



1
1:800 MASTER PLAN - OVERALL WITH SETBACKS

RFI RESPONSE SUMMARY	
RFI ITEM #	COMMENTS / CHANGES
1	Land lots modified so no lots are less than 400sqm
14(c)	Lot 2 access relocated to internal road
14(d)	6m, 3 cord truncation added to corner lots at entry (Lot 1 and 31)
15	3.75m wide verge demonstrated along full length of Ashmore Street
21	Buildings with 5 townhouses in a row have been modified. Revised design includes maximum 4 townhouse per building (average building cluster contains 3 townhouse)
22	Building 10 modified to achieve greater (compliant) setbacks with neighbouring property) - 4.5m to terrace / 6m setback to wall
23	Side boundaries setbacks along South Pine Road and neighbouring property noted (compliant)
26	Additional balconies included in building types K and I, refer drawing 00-DA-A1-070 for balcony locations
27	Refuse bins (recycling and general waste) indicated on ground level floorplans. Refer DA-A1-209, DA-A1-210, DA-A1-218, DA-A1-223

ADDITIONAL MASTERPLAN CHANGES	
ITEM #	COMMENTS / CHANGES
General Note	Reduction in overall yield - loss of 1 land lot and 4 townhouses
A	Building 10 modified to achieve greater (compliant) setbacks with neighbouring property)
B	Building 1 modified from 4 pack to 3 pack to increase setbacks to South Pine Road and reduce bulk visible from the street
C	Townhouse Rear Setbacks - Minimum of 6m setback to glass line/ wall to all townhouses
D	Side Setbacks - Minimum of 1.5m setback to boundaries (min 3m between dwellings)
E	3 Storey Townhouses deleted
F	Visitor Carpark numbers increased

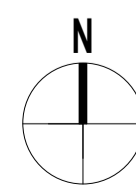
YIELD SUMMARY		
COLOUR KEY	T/HOUSE UNIT TYPE	
	T3-A 2 STOREY 3 BED / 2.5 BATH D.L.U.G	30
	T3-B 2 STOREY 3 BED / 2.5 BATH D.L.U.G	11
	T4-A 3 STOREY 4 BED / 2.5 BATH D.L.U.G	13
	T4-B 2 STOREY 4 BED / 2.5 BATH D.L.U.G	20
	T4-C 2 STOREY 4 BED / 3 BATH D.L.U.G	6
TOTAL TOWNHOUSES		80
	FRONTAGE 11m - < 12.5m	1
	FRONTAGE 12.5m - < 14m	11
	FRONTAGE 14m - < 15m	10
	FRONTAGE 15m +	11
	IRREGULAR FRONTAGES SITE AREA > 450sqm	10
TOTAL LAND PARCELS		43
EXISTING BUILDING		1
	PRIVATE OPEN SPACE	
	COMMUNAL OPEN SPACE	
	WETLAND	

ASHMORE ST RESIDENCES
420 South Pine Road, Everton Park

Received
18.10.2018
BCC DS

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PLANS AND DOCUMENTS
referred to in the **APPROVAL**
Dated: 17/01/2019



