

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA22/1406 – 2 and 8 Adair Parade, Coolbinia - Development Assessment Panel – Form 1 – Mixed Use Development	
Chairperson:	Philip Gresley	
Panel members:	Peter Ciemitis Wayne Dufty Nerida Moredoundt	
Local government officers:	Dean Williams Karina Bowater Simone Palmer	Acting Coordinator Planning Senior Planning Officer DRP Support Officer
Observers	Damian Pajagic	Planning Officer
Date:	19 January 2023	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s

Ben Doyle	Planning Solutions (<i>Applicant</i>)
Robert Walker	Planning Solutions
Jess Beaver	MJA Studios
Steven Postmus	Carrier and Postmus
Catherine Roden	MJA Studios
Alan Francis	Willing Property
Owners	Fairwill Pty Ltd

Observer/s

Briefings

Development assessment overview	Karina Bowater	Senior Planning Officer
Technical issues	Karina Bowater	Senior Planning Officer

Design Review

Proposed development	Item 1 – DA22/1406 – 2 and 8 Adair Parade, Coolbinia - Development Assessment Panel – Form 1 – Mixed Use Development	
Property address	2 and 8 Adair Parade, Coolbinia	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Jess Beaver Steven Postmus	MJA Studios Carrier and Postmus
Key issues / recommendations	The Panel thank the Applicant for their presentation and the significant changes and improvements to the design in response to the second DRP.	

	Further development of the design should include a firmer commitment to sustainability outcomes (including the provision of PV's for resident power and EV charging infrastructure for 100% of resident carbays), the raising of screening for a ground level townhouse, the reintroduction of the shrouds to the corner archway elements, and some additional consideration on waste management. The Panel believes future amendments to meet these recommendations can be reviewed by City staff and another formal review is not required.
Chairperson signature	

Design quality evaluation Item 1 – DA22/01406 – 2 and 8 Adair Parade, Coolbinia – Development Assessment Panel – Form 1 – Mixed Use Development – 33 Multiple Dwellings and 6 Commercial Tenancies DRP Meeting – Thursday 19 January 2023	
	<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. This design principle is supported by the Panel.
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. This design principle is supported by the Panel. 2b. The Panel stated it was beneficial to view the strategy for the Jacaranda tree and support the intent but acknowledged the importance of the City including approval conditions to flow through to the Building Permit to ensure the Jacarandas are maintained. An arborist report and or a more scientific demonstration to ensure the trees survival would be welcomed. 2c. The Panel supports the revised central courtyard design. 2d. The Panel suggested there could be opportunity to include planting to the eastern boundary.
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 showed support for this design principle. 3b. Comment was made by the Panel the lower height of the ceiling is acceptable, on balance, although it would not be supported if it was lowered further. 3c. The Panel had concerns that the removal of the shroud to the 2 large arches presenting to the Walcott / Adair street corner impacts the perception of the bulk and scale and strongly recommend the shroud be reinstated on the two corners.
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. This design principle is supported by the Panel.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. The Panel was pleased with the introduction of a sustainability consultant to the project team. 5b. The Applicant was encouraged however to make a strong commitment to sustainability as the current proposal only seeks to <u>attempt</u> to meet the <u>equivalence</u> of a 5 Star Greenstar project. The Panel believes that this is an important contribution that will assist in justifying the significant additional plot ratio being sought. 5c. The Panel solar strongly recommended solar should be introduced for the occupants and not solely the common areas. 5d. It was noted the EV bays provided in the development is currently 50%. The Panel encouraged the Applicant to increase this to 100% and include the appropriate transformer size to adequately accommodate this. 5e. Concern was expressed by the Panel around the west facing exposed windows and suggests implementing shading in lieu of (likely required) performance glazing.

		A change in glazing type may create unwanted aesthetic outcomes and also not represent the optimal sustainable design outcome for the project.
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 generally supports the amenity offered to the broader community. 6b. The Panel supports waste collection in the rear laneway but are aware this is not supported by the City. 6c. The Panel showed concern around the proximity of the bin storage which is blocking the egress and affects the amenity of the proposal. 6d. Comment was made the rear townhouse apartment should be increased to 1500 to give adjoining neighbour's additional privacy.
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 support this design principle with the inclusion of high quality and carefully managed signage added at a later stage.
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 noted the driveway ramp is well managed and now works well. 8b. This principle is supported by the Panel.
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 encourage ongoing consideration of the shopfronts and were pleased to see ongoing interface with the public realm and the relationship.
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 support this design principle, 10b. The Panel had concerns that the removal of the shrouds to the 2 tall arches presenting to the Walcott / Adair street corner impacts the aesthetics of the development and strongly recommend the shroud be reinstated.

Design Review progress**Item 1 – DA22/1406 and PDA22/0034 – 2 and 8 Adair Parade, Coolbinia – Development****Assessment Panel – Form 1 – Mixed Use Development****DRP Meeting – Thursday 19 January 2023, 26 May 2022 and 14 April 2022**

	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	DR1 14/4/2022	DR2 26/5/2022	DR3 19/1/2023
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 2 – PDA22/0034 – 2 and 8 Adair Parade, Coolbinia				
DR1 – DRP Recommendations DRP Meeting – 14/4/2022	DR1 – Applicant Response DRP Meeting – 14/4/2022	DR2 DRP Recommendations DRP Meeting – 26/5/2022	DR2 – Applicant Response DRP Meeting – 26/5/2022	DR3 – DRP Recommendations DRP Meeting – 19/1/2023
1a. The Panel complimented the applicant on their contextual analysis of form and materials and requested further information in relation to the bulk and scale of the context. 1b. The Panel expressed reservations in relation to the proposed height and the interface with the existing context. More detail, including street elevations and sections would assist in understanding this. 1c. Comment was made by the Panel that support for the proposal would benefit from community consultation.		1. This design principle is supported by the Panel.		1. This design principle is supported by the Panel.
2b. The Panel expressed concern in relation to the practicality, amenity and diversity of the communal space and suggest this is an area of landscape that needs considerable development.		2a. There was concern shown by the Panel in relation to the three Jacaranda trees close to the basement footing. Further clarification is requested on how the root balls are protected.		2b. The Panel stated it was beneficial to view the strategy for the Jacaranda tree and support the intent but acknowledged the importance of the City including approval conditions to flow through to the Building Permit to ensure the Jacarandas are maintained. An arborist report and or a more scientific demonstration to ensure the trees survival would be welcomed.

3a. The Panel does not support the proposed height without more information in relation to the interface and impacts of neighbouring R10 properties. 3b. The suggestion was made by the Panel the townhouses may benefit from being reorientated north facing.		3a. The Panel showed support for this design principle.		3c. The Panel had concerns that the removal of the shroud to the 2 large arches presenting to the Walcott / Adair street corner impacts the perception of the bulk and scale and strongly recommend the shroud be reinstated on the two corners.
4a. The Panel commented the southern courtyards could be problematic and could be improved by reorientation. 4b. It was recommended by the Panel end of trip facilities could be improved and would benefit the amenity of the proposal.	.	4a. The Panel commended the Applicant on the addition of the end of trip facilities. 4b. This design principle is supported by the Panel.		4a. The Panel showed support for this design principle.
5b. The Panel recommended engaging the services of a sustainability consultant. 5c. The Panel requested further information in the form of a sustainability strategy emphasizing the Applicant needs to make a commitment to sustainability.		5a. The Panel encouraged the Applicant to demonstrate sustainability strategies and make a commitment to these which should be captured in the form of a sustainability report. 5b. The Panel strongly urged the Applicant to engage the services of a sustainability consultant to adequately address and commit to sustainability measures in this proposal. This is particularly important when considering the case for increased plot ration and height.		5b. The Applicant was encouraged however to make a strong commitment to sustainability as the current proposal only seeks to attempt to meet the equivalence of a 5 Star Greenstar project. 5c. The Panel solar strongly recommended solar should be introduced for the occupants and not solely the common areas. 5d. It was noted the EV bays provided in the development is currently 50%. The Panel encouraged the Applicant to increase this to 100% and include the appropriate transformer size to

				adequately accommodate this. 5e. Concern was expressed by the Panel around the west facing exposed windows and suggests implementing shading in lieu of (likely required) performance glazing.
6d. Further information and clarification is requested by the Panel in relation to waste management and truck access.		6b. The Panel encouraged the Applicant to apply further thought around ways to increase amenity to the second bedroom for several of the bedrooms on the upper level. 6c. Further interrogation and information is requested by the Panel in relation to waste management and truck access.		6c. The Panel showed concern around the proximity of the bin storage which is blocking the egress and affects the amenity of the proposal. 6d. Comment was made the rear townhouse apartment should be increased to 1500 to give adjoining neighbour's additional privacy.
7a. The Panel commented that the main entry off Walcott Street would benefit from increased legibility.		7. The Panel supports this design principle.		7. The Panel supports this design principle.
		8a. There was concern expressed by the Panel around the safety of the driveway ramp. In particular, exiting the driveway with your car on an angle will interfere with sight lines and the ability to see obstacles on the footpath. Diagrams are recommended to demonstrate full consideration of this risk.		8. The Panel supports this design principle.
9b. The Panel commented that the communal open space should		9a. The Panel commented there is opportunity for the		9. The Panel supports this design principle.

be further developed to ensure a diversity of offering and truly usable space for the community of residents.		corner on the ground floor to be more transparent and connect with the community. 9b. Comment was made the single use of the communal space could limit the use of this area. The applicant is encouraged to explore ways in which informal amenity can be achieved around the open stairs outside the pool area.		
		10. The Panel commented there is opportunity for the		10b. The Panel had concerns that the removal of the shrouds to the 2 tall arches presenting to the Walcott / Adair street corner impacts the aesthetics of the development and strongly recommend the shroud be reinstated.



ADAIR PARADE

ARCHITECTURAL DRAWING SET

DRAWING REGISTER	
DRAWING NUMBER	DRAWING NAME
A0.01	COVER SHEET + YIELD TABLE
A1.00	SITE PLAN
A1.01	SURVEY
A1.02	SITE CONTEXT PLAN
A2.01	FLOOR PLAN - BASEMENT
A2.02	FLOOR PLAN - GROUND
A2.03	FLOOR PLAN - FIRST FLOOR
A2.04	FLOOR PLAN - SECOND FLOOR
A2.05	FLOOR PLAN - THIRD FLOOR
A2.06	FLOOR PLAN - FOURTH FLOOR
A2.07	ROOF PLAN
A3.01	SECTIONS
A3.02	SECTIONS
A3.03	SECTIONS
A4.00	ELEVATIONS 1
A4.01	ELEVATIONS 2
A4.02	ELEVATIONS 1

2 - 8 ADAIR PARADE

DEVELOPMENT SUMMARY

8 TOWNHOUSES, 25 APARTMENTS

5 STOREYS

	COMMERCIAL	COMMUNAL FACILITIES	TYPE 2A (2X2)	TYPE 2B (2X2)	TYPE 2C (2X2)	TYPE 2D (2X2)	TYPE 3A (3X2)	TYPE 3B (3X2)	TYPE 3C (3X2.5)	TYPE 3D (3X2.5)	TYPE 3E (3X2)	TYPE 3F (TH 3X3)	TYPE 3G (TH 3X2.5)	TYPE PH 1 (4X3)	TYPE PH2 (4X3)	CARBAYS	STORES	TOTAL APARTMENTS
BASEMENT	379	143	95	111	100	106	139	139	154	142	135	132	127	202	196		62	8
GROUND	1	1											4	4		10	4	8
L01			1	1	1	1	1	1									4	6
L02				1	1	1	1	1	1	1							6	7
L03				1	1	1		1	1	1							7	7
L04						1		1			1			1	1		4	5
TOTAL			1	3	3	3	4	3	3	2	1	4	4	1	1			33
TOTAL AREA (m ²)	379	143	95	333	300	318	556	417	462	284	135	528	508	202	196			4856
APT MIX	No	%	RESI BAYS REQUIRED (LOCATION A)															
1x1	0	%																
2x2	10	30%	10															
3x2	13	38%	13															
4x3	2	6%	2															
3x2 (TH)	8	26%	8															
TOTAL	33	100%	33															

PLOT RATIO TOTAL			m ²
GBA	BASEMENT	2230	
	GROUND	2385	
	L01	1986	
	L02	1493	
	L03	1493	
NET AREA TO INSIDE FACE OF WALLS	L04	1304	
	COMMON SPACE	767	
	CIRCULATION SPACE	476	
	CARPARK	2508	
	POOL	51	
	POOL AREA inc. POOL	210	
	GYM	129	
	RESI. WORKSHOP/COURTYARD	14	
	RESI. BIKE STORE	7	
	LOCKERS	0	
	EOT.	7	
	RESI. COURTYARD	20	
	MAILROOM	16	
	BIN STORE	25	
1.01			
967			
1329			
978			
973			
893			
5140			
SITE AREA:		2697m ²	
ALLOWED AREA:		2723m ²	
PROPOSED AREA:		5140m ²	
PLOT RATIO:		1.90	

COMM. OPEN SPACE REQ:	198m ² (33 APT)
PROVIDED:	250m ²
BICYCLE:	-REQ. RESI BIKES 17 -PROVIDED RESI BIKES 17 -REQ. VIS BIKES 4 -PROVIDED VIS BIKES 4 -ADDITIONAL VIS BIKES (VERGE) 4
MOTORCYCLE:	- REQ. BAYS (1/10 car bays) 7 -PROVIDED BAYS 7
CARBAYS (PROVIDED)	-BASEMENT 62 -COMM/VISITOR GF 10 (INCL.1 ACROD)



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REV.	DATE	AMENDMENT
L	14.07.22	FOR REVIEW
M	12.08.22	FOR REVIEW
N	09.09.22	FOR INFORMATION
P	30.09.22	DRAFT DA ISSUE
Q	19.10.22	DA ISSUE
R	15.11.22	RFI ISSUE

GEOTECH:
ELECTRICAL:
MECHANICAL:
HYDRAULIC:
FIRE:
ENERGY:

FLOTH
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PLANNING:
LANDSCAPE:
BCA COMPLIANCE:
STRUCTURAL:
TRAFFIC:
WASTE:
ACOUSTIC:

PLANNING SOLUTIONS
CAPA
RESOLVE
HERA
SHAWMAC
TALIS CONSULTANTS
REVERBERATE

CLIENT

WILLING PROPERTY

PROJECT

ADAIR PARADE

PROJECT ADDRESS

2 - 8 ADAIR PARADE
COOLBINIA

PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER

21069

SCALE

NORTH

0 1 2 5

1:100 @ A1 / 1:200 @A3

DRAWING

YIELD TABLE + CONTENTS

DRAWING NO. DRAFTER CHECKED REV.

