

NO. 25 (LOT 2) WEBSTERS RD, TEMPLESTOWE VIC. 3106

This Planning submission for double storey dwelling development at the site known as No. 25 (Lot 2) Webster Road, Templestowe VIC 3106.

This facade design embodies a refined blend of classical grandeur and contemporary sophistication. The wide, gracefully tiered staircase makes a bold statement as it ascends toward the central entrance, which is framed by stately columns and an arched portico. This symmetrical arrangement evokes a strong sense of formality and elegance.

Large arched windows punctuate the elevation, their consistent placement contributing to a well-balanced visual rhythm. The use of traditional moldings, cornices, and balustrades enhances the architectural richness, while the wrought iron detailing on the double entry doors adds a layer of intricate craftsmanship and security.

Twin garages are seamlessly integrated into the lower level of the facade, their arched designs mirroring the curvature of the upper windows for a cohesive look. The subtle variation in surface depth, combined with the use of classical pilasters and strong vertical lines, lends the structure a stately and commanding presence.

Overall, the design presents a timeless architectural language that communicates luxury, permanence, and sophistication. With its elegant proportions and refined detailing, this residence leaves a lasting impression, offering a perfect marriage of tradition and modern refinement.

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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COVER PAGE
SCALE: N.T.S

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PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 25 (LOT 2) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS: --------

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

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
19-05-2025	1	TO-AS	FINAL DRAWING	G.M.	**
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	0				

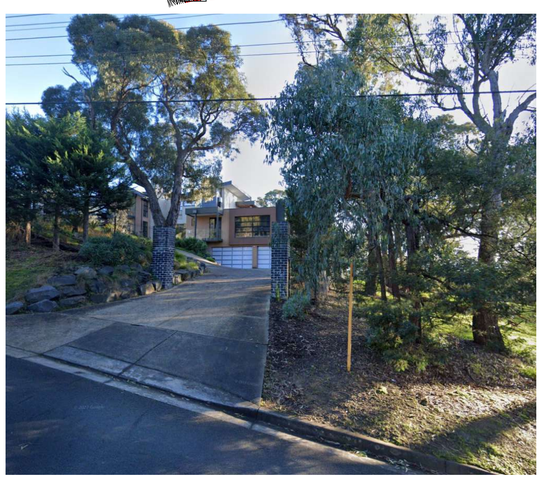
DRAWING TYPE: FINAL DRAWING
SCALE: NTS @ A1
SHEET NAME: COVER PAGE
JOB ID: 2WEBS
SHEET NO: 01 of 11

NO. 23–27 (EXISTING SITE)

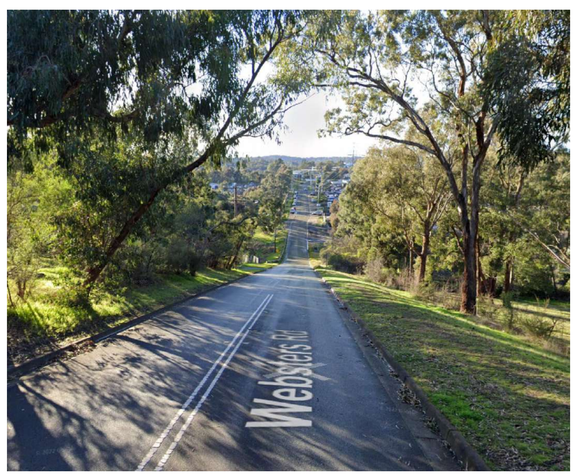


NO. 23–27 (PROPOSED SITE)

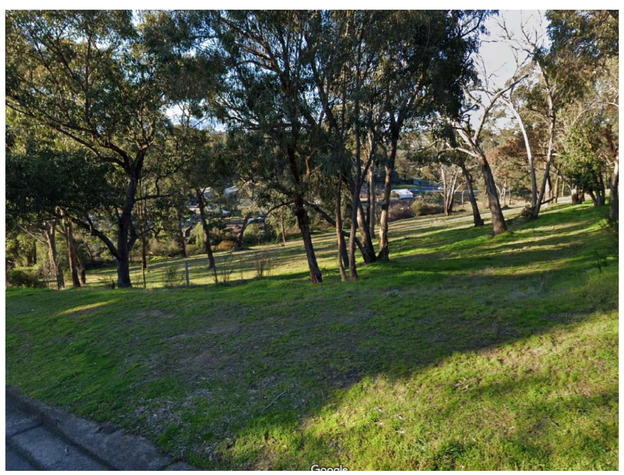




NORTH OF SUBJECT SITE



EAST OF SUBJECT SITE



SOUTH OF SUBJECT SITE



WEST OF SUBJECT SITE

STREETSCAPE

SCALE: NTS

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PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 25 (LOT 2) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS: - - - - - - - -

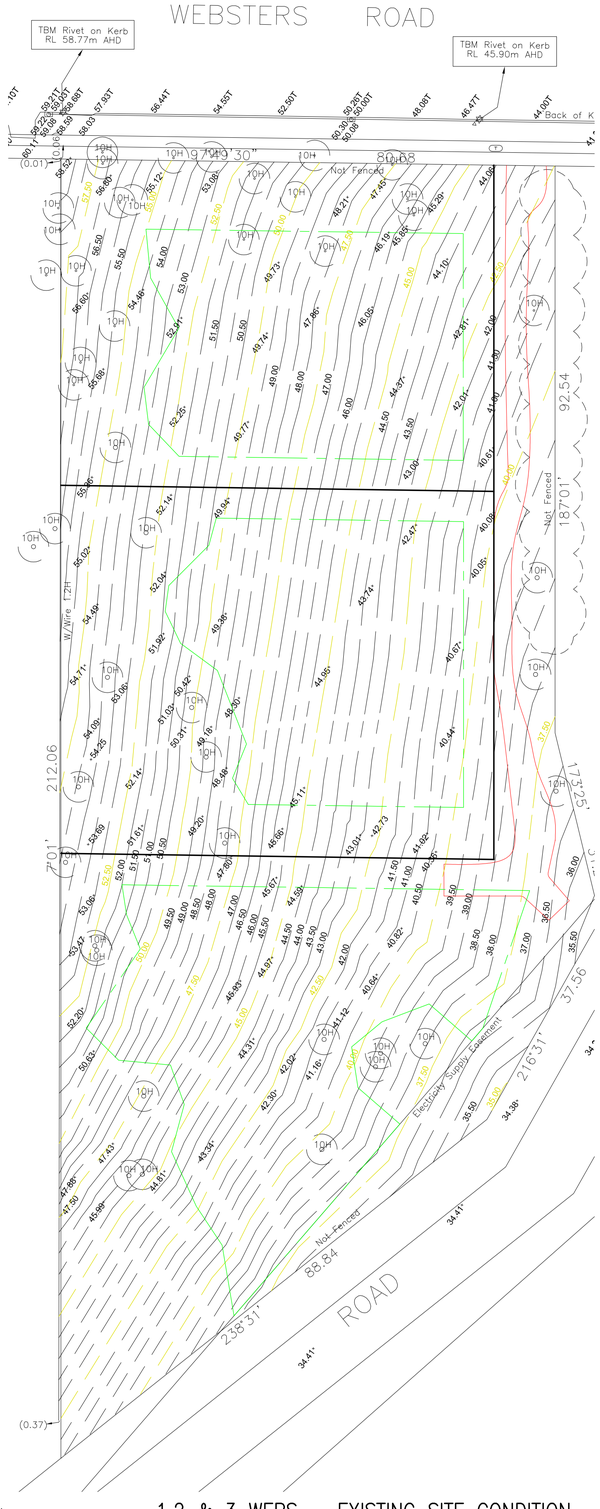
ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
19/05/2025	1	TO-AS	FINAL DRAWING	D.M.	-.-
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	0				

