

# PROPOSED MULTI-RESIDENTIAL PROJECT

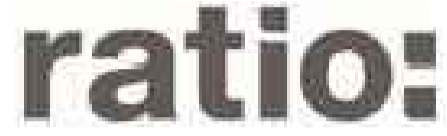
Project Number: 15-019

Address: 27-29 Serpells Road, Templestowe



**Architects**  
**Kavellaris Urban Design**  
 Unit 1, 76-78 Balmain Street, Cremorne, VIC 3121  
 Tel: 03 9429 4733

**Planning Consultants**  
**Ratio**  
 9 Clifton Street, Richmond, VIC 3121.  
 Tel: 03 9429 3111



**Traffic Engineer**  
**Salt**  
 Level 3/ 289 Wellington Parade South, East Melbourne, VIC 3002.  
 Tel: 03 9633 1900



**Land Surveyor**  
**Breese Pitt Dixon Pty Ltd**  
 1/ 19 Cato Street, Hawthorn East, VIC 3123.  
 Tel: 03 8823 2300



**Landscape Architect**  
**John Patrick Landscape Architects**  
 324 Victoria Street, Richmond, VIC 3121.  
 Tel: 03 9429 4855

## AREA AND DEVELOPMENT SCHEDULES

APARTMENT AREA SCHEDULE  
 Project: 27 - 29 Serpells Road,  
 Date: 29.03.2017



Level Number	Quantity	Appt No.s	Apartment Area (m2)	Yard/frontyard Area (m2)	Terrace/Bal Area (m2)	Total Area (m2)	Total Area per Level (m2) - Including Terrace/Balcony/ Yard	Total Area per Level (m2) - Excluding Terrace/ Balcony/ Yard	Percentage of Area = [(Total Area Per Level/ Level 0 Total Area) x 100%] *Including Terrace/ Balcony Area	Percentage of Area = [(Total Area Per Level/ Level 0 Total Area) x 100%] *Excluding Terrace/ Balcony Area	No. of Bedrooms	No. of Cars
Level B1	1	B.01	126.3	116.2		242.5	755.2	426			3	2
	2	B.02	86.8	45.5		132.3					2	2
	3	B.03	86.8	45.5		132.3					2	2
	4	B.04	126.1	122		248.1					3	2
Level 0	5	0.01	96.6	53.2	58.3	208.1	1495.6	1059.2			2	2
	6	0.02	66.3	45.5		111.8					1	1
	7	0.03	100.2	59.6		159.8					2	2
	8	0.04	85.7	25.2		110.9					1	1
	9	0.05	95.9	63.5		159.4					2	2
	10	0.06	123.8		12.8	136.6					3	2
	11	0.07	86.8		9	95.8					2	2
	12	0.08	86.8		9	95.8					2	2
	13	0.09	123		12.9	135.9					3	2
	14	0.10	91.5	44.5		136					2	2
	15	0.11	102.6	42.9		145.5					2	2
Level 1	16	1.01	95.7		10.4	106.1	1148.1	1031.4	76.76517786	97.37537764	2	2
	17	1.02	87.7		13.8	101.5					2	2
	18	1.03	99.4		16.4	115.8					3	2
	19	1.04	85		8	93					1	1
	20	1.05	95.9		8	103.9					2	2
	21	1.06	112.3		12.8	125.1					3	2
	22	1.07	83		9.2	92.2					2	2
	23	1.08	82.9		9.2	92.1					2	2
	24	1.09	112.1		12.9	125					3	2
	25	1.10	83		8	91					2	2
26	1.11	94.4		8	102.4	2	2					
Level 2	27	2.01	121.1		67.1	188.2	899.7	556.7	60.15645895	52.55853474	3	2
	28	2.02	107.1		67.4	174.5					3	2
	29	2.03	166		118.7	284.7					3	2
	30	2.04	162.5		89.8	252.3					3	2
<b>Grand Total</b>	<b>30</b>		<b>3073.3</b>	<b>663.6</b>	<b>4860.3</b>	<b>4298.6</b>		<b>3073.3</b>			<b>68</b>	<b>57</b>

**NOTES:**  
 SITE AREA : 2164.90 SQM Cars: 46 car spaces  
 BUILDING SITE COVERAGE: 1299 SQM (60%) 12 tandem car spaces  
 PERMEABLE SURFACES: 422 SQM (20%) 6 Visitors spaces

## 15-019 TOWN PLANNING DRAWING SET

ISSUE	DWG NO.	TITLE
TP	TP100	Cover Page and Schedules
TP	TP101	Site Survey
TP	TP102	Site Analysis
TP	TP110	Existing Conditions and Demolition Plans
TP	TP111	Proposed Floor Plan Level B2
TP	TP112	Proposed Floor Plan Level B1
TP	TP113	Proposed Floor Plan Level 0
TP	TP114	Proposed Floor Plan Level 1
TP	TP115	Proposed Floor Plan Level 2
TP	TP116	Proposed Roof Plan
TP	TP120	Streetscape Elevations
TP	TP121	Proposed Elevations 1
TP	TP122	Proposed Elevations 2
TP	TP130	Proposed Sections

ISSUE	DWG NO.	TITLE
TP	TP131	Proposed Section
TP	TP140	Proposed Railing Sectional Study
TP	TP141	Proposed Details
TP	TP150	Proposed Shadow Diagrams 9am
TP	TP150 (1)	Proposed Shadow Diagrams 10am
TP	TP150 (2)	Proposed Shadow Diagrams 11am
TP	TP151	Proposed Shadow Diagrams 12pm
TP	TP151 (1)	Proposed Shadow Diagrams 1pm
TP	TP151 (2)	Proposed Shadow Diagrams 2pm
TP	TP152	Proposed Shadow Diagrams 3pm
TP	TP153	Front and Side Interface 3D images



SITE CONTEXT - NOT TO SCALE

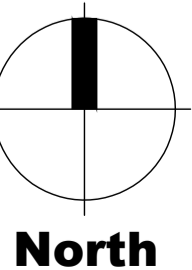
REVISION:	ISSUE:	CHECKED:	DATE:
1	Town Planning Submission RFI Submission	BK KC	6.12.2016 30.03.2017

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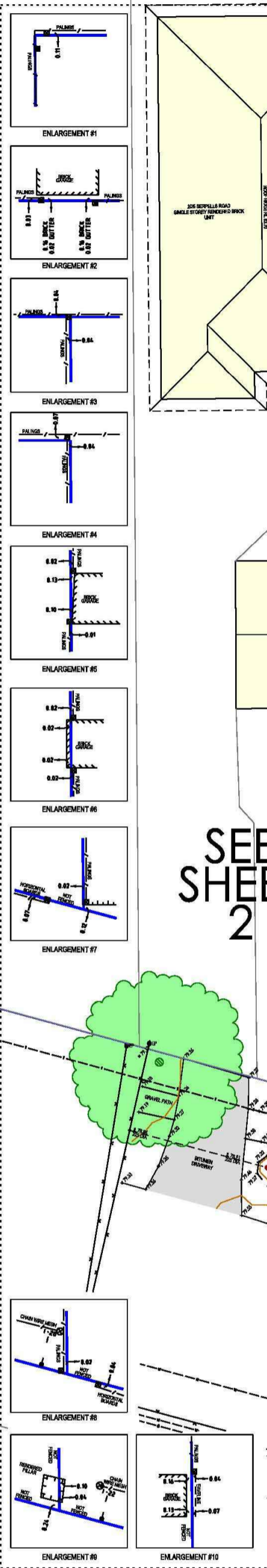
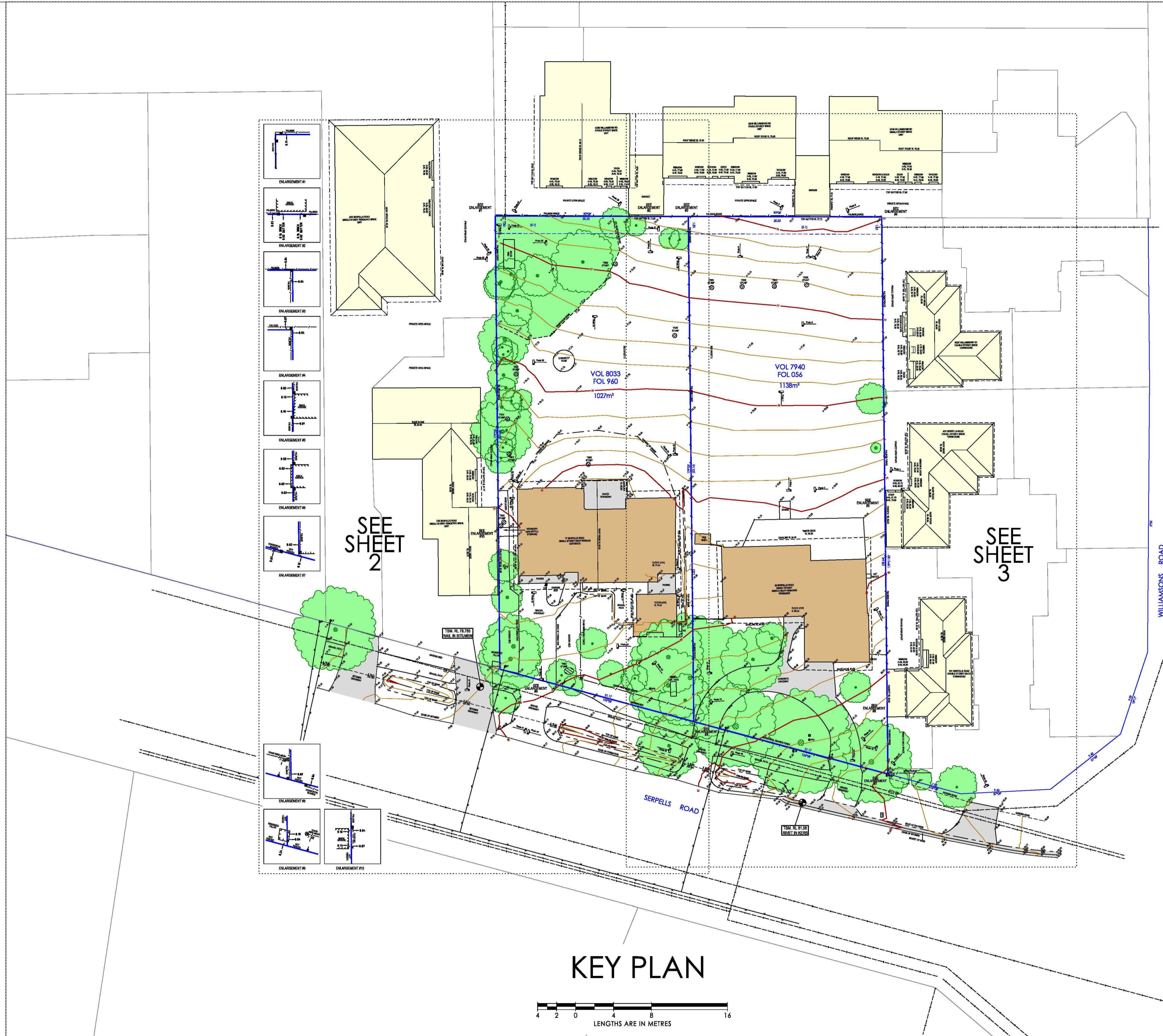
**DRAWING LEGEND:**  
 WD - WORKING DRAWINGS  
 TI - TENDER ISSUE - NOT FOR CONSTRUCTION  
 TP - TOWN PLANNING  
 SK - SCHEMATIC DESIGN  
 DD - DESIGN DEVELOPMENT

FOR SUBMISSION

KUD		PROJECT No:	
KAVELLARIS URBAN DESIGN		15-019	
architecture interior planning urbandesign consultants 1, 76-78 Balmain Street, Cremorne 3121 - Vic, Australia Tel: +61 3 9429 4733 enquiries@kud.com.au www.kud.com.au		TITLE: COVER PAGE AND SCHEDULES ADDRESS: 27-29 SERPELLS ROAD, TEMPLESTOWE CLIENT: PETER SPREKOS	
DATE: 30.03.2017	DRAWN: RSM	SCALE: AS SHOWN@A1	REV: 1
SHEET: TP100		REASON FOR ISSUE: TP	



27 & 29 SERPELLS ROAD, TEMPLESTOWE



SEE SHEET 2

SEE SHEET 3

**NOTATIONS**  
 THE HARD COPY OF THIS PLAN MAY OR MAY NOT REPRESENT ALL THE DIGITAL INFORMATION AS SUPPLIED IN THE ACCOMPANYING DIGITAL DATA.  
 THE TOPOGRAPHIC FEATURES HAVE BEEN DERIVED BY FEATURE SURVEY MEANS. THE DATA IS SUITABLE FOR PLANNING ONLY, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES. CRITICAL DIMENSIONS MEASURED FROM DIGITAL DATA MUST BE CONFIRMED BY THIS OFFICE.  
 UNLESS OTHERWISE INDICATED, PITS ARE SHOWN AS LOCATED AT GROUND LEVEL. (PITS MAY BE LARGER BELOW GROUND).  
 DATE OF MOCS SEARCH: 24/12/2016  
 ALL UNDERGROUND SERVICES SHOWN ON THIS PLAN HAVE BEEN SUPPLIED BY THE RELEVANT SERVING AUTHORITIES AND SHOULD BE REVIEWED ON SITE. OTHER SERVICES MAY HAVE BEEN PLACED SINCE SEARCH OR MAY NOT BE IDENTIFIED IN THE MOCS SEARCH.  
 LEVELS SHOWN THIS ARE TO AHD  
 LEVEL DATUM VIDE: BULLEEN PM 31 (R. 60.287) VIDE SHM 1301/2016)  
 CONTOUR INTERVAL: 0.25m  
 THE LIGHTLY SHADED BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM THE DIGITAL CADASTRAL MAP BASE AND ARE INDICATIVE ONLY.  
 ENLARGEMENTS ARE NOT SHOWN TO SCALE. THIS PLAN SHOULD BE READ WITH THE ACCOMPANYING REPORT.  
 SHEET 1 OF 3 SHEETS

**PARCEL IDENTIFICATION**  
 ADDRESS: 27 SERPELLS ROAD, TEMPLESTOWE  
 TITLE DESC: VOL 7940 FOL 056  
 LAST PLAN REF: LOT 4 ON LP 24176  
 COUNTY OF BURKE  
 PARISH OF BULLEEN  
 PART OF UNWINN CROWN SPECIAL SURVEY  
 ADDRESS: 29 SERPELLS ROAD, TEMPLESTOWE  
 TITLE DESC: VOL 8033 FOL 960  
 LAST PLAN REF: LOT 3 ON LP 24176  
 COUNTY OF BURKE  
 PARISH OF BULLEEN  
 PART OF UNWINN CROWN SPECIAL SURVEY

**ENCUMBRANCES**  
 (E-1) SEWERAGE AND DRAINAGE EASEMENT VIDE LP 24176

**SERVICES**  
 SERVICES SUPPLIED BY AUTHORITIES SHOWN THIS:  
 SEWER  
 STORM WATER  
 UNDERGROUND TELSTRA  
 UNDERGROUND GAS  
 UNDERGROUND WATER  
 UNDERGROUND POWER  
 OVERHEAD POWER

**LEGEND**  
 LTD DENOTES UNABLE TO OPEN (PIT)  
 FL DENOTES FLOOR LEVEL  
 WH DENOTES WINDOW HEAD LEVEL  
 WS DENOTES WINDOW SILL LEVEL  
 DH DENOTES DOOR HEAD LEVEL  
 ELP ELECT LIGHT POLE  
 EP ELECT POLE  
 ER ELECT BOX  
 LP LIGHT POLE  
 HSB ELECT POLE STAY  
 EP ELECT PIT  
 TP TELSTRA PILLAR  
 TPB TELSTRA PHONE BOX  
 OP OPUS PIT  
 TP TELSTRA PIT  
 TPB TELSTRA MARKER POST  
 OP OPUS MARKER POST  
 TS TRAFFIC SIGNAL POLE  
 TB TRAFFIC SIGNAL BOX  
 TP TRAFFIC SIGNAL PIT  
 SP SEWER PIT  
 SO SEWER INSPECTION OPENING  
 SC SPRINKLER CONTROL BOX  
 GS GAS SIGN (UNDERGROUND MARKER)  
 FHR FIRE HOSE REEL  
 SV STOP VALVE  
 FP FIRE PLUG  
 FH FIRE HYDRANT  
 WM WATER METER  
 WT WATER TAP  
 FL FLAG POLE  
 BOLLARD  
 BIN  
 SIGN  
 GR GRATED PIT  
 RP SIDE ENTRY PIT  
 JP JUNCTION PIT  
 GA GAS PIT  
 DP DRAINAGE PIT  
 GV GAS VALVE  
 GM GAS METER  
 H HOSE  
 UN UNKNOWN PIT  
 SV SEWER VENT  
 C COLUMN  
 SH SORE HOLE

SHEET SIZE A1

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD
1	29/03/2014	ORIGINAL PLAN	AP	GV
VER	DATE	COMMENTS	AP	GV

BPD REF: 9561

RE-ESTABLISHMENT FEATURE & LEVEL PLAN

BREESE PITT DIXON - CIVIL ENGINEERS LAND SURVEYORS TOWN PLANNERS URBAN DESIGNERS  
 1/19 CATO ST HAWTHORN EAST, VICTORIA, 3123, PH (03) 8823 2300 FAX (03) 8823 2310 www.bpd.com.au  
 FORMERLY UNDER A QUALITY SYSTEM CERTIFIED AS COMPLYING WITH ISO 9001 BY AN ACCREDITED CERTIFICATION BODY.

