



97 ALMA ROAD, ST. KILDA

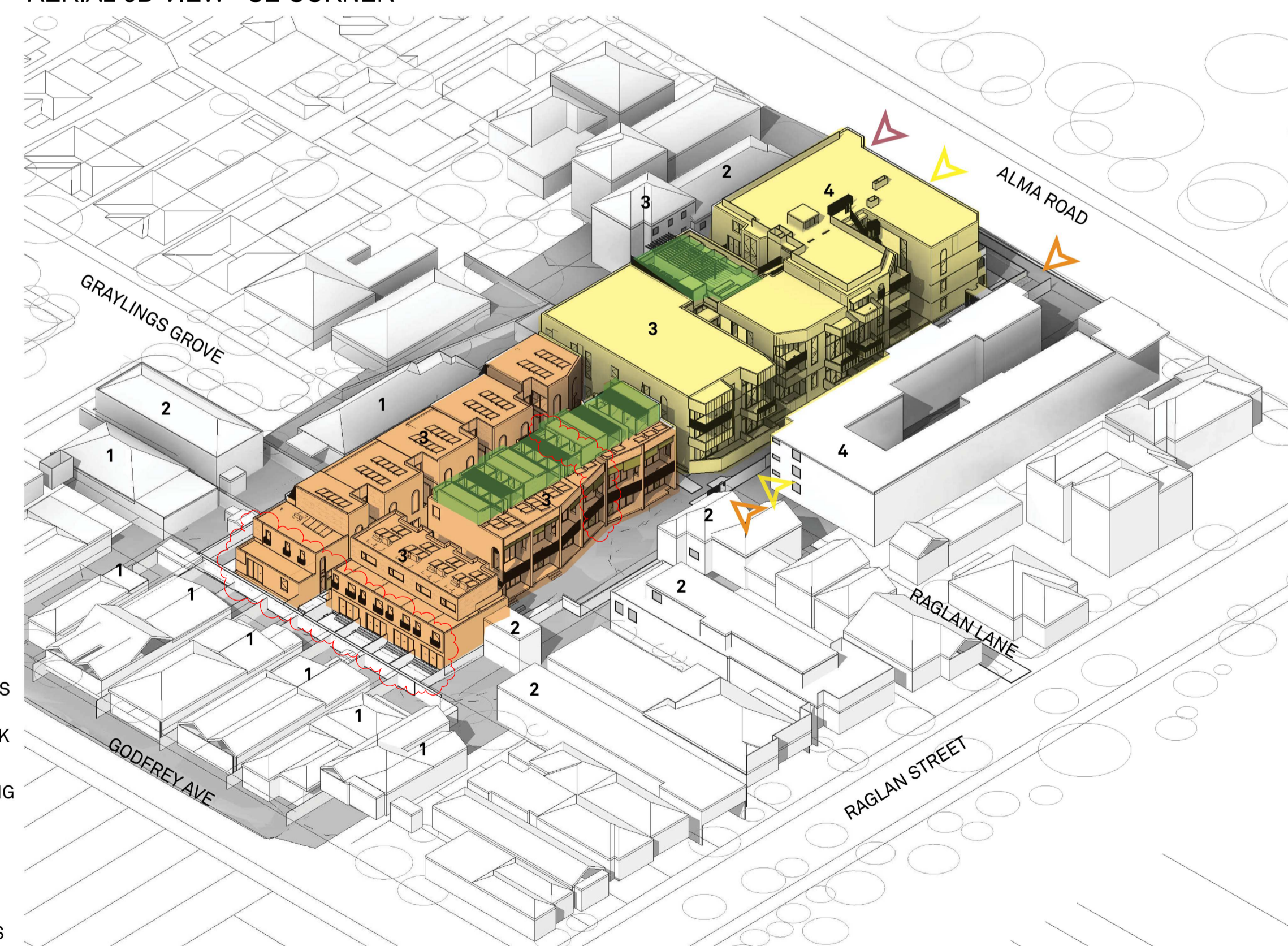
ARCHITECTURAL DRAWING LIST (TOWN PLANNING)

DRAWING NO.	DRAWING TITLE	CURRENT REVISION	CURRENT REVISION DATE
TP000 SERIES - PROJECT INFORMATION			
TP000	DRAWING LIST	2	27.07.2023
TP001	DEVELOPMENT SUMMARY	2	27.07.2023
TP010 SERIES - SITE INFORMATION			
TP002	NEIGHBOURHOOD AND SITE DESCRIPTION PLAN	1	27.07.2023
TP003	MASSING RESPONSE	1	27.07.2023
TP010	EXISTING SITE PLAN	2	27.07.2023
TP020	PROPOSED SITE PLAN	2	27.07.2023
TP021	GARDEN AREA PLAN	1	27.07.2023
TP022	DEEP SOIL AREA PLAN	1	27.07.2023
TP023	PERMEABLE AREA PLAN	1	27.07.2023
TP024	SITE COVERAGE AREA PLAN	1	27.07.2023
TP100 SERIES - GA PLANS			
TP1B1	GA PLAN - LEVEL BASEMENT B1	2	27.07.2023
TP100	GA PLAN - LEVEL GROUND	2	27.07.2023
TP101	GA PLAN - LEVEL 1	2	27.07.2023
TP102	GA PLAN - LEVEL 2	2	27.07.2023
TP103	GA PLAN - LEVEL 3	2	27.07.2023
TP104	GA PLAN - LEVEL ROOF	2	27.07.2023
TP300 SERIES - GA ELEVATIONS			
TP300	GA ELEVATIONS - APARTMENT BUILDING	2	27.07.2023
TP301	GA ELEVATIONS - TOWNHOUSES	2	27.07.2023
TP400 SERIES - GA SECTIONS			
TP400	GA SECTIONS - SHEET 1	2	27.07.2023
TP401	GA SECTIONS - SHEET 2	2	27.07.2023
TP402	DETAIL SECTION - SCREENING	0	27.07.2023
TP600 SERIES - TYPICAL LAYOUTS & COMPLIANCE			
TP600	APARTMENT DESIGN GUIDELINES COMPLIANCE SCHEDULES	1	27.07.2023
TP610	APARTMENT PLAN - TYPE 1B-1, 1B-2, 1B-3 & 1B-4	2	27.07.2023
TP620	APARTMENT PLAN - TYPE 2B-1 & 2B-2	2	27.07.2023
TP621	APARTMENT PLAN - TYPE 2B-3 & 2B-4	2	27.07.2023
TP622	APARTMENT PLAN - TYPE 2B-5 & 2B-6	2	27.07.2023
TP623	APARTMENT PLAN - TYPE 2B-7 & 2B-8	2	27.07.2023
TP624	APARTMENT PLAN - TYPE 2B0-1 & 2B0-2	2	27.07.2023
TP625	APARTMENT PLAN - TYPE 2B0-3 & 2B0-4	2	27.07.2023
TP630	APARTMENT PLAN - TYPE 3B-1, 3B-2, 3B-3 & 3B-4	2	27.07.2023
TP631	APARTMENT PLAN - TYPE 3B-5, 3B-6 & 3B-7	2	27.07.2023
TP632	APARTMENT PLAN - TYPE 3B-8 & 3B-9	2	27.07.2023
TP633	APARTMENT PLAN - TYPE 3B-10, 3B-11 & 3B-12	2	27.07.2023
TP634	APARTMENT PLAN - TYPE 3B-13 & 3B-14	2	27.07.2023
TP650	TOWNHOUSE PLANS - TYPE A1	2	27.07.2023
TP651	TOWNHOUSE PLANS - TYPE A2	2	27.07.2023
TP652	TOWNHOUSE PLANS - TYPE A3	2	27.07.2023
TP653	TOWNHOUSE PLANS - TYPE A4	2	27.07.2023
TP654	TOWNHOUSE PLANS - TYPE A5	2	27.07.2023
TP655	TOWNHOUSE PLANS - TYPE A6	2	27.07.2023
TP660	TOWNHOUSE PLANS - TYPE B1	2	27.07.2023
TP661	TOWNHOUSE PLANS - TYPE B2	2	27.07.2023
TP670	TOWNHOUSE PLANS - TYPE C1	2	27.07.2023
TP671	TOWNHOUSE PLANS - TYPE C2	2	27.07.2023
TP672	TOWNHOUSE PLANS - TYPE C3	2	27.07.2023
TP800 SERIES - SCHEDULES			
TP800	MATERIALS PALETTE	2	27.07.2023
TP900 SERIES - SHADOW DIAGRAMS			
TP940	SHADOW STUDIES 22:00 - 06M-11AM	1	27.07.2023
TP941	SHADOW STUDIES 22:00 - 12PM-2PM	1	27.07.2023
TP943	SHADOW STUDIES 22:00 - 3PM	1	27.07.2023
TP950	SHADOW STUDIES OF PROPOSED COS ROOF TERRACE 21:00 - 10AM-2.30PM	1	27.07.2023
TOTAL: 50			

AERIAL 3D VIEW - NW CORNER



AERIAL 3D VIEW - SE CORNER



LEGEND

- APARTMENT ACCESS
- TOWN HOUSE ACCESS
- BASEMENT/ CAR PARK ACCESS
- APARTMENT BUILDING
- TOWN HOUSES
- F&B TENANCY
- ROOF TERRACE
- 3 NUMBER OF STOREYS

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

TOWN PLANNING
 NOT FOR CONSTRUCTION

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DRAWING TITLE
 DRAWING LIST

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL	TP000	2

PROJECT: 97 Alma Road, St Kilda East, Neometro
 SCALE: (A1)
 PROJECT: 2202

TP DEVELOPMENT SUMMARY*

SITE	m2
Site Area	4,997
Garden Area	1,814
Garden Area as percentage of Site Area	36%
Site Coverage Area	2,956
Site Coverage Area as percentage of Site Area	59%
Permeable Area	1,013
Permeable Area as percentage of Site Area	20%

OPEN SPACE	
Outdoor Communal Open Space required	132.5m ²
Outdoor Communal Open Space provided	141m ²

DEEP SOIL PLANTING & TREE CANOPY COVER	
Deep Soil Planting Area required	750m ²
Deep Soil Planting Area provided	793m ²
Tree Canopy Cover Area required	850m ²
Tree Canopy Cover Area provided	896m ²

PARKING	
CAR PARKING	
Car Spaces (Housing Use)	87
Car Spaces (Non-Housing Use)	1
Total	88

MOTORBIKE PARKING	
Motorbike Spaces (Housing Use)	5
Total	5

BICYCLE PARKING	
Residents Bicycle Spaces	62
Staff Bicycle Spaces	2
External Visitor Bicycle Spaces	16
Total	80

NON-RESIDENTIAL USES	
F&B Tenancy	64m ²

APARTMENT TYPES AND NUMBERS							
Apartment Type	Sub-Type	Apt No.	Unit Size	Comments	No.	%	
One-Bedroom	1B-1	G.03	56m ²		1		
	1B-2	G06 & G.07	55m ²		2		
	1B-3	G.09	60m ²		1		
	1B-4	2.02 & 2.10	54m ²		2		
Total 1B ALL					6	14.6%	

Two-Bedroom	2B-1	G.01	85m ²		1		
	2B-2	1.01 & 2.01	85m ²		2		
	2B-3	G.05, 1.04 & 2.05	83m ²	Accessible (ADGV**)	3		
	2B-4	G.08, 1.07, 2.06	85m ²	Accessible (ADGV**)	3		
	2B-5	G.12	91m ²	Accessible (ADGV**)	1		
	2B-6	1.11 & 2.09	87m ²	Accessible (ADGV**)	2		
	2B-7	G.14	82m ²		1		
	2B-8	1.12 & 2.11	90m ²	Accessible (ADGV**)	2		
Total 2B ALL					15	36.6%	

Two-Bedroom Duplex	2BD-1	G.02	101m ²		1		
	2BD-2	G.13	101m ²		1		
	2BD-3	1.05 & 1.06	98m ²		2		
	2BD-4	1.08	106m ²		1		
Total 2BD ALL					5	12.2%	

Three-Bedroom	3B-1	G.04	119m ²	Accessible (ADGV**)	1		
	3B-2	1.03	122m ²	Accessible (ADGV**)	1		
	3B-3	2.04	121m ²	Accessible (ADGV**)	1		
	3B-4	3.03	131m ²	Accessible (ADGV**)	1		
	3B-5	G.10	123m ²	Accessible (ADGV**)	1		
	3B-6	1.09	123m ²	Accessible (ADGV**)	1		
	3B-7	2.07	143m ²	Accessible (ADGV**)	1		
	3B-8	G.11	117m ²	Accessible (ADGV**)	1		
	3B-9	1.10 & 2.08	118m ²	Accessible (ADGV**)	2		
	3B-10	1.02	140m ²	Accessible (ADGV**)	1		
	3B-11	2.03	140m ²	Accessible (ADGV**)	1		
	3B-12	3.02	145m ²	Accessible (ADGV**)	1		
	3B-13	3.01	129m ²	Accessible (ADGV**)	1		
	3B-14	3.04	128m ²	Accessible (ADGV**)	1		
Total 3B ALL					15	36.6%	

Total Apartments	41	100%
Total ADGV Accessible	26	63%
Total 1B	5	12%
Total 1B (Oversized)	1	2%
Total 2B	12	29%
Total 2B (Oversized)	8	20%
Total 3B	8	20%
Total 3B (Oversized)	7	17%
Total 3B (Oversized)	0	0

TOWNHOUSE TYPES AND NUMBERS				
Apartment Type	Sub-Type	TH No.	Unit Size***	No.
East Block	A1	TH 01	175	1
	A2	TH 02	175	1
	A3	TH 03	178	1
	A4	TH 04	168	1
	A5	TH 05	178	1
	A6	TH 06	185	1
Total A				6

South Block	B1	TH 07	175	1
	B2	TH 08	165	1
	B2	TH 09	165	1
	B2	TH 10	170	1
Total B				4

West Block	C1	TH 20	148	1
	C2	TH 12-19	151	8
	C3	TH 11	174	1
Total C				10

Total Townhouses	20
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General Notes:

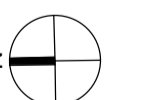
*Residential NSA and commercial GLA areas have been calculated in accordance with the Property Council of Australia Method of Measurement. All figures are preliminary and are subject to Planning Approval.

**ADGV - Apartment Design Guidelines for Victoria Feb 2021

***excludes basement TH stairs and voids

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DRAWING TITLE
DEVELOPMENT SUMMARY

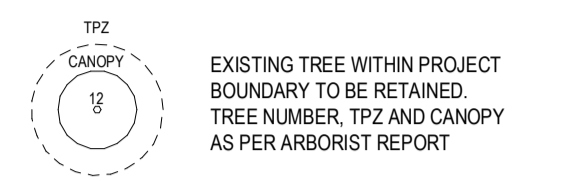
PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JLJ TML LG		
SCALE	PROJECT		
(A1)	2202	TP001	2

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 303981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITH APPENDICES.

LANDSCAPE DESIGN:
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION.



- ABBREVIATIONS:**
- AC CONDENSER UNIT
 - CL CLOTHES LINE
 - ELEC ELECTRICAL SERVICES
 - HYDR HYDRAULIC SERVICES
 - COM COMMS SERVICES
 - FCL FINISHED CEILING LEVEL
 - FFL FINISHED FLOOR LEVEL
 - FHR FIRE HOSE REEL
 - FHY FIRE HYDRANT
 - FIP FIRE INDICATOR PANEL
 - FW FLOOR WASTE
 - NGL NATURAL GROUND LEVEL
 - RL RELATIVE LEVEL
 - TP WATER TAP
 - HW HOT WATER UNIT
 - HP HEAT PUMP HOT WATER UNIT
 - OW OPERABLE WINDOW

- MATERIALS**
- BR1 BRICK WORK - BAGGED TEXTURE FINISH
 - BR2 BREZE BLOCK
 - FC1 PAINTED FIBRE CEMENT SHEET
 - TL1 EXTERNAL TILE
 - SC1 SUN SHADESCREEN
 - MT1 VERTICAL ALUMINIUM BALLUSTRADE
 - MT2 GALVANISED STEEL CLADDING
 - MT3 METAL PERGOLA
 - GL1 GLAZING - DOUBLE CLEAR
 - GL2 OBSCURE GLAZING - REEDED
 - MS1 CABLE MESH
 - MS2 MESH FENCING
 - MS3 MESH SCREEN
 - AS1 ACOUSTIC WALL PANEL
 - SR1 SAFETY GUARD RAIL

- ESD:**
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (EG. ENERGY, WATER, STORMWATER) BELOW 50%.
 2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULTS ARE AS FOLLOWS:
 - 88% OF LIVING FLOOR AREA ACHIEVES ≥ 90% ABOVE OF 1
 - 82% OF BEDROOM FLOOR AREA ACHIEVES ≥ 90% ABOVE OF 1
 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% OF TO 40% OF THE NOMINATED AREA.
 5. 30% (16 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 7. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCING CASE (IECA SECTION 2.016).
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A RAIN SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A RAIN SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 14. A 2,000-LITRE RAINWATER TANK AND A 3,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 15. A REBORNING STORMWATERING OF 100% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 141M² OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

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DRAWING TITLE
NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Alma Road	27.07.2023	JL	TP002	1
AT St Kilda East	SCALE	PROJECT		
FOR Neometro	As indicated(A1)	2202		

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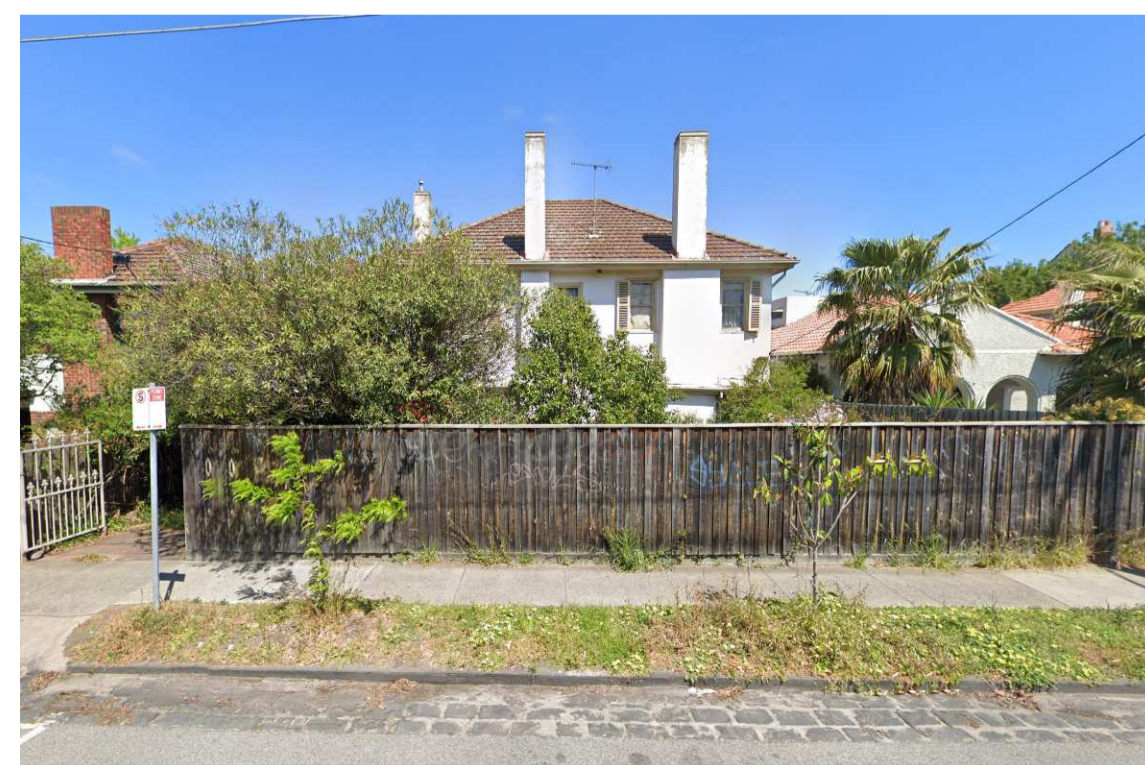
101 ALMA ROAD



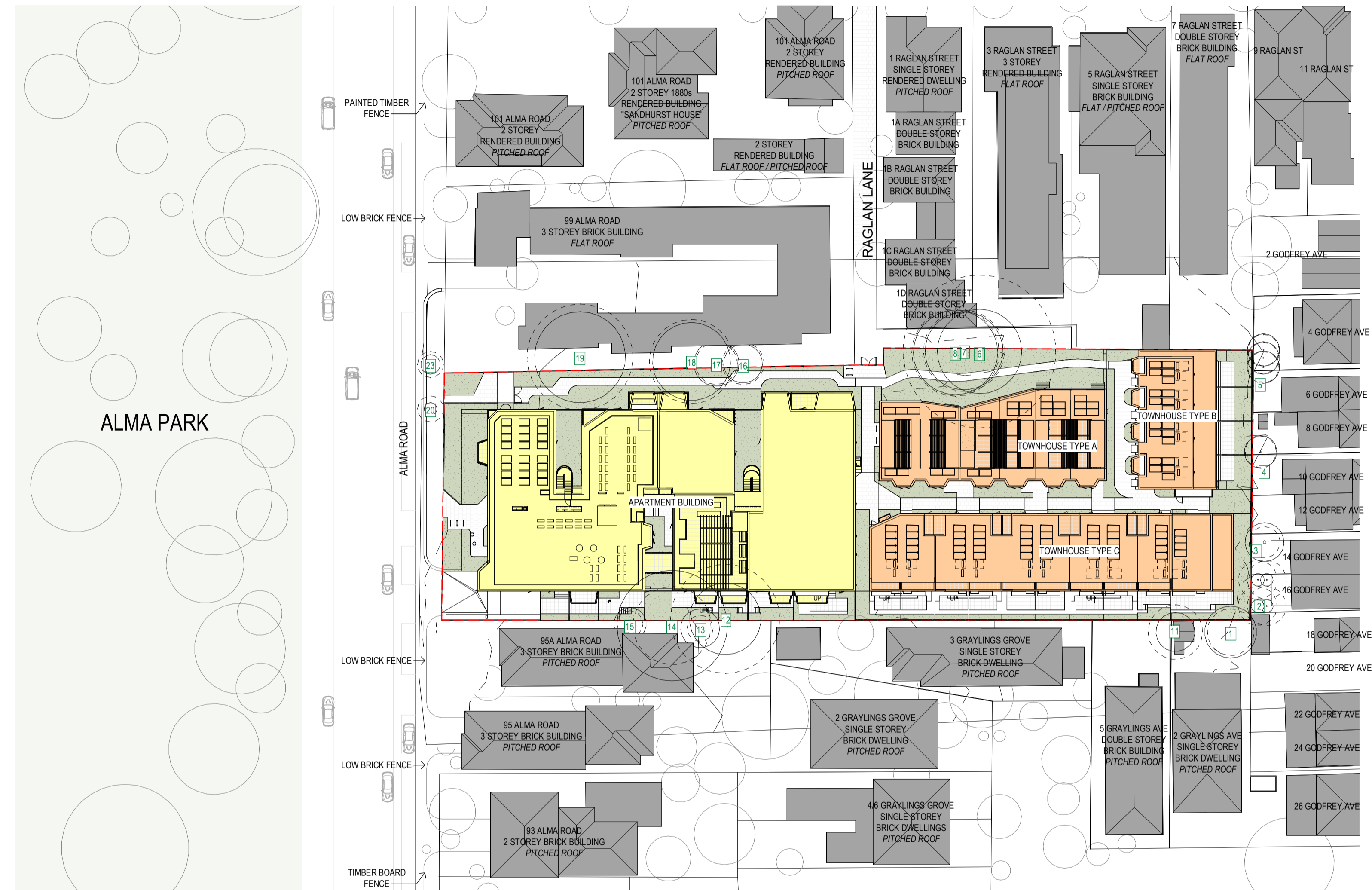
99 ALMA ROAD



95A/95 ALMA ROAD



93 ALMA ROAD



ALMA PARK



ALMA PARK - AERIAL VIEW



ALMA ROAD ELEVATION



FROM ALMA PARK LOOKING SOUTH



FROM ALMA PARK LOOKING SOUTH-EAST

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DRAWING TITLE
 MASSING RESPONSE

PROJECT
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 AT
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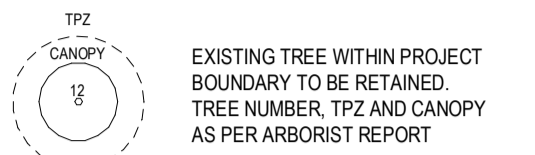
DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL		
SCALE	PROJECT		
(A1)	2202	TP003	1

**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 5 of 50**

GENERAL NOTES

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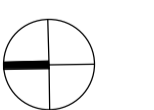
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EXISTING SITE PLAN

PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Alma Road	27.07.2023	JL	TP010	2
AT				
FOR				
Neometro				
SCALE		PROJECT		
1:200(A1)		2202		

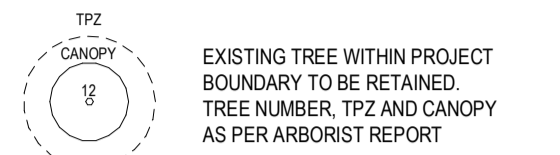
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- ESD:
1. THE PROJECT ACHIEVES A TOTAL BEEB SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
 2. 100% (41) OUT OF 41 OF THE DEVELOPMENT'S APARTMENTS AND 100% (21) OUT OF 21 OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 60% OF LIVING FLOOR AREA ACHIEVES 70% ABOVE D0.5
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 70% ABOVE D0.5
 - 100% OF NON-RESIDENTIAL AREAS ARE TARGETING A 7% TO 10% OF THE NOMINATED AREA.
 4. 30% (16) OUT OF 41 OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 5. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 6. THE DEVELOPMENT IS TO ACHIEVE A 5 STAR AVERAGE WATERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.5 STAR AVERAGE WATERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
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 12. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 13. A 20,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 14. A MELBOURNE STORMWATER OF 10% IS ACHIEVED.
 15. ALL LANDSCAPING IS TO BE IN THE SPACES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 16. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 17. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 18. IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 19. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 20. 11% (2) OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 21. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
 22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

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DRAWING TITLE
PROPOSED SITE PLAN

PROJECT
97 Alma Road
AT
FOR
St Kilda East
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL		
SCALE	PROJECT		
1:200(A1)	2202	TP020	2

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ALMA ROAD

RAGLAN LANE

10 RAGLAN STREET

3 RAGLAN STREET

5 RAGLAN STREET

7 RAGLAN STREET

99 ALMA ROAD

4 GODFREY AVE

6 GODFREY AVE

8 GODFREY AVE

10 GODFREY AVE

12 GODFREY AVE

14 GODFREY AVE

16 GODFREY AVE

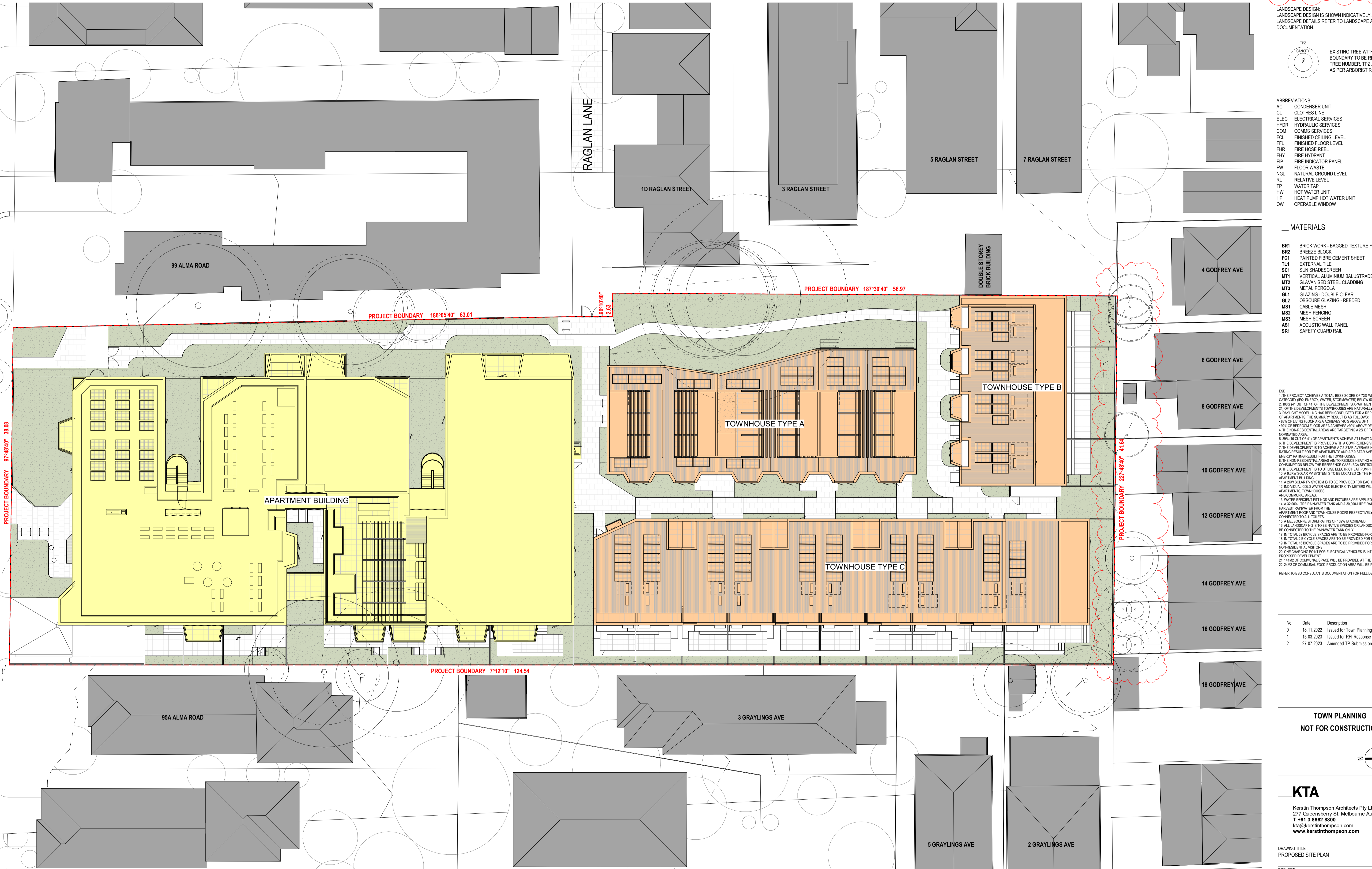
18 GODFREY AVE

95A ALMA ROAD

3 GRAYLINGS AVE

5 GRAYLINGS AVE

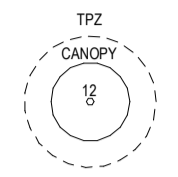
2 GRAYLINGS AVE



GENERAL NOTES

SURVEY:
 EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 303981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN:
 LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION.



EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS:

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMS SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILES
- SC1 SUN SHADESCREEN
- MT1 VERTICAL ALUMINIUM BALLUSTRADE
- MT2 GLAZED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FRONDING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

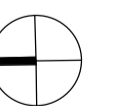
ESD:

1. THE PROJECT ACHIEVES A TOTAL BEEB SCORE OF 70% WITH NO MANDATORY CATEGORY (E.G. ENERGY, WATER, STORMWATER) BELOW 50%.
2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULTS AS FOLLOWS:
 • 88% OF LIVING FLOOR AREA ACHIEVES ≥ 90% ABOVE OF 1
 • 52% OF BEDROOM FLOOR AREA ACHIEVES ≥ 90% ABOVE OF 1
 • 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% OF TO 4% OF THE NOMINATED AREA.
5. 30% (16 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
7. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATURES ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.5 STAR AVERAGE NATURES ENERGY RATING RESULT FOR THE TOWNHOUSES.
8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCING CASE (IECA SECTION 2.016).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A RAIN SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A RAIN SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
14. A 3,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A REBORNING STORMWATER OF 100% IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 1 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 1 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 141M² OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	15.03.2023	Issued for RFI Response
1	27.07.2023	Amended TP Submission

TOWN PLANNING
 NOT FOR CONSTRUCTION



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 277 Queensberry St, Melbourne Australia 3000
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DRAWING TITLE
 GARDEN AREA PLAN

PROJECT
 97 Aims Road
 AT St Kilda East
 FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL	TP021	1
SCALE	PROJECT		
As indicated(A1)	2202		

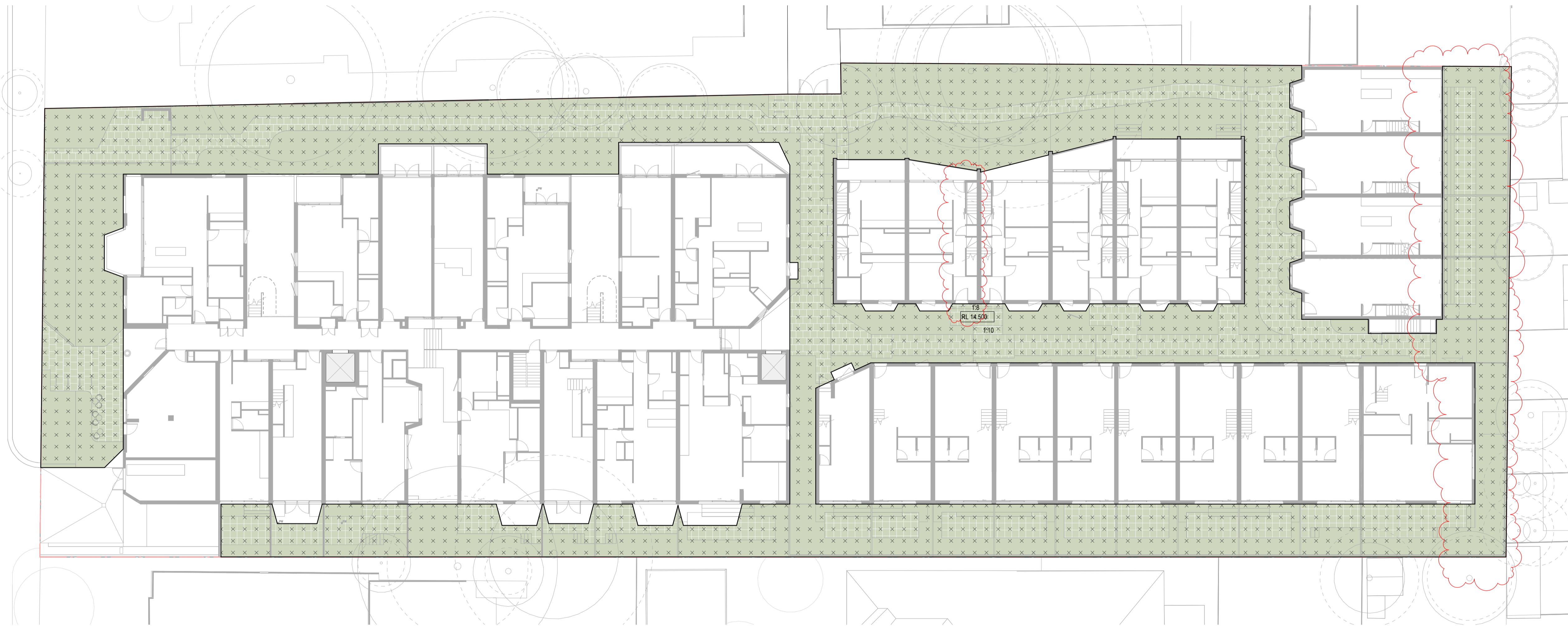
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LEGEND

- GARDEN AREA
- DEEP SOIL AREA
- PERMEABLE AREA
- SITE COVERAGE AREA

TOTAL GARDEN AREA : **1814m²**
 TOTAL SITE AREA : **4997m²**

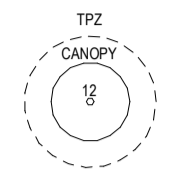
GARDEN AREA AS PERCENTAGE OF SITE AREA : **36%**



GENERAL NOTES

SURVEY:
 EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 303981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITH APPENDICES.

LANDSCAPE DESIGN:
 LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION.



EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS:

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMS SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILES
- SC1 SUN SHADESCREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLAZED STEEL BALUSTRADE
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

ESD:

1. THE PROJECT ACHIEVES A TOTAL BEEB SCORE OF 70% WITH NO MANDATORY CATEGORY 1 OR 2 ENERGY WATER STORMWATER BELOW 10%.
2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 • 88% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE OF 1
 • 82% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE OF 1
 • 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% OF TO 4% OF THE NOMINATED AREA.
5. 30% (16 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
7. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCING CASE (RCA - SECTION 9.2(1)(b)).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A RAIN SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A RAIN SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
14. A 2,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A REBORNING STORMWATER OF 100% IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 141KG OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	15.03.2023	Issued for RFI Response
1	27.07.2023	Amended TP Submission

TOWN PLANNING
 NOT FOR CONSTRUCTION



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DRAWING TITLE
 DEEP SOIL AREA PLAN

PROJECT
 97 Alma Road
 AT St Kilda East
 FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL	TP022	1
SCALE	PROJECT		
As indicated(A1)	2202		

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LEGEND

- GARDEN AREA
- DEEP SOIL AREA
- PERMEABLE AREA
- SITE COVERAGE AREA

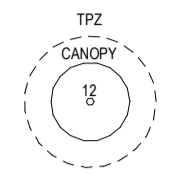
TOTAL DEEP SOIL AREA : **793m²**
 TOTAL SITE AREA : **4997m²**

DEEP SOIL AREA AS PERCENTAGE OF SITE AREA : **16%**

GENERAL NOTES

SURVEY:
 EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 303981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN:
 LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION.



EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS:

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMS SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

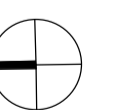
MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILES
- SC1 SUN SHADESREEN
- MT1 VERTICAL ALUMINIUM BALLUSTRADE
- MT2 GALVANISED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

- ESD:
1. THE PROJECT ACHIEVES A TOTAL BEEB SCORE OF 70% WITH NO MANDATORY CATEGORY (E.G. ENERGY, WATER, STORMWATER) BELOW 50%.
 2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 • 88% OF LIVING FLOOR AREA ACHIEVES >= 90% ABOVE OF 1
 • 82% OF BEDROOM FLOOR AREA ACHIEVES >= 90% ABOVE OF 1
 • 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% OF TO 4% OF THE NOMINATED AREA.
 5. 30% (16 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 7. THE DEVELOPMENT IS TO ACHIEVE A 5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (IEA - SECTION 2.0.10).
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A RAIN SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A RAIN SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 14. A 2,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 15. A REBORNING STORMWATER OF 100% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. IN TOTAL 62 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 18 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 18 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 141M² OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	15.03.2023	Issued for RFI Response
1	27.07.2023	Amended TP Submission

TOWN PLANNING
 NOT FOR CONSTRUCTION



KTA

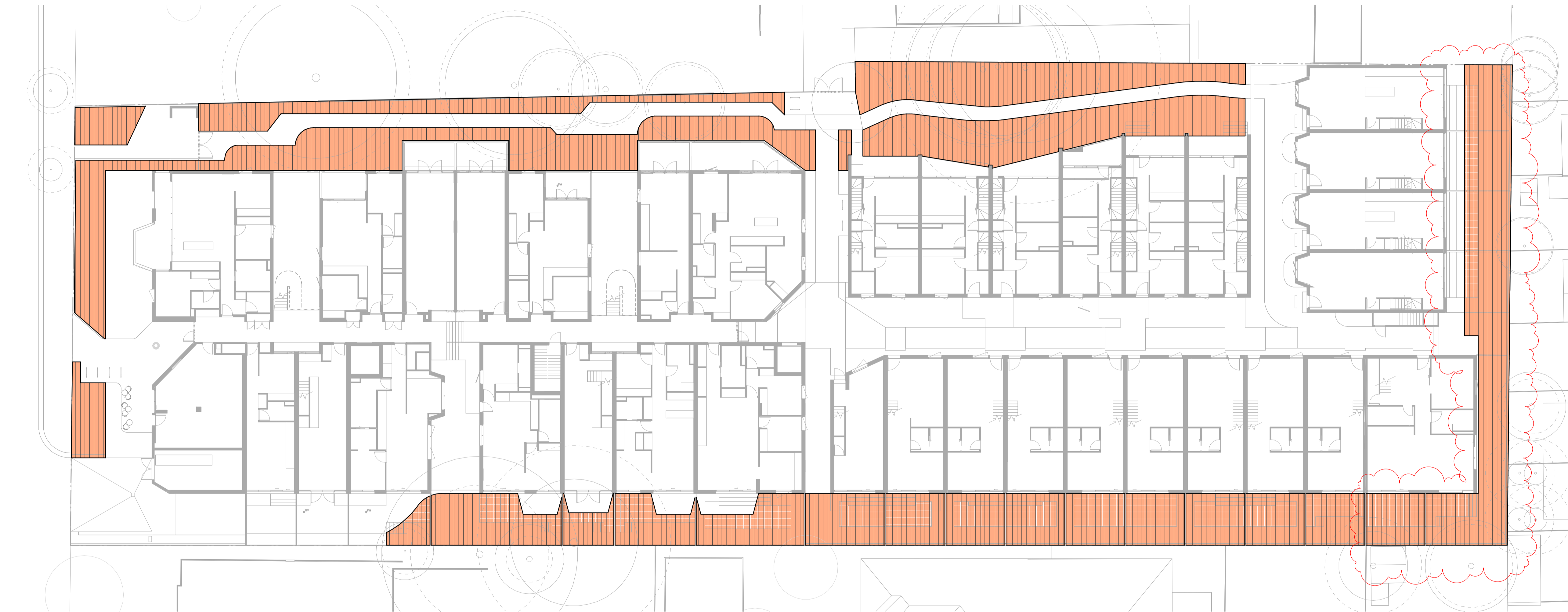
Kerstin Thompson Architects Pty Ltd
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 www.kerstinthompson.com

DRAWING TITLE
 PERMEABLE AREA PLAN

PROJECT
 97 Alma Road
 AT St Kilda East
 FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL		1
SCALE	PROJECT		
As indicated(A1)	2202	TP023	

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LEGEND

- GARDEN AREA
- DEEP SOIL AREA
- PERMEABLE AREA
- SITE COVERAGE AREA

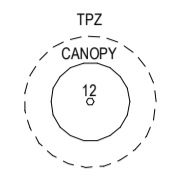
TOTAL PERMEABLE AREA: **1013m²**
 TOTAL SITE AREA: **4997m²**

PERMEABLE AREA AS PERCENTAGE OF SITE AREA : **20%**

GENERAL NOTES

SURVEY:
 EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 303981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITH APPENDICES.

LANDSCAPE DESIGN:
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EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS:

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMS SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

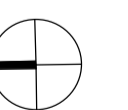
- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESREEN
- MT1 VERTICAL ALUMINIUM BALLUSTRADE
- MT2 GALVANISED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

- ESD:
1. THE PROJECT ACHIEVES A TOTAL BEEB SCORE OF 70% WITH NO MANDATORY CATEGORY (E.G. ENERGY, WATER, STORMWATER) BELOW 50%.
 2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 • 88% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE OF 1
 • 82% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE OF 1
 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% OF TO 40% OF THE NOMINATED AREA.
 5. 30% (16 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 7. THE DEVELOPMENT IS TO ACHIEVE A 5 STAR AVERAGE NABERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.5 STAR AVERAGE NABERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
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 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 141M² OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	15.03.2023	Issued for RFI Response
1	27.07.2023	Amended TP Submission

TOWN PLANNING
 NOT FOR CONSTRUCTION



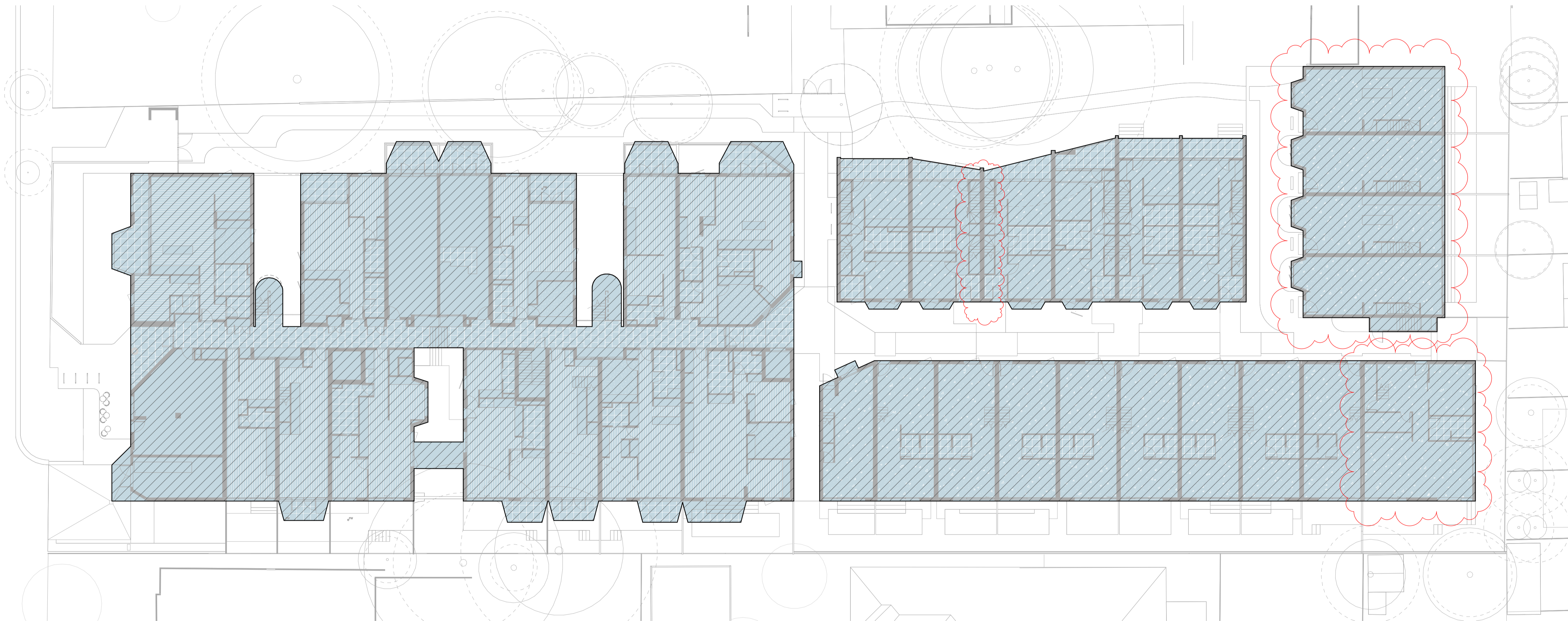
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 277 Queensberry St, Melbourne Australia 3000
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 kta@kerstinthompson.com
 www.kerstinthompson.com

DRAWING TITLE
 SITE COVERAGE AREA PLAN

PROJECT
 97 Alma Road
 AT St Kilda East
 FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL	TP024	1
SCALE	PROJECT		
As indicated(A1)	2202		



LEGEND

	GARDEN AREA
	DEEP SOIL AREA
	PERMEABLE AREA
	SITE COVERAGE AREA

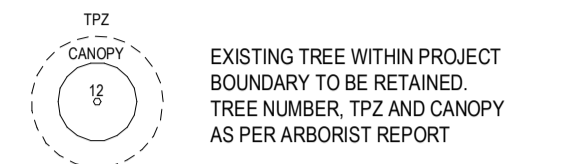
TOTAL SITE COVERAGE AREA : **2956m²**
 TOTAL SITE AREA : **4997m²**

SITE COVERAGE AREA AS PERCENTAGE OF SITE AREA : **59%**

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 303981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITH APPENDICES.

LANDSCAPE DESIGN:
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION.



- ABBREVIATIONS:
- AC CONDENSER UNIT
 - CL CLOTHES LINE
 - ELEC ELECTRICAL SERVICES
 - HYDR HYDRAULIC SERVICES
 - COM COMMS SERVICES
 - FCL FINISHED CEILING LEVEL
 - FFL FINISHED FLOOR LEVEL
 - FHR FIRE HOSE REEL
 - FHY FIRE HYDRANT
 - FIP FIRE INDICATOR PANEL
 - FW FLOOR WASTE
 - NGL NATURAL GROUND LEVEL
 - RL RELATIVE LEVEL
 - TP WATER TAP
 - HW HOT WATER UNIT
 - HP HEAT PUMP HOT WATER UNIT
 - OW OPERABLE WINDOW

MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- MT1 VERTICAL ALUMINIUM BALLSTRADE
- MT2 GLAZED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (ECO ENERGY, WATER, STORMWATER) BELOW 50%.
 2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 86% OF LIVING FLOOR AREA ACHIEVES 90% ABOVE D10.
 - 82% OF BEDROOM FLOOR AREA ACHIEVES 90% ABOVE D10.
 - 100% OF NON-RESIDENTIAL AREAS ARE TARGETING A 7% TO 40% OF THE NOMINATED AREA.
 4. 38% (16 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 5. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 6. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 7. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SECTION 2.07B).
 8. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 9. A 3000L RAINWATER TANK IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 10. A 2000L RAINWATER TANK IS TO BE PROVIDED FOR EACH APARTMENT.
 11. A 2000L RAINWATER TANK IS TO BE PROVIDED FOR EACH TOWNHOUSE AND COMMERCIAL AREAS.
 12. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 13. A 3000L RAINWATER TANK AND A 30,000L RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENTS AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 14. A MELBOURNE STORMWATER RATING OF 102% IS ACHIEVED.
 15. ALL LANDSCAPING IS TO BE NATIVE SPECIES (P/LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY).
 16. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 17. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 18. IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 19. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS TO BE PROVIDED IN THE PROPOSED DEVELOPMENT.
 20. 1410Z OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 21. 244Z OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
 22. 244Z OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

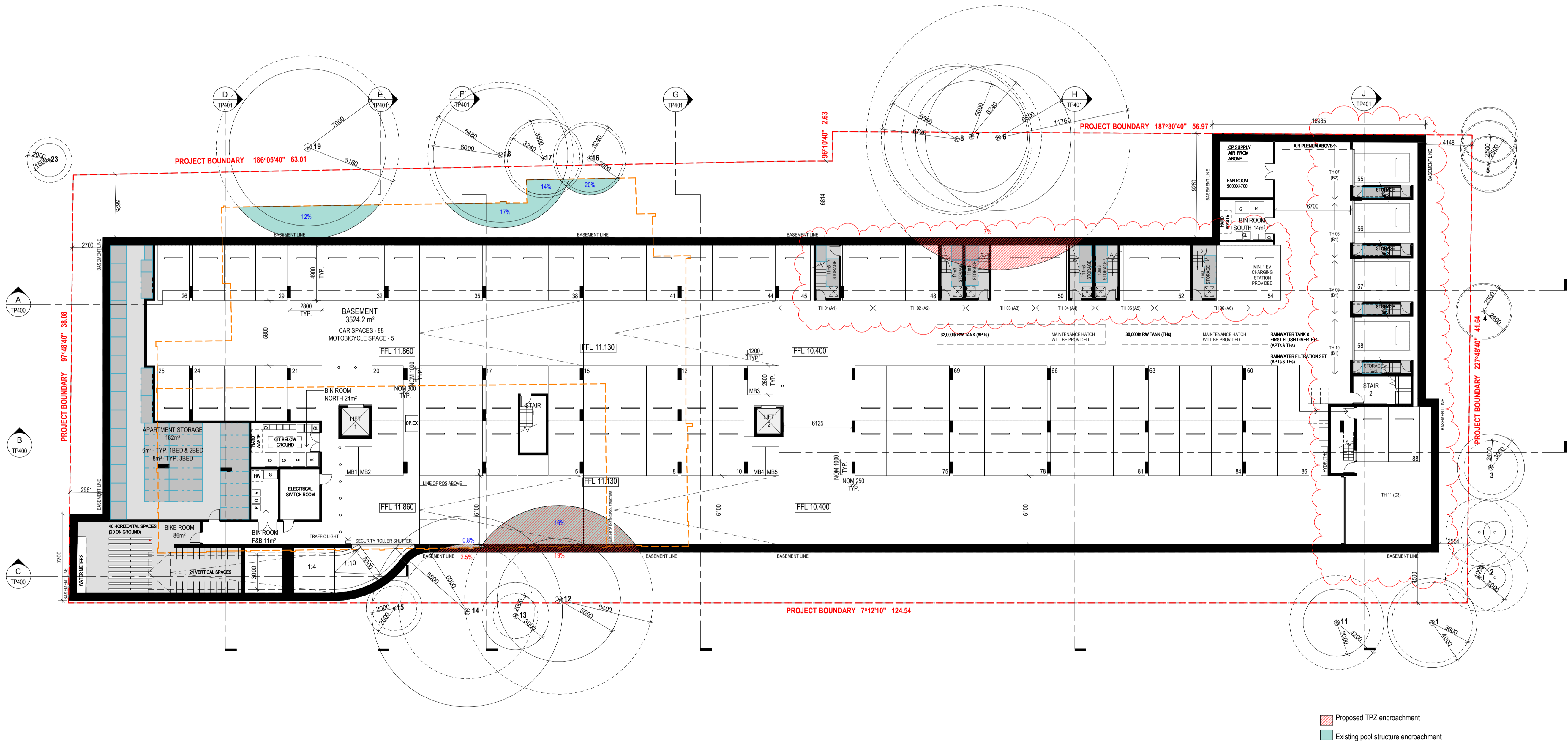
Kerstin Thompson Architects Pty Ltd
277 Queensberry St, Melbourne Australia 3000
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kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
GA PLAN - LEVEL BASEMENT B1

PROJECT
97 Aims Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		2
SCALE	PROJECT		
1:200(A1)	2202	TP1B1	

K:Kta project copyright 2022



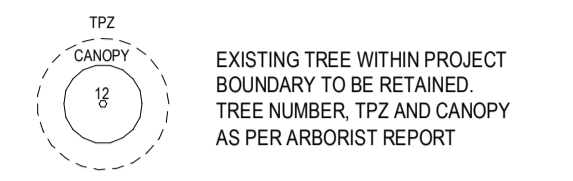
- Proposed TPZ encroachment
- Existing pool structure encroachment

**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 12 of 50**

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBERS 303981-95 DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN:
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 - CL CLOTHES LINE
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 - HYDR HYDRAULIC SERVICES
 - COM COMMS SERVICES
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 - FFL FINISHED FLOOR LEVEL
 - FHR FIRE HOSE REEL
 - FHY FIRE HYDRANT
 - FIP FIRE INDICATOR PANEL
 - FW FLOOR WASTE
 - NGL NATURAL GROUND LEVEL
 - RL RELATIVE LEVEL
 - TP WATER TAP
 - HW HOT WATER UNIT
 - HP HEAT PUMP HOT WATER UNIT
 - OW OPERABLE WINDOW

MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLAUANISED STEEL CLADDING
- MS1 METAL PERSHENA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH SCREEN
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

- ESD:**
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 72% WITH NO MANDATORY CATEGORY (E5) ENERGY WATER STORAGE BELOW 80%
 2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULTS (AS FOLLOWS):
 - 80% OF LIVING FLOOR AREA ACHIEVES 90% ABOVE OF 1
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 90% ABOVE OF 1
 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% OF 10% OF THE NOMINATED AREA
 5. 90% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT
 6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY
 7. THE DEVELOPMENT IS TO ACHIEVE A 1.5 STAR AVERAGE WATERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 1.5 STAR AVERAGE WATERS ENERGY RATING RESULT FOR THE TOWNHOUSES
 8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION RESULT FOR THE TOWNHOUSES
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM
 10. A 6000 SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE
 11. A 2000 SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENTS BUILDING
 12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS
 13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT
 14. A 3000L RAINWATER TANK AND A 9000L RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS
 15. A 1000L RAINWATER TANK OF 100% IS ACHIEVED
 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY
 17. IN TOTAL 62 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF
 19. IN TOTAL 10 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT
 21. 1400 OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED AT 2.2M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED
 22. REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	18.11.2022	Issued for Town Planning
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2	27.07.2023	Amended TP Submission

**TOWN PLANNING
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DRAWING TITLE
GA PLAN - LEVEL GROUND

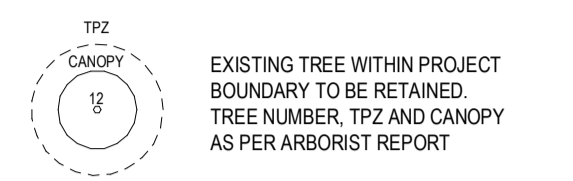
PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Alma Road Neometro	27.07.2023	JULIEN G.	TP100	2
AT St Kilda East				
FOR Neometro				
SCALE 1:200(A1)	PROJECT 2202			
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GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 303981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN:
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 - HYDR HYDRAULIC SERVICES
 - COM COMMS SERVICES
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 - FFL FINISHED FLOOR LEVEL
 - FHR FIRE HOSE REEL
 - FHY FIRE HYDRANT
 - FIP FIRE INDICATOR PANEL
 - FW FLOOR WASTE
 - NGL NATURAL GROUND LEVEL
 - RL RELATIVE LEVEL
 - TP WATER TAP
 - HW HOT WATER UNIT
 - HP HEAT PUMP HOT WATER UNIT
 - OW OPERABLE WINDOW

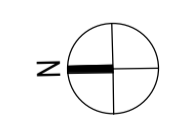
MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- MT1 VERTICAL ALUMINIUM BALLUSTRADE
- MT2 GLAVANISED STEEL CLADDING
- MT3 METAL PERCOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

- ESD:**
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (ECO ENERGY, WATER, STORMWATER) BELOW 50%.
 2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 86% OF LIVING FLOOR AREA ACHIEVES 90% ABOVE DIO 2.
 - 82% OF BEDROOM FLOOR AREA ACHIEVES 90% ABOVE DIO 2.
 - 100% OF NON-RESIDENTIAL AREAS ARE TARGETED AT 7% TO 40% OF THE NOMINATED AREA.
 4. 38% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 5. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 6. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 7. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SECTION 2.20).
 8. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 9. A 3kW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 10. A 2kW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 11. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 12. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 13. A 4.0 LITRE PER MINUTE TANK AND A 30.000 LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOFS AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 14. A MELBOURNE STORMWATER RATING OF 92% IS ACHIEVED.
 15. ALL LANDSCAPING IS TO BE NATIVE SPECIES (PLANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY).
 16. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 17. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 18. IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 19. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 20. 141M2 OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 21. 244M2 OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
 22. 244M2 OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

**TOWN PLANNING
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www.kerstinthompson.com

DRAWING TITLE
GA PLAN - LEVEL 1

PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Aims Road	27.07.2023	JL/TML/G	TP101	2
AT FOR	SCALE	PROJECT		
St Kilda East	1:200(A1)	2202		
Neometro				

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**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 13 of 50**

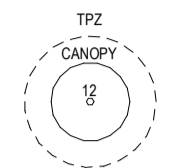


**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 14 of 50**

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 303981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN:
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EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED.
TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT

ABBREVIATIONS:

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
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- FW FLOOR WASTE
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- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

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- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESREEN
- MT1 VERTICAL ALUMINIUM BALLUSTRADE
- MT2 GLAVANISED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
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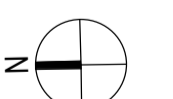
ESD:

1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (ECO ENERGY, WATER, STORMWATER) BELOW 50%.
2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
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 - 82% OF BEDROOM FLOOR AREA ACHIEVES 90% ABOVE DPO 5.
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9. A 3KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
10. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMERCIAL AREAS.
11. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
12. A 2000 LITRE RAINWATER TANK AND A 30,000 LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
13. A MELBOURNE STORMWATERING OF 102% IS ACHIEVED.
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21. 14M2 OF COMMUNAL FOOD PREPARATION AREA WILL BE PROVIDED.

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DRAWING TITLE
GA PLAN - LEVEL 2

PROJECT	AT	FOR	DATE	DRAWN BY	DRAWING NO.	REV.
97 Aims Road	St Kilda East	Neometro	27.07.2023	JL/TML/G	TP102	2
SCALE	PROJECT	PROJECT	SCALE	PROJECT	PROJECT	PROJECT
1:200(A1)	2202	2202	1:200(A1)	2202	2202	2202

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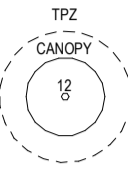


**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 15 of 50**

GENERAL NOTES

SURVEY:
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LANDSCAPE DESIGN:
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION.



EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED.
TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT

ABBREVIATIONS:

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMS SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- MT1 VERTICAL ALUMINIUM BALLUSTRADE
- MT2 GLANVISED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FRONDING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

ESD:

1. THE PROJECT ACHIEVES A TOTAL BEEC SCORE OF 73% WITH NO MANDATORY CATEGORY (ECO ENERGY WATER STORMWATER) BELOW 50%.
2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 86% OF LIVING FLOOR AREA ACHIEVES 90% ABOVE DIO 5.
 - 82% OF BEDROOM FLOOR AREA ACHIEVES 90% ABOVE DIO 5.
4. THE NON-RESIDENTIAL AREA ARE TARGETED A 7% TO 40% OF THE NOMINATED AREA.
5. 38% (8 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
7. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SICA SECTION 2.2019).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A 3 KWV SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A 2 KWV SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
14. A 30,000 LITRE RAINWATER TANK AND A 30,000 LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOFS AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A MELBOURNE STORMWATERING OF 102% IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES (OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY).
17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 1 BICYCLE SPACE ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
20. ONE CHARGING SPACE FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 141M² OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission



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www.kerstinthompson.com

DRAWING TITLE
GA PLAN - LEVEL 3

PROJECT
97 Aims Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JLT/MLG	TP103	2
SCALE	PROJECT		
1:200(A1)	2202		

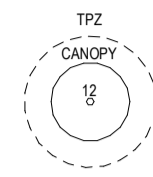
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**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 16 of 50**

GENERAL NOTES

SURVEY:
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- ELEC ELECTRICAL SERVICES
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MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
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- MT2 GLAZED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FRONDING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

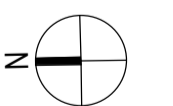
ESD:

1. THE PROJECT ACHIEVES A TOTAL BEESS SCORE OF 73% WITH NO MANDATORY CATEGORY (ECO ENERGY, WATER, STORMWATER) BELOW 50%.
2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 86% OF LIVING FLOOR AREA ACHIEVES 90% ABOVE DIO 5.
 - 82% OF BEDROOM FLOOR AREA ACHIEVES 90% ABOVE DIO 5.
4. THE NON-RESIDENTIAL AREAS ARE TARGETED AT 7.5% TO 40% OF THE NOMINATED AREA.
5. 38% (6 OUT OF 16) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
7. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SICA SECTION 2.20).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A 3kW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A 2kW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
14. A 30,000 LITRE RAINWATER TANK AND A 30,000 LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOFS AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A MELBOURNE STORMWATER RATING OF 102% IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES. ALL LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 7 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
20. ONE CHARGING SPACE FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 141M² OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	18.11.2022	Issued for Town Planning
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2	27.07.2023	Amended TP Submission

**TOWN PLANNING
NOT FOR CONSTRUCTION**



KTA

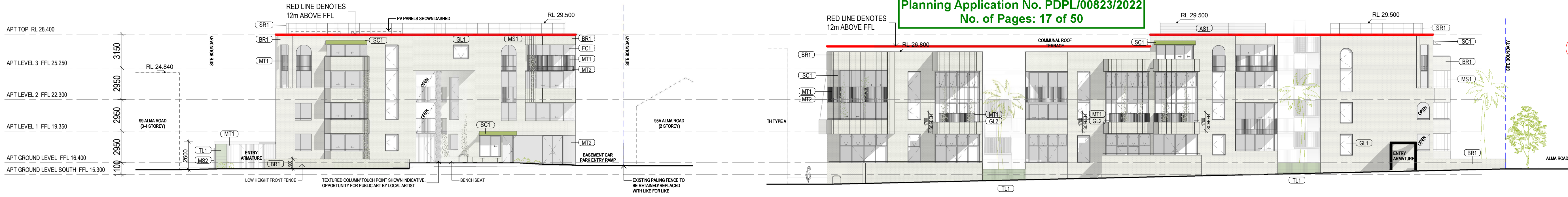
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kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
GA PLAN - LEVEL ROOF

PROJECT
97 Alma Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/MT/LG		2
SCALE	PROJECT		
1:200(A1)	2202	TP104	

City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 17 of 50



01 TP - APT ELEVATION NORTH - 01
1:200

02 TP - APT ELEVATION EAST - 01
1:200

GENERAL NOTES

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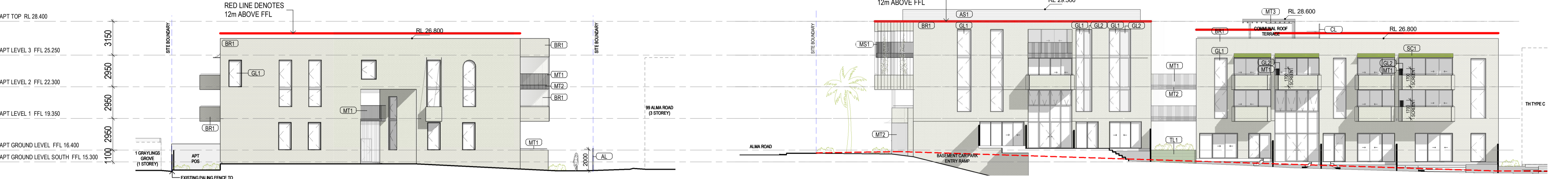
EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS:

AC CONDENSER UNIT
CL CLOTHES LINE
ELEC ELECTRICAL SERVICES
HYDR HYDRAULIC SERVICES
COM COMMS SERVICES
FCL FINISHED FLOOR LEVEL
FFL FINISHED FLOOR LEVEL
FHR FIRE HOSE REEL
FHY FIRE HYDRANT
FIP FIRE INDICATOR PANEL
FW FLOOR WASTE
NGL NATURAL GROUND LEVEL
RL RELATIVE LEVEL
TP WATER TAP
HW HOT WATER UNIT
HP HEAT PUMP HOT WATER UNIT
OW OPERABLE WINDOW

MATERIALS

BR1 BRICK WORK - BAGGED TEXTURE FINISH
BR2 BREZZE BLOCK
FC1 PAINTED FIBRE CEMENT SHEET
TL1 EXTERNAL TILE
SC1 SUN SHADES/SCREEN
MT1 VERTICAL ALUMINIUM BALLUSTRADE
MT2 GLAVANISED STEEL CLADDING
MT3 METAL PERGOLA
GL1 GLAZING - DOUBLE CLEAR
GL2 OBBSCURE GLAZING - REEDED
MS1 CABLE MESH
MS2 MESH FENCING
MS3 MESH SCREEN
AS1 ACOUSTIC WALL PANEL
SR1 SAFETY GUARD RAIL



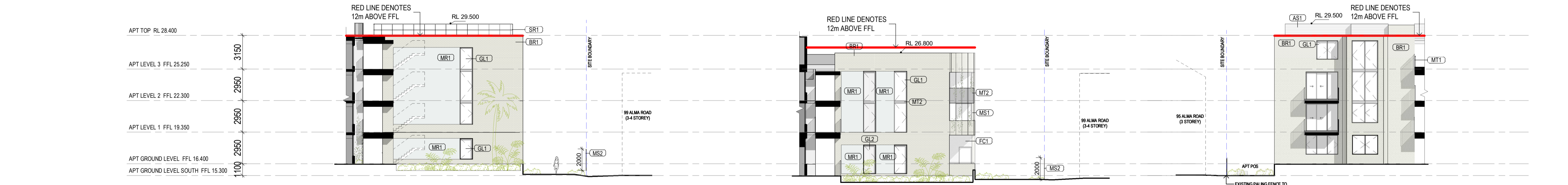
03 TP - APT ELEVATION SOUTH - 01
1:200

04 TP - APT ELEVATION WEST - 01
1:200

ESD:

- THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (ECO ENERGY, WATER, STORMWATER) BELOW 50%.
- 100% (41) OUT OF 41 OF THE DEVELOPMENT'S APARTMENTS AND 100% (21) OUT OF 21 OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
- DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 100% OF LIVING FLOOR AREA ACHIEVES 90% ABOVE D10
 - 100% OF BEDROOM FLOOR AREA ACHIEVES 90% ABOVE D10
 - 100% OF NON-RESIDENTIAL AREA ARE TARGETING A 7% TO 40% OF THE NOMINATED AREA.
- 30% (16) OUT OF 41 OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
- THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
- THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
- THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SIC SECTION 2.07B).
- THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
- A BIKIN SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
- A 20KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
- INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMERCIAL AREAS.
- WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
- A 4,000 LITRE RAINWATER TANK AND A 30,000 LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
- A MELBOURNE STORMWATER OF 100% IS ACHIEVED.
- ALL LANDSCAPING IS TO BE NATIVE SPECIES. ALL LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
- IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
- IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
- IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
- ONE CHARGING SPACE FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
- 14M² OF COMMERCIAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
- 24M² OF COMMERCIAL FOOD PRODUCTION AREA WILL BE PROVIDED.

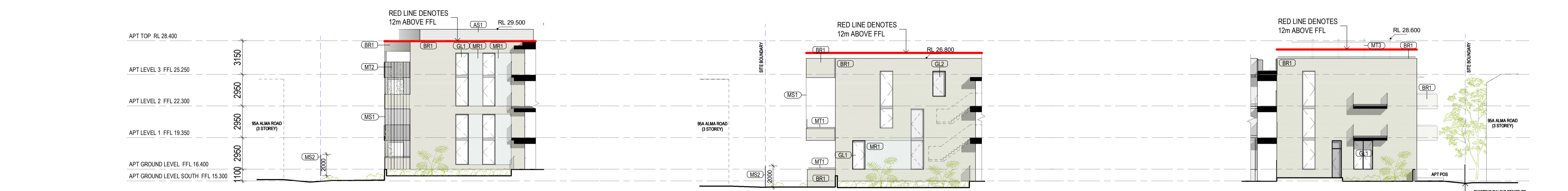
REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS



05 TP - APT ELEVATION SOUTH - 02
1:200

06 TP - APT ELEVATION SOUTH - 03
1:200

07 TP - APT ELEVATION SOUTH - 04
1:200



08 TP - APT ELEVATION NORTH - 02
1:200

09 TP - APT ELEVATION NORTH - 03
1:200

10 TP - APT ELEVATION NORTH - 04
1:200

No.	Date	Description
0	18.11.2022	Issued for Town Planning
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2	27.07.2023	Amended TP Submission

TOWN PLANNING
NOT FOR CONSTRUCTION

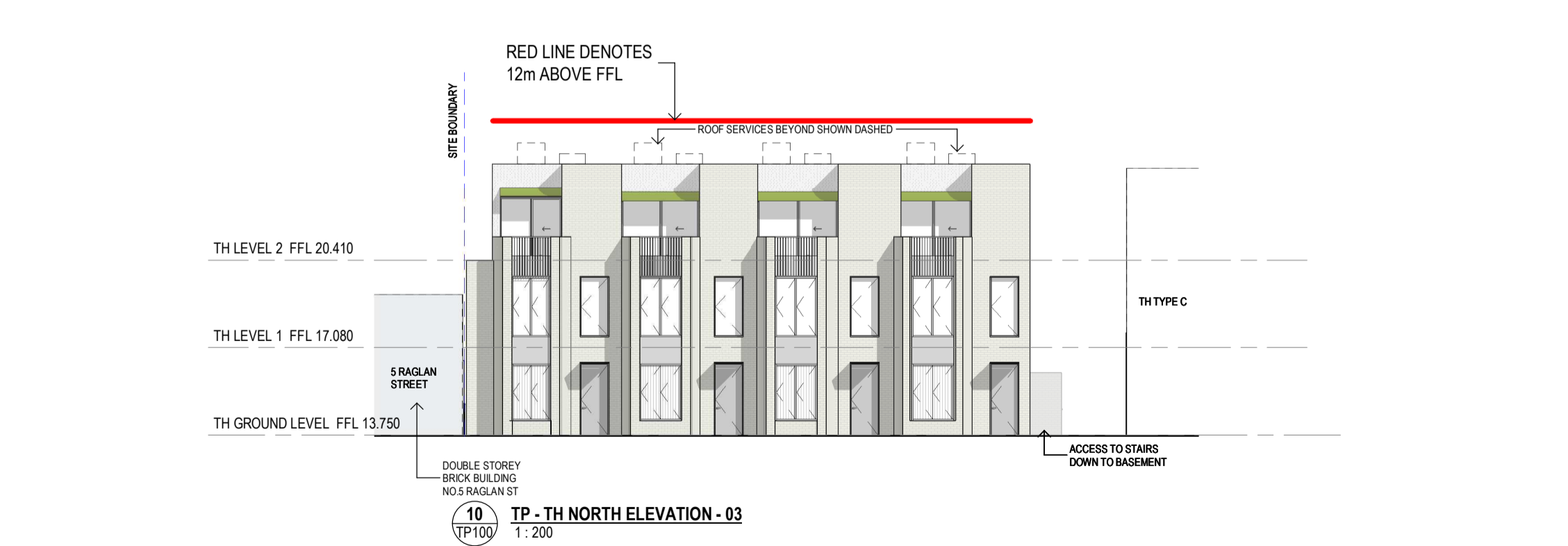
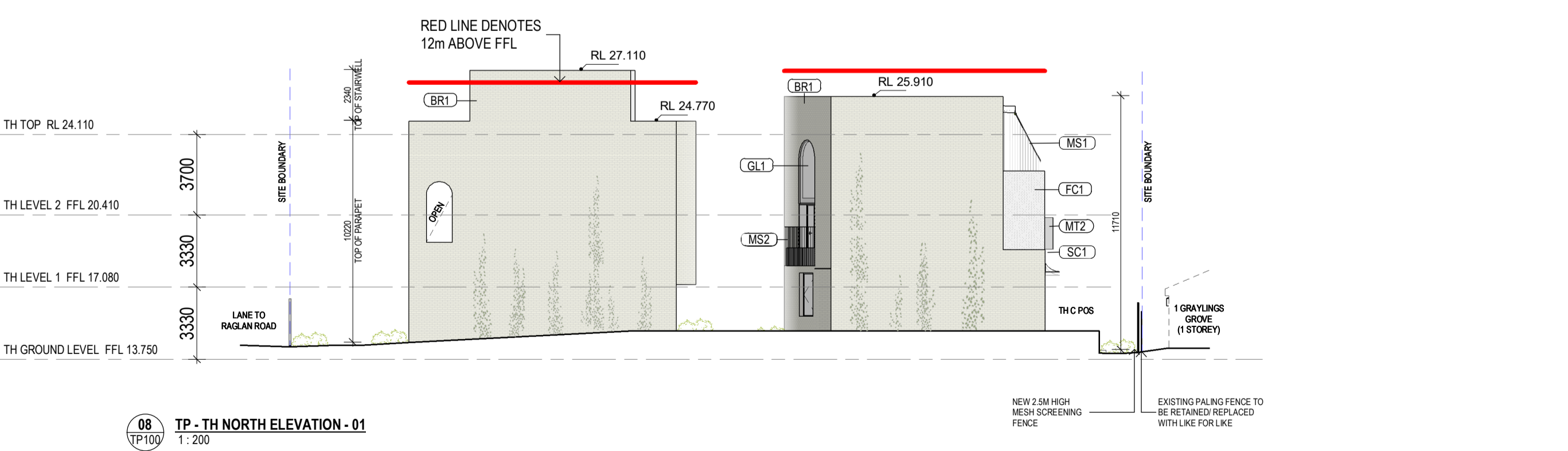
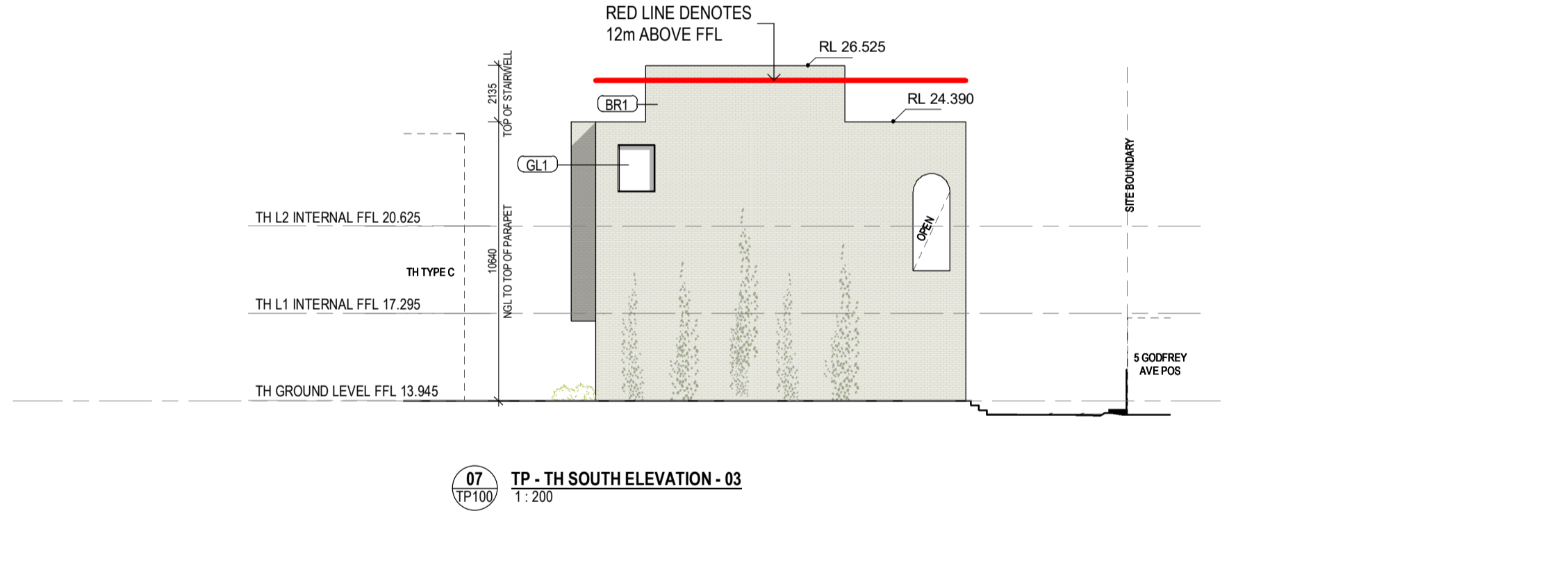
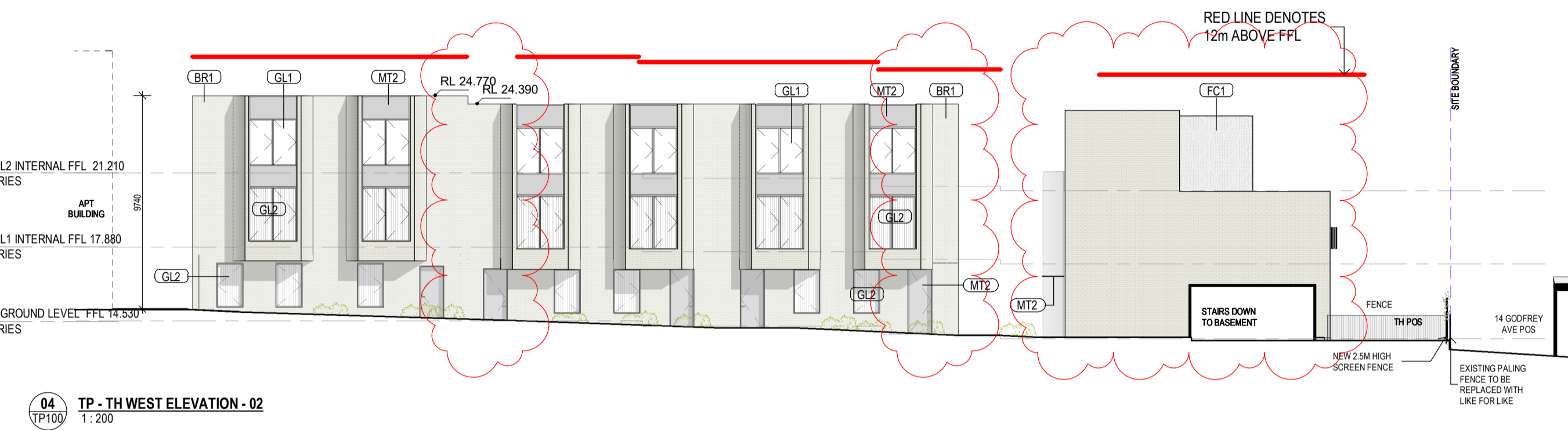
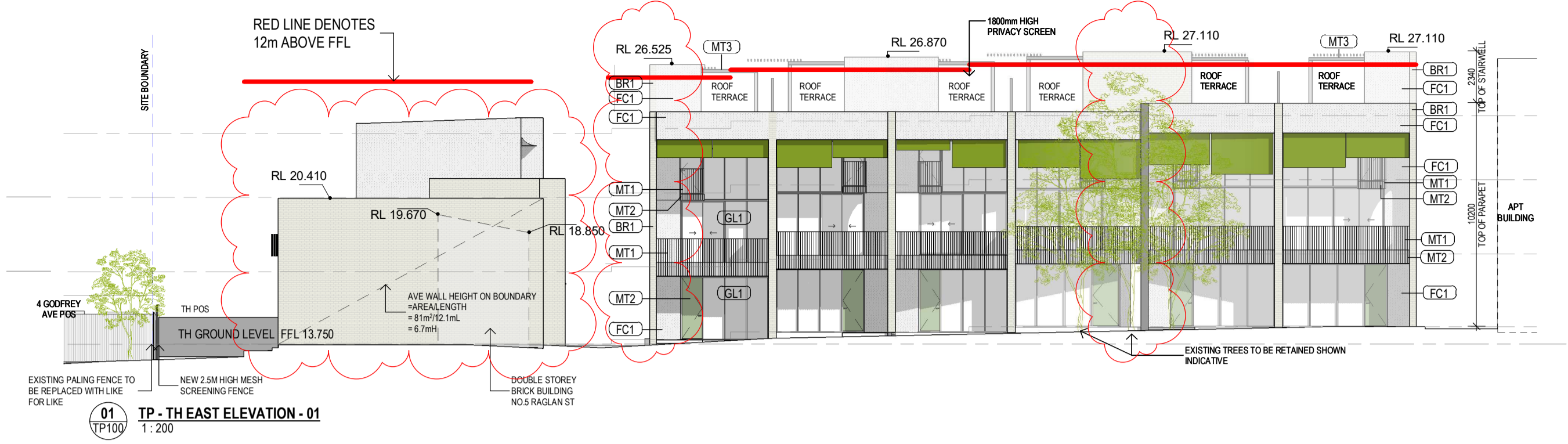
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www.kerstinthompson.com

DRAWING TITLE
GA ELEVATIONS - APARTMENT BUILDING

PROJECT
97 Alma Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		
SCALE	PROJECT		
1:200(A1)	2202	TP300	2

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TPZ CANOPY

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ABBREVIATIONS

AC CONDENSER UNIT
 CL CLOTHES LINE
 ELEC ELECTRICAL SERVICES
 HYDR HYDRAULIC SERVICES
 COM COMMS SERVICES
 FCL FINISHED CEILING LEVEL
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 FHY FIRE HYDRANT
 FIP FIRE INDICATOR PANEL
 FW FLOOR WASTE
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MATERIALS

BRT BRICK WORK - BAGGED TEXTURE FINISH
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 MT3 METAL PERGOLA
 GL1 GLAZING - DOUBLE CLEAR
 GL2 OPAQUE GLAZING - REEDED
 MS1 CABLE MESH
 MS2 MESH FENCING
 MS3 MESH SCREEN
 AS11 ACOUSTIC WALL PANEL
 SR1 SAFETY GUARD RAIL

ESD

1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
2. 100% (41 OUT OF 41) OF THE DEVELOPER'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPER'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE OF
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE OF
 - 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% TO 10% OF THE NOMINATED AREA.
5. 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
7. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATURES ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATURES ENERGY RATING RESULT FOR THE TOWNHOUSES.
8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (IEA SECTION 1.2010).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A 5kW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A 2kW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
14. A 30,000Litre RAINWATER TANK AND A 30,000Litre RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A MELBOURNE STORMWATER OF 10% IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 18 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 18 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 11% OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
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1	15.03.2023	Issued for RFI Response
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TOWN PLANNING
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 www.kerstinthompson.com

DRAWING TITLE
 GA ELEVATIONS - TOWNHOUSES

PROJECT
 97 Aims Road
 AT St Kilda East
 FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JLJ/TML/G		
SCALE	PROJECT		
1:200(A1)	2202	TP301	2

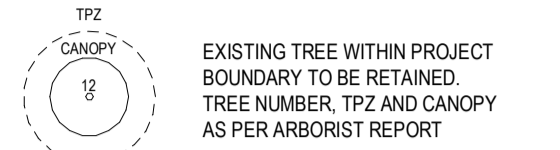
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City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 19 of 50

GENERAL NOTES

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ABBREVIATIONS

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- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLASSWISSED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

GENERAL NOTES

APARTMENT CEILING HEIGHT = MIN. 2700mm;
EXCLUDING BULKHEAD AREAS OVER LOBBY, BATHROOMS
AND HALLWAYS WHERE CEILING HEIGHT = MIN. 2400mm

1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (EG ENERGY WATER, STORMWATER) BELOW 50%.
 2. 10% (11 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - * 88% OF LIVING FLOOR AREA ACHIEVES >60% ABOVE OF
 - * 92% OF RESIDUAL FLOOR AREA ACHIEVES >60% ABOVE OF 5
 - * 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% OF TO 40% OF THE NOMINAL.
 4. 30% (16 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 5. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 6. THE DEVELOPMENT IS TO ACHIEVE A 3 STAR AVERAGE MATTERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 3 STAR AVERAGE MATTERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 7. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (BCA SECTION 2.01B).
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A BATTERY STORAGE SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 14. A 2000L LITRE RAINWATER TANK AND A 3000L LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 15. A NEIGHBOURHOOD STORAGE OF 102% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 14 M² OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 22. 24 M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

TOWN PLANNING
NOT FOR CONSTRUCTION

KTA

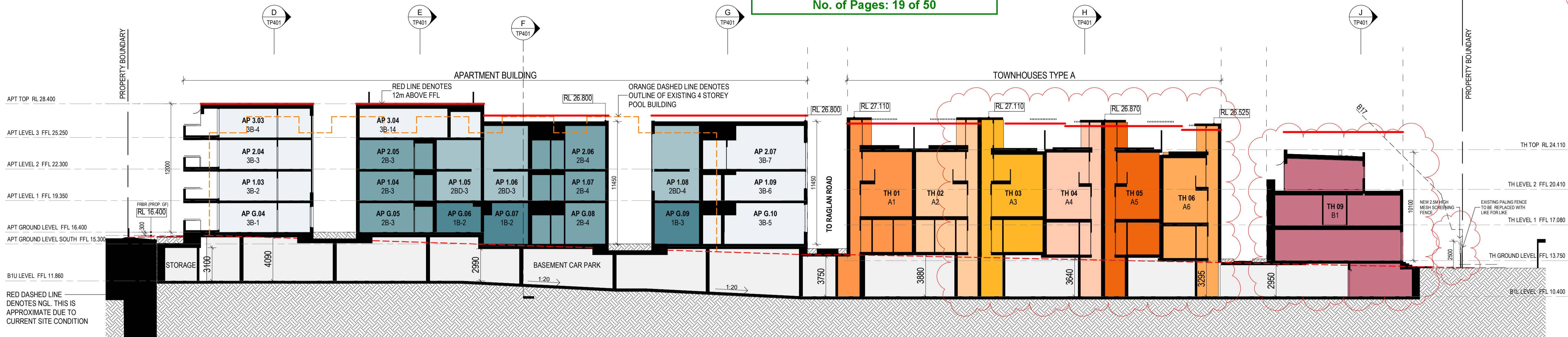
Kerstin Thompson Architects Pty Ltd
277 Queensberry St, Melbourne Australia 3000
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
GA SECTIONS - SHEET 1

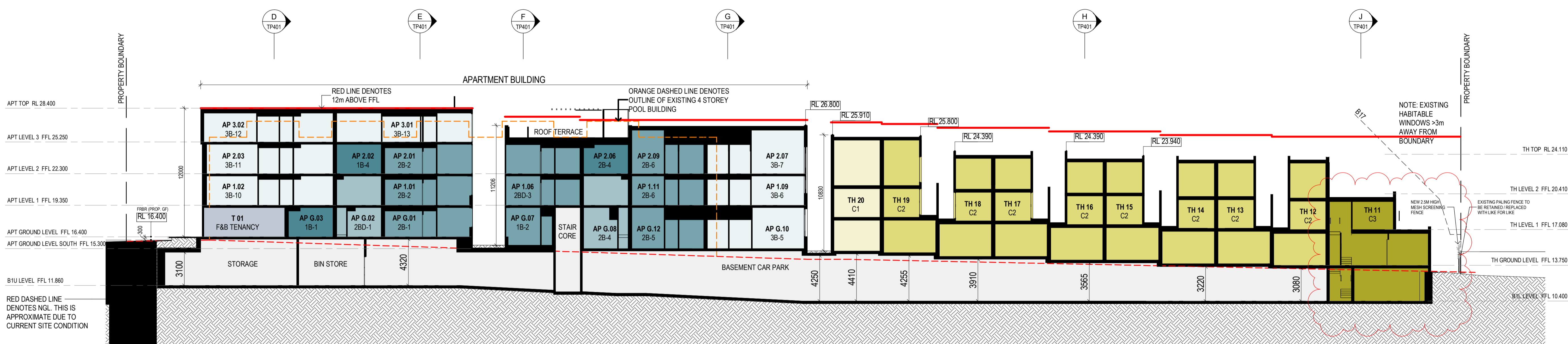
PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JLJ/TML/G	TP400	2
SCALE	PROJECT		
As indicated(A1)	2202		

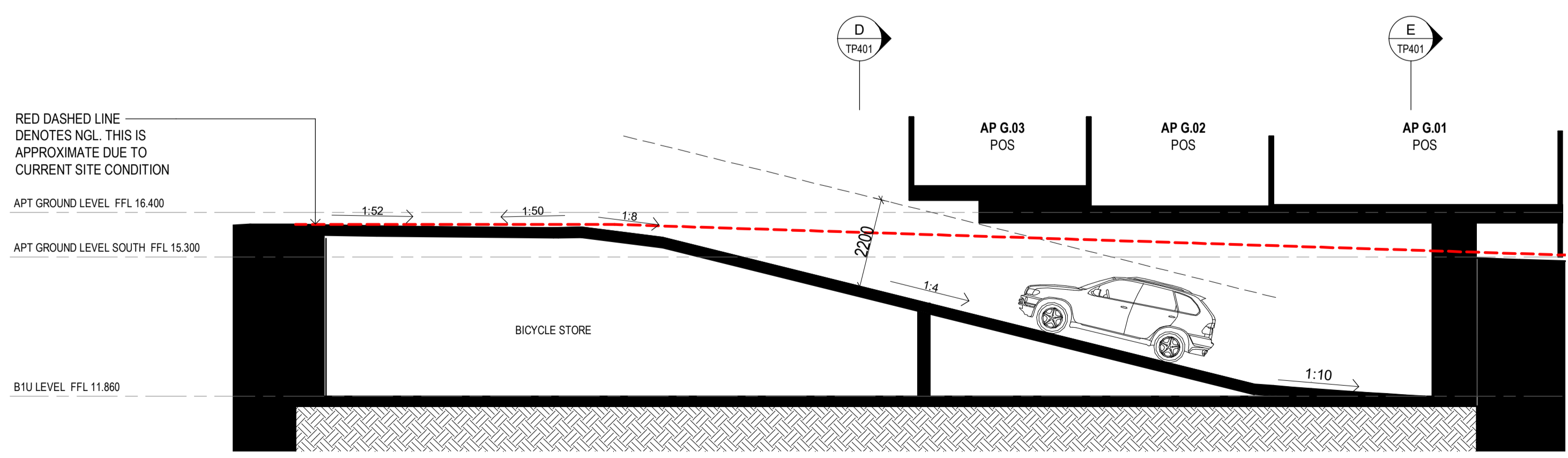
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A TP - SECTION AA
SCALE 1 : 200



B TP - SECTION BB
SCALE 1 : 200



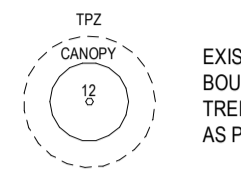
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SCALE 1 : 100

**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 20 of 50**

GENERAL NOTES

SURVEY: EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 302981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN: LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.



ABBREVIATIONS:

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMS SERVICES
- FCI FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERIOR TILE
- SC1 SUN SHADES/SCREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLASS/PAVED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
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- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

GENERAL NOTES

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EXCLUDING BULKHEAD AREAS OVER LOINERY, BATHROOMS AND HALLWAYS WHERE CEILING HEIGHT = MIN. 2400mm

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 * 88% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 * 92% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
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9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A BURN SQUARE SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A DOW SOLAR PVP SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
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**TOWN PLANNING
NOT FOR CONSTRUCTION**

KTA

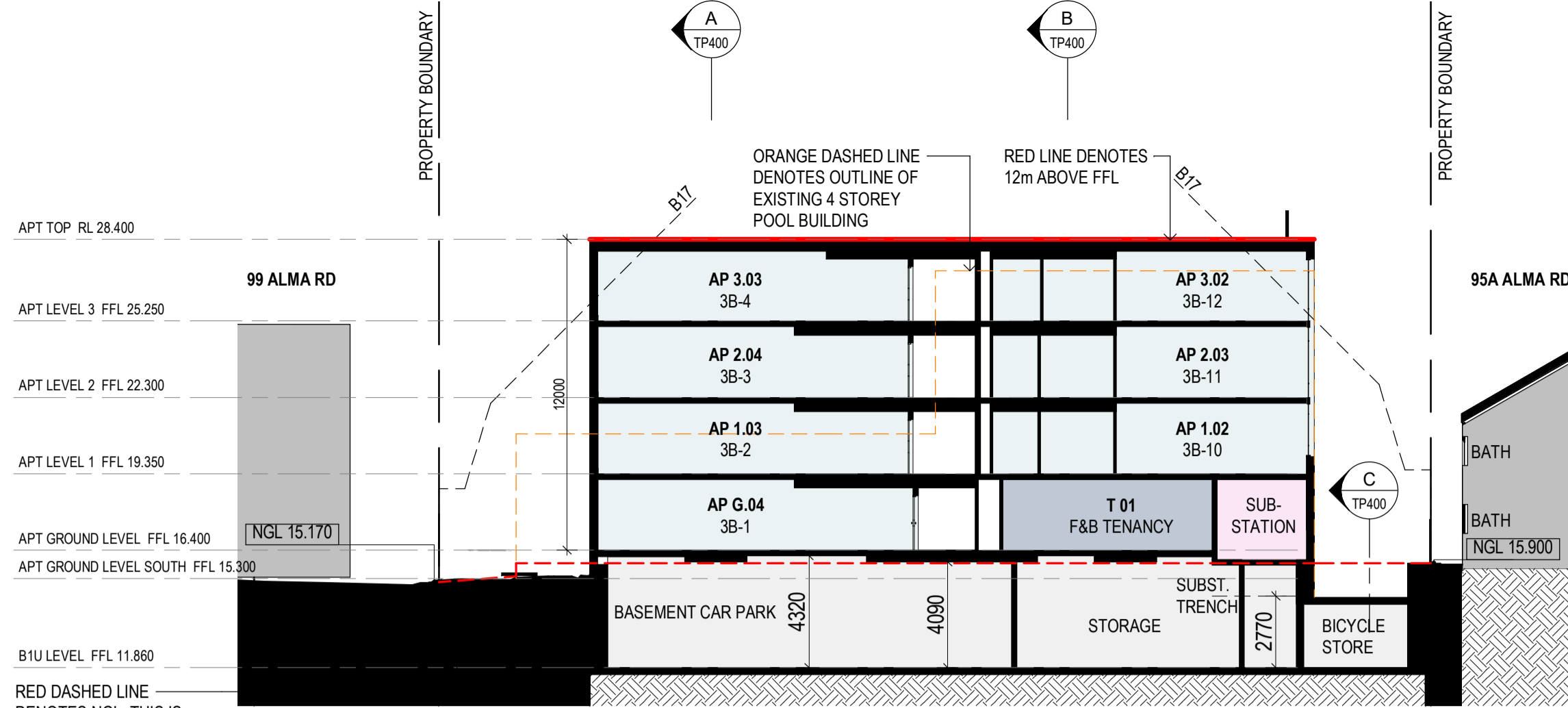
Kerstin Thompson Architects Pty Ltd
277 Queensberry St, Melbourne Australia 3000
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
GA SECTIONS - SHEET 2

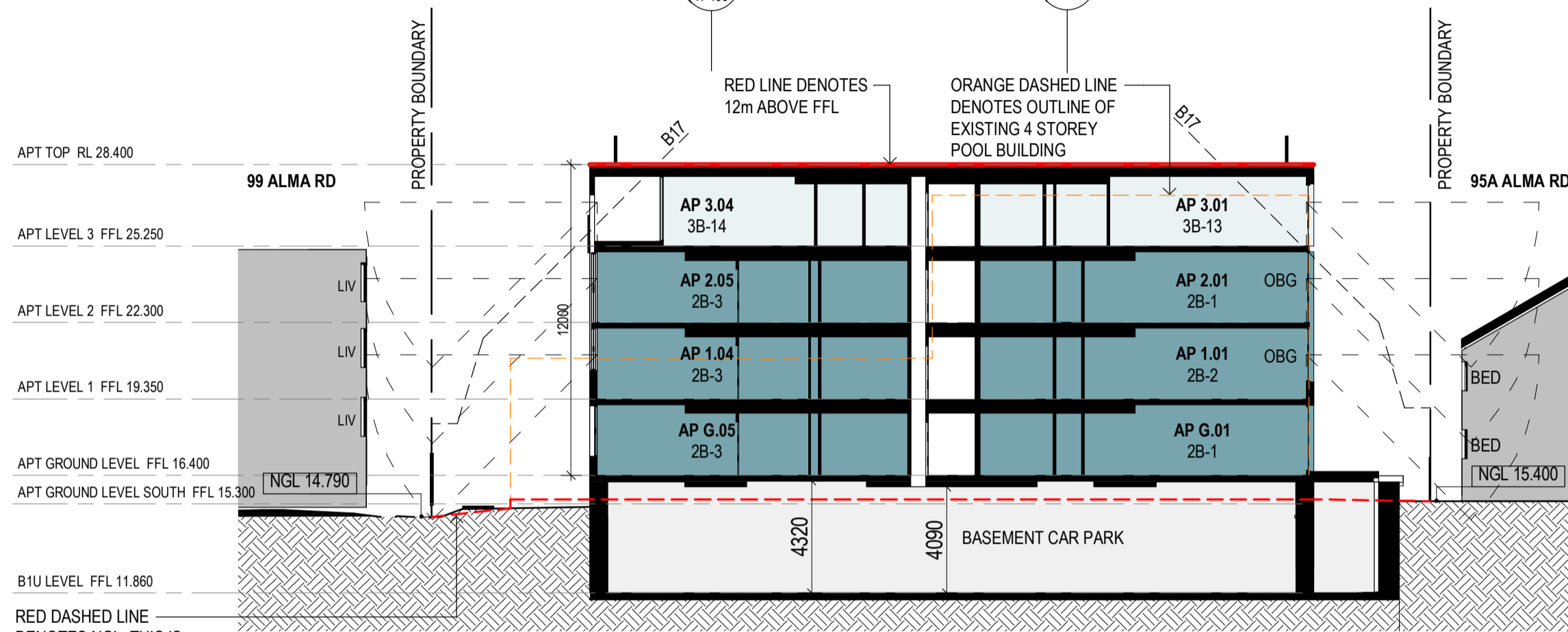
PROJECT
97 Alma Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/UTM/LG		
SCALE	PROJECT	TP401	2
As indicated(A1) 2202			

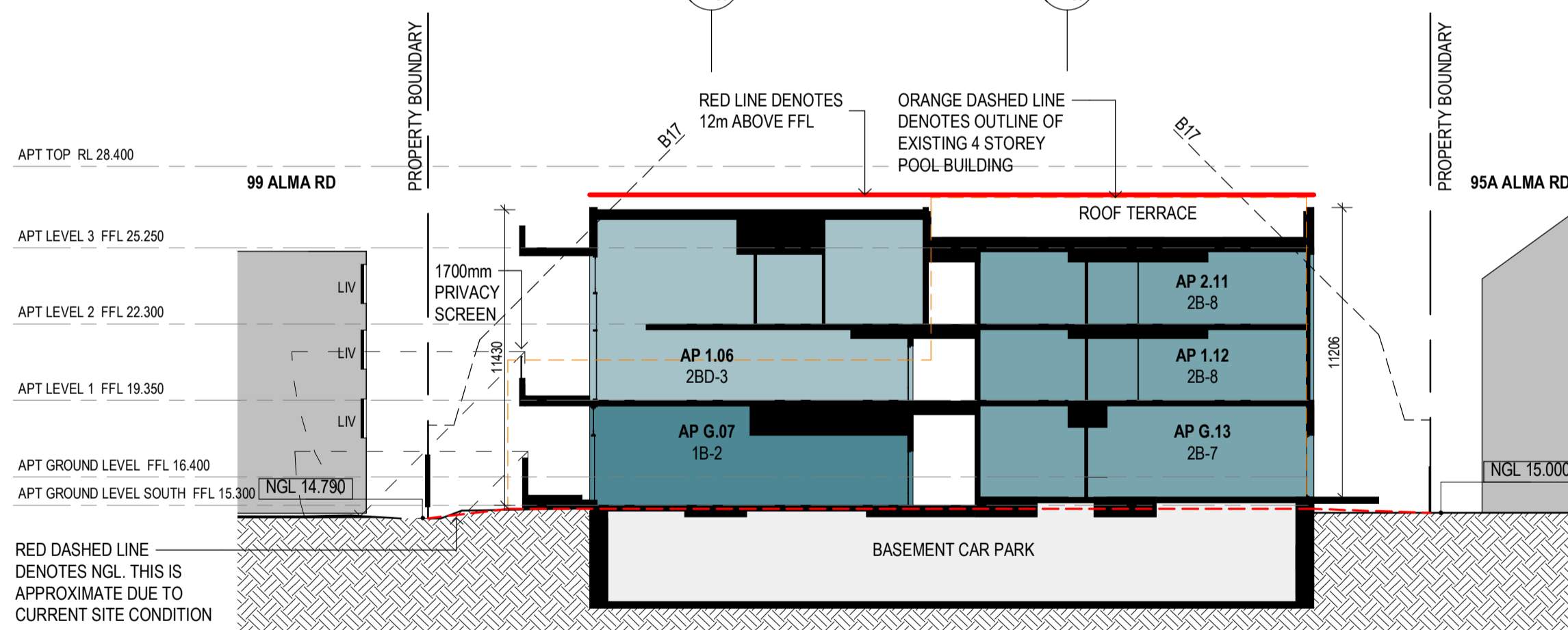
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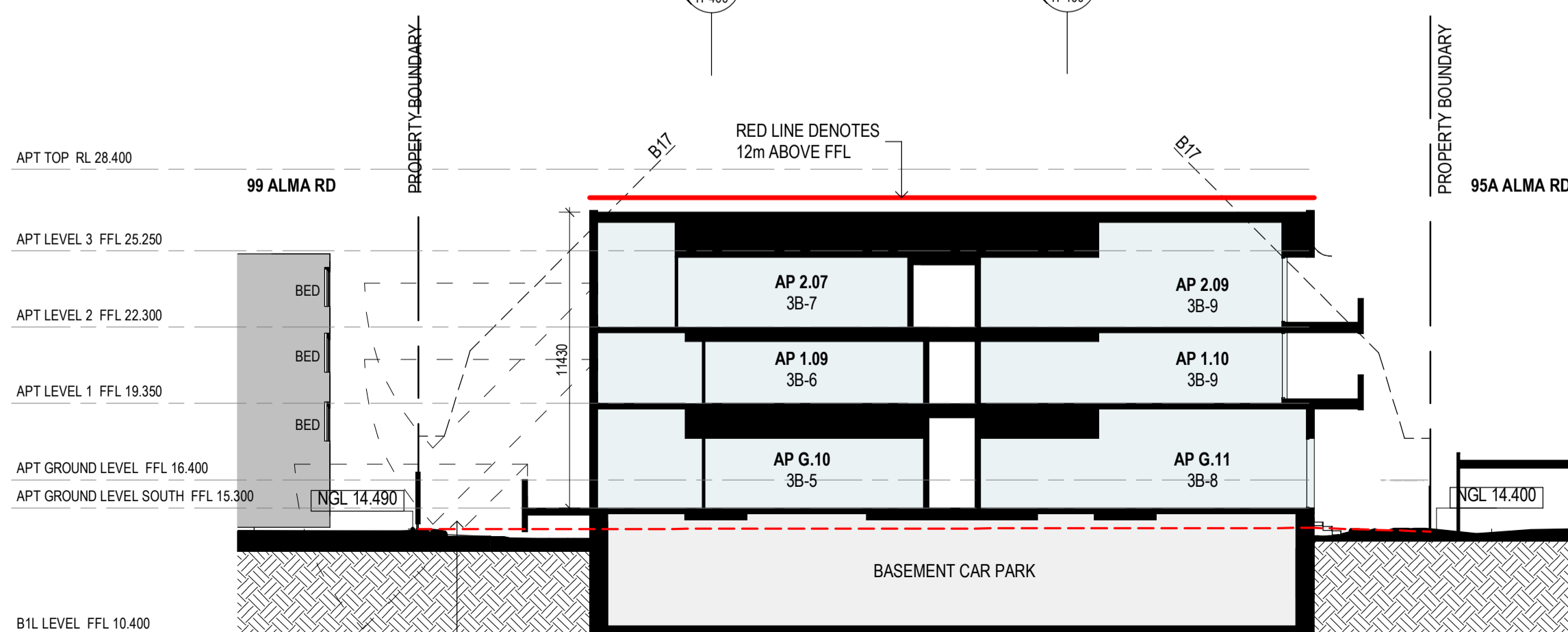
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SCALE 1 : 200



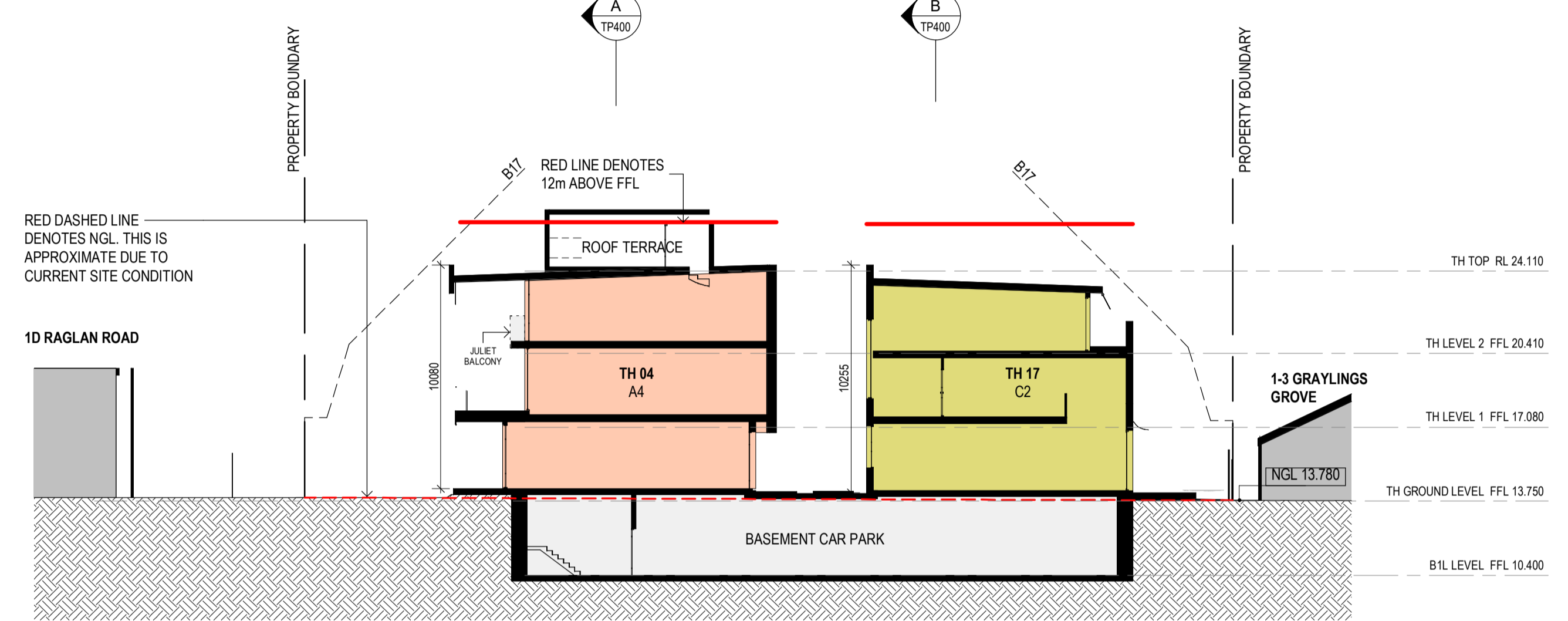
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SCALE 1 : 200



F TP - SECTION FF
SCALE 1 : 200



G TP - SECTION GG
SCALE 1 : 200



H TP - SECTION HH
SCALE 1 : 200

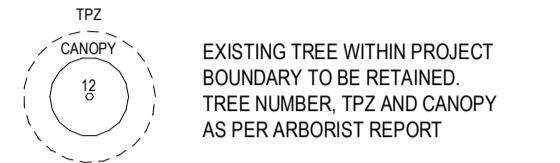


J TP - SECTION JJ
SCALE 1 : 200

GENERAL NOTES

SURVEY:
 EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 30381-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN:
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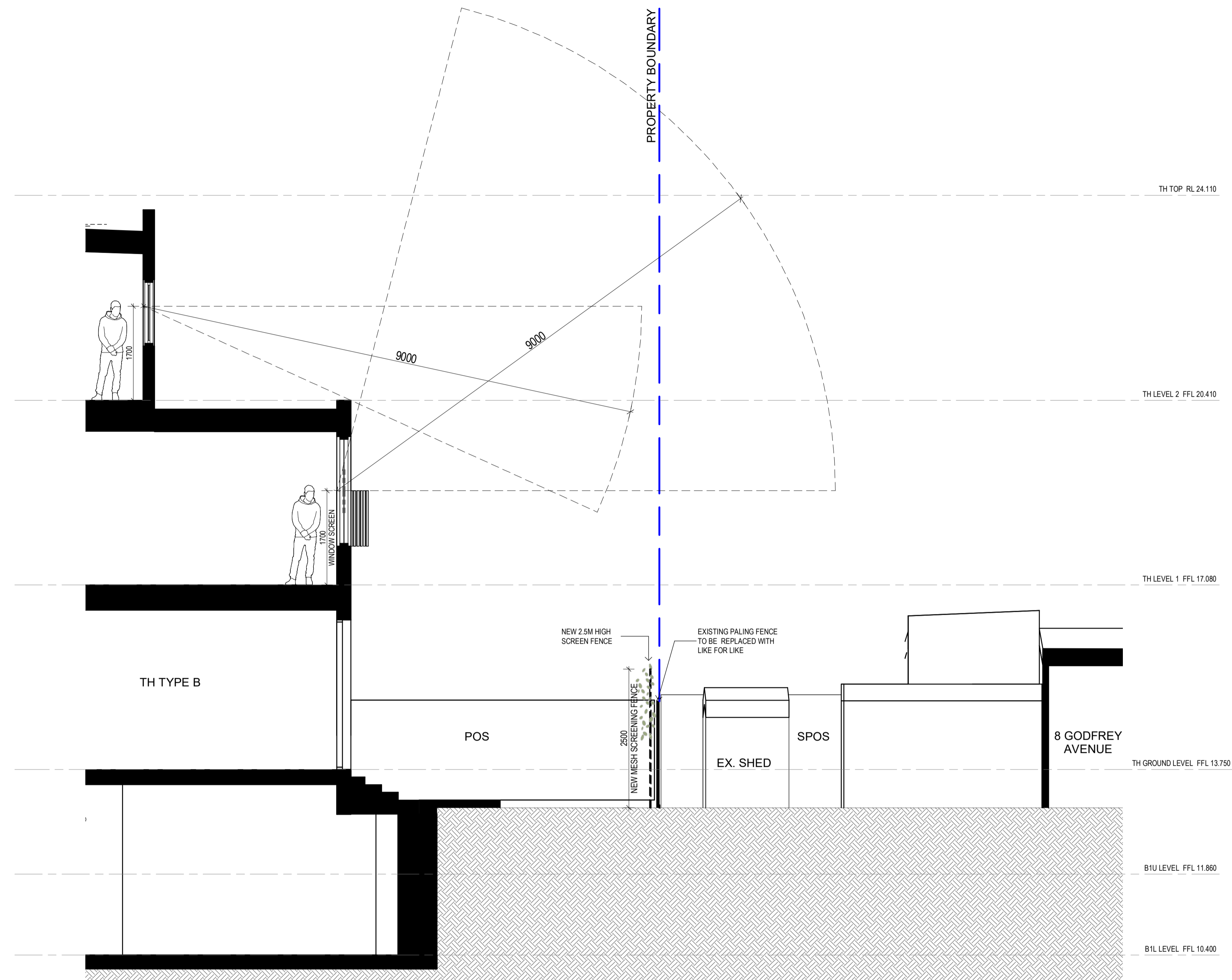


ABBREVIATIONS:

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMS SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
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- FW FLOOR WASTE
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- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

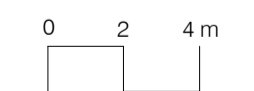
- BR1 BRICK WORK - BAGGED TEXTURE FINISH
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- MS1 CABLE MESH
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- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL



DETAIL SECTION - SCREENING
 SCALE 1 : 50

No.	Date	Description
0	27.07.2023	Amended TP Submission

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

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 277 Queensberry St, Melbourne Australia 3000
 T +61 3 8662 8800
 kta@kerstinthompson.com
 www.kerstinthompson.com

DRAWING TITLE
 DETAIL SECTION - SCREENING

PROJECT
 97 Alma Road
 AT St Kilda East
 FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	Author		0
SCALE	PROJECT		
As indicated(A1)	2202	TP402	0

APT TYPE 1B-1		
LEVEL	APT TYPE	NUMBER
APT GROUND LEVEL	1B-1	G.03
TOTAL: 1		

INTERNAL STORAGE APT 1B-1		
TYPE	LOCATION	VOLUME
1B-1	BEDROOM	3.6 m ²
1B-1	KITCHEN	0.3 m ²
1B-1	KITCHEN	0.4 m ²
1B-1	KITCHEN	0.3 m ²
1B-1	KITCHEN	0.2 m ²
1B-1	KITCHEN	1.0 m ²
1B-1	KITCHEN	0.1 m ²
1B-1	LAUNDRY	0.8 m ²
TOTAL INTERNAL STORAGE:		7.3 m ²

EXTERNAL STORAGE APT 1B-1		
APT TYPE	LOCATION	VOLUME
1B-1	G.03 BSMNT STORAGE	6.1 m ²
TOTAL EXTERNAL: 1		

APT TYPE 1B-2		
LEVEL	APT TYPE	NUMBER
APT GROUND LEVEL	1B-2	G.06
APT GROUND LEVEL	1B-2	G.07
TOTAL: 2		

INTERNAL STORAGE APT 1B-2		
TYPE	LOCATION	VOLUME
1B-2	BEDROOM	3.6 m ²
1B-2	BEDROOM	0.4 m ²
1B-2	KITCHEN	0.9 m ²
1B-2	KITCHEN	0.4 m ²
1B-2	KITCHEN	0.3 m ²
1B-2	KITCHEN	0.1 m ²
1B-2	KITCHEN	0.2 m ²
1B-2	KITCHEN	0.2 m ²
1B-2	KITCHEN	1.0 m ²
1B-2	LAUNDRY	0.8 m ²
TOTAL INTERNAL STORAGE:		7.7 m ²

EXTERNAL STORAGE APT 1B-2		
APT TYPE	LOCATION	VOLUME
1B-2	G.06 BSMNT STORAGE	6.1 m ²
1B-2	G.07 BSMNT STORAGE	6.1 m ²
TOTAL EXTERNAL: 2		

APT TYPE 1B-3		
LEVEL	APT TYPE	NUMBER
APT GROUND LEVEL	1B-3	G.09
TOTAL: 1		

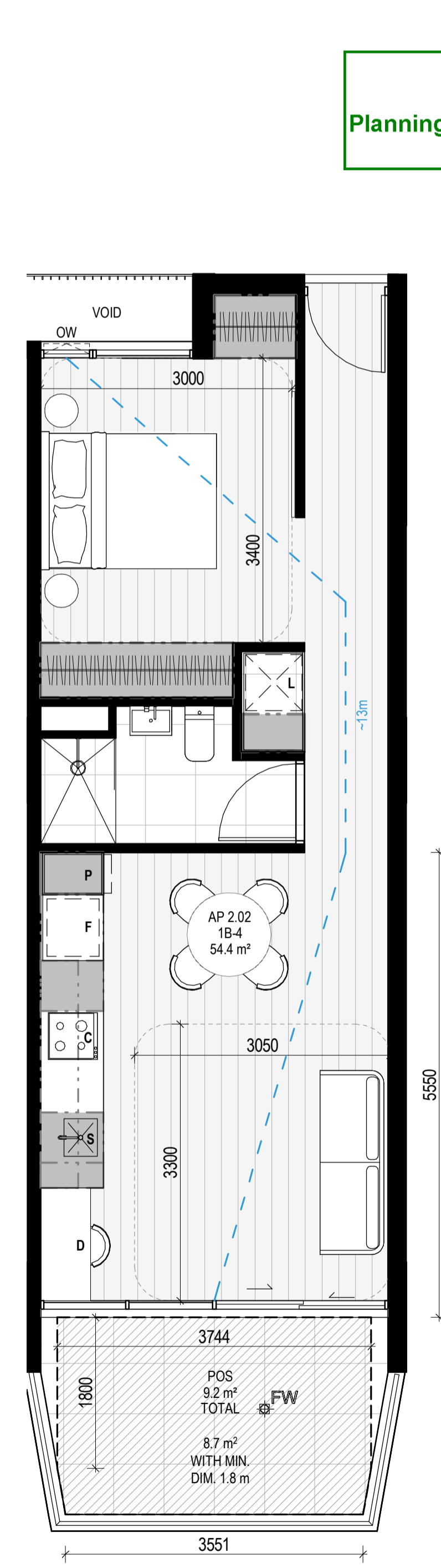
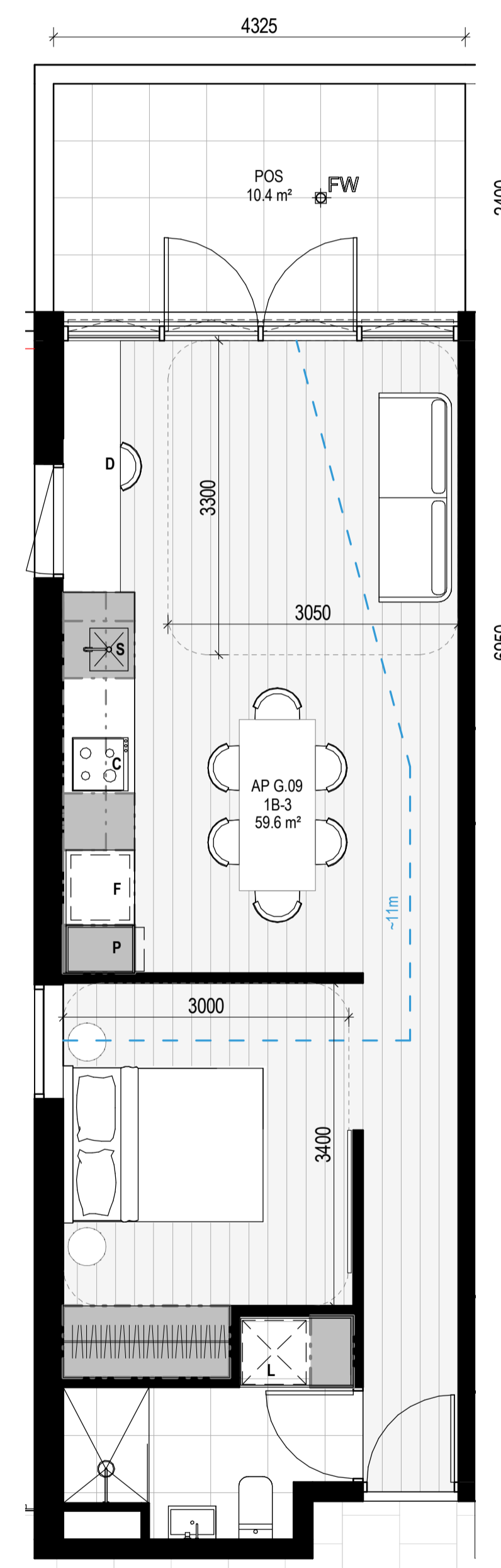
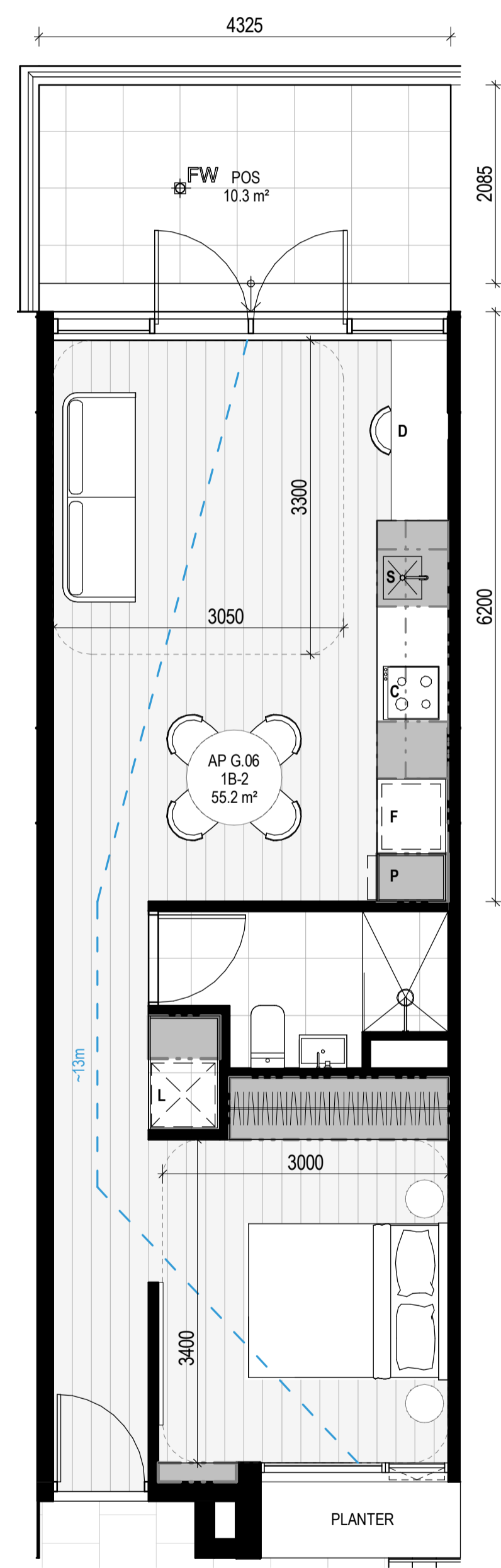
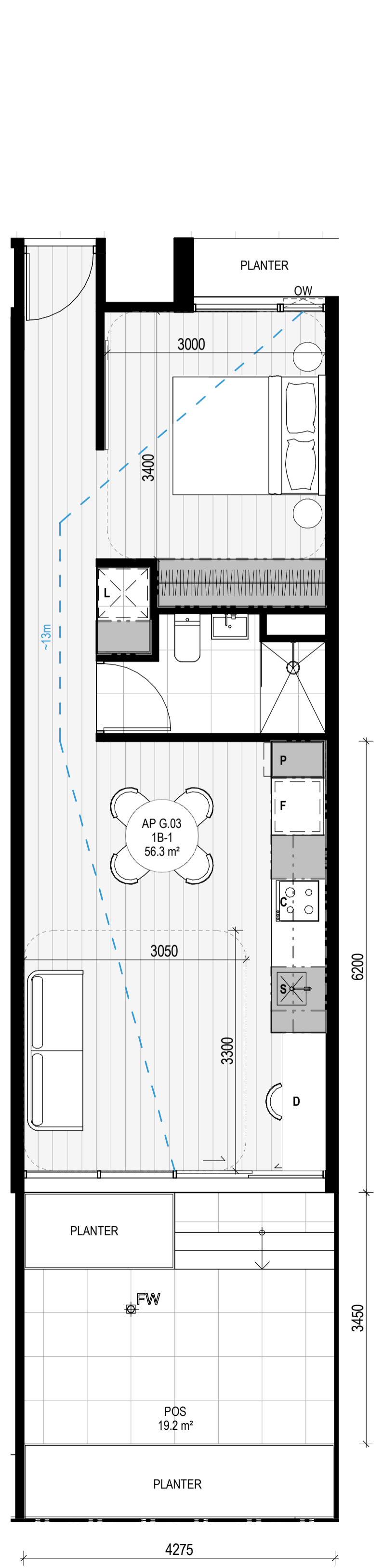
INTERNAL STORAGE APT 1B-3		
TYPE	LOCATION	VOLUME
1B-3	BEDROOM	3.1 m ²
1B-3	KITCHEN	0.9 m ²
1B-3	KITCHEN	0.4 m ²
1B-3	KITCHEN	0.3 m ²
1B-3	KITCHEN	0.1 m ²
1B-3	KITCHEN	0.2 m ²
1B-3	KITCHEN	1.0 m ²
1B-3	LAUNDRY	0.8 m ²
TOTAL INTERNAL STORAGE:		6.8 m ²