DRAWING TYPE: FINAL DRAWING
SCALE: NTS @ A1
SHEET NAME: STREETSCAPE
JOB ID: 2WEBS
SHEET NO: 02 of 11

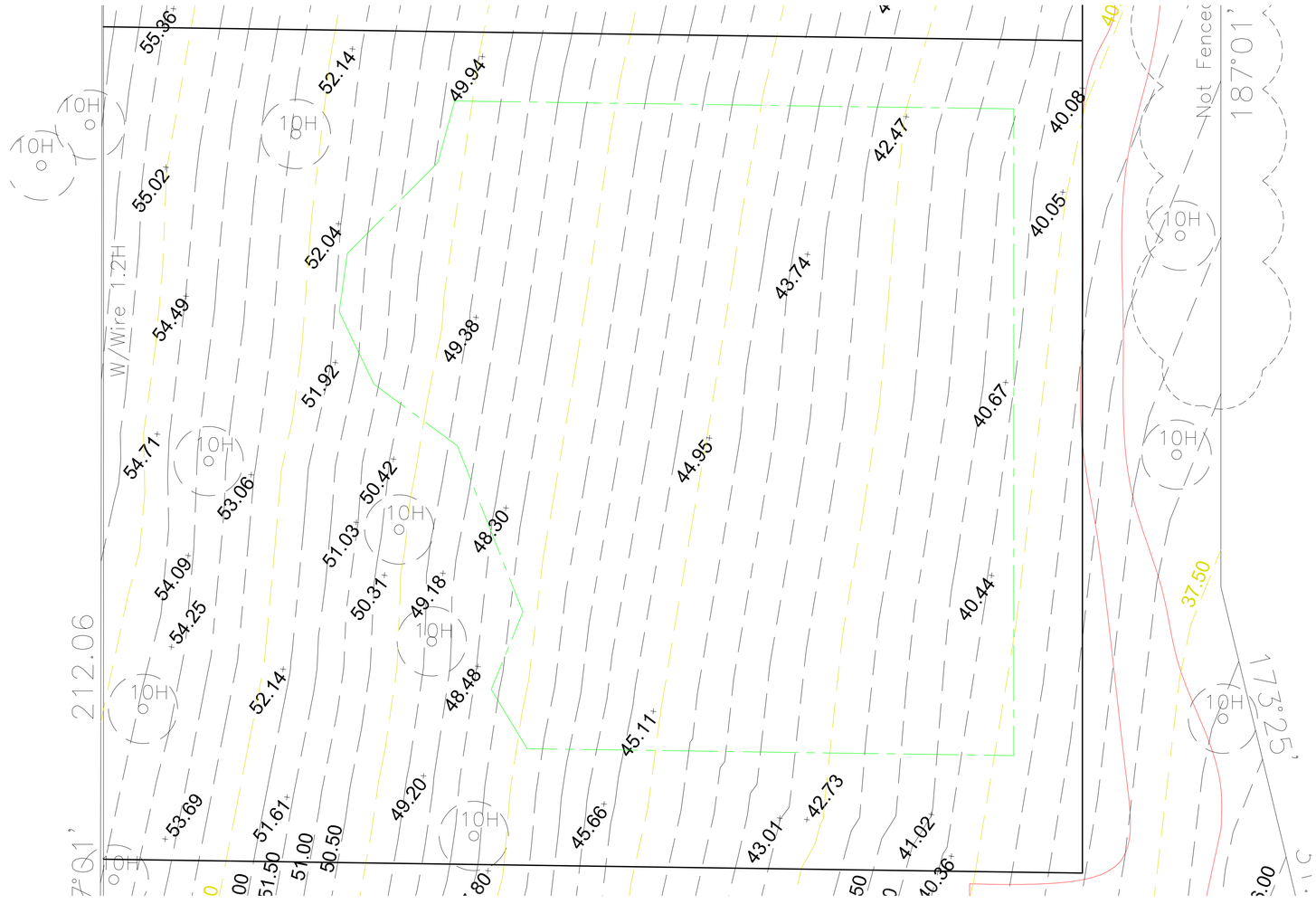
LEGEND:

- EXISTING VEGETATION & STRUCTURE TO BE DEMOLISHED



1,2 & 3 WEBS – EXISTING SITE CONDITION

SCALE: 1:500



2WEBS – EXISTING SITE CONDITION

SCALE: 1:200

N

EXISTING SITE CONDITION

SCALE: AS SHOWN

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PROJECT: PROPOSED DOUBLE STOREY DWELLING

ADDRESS: NO. 25 (LOT 2) WEBSTERS RD, TEMPLESTOWE, VIC. 3106

CLIENTS: --------

ESTATE: N/A

HOUSE TYPE: CUSTOM

FACADE: CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
19/05/2025	1	TD/AS	FINAL DRAWING	G.M.	-.-
	0				
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	0				

DRAWING TYPE: FINAL DRAWING

SCALE: AS SHOWN @ A1

SHEET NAME: EXISTING SITE CONDITION

JOB ID: 2WEBS

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!