CLIENT
Mirvac

PROJECT NUMBER
160098

DRAWING NAME
MASTER PLAN - OVERALL

DRAWING NUMBER
00-DA-A1-201

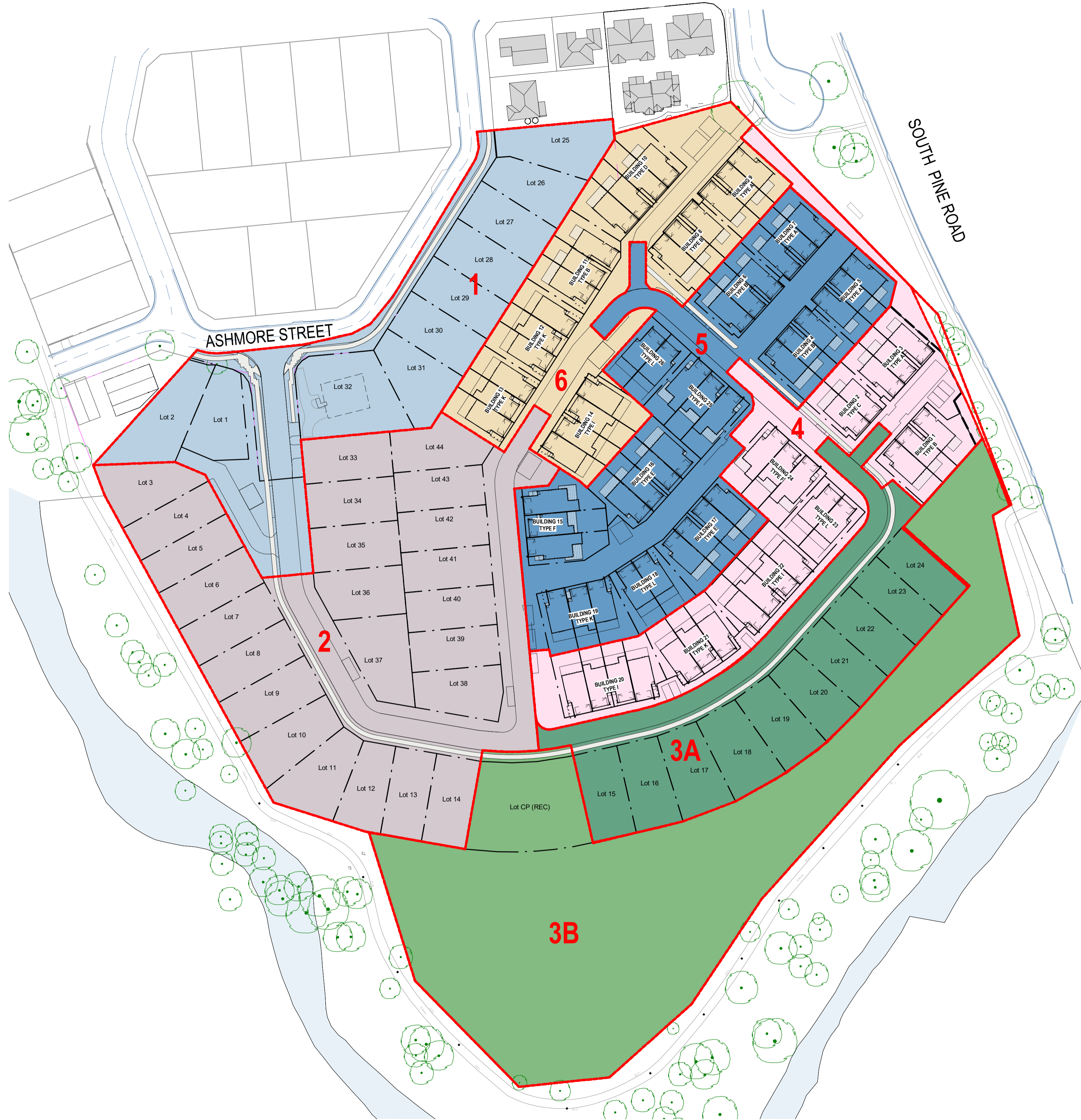
SCALE @A1 - As indicated

REVISION
39 IR RESPONSE
DATE 17.10.18

DRAWING STATUS
DEVELOPMENT APPLICATION
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STAGE SUMMARY					VISITOR PARKING	
STAGE	LAND LOTS	TOWNHOUSES	3 BED TOWNHOUSES	4 BED TOWNHOUSES	VIS CAR	VIS BICYCLE
1	10				2	10
2	24				2	0
3	10				0	10
4		24	8	16	7	0
5		33	20	13	4	0
6		23	13	10	11	10
TOTAL	44	80	41	39	26	30

BUILDING SUMMARY	
BUILDING TYPE	BUILDING GFA (m ²)
A	456m ²
B	485m ²
C	333m ²
D	637m ²
E	666m ²
I	736m ²
K	563m ²
L	390m ²
F	594m ²

