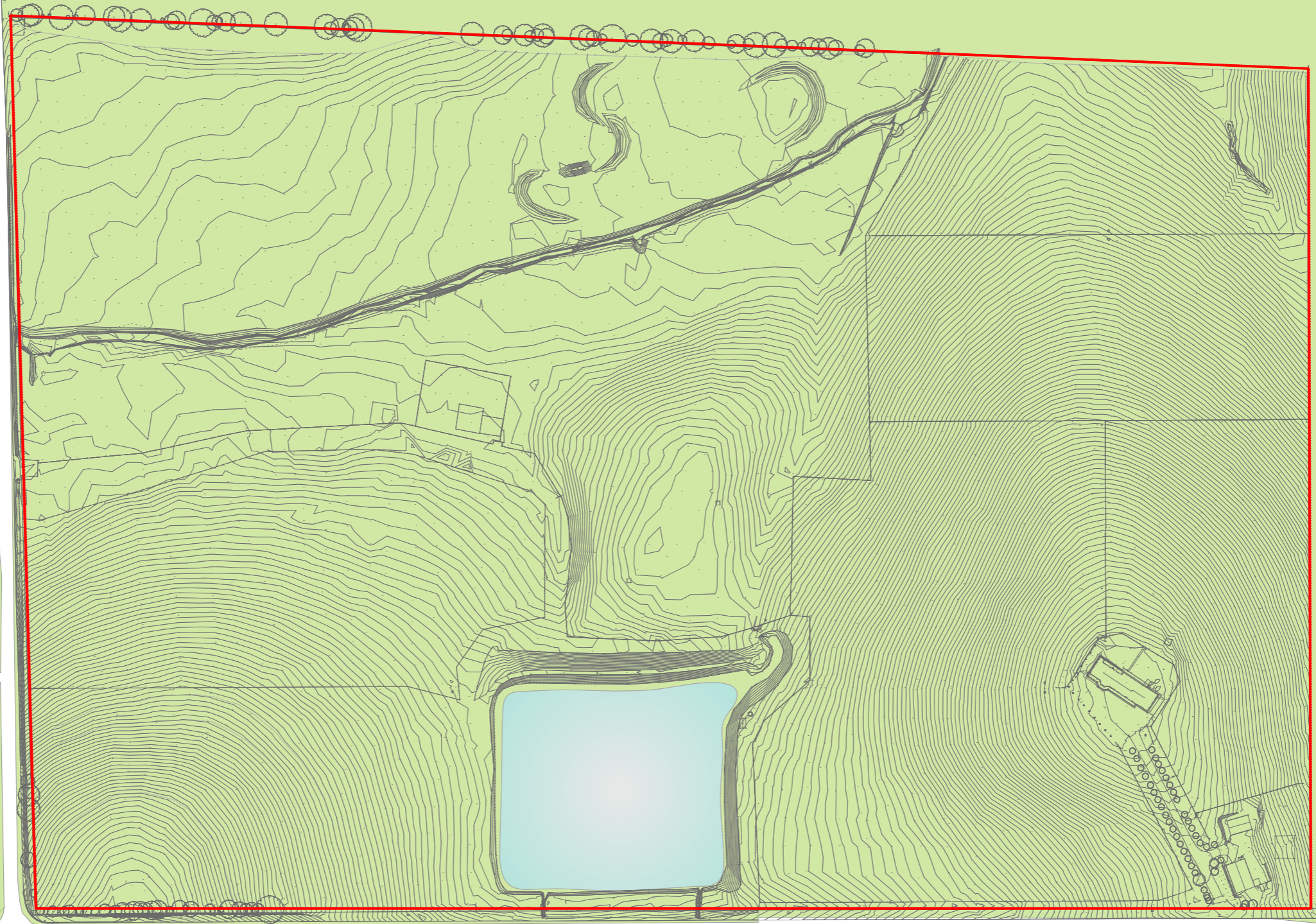


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# Coldstream

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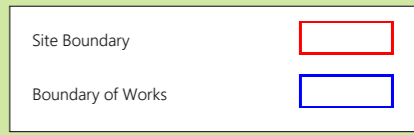
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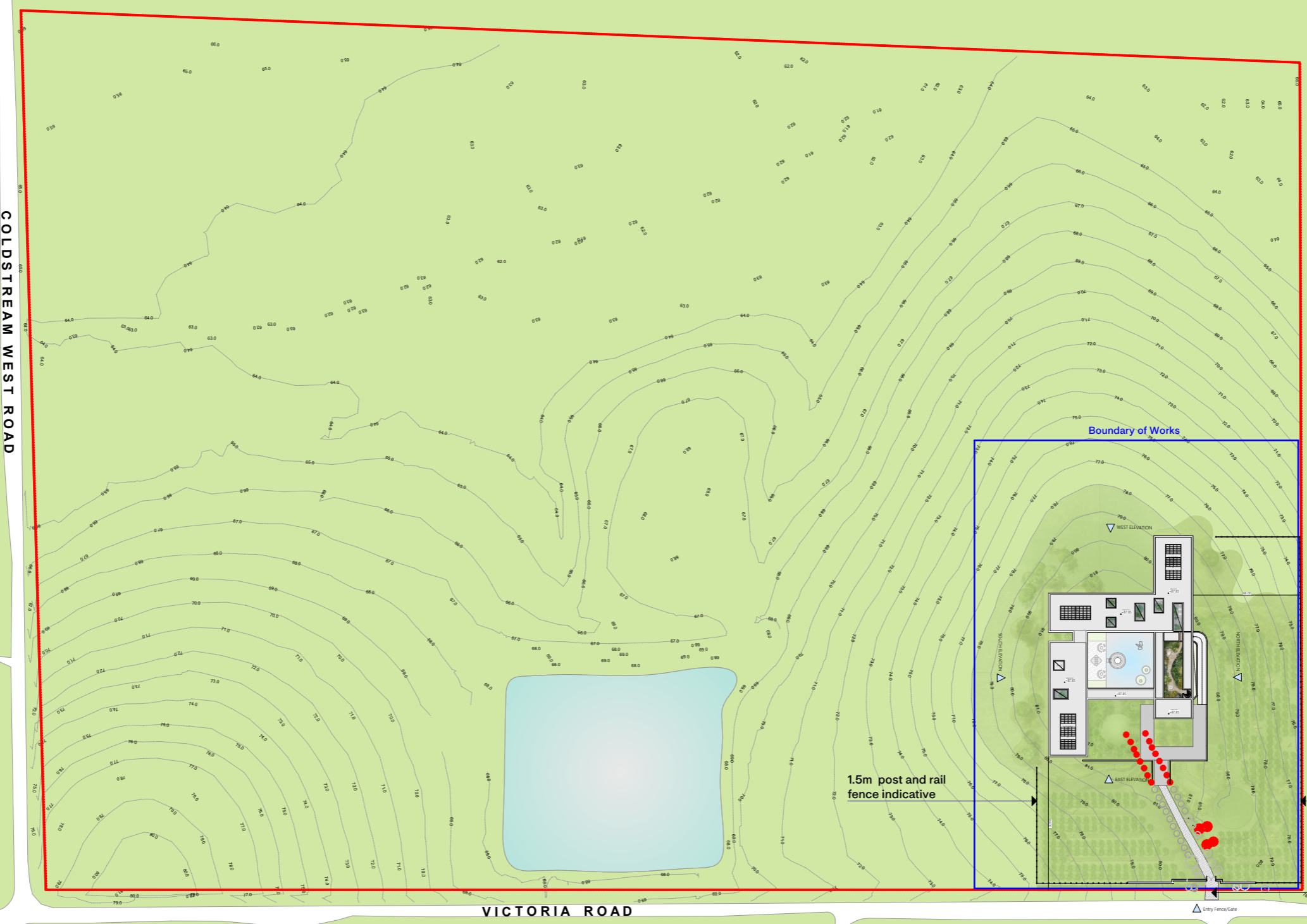
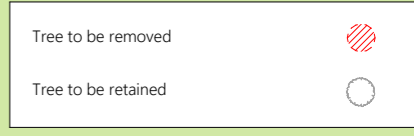
Project Name COLDSTREAM  
 Project Number 12702  
 Date 20/06/2023  
 Scale 1:3000