REVISION:	ISSUE:	CHECKED:	DATE:
1	Town Planning Submission RFI Submission	BK KC	6.12.2016 30.03.2017
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 DD - DESIGN DEVELOPMENT

FOR SUBMISSION

**KUD** architecture interior planning urban design consultants  
 1, 76-78 Balmain Street, Cremorne 3121 - Vic. Australia  
 T +61 3 9429 4733 enquiries@kud.com.au www.kud.com.au

PROJECT No: 15-019

TITLE: SITE SURVEY  
 ADDRESS: 27-29 SERPELLS ROAD, TEMPLESTOWE  
 CLIENT: PETER SPREKOS

DATE: 30.03.2017 DRAWN: RSM SCALE: NTS REV: 1 SHEET: TP101 REASON FOR ISSUE: TP

**North**

**SITE ANALYSIS**

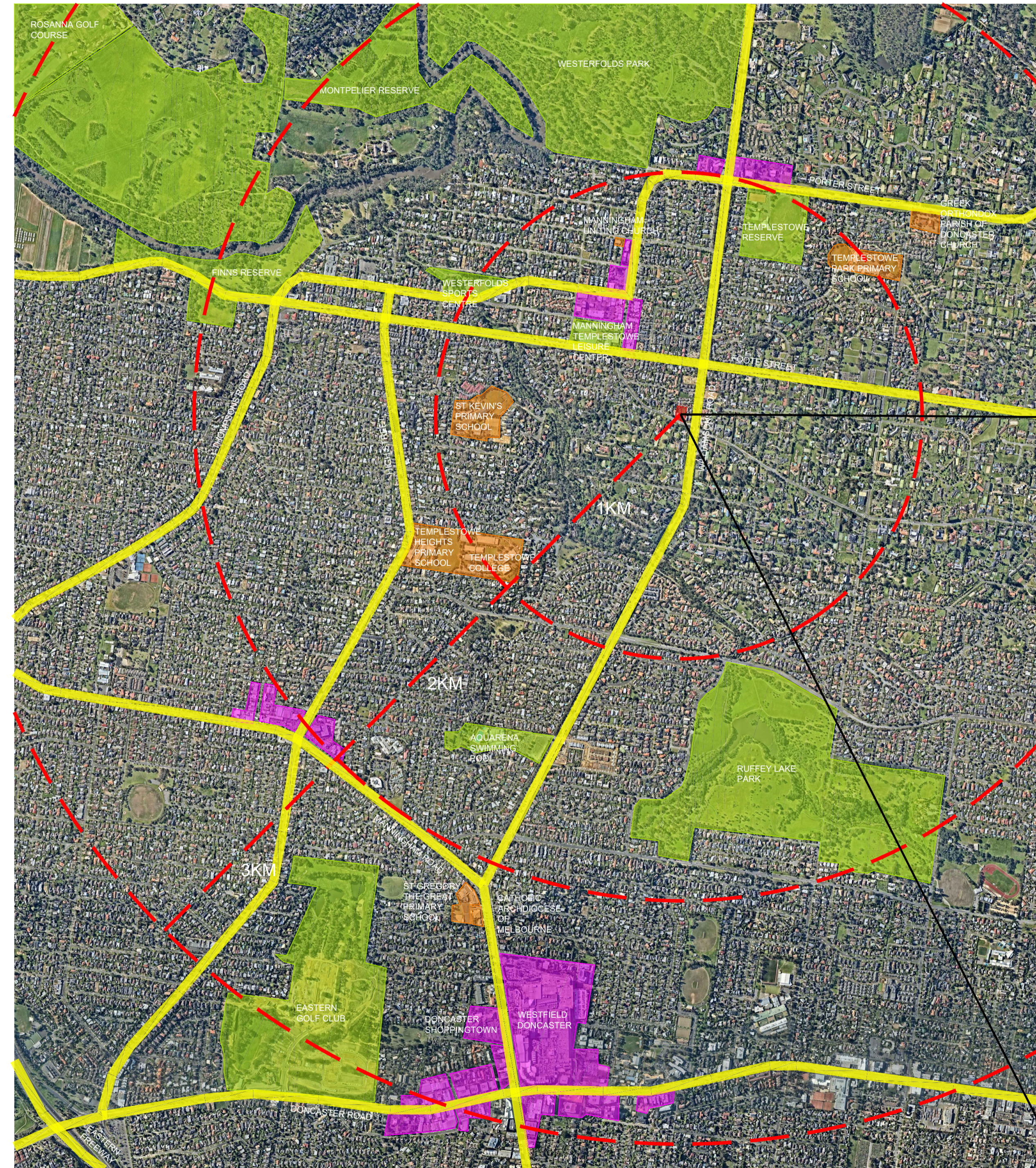
THE SITE IS LOCATED ON SERPELLS ROAD, TEMPLESTOWE, JUST 16KM NORTH EAST OF MELBOURNE CBD AND CONNECTED VIA EASTERN FREEWAY. TEMPLESTOWE OFFERS THE BEST OF BOTH URBAN AND RURAL NATURE LIVING ENVIRONMENTS. ON THE NORTH AND EAST OF TEMPLESTOWE, ALONG THE YARRA RIVER, THERE ARE SEVERAL PARKLANDS AND NATURE RESERVE SUCH AS WESTERFOLDS PARK, MONTPELIER RESERVE, FINNS RESERVE, AND RUFFEY LAKE PARK. THESE PARKLANDS PROVIDE A RANGE OF OUTDOOR AMENITIES. THE MAIN YARRA TRAIL, WHICH IS LOCATED ALONG THE YARRA RIVER, IS A SHARED USE PATH FOR CYCLIST AND PEDESTRIANS. THE TRAIL FOLLOWS THE RIVER FROM ITS MOUTH, THROUGH THE CITY, PASSES TEMPLESTOWE TO WESTFOLD PARKS AND ELTHAM. IT IS THE MOST SIGNIFICANT AND SCENIC TRAIL THAT ALLOWS THE USER TO EXPERIENCE MELBOURNE CITYSCAPE AND LANDSCAPE.

ADDITIONALLY, TEMPLESTOWE IS ALSO AN IMPORTANT SPORTS AND RECREATION CENTER. THERE ARE A FEW GOLF COURSES LOCATED WITHIN TEMPLESTOWE AND ITS NEIGHBOURING SUBURBS. THEY ARE YARRA VALLEY COUNTRY CLUB, ROSANNA GOLF COURSE AND EASTERN GOLF CLUB. TEMPLESTOWE RESERVE SUPPORTS A RANGE OF SPORTING ACTIVITIES, INCLUDING TWO OVALS (SHARED BY TWO FOOTBALL CLUBS AND ONE CRICKET CLUB), FIVE TENNIS COURTS, A SCOUT HALL AND A RADIO CONTROL CAR CLUB.

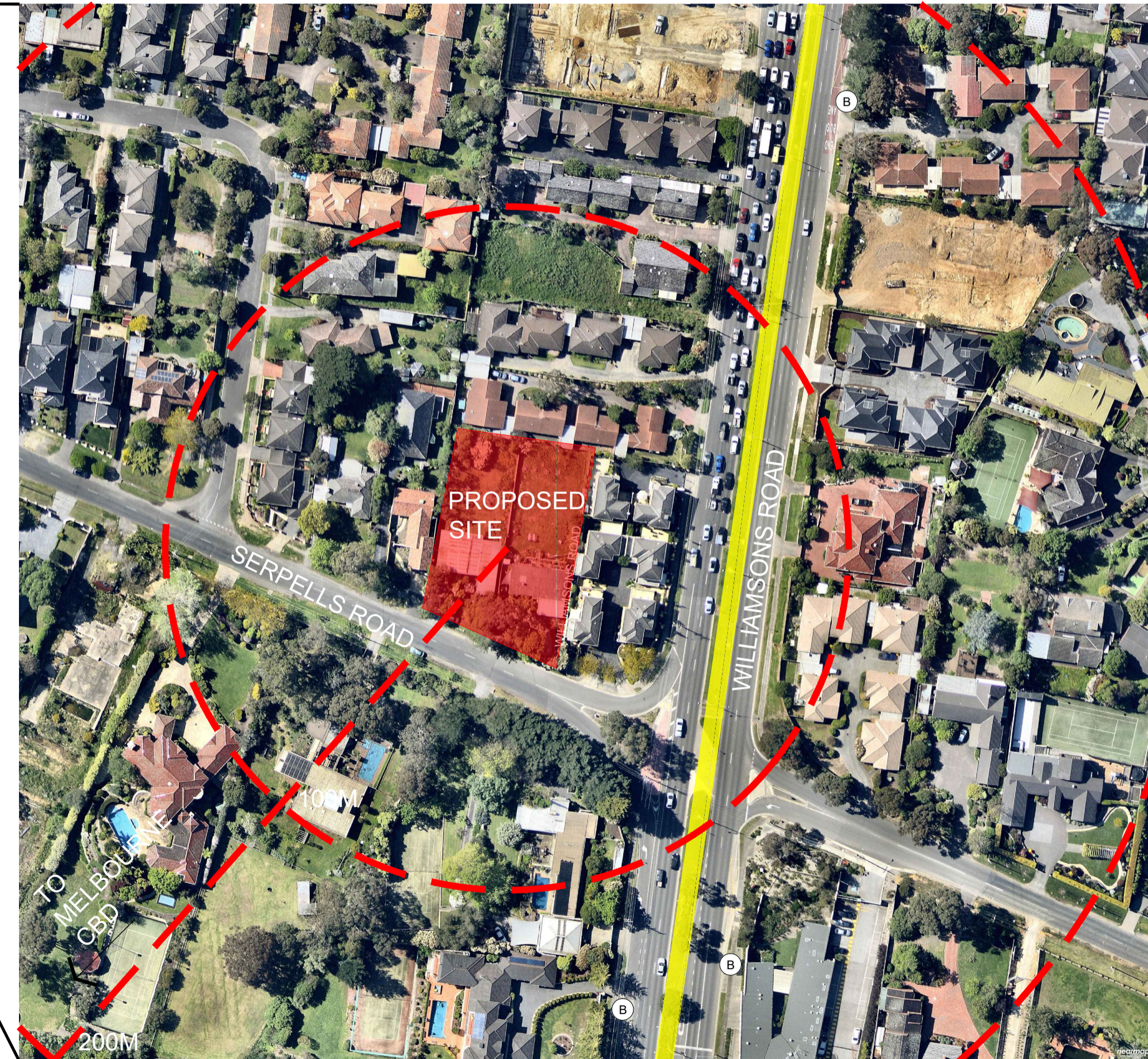
TO THE SOUTH OF TEMPLESTOWE LIES THE IMPORTANT DONCASTER SHOPPING DISTRICT. CATER TO THE RESIDENTS LIVING AT THE NORTH EAST OF MELBOURNE. THE DONCASTER SHOPPING DISTRICT IS CONSISTED OF DONCASTER SHOPPINGTOWN, WESTFIELD DONCASTER SHOPPING COMPLEX, AND RETAIL STRIPS ALONG DONCASTER ROAD. THE PROPOSED SITE, LOCATED DIRECTLY NEXT TO WILLIAMSONS ROAD WHICH ALLOWS DIRECT ACCESS TO WESTFIELD DONCASTER. BY CAR OR BY BUS (NUMBER 902) FROM SERPELLS ROAD AND WILLIAMSONS ROAD BUS INTERCHANGE, WITHIN 10 MINUTES.

THE PROPOSED MULTI-RESIDENTIAL DEVELOPMENT WILL BE IN CLOSE PROXIMITY TO TEMPLESTOWE COLLEGE, TEMPLESTOWE HEIGHTS PRIMARY SCHOOL, ST. KEVIN'S PRIMARY SCHOOL, TEMPLESTOWE PARK PRIMARY SCHOOL, AND TEMPLESTOWE VALLEY PRIMARY SCHOOL. HOSPITALS AND MEDICAL FACILITIES ARE LOCATED WITHIN 15 MINUTES DRIVE FROM THE PROPOSED SITE. THEY ARE BOX HILL HOSPITAL, MERCY HOSPITAL FOR WOMEN AND DONVALE REHABILITATION HOSPITAL.

THE PROPOSED DEVELOPMENT WILL ASSIST THE GROWTH OF TEMPLESTOWE IN TACKLING 'PLAN MELBOURNE: METROPOLITAN PLANNING STRATEGY' PROGRAM, WHICH OUTLINED THE NEEDS OF DEVELOPMENT WITHIN THE CLEARLY DEFINED RESIDENTIAL AREAS, IN THE VICINITY OF EXISTING AND FUTURE SERVICES AND INFRASTRUCTURE.



- LEGENDS**
- MAIN ROAD
  - PARKLANDS AND RECREATIONAL AREA
  - EDUCATIONAL AND RELIGIOUS AREA
  - RETAIL AREA
  - BUS STOP



WESTERFOLDS PARK



ROSANNA GOLF COURSE



TEMPLESTOWE RESERVE



ST KEVIN'S PRIMARY SCHOOL



WESTFIELD DONCASTER

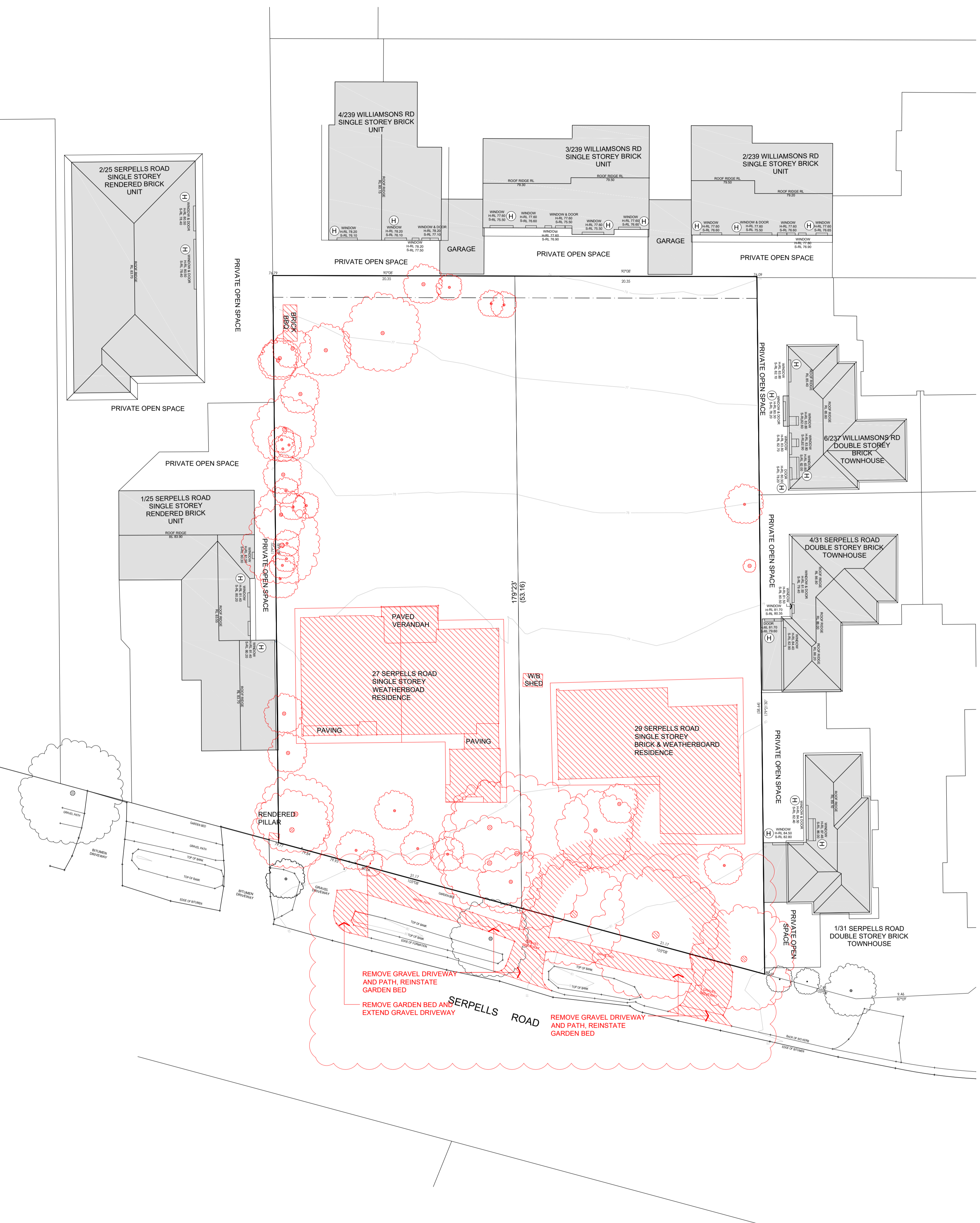
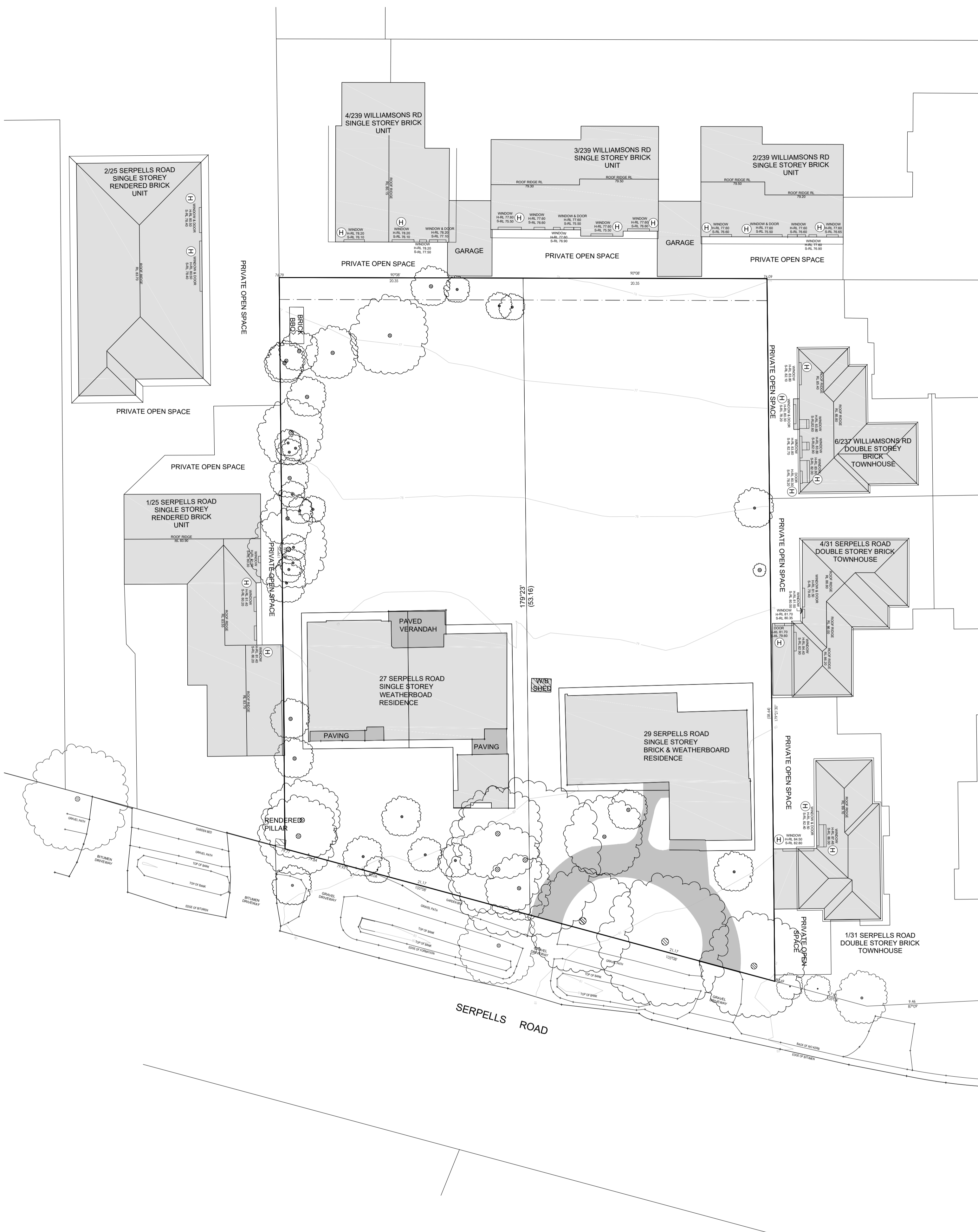
REVISION:	ISSUE:	CHECKED:	DATE:
1	Town Planning Submission RFI Submission	BK KC	6.12.2016 30.03.2017
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**SK - SCHEMATIC DESIGN**  
**DD - DESIGN DEVELOPMENT**

FOR SUBMISSION

<b>architecture interior planning urban design consultants</b> 1, 76 + 78 Baldwin Street, Cremorne 3121 - Vic, Australia E: +61 3 9429 4733 enquiries@kud.com.au www.kud.com.au		PROJECT No: <b>15-019</b>					
TITLE: SITE ANALYSIS ADDRESS: 27-29 SERPELLS ROAD, TEMPLESTOWE CLIENT: PETER SPREKOS		DATE: 30.03.2017		DRAWN: RSM	SCALE: NTS	REV: 1	SHEET: TP102



