



New South Wales Government
Independent Planning Commission

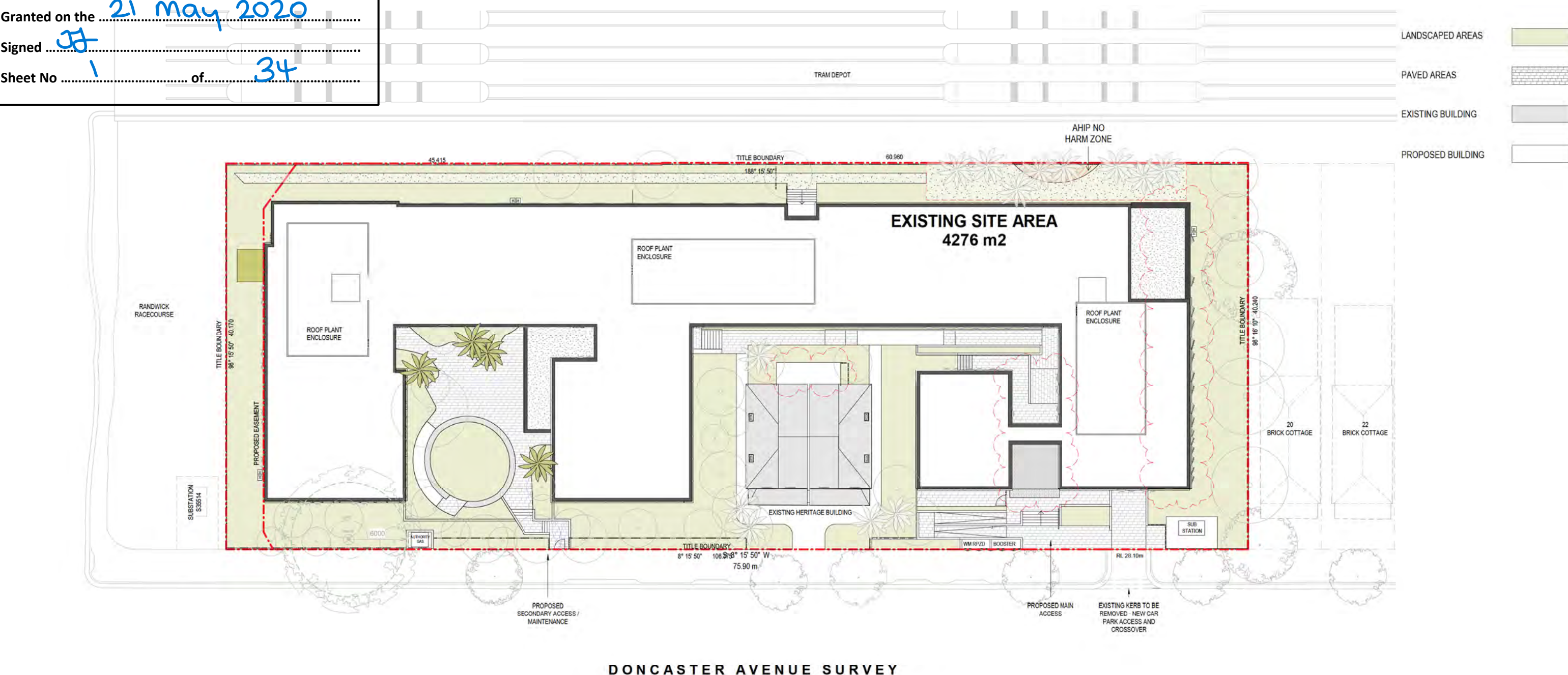
Issued under the Environmental Planning and Assessment
Act 1979

Approved Application No **SSD-9649**

Granted on the **21 May 2020**

Signed **[Signature]**

Sheet No **1** of **34**



DONCASTER AVENUE SURVEY



Project Title
**4-DONCASTER AVE
KENSINGTON SYDNEY**

Drawing Title
PROPOSED SITE PLAN

Status
**PRELIMINARY ISSUE
APPLICATION**

Project No
2309

Drawing No
TP01.02

Revision
4

Drawn By
Checked By
Date Printed
Scale

KC,EC,FS
JV,EC
9/10/2019 4:43:31 PM
1:200 @ A1

Rev Date Description
1 18/12/2018 ISSUE FOR DEVELOPMENT APPLICATION
2 24/05/2019 ISSUED FOR COORDINATION
3 31/05/2019 REVISED FOR DEVELOPMENT APPLICATION
4 04/10/2019 RESUBMISSION FOR DEVELOPMENT APPLICATION

Melbourne : 4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
Sydney : Ground Floor 11-1 Buckingham Street, Surry Hills, NSW 2010 T +61 2 9660 9329
Brisbane : Level 12/324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN 84006304261 NSW Nominated Architects Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028



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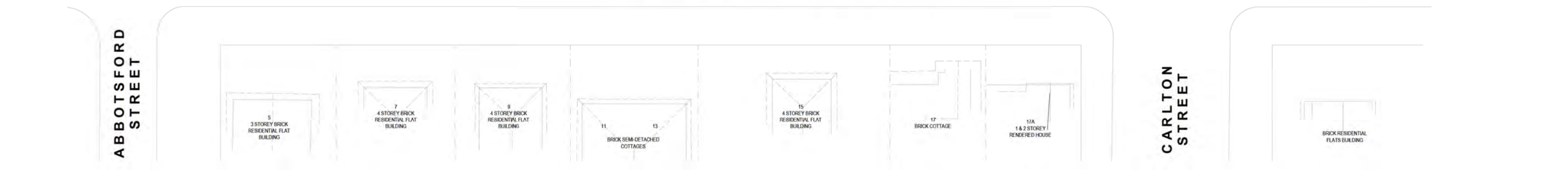
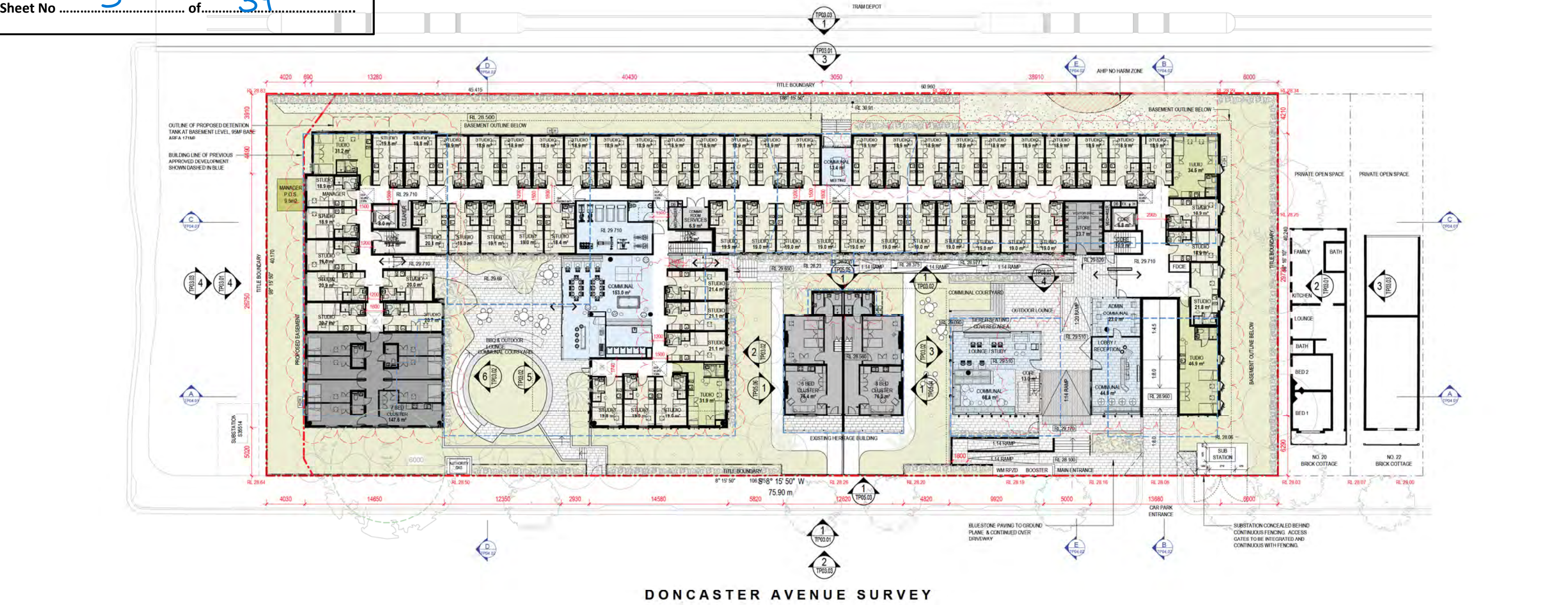
Approved Application No SSO-9649

Granted on the 21 May 2020

Signed JH

Sheet No 3 of 34

RL EXISTING NATURAL GROUND LEVELS
RL PROPOSED GROUND LEVELS



Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	FS / JY	Rev Date	Description	Metbourne
4-DONCASTER AVE KENSINGTON SYDNEY	GROUND FLOOR PLAN	FOR DEVELOPMENT APPLICATION	2309	TP02.02	7	EC	9/10/2019 4:44:20 PM	4 31/05/2019 REVISED FOR DEVELOPMENT APPLICATION	Sydney	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
						Scale	1 : 200 @ A1	5 30/06/2019 ISSUED FOR INFORMATION	Brisbane	Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
								6 27/09/2019 ISSUED FOR COORDINATION		ABN 84006304261 NSW Nominated Architects Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028
								7 04/10/2019 RESUBMISSION FOR DEVELOPMENT APPLICATION		

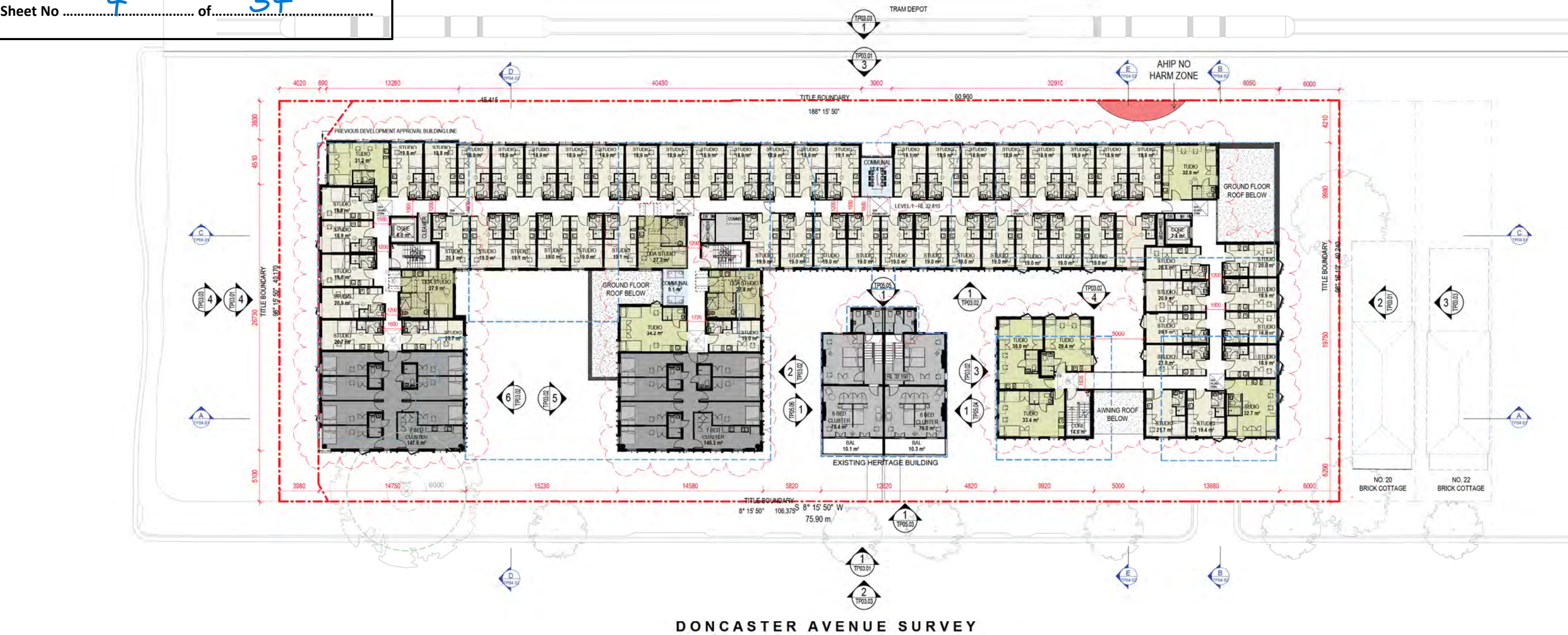
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Granted on the 21 May 2020

Signed _____


Sheet No 4 of 34



DONCASTER AVENUE SURVEY

ABBOTSFORD
STREET

**CARLTON
STREET**

Project Title	Drawing Title	Status	FS / JY	Project No	Drawing No	Revision	Drawn By	EC	0/10/2019 4:44:38 PM	1 - 200g A1		<table><thead><tr><th>Rev</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td>3</td><td>24/05/2019</td><td>ISSUED FOR COORDINATION</td></tr><tr><td>4</td><td>31/05/2019</td><td>REVISED FOR DEVELOPMENT APPLICATION</td></tr><tr><td>5</td><td>30/06/2019</td><td>ISSUED FOR INFORMATION</td></tr><tr><td>6</td><td>04/10/2019</td><td>RESUBMISSION FOR DEVELOPMENT APPLICATION</td></tr></tbody></table>	Rev	Date	Description	3	24/05/2019	ISSUED FOR COORDINATION	4	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	5	30/06/2019	ISSUED FOR INFORMATION	6	04/10/2019	RESUBMISSION FOR DEVELOPMENT APPLICATION	<p>Melbourne: 4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644</p> <p>Sydney: GroundFloor/111 Buckingham Street, Surry Hills, NSW 20101 +61 2 9660 9329</p> <p>Brisbane: Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821</p> <p>ABN 84006394261 NSW Nominated Architects Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028</p>
Rev	Date	Description																										
3	24/05/2019	ISSUED FOR COORDINATION																										
4	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION																										
5	30/06/2019	ISSUED FOR INFORMATION																										
6	04/10/2019	RESUBMISSION FOR DEVELOPMENT APPLICATION																										
4-DONCASTER AVE KENSINGTON SYDNEY	LEVEL 1 PLAN	FOR DEVELOPMENT APPLICATION		2309	TP02.03	6	Checked By																					



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Independent Planning Commission

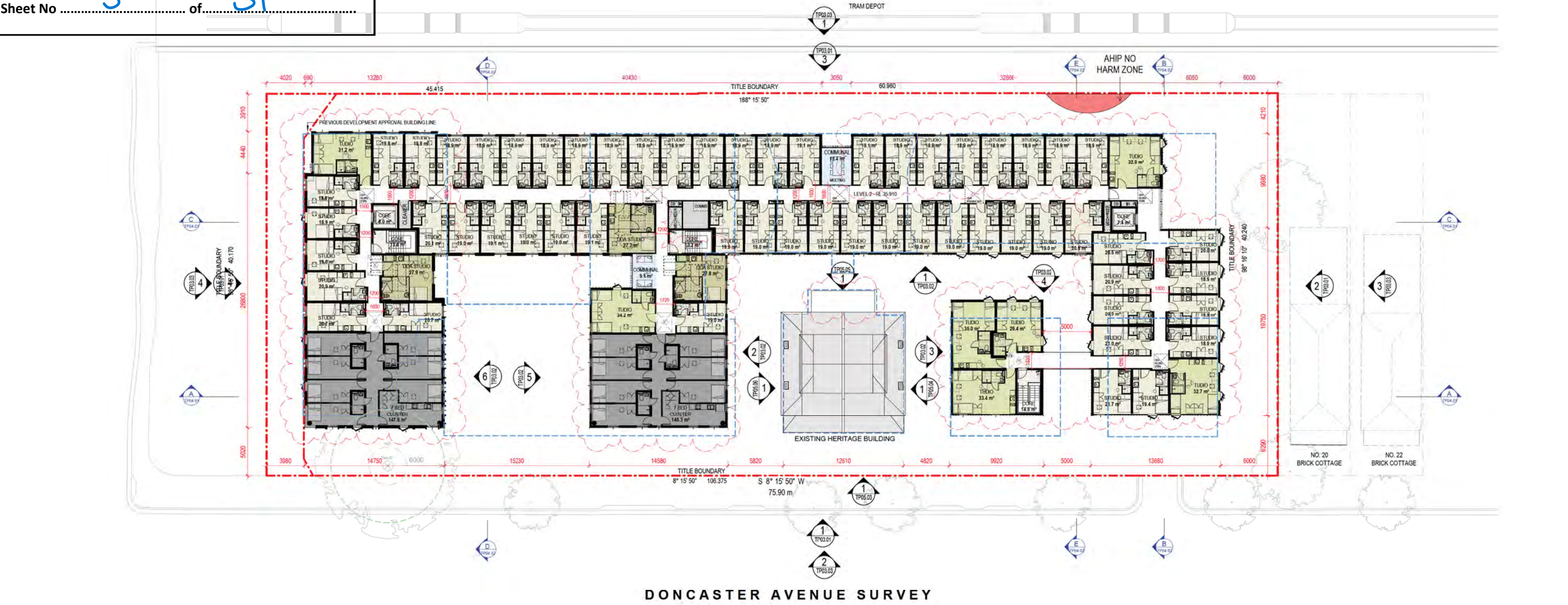
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Act 1979

Approved Application No SSD-9649

Granted on the 21 May 2020

Signed [Signature]

Sheet No 5 of 34



DONCASTER AVENUE SURVEY



Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	FS / JY	Rev Date	Description	Metbourne
4-DONCASTER AVE KENSINGTON SYDNEY	LEVEL 2 PLAN	FOR DEVELOPMENT APPLICATION	2309	TP02.04	6	Checked By	EC	3 24/05/2019	ISSUED FOR COORDINATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
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						Scale	1 : 200 @ A1	5 30/06/2019	ISSUED FOR INFORMATION	Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
								6 04/10/2019	RESUBMISSION FOR DEVELOPMENT APPLICATION	ABN 84006304261 NSW Nominated Architects Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028