UNIT SUMMARY	
UNIT TYPE	UNIT GFA (m ²)
T3A	152m ²
T3B	181m ²
T3B END	182m ²
T4A	173m ²
T4B	195m ²
T4C	188m ²

STAGE GFA SUMMARY											
STAGE	BUILDING TYPES									TOTAL	GFA
	A	B	C	D	E	I	K	L	F		
4	1	1	1	-	-	2	1	1	1	8	4293m ²
5	2	2	-	-	2	-	1	2	2	11	5745m ²
6	1	2	-	1	-	1	2	-	-	7	3925m ²
										26	13,963m²

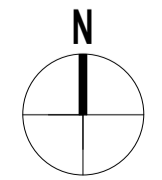
1
1:800
MASTER PLAN - STAGING PLAN

ASHMORE ST RESIDENCES
420 South Pine Road, Everton Park

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PLANS AND DOCUMENTS
referred to in the **APPROVAL**
Dated: 17/01/2019



CLIENT
Mirvac

PROJECT NUMBER
160098

DRAWING NAME
STAGING PLAN

DRAWING NUMBER
00-DA-A1-200

SCALE @A1 - As indicated

REVISION
17 IR RESPONSE

DATE 17.10.18

DRAWING STATUS
DEVELOPMENT APPLICATION

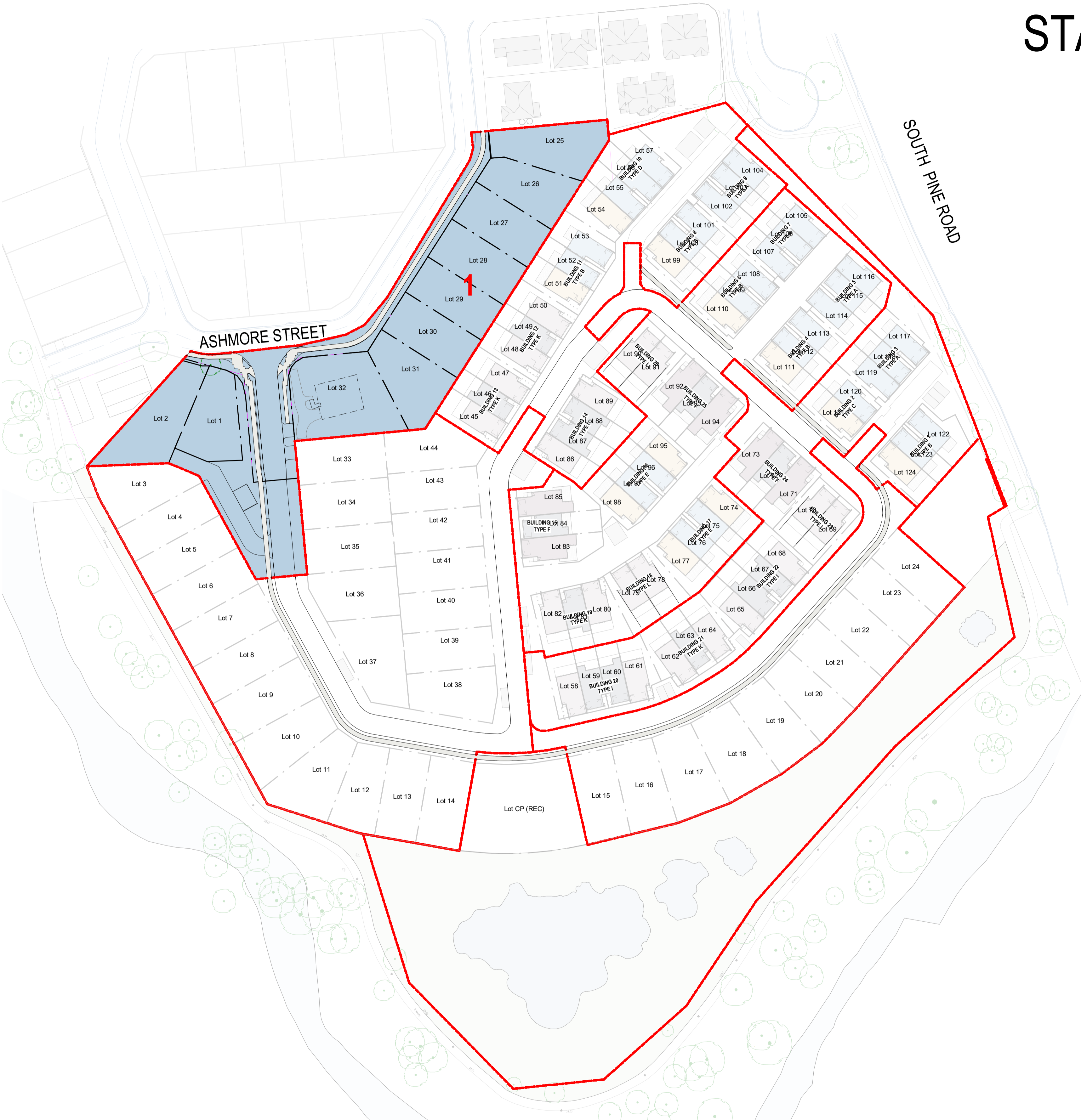
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STAGE 1



