

NO. 23 (LOT 1) WEBSTERS RD, TEMPLESTOWE VIC. 3106

This Planning submission for double storey dwelling development at the site known as No. 23 (Lot 1) Webster Road, Templestowe VIC 3106.

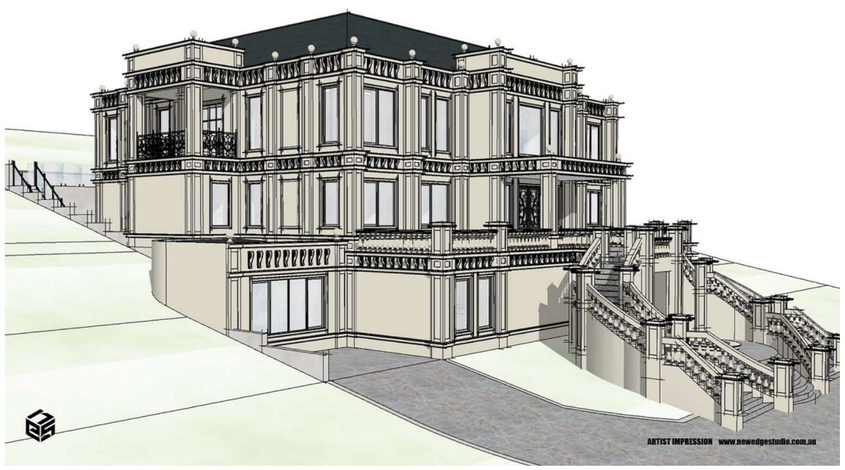
The façade embodies the timeless elegance of Classic Georgian architecture, defined by its symmetrical, proportions, and refined detailing. The design features stately columns, decorative cornices, and elegant balustrades, all arranged within a perfectly balanced composition that reflects the grace and formality of the Georgian tradition. The façade conveys a sense of quiet prestige and enduring value, making it an ideal statement for those who appreciate heritage aesthetics blended with modern sophistication.

Thoughtfully adapted to a sloped site, the design introduces a tiered layout anchored by a grand, processional staircase that enhances both curb appeal and spatial drama. Expansive glazed panels are subtly integrated into the classical structure, inviting natural light deep into the interior while framing sweeping views of the surrounding landscape. This concept goes beyond visual elegance-it embodies a lifestyle of refined luxury, where architectural legacy meets contemporary comfort. The design motive and material selection were heavily inspired by a mix of newer developments in the area and the Georgian homes nearby.

We hope to inspire future developments in the area with similar architectural features and design intent allowing for the progress and development of Templestowe Road.

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S10 - LANDSCAPE PLAN
S11 - COLOURS & MATERIALS







COVER PAGE
SCALE: N.T.S

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PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 23 (LOT 1) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS: --------

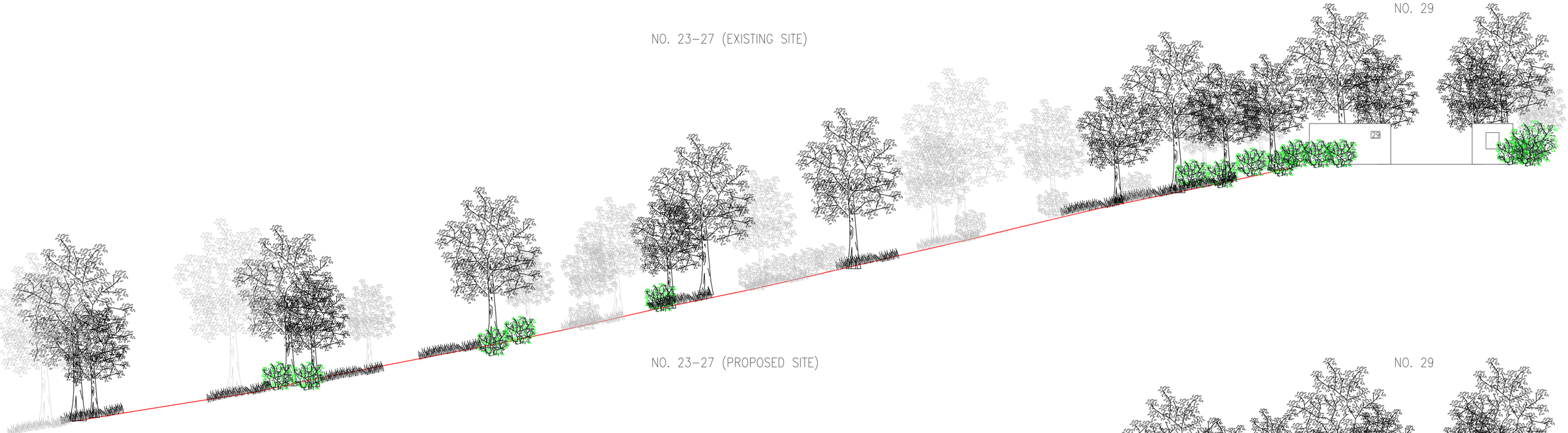
ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
20-05-2025	1	TO-AS	FINAL DRAWING	G.M.	-.-
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	0				
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	0				

DRAWING TYPE: FINAL DRAWING
SCALE: NTS @ A1
SHEET NAME: COVER PAGE
JOB ID: 1WEBS
SHEET NO: 01 of 11

NO. 23–27 (EXISTING SITE)

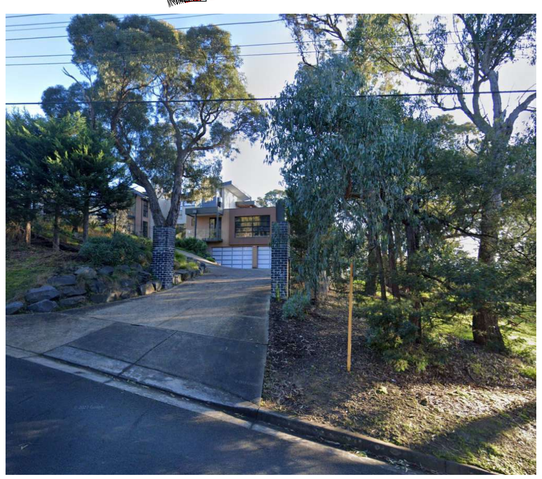
NO. 29



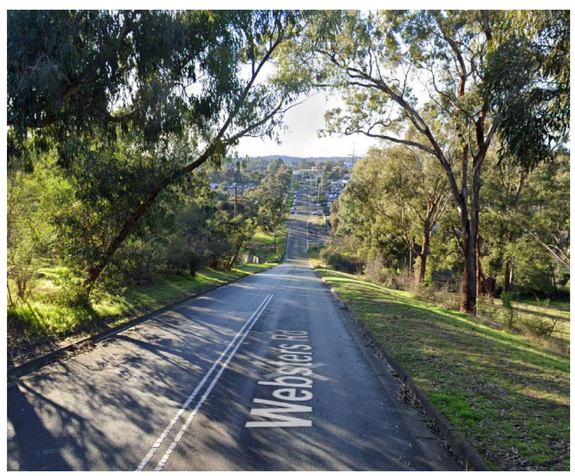
NO. 23–27 (PROPOSED SITE)