**EXISTING CONDITIONS PLAN**


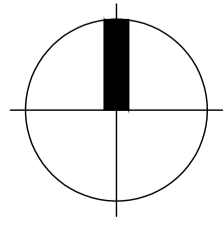
**DEMOLITION PLAN**

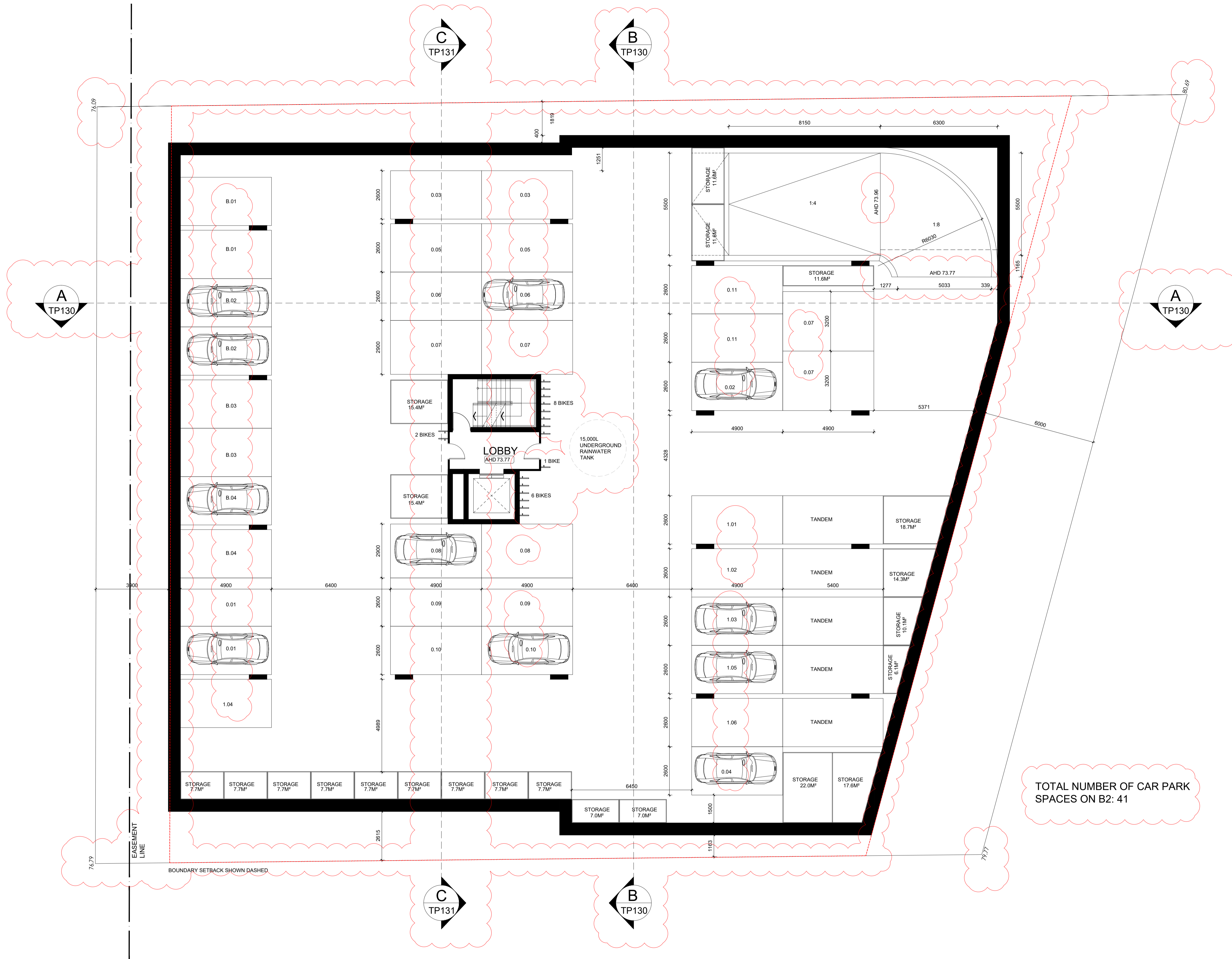
REVISION:	ISSUE:	CHECKED:	DATE:
1	Town Planning Submission RFI Submission	BK KC	6.12.2016 30.03.2017
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 architecture interior planning urban design consultants 1, 7 & 78 Baldwin Street, Cremorne 3121 - Vic. Australia t + 61 3 9429 4733 enquiries@kud.com.au www.kud.com.au	PROJECT No:	 <b>North</b>
	15-019	
TITLE: EXISTING CONDITIONS AND DEMOLITION PLANS ADDRESS: 27-29 SERPELLS ROAD, TEMPLESTOWE CLIENT: PETER SPREKOS		
DATE: 30.03.2017	DRAWN: RSM	SCALE: 1:200@A1
REV: 1	SHEET: TP110	REASON FOR ISSUE: TP




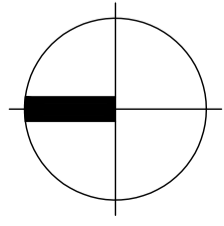
TOTAL NUMBER OF CAR PARK SPACES ON B2: 41

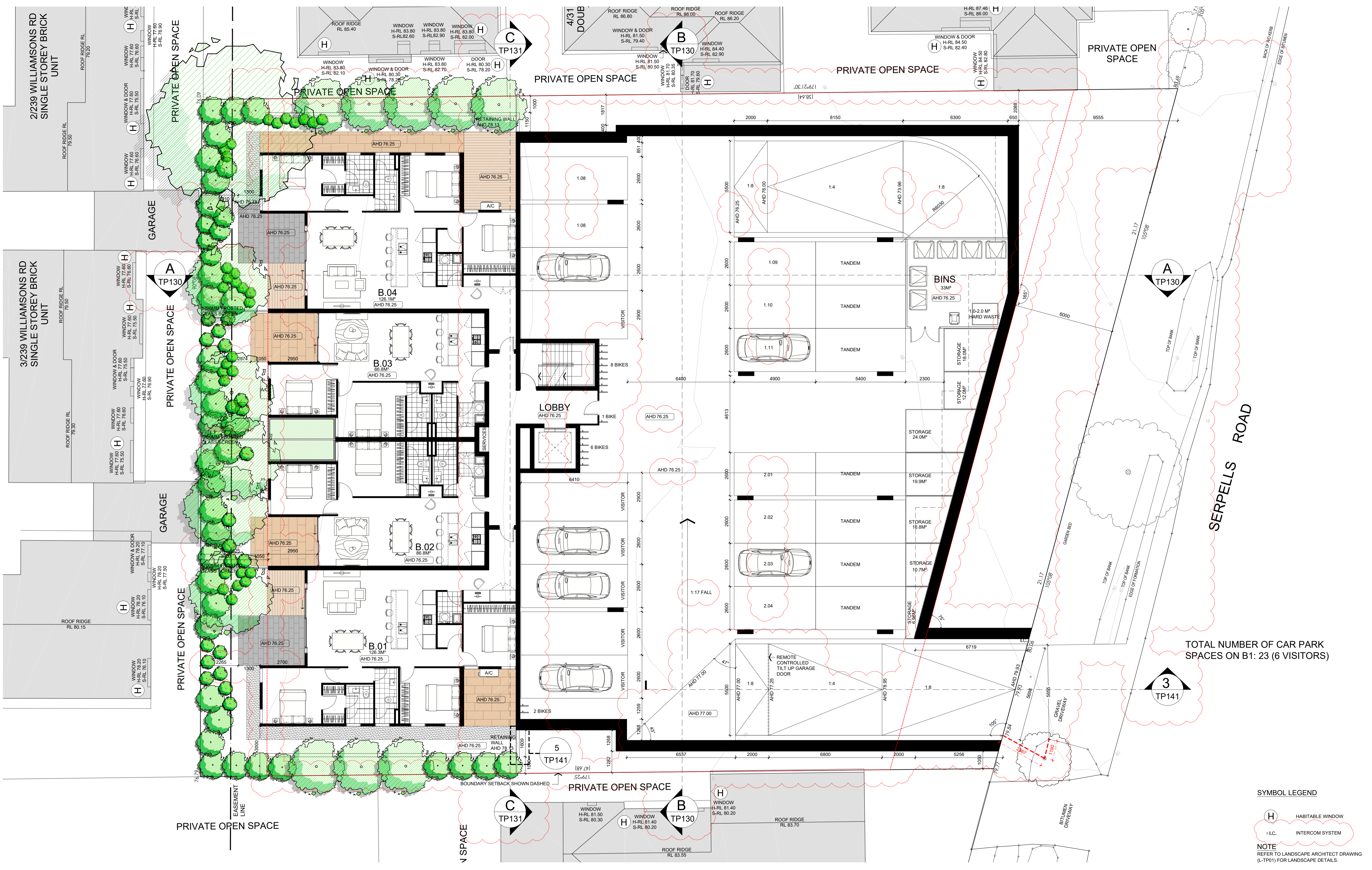
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 architecture interior planning urban design consultants 1, 76-78 Balmain Street, Cremorne 3121 - Vic. Australia enquiries@kud.com.au www.kud.com.au	PROJECT No:	 <b>North</b>
	15-019	
TITLE: PROPOSED FLOOR PLAN LEVEL B2 ADDRESS: 27-29 SERPELLS ROAD, TEMPLESTOWE CLIENT: PETER SPREKOS		
DATE: 30.03.2017	DRAWN: RSM	SCALE: 1:100@A1
REV: 1	SHEET: TP111	REASON FOR ISSUE: TP



TOTAL NUMBER OF CAR PARK SPACES ON B1: 23 (6 VISITORS)

**SYMBOL LEGEND**

(H) HABITABLE WINDOW

= I.C. INTERCOM SYSTEM

**NOTE**  
REFER TO LANDSCAPE ARCHITECT DRAWING (L-TP01) FOR LANDSCAPE DETAILS.

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<p><b>KUD</b> KAVELLARIS URBAN DESIGN</p> <p>architecture interior planning urban design consultants        1, 76-78 Baldwin Street, Cremorne 3121 - Vic. Australia        t +61 3 9429 4733        enquiries@kud.com.au www.kud.com.au</p>	PROJECT No:	<p><b>North</b></p>
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DATE: 30.03.2017	DRAWN: RSM	SCALE: 1:100@A1
REV: 1	SHEET: TP112	REASON FOR ISSUE: TP



**3 TP141**

PEDESTRIAN SIGHT DISTANCE SPLAY TO BE PROVIDED ALONG THE SOUTH EDGE OF VEHICLE CROSSOVER IN ACCORDANCE WITH THE REQUIREMENTS OF DESIGN STANDARD 1 OF CLAUSE 52.05-8 OF THE PLANNING SCHEME. AREA TO INCLUDE NO OBSTRUCTIONS HIGHER THAN 900MM AND MINIMUM OF 50% TRANSPARENCY

- SYMBOL LEGEND**
- (H) HABITABLE WINDOW
  - °FL FLOOR LIGHT
  - I.C. INTERCOM SYSTEM

**NOTE**  
REFER TO LANDSCAPE ARCHITECT DRAWING (L-TP01) FOR LANDSCAPE DETAILS.

REVISION:	ISSUE:	CHECKED:	DATE:
1	Town Planning Submission RFI Submission	BK KC	6.12.2016 30.03.2017

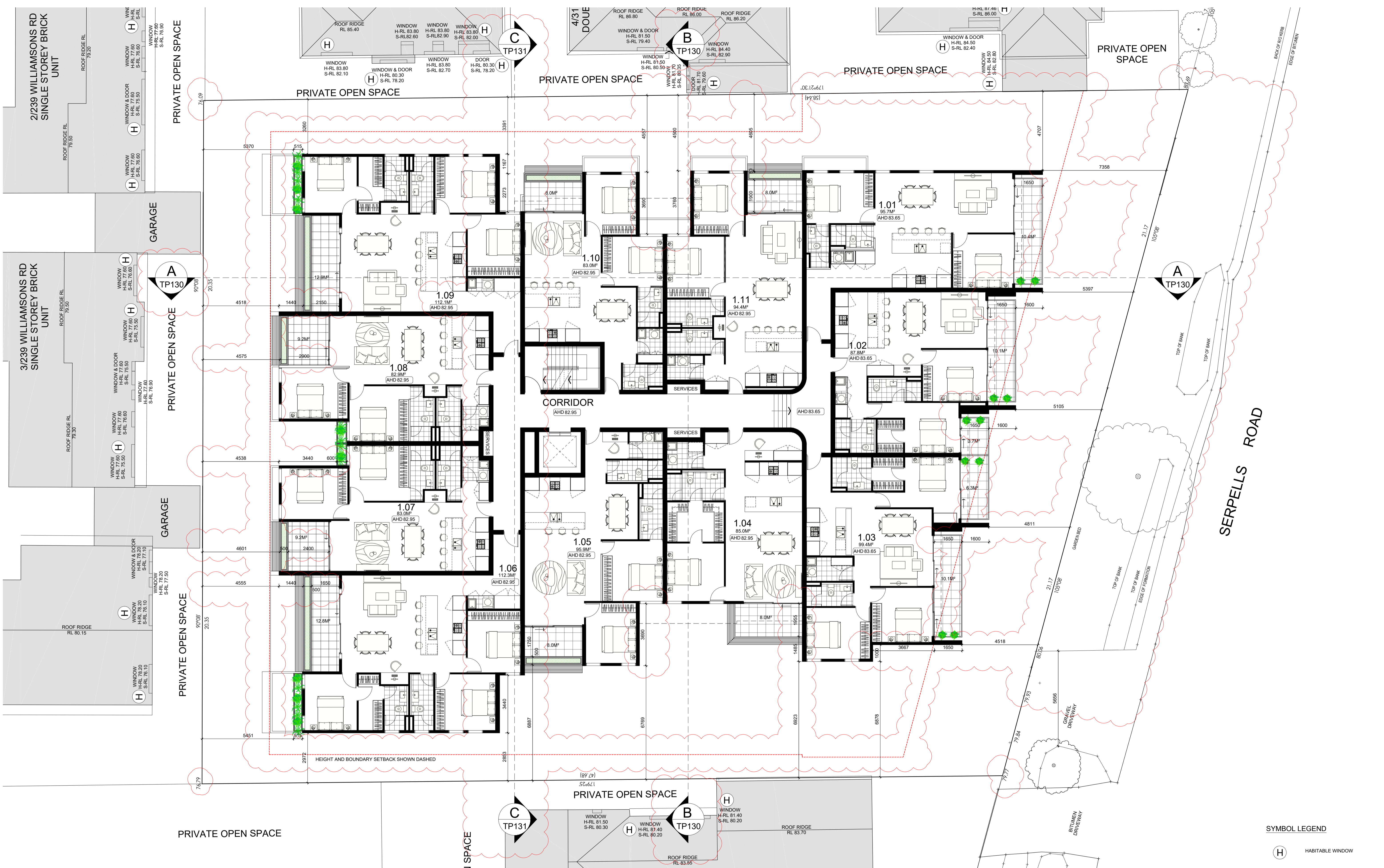
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- DD - DESIGN DEVELOPMENT

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	<p>TITLE: PROPOSED FLOOR PLAN LEVEL 0</p> <p>ADDRESS: 27-29 SERPELLS ROAD, TEMPLESTOWE</p> <p>CLIENT: PETER SPREKOS</p>	



**SYMBOL LEGEND**  
 (H) HABITABLE WINDOW

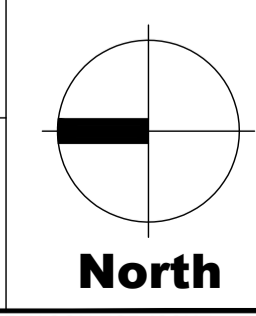
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1	Town Planning Submission RFI Submission	BK KC	6.12.2016 30.03.2017

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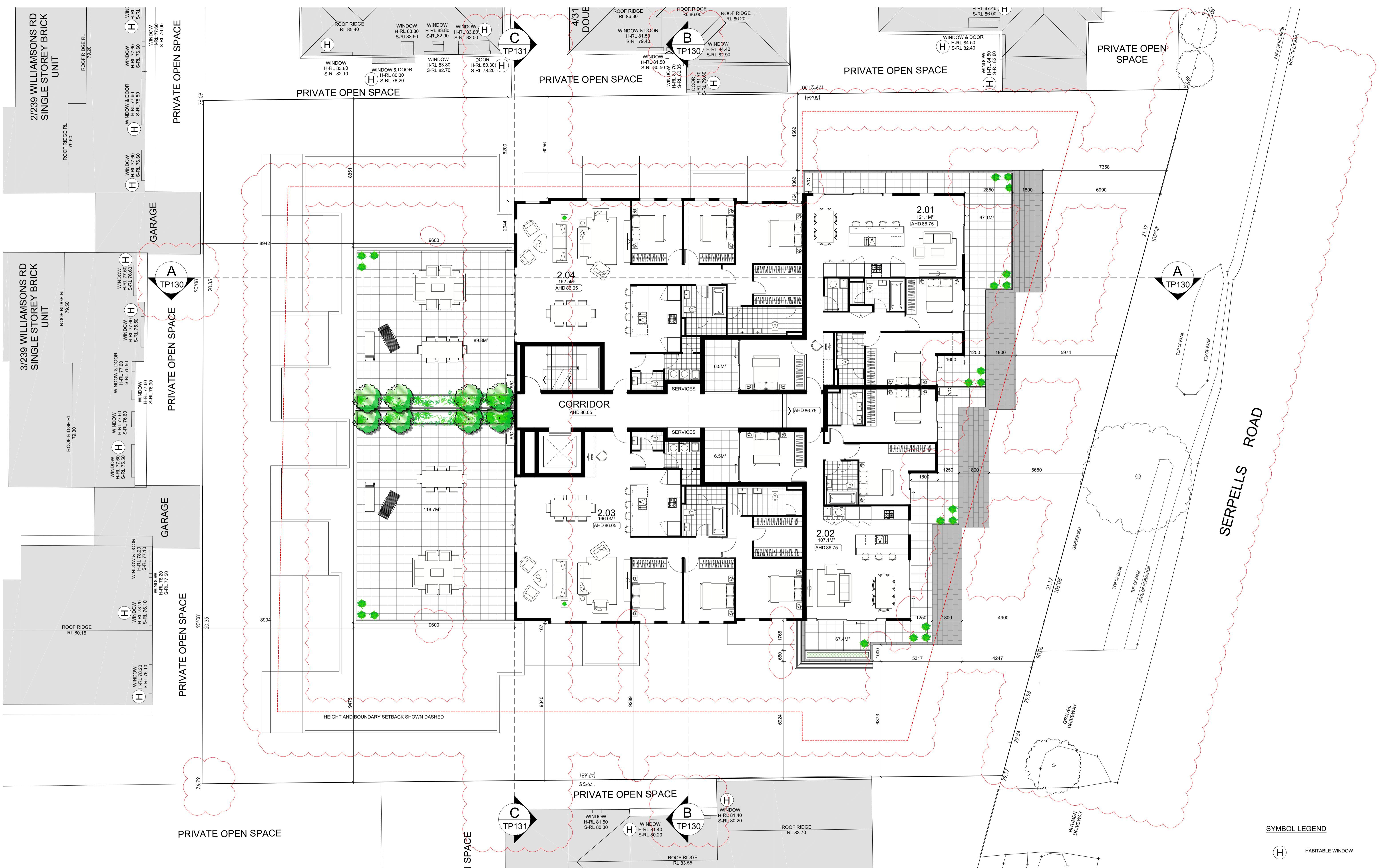
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	architecture interior planning urban design consultants 1, 7 & 78 Baldwin Street, Cremorne 3121 - Vic. Australia t +61 3 9429 4733 enquiries@kud.com.au www.kud.com.au		PROJECT No: <b>15-019</b>
	TITLE: <b>PROPOSED FLOOR PLAN LEVEL 1</b> ADDRESS: <b>27-29 SERPELLS ROAD, TEMPLESTOWE</b> CLIENT: <b>PETER SPREKOS</b>		
DATE: 30.03.2017	DRAWN: RSM	SCALE: 1:100@A1	REV: 1 SHEET: TP114 REASON FOR ISSUE: TP







**SYMBOL LEGEND**  
 (H) HABITABLE WINDOW

REVISION:	ISSUE:	CHECKED:	DATE:
1	Town Planning Submission RFI Submission	BK KC	6.12.2016 30.03.2017

