

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – PDA21/0184 – 315 & 319 Harborne Street Glendalough – Pre Development Application – Grouped Dwelling	
Chairperson:	Emma Williamson	
Panel members:	Philip Gresley Michael Murphy Tony Blackwell John Taylor	Deputy Chairperson
Local government officers:	Amanda Sheers Dean Williams Cameron Howell Van Phan Simone Palmer	Manager Development Services Acting Coordinator Planning Senior Planning Officer Planning Officer DRP Support Officer
Observers	Vicky Coleman June Liaw Sarah Truong Michael Italiano Michael Ball Karina Bowater Taylor Wilson	Senior Planning Officer Planning Officer Planning Officer Planning Officer Planning Officer Senior Planning Officer Administration Officer
Date:	11 November 2021	Time: 2pm
Venue:	City of Stirling, 25 Cedric Street Stirling, Parmelia Room	

Proponent/s		
	Simon Burnell Peter Blackall Michael McNamara Justin Mansillas Dominic Snellgrove Alex Stevens Chris Newton Andrew Tucker Kate Fisher	CLE Town Planning and Design (<i>Applicant</i>) Peet – Medium Density Peet – Medium Density Peet – Medium Density CNN Architects CCN Architects Emerge & Associates Pritchard Francis Peet Ltd
	Owners	Nicola Tassone, Joseph Tassone and Salvatore Tassone

Observer/s

Briefings		
Development assessment overview	Cameron Howell	Senior Planning Officer
Technical issues	Cameron Howell	Senior Planning Officer

Design Review		
Proposed development	Item 1 – PDA21/0184 – 315 & 319 Harborne Street Glendalough – Pre Development Application – Grouped Dwelling	
Property address	315 & 319 Harborne Street Glendalough	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Dominic Snellgrove Chris Newton	CNN Architects Emerge & Associates
Key issues / recommendations	Refer to attached Design Quality Evaluation Report.	
Chairperson signature		

Design quality evaluation Item 1 – PDA21/0184 – 315 & 319 Harborne Street Glendalough – Pre Development Advice - Grouped Dwelling DRP Meeting – Thursday 11 November 2021	
	<i>Design Principle satisfied</i>
	<i>Design Principle pending further attention</i>
	<i>Design Principle not satisfied</i>
Principle 1 Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	1a. The Panel commended the Applicant on the improvements to the scheme. 1b. The Panel stated it is good to see consideration of the broader context included in the proposal. 1c. A discussion was held by the Panel Members in relation to the applicability around the precedents with a local Vs international context. 1d. The Panel commented the examples given show the importance of landscape and do not address the challenges of the dominance of garages, as is the case in the current proposal.
Principle 2 Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	2a. It was noted by the Panel that it is important to have mature tree canopy cover included in this proposal and request clarification on the size of trees that will be planted. 2b. The extent of usable deep soil was questioned by the Panel with narrow planting opportunities proposed. 2c. There was concern shown by the Panel in relation to the 3m minimum depth of the private open spaces. This is not supported.
Principle 3 Built form and scale	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	3a. The Panel support the exploration of alternate typologies for medium density housing and commend the applicant for their pursuit of this. 3b. The Panel stated it is a positive to see the development of the proposal, the articulation of building frontages and the subtle stepping of the building forms along the street edge. 3c. Comment was made by the Panel that the continuity of the units, without building breaks, is problematic creating intensity of the built form. Efforts should be made to mitigate this. 3d. The Panel stated the site still feels over developed. This is seen in the internal planning, the compromises to private outdoor space and access to communal open space. 3e. The Panel recommended exploring different typologies, this would break the continuity of built form, reduce the negative impacts of the dominance of garage doors, address the challenges of achieving a high yield and free up additional open space.
Principle 4 Functionality and build quality	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	4a. The Panel questioned the width of the loop road, seeking clarification on the capacity to turn a vehicle around. As the road is not wide enough to facilitate this, vehicles would be forced to follow the loop all the way around the development. 4b. Suggestion was made by the Panel there could be a better outcome for vehicle movement around the site. A mid-block access road would be beneficial and reduce the traffic flow past the central units.

Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. The Panel commended the Applicant on their commitment to sustainability and look forward to seeing the impacts of this on the design.
Principle 6 Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours providing environments that are comfortable, productive and healthy.</i>
	6a. The Panel commented on the small living spaces in four-bedroom townhouses and believe these are inappropriate given the potential number of occupants. 6b. Concern was expressed by the Panel around the lack of space for residents to partake in communal activities. 6c. The Panel commented that the overall amenity of the development is compromised due to small outdoor and living area spaces. 6d. The privacy of the central units which are located on the loop road are compromised due to the permeable fencing and the road layout without the mid-block break.
Principle 7 Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around</i>
	7a. The Panel stated it is still unclear which is the front and back of the central units. 7b. Comment was made the link through to the public open space has improved and is a positive.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. The Panel thanked the applicant for the perspectives that help to illustrate the design intent and demonstrate that passive surveillance has been improved. 8b. There was concern shown around the length of the road as it leaves room for vehicles to gain speed quickly and could pose a safety issue. 8c. Suggestion was made by the Panel that the exploration of adding additional chicanes could benefit the development to control vehicle speed.
Principle 9 Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
	9a. The Panel suggested exploring the community principle further and recommended a focus on creating a sense of community between residents.
Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	10a. The Panel commended the Applicant on the controlled use of the material palette. 10b. Comment was made that the transparent garage doors have a positive impact on the design.

Conclusion:

The Panel thank the Applicant for their presentation and the significant development of the proposal that has taken place since the pre-lodgement review in September. Concerns remain in relation to the number of units being proposed on the site, the negative amenity impacts of inadequate outdoor space and the pressures on the public domain. Further to this, concerns exist in relation to the continuity of the built form and the dominance of garages.

Design Review progress
PDA21/0184 – 315 & 319 Harborne Street Glendalough
DRP Meeting – Thursday 11 November 2021

	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	DR1 16/9/2021	DR2 11/11/2021	DR3
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

Recommendations Summary
Item 1 – PDA21/0147 and PDA21/0184 – 315 & 319 Harborne Street Glendalough

DR1 – DRP Recommendations DRP Meeting – 16/9/2021	DR2 – Applicant Response DRP Meeting – 16/9/2021	DR2 DRP Recommendations DRP Meeting – 11/11/2021	DR2 – Applicant Response DRP Meeting – 11/11/2021
1d. The Panel noted the R60 planning intent is to enable 3 storey high buildings that unlock sufficient open space on a much smaller lot. The size of the private open space in relation to the larger typologies are of a minimum size, a better balance between built and open space is desired. 1e. In relation to the broader context the Panel stated this proposal has not yet responded to the finer grain of the area and there is opportunity for further thought and development. 1f. Comment was made that there is opportunity for improvement around the relationship between the site and the immediate surrounds, particularly in regard to the street context's adjacent building setbacks and the relationship to the public open space to the west.	1d. It is noted that the panel commented that the 2-storey townhouse typology is supported in 3a below. We have responded by improving the balance between built form and open space, with most lots having a private outdoor living area exceeding 3m. The majority of the 105 proposed dwellings (91 no. or 87%) have an outdoor living area which exceeds the minimum dimension of 3m, with only 14 no. (13%) having a minimum dimension of 3m. This 3m minimum depth is also augmented by the 7.7m width, achieving an outdoor living area of 23.1m², exceeding the minimum area of 20m² by more than 15%. Furthermore, the minimum depth of 3m is to a south facing living area, and additionally these dwellings now have access to a north facing outdoor amenity area of 5.4m depth. 1e. We will respond by undertaking a finer grain analysis of the surroundings and broader context. Photographic study to be provided at the DRP2 presentation. 1f. The team has, and will, respond by further refining and improving the relationship to dwellings at the eastern (Harborne) and western (Glendalough Open Space) boundaries. This includes further studies of levels, access arrangements, and fencing materials. For western edge, please see		

