

GENERAL NOTES

- All apartments to have a minimum energy rating of 5 stars
- Overall development to have an average energy rating of 6 stars minimum
- All apartments to have hot water supplied through a central solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants

PARKING NOTES

The basement design, including all levels, ramp grades, transitions, headroom clearances, and dimensions of carparks to be in accordance to AS/NZ 2980.1-2004, and to the satisfaction of the responsible authority. Refer to traffic report prepared by 'Ratio Traffic' for further details.

- All mechanical venting of basement required to occur internally within site
- Car spaces to be typically 2800 x 4900 unless otherwise specified
- Columns to be located within a distance of 250 to 1250mm from aisle end of parking space unless specified otherwise
- 'Ned Kelly' staggered height wall mounted bike storage (or similar) @ 500mm centers
- CO2 sensors will be installed throughout the two basement carparking areas and connected to mechanical exhaust equipment to lower operational time while maintaining good air quality

PARKING ALLOCATION

On-site parking allocation to include

- Not less than one car space for each one or two bedroom apartment
- Not less than two car spaces for each three or more bedroom apartment
- Not Less than 1.5 car spaces to each 100sqm of leasable floor area for shops and food and drink premises
- Not less than 2.0 car spaces to each 100sqm of net floor area for office

ESD NOTES

- Proposed development to achieve the required cooling loads <30ML/m², which for 'Climate Zone 21 Melbourne' achieves compliance with 'Clause 58.03 Standard D6 of the Glen Eira Planning Scheme', with the nomination of appropriate building fabric elements in accordance with those recommended within sample energy report provided in 'Appendix 1' provided by 'SDC Consultants'
- Proposed development to provide rainwater collection for non-drinking purposes and the provision of a stormwater management systems, as prescribed in 'Standard D13' of Apartment Developments (Clause 58.03-8 of the Glen Eira Planning Scheme).

WATER FIXTURES AND FITTINGS

The development will include the following WELS rated fixtures:

Toilets	-	4 Star
Taps	-	5 Star
Showerheads	-	3 Star (<7.5L/min)

RAIN WATER COLLECTION

Rainwater harvested from roofs and a portion of terrace areas to the be filtered and stored in 15,000L Tank. Collected water to be used for toilet flushing of commercial spaces on ground, first and second floors, as well as irrigation.

For additional information refer to ESD report prepared by 'SDC Consultants'

04 TP Apartment Summary

BEDROOMS	APARTMENT COUNT
2	18
3	3
Total Apartments	21

04 TP Bike Parking - Breakdown

ALLOCATION	TYPE	BIKE SPACES
B1 Lower		
Commercial	Floor Based Hoop	4
Commercial	Wall Based Hanging	13
		17
Ground Floor		
Residential	Floor Based Hoop	6
Residential	Wall Based Hanging	29
Retail / Shop	Floor Based Hoop	12
		47
Grand total		64

04 TP Car Parking - Allocation

ALLOCATION	CAR SPACES
Commercial	37
Residential	24
Retail	3
Retail Accessible	1
Total	65

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

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DRAWING SCALE

NA

DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (e) Amended on-site parking allocation in accordance with permit
.	.	ii. (o) Added note: Cooling Loads
.	.	iii. (p) Added note: Rain Water Collection
24.02.2020	D	Amendments following Council letter dated 17 Feb 2020
.	.	i. (e) Amended office parking note
.	.	.
.	.	.
.	.	.
.	.	.

	01.11.2018	ISSUED FOR TOWN PLANNING
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	Condition 1 Amendments
D	24.02.2020	Amendments following Concil letter dated 17th Feb 2020

<div>■■■■■</div> <div>7-15 HORNE STREET ELSTERNWICK, VIC</div>	1702
TP010 - D	
CONSULTANT ISSUE	
GENERAL NOTES & SCHEDULES	





COLOR LEGEND

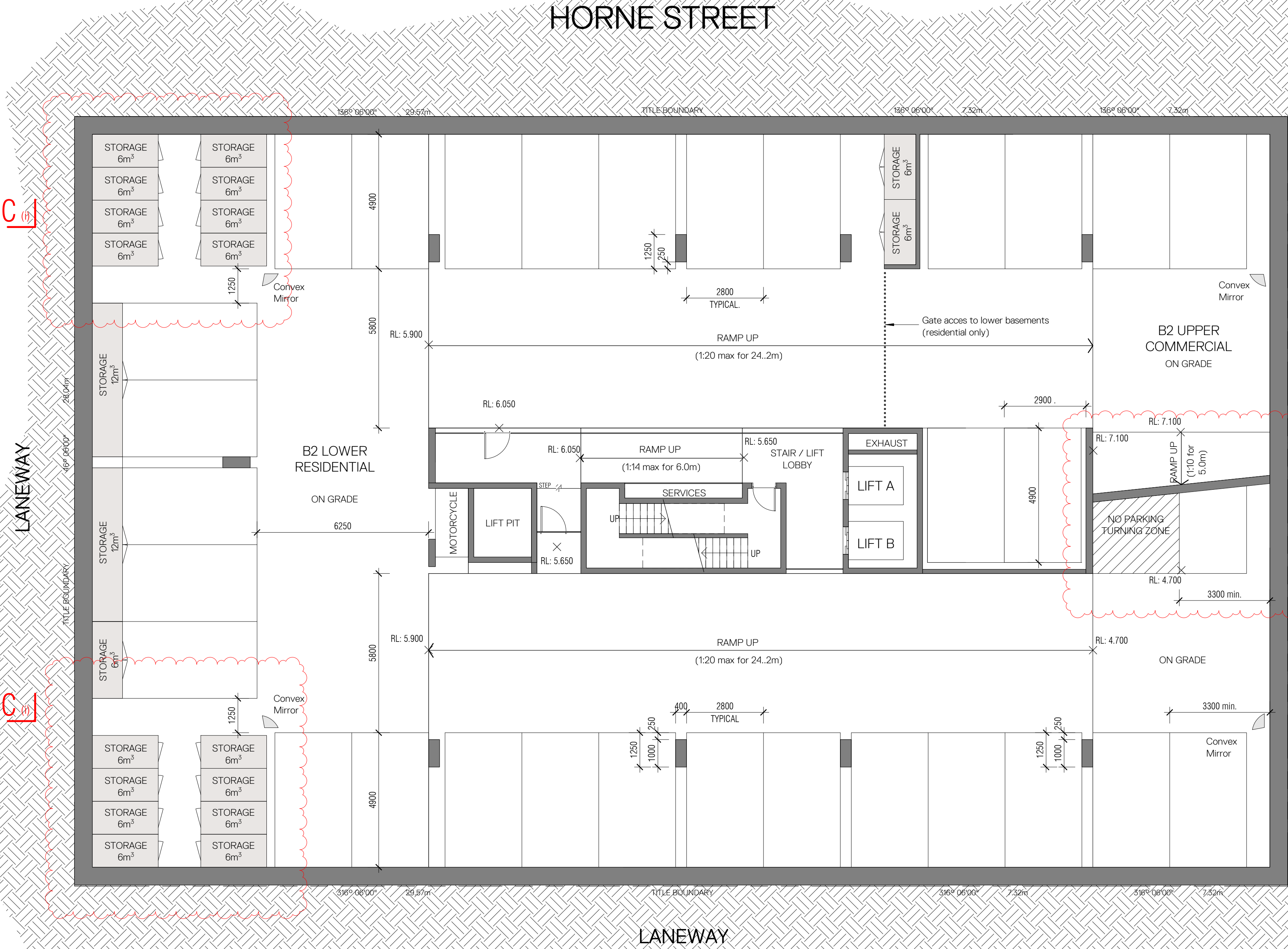
2 Bedroom Apartment

3 Bedroom Apartment

Commercial Area

Residential Area

Balcony / Terrace Area



PARKING NOTES
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PARKING ALLOCATION

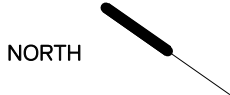
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DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (b) Removal of storage cages following reduction in building height and number of apartments
.	.	ii. (b) Removal of ramp to deleted basement level 3. Replaced with car space.
.	.	iii. (e) Amended on-site parking allocation in accordance with permit
24.02.2020	D	Amendments following Council letter dated 17 Feb 2020
.	.	i. (e) Amended office parking note
.	.	.
.	.	.
.	.	.

NOT FOR CONSTRUCTION

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MIXED USE PROPOSAL
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CBG ARCHITECTS & INTERIOR DESIGNERS
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DRAWING SCALE
1:100 @ A1
1:200 @ A3



<div></div> <div>7-15 HORNE STREET ELSTERNWICK, VIC</div>	1702
CONSULTANT ISSUE	TP098 - D
BASEMENT 2	



PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

This plan/document is endorsed
as part of Planning Permit:

GE/DP-32409/2018

Sheet: 2 of 26

Endorsed by aja as a delegate
of the Responsible Authority (Glen Eira City Council)

Endorsed on: 14 April 2020



COLOR LEGEND

- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Commercial Area
- Residential Area
- Balcony / Terrace Area

PARKING NOTES

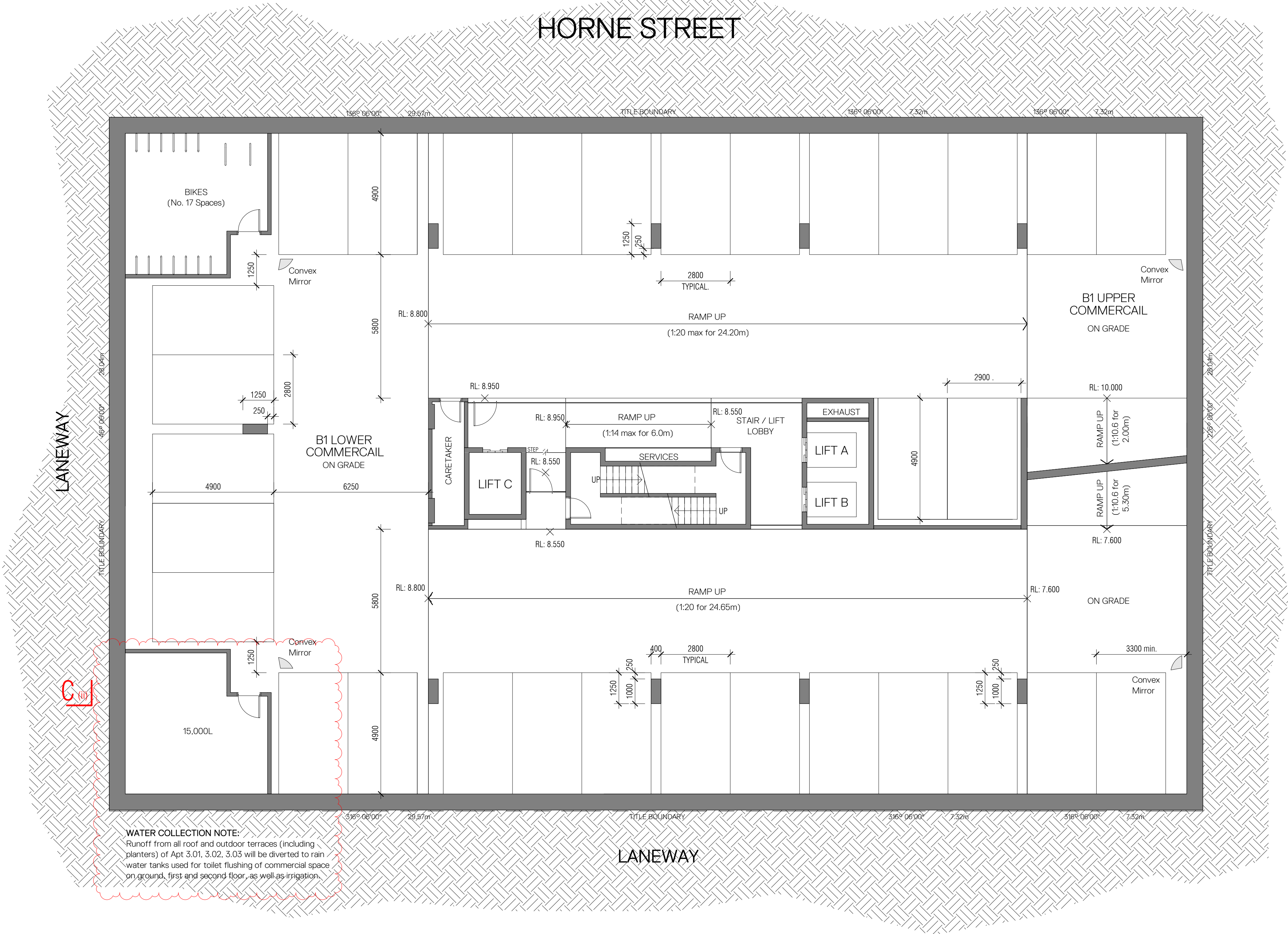
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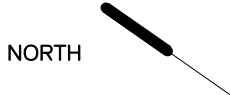


DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (e) Amended on-site parking allocation in accordance with permit
.	.	ii. (p) Added note: Rain Water Collection
24.02.2020	D	Amendments following Council letter dated 17 Feb 2020
.	.	i. (e) Amended office parking note
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MIXED USE PROPOSAL
TOWN PLANNING
CBG ARCHITECTS & INTERIOR DESIGNERS
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DRAWING SCALE 1:100 @ A1
1:200 @ A3

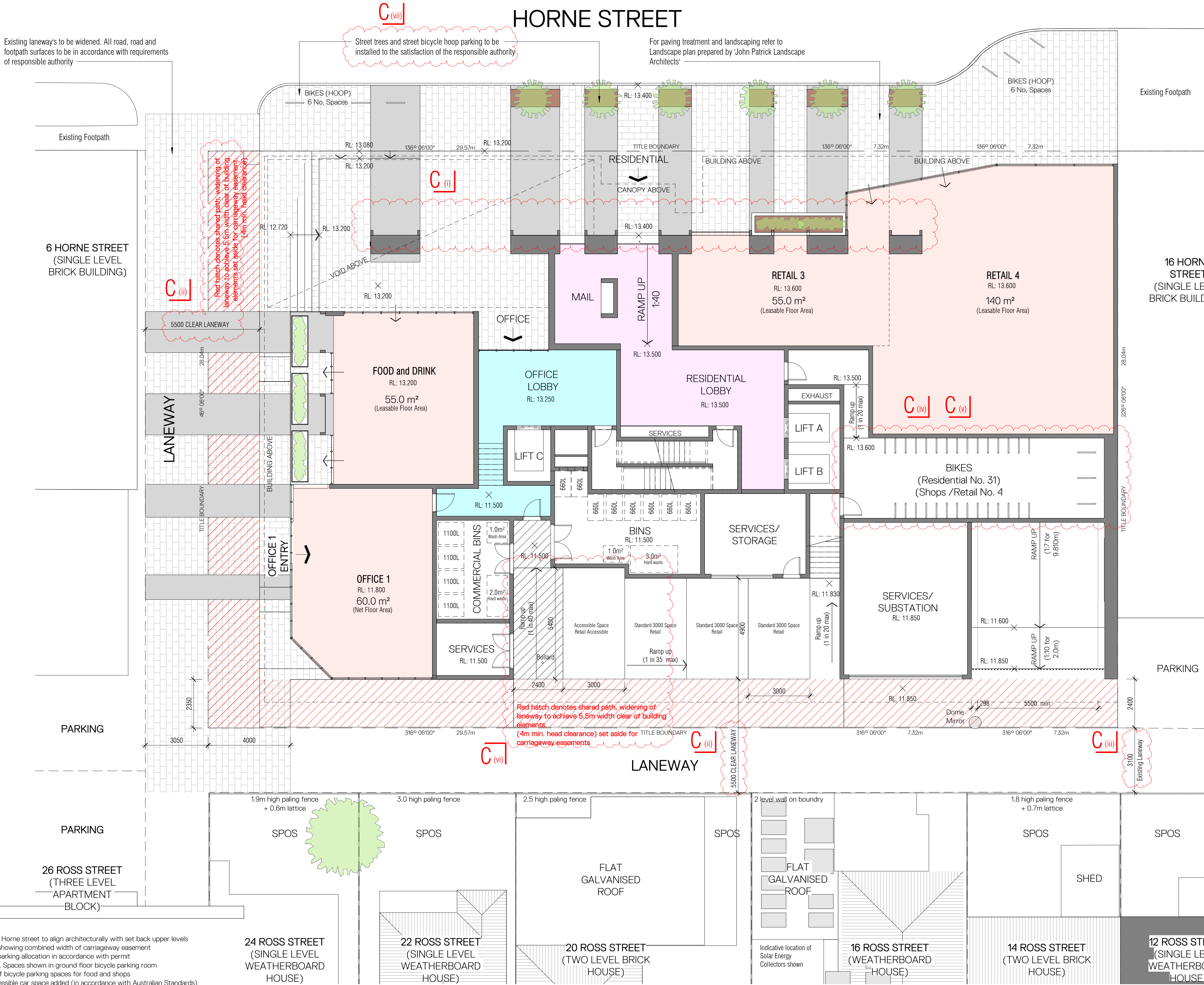


7-15 HORNE STREET ELSTERNWICK, VIC	1702
CONSULTANT ISSUE	TP099 - D
BASEMENT 1	



PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

This plan/document is endorsed
as part of Planning Permit:
GE/DP-32409/2018
Sheet: 3 of 26
Endorsed by aja as a delegate
of the Responsible Authority (Glen Eira City Council)
Endorsed on: 14 April 2020



COLOR LEGEND

- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Commercial Area
- Residential Area
- Balcony / Terrace Area

GENERAL NOTES

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- Overall development to have an average energy rating of 6 stars minimum
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- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air for occupants

COMMERCIAL AREAS

OFFICE	- 1,880sqm
RETAIL	- 205sqm
FOOD AND DRINK	- 55sqm

PARKING NOTES

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NOISE INFLUENCE AREA

The subject site is within a noise influence area as defined in table D3 of Standard D16

NOISE ATTENUATION WHERE REQUIRED BY STANDARD D16

- Bedrooms to achieve no greater than 35dB(A) 10pm to 6am
- Living areas to achieve no greater than 40dB(A) 6am to 10pm

LANDSCAPE NOTE

Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots and planting to in accordance with Landscape plans prepared by John Patrick Landscape Architects

DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (c) Shift in GF Wall to Horne street to align architecturally with set back upper levels
.	.	ii. (d) Dimension added showing combined width of carriageway easement
.	.	iii. (e) Amended on-site parking allocation in accordance with permit
.	.	iv. (j) Provision of 31 No. Spaces shown in ground floor bicycle parking room
.	.	v. (k) Provision of 4 staff bicycle parking spaces for food and shops
.	.	vi. (m) Dimension of accessible car space added (in accordance with Australian Standards)
.	.	vii. (n) Added note. Street trees and bicycle parking
.	.	viii. (u) Dimensions of Laneway amended
24.02.2020	D	Amendments following Council letter dated 17 Feb 2020
23.03.2020	E	i. (e) Amended office parking note
		i. Landscape Note Added, Landscape is indicative only.