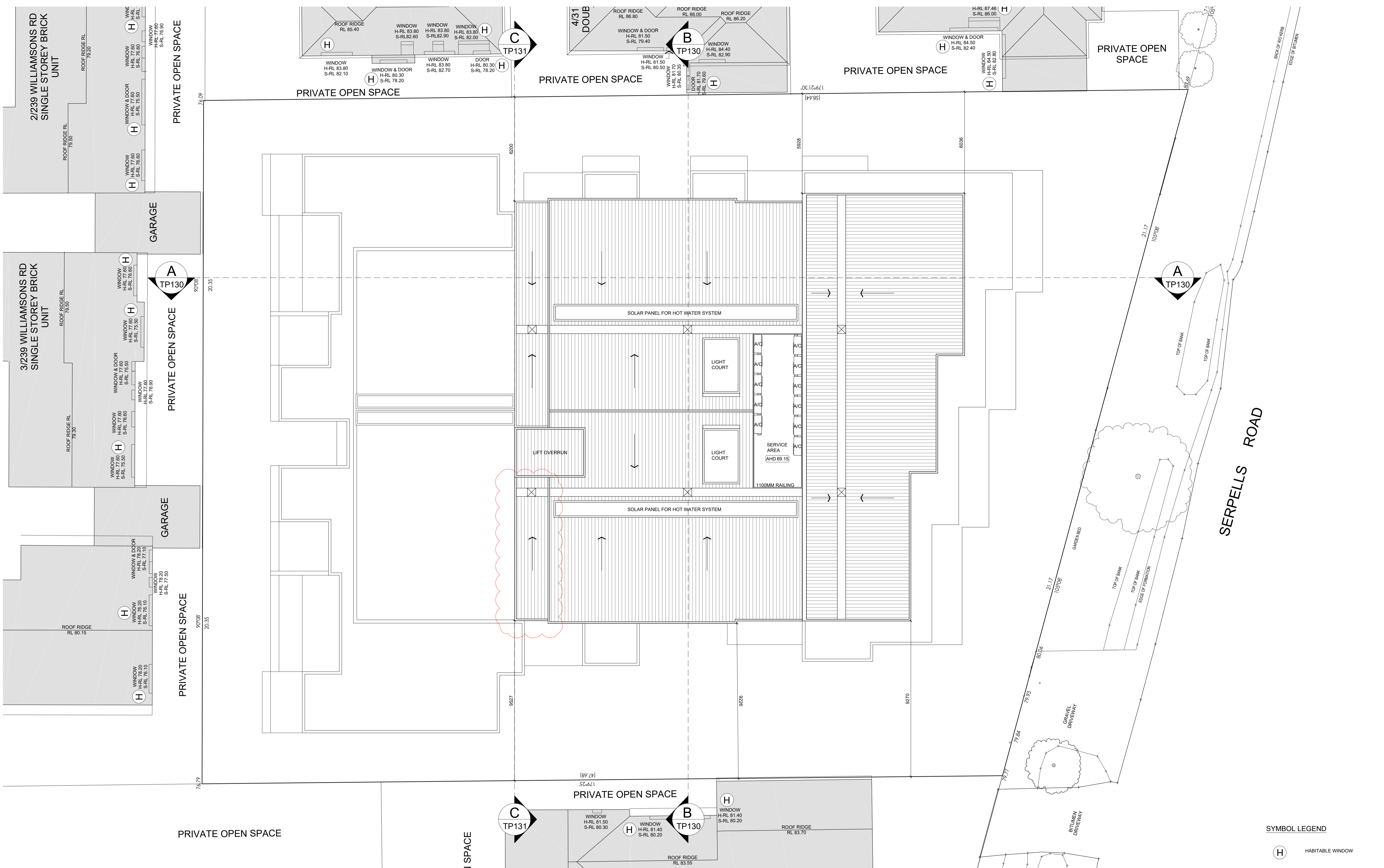
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TITLE: PROPOSED FLOOR PLAN LEVEL 2				
ADDRESS: 27-29 SERPELLS ROAD, TEMPLESTOWE				
CLIENT: PETER SPREKOS				
DATE: 30.03.2017	DRAWN: RSM	SCALE: 1:100@A1	REV: 1	SHEET: TP115
				REASON FOR ISSUE: TP

**North**



**SYMBOL LEGEND**

(H) HABITABLE WINDOW


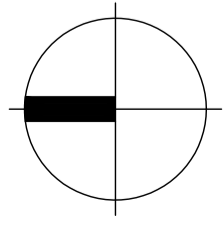
REVISION:	ISSUE:	CHECKED:	DATE:
1	Town Planning Submission	BK	6.12.2016
2	RFI Submission	KC	30.03.2017
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	15-019	
TITLE: <b>PROPOSED ROOF PLAN</b> ADDRESS: 27-29 SERPELLS ROAD, TEMPLESTOWE CLIENT: PETER SPREKOS	DATE: 19.05.2017	DRAWN: RSM SCALE: 1:100@A1 REV: 2 SHEET: TP116 REASON FOR ISSUE: TP



EXISTING STREETScape ELEVATION



PROPOSED STREETScape ELEVATION

REVISION:	ISSUE:	CHECKED:	DATE:
1	Town Planning Submission RFI Submission	BK KC	6.12.2016 30.03.2017
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	TITLE: STREETScape ELEVATIONS ADDRESS: 27-29 SERPELLS ROAD, TEMPLESTOWE CLIENT: PETER SPREKOS				
DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:
30.03.2017	RSM	1:100@A1	1	TP120	TP



SOUTH ELEVATION

MATERIAL LEGEND

- 1 SAND STONE TILE CLADDING
- 2 BLUE STONE TILE CLADDING
- 3 VERTICAL SLATE METAL RAILING
- 4 CLEAR GLASS RAILING
- 5 FROSTED GLASS SCREEN
- 6 DARK TINTED WINDOW/DOOR WITH BLACK FRAME
- 7 DARK TINTED FRAMELESS GLASS DOOR
- 8 HORIZONTAL SLATE METAL RAILING
- 9 LOUVRE WINDOW WITH BLACK FRAME
- 10 WEATHER PROOF WHITE PAINT
- 11 TIMBER CLADDING
- 12 STACKBOND BROWN BRICK CLADDING
- 13 VERTICAL ZINC CLADDING



WEST ELEVATION

REVISION:	ISSUE:	CHECKED:	DATE:
1	Town Planning Submission	BK	6.12.2016
2	RFI Submission	KC	30.03.2017
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TITLE: <b>PROPOSED ELEVATIONS 1</b> ADDRESS: <b>27-29 SERPELLS ROAD, TEMPLESTOWE</b> CLIENT: <b>PETER SPREKOS</b>		
DATE: 19.05.2017	DRAWN: RSM	SCALE: 1:100@A1
REV: 2	SHEET: TP121	REASON FOR ISSUE: TP



NORTH ELEVATION

MATERIAL LEGEND

- |    |  |    |  |    |  |
|----|--|----|--|----|--|
| 1  |  | 2  |  | 3  |  |
| 4  |  | 5  |  | 6  |  |
| 7  |  | 8  |  | 9  |  |
| 10 |  | 11 |  | 12 |  |
| 13 |  |    |  |    |  |



EAST ELEVATION

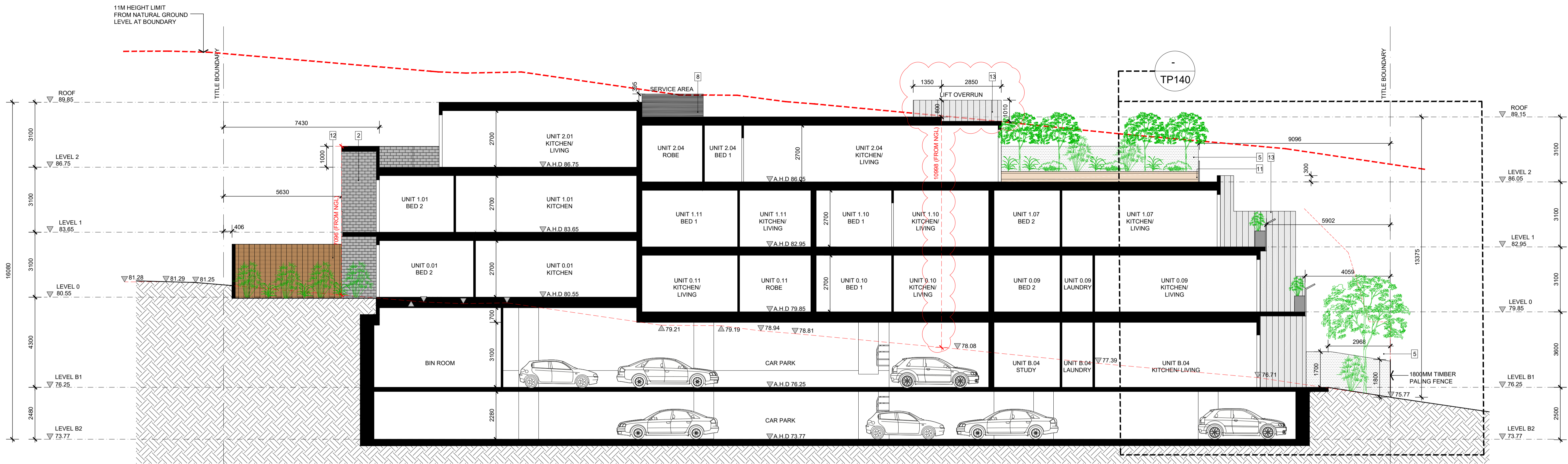
REVISION:	ISSUE:	CHECKED:	DATE:
1	Town Planning Submission	BK	6.12.2016
2	RFI Submission	KC	30.03.2017
	RFI Submission	KC	19.05.2017

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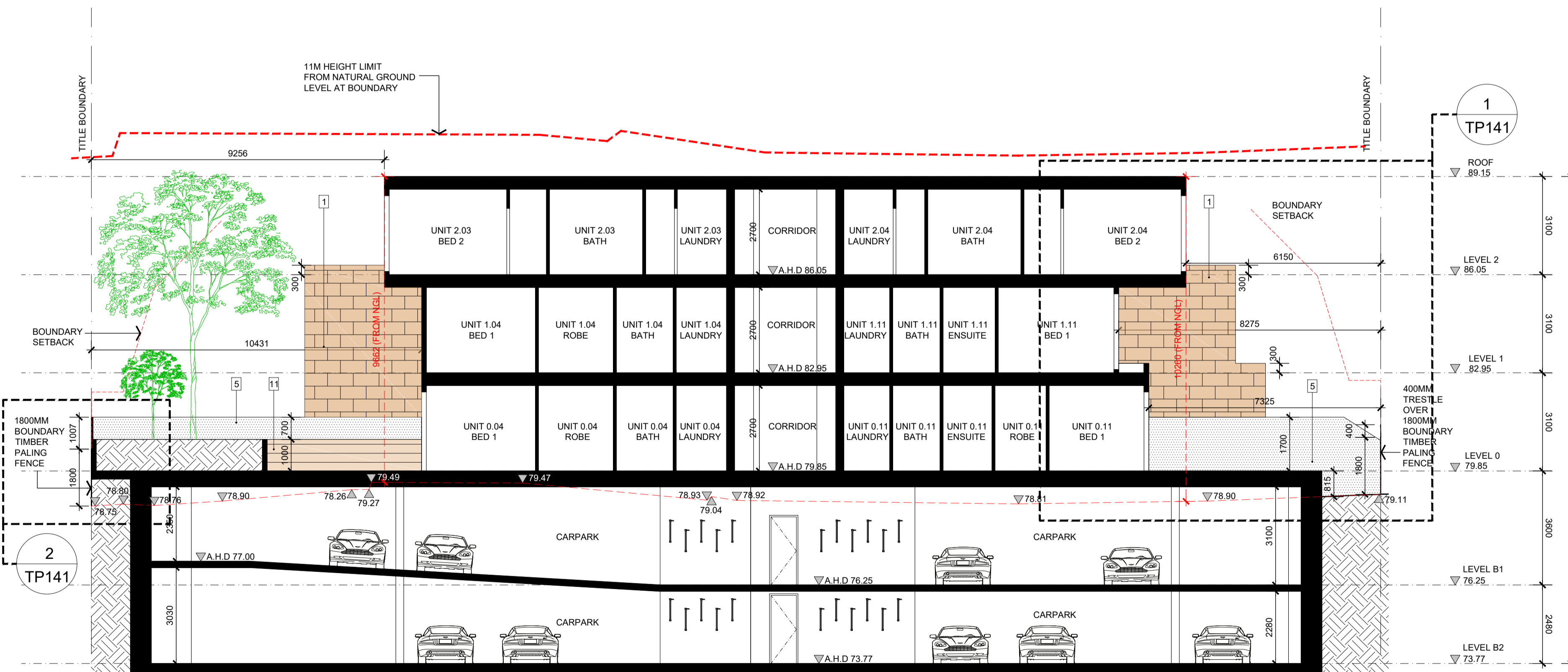
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TITLE: PROPOSED ELEVATIONS 2				
ADDRESS: 27-29 SERPELLS ROAD, TEMPLESTOWE				
CLIENT: PETER SPREKOS				
DATE: 19.05.2017	DRAWN: RSM	SCALE: 1:100@A1	REV: 2	SHEET: TP122
				REASON FOR ISSUE: TP



SECTION A



SECTION B

MATERIAL LEGEND

- |    |  |  |
|----|--|--|
| 1  |  | SAND STONE TILE CLADDING                 |
| 2  |  | BLUE STONE TILE CLADDING                 |
| 3  |  | VERTICAL SLATE METAL RAILING             |
| 4  |  | CLEAR GLASS RAILING                      |
| 5  |  | FROSTED GLASS SCREEN                     |
| 6  |  | DARK TINTED WINDOW/DOOR WITH BLACK FRAME |
| 7  |  | DARK TINTED FRAMELESS GLASS DOOR         |
| 8  |  | HORIZONTAL SLATE METAL RAILING           |
| 9  |  | LOUVRE WINDOW WITH BLACK FRAME           |
| 10 |  | WEATHER PROOF WHITE PAINT                |
| 11 |  | TIMBER CLADDING                          |
| 12 |  | STACKBOND BROWN BRICK CLADDING           |
| 13 |  | VERTICAL ZINC CLADDING                   |

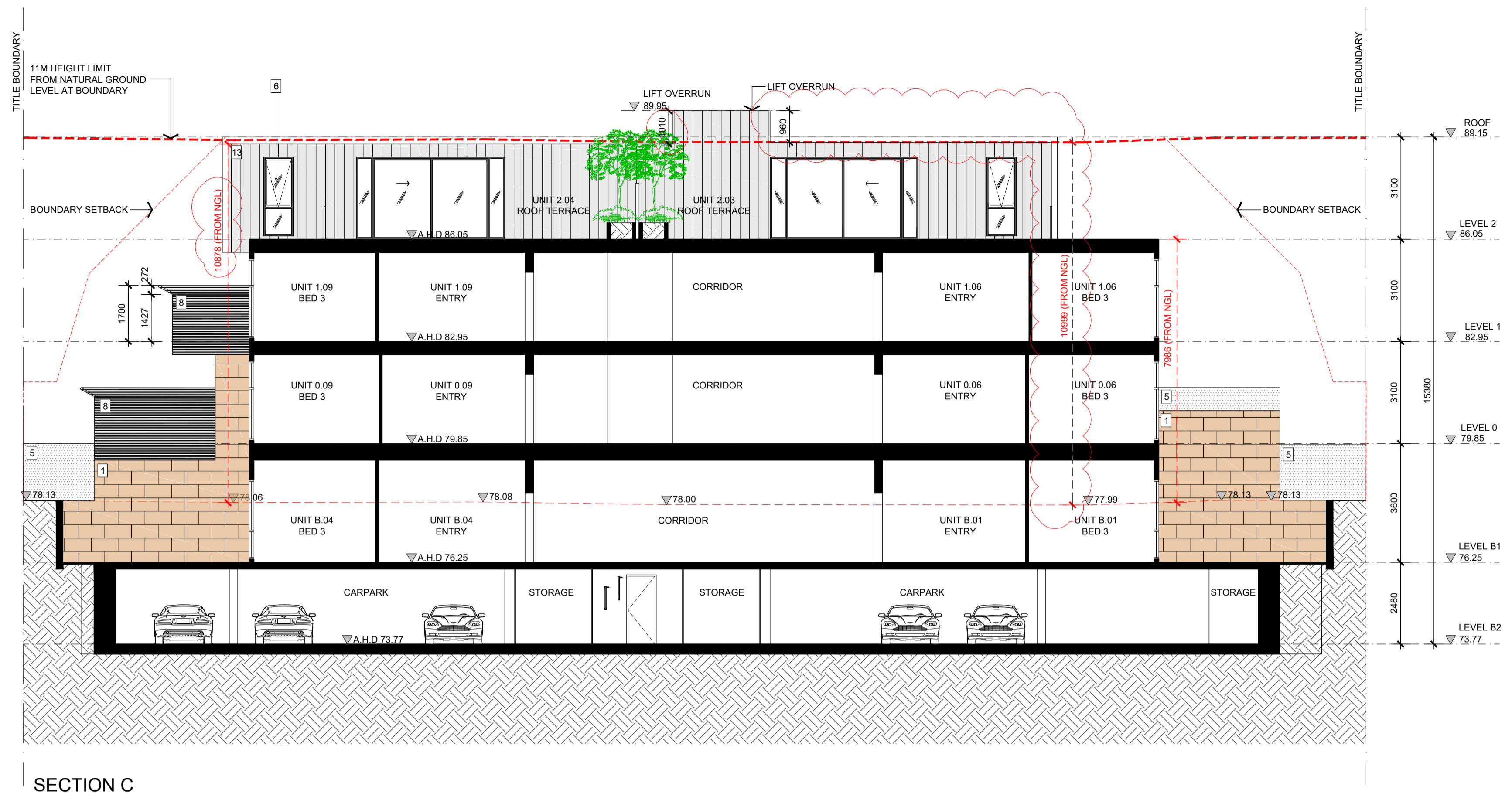
REVISION:	ISSUE:	CHECKED:	DATE:
1	Town Planning Submission	BK	6.12.2016
2	RFI Submission	KC	30.03.2017
	RFI Submission	KC	19.05.2017

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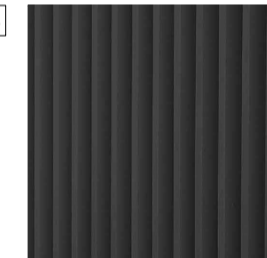

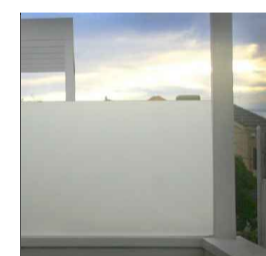








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TITLE: PROPOSED SECTIONS ADDRESS: 27-29 SERPELLS ROAD, TEMPLESTOWE CLIENT: PETER SPREKOS					
DATE: 19.05.2017	DRAWN: RSM	SCALE: 1:100@A1	REV: 2	SHEET: TP130	REASON FOR ISSUE: TP



SECTION C

MATERIAL LEGEND


- 1  SAND STONE TILE CLADDING
- 2  BLUE STONE TILE CLADDING
- 3  VERTICAL SLATE METAL RAILING
- 4  CLEAR GLASS RAILING
- 5  FROSTED GLASS SCREEN
- 6  DARK TINTED WINDOW/DOOR WITH BLACK FRAME
- 7  DARK TINTED FRAMELESS GLASS DOOR
- 8  HORIZONTAL SLATE METAL RAILING
- 9  LOUVRE WINDOW WITH BLACK FRAME
- 10  WEATHER PROOF WHITE PAINT
- 11  TIMBER CLADDING
- 12  STACKBOND BROWN BRICK CLADDING
- 13  VERTICAL ZINC CLADDING

