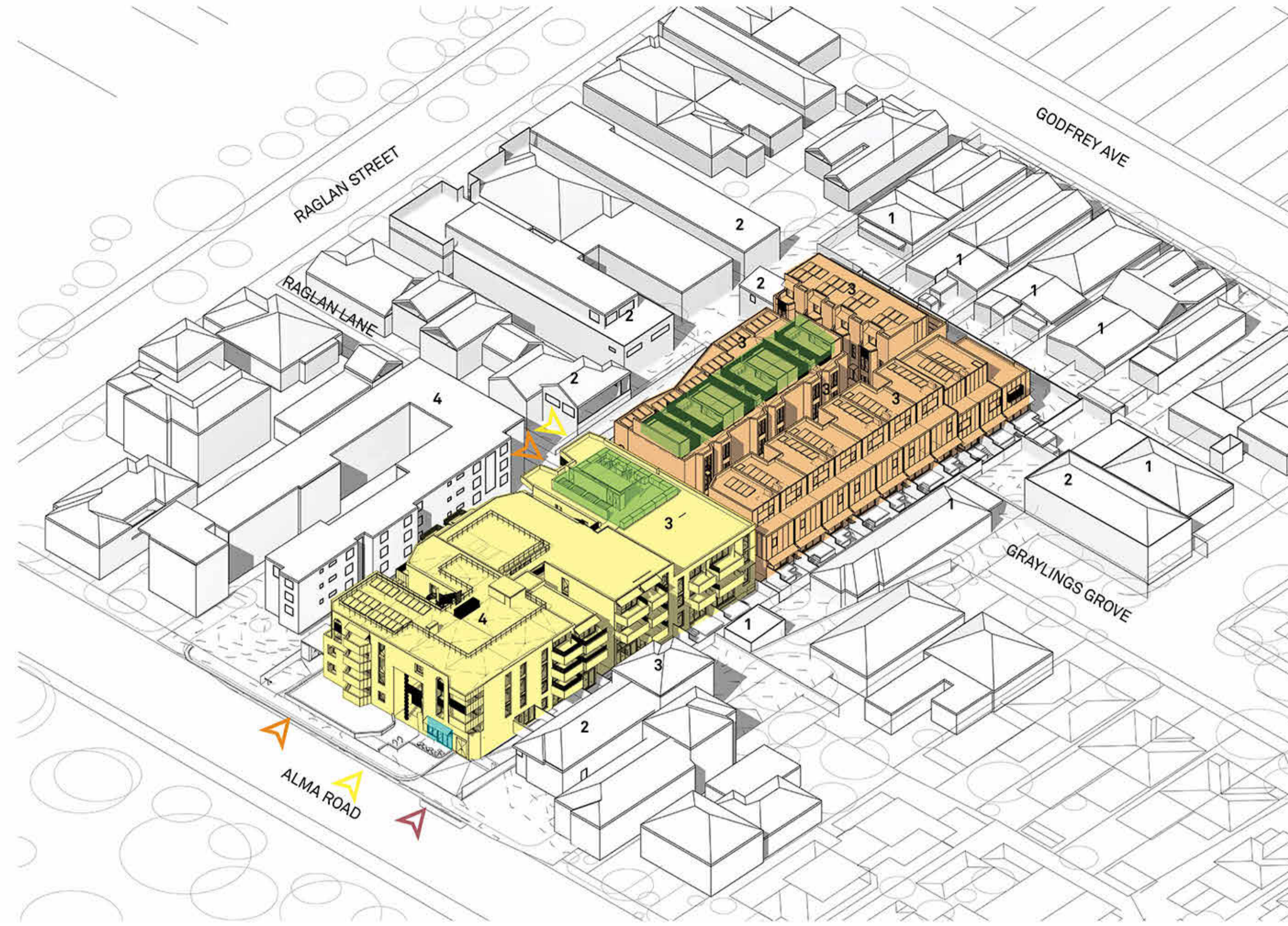




AERIAL 3D VIEW - NW CORNER

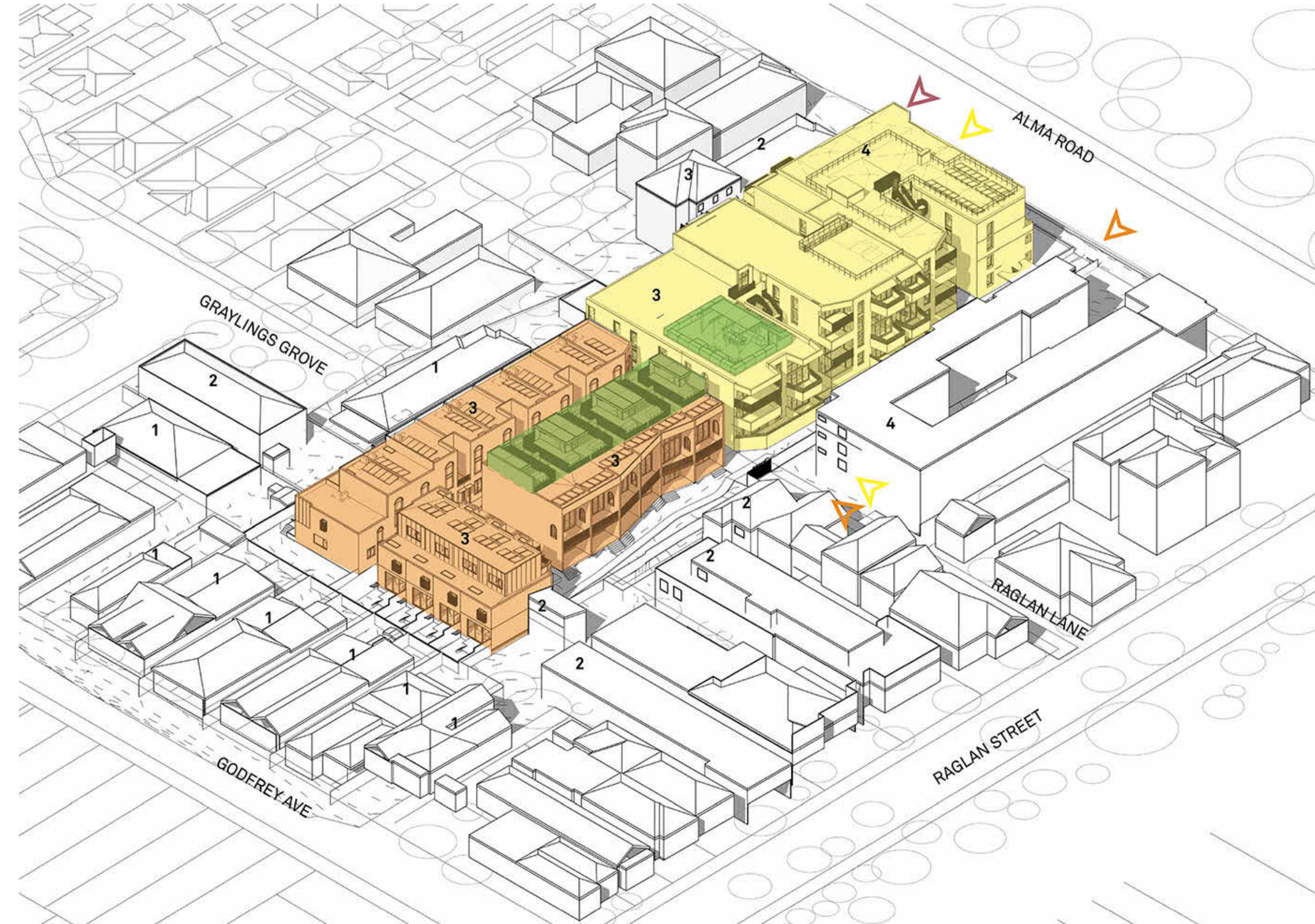


- LEGEND**
- ▶ APARTMENT ACCESS
 - ▶ TOWN HOUSE ACCESS
 - ▶ BASEMENT/ CAR PARK ACCESS
 - APARTMENT BUILDING
 - TOWN HOUSES
 - F&B TENANCY
 - ROOF TERRACE
 - 3 NUMBER OF STOREYS

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	4	03.07.2024
TP001	DEVELOPMENT SUMMARY	4	03.07.2024
TP010 SERIES - SITE INFORMATION			
TP002	NEIGHBOURHOOD AND SITE DESCRIPTION PLAN	4	03.07.2024
TP003	MASSING RESPONSE	4	03.07.2024
TP010	EXISTING SITE PLAN	4	03.07.2024
TP020	PROPOSED SITE PLAN	4	03.07.2024
TP021	GARDEN AREA PLAN	4	03.07.2024
TP022	DEEP SOIL AREA PLAN	4	03.07.2024
TP023	PERMEABLE AREA PLAN	4	03.07.2024
TP024	SITE COVERAGE AREA PLAN	4	03.07.2024
TP100 SERIES - GA PLANS			
TP1B1	GA PLAN - LEVEL BASEMENT B1	4	03.07.2024
TP100	GA PLAN - LEVEL GROUND	4	03.07.2024
TP101	GA PLAN - LEVEL 1	4	03.07.2024
TP102	GA PLAN - LEVEL 2	4	03.07.2024
TP103	GA PLAN - LEVEL 3	4	03.07.2024
TP104	GA PLAN - LEVEL ROOF	4	03.07.2024
TP300 SERIES - GA ELEVATIONS			
TP300	GA ELEVATIONS - APARTMENT BUILDING	4	03.07.2024
TP301	GA ELEVATIONS - TOWNHOUSES	4	03.07.2024
TP310	DETAIL ELEVATIONS	4	03.07.2024
TP400 SERIES - GA SECTIONS			
TP400	GA SECTIONS - SHEET 1	4	03.07.2024
TP401	GA SECTIONS - SHEET 2	4	03.07.2024
TP402	DETAIL SECTION - SCREENING	4	03.07.2024
TP600 SERIES - TYPICAL LAYOUTS & COMPLIANCE			
TP600	APARTMENT DESIGN GUIDELINES COMPLIANCE SCHEDULES	4	03.07.2024
TP610	APARTMENT PLAN - TYPE 1B-1, 1B-2(A), 1B-2(B), 1B-2(C), 1B-3, 1B-4(A), 1B-4(B)	4	03.07.2024
TP620	APARTMENT PLAN - TYPE 2B-1 & 2B-2	4	03.07.2024
TP621	APARTMENT PLAN - TYPE 2B-3(A), TYPE 2B-3(B), TYPE 2B-4(A), TYPE 2B-4(B)	4	03.07.2024
TP622	APARTMENT PLAN - TYPE 2B-5, TYPE 2B-6(A) & (B)	4	03.07.2024
TP623	APARTMENT PLAN - TYPE 2B-7, TYPE 2B-8	4	03.07.2024
TP624	APARTMENT PLAN - TYPE 2B-D-1 & 2B-D-2	4	03.07.2024
TP625	APARTMENT PLAN - TYPE 2B-D-3(A), 2B-D-3(B) & 2B-D-4	4	03.07.2024
TP630	APARTMENT PLAN - TYPE 3B-2, 3B-3 & 3B-4	4	03.07.2024
TP631	APARTMENT PLAN - TYPE 3B-5, 3B-6 & 3B-7	4	03.07.2024
TP632	APARTMENT PLAN - TYPE 3B-8 & 3B-9	4	03.07.2024
TP633	APARTMENT PLAN - TYPE 3B-10, 3B-11 & 3B-12	4	03.07.2024
TP634	APARTMENT PLAN - TYPE 3B-13 & 3B-14	4	03.07.2024
TP650	TOWNHOUSE PLANS - TYPE A1	4	03.07.2024
TP651	TOWNHOUSE PLANS - TYPE A2	4	03.07.2024
TP652	TOWNHOUSE PLANS - TYPE A3	4	03.07.2024
TP653	TOWNHOUSE PLANS - TYPE A4	4	03.07.2024
TP654	TOWNHOUSE PLANS - TYPE A5	4	03.07.2024
TP655	TOWNHOUSE PLANS - TYPE A6	4	03.07.2024
TP660	TOWNHOUSE PLANS - TYPE B1	4	03.07.2024
TP661	TOWNHOUSE PLANS - TYPE B2	4	03.07.2024
TP670	TOWNHOUSE PLANS - TYPE C1	4	03.07.2024
TP671	TOWNHOUSE PLANS - TYPE C2	4	03.07.2024
TP672	TOWNHOUSE PLANS - TYPE C3	4	03.07.2024
TP673	TOWNHOUSE PLANS - TYPE C4	4	03.07.2024
TP800 SERIES - SCHEDULES			
TP800	MATERIALS PALETTE	4	03.07.2024
TP900 SERIES - SHADOW DIAGRAMS			
TP940	SHADOW STUDIES 22/9 - 9AM-11AM	4	03.07.2024
TP941	SHADOW STUDIES 22/9 - 12PM-2PM	4	03.07.2024
TP942	SHADOW STUDIES 22/9 - 3PM	4	03.07.2024
TP950	SHADOW STUDIES OF PROPOSED COS ROOF TERRACE 21/6 - 10AM-2:30PM	4	03.07.2024
TP970 SERIES - COMPLIANCE			
TP970	OVERLOOKING	4	03.07.2024
TOTAL: 53			

AERIAL 3D VIEW - SE CORNER



No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION

KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
DRAWING LIST

PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA	TP000	4
SCALE	PROJECT		
(A1)	2202		

TP DEVELOPMENT SUMMARY*

SITE	m2
Site Area	4,997
Garden Area	1,806
Garden Area as percentage of Site Area	36%
Site Coverage Area	2,982
Site Coverage Area as percentage of Site Area	60%
Permeable Area	1,153
Permeable Area as percentage of Site Area	23%

OPEN SPACE	
Outdoor Communal Open Space required	117.5m ²
Outdoor Communal Open Space provided	118m ²

DEEP SOIL PLANTING & TREE CANOPY COVER	
Deep Soil Planting Area required	750m ²
Deep Soil Planting Area provided	948m ²
Tree Canopy Cover Area required	850m ²
Tree Canopy Cover Area provided	1008m ²

PARKING	
CAR PARKING	
Car Spaces (Housing Use)	73
Car Spaces (Non-Housing Use)	1
Total	74

MOTORBIKE PARKING	
Motorbike Spaces (Housing Use)	5
Total	5

BICYCLE PARKING	
Residents Bicycle Spaces	68
Staff Bicycle Spaces	2
External Visitor Bicycle Spaces	16
Total	86

NON-RESIDENTIAL USES	
F&B Tenancy	33m ²

APARTMENT TYPES AND NUMBERS								
Apartment Type	Sub-Type	Apt No.	Unit Size	Comments	No.	%		
One-Bedroom								
	1B-1	G.03	60m ²		1			
	1B-2(A)	G.06	58m ²		1			
	1B-2(B)	G.07	58m ²		1			
	1B-2(C)	3.06	58m ²		1			
	1B-2(D)	3.07	58m ²		1			
	1B-3	G.09	60m ²		1			
	1B-4(A)	2.01, 3.01	60m ²		2			
	1B-4(B)	2.11, 3.10	60m ²		2			
Total 1B ALL					10	21.3%		
Two-Bedroom								
	2B-1	G.02	85m ²		1			
	2B-2	1.02, 2.02, 3.02	81m ²		3			
	2B-3(A)	G.05, 1.04, 3.05	80m ²	Accessible (ADGV**)	3			
	2B-3(B)	2.05	83m ²	Accessible (ADGV**)	1			
	2B-4(A)	G.08, 1.07, 2.08	82m ²	Accessible (ADGV**)	3			
	2B-4(B)	2.06	84m ²	Accessible (ADGV**)	1			
	2B-5	G.12, G.13	89m ²	Accessible (ADGV**)	2			
	2B-6(A)	1.11, 2.09	86m ²	Accessible (ADGV**)	2			
	2B-6(B)	1.12, 2.10, 3.09	86m ²	Accessible (ADGV**)	3			
	2B-7			No longer in use				
	2B-8			No longer in use				
Total 2B ALL					19	40.4%		
Two-Bedroom Duplex								
	2BD-1	G.01	109m ²		1			
	2BD-2	G.14	108m ²		1			
	2BD-3(A)	1.05	102m ²		1			
	2BD-3(B)	1.06	102m ²		1			
	2BD-4	1.08	112m ²		1			
Total 2BD ALL					5	10.6%		
Three-Bedroom								
	3B-1			No longer in use				
	3B-2	G.04, 1.03	123m ²	Accessible (ADGV**)	2			
	3B-3	2.04	123m ²	Accessible (ADGV**)	1			
	3B-4	3.04	132m ²	Accessible (ADGV**)	1			
	3B-5	G.10	124m ²	Accessible (ADGV**)	1			
	3B-6	1.09	124m ²	Accessible (ADGV**)	1			
	3B-7	2.07	139m ²	Accessible (ADGV**)	1			
	3B-8	G.11	124m ²	Accessible (ADGV**)	1			
	3B-9	1.10, 2.08	118m ²	Accessible (ADGV**)	2			
	3B-10	1.02	138m ²	Accessible (ADGV**)	1			
	3B-11	2.03	138m ²	Accessible (ADGV**)	1			
	3B-12	3.03	146m ²	Accessible (ADGV**)	1			
	3B-13			No longer in use				
	3B-14			No longer in use				
Total 3B ALL					13	27.7%		
Total Apartments					47	100%		
Total ADGV Accessible					28	60%		

TOWNHOUSE TYPES AND NUMBERS				
Apartment Type	Sub-Type	TH No.	Unit Size***	No.
East Block				
	A1	TH 01	171m ²	1
	A1	TH 02	168m ²	1
	A1	TH 03	168m ²	1
	A2	TH 04	181m ²	1
	A3	TH 05	191m ²	1
	A3	TH 06	195m ²	1
Total A				6
South Block				
	B1	TH 10	168m ²	1
	B1	TH 09	164m ²	1
	B1	TH 08	164m ²	1
	B2	TH 07	177m ²	1
Total B				4
West Block				
	C1	TH 20	166m ²	1
	C2	TH 14-19	157m ²	6
	C3	TH 12-13	146m ²	2
	C4	TH 11	137m ²	1
Total C				10
Total Townhouses				20

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

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
DEVELOPMENT SUMMARY

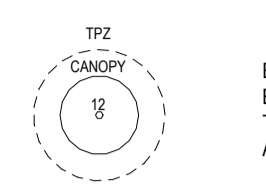
PROJECT	AT	FOR	DRAWN BY	DRAWING NO.	REV.
97 Alma Road	St Kilda East	Neometro	KTA	TP001	4

DATE	SCALE	PROJECT	PROJECT	PROJECT
03.07.2024	(A1)	2202	TP001	4

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



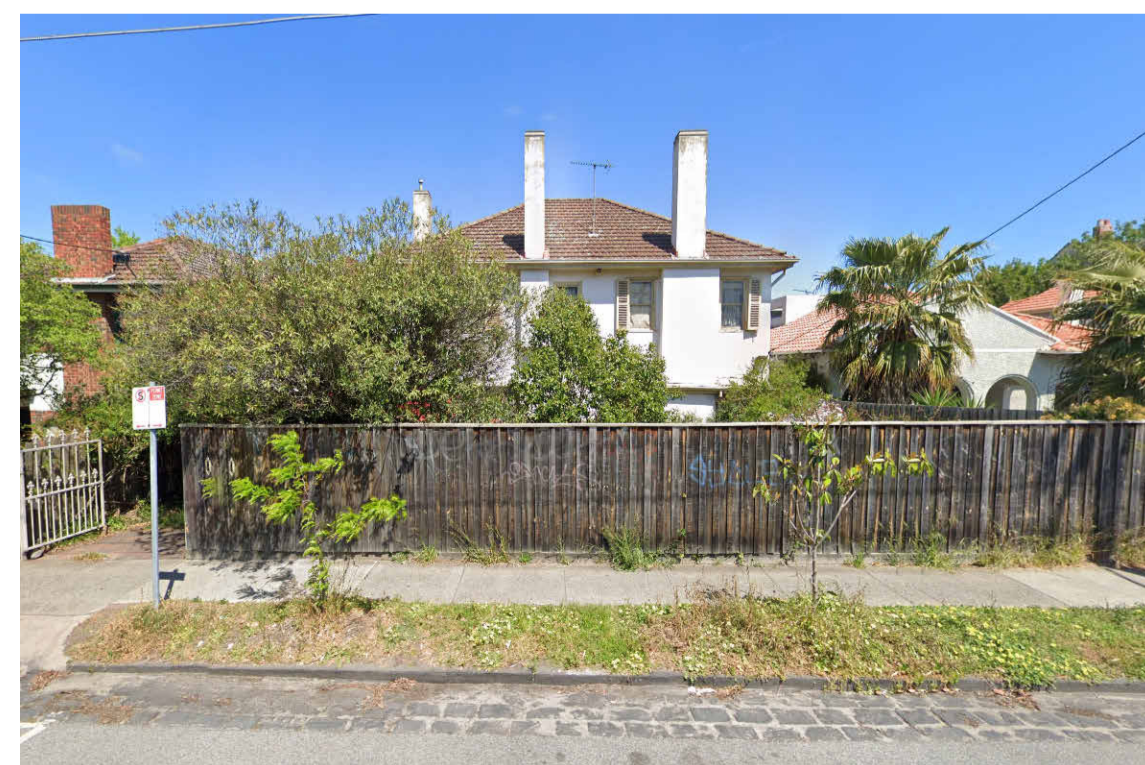
101 ALMA ROAD



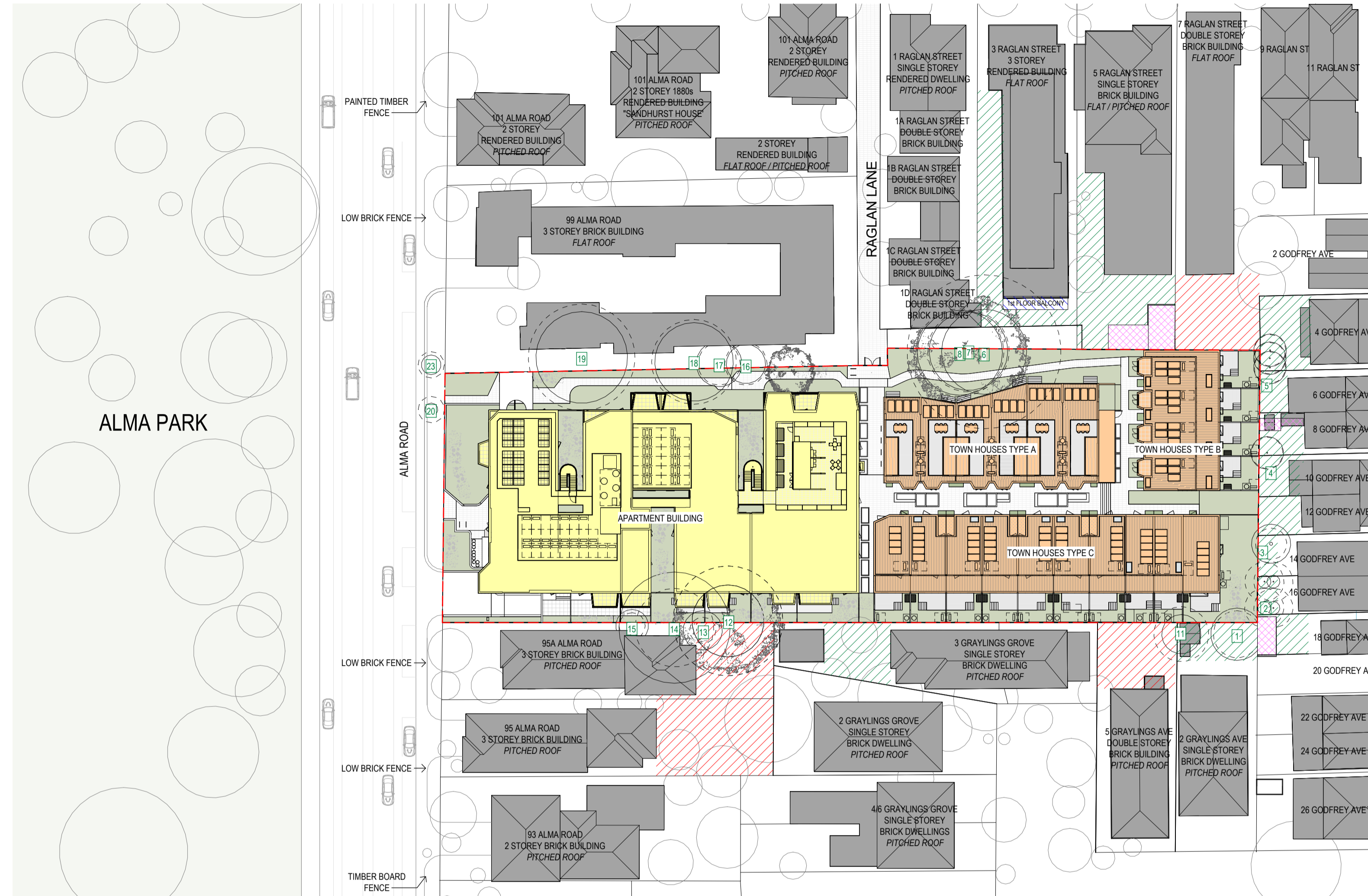
99 ALMA ROAD



95A/95 ALMA ROAD



93 ALMA ROAD



LEGEND

- CONCRETE CAR PARK AREAS
- SECLUDED PRIVATE OPEN SPACE
- PRIVATE OPEN SPACES
- OUTBUILDINGS

- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (E6 ENERGY, WATER, STORAGE) BELOW 50%.
 2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 - * 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 - * 85% OF BEDROOM FLOOR AREA ACHIEVES >90% ABOVE DF'S
 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 5. 38% (18 OUT OF 47) 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 4.5 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 REFERENCE CASE (RCA) SECTION 2.016.
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A BIPHASE SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - 11. A BIPHASE 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 22,000 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 MILDIOUR SPOON RAINWATER IS ACHIEVED.
 - 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - 17. A MINIMUM OF 87 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - 19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 - 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 21. 100% OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 - 22. 2% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

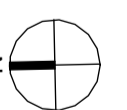


ALMA PARK



ALMA PARK - AERIAL VIEW

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

PROJECT	AT	FOR
97 Alma Road	St Kilda East	Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA	TP002	4
SCALE	PROJECT	As indicated(A1)	2202

GENERAL NOTES

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



ALMA ROAD ELEVATION



FROM ALMA PARK LOOKING SOUTH



FROM ALMA PARK LOOKING SOUTH-EAST

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
 NOT FOR CONSTRUCTION

KTA

Kerstin Thompson Architects Pty Ltd
 Wurundjeri Woi Wurrung Country
 6 Lothian St, North Melbourne VIC 3051
 T +61 3 8662 8800
 kta@kerstinthompson.com
 www.kerstinthompson.com

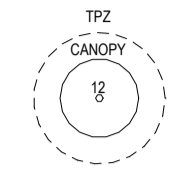
DRAWING TITLE
 MASSING RESPONSE

PROJECT	AT	FOR	DATE	DRAWN BY	SCALE	PROJECT	DRAWING NO.	REV.
97 Alma Road	St Kilda East	Neometro	03.07.2024	KTA	1:200(A1)	2202	TP003	4

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 303881-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.

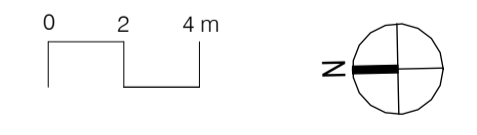


EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED.
TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT



No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
EXISTING SITE PLAN

PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

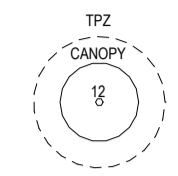
DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
SCALE	PROJECT		
1:200(A1)	2202	TP010	4

EXISTING SITE PLAN
SCALE 1:200

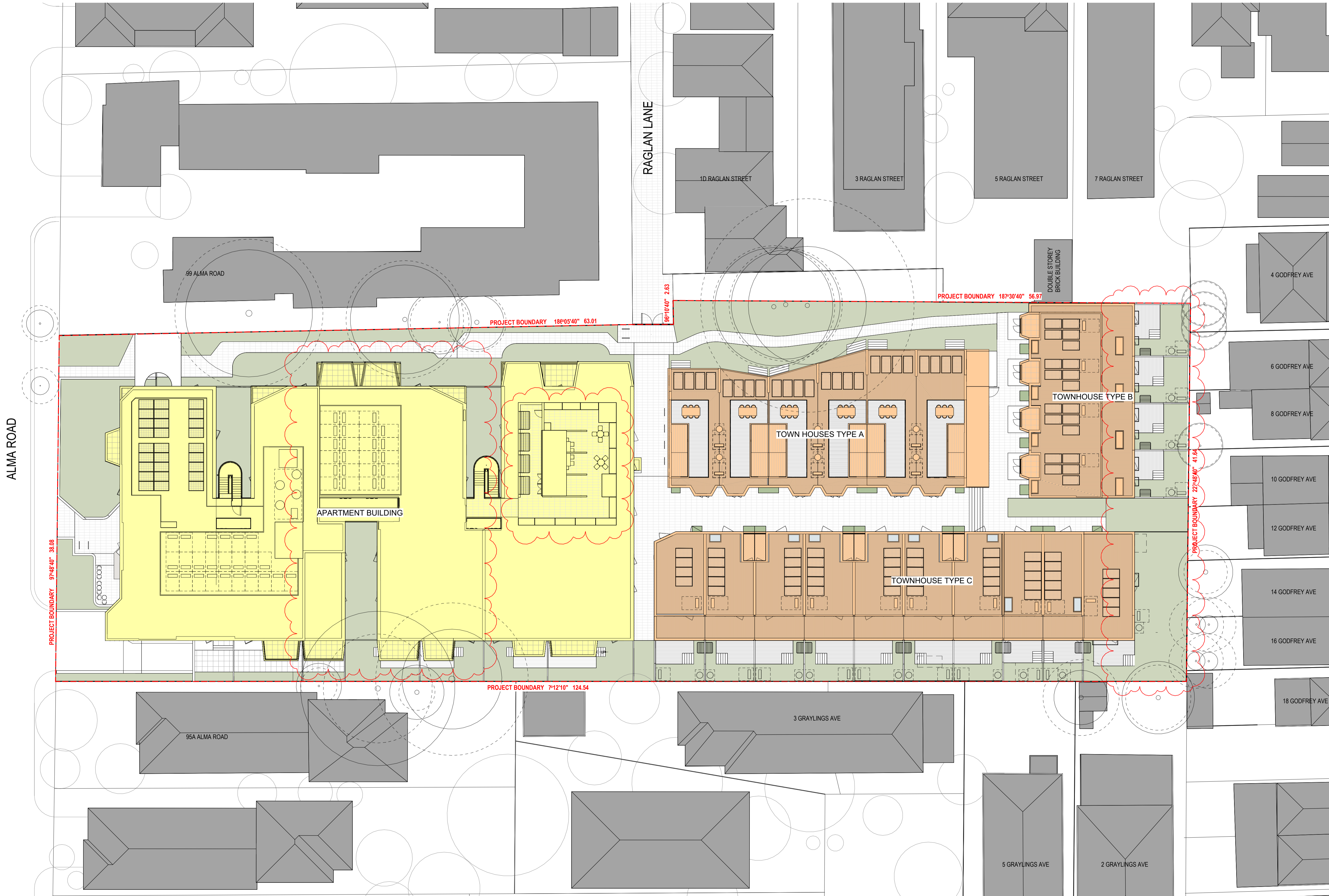
GENERAL NOTES

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.



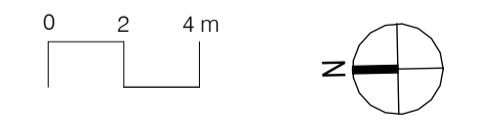
EXISTING TREE WITHIN PROJECT BOUNDARY TO BE RETAINED.
TREE NUMBER, TPZ AND CANOPY AS PER ARBORIST REPORT



- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (E6 ENERGY - WATER, STORAGE) BELOW 50%.
 2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 * 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE D5
 * 85% OF BEDROOM FLOOR AREA ACHIEVES >90% ABOVE D5
 * 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% D5 OF 40% OF THE NOMINATED AREA.
 5. 38% (18 OUT OF 47) 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 4.5 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 RESERVE CASE (RCA) SECTION 2.016.
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A BIPV SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A BIPV 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 22,000 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 MULCHING SPORK NATIVE OR 10% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. A MINIMUM OF 47 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 140M² OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 22. 230M² OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANT'S DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjien Wai Wurung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
PROPOSED SITE PLAN

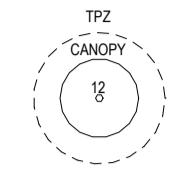
PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
SCALE	PROJECT		
1:200(A1)	2202	TP020	4

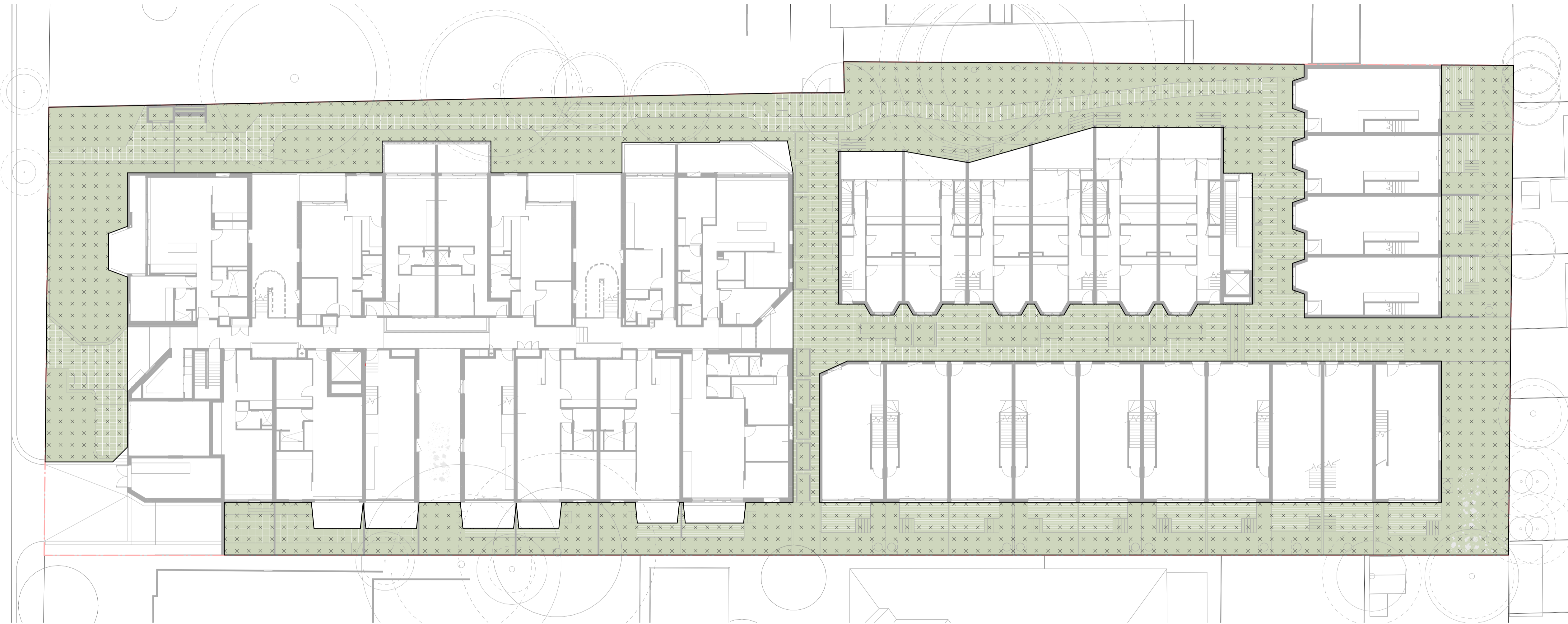
GENERAL NOTES

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



- ESD:
1. THE PROJECT ACHIEVES A TOTAL BEEB SCORE OF 73% WITH NO MANDATORY CATEGORY (E6, ENERGO, WATER, SUBWATER) BELOW 50%.
 2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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 >80% ABOVE DF
• 88% OF BEDROOM FLOOR AREA ACHIEVES >90% ABOVE DF'S
 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 5. 38% (18 OUT OF 47) 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 4.5 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 REFERENCE CASE (RCA) SECTION 2.016.
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A BIPV SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A BIPV 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 22,000 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 WELLDROUSE FROM NATHERS 100% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. A MINIMUM OF 67 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 16M² OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 22. 27M² OF COMMUNAL FOOD PREPARATION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

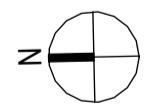
LEGEND

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

TOTAL GARDEN AREA : **1806m²**
TOTAL SITE AREA : **4997m²**

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

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
GARDEN AREA PLAN

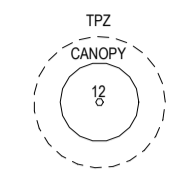
PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA	TP021	4
SCALE	PROJECT	As indicated(A1)	2202

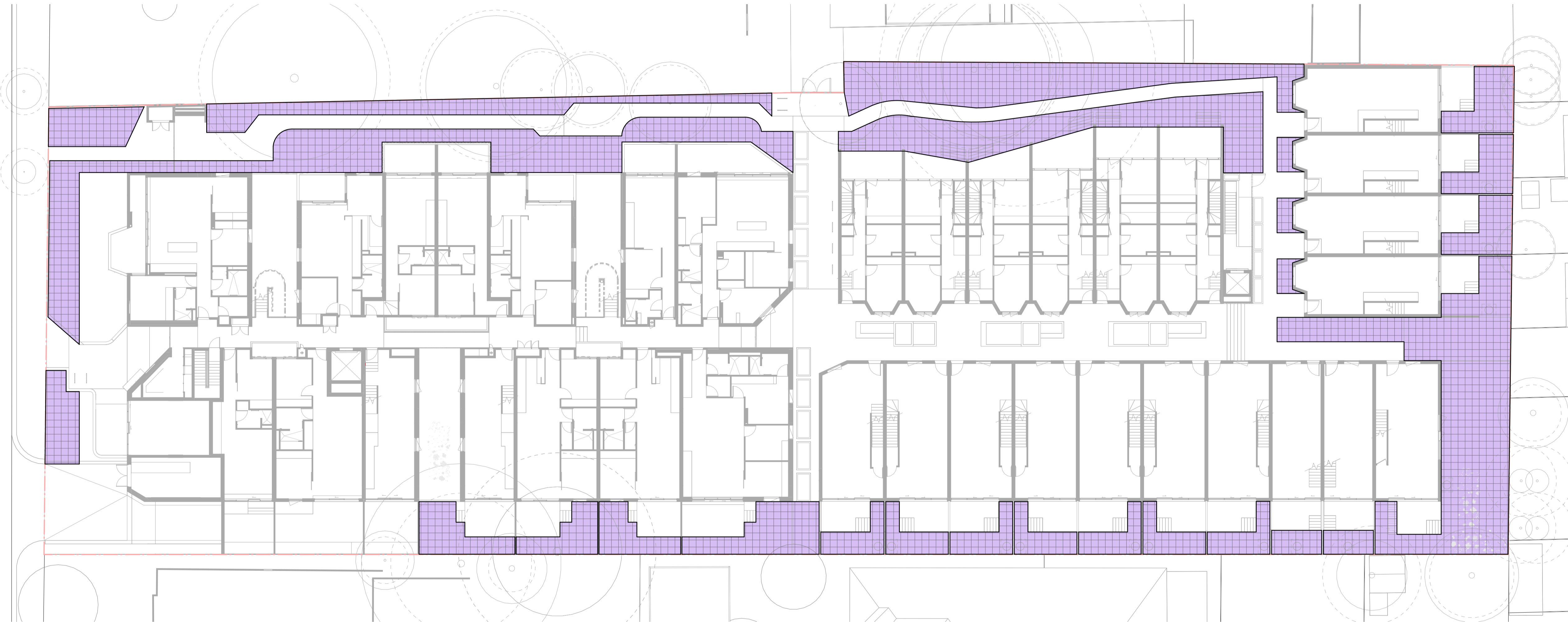
GENERAL NOTES

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



- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (EG. ENERGY, WATER, STORMWATER) BELOW 50%.
 2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 • 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 • 85% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF'S
 • 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF OF 40% OF THE NOMINATED AREA.
 5. 38% (18 OUT OF 47) 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 4.5 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 (RCA) SECTION 2.016.
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A BUSH SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A BUSH 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 22,000 LITRE RAINWATER TANK AND A 30 LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 15. A MILDWATER FROM NATHERS OF 50% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. A MINIMUM OF 67 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 10M² OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 22. 2% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

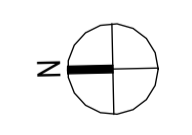
LEGEND

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

TOTAL DEEP SOIL AREA : **948m²**
 TOTAL SITE AREA : **4997m²**

DEEP SOIL AREA AS PERCENTAGE OF SITE AREA : **19%**

TOWN PLANNING
 NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
 Wurundjeri Wai Wurrung Country
 6 Lothian St, North Melbourne VIC 3051
 T +61 3 8662 8800
 kta@kerstinthompson.com
 www.kerstinthompson.com

DRAWING TITLE
DEEP SOIL AREA PLAN

PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

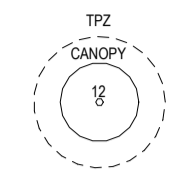
DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA	TP022	4
SCALE	PROJECT	As indicated(A1)	2202

Copyright 2024

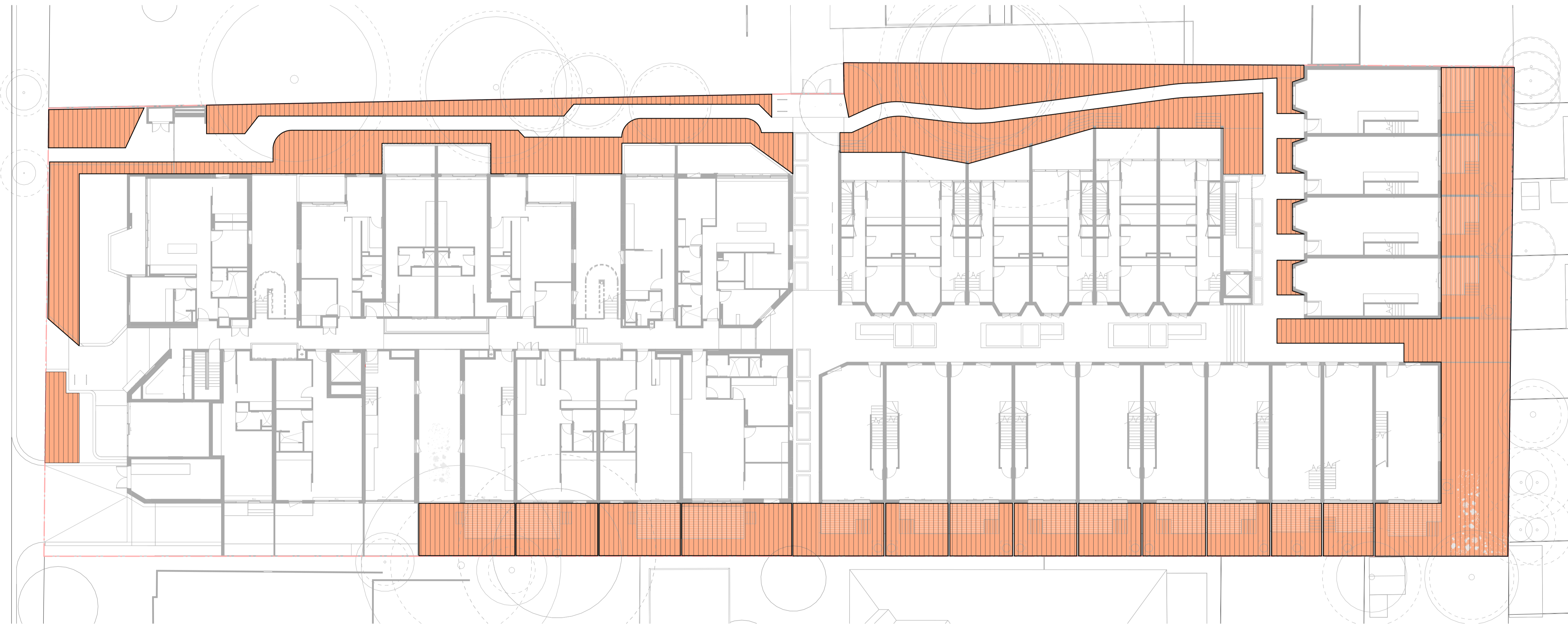
GENERAL NOTES

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



- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (E.G. ENERGY, WATER, STORAGE) BELOW 50%.
 2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 • 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 • 85% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF'S
 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF OF 40% OF THE NOMINATED AREA.
 5. 38% (18 OUT OF 47) 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 4.5 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 REFERENCE CASE (RCA) SECTION 2016.
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. ALL SHIM SOLAR PV SYSTEMS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A SHIM 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 22,000LITRE 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 WELLDROUSE FROM NATHERS OF 50% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. A MINIMUM OF 67 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 100M² OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 22. 22% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

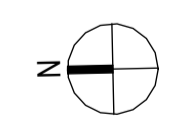
LEGEND

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

TOTAL PERMEABLE AREA : **1153m²**
 TOTAL SITE AREA : **4997m²**

PERMEABLE AREA AS PERCENTAGE OF SITE AREA : **23%**

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
 Wurundjeri Woi Wurrung Country
 6 Lothian St, North Melbourne VIC 3051
 T +61 3 8662 8800
 kta@kerstinthompson.com
 www.kerstinthompson.com

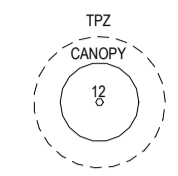
DRAWING TITLE
PERMEABLE AREA PLAN

PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Alma Road St Kilda East Neometro	03.07.2024	KTA	TP023	4
	SCALE	PROJECT		
	As indicated(A1)	2202		

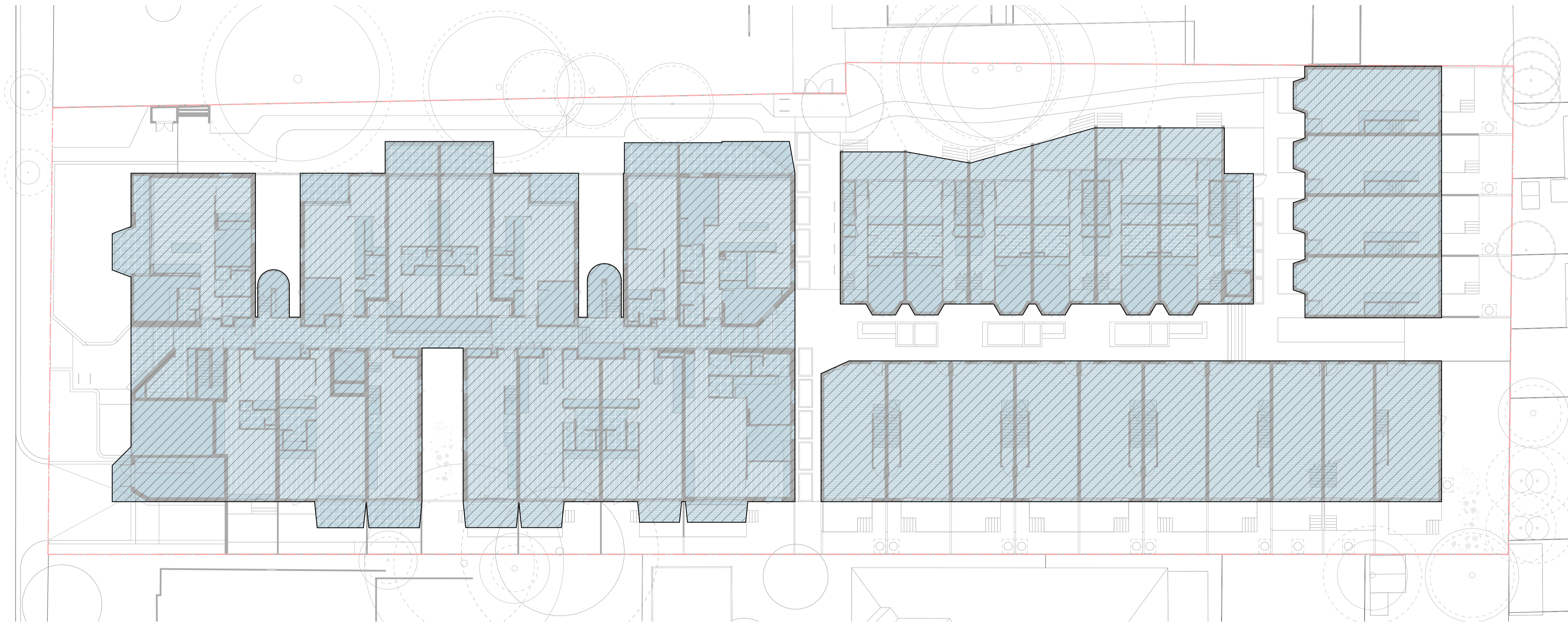
GENERAL NOTES

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



- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (EG. ENERGY, WATER, STORMWATER) BELOW 50%.
 2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 • 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 • 85% OF BEDROOM FLOOR AREA ACHIEVES >90% ABOVE DF'S
 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 5. 38% (18 OUT OF 47) 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 4.5 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 REFERENCE CASE (BCA SECTION 2.016).
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A BUSH SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A BUSH 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 22,000 LITRE RAINWATER TANK AND A 30 LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 15. A MILEBOURNE SPERM NATIVE OR 10% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. A MINIMUM OF 67 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 10M² OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 22. 2% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

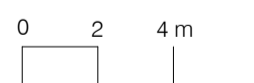
LEGEND

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

TOTAL SITE COVERAGE AREA : **2982m²**
 TOTAL SITE AREA: **4997m²**

SITE COVERAGE AREA AS PERCENTAGE OF SITE AREA : **60%**

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
 Wurundjeri Woi Wurrung Country
 6 Lothian St, North Melbourne VIC 30051
 T +61 3 8662 8800
 kta@kerstinthompson.com
 www.kerstinthompson.com

DRAWING TITLE
 SITE COVERAGE AREA PLAN

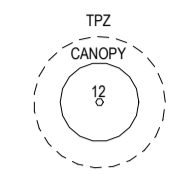
PROJECT	AT	FOR
97 Alma Road	St Kilda East	Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
SCALE	PROJECT		
As indicated(A1)	2202	TP024	4

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 AIR CONDITIONING CONDENSER UNIT
COM COMMON RISER
CL CLOTHES LINE
ELEC ELECTRICAL RISER
FEK FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FHR FIRE HOSE REEL
FHY FIRE HYDRANT
FIP FIRE INDICATOR PANEL
HP HOT WATER PUMP
HYDR HYDRAULIC RISER
HW HOT WATER UNIT
NGL NATURAL GROUND LEVEL
REF REFRIGERANT RISER
RL RELATIVE LEVEL
OW OPERABLE WINDOW
PV PV PANEL
RFL ROOF LIGHT

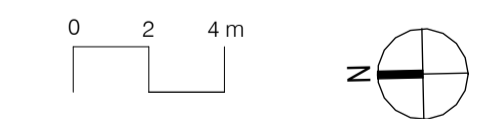
MATERIALS

- BRK1 BRICK WORK
BRK2 HIT & MISS BRICK WORK
BRK3 GLAZED BRICK
COM1 CONCRETE PLANTER
FCS1 PAINTED FIBRE CEMENT SHEET
T11 EXTERNAL TILE
SC1 SUN SHADESCREEN
GL1 DOUBLE GLAZING - CLEAR
GL2 REEDED GLAZING
MS1 TENSILE WIRE CABLES
MS2 MESH FENCING
MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
SR1 SAFETY GUARD RAIL
SC1 SUNSHADE SCREEN (GREEN)
ACP1 ACOUSTIC WALL PANEL
TM1 PAINTED TIMBER SCREEN
T11 TILE (GREEN)

- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (EG. ENERGY, WATER, STORMWATER) BELOW 50%.
2. 100% OF OUT OF 47% OF THE DEVELOPMENT'S APARTMENTS AND 100% OF OUT OF 20% 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:
- 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
- 88% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
- 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
5. 38% OF OUT OF 47% 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 4.5 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 REFERENCE CASE (IEA SECTION 2.0.16).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A BASKET SOLAR PV SYSTEM IS TO BE PROVIDED ON THE ROOF OF THE APARTMENT BUILDING.
11. A BASKET 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 32,000 LITRE RAINWATER TANK AND A 30 LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A MESH SOLAR PV SYSTEM IS TO BE PROVIDED FOR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING RESISTANT TO THE PROPOSED DEVELOPMENT.
17. A MINIMUM OF 67 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
19. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
20. 22% OF COMMON FOOD PRODUCTION AREA WILL BE PROVIDED.
REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

Table with 3 columns: No., Date, Description. Row 1: 4, 03.07.2024, Amended TP Submission for VCAT

TOWN PLANNING NOT FOR CONSTRUCTION



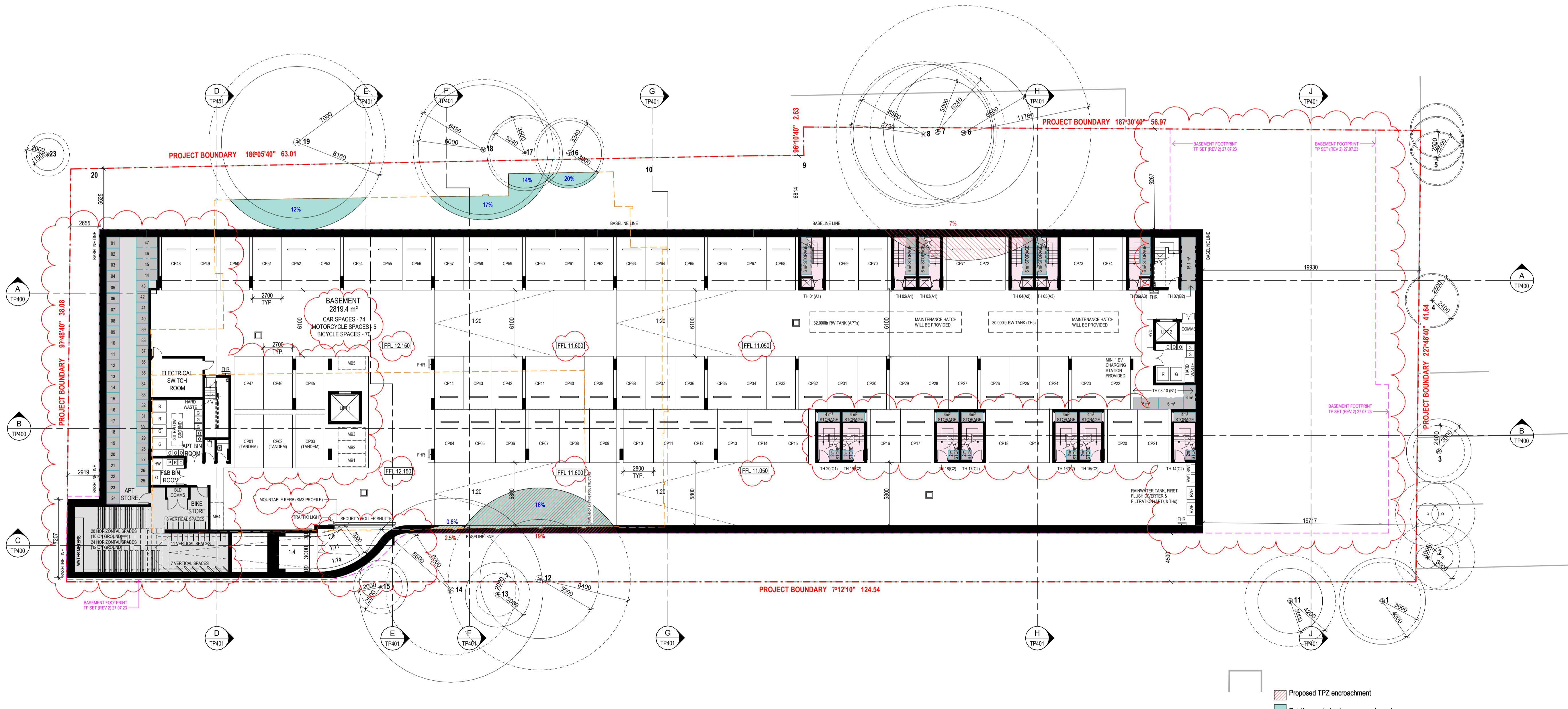
KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
GA PLAN - LEVEL BASEMENT B1

PROJECT
97 Aims Road
AT St Kilda East
FOR Neometro

Table with 4 columns: DATE, DRAWN BY, DRAWING NO., REV. Row 1: 03.07.2024, KTA, PROJECT, 4

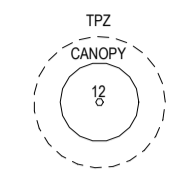


GA PLAN - BASEMENT B1
SCALE 1 : 200

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 AIR CONDITIONING CONDENSER UNIT
COM COMBUSTION RISER
CL CLOTHES LINE
ELEC ELECTRICAL RISER
FEX FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FHR FIRE HOSE REEL
FHY FIRE HYDRANT
FIP FIRE INDICATOR PANEL
HP HOT WATER PUMP
HYDR HYDRAULIC RISER
HW HOT WATER UNIT
NGL NATURAL GROUND LEVEL
REF REFRIGERANT RISER
RL RELATIVE LEVEL
OW OPERABLE WINDOW
PV PV PANEL
RFL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
BRK2 HIT & MISS BRICK WORK
BRK3 GLAZED BRICK
COM1 CONCRETE PLANTER
FCB1 PAINTED FIBRE CEMENT SHEET
TL1 EXTERNAL TILE
SC1 SUN SHADESCREEN
GL1 DOUBLE GLAZING - CLEAR
GL2 REEDED GLAZING
MS1 TENSILE WIRE CABLES
MS2 MESH FENCING
MT1 ALUMINIUM POWDERCOATED DULL BRONZE
MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
MT3 PERFORATED ALUMINIUM CLADDING
MT4 POWDERCOATED DULL BRONZE
SR1 SAFETY GUARD RAIL
SC1 SUNSHADE SCREEN (GREEN)
ACPH ACOUSTIC WALL PANEL
TM1 PAINTED TIMBER SCREEN
TL1 TILE (GREEN)

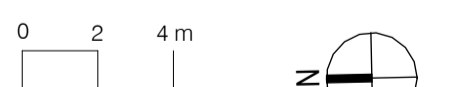
ESD:

- 1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER STORAGE BELOW 50%.
2. 100% OF OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20) OUT OF 30) 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 DF
- 88% OF BEDROOM FLOOR AREA ACHIEVES >= 90% ABOVE DF'S
4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE HOUSING AREA.
5. 38% (18) OUT OF 47) 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 4 STAR AVERAGE BATTERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7 STAR AVERAGE BATTERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (R1) SECTION 2.0(16).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A BATH SOLAR PUMP SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A 300V 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 20,000 LITRE RAINWATER TANK AND A 30 LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A CONNECTED TO THE RAINWATER TANK ONLY.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. A MINIMUM OF 67 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 60M2 OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
22. 2% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

Table with 3 columns: No., Date, Description. Row 1: 4, 03/07/2024, Amended TP Submission for VCAT

TOWN PLANNING

NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurung Country
6 Lothian St, North Melbourne VIC 30051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
GA PLAN - LEVEL GROUND

PROJECT
97 Aims Road
AT
St Kilda East
FOR
Neometro

Table with 4 columns: DATE, DRAWN BY, DRAWING NO., REV. Row 1: 03/07/2024, KTA, TP100, 4

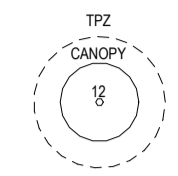


GA PLAN - LEVEL GROUND
SCALE 1:200

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 303881-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 AIR CONDITIONING CONDENSER UNIT
- COM COMMS RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEX FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RFL ROOF LIGHT

