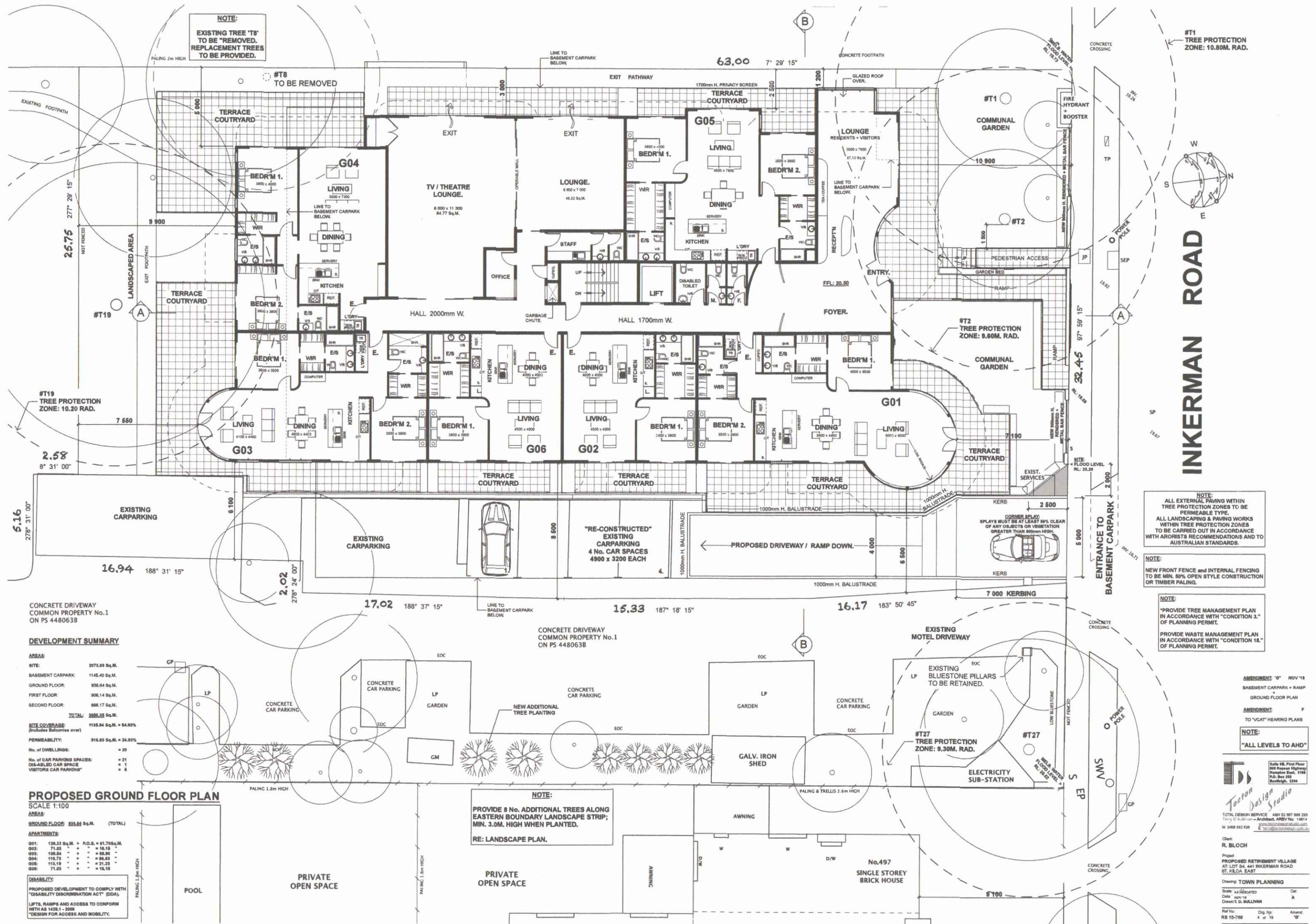




CONCRETE DRIVEWAY
COMMON PROPERTY No.1
ON PS 4480638

DEVELOPMENT SUMMARY

AREA:	
SITE:	2073.00 Sq.M.
BASEMENT CARPARK:	1145.40 Sq.M.
GROUND FLOOR:	936.64 Sq.M.
FIRST FLOOR:	908.14 Sq.M.
SECOND FLOOR:	688.17 Sq.M.
TOTAL:	3686.35 Sq.M.
SITE COVERAGE (Includes Balconies over)	1195.84 Sq.M. = 54.90%
PERMEABILITY:	916.60 Sq.M. = 24.90%
No. of DWELLINGS:	20
No. of CAR PARKING SPACES:	21
DIS-ABLED CAR SPACE	1
VISITORS CAR PARKING	5

PROPOSED GROUND FLOOR PLAN

SCALE 1:100

AREA:	
GROUND FLOOR:	936.64 Sq.M. (TOTAL)
APARTMENTS:	
G01:	125.32 Sq.M. + P.O.S. = 51.70 Sq.M.
G02:	71.93 + = 15.15
G03:	109.54 + = 62.80
G04:	115.73 + = 68.83
G05:	115.19 + = 21.23
G06:	71.93 + = 15.15

