



ADVERTISED PLANS
DATE: 19/1/15

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TOWN PLANNING DOCUMENT
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DATE	REV	ISSUE

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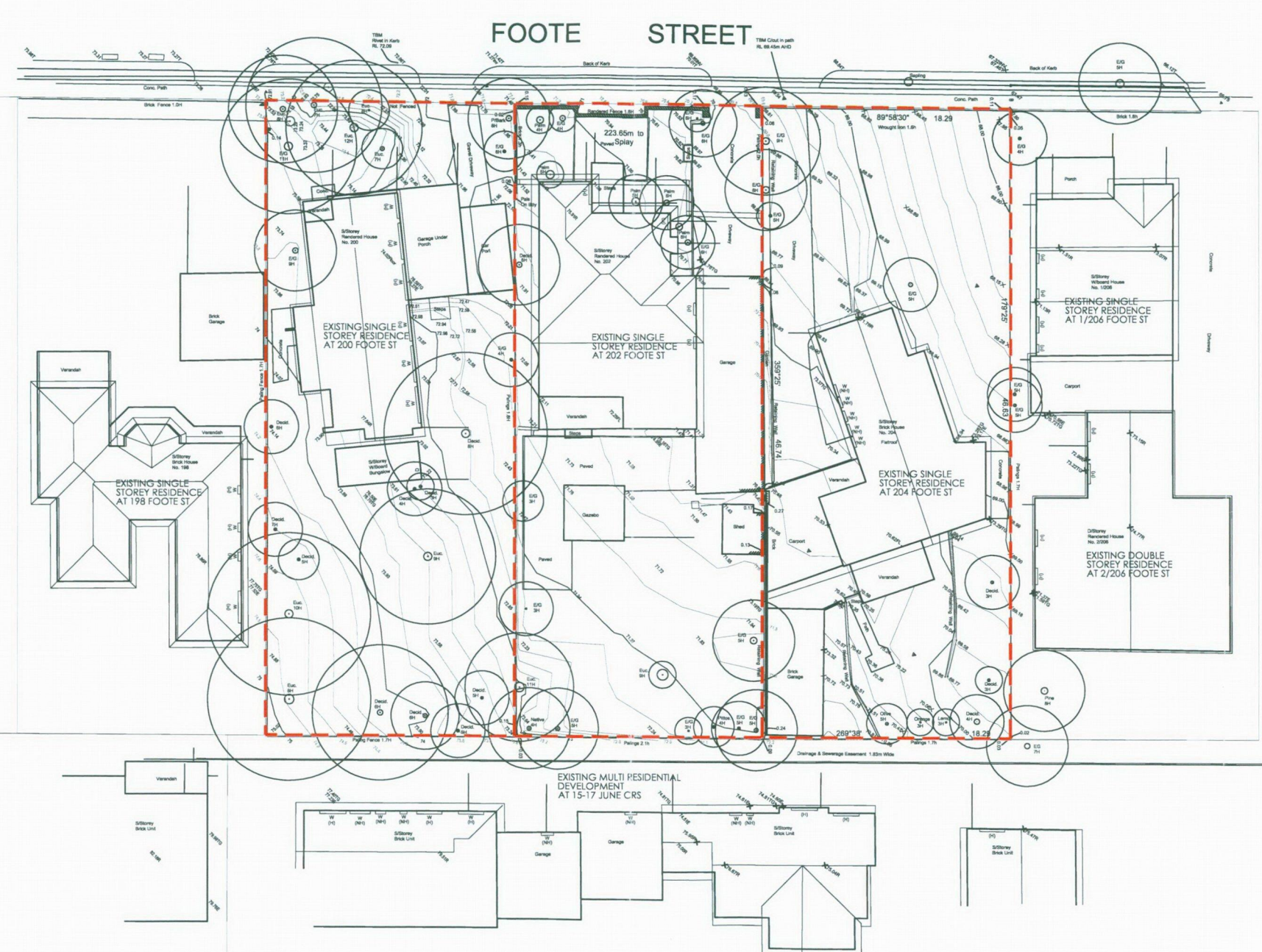
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RESIDENTIAL DEVELOPMENT
 200-204 FOOTE ST
 TEMPLESTOWE, VIC
 DATE: JULY 2014
 DRAWN: SC
 SCALE: 1:200 @ A1

NEIGHBORHOOD CHARACTER
 & SITE ANALYSIS
 JOB NO. 0913
 DWG NO. TPO2
 REV. 0



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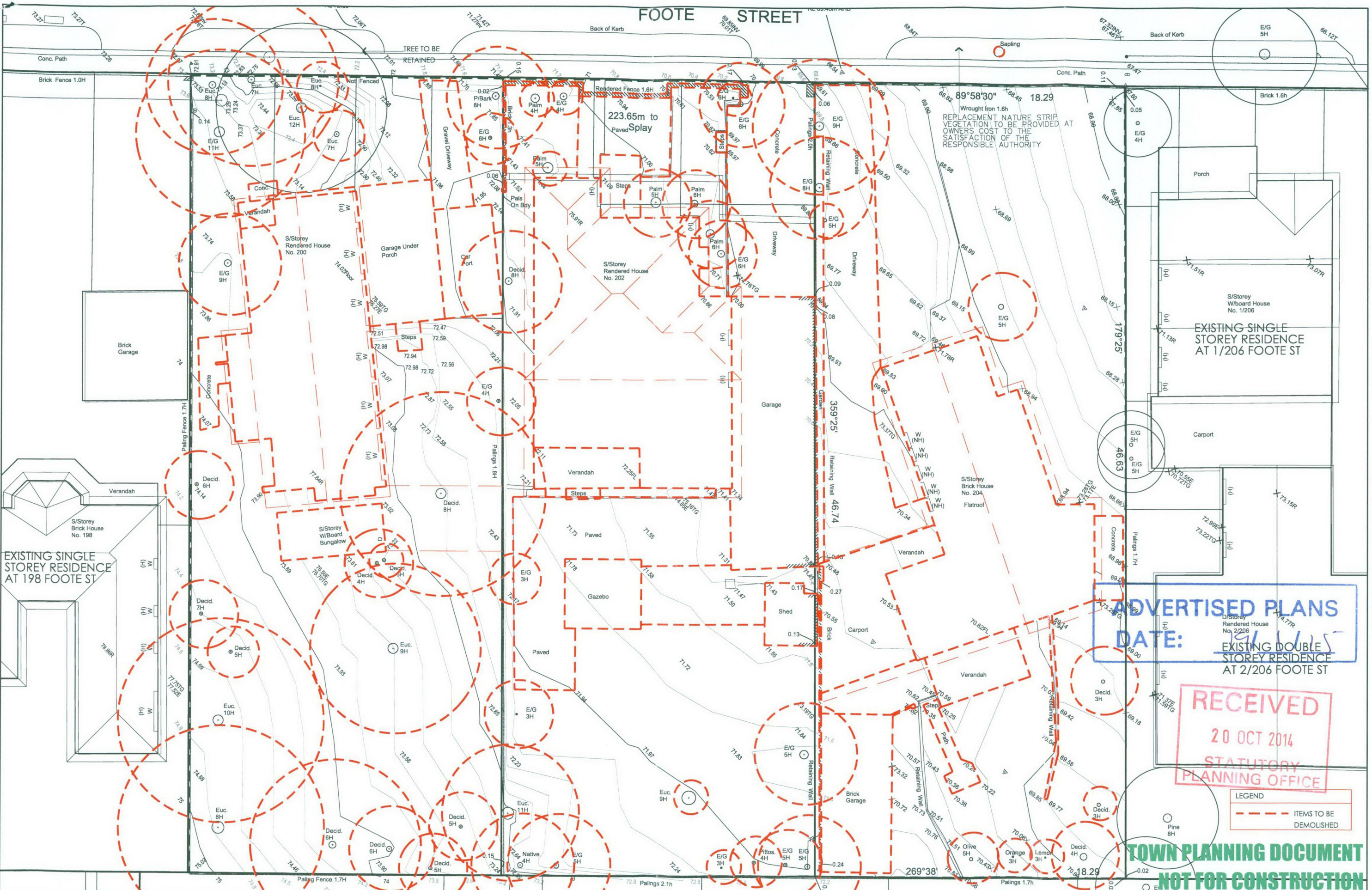


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RESIDENTIAL DEVELOPMENT
 200-204 FOOTE ST
 TEMPLESTOWE, VIC
 DATE: JULY 2014
 DRAWN: SC
 SCALE: 1:200 @ A1

EXISTING CONDITIONS
 JOB NO. 0913
 DWG NO. TP01
 REV. 0

FOOTE STREET



ADVERTISED PLANS
 DATE: *14/10/14*
 EXISTING DOUBLE STOREY RESIDENCE AT 2/206 FOOTE ST

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LEGEND
 - - - - - ITEMS TO BE DEMOLISHED

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RESIDENTIAL DEVELOPMENT
 200-204 FOOTE ST
 TEMPLESTOWE, VIC
 DATE: JULY 2014
 DRAWN: SC
 SCALE: 1:100 @ A1

DEMOLITION PLAN
 JOB NO. 0913
 DWG NO. TP05
 REV. 0

PROPOSED EDEN APARTMENT BUILDING at 200-204 FOOTE ST, TEMPLESTOWE

TOWN PLANNING | DRAWING LIST:

- TP00 Drawing Register
- TP01 Existing Conditions
- TP02 Neighborhood Character & Site Analysis
- TP03 Design Response
- TP04 (intentionally left blank)
- TP05 Demolition plan
- TP06 (intentionally left blank)
- TP07 Basement Lower Level
- TP08 Basement Upper Level
- TP09 Entry Level - Sheet 1
- TP10 Entry Level - Sheet 2
- TP11 Level 1
- TP12 Level 2
- TP13 Level 3
- TP14 Roof Plan
- TP15 Elevations - Sheet 1
- TP16 Elevations - Sheet 2
- TP17 Sections - Sheet 1
- TP18 Sections - Sheet 2
- TP19 Shadow Analysis - Sheet 1
- TP20 Shadow Analysis - Sheet 2
- TP21 Shadow Analysis - Sheet 3
- TP22 Shadow Analysis - Sheet 4
- TP23 Coloured Reference Elevations - Sheet 1
- TP24 Coloured Reference Elevations - Sheet 2
- TP25 Perspective Images

P.O.S (COMMON AREAS)
CENTRAL OPEN LIGHT COURT
(GROUND FLOOR) 148m²
COMMUNITY SUNDECK/ BBQ AREA
(LEVEL 3) 158m²
P.O.S PER DWELLING

APARTMENT	AREA (P.O.S)
G.01	22m ²
G.02	18m ²
G.03	22m ²
G.04	25m ²
G.05	23m ²
G.06	49m ²
G.07	50m ²
G.08	55m ²
1.01	15m ²
1.02	15m ²
1.03	15m ²
1.04	48m ²
1.05	13m ²
1.06	11m ²
1.07	24m ²
1.08	26m ²
1.09	25m ²
1.10	40m ²
1.11	13m ²
1.12	14m ²
1.13	13m ²
2.01	25m ²
2.02	26m ²
2.03	45m ²
2.04	16m ²
2.05	17m ²
2.06	16m ²
2.07	16m ²
2.08	27m ²
2.09	25m ²
2.10	30m ²
2.11	11m ²
2.12	13m ²
2.13	11m ²
3.01	99m ²
3.02	11m ²
3.03	13m ²
3.04	11m ²
3.05	29m ²
3.06	92m ²



ARTIST'S IMPRESSION - VIEW FROM FOOTE ST



SITE LOCATION PLAN (N.T.S)

DEVELOPMENT SUMMARY

LEVEL	1 BED	2BED	3BED	4BED	TOTAL
ENTRY	-	6	2	-	8
1	2	6	5	-	13
2	4	6	3	-	13
3	0	4	-	2	6
TOTAL	6	22	10	2	40
% TOTAL	15%	55%	25%	5%	100%
CARPARKS REQUIRED (APARTMENTS)	6	22	20	4	52
VISTOR PARKS (REQUIRED by Clause 52.06)					8
TOTAL CARPARKS REQUIRED					60
TOTAL CARPARKS PROVIDED					73

AREAS SUMMARY

TOTAL CONSOLIDATED SITE AREA	2569m ²		
ELEMENT	SITE COVERAGE %	% OF LOWER LEVEL	
LOWER BASEMENT	1379m ²		
UPPER BASEMENT	1598m ²		
ENTRY	1208m ²		
LEVEL 1	1534m ²	59%	
LEVEL 2	1385m ²		
LEVEL 3	823m ²	59%	
PERMEABLE AREA ON GROUND	660m ²	26%	

* Development will provide a stormwater retention system to reduce the impact of increased stormwater run-off

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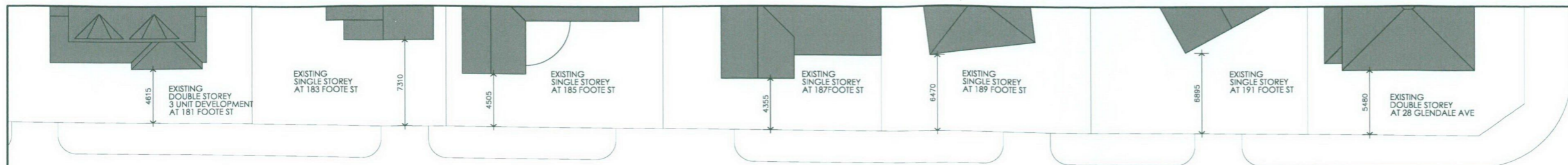


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RESIDENTIAL DEVELOPMENT
200-204 FOOTE ST
TEMPLESTOWE, VIC

DRAWING REGISTER

DATE: JULY 2014 | DRAWN: SC | SCALE: NTS | JOB NO.: 0913 | DWG NO.: TPOO | REV.: 1



GLENDALE AVE

DESIGN RESPONSE
Strategic Issues

- Proposed development site is well served by public transport, schools, medical centres and shopping and recreational facilities.
- The subject site has a DDOB Overlay applied to the land, which encourages proposals that increase residential densities and provides a range of housing types. The site is in schedule 2 - DDOB-2, it also DDOB-3, also a higher density area.
- The proposed development is a contemporary and innovative design that enhances the character of the area and provides modern accommodation of a kind lacking in the neighbourhood and hence contributing to greater diversity in housing.

Site responsive design

- The proposal responds to the topography and site slope and steps down the site, utilizing the site slope effectively to camouflage car parking.
- The proposal retains a substantial tree at the front of the site, and provides good front garden canopy planting to enhance the streetscape.
- The upper level generally steps away from neighbours.
- The proposal provides 3 distinct facade elements to the street (spread over the three titles) incorporating a wide spacious front entry.

Design

- The proposed development will provide 40 apartments over 4 floors with associated basement car parking.
- A generous frontage is retained, which will maintain the spacious feel of the area. The proposed front setback exceeds the standards within the DDOB Schedule table.
- The development is not boundary-to-boundary and will feature no on-boundary walls.
- All dwellings offer good indoor-outdoor living environment, with open living plans providing appropriate interrelationship with outdoor balcony areas.
- A spacious central courtyard is proposed that will provide a large light well that ensures all dwellings will receive acceptable natural sunlight exposure.
- The removal of the existing front fences, improved landscaping and vegetation planting achieves a permeable frontage that provides good vision to the entrance.
- Basement provides 72 car parks and 11 'Ned Kelly' hanger style bicycle spaces.
- Overall the design achieves a balance between minimizing amenity impacts to neighbours while achieving an acceptable presentation to the streetscape.
- The design provides an attractive internal courtyard, incorporating quality landscaping as well as landscaped elements spread throughout the building.

Character

- The garden suburban character of the area will be enhanced by a generous minimum front setback of 6045mm to the ground floor lobby. The setback increases to 7045mm towards the west of the frontage, resulting in a well-landscaped front yard.
- Window shapes are in a modern contemporary style of powdercoated aluminum. Walls predominantly consist of timber screening and panels. These and other building elements are either commonly found within the area or help contribute to the preferred future neighbourhood character.
- Development is well setback from the side and rear boundaries, providing good opportunities for planting of screening trees.
- Development has low site coverage and provides adequate area for landscaping so the built form will be integrated into the landscape.

Visual Bulk
 Design utilizes a number of techniques to minimize visual bulk including:

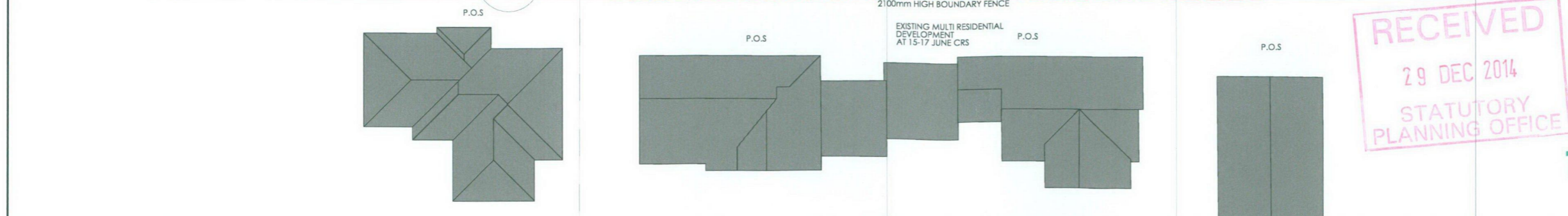
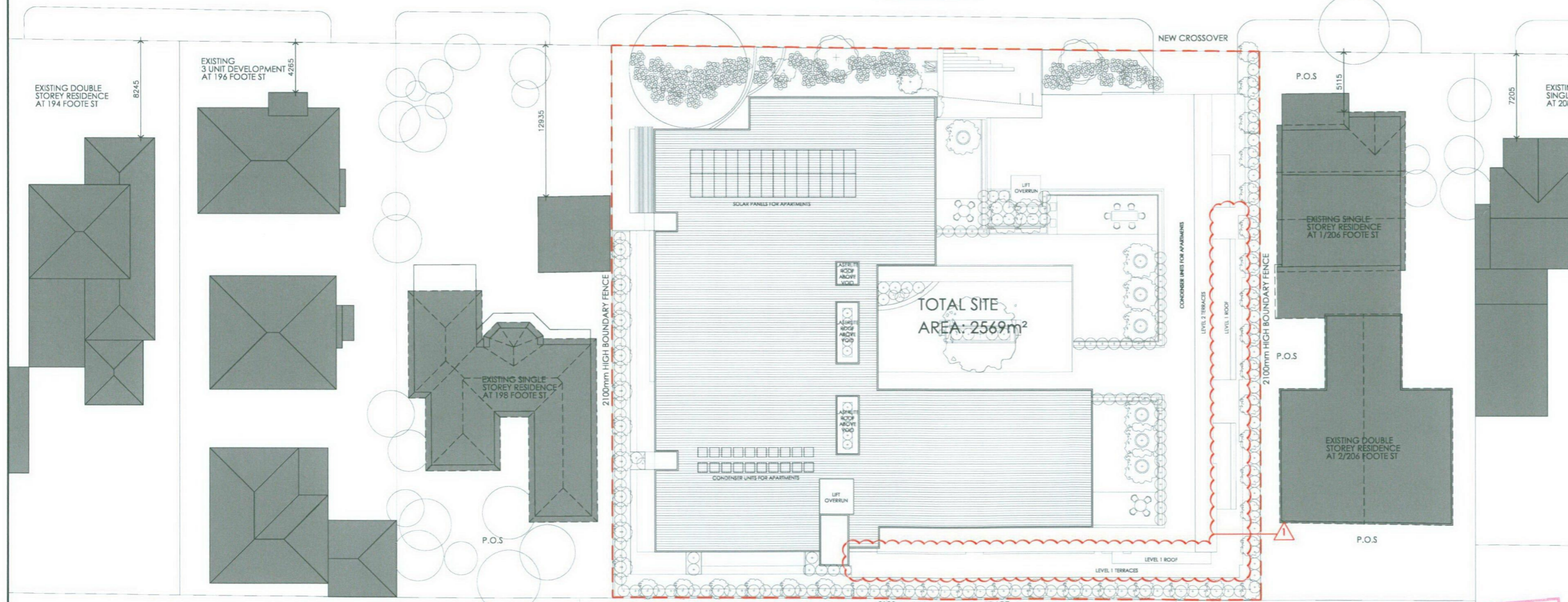
- Changing facade elements from timber panels to moveable patterned screening.
- Dwelling facade is well fenestrated with windows and glass balustrades.
- A 1515mm planting strip is provided along the east of the driveway that assist in softening the hard paving.
- Reduced and receding upper level stepping away from neighbours and street.
- Overall building height is minimized - low floor to ceiling heights.
- Incorporation of roof top sundeck that has been heavily landscaped with trees and hedging plants.
- The built form is well articulated, incorporating a good mix of materials and finishes to break up the facade.
- Overall the visual bulk of the building is acceptable and will sit comfortably within streetscape.
- Proposed perimeter canopy trees and screen vegetation will ensure that the full height of the development shall be well screened from neighbouring properties.

