m to 5.3m, effectively providing a dimension greater than the vehicle carriageway of 5.1m. This physical		to create a benchmark for human scale, medium density design. The UDIA (Urban Development Institute of Australia) EnviroDevelopment assessment program has guided our design and development. • 57% of the dwellings are Silver LHA to provide opportunities for ageing in place. • The Community Strategy plans proposes to host new residents and buyers at 1-2 meet and greets in the communal open space to promote ideas such as a BBQ / bird discovery walk and Aboriginal story telling through to Engaging the Herdsman Lake Discovery Centre to lead an evening bird walk and an Aboriginal elder to explain local stories / history. • Support establishment of digital community through Facebook / WhatsApp and support the Post Pandemic WFH culture. • Provide detailed information on the local neighbourhood through the residents welcome pack. • Connect new residents to the existing community through memberships to		

	walkway connection has also been further reinforced visually by aligning and opening the 'throat' of the vista so as to be clearly visible and legible when walking down the main communal footpath to the south. Major openings to neighbouring units with low landscape buffers have been carefully designed to overlook this space, allowing a degree of public surveillance while permitting opportunities for privacy to the openings when desired. 9d. The design team has responded by proposing three meaningful community spaces - which includes a more considered entrance, a central communal congregating area, and a significantly more generous connection to shared public open space. In addition, a Community Engagement specialist has also been engaged, who		the Herdsman Lake Centre and local businesses through small vouchers to a number of hospitality venues.		

	is developing a strategy and proposals in conjunction with an Aboriginal heritage and engagement consultant. Please see Community Engagement Strategy (CES) within the annexures.				
			10a. Noted. Design development continues, with further advancement of materials and details. • Please see additional perspectives. 10b. Noted. The improvement and detailing of the garage doors have in particular been selected and reviewed for design development. The proposal seeks to find a balance between parking requirements, aesthetics, innovation, and activation. In doing so, it is noted that a 6 x 6m double garage can occupy 36m² of a 120m² lot, equating to 30% of the site at ground floor. For this reason, in medium density and small lot grouped dwelling schemes, garages may benefit from being encouraged and enabled for multi-functional usage. The development		

			therefore proposes the following guidelines and methods to mitigate garage dominance in the street elevations: • Make route to garages and parking short, efficient, and direct • Reduce number of double garages (41% proposed) • Place double garage units next to, and opposite, units with a single garage and ground floor habitable room to the street • Separate garage doors by dwelling entrance doors • Inset garage doors within brick reveals to provide planar depth • Reduce door size where possible, increasing materials surrounding • Utilise perforated door material for light, air, activation • Provide overhangs above for further shadow and depth • Allow for garage to be adaptable for multi-use and activation, with adjacency to streets and outdoor living areas • Encourage use of streets as communal open space, with shared surfaces and traffic calming measures to promote pedestrian		

			friendly, activated streetscapes.		

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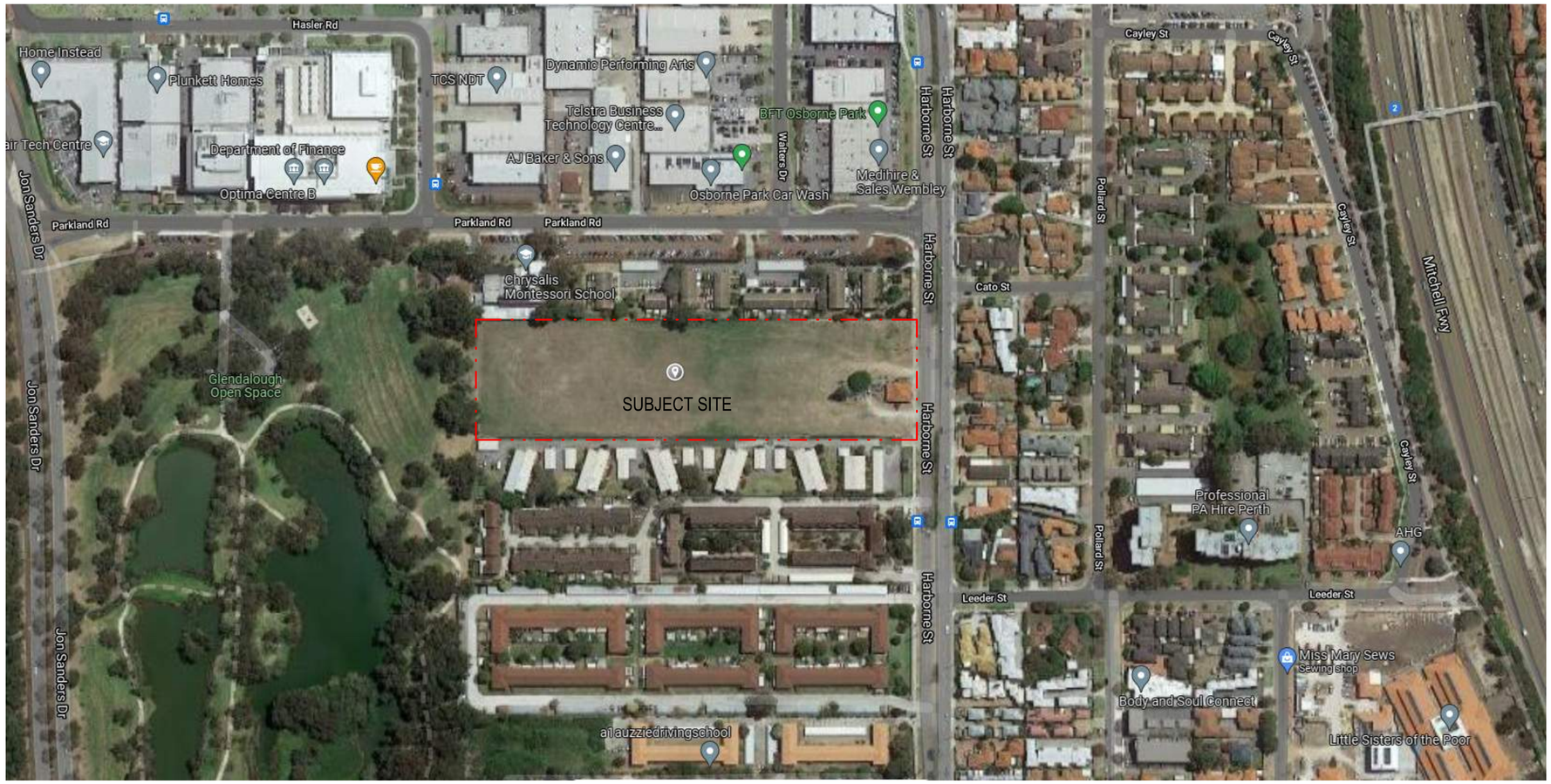

LOCATION PLAN - NTS

DEVELOPMENT APPROVAL SUBMISSION

SHEET LIST - DA SUBMISSION	
SHEET NUMBER	SHEET NAME
A001	COVER SHEET, LOCATION PLAN, DRAWING LIST
A101	EXISTING SITE SURVEY
A102	PROPOSED GROUND FLOOR MASTERPLAN
A103	PROPOSED LEVEL 1 - MASTERPLAN
A104	PROPOSED ROOF MASTERPLAN & OVERSHADOWING DIAGRAM
A105	SUBDIVISION / LOT PLAN
A106	GROUND FLOOR PLAN PRECINCT 1 - HARBORNE
A107	GROUND FLOOR PLAN PRECINCT 2 - CENTRAL
A108	GROUND FLOOR PLAN PRECINCT 3 - PARKLAND
A109	LEVEL 1 PLAN PRECINCT 1 - HARBORNE
A110	LEVEL 1 PLAN PRECINCT 2 - CENTRAL
A111	LEVEL 1 PLAN PRECINCT 3 - PARKLAND
A112	GF PLAN PRECINCT 1 - LEVELS
A113	GF PLAN PRECINCT 2 - LEVELS
A114	GF PLAN PRECINCT 3 - LEVELS
A200	MASTER ELEVATIONS
A201	ELEVATIONS PRECINCT 1 - HARBORNE
A202	ELEVATIONS PRECINCT 2 - CENTRAL
A203	ELEVATIONS PRECINCT 3 - PARKLAND
A204	ELEVATIONS SIDE ELEVATIONS
A210	ELEVATIONS 3D - TYPE A, B, C UNITS
A211	ELEVATIONS 3D - TYPE B, D UNITS
A212	ELEVATIONS 3D - TYPE E, G
A213	ELEVATIONS 3D - TYPE F UNITS

24

0 5 10 20 40 m

EXISTING SITE SURVEY

SCALE 1 : 500 (A1)
SCALEBAR: 1 : 500

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

16.03.2022

A101
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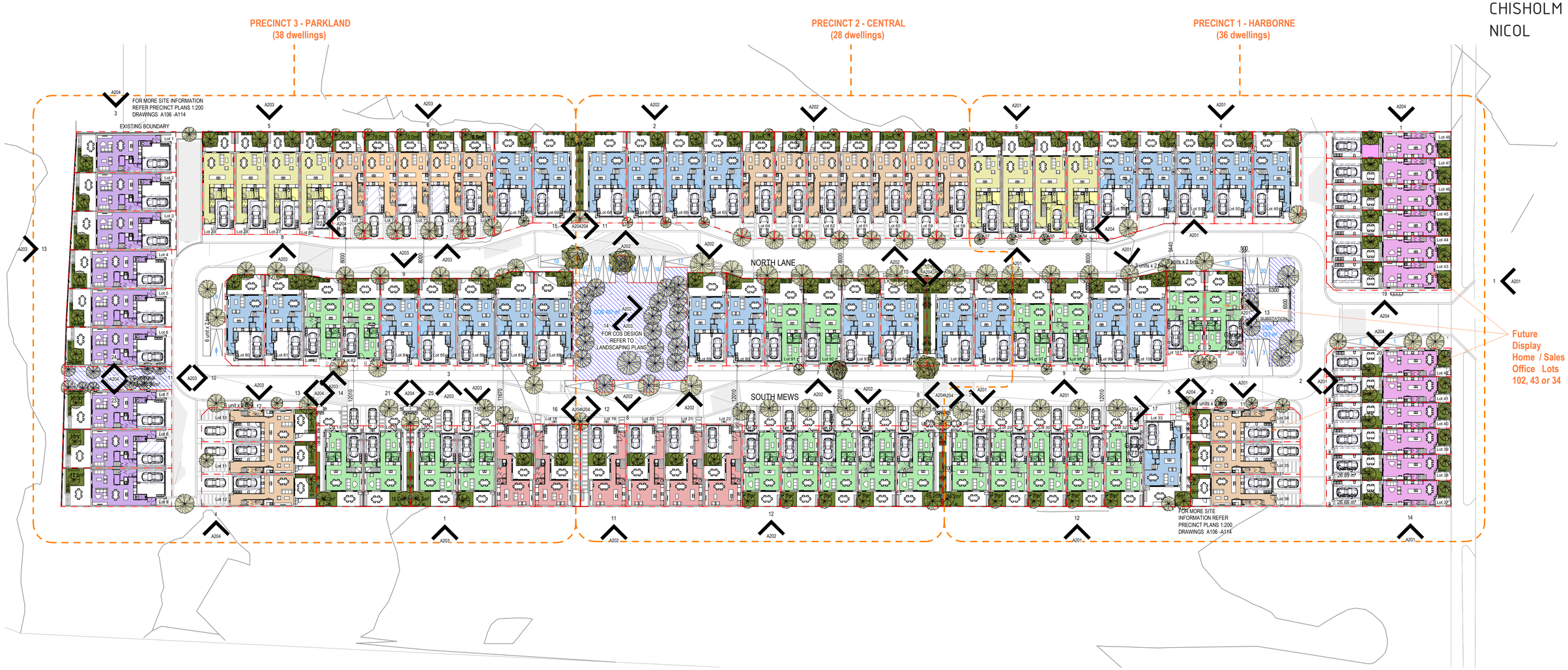