	masterplan and layouts to the Type G townhouse unit. For the eastern edge, a compliant R60 primary street setback to Harborne Street is 2m. Due to the overhead powerlines, this has been increased to 2.3m, with a further 0.3m added for fenestration, level changes and architectural details – giving an increased street setback of 2.6m. The front garden design and relationship to street has been further developed, including planting and materials. Levels are also proposed to be raised in both locations to give a better relationship between privacy and surveillance. Portions of masonry wall fencing and double glazing are proposed.		
2a. The Panel encouraged the Applicant to make landscaping a higher priority and further develop the landscaping throughout the development. 2c. The Panel stated there is opportunity to better connect to the public open space.	2a. The design team has responded by further developing landscape proposals throughout the development, including soft / species and hard / material selections. A dedicated Landscape Masterplan is now included. 2c. The team has responded by improving the physical and visual connection to the public open space. This has been achieved by enlarging the public access walkway at the western edge, more than doubling the width from 2.6m to 5.3m, and area from 55m² to 113m². The access connection has been strengthened to provide a visual connection, easily visible and legible within the streetscape when traversing the southern road.	2a. It was noted by the Panel that it is important to have mature tree canopy cover included in this proposal and request clarification on the size of trees that will be planted. 2b. The extent of usable deep soil was questioned by the Panel with narrow planting opportunities proposed.	
3a. The Panel supported the 2 storey typology but encouraged the Applicant to incorporate further	3a. The design team has responded by incorporating further variation in the streetscape and typologies. The proposal includes seven	3c. Comment was made by the Panel that the continuity of the units, without building breaks, is problematic creating intensity of	

variation as there is a danger of built form repetition resulting from the significant number of dwellings proposed. 3c. The Panel encouraged the Applicant to meaningfully incorporate more building breaks to alleviate the intensity of the built form, which may offer landscape and open space amenity.	different types, each with 2-3 different external treatments, including an end unit condition. Additional building steps and breaks have been added, to provide built form terrace runs of 15.5m (minimum) to no more than 6 units / 46m (maximum) length in a row, without change of plane, setback or typology. Greater variation in the streetscape has been provided with alternative types in the longer runs. Typologies at end of terrace runs include additional major openings for variation and surveillance. 3c. The design team has responded by incorporating more meaningful and compliant building breaks in the built form fabric. The breaks and changes in plane and setback offer several improvements: Alleviate the intensity of the built form, Allow terrace runs to be broken down into no more than 6 units or 46m maximum, permit high level openings to the dwellings for light and air, reducing solely south facing units, Offer landscape, planting and amenity opportunities at these increased setback breaks. In addition, unit types have also been broken into groups of 2- 6 maximum consecutive units, interspersed by other townhouse types, differing setbacks and changes in building line. The elevational treatment will also be developed to provide greater diversity within each type.	the built form. Efforts should be made to mitigate this. 3e. The Panel recommended exploring different typologies, this would break the continuity of built form, reduce the negative impacts of the dominance of garage doors, address the challenges of achieving a high yield and free up additional open space.	
4a. The Panel commented the rubbish bin access for the	4a. The design and servicing of the waste proposals have been further developed in collaboration with the	4a. The Panel questioned the width of the loop road, seeking clarification on the capacity to	

dwelling's verge is to be used. 4c. A suggestion was made by the Panel that there could be a better outcome for movement around the site being one way with mid lock links for cars and pedestrians which would open up site planning. 4e. A suggestion was made by the Panel to explore shallower and wider lots for an active single frontage outcome that could be arranged in a back to back lot design for the central block. 4g. Recommendation was made by the Panel that some of the three and four bedroom apartments may benefit from a second, upper level living area if the main living area is of a minimum size.	city. Minor communal bin pads are proposed at strategic and non-privatised locations to service the small number of dwellings which are accessed by the tertiary spur road ways. 4c. The design team has investigated the option of a one way traffic system and it results in the following: The site is long (278m) in the east-west direction, and creating a one way network results in limited opportunities for north-south access without loss of dwellings, significant longer trips, inconvenience and potential safety issues for residents when within the one-way system. Furthermore, due to the lot-to-lot and road reserve distance requirements of 12m (south road) and 8m (north road) and car access and reversing, there is not a net gain to lots or streetscape within the site planning. For these reasons, a one-way system has not been pursued further. However more building breaks and a meaningful communal open space have been introduced, all of which permit better movement, access and permeability for pedestrians and cyclists. The proposed provision of a Communal Open Space park at the sewer easement also provides a mid-block break with east-west access. The proposal seeks to create a functional community which is not vehicle dominated with walking and cycling encouraged and prioritised.	turn a vehicle around. As the road is not wide enough to facilitate this, vehicles would be forced to follow the loop all the way around the development. 4b. Suggestion was made by the Panel there could be a better outcome for vehicle movement around the site. A mid-block access road would be beneficial and reduce the traffic flow past the central units.	
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	4e. A back to back arrangement has been investigated for the central block but it typically results in two key issues: The resultant built form either produces a lesser amount of dwellings, and/or it results in a two storey form which overshadows the neighbouring southern lot in the arrangement. For these reasons this design has not been pursued, with north facing rear outdoor living areas preferred. However it is worth noting that the landscape buffer to the north of these areas has been enlarged and improved to offer better privacy and streetscape outcomes. 4g. The townhouse design have been further improved and refined so that three of the six 3 and 4 bedroom townhouse typologies includes a second upper level living area. These include Type A, Type B, and Type G. In addition, a north facing balcony to the upper level for the dual frontage units (types A and B) are being investigated The medium density proposal seeks a balance between amenity, activation, surveillance and privacy. Please see elaboration within the DRP 2 presentation.		
5a. The Panel encouraged the Applicant to demonstrate their proposed commitment to sustainability at the next meeting and look forward to seeing the implementation of sustainability strategies. 5b. The Panel stated there is opportunity for those townhouses overlooking the public open space to receive some northern light if	5a. Sustainability strategies and commitment have been further developed, with some key initiatives now confirmed. These include: • Electric Heat Pump Hot Water Systems Rainwater tanks and/or raingardens Low-VOC Paint • Double Glazing Ceiling Fans Ethical Materials • Northern Living Orientation		

the built form had some variation. 5c. The panel support the courtyard typology when it can demonstrate solar access to a living area, if not possible, consider reducing the upper level built form. 5d. Comment was made that the typology designs should show an undercover area to demonstrate internal winter solar access is still achievable.	• Additional Wall Insulation and Sub-floor Insulation • Compartmentalised Living Zones External Operable Window Shading Cross Ventilation • Solar Power • Battery/Powerwall ready 5b. The opportunities for the western townhouses facing the POS to have an annex or built form extension which receives northern light was investigated, but the result was that the outdoor living area was compromised and the built form was causing overshadowing to the outdoor living area of the neighbouring lot to the south. Reduced major openings also provided less surveillance of parkland to the west. For these reasons it has not been pursued. 5c. The Type D internal courtyard unit has been further refined to permit solar access to the ground level living area by a reduction in upper level built form. Please see Type D layout and sections within the DRP2 pack. 5d. Outdoor living areas to townhouse types have been updated to demonstrate solar pergola coverage potential, particularly to north facing outdoor living areas. Pergolas are designed to take deciduous green canopies and provide increased softscape, biodiversity and summer shade, while still permitting winter light.		
6b. There was concern shown by the Panel around the lack of setback on Harborne Street which may affect the amenity of some bedrooms. 6d. There was comment made by the	6b. It is noted that increasing the street setback on Harborne Street will not necessarily improve the amenity to bedrooms. A compliant setback to the Harborne street (primary street)		