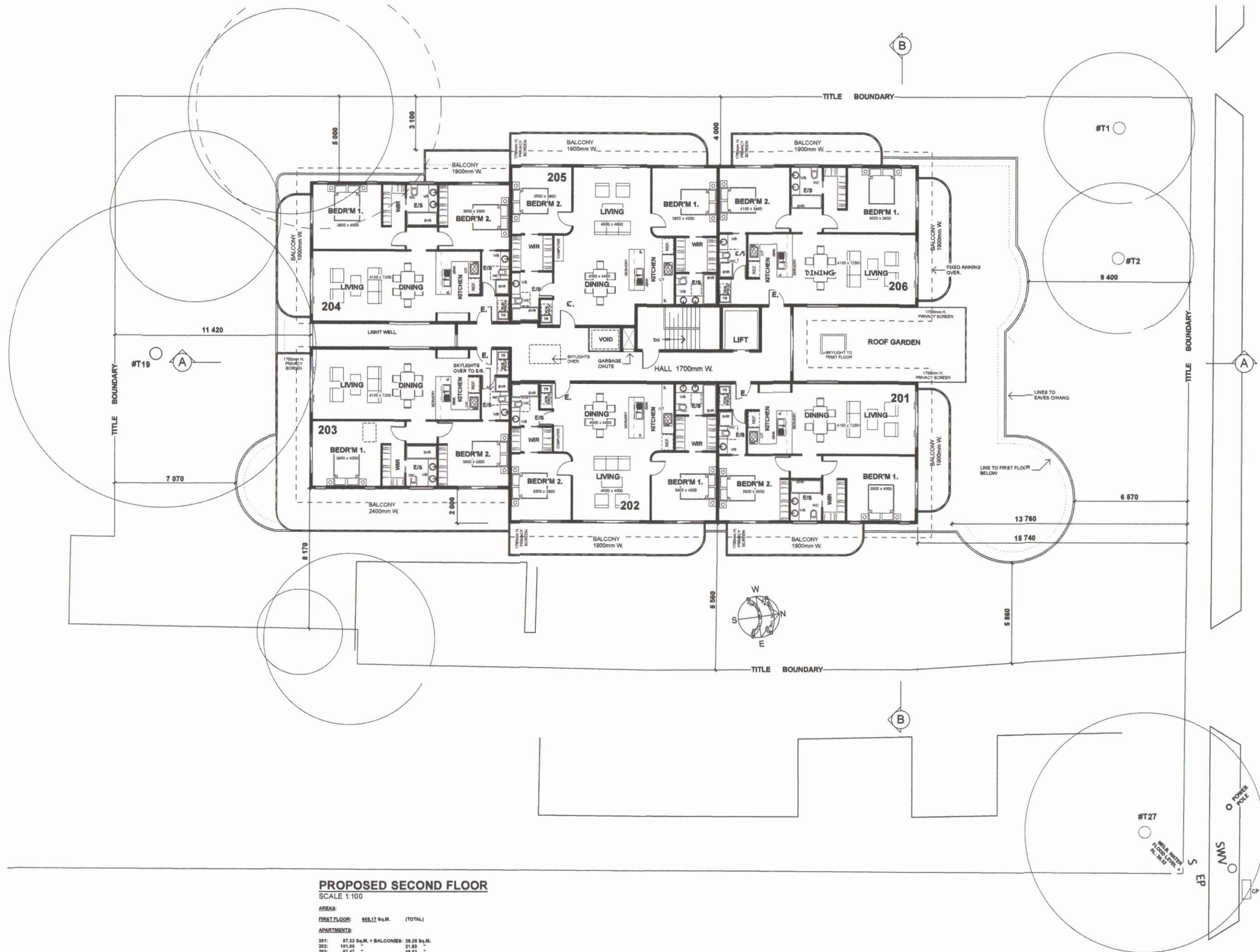
DISABILITY:
PROPOSED DEVELOPMENT TO COMPLY WITH
"DISABILITY DISCRIMINATION ACT" (DDA).
LIFTS, RAMPS AND ACCESS TO CONFORM
WITH AS 1428.1 - 2009
DESIGN FOR ACCESS AND MOBILITY.

NOTE:
PROVIDE 8 No. ADDITIONAL TREES ALONG
EASTERN BOUNDARY LANDSCAPE STRIP;
MIN. 3.0M. HIGH WHEN PLANTED.

RE: LANDSCAPE PLAN.

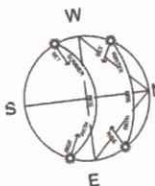
AMENDMENT: "G" NOV '18
BASEMENT CARPARK + RAMP
GROUND FLOOR PLAN
AMENDMENT: F
TO "CAT" HEARING PLANS
NOTE:
"ALL LEVELS TO AHD"

Tecton Design Studio
Client: R. BLOCH
Project: PROPOSED RETIREMENT VILLAGE
AT LOT 84, 441 INKERMANS ROAD
ST. KILDA, EAST
Drawing: TOWN PLANNING
Scale: AS INDICATED
Date: NOV '18
Drawn: D. BULLIVANT
Ref No: RB 15-769
Dwg No: 4 of 19
Amend: "G"



PROPOSED SECOND FLOOR
SCALE 1:100

AREAS:		
FIRST FLOOR:	668.17 Sq.M.	(TOTAL)
APARTMENTS:		
201:	87.33 Sq.M. + BALCONIES:	38.38 Sq.M.
202:	101.00 "	21.83 "
203:	87.47 "	48.02 "
204:	87.15 "	33.47 "
205:	110.02 "	21.70 "
206:	87.32 "	38.88 "



INKERMAN ROAD

AMENDMENT "G" NOV '18
BASEMENT CARPARK + RAMP
GROUND FLOOR PLAN
AMENDMENT "F"
TO "VCAT" HEARING PLANS
NOTE:
"ALL LEVELS TO AHD"

Tecton Design Studio
TOTAL DESIGN SERVICE ABN 52 907 898 203
Terry D Sullivan - Architect, ARBV No. 14814
N: 0458 902 636 E: terry@tectondesignstudio.com.au
Sally RB, First Floor
100 Hapsburg Highway
Hampton East, 3188
P.O. Box 288
Bentleigh, 3204

Client:
R. BLOCH
Project:
PROPOSED RETIREMENT VILLAGE
AT LOT 54, 441 INKERMAN ROAD
ST. KILDA EAST
Drawing: **TOWN PLANNING**
Scale: AS INDICATED Cat: A
Date: NOV '18
Drawn: S. BULLIVANT
Ref No: RB 15-789 Drg No: 5 of 16 Annot: '18



AMENDMENT: 'G' NOV '19

BASEMENT CARPARK + RAMP
+
GROUND FLOOR PLAN

AMENDMENT: F
TO "VCAT" HEARING PLANS

NOTE:
"ALL LEVELS TO AHD"

Suite 8B, First Floor
850 Nepean Highway
Hampton East. 3188
P.O. Box 265
Bentleigh. 3204

Tecton Design Studio

TOTAL DESIGN SERVICE ABN 52 867 886 293
Terry D Sullivan - Architect, ARBV No: 14814
M. 0408 992 636 www.tectondesignstudio.com
E: terry@tectondesign.com.au