1 A11.02 **GROUND FLOOR / MASTERPLAN**
1 : 400

FOR MORE SITE INFORMATION REFER PRECINCT PLANS 1:200 DRAWINGS A112 -A114

LEVELS LEGEND

AHD	AUSTRALIAN HEIGHT DATUM (ALL INDICATED LEVELS ARE AHD UNO)
12.76	EXISTING SITE LEVELS
E1200	EXISTING BOUNDARY LEVELS
RL 29.500	SPOT LEVEL
FFL 10.820	FINISHED FLOOR / PAVING LEVEL
RL 10.620	NEW PROPOSED GROUND LEVELS
TOW 34.000	TOP OF WALL LEVEL
TOF 34.000	TOP OF FENCE LEVEL
9.860 NGL	NATURAL GROUND LEVEL
TOW 12.980 BOW 11.040	RETAINING WALL TOP & BOTTOM LEVELS

UNIT TYPES	NO.
ELECTRICAL SUBSTATION	
Tree zone	
Type A (GF)	27
Type B (GF)	22
Type C (GF)	18
Type D (GF)	6
Type E (GF)	8
Type F (GF)	12
Type G (GF)	9
TOTAL	102

0 4 8 16 32 m

PROPOSED GROUND FLOOR MASTERPLAN

SCALE As indicated (A1)
SCALEBAR: 1 : 400

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

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A102
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1 A11.02 **01 LEVEL - MASTERPLAN**
1 : 400

UNIT TYPES

- Type A1 (L1)
- Type A (L1)
- Type B (L1)
- Type C (L1)
- Type D (L1)
- Type E (L1)
- Type F (L1)
- Type G (L1)

0 4 8 16 32 m

PROPOSED LEVEL 1 - MASTERPLAN

SCALE 1 : 400 (A1)
SCALEBAR: 1 : 400

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

Revision A
22.03.2022

A103
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Keynote Legend on Sheet	
Key Value	Keynote Text
RFS-101	METAL SHEET ROOF - LIGHT COLOUR
WIN-301	SKYLIGHT DGU
WIN-402	SOLAR PANEL ROOFTOP

0 4 8 16 32 m

PROPOSED ROOF MASTERPLAN & OVERSHADOWING DIAGRAM

SCALE 1 : 400 (A1)
SCALEBAR: 1 : 400

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

Revision A
22.03.2022

A104
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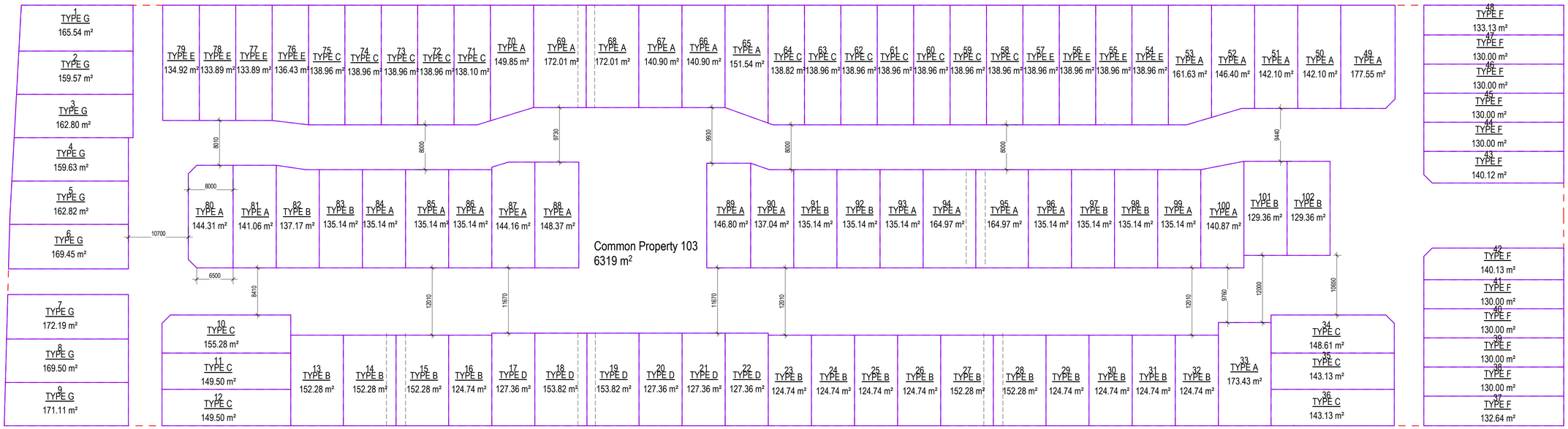

1 A11.02 **SUBDIVISION / LOT PLAN**
1 : 400

0 4 8 16 32 m

SUBDIVISION / LOT PLAN

SCALE 1 : 400 (A1)
SCALEBAR: 1 : 400

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

Revision A
22.03.2022

A105
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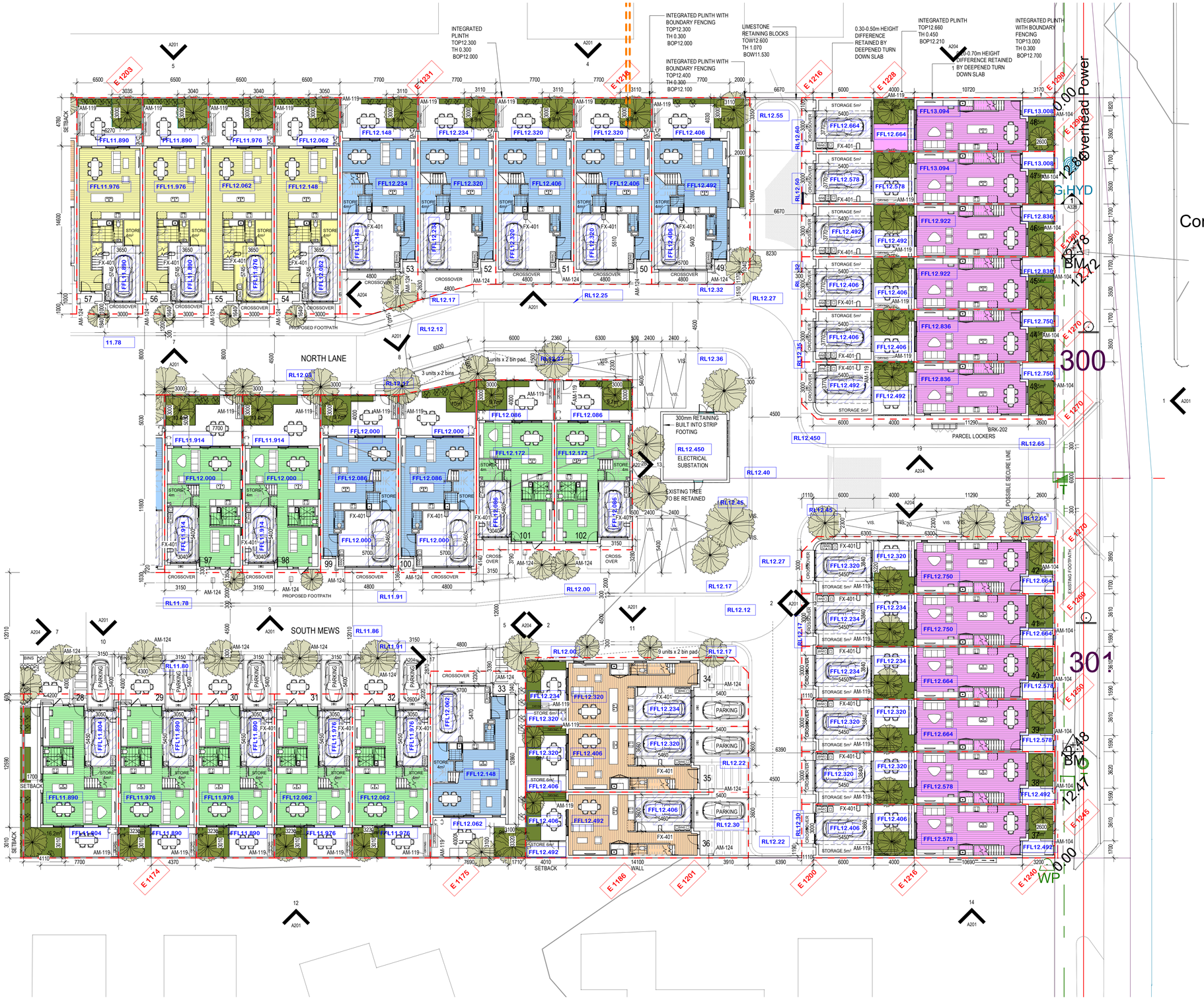
CAMERON CHISHOLM NICOL



1 A11.02 **GROUND FLOOR PLAN PRECINCT 1 - HARBORNE**
1 : 200

LEVELS LEGEND

AHD	AUSTRALIAN HEIGHT DATUM (ALL INDICATED LEVELS ARE AHD UNO)
12.76	EXISTING SITE LEVELS
E1200	EXISTING BOUNDARY LEVELS
RL 29.500	SPOT LEVEL
FFL 10.820	FINISHED FLOOR / PAVING LEVEL
RL 10.620	NEW PROPOSED GROUND LEVELS
TOW 34.000	TOP OF WALL LEVEL
TOF 34.000	TOP OF FENCE LEVEL
9.860 NGL	NATURAL GROUND LEVEL
TOW 12.980 BOW 11.040	RETAINING WALL TOP & BOTTOM LEVELS

Keynote Legend - Master

Key Value	Keynote Text
AM-102	SUNSHADE DEVICE TO WINDOWS
AM-104	MAILBOX
AM-119	CLOTHES DRYING RACK TYPICALLY INSTALLED AT 1500mm AFL
AM-124	MAILBOX / METER ENCLOSURE
BAL-110	GALVANISED METAL BALUSTRADE
BAL-111	GALVANISED METAL FENCE/GATE
BRK-201	FACE MASONRY_RED
BRK-202	FACE MASONRY_DARK
BRK-204	RENDERED MASONRY_DARK COLOUR
DR-903	SLIDING TIMBER LOOK GATE_3 PANELS
EL-102	FIBER CEMENT CLADDING
EL-201	PERFORATED METAL
EL-202	CORRUGATED METAL SHEET - FLAT PAN STANDING SEAM
EL-203a	CORRUGATED METAL SHEET_DARK
EL-203b	CORRUGATED METAL SHEET_RUST
EL-204	PERFORATED ROLLER DOOR PANEL
FX-401	BIKE RACK WALL MOUNTED TYPICALLY AT 1600mm AFL
RFS-101	METAL SHEET ROOF - LIGHT COLOUR
RWS-111	RAINWATER DOWNPIPE COMPLETE WITH HOT DIPPED GALVANISED STANDOFF BRACKETS
SCN-101	TIMBER LOOK VERTICAL SLATS
WIN-301	SKYLIGHT DGU
WIN-402	SOLAR PANEL ROOFTOP

- ELECTRICAL SUBSTATION
- Tree zone
- Type A (GF)
- Type B (GF)
- Type C (GF)
- Type E (GF)
- Type F (GF)

0 2 4 8 16 m

GROUND FLOOR PLAN PRECINCT 1 - HARBORNE

SCALE As indicated (A1)
SCALEBAR: 1 : 200

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

16.03.2022

A106
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1 A11.02 **GROUND FLOOR PLAN PRECINCT 2 - CENTRAL**
1 : 200

LEVELS LEGEND

AHD	AUSTRALIAN HEIGHT DATUM (ALL INDICATED LEVELS ARE AHD UNO)
12.76	EXISTING SITE LEVELS
E1200	EXISTING BOUNDARY LEVELS
RL 29.500	SPOT LEVEL
FFL 10.820	FINISHED FLOOR / PAVING LEVEL
RL 10.620	NEW PROPOSED GROUND LEVELS
TOW 34.000	TOP OF WALL LEVEL
TOF 34.000	TOP OF FENCE LEVEL
9.860 NGL	NATURAL GROUND LEVEL
TOW 12.980 BOW 11.040	RETAINING WALL TOP & BOTTOM LEVELS