New South Wales Government
Independent Planning Commission

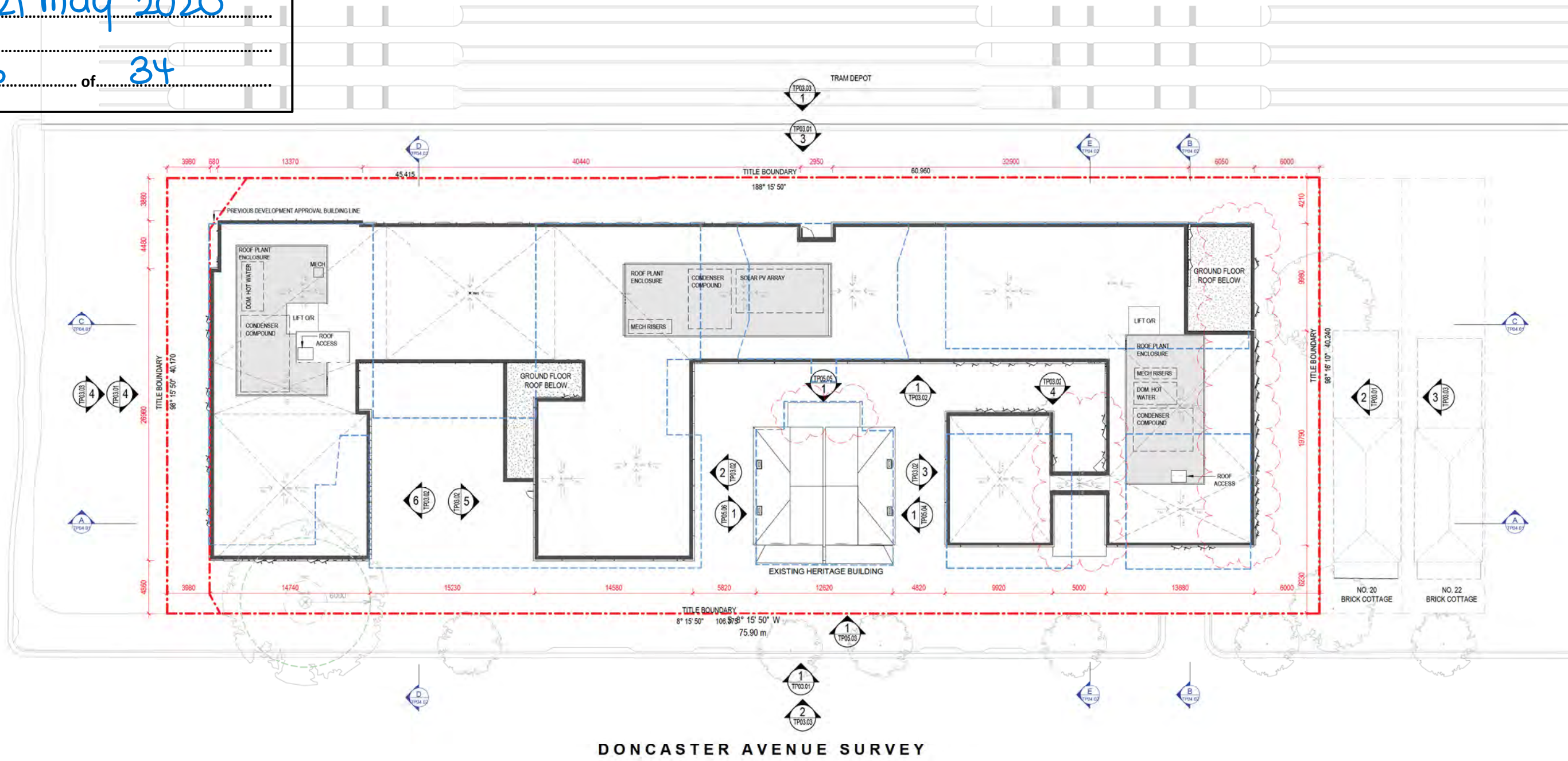
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Approved Application No **SSD-9649**

Granted on the **21 May 2020**

Signed **[Signature]**

Sheet No **6** of **34**



DONCASTER AVENUE SURVEY

ABBOTSFORD
STREET

CARLTON
STREET



Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	FS / JY	Rev Date	Description	Melbourne
4-DONCASTER AVE KENSINGTON SYDNEY	ROOF PLAN	FOR DEVELOPMENT APPLICATION	2309	TP02.05	6	Checked By	EC	3 24/05/2019	ISSUED FOR COORDINATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9599 3644
						Date Printed	9/10/2019 4:45:07 PM	4 31/05/2019	REVISED FOR DEVELOPMENT APPLICATION	Sydney : Ground Floor 11-1 Buckingham Street, Surry Hills, NSW 2010 T +61 2 9660 9329
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								6 04/10/2019	RESUBMISSION FOR DEVELOPMENT APPLICATION	ABN 84006304261 NSW Nominated Architects Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028





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Independent Planning Commission

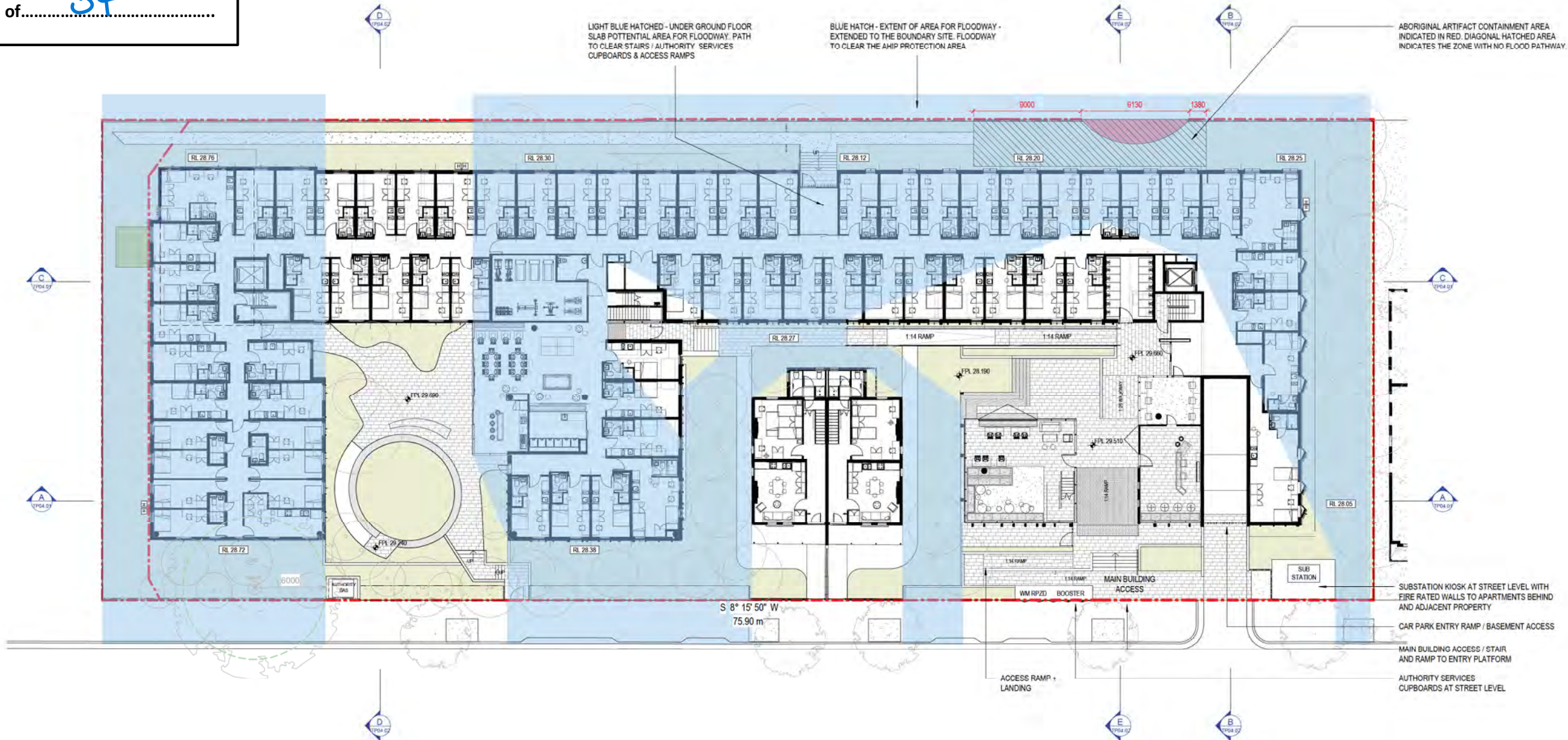
Issued under the Environmental Planning and Assessment
Act 1979

Approved Application NoSSD-9649

Granted on the21 May 2020

SignedJH

Sheet No7 of34



Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	Checked By	Date Printed	Scale	FS	Rev Date	Description	Melbourne	Sydney	Brisbane	ABN	Richard Leonard	David Tordoff
4-DONCASTER AVE KENSINGTON SYDNEY	GROUND - FLOODWATER CHANNEL LOCATIONS	FOR DEVELOPMENT APPLICATION	2309	TP02.06	5	JV/EC	JV/EC	9/10/2019 5:15:48 PM	1:200 @ A1	1:200 @ A1	2/24/2019	ISSUED FOR COORDINATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644	Ground Floor 11-1 Buckingham Street, Sunny Hills, NSW 2010 T +61 2 9669 9329	Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	84006304261 NSW Nominated Architects Tom Jordan 7521,	7522,	David Tordoff 8028

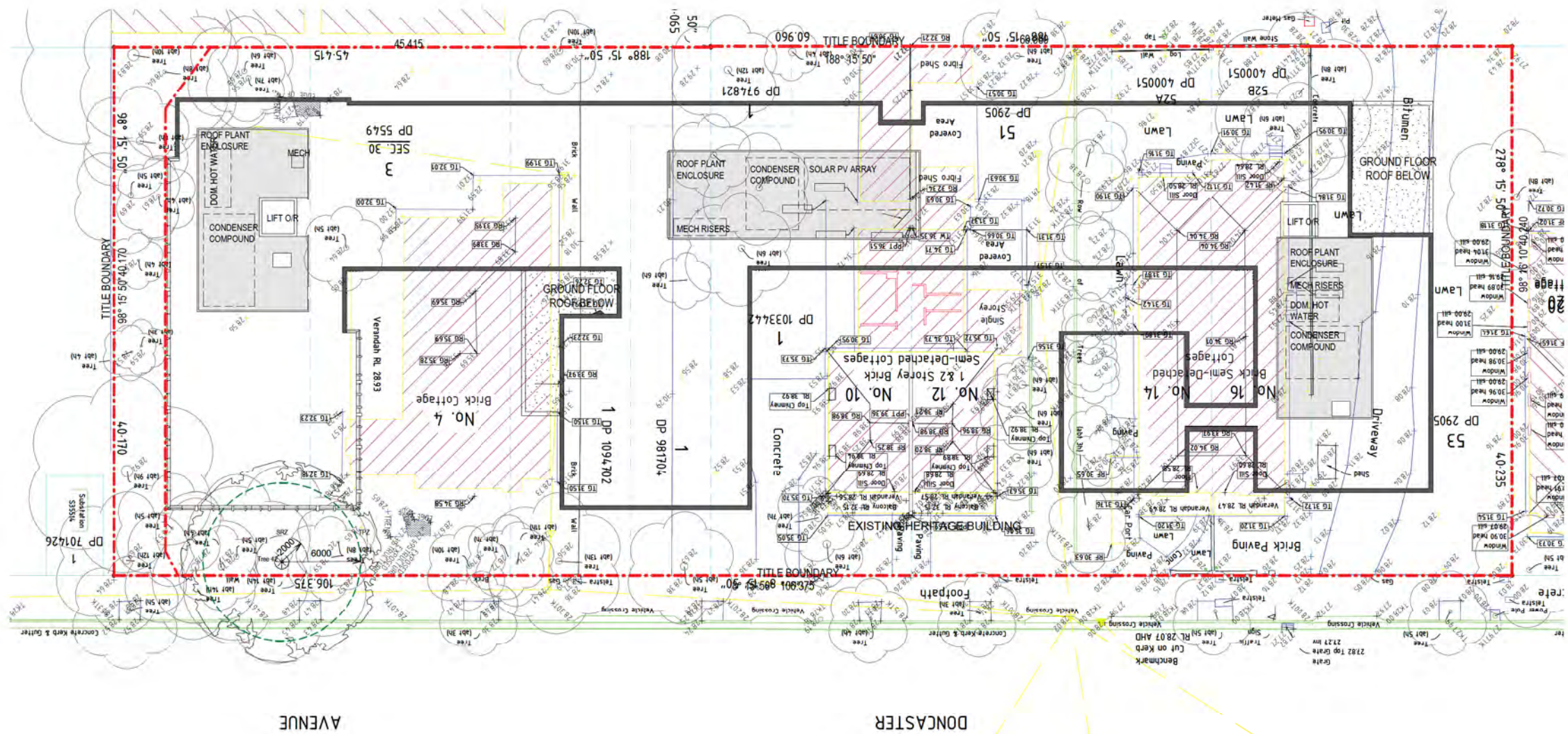
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No SSD-9649

Granted on the 21 May 2020

Signed _____

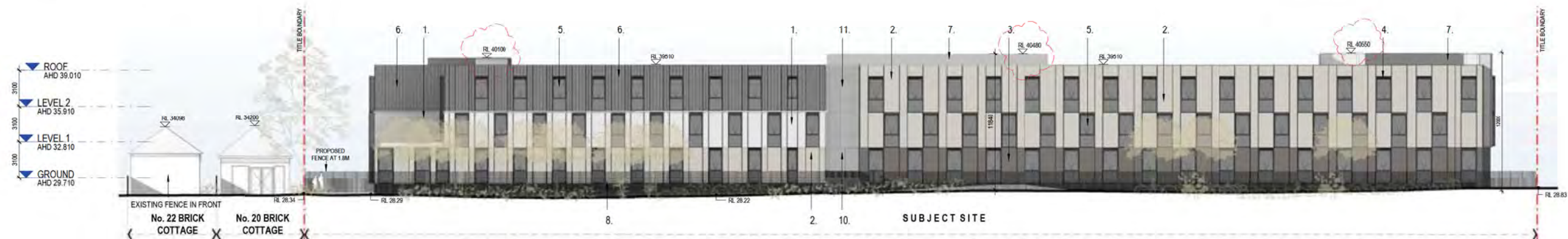
Sheet No of



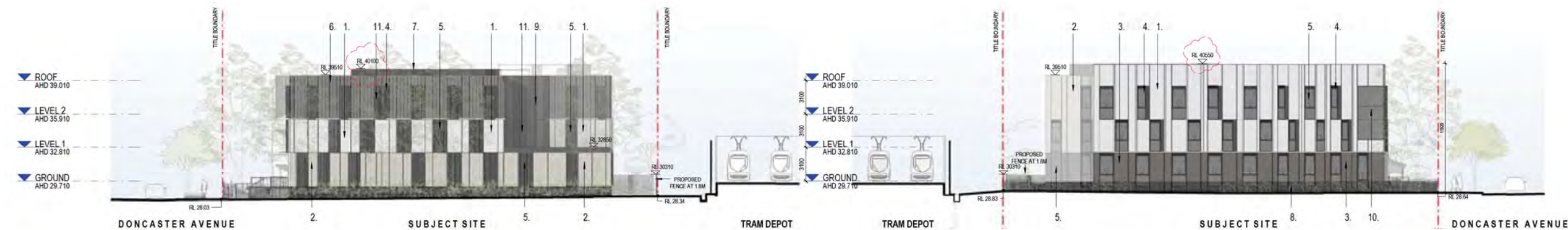
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4-DONCASTER AVE KENSINGTON SYDNEY	EXISTING GROUND LEVELS FOR DEVELOPMENT APPLICATION	FOR DEVELOPMENT APPLICATION	2309	TP02.07	1	Checked By Date Printed Scale	Checker 19/05/2020 11:26:07 AM 1 : 200 @ A1			1	19/05/2020	ISSUED FOR HEIGHT CLARIFICATIONS	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644	'Ground Floor 11-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329	'Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	



ELEVATION WEST



ELEVATION EAST



ELEVATION SOUTH

ELEVATION NORTH



1. AUSTRAL BRICKS LA PALOMA MIRO.



2. AUSTRAL BRICKS BOWRAL DRY PRESSED CHILLINGHAM WHITE



3. AUSTRAL BRICKS BOWRAL DRY PRESSED BOWRAL BLUE



4. POWDER COATED FOLDED ALUMINIUM WITH DULUX DURALLOY SHADOW BOX SPANDEL PANEL, MONUMENT MATT FINISH.



5. GREY BODY TINT GLASS WITH DULUX DURALLOY SHADOW BOX SPANDEL PANEL, DULUX DURALLOY MONUMENT MATT FINISH TO FRAMES AND SHROUDS.



6. STANDING SEAM METAL PANEL SYSTEM WITH MONUMENT MATT FINISH.



7. FLAT METAL CLADDING MONUMENT MATT FINISH.



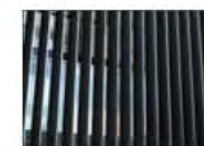
8. VERTICAL FIN FENCE WITH MONUMENT MATT FINISH.



