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TOWN PLANNING - INDEX

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TOWN PLANNING



7 - 15 HORNE STREET
ELSTERNWICK, VIC

MIXED-USE PROPOSAL

HORNE STREET

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COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

GENERAL NOTES

- All apartments to have a minimum energy rating of 7 stars NatHERS
- Overall development to have an average energy rating of 6 stars NatHERS minimum
- All apartments to have hot water supplied through an electric instantaneous hot water system
- Water saving to be achieved through the use of efficient Pictures & Fittings and Rainwater harvesting 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.
- Adequate daylight for occupant health and energy efficiency provided in accordance with design guidelines

PARKING NOTES

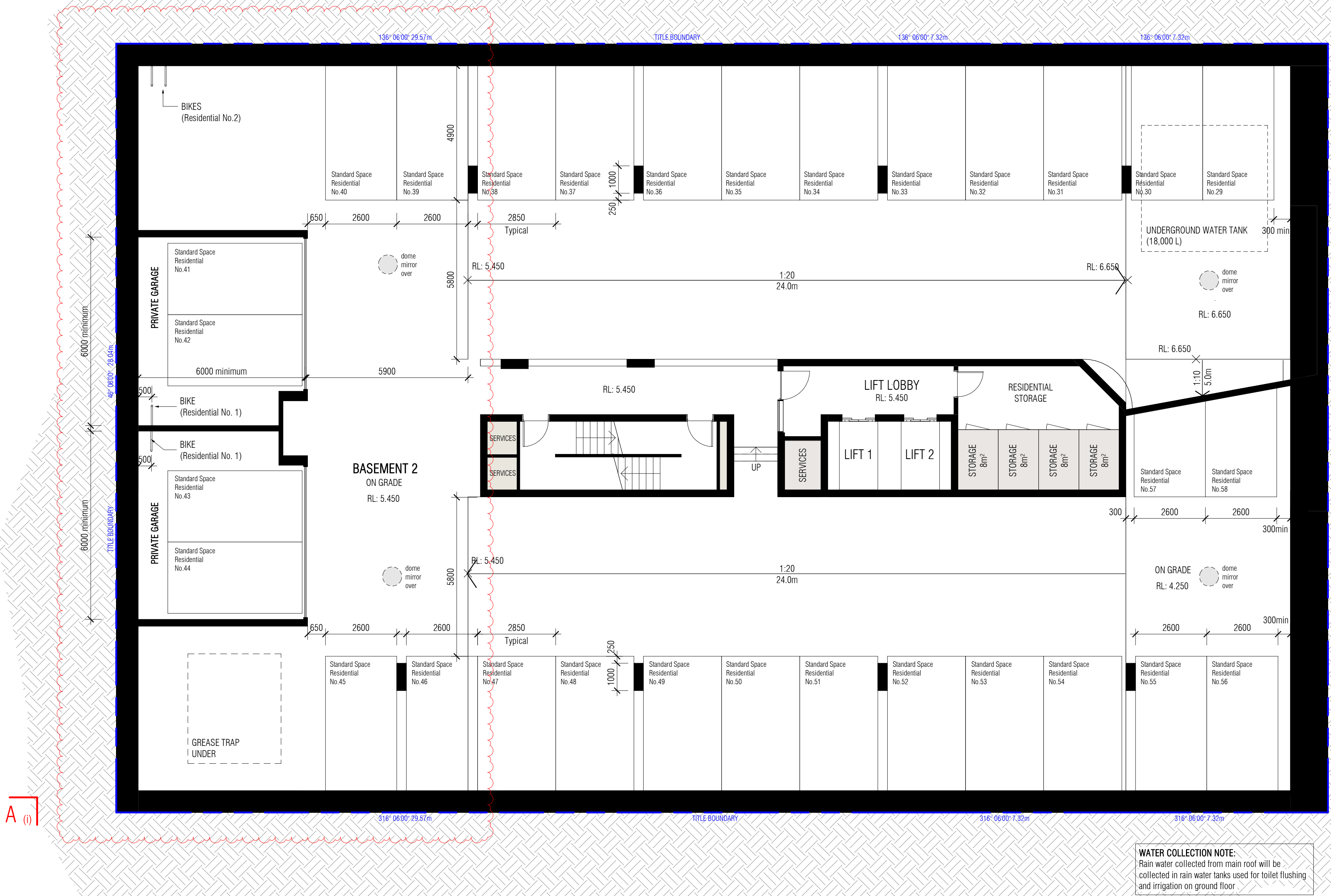
The basement design, including all levels, ramp grades, transitions, headroom clearances, and dimensions of car parks to be in accordance to AS/NZ 2980.1-2004, and to the satisfaction of the responsible authority. Refer to traffic report prepared by Urbis.

- All mechanical venting of basement required to occur internally within site
- Car spaces to be typically 2850 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 centres
- 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 two bedroom apartment
- Not less than two car spaces for each three or more bedroom apartment
- Not less than one car spaces per 100sqm of leasable floor area for Retail / Commercial tenancies



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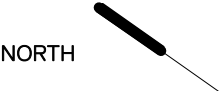
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	11.03.26	ISSUE FOR DFP SUBMISSION
A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26
		(i) Carpark layout updated following substation relocation

7 - 15 HORNE STREET ELSTERNWICK, VIC	2538
ISSUE FOR SUBMISSION	TP098 - A
BASEMENT 2	

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HORNE STREET

ADVERTISED PLAN

COLOUR LEGEND

-  Apartment - 2 BED
-  Apartment - 3 BED
-  Communal Facilities
-  Retail / Commercial
-  Cafe / Restaurant
-  Services
-  Planting / Landscaped Area
-  Balcony / Terrace Area

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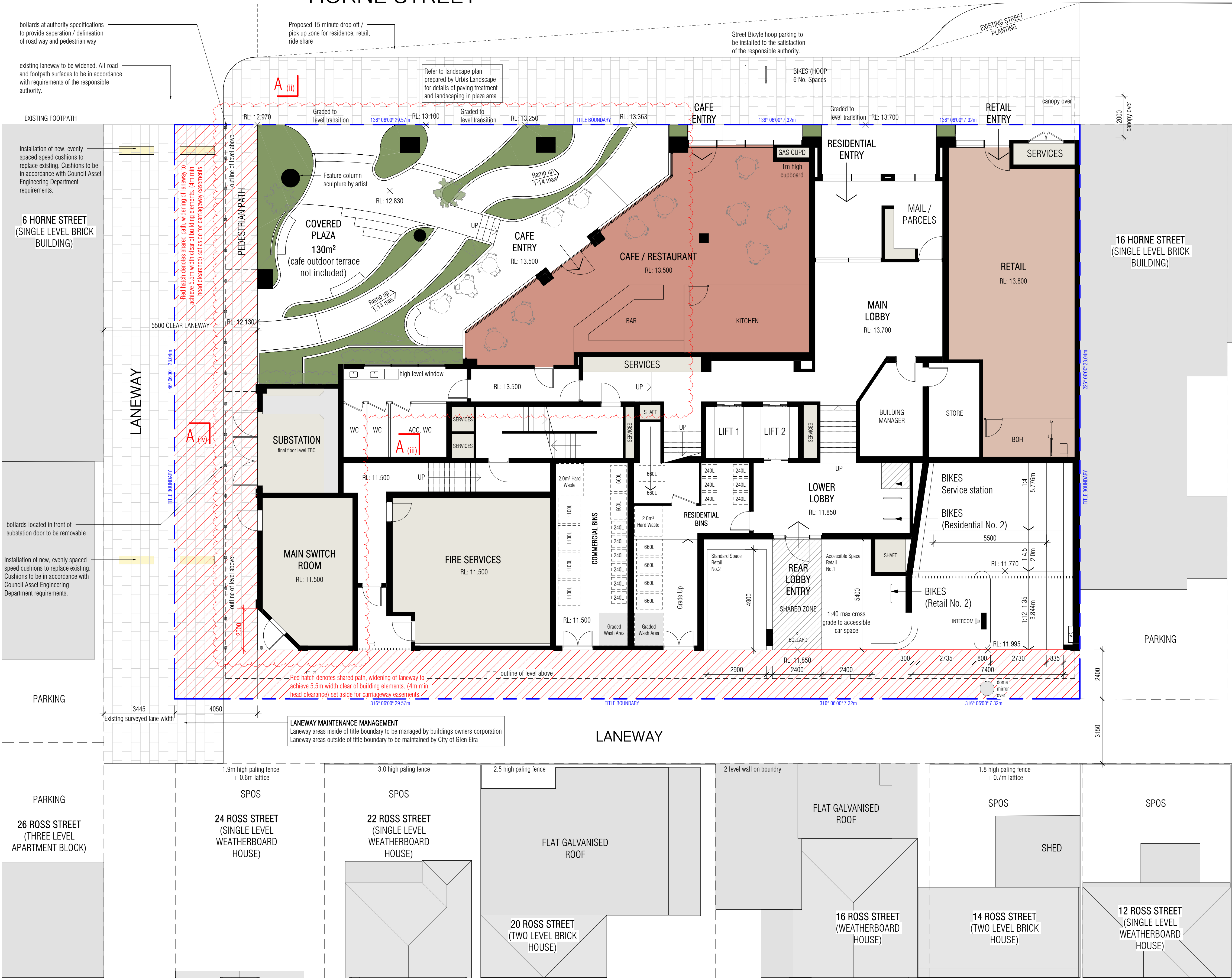
A	11.03.26	ISSUE FOR DFP SUBMISSION
	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26 (i) Carpark layout updated following substation relocation

 7 - 15 HORNE STREET ELSTERNWICK, VIC	2538
	TP099 - A
ISSUE FOR SUBMISSION	
BASEMENT 1	

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COLOUR LEGEND

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LANDSCAPE NOTE

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NORTH

4m

	11.03.26	ISSUE FOR DFP SUBMISSION
A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26
		(i) Plaza landscape updated
		(ii) High level window added to communal bathroom
		(iv) Substation relocated

■■■■■■■■■■	2538
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP100 - A
ISSUE FOR SUBMISSION	
GROUND LEVEL	

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HORNE STREET

COLOUR LEGEND

- ## GENERAL NOTES

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LANDSCAPE NOTE

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TOWN PLANNING

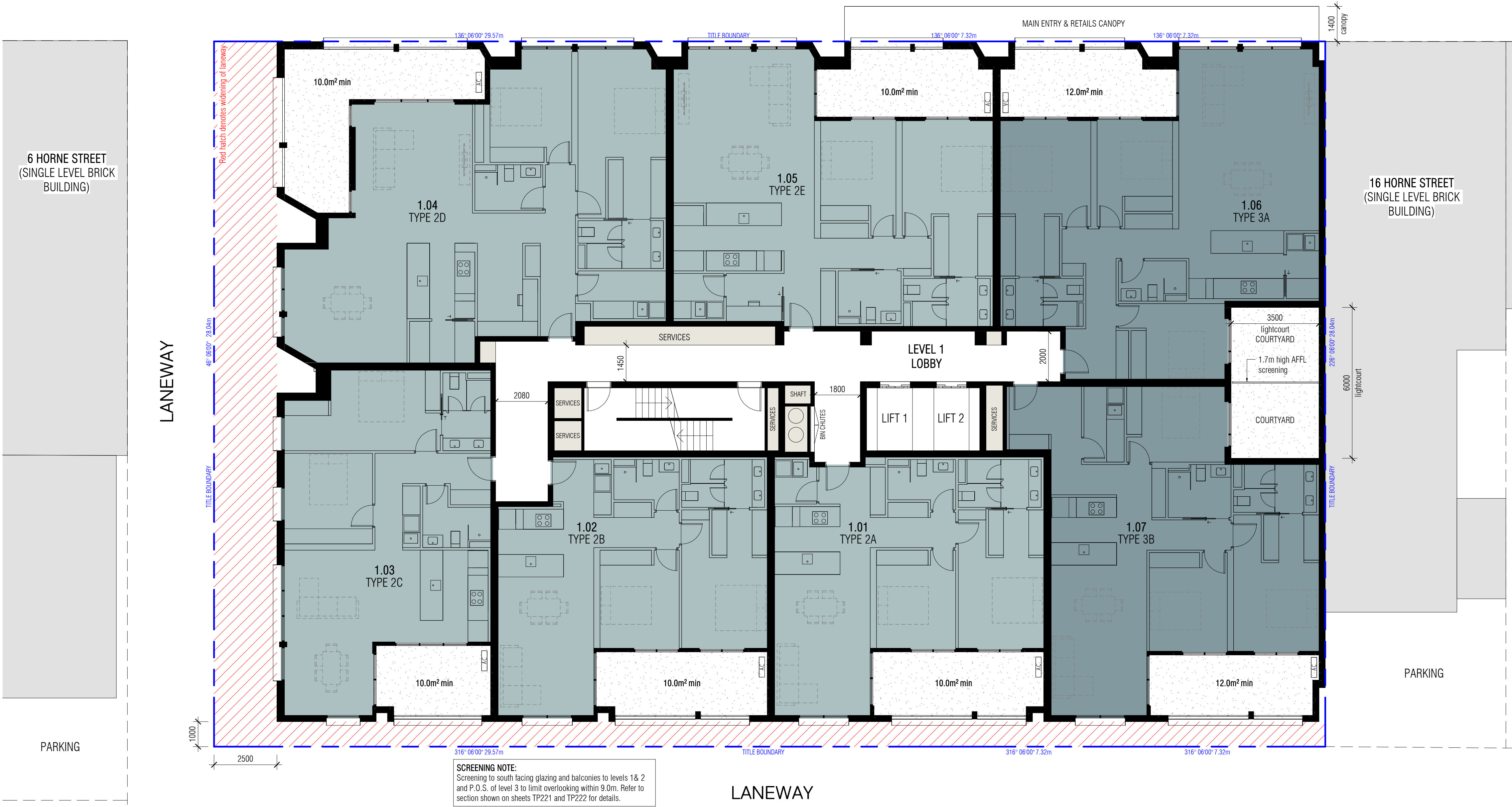
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GROUND LEVEL UPPER	

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COLOUR LEGEND

- Apartment - 2 BED
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- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

GENERAL NOTES

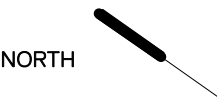
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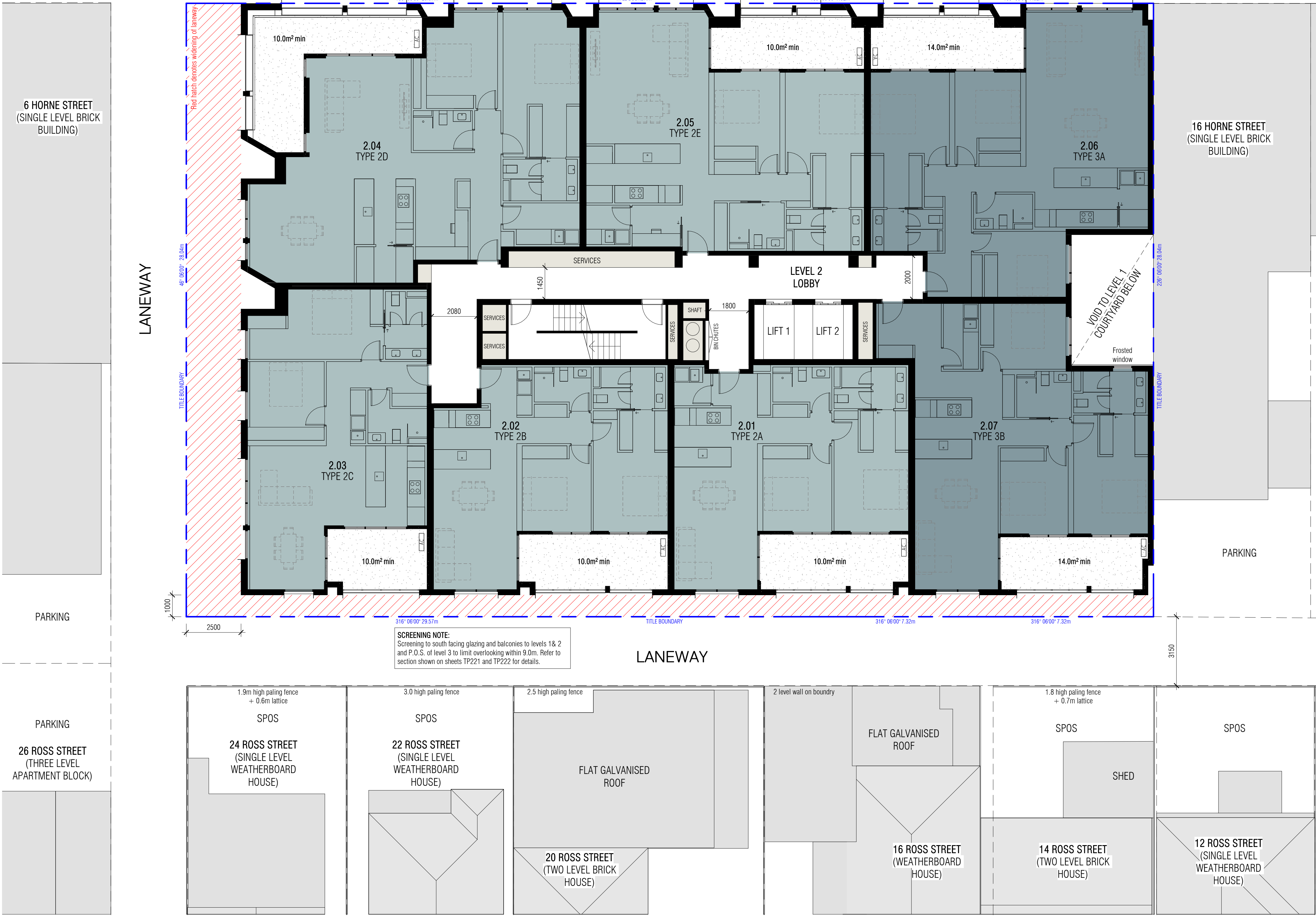


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LEVEL 1	



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- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

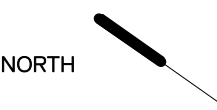
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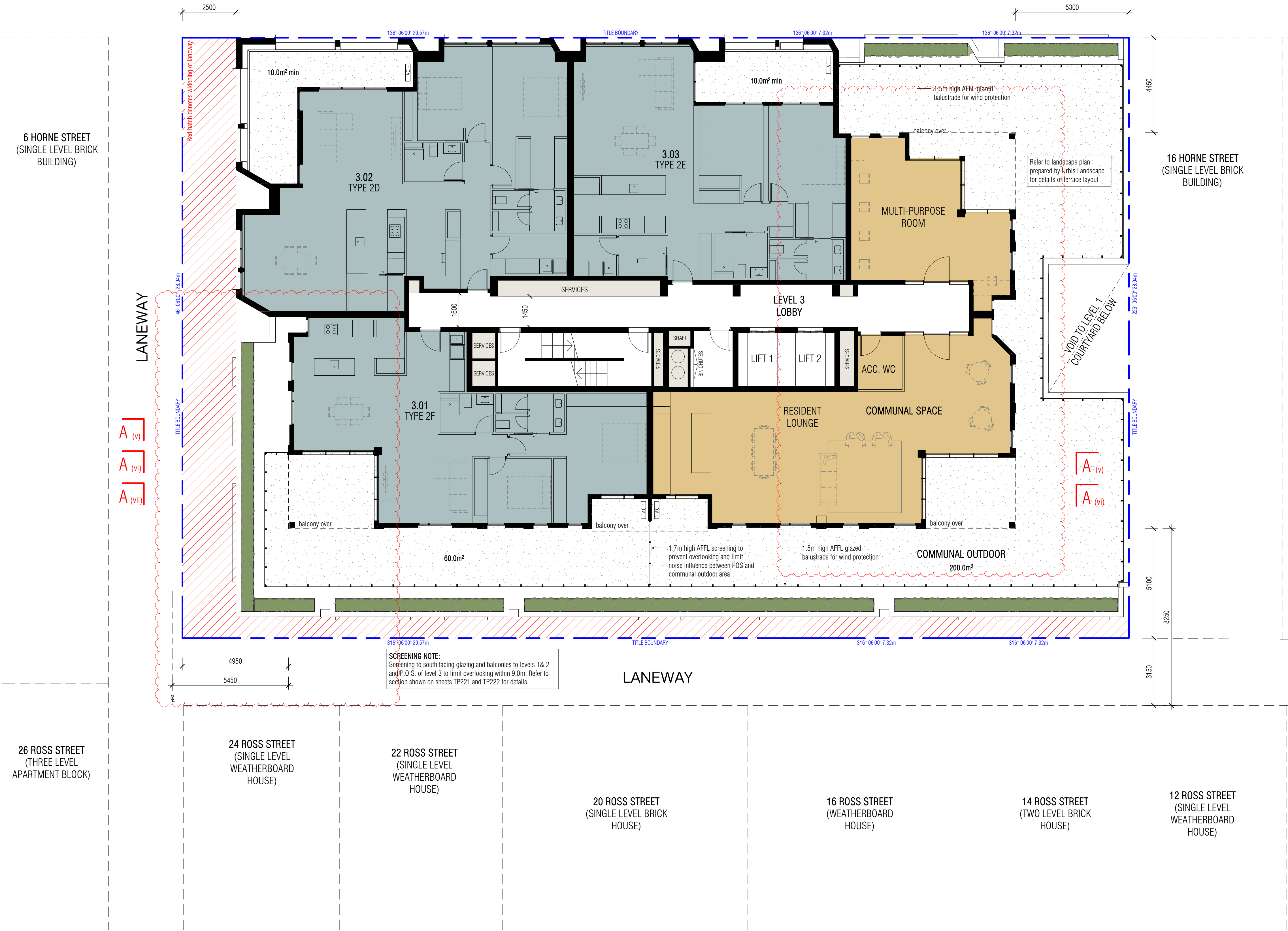


