

PLANNING &  
PROPERTY

**PARTNERS**

LAWYERS & CONSULTANTS

**ATTACHMENT 'D'  
AMENDED PLANS PREPARED BY ELENBERG FRASER  
DATED 12 DECEMBER 2019**

17016\_ 28-32 ALBERT ROAD\_ SOUTH MELBOURNE  
VCAT S87A AMENDMENT DOCUMENT  
12 DECEMBER 2019

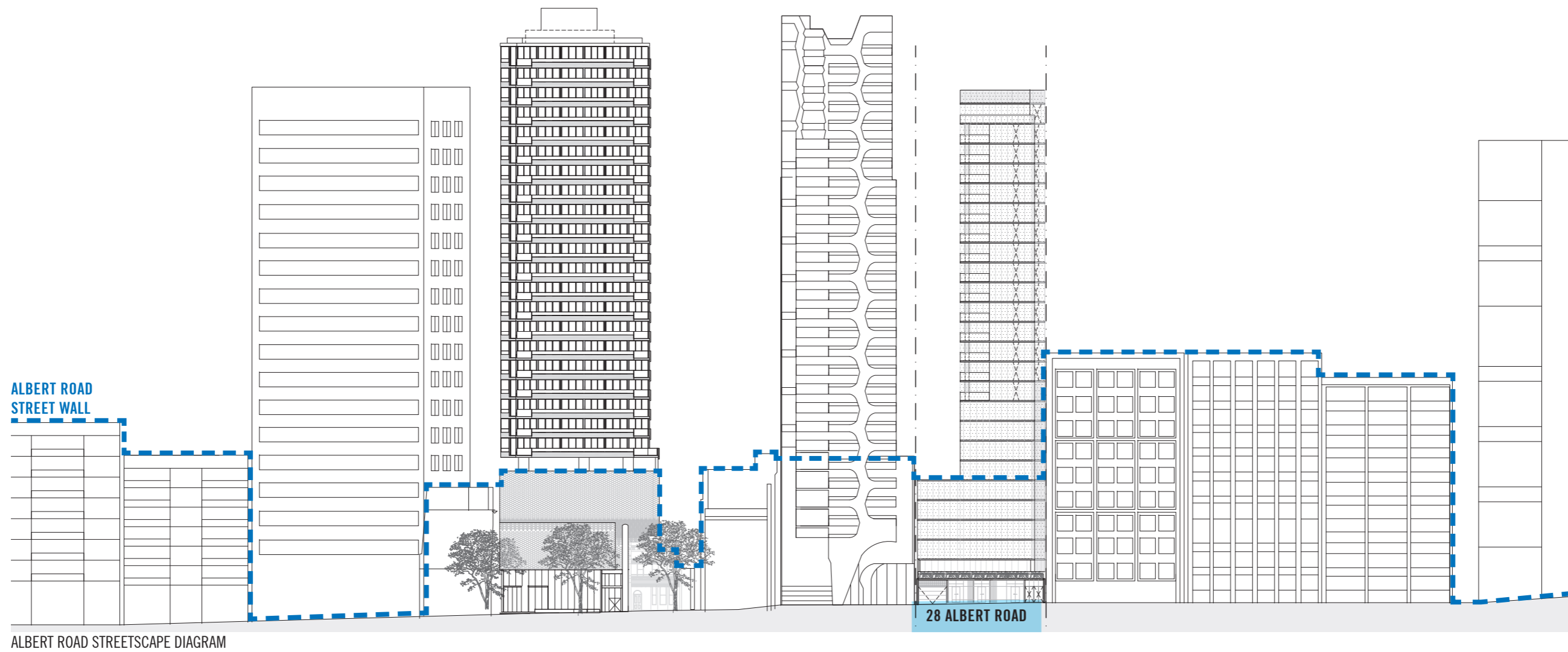


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# 01.0 DESIGN RESPONSE\_STREET WALL

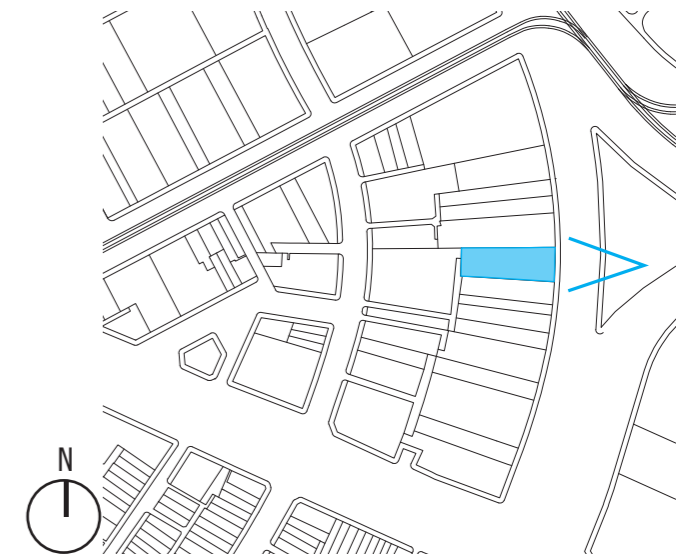
To respond to the street condition of Albert Road and comply with relevant planning controls, the proposed street wall extends across the front boundary to 25m AHD.



