

NO. 27 (LOT 3) WEBSTERS RD, TEMPLESTOWE VIC. 3106

This Planning submission for double storey dwelling development at the site known as No. 27 (Lot 3) Webster Road, Templestowe VIC 3106.

This facade design shows a beautiful mix of classic elegance and modern style. The wide staircase leads up to a tall entrance with large columns, creating a grand and welcoming look. The windows are evenly placed across the front, giving a sense of balance and order, while the detailed moldings and railings add a touch of charm and richness. The main entrance, with its double doors and decorative ironwork, feels both stylish and secure, and the garage doors on the lower level are designed to blend in smoothly with the rest of the building.

Overall, this design gives the home a strong and impressive presence, making it stand out as a luxury property. The combination of timeless architectural features with modern touches creates a look that feels both classic and fresh. It's a design that leaves a lasting impression, offering beauty, elegance, and a sense of importance from the very first glance.

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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S11 - COLOURS & MATERIALS







COVER PAGE
SCALE: N.T.S

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PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 27 (LOT 3) 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	TD-AS	FINAL DRAWING	G.M.	-.-
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	0				
	0				
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	0				

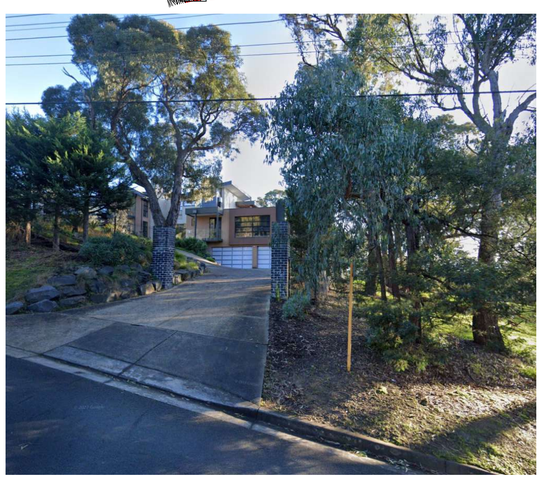
DRAWING TYPE: FINAL DRAWING
SCALE: NTS @ A1
SHEET NAME: COVER PAGE
JOB ID: 3WEBS
SHEET NO: 01 of 11

NO. 23–27 (EXISTING SITE)

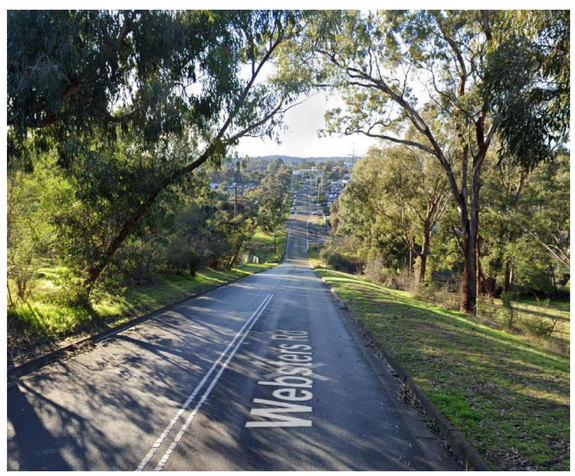


NO. 23–27 (PROPOSED SITE)

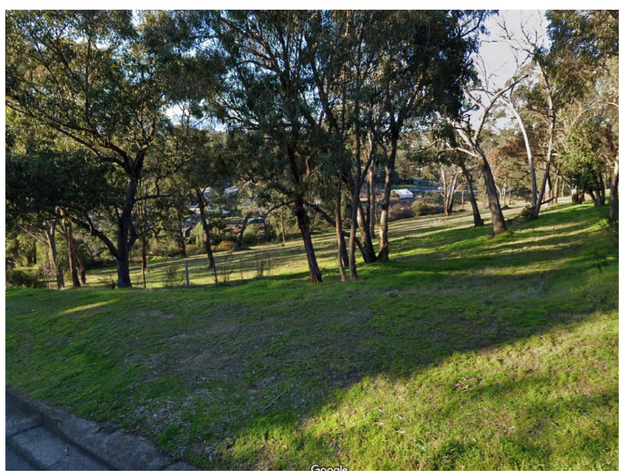




NORTH OF SUBJECT SITE



EAST OF SUBJECT SITE



SOUTH OF SUBJECT SITE



WEST OF SUBJECT SITE

STREETSCAPE

SCALE: NTS

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CLIENTS: - - - - - - - -

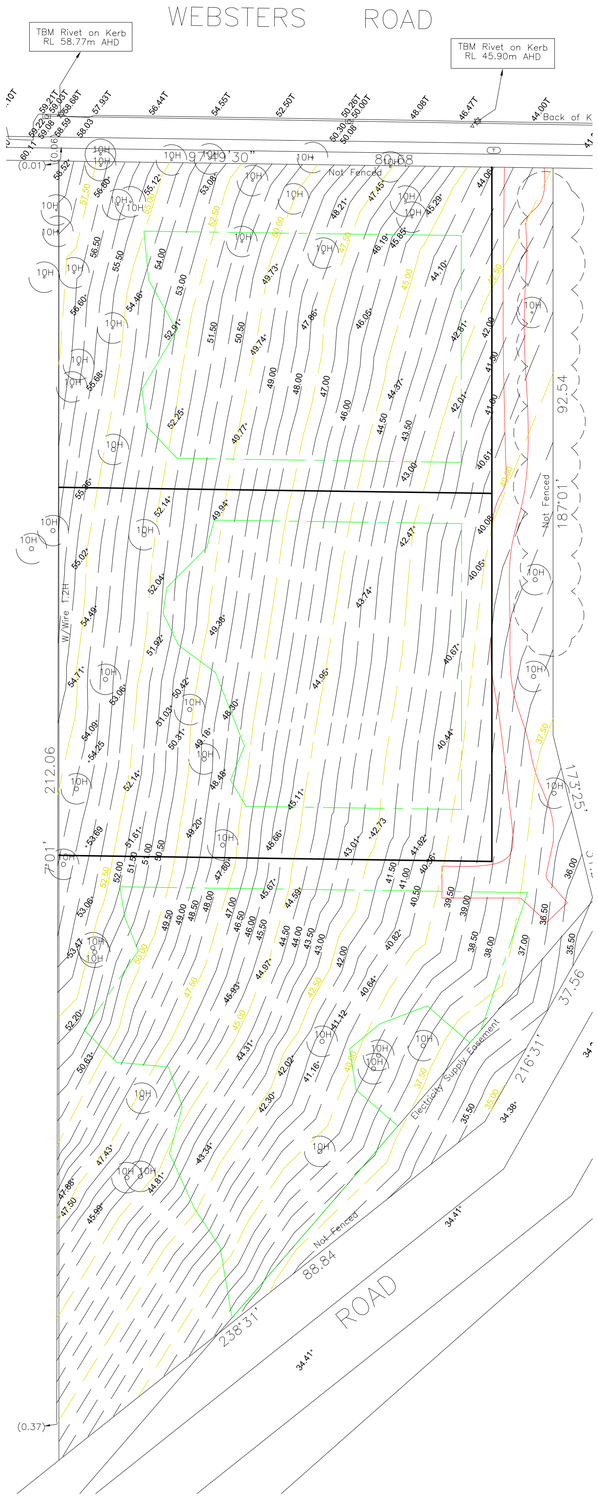
ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
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DRAWING TYPE: FINAL DRAWING
SCALE: NTS @ A1
SHEET NAME: STREETSCAPE
JOB ID: 3WEBS
SHEET NO: 02 of 11