Keynote Legend - Master

Key Value	Keynote Text
AM-102	SUNSHADE DEVICE TO WINDOWS
AM-104	MAILBOX
AM-119	CLOTHES DRYING RACK TYPICALLY INSTALLED AT 1500mm AFL
AM-124	MAILBOX / METER ENCLOSURE
BAL-110	GALVANISED METAL BALUSTRADE
BAL-111	GALVANISED METAL FENCE/GATE
BRK-201	FACE MASONRY_RED
BRK-202	FACE MASONRY_DARK
BRK-204	RENDERED MASONRY_DARK COLOUR
DR-903	SLIDING TIMBER LOOK GATE_3 PANELS
EL-102	FIBER CEMENT CLADDING
EL-201	PERFORATED METAL
EL-202	CORRUGATED METAL SHEET - FLAT PAN STANDING SEAM
EL-203a	CORRUGATED METAL SHEET_DARK
EL-203b	CORRUGATED METAL SHEET_RUST
EL-204	PERFORATED ROLLER DOOR PANEL
FX-401	BIKE RACK WALL MOUNTED TYPICALLY AT 1600mm AFL
RFS-101	METAL SHEET ROOF - LIGHT COLOUR
RWS-111	RAINWATER DOWNPIPE COMPLETE WITH HOT DIPPED GALVANISED STANDOFF BRACKETS
SCN-101	TIMBER LOOK VERTICAL SLATS
WIN-301	SKYLIGHT DGU
WIN-402	SOLAR PANEL ROOFTOP

0 2 4 8 16 m

GROUND FLOOR PLAN PRECINCT 2 - CENTRAL

SCALE As indicated (A1)
SCALEBAR: 1 : 200

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

16.03.2022

A107
SK

CAMERON
CHISHOLM
NICOL

1 A11.02 **GROUND FLOOR PLAN PRECINCT 3 - PARKLAND**
1 : 200

LEVELS LEGEND

AHD	AUSTRALIAN HEIGHT DATUM (ALL INDICATED LEVELS ARE AHD UNO)
12.76	EXISTING SITE LEVELS
E1200	EXISTING BOUNDARY LEVELS
RL 29.500	SPOT LEVEL
FFL 10.820	FINISHED FLOOR / PAVING LEVEL
RL 10.620	NEW PROPOSED GROUND LEVELS
TOW 34.000	TOP OF WALL LEVEL
TOF 34.000	TOP OF FENCE LEVEL
9.860 NGL	NATURAL GROUND LEVEL
TOW 12.980 BOW 11.040	RETAINING WALL TOP & BOTTOM LEVELS

Keynote Legend - Master

Key Value	Keynote Text
AM-102	SUNSHADE DEVICE TO WINDOWS
AM-104	MAILBOX
AM-119	CLOTHES DRYING RACK TYPICALLY INSTALLED AT 1500mm AFL
AM-124	MAILBOX / METER ENCLOSURE
BAL-110	GALVANISED METAL BALUSTRADE
BAL-111	GALVANISED METAL FENCE/GATE
BRK-201	FACE MASONRY_RED
BRK-202	FACE MASONRY_DARK
BRK-204	RENDERED MASONRY_DARK COLOUR
DR-903	SLIDING TIMBER LOOK GATE_3 PANELS
EL-102	FIBER CEMENT CLADDING
EL-201	PERFORATED METAL
EL-202	CORRUGATED METAL SHEET - FLAT PAN STANDING SEAM
EL-203a	CORRUGATED METAL SHEET_DARK
EL-203b	CORRUGATED METAL SHEET_RUST
EL-204	PERFORATED ROLLER DOOR PANEL
FX-401	BIKE RACK WALL MOUNTED TYPICALLY AT 1600mm AFL
RFS-101	METAL SHEET ROOF - LIGHT COLOUR
RWS-111	RAINWATER DOWNPIPE COMPLETE WITH HOT DIPPED GALVANISED STANDOFF BRACKETS
SCN-101	TIMBER LOOK VERTICAL SLATS
WIN-301	SKYLIGHT DGU
WIN-402	SOLAR PANEL ROOFTOP

0 2 4 8 16 m

GROUND FLOOR PLAN PRECINCT 3 - PARKLAND

SCALE As indicated (A1)
SCALEBAR: 1 : 200

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

Revision A
22.03.2022

A108
SK

CAMERON
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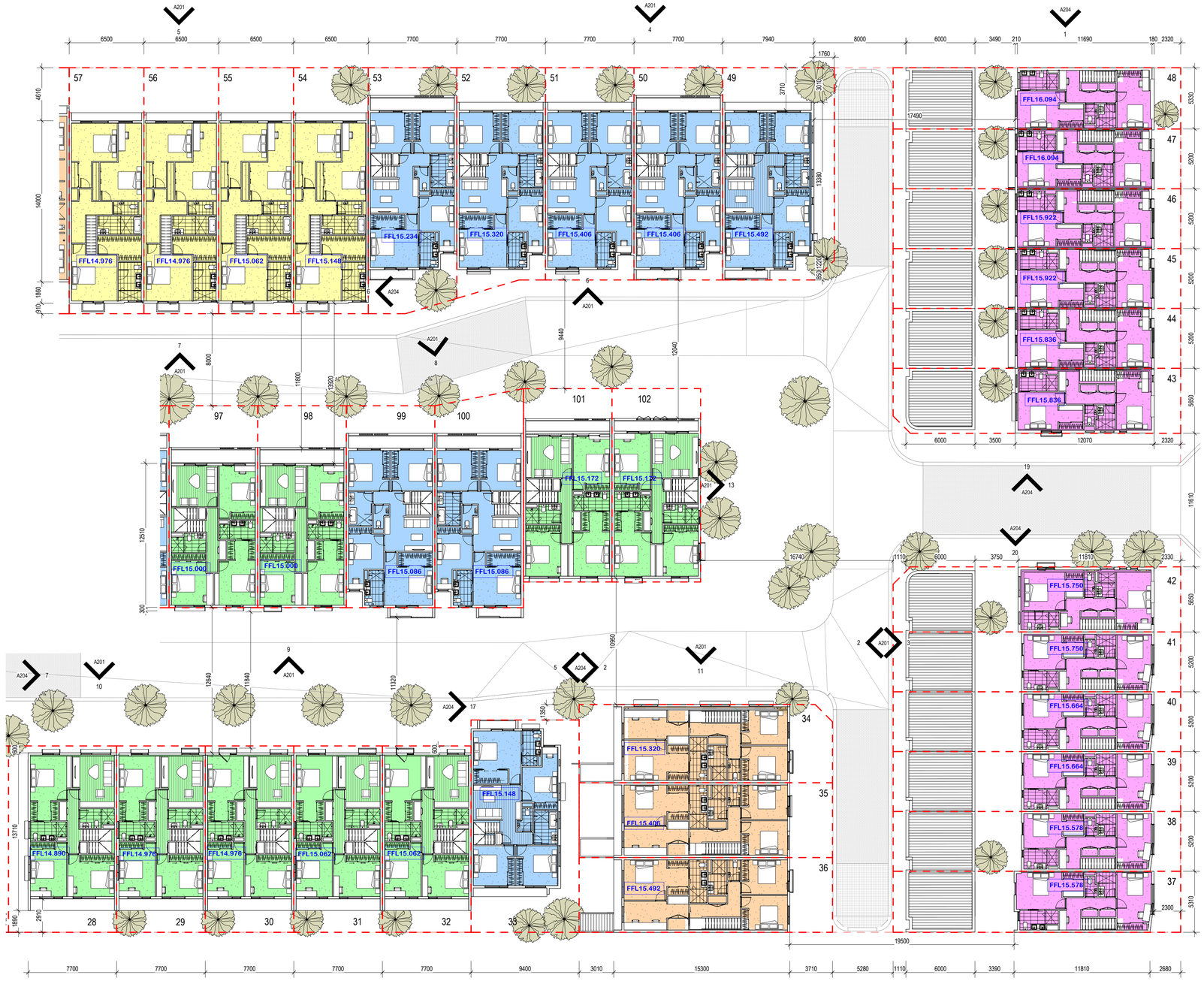
NICOL



1 A11.02 **LEVEL 1 PLAN PRECINCT 1 - HARBORNE**
1 : 200

LEVELS LEGEND

AHD	AUSTRALIAN HEIGHT DATUM (ALL INDICATED LEVELS ARE AHD UNO)
12.76	EXISTING SITE LEVELS
E1200	EXISTING BOUNDARY LEVELS
RL 29.500	SPOT LEVEL
FFL 10.820	FINISHED FLOOR / PAVING LEVEL
RL 10.620	NEW PROPOSED GROUND LEVELS
TOW 34.000	TOP OF WALL LEVEL
TOF 34.000	TOP OF FENCE LEVEL
9.860 NGL	NATURAL GROUND LEVEL
TOW 12.980 BOW 11.040	RETAINING WALL TOP & BOTTOM LEVELS

- Type A1 (L1)
- Type A (L1)
- Type B (L1)
- Type C (L1)
- Type E (L1)
- Type F (L1)

0 2 4 8 16 m

LEVEL 1 PLAN PRECINCT 1 - HARBORNE

SCALE As indicated (A1)
SCALEBAR: 1 : 200

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

16.03.2022

A109
SK

CAMERON
CHISHOLM
NICOL

LEVELS LEGEND

AHD	AUSTRALIAN HEIGHT DATUM (ALL INDICATED LEVELS ARE AHD UNO)
12.76	EXISTING SITE LEVELS
E1200	EXISTING BOUNDARY LEVELS
RL 29.500	SPOT LEVEL
FFL 10.820	FINISHED FLOOR / PAVING LEVEL
RL 10.620	NEW PROPOSED GROUND LEVELS
TOW 34.000	TOP OF WALL LEVEL
TOF 34.000	TOP OF FENCE LEVEL
9.860 NGL	NATURAL GROUND LEVEL
TOW 12.980 BOW 11.040	RETAINING WALL TOP & BOTTOM LEVELS

1 / A11.02 **LEVEL 1 PLAN PRECINCT 2 - CENTRAL**
1 : 200

0 2 4 8 16 m

LEVEL 1 PLAN PRECINCT 2 - CENTRAL

SCALE As indicated (A1)
SCALEBAR: 1 : 200

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

16.03.2022

A110
SK

CAMERON
CHISHOLM
NICOL

1 A11.02 **LEVEL 1 PLAN PRECINCT 3 - PARKLAND**
1 : 200

LEVELS LEGEND

AHD	AUSTRALIAN HEIGHT DATUM (ALL INDICATED LEVELS ARE AHD UNO)
12.76	EXISTING SITE LEVELS
E1200	EXISTING BOUNDARY LEVELS
RL 29.500	SPOT LEVEL
FFL 10.820	FINISHED FLOOR / PAVING LEVEL
RL 10.620	NEW PROPOSED GROUND LEVELS
TOW 34.000	TOP OF WALL LEVEL
TOF 34.000	TOP OF FENCE LEVEL
9.860 NGL	NATURAL GROUND LEVEL
TOW 12.980 BOW 11.040	RETAINING WALL TOP & BOTTOM LEVELS

- Type A1 (L1)
- Type A (L1)
- Type B (L1)
- Type C (L1)
- Type D (L1)
- Type E (L1)
- Type G (L1)