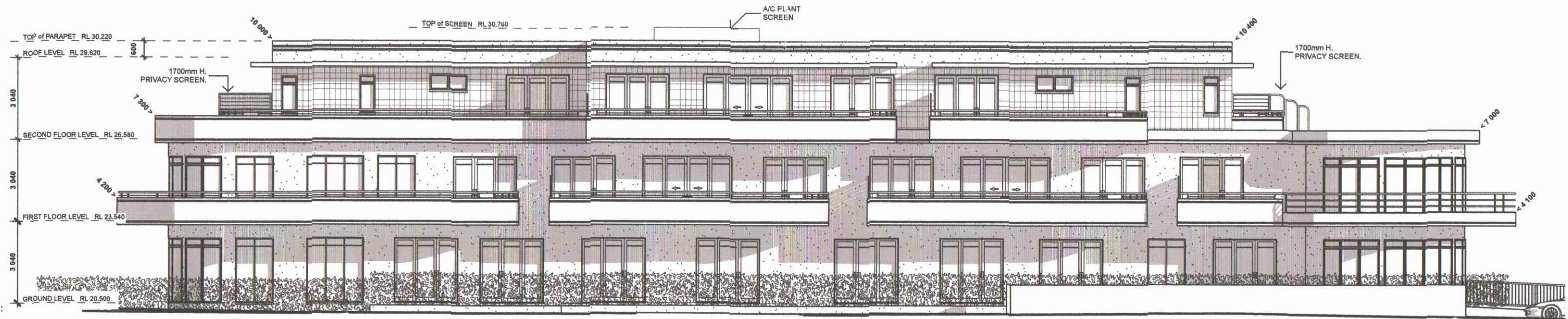
Client:
R. BLOCH

Project:
PROPOSED RETIREMENT VILLAGE
AT: LOT S4, 441 INKERMANS ROAD
ST. KILDA EAST

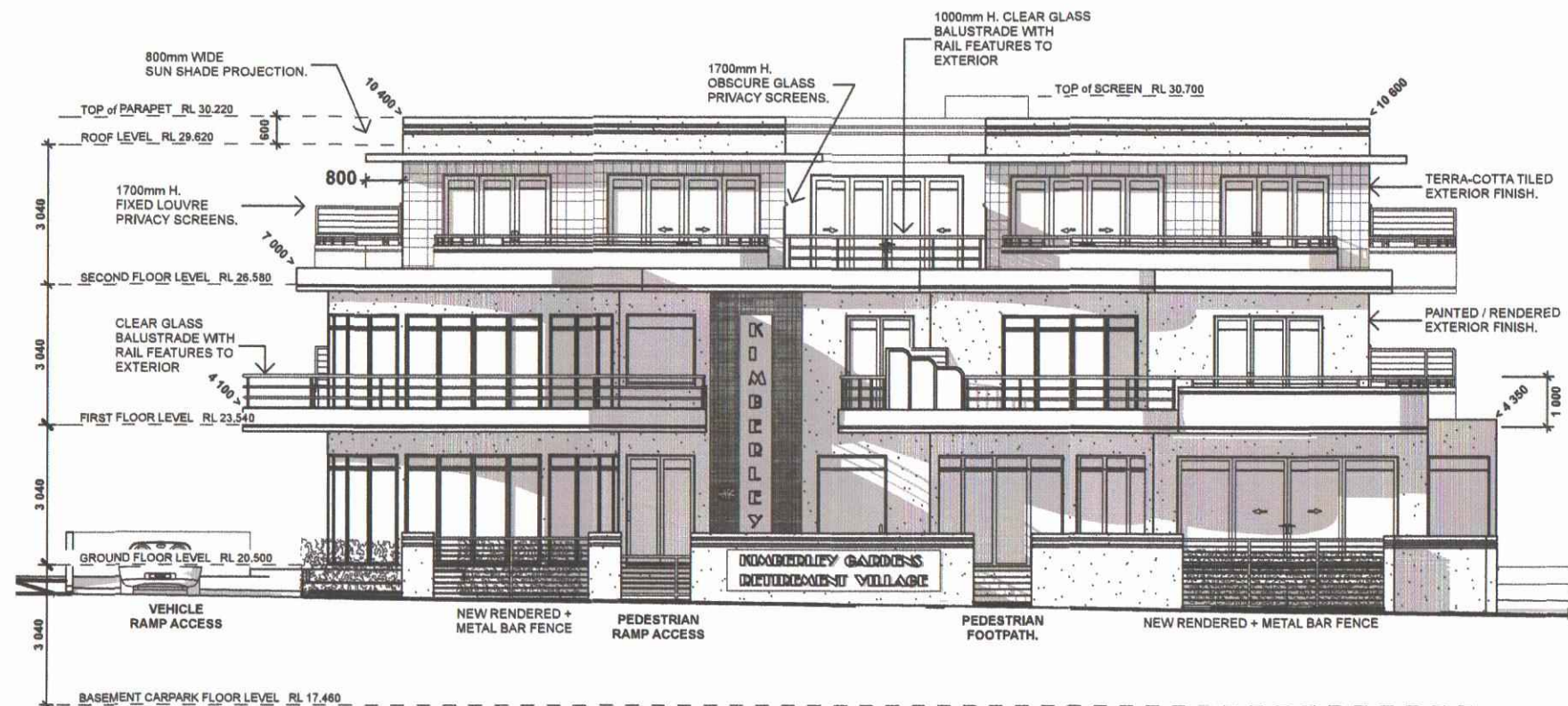
Drawing: **TOWN PLANNING**

Scale: AS INDICATED Cat: A
Date: NOV '19
Drawn: T. D. SULLIVAN

Ref No: RB 15-769 Drg. No: 7 of 19 Amend: 'G'



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

NOTE:
INDICATE WALL HEIGHTS "ABOVE"
NATURAL GROUND LEVEL IN MILLIMETRES.

AMENDMENT: 'G' NOV '19
BASEMENT CARPARK + RAMP
+
GROUND FLOOR PLAN
AMENDMENT: F
TO "VCAT" HEARING PLANS

NOTE:
"ALL LEVELS TO AHD"

Tecton Design Studio
Suite 8B, First Floor
860 Nepean Highway
Hampton East, 3188
P.O. Box 265
Bentleigh, 3204

TOTAL DESIGN SERVICE ABN 52 867 886 293
Terry D Sullivan - Architect, ARBV No: 14814
M: 0408 992 636 E: terry@tectondesign.com.au
www.tectondesignstudio.com

Client:
R. BLOCH

Project:
PROPOSED RETIREMENT VILLAGE
AT: LOT S4, 441 INKERMANN ROAD
ST. KILDA EAST

Drawing: **TOWN PLANNING**

Scale: AS INDICATED Cat: A
Date: NOV '19
Drawn: T. D. SULLIVAN

Ref No: RB 15-789 Drg. No: 8 of 19 Amend: 'G'



INKERMAN ROAD ELEVATION

SCALE 1:90.54

NOTE:
INDICATE WALL HEIGHTS "ABOVE"
NATURAL GROUND LEVEL IN MILLIMETRES.