NO. 29

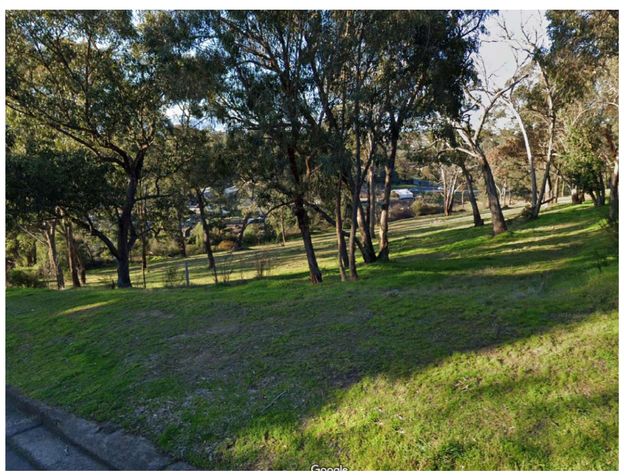




NORTH OF SUBJECT SITE



EAST OF SUBJECT SITE



SOUTH OF SUBJECT SITE



WEST OF SUBJECT SITE

STREETSCAPE

SCALE: NTS

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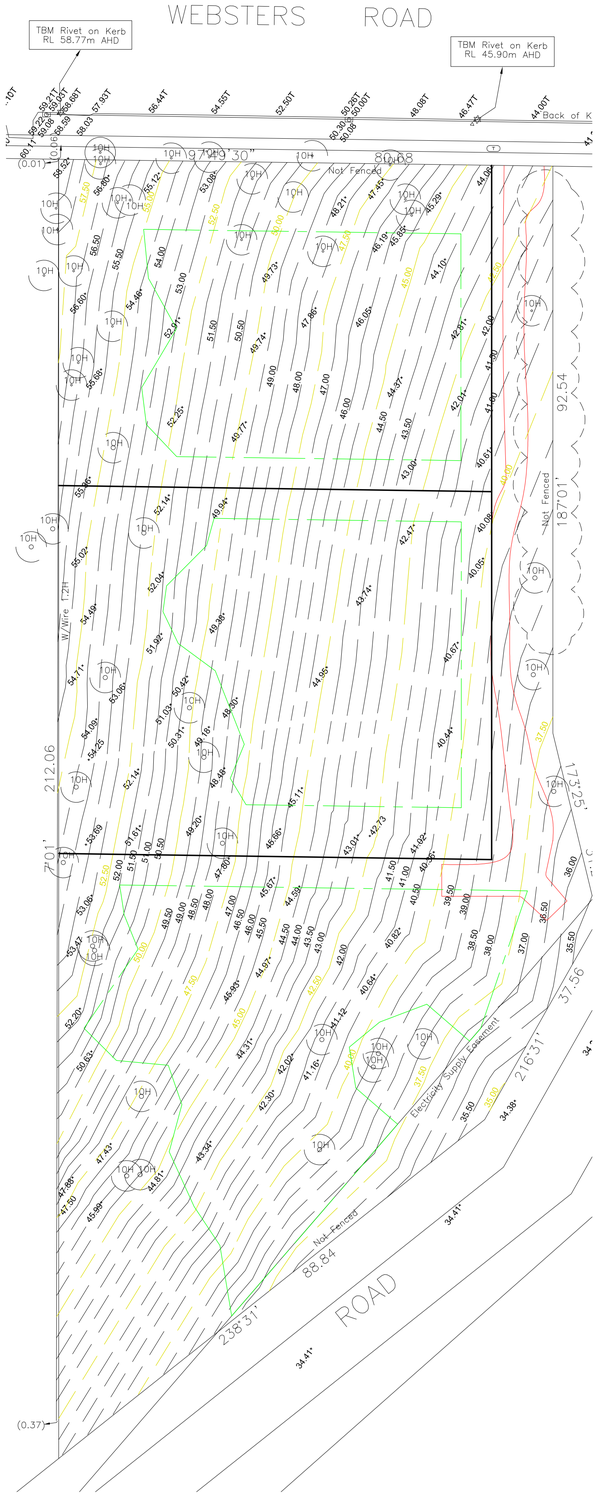
ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

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DRAWING TYPE: FINAL DRAWING
SCALE: NTS @ A1
SHEET NAME: STREETSCAPE
JOB ID: 1WEBS
SHEET NO: 02 of 11

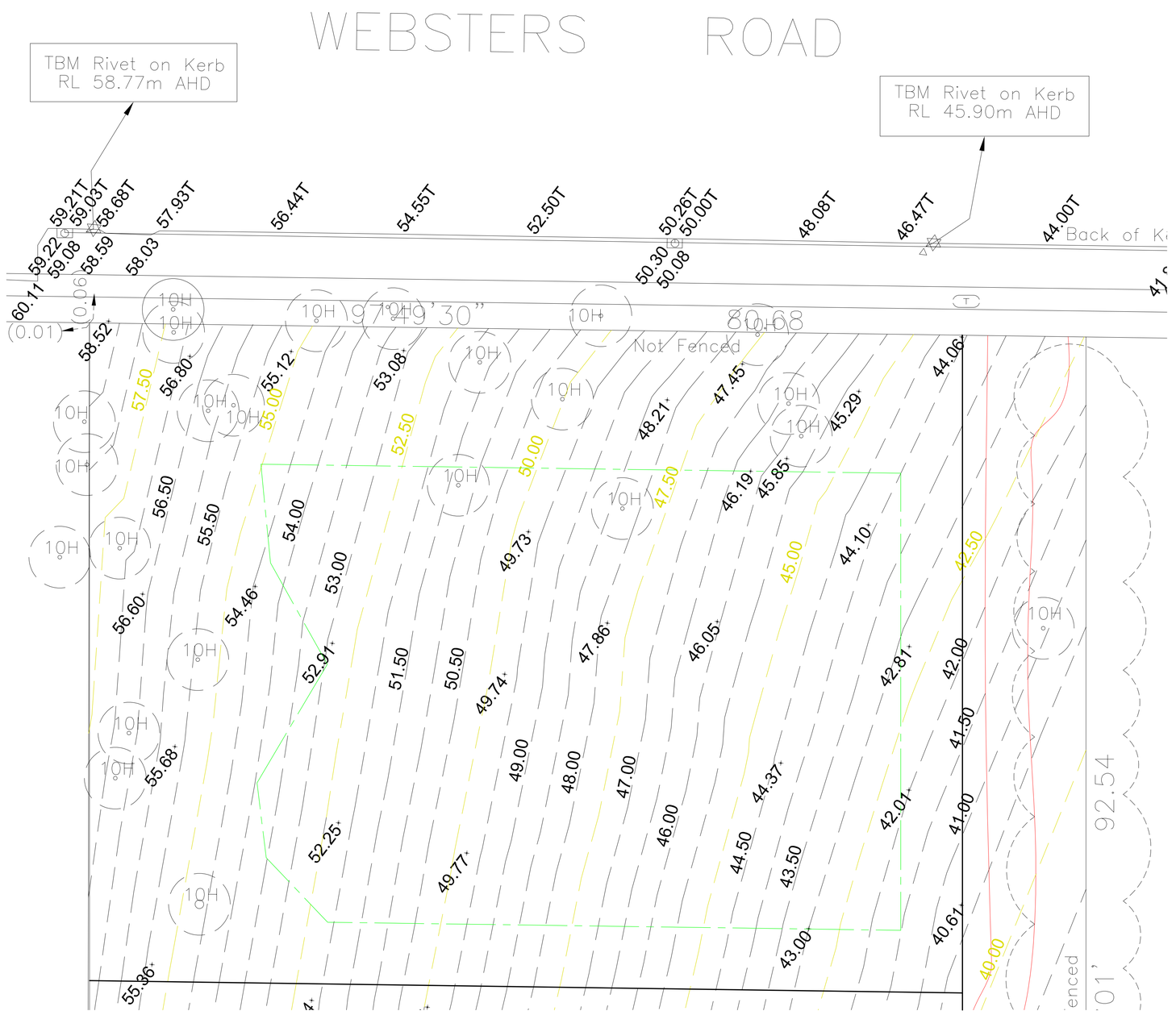
LEGEND:

- EXISTING VEGETATION & STRUCTURE TO BE DEMOLISHED



1,2 & 3 WEBS – EXISTING SITE CONDITION

SCALE: 1:500



1WEBS – EXISTING SITE CONDITION

SCALE: 1:200

EXISTING SITE CONDITION

SCALE: 1:100

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FACADE: CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
20/05/2025	1	TD+D	FINAL DRAWING	DJH	-,-
	0				
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	0				
	0				
	0				

DRAWING TYPE: FINAL DRAWING
SCALE: AS SHOWN @ A1
SHEET NAME: EXISTING SITE CONDITION
JOB ID: 1WEBS
SHEET NO: 03 of 11

IMPORTANT NOTES: (LAND HAS NOT BEEN REGISTERED IN THE TITLE OFFICE)

THIS ALLOTMENT HAS NOT SETTLED OR TITLED AND PARTICULARS WERE NOT AVAILABLE DURING THE SITING AND THE CONCEPTION OF THIS DESIGN. THE SCENARIO BELOW MAY REQUIRE THE EXISTING DESIGN TO CHANGE FOR IT TO COMPLY WITH THE ALLOTMENT TITLE RESTRICTIONS.

1. AN ADDITIONAL REQUIREMENTS FROM THE FOLLOWING DOCUMENTS MAY BE IMPOSED ON THIS ALLOMENT, ADDITIONAL CHANGES TO THE PLAN MAY BE REQUIRED IF APPLICABLE.
   - PLAN OF SUBDIVISION (RESTRICTIVE COVENANTS)
   - MEMORANDUM OF COMMON PROVISION
   - BUILDING ENVELOPE
   - COVENANTS
   - TRANSFER OF LAND
   - MORTGAGE OF LAND
   - CAVEATS
   - OTHER UNREFERENCED DOCUMENTS

IMPORTANT NOTE: DEVELOPER APPROVAL REQUIREMENT IS UNKNOWN!

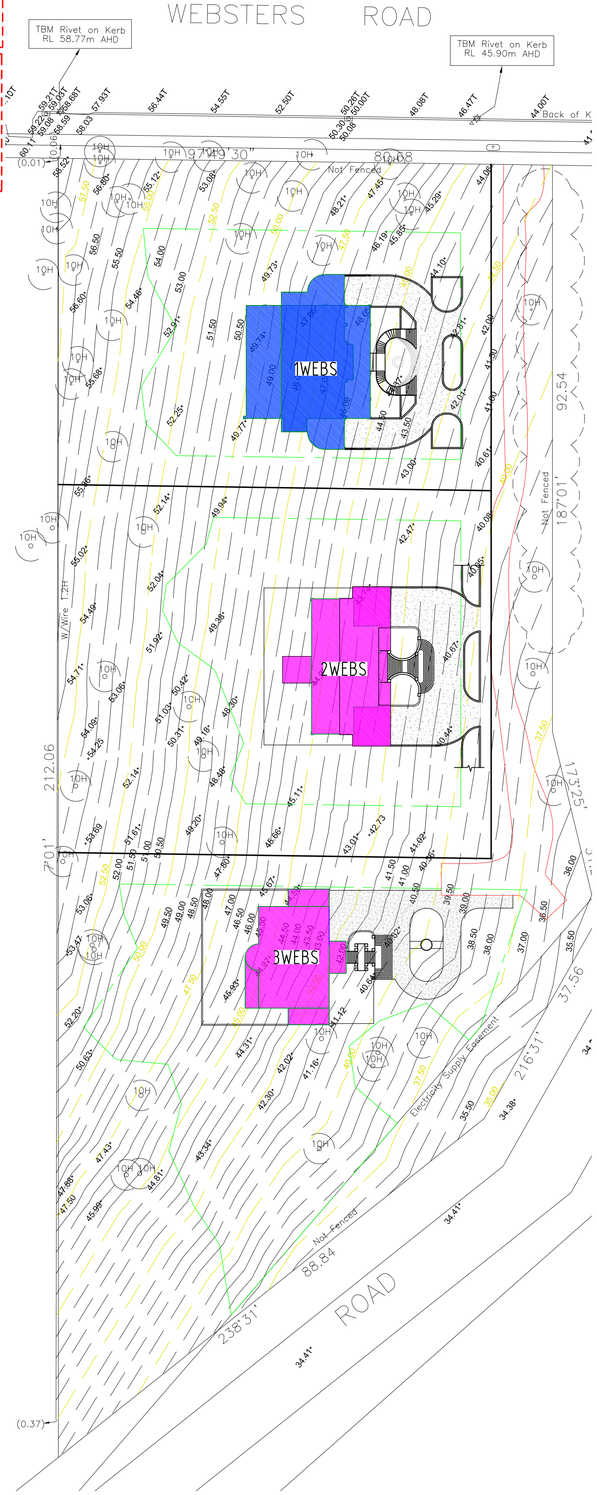
AS OF THE STAGE OF THIS PROJECT THE DEVELOPER APPROVAL NOT KNOWN TO BE REQUIRED, AS DOES IT NOT INDICATE IN THE AVAILBLE REGISTERED PARTICULARS IN THE TITLE. A FURTHER INVESTIGATION FROM THE COUNCIL AND THE DEVELOPER WILL BE REQUIRED TO DETERMINE THE DEVELOPERS APPROVAL.