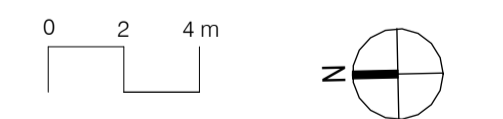
MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- COM1 CONCRETE PLANTER
- FCS1 PAINTED FIBRE CEMENT SHEET
- T41 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACP1 ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- T41 TILE (GREEN)

- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER STORMWATER BELOW 50%.
 2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULTS IS AS FOLLOWS:
 *8% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DFL
 *8% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DFL
 *4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DFL TO 40% OF THE NOMINATED AREA.
 5. 38% (18 OUT OF 47) 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 4.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSE.
 8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE RESERVE CASE (RCA) SECTION 2.0(16).
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A BIPV SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A BIPV 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 20,000 LITRE RAINWATER TANK AND A 30,000 LITRE TANKWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 15. A LANDSCAPING SPREADER IS TO BE PROVIDED.
 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. A MINIMUM OF 8 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 100% OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 22. 2% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
GA PLAN - LEVEL 1

PROJECT
97 Aims Road
AT
St Kilda East
FOR
Neometro

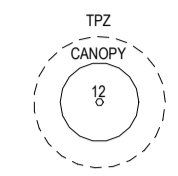
DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
SCALE	PROJECT		
As indicated(A1)	2202	TP101	4

Copyright 2024

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 AIR CONDITIONING CONDENSER UNIT
COM COMMS RISER
CL CLOTHES LINE
ELEC ELECTRICAL RISER
FEK FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FHR FIRE HOSE REEL
FHY FIRE HYDRANT
FIP FIRE INDICATOR PANEL
HP HOT WATER PUMP
HYDR HYDRAULIC RISER
HW HOT WATER UNIT
NGL NATURAL GROUND LEVEL
REF REFRIGERANT RISER
RL RELATIVE LEVEL
OW OPERABLE WINDOW
PV PV PANEL
RFL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
BRK2 HIT & MISS BRICK WORK
BRK3 GLAZED BRICK
COM1 CONCRETE PLANTER
FCB1 PAINTED FIBRE CEMENT SHEET
T4 EXTERNAL TILE
SC1 SUN SHADESCREEN
GL1 DOUBLE GLAZING - CLEAR
GL2 REEDED GLAZING
MS1 TENSILE WIRE CABLES
MS2 MESH FENCING
MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
SR1 SAFETY GUARD RAIL
SC1 SUNSHADE SCREEN (GREEN)
ACP1 ACOUSTIC WALL PANEL
TM1 PAINTED TIMBER SCREEN
TL1 TILE (GREEN)

ESD:

- 1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER STORMWATER BELOW 50%
2. 100% OF OUT OF 47% OF THE DEVELOPMENT'S APARTMENTS AND 100% OF OUT OF 20% 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:
- 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
- 85% OF BEDROOM FLOOR AREA ACHIEVES >90% ABOVE DF'S
4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% D/F TO 40% OF THE NOMINATED AREA
5. 38% 1/8 OF 47% 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 4.5 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 (RCA) SECTION 2.0.16
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM
10. A SOLAR PV 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 2,000 LITRE RAINWATER TANK AND A 30 SOLITRE TANKWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS
15. A WASH BASIN FROM NATURAL WATER ONLY
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY
17. A MINIMUM OF 8 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF
19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS
20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT
21. 100% OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK
22. 2% OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

Table with 3 columns: No., Date, Description. Row 1: 4, 03.07.2024, Amended TP Submission for VCAT

TOWN PLANNING

NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
GA PLAN - LEVEL 2

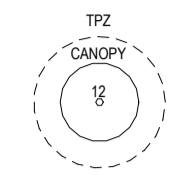
PROJECT
97 Aims Road
AT
St Kilda East
FOR
Neometro

Table with 4 columns: DATE, DRAWN BY, DRAWING NO., REV. Row 1: 03.07.2024, KTA, 2202, TP102 4

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 AIR CONDITIONING CONDENSER UNIT
COM COMMS RISER
CL CLOTHES LINE
ELEC ELECTRICAL RISER
FEK FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FHR FIRE HOSE REEL
FHY FIRE HYDRANT
FIP FIRE INDICATOR PANEL
HP HOT WATER PUMP
HYDR HYDRAULIC RISER
HW HOT WATER UNIT
NGL NATURAL GROUND LEVEL
REF REFRIGERANT RISER
RL RELATIVE LEVEL
OW OPERABLE WINDOW
PV PV PANEL
RFL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
BRK2 HIT & MISS BRICK WORK
BRK3 GLAZED BRICK
COM1 CONCRETE PLANTER
FCS1 PAINTED FIBRE CEMENT SHEET
T4 EXTERNAL TILE
SC1 SUN SHADESREEN
GL1 DOUBLE GLAZING - CLEAR
GL2 REEDED GLAZING
MS1 TENSILE WIRE CABLES
MS2 MESH FENCING
MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
SR1 SAFETY GUARD RAIL
SC1 SUNSHADE SCREEN (GREEN)
ACP1 ACOUSTIC WALL PANEL
TM1 PAINTED TIMBER SCREEN
TL1 TILE (GREEN)

ESD:

- 1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER STORAGEMENT BELOW 50%
2. 100% OF OUT OF 47% OF THE DEVELOPMENT'S APARTMENTS AND 100% OF OUT OF 20% 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:
- 8% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
- 8% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
5. 38% OF 47% 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 4 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 REFERENCE CASE (SECTION 2.0.16).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A SOLAR PV 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 22,000 LITRE RAINWATER TANK AND A 30 SOL LITRE TOWNWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A WELLDRAIN FROM NATHERS ONLY IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. A MINIMUM OF 8 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 100% OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
22. 2% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

Table with 3 columns: No., Date, Description. Row 1: 4, 03.07.2024, Amended TP Submission for VCAT

TOWN PLANNING NOT FOR CONSTRUCTION



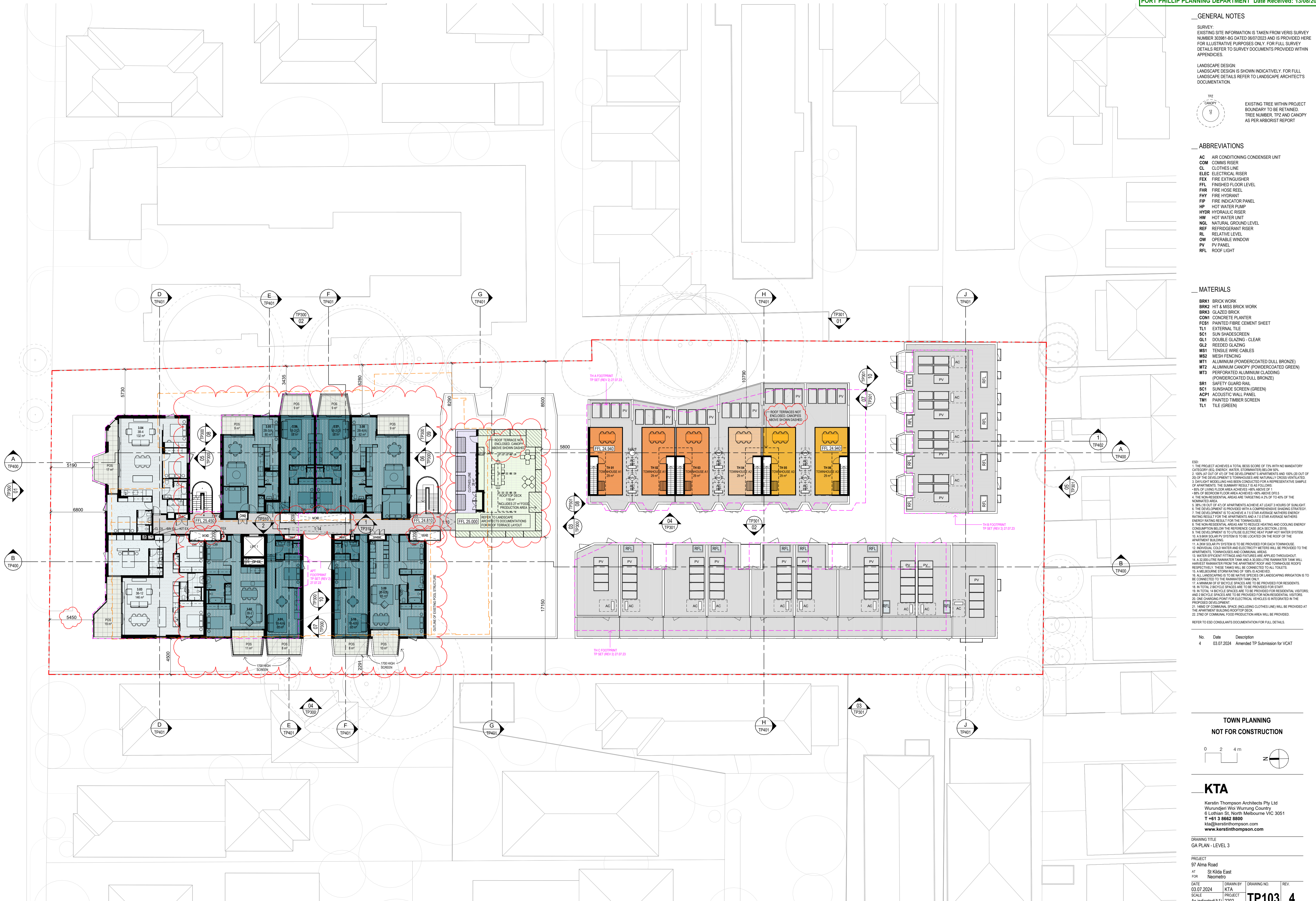
KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
GA PLAN - LEVEL 3

PROJECT
97 Aims Road
AT
St Kilda East
FOR
Neometro

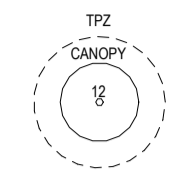
Table with 4 columns: DATE, DRAWN BY, DRAWING NO., REV. Row 1: 03.07.2024, KTA, PROJECT, 4



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 AIR CONDITIONING CONDENSER UNIT
COM COMMS RISER
CL CLOTHES LINE
ELEC ELECTRICAL RISER
FEK FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FHR FIRE HOSE REEL
FHY FIRE HYDRANT
FIP FIRE INDICATOR PANEL
HP HOT WATER PUMP
HYDR HYDRAULIC RISER
HW HOT WATER UNIT
NGL NATURAL GROUND LEVEL
REF REFRIGERANT RISER
RL RELATIVE LEVEL
OW OPERABLE WINDOW
PV PV PANEL
RFL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
BRK2 HIT & MISS BRICK WORK
BRK3 GLAZED BRICK
COM1 CONCRETE PLANTER
FC31 PAINTED FIBRE CEMENT SHEET
TL1 EXTERNAL TILE
SC1 SUN SHADESCREEN
GL1 DOUBLE GLAZING - CLEAR
GL2 REEDED GLAZING
MS1 TENSILE WIRE CABLES
MS2 MESH FENCING
MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
SR1 SAFETY GUARD RAIL
SC1 SUNSHADE SCREEN (GREEN)
ACPH ACOUSTIC WALL PANEL
TM1 PAINTED TIMBER SCREEN
TL1 TILE (GREEN)

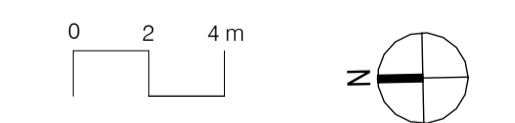
ESD:

- 1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (EG. ENERGY, WATER, STORMWATER) BELOW 50%.
2. 100% OF OUT OF 47% OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) OF THE DEVELOPMENT'S COMMON AREAS 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 >80% ABOVE DF
- 88% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
- 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
5. 38% (18 OUT OF 47) 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 4.5 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 (RCA) SECTION 2.0(16).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A BIPV SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A BIPV 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 22,000 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 NATURELIFE FROM NATHERS 10% IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. A MINIMUM OF 67 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
18. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
19. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
20. 100% OF COMMONAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
21. 20% OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.
22. 20% OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

Table with 3 columns: No., Date, Description. Row 1: 4, 03.07.2024, Amended TP Submission for VCAT

TOWN PLANNING NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
GA PLAN - LEVEL ROOF

PROJECT
97 Aims Road
AT
St Kilda East
FOR
Neometro

Table with 4 columns: DATE, DRAWN BY, DRAWING NO., REV. Row 1: 03.07.2024, KTA, PROJECT, 4. Row 2: As indicated(A1), 2202, TP104, copyright 2024

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: DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DESIGN 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 AIR CONDITIONING CONDENSER UNIT
- COM COMMON RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEX FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RFL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
- BRK2 BRICK WORK
- BRK3 GLAZED BRICK
- COM1 CONCRETE PLANTER
- FCS1 PAINTED FIBRE CEMENT SHEET
- GL1 SUN SHADESREEN
- GL2 REEDED GLAZING
- GL3 TENSILE WIRE MESH
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SRI SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- SC2 SUNSHADE SCREEN (BRONZE)
- ACPT1 ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER, STORWATER, BELOW 50%
 2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 - * 85% OF LIVING FLOOR AREA ACHIEVES >60% ABOVE DF
 - * 85% OF BEDROOM FLOOR AREA ACHIEVES >50% ABOVE DF
 - * 85% OF BATHROOM FLOOR AREA ACHIEVES >50% ABOVE DF
 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% OF TO 40% OF THE NOMINATED AREA.
 5. 38% (18 OUT OF 47) OF APARTMENTS ARE TARGETING AT LEAST 3 HOURS OF SUNLIGHT.
 6. THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 7. THE DEVELOPMENT IS TO ACHIEVE A 4.2 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 4.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 8. THE NON-RESIDENTIAL AREAS ARE TARGETING HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (RCA SECTION 2.016).
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A SOLAR SOLAR SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A BWR 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 32,000-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 MULLIGRUBER SYSTEM 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. A MINIMUM OF 87 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
 20. BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 21. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 22. 22% OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOF TOP DECK.
 23. 22% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



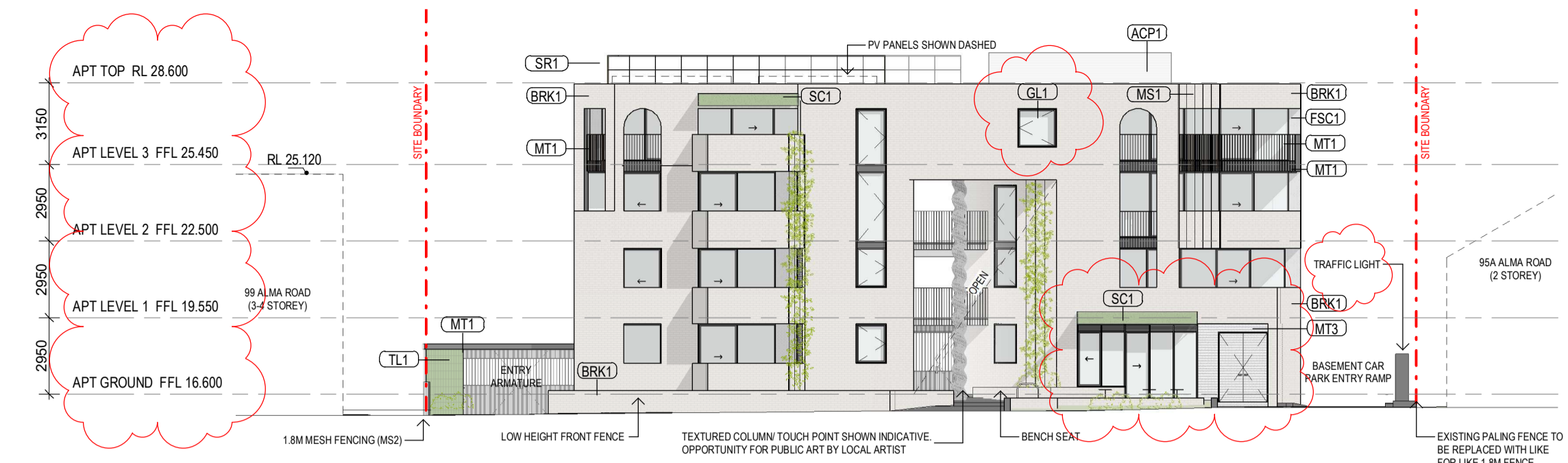
KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

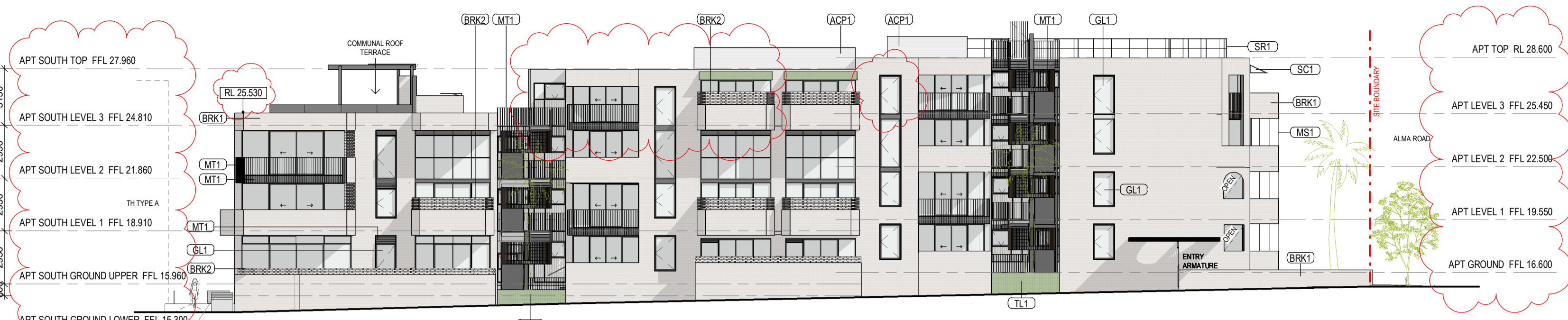
DRAWING TITLE
GA ELEVATIONS - APARTMENT BUILDING

PROJECT
97 Alma Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
SCALE	PROJECT		
As indicated(A1)	2202	TP300	4



01 TP - APT ELEVATION NORTH - 01
TP100 1:200



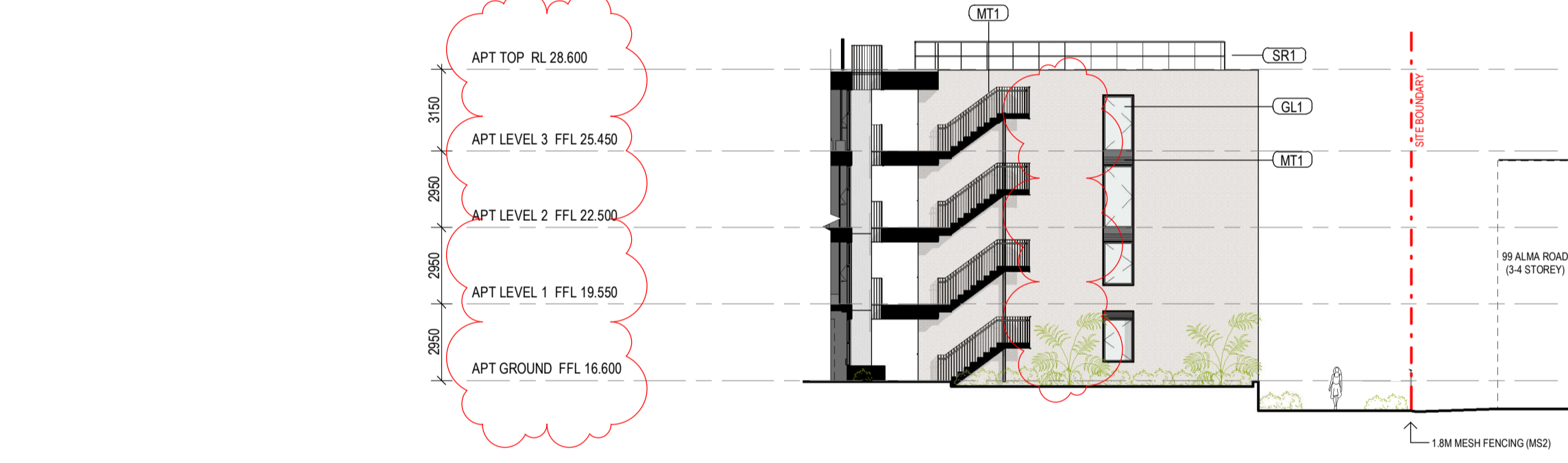
02 TP - APT ELEVATION EAST - 01
TP100 1:200



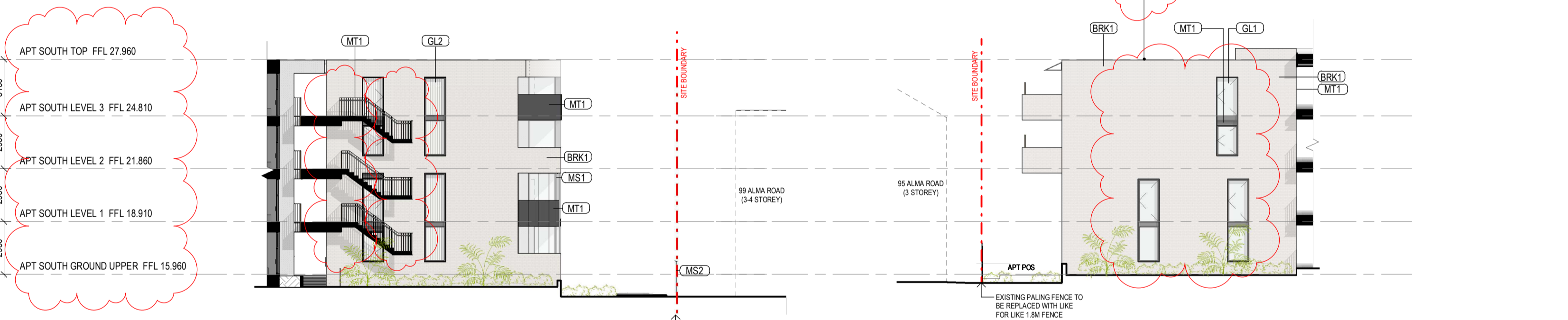
03 TP - APT ELEVATION SOUTH - 01
TP100 1:200



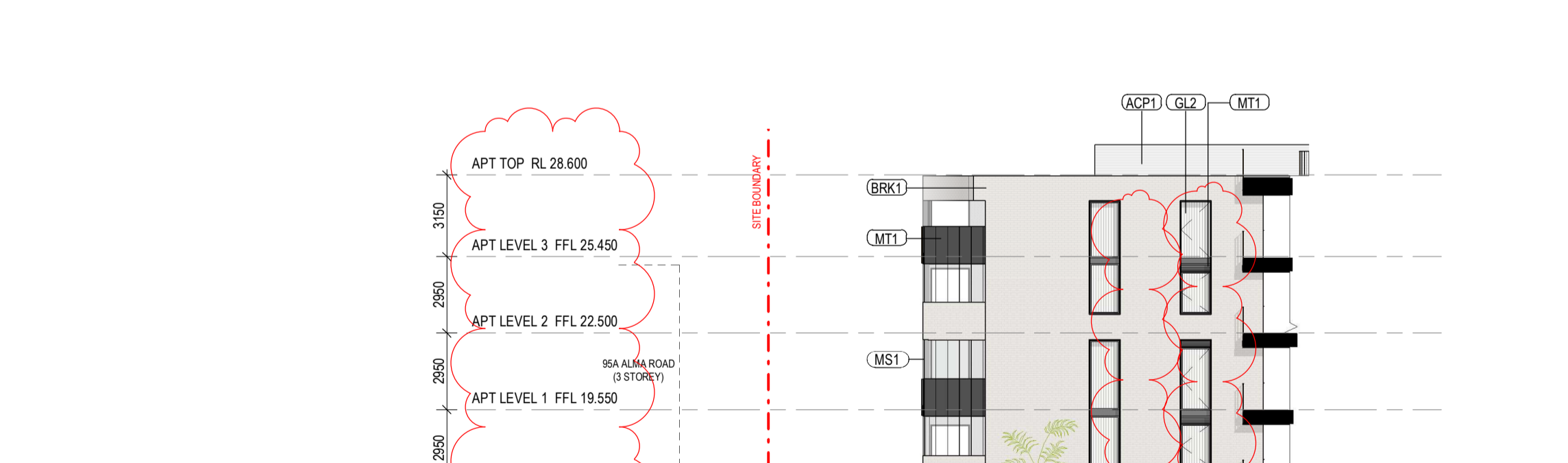
04 TP - APT ELEVATION WEST - 01
TP100 1:200



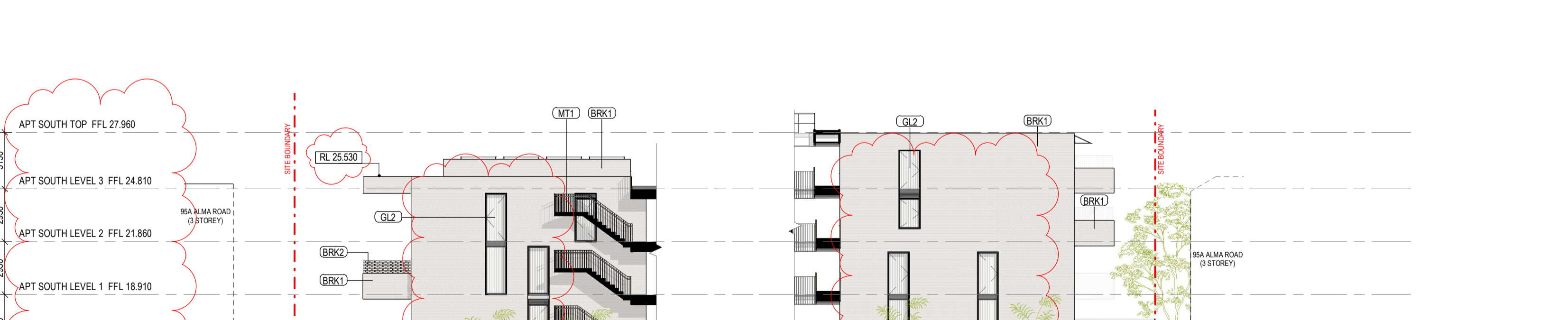
05 TP - APT ELEVATION SOUTH - 02
TP100 1:200



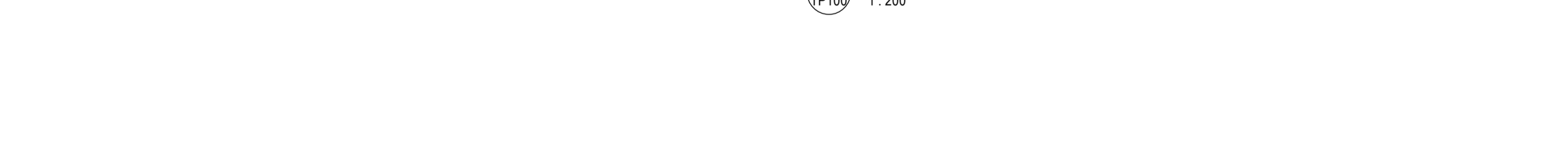
06 TP - APT ELEVATION SOUTH - 03
TP100 1:200



08 TP - APT ELEVATION NORTH - 02
TP100 1:200



09 TP - APT ELEVATION NORTH - 03
TP100 1:200



10 TP - APT ELEVATION NORTH - 04
TP100 1:200

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 AIR CONDITIONING CONDENSER UNIT
- COM COMMON RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEX FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- COM1 CONCRETE PLANTER
- FCS1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADES/SCREEN
- GL2 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING
- MT4 PERFORATED DULL BRONZE
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACPH ACOUSTIC WALL PANEL
- TMT1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (ES ENERGY, WATER, STORMWATER) BELOW 50%
 2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS VENTILATED.
 3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULTS IS AS FOLLOWS:
 - *8% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF 1
 - *8% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF 1
 - *4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% OF 40% OF THE NOMINATED AREA.
 - 5. 38% (18 OUT OF 47) 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 4.2 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 (BCA SECTION 2.018).
 - 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - 10. A SHIM SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - 11. A SHIM 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 32,000-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 MELLOWCURE SPOONWATER OF 100L IS ACHIEVED.
 - 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - 17. A MINIMUM OF 87 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR 81 MP.
 - 19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
 - 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 21. 16M² OF COMMON SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOF TOP DECK.
 - 22. 27% OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION

0 2 4 m

KTA

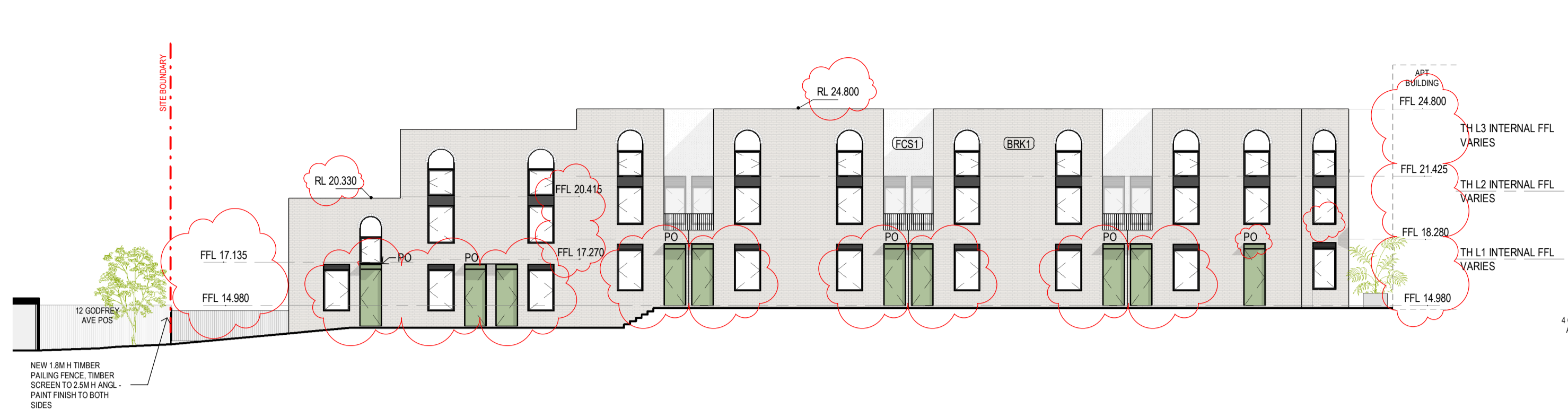
Kerstin Thompson Architects Pty Ltd
Wundurriji Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
GA ELEVATIONS - TOWNHOUSES

PROJECT
97 Alms Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
SCALE	PROJECT		
As indicated(A1)	2202	TP301	4

copyright 2024



02 TP - TH EAST ELEVATION - 02
1:200



01 TP - TH EAST ELEVATION - 01
1:200



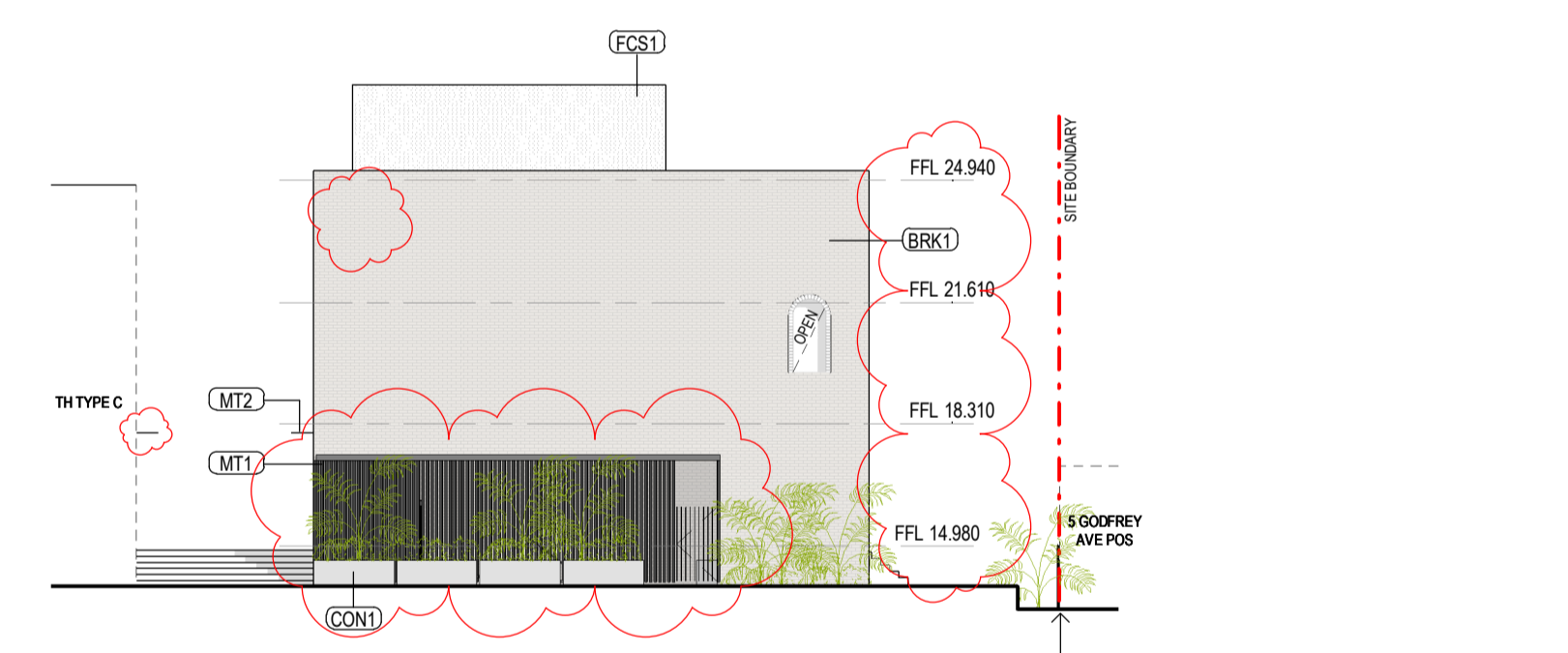
03 TP - TH WEST ELEVATION - 01
1:200



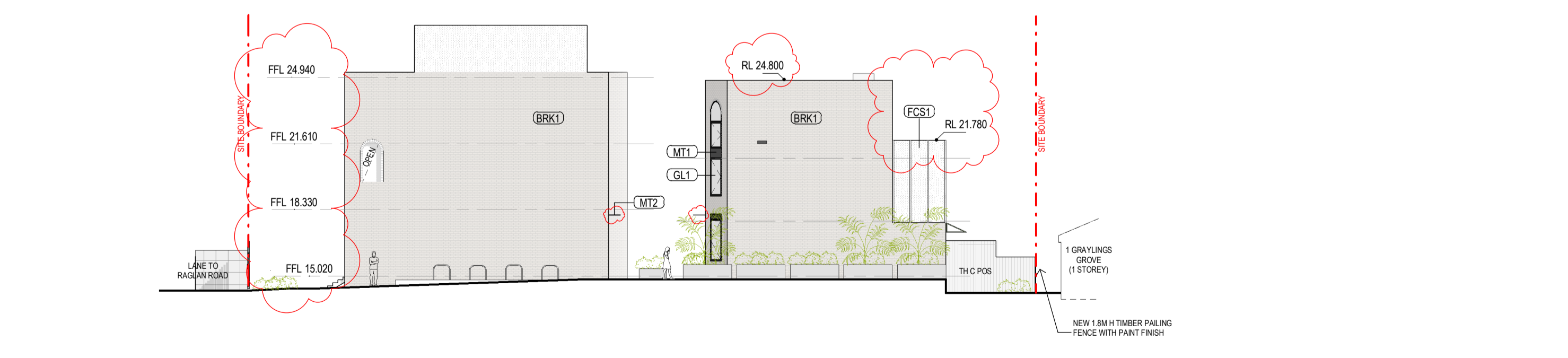
04 TP - TH WEST ELEVATION - 02
1:200



05 TP - TH SOUTH ELEVATION - 01
1:200



07 TP - TH SOUTH ELEVATION - 03
1:200



06 TP - TH NORTH ELEVATION - 01
1:200

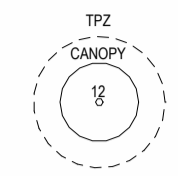


10 TP - TH NORTH ELEVATION - 03
1:200

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 AIR CONDITIONING CONDENSER UNIT
- COM COMMS RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEX FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RFL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- CON1 CONCRETE PLANTER
- FCB1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACP1 ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

ESD

1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (E6) ENERGY-WATER STORAGE RISK (E6) 5%.
2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 * 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 * 85% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 * 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
5. 38% (18 OUT OF 47) 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 4.5 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 (E6) SECTION 2.016.
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A BIPV SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A BIPV 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 22,000 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 MILDCLIMATE SPERM NATIVE OR 10% IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. A MINIMUM OF 87 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
18. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
19. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
20. 1 HOUR OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
21. 2% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION

KTA

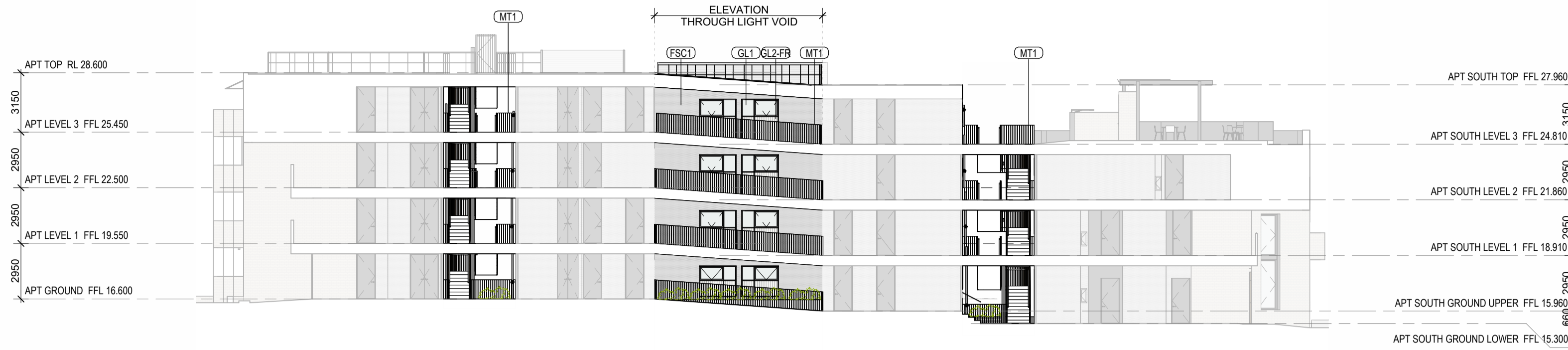
Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
DETAIL ELEVATIONS

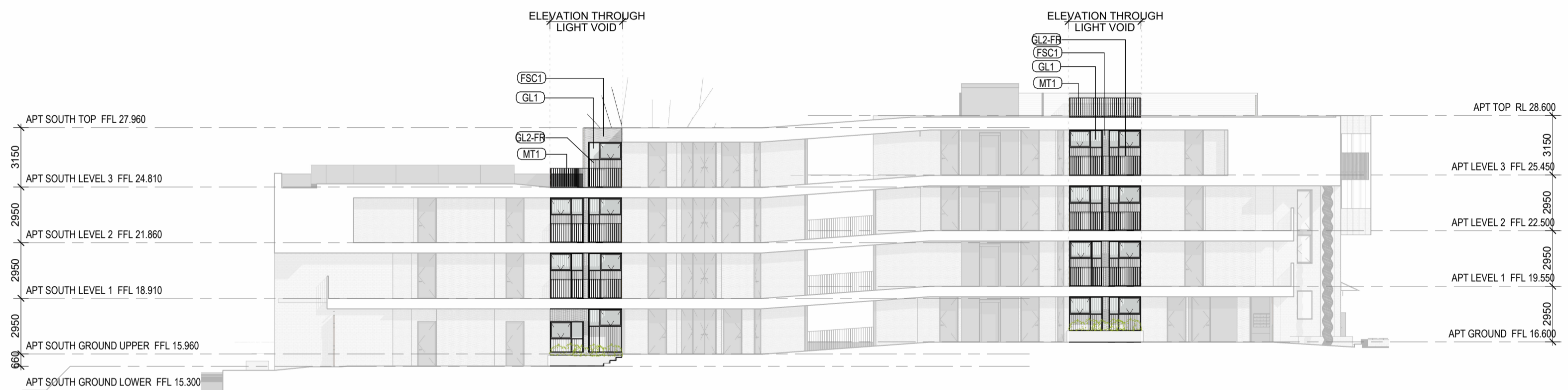
PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA	TP310	4
SCALE	PROJECT	As indicated(A1)	2202

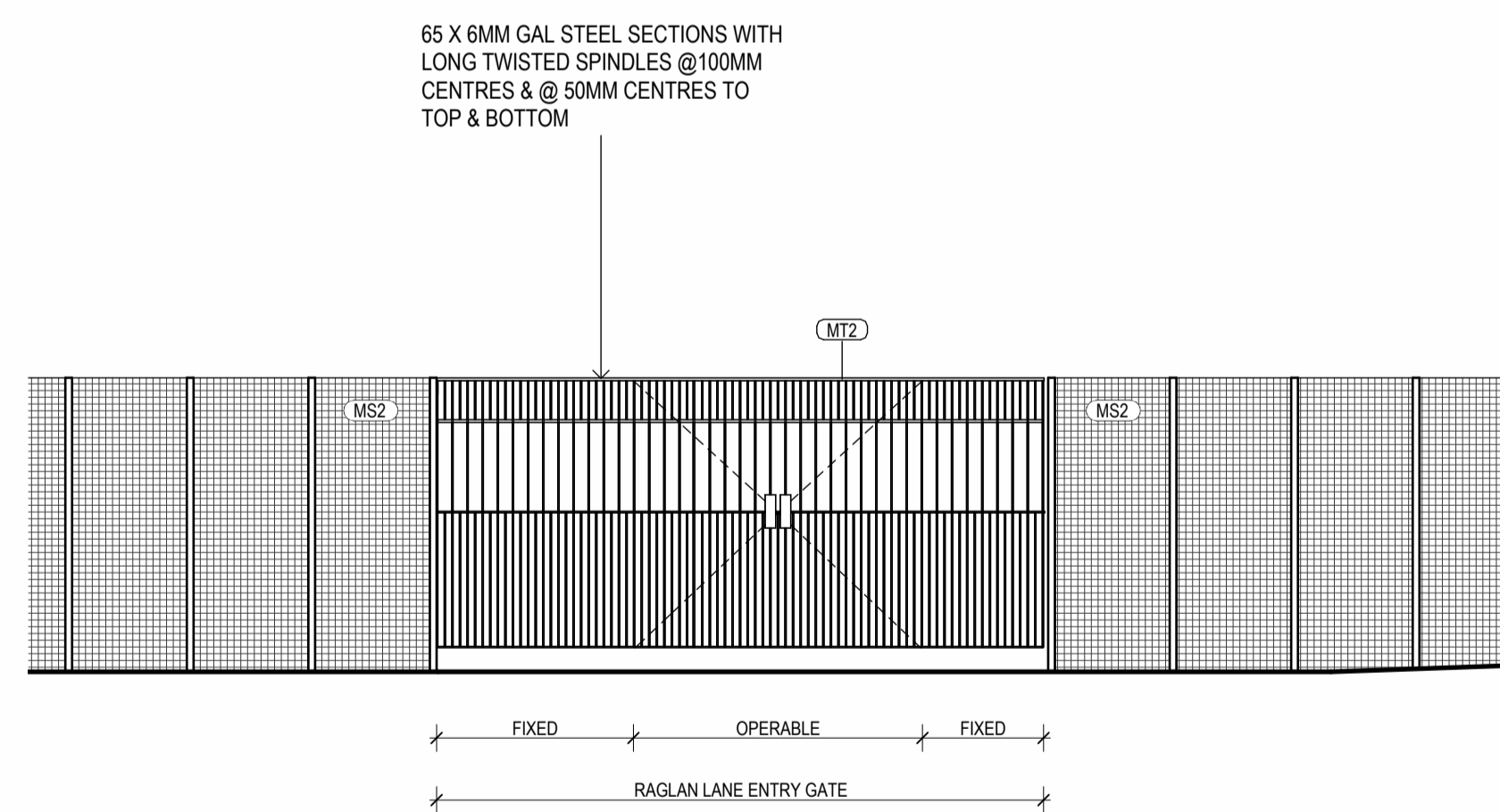
Copyright 2024



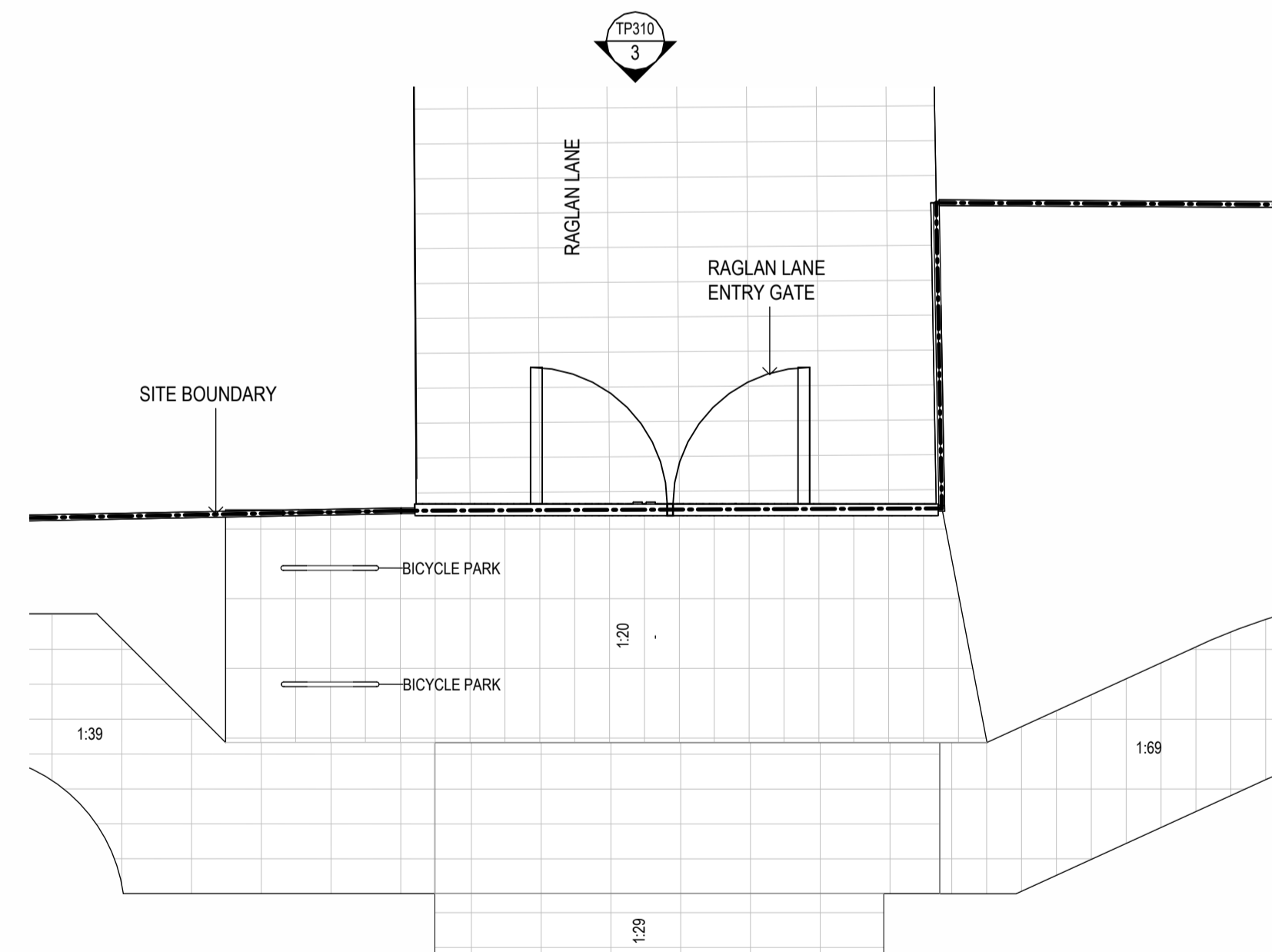
1 CORRIDOR ELEVATION WEST
1:200



2 CORRIDOR ELEVATION EAST
1:200



3 DETAIL ELEVATION - RAGLAN STREET GATE
1:50

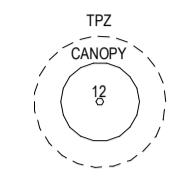


4 DETAIL PLAN - RAGLAN ST GATE
1:50

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:
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 AIR CONDITIONING CONDENSER UNIT
- COM COMMON RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEK FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RFL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- COM1 CONCRETE PLANTER
- FCF1 PAINTED FIBRE CEMENT SHEET
- T1 EXTERNAL TIMBER FINISH
- SC1 SUN SHADES/SCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MST TENSILE WIRE CABLES
- M52 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACP1 ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

GENERAL NOTES

APARTMENT CEILING HEIGHT = MIN. 2700mm;
EXCLUDING BULKHEAD AREAS OVER JOINERY, BATHROOMS HALLWAYS AND BEDROOMS WITH DUCTING OVER WHERE CEILING HEIGHT = MIN. 2400mm

1. THE PROJECT ACHIEVES A TOTAL BEEB SCORE OF 7% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER STORMWATER BELOW 50%
 2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
* 8% OF LIVING FLOOR AREA ACHIEVES >= 60% ABOVE DF 1
* 8% OF BEDROOM FLOOR AREA ACHIEVES >= 60% ABOVE DF 5
4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% OF TO 40% OF THE NOMINATED AREA.
 5. 38% (18 OUT OF 47) 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 NABERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.5 STAR AVERAGE NABERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (RCA SECTION 2.016).
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A SHAW SOLAR SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A SHAW 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 3200-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 MEASURED BROWNIAN TANK ONLY.
 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. A MINIMUM OF 87 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR VISITORS (B1 & B2).
 19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 60% OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOF TOP DECK.
 22. 2% OF COMMUNAL FLOOR PRODUCT ON AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



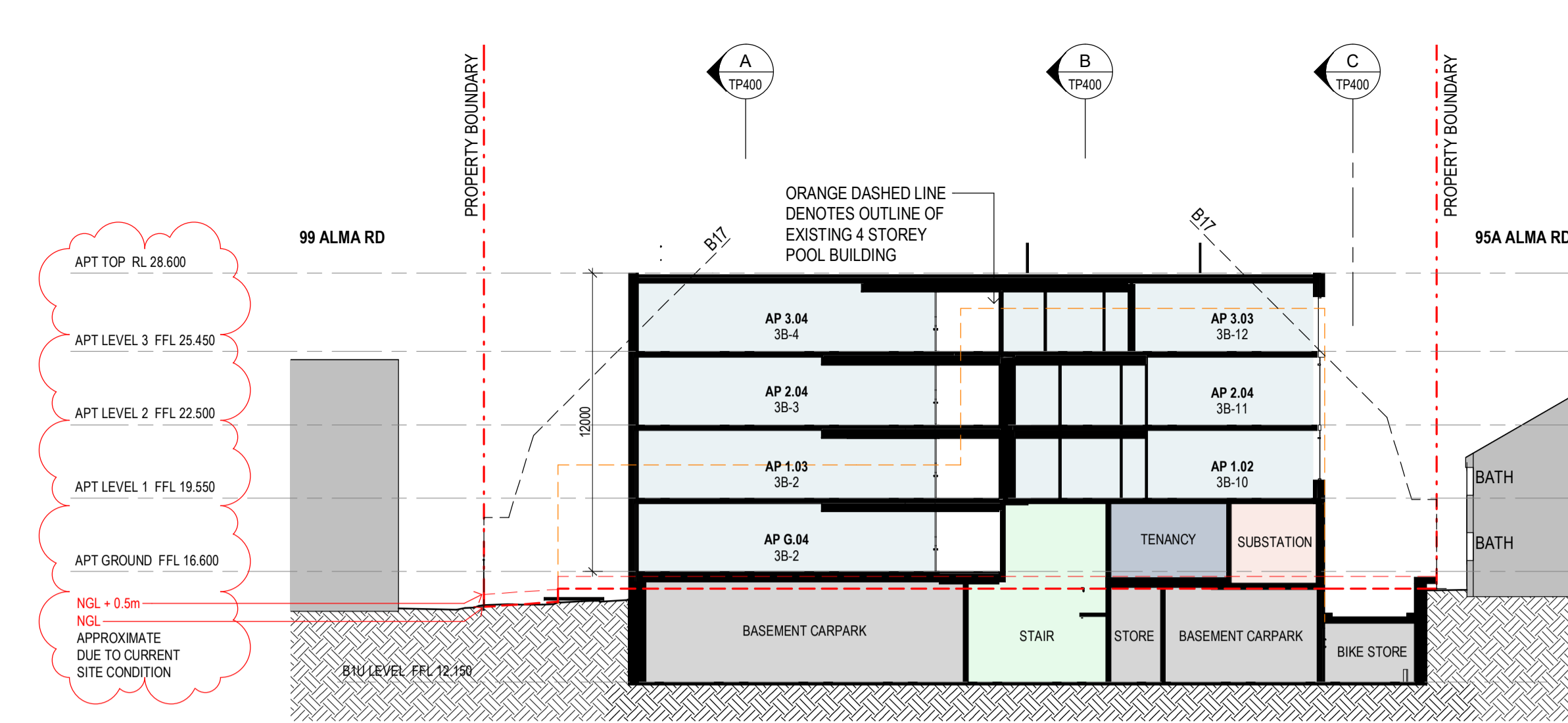
KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

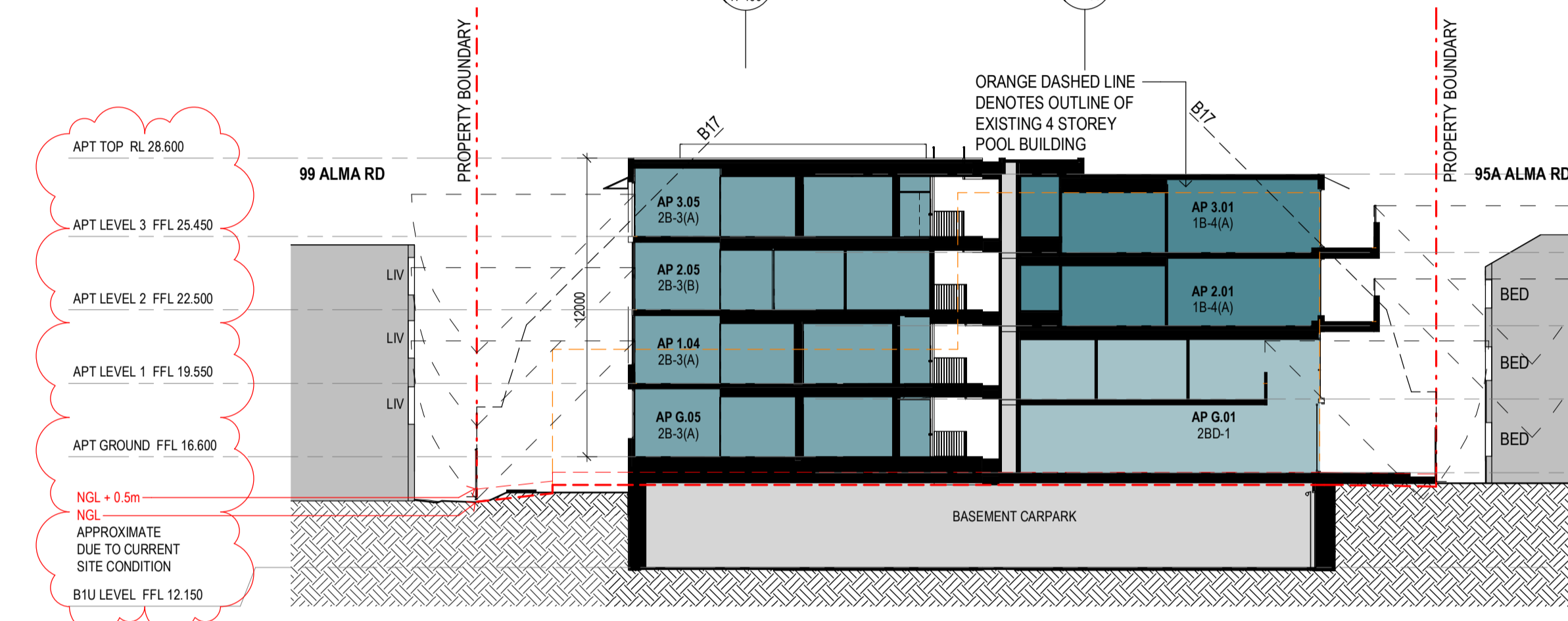
DRAWING TITLE
GA SECTIONS - SHEET 2

PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Alms Road St Kilda East Neometro	03.07.2024	KTA	TP401	4
SCALE	As indicated(A1)	PROJECT	2202	