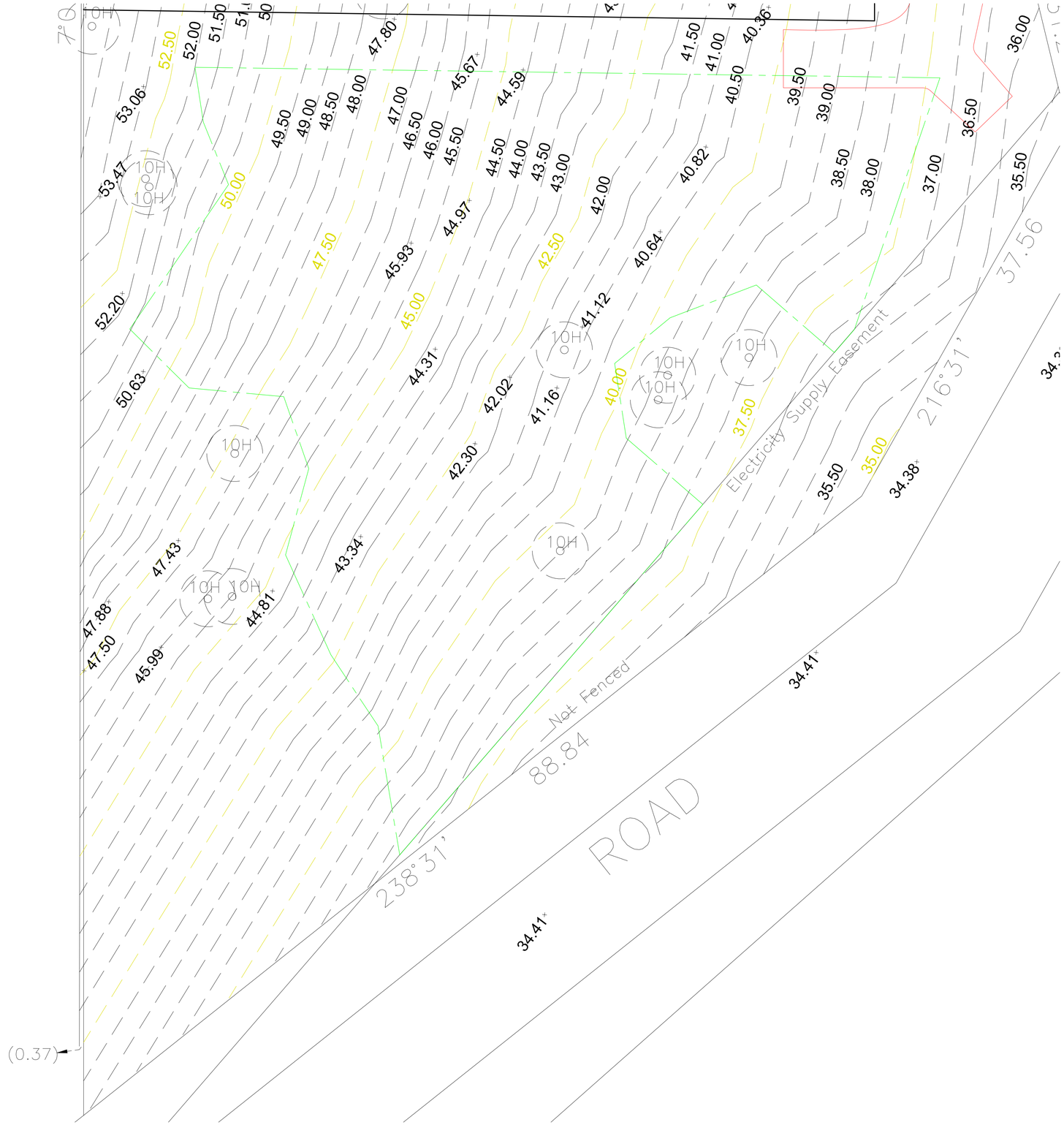
LEGEND:

- EXISTING VEGETATION & STRUCTURE TO BE DEMOLISHED



1,2 & 3 WEBS – EXISTING SITE CONDITION

SCALE: 1:500



3WEBS – EXISTING SITE CONDITION

SCALE: 1:200

EXISTING SITE CONDITION

SCALE: AS SHOWN

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WELL CONSTRUCTED TO THE REQUIREMENTS OF THE BUILDING REGULATIONS AND THE RELEVANT AUSTRALIAN STANDARDS.

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DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
20-05-2025	1	TOAS	FINAL DRAWING	G.N.	-.-
	0				
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	0				

DRAWING TYPE: FINAL DRAWING
SCALE: AS SHOWN @ A1
SHEET NAME: EXISTING SITE CONDITION
JOB ID: 3WEBS
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

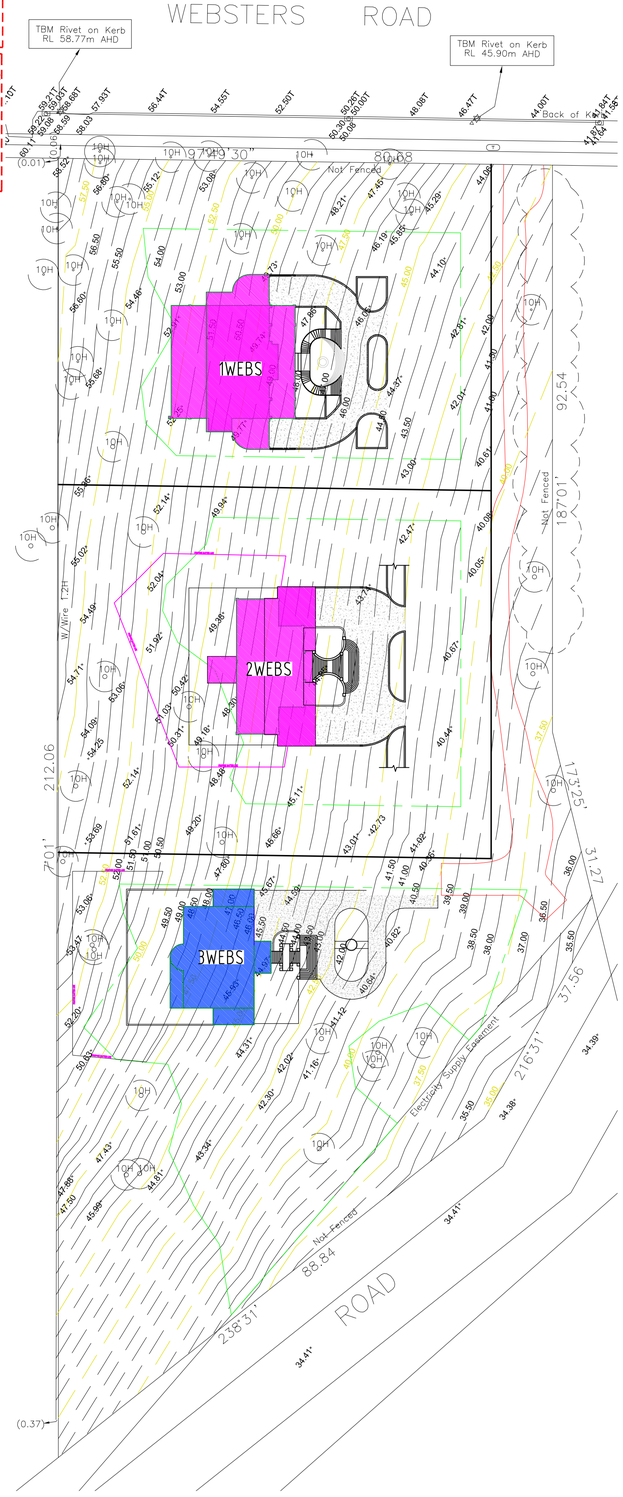
AS OF THE STAGE OF THIS PROJECT THE DEVELOPER APPROVAL NOT KNOWN TO BE REQUIRED, AS DOES IT NOT INDICATE IN THE AVAILBLE REGISTERED PARTICULARS IN THE TITLE, A FURTHER INVESTIGATION FROM THE COUNCIL AND THE DEVELOPER WILL BE REQUIRED TO DETERMINE THE DEVELOPERS APPROVAL.