Drawing Name Site Survey Plan  
 Drawing Number TP100  
 Revision REV - F  
 North

- NOTES
- Existing cross over to be maintained and/or made good
  - No. of car spaces provided is 19
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  - Refer to Civil Engineers cut + fill plan as per item 8
  - Indicative boundary of works, refer to civil engineer consultants and Landscape for extents
  - Lighting design to future detail to the satisfaction of council



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Coldstream West Road Streetscape (TP400)

VICTORIA ROAD

Victoria Road Streetscape (TP400)

1.5m post and rail fence indicative

1.5m post and rail fence indicative

Residence Entry




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Project Name COLDSTREAM  
Project Number 12702  
Date 20/06/2023  
Scale 1:3000

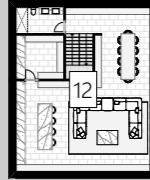
Drawing Name Masterplan  
Drawing Number TP200  
Revision REV - F  
North 

WEST ELEVATION

81.25



Plan of Additional Basement Below (Bunker)



SOUTH ELEVATION



21.00

NORTH ELEVATION



48.60

EAST ELEVATION

NOTES

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- Indicative boundary of works, refer to civil engineer consultants and Landscape for extents
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- Driveway gradient @ 1:10.3 as per Traffix Group assesment
- Lighting design to future detail to the satisfaction of council

KEY

- 1. Basement Car Gallery
- 2. Cart Parking
- 3. Bar
- 4. Garden
- 5. Lobby
- 6. Bowling Alley
- 7. Guest Suite
- 8. Bar
- 9. Cinema
- 10. Wine Cellar
- 11. Storage
- 12. Bunker
- 13. Bin Storage
- 14. General Household Storage

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Project Name COLDSTREAM  
 Project Number 12702  
 Date 20/06/2023  
 Scale 1:650

Drawing Name Basement - Residentail  
 Drawing Number TP201  
 Revision REV - F  
 North

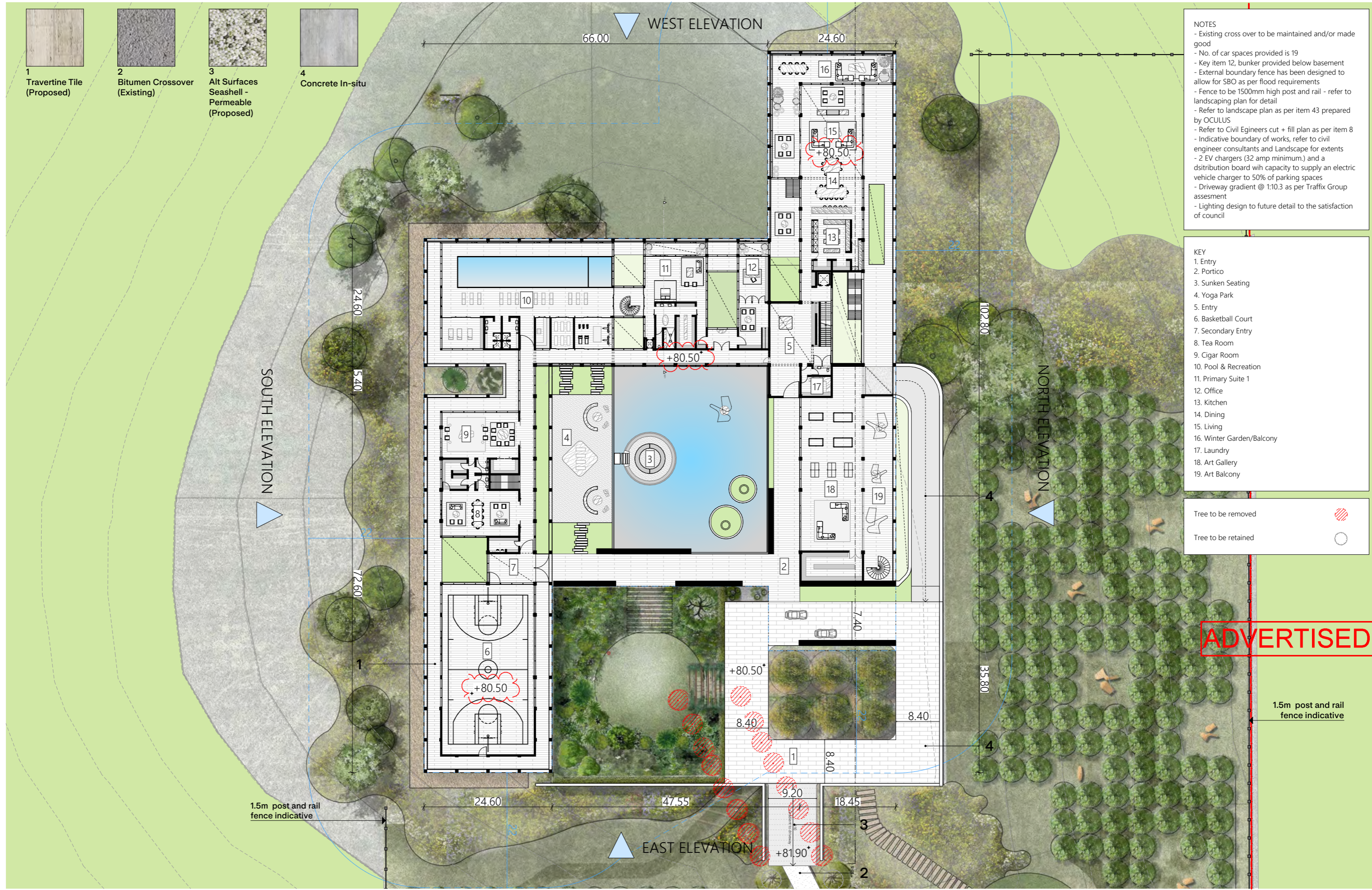
- 1 Travertine Tile (Proposed)
- 2 Bitumen Crossover (Existing)
- 3 Alt Surfaces Seashell - Permeable (Proposed)
- 4 Concrete In-situ

- NOTES**
- Existing cross over to be maintained and/or made good
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  - Driveway gradient @ 1:10.3 as per Traffic Group assessment
  - Lighting design to future detail to the satisfaction of council

- KEY**
1. Entry
  2. Portico
  3. Sunken Seating
  4. Yoga Park
  5. Entry
  6. Basketball Court
  7. Secondary Entry
  8. Tea Room
  9. Cigar Room
  10. Pool & Recreation
  11. Primary Suite 1
  12. Office
  13. Kitchen
  14. Dining
  15. Living
  16. Winter Garden/Balcony
  17. Laundry
  18. Art Gallery
  19. Art Balcony

- Tree to be removed ⊗
- Tree to be retained ○

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Project Name COLDSTREAM  
 Project Number 12702  
 Date 20/06/2023  
 Scale 1:650

Drawing Name Ground - Residential  
 Drawing Number TP202  
 Revision REV - F  
 North ⬆