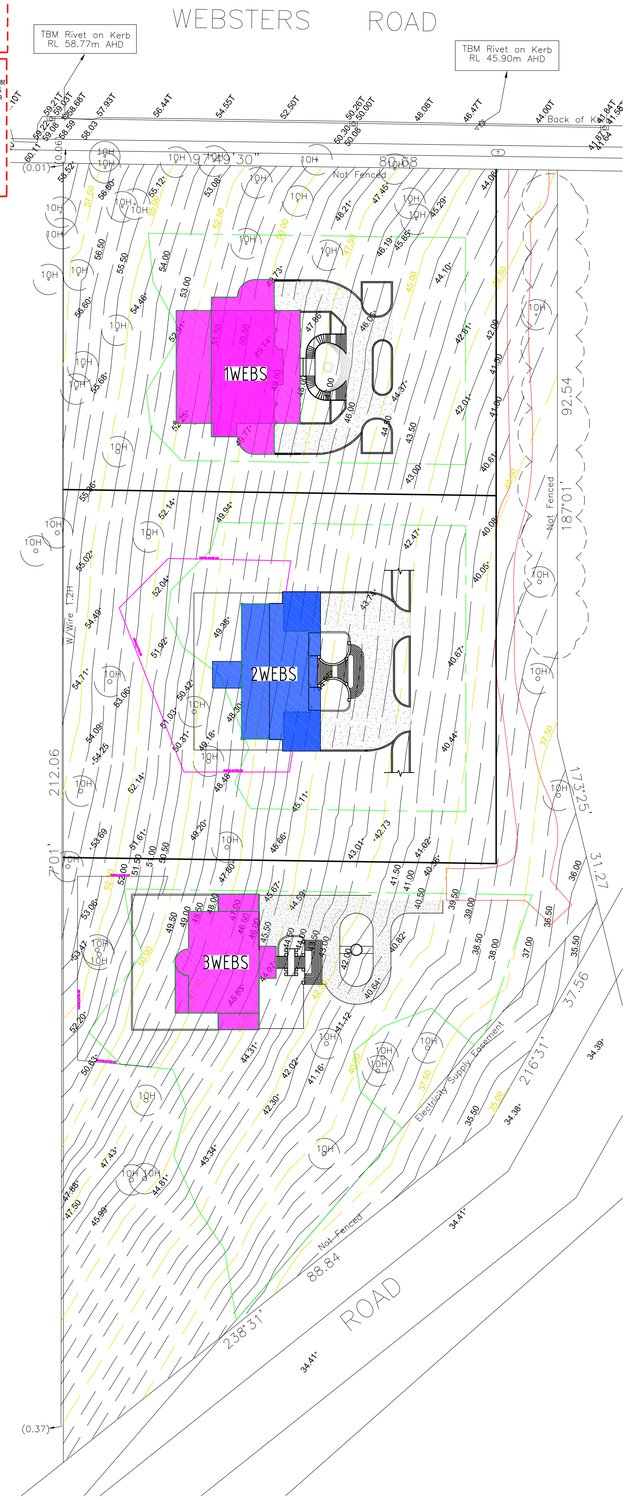
AS OF THE STAGE OF THIS PROJECT THE DEVELOPER APPROVAL NOT KNOWN TO BE REQUIRED, AS DOES IT NOT INDICATE IN THE AVAILBLE REGISTERED PARTICULARS IN THE TITLE. A FURTHER INVESTIGATION FROM THE COUNCIL AND THE DEVELOPER WILL BE REQUIRED TO DETERMINE THE DEVELOPERS APPROVAL.

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



2WEBS – PROPOSED SITE

SCALE: 1:200

BUILDING AREA			
BASEMENT	157.09	m²	16.91 SQS
-	0	m²	0.00 SQS
GROUND FLOOR	210.94	m²	22.71 SQS
PORCH	10.82	m²	1.16 SQS
PERGOLA/ALFRESCO	15.22	m²	1.64 SQS
UPPER FLOOR	210.94	m²	22.71 SQS
TOTAL BUILDING AREA	605.01	m²	65.12 SQS
	0	m²	0.00 SQS
-	0	m²	0.00 SQS
STAIRS	38.17	m²	4.11 SQS
LOWER OPEN VERANDAH	21.49	m²	2.31 SQS
-	0	m²	0.00 SQS
TOTAL BUILD AREA	664.67	m²	71.55 SQS

SITE ANALYSIS		
ALLOTMENT AREA	5715	m²
OFF STREET CAR PARKING	3	No.
SECLUDED PRIVATE OPEN SPACE	0	m²
TOTAL PRIVATE OPEN SPACE	0	m²
PERMEABLE AREA	0	m²
PERMEABLE AREA PERCENTAGE	0.00	%
GARDEN SPACE AREA	0	m²
GARDEN SPACE PERCENTAGE	0.00	%
TOTAL BUILDING COVERAGE	378.85	m²
TOTAL SITE COVERAGE	6.63	%

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

LEVEL SCHEDULE (WAFFLE SLAB ONLY)					
CUT LEVEL		FINISH FLOOR LEVEL		SLAB PROFILE	
DWELLING CUT LEVEL	45.800	DWELLING F.F.L.	46.200	SLAB THICKNESS	100 mm
				SLAB FREEBOARD	400 mm
PERGOLA CUT LEVEL:	45.650	PERGOLA F.F.L.	46.050	PERGOLA STEP DOWN	150 mm
PORCH CUT LEVEL:	45.650	PORCH F.F.L.	46.050	PORCH STEP DOWN	150 mm
ALFRESCO CUT LEVEL:	45.650	ALFRESCO F.F.L.	46.050	ALFRESCO STEP DOWN	150 mm

LEVEL SCHEDULE (RAFT SLAB ONLY)					
CUT LEVEL		FINISH FLOOR LEVEL		SLAB PROFILE	
BASEMENT CUT LEVEL	42.600	BASEMENT F.F.L.	42.800	SLAB THICKNESS	100 mm
				SLAB FREEBOARD	200 mm
OPEN VERANDAH CUT LEVEL:	42.450	OPEN VERANDAH F.F.L.	42.650	OPEN VERANDAH STEP DOWN	150 mm

SITE PLAN

SCALE: AS SHOWN

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PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 25 (LOT 2) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS: --------

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

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
19-05-2025	1	TOWN	FINAL DRAWING	G.M.	-.-
	0				
	0				
	0				
	0				
	0				

DRAWING TYPE: FINAL DRAWING
SCALE: AS SHOWN @ A1
SHEET NAME: SITE PLAN
JOB ID: 2WEBS
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 IS 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)

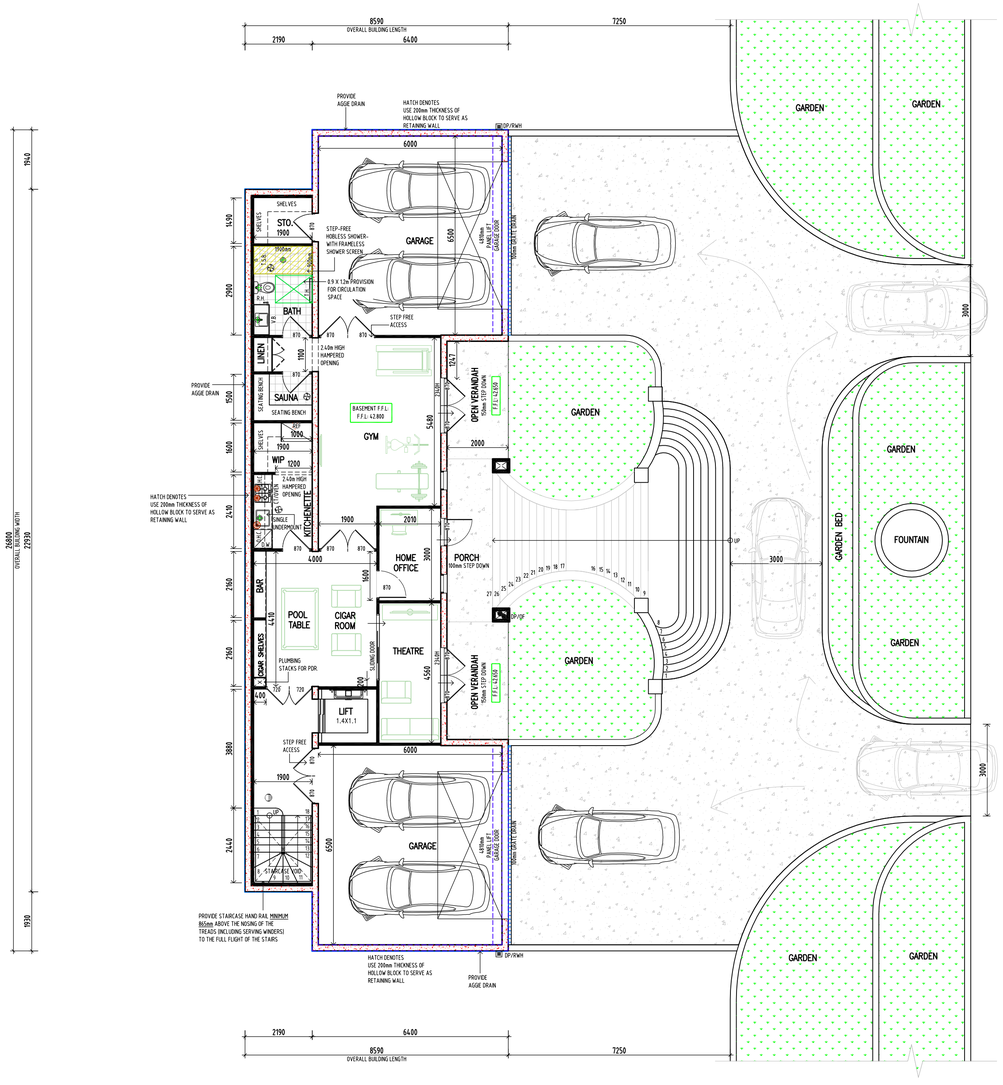
- ROOF PLUMBER TO BUILD THE GUTTER, AND BOX GUTTER IN ACCORDANCE WITH NCC 2019, AS/NZS 3500.3-2015, AS/NZS 1562.1-1992, SA HB 39-2015, HB 194-1998.
- THE DOWN PIPES, BOX GUTTER, AND SUMP ARE NOMINAL ONLY. ROOF PLUMBER TO ENSURE THE INSTALLATION IS IN COMPLIANCE WITH THE STANDARD.
- CARPENTER TO ENSURE 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: FIBRELESS 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