9. CLEAR VISION GLASS.



10. FRONT GLAZED GREY BODY TINT GLASS WITH SHADOW BOX SPANDEL PANEL, DULUX DURALLOY MONUMENT MATT FINISH TO FRAMES.



11. CLEAR VISION GLASS WITH ANODISED ALUMINIUM LOUVRES OVER



12. POWDERCOATED ALUMINIUM AWNING, DARK BRONZE MATT FINISH

Project Title
**4-DONCASTER AVE
KENSINGTON SYDNEY**

Drawing Title
ELEVATIONS

Status
**FOR DEVELOPMENT
APPLICATION**

Project No
2309

Drawing No
TP03.01

Revision
7

Drawn By
KC,JY,EC,FS
Checked By
JV,EC
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19/05/2020 11:39:53 AM
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Rev	Date	Description
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5	04/10/2019	RE-SUBMISSION FOR DEVELOPMENT APPLICATION
6	15/05/2020	ISSUED FOR CLARIFICATION
7	19/05/2020	ISSUED FOR HEIGHT CLARIFICATIONS

Melbourne :4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney :GroundFloor11-1 Buckingham Street, Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane :Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

Hayball



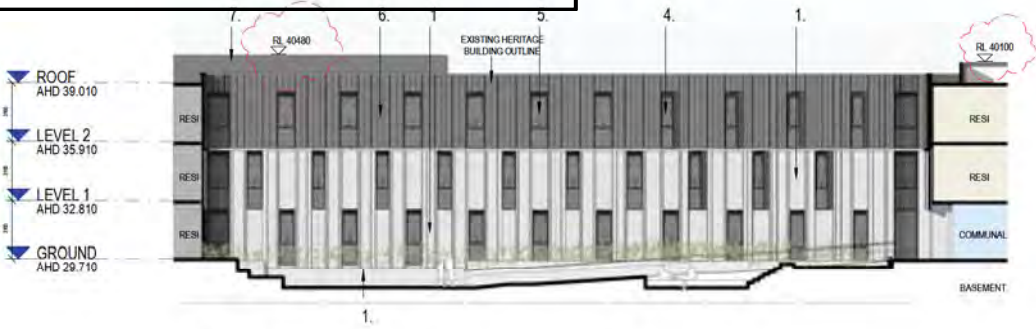
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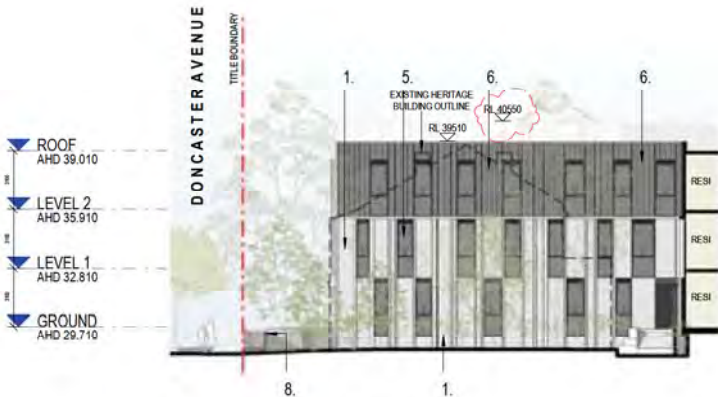
Granted on the 21 May 2020

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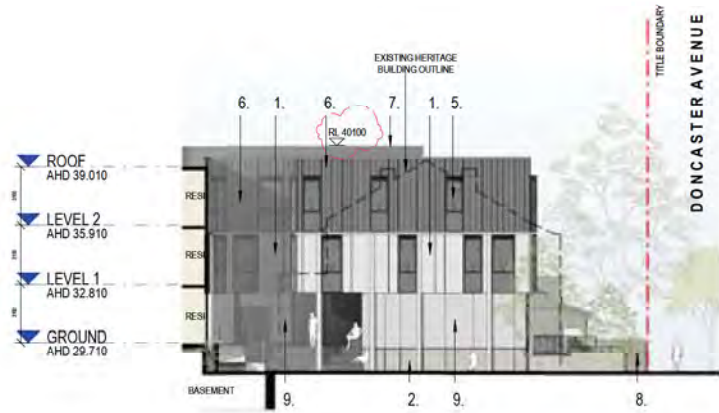
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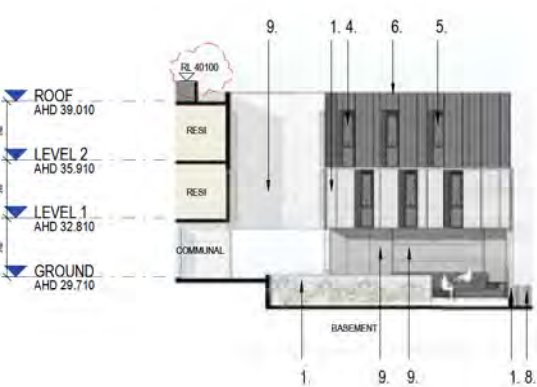
PART ELEVATION 1



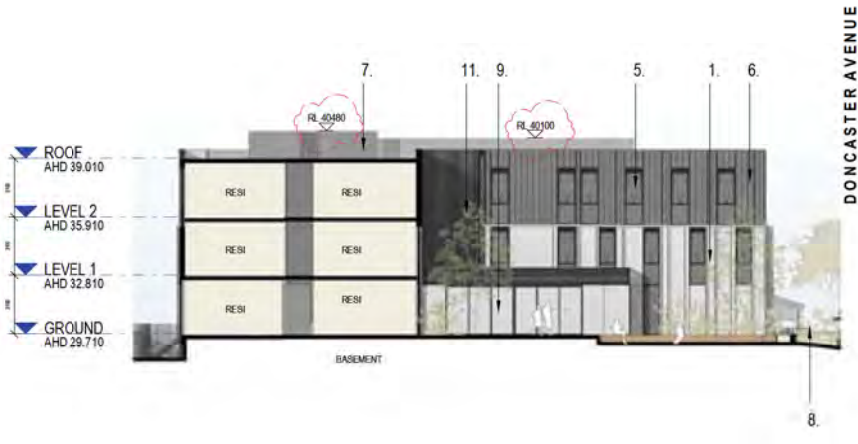
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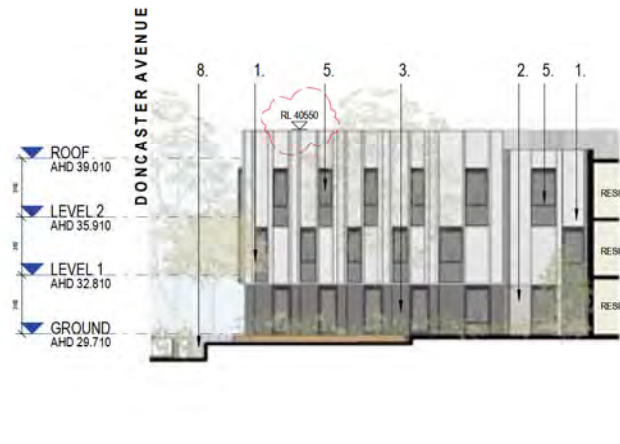
PART ELEVATION 3



PART ELEVATION 4



PART ELEVATION 5



PART ELEVATION 6



1. AUSTRAL BRICKS LA PALOMA MIRO.



2. AUSTRAL BRICKS BOWRAL DRY PRESSED CHILLINGHAM WHITE



3. AUSTRAL BRICKS BOWRAL DRY PRESSED BOWRAL BLUE



4. POWDER COATED FOLDED ALUMINIUM WITH DULUX DURALLOY MONUMENT MATT FINISH.



5. GREY BODY TINT GLASS WITH SHADOW BOX SPANDREL PANEL, DULUX DURALLOY MONUMENT MATT FINISH TO FRAMES AND SHROUDS.



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11. CLEAR VISION GLASS WITH ANODISED ALUMINIUM LOUVRES OVER



12. POWDERCOATED ALUMINIUM AWNING, DARK BRONZE MATT FINISH

Project Title
4-DONCASTER AVE
KENSINGTON SYDNEY

Drawing Title
PART ELEVATIONS

Status
FOR DEVELOPMENT
APPLICATION

Project No
2309

Drawing No
TP03.02

Revision
6

Drawn By
Checked By
Date Printed
Scale

KC,JY,EC,FS
JV,EC
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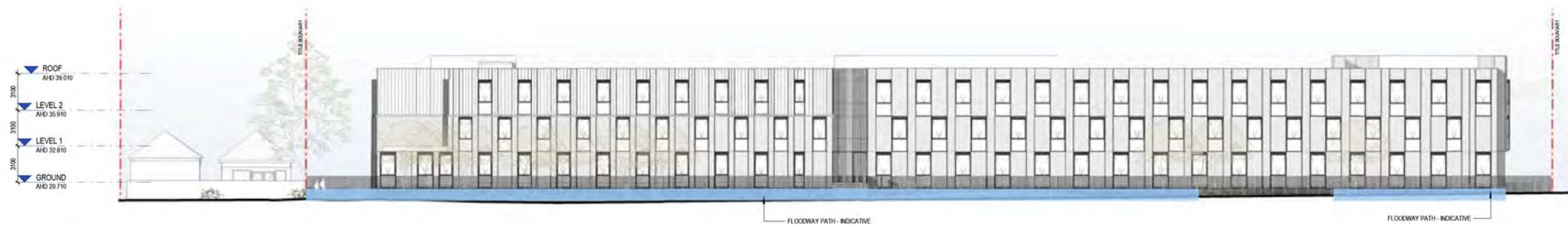
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4	30/06/2019	ISSUED FOR INFORMATION
5	04/10/2019	RESUBMISSION FOR DEVELOPMENT APPLICATION
6	19/05/2020	ISSUED FOR HEIGHT CLARIFICATIONS

Melbourne :4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney :GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane :Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

Hayball



ELEVATION WEST-FLOODWAY



ELEVATION EAST-FLOODWAY



ELEVATION SOUTH-FLOODWAY



ELEVATION NORTH-FLOODWAY



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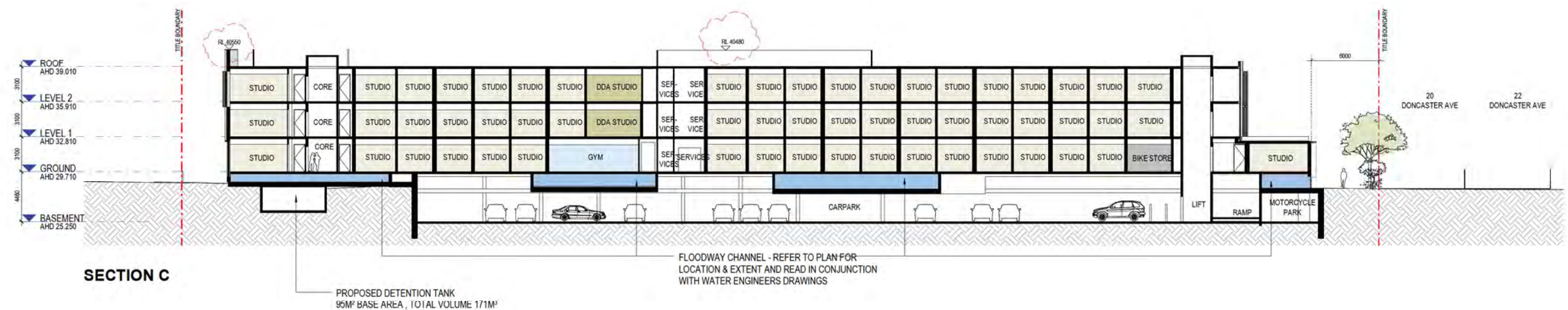
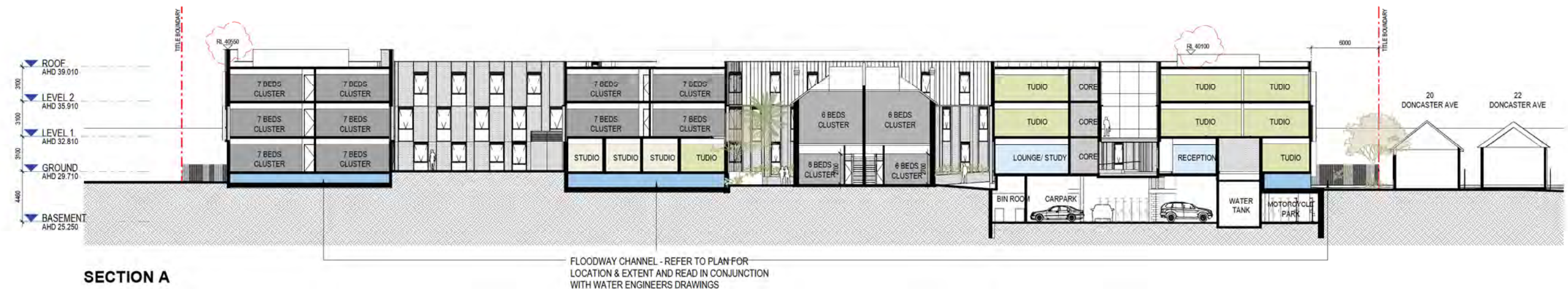
Approved Application No **SSD-9649**

Granted on the **21 May 2020**

Signed **[Signature]**

Sheet No **11** of **34**

Project Title 4-DONCASTER AVE KENSINGTON SYDNEY	Drawing Title FLOODWATER CHANNEL LOCATIONS	Status FOR DEVELOPMENT APPLICATION	Project No 2309	Drawing No TP03.03	Revision 4	Drawn By Checked By Date Printed Scale JVC 4/10/2019 3:34:51 PM 1:200 @ A1	KC/EC/JS JVC 4/10/2019 3:34:51 PM 1:200 @ A1	0 2 4 6 8 10 m	Rev Date Description 1 18/12/2018 ISSUE FOR DEVELOPMENT APPLICATION 2 24/05/2019 ISSUED FOR COORDINATION 3 31/05/2019 REVISED FOR DEVELOPMENT APPLICATION 4 04/10/2019 RESUBMISSION FOR DEVELOPMENT APPLICATION	Melbourne : 4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644 Sydney : Ground Floor 11-1 Buckingham Street, Surry Hills, NSW 2010 T +61 2 9689 9329 Brisbane : Level 12/324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821 ABN: 84006304261 NSW Nominated Architects Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028	hayball
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New South Wales Government
Independent Planning Commission

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Approved Application No SSD-9649

Granted on the 21 May 2020

Signed [Signature]

Sheet No 12 of 34

Project Title
**4-DONCASTER AVE
KENSINGTON SYDNEY**

Drawing Title
SECTION A&C

Status
**FOR DEVELOPMENT
APPLICATION**

Project No
2309

Drawing No
TP04.01

Revision
6

Drawn By
Checked By
Date Printed
Scale

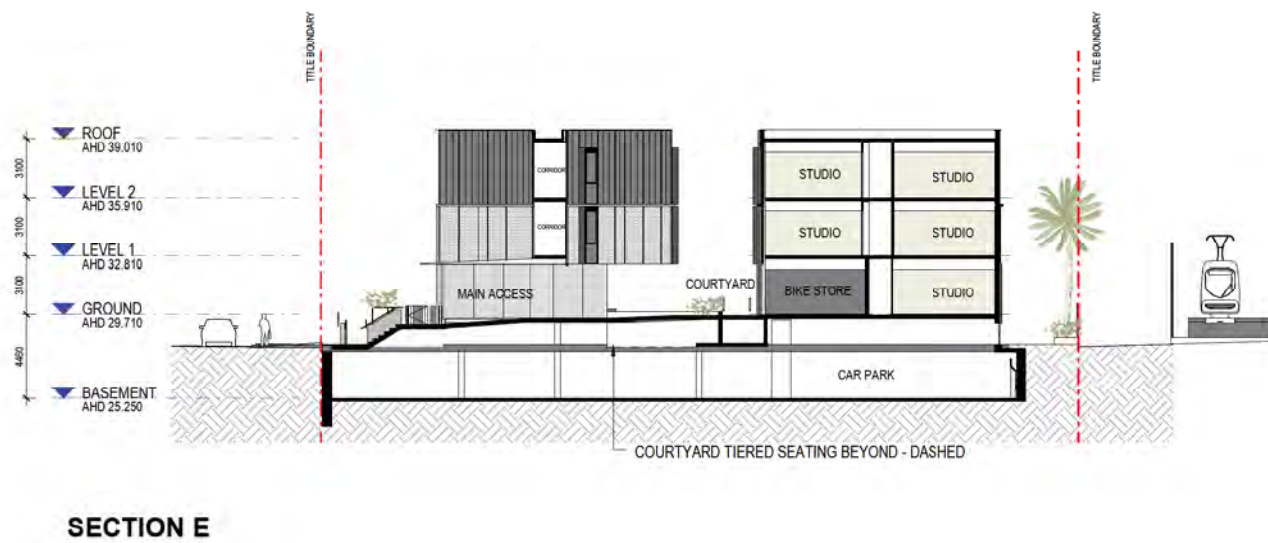
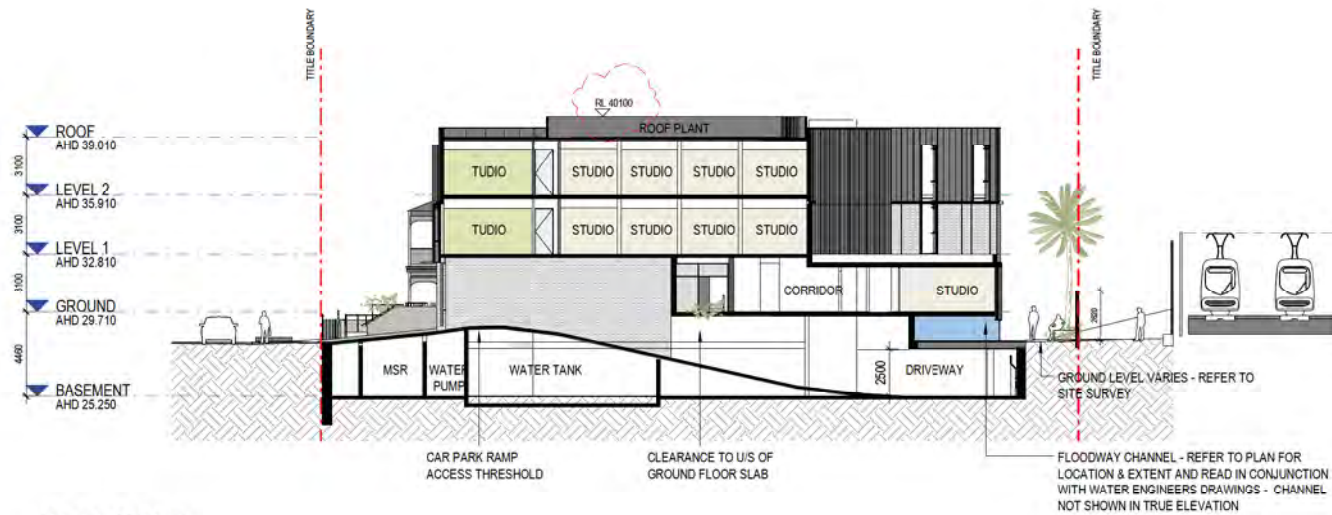
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JV,EC
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Rev	Date	Description
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4	30/06/2019	ISSUED FOR INFORMATION
5	04/10/2019	RESUBMISSION FOR DEVELOPMENT APPLICATION
6	19/05/2020	ISSUED FOR HEIGHT CLARIFICATIONS

Melbourne :4/135 Sturt Street Southbank,VIC 3006 T +61 3 9699 3644
Sydney :GroundFloor11-1 Buckingham Street,Surry Hills, NSW 2010T +61 2 9660 9329
Brisbane :Level 12,324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521,
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Hayball



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Independent Planning Commission

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Signed #

Sheet No 13 of 34

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	KC,EC,FS	Rev Date	Description	Melbourne
4-DONCASTER AVE	SECTION B, D, E	FOR DEVELOPMENT APPLICATION	2309	TP04.02	6	JV,EC	19/05/2020 11:28:05 AM	3	31/05/2019 REVISED FOR DEVELOPMENT APPLICATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
KENSINGTON SYDNEY						1 : 200 @ A1		4	30/06/2019 ISSUED FOR INFORMATION	Sydney : Ground Floor 11-1 Buckingham Street, Surry Hills, NSW 2010 T +61 2 9660 9329
								5	04/10/2019 RESUBMISSION FOR DEVELOPMENT APPLICATION	Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
								6	19/05/2020 ISSUED FOR HEIGHT CLARIFICATIONS	ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028



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Approved Application No ...SSD-9649...