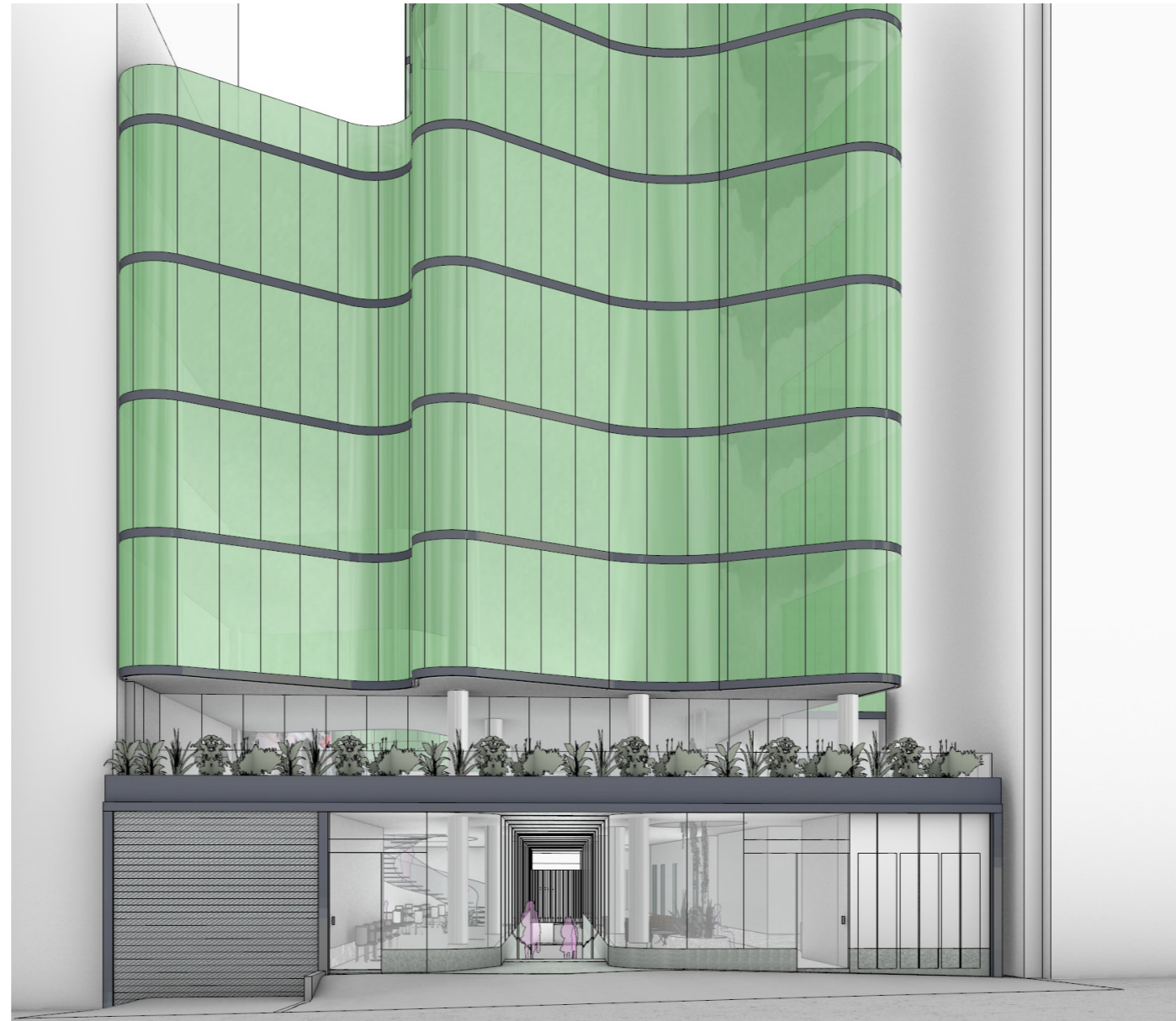
# 01.0 DESIGN RESPONSE STREET WALL



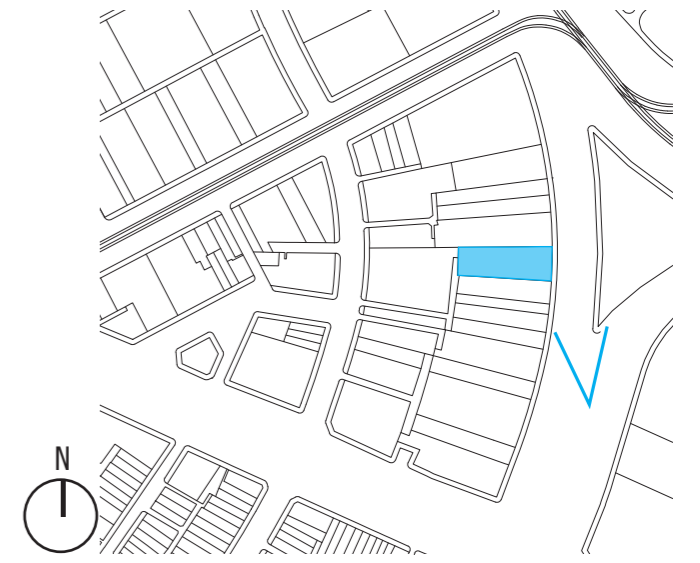
L02-L05\_TYPICAL LOW-RISE FLOORPLATE



01.0 DESIGN RESPONSE\_STREET WALL







01.0 DESIGN RESPONSE\_ARCHITECTURE





01.0 DESIGN RESPONSE\_ARCHITECTURE



CURRENT

**ELENBERG FRASER**

# 01.0 DESIGN RESPONSE\_STREET WALL\_MATERIALS

CONC-03  
CONCRETE PRECAST - GREY



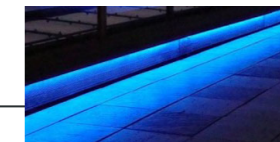
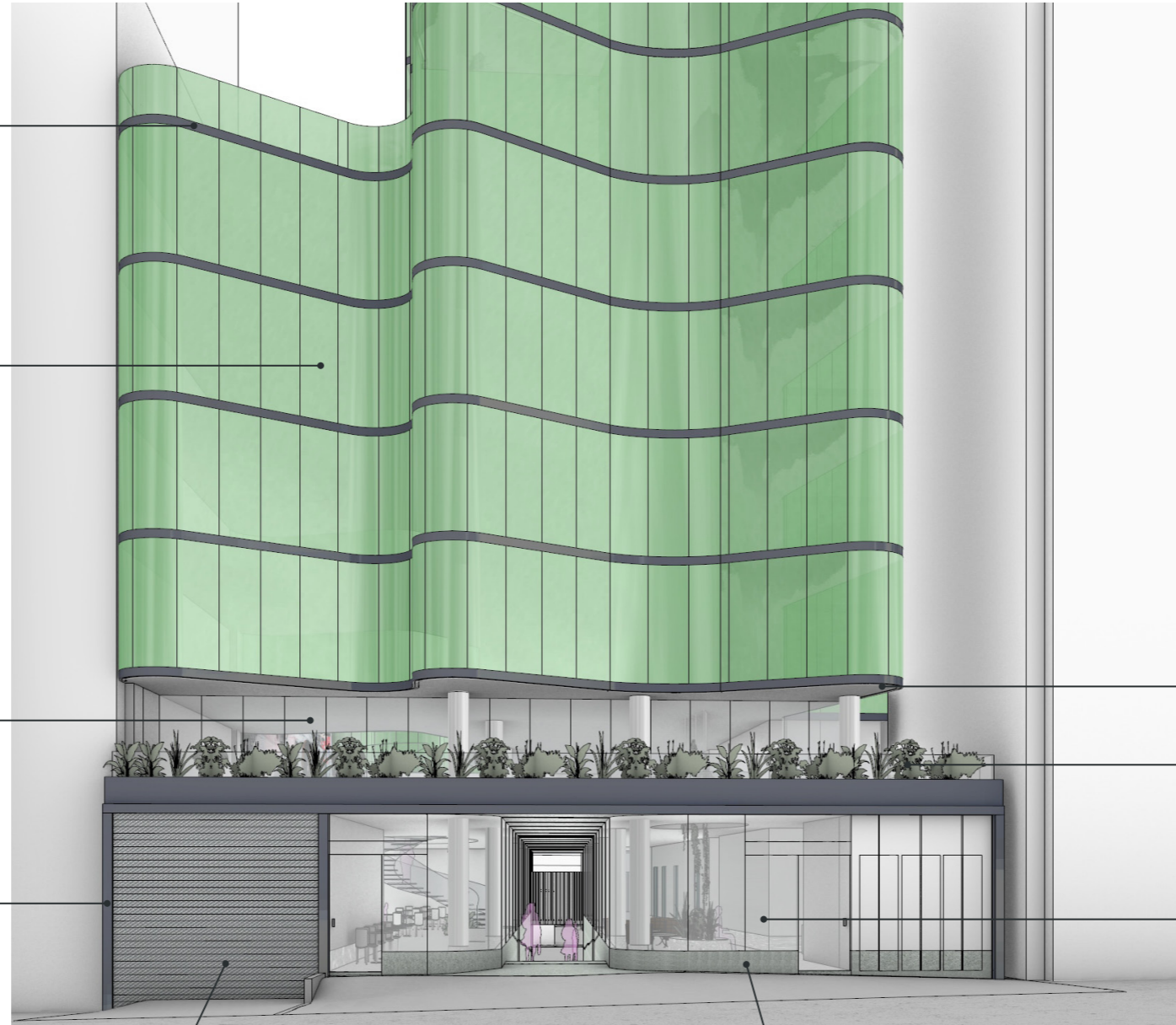
GL-01  
GLAZING TYPE 01: GREEN (LIGHT) DGU LOW-E  
COATING - REFLECTIVE