Overlooking

- Overlooking is addressed in the design with either high sills or obscured glazing or screening that exceeds Rescode standards.
- Windows of habitable room locations have been carefully considered to avoid overlooking and also to gain good solar access.
- Existing side boundaries fencing will be replaced with 2.1m timber paling fences to protect from overlooking.
- Shadow impact is acceptable and meets the Rescode B21 standard.
- Design does not cause any unreasonable off-site amenity impact on adjacent properties.
- Good opportunities have been provided to the rear and side of the building for the planting of vegetation to further screen from overlooking.

Summary
 The proposed Apartment development addresses the need for greater diversity in housing choices within the area and responds to the planning scheme objective to provide increased density. The proposal provides a modern apartment style development which features a more urban form of living as encouraged in DDOB. The design is consistent with the objectives of higher density identified under the Design and Development Overlay (Schedule 8) and responds to changing household demands in accordance to State and Local Planning Provisions.

The building itself has been innovatively designed with the use of natural materials and interesting visual elements such as moving patterned screens. This will enhance and contribute respectively to the preferred future character of the neighbourhood. The proposal has addressed the fundamental design issues well, including access, setbacks, built form and amenity.
 Overall, the resulting design is responsive to the constraints of the site and will result in a positive outcome for the area.



FOOTE STREET

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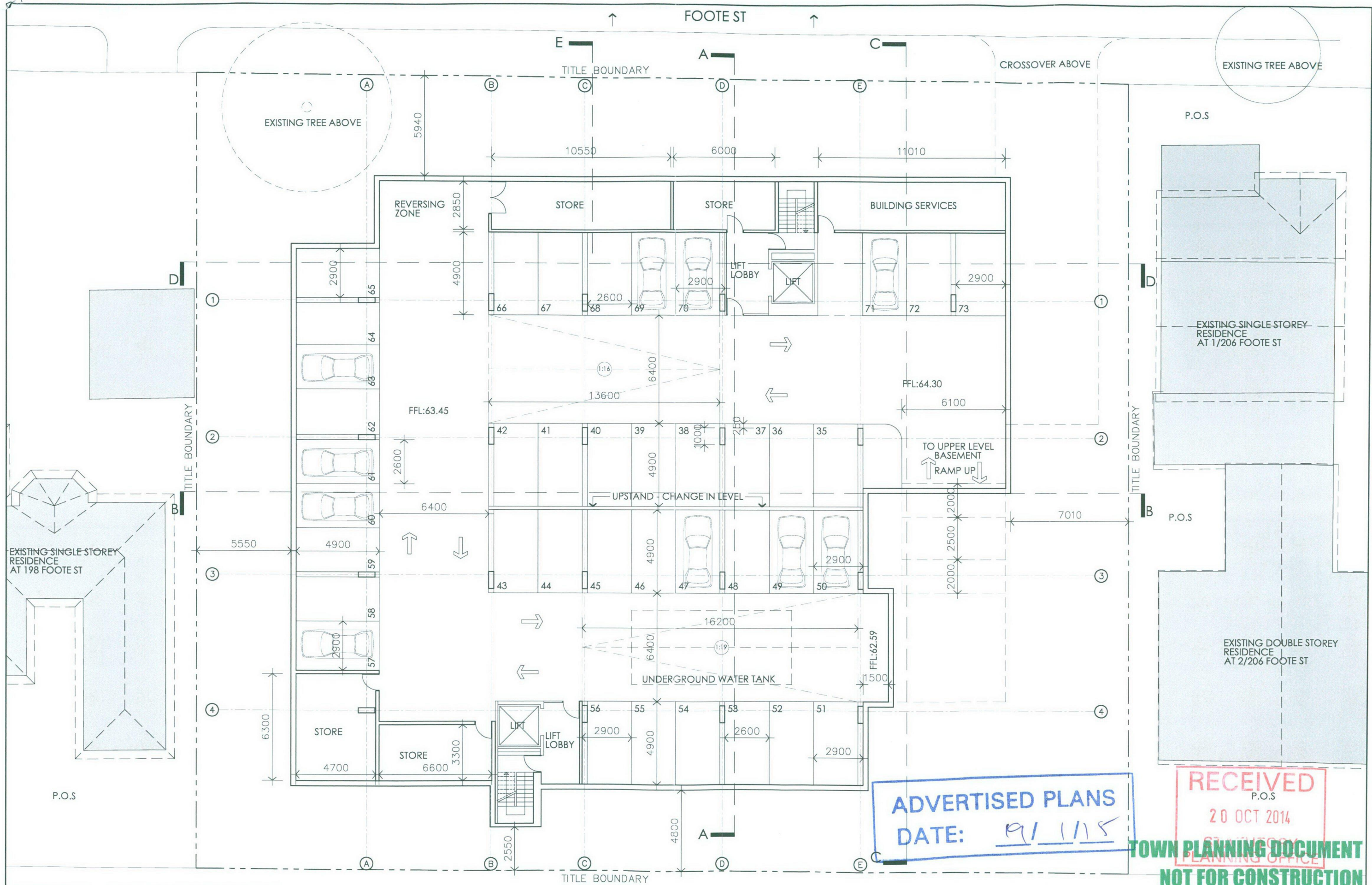
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RESIDENTIAL DEVELOPMENT
 200-204 FOOTE ST
 TEMPLESTOWE, VIC
 DATE: JULY 2014
 DRAWN: SC
 SCALE: 1:200 @ A1

DESIGN RESPONSE
 JOB NO. 0913
 DWG NO. TP03
 REV. 1



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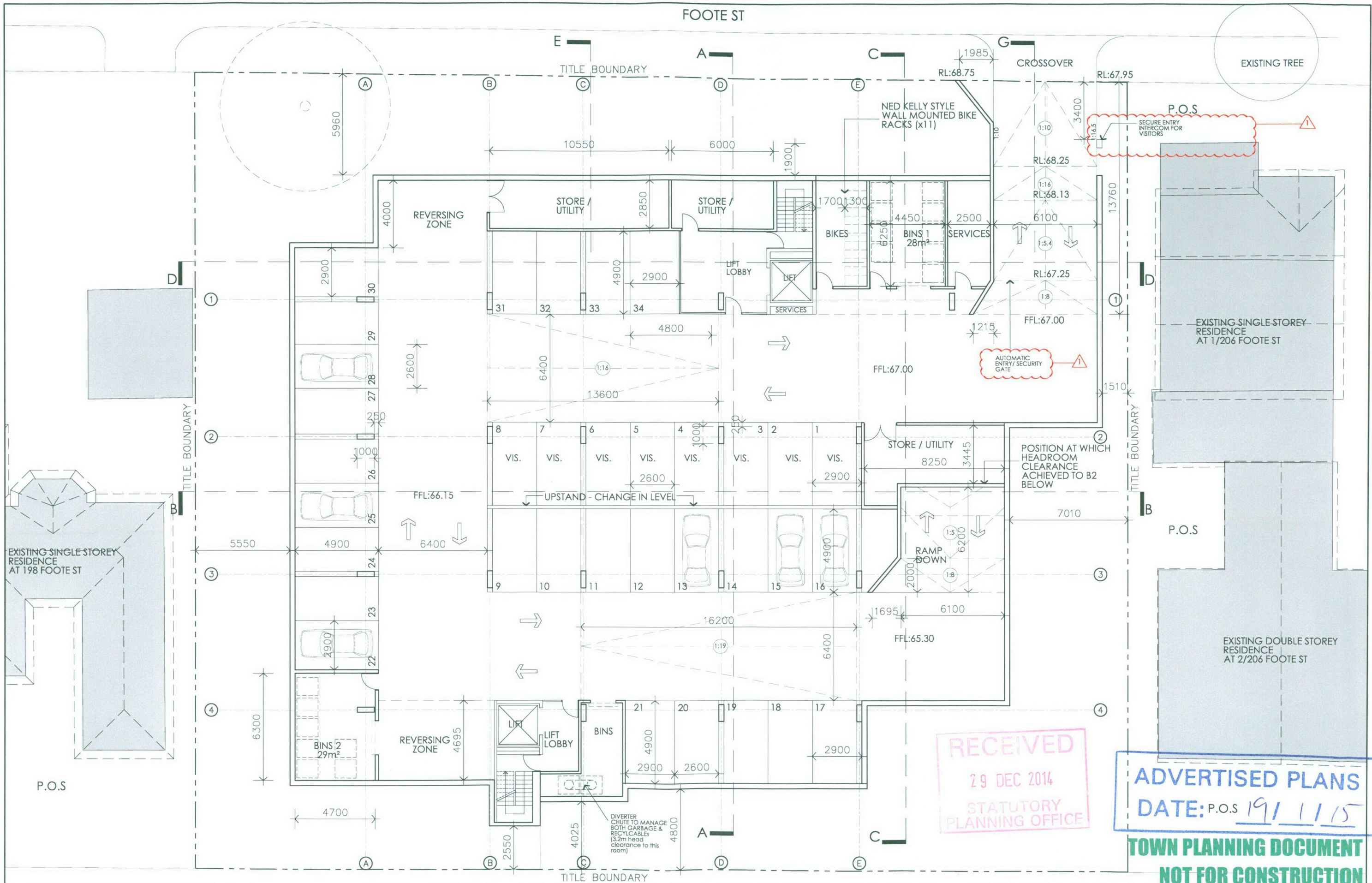
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RESIDENTIAL DEVELOPMENT
 200-204 FOOTE ST
 TEMPLESTOWE, VIC
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 DRAWN: SC
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BASEMENT
 LOWER LEVEL
 JOB NO. 0913
 DWG NO. TP07
 REV. 0



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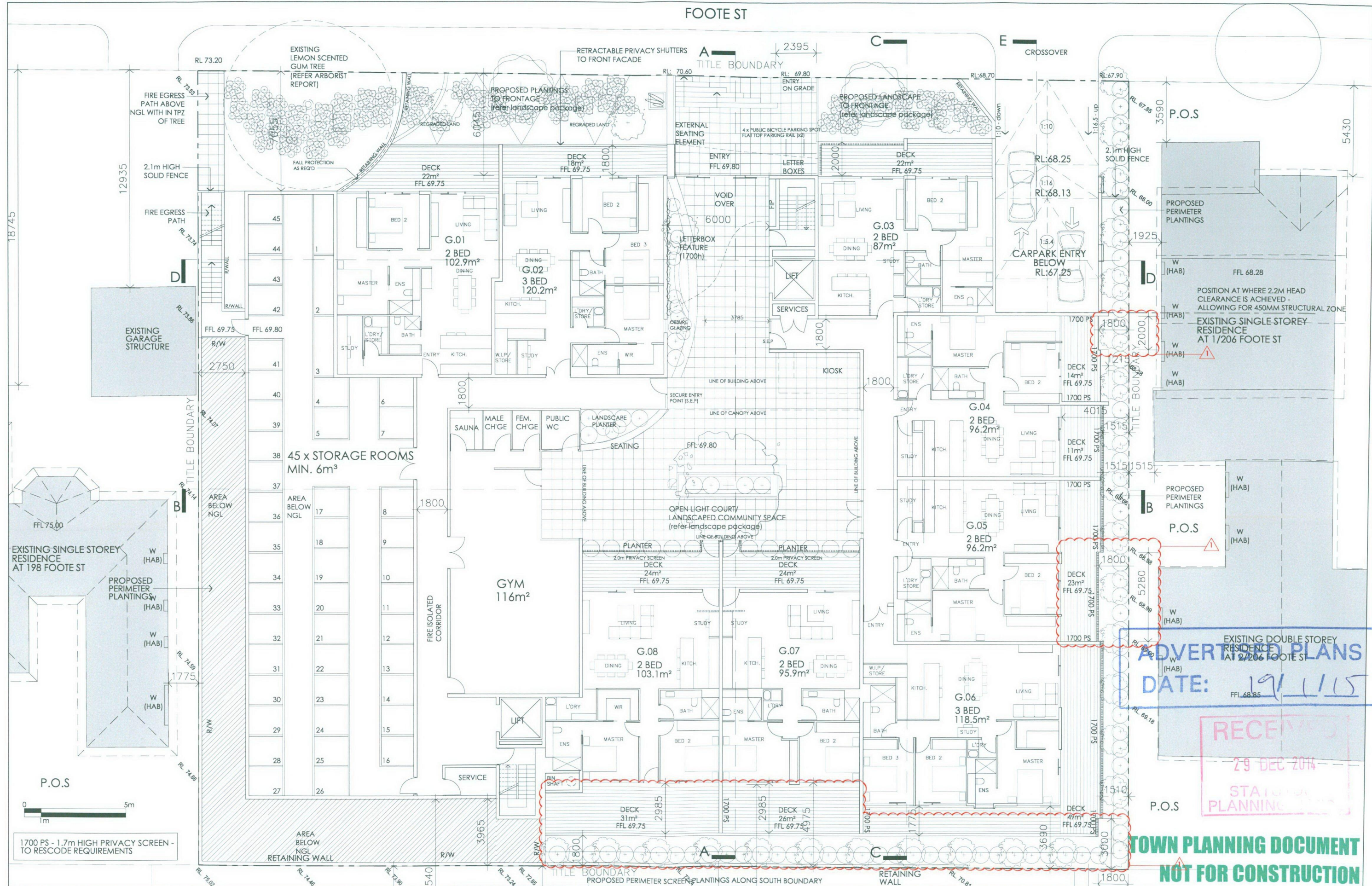
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RESIDENTIAL DEVELOPMENT
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 TEMPLESTOWE, VIC
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BASEMENT
 UPPER LEVEL
 JOB NO. 0913
 DWG NO. TP08
 REV. 1



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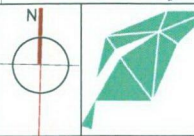
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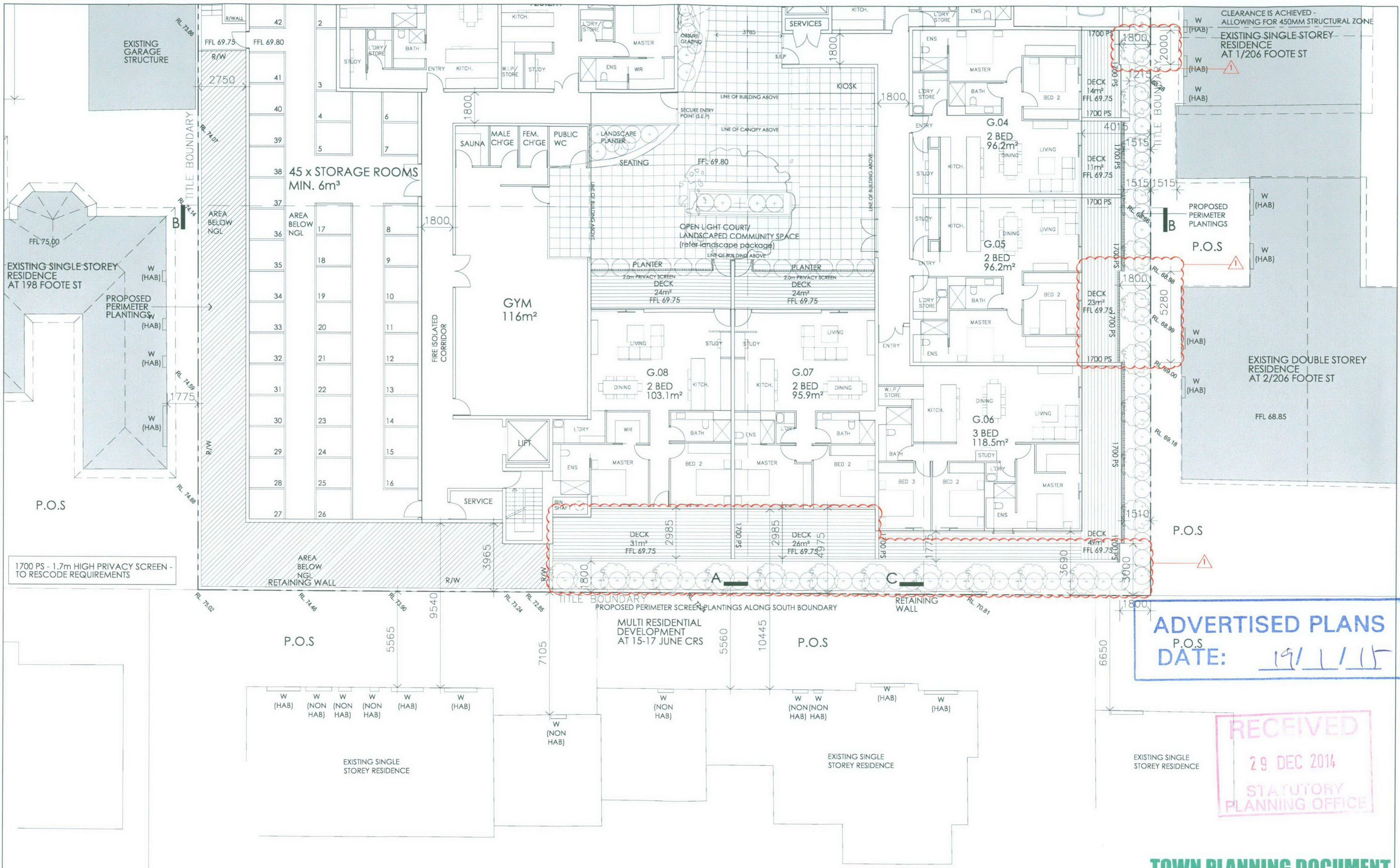


LIGHT GREEN
architecture

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RESIDENTIAL DEVELOPMENT
200-204 FOOTE ST
TEMPLESTOWE, VIC
DATE: AUGUST 2013
DRAWN: SC
SCALE: 1:100 @ A1

ENTRY LEVEL
SHEET 1
JOB NO. 0913
DWG NO. TP09
REV. 1



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RESIDENTIAL DEVELOPMENT
 200-204 FOOTE ST
 TEMPLESTOW, VIC
 DATE: AUGUST 2013
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 SCALE: 1:100 @ A1

ENTRY LEVEL
 SHEET 2
 JOB NO. 0913
 DWG NO. TP10
 REV. 1

FOOTE ST

A
TITLE BOUNDARY

C

E

REFER ARBORIST REPORT
EXISTING TREE (14)