Panel setbacks on the side are not compliant resulting in compromised outdoor areas.	boundary for R60 is 2m, and Western Power require a minimum of 2.3m easement to built form, away from the overhead powerlines. This has been increased to 2.6m to allow for raising of courtyard levels, and to permit additional fenestration and architectural details. Additional design work to improve the front garden courtyard and amenity, including fencing and materials, has also been undertaken. Please see masterplan and Type F layouts within the DRP2 pack. 6d. Side setbacks have been reviewed by the design team's planning consultant (CLE) and by the City for compliance. Items of non-compliance and variations sought will be further identified in planning documents. The design of side setbacks and provision of major openings, balconies and living areas at upper level seeks a balance between activation, elevational treatment, solar protection, passive surveillance and privacy. However it is worth noting that the site planning and masterplan design has been further developed to provide compliant building breaks to allow for high level (minor) openings and cross ventilation. The double frontage units are being further refined and developed to allow for careful activation with control of overlooking. Please see updated masterplan and unit layouts.		
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7a. The Panel commented the legibility access requires further thought and development. 7c. It was stated by the Panel the link to the public open space is not legible and requires further thought and development. 7d. Further development is required on the road hierarchy, the entry intersection and how the site is arranged, including some screening/sleeving of the dead-end lanes.	7a. The design team has responded by developing and reinforcing the legibility of access in the masterplan and communal areas. This includes improved road hierarchy definition, and enhanced access with clear pathways and pedestrian priority. Please see updated masterplan and landscape masterplan. 7c. The design team has responded by doubling the width of the link to the public open space, and further developing the visual and physical links to the park and wetlands. 7d. The road hierarchy has been further developed and refined to express a greater road and precinct legibility. This has been done primarily by reinforcing a hierarchy of roads, in materials, species and design strategies: The southern road is emphasised as the primary road, The northern road is expressed as a secondary road The southern cells have been rotated 90 deg. to provide north facing OLA's and increased front setbacks with treed curtilages. Spur roads or ways are defined as tertiary roads with 4-6 dwelling micro-communities.		
8a. The Panel stated the dominance of garages on the ground floor is problematic for activation and achieving a sense of public surveillance. 8b. There was concern shown in relation to the setback of the chicane and the building being in close proximity to the road due to the reduced setback.	8a. Activation has been further improved at ground floor by the addition of habitable rooms with major openings and glazed front doors, and with secondary outdoor living areas to the street. Furthermore, the following general site planning strategies are employed: Due to independent construction, pigeon pairing / mirroring of units is not required, allowing double	8c. Suggestion was made by the Panel that the exploration of adding additional chicanes could benefit the development to control vehicle speed.	

	garage doors to be punctuated by dwelling front doors. Units with double car garages are generally overlooked by units with a single car garage and habitable room (to the southern road), or by the rear outdoor living area (including gate entry) to the middle cell units - at the northern road. In addition, habitable rooms, major openings and Juliet balconies are proposed to upper stories, which helps invigilate and activate the streetscape while retaining a level of privacy. 8b. The setback to the building line at both chicanes has been increased to 1.5m in the south and 1.7m / 2.8m to the north. Landscape buffers are proposed and have been further developed in both locations. Please refer to masterplan and landscape plans.		
9a. It was recommended by the Panel to look at how a community can be built within the development with simple small inclusions of communal open space with some amenity. 9c. Comment was made by the Panel there is opportunity for occupants to feel visually connected to the nearby parkland in a more generous way. 9d. The Panel stated there is opportunity to provide something meaningful for the local community.	9a. The proposal now includes three key areas of communal open space, totalling 589 m² This includes a central Communal Open Space (COS) pocket park provision of 362m², with proposals for several usable community facilities and amenities including: kids play area, lending library, bike hub, dog-wash point, lighting and BBQ area with long-table meals area. In addition to these qualitative elements, it is important to note that in quantum this area would exceed even the future requirement for a COS of 300 m² (as calculated in the draft R- Codes Volume 1 – Low and Medium Density guidelines, clause 2.4 + Table 2.4a) - effectively by over 20%. This has been achieved by lowering	9a. The Panel suggested exploring the community principle further and recommended a focus on creating a sense of community between residents.	

	yield and proposed dwellings by two lots, to 105 units. It is important to note that as a result the proposal now achieves this with a plot ratio / density of approximately R50 (on a site with R60 coding). The community proposals have now also been further developed with the inclusion and improvement of two other key nodes and areas of communal open space. These are: An enhanced and considered entrance space within the eastern Harborne Precinct (112 m²) An enlarged and improved pedestrian connection to the Glendalough Public Open Space (POS) at the Glendalough Precinct to the west (115 m²). 9c. The site planning has been further explored and refined to now include an increased communal access walkway and usable space to the parkland of 115 m². This has been created by generously doubling the width from 2.6m to 5.3m, effectively providing a dimension greater than the vehicle carriageway of 5.1m. This physical walkway connection has also been further reinforced visually by aligning and opening the 'throat' of the vista so as to be clearly visible and legible when walking down the main communal footpath to the south. Major openings to neighbouring units with low landscape buffers have been carefully designed to overlook this space, allowing a degree of public surveillance while permitting opportunities for privacy to the openings when desired. 9d. The design team has responded by proposing three meaningful		
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	community spaces - which includes a more considered entrance, a central communal congregating area, and a significantly more generous connection to shared public open space. In addition, a Community Engagement specialist has also been engaged, who is developing a strategy and proposals in conjunction with an Aboriginal heritage and engagement consultant. Please see Community Engagement Strategy (CES) within the annexures.		
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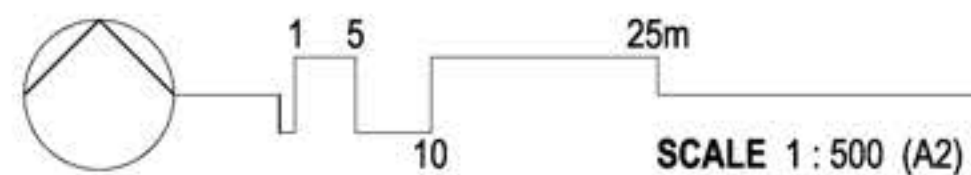


1 GROUND FLOOR / MASTERPLAN

TOWNHOUSE TYPES KEY:

	TYPE A		TYPE B		TYPE C		TYPE D
	TYPE E		TYPE F		TYPE G		

PRELIMINARY



GLENDALOUGH TOWNHOUSES

A101

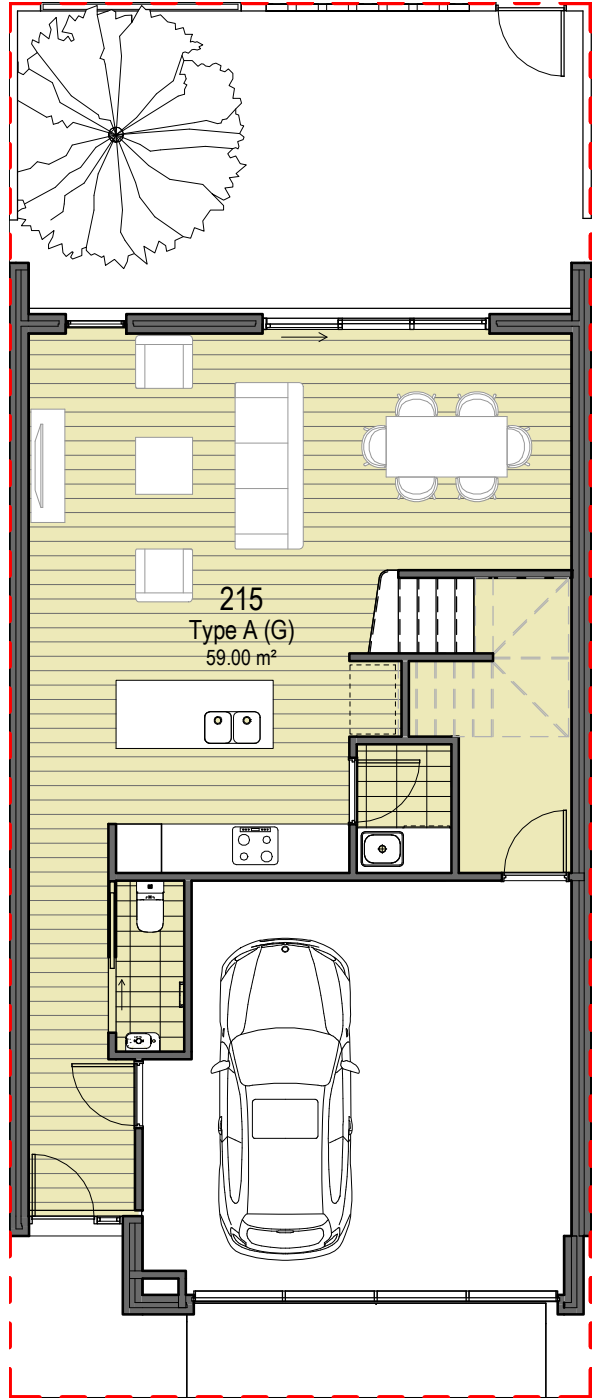
Issue Date:
29/10/2021
REV: 21

AREAS

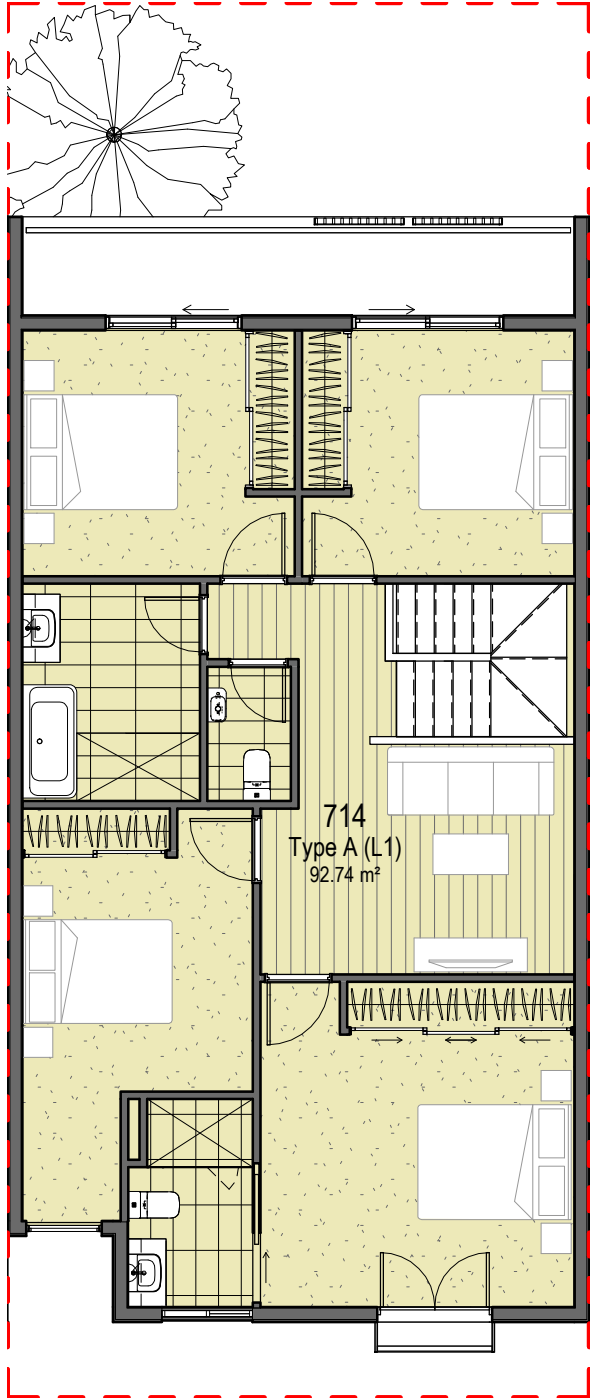
Apartment Area:
Outdoor Area: _____
TOTAL Area: _____

APARTMENT NO.

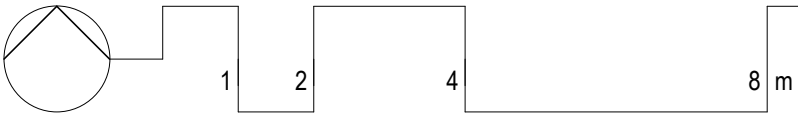
LOCATION PLAN



1 GROUND 1 : 100



2 LEVEL 1 1 : 100



TYPE A
SCALE 1 : 100 (A3)

DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH OUT NOTICE. INTERNAL MEASUREMENTS ARE TAKEN FROM INTERNAL FACE OF PARTY WALLS AND INTERNAL FACE OF EXTERNAL WALLS. BALCONY AREAS ARE MEASURED TO INTERNAL FACE OF BALUSTRADES AND EXTERNAL FACE OF EXTERNAL WALLS. PROSPECTIVE PURCHASERS RELY ON THEIR OWN ENQUIRES AND SHOULD REFER TO THE PLANS, TERMS AND CONDITIONS CONTAINED IN THE CONTRACT OF SALE. LOOSE FURNITURE, WHITE GOODS AND PLANTERS ARE NOT INCLUDED. EXTENT OF FLOOR FINISH MAY VARY.

4 2 2

GLENDALOUGH TOWNHOUSES

A50.11
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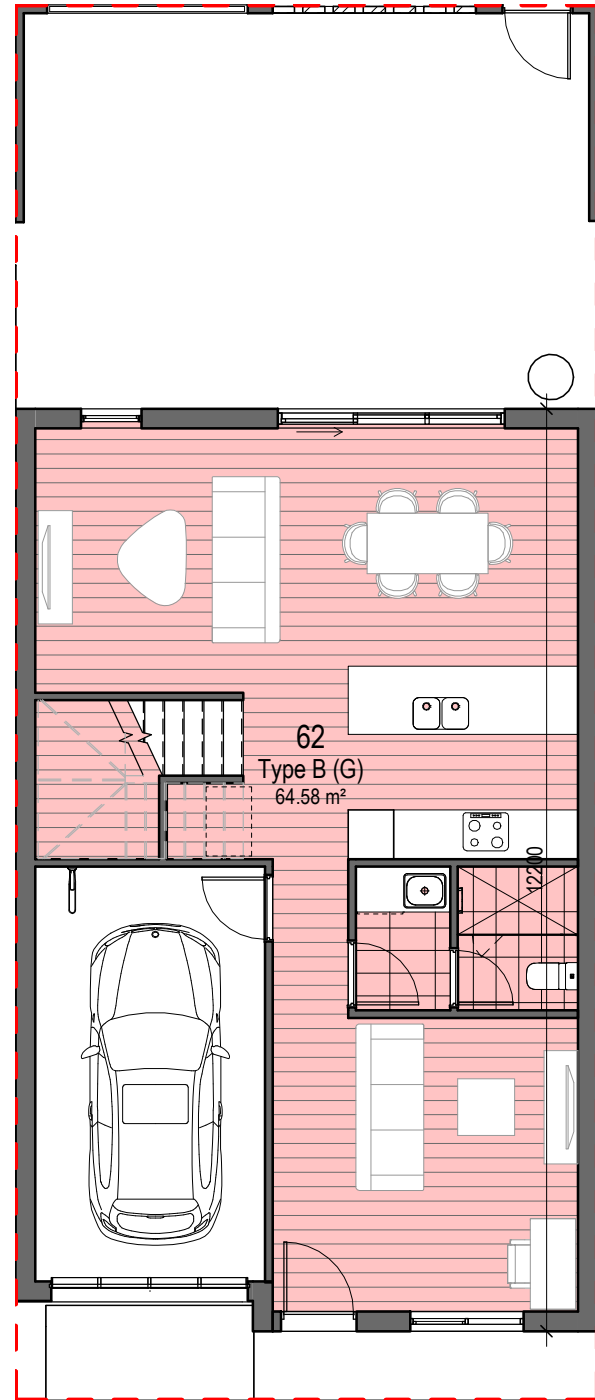
15.10.2021