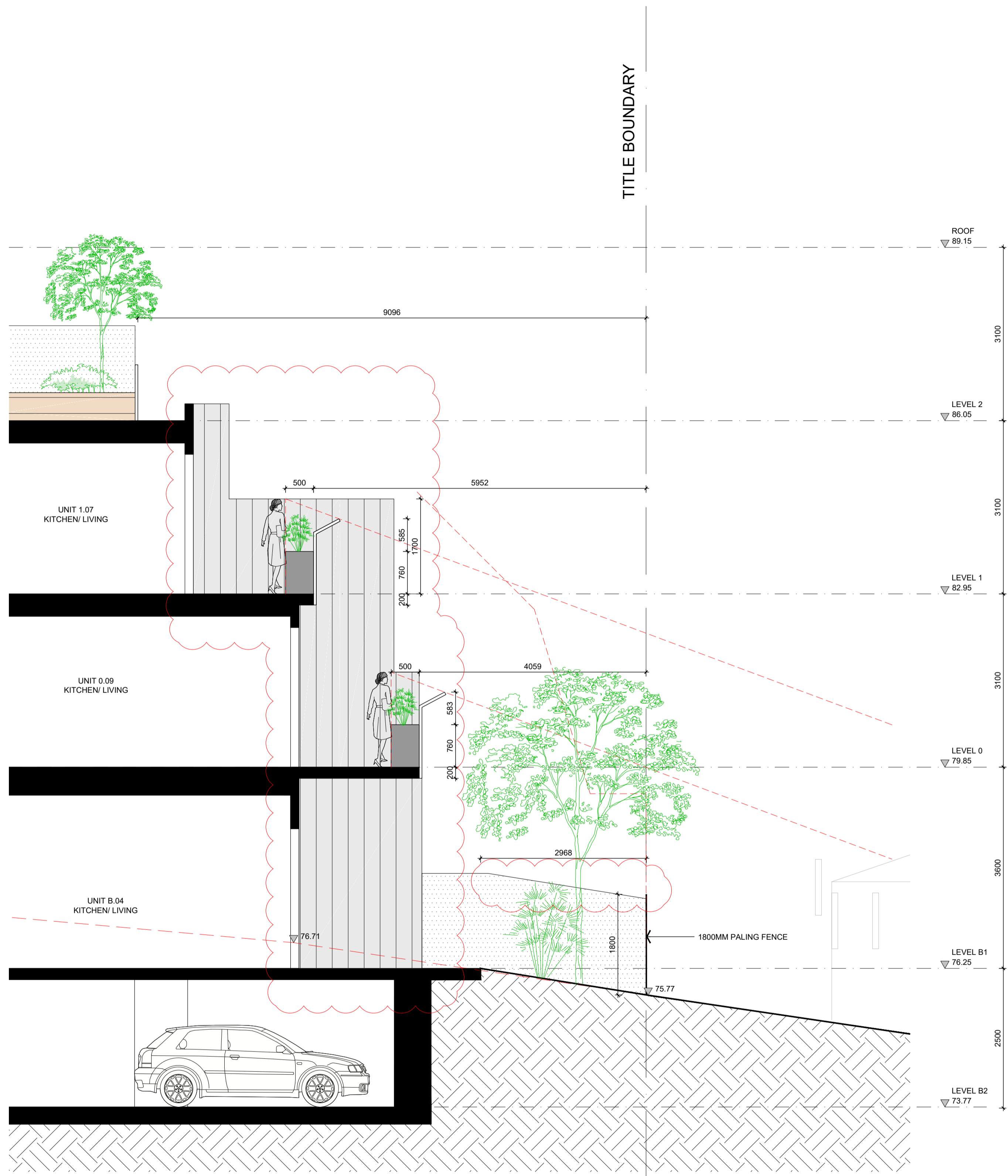
REVISION:	ISSUE:	CHECKED:	DATE:
1	<b>RFI Submission</b>	<b>KC</b>	<b>30.03.2017</b>
	<b>RFI Submission</b>	<b>KC</b>	<b>19.05.2017</b>
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	TITLE: <b>PROPOSED SECTION</b> ADDRESS: <b>27-29 SERPELLS ROAD, TEMPLESTOWE</b> CLIENT: <b>PETER SPREKOS</b>				
DATE: 19.05.2017	DRAWN: RSM	SCALE: 1:100@A1	REV: 1	SHEET: TP131	REASON FOR ISSUE: TP



PROPOSED RAILING SECTIONAL STUDY



REVISION:	ISSUE:	CHECKED:	DATE:
1	Town Planning Submission RFI Submission	BK KC	6.12.2016 30.03.2017
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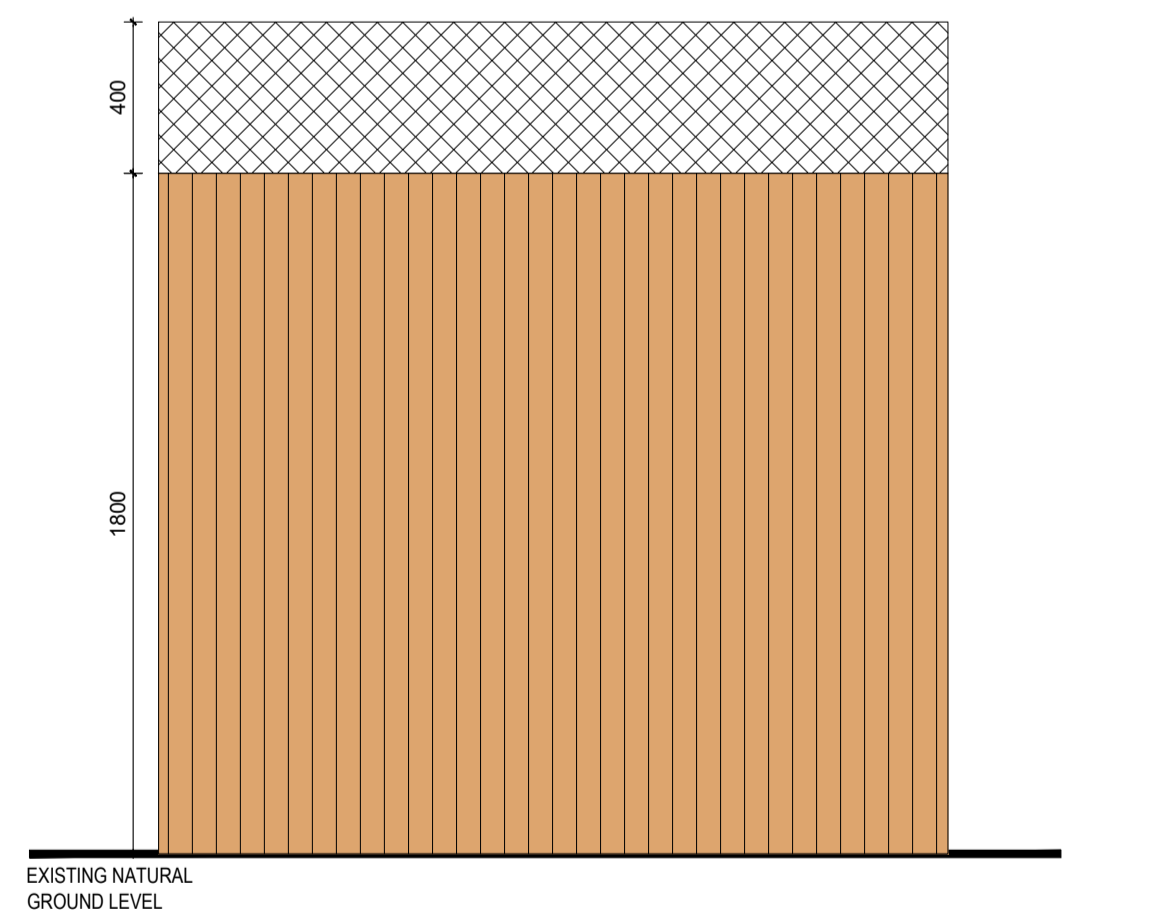
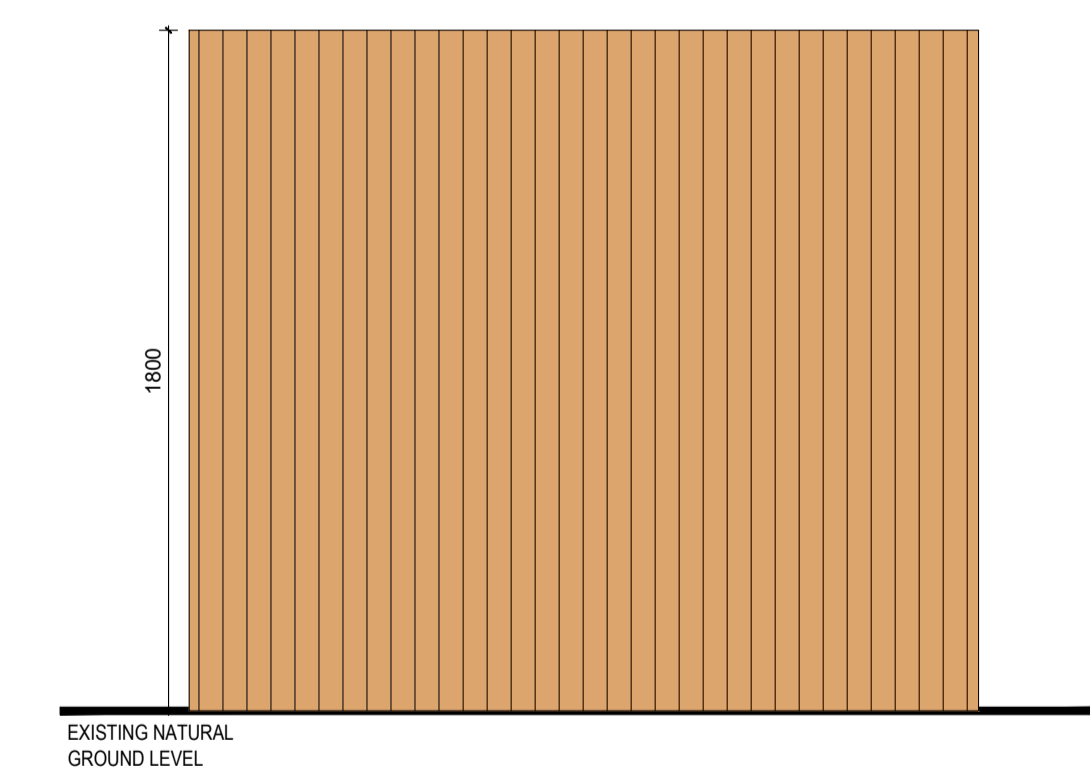
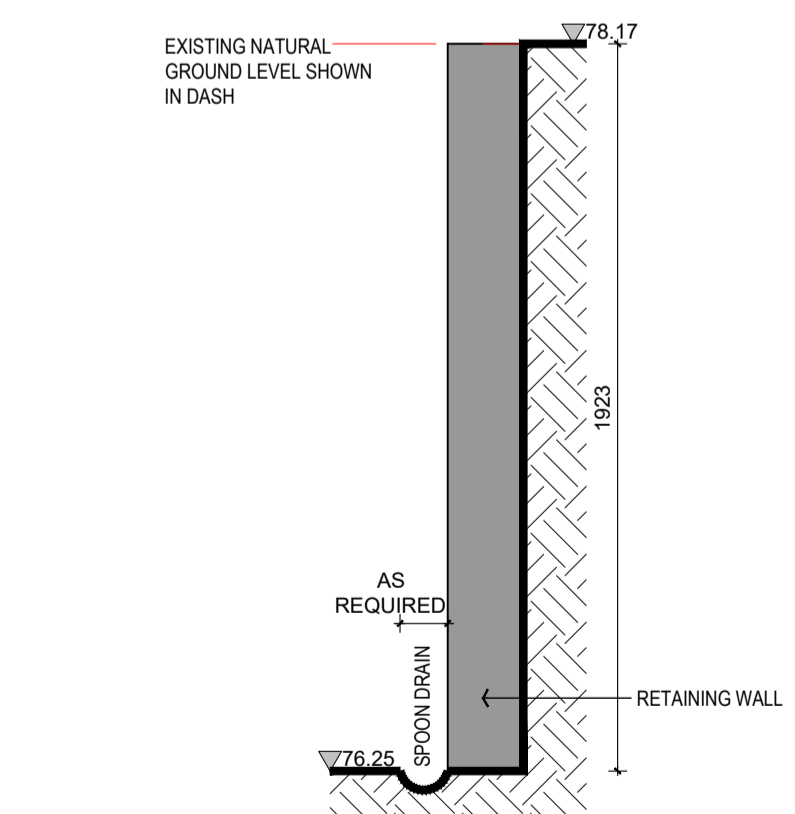
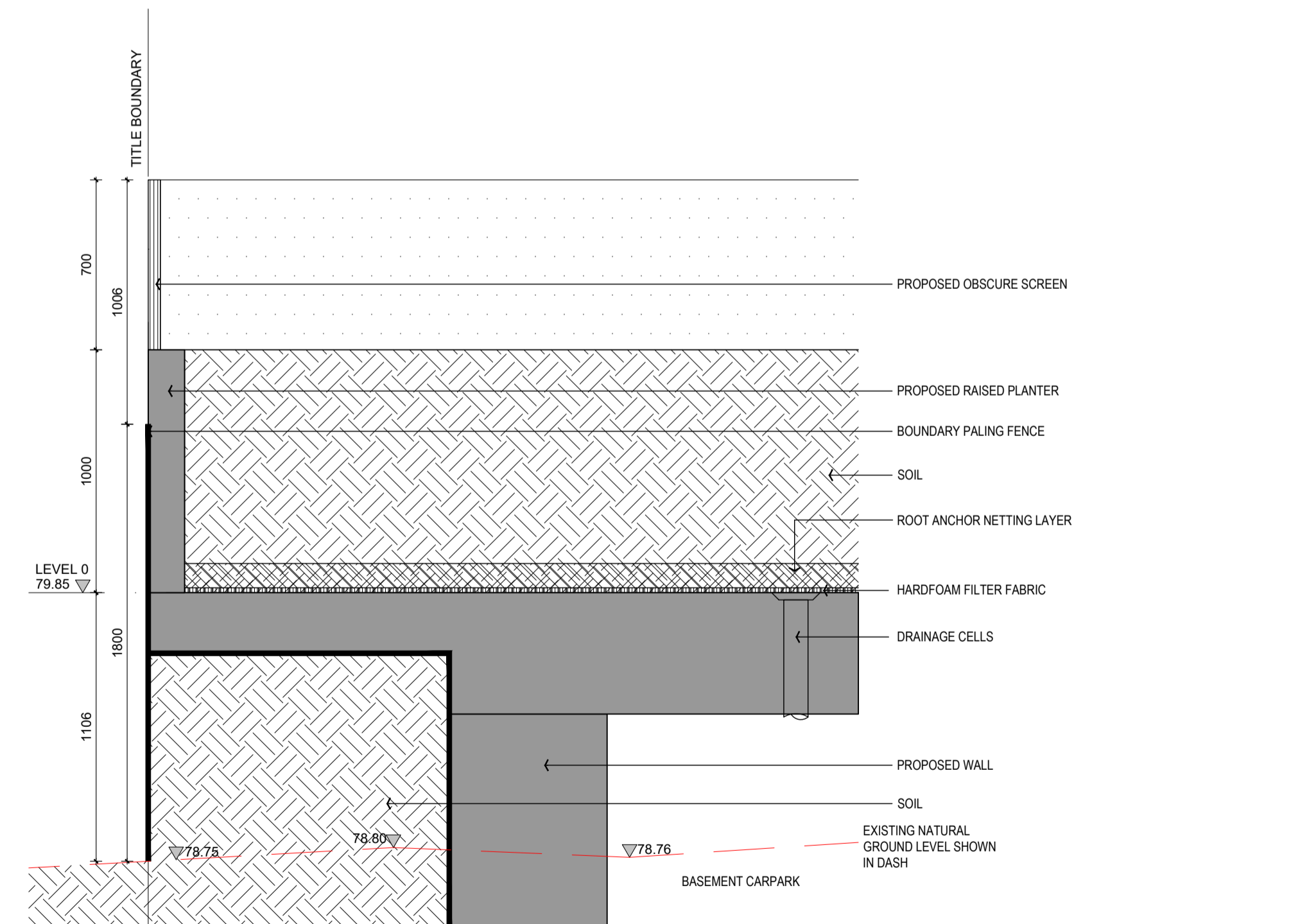
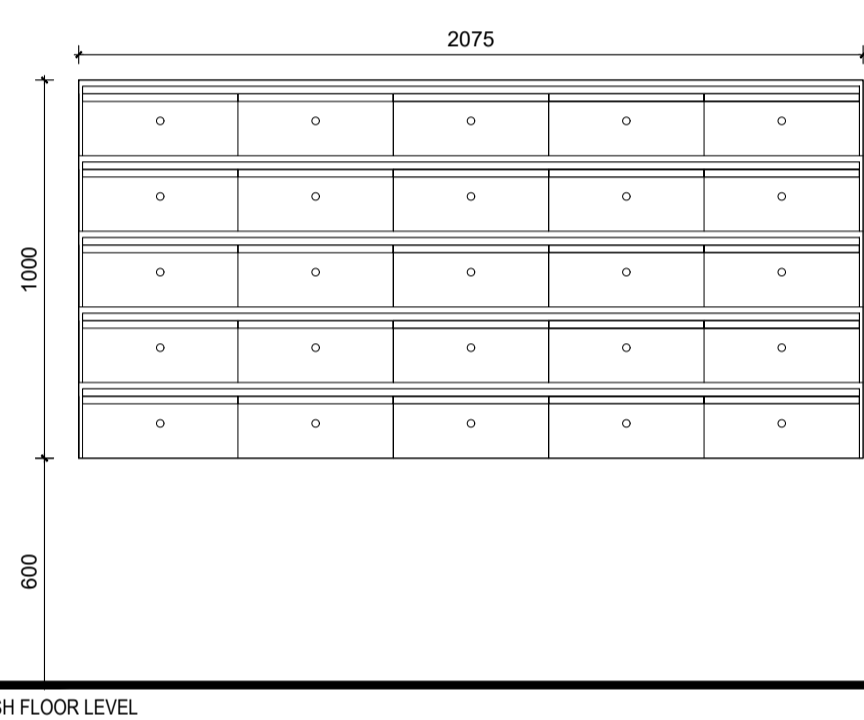
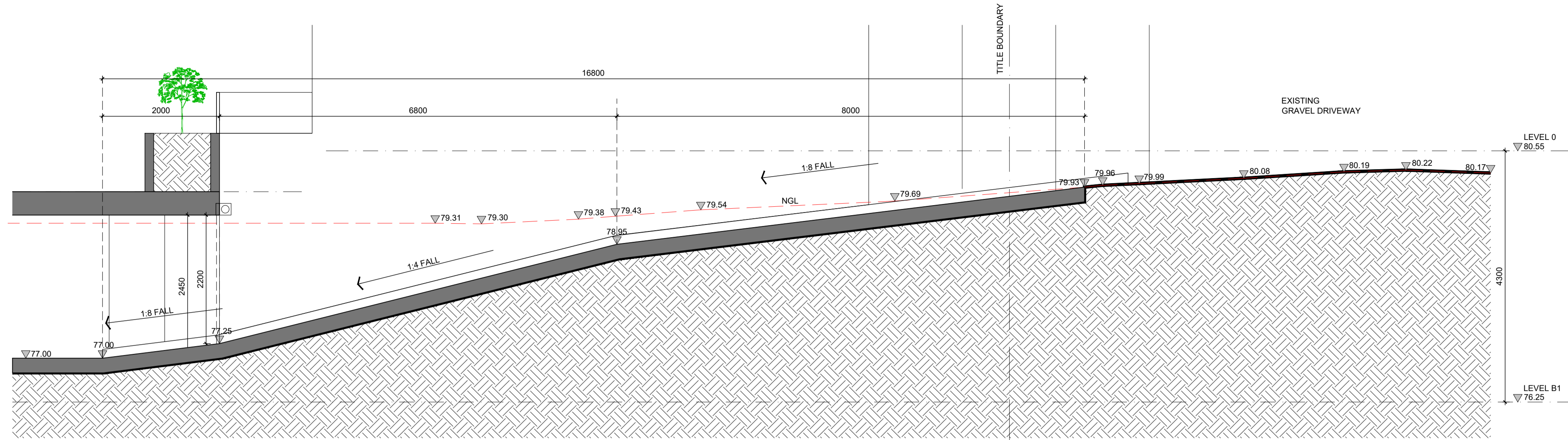
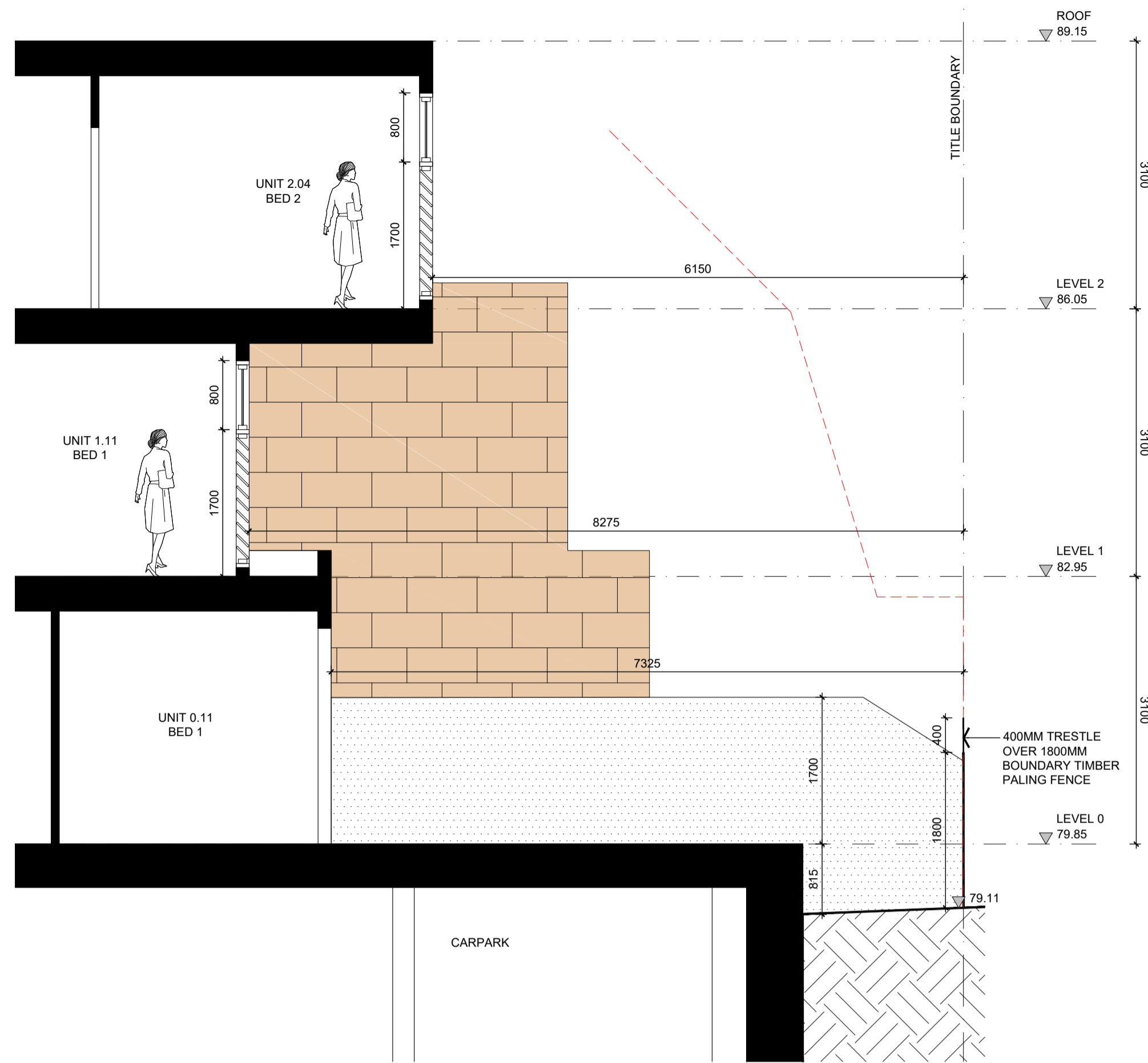
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KAVELLARIS URBAN DESIGN		1, 76 + 78 Balmain Street, Cremorne 3121 - Vic. Australia t: +61 3 9429 4733 enquiries@kud.com.au www.kud.com.au		15-019	
TITLE: PROPOSED RAILING SECTIONAL STUDY					
ADDRESS: 27-29 SERPELLS ROAD, TEMPLESTOWE					
CLIENT: PETER SPREKOS					
DATE: 30.03.2017	DRAWN: RSM	SCALE: 1:50@A1	REV: 1	SHEET: TP140	REASON FOR ISSUE: TP





