



# TALBINGO WEST MASTERPLAN

MASTERPLAN CONCEPT FOR LOT 35 DP 878862  
MILES FRANKLIN DRIVE TALBINGO NSW

**ROBERT HARWOOD ARCHITECTS**

**PROJECT AND LOCATION**

**LOT 35 DP 878862 Miles Franklin Drive  
Talbingo NSW**

**DATE**

**22 MAR 23**

**DRAWING STAGE**

**MASTERPLAN CONCEPT DRAWINGS**

**DRAWING DESCRIPTION**

**COVER PAGE**

**DRAWING NUMBER**

**CP**

**SCALE**

**NTS**



**SERVICES PROVIDED BY**

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SUITE 303, 61 MARLBOROUGH ST  
SURRY HILLS NSW 2010

18 BAY RD SANDRINGHAM VIC 3191

**REGISTERED  
ARCHITECT:**  
VICTORIA 14450  
NSW 8367  
UK 072397E

ABN 96 630 851 930

# DRAWING SCHEDULE

## ARCHITECTURAL DRAWINGS

|        |  |        |       |  |        |
|--------|--|--------|-------|--|--------|
| CP     | COVER PAGE   | -      | PL 23 | PROPOSED HOTEL ELEVATION                     | 1.750  |
| DS     | DRAWING SCHEDULE   | -      | PL 24 | PROPOSED HOTEL GARAGE FLOOR PLAN             | 1.750  |
| IMG 01 | PROPOSED IMAGE 01  | -      | PL 25 | PROPOSED HOTEL GROUND FLOOR PLAN             | 1.750  |
| IMG 02 | PROPOSED IMAGE 02  | -      | PL 26 | PROPOSED HOTEL FIRST AND SECOND FLOOR PLANS  | 1.750  |
| IMG 03 | PROPOSED IMAGE 03  | -      | PL 27 | PROPOSED SITE SECTIONS                       | 1.2500 |
| IMG 04 | PROPOSED IMAGE 04  | -      | SH 01 | PROPOSED SHADOW DIAGRAMS 21 DECEMBER AT 9AM  | 1.2500 |
| PL 01  | SITE ANALYSIS PLAN   | -      | SH 02 | PROPOSED SHADOW DIAGRAMS 21 DECEMBER AT 12PM | 1.2500 |
| PL 02  | PROPOSED LOT DEVELOPMENT PLAN  | 1.2500 | SH 03 | PROPOSED SHADOW DIAGRAMS 21 DECEMBER AT 3PM  | 1.2500 |
| PL 03  | PROPOSED MASTERPLAN CONCEPT SITE PLAN                                  | 1.2500 | SH 04 | PROPOSED SHADOW DIAGRAMS 21 JUNE AT 9AM      | 1.2500 |
| PL 04  | PROPOSED MASTERPLAN CONCEPT LAND USE AND STAGING PLAN                  | 1.2500 | SH 05 | PROPOSED SHADOW DIAGRAMS 21 JUNE AT 12PM     | 1.2500 |
| PL 05  | PROPOSED MASTERPLAN CONCEPT LOT AREAS PLAN                             | 1.2500 | SH 06 | PROPOSED SHADOW DIAGRAMS 21 JUNE AT 3PM      | 1.2500 |
| PL 06  | PROPOSED MASTERPLAN CONCEPT FSR AND HEIGHT LIMITS PLAN                 | 1.2500 |       |  |        |
| PL 07  | PROPOSED MASTERPLAN CONCEPT VEHICLE ACCESS PLAN                        | 1.2500 |       |  |        |
| PL 08  | PROPOSED MASTERPLAN CONCEPT PEDESTRIAN ACCESS<br>AND BICYCLE PATH PLAN | 1.2500 |       |  |        |
| PL 09  | PROPOSED MASTERPLAN CONCEPT LANDSCAPE PLAN                             | 1.2500 |       |  |        |
| PL 10  | QUANTITIES SCHEDULE  | -      |       |  |        |
| PL 11  | PROPOSED SINGLE DWELLING RESIDENTIAL AREA LOT PLAN                     | 1.1000 |       |  |        |
| PL 12  | PROPOSED SHOP TOP HOUSING LOT PLAN                                     | 1.1000 |       |  |        |
| PL 13  | PROPOSED MULTI-UNIT DWELLING (TERRACE HOMES) ELEVATIONS                | 1.200  |       |  |        |
| PL 14  | PROPOSED MULTI-UNIT DWELLING (TERRACE HOMES) FLOOR PLANS               | 1.200  |       |  |        |
| PL 15  | PROPOSED MULTI-UNIT DWELLING (TERRACE HOMES) FLOOR PLANS               | 1.100  |       |  |        |
| PL 16  | PROPOSED SHOP TOP HOUSING TYPICAL ELEVATIONS                           | 1.200  |       |  |        |
| PL 17  | PROPOSED SHOP TOP HOUSING TYPICAL GROUND FLOOR PLAN                    | 1.200  |       |  |        |
| PL 18  | PROPOSED SHOP TOP HOUSING TYPICAL FIRST FLOOR PLAN                     | 1.200  |       |  |        |
| PL 19  | PROPOSED SHOP TOP HOUSING TYPICAL SECOND FLOOR PLAN                    | 1.200  |       |  |        |
| PL 20  | PROPOSED SHOP TOP HOUSING TYPICAL GROUND FLOOR PLAN                    | 1.100  |       |  |        |
| PL 21  | PROPOSED SHOP TOP HOUSING TYPICAL FIRST FLOOR PLAN                     | 1.100  |       |  |        |
| PL 22  | PROPOSED SHOP TOP HOUSING TYPICAL SECOND FLOOR PLAN                    | 1.100  |       |  |        |

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Talbingo NSW

DATE

22 MAR 23

DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

DRAWINGS SCHEDULE

DRAWING NUMBER

DS

SCALE

NTS



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PROPOSED IMAGE 01

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PROPOSED IMAGE 02

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MASTERPLAN CONCEPT DRAWINGS

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PROPOSED IMAGE 02

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IMG 02

SCALE

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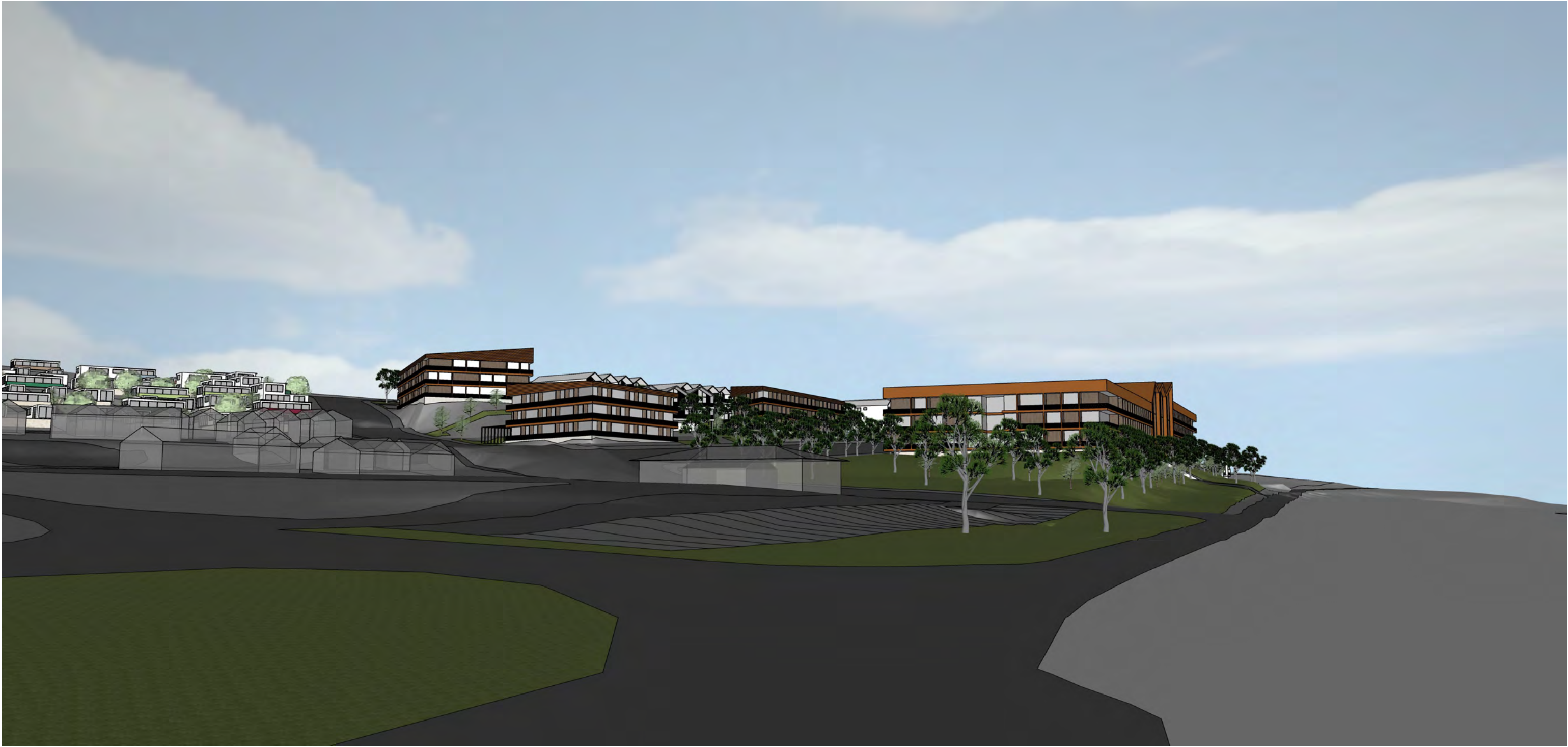
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PROPOSED IMAGE 03

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MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED IMAGE 03

DRAWING NUMBER

IMG 03

SCALE

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PROPOSED IMAGE 04

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MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED IMAGE 04

DRAWING NUMBER

IMG 04

SCALE

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SITE ANALYSIS PLAN  
NTS

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MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

SITE ANALYSIS PLAN

DRAWING NUMBER

PL 01

SCALE

NTS



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PROPOSED LOT DEVELOPMENT PLAN  
1.2500

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DRAWING DESCRIPTION

PROPOSED LOT DEVELOPMENT PLAN

DRAWING NUMBER

PL 02

SCALE

1.2500



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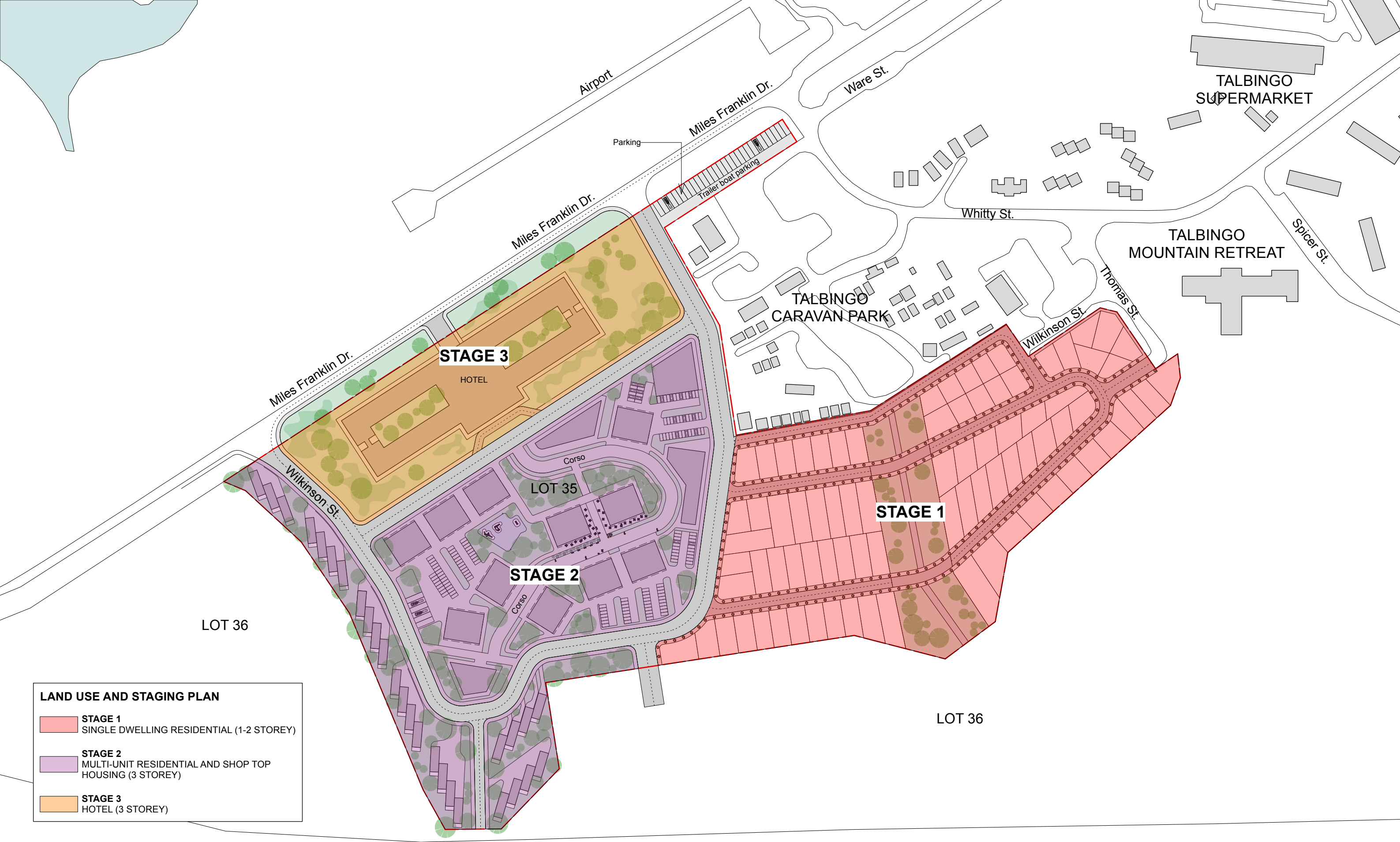
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**LAND USE AND STAGING PLAN**

**STAGE 1**  
SINGLE DWELLING RESIDENTIAL (1-2 STOREY)

**STAGE 2**  
MULTI-UNIT RESIDENTIAL AND SHOP TOP HOUSING (3 STOREY)

**STAGE 3**  
HOTEL (3 STOREY)

PROPOSED MASTERPLAN CONCEPT  
LAND USE AND STAGING PLAN  
1.2500

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LAND USE AND STAGING PLAN

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PL 04

SCALE

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| LOT AREAS PLAN    |            |                    |            |
|-------------------|------------|--------------------|------------|
| <div></div> LOT 1 | 3760 sq.m  | <div></div> LOT 8  | 2873 sq.m  |
| <div></div> LOT 2 | 7774 sq.m  | <div></div> LOT 9  | 1871 sq.m  |
| <div></div> LOT 3 | 5837 sq.m  | <div></div> LOT 10 | 1904 sq.m  |
| <div></div> LOT 4 | 10155 sq.m | <div></div> LOT 11 | 1855 sq.m  |
| <div></div> LOT 5 | 8633 sq.m  | <div></div> LOT 12 | 1455 sq.m  |
| <div></div> LOT 6 | 3594 sq.m  | <div></div> LOT 13 | 25929 sq.m |
| <div></div> LOT 7 | 2016 sq.m  |                    |            |