ELEC	ELECTRICAL MCB
GM	GAS METER
SD	SMOKE DETECTORS (TO BE INTERCONNECTED)
MV	MECHANICAL VENTILATION
T	EXTERNAL TAP
HWS	HOT WATER SYSTEM (R4.6.2)
IHWS	INSTANTANEOUS HOT WATER SYSTEM (R4.6.2)
SA	MAIN WALL (R4.0)
RA	RETURN AIR (R4.1)
	DOWN PIPES (DP) SPREADED PIPE (DP) RAIN WATER HEAD (RWH)
AJ	ARTICULATION JOINT
GP	GAS POINT
CW	COLD WATER POINT
PWS	PAVING: BASE SHOWER
TWS	TILES: BASE SHOWER

BASEMENT PLAN

SCALE: 1:100

ELEVATIONS D G A B

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AT ALL TIME BUILDERS AND ALL SUBCONTRACTOR RESPONSIBILITIES TO CHECK ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY WORK TO COMMENCEMENT OF ANY WORKING AND LAYERINGS OF ANY DETAILS.

ANY DISCREPANCIES ARE TO BE REPORTED TO THE SUPERINTENDENT/ARCHITECT.

PROJECT:	PROPOSED DOUBLE STOREY DWELLING
ADDRESS:	NO. 25 (LOT 2) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS:	- - - - - - - -
ESTATE:	N/A
HOUSE TYPE:	CUSTOM
FACADE:	CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
19-05-2025	1	TO-AS	FINAL DRAWING	G.M.	-.-
	0				
	0				
	0				
	0				
	0				
	0				

DRAWING TYPE: FINAL DRAWING
SCALE: 1:100 @ A1
SHEET NAME: BASEMENT PLAN
JOB ID: 2WEBS
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
3. ARTICULATION JOINT TO BE SPECIFIED BY ENGINEER IF THE SITE IS CLASS M,T,O,P.
4. IF ACC CLADDING IS 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: 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)

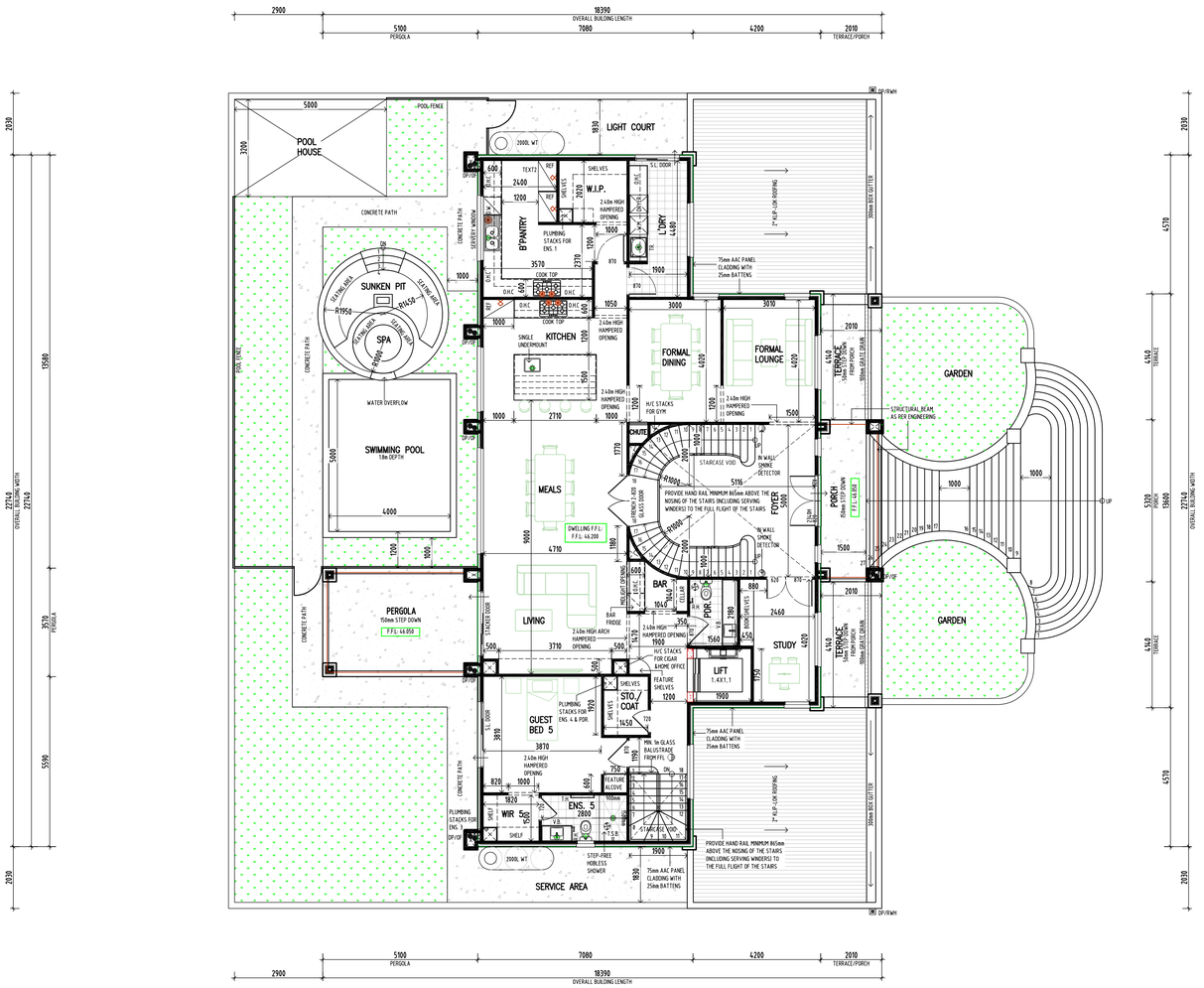
- BALCONY TO BE WATER PROOFED IN ACCORDANCE WITH AS-4654.1 and AS-4654.2 2012
- PROVIDE ONLY NON-DECOMPOSING SUBSTRATE TO BALCONY & ALFRESCO EG: COMPRESS CEMENT SHEET. NOTE: DO NOT INSTALL PARTICLE BOARD FLOORING TO WET AREA.
- WATER PROOF TRADES TO PROVIDE CERTIFICATION UPON COMPLETION OF WATER PROOFING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