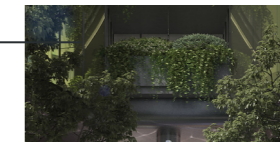
GL-03  
GLAZING TYPE 03: CLEAR



CONC-03  
CONCRETE PRECAST - GREY



LED STRIP LIGHTING



PLANTING

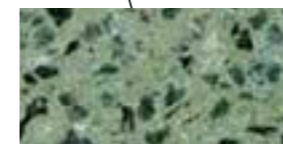


GL-03  
GLAZING TYPE 03: CLEAR

PERFORATED METAL ROLLER DOOR



GREEN TERRAZZO TILES



# 01.0 DESIGN RESPONSE\_ARCHITECTURE\_MATERIALS

GL-04  
AS PER GL-01 WITH SOLID BACK PAN



GL-01  
GLAZING TYPE 01: GREEN (LIGHT) DGU LOW-E  
COATING - REFLECTIVE



LED  
STRIP LIGHTING



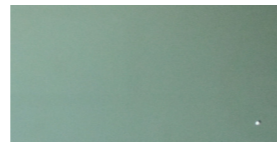
GL-01  
GLAZING TYPE 01: GREEN (LIGHT) DGU LOW-E  
COATING - REFLECTIVE



BAL-01  
BALUSTRADE TYPE 01: GREEN (LIGHT) LOW-E  
COATING - REFLECTIVE



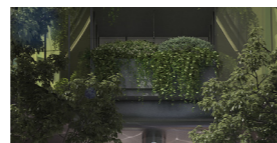
BAL-01  
BALUSTRADE TYPE 01: GREEN (LIGHT) LOW-E  
COATING - REFLECTIVE



CONC-03  
CONCRETE PRECAST - GREY



PLANTING

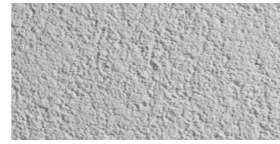


GL-03  
GLAZING TYPE 03: CLEAR



# 01.0 DESIGN RESPONSE\_ARCHITECTURE\_MATERIALS

CONC-01  
TEXTURED RENDER FINISH - GREY



CONC-02  
SMOOTH RENDER FINISH - GREEN



LED  
STRIP LIGHTING



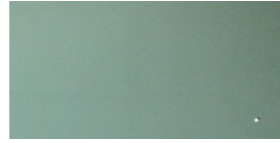
GL-01  
GLAZING TYPE 01: GREEN (LIGHT) DGU LOW-E  
COATING - REFLECTIVE



BAL-01  
BALUSTRADE TYPE 01: GREEN (LIGHT) LOW-E  
COATING - REFLECTIVE



ISP  
INSULATED SPANDREL PANEL: GREEN (LIGHT)  
LOW-E COATING - REFLECTIVE



GL-01  
GLAZING TYPE 01: GREEN (LIGHT) DGU LOW-E  
COATING - REFLECTIVE



GL-03  
GLAZING TYPE 03: CLEAR







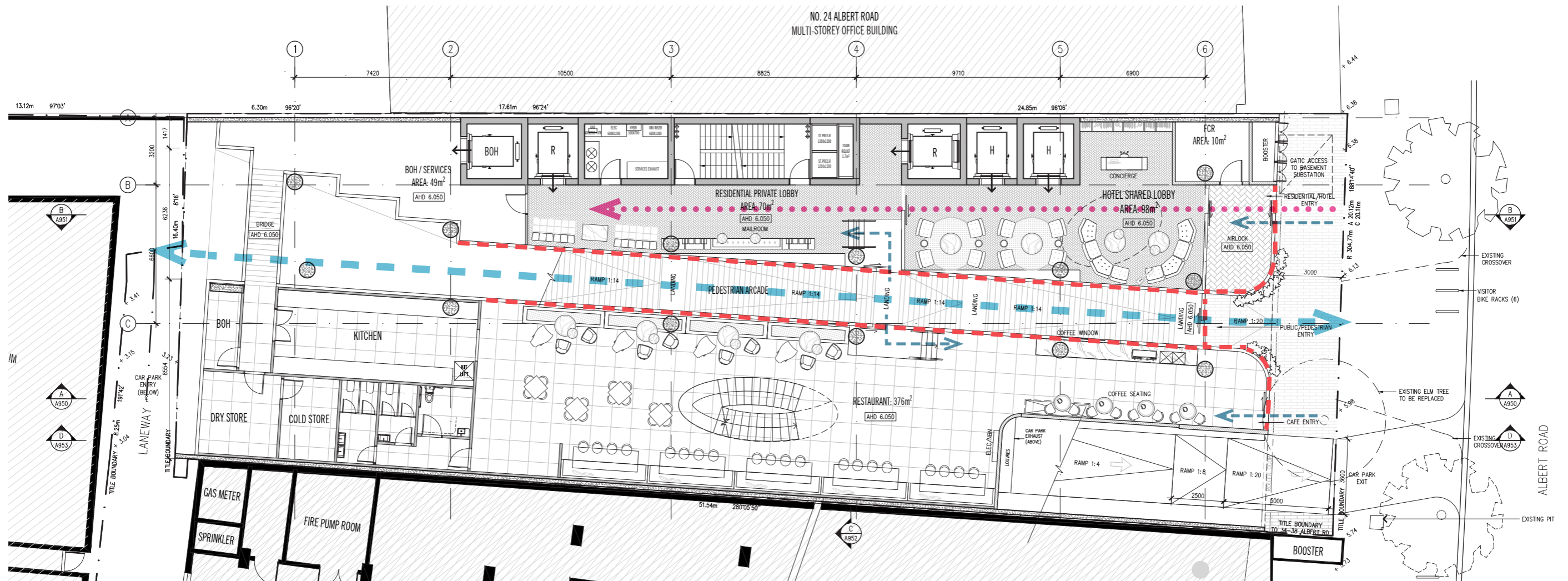
## 02.0 PEDESTRIAN LINK & STREET ADDRESS