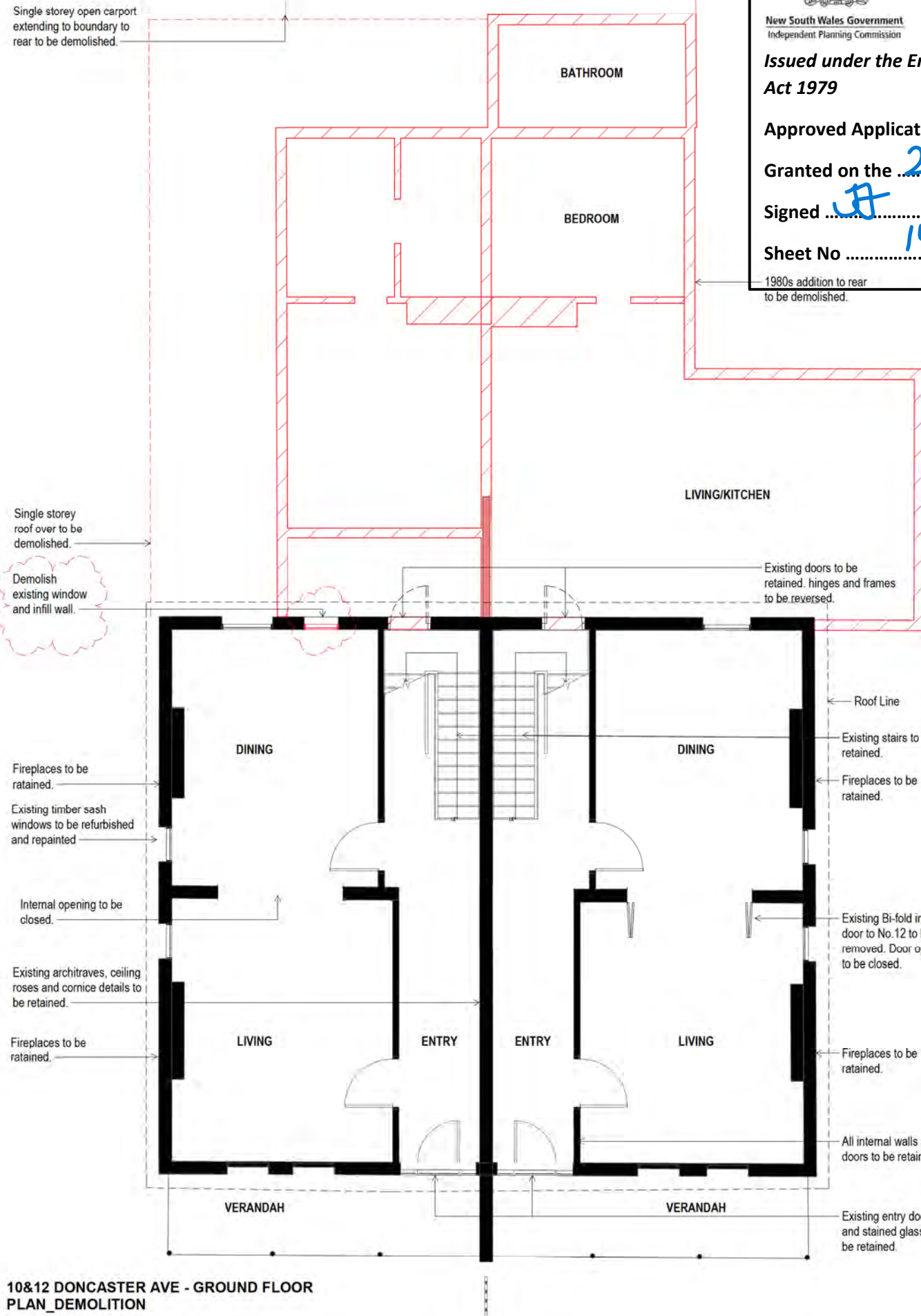
Granted on the 21 May 2020

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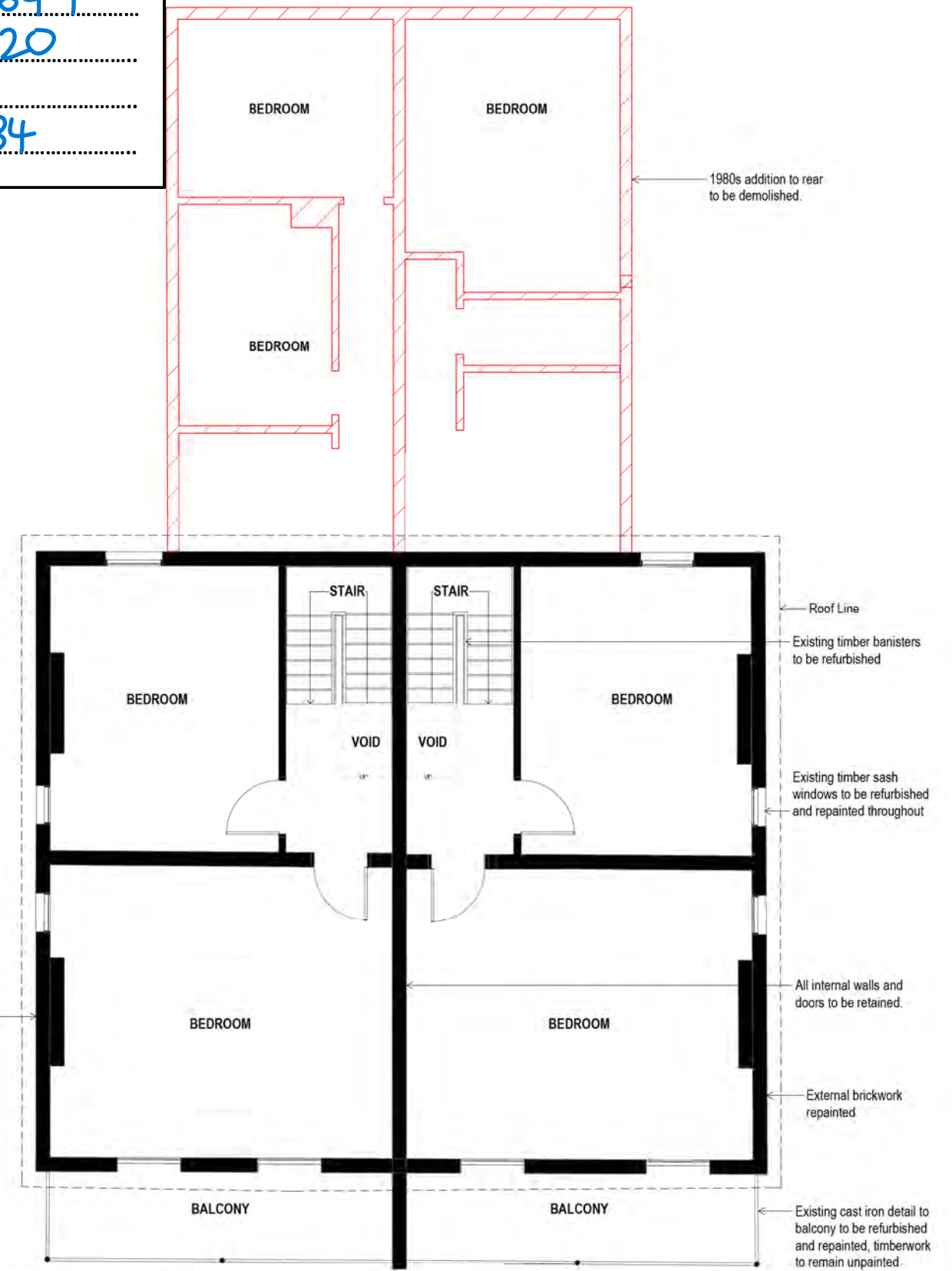
Sheet No 14 of 34

1980s addition to rear
to be demolished.

EXISTING BUILDINGS TO
BE DEMOLISHED



10&12 DONCASTER AVE - GROUND FLOOR
PLAN_DEMOLITION



10&12 DONCASTER AVE - FIRST FLOOR
PLAN_DEMOLITION

Project Title

4-DONCASTER AVE
KENSINGTON SYDNEY

Drawing Title

DEMOLITION FLOOR
PLAN-10&12 DONCASTER
AVE

Status

FOR DEVELOPMENT
APPLICATION

Project No

2309

Drawing No

TP05.01

Revision

4

Drawn By

KCJM

EC

9/10/2019 4:46:27 PM

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Scale

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Rev Date

1 18/12/2018

2 24/05/2019

3 31/05/2019

4 04/10/2019

DESCRIPTION

ISSUE FOR DEVELOPMENT APPLICATION
ISSUED FOR COORDINATION
REVISED FOR DEVELOPMENT APPLICATION
RESUBMISSION FOR DEVELOPMENT
APPLICATION

Melbourne : 4/135 Sturt Street Southbank, VIC 3006 T +61 3 9599 3644

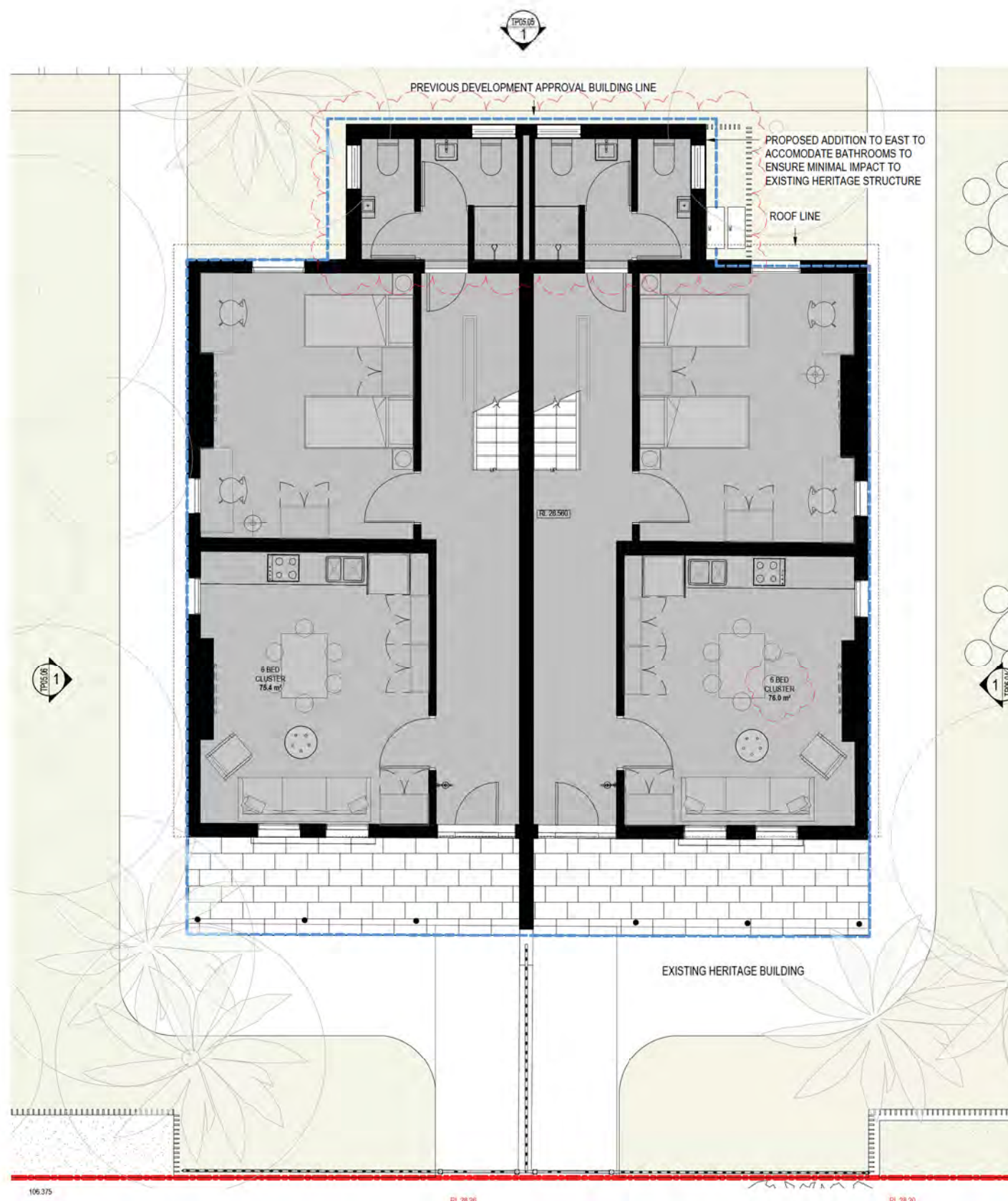
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Brisbane : Level 12/324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

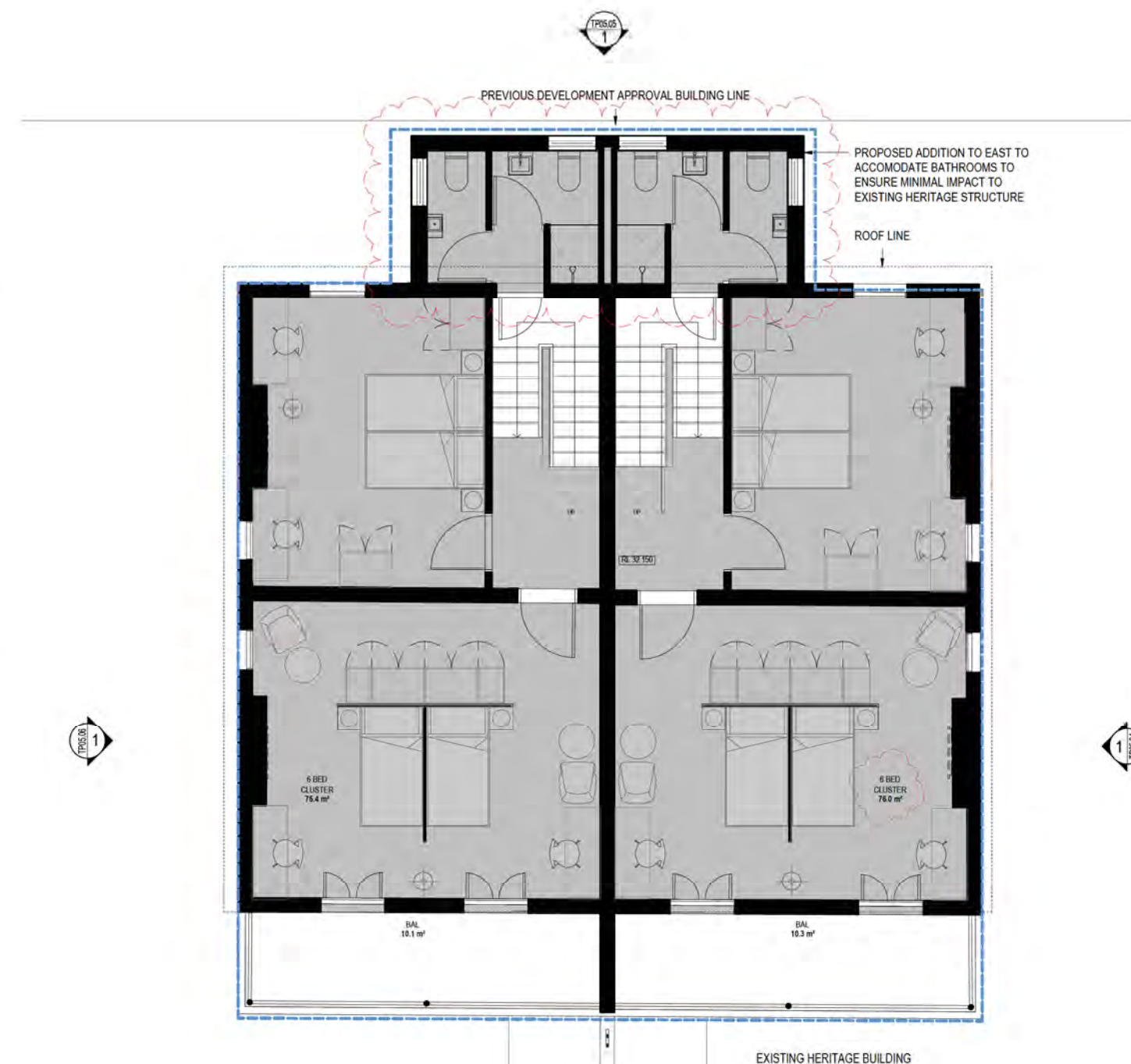
ABN 84006304261 NSW Nominated Architects Tom Jordan 7521,

Richard Leonard 7522, David Tordoff 8028

hayball



10&12 DONCASTER AVE - GROUND FLOOR PLAN



10&12 DONCASTER AVE - FIRST FLOOR PLAN

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Sheet No 15 of 34

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	Checked By	Date Printed	Scale	Rev Date	Description	Melbourne	Sydney	Brisbane	ABN	Richard Leonard	David Tordoff
4-DONCASTER AVE KENSINGTON SYDNEY	DETAIL FLOOR PLANS-10&12 DONCASTER AVE	FOR DEVELOPMENT APPLICATION	2309	TP05.02	4	KCJM	EC	9/10/2019 4:41:31 PM	1 : 50 @ A1	18/12/2018	ISSUE FOR DEVELOPMENT APPLICATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9599 3644	Ground Floor 11-1 Buckingham Street, Surry Hills, NSW 2010 T +61 2 9669 9329	Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	84006304261 NSW Nominated Architects Tom Jordan 7521,	Richard Leonard 7522, David Tordoff 8028	



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Approved Application No **SSD-9649**