DRIVEWAY
BELOW

P.O.S

2.1m HIGH
SOLID FENCE

BRICK
GARAGE

R/W BELOW

VOID

LOBBY
FFL 72.80

OPEN LIGHT COURT

FFL 68.28

EXISTING SINGLE STOREY
RESIDENCE
AT 1/206 FOOTE ST

W (HAB)

P.O.S

W (HAB)

W (HAB)

W (HAB)

W (HAB)

P.O.S

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EXISTING SINGLE STOREY
RESIDENCE
AT 198 FOOTE ST

P.O.S

0 1m 5m

1700 PS - 1.7m HIGH PRIVACY SCREEN -
TO RECODE REQUIREMENTS

PROPOSED PERIMETER SCREEN PLANTING ZONE ALONG SOUTH BOUNDARY (BELOW)

TITLE BOUNDARY

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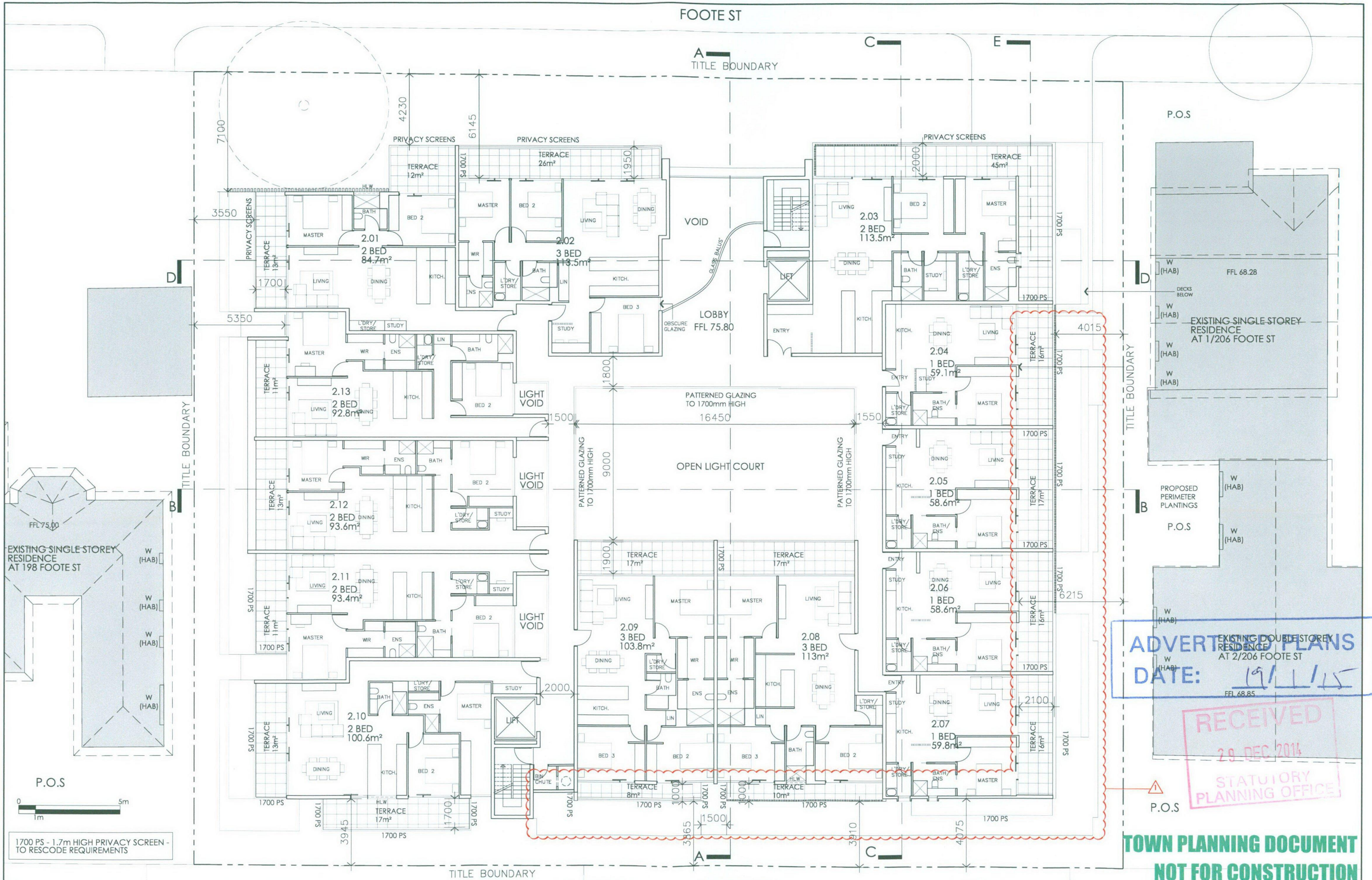


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RESIDENTIAL DEVELOPMENT
200-204 FOOTE ST
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LEVEL 1

DATE	DRAWN	SCALE	JOB NO.	DWG NO.	REV.
AUGUST 2013	SC	1:100 @ A1	0913	TP11	1



1700 PS - 1.7m HIGH PRIVACY SCREEN - TO RESCODE REQUIREMENTS

ADVERTISED PLANS
 DATE: 19/11/15
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 FFL 68.85

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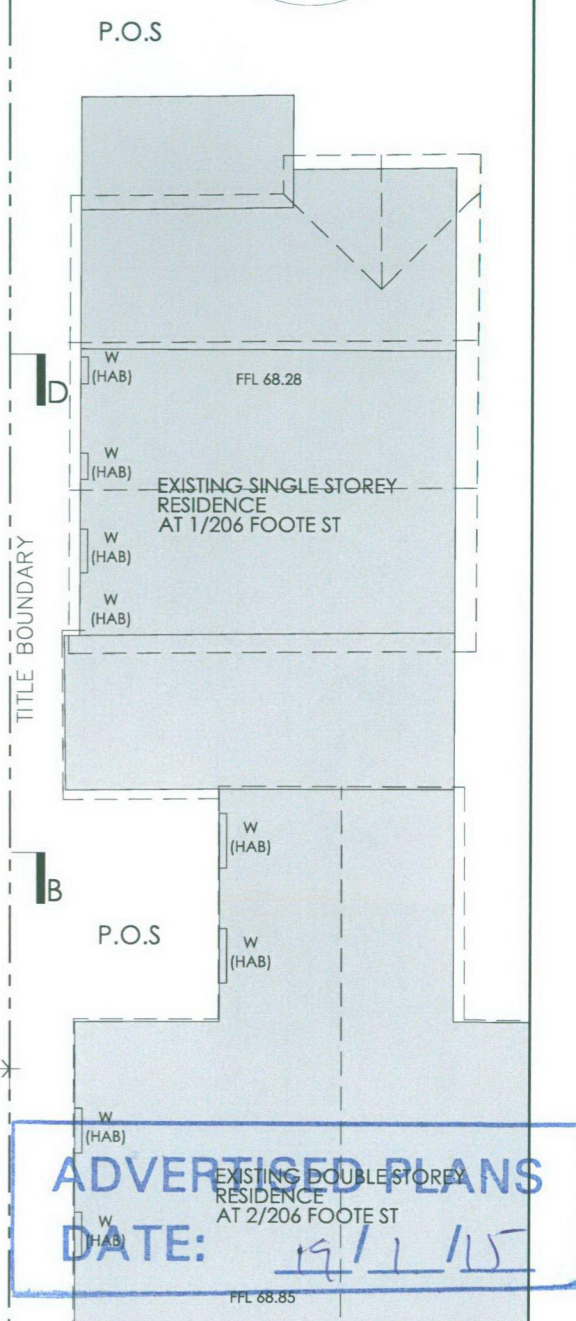
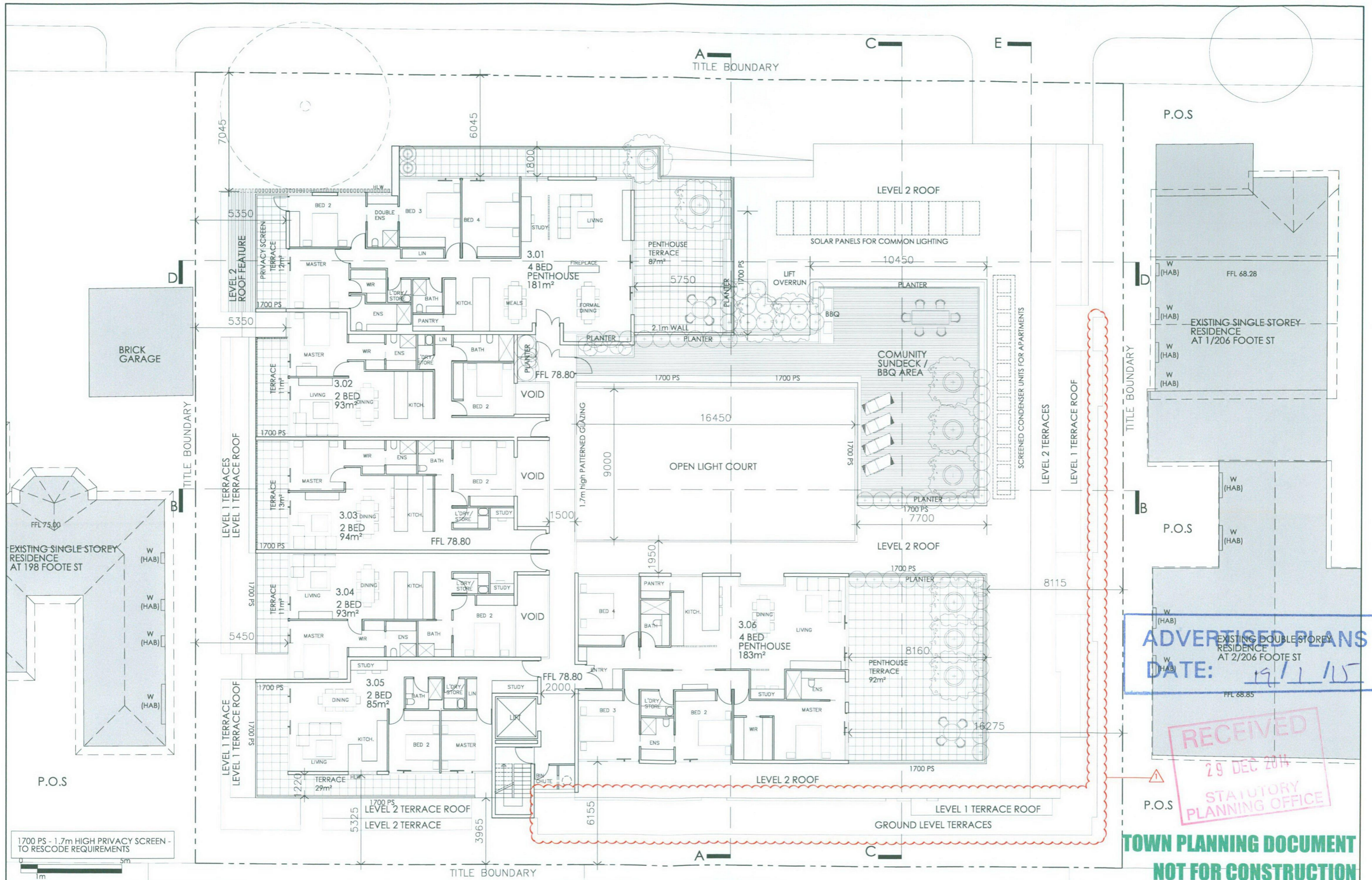
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LIGHT GREEN architecture

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 ABN: 82 561 781 298

RESIDENTIAL DEVELOPMENT 200-204 FOOTE ST TEMPLESTOWE, VIC	LEVEL 2
DATE: AUGUST 2013	DRAWN: SC
SCALE: 1:100 @ A1	JOB NO.: 0913
DWG NO.: TP12	REV.: 1



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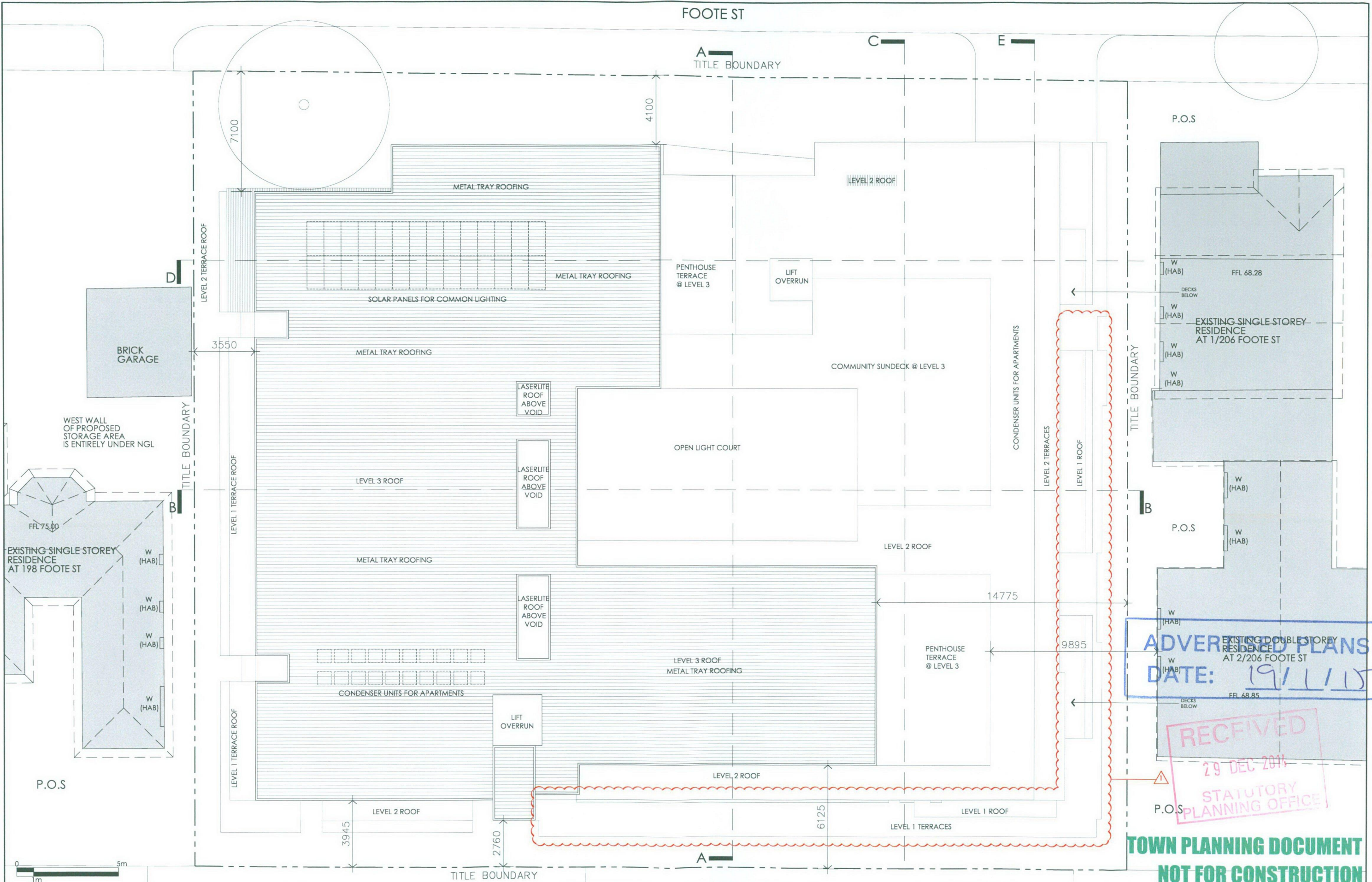
DATE	REV	ISSUE
16/12/14	1	ISSUE FOR FURTHER INFORMATION

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RESIDENTIAL DEVELOPMENT 200-204 FOOTE ST TEMPLESTOWE, VIC		LEVEL 3	
DATE AUGUST 2013	DRAWN SC	SCALE 1:100 @ A1	JOB NO. 0913 DWG NO. TP13 REV. 1



P.O.S

EXISTING SINGLE STOREY RESIDENCE AT 1/206 FOOTE ST

EXISTING DOUBLE STOREY RESIDENCE AT 2/206 FOOTE ST

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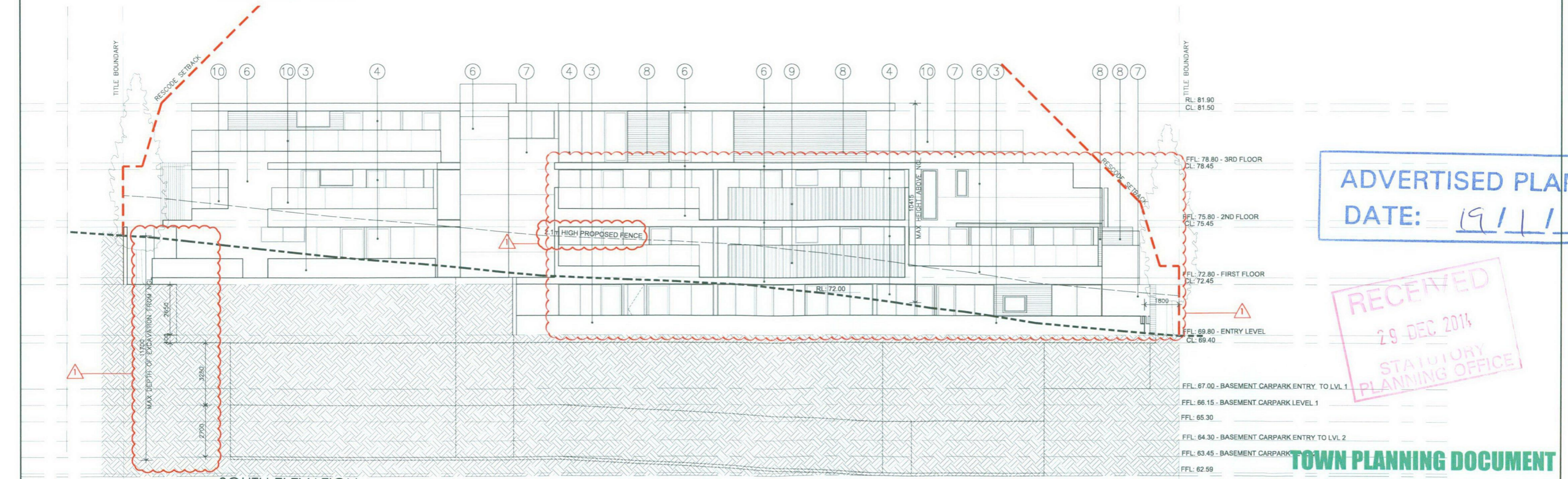
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RESIDENTIAL DEVELOPMENT 200-204 FOOTE ST TEMPLESTOWE, VIC	ROOF PLAN
DATE: AUGUST 2013 DRAWN: SC	SCALE: 1:100 @ A1
JOB NO. 0913	DWG NO. TP14
REV. 1	