01.11.2018	ISSUED FOR TOWN PLANNING
03.12.2018	AMENDMENTS FOLLOWING COUCNCL RFI's DATED 29.11.2018
21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
17.12.2019	Condition 1 Amendments
24.02.2020	Amendments following Concil letter dated 17th Feb 2020
23.03.2020	Amendments following Council RFI

MIXED USE PROPOSAL
TOWN PLANNING
CBG ARCHITECTS & INTERIOR DESIGNERS
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PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME
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Sheet: 4 of 26
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Endorsed on: 14 April 2020

NORTH

DRAWING SCALE
1:100 @ A1
1:200 @ A3

7-15 HORNE STREET ELSTERNWICK, VIC	1702
CONSULTANT ISSUE	TP100 - E
GROUND FLOOR	

CBG



HORNE STREET

- COLOR LEGEND
- 2 Bedroom Apartment
 - 3 Bedroom Apartment
 - Commercial Area
 - Residential Area
 - Balcony / Terrace Area

- GENERAL NOTES
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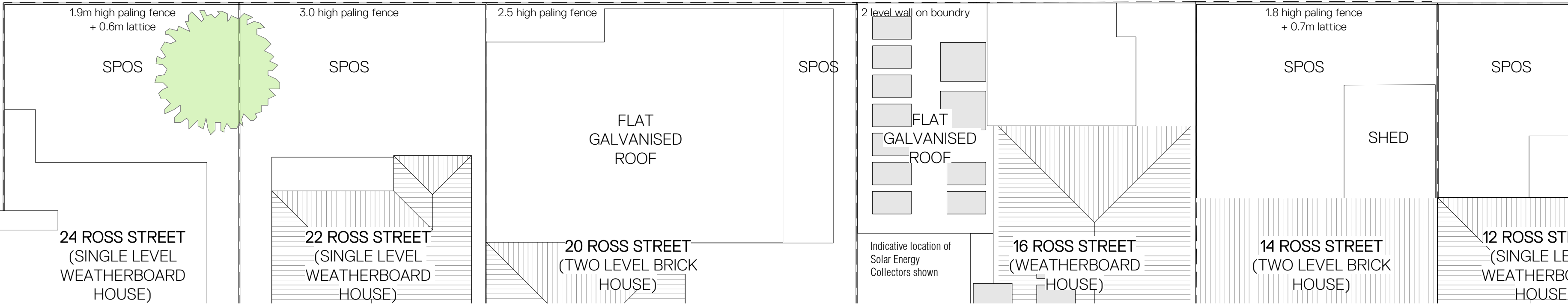
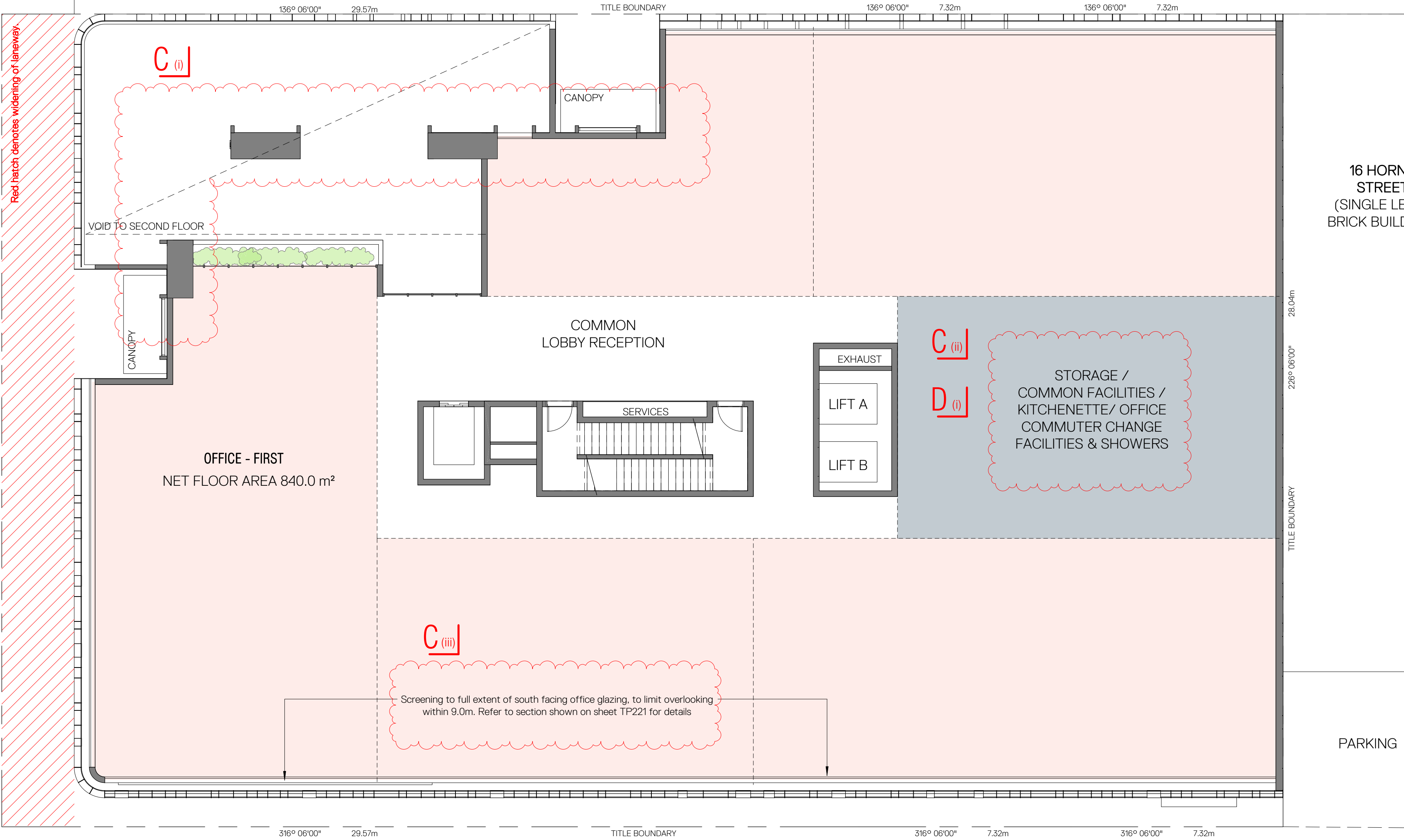
- COMMERCIAL AREAS
- OFFICE - 1,880sqm
 - RETAIL - 205sqm
 - FOOD AND DRINK - 55sqm

APARTMENT DESIGN GUIDELINE NOTES

- STORAGE:
- 2 BED - 14 cubic meters (min.)
 - 3 BED - 18 cubic meters (min.)

- ACCESSIBILITY:
- At least 50% of apartments to achieve:
- A clear opening width of 850mm at the entrance to the dwelling and main bedroom
 - A clear path with a min. width of 1.2m that connects the dwelling entrance to main bedroom and adaptable bathroom
 - A main bedroom with access to adaptable bedroom
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Refer to TP600 series for additional information

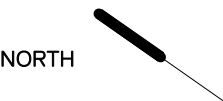


NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (c) Shift in wall elements to Horne Street to align architecturally with set back upper levels
.	.	ii. (i) Provision of change rooms and showers for cyclist
.	.	iii. (g) Added screening to prevent overlooking from office levels to southern adjoining POS
24.02.2020	D	Amendments following Council letter dated 17 Feb 2020
.	.	i. (i) End of trip facilities noted including Showers
.	.	.
.	.	.
.	.	.
.	.	.

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D	17.12.2019	Condition 1 Amendments
E	24.02.2020	Amendments following Concil letter dated 17th Feb 2020
F		
G		

MIXED USE PROPOSAL
TOWN PLANNING
CBG ARCHITECTS & INTERIOR DESIGNERS
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DRAWING SCALE 1:100 @ A1
1:200 @ A3



7-15 HORNE STREET ELSTERNWICK, VIC	1702
CONSULTANT ISSUE	TP101 - D
FIRST FLOOR	



PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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as part of Planning Permit:

GE/DP-32409/2018

Sheet: 5 of 26

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Endorsed on: 14 April 2020



HORNE STREET

COLOR LEGEND

2 Bedroom Apartment

3 Bedroom Apartment

Commercial Area

Residential Area

Balcony / Terrace Area

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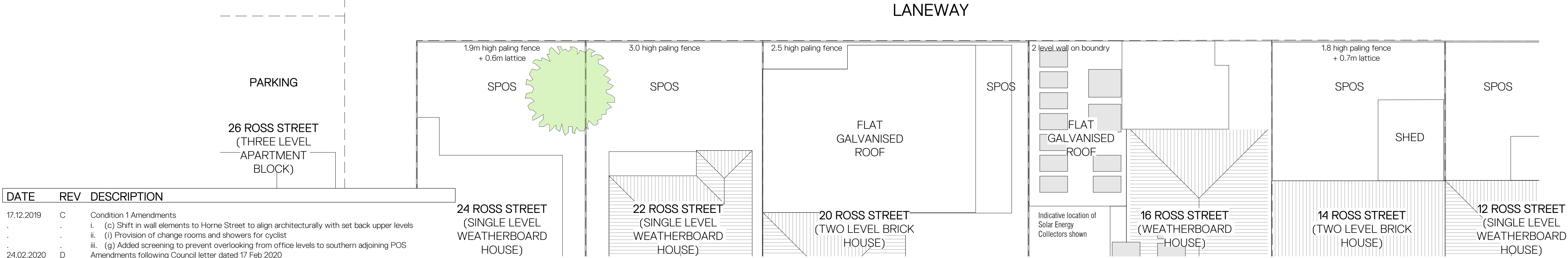
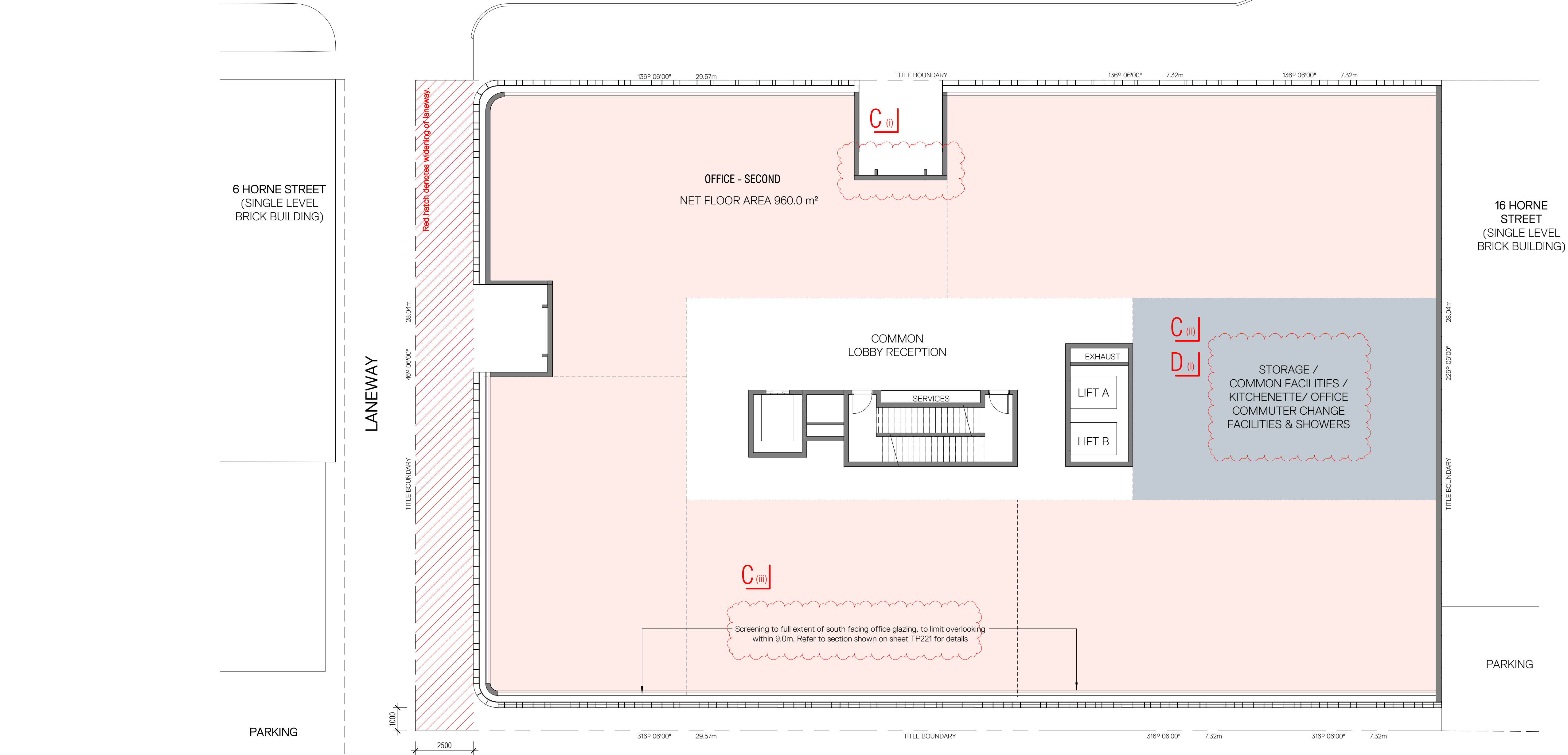
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Refer to TP600 series for additional information



DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (c) Shift in wall elements to Horne Street to align architecturally with set back upper levels
.	.	ii. (i) Provision of change rooms and showers for cyclist
.	.	iii. (g) Added screening to prevent overlooking from office levels to southern adjoining POS
24.02.2020	D	Amendments following Council letter dated 17 Feb 2020
.	.	i. (i) End of trip facilities noted including Showers
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.	.	.

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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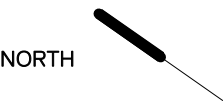
	01.11.2018	ISSUED FOR TOWN PLANNING
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MIXED USE PROPOSAL
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS

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DRAWING SCALE

1:100 @ A1
1:200 @ A3



7-15 HORNE STREET ELSTERNWICK, VIC	1702
TP102 - D	
CONSULTANT ISSUE	
SECOND FLOOR	



HORNE STREET

COLOR LEGEND

	2 Bedroom Apartment
	3 Bedroom Apartment
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	Residential Area
	Balcony / Terrace Area

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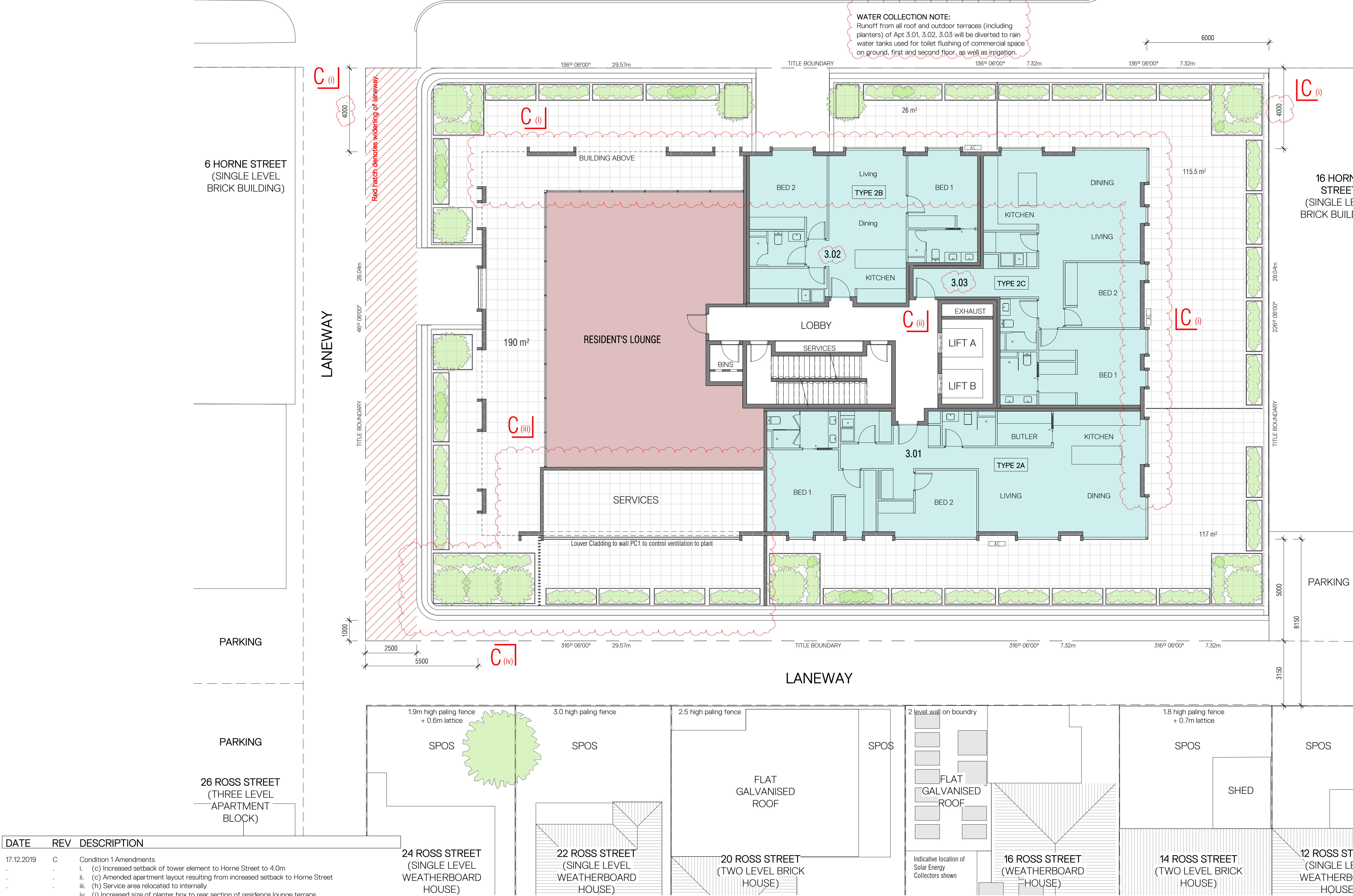
NOISE INFLUENCE AREA

The subject site is within a noise influence area as defined in table D3 of Standard D16

- NOISE ATTENUATION WHERE REQUIRED BY STANDARD D16
- Bedrooms to achieve no greater than 35dB(A) 10pm to 6am
 - Living areas to achieve no greater than 40dB(A) 6am to 10pm

LANDSCAPE NOTE

Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots and planting to in accordance with Landscape plans prepared by John Patrick Landscape Architects



DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (c) Increased setback of tower element to Horne Street to 4.0m
.	.	ii. (c) Amended apartment layout resulting from increased setback to Horne Street
.	.	iii. (h) Service area relocated to internally
.	.	iv. (i) Increased size of planter box to rear section of residence lounge terrace
.	.	v. (p) Added note: Rain Water Collection
.	.	vi. (q.s) Amended apartment design guideline notes
24.02.2020	D	No Change
23.03.2020	E	i. Landscape Note Added, Landscape is indicative only.

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL
TOWN PLANNING
CBG ARCHITECTS & INTERIOR DESIGNERS
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DRAWING SCALE
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7-15 HORNE STREET ELSTERNWICK, VIC	1702
CONSULTANT ISSUE	TP103 - E
THIRD FLOOR	



PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME
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GE/DP-32409/2018
Sheet: 7 of 26
Endorsed by aja as a delegate of the Responsible Authority (Glen Eira City Council)
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HORNE STREET

COLOR LEGEND

	2 Bedroom Apartment
	3 Bedroom Apartment
	Commercial Area
	Residential Area
	Balcony / Terrace Area

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APARTMENT DESIGN GUIDELINE NOTES

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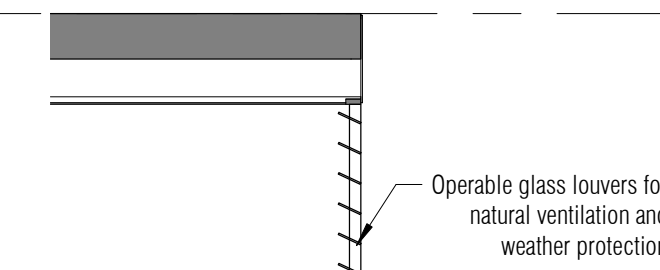
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- NOISE ATTENUATION WHERE REQUIRED BY STANDARD D16
- Bedrooms to achieve no greater than 35dB(A) 10pm to 6am
 - Living areas to achieve no greater than 40dB(A) 6am to 10pm



Typical Winter Garden Section
1 : 50



DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (c) Increased setback of tower element to Horne Street to 4.0m
.	.	ii. (c) Amended apartment layout resulting from increased setback to Horne Street
.	.	iii. (f) Removal of enclosed sides and winter gardens to balconies to front of building
.	.	iv. (q,s) Amended apartment design guideline notes
24.02.2020	D	Amendments following Council letter dated 17 Feb 2020
.	.	i. Cooling units removed from balconies 401, 501 and 601
.	.	.
.	.	.