Granted on the **21 May 2020**

Signed **JF**

Sheet No **16** of **34**

Project Title

4-DONCASTER AVE
KENSINGTON SYDNEY

Drawing Title

WEST ELEVATION-10&12
DONCASTER AVE

Status

FOR DEVELOPMENT
APPLICATION

Project No

2309

Drawing No

TP05.03

Revision

4

Drawn By

EC

Scale

1 : 50 @ A1

Checked By

EC

Date Printed

9/10/2019 4:48:40 PM

Scale

1 : 50 @ A1

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0 500 1000 1500 2500

Rev Date

Description

1 18/12/2018 ISSUE FOR DEVELOPMENT APPLICATION

2 24/05/2019 ISSUED FOR COORDINATION

3 31/05/2019 REVISED FOR DEVELOPMENT APPLICATION

4 04/10/2019 RESUBMISSION FOR DEVELOPMENT APPLICATION

Melbourne : 4/135 Sturt Street Southbank, VIC 3006 T +61 3 9599 3644

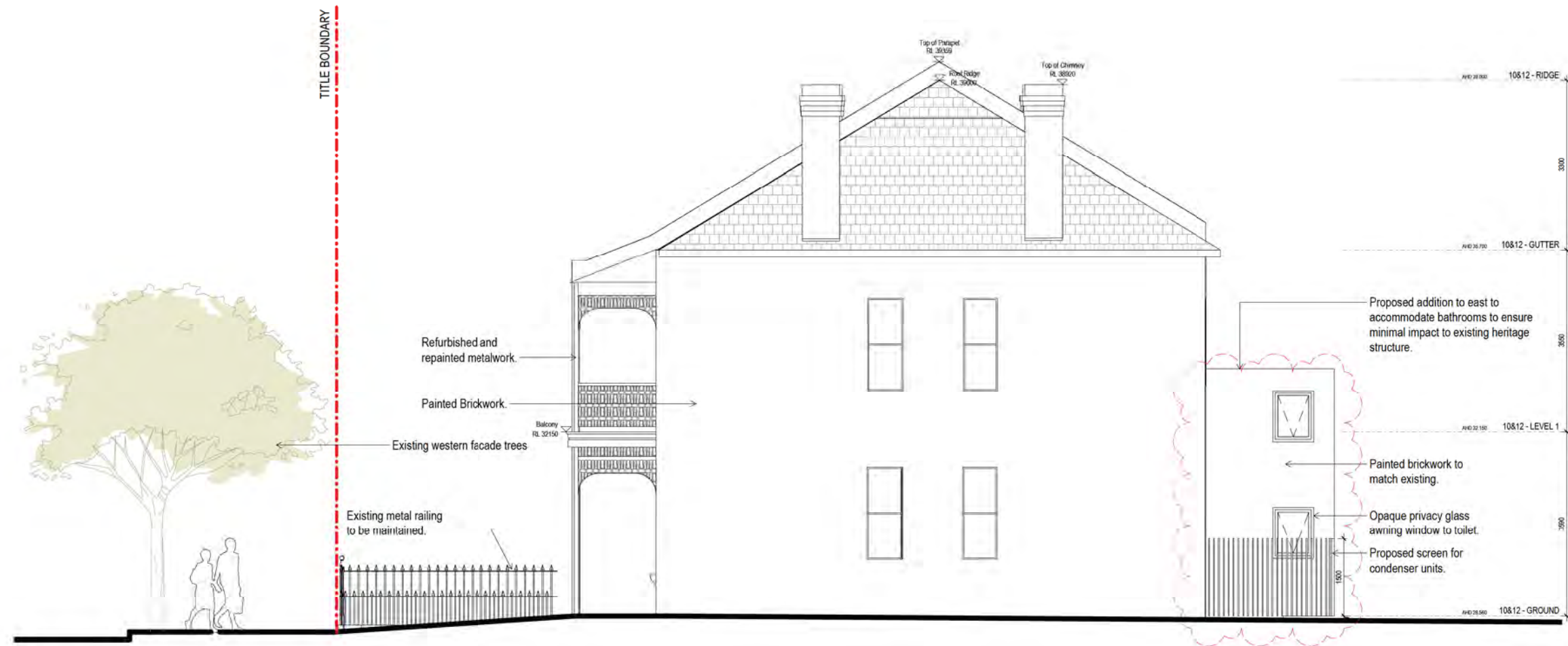
Sydney : Ground Floor 11-1 Buckingham Street, Surry Hills, NSW 2010 T +61 2 9660 9329

Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

ABN 84006304261 NSW Nominated Architects Tom Jordan 7521,

Richard Leonard 7522, David Tordoff 8028

hayball



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Granted on the 21 May 2020

Signed [Signature]

Sheet No 17 of 34

Project Title

4-DONCASTER AVE
KENSINGTON SYDNEY

Drawing Title

SOUTH ELEVATION-10&12
DONCASTER AVE

Status

FOR DEVELOPMENT
APPLICATION

Project No

2309

Drawing No

TP05.04

Revision

4

Drawn By

Checked By

Date Printed

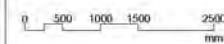
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JM,KC

EC

9/10/2019 4:48:47 PM

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Rev Date

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2	24/05/2019	ISSUED FOR COORDINATION
3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION
4	04/10/2019	RESUBMISSION FOR DEVELOPMENT APPLICATION

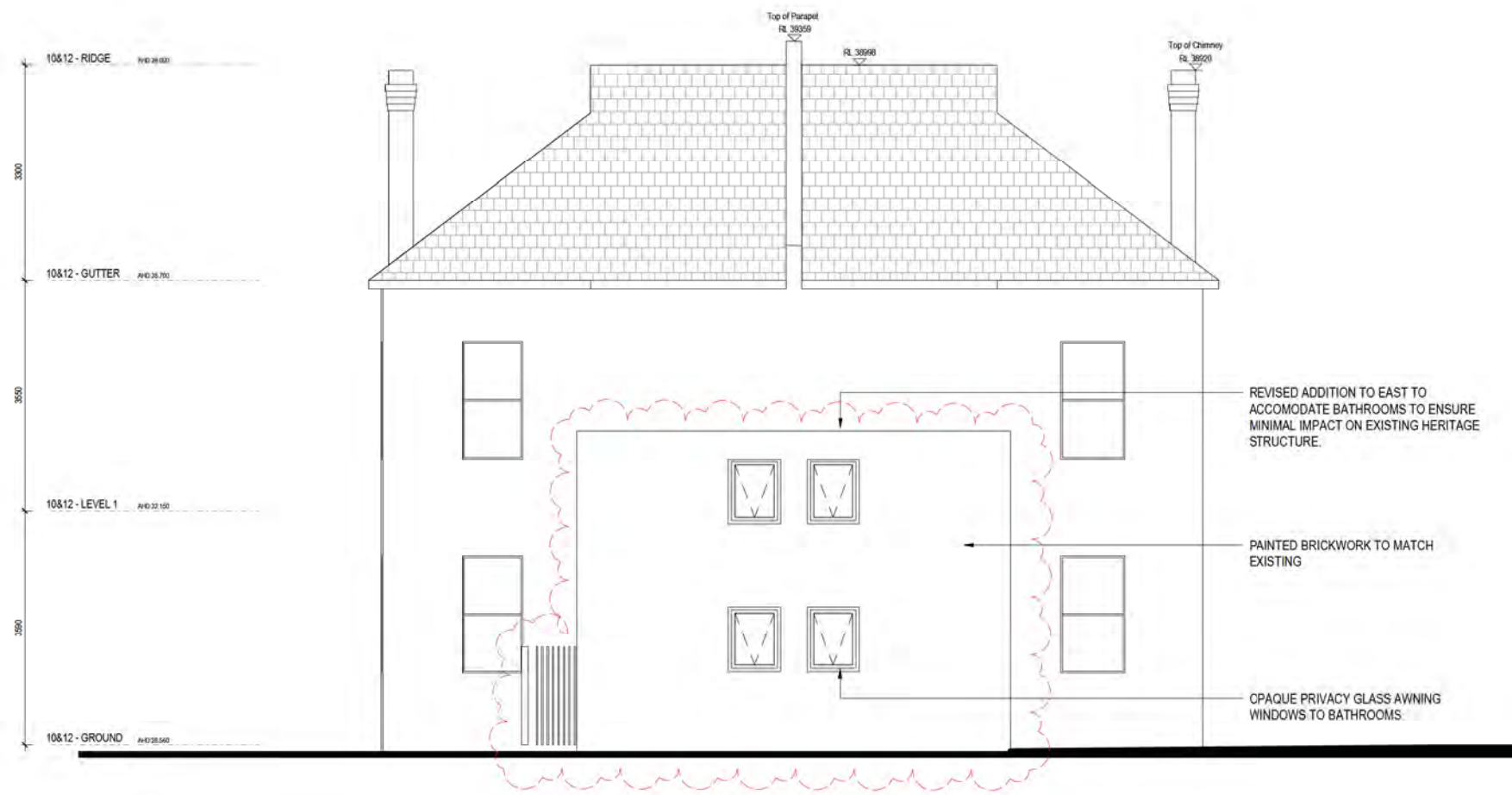
Melbourne : 4/135 Sturt Street Southbank, VIC 3006 T +61 3 9599 3644


Sydney : Ground Floor 11-1 Buckingham Street, Surry Hills, NSW 2010 T +61 2 9660 9329

Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

ABN 84006304261 NSW Nominated Architects Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

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Sheet No 18 of 34

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	Checked By	JM KC	Rev Date	Description	Melbourne
4-DONCASTER AVE	EAST ELEVATION-10&12	FOR DEVELOPMENT	2309	TP05.05	4	9/10/2019 4:48:53 PM	1 : 50 @ A1	18/12/2018	1	ISSUE FOR DEVELOPMENT APPLICATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
KENSINGTON SYDNEY	DONCASTER AVE	APPLICATION						24/05/2019	2	ISSUED FOR COORDINATION	Sydney : Ground Floor 11-1 Buckingham Street, Surry Hills, NSW 2010 T +61 2 9669 9329
								31/05/2019	3	REVISED FOR DEVELOPMENT APPLICATION	Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
								04/10/2019	4	RESUBMISSION FOR DEVELOPMENT APPLICATION	ABN 84006304261 NSW Nominated Architects Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

0

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1500

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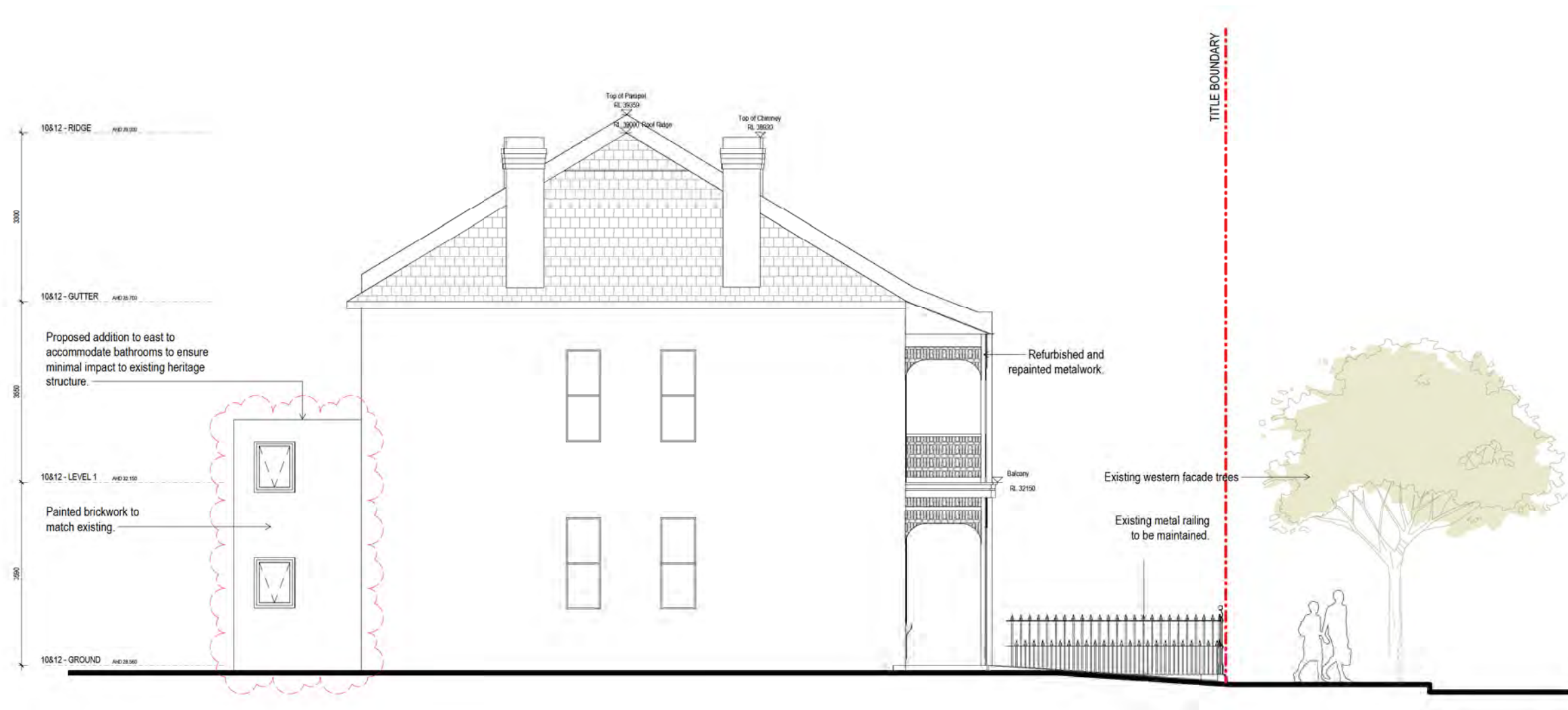
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Sheet No 19 of 34

Project Title

4-DONCASTER AVE
KENSINGTON SYDNEY

Drawing Title

NORTH ELEVATION-10&12
DONCASTER AVE

Status

FOR DEVELOPMENT
APPLICATION

Project No

2309

Drawing No

TP05.06

Revision

4

Drawn By
Checked By
Date Printed
Scale

JM KC
Checker
9/10/2019 4:48:58 PM
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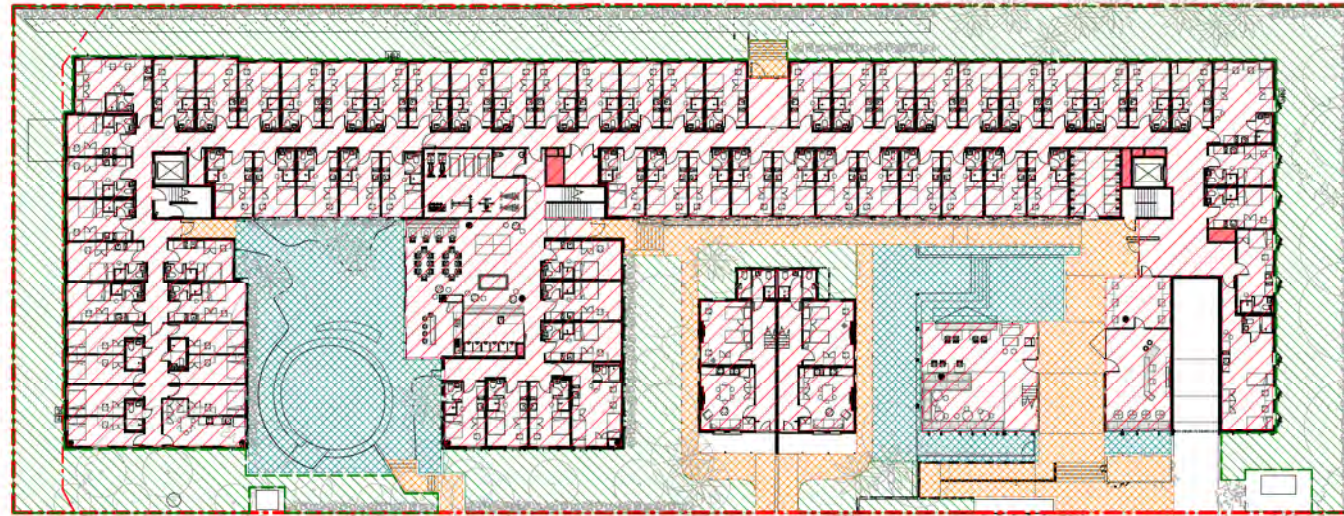
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Rev Date Description

1	18/12/2018	ISSUE FOR DEVELOPMENT APPLICATION
2	24/05/2019	ISSUED FOR COORDINATION
3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION
4	04/10/2019	RESUBMISSION FOR DEVELOPMENT APPLICATION

Melbourne : 4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
Sydney : Ground Floor 11-1 Buckingham Street, Surry Hills, NSW 2010 T +61 2 9660 9329
Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006304261 NSW Nominated Architects Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

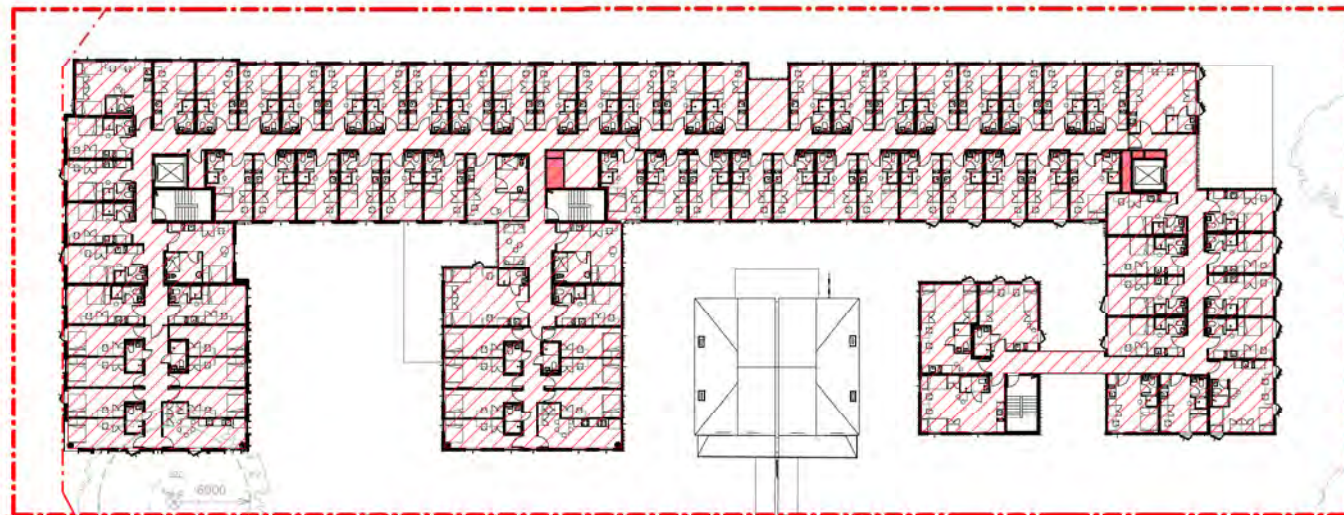
hayball



GROUND - AREA GFA



LEVEL 1 - AREA GFA



LEVEL 2 - AREA GFA

LEGEND	
	GFA
	SERVICE/PLUMBING RISERS
	COMMUNAL OPEN SPACE
	OUTDOOR CIRCULATION
	LANDSCAPED OPEN SPACE



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Sheet No **20** of **34**

Project Title

4-DONCASTER AVE
KENSINGTON SYDNEY

Drawing Title

AREA PLANS GFA

Status

FOR DEVELOPMENT
APPLICATION

Project No

2309

Drawing No

TP06.01

Revision

5

Drawn By
Checked By
Date Printed
Scale

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8/01/2020 10:03:27 AM
1 : 300 @ A1

Rev Date Description

2	24/05/2019	ISSUED FOR COORDINATION
3	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION
4	04/10/2019	RESUBMISSION FOR DEVELOPMENT APPLICATION
5	09/01/2020	ISSUED FOR FURTHER INFORMATION

Melbourne : 4/135 Sturt Street Southbank, VIC 3006 T +61 3 9609 3644
Sydney : GroundFloor11-11 Buckingham Street, Surry Hills, NSW 2010 T +61 2 9609 9329
Brisbane : Level 12/324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9621
ABN: 84006394261 NSW Nominated Architects Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