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COLOUR LEGEND

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- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

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A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26
		(v) Windows location and external walls adjustment following tower re-design
		(vi) Internal layout changes following tower re-design
		(vii) Setback dimensions updated following tower re-design

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NORTH

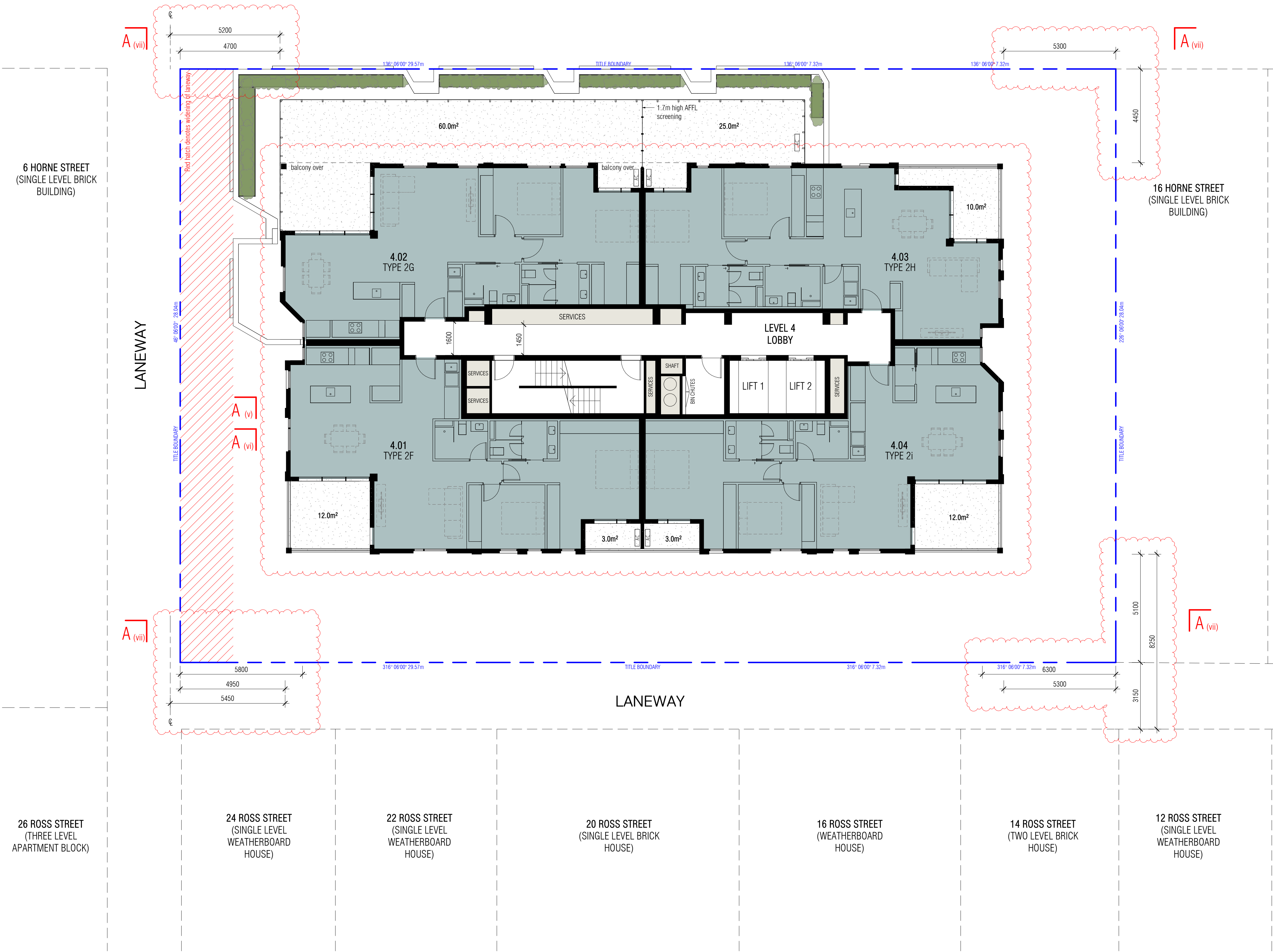
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LEVEL 3	

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COLOUR LEGEND

- Apartment - 2 BED
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- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

GENERAL NOTES

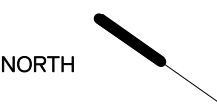
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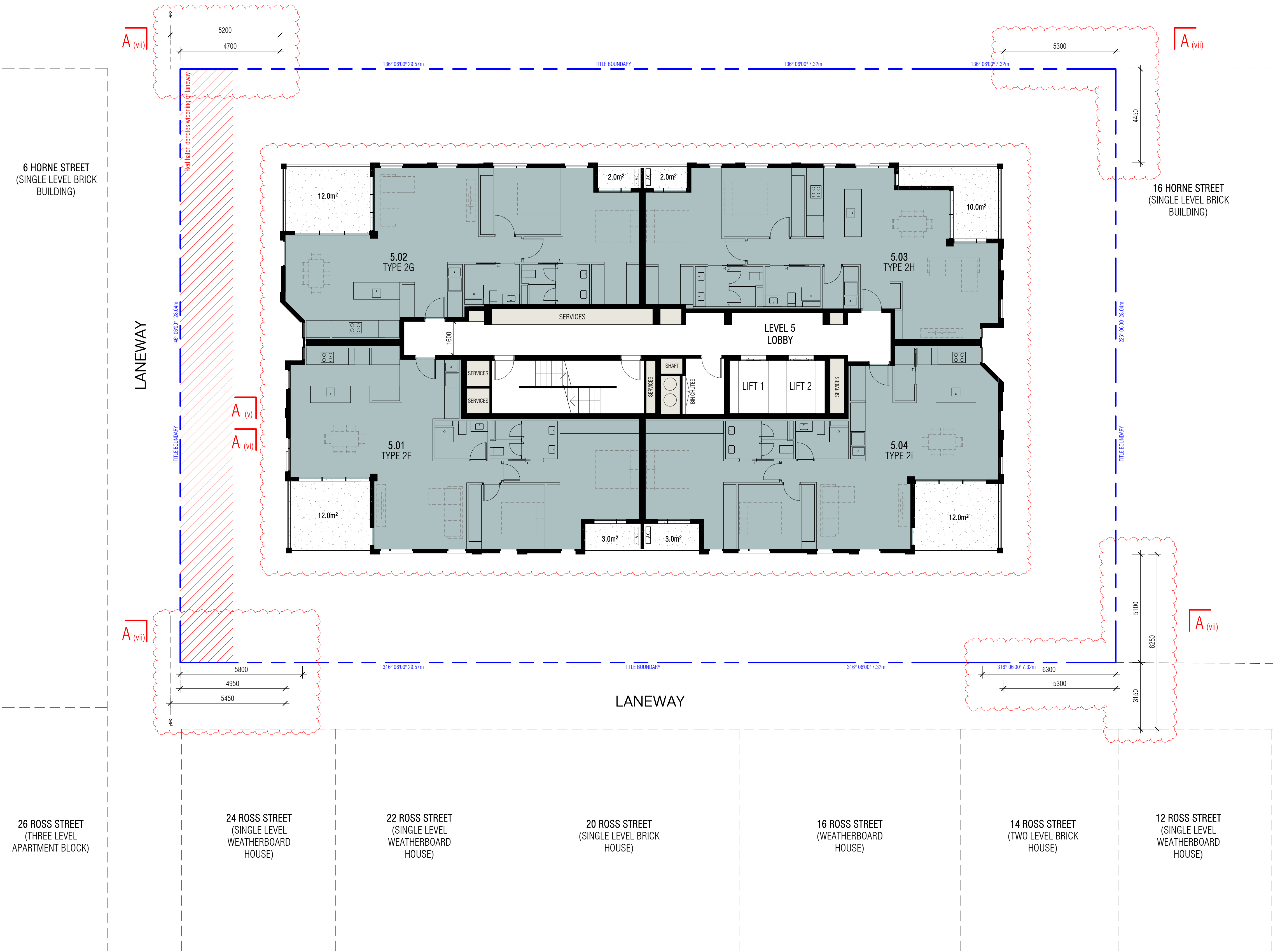


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7 - 15 HORNE STREET ELSTERNWICK, VIC	TP104 - A
ISSUE FOR SUBMISSION	
LEVEL 4	

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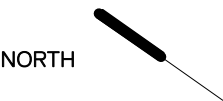
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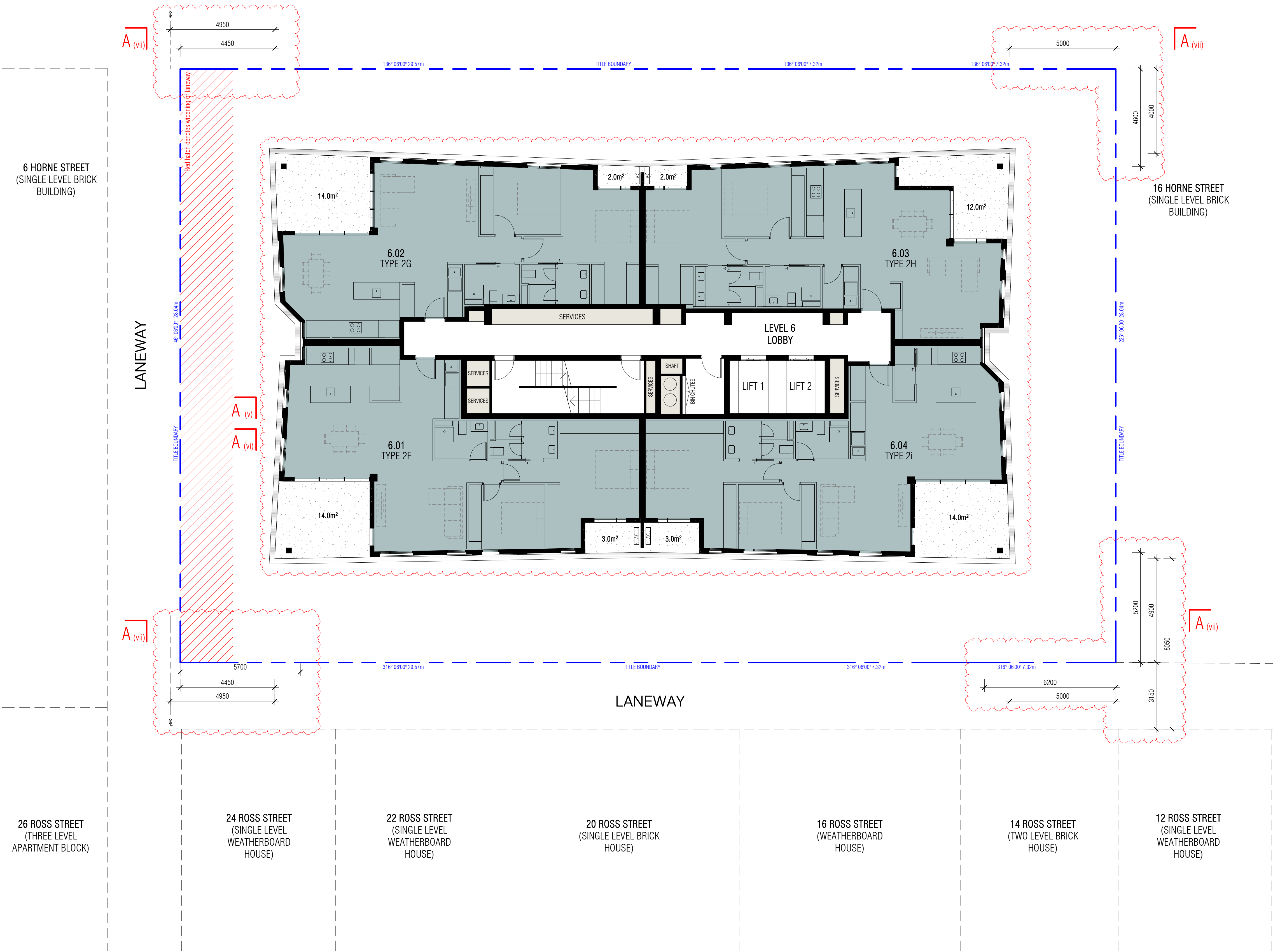


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ISSUE FOR SUBMISSION	
LEVEL 5	



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COLOUR LEGEND

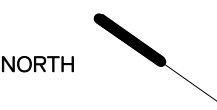
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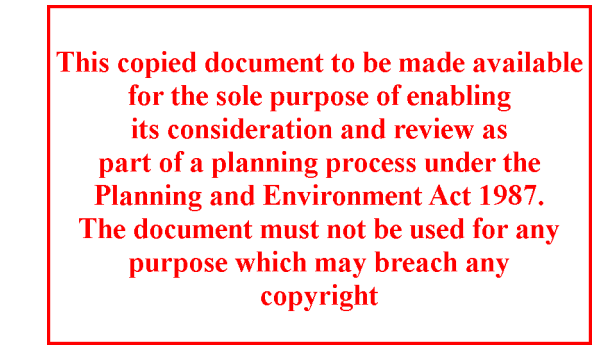
DRAWING SCALE 1:100 @ A1
1:200 @ A3



■■■■■■■■■■	2538
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP106 - A
ISSUE FOR SUBMISSION	
LEVEL 6	



A (vii)



- Apartment - 2 BED
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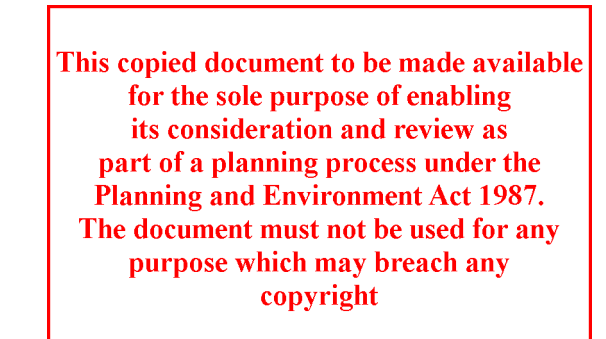
NORTH

A horizontal beam of total length 4m is shown. It is divided into four equal segments of 1m each. The segments alternate in color: white, black, white, and black from left to right.

CBG

[illegible]

A_(vii)



- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
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- Balcony / Terrace Area

- All apartments to have a minimum energy rating of 7 stars NatHERS
- Overall development to have an average energy rating of 6 stars NatHERS minimum
- All apartments to have hot water supplied through an electric instantaneous hot water system
- Water saving to be achieved through the use of efficient Fixtures & Fittings and Rainwater harvesting 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.
- Adequate daylight for occupant health and energy efficiency provided in accordance with design guidelines

MIXED-USE PROPOSAL
TOWN PLANNING

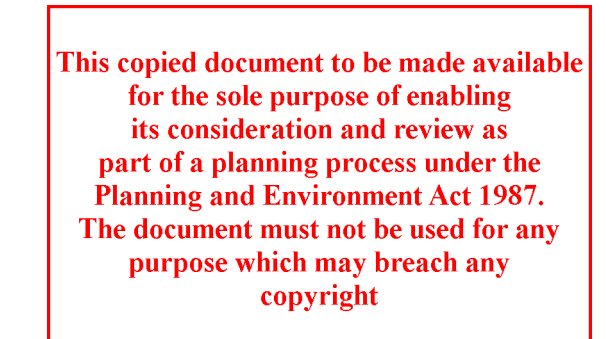
CBG ARCHITECTS & INTERIOR DESIGNERS
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A horizontal beam of total length 4m is shown. It is divided into four equal segments of 1m each. The segments alternate in color: white, black, white, and black from left to right.

CBG

A (vii)



- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

- All apartments to have a minimum energy rating of 7 stars NatHERS
- Overall development to have an average energy rating of 6 stars NatHERS minimum
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- Adequate daylight for occupant health and energy efficiency provided in accordance with design guidelines

MIXED-USE PROPOSAL
TOWN PLANNING

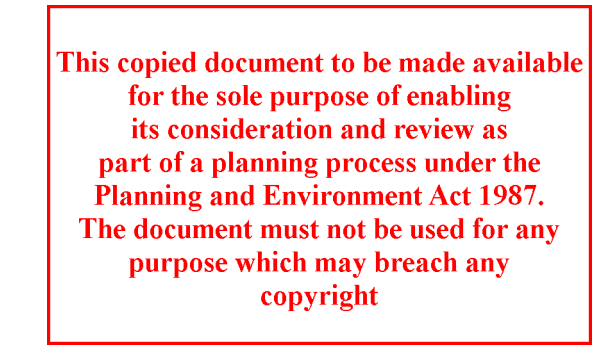
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NORTH

CBG

A (vii)



- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

- All apartments to have a minimum energy rating of 7 stars NatHERS
- Overall development to have an average energy rating of 6 stars NatHERS minimum
- All apartments to have hot water supplied through an electric instantaneous hot water system
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- Adequate daylight for occupant health and energy efficiency provided in accordance with design guidelines

MIXED-USE PROPOSAL
TOWN PLANNING

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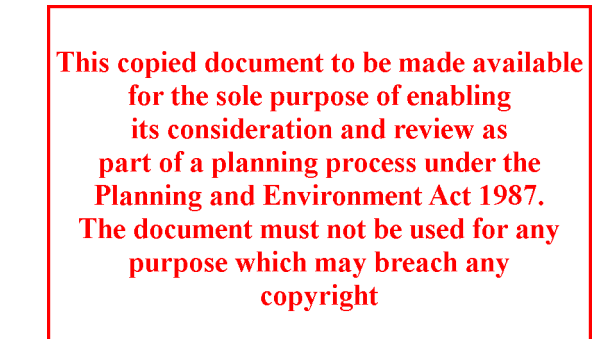
NORTH

A horizontal beam of total length 4m is shown. It is divided into four equal segments of 1m each. The segments alternate in color: white, black, white, and black from left to right. The first segment is white, the second is black, the third is white, and the fourth is black.