- NOTES**
- Existing cross over to be maintained and/or made good
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  - Key item 12, bunker provided below basement
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  - Driveway gradient @ 1:10.3 as per Traffix Group assesment
  - Lighting design to future detail to the satisfaction of council

- KEY**
1. Roof Garden
  2. Bedroom Suite 1
  3. Private Courtyard
  4. Bedroom Suite 2
  5. Storage.
  6. Primary Suite 2
  7. Primary Suite Living
  8. Bedroom Suite 3

- Tree to be removed 
- Tree to be retained 

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Project Name COLDSTREAM  
 Project Number 12702  
 Date 20/06/2023  
 Scale 1:650

Drawing Name First - Residential  
 Drawing Number TP203  
 Revision REV - F  
 North 



**NOTES**

- Existing cross over to be maintained and/or made good
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- Driveway gradient @ 1:10.3 as per Traffix Group assesment
- Lighting design to future detail to the satisfaction of council
- Preliminary Solar Photovoltaic System layout indicated below; 176 PV modules 560W 60 cell panels (2280 x 1135mm) dual tilted east-west alternatively at 13°
- Rain water harvesting from roof areas (catchment area of approx. 1,000m<sup>2</sup>) and total storage area of 20,000 liters.

Tree to be removed   
 Tree to be retained 

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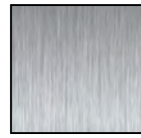
Project Name COLDSTREAM  
 Project Number 12702  
 Date 20/06/2023  
 Scale 1:650

Drawing Name Roof - Residential  
 Drawing Number TP204  
 Revision REV - F  
 North 

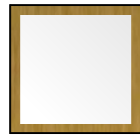




1 Travertine



2 Stainless steel



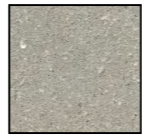
3 Clear glazing with brass framing



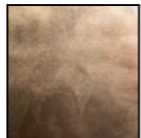
4 Stone Drywall



5 Clear glazing balustrade

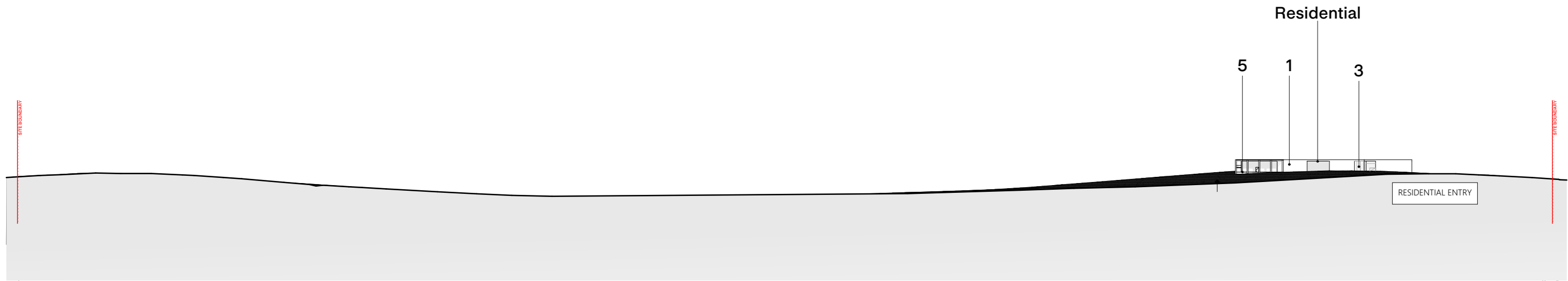


6 Textured Concrete



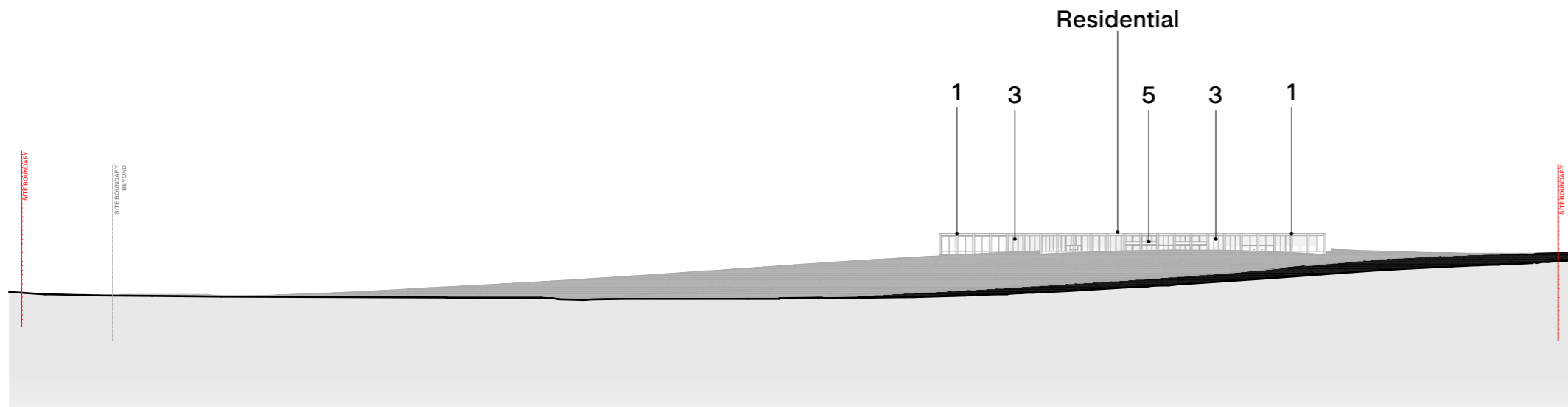
7 Bronze

- NOTES
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  - Driveway gradient @ 1:10.3 as per Traffic Group assesment
  - LED lights controlled with occupancy sensors and daylight sensors to corridors and entries; and external lighting with motion sensors



VICTORIA ROAD STREETSCAPE ELEVATION

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COLDSTREAM WEST ROAD STREETSCAPE ELEVATION



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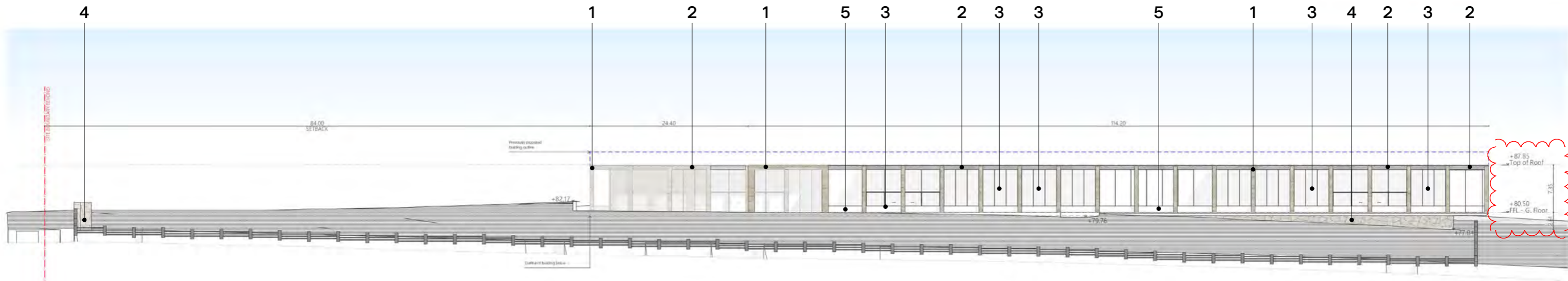
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 Project Number 12702  
 Date 20/06/2023  
 Scale 1:2000

Drawing Name Elevations - Streetscapes  
 Drawing Number TP300  
 Revision REV - F  
 North