For an improved street address to Albert Road and pedestrian access into and through the site, the following changes have been made:

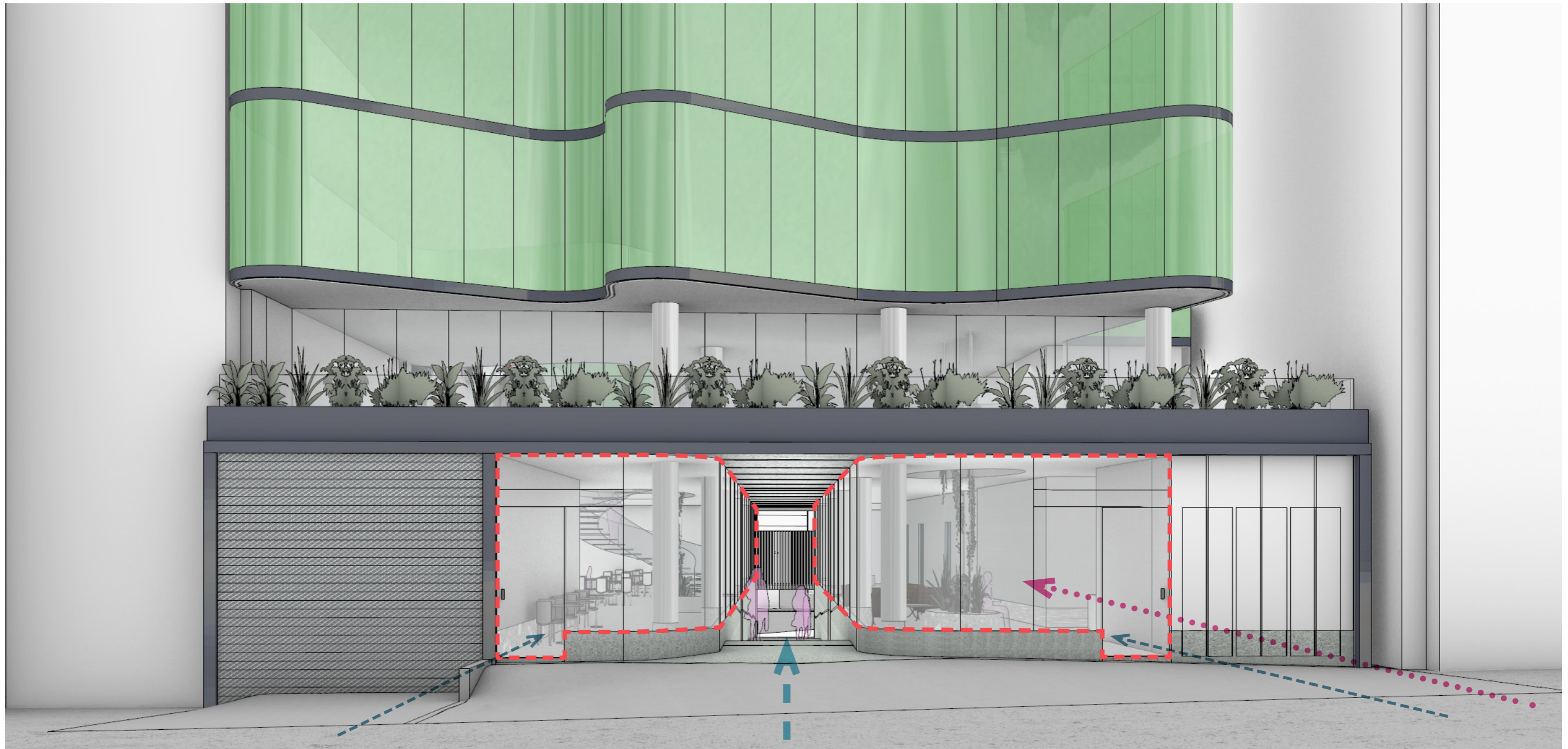
The entrances to the hotel and residential lobby are shared to provide more integrated street frontage.

The pedestrian laneway has been reconfigured to provide clear sightlines through the site and additional entrances resulting in increased activation from the adjacent restaurant seating and lobby spaces.

-  RESIDENTIAL ENTRY
-  HOTEL AND RESTAURANT ENTRY
-  ACTIVATED STREET FRONTAGE
-  PEDESTRIAN ARCADE



02.0 PEDESTRIAN LINK & STREET ADDRESS



BUILDING FRONTAGE / ENTRY FROM ALBERT ROAD

### 03.0\_RESIDENTIAL COMMUNAL SPACE

Residential lounge and Concierge

*Located at Ground*

The residential lounge is accessed through a shared 24 hour concierge environment to provide increased services and security to the residents.

The residential lounge is separated from communal spaces allowing a semi private space between the apartments and visitors.