IMPORTANT NOTE	
PROJECT:	PROPOSED DOUBLE STOREY DWELLING
ADDRESS:	NO. 25 (LOT 2) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS:	--------
ESTATE:	N/A
HOUSE TYPE:	CUSTOM
FACADE:	CUSTOM
DRAWING TYPE:	FINAL DRAWING
SCALE:	1:100 @ A1
SHEET NAME:	GROUND FLOOR PLAN
JOB ID:	2WEBS
SHEET NO:	06 of 11

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DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
19-05-2025	1	TO-AS	FINAL DRAWING	G.M.	-.-
	0				
	0				
	0				
	0				
	0				
	0				

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.

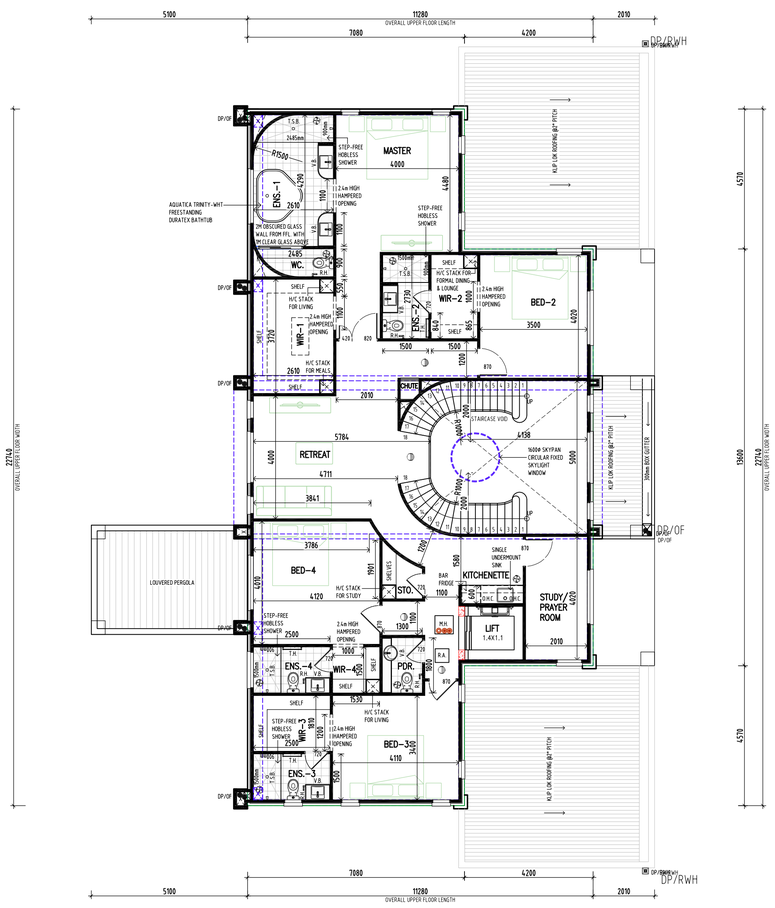
IMPORTANT NOTES: (GENERAL WET AREA NOTES)

- 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	
E	ELECTRICAL M.B.
GM	GAS METER
SD	SMOKE DETECTORS (TO BE INTERCONNECTED)
MV	MECHANICAL VENTILATION
ET	EXTERNAL TAP
HW	HOT WATER SYSTEM (N.G.S.)
HW	HOT WATER SYSTEM (SOLAR S.)
R.H.	RAIN HEAD (RH)
R.A.	RETURN AIR (R.A.)
D	DOWN PIPES (DP) SPREADER PIPE (SP) RAIN WATER HEAD (RWH)
AJ	ARTICULATION JOINT
GP	GAS POINT
CW	COLD WATER POINT
P.B.G./P.G./TIMBER - BASE SKIRTING	T.B.G./ TILED - BASE SKIRTING







UPPER FLOOR PLAN

SCALE: 1:100

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PROJECT: PROPOSED DOUBLE STOREY DWELLING

ADDRESS: NO. 25 (LOT 2) WEBSTERS RD, TEMPLESTOWE, VIC. 3106

CLIENTS: --------

ESTATE: N/A

HOUSE TYPE: CUSTOM

FACADE: CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
19-05-2025	1	TO AS	FINAL DRAWING	D.N.	-.-
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DRAWING TYPE: FINAL DRAWING