PROPOSED MASTERPLAN CONCEPT  
LOT AREAS PLAN  
1.2500

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LOT AREAS PLAN

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PL 05

SCALE

1.2500



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**BUILDING HEIGHTS AND FSR**

|        |                                 |
|--------|---------------------------------|
| Blue   | FSR 2.0<br>Maximum height 18.0m |
| Orange | FSR 2.0<br>Maximum height 11.5m |
| Pink   | FSR 1.5<br>Maximum height 11.5m |
| Yellow | NO FSR<br>Maximum height 8.5m   |

PROPOSED MASTERPLAN CONCEPT  
FSR AND HEIGHT LIMITS PLAN  
1.2500

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FSR AND HEIGHT LIMITS PLAN

DRAWING NUMBER

PL 06

SCALE

1.2500



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PROPOSED MASTERPLAN CONCEPT  
VEHICLE ACCESS PLAN  
1.2500

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PROPOSED MASTERPLAN CONCEPT  
VEHICLE ACCESS PLAN

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PL 07

SCALE

1.2500



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PROPOSED MASTERPLAN CONCEPT  
PEDESTRIAN AND BICYCLE PATH PLAN  
1.2500

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MASTERPLAN CONCEPT DRAWINGS

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PROPOSED MASTERPLAN CONCEPT  
PEDESTRIAN AND BICYCLE PATH PLAN

DRAWING NUMBER

PL 08

SCALE

1.2500



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PROPOSED MASTERPLAN CONCEPT  
LANDSCAPE PLAN  
1.2500

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DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED MASTERPLAN CONCEPT  
LANDSCAPE PLAN

DRAWING NUMBER

PL 09

SCALE

1.2500



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PROPOSED MASTERPLAN CONCEPT  
LANDSCAPE PLANTING SCHEDULE  
1.2500

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MASTERPLAN CONCEPT DRAWINGS

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LANDSCAPE PLANTING SCHEDULE

DRAWING NUMBER

PL 09

SCALE

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| TOWNHOUSES (RESIDENTIAL)   |
|--|
| QUANTITY = 27 TOWNHOUSES   |
| BASEMENT AREA = 105.70 sq.m<br>GROUND FLOOR AREA = 92.85 sq.m<br>FIRST FLOOR AREA = 94.80 sq.m |
| TOTAL FLOOR AREA (GF + FF) = 187.65 sq.m   |

| STANDARD APARTMENTS (MIXED USE)  |
|--|
| QUANTITY = 11 BUILDINGS  |
| GROUND FLOOR AREA (COMMERCIAL) = 252.65 sq.m<br>FIRST FLOOR AREA (RESIDENTIAL) = 441.40 sq.m<br>SECOND FLOOR AREA (RESIDENTIAL) = 441.40 sqm |
| TOTAL COMMERCIAL AREA (GF) = 252.65 sq.m<br>TOTAL RESIDENTIAL AREA (FF + SF) = 882.80 sq.m   |
| CAR SPACES = 18 / BUILDING<br>TOTAL = 198 CAR SPACES   |

| OTHER APARTMENTS (MIXED USE)   |
|--|
| QUANTITY = 4 BUILDINGS   |
| <b>BUILDING 3.1</b><br>GROUND FLOOR AREA (COMMERCIAL) = 615.70 sq.m<br>FIRST FLOOR AREA (RESIDENTIAL) = 615.70 sq.m<br>SECOND FLOOR AREA (RESIDENTIAL) = 615.70 sqm  |
| TOTAL COMMERCIAL AREA (GF) = 615.70 sq.m<br>TOTAL RESIDENTIAL AREA (FF + SF) = 1231.40 sq.m  |
| <b>BUILDING 3.3</b><br>GROUND FLOOR AREA (COMMERCIAL) = 826.20 sq.m<br>FIRST FLOOR AREA (RESIDENTIAL) = 826.20 sq.m<br>SECOND FLOOR AREA (RESIDENTIAL) = 826.20 sq.m |
| TOTAL COMMERCIAL AREA (GF) = 826.60 sq.m<br>TOTAL RESIDENTIAL AREA (FF + SF) = 1653.20 sq.m  |
| <b>BUILDING 3.4</b><br>GROUND FLOOR AREA (COMMERCIAL) = 859.90 sq.m<br>FIRST FLOOR AREA (RESIDENTIAL) = 859.90 sq.m<br>SECOND FLOOR AREA (RESIDENTIAL) = 859.90 sq.m |
| TOTAL COMMERCIAL AREA (GF) = 859.90 sq.m<br>TOTAL RESIDENTIAL AREA (FF+ SF) = 1719.80 sq.m   |
| <b>BUILDING 5.4</b><br>GROUND FLOOR AREA (COMMERCIAL) = 471.25 sq.m<br>FIRST FLOOR AREA (RESIDENTIAL) = 471.25 sq.m<br>SECOND FLOOR AREA (RESIDENTIAL) = 471.25 sq.m |
| TOTAL COMMERCIAL AREA (GF) = 471.25 sq.m<br>TOTAL RESIDENTIAL AREA (FF + SF) = 942.50 sq.m   |

| HOTEL  |
|--|
| BASEMENT AREA (PARKING) = 7410.20 sq.m<br>GROUND FLOOR AREA = 7367.70 sq.m sq.m<br>FIRST FLOOR AREA = 7367.70 sq.m |
| TOTAL HOTEL AREA (GF + FF) = 14735.40 sq.m   |
| 76 HOTEL ROOMS<br>56 CONSULTING ROOMS  |
| 264 CAR SPACES   |

| PARKING  |
|--|
| HOTEL = 264 CAR SPACES<br>APARTMENT BUILDINGS = 198 CAR SPACES |
| OPEN SPACE = 156 CAR SPACES                                    |





PROPOSED SINGLE DWELLING  
RESIDENTIAL AREA LOT PLAN  
1:1000

ROBERT HARWOOD ARCHITECTS

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DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED SINGLE DWELLING  
RESIDENTIAL AREA LOT PLAN

DRAWING NUMBER

PL 11

SCALE

1:1000



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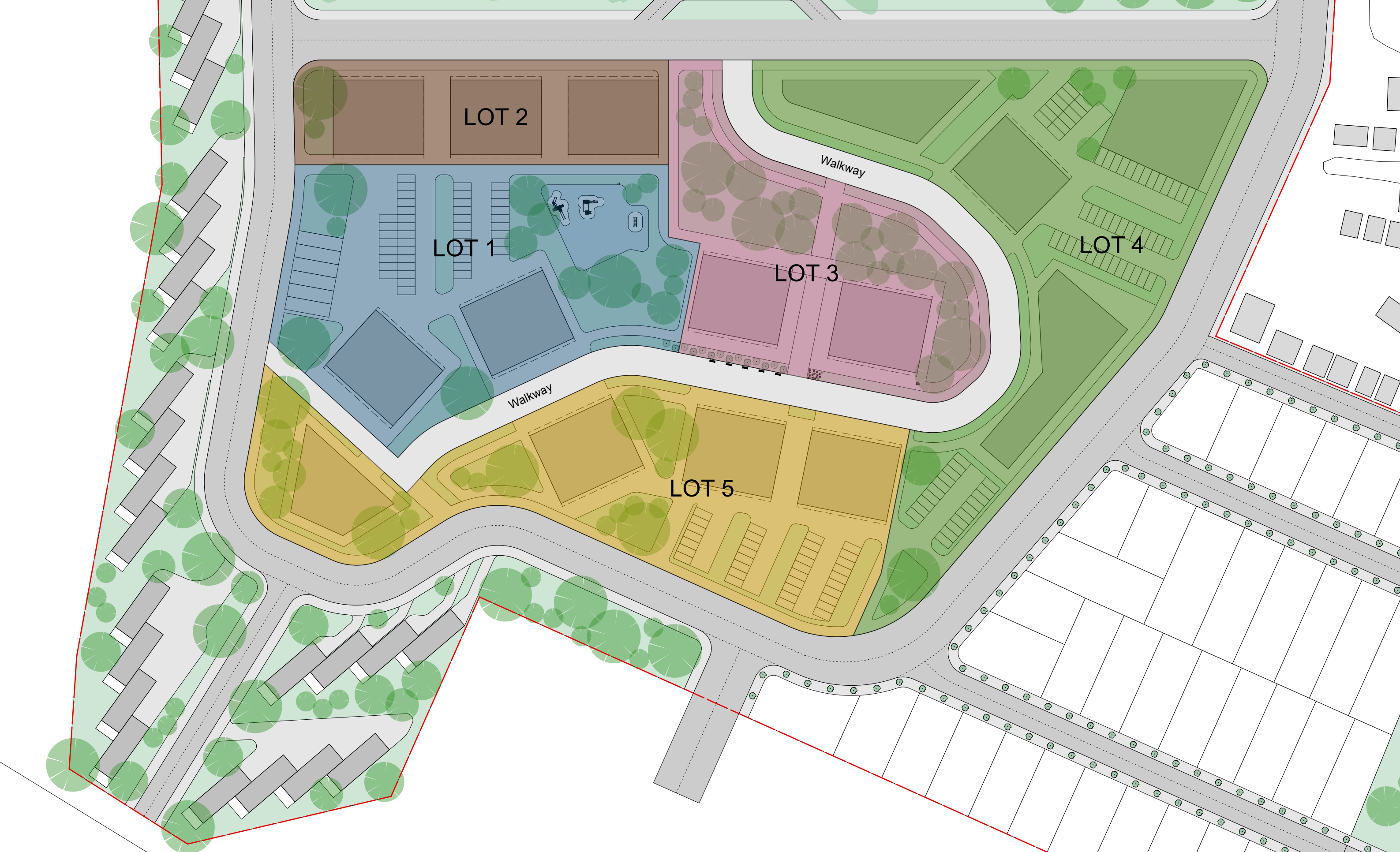
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PROPOSED SHOP TOP HOUSING LOT PLAN  
1.1000

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DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED SHOP TOP HOUSING  
LOT PLAN

DRAWING NUMBER

PL 12

SCALE

1.1000



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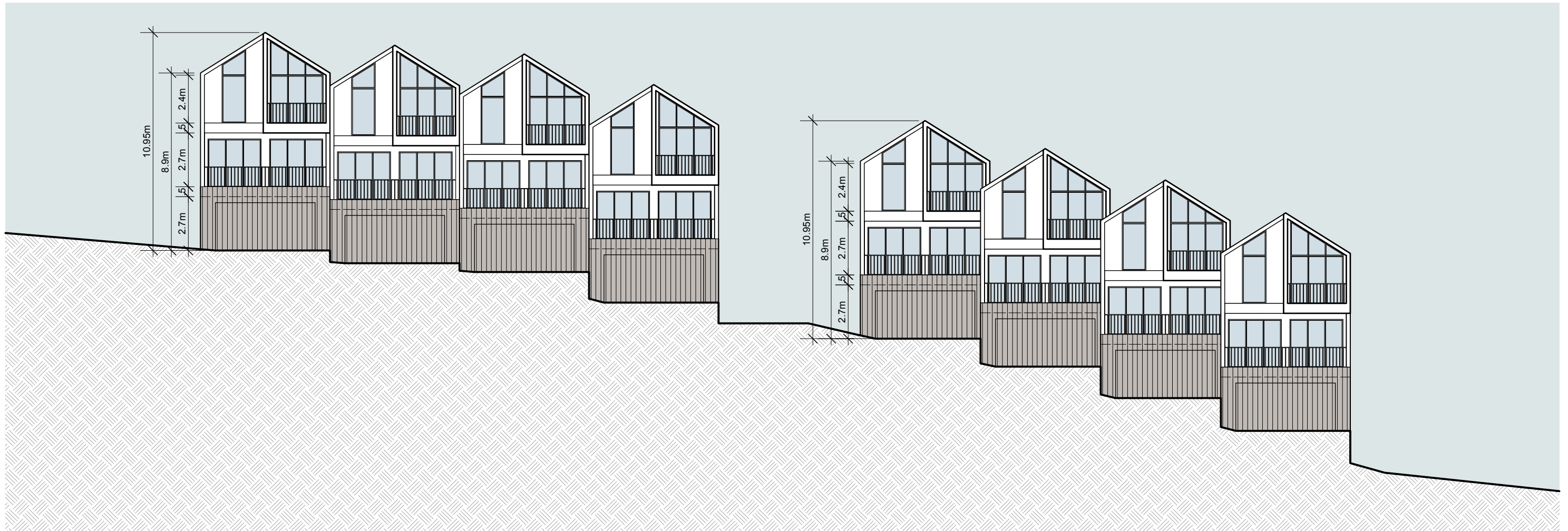
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PROPOSED MULTI-UNIT DWELLING  
(TERRACE HOMES) ELEVATIONS  
1.200