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUCNIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	Condition 1 Amendments
D	24.02.2020	Amendments following Concil letter dated 17th Feb 2020

MIXED USE PROPOSAL
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
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P: +61 3 9525 3855

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PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

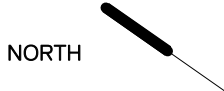
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Sheet: 8 of 26

Endorsed by aja as a delegate
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Endorsed on: 14 April 2020



DRAWING SCALE

1:100 @ A1
1:200 @ A3

4m

7-15 HORNE STREET ELSTERNWICK, VIC	1702
CONSULTANT ISSUE	TP104 - D
FOURTH FLOOR	





HORNE STREET

- COLOR LEGEND
- 2 Bedroom Apartment
 - 3 Bedroom Apartment
 - Commercial Area
 - Residential Area
 - Balcony / Terrace Area

GENERAL NOTES

- All apartments to have a minimum energy rating of 5 stars
- Overall development to have an average energy rating of 6 stars minimum
- All apartments to have hot water supplied through a central solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants

APARTMENT DESIGN GUIDELINE NOTES

- STORAGE:
- 2 BED 14 cubic meters (min.)
 - 3 BED 18 cubic meters (min.)

- ACCESSIBILITY:
- At least 50% of apartments to achieve:
- A clear opening width of 850mm at the entrance to the dwelling and main bedroom
 - A clear path with a min. width of 1.2m that connects the dwelling entrance to main bedroom and adaptable bathroom
 - A main bedroom with access to adaptable bedroom
 - At least 1 bathroom that meets all of the design requirements of the design guidelines

Refer to TP600 series for additional information

NOISE INFLUENCE AREA

The subject site is within a noise influence area as defined in table D3 of Standard D16

- NOISE ATTENUATION WHERE REQUIRED BY STANDARD D16
- Bedrooms to achieve no greater than 35dB(A) 10pm to 6am
 - Living areas to achieve no greater than 40dB(A) 6am to 10pm

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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Endorsed on: 14 April 2020

DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (c) Increased setback of tower element to Horne Street to 4.0m
.	.	ii. (c) Amended apartment layout resulting from increased setback to Horne Street
.	.	iii. (f) Removal of enclosed sides and winter gardens to balconies to front of building
.	.	iv. (q,s) Amended apartment design guideline notes
24.02.2020	D	Amendments following Council letter dated 17 Feb 2020
.	.	i. Cooling units removed from balconies 401, 501 and 601
.	.	.
.	.	.

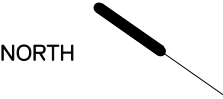
NOT FOR CONSTRUCTION

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TOWN PLANNING

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DRAWING SCALE 1:100 @ A1
1:200 @ A3



7-15 HORNE STREET ELSTERNWICK, VIC	1702
CONSULTANT ISSUE	TP105 - D
FIFTH FLOOR	

CBG



HORNE STREET

- COLOR LEGEND
- 2 Bedroom Apartment
 - 3 Bedroom Apartment
 - Commercial Area
 - Residential Area
 - Balcony / Terrace Area

- GENERAL NOTES
- All apartments to have a minimum energy rating of 5 stars
 - Overall development to have an average energy rating of 6 stars minimum
 - All apartments to have hot water supplied through a central solar boosted gas hot water system
 - Windows to have high performance glazing as required to meet energy requirements
 - High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants

APARTMENT DESIGN GUIDELINE NOTES

- STORAGE:
- 2 BED 14 cubic meters (min.)
 - 3 BED 18 cubic meters (min.)

- ACCESSIBILITY:
- At least 50% of apartments to achieve:
- A clear opening width of 850mm at the entrance to the dwelling and main bedroom
 - A clear path with a min. width of 1.2m that connects the dwelling entrance to main bedroom and adaptable bathroom
 - A main bedroom with access to adaptable bedroom
 - At least 1 bathroom that meets all of the design requirements of the design guidelines

Refer to TP600 series for additional information

NOISE INFLUENCE AREA

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 - Living areas to achieve no greater than 40dB(A) 6am to 10pm

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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GE/DP-32409/2018

Sheet: 10 of 26

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Endorsed on: 14 April 2020

DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (c) Increased setback of tower element to Horne Street to 4.0m
.	.	ii. (c) Amended apartment layout resulting from increased setback to Horne Street
.	.	iii. (f) Removal of enclosed sides and winter gardens to balconies to front of building
24.02.2020	D	iv. (q,s) Amended apartment design guideline notes
.	.	Amendments following Council letter dated 17 Feb 2020
.	.	ii. Cooling units removed from balconies 401, 501 and 601
.	.	.
.	.	.

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL
TOWN PLANNING

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DRAWING SCALE 1:100 @ A1
1:200 @ A3

NORTH



7-15 HORNE STREET
ELSTERNWICK, VIC

CONSULTANT ISSUE
SIXTH FLOOR

1702

TP106 - D

CBG



HORNE STREET

- COLOR LEGEND
- 2 Bedroom Apartment
 - 3 Bedroom Apartment
 - Commercial Area
 - Residential Area
 - Balcony / Terrace Area

- GENERAL NOTES
- All apartments to have a minimum energy rating of 5 stars
 - Overall development to have an average energy rating of 6 stars minimum
 - All apartments to have hot water supplied through a central solar boosted gas hot water system
 - Windows to have high performance glazing as required to meet energy requirements
 - High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants

APARTMENT DESIGN GUIDELINE NOTES

- STORAGE:
- 2 BED 14 cubic meters (min.)
 - 3 BED 18 cubic meters (min.)

- ACCESSIBILITY:
- At least 50% of apartments to achieve:
- A clear opening width of 850mm at the entrance to the dwelling and main bedroom
 - A clear path with a min. width of 1.2m that connects the dwelling entrance to main bedroom and adaptable bathroom
 - A main bedroom with access to adaptable bedroom
 - At least 1 bathroom that meets all of the design requirements of the design guidelines

Refer to TP600 series for additional information

NOISE INFLUENCE AREA

The subject site is within a noise influence area as defined in table D3 of Standard D16

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- Bedrooms to achieve no greater than 35dB(A) 10pm to 6am
 - Living areas to achieve no greater than 40dB(A) 6am to 10pm

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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GE/DP-32409/2018

Sheet: 11 of 26

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Endorsed on: 14 April 2020

DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (c) Increased setback of tower element to Horne Street to 4.0m
.	.	ii. (c) Amended apartment layout resulting from increased setback to Horne Street
.	.	iii. (f) Removal of enclosed sides and winter gardens to balconies to front of building
.	.	iv. (q,s) Amended apartment design guideline notes
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TOWN PLANNING

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DRAWING SCALE 1:100 @ A1
1:200 @ A3



1702
TP107 - D
CONSULTANT ISSUE
SEVENTH FLOOR

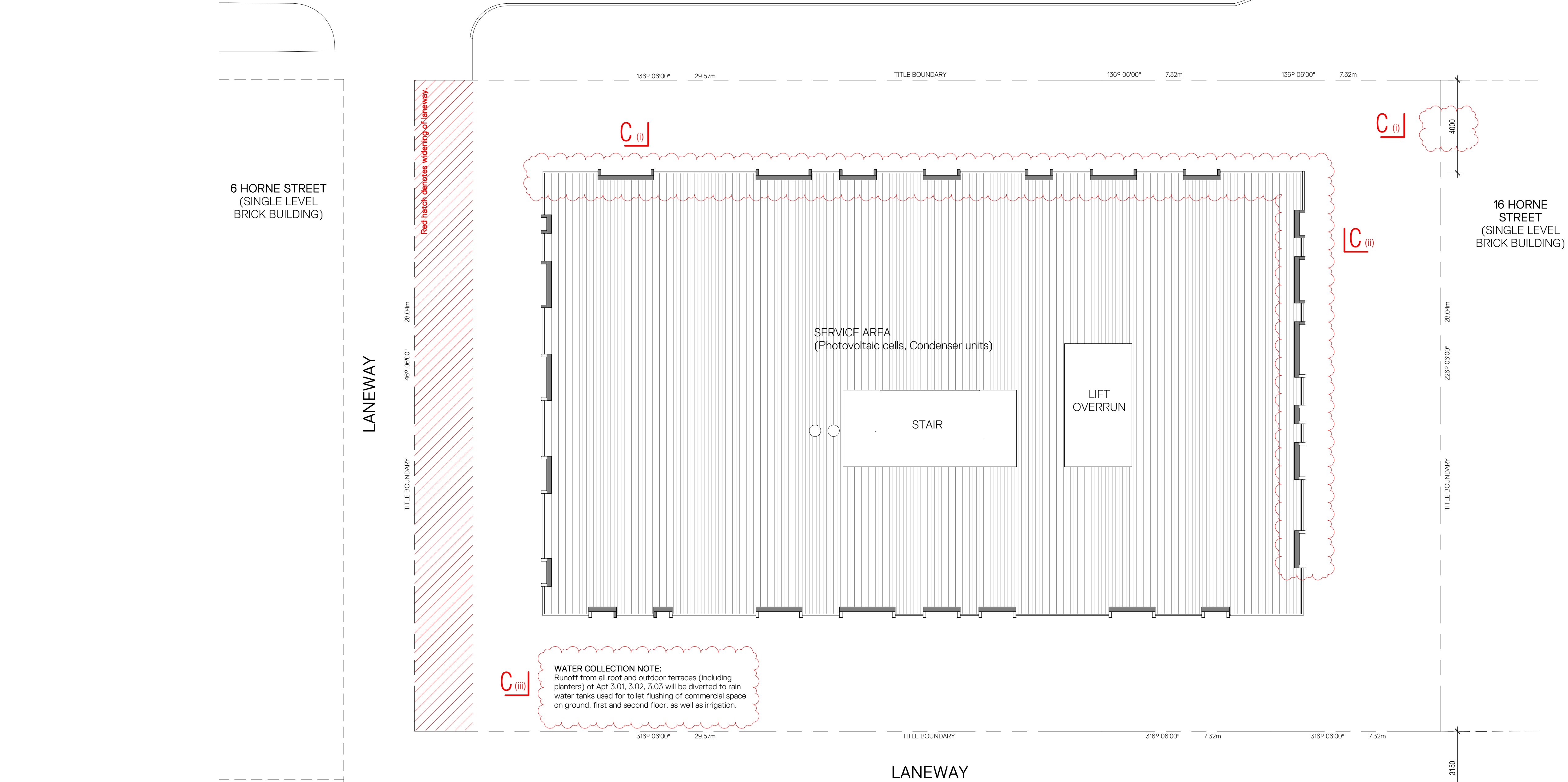
CBG



HORNE STREET

GENERAL NOTES

- All apartments to have a minimum energy rating of 5 stars
- Overall development to have an average energy rating of 6 stars minimum
- All apartments to have hot water supplied through a central solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants



DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (c) Increased setback of tower element to Horne Street to 4.0m
.	.	ii. (c) Amended parapet profile resulting from increased setback to Horne Street
.	.	iii. (p) Added note: Rain Water Collection
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NOT FOR CONSTRUCTION

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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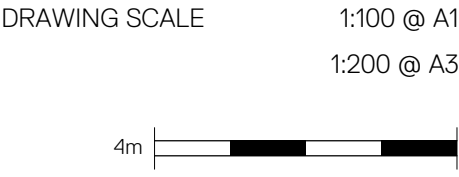
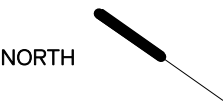
Endorsed on: 14 April 2020

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A	03.12.2018	AMENDMENTS FOLLOWING COUCNIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	Condition 1 Amendments
D	24.02.2020	Amendments following Concil letter dated 17th Feb 2020
		j) No Change

MIXED USE PROPOSAL
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
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P: +61 3 9525 3855

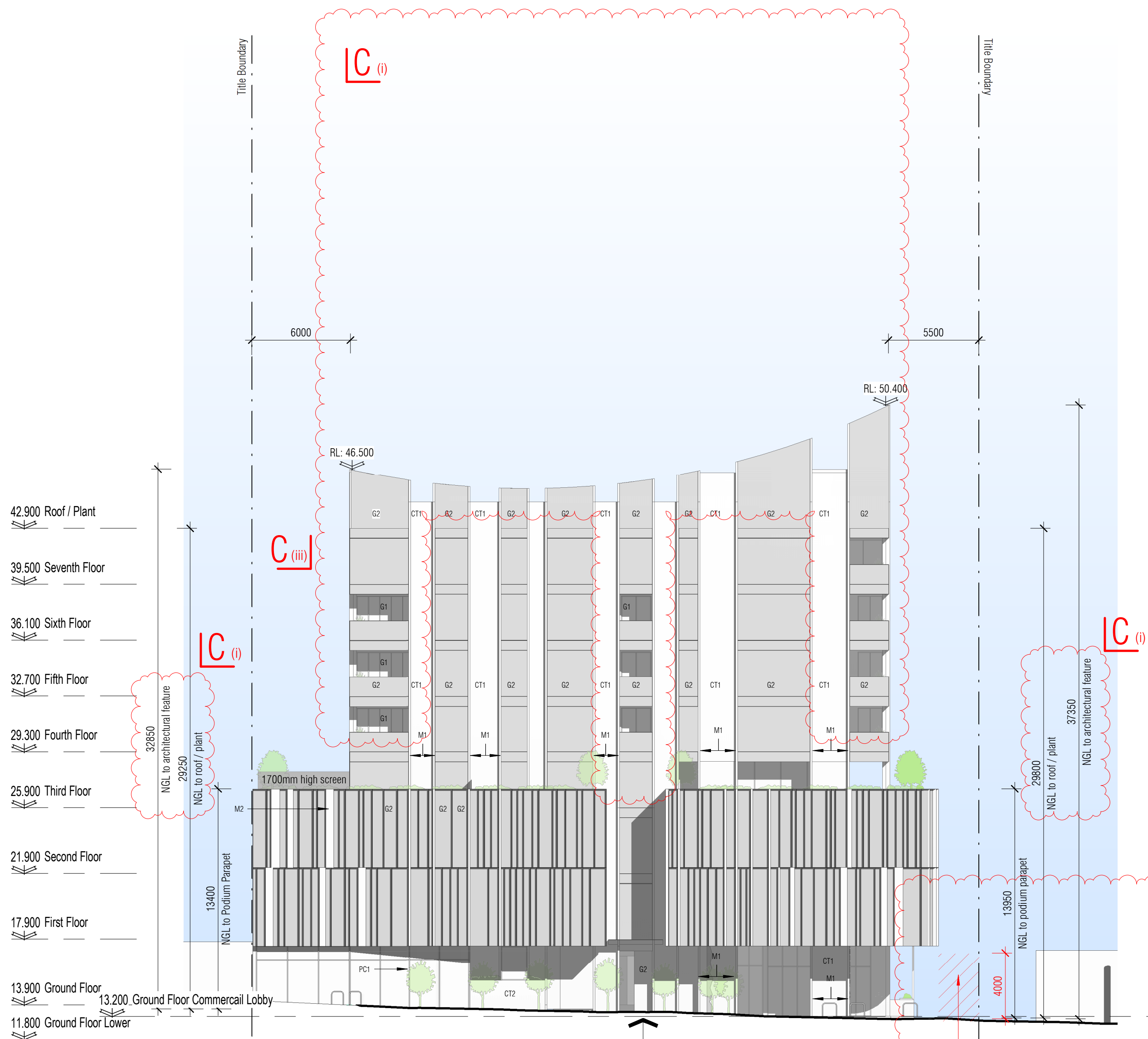
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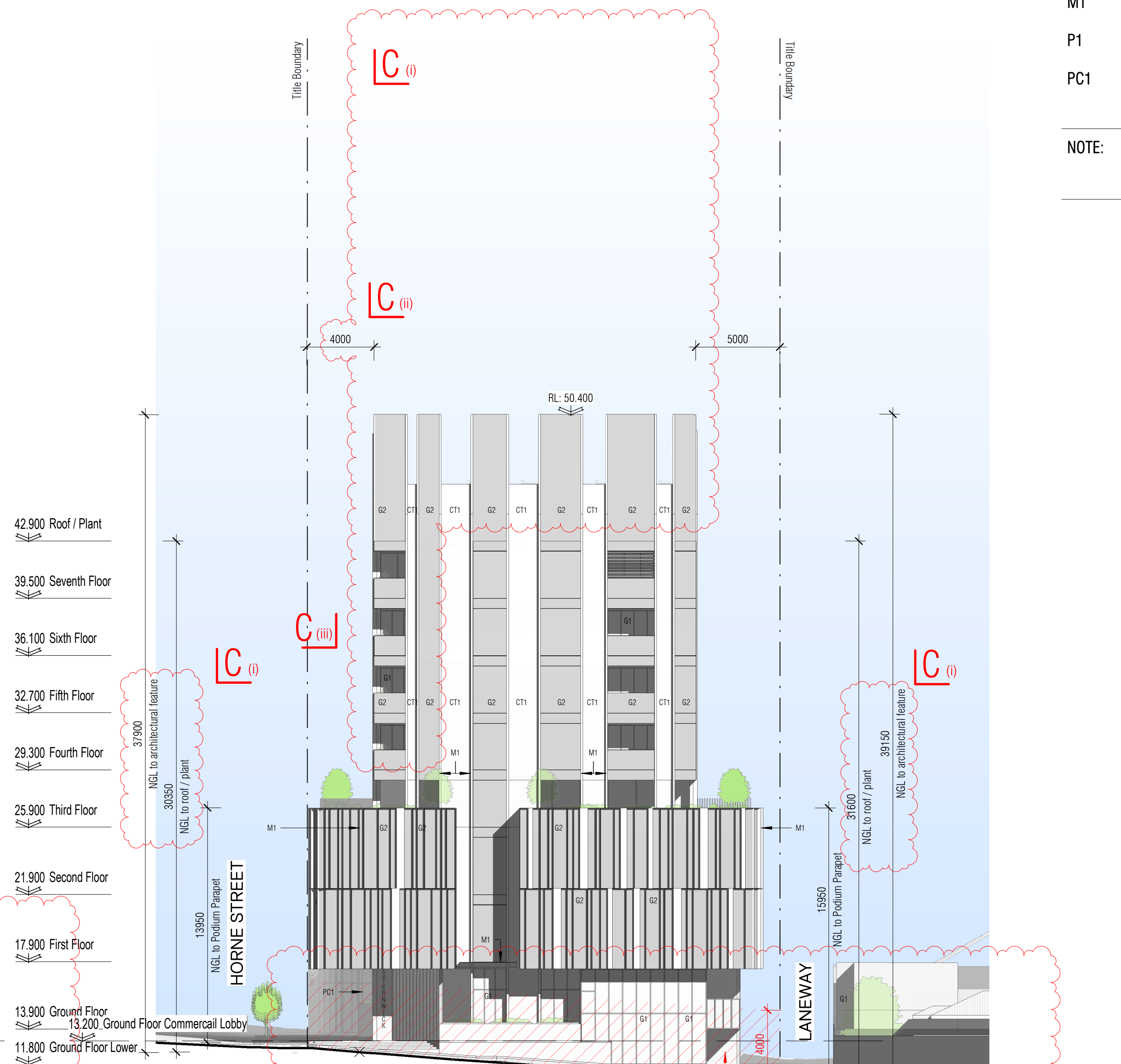
7-15 HORNE STREET ELSTERNWICK, VIC	1702
CONSULTANT ISSUE	TP114 - D
ROOF PLAN	



FINISHES LEGEND	
CT1	CONCRETE - Textured Concrete
CT2	CONCRETE - Natural Concrete
G1	GLASS - Clear (all glass unless otherwise specified)
G2	GLASS - Bronze Tint
M1	METAL CLADDING - Dark Bronze
P1	PAINT - Dark Bronze
PC1	POWDERCOAT - Dark Bronze (window frames)
NOTE: For indicative imagery of finishes refer to sheet DR12	



ELEVATION NORTH EAST



ELEVATION NORTH WEST

DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (b) Deletion of 6 levels containing apartments
.	.	ii. (c) Increased setback of tower element to Horne Street to 4.0m
.	.	iii. (f) Removal of enclosed sides and winter gardens to balconies to front of building
.	.	iv. (d) Dimension added showing combined width of carriageway easement
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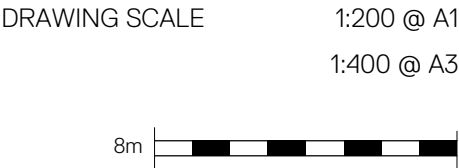
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MIXED USE PROPOSAL
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

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01.11.2018	ISSUED FOR TOWN PLANNING
03.12.2018	AMENDMENTS FOLLOWING COUCNIL RFI's DATED 29.11.2018
21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
17.12.2019	Condition 1 Amendments
24.02.2020	Amendments following Concl letter dated 17th Feb 2020
.	i) No Change
.	.
.	.
.	.
.	.
.	.