Suite 8D, First Floor
860 Nepean Highway
Hampton East, 3188
P.O. Box 255
Bentleigh, 3204

Tecton Design Studio

TOTAL DESIGN SERVICE ABN 52 867 886 293
Terry D Sullivan - Architect, ARBV No: 14814
M: 0408 992 836 E: terry@tectondesignstudio.com.au
www.tectondesignstudio.com.au

Client:
R. BLOCH

Project:
PROPOSED RETIREMENT VILLAGE
AT: LOT S4, 441 INKERMAN ROAD
ST. KILDA EAST

Drawing: **TOWN PLANNING**

Scale: AS INDICATED Cat: **A**
Date: NOV '19
Drawn: T. D. SULLIVAN

Ref No: RB 15-769 Orig No: 9 of 19 Amend: **'G'**

AMENDMENT: 'G' NOV '19

BASEMENT CARPARK + RAMP
+
GROUND FLOOR PLAN

AMENDMENT: F

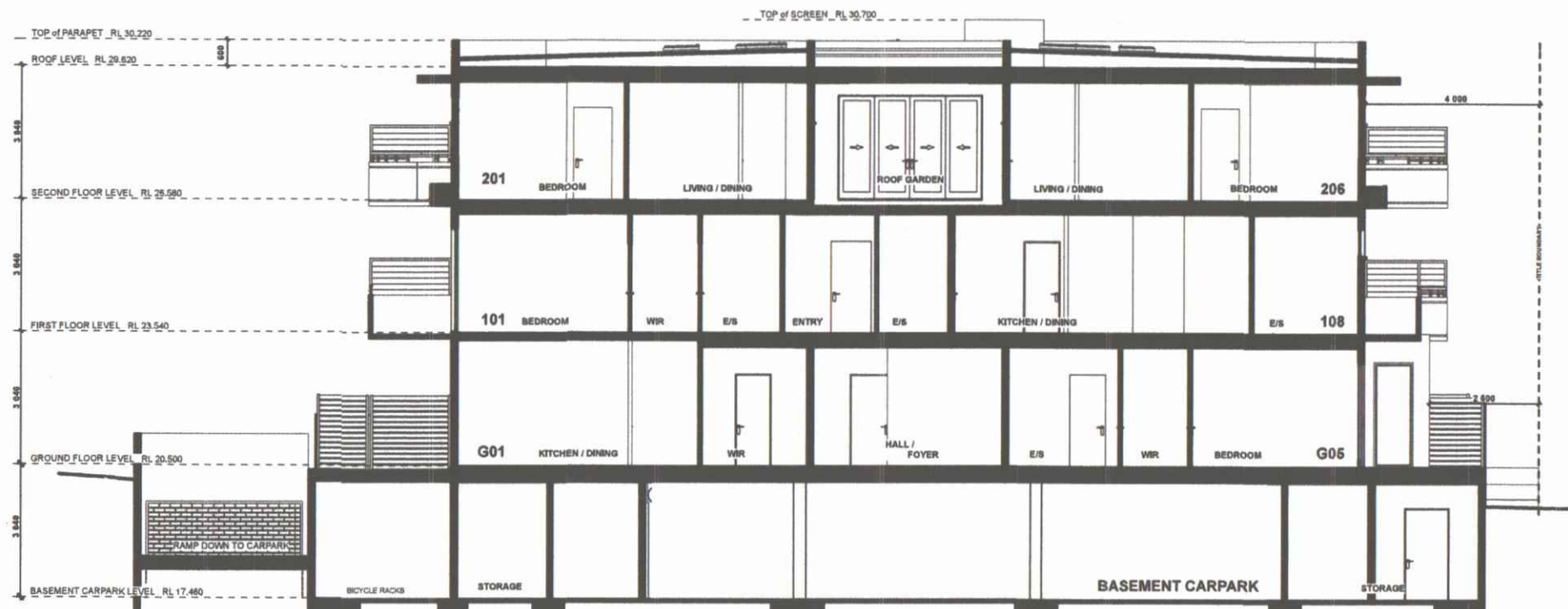
TO "VCAT" HEARING PLANS

NOTE:

"ALL LEVELS TO AHD"



SECTION - AA
SCALE 1:100



SECTION - BB
SCALE 1:100

AMENDMENT: 'G' NOV '19
BASEMENT CARPARK + RAMP
+
GROUND FLOOR PLAN
AMENDMENT: F
TO "VCAT" HEARING PLANS

NOTE:
"ALL LEVELS TO AHD"

Tecton Design Studio
Suite 8B, First Floor
880 Nepean Highway
Hampton East. 3188
P.O. Box 255
Bentleigh. 3204

TOTAL DESIGN SERVICE ABN 52 867 886 293
Terry D Sullivan - Architect, ARBV No: 14814
M: 0408 992 636 E: terry@tectondesign.com.au
www.tectondesignstudio.com

Client:
R. BLOCH

Project:
PROPOSED RETIREMENT VILLAGE
AT: LOT S4, 441 INKERMANN ROAD
ST. KILDA EAST

Drawing **TOWN PLANNING**

Scale: AS INDICATED Cat: A
Date: NOV '19
Drawn: T. D. SULLIVAN

Ref No: RB 15-789 Drg. No: 10 of 19 Amend: 'G'