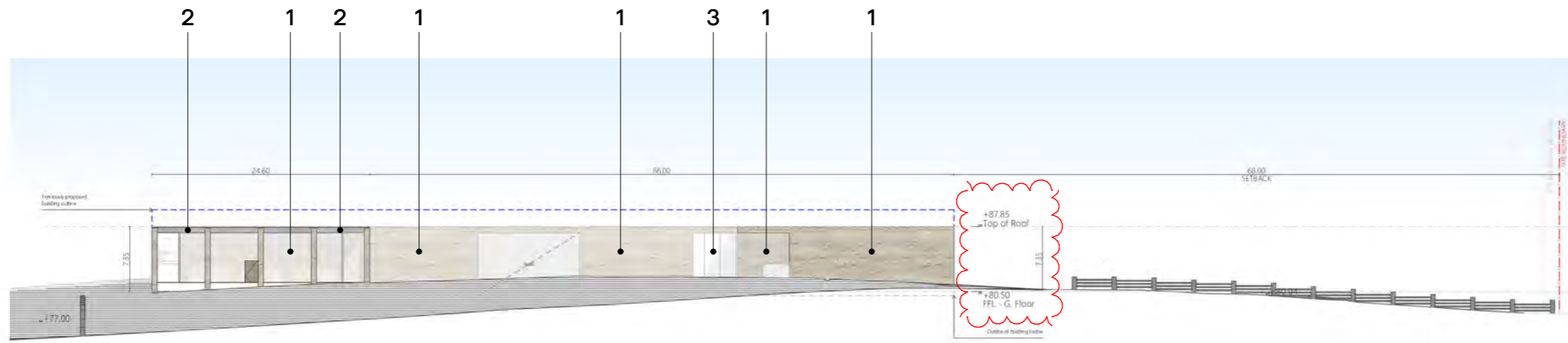
**NOTES**

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- LED lights controlled with occupancy sensors and daylight sensors to corridors and entries; and external lighting with motion sensors



**NORTH ELEVATION**

**ADVERTISED**



**EAST ELEVATION**



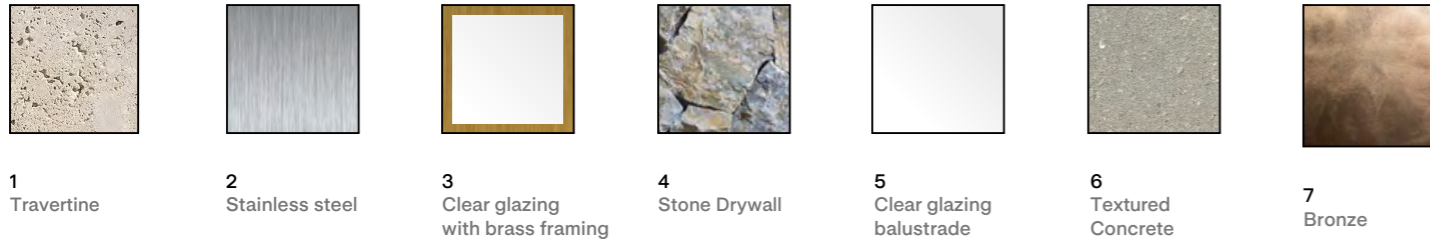
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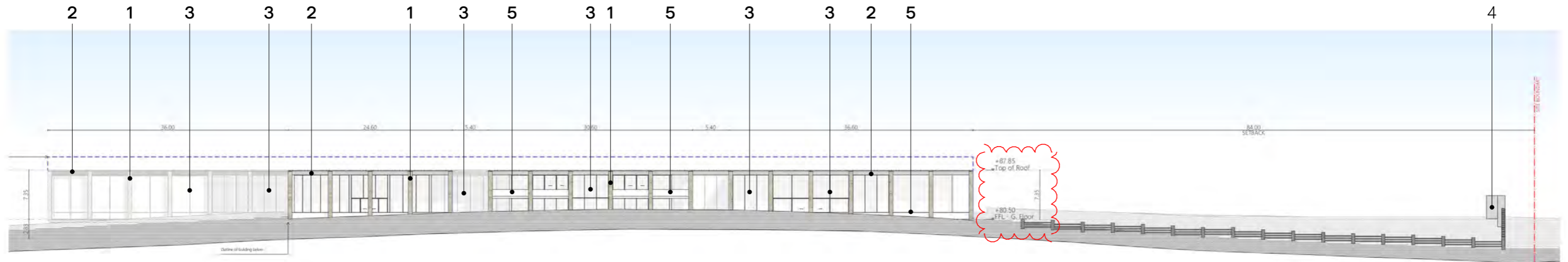
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 Project Number 12702  
 Date 20/06/2023  
 Scale 1:600

Drawing Name Elevations - Residential Dwelling  
 Drawing Number TP301  
 Revision REV - F  
 North



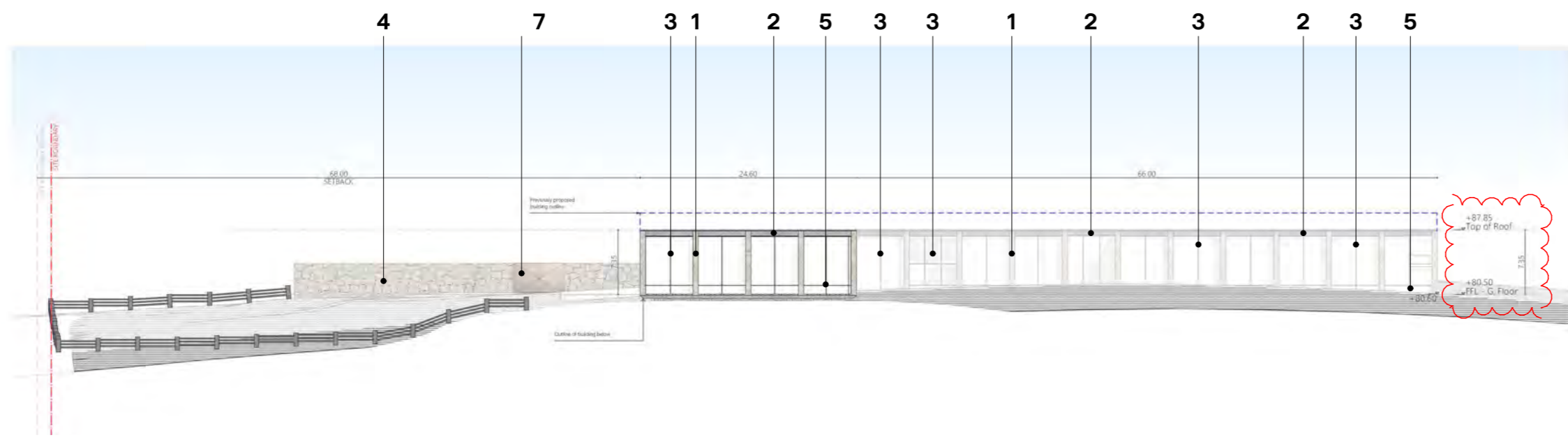
**NOTES**

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**SOUTH ELEVATION**

**ADVERTISED**



**WEST ELEVATION**



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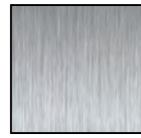
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 Project Number 12702  
 Date 20/06/2023  
 Scale 1:600

Drawing Name Elevations - Residential Dwelling  
 Drawing Number TP302  
 Revision REV - F  
 North