A0.00

R

CONTOUR & FEATURE SURVEY OF LOTS 1 & 2
#2 & #8 ADAIR PARADE, COOLBINIA

DIAGRAM : 70697 & 83708
C/T : 1744-222 (LOT 1, #8) & 1971-793 (LOT 2, #2)
AUTHORITY : CITY OF STIRLING
TOTAL LOT AREA : 1214 m² (LOT 1) & 1483 m² (LOT 2)
SURVEY DATE : 10-03-2022
JOB : 18221

DRAFTED BY : GO
DATE : 18-03-2022
CHECKED BY : DKM

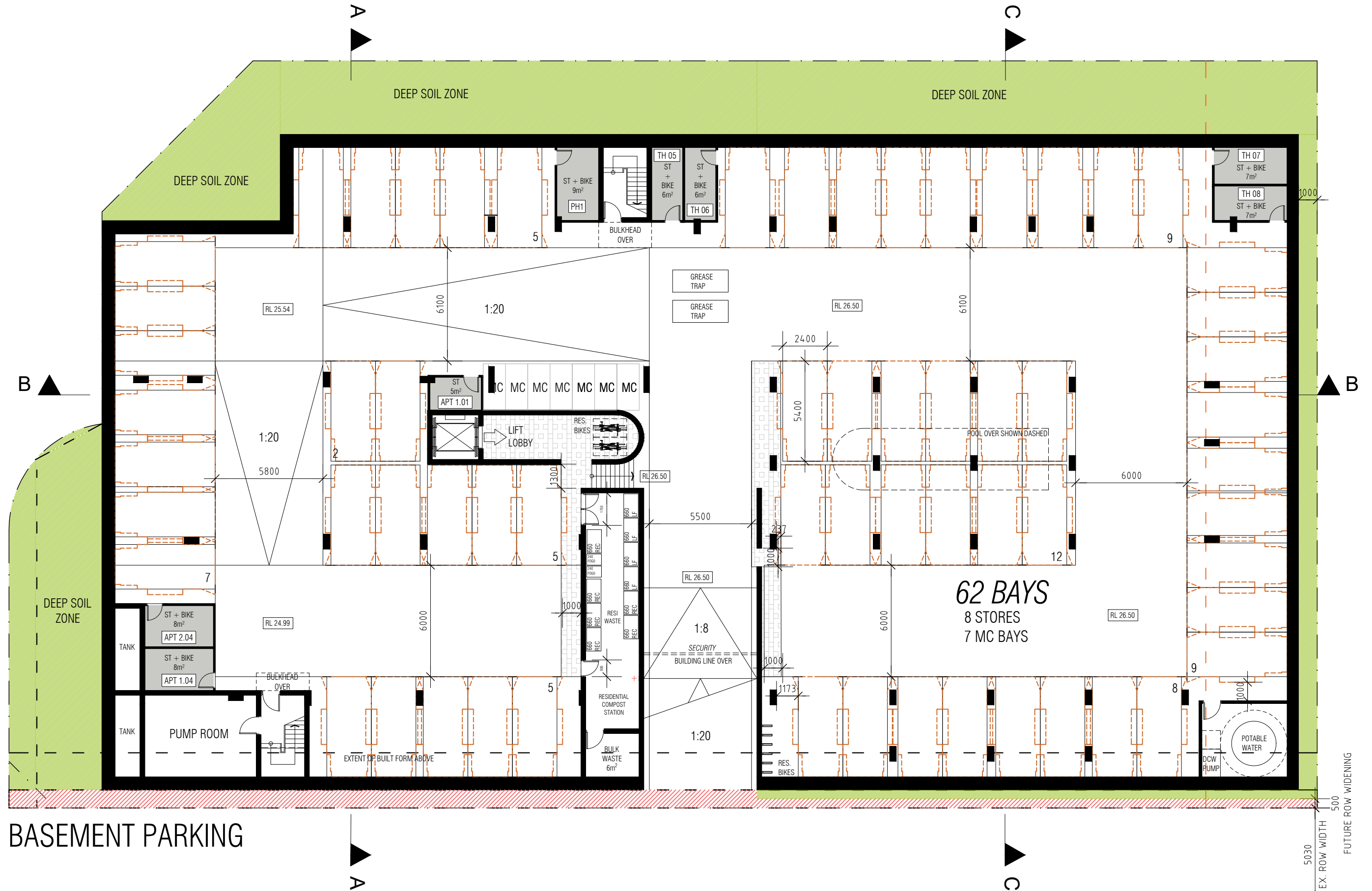


CHECK TITLE FOR EASEMENTS, RESTRICTIVE COVENANTS ETC.
THIS SURVEY DOES NOT GUARANTEE THE CORRECT POSITION OF BOUNDARY
PEGS FOUND OR FENCE POSITIONS SHOWN, UNLESS A BOUNDARY
PEG-ESTABLISHMENT SURVEY HAS BEEN UNDERTAKEN BY SURVEYING SOLUTIONS WA.
ALL FEATURES AND BUILDING POSITIONS ARE APPROXIMATE ONLY, AS THEY HAVE
BEEN POSITIONED FROM MEASUREMENTS TAKEN FROM EXISTING PEGS, FENCES &
WALLS.
A BOUNDARY PEG-ESTABLISHMENT SURVEY IS RECOMMENDED PRIOR TO
UNDERTAKING ANY SITE WORKS OR CONSTRUCTION.
INFORMATION SHOWN ON THIS SURVEY IS CURRENT AT THE DATE SHOWN.
SURVEYING SOLUTIONS WA ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES THAT
MAY OCCUR TO THE SURVEY OR TO THE FEATURES OR BUILDINGS.
CADASTRAL BOUNDARY DIMENSIONS SHOWN HAVE BEEN OBTAINED FROM SURVEY
PLANS AND ARE SUBJECT TO FIELD SURVEY UNLESS SHOWN OTHERWISE.

REGULATION 25A - SURVEYOR'S CERTIFICATE

I, D.K.McALIECE, licensed surveyor, certify that on the 10th day of March 2022 I, re-established the boundaries of Lot 1 on Diagram 70697 C/T 1744-222 & Lot 2 on Diagram 83708 C/T 1971-793 as shown on the attached sketch and that the survey was performed in accordance with all relevant written laws.

18-03-2022
DATE



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M	12.08.22	FOR REVIEW
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P	09.09.22	FOR INFORMATION
Q	30.09.22	DRAFT DA ISSUE
R	19.10.22	DA ISSUE
S	15.11.22	RFI ISSUE

GEOTECH:	FLOTH
ELECTRICAL:	FLOTH
MECHANICAL:	FLOTH
HYDRAULIC:	SARACENI
FIRE:	FLOTH
ENERGY:	

PLANNING:	LANDSCAPE:
BCA COMPLIANCE:	RESOLVE
STRUCTURAL:	HERA
TRAFFIC:	SHAWMAC
WASTE:	TALIS CONSULTANTS
ACOUSTIC:	REVERBERATE

PLANNING SOLUTIONS
CAPA
RESOLVE
HERA
SHAWMAC
TALIS CONSULTANTS
REVERBERATE

CLIENT
WILLING PROPERTY
PROJECT

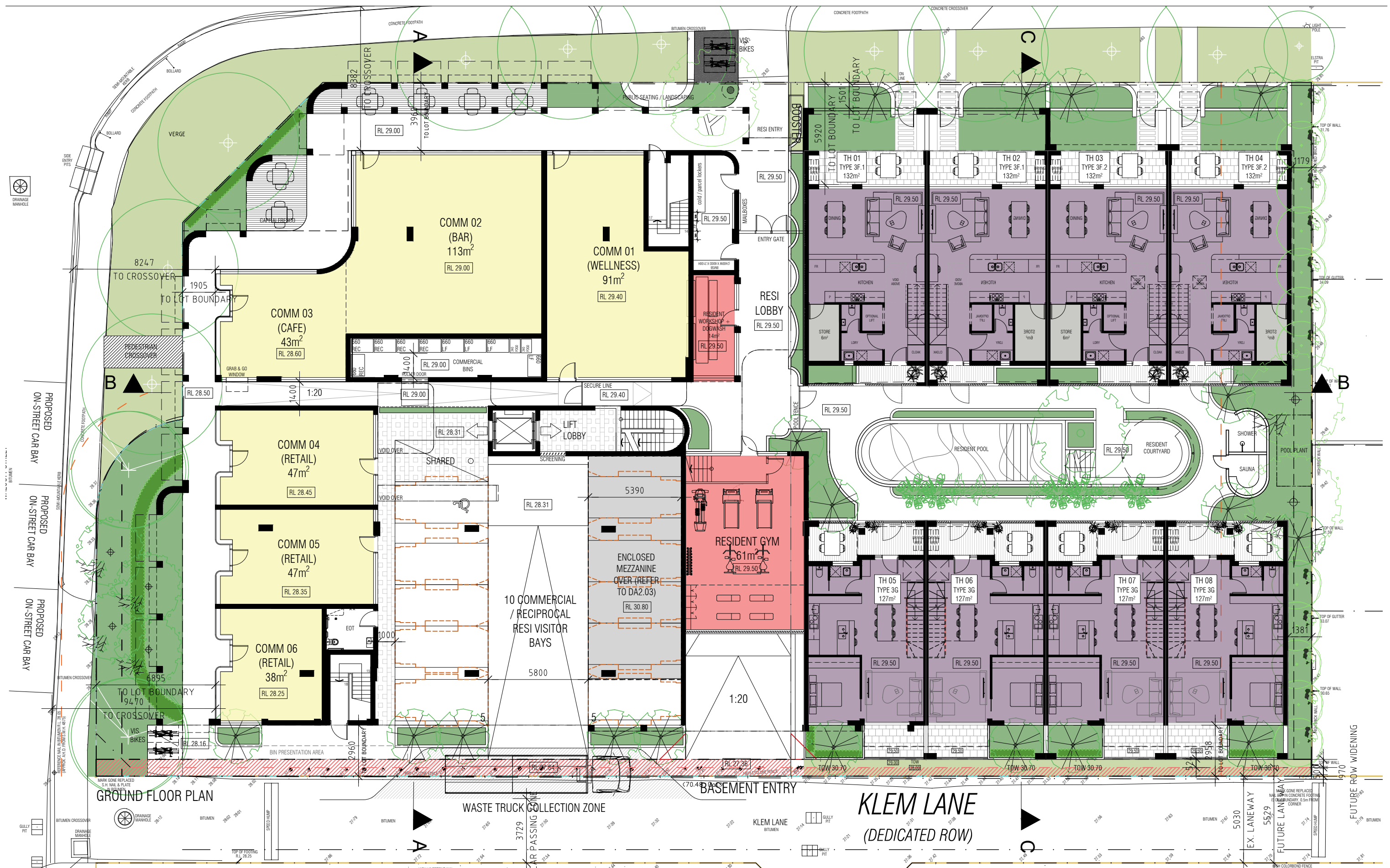
ADAIR PARADE

PROJECT ADDRESS
2 - 8 ADAIR PARADE
COOLBINIA
PROJECT STATUS

DEVELOPMENT APPLICATION

PROJECT NUMBER	NORTH
21069	
SCALE	
1:100 @ A1 / 1:200 @A3	

DRAWING			
BASEMENT PLAN			
DRAWING NO.	DRAFTER	CHECKED	REV.
A2.01			S



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ADAIR PARADE

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2 - 8 ADAIR PARADE
COOLBINIA

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SCALE

NORTH

1:100 @ A1 / 1:200 @A3

0 1 2 5

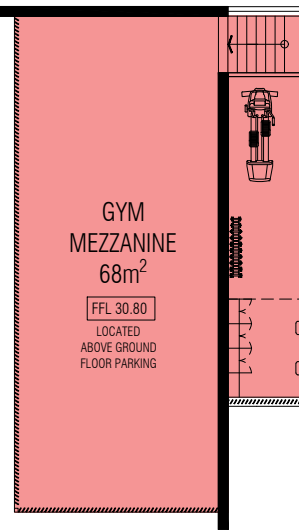
DRAWING

GROUND FLOOR PLAN

DRAWING NO. DRAFTER CHECKED REV.

A2.02

S'



GYM MEZZANINE
FLOOR PLAN EXTRACT



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BCA COMPLIANCE:
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ADAIR PARADE

PROJECT ADDRESS

2 - 8 ADAIR PARADE
COOLBINIA

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SCALE

1:100 @ A1 / 1:200 @A3

NORTH



0 1 2 5

DRAWING

FIRST FLOOR PLAN

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A2.03

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L02 FLOOR PLAN
7 APARTMENTS



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SECOND FLOOR PLAN

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L03 FLOOR PLAN
7 APARTMENTS



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PROJECT ADDRESS

2 - 8 ADAIR PARADE
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1:100 @ A1 / 1:200 @A3

NORTH



0 1 2 5

DRAWING

THIRD FLOOR PLAN

DRAWING NO. DRAFTER CHECKED REV.

A2.05

R



L04 FLOOR PLAN
5 APARTMENTS



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MECHANICAL:
HYDRAULIC:
FIRE:
ENERGY:

FLOTH
FLOTH
FLOTH
SARACENI
FLOTH

PLANNING:
LANDSCAPE:
BCA COMPLIANCE:
STRUCTURAL:
TRAFFIC:
WASTE:
ACOUSTIC:

PLANNING SOLUTIONS
CAPA
RESOLVE
HERA
SHAWMAC
TALIS CONSULTANTS
REVERBERATE

CLIENT

WILLING PROPERTY

PROJECT

ADAIR PARADE

PROJECT ADDRESS

2 - 8 ADAIR PARADE
COOLBINIA

PROJECT STATUS

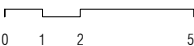
DEVELOPMENT APPLICATION

PROJECT NUMBER

21069

SCALE

NORTH



1:100 @ A1 / 1:200 @A3

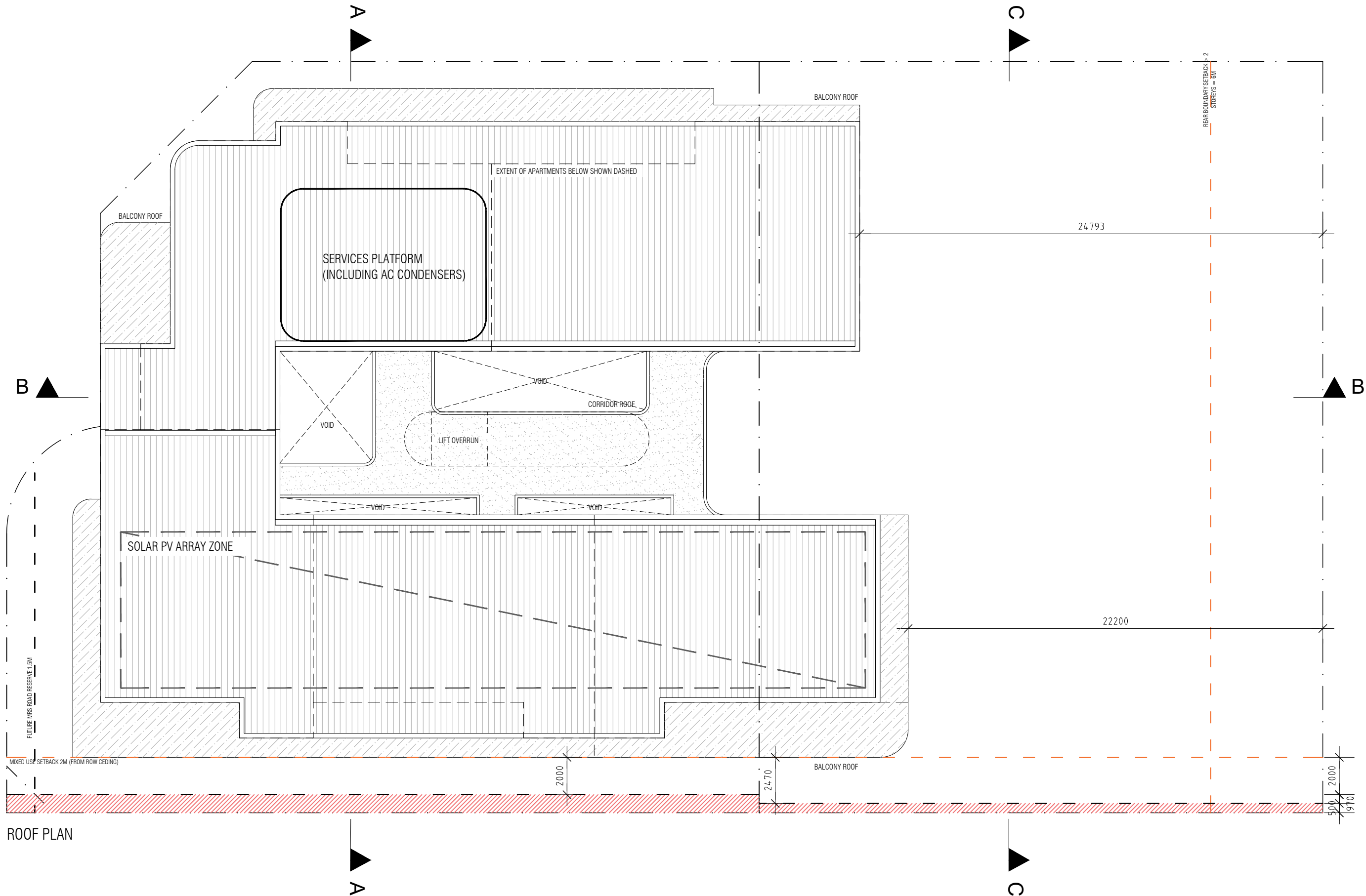
DRAWING

FOURTH FLOOR PLAN

DRAWING NO. DRAFTER CHECKED REV.