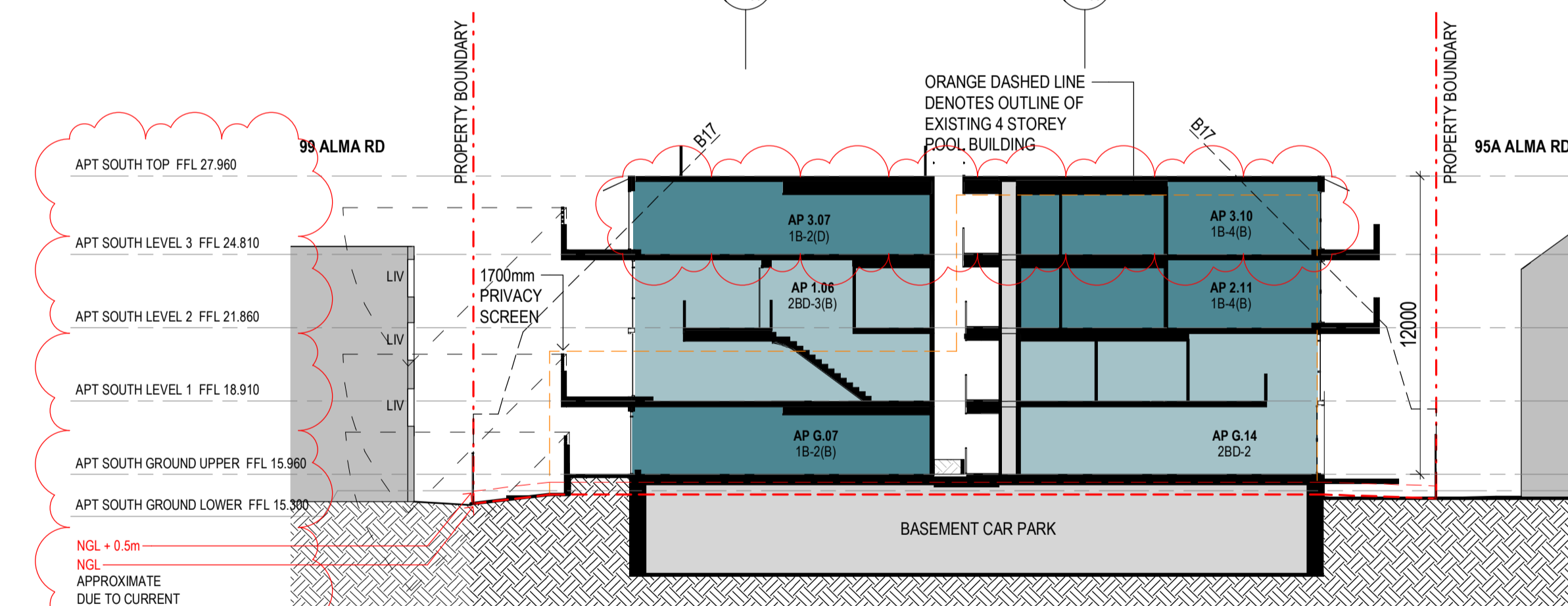
Copyright 2024



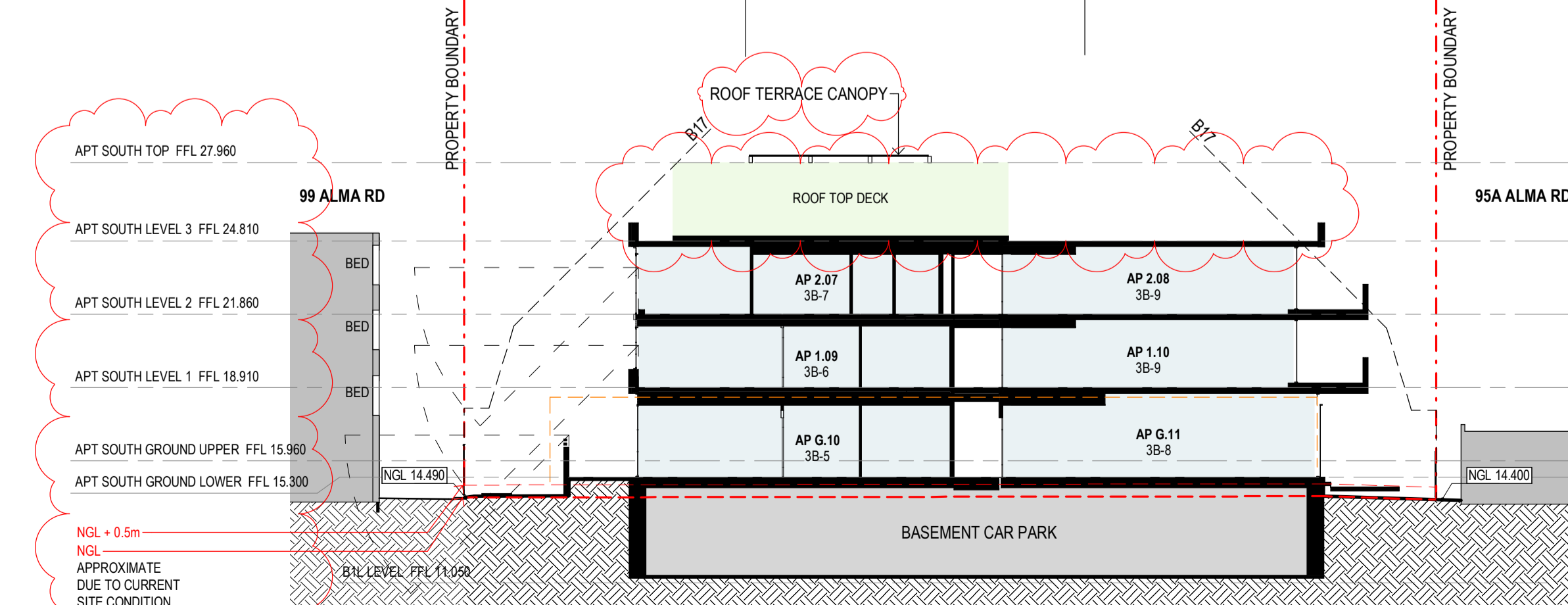
D TP-SECTION DD
SCALE 1:200



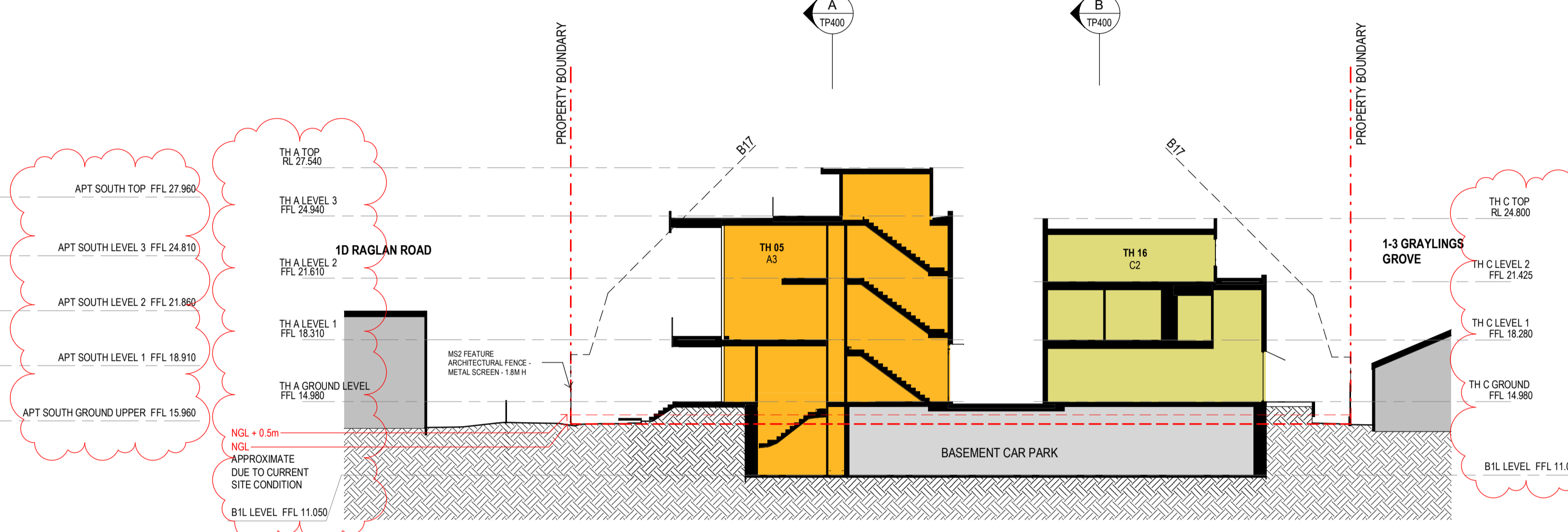
E TP-SECTION EE
SCALE 1:200



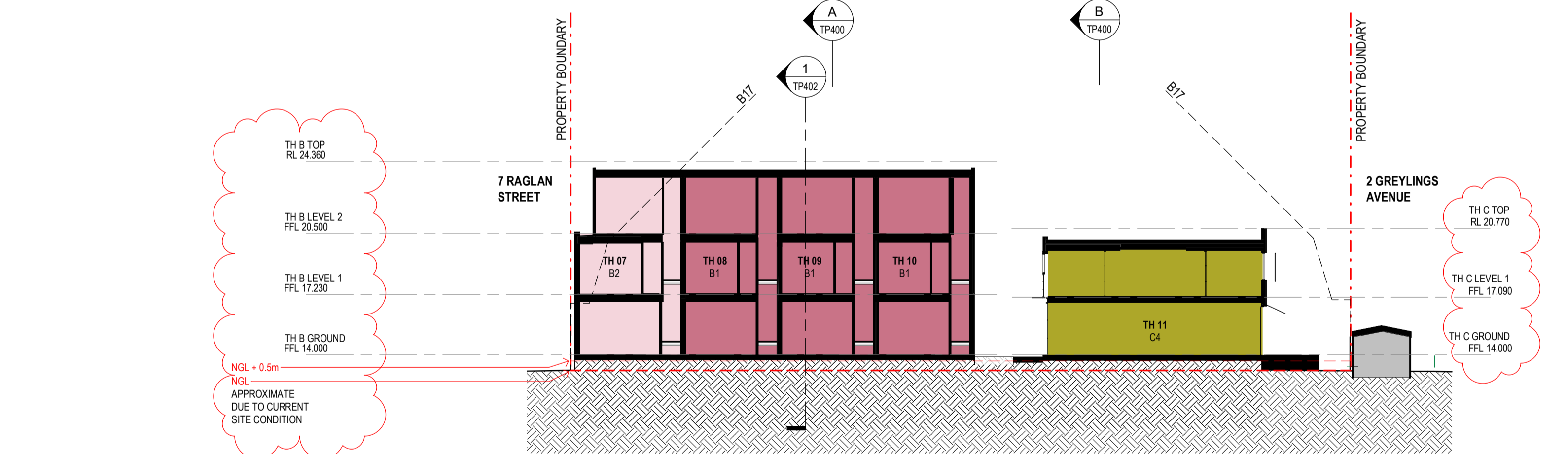
F TP-SECTION FF
SCALE 1:200



G TP-SECTION GG
SCALE 1:200



H TP-SECTION HH
SCALE 1:200

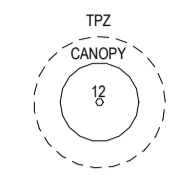


J TP-SECTION JJ
SCALE 1:200

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 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 AIR CONDITIONING CONDENSER UNIT
- COM COMMON RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEK FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RFL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- CON1 CONCRETE PLANTER
- FCS1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACP1 ACOUSTIC WALL PANEL
- TMT1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

ESD:

1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER STORAGEMENT BELOW 50%.
2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 * 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 * 85% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 * 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
5. 38% (18 OUT OF 47) 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 4.5 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 (E6) SECTION 2.016.
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A BIPV SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A BIPV 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 COMMONAL AREAS.
13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
14. A 22,000 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 MILDCLIMATE SPRAWN MAT IS TO BE PROVIDED.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. A MINIMUM OF 87 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 100% OF COMMONAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
22. 2% OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING

NOT FOR CONSTRUCTION

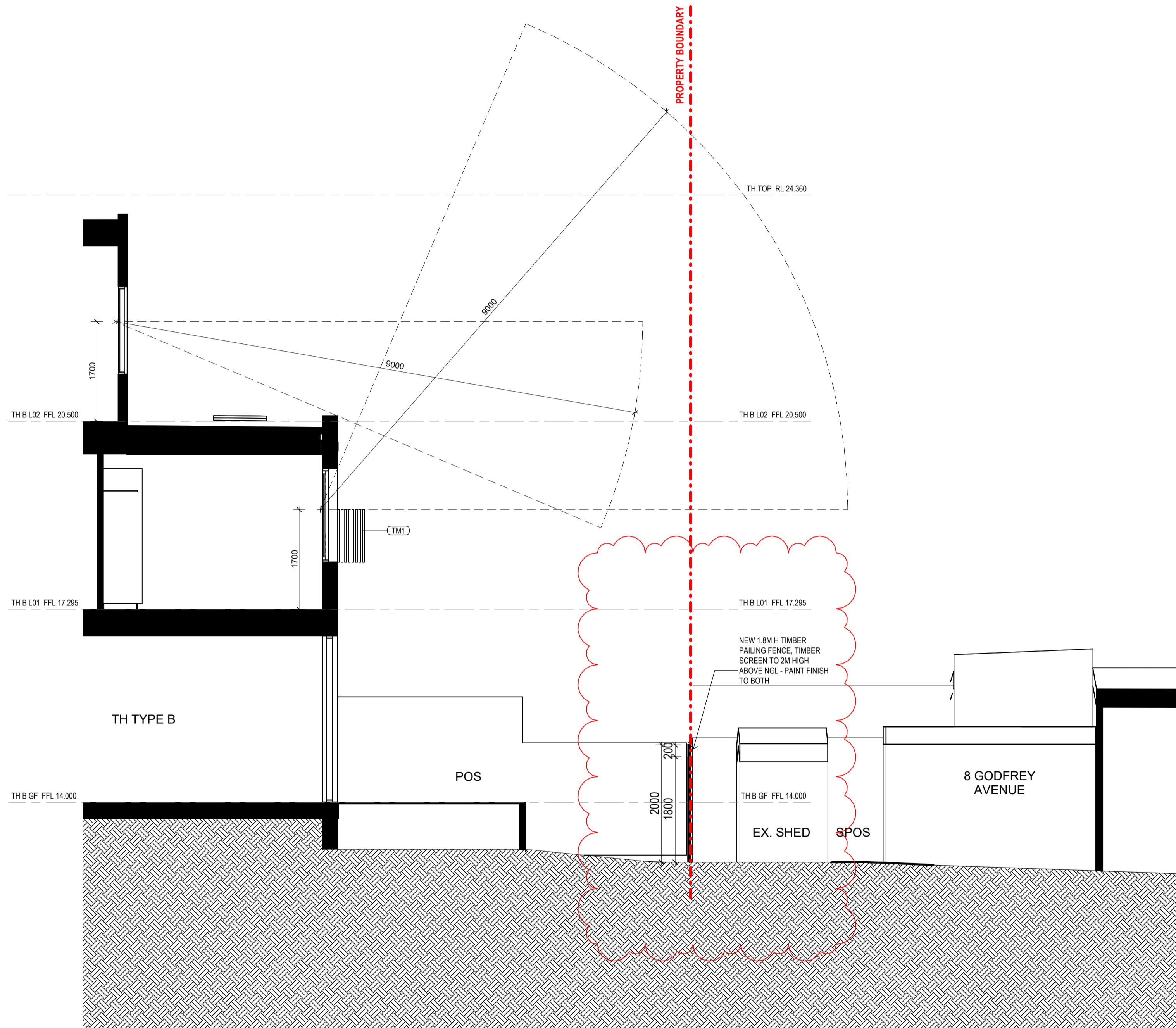
KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
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.
03.07.2024	KTA	PROJECT	4
As indicated(A1)	As indicated(A1)	2202	TP402



DETAIL SECTION - SCREENING
SCALE 1 : 50

OVERALL COMPLIANCE DEVELOPMENT SUMMARY	
APARTMENT BUILDING	No OF APARTMENTS
APARTMENT BUILDING	47

CLAUSE 55.07 - APARTMENT DEVELOPMENTS COMPLIANCE MATRIX						
STANDARD B46 FUNCTIONAL LAYOUT	STANDARD B47 ROOM DEPTH	STANDARD B44 STORAGE	STANDARD B49 NATURAL VENTILATION	STANDARD B43 PRIVATE OPEN SPACE	STANDARD B42 ACCESSIBILITY COMPLIANCE	STANDARD B38 DEEP SOIL (WHOLE SITE)
47	47	47	47	47	28	948m2

% COMPLIANT WITH CLAUSE 55.07 - APARTMENT DEVELOPMENT

100% 100% 100% 100% 100% 60% 100%

COMPLIANCE SUMMARY BY DWELLING			
DWELLING			
APARTMENT TYPE (BED No.)	SUB TYPE	APARTMENT No. ON PLAN	TOTAL No. OF APARTMENTS OF THIS TYPE
1 BED	1B-1	G.03	1
	1B-2 (A), (B), (C) & (D)	G.06, G.07, 3.06 & 3.07	4
	1B-3	G.09	1
	1B-4 (A) & (B)	2.01, 2.11, 3.01 & 3.10	4
TOTAL 1B			10

CLAUSE 55.07 - APARTMENT DEVELOPMENTS COMPLIANCE MATRIX																																	
DWELLING AMENITY																																	
FUNCTIONAL LAYOUT				ROOM DEPTH		WINDOW	STORAGE						NATURAL VENTILATION		PRIVATE OPEN SPACE			ACCESSIBILITY COMPLIANCE															
1B	2B+	1B	2B+				1B		2B		3B				ANY	ANY	1B	2B	3B														
MAIN BEDROOM 3x3.4m	SECOND / THIRD BEDROOM 3x3m	LIVING AREA MIN. 3.9m WIDE / MIN. 10m2	LIVING AREA MIN. 3.6m WIDE / MIN. 12m2	APARTMENT DEPTH	CEILING HEIGHT OF OPEN PLAN KITCHEN-LIVING-DINING EXCL. BULKHEADS	CEILING HEIGHT OF BEDROOMS	COMPLIANT SNORKEL, 1.5:1 RATIO	STORAGE WITHIN DWELLING 6m3 MIN.	EXTERNAL STORAGE VOLUME	TOTAL STORAGE VOLUME 10m3 MIN.	STORAGE WITHIN DWELLING 9m3 MIN.	EXTERNAL STORAGE VOLUME	TOTAL STORAGE VOLUME 14m3 MIN.	STORAGE WITHIN DWELLING 12m3 MIN.	EXTERNAL STORAGE VOLUME	TOTAL STORAGE VOLUME 18m3 MIN.	BREEZE PATH PARTMENT No. ON PLAN	BREEZE PATH TOTAL No. OF APARTMENTS	BALCONY NORTH 1.7m MINIMUM DIMENSION / 8m2	BALCONY SOUTH 1.2m MINIMUM DIMENSION / 8m2	BALCONY OTHER ORIENTATION 1.8m MINIMUM DIMENSION / 8m2	BALCONY OTHER ORIENTATION 2m MINIMUM DIMENSION / 8m2	BALCONY OTHER ORIENTATION 2.4m MINIMUM DIMENSION / 12m2	FRONT DOOR OPENING	DOOR DESIGN	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATHROOM AND LIVING	MAIN BEDROOM ACCESS TO ADAPTABLE BATHROOM	ADAPTABLE BATHROOM	ADG ACCESSIBLE APARTMENTS TOTAL No. OF APARTMENTS				
✓		✓		✓	2.7m	2.4m / 2.7m	NA	✓	✓	✓							G.03	1			✓										0		
✓		✓		✓	2.7m	2.4m / 2.7m	NA	✓	✓	✓							G.06, G.07, 3.06 & 3.07	4			✓										0		
✓		✓		✓	2.7m	2.4m / 2.7m	NA	✓	✓	✓							G.09	1			✓									0			
✓		✓		✓	2.7m	2.4m / 2.7m	NA	✓	✓	✓							2.01, 2.11, 3.01 & 3.10	4			✓									0			
TOTAL 1B																	10																0

2 BED	2B-1	G.02	1
	2B-2	1.02, 2.02 & 3.02	3
	2B-3 (A) & (B)	G.05, 1.04, 2.05 & 3.05	4
	2B-4 (A) & (B)	G.08, 1.07, 2.06 & 2.08	4
	2B-5	G.12 & G.13	2
	2B-6 (A) & (B)	1.11, 1.12, 2.09, 2.10 & 3.09	5
	2B-7	NO LONGER IN USE	
	2B-8	NO LONGER IN USE	
TOTAL 2B			19

✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA			✓	✓	✓					G.02	1			✓										0		
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA			✓	✓	✓					1.02, 2.02 & 3.02	3			✓										0		
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA			✓	✓	✓					G.05, 1.04, 2.05 & 3.05	4			✓		✓	✓	✓	✓	✓	✓	✓	4			
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA			✓	✓	✓					G.08, 1.07, 2.06 & 2.08	4			✓		✓	✓	✓	✓	✓	✓	✓	4			
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA			✓	✓	✓					G.12 & G.13	2			✓		✓	✓	✓	✓	✓	✓	✓	2			
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA			✓	✓	✓					1.11, 1.12, 2.09, 2.10 & 3.09	5			✓		✓	✓	✓	✓	✓	✓	✓	5			
TOTAL 2B																	19																15

2 BED DUPLEX	2BD-1	G.01	1
	2BD-2	G.14	1
	2BD-3 (A) & (B)	1.05 & 1.06	2
	2BD-4	1.08	1
TOTAL 2B DUPLEX			5

✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA			✓	✓	✓					G.01	1			✓									0		
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA			✓	✓	✓					G.14	1			✓									0		
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA			✓	✓	✓					1.05 & 1.06	2			✓									0		
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA			✓	✓	✓					1.08	1			✓									0		
TOTAL 2B DUPLEX																	5															0

3 BED	3B-1	NO LONGER IN USE	
	3B-2	G.04 & 1.03	2
	3B-3	2.04	1
	3B-4	3.04	1
	3B-5	G.10	1
	3B-6	1.09	1
	3B-7	2.07	1
	3B-8	G.11	1
	3B-9	1.10 & 2.08	2
	3B-10	1.02	1
	3B-11	2.03	1
	3B-12	3.03	1
	3B-13	NO LONGER IN USE	
	3B-14	NO LONGER IN USE	
TOTAL 3B			13

✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA						✓	✓	✓		G.04 & 1.03	2	✓			✓	✓	✓	✓	✓	✓	✓	2			
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA						✓	✓	✓		2.04	1	✓			✓	✓	✓	✓	✓	✓	✓	1			
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA						✓	✓	✓		3.03	1	✓			✓	✓	✓	✓	✓	✓	✓	1			
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA						✓	✓	✓		G.10	1			✓	✓	✓	✓	✓	✓	✓	✓	1			
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA						✓	✓	✓		1.09	1			✓	✓	✓	✓	✓	✓	✓	✓	1			
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA						✓	✓	✓		2.07	1			✓	✓	✓	✓	✓	✓	✓	✓	1			
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA						✓	✓	✓		G.11	1			✓	✓	✓	✓	✓	✓	✓	✓	1			
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA						✓	✓	✓		1.10 & 2.08	2			✓	✓	✓	✓	✓	✓	✓	✓	2			
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA						✓	✓	✓		1.02	1	✓			✓	✓	✓	✓	✓	✓	✓	1			
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA						✓	✓	✓		2.03	1	✓			✓	✓	✓	✓	✓	✓	✓	1			
✓	✓	✓	✓	✓	2.7m	2.4m / 2.7m	NA						✓	✓	✓		3.03	1	✓			✓	✓	✓	✓	✓	✓	✓	1			
TOTAL 3B																	13															13

TOTAL APARTMENTS	47
------------------	----

47

28

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION

KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
APARTMENT DESIGN GUIDELINES COMPLIANCE SCHEDULES

PROJECT
97 Aims Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
SCALE (A1)	PROJECT	TP600	4
KTA project			copyright 2024

APT TYPE 1B-1

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

INTERNAL STORAGE APT 1B-1

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	3.4 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN OVERHEAD	0.7 m³
KITCHEN PANTRY	0.8 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.6 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.7 m³
TOTAL INTERNAL STORAGE	9.8 m³

EXTERNAL STORAGE APT 1B-1

APT. NO.	LOCATION	VOLUME
G.03	BSMT STORAGE	3.0 m³

APT TYPE 1B-2(A)

LEVEL	APT TYPE	NUMBER
APT GROUND	1B-2(A)	G.06
TOTAL: 1		

INTERNAL STORAGE APT 1B-2(A), 1B-2(B), 1B-2(C) & 1B-2(D)

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	3.5 m³
KITCHEN OVERHEAD	0.4 m³
KITCHEN OVERHEAD	0.5 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	0.6 m³
KITCHEN U/ BENCH	0.2 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.7 m³
TOTAL INTERNAL STORAGE	7.0 m³

EXTERNAL STORAGE APT 1B-2(A), 1B-2(B), 1B-2(C) & 1B-2(D)

APT. NO.	LOCATION	VOLUME
G.06	BSMT STORAGE	3.0 m³
G.07	BSMT STORAGE	3.0 m³
3.06	BSMT STORAGE	3.0 m³
3.07	BSMT STORAGE	3.0 m³

APT TYPE 1B-2(B)

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

APT TYPE 1B-2(C)

LEVEL	APT TYPE	NUMBER
APT LEVEL 3	1B-2(C)	3.06
TOTAL: 1		

APT TYPE 1B-2(D)

LEVEL	APT TYPE	NUMBER
APT LEVEL 3	1B-2(D)	3.07
TOTAL: 1		

EXTERNAL STORAGE APT 1B-2(B), 1B-2(C) & 1B-2(D)

APT. NO.	LOCATION	VOLUME
G.07	BSMT STORAGE	3.0 m³
3.06	BSMT STORAGE	3.0 m³
3.07	BSMT STORAGE	3.0 m³

APT TYPE 1B-3

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

INTERNAL STORAGE APT 1B-3

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	3.5 m³
KITCHEN OF FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.5 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	0.6 m³
KITCHEN U/ BENCH	0.2 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.7 m³
TOTAL INTERNAL STORAGE	7.0 m³

EXTERNAL STORAGE APT 1B-3

APT. NO.	LOCATION	VOLUME
G.09	BSMT STORAGE	3.0 m³

APT TYPE 1B-4(A)

LEVEL	APT TYPE	NUMBER
APT LEVEL 2	1B-4(A)	2.01
APT LEVEL 3	1B-4(A)	3.01
TOTAL: 2		

INTERNAL STORAGE APT 1B-4(A)

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	3.5 m³
HALLWAY	1.5 m³
KITCHEN OF FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.5 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	0.6 m³
KITCHEN U/ BENCH	0.2 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.7 m³
TOTAL INTERNAL STORAGE	8.5 m³

EXTERNAL STORAGE APT 1B-4(A)

APT. NO.	LOCATION	VOLUME
2.01	BSMT STORAGE	2.8 m³
3.01	BSMT STORAGE	2.8 m³

APT TYPE 1B-4(B)

LEVEL	APT TYPE	NUMBER
APT LEVEL 2	1B-4(B)	2.11
APT LEVEL 3	1B-4(B)	3.10
TOTAL: 2		

INTERNAL STORAGE APT 1B-4(B)

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	3.5 m³
HALLWAY	0.8 m³
KITCHEN OF FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.5 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	0.6 m³
KITCHEN U/ BENCH	0.2 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.7 m³
TOTAL INTERNAL STORAGE	7.8 m³

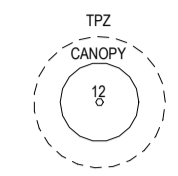
EXTERNAL STORAGE APT 1B-4(B)

APT. NO.	LOCATION	VOLUME
2.11	BSMT STORAGE	2.8 m³
3.10	BSMT STORAGE	2.8 m³

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, TP# AND CANOPY AS PER ARBORIST REPORT.

ABBREVIATIONS

- AC AIR CONDITIONING CONDENSER UNIT
- COM COMMS RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEK FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RL ROOF LIGHT

MATERIALS

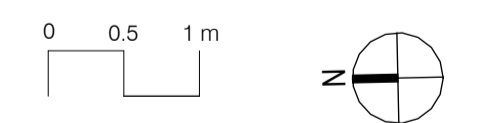
- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- CON1 CONCRETE PLANTER
- FCS1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACP1 ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

- ESD:
- THE PROJECT ACHIEVES A TOTAL BEE SCORE OF 70% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER STORAGE BELOW 50%.
 - 100% OF OUT OF 47% OF THE DEVELOPMENT'S APARTMENTS AND 100% OF OUT OF 20% OF THE DEVELOPMENT'S COMMONS ARE NATURALLY CROSS VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULTS ARE AS FOLLOWS:
 - *8% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 - *8% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 - *4% OF NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 - 38% OF OUT OF 47% OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS TO ACHIEVE A 4.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
 - THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - THE DEVELOPMENT IS TO ACHIEVE A 4.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.5 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 (SEE SECTION 2.016).
 - THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - A BATTERY SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - A BATTERY 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 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.
 - A MESH SCREEN FROM NATHERS OR 50% IS ACHIEVED.
 - ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - A MINIMUM OF 67 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
 - 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 10% OF COMMONAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 - 2% OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING

NOT FOR CONSTRUCTION



KTA

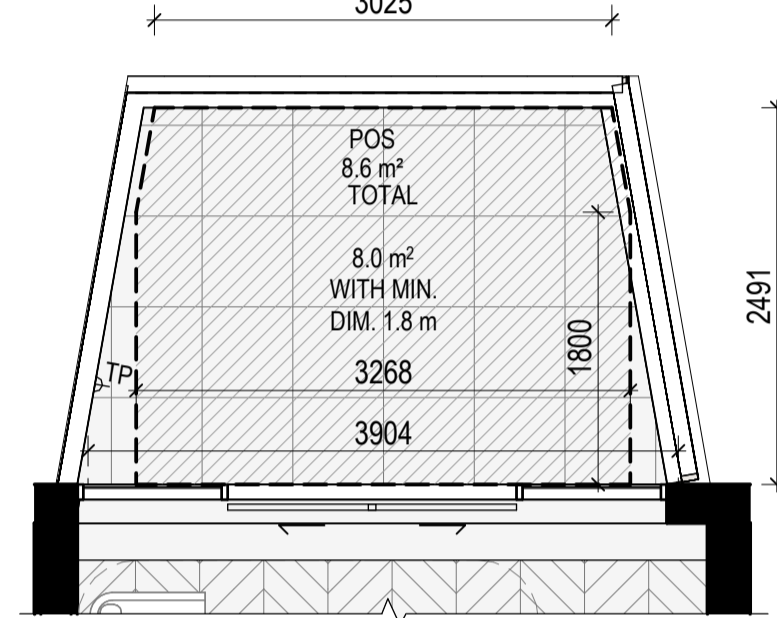
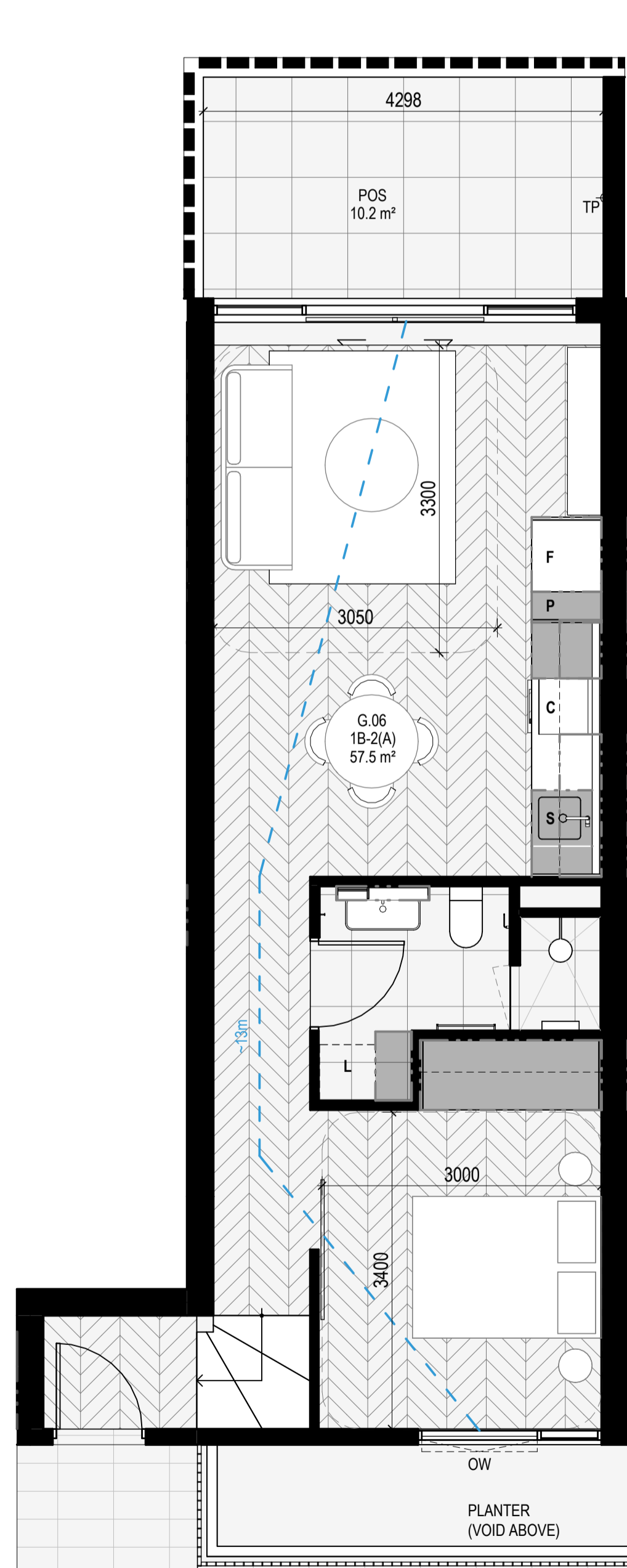
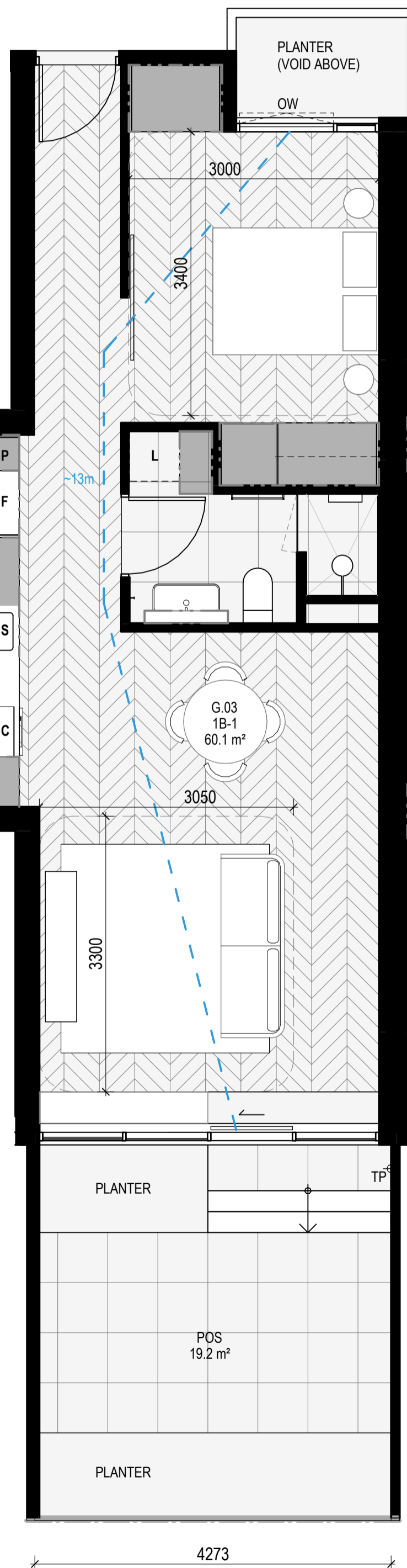
Kerstin Thompson Architects Pty Ltd
 Wurundjeri Wai Wurrung Country
 6 Lothian St, North Melbourne VIC 3051
 T +61 3 8662 8800
 kta@kerstinthompson.com
 www.kerstinthompson.com

DRAWING TITLE
 APARTMENT PLAN - TYPE 1B-1, 1B-2(A), 1B-2(B), 1B-2(C), 1B-3, 1B-4(A), 1B-4(B)

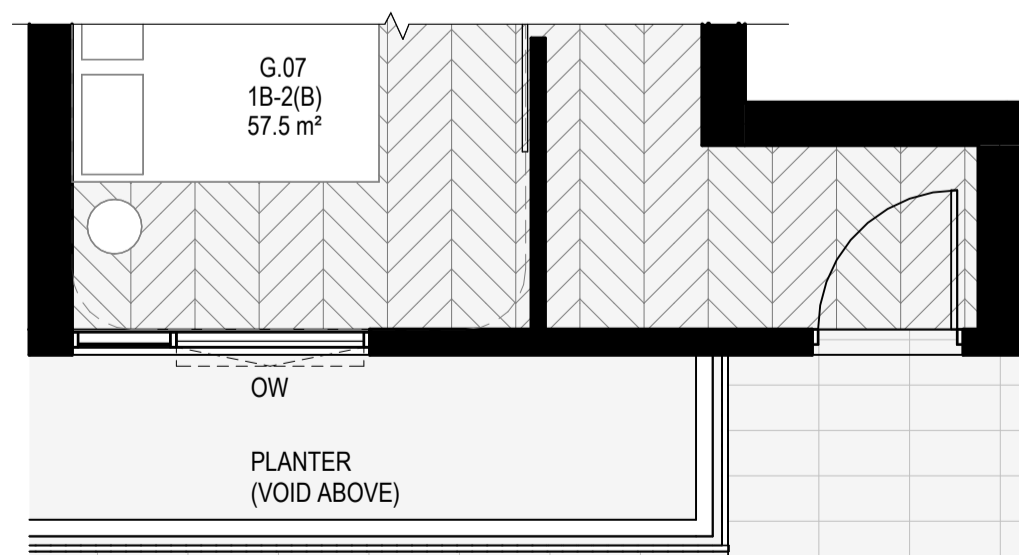
PROJECT
 97 Aims Road
 AT St Kilda East
 FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
	SCALE	PROJECT	
	As indicated(A1)	2202	

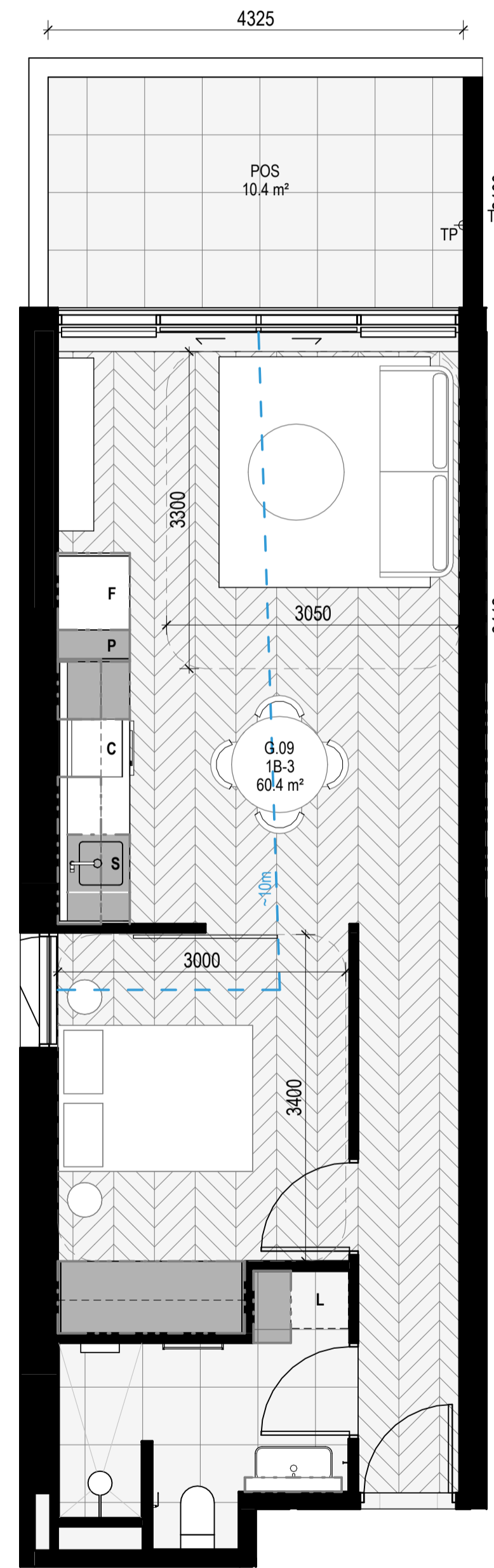
TP610
 copyright 2024



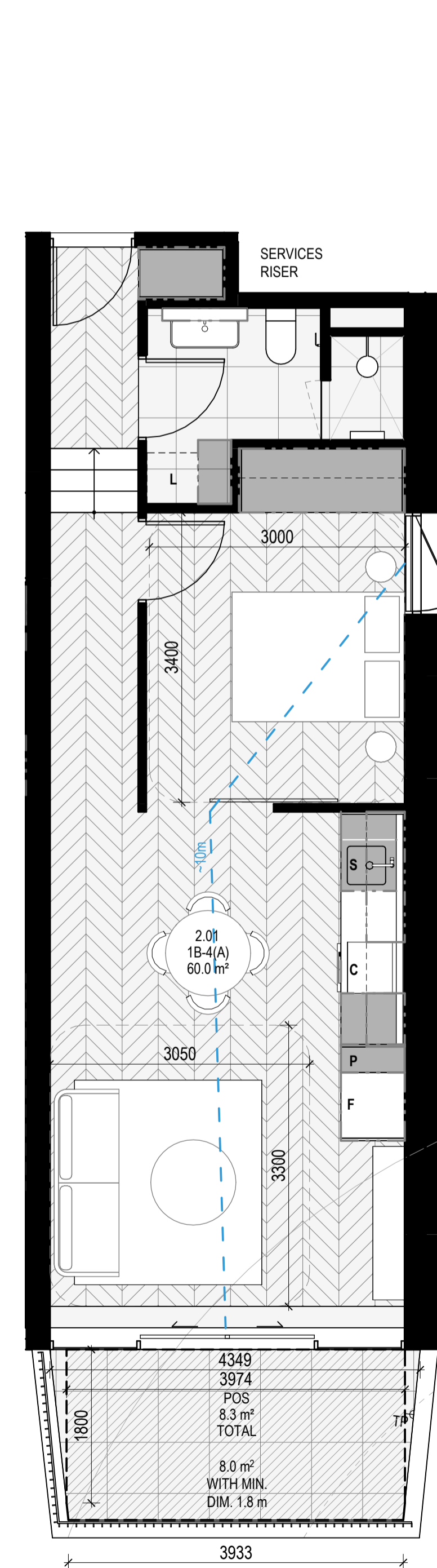
APARTMENT TYPE 1B-2(C) & 1B-2(D)
 - SAME AS APARTMENT TYPE 1B-2(A) BUT DIFFERENT BALCONY CONFIGURATION



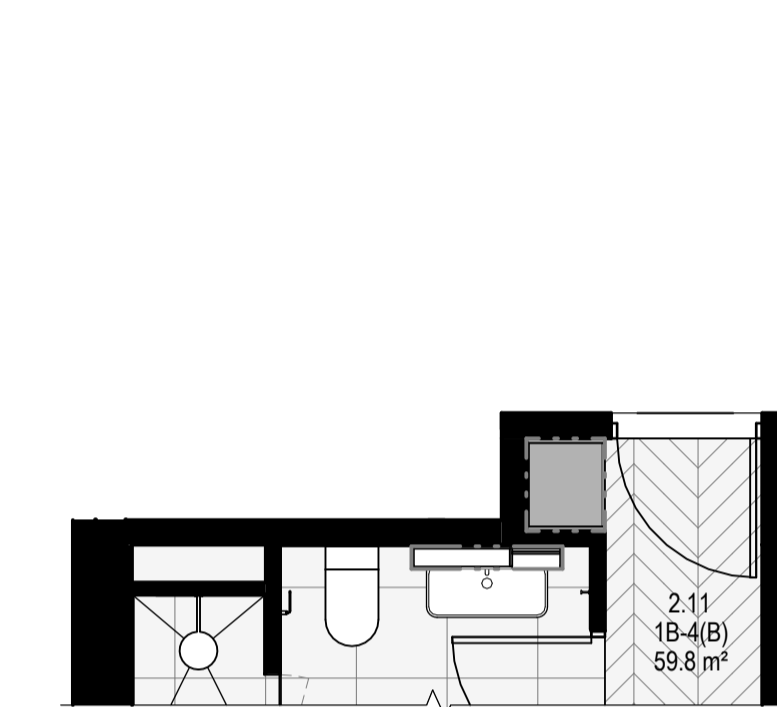
APARTMENT TYPE 1B-2(B) & 1B-2(D)
 SCALE 1 : 50
 - SAME AS APARTMENT TYPE 1B-2(A) BUT NO STAIR AT ENTRY



APARTMENT TYPE 1B-3
 SCALE 1 : 50



APARTMENT TYPE 1B-4(A)
 SCALE 1 : 50



APARTMENT TYPE 1B-4(B)
 SCALE 1 : 50
 - SAME AS APARTMENT TYPE 1B-4(A) BUT DIFFERENT ENTRY STORAGE CONFIGURATION

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
- TP - WATER TAP
- 13m - BREEZE PATH

APT TYPE 2B-1

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

INTERNAL STORAGE APT 2B-1

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	4.7 m³
BEDROOM ROBE	4.7 m³
DINING	1.9 m³
HALLWAY	0.8 m³
KITCHEN OF FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	0.7 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.8 m³
KITCHEN U/ BENCH	0.3 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.7 m³
LAUNDRY U/ SINK	0.2 m³
TOTAL INTERNAL STORAGE	16.9 m³

EXTERNAL STORAGE APT 2B-1

APT. NO.	LOCATION	VOLUME
G.02	BSMT STORAGE	3.0 m³

APT TYPE 2B-2

LEVEL	APT TYPE	NUMBER
APT LEVEL 1	2B-2	1.01
APT LEVEL 2	2B-2	2.02
APT LEVEL 3	2B-2	3.02
TOTAL: 3		

INTERNAL STORAGE APT 2B-2

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	4.6 m³
BEDROOM ROBE	4.7 m³
DINING	1.9 m³
HALLWAY	0.8 m³
KITCHEN OF FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	0.7 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.8 m³
KITCHEN U/ BENCH	0.3 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.7 m³
LAUNDRY U/ SINK	0.2 m³
TOTAL INTERNAL STORAGE	16.8 m³

EXTERNAL STORAGE APT 2B-2

APT. NO.	LOCATION	VOLUME
1.01	BSMT STORAGE	3.0 m³
2.02	BSMT STORAGE	2.8 m³
3.02	BSMT STORAGE	2.8 m³

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
- TP** - WATER TAP
- BREEZE PATH** -13m

GENERAL NOTES

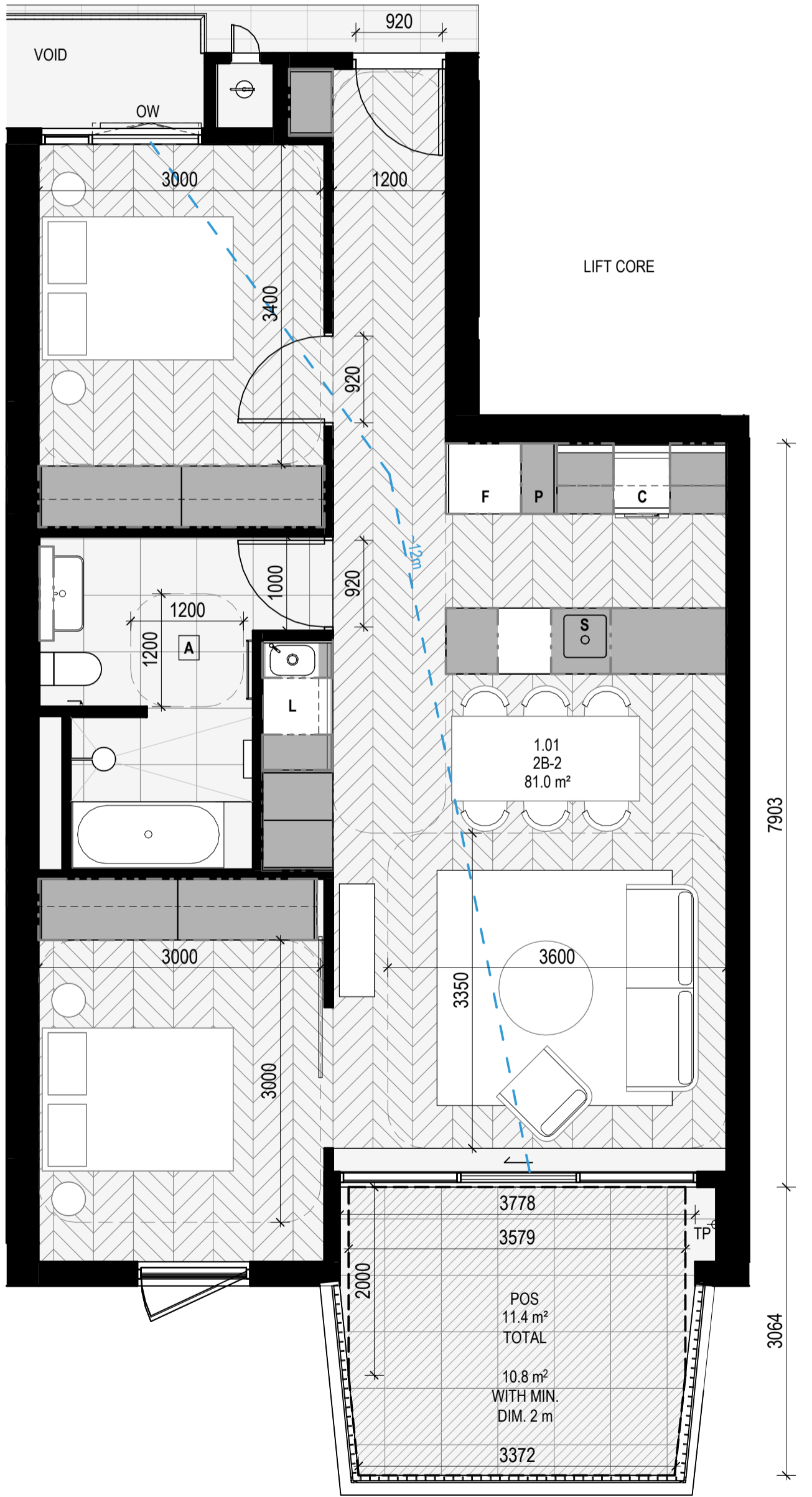
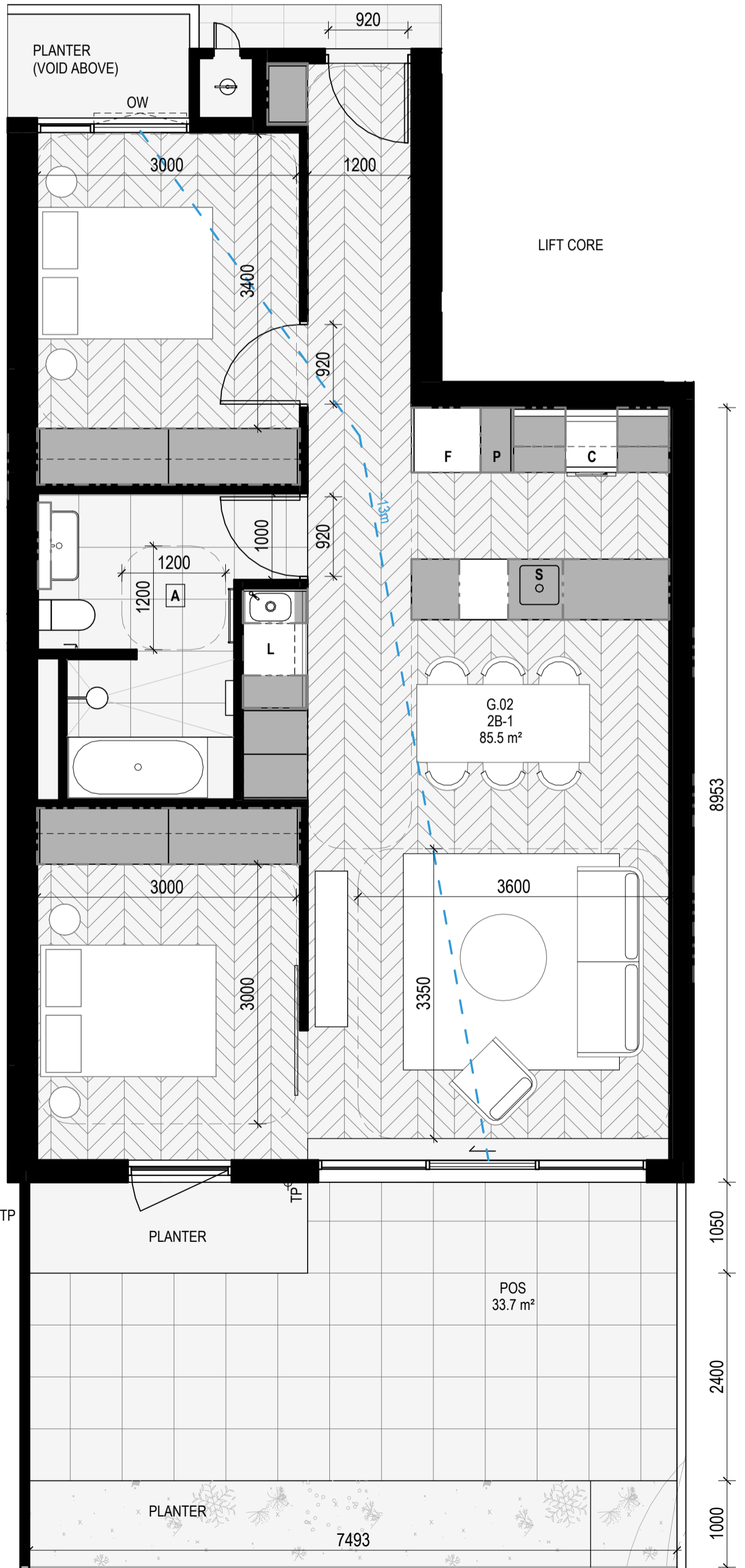
- SURVEY:** EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 303981-BG DATED 06/07/2023 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.
- LANDSCAPE DESIGN:** LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL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

ABBREVIATIONS

- AC** - AIR CONDITIONING CONDENSER UNIT
- COM** - COMMON RISER
- CL** - CLOTHES LINE
- ELEC** - ELECTRICAL RISER
- FEX** - FIRE EXTINGUISHER
- FFL** - FINISHED FLOOR LEVEL
- FHR** - FIRE HOSE REEL
- FHY** - FIRE HYDRANT
- FIP** - FIRE INDICATOR PANEL
- HP** - HOT WATER PUMP
- HYDR** - HYDRAULIC RISER
- HW** - HOT WATER UNIT
- NGL** - NATURAL GROUND LEVEL
- REF** - REFRIGERANT RISER
- RL** - RELATIVE LEVEL
- OW** - OPERABLE WINDOW
- PV** - PV PANEL
- RFL** - ROOF LIGHT

MATERIALS

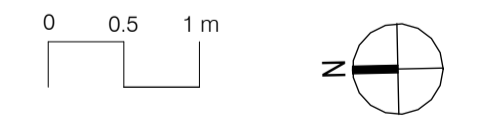
- BRK1** BRICK WORK
- BRK2** HIT & MISS BRICK WORK
- BRK3** GLAZED BRICK
- CON1** CONCRETE PLANTER
- FCS1** PAINTED FIBRE CEMENT SHEET
- TL1** EXTERNAL TILE
- SC1** SUN SHADESCREEN
- GL1** DOUBLE GLAZING - CLEAR
- GL2** REEDED GLAZING
- MS1** TENSILE WIRE CABLES
- MS2** MESH FENCING
- MT1** ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2** ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3** PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1** SAFETY GUARD RAIL
- SC1** SUNSHADE SCREEN (GREEN)
- ACP1** ACOUSTIC WALL PANEL
- TM1** PAINTED TIMBER SCREEN
- TL1** TILE (GREEN)



- ESD: THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER STORAGE BELOW 50%.
 - 2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 - * 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 - * 85% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 - * 85% OF NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 - 4. THE NON-RESIDENTIAL AREAS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - 5. 38% (18 OUT OF 47) 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 4.5 STAR AVERAGE NATIONAL ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.5 STAR AVERAGE NATIONAL ENERGY RATING RESULT FOR THE TOWNHOUSES.
 - 8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SECTION 2.019).
 - 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - 10. A BUSHY SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - 11. A BUSHY 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 22,000 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 MULCH BED IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 - 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - 17. A MINIMUM OF 8 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - 19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 - 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 21. 100% OF COMMONAL SPACE (INCLUDING CLOTHES LINE) IS TO BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 - 22. 2% OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
APARTMENT PLAN - TYPE 2B-1 & 2B-2

PROJECT
97 Aims Road
AT St Kilda East
FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
SCALE	PROJECT		
As indicated(A1)	2202	TP620	4

copyright 2024

APT TYPE 2B-3(A)

LEVEL	APT TYPE	NUMBER
APT GROUND	2B-3(A)	G.05
APT LEVEL 1	2B-3(A)	1.04
APT LEVEL 3	2B-3(A)	3.05
TOTAL: 3		

INTERNAL STORAGE APT 2B-3(A)

LOCATION	VOLUME
BATHROOM VANITY	0.1 m ³
BEDROOM ROBE	3.5 m ³
BEDROOM ROBE	4.0 m ³
BEDROOM ROBE	1.7 m ³
BEDROOM SHELF	1.2 m ³
HALLWAY	1.2 m ³
KITCHEN O/F FRIDGE	0.4 m ³
KITCHEN OVERHEAD	0.2 m ³
KITCHEN OVERHEAD	0.8 m ³
KITCHEN PANTRY	0.8 m ³
KITCHEN SHELF	0.5 m ³
KITCHEN U/I BENCH	0.4 m ³
KITCHEN U/I BENCH	0.4 m ³
KITCHEN U/I BENCH	0.4 m ³
KITCHEN U/I BENCH	0.4 m ³
KITCHEN U/I OVEN	0.1 m ³
KITCHEN U/I SINK	0.2 m ³
LAUNDRY BROOM	0.7 m ³
LAUNDRY U/I SINK	0.2 m ³
TOTAL INTERNAL STORAGE	16.9 m ³

EXTERNAL STORAGE APT 2B-3(A)

APT. NO.	LOCATION	VOLUME
G.05	BSMT STORAGE	3.0 m ³
1.04	BSMT STORAGE	3.0 m ³
3.05	BSMT STORAGE	2.8 m ³

APT TYPE 2B-3(B)

LEVEL	APT TYPE	NUMBER
APT LEVEL 2	2B-3(B)	2.05
TOTAL: 1		

INTERNAL STORAGE APT 2B-3(B)

LOCATION	VOLUME
BATHROOM VANITY	0.2 m ³
BEDROOM ROBE	2.9 m ³
BEDROOM ROBE	3.5 m ³
BEDROOM SHELF	1.2 m ³
HALLWAY	1.0 m ³
KITCHEN OVERHEAD	0.2 m ³
KITCHEN OVERHEAD	0.8 m ³
KITCHEN PANTRY	0.8 m ³
KITCHEN SHELF	0.5 m ³
KITCHEN U/I BENCH	0.4 m ³
KITCHEN U/I BENCH	0.4 m ³
KITCHEN U/I BENCH	0.4 m ³
KITCHEN U/I OVEN	0.1 m ³
KITCHEN U/I SINK	0.2 m ³
LAUNDRY BROOM	0.9 m ³
LAUNDRY U/I SINK	0.2 m ³
TOTAL INTERNAL STORAGE	13.6 m ³

EXTERNAL STORAGE APT 2B-3(B)

APT. NO.	LOCATION	VOLUME
2.05	BSMT STORAGE	2.8 m ³

APT TYPE 2B-4(A)

LEVEL	APT TYPE	NUMBER
APT GROUND	2B-4(A)	G.08
APT LEVEL 1	2B-4(A)	1.07
APT LEVEL 3	2B-4(A)	3.08
TOTAL: 3		

INTERNAL STORAGE APT 2B-4(A)

LOCATION	VOLUME
BATHROOM VANITY	0.1 m ³
BEDROOM ROBE	4.7 m ³
BEDROOM ROBE	1.7 m ³
BEDROOM ROBE	4.0 m ³
BEDROOM SHELF	1.2 m ³
HALLWAY	1.2 m ³
KITCHEN O/F FRIDGE	0.4 m ³
KITCHEN OVERHEAD	0.2 m ³
KITCHEN OVERHEAD	0.8 m ³
KITCHEN PANTRY	0.8 m ³
KITCHEN SHELF	0.5 m ³
KITCHEN U/I BENCH	0.4 m ³
KITCHEN U/I BENCH	0.4 m ³
KITCHEN U/I BENCH	0.4 m ³
KITCHEN U/I BENCH	0.4 m ³
KITCHEN U/I OVEN	0.1 m ³
KITCHEN U/I SINK	0.2 m ³
LAUNDRY BROOM	0.7 m ³
LAUNDRY U/I SINK	0.2 m ³
TOTAL INTERNAL STORAGE	18.0 m ³

EXTERNAL STORAGE APT 2B-4(A)

APT. NO.	LOCATION	VOLUME
G.08	BSMT STORAGE	3.0 m ³
1.07	BSMT STORAGE	2.8 m ³
3.08	BSMT STORAGE	2.8 m ³

APT TYPE 2B-4(B)

LEVEL	APT TYPE	NUMBER
APT LEVEL 2	2B-4(B)	2.06
TOTAL: 1		

INTERNAL STORAGE APT 2B-4(B)

LOCATION	VOLUME
BATHROOM VANITY	0.2 m ³
BEDROOM ROBE	4.7 m ³
BEDROOM ROBE	2.8 m ³
BEDROOM SHELF	1.2 m ³
HALLWAY	1.0 m ³
KITCHEN O/F FRIDGE	0.4 m ³
KITCHEN OVERHEAD	0.2 m ³
KITCHEN OVERHEAD	0.8 m ³
KITCHEN PANTRY	0.8 m ³
KITCHEN SHELF	0.5 m ³
KITCHEN U/I BENCH	0.4 m ³
KITCHEN U/I BENCH	0.4 m ³
KITCHEN U/I BENCH	0.4 m ³
KITCHEN U/I BENCH	0.4 m ³
KITCHEN U/I OVEN	0.1 m ³
KITCHEN U/I SINK	0.2 m ³
LAUNDRY BROOM	0.9 m ³
LAUNDRY U/I SINK	0.2 m ³
TOTAL INTERNAL STORAGE	15.1 m ³

