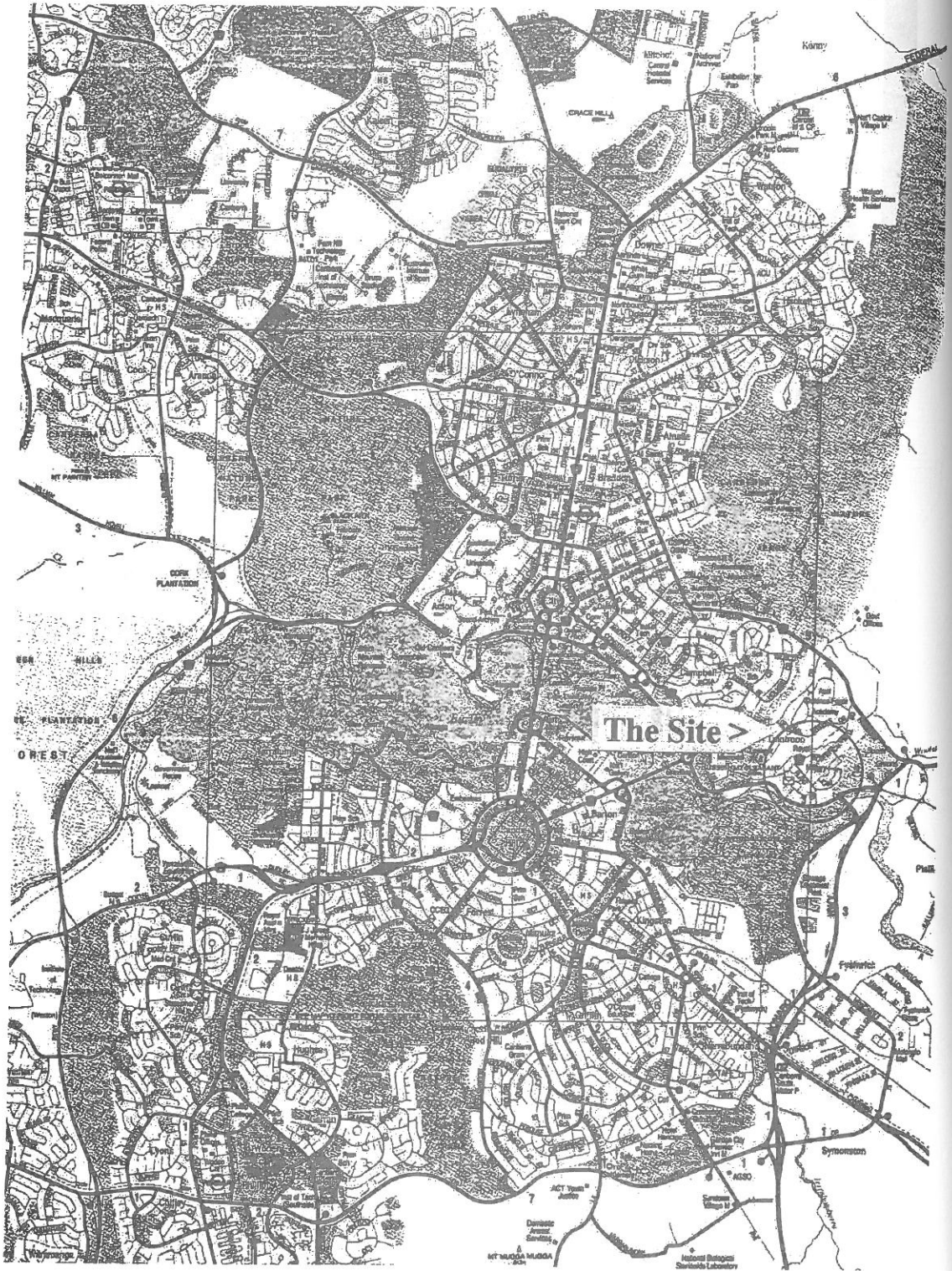


## **Appendix C - Associated drawings**

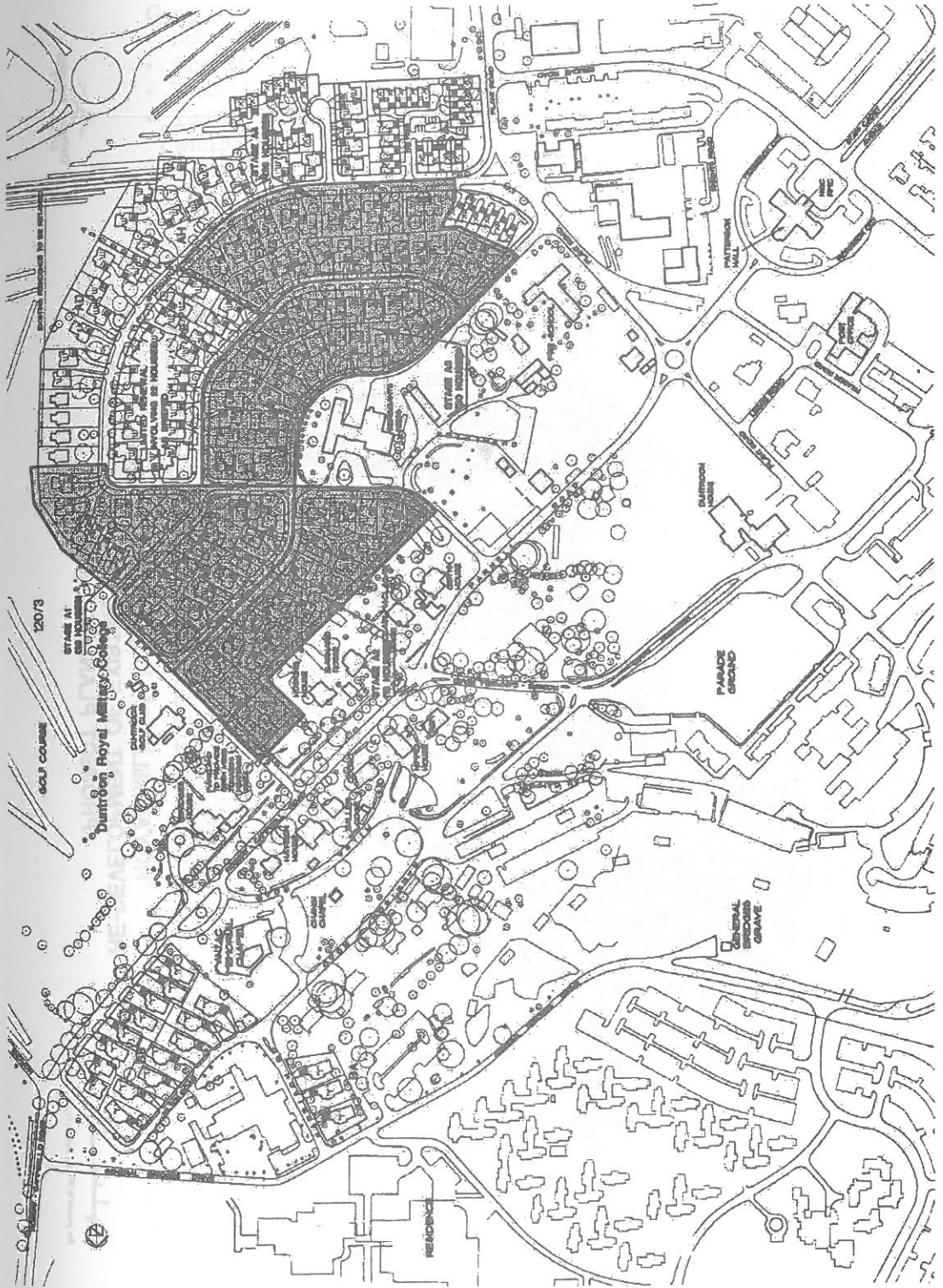
	<b>MAP</b>
Attachment 2: Location Map	1
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**NOTE: Associated drawings may be obtained through the Committee Secretariat.**