A2.06

R



ROOF PLAN



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REV.	DATE	AMENDMENT
A	15.06.22	FOR INFORMATION
B	01.07.22	FOR CONSULTANT REVIEW
C	30.09.22	DRAFT DA ISSUE
D	19.10.22	DA ISSUE

GEOTECH:		
ELECTRICAL:		FLOTH
MECHANICAL:		FLOTH
HYDRAULIC:		FLOTH
FIRE:		SARACENI
ENERGY:		FLOTH

PLANNING:	PLANNING SOLUTIONS
LANDSCAPE:	CAPA
BCA COMPLIANCE:	RESOLVE
STRUCTURAL:	HERA
TRAFFIC:	SHAWMAC
WASTE:	TALIS CONSULTANTS
ACOUSTIC:	REVERBERATE

CLIENT	
WILLING PROPERTY	
PROJECT	
ADAIR PARADE	

PROJECT ADDRESS	
2 - 8 ADAIR PARADE	
COOLBINIA	
PROJECT STATUS	
DEVELOPMENT APPLICATION	

PROJECT NUMBER	
21069	
SCALE	
0 1 2 5	
1:100 @ A1 / 1:200 @A3	

DRAWING	
ROOF PLAN	
DRAWING NO.	
DA02.07	
DRAFTER	
CHECKED	
REV.	
D	



SECTION A
SCALE 1:100 @ A1



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REV.	DATE	AMENDMENT
I	19.09.22	DRAFT DA ISSUE
J	19.10.22	DA ISSUE
K	15.11.22	RFI ISSUE

GEOTECH:	FLOTH
ELECTRICAL:	FLOTH
MECHANICAL:	FLOTH
HYDRAULIC:	SARACENI
FIRE:	FLOTH
ENERGY:	

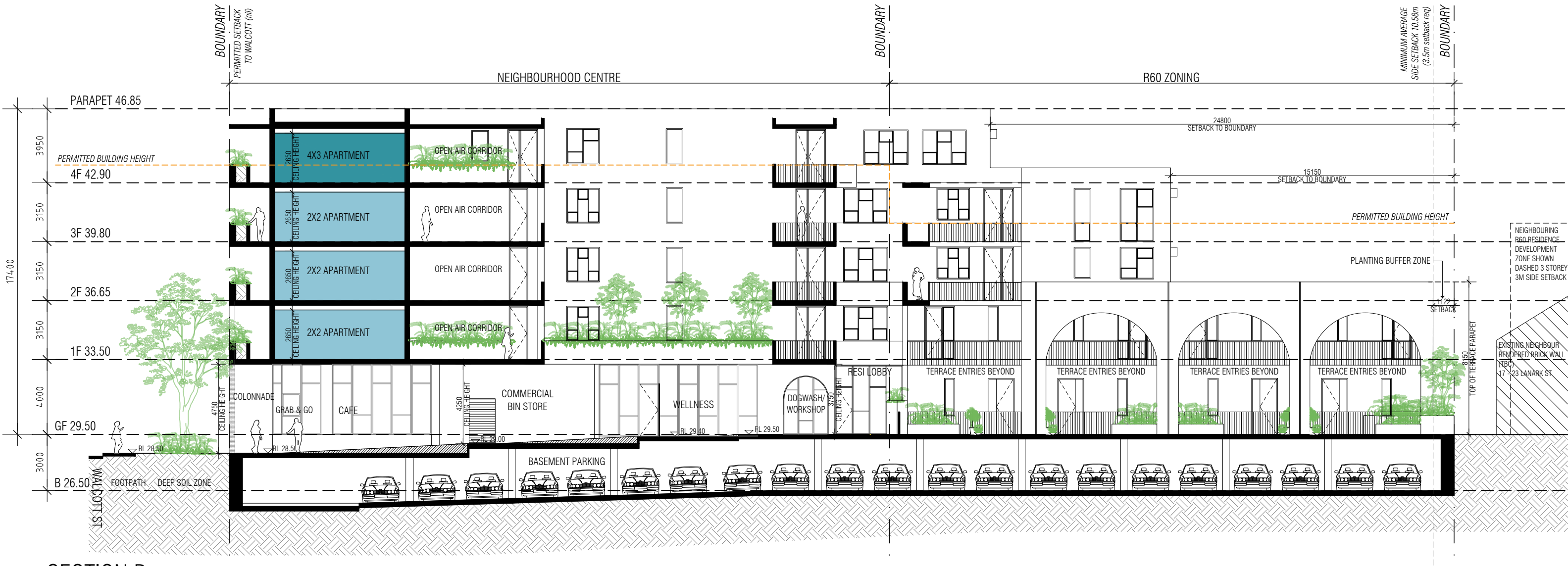
PLANNING:	PLANNING SOLUTIONS
LANDSCAPE:	CAPA
BCA COMPLIANCE:	RESOLVE
STRUCTURAL:	HERA
TRAFFIC:	SHAWMAC
WASTE:	TALIS CONSULTANTS
ACOUSTIC:	REVERBERATE

CLIENT	
WILLING PROPERTY	
PROJECT	
ADAIR PARADE	

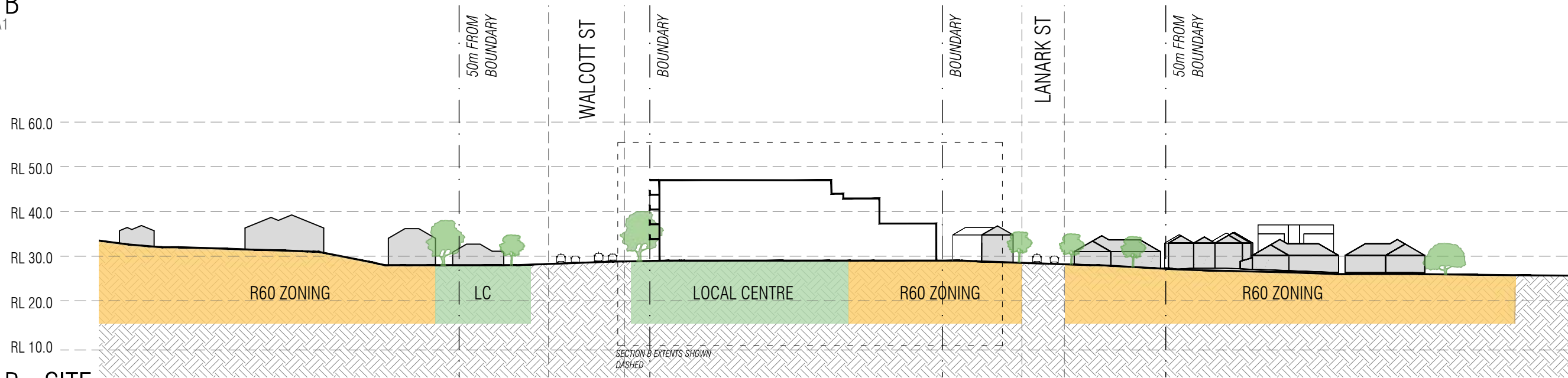
PROJECT ADDRESS	
2 - 8 ADAIR PARADE	
COOLBINIA	
PROJECT STATUS	
DEVELOPMENT APPLICATION	

PROJECT NUMBER	NORTH
21069	
SCALE	
0 1 2 5	
1:100 @ A1 / 1:200 @A3	

DRAWING	
SECTION_A	
DRAWING NO.	DRAFTER
A03.01	CHECKED
	REV.
	K



SECTION B
SCALE 1:100 @ A1



SECTION B - SITE
SCALE 1:500 @ A1



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REV.	DATE	AMENDMENT
I	19.09.22	DRAFT DA ISSUE
J	19.10.22	DA ISSUE
K	15.11.22	RFI ISSUE

GEOTECH:	FLOTH
ELECTRICAL:	FLOTH
MECHANICAL:	FLOTH
HYDRAULIC:	SARACENI
FIRE:	FLOTH
ENERGY:	

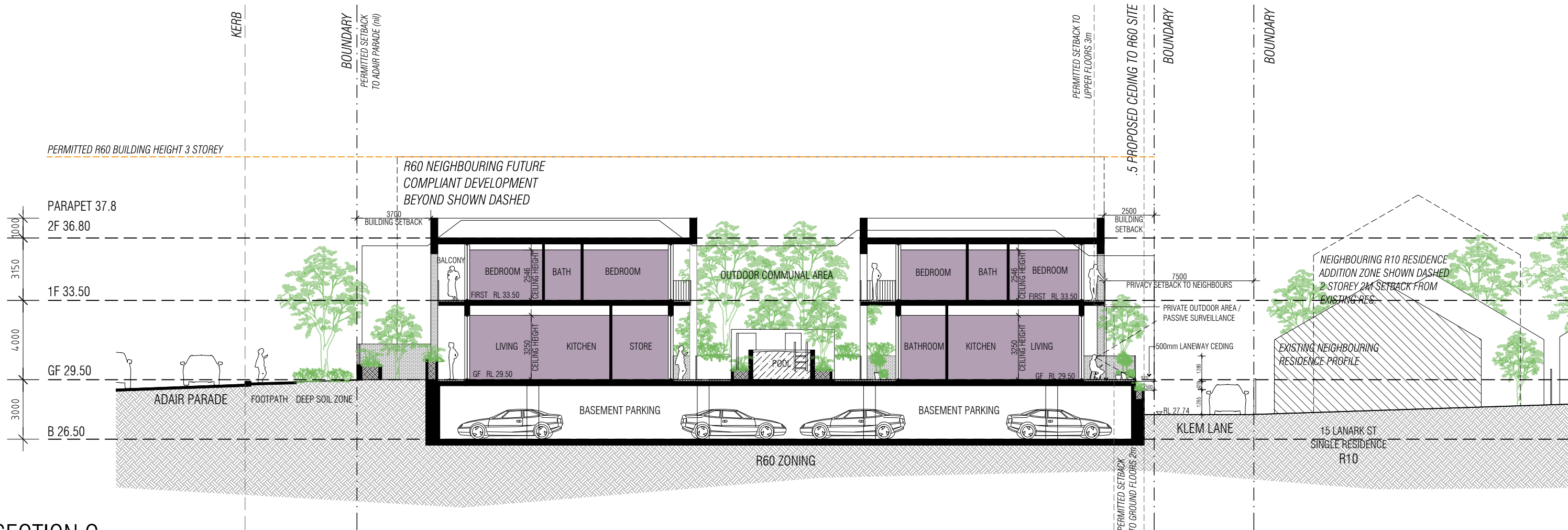
PLANNING:	PLANNING SOLUTIONS
LANDSCAPE:	CAPA
BCA COMPLIANCE:	RESOLVE
STRUCTURAL:	HERA
TRAFFIC:	SHAWMAC
WASTE:	TALIS CONSULTANTS
ACOUSTIC:	REVERBERATE

CLIENT	WILLING PROPERTY
PROJECT	ADAIR PARADE

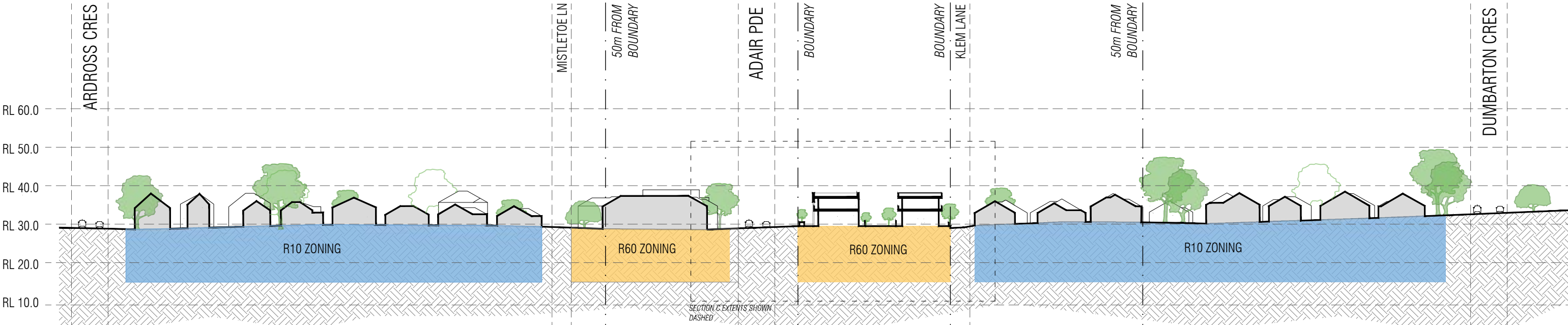
PROJECT ADDRESS	2 - 8 ADAIR PARADE
	COOLBINIA
PROJECT STATUS	DEVELOPMENT APPLICATION

PROJECT NUMBER	21069
SCALE	1:100 @ A1 / 1:200 @A3

DRAWING	SECTION_B
DRAWING NO.	A03.02
DRAFTER	
CHECKED	
REV.	K



SECTION C
SCALE 1:100 @ A1



SECTION C - SITE
SCALE 1:500 @ A1



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REV.	DATE	AMENDMENT
I	19.09.22	DRAFT DA ISSUE
J	19.10.22	DA ISSUE
K	15.11.22	RFI ISSUE

GEOTECH:	FLOTH
ELECTRICAL:	FLOTH
MECHANICAL:	FLOTH
HYDRAULIC:	SARACENI
FIRE:	FLOTH
ENERGY:	

PLANNING:	PLANNING SOLUTIONS
LANDSCAPE:	CAPA
BCA COMPLIANCE:	RESOLVE
STRUCTURAL:	HERA
TRAFFIC:	SHAWMAC
WASTE:	TALIS CONSULTANTS
ACOUSTIC:	REVERBERATE

CLIENT	WILLING PROPERTY
PROJECT	ADAIR PARADE

PROJECT ADDRESS	2 - 8 ADAIR PARADE
PROJECT STATUS	COOLBINIA
	DEVELOPMENT APPLICATION

PROJECT NUMBER	21069
SCALE	1:100 @ A1 / 1:200 @A3

DRAWING	SECTION_C
DRAWING NO.	A03.03
DRAFTER	
CHECKED	
REV.	K



NORTH ELEVATION



SOUTH ELEVATION



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REV.	DATE	AMENDMENT
A	16.09.22	DRAFT ISSUE
B	23.09.22	DRAFT DA ISSUE
C	30.09.22	DRAFT DA ISSUE
D	19.10.22	DA ISSUE