1. IF THE DEVELOPER APPROVAL IS REQUIRED:
   - ADDITIONAL CHANGES MAY NEED TO BE APPLIED TO COMPLY WITH THE DEVELOPERS REQUIREMENTS.
   - THE PROJECT MUST OBTAIN DEVELOPERS APPROVAL.
2. IF THE DEVELOPER APPROVAL IS NOT REQUIRED,
   - NO ADDITIONAL ACTION REQUIRED.

HATCH LEGENDS:

HATCHED AREA DENOTE AS PROPOSED DWELLING

HATCHED AREA DENOTE AS ADJOINING PROPOSED DWELLING



1,2 & 3 WEBS – PROPOSED SITE
SCALE: 1:500

LEVEL SCHEDULE (WAFFLE SLAB ONLY)						
CUT LEVEL		FINISH FLOOR LEVEL		SLAB PROFILE		
DWELLING CUT LEVEL	49.200	DWELLING F.F.L.	49.600	SLAB THICKNESS	100	mm
				SLAB FREEBOARD	400	mm
ALFRESCO CUT LEVEL:	49.050	ALFRESCO F.F.L.	49.450	ALFRESCO STEP DOWN	150	mm
PORCH CUT LEVEL:	49.050	PORCH F.F.L.	49.450	PORCH STEP DOWN	150	mm
VERANDAH CUT LEVEL:	49.050	VERANDAH F.F.L.	49.450	VERANDAH STEP DOWN	150	mm

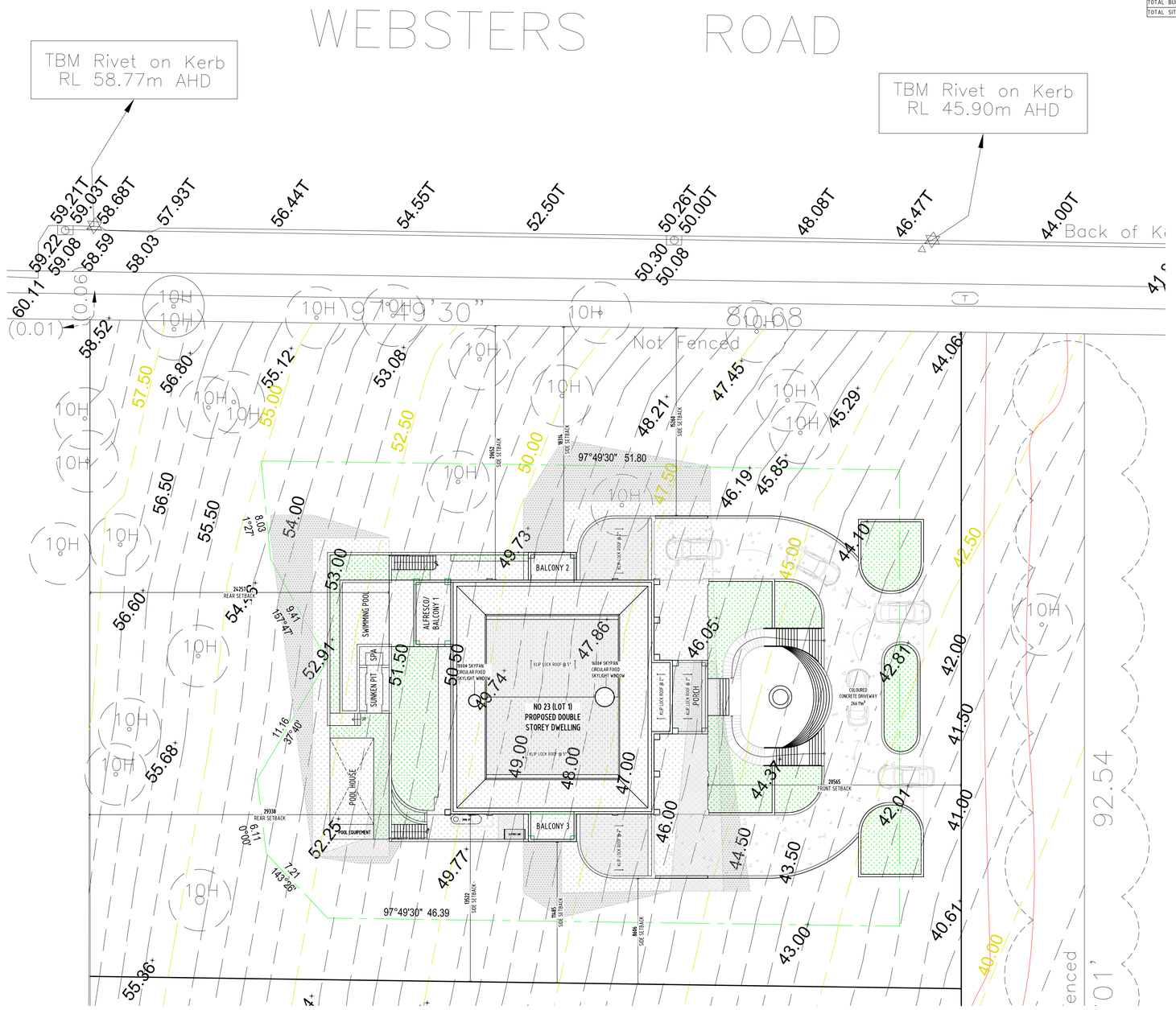
LEVEL SCHEDULE (RAFT SLAB ONLY)						
CUT LEVEL		FINISH FLOOR LEVEL		SLAB PROFILE		
BASEMENT CUT LEVEL	46.90	BASEMENT F.F.L.	46.200	SLAB THICKNESS	100	mm

BUILDING AREA				
BASEMENT	364.75	m²	39.26	sqs
STAIRS/STEPS	44.86	m²	4.83	sqs
-	0	m²	0.00	sqs
GROUND FLOOR	332.39	m²	35.78	sqs
PORCH	17.10	m²	1.84	sqs
VERANDAH	8.71	m²	0.94	sqs
ALFRESCO	27.00	m²	2.91	sqs
-	0	m²	0.00	sqs
UPPER FLOOR	324.12	m²	34.89	sqs
BALCONY	44.42	m²	4.78	sqs
TOTAL BUILD AREA	1163.35	m²	125.23	sqs

SITE ANALYSIS		
ALLOTMENT AREA	4004	m²
OFF STREET CAR PARKING	5	No.
SECLUDED PRIVATE OPEN SPACE	2513.49	m²
TOTAL PRIVATE OPEN SPACE	2685.75	m²
PERMEABLE AREA	2685.75	m²
PERMEABLE AREA PERCENTAGE	67.08	%
GARDEN SPACE AREA	2685.75	m²
GARDEN SPACE PERCENTAGE	67.08	%
TOTAL BUILDING COVERAGE	385.20	m²
TOTAL SITE COVERAGE	9.62	%

SITE PLAN LEGEND

- METER BOX
- GAS METER
- EXTERNAL TAP
- HOT WATER SYSTEM
- INSTANTANEOUS HOT WATER SYSTEM
- LETTER BOX
- (DP) DOWN PIPE / (SP) SPREADER
- CLOTHES LINE
- WHIRLYBIRD
- EXTERNAL FLUE
- AREA TO BE FILLED
- AREA TO BE CUT
- 45° BATTER LINE



1WEBS – PROPOSED SITE
SCALE: 1:200

SITE PLAN
SCALE: 1:200

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PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 23 (LOT 1) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS: --------

ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
20-05-2025	1	TOAS	FINAL DRAWING	G.M.	--
	0				
	0				
	0				
	0				
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DRAWING TYPE: FINAL DRAWING
SCALE: 1:200 @ A1
SHEET NAME: SITE PLAN
JOB ID: 1WEBS
SHEET NO: 04 of 11

IMPORTANT NOTES: (CONSTRUCTION NOTES)

1. SMOKE DETECTORS MUST BE INTERCONNECTED
2. THE POWDER ROOM, W.C. ENSUITE, AND BATHROOM DOORS MUST HAVE LIFT OFF HINGES CAPABLE OF BEING REMOVED FROM THE OUTSIDE WHEN THE DOOR IS IN THE CLOSED POSITION.
3. ARTICULATION JOINT TO BE SPECIFIED BY ENGINEER IF THE SITE IS CLASS M TO P.
4. IF ACC CLADDING IN USE, REFER TO INSTRUCTION MANUAL AND PRODUCT INFORMATION THAT HAS BEEN SUBMITTED ALONG WITH THIS DRAWING.
5. EXHAUST FAN
   - MECHANICAL EXHAUST FAN IN W.C. ENSUITE, LAUNDRY, AND KITCHEN ARE PROVIDE MUST BE DUCTED TO OPEN AIR.
   - BATHROOM OR SANITARY COMPARTMENT EXHAUST FLOW RATE - 25L/S
   - KITCHEN OR LAUNDRY EXHAUST FLOW RATE - 40L/S
5. DOWN PIPES
   - DOWNPIPES TO BE MIN 100mm X 50mm OR 90mm DIAMETER AND TO BE APART MAXIMUM OF 12m.
6. PROVIDE 1m MINIMUM HIGH BALUSTRADE FROM THE FFL TO ALL OF THE PLATFORM THAT HAS A POTENTIAL FALL HEIGHT OF 1m AND ABOVE.