ROBERT HARWOOD ARCHITECTS

PROJECT AND LOCATION

LOT 35 DP 878862 Miles Franklin Drive  
Talbingo NSW

DATE

22 MAR 23

DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED MULTI-UNIT DWELLING  
(TERRACE HOMES) ELEVATIONS

DRAWING NUMBER

PL 13

SCALE

1.200

SERVICES PROVIDED BY

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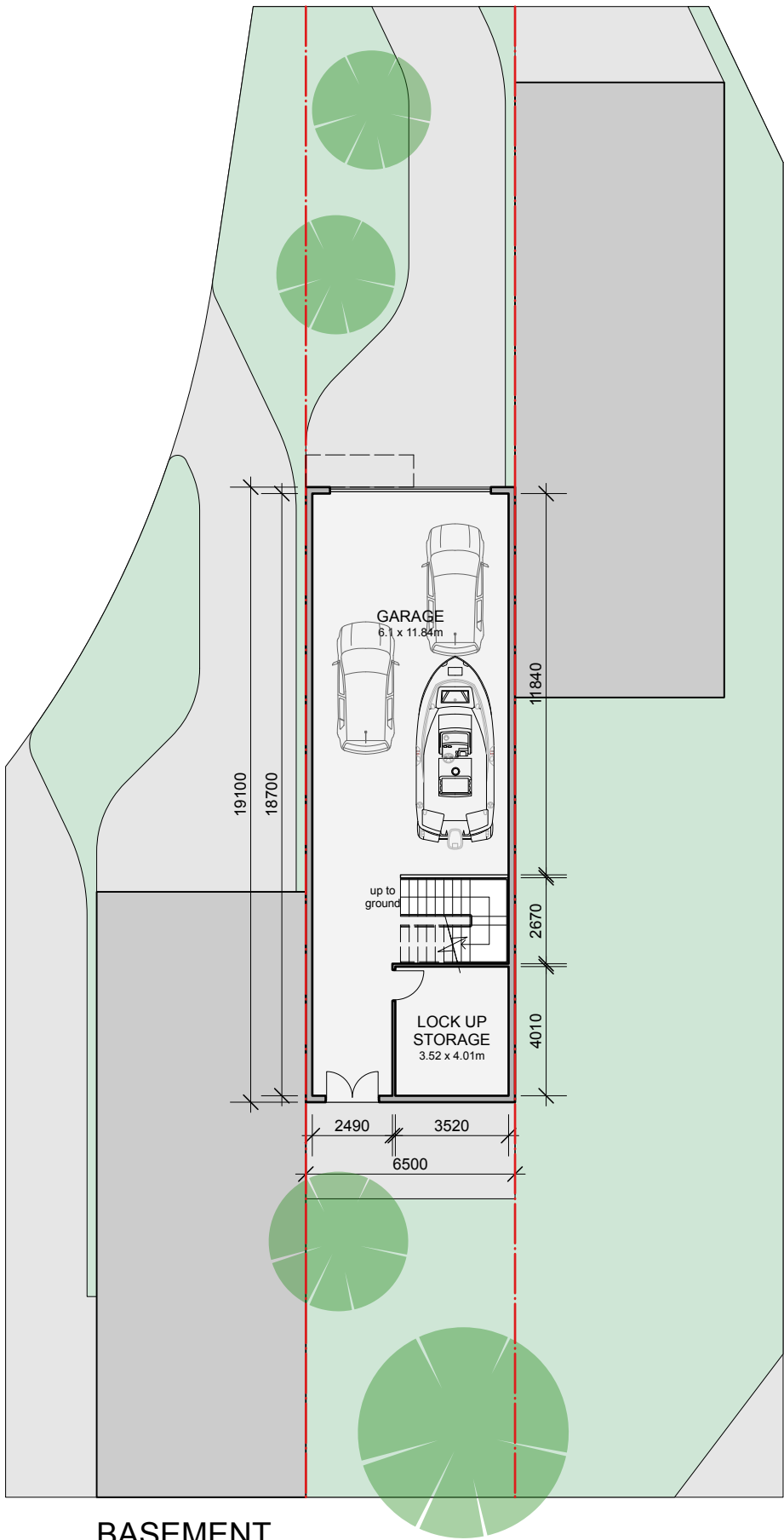
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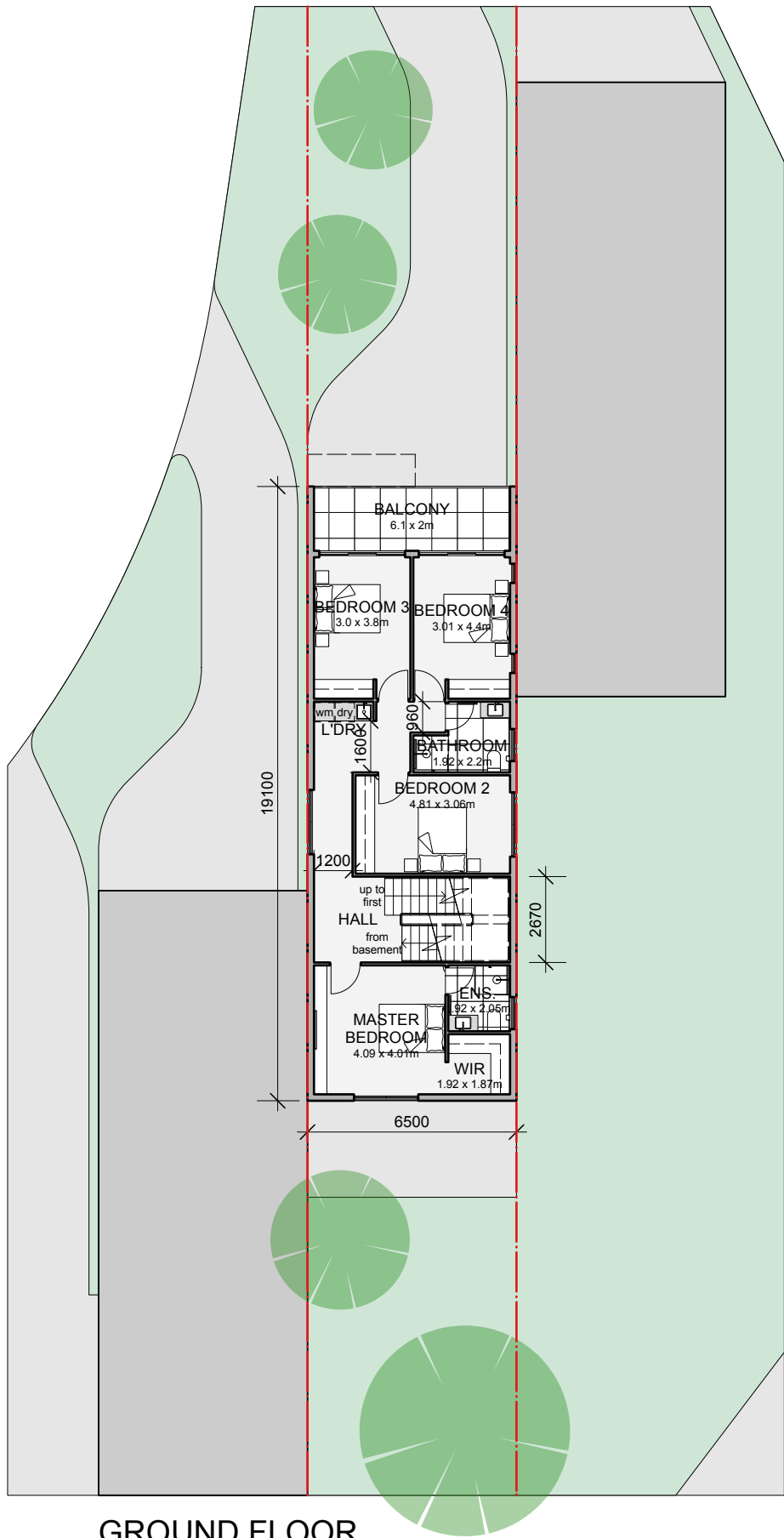
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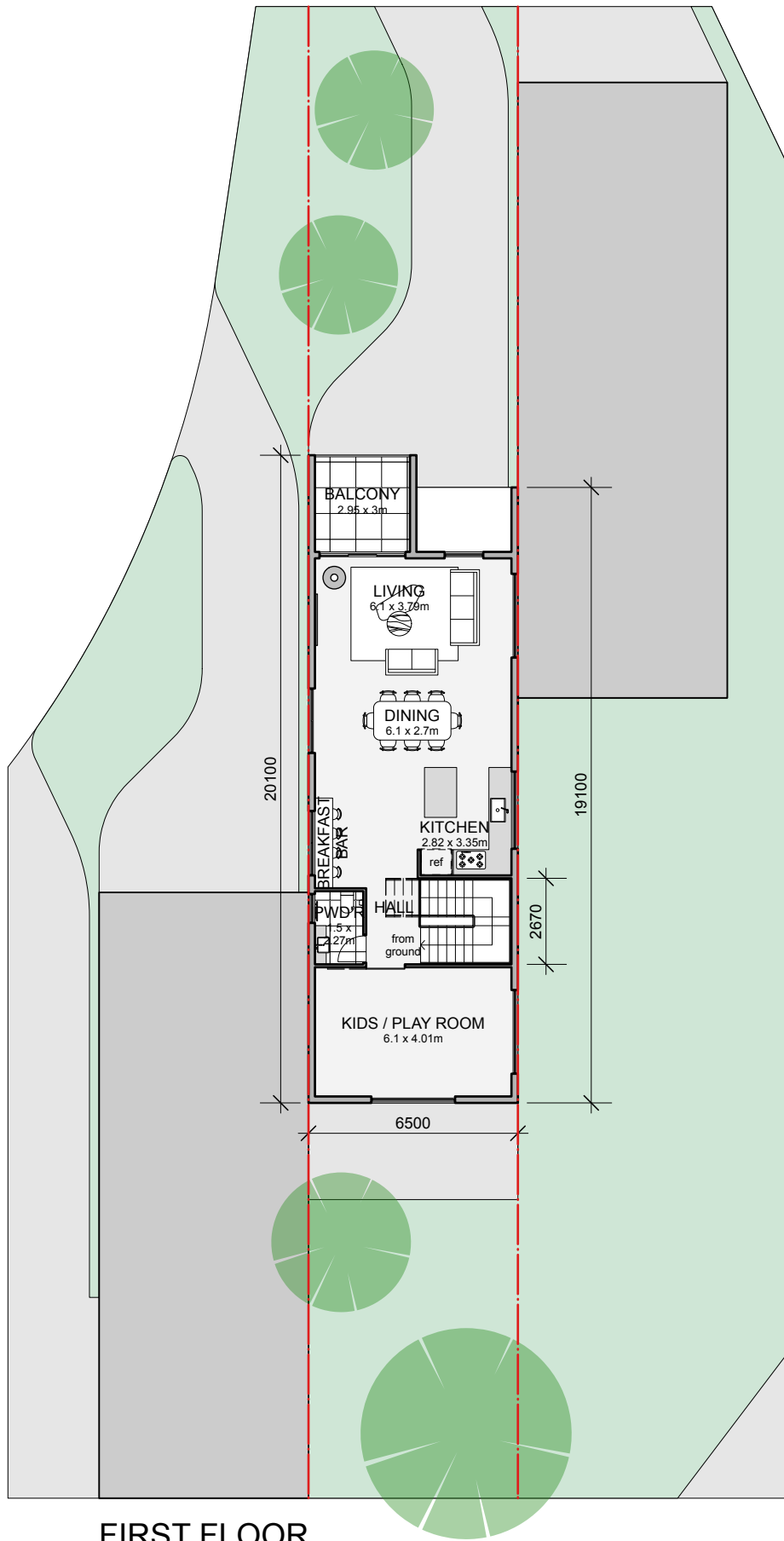
ABN 96 630 851 930



BASEMENT



GROUND FLOOR



FIRST FLOOR

PROPOSED MULTI-UNIT DWELLING  
(TERRACE HOMES) FLOOR PLANS  
1.200

ROBERT HARWOOD ARCHITECTS

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Talbingo NSW

DATE

22 MAR 23

DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED MULTI-UNIT DWELLING  
(TERRACE HOMES) FLOOR PLANS

DRAWING NUMBER

PL 14

SCALE

1.200

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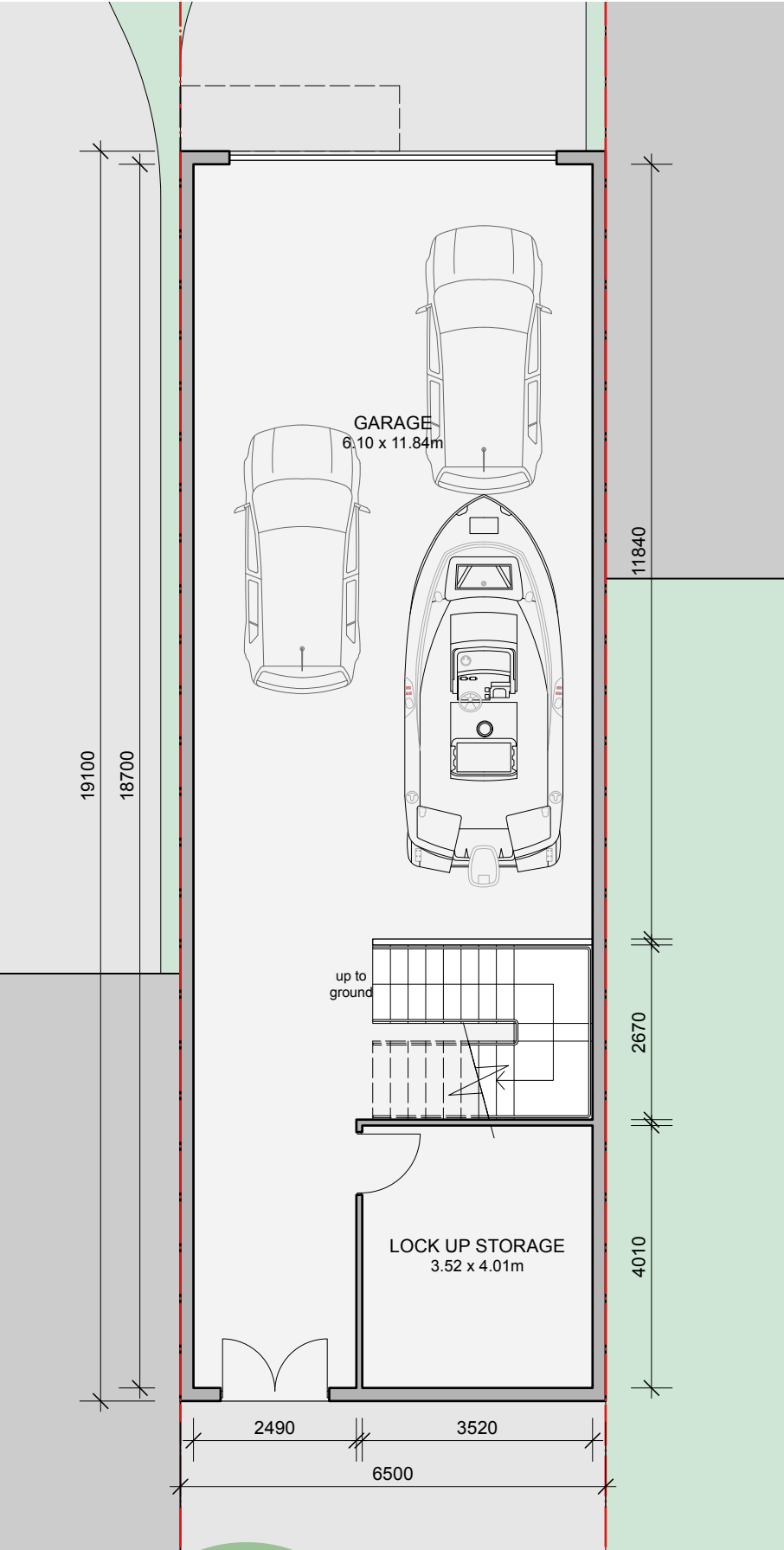
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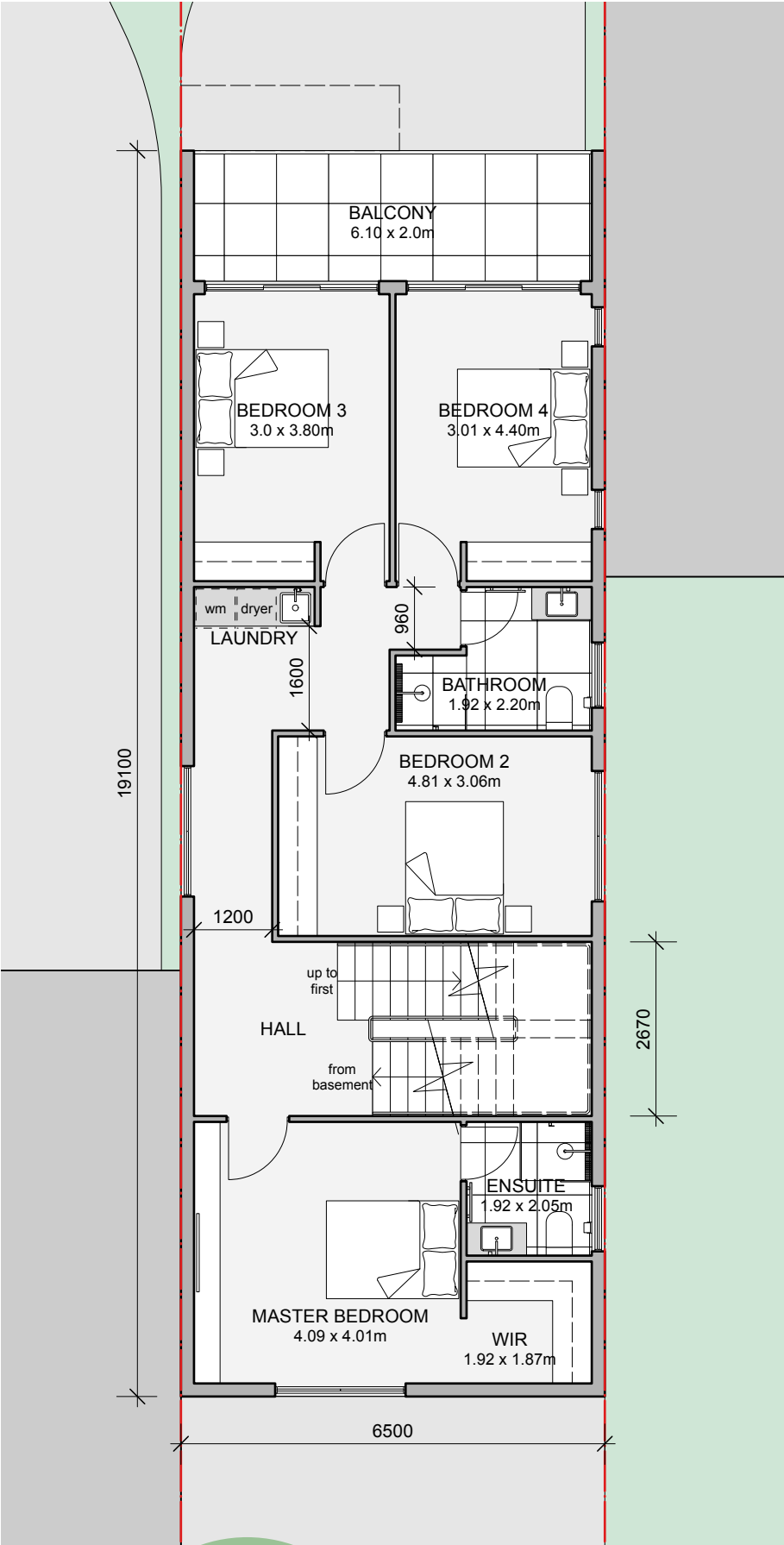
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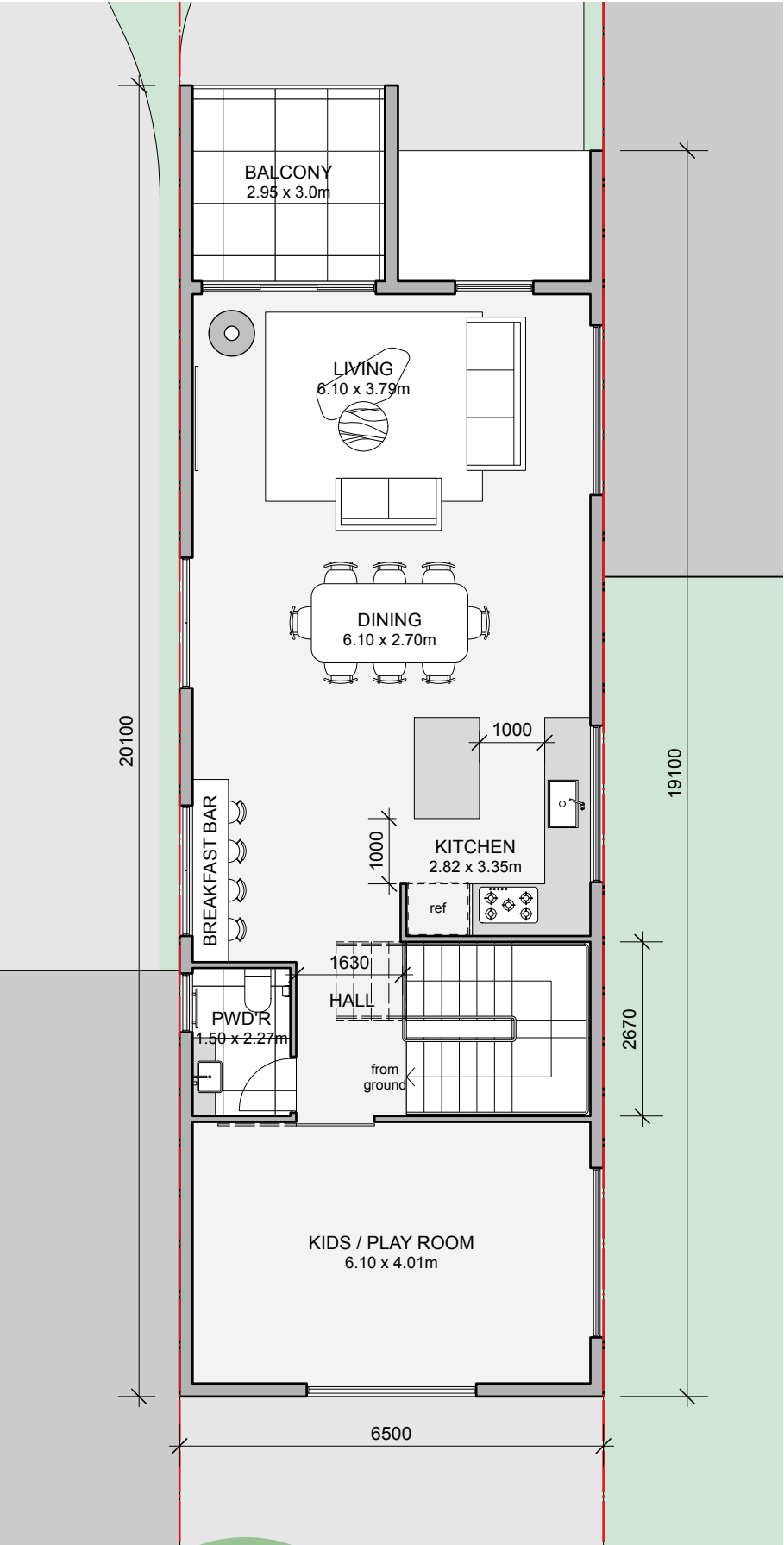