GEOTECH:		
ELECTRICAL:		FLOTH
MECHANICAL:		FLOTH
HYDRAULIC:		FLOTH
FIRE:		SARACENI
ENERGY:		FLOTH

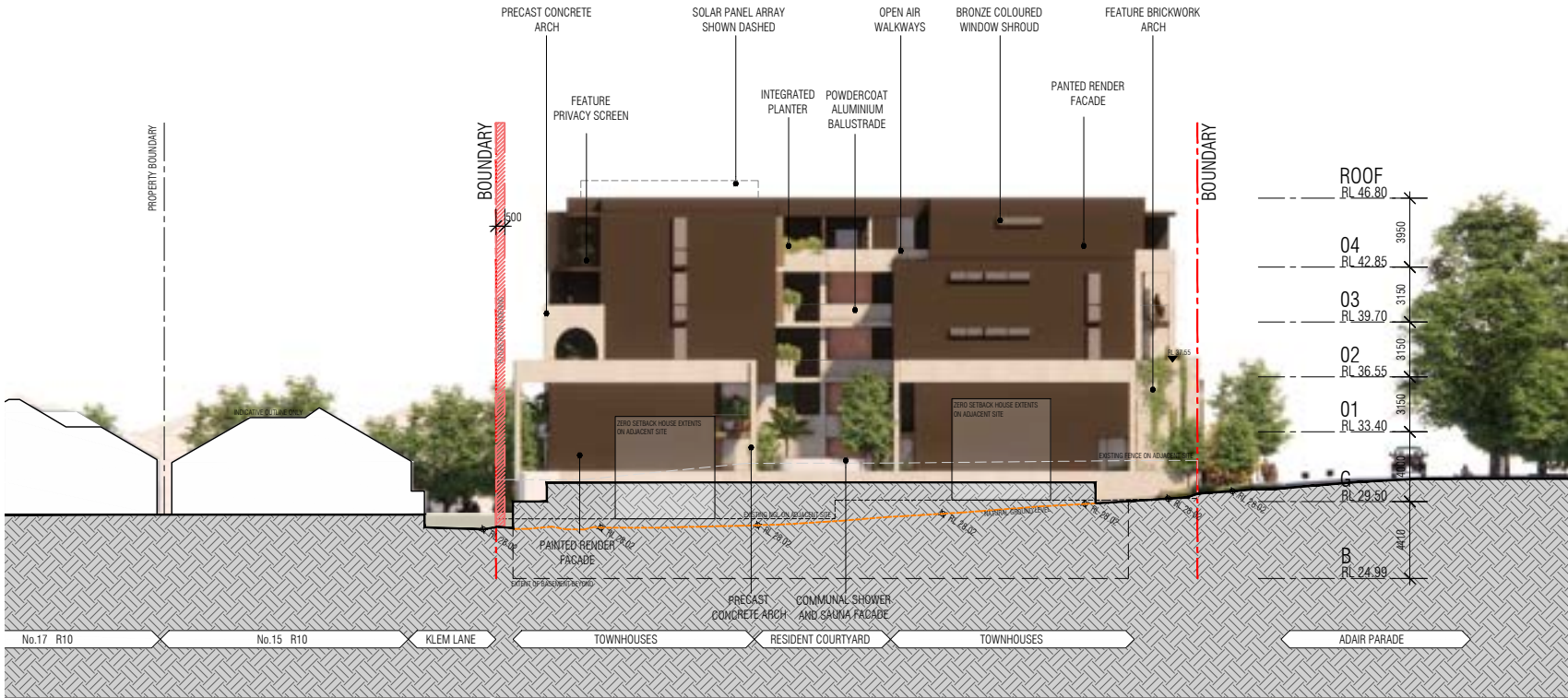
PLANNING:		
LANDSCAPE:		PLANNING SOLUTIONS
BCA COMPLIANCE:		CAPA
STRUCTURAL:		RESOLVE
TRAFFIC:		HERA
WASTE:		SHAWMAC
ACOUSTIC:		TALIS CONSULTANTS
		REVERBERATE

CLIENT	
WILLING PROPERTY	
PROJECT	
ADAIR PARADE	

PROJECT ADDRESS	
2 - 8 ADAIR PARADE	
COOLBINIA	
PROJECT STATUS	
DEVELOPMENT APPLICATION	

PROJECT NUMBER	
21069	
SCALE	
1:200 @ A1 / 1:400 @ A3	

DRAWING	
ELEVATIONS_1	
DRAWING NO.	
DRAFTER	
CHECKED	
REV.	
A4.00	
D	



EAST ELEVATION



WEST ELEVATION



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REV.	DATE	AMENDMENT
A	16.09.22	DRAFT ISSUE
B	23.09.22	DRAFT DA ISSUE
C	30.09.22	DRAFT DA ISSUE
D	19.10.22	DA ISSUE

GEOTECH:	
ELECTRICAL:	FLOTH
MECHANICAL:	FLOTH
HYDRAULIC:	FLOTH
FIRE:	SARACENI
ENERGY:	FLOTH

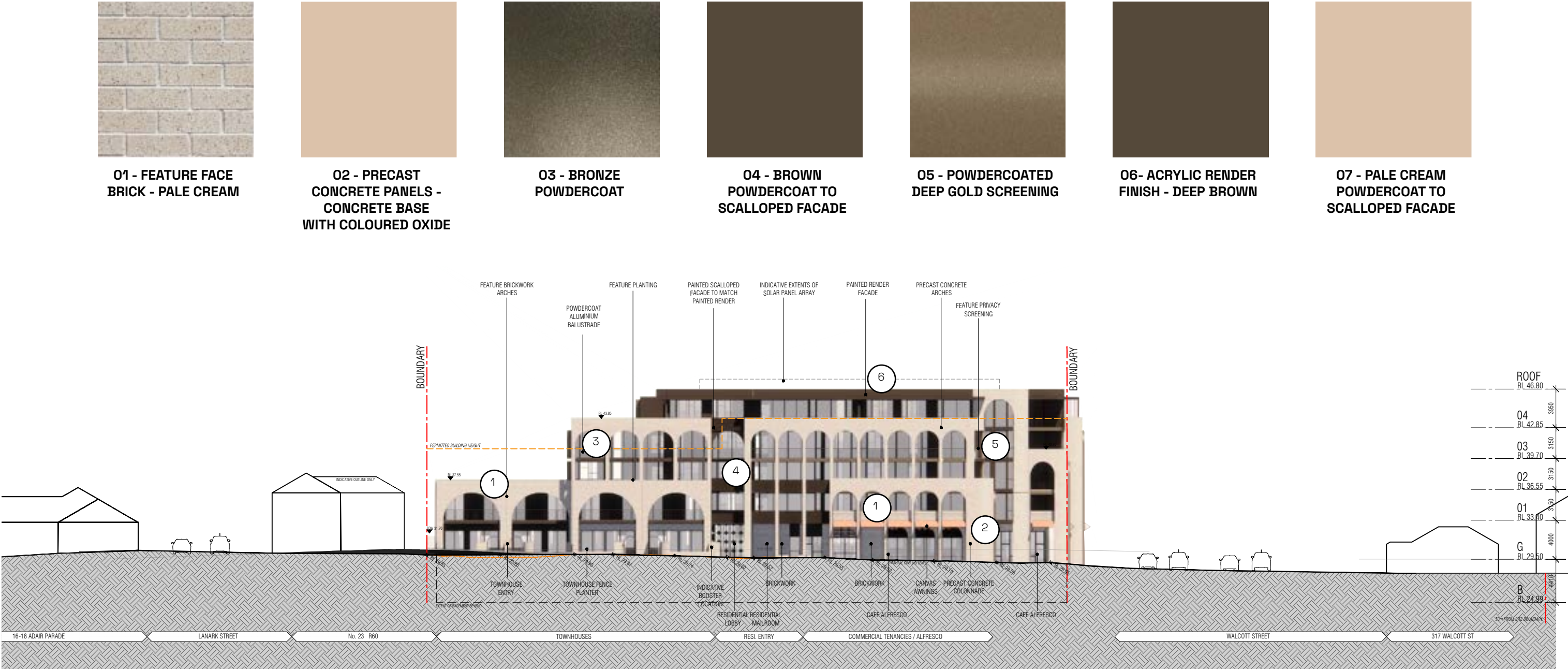
PLANNING:	PLANNING SOLUTIONS
LANDSCAPE:	CAPA
BCA COMPLIANCE:	RESOLVE
STRUCTURAL:	HERA
TRAFFIC:	SHAWMAC
WASTE:	TALIS CONSULTANTS
ACOUSTIC:	REVERBERATE

CLIENT	
WILLING PROPERTY	
PROJECT	
ADAIR PARADE	

PROJECT ADDRESS	
2 - 8 ADAIR PARADE	
COOLBINIA	
PROJECT STATUS	
DEVELOPMENT APPLICATION	

PROJECT NUMBER	
21069	
SCALE	
1:200 @ A1 / 1:400 @ A3	

DRAWING	
ELEVATIONS_2	
DRAWING NO.	
DRAFTER	
CHECKED	
REV.	
A4.01	
D	



NORTH ELEVATION

*note: trees removed for clarity



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REV.	DATE	AMENDMENT
A	15.11.22	RFI ISSUE

GEOTECH:	
ELECTRICAL:	FLOTH
MECHANICAL:	FLOTH
HYDRAULIC:	FLOTH
FIRE:	SARACENI
ENERGY:	FLOTH

PLANNING:	PLANNING SOLUTIONS
LANDSCAPE:	CAPA
BCA COMPLIANCE:	RESOLVE
STRUCTURAL:	HERA
TRAFFIC:	SHAWMAC
WASTE:	TALIS CONSULTANTS
ACOUSTIC:	REVERBERATE

CLIENT	
WILLING PROPERTY	
PROJECT	
ADAIR PARADE	

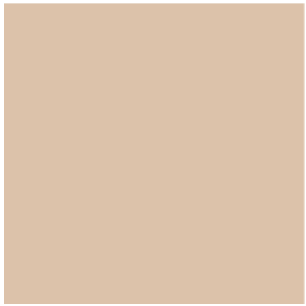
PROJECT ADDRESS	
2 - 8 ADAIR PARADE	
COOLBINIA	
PROJECT STATUS	
DEVELOPMENT APPLICATION	

PROJECT NUMBER	
21069	
SCALE	
0 2 4 10	
1:200 @ A1 / 1:400 @ A3	

DRAWING	
NORTH_ELEVATION	
DRAWING NO.	
DRAFTER	
CHECKED	
REV.	
A4.02	
A	



01 - FEATURE FACE
BRICK - PALE CREAM



02 - PRECAST
CONCRETE PANELS -
CONCRETE BASE
WITH COLOURED OXIDE



03 - BRONZE
POWDERCOAT



04 - BROWN
POWDERCOAT TO
SCALLOPED FACADE



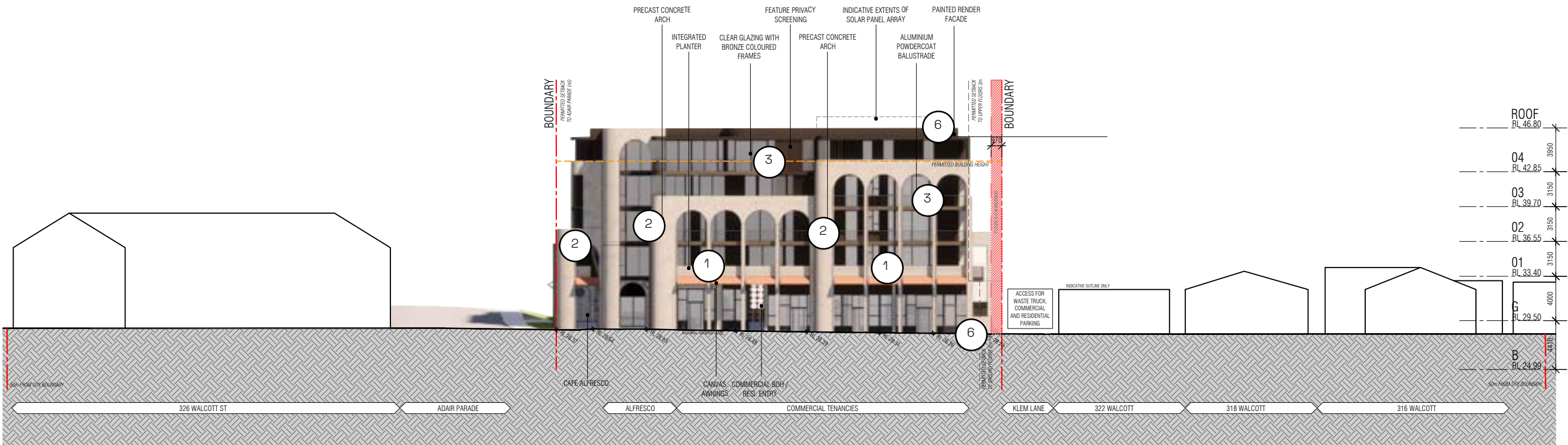
05 - POWDERCOATED
DEEP GOLD SCREENING



06 - ACRYLIC RENDER
FINISH - DEEP BROWN



07 - PALE CREAM
POWDERCOAT TO
SCALLOPED FACADE



WEST ELEVATION

*note: trees removed for clarity



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REV.	DATE	AMENDMENT
A	15.11.22	RFI ISSUE

GEOTECH:	
ELECTRICAL:	FLOTH
MECHANICAL:	FLOTH
HYDRAULIC:	FLOTH
FIRE:	SARACENI
ENERGY:	FLOTH

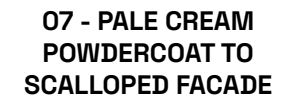
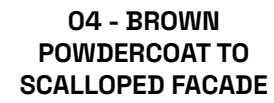
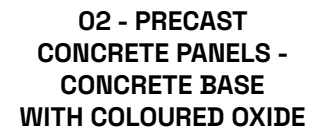
PLANNING:	PLANNING SOLUTIONS
LANDSCAPE:	CAPA
BCA COMPLIANCE:	RESOLVE
STRUCTURAL:	HERA
TRAFFIC:	SHAWMAC
WASTE:	TALIS CONSULTANTS
ACOUSTIC:	REVERBERATE

CLIENT	
WILLING PROPERTY	
PROJECT	
ADAIR PARADE	

PROJECT ADDRESS	
2 - 8 ADAIR PARADE	
COOLBINIA	
PROJECT STATUS	
DEVELOPMENT APPLICATION	

PROJECT NUMBER	
21069	
SCALE	
0 2 4 10	
1:200 @ A1 / 1:400 @ A3	

DRAWING	
WEST_ELEVATION	
DRAWING NO.	
A4.03	
DRAFTER	
CHECKED	
REV.	
A	



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STUDIO

REV.	DATE	AMENDMENT
A	15.11.22	RFI ISSUE

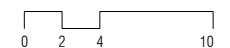
FLOTH
FLOTH
FLOTH
SARACENI
FLOTH

PLANNING SOLUTIONS
CAPA
RESOLVE
HERA
SHAWMAC
TALIS CONSULTANTS
REVERBERATE

ADAIR PARADE

DEVELOPMENT APPLICATION

1:200 @ A1 / 1:400 @ A3

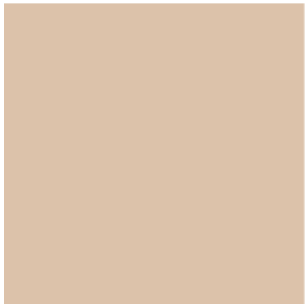


A4.04

1



01 - FEATURE FACE
BRICK - PALE CREAM



02 - PRECAST
CONCRETE PANELS -
CONCRETE BASE
WITH COLOURED OXIDE



03 - BRONZE
POWDERCOAT



04 - BROWN
POWDERCOAT TO
SCALLOPED FACADE



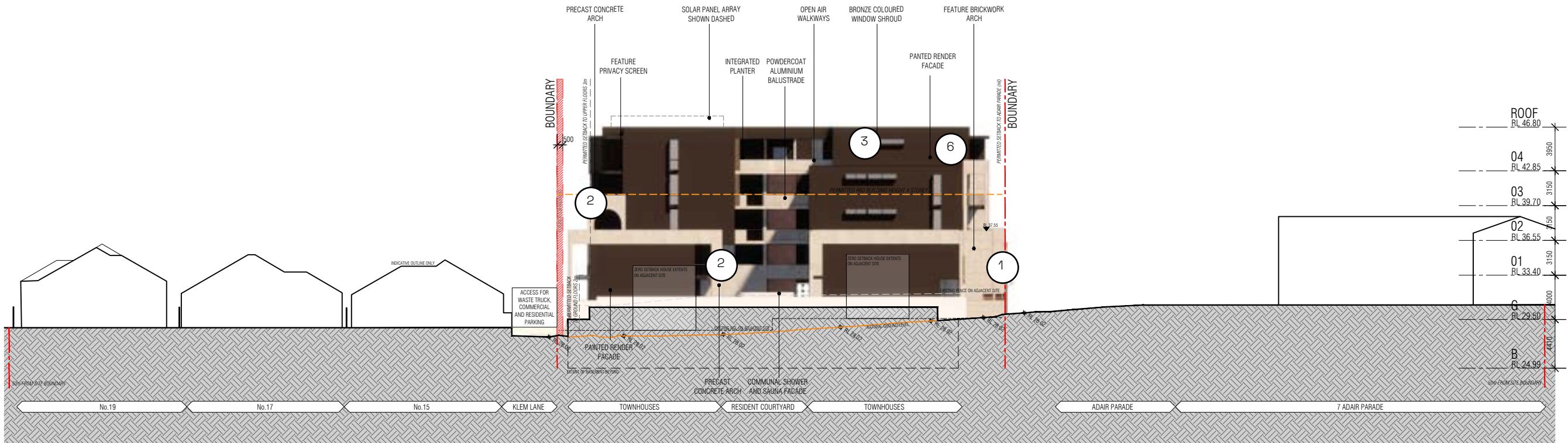
05 - POWDERCOATED
DEEP GOLD SCREENING



06- ACRYLIC RENDER
FINISH - DEEP BROWN



07 - PALE CREAM
POWDERCOAT TO
SCALLOPED FACADE



EAST ELEVATION

*note: trees removed for clarity



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REV.	DATE	AMENDMENT
A	15.11.22	RFI ISSUE