IMPORTANT NOTES: BOX GUTTER IS USED ON THE BUILDING

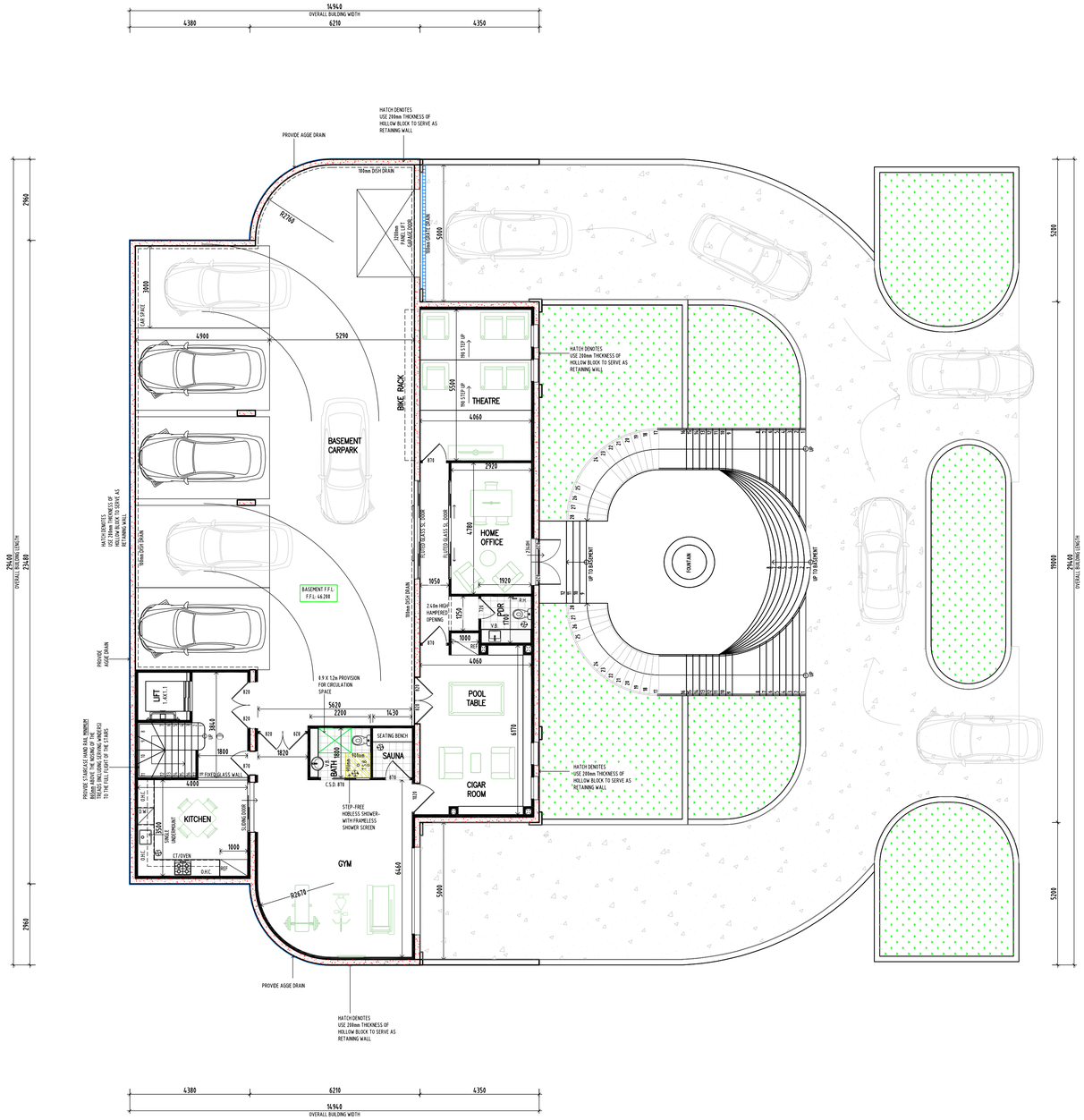
- ROOF PLUMBER TO BUILD THE GUTTER, AND BOX GUTTER IN ACCORDANCE WITH NCC 2019, AS/NZS 3500.3-2015, AS/NZS 1562.1-1992, SA HB 39-2015, HB 194-1998.
- THE DOWN PIPES, BOX GUTTER, AND SUMP ARE NOMINAL ONLY. ROOF PLUMBER TO ENSURE THE INSTALLATION IS IN COMPLIANCE WITH THE STANDARD.
- CARPENTER TO ENSURE PROVISION OF WIDTH AND DEPTH FOR THE BOX GUTTER
- PROVIDE RESIDENTIAL BOX GUTTER WITH MINIMUM OF 200mm WIDTH AND 75mm DEPTH. MINIMUM SUMP DEPTH OF 50mm.
- BOX GUTTER MIN 75mm MINIMUM DEPTH IS TAKEN FROM THE HIGHEST POINT OF THE BOX GUTTER SLOPE

IMPORTANT NOTES: (GENERAL WET AREA NOTES)

- WATER PROOFING INSTALLATION MUST BE IN ACCORDANCE WITH AS 3740-2010
- ALL WET AREAS TO BE WATER PROOFED.
- PROVIDE ONLY NON-DECOMPOSING SUBSTRATE TO WET AREA EG: COMPRESS CEMENT SHEET. NOTE: DO NOT INSTALL PARTICLE BOARD FLOORING TO WET AREA.
- WATER PROOF TRADES TO PROVIDE CERTIFICATION UPON COMPLETION OF WATER PROOFING JOB.

IMPORTANT NOTES: (STAIR CASE HAND RAIL)

PROVIDE STAIRCASE HAND RAIL MINIMUM 865mm ABOVE THE NOSING OF THE TREADS (INCLUDING SERVING WINDERS) TO THE FULL FLIGHT OF THE STAIRS



LEGEND

EP	ELECTRICAL PILL
GM	GAS METER
SD	SMOKE DETECTORS (TO BE INTERCONNECTED)
MV	MECHANICAL VENTILATION
T	EXTERNAL TAP
HWS	HOT WATER SYSTEM (R/A3.1)
HWS	INSTANTANEOUS HOT WATER SYSTEM (R/A3.1)
RWT	RAIN WATER TANK
R.A.I.	RETURN AIR (R.A.)
⊕	DOWN PIPES (DP) SPREADER PIPE (DP) RAIN WATER HEAD (RWH)
AJ	ARTICULATION JOINT
SP	GAS POINT
CW	COLD WATER POINT
P.B.S.U. PAU PAVING	BASE SUNKEN / T.B.S.U. TILED BASE SUNKEN

BASEMENT PLAN

SCALE: 1:100

ELEVATIONS D/10 C/34 A/28 B/36

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	0				
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	0				
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DRAWING TYPE: FINAL DRAWING
SCALE: 1:100 @ A1
SHEET NAME: BASEMENT PLAN
JOB ID: 1WEBS
SHEET NO: 05 of 11

IMPORTANT NOTES: (CONSTRUCTION NOTES)

1. SMOKE DETECTORS MUST BE INTERCONNECTED
2. THE POWDER ROOM, W.C. ENSUITE, AND BATHROOM DOORS MUST HAVE LIFT OFF HINGES CAPABLE OF BEING REMOVED FROM THE OUTSIDE WHEN THE DOOR IS IN THE CLOSED POSITION.
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- BOX GUTTER MIN 75mm MINIMUM DEPTH IS TAKEN FROM THE HIGHEST POINT OF THE BOX GUTTER SLOPE

IMPORTANT NOTES: GLAZING BALUSTRADE NOTES)

- PROVIDE A STEEL PERIMETER RAIL ABOVE THE GLAZING.
- THE BALUSTRADE GLAZING TO COMPLY WITH AS 1288-2006
- GLAZING CERTIFICATE WILL BE REQUIRED FROM THE GLAZIER INSTALLER COMPLYING WITH AS 1288-2006

IMPORTANT NOTES: (BALCONY WATER PROOFING NOTES)