1  
Travertine



2  
Stainless steel



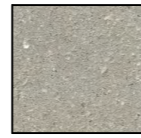
3  
Clear glazing  
with brass framing



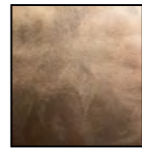
4  
Stone Drywall



5  
Clear glazing  
balustrade

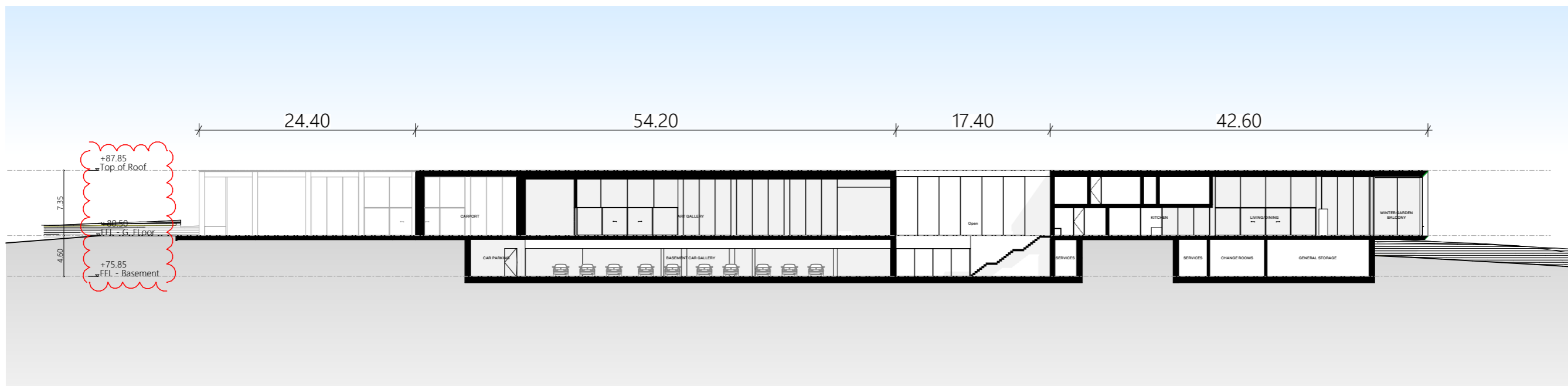


6  
Textured  
Concrete



7  
Bronze

ADVERTISED



NORTH SECTION - S01



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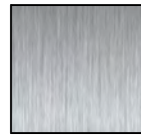
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Project Number 12702  
Date 20/06/2023  
Scale 1:500

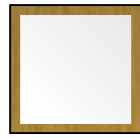
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Drawing Number TP303  
Revision REV - F  
North



1 Travertine



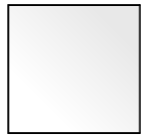
2 Stainless steel



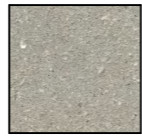
3 Clear glazing with brass framing



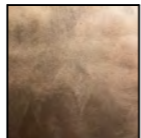
4 Stone Drywall



5 Clear glazing balustrade

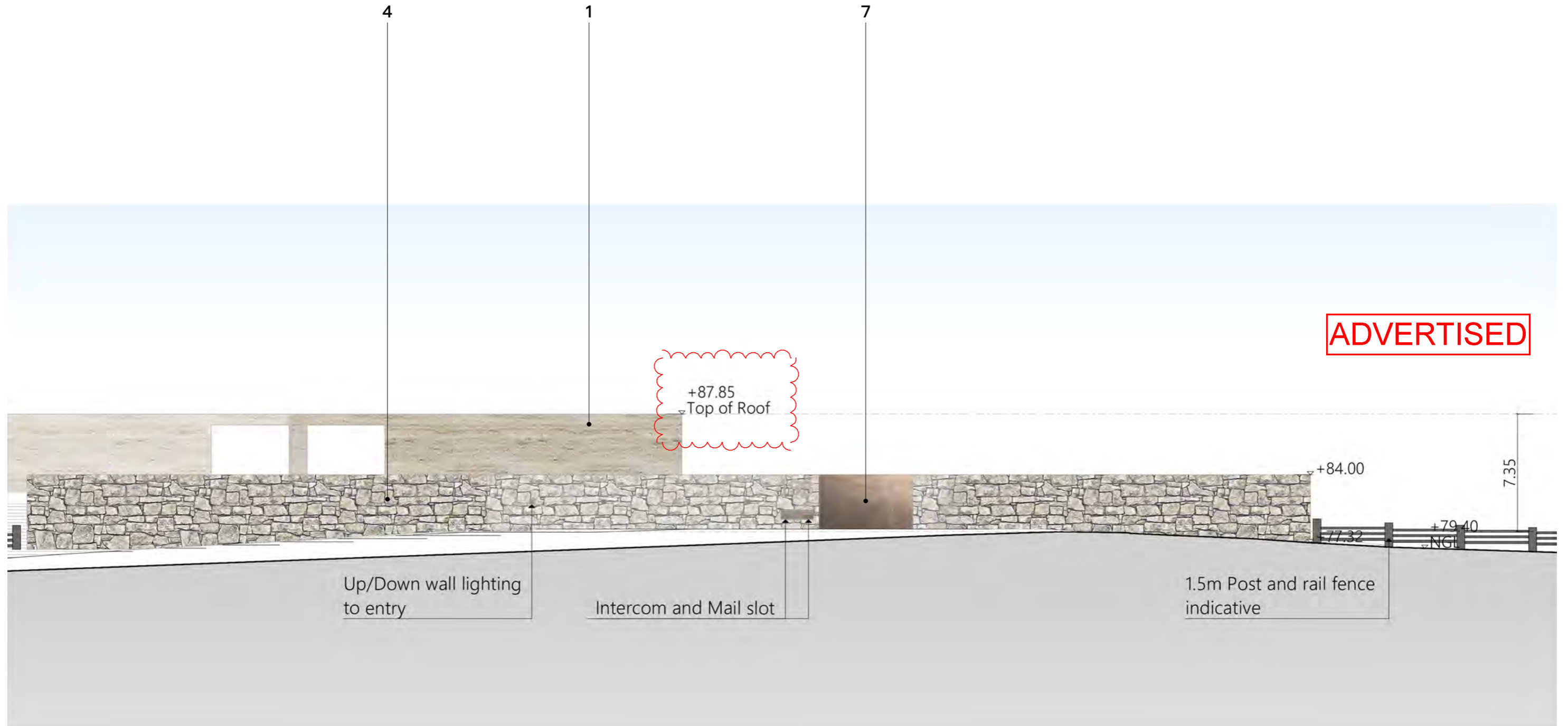


6 Textured Concrete



7 Bronze

- NOTES
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  - No. of car spaces provided is 19
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  - External boundary fence has been designed to allow for SBO as per flood requirements
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  - LED lights controlled with occupancy sensors and daylight sensors to corridors and entries; and external lighting with motion sensors