0 2 4 8 16 m

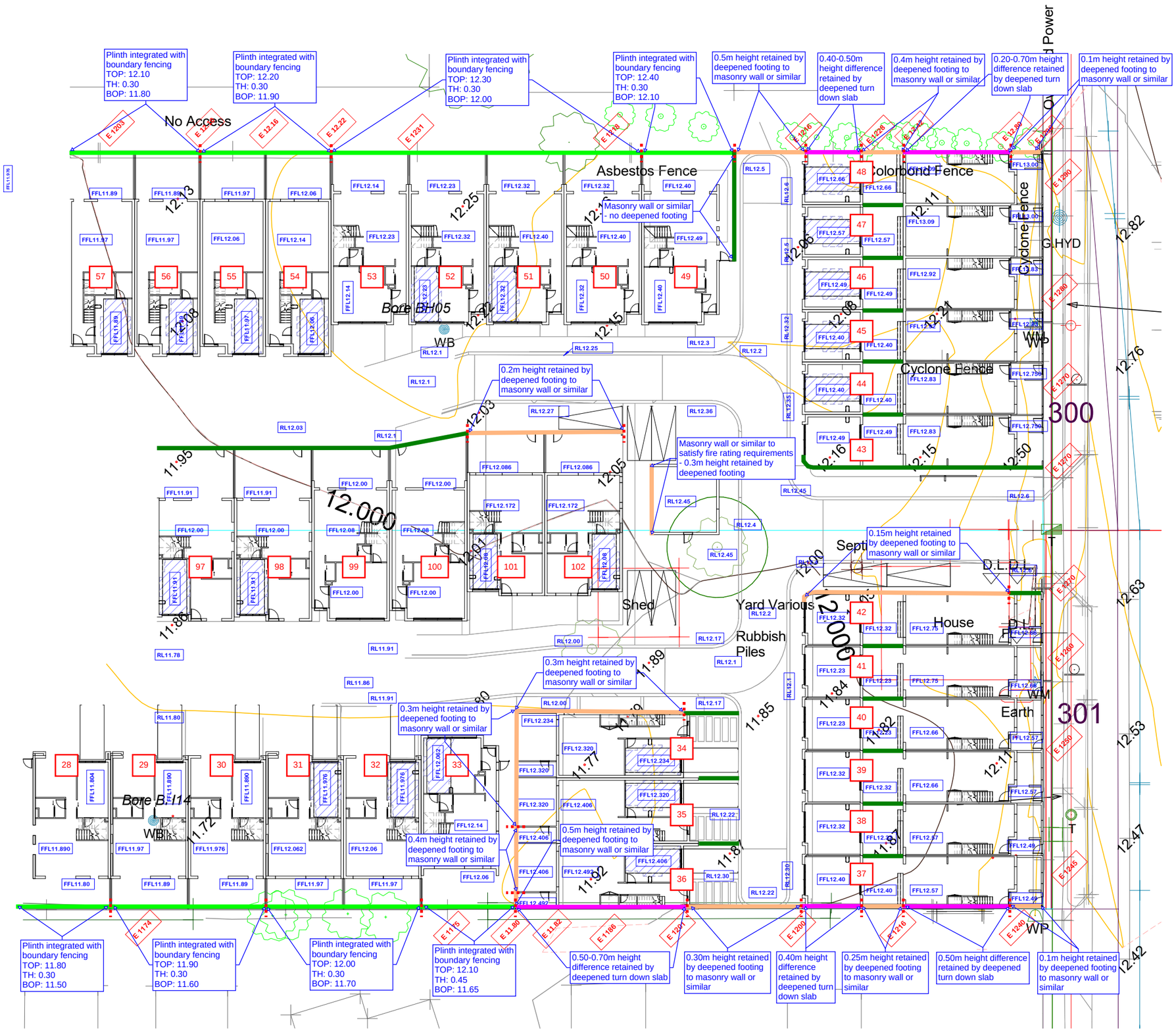
LEVEL 1 PLAN PRECINCT 3 - PARKLAND

SCALE As indicated (A1)
SCALEBAR: 1 : 200

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

Revision A
22.03.2022

A111
SK



1 A11.02 **GF PLAN PRECINCT 1 - LEVELS**
1 : 200

CAMERON CHISHOLM NICOL

LEVELS LEGEND

AHD	AUSTRALIAN HEIGHT DATUM (ALL INDICATED LEVELS ARE AHD UNO)
12.76	EXISTING SITE LEVELS
E1200	EXISTING BOUNDARY LEVELS
RL 29.500	SPOT LEVEL
FFL 10.820	FINISHED FLOOR / PAVING LEVEL
RL 10.620	NEW PROPOSED GROUND LEVELS
TOW 34.000	TOP OF WALL LEVEL
TOF 34.000	TOP OF FENCE LEVEL
9.860 NGL	NATURAL GROUND LEVEL
TOW 12.980 BOW 11.040	RETAINING WALL TOP & BOTTOM LEVELS

TOW = Top of wall level
EH = Effective height
BOW = Bottom of wall level

TOP = Top of plinth level
TH = Total plinth height
BOP = Bottom of plinth level

- Deepened turn down slab
- Standard slab edge - no additional retaining
- Boundary treatment - no additional retaining
- Plinth integrated into boundary fence
- Existing concrete wall to remain
- Blockwork retaining or similar
- Deepened footing for masonry wall or similar
- 01 Lot numbers

21/03/2022
PRITCHARD FRANCIS

21015-C8-DG-02-E
RETAINING LAYOUT PLAN

pritchard francis
civil and structural engineering consultants

0 2 4 8 16 m

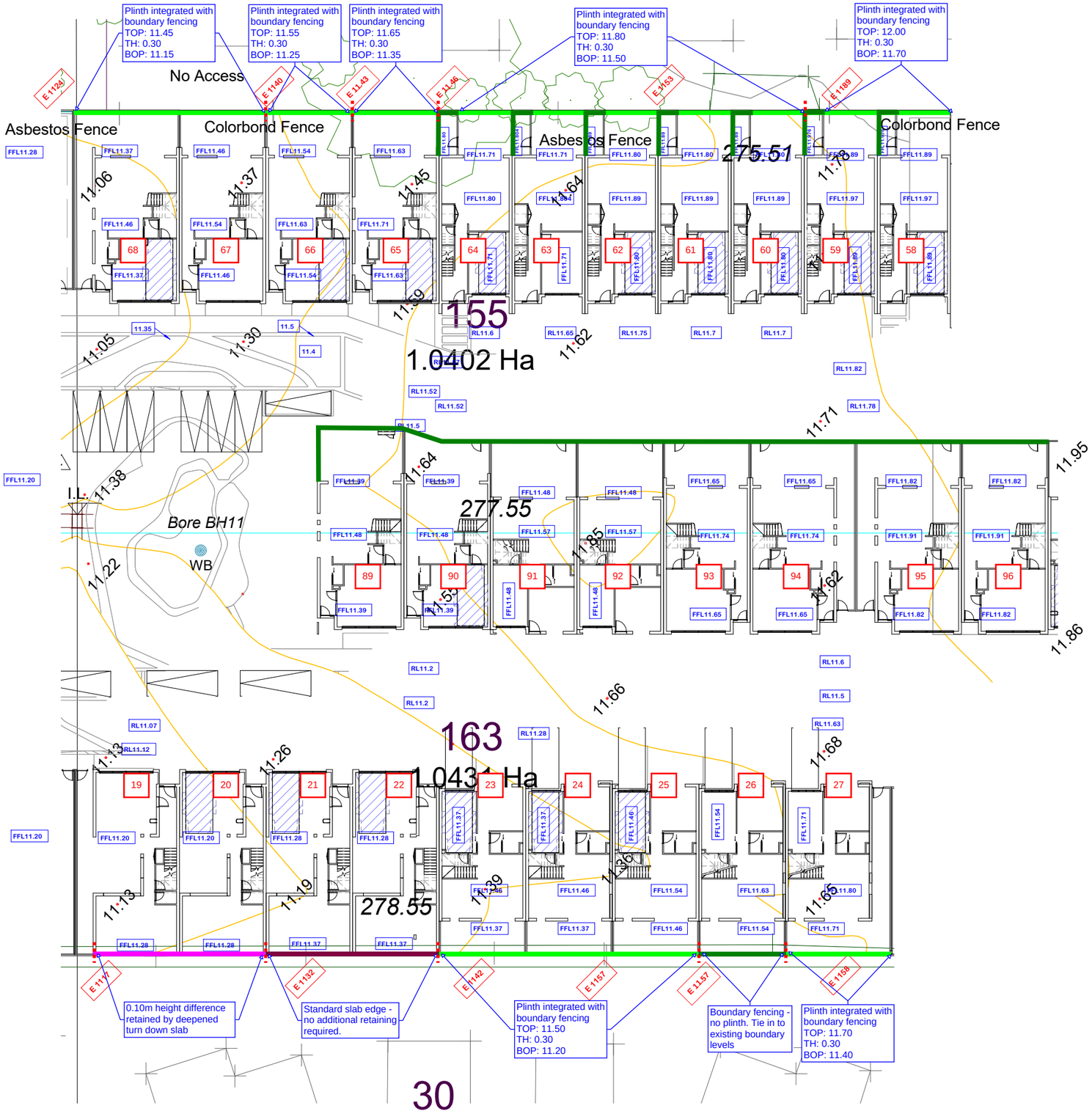
GF PLAN PRECINCT 1 - LEVELS

SCALE As indicated (A1)
SCALEBAR: 1 : 200

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

25.01.2022

A112
SK



1 A11.02 **GF PLAN PRECINCT 2 - LEVELS**
1 : 200

LEVELS LEGEND

AHD	AUSTRALIAN HEIGHT DATUM (ALL INDICATED LEVELS ARE AHD UNO)
12.76	EXISTING SITE LEVELS
E1200	EXISTING BOUNDARY LEVELS
RL 29.500	SPOT LEVEL
FFL 10.820	FINISHED FLOOR / PAVING LEVEL
RL 10.620	NEW PROPOSED GROUND LEVELS
TOW 34.000	TOP OF WALL LEVEL
TOF 34.000	TOP OF FENCE LEVEL
9.860 NGL	NATURAL GROUND LEVEL
TOW 12.980 BOW 11.040	RETAINING WALL TOP & BOTTOM LEVELS

TOW = Top of wall level
EH = Effective height
BOW = Bottom of wall level

TOP = Top of plinth level
TH = Total plinth height
BOP = Bottom of plinth level

- Deepened turn down slab
- Standard slab edge - no additional retaining
- Boundary treatment - no additional retaining
- Plinth integrated into boundary fence
- Existing concrete wall to remain
- Blockwork retaining or similar
- Deepened footing for masonry wall or similar
- 01 Lot numbers