CBG

[illegible]

A (vii)



- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

- All apartments to have a minimum energy rating of 7 stars NatHERS
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- Windows to have high performance glazing as required to meet energy requirements
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- Adequate daylight for occupant health and energy efficiency provided in accordance with design guidelines

MIXED-USE PROPOSAL
TOWN PLANNING

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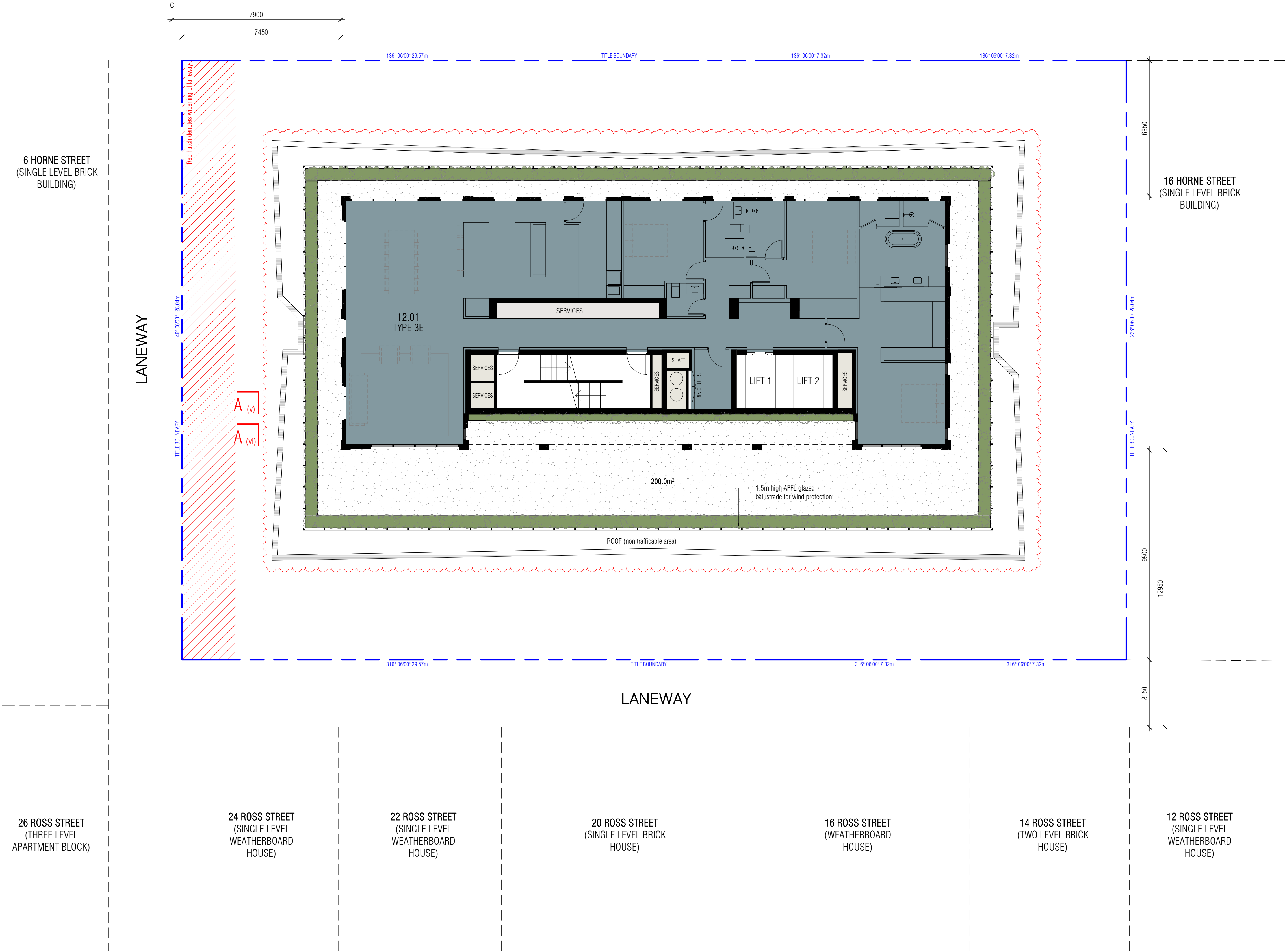
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NORTH

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HORNE STREET

ADVERTISED
PLAN



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COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

GENERAL NOTES

- All apartments to have a minimum energy rating of 7 stars NatHERS
- Overall development to have an average energy rating of 6 stars NatHERS minimum
- All apartments to have hot water supplied through an electric instantaneous hot water system
- Water saving to be achieved through the use of efficient Fixtures & Fittings and Rainwater harvesting 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.
- Adequate daylight for occupant health and energy efficiency provided in accordance with design guidelines

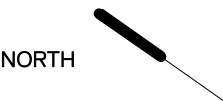
LANDSCAPE NOTE

Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots to be in accordance with Landscape plan prepared by Urbis, Landscape architecture.

NOT FOR CONSTRUCTION

	11.03.26	ISSUE FOR DFP SUBMISSION
A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26
		(v) Windows location and external walls adjustment following tower re-design
		(vi) Internal layout changes following tower re-design
		(vii) Setback dimensions updated following tower re-design

MIXED-USE PROPOSAL
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DRAWING SCALE 1:100 @ A1
1:200 @ A3



7 - 15 HORNE STREET ELSTERNWICK, VIC	2538
TP112 - A	
ISSUE FOR SUBMISSION	
LEVEL 12	

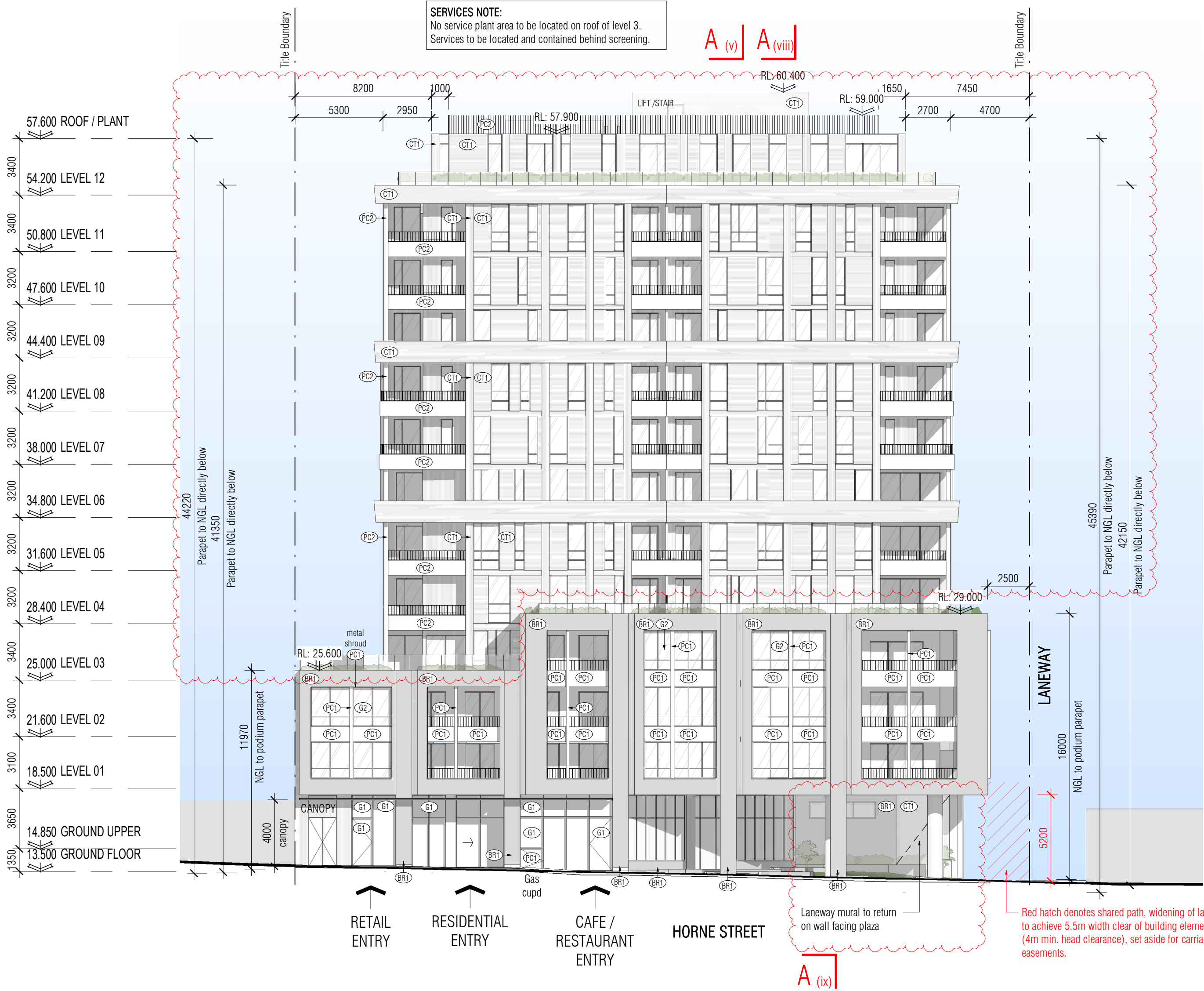


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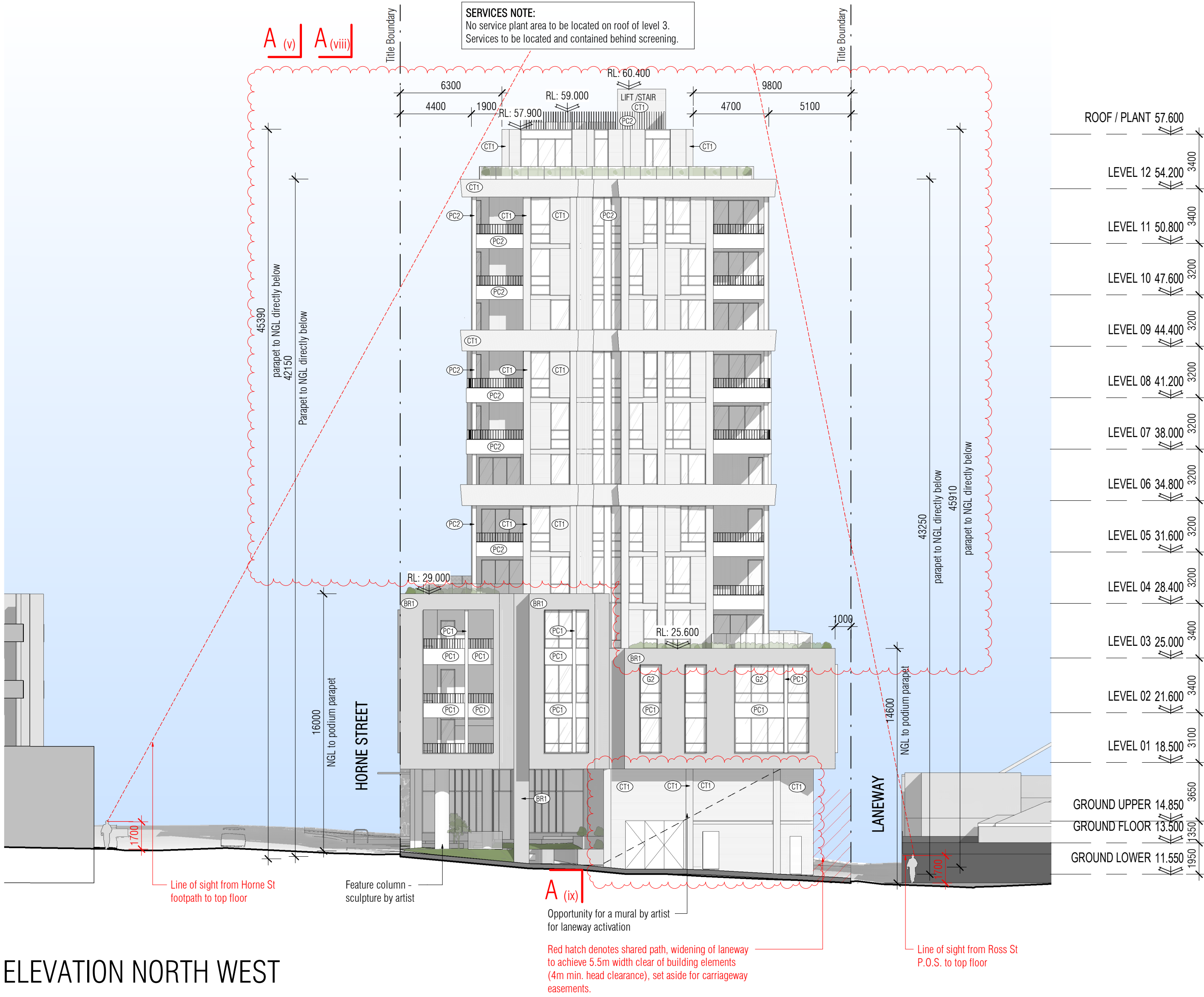
-

-





ELEVATION NORTH EAST



ELEVATION NORTH WEST

FINISHES LEGEND

- ⓧ Finish Code
- BR1 BRICK - Tan (stacked & stretcher bonds)
- CT1 CONCRETE - Off-formed Concrete (vertical & horizontal pattern)
- G1 GLASS - Clear (all glass unless otherwise specified)
- G2 GLASS - Bronze Tint (all glass to apartments unless otherwise specified)
- G3 GLASS - Frosted (max 25% transparency)
- PC1 POWDERCOAT - Dark Bronze (podium window frames & balustrade)
- PC2 POWDERCOAT - Champagne Bronze (tower window frames & balustrade)

ADVERTISED PLAN

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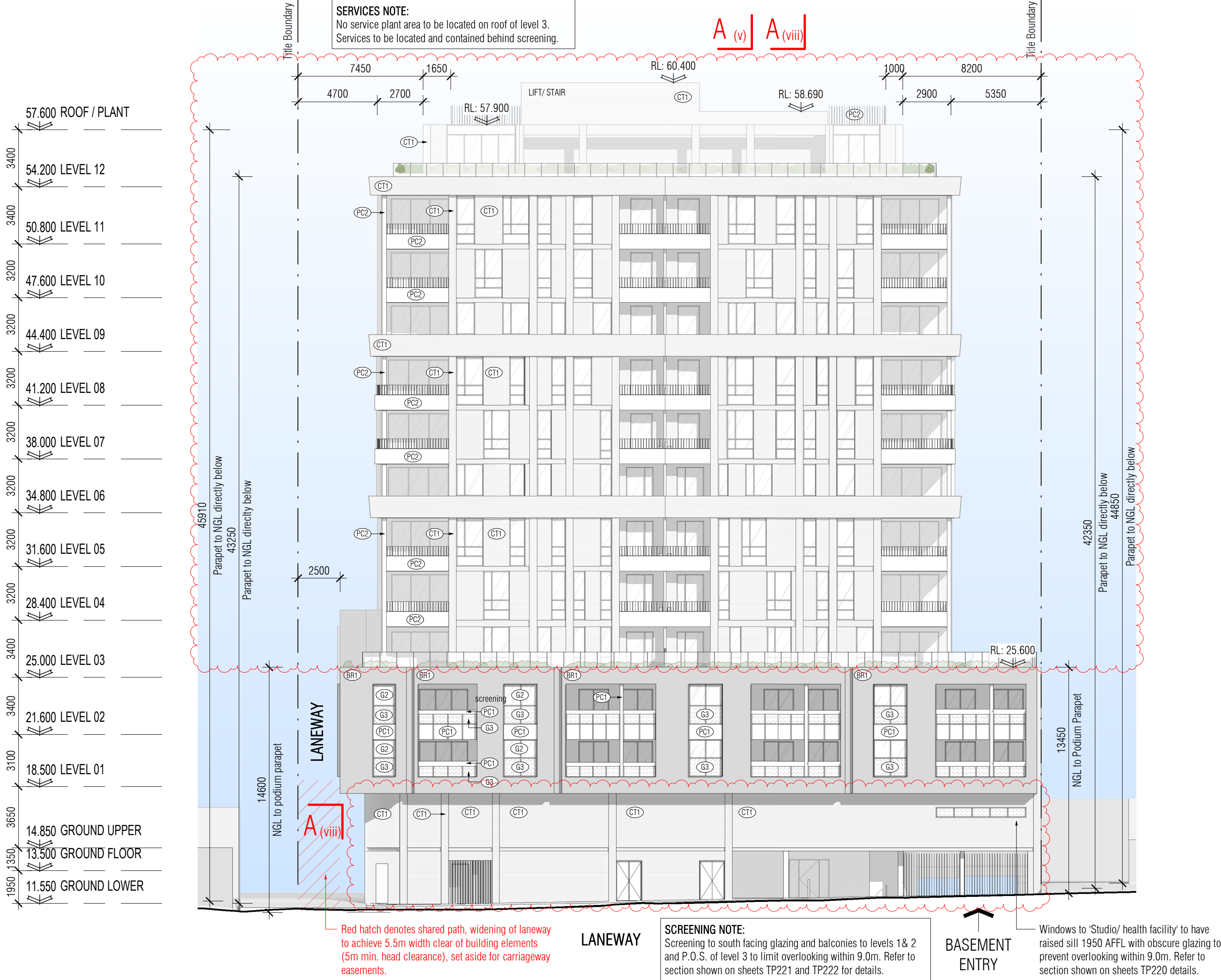
	11.03.26	ISSUE FOR DFP SUBMISSION
A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26
		(v) Windows location and external walls adjustment following tower re-design
		(viii) Tower materials updated following tower re-design
		(ix) Ground floor laneway and plaza interface re-designed

MIXED-USE PROPOSAL
TOWN PLANNING
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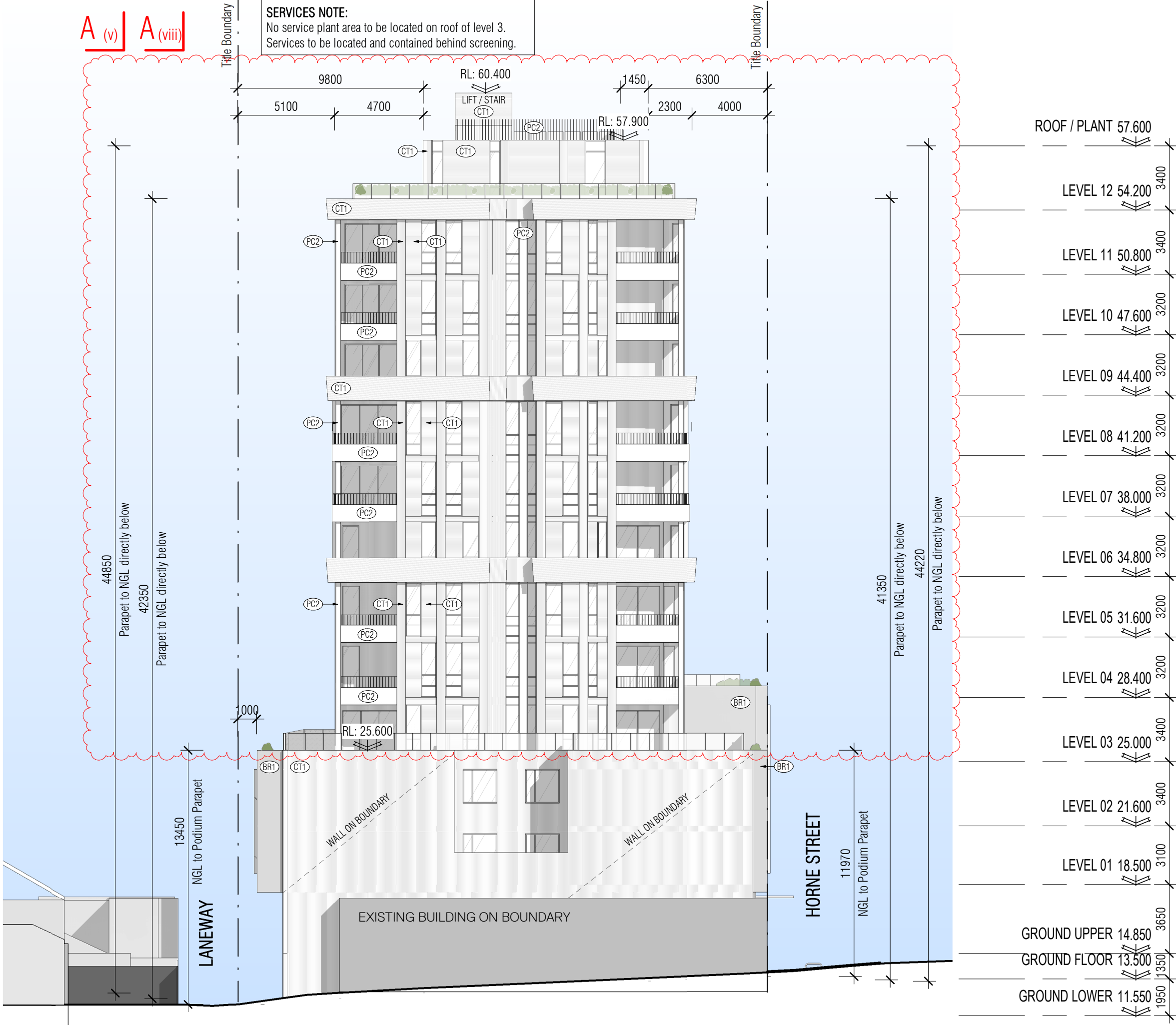
DRAWING SCALE 1:200 @ A1
1:400 @ A3
8m