GEOTECH:	FLOTH
ELECTRICAL:	FLOTH
MECHANICAL:	FLOTH
HYDRAULIC:	SARACENI
FIRE:	FLOTH
ENERGY:	

PLANNING:	PLANNING SOLUTIONS
LANDSCAPE:	CAPA
BCA COMPLIANCE:	RESOLVE
STRUCTURAL:	HERA
TRAFFIC:	SHAWMAC
WASTE:	TALIS CONSULTANTS
ACOUSTIC:	REVERBERATE

CLIENT	WILLING PROPERTY
PROJECT	ADAIR PARADE

PROJECT ADDRESS	2 - 8 ADAIR PARADE
PROJECT STATUS	COOLBINIA
DEVELOPMENT APPLICATION	

PROJECT NUMBER	21069
SCALE	1:200 @ A1 / 1:400 @ A3

DRAWING	EAST_ELEVATION
DRAWING NO.	A4.05
DRAFTER	
CHECKED	
REV.	A

TYPE 2A

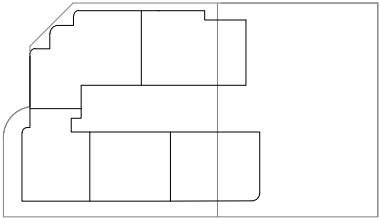
2 BED x 2 BATH

STRATA AREA 95m²

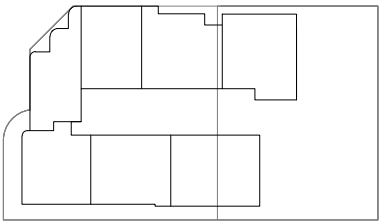
BALCONY 20M² TERRACE 3M²

[1 APT TOTAL]

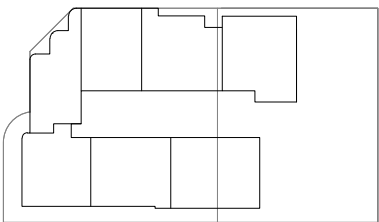
NOTE* STORE LOCATED IN BASEMENT



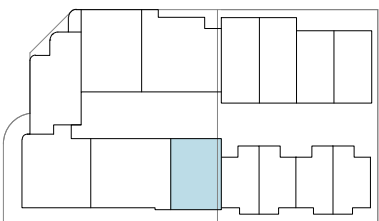
LEVEL 04



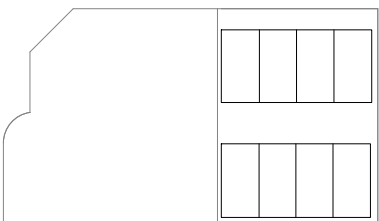
LEVEL 03



LEVEL 02



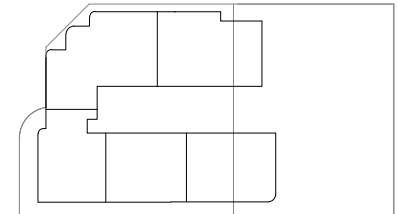
LEVEL 01



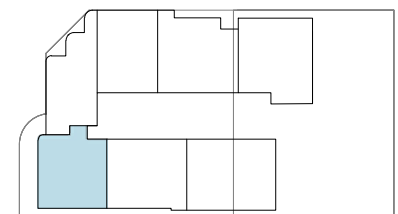
GROUND

TYPE 2B

2 BED x 2 BATH
STRATA AREA 111m²
NOTE: BALCONY AREAS VARY
[3 APTS TOTAL]
NOTE* STORE LOCATED INTERNALLY



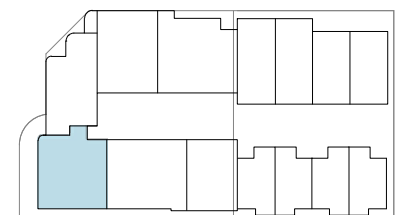
LEVEL 04



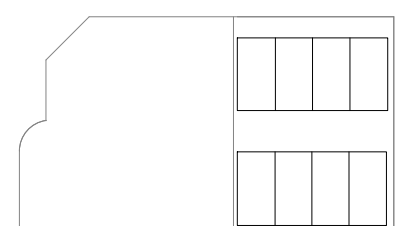
LEVEL 03



LEVEL 02



LEVEL 01

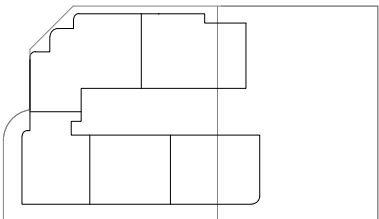
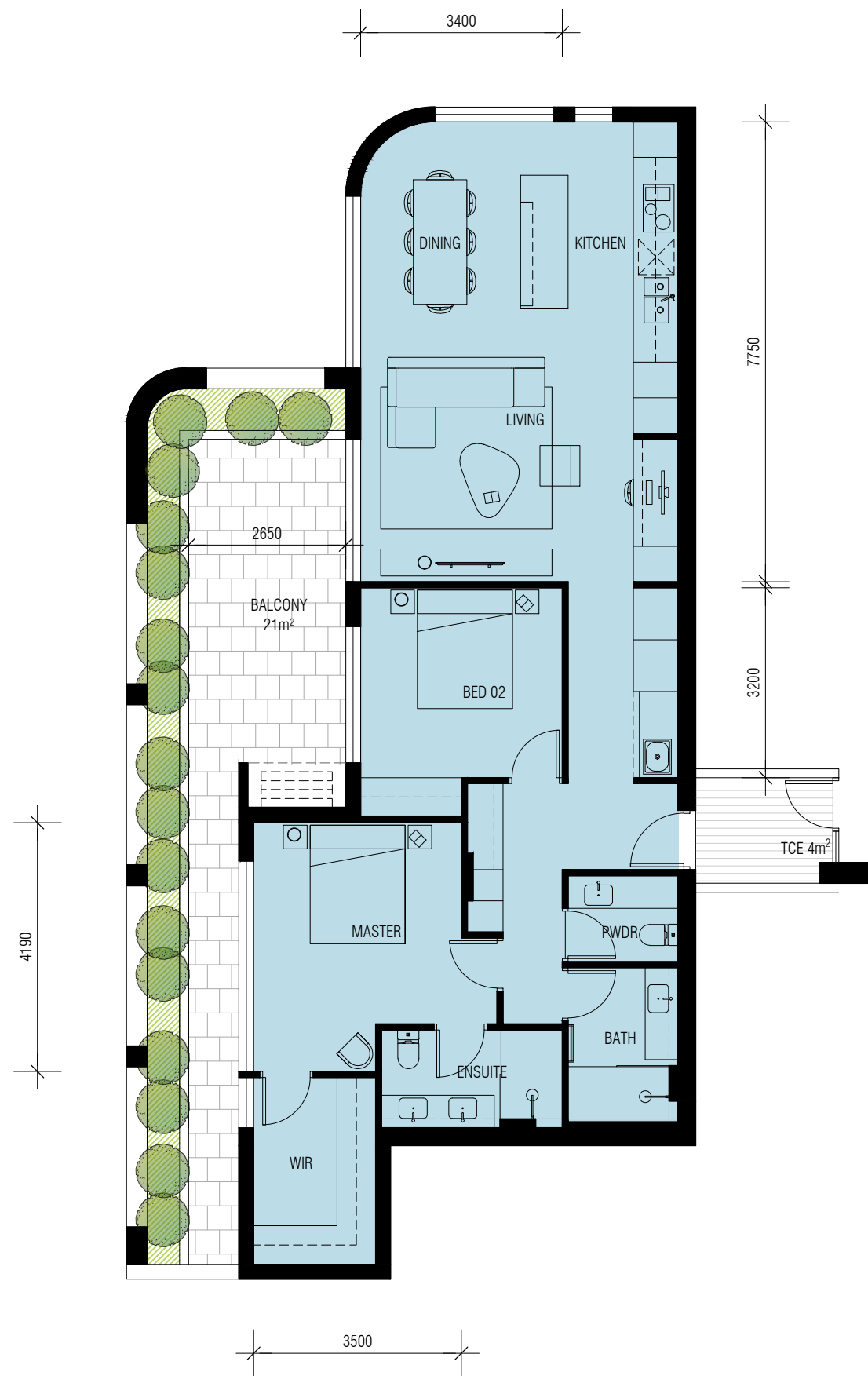


GROUND

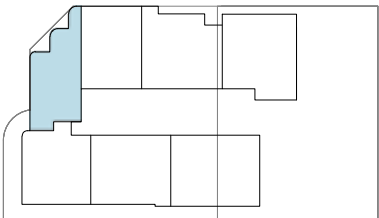
TYPE 2C

2 BED x 2 BATH
STRATA AREA 100m²

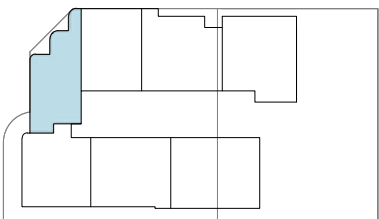
NOTE: BALCONY AREAS VARY
[3 APTS TOTAL]
NOTE* STORE LOCATED IN BASEMENT
APT TYPE MEETS LIVABLE HOUSING SILVER LEVEL



LEVEL 04



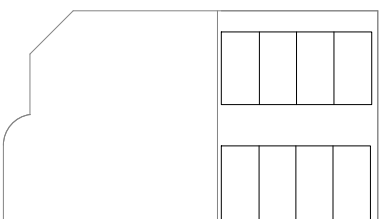
LEVEL 03



LEVEL 02



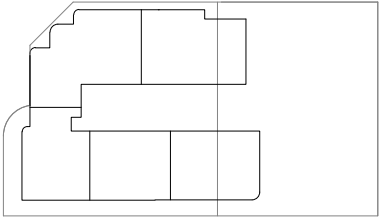
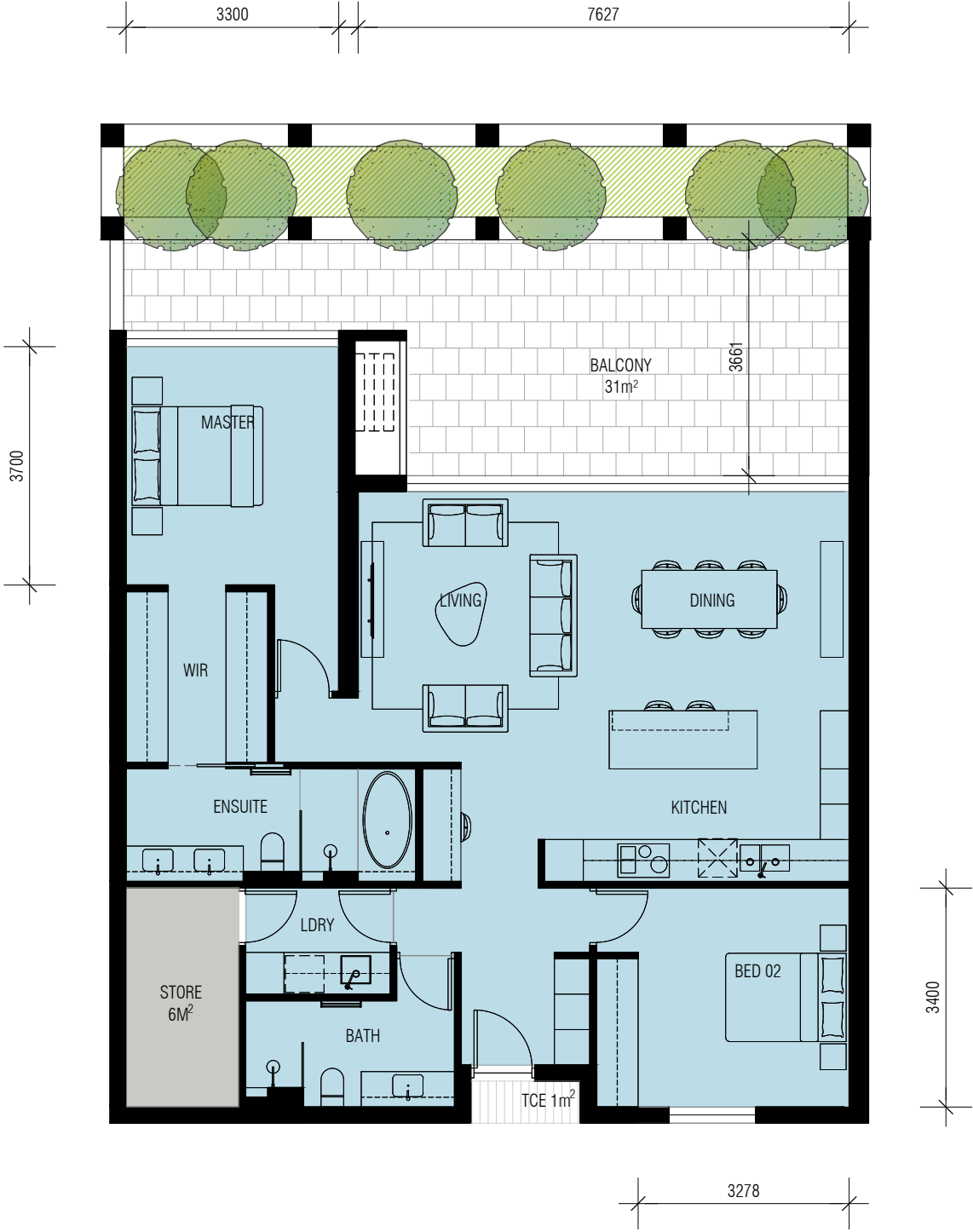
LEVEL 01



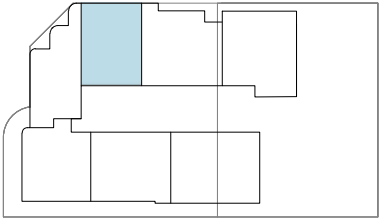
GROUND

TYPE 2D

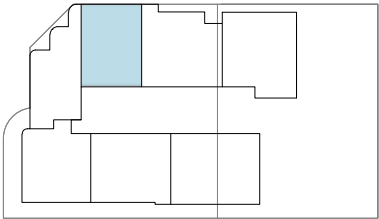
2 BED x 2 BATH
STRATA AREA 106m²
NOTE: BALCONY AREAS VARY
[3 APTS TOTAL]
NOTE* STORE LOCATED INTERNALLY