Pool, Gym & Communal Terraces

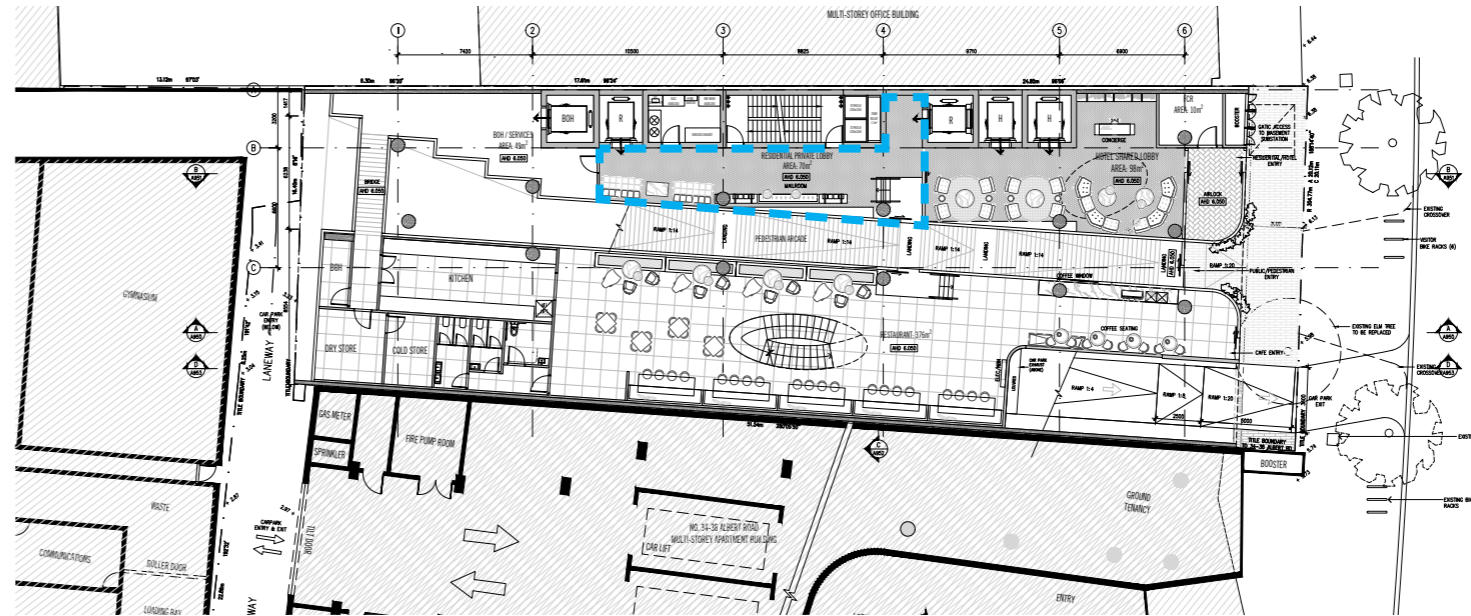
*Located at Level 01*

A gym and swimming pool with outdoor communal terraces located on the first floor is also open to residents.

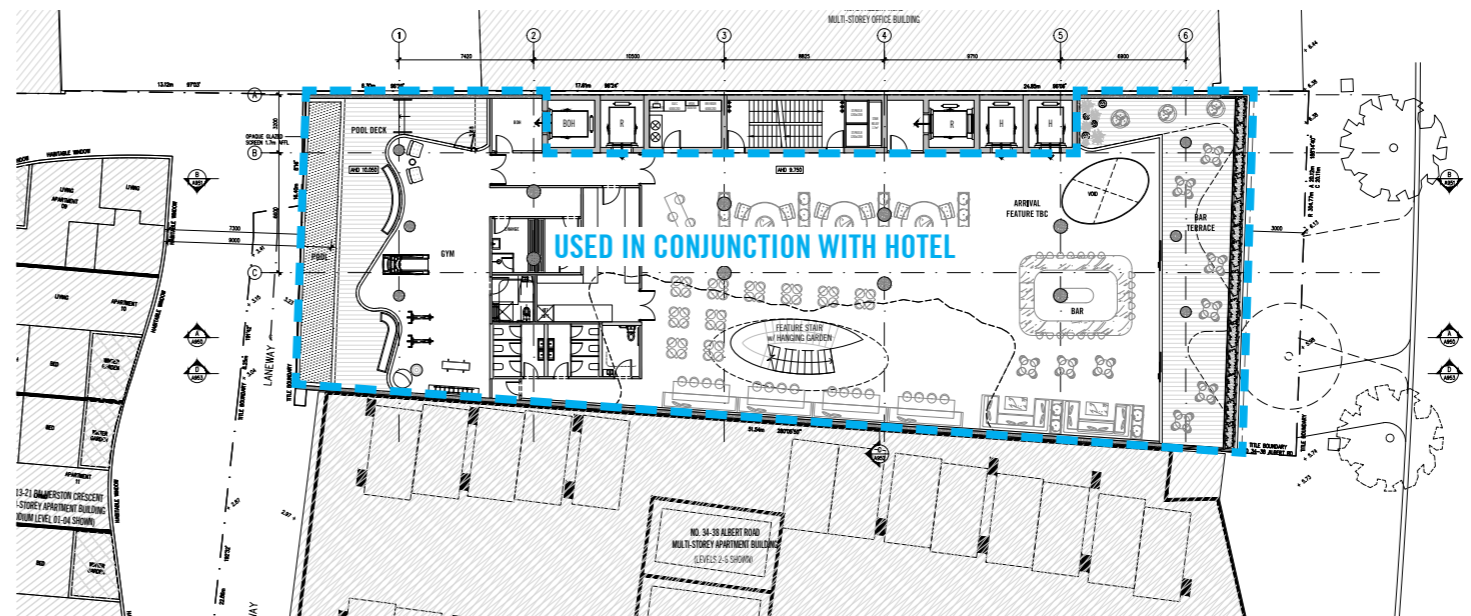
Food & Beverage

*Located at Ground & Level 01*

The hotel operates multiple food and beverage offerings available to the residents.