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QTY: 138

9 STUDIO TYPE A
A06.05 1:50



QTY: 11

1 STUDIO TYPE B
A06.05 1:50



QTY: 6

2 STUDIO TYPE C
A06.05 1:50



QTY: 3

3 STUDIO TYPE D
A06.05 1:50



QTY: 1

4 STUDIO TYPE E
A06.05 1:50



QTY: 1

8 STUDIO TYPE F
A06.05 1:50



QTY: 6

5 STUDIO TYPE G
A06.05 1:50



QTY: 2

7 STUDIO TYPE I
A06.05 1:50



QTY: 2

6 STUDIO TYPE H
A06.05 1:50

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Approved Application No. SSD-9649

Granted on the 21 May 2020

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Sheet No. 21 of 34

Project Title
4-DONCASTER AVE
KENSINGTON SYDNEY

Drawing Title
ROOM TYPES

Status
FOR DEVELOPMENT
APPLICATION

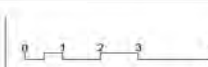
Project No
2309

Drawing No
TP07.01

Revision
3

Drawn By
Checked By
Date Printed
Scale

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JW
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1:50 @ A1



Rev	Date	Description
1	15/01/2019	ISSUE FOR DEVELOPMENT APPLICATION
2	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION
3	04/10/2019	RESUBMISSION FOR DEVELOPMENT APPLICATION

Melbourne : 4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
Sydney : Ground Floor 11-1 Buckingham Street, Surry Hills, NSW 2010 T +61 2 9688 9329
Brisbane : Level 12/324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006304261 NSW Nominated Architects Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

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A06.05 1:50



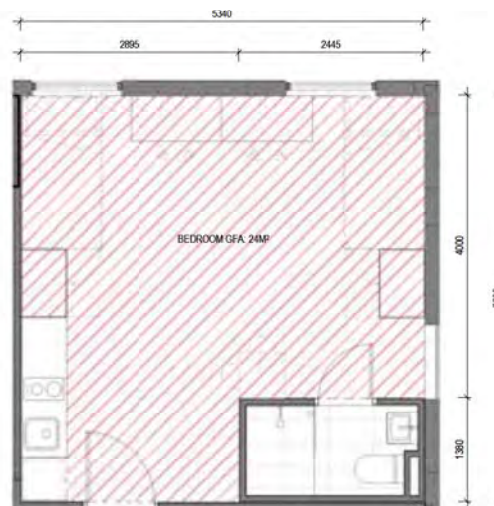
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A06.05 1:50



QTY: 2

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A06.05 1:50



QTY: 2

3 STUDIO TYPE C
A06.05 1:50



QTY: 2

4 STUDIO TYPE D
A06.05 1:50



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Approved Application No. **SSO-9649**

Granted on the **21 May 2020**

Signed **JH**

Sheet No. **22** of **34**

Project Title

4-DONCASTER AVE
KENSINGTON SYDNEY

Drawing Title

ROOM TYPES

Status

FOR DEVELOPMENT
APPLICATION

Project No

2309

Drawing No

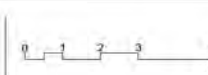
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Revision

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Drawn By
Checked By
Date Printed
Scale

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1:50 @ A1



Rev	Date	Description
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2	31/05/2019	REVISED FOR DEVELOPMENT APPLICATION
3	04/10/2019	RESUBMISSION FOR DEVELOPMENT APPLICATION

Melbourne : 4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644
Sydney : Ground Floor 11-1 Buckingham Street, Surry Hills, NSW 2010 T +61 2 9689 9329
Brisbane : Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821
ABN: 84006304261 NSW Nominated Architects Tom Jordan 7521,
Richard Leonard 7522, David Tordoff 8028

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QTY: 2

4 TUDIO TYPE E
A06.05 1:50



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Granted on the 21 May 2020

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Sheet No 23 of 34



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A06.05 1:50



QTY: 2

3 TUDIO TYPE F
A06.05 1:50



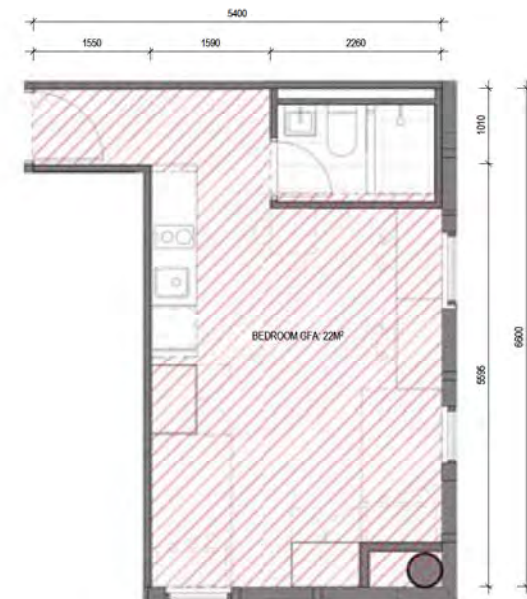
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A06.05 1:50



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Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	Checked By	Date Printed	Scale	KL	Rev Date	Description	Melbourne	Sydney	Brisbane	ABN	Richard Leonard	David Tordoff	8028
4-DONCASTER AVE KENSINGTON SYDNEY	ROOM TYPES	FOR DEVELOPMENT APPLICATION	2309	TP07.03	3	JV	JV	4/10/2019 3:41:49 PM	1:50 @ A1	KL	15/01/2019	ISSUE FOR DEVELOPMENT APPLICATION	4/135 Start Street Southbank, VIC 3006 T +61 3 9699 3644	Ground Floor 11-1 Buckingham Street, Sunny Hills, NSW 2010 T +61 2 9688 9329	Level 12/324 Queen Street, Brisbane QLD 4000 T +61 7 3211 9821	84006304261 NSW Nominated Architects Tom Jordan 7521,			





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Sheet No24 of34



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2 7 BED CLUSTER TYPE A
A06.05 | 1:50



QTY: 3

1 7 BED CLUSTER TYPE B
A06.05 | 1:50

Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	Checked By	Date Printed	Scale	KL	Rev Date	Description	Melbourne	Sydney	Brisbane	ABN	Richard Leonard
4-DONCASTER AVE KENSINGTON SYDNEY	ROOM TYPES	FOR DEVELOPMENT APPLICATION	2309	TP07.04	3	JV	JV	4/10/2019 3:41:59 PM	1:50 @ A1	KL	15/01/2019	ISSUE FOR DEVELOPMENT APPLICATION	4/135 Sturt Street Southbank, VIC 3006 T +61 3 9699 3644	Ground Floor 11-1 Buckingham Street, Sunny Hills, NSW 2010 T +61 2 9688 9329	Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	84006304261 NSW Nominated Architects Tom Jordan 7521,	David Tordoff 8028



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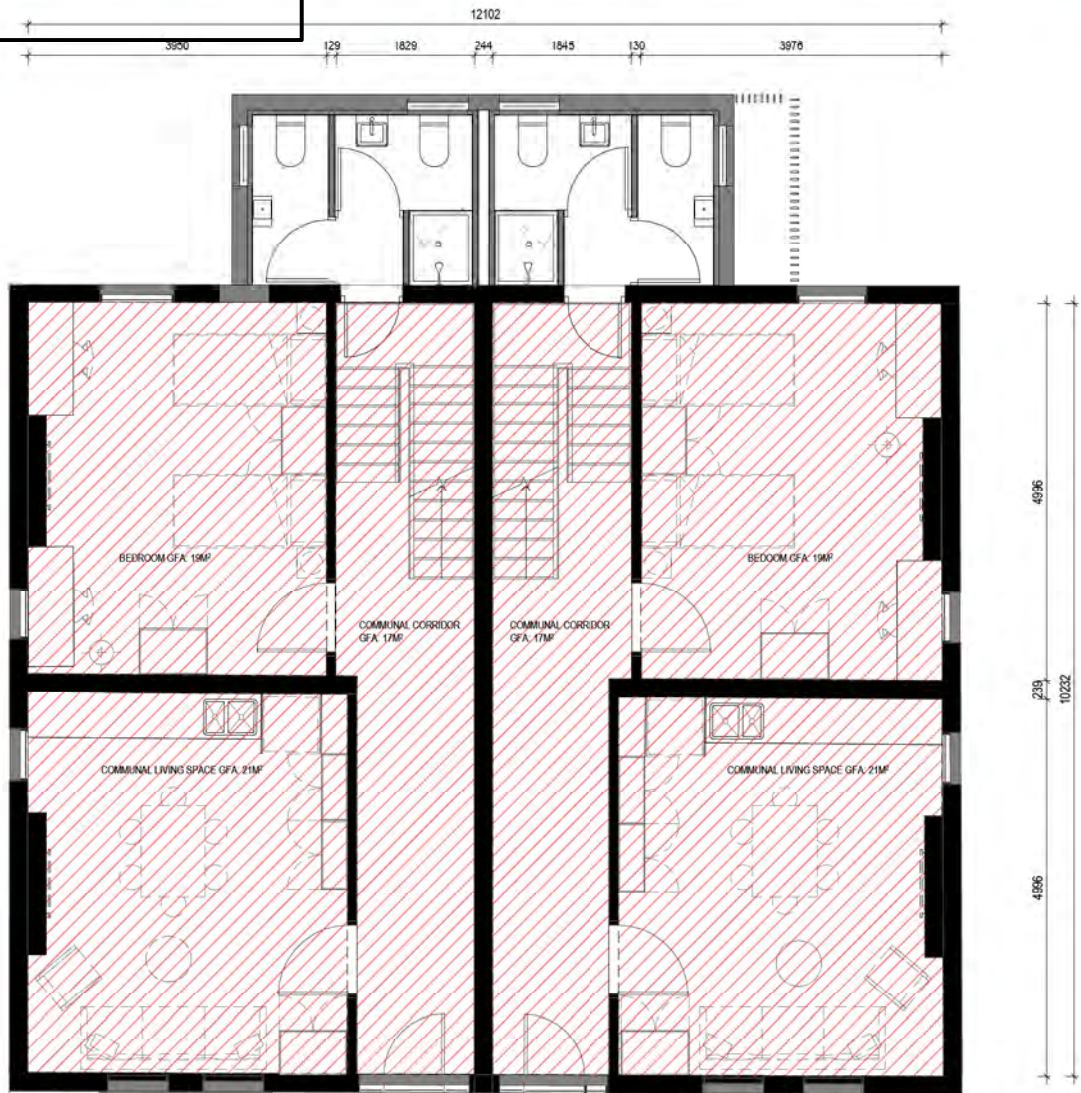
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Approved Application NoSSD-9649.....

Granted on the21 May 2020.....

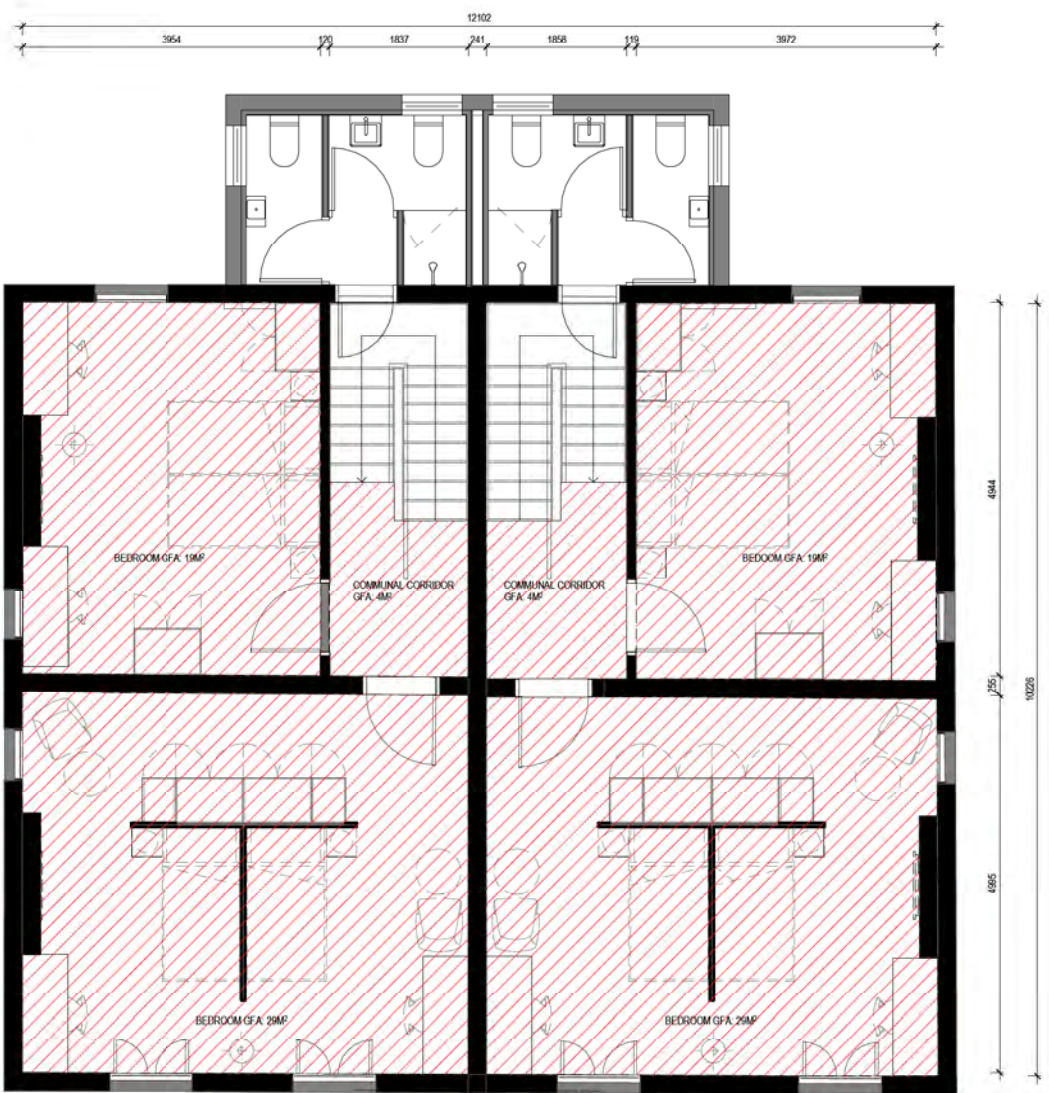
SignedJH.....

Sheet No25..... of34.....



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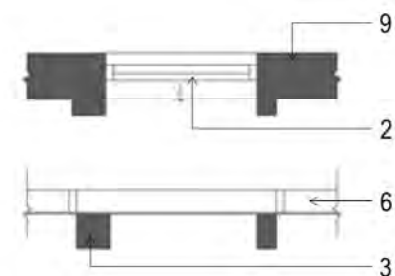
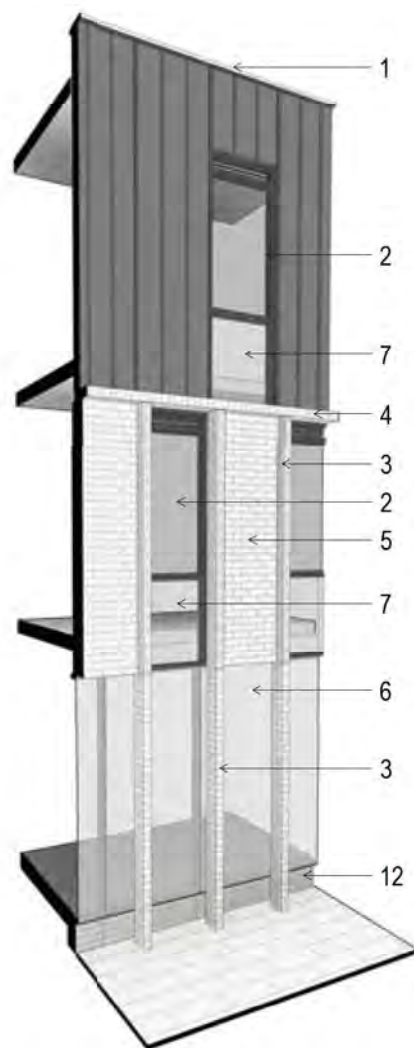


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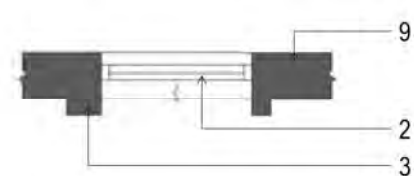
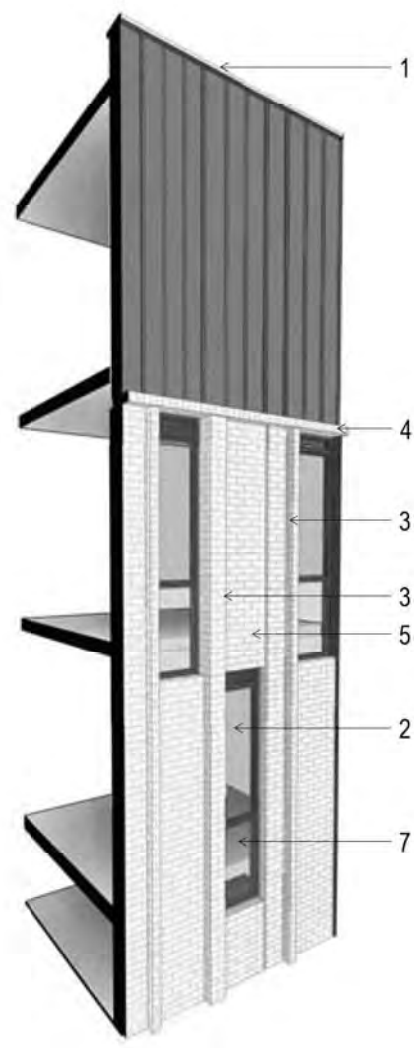
Project Title	Drawing Title	Status	Project No	Drawing No	Revision	Drawn By	Checked By	Date Printed	Scale	KL	Rev Date	Description	Melbourne	Sydney	Brisbane	ABN	Richard Leonard	David Tordoff
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EXTERIOR KIT OF PARTS