EXTERNAL STORAGE APT 1B-3		
APT TYPE	LOCATION	VOLUME
1B-3	G.09 BSMNT STORAGE	6.1 m ²
TOTAL EXTERNAL: 1		

APT TYPE 1B-4		
LEVEL	APT TYPE	NUMBER
APT LEVEL 2	1B-4	2.02
APT LEVEL 2	1B-4	2.10
TOTAL: 2		

INTERNAL STORAGE APT 1B-4		
TYPE	LOCATION	VOLUME
1B-4	BEDROOM	3.6 m ²
1B-4	BEDROOM	1.3 m ²
1B-4	KITCHEN	0.9 m ²
1B-4	KITCHEN	0.4 m ²
1B-4	KITCHEN	0.3 m ²
1B-4	KITCHEN	0.1 m ²
1B-4	KITCHEN	0.2 m ²
1B-4	KITCHEN	1.0 m ²
1B-4	LAUNDRY	0.8 m ²
TOTAL INTERNAL STORAGE:		9.0 m ²

EXTERNAL STORAGE APT 1B-4		
APT TYPE	LOCATION	VOLUME
1B-4	2.02 BSMNT STORAGE	6.1 m ²
1B-4	2.10 BSMNT STORAGE	6.1 m ²
TOTAL EXTERNAL: 2		



City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 23 of 50

APARTMENT NOTES

- A** - BATHROOM DESIGN OPTION UNDER APARTMENT DESIGN GUIDELINES FOR VICTORIA TABLE D4
- L** - LAUNDRY
- P** - PANTRY
- F** - FRIDGE
- S** - SINK
- C** - COOKTOP
- D** - DESK
- BREEZE PATH** - 1.3m

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EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS

- AC CONDENSER UNIT
- CL CLOTHES LINE
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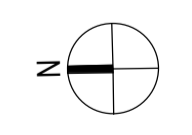
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- FC1 PAINTED FIBRE CEMENT SHEET
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- ESD:**
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 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE DFD 1
 - THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% TO 10% OF THE NOMINATED AREA.
 - 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
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 - A 3KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - A 2KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 - INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 - WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 - A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 - A MELBOURNE STORMWATER OF 10% IS ACHIEVED.
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 - IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 11% OF COMMUNAL SPACES WILL BE PROVIDED AT THE ROOFTOP DECK.
 - 24% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

TOWN PLANNING
NOT FOR CONSTRUCTION



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DRAWING TITLE
 APARTMENT PLAN - TYPE 1B-1, 1B-2, 1B-3 & 1B-4

PROJECT
 97 Alma Road
 AT St Kilda East
 FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	Author		
SCALE	PROJECT		
As indicated(A1)	2202	TP610	2

**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 24 of 50**

APT TYPE 2B-1

LEVEL	APT TYPE	NUMBER
APT GROUND LEVEL	2B-1	G.01
TOTAL: 1		

INTERNAL STORAGE APT 2B-1

TYPE	LOCATION	VOLUME
2B-1	BEDROOM	3.0 m ³
2B-1	BEDROOM	2.9 m ³
2B-1	HALLWAY	2.9 m ³
2B-1	KITCHEN	0.4 m ³
2B-1	KITCHEN	0.3 m ³
2B-1	KITCHEN	0.2 m ³
2B-1	KITCHEN	1.2 m ³
2B-1	KITCHEN	0.1 m ³
2B-1	KITCHEN	1.8 m ³
2B-1	KITCHEN	0.3 m ³
2B-1	LAUNDRY	0.8 m ³
TOTAL INTERNAL STORAGE		13.9 m ³

EXTERNAL STORAGE APT 2B-1

APT TYPE	LOCATION	VOLUME
2B-1	G.01 BSMNT STORAGE	6.1 m ³
TOTAL EXTERNAL: 1		

APT TYPE 2B-2

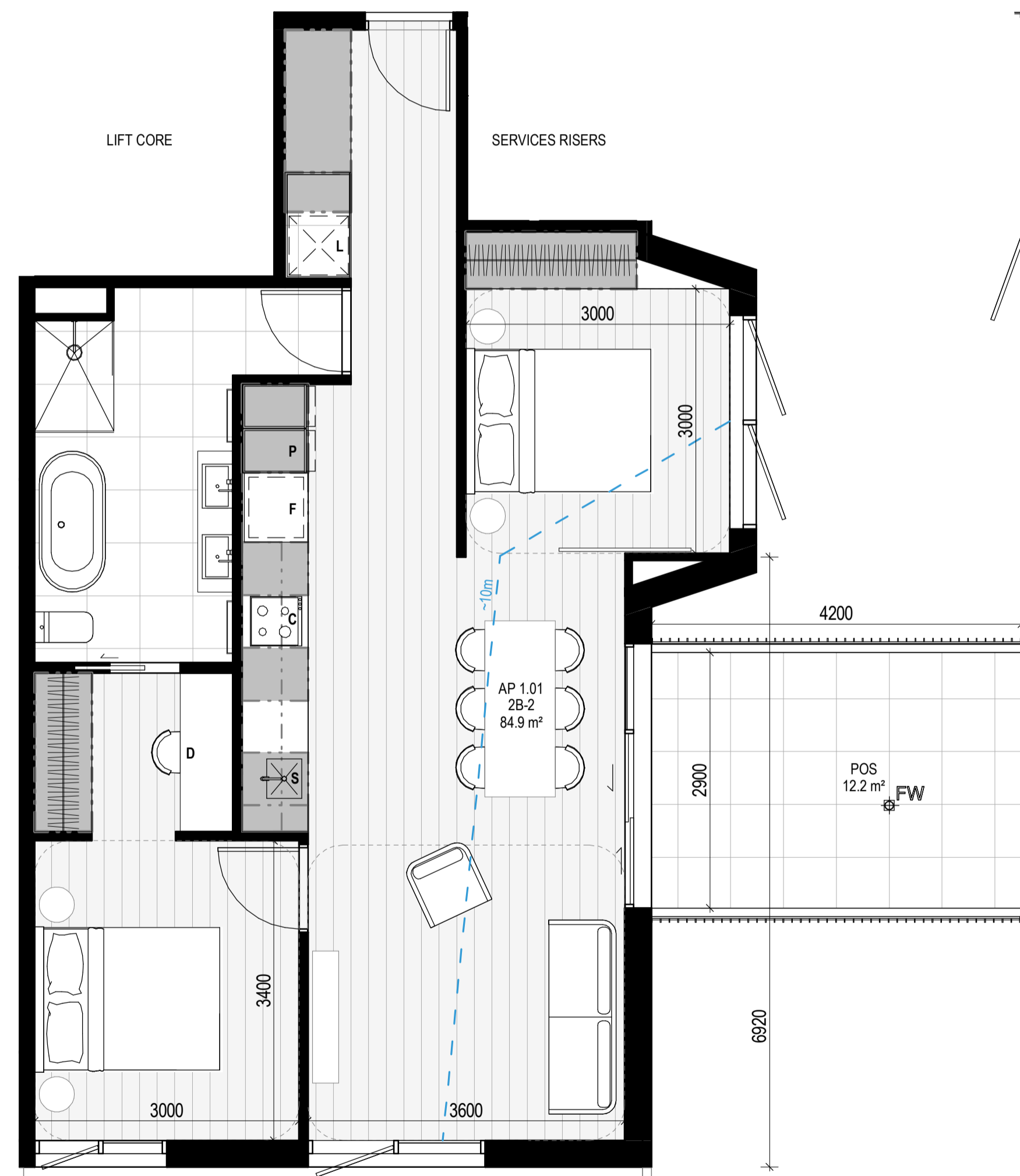
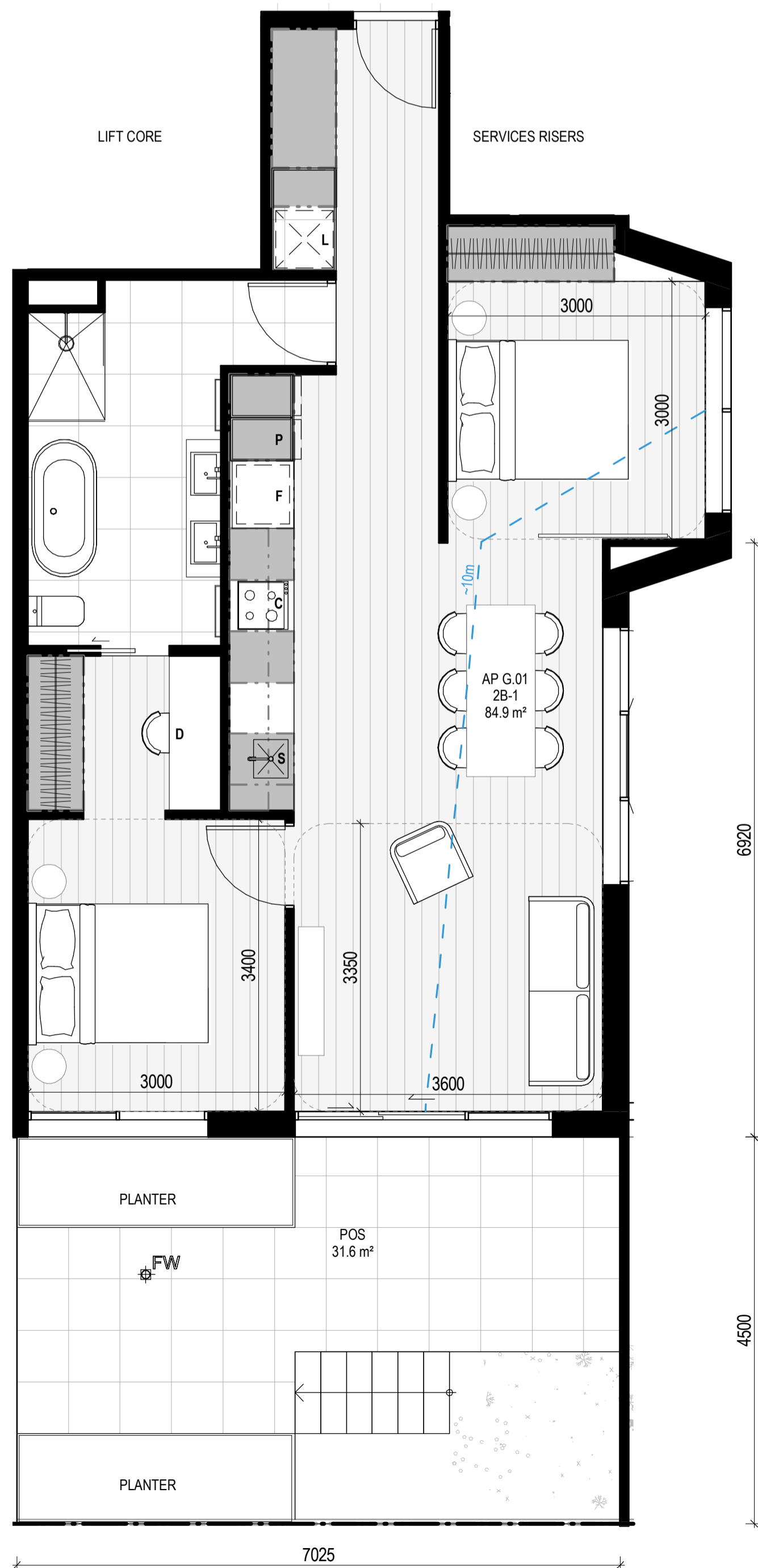
LEVEL	APT TYPE	NUMBER
APT LEVEL 1	2B-2	1.01
APT LEVEL 2	2B-2	2.01
TOTAL: 2		

INTERNAL STORAGE APT 2B-2

TYPE	LOCATION	VOLUME
2B-2	BEDROOM	3.0 m ³
2B-2	BEDROOM	2.8 m ³
2B-2	HALLWAY	2.9 m ³
2B-2	KITCHEN	0.4 m ³
2B-2	KITCHEN	0.3 m ³
2B-2	KITCHEN	0.2 m ³
2B-2	KITCHEN	1.2 m ³
2B-2	KITCHEN	0.1 m ³
2B-2	KITCHEN	1.8 m ³
2B-2	KITCHEN	0.3 m ³
2B-2	LAUNDRY	0.8 m ³
TOTAL INTERNAL STORAGE		13.9 m ³

EXTERNAL STORAGE APT 2B-2

APT TYPE	LOCATION	VOLUME
2B-2	1.01 BSMNT STORAGE	6.6 m ³
2B-2	2.01 BSMNT STORAGE	6.1 m ³
TOTAL EXTERNAL: 2		



APARTMENT NOTES

- A** - BATHROOM DESIGN OPTION UNDER APARTMENT DESIGN GUIDELINES FOR VICTORIA TABLE D4
- L** - LAUNDRY
- P** - PANTRY
- F** - FRIDGE
- S** - SINK
- D** - COOKTOP
- C** - DESK
- BREEZE PATH** - -13m

GENERAL NOTES

- SURVEY: EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 302981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.
- LANDSCAPE DESIGN: LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.
- EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMS SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

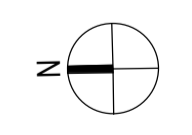
MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BRICK BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLAWANISED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

- ESD:**
- THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
 - 100% (41 OUT OF 41) OF THE DEVELOPER'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPER'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE D50
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE D50
 - THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% OF TO 40% OF THE NOMINATED AREA.
 - 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 - THE NON-RESIDENTIAL AREAS ARE TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SCL SECTION 2.20).
 - THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - A 30KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - A 2KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 - INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 - WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 - A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 - A MELBOURNE STORMWATER OF 10% IS ACHIEVED.
 - ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 11% OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 - 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
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DRAWING TITLE
APARTMENT PLAN - TYPE 2B-1 & 2B-2

PROJECT
97 Alma Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		2
SCALE	PROJECT		
As indicated(A1)	TP620		

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APT TYPE 2B-3

LEVEL	APT TYPE	NUMBER
APT LEVEL 1	2B-3	1.04
APT LEVEL 2	2B-3	2.05
APT GROUND LEVEL	2B-3	G.05
TOTAL: 3		

INTERNAL STORAGE APT 2B-3

TYPE	LOCATION	VOLUME
2B-3	BEDROOM	2.9 m³
2B-3	BEDROOM	2.9 m³
2B-3	KITCHEN	1.4 m³
2B-3	KITCHEN	0.4 m³
2B-3	KITCHEN	1.1 m³
2B-3	KITCHEN	0.2 m³
2B-3	KITCHEN	0.1 m³
2B-3	KITCHEN	0.2 m³
2B-3	KITCHEN	0.3 m³
2B-3	LAUNDRY	0.8 m³
TOTAL INTERNAL STORAGE		10.4 m³

EXTERNAL STORAGE APT 2B-3

APT TYPE	LOCATION	VOLUME
2B-3	1.04 BSMT STORAGE	6.1 m³
2B-3	2.05 BSMT STORAGE	6.1 m³
2B-3	G.05 BSMT STORAGE	6.1 m³
TOTAL EXTERNAL: 3		

APT TYPE 2B-4

LEVEL	APT TYPE	NUMBER
APT LEVEL 1	2B-4	1.07
APT LEVEL 2	2B-4	2.06
APT GROUND LEVEL	2B-4	G.08
TOTAL: 3		

INTERNAL STORAGE APT 2B-4

TYPE	LOCATION	VOLUME
2B-4	BEDROOM	4.7 m³
2B-4	BEDROOM	3.8 m³
2B-4	BEDROOM	1.9 m³
2B-4	KITCHEN	1.4 m³
2B-4	KITCHEN	0.4 m³
2B-4	KITCHEN	1.1 m³
2B-4	KITCHEN	0.2 m³
2B-4	KITCHEN	0.1 m³
2B-4	KITCHEN	0.2 m³
2B-4	KITCHEN	0.3 m³
2B-4	LAUNDRY	0.8 m³
TOTAL INTERNAL STORAGE		15.0 m³

EXTERNAL STORAGE APT 2B-4

APT TYPE	LOCATION	VOLUME
2B-4	1.07 BSMT STORAGE	6.1 m³
2B-4	2.06 BSMT STORAGE	6.1 m³
2B-4	G.08 BSMT STORAGE	6.1 m³
TOTAL EXTERNAL: 3		

City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 25 of 50

APARTMENT NOTES

- A** - BATHROOM DESIGN OPTION UNDER APARTMENT DESIGN GUIDELINES FOR VICTORIA TABLE D4
- L** - LAUNDRY
- P** - PANTRY
- F** - FRIDGE
- S** - SINK
- C** - COOKTOP
- D** - DESK
- 13m** - BREEZE PATH

GENERAL NOTES

- SURVEY: EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 302881-BIG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.
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- EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS

- AC CONDENSER UNIT
- CL CLOTHES LINE
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- FW FLOOR WASTE
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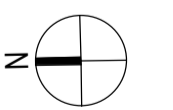
MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BRICK BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLASS/ALUMINUM STEEL CLADDING
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- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESE SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
 2. 100% (41 OUT OF 41) OF THE DEVELOPER'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPER'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 3%+ ABOVE DFD 1
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 3%+ ABOVE DFD 1
 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% TO 10% OF THE NOMINATED AREA.
 5. 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 7. THE DEVELOPMENT IS TO ACHIEVE A 5 STAR AVERAGE NATURES ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.0 STAR AVERAGE NATURES ENERGY RATING RESULT FOR THE TOWNHOUSES.
 8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SCA SECTION 4.207).
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A 3KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A 2KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 14. A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 15. A MELBOURNE STORMWATER RATING OF 10% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 11% OF COMMUNAL SPACES WILL BE PROVIDED AT THE ROOFTOP DECK.
 22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
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TOWN PLANNING
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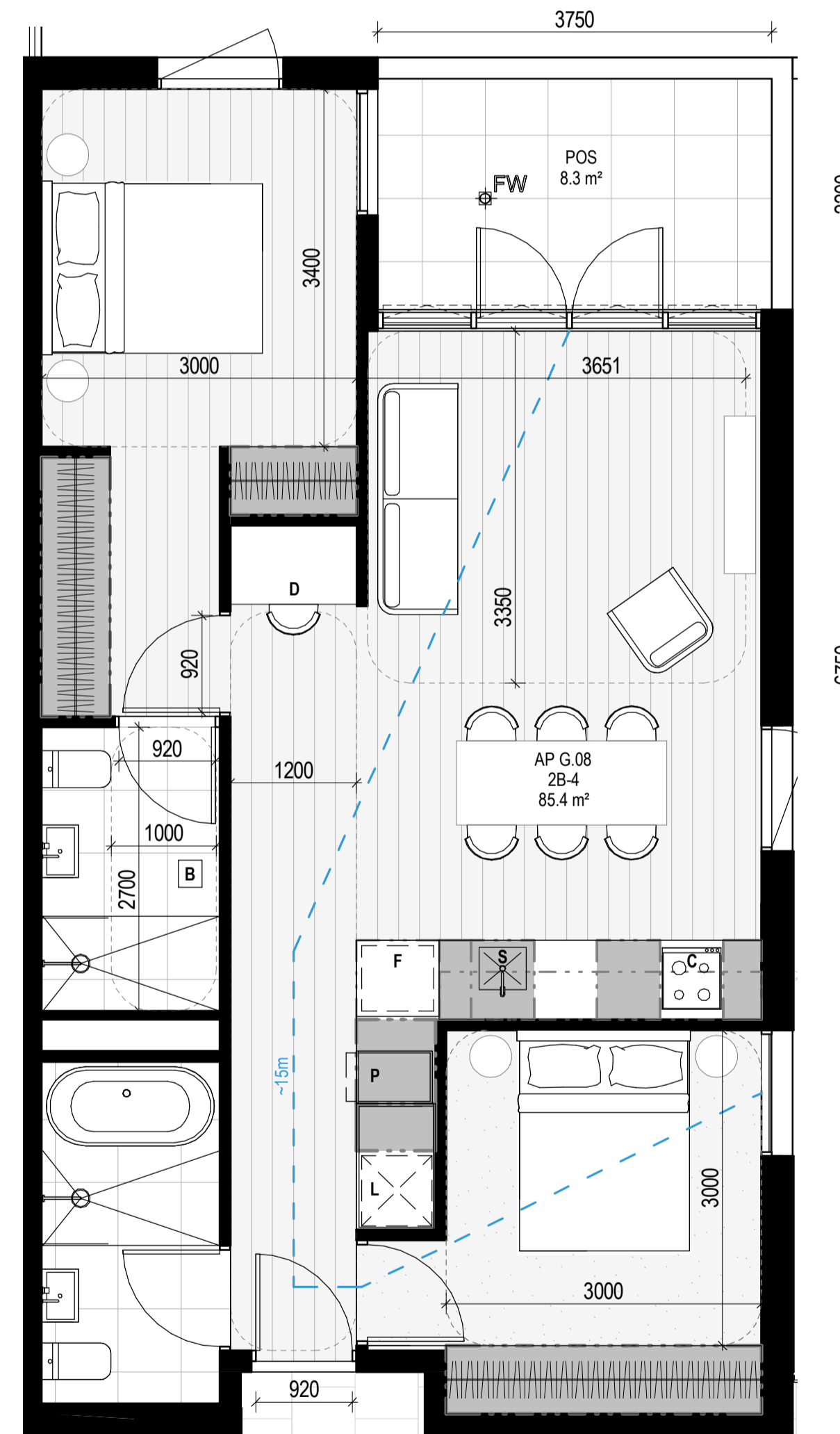
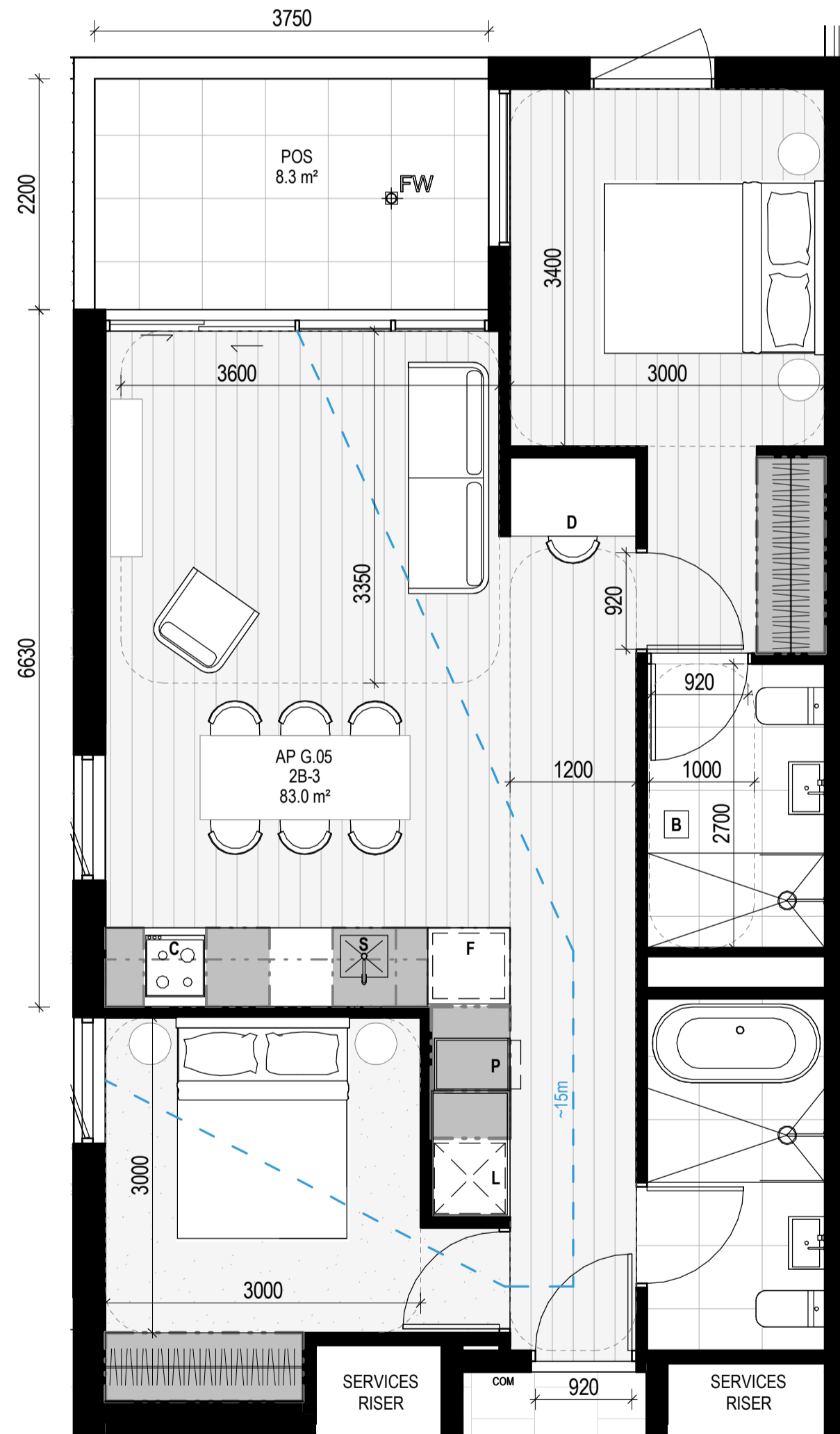
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DRAWING TITLE
 APARTMENT PLAN - TYPE 2B-3 & 2B-4

PROJECT
 97 Alma Road
 AT St Kilda East
 FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		2
SCALE		PROJECT	
As indicated(A1)		2202	TP621



**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 26 of 50**

APT TYPE 2B-5

LEVEL	APT TYPE	NUMBER
APT GROUND LEVEL	2B-5	G.12
TOTAL: 1		

INTERNAL STORAGE APT 2B-5

TYPE	LOCATION	VOLUME
2B-5	BEDROOM	4.7 m ³
2B-5	BEDROOM	3.9 m ³
2B-5	BEDROOM	2.2 m ³
2B-5	HALLWAY	1.7 m ³
2B-5	KITCHEN	2.0 m ³
2B-5	KITCHEN	0.6 m ³
2B-5	KITCHEN	0.3 m ³
2B-5	KITCHEN	0.5 m ³
2B-5	KITCHEN	0.4 m ³
2B-5	KITCHEN	0.1 m ³
2B-5	KITCHEN	0.6 m ³
2B-5	LAUNDRY	2.8 m ³
TOTAL INTERNAL STORAGE		19.9 m ³

EXTERNAL STORAGE APT 2B-5

APT TYPE	LOCATION	VOLUME
2B-5	G.12 BSMNT STORAGE	6.3 m ³
TOTAL EXTERNAL: 1		

APT TYPE 2B-6

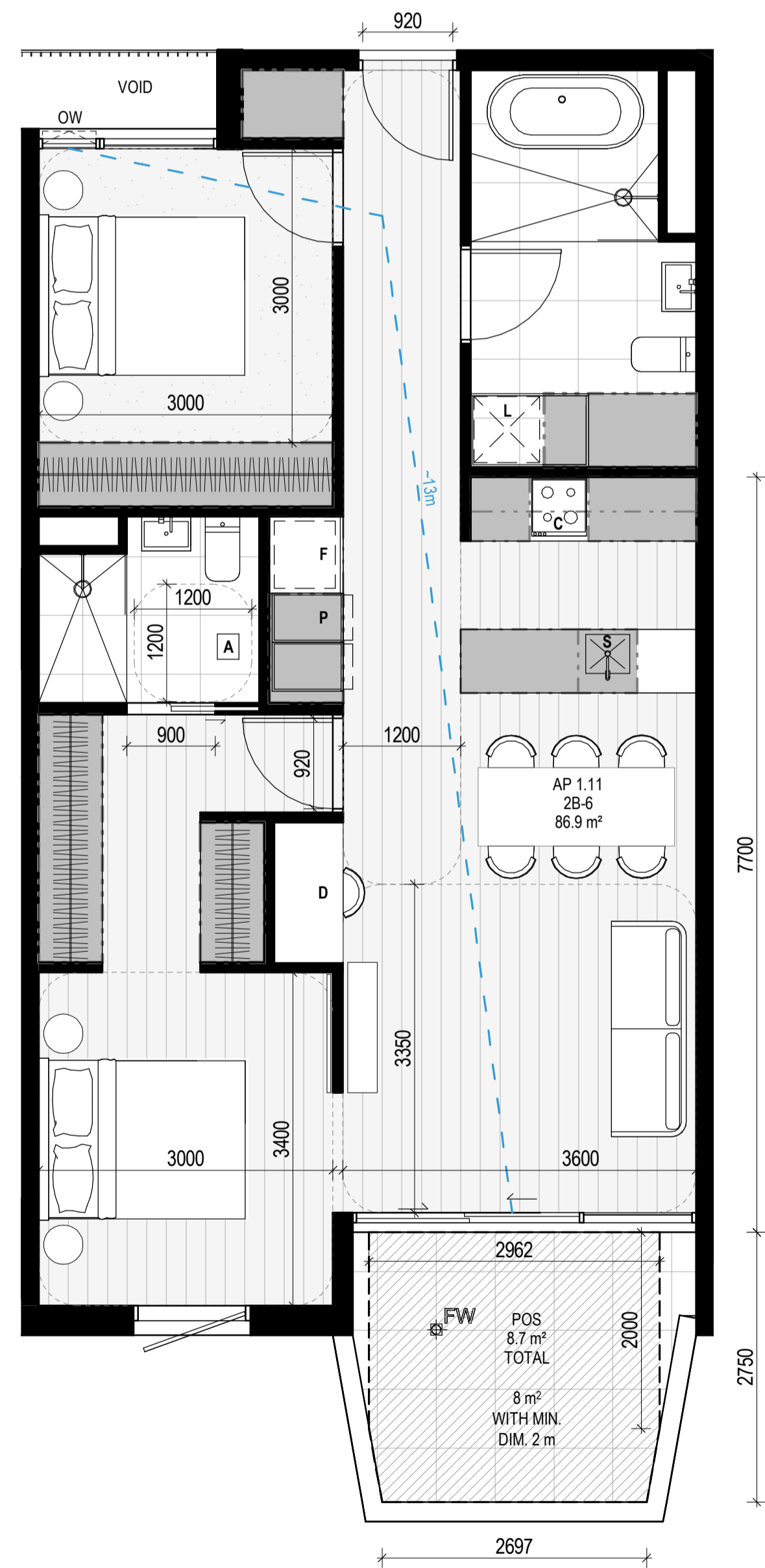
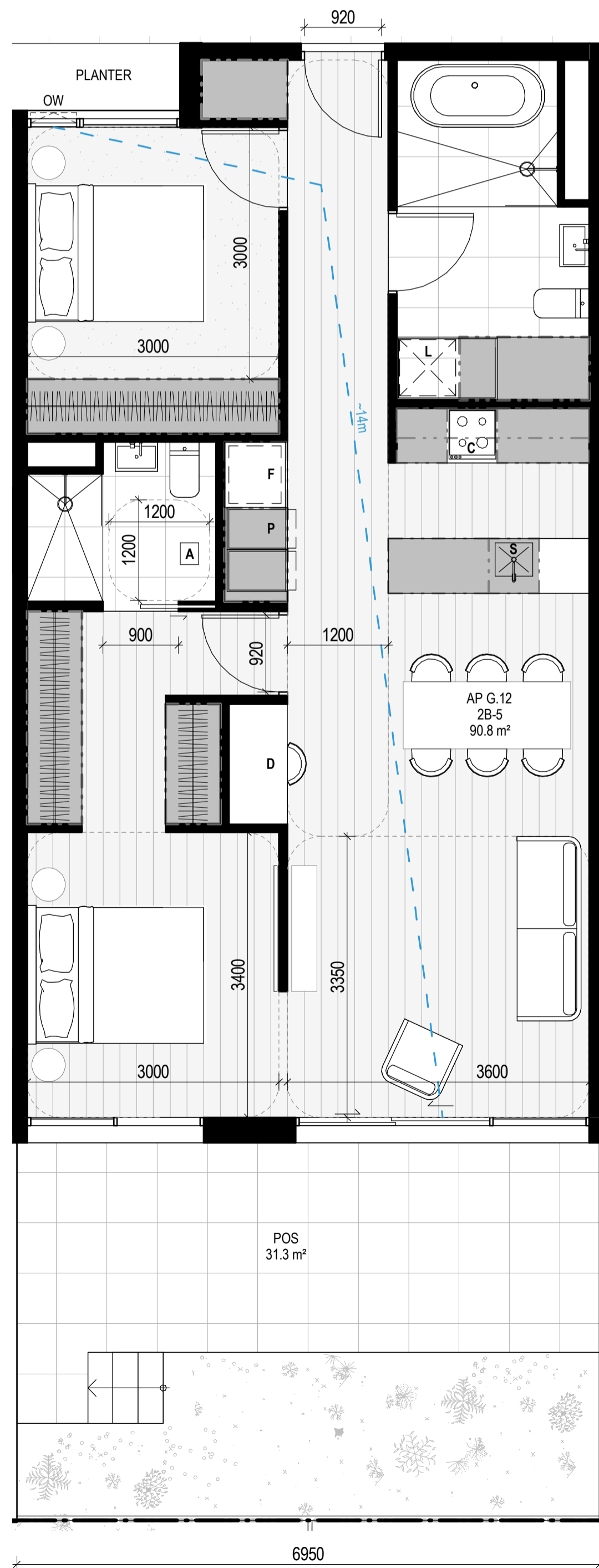
LEVEL	APT TYPE	NUMBER
APT LEVEL 1	2B-6	1.11
APT LEVEL 2	2B-6	2.09
TOTAL: 2		

INTERNAL STORAGE APT 2B-6

TYPE	LOCATION	VOLUME
2B-6	BEDROOM	4.7 m ³
2B-6	BEDROOM	3.9 m ³
2B-6	BEDROOM	2.2 m ³
2B-6	HALLWAY	1.7 m ³
2B-6	KITCHEN	2.0 m ³
2B-6	KITCHEN	0.6 m ³
2B-6	KITCHEN	0.3 m ³
2B-6	KITCHEN	0.5 m ³
2B-6	KITCHEN	0.4 m ³
2B-6	KITCHEN	0.1 m ³
2B-6	KITCHEN	0.6 m ³
2B-6	LAUNDRY	2.8 m ³
TOTAL INTERNAL STORAGE		19.9 m ³

EXTERNAL STORAGE APT 2B-6

APT TYPE	LOCATION	VOLUME
2B-6	1.11 BSMNT STORAGE	6.6 m ³
2B-6	2.09 BSMNT STORAGE	6.1 m ³
TOTAL EXTERNAL: 2		



APARTMENT NOTES

- A** - BATHROOM DESIGN OPTION UNDER APARTMENT DESIGN GUIDELINES FOR VICTORIA TABLE D4
- L** - LAUNDRY
- P** - PANTRY
- F** - FRIDGE
- S** - SINK
- C** - COOKTOP
- D** - DESK
- BREEZE PATH** - -13m

GENERAL NOTES

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- EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS

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- CL CLOTHES LINE
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MATERIALS

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- ESD:**
- THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
 - 100% (41 OUT OF 41) OF THE DEVELOPER'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPER'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 90% ABOVE DPO 1
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 90% ABOVE DPO 1
 - 82% OF NON-RESIDENTIAL AREA ARE TARGETING A 7% OF TO 40% OF THE NOMINATED AREA.
 - 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 - THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SC1 SECTION 4.20).
 - THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - A 3KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - A 2KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 - INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 - WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 - A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 - A MELBOURNE STORMWATER OF 10% IS ACHIEVED.
 - ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 11 HRS OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 - 24 M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

**TOWN PLANNING
NOT FOR CONSTRUCTION**

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277 Queensberry St, Melbourne Australia 3000
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kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
APARTMENT PLAN - TYPE 2B-5 & 2B-6

PROJECT
97 Alma Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		2
SCALE	PROJECT		
As indicated(A1)	2202	TP622	

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APT TYPE 2B-7

LEVEL	APT TYPE	NUMBER
APT GROUND LEVEL	2B-7	G.14
TOTAL: 1		

INTERNAL STORAGE APT 2B-7

TYPE	LOCATION	VOLUME
2B-7	BEDROOM	3.0 m ²
2B-7	BEDROOM	3.0 m ²
2B-7	KITCHEN	0.4 m ²
2B-7	KITCHEN	1.5 m ²
2B-7	KITCHEN	0.7 m ²
2B-7	KITCHEN	0.3 m ²
2B-7	KITCHEN	0.1 m ²
2B-7	KITCHEN	0.1 m ²
2B-7	KITCHEN	0.1 m ²
2B-7	LAUNDRY	0.8 m ²
TOTAL INTERNAL STORAGE		10.1 m ²

EXTERNAL STORAGE APT 2B-7

APT TYPE	LOCATION	VOLUME
2B-7	G.14 BSMNT STORAGE	5.9 m ²
TOTAL EXTERNAL: 1		

APT TYPE 2B-8

LEVEL	APT TYPE	NUMBER
APT LEVEL 1	2B-8	1.12
APT LEVEL 2	2B-8	2.11
TOTAL: 2		

INTERNAL STORAGE APT 2B-8

TYPE	LOCATION	VOLUME
2B-8	BEDROOM	4.7 m ²
2B-8	BEDROOM	3.9 m ²
2B-8	BEDROOM	2.2 m ²
2B-8	KITCHEN	2.0 m ²
2B-8	KITCHEN	0.6 m ²
2B-8	KITCHEN	0.3 m ²
2B-8	KITCHEN	0.5 m ²
2B-8	KITCHEN	0.4 m ²
2B-8	KITCHEN	0.1 m ²
2B-8	KITCHEN	0.6 m ²
2B-8	LAUNDRY	2.9 m ²
TOTAL INTERNAL STORAGE		18.2 m ²

EXTERNAL STORAGE APT 2B-8

APT TYPE	LOCATION	VOLUME
2B-8	1.12 BSMNT STORAGE	5.9 m ²
2B-8	2.11 BSMNT STORAGE	5.9 m ²
TOTAL EXTERNAL: 2		

City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 27 of 50

APARTMENT NOTES

- A** - BATHROOM DESIGN OPTION UNDER APARTMENT DESIGN GUIDELINES FOR VICTORIA TABLE D4
- L** - LAUNDRY
- P** - PANTRY
- F** - FRIDGE
- S** - SINK
- C** - COOKTOP
- D** - DESK
- BREEZE PATH** - -13m

GENERAL NOTES

- SURVEY:** EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 302981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.
- LANDSCAPE DESIGN:** LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.
- EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED:** TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT

ABBREVIATIONS

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMS SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BRICK BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- MT1 VERTICAL ALUMINIUM BALLUSTRADE
- MT2 GLAZANISED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

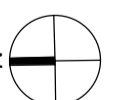
ESD

1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
2. 100% (41 OUT OF 41) OF THE DEVELOPER'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPER'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE DFD 1
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE DFD 1
 - 6% OF NON-RESIDENTIAL AREA ARE TARGETING A 7% OF TO 40% OF THE NOMINATED AREA.
4. 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
5. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
6. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
7. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SCA SECTION 4.2016).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A 3kW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A 2kW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
14. A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A MELBOURNE STORMWATER OF 10% IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 11% OF COMMUNAL SPACES WILL BE PROVIDED AT THE ROOFTOP DECK.
22. 24% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
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DRAWING TITLE
 APARTMENT PLAN - TYPE 2B-7 & 2B-8

PROJECT
 97 Alma Road
 AT St Kilda East
 FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/MTJ/LG		2
SCALE		PROJECT	
As indicated(A1)		TP623	

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APT TYPE 2BD-1

LEVEL	APT TYPE	NUMBER
APT GROUND LEVEL	2BD-1	G.02
TOTAL: 1		

INTERNAL STORAGE APT 2BD-1

TYPE	LOCATION	VOLUME
2BD-1	BEDROOM	4.0 m ²
2BD-1	BEDROOM	4.7 m ²
2BD-1	BEDROOM	3.2 m ²
2BD-1	DINING	2.2 m ²
2BD-1	KITCHEN	1.1 m ²
2BD-1	KITCHEN	0.2 m ²
2BD-1	KITCHEN	0.3 m ²
2BD-1	KITCHEN	0.9 m ²
2BD-1	KITCHEN	0.4 m ²
2BD-1	KITCHEN	0.2 m ²
2BD-1	KITCHEN	0.1 m ²
2BD-1	LAUNDRY	1.2 m ²
TOTAL INTERNAL STORAGE		18.4 m ²

EXTERNAL STORAGE APT 2BD-1

APT TYPE	LOCATION	VOLUME
2BD-1	G.02 BSMNT STORAGE	5.9 m ²
TOTAL EXTERNAL: 1		

APT TYPE 2BD-2

LEVEL	APT TYPE	NUMBER
APT GROUND LEVEL	2BD-2	G.13
TOTAL: 1		

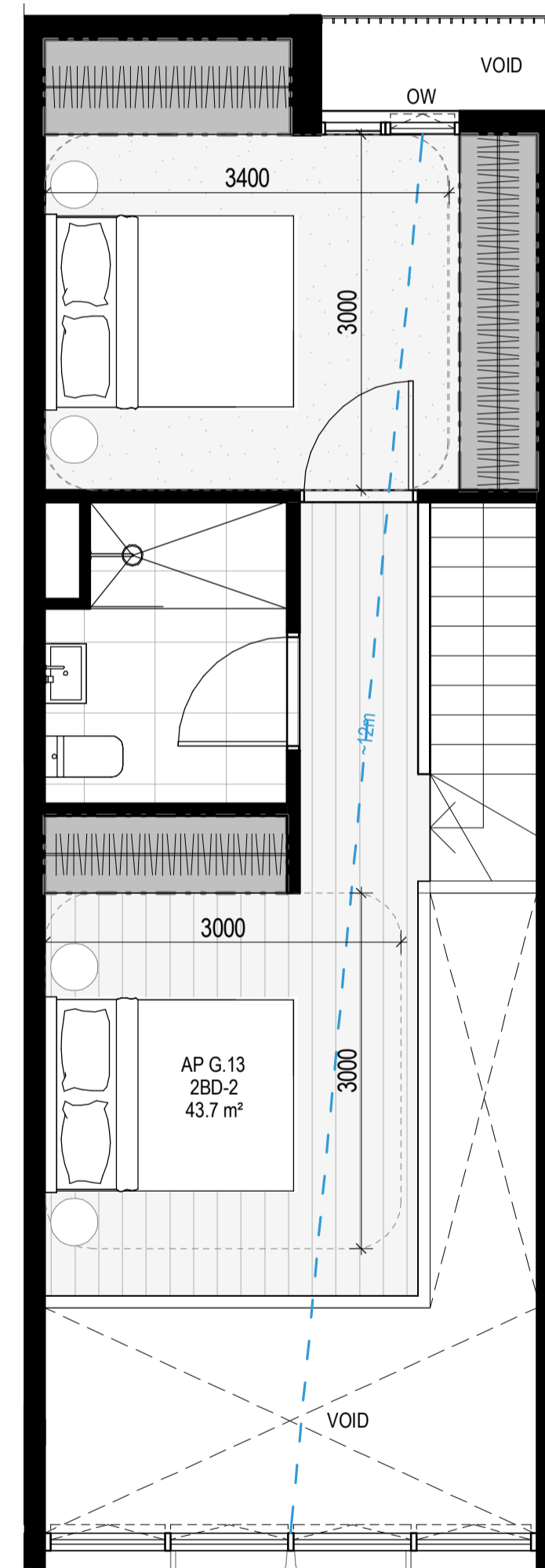
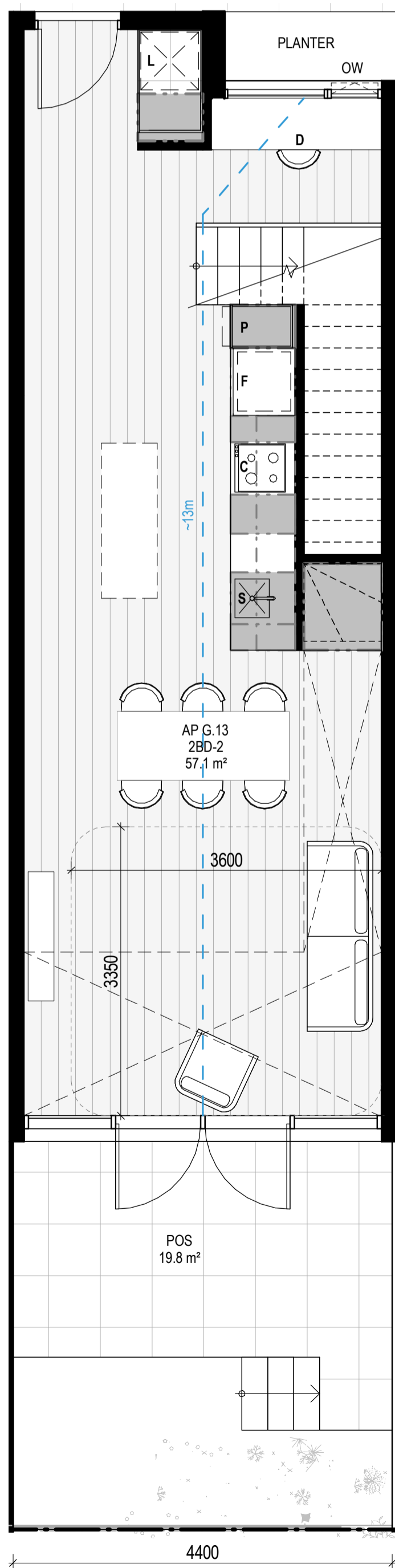
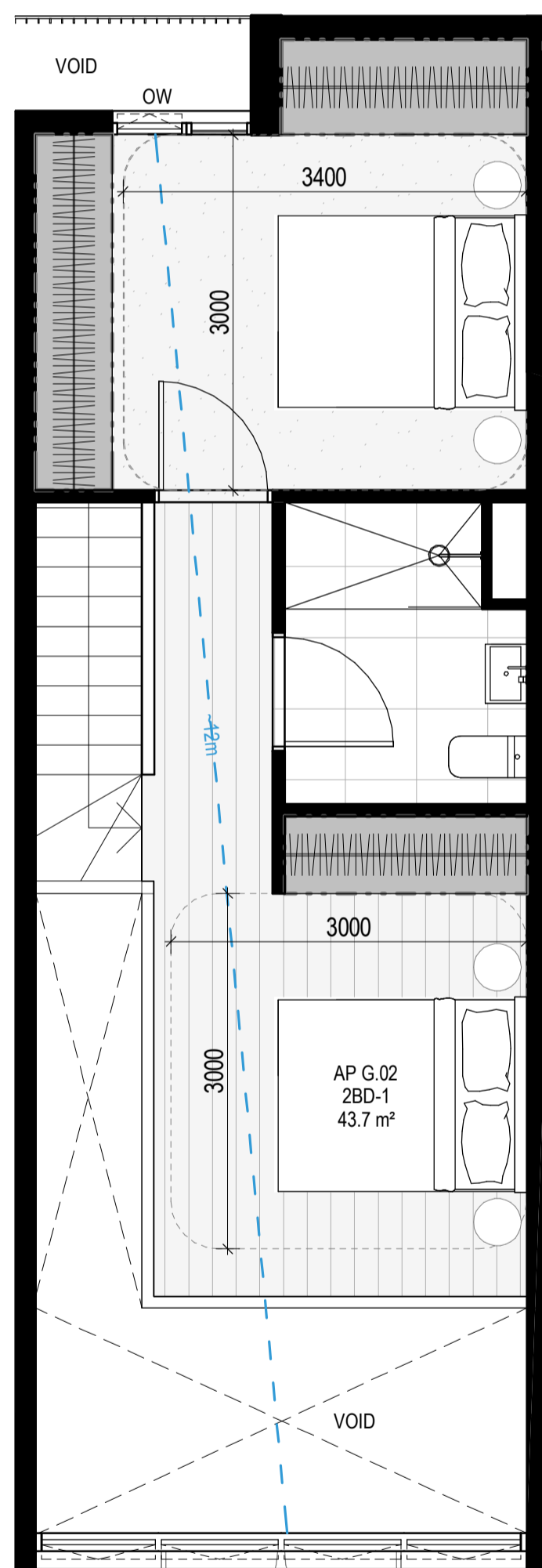
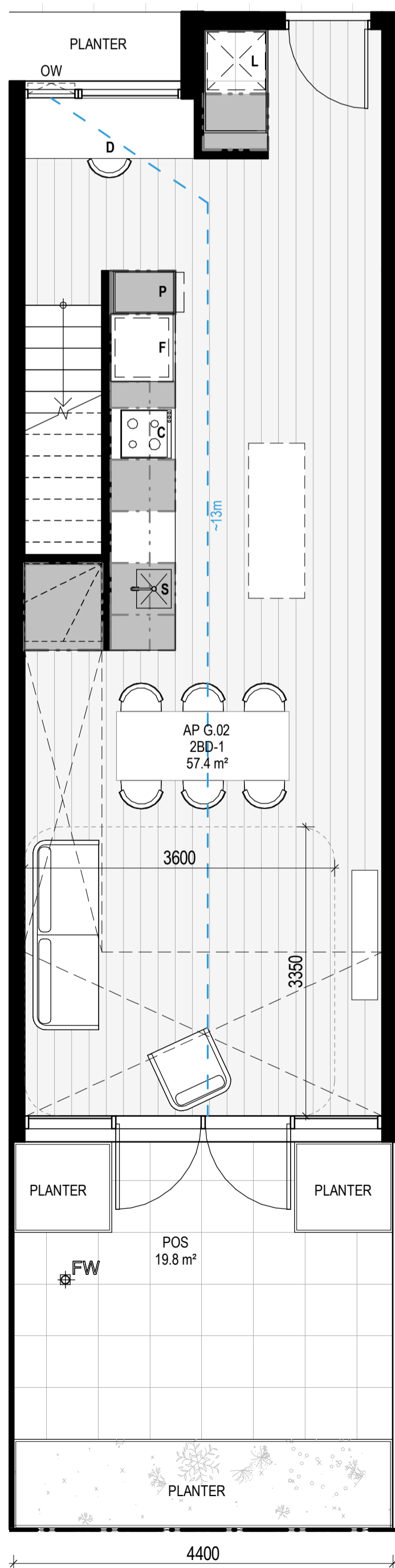
INTERNAL STORAGE APT 2BD-2

TYPE	LOCATION	VOLUME
2BD-2	BEDROOM	3.2 m ²
2BD-2	BEDROOM	4.0 m ²
2BD-2	BEDROOM	4.7 m ²
2BD-2	DINING	2.2 m ²
2BD-2	KITCHEN	1.0 m ²
2BD-2	KITCHEN	0.2 m ²
2BD-2	KITCHEN	0.3 m ²
2BD-2	KITCHEN	0.9 m ²
2BD-2	KITCHEN	0.4 m ²
2BD-2	KITCHEN	0.2 m ²
2BD-2	KITCHEN	0.1 m ²
2BD-2	LAUNDRY	1.0 m ²
TOTAL INTERNAL STORAGE		18.0 m ²

EXTERNAL STORAGE APT 2BD-2

APT TYPE	LOCATION	VOLUME
2BD-2	G.13 BSMNT STORAGE	5.9 m ²
TOTAL EXTERNAL: 1		

**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 28 of 50**



APARTMENT NOTES

- A** - BATHROOM DESIGN OPTION UNDER APARTMENT DESIGN GUIDELINES FOR VICTORIA TABLE D4
- L** - LAUNDRY
- P** - PANTRY
- F** - FRIDGE
- S** - SINK
- C** - COOKTOP
- D** - DESK
- BREEZE PATH** - -13m

GENERAL NOTES

SURVEY: EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 302981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN: LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMS SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BRICK BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLAZED ALUMINIUM BALUSTRADE
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBTSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

- ESD:
- THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
 - 100% (41 OUT OF 41) OF THE DEVELOPER'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPER'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE D0.5
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE D0.5
 - THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% TO 10% OF THE NOMINATED AREA.
 - 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 - THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SC1 SECTION 2.07).
 - THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - A 3KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - A 2KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 - INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 - WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 - A 4,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 - A MELBOURNE STORMWATER OF 10% IS ACHIEVED.
 - ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - IN TOTAL 4 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - IN TOTAL 10 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 1% (1) OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 - 2% (2) OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
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TOWN PLANNING
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DRAWING TITLE
APARTMENT PLAN - TYPE 2BD-1 & 2BD-2

PROJECT	AT	FOR	DATE	DRAWN BY	DRAWING NO.	REV.
97 Alma Road	St Kilda East	Neometro	27.07.2023	JL/TML/G	TP624	2
SCALE	PROJECT	AS INDICATED(A1)	2202			

APT TYPE 2BD-3

LEVEL	APT TYPE	NUMBER
APT LEVEL 1	2BD-3	1.05
APT LEVEL 1	2BD-3	1.06
TOTAL: 2		

INTERNAL STORAGE APT 2BD-3

TYPE	LOCATION	VOLUME
2BD-3	BEDROOM	3.7 m³
2BD-3	BEDROOM	4.7 m³
2BD-3	BEDROOM	3.2 m³
2BD-3	DINING	2.2 m³
2BD-3	KITCHEN	1.1 m³
2BD-3	KITCHEN	0.2 m³
2BD-3	KITCHEN	0.3 m³
2BD-3	KITCHEN	0.9 m³
2BD-3	KITCHEN	0.4 m³
2BD-3	KITCHEN	0.2 m³
2BD-3	KITCHEN	0.1 m³
2BD-3	LAUNDRY	0.8 m³
TOTAL INTERNAL STORAGE		17.8 m³

EXTERNAL STORAGE APT 2BD-3

APT TYPE	LOCATION	VOLUME
2BD-3	1.05 BSMNT STORAGE	5.9 m³
2BD-3	1.06 BSMNT STORAGE	2.8 m³
2BD-3	1.06 BSMNT STORAGE	2.5 m³
TOTAL EXTERNAL: 3		

APT TYPE 2BD-4

LEVEL	APT TYPE	NUMBER
APT LEVEL 1	2BD-4	1.08
TOTAL: 1		

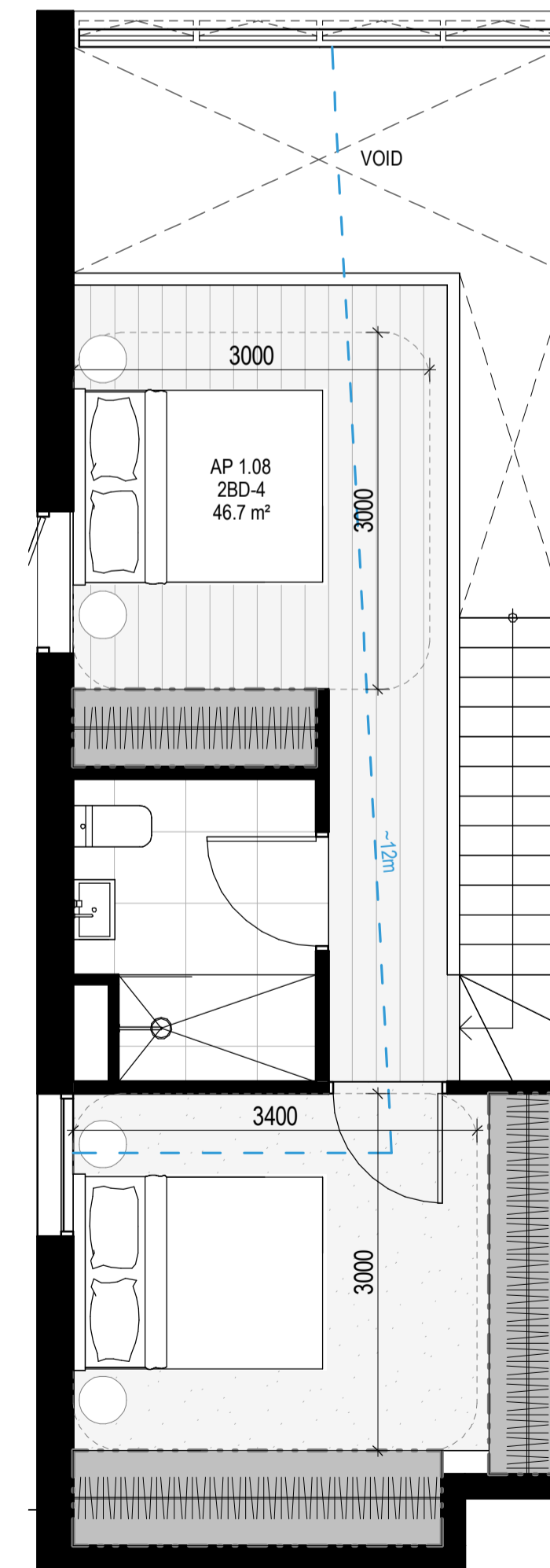
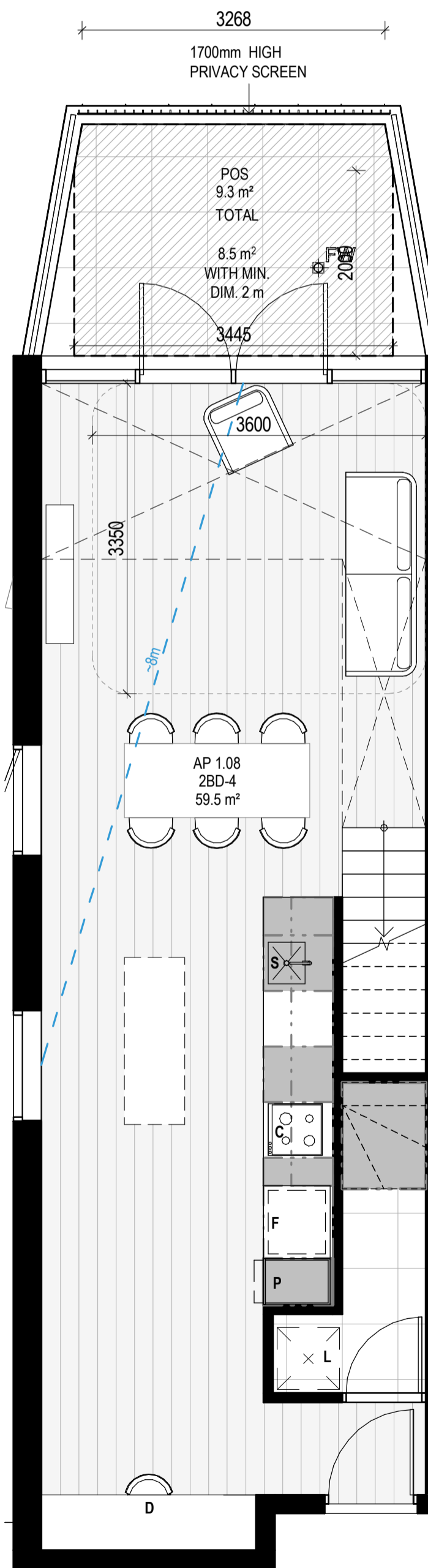
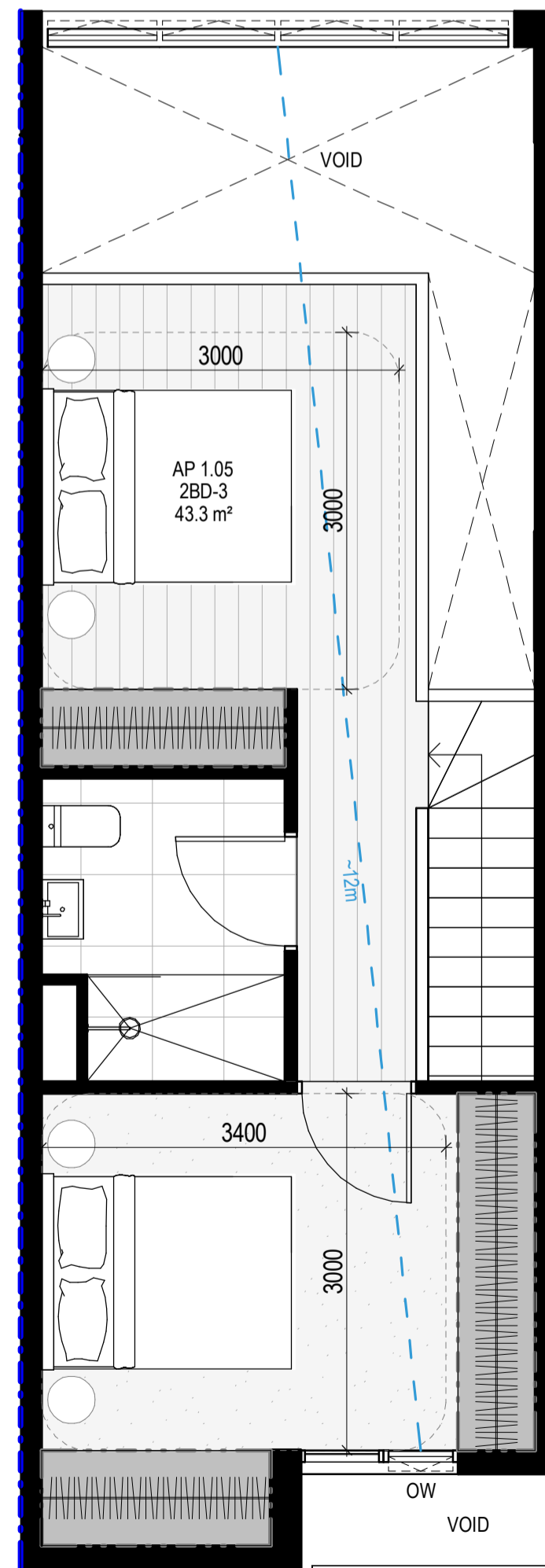
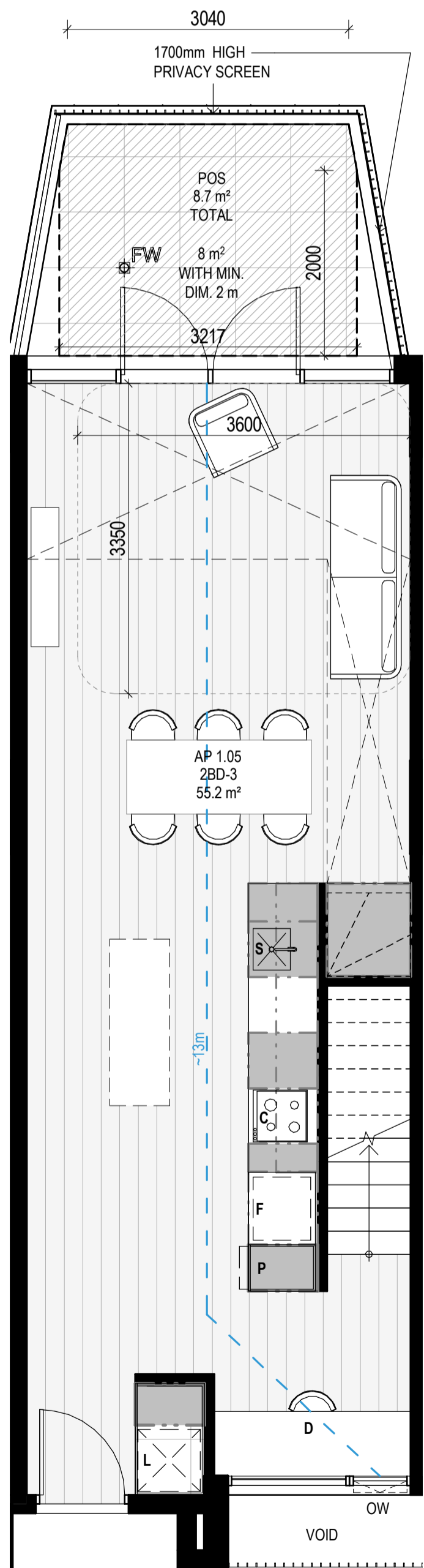
INTERNAL STORAGE APT 2BD-4