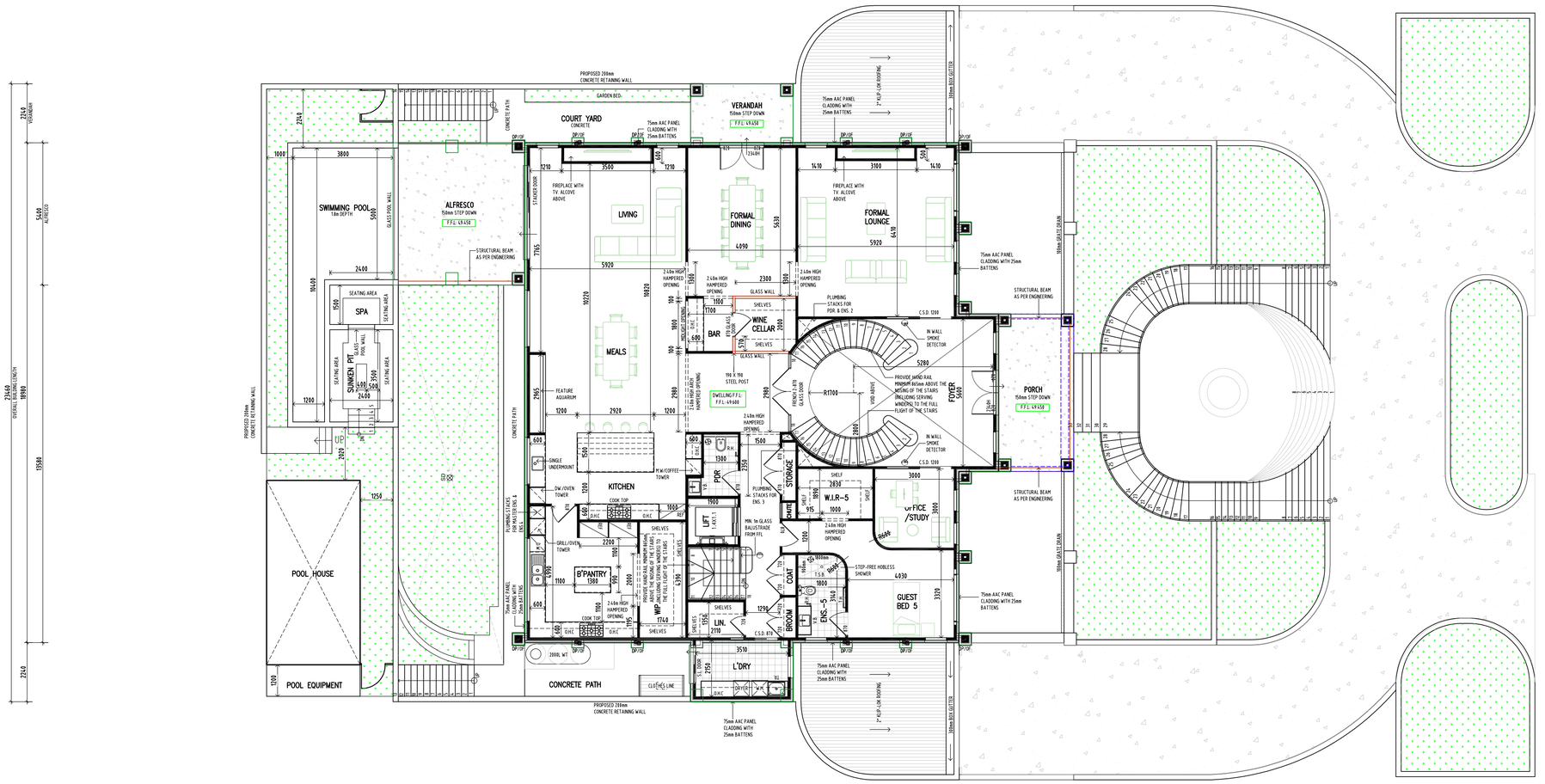
- BALCONY TO BE WATER PROOFED IN ACCORDANCE WITH AS-4654.1 and AS-4654.2 2012
- PROVIDE ONLY NON-DECOMPOSING SUBSTRATE TO BALCONY & ALFRESCO EG. COMPRESS CEMENT SHEET. NOTE: DO NOT INSTALL PARTICLE BOARD FLOORING TO WET AREA.
- WATER PROOF TRADES TO PROVIDE CERTIFICATION UPON COMPLETION OF WATER PROOFING JOB.

IMPORTANT NOTES: (GENERAL WET AREA NOTES)

- WATER PROOFING INSTALLATION MUST BE IN ACCORDANCE WITH AS 3740-2010
- ALL WET AREAS TO BE WATER PROOFED.
- PROVIDE ONLY NON-DECOMPOSING SUBSTRATE TO WET AREA EG. COMPRESS CEMENT SHEET. NOTE: DO NOT INSTALL PARTICLE BOARD FLOORING TO WET AREA.
- WATER PROOF TRADES TO PROVIDE CERTIFICATION UPON COMPLETION OF WATER PROOFING JOB.

IMPORTANT NOTES: (STAIR CASE HAND RAIL)

PROVIDE STAIRCASE HAND RAIL MINIMUM 865mm ABOVE THE NOSING OF THE TREADS (INCLUDING SERVING WINDERS) TO THE FULL FLIGHT OF THE STAIRS.



GROUND FLOOR PLAN

SCALE: 1:100

ELEVATIONS

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DESIGN | PLAN | PERMIT | DEVELOP
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PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 23 (LOT 1) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS: --------
ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
20-05-2025	1	TO AS	FINAL DRAWING	GN.	-.-
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	0				
	0				
	0				

DRAWING TYPE: FINAL DRAWING
SCALE: 1:100 @ A1
SHEET NAME: GROUND FLOOR PLAN
JOB ID: 1WEBS
SHEET NO: 06 of 11

IMPORTANT NOTES: (CONSTRUCTION NOTES)

1. SMOKE DETECTORS MUST BE INTERCONNECTED
2. THE POWDER ROOM, W.C. ENSUITE, AND BATHROOM DOORS MUST HAVE LIFT OFF HINGES CAPABLE OF BEING REMOVED FROM THE OUTSIDE WHEN THE DOOR IS IN THE CLOSED POSITION.
3. ARTICULATION JOINT TO BE SPECIFIED BY ENGINEER IF THE SITE IS CLASS M TO P.
4. IF ACC CLADDING IN USE, REFER TO INSTRUCTION MANUAL AND PRODUCT INFORMATION THAT HAS BEEN SUBMITTED ALONG WITH THIS DRAWING.
5. EXHAUST FAN
   - MECHANICAL EXHAUST FAN IN W.C. ENSUITE, LAUNDRY, AND KITCHEN ARE PROVIDE MUST BE DUCTED TO OPEN AIR.
   - BATHROOM OR SANITARY COMPARTMENT EXHAUST FLOW RATE - 25L/S
   - KITCHEN OR LAUNDRY EXHAUST FLOW RATE - 40L/S
5. DOWN PIPES
   - DOWNPIPES TO BE MIN 100mm X 50mm OR 90mm DIAMETER AND TO BE APART MAXIMUM OF 12m
6. PROVIDE 1m MINIMUM HIGH BALUSTRADE FROM THE FFL TO ALL OF THE PLATFORM THAT HAS A POTENTIAL FALL HEIGHT OF 1m AND ABOVE.

IMPORTANT NOTES BOX GUTTER IS USED ON THE BUILDING

- ROOF PLUMBER TO BUILD THE GUTTER, AND BOX GUTTER IN ACCORDANCE WITH NCC 2019, AS/NZS 3500.3-2015, AS/NZS 1562.1-1992, SA HB 39-2015, HB 116-1998.
- THE DOWN PIPES, BOX GUTTER, AND SUMP ARE NOMINAL ONLY. ROOF PLUMBER TO ENSURE THE INSTALLATION IS IN COMPLIANCE WITH THE STANDARD.
- CARPENTER TO ENSURE PROVISION OF WIDTH AND DEPTH FOR THE BOX GUTTER
- PROVIDE RESIDENTIAL BOX GUTTER WITH MINIMUM OF 200mm WIDTH AND 75mm DEPTH. MINIMUM SUMP DEPTH OF 50mm.
- BOX GUTTER MIN 75mm MINIMUM DEPTH IS TAKEN FROM THE HIGHEST POINT OF THE BOX GUTTER SLOPE

IMPORTANT NOTES: GLAZING BALUSTRADE NOTES)

- PROVIDE A STEEL PERIMETER RAIL ABOVE THE GLAZING.
- THE BALUSTRADE GLAZING TO COMPLY WITH AS 1288-2006
- GLAZING CERTIFICATE WILL BE REQUIRED FROM THE GLAZIER INSTALLER COMPLYING WITH AS 1288-2006

IMPORTANT NOTES: BALCONY WATER PROOFING NOTES)

- BALCONY TO BE WATER PROOFED IN ACCORDANCE WITH AS-4654.1 and AS-4654.2 2012
- PROVIDE ONLY NON-DECOMPOSING SUBSTRATE TO BALCONY & ALFRESCO EG: COMPRESS CEMENT SHEET. NOTE: DO NOT INSTALL PARTICLE BOARD FLOORING TO WET AREA
- WATER PROOF TRADES TO PROVIDE CERTIFICATION UPON COMPLETION OF WATER PROOFING JOB.

IMPORTANT NOTES: GENERAL WET AREA NOTES)

- WATER PROOFING INSTALLATION MUST BE IN ACCORDANCE WITH AS 3740-2010
- ALL WET AREAS TO BE WATER PROOFED.
- PROVIDE ONLY NON-DECOMPOSING SUBSTRATE TO WET AREA EG: COMPRESS CEMENT SHEET. NOTE: DO NOT INSTALL PARTICLE BOARD FLOORING TO WET AREA.
- WATER PROOF TRADES TO PROVIDE CERTIFICATION UPON COMPLETION OF WATER PROOFING JOB.