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:

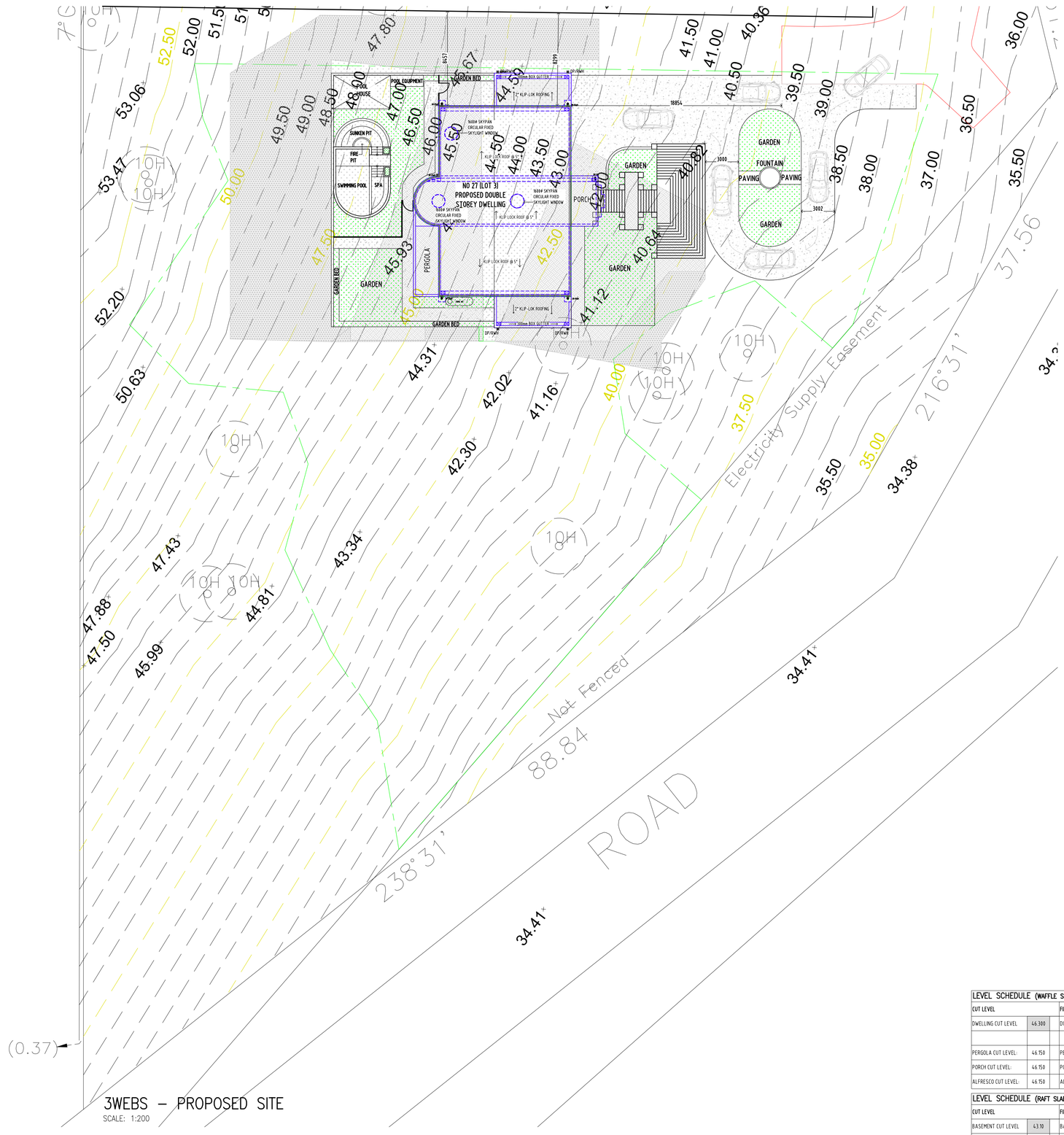
HATCHED AREA DENOTE AS PROPOSED DWELLING

HATCHED AREA DENOTE AS ADJOINING PROPOSED DWELLING



1,2 & 3 WEBS – PROPOSED SITE

SCALE: 1:500



3WEBS – 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	46.300	DWELLING F.F.L.	46.700	SLAB THICKNESS	100 mm
				SLAB FREEBOARD	400 mm
PERGOLA CUT LEVEL:	46.150	PERGOLA F.F.L.	46.550	PERGOLA STEP DOWN	150 mm
PORCH CUT LEVEL:	46.150	PORCH F.F.L.	46.550	PORCH STEP DOWN	150 mm
ALFRESCO CUT LEVEL:	46.150	ALFRESCO F.F.L.	46.550	ALFRESCO STEP DOWN	150 mm

LEVEL SCHEDULE (RAFT SLAB ONLY)					
CUT LEVEL		FINISH FLOOR LEVEL		SLAB PROFILE	
BASEMENT CUT LEVEL	43.10	BASEMENT F.F.L.	43.300	SLAB THICKNESS	100 mm
				SLAB FREEBOARD	200 mm
OPEN VERANDAH CUT LEVEL:	42.950	OPEN VERANDAH F.F.L.	43.150	OPEN VERANDAH STEP DOWN	150 mm

SITE PLAN

SCALE: AS SHOWN

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IMPORTANT NOTE

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CLIENTS: --------

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

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
20-05-2025	1	TOWN	FINAL DRAWING	GAL	--
	0				
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	0				
	0				

DRAWING TYPE: FINAL DRAWING
SCALE: AS SHOWN @ A1
SHEET NAME: SITE PLAN
JOB ID: 3WEBS
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