EAST ELEVATION - Front gate/fence



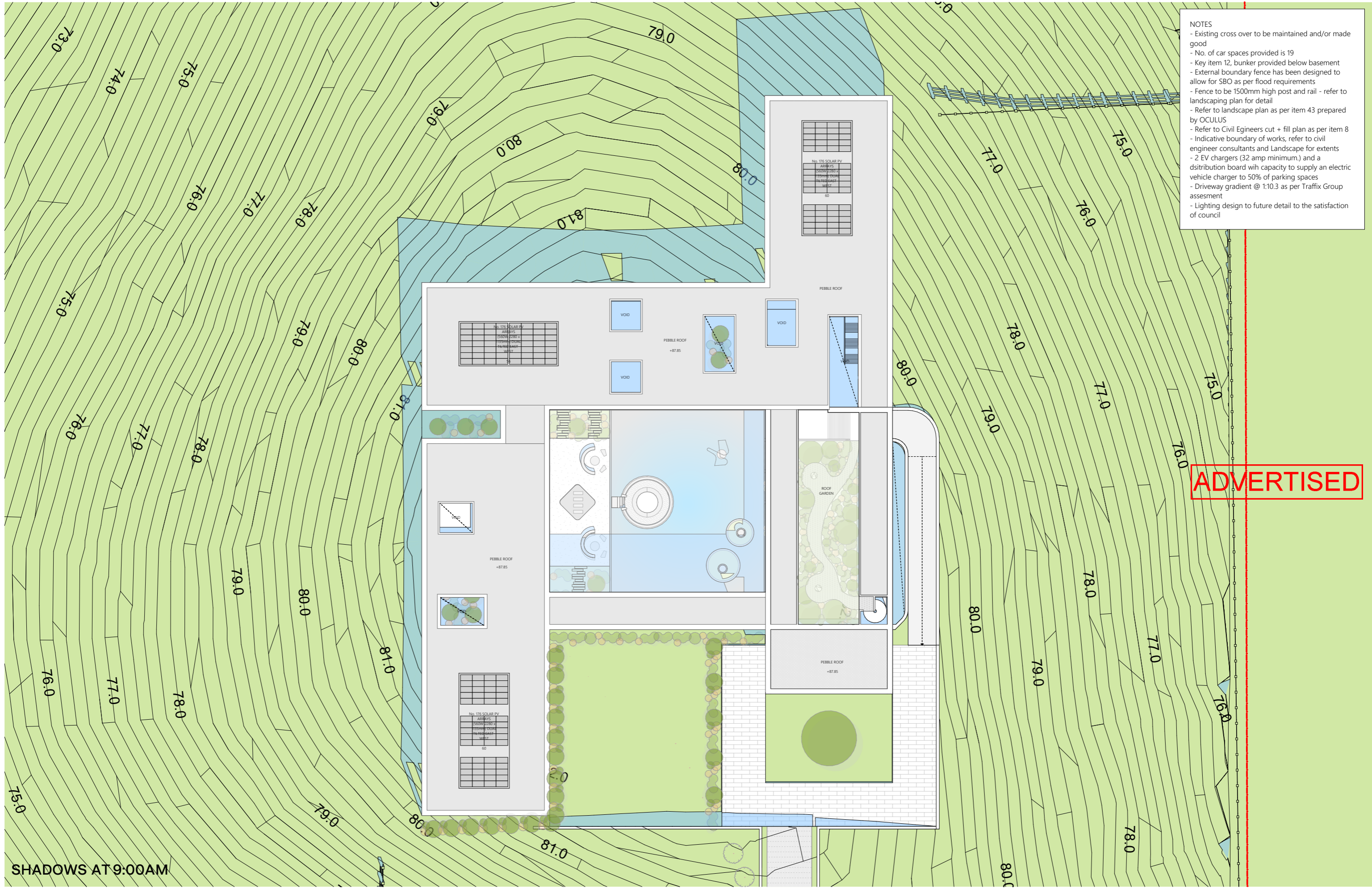
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Project Name COLDSTREAM  
 Project Number 12702  
 Date 20/06/2023  
 Scale 1:250

Drawing Name Front Gate/Entry Elevation  
 Drawing Number TP304  
 Revision REV - F  
 North



- NOTES
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  - Driveway gradient @ 1:10.3 as per Traffix Group assessment
  - Lighting design to future detail to the satisfaction of council

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SHADOWS AT 9:00AM



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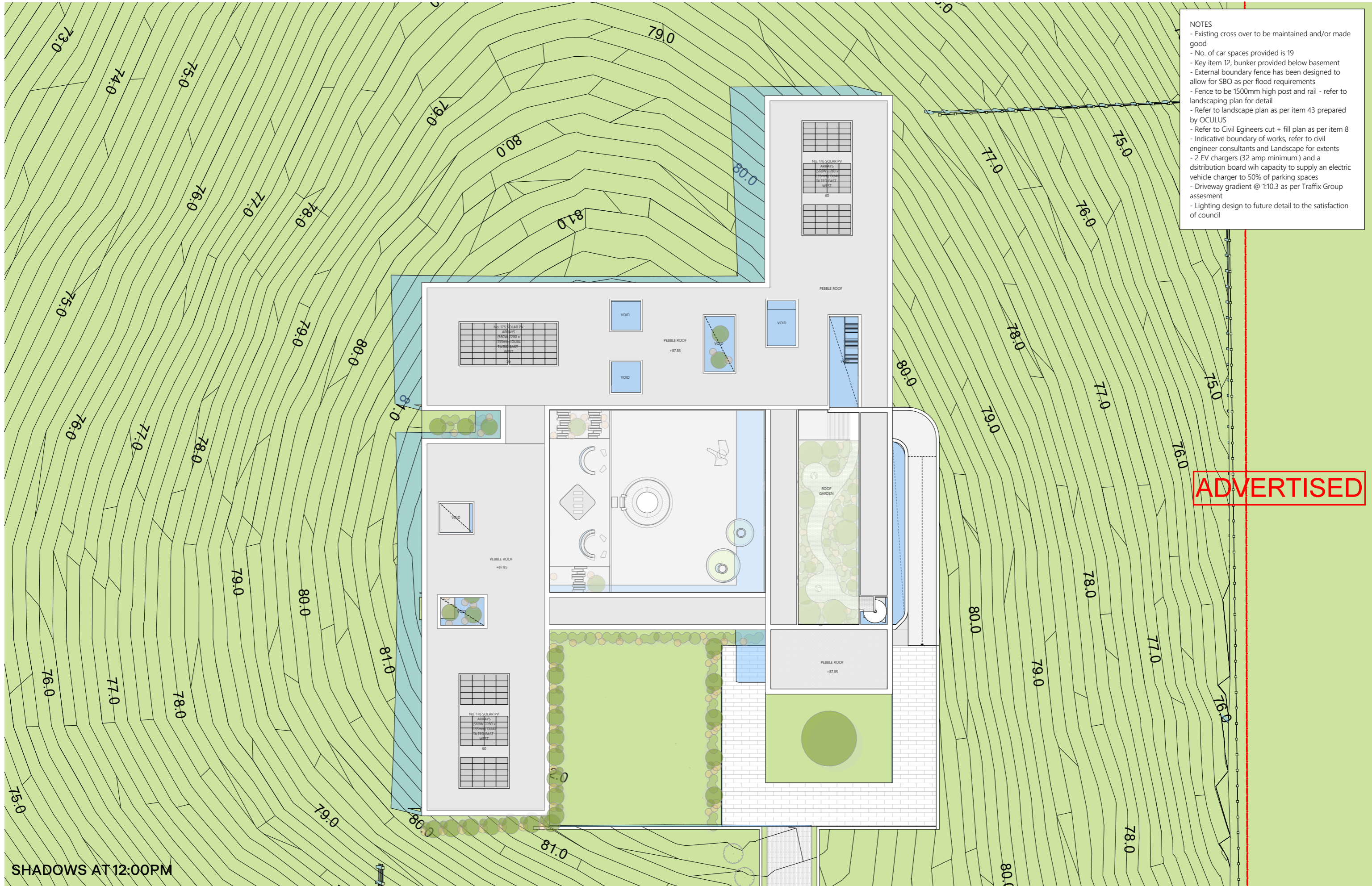
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Project Name COLDSTREAM  
 Project Number 12702  
 Date 20/06/2023  
 Scale 1:650