EXTERNAL STORAGE APT 2B-4(B)

APT. NO.	LOCATION	VOLUME
2.06	BSMT STORAGE	2.8 m ³

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
- TP** - WATER TAP
- 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 - AIR CONDITIONING CONDENSER UNIT
- COM - COMMON RISER
- CL - CLOTHES LINE
- ELEC - ELECTRICAL RISER
- FEK - FIRE EXTINGUISHER
- FFL - FINISHED FLOOR LEVEL
- FHR - FIRE HOSE REEL
- FHY - FIRE HYDRANT
- FIP - FIRE INDICATOR PANEL
- HP - HOT WATER PUMP
- HYDR - HYDRAULIC RISER
- HW - HOT WATER UNIT
- NGL - NATURAL GROUND LEVEL
- REF - REFRIGERANT RISER
- RL - RELATIVE LEVEL
- OW - OPERABLE WINDOW
- PV - PV PANEL
- RFL - ROOF LIGHT

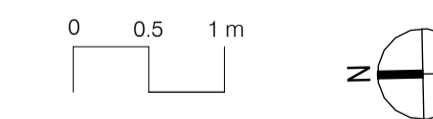
MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- CON1 CONCRETE PLANTER
- FCB1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACP1 ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

- ESD:
- THE PROJECT ACHIEVES A TOTAL BEEB SCORE OF 73% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER STRATEGIES BELOW 50%.
 - 100% OF OUT OF 47% OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) OF THE DEVELOPMENT'S COMMONS ARE NATURALLY CROSS-VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULTS ARE AS FOLLOWS:
 - 78% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 - 88% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 - 8% OF BEDROOM FLOOR AREA ACHIEVES >90% ABOVE DF
 - THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 - 38% (18 OUT OF 47) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - THE DEVELOPMENT IS TO ACHIEVE A 4.5 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 (RCA) SECTION 2.016.
 - THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - A 5000 LITRE RAINWATER TANK IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - A 5000 LITRE PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 - INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, COMMONS AND COMMON AREAS.
 - WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 - A 22000 LITRE RAINWATER TANK AND A 3000 LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 - A 4000 LITRE RAINWATER TANK IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 - ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - A MINIMUM OF 67 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
 - 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 100% OF COMMON SPACE (INCLUDING CLOTHES LINE) IS TO BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 - 22% OF COMMON FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

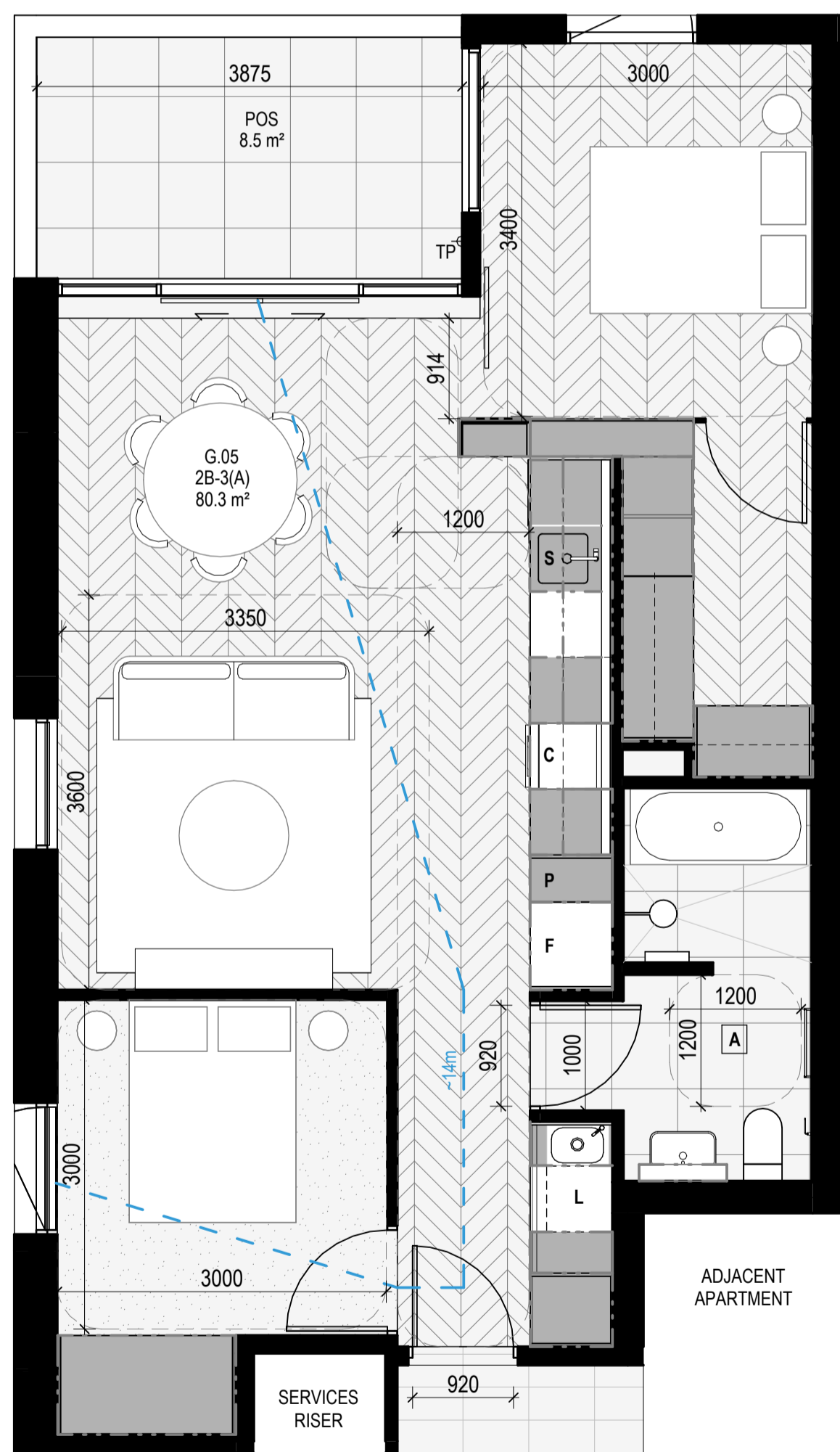
Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
APARTMENT PLAN - TYPE 2B-3(A), TYPE 2B-3(B), TYPE 2B-4(A), TYPE 2B-4(B)

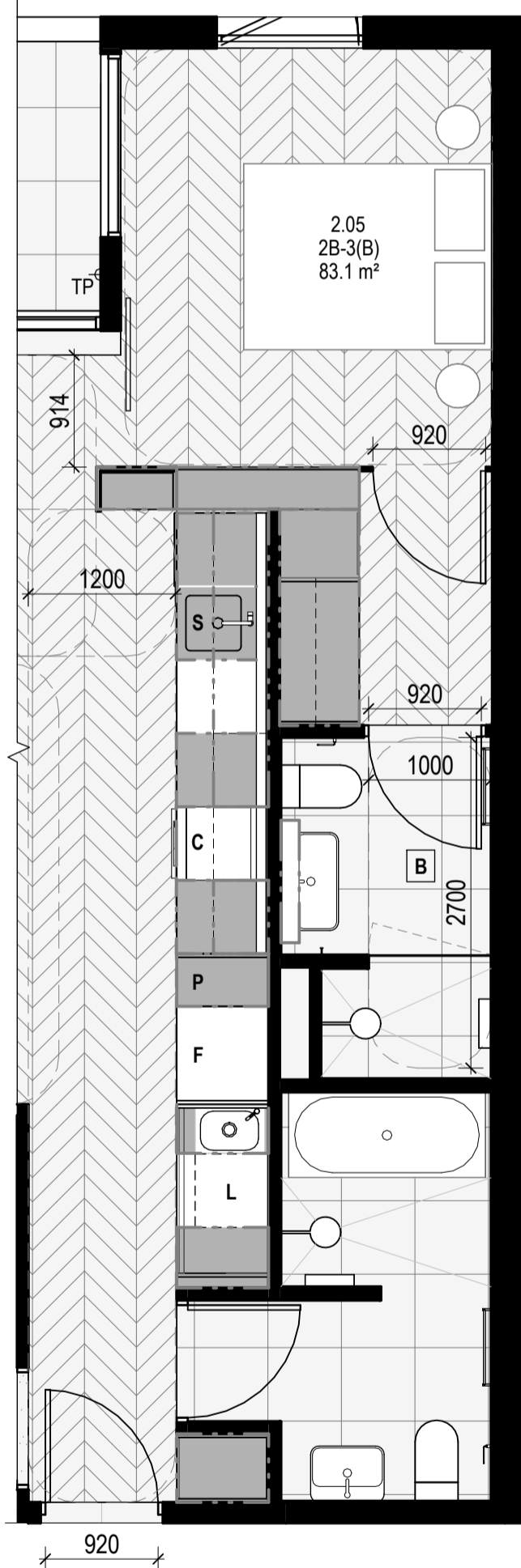
PROJECT
97 Aims Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
SCALE	PROJECT		
As indicated(A1)	2202	TP621	4

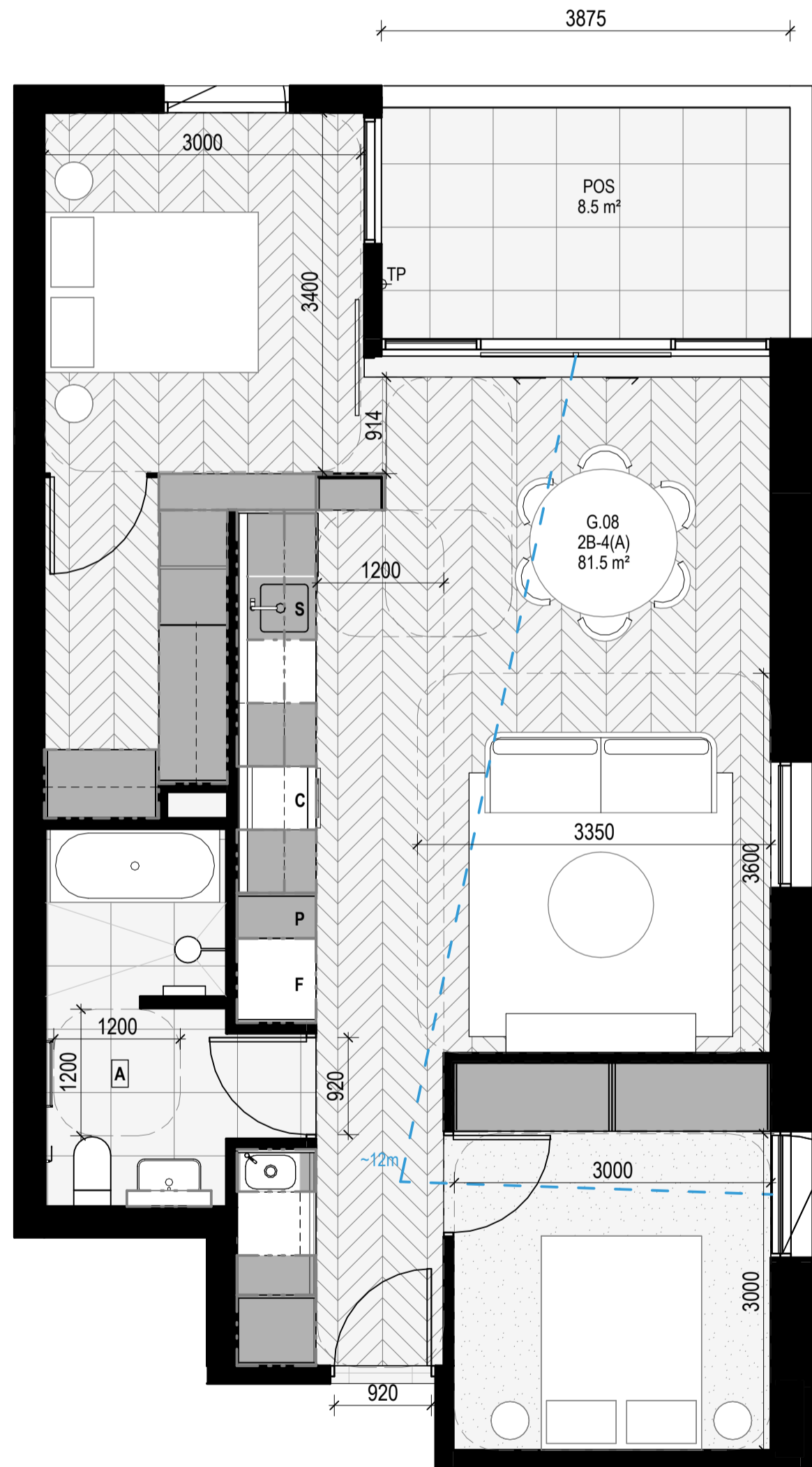
Copyright 2024



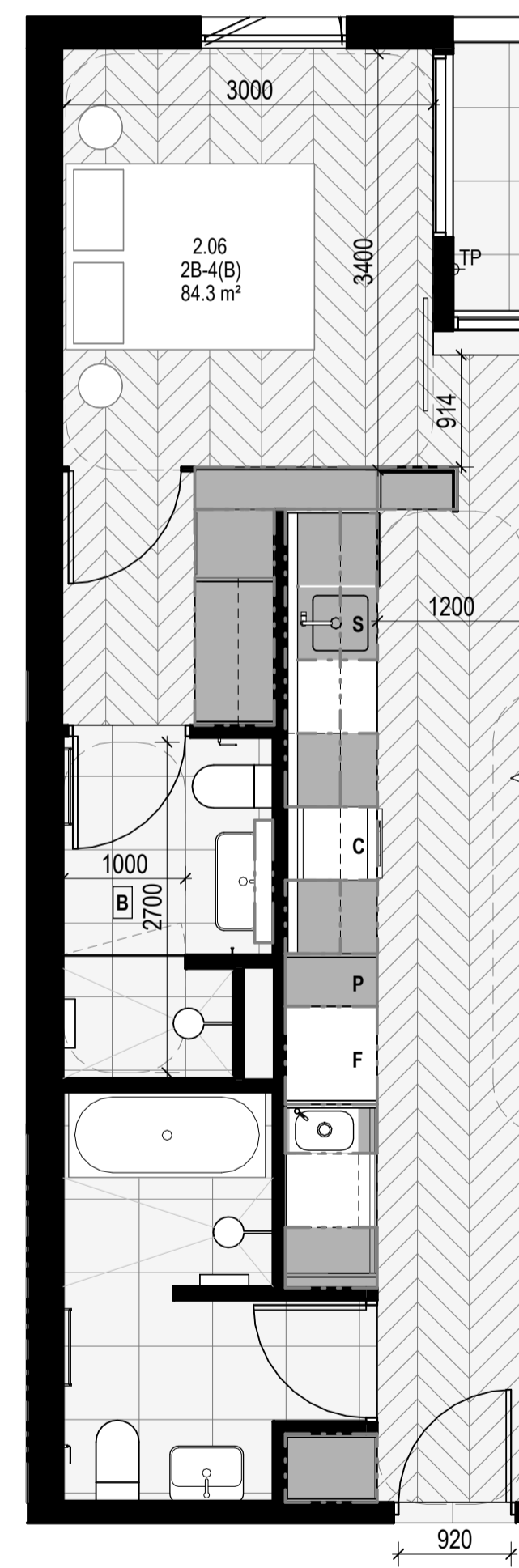
APARTMENT TYPE 2B-3(A)
SCALE 1:50



APARTMENT TYPE 2B-3(B)
SCALE 1:50
- SAME AS APARTMENT TYPE 2B-3(A) BUT AN ADDITIONAL BATHROOM



APARTMENT TYPE 2B-4(A)
SCALE 1:50



APARTMENT TYPE 2B-4(B)
SCALE 1:50

APT TYPE 2B-5

LEVEL	APT TYPE	NUMBER
APT GROUND	2B-5	G.13
APT GROUND	2B-5	G.12
TOTAL: 2		

INTERNAL STORAGE APT 2B-5

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BATHROOM VANITY	0.1 m³
BEDROOM ROBE	4.7 m³
BEDROOM ROBE	4.7 m³
BEDROOM ROBE	2.1 m³
HALLWAY	0.5 m³
KITCHEN O' FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	1.8 m³
KITCHEN PANTRY	1.2 m³
KITCHEN SHELF	0.5 m³
KITCHEN U/ BENCH	0.8 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.7 m³
LAUNDRY CUPBOARD	0.9 m³
LAUNDRY U/ SINK	0.2 m³
TOTAL INTERNAL STORAGE	20.2 m³

EXTERNAL STORAGE APT 2B-5

APT. NO.	LOCATION	VOLUME
G.12	BSMT STORAGE	3.0 m³
G.13	BSMT STORAGE	3.0 m³

APT TYPE 2B-6(A)

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

INTERNAL STORAGE APT 2B-6(A) & 2B-6(B)

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BATHROOM VANITY	0.1 m³
BEDROOM ROBE	4.6 m³
BEDROOM ROBE	4.7 m³
BEDROOM ROBE	2.1 m³
HALLWAY	0.5 m³
KITCHEN O' FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	1.8 m³
KITCHEN PANTRY	1.2 m³
KITCHEN SHELF	0.5 m³
KITCHEN U/ BENCH	0.8 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.7 m³
LAUNDRY CUPBOARD	0.9 m³
LAUNDRY U/ SINK	0.2 m³
TOTAL INTERNAL STORAGE	20.0 m³

EXTERNAL STORAGE APT 2B-6(A) & 2B-6(B)

APT. NO.	LOCATION	VOLUME
1.11	BSMT STORAGE	3.0 m³
2.09	BSMT STORAGE	2.8 m³
2.10	BSMT STORAGE	2.8 m³
3.09	BSMT STORAGE	2.8 m³
1.12	BSMT STORAGE	3.0 m³

APT TYPE 2B-6(B)

LEVEL	APT TYPE	NUMBER
APT LEVEL 1	2B-6(B)	1.12
APT LEVEL 2	2B-6(B)	2.10
APT LEVEL 3	2B-6(B)	3.09
TOTAL: 3		

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
- TP** - WATER TAP
- 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** - AIR CONDITIONING CONDENSER UNIT
- COM** - COMMON RISER
- CL** - CLOTHES LINE
- ELEC** - ELECTRICAL RISER
- FEK** - FIRE EXTINGUISHER
- FFL** - FINISHED FLOOR LEVEL
- FHR** - FIRE HOSE REEL
- FHY** - FIRE HYDRANT
- FIP** - FIRE INDICATOR PANEL
- HP** - HOT WATER PUMP
- HYDR** - HYDRAULIC RISER
- HW** - HOT WATER UNIT
- NGL** - NATURAL GROUND LEVEL
- REF** - REFRIGERANT RISER
- RL** - RELATIVE LEVEL
- OW** - OPERABLE WINDOW
- PV** - PV PANEL
- RL** - ROOF LIGHT

MATERIALS

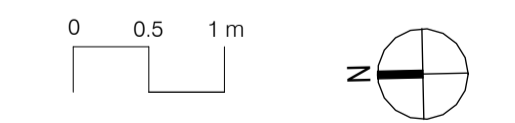
- BRK1** BRICK WORK
- BRK2** HT & MSB BRICK WORK
- BRK3** GLAZED BRICK
- CON1** CONCRETE PLANTER
- FCS1** PAINTED FIBRE CEMENT SHEET
- TL1** EXTERNAL TILE
- SC1** SUN SHADES/SCREEN
- GL1** DOUBLE GLAZING - CLEAR
- GL2** REEDED GLAZING
- MS1** TENSILE WIRE CABLES
- MS2** MESH FENCING
- MT1** ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2** ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3** PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1** SAFETY GUARD RAIL
- SC1** SUNSHADE SCREEN (GREEN)
- ACP1** ACOUSTIC WALL PANEL
- TM1** PAINTED TIMBER SCREEN
- TL1** TILE (GREEN)

- ESD:
- THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER STORAGE BELOW 5%.
 - 100% OF OUT OF 47% OF THE DEVELOPMENT'S APARTMENTS AND 100% (20) OUT OF 20 OF THE DEVELOPMENT'S COMMON AREAS ARE NATURALLY CROSS-VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULTS ARE AS FOLLOWS:
 - 88% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 - 88% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 - 88% OF NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 - 38% (18) OUT OF 47% OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - THE DEVELOPMENT IS TO ACHIEVE A 4.5 STAR AVERAGE WATER ENERGY RATING RESULT FOR THE APARTMENTS AND A 7 STAR AVERAGE WATER ENERGY RATING RESULT FOR COMMON AREAS.
 - THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (RCA) SECTION 2.016.
 - THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - A SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - A 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 22,000 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 MILD CLIMATE SYSTEM IS TO BE PROVIDED FOR THE COMMON AREAS.
 - ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - A MINIMUM OF 67 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 10% OF COMMONAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 - 2% OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING

NOT FOR CONSTRUCTION



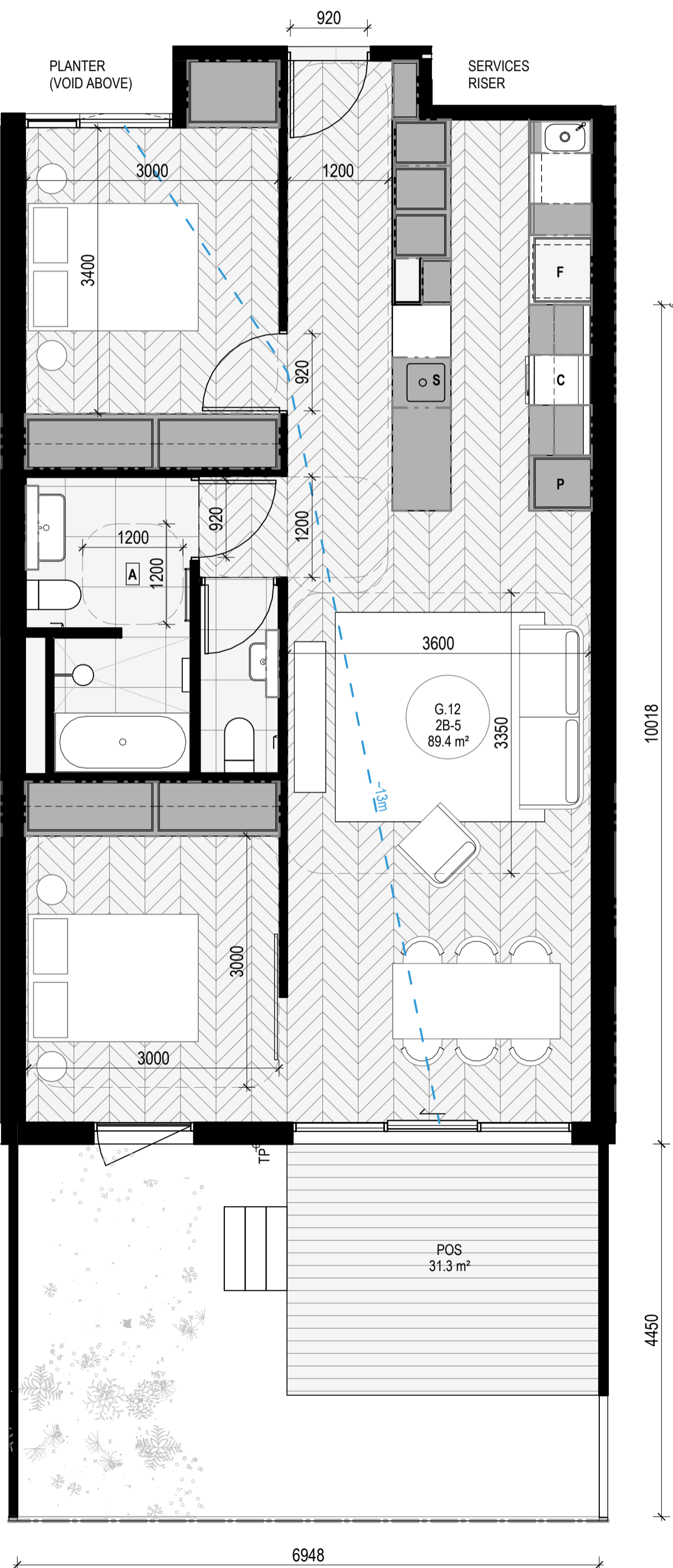
KTA

Kerstin Thompson Architects Pty Ltd
 Wurundjeri Wai Wurrung Country
 6 Lothian St, North Melbourne VIC 3051
 T +61 3 8662 8800
 kta@kerstinthompson.com
 www.kerstinthompson.com

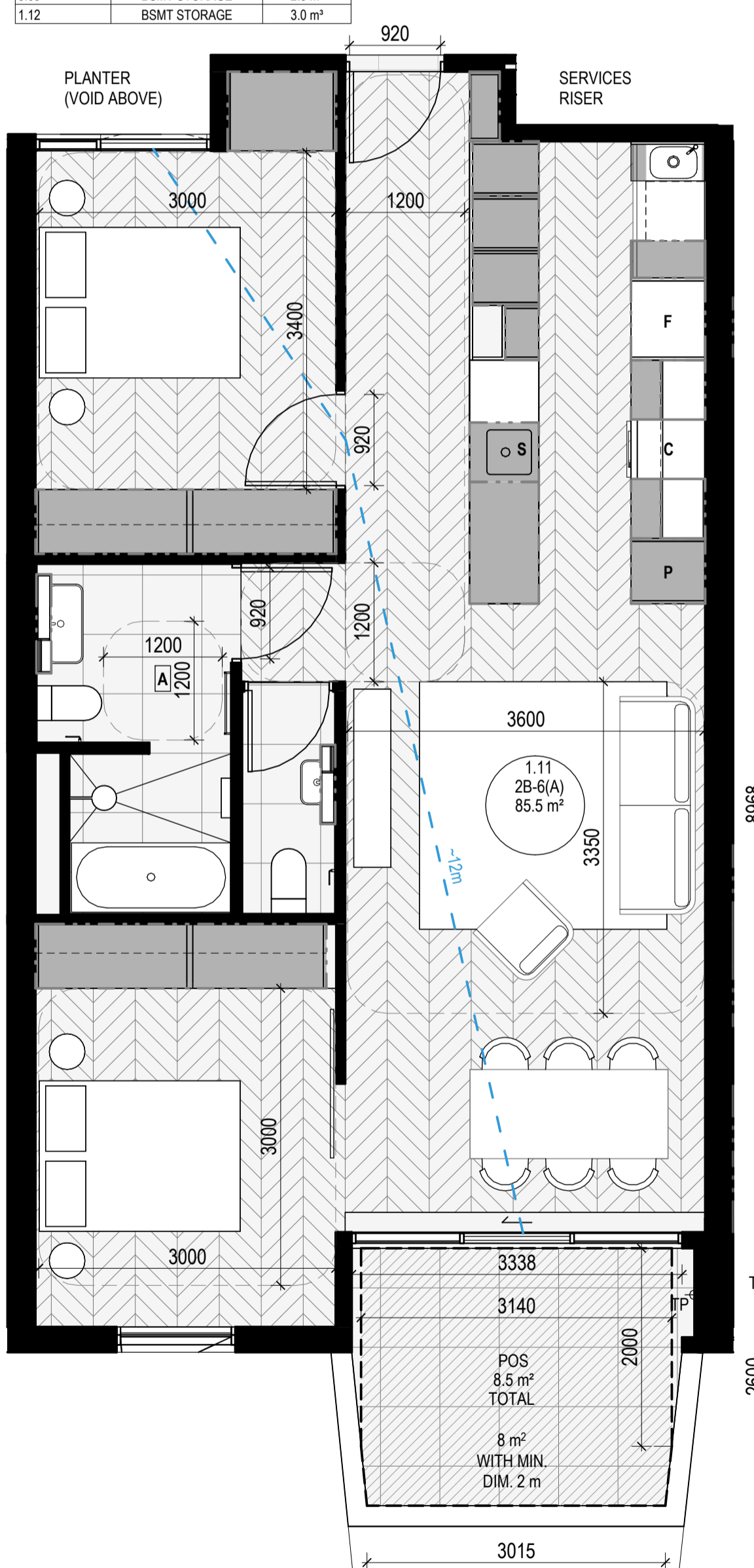
DRAWING TITLE
 APARTMENT PLAN - TYPE 2B-5, TYPE 2B-6(A) & (B)

PROJECT
 97 Alma Road
 AT St Kilda East
 FOR Neometro

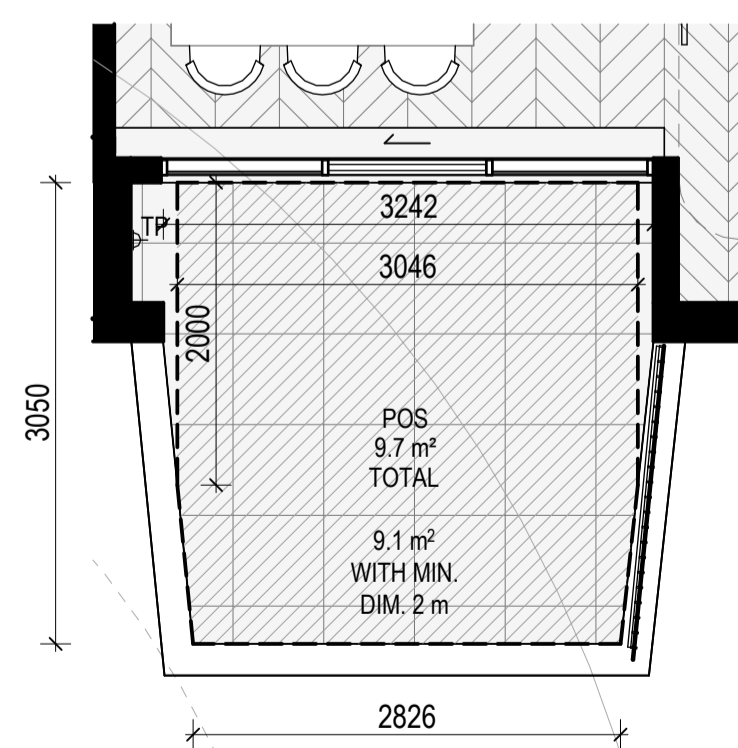
DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA	TP622	4
SCALE	PROJECT		
As indicated(A1)	2202		



APARTMENT TYPE 2B-5
 SCALE 1: 50



APARTMENT TYPE 2B-6(A)
 SCALE 1: 50

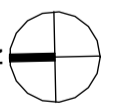


APARTMENT TYPE 2B-6(B)
 SCALE 1: 50
 - SAME AS APARTMENT TYPE 2B-6(A) BUT
 DIFFERENT BALCONY CONFIGURATION

NO LONGER IN USE

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
APARTMENT PLAN - TYPE 2B-7, TYBE 2B-8

PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
SCALE	PROJECT		
(A1)	2202	TP623	4

APT TYPE 2BD-1

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

INTERNAL STORAGE APT 2BD-1

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	3.7 m³
BEDROOM ROBE	2.9 m³
BEDROOM ROBE	1.5 m³
BEDROOM SHELF	0.9 m³
HALLWAY	1.5 m³
KITCHEN O/ FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN OVERHEAD	0.4 m³
KITCHEN PANTRY	0.6 m³
KITCHEN U/ BENCH	0.8 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	1.4 m³
LAUNDRY U/ SINK	0.1 m³
TOTAL INTERNAL STORAGE	15.4 m³

EXTERNAL STORAGE APT 2BD-1

APT. NO.	LOCATION	VOLUME
G.01	BSMT STORAGE	3.0 m³

APT TYPE 2BD-2

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

INTERNAL STORAGE APT 2BD-2

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	2.9 m³
BEDROOM ROBE	4.7 m³
BEDROOM SHELF	1.0 m³
BEDROOM SHELF	0.5 m³
HALLWAY	1.1 m³
HALLWAY	0.5 m³
KITCHEN O/ FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN OVERHEAD	0.4 m³
KITCHEN PANTRY	0.6 m³
KITCHEN U/ BENCH	0.8 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	1.4 m³
LAUNDRY U/ SINK	0.1 m³
TOTAL INTERNAL STORAGE	15.5 m³

EXTERNAL STORAGE APT 2BD-2

APT. NO.	LOCATION	VOLUME
G.14	BSMT STORAGE	3.0 m³

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
- TP** - WATER TAP
- 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** AIR CONDITIONING CONDENSER UNIT
- COM** COMMON RISER
- CL** CLOTHES LINE
- ELEC** ELECTRICAL RISER
- FEX** FIRE EXTINGUISHER
- FFL** FINISHED FLOOR LEVEL
- FHR** FIRE HOSE REEL
- FHY** FIRE HYDRANT
- FIP** FIRE INDICATOR PANEL
- HP** HOT WATER PUMP
- HYDR** HYDRAULIC RISER
- HW** HOT WATER UNIT
- NGL** NATURAL GROUND LEVEL
- REF** REFRIGERANT RISER
- RL** RELATIVE LEVEL
- OW** OPERABLE WINDOW
- PV** PV PANEL
- RFL** ROOF LIGHT

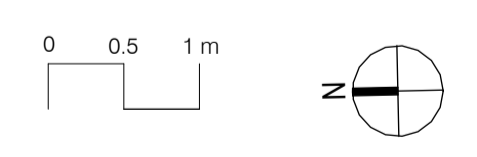
MATERIALS

- BRK1** BRICK WORK
- BRK2** HIT & MISS BRICK WORK
- BRK3** GLAZED BRICK
- COM1** CONCRETE PLANTER
- FCS1** PAINTED FIBRE CEMENT SHEET
- TL1** EXTERNAL TILE
- SC1** SUN SHADESCREEN
- GL1** DOUBLE GLAZING - CLEAR
- GL2** REEDED GLAZING
- MS1** TENSILE WIRE CABLES
- MS2** MESH FENCING
- MT1** ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2** ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3** PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1** SAFETY GUARD RAIL
- SC1** SUNSHADE SCREEN (GREEN)
- ACP1** ACOUSTIC WALL PANEL
- TM1** PAINTED TIMBER SCREEN
- TL1** TILE (GREEN)

- ESD:
- THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER SPORNIATOR BELOW 50%.
 - 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) OF THE DEVELOPMENT'S COMMONS ARE NATURALLY CROSS-VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULTS AS FOLLOWS:
 - * 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 - * 85% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 - * 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 - * 38% (18 OUT OF 47) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - THE DEVELOPMENT IS TO ACHIEVE A 4.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE COMMONS.
 - THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SECTION 2.016).
 - THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - A BIPV SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - A BIPV SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 - INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, TOWNHOUSES AND COMMONAL AREAS.
 - WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 - A 22,000 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 MILDCLIMATE TOWN WATER OR 90% IS ACHIEVED.
 - ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - A MINIMUM OF 87 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
 - 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 100% OF COMMONAL SPACE (INCLUDING CLOTHES LINE) IS TO BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 - 22.2% OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING NOT FOR CONSTRUCTION



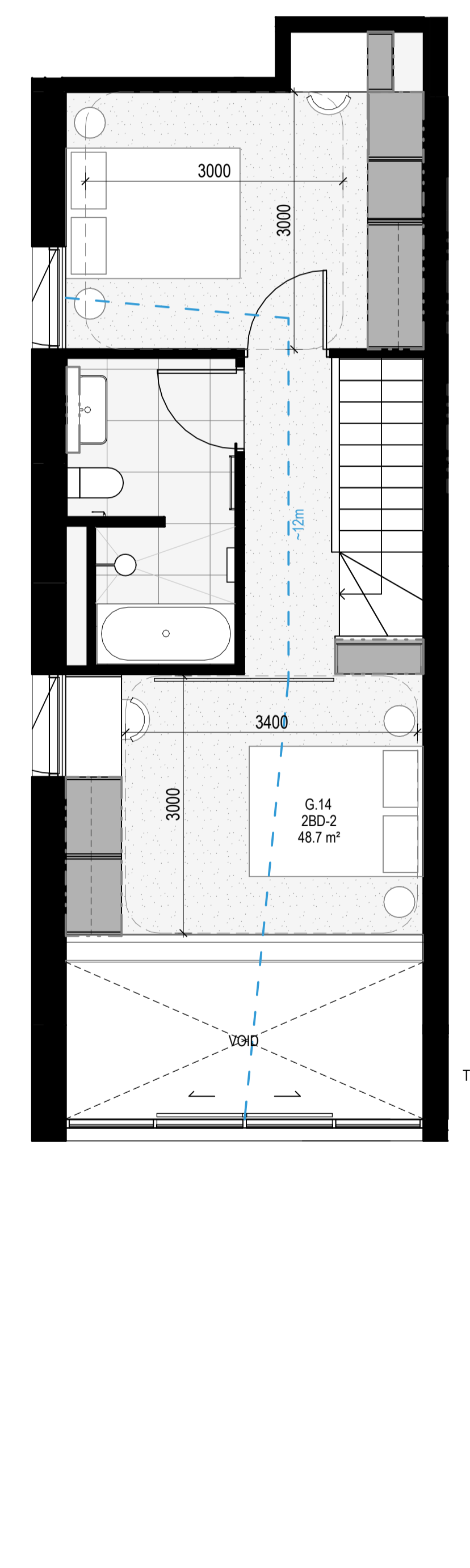
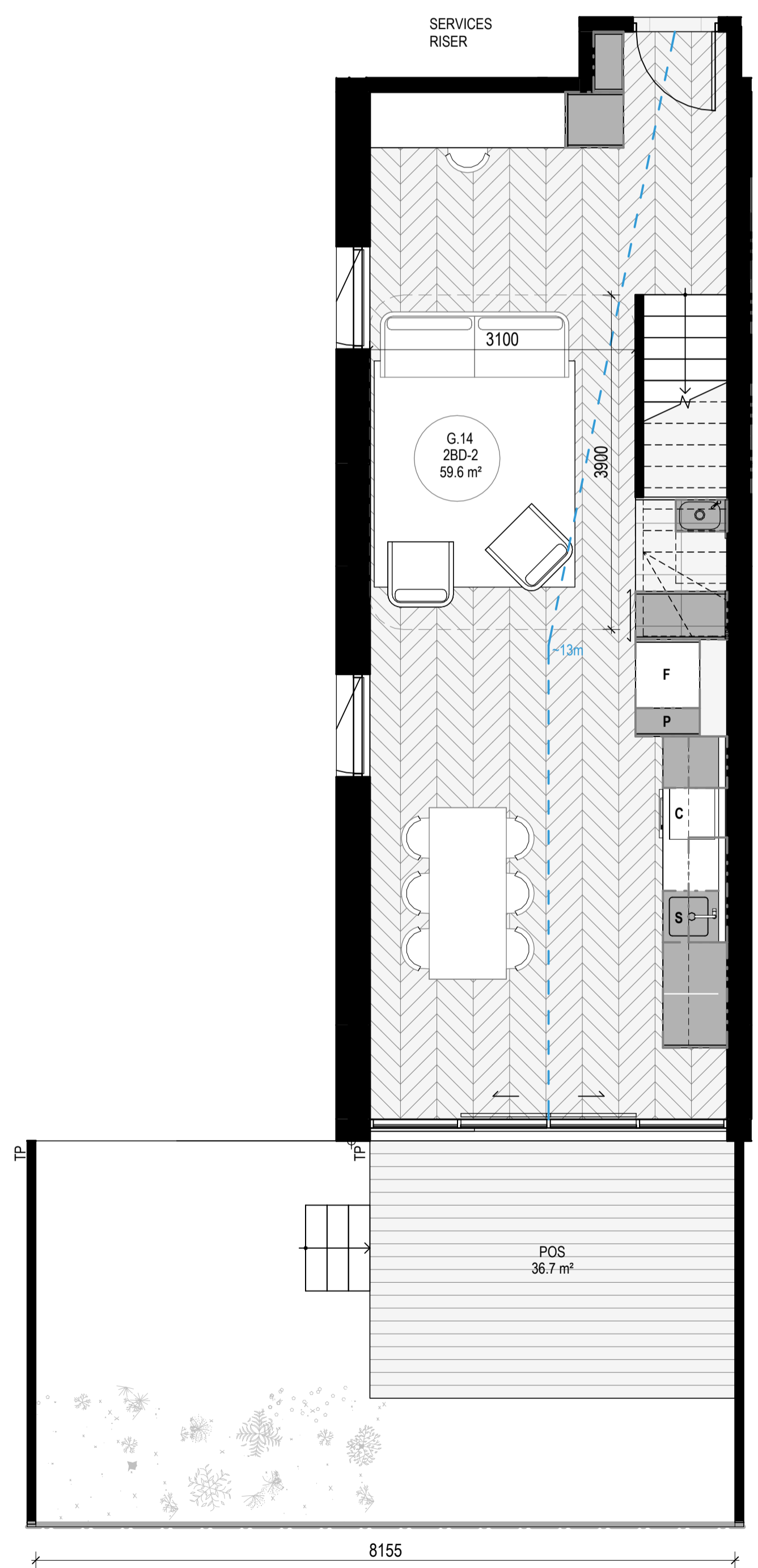
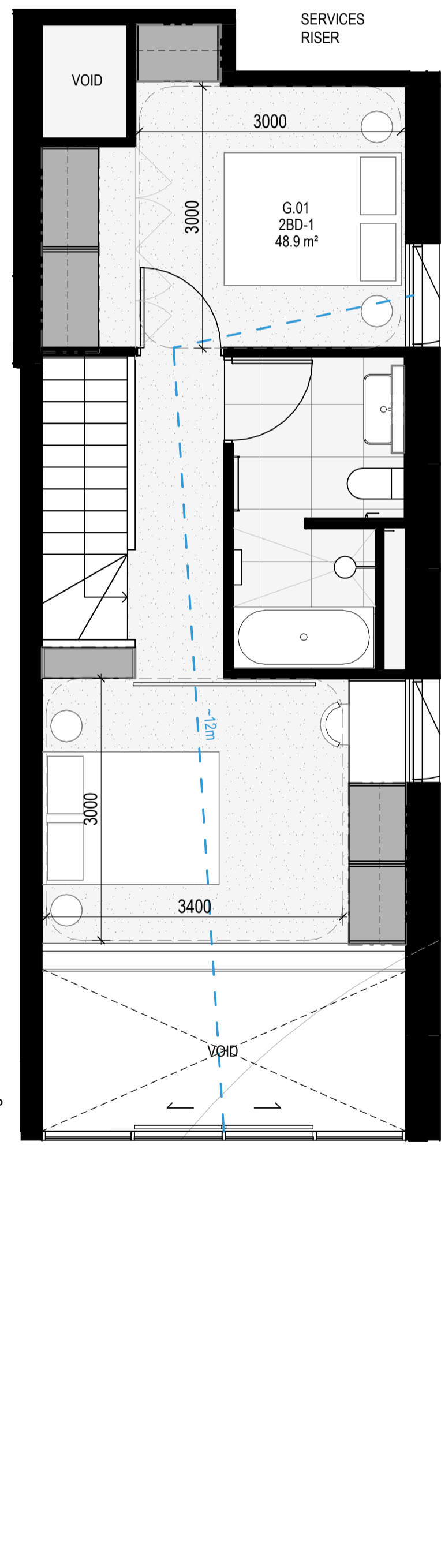
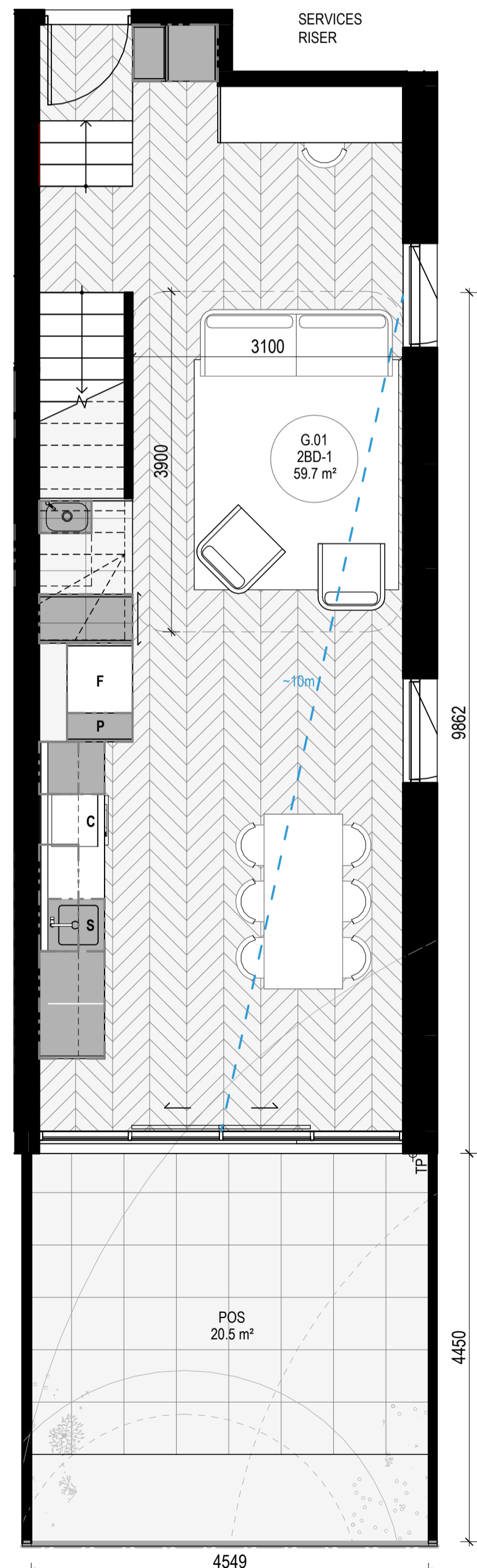
KTA

Kerstin Thompson Architects Pty Ltd
 Wurundjeri Woi Wurrung Country
 6 Lothian St, North Melbourne VIC 30051
 T +61 3 8662 8800
 kta@kerstinthompson.com
 www.kerstinthompson.com

DRAWING TITLE
 APARTMENT PLAN - TYPE 2BD-1 & 2BD-2

PROJECT
 97 Aims Road
 AT St Kilda East
 FOR Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA	TP624	4
SCALE	PROJECT	As indicated(A1)	2202



APARTMENT TYPE 2BD-1 LOWER SCALE 1:50

APARTMENT TYPE 2BD-1 UPPER SCALE 1:50

APARTMENT TYPE 2BD-2 LOWER SCALE 1:50

APARTMENT TYPE 2BD-2 UPPER SCALE 1:50

APT TYPE 2BD-3(A)

LEVEL	APT TYPE	NUMBER
APT LEVEL 1	2BD-3(A)	1.05
TOTAL:		1

INTERNAL STORAGE APT 2BD-3(A)

LOCATION	VOLUME
BATHROOM VANITY	0.2 m ³
BEDROOM ROBE	2.8 m ³
BEDROOM ROBE	3.3 m ³
BEDROOM ROBE	1.0 m ³
HALLWAY	1.7 m ³
KITCHEN OF FRIDGE	0.4 m ³
KITCHEN OVERHEAD	0.2 m ³
KITCHEN OVERHEAD	0.4 m ³
KITCHEN PANTRY	0.6 m ³
KITCHEN U/ BENCH	0.8 m ³
KITCHEN U/ BENCH	0.4 m ³
KITCHEN U/ OVEN	0.1 m ³
KITCHEN U/ SINK	0.2 m ³
LAUNDRY BROOM	1.4 m ³
LAUNDRY U/ SINK	0.1 m ³
TOTAL INTERNAL STORAGE	13.6 m ³

EXTERNAL STORAGE APT 2BD-3(A)

APT. NO.	LOCATION	VOLUME
1.05	BSMT STORAGE	3.0 m ³

APT TYPE 2BD-3(B)

LEVEL	APT TYPE	NUMBER
APT LEVEL 1	2BD-3(B)	1.06
TOTAL:		1

INTERNAL STORAGE APT 2BD-3(B)

LOCATION	VOLUME
BATHROOM VANITY	0.2 m ³
BEDROOM ROBE	4.7 m ³
BEDROOM ROBE	3.3 m ³
BEDROOM ROBE	1.0 m ³
HALLWAY	1.7 m ³
KITCHEN OF FRIDGE	0.4 m ³
KITCHEN OVERHEAD	0.2 m ³
KITCHEN OVERHEAD	0.4 m ³
KITCHEN PANTRY	0.6 m ³
KITCHEN U/ BENCH	0.8 m ³
KITCHEN U/ BENCH	0.4 m ³
KITCHEN U/ OVEN	0.1 m ³
KITCHEN U/ SINK	0.2 m ³
LAUNDRY BROOM	1.4 m ³
LAUNDRY U/ SINK	0.1 m ³
TOTAL INTERNAL STORAGE	15.5 m ³

EXTERNAL STORAGE APT 2BD-3(B)

APT. NO.	LOCATION	VOLUME
1.06	BSMT STORAGE	3.0 m ³

APT TYPE 2BD-4

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

INTERNAL STORAGE APT 2BD-4

LOCATION	VOLUME
BATHROOM VANITY	0.2 m ³
BEDROOM ROBE	3.1 m ³
BEDROOM ROBE	4.9 m ³
BEDROOM ROBE	2.9 m ³
BEDROOM SHELF	1.0 m ³
BEDROOM SHELF	0.5 m ³
HALLWAY	2.0 m ³
KITCHEN OF FRIDGE	0.4 m ³
KITCHEN OVERHEAD	0.2 m ³
KITCHEN OVERHEAD	0.4 m ³
KITCHEN PANTRY	0.6 m ³
KITCHEN U/ BENCH	0.8 m ³
KITCHEN U/ BENCH	0.4 m ³
KITCHEN U/ OVEN	0.1 m ³
KITCHEN U/ SINK	0.2 m ³
LAUNDRY BROOM	1.4 m ³
LAUNDRY U/ SINK	0.1 m ³
TOTAL INTERNAL STORAGE	19.3 m ³

EXTERNAL STORAGE APT 2BD-4

APT. NO.	LOCATION	VOLUME
1.08	BSMT STORAGE	2.8 m ³

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
- TP** - WATER TAP
- 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 - AIR CONDITIONING CONDENSER UNIT
 - COM - COMMON RISER
 - CL - CLOTHES LINE
 - ELEC - ELECTRICAL RISER
 - FEK - FIRE EXTINGUISHER
 - FFL - FINISHED FLOOR LEVEL
 - FHR - FIRE HOSE REEL
 - FHY - FIRE HYDRANT
 - FIP - FIRE INDICATOR PANEL
 - HP - HOT WATER PUMP
 - HYDR - HYDRAULIC RISER
 - HW - HOT WATER UNIT
 - NGL - NATURAL GROUND LEVEL
 - REF - REFRIGERANT RISER
 - RL - RELATIVE LEVEL
 - OW - OPERABLE WINDOW
 - PV - PV PANEL
 - RL - ROOF LIGHT

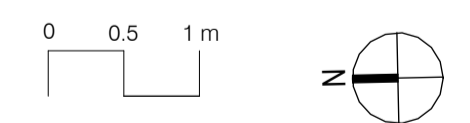
MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- COM1 CONCRETE PLANTER
- FCS1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACP1 ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

- ESD:
- THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER SPORADICALLY BELOW 50%.
 - 100% OF OUT OF 47% OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULTS ARE AS FOLLOWS:
 - *8% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 - *8% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 - *8% OF NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 - 38% (18 OUT OF 47) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - THE DEVELOPMENT IS TO ACHIEVE A 4.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7 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 (RCA) SECTION 2.016.
 - THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - A RAIN WATER HARVESTING SYSTEM IS TO BE PROVIDED ON THE ROOF OF THE APARTMENT BUILDING.
 - A RAIN 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 22,000 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 WELLDIGGED RAINWATER TANK IS TO BE PROVIDED.
 - ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - A MINIMUM OF 87 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
 - 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 80% OF COMMONAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 - 2% OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

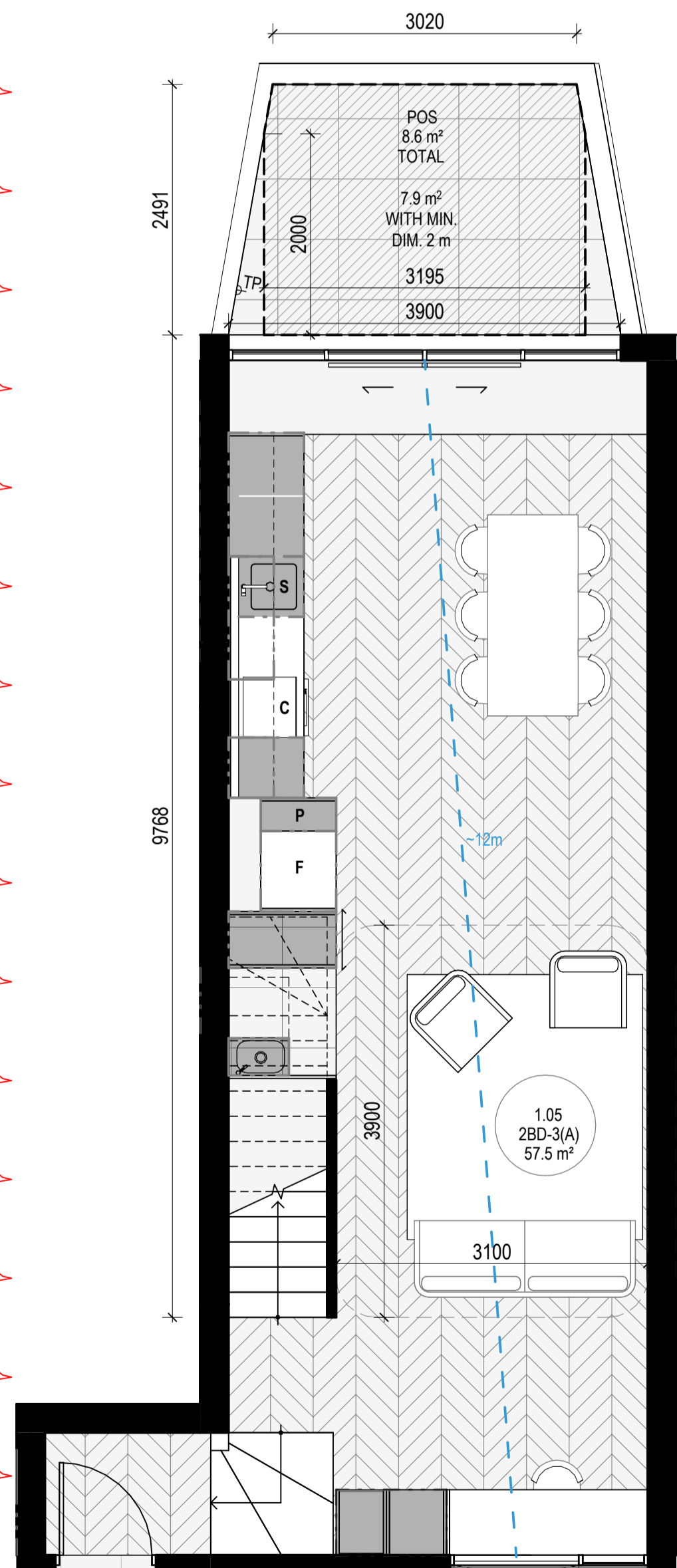
Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
APARTMENT PLAN - TYPE 2BD-3(A), 2BD-3(B) & 2BD-4

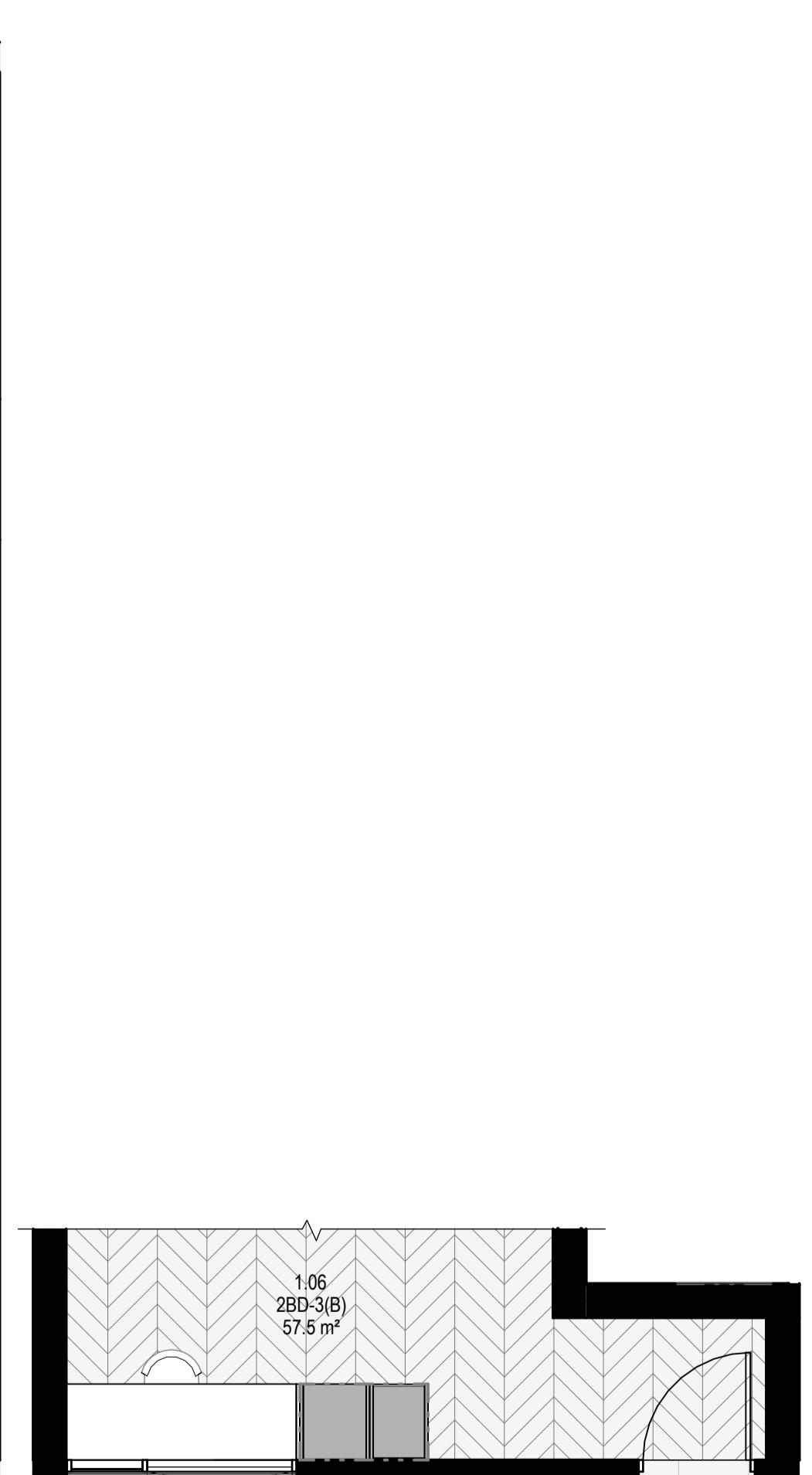
PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA	TP625	4
SCALE	PROJECT	As indicated(A1)	2202