Records Management
11 MAR 2020
Received



KEVIN MCCULLAGH &
ASSOCIATES

LANDSCAPE
ARCHITECTS & TOWN
PLANNERS

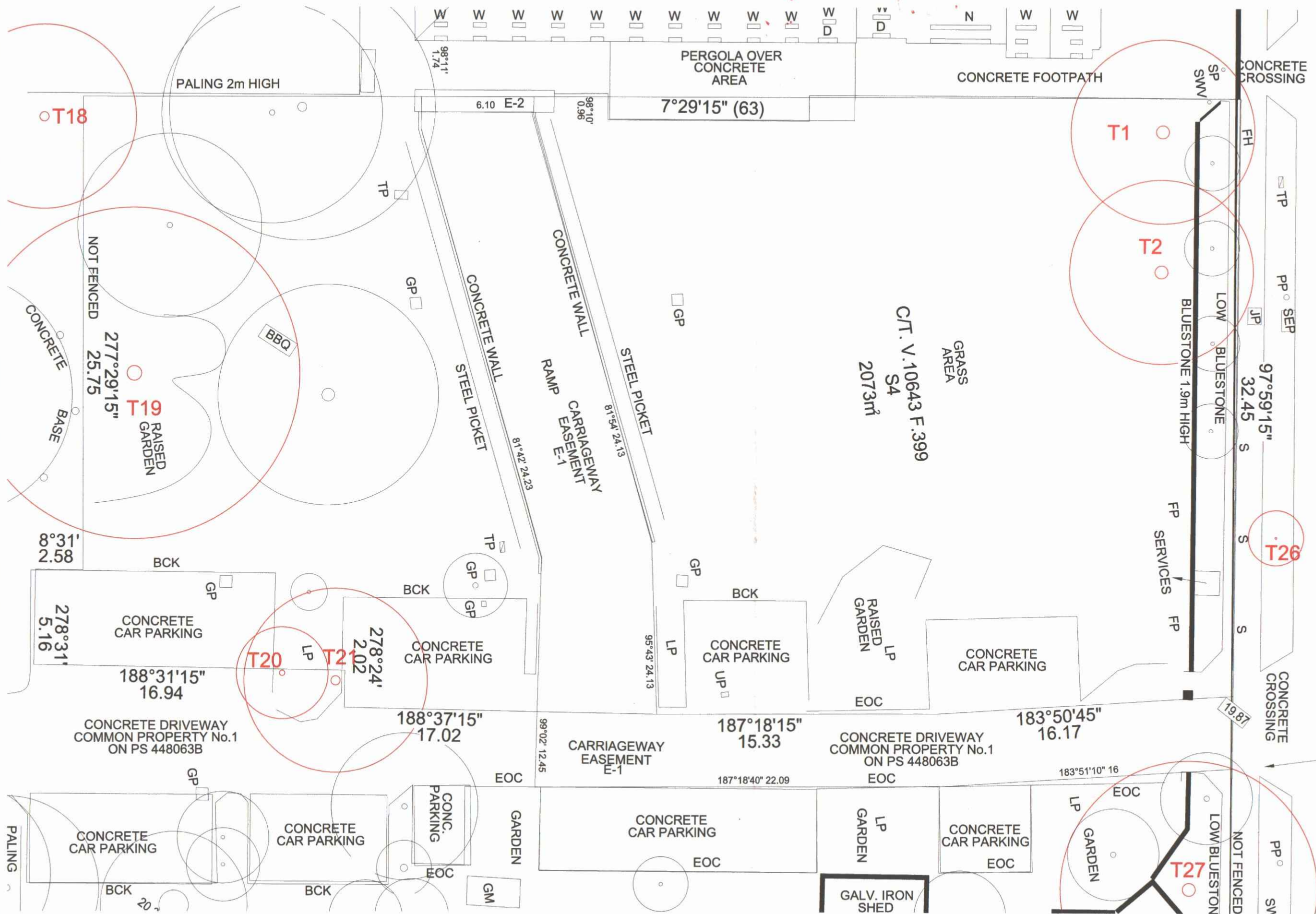
kmcculla@bigpond.net.au
0407 472 782

WITH
TECTON DESIGN

PROJECT
PROPOSED RETIREMENT
VILLAGE AT
LOT S4/441 INKERMANN ROAD
ST KILDA EAST, VICTORIA

DWG TITLE
TREE RETENTION PLAN

PROJECT NO.	
DATE	2018
SCALE	1:100
DRAWING NO.	L01
B	



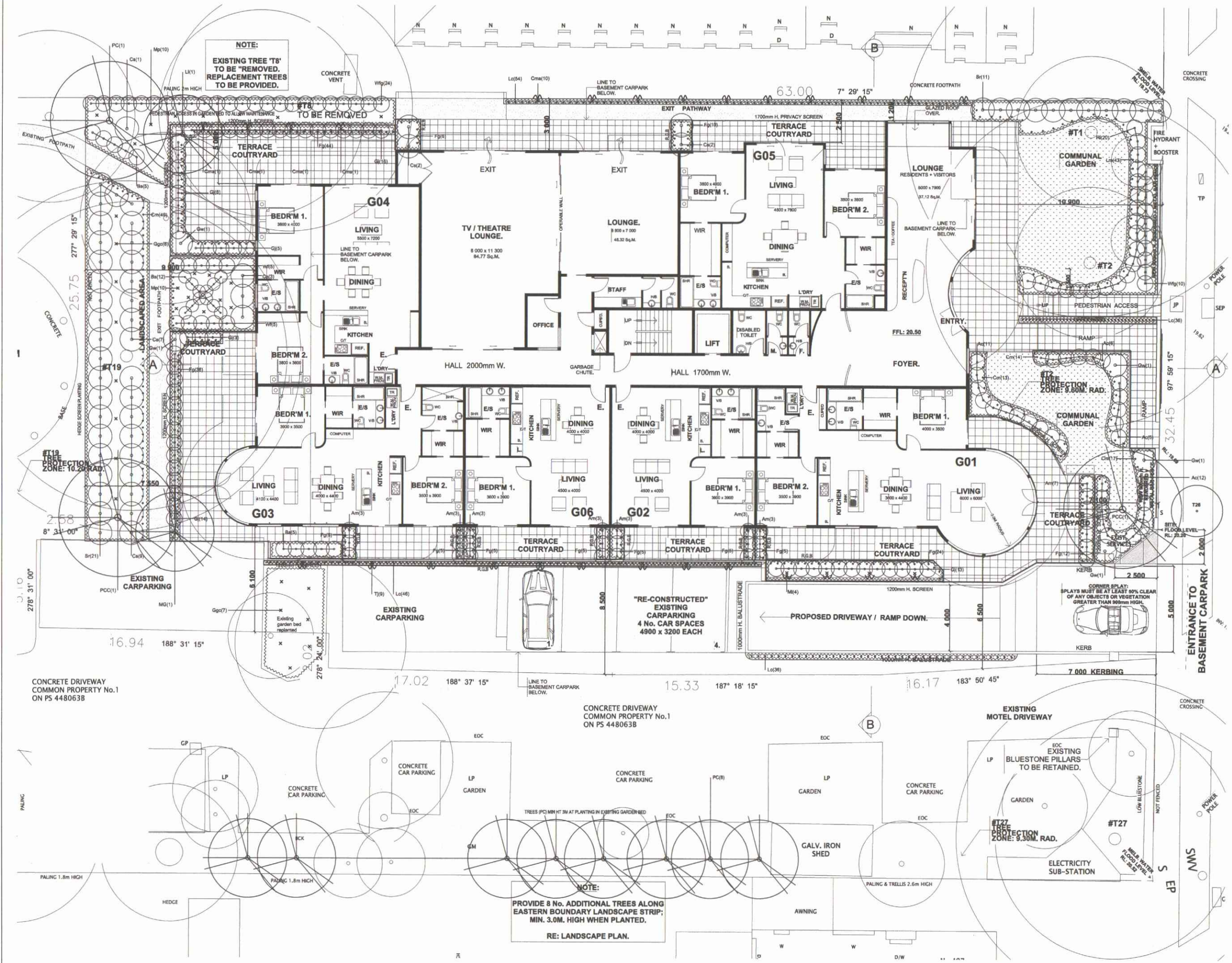
TREE SCHEDULE - TREES TO BE RETAINED

TREE No	BOTANICAL NAME	COMMON NAME
1	Aurucaria bidwillii	Bunya Pine
2	Aurucaria bidwillii	Bunya Pine
18	Pittosporum undulatum	Sweet Pittosporum
19	Aurucaria bidwillii	Bunya Bunya Pine
20	Grevillea robusta	Silky Oak
21	Melia azadirach	White Cedar
26	Fraxinus pennsylvanica	Green Ash
27	Pinus canariensis	Canary Island Pine