■■■■■■■■■■	2538
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP200 - A
ISSUE FOR SUBMISSION	
ELEVATIONS	





ELEVATION SOUTH WEST



ELEVATION SOUTH EAST

ADVERTISED
PLAN

FINISHES LEGEND

- ⊗ Finish Code
- BR1 BRICK - Tan (stacked & stretcher bonds)
- CT1 CONCRETE - Off-formed Concrete (vertical & horizontal pattern)
- G1 GLASS - Clear (all glass unless otherwise specified)
- G2 GLASS - Bronze Tint (all glass to apartments unless otherwise specified)
- G3 GLASS - Frosted (max 25% transparency)
- PC1 POWDERCOAT - Dark Bronze (podium window frames & balustrade)
- PC2 POWDERCOAT - Champagne Bronze (tower window frames & balustrade)

NOT FOR CONSTRUCTION

	11.03.26	ISSUE FOR DFP SUBMISSION
A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26
		(v) Windows location and external walls adjustment following tower re-design
		(viii) Tower materials updated following tower re-design
		(ix) Ground floor laneway and plaza interface re-designed

MIXED-USE PROPOSAL
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS

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P: +61 3 9526 3855

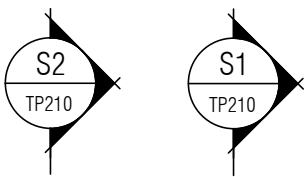
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DRAWING SCALE 1:200 @ A1
1:400 @ A3

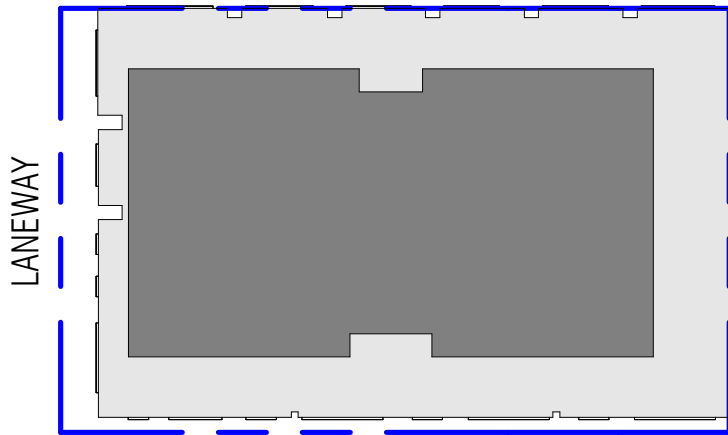
8m

■■■■■ ■■■■■	2538
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP201 - A
ISSUE FOR SUBMISSION	
ELEVATIONS	

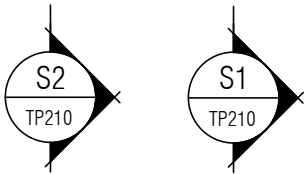
CBG



HORNE STREET

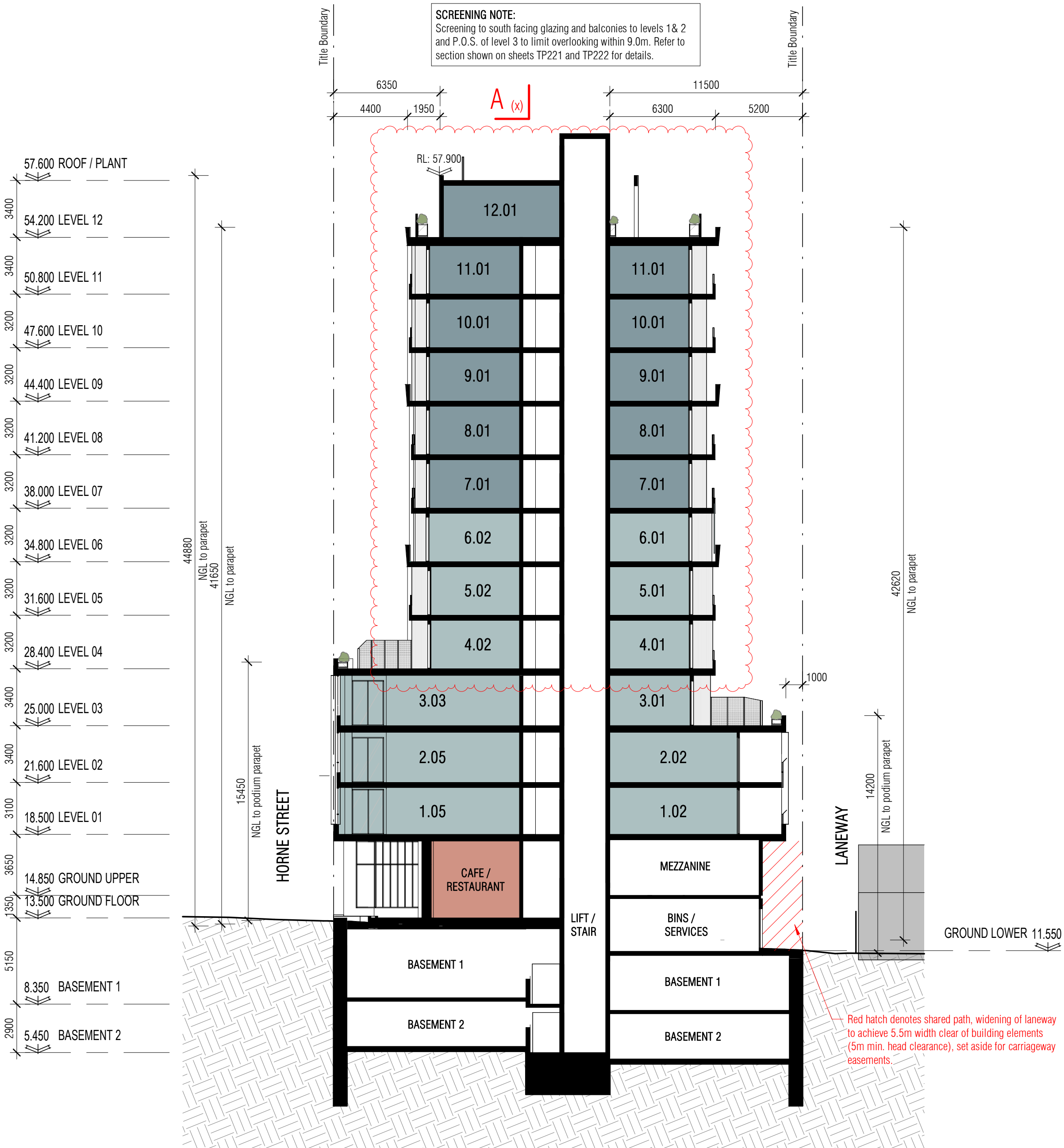


LANEWAY

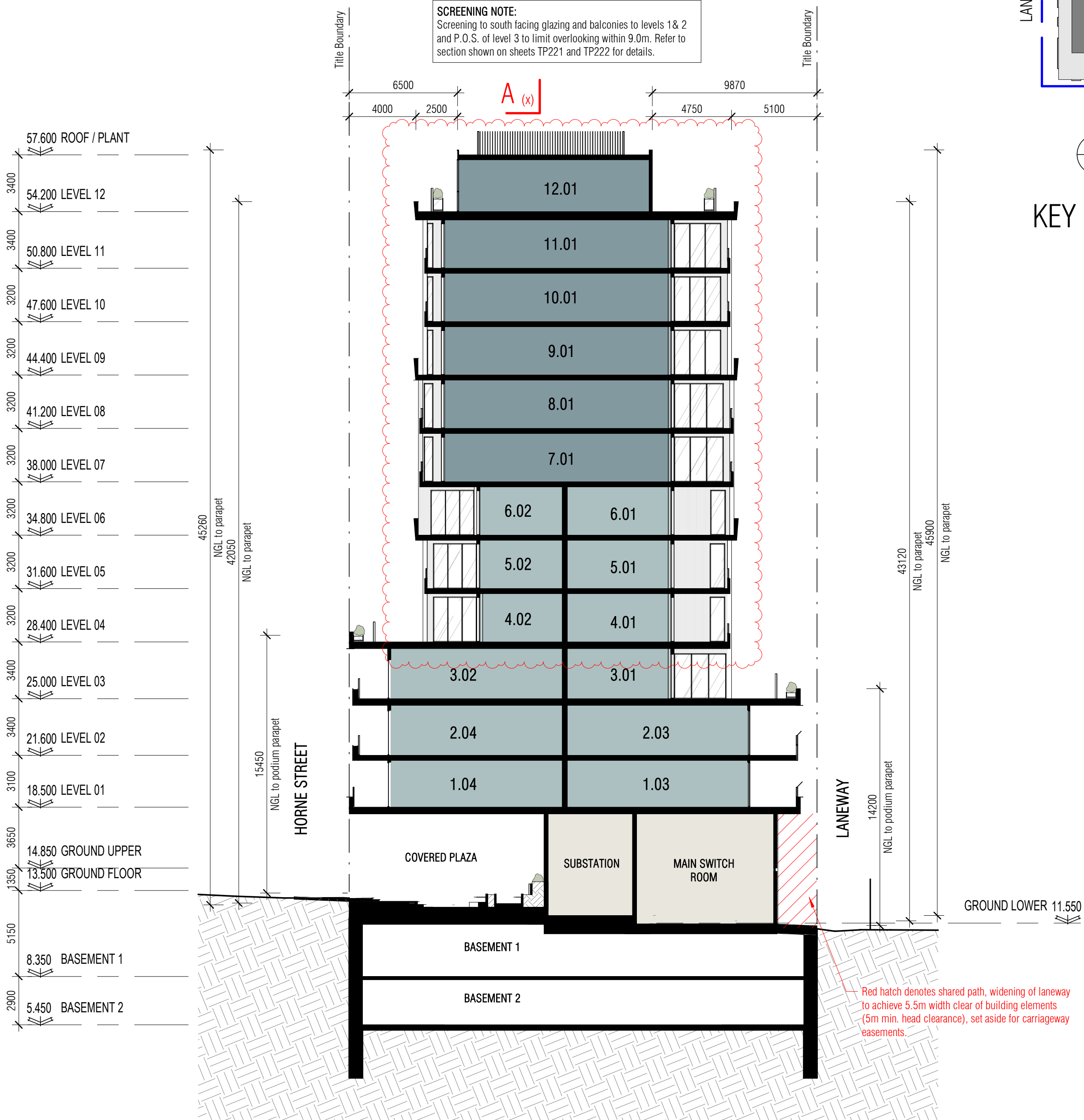


KEY PLAN

ADVERTISED PLAN



SECTION 1



SECTION 2

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COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

NOT FOR CONSTRUCTION

	11.03.26	ISSUE FOR DFP SUBMISSION
A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26
		(x) Sections updated following tower re-design

MIXED-USE PROPOSAL
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3205
P: +61 3 9526 3855

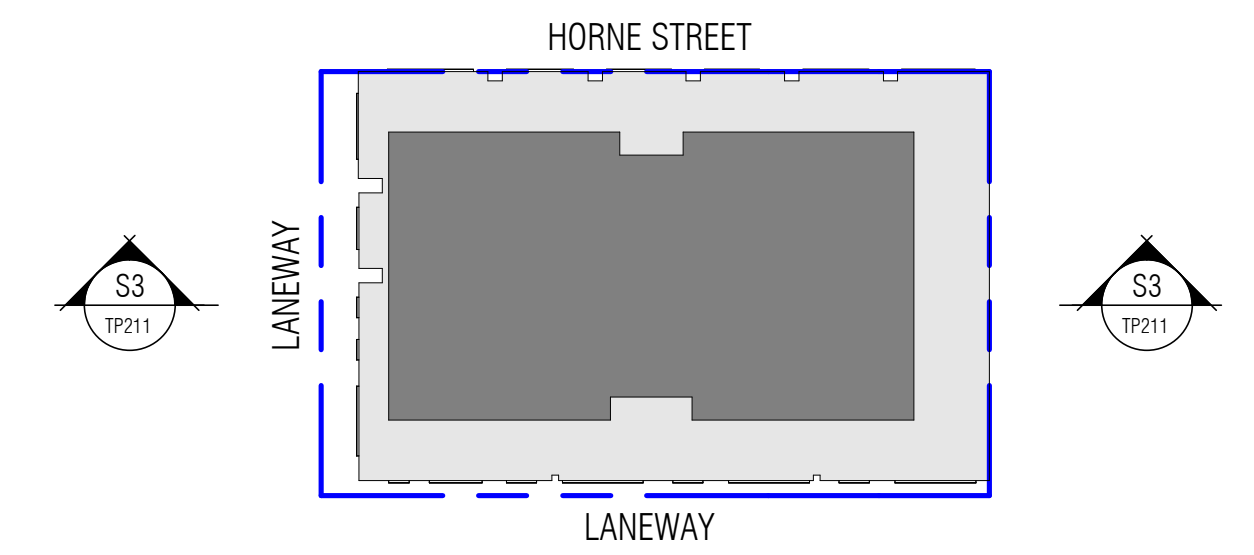
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DRAWING SCALE 1:200 @ A1
1:400 @ A3



■■■■■■■■■■	2538
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP210 - A
ISSUE FOR SUBMISSION	
SECTIONS	

CBG



ADVERTISED PLAN

SERVICES NOTE:
No service plant area is to be located on roof of level 3.
Services to be located and contained behind screening.

LEVELS (Left Side):

- 57.600 ROOF / PLANT
- 54.200 LEVEL 12
- 50.800 LEVEL 11
- 47.600 LEVEL 10
- 44.400 LEVEL 09
- 41.200 LEVEL 08
- 38.000 LEVEL 07
- 34.800 LEVEL 06
- 31.600 LEVEL 05
- 28.400 LEVEL 04
- 25.000 LEVEL 03
- 21.600 LEVEL 02
- 18.500 LEVEL 01
- 14.850 GROUND UPPER
- 13.500 GROUND FLOOR
- 8.350 BASEMENT 1
- 5.450 BASEMENT 2

LEVELS (Right Side):

- 12.01
- 11.02
- 10.02
- 9.02
- 8.02
- 7.02
- 6.04
- 5.04
- 4.04
- COMMUNAL SPACE
- 2.07
- 1.07

Other Labels:

- STAIR WELL
- LIFT CORE
- BN SHAFT
- SUBSTATION
- RETAIL
- BASEMENT 1
- BASEMENT 2
- STORAGE
- LANEWAY
- Red hatch denotes shared path, widening of laneway to achieve 5.5m width clear of building elements (5m min. head clearance), set aside for carriageway easements.

SECTION 3

COLOUR LEGEND

-  Apartment - 2 BED
-  Apartment - 3 BED
-  Communal Facilities
-  Retail / Commercial
-  Cafe / Restaurant
-  Services
-  Planting / Landscaped Area
-  Balcony / Terrace Area

NOT FOR CONSTRUCTION

MIXED-USE PROPOSAL
TOWN PLANNING

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

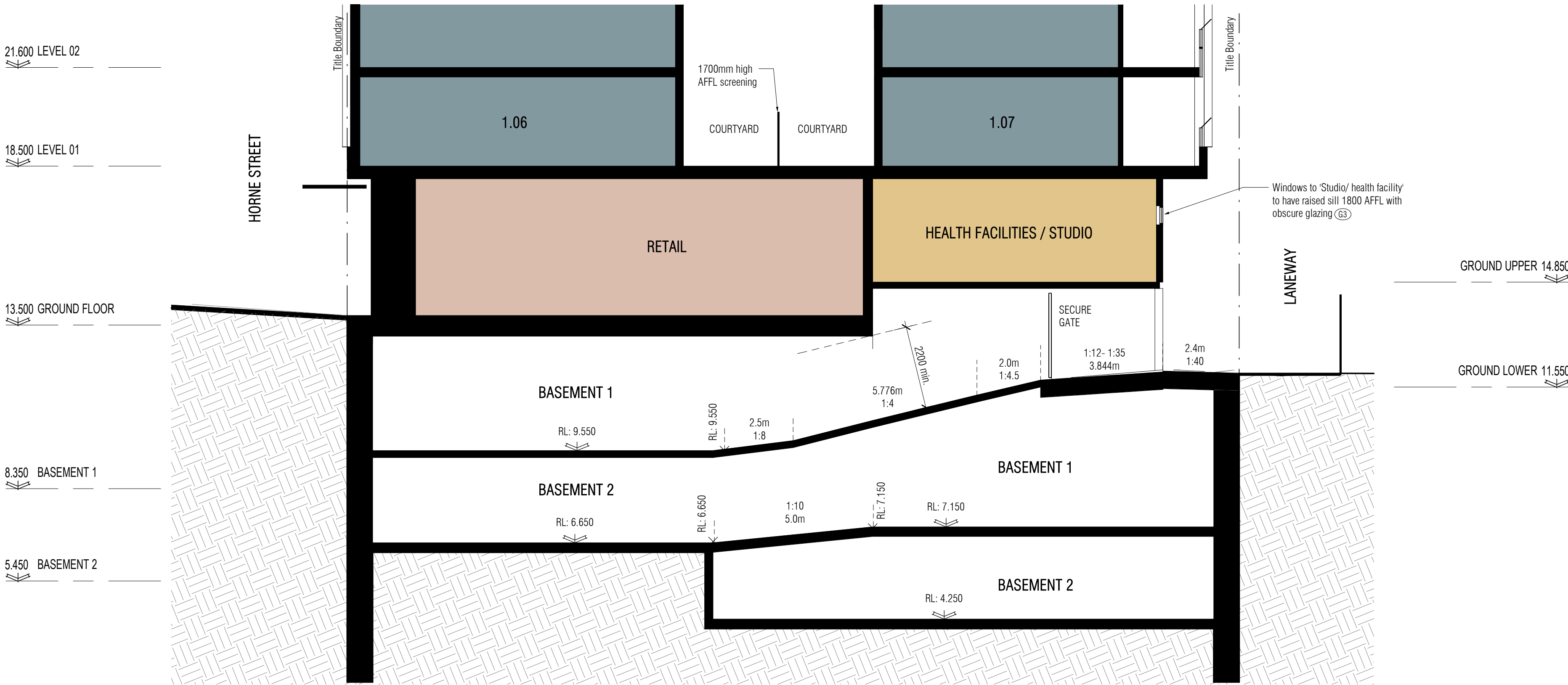
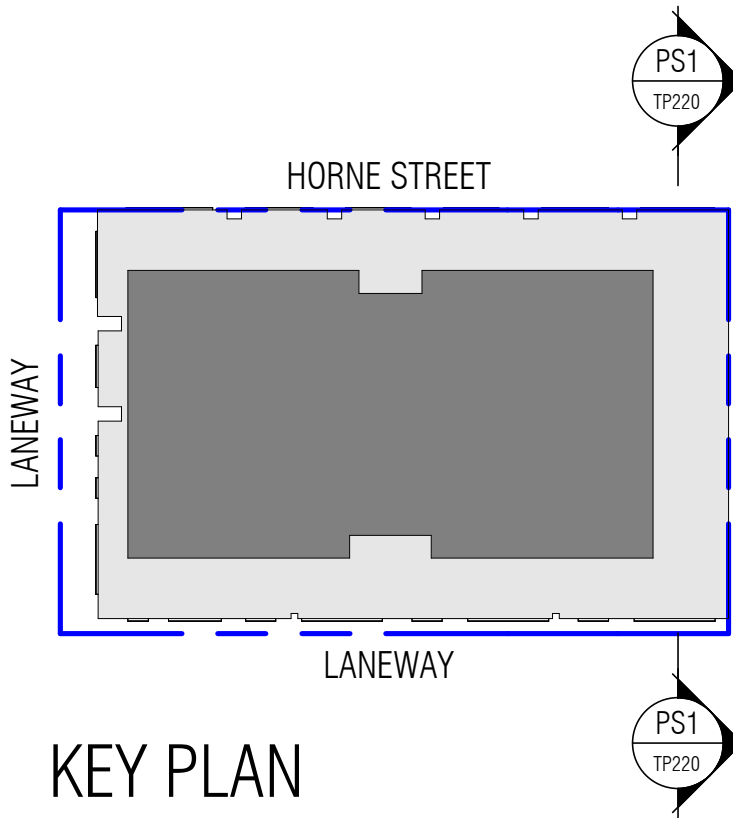
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	2538
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP211 - A
ISSUE FOR SUBMISSION	
SECTIONS	

