



LEGEND:

	TOWNHOUSE C 3 STOREY
	TOWNHOUSE C1 2 STOREY
	TOWNHOUSE D 2 STOREY
	TOWNHOUSE E 2 STOREY
	TOWNHOUSE E1 3 STOREY
	TOWNHOUSE E2 2 STOREY
	TOWNHOUSE F 2 STOREY
	TOWNHOUSE K 2 STOREY
	TOWNHOUSE M 3 STOREY

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No	Date	Description
P1	11.12.14	PRELIMINARY
P2	15.12.14	MASTERPLAN UPDATE
P3	17.12.14	TH TYPE K FOOTPRINT
P4	19.12.14	NW DRIVEWAY UPDATE
P5	17.03.14	MASTERPLAN UPDATE FOR VCAT
P6	13.04.15	MASTERPLAN UPDATE
P7	05.05.15	LEGEND UPDATE

PROJECT TITLE
 RESIDENTIAL DEVELOPMENT
 10 ALVINA STREET
 OAKLEIGH SOUTH, VIC

DRAWING TITLE
 GROUND FLOOR

SCALE: @ A1
 1 : 500

DATE:
 11/21/14

DWG No:
 SK1.01

PROJECT No:
 214174

DRAWN BY:
 JW/CW

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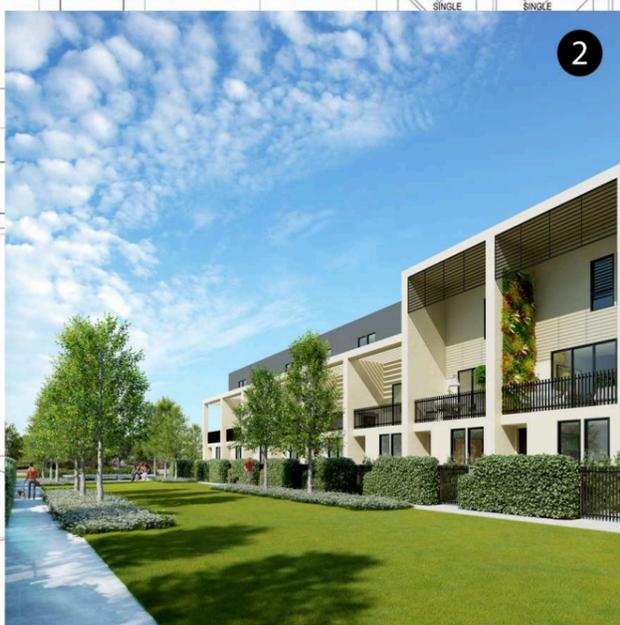
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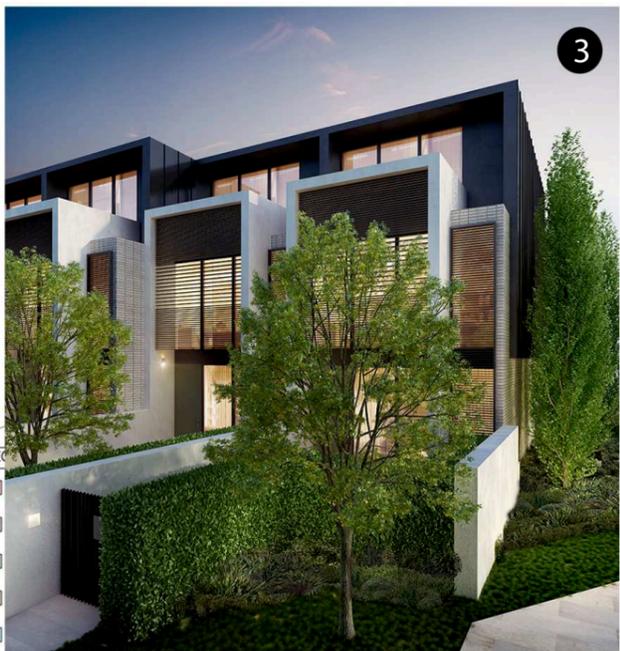
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1



2



3



4



5



6



- LE
- TOWNHOUSE K 2 STOREY
- TOWNHOUSE M 3 STOREY

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P1	11.12.14	PRELIMINARY	JW
P2	15.12.14	MASTERPLAN UPDATE	JW
P3	17.12.14	TH TYPE K FOOTPRINT	JW
P4	19.12.14	NW DRIVEWAY UPDATE	JW
P5	17.03.14	MASTERPLAN UPDATE FOR VCAT	JW

PROJECT TITLE
RESIDENTIAL DEVELOPMENT
10 ALVINA STREET,
OAKLEIGH SOUTH, VIC

DRAWING TITLE
GROUND FLOOR

SCALE: @ A1
1 : 500

DATE:
11/21/14

DWG No:

PROJECT No:
214174

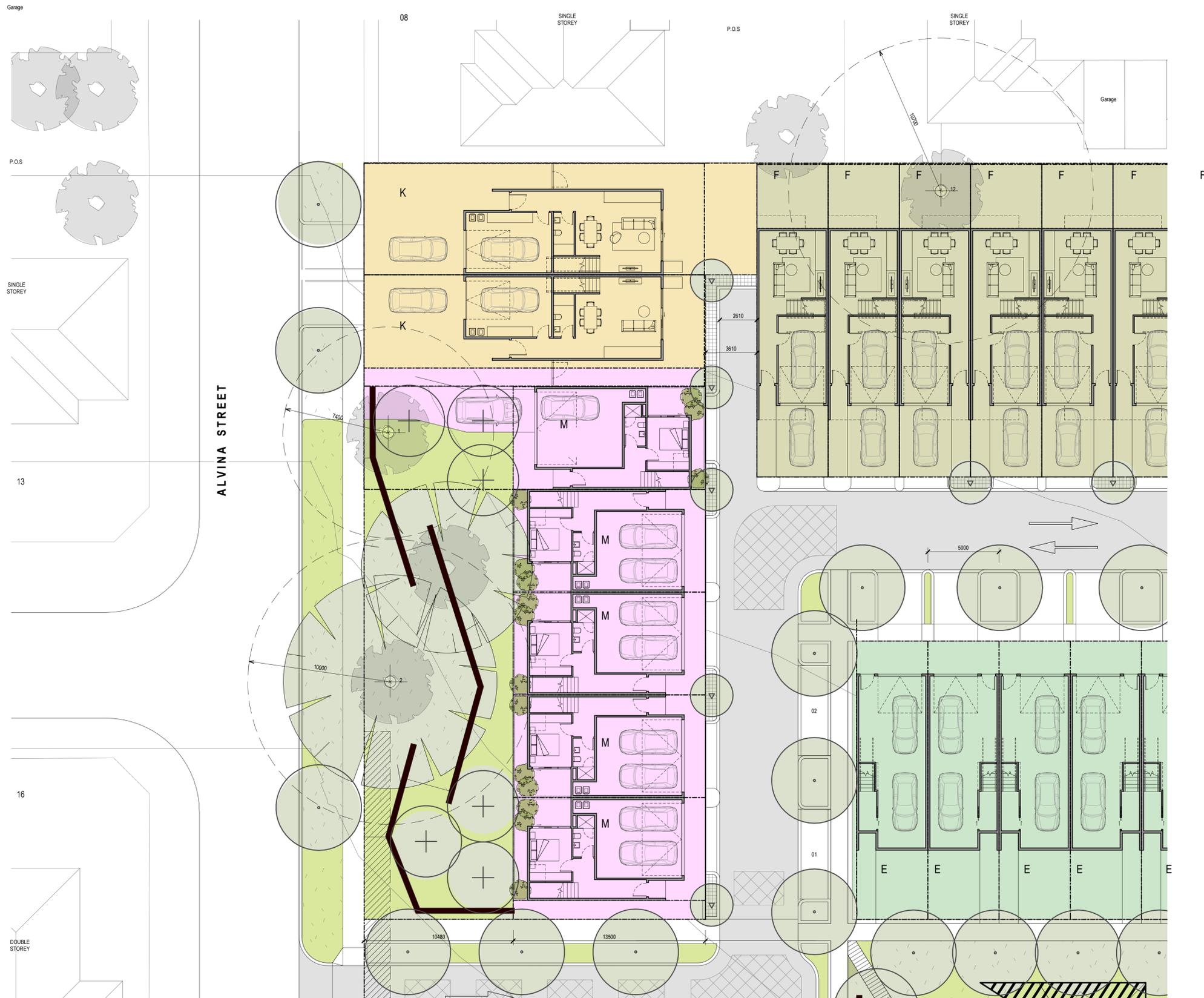
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P5