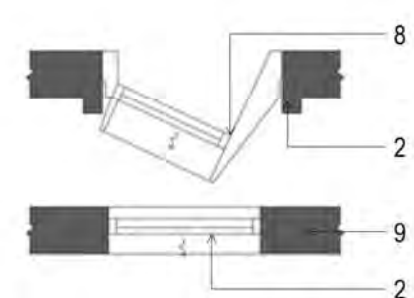
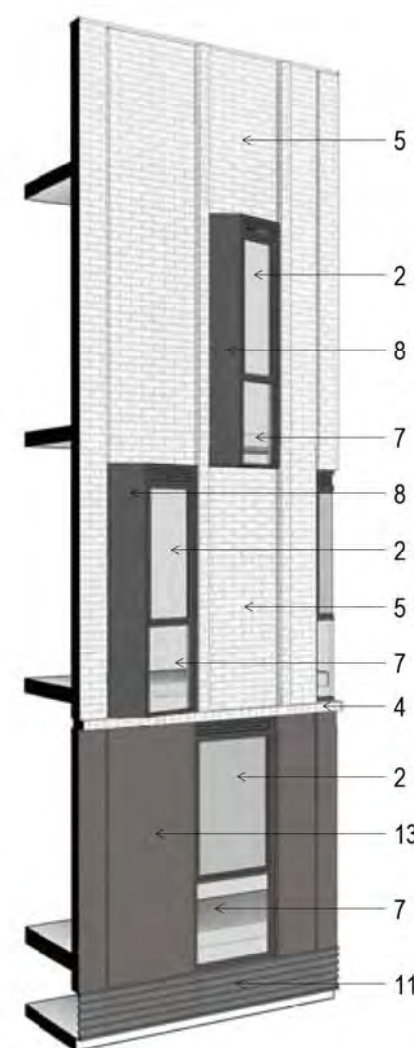
1. Typical horizontal flashing integrated to standing seam metal cladding, matt finish with Dulux Monument
2. Grey tint double glass with matt Dulux Monument powdercoat frames & louvers
3. Double brick fin, refer to plan for location
4. Single brick, La Paloma cornice
5. Austral bricks, La Paloma Castellana
6. Clear vision glass to all communal areas
7. Grey tint double glass spandrel panel with shadow box
8. Powder coated folded aluminium window shroud & frame, matt finish with Dulux Monument
9. Brick cavity wall
10. Powder coated aluminium windows matt finish with Dulux Monument shroud to match frame finish
11. Aluminium louvre to flood path
12. Austral Bricks, Chillingham White
13. Austral Bricks, Bowral Blue
14. Powdercoated aluminium awning, dark bronze matt finish



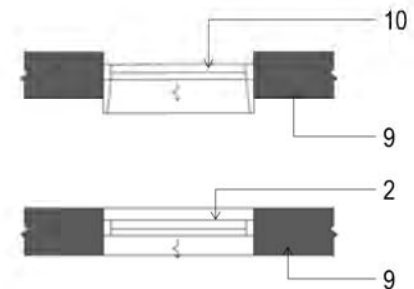
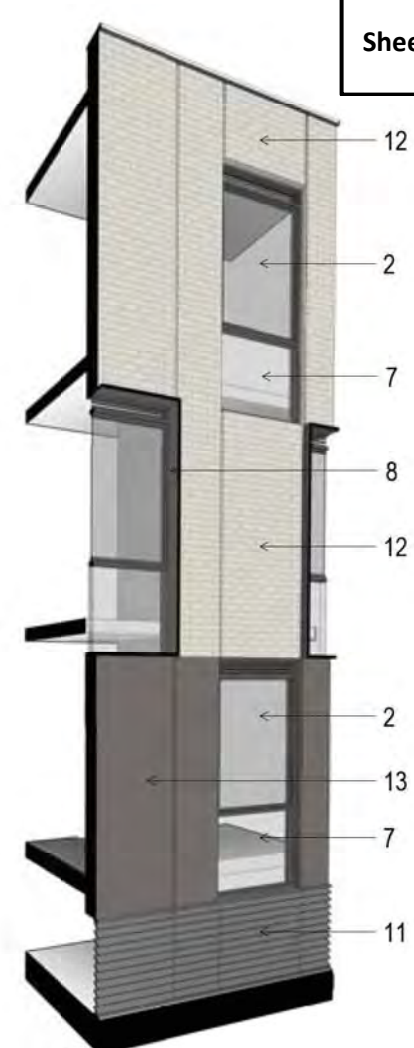
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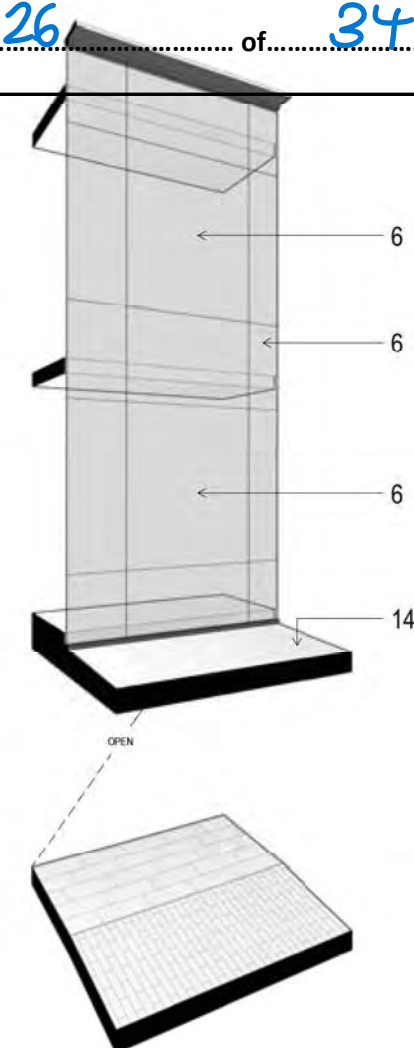
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FACADE TYPE 3



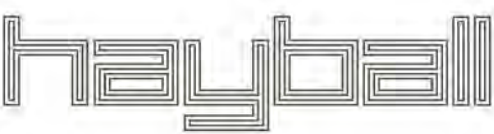
FACADE TYPE 4



GLAZED BRIDGE OVER MAIN STREET ENTRY

Development Summary


Date: 09.01.20
Project: 4 Doncaster Avenue Kensington
Revision: X



LEVEL	Studio (beds)	Twin Studio (beds)	Clusters				Bed Total	Carpark	Motorcycle	Bicycle	Communal (m²) Internal	Communal (m²) External	Circulation (m²) External	Landscaped Area (m²) External	GFA (m²) Based on NSW Definition
					6B2B (beds)	7B3B (beds)									
BASEMENT GROUND LEVEL 1 LEVEL 2 HERITAGE BUILDING								56	55	150					
	56	8				7	71			28	294	443	342	1162	1868
	60	14				14	88				21				1864
	60	14				14	88				21				1864
					12		12								264
TOTAL	176	36	0	0	12	35	259	56	55	178	336	443	342	1162	5860
RATIO	68%	14%	0%	0%	5%	14%	refer to plans								
TOTAL RATIO	68%	14%	18%												

TOTAL SOU	176	18	0	0	2	5	201
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Site Area (m²) =	4276
FSR =	1.37
Site Coverage	57%
GFA/Bed (m²) = (NSW GFA)	22.6
Common Area Ratio =	1.71
Car Park Ratio =	0.2
Motorcycle Ratio =	0.3
Bicycle Ratio =	0.7



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Approved Application No SSD-9649

Granted on the 21 May 2020

Signed JH

Sheet No 27 of 34

DISCLAIMER

The information presented herein is preliminary. It will require further advice from a professional planning consultant and other consultants and is subject to approval from the relevant Statutory Authorities. Accurate survey information will be required from a licensed land surveyor. Any information shown to date shall be subject to confirmation by a licensed land surveyor. Floor areas shown have generally been measured using the guidelines – 'Method of Measurement for Residential Property' – published by the Property Council of Australia. All areas and measurements shown are rounded to the nearest whole number. All areas shown have generally been measured from drawings produced at the yield study stage and are approximate and for illustrative purposes only. Further development of this design will require information produced by a number of specialist consultants. This information, together with other considerations, such as the requirements of relevant statutory authorities, construction tolerances and the like, and/or changes requested by the client, may result in significant changes to the information presented. Hayball accepts no legal responsibilities for any decision, commercial or otherwise, made on the basis of the information presented.

4 - 18 DONCASTER AVENUE, KENSINGTON

LANDSCAPE DA DRAWINGS

Blue Sky Private Real Estate

October 2019

DRAWING REGISTER

Scale	Drawing Title	Scale	Size
L-DA-01	Cover Page	N/A	A1
L-DA-02	Introduction	N/A	A1
L-DA-03	Existing Trees Plan	1:200	A1
L-DA-04	Landscape Plan	1:200	A1
L-DA-05	Landscape Sectional Elevations	1:200	A1
L-DA-06	Planting	N/A	A1
L-DA-07	Planting	N/A	A1

LOCATION PLAN

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Act 1979

Approved Application No. SSD-9649

Granted on the 21 May 2020

Signed [Signature]

Sheet No. 28 of 34

GENERAL NOTES

* FOR DA ONLY, NOT FOR CONSTRUCTION

* Do not scale from drawings.

* All work to be carried out in accordance with the Landscape Technical Specification.

* All discrepancies or conflict to be brought to the attention of the Project Landscape Architect prior to construction or installation.

* Larger scale drawings and written dimensions take preference.

* All dimensions in mm unless stated otherwise.

* All tree dimensions and RLs in metres.

* Use figured dimensions only.

* Verify all dimensions on site before the commencement of any works.

* Contractors shall locate and protect all services prior to construction.

* All work shall be carried out in accordance with current versions of Australian Standards, BCA and Local Government Regulations.

* Structural Details shall be subject to Engineer's Specifications.

* Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.

* All work shall be carried out in a professional manner by Qualified Tradesperson according to the Landscape Drawings & Technical Specification and Engineer's Specifications.

* Protect all adjoining property building, walls and paving. Damaged elements are to be replaced at no cost to the client.

* No responsibility will be taken by 360 Degrees Landscape Architects Pty Ltd for any variations in design, construction method, materials specified and general specifications without permission from the Project Engineer or Landscape Architect.

* Service location on plans are indicative only. 360 Degrees Landscape Architects Pty Ltd accepts no responsibility for the accuracy of service locations. It is the responsibility of the contractor to determine service locations prior to the commencement of work. Any damages to services and associated damages remains the responsibility of the contractor and shall be rectified at no cost to the client.

* This Drawing is copyright to 360 Degrees Landscape Architects Pty Ltd.

IRRIGATION NOTES

* Irrigation by specialist D&C Irrigation Consultant in accordance with the Performance Specification in the Landscape Technical Specification. Refer to Irrigation Consultant documentation for details and requirements of landscape irrigation system.

* Irrigation is to comply with Council Conditions of Consent and Water Authorities.

* All turf and garden beds within the site boundary are to be irrigated unless stated otherwise.

* Irrigation must be spaced at min. 200 centres and adjusted according to plant setout to provide adequate irrigation to all plants.

* Drip irrigation is to be fully concealed by 75mm minimum of mulch.

PLANT SCHEDULE

Botanical Name	Common Name	Mature Size	Pot Size
TREES, SCREENING & PALMS			
<i>Acmena smithii</i> 'Sublime'	Sublime Lilly Pilliv	5m	300mm
<i>Acer palmatum</i>	Japanese Maple	4m	100L
<i>Anacardium occidentale</i>	Dwarf Apple	7m	100L
<i>Archontophoenix cunninghamiana</i>	Banksia Palm	Various	various 3-6m CTH
<i>Backhousia citrifolia</i>	Lemon Myrtle	8m	300mm
<i>Banksia serrata</i>	Waxum Banksia	8m	300mm
<i>Banksia nana</i>	Old Man Banksia	5 - 15m	75L
<i>Betula nana</i>	River Birch	15m	100L
<i>Cyathea cooperi</i>	Australia Tree Fern	5 - 20m	various 2-4m CTH
<i>Elaeagnus reticulata</i>	Blunberry Ash	15m	45L
<i>Eucalyptus haemastoma</i>	Scribbly Gum	15m	various 2-4m CTH
<i>Lacustris indica</i>	Croce Myrtle	6m	100L
<i>Livistonia australis</i>	Cabbage Palm	10m	various 3m CTH
<i>Melaleuca linariifolia</i>	Flax-leaved Paperbark	10m	100L
<i>Michelia lipo</i>	Port Wine Magnolia	4m	45L
<i>Podocarpus natus</i>	Plum Pine	10m	45L
<i>Rhaphiophyllum</i>	Bamboo Palm	4m	45L
<i>Syzygium australe</i> 'Cascade'	Cascade Lilly Pilliv	3m	45L
<i>Syzygium paniculatum</i>	Maopenta Lilly Pilliv	3-8m	45L
<i>Tristania laurina</i> 'Luscious'	Luscious Water Gum	12m	100L
SHRUBS			
<i>Albionia caerulea</i>	Common Ginier	2.5m	200mm
<i>Asplenium australasicum</i>	Birds Nest Fern	1.5m	300mm
<i>Asplenium bulbiferum</i>	Mother Fern	1.2m	150mm
<i>Austromyrtus dulcis</i>	Midoin Berry	1m	150mm
<i>Banksia serrata</i>	Saw Banksia	2m	200mm
<i>Beschornia vucoides</i>	Mexican Lilly	2m	300mm
<i>Blechnum nudum</i>	Silver Lady Fern	1m	200mm
<i>Blechnum nudum</i>	Fishbone Fern	1m	200mm
<i>Calathea 'Burla Marx'</i>	Fishbone Prayer Plant	1m	200mm
<i>Dorothy's eximia</i>	Gymea Lilly	2 - 4m	300mm
<i>Gardenia augusta</i> 'Florida'	Fragrant Gardenia	1m	200mm
<i>Grevillea rosmarinifolia</i>	Rosemary Grevillea	1.5m	200mm
<i>Indocalamus australis</i>	Australian Indigo	2.5m	200mm
<i>Lavandula 'Avonview'</i>	Avonview Lavender	1m	200mm
<i>Liquidula lusciosa</i>	Leopard Plant	1m	200mm
<i>Macrozamia communis</i>	Burrawang	1.5m	200mm
<i>Pachysandra terminalis</i>	Japanese Saurau	0.2m	200mm
<i>Philodendron 'Conco'</i>	Conco Philodendron	3m	200mm
<i>Philodendron 'Xanadu'</i>	Xanadu Philodendron	1m	200mm
<i>Plectranthus argenteus</i> 'Mona Lavender'	Mona Lavender	1m	200mm
<i>Plectranthus argenteus</i>	Silver Soufflower	3m	200mm
<i>Prostanthera ovalifolia</i>	Oval Leaved Mint Bush	5m	200mm
<i>Prostanthera rotundifolia</i>	Round Leaved Mint Bush	1.5m	200mm
<i>Rhaphiophyllum</i>	Oriental Pearl	1.5m	200mm
<i>Rhaphiophyllum</i>	Snow Maiden	0.5m	200mm
<i>Telopea 'Shady Lady'</i>	Warratah	3m	200mm
<i>Westringia fruticosa</i> 'Grev Box'	Coastal Rosemary Grev Box	0.5m	200mm
<i>Westringia fruticosa</i> 'Mundi'	Coastal Rosemary Mundi	0.5m	200mm
GRASSES			
<i>Dianella caerulea</i> 'Breeze'	Breeze Flax Lilly	1m	150mm
<i>Dianella caerulea</i> 'Little Jess'	Little Jess Flax Lilly	1m	150mm
<i>Lomandra fluviatilis</i> 'Shara'	Shara	0.5m	150mm
<i>Lomandra hystrix</i> 'Katie Belles'	Katie Belles	1.5m	150mm
<i>Lomandra hystrix</i>	Matt Rush	1m	150mm
<i>Neomercia oracalis</i>	Walking Iris	0.5m	150mm
<i>Oniscus laurum</i>	Giant Mondo Grass	0.3m	150mm
GROUNDCOVERS & CLIMBERS			
<i>Caraculobolus olivaceus</i>	Pia Face	0.2m	150mm
<i>Chrysanthemum albidum</i>	Yellow Buttons	0.3m	150mm
<i>Dichondra repens</i>	Kidney Weed	0.2m	150mm
<i>Doodia aspera</i>	Prickly Rasp Fern	0.4m	200mm
<i>Hibbertia scandens</i>	Golden Guinea Flower	0.5m	150mm
<i>Myosorum parvifolium</i>	Creeping Boobiala	0.2m	150mm
<i>Plectranthus nico</i>	Swedish Ivy	1m	200mm
<i>Thunbergia grandiflora</i>	Blue Trumpet	2m	200mm
<i>Trachelospermum jasminoides</i>	Star Jasmine	2m	200mm
<i>Viola hederacea</i>	Native Violet	0.2m	150mm

Rev	Amendment	Date	By
D	Draft Revised DA	03.06.19	CB
E	Draft Revised DA	05.06.19	CB
F	Revised DA	06.06.19	CB
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Cover Page

PROJECT
4 - 18 Doncaster Avenue, Kensington

PRELIMINARY
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INTRODUCTION

360 Degrees Landscape Architects have been engaged by Blue Sky Private Real Estate to prepare a Landscape Design for the proposed residential development at 4 - 18 Doncaster Avenue, Kensington. This statement will describe the landscape concept for the site and provide a framework for detailed design and documentation.

As part of a collaborative design team, 360 Degrees Landscape Architects propose to create a community responsive development through an engaging and memorable landscape design. The proposed DA Landscape Plan has been designed and set out in accordance with:

- Randwick City Council DCP
- Architectural plans by Hayball

Careful consideration of the architectural building and conceptual collaboration with the planner, the client, architects and consultant team has contributed to the landscape design solutions.

In general the Landscape Architectural design sets out to provide a stimulating environment responsive to the scale of the development. The plant selection has been made from plant species suited to various microclimatic conditions and site requirements with local native and indigenous species used where applicable, including a review of Council's weed management policy, the Sydney Water Plant Selector and the BASIX Indigenous Plant List.

The sequence of landscape components (Streetscape and Entries, Communal Courtyards and the AHIP no harm zone) combine to create an integrated, verdant and diverse sequence of spaces that contributes to both the private domain of the residents and the public domain of the neighbourhood.

The overall design aims for an environmental and socially sustainable landscape and an integrated landscape experience with the building architecture and function, activating the site and creating a vibrant precinct and place to live.

The communal open spaces have been designed with the intention to form a focus on the development and provide landscape buffers and pockets between the buildings and common areas. These spaces also provide pleasant outlooks for residents and neighbouring properties, spaces that generate activity and interaction to create a sense of community, providing social and recreational opportunities. The proposed landscape design will contribute to the urban character, visual quality and biodiversity of the area.

The primary landscape architectural components of this project can be divided as follows for descriptive purposes;

- Street Frontage and Entries
- Communal Courtyards
- Boundary Screen Planting
- AHIP no harm zone

STREET FRONTAGE AND ENTRIES

The Street frontage and Entries are for residents and visitors, integrating the private and the public domain. The landscape allows for visual clarity to the building entries and with generous planted areas and feature trees and palms. The combined street planting, landscaped pathways and entry courtyards create a dynamic fine grain at street level.

The landscape plan proposes to retain and protect the existing street trees (*Schinus molle*) and Tree 42 *Eucalyptus saligna* (within the site boundary).