IMPORTANT NOTES: (STAIR CASE HAND RAIL)

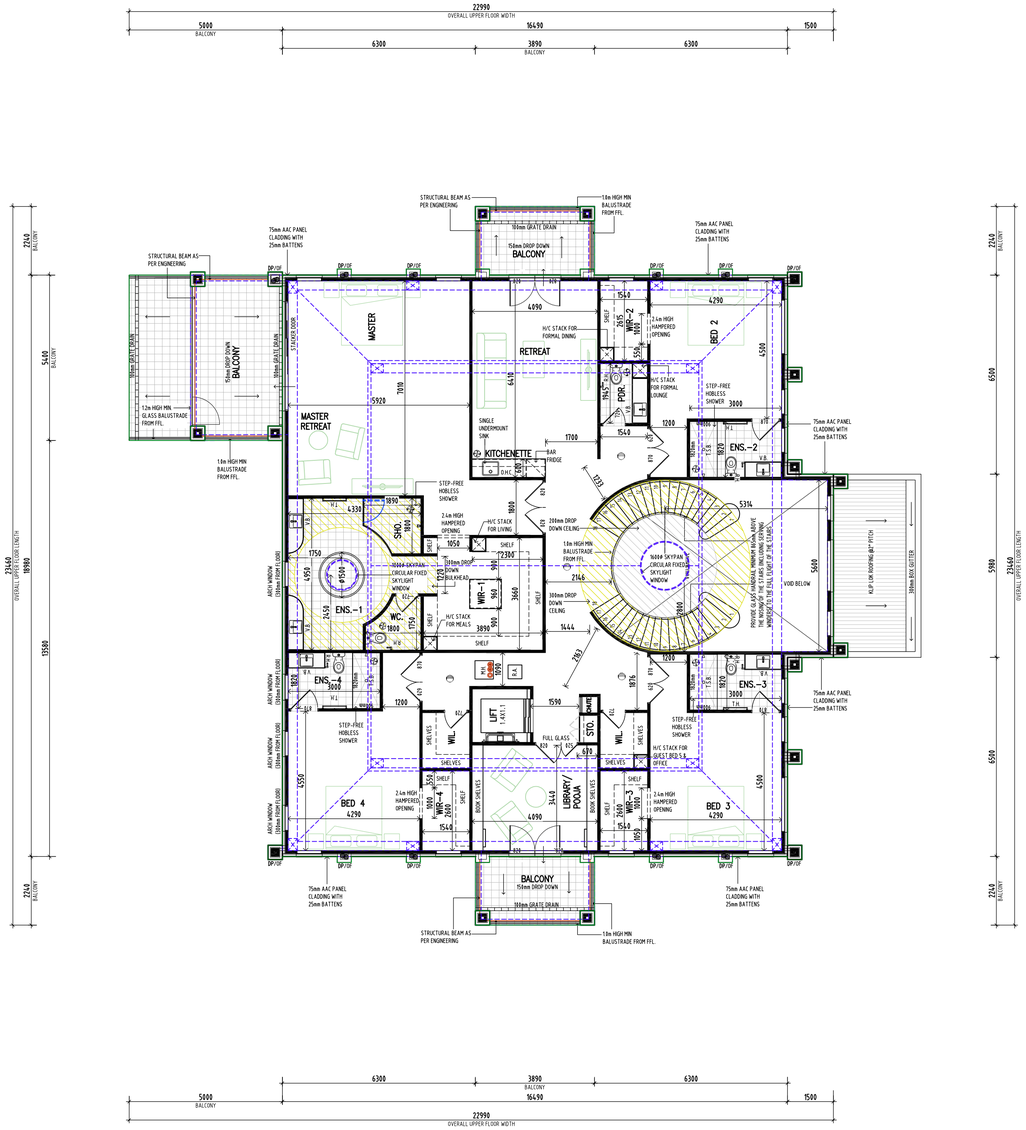
PROVIDE STAIRCASE HAND RAIL MINIMUM 865mm ABOVE THE NOSING OF THE TREADS (INCLUDING SERVING WINDERS) TO THE FULL FLIGHT OF THE STAIRS

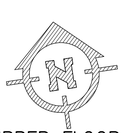
LEGEND:

HATCH AREA DENOTES AS 200mm DROP DOWN CEILING

HATCH AREA DENOTES AS 300mm DROP DOWN CEILING

LEGEND	
EMFS	ELECTRICAL M/B.
GM	GAS METER
SD	SMOKE DETECTORS (TO BE INTERCONNECTED)
MV	MECHANICAL VENTILATION
ET	EXTERNAL TAP
HWS	HOT WATER SYSTEM (N.G.L.)
HWS	INSTANTANEOUS HOT WATER SYSTEM (GAS/E.L.)
R.H.	RAIN HEAD (RH)
R.W.	RETURN AIR (R.A.)
D	DOWN PIPES (DP) SPECIFIERS PVC DP/ GAS/ WATER HEAD (RWH)
A	ARTICULATION JOINT
G	GAS POINT
C	COLD WATER POINT
P.B.G./PVC/TIMBER/ BASE SKIRVED	F.R.A.U./ TILED/ BASE SKIRVED





UPPER FLOOR PLAN

SCALE: 1:100

ELEVATIONS

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PROJECT: PROPOSED DOUBLE STOREY DWELLING

ADDRESS: NO. 23 (LOT 1) WEBSTERS RD, TEMPLESTOWE, VIC. 3106

CLIENTS: - - - - - - -

ESTATE: N/A

HOUSE TYPE: CUSTOM

FACADE: CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
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DRAWING TYPE: FINAL DRAWING

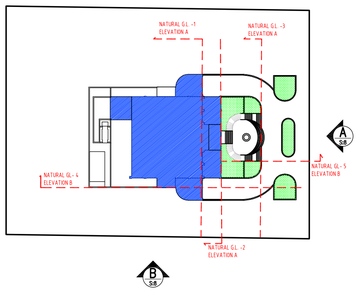
SCALE: 1:100 @ A1

SHEET NAME: UPPER FLOOR PLAN

JOB ID: 1WEBS

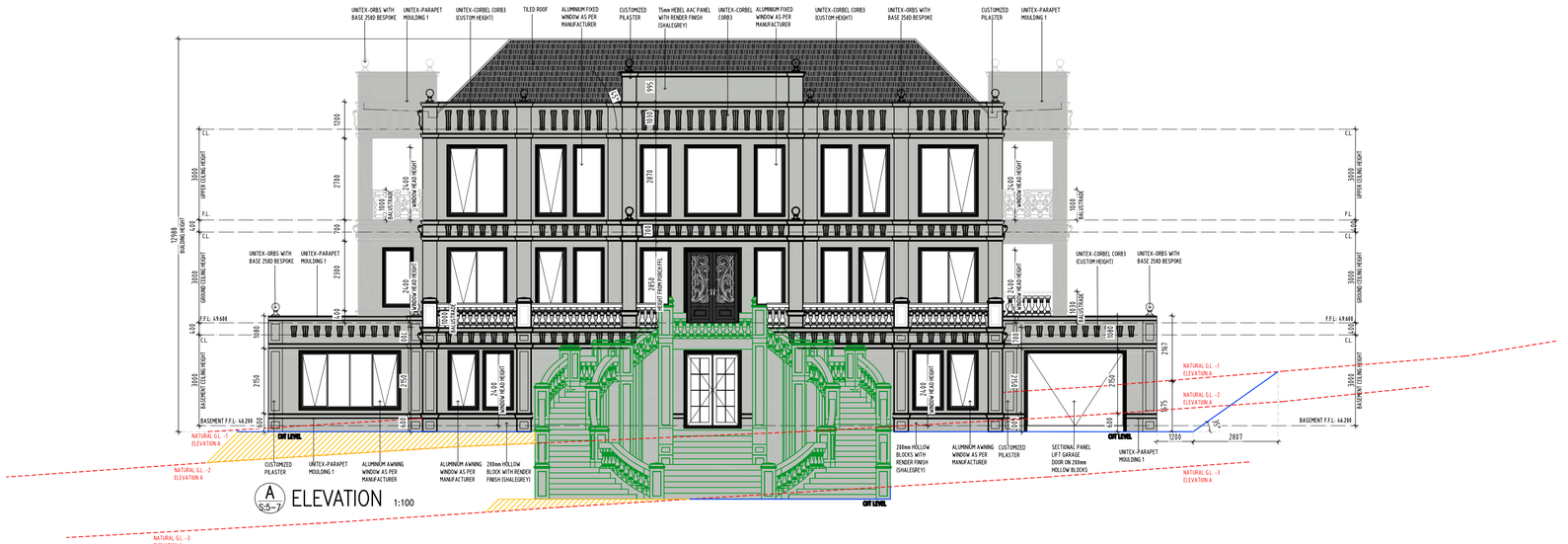
SHEET NO: 07 of 11

NATURAL GROUND LINE (NGL) KEY PLAN



IMPORTANT NOTES:
MASONRY EXPANSION JOINTS
- PROVIDE MASONRY EXPANSION JOINTS AT 5000MM MAXIMUM CENTERS
- MASONRY TO COMPLY WITH AS 1500 - 1998
- ARTICULATION JOINT TO BE SPECIFIED BY ENGINEER IF THE SITE IS CLASS H TO P.