TYPE	LOCATION	VOLUME
2BD-4	BEDROOM	6.0 m³
2BD-4	BEDROOM	5.0 m³
2BD-4	BEDROOM	3.2 m³
2BD-4	KITCHEN	1.1 m³
2BD-4	KITCHEN	0.2 m³
2BD-4	KITCHEN	0.3 m³
2BD-4	KITCHEN	0.9 m³
2BD-4	KITCHEN	0.4 m³
2BD-4	KITCHEN	0.2 m³
2BD-4	KITCHEN	0.1 m³
2BD-4	LAUNDRY	2.1 m³
TOTAL INTERNAL STORAGE		19.5 m³

EXTERNAL STORAGE APT 2BD-4

APT TYPE	LOCATION	VOLUME
2BD-4	1.08 BSMNT STORAGE	5.9 m³
TOTAL EXTERNAL: 1		

**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 29 of 50**



APARTMENT NOTES

- A** - BATHROOM DESIGN OPTION UNDER APARTMENT DESIGN GUIDELINES FOR VICTORIA TABLE D4
- L** - LAUNDRY
- P** - PANTRY
- F** - FRIDGE
- S** - SINK
- C** - COOKTOP
- D** - DESK
- BREEZE PATH** - -13m

GENERAL NOTES

SURVEY: EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 302981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN: LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMS SERVICES
- FCL FINISHED CEILING LEVEL
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- FHR FIRE HOSE REEL
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- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

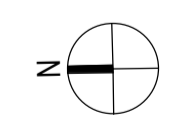
MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BRICK BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLAZANISED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

- ESD:**
1. THE PROJECT ACHIEVES A TOTAL BESE SCORE OF 73% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
 2. 100% (4) OUT OF 4(1) OF THE DEVELOPER'S APARTMENTS AND 100% (2) OUT OF 2(1) OF THE DEVELOPER'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE DPO 1
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE DPO 1
 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% TO 10% OF THE NOMINATED AREA.
 5. 30% (8) OUT OF 4(1) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 7. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.0 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SCA SECTION 2.07).
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A 3KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A 2KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 14. A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 15. A MELBOURNE STORMWATER RATING OF 10% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 10 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 11% (2) OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

**TOWN PLANNING
NOT FOR CONSTRUCTION**



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DRAWING TITLE
APARTMENT PLAN - TYPE 2BD-3 & 2BD-4

PROJECT
97 Aims Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		2
SCALE	PROJECT		
As indicated(A1)	2202	TP625	

APT TYPE 3B-1

LEVEL	APT TYPE	NUMBER
APT GROUND LEVEL	3B-1	G.04
TOTAL 1		

INTERNAL STORAGE APT 3B-1

TYPE	LOCATION	VOLUME
3B-1	BEDROOM	2.1 m ²
3B-1	BEDROOM	4.4 m ²
3B-1	BEDROOM	3.8 m ²
3B-1	HALLWAY	0.4 m ²
3B-1	KITCHEN	0.9 m ²
3B-1	KITCHEN	0.4 m ²
3B-1	KITCHEN	0.3 m ²
3B-1	KITCHEN	1.0 m ²
3B-1	KITCHEN	0.9 m ²
3B-1	KITCHEN	0.7 m ²
3B-1	KITCHEN	0.1 m ²
3B-1	LAUNDRY	0.7 m ²
TOTAL INTERNAL STORAGE		15.8 m ²

EXTERNAL STORAGE APT 3B-1

APT TYPE	LOCATION	VOLUME
3B-1	G.04 BSMNT STORAGE	8.0 m ²
TOTAL EXTERNAL 1		

APT TYPE 3B-2

LEVEL	APT TYPE	NUMBER
APT LEVEL 1	3B-2	1.03
TOTAL 1		

INTERNAL STORAGE APT 3B-2 & 3B-3

TYPE	LOCATION	VOLUME
3B-2	BEDROOM	2.1 m ²
3B-2	BEDROOM	4.4 m ²
3B-2	BEDROOM	4.6 m ²
3B-2	HALLWAY	0.4 m ²
3B-2	KITCHEN	0.9 m ²
3B-2	KITCHEN	0.4 m ²
3B-2	KITCHEN	0.3 m ²
3B-2	KITCHEN	1.0 m ²
3B-2	KITCHEN	0.9 m ²
3B-2	KITCHEN	0.7 m ²
3B-2	KITCHEN	0.1 m ²
3B-2	LAUNDRY	0.7 m ²
TOTAL INTERNAL STORAGE		16.6 m ²

EXTERNAL STORAGE APT 3B-2

APT TYPE	LOCATION	VOLUME
3B-2	1.03 BSMNT STORAGE	8.0 m ²
TOTAL EXTERNAL 1		

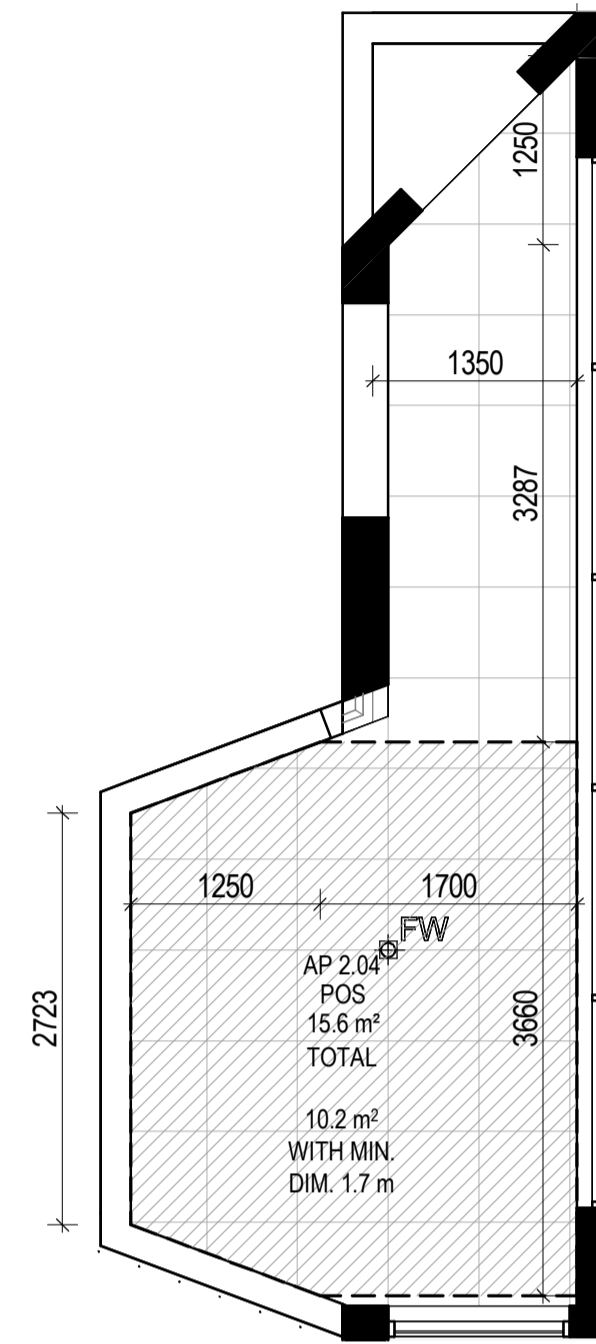
APT TYPE 3B-3

LEVEL	APT TYPE	NUMBER
APT LEVEL 2	3B-3	2.04
TOTAL 1		

EXTERNAL STORAGE APT 3B-3

APT TYPE	LOCATION	VOLUME
3B-3	2.04 BSMNT STORAGE	8.0 m ²
TOTAL EXTERNAL 1		

APT 3B-3 / 2.04 LAYOUT AND STORAGE ARE AS APT 3B-2 / 1.03.



APT TYPE 3B-4

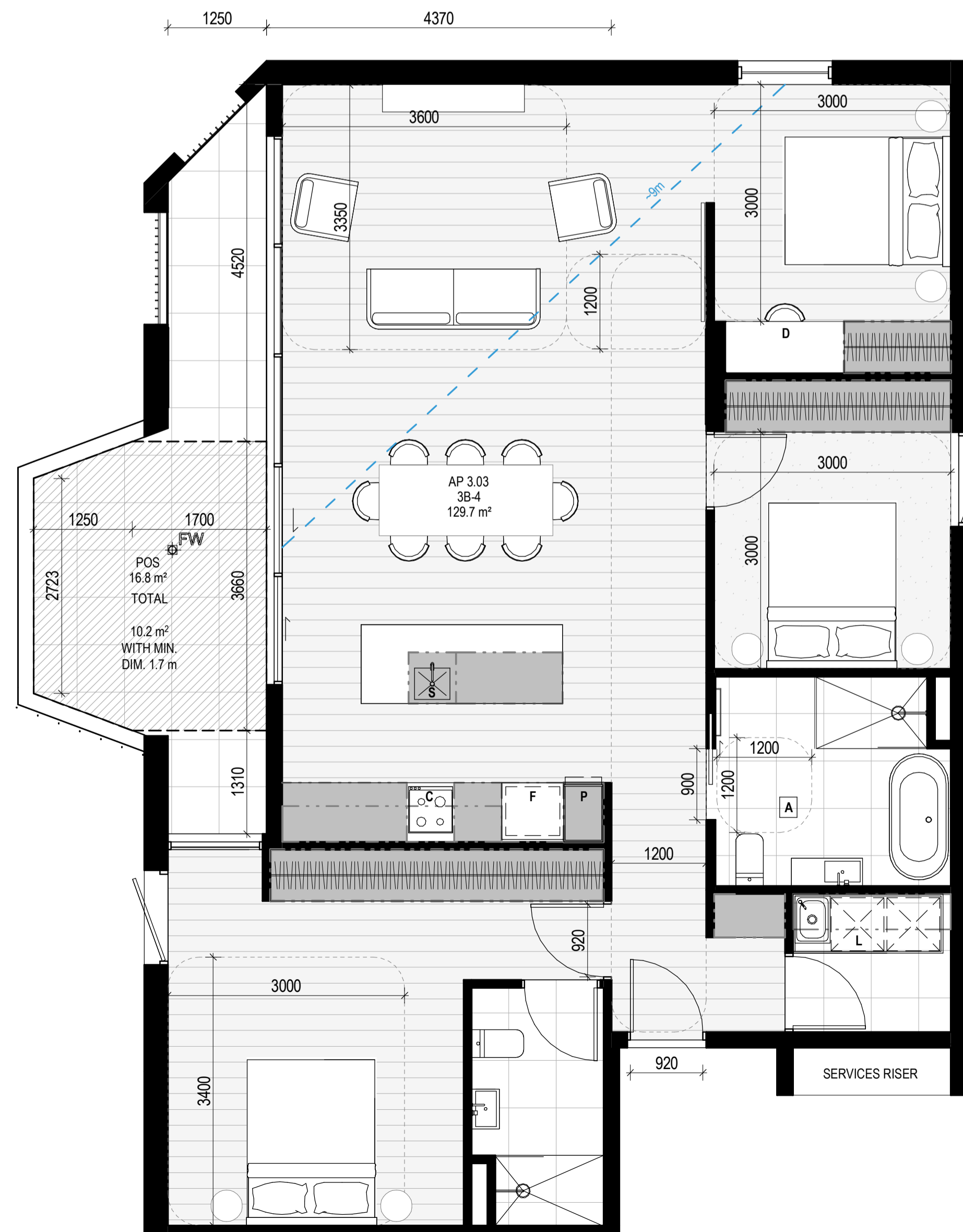
LEVEL	APT TYPE	NUMBER
APT LEVEL 3	3B-4	3.03
TOTAL 1		

INTERNAL STORAGE APT 3B-4

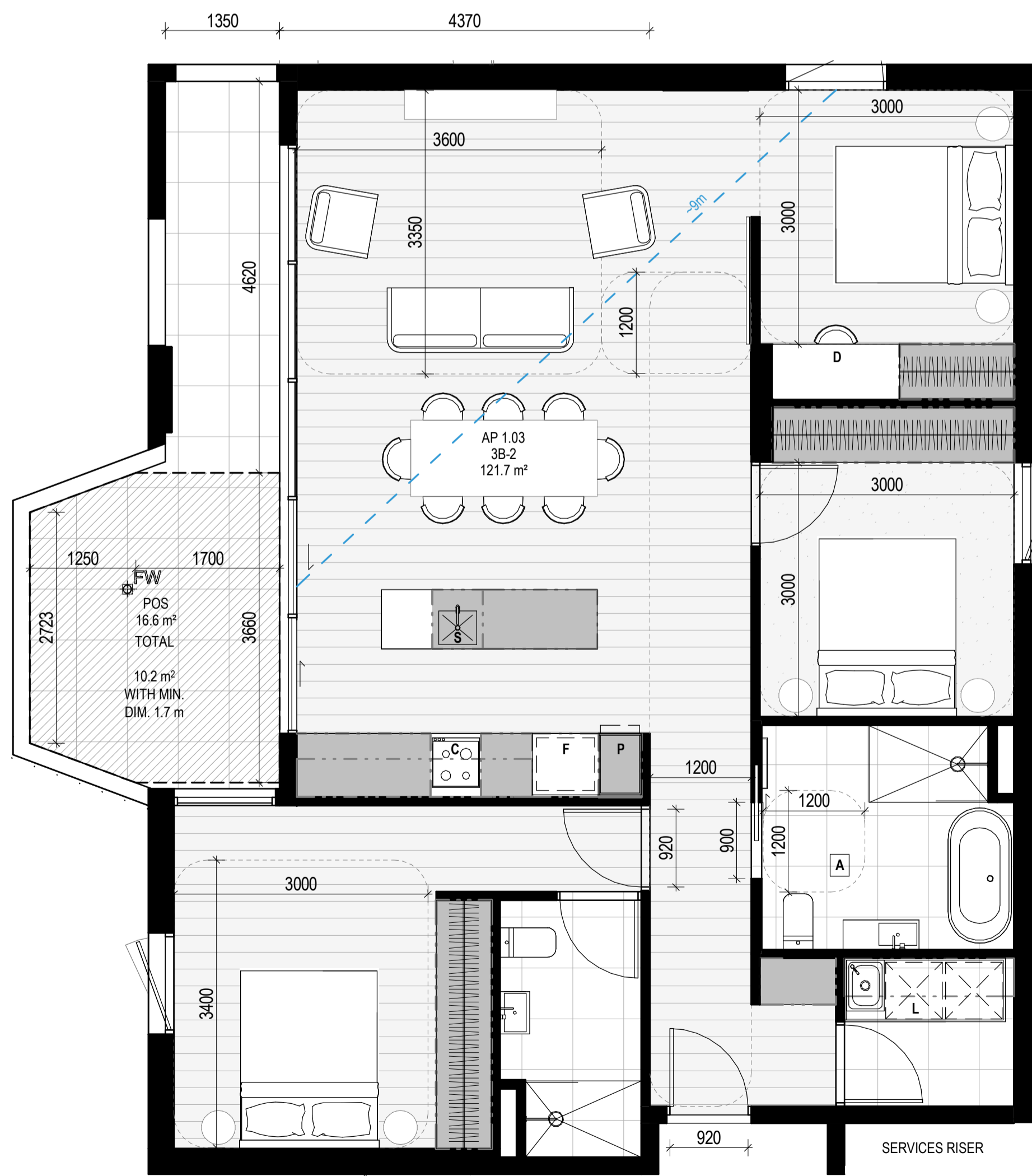
TYPE	LOCATION	VOLUME
3B-4	BEDROOM	2.1 m ²
3B-4	BEDROOM	4.4 m ²
3B-4	BEDROOM	6.6 m ²
3B-4	HALLWAY	0.4 m ²
3B-4	KITCHEN	0.9 m ²
3B-4	KITCHEN	0.4 m ²
3B-4	KITCHEN	0.3 m ²
3B-4	KITCHEN	1.0 m ²
3B-4	KITCHEN	0.9 m ²
3B-4	KITCHEN	0.7 m ²
3B-4	KITCHEN	0.1 m ²
3B-4	LAUNDRY	0.7 m ²
TOTAL INTERNAL STORAGE		18.5 m ²

EXTERNAL STORAGE APT 3B-4

APT TYPE	LOCATION	VOLUME
3B-4	3.03 BSMNT STORAGE	8.0 m ²
TOTAL EXTERNAL 1		



City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 30 of 50



APARTMENT NOTES

- A - BATHROOM DESIGN OPTION UNDER APARTMENT DESIGN GUIDELINES FOR VICTORIA TABLE D4
- L - LAUNDRY
- P - PANTRY
- F - FRIDGE
- S - SINK
- C - COOKTOP
- D - DESK
- BREEZE PATH -13m

GENERAL NOTES

SURVEY: EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 302981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN: LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMON SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLASS FINISHED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

1. THE PROJECT ACHIEVES A TOTAL BEEB SCORE OF 7% WITH NO MANDATORY CATEGORY (EOL ENERGY, WATER, STORMWATER) BELOW 5%.
2. 100% (41 OUT OF 41) OF THE DEVELOPER'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPER'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 86% OF LIVING FLOOR AREA ACHIEVES 70% ABOVE DPO 5
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 70% ABOVE DPO 5
 - 76% OF THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% TO 10% OF THE NOMINATED AREA.
4. 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
5. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
6. THE TOTAL 10 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
7. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
8. THE NON-RESIDENTIAL AREAS ARE TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SICA SECTION 2.07).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A 5kW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A 2kW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMON AREAS.
13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
14. A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A MELBOURNE STORMWATER OF 10% IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. IN TOTAL 10 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. ONE CHANGING ROOM FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 1 NO. OF COMMONAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
22. 24 NO. OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

TOWN PLANNING
NOT FOR CONSTRUCTION

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DRAWING TITLE
APARTMENT PLAN - TYPE 3B-1, 3B-2, 3B-3 & 3B-4

PROJECT
97 Aims Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		
SCALE	PROJECT		
As indicated(A1)	2202	TP630	2

**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 31 of 50**

APT TYPE 3B-5

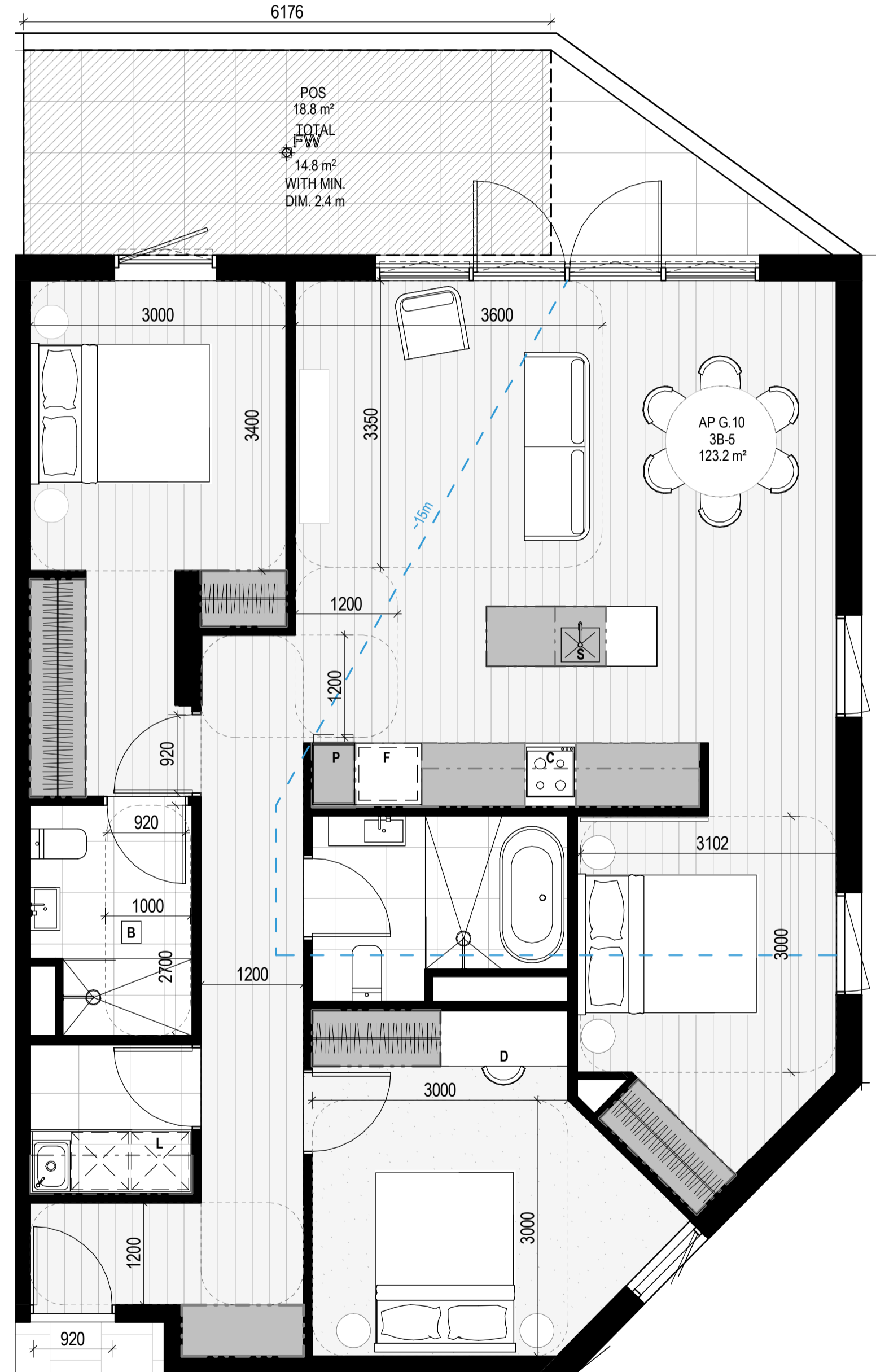
LEVEL	APT TYPE	NUMBER
APT GROUND LEVEL	3B-5	G.10
TOTAL: 1		

INTERNAL STORAGE APT 3B-5 & 3B-6

TYPE	LOCATION	VOLUME
3B-5	BEDROOM	2.3 m³
3B-5	BEDROOM	4.0 m³
3B-5	BEDROOM	2.5 m³
3B-5	BEDROOM	1.6 m³
3B-5	HALLWAY	2.1 m³
3B-5	KITCHEN	0.9 m³
3B-5	KITCHEN	0.4 m³
3B-5	KITCHEN	0.4 m³
3B-5	KITCHEN	0.7 m³
3B-5	KITCHEN	1.2 m³
3B-5	KITCHEN	0.8 m³
3B-5	KITCHEN	0.1 m³
3B-5	LAUNDRY	0.7 m³
TOTAL INTERNAL STORAGE		17.6 m³

EXTERNAL STORAGE APT 3B-5

APT TYPE	LOCATION	VOLUME
3B-5	G.10 BSMINT STORAGE	8.0 m³
TOTAL EXTERNAL: 1		



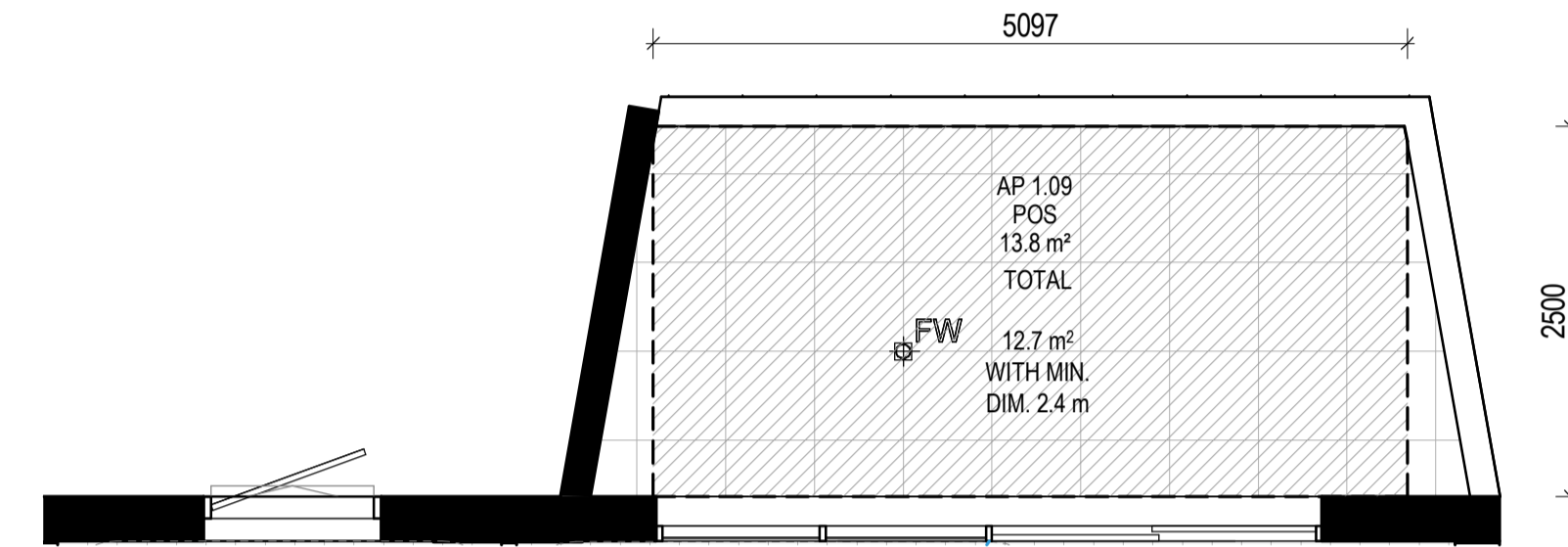
APT TYPE 3B-6

LEVEL	APT TYPE	NUMBER
APT LEVEL 1	3B-6	1.09
TOTAL: 1		

EXTERNAL STORAGE APT 3B-6

APT TYPE	LOCATION	VOLUME
3B-6	1.09 BSMINT STORAGE	8.0 m³
TOTAL EXTERNAL: 1		

APT 3B-6 / 1.09 LAYOUT AND STORAGE ARE AS APT 3B-5 / G.10.



APT TYPE 3B-7

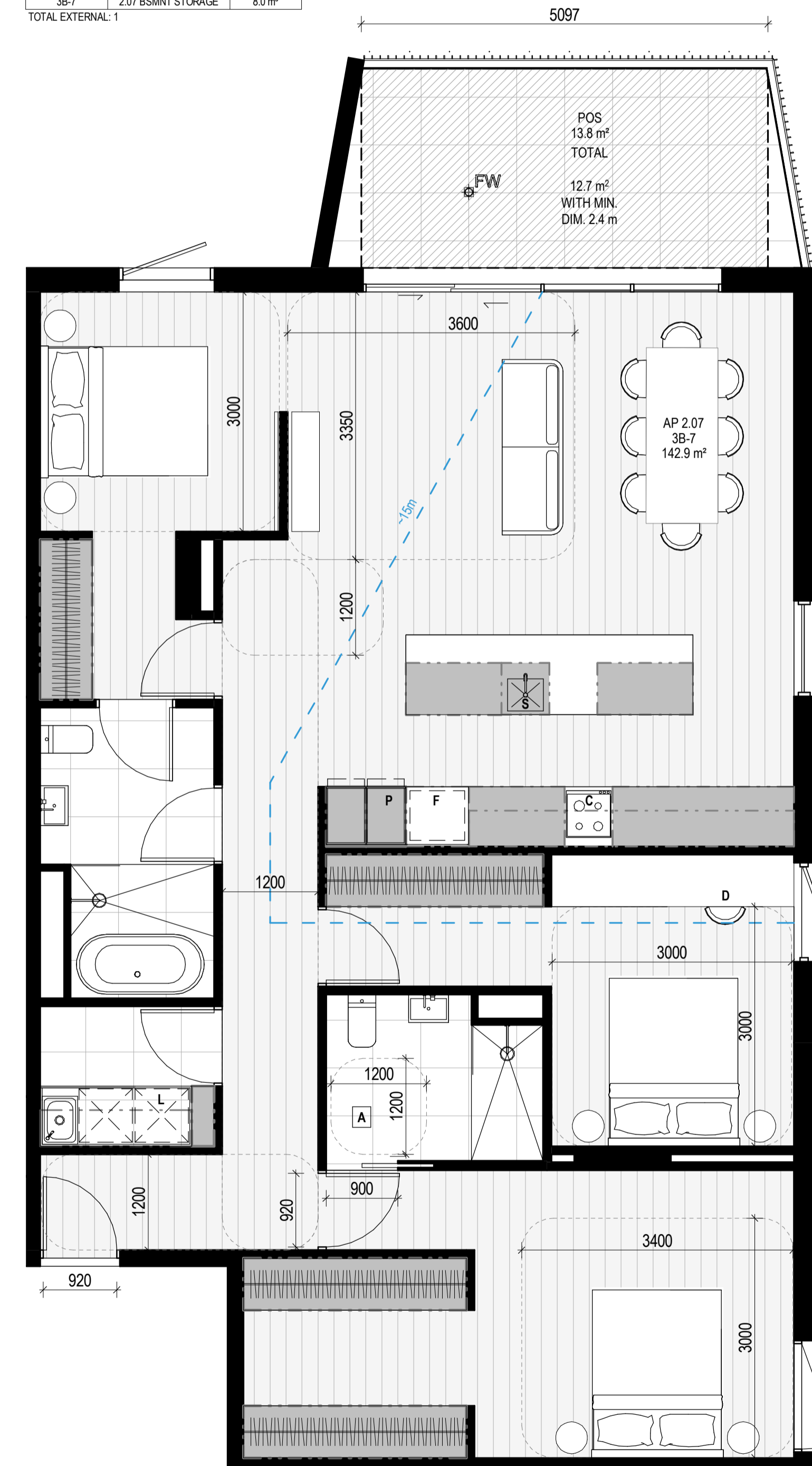
LEVEL	APT TYPE	NUMBER
APT LEVEL 2	3B-7	2.07
TOTAL: 1		

INTERNAL STORAGE APT 3B-7

TYPE	LOCATION	VOLUME
3B-7	BEDROOM	3.1 m³
3B-7	BEDROOM	4.2 m³
3B-7	BEDROOM	4.4 m³
3B-7	BEDROOM	4.4 m³
3B-7	KITCHEN	0.9 m³
3B-7	KITCHEN	0.6 m³
3B-7	KITCHEN	0.4 m³
3B-7	KITCHEN	0.7 m³
3B-7	KITCHEN	1.5 m³
3B-7	KITCHEN	1.3 m³
3B-7	KITCHEN	0.9 m³
3B-7	KITCHEN	0.6 m³
3B-7	KITCHEN	0.1 m³
3B-7	LAUNDRY	0.7 m³
3B-7	LAUNDRY	0.5 m³
TOTAL INTERNAL STORAGE		24.2 m³

EXTERNAL STORAGE APT 3B-7

APT TYPE	LOCATION	VOLUME
3B-7	2.07 BSMINT STORAGE	8.0 m³
TOTAL EXTERNAL: 1		



- APARTMENT NOTES**
- A** - BATHROOM DESIGN OPTION UNDER APARTMENT DESIGN GUIDELINES FOR VICTORIA TABLE D4
 - L** - LAUNDRY
 - P** - PANTRY
 - F** - FRIDGE
 - S** - SINK
 - C** - COOKTOP
 - D** - DESK
 - 13m** - BREEZE PATH

- GENERAL NOTES**
- SURVEY: EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 303981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.
- LANDSCAPE DESIGN: LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.
- EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

- ABBREVIATIONS:**
- AC CONDENSER UNIT
 - CL CLOTHES LINE
 - ELEC ELECTRICAL SERVICES
 - HYDR HYDRAULIC SERVICES
 - COM COMMS SERVICES
 - FCL FINISHED CEILING LEVEL
 - FFL FINISHED FLOOR LEVEL
 - FHR FIRE HOSE REEL
 - FHY FIRE HOSE REEL
 - FHP FIRE INDICATOR PANEL
 - FW FLOOR WASTE
 - NGL NATURAL GROUND LEVEL
 - RL RELATIVE LEVEL
 - TP WATER TAP
 - HW HOT WATER UNIT
 - HP HEAT PUMP HOT WATER UNIT
 - OW OPERABLE WINDOW

- MATERIALS**
- BR1 BRICK WORK - BAGGED TEXTURE FINISH
 - BR2 BREEZE BLOCK
 - FC1 PAINTED FIBRE CEMENT SHEET
 - TL1 EXTERNAL TILE
 - SC1 SUN SHADESREEN
 - MT1 VERTICAL ALUMINIUM BALUSTRADE
 - MT2 GLAWANISED STEEL CLADDING
 - MT3 METAL PERGOLA
 - GL1 GLAZING - DOUBLE CLEAR
 - GL2 OBSCURE GLAZING - REEDED
 - MS1 CABLE MESH
 - MS2 MESH FENCING
 - MS3 MESH SCREEN
 - AS1 ACOUSTIC WALL PANEL
 - SR1 SAFETY GUARD RAIL

- ESD:**
- THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORAMETER BELOW 50%
 - 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE DPO
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE DPO
 - THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% TO 10% OF THE NOMINATED AREA.
 - 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 - THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SCA SECTION 1.20).
 - THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - A 6KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - A 2KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 - INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 - WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 - A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 - A MELBOURNE STORMWATERING OF 10% IS ACHIEVED.
 - ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 1% OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 - 2% 24HR OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
 - REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

**TOWN PLANNING
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DRAWING TITLE
APARTMENT PLAN - TYPE 3B-5, 3B-6 & 3B-7

PROJECT
97 Aims Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		
SCALE	PROJECT		
As indicated(A1)	2202	TP631	2

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APT TYPE 3B-8

LEVEL	APT TYPE	NUMBER
APT GROUND LEVEL	3B-8	G.11
TOTAL 1		

INTERNAL STORAGE APT 3B-8

TYPE	LOCATION	VOLUME
3B-8	BEDROOM	2.0 m ³
3B-8	BEDROOM	1.9 m ³
3B-8	BEDROOM	1.2 m ³
3B-8	BEDROOM	3.0 m ³
3B-8	BEDROOM	2.7 m ³
3B-8	KITCHEN	2.3 m ³
3B-8	KITCHEN	0.4 m ³
3B-8	KITCHEN	0.3 m ³
3B-8	KITCHEN	0.7 m ³
3B-8	KITCHEN	1.5 m ³
3B-8	KITCHEN	0.3 m ³
3B-8	KITCHEN	0.1 m ³
3B-8	LAUNDRY	0.7 m ³
TOTAL INTERNAL STORAGE		17.2 m³

EXTERNAL STORAGE APT 3B-8

APT TYPE	LOCATION	VOLUME
3B-8	G.11 BSMINT STORAGE	7.4 m ³
TOTAL EXTERNAL 1		

APT TYPE 3B-9

LEVEL	APT TYPE	NUMBER
APT LEVEL 1	3B-9	1.10
APT LEVEL 2	3B-9	2.08
TOTAL 2		

INTERNAL STORAGE APT 3B-9

TYPE	LOCATION	VOLUME
3B-9	BEDROOM	2.9 m ³
3B-9	BEDROOM	3.0 m ³
3B-9	BEDROOM	3.4 m ³
3B-9	BEDROOM	2.9 m ³
3B-9	KITCHEN	2.1 m ³
3B-9	KITCHEN	0.4 m ³
3B-9	KITCHEN	0.3 m ³
3B-9	KITCHEN	0.4 m ³
3B-9	KITCHEN	1.3 m ³
3B-9	KITCHEN	0.3 m ³
3B-9	KITCHEN	0.1 m ³
3B-9	LAUNDRY	0.7 m ³
TOTAL INTERNAL STORAGE		17.9 m³

EXTERNAL STORAGE APT 3B-9

APT TYPE	LOCATION	VOLUME
3B-9	1.10 BSMINT STORAGE	7.4 m ³
3B-9	2.08 BSMINT STORAGE	7.4 m ³
TOTAL EXTERNAL 2		

**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 32 of 50**

APARTMENT NOTES

- A** - BATHROOM DESIGN OPTION UNDER APARTMENT DESIGN GUIDELINES FOR VICTORIA TABLE D4
- L** - LAUNDRY
- P** - PANTRY
- F** - FRIDGE
- S** - SINK
- C** - COOKTOP
- D** - DESK
- BREEZE PATH** -13m

GENERAL NOTES

SURVEY: EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 302981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN: LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMS SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

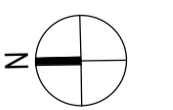
MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLAWANISED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

- ESD:
- THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
 - 100% (41 OUT OF 41) OF THE DEVELOPER'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPER'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE D50
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE D50
 - THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% OF TO 10% OF THE NOMINATED AREA.
 - 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 - THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SCA SECTION 2.07).
 - THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - A 30KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - A 20KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 - INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 - WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 - A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 - A MELBOURNE STORMWATER RATING OF 10% IS ACHIEVED.
 - ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 11% (2) OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 - 24% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

**TOWN PLANNING
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KTA

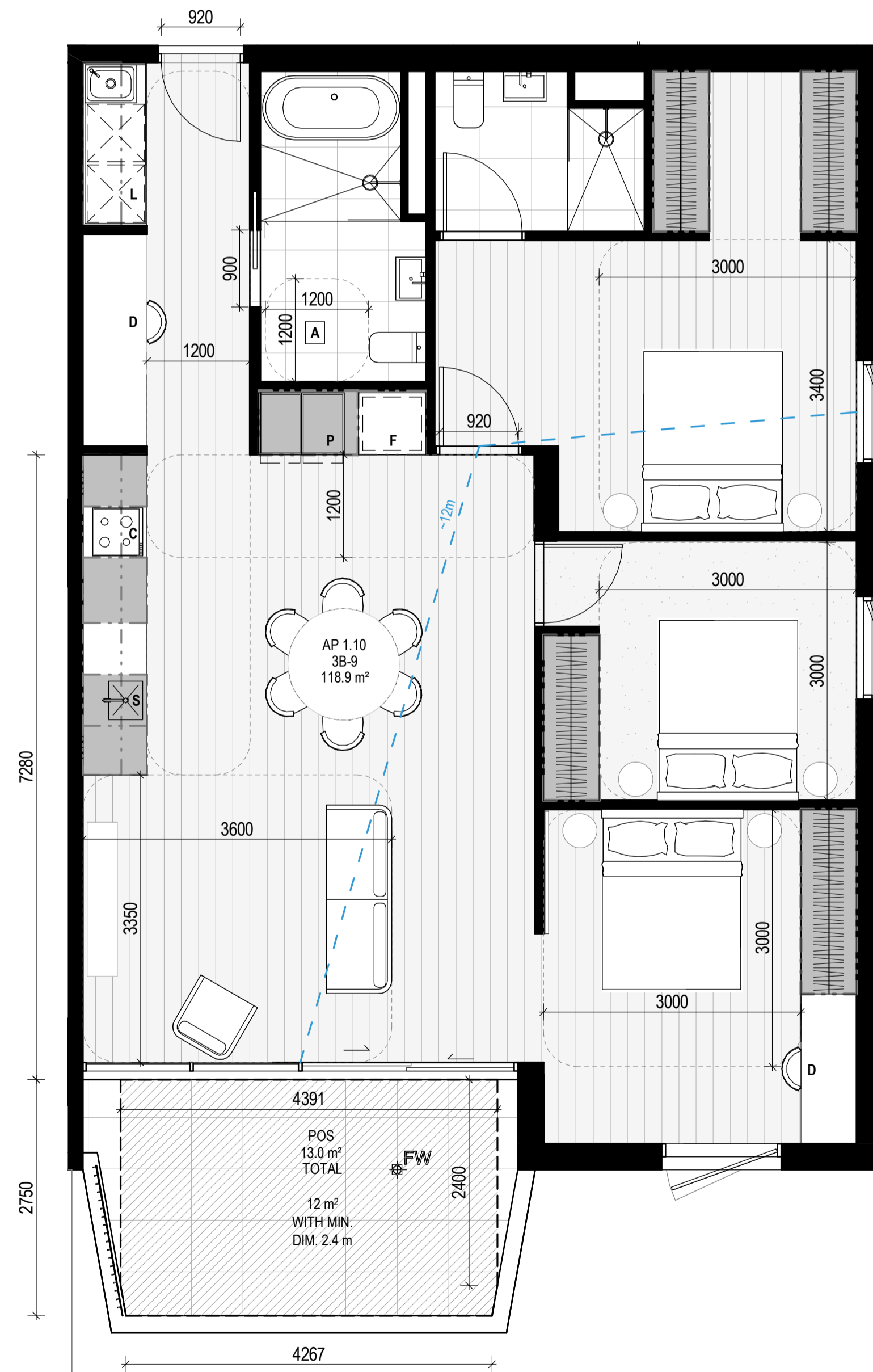
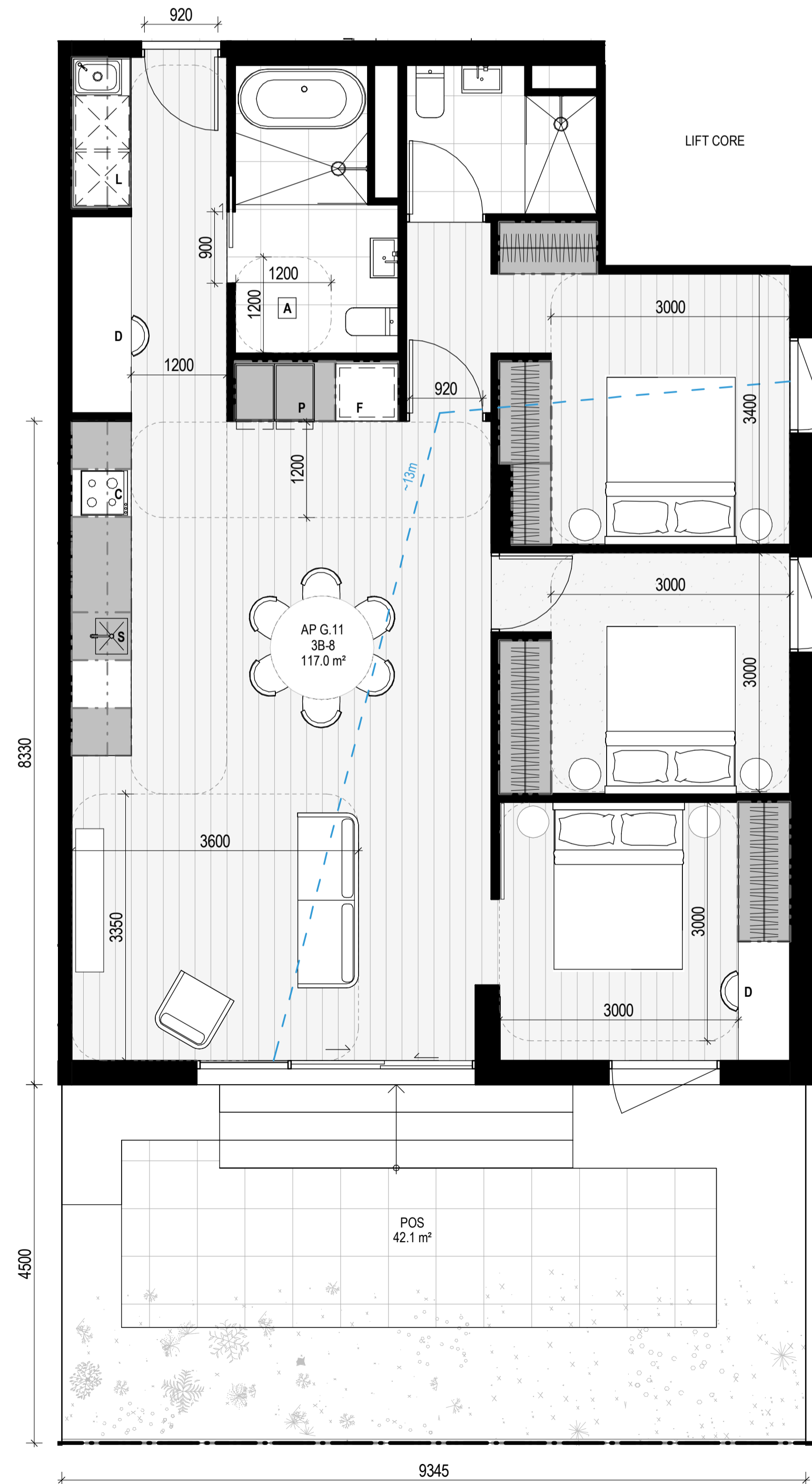
Kerstin Thompson Architects Pty Ltd
277 Queensberry St, Melbourne Australia 3000
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
APARTMENT PLAN - TYPE 3B-8 & 3B-9

PROJECT
97 Alma Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/LG		2
SCALE	PROJECT		
As indicated(A1)	2202	TP632	

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APT TYPE 3B-10		
LEVEL	APT TYPE	NUMBER
APT LEVEL 1	3B-10	1.02
TOTAL 1		

INTERNAL STORAGE APT 3B-10 & 3B-11

TYPE	LOCATION	VOLUME
3B-10	BEDROOM	6.1 m ²
3B-10	BEDROOM	6.0 m ²
3B-10	BEDROOM	3.3 m ²
3B-10	KITCHEN	0.4 m ²
3B-10	KITCHEN	1.6 m ²
3B-10	KITCHEN	0.8 m ²
3B-10	KITCHEN	0.7 m ²
3B-10	KITCHEN	0.5 m ²
3B-10	KITCHEN	1.8 m ²
3B-10	KITCHEN	0.4 m ²
3B-10	KITCHEN	0.1 m ²
3B-10	LAUNDRY	0.6 m ²
3B-10	LAUNDRY	0.1 m ²
3B-10	LAUNDRY	0.3 m ²
TOTAL INTERNAL STORAGE		22.8 m ²

EXTERNAL STORAGE APT 3B-10

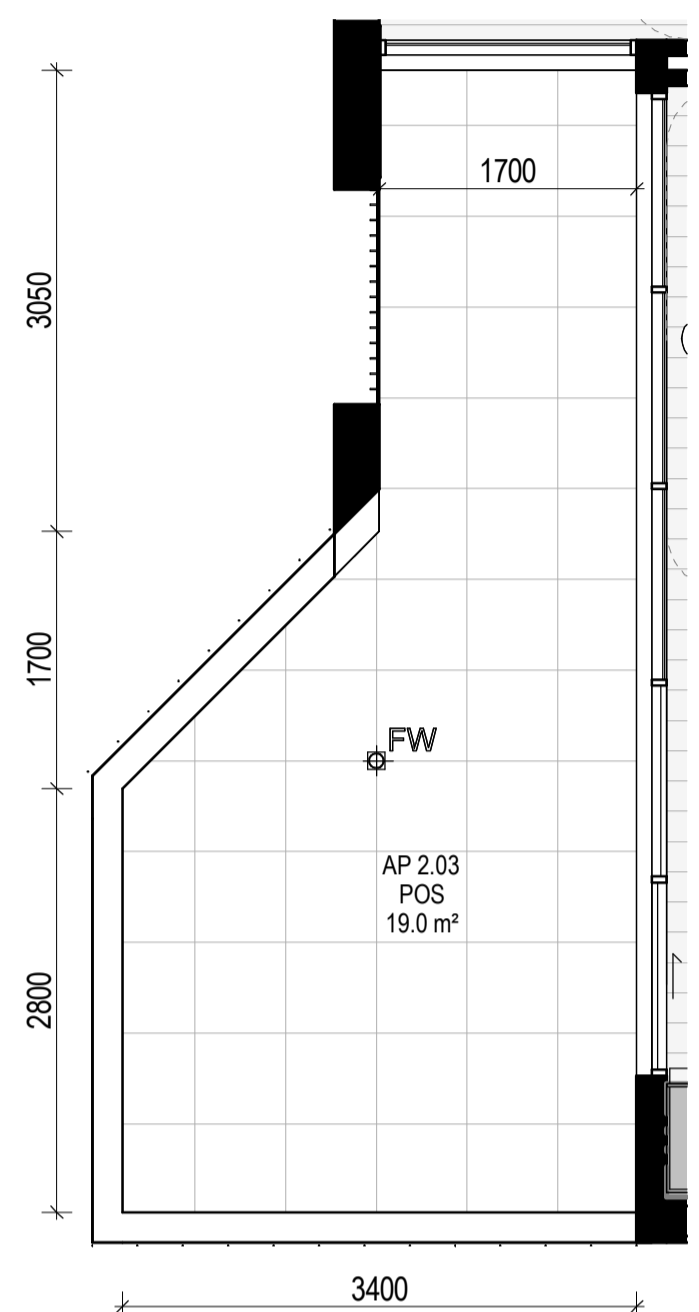
APT TYPE	LOCATION	VOLUME
3B-10	1.02 BSMT STORAGE	7.4 m ²
TOTAL EXTERNAL 1		

APT TYPE 3B-11		
LEVEL	APT TYPE	NUMBER
APT LEVEL 2	3B-11	2.03
TOTAL 1		

EXTERNAL STORAGE APT 3B-11

APT TYPE	LOCATION	VOLUME
3B-11	2.03 BSMT STORAGE	7.4 m ²
TOTAL EXTERNAL 1		

APT 3B-11 / 2.03 LAYOUT AND STORAGE ARE AS APT 3B-10 / 1.02.