RESIDENTIAL LOUNGE\_GROUND FLOOR PLAN



COMMUNAL AMENITIES\_LEVEL 01

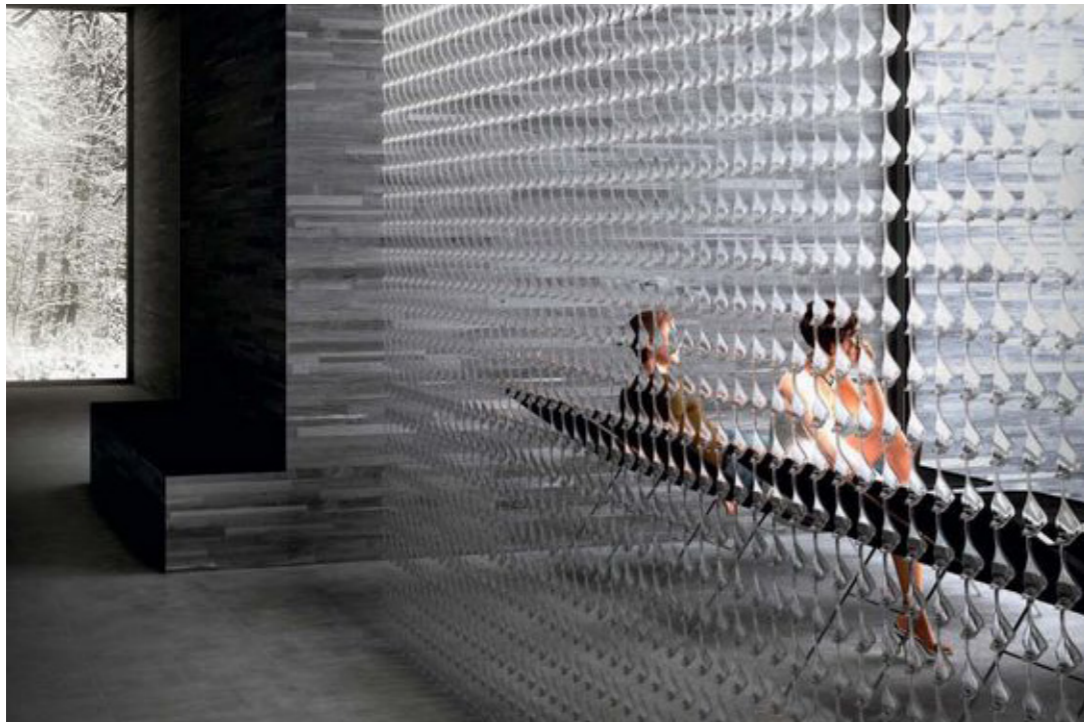
### 03.0\_RESIDENTIAL COMMUNAL SPACE



POOL



COMMUNAL TERRACES



LOUNGE AREA



PARK VIEWS



CONCIERGE

## 04.0 HOTEL AMENITY

The podium hotel enhances the local amenity by activating the street and pedestrian link.

Hotel lobbies & Concierge  
*Located at Ground & Level 01*

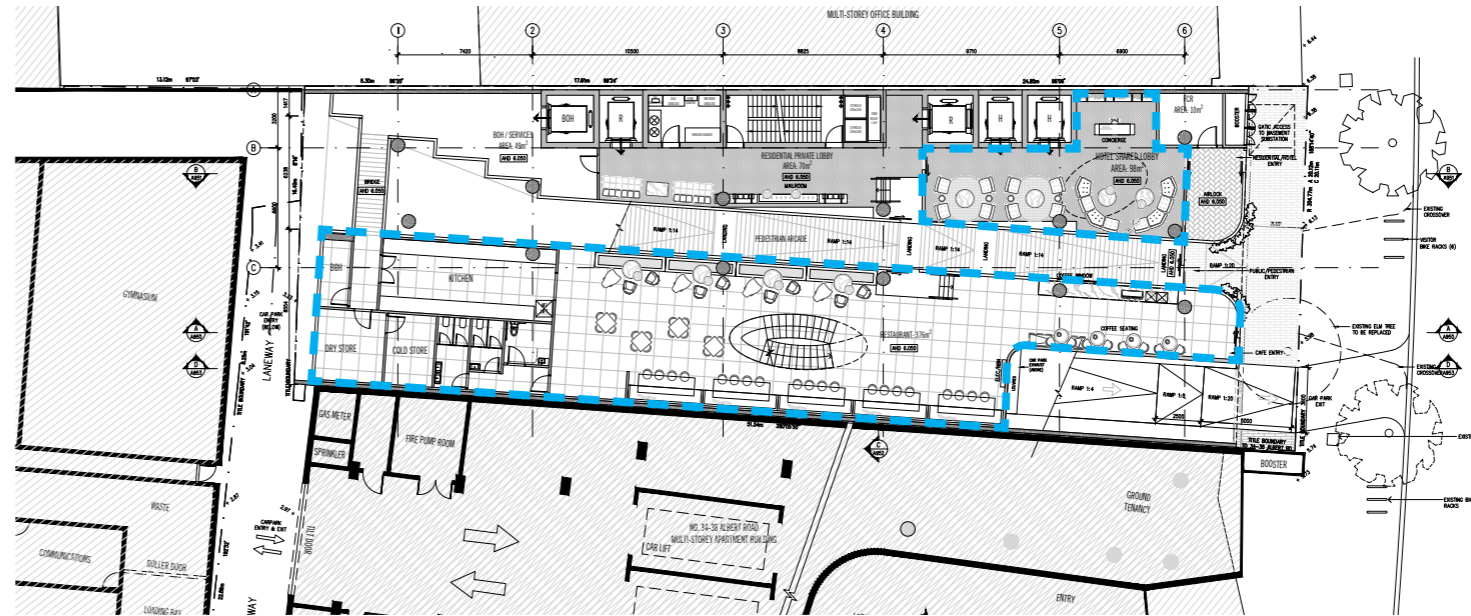
The hotel 24 hour concierge provides an arrival environment at street level.