AREAS

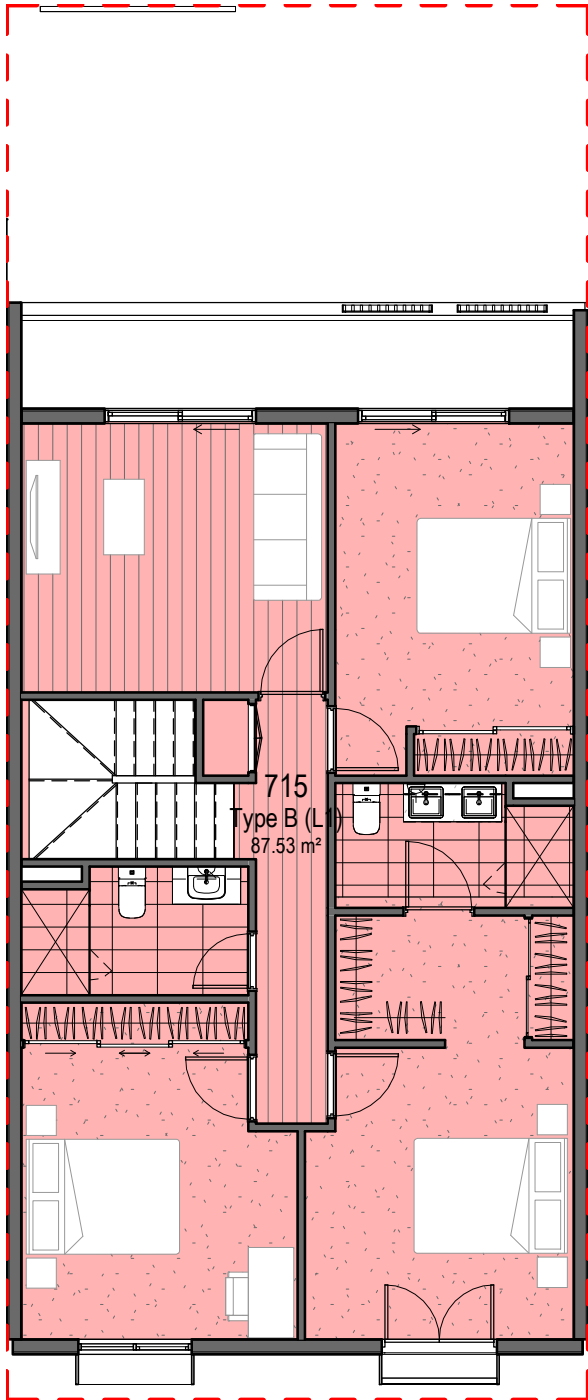
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Outdoor Area: _____
TOTAL Area: _____

APARTMENT NO.

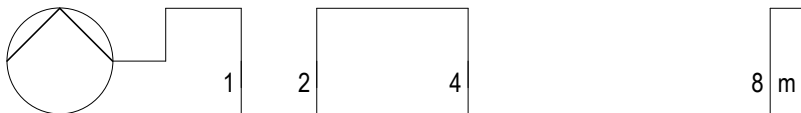
LOCATION PLAN



1 GROUND 1 : 100



2 LEVEL 1 1 : 100



TYPE B

SCALE 1 : 100 (A3)

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4 2 1

GLENDALOUGH TOWNHOUSES

A50.12
SK

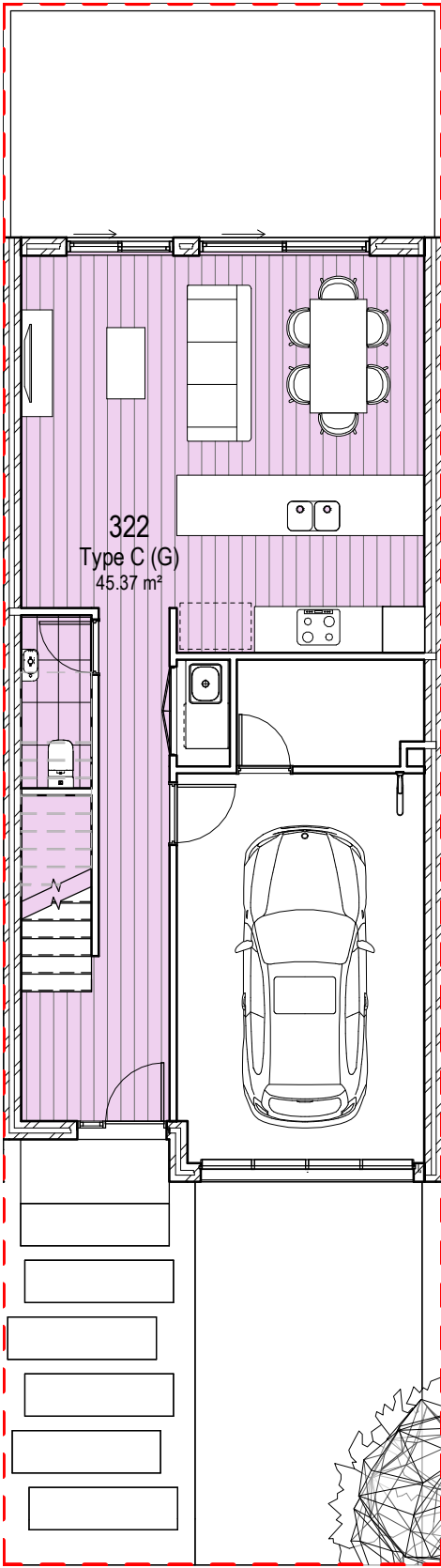
15.10.2021

AREAS

Apartment Area: _____
Outdoor Area: _____
TOTAL Area: _____

APARTMENT NO.

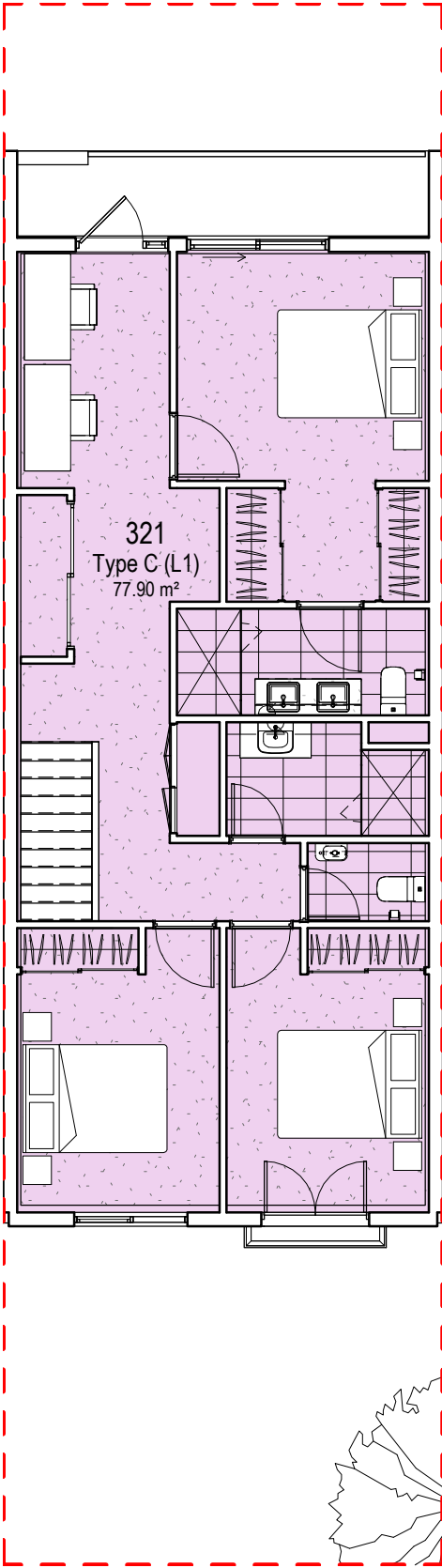
LOCATION PLAN



1
A11.01

GROUND

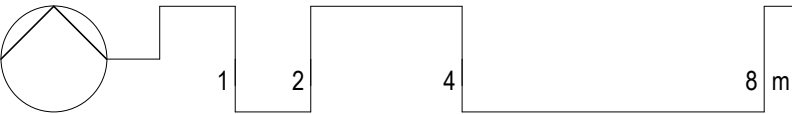
1 : 100



2
A11.01

LEVEL 1

1 : 100



TYPE C

SCALE 1 : 100 (A3)

DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH OUT NOTICE. INTERNAL MEASUREMENTS ARE TAKEN FROM INTERNAL FACE OF PARTY WALLS AND INTERNAL FACE OF EXTERNAL WALLS. BALCONY AREAS ARE MEASURED TO INTERNAL FACE OF BALUSTRADES AND EXTERNAL FACE OF EXTERNAL WALLS. PROSPECTIVE PURCHASERS RELY ON THEIR OWN ENQUIRES AND SHOULD REFER TO THE PLANS, TERMS AND CONDITIONS CONTAINED IN THE CONTRACT OF SALE. LOOSE FURNITURE, WHITE GOODS AND PLANTERS ARE NOT INCLUDED. EXTENT OF FLOOR FINISH MAY VARY.

GLENDALOUGH TOWNHOUSES

A50.13
SK

15.10.2021

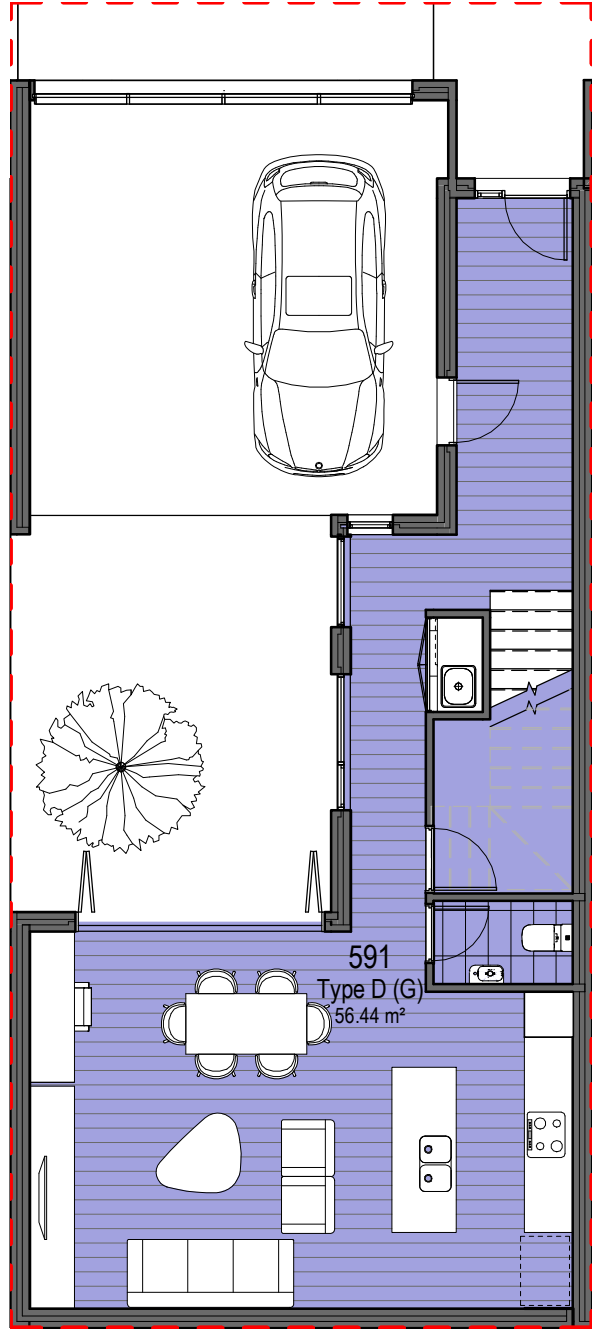
3 | | 2 | | 1 |

AREAS

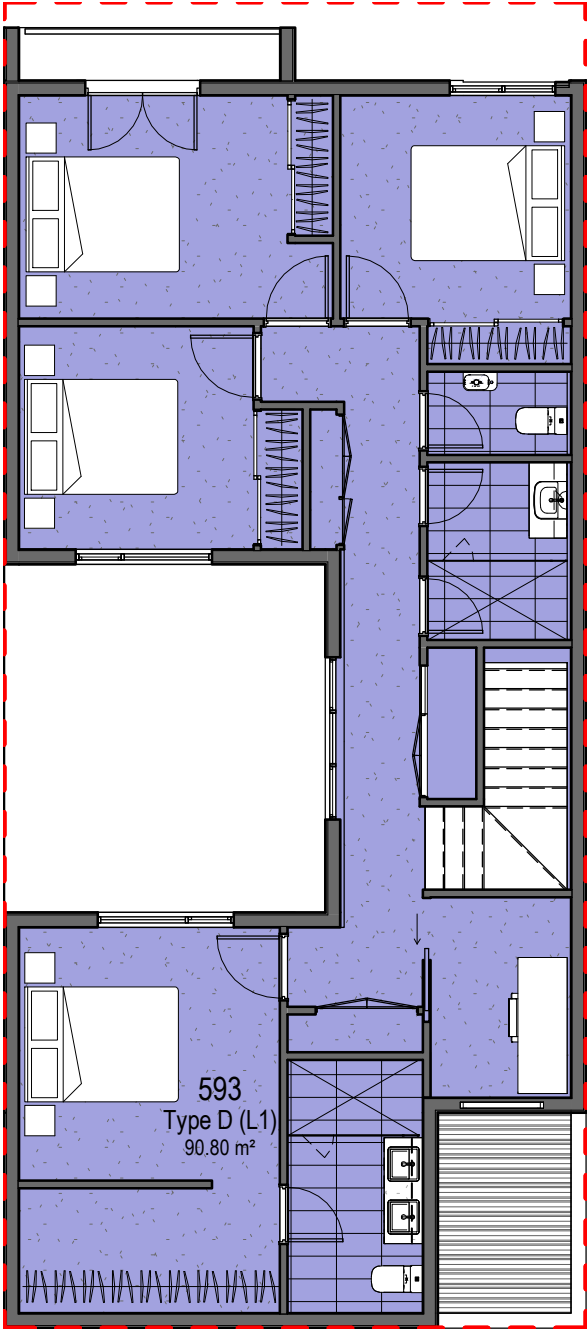
Apartment Area: _____
Outdoor Area: _____
TOTAL Area: _____

APARTMENT NO.

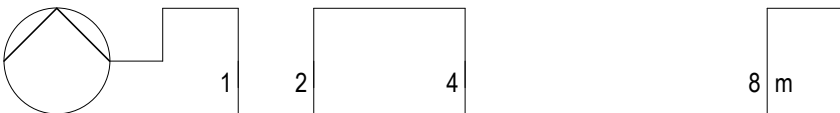
LOCATION PLAN



1 GROUND 1 : 100



2 LEVEL 1 1 : 100



TYPE D
SCALE 1 : 100 (A3)

DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH OUT NOTICE. INTERNAL MEASUREMENTS ARE TAKEN FROM INTERNAL FACE OF PARTY WALLS AND INTERNAL FACE OF EXTERNAL WALLS. BALCONY AREAS ARE MEASURED TO INTERNAL FACE OF BALUSTRADES AND EXTERNAL FACE OF EXTERNAL WALLS. PROSPECTIVE PURCHASERS RELY ON THEIR OWN ENQUIRES AND SHOULD REFER TO THE PLANS, TERMS AND CONDITIONS CONTAINED IN THE CONTRACT OF SALE. LOOSE FURNITURE, WHITE GOODS AND PLANTERS ARE NOT INCLUDED. EXTENT OF FLOOR FINISH MAY VARY.