CAMERON CHISHOLM NICOL

21/03/2022
PRITCHARD FRANCIS

21015-C8-DG-02-E
RETAINING LAYOUT PLAN

pritchard francis
civil and structural engineering consultants

0 2 4 8 16 m

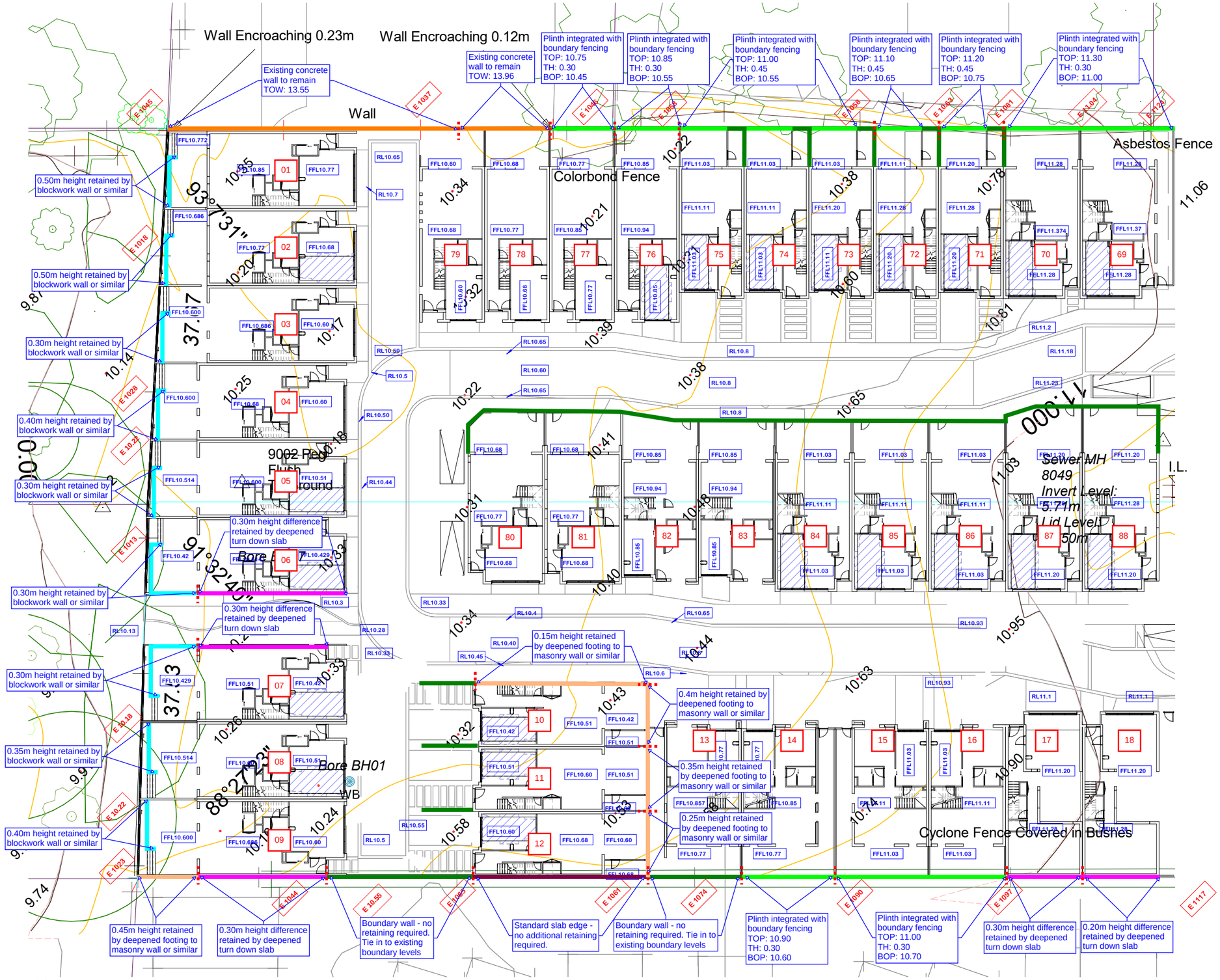
GF PLAN PRECINCT 2 - LEVELS

SCALE As indicated (A1)
SCALEBAR: 1 : 200

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

25.01.2022

A113
SK



1 A11.02 **GF PLAN PRECINCT 3 - LEVELS**
1 : 200

LEVELS LEGEND

AHD	AUSTRALIAN HEIGHT DATUM (ALL INDICATED LEVELS ARE AHD UNO)
12.76	EXISTING SITE LEVELS
E1200	EXISTING BOUNDARY LEVELS
RL 29.500	SPOT LEVEL
FFL 10.820	FINISHED FLOOR / PAVING LEVEL
RL 10.620	NEW PROPOSED GROUND LEVELS
TOW 34.000	TOP OF WALL LEVEL
TOF 34.000	TOP OF FENCE LEVEL
9.860 NGL	NATURAL GROUND LEVEL
TOW 12.980 BOW 11.040	RETAINING WALL TOP & BOTTOM LEVELS

TOW = Top of wall level
EH = Effective height
BOW = Bottom of wall level

TOP = Top of plinth level
TH = Total plinth height
BOP = Bottom of plinth level

- Deepened turn down slab
- Standard slab edge - no additional retaining
- Boundary treatment - no additional retaining
- Plinth integrated into boundary fence
- Existing concrete wall to remain
- Blockwork retaining or similar
- Deepened footing for masonry wall or similar
- 01 Lot numbers

CAMERON CHISHOLM NICOL

21/03/2022
PRITCHARD FRANCIS

21015-C8-DG-02-E
RETAINING LAYOUT PLAN

pritchard francis
civil and structural engineering consultants

0 2 4 8 16 m

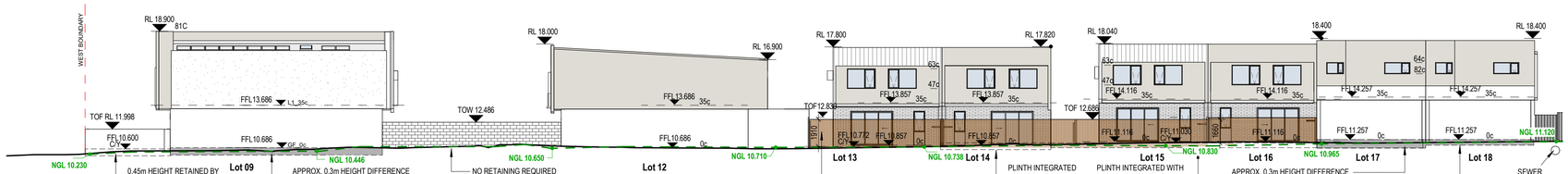
GF PLAN PRECINCT 3 - LEVELS

SCALE As indicated (A1)
SCALEBAR: 1 : 200

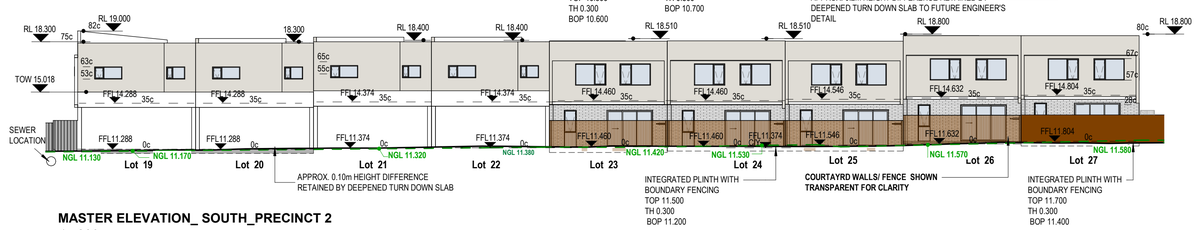
315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

25.01.2022

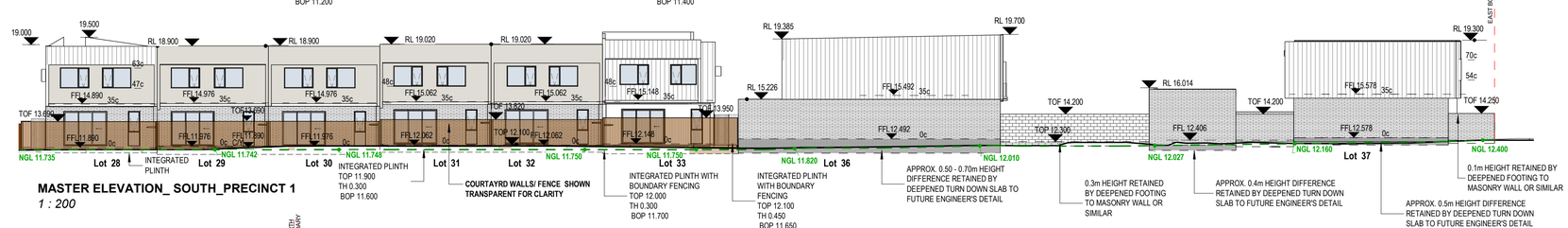
A114
SK



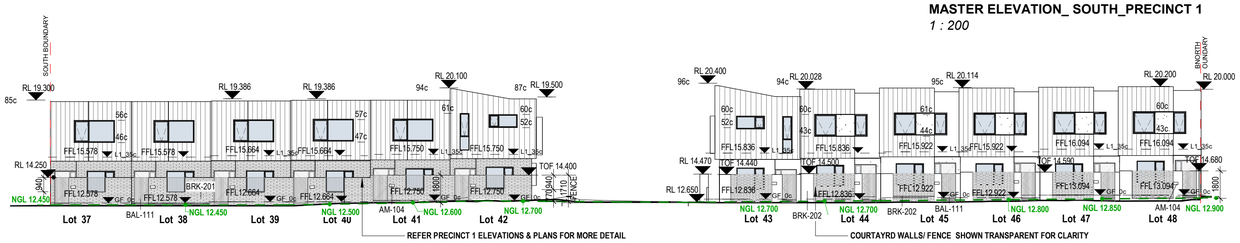
MASTER ELEVATION_ SOUTH_PRECINCT 3
1 : 200



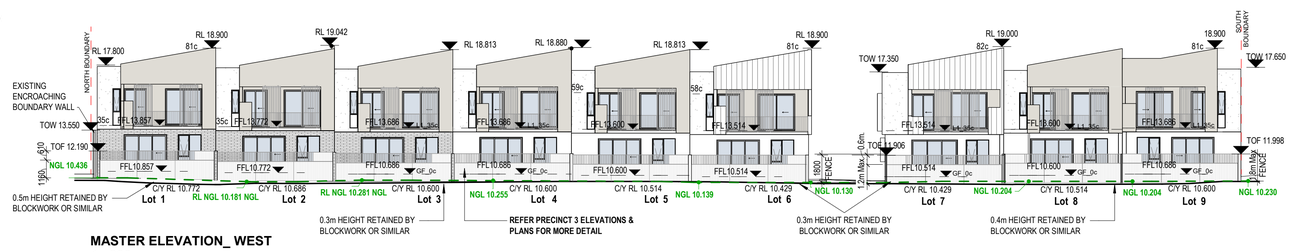
MASTER ELEVATION_ SOUTH_PRECINCT 2
1 : 200



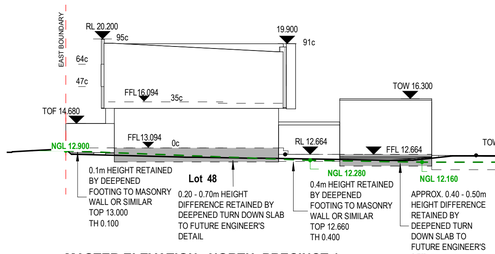
MASTER ELEVATION_ SOUTH_PRECINCT 1
1 : 200



MASTER ELEVATION_ EAST - HARBORNE ST (PRIMARY STREET ELEVATION)
1 : 200

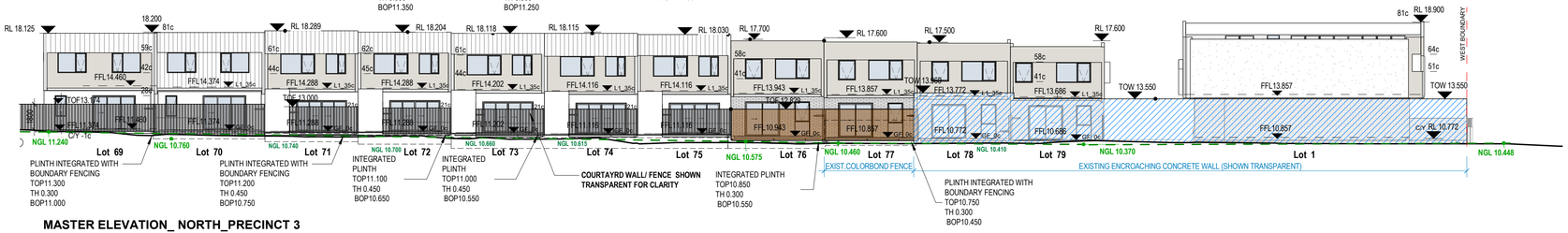


MASTER ELEVATION_ WEST
1 : 200



MASTER ELEVATION_ NORTH_PRECINCT 1
1 : 200

MASTER ELEVATION_ NORTH_PRECINCT 2
1 : 200



MASTER ELEVATION_ NORTH_PRECINCT 3
1 : 200

LEVELS LEGEND

AHD	AUSTRALIAN HEIGHT DATUM (ALL INDICATED LEVELS ARE AHD UNO)
RL 29.500	SPOT LEVEL (NEW)
FFL 10.820	INTERNAL FINISHED FLOOR LEVEL
TOW 34.000	TOP OF WALL LEVEL
TOF 34.000	TOP OF FENCE LEVEL
NGL 9.860	NATURAL GROUND LEVEL
C/Y FFL 10.020	COURTYARD FINISHED LEVEL
TOW 12.980 BOW 11.040	RETAINING WALL TOP & BOTTOM LEVELS
TOP 12.980 BOP 11.040	INTEGRATED PLINTH TOP & BOTTOM LEVELS

FOR MORE SITE INFORMATION REFER PRECINCT PLANS 1:200 DRAWINGS A106 -A114

CAMERON CHISHOLM NICOL

0 2 4 8 16 m

MASTER ELEVATIONS

SCALE As indicated (A1)
SCALEBAR: 1 : 200

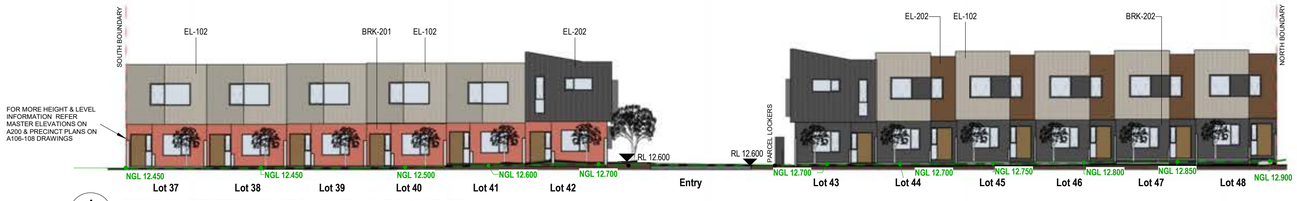
315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