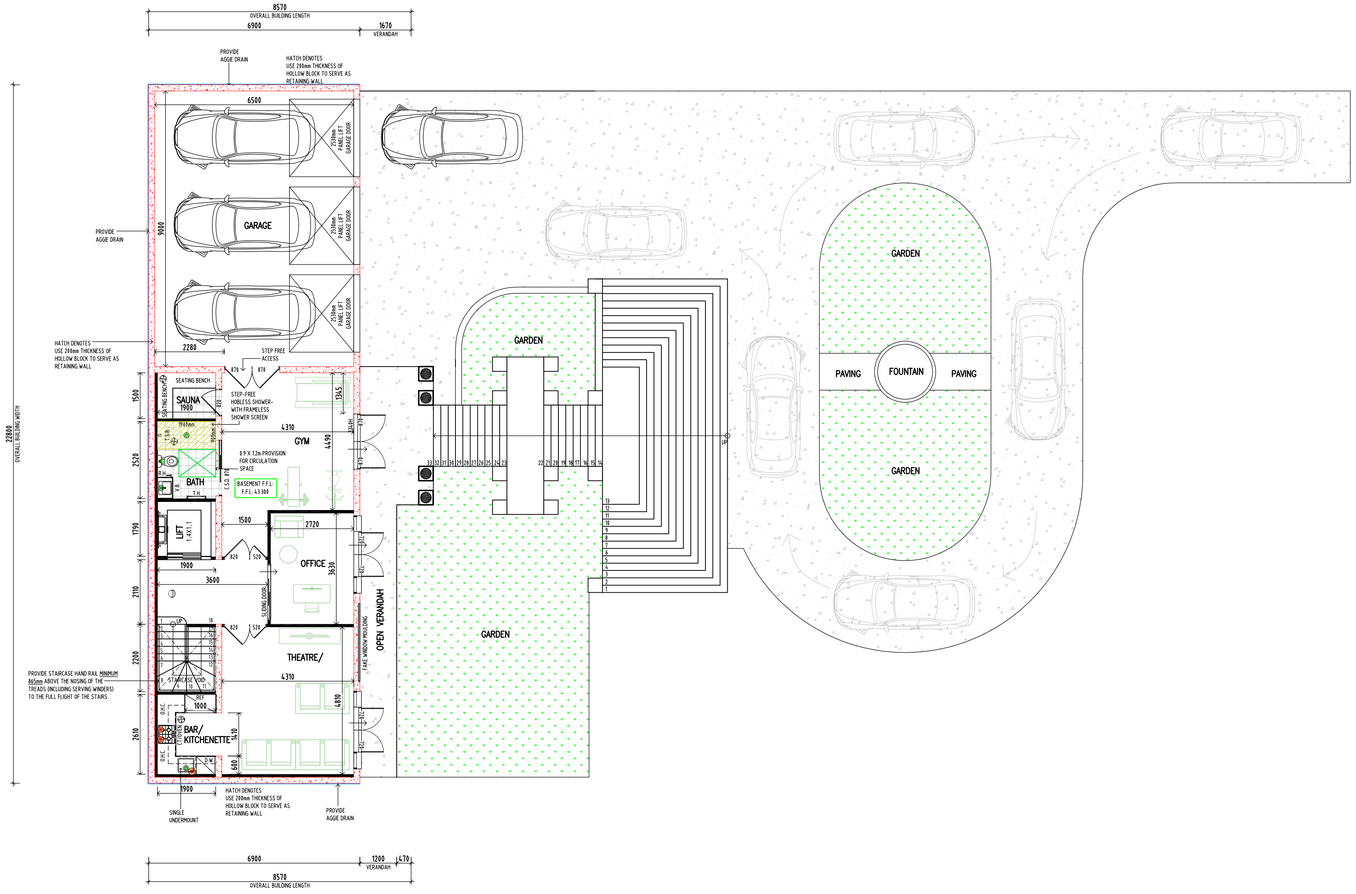
- ROOF PLUMBER TO BUILD THE GUTTER, AND BOX GUTTER IN ACCORDANCE WITH NCC 2019, AS/NZS 3500.3-2015, AS/NZS 1562.1-1992, SA HB 39-2015, HB 194-1998.
- THE DOWN PIPES, BOX GUTTER, AND SUMP ARE NOMINAL ONLY. ROOF PLUMBER TO ENSURE THE INSTALLATION IS IN COMPLIANCE WITH THE STANDARD.
- CARPENTER TO ENSURE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

	ELECTRICAL M.B.
	GAS METER
	SMOKE DETECTORS (TO BE INTERCONNECTED)
	MECHANICAL VENTILATION
	EXTERNAL TAP
	HOT WATER SYSTEM (R.H.A.S.)
	INSTANTANEOUS HOT WATER SYSTEM (R.H.A.S.)
	RAIN WATER (R.H.A.)
	RETURN AIR (R.H.A.)
	DOWN PIPES (DP) SPREADER PIPE (DP) RAIN WATER HEAD (RWH)
	ARTICULATION JOINT
	GAS POINT
	COLD WATER POINT
P.B.G.S PAU PRAIRIE/ BASE SUMMER	IT.B.G.S TILES/ BASE SUMMER

BASEMENT PLAN

SCALE: 1:100

D 5.8
C 5.8 ELEVATIONS A 5.8
B 5.8

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

DRAWING TYPE: FINAL DRAWING
SCALE: 1:100 @ A1
SHEET NAME: BASEMENT PLAN
JOB ID: 3WEBS
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 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: 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)