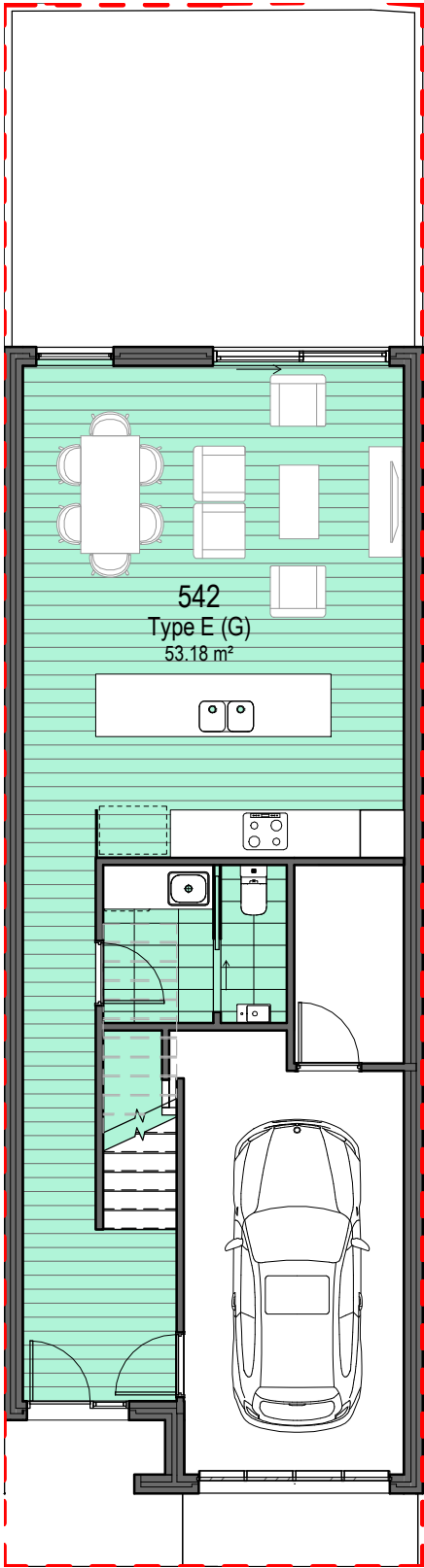
4 2 2

AREAS

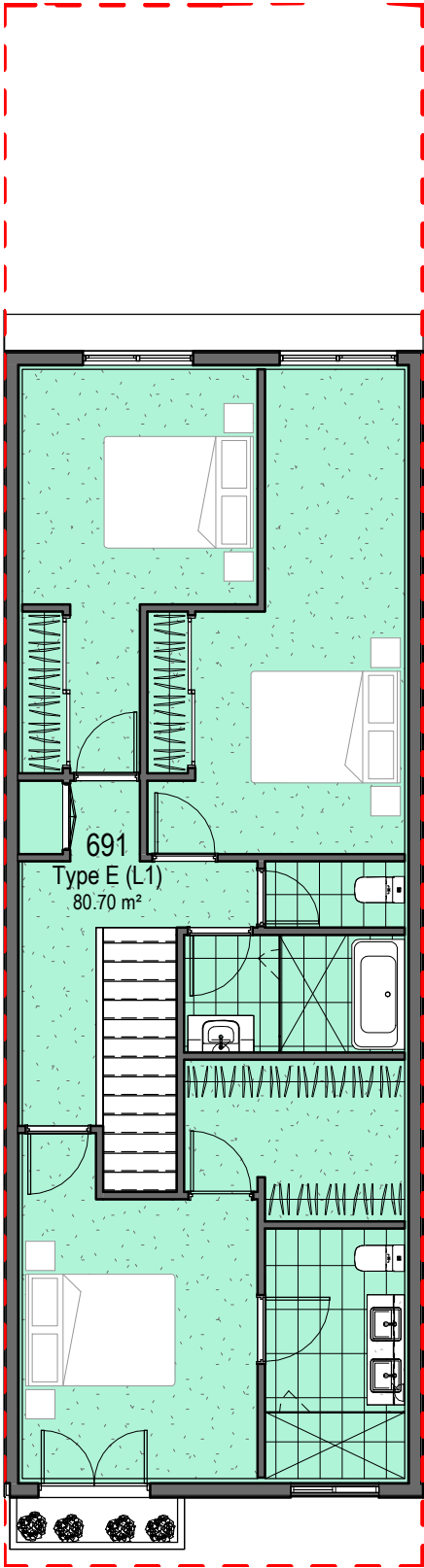
Apartment Area:
Outdoor Area:
TOTAL Area:

APARTMENT NO.

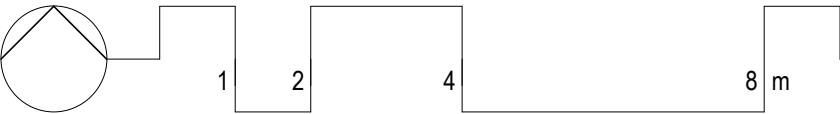
LOCATION PLAN



1 00 GROUND - TYPE E 1 : 100



2 01 LEVEL 1 - TYPE E 1 : 100



TYPE E
SCALE 1 : 100 (A3)

DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH OUT NOTICE. INTERNAL MEASUREMENTS ARE TAKEN FROM INTERNAL FACE OF PARTY WALLS AND INTERNAL FACE OF EXTERNAL WALLS. BALCONY AREAS ARE MEASURED TO INTERNAL FACE OF BALUSTRADES AND EXTERNAL FACE OF EXTERNAL WALLS. PROSPECTIVE PURCHASERS RELY ON THEIR OWN ENQUIRES AND SHOULD REFER TO THE PLANS, TERMS AND CONDITIONS CONTAINED IN THE CONTRACT OF SALE. LOOSE FURNITURE, WHITE GOODS AND PLANTERS ARE NOT INCLUDED. EXTENT OF FLOOR FINISH MAY VARY.