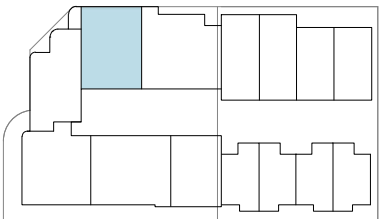
LEVEL 04



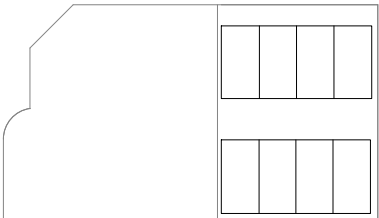
LEVEL 03



LEVEL 02



LEVEL 01



GROUND

TYPE 3A

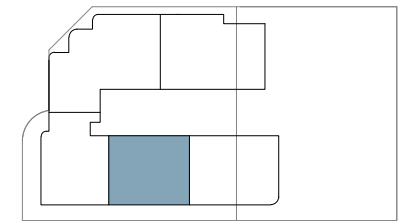
3 BED x 2 BATH

STRATA AREA 139m²

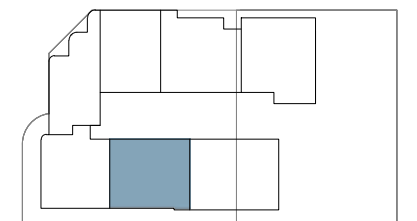
BALCONY 20M² TERRACE 3M²

[4 APTS TOTAL]

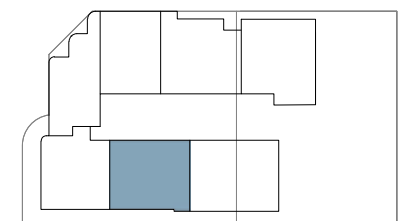
NOTE* STORE LOCATED IN BASEMENT



LEVEL 04



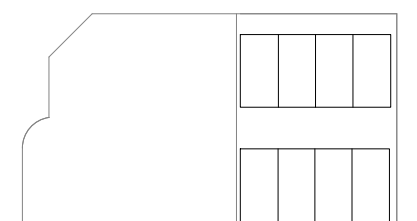
LEVEL 03



LEVEL 02



LEVEL 01



GROUND

TYPE 3B

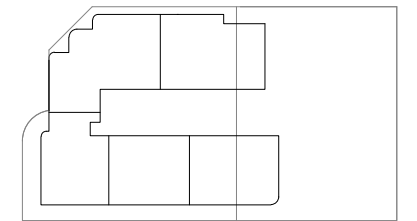
3 BED x 2 BATH

STRATA AREA 139m²

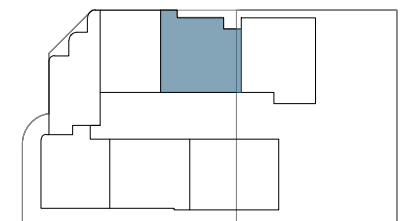
NOTE: BALCONY AREAS VARY

[3 APTS TOTAL]

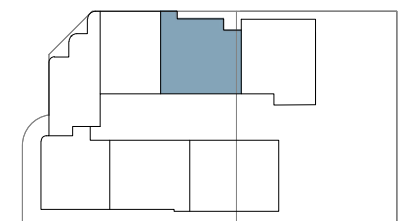
NOTE* STORE LOCATED INTERNALLY



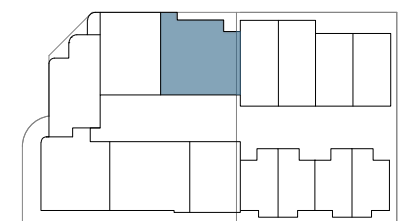
LEVEL 04



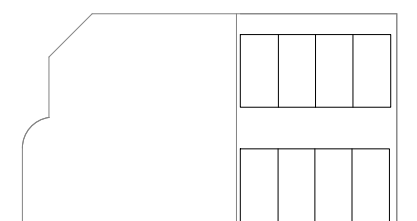
LEVEL 03



LEVEL 02



LEVEL 01



GROUND

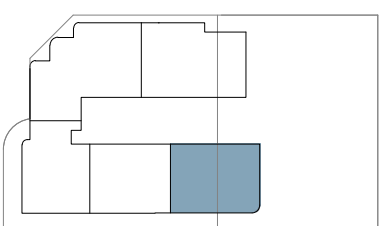
TYPE 3C

3 BED x 2.5 BATH
STRATA AREA 154m²

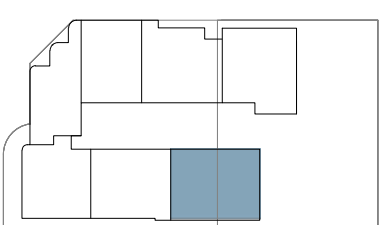
NOTE: BALCONY AREAS VARY

[3 APTS TOTAL]

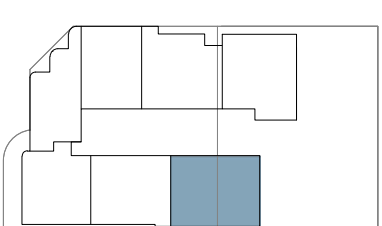
NOTE* STORE LOCATED INTERNALLY
APT TYPE MEETS LIVABLE HOUSING SILVER LEVEL



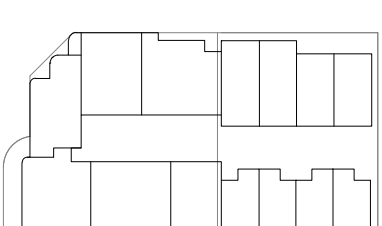
LEVEL 04



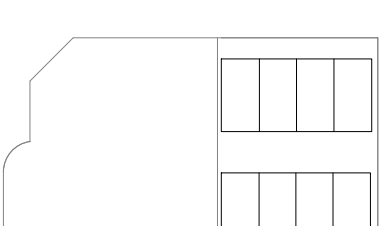
LEVEL 03



LEVEL 02



LEVEL 01



GROUND

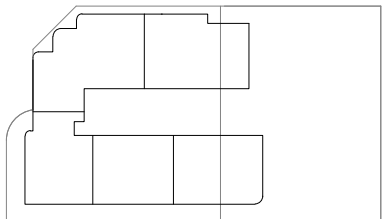
TYPE 3D

3 BED x 2.5 BATH
STRATA AREA 142m²

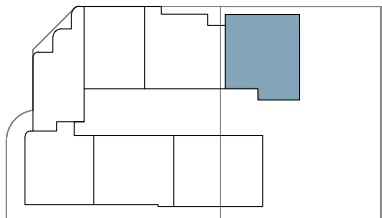
NOTE: BALCONY AREAS VARY

[2 APTS TOTAL]

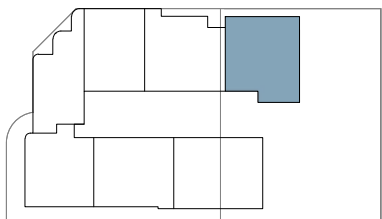
NOTE* STORE LOCATED INTERNALLY
APT TYPE MEETS LIVABLE HOUSING SILVER LEVEL



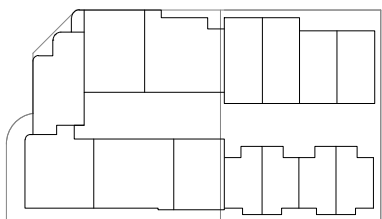
LEVEL 04



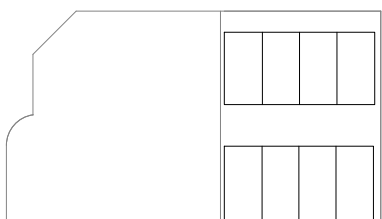
LEVEL 03



LEVEL 02



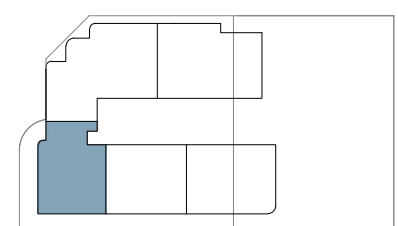
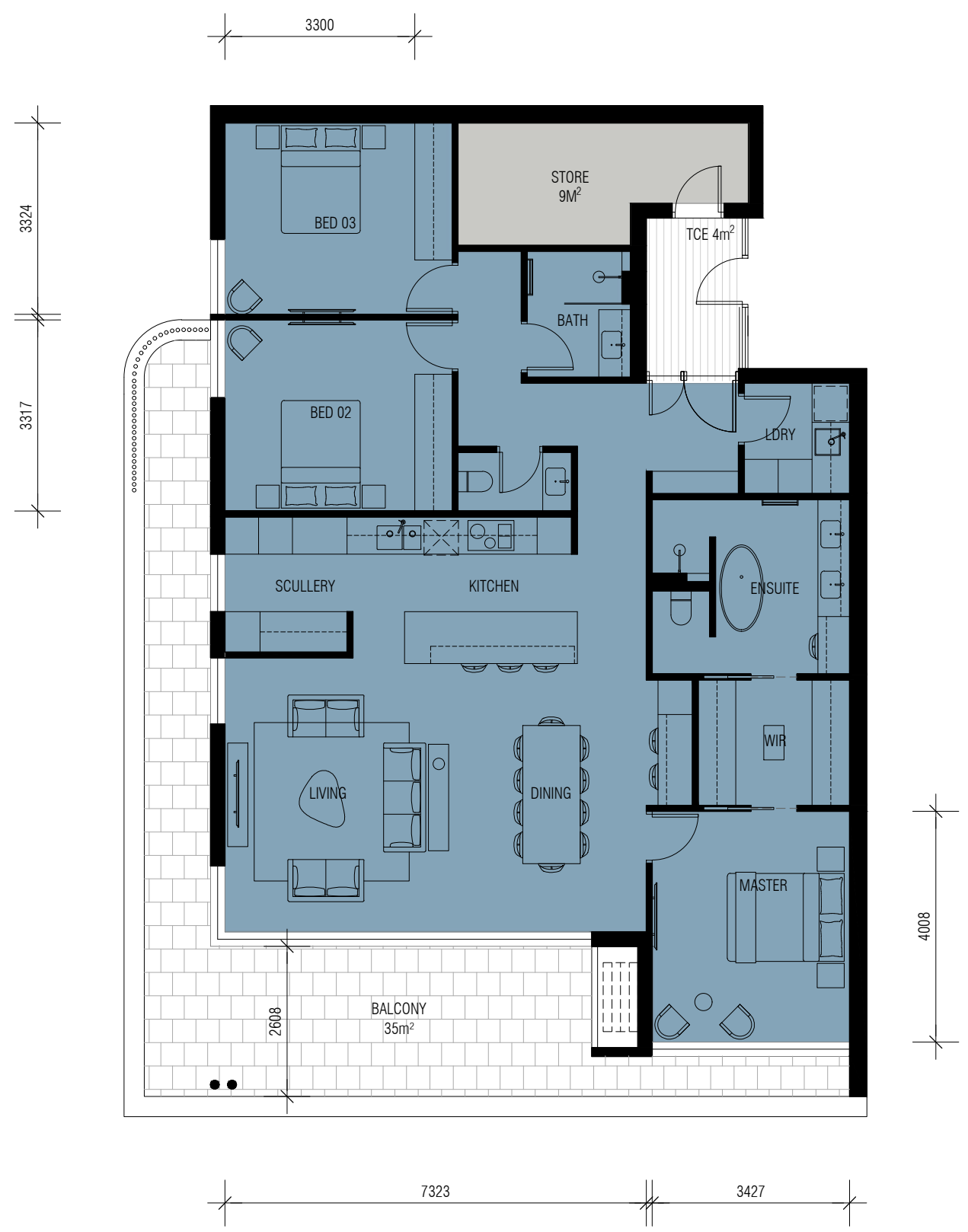
LEVEL 01



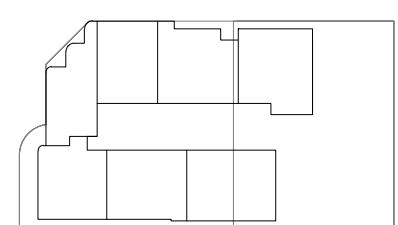
GROUND

TYPE 3E
3 BED x 2 BATH
STRATA AREA 135m²

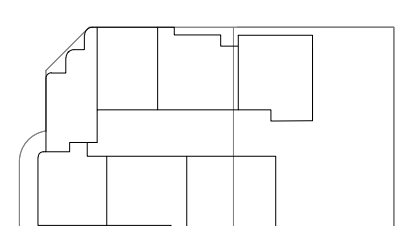
[1 APT TOTAL]