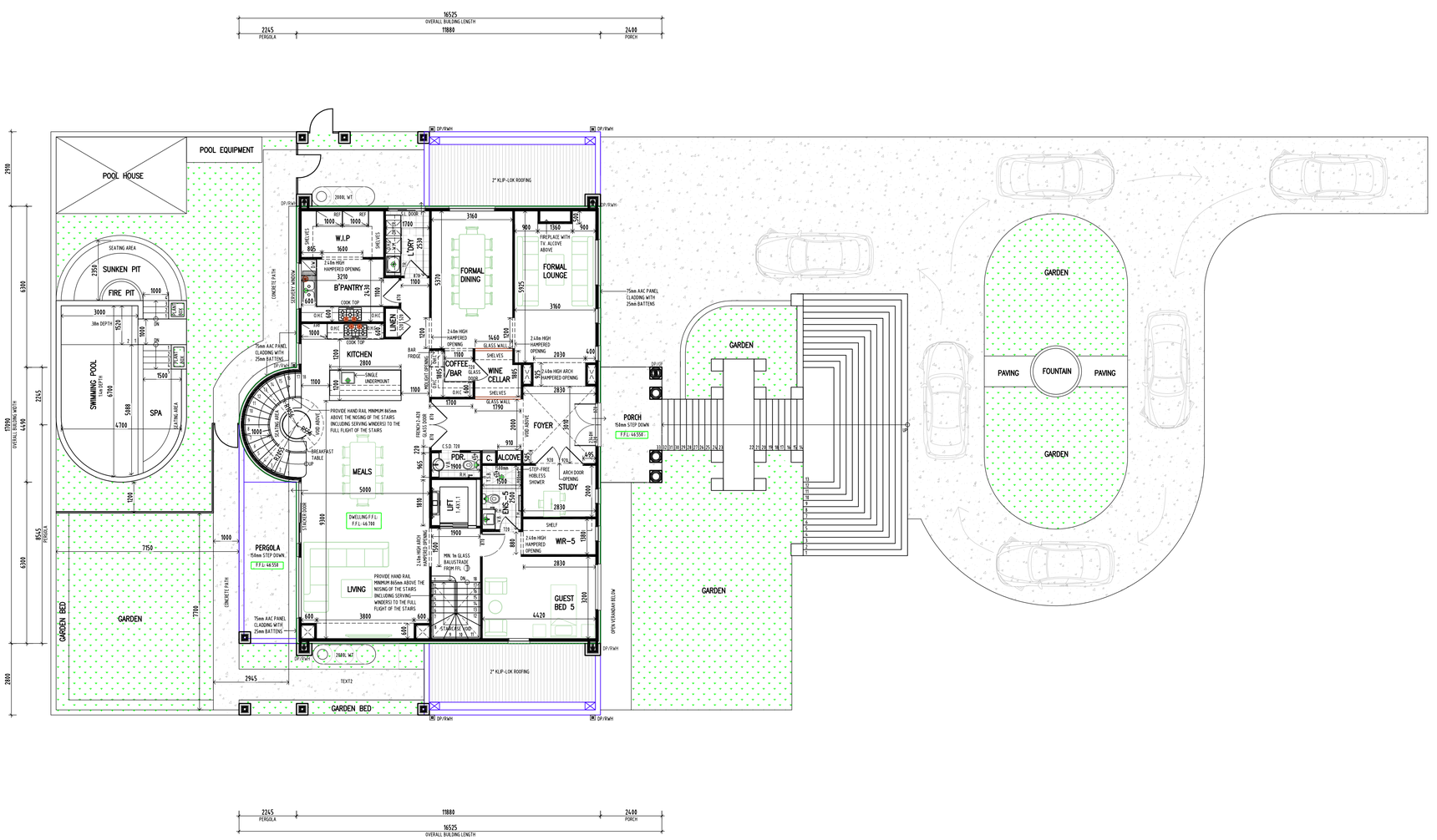
- BALCONY TO BE WATER PROOFED IN ACCORDANCE WITH AS-4654.1 and AS-4654.2 2012
- PROVIDE ONLY NON-DECOMPOSING SUBSTRATE TO BALCONY & ALFRESCO EG. COMPRESS CEMENT SHEET. NOTE: DO NOT INSTALL PARTICLE BOARD FLOORING TO WET AREA.
- WATER PROOF TRADES TO PROVIDE CERTIFICATION UPON COMPLETION OF WATER PROOFING 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. 27 (LOT 3) 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	TD-AS	FINAL DRAWING	O.M.	-.-
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	0				
	0				
	0				
	0				
	0				

DRAWING TYPE: FINAL DRAWING
SCALE: 1:100 @ A1
SHEET NAME: GROUND FLOOR PLAN
JOB ID: 3WEBS
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 T/D 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 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.

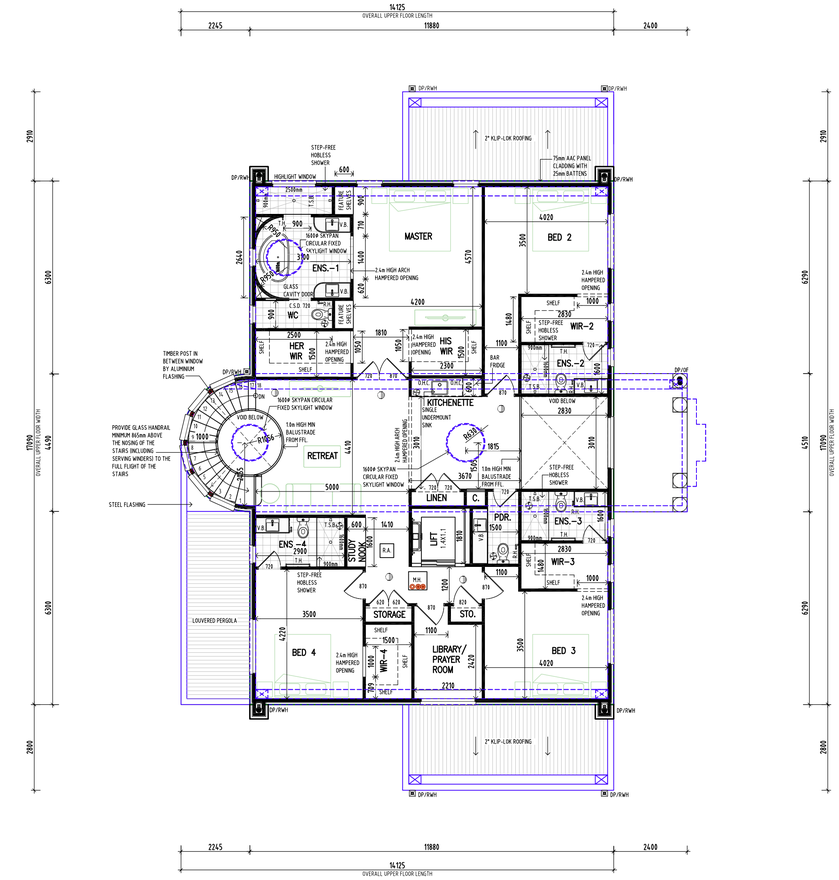
IMPORTANT NOTES: GENERAL WET AREA NOTES)

- 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	
EP	ELECTRICAL PIT
GM	GAS METER
SD	SMOKE DETECTORS (TO BE INTERCONNECTED)
MV	MECHANICAL VENTILATION
ET	EXTERNAL TAP
HWS	HOT WATER SYSTEM (N.G.L)
HWS	HOT WATER SYSTEM (ELEC.)
R.H.	RAIN HEAD (RH)
R.A.I.	RETURN AIR (R.A.I)
D	DOWN PIPES (DP) SPREADER PIPE (SP) RAIN WATER HEAD (RWH)
AJ	ARTICULATION JOINT
GP	GAS POINT
CWP	COLD WATER POINT
P.B.G.L/PAL/PAMBLE	BASE SKIRTING / T.B.A.) TILED BASE SKIRTING



UPPER FLOOR PLAN

SCALE: 1:100

ELEVATIONS

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PROJECT:
PROPOSED DOUBLE STOREY DWELLING