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SITE PLAN - DETAIL 03

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PROJECT TITLE
RESIDENTIAL DEVELOPMENT
 10 ALVINA STREET
 OAKLEIGH SOUTH, VIC

DRAWING TITLE
SITE DETAIL 03

SCALE: @ A1
1 : 150

DATE:
 03/17/15

DWG No:
SK1.07

PROJECT No:
214174

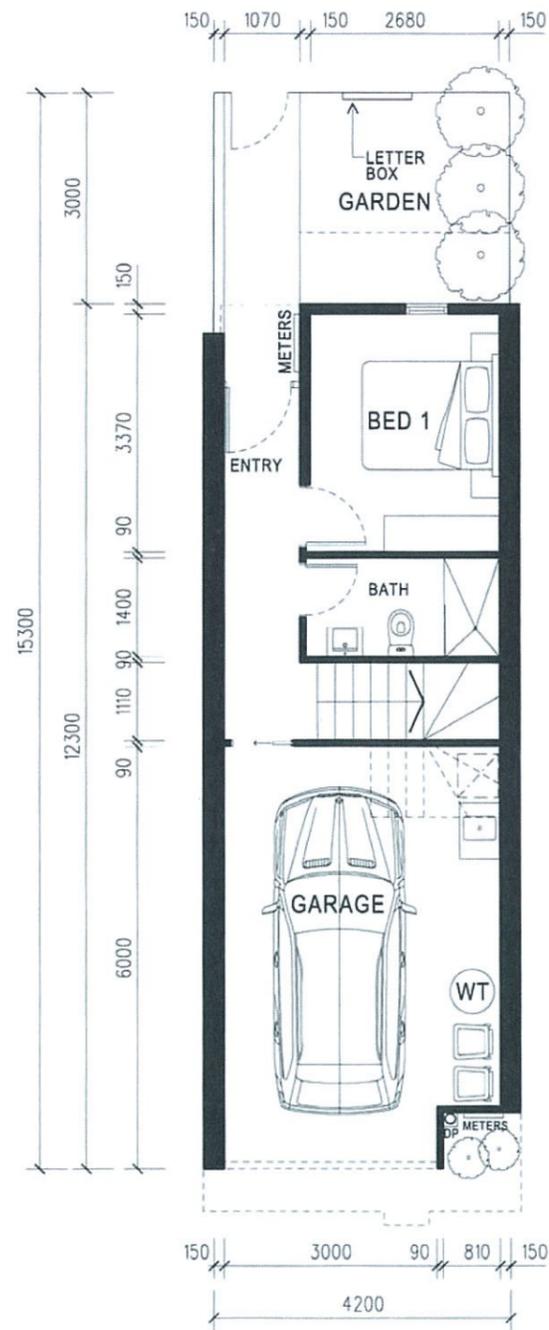
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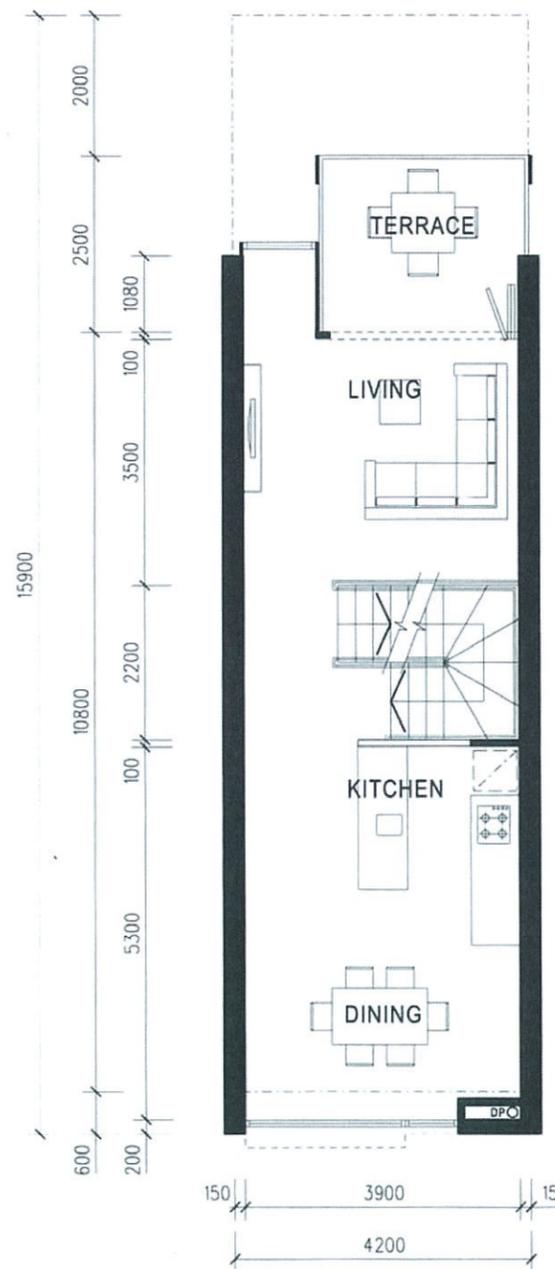
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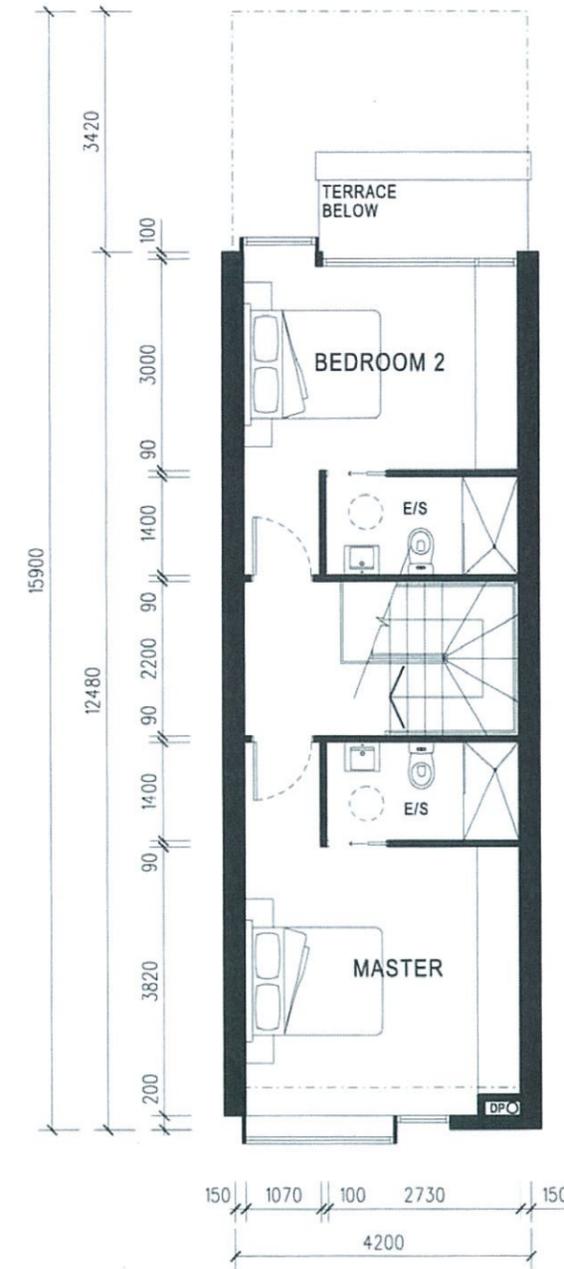
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01 GROUND PLAN