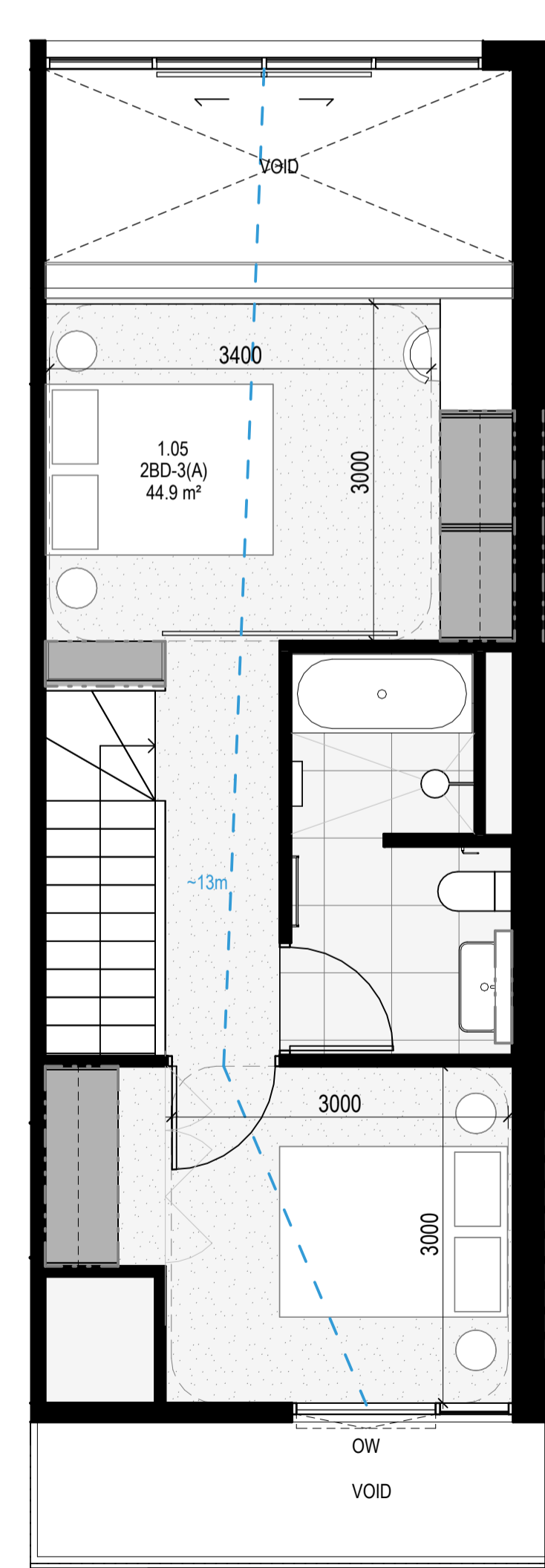
Copyright 2024



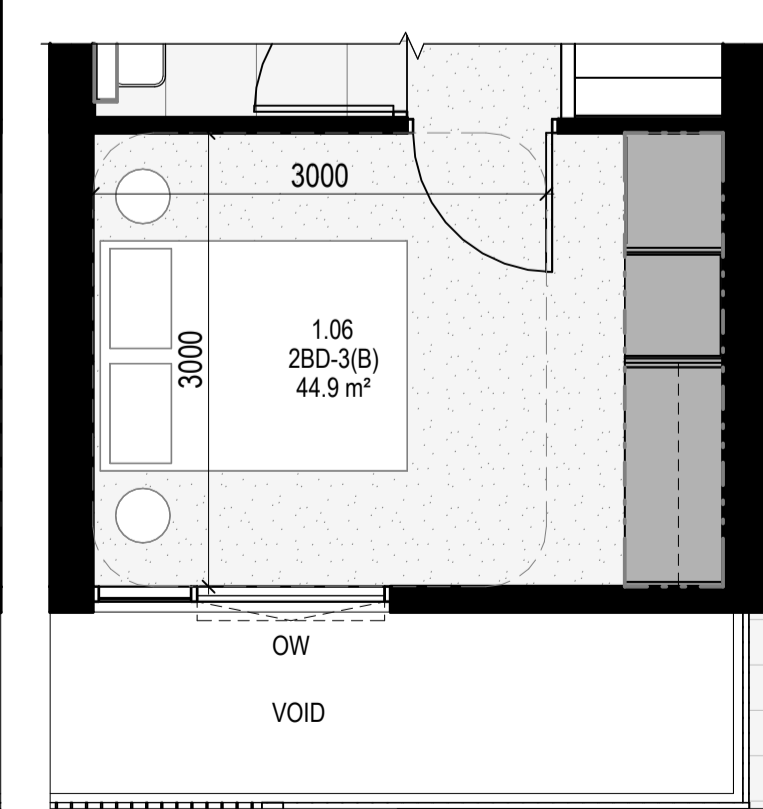
APARTMENT TYPE 2BD-3(A) LOWER
SCALE 1:50



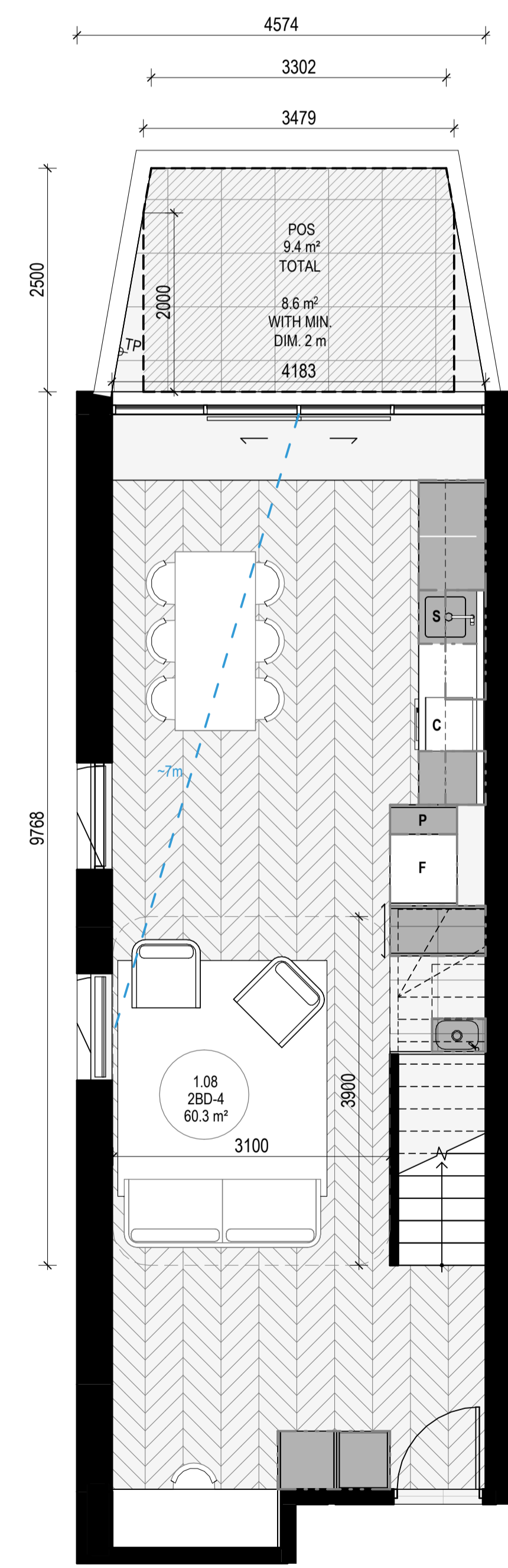
APARTMENT TYPE 2BD-3(B) LOWER
SCALE 1:50
SAME AS APARTMENT TYPE 2BD-3(A) LOWER
BUT NO STAIR AT ENTRY



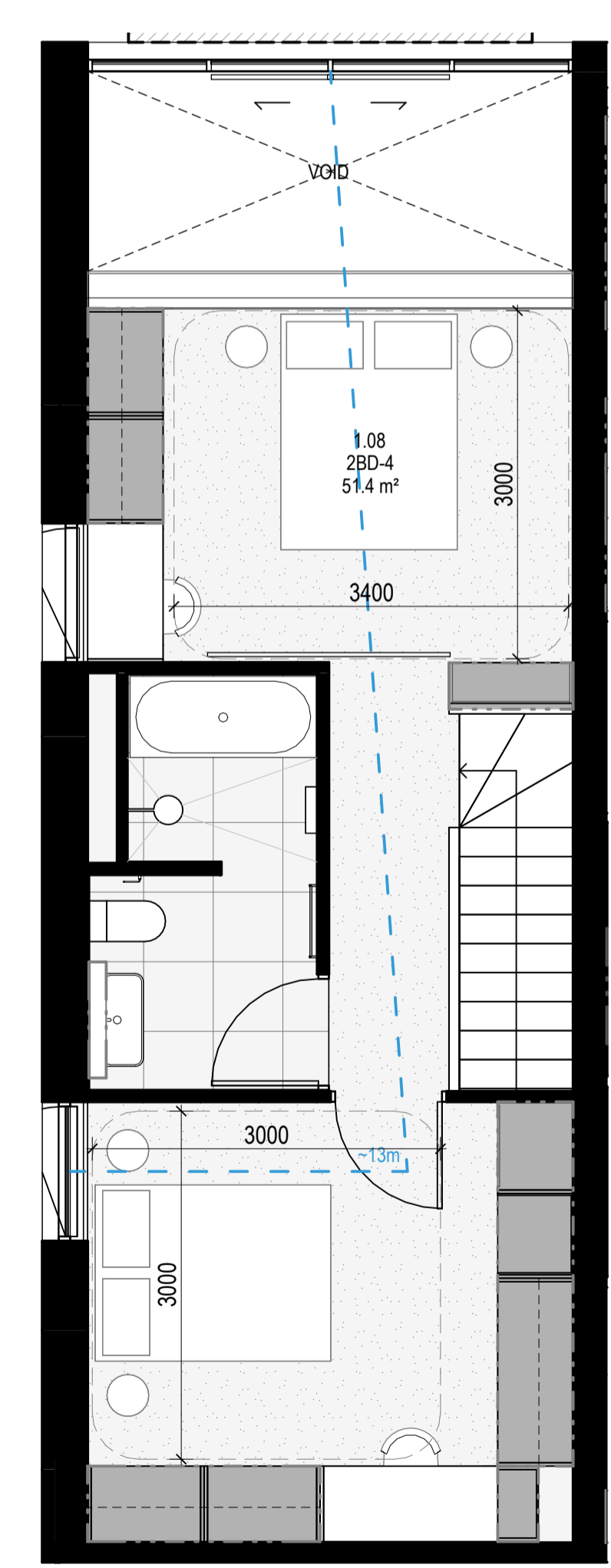
APARTMENT TYPE 2BD-3(A) UPPER
SCALE 1:50



APARTMENT TYPE 2BD-3(B) UPPER
SCALE 1:50
SAME AS APARTMENT TYPE 2BD-3(A) UPPER
BUT DIFFERENT BEDROOM CONFIGURATION



APARTMENT TYPE 2BD-4 LOWER
SCALE 1:50



APARTMENT TYPE 2BD-4 UPPER
SCALE 1:50

APT TYPE 3B-2

LEVEL	APT TYPE	NUMBER
APT GROUND	3B-2	G.04
APT LEVEL 1	3B-2	1.03
TOTAL		2

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

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BATHROOM VANITY	0.1 m³
BEDROOM ROBE	2.6 m³
BEDROOM ROBE	4.3 m³
BEDROOM ROBE	4.4 m³
KITCHEN ISLAND	1.3 m³
KITCHEN OVEN	0.4 m³
KITCHEN OVERHEAD	0.8 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	0.8 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.2 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.8 m³
LAUNDRY CUPBOARD	1.4 m³
LAUNDRY U/ SINK	0.2 m³
TOTAL INTERNAL STORAGE	18.2 m³

EXTERNAL STORAGE APT 3B-2

APT. NO.	LOCATION	VOLUME
G.04	BSMT STORAGE	4.7 m³
1.03	BSMT STORAGE	4.7 m³

APT TYPE 3B-3

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

EXTERNAL STORAGE APT 3B-3

APT. NO.	LOCATION	VOLUME
2.04	BSMT STORAGE	4.7 m³

APT TYPE 3B-4

LEVEL	APT TYPE	NUMBER
APT LEVEL 3	3B-4	3.04
TOTAL		1

INTERNAL STORAGE APT 3B-4

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BATHROOM VANITY	0.1 m³
BEDROOM ROBE	2.6 m³
BEDROOM ROBE	4.3 m³
BEDROOM ROBE	4.7 m³
BEDROOM SHELF	1.4 m³
KITCHEN ISLAND	1.3 m³
KITCHEN OVEN	0.4 m³
KITCHEN OVERHEAD	0.8 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	0.8 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.2 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.8 m³
LAUNDRY CUPBOARD	1.4 m³
LAUNDRY U/ SINK	0.2 m³
TOTAL INTERNAL STORAGE	19.8 m³

EXTERNAL STORAGE APT 3B-4

APT. NO.	LOCATION	VOLUME
3.04	BSMT STORAGE	4.7 m³

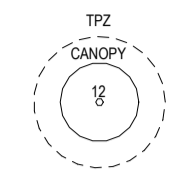
APARTMENT NOTES

- A** - BATHROOM DESIGN OPTION UNDER APARTMENT DESIGN GUIDELINES FOR VICTORIA TABLE D4
- L** - LAUNDRY
- P** - PANTRY
- F** - FRIDGE
- S** - SINK
- C** - COOKTOP
- D** - DESK
- TP** - WATER TAP
- 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** - AIR CONDITIONING CONDENSER UNIT
- COM** - COMMON RISER
- CL** - CLOTHES LINE
- ELEC** - ELECTRICAL RISER
- FEK** - FIRE EXTINGUISHER
- FFL** - FINISHED FLOOR LEVEL
- FHR** - FIRE HOSE REEL
- FHY** - FIRE HYDRANT
- FIP** - FIRE INDICATOR PANEL
- HP** - HOT WATER PUMP
- HYDR** - HYDRAULIC RISER
- HW** - HOT WATER UNIT
- NGL** - NATURAL GROUND LEVEL
- REF** - REFRIGERANT RISER
- RL** - RELATIVE LEVEL
- OW** - OPERABLE WINDOW
- PV** - PV PANEL
- RF** - ROOF LIGHT

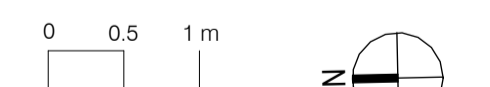
MATERIALS

- BRK1** - BRICK WORK
- BRK2** - HIT & MISS BRICK WORK
- BRK3** - GLAZED BRICK
- CON1** - CONCRETE PLANTER
- FCS1** - PAINTED FIBRE CEMENT SHEET
- TL1** - EXTERNAL TILE
- SC1** - SUN SHADESCREEN
- GL1** - DOUBLE GLAZING - CLEAR
- GL2** - REEDED GLAZING
- MS1** - TENSILE WIRE CABLES
- MS2** - MESH FENCING
- MT1** - ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2** - ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3** - PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1** - SAFETY GUARD RAIL
- SC1** - SUNSHADE SCREEN (GREEN)
- ACP1** - ACOUSTIC WALL PANEL
- TM1** - PAINTED TIMBER SCREEN
- TL1** - TILE (GREEN)

- ESD:
- THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (EOL ENERGY WATER STORAGE) BELOW 5%.
 - 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) OF THE DEVELOPMENT'S COMMON AREAS ARE NATURALLY CROSS VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULTS ARE AS FOLLOWS:
 - *8% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 - *8% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 - *4% OF NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 - 38% (18 OUT OF 47) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS TO ACHIEVE A 4 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE COMMON AREAS.
 - THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION RELATIVE TO THE REFERENCE CASE (RCA) SECTION 2.016.
 - THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - A 3000 LITRE RAINWATER TANK 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 22,000 LITRE RAINWATER TANK AND A 30 SOLIFIRE TANKWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 - A 4.0 KW SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 - ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - A MINIMUM OF 8 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
 - 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRIC VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 100% OF COMMONAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 - 22% (2% OF COMMONAL FOOD PRODUCTION AREA) WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

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

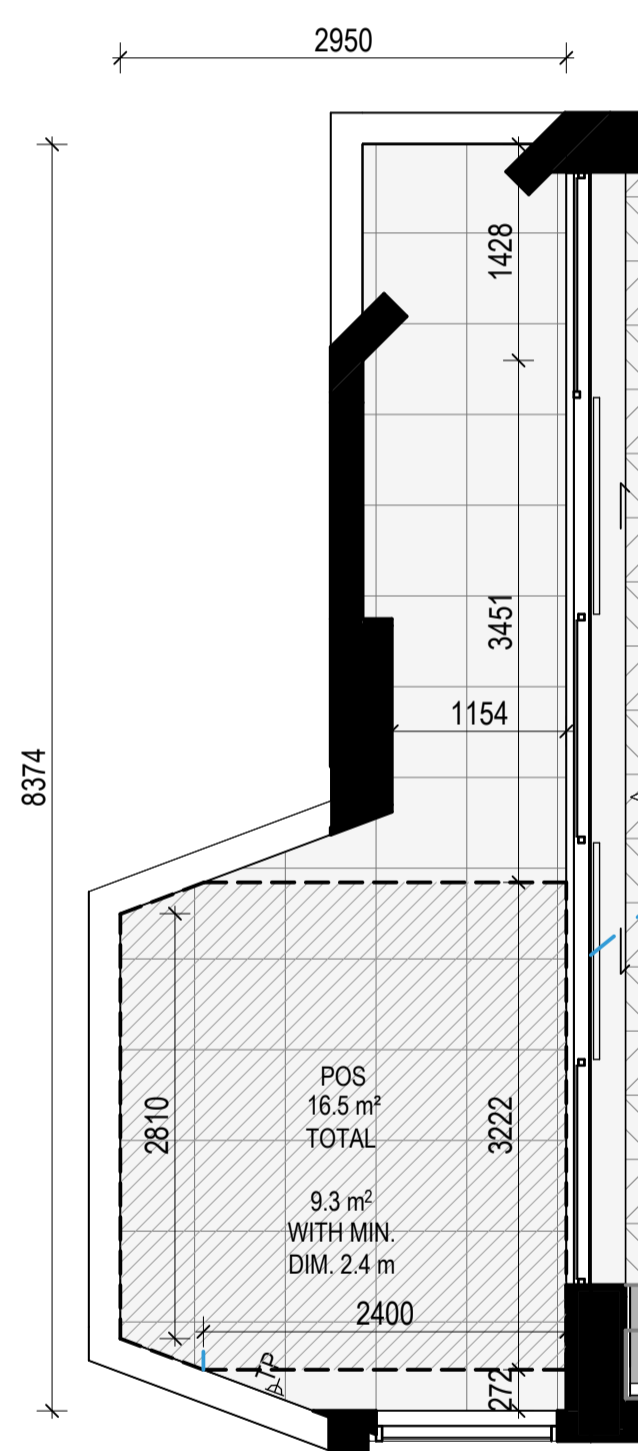
PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Aims Road	03.07.2024	KTA	TP630	4
AT St Kilda East	SCALE As indicated(A1)	PROJECT 2202		
FOR Neometro				

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA	TP630	4
SCALE As indicated(A1)	PROJECT 2202		

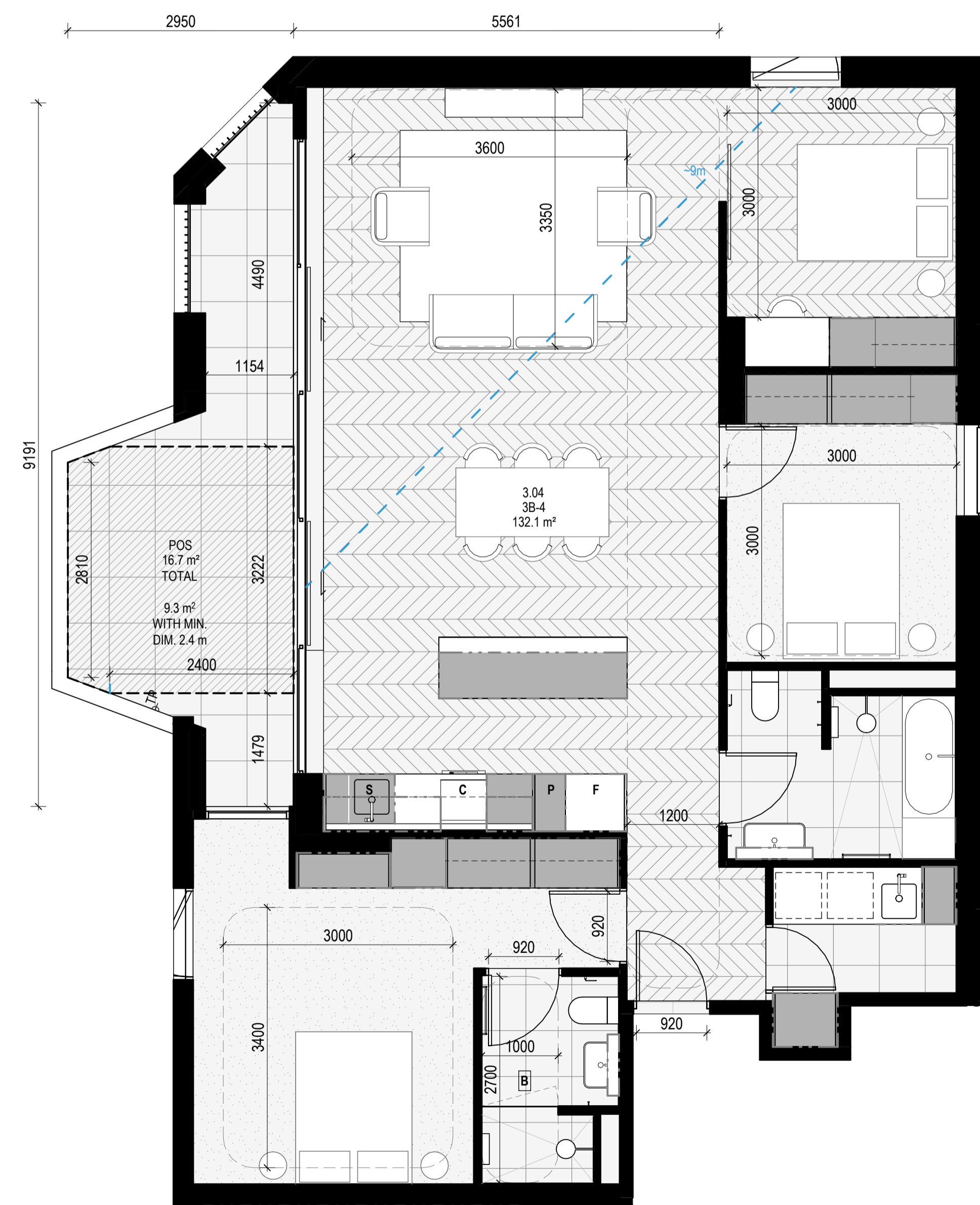
© KTA project copyright 2024



APARTMENT TYPE 3B-2
SCALE 1:50



APARTMENT TYPE 3B-3
SCALE 1:50
- SAME AS APARTMENT TYPE 3B-2 BUT DIFFERENT BALCONY CONFIGURATION



APARTMENT TYPE 3B-4
SCALE 1:50

APT TYPE 3B-5

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

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

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	3.5 m³
BEDROOM ROBE	1.6 m³
BEDROOM ROBE	3.5 m³
BEDROOM ROBE	4.7 m³
KITCHEN ISLAND	1.3 m³
KITCHEN OI FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.6 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	1.2 m³
KITCHEN PANTRY	0.8 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.6 m³
LAUNDRY CUPBOARD	0.9 m³
LAUNDRY U/ SINK	0.2 m³
TOTAL INTERNAL STORAGE	20.9 m³

EXTERNAL STORAGE APT 3B-5

APT. NO.	LOCATION	VOLUME
G.10	BSMT STORAGE	3.0 m³

APT TYPE 3B-6

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

EXTERNAL STORAGE APT 3B-6

APT. NO.	LOCATION	VOLUME
1.09	BSMT STORAGE	3.0 m³

APT TYPE 3B-7

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

INTERNAL STORAGE APT 3B-7

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BATHROOM VANITY	0.1 m³
BATHROOM VANITY	0.1 m³
BEDROOM ROBE	7.0 m³
BEDROOM ROBE	3.7 m³
BEDROOM ROBE	3.2 m³
KITCHEN ISLAND	1.0 m³
KITCHEN OI FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN OVERHEAD	0.6 m³
KITCHEN PANTRY	0.8 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.2 m³
LAUNDRY CUPBOARD	0.8 m³
LAUNDRY U/ SINK	0.2 m³
TOTAL INTERNAL STORAGE	20.1 m³

EXTERNAL STORAGE APT 3B-7

APT. NO.	LOCATION	VOLUME
2.07	BSMT STORAGE	2.8 m³

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
- TP** - WATER TAP
- 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 - AIR CONDITIONING CONDENSER UNIT
- COM - COMMS RISER
- CL - CLOTHES LINE
- ELEC - ELECTRICAL RISER
- FEK - FIRE EXTINGUISHER
- FFL - FINISHED FLOOR LEVEL
- FHR - FIRE HOSE REEL
- FHY - FIRE HYDRANT
- FIP - FIRE INDICATOR PANEL
- HP - HOT WATER PUMP
- HYDR - HYDRAULIC RISER
- HW - HOT WATER UNIT
- NGL - NATURAL GROUND LEVEL
- REF - REFRIGERANT RISER
- RL - RELATIVE LEVEL
- OW - OPERABLE WINDOW
- PV - PV PANEL
- RL - ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- COM1 CONCRETE PLANTER
- FCS1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FINISH
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACP1 ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

- ESD:
- THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER STORAGE BELOW 50%.
 - 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULTS AS FOLLOWS:
 - *8% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 - *8% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 - *4% OF NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 - 38% (18 OUT OF 47) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - THE DEVELOPMENT IS TO ACHIEVE A 4.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.5 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 (RCA) SECTION 2.019.
 - THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - A BIPV SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - A BIPV 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 22,000 LITRE RAINWATER TANK AND A 30 LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 - A MILDCLIMATE TOWN WATER OR 90% IS ACHIEVED.
 - ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - A MINIMUM OF 87 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
 - 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 100% OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 - 2% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



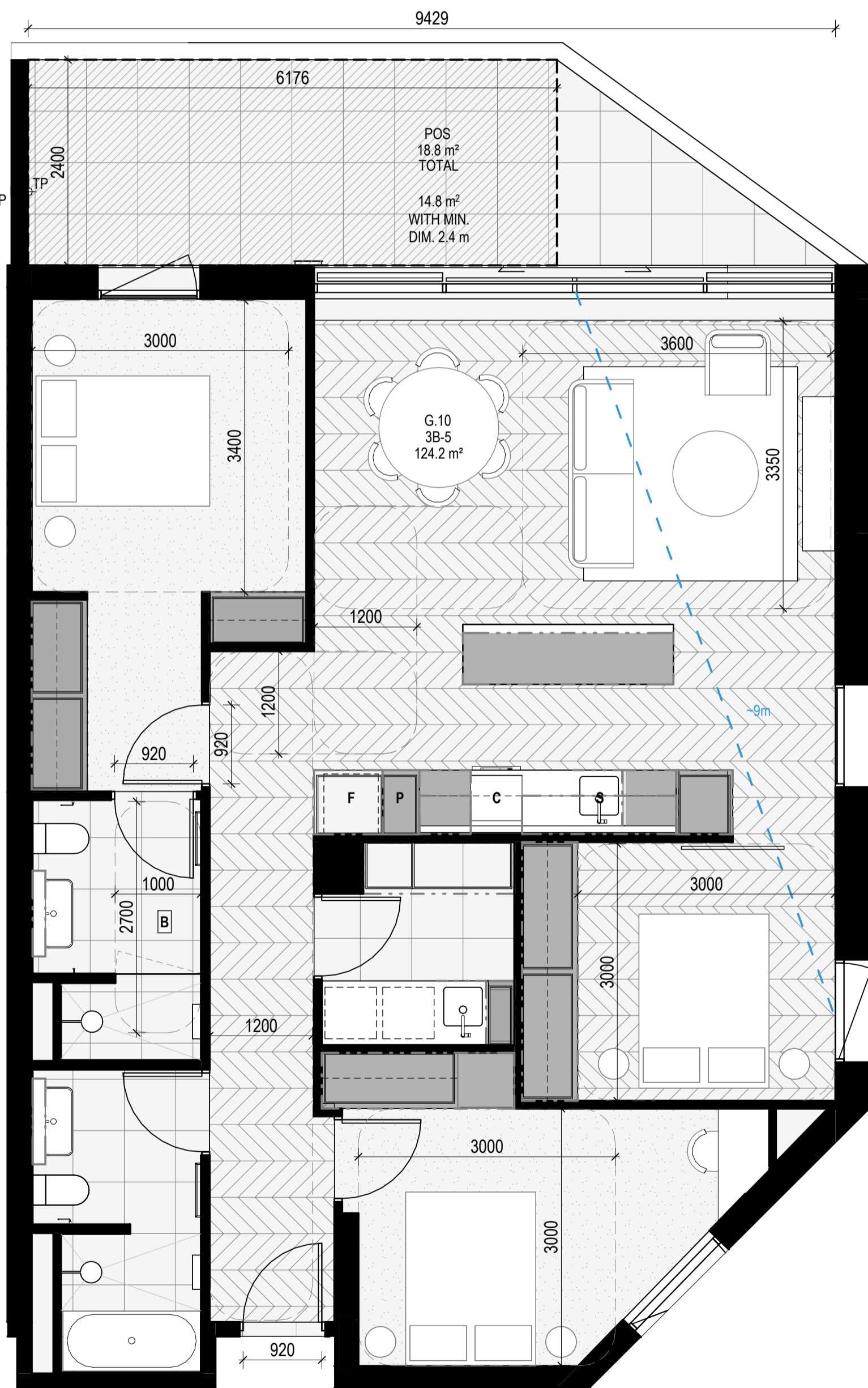
KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

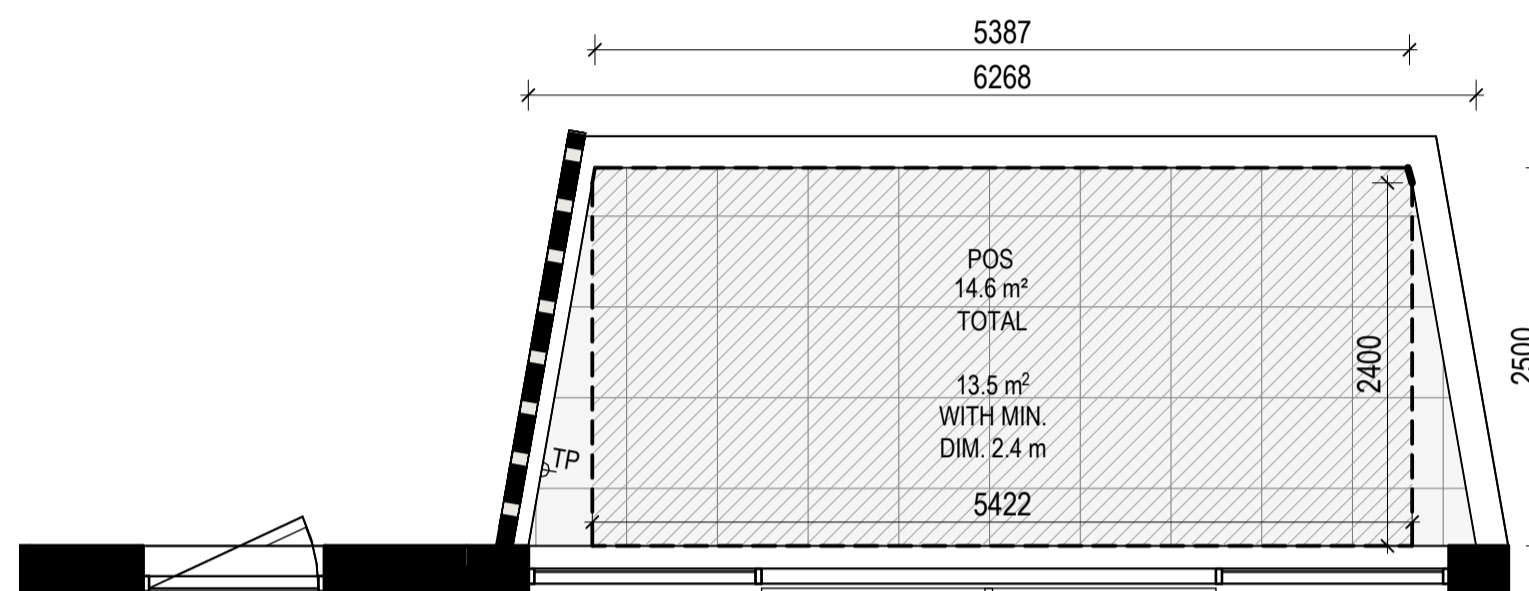
DRAWING TITLE
APARTMENT PLAN - TYPE 3B-5, 3B-6 & 3B-7

PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Aims Road St Kilda East Neometro	03.07.2024	KTA	TP631	4
	SCALE	PROJECT		
	As indicated(A1)	2202		

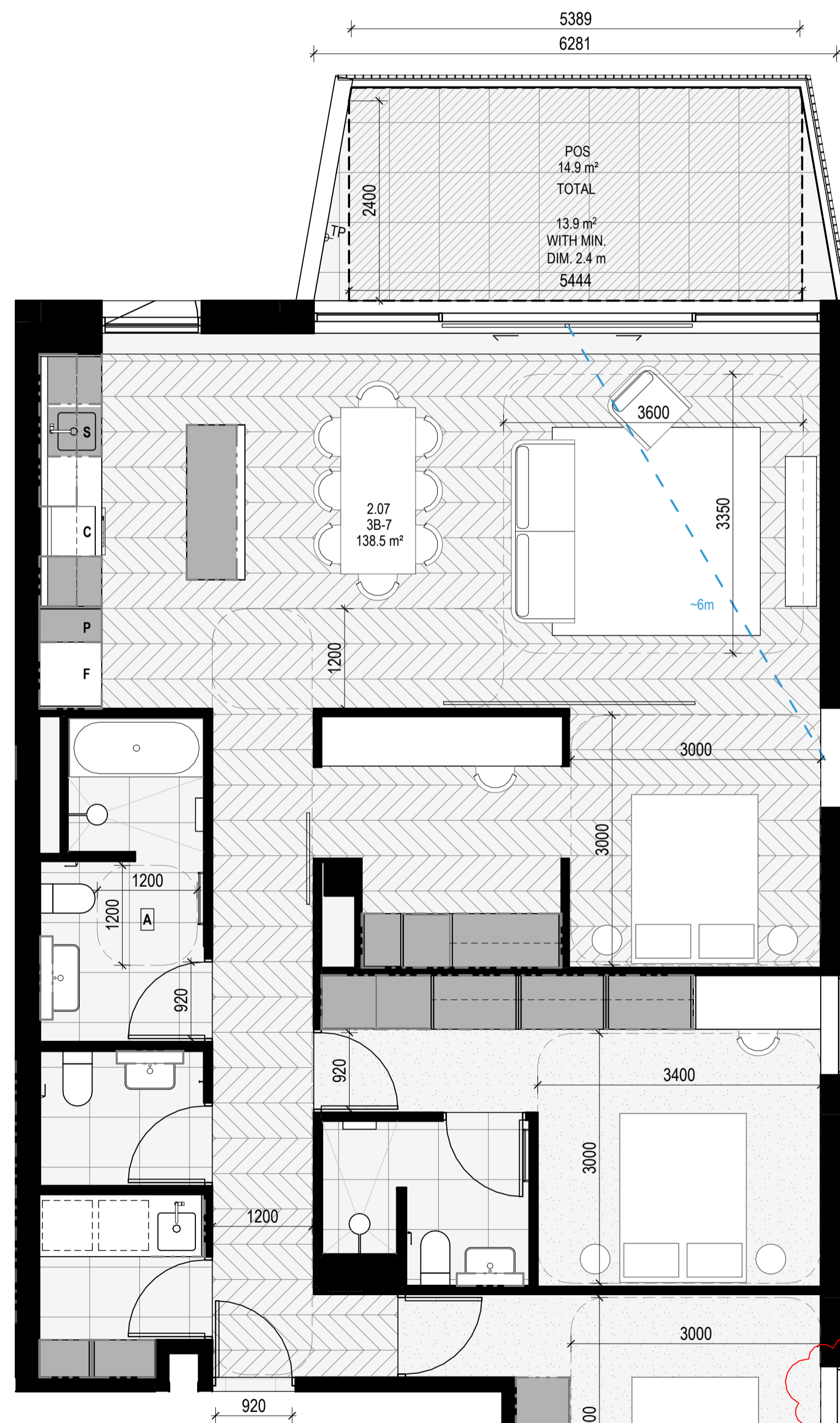
Copyright 2024



APARTMENT TYPE 3B-5
SCALE 1:50



APARTMENT TYPE 3B-6
SCALE 1:50
- SAME AS APARTMENT TYPE 3B-5 BUT DIFFERENT BALCONY CONFIGURATION



APARTMENT TYPE 3B-7
SCALE 1:50

APT TYPE 3B-8

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

INTERNAL STORAGE APT 3B-8

LOCATION	VOLUME
BATHROOM VANITY	0.1 m³
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	6.0 m³
BEDROOM ROBE	2.8 m³
BEDROOM ROBE	2.8 m³
BEDROOM ROBE	2.8 m³
BEDROOM SHELF	0.5 m³
HALLWAY	6.8 m³
KITCHEN ISLAND	1.3 m³
KITCHEN U/FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.5 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	0.8 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.2 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY U/ SINK	0.2 m³
TOTAL INTERNAL STORAGE	23.9 m³

EXTERNAL STORAGE APT 3B-8

APT. NO.	LOCATION	VOLUME
G.11	BSMT STORAGE	3.0 m³

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

LOCATION	VOLUME
BATHROOM VANITY	0.1 m³
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	2.8 m³
BEDROOM ROBE	2.6 m³
BEDROOM ROBE	4.1 m³
BEDROOM SHELF	0.6 m³
HALLWAY	1.1 m³
KITCHEN ISLAND	1.3 m³
KITCHEN U/FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.5 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	0.8 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.2 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY U/ SINK	0.2 m³
LIVING	5.0 m³
TOTAL INTERNAL STORAGE	21.2 m³

EXTERNAL STORAGE APT 3B-9

APT. NO.	LOCATION	VOLUME
1.10	BSMT STORAGE	3.0 m³
2.08	BSMT STORAGE	2.8 m³

APARTMENT NOTES

- A** - BATHROOM DESIGN OPTION UNDER APARTMENT DESIGN GUIDELINES FOR VICTORIA TABLE D4
- L** - LAUNDRY
- P** - PANTRY
- S** - SINK
- C** - COOKTOP
- D** - DESK
- TP** - WATER TAP
- 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** - AIR CONDITIONING CONDENSER UNIT
- COM** - COMMON RISER
- CL** - CLOTHES LINE
- ELEC** - ELECTRICAL RISER
- FEX** - FIRE EXTINGUISHER
- FFL** - FINISHED FLOOR LEVEL
- FHR** - FIRE HOSE REEL
- FHY** - FIRE HYDRANT
- FIP** - FIRE INDICATOR PANEL
- HP** - HOT WATER PUMP
- HYDR** - HYDRAULIC RISER
- HW** - HOT WATER UNIT
- NGL** - NATURAL GROUND LEVEL
- REF** - REFRIGERANT RISER
- RL** - RELATIVE LEVEL
- OW** - OPERABLE WINDOW
- PV** - PV PANEL
- RL** - ROOF LIGHT

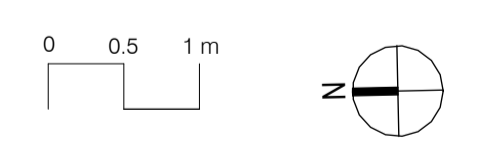
MATERIALS

- BRK1** BRICK WORK
- BRK2** HT & MSB BRICK WORK
- BRK3** GLAZED BRICK
- COM1** CONCRETE PLANTER
- FCS1** PAINTED FIBRE CEMENT SHEET
- TL1** EXTERNAL TILE
- SC1** SUN SHADESCREEN
- GL1** DOUBLE GLAZING - CLEAR
- GL2** REEDED GLAZING
- MS1** TENSILE WIRE CABLES
- MS2** MESH FINISHING
- MT1** ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2** ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3** PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1** SAFETY GUARD RAIL
- SC1** SUNSHADE SCREEN (GREEN)
- ACP1** ACOUSTIC WALL PANEL
- TM1** PAINTED TIMBER SCREEN
- TL1** TILE (GREEN)

- ESD:
- THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER SPORATION BELOW 50%.
 - 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) OF THE DEVELOPMENT'S COMMON AREAS ARE NATURALLY CROSS-VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULTS ARE AS FOLLOWS:
 - * 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 - * 85% OF BEDROOM FLOOR AREA ACHIEVES >90% ABOVE DF'S
 - * 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 5. 38% (18 OUT OF 47) 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 AT A 4.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE COMMON AREAS.
 8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE REFERENCE CASE (SECTION 2.0.10).
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A BUSH SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A BUSH SOLAR PV SYSTEM IS TO BE PROVIDED FOR EACH TOWNHOUSE.
 12. INDIVIDUAL COLD WATER AND ELECTRICITY METERS WILL BE PROVIDED TO THE APARTMENTS, COMMONS AND COMMON AREAS.
 13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 14. A 22,000 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 MULCHING SYSTEM IS TO BE PROVIDED FOR THE COMMON AREAS.
 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. A MINIMUM OF 87 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 50% OF COMMON SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 22. 25% OF COMMON FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



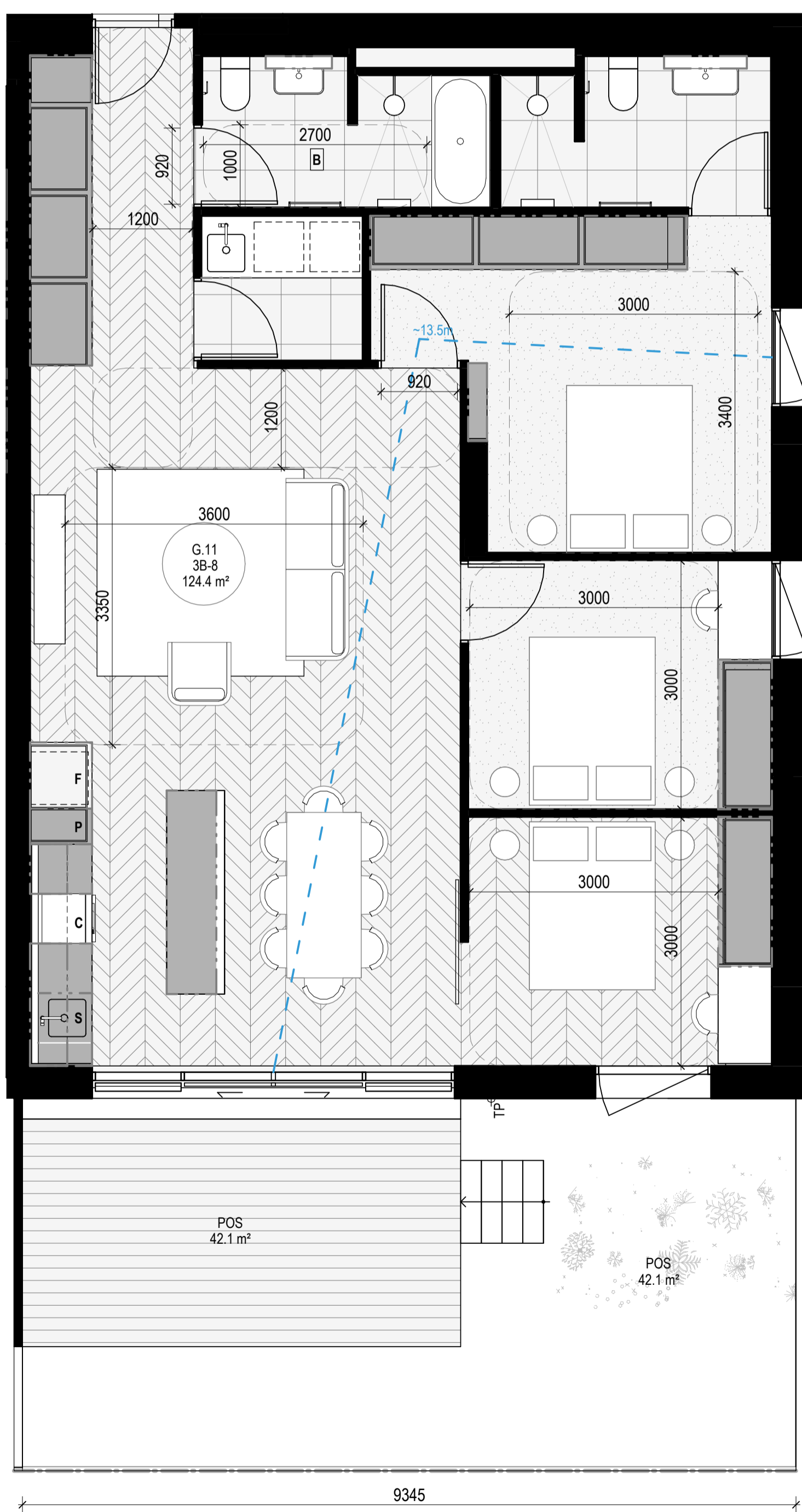
KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 30051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

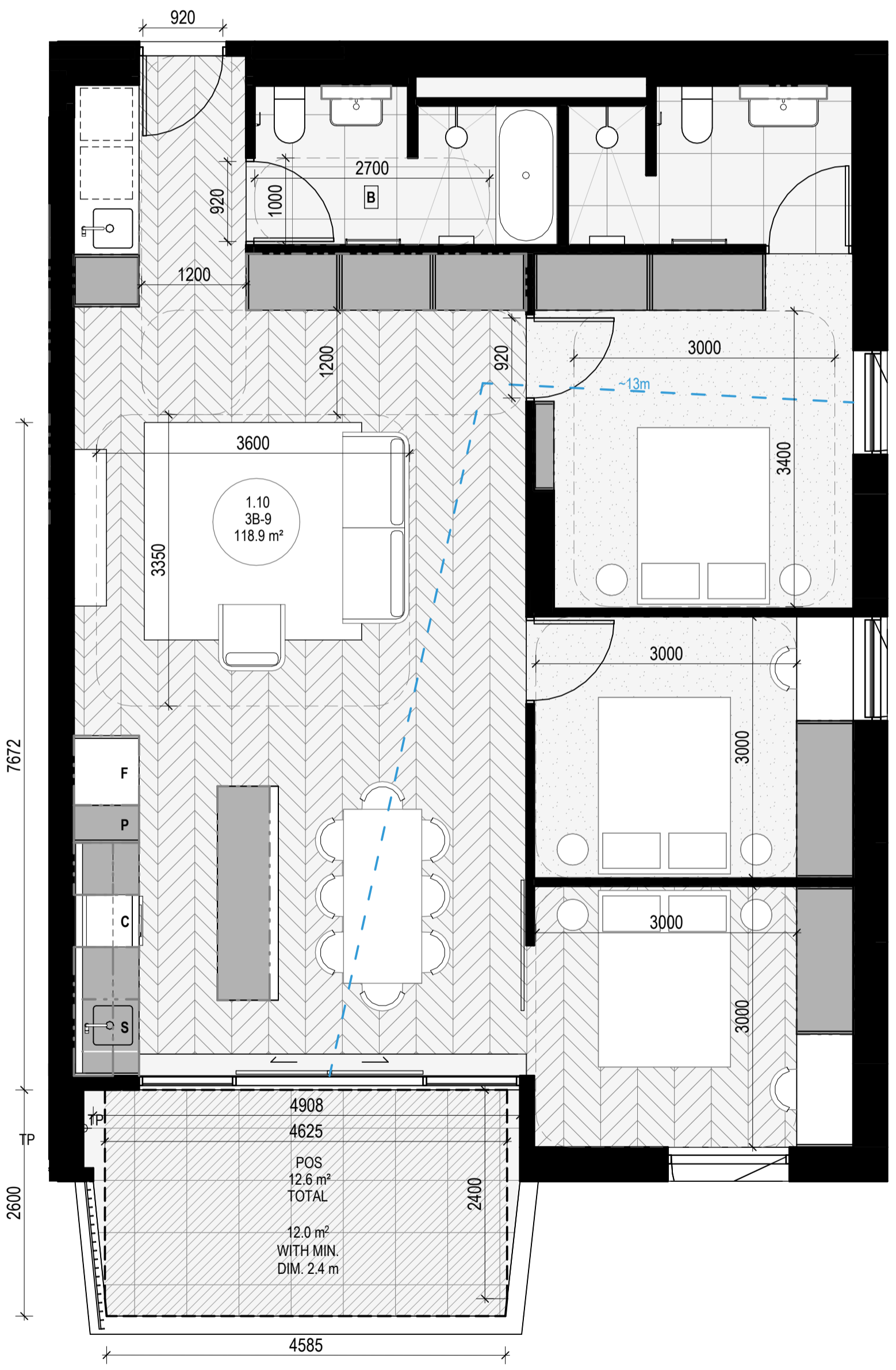
DRAWING TITLE
APARTMENT PLAN - TYPE 3B-8 & 3B-9

PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Alma Road St Kilda East Neometro	03.07.2024	KTA	TP632	4
	SCALE	PROJECT		
	As indicated(A1)	2202		

copyright 2024



APARTMENT TYPE 3B-8
SCALE 1:50



APARTMENT TYPE 3B-9
SCALE 1:50

APT TYPE 3B-10

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

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

LOCATION	VOLUME
BATHROOM VANITY	0.1 m³
BATHROOM VANITY	0.2 m³
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	4.6 m³
BEDROOM ROBE	4.7 m³
BEDROOM ROBE	4.7 m³
HALLWAY	0.9 m³
KITCHEN ISLAND	1.3 m³
KITCHEN OF FRIDGE	0.5 m³
KITCHEN OVERHEAD	0.7 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	3.4 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ BENCH	0.2 m³
LAUNDRY BROOM	0.1 m³
LAUNDRY U/ SINK	0.3 m³
TOTAL INTERNAL STORAGE	22.7 m³

EXTERNAL STORAGE APT 3B-10

APT. NO.	LOCATION	VOLUME
1.02	BSMT STORAGE	3.0 m³

APT TYPE 3B-11

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

EXTERNAL STORAGE APT 3B-11

APT. NO.	LOCATION	VOLUME
2.03	BSMT STORAGE	2.8 m³

APT TYPE 3B-12

LEVEL	APT TYPE	NUMBER
APT LEVEL 3	3B-12	3.03
TOTAL: 1		

INTERNAL STORAGE APT 3B-12

LOCATION	VOLUME
BATHROOM VANITY	0.1 m³
BATHROOM VANITY	0.2 m³
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	1.4 m³
BEDROOM ROBE	4.7 m³
BEDROOM ROBE	4.7 m³
BEDROOM ROBE	6.4 m³
BEDROOM SHELF	2.0 m³
HALLWAY	0.9 m³
KITCHEN ISLAND	1.3 m³
KITCHEN OF FRIDGE	0.5 m³
KITCHEN OVERHEAD	0.7 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	3.4 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.3 m³
LAUNDRY U/ SINK	0.3 m³
TOTAL INTERNAL STORAGE	28.3 m³

EXTERNAL STORAGE APT 3B-12

APT. NO.	LOCATION	VOLUME
3.03	BSMT STORAGE	2.8 m³

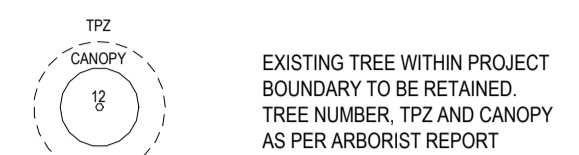
APARTMENT NOTES

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

GENERAL NOTES

SURVEY: EXISTING SITE INFORMATION IS TAKEN FROM VERIS SURVEY NUMBER 303881-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.