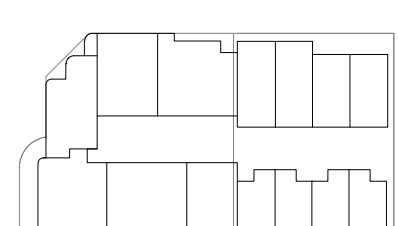
LEVEL 04



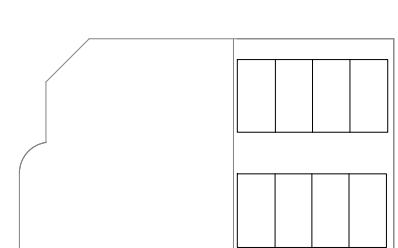
LEVEL 03



LEVEL 02



LEVEL 01



GROUND

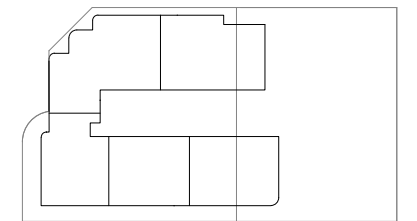
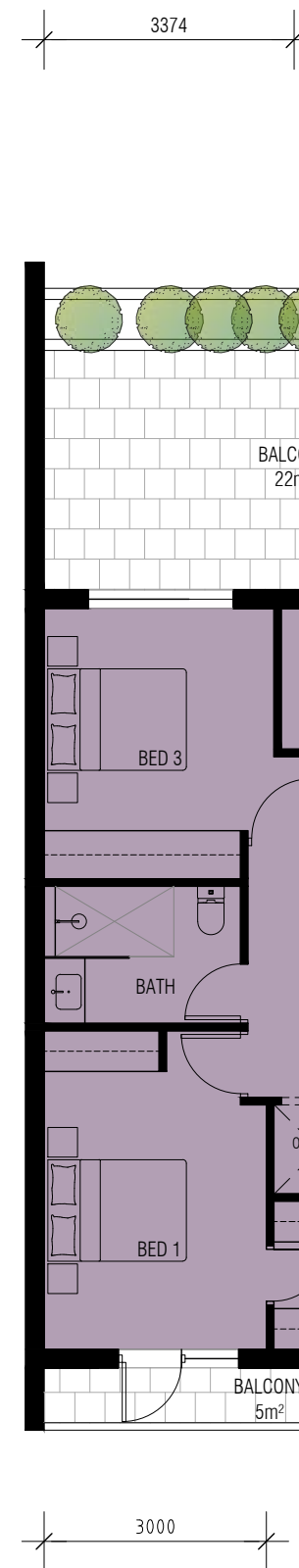
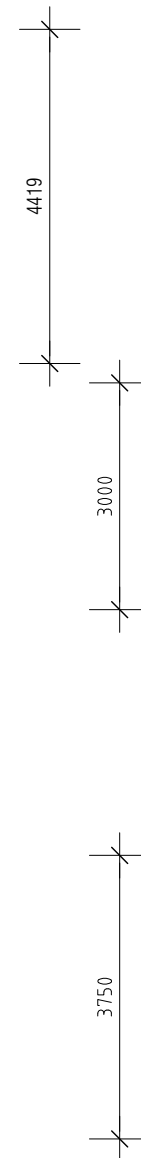
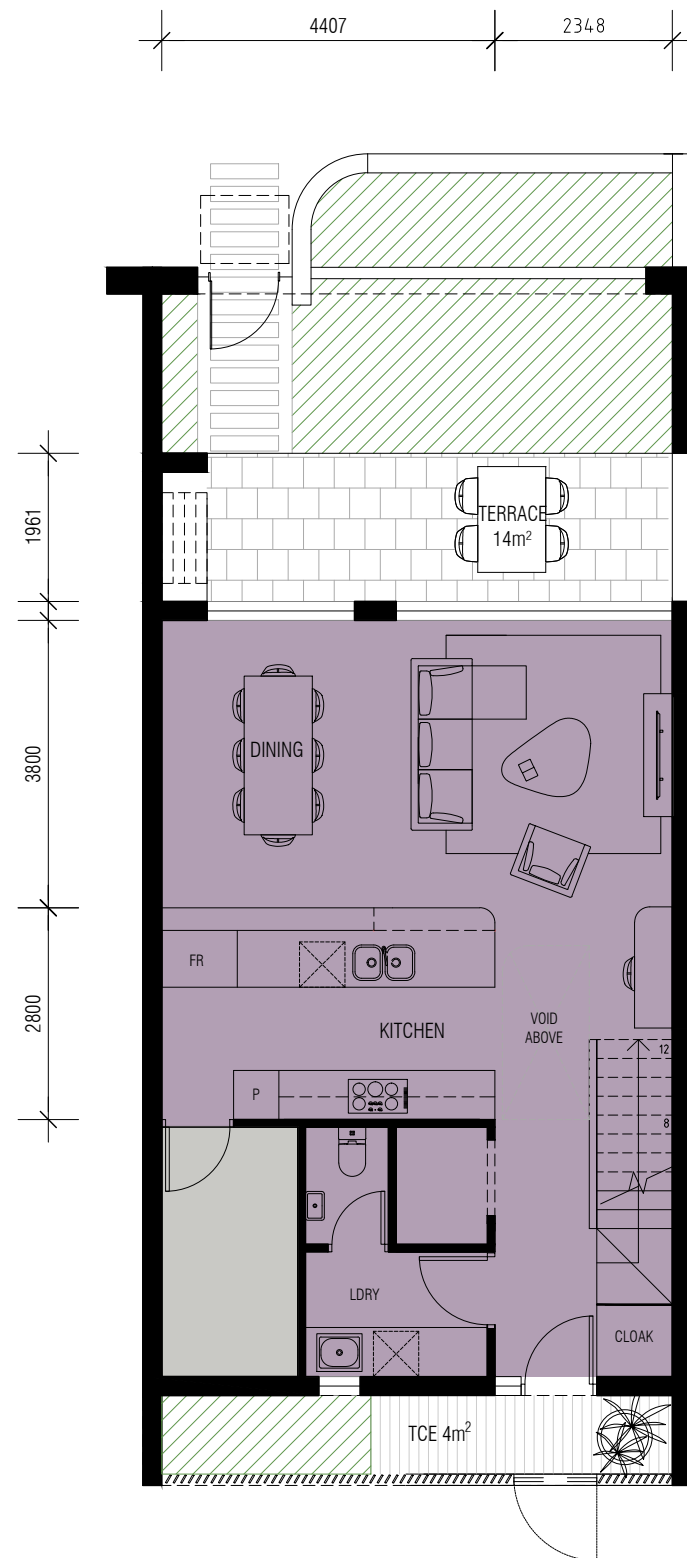
TYPE 3F.1

3 BED x 3 BATH TOWNHOUSE

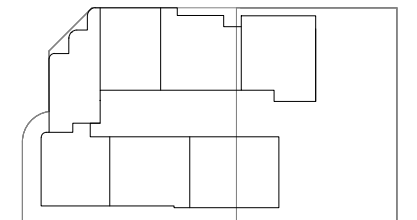
STRATA AREA 132m²

[2 TH TOTAL]

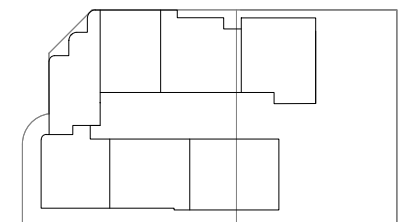
NOTE* STORE LOCATED INTERNALLY



LEVEL 04



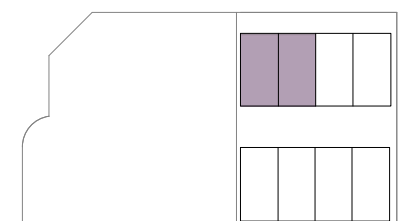
LEVEL 03



LEVEL 02



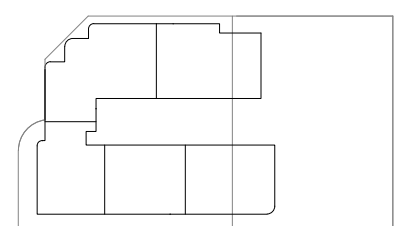
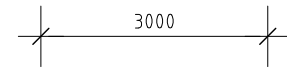
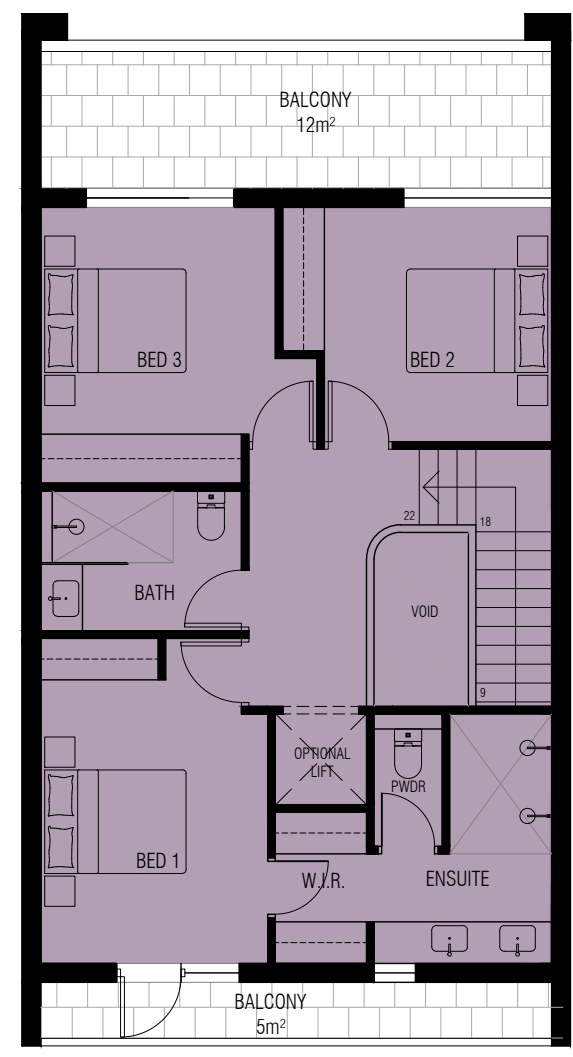
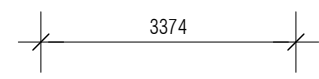
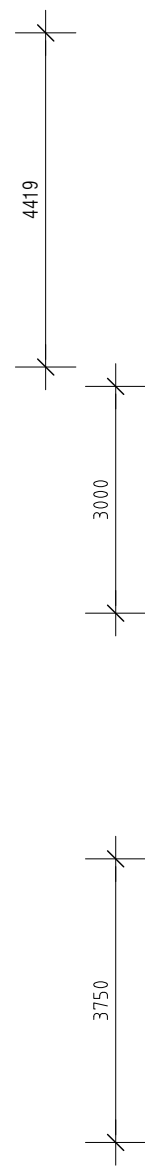
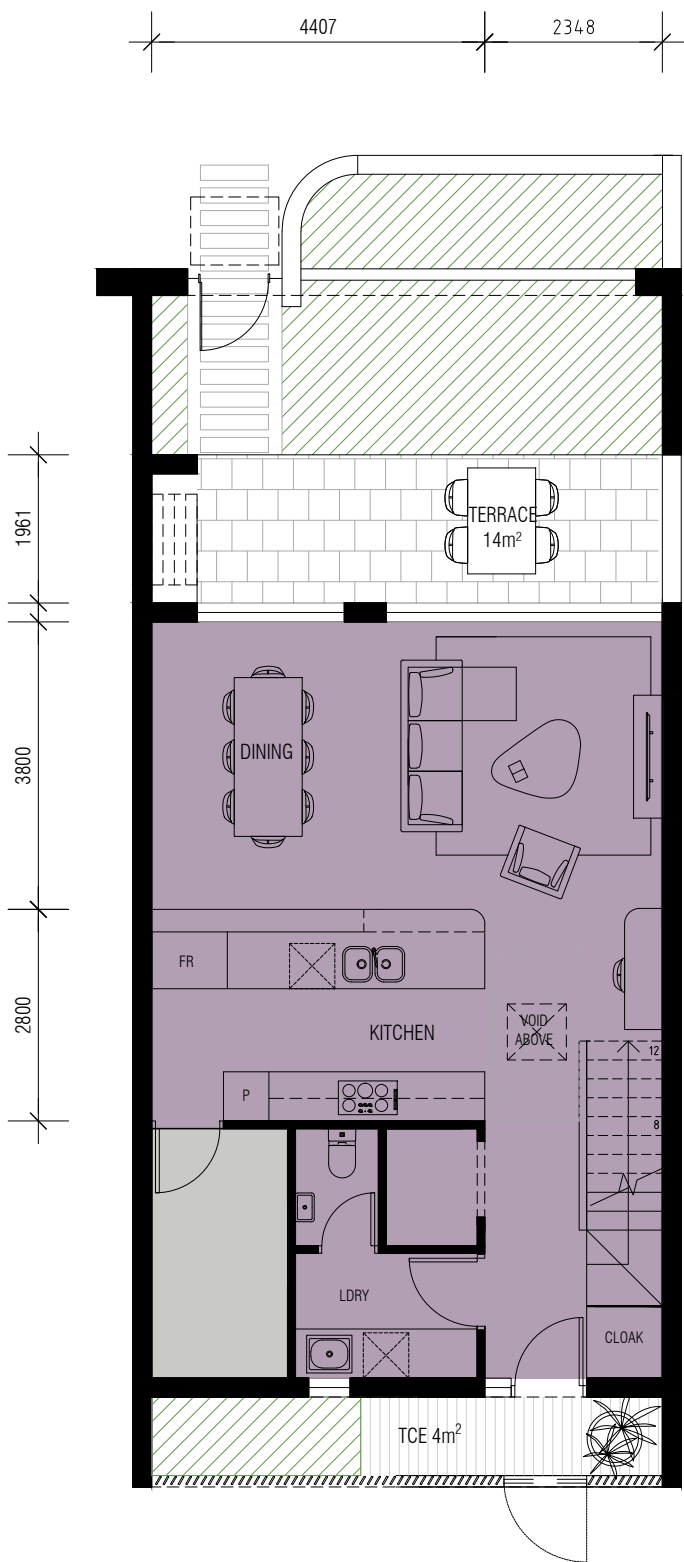
LEVEL 01



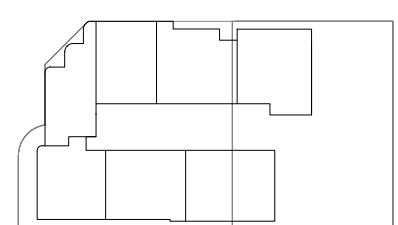
GROUND

TYPE 3F.2
3 BED x 3 BATH TOWNHOUSE
STRATA AREA 132m²

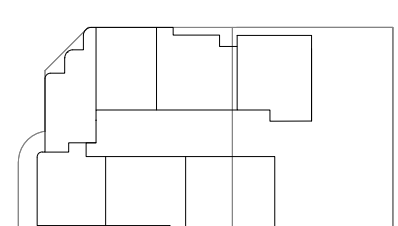
[2 TH TOTAL]
NOTE* STORE LOCATED INTERNALLY



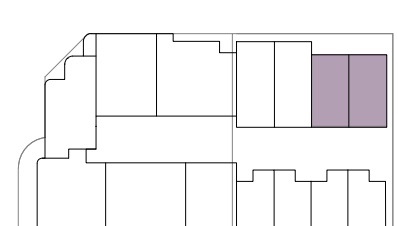
LEVEL 04



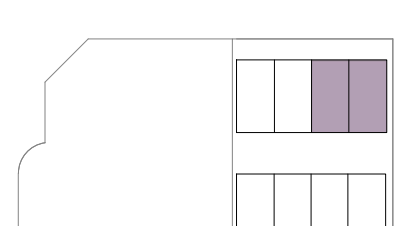
LEVEL 03



LEVEL 02



LEVEL 01



LEVEL 00

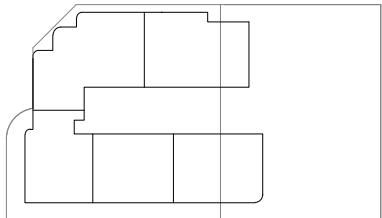
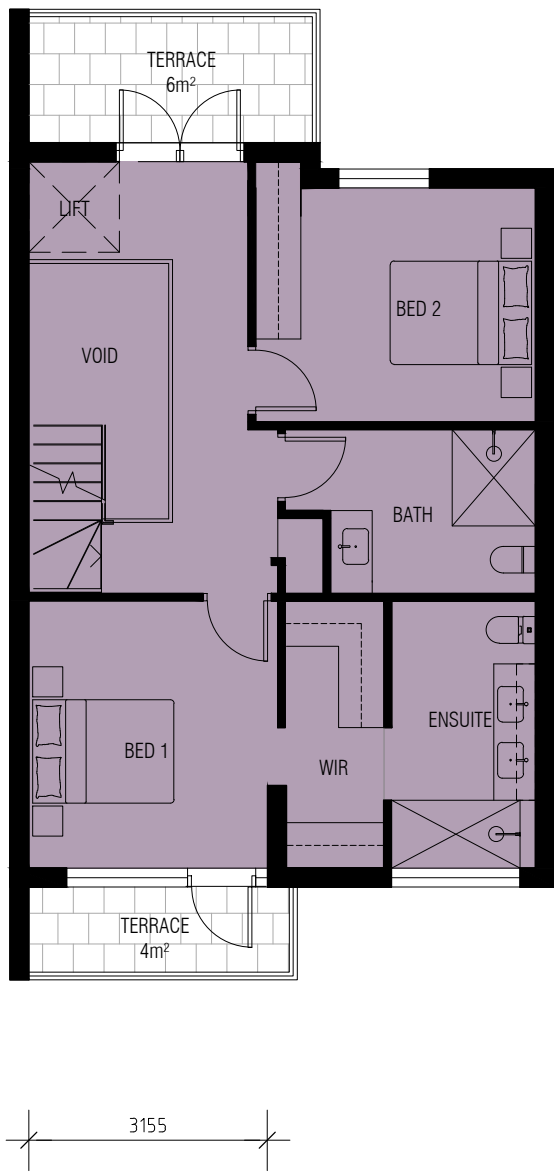
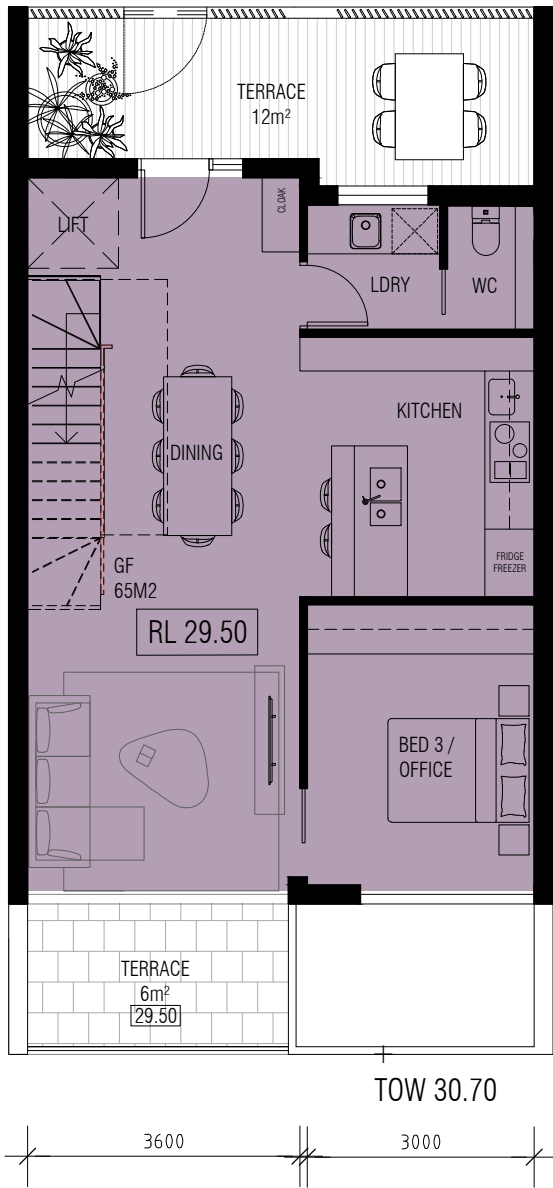