02 LEVEL 01 PLAN



03 LEVEL 02 PLAN

AREA SCHEDULE

GROUND FLOOR	26.5m ²
FIRST FLOOR	49.5m ²
SECOND FLOOR	52.6m ²
GARAGE	24.4m ²
TOTAL	153m²

TOTAL OPEN SPACE	15.8m ²
SECULED POS	12.6m ²
PLOT AREA	66.8m ²

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PROJECT TITLE
10 ALVINA STREET
 OAKLEIGH SOUTH, VIC

DRAWING TITLE
TOWN HOUSE TYPE C

SCALE: @A3
1 : 100

DATE:
 JULY 2014

DWG No:
SK4-03

PROJECT No:
214174

DRAWN BY:
 LH

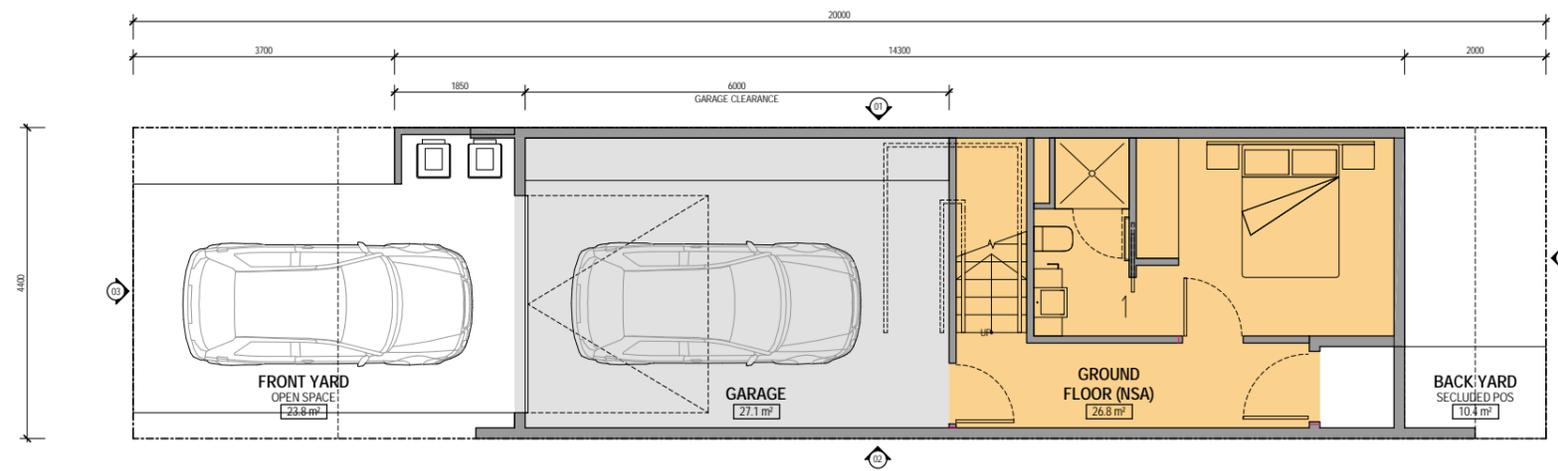
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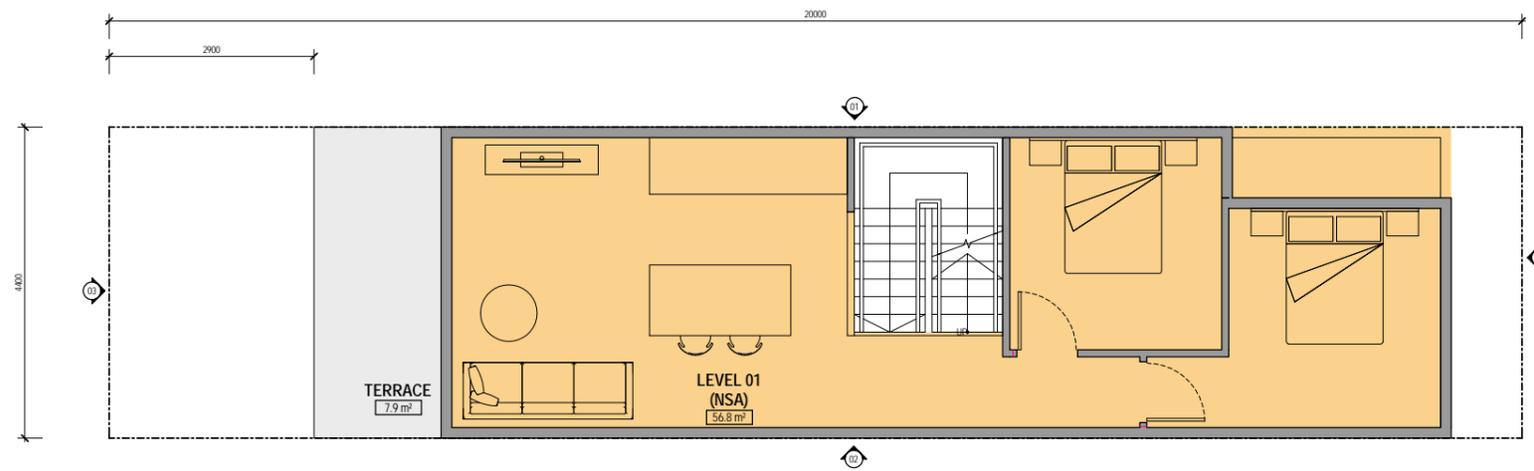


ABBREVIATIONS SCHEDULE

A/C	A/C CONDENSER
CBPD	CUPBOARD
DP	DOWNPIPE
ELEC	ELECTRICITY
E/S	ENSUITE
HL	HIGH LEVEL (WINDOW)
LB	LETTER BOX
LINEN	LINEN CUPBOARD
MTRS	METERS
POS	PRIVATE OPEN SPACE
PR	POWDER ROOM
PS	PRIVACY SCREEN
RWH	RAIN WATER HEAD
RWT	RAIN WATER TANK
SCR	SCREEN
SL	SKYLIGHT
SS	SHADE SCREEN
ST	SOLAR TUBE
WIR	WALK IN ROBE



GROUND



LEVEL 1

TYPE C: LOCATION

LOTS XX

AREA SCHEDULE

GROUND FLOOR (NSA)	26.8 m ²
GARAGE	27.1 m ²
LEVEL 01 (NSA)	56.8 m ²
LEVEL 02 (NSA)	58.7 m ²
TOTAL NSA	169.5 m²
SECLUDED POS	10.4 m ²
TOTAL OPEN SPACE	34.1 m²
PLOT AREA	88.0 m²

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PROJECT TITLE
RESIDENTIAL DEVELOPMENT
10 ALVINA STREET
OAKLEIGH SOUTH, VIC

DRAWING TITLE
TOWN HOUSE TYPE C1

SCALE: @ A1
1 : 50

DATE:
06/03/13

DWG No:
SK8.C1-01

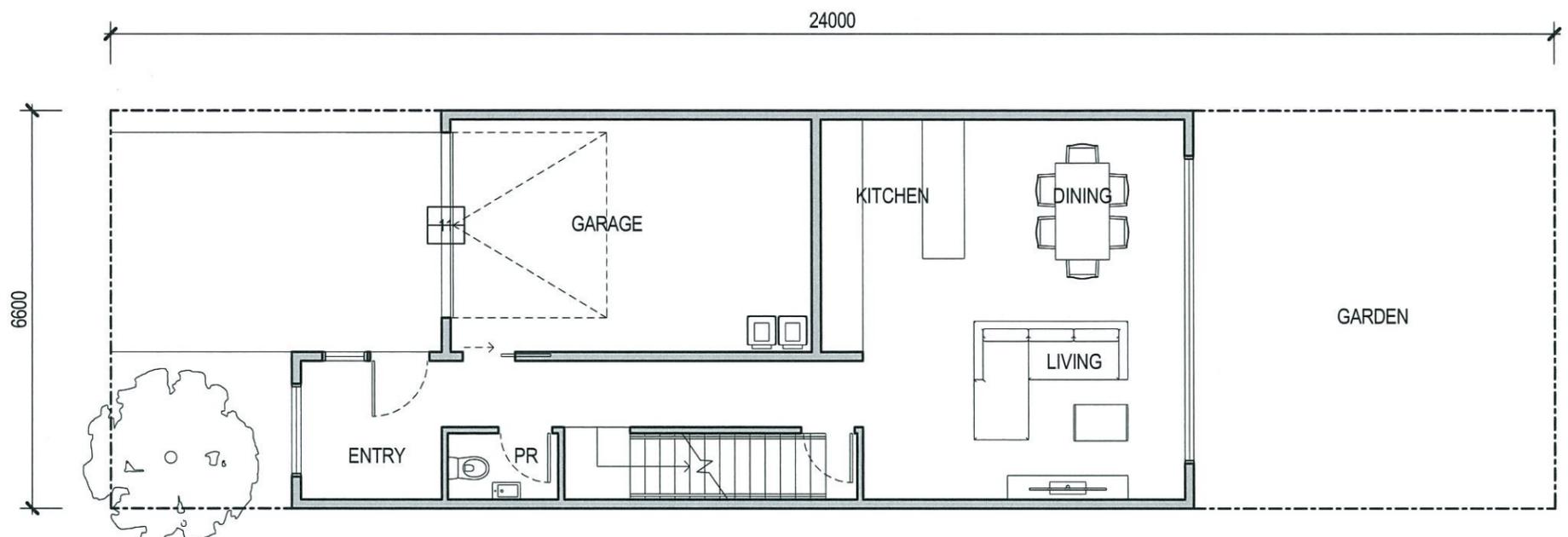
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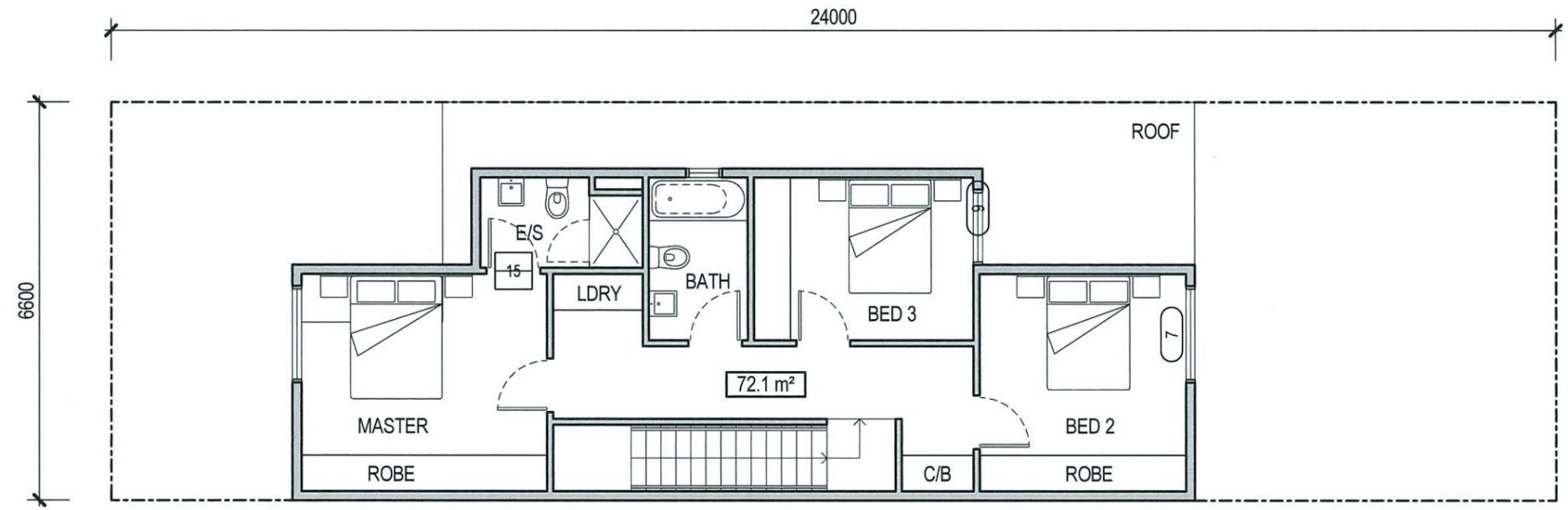
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1 GROUND