ADDRESS:
NO. 27 (LOT 3) WEBSTERS RD, TEMPLESTOWE, VIC. 3106

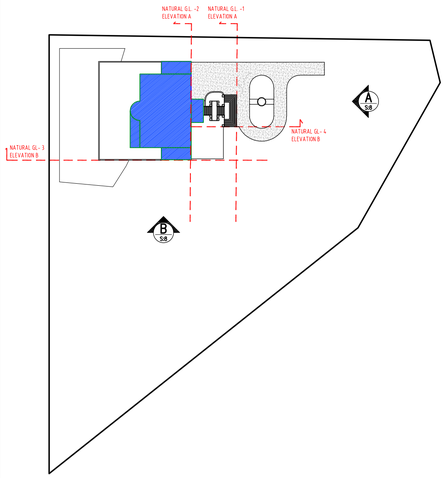
CLIENTS:
- - - - - - - -

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

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
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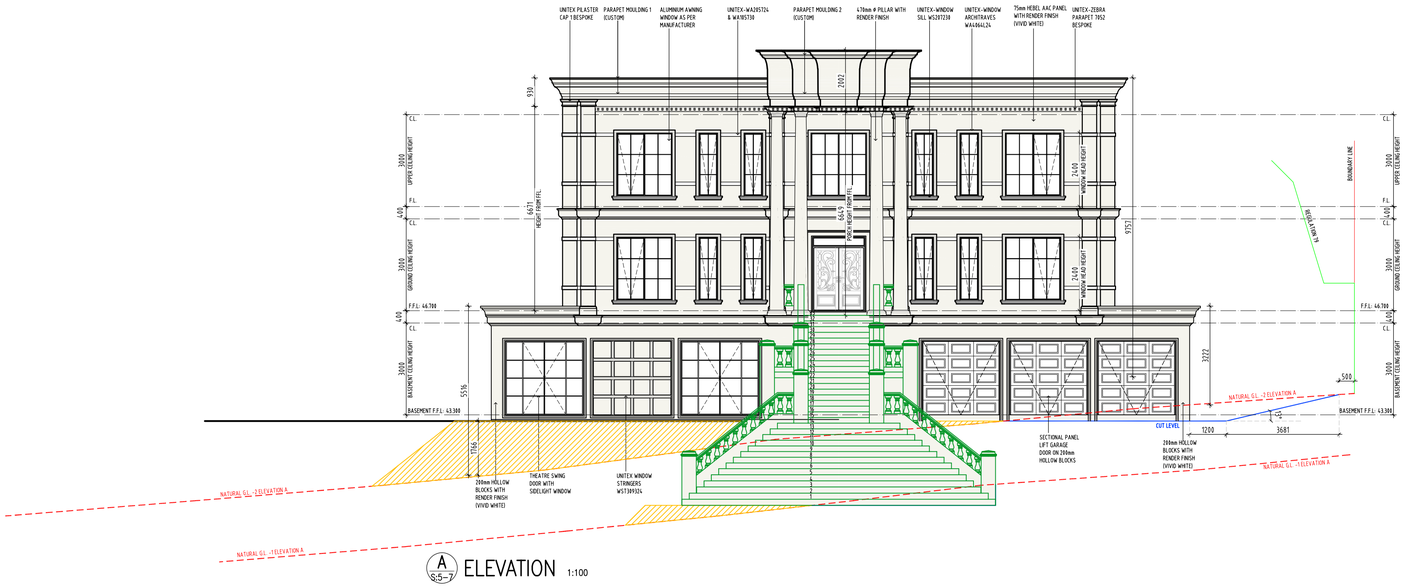
DRAWING TYPE: FINAL DRAWING
SCALE: 1:100 @ A1
SHEET NAME: UPPER FLOOR PLAN
JOB ID: 3WEBS
SHEET NO: 07 of 11

NATURAL GROUND LINE (NGL) KEY PLAN

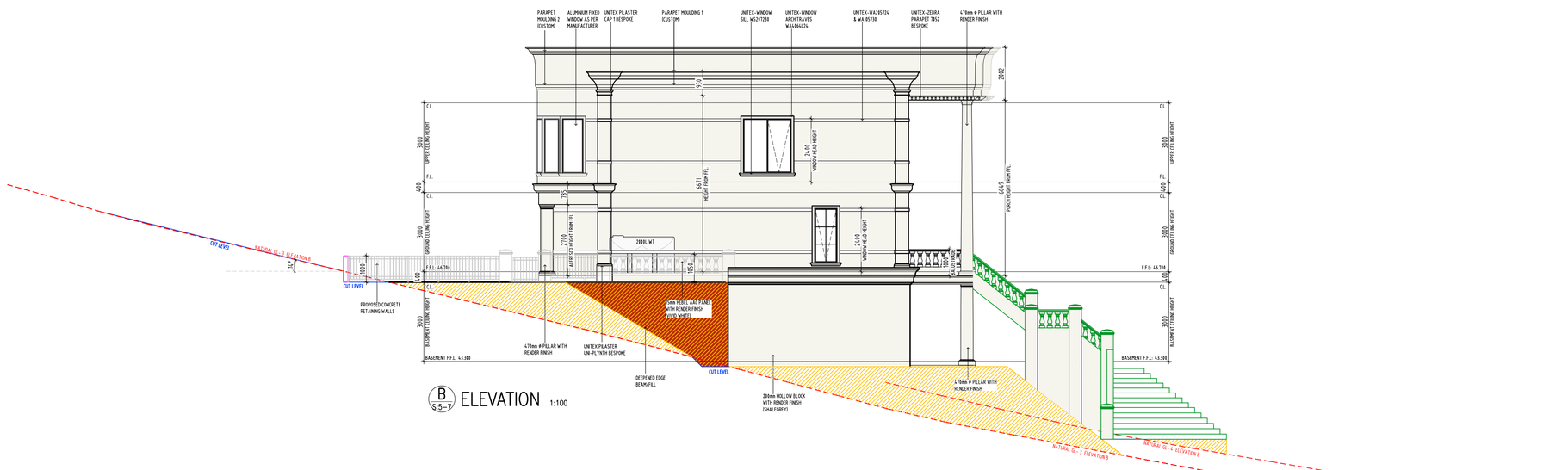


IMPORTANT NOTES:
MASONRY EXPANSION JOINTS
- PROVIDE MASONRY EXPANSION JOINTS AT 5000MM MAXIMUM CENTERS
- MASONRY TO COMPLY WITH AS 1500 - 1998
- ARTICULATION JOINT TO BE SPECIFIED BY ENGINEER IF THE SITE IS CLASS H TO P.