7-15 HORNE STREET ELSTERNWICK, VIC	1702
CONSULTANT ISSUE	TP200 - D
ELEVATIONS	

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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Sheet: 13 of 26

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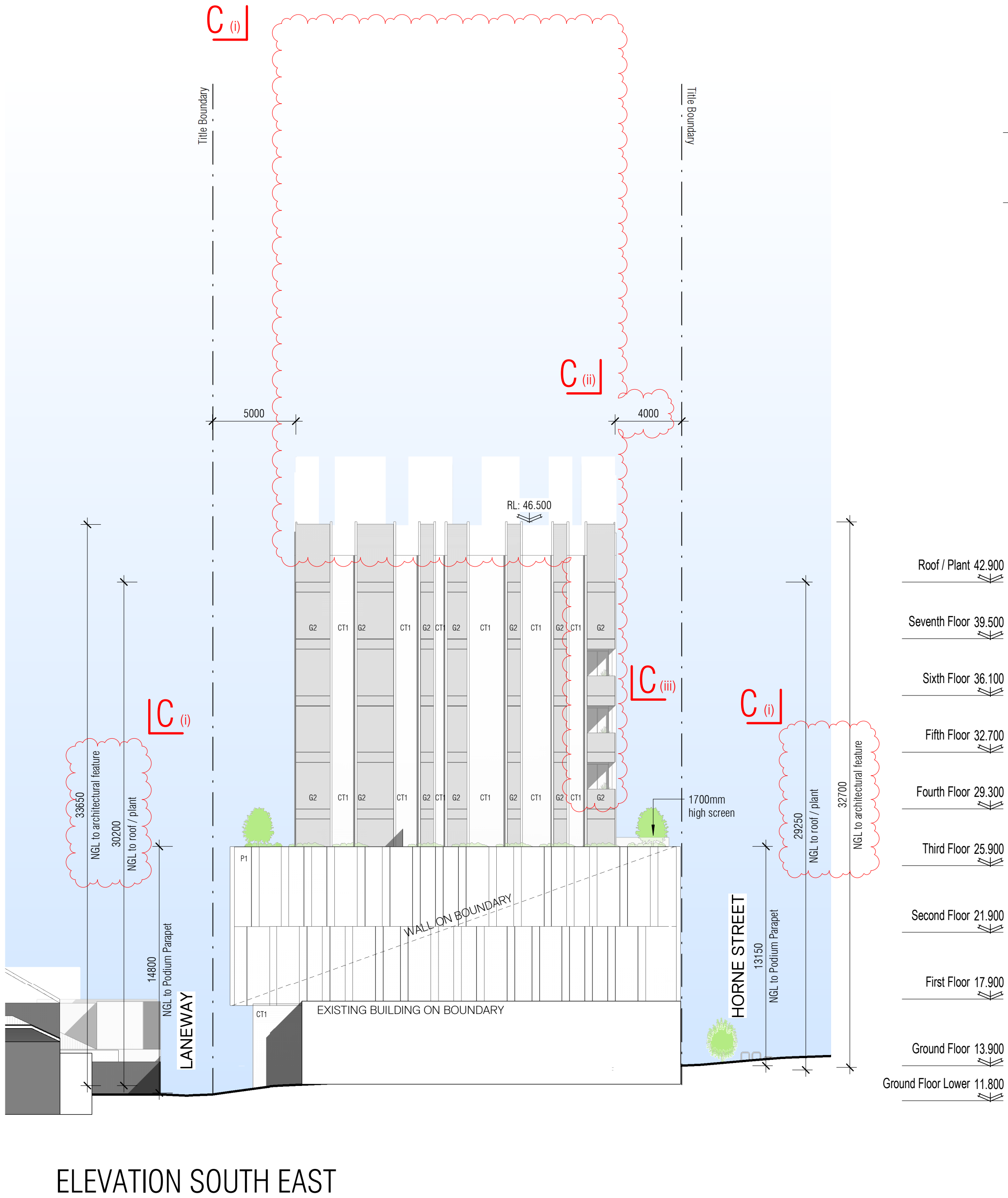
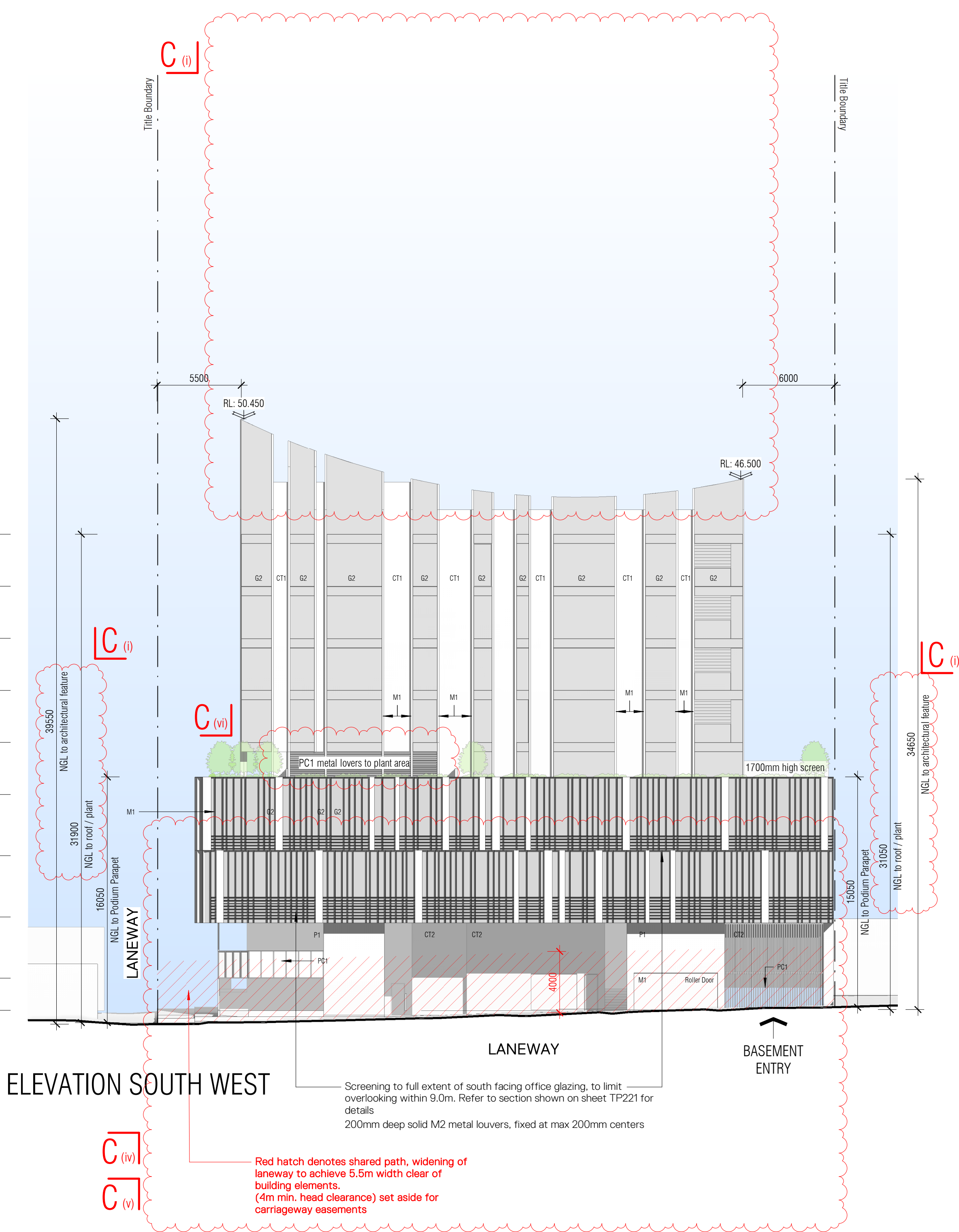
Endorsed on: 14 April 2020



FINISHES LEGEND

- CT1 CONCRETE - Textured Concrete
- CT2 CONCRETE - Natural Concrete
- G1 GLASS - Clear
(all glass unless otherwise specified)
- G2 GLASS - Bronze Tint
- M1 METAL CLADDING - Dark Bronze
- P1 PAINT - Dark Bronze
- PC1 POWDERCOAT - Dark Bronze
(window frames)

NOTE: For indicative imagery of finishes refer to sheet DR12



DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (b) Deletion of 6 levels containing apartments
.	.	ii. (c) Increased setback of tower element to Horne Street to 4.0m
.	.	iii. (f) Removal of enclosed sides and winter gardens to balconies to front of building
.	.	iv. (g) Added screening to first and second floor offices
.	.	v. (d) Dimension added showing combined width of carriageway easement
.	.	vi. (h) Service area relocated to internally
.	.	.
.	.	.
.	.	.

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
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P: +61 3 9525 3855

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01.11.2018	ISSUED FOR TOWN PLANNING
A 03.12.2018	AMENDMENTS FOLLOWING COUCNIL RFI's DATED 29.11.2018
B 21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C 17.12.2019	Condition 1 Amendments
D 24.02.2020	Amendments following Concl letter dated 17th Feb 2020
.	i) No Change
.	.
.	.

DRAWING SCALE 1:200 @ A1
1:400 @ A3

8m

7-15 HORNE STREET ELSTERNWICK, VIC	1702
CONSULTANT ISSUE	TP201 - D
ELEVATION	

CBG

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

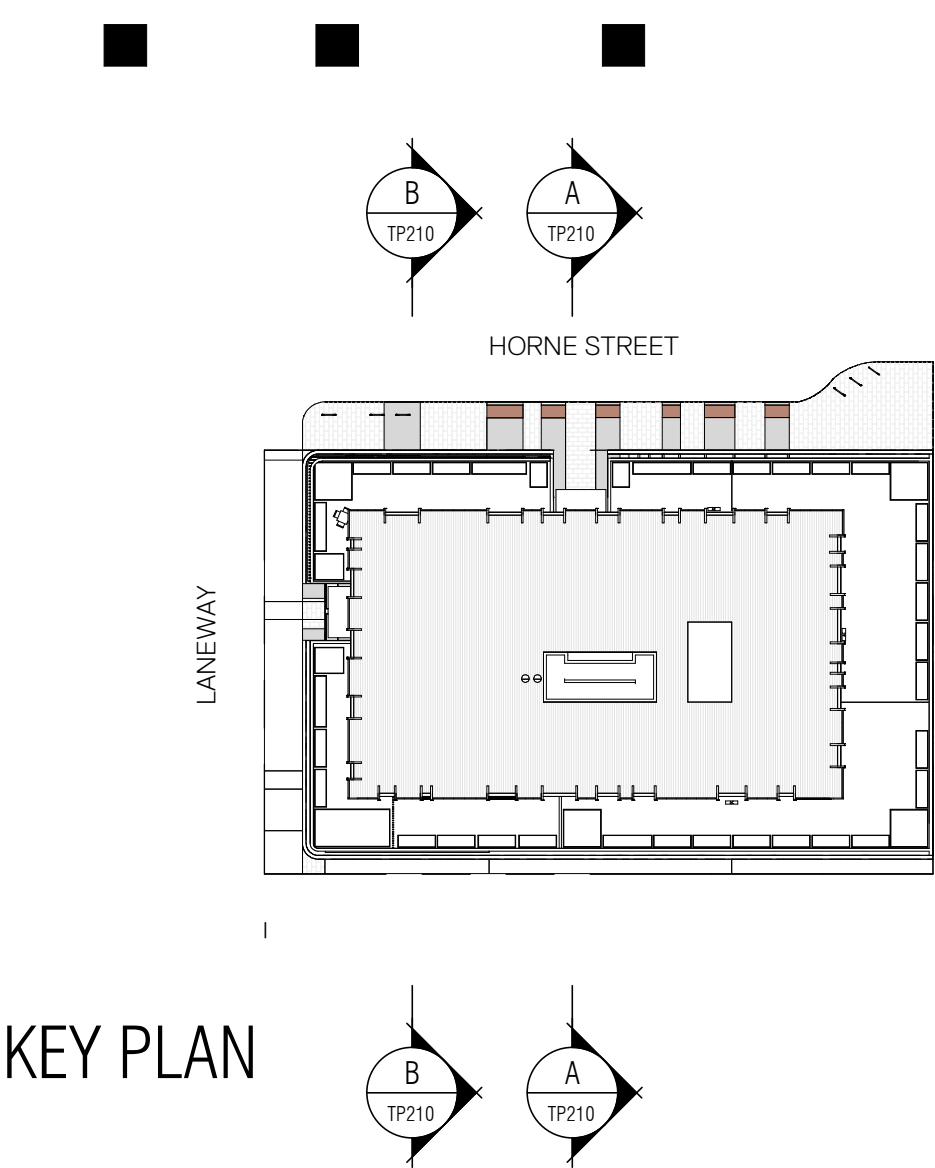
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Sheet: 14 of 26

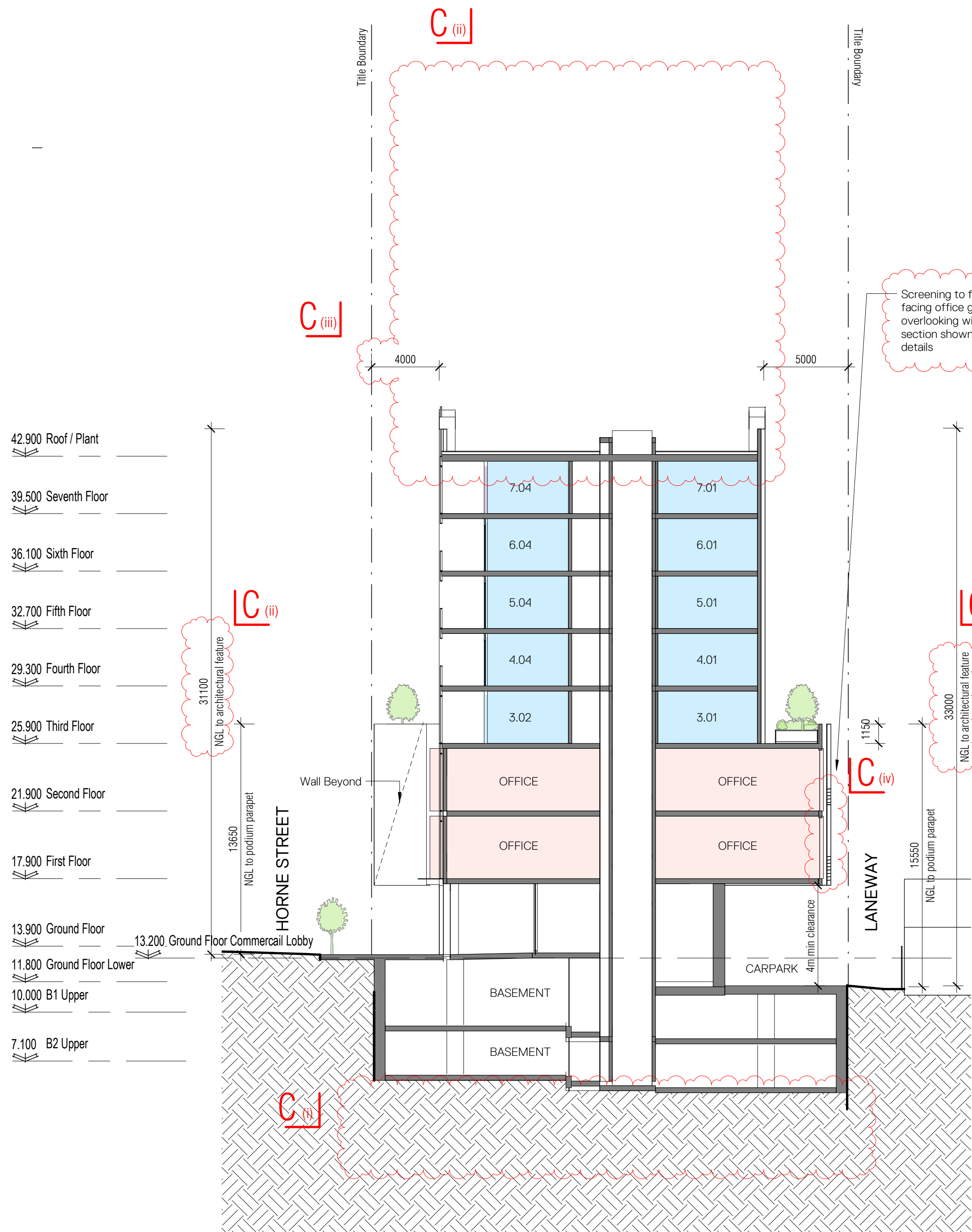
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Endorsed on: 14 April 2020