16.03.2022

A200
SK

PRECINCT 1 - HARBORNE

CAMERON
CHISHOLM
NICOL

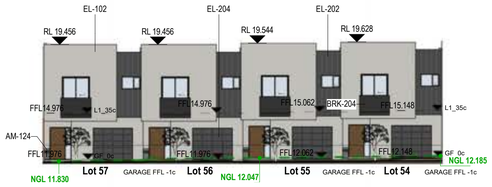


1 A102 **PRIMARY STREET ELEVATION EAST - HARBORNE ST**
1 : 200

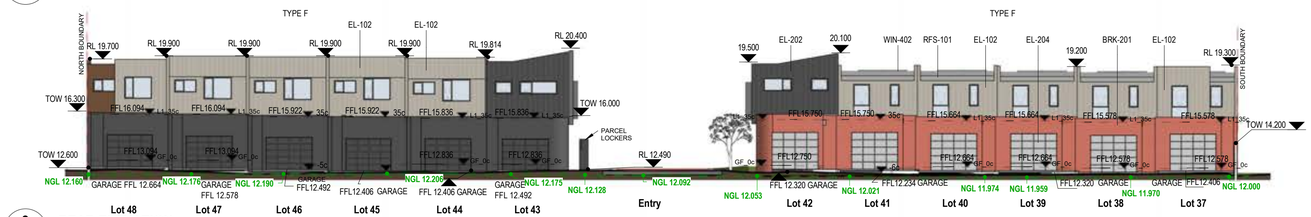
4 A102 **REAR ELEVATION**
1 : 200

2 A102 **ELEVATION**
1 : 200

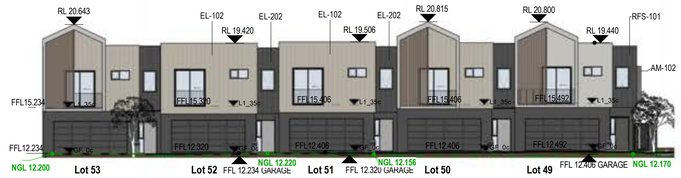
5 A102 **REAR ELEVATION**
1 : 200



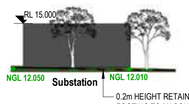
7 A102 **FRONT ELEVATION**
1 : 200



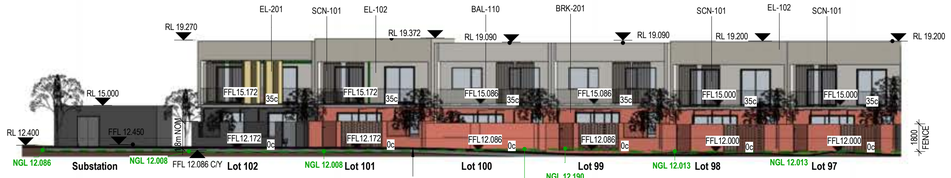
3 A102 **REAR ELEVATION**
1 : 200



6 A102 **FRONT ELEVATION**
1 : 200

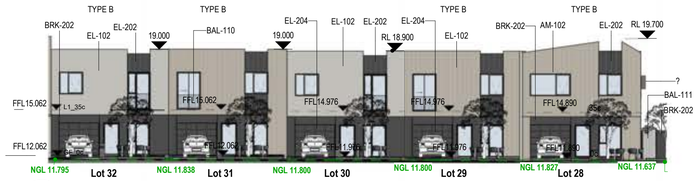


13 A102 **ELEVATION - SUNSTATION WEST**
1 : 200

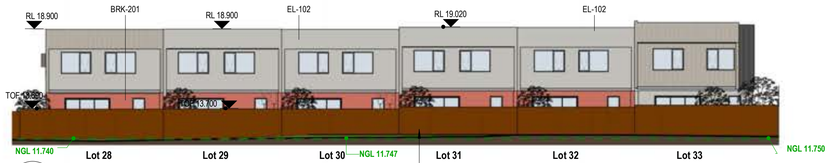


8 A102 **REAR ELEVATION**
1 : 200

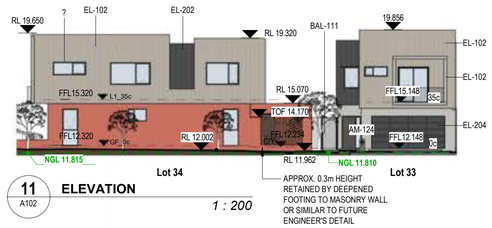
9 A102 **FRONT ELEVATION**
1 : 200



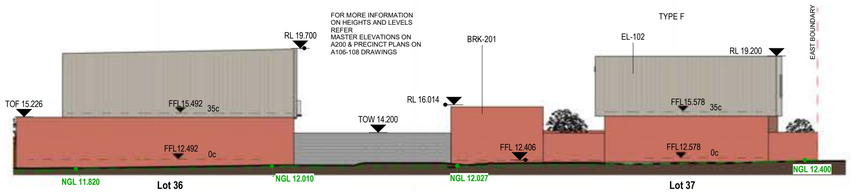
10 A102 **FRONT ELEVATION**
1 : 200



12 A102 **REAR ELEVATION**
1 : 200



11 A102 **ELEVATION**
1 : 200



14 A102 **SIDE ELEVATION, PRECINCT 1 - CORNER SOUTH**
1 : 200

Keynote Legend on Sheet	
Key Value	Keynote Text

AM-102	SUNSHADE DEVICE TO WINDOWS
AM-119	CLOTHES DRYING RACK TYPICALLY INSTALLED AT 1500mm AFL
AM-124	MAILBOX / METER ENCLOSURE
BAL-110	GALVANISED METAL BALUSTRADE
BAL-111	GALVANISED METAL FENCE/GATE
BRK-201	FACE MASONRY_RED
BRK-202	FACE MASONRY_DARK
BRK-204	RENDERED MASONRY_DARK COLOUR
EL-102	FIBER CEMENT CLADDING
EL-201	PERFORATED METAL
EL-202	CORRUGATED METAL SHEET - FLAT PAN STANDING SEAM
EL-204	PERFORATED ROLLER DOOR PANEL
RFS-101	METAL SHEET ROOF - LIGHT COLOUR
SCN-101	TIMBER LOOK VERTICAL SLATS
WIN-402	SOLAR PANEL ROOFTOP

MATERIALS AND FINISHES

- RFS-101 METAL SHEET ROOF - LIGHT COLOUR
- EL-102 PAINTED FIBER CEMENT CLADDING OR SIMILAR
- EL-201 PERFORATED METAL OR SIMILAR
- EL-204 PERFORATED ROLLER DDOOR PANEL OR SIMILAR
- EL-200 TIMBER LOOK CLADDING
- EL-202 CORRUGATED METAL SHEET CLADDING DARK
- EL-203 CORRUGATED METAL SHEET CLADDING RUST
- BRK-201 FACE MASONRY_RED
- BRK-202 FACE MASONRY_DARK
- BRK-203 FACE MASONRY_PALE
- SCN-101 TIMBER LOOK VERTICAL SLATS
- BAL-111 GALVANISED METAL FENCE/GATE OR SIMILAR

0 2 4 8 16 m

ELEVATIONS PRECINCT 1 - HARBORNE

SCALE As indicated (A1)
SCALEBAR: 1 : 200

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

16.03.2022

A201
SK

PRECINCT 2 - CENTRAL

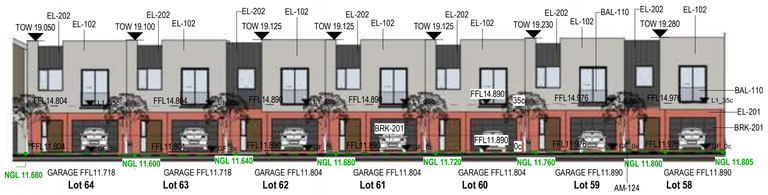
CAMERON
CHISHOLM
NICOL

1 A50.13 **REAR ELEVATION** 1 : 200

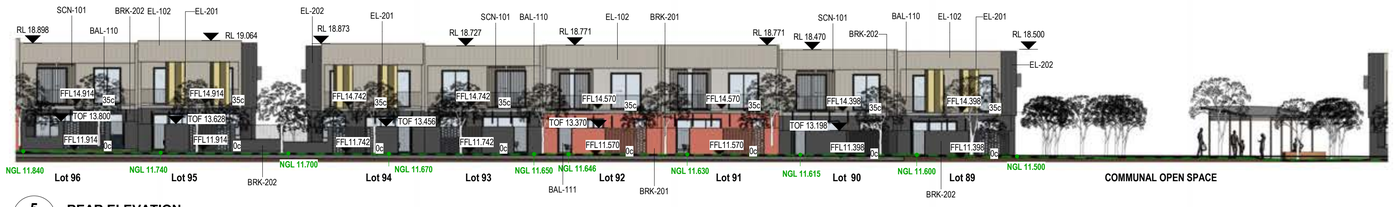
FOR DETAIL ON BOUNDARY WALL / FENCE REFER MASTER ELEVATIONS ON A200 & PRECINCT PLANS ON A106-108 DRAWINGS

2 A102 **REAR ELEVATION** 1 : 200

3 A102 **FRONT ELEVATION** 1 : 200

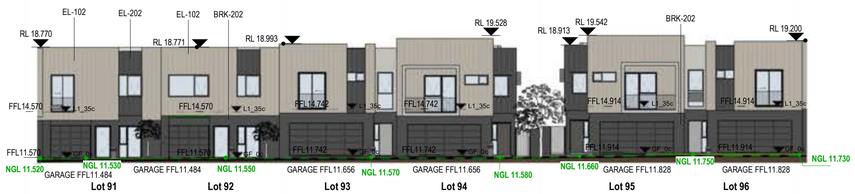


4 A102 **FRONT ELEVATION** 1 : 200

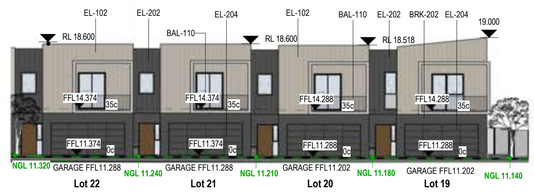


5 A102 **REAR ELEVATION** 1 : 200

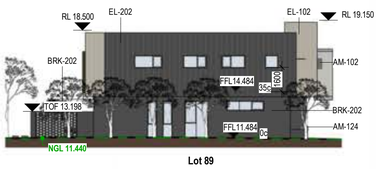
6 A102 **FRONT ELEVATION** 1 : 200



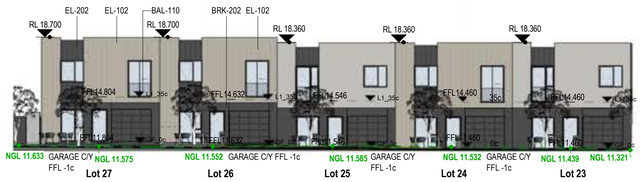
7 A102 **FRONT ELEVATION** 1 : 200



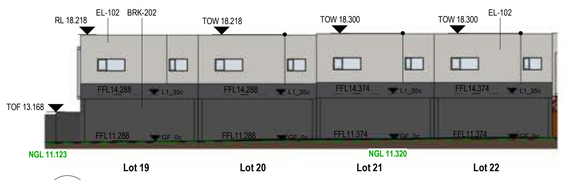
8 A102 **FRONT ELEVATION** 1 : 200



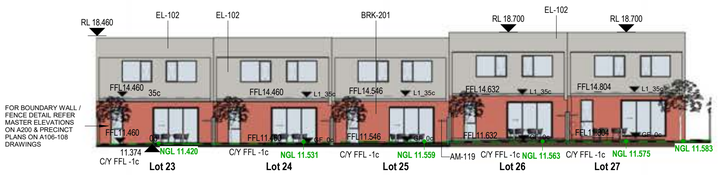
9 A102 **SIDE ELEVATION** 1 : 200



10 A102 **FRONT ELEVATION** 1 : 200



11 A102 **REAR ELEVATION** 1 : 200



FOR BOUNDARY WALL / FENCE DETAIL REFER MASTER ELEVATIONS ON A200 & PRECINCT PLANS ON A106-108 DRAWINGS

12 A102 **REAR ELEVATION** 1 : 200

Keynote Legend on Sheet	
Key Value	Keynote Text

AM-102	SUNSHADE DEVICE TO WINDOWS
AM-119	CLOTHES DRYING RACK TYPICALLY INSTALLED AT 1500mm AFL
AM-124	MAILBOX / METER ENCLOSURE
BAL-110	GALVANISED METAL BALUSTRADE
BAL-111	GALVANISED METAL FENCE/GATE
BRK-201	FACE MASONRY_RED
BRK-202	FACE MASONRY_DARK
EL-102	FIBER CEMENT CLADDING
EL-201	PERFORATED METAL
EL-202	CORRUGATED METAL SHEET - FLAT PAN STANDING SEAM
EL-204	PERFORATED ROLLER DOOR PANEL
RFS-101	METAL SHEET ROOF - LIGHT COLOUR
SCN-101	TIMBER LOOK VERTICAL SLATS
WIN-402	SOLAR PANEL ROOFTOP