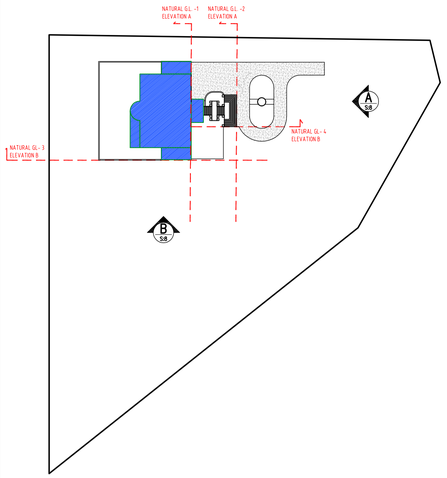
SCALE: 1:100 @ A1

SHEET NAME: UPPER FLOOR PLAN

JOB ID: 2WEBS

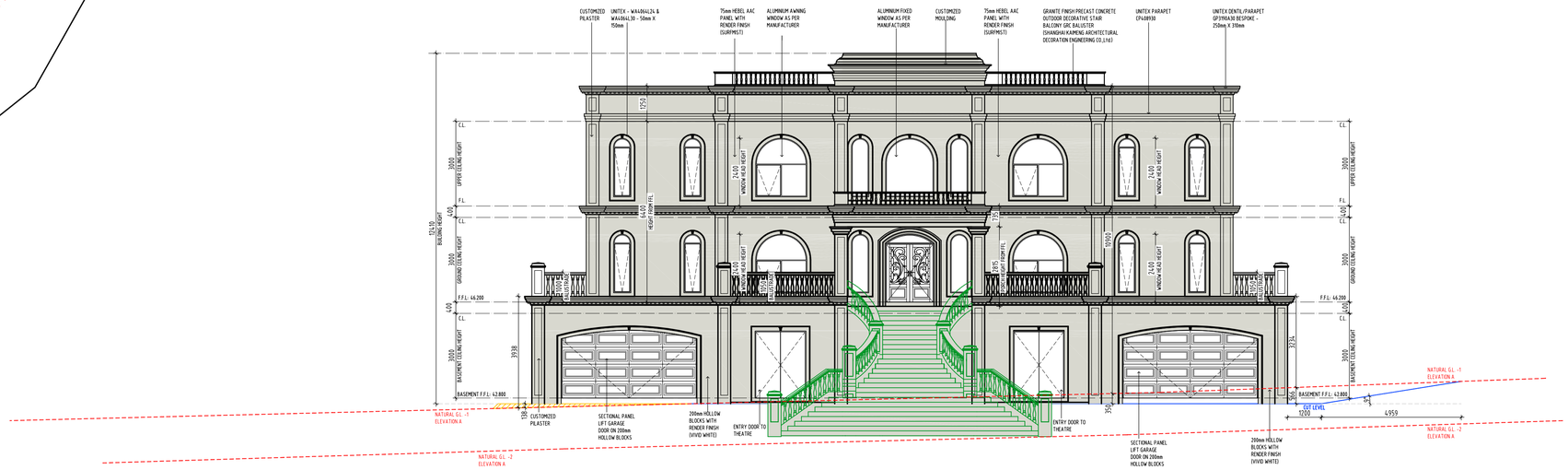
SHEET NO.: 07 of 11

NATURAL GROUND LINE (NGL) KEY PLAN

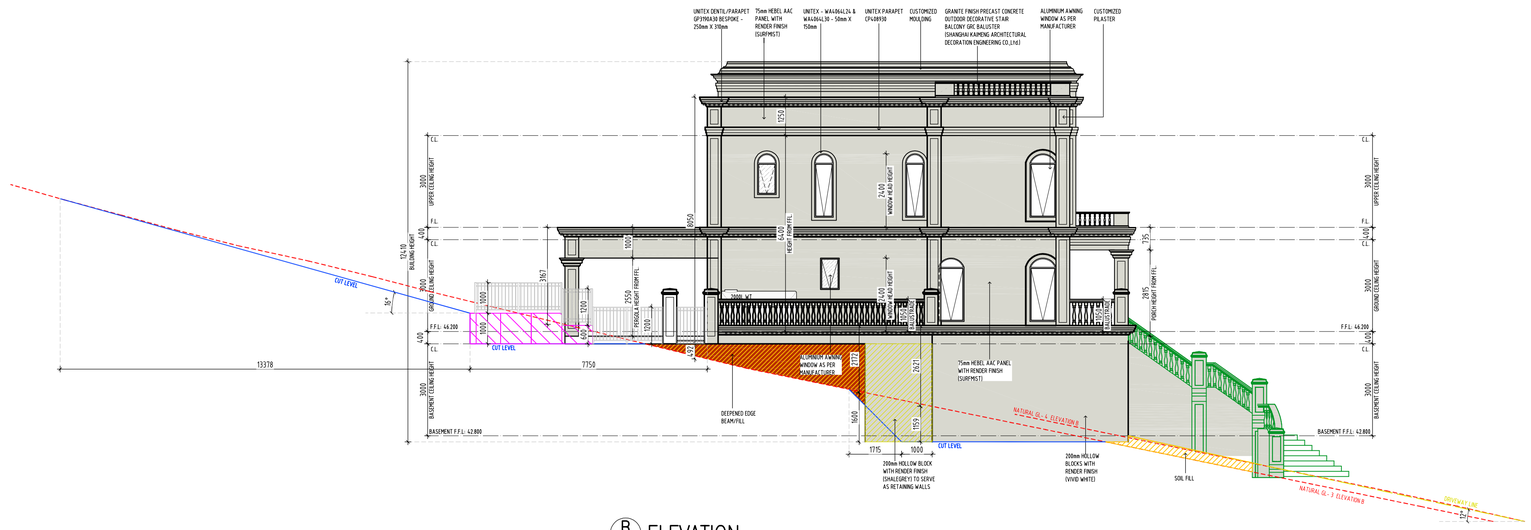


IMPORTANT NOTES:
MASONRY EXPANSION JOINTS
- PROVIDE MASONRY EXPANSION JOINTS AT 5000MM MAXIMUM CENTERS
- MASONRY TO COMPLY WITH AS 1500 – 1958
- ARTICULATION JOINT TO BE SPECIFIED BY ENGINEER IF THE SITE IS CLASS H TO P.