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ADVERTISED PLAN

PART SECTION 1

COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

NOT FOR CONSTRUCTION

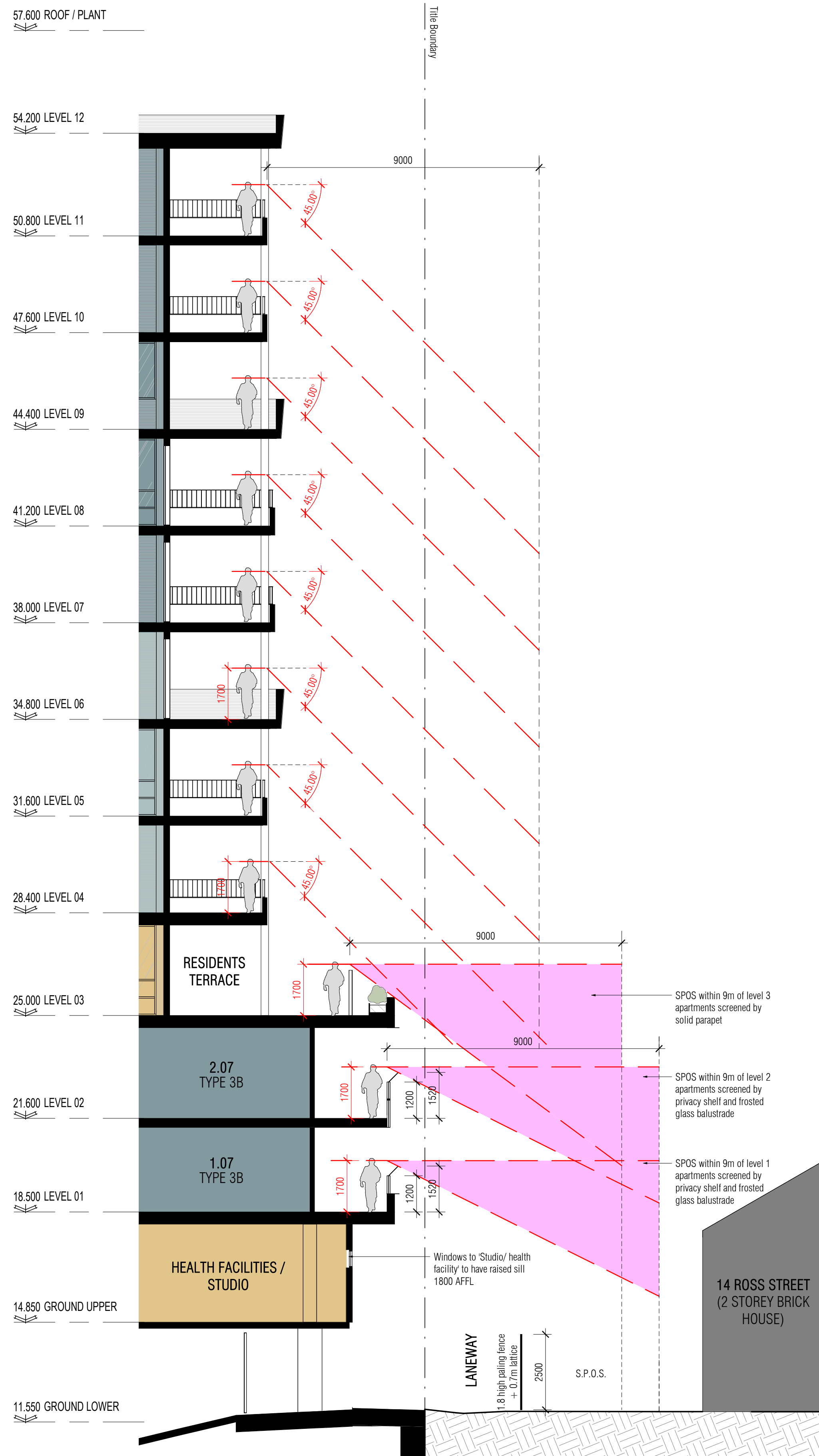
	11.03.26	ISSUE FOR DFP SUBMISSION
A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26
		(no changes)

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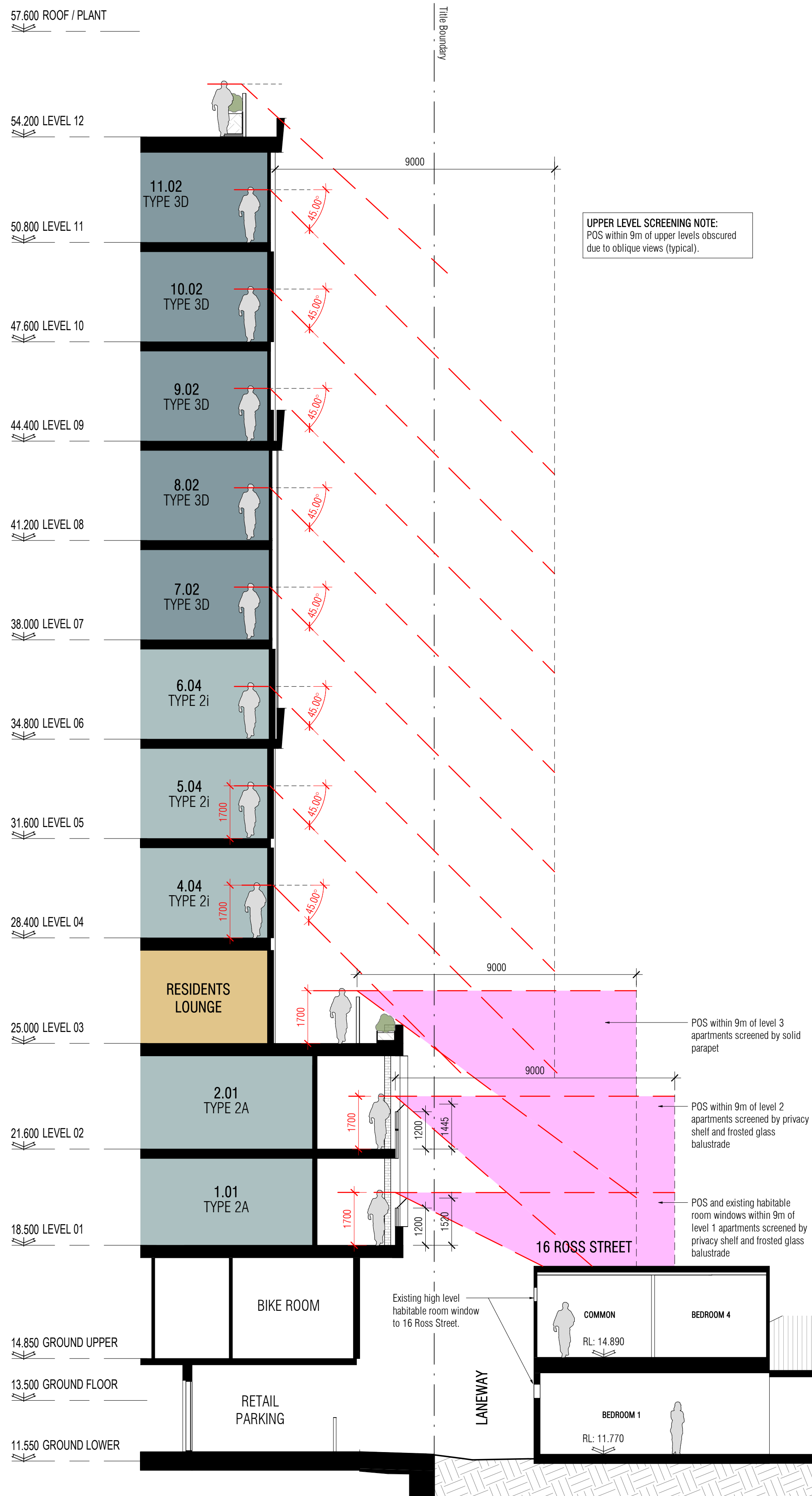


■■■■■ ■■■■■ 7 - 15 HORNE STREET ELSTERNWICK, VIC	2538
TP220 - A	
ISSUE FOR SUBMISSION	
PART SECTIONS	

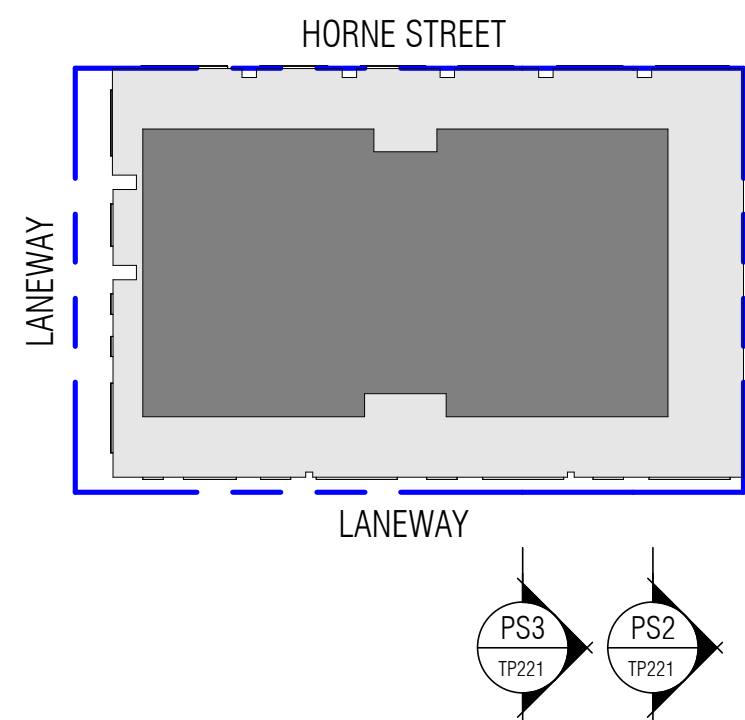




PART SECTION 2



PART SECTION 3



KEY PLAN

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COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

NOT FOR CONSTRUCTION

MIXED-USE PROPOSAL
TOWN PLANNING

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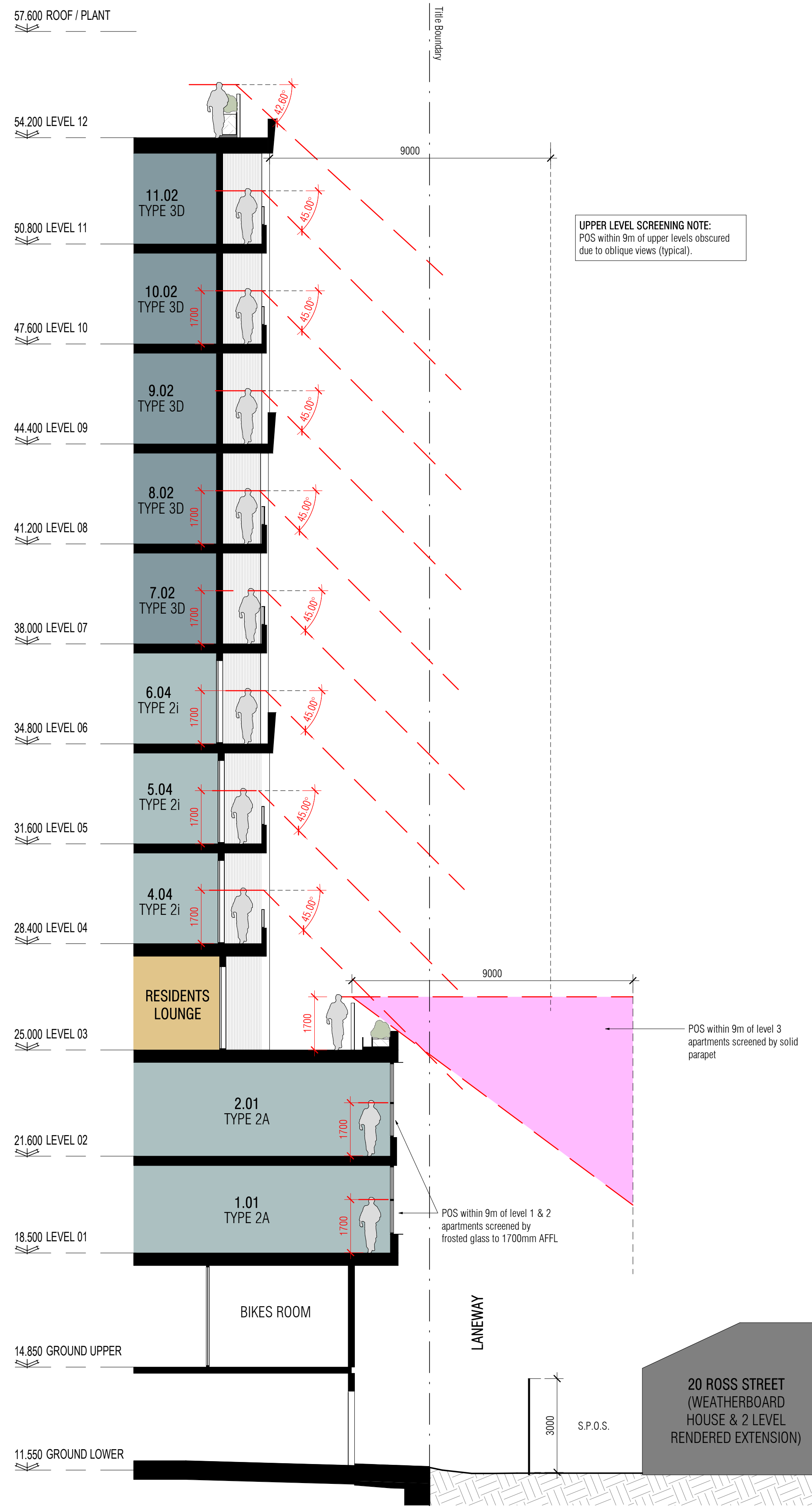
DRAWING SCALE 1:100 @ A1
1:200 @ A3



	11.03.26	ISSUE FOR DFP SUBMISSION
A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26 (no changes)

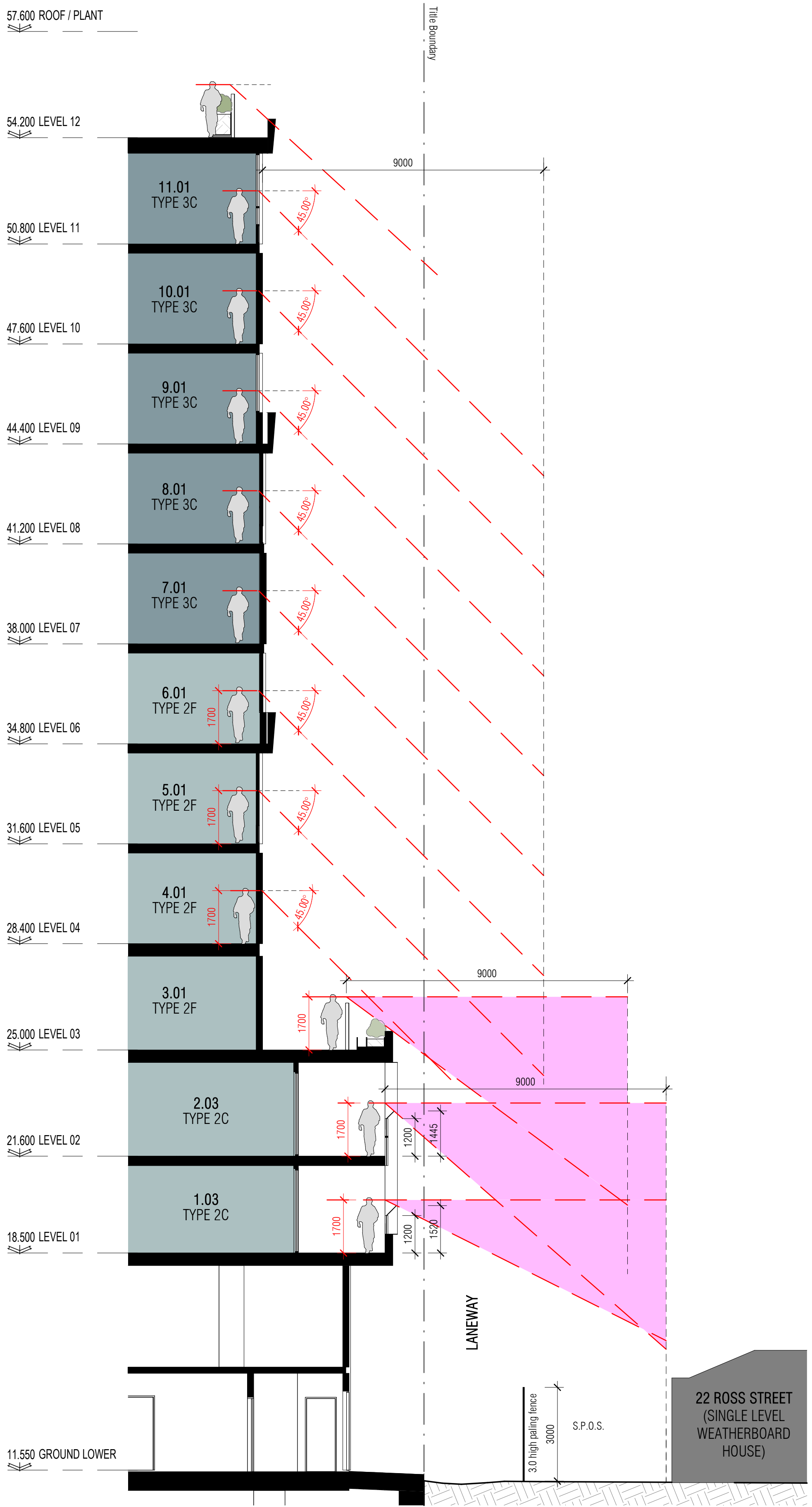
7 - 15 HORNE STREET ELSTERNWICK, VIC	2538
ISSUE FOR SUBMISSION	TP221 - A
PART SECTIONS	

CBG

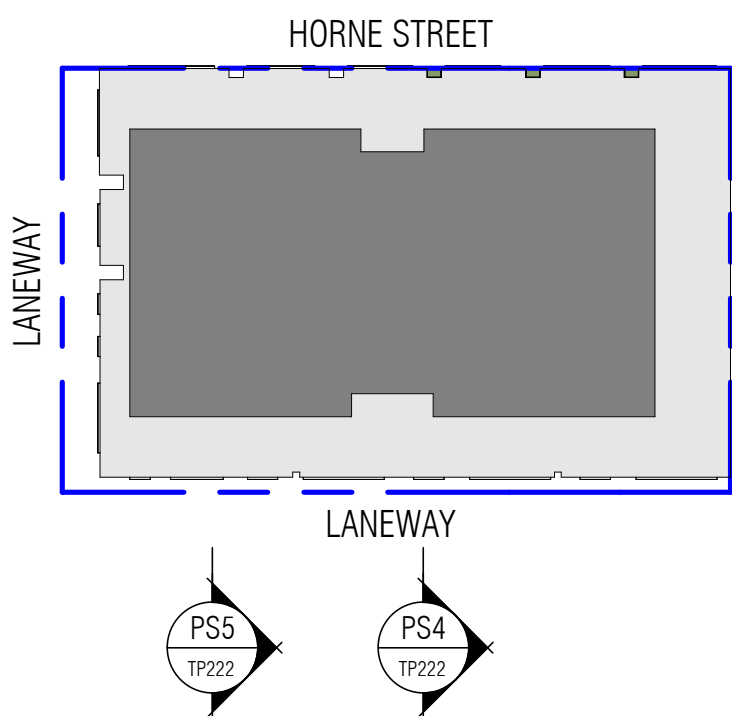


PART SECTION 4

NOT FOR CONSTRUCTION



PART SECTION 5



KEY PLAN

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COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

MIXED-USE PROPOSAL
TOWN PLANNING

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

4m

7 - 15 HORNE STREET ELSTERNWICK, VIC	2538
ISSUE FOR SUBMISSION	TP222 - A
PART SECTIONS	

CBG

	11.03.26	ISSUE FOR DFP SUBMISSION
A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26 (no changes)

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 7 - 15 HORNE STREET ELSTERNWICK, VIC	2538
	TP600 - A
ISSUE FOR SUBMISSION	
APARTMENT DESIGN REVIEW	

CBG

□ □ □



ACCESSIBILITY COMPLIANCE	ROOM SIZING COMPLIANCE	LIVING DEPTH COMPLIANCE	BREEZE PATH COMPLIANCE	REQ INTERNAL STORAGE	REQ TOTAL STORAGE
No	Yes	Yes	No	9.00 m³	14.00 m³



ACCESSIBILITY COMPLIANCE	ROOM SIZING COMPLIANCE	LIVING DEPTH COMPLIANCE	BREEZE PATH COMPLIANCE	REQ INTERNAL STORAGE	REQ TOTAL STORAGE
No	Yes	Yes	No	9.00 m³	14.00 m³

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ACCESSIBILITY COMPLIANCE	ROOM SIZING COMPLIANCE	LIVING DEPTH COMPLIANCE	BREEZE PATH COMPLIANCE	REQ INTERNAL STORAGE	REQ TOTAL STORAGE
No	Yes	Yes	Yes	9.00 m³	14.00 m³

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

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A horizontal bar of total length 2m. The left half is white and the right half is black.