The proposed planting to the street frontage offers the street edge of the development a residential interface and pedestrian scape, the entries from the street and the façade of the new building articulates the main entry points along Doncaster Avenue.

The planting to the development will be maintained as part of the strata management program to ensure planting stays consistent and healthy with common access to the private open spaces being provided for convenience of maintenance.

Views to the Communal Courtyard will be seen from the street. creating a visual link between the public domain and the gardens and a sense of visual permeability.

Proposed planting to the streetscape includes *Angophora hispida*, *Melaleuca linarifolia*, *Tristaniopsis laurina* 'Luscious', *Elaeocarpus reticulatus*, *Archontophoenix cunninghamiana*, *Banksia serrata*, *Banksia aemula*, *Acer palmatum*, *Beschomeria yuccoides*, *Indigophora australis*, *Doryanthes excelsa*, *Rhaphiolepis* 'Snow Maiden', *Rhaphiolepis* 'Oriental Pearl', *Westringia* 'Mundi', *Lomandra* sp., *Gardenia augusta* 'Florida', *Lavandula dentata*, *Lomandra* sp., *Dianella* 'Little Jess', *Chrysocephalum apiculatum*, *Carpobrotus glaucescens*, *Hibbertia scandens*, *Austomyrtus dulcis*, *Dichondra repens*, *Viola hederacea* and *Trachelospermum jasminoides*.

COMMUNAL COURTYARDS (COMMUNAL OPEN SPACE)

The Communal Courtyards will provide residents with a series of spaces for passive & active recreation and seasonal solar access and/or shade. These areas are accessible from either the developments main entry via step/ramp or via a terraced deck, stairs or ramp beside the heritage building, and provide facilities for seating, pedestrian movement and passive and active recreation.

The proposed Communal Courtyards are designed to create a suitable balance of privacy, amenity and solar access. A diversity of plant species is continued through the landscape while a unified canopy species selection of *Archontophoenix cunninghamiana*, *Cyathea cooperi*, *Dicksonia antarctica*, *Acer palmatum*, *Tristaniopsis laurina* 'Luscious', *Betula nigra*, *Elaeocarpus reticulatus* and *Lagerstroemia indica* provide seasonal variation and amenity.

Paving materials (brick and sandstone) and timber terraced bench seating will be provided within the Communal Courtyards, continuing a common language in materials throughout the site and creating intimate respites.

The garden beds will be planted with a diversity of species - predominantly native plants, some indigenous plant species and accented with exotics as required to meet the micro-climatic conditions. Screen hedge planting such as *Syzygium* 'Cascade' and *Rhaphis excelsa*.

Proposed underplanting will include *Blechnum nudum*, *Blechnum* 'Silver Lady', *Beschomeria yuccoides*, *Plectranthus argentatus*, *Plectranthus* 'Mona Lavender', *Alpinia caerulea*, *Asplenium australasicum*, *Indigophora australis*, *Doryanthes excelsa*, *Pachysandra terminalis*, *Calathea* 'Burle Marx', *Gardenia augusta* 'Florida', *Philodendron* sp., *Dianella* 'Little Jess', *Neomacia gracilis*, *Ligularia tussilaginea*, *Blechnum* 'Silver Lady', *Ophiopogon jaburan*, *Dichondra repens*, *Viola hederacea*, *Plectranthus nico*, *Thunbergia grandiflora* and *Trachelospermum jasminoides*.

BOUNDARY SCREEN PLANTING

Screen planting to the developmen's eastern and western boundaries will include *Acmena smithii* 'Sublime', *Syzygium paniculatum*, *Syzygium* 'Cascade', *Podocarpus elatus*, *Elaeocarpus reticulatus*, *Backhousia citrifolia*, *Alpinia caerulea*, *Prostanthera ovalifolia* and *Prostanthera rotundifolia*.

AHIP NO HARM ZONE (ABORIGINAL HERITAGE IMPACT PERMIT)

The landscape concept embraces the AHIP no harm zone (to the eastern boundary of the site) by creating a secret garden with a bench seat planter with Bush Tucker plants and Tree Ferns (*Dicksonia antarctica*) reflecting the fossilised spores found near the site. The paving may also reflect the history and cultural values of this special site.

MAINTENANCE

All systems, setout and plant selection has been closely considered to minimise maintenance. Simple durable materials and appropriate planting species have been implemented to minimise maintenance requirements for the successful continuance of the site. Drip irrigation shall be provided to all garden beds. Maintenance of all communal landscape elements are to be conducted by qualified maintenance staff.

CONCLUSION

The landscape itself is conceived as an urban garden, an extension of the neighbouring Centennial Park. It is a counterpoint to the modern architecture and a complement to the district's residential scale and garden character. It is a juxtaposition of wild urban oasis and a familiar domestic courtyard, always with an air of relaxed informality. This garden demonstrates a progressive approach to landscape in our urban centres; in this residential development, the garden contributes as much to the character of the suburb and its inhabitants as it does to the enjoyment of its residents.

The proposed landscape plan encourages indoor/outdoor relationships, the buildings edge seamlessly transitions to the surrounding landscape, offering a unified internal and external spatial experience. The arrangement of these courtyards promotes healthy and active lifestyles while providing adaptability to engage a variety of uses, including outdoor dining, passive relaxation and active recreation.

We believe that the proposed landscape design will contribute to the urban character and visual quality of the area and provide a rich and rewarding environment for residents to promote environmental and social sustainability. The planting has been selected to complement and enhance the proposed building and responds to the existing planting of the local area with the majority of native and low water use plant species being proposed. Consideration has been made for a low maintenance landscape.



Timber terraced bench seats



Modern bench seating



Bush tucker plants



Interpretive artwork / history in paving



Timber deck and moveable tables and chairs



Secret Garden



Dicksonia antarctica (spore found near site)



Interpretive artwork / history in paving

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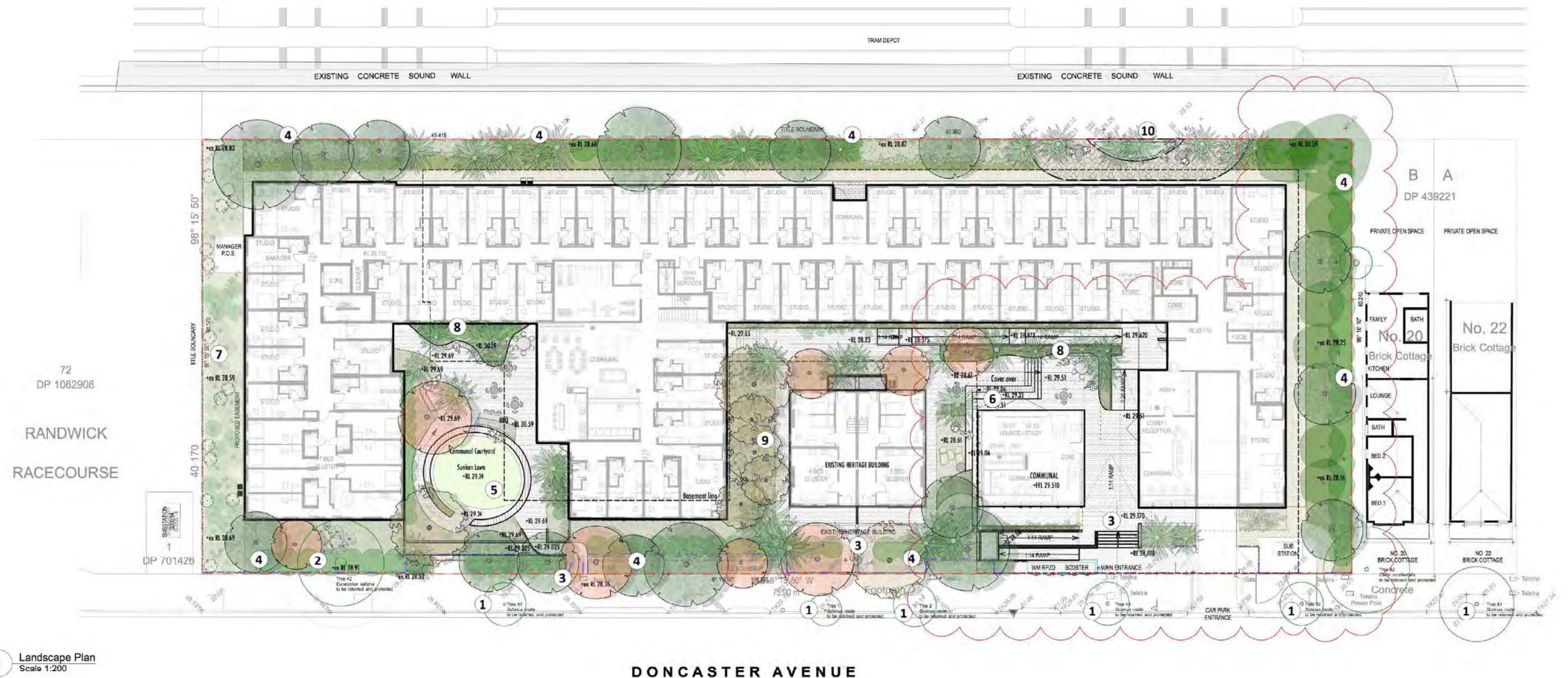
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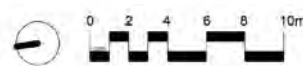
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	D	Draft Revised DA	03.06.19	CB		SCALE N/A @ A1	DESIGNED CB				
	E	Draft Revised DA	05.06.19	CB			ISSUED FOR DA				
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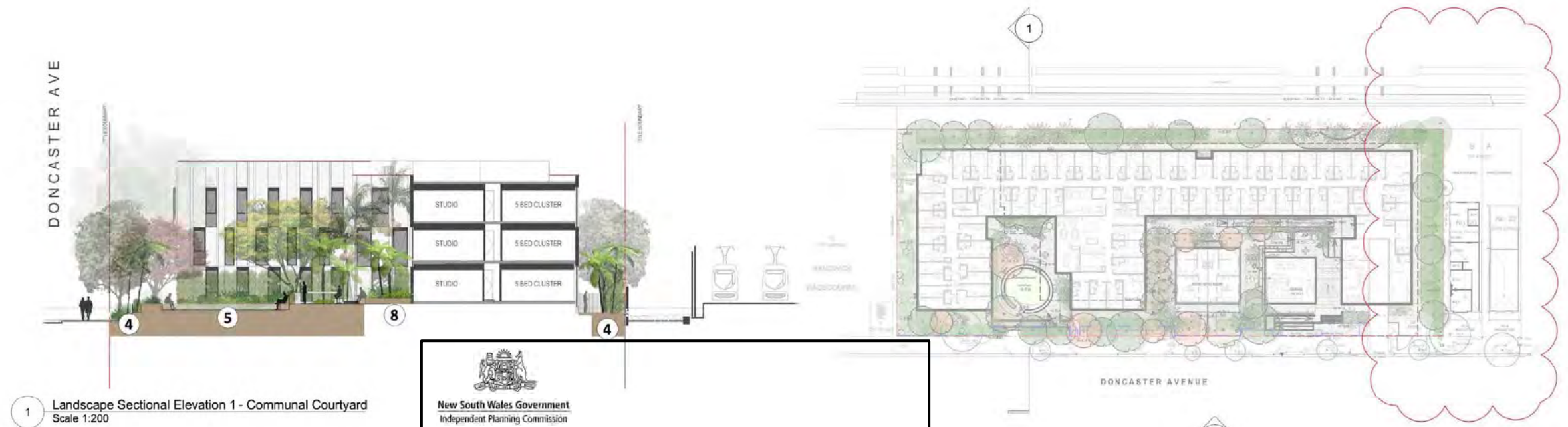
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PROJECT
4 - 18 Doncaster Avenue, Kensington

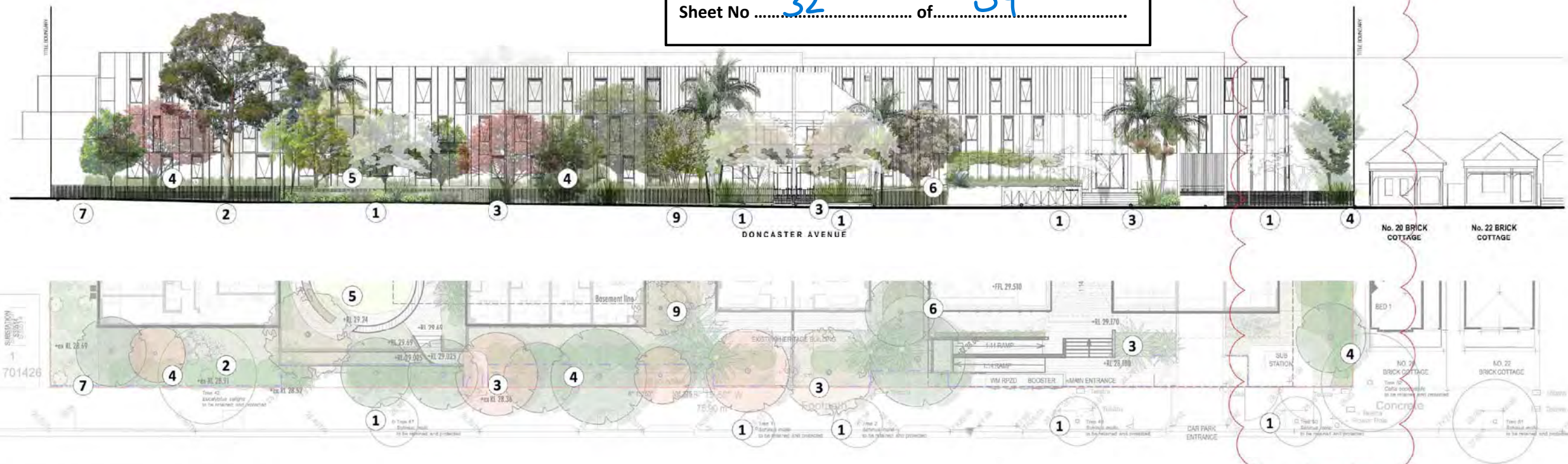
360 
 Unit 1, 1 Mary's Place
 Surry Hills, 2010
 P 02 9332 3601
 W 360.net.au
 IN 90 145 901 322

- 1 EXISTING STREET TREES
- 2 EXISTING EUCALYPTUS SALIGNA (TREE 42) TO BE RETAINED AND PROTECTED
- 3 PEDESTRIAN ENTRY INTO SITE
- 4 SCREEN PLANTING REFER TO PLANTING L-DA-06 and L-DA-07
- 5 COMMUNAL COURTYARD WITH SUNKEN LAWN, BENCH SEATING AND BBQ
- 6 COMMUNAL COURTYARD WITH TERRACED BENCH SEATING
- 7 EASEMENT WITH NATIVE SHRUBS, GRASSES AND GROUNDCOVERS
- 8 PLANTER BOX
- 9 GROVE OF DECIDUOUS TREES AND LUSH UNDERPLANTING



1 Landscape Sectional Elevation 1 - Communal Courtyard
Scale 1:200


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2 Landscape Sectional Elevation 2 - Doncaster Avenue
Scale 1:200

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Landscape Sectional Elevations

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Sheet No 33 of 34

STREET FRONTAGE PLANTING



EASEMENT PLANTING



EASTERN BOUNDARY PLANTING



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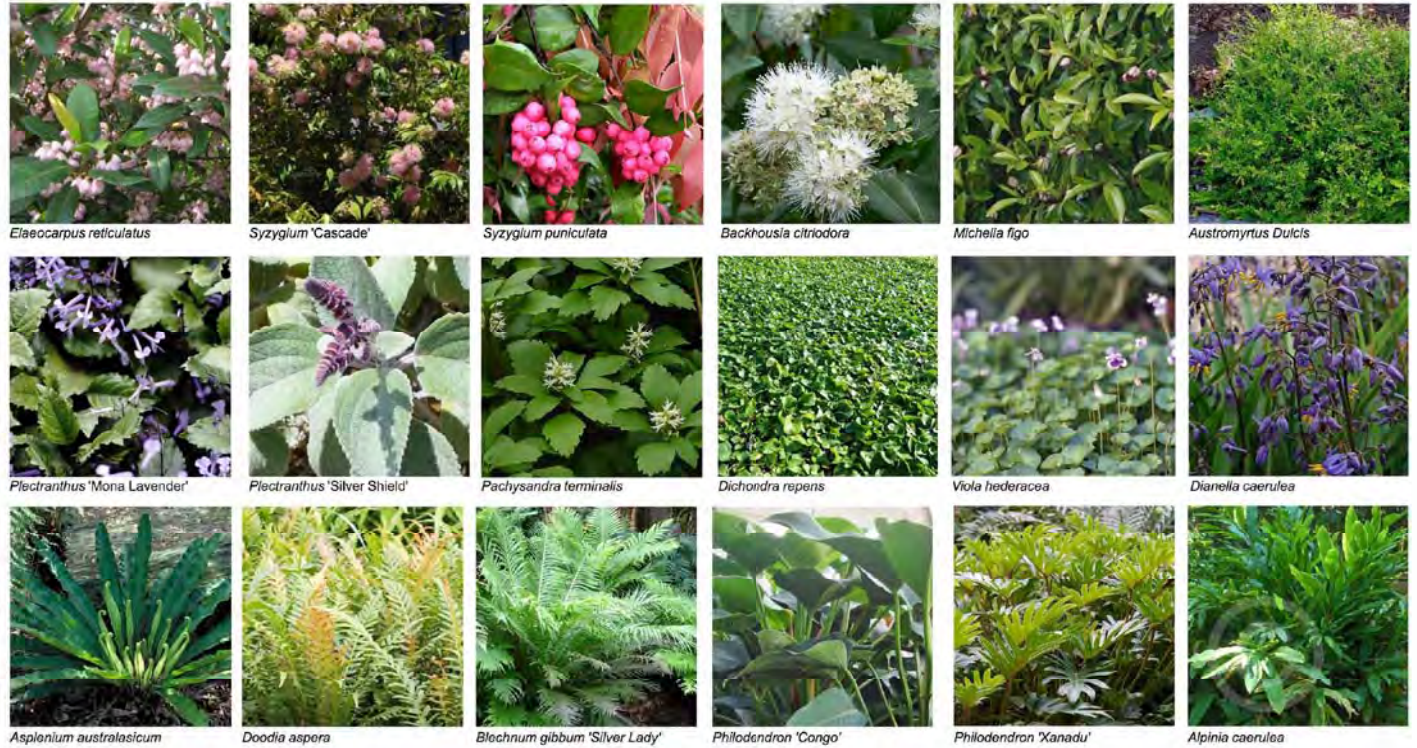
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LDA-96



SOUTHERN BOUNDARY PLANTING



COMMUNAL COURTYARD PLANTING



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Signed **JH**

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LDA-97