3 2 1

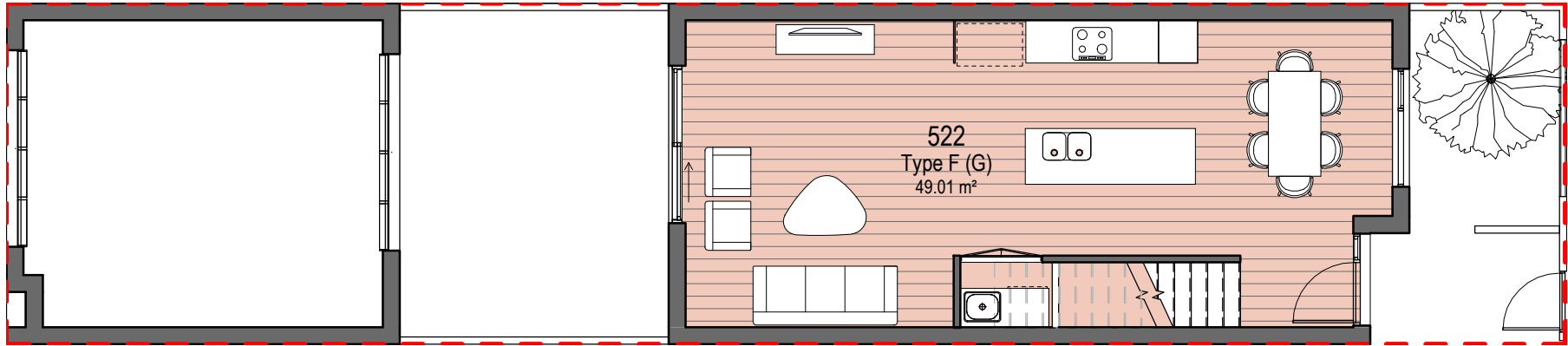
GLENDALOUGH TOWNHOUSES

A50.15
SK

15.10.2021

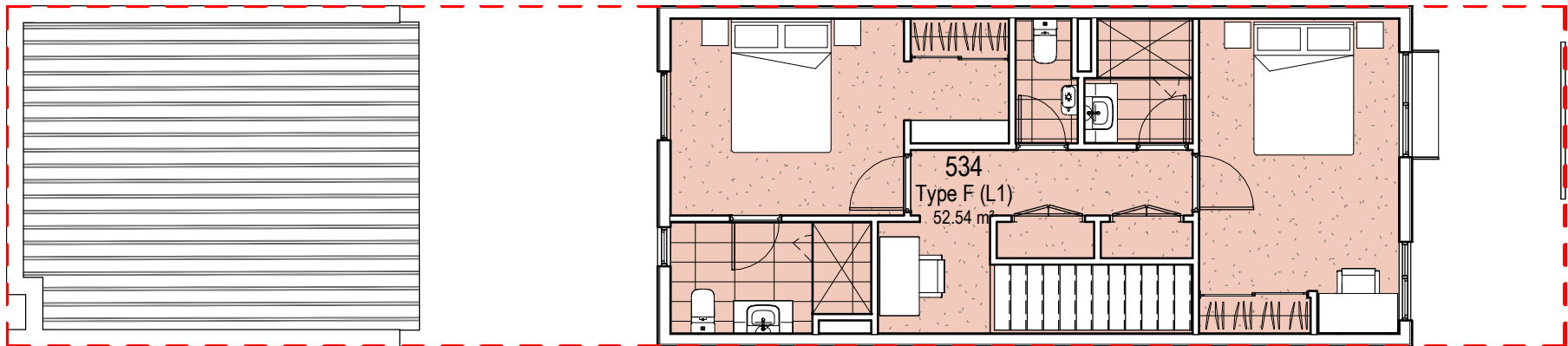
AREAS

Apartment Area:
Outdoor Area: _____
TOTAL Area: _____



1
GROUND
A11.02
1 : 100

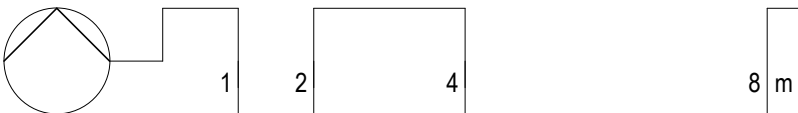
APARTMENT NO.



2
LEVEL 1
A11.02
1 : 100

LOCATION PLAN

2 2 1



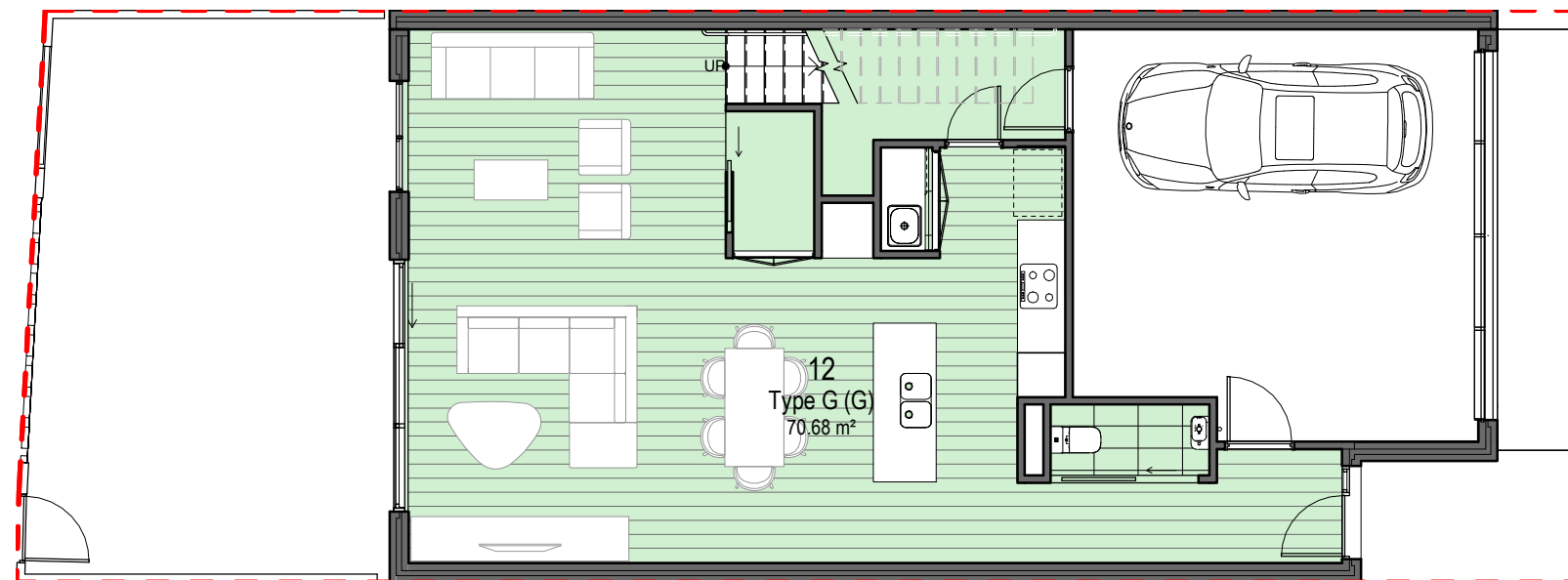
TYPE F
SCALE 1 : 100 (A3)

DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH OUT NOTICE. INTERNAL MEASUREMENTS ARE TAKEN FROM INTERNAL FACE OF PARTY WALLS AND INTERNAL FACE OF EXTERNAL WALLS. BALCONY AREAS ARE MEASURED TO INTERNAL FACE OF BALUSTRADES AND EXTERNAL FACE OF EXTERNAL WALLS. PROSPECTIVE PURCHASERS RELY ON THEIR OWN ENQUIRES AND SHOULD REFER TO THE PLANS, TERMS AND CONDITIONS CONTAINED IN THE CONTRACT OF SALE. LOOSE FURNITURE, WHITE GOODS AND PLANTERS ARE NOT INCLUDED. EXTENT OF FLOOR FINISH MAY VARY.

GLENDALOUGH TOWNHOUSES

A50.16
SK

15.10.2021



1 GROUND
1 : 100

AREAS

Apartment Area:
Outdoor Area: _____
TOTAL Area: _____

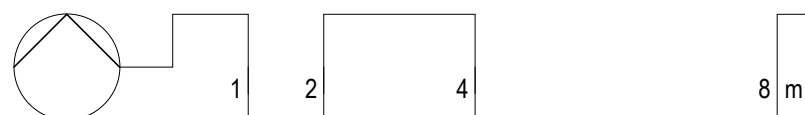
APARTMENT NO.



2 LEVEL 1
1 : 100

LOCATION PLAN

3 2 2



TYPE G
SCALE 1 : 100 (A3)

DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH OUT NOTICE. INTERNAL MEASUREMENTS ARE TAKEN FROM INTERNAL FACE OF PARTY WALLS AND INTERNAL FACE OF EXTERNAL WALLS. BALCONY AREAS ARE MEASURED TO INTERNAL FACE OF BALUSTRADES AND EXTERNAL FACE OF EXTERNAL WALLS. PROSPECTIVE PURCHASERS RELY ON THEIR OWN ENQUIRES AND SHOULD REFER TO THE PLANS, TERMS AND CONDITIONS CONTAINED IN THE CONTRACT OF SALE. LOOSE FURNITURE, WHITE GOODS AND PLANTERS ARE NOT INCLUDED. EXTENT OF FLOOR FINISH MAY VARY.

GLENDALOUGH TOWNHOUSES

A50.17
SK

15.10.2021