LEGEND:
- RETAINING WALL
- SOIL FILL
- DEEPEND EDGE/ DOUBLE WAFFLE
- 200mm HOLLOW BLOCK TO SERVE AS RETAINING WALLS
- CUT LEVEL
- NATURAL GROUND LEVEL
- DRIVEWAY LEVEL



A S-5-7 ELEVATION 1:100



B S-5-7 ELEVATION 1:100

EXTERNAL ELEVATIONS – 1

SCALE: 1:100

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1:50 @ A1

03

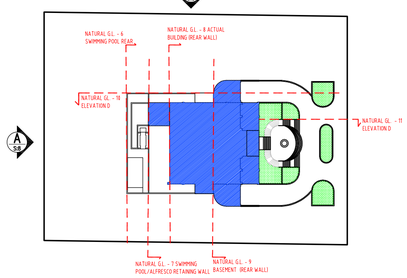
PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 23 (LOT 1) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS: --------

ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
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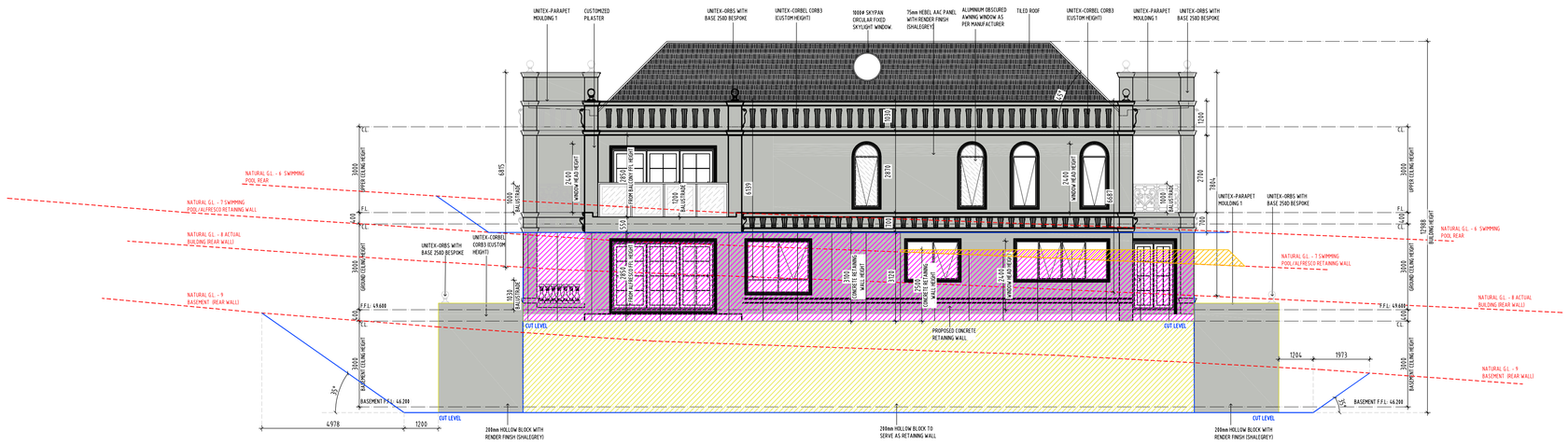
DRAWING TYPE: FINAL DRAWING
SCALE: 1:100 @ A1
SHEET NAME: EXTERNAL ELEVATIONS - 1
JOB ID: 1WEBS
SHEET NO: 08 of 11

NATURAL GROUND LINE (NGL) KEY PLAN

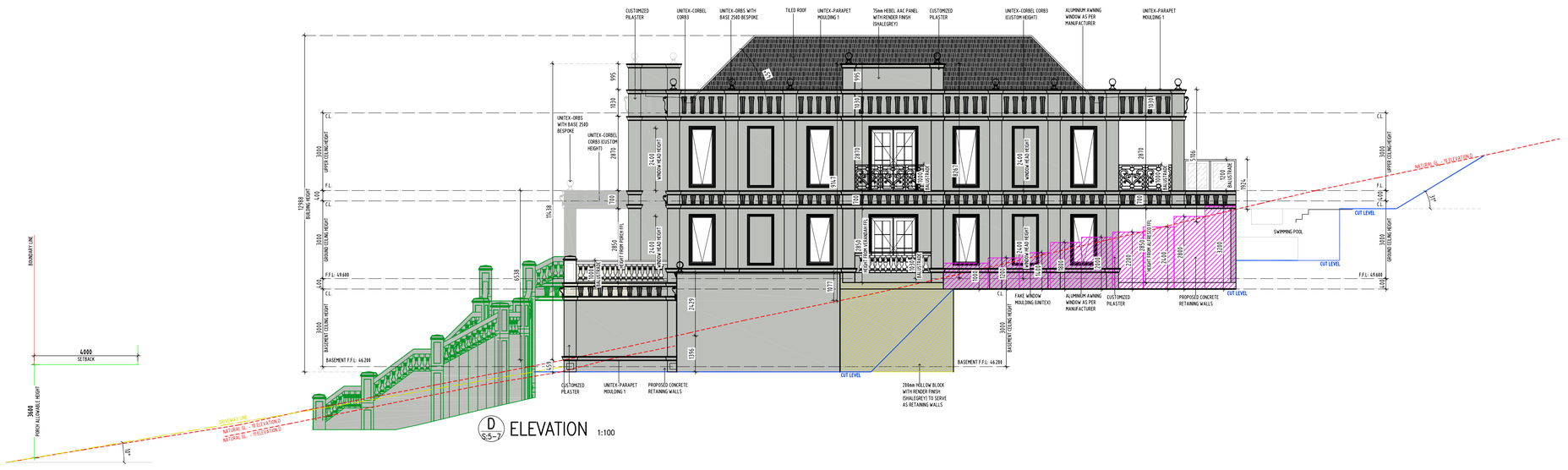


IMPORTANT NOTES:
MASONRY EXPANSION JOINTS
- PROVIDE MASONRY EXPANSION JOINTS AT 5000MM MAXIMUM CENTERS
- MASONRY TO COMPLY WITH AS 1500 - 1998
- ARTICULATION JOINT TO BE SPECIFIED BY ENGINEER IF THE SITE IS CLASS H TO P.

LEGEND:
- RETAINING WALL
- SOIL FILL
- DEEPEND EDGE/ DOUBLE WAFFLE
- 200mm HOLLOW BLOCK TO SERVE AS RETAINING WALLS
- CUT LEVEL
- NATURAL GROUND LEVEL
- DRIVEWAY LEVEL



C S5-7 ELEVATION 1:100



D S5-7 ELEVATION 1:100

EXTERNAL ELEVATIONS – 2

SCALE: 1:100

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1:50
FACADE
03

PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 23 (LOT 1) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS: --------

ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
20/04/2025	1	TD+D	FINAL DRAWING	GJH	-.-
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	0				
	0				
	0				
	0				

DRAWING TYPE: FINAL DRAWING
SCALE: 1:100 @ A1
SHEET NAME: EXTERNAL ELEVATIONS - 2
JOB ID: 1WEBS
SHEET NO: 09 of 11

PLANTING SCHEDULE

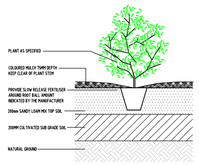
KEY	BOTANICAL NAME	COMMON NAME	MATURITY HxW	POT SIZE	COUNT
	Acacia implexa	Lightwood	15.0 x 7.0	30cm	30
	Callistemon Salignus	Willow Bottlebrush	10.0 x 5.0	30cm	10
	Trachelospermum Jasminoides	Star Jasmine	3.0 x 3.0	45cm	136
	Grevillea rosmarinifolia	Rosemary Grevillia	2.0 x 0.2	14cm	14
	Eutaxia Obovata	Eutaxia	0.5 x 0.8	14cm	198
	Pimelea	Rice Flower	0.4 x 0.8	14cm	314
	Pelargonium australe	Austral Storks-bill	0.6 x 0.1	14cm	171

LANDSCAPE LEGEND

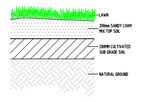
- PROPOSED COLOURED MULCH
- PROPOSED SEEDED LAWN
- PROPOSED CONCRETE
- PROPOSED LILYDALE TOPPING
- CRUSHED ROCK
- TIMBER EDGE GARDEN BED
- EXISTING TREE TO REMAIN
- POTE 13MM X 30M DRIP EZE DRIP IRRIGATION TUBE

IMAGE

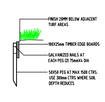
NOTE:
THE VEHICLE CROSSINGS, INCLUDING VEHICLE SPLAYS, TO BE IN ACCORDANCE WITH COUNCIL'S VEHICLE CROSSING POLICY



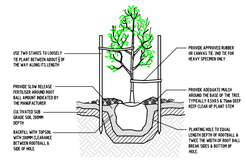
TYPICAL POT SIZE PLANTING DETAIL N.T.S



TYPICAL SOIL PREPARATION & TURF DETAILS-N.T.S



TIMBER EDGE DETAILS



TYPICAL TREE PLANTING DETAIL N.T.S





LANDSCAPE PLAN
SCALE: 1:200

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Info@newedgestudio.com.au
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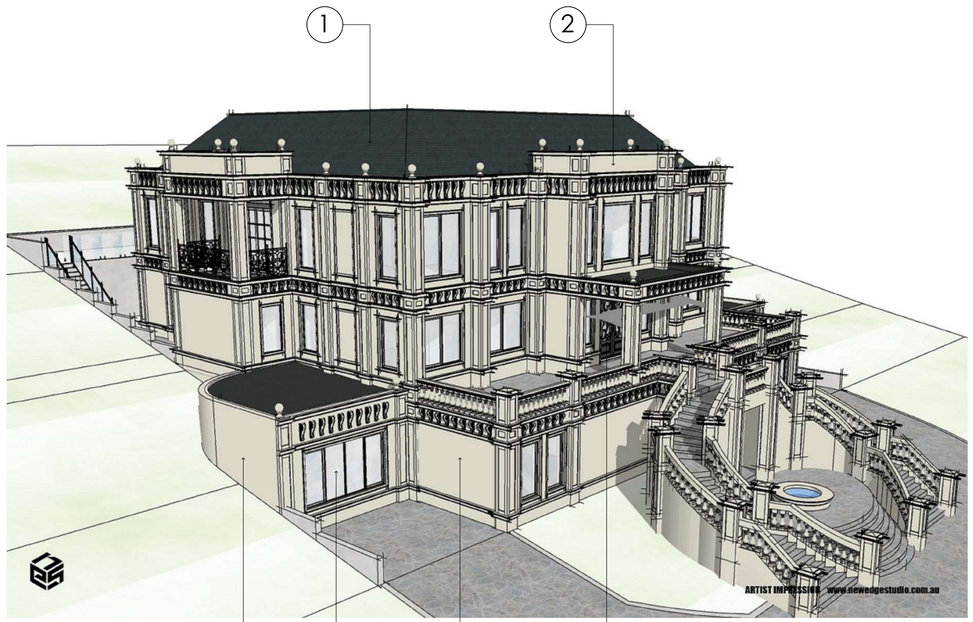
PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 23 (LOT 1) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS: --------
ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