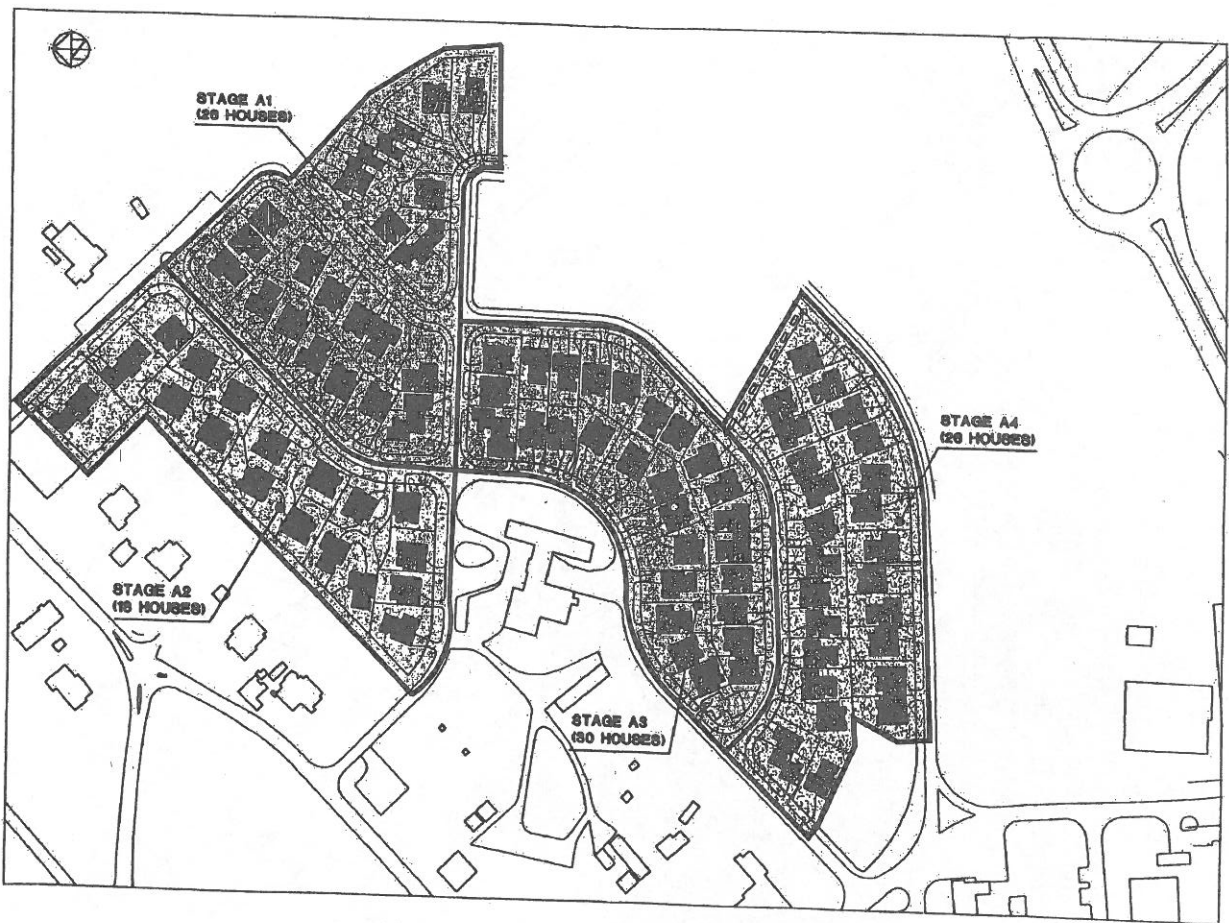
Attachment 2: Location Map



Attachment 3: Site Plan



Attachment 4: Re-Development Plan



**ROYAL MILITARY COLLEGE, DUNTROON  
RE-DEVELOPMENT OF EXISTING HOUSING PRECINCT  
PROJECT PLANNING ANALYSIS**

Plan prepared by BH City & Partners Pty Ltd





## Attachment 5: General Design Requirements

**General**

- Substructure based on a class 'M' footing system
- Concrete ground slab
- Broom finish to concrete paving to front entry porch and pergola area
- Timber upper floor framing (Posi Strut system) to two storey townhouse with particleboard flooring generally and compressed fibre cement flooring to wet areas and balconies
- Customwood internal staircase to two-storey townhouse
- Concrete roof tiling with sarking on and including timber roof trusses; Colorbond fascias, barges and roof plumbing
- Pergola
- Face brick veneer external walls generally
- Domestic quality powder coated aluminium framed single glazed awning windows and
- Customwood architraves and skirtings with paint finish
- Vertical louvre blinds internally
- Security doors to front entry and laundry doors
- 10 mm plasterboard and 6 mm Villaboard (wet areas only) ceiling and wall linings
- Fibre cement soffit linings with paint finish
- Ceramic floor tiling to wet areas, entry, hallway and family room
- Ceramic wall tiling to wet areas and splashbacks to kitchen and laundry
- Carpet
- Laminated kitchen joinery with post-formed benchtops
- Gas hot plate, electric underbench oven and rangehood (white)
- Laminated vanity units and laundry bench with post-formed benchtops
- Smoke detectors
- TV aerial and two outlet points
- Telephone and data cabling (telephone - 2 no. points; data - 4 no. or 5 no. points)
- Gas ducted heating
- Light fittings
- Roller-A-Door garage doors (manual operation)
- Carpet
- Base landscaping, protection and trimming of existing trees
- Improved landscaping including some irrigation

**Siteworks**

- Bulk earthworks (within block curtilages)
- Hydraulic, electrical, gas and telephone services to ties within block curtilages
- Water pollution control

**External Works**

- Broom finish to concrete driveways
- Broom finish to concrete paving
- 1800 mm high lapped timber paling divisional fence; 1800 mm high horizontal boarded timber front fence and gates