APT TYPE 3B-12		
LEVEL	APT TYPE	NUMBER
APT LEVEL 3	3B-12	3.02
TOTAL 1		

INTERNAL STORAGE APT 3B-12

TYPE	LOCATION	VOLUME
3B-12	BEDROOM	5.2 m ²
3B-12	BEDROOM	6.0 m ²
3B-12	BEDROOM	3.3 m ²
3B-12	KITCHEN	1.8 m ²
3B-12	KITCHEN	0.4 m ²
3B-12	KITCHEN	1.6 m ²
3B-12	KITCHEN	0.8 m ²
3B-12	KITCHEN	0.7 m ²
3B-12	KITCHEN	0.5 m ²
3B-12	KITCHEN	0.4 m ²
3B-12	KITCHEN	0.1 m ²
3B-12	LAUNDRY	0.6 m ²
3B-12	LAUNDRY	0.1 m ²
3B-12	LAUNDRY	0.3 m ²
TOTAL INTERNAL STORAGE		21.9 m ²

EXTERNAL STORAGE APT 3B-12

APT TYPE	LOCATION	VOLUME
3B-12	3.02 BSMT STORAGE	7.4 m ²
TOTAL EXTERNAL 1		



City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 33 of 50

APARTMENT NOTES

- A** - BATHROOM DESIGN OPTION UNDER APARTMENT DESIGN GUIDELINES FOR VICTORIA TABLE D4
- L** - LAUNDRY
- P** - PANTRY
- F** - FRIDGE
- S** - SINK
- C** - COOKTOP
- D** - DESK
- 13m** - BREEZE PATH

GENERAL NOTES

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- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BRICKZ BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLAWANISED STEEL CLADDING
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- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

- ESD:
- THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
 - 100% (41 OUT OF 41) OF THE DEVELOPER'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPER'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE D0.5
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE D0.5
 - THE NON-RESIDENTIAL AREA ARE TARGETING A 7% TO 10% OF THE NOMINATED AREA.
 - 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 - THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SCA SECTION 4.20).
 - THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - A 3KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - A 2KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 - INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 - WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 - A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 - A MELBOURNE STORMWATER OF 10% IS ACHIEVED.
 - ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 1% OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 - 2% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
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 kta@kerstinthompson.com
 www.kerstinthompson.com

DRAWING TITLE
APARTMENT PLAN - TYPE 3B-10, 3B-11 & 3B-12

PROJECT
97 Alma Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		
SCALE	PROJECT	TP633	2
As indicated(A1)	2202		

APT TYPE 3B-13

LEVEL	APT TYPE	NUMBER
APT LEVEL 3	3B-13	3.01
TOTAL 1		

INTERNAL STORAGE APT 3B-13

TYPE	LOCATION	VOLUME
3B-13	BEDROOM	3.2 m ²
3B-13	BEDROOM	3.0 m ²
3B-13	BEDROOM	5.1 m ²
3B-13	BEDROOM	2.3 m ²
3B-13	HALLWAY	1.0 m ²
3B-13	KITCHEN	0.3 m ²
3B-13	KITCHEN	0.4 m ²
3B-13	KITCHEN	0.9 m ²
3B-13	KITCHEN	0.8 m ²
3B-13	KITCHEN	0.3 m ²
3B-13	KITCHEN	0.7 m ²
3B-13	KITCHEN	0.1 m ²
3B-13	KITCHEN	0.3 m ²
3B-13	LAUNDRY	0.7 m ²
TOTAL INTERNAL STORAGE		19.2 m ²

EXTERNAL STORAGE APT 3B-13

APT TYPE	LOCATION	VOLUME
3B-13	3.01 BSMNT STORAGE	7.4 m ²
TOTAL EXTERNAL 1		

APT TYPE 3B-14

LEVEL	APT TYPE	NUMBER
APT LEVEL 3	3B-14	3.04
TOTAL 1		

INTERNAL STORAGE APT 3B-14

TYPE	LOCATION	VOLUME
3B-14	BEDROOM	4.7 m ²
3B-14	BEDROOM	3.7 m ²
3B-14	BEDROOM	1.5 m ²
3B-14	BEDROOM	3.3 m ²
3B-14	BEDROOM	3.7 m ²
3B-14	KITCHEN	1.8 m ²
3B-14	KITCHEN	0.4 m ²
3B-14	KITCHEN	0.3 m ²
3B-14	KITCHEN	1.3 m ²
3B-14	KITCHEN	1.3 m ²
3B-14	KITCHEN	0.7 m ²
3B-14	KITCHEN	0.0 m ²
3B-14	LAUNDRY	0.7 m ²
TOTAL INTERNAL STORAGE		23.5 m ²

EXTERNAL STORAGE APT 3B-14

APT TYPE	LOCATION	VOLUME
3B-14	3.04 BSMNT STORAGE	7.4 m ²
TOTAL EXTERNAL 1		

**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 34 of 50**

APARTMENT NOTES

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- L** - LAUNDRY
- P** - PANTRY
- F** - FRIDGE
- S** - SINK
- C** - COOKTOP
- D** - DESK
- BREEZE PATH** -13m

GENERAL NOTES

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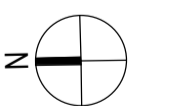
MATERIALS

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- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
 2. 100% (41 OUT OF 41) OF THE DEVELOPER'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPER'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 90% ABOVE D50
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 90% ABOVE D50
 - 6% OF NON-RESIDENTIAL AREAS ARE TARGETING A 7% TO 10% OF THE NOMINATED AREA.
 4. 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 5. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 6. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 7. THE NON-RESIDENTIAL AREAS ARE TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SICA SECTION 4.207).
 8. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 9. A 5kW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 10. A 2kW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
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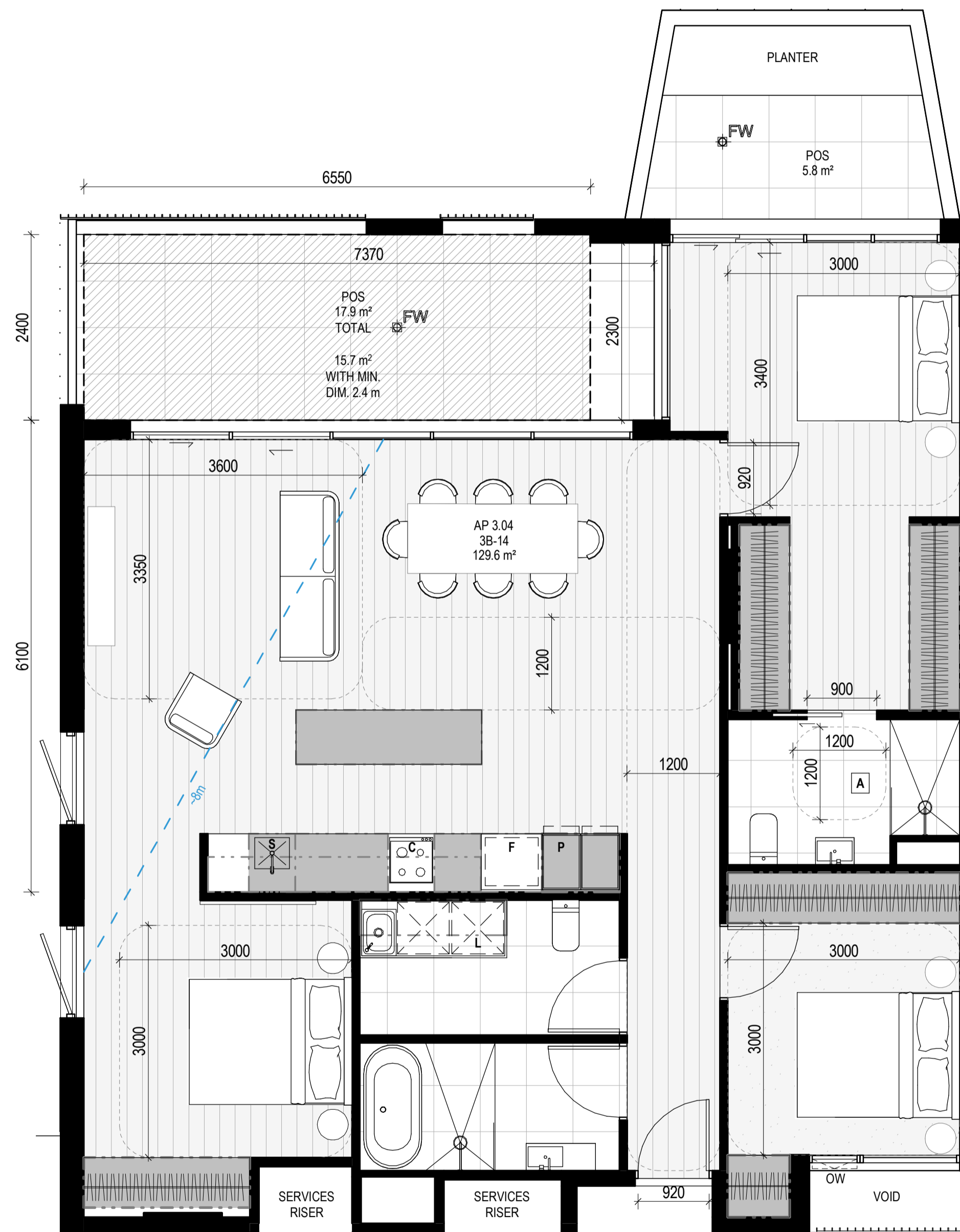
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DRAWING TITLE
APARTMENT PLAN - TYPE 3B-13 & 3B-14

PROJECT
97 Aims Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		
SCALE	PROJECT		
As indicated(A1)	2202	TP634	2

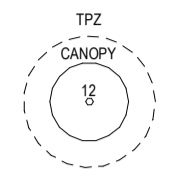
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- SR1 SAFETY GUARD RAIL

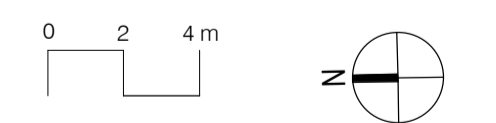
ESD:

1. THE PROJECT ACHIEVES A TOTAL BREE SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE D0.5
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE D0.5
4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% TO 40% OF THE NOMINATED AREA.
5. 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
7. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SC1 SECTION 4.20).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A 3kW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A 2kW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
14. A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A MELBOURNE STORMWATER OF 10% IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE WITHIN SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 11% OF COMMUNAL SPACES WILL BE PROVIDED AT THE ROOFTOP DECK.
22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

**TOWN PLANNING
NOT FOR CONSTRUCTION**



KTA

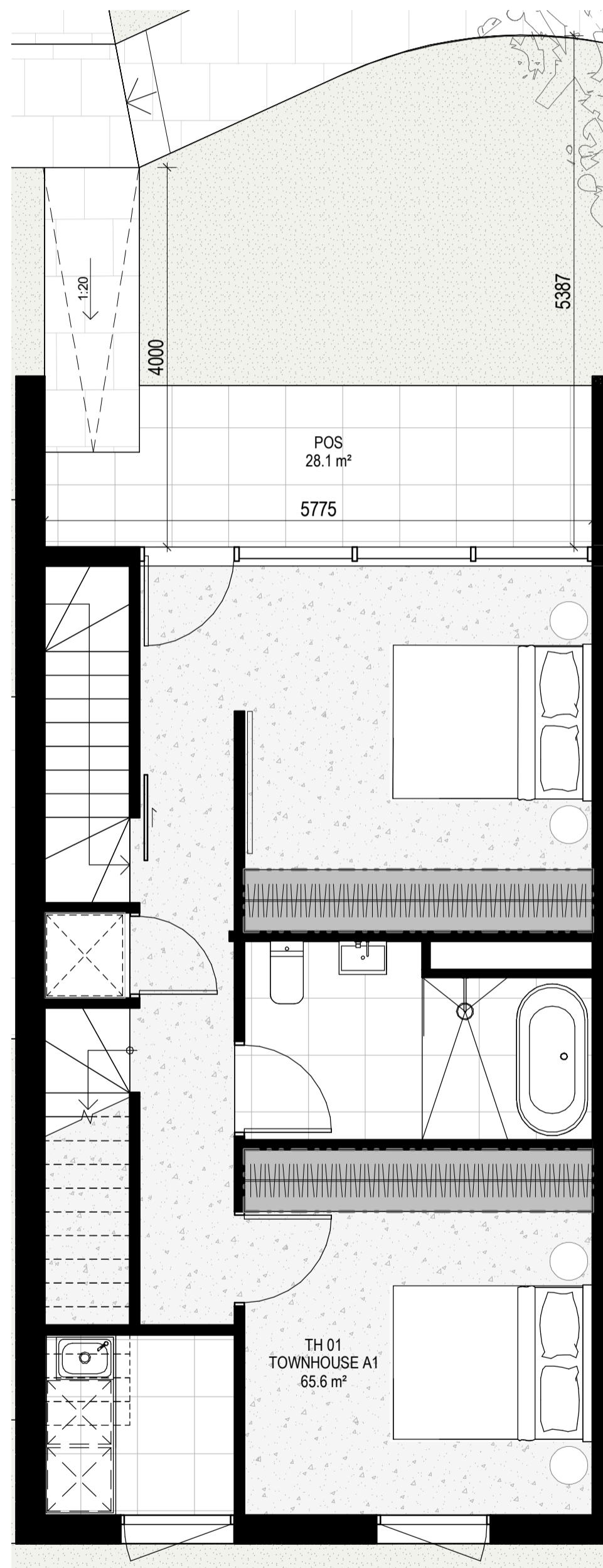
Kerstin Thompson Architects Pty Ltd
277 Queensberry St, Melbourne Australia 3000
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWNHOUSE PLANS - TYPE A1

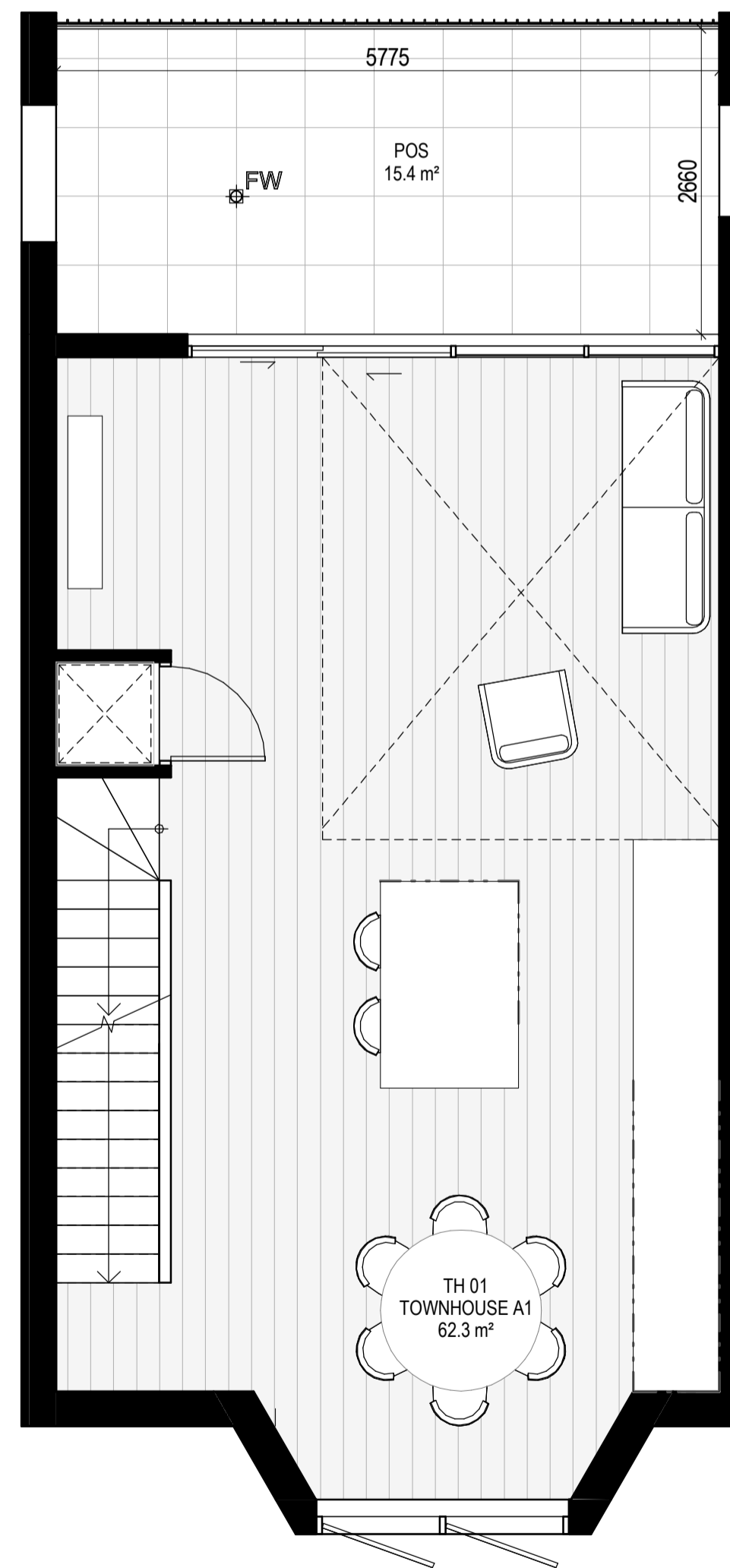
PROJECT
97 Alma Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JLJ/TML/G		
SCALE	PROJECT	TP650	2
As indicated(A1)	2202		

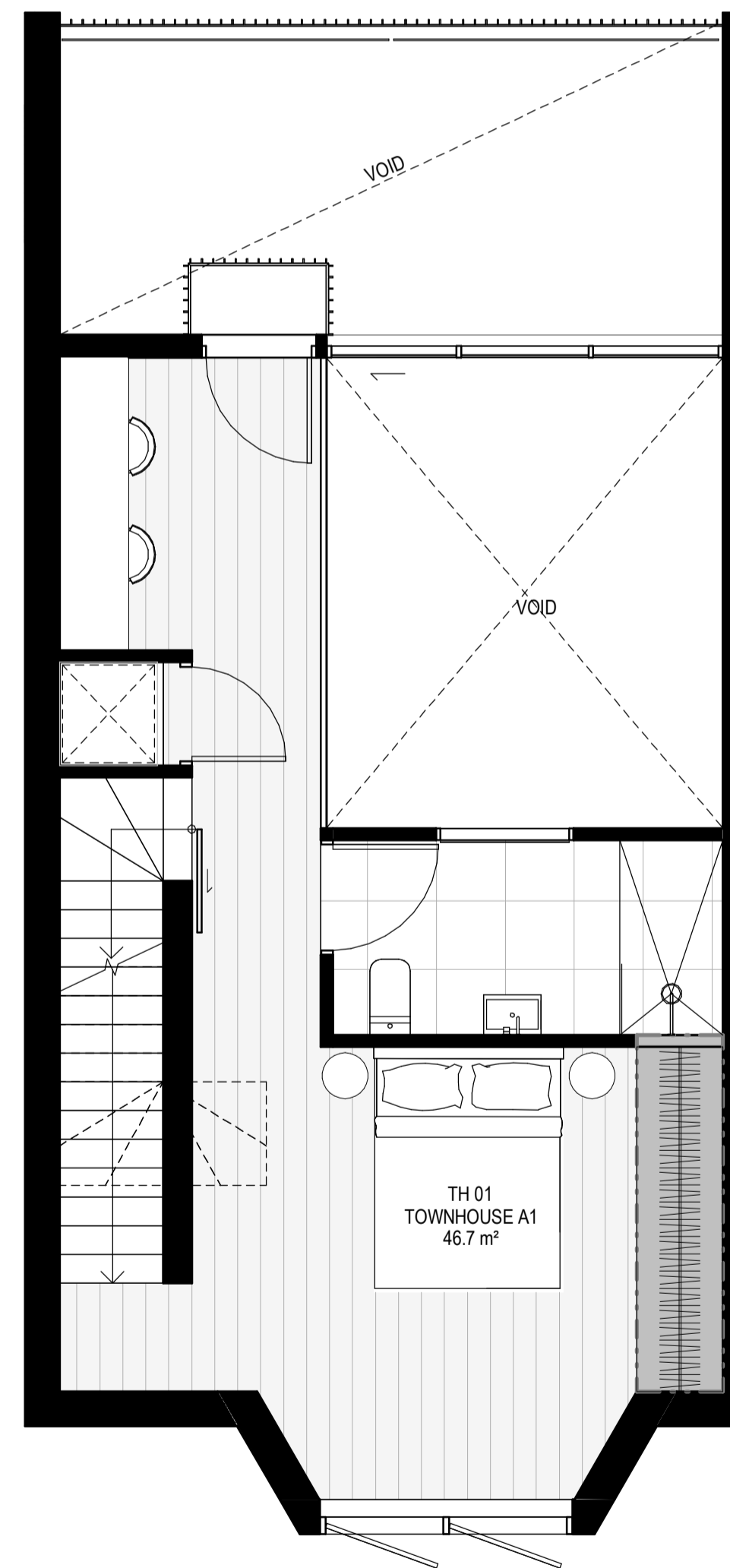
© KTA project copyright 2022



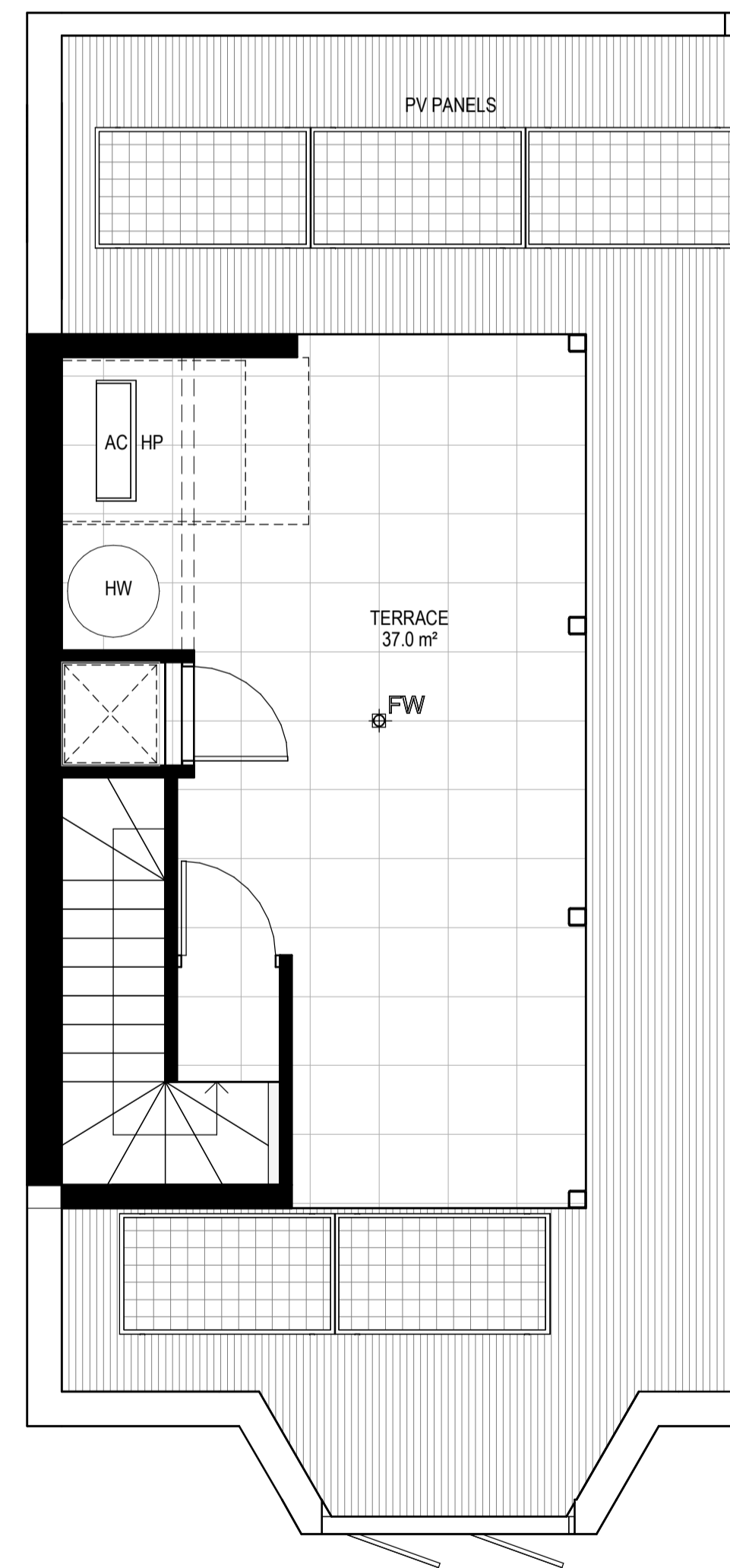
LEVEL GROUND



LEVEL 1



LEVEL 2



LEVEL ROOF

EXTERNAL STORAGE TH 01

APT TYPE	LOCATION	VOLUME
TH 01	TH 01 BSMNT STORAGE	11.0 m³
		11.0 m³

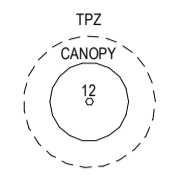
INTERNAL STORAGE TH-01

TYPE	LOCATION	VOLUME
TH 01	BEDROOM	5.7 m³
TH 01	BEDROOM	5.7 m³
TH 01	BEDROOM	5.6 m³
TH 01	KITCHEN	1.1 m³
TH 01	KITCHEN	1.5 m³
TH 01	KITCHEN	0.8 m³
TOTAL INTERNAL STORAGE		20.5 m³

GENERAL NOTES

SURVEY: EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 302881-BIG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN: LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.



EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS:

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMS SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- MT1 VERTICAL ALUMINIUM BALLUSTRADE
- MT2 GLAWANISED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

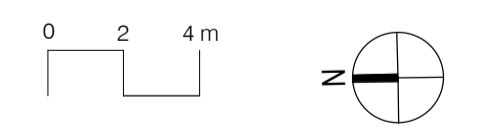
ESD:

1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
2. 100% (41 OUT OF 41) OF THE DEVELOPER'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPER'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE DFD 5
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE DFD 5
 - 4% OF NON-RESIDENTIAL AREAS ARE TARGETING A 7% TO 40% OF THE NOMINATED AREA.
4. 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
5. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
6. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
7. THE NON-RESIDENTIAL AREAS ARE TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SCA SECTION 2.07).
8. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
9. A 3KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
10. A 2KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
11. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
12. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
13. A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
14. A MELBOURNE STORMWATERING OF 10% IS ACHIEVED.
15. ALL LANDSCAPING IS TO BE IN THE SPACES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
16. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
17. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
18. IN TOTAL 18 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
19. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
20. 11% (2) OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
21. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

**TOWN PLANNING
NOT FOR CONSTRUCTION**



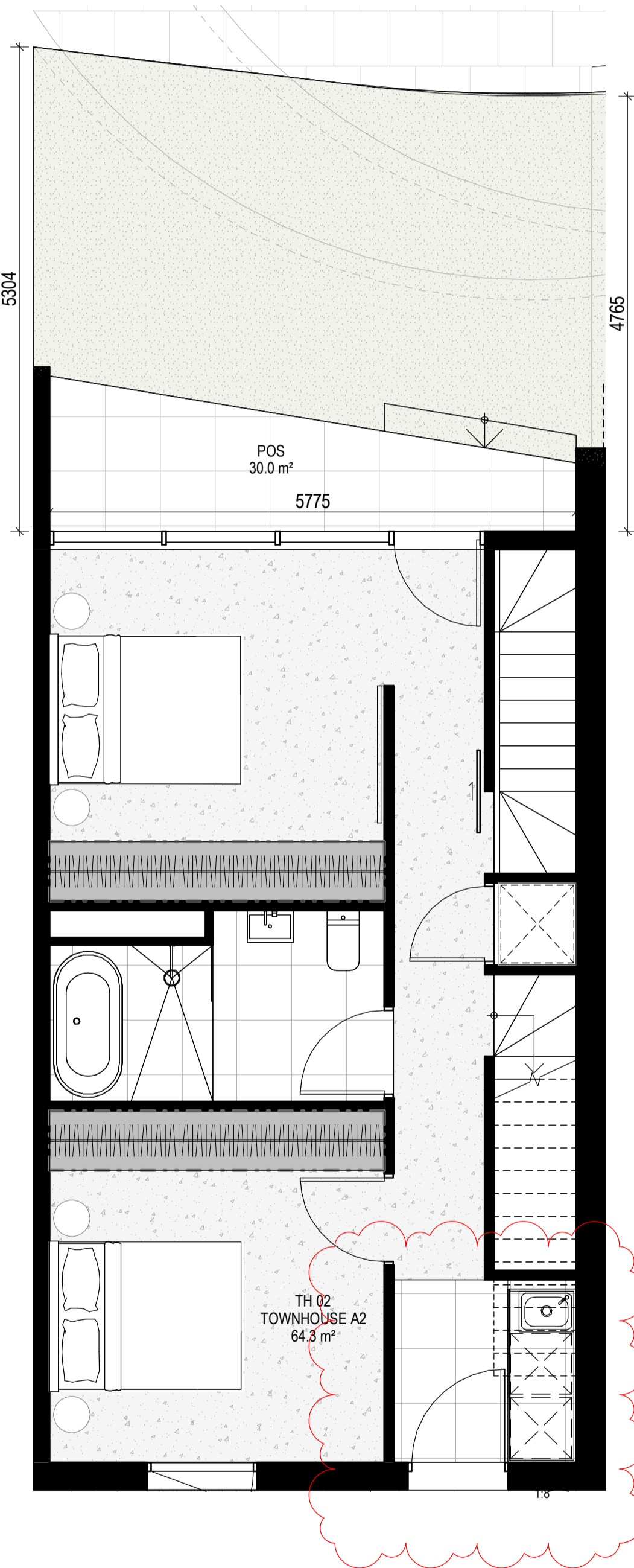
KTA

Kerstin Thompson Architects Pty Ltd
277 Queensberry St, Melbourne Australia 3000
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kta@kerstinthompson.com
www.kerstinthompson.com

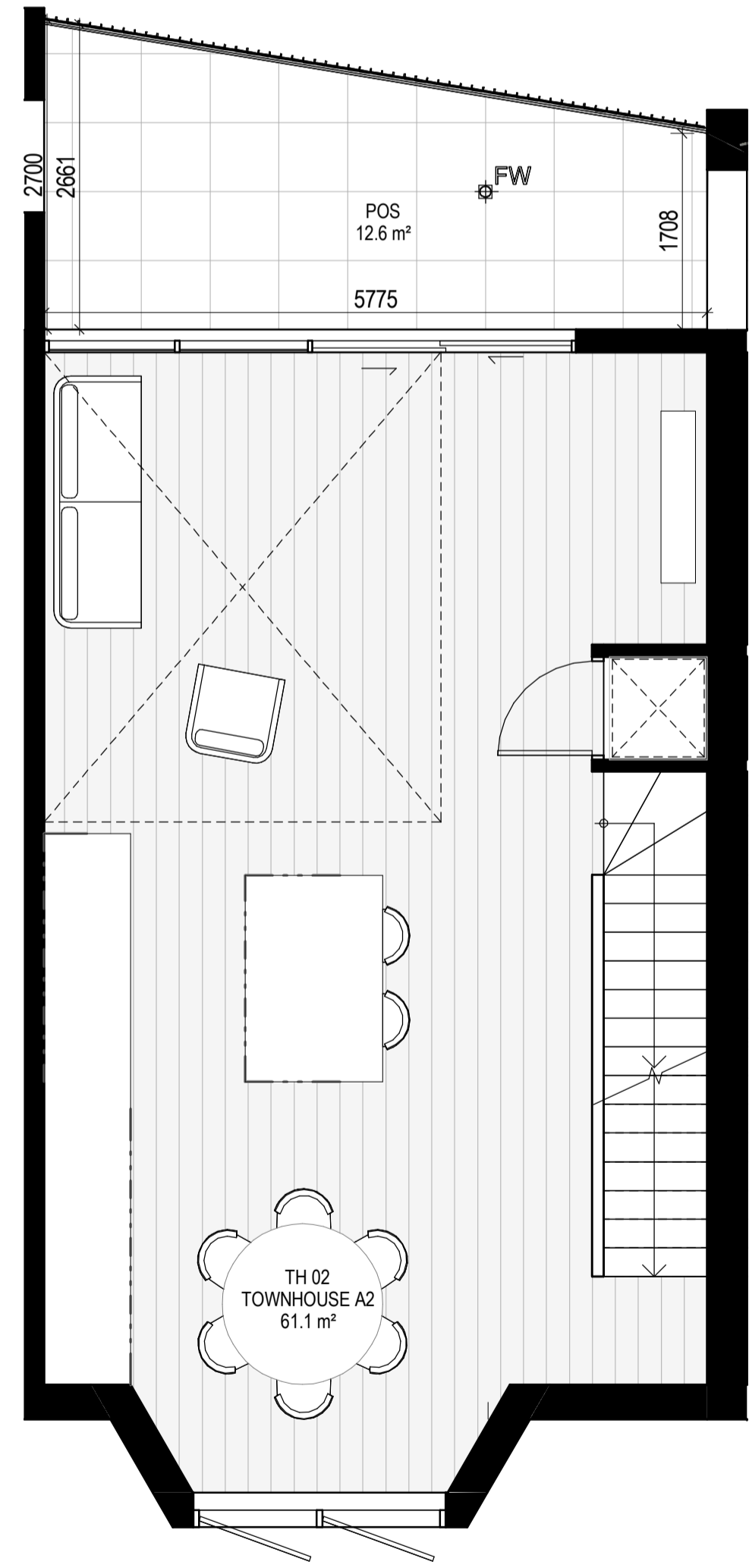
DRAWING TITLE
TOWNHOUSE PLANS - TYPE A2

PROJECT
97 Alma Road
AT St Kilda East
FOR Neometro

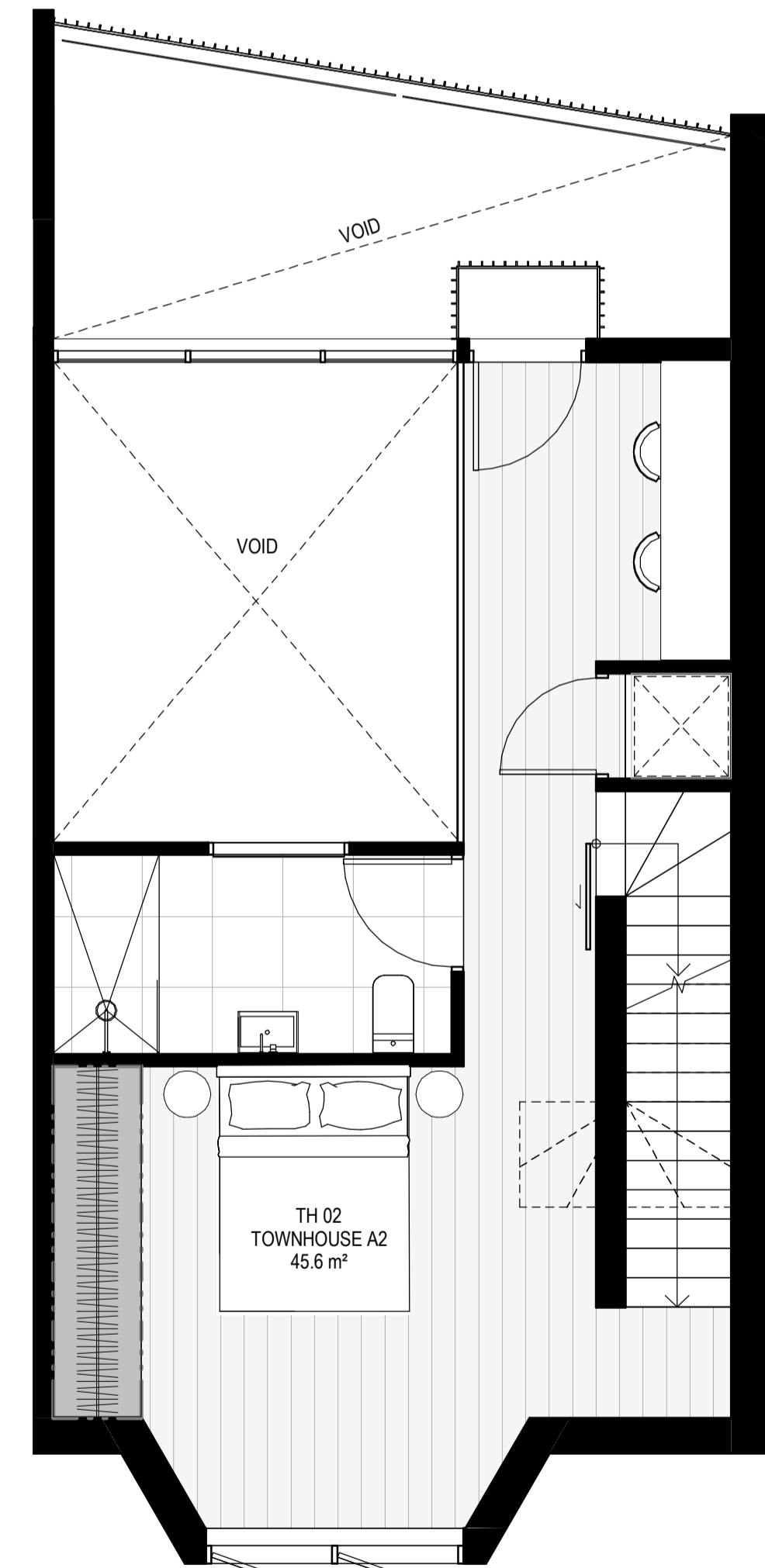
DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		2
SCALE	PROJECT		
As indicated(A1)	2202	TP651	



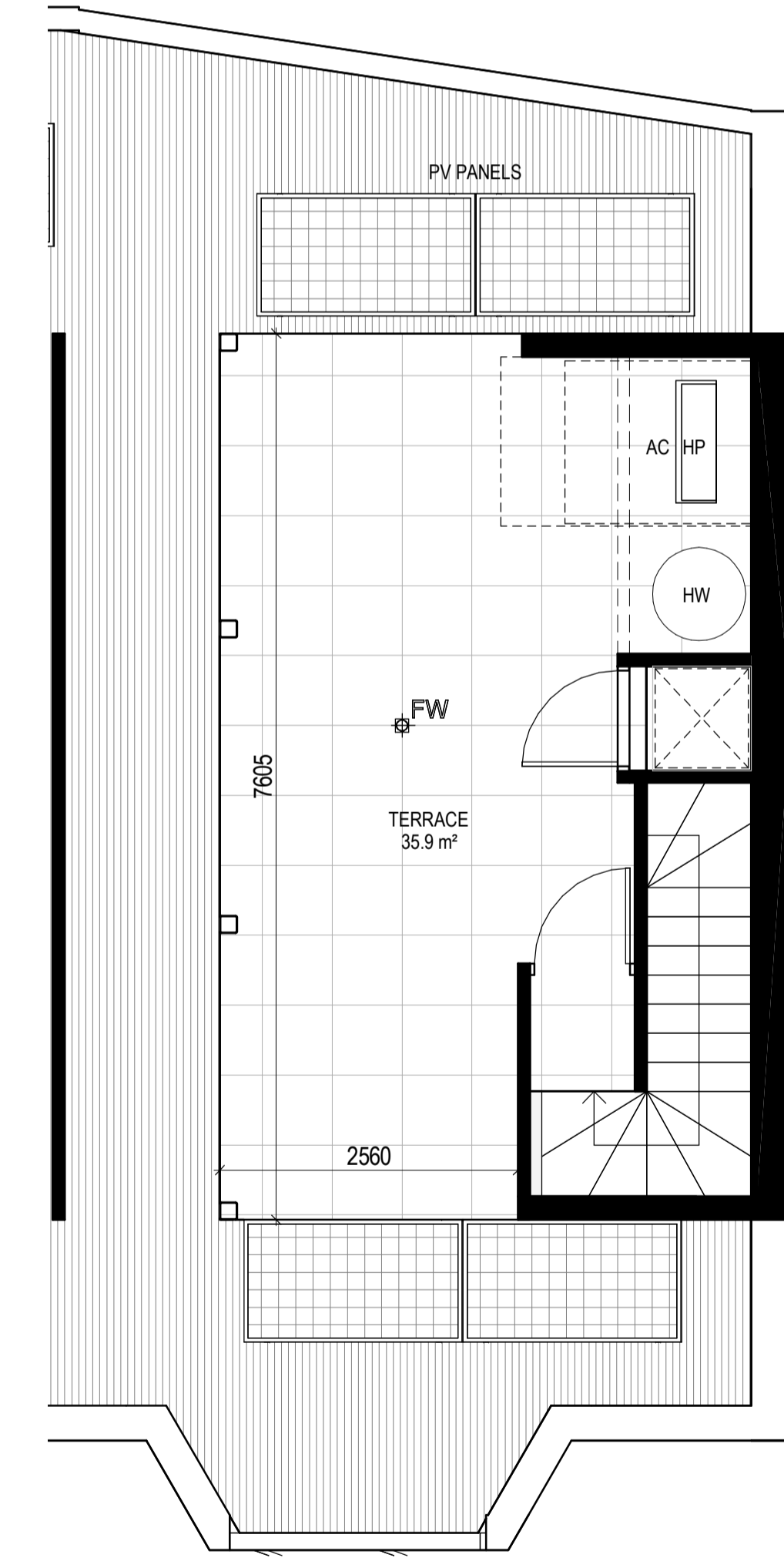
LEVEL GROUND



LEVEL 1



LEVEL 2



LEVEL ROOF

EXTERNAL STORAGE TH 02

APT TYPE	LOCATION	VOLUME
TH 02	TH 02 BSMNT STORAGE	9.4 m³
		9.4 m³

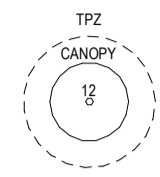
INTERNAL STORAGE TH-02

TYPE	LOCATION	VOLUME
TH 02	BEDROOM	5.7 m³
TH 02	BEDROOM	5.7 m³
TH 02	BEDROOM	5.4 m³
TH 02	KITCHEN	1.4 m³
TH 02	KITCHEN	1.1 m³
TH 02	KITCHEN	0.6 m³
TOTAL INTERNAL STORAGE		20.0 m³

GENERAL NOTES

SURVEY:
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LANDSCAPE DESIGN:
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.



EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS:

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMON SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

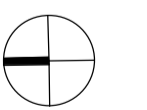
- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLAZED ALUMINIUM BALUSTRADE
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
 2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
- 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE DFD 1
- 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE DFD 1
4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% TO 40% OF THE NOMINATED AREA.
 5. 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 7. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SC1 SECTION 4.20).
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A 3kW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A 2kW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMON AREAS.
 13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 14. A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 15. A MELBOURNE STORMWATER OF 10% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 18 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 11 M2 OF COMMONAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 22. 24M2 OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
277 Queensberry St, Melbourne Australia 3000
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWNHOUSE PLANS - TYPE A3

PROJECT
97 Aims Road
AT
St Kilda East
FOR
Neometro

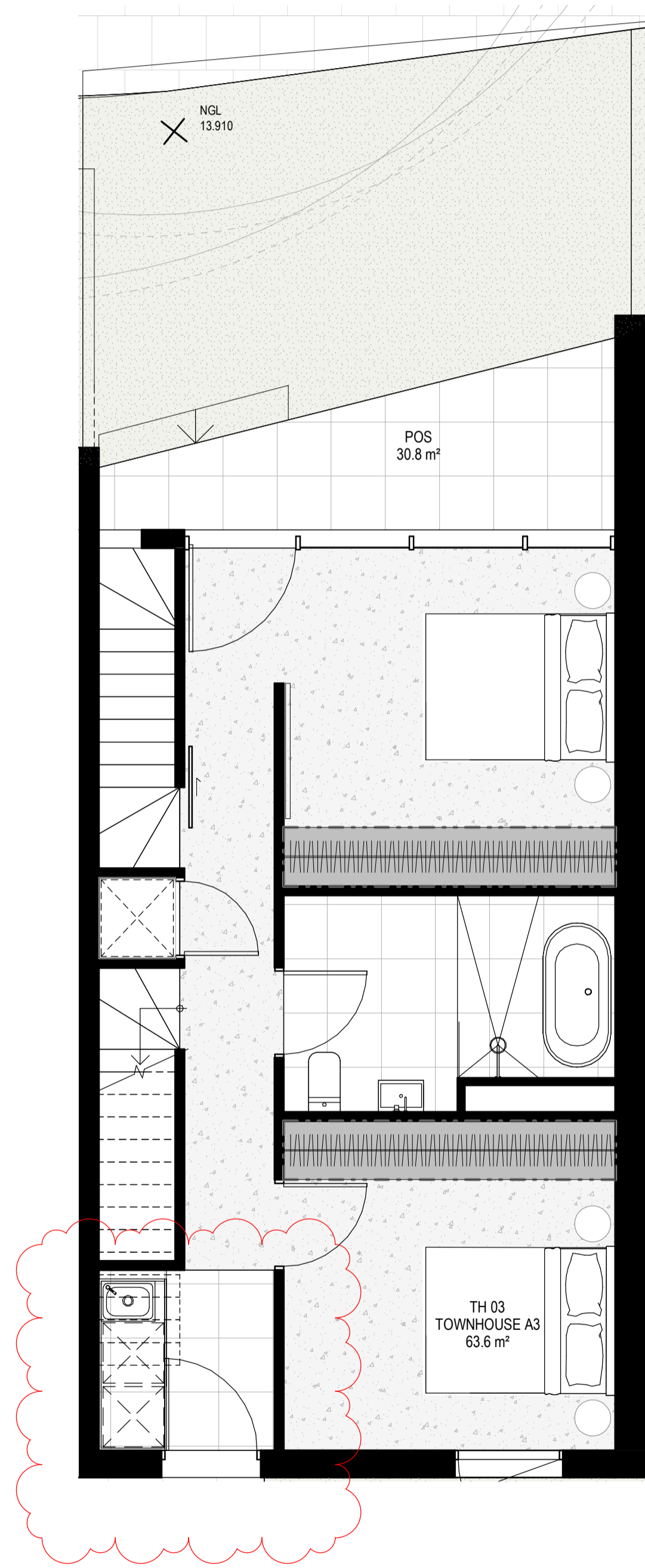
DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JLU/TML/G		2
SCALE	PROJECT	TP652	
As indicated(A1)	2202		

EXTERNAL STORAGE TH 03

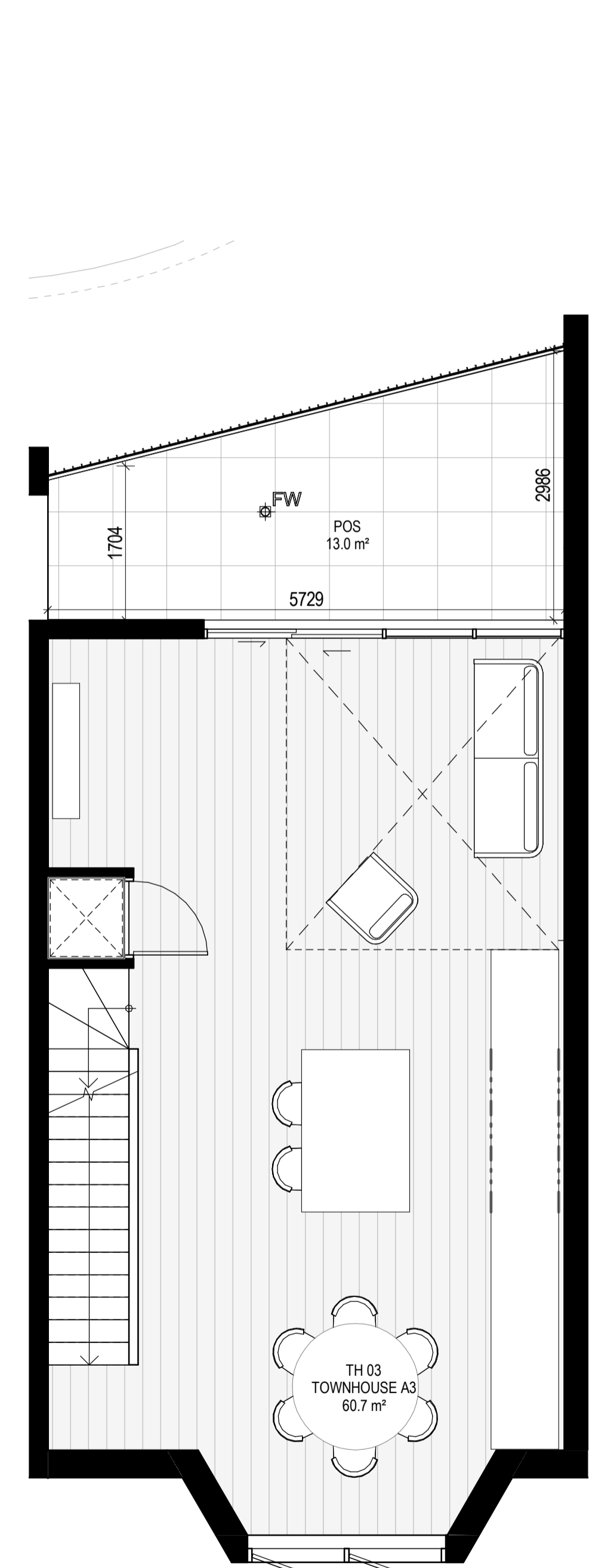
APT TYPE	LOCATION	VOLUME
TH 03	TH 03 BSMNT STORAGE	10.3 m ³
		10.3 m ³

INTERNAL STORAGE TH-03

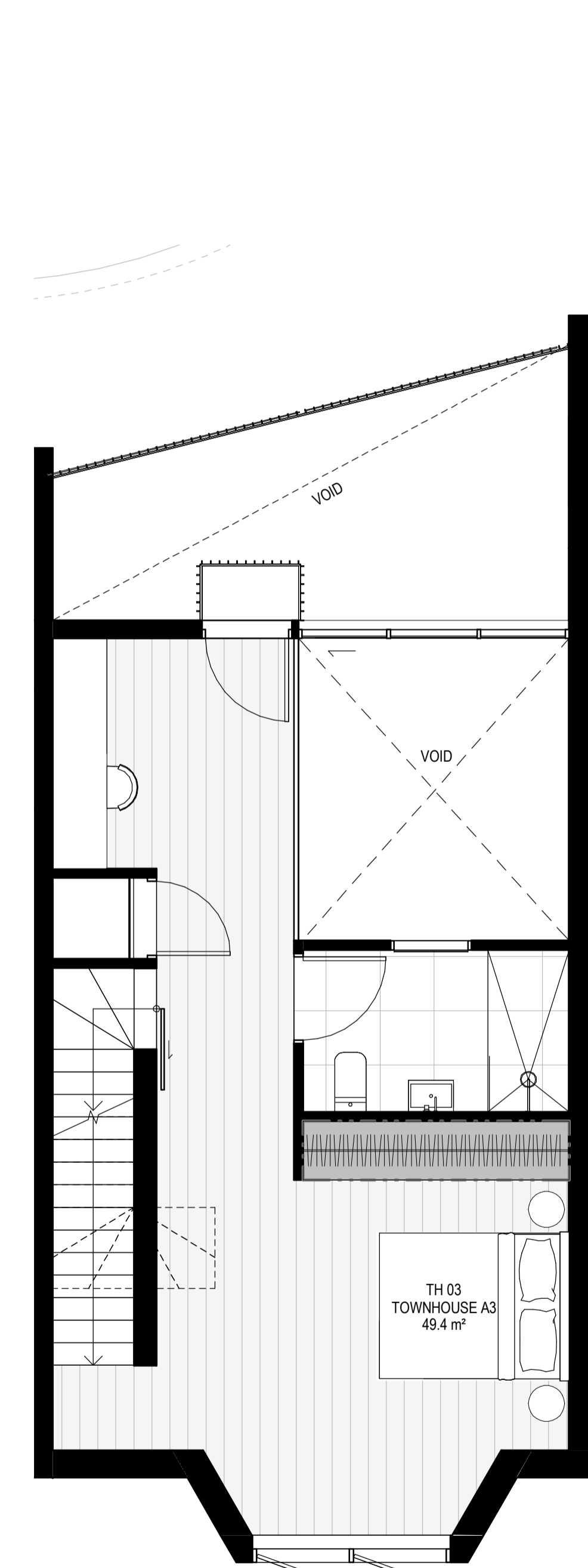
TYPE	LOCATION	VOLUME
TH 03	BEDROOM	5.7 m ³
TH 03	BEDROOM	5.7 m ³
TH 03	BEDROOM	4.6 m ³
TH 03	KITCHEN	1.5 m ³
TH 03	KITCHEN	3.2 m ³
TH 03	KITCHEN	0.9 m ³
TOTAL INTERNAL STORAGE		21.7 m ³



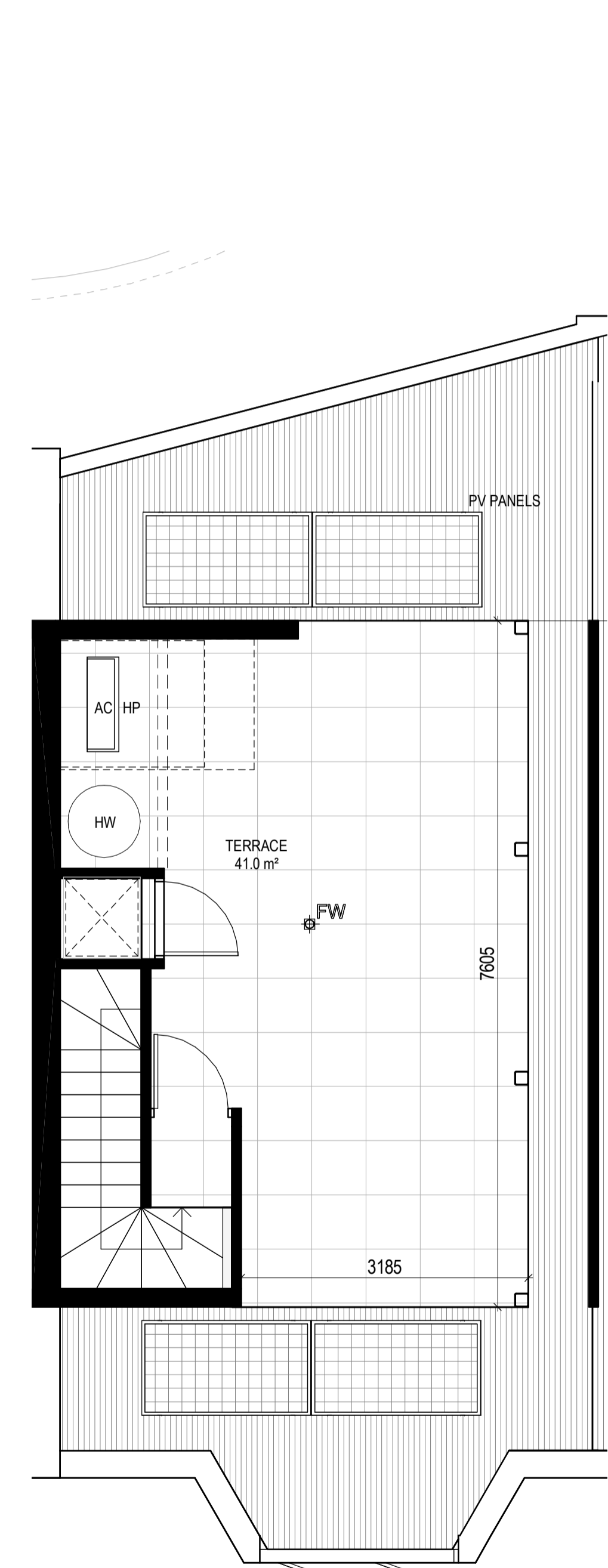
LEVEL GROUND



LEVEL 1



LEVEL 2



LEVEL ROOF

**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 38 of 50**

EXTERNAL STORAGE TH 04

APT TYPE	LOCATION	VOLUME
TH 04	TH 04 BSMT STORAGE	9.8 m³
		9.8 m³

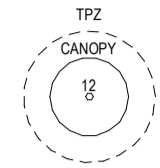
INTERNAL STORAGE TH-04

TYPE	LOCATION	VOLUME
TH 04	BEDROOM	4.7 m³
TH 04	BEDROOM	4.7 m³
TH 04	BEDROOM	4.6 m³
TH 04	KITCHEN	0.9 m³
TH 04	KITCHEN	1.2 m³
TOTAL INTERNAL STORAGE		16.1 m³

GENERAL NOTES

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- COM COMMON SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLASS FINISHED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
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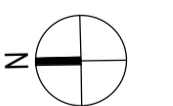
ESD

1. THE PROJECT ACHIEVES A TOTAL BESE SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
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 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE D0.5
 - 6% OF NON-RESIDENTIAL AREAS ARE TARGETING A 7% OR TO 40% OF THE NOMINATED AREA.
4. 39% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
5. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
6. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.0 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
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14. A MELBOURNE STORMWATER OF 10% IS ACHIEVED.
15. ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
16. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
17. IN TOTAL 18 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
18. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
19. 1% OF COMMONAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
20. 24M² OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.
21. 1% OF COMMONAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
22. 24M² OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

**TOWN PLANNING
NOT FOR CONSTRUCTION**



KTA

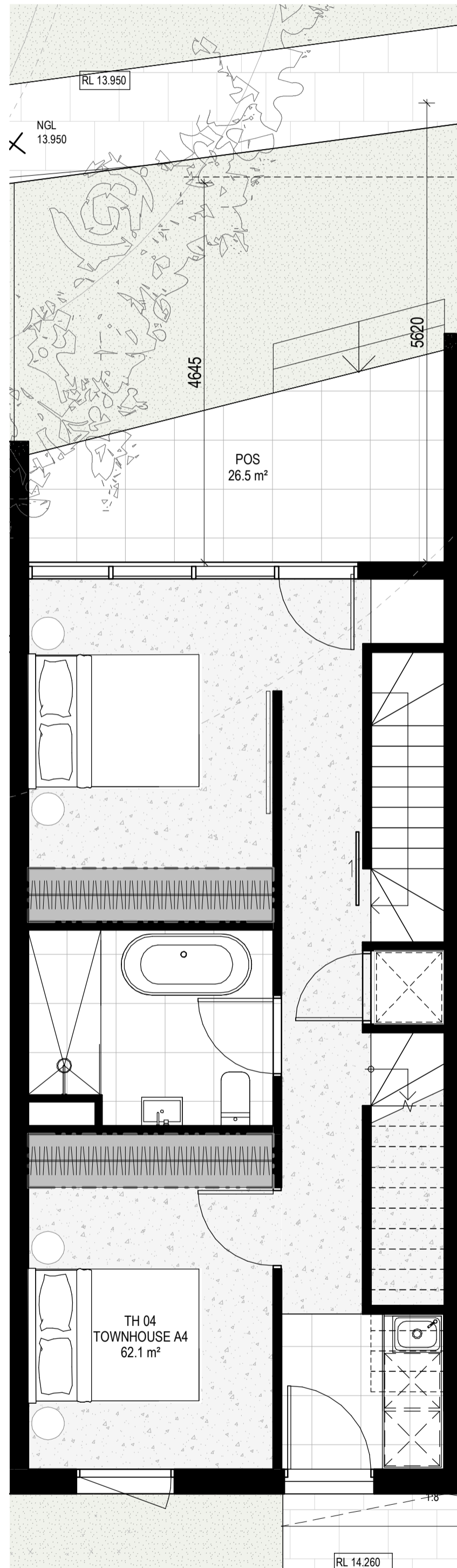
Kerstin Thompson Architects Pty Ltd
277 Queensberry St, Melbourne Australia 3000
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWNHOUSE PLANS - TYPE A4

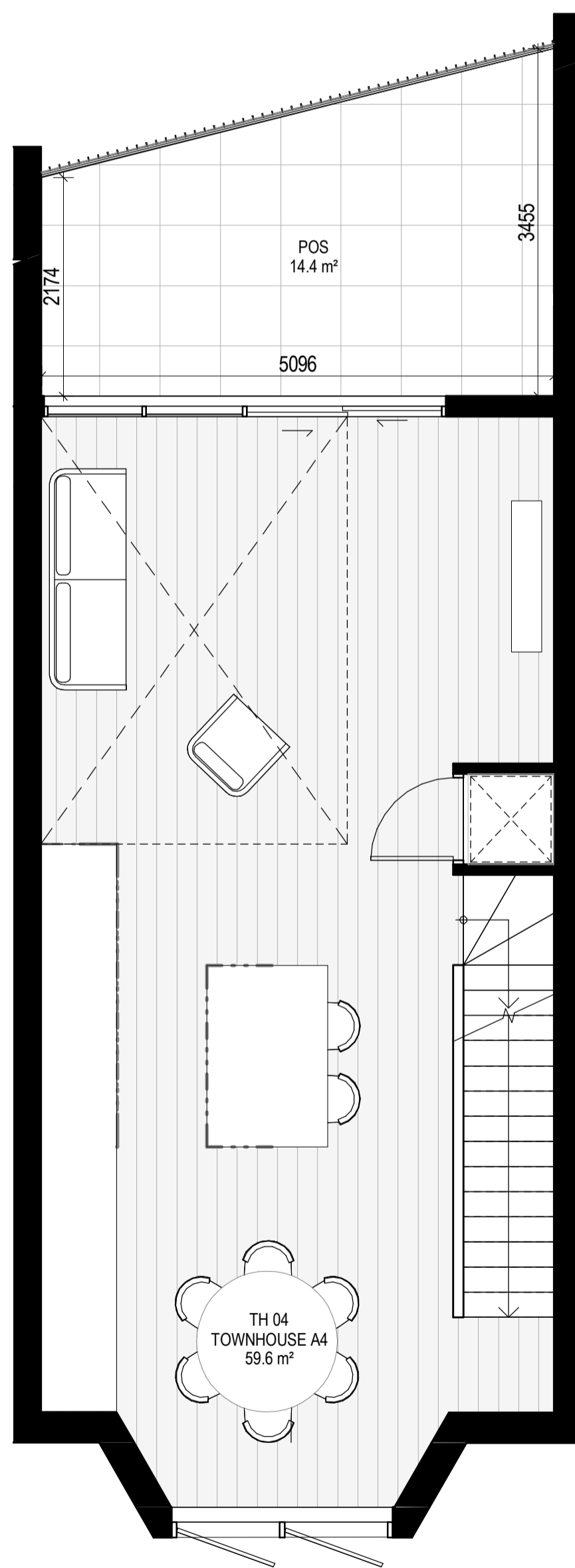
PROJECT
97 Aims Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JLJ/TML/G		2
SCALE	PROJECT		
As indicated(A1)	2202	TP653	

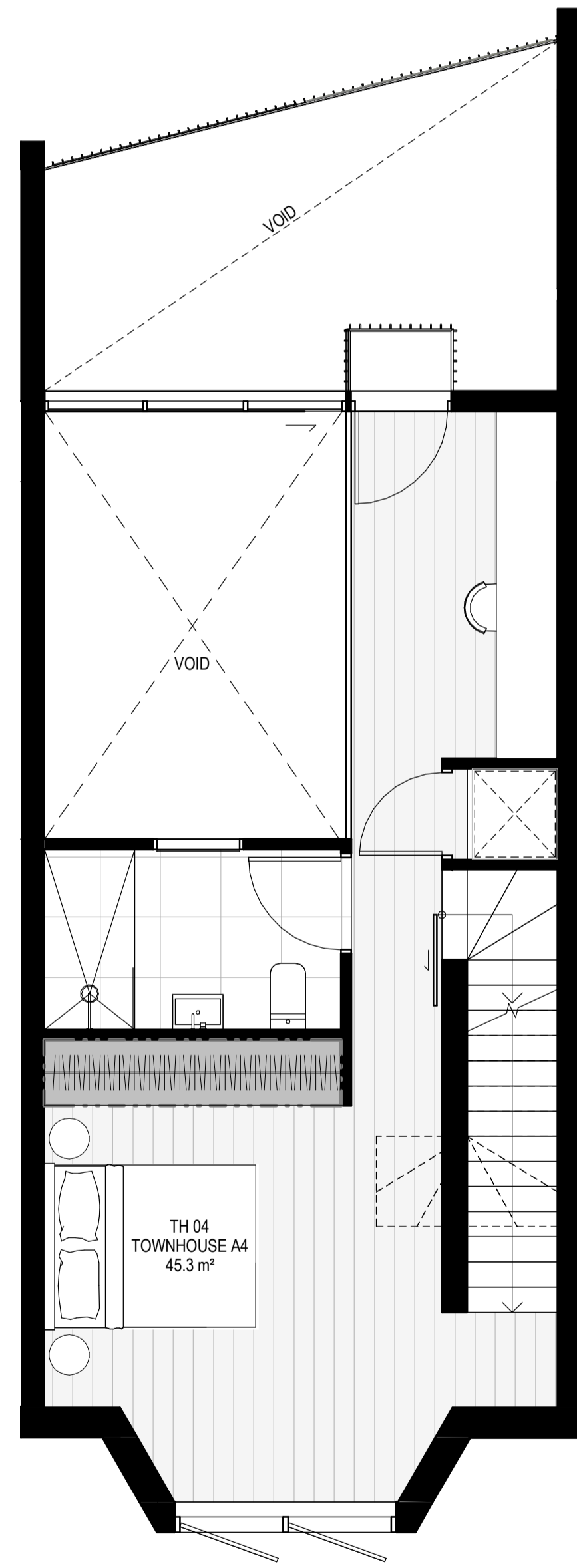
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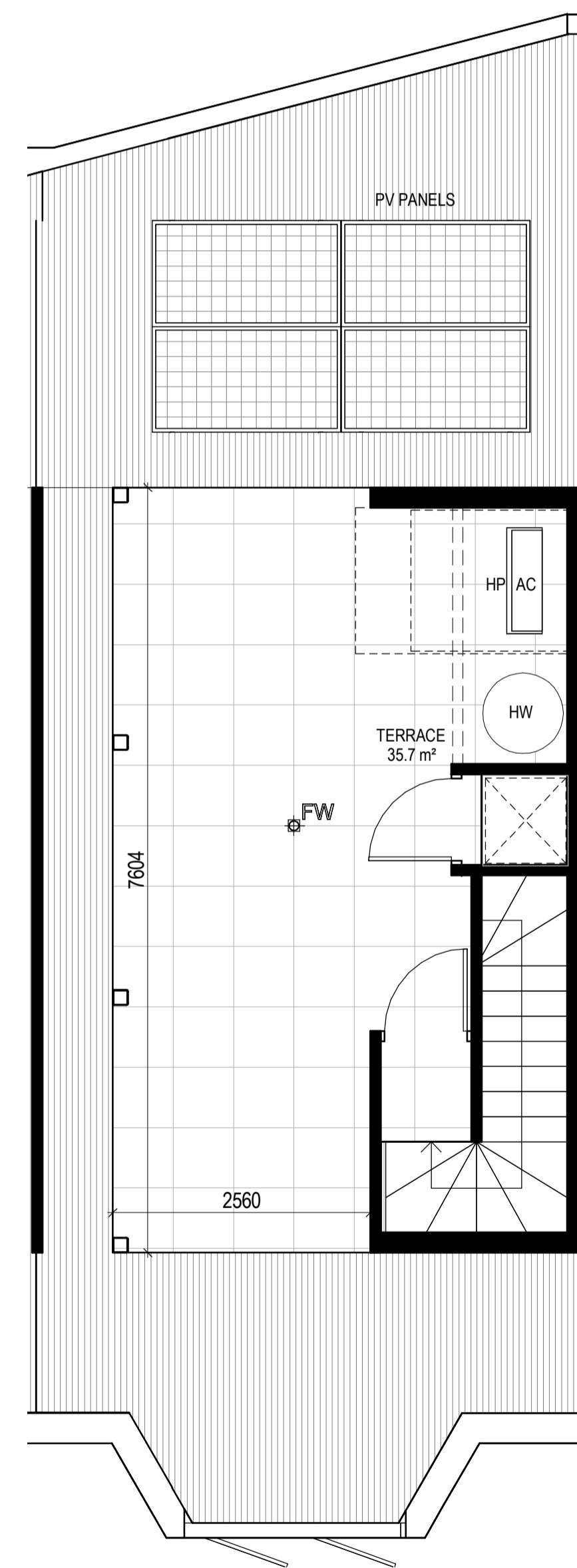
LEVEL GROUND



LEVEL 1



LEVEL 2

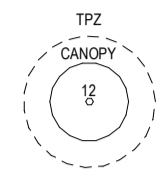


LEVEL ROOF

GENERAL NOTES

SURVEY: EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 302981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN: LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.



EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS:

AC	CONDENSER UNIT
CL	CLOTHES LINE
ELEC	ELECTRICAL SERVICES
HYDR	HYDRAULIC SERVICES
COM	COMMON SERVICES
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FW	FLOOR WASTE
NGL	NATURAL GROUND LEVEL
RL	RELATIVE LEVEL
TP	WATER TAP
HW	HOT WATER UNIT
HP	HEAT PUMP HOT WATER UNIT
OW	OPERABLE WINDOW

MATERIALS

BR1	BRICK WORK - BAGGED TEXTURE FINISH
BR2	BREEZE BLOCK
FC1	PAINTED FIBRE CEMENT SHEET
TL1	EXTERNAL TILE
SC1	SUN SHADESCREEN
MT1	VERTICAL ALUMINIUM BALUSTRADE
MT2	GLAZED ALUMINIUM BALUSTRADE
MT3	METAL PERGOLA
GL1	GLAZING - DOUBLE CLEAR
GL2	OBSCURE GLAZING - REEDED
MS1	CABLE MESH
MS2	MESH FENCING
MS3	MESH SCREEN
AS1	ACOUSTIC WALL PANEL
SR1	SAFETY GUARD RAIL

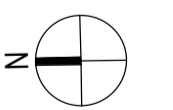
ESD:

1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE D0.5
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE D0.5
4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% TO 40% OF THE NOMINATED AREA.
5. 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
7. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SC1 SECTION 4.20).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A 3.6KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A 2KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMON AREAS.
13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
14. A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A MELBOURNE STORMWATER RATING OF 100% IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE IN THE SPACES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 11 M2 OF COMMONAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
22. 24M2 OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

TOWN PLANNING
NOT FOR CONSTRUCTION



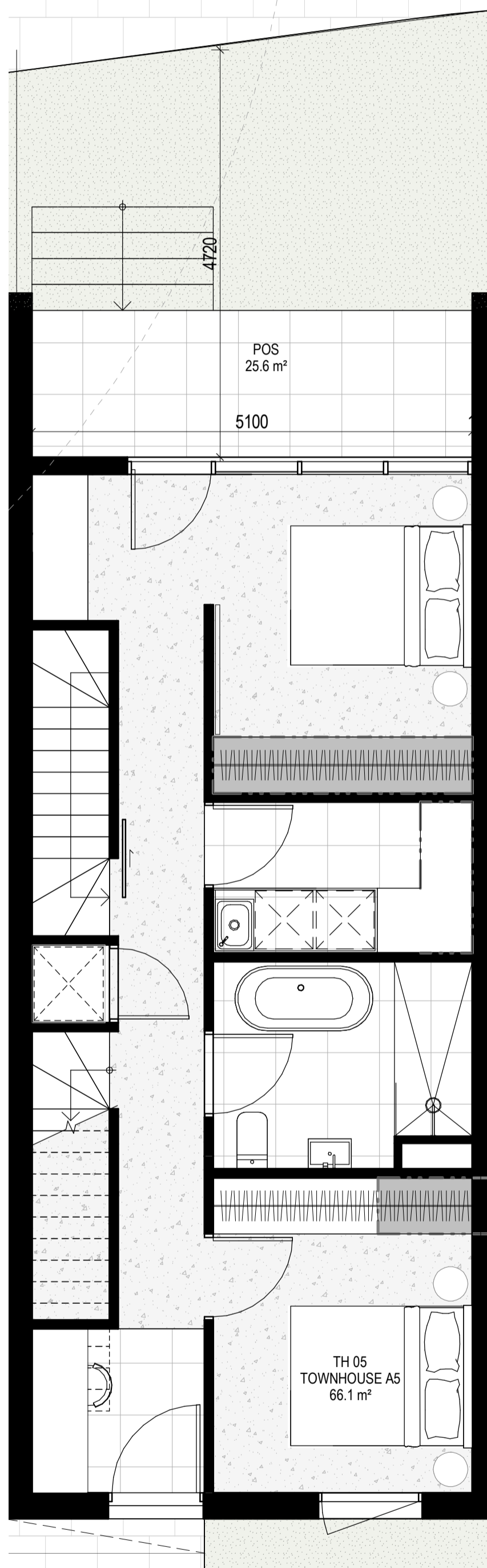
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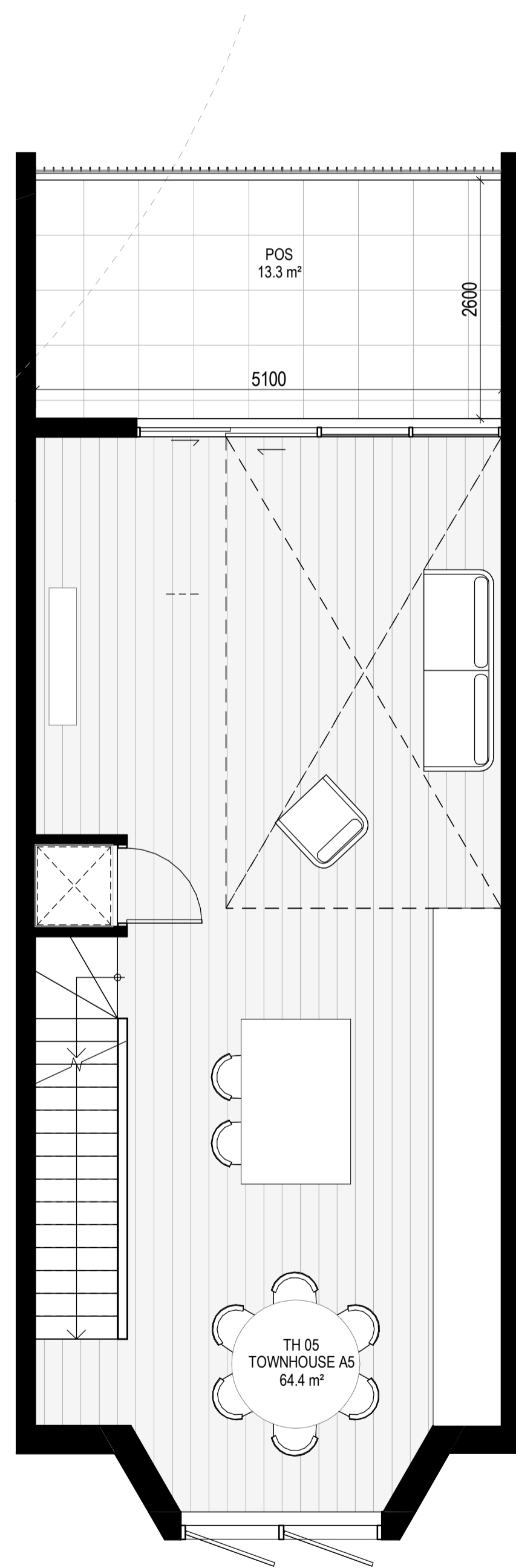
DRAWING TITLE
TOWNHOUSE PLANS - TYPE A5

PROJECT	97 Aims Road	DRAWING NO.		REV.	
AT	St Kilda East	DATE	27.07.2023	DRAWN BY	JLU/TML/G
FOR	Neometro	SCALE	As indicated(A1)	PROJECT	2202
					TP654
					2

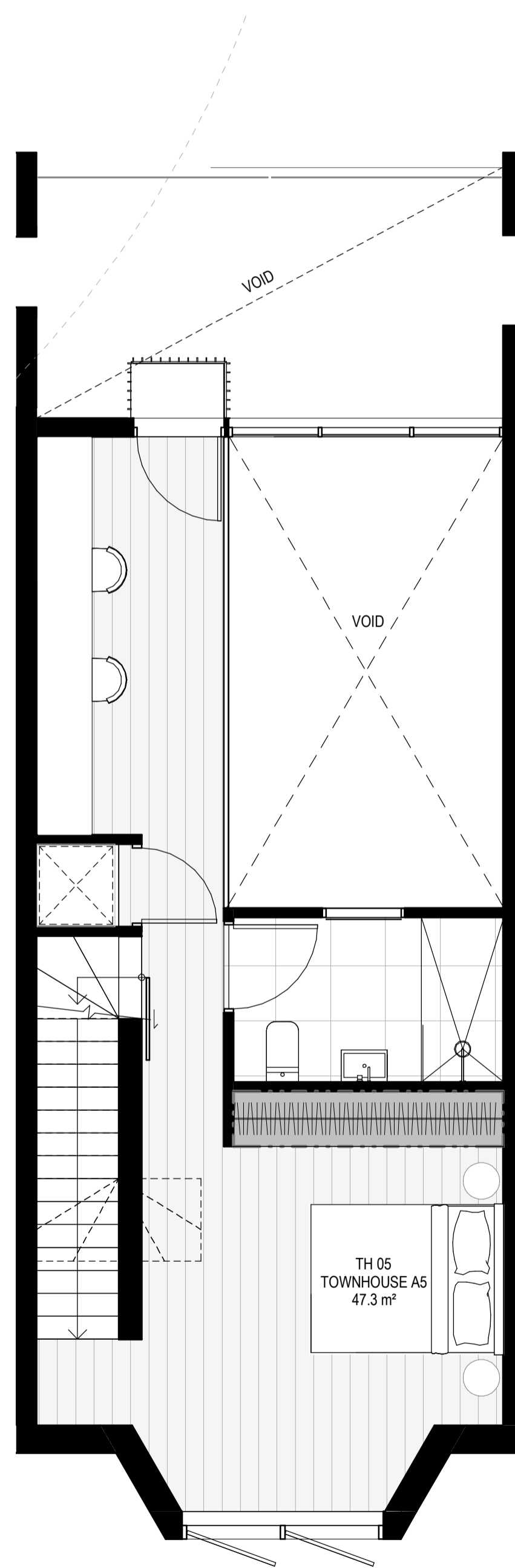
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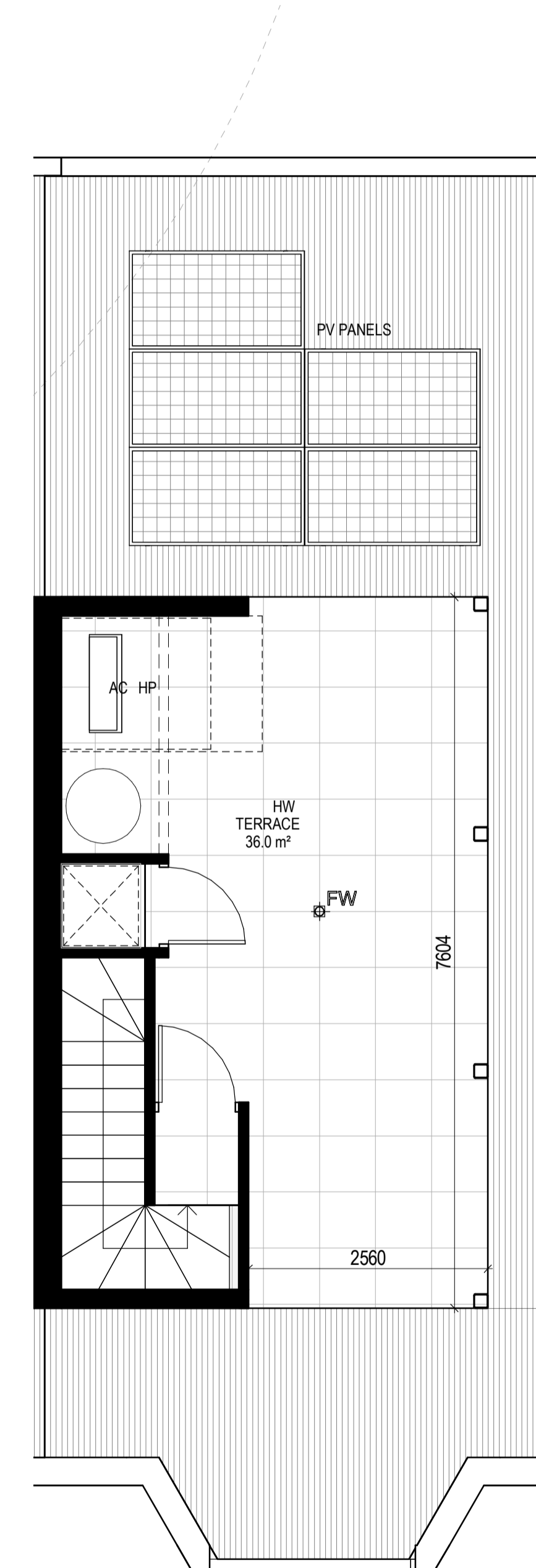
LEVEL GROUND



LEVEL 1



LEVEL 2



LEVEL ROOF

EXTERNAL STORAGE TH 05

APT TYPE	LOCATION	VOLUME
TH 05	TH 04 BSMNT STORAGE	9.3 m³
		9.3 m³

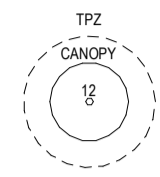
INTERNAL STORAGE TH-05

TYPE	LOCATION	VOLUME
TH 05	BEDROOM	4.7 m³
TH 05	BEDROOM	4.7 m³
TH 05	BEDROOM	4.2 m³
TH 05	KITCHEN	1.5 m³
TH 05	KITCHEN	1.2 m³
TH 05	KITCHEN	0.8 m³
TH 05	LAUNDRY	0.8 m³
	TOTAL INTERNAL STORAGE	18.0 m³

GENERAL NOTES

SURVEY: EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 302981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN: LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.



EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

EXTERNAL STORAGE TH 06			INTERNAL STORAGE TH-06		
APT TYPE	LOCATION	VOLUME	TYPE	LOCATION	VOLUME
TH 06	TH 06 BSMNT STORAGE	7.1 m ³	TH 06	BEDROOM	4.7 m ³
		7.1 m ³	TH 06	BEDROOM	4.7 m ³
			TH 06	BEDROOM	4.2 m ³
			TH 06	KITCHEN	1.7 m ³
			TH 06	KITCHEN	1.1 m ³
			TH 06	KITCHEN	1.3 m ³
			TH 06	LAUNDRY	0.8 m ³
			TOTAL INTERNAL STORAGE		18.5 m ³

ABBREVIATIONS

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMS SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLAWANISED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

ESD

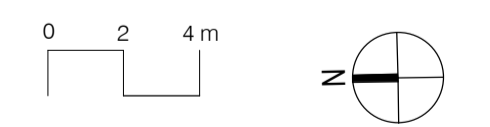
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
2. 100% (41 OUT OF 41) OF THE DEVELOPMENT'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE D0.5
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE D0.5
4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% OF TO 40% OF THE NOMINATED AREA.
5. 30% (8 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
7. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SCA SECTION 4.20).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A 36KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A 2KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
14. A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A MELBOURNE STORMWATER OF 10% IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE IN THE SPACES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 18 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 11% OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	19.09.2022	Issued for Information
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

TOWN PLANNING

NOT FOR CONSTRUCTION



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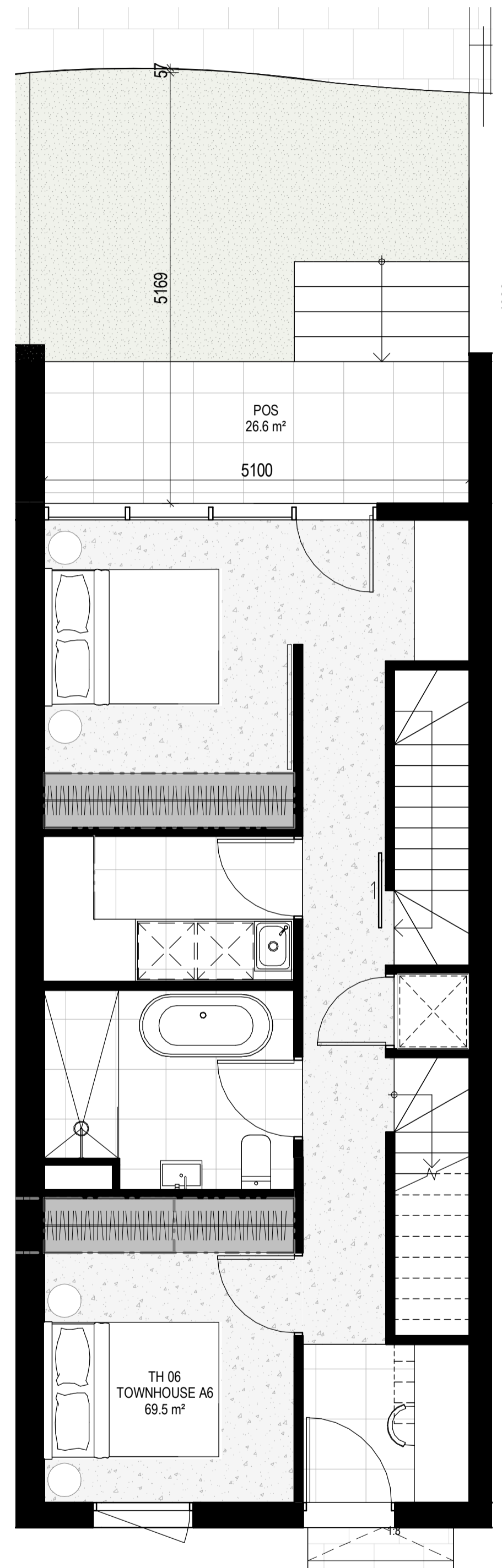
Kerstin Thompson Architects Pty Ltd
277 Queensberry St, Melbourne Australia 3000
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWNHOUSE PLANS - TYPE A6

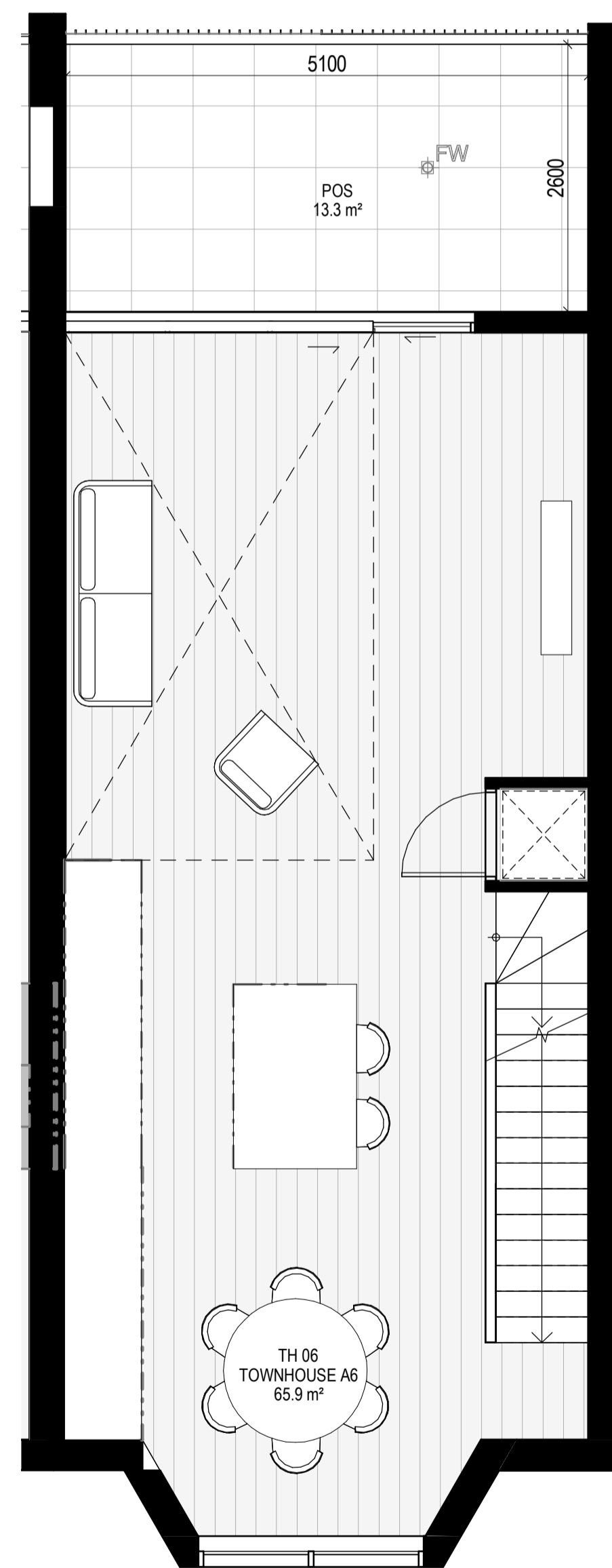
PROJECT
97 Aims Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		
SCALE	PROJECT	TP655	2
As indicated(A1)	2202		

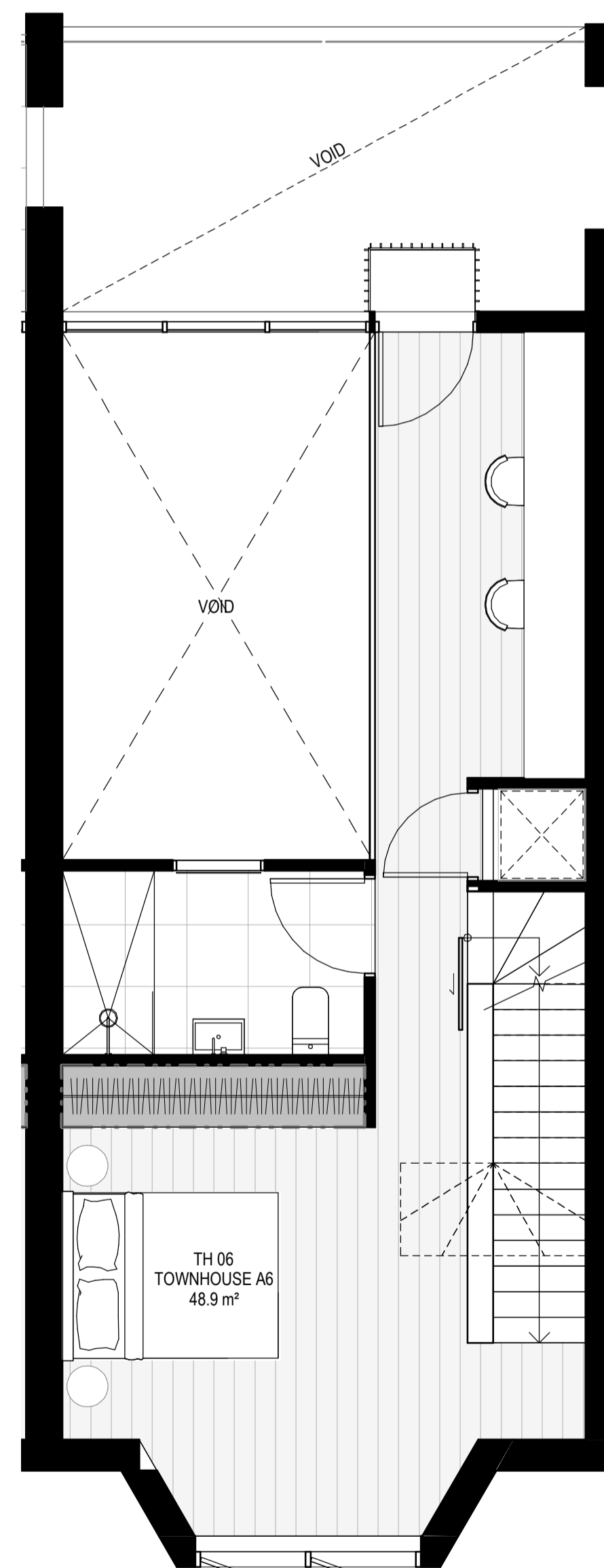
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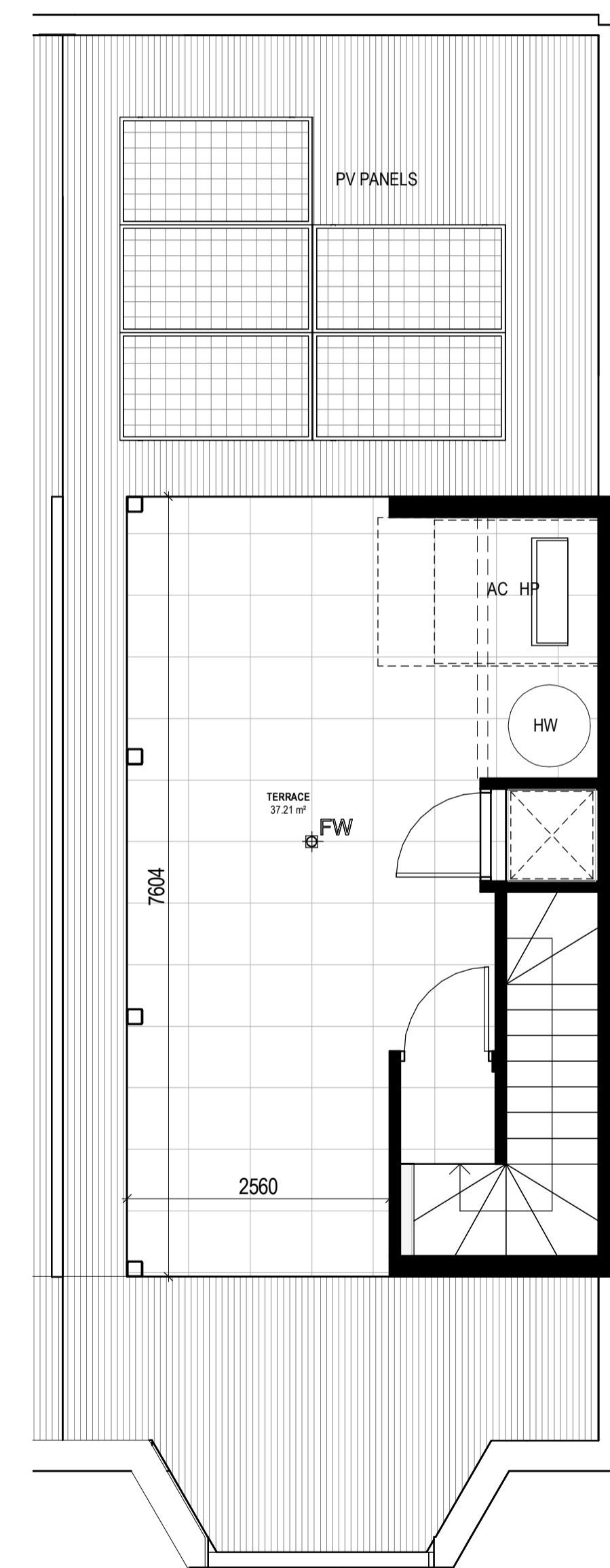
LEVEL GROUND



LEVEL 1



LEVEL 2



LEVEL ROOF

**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 41 of 50**

TH TYPE B1

TYPE	NUMBER
TOWNHOUSE B1	06
TOWNHOUSE B1	09
TOWNHOUSE B1	10

EXTERNAL STORAGE TH 09

APT TYPE	LOCATION	VOLUME
TH 09	TH 09 BSMNT STORAGE	5.0 m³
		5.0 m³

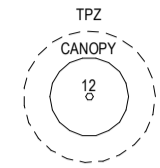
INTERNAL STORAGE TH-09

TYPE	LOCATION	VOLUME
TH 09	BEDROOM	2.6 m³
TH 09	BEDROOM	4.5 m³
TH 09	BEDROOM	4.1 m³
TH 09	BEDROOM	4.7 m³
TH 09	BEDROOM	2.6 m³
TH 09	KITCHEN	1.1 m³
TH 09	KITCHEN	0.5 m³
TH 09	KITCHEN	1.4 m³
TH 09	KITCHEN	0.7 m³
TH 09	KITCHEN	1.8 m³
TH 09	KITCHEN	0.3 m³
TH 09	KITCHEN	0.9 m³
TH 09	LAUNDRY	0.8 m³
TOTAL INTERNAL STORAGE		28.0 m³

GENERAL NOTES

SURVEY:
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LANDSCAPE DESIGN:
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EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS

- AC CONDENSER UNIT
- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMON SERVICES
- FL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

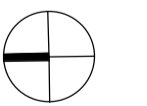
MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLAWANISSED STEEL CLADDING
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- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

- ESD:
- THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
 - 100% (41 OUT OF 41) OF THE DEVELOPER'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPER'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
- 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE D0.5
- 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE D0.5
 - THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% OF TO 40% OF THE NOMINATED AREA.
 - 30% (16 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 - THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SICA SECTION 2.20).
 - THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - A 3KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - A 2KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 - INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMON AREAS.
 - WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 - A 3,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
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 - ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
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 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 11M2 OF COMMONAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 - 24M2 OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

**TOWN PLANNING
NOT FOR CONSTRUCTION**



KTA

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kta@kerstinthompson.com
www.kerstinthompson.com

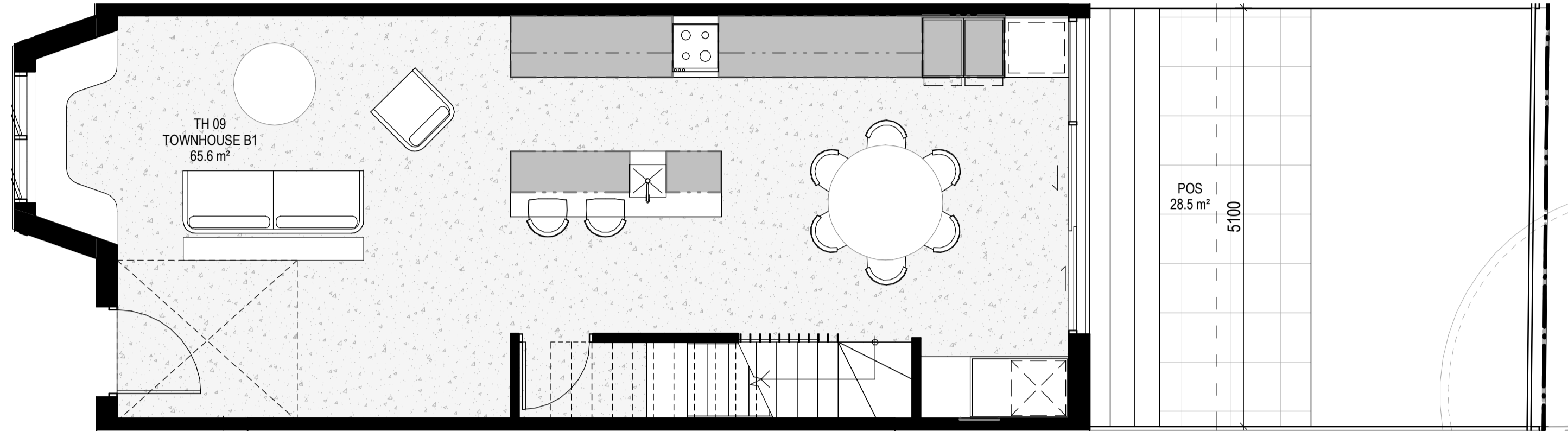
DRAWING TITLE
TOWNHOUSE PLANS - TYPE B1

PROJECT
97 Alma Road
AT St Kilda East
FOR Neometro

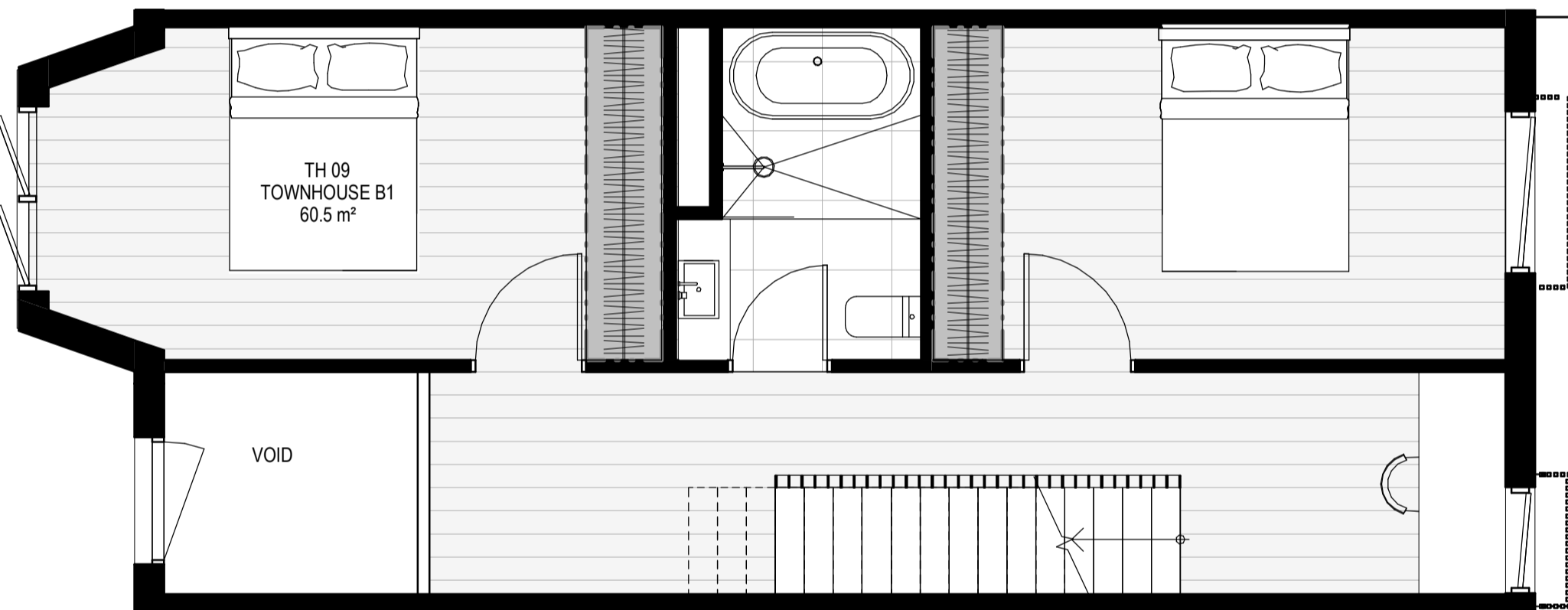
DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		2
SCALE	PROJECT		
As indicated(A1)	2202	TP660	

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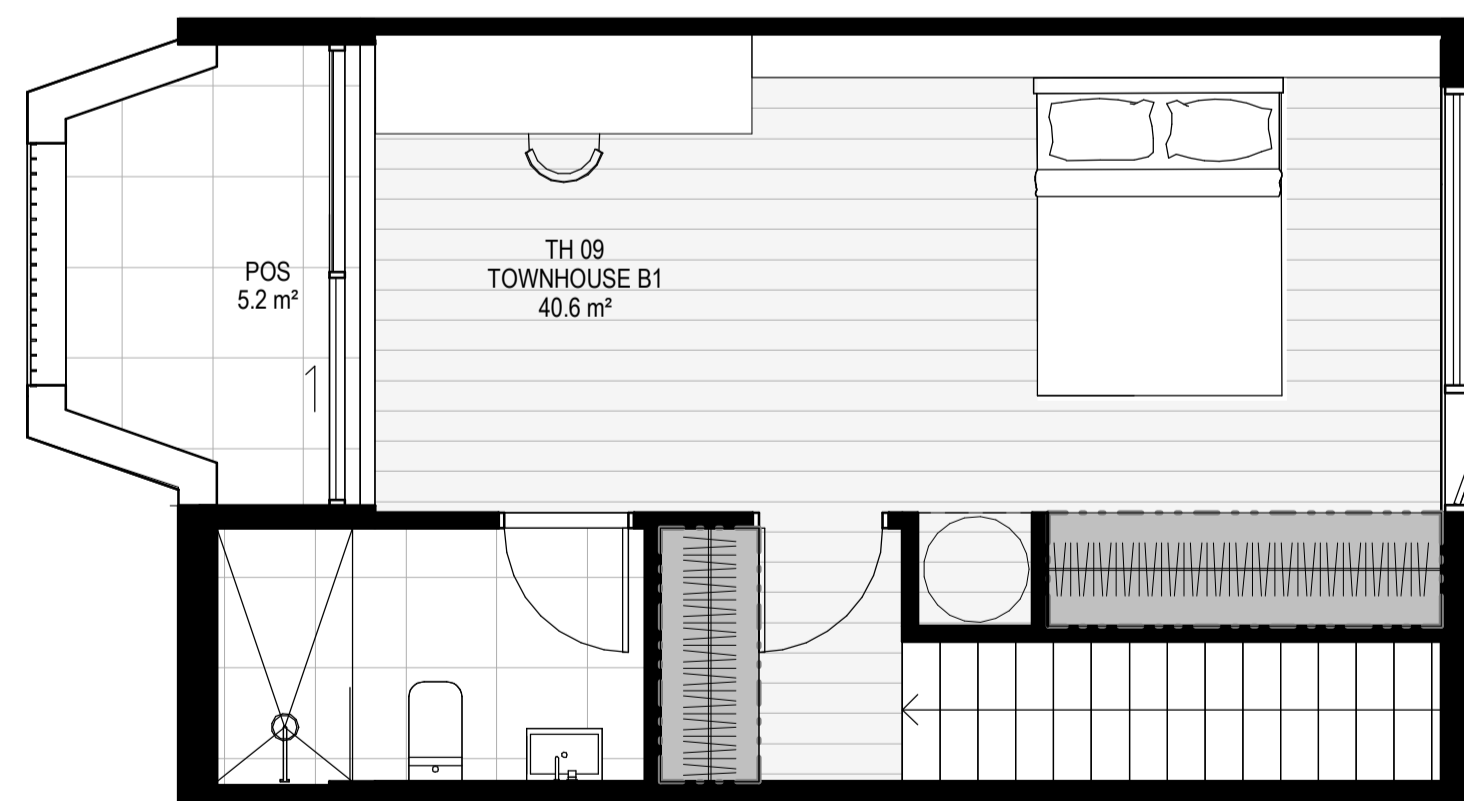
LEVEL GROUND



LEVEL 1



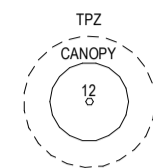
LEVEL 2



GENERAL NOTES

SURVEY:
 EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 303981-BIG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN:
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EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED. TREE NUMBER, TP2 AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS:

AC	CONDENSER UNIT
CL	CLOTHES LINE
ELEC	ELECTRICAL SERVICES
HYDR	HYDRAULIC SERVICES
COM	COMMS SERVICES
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FW	FLOOR WASTE
NGL	NATURAL GROUND LEVEL
RL	RELATIVE LEVEL
TP	WATER TAP
HW	HOT WATER UNIT
HP	HEAT PUMP HOT WATER UNIT
OW	OPERABLE WINDOW

MATERIALS

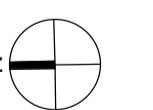
BR1	BRICK WORK - BAGGED TEXTURE FINISH
BR2	BREEZE BLOCK
FC1	PAINTED FIBRE CEMENT SHEET
TL1	EXTERNAL TILE
SC1	SUN SHADESCREEN
MT1	VERTICAL ALUMINIUM BALLUSTRADE
MT2	GLAWANISED STEEL CLADDING
MT3	METAL PERGOLA
GL1	GLAZING - DOUBLE CLEAR
GL2	OBSCURE GLAZING - REEDED
MS1	CABLE MESH
MS2	MESH FENCING
MS3	MESH SCREEN
AS1	ACOUSTIC WALL PANEL
SR1	SAFETY GUARD RAIL

- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
 2. 100% (41 OUT OF 41) OF THE DEVELOPER'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPER'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE D0.5
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE D0.5
 - THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% OF TO 40% OF THE NOMINATED AREA.
 4. 30% (18 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 5. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 6. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 7. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SICA SECTION 2.20).
 8. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 9. A 9kW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 10. A 2kW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 11. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 12. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 13. A 2,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 14. A MELBOURNE STORMWATER OF 10% IS ACHIEVED.
 15. ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 16. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 17. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 18. IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 19. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 20. 11% OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 21. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
 22. REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

TOWN PLANNING
 NOT FOR CONSTRUCTION



KTA

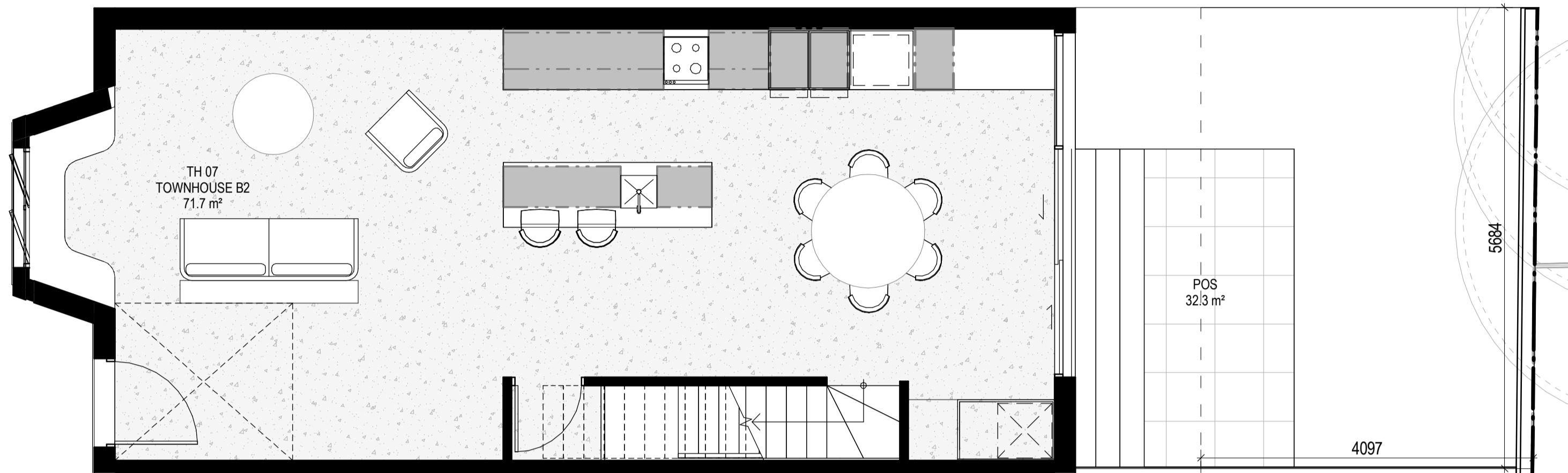
Kerstin Thompson Architects Pty Ltd
 277 Queensberry St, Melbourne Australia 3000
 T +61 3 8662 8800
 kta@kerstinthompson.com
 www.kerstinthompson.com

DRAWING TITLE
 TOWNHOUSE PLANS - TYPE B2

PROJECT
 97 Aims Road
 AT St Kilda East
 FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		2
SCALE	PROJECT		
As indicated(A1)	2202	TP661	

LEVEL GROUND



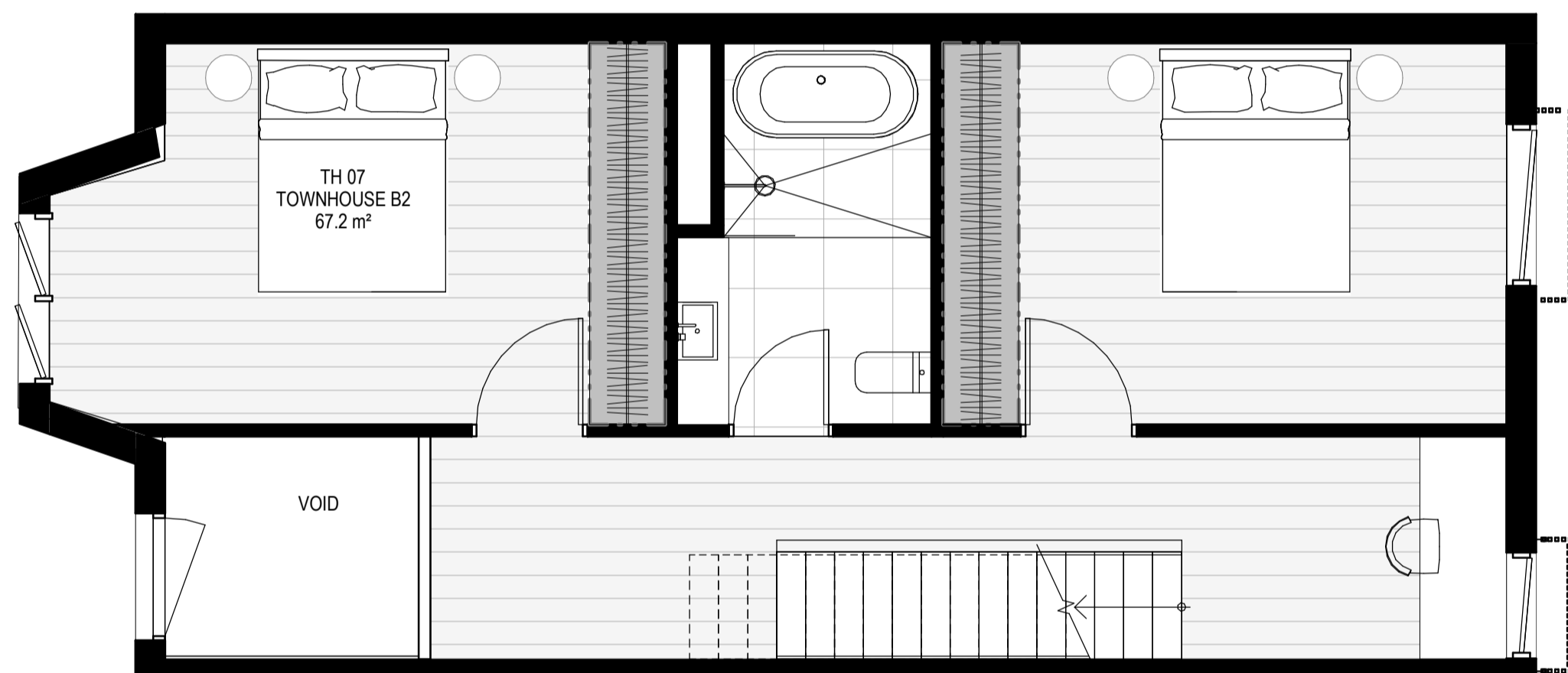
EXTERNAL STORAGE TH 07

APT TYPE	LOCATION	VOLUME
TH 07	TH 07 BSMNT STORAGE	4.6 m ³
		4.6 m ³

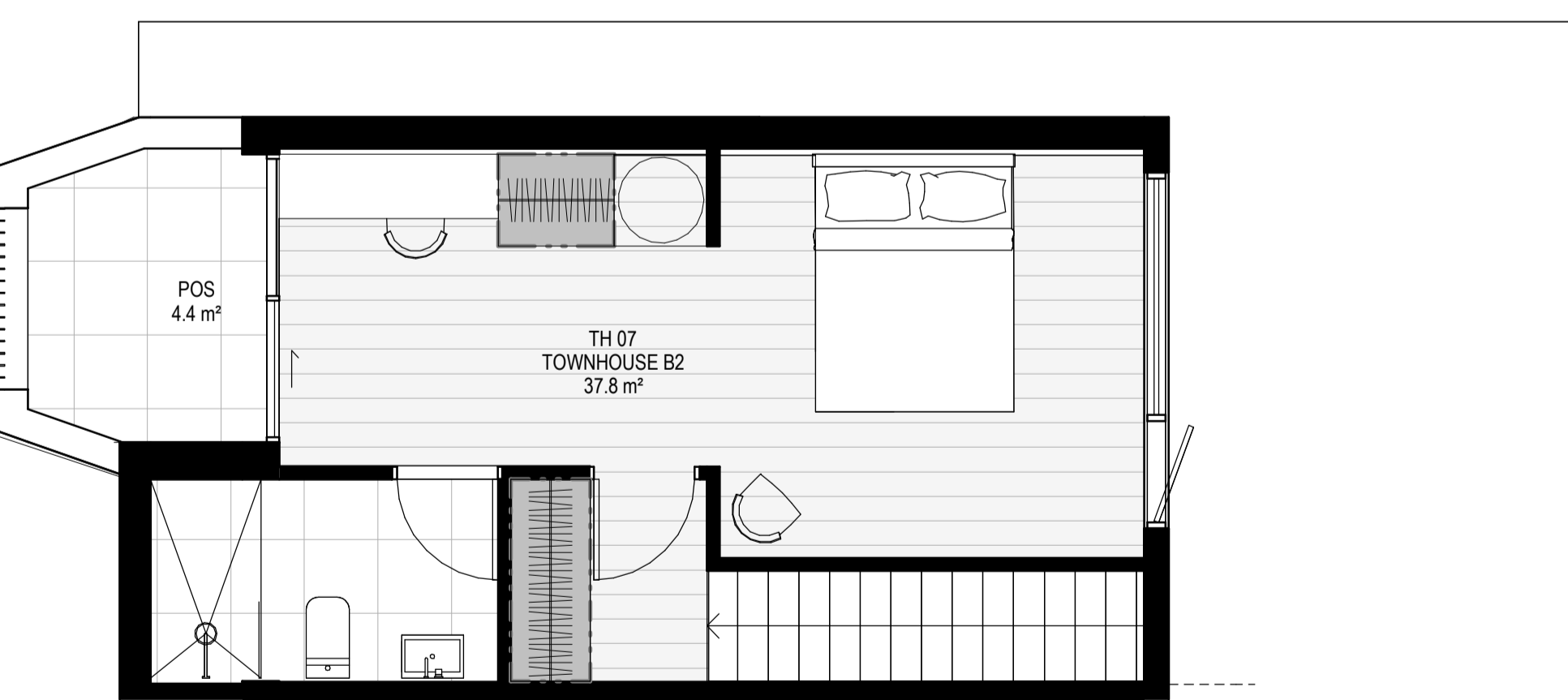
INTERNAL STORAGE TH-07

TYPE	LOCATION	VOLUME
TH 07	BEDROOM	5.1 m ³
TH 07	BEDROOM	5.1 m ³
TH 07	BEDROOM	1.7 m ³
TH 07	BEDROOM	2.6 m ³
TH 07	KITCHEN	1.1 m ³
TH 07	KITCHEN	0.5 m ³
TH 07	KITCHEN	0.7 m ³
TH 07	KITCHEN	0.3 m ³
TH 07	KITCHEN	0.4 m ³
TH 07	KITCHEN	1.7 m ³
TH 07	KITCHEN	0.3 m ³
TH 07	LAUNDRY	0.8 m ³
TOTAL INTERNAL STORAGE		20.4 m ³

LEVEL 1



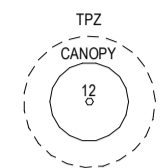
LEVEL 2



GENERAL NOTES

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- AC CONDENSER UNIT
 - CL CLOTHES LINE
 - ELEC ELECTRICAL SERVICES
 - HYDR HYDRAULIC SERVICES
 - COM COMMS SERVICES
 - FCL FINISHED CEILING LEVEL
 - FFL FINISHED FLOOR LEVEL
 - FHR FIRE HOSE REEL
 - FHY FIRE HYDRANT
 - FIP FIRE INDICATOR PANEL
 - FW FLOOR WASTE
 - NGL NATURAL GROUND LEVEL
 - RL RELATIVE LEVEL
 - TP WATER TAP
 - HW HOT WATER UNIT
 - HP HEAT PUMP HOT WATER UNIT
 - OW OPERABLE WINDOW

MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
- MT2 GLAWANISED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

- ESD:**
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
 2. 100% (41 OUT OF 41) OF THE DEVELOPER'S APARTMENTS AND 100% (21 OUT OF 21) OF THE DEVELOPER'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 30% ABOVE D0.5
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 30% ABOVE D0.5
 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% OF TO 40% OF THE NOMINATED AREA.
 5. 30% (8 OUT OF 41) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 7. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE MATTERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.2 STAR AVERAGE MATTERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SCA SECTION 2.07).
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A 3KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A 2KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 14. A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 15. A MELBOURNE STORMWATER OF 10% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
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 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 16 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 11% OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

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No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

**TOWN PLANNING
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KTA

Kerstin Thompson Architects Pty Ltd
277 Queensberry St, Melbourne Australia 3000
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWNHOUSE PLANS - TYPE C1

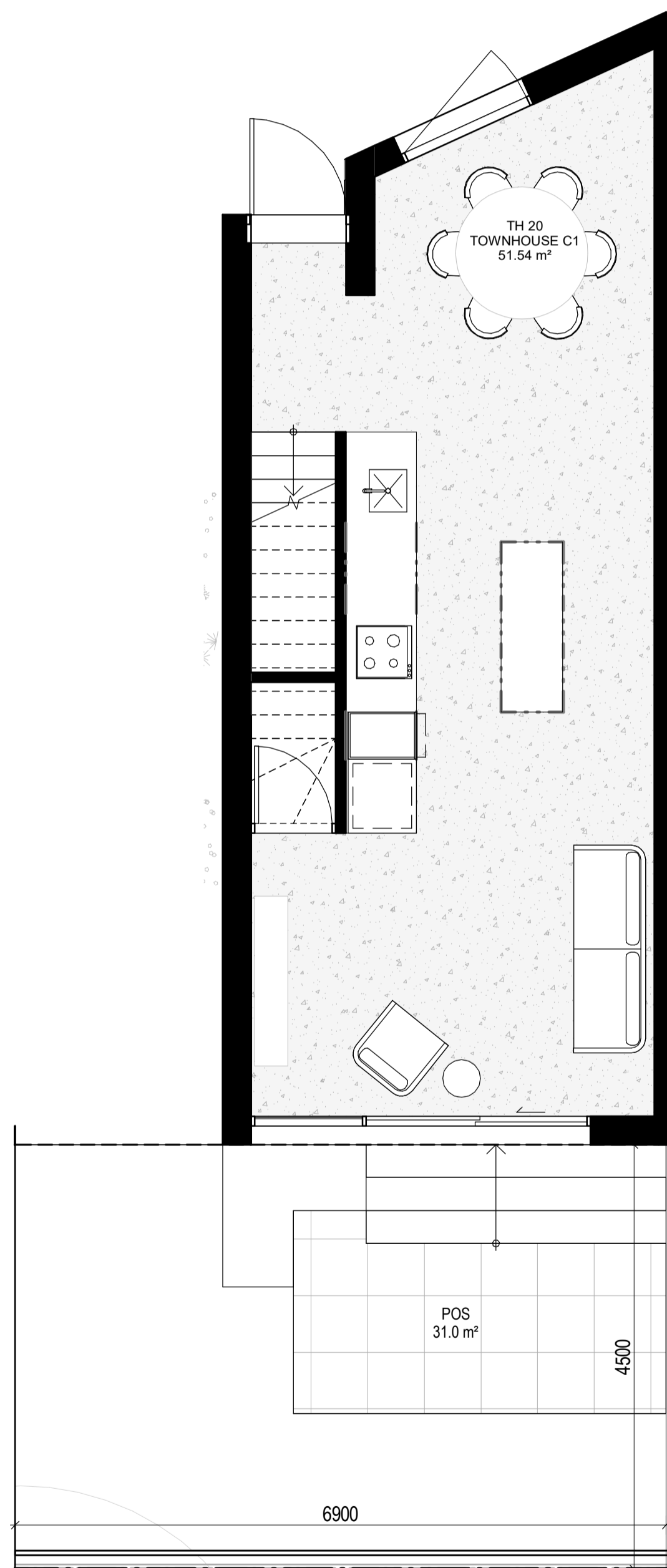
DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JLU/TML/G		2

SCALE	PROJECT	DRAWING NO.	REV.
As indicated(A1)	2202	TP670	2

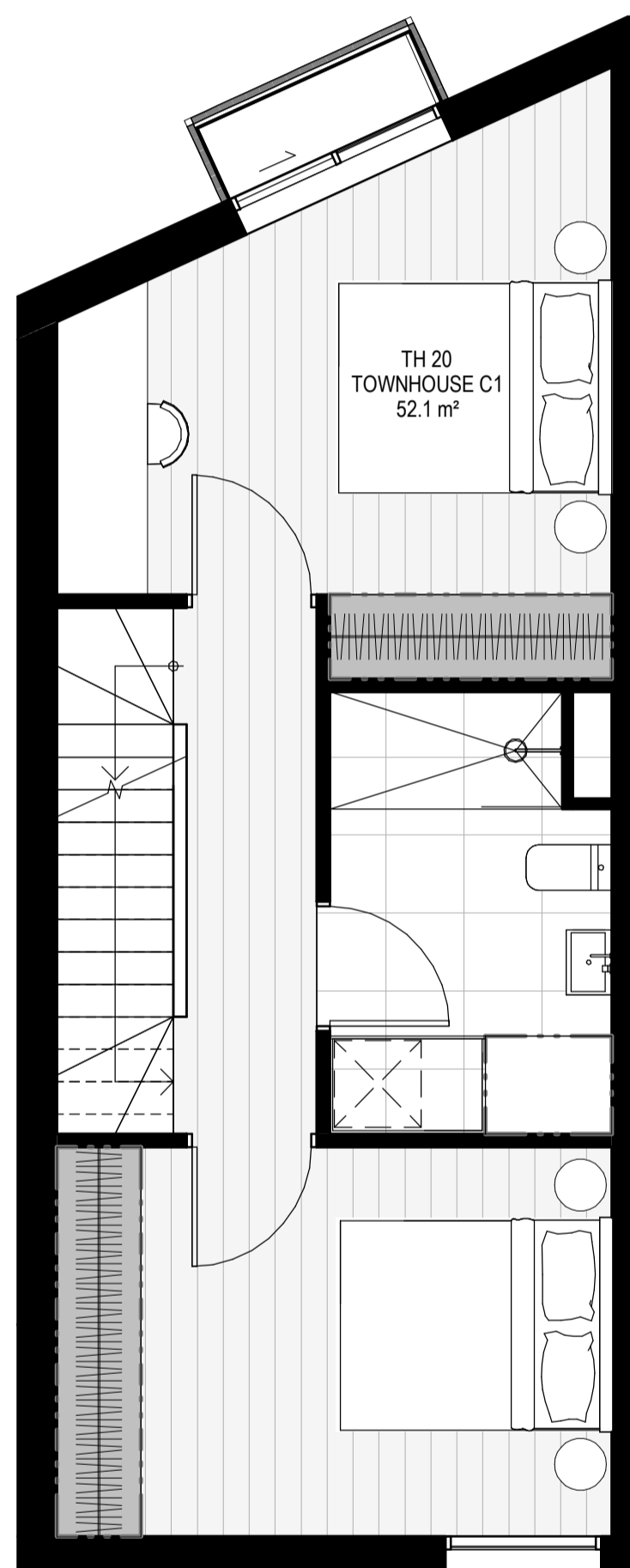
K:Kta project copyright 2022

INTERNAL STORAGE TH-20

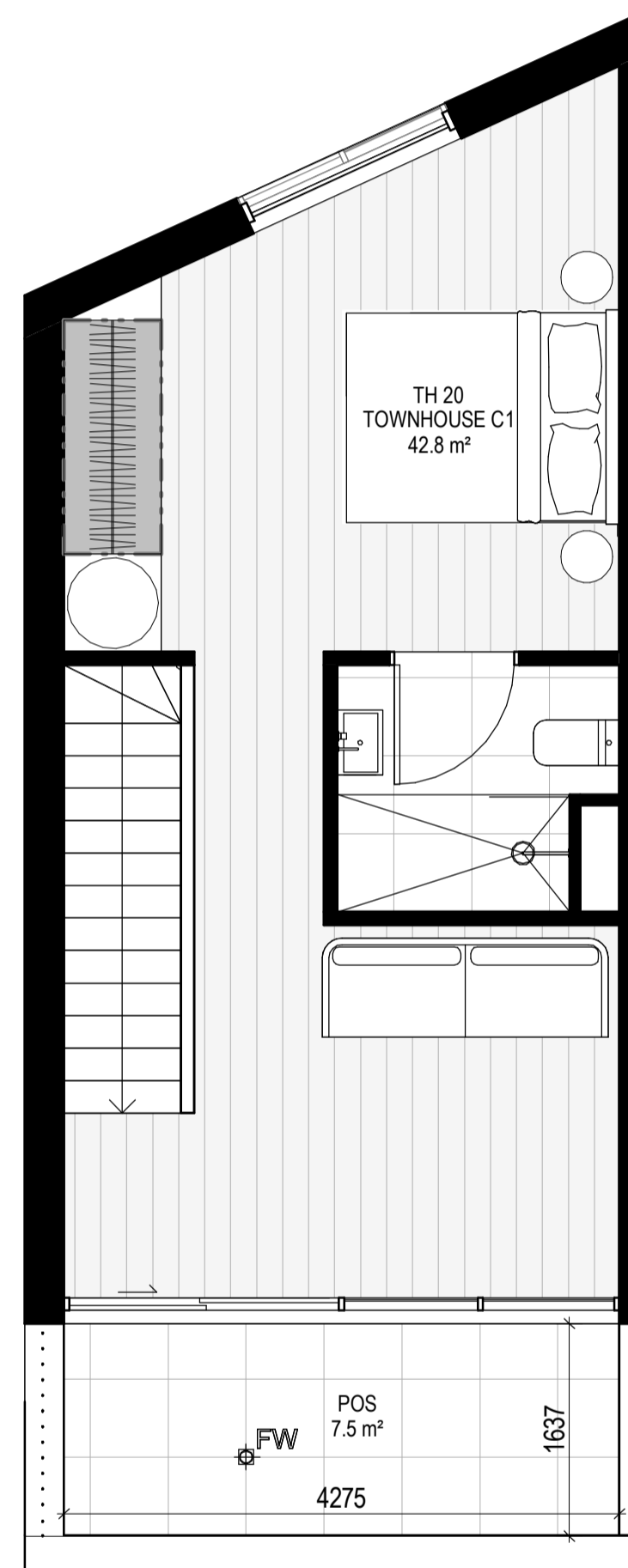
TYPE	LOCATION	VOLUME
TH 20	BEDROOM	3.4 m ³
TH 20	BEDROOM	4.7 m ³
TH 20	BEDROOM	3.2 m ³
TH 20	KITCHEN	0.9 m ³
TH 20	KITCHEN	0.5 m ³
TH 20	LAUNDRY	1.7 m ³
TOTAL INTERNAL STORAGE		14.5 m ³



LEVEL GROUND



LEVEL 1

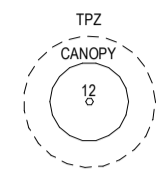


LEVEL 2

GENERAL NOTES

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- CL CLOTHES LINE
- ELEC ELECTRICAL SERVICES
- HYDR HYDRAULIC SERVICES
- COM COMMS SERVICES
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- FW FLOOR WASTE
- NGL NATURAL GROUND LEVEL
- RL RELATIVE LEVEL
- TP WATER TAP
- HW HOT WATER UNIT
- HP HEAT PUMP HOT WATER UNIT
- OW OPERABLE WINDOW

MATERIALS

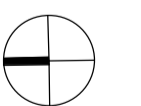
- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESREEN
- MT1 VERTICAL ALUMINIUM BALLUSTRADE
- MT2 GLAWANISED STEEL CLADDING
- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
- AS1 ACOUSTIC WALL PANEL
- SR1 SAFETY GUARD RAIL

- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORMWATER BELOW 50%
 2. 100% (4) OUT OF 4 (1) OF THE DEVELOPER'S APARTMENTS AND 100% (2) OUT OF 2 (1) OF THE DEVELOPER'S TOWNHOUSE ARE NATURALLY CROSS VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
 - 68% OF LIVING FLOOR AREA ACHIEVES 90% ABOVE DPO 1
 - 92% OF BEDROOM FLOOR AREA ACHIEVES 90% ABOVE DPO 1
 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 7% TO 10% OF THE NOMINATED AREA.
 5. 30% (8) OUT OF 4 (1) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 7. THE DEVELOPMENT IS TO ACHIEVE A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.0 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SC1 SECTION 4.20).
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A 3KW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A 2KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 14. A 30,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 15. A MELBOURNE STORMWATER RATING OF 10% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
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 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 11% OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS

No.	Date	Description
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**TOWN PLANNING
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KTA

Kerstin Thompson Architects Pty Ltd
277 Queensberry St, Melbourne Australia 3000
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWNHOUSE PLANS - TYPE C2

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		2
SCALE	PROJECT		
As indicated(A1)	2202	TP671	