2 LEVEL 1

AREA SCHEDULE

GROUND FLOOR	63.6m ²
FIRST FLOOR	72.1m ²
GARAGE	25.4m ²
TOTAL	161.1m²

TOTAL OPEN SPACE	69.4m ²
SECULED POS	39.6m ²
PLOT AREA	158.4m ²

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PROJECT TITLE
10 ALVINA STREET
 OAKLEIGH SOUTH, VIC

DRAWING TITLE
TOWN HOUSE TYPE D

SCALE: @ A3
1 : 100

DATE:
 JULY 2014

DWG No:
SK4-04

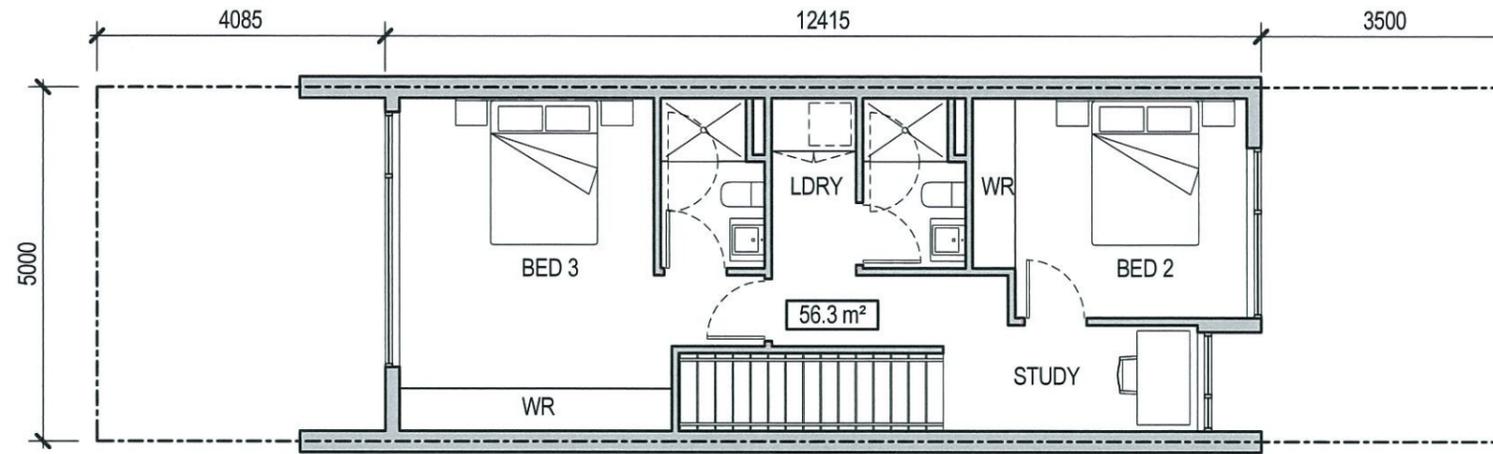
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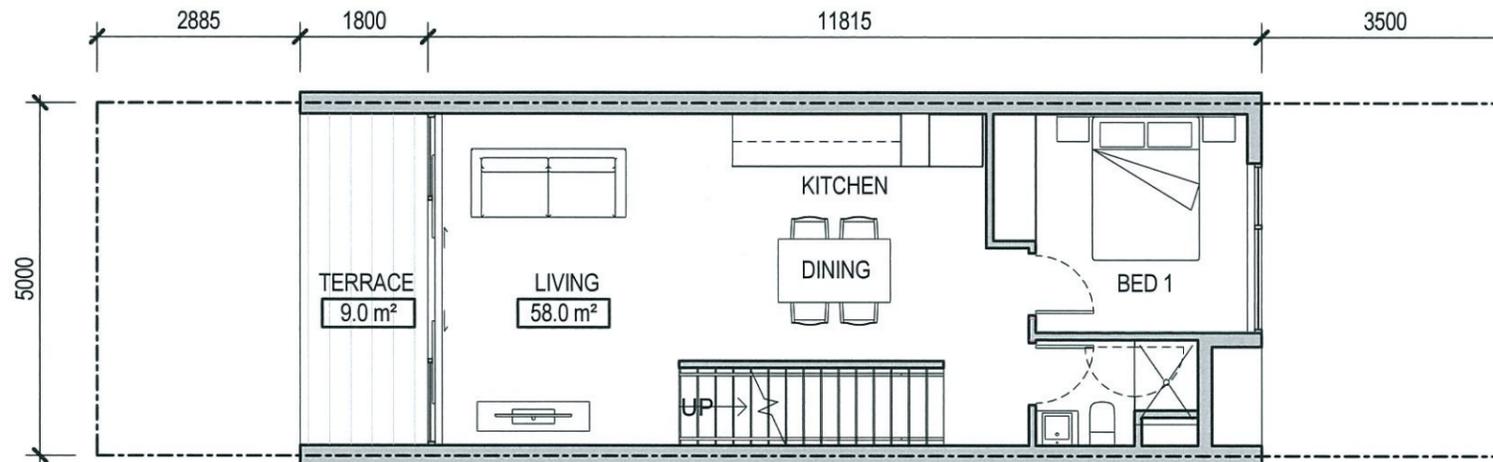
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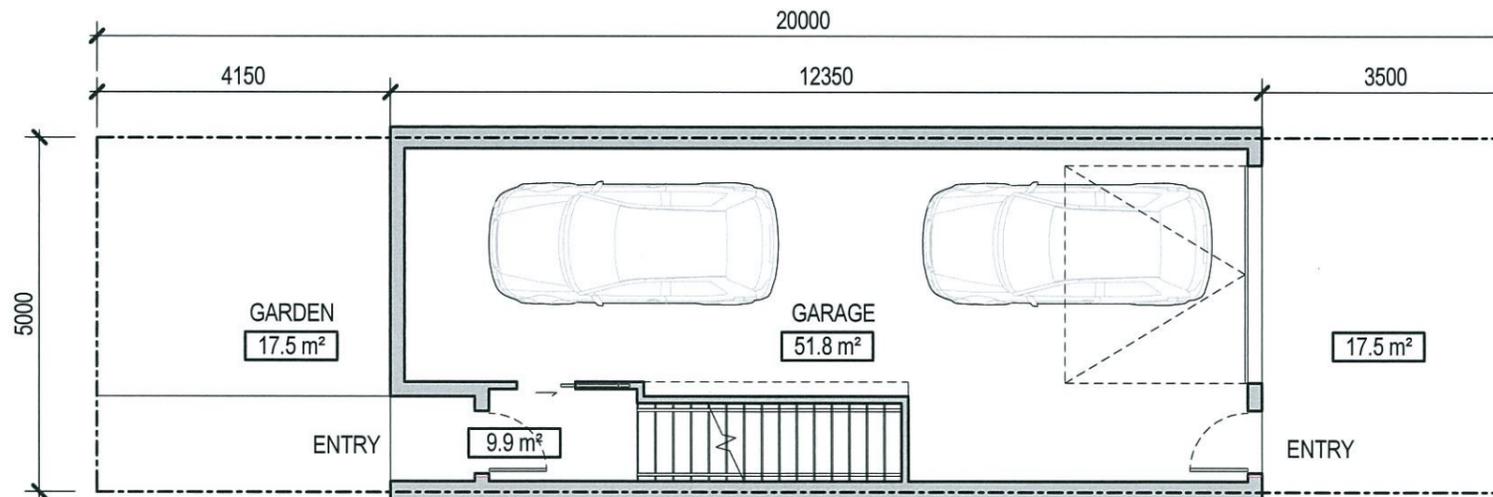