NORTH

[illegible]

 7 - 15 HORNE STREET ELSTERNWICK, VIC	2538
	TP601 - A
ISSUE FOR SUBMISSION	
APARTMENT TYPE - 2A, 2B, 2C	

CBG

ADVERTISED
PLAN



APARTMENT TYPE 2D

ACCESSIBILITY COMPLIANCE	ROOM SIZING COMPLIANCE	LIVING DEPTH COMPLIANCE	BREEZE PATH COMPLIANCE	REQ INTERNAL STORAGE	REQ TOTAL STORAGE
Yes	Yes	Yes	Yes	9.00 m³	14.00 m³

TOTAL APARTMENTS: 3



APARTMENT TYPE 2E

ACCESSIBILITY COMPLIANCE	ROOM SIZING COMPLIANCE	LIVING DEPTH COMPLIANCE	BREEZE PATH COMPLIANCE	REQ INTERNAL STORAGE	REQ TOTAL STORAGE
Yes	Yes	Yes	No	9.00 m³	14.00 m³

TOTAL APARTMENTS: 3

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COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

NOT FOR CONSTRUCTION

MIXED-USE PROPOSAL
TOWN PLANNING

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



2m

7 - 15 HORNE STREET ELSTERNWICK, VIC	2538
ISSUE FOR SUBMISSION	TP602 - A
APARTMENT TYPE - 2D, 2E	

CBG

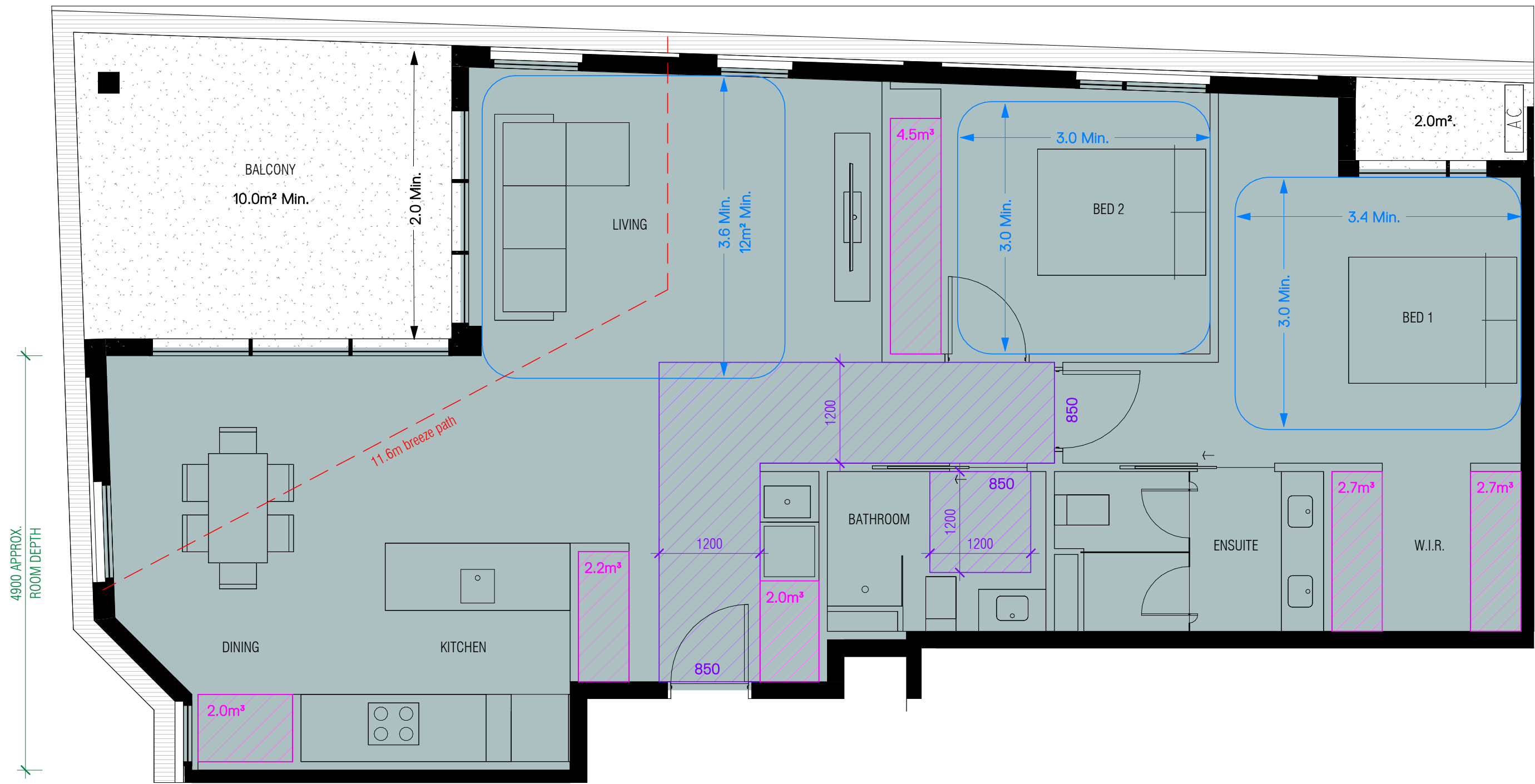


APARTMENT TYPE 2F

ACCESSIBILITY COMPLIANCE	ROOM SIZING COMPLIANCE	LIVING DEPTH COMPLIANCE	BREEZE PATH COMPLIANCE	REQ INTERNAL STORAGE	REQ TOTAL STORAGE
No	Yes	Yes	Yes	9.00 m³	14.00 m³

TOTAL APARTMENTS: 4

ADVERTISED
PLAN



APARTMENT TYPE 2G

ACCESSIBILITY COMPLIANCE	ROOM SIZING COMPLIANCE	LIVING DEPTH COMPLIANCE	BREEZE PATH COMPLIANCE	REQ INTERNAL STORAGE	REQ TOTAL STORAGE
Yes	Yes	Yes	Yes	9.00 m³	14.00 m³

TOTAL APARTMENTS: 3

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COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

NOT FOR CONSTRUCTION

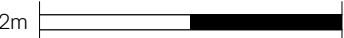
	11.03.26	ISSUE FOR DFP SUBMISSION
A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26
		(vi) Internal layout changes following tower re-design

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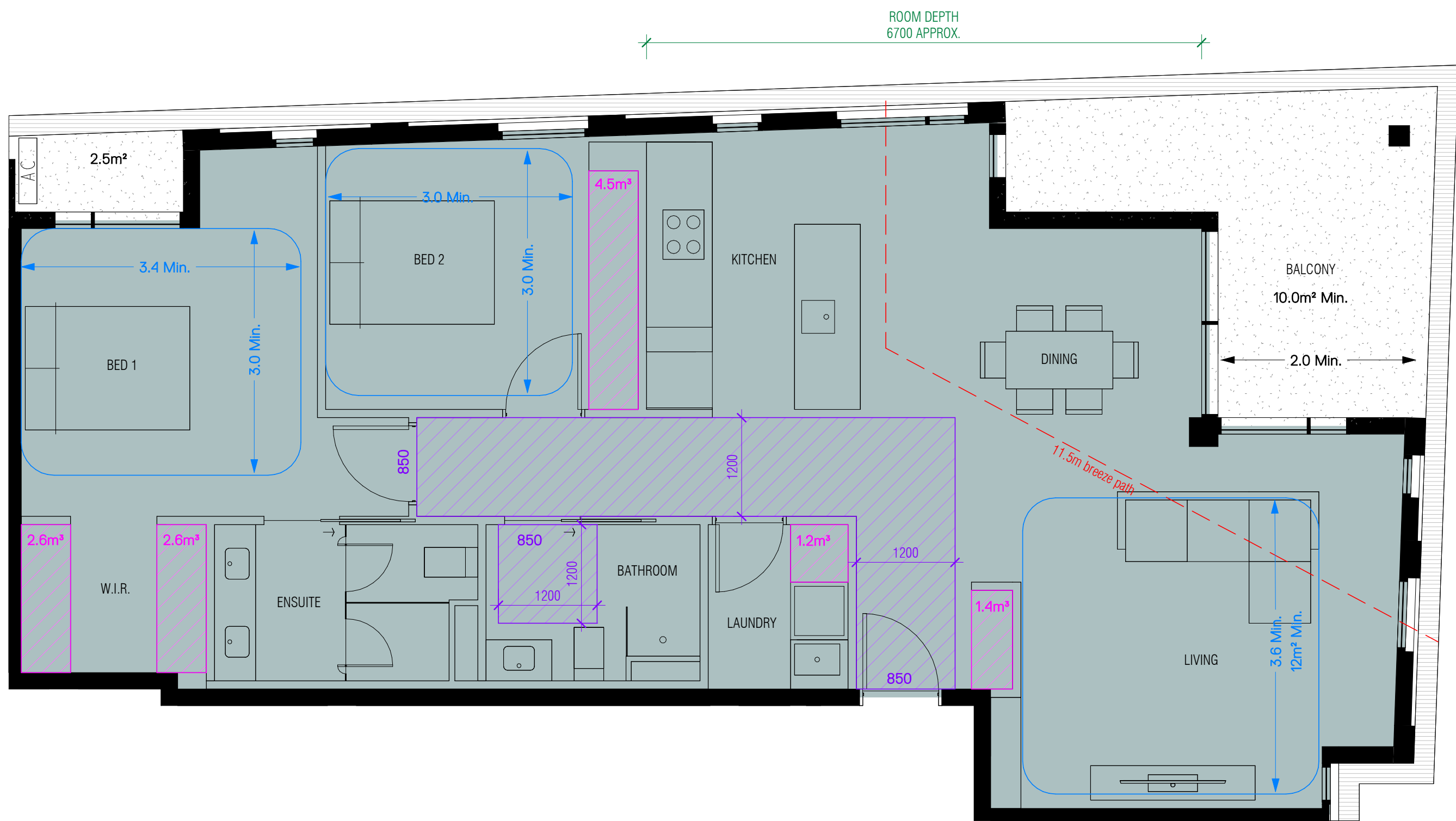
DRAWING SCALE 1:50 @ A1
1:100 @ A3



■■■■■ ■■■■■	2538
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP603 - A
ISSUE FOR SUBMISSION	
APARTMENT TYPE - 2F, 2G	



ADVERTISED
PLAN



APARTMENT TYPE 2H

ACCESSIBILITY COMPLIANCE	ROOM SIZING COMPLIANCE	LIVING DEPTH COMPLIANCE	BREEZE PATH COMPLIANCE	REQ INTERNAL STORAGE	REQ TOTAL STORAGE
Yes	Yes	Yes	Yes	9.00 m³	14.00 m³

TOTAL APARTMENTS: 3



APARTMENT TYPE 2i

ACCESSIBILITY COMPLIANCE	ROOM SIZING COMPLIANCE	LIVING DEPTH COMPLIANCE	BREEZE PATH COMPLIANCE	REQ INTERNAL STORAGE	REQ TOTAL STORAGE
No	Yes	Yes	Yes	9.00 m³	14.00 m³

TOTAL APARTMENTS: 3

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COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

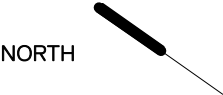
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2m

7 - 15 HORNE STREET ELSTERNWICK, VIC	2538
TP604 - A	
ISSUE FOR SUBMISSION	
APARTMENT TYPE - 2H, 2i	

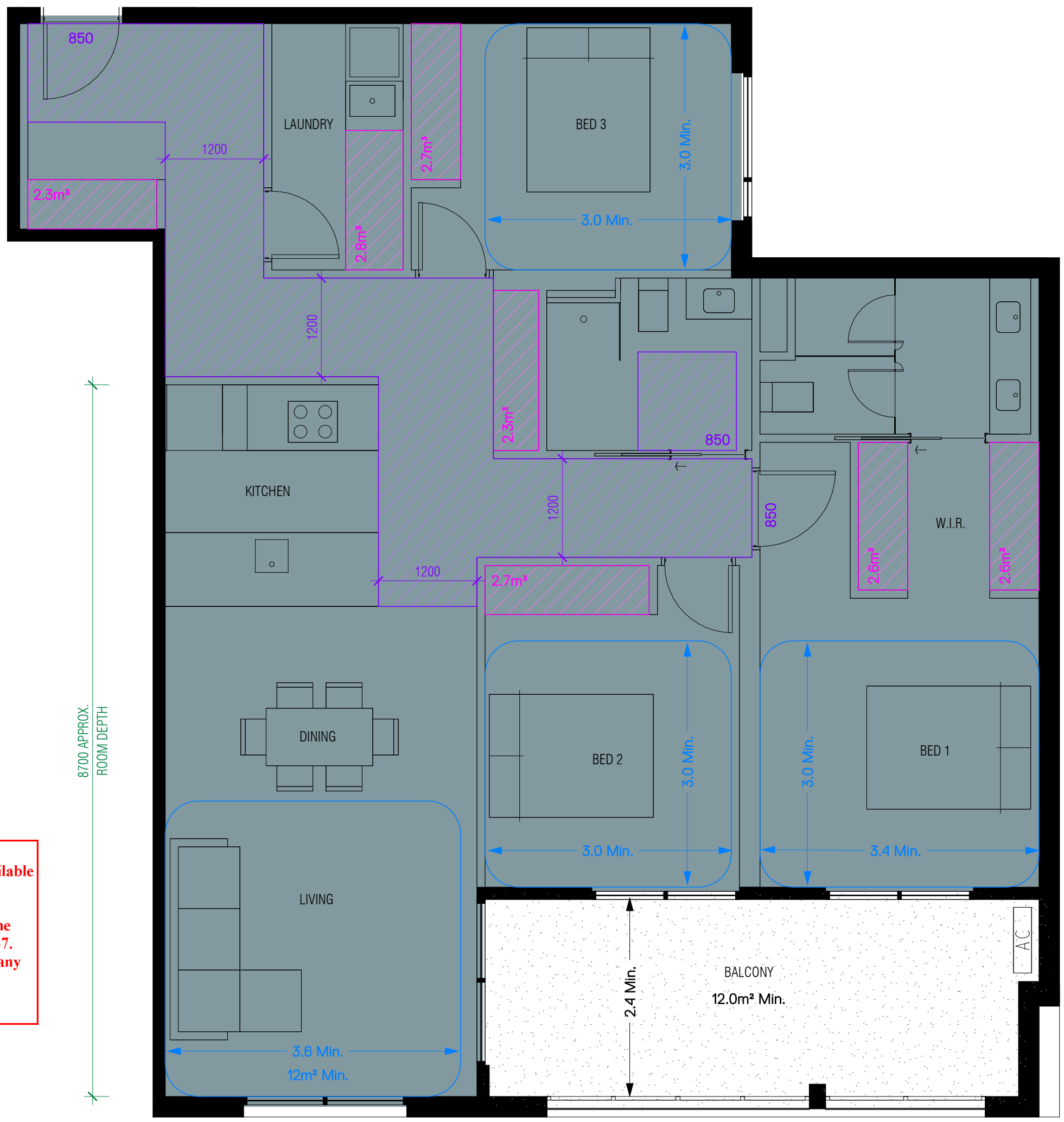
CBG



APARTMENT TYPE 3A

ACCESSIBILITY COMPLIANCE	ROOM SIZING COMPLIANCE	LIVING DEPTH COMPLIANCE	BREEZE PATH COMPLIANCE	REQ INTERNAL STORAGE	REQ TOTAL STORAGE
No	Yes	Yes	No	12.00 m³	18.00 m³

TOTAL APARTMENTS: 2



APARTMENT TYPE 3B

ACCESSIBILITY COMPLIANCE	ROOM SIZING COMPLIANCE	LIVING DEPTH COMPLIANCE	BREEZE PATH COMPLIANCE	REQ INTERNAL STORAGE	REQ TOTAL STORAGE
Yes	Yes	Yes	No	12.00 m³	18.00 m³

TOTAL APARTMENTS: 2

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ADVERTISED PLAN

COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

NOT FOR CONSTRUCTION

MIXED-USE PROPOSAL
TOWN PLANNING

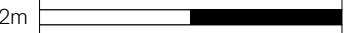
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	11.03.26	ISSUE FOR DFP SUBMISSION
A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26 (no changes)



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



■■■■■■■■■■	2538
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP605 - A
ISSUE FOR SUBMISSION	
APARTMENT TYPE - 3A, 3B	





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APARTMENT TYPE 3C					
ACCESSIBILITY COMPLIANCE	ROOM SIZING COMPLIANCE	LIVING DEPTH COMPLIANCE	BREEZE PATH COMPLIANCE	REQ INTERNAL STORAGE	REQ TOTAL STORAGE
Yes	Yes	Yes	Yes	12.00 m³	18.00 m³
TOTAL APARTMENTS: 5					

COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

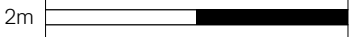
NOT FOR CONSTRUCTION

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		(vi) Internal layout changes following tower re-design

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1:100 @ A3



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7 - 15 HORNE STREET ELSTERNWICK, VIC	TP606 - A
ISSUE FOR SUBMISSION	
APARTMENT TYPE - 3C	



This detailed floor plan illustrates the layout of a 10-bedroom house, including a swimming pool, multiple ensuites, a butler's pantry, and a large balcony. The plan includes the following rooms and features:

- Bedrooms:** BED 1 (12m² Min., 3.6 Min. depth), BED 2 (3.0 Min. width, 3.0 Min. depth), BED 3 (3.0 Min. width, 3.0 Min. depth).
- Bathrooms:** BATHROOM (1200 width, 850 depth), ENSUITE (2.5m² area), ENSUITE (2.5m² area), ENSUITE (2.5m² area), ENSUITE (2.5m² area).
- Living Areas:** LIVING (12m² Min., 3.6 Min. depth), DINING (12.0m² Min. area).
- Kitchen:** KITCHEN (12.0m² Min. area), BUTLER (2.5m² area), LAUNDRY (2.5m² area).
- Other:** W.I.R. (10.0m² area), BALCONY (12.0m² Min. area), 8.8m breeze path.

The plan also shows various dimensions for room widths and depths, and a total area of 9700 APPROX. ROOM DEPTH.