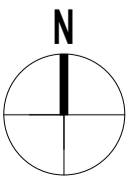
1 MASTER PLAN - STAGING PLAN - STAGE 01
1:800

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Dated: 17/01/2019



CLIENT
Mirvac

PROJECT NUMBER
160098

DRAWING NAME
STAGING PLAN - STAGE 01

DRAWING NUMBER
00-DA-A1-200A

SCALE @A1 - 1 : 800

REVISION
5 IR RESPONSE
DATE 17.10.18

DRAWING STATUS
DEVELOPMENT APPLICATION

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STAGE 2

 TEMPORARY REFUSE TURNAROUND



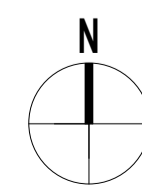
1
1:800 MASTER PLAN - STAGING PLAN - STAGE 02

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Dated: **17/01/2019**



CLIENT
Mirvac

PROJECT NUMBER
160098

DRAWING NAME
STAGING PLAN - STAGE 02

DRAWING NUMBER
00-DA-A1-200B

SCALE @A1 - 1 : 800

REVISION
5 IR RESPONSE
DATE 17.10.18

DRAWING STATUS
DEVELOPMENT APPLICATION

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STAGE 3

 TEMPORARY REFUSE TURNAROUND



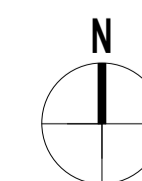
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1:800 MASTER PLAN - STAGING PLAN - STAGE 03A AND 03B

ASHMORE ST RESIDENCES
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18.10.2018
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Dated: **17/01/2019**