LEGEND

TREE TO BE RETAINED





KEVIN MCCULLAGH &
ASSOCIATES

LANDSCAPE
ARCHITECTS & TOWN
PLANNERS

kmcculla@bigpond.net.au
0407 472 782

WITH
TECTON DESIGN

PROJECT
PROPOSED RETIREMENT
VILLAGE AT
LOT S4/441 INKERMANN ROAD
ST KILDA EAST, VICTORIA

DWG TITLE
PLANTING PLAN

PROJECT NO.	
DATE	2020
SCALE	1:100
DRAWING NO.	L02
B	

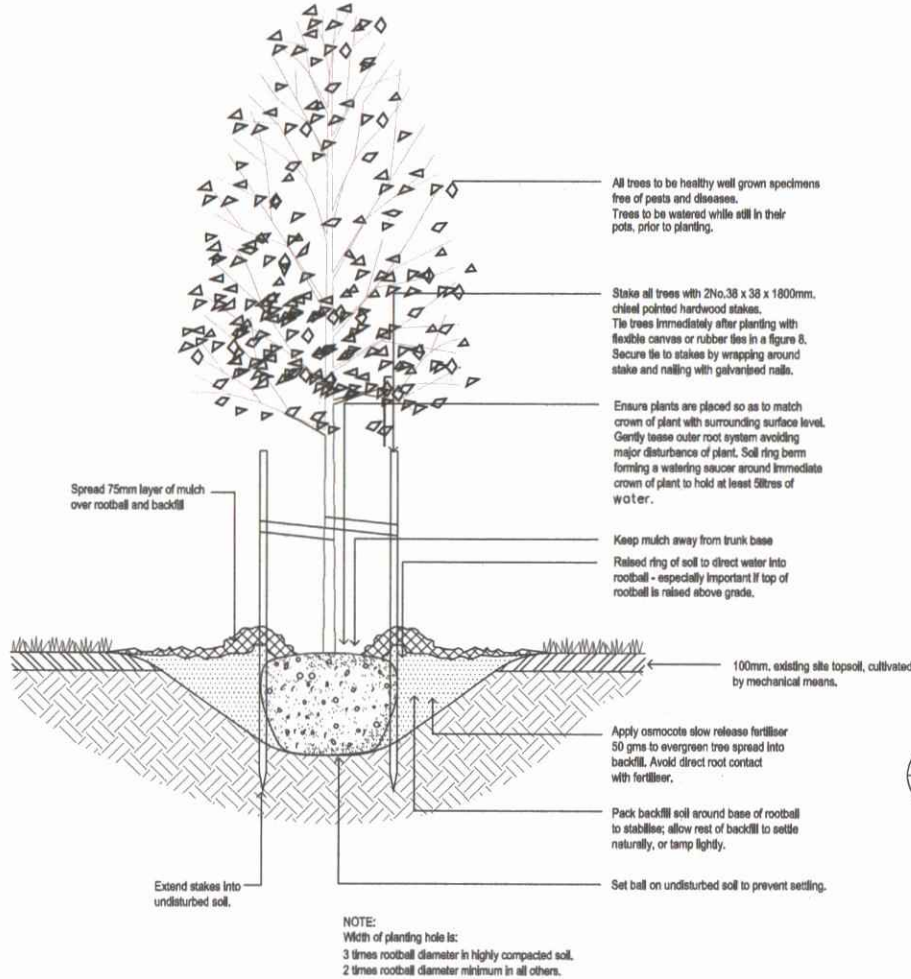
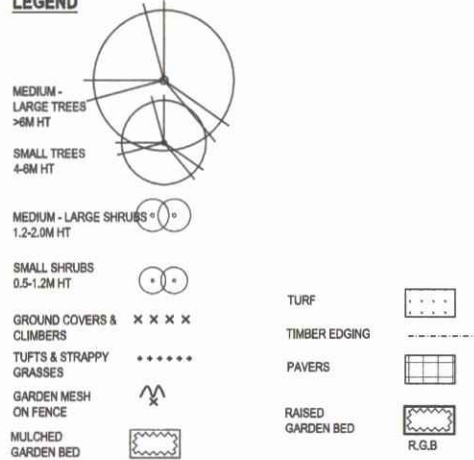
PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE@MATURE (H x W)	POT SIZE	QTY
TREES- MEDIUM LARGE > 5M Ht 4 M Wd					
PC	<i>Pyrus 'Chanticleer'</i>	Chanticleer Pear	10.0x8.0	52 lt	2
PCC	<i>Pyrus calleryana 'Red Spire'</i>	Red Spire Pear	10.0x7.0	2.5m Ht	9
TREES- SMALL > 5M Ht 4 M Wd					
LI	<i>Lagerstroemia indica 'Natchez'</i>	Crepe Myrtle	4.0 x 3.5m	35 lt	1
MG	<i>Magnolia grandifolia 'Little Gem'</i>	Magnolia spp	5.0 x 4.0m	52 lt	1
SHRUBS- Medium/Large 1.2-2.4 Ht					
CS	<i>Camellia sasanqua 'Mine No Yuki'</i>	Camellia spp.	1.8 x 1.2	300mm	21
SR	<i>Syzygium australe 'Ralliance'</i>	Ly-Palm 'Ralliance'	3.0 x 1.2m	-	32
Gw	<i>Grevillea 'White Wings'</i>	Grevillea spp.	2.0 x 1.5	200mm	4
SHRUBS- Small 0.6-1.2 Ht					
Ac	<i>Acacia cognata 'timelght'</i>	Dwarf Bower Wattle	0.8 X 1.0	200mm	34
Am	<i>Azalea 'Aloha Magnifica'</i>	White sun tolerant Azalea	1.0 x 1.2	-	28
Bs	<i>Banksia spinulosa 'Birthday Candles'</i>	Banksia spp	0.7 x 0.7	150mm	15
GJ	<i>Gardenia jasminoides 'Prof Pucc'</i>	Gardenia spp.	1.0 x 0.8	200mm	73
Ri	<i>Rosa 'Iceberg'</i>	Rose spp.	1.2 x 0.8	200mm	20
Wtg	<i>Westringia 'Zena'</i>	Coastal Rosemary spp.	1.0 x 1.0	200mm	20
GROUNDCOVERS					
Ggc	<i>Grevillea 'Gaudi Chaud'</i>	Grevillea sp	0.15 x spreading	140mm	18
Mo	<i>Myoporum parvifolia</i>	Creeping Boobialla	0.15 x 2.0	140mm	20
CLIMBERS					
Cm	<i>Clematis Montana 'Alba'</i>	White Clematis	3m spreading	200mm	15
M	<i>Mandevilla laxa</i>	Chilean Jasmine	-	200mm	4
TJ	<i>Tectostemum jasminoides</i>	Star (Chinese) Jasmine	-	200mm	9
TUFTS & GRASSES					
Cm	<i>Clivia miniata</i>	Kaffir Lilly	0.5 X 0.5	200mm	146
Fg	<i>Festuca glauca</i>	Blue Fescue	0.3 x 0.3	140mm	169
Lc	<i>Lomandra 'Little Con'</i>	Lomandra spp.	0.4 x 0.4	140mm	172