Drawing Name Shadows at 9am  
 Drawing Number TP600  
 Revision REV - F  
 North





- NOTES
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  - Driveway gradient @ 1:10.3 as per Traffix Group assessment
  - Lighting design to future detail to the satisfaction of council

**ADVERTISED**

SHADOWS AT 12:00PM



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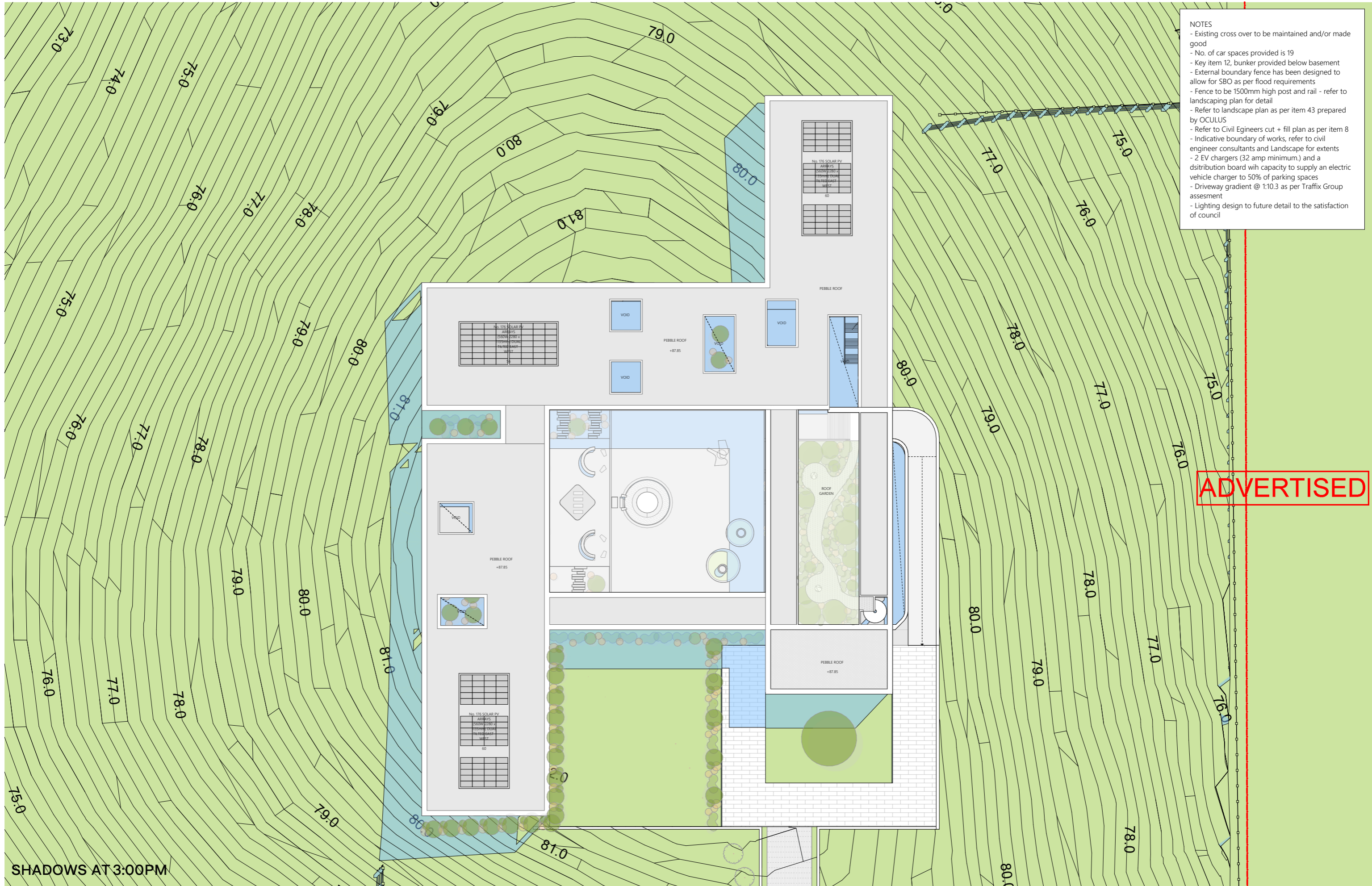
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Project Name COLDSTREAM  
 Project Number 12702  
 Date 20/06/2023  
 Scale 1:650

Drawing Name Shadows at 12pm  
 Drawing Number TP601  
 Revision REV - F  
 North





- NOTES
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  - Refer to landscape plan as per item 43 prepared by OCULUS
  - Refer to Civil Engineers cut + fill plan as per item 8
  - Indicative boundary of works, refer to civil engineer consultants and Landscape for extents
  - 2 EV chargers (32 amp minimum.) and a distribution board with capacity to supply an electric vehicle charger to 50% of parking spaces
  - Driveway gradient @ 1:10.3 as per Traffix Group assessment
  - Lighting design to future detail to the satisfaction of council

**ADVERTISED**

SHADOWS AT 3:00PM



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Project Name COLDSTREAM  
 Project Number 12702  
 Date 20/06/2023  
 Scale 1:650

Drawing Name Shadows at 3pm  
 Drawing Number TP602  
 Revision REV - F  
 North





### 5. Sustainable Design Initiatives and Systems

Issue	Performance Commitments / Description	Comments
<b>Water</b>		
Water Efficiency	The following water efficient fittings and appliances will be specified: <ul style="list-style-type: none"> <li>WELS 4 star showers (&gt;6 but &lt;=7.5 litres/minute)</li> <li>WELS 4 star toilets</li> <li>WELS 5 star kitchen taps</li> <li>WELS 5 star basin taps</li> <li>WELS 5 star dishwashers</li> </ul>	Water using fixtures and appliances will be specified during design development in accordance with this water efficiency performance standard.
Rainwater Harvesting	A rainwater harvesting system will be installed comprising: <ul style="list-style-type: none"> <li>Rainwater harvesting from roof areas (catchment area of approx. 1,000m<sup>2</sup>);</li> <li>A total storage volume of 20,000 litres;</li> <li>Re-use of water for toilet flushing in all toilets; and</li> <li>Re-use of water for 3,880m<sup>2</sup> landscape irrigation</li> </ul>	Rainwater modelling indicates that this system will provide an estimated annual mains water saving of 352 kL and a supply reliability of 60% from toilet flushing and irrigation. MUSIC results are provided in Appendix B, refer to Appendix C for details of predicted harvested rainwater volumes and Appendix D for an indicative maintenance program.
<b>Energy</b>		
Renewable Energy System	A solar photovoltaic system will be installed to offset greenhouse emissions and will provide a total peak generation capacity of 99 kW.	Note that the system is predicted to result in equivalent avoided greenhouse emissions of approximately 113 tonnes CO <sub>2</sub> -e each year. Refer to Appendix E for details of proposed system capacity and panel numbers.
Gas Free Development	The project will not have gas services connected.	