NOTE: REFER TP16 FOR MATERIALS SCHEDULE



NORTH ELEVATION



SOUTH ELEVATION

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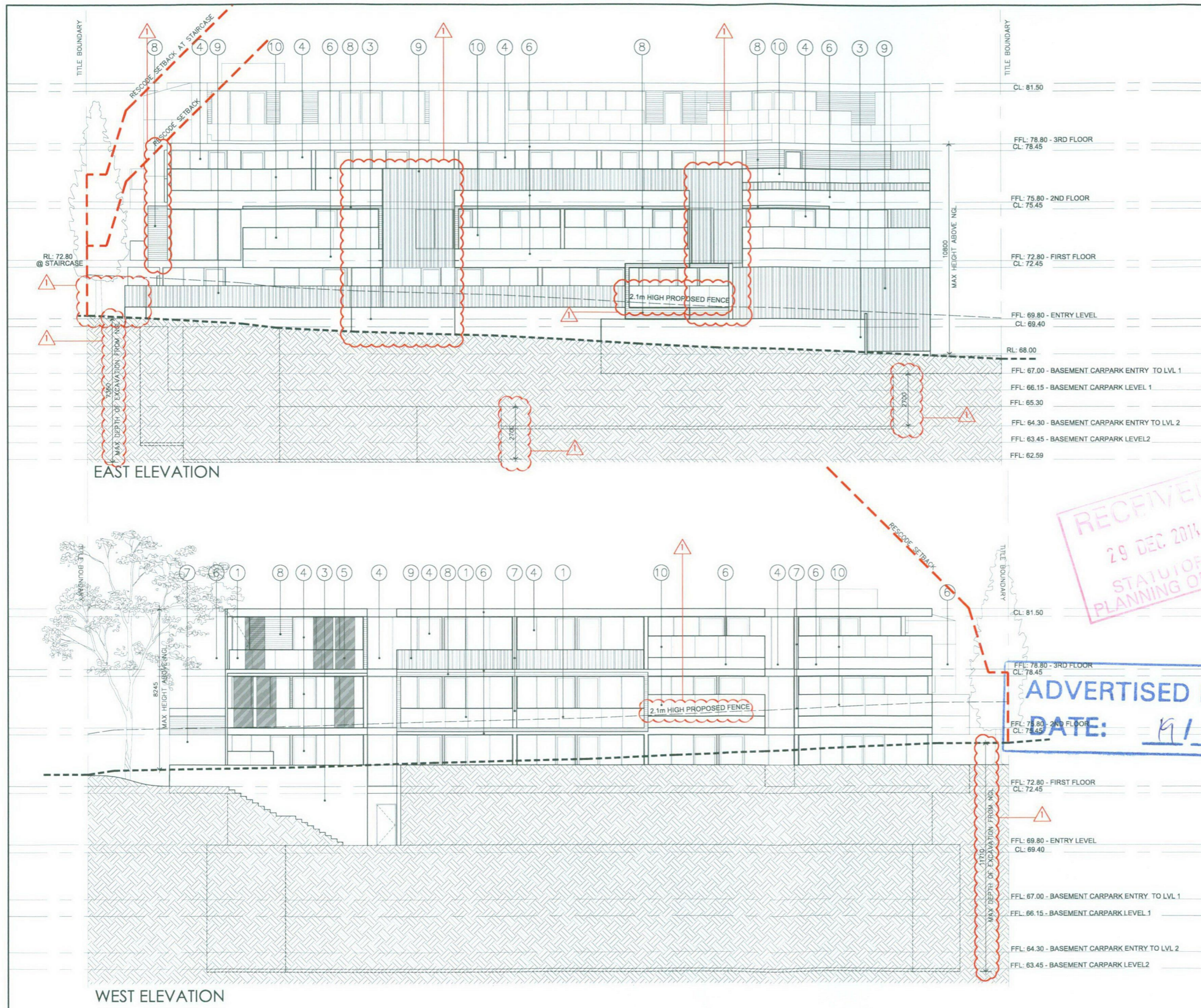
DATE	REV	ISSUE
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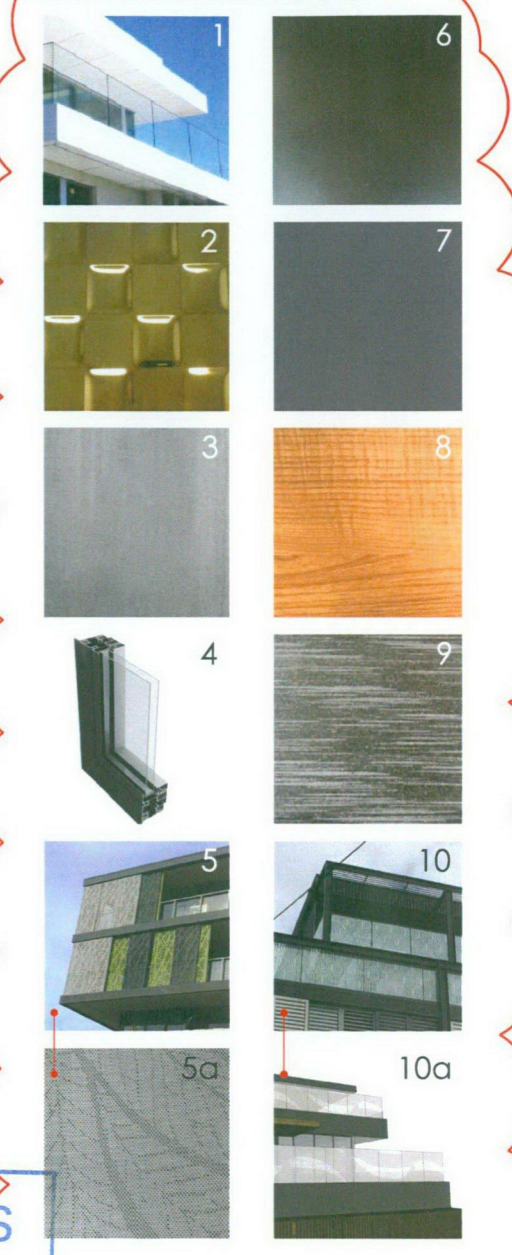
RESIDENTIAL DEVELOPMENT 200-204 FOOTE ST TEMPLESTOWE, VIC		ELEVATIONS SHEET 1	
DATE AUGUST 2013	DRAWN SC	SCALE 1:100 @ A1	JOB NO. 0913 DWG NO. TP15 REV. 1



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ADVERTISED PLANS
DATE: 9/1/15

EXTERNAL MATERIALS SCHEDULE



REFER FEATURE EXTERIOR MATERIALS BOARD & LEGEND FOR DETAIL MATERIAL SPECIFICATIONS

1. FRAMELESS GLASS BALLUSTRADE
2. PRESSED METAL PANEL
3. NATURAL PRECAST CONCRETE
4. ALUMINIUM WINDOW FRAME - CHARCOAL FINISH
5. SELECTED SLIDING PATTERNED SUNSCREENS
- 5a. PROPOSED PATTERNING FOR SUNSCREENS
6. METAL COMPOSITE PANELS
7. PAINTED FC SHEET
8. SELECTED TIMBER PANEL
9. VERTICAL TIMBER SCREENS
10. PATTERNED PRIVACY GLASS TO 1700mm
- 10a. PROPOSED PATTERNING FOR PRIVACY GLASS TO 1700mm

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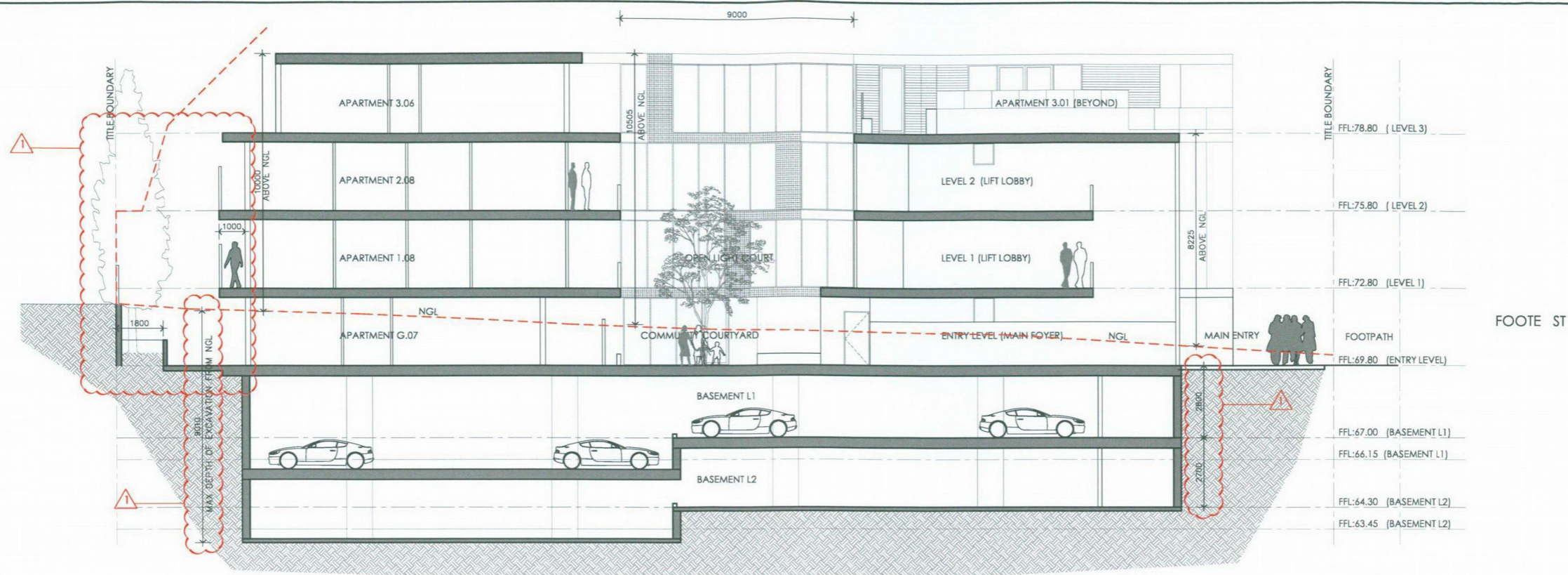
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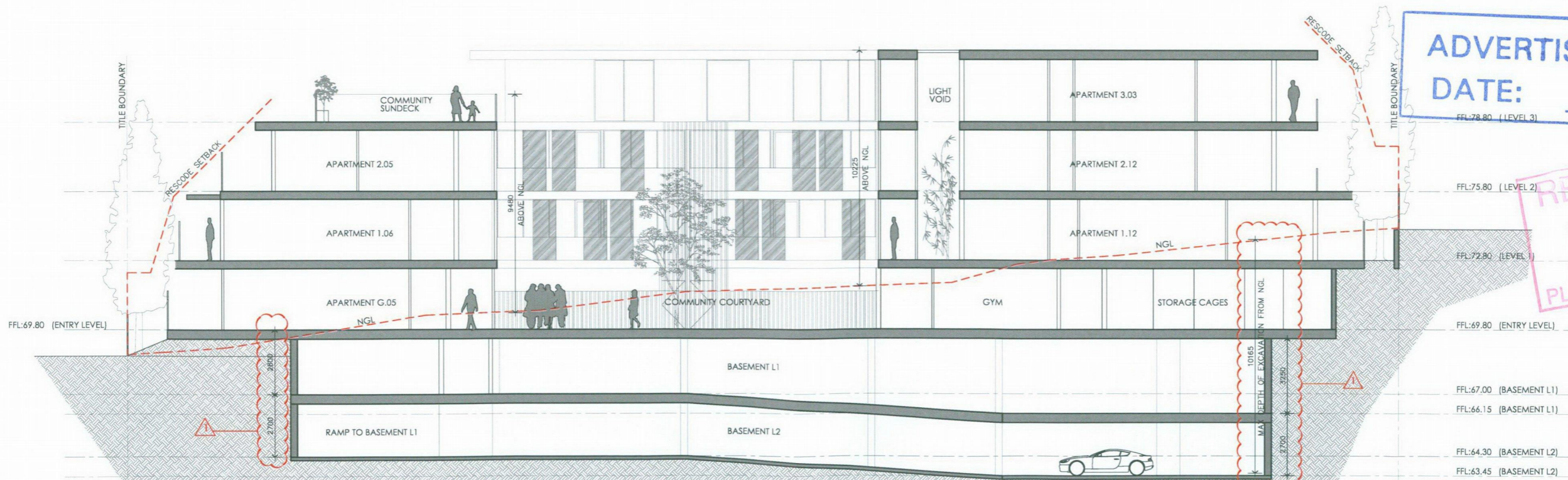
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RESIDENTIAL DEVELOPMENT
200-204 FOOTE ST
TEMPLESTOWE, VIC
DATE: AUGUST 2013
DRAWN: SC
SCALE: 1:100 @ A1

ELEVATIONS
SHEET 2
JOB NO. 0913
DWG NO. TP16
REV. 1



SECTION A



SECTION B

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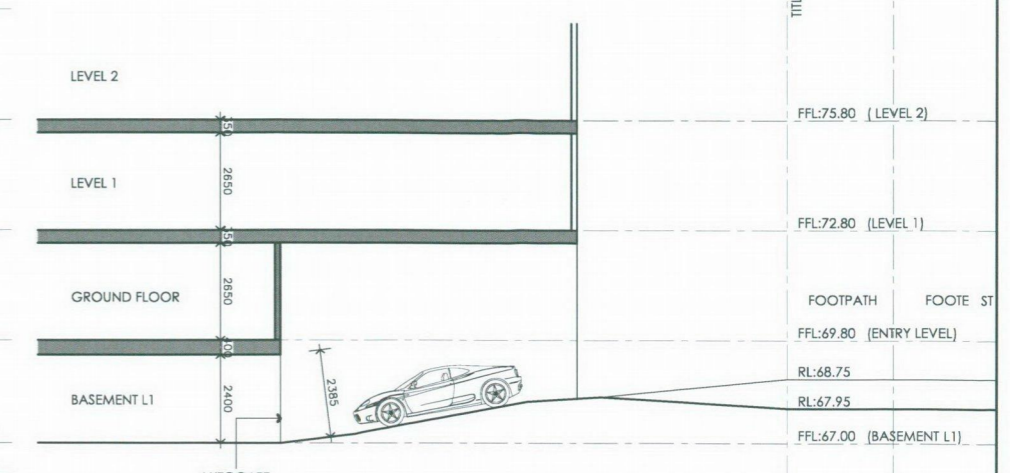
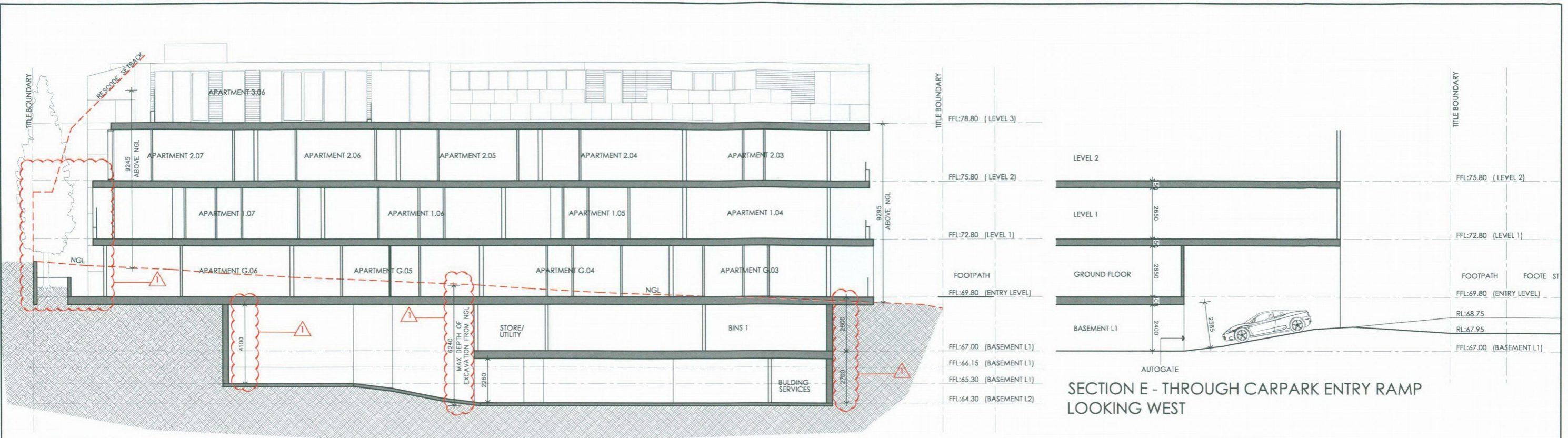


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200-204 FOOTE ST
TEMPLESTOWE, VIC

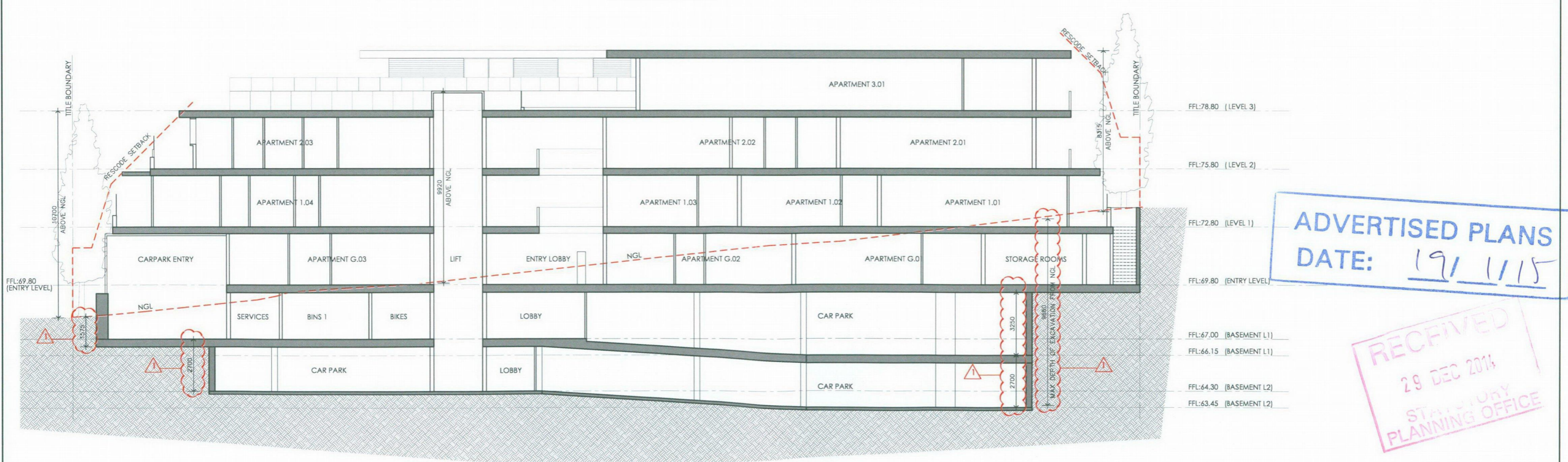
SECTIONS
SHEET 1

DATE	DRAWN	SCALE	JOB NO.	DWG NO.	REV.
AUGUST 2013	SC	1:100 @ A1	0913	TP17	1



SECTION E - THROUGH CARPARK ENTRY RAMP
LOOKING WEST

SECTION C



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SECTION D

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200-204 FOOTE ST
TEMPLESTOWE, VIC
DATE: AUGUST 2013
DRAWN: SC
SCALE: 1:100 @ A1

SECTIONS SHEET 2	
JOB NO. 0913	DWG NO. TP18
REV. 1	



VIEW FROM FOOTE ST | FROM NORTH WEST (Showing 198 Foote St adjacent)



VIEW FROM FOOTE ST | FROM NORTH EAST (Showing 1/206 & 2/206 Foote St adjacent)