BASEMENT



GROUND FLOOR



FIRST FLOOR

PROPOSED MULTI-UNIT DWELLING  
(TERRACE HOMES) FLOOR PLANS  
1.100

ROBERT HARWOOD ARCHITECTS

PROJECT AND LOCATION

LOT 35 DP 878862 Miles Franklin Drive  
Talbingo NSW

DATE

22 MAR 23

DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED MULTI-UNIT DWELLING  
(TERRACE HOMES) FLOOR PLANS

DRAWING NUMBER

PL 15

SCALE

1.100

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PROPOSED SHOP TOP HOUSING  
TYPICAL ELEVATION  
1.200

ROBERT HARWOOD ARCHITECTS

PROJECT AND LOCATION

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Talbingo NSW

DATE

22 MAR 23

DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED SHOP TOP HOUSING  
TYPICAL ELEVATION

DRAWING NUMBER

PL 16

SCALE

1.200

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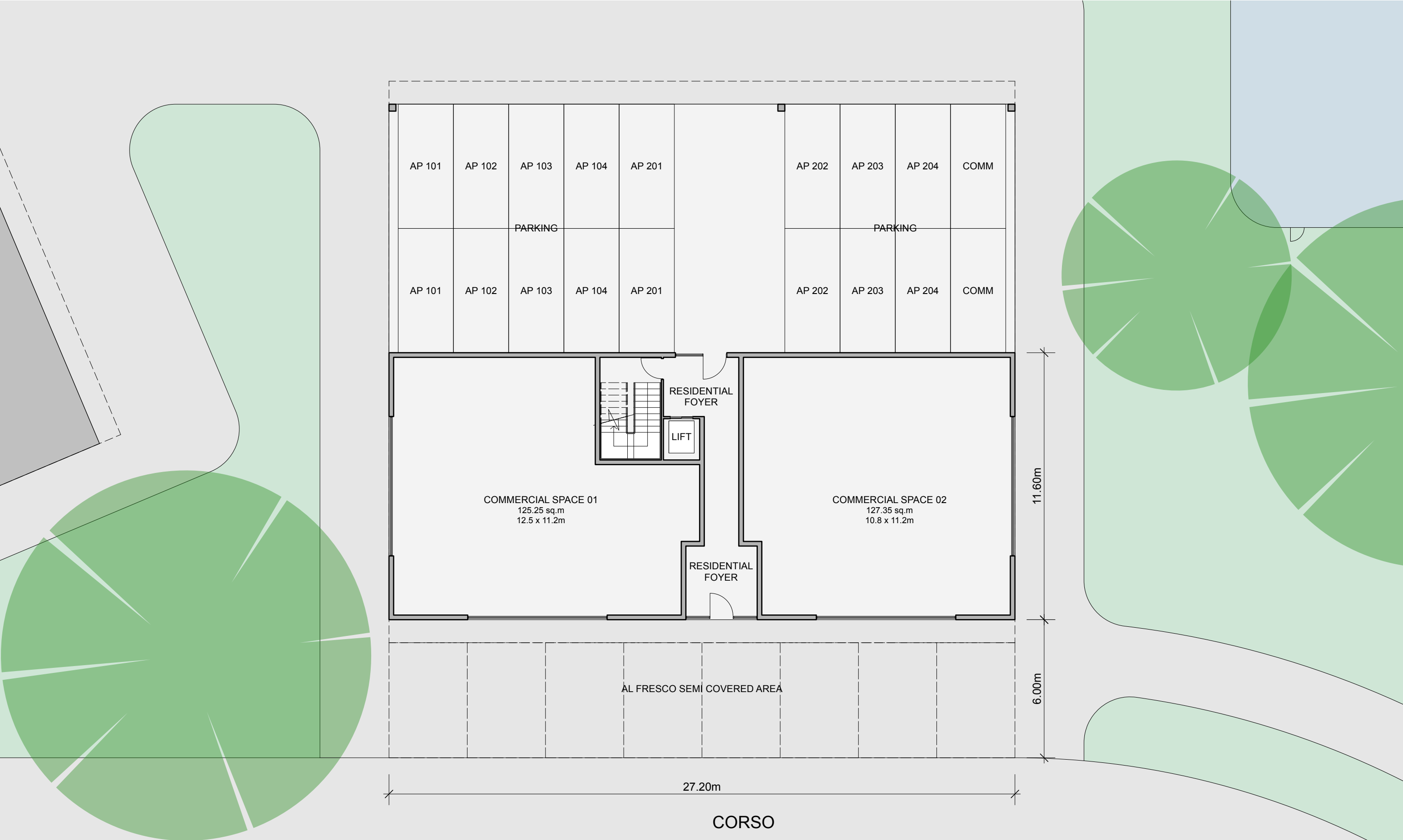
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PROPOSED SHOP TOP HOUSING  
TYPICAL GROUND FLOOR PLAN  
1.150

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DATE

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DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED SHOP TOP HOUSING  
TYPICAL GROUND FLOOR PLAN

DRAWING NUMBER

PL 17

SCALE

1.150

SERVICES PROVIDED BY

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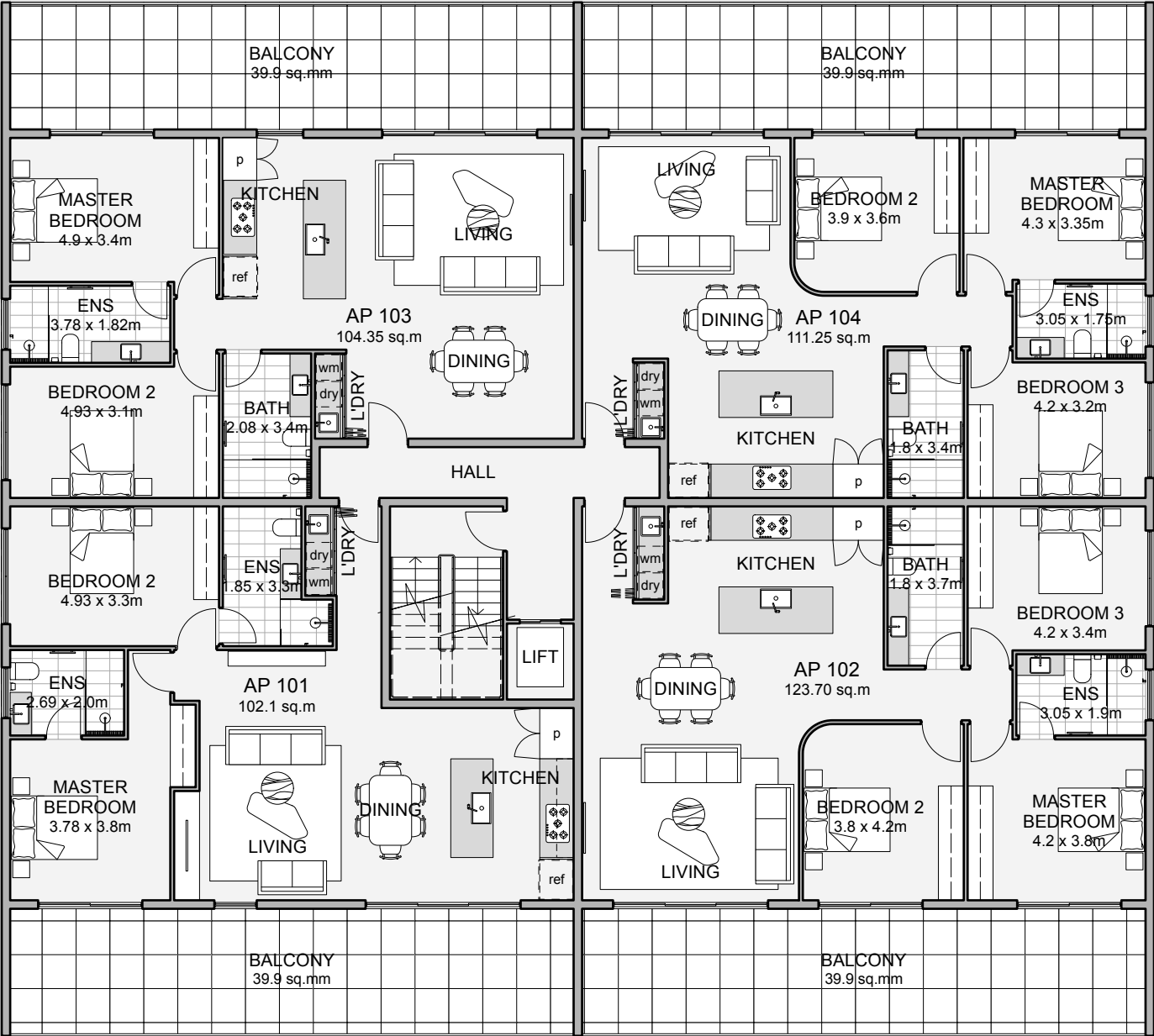
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CORSO

PROPOSED SHOP TOP HOUSING  
TYPICAL FIRST FLOOR PLAN  
1.150

ROBERT HARWOOD ARCHITECTS

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DATE

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DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED SHOP TOP HOUSING  
TYPICAL FIRST FLOOR PLAN