CLIENT
Mirvac

PROJECT NUMBER
160098

DRAWING NAME
STAGING PLAN - STAGE 03

DRAWING NUMBER
00-DA-A1-200C

SCALE @A1 - 1 : 800


REVISION
5 IR RESPONSE
DATE 17.10.18

DRAWING STATUS
DEVELOPMENT APPLICATION

DRAWN BY: **Author** 18/10/2018 8:58:14 AM

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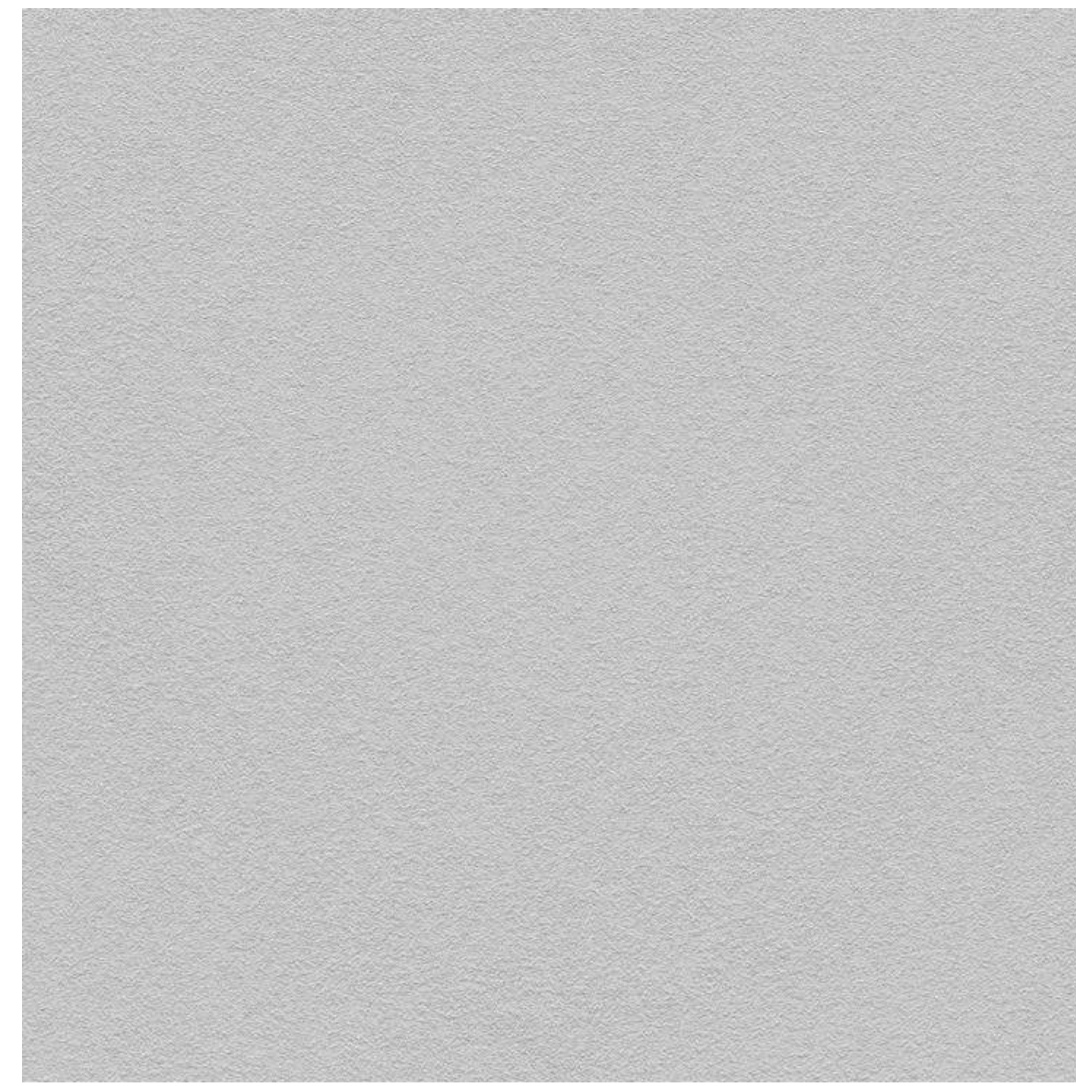
1

SCREENING
Aluminium Vertical Battens, Nom. 90x30mm Profile @ 60 centres
Powdercoat Finish