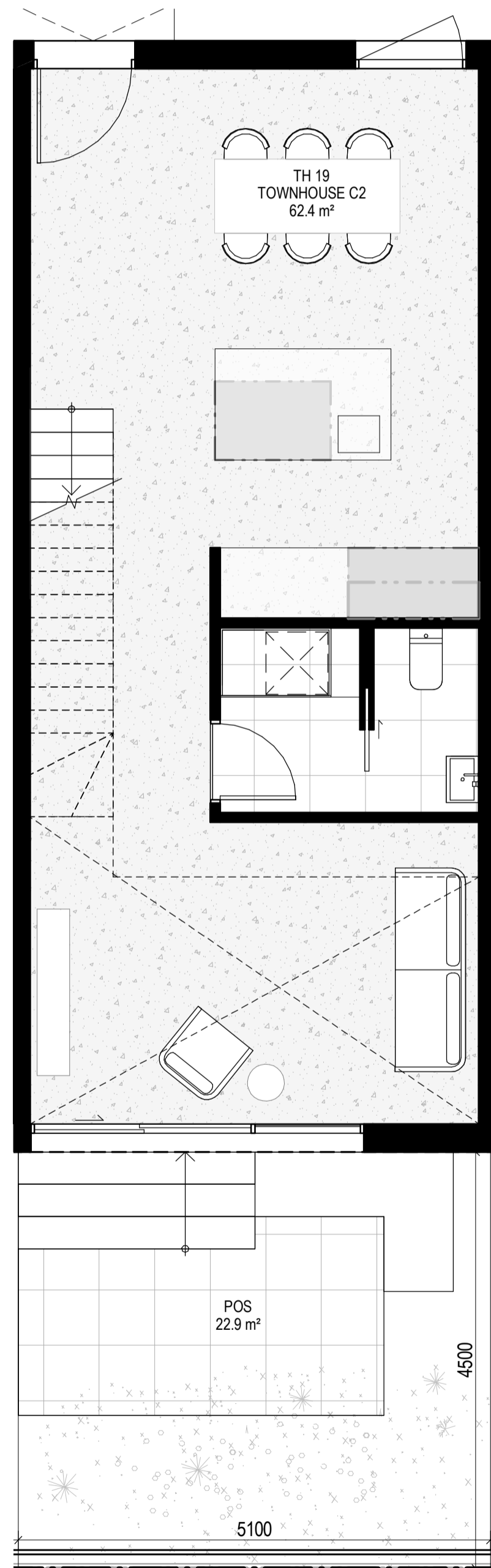
KTA project copyright 2022

TH TYPE C2

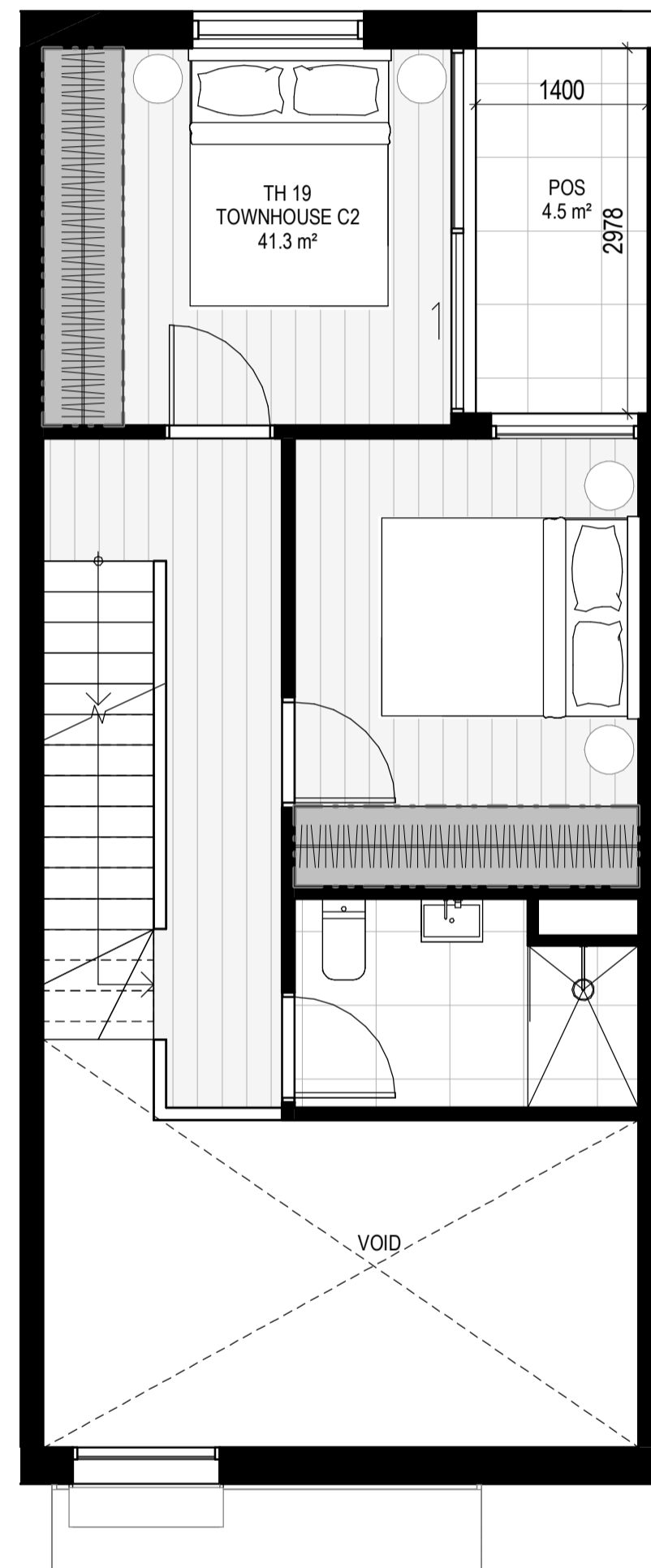
TYPE	NUMBER
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TOWNHOUSE C2	13
TOWNHOUSE C2	14
TOWNHOUSE C2	15
TOWNHOUSE C2	16
TOWNHOUSE C2	17
TOWNHOUSE C2	18
TOWNHOUSE C2	19

INTERNAL STORAGE TH-19

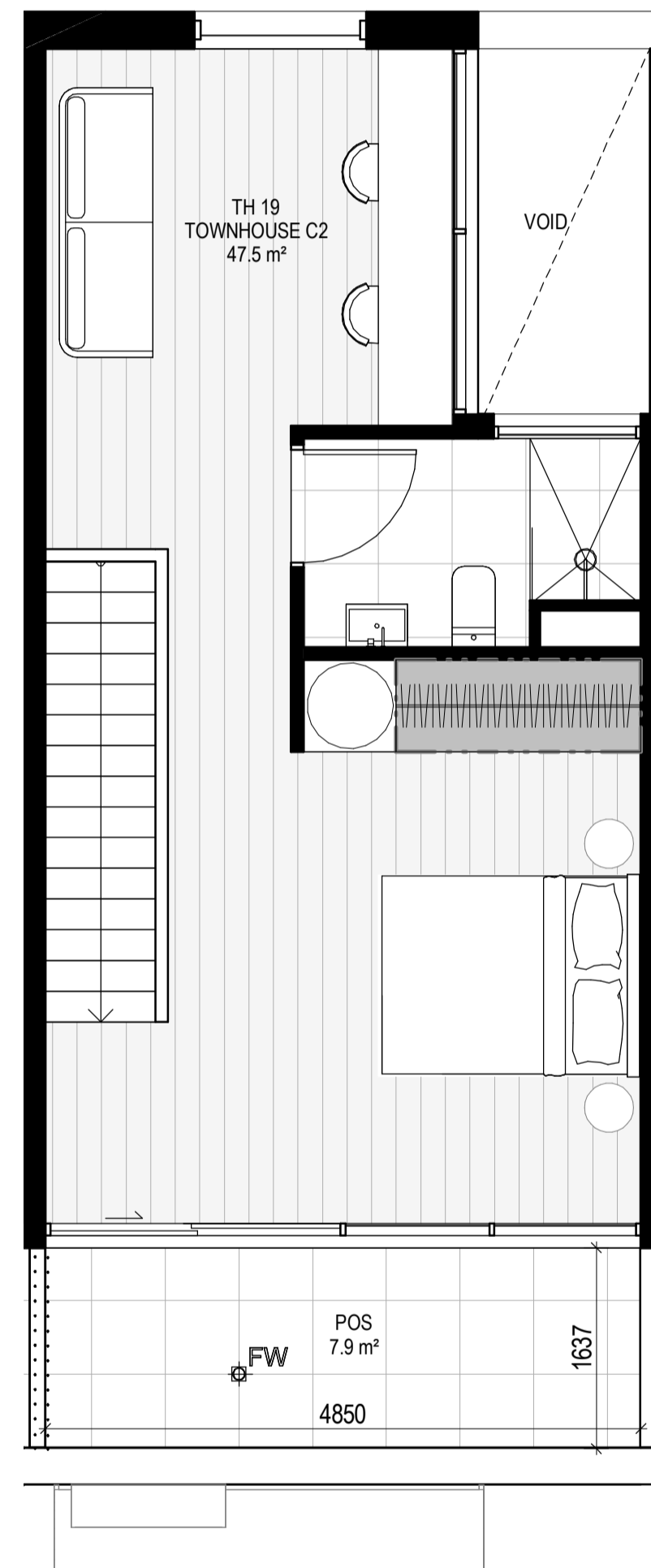
TYPE	LOCATION	VOLUME
TH 19	BEDROOM	4.8 m ³
TH 19	BEDROOM	4.4 m ³
TH 19	BEDROOM	3.6 m ³
TH 19	KITCHEN	0.8 m ³
TH 19	KITCHEN	0.8 m ³
TH 19	KITCHEN	0.4 m ³
TOTAL INTERNAL STORAGE		14.8 m ³



LEVEL GROUND



LEVEL 1

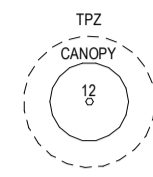


LEVEL 2

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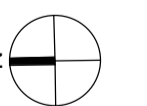
MATERIALS

- BR1 BRICK WORK - BAGGED TEXTURE FINISH
- BR2 BREEZE BLOCK
- FC1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESREEN
- MT1 VERTICAL ALUMINIUM BALUSTRADE
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- MT3 METAL PERGOLA
- GL1 GLAZING - DOUBLE CLEAR
- GL2 OBSCURE GLAZING - REEDED
- MS1 CABLE MESH
- MS2 MESH FENCING
- MS3 MESH SCREEN
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- SR1 SAFETY GUARD RAIL

- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 7% WITH NO MANDATORY CATEGORY (E) ENERGY WATER STORAGERS BELOW 50%.
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 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULT IS AS FOLLOWS:
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 11. A 2KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMUNAL AREAS.
 13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 14. A 2,000-LITRE RAINWATER TANK AND A 30,000-LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 15. A MELBOURNE STORMWATER RATING OF 10% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE IN THE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. IN TOTAL 42 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 18 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL AND NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 11% OF COMMUNAL SPACE WILL BE PROVIDED AT THE ROOFTOP DECK.
 22. 24M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
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1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Submission

TOWN PLANNING
 NOT FOR CONSTRUCTION



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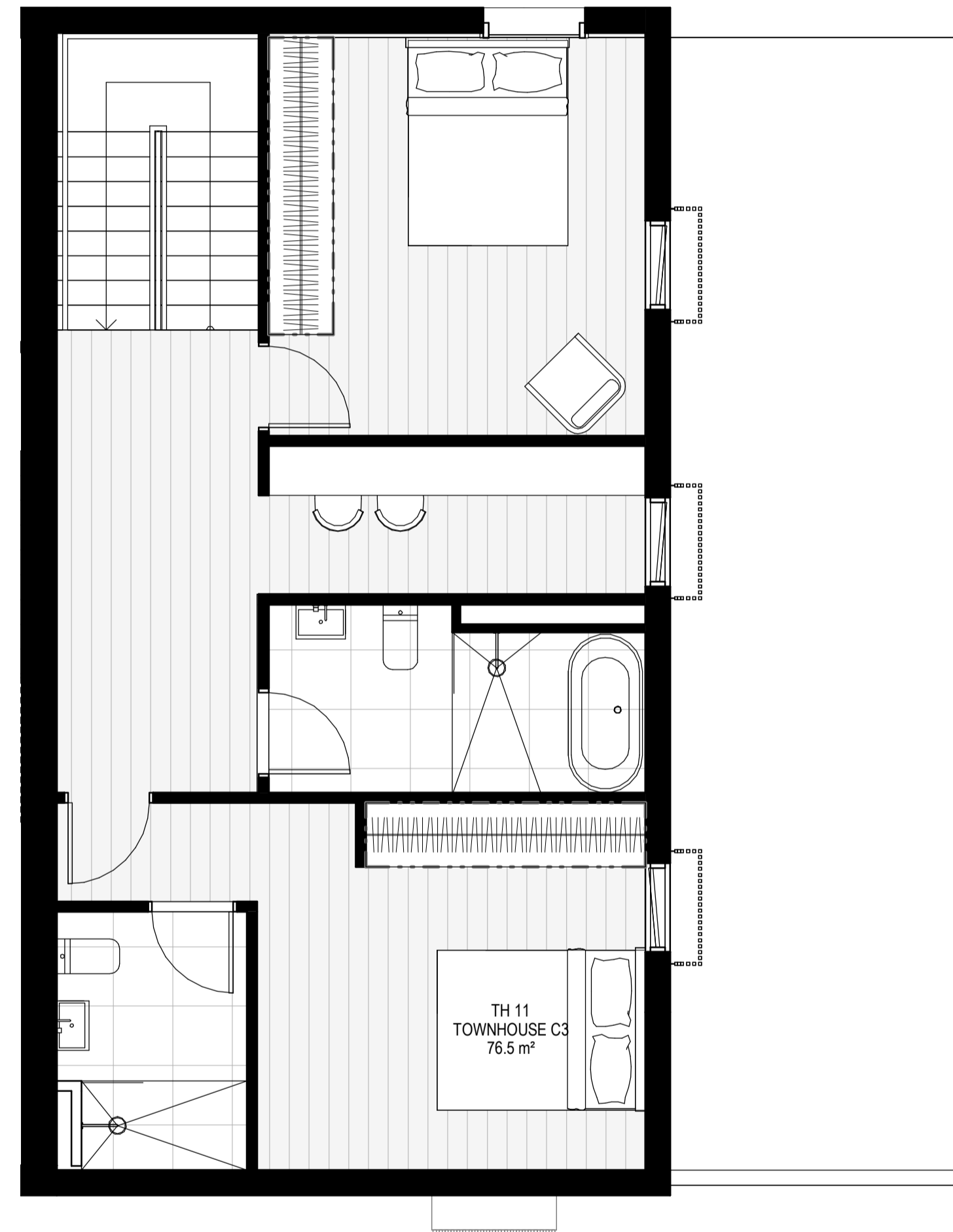
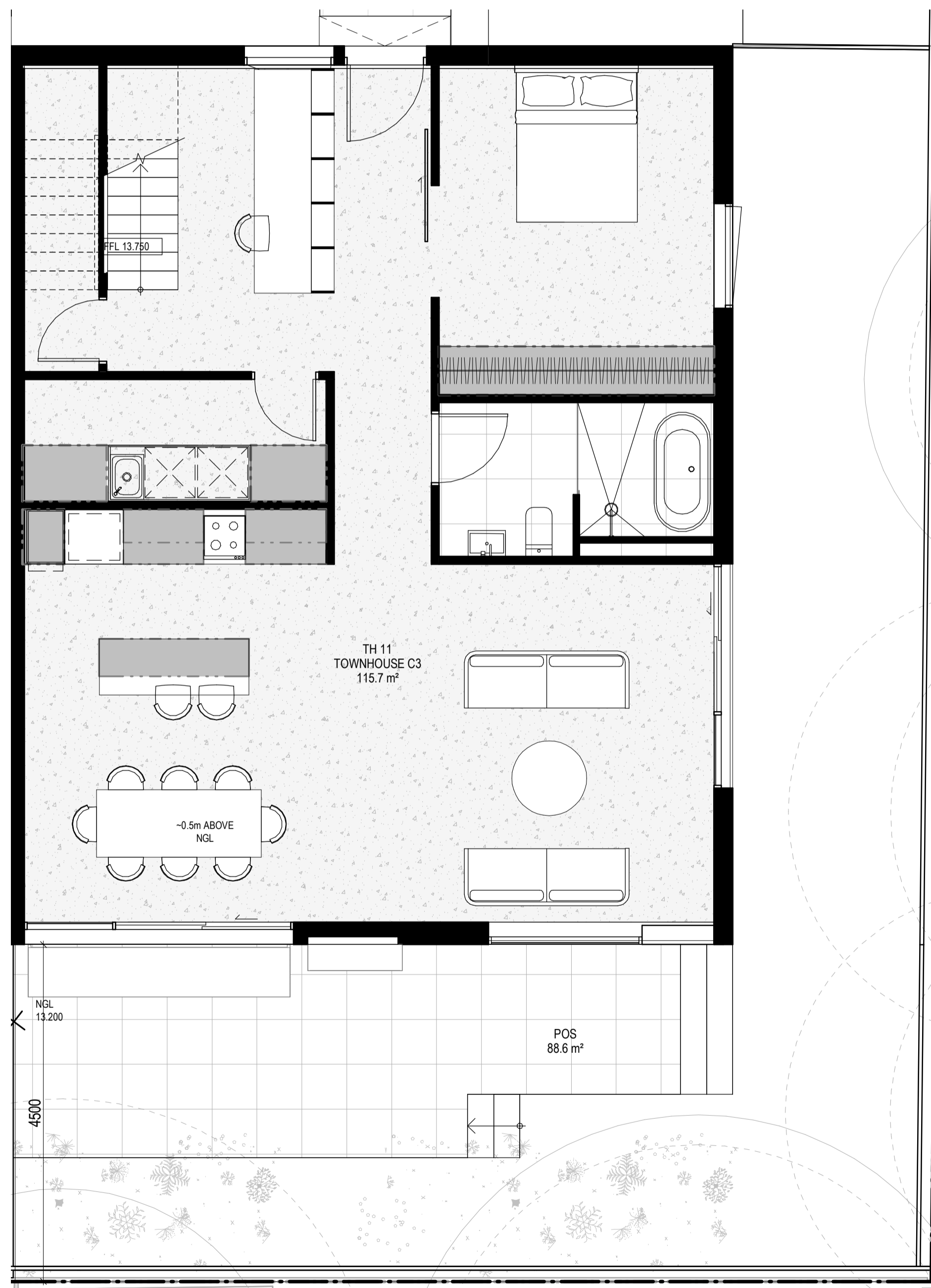
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 kta@kerstinthompson.com
 www.kerstinthompson.com

DRAWING TITLE
 TOWNHOUSE PLANS - TYPE C3

PROJECT
 97 Alma Road
 AT St Kilda East
 FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		2
SCALE	PROJECT	TP672	
As indicated(A1)	2202		

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INTERNAL STORAGE TH-11

TYPE	LOCATION	VOLUME
TH 11	BEDROOM	5.7 m³
TH 11	BEDROOM	4.7 m³
TH 11	BEDROOM	4.4 m³
TH 11	KITCHEN	0.4 m³
TH 11	KITCHEN	0.4 m³
TH 11	KITCHEN	0.8 m³
TH 11	KITCHEN	0.6 m³
TH 11	KITCHEN	0.6 m³
TH 11	KITCHEN	1.0 m³
TH 11	LAUNDRY	1.8 m³
TH 11	LAUNDRY	2.0 m³
TOTAL INTERNAL STORAGE		22.3 m³

LEVEL GROUND

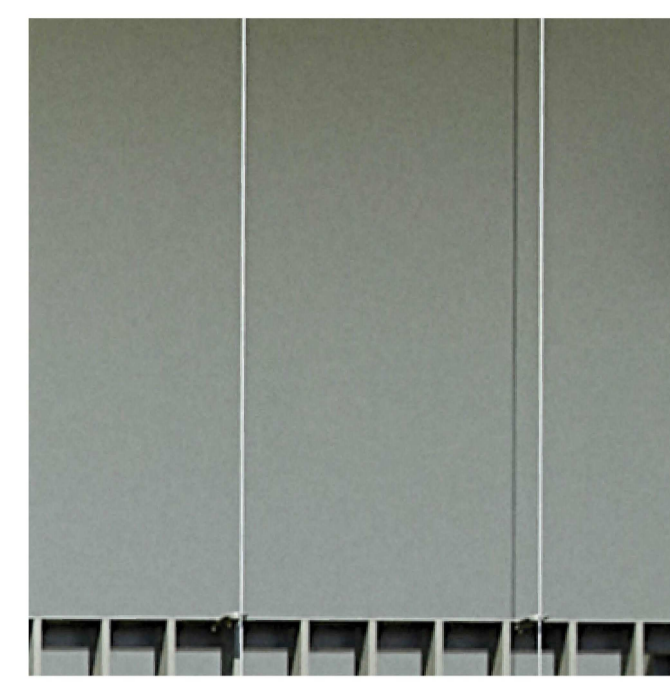
LEVEL 1



CODE: BR1
 MATERIAL: BRICK WORK
 FINISH: BAGGED TEXTURE FINISH
 LOCATION: EXTERNAL WALLS AS INDICATED



CODE: GL1
 MATERIAL: DOUBLE GLAZING
 FINISH: CLEAR
 LOCATION: AS INDICATED



CODE: MS1
 MATERIAL: CABLE MESH
 FINISH: STAINLESS STEEL
 LOCATION: BALCONIES

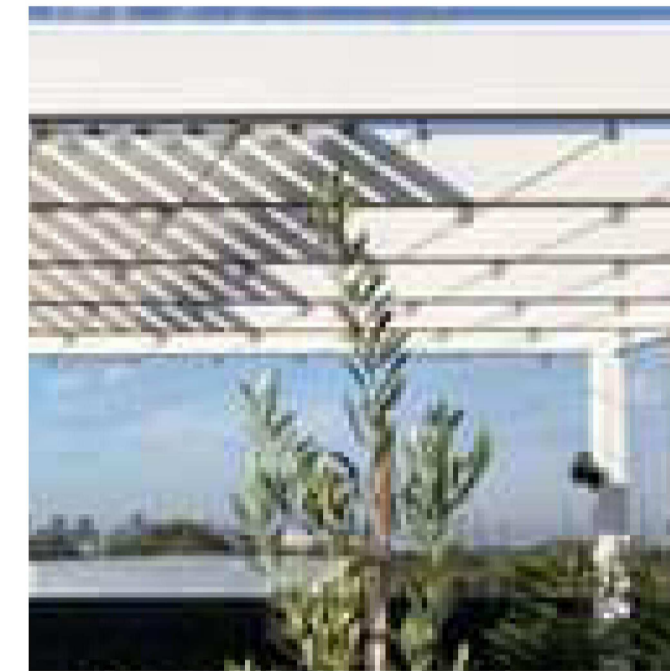
City of Port Phillip
 Advertised Plan
 Planning Application No. PDPL/00823/2022
 No. of Pages: 46 of 50



CODE: FC1
 MATERIAL: THROUGH COLOURED FC SHEET
 FINISH: PAINTED
 COLOUR: LIGHT GREY
 LOCATION: EXTERNAL WALLS AS INDICATED



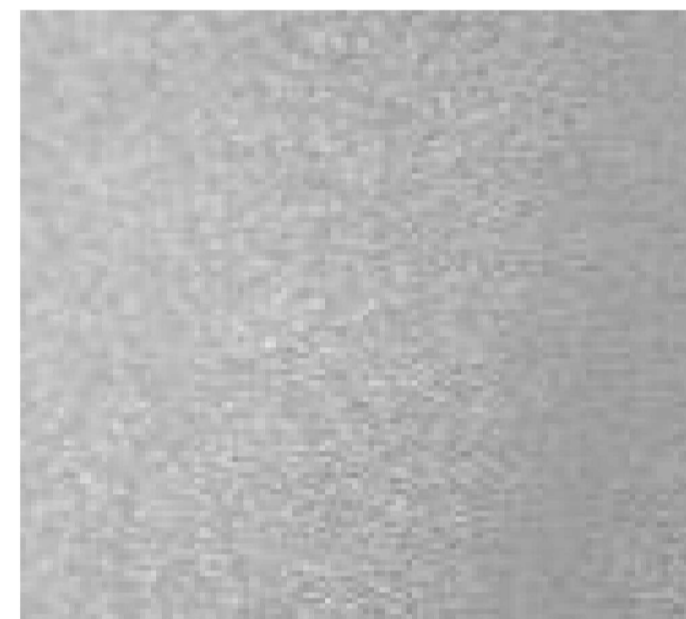
CODE: GL2
 MATERIAL: OBSCURE GLAZING
 PROFILE: REEDED
 LOCATION: AS INDICATED



CODE: MT3
 MATERIAL: METAL PERGOLA
 FINISH: POWDERCOAT FINISH
 LOCATION: ROOF TERRACES



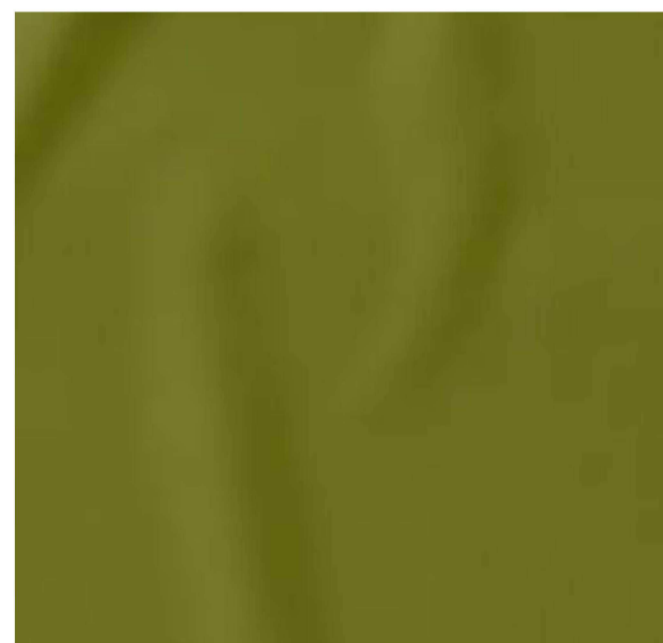
CODE: TL1
 MATERIAL: CERAMIC TILE
 FINISH: PALE GREEN
 LOCATION: AS INDICATED



CODE: MT2
 MATERIAL: GALVANISED STEEL CLADDING
 LOCATION: AS INDICATED



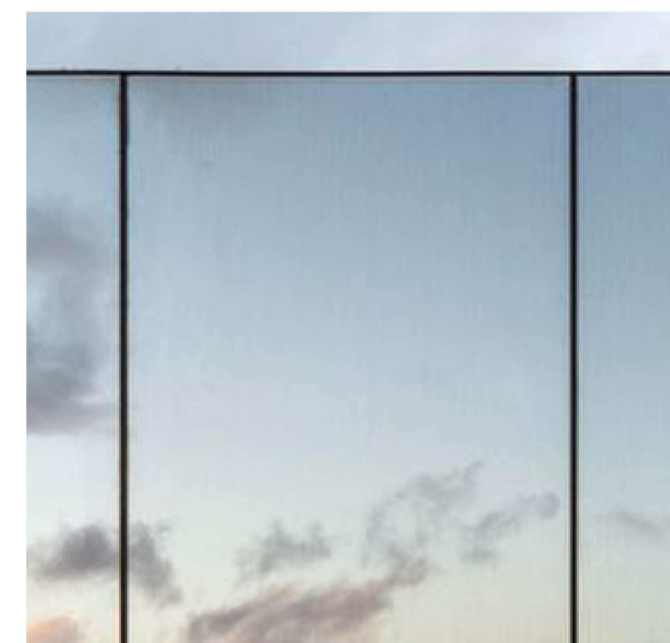
CODE: AS1
 MATERIAL: ACOUSTIC WALL PANELS
 LOCATION: ROOF PLANTS



CODE: SC1
 MATERIAL: SUN SHADE SCREEN
 FINISH: GREEN
 LOCATION: AS INDICATED



CODE: BR2
 MATERIAL: BREEZE BLOCK
 FINISH: WHITE
 LOCATION: FENCING



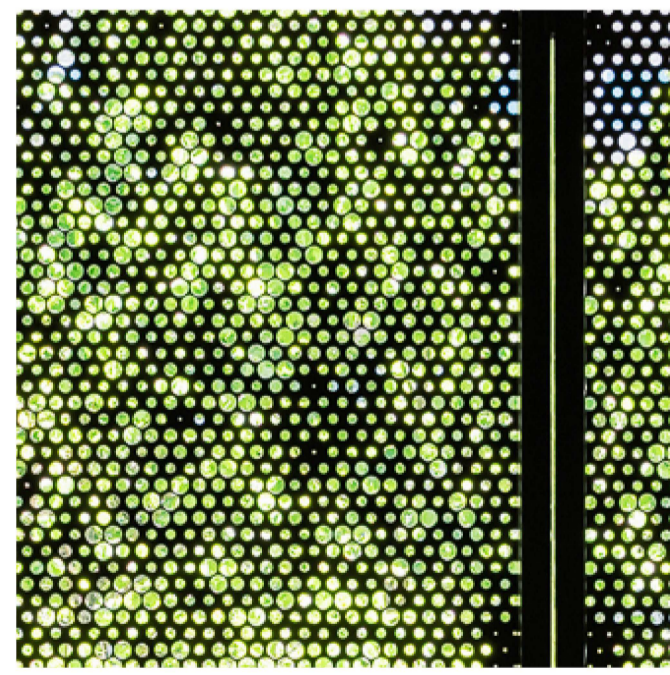
CODE: MR1
 MATERIAL: LAMINATED MIRROR
 LOCATION: AS INDICATED



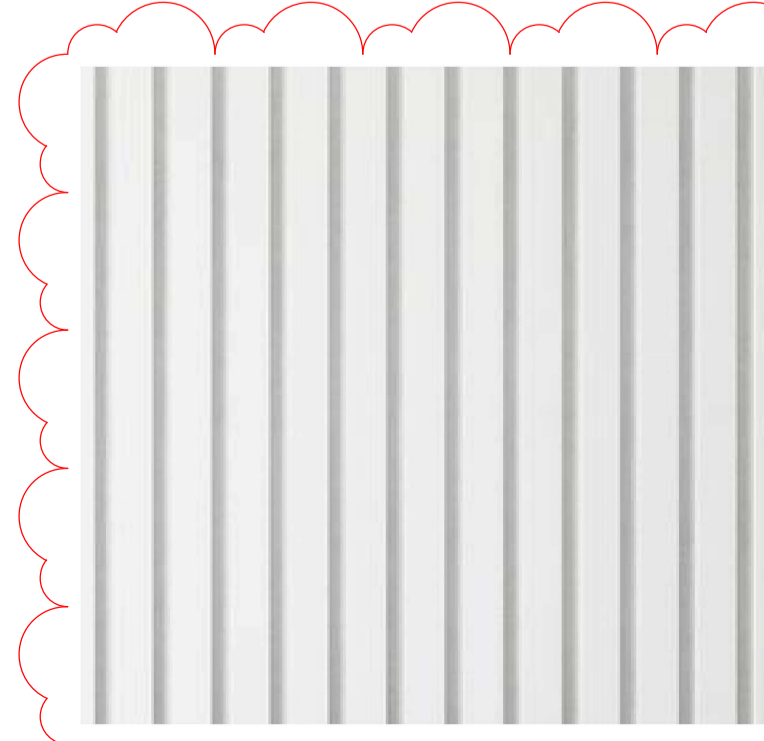
CODE: MT1
 MATERIAL: VERTICAL ALUMINIUM BALUSTRADE
 FINISH: SILVER GREY POWDERCOAT FINISH
 LOCATION: BALCONY, VOID & STAIRS



CODE: MS2
 MATERIAL: MESH FENCING
 LOCATION: AS INDICATED



CODE: MS3
 MATERIAL: MESH SCREENING
 LOCATION: AS INDICATED



CODE: TM1
 MATERIAL: WHITE PAINTED TIMBER
 LOCATION: AS INDICATED

No.	Date	Description
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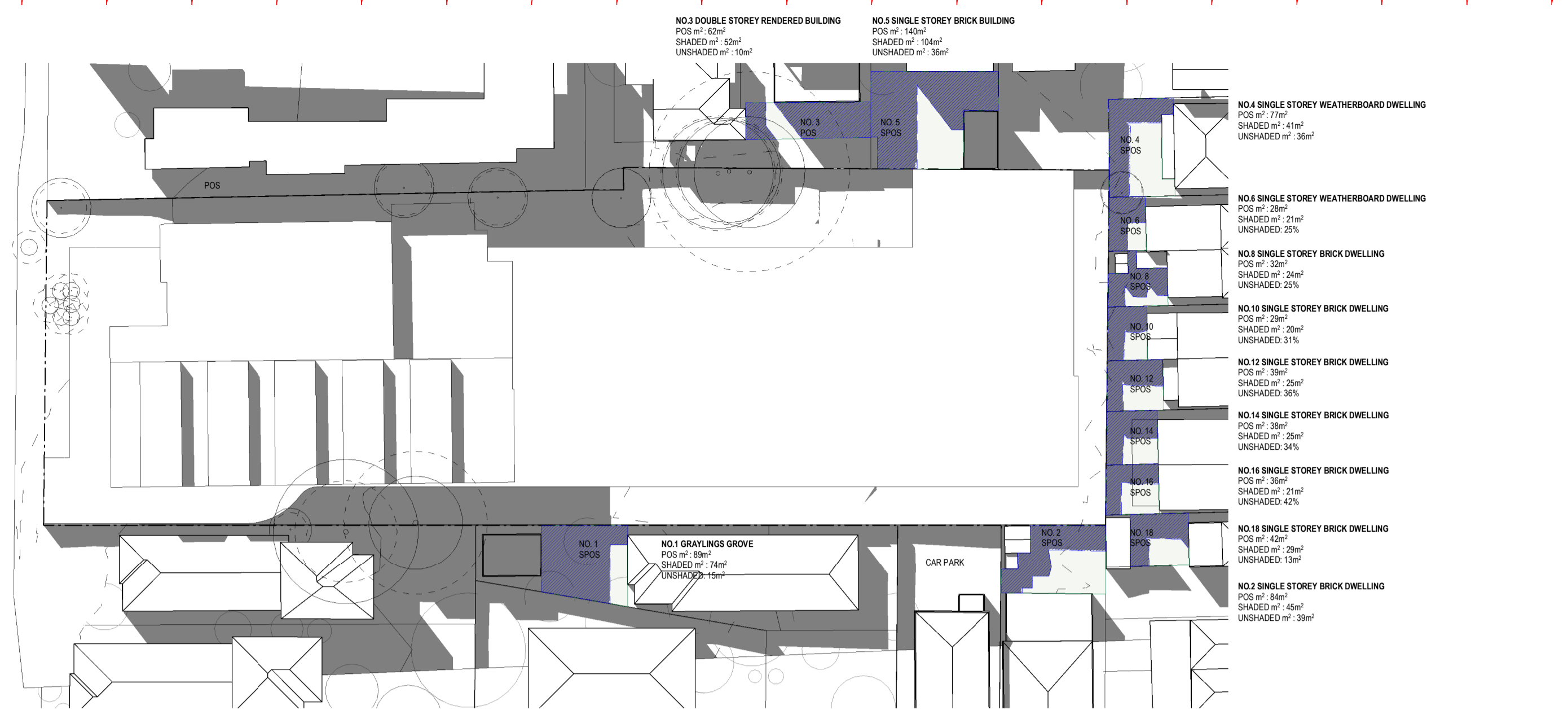
TOWN PLANNING
 NOT FOR CONSTRUCTION

KTA
 Kerstin Thompson Architects Pty Ltd
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 kta@kerstinthompson.com
 www.kerstinthompson.com

97 ALMA ROAD
 MATERIALS

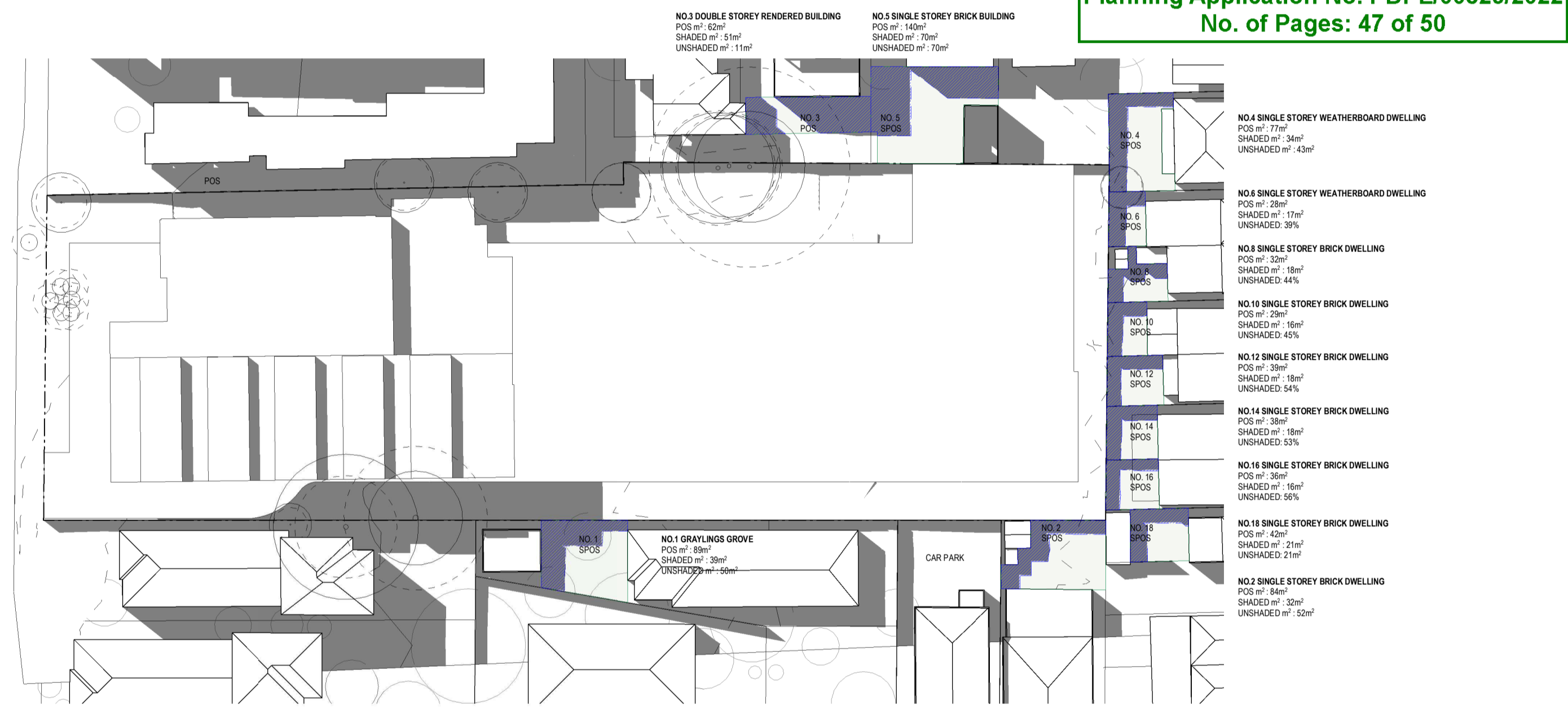
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 www.kerstinthompson.com

DRAWING TITLE MATERIALS PALETTE			
PROJECT 97 Alma Road			
AT FOR St Kilda East Neometro			
DATE 27.07.2023	DRAWN BY JL/TML/G	DRAWING NO.	REV.
SCALE (A1)	PROJECT 2202	TP800	2
<small>k.ta projects copyright 2022</small>			

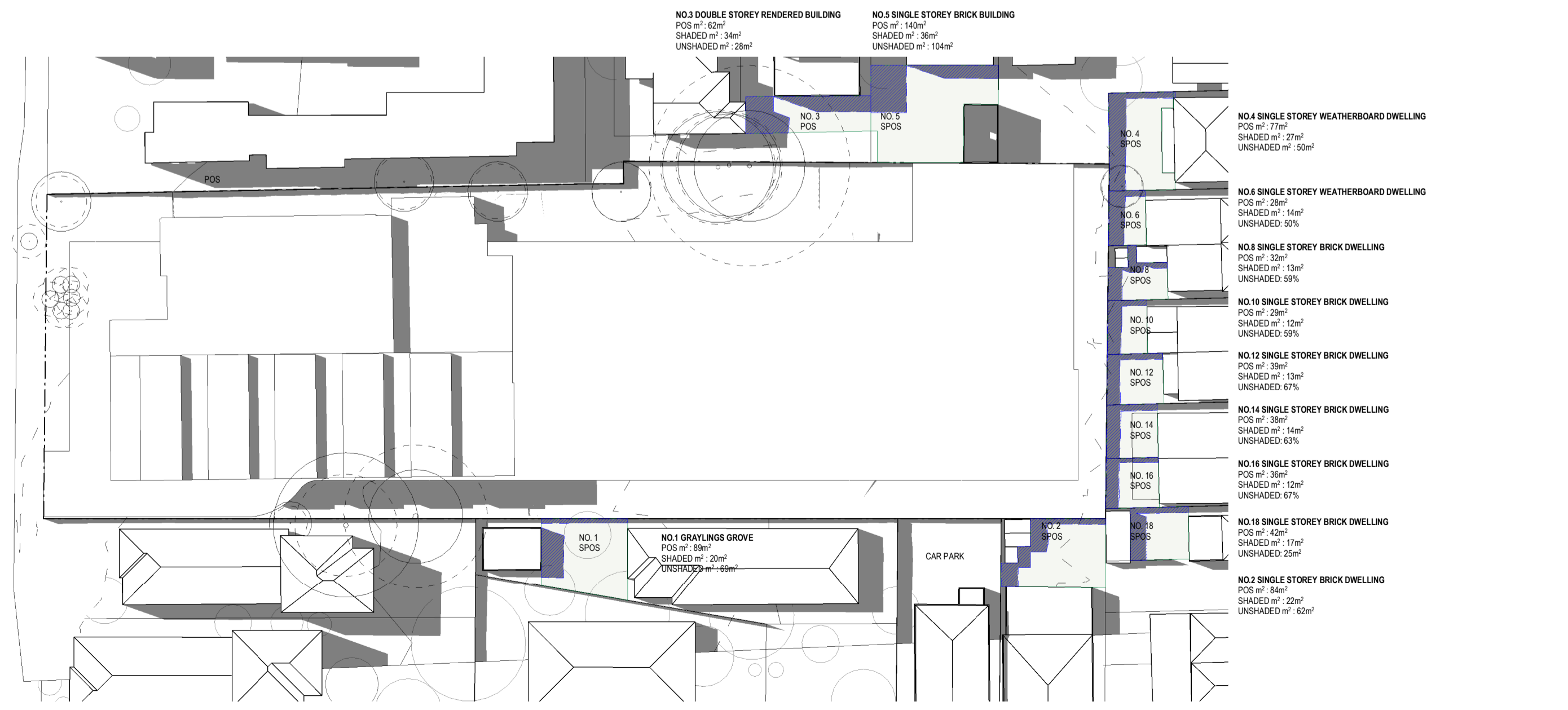


1 TP-22/9 9am EXISTING
1:500

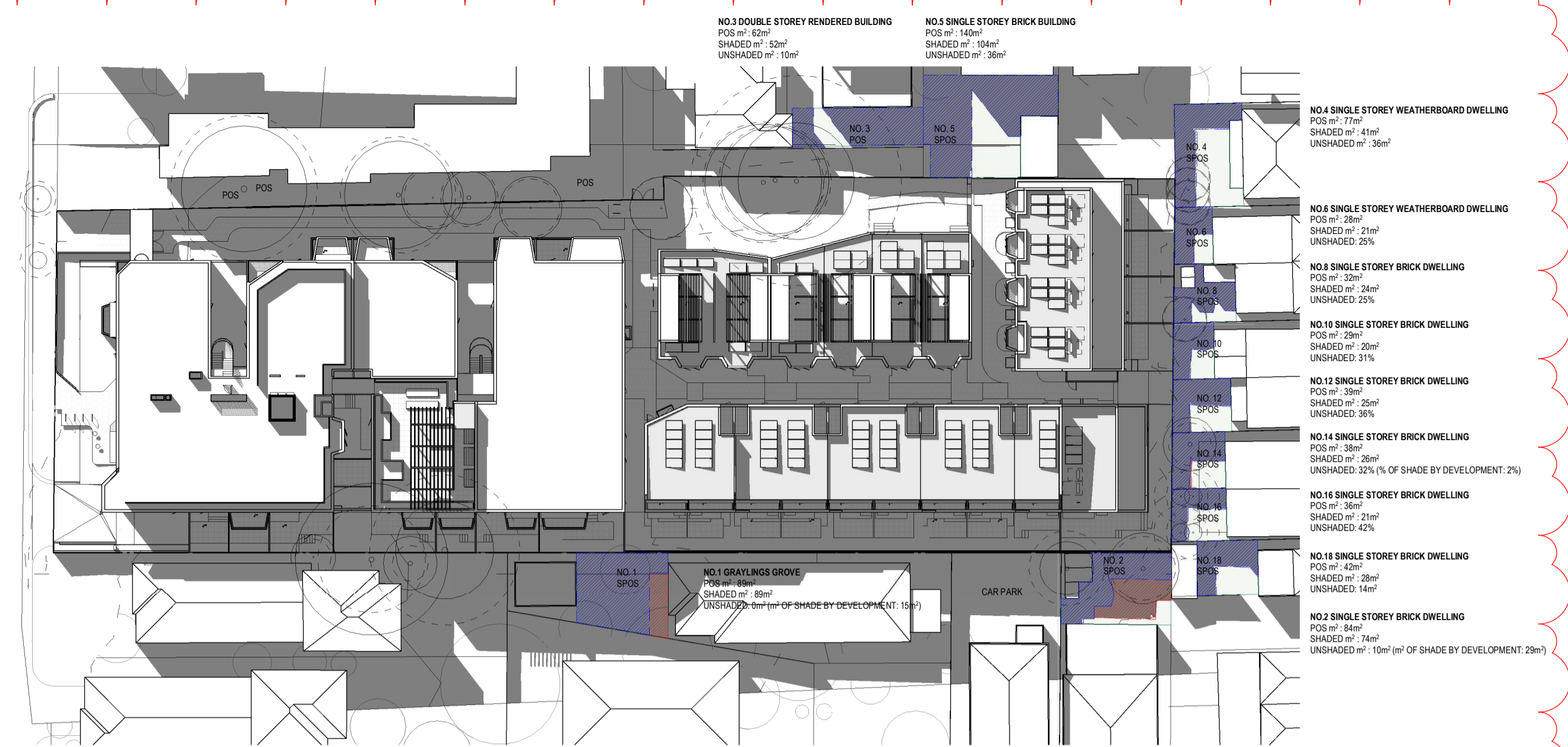
**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 47 of 50**



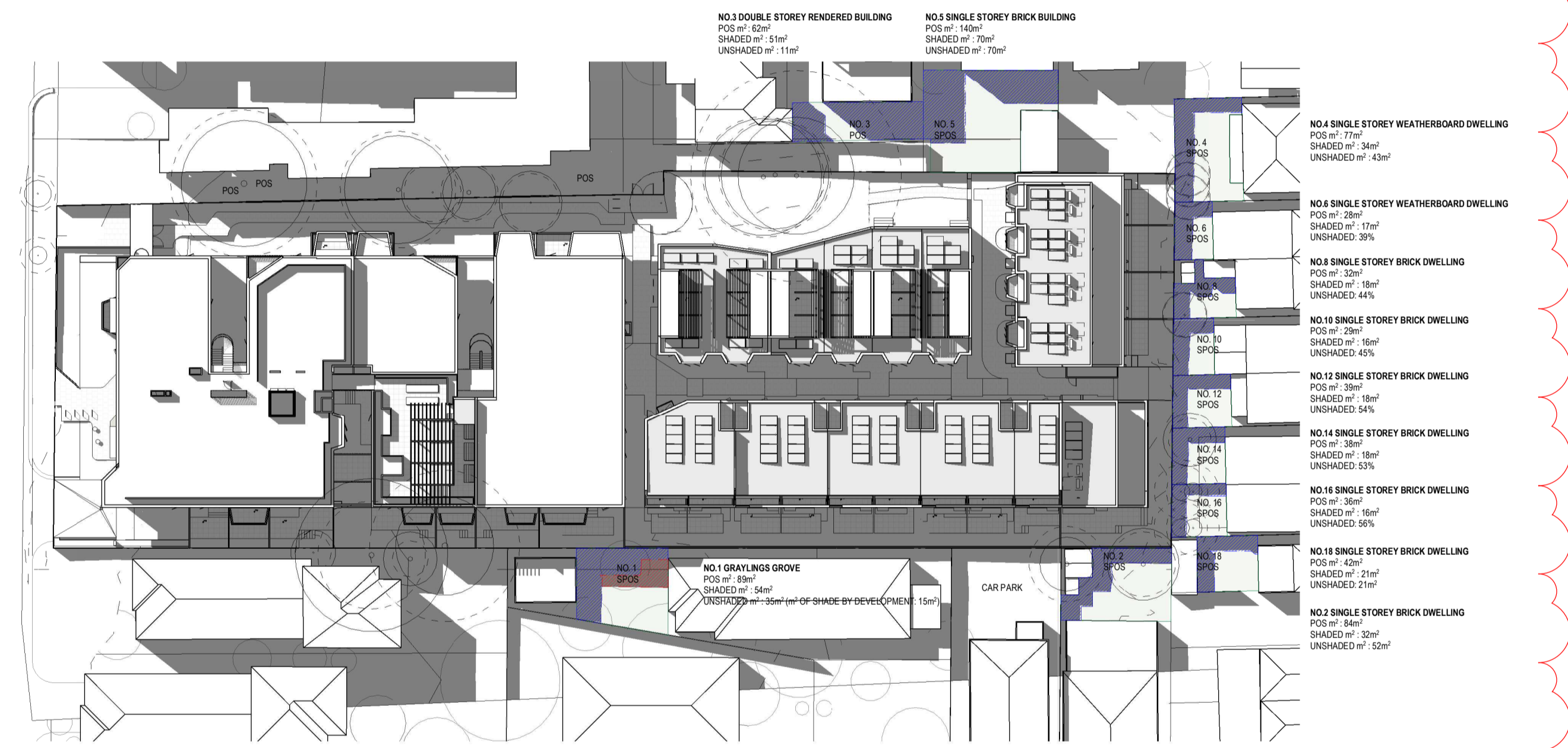
2 TP-22/9 10am EXISTING
1:500



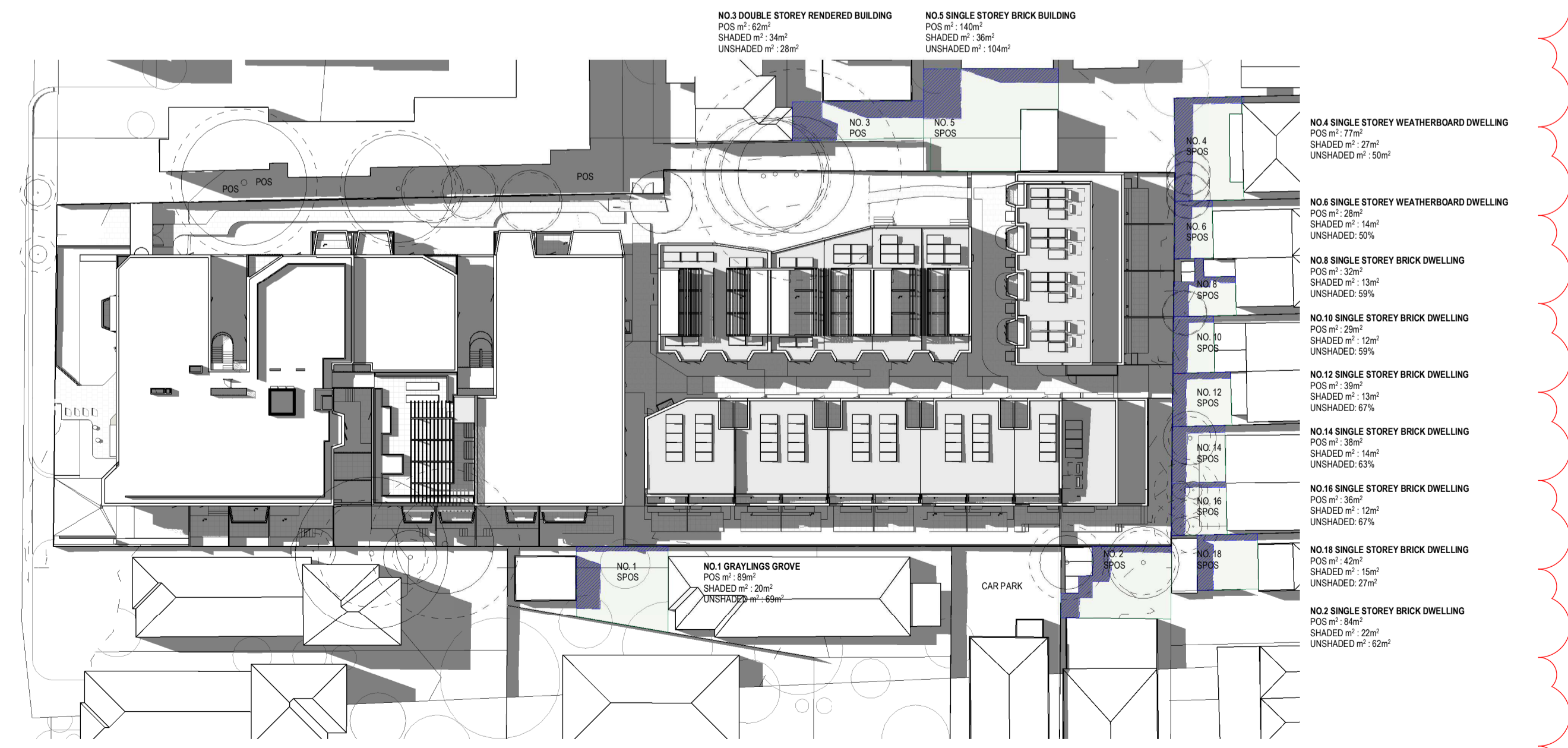
3 TP-22/9 11am EXISTING
1:500



4 TP-22/9 9am
1:500



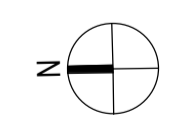
5 TP-22/9 10am
1:500



6 TP-22/9 11am
1:500

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Revision

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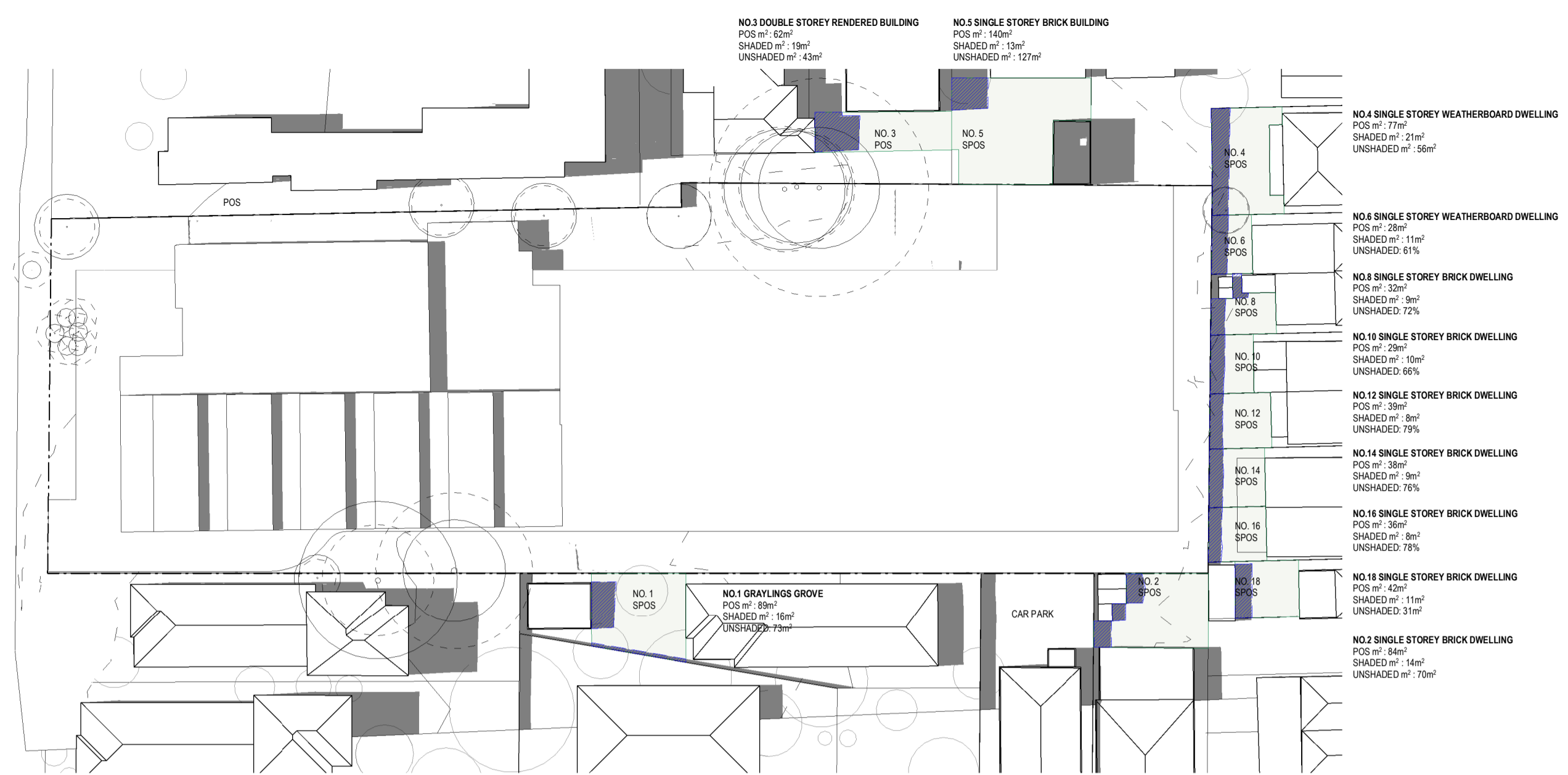
KTA
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kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
SHADOW STUDIES 22/9 - 9AM-11AM

PROJECT
97 Aims Road
AT
St Kilda East
FOR
Neometro

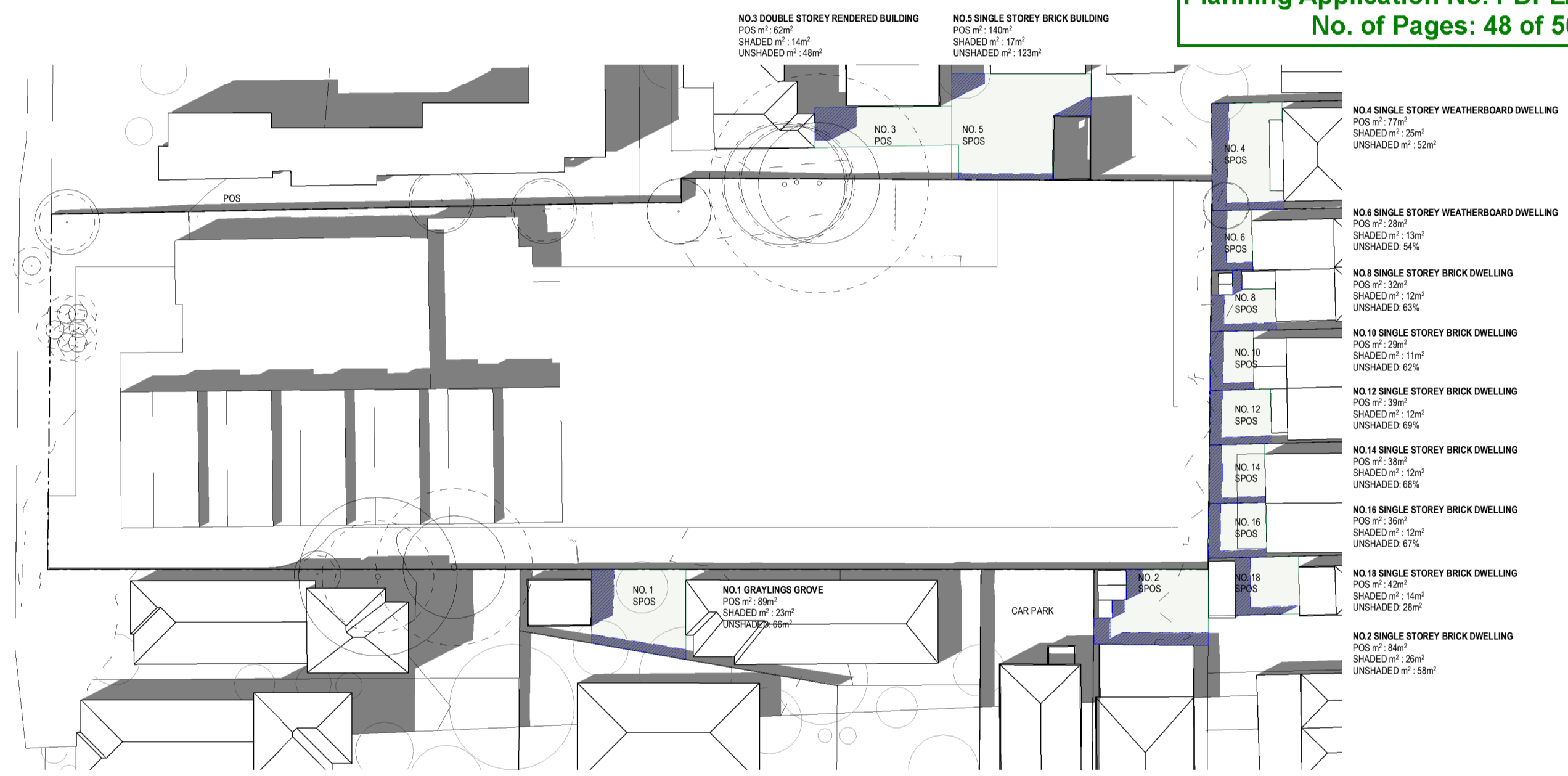
DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		2
SCALE	PROJECT	TP940	
1:500(A1)	2202		