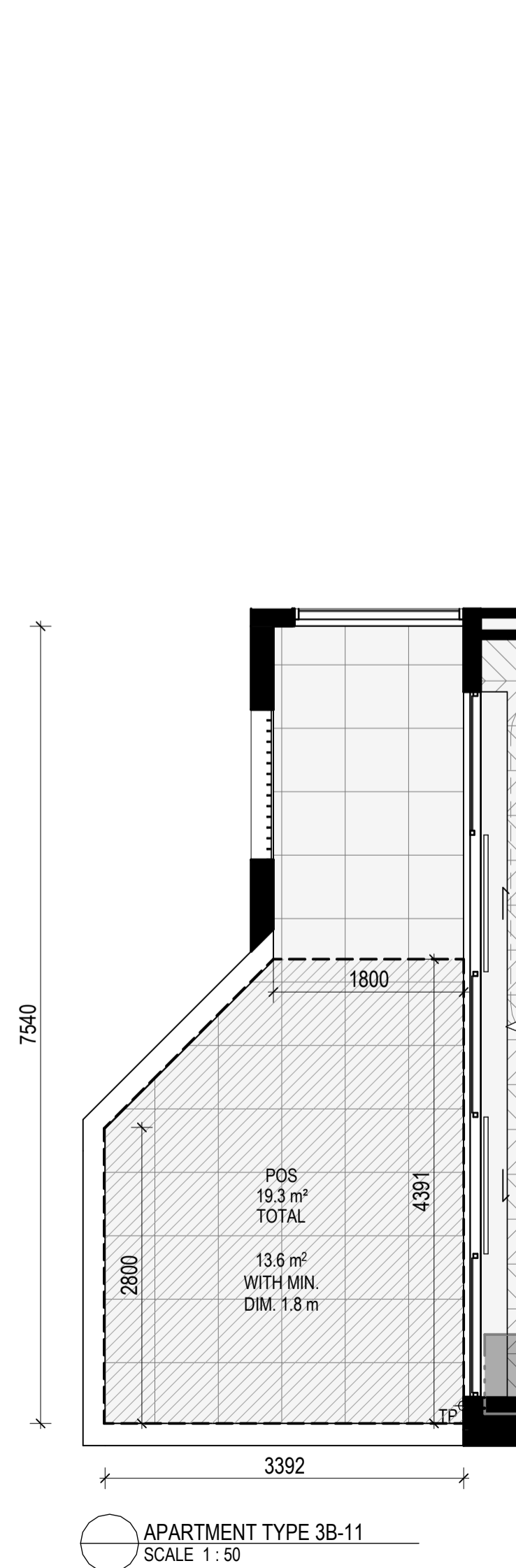


ABBREVIATIONS

- AC** AIR CONDITIONING CONDENSER UNIT
- COM** COMMON RISER
- CL** CLOTHES LINE
- ELEC** ELECTRICAL RISER
- FEK** FIRE EXTINGUISHER
- FFL** FINISHED FLOOR LEVEL
- FHR** FIRE HOSE REEL
- FHY** FIRE HYDRANT
- FIP** FIRE INDICATOR PANEL
- HP** HOT WATER PUMP
- HYDR** HYDRAULIC RISER
- HW** HOT WATER UNIT
- NGL** NATURAL GROUND LEVEL
- REF** REFRIGERANT RISER
- RL** RELATIVE LEVEL
- OW** OPERABLE WINDOW
- PV** PV PANEL
- RFL** ROOF LIGHT

MATERIALS

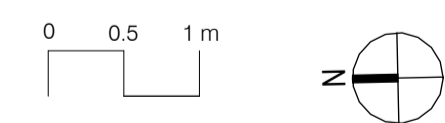
- BRK1** BRICK WORK
- BRK2** HIT & MISS BRICK WORK
- BRK3** GLAZED BRICK
- COM1** CONCRETE PLANTER
- FCS1** PAINTED FIBRE CEMENT SHEET
- TL1** EXTERNAL TILE
- SC1** SUN SHADESCREEN
- GL1** DOUBLE GLAZING - CLEAR
- GL2** REEDED GLAZING
- MS1** TENSILE WIRE CABLES
- MS2** MESH FENCING
- MT1** ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2** ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3** PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1** SAFETY GUARD RAIL
- SC1** SUNSHADE SCREEN (GREEN)
- ACP1** ACOUSTIC WALL PANEL
- TM1** PAINTED TIMBER SCREEN
- TL1** TILE (GREEN)



- ESD:
- THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER STORAGERS BELOW 5%.
 - 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
 - DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULTS ARE AS FOLLOWS:
 - *8% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 - *8% OF BEDROOM FLOOR AREA ACHIEVES >90% ABOVE DF'S
 - 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 - 38% (18 OUT OF 47) OF APARTMENTS ACHIEVE AT LEAST 3 HOURS OF SUNLIGHT.
 - THE DEVELOPMENT IS PROVIDED WITH A COMPREHENSIVE SHADING STRATEGY.
 - THE DEVELOPMENT IS TO ACHIEVE A 4.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE APARTMENTS AND A 7 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 (R6 SECTION 2.016).
 - THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 - A SOLAR PUMP HOT WATER SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 - A 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 32,000 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 WELLDRAINING SYSTEM RATING OF 100% IS ACHIEVED.
 - ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 - A MINIMUM OF 67 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 - IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 - IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
 - 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 - ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 - 100% OF COMMON SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 - 22.7% OF COMMON FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3061
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

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

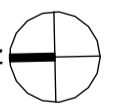
PROJECT
97 Alma Road
AT FOR
St Kilda East
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA	TP633	4
SCALE	PROJECT		
As indicated(A1)	2202		

NO LONGER IN USE

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

**TOWN PLANNING
NOT FOR CONSTRUCTION**



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
APARTMENT PLAN - TYPE 3B-13 & 3B-14

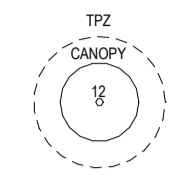
PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
SCALE	PROJECT		
(A1)	2202	TP634	4

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 AIR CONDITIONING CONDENSER UNIT
- COM COMMS RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEK FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RFL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- CON1 CONCRETE PLANTER
- FCB1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACP1 ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

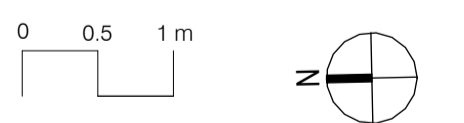
ESD:

1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (E.G. ENERGY, WATER, STORAGE) BELOW 50%.
2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
• 8% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
• 8% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
• 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
5. 38% (18 OUT OF 47) 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 4.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE RESERVE CASE (SECTION 2.016).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A SOLAR PV 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 22,000 LITRE RAINWATER TANK AND A 30 LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A WELDRING STORM WATER PIPE IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. A MINIMUM OF 8 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
20. ONE CHARGING POINT FOR ELECTRIC VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 100% OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
22. 2% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

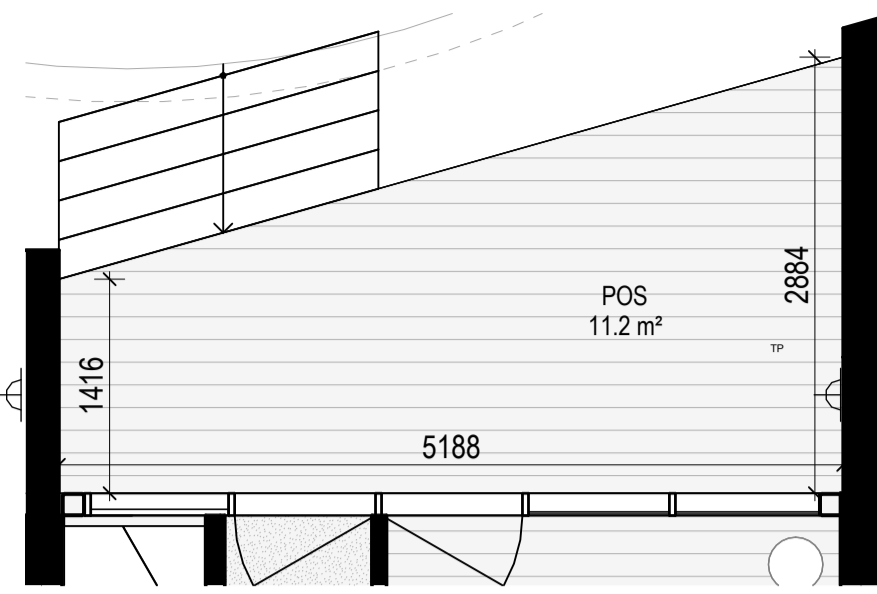
Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWN HOUSE PLANS - TYPE A1

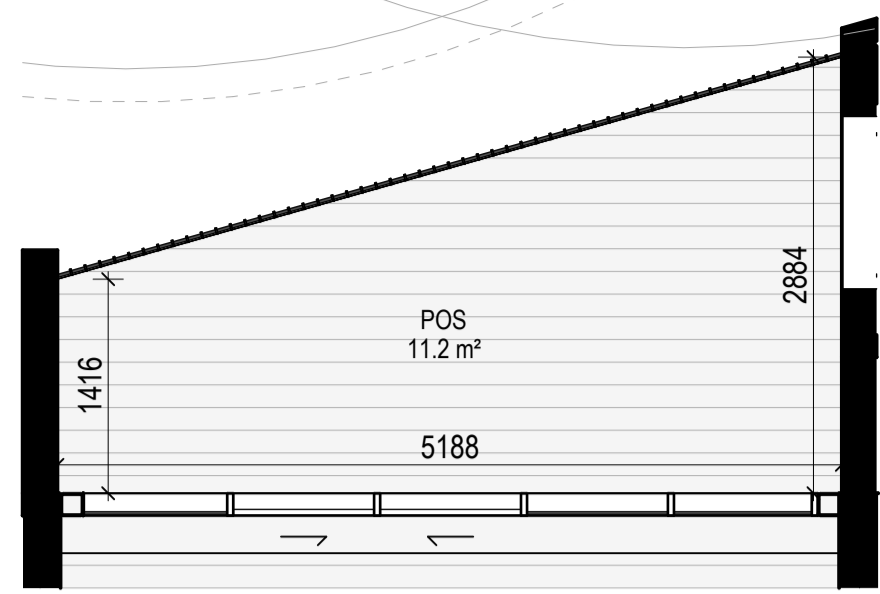
PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA	TP650	4
SCALE	PROJECT		
As indicated(A1)	2202		

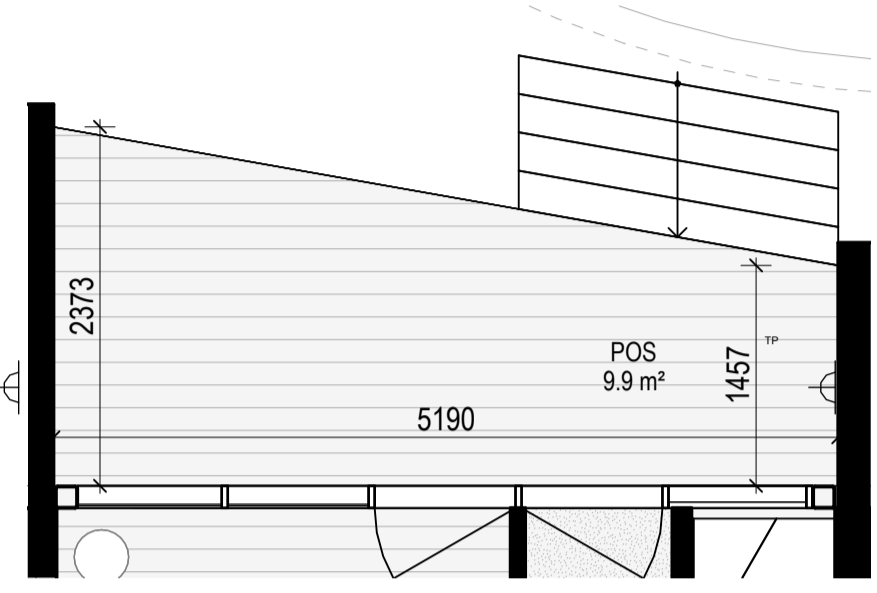
L:Kta project/ copyright 2024



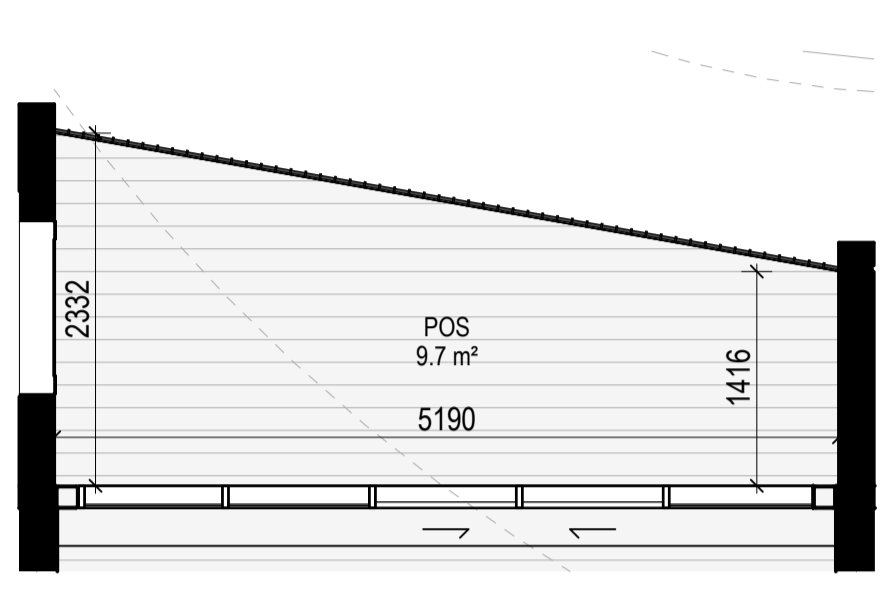
LEVEL GROUND (TH 03)
SCALE 1:50



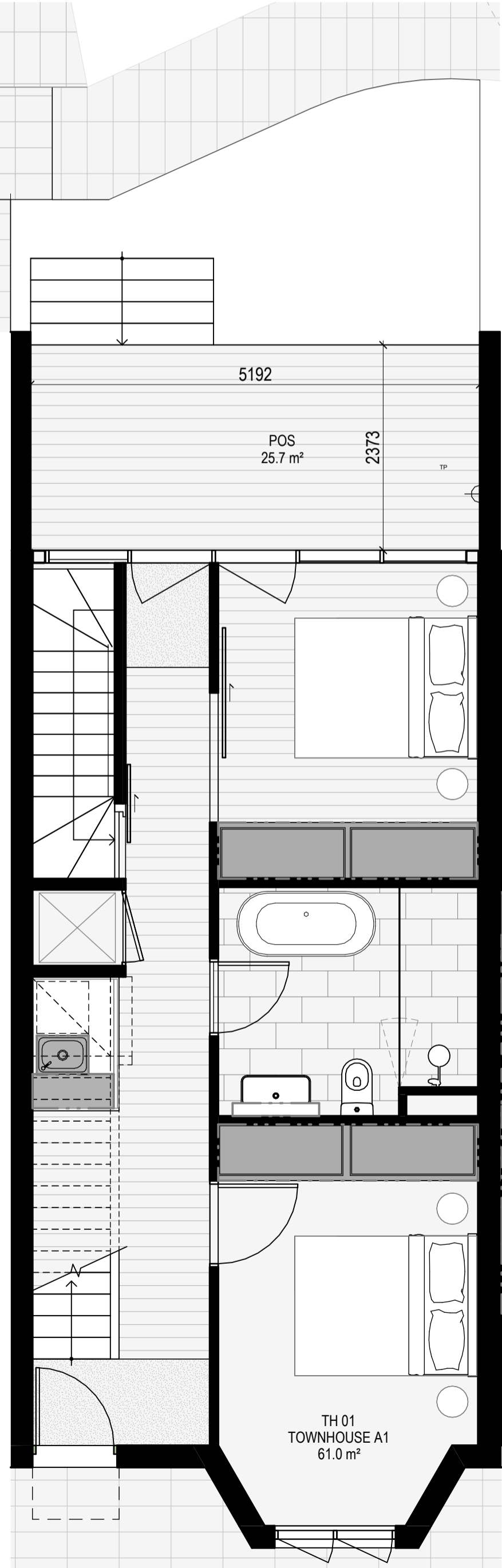
LEVEL 1 (TH 03)
SCALE 1:50



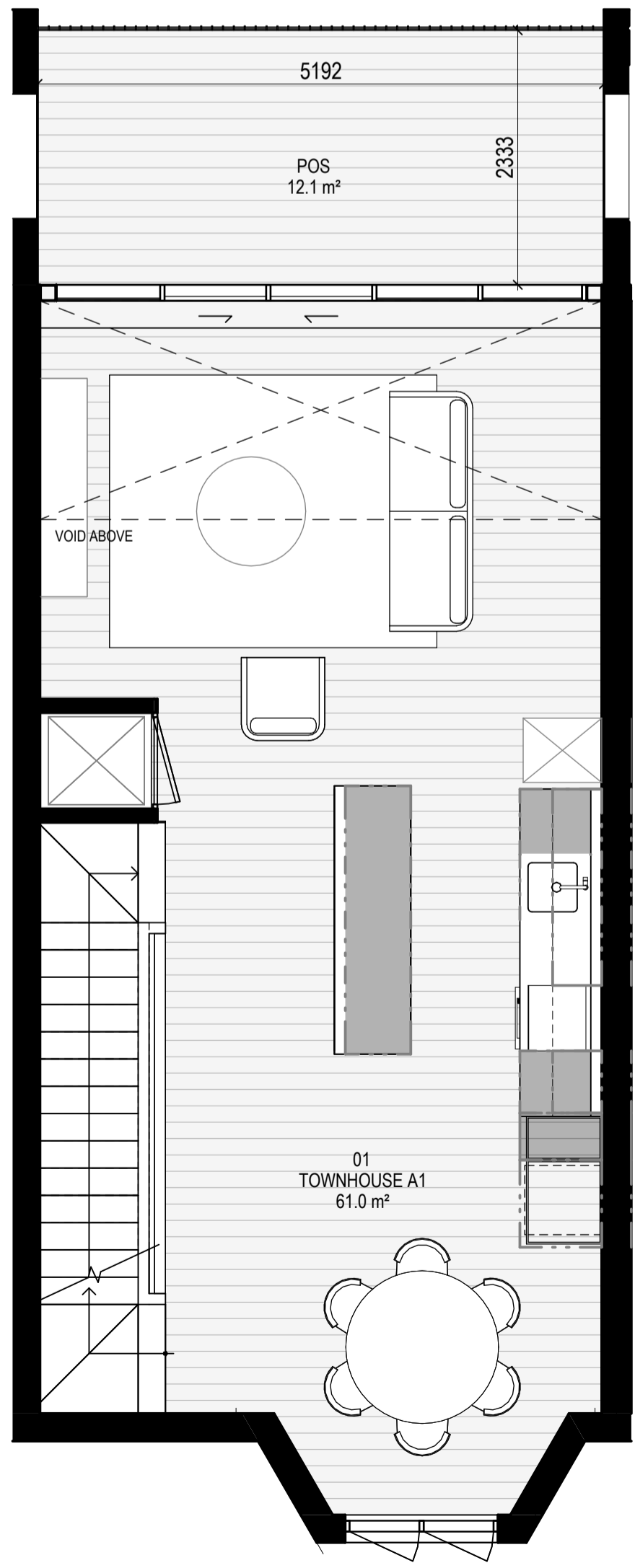
LEVEL GROUND (TH 02)
SCALE 1:50



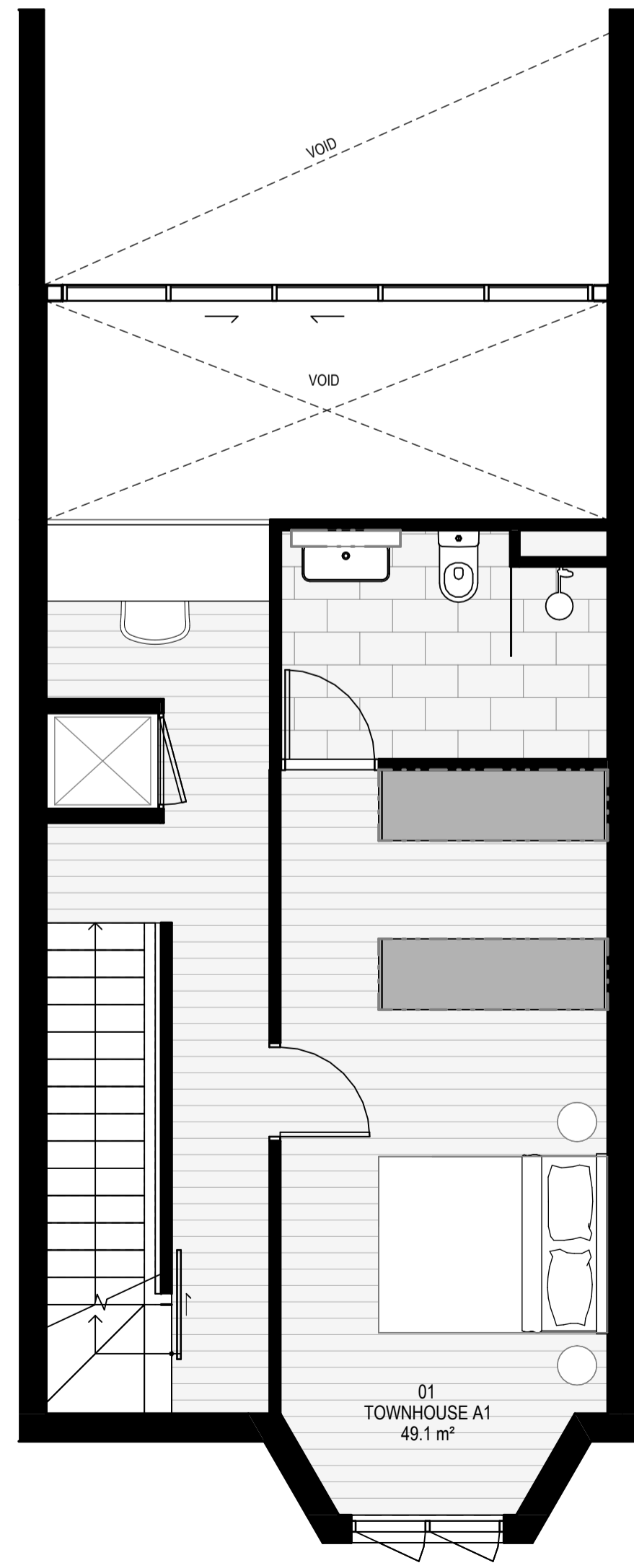
LEVEL 1 (TH 02)
SCALE 1:50



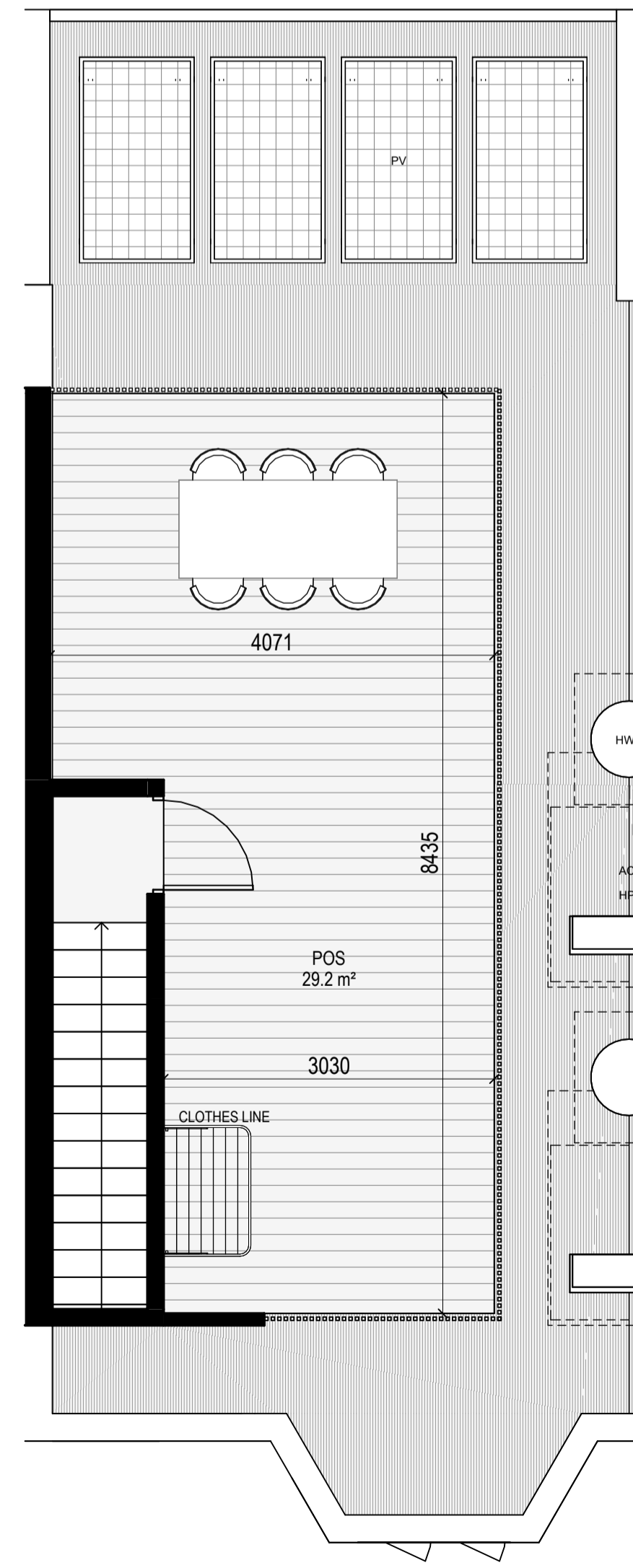
LEVEL GROUND
SCALE 1:50



LEVEL 1
SCALE 1:50



LEVEL 2
SCALE 1:50



LEVEL ROOF
SCALE 1:50

INTERNAL STORAGE TH 01, TH 02 & TH 03

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	4.7 m³
BEDROOM ROBE	4.7 m³
BEDROOM ROBE	2.9 m³
BEDROOM ROBE	2.9 m³
KITCHEN ISLAND	1.3 m³
KITCHEN OVERHEAD	0.4 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	0.6 m³
KITCHEN PANTRY	0.6 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN UBENCH	0.4 m³
KITCHEN UBENCH	0.4 m³
KITCHEN USINK	0.2 m³
LAUNDRY BROOM	0.7 m³
LAUNDRY U/ SINK	0.1 m³
TOTAL INTERNAL STORAGE	20.8 m³

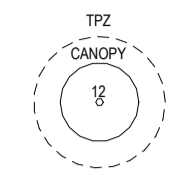
EXTERNAL STORAGE TH 01, TH 02 & TH 03

LOCATION	VOLUME
BSMT STORAGE	6 m³
	6 m³

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 AIR CONDITIONING CONDENSER UNIT
- COM COMMON RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEF FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RFL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- CON1 CONCRETE PLANTER
- FCB1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACP1 ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

ESD:

1. THE PROJECT ACHIEVES A TOTAL BEEB SCORE OF 73% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER STORAGE BELOW 50%.
2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 * 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 * 85% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 * 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
5. 38% (18 OUT OF 47) 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 4.7 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 REFERENCE CASE (SECTION 2.016).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A 3000 LITRE RAINWATER TANK IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A 3000 LITRE 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 32000 LITRE RAINWATER TANK AND A 3000 LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A 4000 LITRE RAINWATER TANK IS TO BE PROVIDED FOR EACH TOWNHOUSE.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. A MINIMUM OF 87 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 50M² OF COMMON SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
22. 2% OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

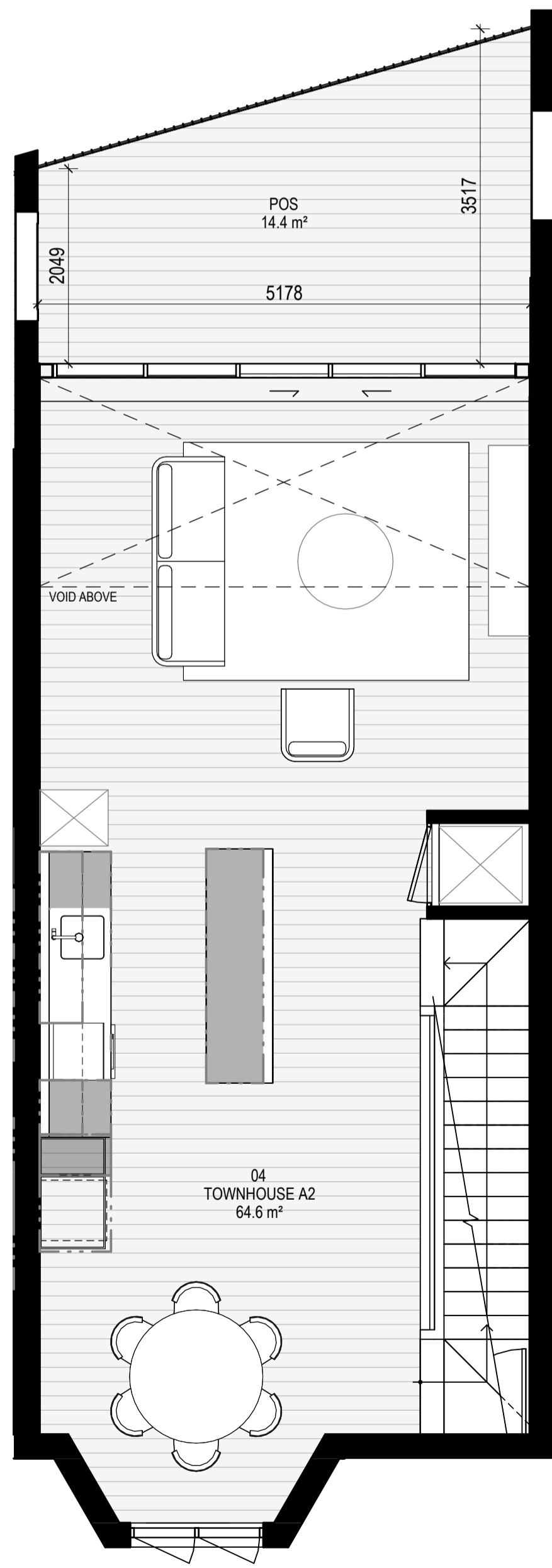
Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWN HOUSE PLANS - TYPE A2

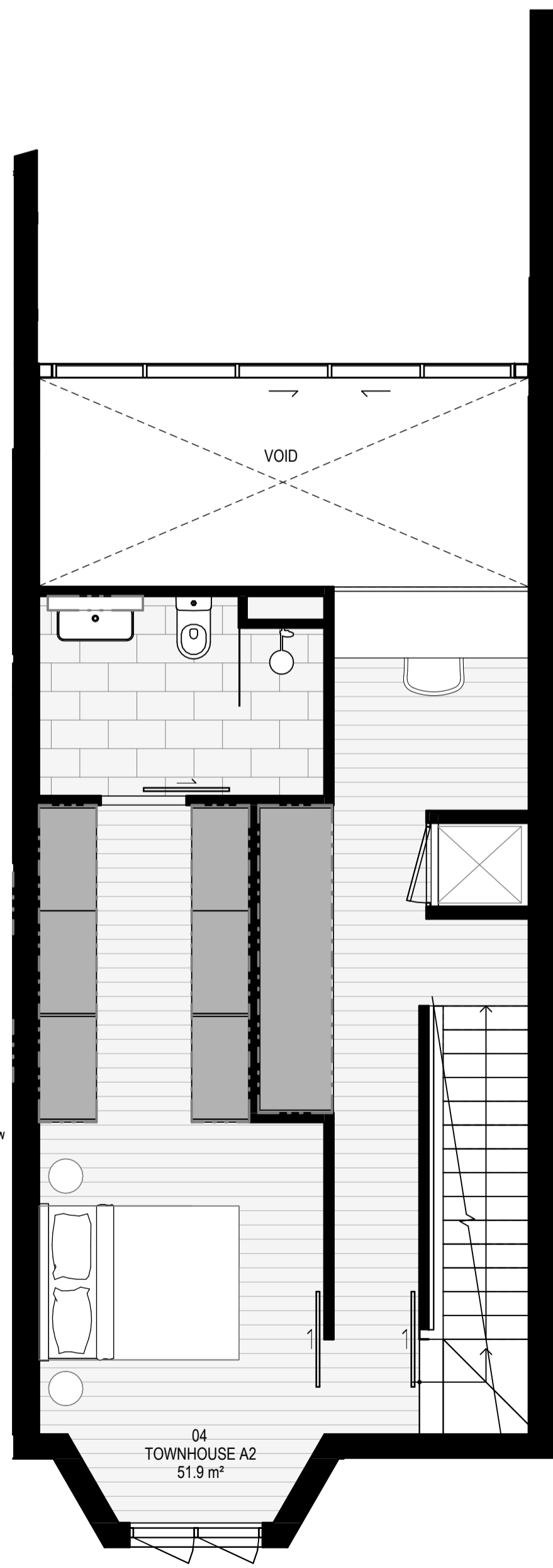
PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Alma Road At St Kilda East Neometro	03.07.2024	KTA	TP651	4
	SCALE	PROJECT	As indicated(A1) 2202	
				copyright 2024



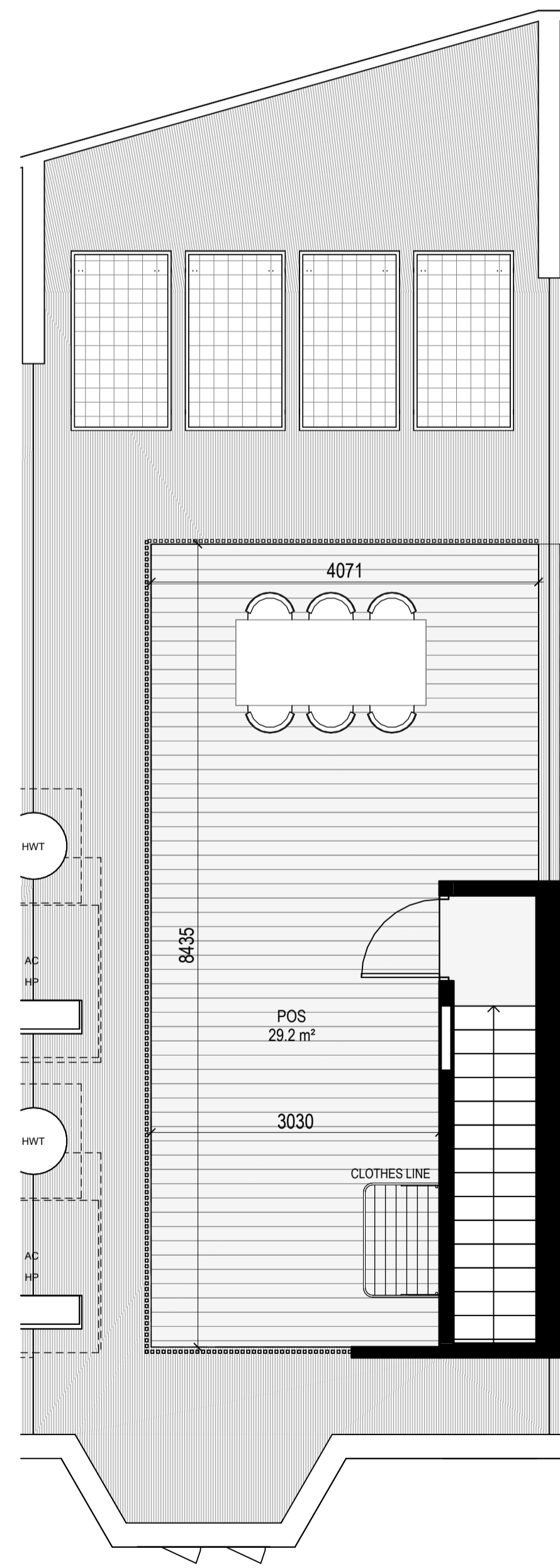
LEVEL GROUND
SCALE 1:50



LEVEL 1
SCALE 1:50



LEVEL 2
SCALE 1:50



LEVEL ROOF
SCALE 1:50

INTERNAL STORAGE TH-04

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	4.7 m³
BEDROOM ROBE	4.3 m³
BEDROOM ROBE	4.3 m³
HALLWAY	6.0 m³
KITCHEN ISLAND	1.3 m³
KITCHEN O/FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN OVERHEAD	0.6 m³
KITCHEN PANTRY	0.8 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/BENCH	0.4 m³
KITCHEN U/BENCH	0.4 m³
KITCHEN U/SINK	0.2 m³
LAUNDRY BROOM	0.7 m³
LAUNDRY U/ SINK	0.1 m³
TOTAL INTERNAL STORAGE	29.6 m³

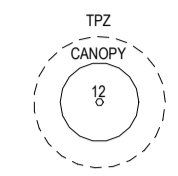
EXTERNAL STORAGE TH 04

LOCATION	VOLUME
BSMT STORAGE	6 m³
BSMT STORAGE	6 m³

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 AIR CONDITIONING CONDENSER UNIT
- COM COMMON RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEX FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RFL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- COM1 CONCRETE PLANTER
- FCS1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACP1 ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

ESD:

1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (E.G. ENERGY, WATER, STORAGE) BELOW 50%.
2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 * 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 * 85% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 * 85% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 * 85% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
5. 38% (18 OUT OF 47) 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 AT A 4 STAR AVERAGE NATIONAL ENERGY RATING RESULT FOR THE APARTMENTS AND A 7 STAR AVERAGE NATIONAL ENERGY RATING RESULT FOR THE TOWNHOUSES.
8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE RESIDENTIAL CASE RICH SECTION 2019.
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A BIPV SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A BIPV 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 22,000 LITRE RAINWATER TANK AND A 30 LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A NATURE-INSPIRED DRAINAGE SYSTEM IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. A MINIMUM OF 67 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 16M² OF COMMON SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
22. 23% OF COMMON FOOD PRODUCTION AREA WILL BE PROVIDED.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION

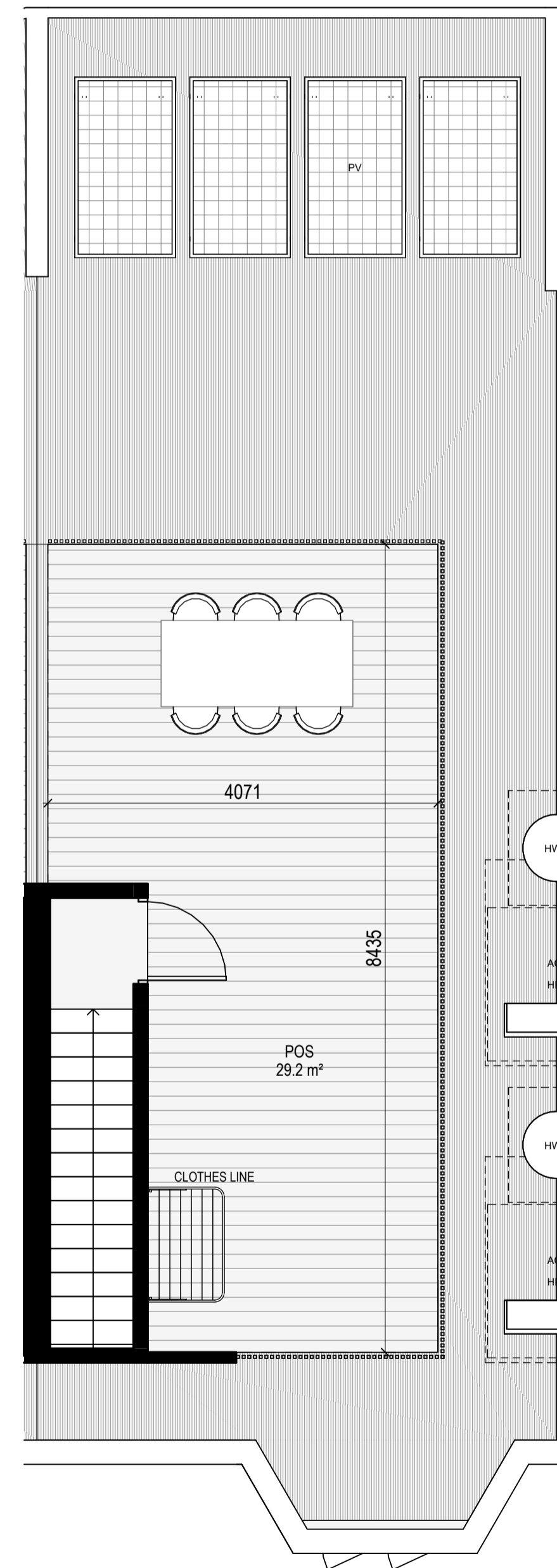
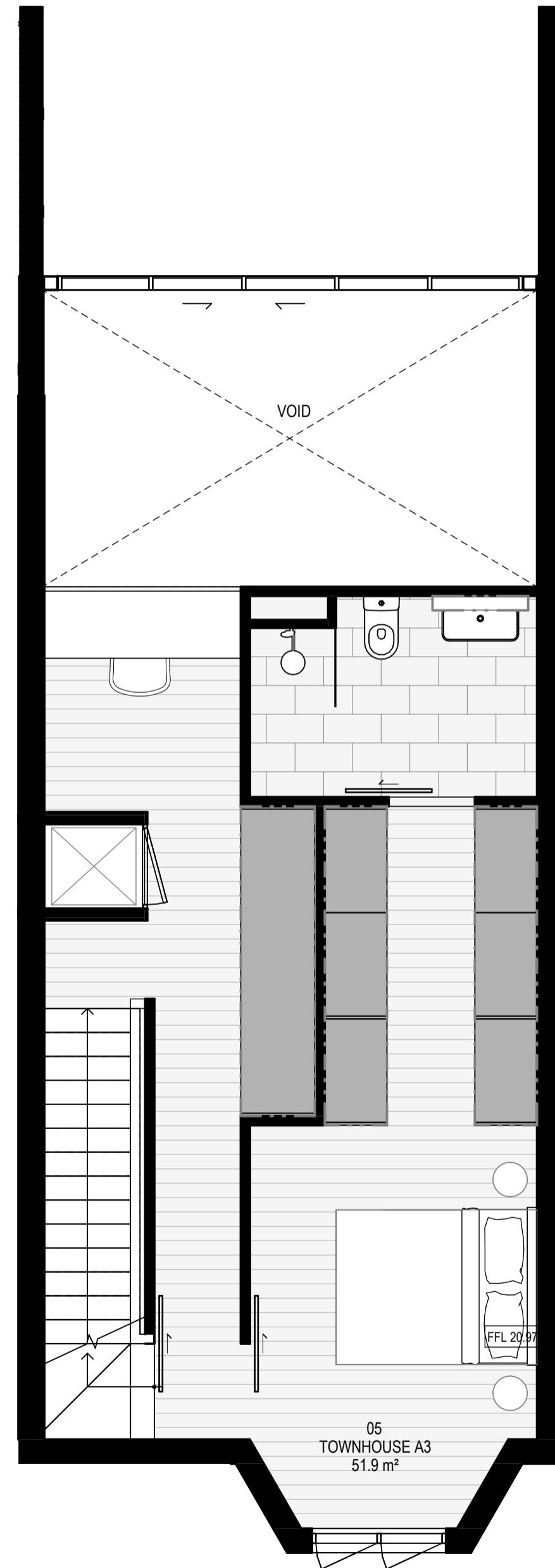
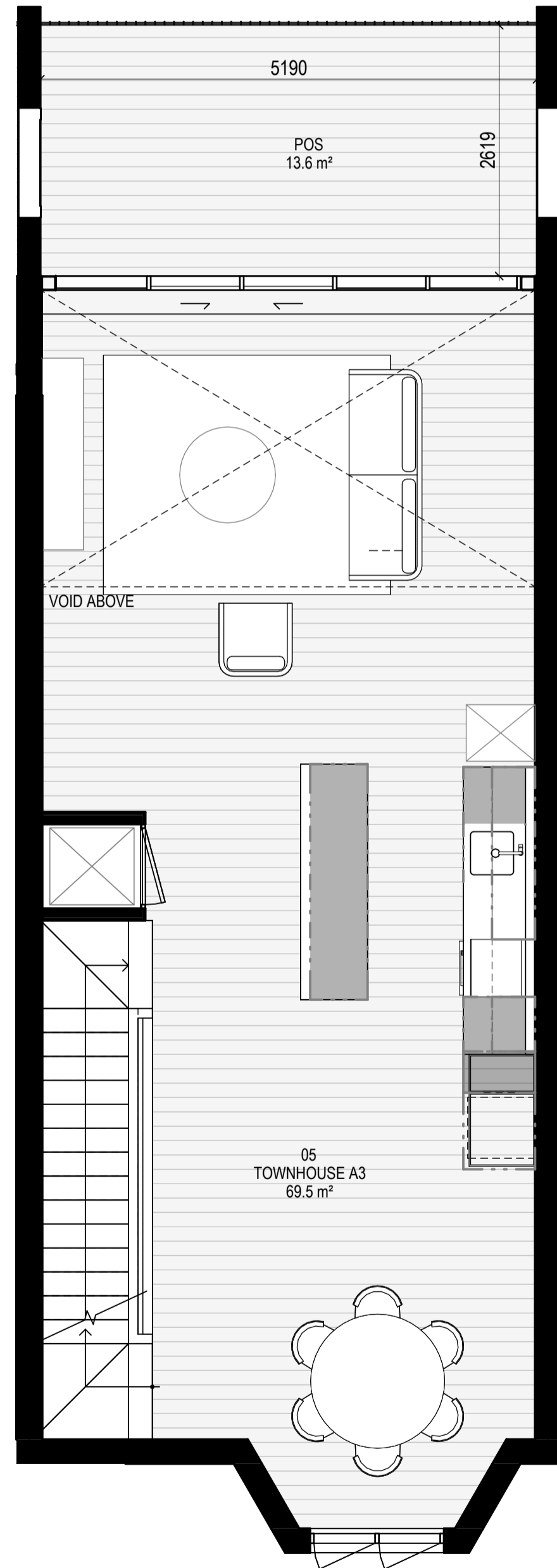
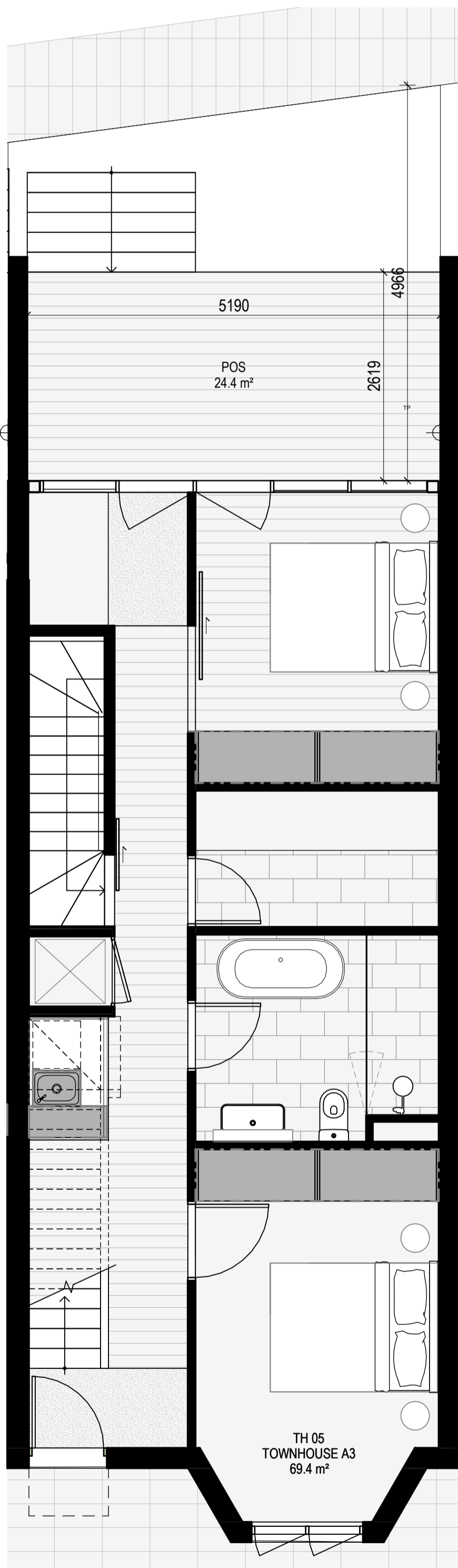


KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWN HOUSE PLANS - TYPE A3

PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Alma Road AT St Kilda East FOR Neometro	03.07.2024	KTA	TP652	4
	SCALE	PROJECT		
	As indicated(A1)	2202		

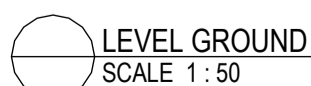


INTERNAL STORAGE TH 05 & TH 06

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	4.8 m³
BEDROOM ROBE	4.8 m³
BEDROOM ROBE	4.7 m³
BEDROOM ROBE	4.7 m³
HALLWAY	6.0 m³
KITCHEN ISLAND	1.3 m³
KITCHEN OF FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN OVERHEAD	0.6 m³
KITCHEN PANTRY	0.8 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN UBENCH	0.4 m³
KITCHEN UBENCH	0.4 m³
KITCHEN USINK	0.2 m³
LAUNDRY BROOM	0.8 m³
LAUNDRY U/ SINK	0.1 m³
TOTAL INTERNAL STORAGE	30.5 m³

EXTERNAL STORAGE TH 05 & TH 06

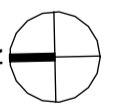
LOCATION	VOLUME
BSMT STORAGE	6 m³
	6 m³



NO LONGER IN USE

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWN HOUSE PLANS - TYPE A4

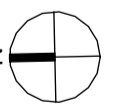
PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
SCALE	PROJECT		
(A1)	2202	TP653	4

NO LONGER IN USE

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kia@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWN HOUSE PLANS - TYPE A5

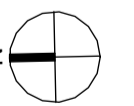
PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
SCALE	PROJECT		
(A1)	2202	TP654	4

NO LONGER IN USE

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kia@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWN HOUSE PLANS - TYPE A6

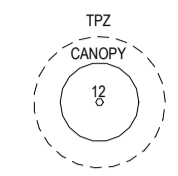
PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
SCALE	PROJECT		
(A1)	2202	TP655	4

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 AIR CONDITIONING CONDENSER UNIT
- COM COMMON RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEF FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RFL ROOF LIGHT

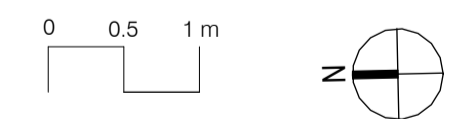
MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- CON1 CONCRETE PLANTER
- FCS1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACPH ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

- ESD:
1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER STORAGEMENT BELOW 50%.
 2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 • 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 • 85% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 • 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 5. 38% (18 OUT OF 47) 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 4.5 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 (RCA) SECTION 2.016.
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A 6kW SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A 3kW 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 COMMONAL AREAS.
 13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 14. A 22,000 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 4 LITRE GOURMET TORN WATER OR 50% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. A MINIMUM OF 87 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
 20. BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 21. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 22. 100% OF COMMONAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 23. 20% OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
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.
03.07.2024	KTA		
As indicated(A1)	PROJECT	TP660	4

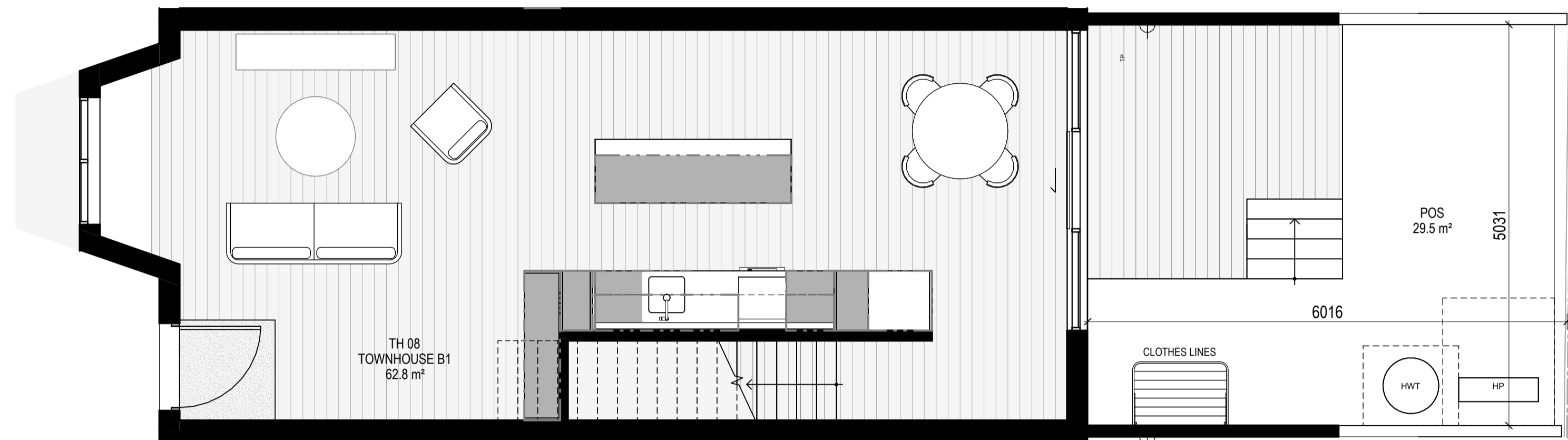
Copyright 2024

INTERNAL STORAGE TH-08
- TH 10

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	4.2 m³
BEDROOM ROBE	3.9 m³
KITCHEN ISLAND	1.3 m³
KITCHEN OVEN FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	0.8 m³
KITCHEN PANTRY	0.7 m³
KITCHEN U/B BENCH	0.4 m³
KITCHEN U/B BENCH	0.4 m³
KITCHEN U/B OVEN	0.1 m³
KITCHEN U/SINK	0.2 m³
LAUNDRY U/B BENCH	0.9 m³
LIVING	2.0 m³
TOTAL INTERNAL STORAGE	16.3 m³

EXTERNAL STORAGE TH 08
- TH 10

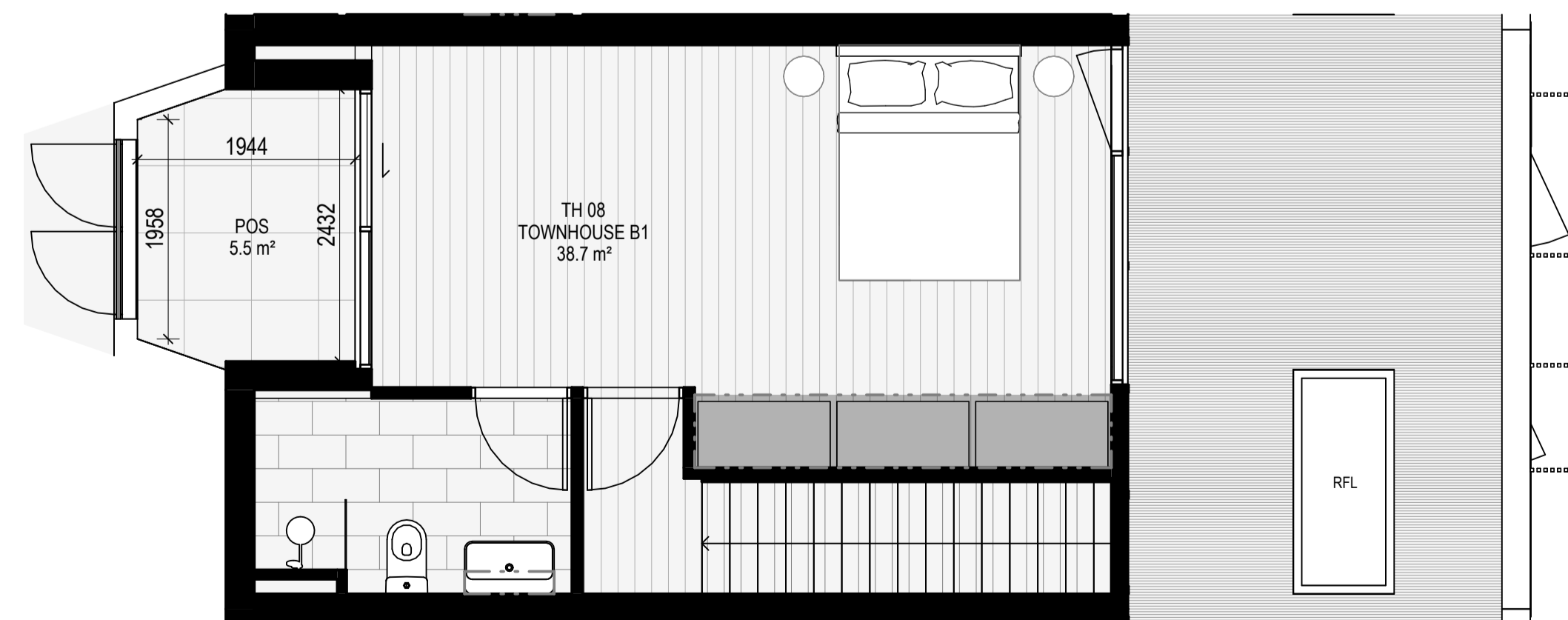
LOCATION	VOLUME
BSMT STORAGE	6 m³
	6 m³



LEVEL GROUND
SCALE 1:50



LEVEL 1
SCALE 1:50

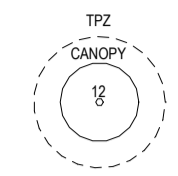


LEVEL 2
SCALE 1:50

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:
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 AIR CONDITIONING CONDENSER UNIT
- COM COMMS RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEK FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RFL ROOF LIGHT

MATERIALS

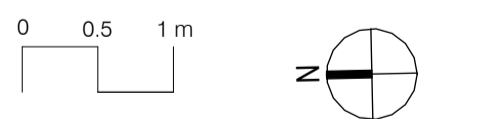
- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- CON1 CONCRETE PLANTER
- FCB1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACPH ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

ESD:

1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (EG. ENERGY, WATER, STORMWATER) BELOW 50%.
2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 * 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 * 89% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 * 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
5. 38% (18 OUT OF 47) 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 REFERENCE CASE (RCA) SECTION 2.019.
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A BIPHASE SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A BIPHASE 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 22,000 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 MILECOURT STORMWATER DEPOSIT IS ACHIEVED.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. A MINIMUM OF 87 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
20. BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
21. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
22. 2% OF COMMUNAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
23. 2% OF COMMUNAL FOOD PRODUCTION AREA WILL BE PROVIDED.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWNHOUSE PLANS - TYPE B2

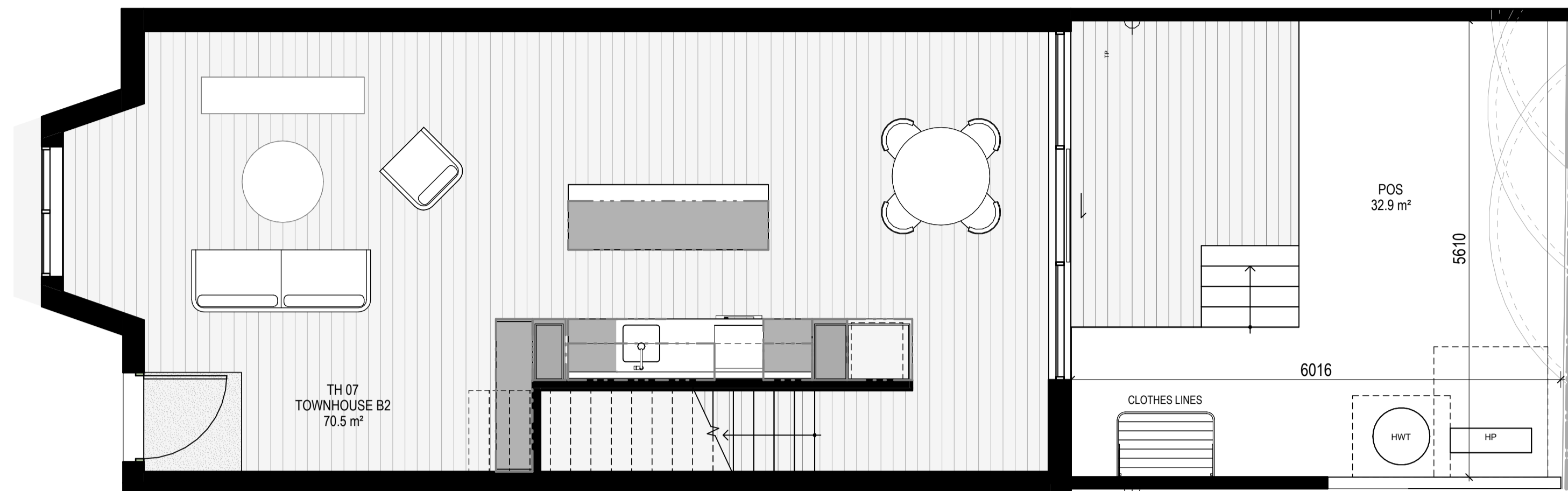
PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Aims Road	03.07.2024	KTA	TP661	4
AT St Kilda East	SCALE As indicated(A1)	PROJECT KTA		
FOR Neometro				

INTERNAL STORAGE TH-07

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BATHROOM VANITY	0.1 m³
BEDROOM ROBE	4.8 m³
BEDROOM ROBE	5.2 m³
BEDROOM ROBE	4.2 m³
KITCHEN ISLAND	1.3 m³
KITCHEN OVEN FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN OVERHEAD	0.6 m³
KITCHEN PANTRY	0.8 m³
KITCHEN PANTRY	0.7 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY U/ BENCH	1.2 m³
LIVING	2.0 m³
TOTAL INTERNAL STORAGE	22.7 m³

EXTERNAL STORAGE TH-07

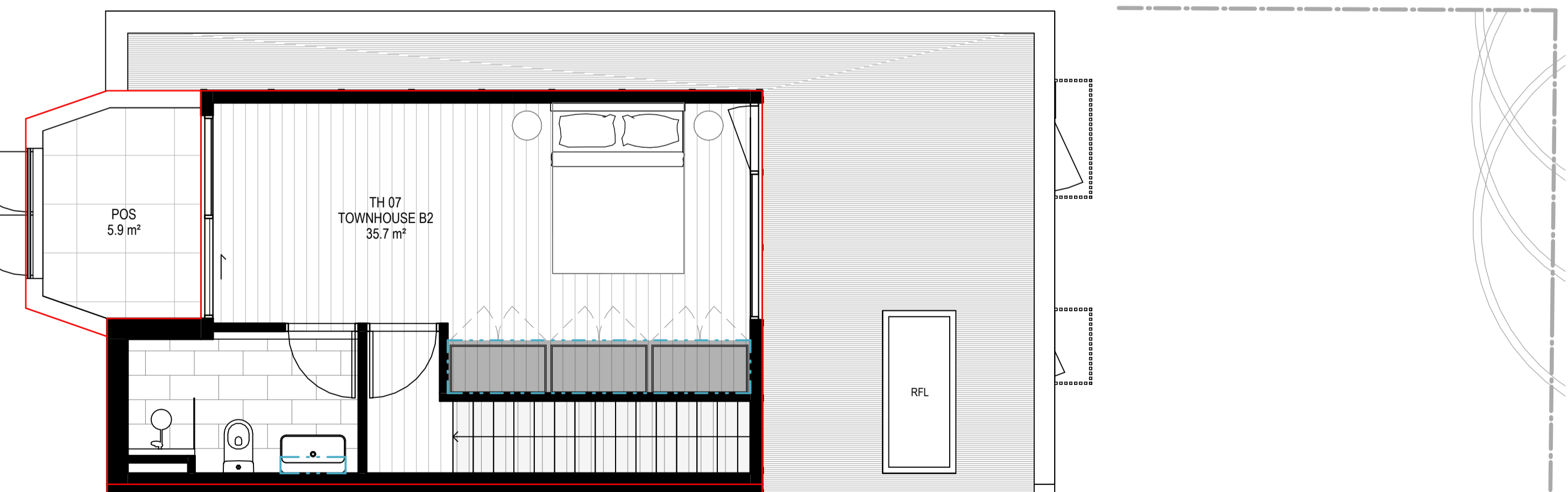
LOCATION	VOLUME
BSMT STORAGE	15 m³
	15 m³



LEVEL GROUND
SCALE 1:50



LEVEL 1
SCALE 1:50

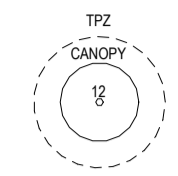


LEVEL 2
SCALE 1:50

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:
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 AIR CONDITIONING CONDENSER UNIT
- COM COMMON RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEK FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RFL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- CON1 CONCRETE PLANTER
- FCS1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACP1 ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

ESD:

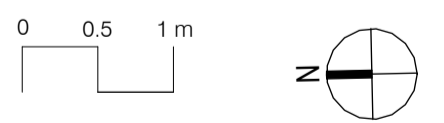
1. THE PROJECT ACHIEVES A TOTAL BEEB SCORE OF 73% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER STORAGES BELOW 50%.
2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) OF THE DEVELOPMENT'S TOWNHOUSES ARE NATURALLY CROSS-VENTILATED.
3. DAYLIGHT MODELLING HAS BEEN CONDUCTED FOR A REPRESENTATIVE SAMPLE OF APARTMENTS. THE SUMMARY RESULTS AS FOLLOWS:
 * 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 * 85% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 * 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
5. 38% (18 OUT OF 47) 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 4.5 STAR AVERAGE NATHERS ENERGY RATING RESULT FOR THE TOWNHOUSES.
8. THE NON-RESIDENTIAL AREAS AIM TO REDUCE HEATING AND COOLING ENERGY CONSUMPTION BELOW THE RESIDENTIAL CASE BENCHMARK (2016).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A 500L SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A 500W 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 22,000LITRE 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 40L RAINWATER TANK IS TO BE PROVIDED FOR EACH TOWNHOUSE.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. A MINIMUM OF 67 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
21. 100% OF COMMONAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
22. 20% OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.

REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING

NOT FOR CONSTRUCTION



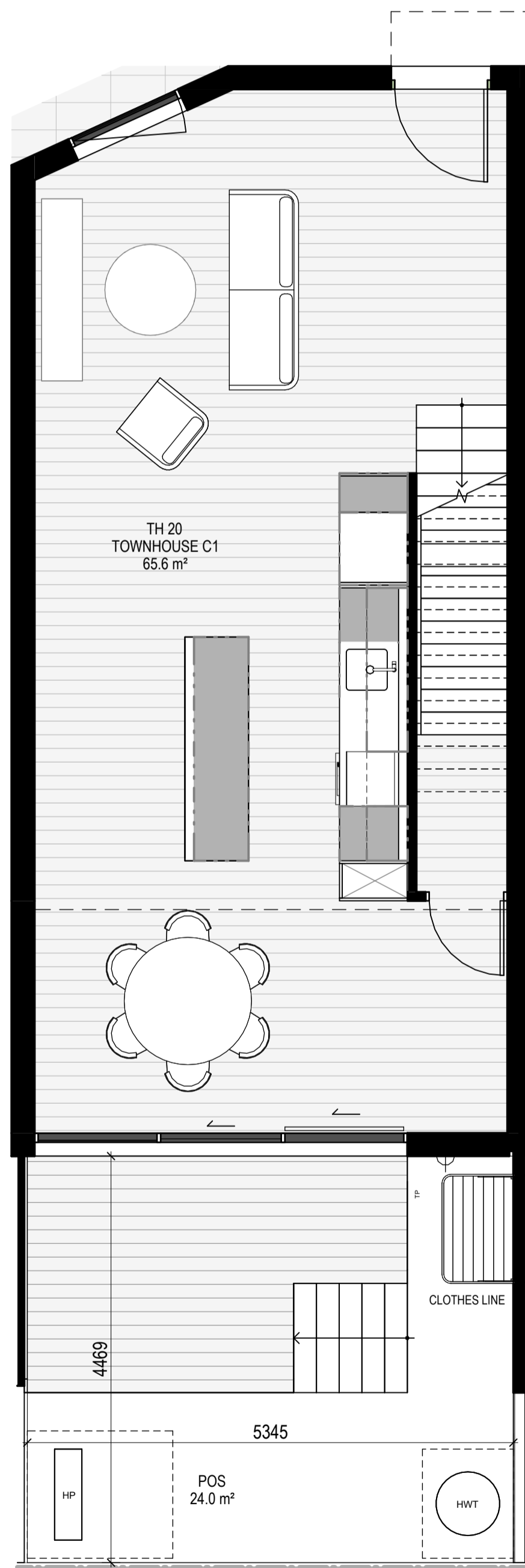
KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

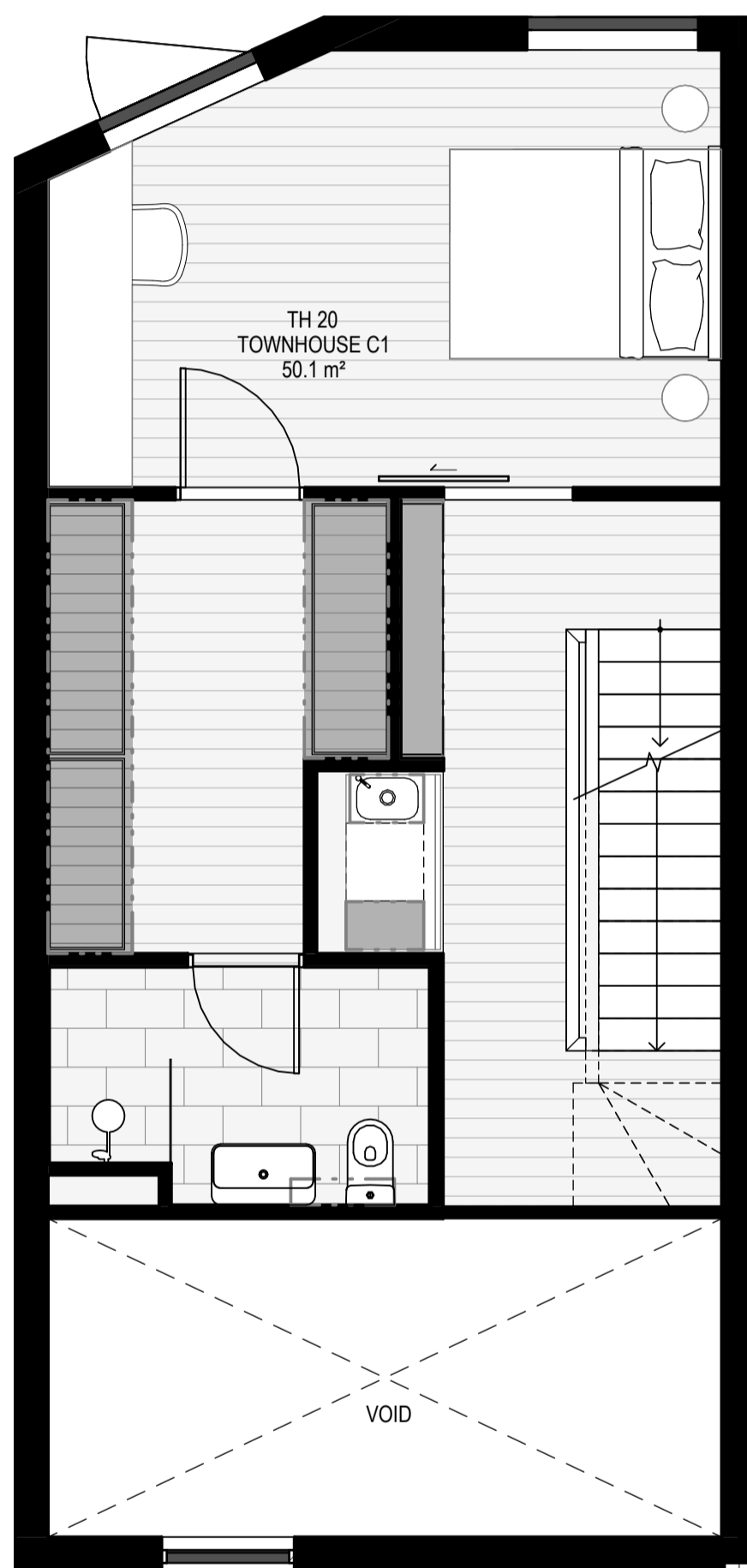
DRAWING TITLE
TOWNHOUSE PLANS - TYPE C1

PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA	TP670	4
SCALE	PROJECT		
As indicated(A1)	2202		



LEVEL GROUND
SCALE 1:50



LEVEL 1
SCALE 1:50



LEVEL 2
SCALE 1:50

INTERNAL STORAGE TH 20

LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BEDROOM	5.5 m³
BEDROOM ROBE	2.8 m³
BEDROOM ROBE	4.8 m³
BEDROOM ROBE	3.4 m³
BEDROOM ROBE	4.9 m³
HALLWAY	1.6 m³
HALLWAY	0.2 m³
KITCHEN ISLAND	1.3 m³
KITCHEN OF FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.6 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	0.8 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.5 m³
LAUNDRY U/ SINK	0.1 m³
TOTAL INTERNAL STORAGE	28.3 m³

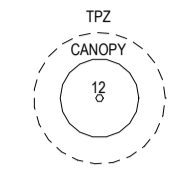
EXTERNAL STORAGE TH 20

LOCATION	VOLUME
BSMT STORAGE	6 m³
	6 m³

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 AIR CONDITIONING CONDENSER UNIT
- COM COMMON RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEK FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- CON1 CONCRETE PLANTER
- FCS1 PAINTED FIBRE CEMENT SHEET
- T4 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 DOUBLE GLAZING - CLEAR
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACP1 ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- T4 TILE (GREEN)

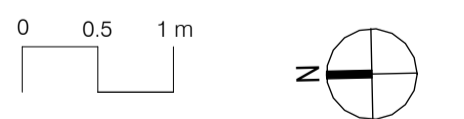
ESD:

1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 70% WITH NO MANDATORY CATEGORY (EG. ENERGY, WATER, STORMWATER) BELOW 50%.
2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 • 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 • 85% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 • 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
5. 38% (18 OUT OF 47) 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 4.7 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 RELATIVE TO REFERENCE CASE (SECTION 2.0.10).
9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
10. A BUSH SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
11. A BUSH 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 22,000 LITRE RAINWATER TANK AND A 30,000 LITRE TOWNWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
15. A WELL-CHOSEN SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
17. A MINIMUM OF 67 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
20. BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
21. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
22. 2% OF COMMON SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
23. 2% OF COMMON FOOD PRODUCTION AREA WILL BE PROVIDED.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING

NOT FOR CONSTRUCTION



KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 30051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWNHOUSE PLANS - TYPE C2

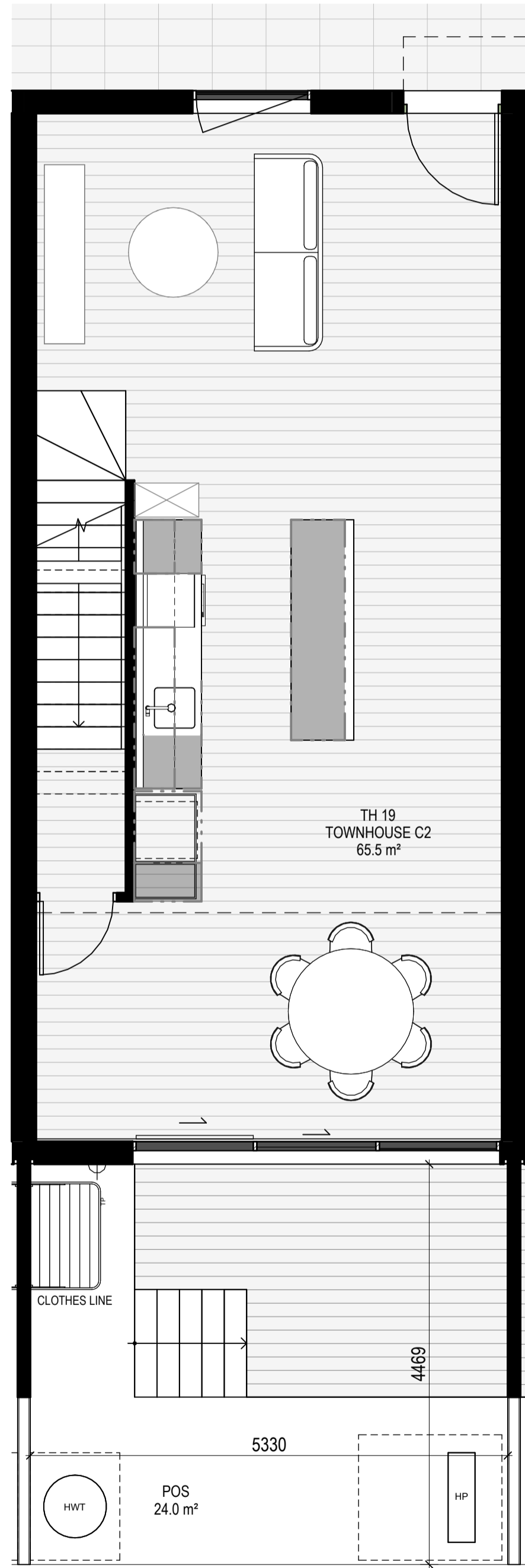
PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Alma Road AT St Kilda East FOR Neometro	03.07.2024	KTA	TP671	4
	SCALE	PROJECT		
	As indicated(A1)	2202		

INTERNAL STORAGE TH 14 - TH-19

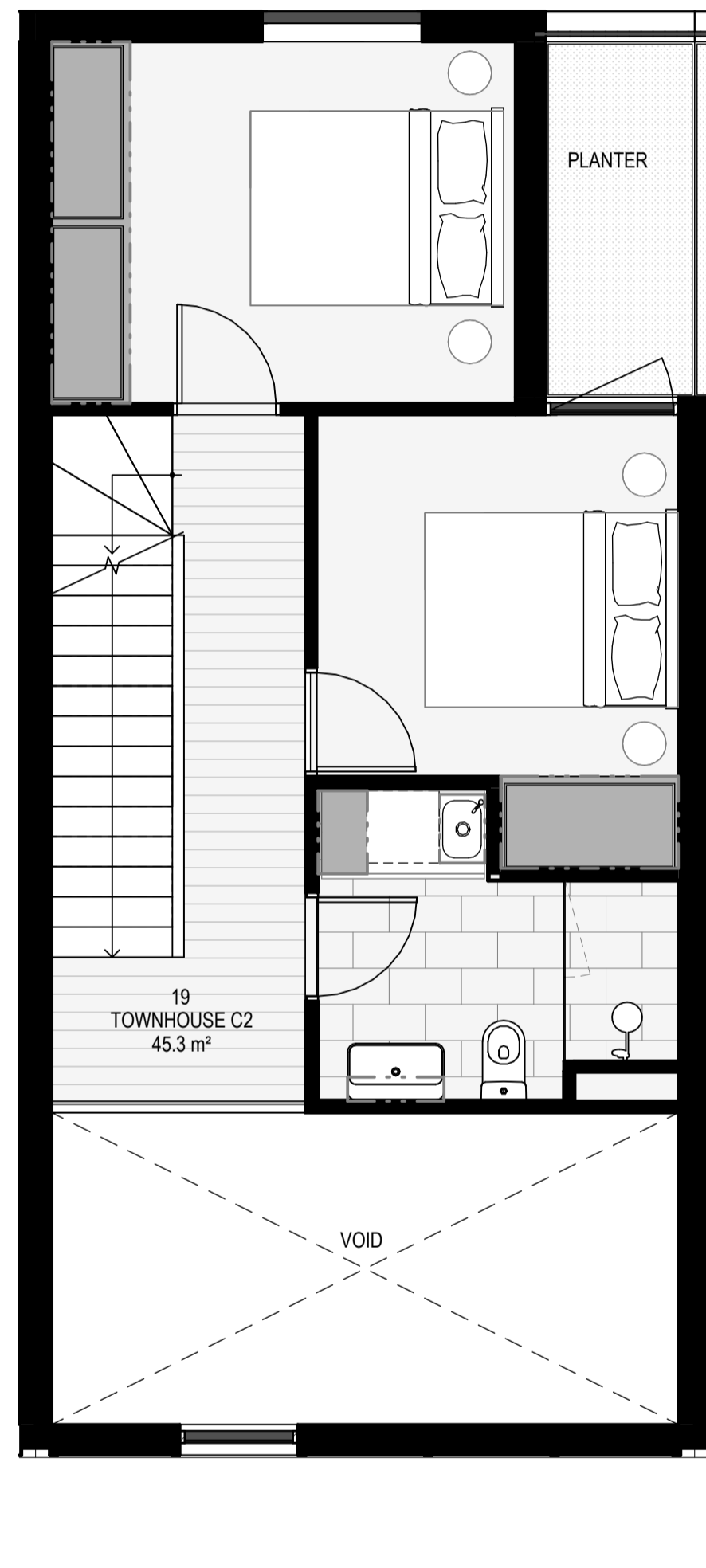
LOCATION	VOLUME
BATHROOM VANITY	0.2 m³
BATHROOM VANITY	0.2 m³
BEDROOM ROBE	4.2 m³
BEDROOM ROBE	2.4 m³
BEDROOM ROBE	6.3 m³
KITCHEN ISLAND	1.3 m³
KITCHEN OI FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.6 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	0.8 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ BENCH	0.4 m³
KITCHEN U/ OVEN	0.1 m³
KITCHEN U/ SINK	0.2 m³
LAUNDRY BROOM	0.7 m³
LAUNDRY U/ SINK	0.1 m³
TOTAL INTERNAL STORAGE	18.4 m³

EXTERNAL STORAGE TH 14 - TH 19

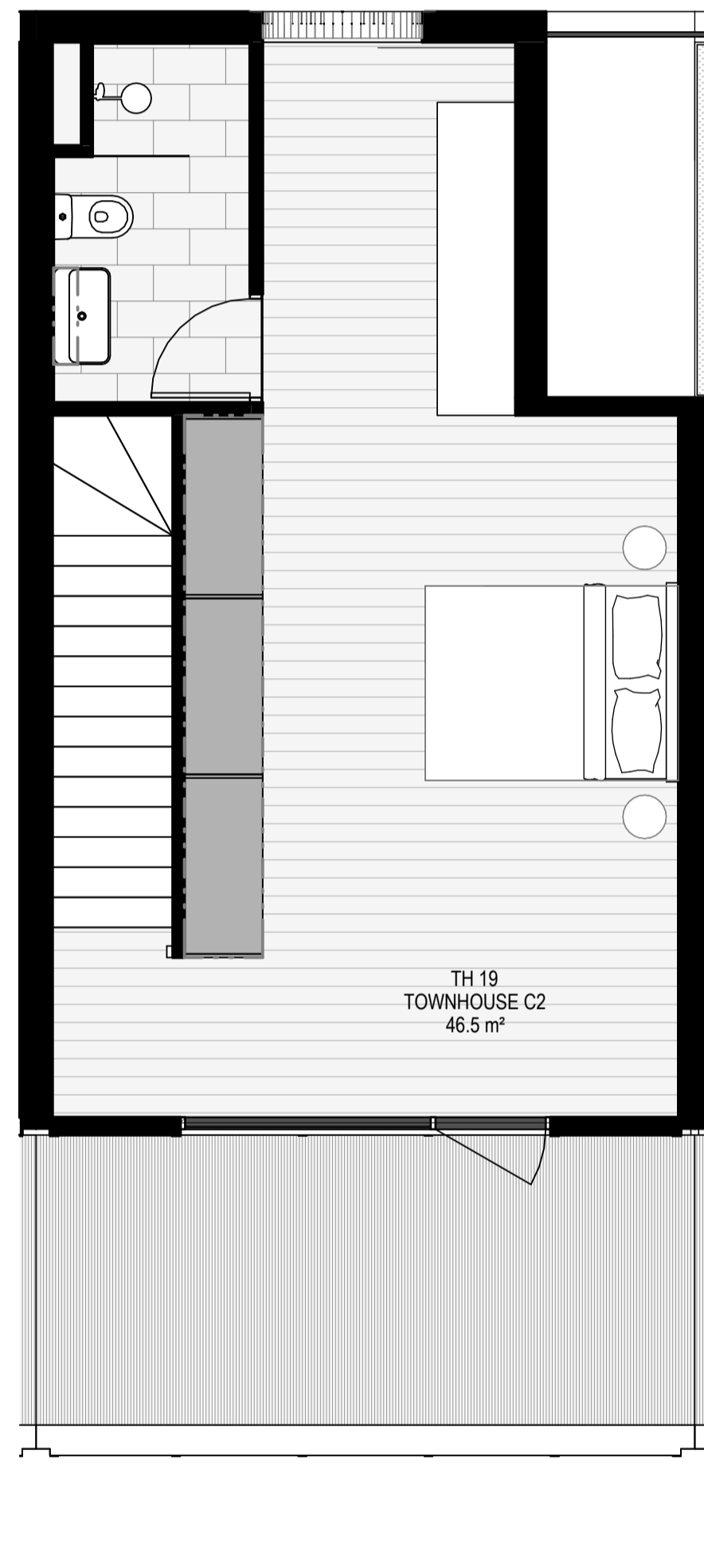
LOCATION	VOLUME
BSMT STORAGE	6 m³
	6 m³



LEVEL GROUND
SCALE 1:50



LEVEL 1
SCALE 1:50

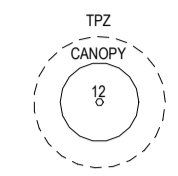


LEVEL 2
SCALE 1:50

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:
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 AIR CONDITIONING CONDENSER UNIT
- COM COMMON RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEF FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- CON1 CONCRETE PLANTER
- FCS1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADE SCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACP1 ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

ESD:

1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (EG. ENERGY, WATER, STORAGE) BELOW 50%.
 2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 • 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 • 85% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 • 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 5. 38% (18 OUT OF 47) 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 4.7 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 REFERENCE CASE (EPA SECTION 2019).
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A BUSH SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A BUSH 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 22,000 LITRE RAINWATER TANK AND A 30 LITRE RAINWATER TANK WILL HARVEST RAINWATER FROM THE APARTMENT ROOF AND TOWNHOUSE ROOFS RESPECTIVELY. THESE TANKS WILL BE CONNECTED TO ALL TOILETS.
 15. A MILD CLIMATE FROM NATHERS DF 50% IS ACHIEVED.
 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. A MINIMUM OF 87 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 100% OF COMMONAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 22. 2% OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION

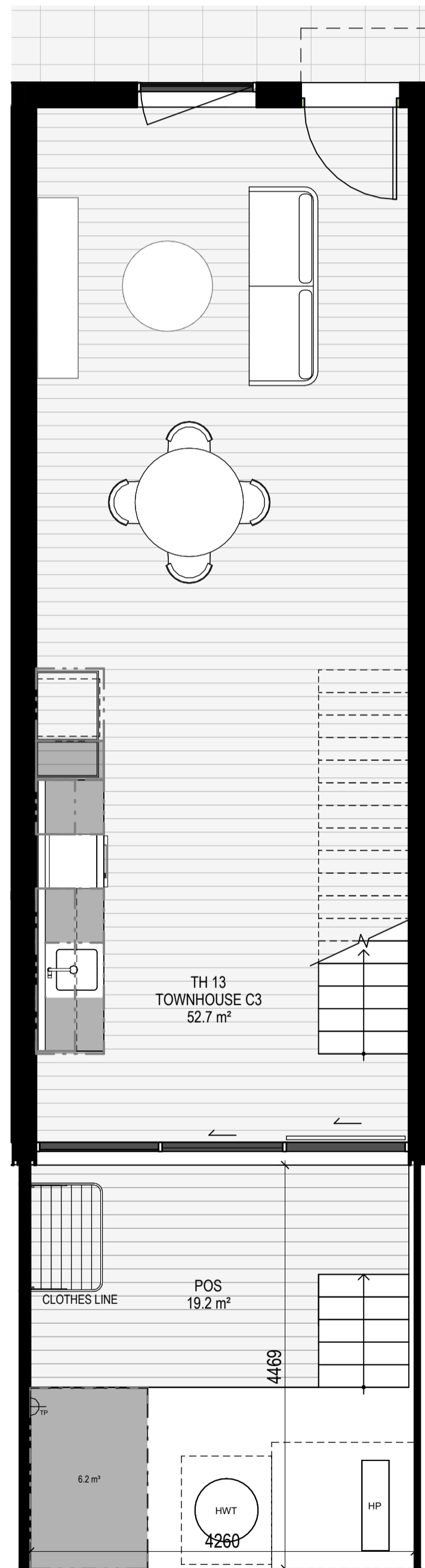


KTA

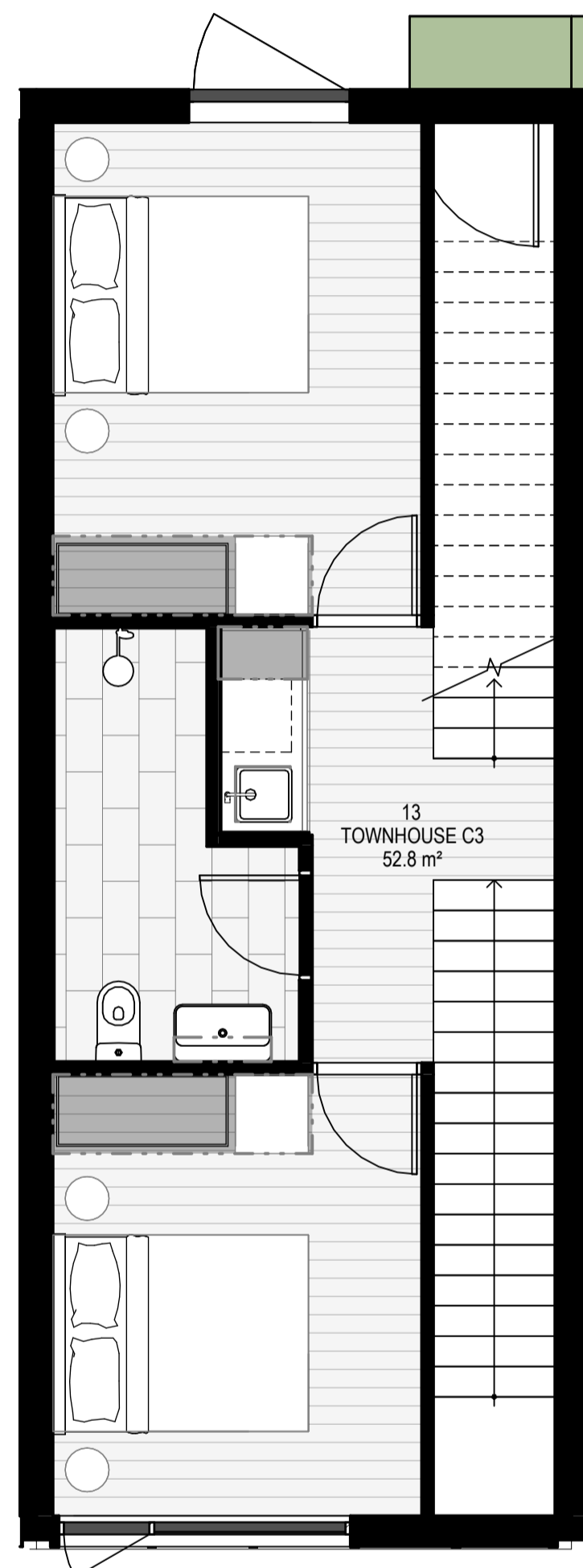
Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWNHOUSE PLANS - TYPE C3

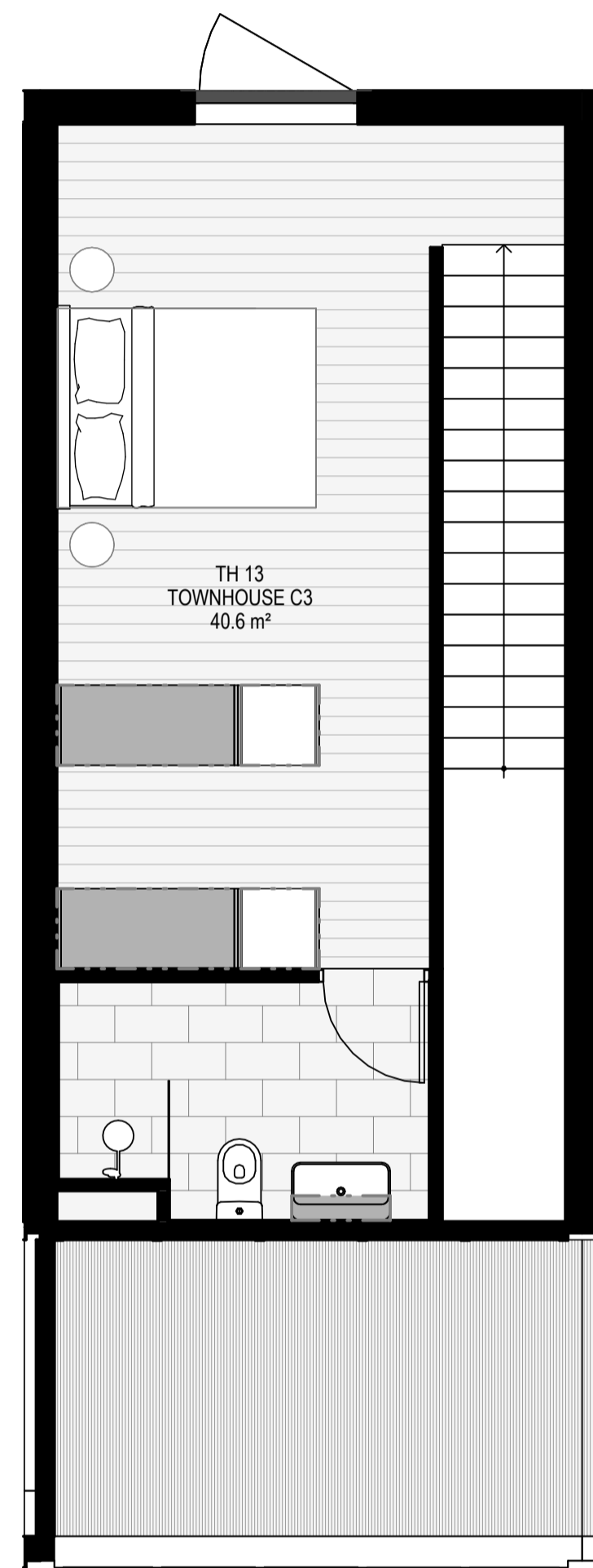
PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Alma Road St Kilda East Neometro	03.07.2024	KTA	TP672	4
	SCALE	PROJECT		
	As indicated(A1)	2202		



LEVEL GROUND
SCALE 1 : 50



LEVEL 1
SCALE 1 : 50



LEVEL 2
SCALE 1 : 50

INTERNAL STORAGE TH 12 & TH-13

LOCATION	VOLUME
BEDROOM	0.2 m³
BEDROOM	0.1 m³
BEDROOM ROBE	3.0 m³
BEDROOM ROBE	3.0 m³
BEDROOM ROBE	3.0 m³
BEDROOM ROBE	3.0 m³
BEDROOM ROBE	3.0 m³
KITCHEN ISLAND	1.3 m³
KITCHEN O/F FRIDGE	0.4 m³
KITCHEN OVERHEAD	0.6 m³
KITCHEN OVERHEAD	0.2 m³
KITCHEN PANTRY	0.8 m³
KITCHEN U/I BENCH	0.4 m³
KITCHEN U/I BENCH	0.4 m³
KITCHEN U/I OVEN	0.1 m³
KITCHEN U/I SINK	0.2 m³
LAUNDRY BROOM	0.8 m³
LAUNDRY U/SINK	0.1 m³
TOTAL INTERNAL STORAGE	17.5 m³

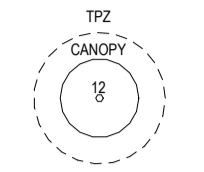
EXTERNAL STORAGE TH 12 & TH 13

LOCATION	VOLUME
GARDEN STORAGE	6 m³
	6 m³

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 AIR CONDITIONING CONDENSER UNIT
- COM COMMON RISER
- CL CLOTHES LINE
- ELEC ELECTRICAL RISER
- FEK FIRE EXTINGUISHER
- FFL FINISHED FLOOR LEVEL
- FHR FIRE HOSE REEL
- FHY FIRE HYDRANT
- FIP FIRE INDICATOR PANEL
- HP HOT WATER PUMP
- HYDR HYDRAULIC RISER
- HW HOT WATER UNIT
- NGL NATURAL GROUND LEVEL
- REF REFRIGERANT RISER
- RL RELATIVE LEVEL
- OW OPERABLE WINDOW
- PV PV PANEL
- RFL ROOF LIGHT

MATERIALS

- BRK1 BRICK WORK
- BRK2 HIT & MISS BRICK WORK
- BRK3 GLAZED BRICK
- CON1 CONCRETE PLANTER
- FCS1 PAINTED FIBRE CEMENT SHEET
- TL1 EXTERNAL TILE
- SC1 SUN SHADESCREEN
- GL1 DOUBLE GLAZING - CLEAR
- GL2 REEDED GLAZING
- MS1 TENSILE WIRE CABLES
- MS2 MESH FENCING
- MT1 ALUMINIUM (POWDERCOATED DULL BRONZE)
- MT2 ALUMINIUM CANOPY (POWDERCOATED GREEN)
- MT3 PERFORATED ALUMINIUM CLADDING (POWDERCOATED DULL BRONZE)
- SR1 SAFETY GUARD RAIL
- SC1 SUNSHADE SCREEN (GREEN)
- ACP1 ACOUSTIC WALL PANEL
- TM1 PAINTED TIMBER SCREEN
- TL1 TILE (GREEN)

ESD:

1. THE PROJECT ACHIEVES A TOTAL BESS SCORE OF 73% WITH NO MANDATORY CATEGORY (E6) ENERGY WATER SPORATION BELOW 50%.
 2. 100% (47 OUT OF 47) OF THE DEVELOPMENT'S APARTMENTS AND 100% (20 OUT OF 20) 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:
 * 85% OF LIVING FLOOR AREA ACHIEVES >80% ABOVE DF
 * 85% OF BEDROOM FLOOR AREA ACHIEVES >80% ABOVE DF
 * 4. THE NON-RESIDENTIAL AREAS ARE TARGETING A 2% DF TO 40% OF THE NOMINATED AREA.
 5. 38% (18 OUT OF 47) 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 4.5 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 REFERENCE CASE (RCA) SECTION 2.0(16).
 9. THE DEVELOPMENT IS TO UTILISE ELECTRIC HEAT PUMP HOT WATER SYSTEM.
 10. A BIPV SOLAR PV SYSTEM IS TO BE LOCATED ON THE ROOF OF THE APARTMENT BUILDING.
 11. A BIPV 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 COMMONAL AREAS.
 13. WATER EFFICIENT FITTINGS AND FIXTURES ARE APPLIED THROUGHOUT.
 14. A 22,000 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 NEIGHBOURHOOD RAINWATER TANK ONLY.
 16. ALL LANDSCAPING IS TO BE NATIVE SPECIES OR LANDSCAPING IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
 17. A MINIMUM OF 67 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTS.
 18. IN TOTAL 2 BICYCLE SPACES ARE TO BE PROVIDED FOR STAFF.
 19. IN TOTAL 14 BICYCLE SPACES ARE TO BE PROVIDED FOR RESIDENTIAL VISITORS AND 7 BICYCLE SPACES ARE TO BE PROVIDED FOR NON-RESIDENTIAL VISITORS.
 20. ONE CHARGING POINT FOR ELECTRICAL VEHICLES IS INTEGRATED IN THE PROPOSED DEVELOPMENT.
 21. 50% OF COMMONAL SPACE (INCLUDING CLOTHES LINE) WILL BE PROVIDED AT THE APARTMENT BUILDING ROOFTOP DECK.
 22. 25% OF COMMONAL FOOD PRODUCTION AREA WILL BE PROVIDED.
- REFER TO ESD CONSULTANTS DOCUMENTATION FOR FULL DETAILS.

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION

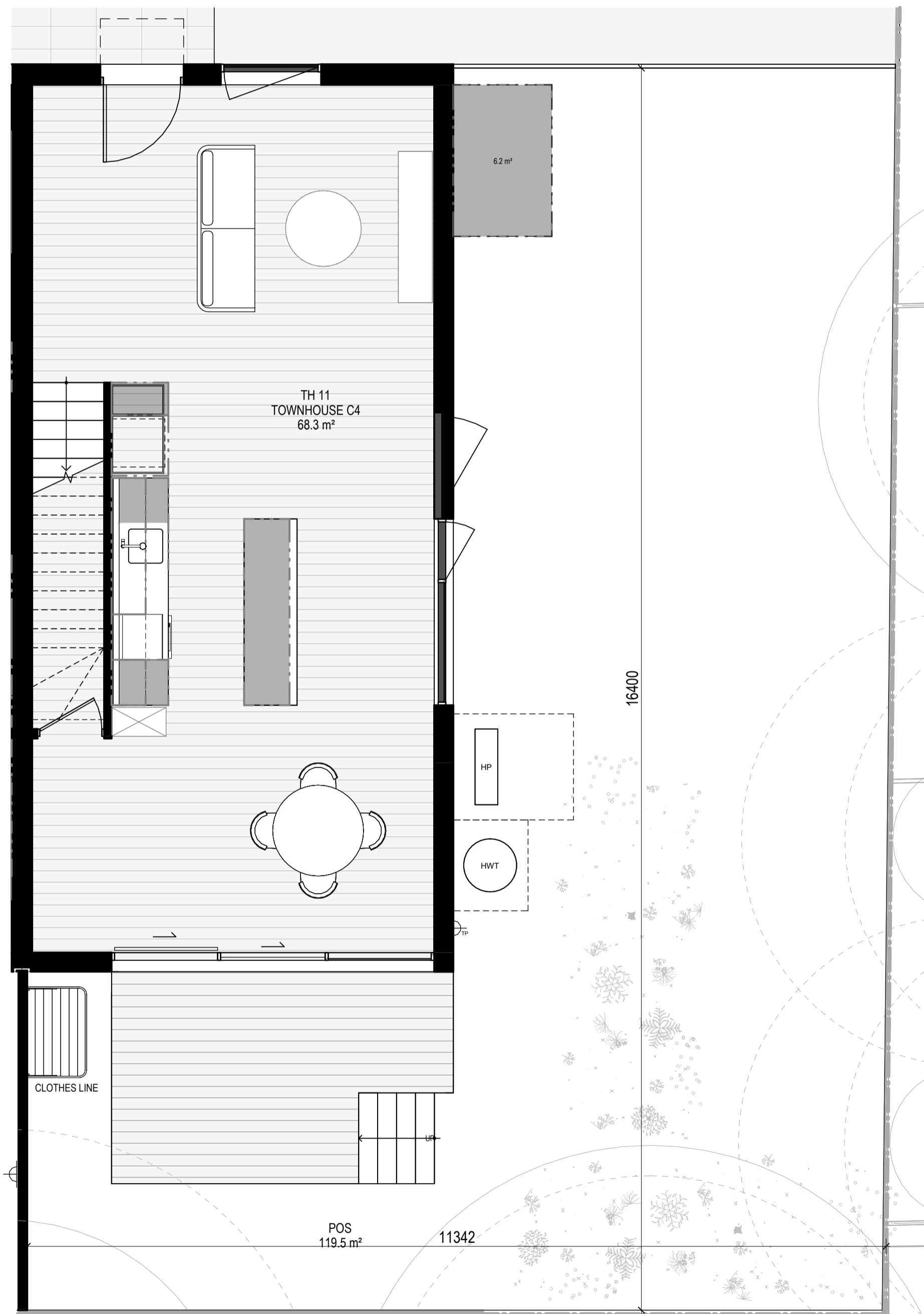


KTA

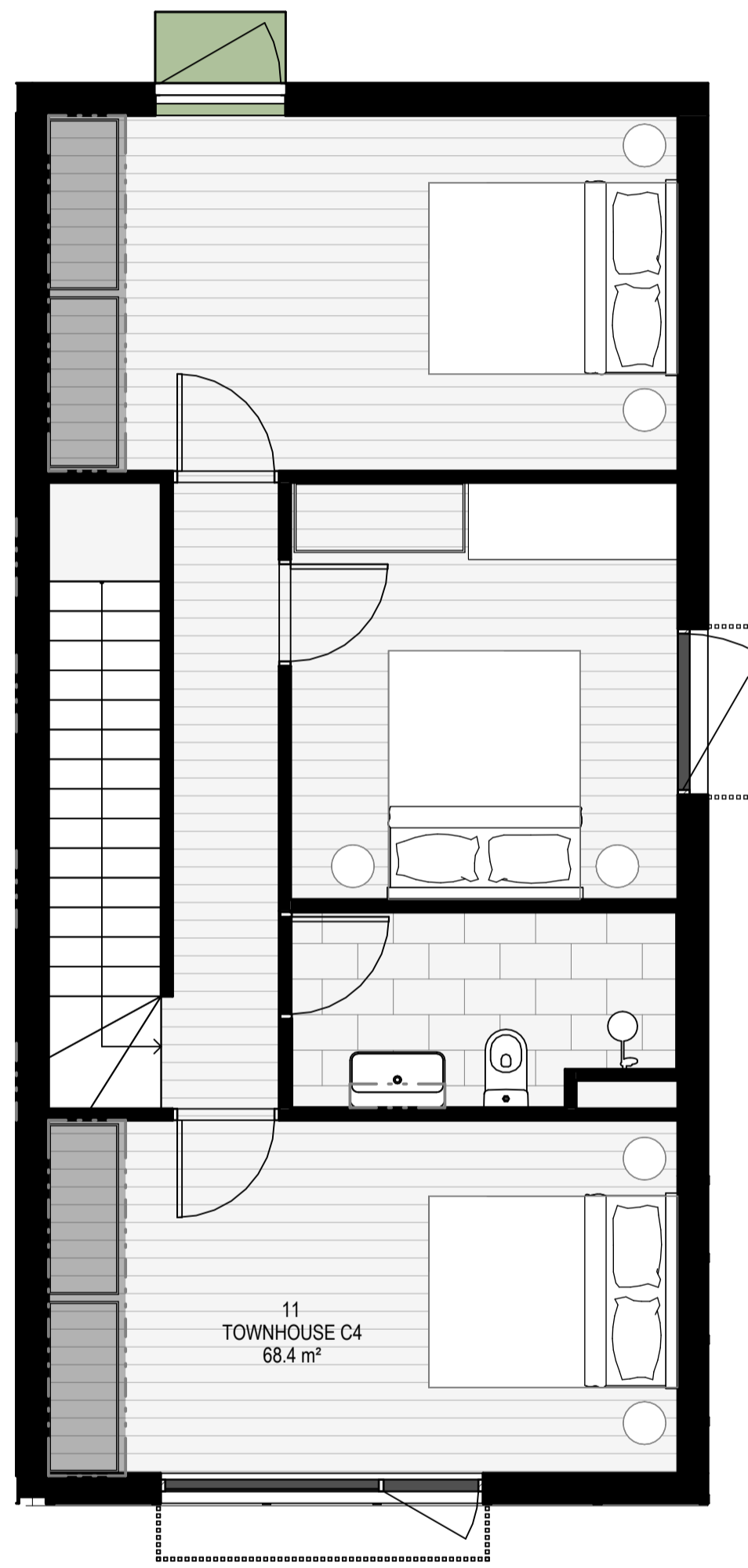
Kerstin Thompson Architects Pty Ltd
Wurundjeri Wai Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
TOWNHOUSE PLANS - TYPE C4

PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Alma Road AT St Kilda East FOR Neometro	03.07.2024	KTA	TP673	4
	SCALE	PROJECT		
	As indicated(A1)	2202		



LEVEL GROUND
SCALE 1 : 50



LEVEL 1
SCALE 1 : 50

INTERNAL STORAGE TH 11

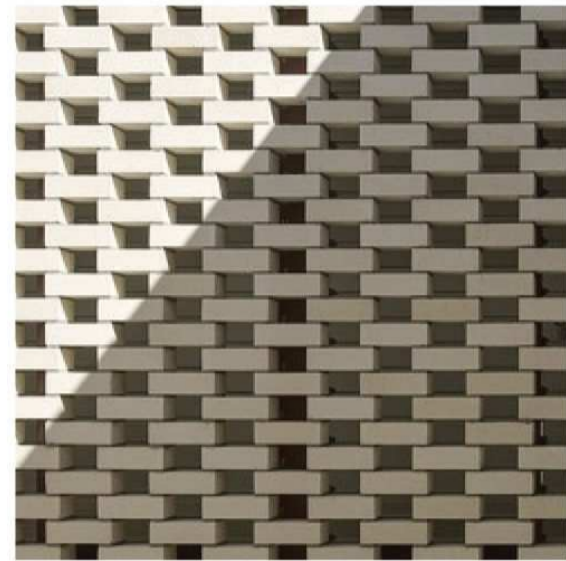
LOCATION	VOLUME
BATHROOM VANITY	0.2 m ³
BEDROOM ROBE	4.2 m ³
BEDROOM ROBE	4.2 m ³
KITCHEN ISLAND	1.3 m ³
KITCHEN O/ FRIDGE	0.4 m ³
KITCHEN OVERHEAD	0.6 m ³
KITCHEN OVERHEAD	0.2 m ³
KITCHEN PANTRY	0.8 m ³
KITCHEN U/ BENCH	0.4 m ³
KITCHEN U/ BENCH	0.4 m ³
KITCHEN U/ OVEN	0.1 m ³
KITCHEN U/ SINK	0.2 m ³
TOTAL INTERNAL STORAGE	13.0 m ³

EXTERNAL STORAGE TH 11

LOCATION	VOLUME
GARDEN STORAGE	6 m ³
	6 m ³



CODE: BRK1
 MATERIAL: BRICK WORK
 FINISH: WHITE BRICK WITH COLOUR MATCHED MORTER
 LOCATION: EXTERNAL WALLS AS INDICATED



CODE: BRK2
 MATERIAL: HIT & MISS BRICK WORK
 FINISH: WHITE
 LOCATION: FENCING



CODE: BRK3
 MATERIAL: GLAZED BRICK
 LOCATION: AS INDICATED



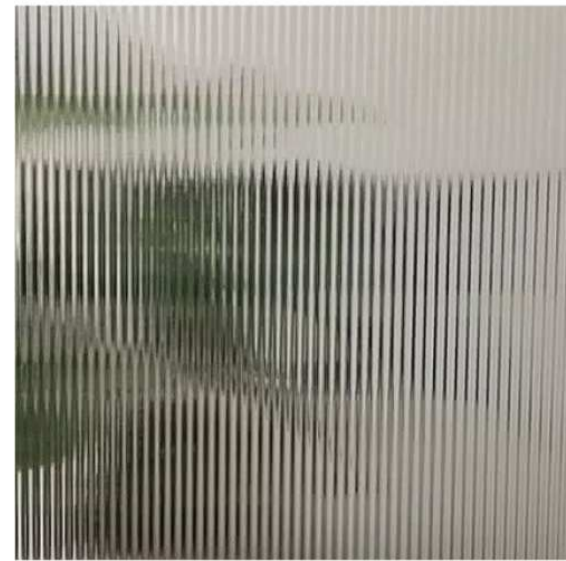
CODE: SC1
 MATERIAL: SUN SHADE SCREEN
 FINISH: GREEN
 LOCATION: AS INDICATED



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



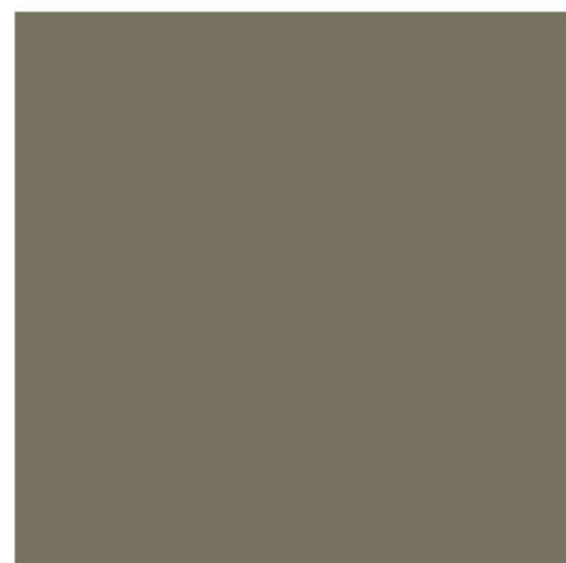
CODE: GL1
 MATERIAL: DOUBLE GLAZING
 FINISH: CLEAR
 LOCATION: AS INDICATED



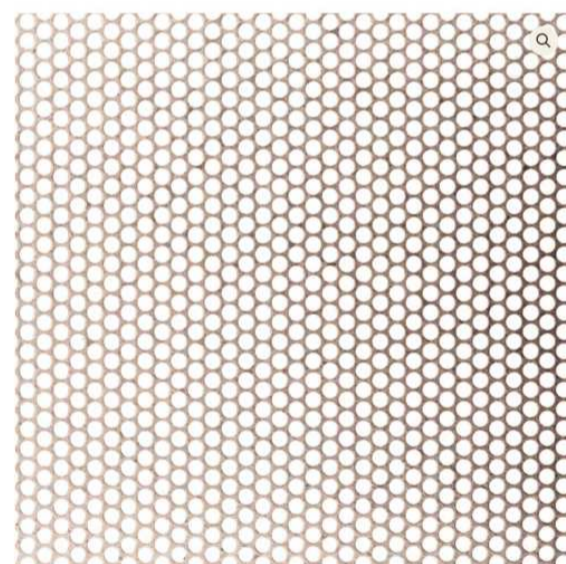
CODE: GL2
 MATERIAL: TRANSLUCENT GLAZING
 PROFILE: REEDED
 LOCATION: AS INDICATED



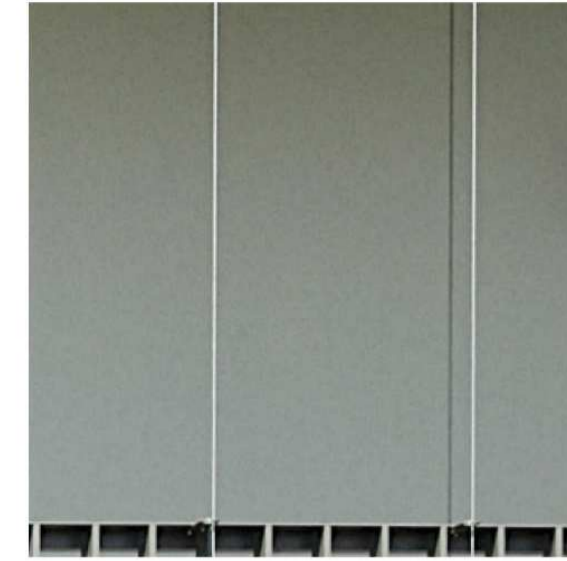
CODE: MT1
 MATERIAL: ALUMINIUM BALUSTRADE, WINDOW FRAME, SPANDREL PANEL & LOUVRES
 FINISH: DULL BRONZE POWDERCOAT
 LOCATION: BALCONY, VOID, STAIRS, WINDOWS & PERGOLAS



CODE: MT2
 MATERIAL: ALUMINIUM CANOPY
 LOCATION: AS INDICATED



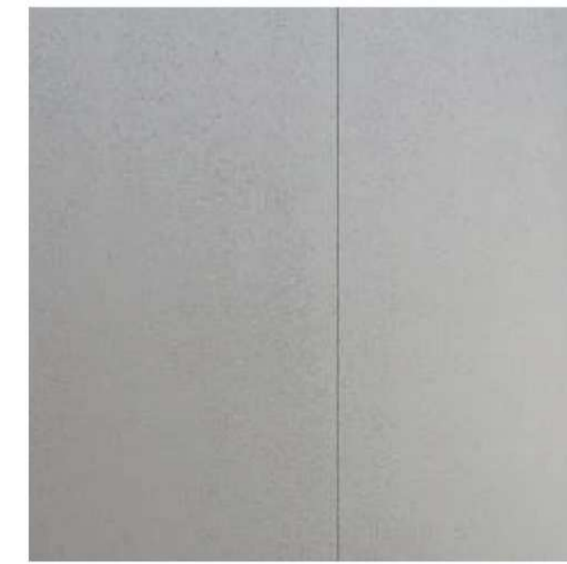
CODE: MT3
 MATERIAL: PERFORATED ALUMINIUM CLADDING
 FINISH: DULL BRONZE POWDERCOAT
 LOCATION: AS INDICATED



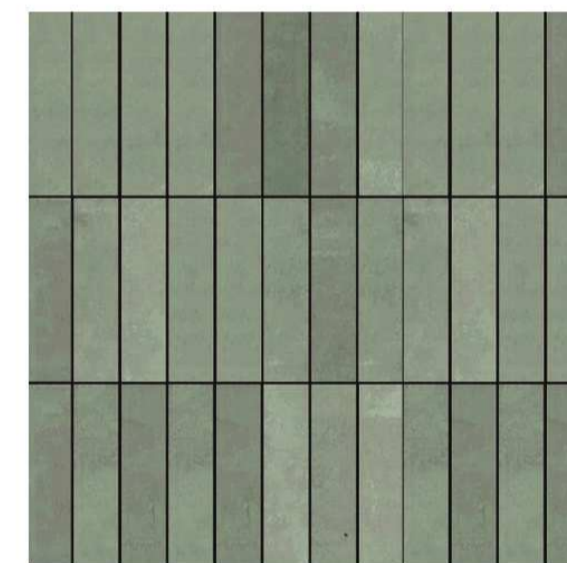
CODE: MS1
 MATERIAL: TENSILE WIRE CABLES
 FINISH: STAINLESS STEEL
 LOCATION: BALCONIES



CODE: MS2
 MATERIAL: MESH FENCING
 LOCATION: AS INDICATED



CODE: FCS1
 MATERIAL: FIBRE CEMENT SHEET
 FINISH: PAINTED
 COLOUR: LIGHT GREY
 LOCATION: EXTERNAL WALLS AS INDICATED



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



CODE: ACP1
 MATERIAL: ACOUSTIC WALL PANELS
 LOCATION: ROOF PLANTS

KTA

Kerstin Thompson Architects Pty Ltd
 Wurundjeri Woi Wurrung Country
 6 Lothian Street North Melbourne
 VIC Australia 3051
 ABN 31 067 225 487
 T +61 3 8662 8800
 kta@kerstinthompson.com
 www.kerstinthompson.com

97 ALMA ROAD
 MATERIALS

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
 NOT FOR CONSTRUCTION

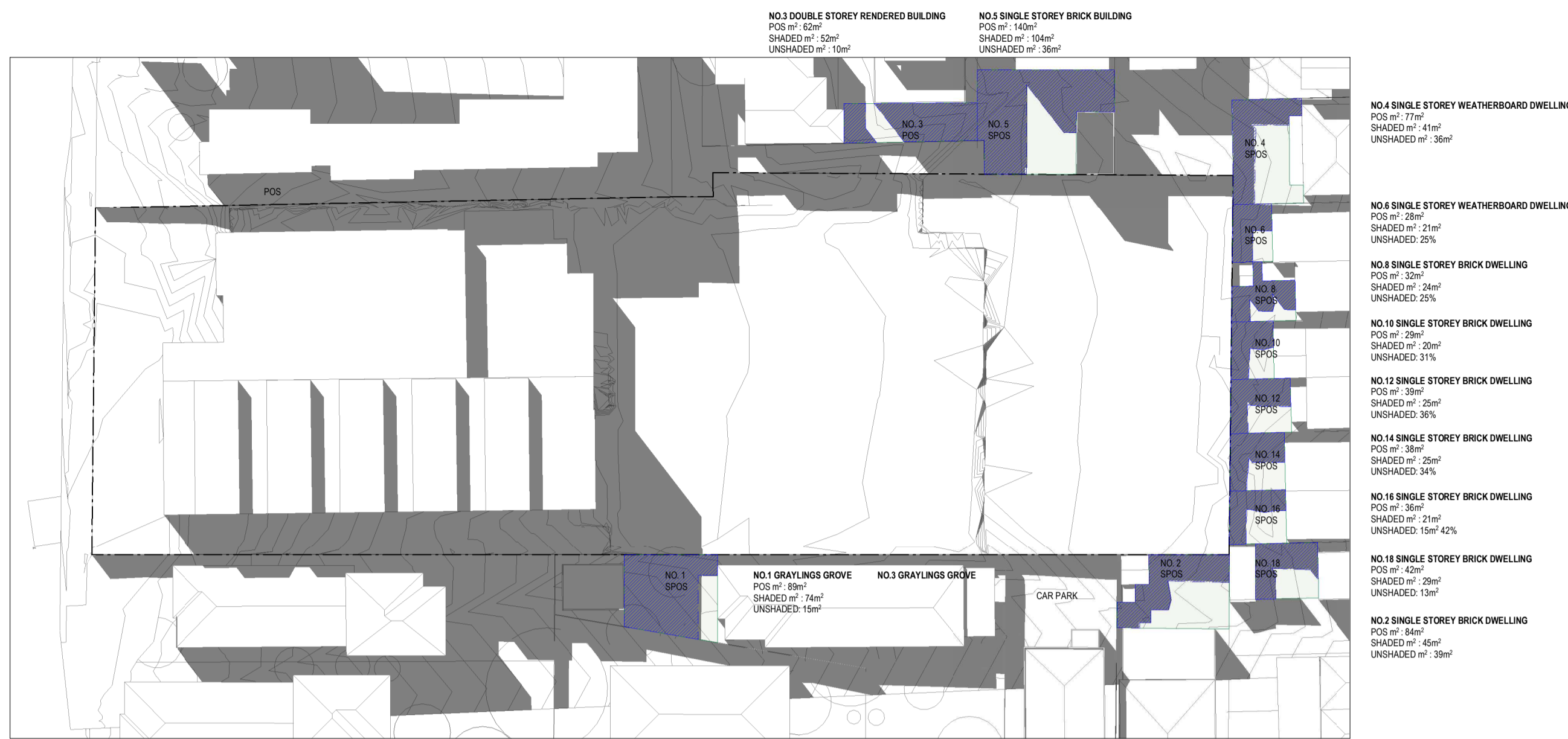
KTA

Kerstin Thompson Architects Pty Ltd
 Wurundjeri Woi Wurrung Country
 6 Lothian St, North Melbourne VIC 3051
 T +61 3 8662 8800
 kta@kerstinthompson.com
 www.kerstinthompson.com

DRAWING TITLE
 MATERIALS PALETTE

PROJECT	DATE	DRAWN BY	DRAWING NO.	REV.
97 Alma Road	03.07.2024	KTA		
AT St Kilda East				
FOR Neometro				

SCALE	PROJECT	TP800	4
(A1)	2202		



SHADOW ANALYSIS NOTES

- SHADOW CAST BY EXISTING POOL BUILDING / PALING FENCE
- SHADOW CAST BY TOWN PLANNING APPLICATION 27.07.23 (REV 2)
- SHADOW CAST BY TOWN PLANNING APPLICATION 03.07.24 (REV 4)

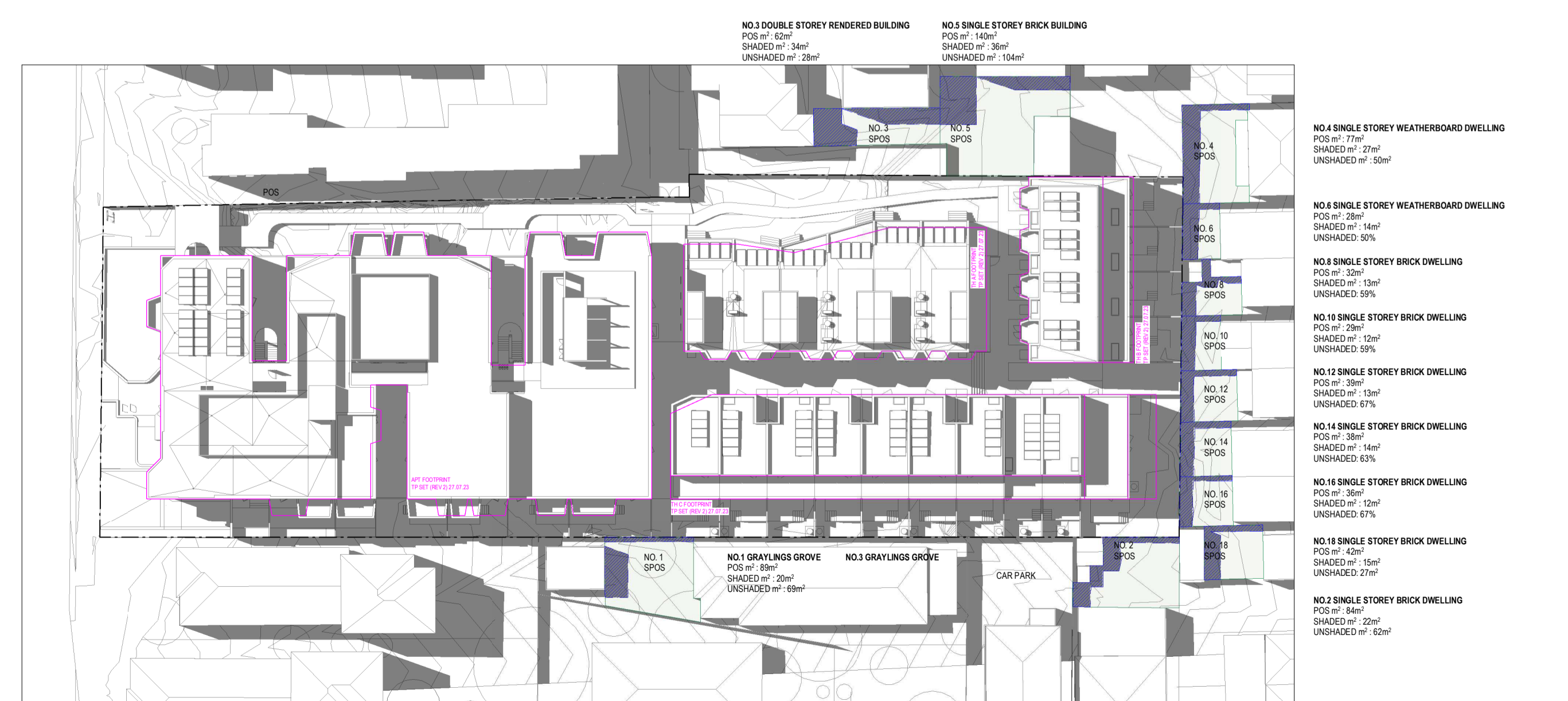
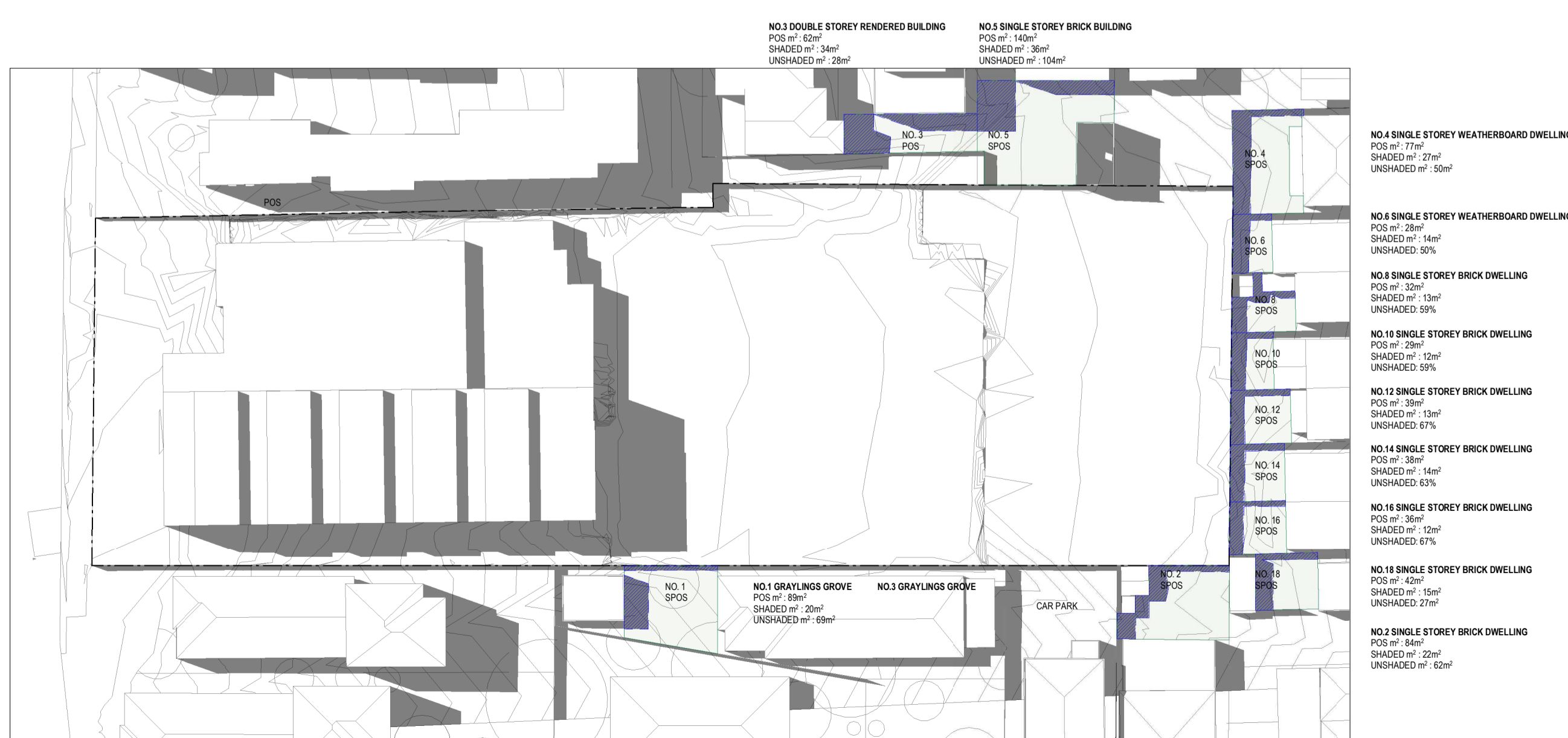
EXISTING - 22/9 9AM SHADOWS
SCALE 1 : 500