REVISION:	ISSUE:	CHECKED:	DATE:
-	<b>RFI Submission</b>	<b>KC</b>	<b>30.03.2017</b>
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**TP - TOWN PLANNING**  
**SK - SCHEMATIC DESIGN**  
**DD - DESIGN DEVELOPMENT**

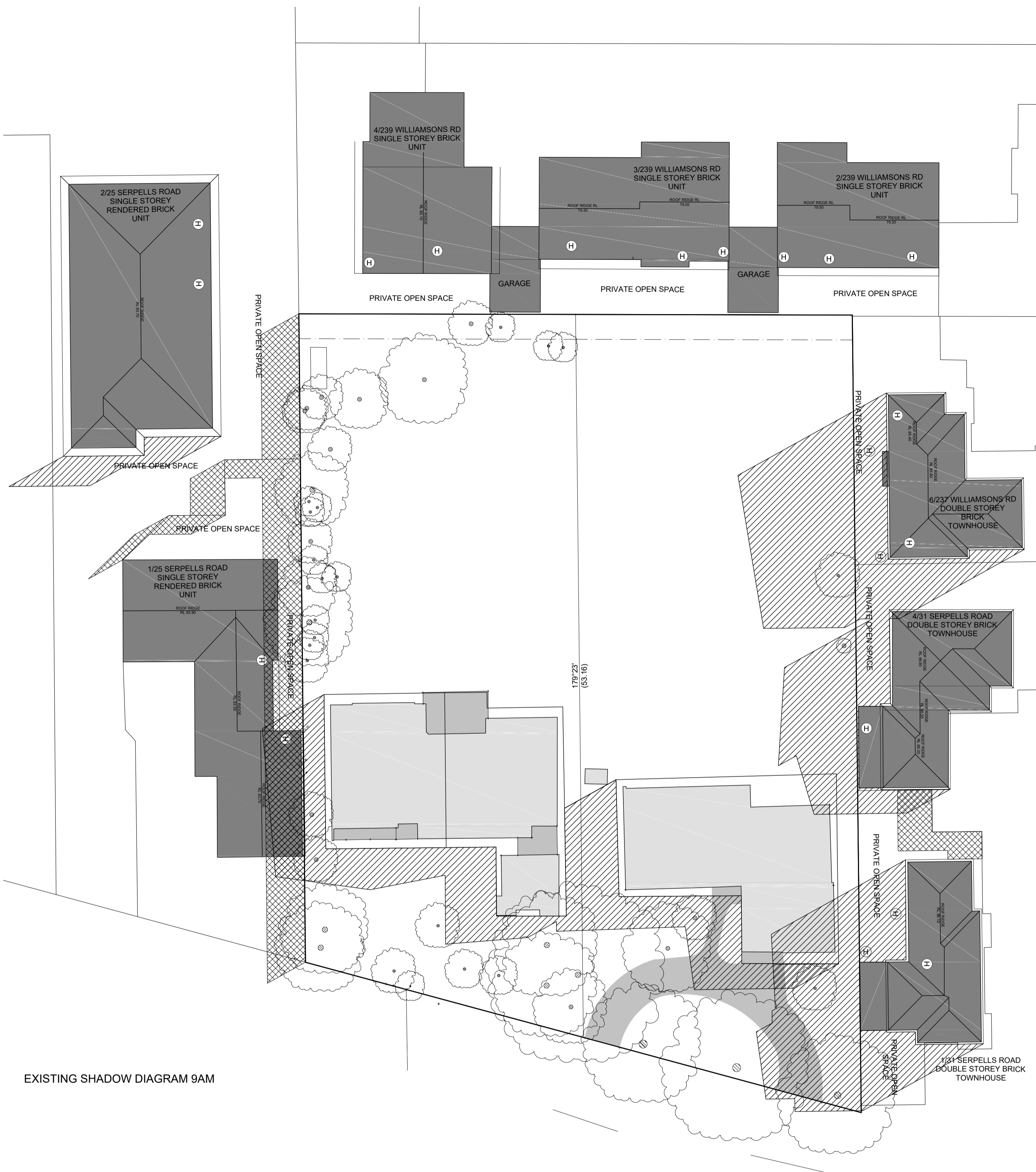
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 1, 7 & 78 Balmain Street, Cremorne 3121 - Vic. Australia  
 T +61 3 9429 4733  
 enquiries@kud.com.au www.kud.com.au

PROJECT No: **15-019**

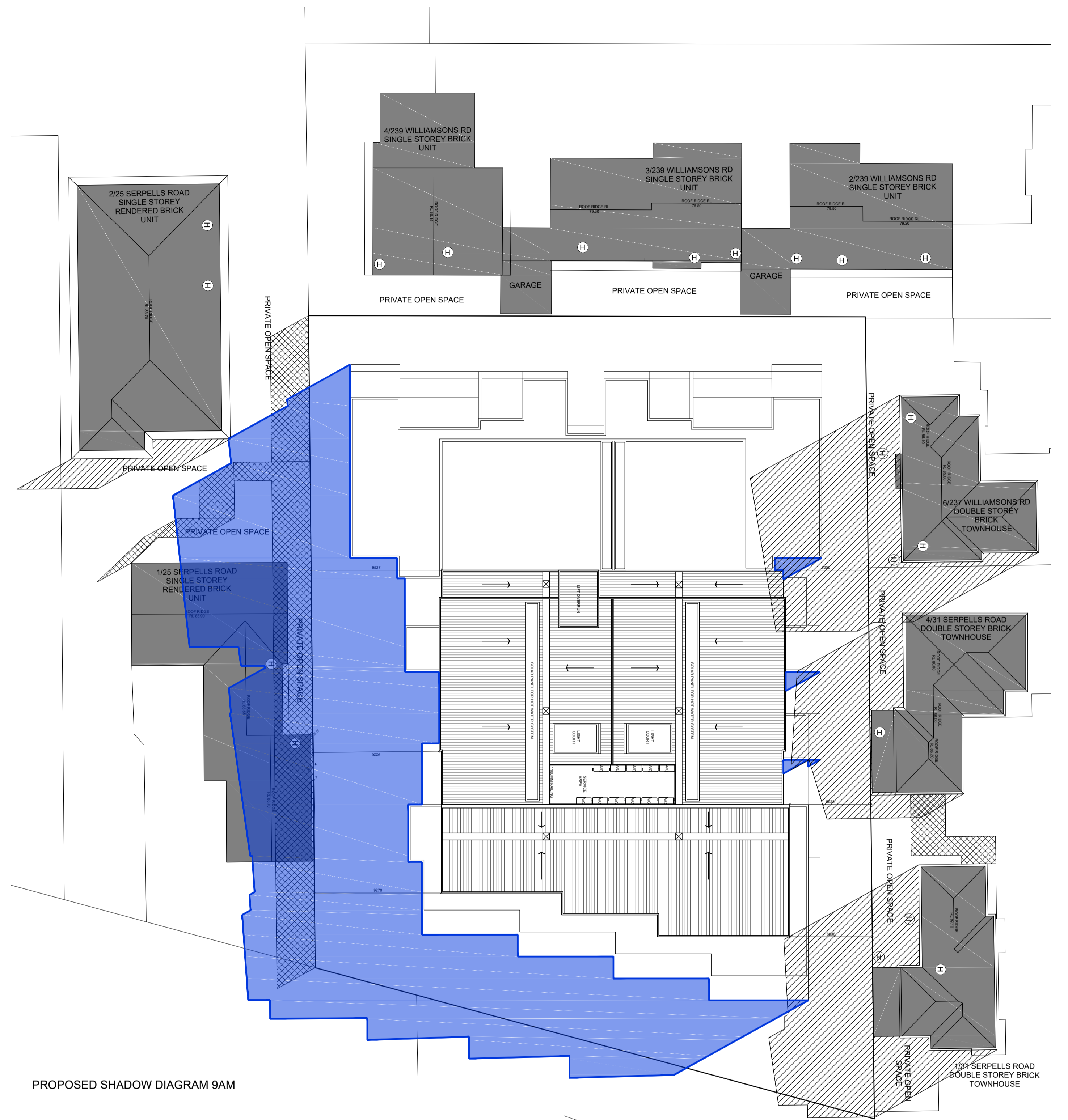
TITLE: **PROPOSED DETAILS**  
 ADDRESS: **27-29 SERPELLS ROAD, TEMPLESTOWE**  
 CLIENT: **PETER SPREKOS**

DATE: 30.03.2017 DRAWN: RSM SCALE: AS SHOWN@A1 REV: SHEET: TP141 REASON FOR ISSUE: TP

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EXISTING SHADOW DIAGRAM 9AM



PROPOSED SHADOW DIAGRAM 9AM

SHADOW DIAGRAM OF 22ND SEPTEMBER

SHADOW CAST AT 9AM


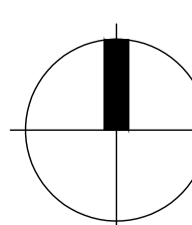
-  PROPOSED DEVELOPMENT SHADOW
-  SHADOW CAST BY EXISTING BUILDINGS
-  SHADOW CAST BY EXISTING FENCES

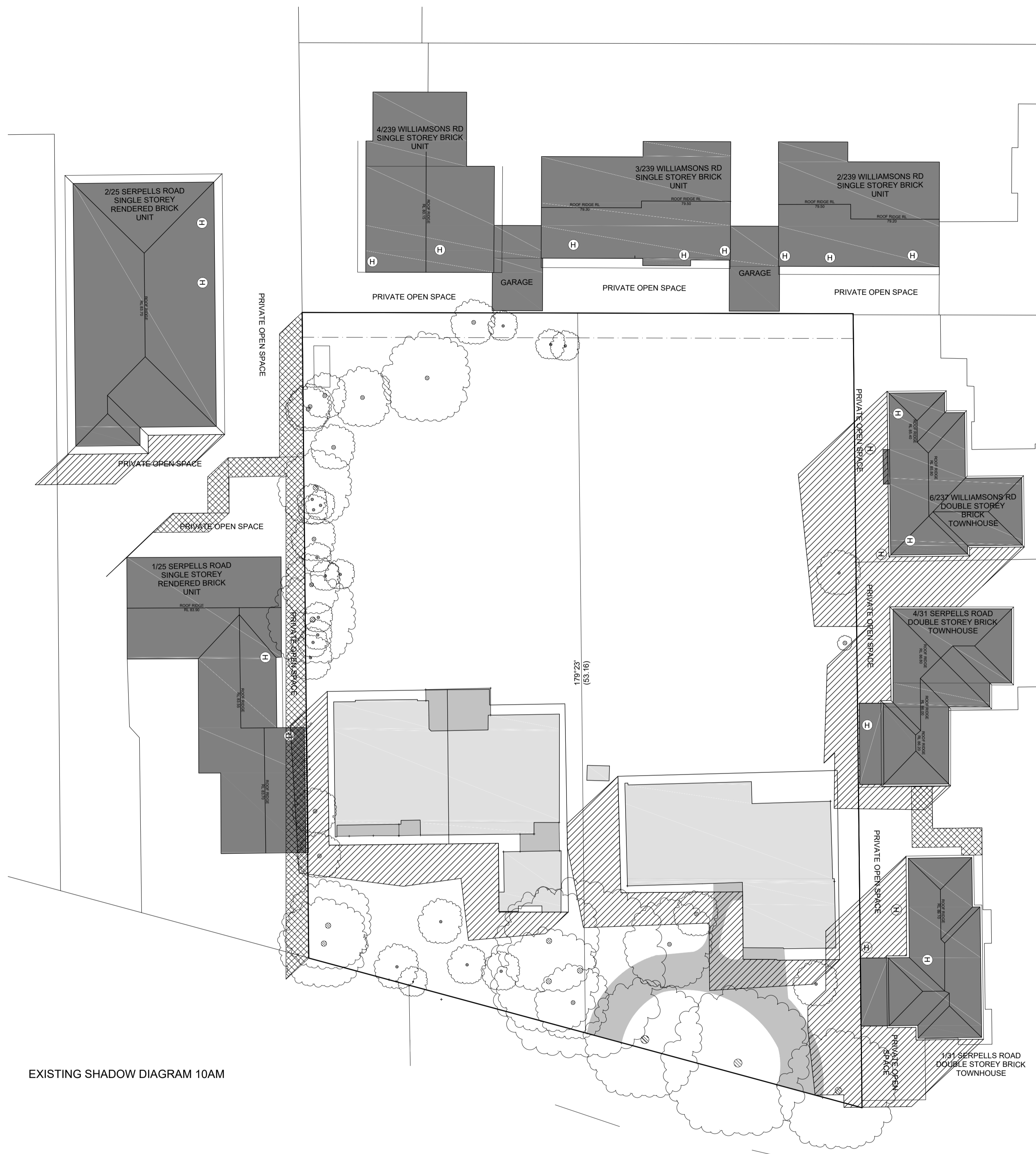
REVISION:	ISSUE:	CHECKED:	DATE:
1	Town Planning Submission RFI Submission	BK KC	6.12.2016 30.03.2017
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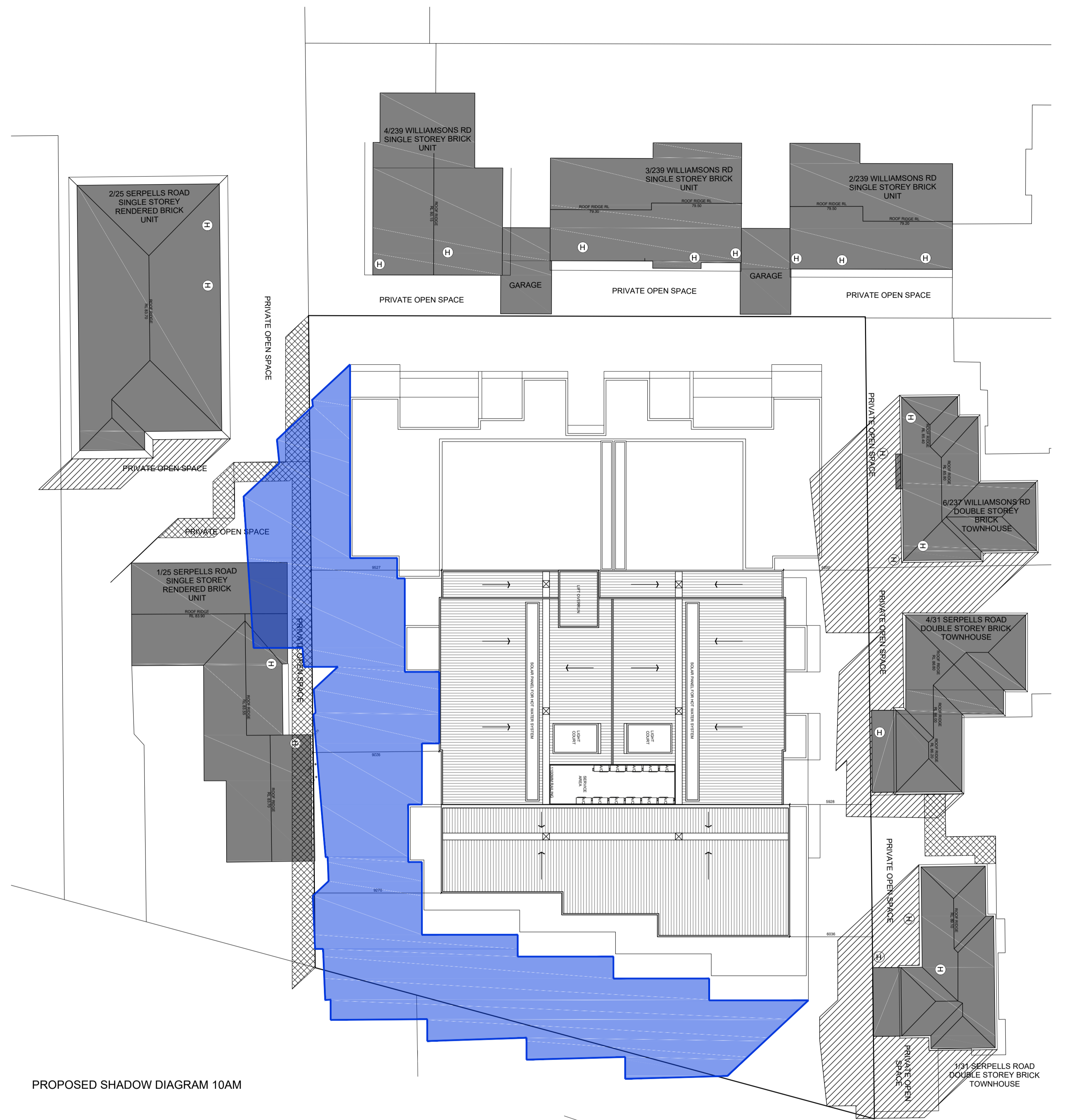
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FOR SUBMISSION