DRAWING NUMBER

PL 18

SCALE

1.150

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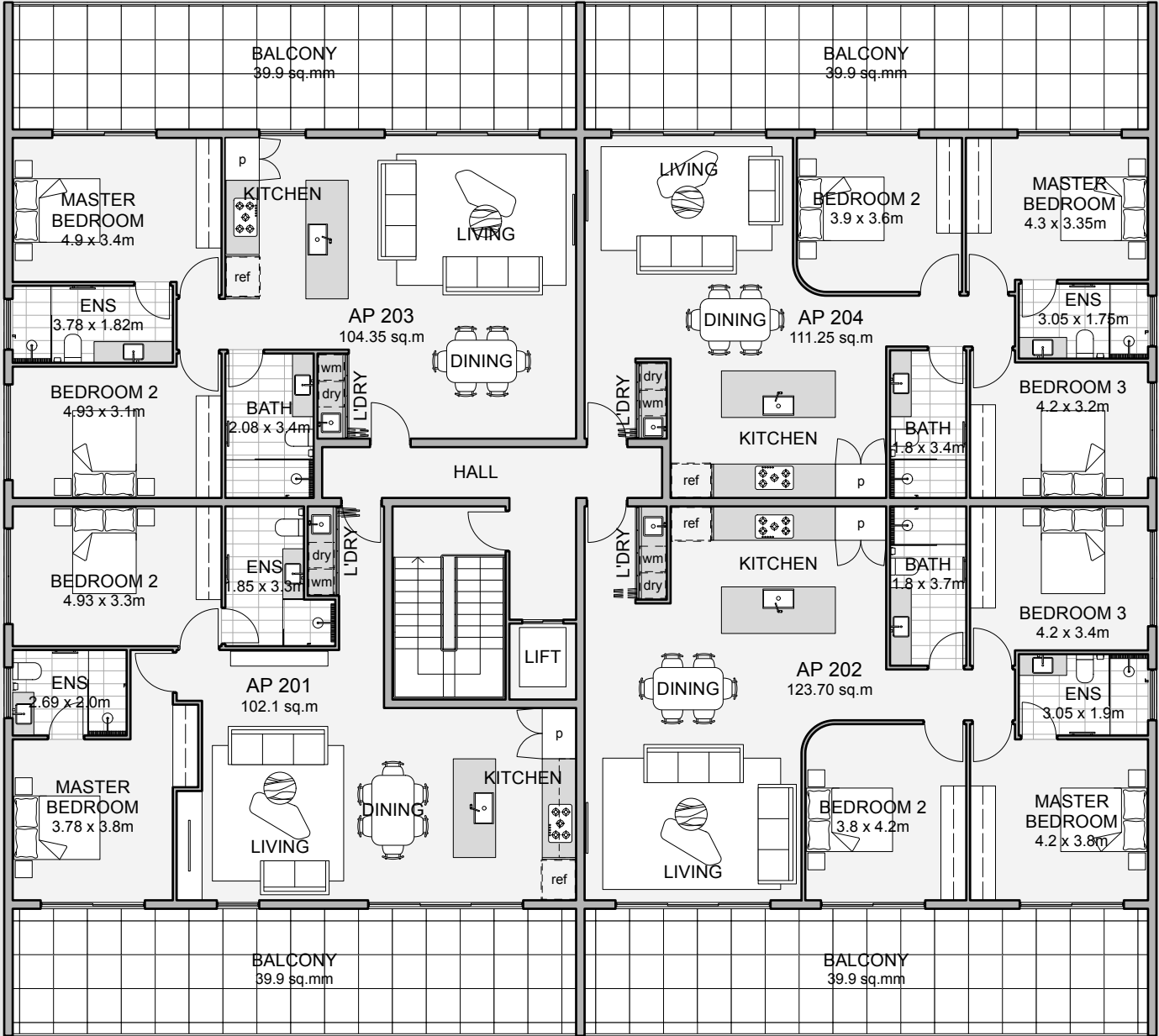
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# CORSO

PROPOSED SHOP TOP HOUSING  
TYPICAL SECOND FLOOR PLAN  
1.150

ROBERT HARWOOD ARCHITECTS

PROJECT AND LOCATION

LOT 35 DP 878862 Miles Franklin Drive  
Talbingo NSW

DATE

22 MAR 23

DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED SHOP TOP HOUSING  
TYPICAL SECOND FLOOR PLAN

DRAWING NUMBER

PL 19

SCALE

1.150

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# SITE RESPONSE

## ORIENTATION AND SOLAR ACCESS

- Where possible, dwellings should be sited so that living areas and private open spaces face north in order to maximise solar efficiency.
- Only one dwelling is permitted per lot.
- Dual occupancy and further subdivision not allowed.

## BUILDING SETBACKS

- Building envelopes have been prepared for each lot and can be found on the Plan of Subdivision. These envelopes specify the area where a building can be sited on the lot, indicating setback requirements and permitted encroachments.

The following setbacks will generally be required:

(DWELLINGS OVER 350 s.qm)

- Front boundary: Dwelling must be setback at least 8.0m. Porches, verandahs and pergolas not exceeding 3.6m in height may encroach into the 8.0m setback.
- Corner boundary: Dwelling must be setback at least 2.0m.
- Rear boundary: Dwelling must be setback at least 4.0m. Eaves, fascia and gutter may encroach into front, side and rear setbacks.

(DWELLINGS UNDER 350 s.qm)

- Front boundary: Dwelling must be setback at least 4.0m. Porches, verandahs and pergolas not exceeding 3.6m in height may encroach into the 4.0m setback.
- Corner boundary: Dwelling must be setback at least 2.0m.
- Rear boundary: Dwelling must be setback at least 2.0m. Eaves, fascia and gutter may encroach into front, side and rear setbacks.

# ARCHITECTURAL CHARACTER

## FACADE DESIGN

- The design should reflect the architectural character of the surrounding existing Talbingo township.
- Front elevations must incorporate windows and other features (such as verandahs, projections, varying roof form and materials) to sufficiently address the street.
- Façade designs must generally reflect a contemporary theme. Overly traditional façades will not be permitted.



## ROOF DESIGN

- Only flat roofs OR mono pitched roofs or are permitted.
- Roofs must be constructed from non-reflective corrugated Colorbond or roof tiles in a flat/slim line profile.



## PROPOSED SINGLE DWELLING DESIGN GUIDELINES

ROBERT HARWOOD ARCHITECTS

### PROJECT AND LOCATION

LOT 35 DP 878862 Miles Franklin Drive  
Talbingo NSW

### DATE

22 MAR 23

### DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

### DRAWING DESCRIPTION

PROPOSED SINGLE DWELLING  
DESIGN GUIDELINES

### DRAWING NUMBER

PL 19

### SCALE

NOT TO SCALE

### SERVICES PROVIDED BY

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# EXTERNAL MATERIALS AND COLOURS

External walls should be constructed from the following materials in colours that reflect **cool natural neutral tones**:

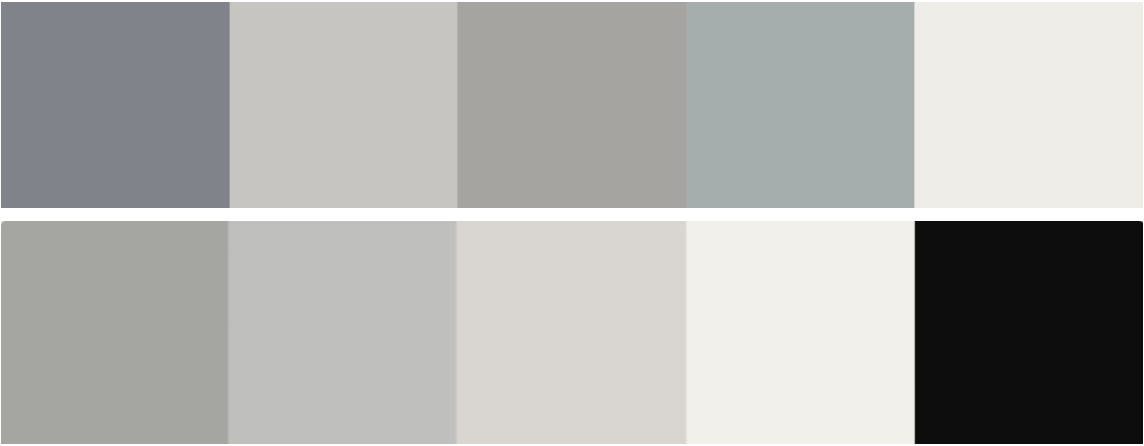
- Face brickwork:
  - Stack bond only;
  - Linear Bricks (eg. non standard sizing).
- Weatherboards/cement composite materials (such as Scyon cladding);
- Timber cladding;
- Selective use of stone, tile or corrugated Colorbond cladding.

- Other materials not permitted:
- Masonry - eg. concrete blocks;
  - Brick - eg. traditional red.

- Retaining walls:
- Timber or stone permitted - eg. no concrete blocks.

- Fences:
- The use of fences is not recommended. Only use post fencing 200mm apart permitted only when required.

An external palette which adopts natural, neutral colours is required.  
Reliance on external colours which are bright or draw visual attention to the building (as a result of its contrast to the surrounding environment) shall not be supported.



PROPOSED SINGLE DWELLING  
DESIGN GUIDELINES

ROBERT HARWOOD ARCHITECTS

PROJECT AND LOCATION

LOT 35 DP 878862 Miles Franklin Drive  
Talbingo NSW

DATE

22 MAR 23

DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED SINGLE DWELLING  
DESIGN GUIDELINES

DRAWING NUMBER

PL 19

SCALE

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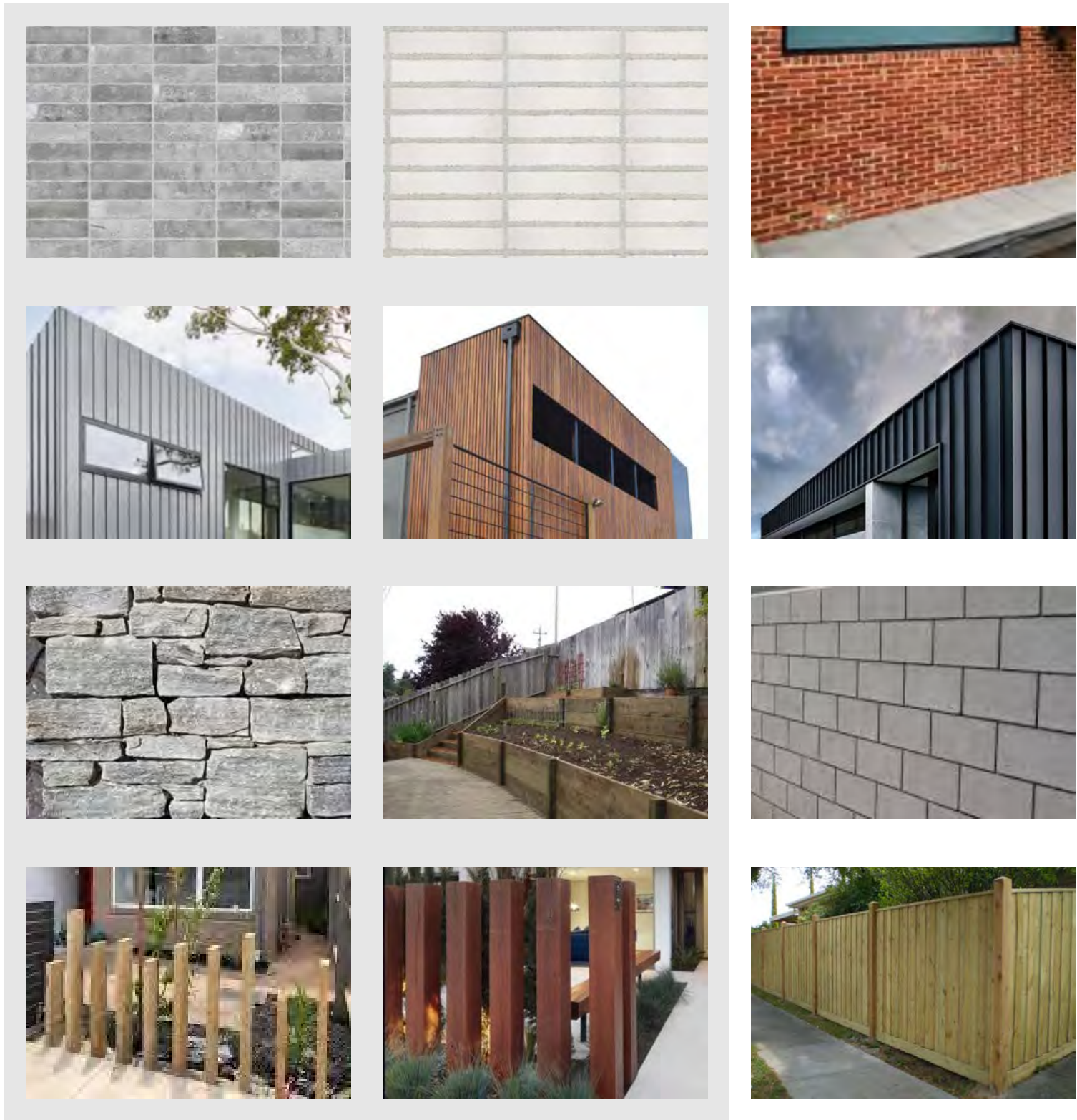
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# DRIVEWAYS

Driveways shall be constructed from natural or coloured concrete as a minimum standard. Pavers or exposed aggregate are encouraged.

Impermeable surfaces (e.g.compacted toppings, crushed rock,) and brick pavers are not permitted.

Driveways must taper to generally match the crossover width and must be setback at least 300mm from the closest side boundary to allow for a landscaping strip.

Driveways must be constructed prior to occupancy.



# LANDSCAPING

As a result of the previous land use, the development site is mostly cleared and the existing vegetation is predominantly grasses with scattered remnant native trees.

The aim of the development is bring back the original features of the landscape which is reflected in the surrounding areas and national parks. Therefore, all landscape proposed to be native species with 50% indigenous planting.