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DATE: 19/11/15

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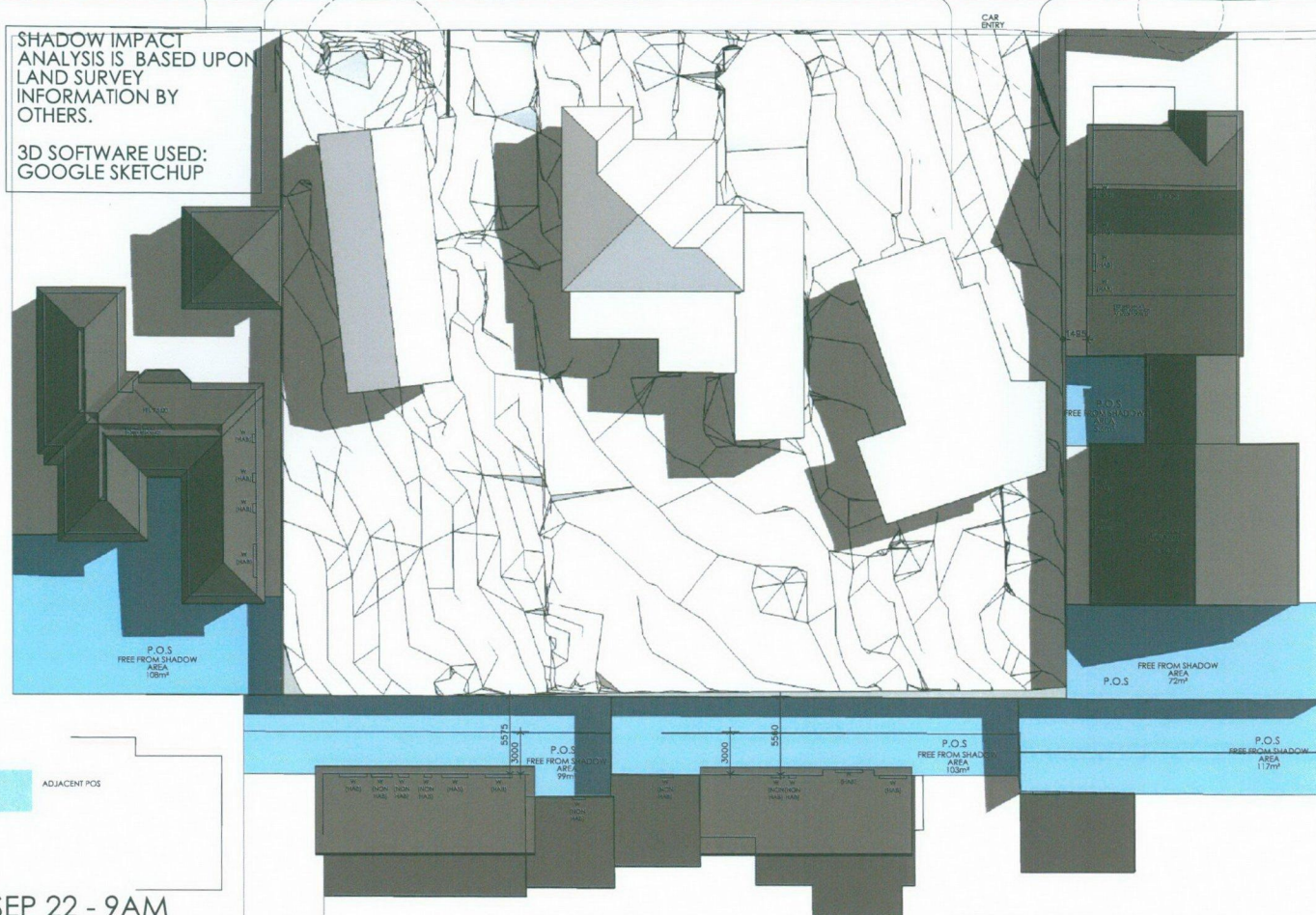
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RESIDENTIAL DEVELOPMENT 200-204 FOOTE ST TEMPLESTOWE, VIC			PERSPECTIVE IMAGES		
DATE DEC 2014	DRAWN SC	SCALE NTS	JOB NO. 0913	DWG NO. TP25	REV. 0

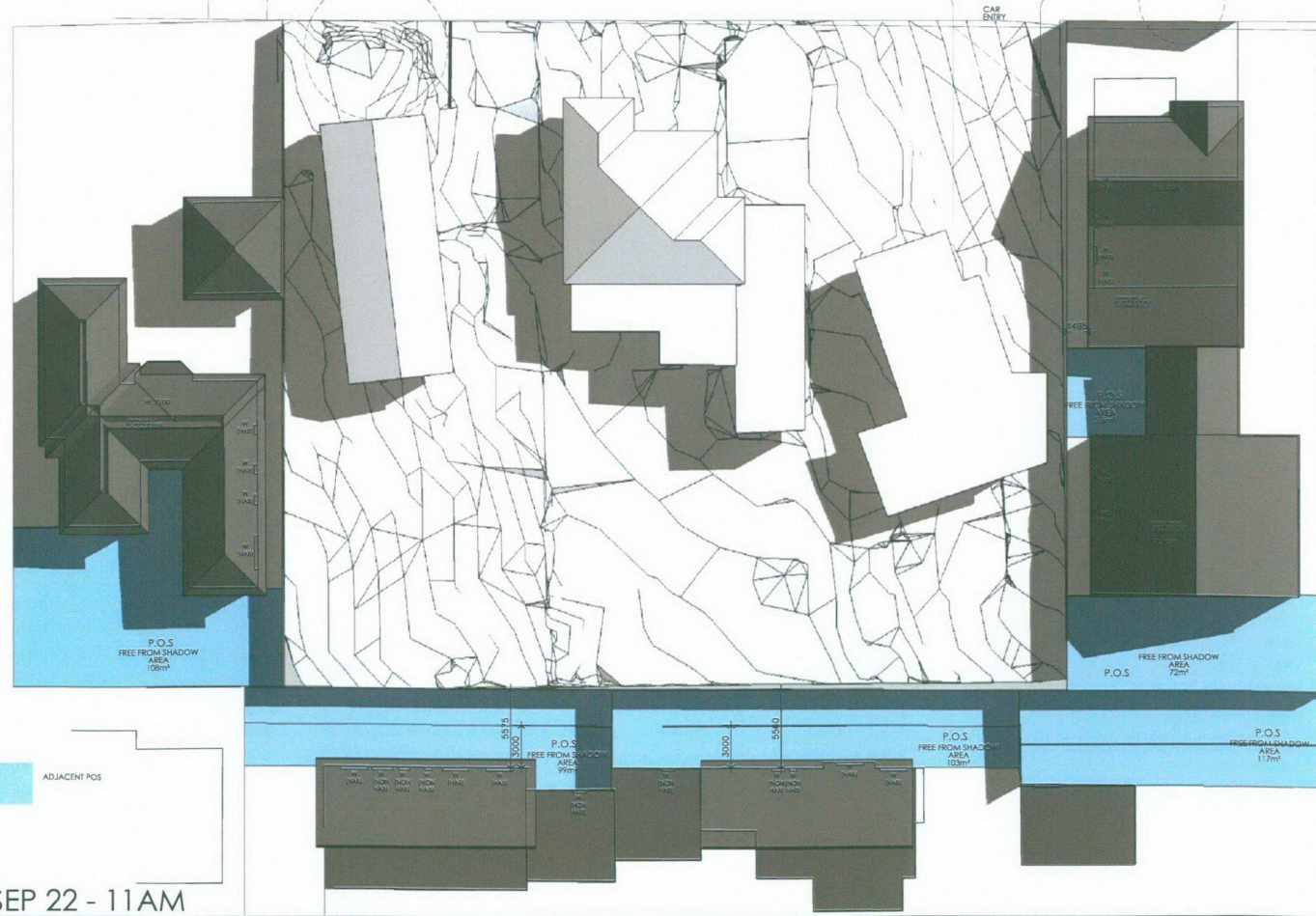
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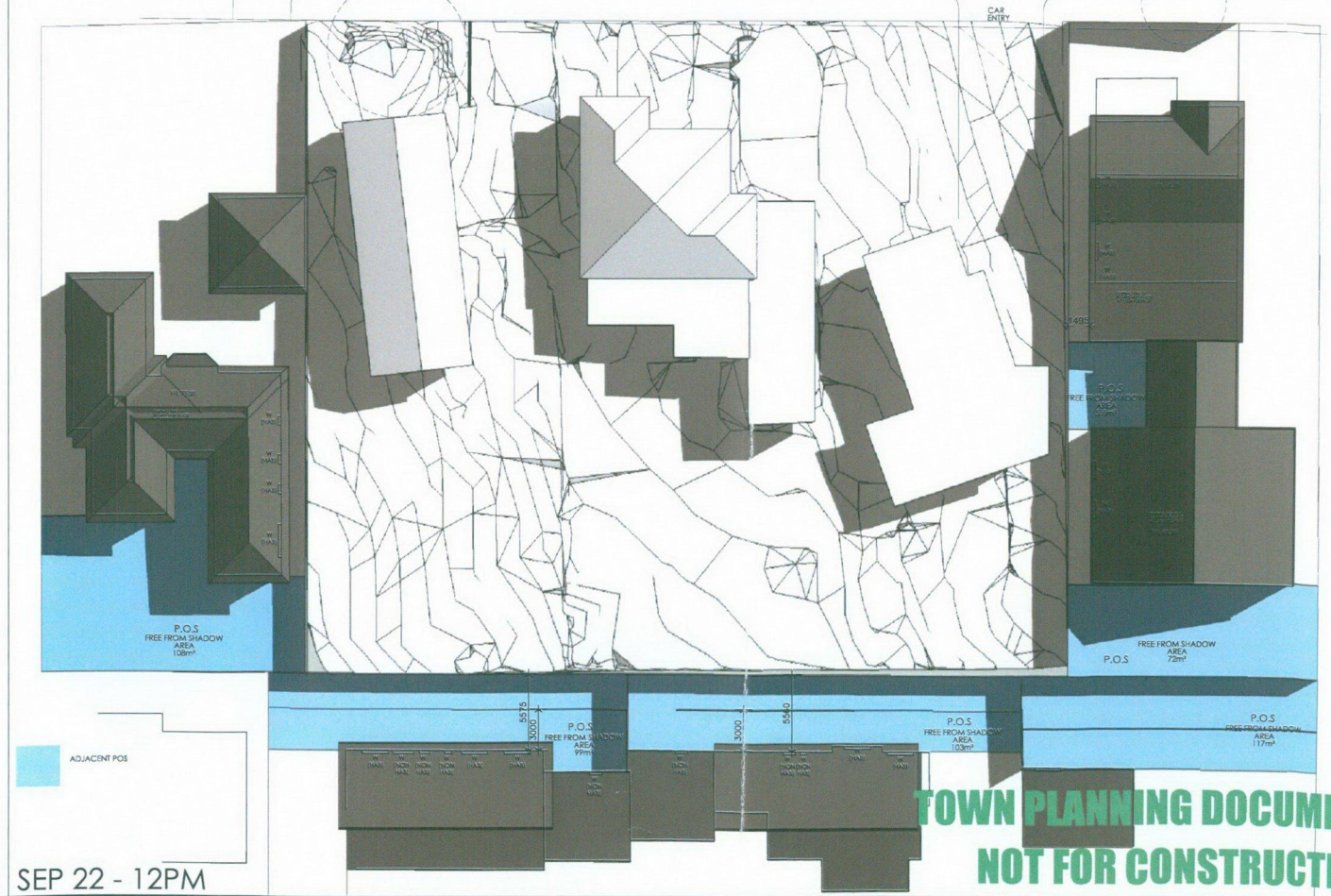
SEP 22 - 9AM



SEP 22 - 10AM



SEP 22 - 11AM



SEP 22 - 12PM

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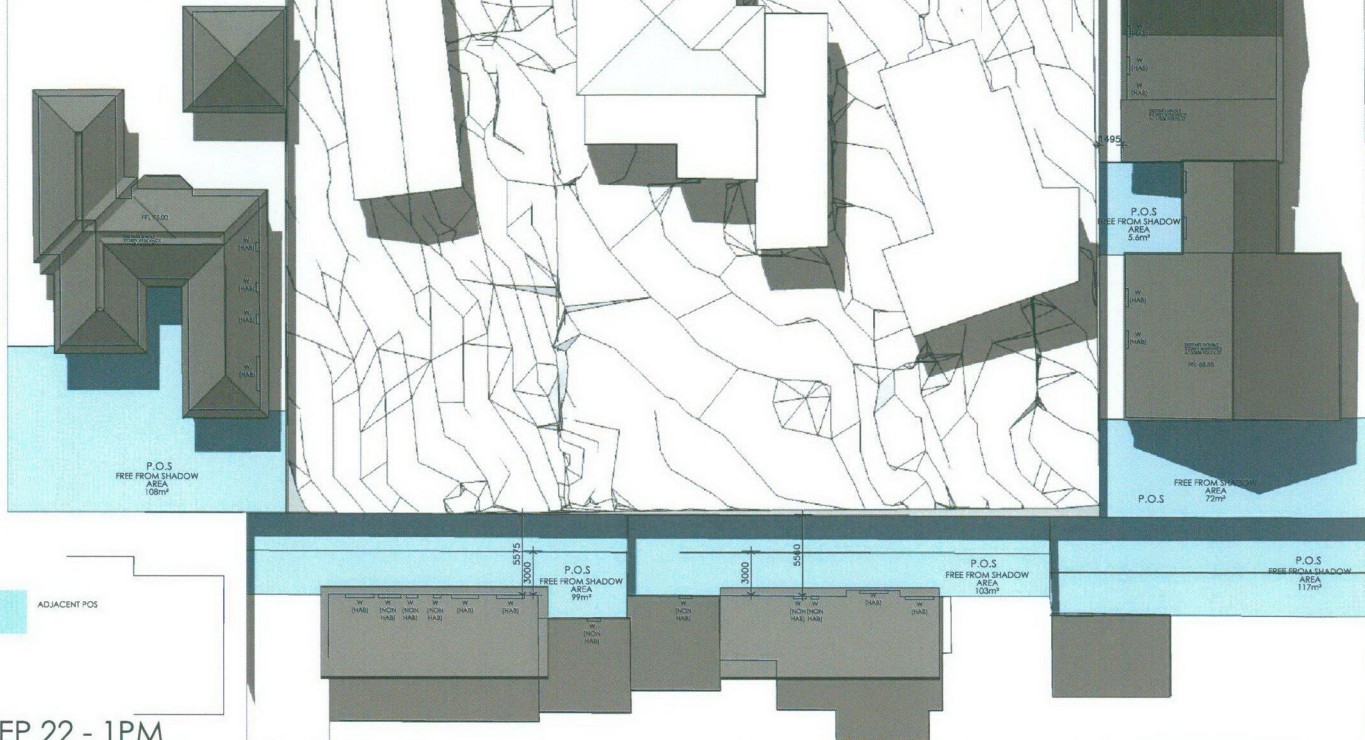
RESIDENTIAL DEVELOPMENT
200-204 FOOTE ST
TEMPLESTOWE, VIC

SHADOW ANALYSIS
EXISTING
SHEET 1

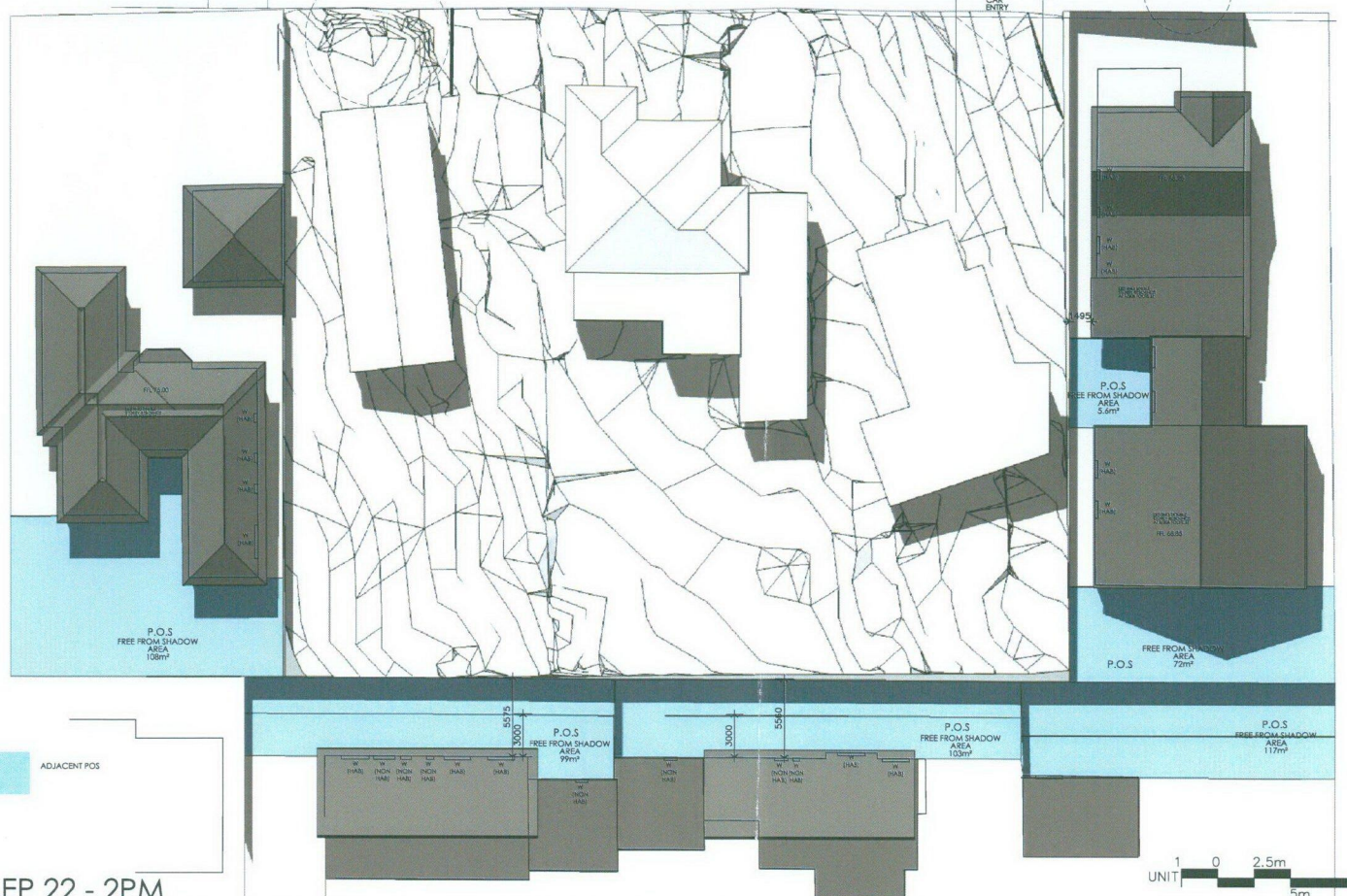
DATE JULY 2014	DRAWN SC	SCALE 1:250 @ A1	JOB NO. 0913	DWG NO.	TP19	REV. 0
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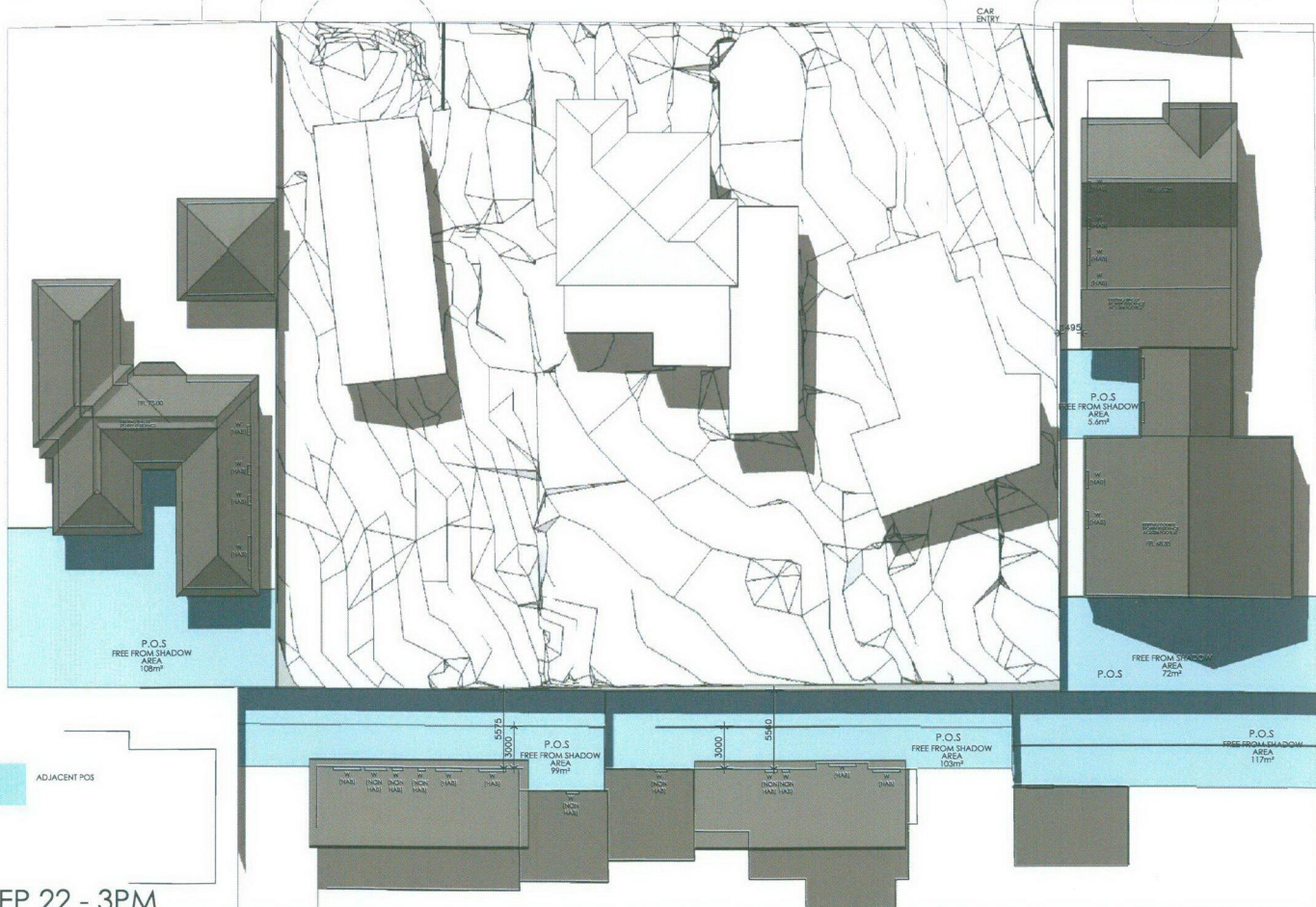
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SEP 22 - 1PM