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	15-019	
TITLE: PROPOSED SHADOW DIAGRAMS 9AM ADDRESS: 27-29 SERPELLS ROAD, TEMPLESTOWE CLIENT: PETER SPREKOS		
DATE: 30.03.2017	DRAWN: RSM	SCALE: 1:500@A1
REV: 1	SHEET: TP150	REASON FOR ISSUE: TP






EXISTING SHADOW DIAGRAM 10AM



PROPOSED SHADOW DIAGRAM 10AM

SHADOW DIAGRAM OF 22ND SEPTEMBER

SHADOW CAST AT 10AM


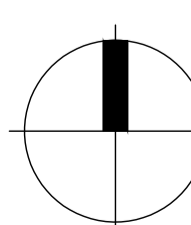
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-  SHADOW CAST BY EXISTING BUILDINGS
-  SHADOW CAST BY EXISTING FENCES

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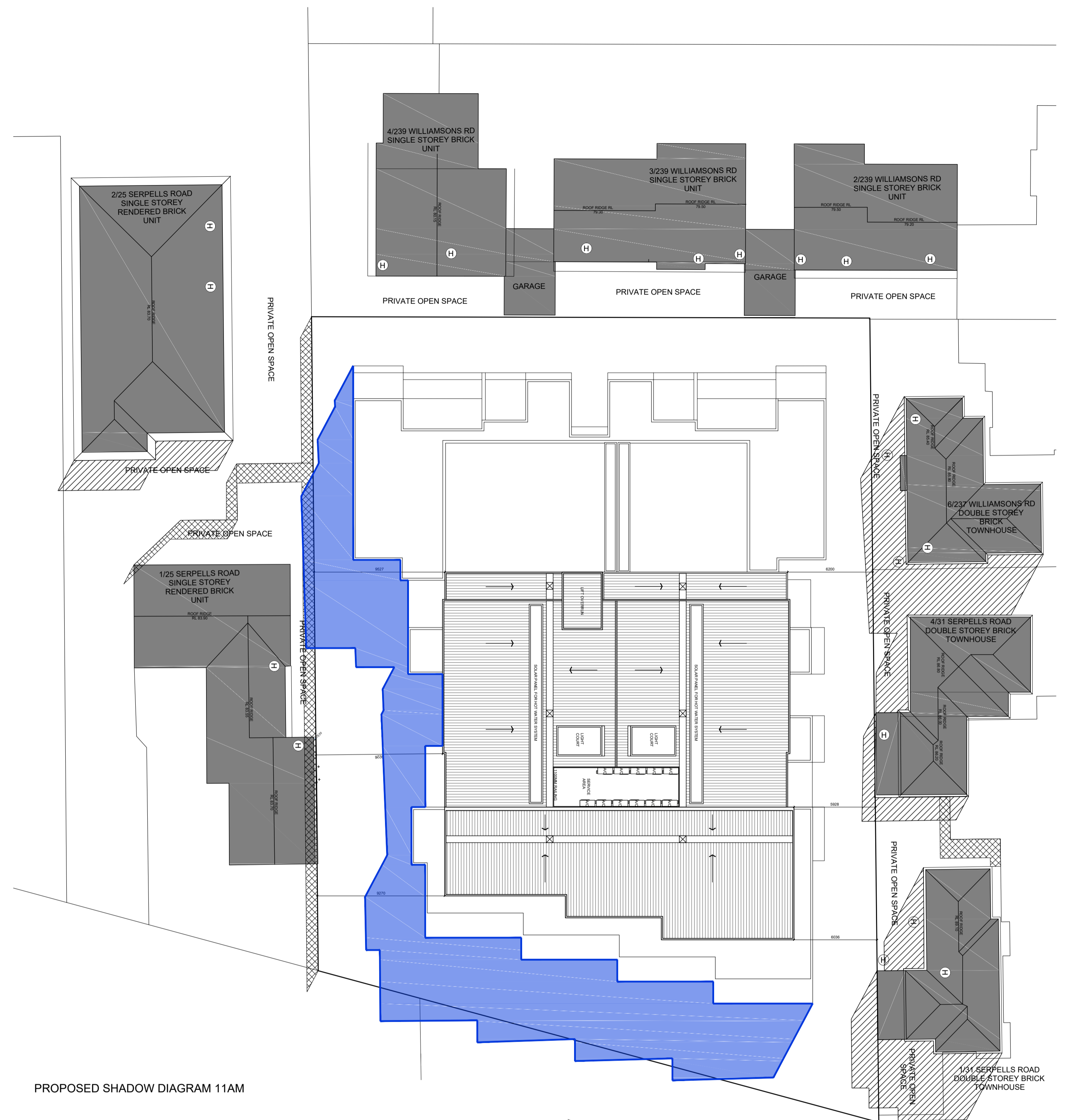
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	TITLE: <b>PROPOSED SHADOW DIAGRAMS 10AM</b> ADDRESS: <b>27-29 SERPELLS ROAD, TEMPLESTOWE</b> CLIENT: <b>PETER SPREKOS</b>		DATE: 30.03.2017	DRAWN: RSM	SCALE: 1:500@A1	REV: -



EXISTING SHADOW DIAGRAM 11AM



PROPOSED SHADOW DIAGRAM 11AM

SHADOW DIAGRAM OF 22ND SEPTEMBER

SHADOW CAST AT 11AM

- PROPOSED DEVELOPMENT SHADOW
- SHADOW CAST BY EXISTING BUILDINGS
- SHADOW CAST BY EXISTING FENCES

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	<b>15-019</b>	
TITLE: <b>PROPOSED SHADOW DIAGRAM 11AM</b> ADDRESS: <b>27-29 SERPELLS ROAD, TEMPLESTOWE</b> CLIENT: <b>PETER SPREKOS</b>		
DATE: 30.03.2017	DRAWN: RSM	SCALE: 1:500@A1
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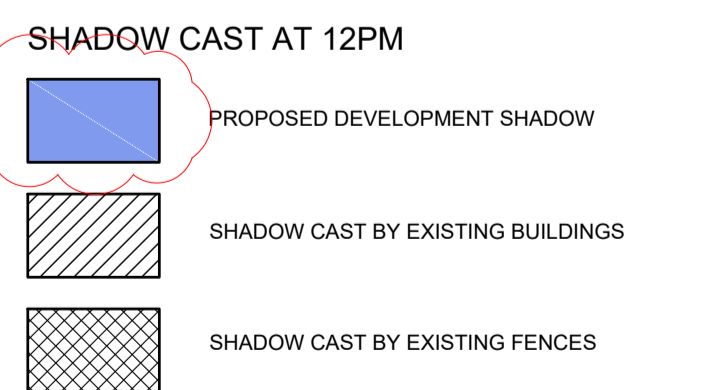


EXISTING SHADOW DIAGRAM 12PM



PROPOSED SHADOW DIAGRAM 12PM

SHADOW DIAGRAM OF 22ND SEPTEMBER


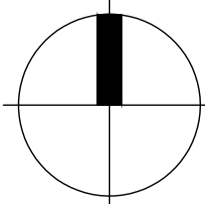


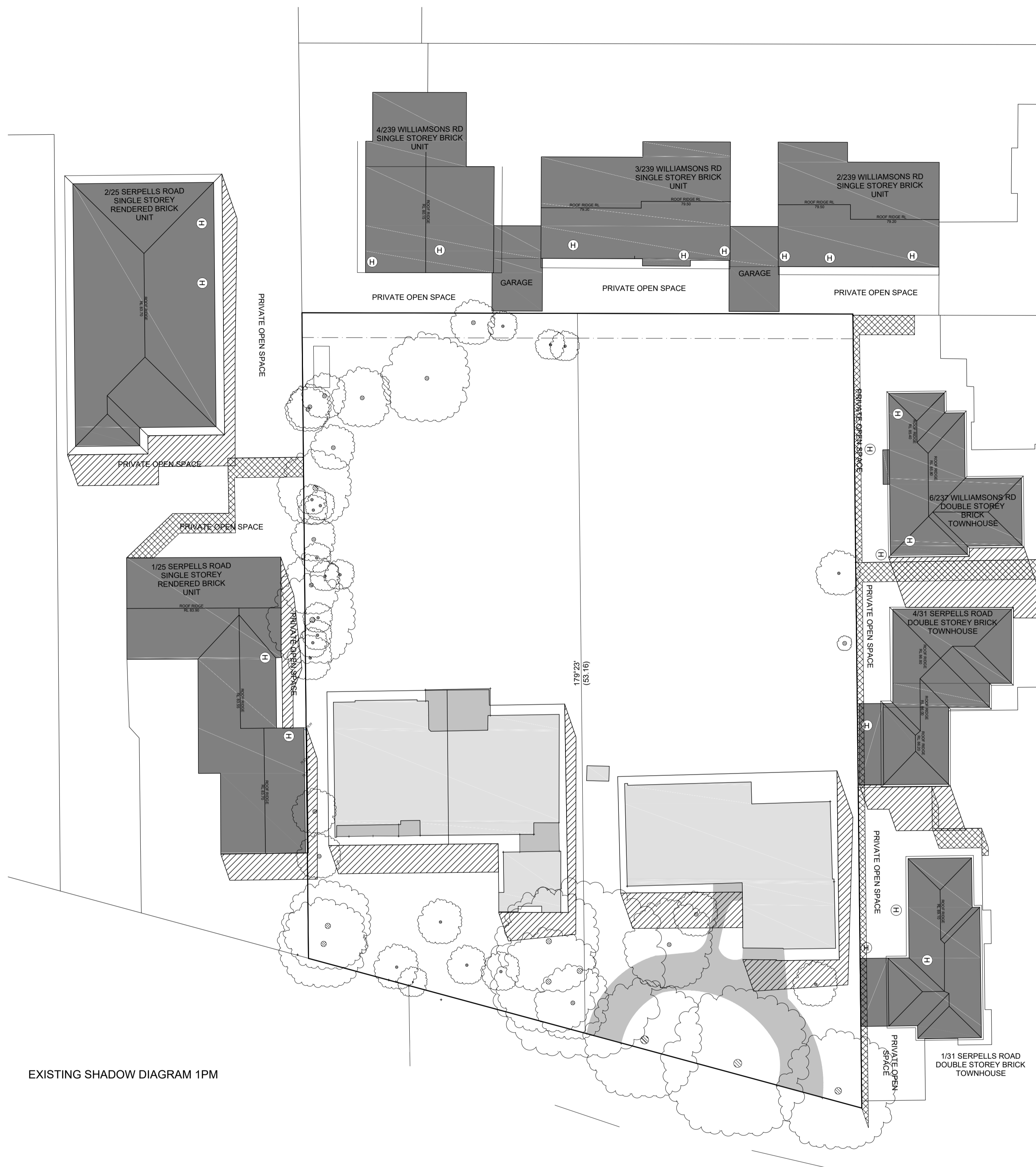
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	15-019	
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DATE: 30.03.2017	DRAWN: RSM	SCALE: 1:500@A1
REV: 1	SHEET: TP151	REASON FOR ISSUE: TP




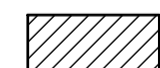

EXISTING SHADOW DIAGRAM 1PM



PROPOSED SHADOW DIAGRAM 1PM

SHADOW DIAGRAM OF 22ND SEPTEMBER

SHADOW CAST AT 1PM


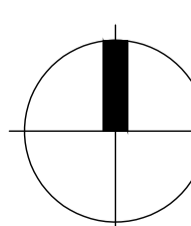
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-  SHADOW CAST BY EXISTING BUILDINGS
-  SHADOW CAST BY EXISTING FENCES

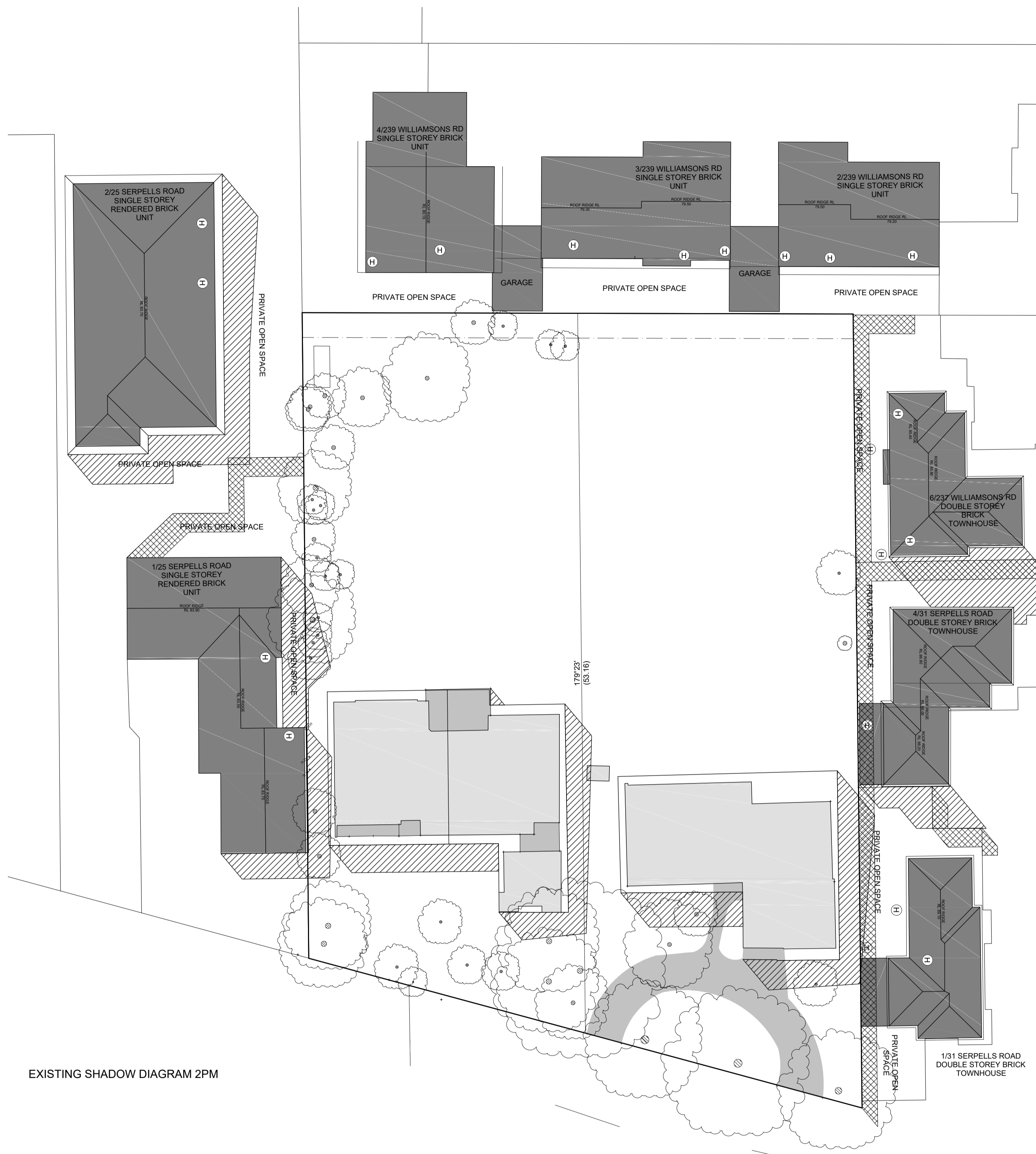
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DATE: 30.03.2017	DRAWN: RSM	SCALE: 1:500@A1	REV: -	SHEET: TP151 (1)	REASON FOR ISSUE: TP