PROPOSED SINGLE DWELLING  
DESIGN GUIDELINES

ROBERT HARWOOD ARCHITECTS

PROJECT AND LOCATION

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DESIGN GUIDELINES

DRAWING NUMBER

PL 19

SCALE

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SERVICES PROVIDED BY

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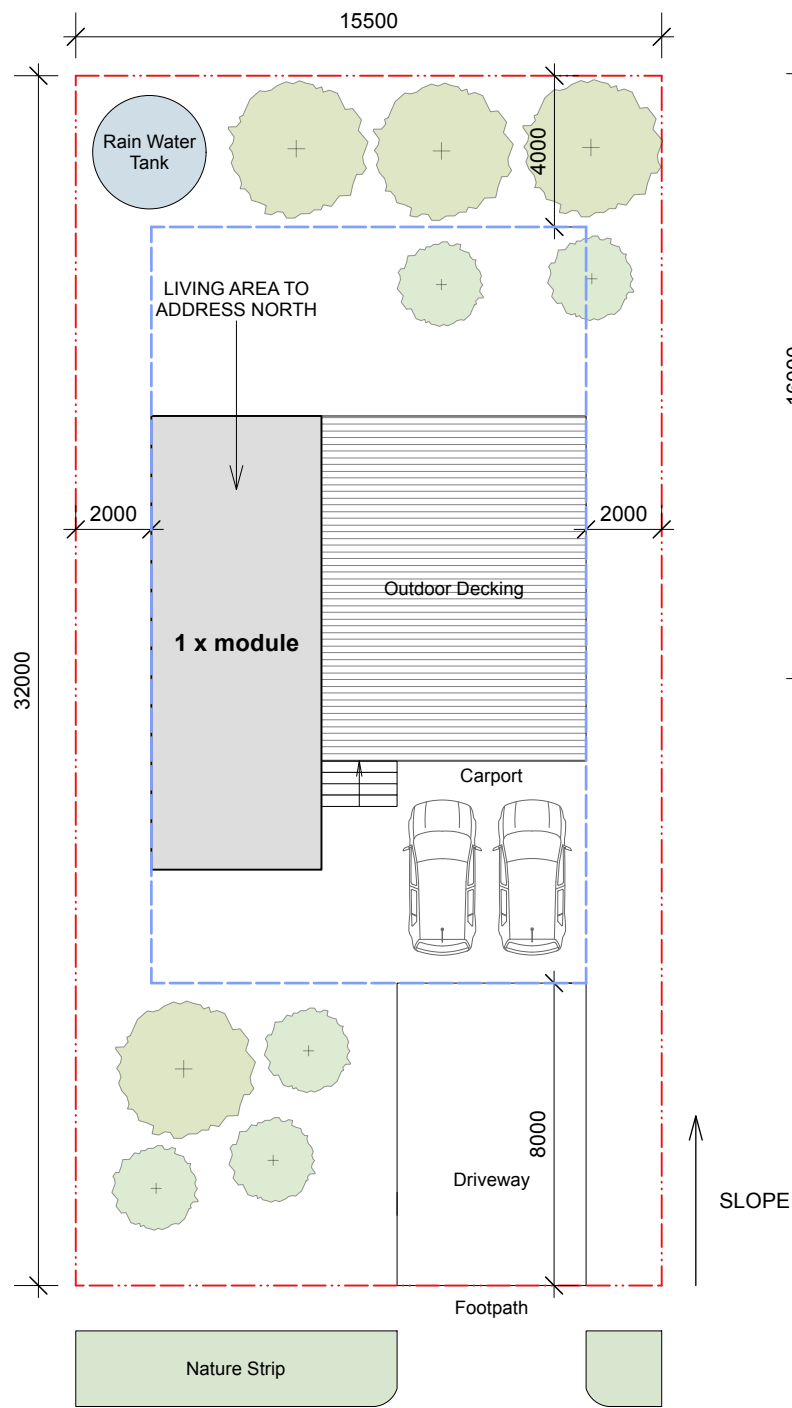
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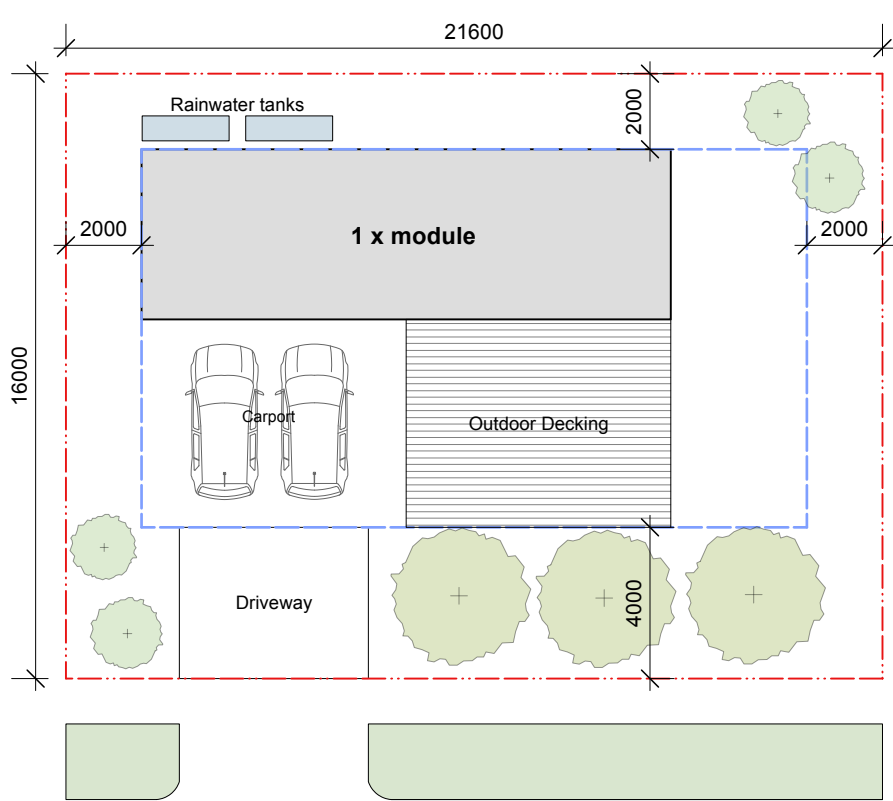


LOT SIZE 500 sqm



**FOR LARGER SIZED LOTS**  
MAX. BUILDING HEIGHT 8.5m  
MIN. FRONT SETBACK 8.0m  
MIN. REAR SETBACK 4.0m  
MIN. SIDE SETBACK 2.0m  
CEILING HEIGHT MIN. 2.7m

LOT SIZE 350 sqm

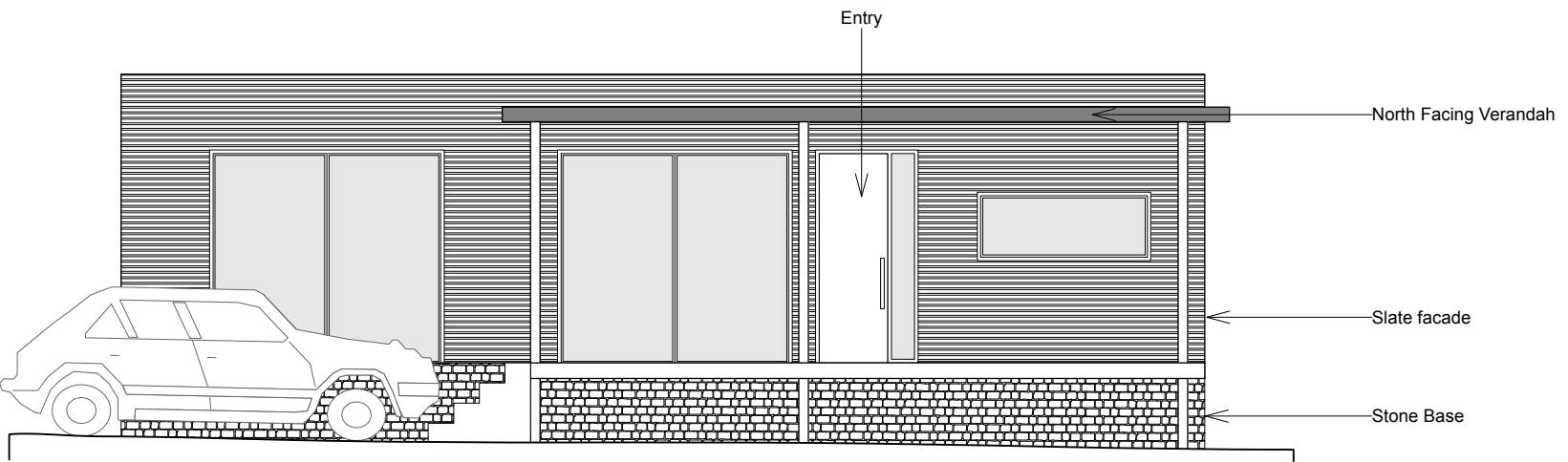
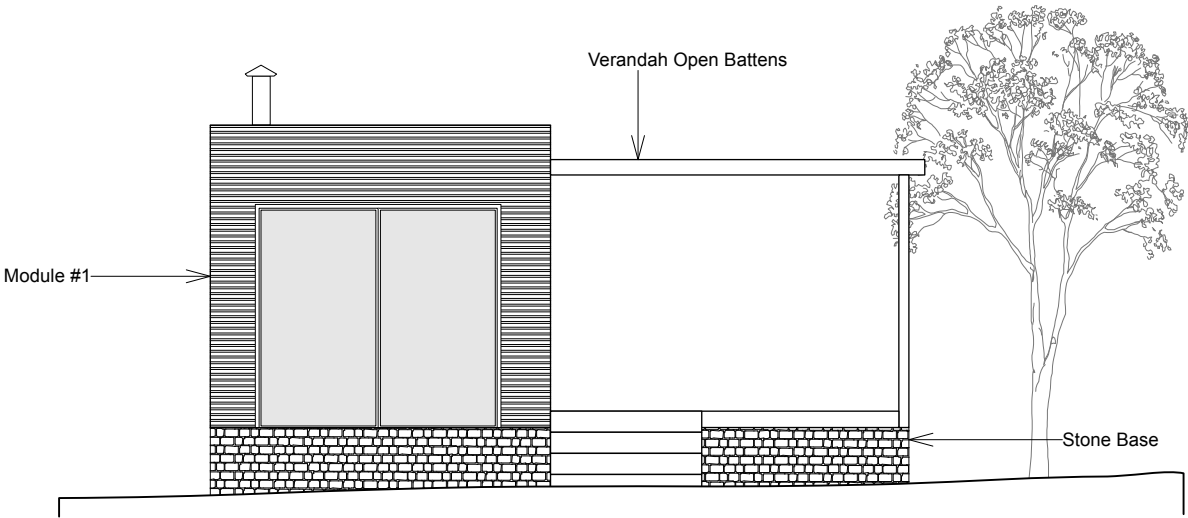


**FOR SMALL SIZED LOTS**  
MAX. BUILDING HEIGHT 8.5m  
MIN. FRONT SETBACK 4.0m  
MIN. REAR SETBACK 2.0m  
MIN. SIDE SETBACK 2.0m  
CEILING HEIGHT MIN. 2.7m

FLOOR PLANS  
1.200



1 - 2 MODULE REFERENCE



ELEVATIONS  
1.100

PROPOSED SINGLE DWELLING  
DESIGN GUIDELINES SMALL MODULE

ROBERT HARWOOD ARCHITECTS

PROJECT AND LOCATION

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Talbingo NSW

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DRAWING DESCRIPTION

PROPOSED SINGLE DWELLING  
DESIGN GUIDELINES SMALL MODULE

DRAWING NUMBER

PL 19

SCALE

1.200

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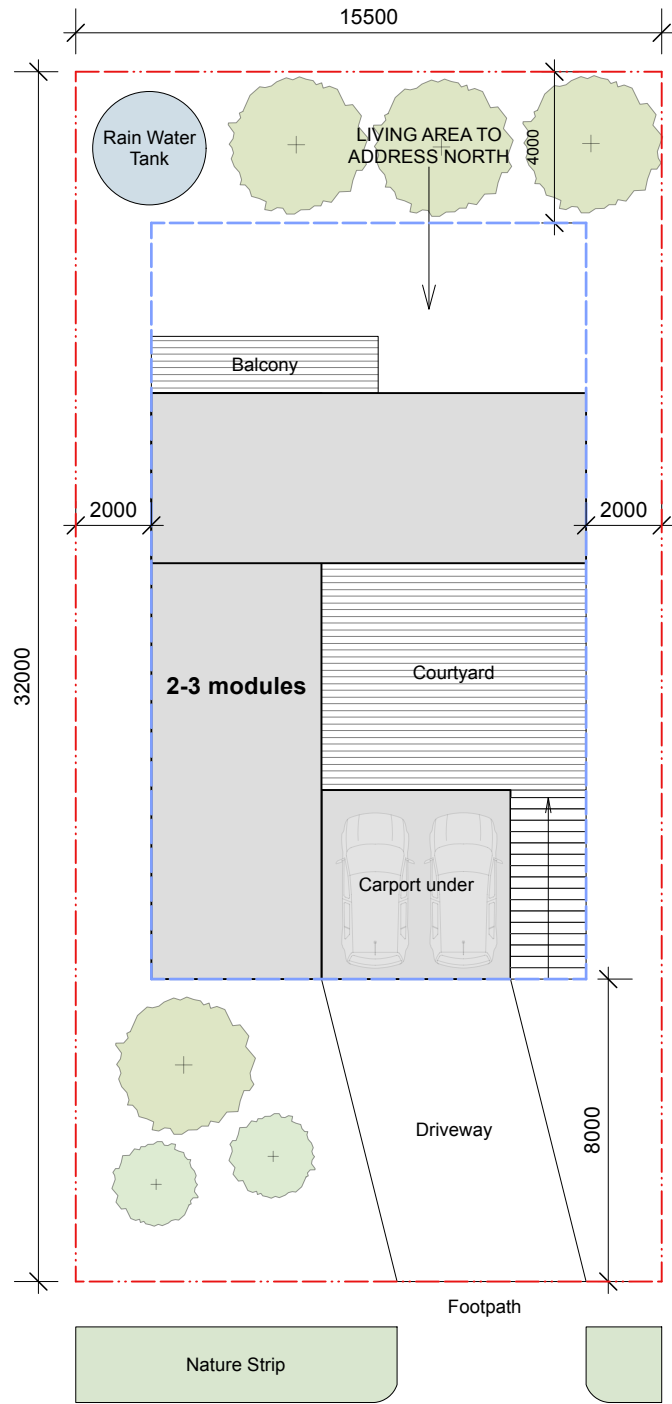
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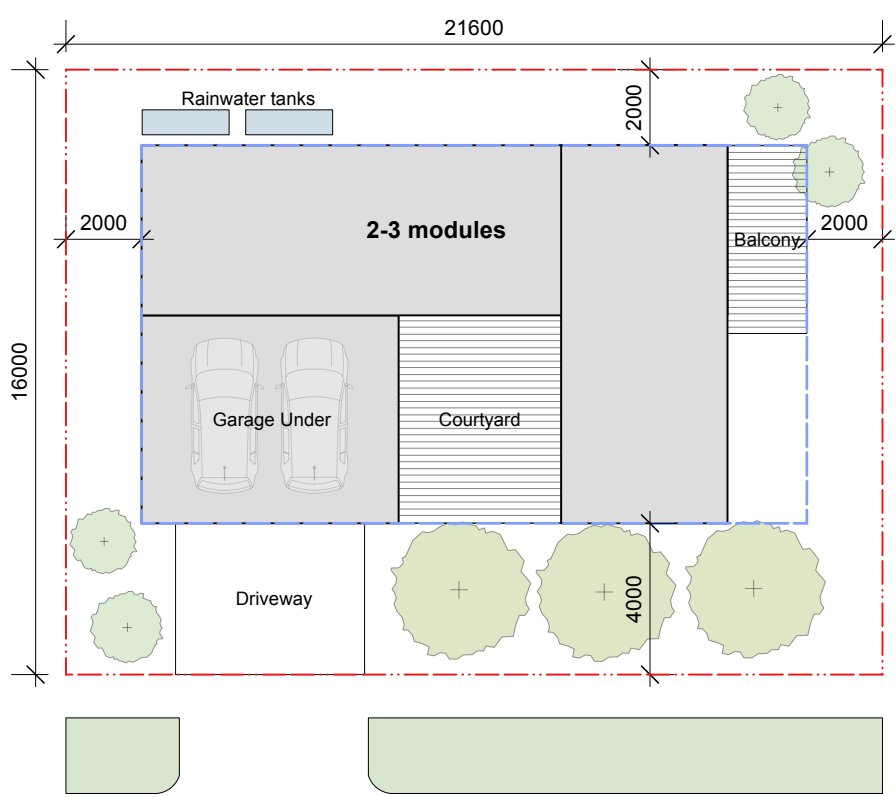
LOT SIZE 500 sqm



FOR LARGER SIZED LOTS

MAX. BUILDING HEIGHT 8.5m  
MIN. FRONT SETBACK 8.0m  
MIN. REAR SETBACK 4.0m  
MIN. SIDE SETBACK 2.0m  
CEILING HEIGHT MIN. 2.7m

