



- DESIGN RESPONSE
- 1 PROPOSED 4 LEVEL APARTMENT BUILDING, COMPRISING 55 NO. 1, 2 & 3 BEDROOM APARTMENTS.
 - 2 PROPOSED CONCRETE CROSSOVER TO SUBJECT SITE. PROPOSED CROSSOVER TO REPLACE EXISTING CROSSOVERS TO 2, 4, & 6 THIELE STREET WHICH ARE TO BE DELETED AND FOOTPATH AND NATURE-STRIP TO BE REINSTATED.
 - 3 RELOCATED/NEW STREET TREE TO REPLACE EXISTING STREET TREE.
 - 4 EXISTING CONCRETE CROSSOVER TO 4 THIELE STREET.
 - 5 PROPOSED BUILDING IS SET BACK FROM THE FRONT BOUNDARY A MINIMUM OF 6m.
 - 6 PROPOSED BUILDING IS SETBACK FROM REAR BOUNDARY AND EASEMENT TO ALLOW FOR PLANTING BUFFER ALONG REAR BOUNDARY.
 - 7 THERE IS A 4.4m FALL ACROSS THE SITE FROM THE SOUTH-WEST CORNER DOWN TO THE NORTH-EAST CORNER. THE BUILDING STEPS DOWN TOWARDS THE NORTH BOUNDARY.
 - 8 THE UPPER FLOORS ARE SET BACK TO REDUCE VISUAL BULK FROM THE STREET AND NEIGHBOURING PROPERTIES.
 - 9 THE THIRD FLOOR IS LIMITED TO THE SOUTHERN END OF THE SITE, THE HIGHEST END OF THE SITE, TO MINIMISE THE IMPACT OF NEIGHBOURING PROPERTIES.
 - 10 WINDOWS OBSCURE & BALCONIES SCREENED TO 1700 TO PREVENT OVERLOOKING OF THE PRIVATE OPEN SPACE OF NEIGHBOURING PROPERTIES.
 - 11 PROPOSED NEW STREET TREES.
 - 12 HIGHLIGHT WINDOWS TO SECOND FLOOR APARTMENTS.
 - 13 LIGHT COURT.

LEGEND:

EX	EXISTING
P.O.S.	PRIVATE OPEN SPACE
WN	HABITABLE WINDOW

NOTE:
CONTOURS SHOWN ARE APPROXIMATE.

- 600M TO SCHRAMMS RESERVE & DONCASTER BOWL CLUB
- 600M TO DONCASTER PRIMARY SCHOOL & KINDERGARTEN
- 800M TO WESTFIELD DONCASTER SHOPPING CENTRE
- 300M TO MANNINGHAM COUNCIL
- 400M TO DONCASTER ROAD SHOPPING STRIP
- 2KM TO EASTERN FREEWAY