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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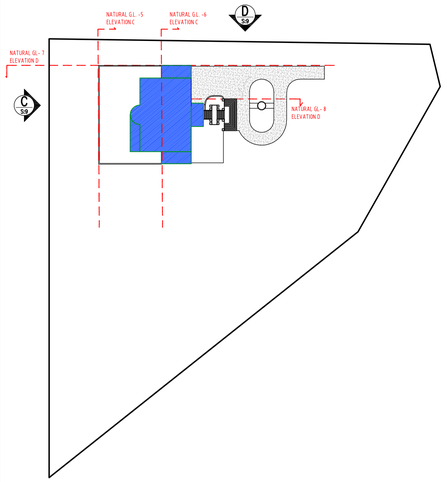
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PROJECT:	PROPOSED DOUBLE STOREY DWELLING
ADDRESS:	NO. 27 (LOT 3) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS:	--------
ESTATE:	N/A
HOUSE TYPE:	CUSTOM
FACADE:	CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
20/04/2025	1	TD+DS	FINAL DRAWING	GJN	-.-
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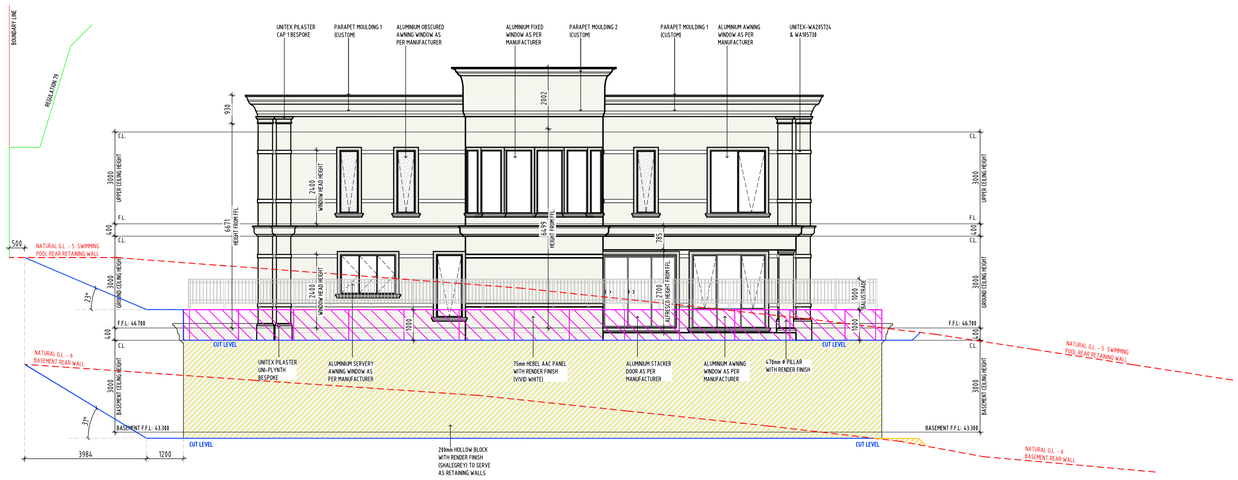
DRAWING TYPE:	FINAL DRAWING
SCALE:	1:100 @ A1
SHEET NAME:	EXTERNAL ELEVATIONS - 1
JOB ID:	3WEBS
SHEET NO:	08 of 11

NATURAL GROUND LINE (NGL) KEY PLAN

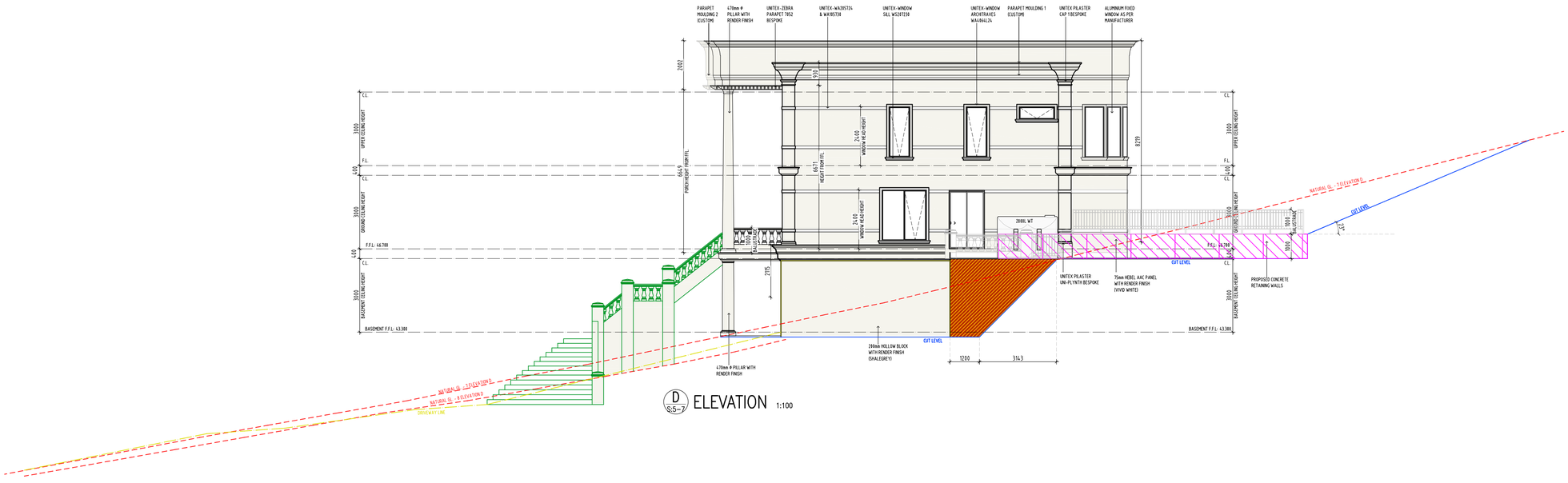


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- NATURAL GROUND LEVEL
- DRIVEWAY LEVEL



C S5-7 ELEVATION 1:100



D S5-7 ELEVATION 1:100

EXTERNAL ELEVATIONS – 2

SCALE: 1:100

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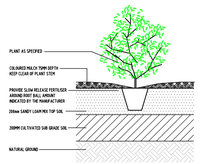
PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 27 (LOT 3) WEBSTERS RD, TEMPLESTOWE, VIC. 3106
CLIENTS: --------
ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

DATE	ISSUE	STAGE	STATUS / DESCRIPTION	DRAWN	CHECK
20/04/2025	1	TD+DS	FINAL DRAWING	CJH	-.-
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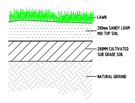
DRAWING TYPE: FINAL DRAWING
SCALE: 1:100 @ A1
SHEET NAME: EXTERNAL ELEVATIONS - 2
JOB ID: 3WEBS
SHEET NO: 09 of 11

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	MATURITY HxW	POT SIZE	COUNT
	Acacia implexa	Lightwood	15.0 x 7.0	30cm	11
	Trachelospermum Jasminoides	Star Jasmine	3.0 x 3.0	45cm	310
	Grevillea rosmarinifolia	Rosemary Grevillia	2.0 x 0.2	14cm	83
	Eutaxia Obovata	Eutaxia	0.5 x 0.8	14cm	80
	Pimelea	Rice Flower	0.4 x 0.8	14cm	68
	Pelargonium australe	Austral Storks-bill	0.6 x 0.1	14cm	64