Issue	Performance Commitments / Description	Comments
Thermal Performance	The dwelling will meet NCC 2019 requirements for thermal performance using the V2.6.2.2 Verification Method.	Refer to Appendix G for details of modelling assumptions and results.
Heating & Cooling	Ducted heating and cooling will be provided by reverse cycle heat pumps within one star of the best available (at the time of tender) for both heating and cooling.	Efficient reverse cycle units in conjunction with a thermally efficient building envelope are considered to be an environmentally acceptable method of space conditioning.
Domestic Hot Water	Domestic hot water will be provided by an efficient central heat pump electric hot water system with a highly insulated circulating loop to reduce parasitic heat losses.	
Lighting	Energy efficient lighting systems will be installed throughout the development including: <ul style="list-style-type: none"> <li>LED lighting generally designed to achieve a maximum lighting power density of 4W/m<sup>2</sup>;</li> <li>LED lights controlled with occupancy sensors and daylight sensors (as appropriate) for corridors and entries; and</li> <li>LED external lighting with motion sensors.</li> </ul>	Note that external lighting for the development will be designed with the objective of preventing light spill to the night sky.
<b>Stormwater Management</b>		
WSUD	The following water sensitive urban design strategies will be implemented with the objective of meeting stormwater quality best practice standards: <ul style="list-style-type: none"> <li>The rainwater harvesting systems described in the Water section above; and</li> <li>160m<sup>2</sup> of raingarden filtering run-off collected from 7,243m<sup>2</sup> of roof, paving and driveway.</li> </ul>	The MUSIC results attained demonstrates that the development attains the Best Practice Standard for Urban Stormwater. Refer to Appendix for the MUSIC results.

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Issue	Performance Commitments / Description	Comments
Stormwater Quality	The MUSIC results and stormwater management strategy described in Section 4 above demonstrate that the development attains the Best Practice Standard for Urban Stormwater.	The proposed development exceeds the pollutant load reduction targets set out in the Best Practice Environmental Management Guidelines (BPEMG) for Total Suspended Solids (TSS), Total Phosphorus (TP), Total Nitrogen (TN) and Gross Pollutants (GP). Refer to Appendix B for the MUSIC rating results and Appendix DF for the WSUD Maintenance Manual. Note that the preliminary MUSIC modelling undertaken to confirm achievable stormwater quality results is based on best information currently available relating to the technical and commercial feasibility of the WSUD strategy proposed. Further investigation will be undertaken during design development which may result in minor variations to the strategy described above to meet the best practice stormwater quality targets.
Construction Stormwater Pollution Reduction Plan	A construction phase stormwater pollution reduction plan will be prepared and implemented during construction to ensure that litter, sediments and other pollution are prevented from entering the stormwater system.	Please refer to Appendix F for the preliminary Site Management Plan.
<b>Indoor Environment Quality</b>		
Natural Ventilation & Daylight	The building has been designed with courtyards and winter gardens to ensure that all living rooms and bedrooms have access to natural ventilation and daylight via operable windows along the facade.	These features will improve comfort and amenity for building occupants and reduce peak energy demand and greenhouse emissions arising from mechanical cooling.
Thermal Comfort & Shading	Thermal comfort for occupants will be enhanced by the specification of high performance glazing and deep eaves across all facades.	
Volatile Organic Compounds	All interior paints, adhesives and sealants will be Low VOC type to improve indoor environmental quality for residents. Low VOC carpets will be selected for the development. Low formaldehyde engineered wood products (minimum E1 grade) will be specified.	Low VOC paints, adhesives and sealants, carpets and engineered wood products will be specified to meet the requirements Indoor Pollutants (Credit 13) of the Green Star Design & As Built Tool Version 1.3, or alternative green product certification such as GECA or Green Tag.

Issue	Performance Commitments / Description	Comments
<b>Sustainable Transport</b>		
Electric Vehicle Charging	To ensure the residence is 'electric vehicle ready', the Basement Car Gallery will have 2 EV chargers (32 amp minimum) and a distribution board with capacity to supply an electric vehicle charger to 50% of parking spaces.	
Walkability & Public Transport Access	The site attains a Walk Score® of 6 out of 100 which is defined as 'Car Dependent'.	The location of the development will require private vehicle use.
<b>Waste Management</b>		
Operational Waste Management	The dwelling will make use of Council's kerb side waste collection services for general waste, commingled recyclables and garden organics. A dedicated bin storage area will be located in the basement.	Location to be confirmed.
Construction Waste Minimisation	A target recycling rate of 80% of construction and demolition waste has been adopted for the construction phase of the development to minimise the volume of waste to landfill. This will be achieved by the development of a comprehensive waste minimisation strategy including: <ul style="list-style-type: none"> <li>Separation of all commercially viable recyclable waste streams;</li> <li>Training in waste minimisation for all site staff and contractors to form part of site induction training;</li> <li>Record keeping of landfill waste and recyclable stream volumes to track performance against the 80% recyclable target; and</li> <li>Quarterly reporting of volumes and percentages for each waste stream.</li> </ul>	A dedicated recycling contractor will be engaged to facilitate separation of commercially viable recyclable waste streams in accordance with the target adopted.

Issue	Performance Commitments / Description	Comments
<b>Urban Ecology</b>		
Maintaining/Enhancing Ecological Value	Site-wide landscaping has been integrated into the proposed design.	These features will provide amenity for building occupants and contribute to the ecological value of the proposed dwelling.
Roofing	To reduce the Urban Heat Island impact, light or medium coloured roofing will be installed, as per the classification in NCC 2019, with a maximum Solar Absorptance of 0.60.	
<b>Building Materials</b>		
Environmentally Preferable Materials	The following environmentally preferable materials will be specified with the objective of reducing off-site environmental impacts and improving indoor environmental quality for residents: <ul style="list-style-type: none"> <li>All feature timber will be recycled or from accredited sustainably harvested plantation sources (FSC or PEFC).</li> </ul>	Timber products will be specified in accordance with the requirements of Credit 20.2 of the Green Star Design & As Built Tool Version 1.3.



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Project Name COLDSTREAM  
 Project Number 12702  
 Date 20/06/2023  
 Scale

Drawing Name ESD Commitments  
 Drawing Number TP500  
 Revision REV - F  
 North

193 VICTORIA ROAD, COLDSTREAM

Town Planning

Site Area - 424,440m2

RESIDENTIAL						
Dwelling	Residential Building	Subtotal	NSA	Circ/Serv	Parking	Cars
SQM	SQM	SQM	SQM	SQM	SQM	No.
Basement 2	195	195	195	0	0	0
Basement 1	1414	1414	2115	393	701	19
Ground	5588	6035	4381	0	668	10
First	1241	1241	1241	0		
Roof	484	484	484			
<b>Subtotal</b>	<b>8922</b>	<b>447</b>	<b>9369</b>	<b>8416</b>	<b>393</b>	<b>1369</b>

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	NSA	NLA	Circ	GFA	Carparking		GFA Total
	m²	m²	m²	m²	Spaces	m²	m²
Basement 2	195	0	610	2442	50	1637	2442
Basement 1	2115	0	1003	4398	83	3075	4398
Ground	4381	4140	101	16144	114	3984	16144
First	1241	0	0	1241			1241
Roof	484	0	0	484			484
<b>Subtotal</b>	<b>8416</b>	<b>9328</b>	<b>1714</b>	<b>24709</b>	<b>247</b>	<b>8696</b>	<b>24709</b>

**DISCLAIMER**

1. These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.
2. This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council, hence may be subject to change once advice is received.
3. This design is subject to co-ordination
4. The information contained herein is believed to be correct at time on preparation based on the information available at time of preparation. Recipients must make their own investigations to satisfy themselves in all aspects.
5. The design and accompanying documentation contained herein is and remains the intellectual property of DKO Architecture P/L.
6. Balconies and Terrace not included in GFA
7. GFA Total Inclusive of Carpark Area
8. Carparking numbers based on one space per 35 SQM
9. Residential Towers assume 85% efficiency
10. Residential podiums assume 75% efficiency
11. Commercial buildings assume core as only circulation



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Project Name COLDSTREAM  
 Project Number 12702  
 Date 20/06/2023  
 Scale

Drawing Name Development Schedule  
 Drawing Number TP501  
 Revision REV - F  
 North

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