FOR INFORMATION ONLY

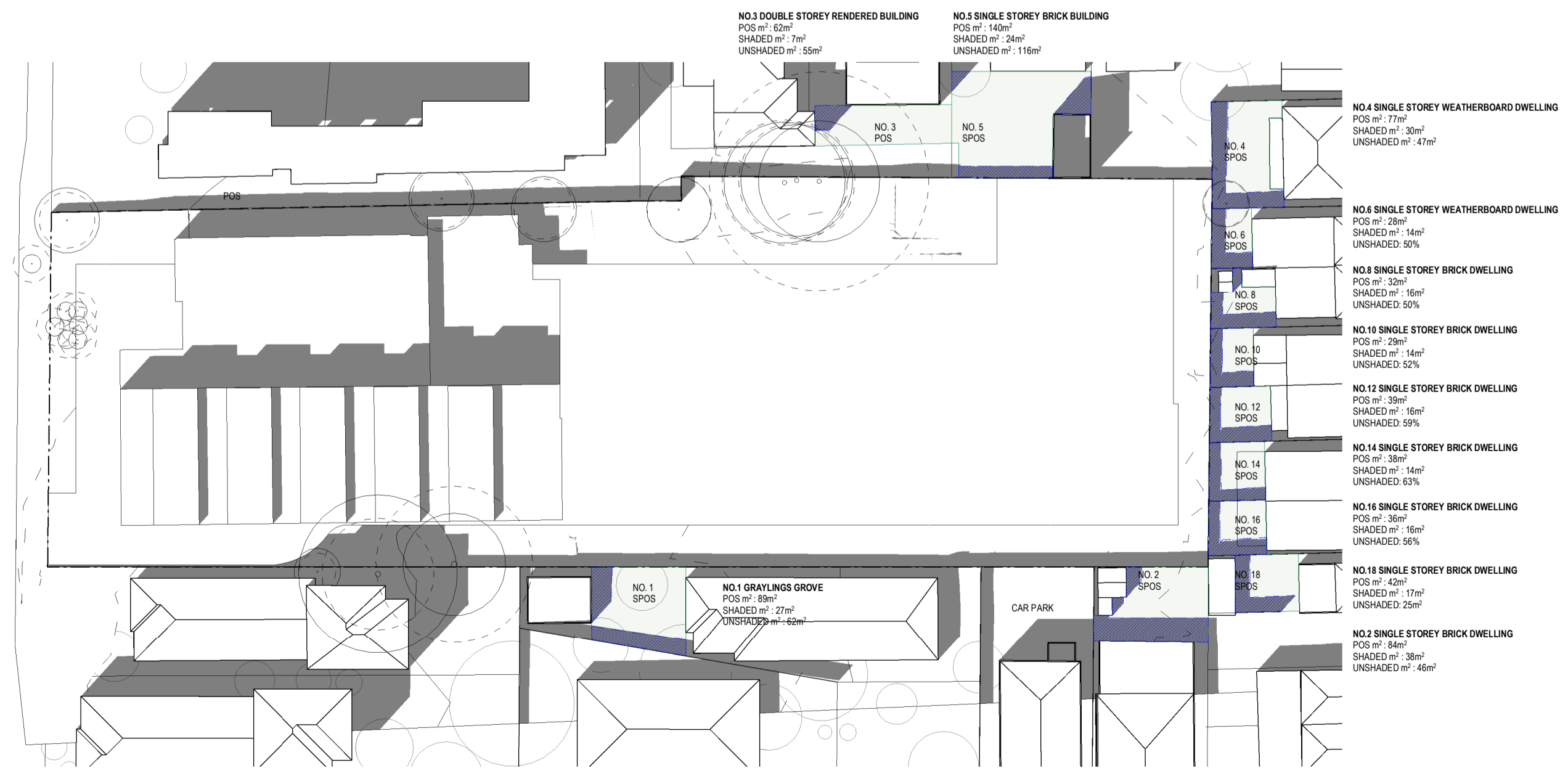


1 TP - 22/9 12pm EXISTING
A300 1:500

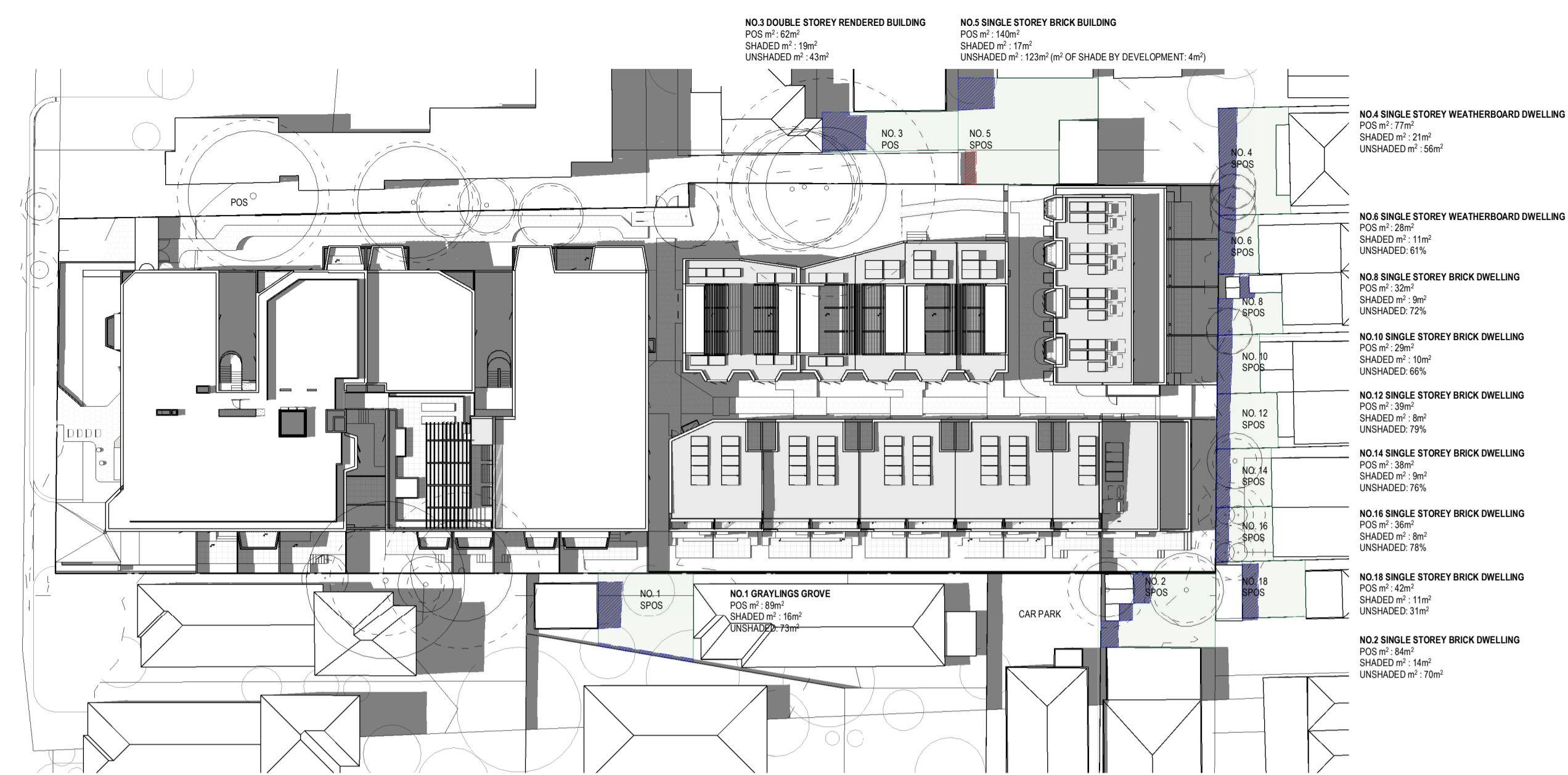
**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00823/2022
No. of Pages: 48 of 50**



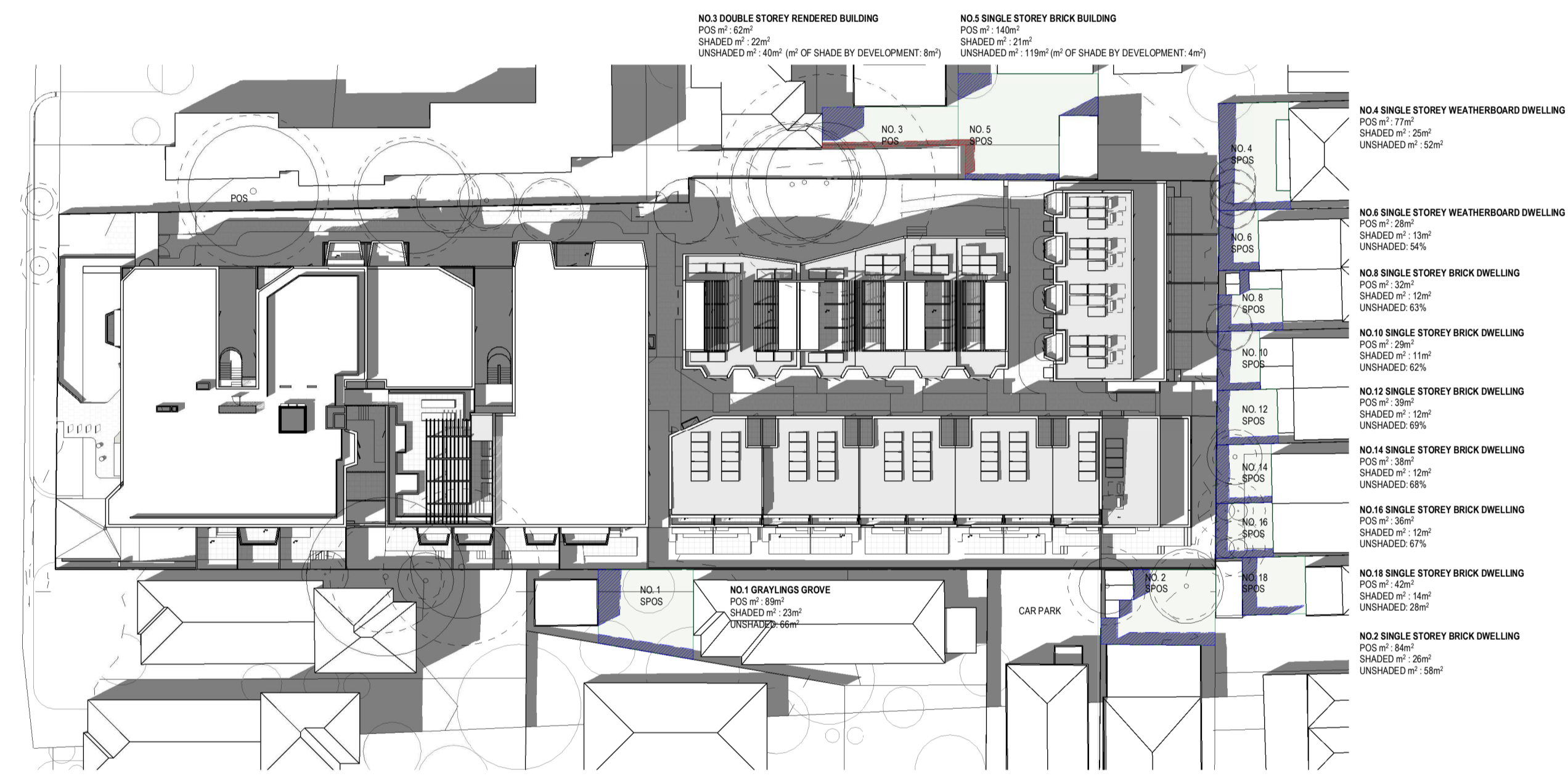
2 TP - 22/9 1pm EXISTING
A300 1:500



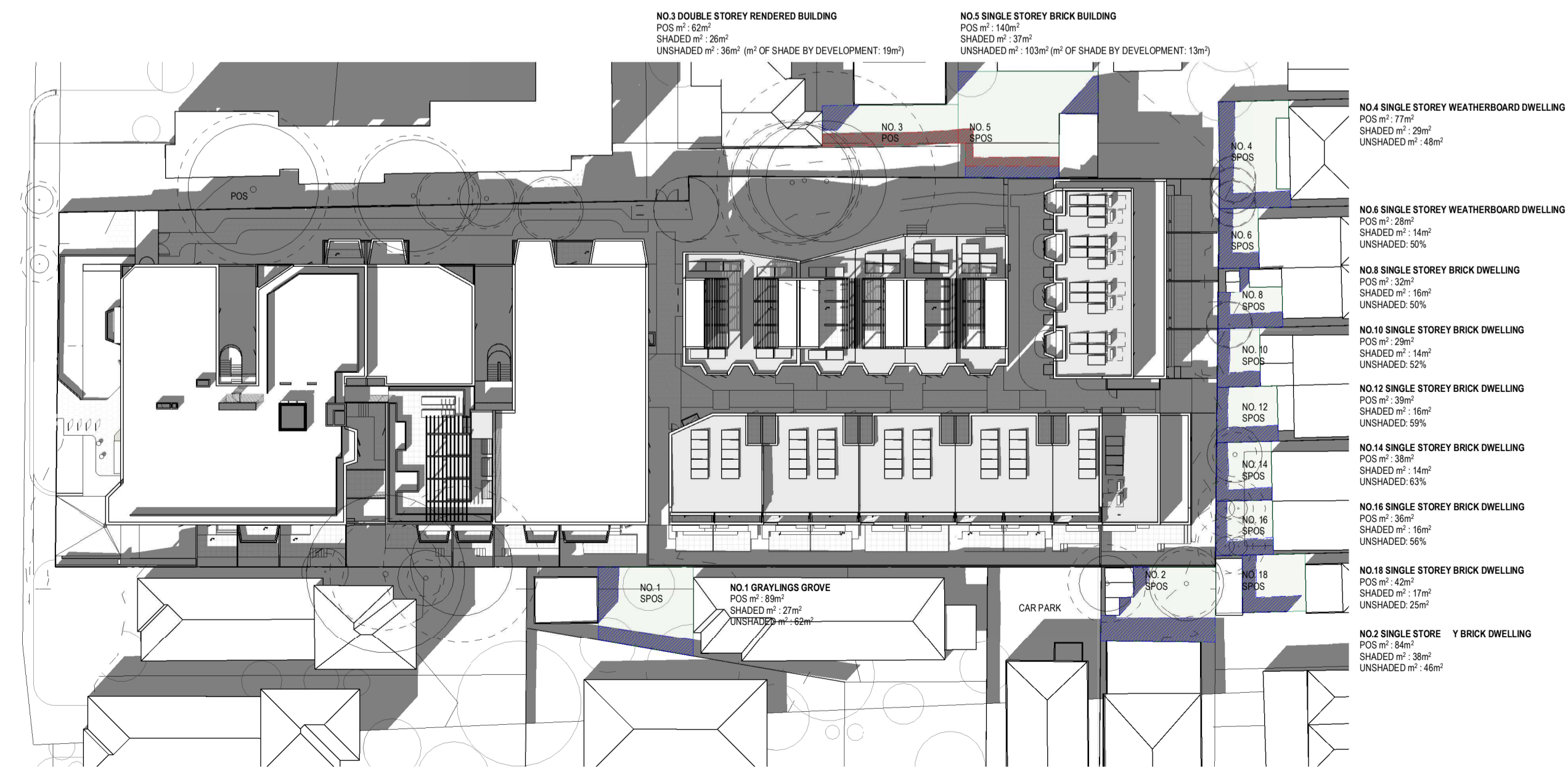
3 TP - 22/9 2pm EXISTING
A300 1:500



4 TP - 22/9 12pm
A300 1:500



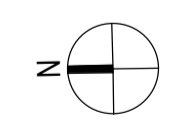
5 TP - 22/9 1pm
A300 1:500



6 TP - 22/9 2pm
A300 1:500

No.	Date	Description
0	18.11.2022	Issued for Town Planning
1	15.03.2023	Issued for RFI Response
2	27.07.2023	Amended TP Revision

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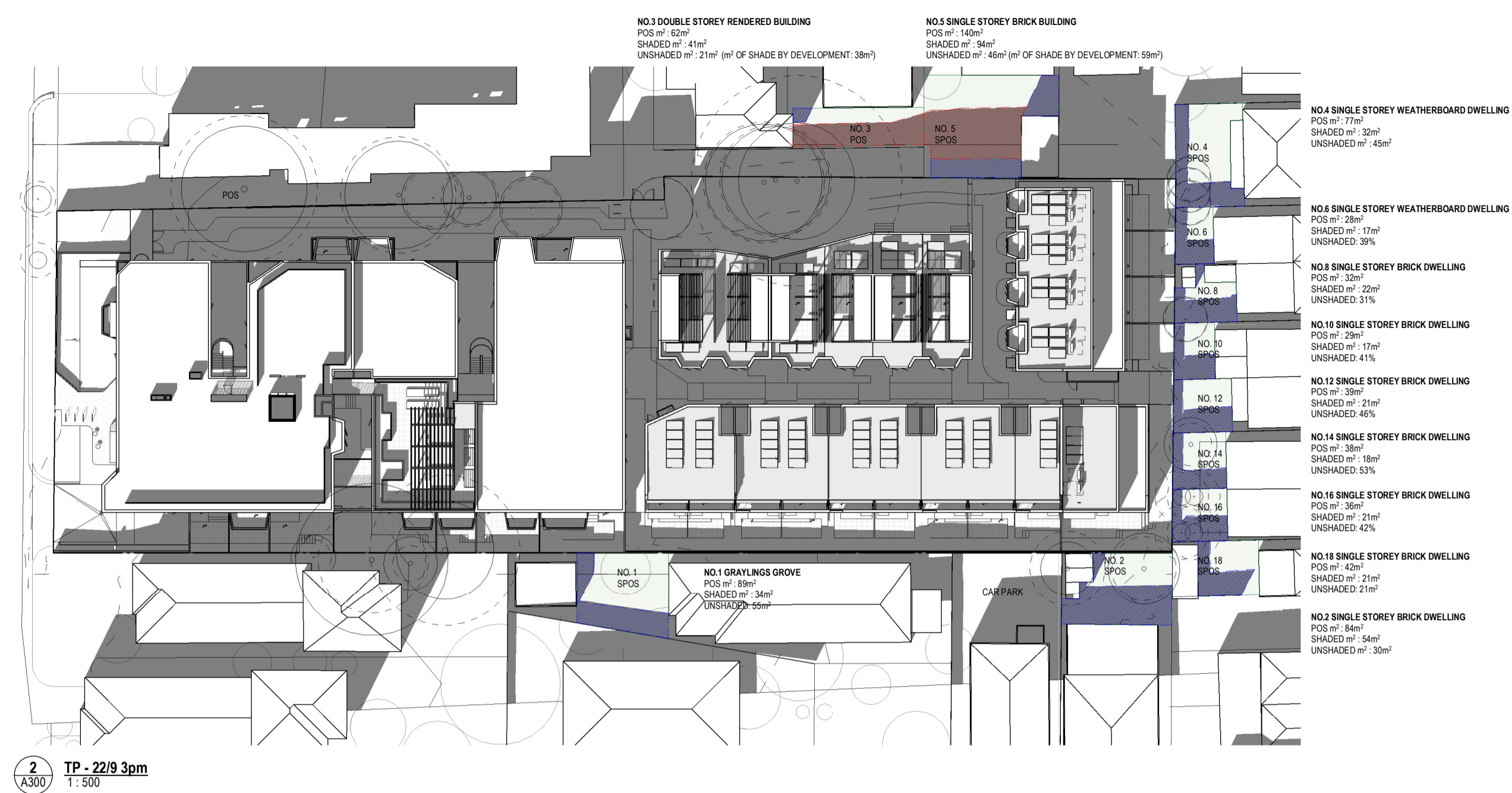
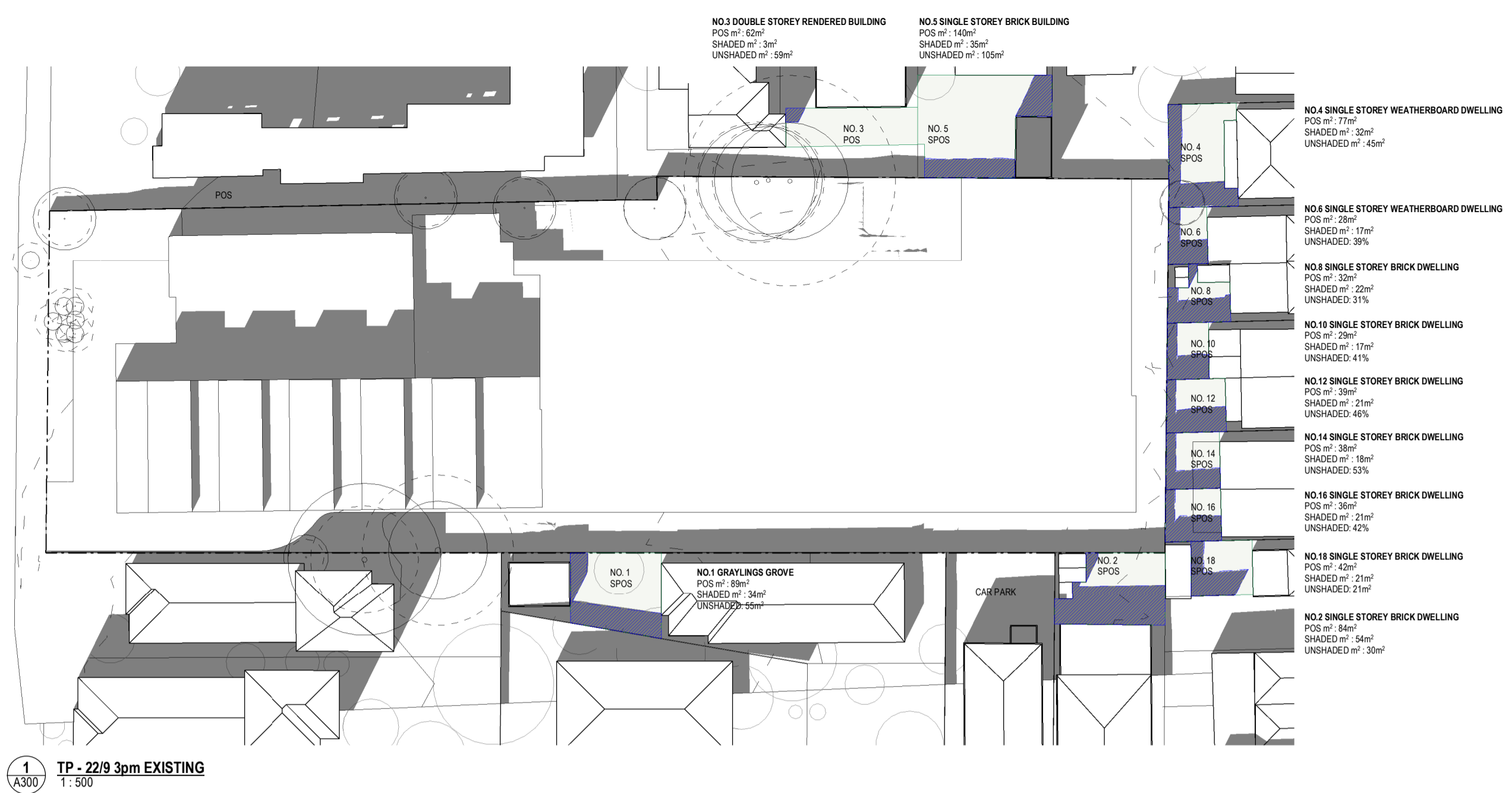
Kerstin Thompson Architects Pty Ltd
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DRAWING TITLE
SHADOW STUDIES 22/9 -12PM-2PM

PROJECT
97 Aims Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/LG		2
SCALE	PROJECT	TP941	
1:500(A1)	2202		

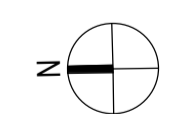
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City of Port Phillip
 Advertised Plan
 Planning Application No. PDPL/00823/2022
 No. of Pages: 49 of 50

No.	Date	Description
0	18.11.2022	Issued for Town Planning
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2	27.07.2023	Amended TP Revision

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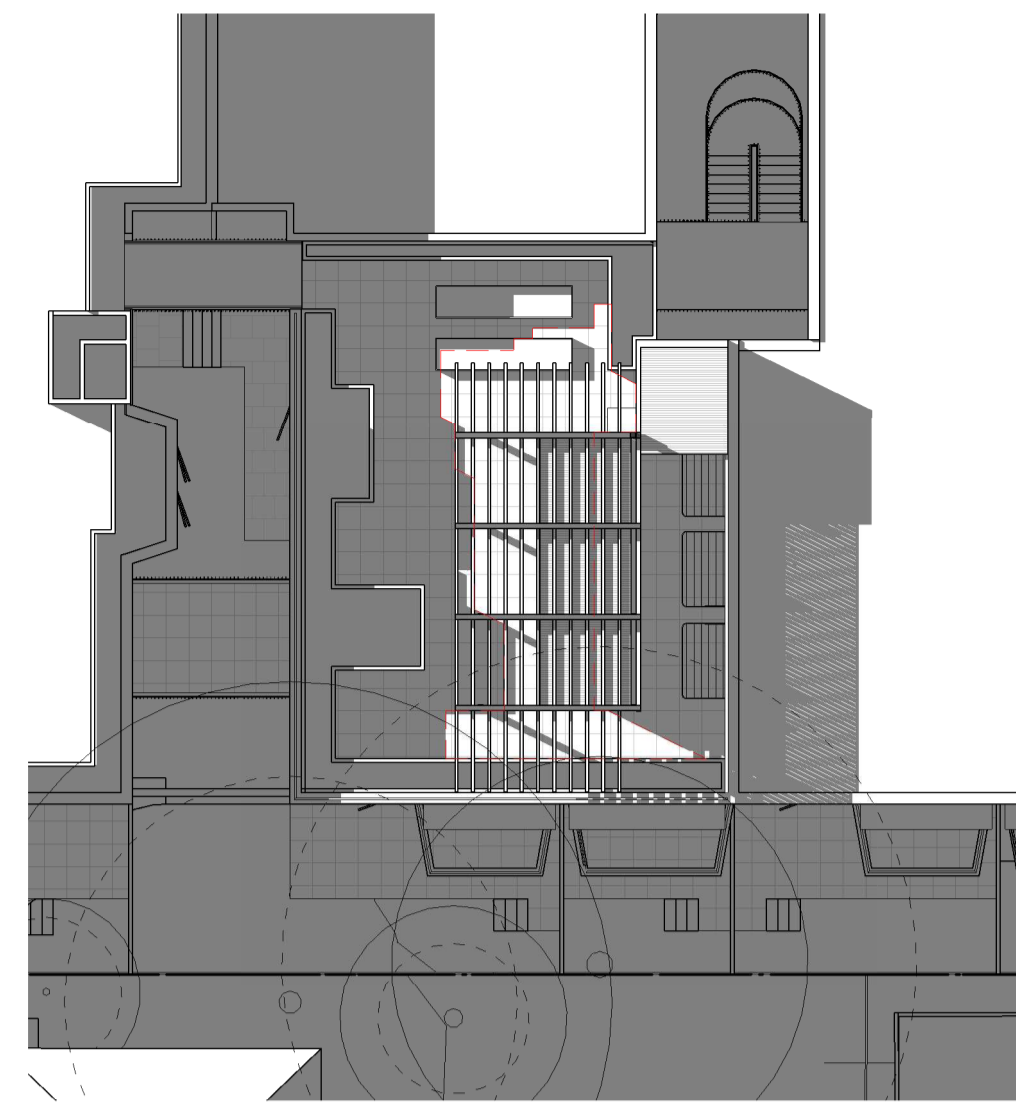
DRAWING TITLE
 SHADOW STUDIES 22/9 - 3PM

PROJECT
 97 Alma Road
 AT St Kilda East
 FOR Neometro

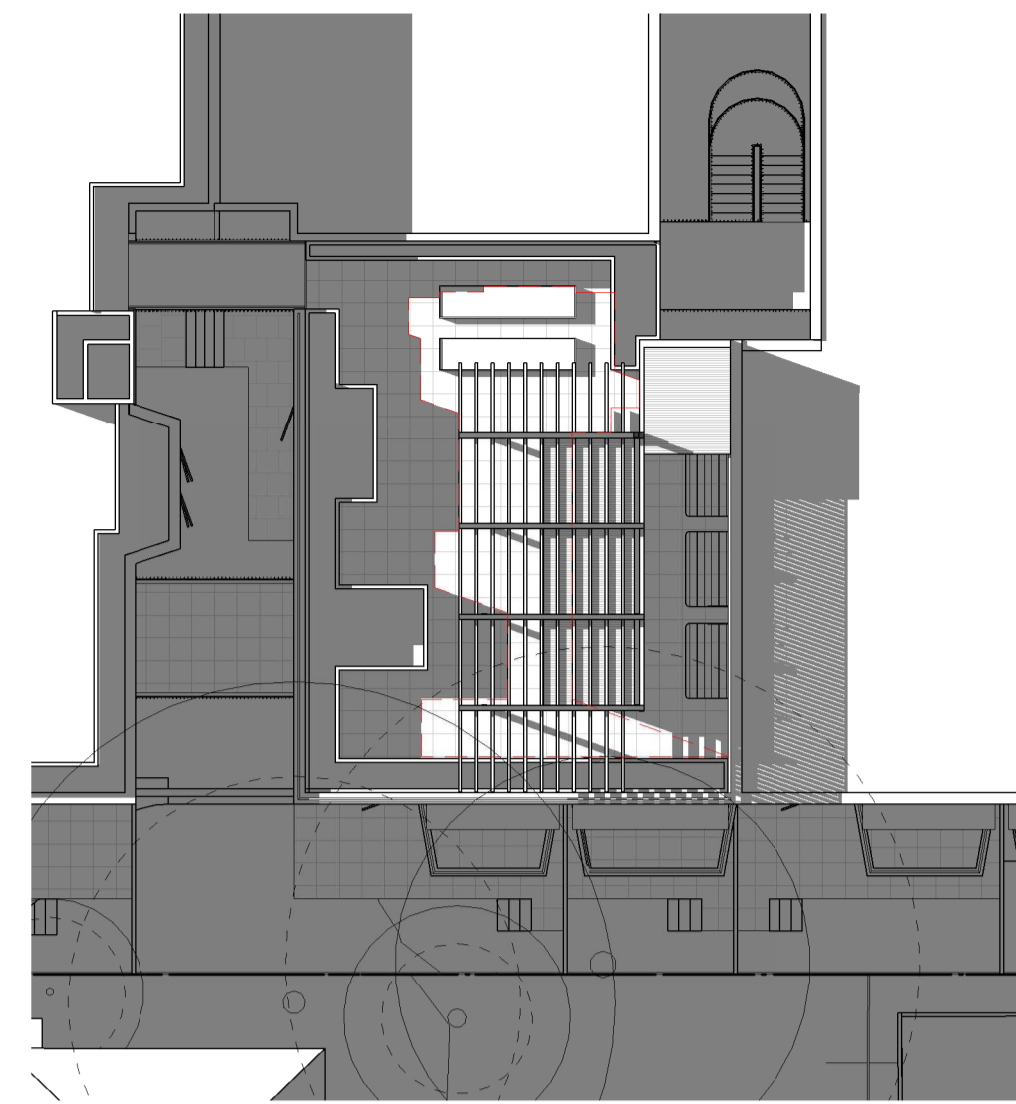
DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JLU/TML/G		2
SCALE	PROJECT		
1:500(A1)	2202	TP942	

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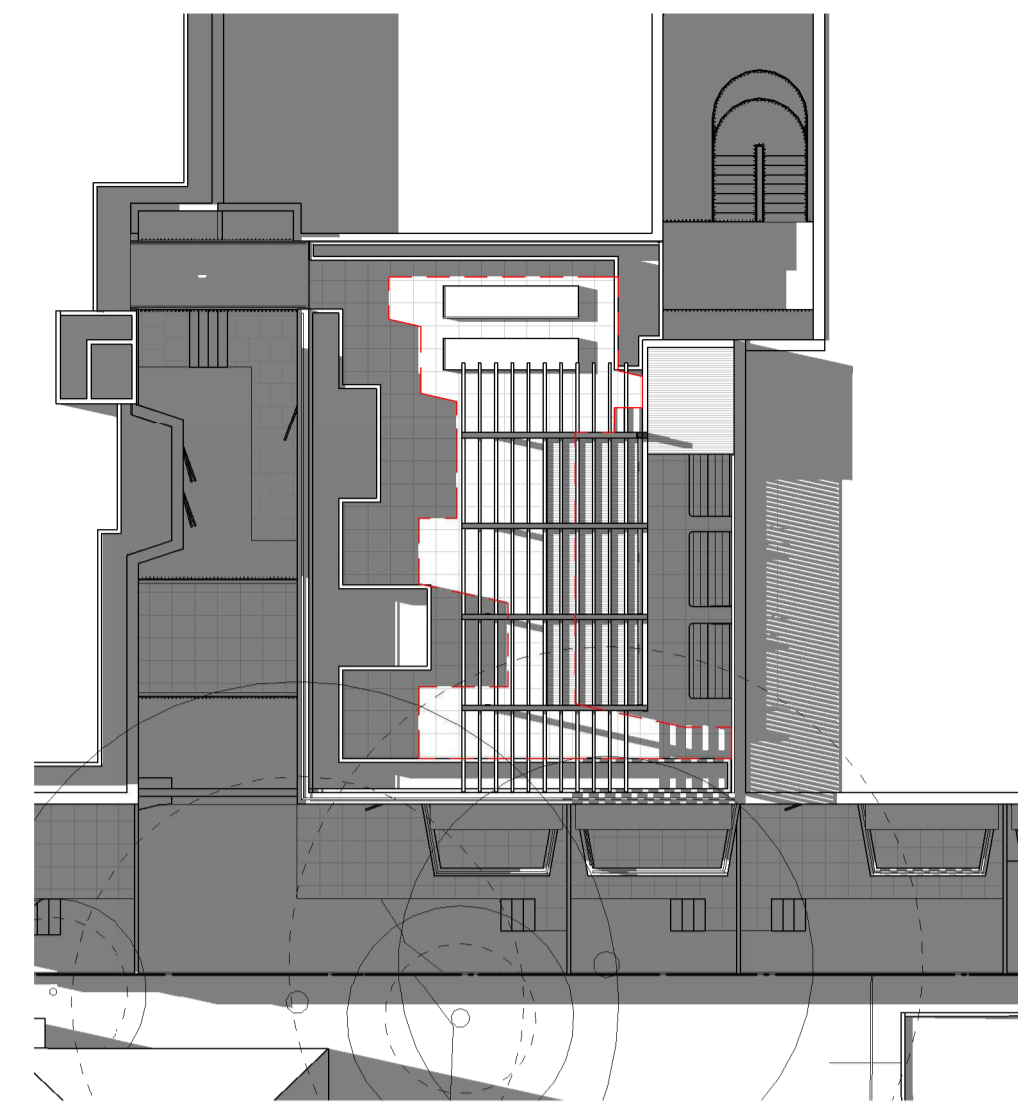
FOR INFORMATION ONLY



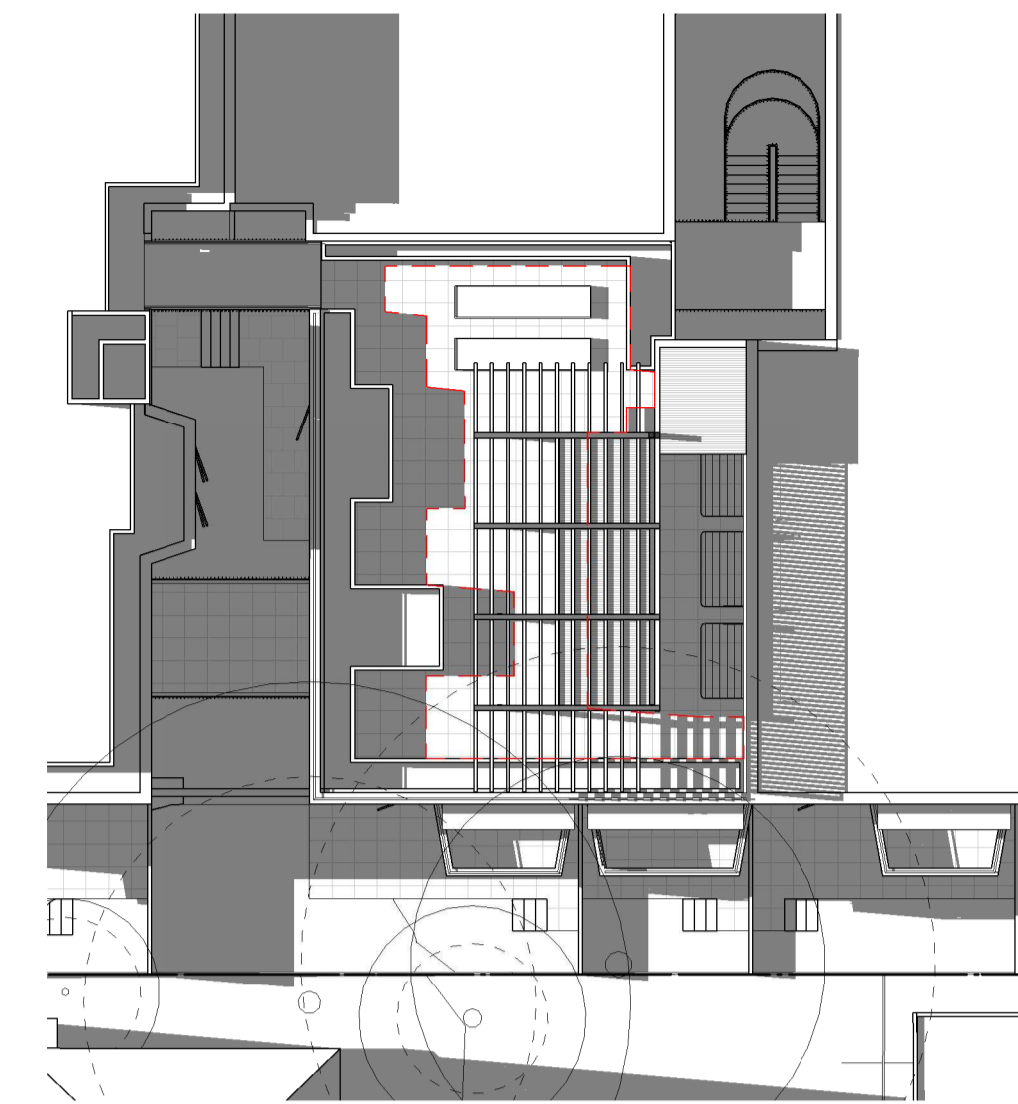
1 TP - 21/6 10am
1:200
ROOFTOP DECK: 140m²
UNSHADED AREA: 42m² (29%)



2 TP - 21/6 10.30am
1:200
ROOFTOP DECK: 140m²
UNSHADED AREA: 47m² (33%)

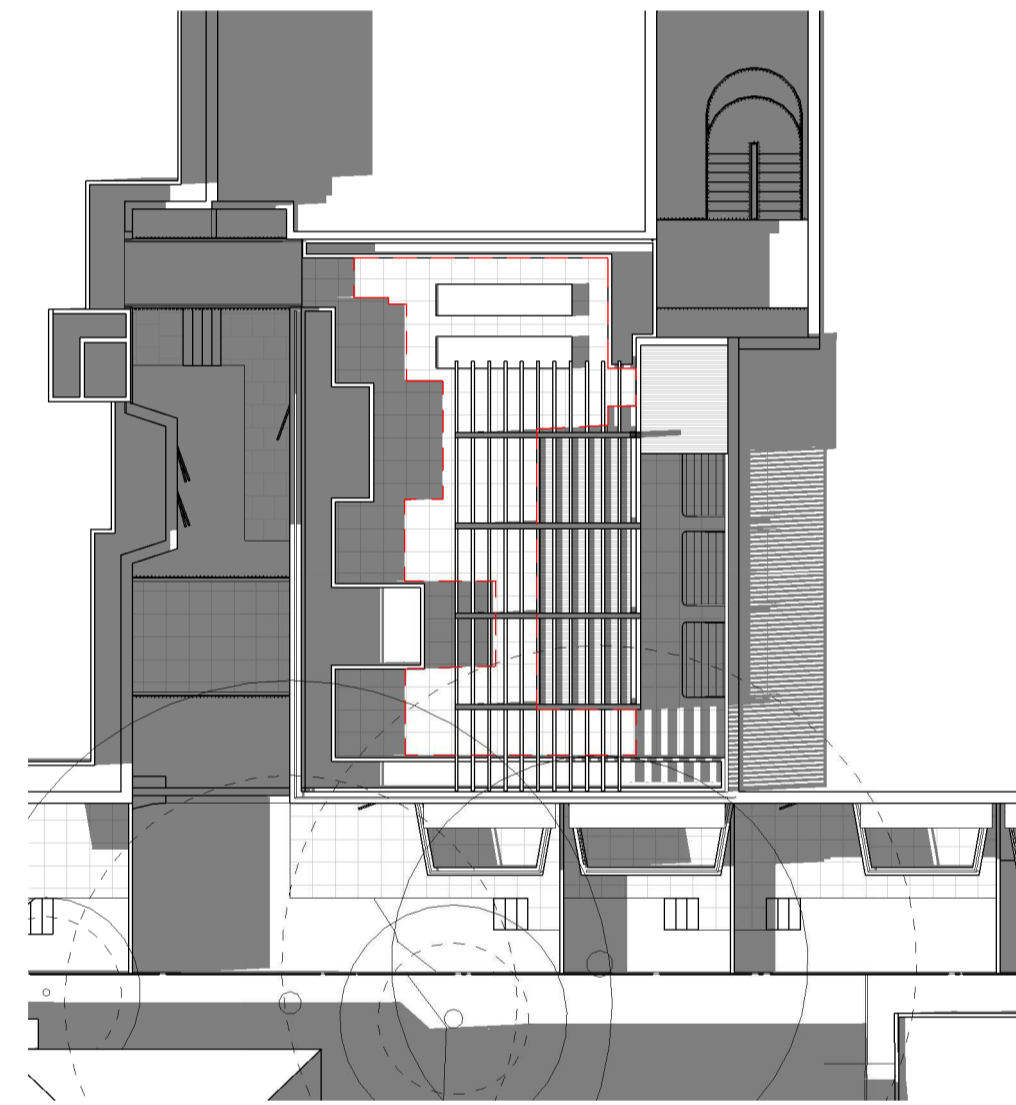


3 TP - 21/6 11am
1:200
ROOFTOP DECK: 140m²
UNSHADED AREA: 52m² (37%)

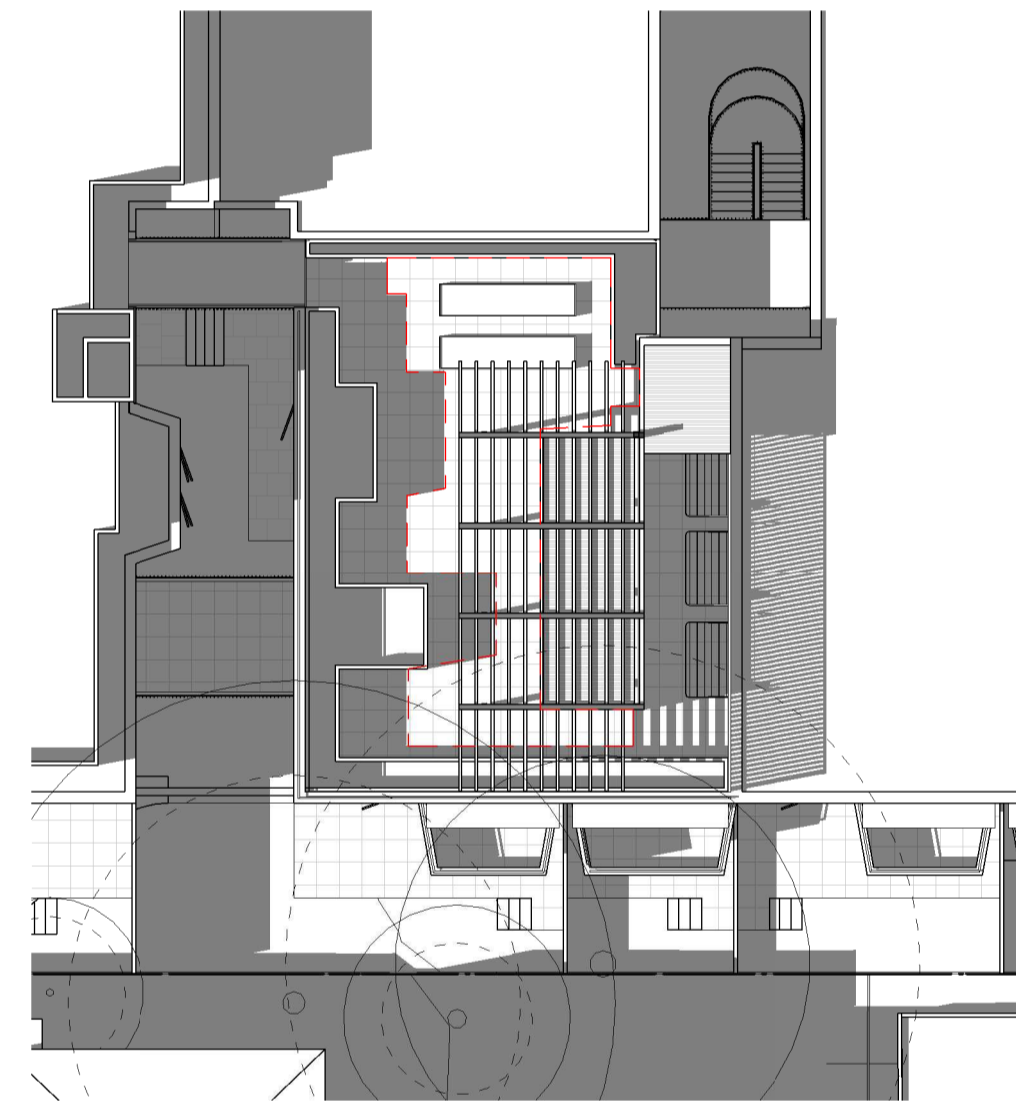


4 TP - 21/6 11.30am
1:200
ROOFTOP DECK: 140m²
UNSHADED AREA: 56m² (41%)

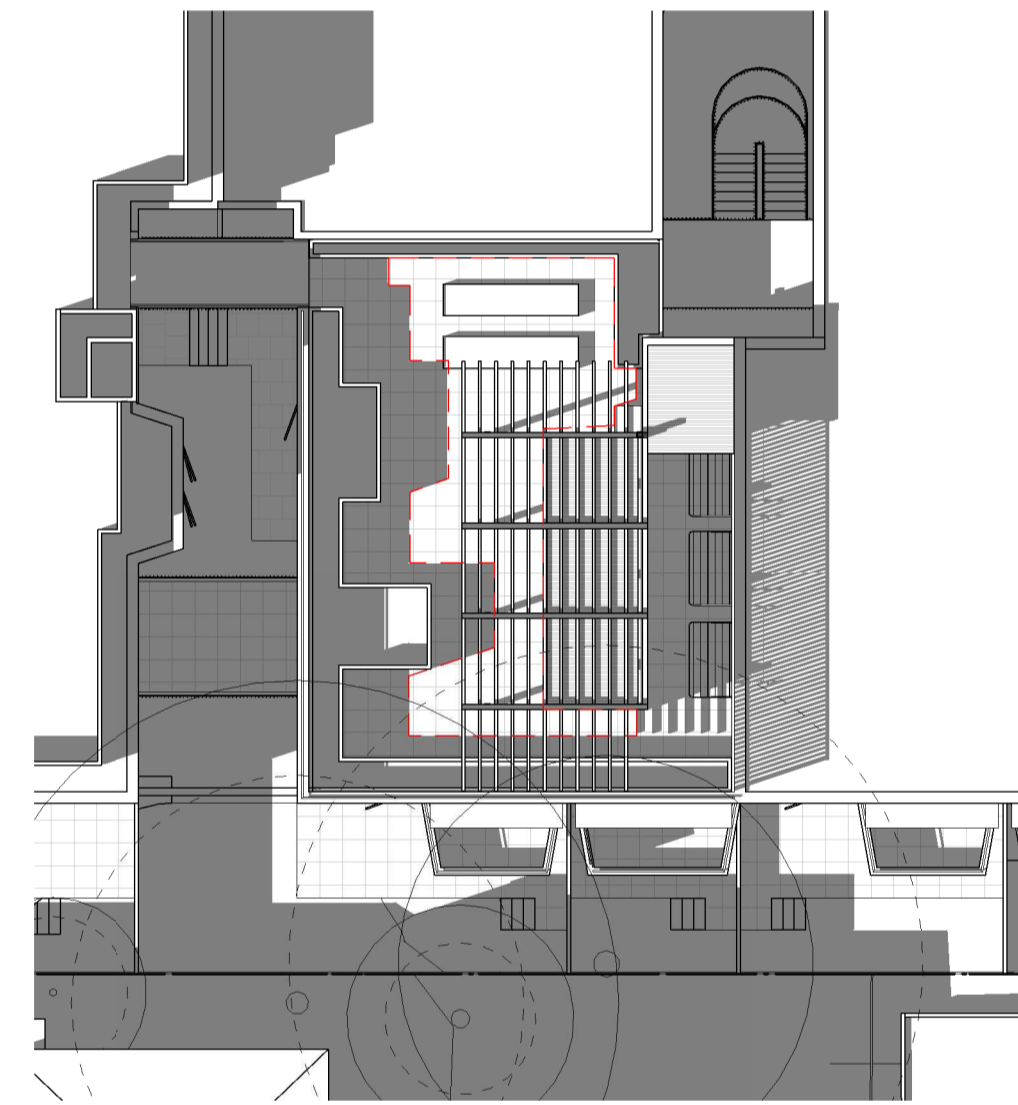
City of Port Phillip
 Advertised Plan
 Planning Application No. PDPL/00823/2022
 No. of Pages: 50 of 50



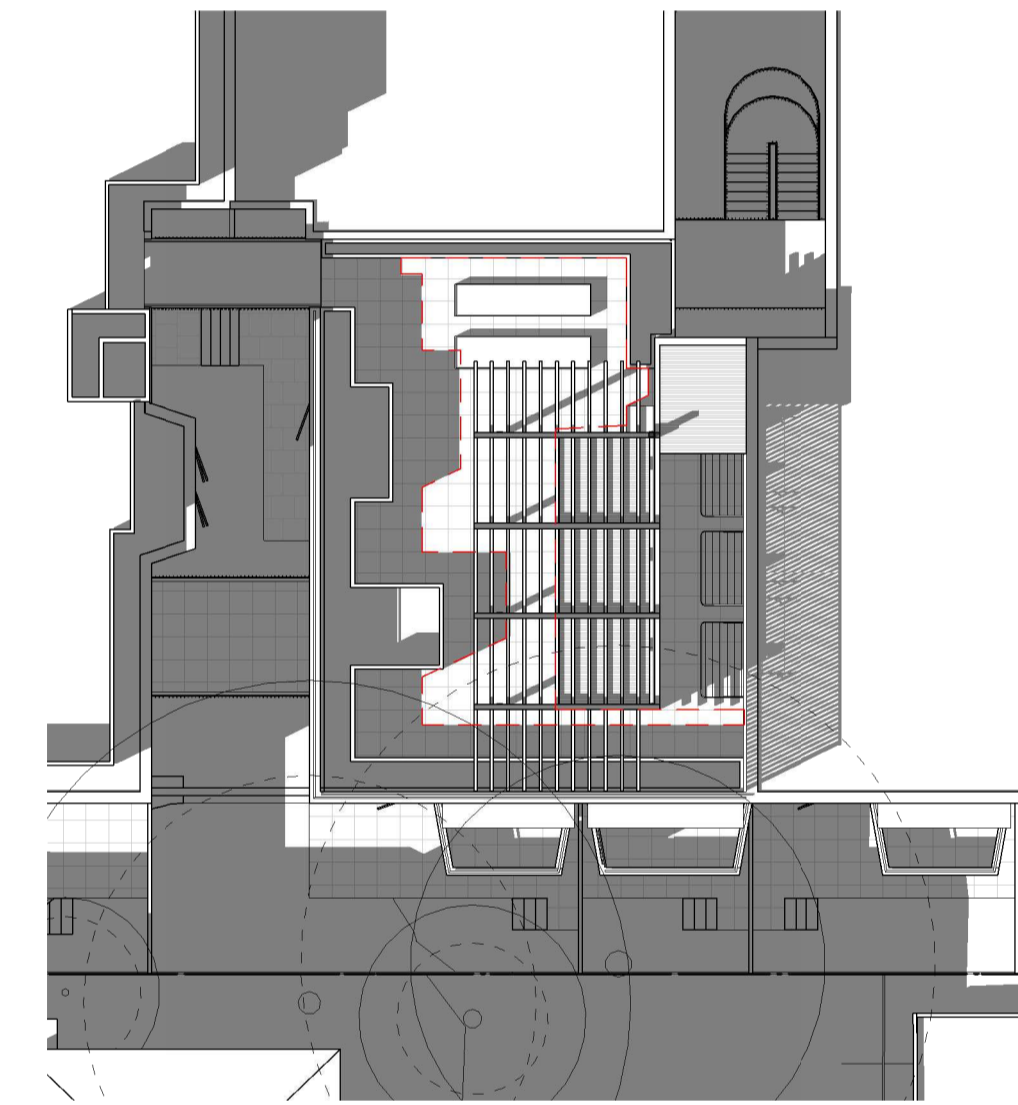
5 TP - 21/6 12pm
1:200
ROOFTOP DECK: 140m²
UNSHADED AREA: 50m² (35%)



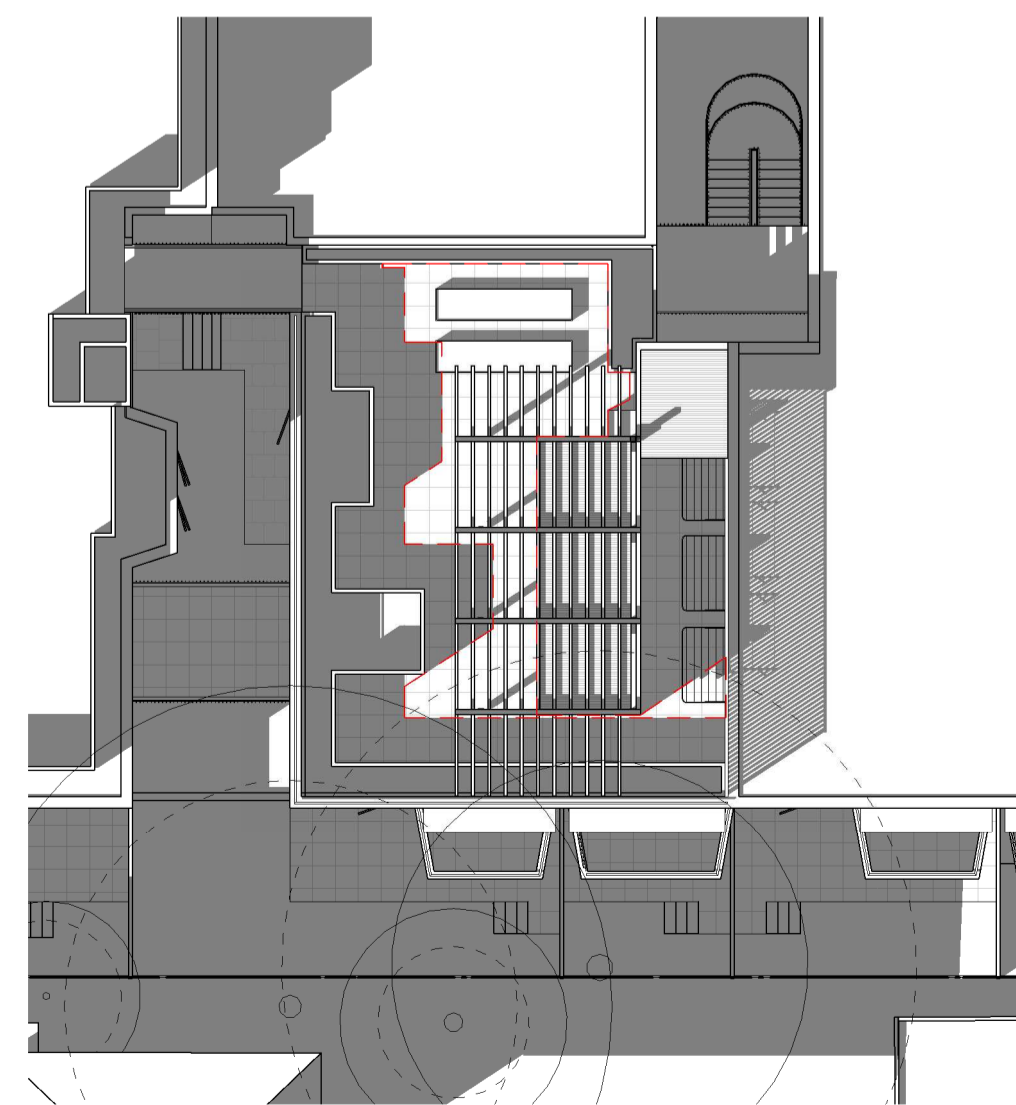
6 TP - 21/6 12.30pm
1:200
ROOFTOP DECK: 140m²
UNSHADED AREA: 48m² (34%)



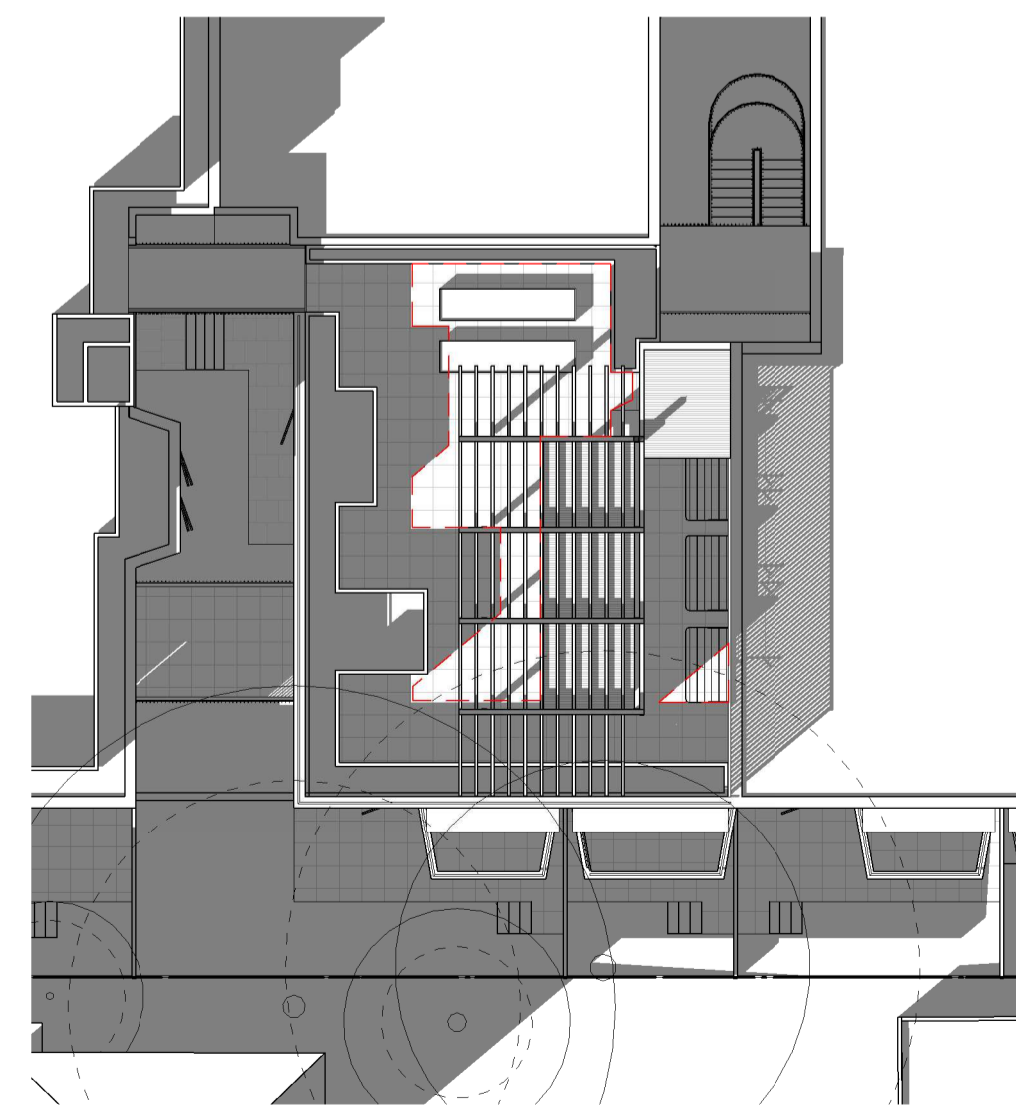
7 TP - 21/6 1pm
1:200
ROOFTOP DECK: 140m²
UNSHADED AREA: 46m² (32%)



8 TP - 21/6 1.30pm
1:200
ROOFTOP DECK: 140m²
UNSHADED AREA: 44m² (31%)



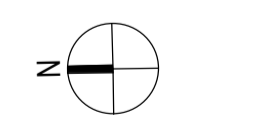
9 TP - 21/6 2pm
1:200
ROOFTOP DECK: 140m²
UNSHADED AREA: 42m² (29%)



10 TP - 21/6 2.30pm
1:200
ROOFTOP DECK: 140m²
UNSHADED AREA: 40m² (28%)

No.	Date	Description
0	18.11.2022	Issued for Town Planning
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DESIGN DEVELOPMENT
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DRAWING TITLE			
SHADOW STUDIES OF PROPOSED COS ROOF TERRACE 21/6 - 10AM-2.30PM			
PROJECT			
97 Alma Road			
AT			
St Kilda East			
FOR			
Neometro			
DATE	DRAWN BY	DRAWING NO.	REV.
27.07.2023	JL/TML/G		
SCALE	PROJECT		
1:200(A1)	2202	TP950	2
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