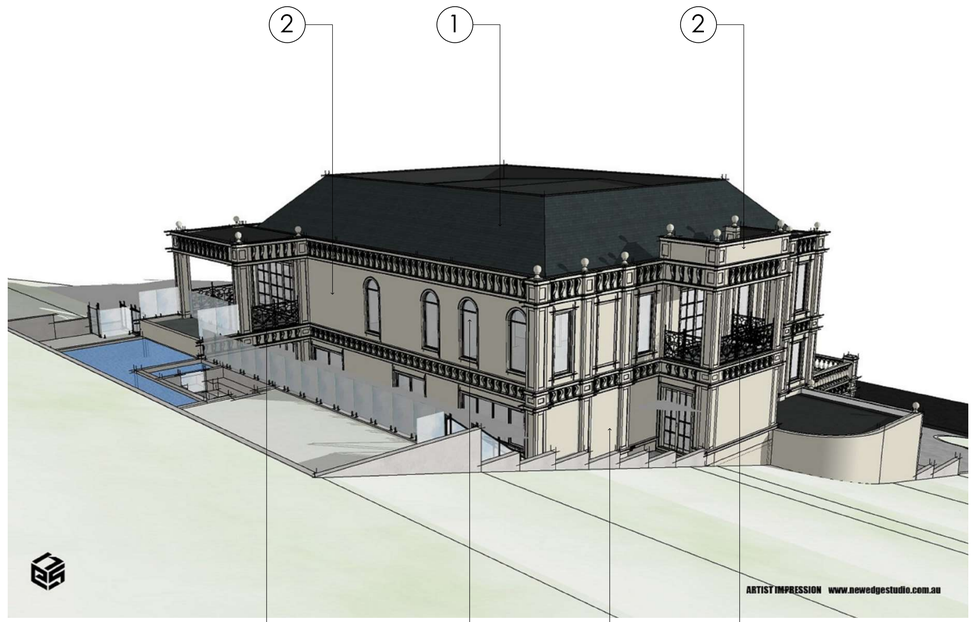
DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
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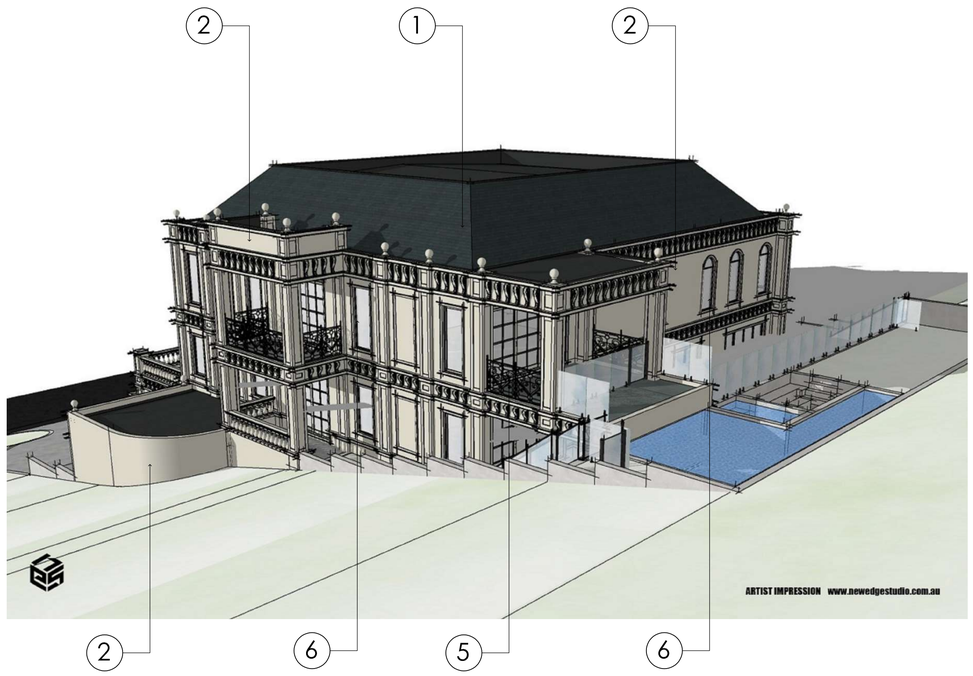
DRAWING TYPE: FINAL DRAWING
SCALE: 1:200 @ A1
SHEET NAME: LANDSCAPE PLAN
JOB ID: 1WEBS
SHEET NO: 10 of 11

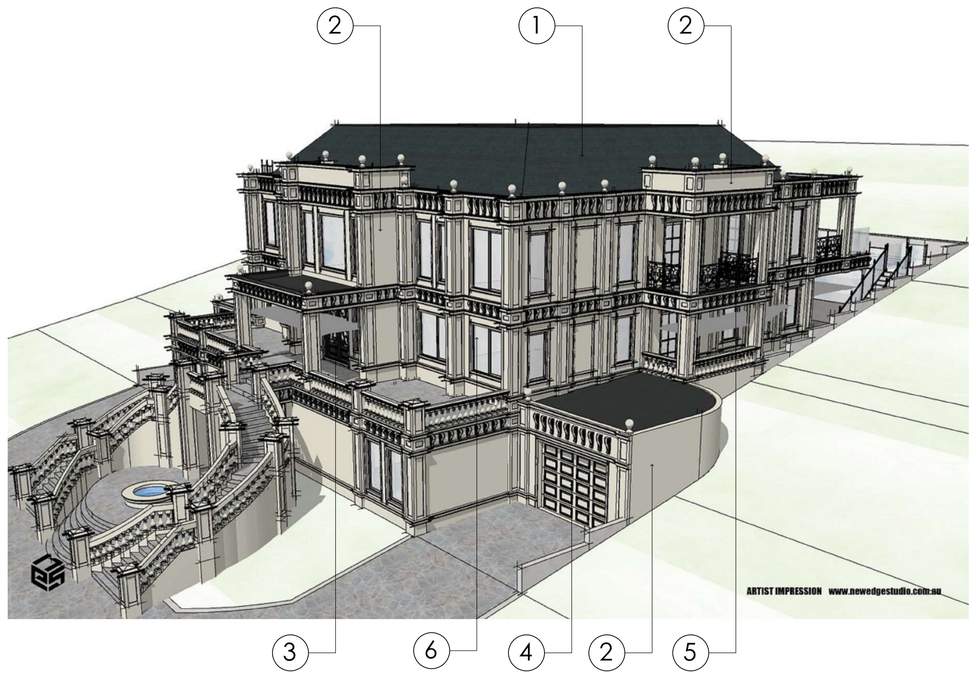
①	②	③	④	⑤	⑥	⑦	⑧
						 NOTE: IMAGE COLOUR IS EXAMPLE ONLY	
TILED ROOF **MFR/SUPLR:** BRISTILE **RANGE/PROF:** ETON **COLOUR:** MATTE BLACK	**RENDER #1** **MFR/SUPLR:** DULUX **RANGE/PROF:** RENDER **COLOUR:** SHALEGREY	**ENTRY DOOR** **MFR/SUPLR:** N/A **RANGE/PROF:** N/A **COLOUR:** MONUMENT	**GARAGE DOOR** **MFR/SUPLR:** B&D **RANGE/PROF:** STATESMAN SECTIONAL **COLOUR:** SHALEGREY	**WROUGHT IRON BALUSTRADE** **MFR/SUPLR:** N/A **RANGE/PROF:** N/A **COLOUR:** COLORBOND MONUMENT	**WINDOW FRAMES** **MFR/SUPLR:** COLOURBOND **RANGE/PROF:** N/A **COLOUR:** SHALEGREY	**METER BOX** **MFR/SUPLR:** CLIPSAL **RANGE/PROF:** N/A **COLOUR:** SHALEGREY	**DRIVEWAY** **MFR/SUPLR:** BORAL **RANGE/PROF:** COLOURED CONCRETE **COLOUR:** ECLIPSE

NOTE: ALL MATERIAL & COLOUR SCHEDULE AS PER SELECTED OR SIMILAR









COLOURS & MATERIALS

SCALE: NTS

NewEdgeStudio
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PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 23 (LOT 1) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS: - - - - - - - -
ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
20-05-2025	1	TO-AS	FINAL DRAWING	G.M.	-.-
	0				
	0				
	0				
	0				
	0				
	0				

DRAWING TYPE: FINAL DRAWING
SCALE: NTS @ A1
SHEET NAME: COLOURS & MATERIALS
JOB ID: 1WEBS
SHEET NO: 11 of 11