- Free-standing letter box (average quality)
- Rotary clothes line

### Landscaping

- Base landscaping, protection and trimming of existing trees

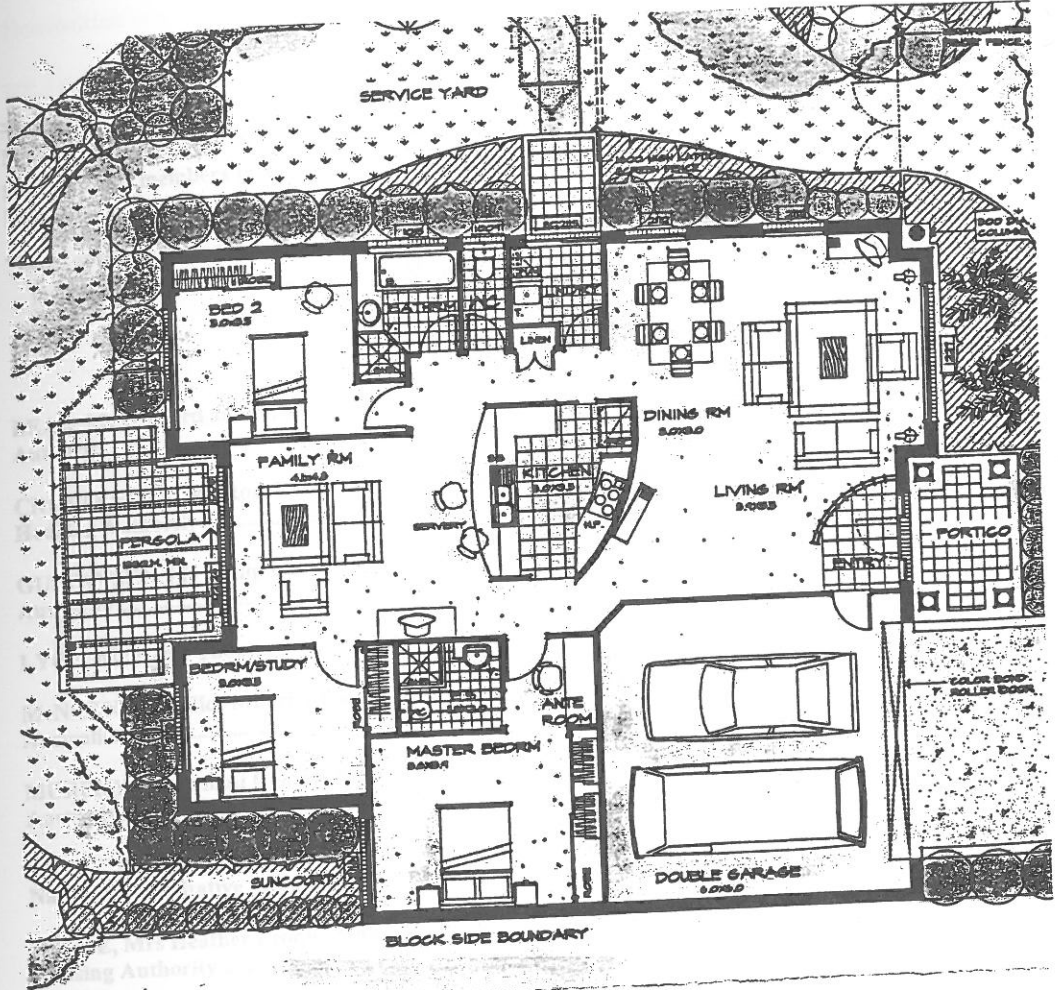
### Contextural Elements<sup>4</sup>

- Terra cotta roof tiling
- Awning windows and sliding door units with traditional transoms ('semi-colonial' style)
- 'Heritage' style architraves and skirtings
- 'Heritage' style fibrous plaster cornices
- 'Heritage' style fibrous plaster rose to lounges
- Exposed aggregate finish to concrete paving to front entry porches and pergola areas
- 6 - 8 mm render with paint finish (applicable to selected houses only)
- Stamped finish to concrete driveways
- Exposed aggregate finish to concrete paths and paving
- Stained finish to fencing and gates
- Brick piers and base to selected fence areas (feature boundary fencing to primary street elevations)
- 'Heritage' style letter boxes
- Upgraded landscaping (e.g. garden beds, limited irrigation, limited mature planting, etc.)
- 'Heritage' style street lighting
- 'Heritage' style bollards to laneway

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<sup>4</sup> elements which are introduced to create a development which is sympathetic to, and reflective of, the context of the existing facilities to which it will contribute

Attachment 6: Indicative 'Typical' Dwelling Plan



Indicative 'Typical' Dwelling Perspective