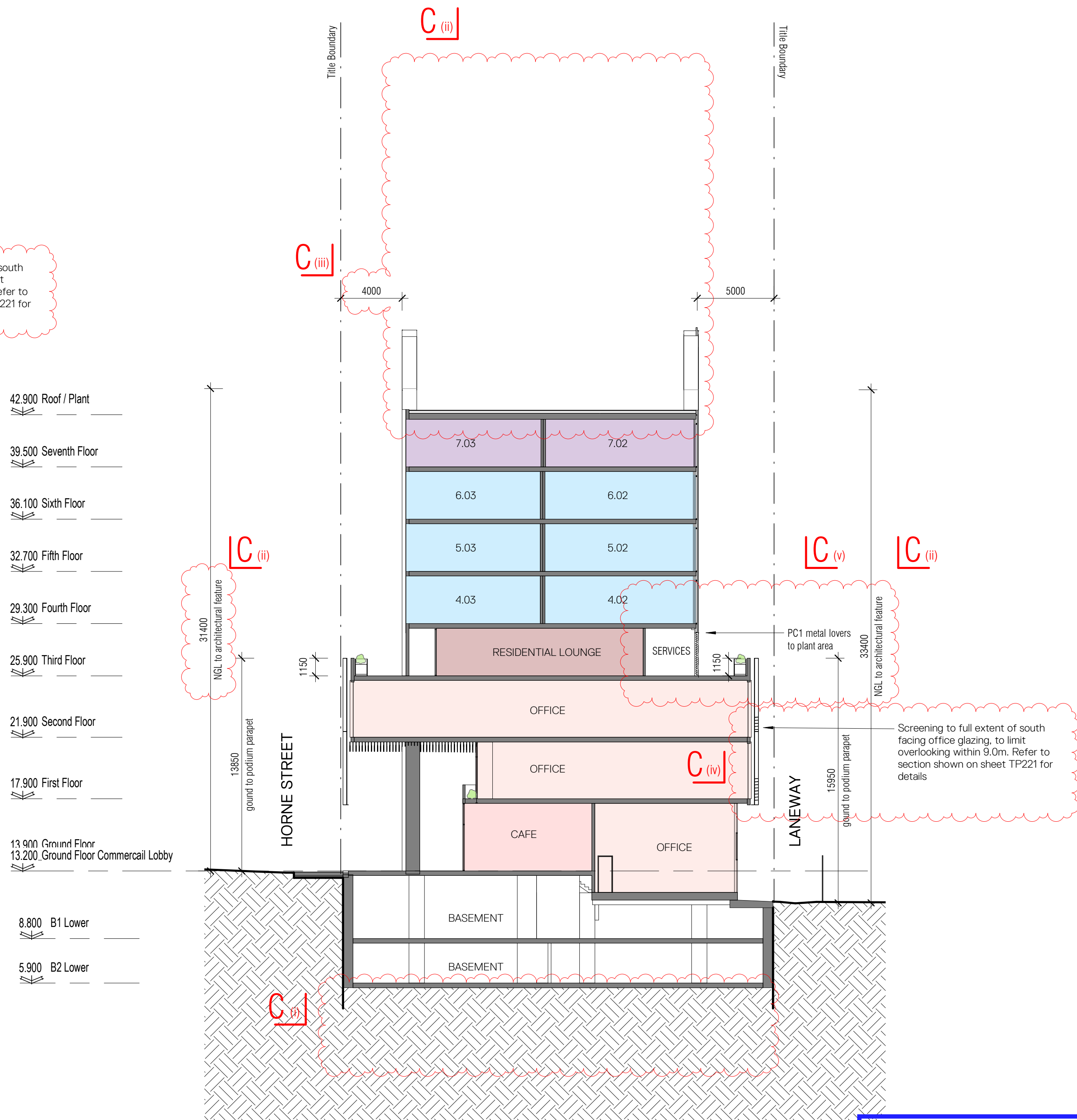


COLOR LEGEND

2 Bedroom Apartment

3 Bedroom Apartment

SECTION A



SECTION B

DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (b) Removal of basement level following reduction in building height
.	.	ii. (b) Deletion of 6 levels containing apartments
.	.	iii. (c) Increased setback of tower element to Horne Street to 4.0m
.	.	iv. (g) Added screening to first and second floor offices
.	.	v. (h) Service area relocated to internally
.	.	.
.	.	.
.	.	.
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NOT FOR CONSTRUCTION

01.11.2018	ISSUED FOR TOWN PLANNING
A 03.12.2018	AMENDMENTS FOLLOWING COUCNIL RFI's DATED 29.11.2018
B 21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C 17.12.2019	Condition 1 Amendments
D 24.02.2020	Amendments following Concl letter dated 17th Feb 2020
	i) No Change

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1:400 @ A3



1702
7-15 HORNE STREET ELSTERNWICK, VIC
TP210 - D
CONSULTANT ISSUE
SECTIONS

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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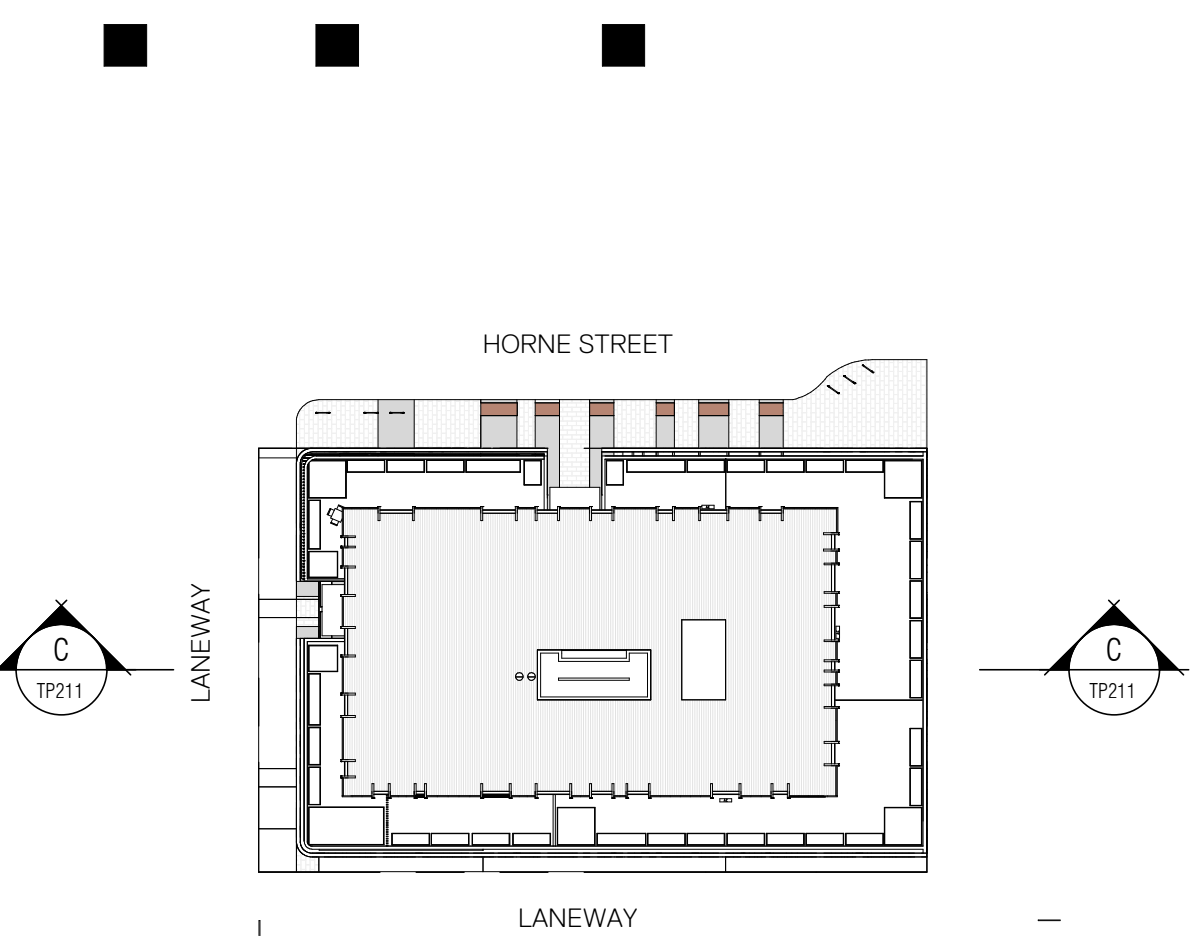
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KEY PLAN

COLOR LEGEND

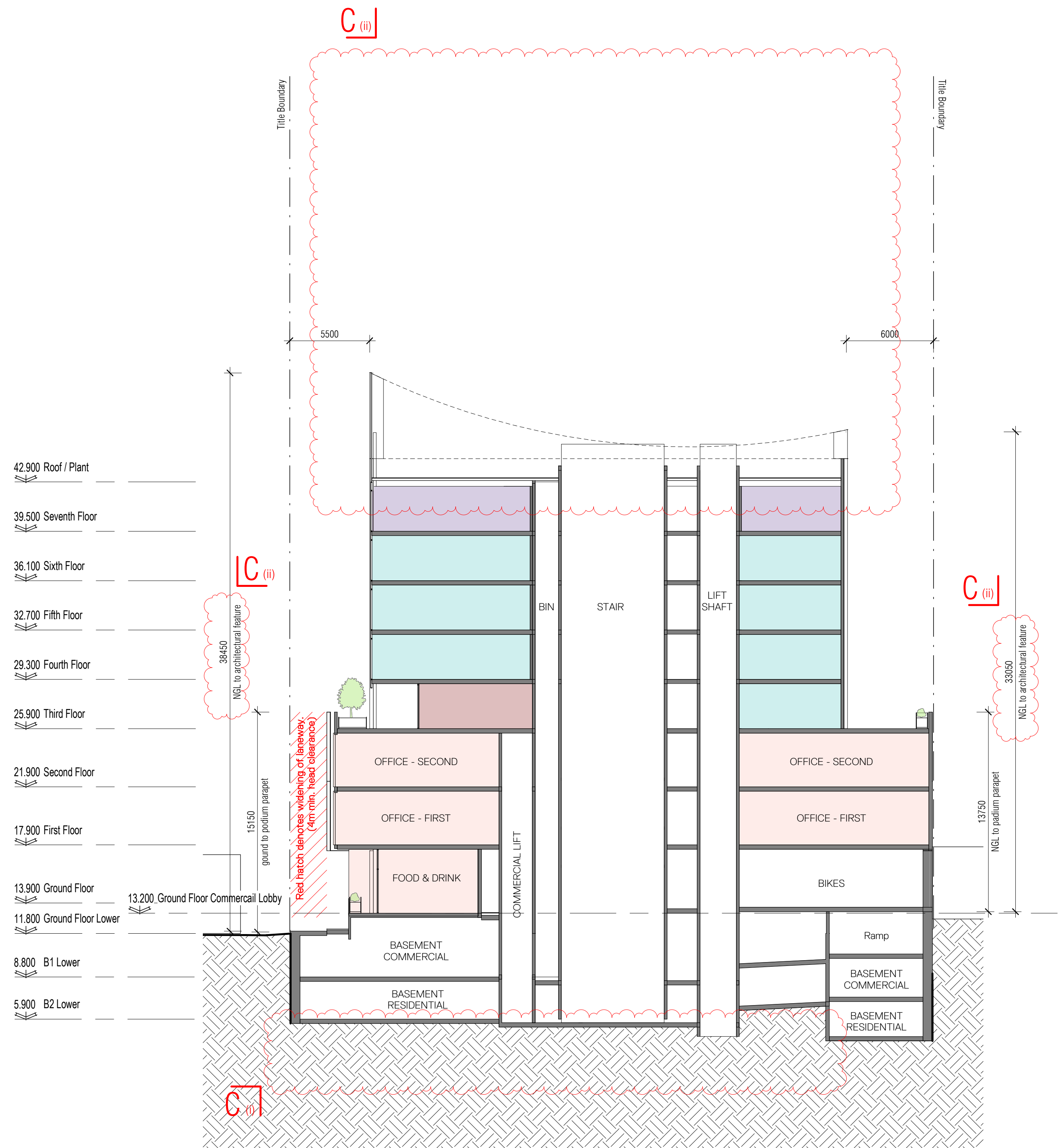
2 Bedroom Apartment

3 Bedroom Apartment

Commercial Area

Residential Area

Balcony / Terrace Area



SECTION C

DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (b) Removal of basement level following reduction in building height
.	.	ii. (b) Deletion of 6 levels containing apartments
.	.	.
.	.	.
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PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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A	03.12.2018	AMENDMENTS FOLLOWING COUCNIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	Condition 1 Amendments
D	24.02.2020	Amendments following Concl letter dated 17th Feb 2020
		i) No Change

MIXED USE PROPOSAL
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS

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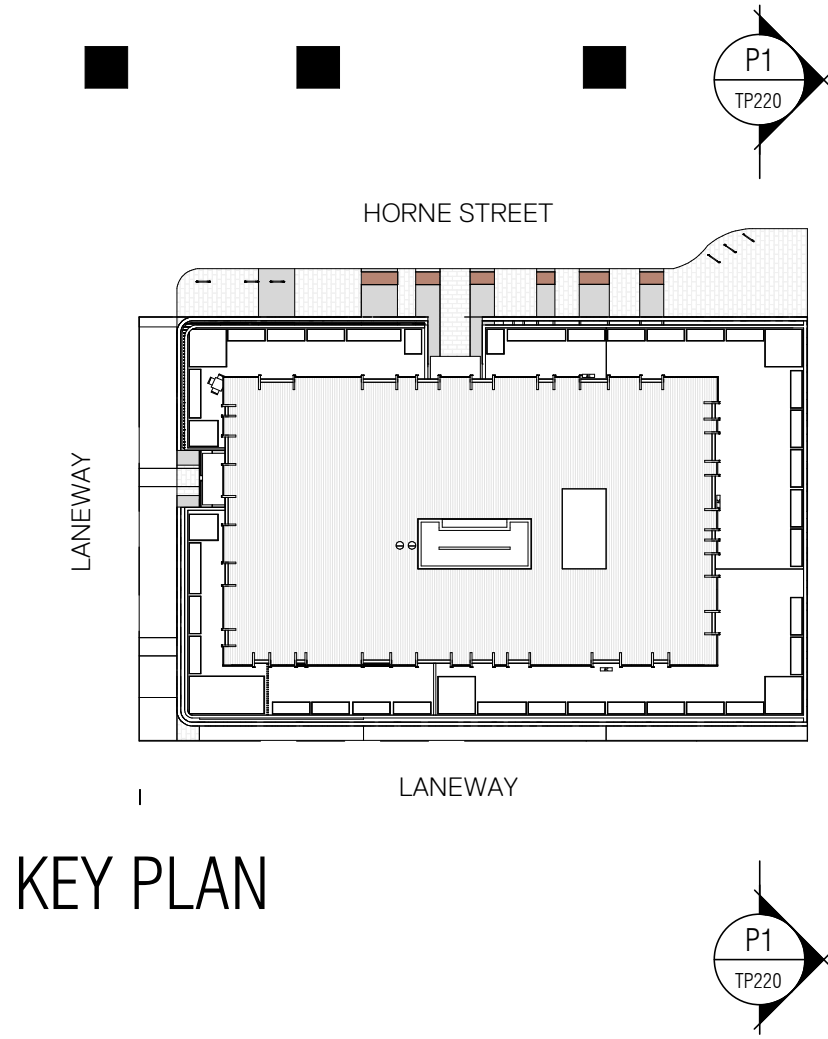
DRAWING SCALE

1:200 @ A1
1:400 @ A3

8m

7-15 HORNE STREET ELSTERNWICK, VIC	1702
CONSULTANT ISSUE	TP211 - D
SECTIONS	

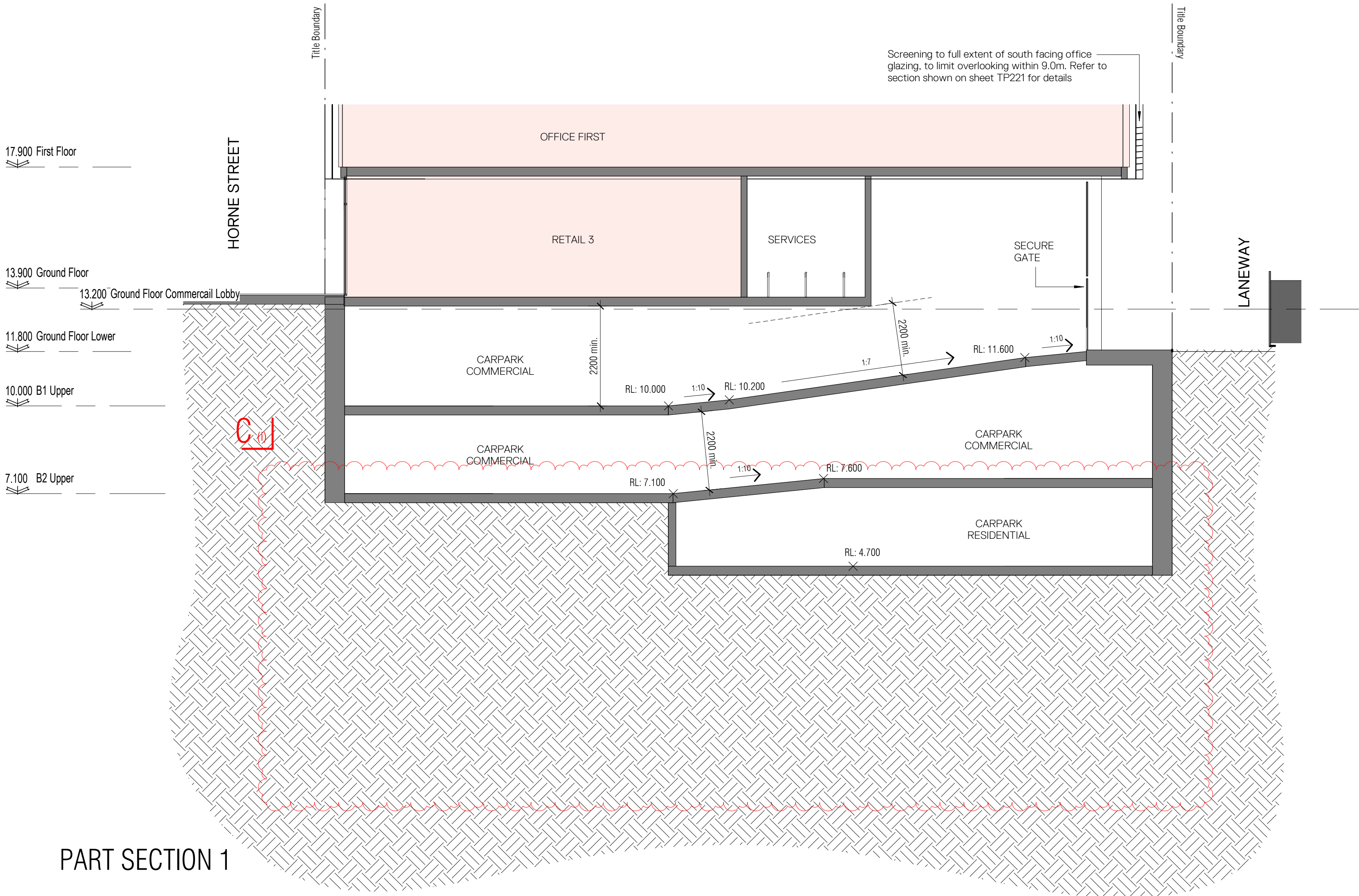




KEY PLAN

COLOR LEGEND

- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Commercial Area
- Residential Area
- Balcony / Terrace Area



PART SECTION 1

DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (b) Removal of basement level following reduction in building height
.	.	.
.	.	.
.	.	.
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.	.	.
.	.	.