LEGEND:
- RETAINING WALL
- SOIL FILL
- DEEPENED 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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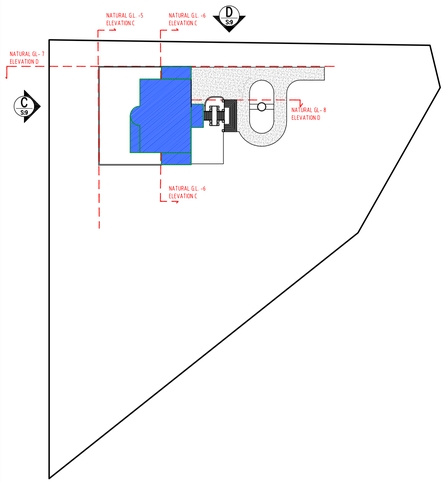
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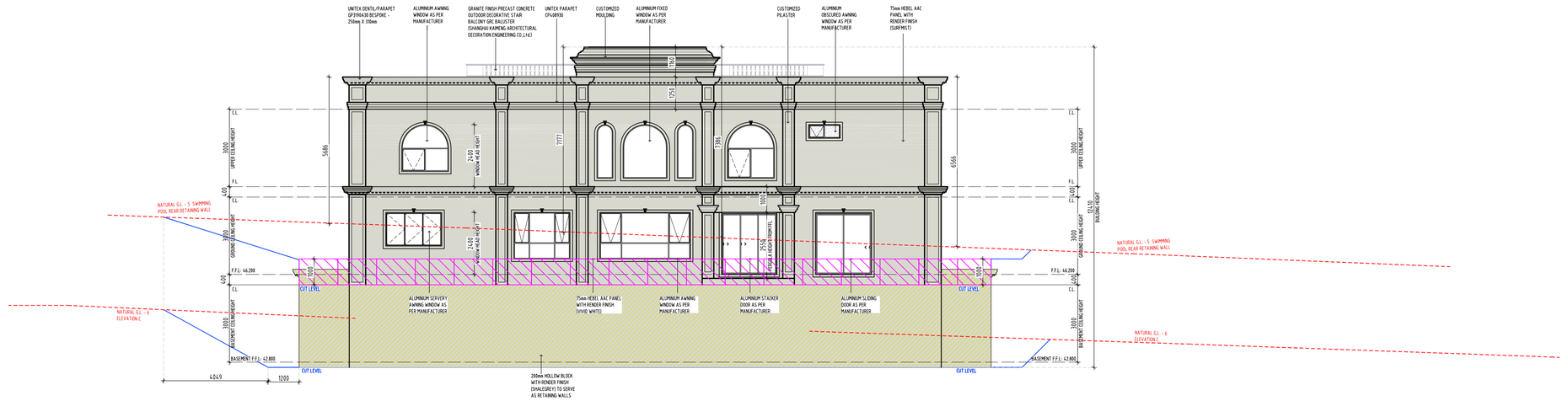
PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 25 (LOT 2) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS: --------
ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
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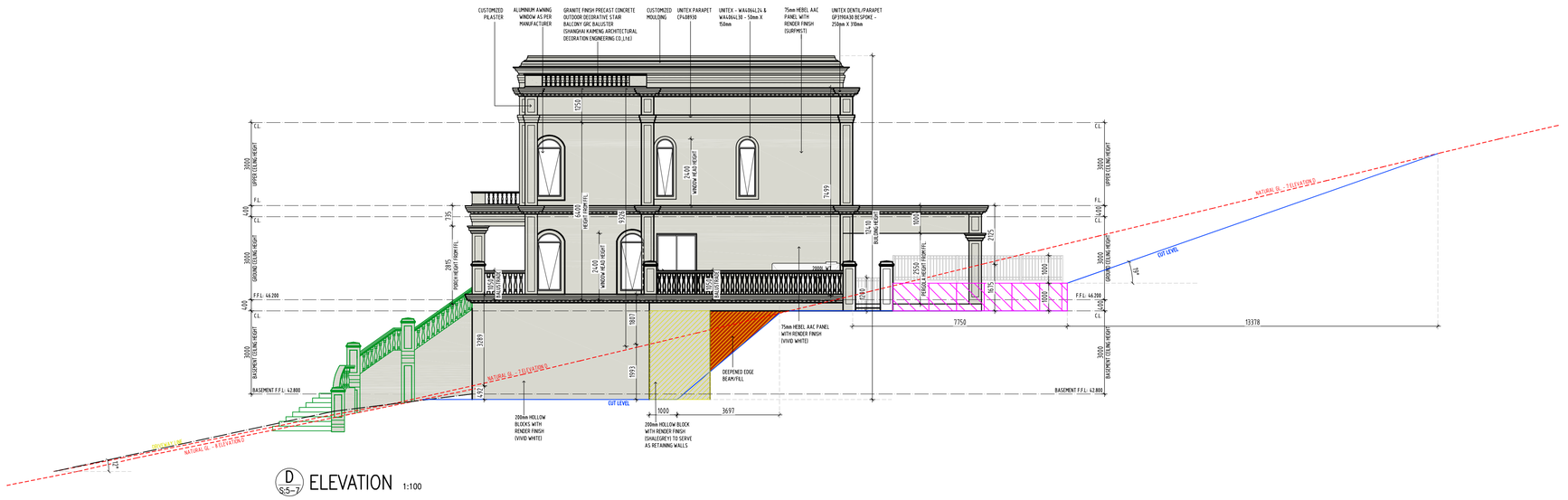
DRAWING TYPE: FINAL DRAWING
SCALE: 1:100 @ A1
SHEET NAME: EXTERNAL ELEVATIONS - 1
JOB ID: 2WEBS
SHEET NO: 08 of 11

NATURAL GROUND LINE (NGL) KEY PLAN





C S:5-7 ELEVATION 1:100



D S:5-7 ELEVATION 1:100

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

EXTERNAL ELEVATIONS – 2

SCALE: 1:100

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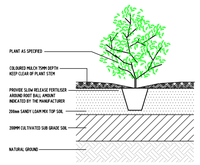
PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 25 (LOT 2) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS: --------
ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
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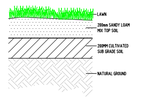
DRAWING TYPE: FINAL DRAWING
SCALE: 1:100 @ A1
SHEET NAME: EXTERNAL ELEVATIONS - 2
JOB ID: 2WEBS
SHEET NO: 09 of 11

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	MATURITY HxW	POT SIZE	COUNT
	Acacia implexa	Lightwood	15.0 x 7.0	30cm	23
	Trachelospermum Jasminoides	Star Jasmine	3.0 x 3.0	45cm	86
	Grevillea rosmarinifolia	Rosemary Grevillia	2.0 x 0.2	14cm	94
	Eutaxia Obovata	Eutaxia	0.5 x 0.8	14cm	98
	Pimelea	Rice Flower	0.4 x 0.8	14cm	96
	Pelargonium australe	Austral Storks-bill	0.6 x 0.1	14cm	20