GROUND

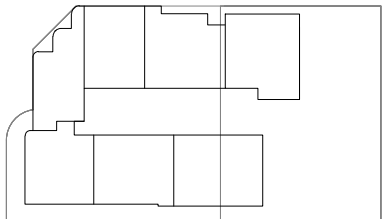
TYPE 3G

3 BED x 2.5 BATH TOWNHOUSE
STRATA AREA 127m²

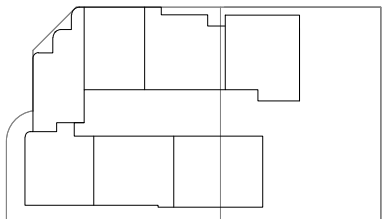
[4 APTS TOTAL]



LEVEL 04



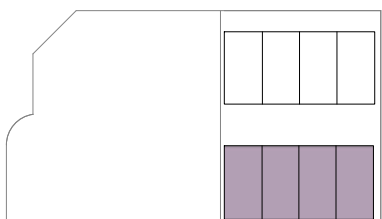
LEVEL 03



LEVEL 02



LEVEL 01



GROUND

PENTHOUSE 1

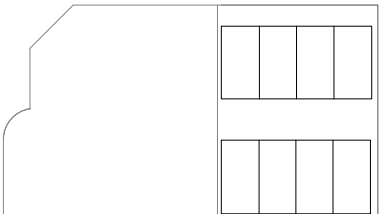
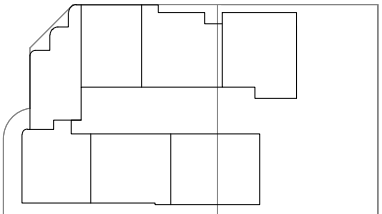
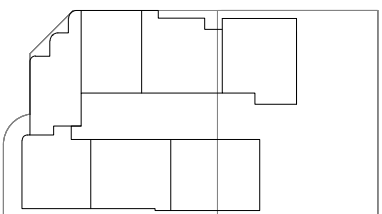
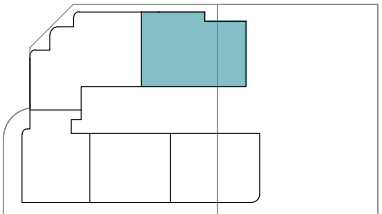
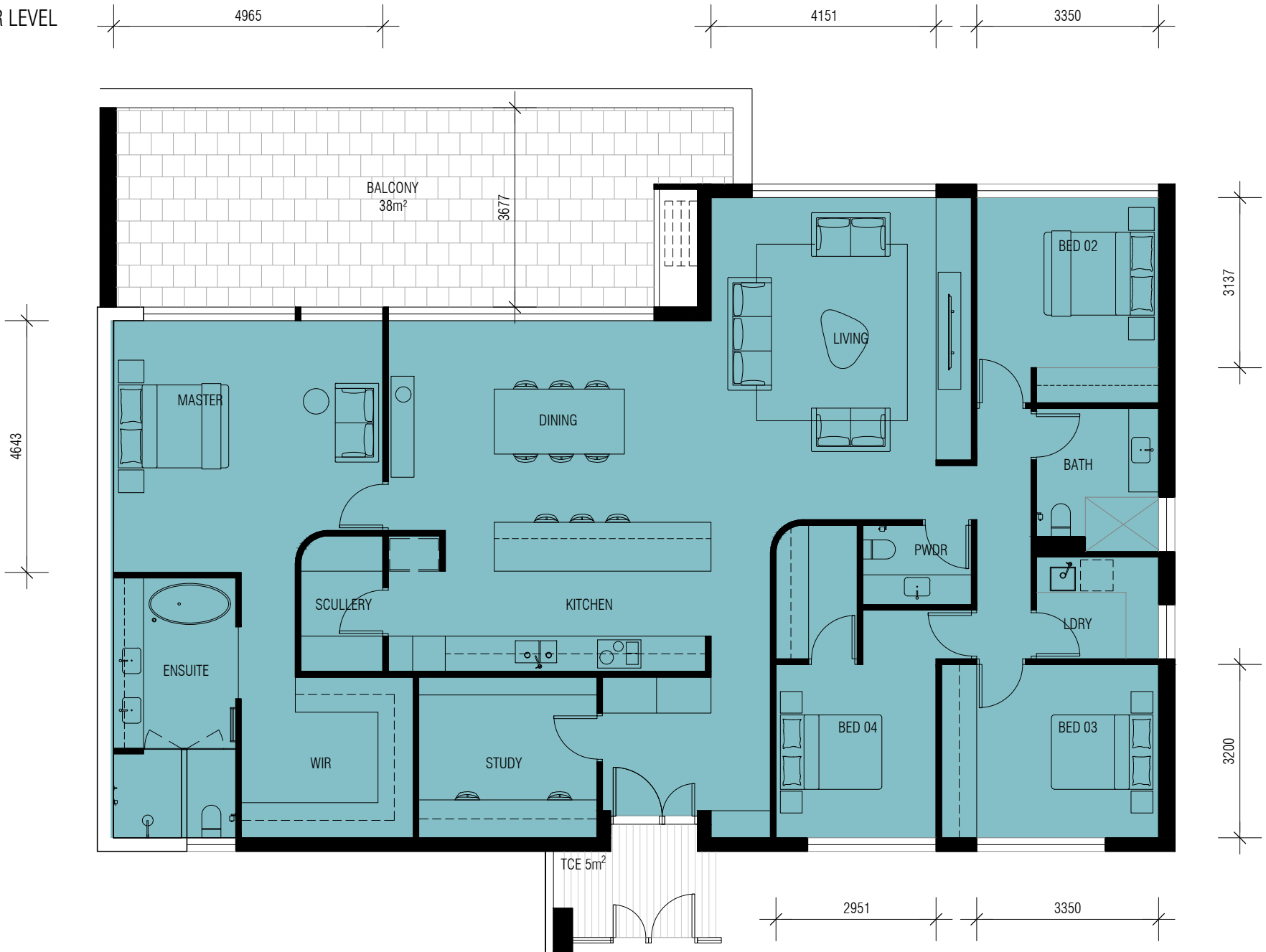
4 BED x 3 BATH

STRATA AREA 202m²

BALCONY 38M² TERRACE 5M²

[1 APT TOTAL]

NOTE* STORE LOCATED IN BASEMENT
APT TYPE MEETS LIVABLE HOUSING SILVER LEVEL



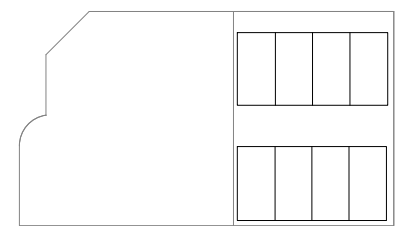
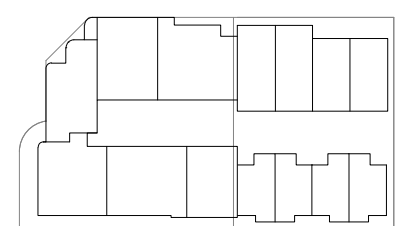
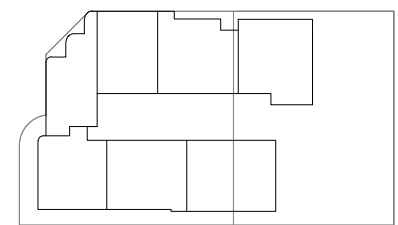
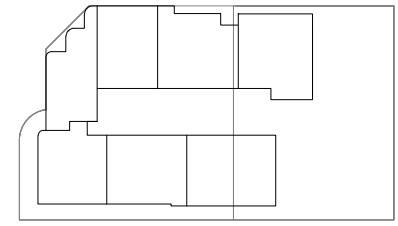
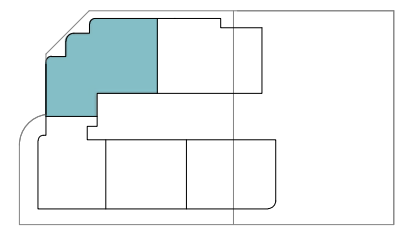
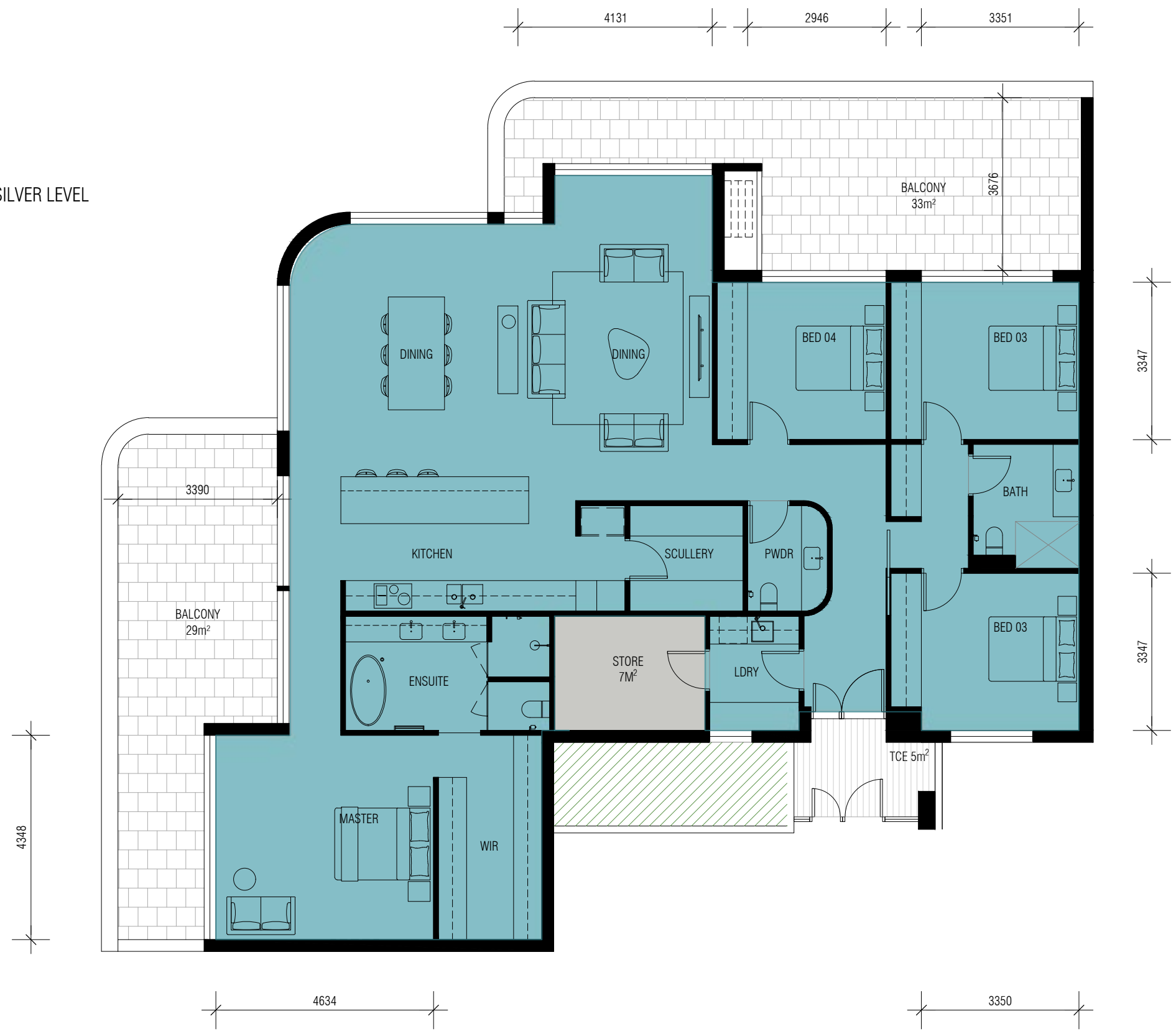
PENTHOUSE 2

4 BED x 2.5 BATH
STRATA AREA 196m²

BALCONY 62M² TERRACE 5M²

[1 APT TOTAL]

NOTE* STORE LOCATED INTERNALLY
APT TYPE MEETS LIVABLE HOUSING SILVER LEVEL





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A	15.11.22	DA ISSUE

GEOTECH:	
ELECTRICAL:	FLOTH
MECHANICAL:	FLOTH
HYDRAULIC:	FLOTH
FIRE:	SARACENI
ENERGY:	FLOTH

PLANNING:	PLANNING SOLUTIONS
LANDSCAPE:	CAPA
BCA COMPLIANCE:	RESOLVE
STRUCTURAL:	HERA
TRAFFIC:	SHAWMAC
WASTE:	TALIS CONSULTANTS
ACOUSTIC:	REVERBERATE

CLIENT
WILLING PROPERTY
PROJECT
ADAIR PARADE

PROJECT ADDRESS
2 - 8 ADAIR PARADE
COOLBINIA
PROJECT STATUS
DEVELOPMENT APPLICATION

PROJECT NUMBER	NORTH
21069	
SCALE	
1:100 @ A1 / 1:200 @A3	

DRAWING			
PERSPECTIVE			
DRAWING NO.	DRAFTER	CHECKED	REV.
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FIRE:	FLOTH
ENERGY:	

PLANNING:	PLANNING SOLUTIONS
LANDSCAPE:	CAPA
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FIRE:	SARACENI
ENERGY:	FLOTH

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CLIENT
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21069	
SCALE	
1:100 @ A1 / 1:200 @A3	

DRAWING			
PERSPECTIVE			
DRAWING NO.	DRAFTER	CHECKED	REV.
			A



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HYDRAULIC:	FLOTH
FIRE:	SARACENI
ENERGY:	FLOTH

PLANNING:	PLANNING SOLUTIONS
LANDSCAPE:	CAPA
BCA COMPLIANCE:	RESOLVE
STRUCTURAL:	HERA
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HYDRAULIC:	SARACENI
FIRE:	FLOTH
ENERGY:	

PLANNING:	PLANNING SOLUTIONS
LANDSCAPE:	CAPA
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21069	
SCALE	
1:100 @ A1 / 1:200 @A3	

DRAWING			
PERSPECTIVE			
DRAWING NO.	DRAFTER	CHECKED	REV.
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REV.	DATE	AMENDMENT
A	15.11.22	DA ISSUE

GEOTECH:	
ELECTRICAL:	FLOTH
MECHANICAL:	FLOTH
HYDRAULIC:	SARACENI
FIRE:	FLOTH
ENERGY:	

PLANNING:	PLANNING SOLUTIONS
LANDSCAPE:	CAPA
BCA COMPLIANCE:	RESOLVE
STRUCTURAL:	HERA
TRAFFIC:	SHAWMAC
WASTE:	TALIS CONSULTANTS
ACOUSTIC:	REVERBERATE

CLIENT	
PROJECT	

PROJECT ADDRESS	
	2 - 8 ADAIR PARADE
	COOLBINIA
PROJECT STATUS	

PROJECT NUMBER	NORTH
21069	
SCALE	0 1 2 5
1:100 @ A1 / 1:200 @A3	

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ADAIR PARADE

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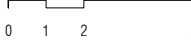
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