Hotel Food & Beverage  
*Located at Ground & Level 01*

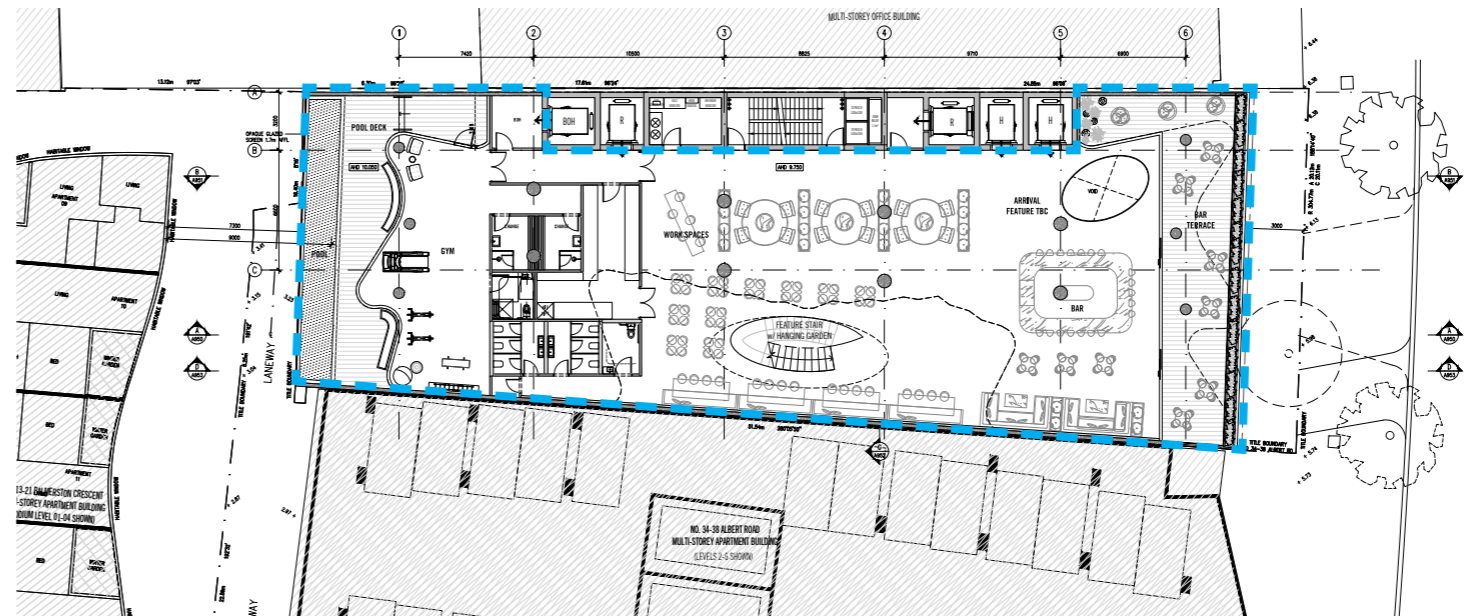
The hotel operates multiple food and beverage offerings. The restaurant and coffee shop on ground level provide an active edge along the pedestrian link and Albert Rd frontage.

Pool, Gym & Communal Terraces  
*Located at Level 01*

A gym and swimming pool with outdoor communal terraces is located on the first floor.

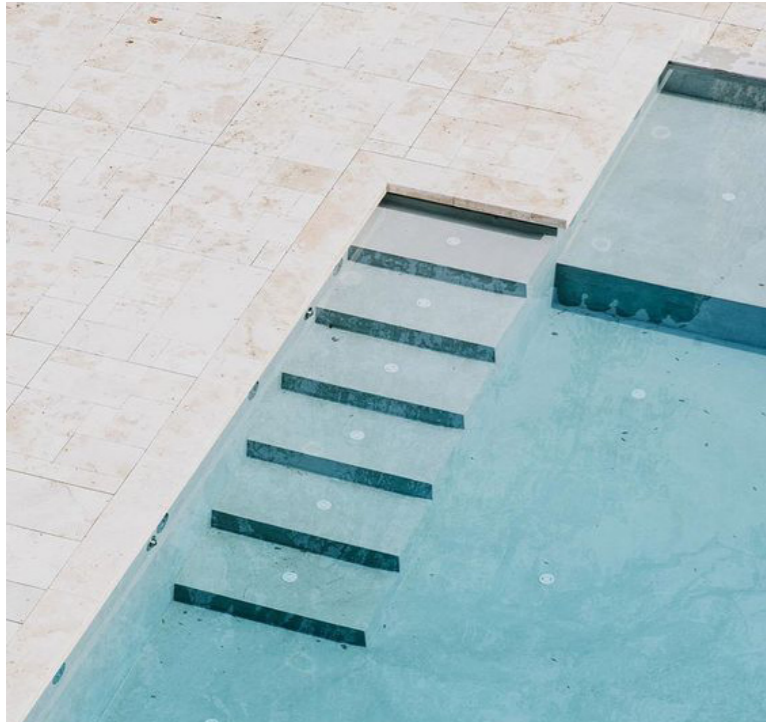


HOTEL ARRIVAL AND RESTAURANT\_GROUND



HOTEL COMMUNAL SPACES\_LEVEL 01

# 04 .0 HOTEL AMENITY



POOL



GYM



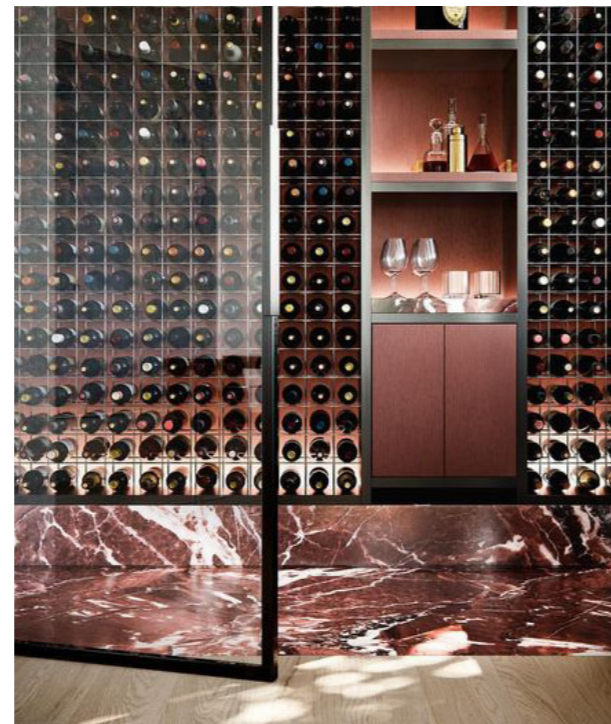
COMMUNAL TERRACES



CONCIERGE



RESTAURANT



BAR AND LOUNGE



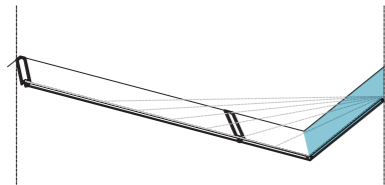
COFFEE SHOP



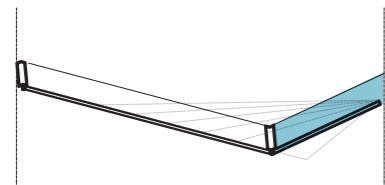
PUBLIC THROUGH LINK

# 05.0\_FACADE DESIGN MODULE

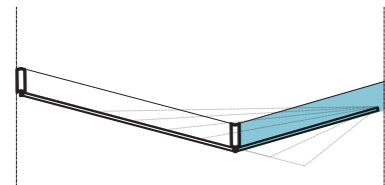
Along the southern facade, the building skin is comprised of varying glazing modules. The extent of operable glazing varies depending on the module, as shown in the diagram below.