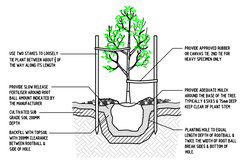
TYPICAL POT SIZE PLANTING DETAIL N.T.S



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



TIMBER EDGE DETAILS



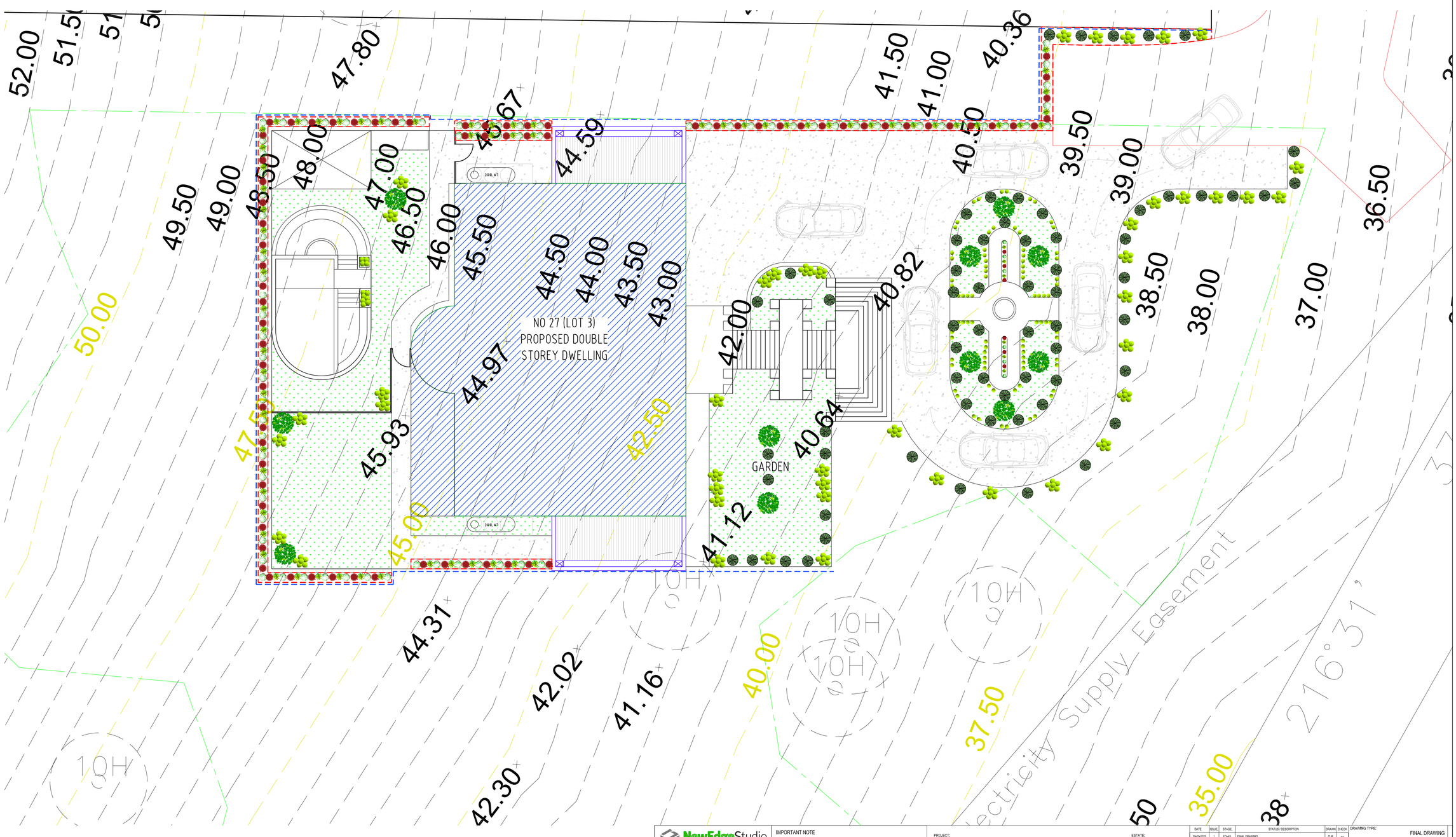
TYPICAL TREE PLANTING DETAIL N.T.S

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



LANDSCAPE PLAN
SCALE: 1:200

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PROJECT: PROPOSED DOUBLE STOREY DWELLING
ADDRESS: NO. 27 (LOT 3) 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	TD-AS	FINAL DRAWING	G.M.	--
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DRAWING TYPE: FINAL DRAWING
SCALE: 1:200 @ A1
SHEET NAME: LANDSCAPE PLAN
JOB ID: 3WEBS
SHEET NO: 10 of 11

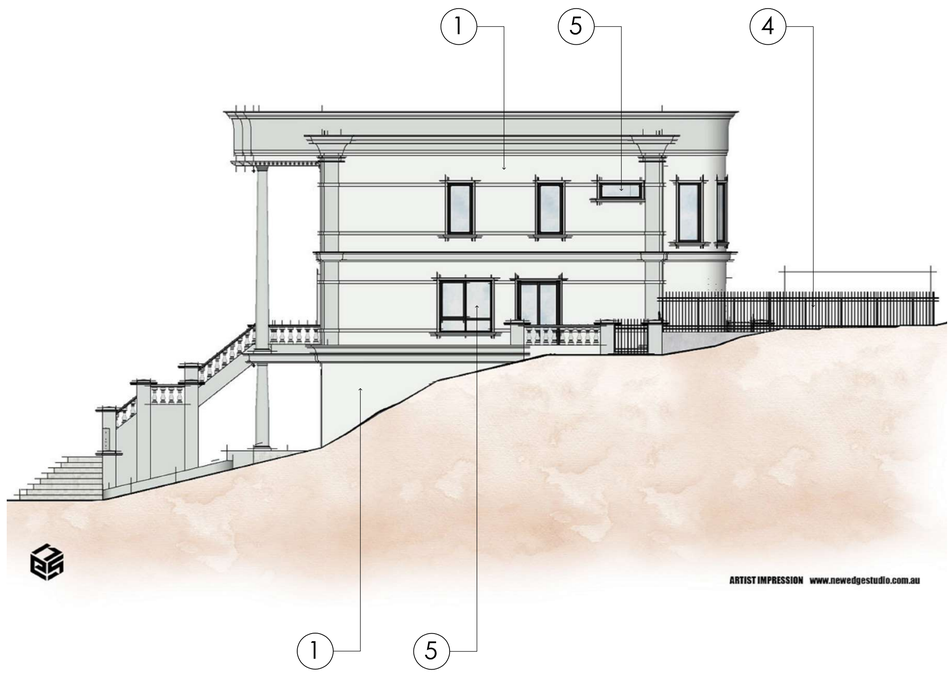
①	②	③	④	⑤	⑥	⑦
					NOTE IMAGE COLOUR IS EXAMPLE ONLY	
RENDER #1 **MFR/SUPLR:** DULUX **RANGE/PROF:** RENDER **COLOUR:** VIVID WHITE	**ENTRY DOOR** **MFR/SUPLR:** N/A **RANGE/PROF:** N/A **COLOUR:** MONUMENT	**GARAGE DOOR** **MFR/SUPLR:** B&D **RANGE/PROF:** STATESMAN SECTIONAL **COLOUR:** VIVID WHITE	**WROUGHT IRON BALUSTRADE** **MFR/SUPLR:** N/A **RANGE/PROF:** N/A **COLOUR:** COLORBOND MONUMENT	**WINDOW FRAMES** **MFR/SUPLR:** COLOURBOND **RANGE/PROF:** N/A **COLOUR:** VIVID WHITE	**METER BOX** **MFR/SUPLR:** CLIPSAL **RANGE/PROF:** N/A **COLOUR:** VIVID WHITE	**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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20-05-2025	1	TD-AS	FINAL DRAWING	G.M.	--
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DRAWING TYPE: FINAL DRAWING
SCALE: NTS @ A1
SHEET NAME: COLOURS & MATERIALS
JOB ID: 3WEBS
SHEET NO: 11 of 11