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL
TOWN PLANNING

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DRAWING SCALE 1:100 @ A1
1:200 @ A3



	01.11.2018	ISSUED FOR TOWN PLANNING
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B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	Condition 1 Amendments
D	24.02.2020	Amendments following Concil letter dated 17th Feb 2020
		i) No Change

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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GE/DP-32409/2018

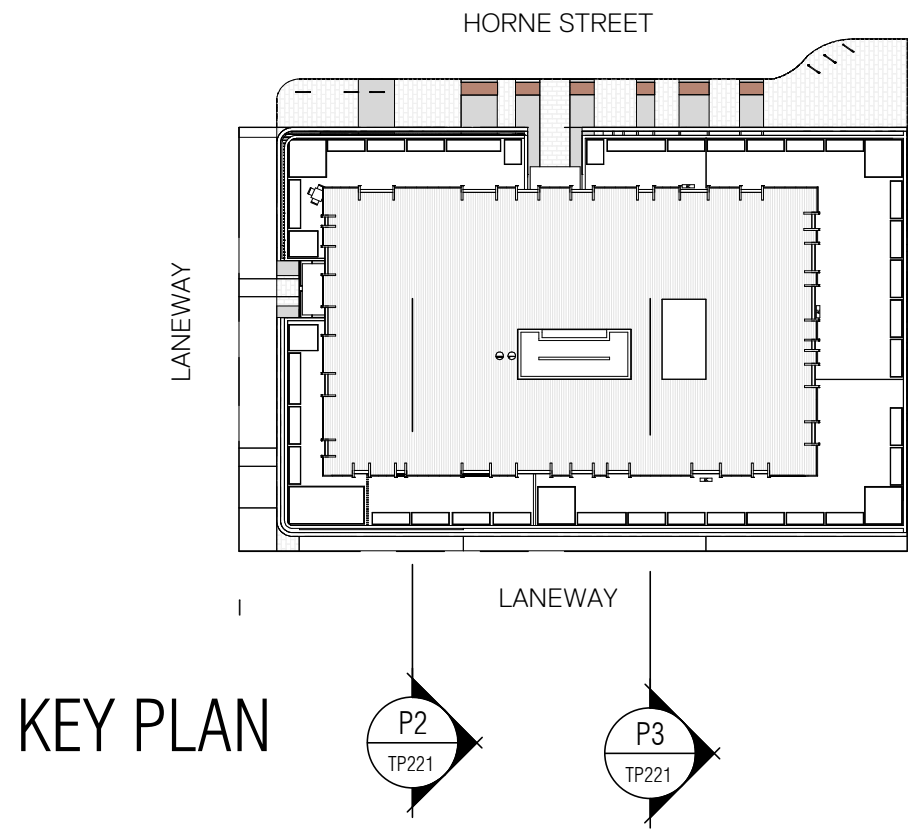
Sheet: 17 of 26

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Endorsed on: 14 April 2020

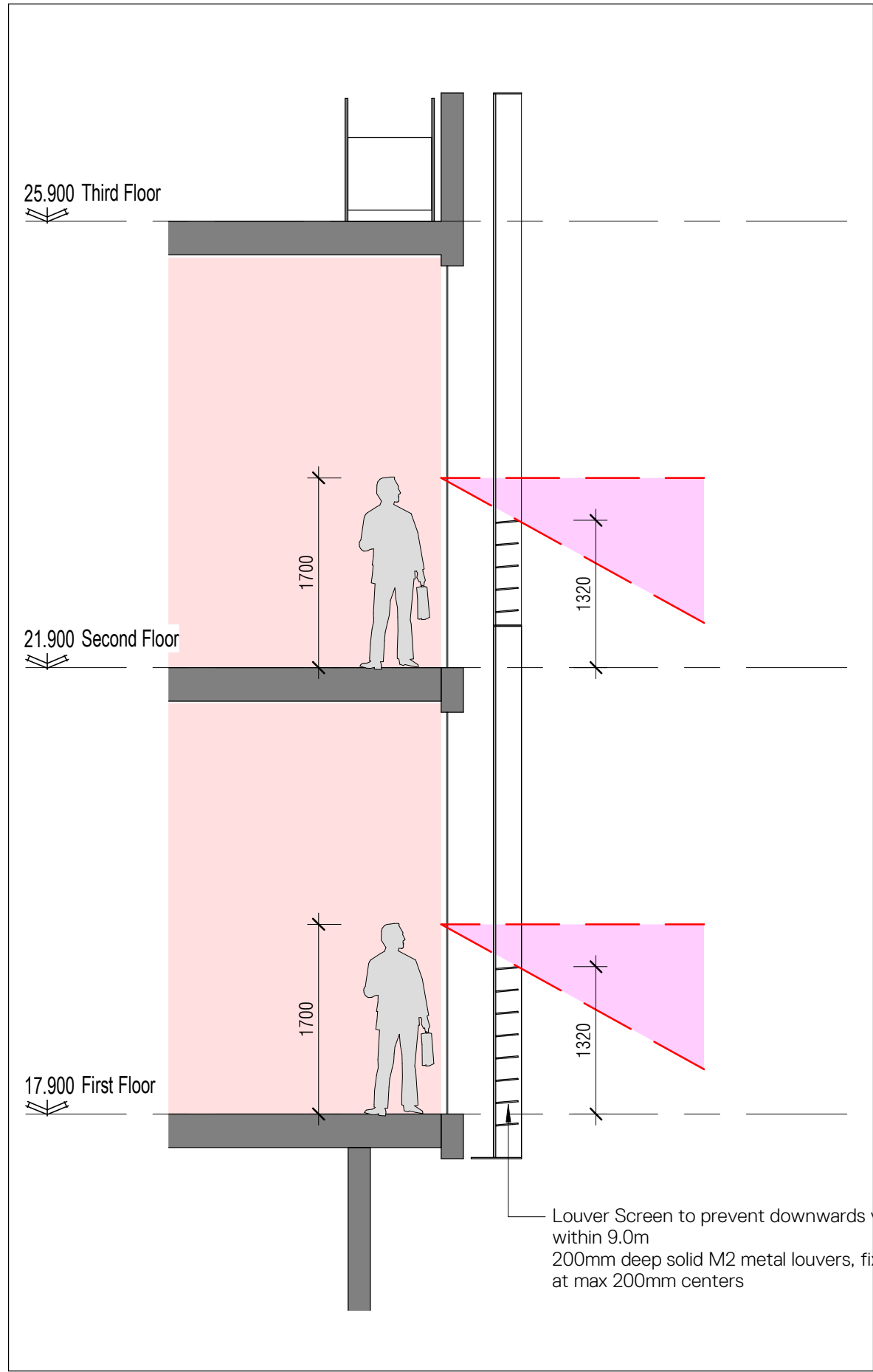
7-15 HORNE STREET ELSTERNWICK, VIC	1702
CONSULTANT ISSUE	TP220 - D
PART SECTIONS	





KEY PLAN

C (i)



TYPICAL OFFICE SCREENING DETAIL

1 : 50

DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (b) Deletion of apartment level
.	.	ii. (g) Added screening to prevent overlooking from office levels to southern adjoining POS
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	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUCNIL RFI's DATED 29.11.2018
B	21.02.2019	FOR DISCUSSION ONLY AMENDMENTS
C	17.12.2019	Condition 1 Amendments
D	24.02.2020	Amendments following Concil letter dated 17th Feb 2020
		i) No Change

PART SECTION 2

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL
TOWN PLANNING

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PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

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Endorsed by aja as a delegate
of the Responsible Authority (Glen Eira City Council)

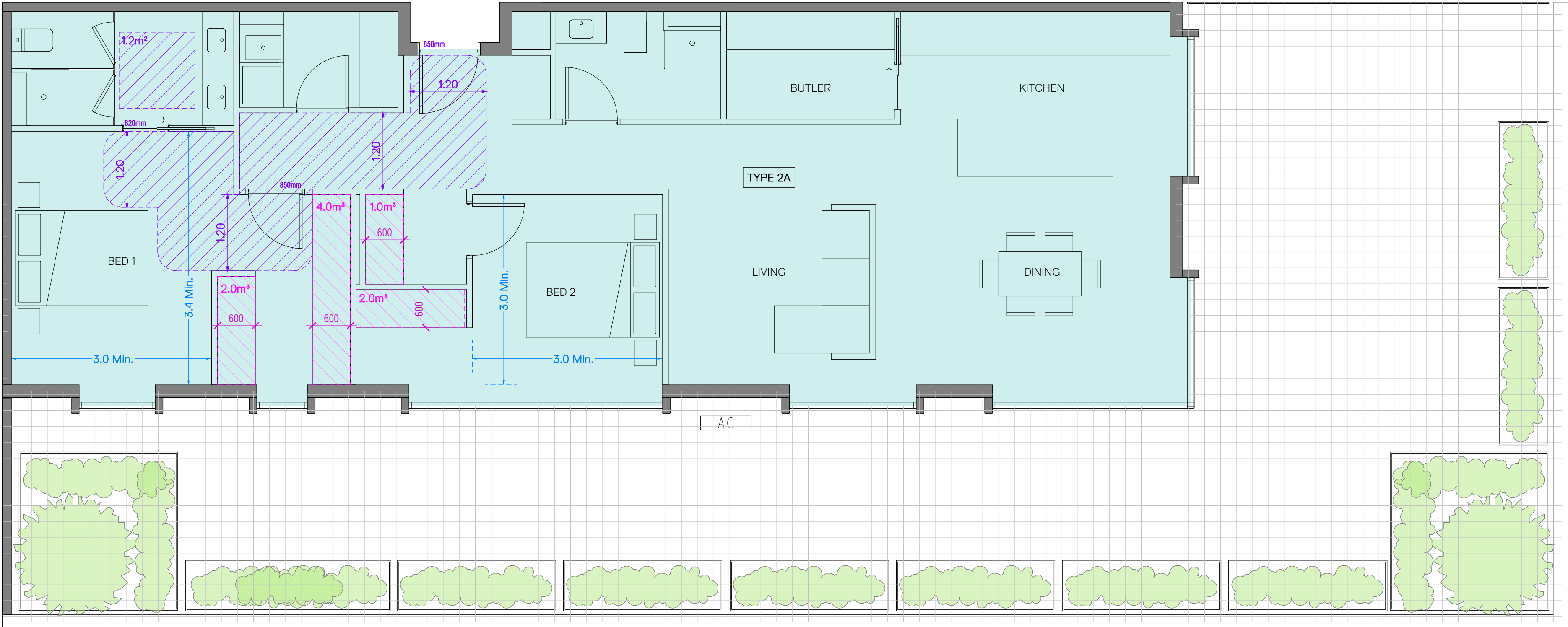
Endorsed on: 14 April 2020

PART SECTION 3

DRAWING SCALE
1:100 @ A1
1:200 @ A3
4m

7-15 HORNE STREET ELSTERNWICK, VIC	1702
CONSULTANT ISSUE	TP221 - D
PART SECTIONS	

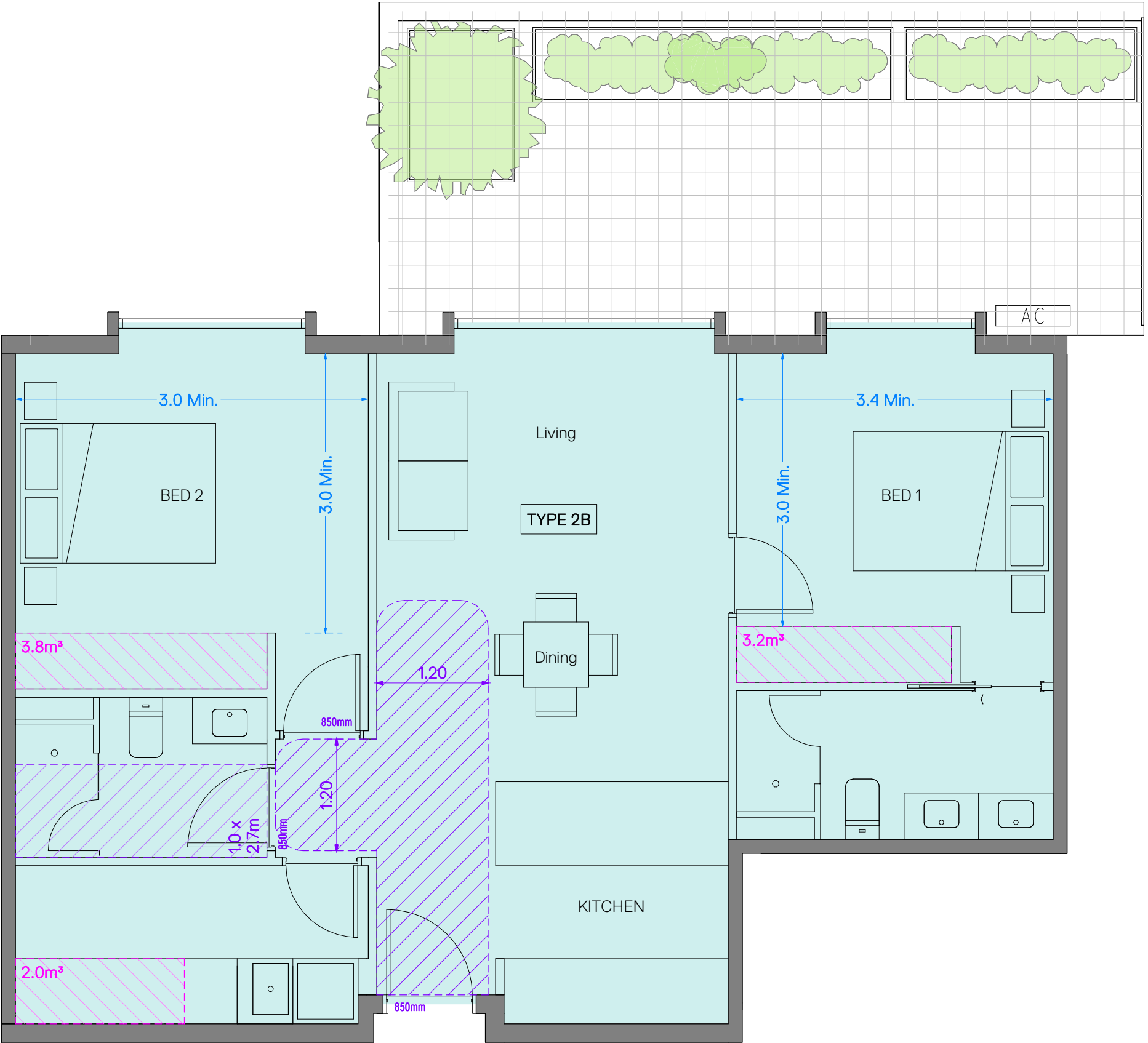
CBG



APARTMENT TYPE 2A

NO. OF TYPE: 1 (one)
STANDARD D17 (Accessibility): COMPLIANT
STANDARD D20 (Storage): 9.0m² Min. Internal
6.0m² Min. External

Typical robe/storage cupboard is 0.6 D x 2.4m H.



APARTMENT TYPE 2B

NO. OF TYPE: 1 (one)
STANDARD D17 (Accessibility): COMPLIANT
STANDARD D20 (Storage): 9.0m² Min. Internal
6.0m² Min. External

Typical robe/storage cupboard is 0.6 D x 2.4m H.

DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (q, r, s) Added sheet
.	.	Amendments following Council letter dated 17 Feb 2020
24.02.2020	D	i. (i) Cooling units note amended to reference D19
.	.	.
.	.	.
.	.	.
.	.	.

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

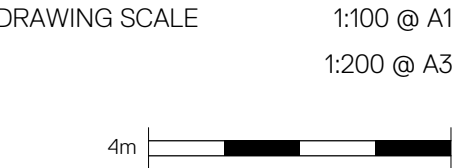
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HEATING AND COOLING NOTE:

Heating and cooling units will not be located on balconies unless the balcony size is in accordance with 'Standard D19' of 'Apartment Development (clause 58.05-3 of Glen Eira Planning Scheme).

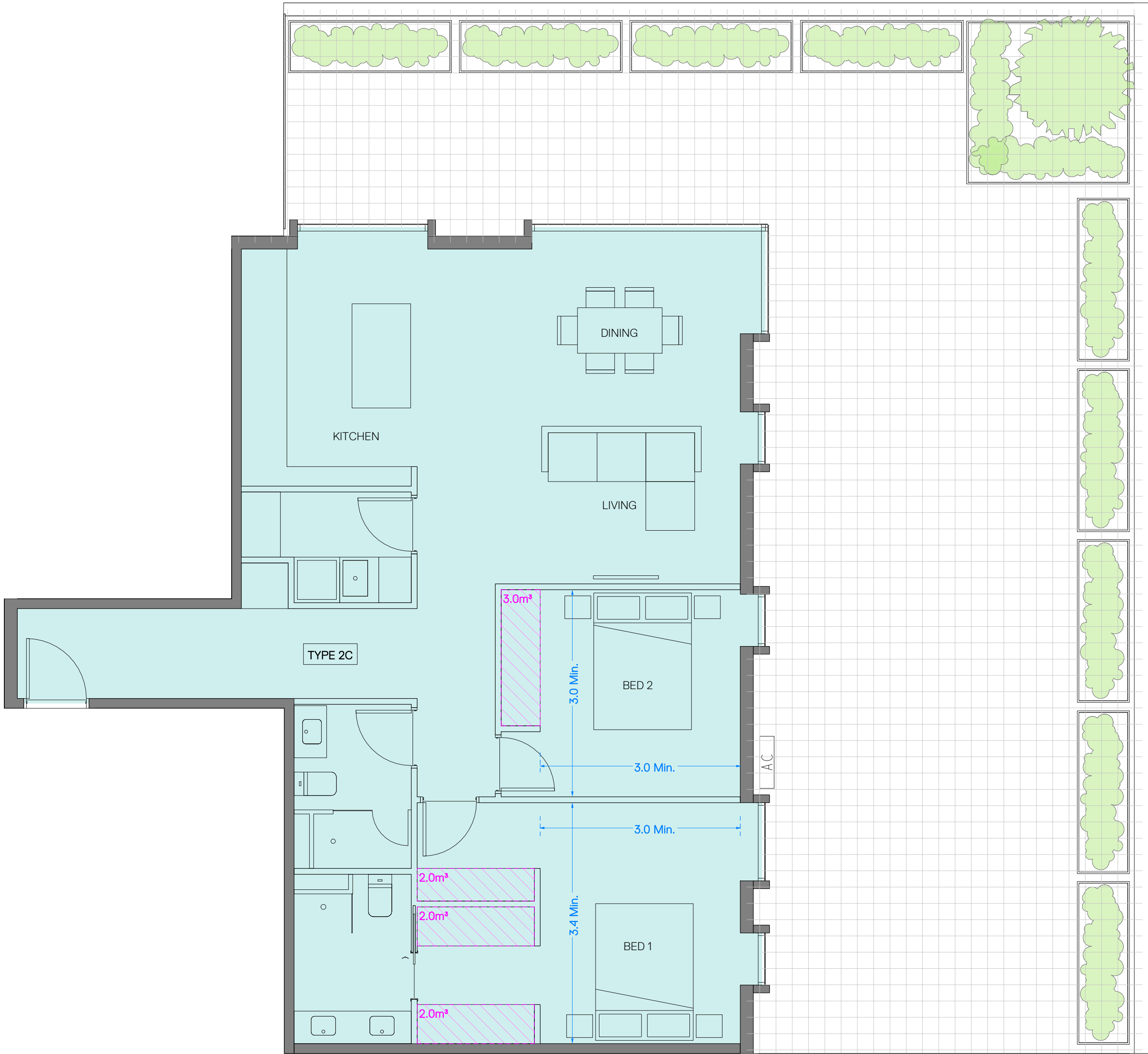
Apartment layouts shown without condensor units to have units provided in allocated roof plant area

C	17.12.2019	Condition 1 Amendements
D	24.02.2020	Amendments following Conclil letter dated 17th Feb 2020