MATERIALS AND FINISHES

RFS-101 METAL SHEET ROOF - LIGHT COLOUR

EL-102 PAINTED FIBER CEMENT CLADDING OR SIMILAR

EL-201 PERFORATED METAL OR SIMILAR

EL-204 PERFORATED ROLLER DDOOR PANEL OR SIMILAR

EL-200 TIMBER LOOK CLADDING

EL-202 CORRUGATED METAL SHEET CLADDING DARK

EL-203 CORRUGATED METAL SHEET CLADDING RUST

BRK-201 FACE MASONRY_RED

BRK-202 FACE MASONRY_DARK

BRK-203 FACE MASONRY_PALE

SCN-101 TIMBER LOOK VERTICAL SLATS

BAL-111 GALVANISED METAL FENCE/GATE OR SIMILAR

0 2 4 8 16 m

ELEVATIONS PRECINCT 2 - CENTRAL

SCALE As indicated (A1)
SCALEBAR: 1 : 200

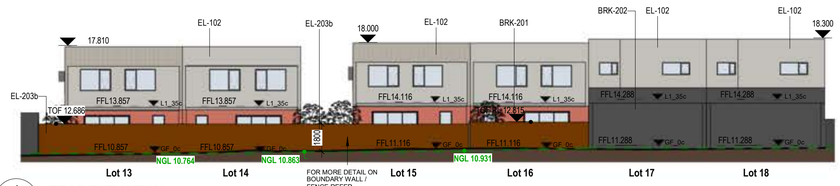
315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

16.03.2022

A202
SK

PRECINCT 3 - PARKLAND

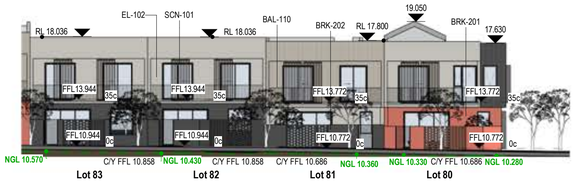
CAMERON CHISHOLM NICOL



1 A102 **REAR ELEVATION** 1 : 200

2 A50.12 **FRONT ELEVATION** 1 : 200

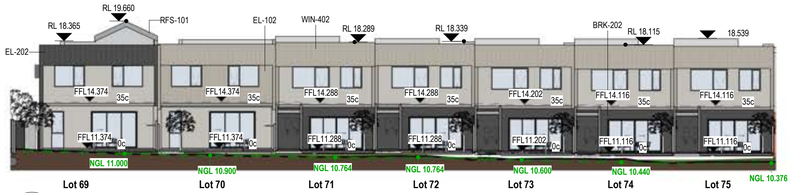
3 A102 **FRONT ELEVATION** 1 : 200



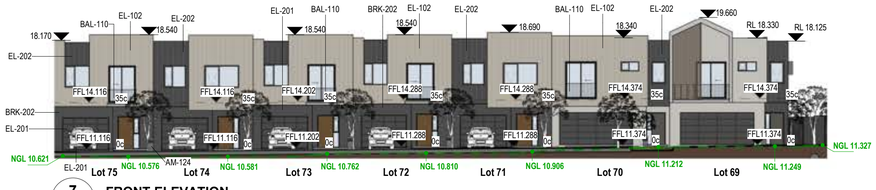
4 A103 **REAR ELEVATION** 1 : 200

5 A102 **REAR ELEVATION** 1 : 200

8 A102 **FRONT ELEVATION** 1 : 200



6 A102 **REAR ELEVATION** SEE SHEET A200 FOR FFL AND NGL 1 : 200

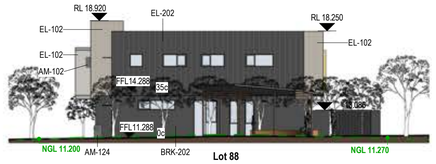


7 A102 **FRONT ELEVATION** 1 : 200

9 A102 **REAR ELEVATION** 1 : 200

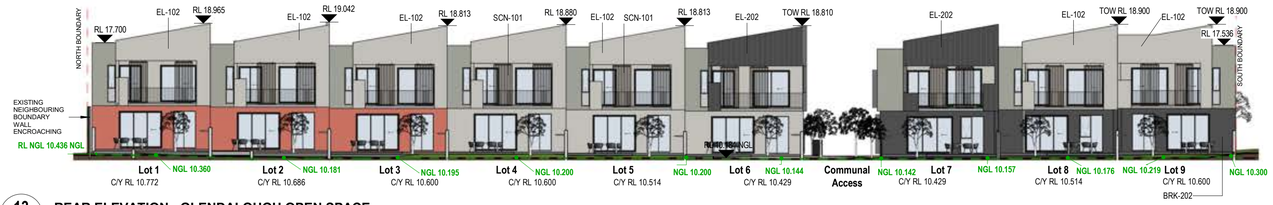
11 A102 **FRONT ELEVATION** 1 : 200

12 A102 **ELEVATION** 1 : 200

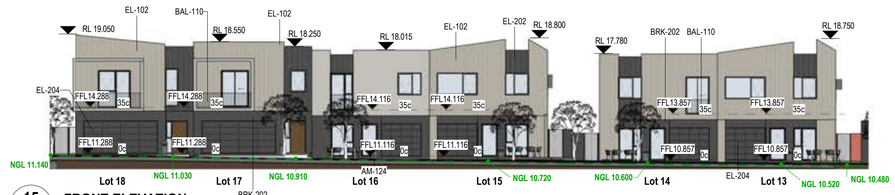


14 A102 **SIDE ELEVATION 1** 1 : 200

FOR HEIGHT AND FFL INFORMATION REFER MASTER ELEVATIONS A200



13 A102 **REAR ELEVATION - GLENDALOUGH OPEN SPACE** 1 : 200



15 A102 **FRONT ELEVATION** 1 : 200

10 A102 **ELEVATION** 1 : 200

MATERIALS AND FINISHES

- RFS-101 METAL SHEET ROOF - LIGHT COLOUR
- EL-102 PAINTED FIBER CEMENT CLADDING OR SIMILAR
- EL-201 PERFORATED METAL OR SIMILAR
- EL-204 PERFORATED ROLLER DDOOR PANEL OR SIMILAR
- EL-200 TIMBER LOOK CLADDING
- EL-202 CORRUGATED METAL SHEET CLADDING DARK
- EL-203 CORRUGATED METAL SHEET CLADDING RUST
- BRK-201 FACE MASONRY_RED
- BRK-202 FACE MASONRY_DARK
- BRK-203 FACE MASONRY_PALE
- SCN-101 TIMBER LOOK VERTICAL SLATS
- BAL-111 GALVANISED METAL FENCE/GATE OR SIMILAR

Keynote Legend on Sheet

Key Value	Keynote Text
AM-102	SUNSHADE DEVICE TO WINDOWS
AM-124	MAILBOX / METER ENCLOSURE
BAL-110	GALVANISED METAL BALUSTRADE
BRK-201	FACE MASONRY_RED
BRK-202	FACE MASONRY_DARK
EL-102	FIBER CEMENT CLADDING
EL-201	PERFORATED METAL
EL-202	CORRUGATED METAL SHEET - FLAT PAN STANDING SEAM
EL-203b	CORRUGATED METAL SHEET_RUST
EL-204	PERFORATED ROLLER DOOR PANEL
RFS-101	METAL SHEET ROOF - LIGHT COLOUR
SCN-101	TIMBER LOOK VERTICAL SLATS
WIN-402	SOLAR PANEL ROOFTOP

0 2 4 8 16 m

ELEVATIONS PRECINCT 3 - PARKLAND

SCALE As indicated (A1)
SCALEBAR: 1 : 200

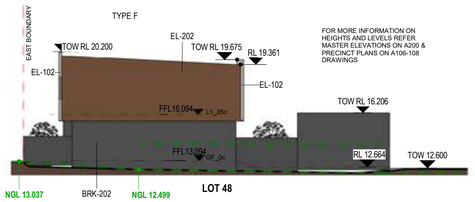
315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

16.03.2022

A203
SK

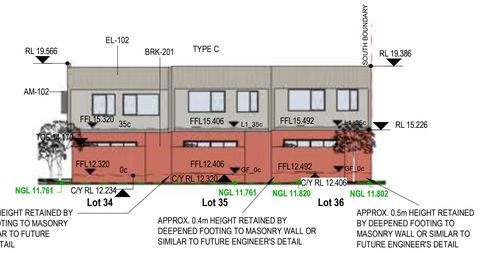
PRECINCTS 1, 2, 3

CAMERON CHISHOLM NICOL



FOR MORE INFORMATION ON HEIGHTS AND LEVELS REFER MASTER ELEVATIONS ON A200 & PRECINCT PLANS ON A106-108 DRAWINGS

1 A102 PRECINCT 1 - CORNER NORTH
1 : 200

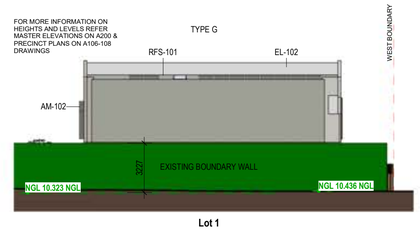


APPROX. 0.3m HEIGHT RETAINED BY DEEPENED FOOTING TO MASONRY WALL OR SIMILAR TO FUTURE ENGINEER'S DETAIL

APPROX. 0.4m HEIGHT RETAINED BY DEEPENED FOOTING TO MASONRY WALL OR SIMILAR TO FUTURE ENGINEER'S DETAIL

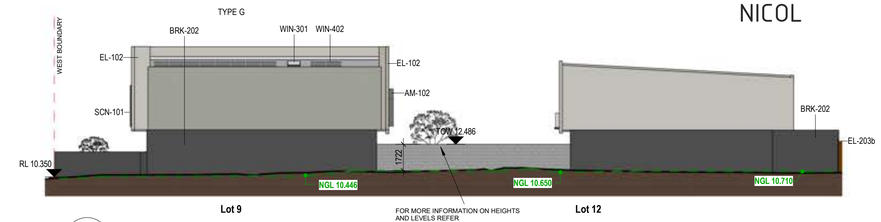
APPROX. 0.5m HEIGHT RETAINED BY DEEPENED FOOTING TO MASONRY WALL OR SIMILAR TO FUTURE ENGINEER'S DETAIL

2 A102 PRECINCT 1 - REAR ELEVATION
1 : 200



FOR MORE INFORMATION ON HEIGHTS AND LEVELS REFER MASTER ELEVATIONS ON A200 & PRECINCT PLANS ON A106-108 DRAWINGS

3 A102 SIDE ELEVATION, PRECINCT 3 - CORNER NORTH
1 : 200



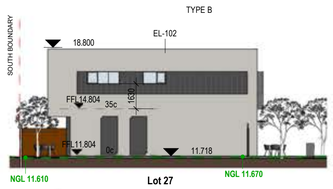
FOR MORE INFORMATION ON HEIGHTS AND LEVELS REFER MASTER ELEVATIONS ON A200 & PRECINCT PLANS ON A106-108 DRAWINGS

4 A102 PRECINCT 3 - CORNER SOUTH
1 : 200

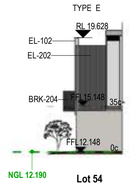
FOR BOUNDARY WALL AND RETAINING DETAILS REFER MASTER ELEVATIONS A200 & PRECINCT PLANS A106-108 DRAWINGS