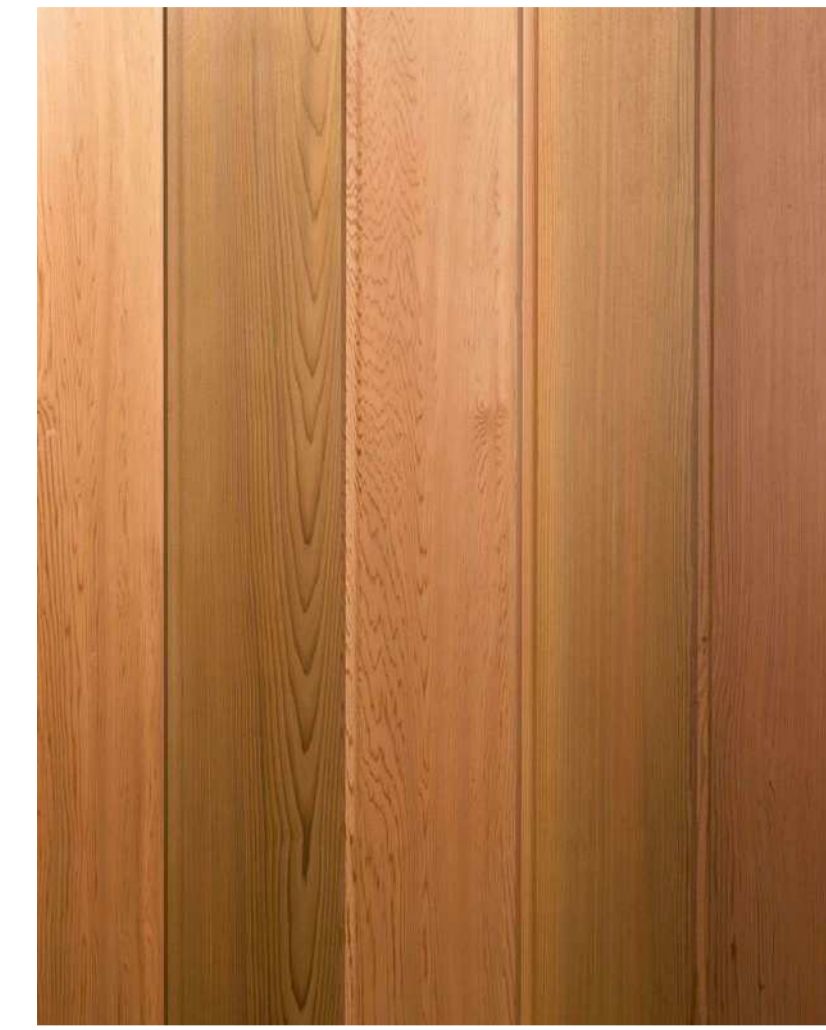
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SCREENING
Aluminium Vertical Battens, Nom. 90x30mm Profile @ 60 centres
Powdercoat Finish