SEP 22 - 2PM



SEP 22 - 3PM

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DATE JULY 2014	DRAWN SC	SCALE 1:250 @ A1	JOB NO. 0913 DWG NO. TP20 REV. 0

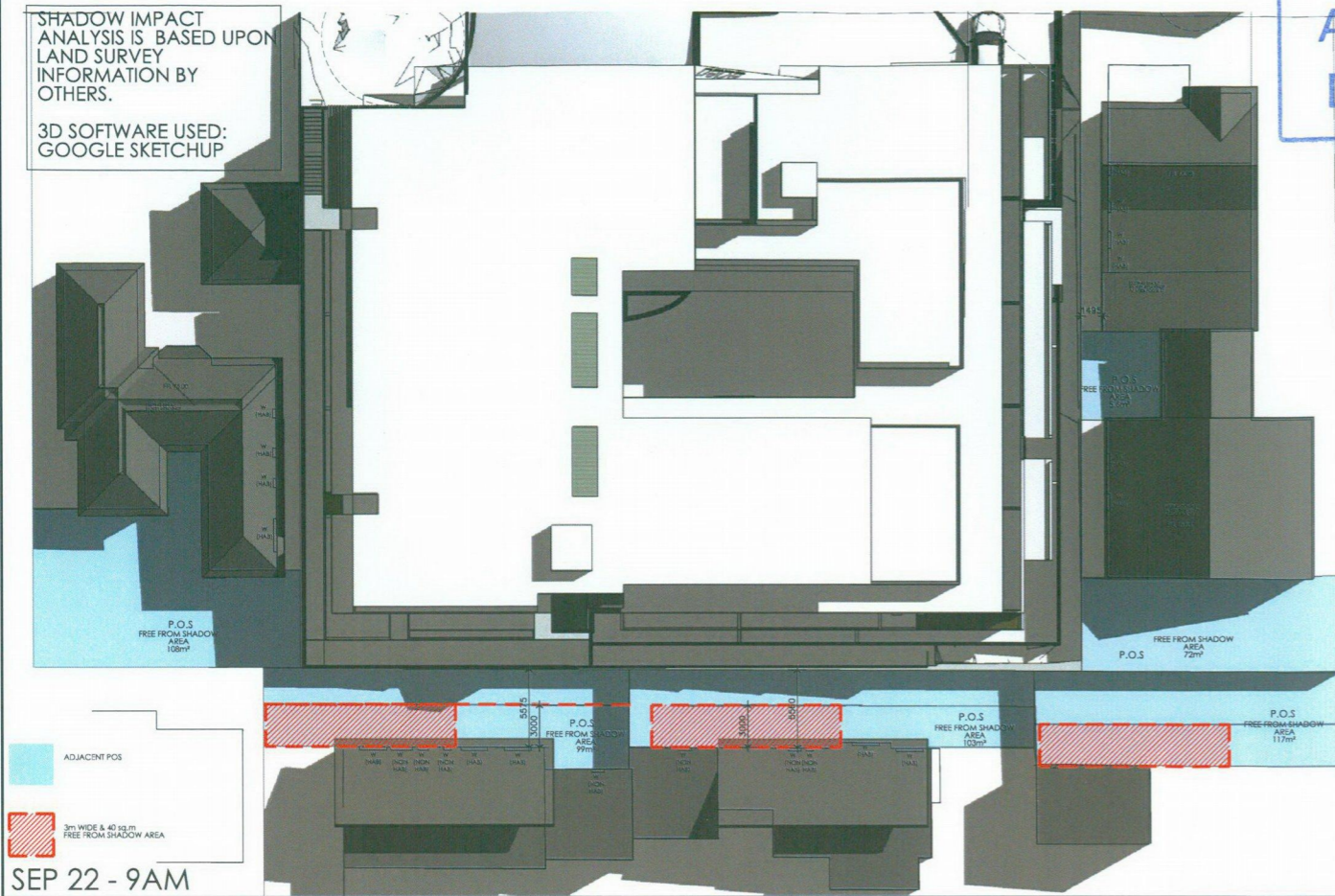
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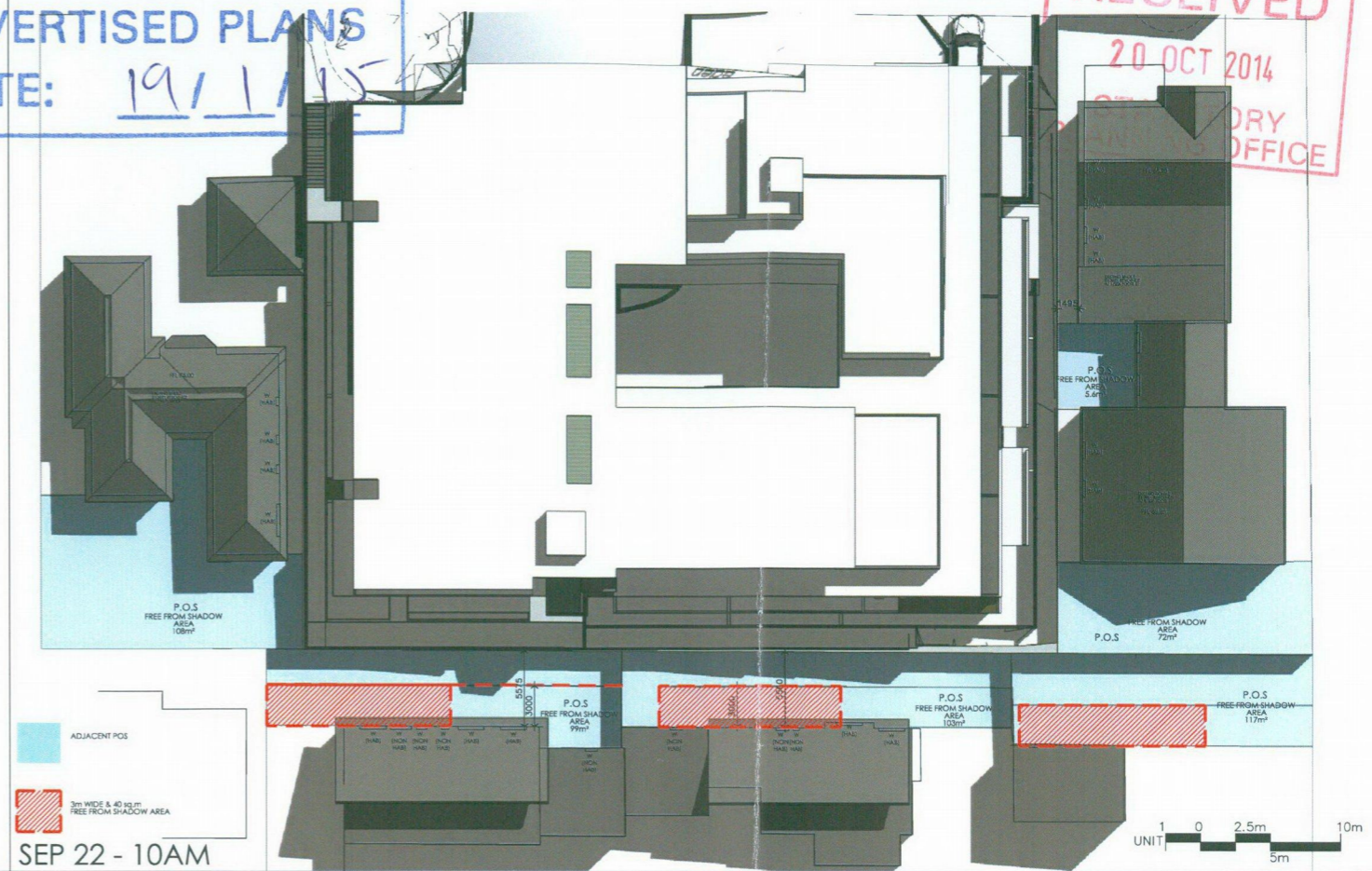
ADVERTISED PLANS

DATE: 19/1/15

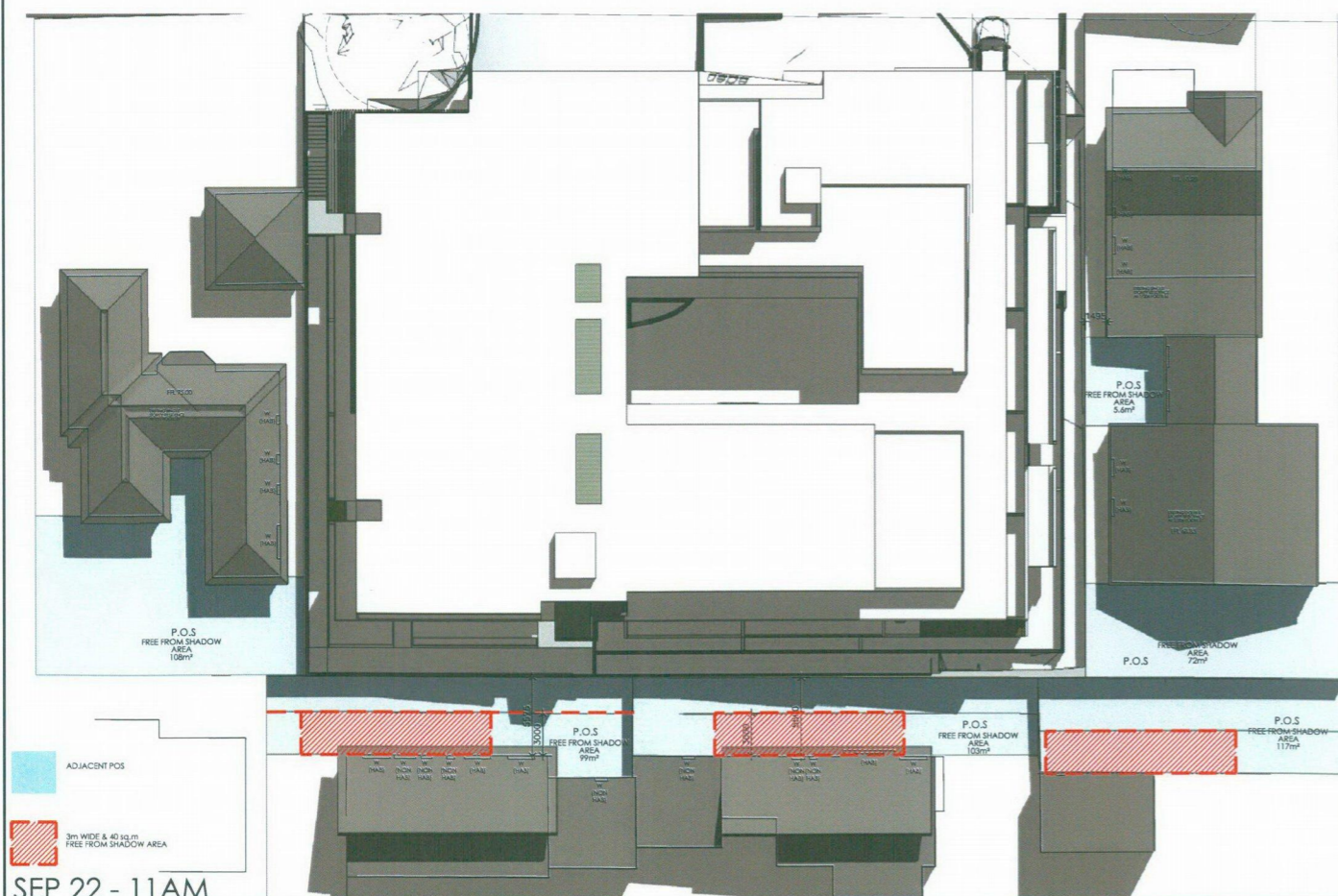
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CITY ENGINEERING OFFICE



SEP 22 - 9AM



SEP 22 - 10AM



SEP 22 - 11AM



SEP 22 - 12PM

DATE	REV	ISSUE

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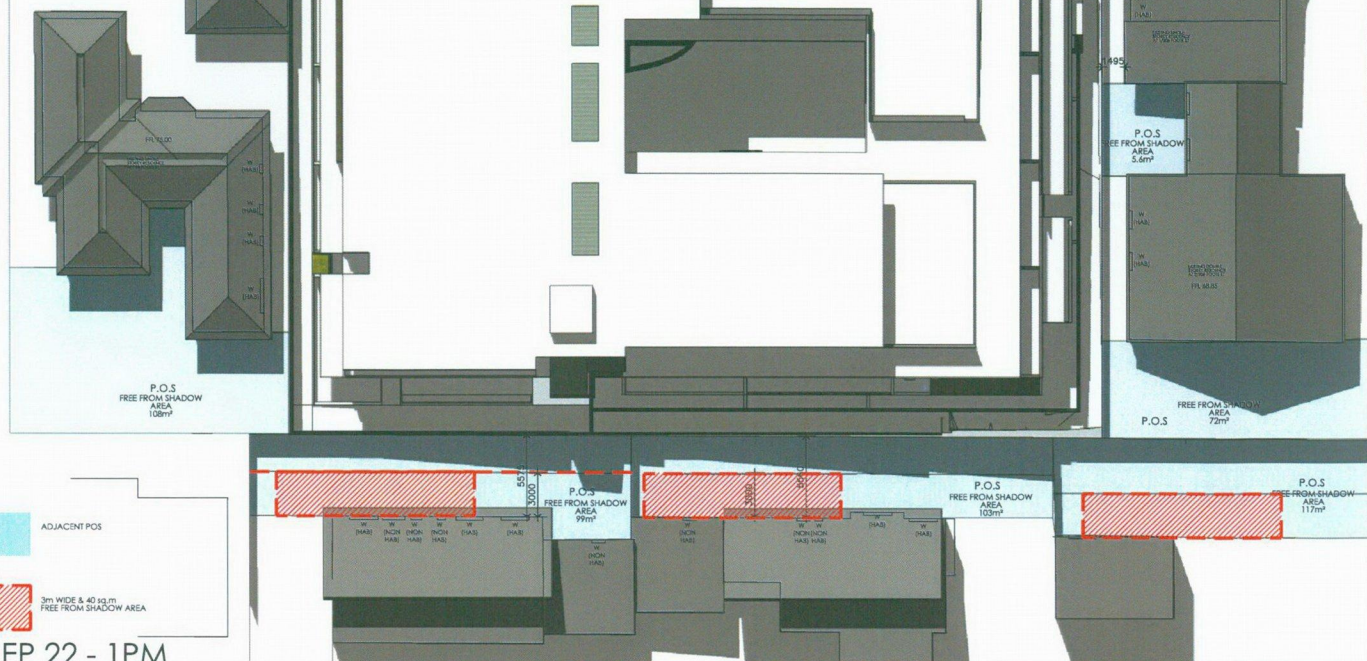