5 A102 SIDE ELEVATION
1 : 200

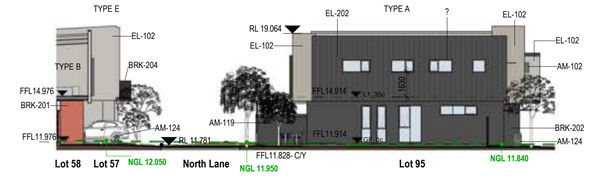
7 A102 SIDE ELEVATION
1 : 200



8 A102 SIDE ELEVATION
1 : 200



6 A102 SIDE ELEVATION
1 : 200



9 A102 SIDE ELEVATION
1 : 200

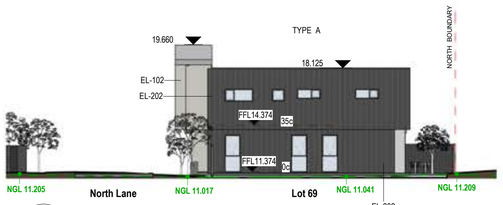
10 A102 SIDE ELEVATION
1 : 200

11 A102 SIDE ELEVATION
1 : 200

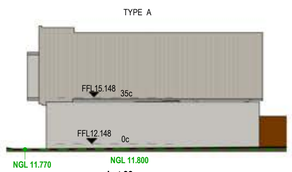
12 A102 SIDE ELEVATION
1 : 200

13 A50.12 PRECINCT 3 - REAR ELEVATION
1 : 200

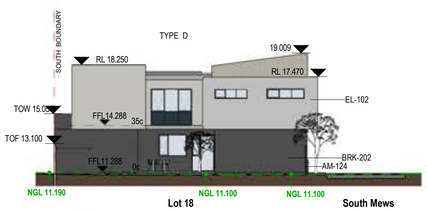
14 A102 SIDE ELEVATION
1 : 200



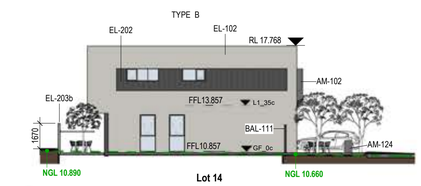
15 A102 SIDE ELEVATION
1 : 200



17 A102 SIDE ELEVATION
1 : 200



16 A102 SIDE ELEVATION
1 : 200

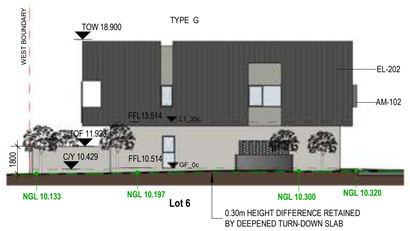


21 A102 SIDE ELEVATION
1 : 200

25 A102 SIDE ELEVATION
1 : 200

0.30m HEIGHT DIFFERENCE RETAINED BY DEEPENED TURN-DOWN SLAB

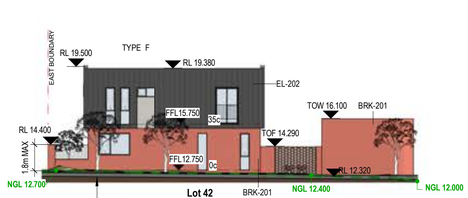
23 A102 SIDE ELEVATION
1 : 200



0.30m HEIGHT DIFFERENCE RETAINED BY DEEPENED TURN-DOWN SLAB

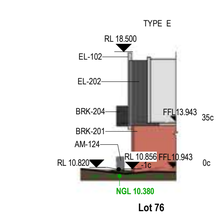
24 A102 SIDE ELEVATION
1 : 200

19 A102 SIDE ELEVATION
1 : 200



0.15m HEIGHT RETAINED BY DEEPENED FOOTING TO MASONRY WALL OR SIMILAR

20 A102 SIDE ELEVATION
1 : 200



22 A102 SIDE ELEVATION
1 : 200

LEVELS LEGEND

AHD	AUSTRALIAN HEIGHT DATUM (ALL INDICATED LEVELS ARE AHD UNO)
RL 29.500	SPOT LEVEL (NEW)
FFL 10.820	INTERNAL FINISHED FLOOR LEVEL
TOW 34.000	TOP OF WALL LEVEL
TOF 34.000	TOP OF FENCE LEVEL
NGL 9.860	NATURAL GROUND LEVEL
C/Y FFL 10.020	COURTYARD FINISHED LEVEL
TOW 12.980 BOW 11.040	RETAINING WALL TOP & BOTTOM LEVELS
TOP 12.980 BOP 11.040	INTEGRATED PLINTH TOP & BOTTOM LEVELS

0 2 4 8 16 m

ELEVATIONS SIDE ELEVATIONS

SCALE As indicated (A1)
SCALEBAR: 1 : 200

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

16.03.2022

A204
SK

CAMERON
CHISHOLM
NICOL

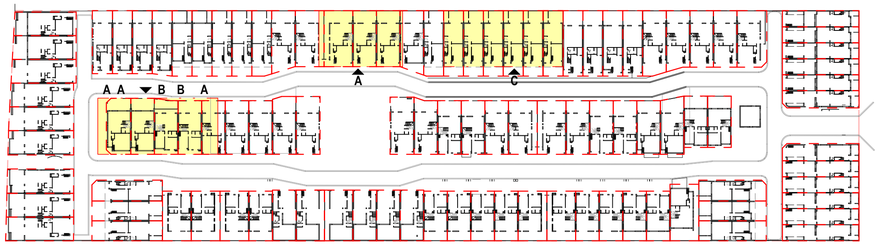
TYPE A UNITS FRONT ELEVATION

TYPE C UNITS FRONT ELEVATION

TYPE A, B UNITS BACK ELEVATION

MATERIALS AND FINISHES

- RFS-101 METAL SHEET ROOF - LIGHT COLOUR
- EL-102 PAINTED FIBER CEMENT CLADDING OR SIMILAR
- EL-201 PERFORATED METAL OR SIMILAR
- EL-204 PERFORATED ROLLER DDOOR PANEL OR SIMILAR
- EL-200 TIMBER LOOK CLADDING
- EL-202 CORRUGATED METAL SHEET CLADDING DARK
- EL-203 CORRUGATED METAL SHEET CLADDING RUST
- BRK-201 FACE MASONRY_RED
- BRK-202 FACE MASONRY_DARK
- BRK-203 FACE MASONRY_PALE
- SCN-101 TIMBER LOOK VERTICAL SLATS
- BAL-111 GALVANISED METAL FENCE/GATE OR SIMILAR



ELEVATIONS 3D - TYPE A, B, C UNITS

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

16.03.2022

A210

SK

CAMERON
CHISHOLM
NICOL

TYPE B UNITS FRONT ELEVATION

TYPE D UNITS FRONT ELEVATION

MATERIALS AND FINISHES

RFS-101 METAL SHEET ROOF - LIGHT COLOUR

EL-102 PAINTED FIBER CEMENT CLADDING OR SIMILAR

EL-201 PERFORATED METAL OR SIMILAR

EL-204 PERFORATED ROLLER DDOOR PANEL OR SIMILAR

EL-200 TIMBER LOOK CLADDING

EL-202 CORRUGATED METAL SHEET CLADDING DARK

EL-203 CORRUGATED METAL SHEET CLADDING RUST

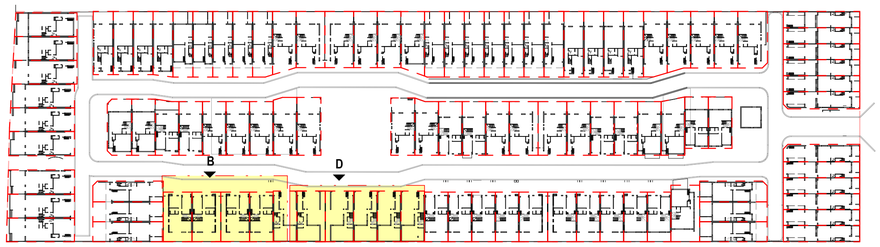
BRK-201 FACE MASONRY_RED

BRK-202 FACE MASONRY_DARK

BRK-203 FACE MASONRY_PALE

SCN-101 TIMBER LOOK VERTICAL SLATS

BAL-111 GALVANISED METAL FENCE/GATE OR SIMILAR



ELEVATIONS 3D - TYPE B, D UNITS

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

16.03.2022

A211

SK

CAMERON
CHISHOLM
NICOL

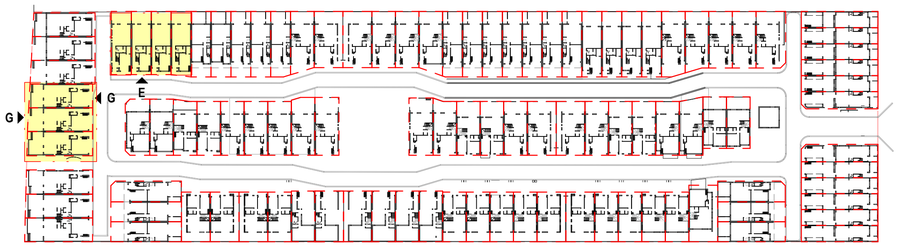
TYPE G UNITS FRONT ELEVATION

TYPE E UNITS FRONT ELEVATION

TYPE G UNITS BACK ELEVATION

MATERIALS AND FINISHES

- RFS-101 METAL SHEET ROOF - LIGHT COLOUR
- EL-102 PAINTED FIBER CEMENT CLADDING OR SIMILAR
- EL-201 PERFORATED METAL OR SIMILAR
- EL-204 PERFORATED ROLLER DDOOR PANEL OR SIMILAR
- EL-200 TIMBER LOOK CLADDING
- EL-202 CORRUGATED METAL SHEET CLADDING DARK
- EL-203 CORRUGATED METAL SHEET CLADDING RUST
- BRK-201 FACE MASONRY_RED
- BRK-202 FACE MASONRY_DARK
- BRK-203 FACE MASONRY_PALE
- SCN-101 TIMBER LOOK VERTICAL SLATS
- BAL-111 GALVANISED METAL FENCE/GATE OR SIMILAR



ELEVATIONS 3D - TYPE E, G

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

16.03.2022

A212

SK

CAMERON
CHISHOLM
NICOL

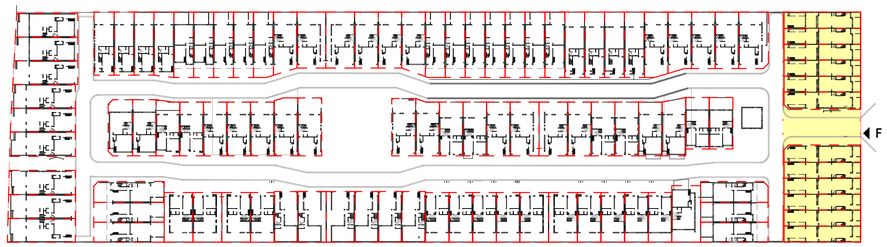
TYPE F UNITS FRONT ELEVATION SE

TYPE F UNITS FRONT ELEVATION NE

TYPE F UNITS FRONT ELEVATION CENTRE

MATERIALS AND FINISHES

- RFS-101 METAL SHEET ROOF - LIGHT COLOUR
- EL-102 PAINTED FIBER CEMENT CLADDING OR SIMILAR
- EL-201 PERFORATED METAL OR SIMILAR
- EL-204 PERFORATED ROLLER DDOOR PANEL OR SIMILAR
- EL-200 TIMBER LOOK CLADDING
- EL-202 CORRUGATED METAL SHEET CLADDING DARK
- EL-203 CORRUGATED METAL SHEET CLADDING RUST
- BRK-201 FACE MASONRY_RED
- BRK-202 FACE MASONRY_DARK
- BRK-203 FACE MASONRY_PALE
- SCN-101 TIMBER LOOK VERTICAL SLATS
- BAL-111 GALVANISED METAL FENCE/GATE OR SIMILAR



ELEVATIONS 3D - TYPE F UNITS

315-319 HARBORNE STREET - GLENDALOUGH TOWNHOUSES

16.03.2022

A213

SK