3 LEVEL 2



2 LEVEL 1



1 GROUND

AREA SCHEDULE

GROUND FLOOR	9.9m ²
FIRST FLOOR	58m ²
SECOND FLOOR	56.3m ²
GARAGE	51.8m ²
TOTAL	176m²

TOTAL OPEN SPACE	48m ²
SECULED POS	26m ²
PLOT AREA	96.5m ²

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PROJECT TITLE
10 ALVINA STREET
 OAKLEIGH SOUTH, VIC

DRAWING TITLE
TOWN HOUSE TYPE E

SCALE: @ A3
1 : 100

DATE:
 JULY 2014

DWG No:
SK4-05

PROJECT No:
214174

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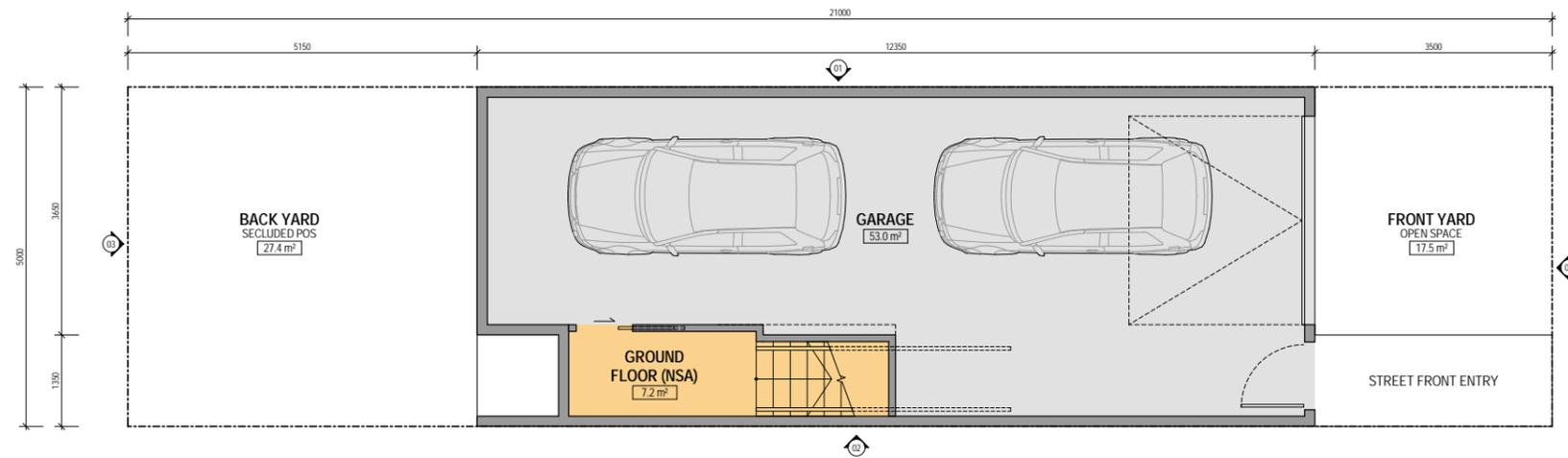
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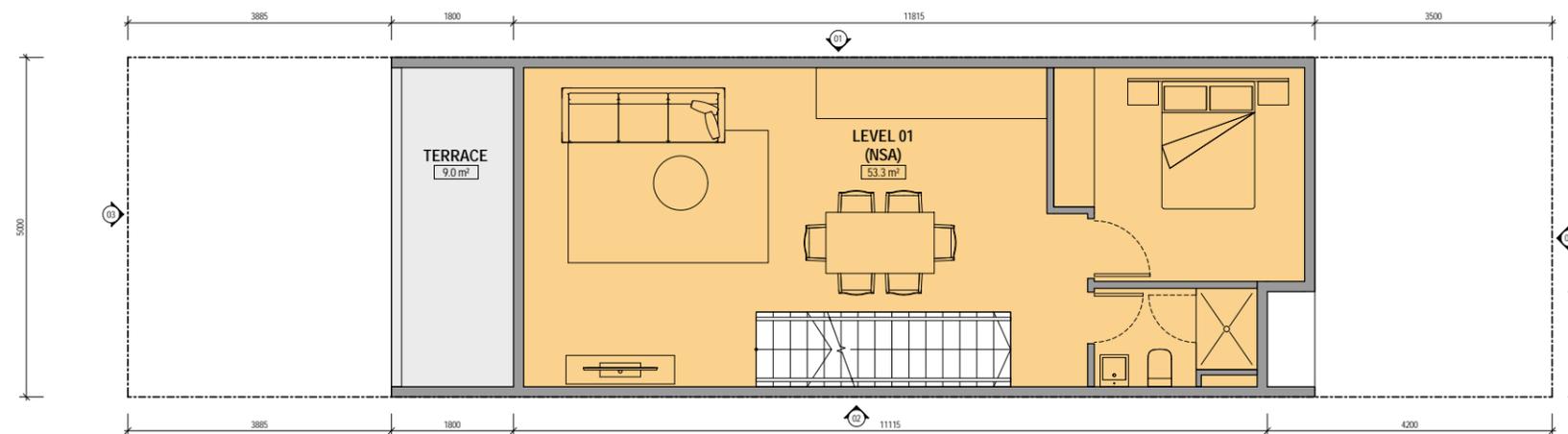


ABBREVIATIONS SCHEDULE

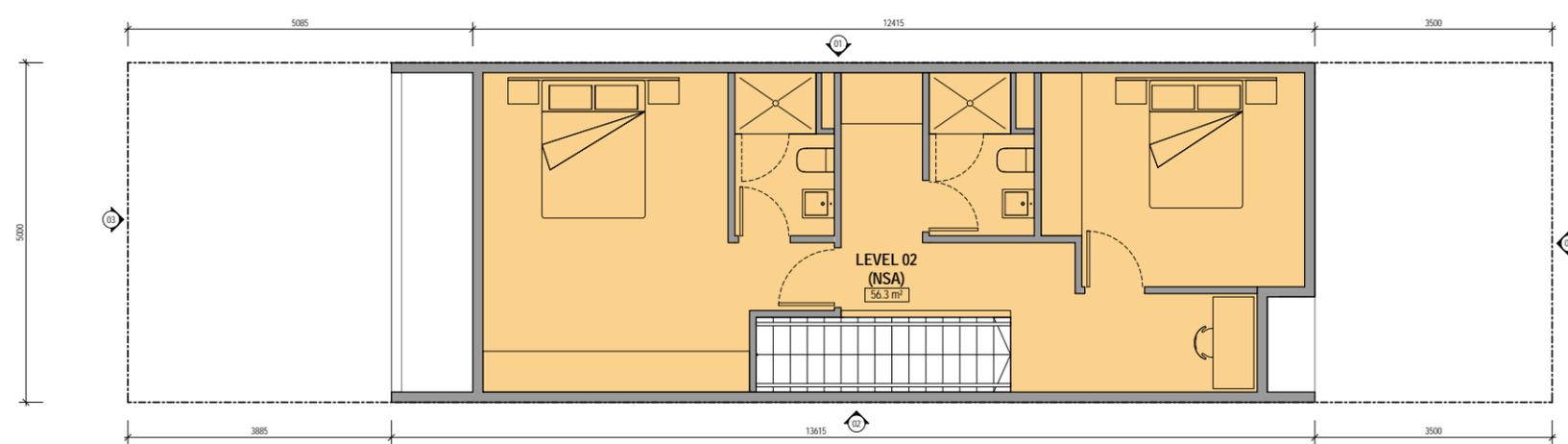
A/C	A/C CONDENSER
CBPD	CUPBOARD
DP	DOWNPIPE
ELEC	ELECTRICITY
E/S	ENSUITE
HL	HIGH LEVEL (WINDOW)
LB	LETTER BOX
LINEN	LINEN CUPBOARD
MTRS	METERS
POS	PRIVATE OPEN SPACE
PR	POWDER ROOM
PS	PRIVACY SCREEN
RWH	RAIN WATER HEAD
RWT	RAIN WATER TANK
SCR	SCREEN
SL	SKYLIGHT
SS	SHADE SCREEN
ST	SOLAR TUBE
WR	WALK IN ROBE