EXISTING SHADOW DIAGRAM 2PM



PROPOSED SHADOW DIAGRAM 2PM

SHADOW DIAGRAM OF 22ND SEPTEMBER

SHADOW CAST AT 2PM


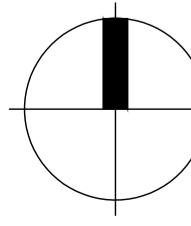
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- SHADOW CAST BY EXISTING BUILDINGS
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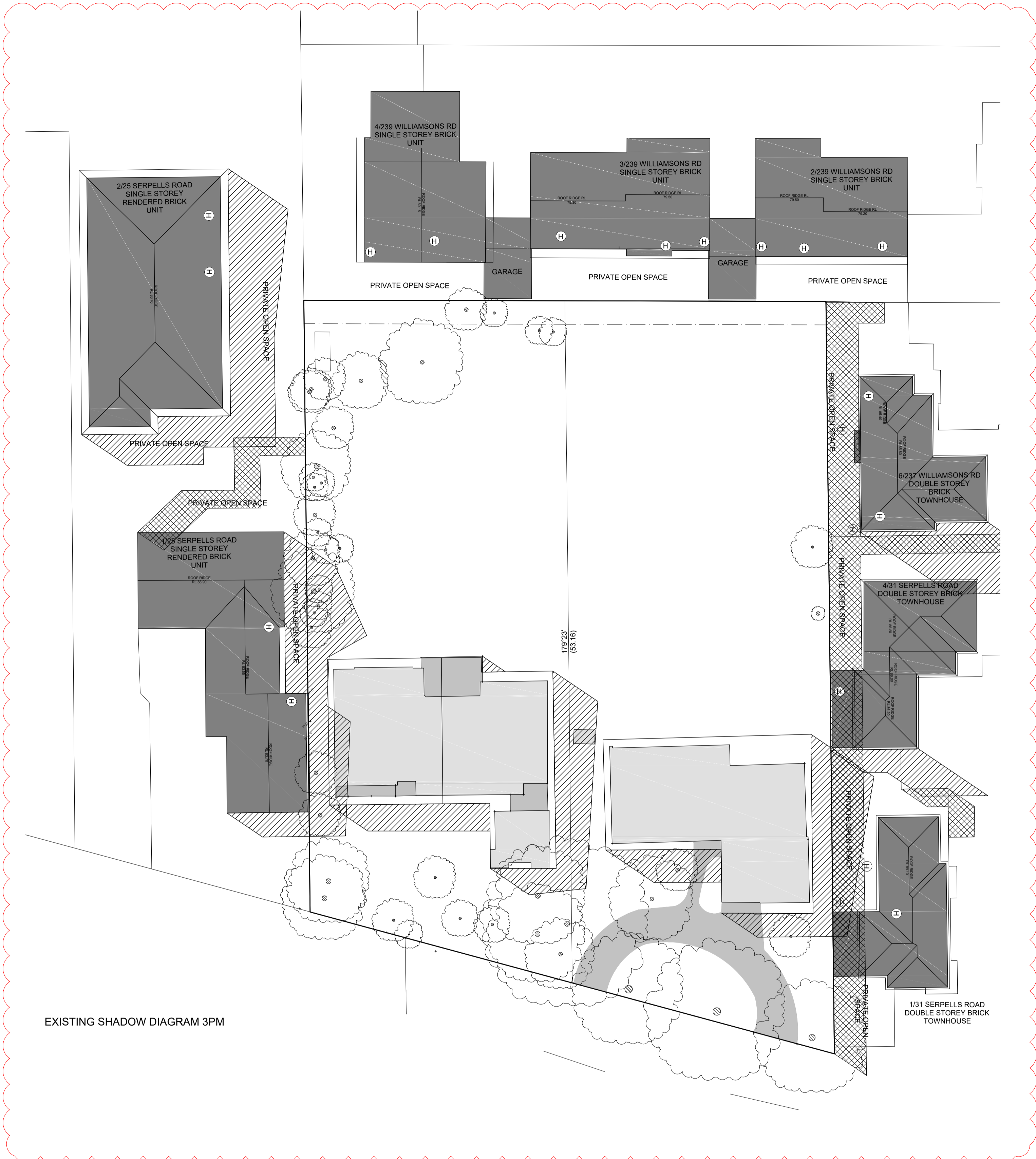
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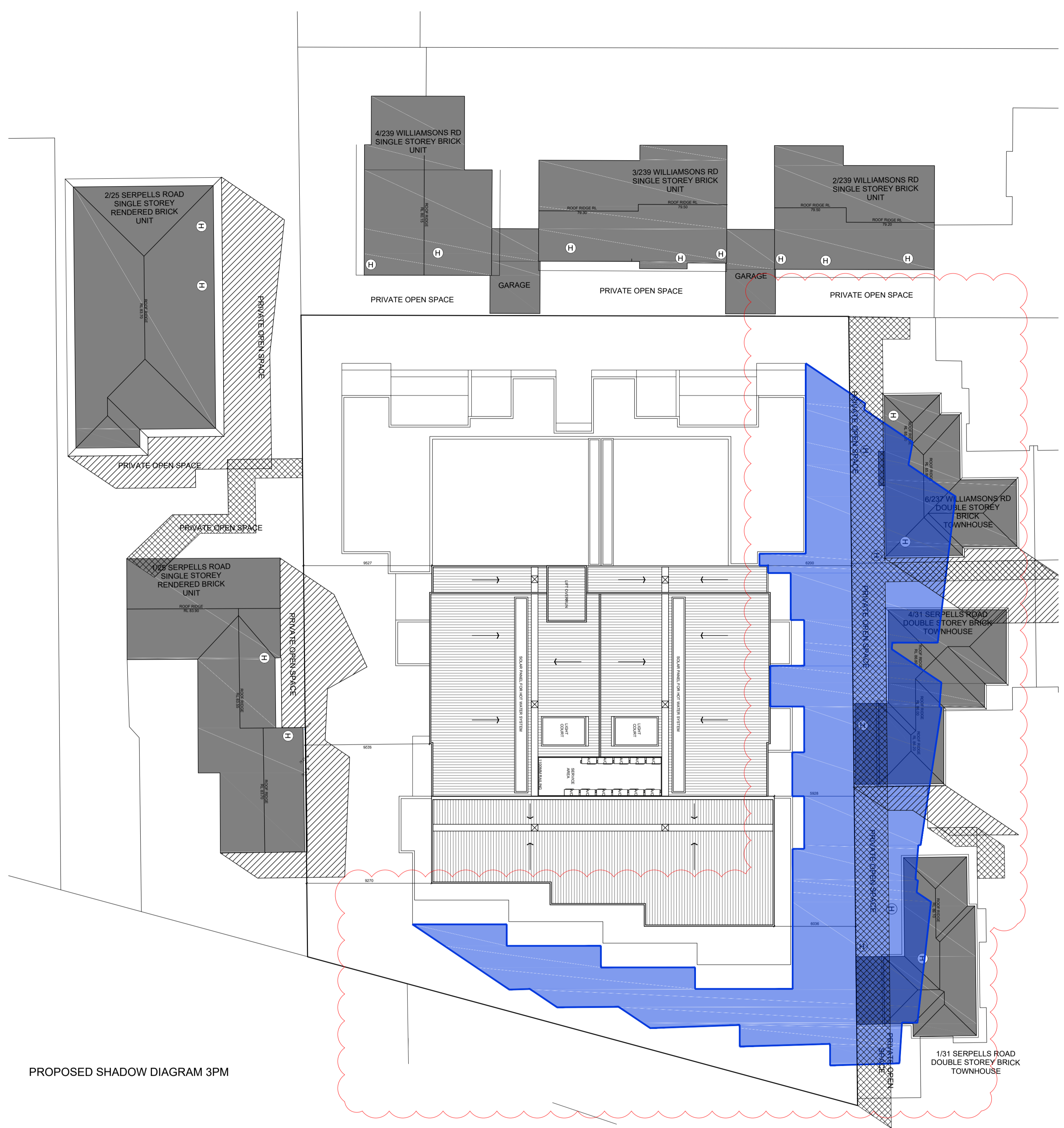
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EXISTING SHADOW DIAGRAM 3PM



PROPOSED SHADOW DIAGRAM 3PM

SHADOW DIAGRAM OF 22ND SEPTEMBER

SHADOW CAST AT 3PM

- PROPOSED DEVELOPMENT SHADOW
- SHADOW CAST BY EXISTING BUILDINGS
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DATE: 30.03.2017	DRAWN: RSM	SCALE: 1:500@A1
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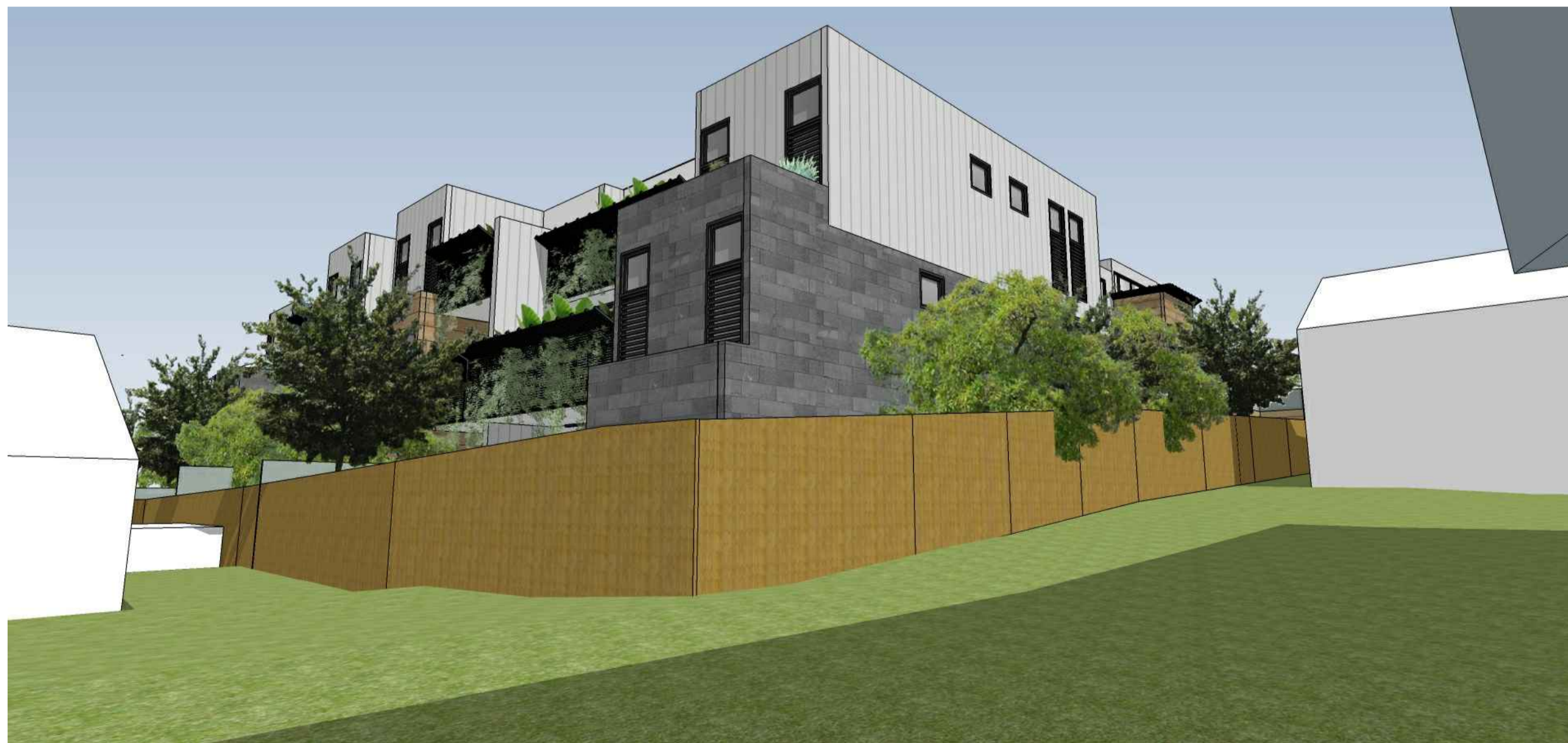
SOUTH WEST INTERFACE (SERPELLS ROAD)



SOUTH EAST INTERFACE (SERPELLS ROAD)



NORTH EAST INTERFACE



NORTH WEST INTERFACE

Window Performances				
Class 2 - Apartments	Frame Type	Glazing	Required Performance - Total System	
			U-Value	SHGC Value
<b>All Apartments</b>				
All Fixed & Sliding Windows & Doors	Aluminium	Double Clear	4.80	0.59
All Awning & Casement Windows & Doors	Aluminium	Double Clear	4.80	0.51

**NOTE:** Any supplied glazing is considered in compliance only where the supplied "Total System" performances (Glass & Frame) meet each of the following criteria:

- Less than or Equal to the U-Value specified, and
- Within +/-5% of the SHGC value specified.

**Energy Efficiency Requirements - Summary**

**Note:** The information in this table must be read in conjunction with the preliminary Town Planning Energy Efficiency Assessment provided by Enrate (Aust) Pty Ltd. Reference No: EN1344KUD/1. It is the responsibility of the applicant / permit holder to advise Enrate (Aust) of any changes to these specifications made prior to or during construction. In such instances the Energy rating will need to be revised and new specifications and reports issued where required.

BUILDING ELEMENT	ALL APARTMENTS - COMPLIANCE REQUIREMENTS
<b>External Walls</b>	
Stone Cladding	Refer to Wall Schedule.
Timber Cladding	
<b>Internal Walls</b>	
Adjoining Common Corridors and Stairwells	Refer to Wall Schedule.
Double Stud Parti-Wall	Refer to Wall Schedule.
<b>Floors</b>	
Apartments B.01, B.02, B.03, B.04, 0.01, 0.02, 0.03, 0.04, 0.05, 0.10, 0.11 - Suspended Slab	Install R1.9 value rigid foam insulation direct-fixed to the underside of entire apartment suspended slab over Basement garage.
Apartments 1.03, 1.06, 1.09, 2.03, 2.04 - Suspended Slab	Install R1.9 value rigid foam insulation direct-fixed to the underside of the bedroom suspended slab sections that extend beyond the footprint of the floor below.
<b>Ceilings / Roof</b>	
Suspended Slab - Areas Outside footprint of floor above (Basement, Ground, First)	Install R1.9 rigid foam insulation value to all ceilings areas that sit outside the footprint of the floor above, including areas adjoining balconies above.
Metal Deck - Top Floor (Level 2)	Install R3.5 bulk insulation value to ceilings plus a 50-60mm reflective roof blanket to the underside of metal sheets to the entire second floor.
<b>Windows</b>	<b>Type / Performances</b>
Frames	Aluminium
Flycreens	To all operable window sections.
Furnishings	Minimum Holland Blinds to be installed internally.
Glazing	Double Glazing
<b>Performances</b>	Refer to Window Performance table in plans.
<b>Lighting</b>	
Lighting compliance has not been assessed as no lighting plans available at this stage. However, lighting design must achieve a 20% reduction on NCC minimum requirements for entire building as per SDA. Therefore, the average illumination power density must not exceed the following maximum allowances:	
Apartments - 4W/m2	
Decks/Balconies - 3.2W/m2	
Common Areas - 20% less than NCC Volume 1: Part J6	
<b>Downlights:</b> All proposed downlights must be sealed units or have covers installed to prevent air leakage.	
<b>Fluorescent</b> lamp switches to be separate from Halogen switches.	
<b>Perimeter Lighting:</b> To be controlled by a daylight sensor or have a light source efficacy not less than 40 Lumens/W.	
<b>Heating &amp; Cooling</b>	
<b>Ductwork:</b> Heating and cooling ductwork must have a material R-Value of R1.0 minimum (Table 3.12.5.2).	
<b>Fittings:</b> Heating and cooling fittings must have a material R-Value of R0.4 minimum (Table 3.12.5.2).	
<b>Heating &amp; Cooling</b> ductwork and fittings to be sealed against air loss by closing all surface openings, joints and seams with adhesives, mastics, sealants or gaskets in accordance with AS 4254 Parts 1 & 2 for a Class C seal; or for flexible ductwork to be sealed with a draw band in conjunction with sealant or adhesive tape.	
<b>Duct insulation</b> must be installed so that it forms a continuous barrier and maintains its position and thickness except at flanges and supports. Where located outside the building, under a suspended floor, in an attached Class 10 building or in the roof, ductwork must have a protective sleeve and be sealed with adhesive tape not less than 48mm wide to create an airtight and waterproof seal.	
<b>Building Sealing</b>	
The new dwelling must be constructed to an acceptable level of air tightness. The following areas need to be addressed during construction for compliance to this part:	
• All external doors to be fitted with weather strips.	
• Windows, Skylights & glass doors to be fitted with weather seals.	
• Internal lining to be installed so that it is close fitting at ceiling, wall and floor junctions, or sealed by caulking, skirting, architraves, cornices or the like.	
• Construction gaps & cracks around doors, windows and service penetrations to be sealed.	
• Exhaust fans to be self-closing (fitted with a 'draftstopper' or similarly sealed).	
• Internal doors to utility areas such as laundries and powder rooms that are not conditioned to have rubber seals installed to all edges to protect against air leakage.	
• All proposed downlights must be sealed units or have covers installed to prevent air leakage.	
<b>Water</b>	
15,000L rainwater tank to be installed in basement and connected to irrigation system and Ground & First floor sanitary flushing systems. Refer to SDA report and plans.	


**Sustainability Initiatives**

MANAGEMENT	
Thermal Performance Modeling	First Rate 5 software (V5.2.4) was used to determine representative 6 Star compliance requirements. Refer Report EN1344KUD/1 by Enrate (Aust) Pty Ltd.
Metering	Separate utility meters to be provided to each individual dwelling. Separate utility meters to be provided to all major common areas.
<b>WATER &amp; STORMWATER</b>	
Showers	3 Star WELS rated (>6.0 L/min but <7.5 L/min).
Toilets	4 Star WELS rated.
Bathroom & Kitchen Taps	4 Star WELS rated.
Bath	Medium Size. Contemporary.
Rainwater Tanks	Total of 15,000L rainwater tank capacity to be installed, serving as catchment for the entire building roof area and be connected to irrigation system and ground & first floor sanitary flushing systems.
Fire Water Testing	Install dedicated tank for collection and re-use of the water from fire system testing.
Irrigation System & Landscaping	Water efficient plants to be incorporated into the landscape design. Water efficient irrigation system to be installed, and have a rain shut-off device installed.
Onsite Rainwater Treatment	A minimum 2.5m2 Sand Infiltration system to be installed to serve as catchment and treatment for approximately 800m2 of discharge area from balconies and paths.
<b>ENERGY</b>	
Energy Efficiency	Preliminary assessments were carried out on Apartments B.01, B.04, 0.01, 0.03, 0.06, 0.11, 2.03 & 2.04 as the representative dwellings. Preliminary Draft Star Rating Outcomes to an average of 6.5 Star with no one dwelling being below 5 Stars. Part 1 - Class 2 Common areas to comply with Part J requirements.
Windows & Glazed Doors	Double Glazed - Refer to Window Performance table in plans.
Heating & Cooling System	5 Star rated - Reverse Cycle Wall Mounted Split system.
Water Heater	5 Star rated Gas instantaneous hot water units to each dwelling. • Energy Efficient LED & fluorescent lighting to be installed throughout each dwelling. An Average Illumination Power Density of less than 4 W/m2 to be achieved by all of the dwellings.
Lighting	• All remaining common areas including basement carpark to also achieve a 20% reduction based on requirements in NCC 201 Volume 1 - Table J6.2a. • External perimeter lighting to be controlled by motion sensors.
Building Sealing	The building must be constructed to an acceptable level of air tightness.
Clothes Drying	Portable outdoor clothes drying racks to be provided to all dwellings for use on balconies.
<b>IEQ</b>	
Glazing	All windows and glazed doors glazing to be double glazed. Refer to tables in plans for performances.
Daylighting	All glazing is required to be 'Clear' glazing. Therefore achieves a Visible Light Transmission (VLT) factor >60%. Clear glass usually provides >70% VLT.
Ventilation	Aggregate ventilation openings to all Class 2 habitable rooms and Class 6 parts of the building are to be >5% of the floor area served as required by the NCC Volume 2 - Part 3.8.5 & Volume 1 - Part F4.6
Carpark Ventilation	Carpark to have CO monitoring device incorporated into the operation of the mechanical ventilation system.
Non Toxic Materials	Low VOC paints to be used. Floor coverings such as underlays, carpet and timber to be sourced as low VOC products where practical. Sealants and adhesives used during construction to be low VOC products where available and appropriate for the application.
Sustainable Materials	Where timber is proposed in the construction, commitment to use only sustainable timber products, sourced as plantation timber.
<b>TRANSPORT</b>	
Bicycle Parking	Total of 24 Secure bicycle parking to be provided for residents in basements carpark.
<b>WASTE MANAGEMENT</b>	
Construction Waste	Separate bins to be provided on-site for separation of construction waste material such as but not restricted to paper, plastics, timber etc and removal by qualified recycling contractors. Paint waste to be discarded appropriately as per manufacturer recommendations or by using paint waste hardeners.
Operational Waste	Separate bins for general waste and recycling to be provided and located in basement. Ensure qualified Waste & Recycling collection contractors are in place to manage waste collection (Council collection or Private Contractors).
<b>URBAN ECOLOGY</b>	
Biodiversity	• 30% of the site is covered with vegetation. • Landscaping plants to be Native or Local indigenous plants. • Where possible all proposed Plants to be sourced locally.
<b>INNOVATION</b>	
Innovation	This development is not claiming any initiatives under this category.

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**SK** - SCHEMATIC DESIGN  
**DD** - DESIGN DEVELOPMENT

 <b>KAVELLARIS URBAN DESIGN</b> architecture interior planning urban design consultants 1, 76 - 78 Baldwin Street, Cremorne 3121 - Vic Australia E: +61 3 9629 4233 enquiries@kud.com.au www.kud.com.au	PROJECT No:
	<b>15-019</b>
TITLE:	FRONT AND SIDE INTERFACE 3D IMAGES
ADDRESS:	27-29 SERPELLS ROAD, TEMPLESTOWE
CLIENT:	PETER SPREKOS
DATE:	30.03.2017
DRAWN:	RSM
SCALE:	1:100@A1
REV:	1
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FOR SUBMISSION