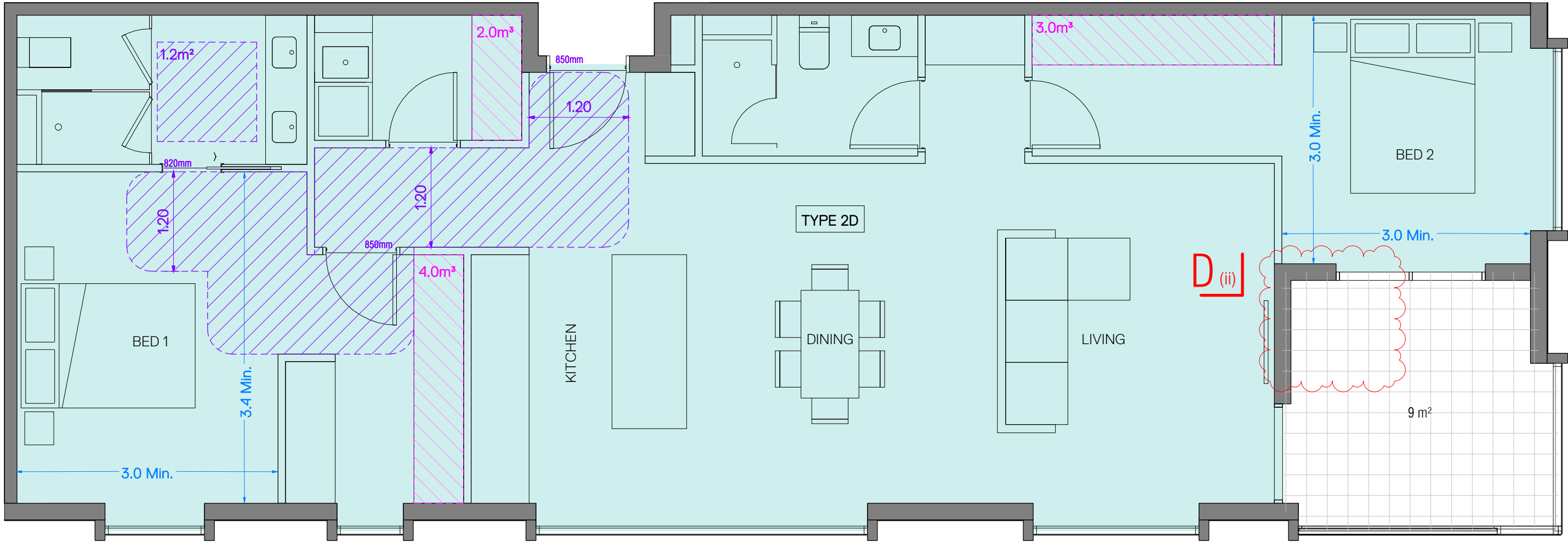


7-15 HORNE STREET ELSTERNWICK, VIC	1702
CONSULTANT ISSUE	TP600 - D
APARTMENT TYPE 2A, 2B	

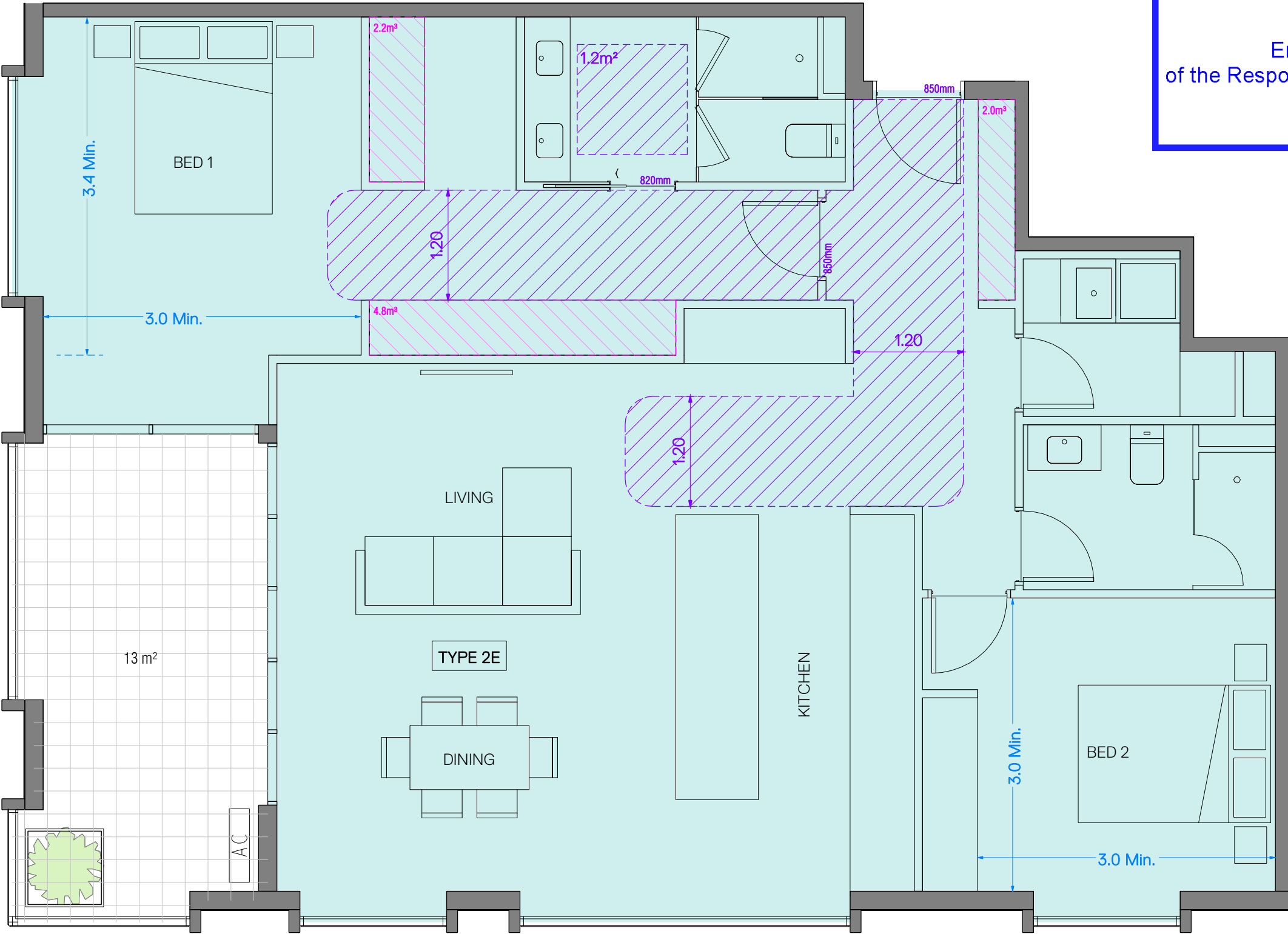
CBG



APARTMENT TYPE 2C
NO. OF TYPE: 1 (one)
STANDARD D17 (Accessibility): NON COMPLIANT
STANDARD D20 (Storage): 9.0m² Min. Internal
6.0m² Min. External
Typical robe/storage cupboard is 0.6 D x 2.4m H.



APARTMENT TYPE 2D
NO. OF TYPE: 3 (three)
STANDARD D17 (Accessibility): COMPLIANT
STANDARD D20 (Storage): 9.0m² Min. Internal
6.0m² Min. External
Typical robe/storage cupboard is 0.6 D x 2.4m H.



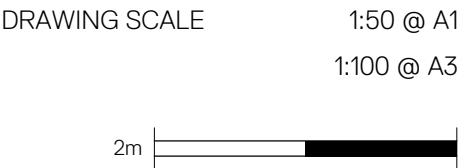
APARTMENT TYPE 2E
NO. OF TYPE: 3 (three)
STANDARD D17 (Accessibility): COMPLIANT
STANDARD D20 (Storage): 9.0m² Min. Internal
6.0m² Min. External
Typical robe/storage cupboard is 0.6 D x 2.4m H.

HEATING AND COOLING NOTE:
Heating and cooling units will not be located on balconies unless the balcony size is in accordance with 'Standard D19' of 'Apartment Development (clause 58.05-3 of Glen Eira Planning Scheme).
Apartment layouts shown without condensor units to have units provided in allocated roof plant area

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME
This plan/document is endorsed
as part of Planning Permit:
GE/DP-32409/2018
Sheet: 20 of 26
Endorsed by aja as a delegate
of the Responsible Authority (Glen Eira City Council)
Endorsed on: 14 April 2020

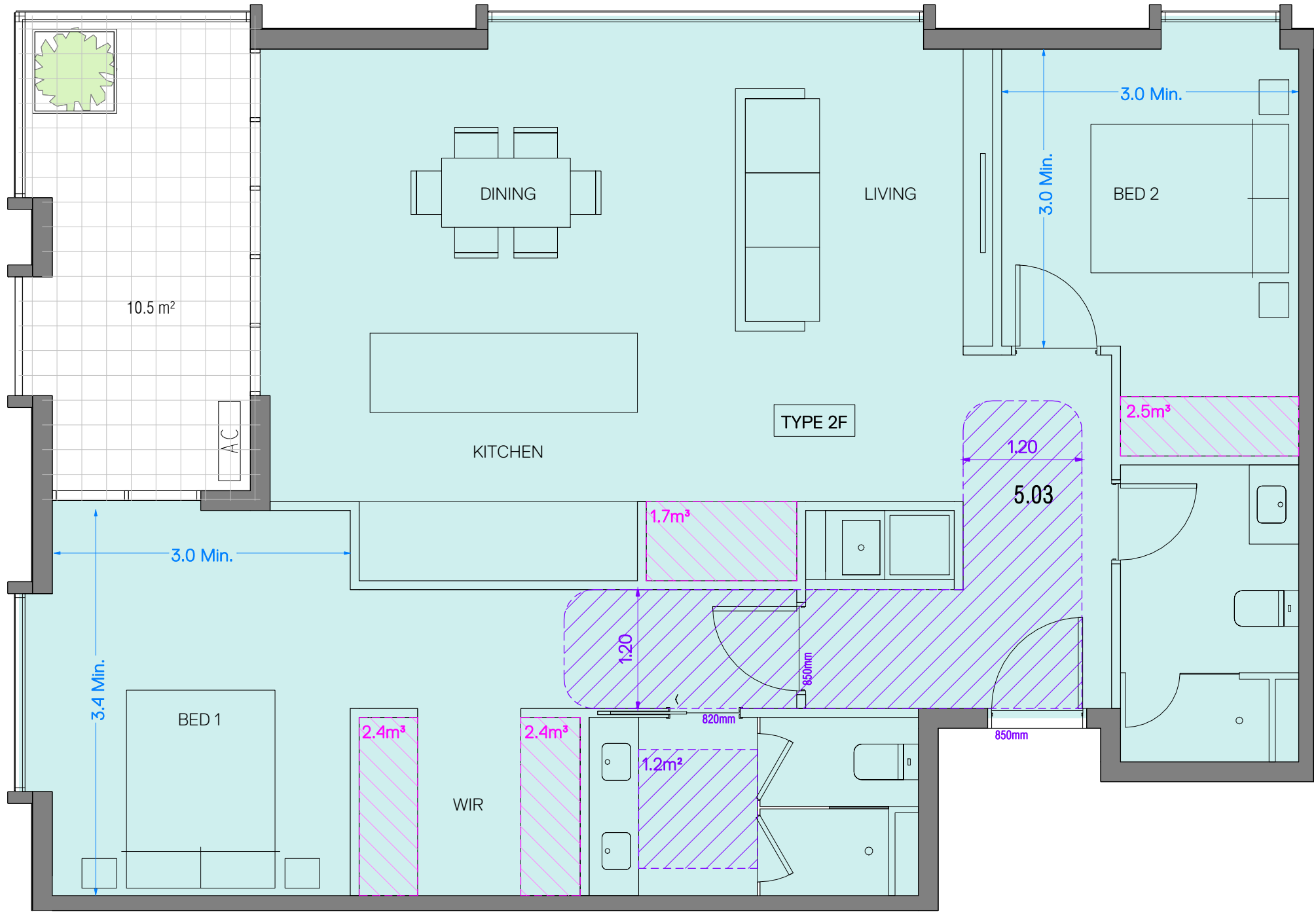
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TOWN PLANNING
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1702
7-15 HORNE STREET ELSTERNWICK, VIC
TP601 - C
CONSULTANT ISSUE
APARTMENT TYPE 2C, 2D, 2E

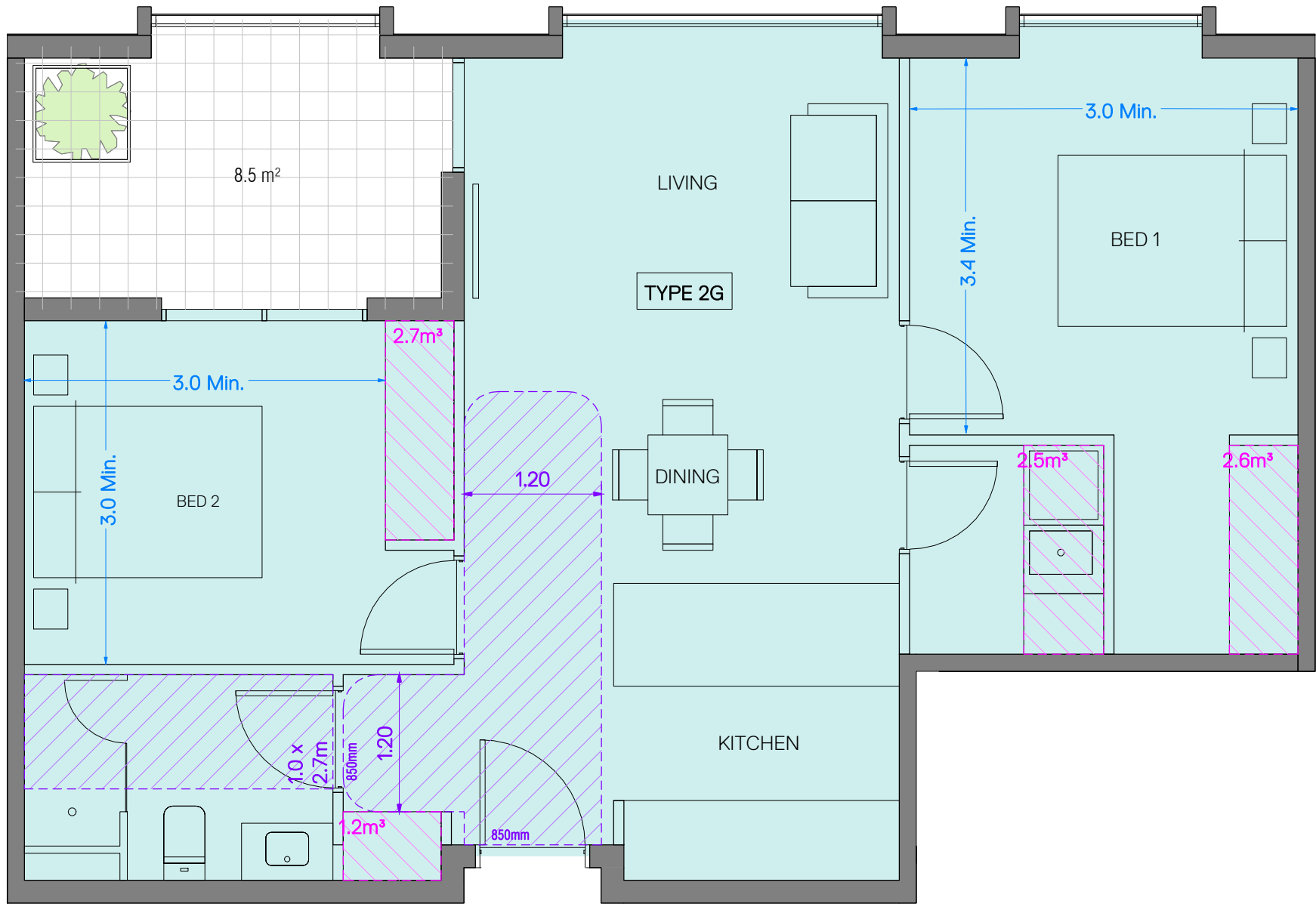




APARTMENT TYPE 2F

NO. OF TYPE: 3 (three)
STANDARD D17 (Accessibility): COMPLIANT
STANDARD D20 (Storage): 9.0m² Min. Internal
6.0m² Min. External

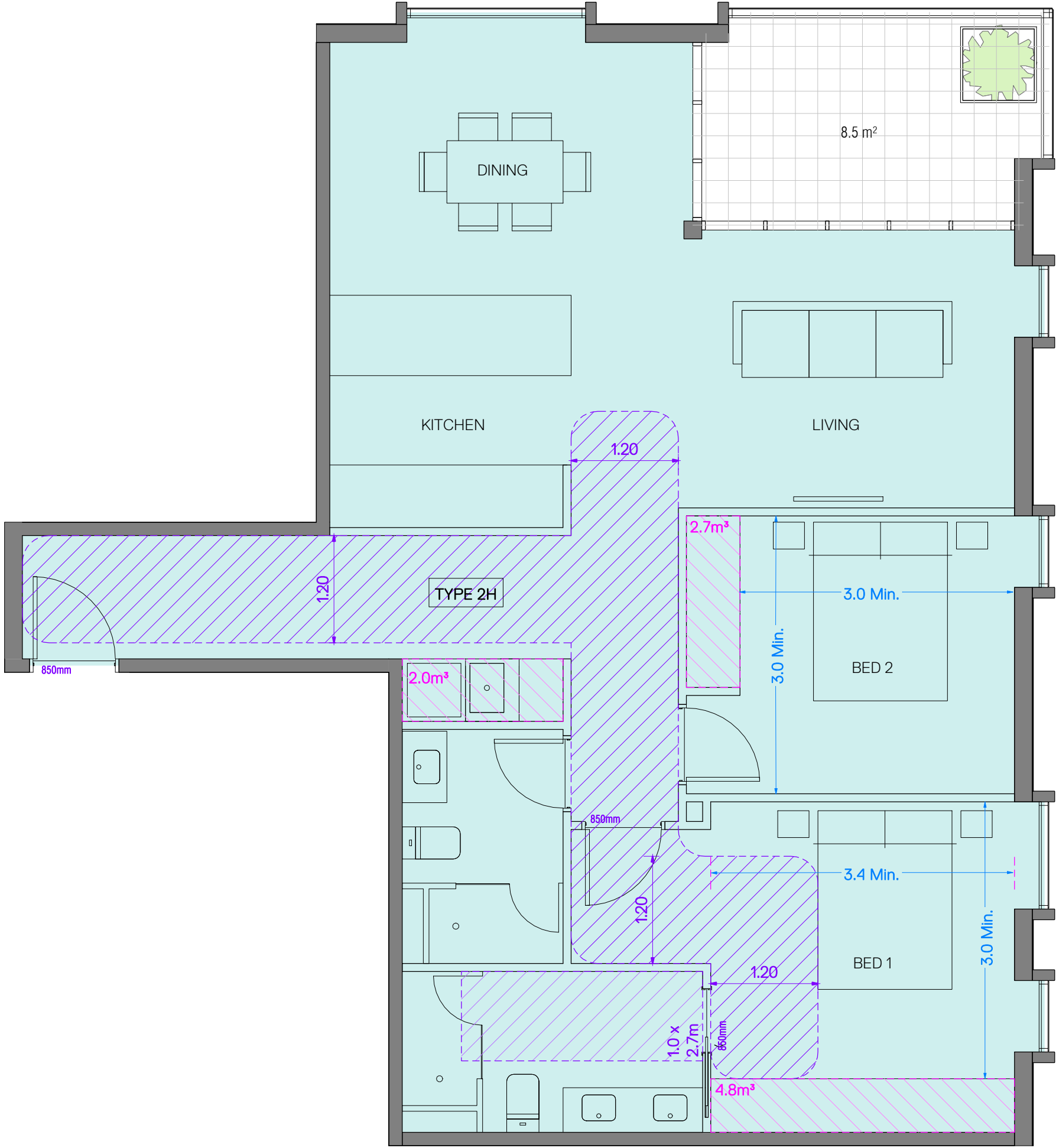
Typical robe/storage cupboard is 0.6 D x 2.4m H.