COLOUR LEGEND

- APARTMENT TYPE 3D

ACCESSIBILITY COMPLIANCE	ROOM SIZING COMPLIANCE	LIVING DEPTH COMPLIANCE	BREEZE PATH COMPLIANCE	REQ INTERNAL STORAGE	REQ TOTAL STORAGE
Yes	Yes	Yes	Yes	12.00 m³	18.00 m³

TOTAL APARTMENTS: 5

TOTAL APARTMENTS: 5

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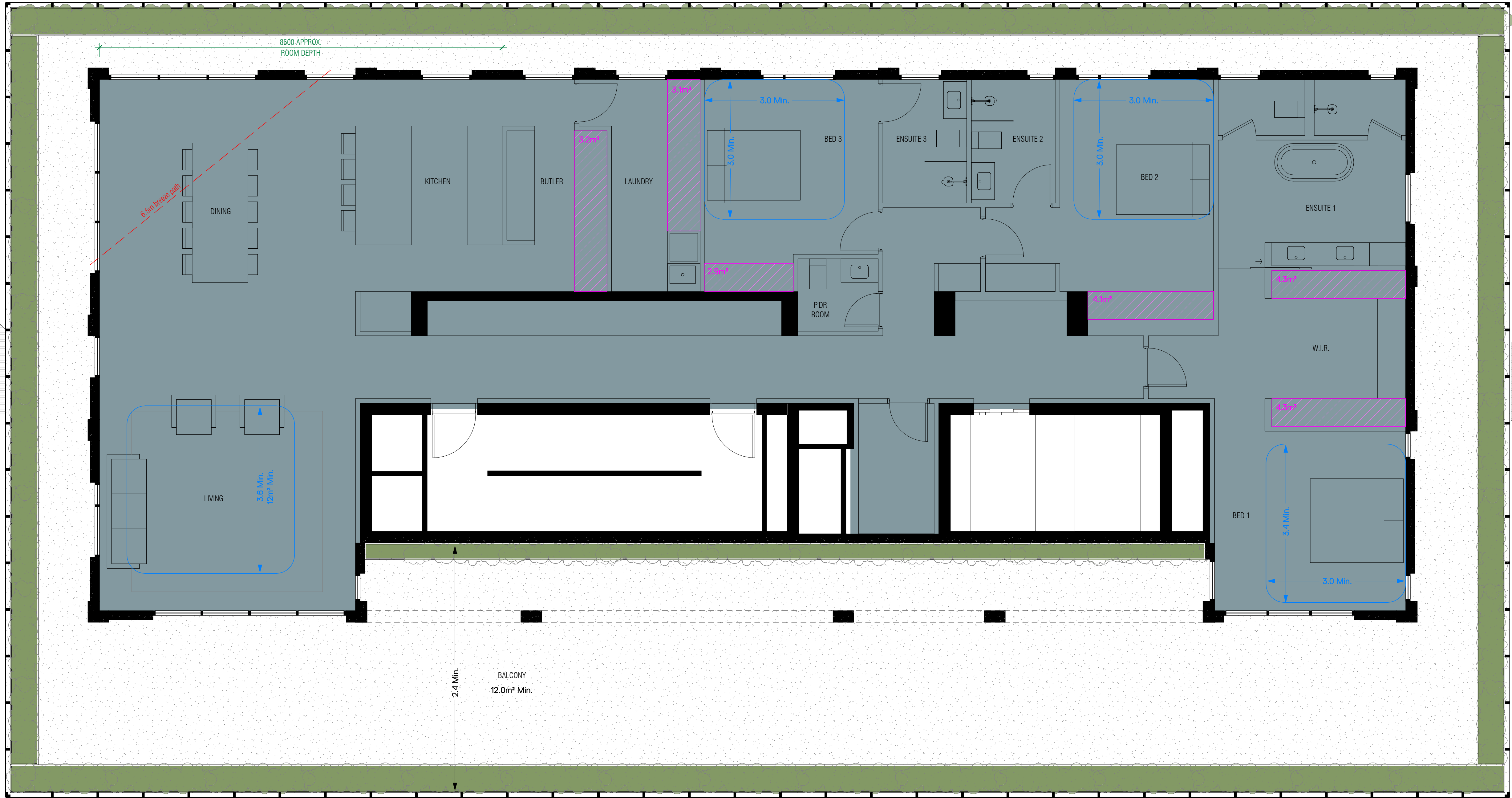
DRAWING SCALE 1:50 @ A1
 1:100 @ A3

[illegible]

 7 - 15 HORNE STREET ELSTERNWICK, VIC	2538
	TP607 - A
ISSUE FOR SUBMISSION	
APARTMENT TYPE - 3D	

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ADVERTISED PLAN

APARTMENT TYPE 3E

ACCESSIBILITY COMPLIANCE	ROOM SIZING COMPLIANCE	LIVING DEPTH COMPLIANCE	BREEZE PATH COMPLIANCE	REQ INTERNAL STORAGE	REQ TOTAL STORAGE
No	Yes	Yes	Yes	12.00 m³	18.00 m³

TOTAL APARTMENTS: 1

COLOUR LEGEND

- Apartment - 2 BED
- Apartment - 3 BED
- Communal Facilities
- Retail / Commercial
- Cafe / Restaurant
- Services
- Planting / Landscaped Area
- Balcony / Terrace Area

NOT FOR CONSTRUCTION

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

2m

NORTH

7 - 15 HORNE STREET
ELSTERNWICK, VIC

2538
TP608 - A

ISSUE FOR SUBMISSION
APARTMENT TYPE - 3E

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ADVERTISED PLAN

SHADOW DIAGRAM LEGEND

- OUTLINE OF PROPOSED SHADOW (ON NATURAL GROUND) 13 Storey
- OUTLINE OF COUNCIL'S OFFICER RECOMMENDATION MASS SHADOW (ON NATURAL GROUND) 12 Storey - 46m
- OUTLINE OF STRUCTURE PLAN MASS SHADOW (ON NATURAL GROUND) 12 Storey - 43m
- OUTLINE OF APPROVED SHADOW (Planning Permit #GE/DP-32409/2018/C) (ON NATURAL GROUND) 9 Storey
- SUBJECT SITE EXISTING SHADOW
- ADDITIONAL SHADOW ON S.P.O.S. - compared to approved 9 level mass
- SHADOWS - Cast by existing built form & proposed development
- EXISTING BUILT FORM
- SECLUDED PRIVATE OPEN SPACE (SPOS)

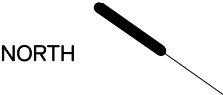
CONTEXT NOTE: Surrounding property information taken from survey, site maps and aerial views. S.P.O.S. to properties has been indicated to best knowledge following site observations.

NOT FOR CONSTRUCTION

	11.03.26	ISSUE FOR DFP SUBMISSION
A	05.06.26	ISSUE FOR DFP SUBMISSION - RESPONSE TO URBAN DESIGN MEMORANDUM 20.04.26
		(xi) Shadow diagrams updated following tower re-design

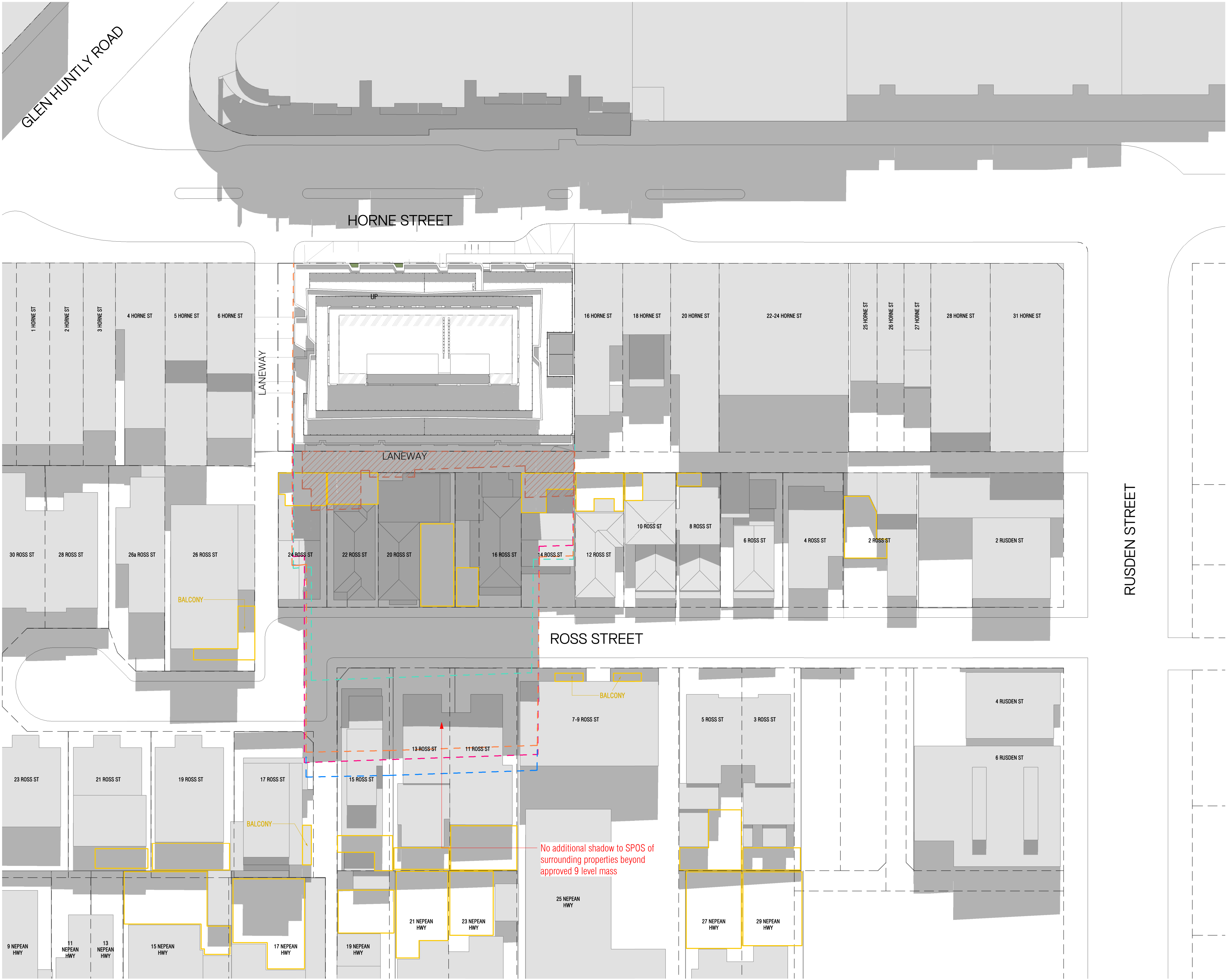
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DRAWING SCALE 1:500 @ A1
1:1000 @ A3
20m



7 - 15 HORNE STREET ELSTERNWICK, VIC	2538 TP950 - A
ISSUE FOR SUBMISSION	
SHADOW ANALYSIS - 9AM	





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ADVERTISED PLAN

SHADOW DIAGRAM LEGEND

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7 - 15 HORNE STREET ELSTERNWICK, VIC	TP951 - A
ISSUE FOR SUBMISSION	
SHADOW ANALYSIS - 10AM	





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ADVERTISED PLAN

SHADOW DIAGRAM LEGEND

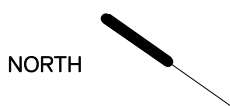
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		(xi) Shadow diagrams updated following tower re-design

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7 - 15 HORNE STREET ELSTERNWICK, VIC	TP952 - A
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SHADOW ANALYSIS - 11AM	





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ADVERTISED PLAN

SHADOW DIAGRAM LEGEND

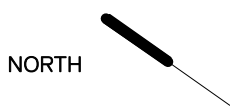
- OUTLINE OF PROPOSED SHADOW (ON NATURAL GROUND) 13 Storey
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- SECLUDED PRIVATE OPEN SPACE (SPOS)

CONTEXT NOTE: Surrounding property information taken from survey, site maps and aerial views. S.P.O.S. to properties has been indicated to best knowledge following site observations.

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		(xi) Shadow diagrams updated following tower re-design

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7 - 15 HORNE STREET ELSTERNWICK, VIC	2538 TP953 - A
ISSUE FOR SUBMISSION	
SHADOW ANALYSIS - 12PM NOON	





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ADVERTISED PLAN

SHADOW DIAGRAM LEGEND

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1:1000 @ A3



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ISSUE FOR SUBMISSION	
SHADOW ANALYSIS - 1PM	





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ADVERTISED PLAN

SHADOW DIAGRAM LEGEND

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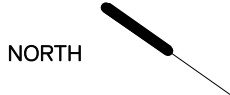
CONTEXT NOTE: Surrounding property information taken from survey, site maps and aerial views. S.P.O.S. to properties has been indicated to best knowledge following site observations.

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		(xi) Shadow diagrams updated following tower re-design

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1:1000 @ A3



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7 - 15 HORNE STREET ELSTERNWICK, VIC	TP955 - A
ISSUE FOR SUBMISSION	
SHADOW ANALYSIS - 2PM	





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ADVERTISED PLAN

SHADOW DIAGRAM LEGEND

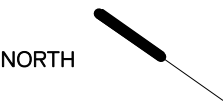
- OUTLINE OF PROPOSED SHADOW (ON NATURAL GROUND) 13 Storey
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		(xi) Shadow diagrams updated following tower re-design

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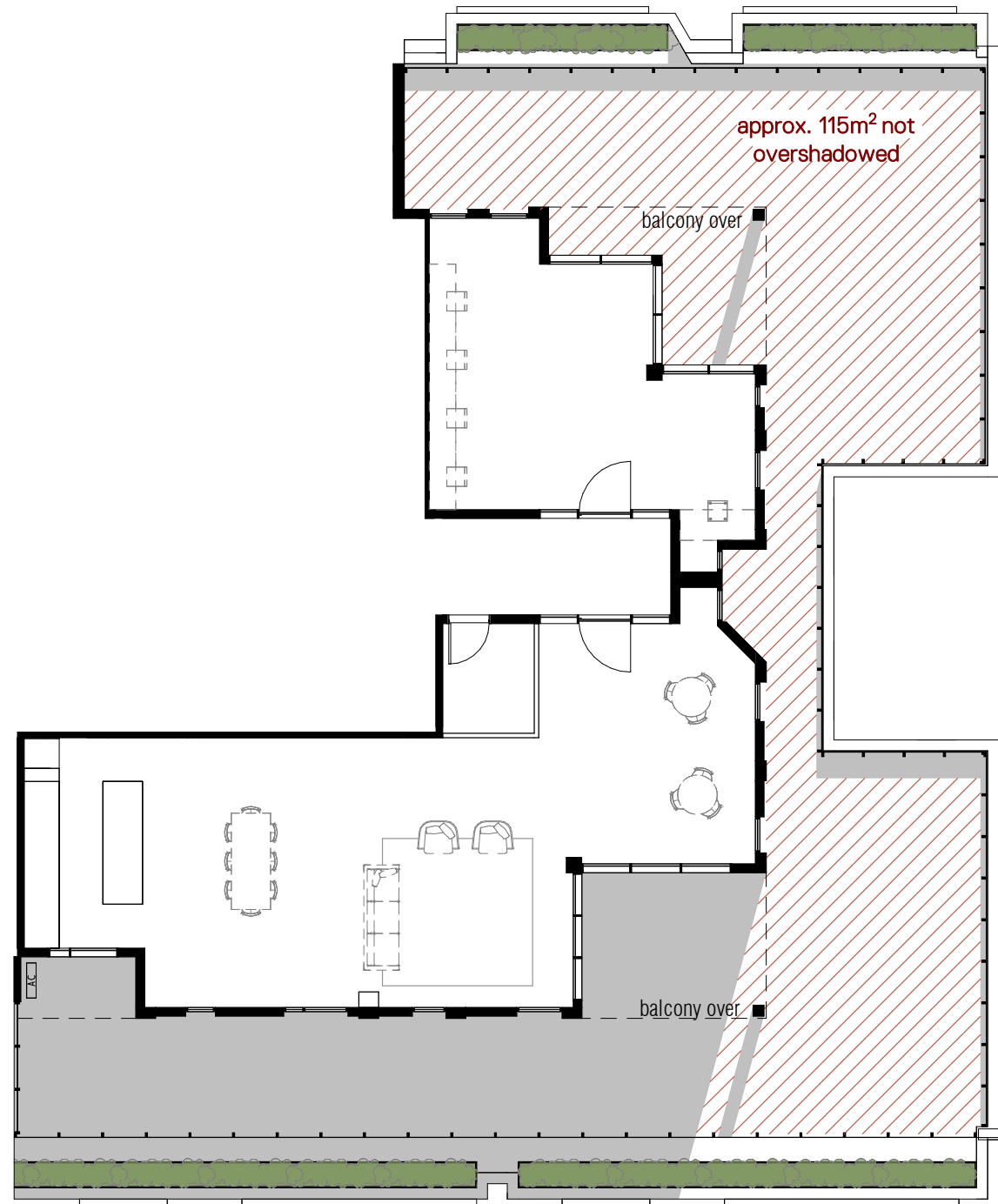