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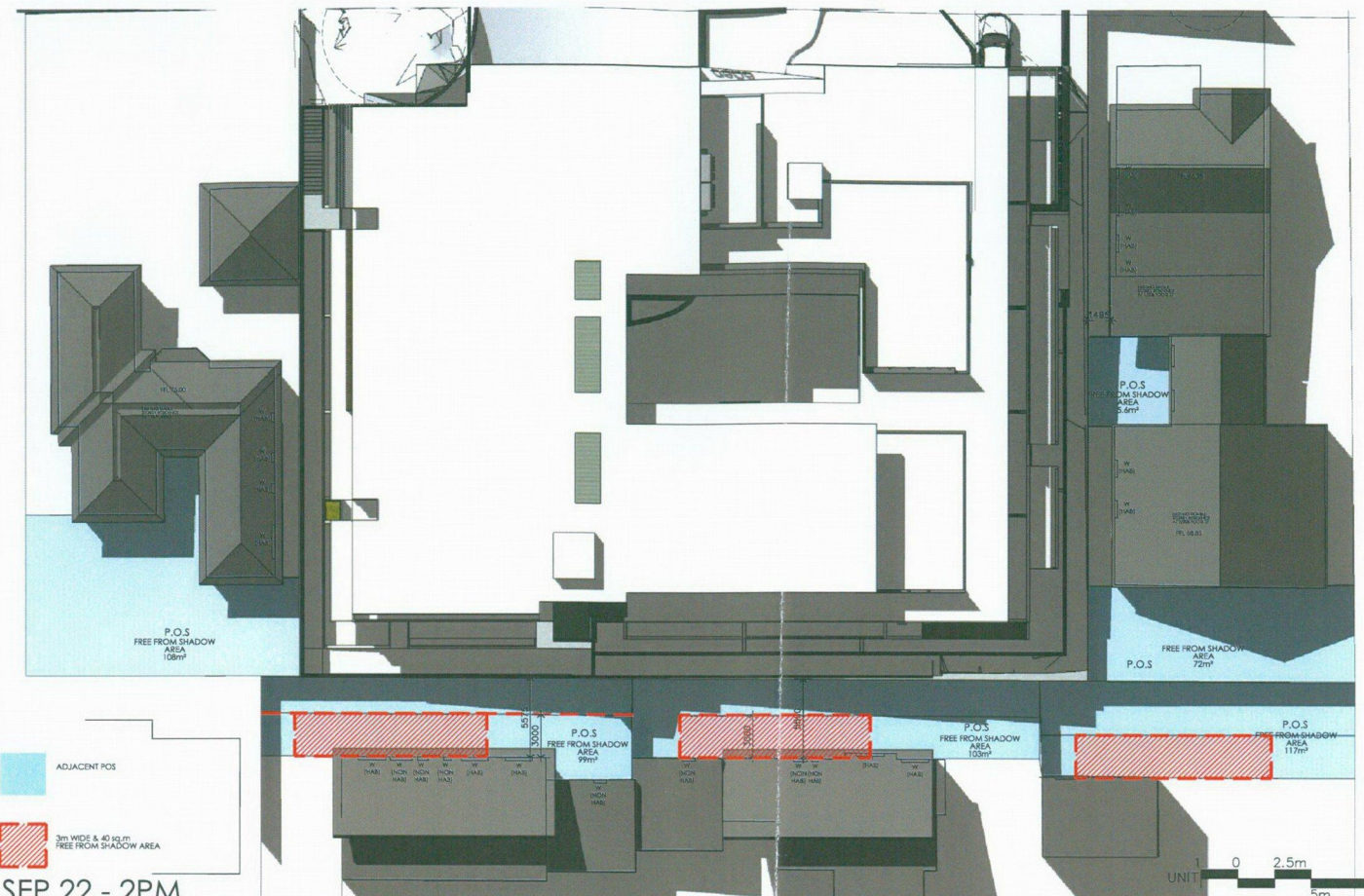
RESIDENTIAL DEVELOPMENT
200-204 FOOTE ST
TEMPLESTOWE, VIC
DATE: JULY 2014
DRAWN: SC
SCALE: 1:250 @ A1

SHADOW ANALYSIS
PROPOSED
SHEET 3
JOB NO. 0913
DWG NO. TP21
REV. 0

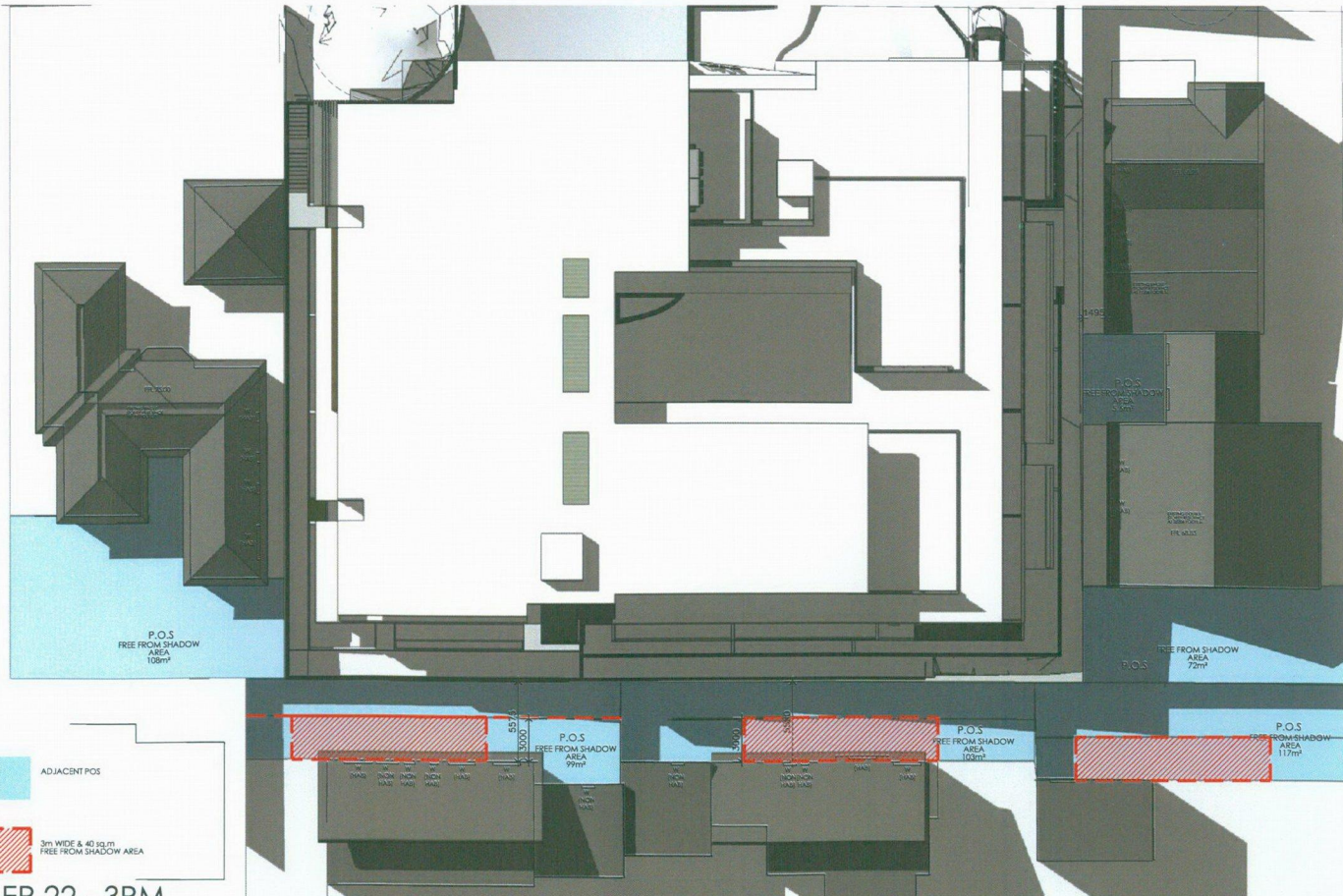
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SEP 22 - 1PM



SEP 22 - 2PM



SEP 22 - 3PM

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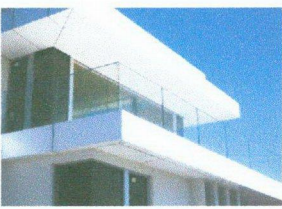


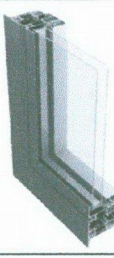
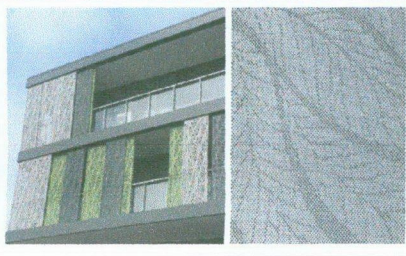

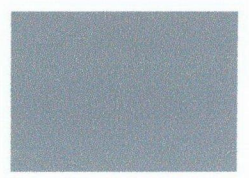

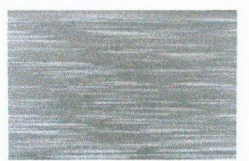
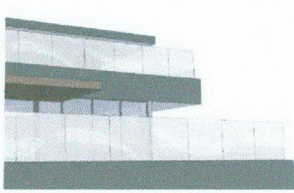
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RESIDENTIAL DEVELOPMENT 200-204 FOOTE ST TEMPLESTOWE, VIC		SHADOW ANALYSIS PROPOSED SHEET 4	
DATE JULY 2014	DRAWN SC	SCALE 1:250 @ A1	JOB NO. 0913 DWG NO. TP22 REV. 0

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MATERIAL SWATCH	CODE	APPLICATION / LOCATION	SUPPLIER	PRODUCT INFORMATION	COMMENTS
	1	Balcony balustrades & Entry Glass Wall Ref Pg TP16	T.B.C	Toughened Frameless Glass as per Building codes & Standards	
	ADVERTISED PLANS DATE: <u>8/1/14</u>				
	2	Main Entrance Feature	Rimex Specialised Metals	1.2mm Thick s/steel Mirror with Pressed Square or Round Shapes Code 1250 Gold	
	2a	Penthouse Wall & Soffit	Rimex Specialised Metals	1.2mm Thick s/steel Mirror with Pressed Square or Round Shapes Code 1250 Gold (Linished Satin)	
	3	Natural Precast Concrete Ref Pg TP16	-	Exposed Feature Concrete Polished Finish	
	4	Apartments & Penthouses Ref Pg TP16	Capral (or Similar)	Slimline Architectural Glazing System (Floor to Ceiling) Colour powder coat in Charcoal	
	5	Selected sliding Patterned Screens Ref Pg TP16	Locker Group or SEEA metal mesh	3mm Thick Aluminium Perforated Screens With Custom Pattern T.B.C (ref coloured elevation) P/Coat to match	Leaf Pattern T.B.C
	6	Slab Edges Building Feature Ref Pg TP16	Alucabond/Vitra Bond (or Similar)	4mm Thick Aluminium Composite Panels Colour: Dark Bronze Code: VB1390	
	7	External Paint on FC Sheet Ref Pg TP16	Dulux	Dulux Exterior Paint Colour: 'Monk' GR8	Colour to be Similar T.B.A
	8	Feature Walls Ref Pg TP16	Alucabond/Vitra Bond (or Similar)	Timber Look 4mm Thick Aluminium Composite Panels Colour: Spotted Gum	
	9	Vertical timber battens	Biowood (or similar)	50mm x50mm approx. Colour: weatherwood	
	10	Patterned Privacy Glass	Pilkington or similar	Toughened Frameless Glass with patten motif, as per Building codes & Standards	To 1700mm high

FEATURE EXTERIOR MATERIAL BOARD

DATE	REV	ISSUE

NOTES:
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RESIDENTIAL DEVELOPMENT 200-204 FOOTE ST TEMPLESTOWE, VIC		DATE DEC 2014	DRAWN SC	SCALE NTS	JOB NO. 0913	DWG NO. 1	REV. 0
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RESIDENTIAL DEVELOPMENT 200-204 FOOTE STREET, TEMPLESTOWE

LANDSCAPE WORKS TOWN PLANNING ISSUE



DRAWING SCHEDULE

- LA-000 LOCATION PLAN & DRAWING SCHEDULE
- LA-001 LEGEND, PLANT SCHEDULE
- LA-002 GROUND FLOOR LANDSCAPE & PLANTING PLAN
- LA-003 FIRST FLOOR LANDSCAPE & PLANTING PLAN
- LA-004 THIRD FLOOR LANDSCAPE & PLANTING PLAN
- LA-005 MATERIALS/PRECECENTS
- LA-006 ALTERNATIVE ENTRY OPTION

NOTES
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15.10.2014	C3	ISSUED FOR COMMENT
15.10.2014	C4	ISSUED FOR COMMENT



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ABN 11 120 219 561



PROJECT
RESIDENTIAL DEVELOPMENT
200 - 204 FOOTE ST
TEMPLESTOWE

DRAWING
LOCATION PLAN
& DRAWING REGISTER








DRAWN: CR CHECKED: HG SCALE: A1 | SCALE: A3

STATUS
CONCEPT
FOR TOWN PLANNING

DRAWING NO. M14032-LA-000 REVISION C4

PLANT IMAGES
FOR FULL PLANT LISTING REFER PLANT SCHEDULE

LEGEND

-  PROPOSED SOFTSCAPE
-  PROPOSED TIMBER DECK
-  FEATURE CONCRETE PAVING
-  PROPOSED SHRUBS
-  PROPOSED TREES
-  PROPOSED INSITU CONCRETE SEATING
-  PROPOSED TIMBER SEATING
-  PROPOSED SCULPTURE

PROPOSED TREES



Magnolia Grandiflora 'LITTLE GEM'



Pyrus Calleryana 'Capita'



Eucalyptus Scoparia



Ficus Microcarpa

PROPOSED HEDGE / SCREENING



Waterhousia Floribunda

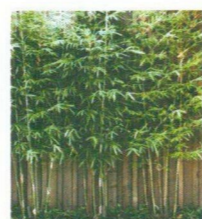
PROPOSED SHRUBS AND FEATURE PLANTS



Acmena Smithii 'Green Screen'



Liriope Muscari



Himalayan Weeping Bamboo



Dianella Streetscape



Clivia Miniata



Azalea Shiraz



Trachelospermum Asiaticum



Rhapis Excelsa



Guzmania Linguata

PROPOSED PLANT SCHEDULE

Code	Botanical Name	Common Name	Mature Size (H x W)	Density (per m2)	Proportion	Install Size	Quantity
Trees							
EUC SCO	<i>Eucalyptus Scoparia</i>	Dromana	8 x 6	as shown	N/A	2.5m ht. 50L 30mm cal.	2
FIC MIC	<i>Ficus Microcarpa</i>	Hilli 'Flash'	6 x 3	as shown	N/A	2.5m ht. 50L 30mm cal.	1
PYR CAL	<i>Pyrus Calleryana 'Capital'</i>	Capital Ornamental Pear	11 x 3	as shown	N/A	2.5m ht. 50L 30mm cal.	43
MAG GRA	<i>Magnolia grandiflora 'Little Gem'</i>	Magnolia grandiflora 'Little Gem'	4 x 2	as shown	N/A	2.5m ht. 50L 30mm cal.	15
Hedge							
WAT FLO	<i>Waterhousia Floribunda</i>	Weeping Lilly Pilly	3 x 2	as shown	N/A	200mm pot	188
Shrubs							
ACM SMI	<i>Acmena Smithii</i>	Acmena 'Sub Lime'	2 x 1	as shown	N/A	200mm pot	14
AZA SHI	<i>Azalea Shiraz</i>	Azalea Shiraz	1 x 1	as shown	N/A	200mm pot	26
GUZ LIN	<i>Guzmania Linguata</i>	Scarlet Star	0.4 x 0.4	as shown	N/A	20mm pot	20
HIM WEE	<i>Himalayan Weeping Bamboo</i>	Drepanostachyum falcatum	1 x 0.8	as shown	N/A	400mm pot	11
RHA EXC	<i>Rhapis Excelsa</i>	Lady Palm	4 x 1.5	as shown	N/A	400mm pot	2
Feature Plants							
DIA STR	<i>Dianella Streetscape</i>	Blue Flower	0.5 x 0.6	4	0.4	tubestock	66
LIR MUS	<i>Liriope Muscari</i>	Lily Turf	0.6 x 0.4	5	0.3	tubestock	1300
TRA ASI	<i>Trachelospermum Asiaticum</i>	Trailing Jasmine	0.5 x 1.2	6	0.4	tubestock	812
CLI MIN	<i>Clivia Miniata</i>	Clivia	0.4 x 0.5	6	0.4	tubestock	106
MIX A							
LIR MUS	<i>Liriope Muscari</i>	Lily Turf	0.6 x 0.4	5	0.6	tubestock	42
CLI MIN	<i>Clivia Miniata</i>	Clivia	0.4 x 0.5	6	0.4	tubestock	96
Total Plants							2,679

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15.10.2014	C4	ISSUED FOR COMMENT

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PROJECT
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200 - 204 FOOTE ST
TEMPLESTOWE

DRAWING
LEGEND & PLANT SCHEDULE

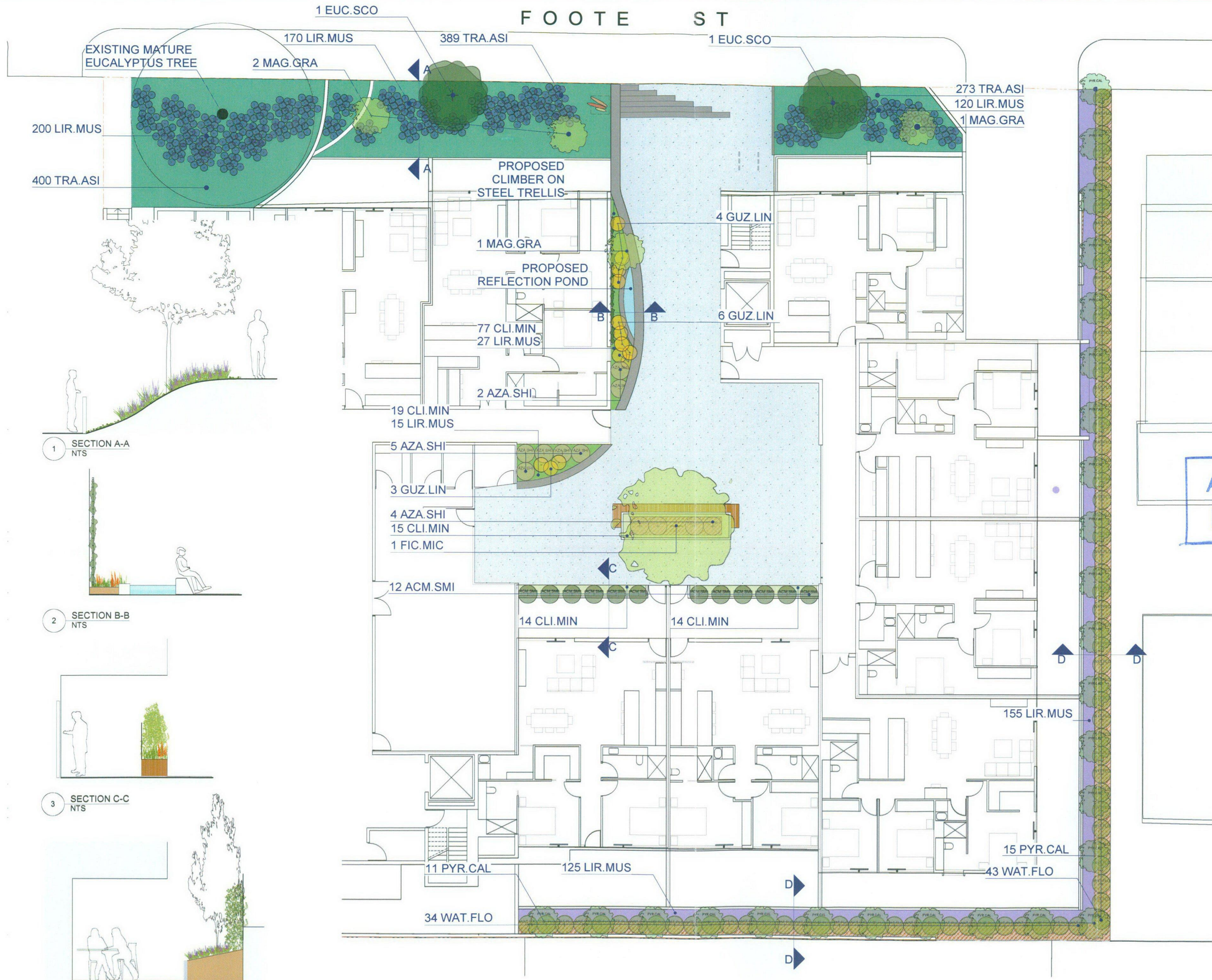
DRAWN: CR CHECKED: HG SCALE: A1 | SCALE: A3