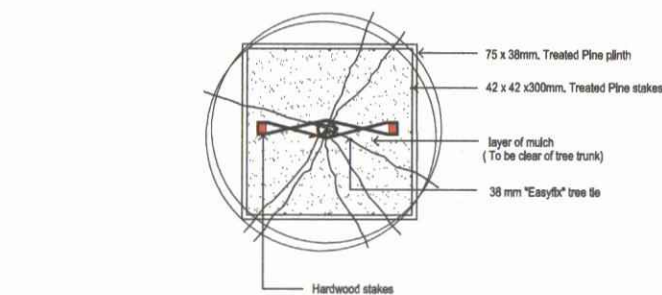
EXISTING TREES TO BE RETAINED (as per Arborist's report Rob Galbraith 20-3-1-2017)

No 1	<i>Aurucaria bidwillii</i>	Bunya Bunya Pine	
No 2	..	..	
No 26	<i>Fraxinus pennsylvanicandia</i>	Green Ash	Street tree
No 21	<i>Melia azederach</i>	White Cedar	
No 20	<i>Grevillea robusta</i>	Silky Oak	
No 19	<i>Aurucaria bidwillii</i>	Bunya Bunya Pine	

LEGEND

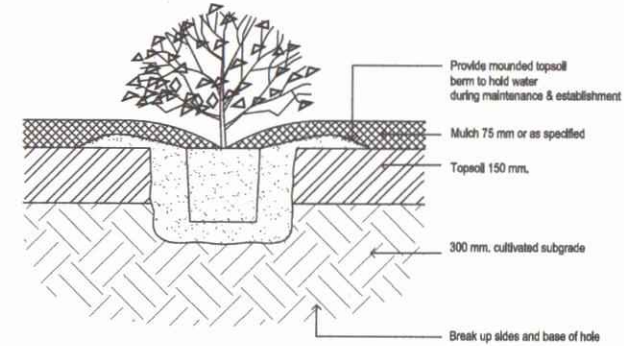


1
SECTION
SCALE 1:20

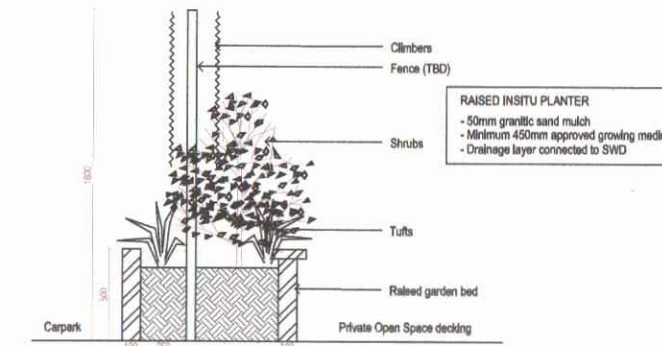


2
PLAN
SCALE 1:20

Shrub Planting Notes:
1. Dig hole twice as deep as rootball and allow at least 200 mm. around sides for backfilling with topsoil.
2. Apply fertiliser in base of hole, cover with topsoil (type & rate as per spec). Avoid root contact.
3. Place plant in centre of hole, backfill with approved topsoil, firming progressively.
4. Water well into saucer around crown of plant.
5. Stake larger shrubs where necessary, using 50 x 50 x 1200 mm. hardwood stakes.



3
SECTION
SCALE 1:20



4
SECTION - TYPICAL RAISED GARDEN BED
SCALE 1:20



Pyrus Chanticleer



Pyrus Red Spire



Crepe Myrtle



Magnolia Little Gem

A PRELIMINARY 23.01.20
B PRELIMINARY 25.01.20

KEVIN MCCULLAGH & ASSOCIATES

LANDSCAPE ARCHITECTS & TOWN PLANNERS

kmcculla@bigpond.net.au
0407 472 782

WITH TECTON DESIGN

PROJECT
PROPOSED RETIREMENT VILLAGE AT LOT S4/441 INKERMANN ROAD ST KILDA EAST, VICTORIA

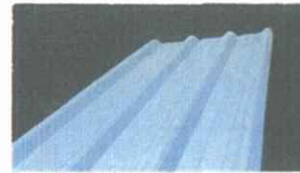
DWG TITLE
PLANTING SCHEDULE, LEGEND & DETAILS

PROJECT NO.	
APPROVED	
DATE	2020
SCALE	DRAWING NO. L03
	B

EXTERNAL FINISHES SCHEDULE :

ROOF :

ZINCALUME METAL DECK ROOFING & BOX GUTTERS,



EXTERNAL WALLS :

RENDERED FINISH OVER MASONRY / CONCRETE
IN SAND COLOUR.



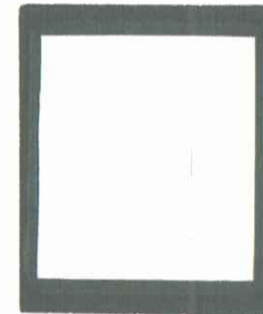
WINDOWS :

COLOURED ALUMINIUM FRAMED WINDOWS & EXTERNAL
DOORS IN CHARCOAL COLOUR.



BALUSTRADE :

SOLID BALUSTRADE – RENDERED FINISH IN OFF WHITE
COLOUR WITH STAINLESS STEEL HANDRAIL ABOVE.