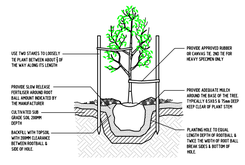
TYPICAL POT SIZE PLANTING DETAIL N.T.S



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



TIMBER EDGE DETAILS



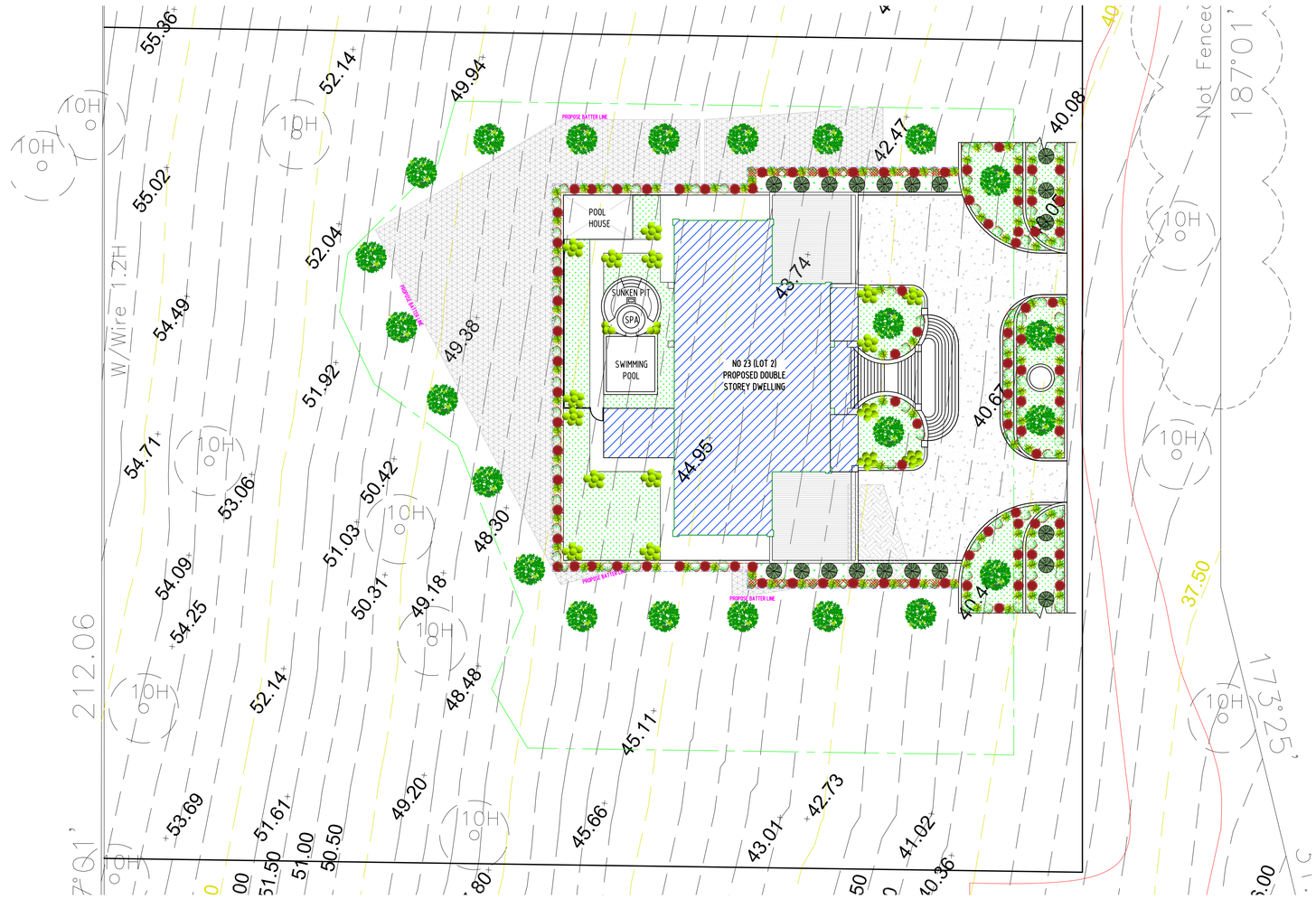
TYPICAL TREE PLANTING DETAIL N.T.S

LANDSCAPE LEGEND

- PROPOSED COLOURED MULCH
- PROPOSED SEEDED LAWN
- PROPOSED CONCRETE
- PROPOSED LILYDALE TOPPING
- CRUSHED ROCK
- TIMBER EDGE GARDEN BED
- EXISTING TREE TO REMAIN
- POPE 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



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PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 25 (LOT 2) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS: --------

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

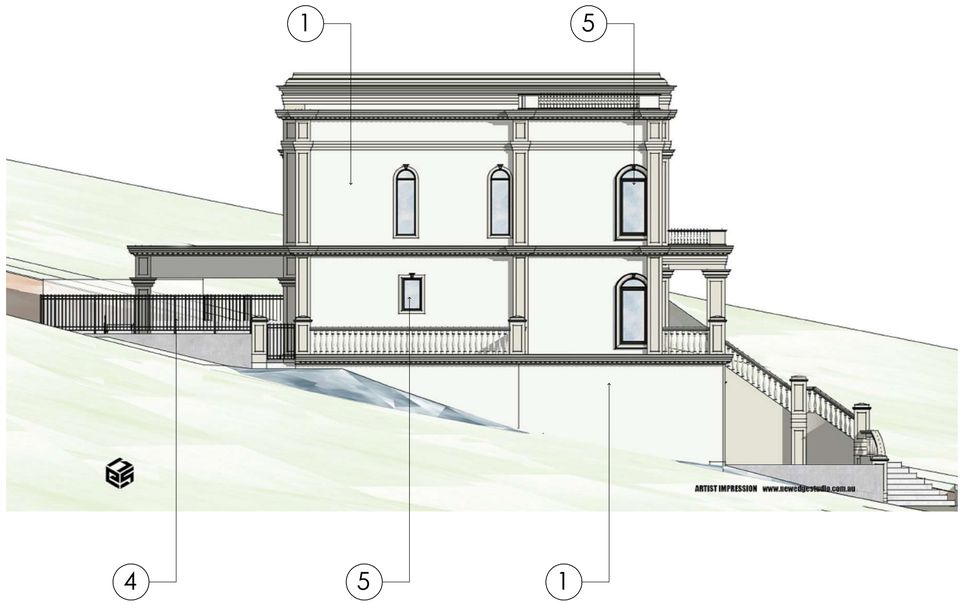
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DRAWING TYPE: FINAL DRAWING
SCALE: 1:200 @ A1
SHEET NAME: LANDSCAPE PLAN
JOB ID: 2WEBS
SHEET NO: 10 of 11

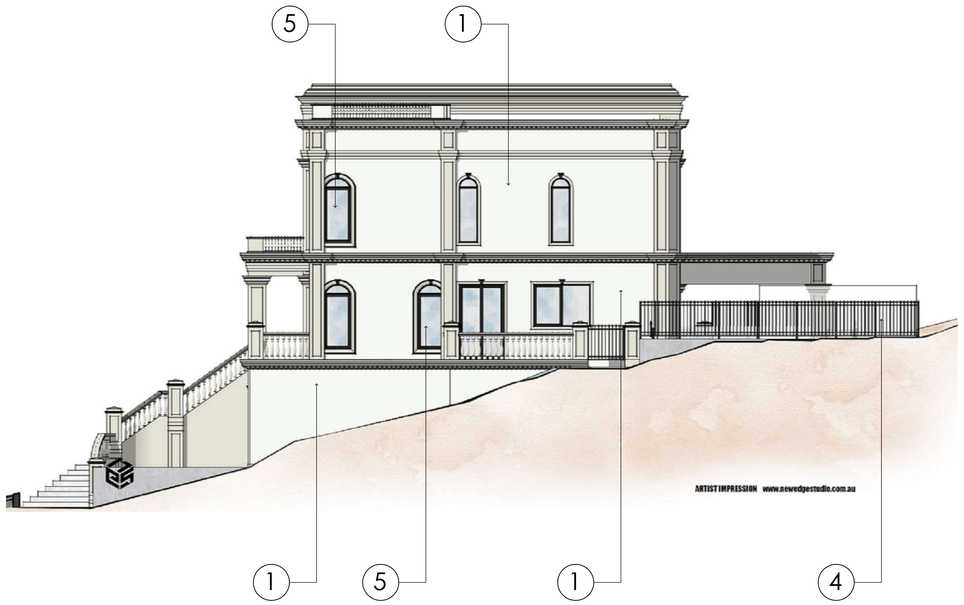
①	②	③	④	⑤	⑥	⑦
					 NOTE IMAGE COLOUR IS EXAMPLE ONLY	
RENDER #1 MFR/SUPLR: DULUX RANGE/PROF: RENDER COLOUR: SURFMIST	**ENTRY DOOR** MFR/SUPLR: N/A RANGE/PROF: N/A COLOUR: MONUMENT	**GARAGE DOOR** MFR/SUPLR: B&D RANGE/PROF: STATESMAN SECTIONAL COLOUR: SURFMIST	**WROUGHT IRON BALUSTRADE** MFR/SUPLR: N/A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

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









COLOURS & MATERIALS

SCALE: NTS

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info@newedgestudio.com.au
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PROJECT:
PROPOSED DOUBLE STOREY DWELLING

ADDRESS:
NO. 25 (LOT 2) WEBSTERS RD, TEMPLESTOWE, VIC. 3106

CLIENTS:

ESTATE:
N/A

HOUSE TYPE:
CUSTOM

FACADE:
CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
19-05-2025	1	TD-AS	FINAL DRAWING	G.M.	-.-
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DRAWING TYPE: FINAL DRAWING
SCALE: NTS @ A1
SHEET NAME: COLOURS & MATERIALS
JOB ID: ZWEBS
SHEET NO: 11 of 11