LOT SIZE 350 sqm



FOR SMALL SIZED LOTS

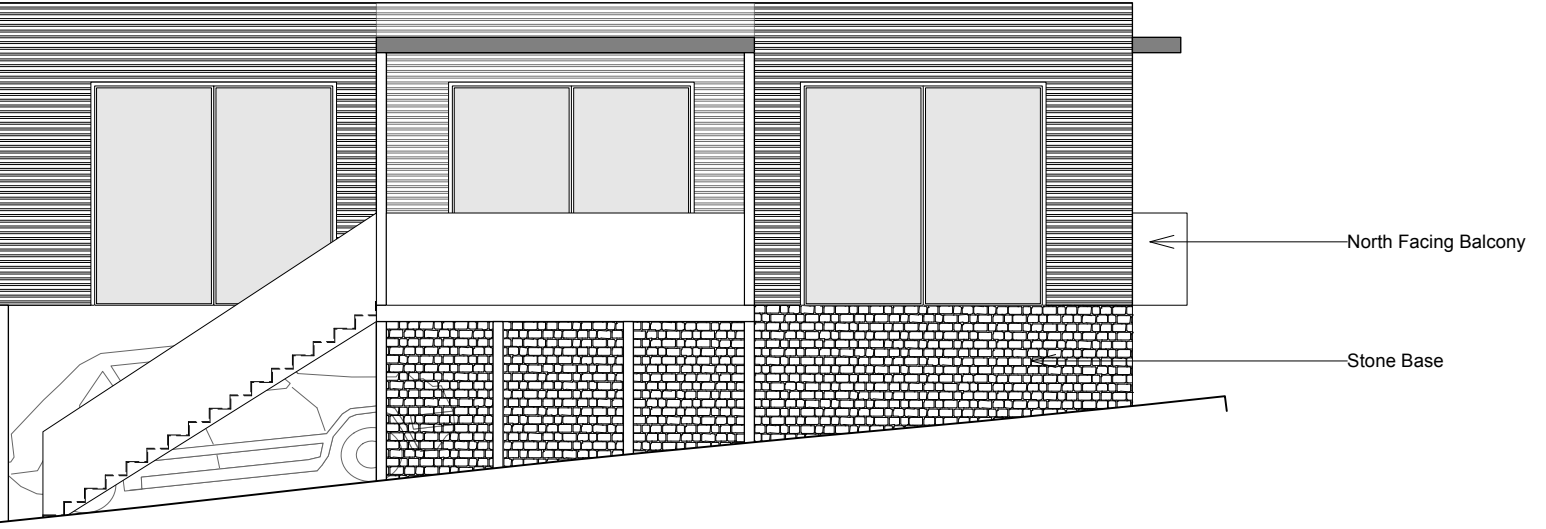
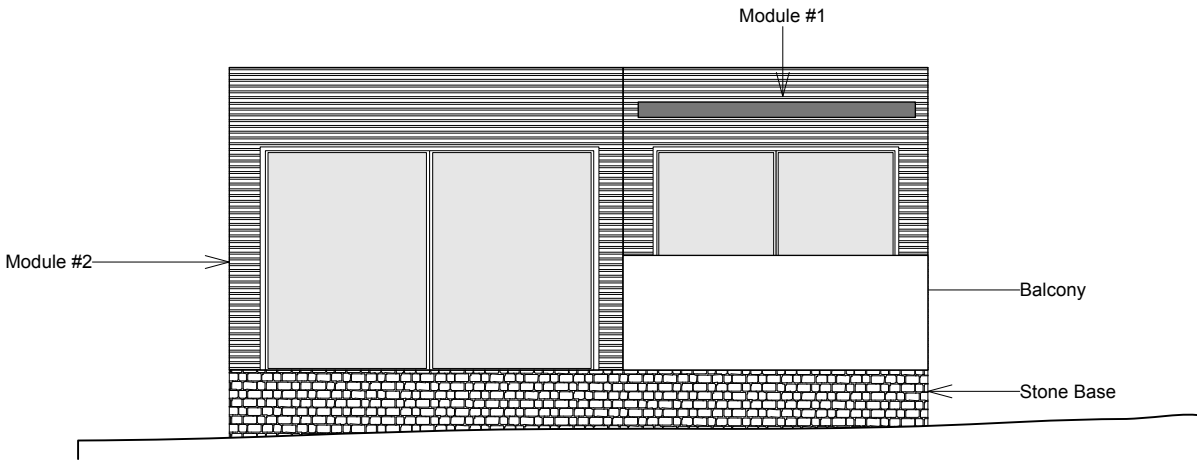
MAX. BUILDING HEIGHT 8.5m  
MIN. FRONT SETBACK 4.0m  
MIN. REAR SETBACK 2.0m  
MIN. SIDE SETBACK 2.0m  
CEILING HEIGHT MIN. 2.7m



FLOOR PLANS  
1.200



2 - 3 MODULE REFERENCE



ELEVATIONS  
1.100

PROPOSED SINGLE DWELLING  
DESIGN GUIDELINES MEDIUM MODULE

ROBERT HARWOOD ARCHITECTS

PROJECT AND LOCATION

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DATE

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PROPOSED SINGLE DWELLING  
DESIGN GUIDELINES MEDIUM MODULE

DRAWING NUMBER

PL 19

SCALE

1.200

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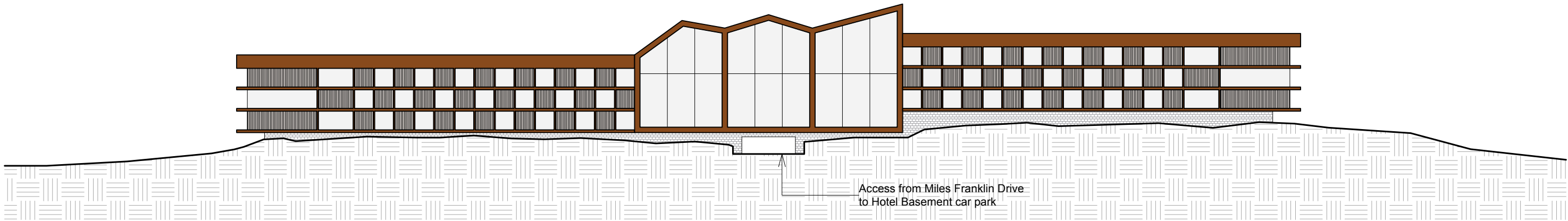
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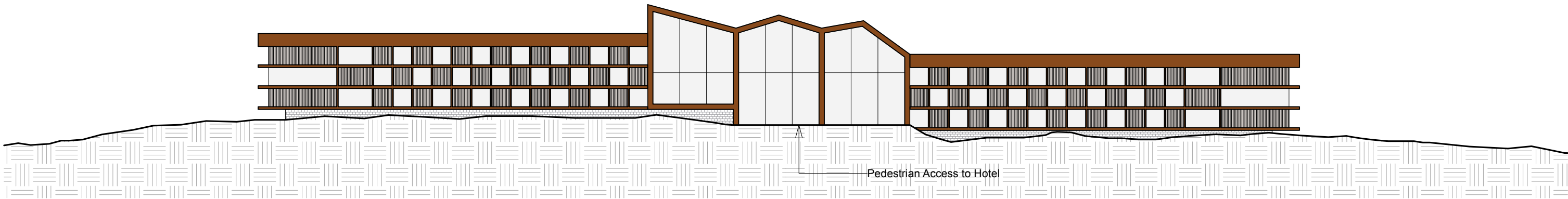
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NORTH ELEVATION (FRONT)



SOUTH ELEVATION (REAR)

PROPOSED HOTEL ELEVATIONS  
1.750

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DRAWING NUMBER

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1.750

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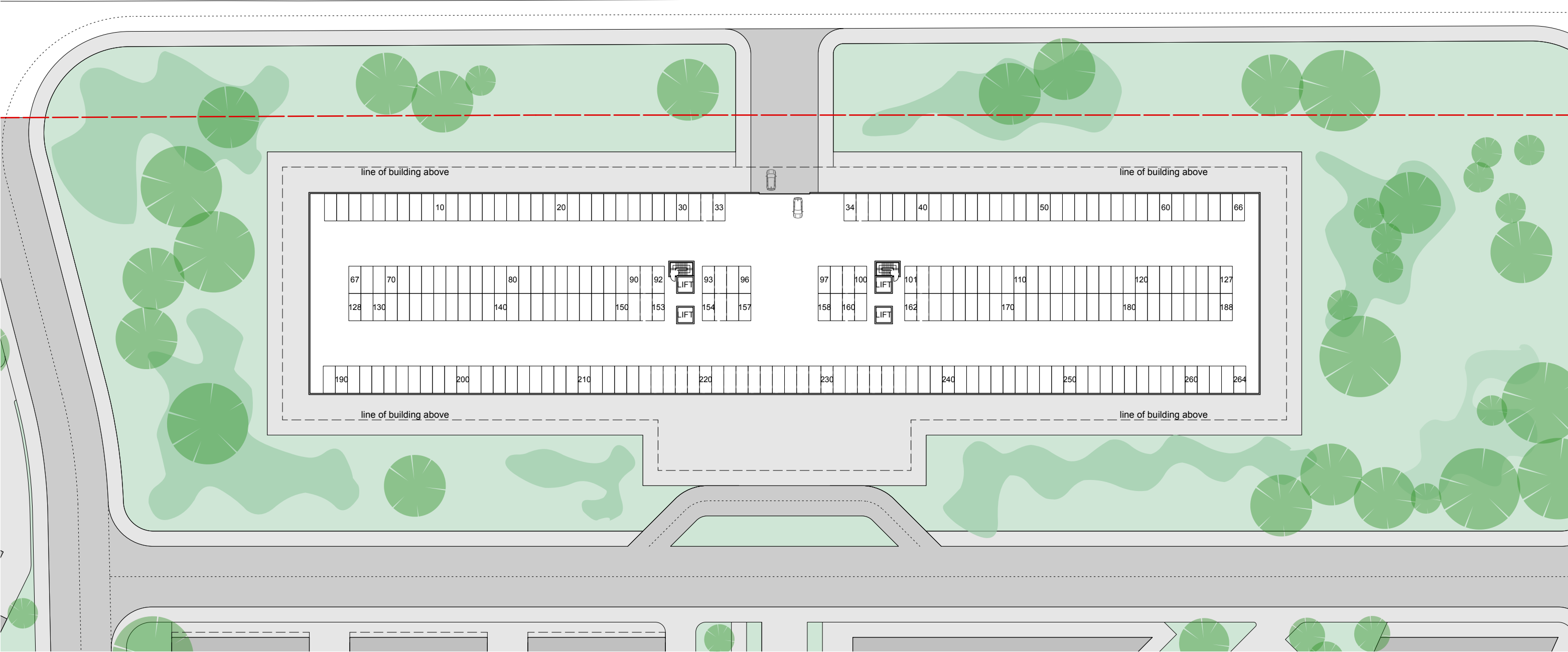
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ABN 96 630 851 930

Miles Franklin Drive

Miles Franklin Drive



PROPOSED HOTEL GARAGE FLOOR PLAN  
1.750

ROBERT HARWOOD ARCHITECTS

PROJECT AND LOCATION  
LOT 35 DP 878862 Miles Franklin Drive  
Talbingo NSW

DATE  
22 MAR 23

DRAWING STAGE  
MASTERPLAN CONCEPT DRAWINGS  
DRAWING DESCRIPTION  
PROPOSED HOTEL GARAGE  
FLOOR PLAN

DRAWING NUMBER  
PL 24  
SCALE  
1.750

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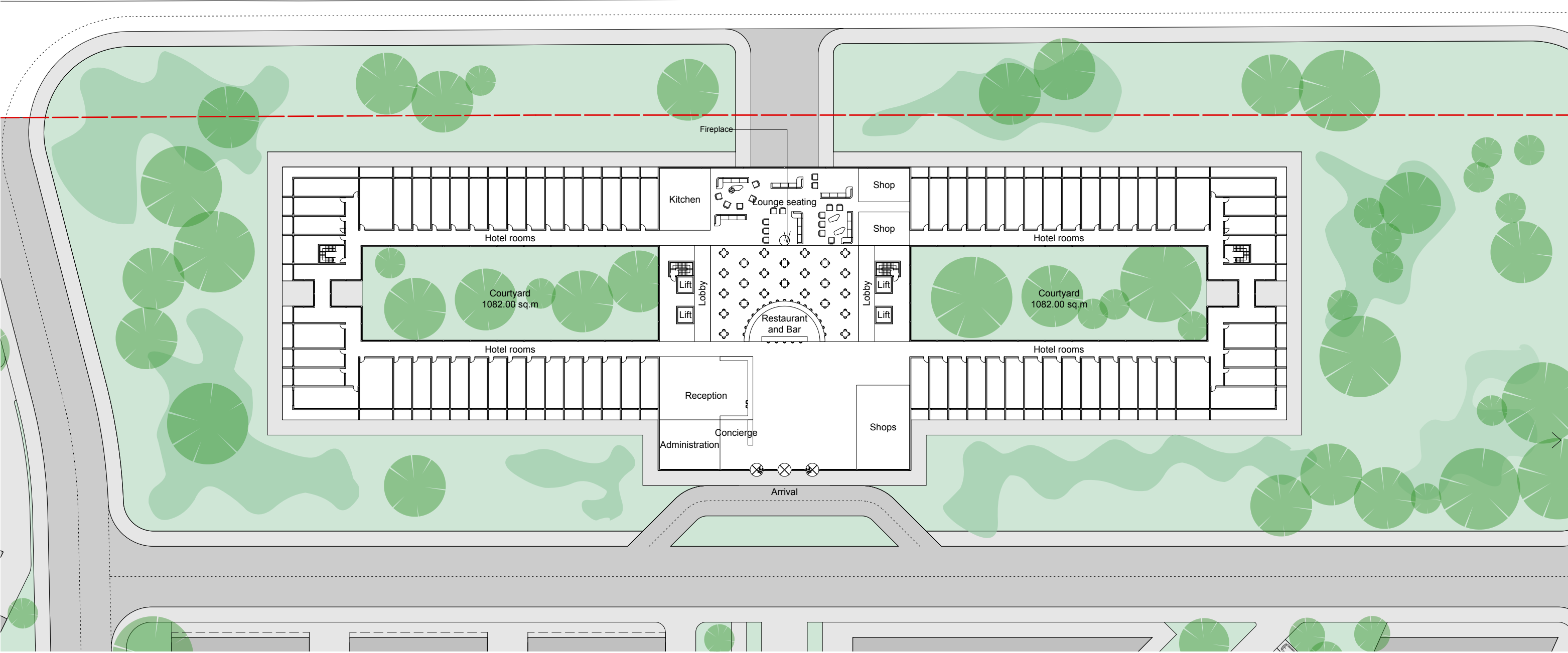
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ABN 96 630 851 930



Miles Franklin Drive

Miles Franklin Drive



PROPOSED HOTEL GROUND FLOOR PLAN  
1.750

ROBERT HARWOOD ARCHITECTS

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Talbingo NSW

DATE

22 MAR 23

DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED HOTEL GROUND  
FLOOR PLAN

DRAWING NUMBER

PL 25

SCALE

1.750

SERVICES PROVIDED BY

ROBERT HARWOOD ARCHITECTS  
0414551550

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[WWW.ROBERTHARWOODARCHITECTS.COM](http://WWW.ROBERTHARWOODARCHITECTS.COM)