APARTMENT TYPE 2G

NO. OF TYPE: 3 (three)
STANDARD D17 (Accessibility): COMPLIANT
STANDARD D20 (Storage): 9.0m² Min. Internal
6.0m² Min. External

Typical robe/storage cupboard is 0.6 D x 2.4m H.



APARTMENT TYPE 2H

NO. OF TYPE: 3 (three)
STANDARD D17 (Accessibility): COMPLIANT
STANDARD D20 (Storage): 9.0m² Min. Internal
6.0m² Min. External

Typical robe/storage cupboard is 0.6 D x 2.4m H.

HEATING AND COOLING NOTE:

Heating and cooling units will not be located on balconies unless the balcony size is in accordance with 'Standard D19' of 'Apartment Development (clause 58.05-3 of Glen Eira Planning Scheme).

Apartment layouts shown without condensor units to have units provided in allocated roof plant area

DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (q, r, s) Added sheet
.	.	Amendments following Council letter dated 17 Feb 2020
24.02.2020	D	i. (l) Cooling units note amended to reference D19
.	.	.
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.	.	.

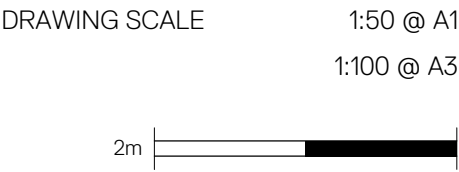
NOT FOR CONSTRUCTION

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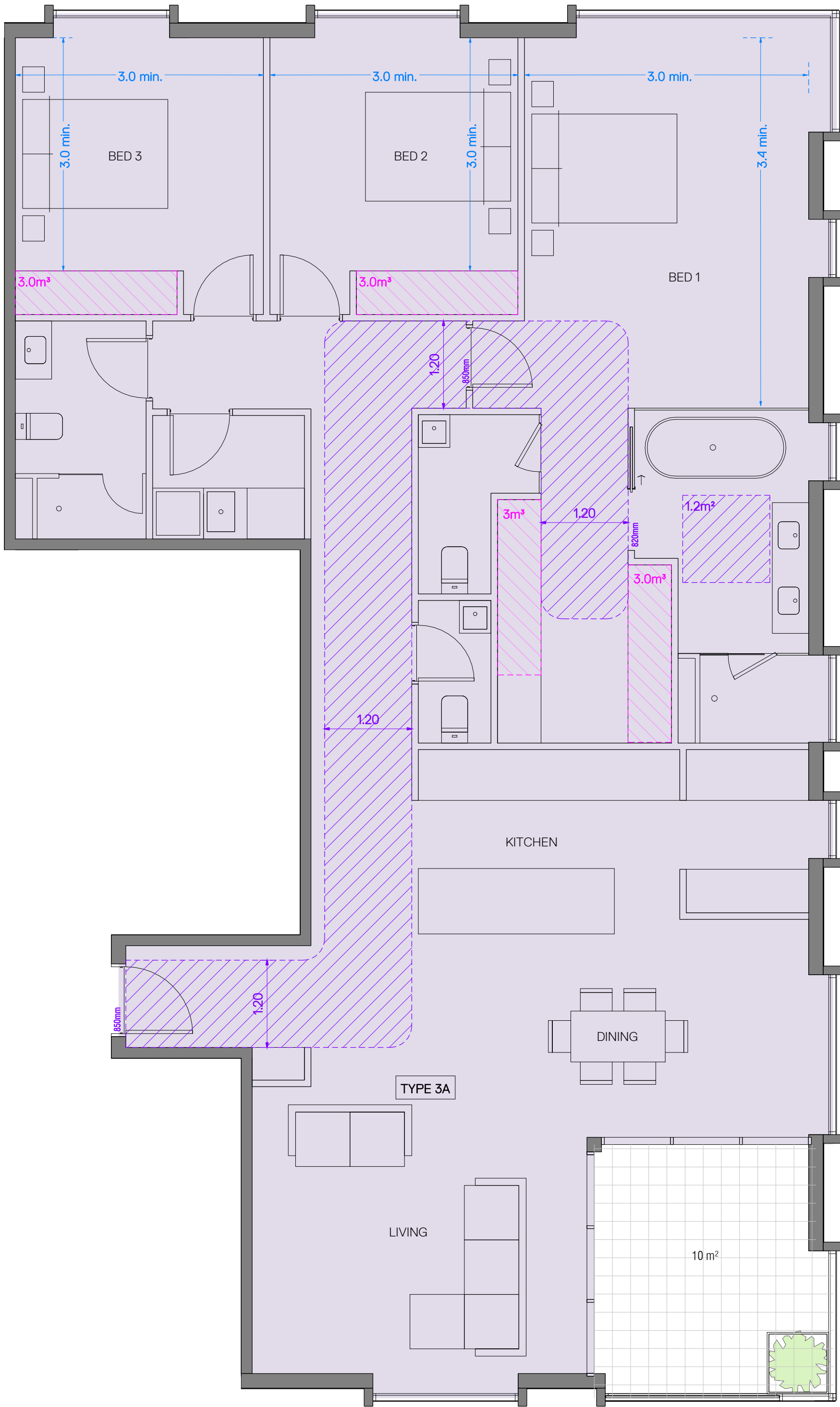
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C	17.12.2019	Condition 1 Amendments



7-15 HORNE STREET ELSTERNWICK, VIC	1702
CONSULTANT ISSUE	TP602 - C
APARTMENT TYPE 2F, 2G, 2H	

CBG



APARTMENT TYPE 3A
NO. OF TYPE: 1 (one)
STANDARD D17 (Accessibility): NON COMPLIANT
STANDARD D20 (Storage): 12.0m² Min. Internal
6.0m² Min. External

Typical robe/storage cupboard is 0.6 D x 2.4m H.

DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (q, r, s) Added sheet
.	.	Amendments following Council letter dated 17 Feb 2020
24.02.2020	D	i. (l) Cooling units note amended to reference D19
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HEATING AND COOLING NOTE:

D (i) Heating and cooling units will not be located on balconies unless the balcony size is in accordance with 'Standard D19' of 'Apartment Development (clause 58.05-3 of Glen Eira Planning Scheme).

Apartment layouts shown without condensor units to have units provided in allocated roof plant area

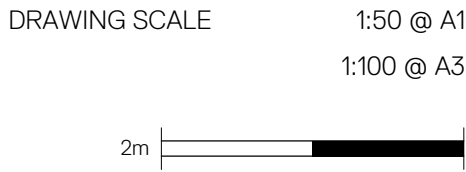
NOT FOR CONSTRUCTION

C	17.12.2019	Condition 1 Amendments
D	24.02.2020	Amendments following Concil letter dated 17th Feb 2020

MIXED USE PROPOSAL
TOWN PLANNING

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<div>7-15 HORNE STREET ELSTERNWICK, VIC</div>	1702
TP603 - D	
CONSULTANT ISSUE	
APARTMENT TYPE 3A	





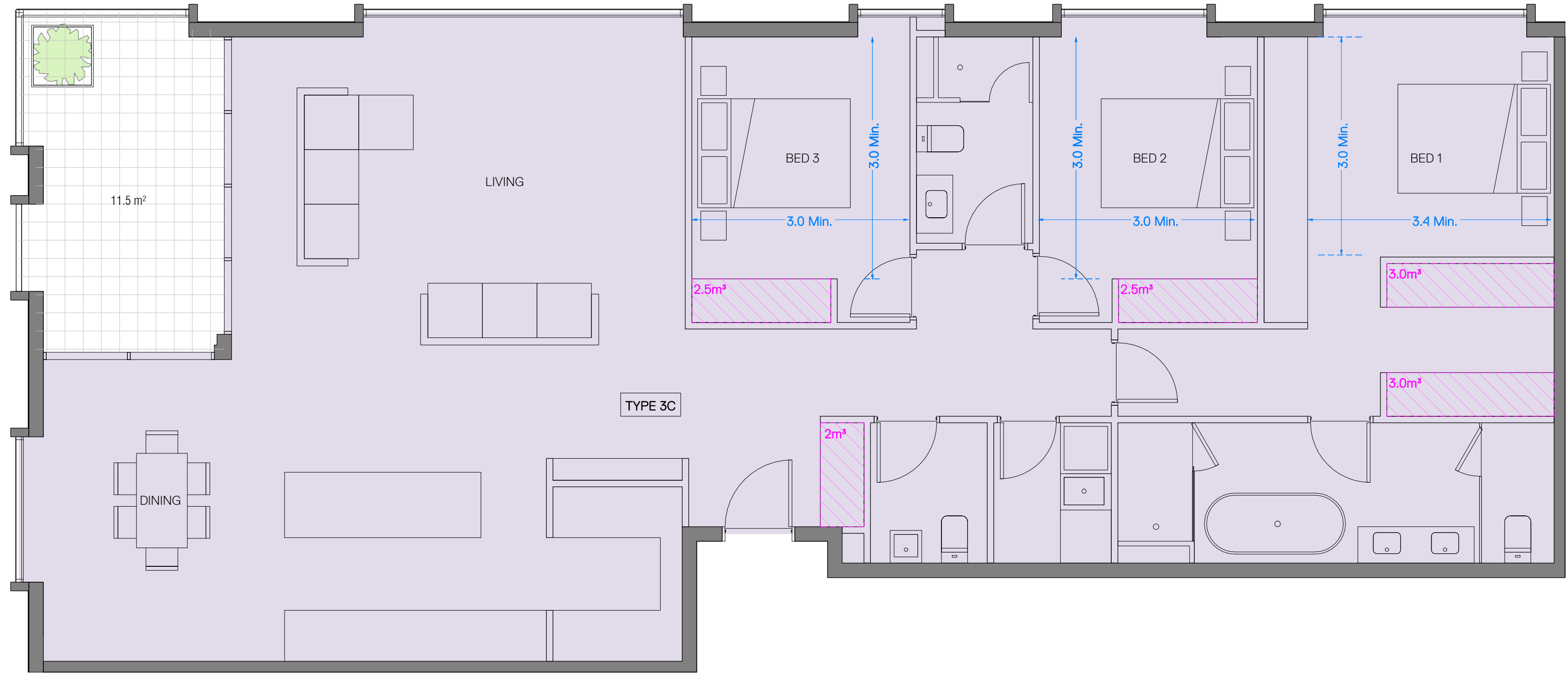
APARTMENT TYPE 3B

NO. OF TYPE: 1 (one)

STANDARD D17 (Accessibility): NON COMPLIANT

STANDARD D20 (Storage): 12.0m² Min. Internal
6.0m² Min. External

Typical robe/storage cupboard is 0.6 D x 2.4m H.



APARTMENT TYPE 3C

NO. OF TYPE: 1 (one)

STANDARD D17 (Accessibility): NON COMPLIANT

STANDARD D20 (Storage): 12.0m² Min. Internal
6.0m² Min. External

Typical robe/storage cupboard is 0.6 D x 2.4m H.

NOT FOR CONSTRUCTION

HEATING AND COOLING NOTE:

Heating and cooling units will not be located on balconies unless the balcony size is in accordance with 'Standard D19' of 'Apartment Development (clause 58.05-3 of Glen Eira Planning Scheme)'.

Apartment layouts shown without condensor units to have units provided in allocated roof plant area

DATE	REV	DESCRIPTION
17.12.2019	C	Condition 1 Amendments
.	.	i. (q, r, s) Added sheet
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MIXED USE PROPOSAL
TOWN PLANNING

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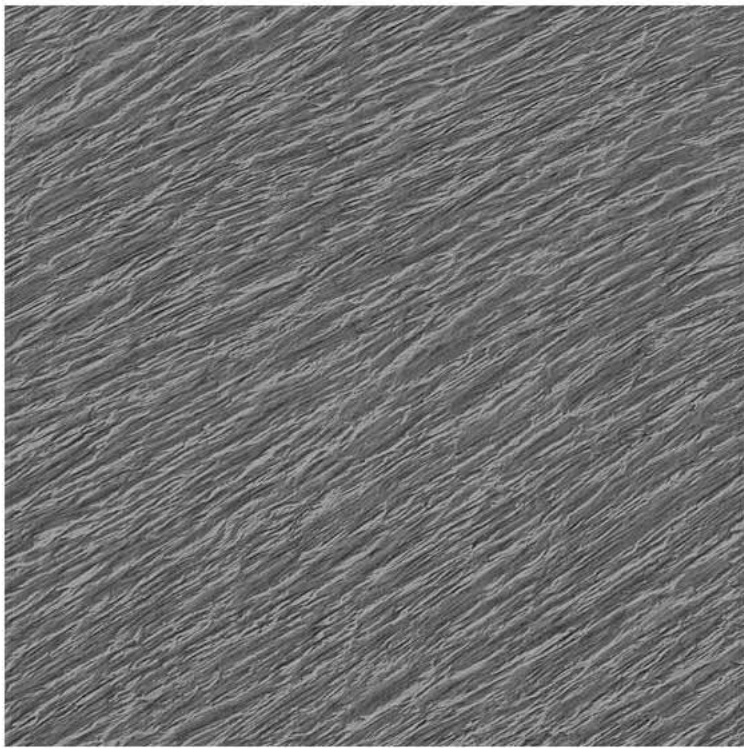
DRAWING SCALE 1:50 @ A1
1:100 @ A3

2m

C	17.12.2019	Condition 1 Amendments
D	24.02.2020	Amendments following Concil letter dated 17th Feb 2020

<div>7-15 HORNE STREET ELSTERNWICK, VIC</div>	1702
TP604 - D	
CONSULTANT ISSUE	
APARTMENT TYPE 3B, 3C	

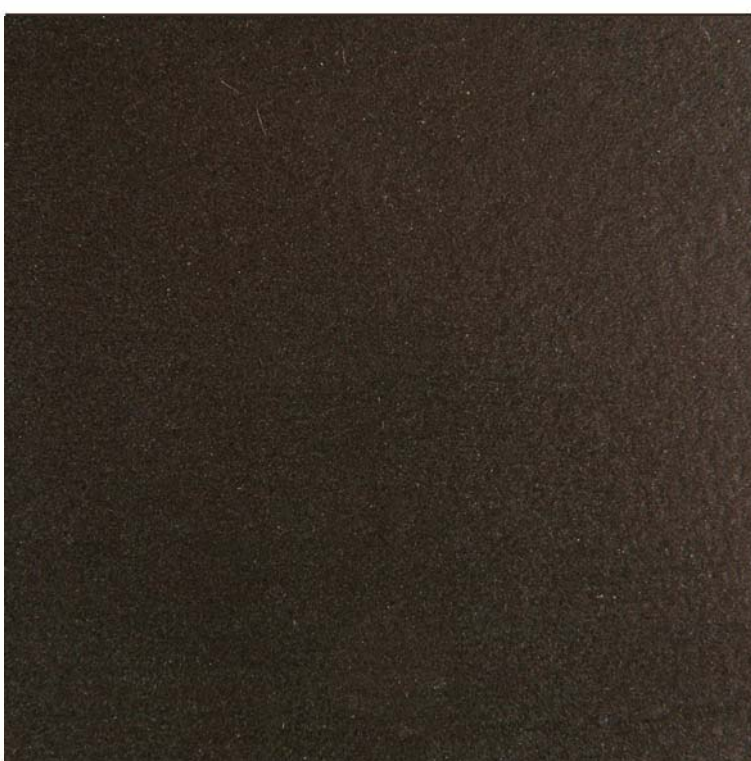
CBG



CT1 Concrete - Textured Concrete



G2 Glass - Bronze Tint



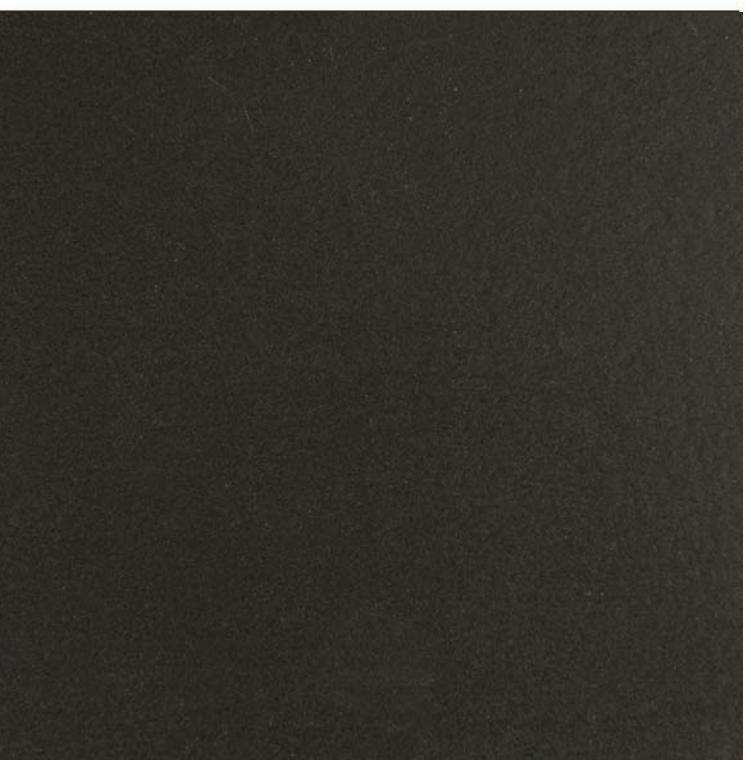
M1 Metal - Dark Bronze



G1 Glass - Clear



CT2 Concrete - Natural Concrete



P1
PC1 Paint - Dark Bronze
Powdercoat - Dark Bronze
(all window frames unless
noted otherwise)

Note: All finishes are indicative only. They represent the intended appearance only and not necessarily the base material. (subject to design development)

NOT FOR CONSTRUCTION

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUCNIL RFI's DATED 29.11.2018
D	24.02.2020	Amendments following Concil letter dated 17th Feb 2020
		No Change


MIXED USE PROPOSAL
DESIGN RESPONSE

CBG ARCHITECTS & INTERIOR DESIGNERS
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DRAWING SCALE

NA

	1702
7-15 HORNE STREET ELSTERNWICK, VIC	DR12 - D
PRELIMINARY ISSUE	
FINSIHES	



Scale: 1:20 at A1

Scale 1:20

Irrigation
An approved drip irrigation system is to be supplied to all planter boxes. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects to his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

LANEWAY

Proposed New Exposed Aggregate Concrete

SYM	BOTANICAL NAME	COMMON NAME	D/E/N/E/x	HEIGHT X WIDTH AT Maturity	MIN SUPPLY SIZE	QTY	
TREES	Mt	Malus tschonoskii	Crab Apple	D/Ex	7 x 4m	50cm/2.0mH	6
						TOTAL	6
SHRUBS	PG	Pittosporum tenuifolium "Golf Ball"	Golf Ball Pittosporum	E/Ex	Hedge to 0.5mH	140mm pot	18
						TOTAL	18
D/E = Deciduous/Evergreen			N/E/x = Native/Exotic				