GROUND



LEVEL 1



LEVEL 2

TYPE E: LOCATION
LOTS XX

GROUND FLOOR (NSA)	7.2 m ²
GARAGE	53.0 m ²
LEVEL 01 (NSA)	53.3 m ²
LEVEL 02 (NSA)	56.3 m ²
TOTAL NSA	169.7 m²
SECLUDED POS	27.4 m ²
TOTAL OPEN SPACE	44.9 m²
PLOT AREA	105.0 m²

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RESIDENTIAL DEVELOPMENT
10 ALVINA STREET
OAKLEIGH SOUTH, VIC

DRAWING TITLE
TOWN HOUSE TYPE E1

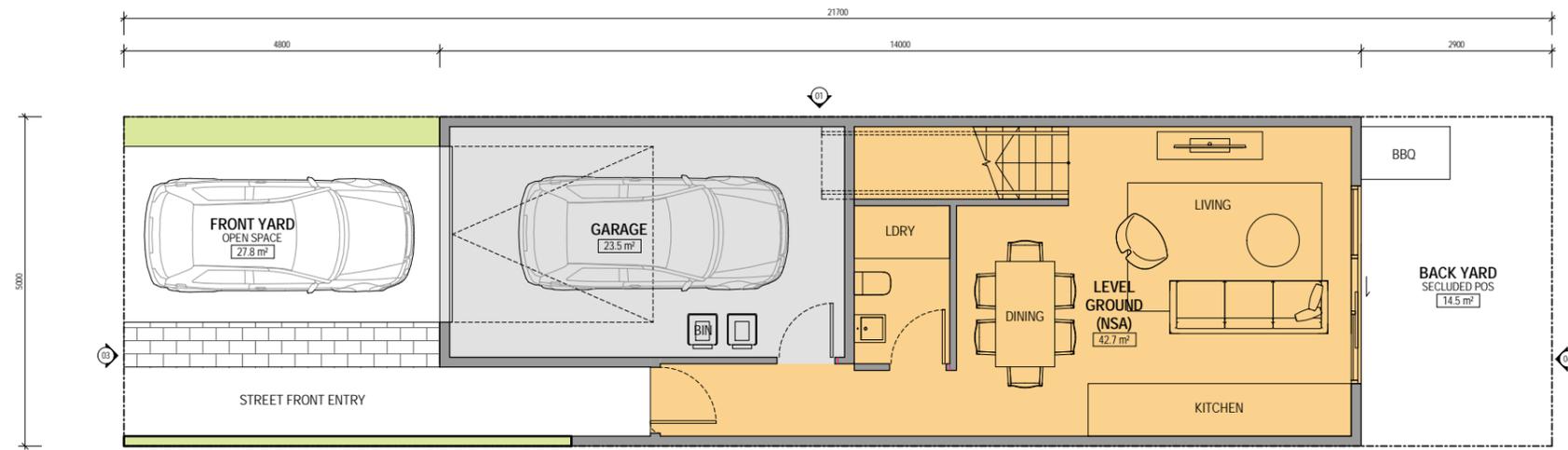
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DATE: 06/03/13
DWG No: SK8.E1-01

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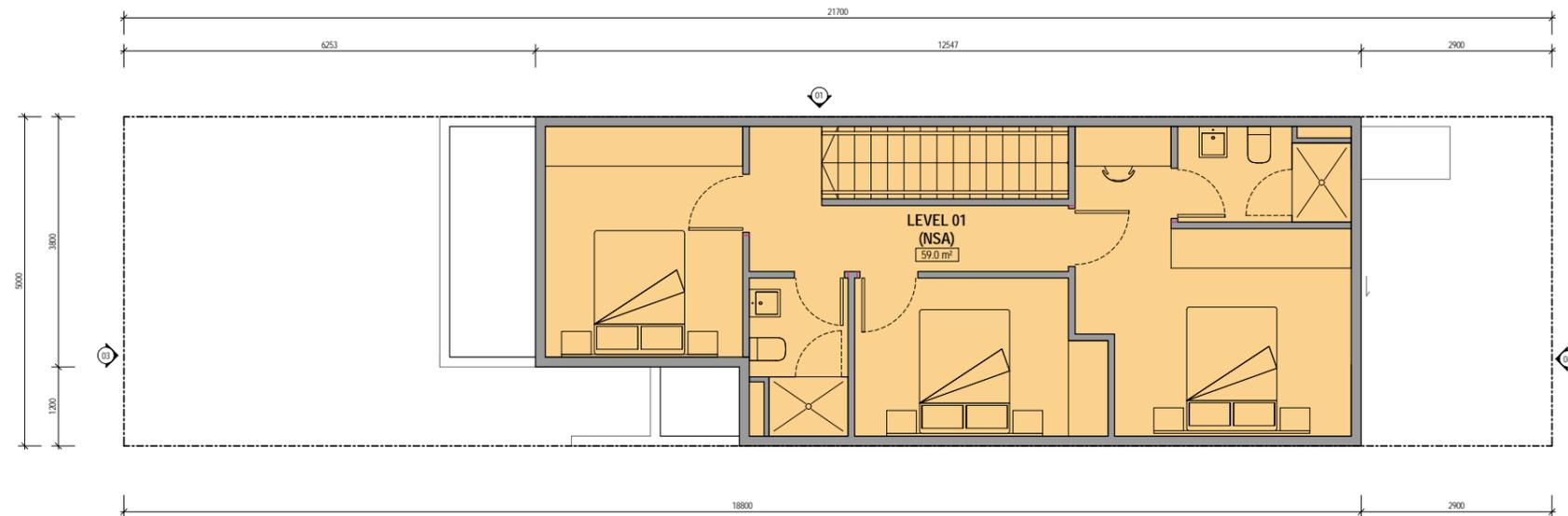
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ABBREVIATIONS SCHEDULE

A/C	A/C CONDENSER
CBPD	CUPBOARD
DP	DOWNPIPE
ELEC	ELECTRICITY
E/S	ENSUITE
HL	HIGH LEVEL (WINDOW)
LB	LETTER BOX
LINEN	LINEN CUPBOARD
MTRS	METERS
POS	PRIVATE OPEN SPACE
PR	POWDER ROOM
PS	PRIVACY SCREEN
RWH	RAIN WATER HEAD
RWT	RAIN WATER TANK
SCR	SCREEN
SL	SKYLIGHT
SS	SHADE SCREEN
ST	SOLAR TUBE
WIR	WALK IN ROBE



GROUND



LEVEL 1

TYPE K: LOCATION	
LOTS XX	

AREA SCHEDULE	
GARAGE	23.5 m²
LEVEL GROUND (NSA)	42.7 m²
LEVEL 01 (NSA)	59.0 m²
TOTAL NSA	125.2 m²
SECLUDED POS	14.5 m²
TOTAL OPEN SPACE	42.3 m²
PLOT AREA	108.5 m²

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PROJECT TITLE
RESIDENTIAL DEVELOPMENT
 10 ALVINA STREET
 OAKLEIGH SOUTH, VIC

DRAWING TITLE

TOWN HOUSE TYPE E2

SCALE: @ A1
1 : 50

DATE:
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DWG No:

SK8.K1-01

PROJECT No:
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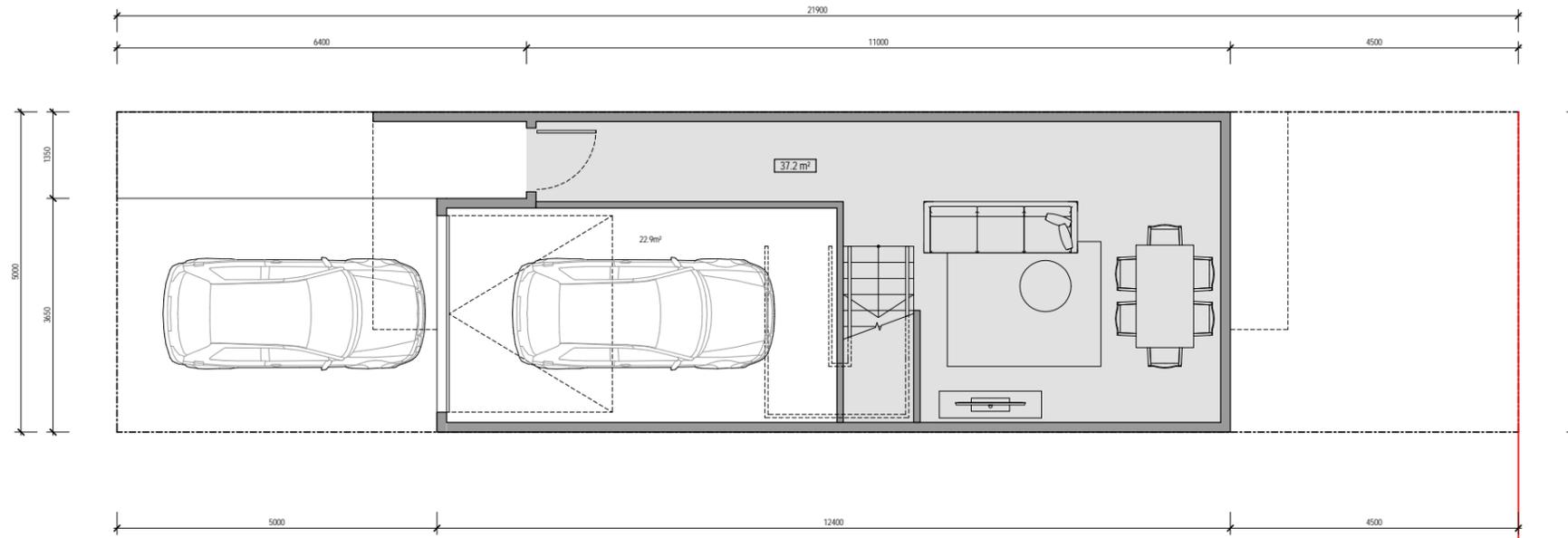
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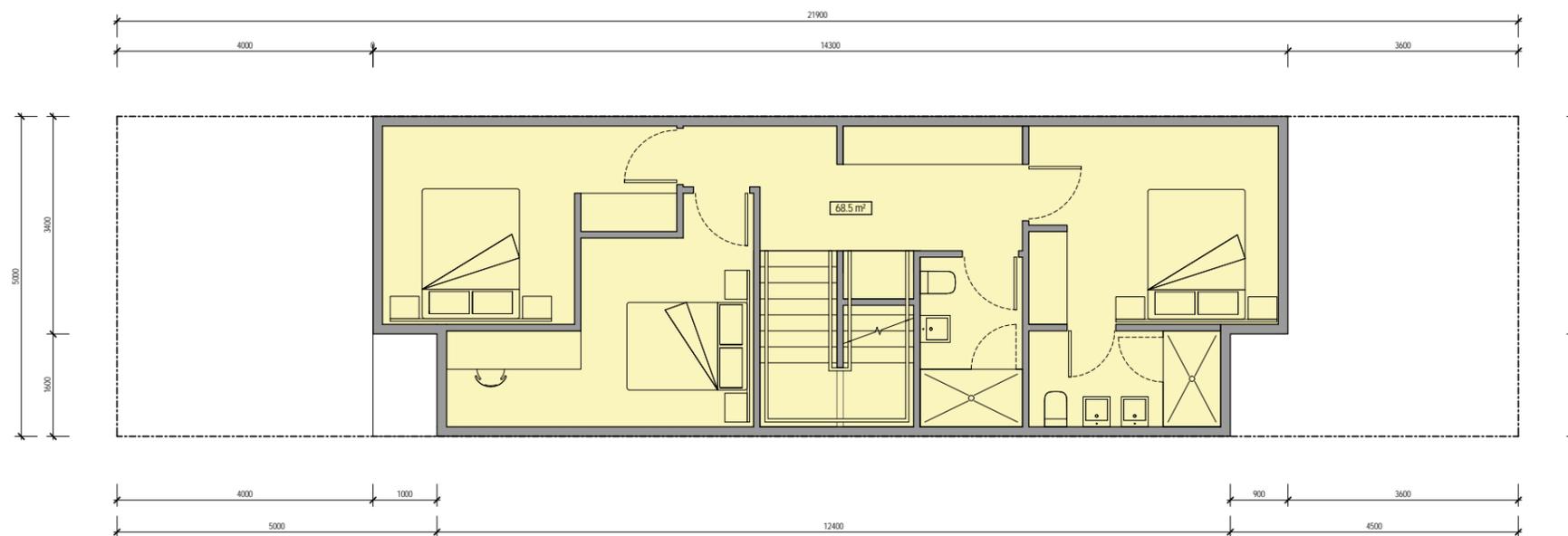


ABBREVIATIONS SCHEDULE

A/C	A/C CONDENSER
CBPD	CUPBOARD
DP	DOWNPIPE
ELEC	ELECTRICITY
E/S	ENSUITE
HL	HIGH LEVEL (WINDOW)
LB	LETTER BOX
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MTRS	METERS
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PS	PRIVACY SCREEN
RWH	RAIN WATER HEAD
RWT	RAIN WATER TANK
SCR	SCREEN
SL	SKYLIGHT
SS	SHADE SCREEN
ST	SOLAR TUBE
WIR	WALK IN ROBE



GROUND



LEVEL 1

TYPE F: LOCATION

LOTS XX

AREA SCHEDULE

Area	Not Placed
Area	37.2 m²
TOTAL NSA	68.5 m²
Area	Not Placed
	105.6 m²
TOTAL OPEN SPACE	
PLOT AREA	109.5 m²

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PROJECT TITLE
RESIDENTIAL DEVELOPMENT
10 ALVINA STREET
OAKLEIGH SOUTH, VIC

DRAWING TITLE

TOWN HOUSE TYPE F

SCALE: @ A1
1 : 50

DATE:
06/03/13

DWG No:

TP8.F1-01

PROJECT No:
214174

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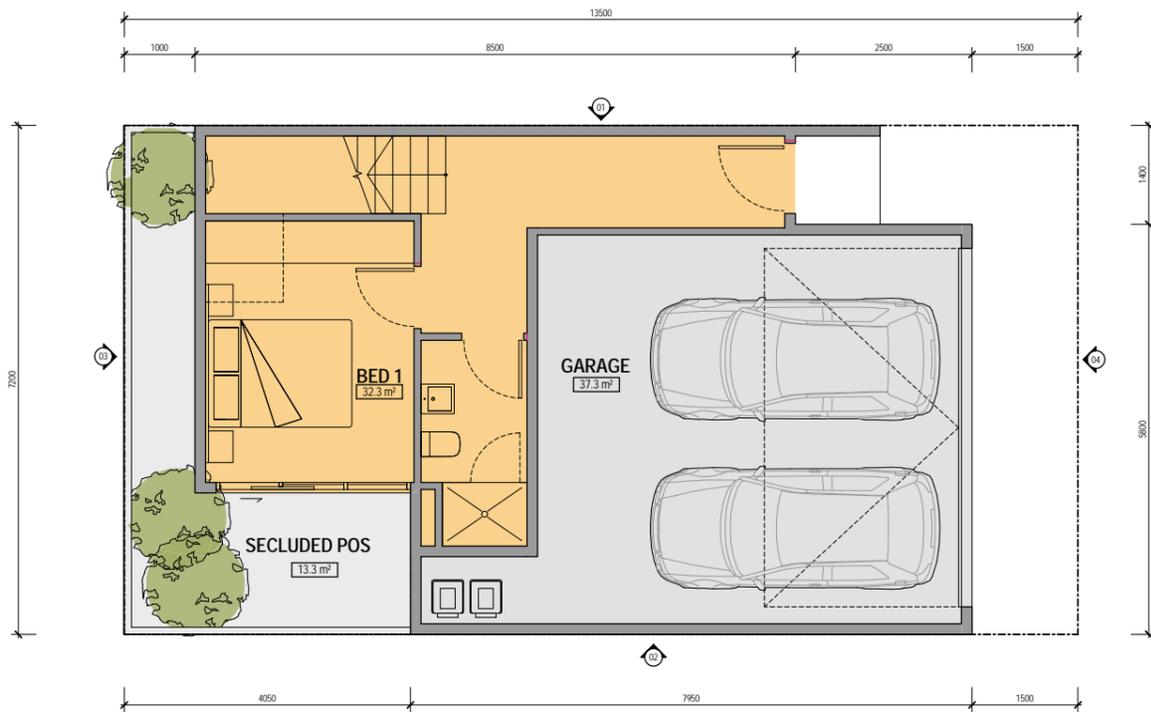
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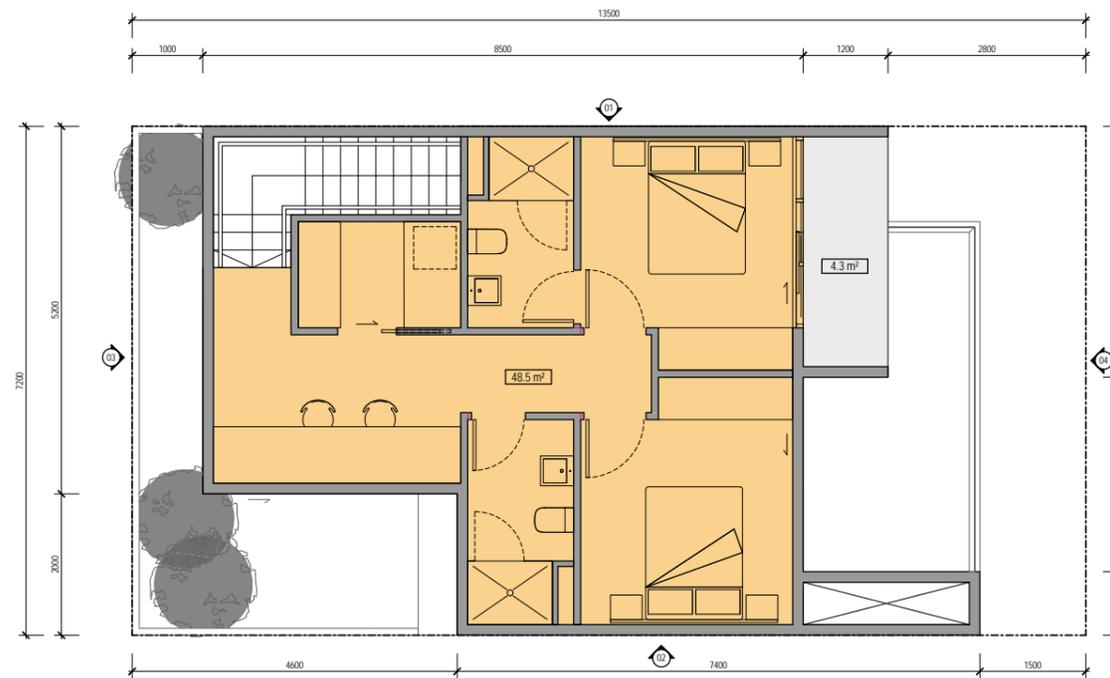


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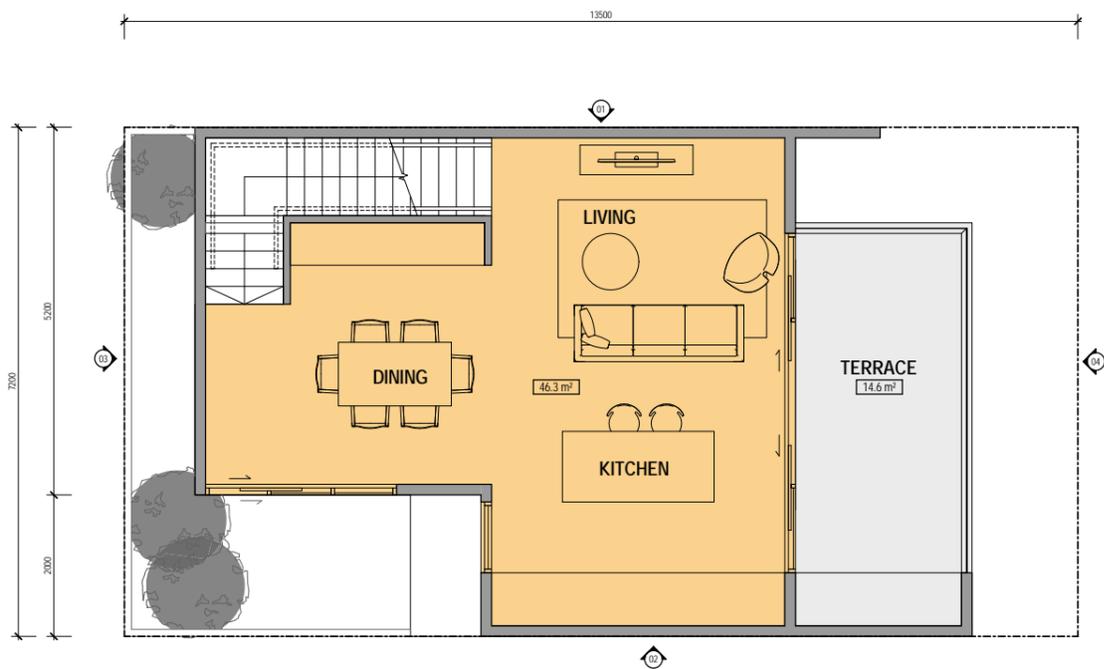
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E/S	ENSUITE
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RWH	RAIN WATER HEAD
RWT	RAIN WATER TANK
SCR	SCREEN
SL	SKYLIGHT
SS	SHADE SCREEN
ST	SOLAR TUBE
WIR	WALK IN ROBE



GROUND



LEVEL 2



LEVEL 1

TYPE M: LOCATION	
LOTS XX	

AREA SCHEDULE	
Area	Not Placed
Area	37.3 m²
TOTAL NSA	46.3 m²
Area	Not Placed
Area	32.3 m²
Area	48.5 m²
TOTAL OPEN SPACE	164.4 m²
PLOT AREA	97.2 m²

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PROJECT TITLE
RESIDENTIAL DEVELOPMENT
 10 ALVINA STREET
 OAKLEIGH SOUTH, VIC

SCALE: @ A1
1 : 50
 DATE:
 06/03/13
 DWG No:
 SK8.M1-01

PROJECT No:
214174
 DRAWN BY:
 JW/CW
 REV

MELBOURNE
 LEVEL 1/153 STURT STREET
 SOUTHBANK VIC 3006
 AUSTRALIA
 T 03 9268 6800
www.rothelowman.com.au ACN 005 783 997

TOWN HOUSE TYPE M

Project	10 ALVINA STREET, OAKLEIGH SOUTH														
Job Number	214174														
Description	Concept Masterplan					Land Area m2	20370	houses / ha	53.0						
REVISION	1B					Road Reserve	5763	28.29%							
Refer to drawing	SK 001 - OPTION 01					On Title	12381	60.78%							
						Landscape / Park	2226	10.93%							
Town House Type	Number of Houses by Type	Lot Dimensions		Lot Size sqm	House Type	Townhouse NSA excluding garage and external area	Garage Area	Total Gross Area	No. of levels	No. of Bedrooms	No. of cars			Car Access	Visitor Cars generated
		m	m	m2		m2	m2	m2			Tandem	Parallel	Car Port		Rate per dwelling
		Depth	Width												0.1
A	0	22	9.9	217.8		147.1	37.4	184.5	2	3			2		0
B	0	24	6.6	158.4		134.3	41.3	175.6	2	3					0
C	27	20	4.4	88.0		128.6	24.4	153	3	3	1		1	Rear	5.4
C1	1	20	4.4	88.0		83.6	27.1	110.7	2	3	1		1	Rear	0.2
D	24	21.5	6.6	141.9		135.7	25.4	161.1	2	3	2			Rear	4.8
E	21	19.5	5.3	103.4		124.2	51.8	176	3	3			2	Front	4.2
E1	9	19.5	5	97.5		116.8	53	169.8	3	3			2	Front	1.8
E2	3	19.5	5	97.5		101.7	23.5	125.2	2	3	1		1	Front	0
F	13	21.9	5	109.5		105.7	22.9	128.6	2	3	1		1	Front	2.6
G	0	20	5	100.0		124.2	51.8	176	3	3	2			Rear	0
H	3	21	6.6	138.6		155.6	49.5	205.1	3	3			2	Front	0.6
J	0	21	5	105.0		134.1	53.2	187.3	3	3			2	Front	
K	2	24	6.5	156.0		153.4	24.7	178.1	3	3		1	1	Front	0.4
L	0			0.0				0							1
M	5	24	8.5	204.0		142.6	54.7	197.3	2	3			2	Front	1
N	0			0.0				0							0
O	0			0.0				0							0
Total	108			12381		13637.8		17337.7		324	216				22