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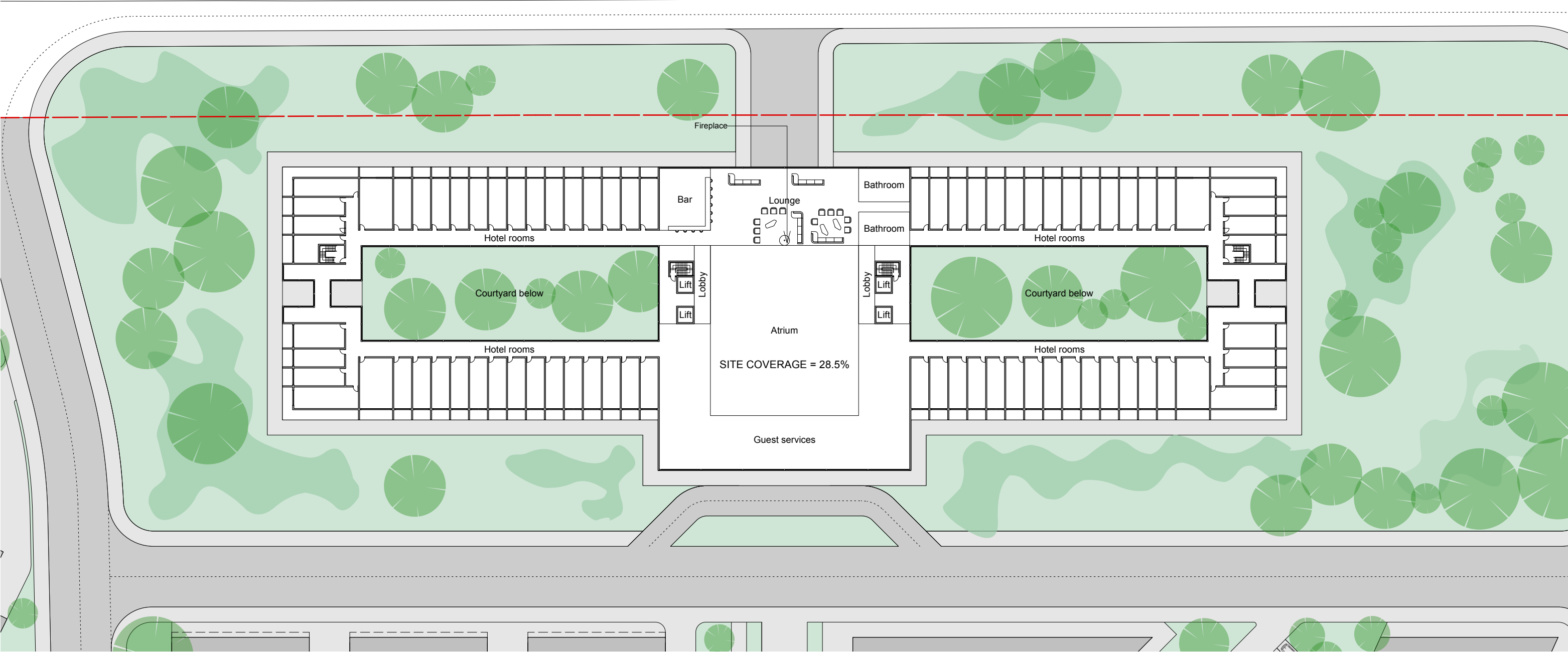
18 BAY RD SANDRINGHAM VIC 3191

REGISTERED  
ARCHITECT:  
VICTORIA 14450  
NSW 8367  
UK 072397E

ABN 96 630 851 930

Miles Franklin Drive

Miles Franklin Drive



PROPOSED HOTEL FIRST AND SECOND  
FLOOR PLANS  
1.750

ROBERT HARWOOD ARCHITECTS

PROJECT AND LOCATION

LOT 35 DP 878862 Miles Franklin Drive  
Talbingo NSW

DATE

22 MAR 23

DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED HOTEL FIRST AND SECOND  
FLOOR PLANS

DRAWING NUMBER

PL 26

SCALE

1.750

SERVICES PROVIDED BY

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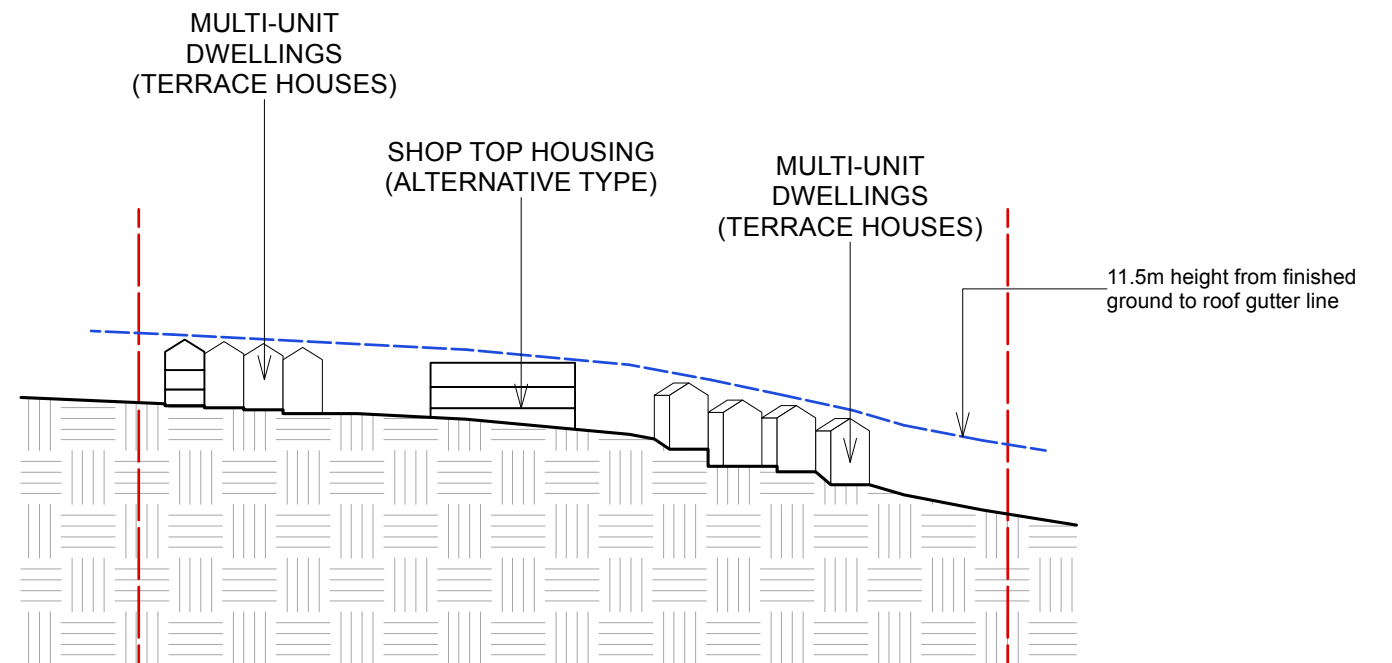
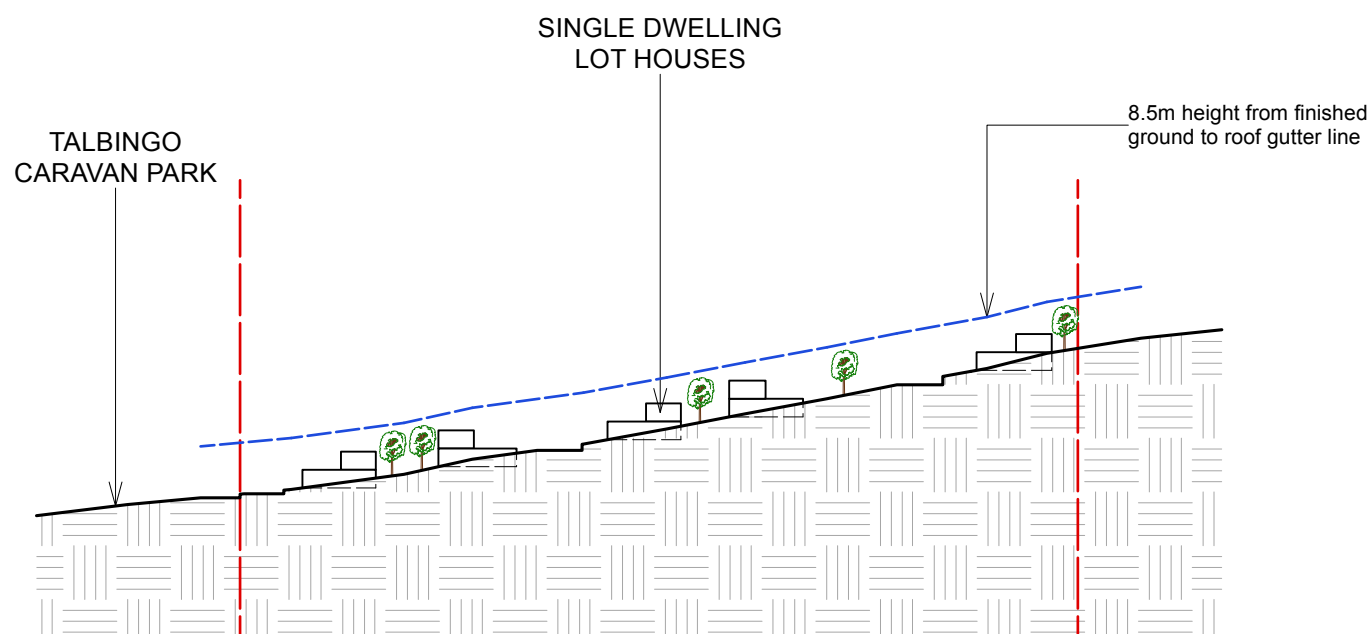
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## PROPOSED SITE SECTIONS

1.2500

ROBERT HARWOOD ARCHITECTS

### PROJECT AND LOCATION

LOT 35 DP 878862 Miles Franklin Drive  
Talbingo NSW

### DATE

22 MAR 23

### DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

### DRAWING DESCRIPTION

PROPOSED SITE SECTIONS

### DRAWING NUMBER

PL 27

### SCALE

1.750

### SERVICES PROVIDED BY

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ABN 96 630 851 930



PROPOSED SHADOW DIAGRAMS  
21 DECEMBER AT 9AM  
1.2500

ROBERT HARWOOD ARCHITECTS

PROJECT AND LOCATION  
LOT 35 DP 878862 Miles Franklin Drive  
Talbingo NSW

DATE  
22 MAR 23

DRAWING STAGE  
MASTERPLAN CONCEPT DRAWINGS  
DRAWING DESCRIPTION  
PROPOSED SHADOW DIAGRAMS  
21 DECEMBER AT 9AM

DRAWING NUMBER  
SH 01  
SCALE  
1.2500

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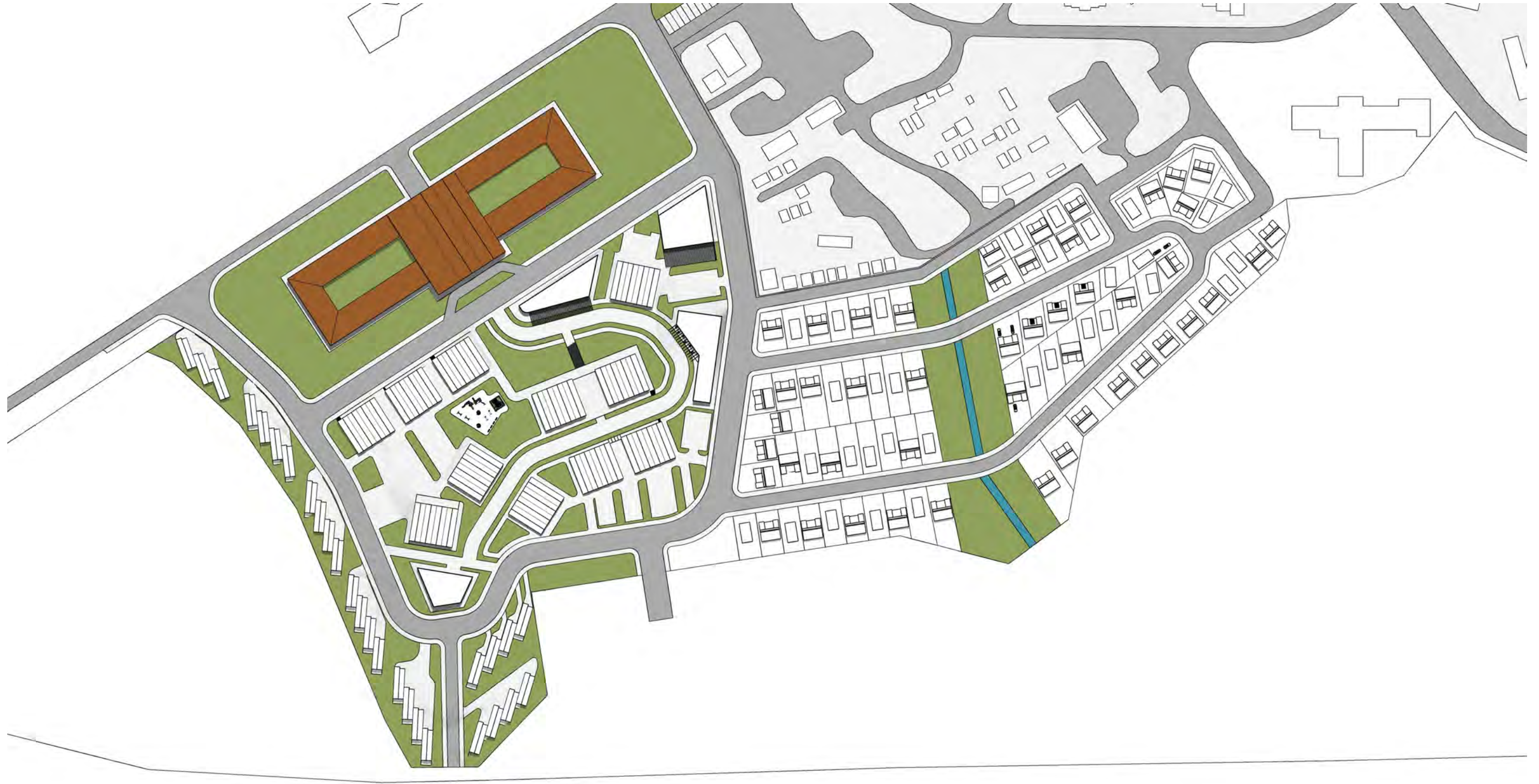
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PROPOSED SHADOW DIAGRAMS  
21 DECEMBER AT 12PM  
1.2500

ROBERT HARWOOD ARCHITECTS

PROJECT AND LOCATION

LOT 35 DP 878862 Miles Franklin Drive  
Talbingo NSW

DATE

22 MAR 23

DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED SHADOW DIAGRAMS  
21 DECEMBER AT 12PM

DRAWING NUMBER

SH 02

SCALE

1.2500

SERVICES PROVIDED BY

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PROPOSED SHADOW DIAGRAMS  
21 DECEMBER AT 3PM  
1.2500

ROBERT HARWOOD ARCHITECTS

PROJECT AND LOCATION  
LOT 35 DP 878862 Miles Franklin Drive  
Talbingo NSW

DATE  
22 MAR 23

DRAWING STAGE  
MASTERPLAN CONCEPT DRAWINGS  
DRAWING DESCRIPTION  
PROPOSED SHADOW DIAGRAMS  
21 DECEMBER AT 3PM

DRAWING NUMBER  
SH 03  
SCALE  
1.2500

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PROPOSED SHADOW DIAGRAMS  
21 JUNE AT 9AM  
1.2500

ROBERT HARWOOD ARCHITECTS

PROJECT AND LOCATION

LOT 35 DP 878862 Miles Franklin Drive  
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DATE

22 MAR 23

DRAWING STAGE

MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

PROPOSED SHADOW DIAGRAMS  
21 JUNE AT 9AM

DRAWING NUMBER

SH 04

SCALE

1.2500

SERVICES PROVIDED BY

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PROPOSED SHADOW DIAGRAMS  
21 JUNE AT 12PM  
1.2500

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DRAWING STAGE

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21 JUNE AT 12PM

DRAWING NUMBER

SH 05

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MASTERPLAN CONCEPT DRAWINGS

DRAWING DESCRIPTION

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21 JUNE AT 3PM

DRAWING NUMBER

SH 06

SCALE

1.2500

SERVICES PROVIDED BY

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