DRAWING SCALE 1:500 @ A1
1:1000 @ A3

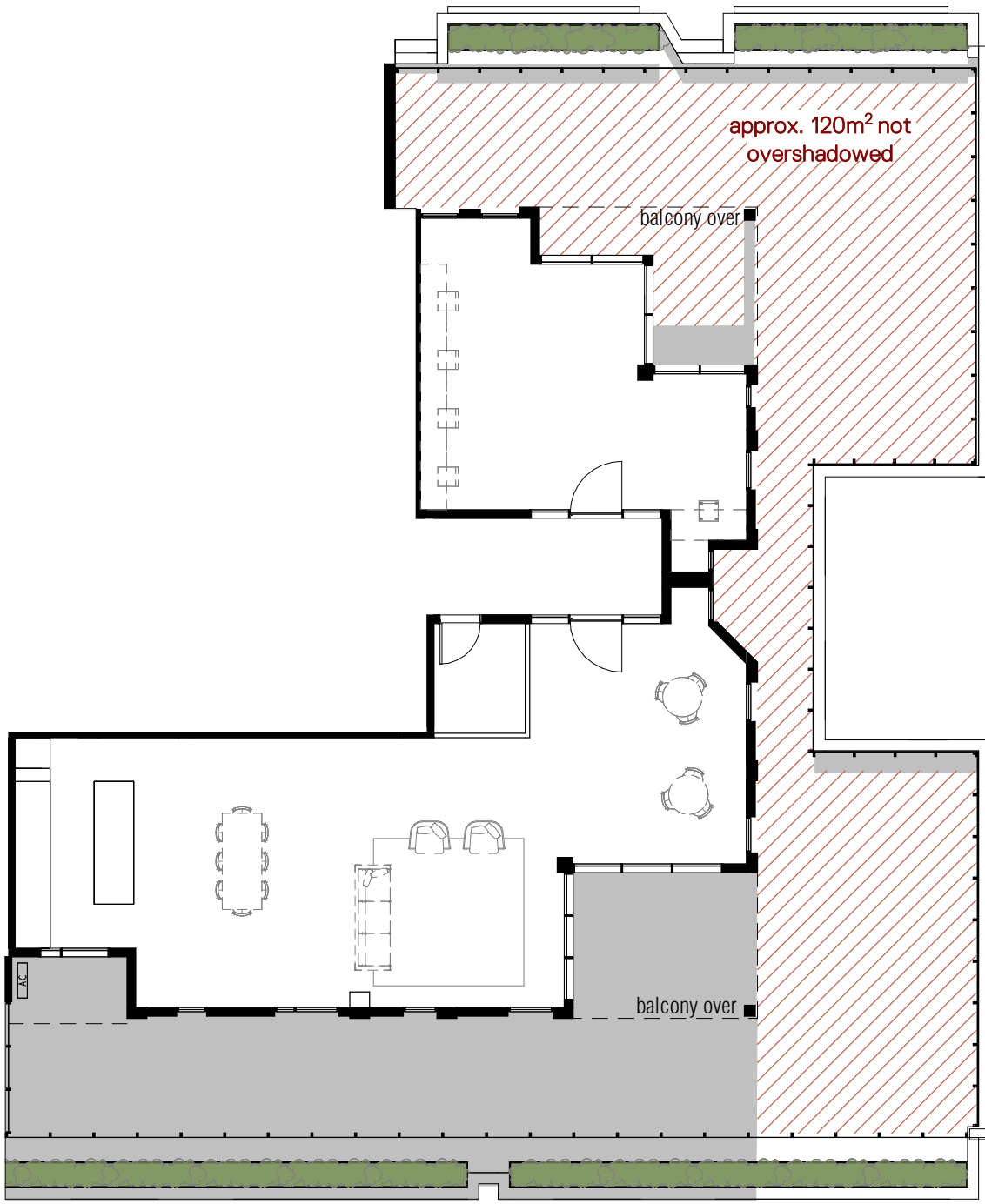


■■■■■■■■■■	2538
7 - 15 HORNE STREET ELSTERNWICK, VIC	TP956 - A
ISSUE FOR SUBMISSION	
SHADOW ANALYSIS - 3PM	

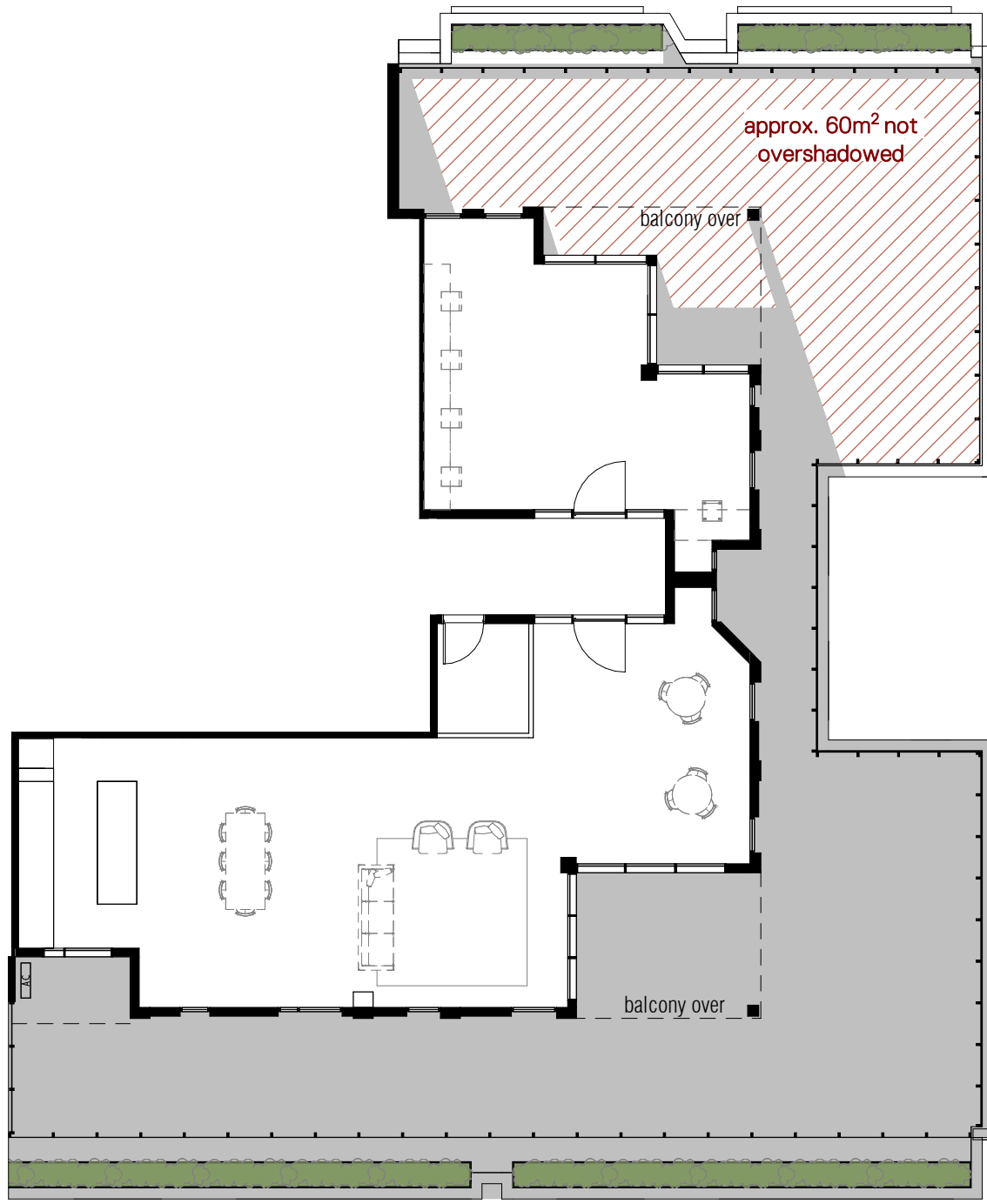




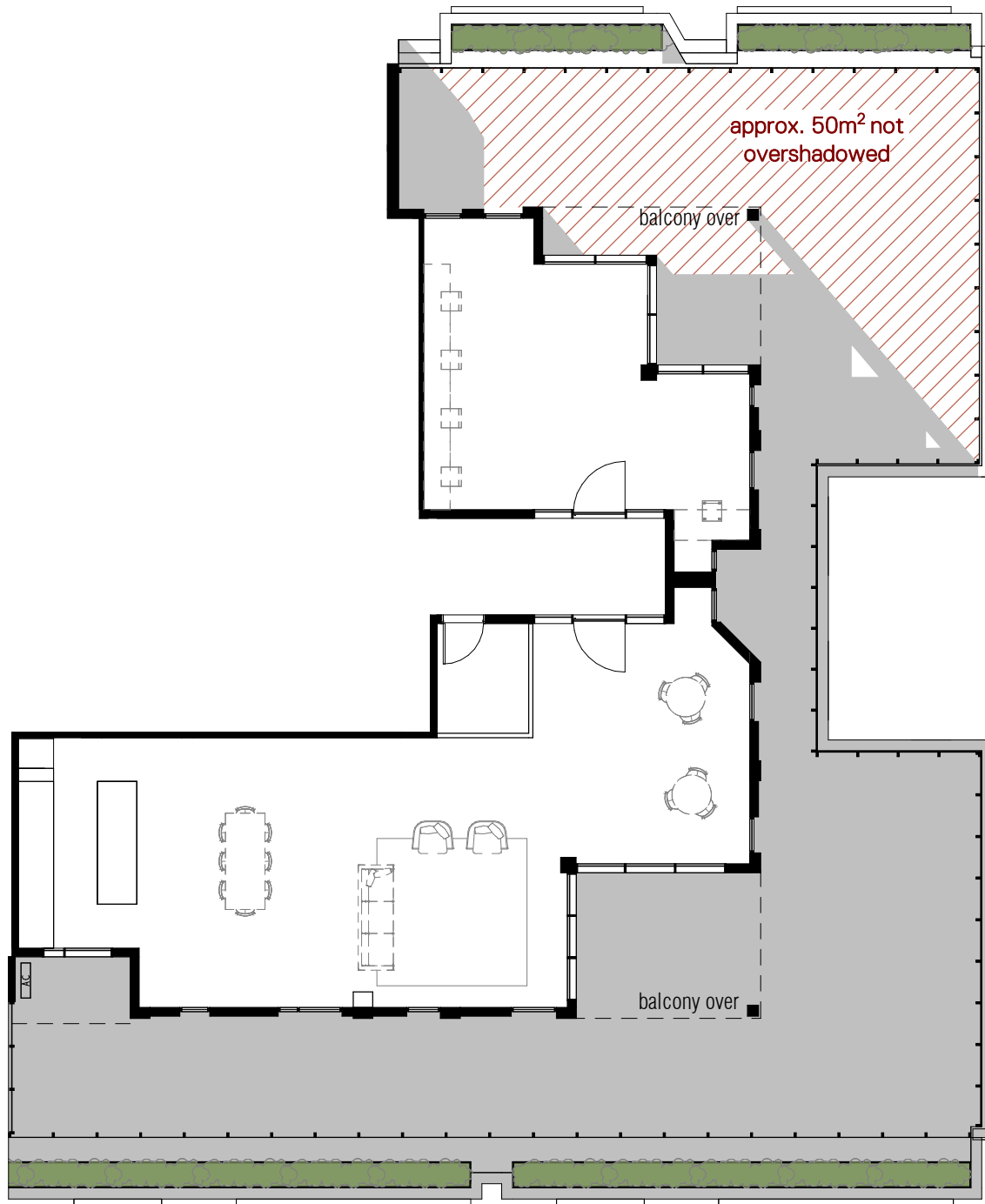
SHADOWS 9AM 22nd SEPTEMBER



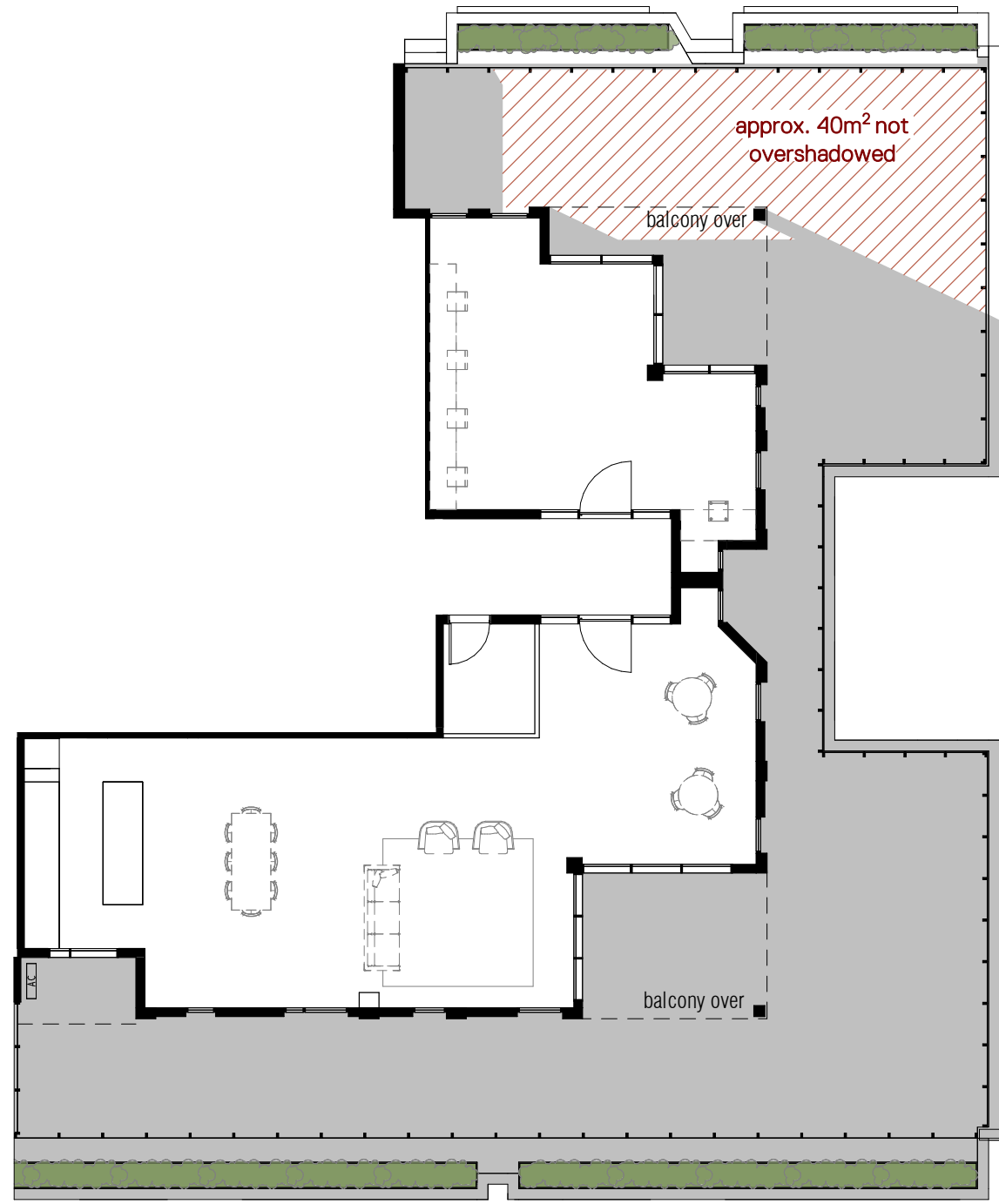
SHADOWS 10AM 22nd SEPTEMBER



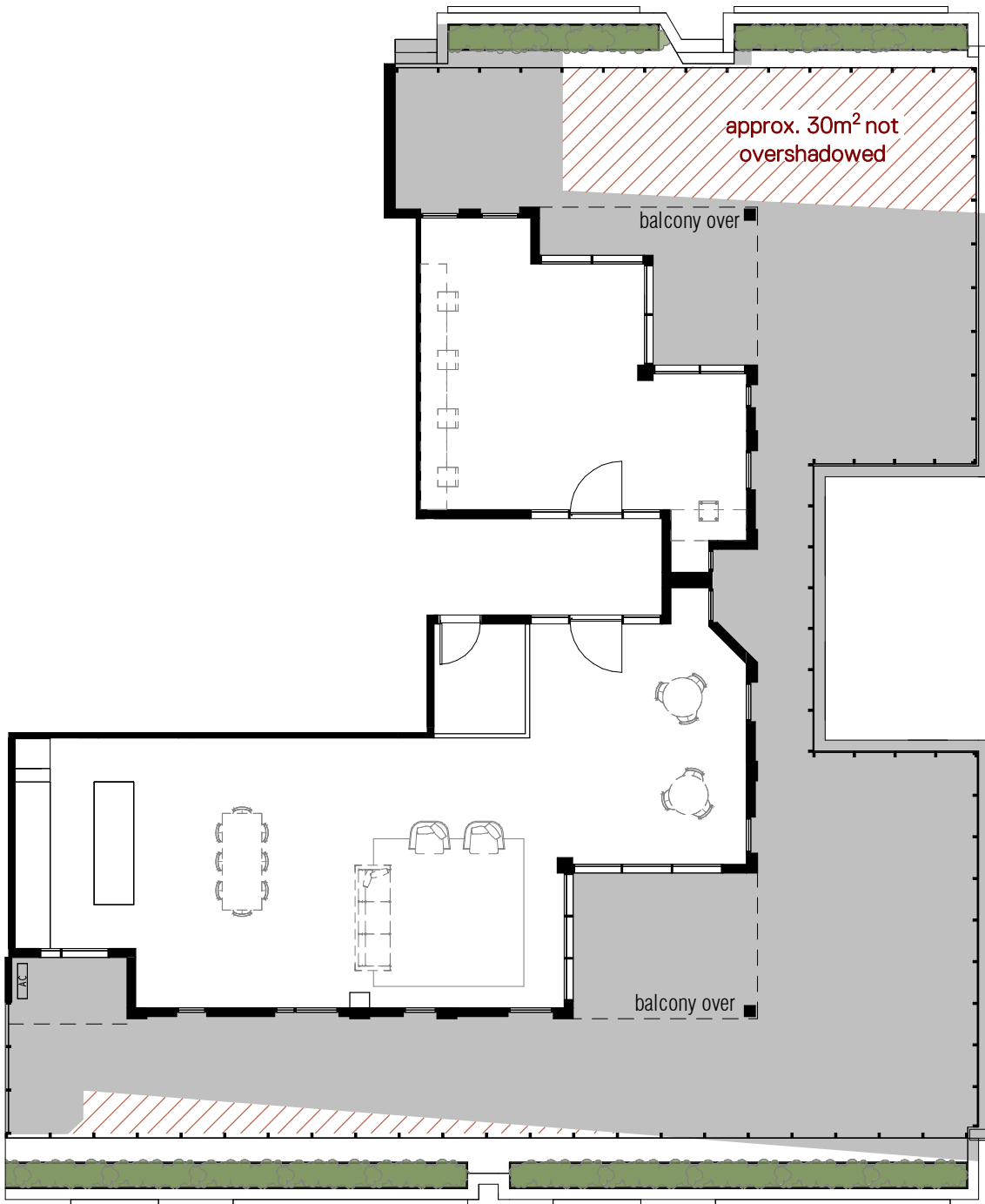
SHADOWS 11AM 22nd SEPTEMBER



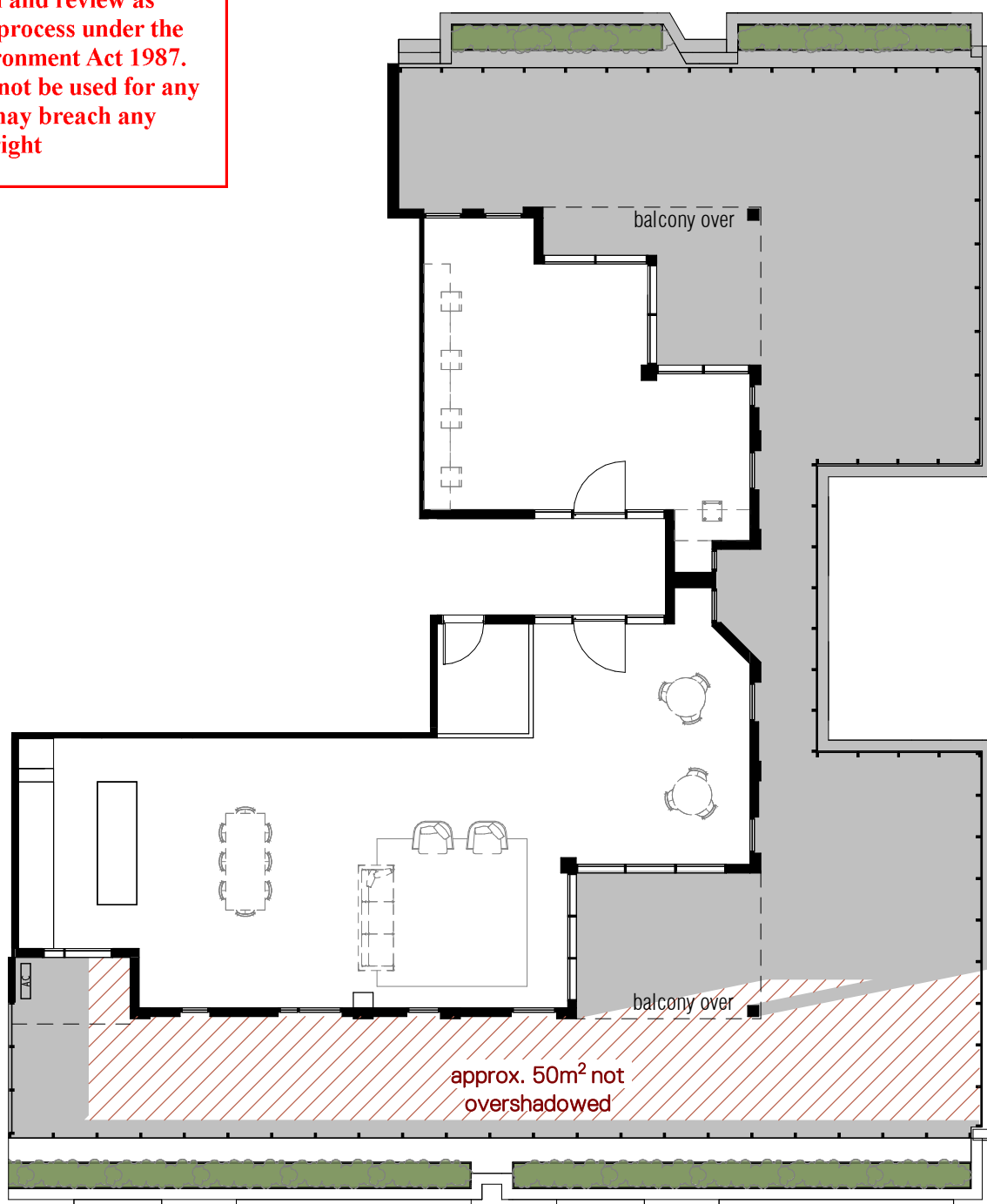
SHADOWS 12PM 22nd SEPTEMBER



SHADOWS 1PM 22nd SEPTEMBER



SHADOWS 2PM 22nd SEPTEMBER



SHADOWS 3PM 22nd SEPTEMBER

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ADVERTISED PLAN

SHADOW DIAGRAM LEGEND

- Area of communal space without shadow
- Shadow by proposed building

NOT FOR CONSTRUCTION

MIXED-USE PROPOSAL
TOWN PLANNING

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DRAWING SCALE

VARIES

7 - 15 HORNE STREET
ELSTERNWICK, VIC

2538

TP957 - A

ISSUE FOR SUBMISSION

SHADOW ANALYSIS - COMMUNAL SPACE

CBG