PROPOSED - 22/9 9AM SHADOWS
SCALE 1 : 500



EXISTING - 22/9 10AM SHADOWS
SCALE 1 : 500

PROPOSED - 22/9 10AM SHADOWS
SCALE 1 : 500



EXISTING - 22/9 11AM SHADOWS
SCALE 1 : 500

PROPOSED - 22/9 11AM SHADOWS
SCALE 1 : 500

No. 4 Date 03.07.2024 Description Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION

KTA
Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

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

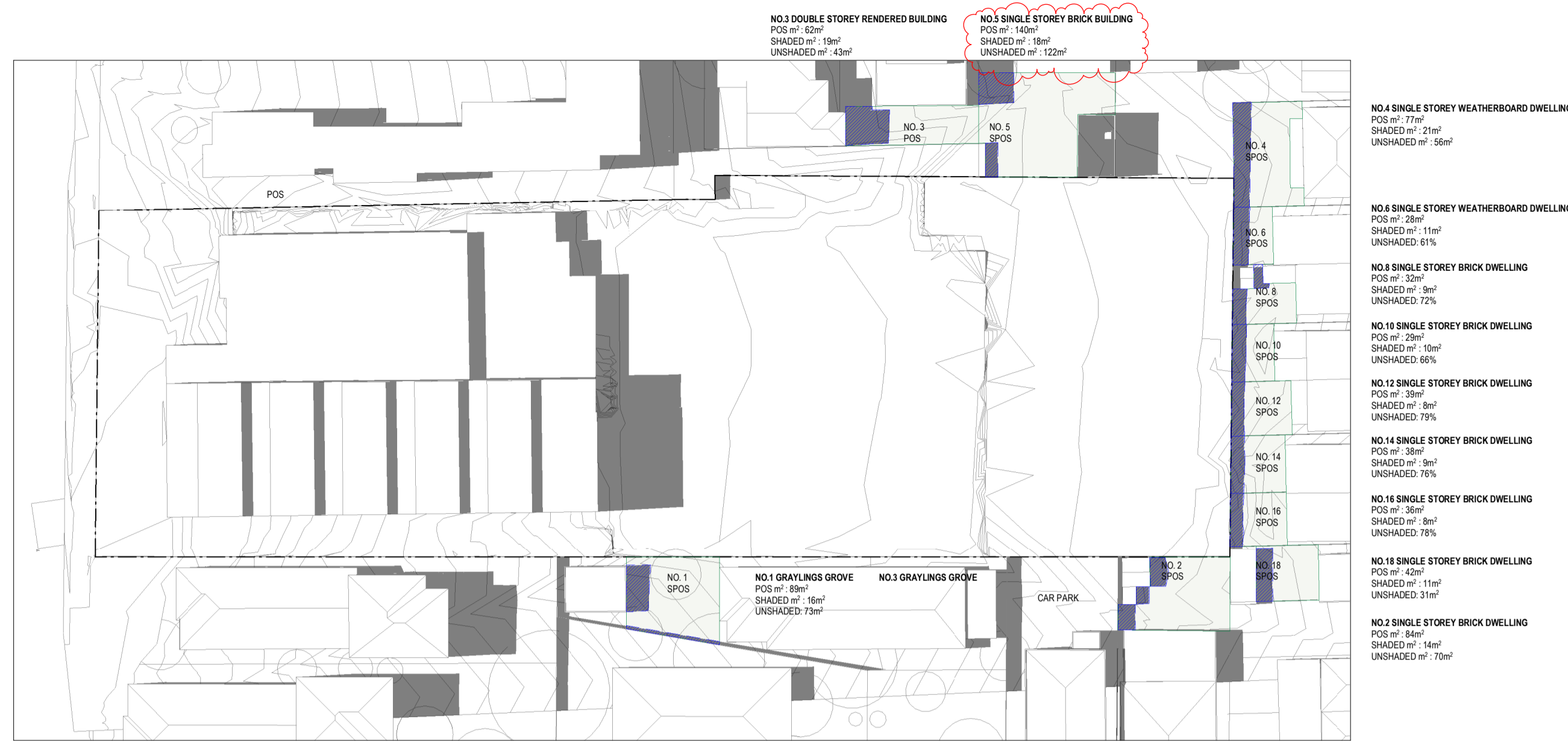
PROJECT
97 Alms Road
AT
St Kilda East
FOR
Neometro

DATE 03.07.2024
SCALE As indicated(A1)

DRAWN BY KTA
PROJECT

DRAWING NO. TP940
REV. 4

copyright 2024



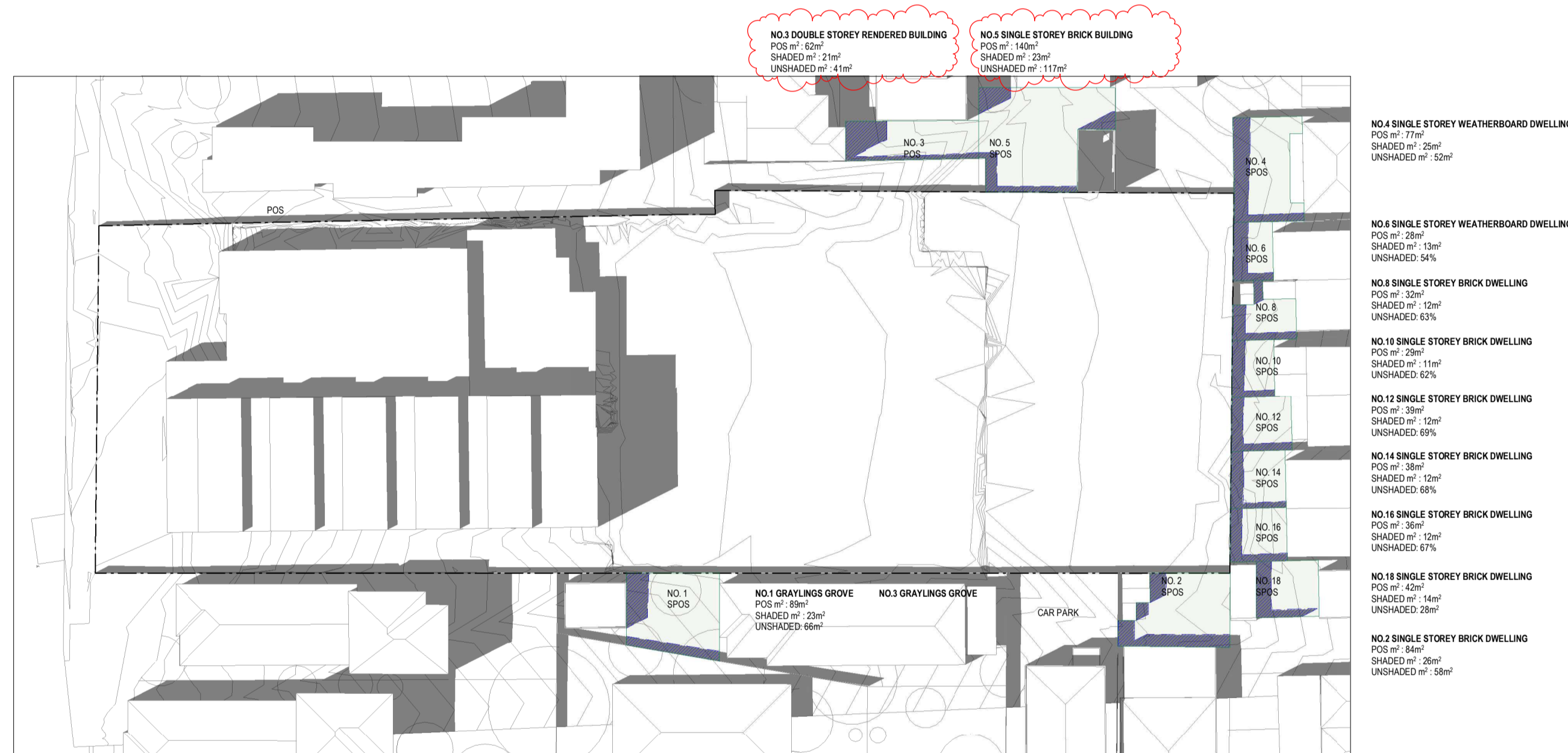
EXISTING - 22/9 12PM SHADOWS
SCALE 1 : 500



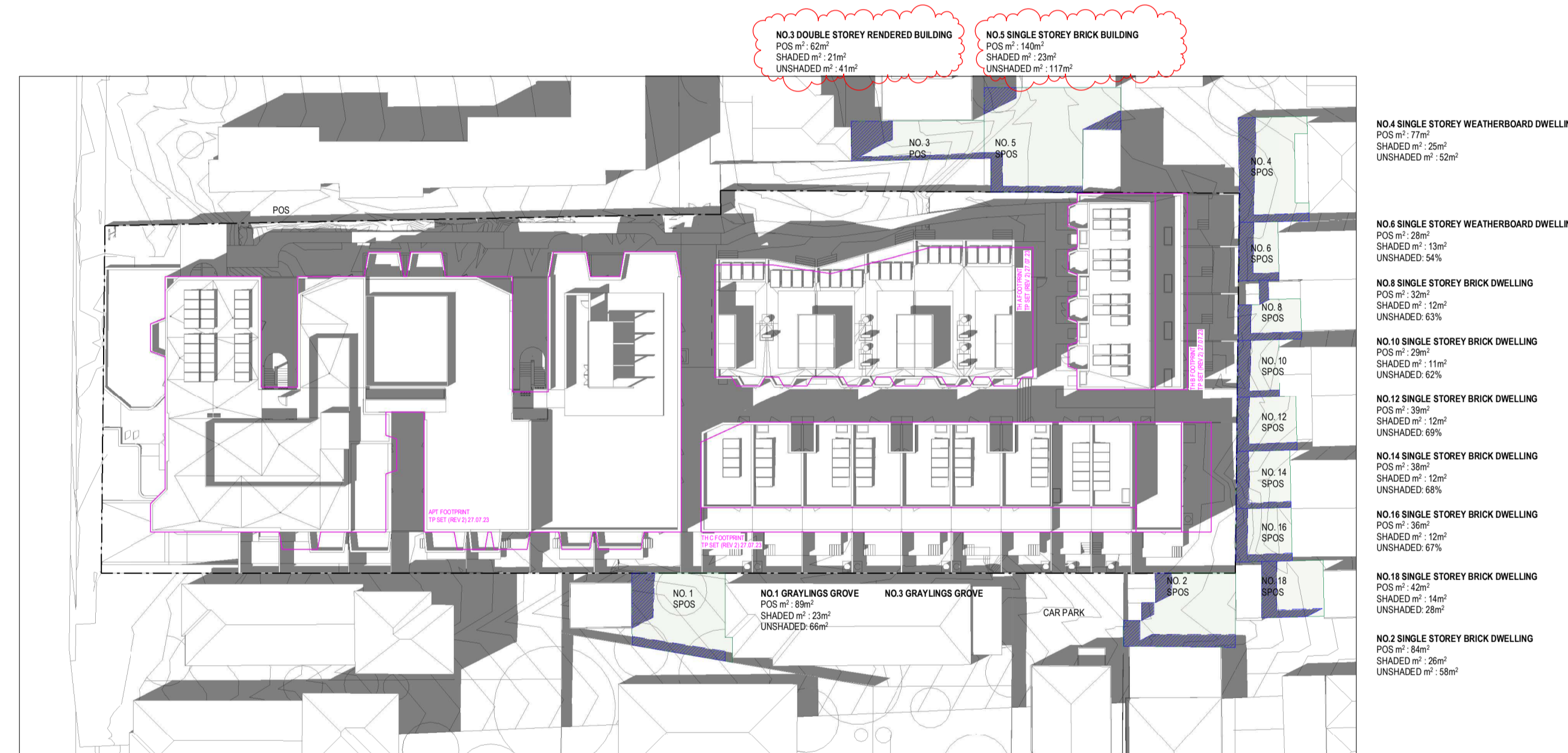
PROPOSED - 22/9 12PM SHADOWS
SCALE 1 : 500

SHADOW ANALYSIS NOTES

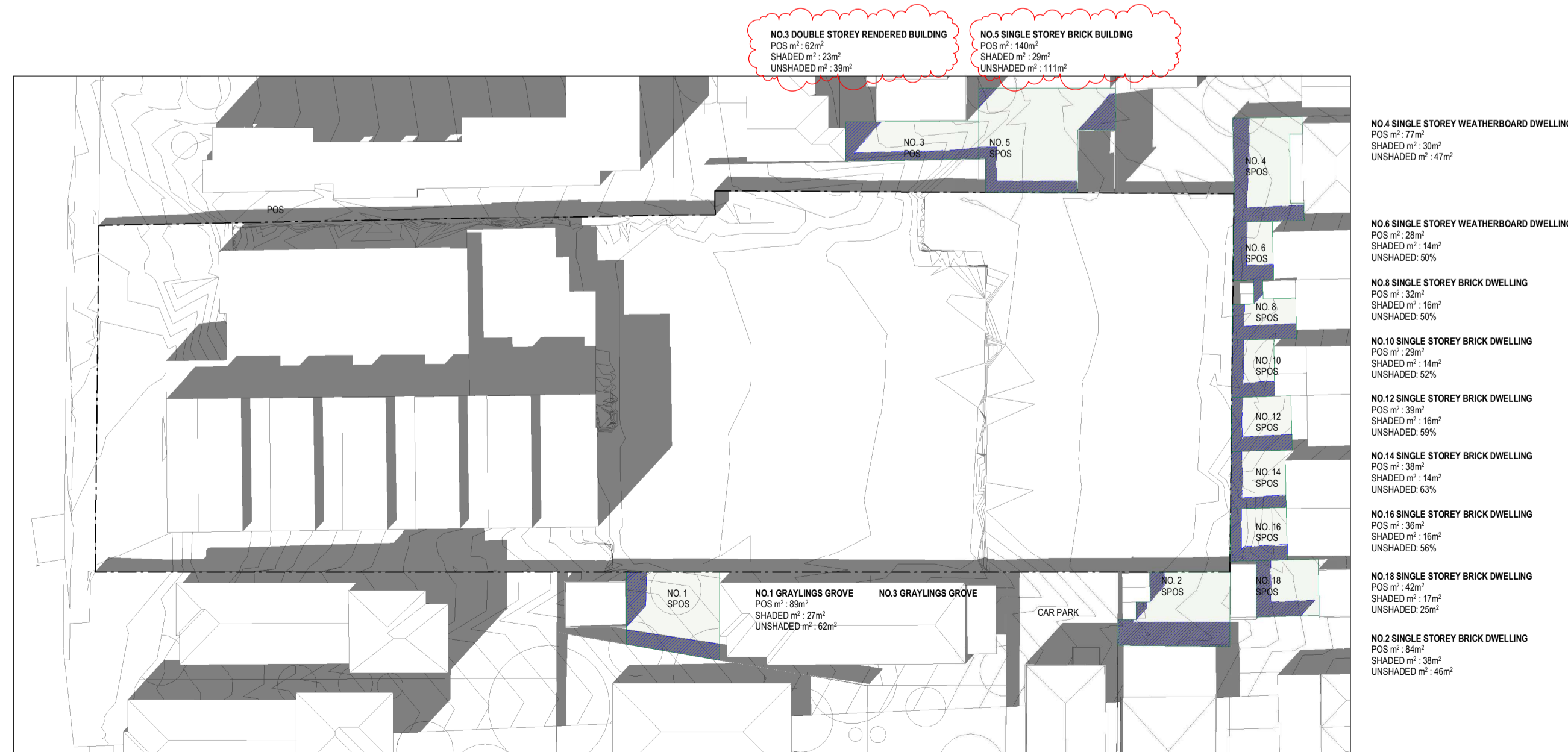
- SHADOW CAST BY EXISTING POOL BUILDING / PALING FENCE
- SHADOW CAST BY TOWN PLANNING APPLICATION 27.07.23 (REV 2)
- SHADOW CAST BY TOWN PLANNING APPLICATION 03.07.24 (REV 4)



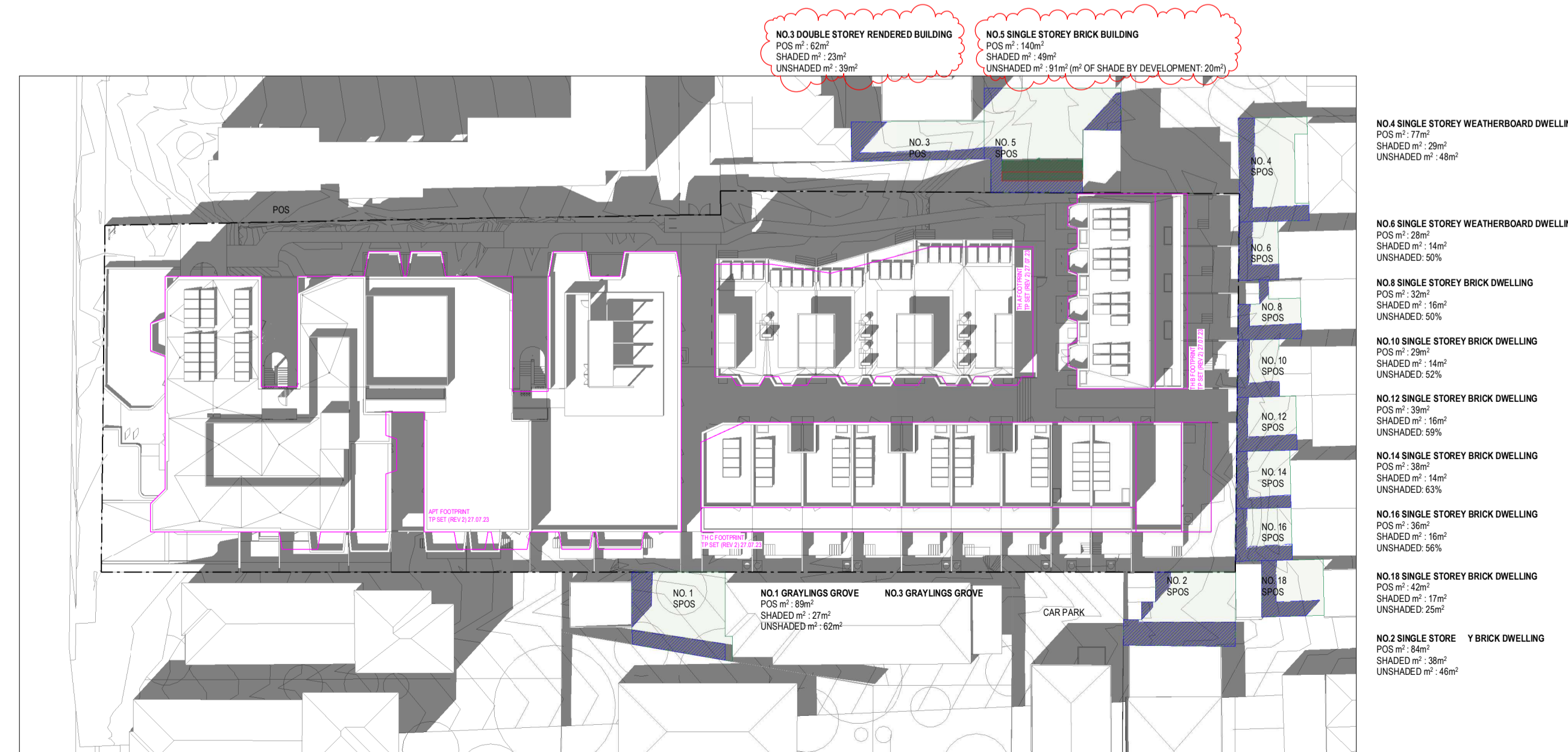
EXISTING - 22/9 1PM SHADOWS
SCALE 1 : 500



PROPOSED - 22/9 1PM SHADOWS
SCALE 1 : 500



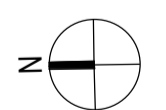
EXISTING - 22/9 2PM SHADOWS
SCALE 1 : 500



PROPOSED - 22/9 2PM SHADOWS
SCALE 1 : 500

No. 4 Date 03.07.2024 Description Amended TP Submission for VCAT
Kia@kerstinthompson.com

TOWN PLANNING
NOT FOR CONSTRUCTION



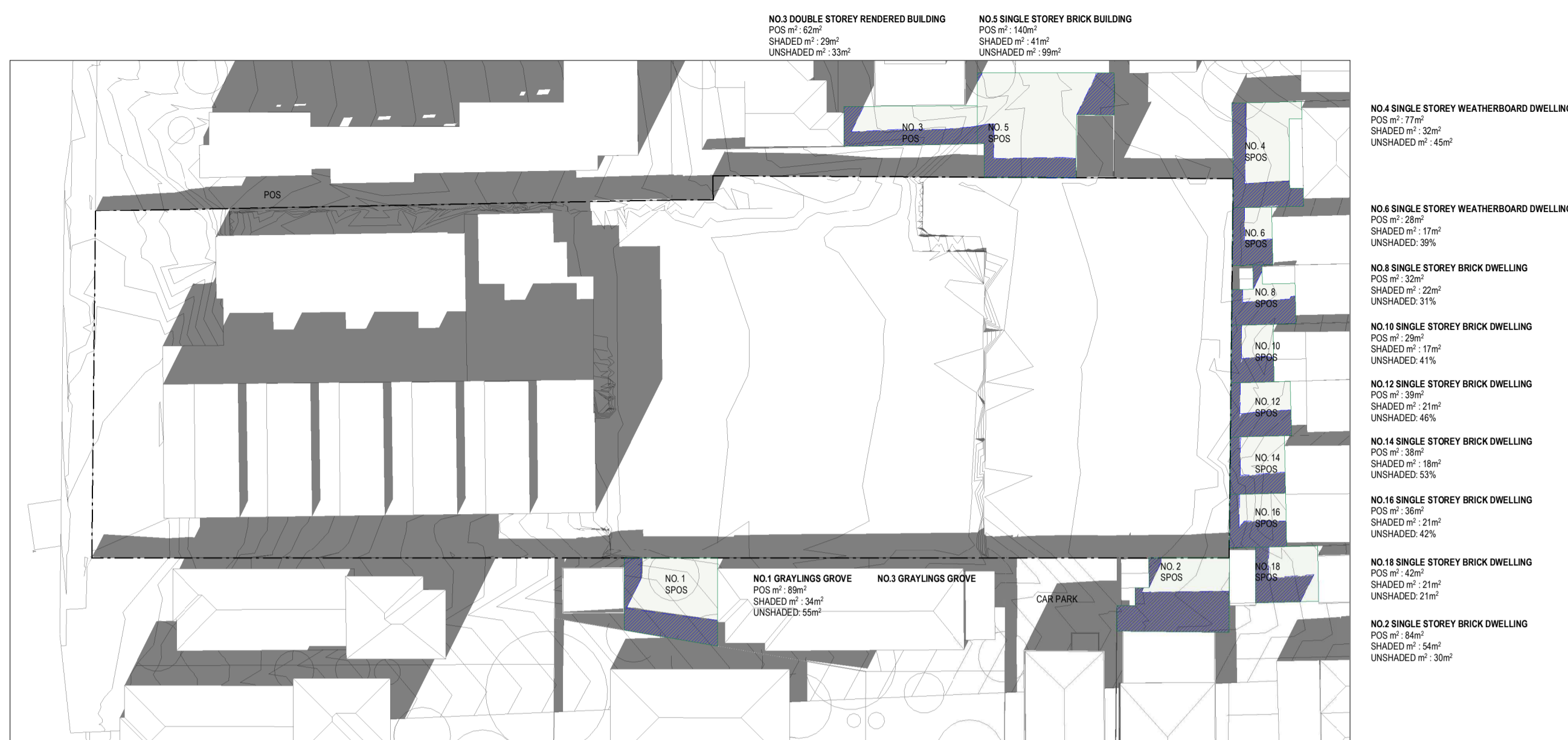
KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kia@kerstinthompson.com
www.kerstinthompson.com

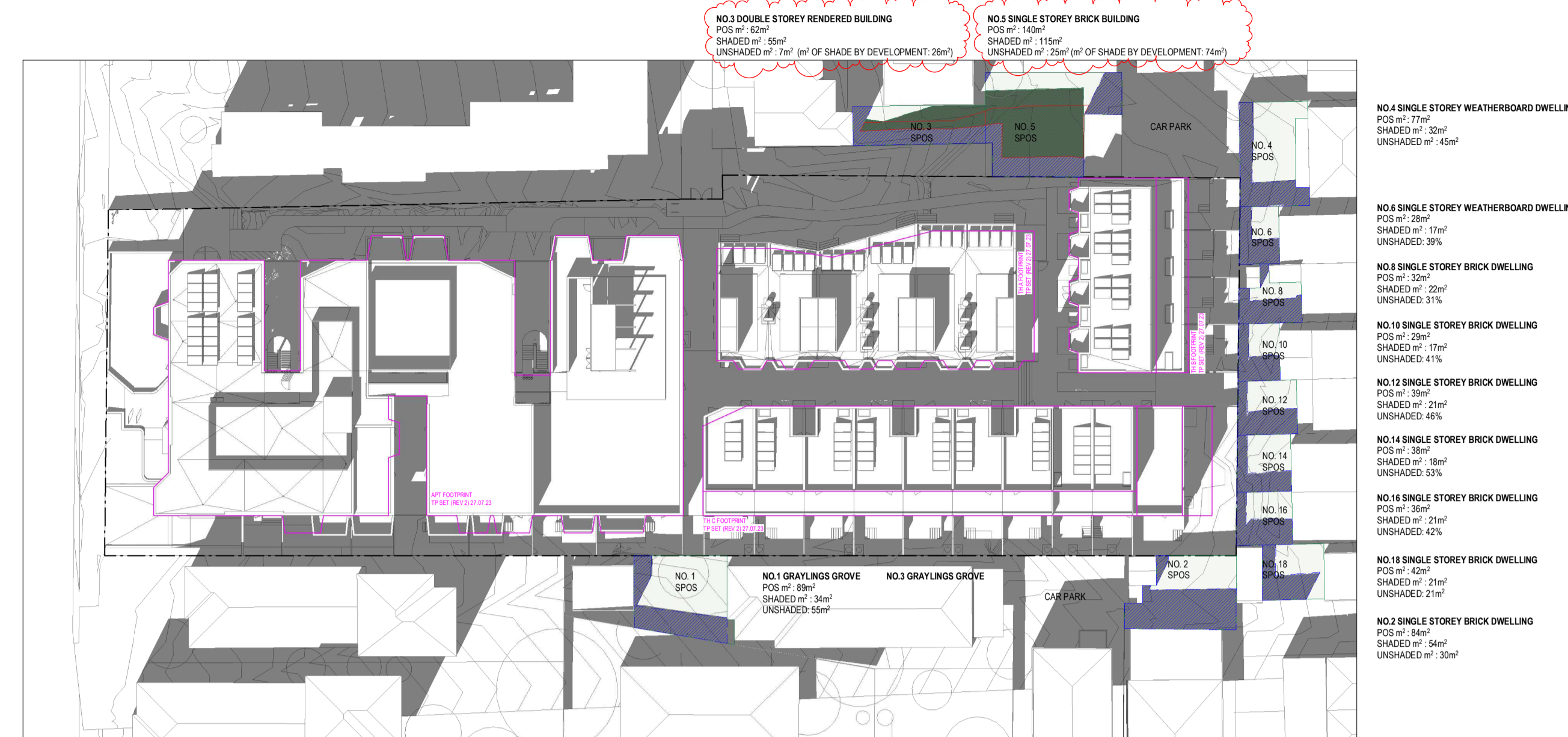
DRAWING TITLE
SHADOW STUDIES 22/9 -12PM-2PM

PROJECT
97 Alms Road
AT
St Kilda East
FOR
Neometro

DATE 03.07.2024	DRAWN BY KTA	DRAWING NO. TP941	REV. 4
SCALE As indicated(A1)	PROJECT 2202		copyright 2024



EXISTING - 22/9 3PM SHADOWS
SCALE 1 : 500



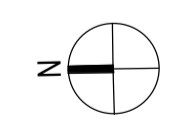
PROPOSED - 22/9 3PM SHADOWS
SCALE 1 : 500

SHADOW ANALYSIS NOTES

- SHADOW CAST BY EXISTING POOL BUILDING / PALING FENCE
- SHADOW CAST BY TOWN PLANNING APPLICATION 27.07.23 (REV 2)
- SHADOW CAST BY TOWN PLANNING APPLICATION 03.07.24 (REV 4)

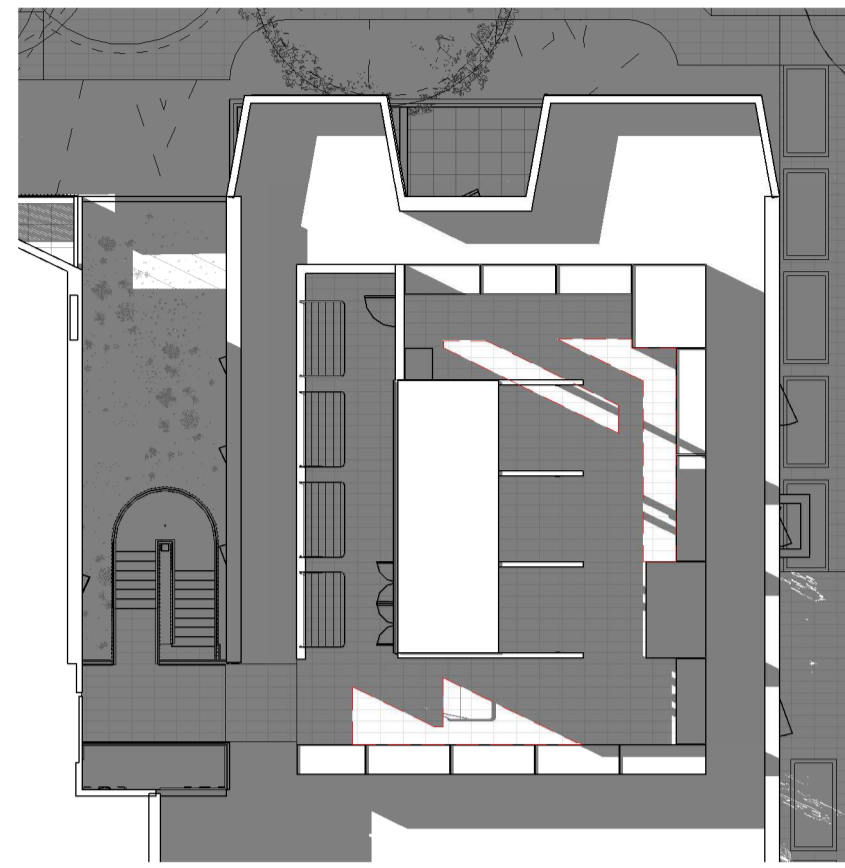
No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION

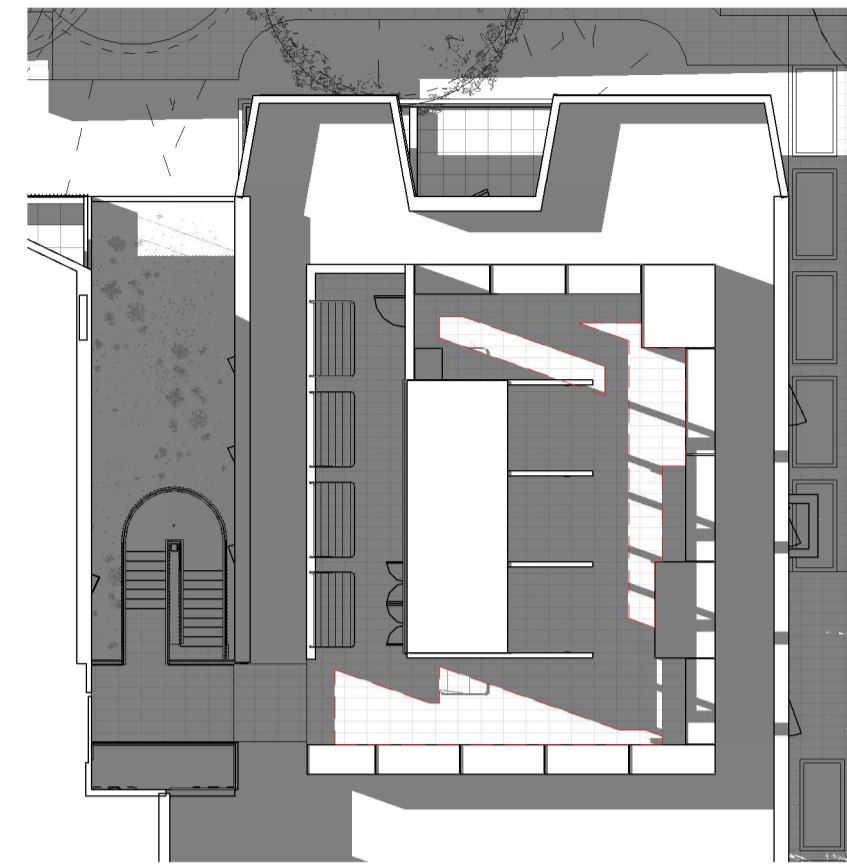


KTA
Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

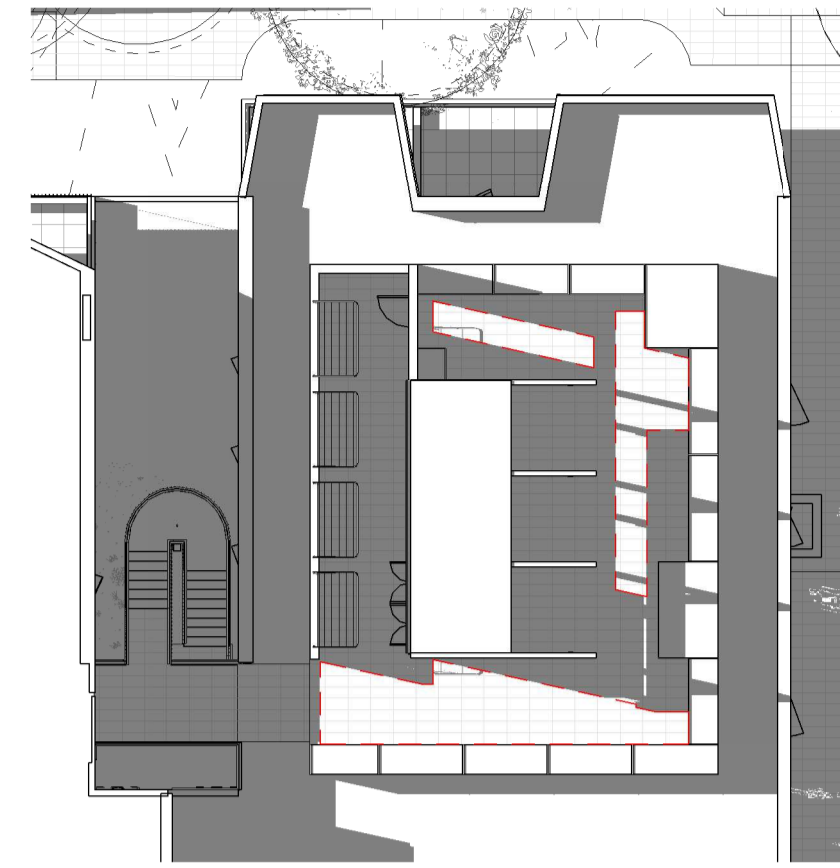
DRAWING TITLE SHADOW STUDIES 22/9 - 3PM			
PROJECT 97 Alms Road			
AT St Kilda East			
FOR Neometro			
DATE 03.07.2024	DRAWN BY KTA	DRAWING NO. TP942	REV. 4
SCALE As indicated(A1)		PROJECT 2202	
KTA project copyright 2024			



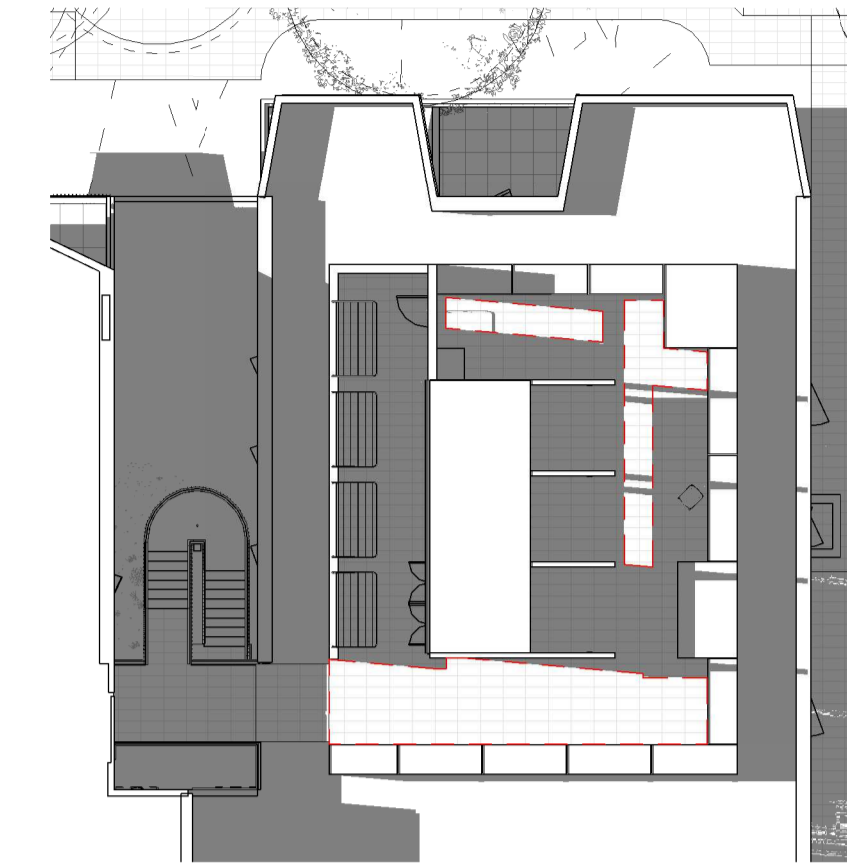
1 TP - 21/6 10am
1: 200
ROOFTOP DECK: 118m²
UNSHADED AREA: -19m² (13%)



2 TP - 21/6 10.30am
1: 200
ROOFTOP DECK: 118m²
UNSHADED AREA: -22m² (19%)



3 TP - 21/6 11am
1: 200
ROOFTOP DECK: 118m²
UNSHADED AREA: -28m² (24%)



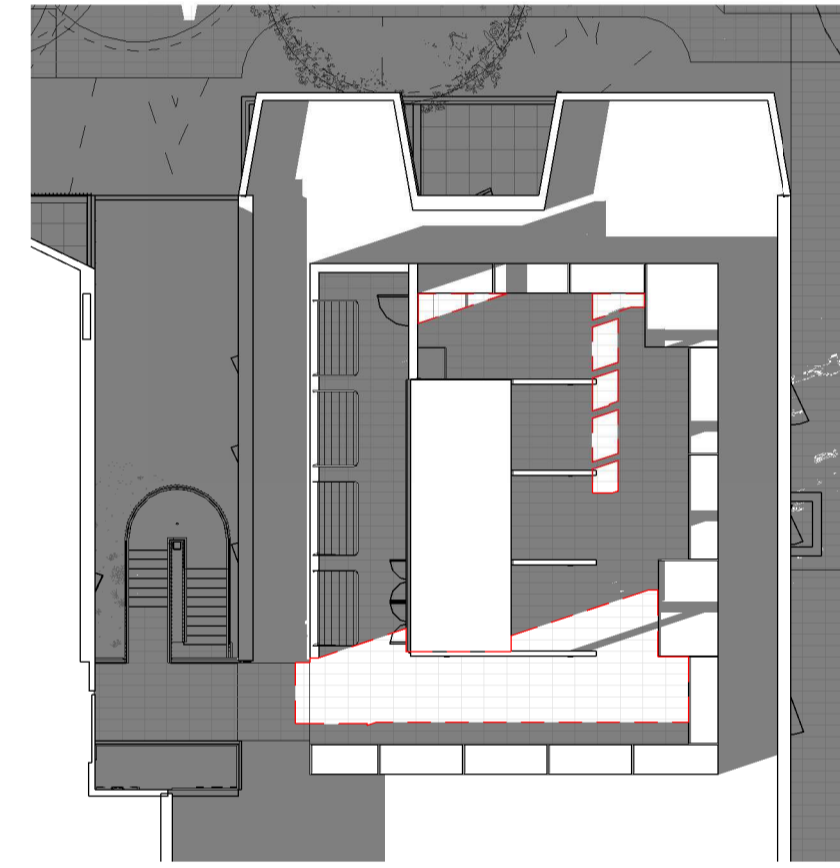
4 TP - 21/6 11.30am
1: 200
ROOFTOP DECK: 118m²
UNSHADED AREA: -32m² (27%)



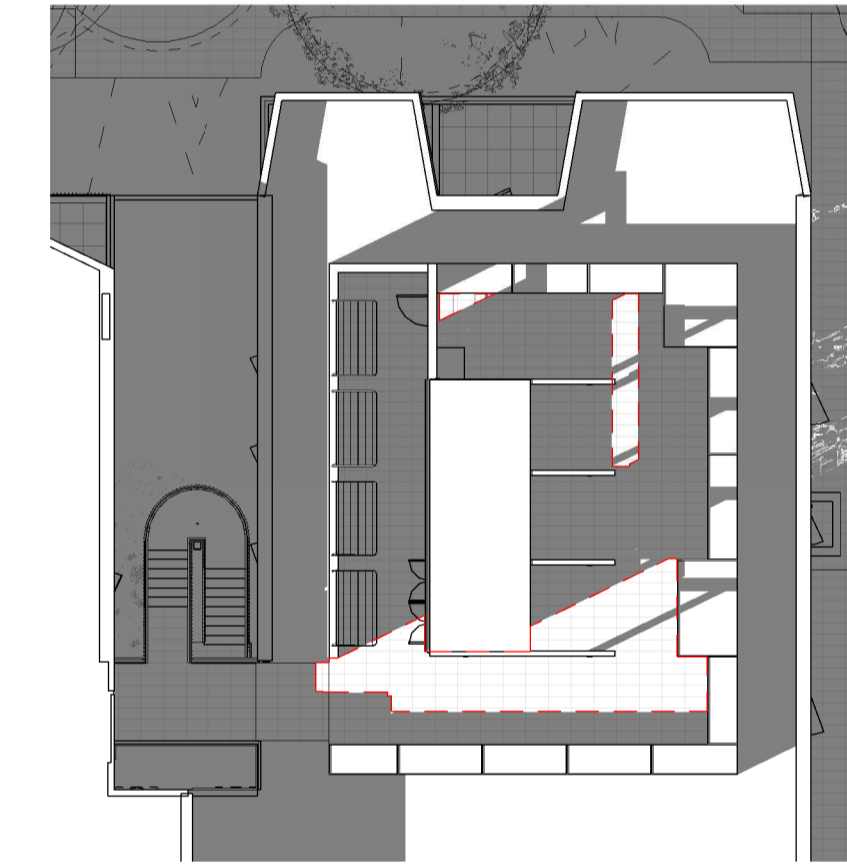
5 TP - 21/6 12pm
1: 200
ROOFTOP DECK: 118m²
UNSHADED AREA: -59m² (42%)



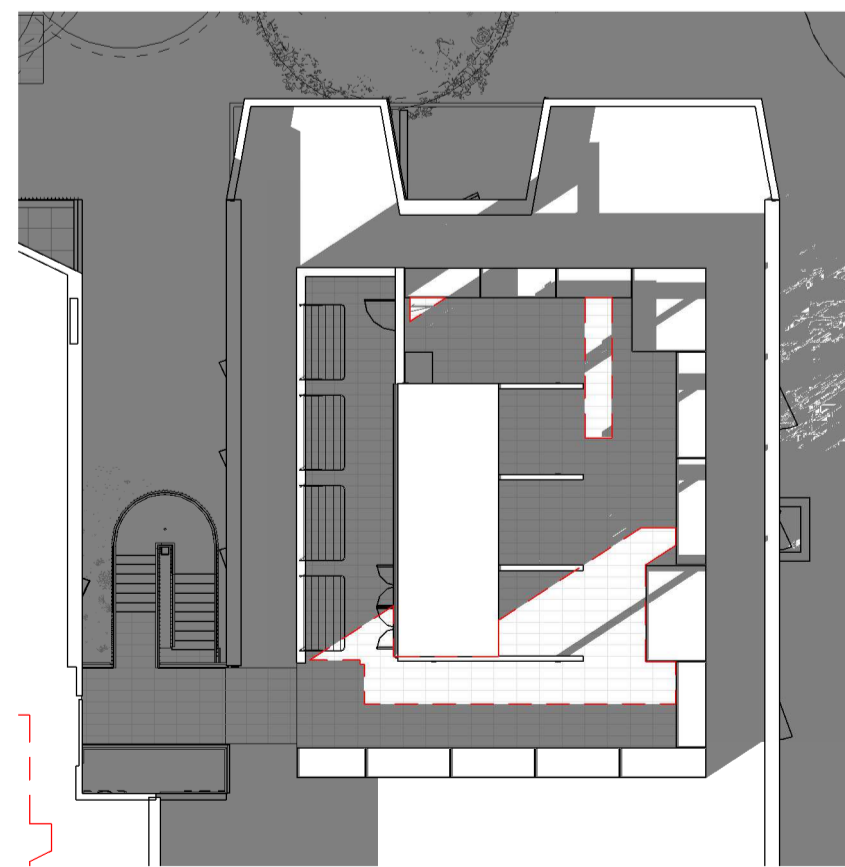
6 TP - 21/6 12.30pm
1: 200
ROOFTOP DECK: 118m²
UNSHADED AREA: -50m² (25%)



7 TP - 21/6 1pm
1: 200
ROOFTOP DECK: 118m²
UNSHADED AREA: -32m² (24%)



8 TP - 21/6 1.30pm
1: 200
ROOFTOP DECK: 118m²
UNSHADED AREA: -26m² (22%)



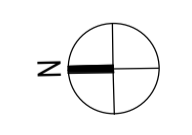
9 TP - 21/6 2pm
1: 200
ROOFTOP DECK: 118m²
UNSHADED AREA: -24m² (20%)



10 TP - 21/6 2.30pm
1: 200
ROOFTOP DECK: 118m²
UNSHADED AREA: -22m² (19%)

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION



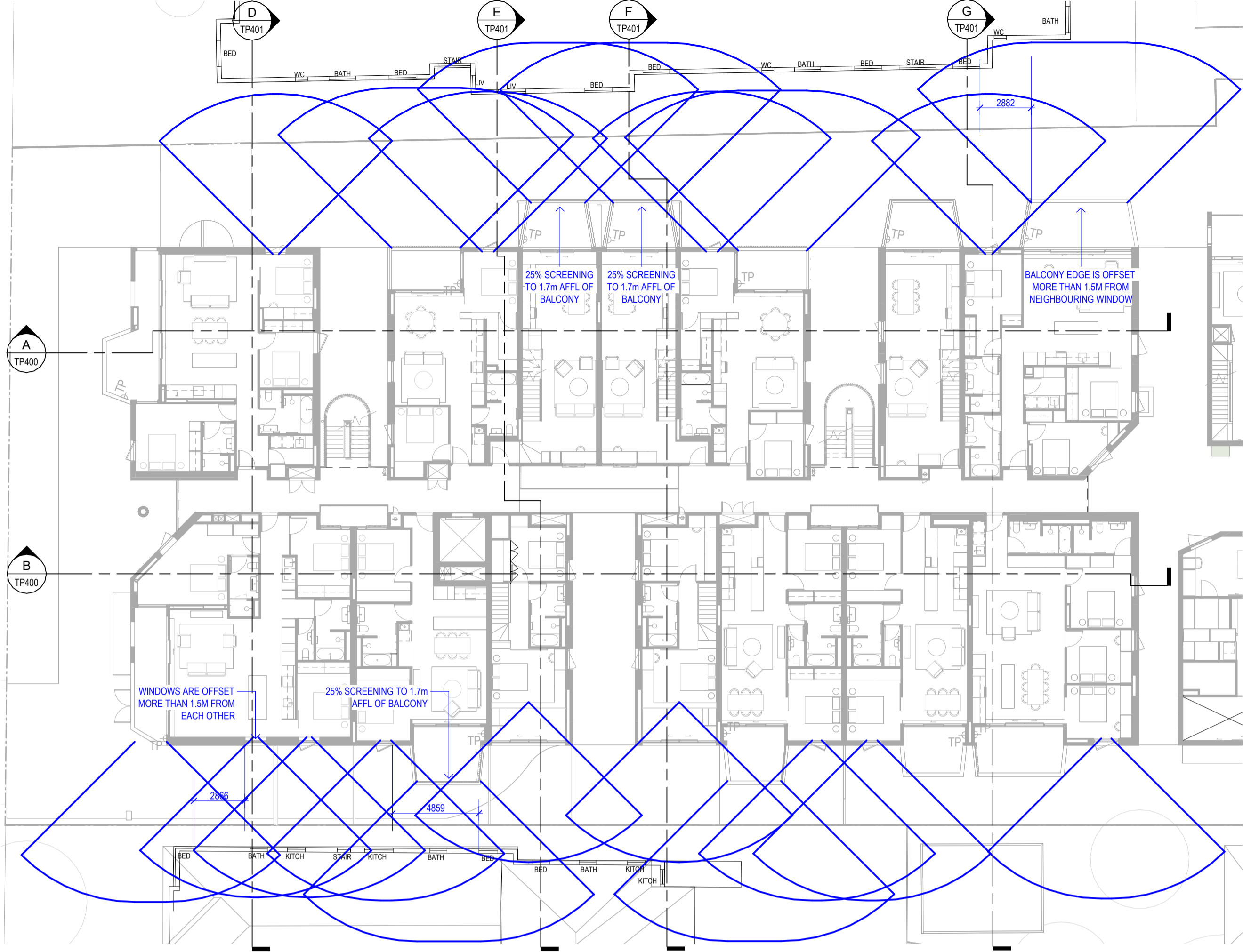
KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

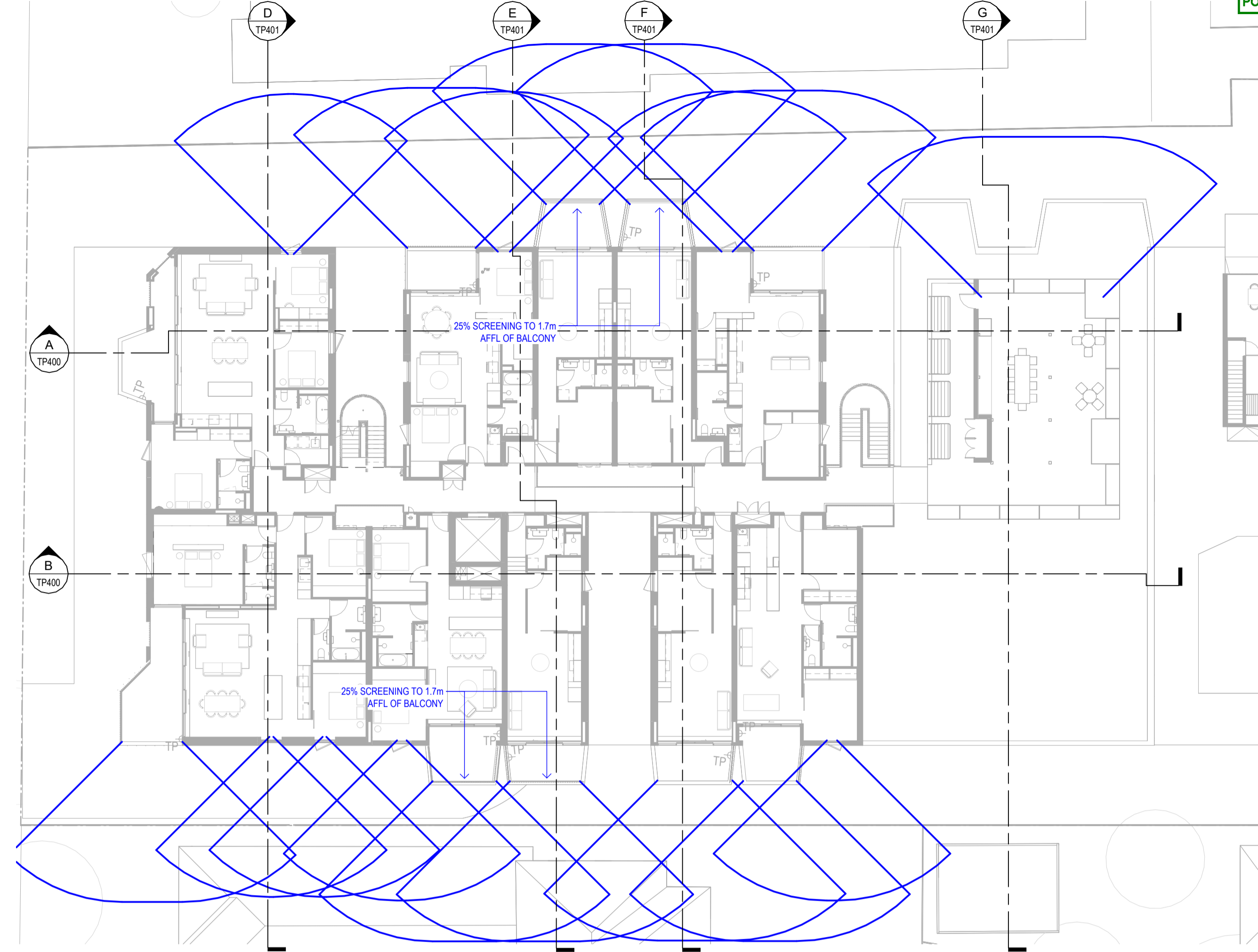
DRAWING TITLE
SHADOW STUDIES OF PROPOSED COS ROOF
TERRACE 21/6 - 10AM-2.30PM

PROJECT
97 Alma Road
AT St Kilda East
FOR Neometro

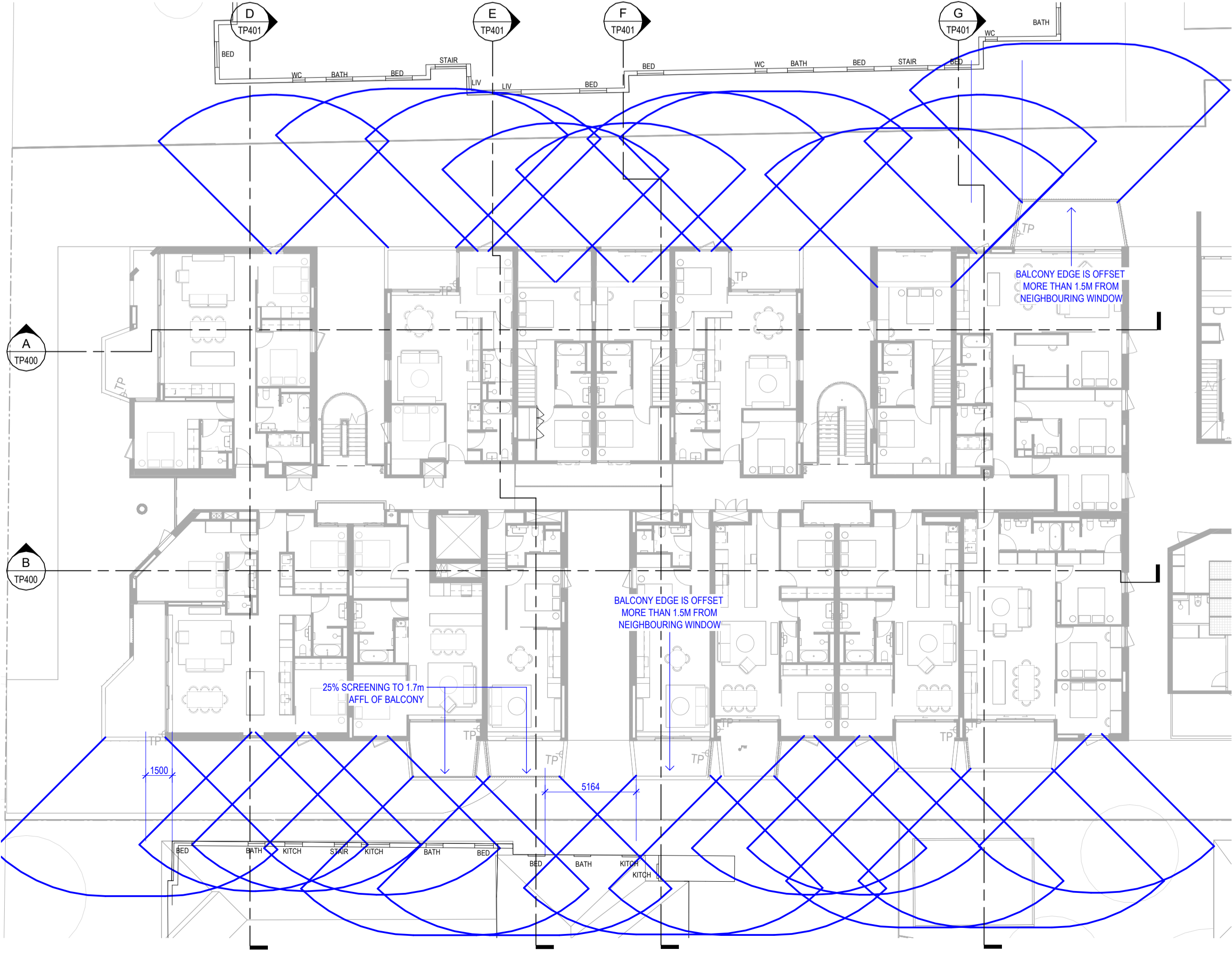
DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	JL/TML/G		
SCALE	PROJECT	TP950	4
1: 200(A1)	2202		copyright 2024



RESCODE_APT LEVEL 1
SCALE 1 : 200



RESCODE_APT LEVEL 3
SCALE 1 : 200



RESCODE_APT LEVEL 2
SCALE 1 : 200

No.	Date	Description
4	03.07.2024	Amended TP Submission for VCAT

TOWN PLANNING
NOT FOR CONSTRUCTION

KTA

Kerstin Thompson Architects Pty Ltd
Wurundjeri Woi Wurrung Country
6 Lothian St, North Melbourne VIC 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
OVERLOOKING

PROJECT
97 Alma Road
AT
St Kilda East
FOR
Neometro

DATE	DRAWN BY	DRAWING NO.	REV.
03.07.2024	KTA		
SCALE	PROJECT		
1:200(A1)	2202	TP970	4