FRONT BALCONIES ~ CLEAR GLASS BEHIND STAINLESS STEEL
HORIZONTAL BARS & STAINLESS STEEL HANDRAIL ABOVE.



PRIVACY SCREENS :

ALUMINIUM FIXED LOUVRE SCREEN ABOVE SOLID
BALUSTRADES TO 1.7M HIGH.



OBSCURE GLASS SCREEN TO 1.7M HIGH TO FRONT
BALCONIES.



1.7M HIGH FIXED TIMBER LOUVRE SCREEN TO GROUND
FLOOR TERRACE OF UNIT G05



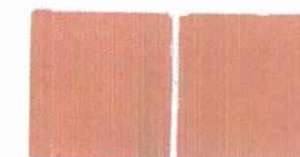
SHADE AWNING :

PRE-FABRICATED METAL AWNING PANELS IN BRUSHED
ALUMINIUM FINISH.



EXTERNAL WALLS :

GLAZED TERRA COTTA TILES
TO SECOND FLOOR (TOP LEVEL)
& FRONT BUILDING IDENTIFICATION.



GLASS MOSAIC BLUE/GREEN BLEND
FEATURE TILED WALL PANEL TO
FRONT BUILDING IDENTIFICATION.



Suite 8, Grd. Floor
860 Nepean Highway
Hampton East. 3188
P.O. Box 255
Bentleigh. 3204

Tecton Design Studio

TOTAL DESIGN SERVICE ABN 52 867 886 293
Terry D Sullivan – Architect. ARBV No: 14814
Ph: 9555 5577 www.tectondesignstudio.com
M: 0408 992 636 E: terry@tectondesign.com.au

Client:
R. BLOCH

Project:

**PROPOSED RETIREMENT VILLAGE]
AT LOT S4, 441 INKERMANN ROAD
ST KILDA EAST.**

Drawing: **TOWN PLANNING: FINISHES**

Scale: N.T.S.
Date: January 2015
Drawn: T. SULLIVAN

Cat:
A

Ref No: **RB.15-769** Drg.No: **1 of 1** Amend: **G**

Records Management

11 MAR 2020

Received

AMENDMENT: 'G' NOV '19

BASEMENT CARPARK + RAMP
+
GROUND FLOOR PLAN

AMENDMENT: F

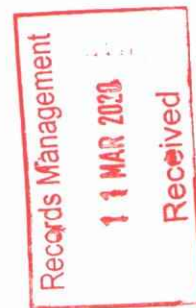
TO "VCAT" HEARING PLANS

AMENDMENT: E

TO VCAT COMPULSORY
CONFERENCE PLANS
(DELETION OF THIRD FLOOR)



N-WEST PERSPECTIVE



Suite 8B, First Floor
880 Nepean Highway
Hampton East. 3188
P.O. Box 255
Bentleigh. 3204

Tecton Design Studio

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Terry D Sullivan - Architect. ARBV No: 14814
M: 0408 992 636 www.tectondesignstudio.com
E: terry@tectondesign.com.au

Client:
R. BLOCH

Project:
PROPOSED RETIREMENT VILLAGE
AT: LOT S4, 441 INKERMANS ROAD
ST. KILDA EAST

Drawing: **TOWN PLANNING**

Scale: AS INDICATED	Cat: A
Date: NOV '19	
Drawn: T. D. SULLIVAN	

AMENDMENT: 'G' NOV '19

BASEMENT CARPARK + RAMP
+
GROUND FLOOR PLAN

AMENDMENT: F

TO "VCAT" HEARING PLANS

Ref No: RB 15-769	Dwg. No: 1 of 4	Amend: 'G'
----------------------	--------------------	---------------



INKERMAN ROAD PERSPECTIVE



Suite 8B, First Floor
860 Nepean Highway
Hampton East. 3188
P.O. Box 255
Bentleigh. 3204

Tecton Design Studio

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Terry D Sullivan - Architect. ARBV No: 14614
M: 0408 992 636 www.tectondesignstudio.com
E: terry@tectondesign.com.au

Client:
R. BLOCH

Project:
PROPOSED RETIREMENT VILLAGE
AT LOT S4, 441 INKERMAN ROAD
ST. KILDA EAST

Drawing: **TOWN PLANNING**

Scale: AS INDICATED	Cat:
Date: NOV '19	A
Drawn: T. D. SULLIVAN	

Ref No:	Drg. No:	Amend:
RB 15-769	2 of 4	'G'

AMENDMENT: 'G' NOV '19

BASEMENT CARPARK + RAMP
+
GROUND FLOOR PLAN

AMENDMENT: F

TO "VCAT" HEARING PLANS



N-EAST PERSPECTIVE


 Suite 8B, First Floor
 880 Napier Highway
 Hampton East, 3188
 P.O. Box 255
 Bentleigh, 3204

Tecton Design Studio
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Terry D Sullivan – Architect, ARBV No: 14814
 M: 0408 992 636 www.tectondesignstudio.com
 E: terry@tectondesign.com.au

Client:
R. BLOCH

Project:
PROPOSED RETIREMENT VILLAGE
 AT LOT S4, 441 INKERMANN ROAD
 ST. KILDA EAST

Drawing: **TOWN PLANNING**

Scale: AS INDICATED Cat: **A**
 Date: **NOV '19**
 Drawn: **T. D. SULLIVAN**

Ref No: RB 15-769 Drg. No: 3 of 4 Amend: **'G'**

AMENDMENT: 'G' NOV '19

BASEMENT CARPARK + RAMP
 +
 GROUND FLOOR PLAN

AMENDMENT: F

TO "VCAT" HEARING PLANS



S-EAST PERSPECTIVE



Suite 8B, First Floor
950 Nepean Highway
Hampton East 3188
P.O. Box 255
Bentleigh 3204

Tecton Design Studio

TOTAL DESIGN SERVICE ABN 52 867 886 293
Terry D Sullivan - Architect, ARBV No: 14814
M: 0408 992 636 www.tectondesignstudio.com
E: terry@tectondesign.com.au

Client:
R. BLOCH

Project:
PROPOSED RETIREMENT VILLAGE
AT LOT S4, 441 INKERMANN ROAD
ST. KILDA EAST

Drawing: **TOWN PLANNING**

Scale: AS INDICATED Cat: **A**
Date: **NOV '19**
Drawn: **T. D. SULLIVAN**

Ref No: Drg. No: Amend:
RB 15-769 4 of 4 **'G'**

AMENDMENT: 'G' NOV '19

BASEMENT CARPARK + RAMP
+
GROUND FLOOR PLAN

AMENDMENT: F

TO "VCAT" HEARING PLANS