STATUS: CONCEPT

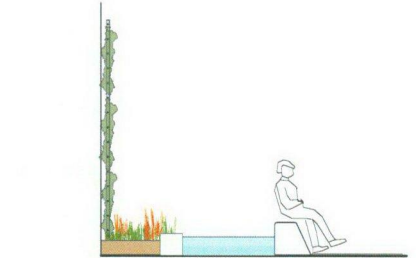
FOR TOWN PLANNING

DRAWING NO. M14032-LA-001 REVISION C4

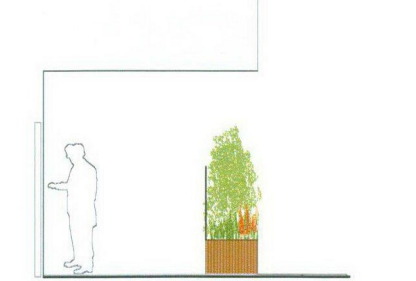
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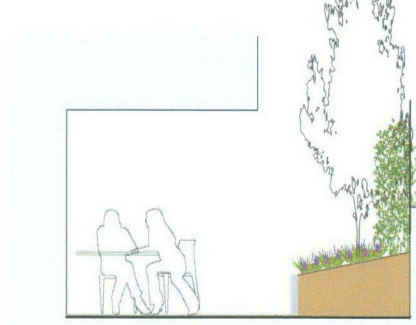
1 SECTION A-A
NTS



2 SECTION B-B
NTS



3 SECTION C-C
NTS



4 SECTION D-D
NTS

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PROJECT
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200 - 204 FOOTE ST
TEMPLESTOWE

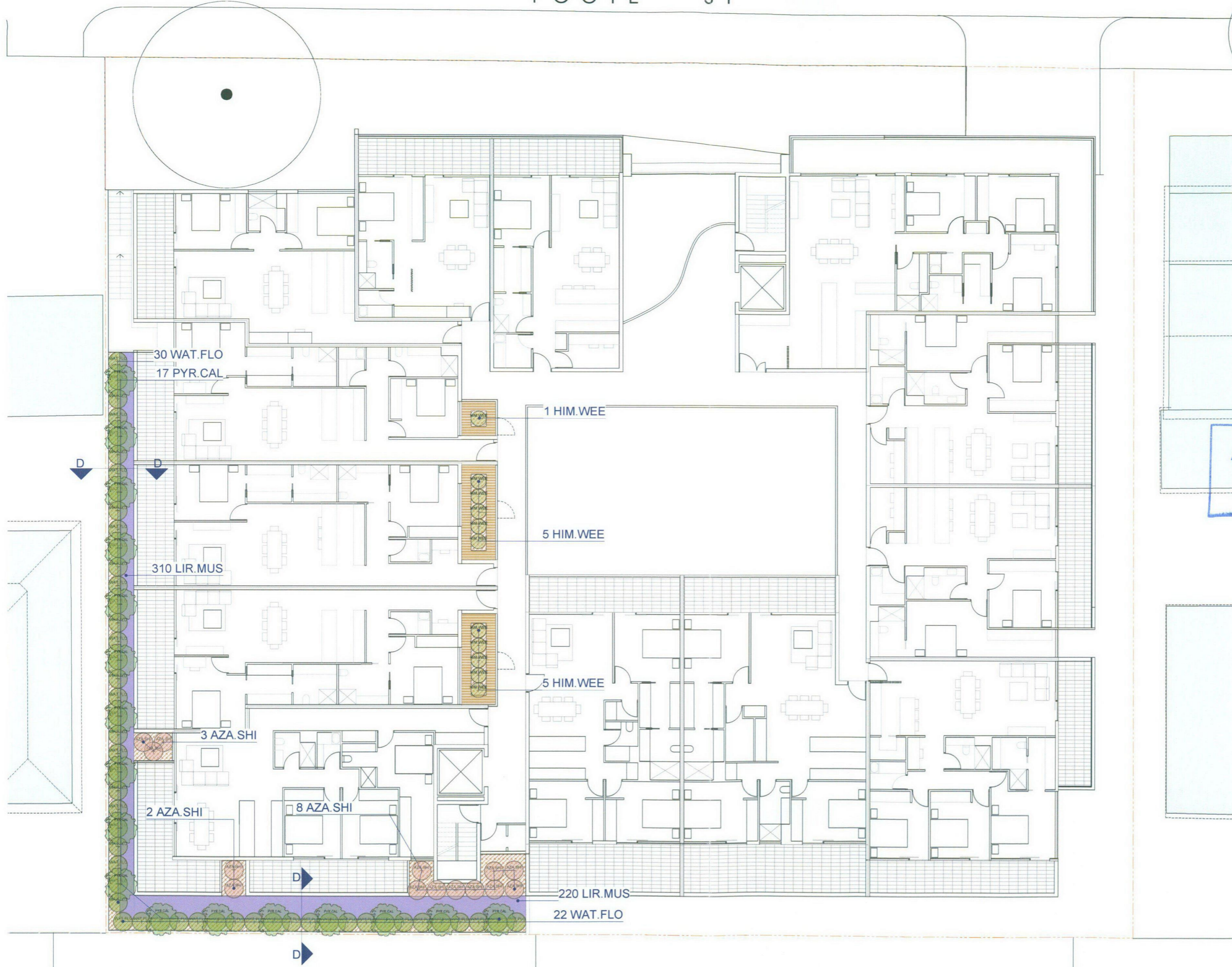
DRAWING
GROUND FLOOR
LANDSCAPE & PLANTING PLAN

DRAWN	CHECKED	SCALE A1 SCALE A3
CR	HG	1:100 1:200

STATUS
CONCEPT
FOR TOWN PLANNING

DRAWING NO. **M14032-LA-002** REVISION **C4**

FOOTE ST



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PROJECT
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DRAWING
 FIRST FLOOR
 LANDSCAPE & PLANTING PLAN

DRAWN	CHECKED	SCALE A1 SCALE A3
CR	HG	1:100 1:200

STATUS
 CONCEPT
 FOR TOWN PLANNING

DRAWING NO.	REVISION
M14032-LA-003	C4

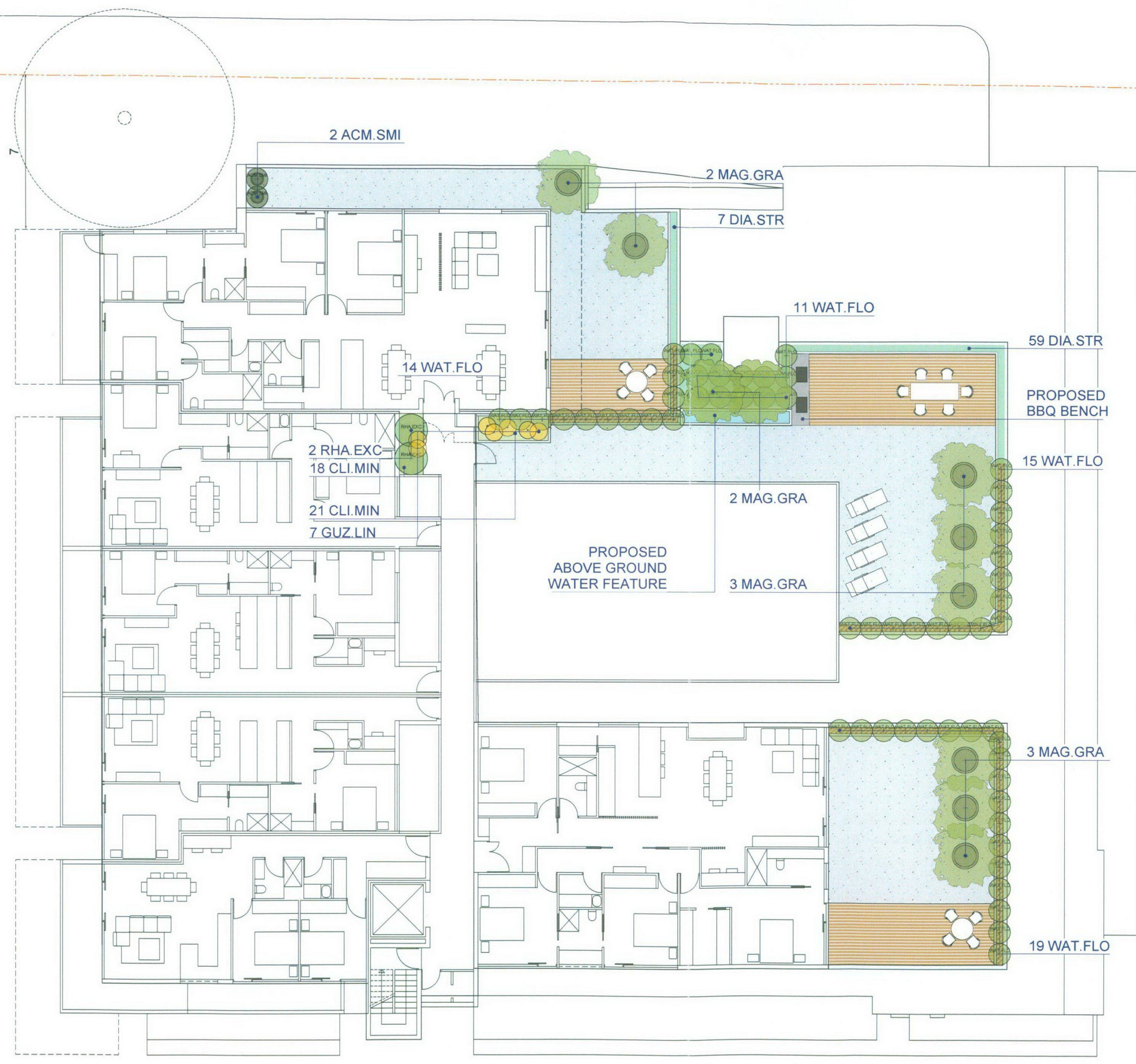
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 DRAWING
THIRD FLOOR
LANDSCAPE & PLANTING PLAN

DRAWN	CHECKED	SCALE A1 SCALE A3
CR	HG	1:100 1:200

STATUS
CONCEPT
 FOR TOWN PLANNING

DRAWING NO. **M14032-LA-004** REVISION **C4**

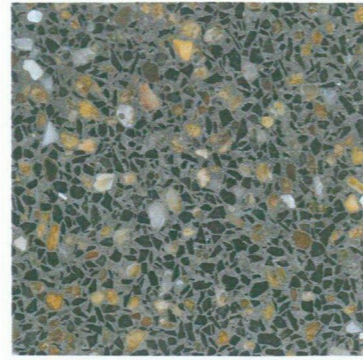
PAVEMENTS



POLISHED EXPOSED AGGREGATE PAVING



HONED EXPOSED AGGREGATE PAVING



HONED EXPOSED AGGREGATE PAVING

WATER FEATURES

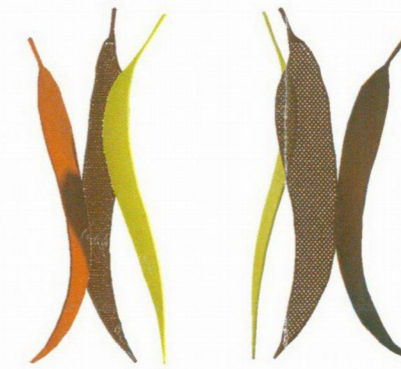
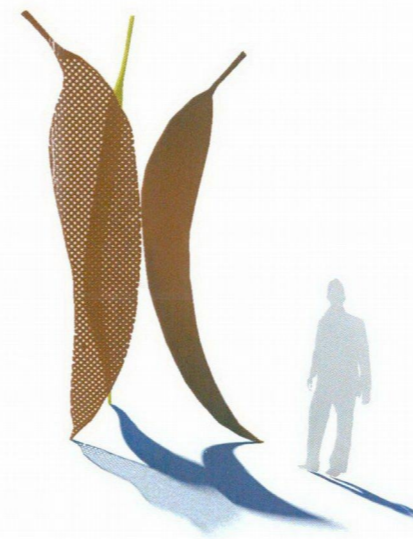


REFLECTION POND - ENTRANCE



ROOF TERRACE

SCULPTURE



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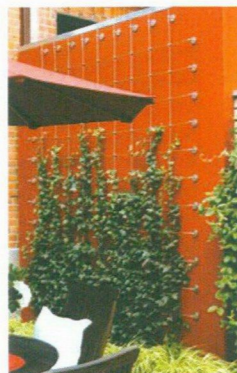
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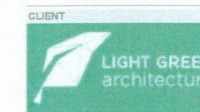
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CLIMBING STRUCTURE



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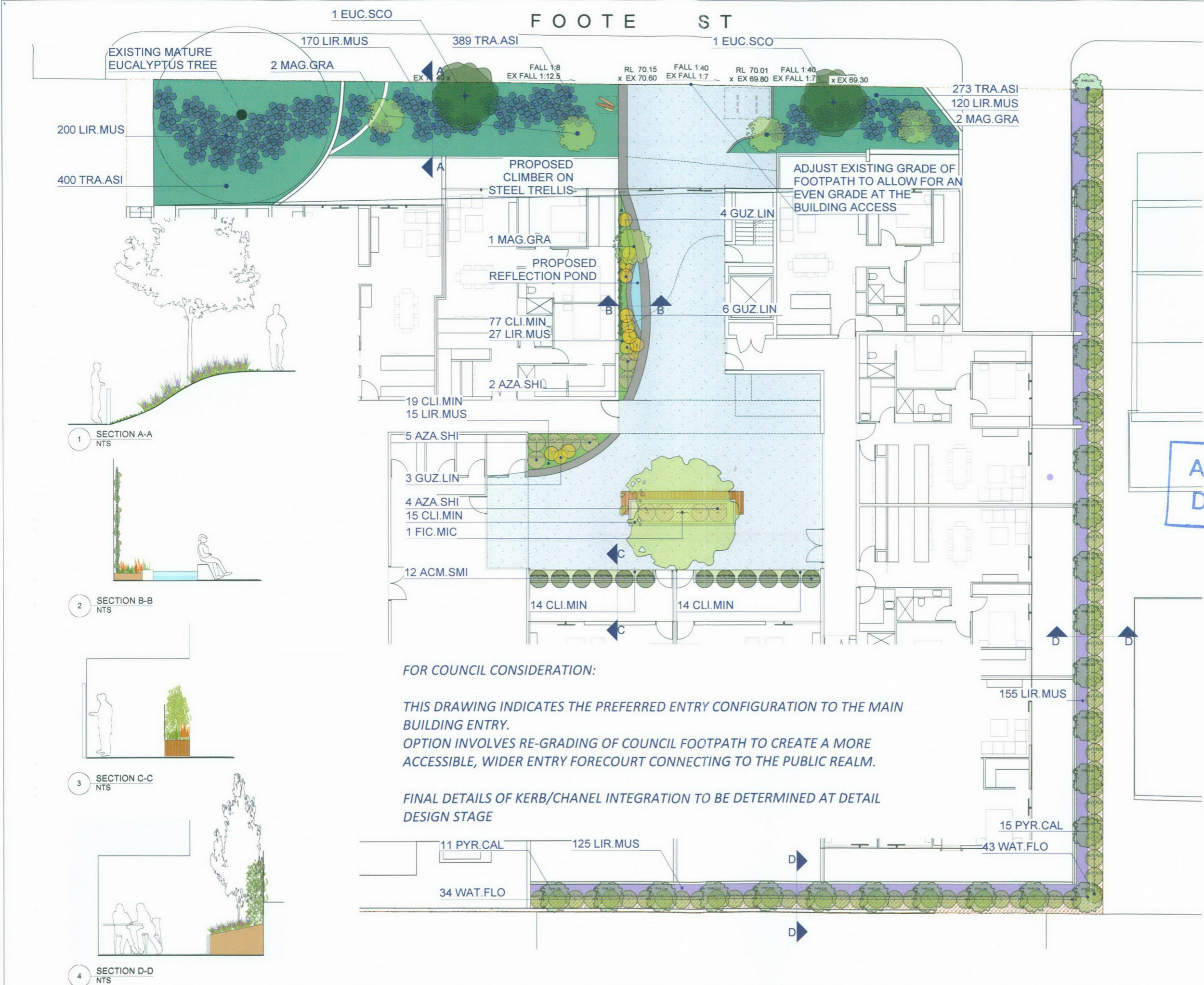
PROJECT
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 200 - 204 FOOTE ST
 TEMPLESTOWE

DRAWING
 MATERIALS/PRECEDENTS

DRAWN: CR CHECKED: HG SCALE A1 | SCALE A3

STATUS
CONCEPT
 FOR TOWN PLANNING

DRAWING NO. M14032-LA-005 REVISION C4



1 SECTION A-A
NTS

2 SECTION B-B
NTS

3 SECTION C-C
NTS

4 SECTION D-D
NTS

FOR COUNCIL CONSIDERATION:

THIS DRAWING INDICATES THE PREFERRED ENTRY CONFIGURATION TO THE MAIN BUILDING ENTRY.
OPTION INVOLVES RE-GRADING OF COUNCIL FOOTPATH TO CREATE A MORE ACCESSIBLE, WIDER ENTRY FORECOURT CONNECTING TO THE PUBLIC REALM.

FINAL DETAILS OF KERB/CHANEL INTEGRATION TO BE DETERMINED AT DETAIL DESIGN STAGE

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15.10.2014	C3	ISSUED FOR COMMENT
15.10.2014	C4	ISSUED FOR COMMENT

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TEMPLESTOWE**

DRAWING
**ALTERNATIVE ENTRY
LANDSCAPE & PLANTING PLAN**

DRAWN: _____ CHECKED: _____ SCALE: A1 | SCALE: A3
CR: _____ HG: _____ 1:100 1:200

STATUS
CONCEPT
FOR TOWN PLANNING

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TITLE BOUNDARY
RL: 81.90
CL: 81.50

FFL: 78.80 - 3RD FLOOR
CL: 78.45

FFL: 75.80 - 2ND FLOOR
CL: 75.45

FFL: 72.80 - FIRST FLOOR
CL: 72.45

FFL: 69.80 - ENTRY LEVEL
CL: 69.40

RL: 68.00

FFL: 67.00 - BASEMENT CARPARK ENTRY TO LVL 1

FFL: 66.15 - BASEMENT CARPARK LEVEL 1

FFL: 64.30 - BASEMENT CARPARK ENTRY TO LVL 2

FFL: 63.45 - BASEMENT CARPARK LEVEL 2

NORTH ELEVATION

ADVERTISED PLANS
DATE: 19/1/15



SOUTH ELEVATION

TITLE BOUNDARY
RL: 81.90
CL: 81.50

FFL: 78.80 - 3RD FLOOR
CL: 78.45

FFL: 75.80 - 2ND FLOOR
CL: 75.45

FFL: 72.80 - FIRST FLOOR
CL: 72.45

FFL: 69.80 - ENTRY LEVEL
CL: 69.40

NOTE:
GRAPHICAL ELEVATIONS ARE
REFERENCE ONLY TO IDENTIFY
COLOUR / MATERIAL INTENT. TO
BE READ IN CONJUNCTION WITH
TP15/TP16

TOWN PLANNING DOCUMENT
NOT FOR CONSTRUCTION

DATE	REV	ISSUE

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DATE AUGUST 2013	DRAWN SC	SCALE 1:200 @ A3	JOB NO. 0913 DWG NO. TP23 REV. 0

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ADVERTISED PLANS
DATE: 19/11/15



EAST ELEVATION



WEST ELEVATION

NOTE:
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TP15/TP16

**TOWN PLANNING DOCUMENT
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DATE	REV	ISSUE

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200-204 FOOTE ST
TEMPLESTOWE, VIC
DATE AUGUST 2013 DRAWN SC SCALE 1:200 @ A3

COLOURED REFERENCE
ELEVATIONS
SHEET 2
JOB NO. 0913 DWG NO. TP24 REV. 0