3

RENDER
Rendered Hebel Panel, Board or Similar



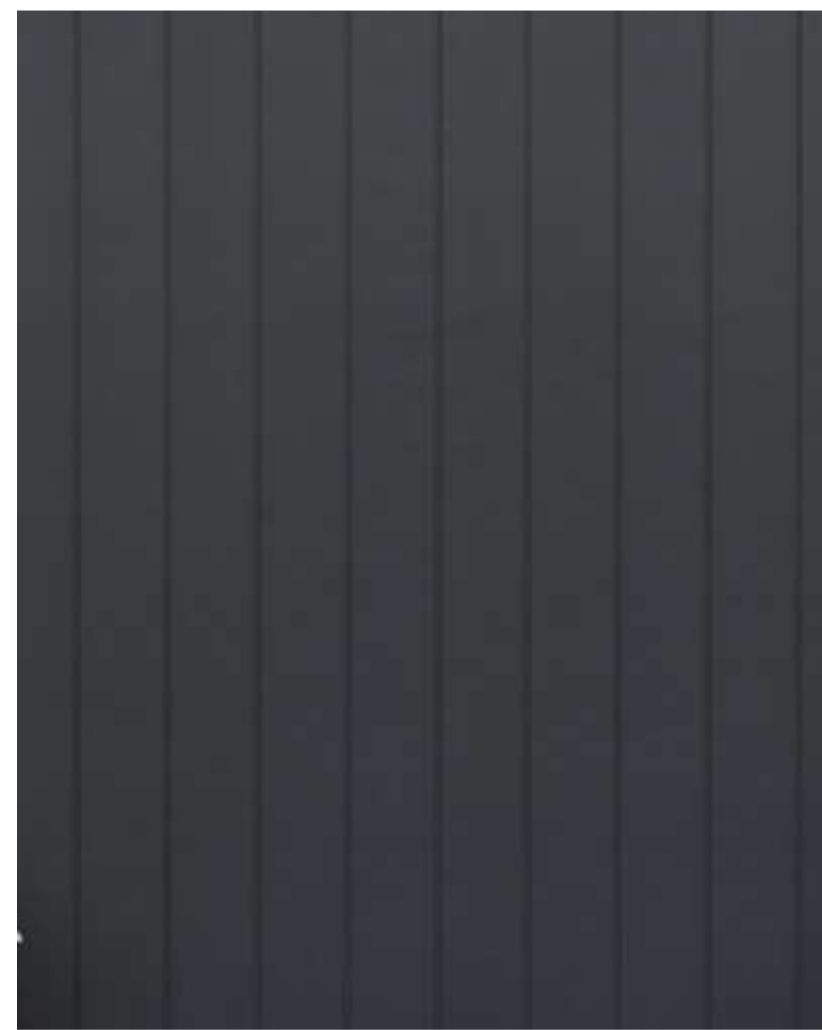
4

FEATURE CLADDING
Innowood, Innoclad Shiplap, Concealed Fixing, 205mm profile or Similar



5

CLADDING - LARGE FORMAT
James Hardie, Scyon Matrix, Vertical Stacked Bond Pattern, Exposed Joints or Similar - Paint Finish



6

CLADDING - SLIMLINE VERTICAL
James Hardie Axon 133 or Similar - Paint Finish



7

CLADDING - W/BOARD HORIZONTAL
James Hardie Scyon Linea, Horizontal, 180mm profile or Similar - Paint Finish



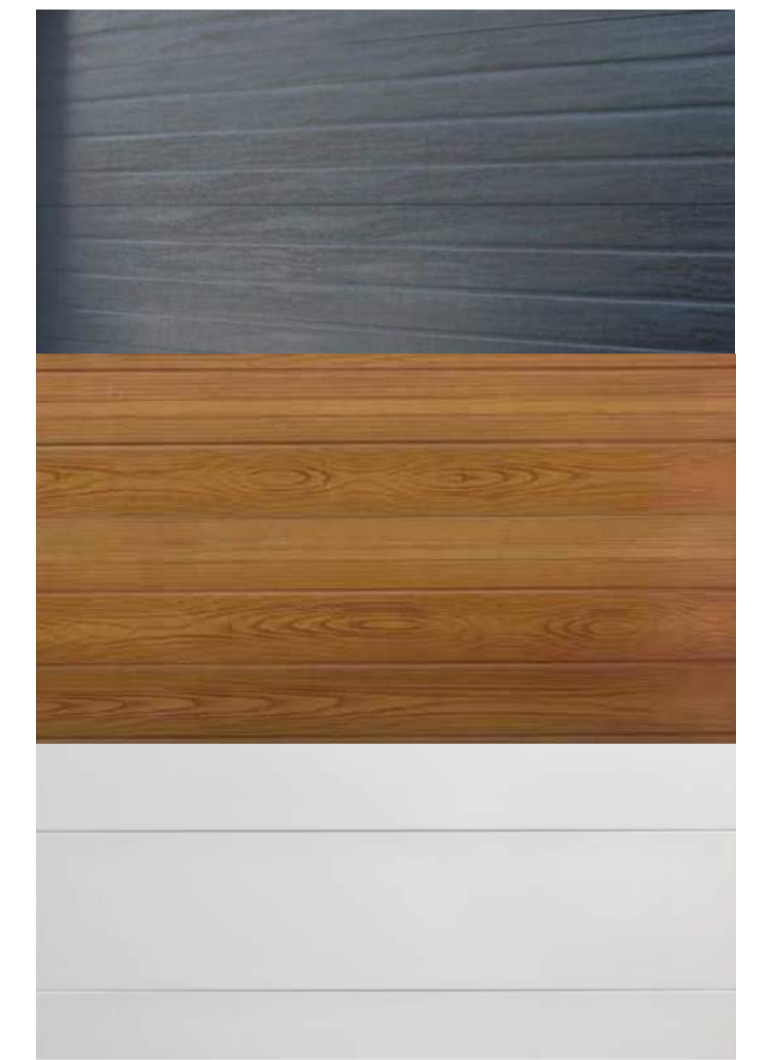
8

BRICKWORK
PGH Bricks, 230x110x76, Brick Bond, Crevole (Light) & Urban Blue (Dark) Finish or Similar



9

TIMBER PORTALS
Timber Portal Frames / Trellis, Clear finish to timber.



10

GARAGE DOORS
Colorbond or Timber "Look" Garage Doors