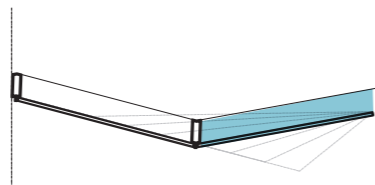
MODULE 01



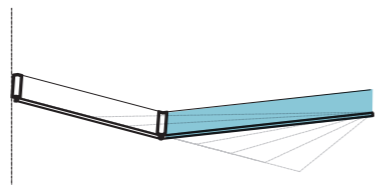
MODULE 02



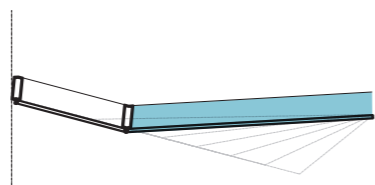
MODULE 03



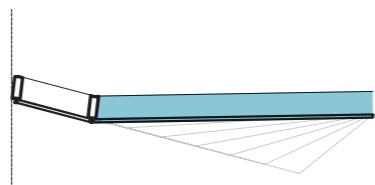
MODULE 04



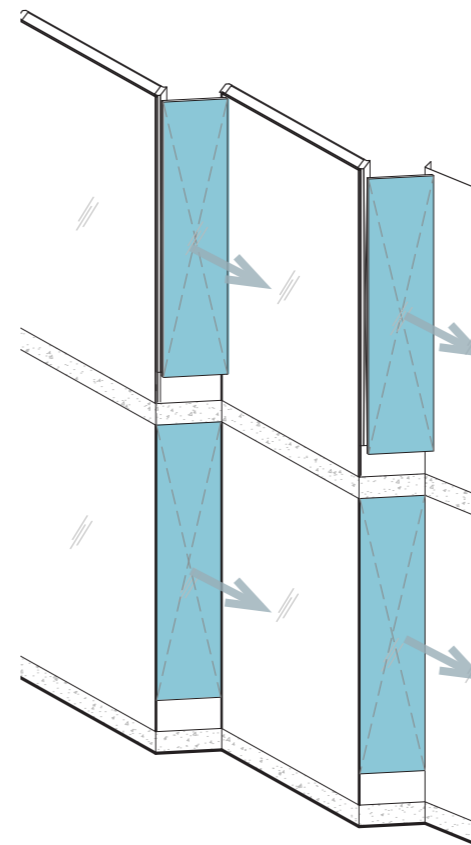
MODULE 05



MODULE 06



MODULE 07



Natural ventilation is provided to all habitable living areas using operable 'pop-out' windows that push open parallel to the frame.



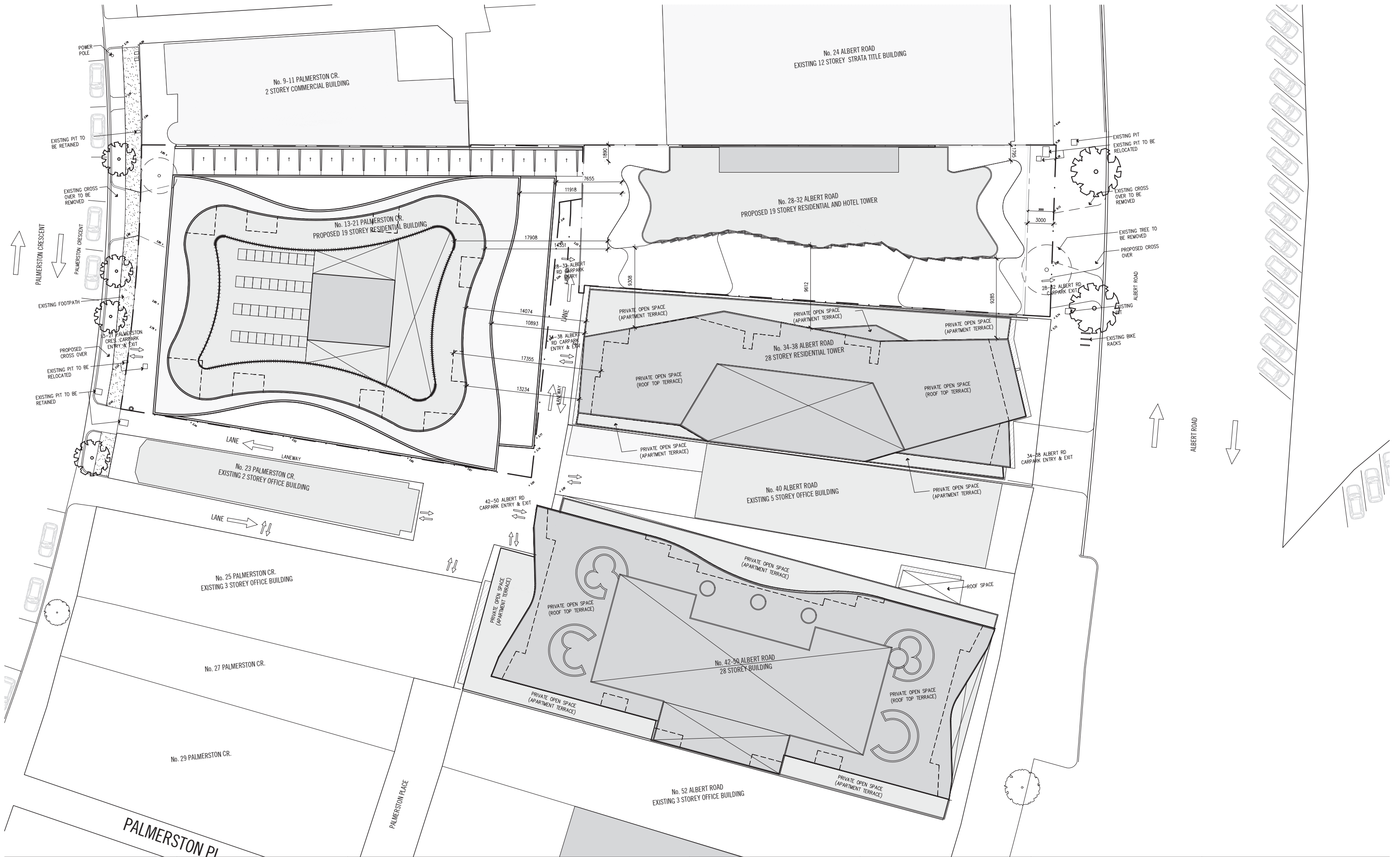
OPERABLE WINDOWS





**A**

**DEVELOPMENT SUMMARY /  
ARCHITECTURAL DRAWINGS**



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
12.12.2019	A	SEPA WEAR ISSUE	JM				

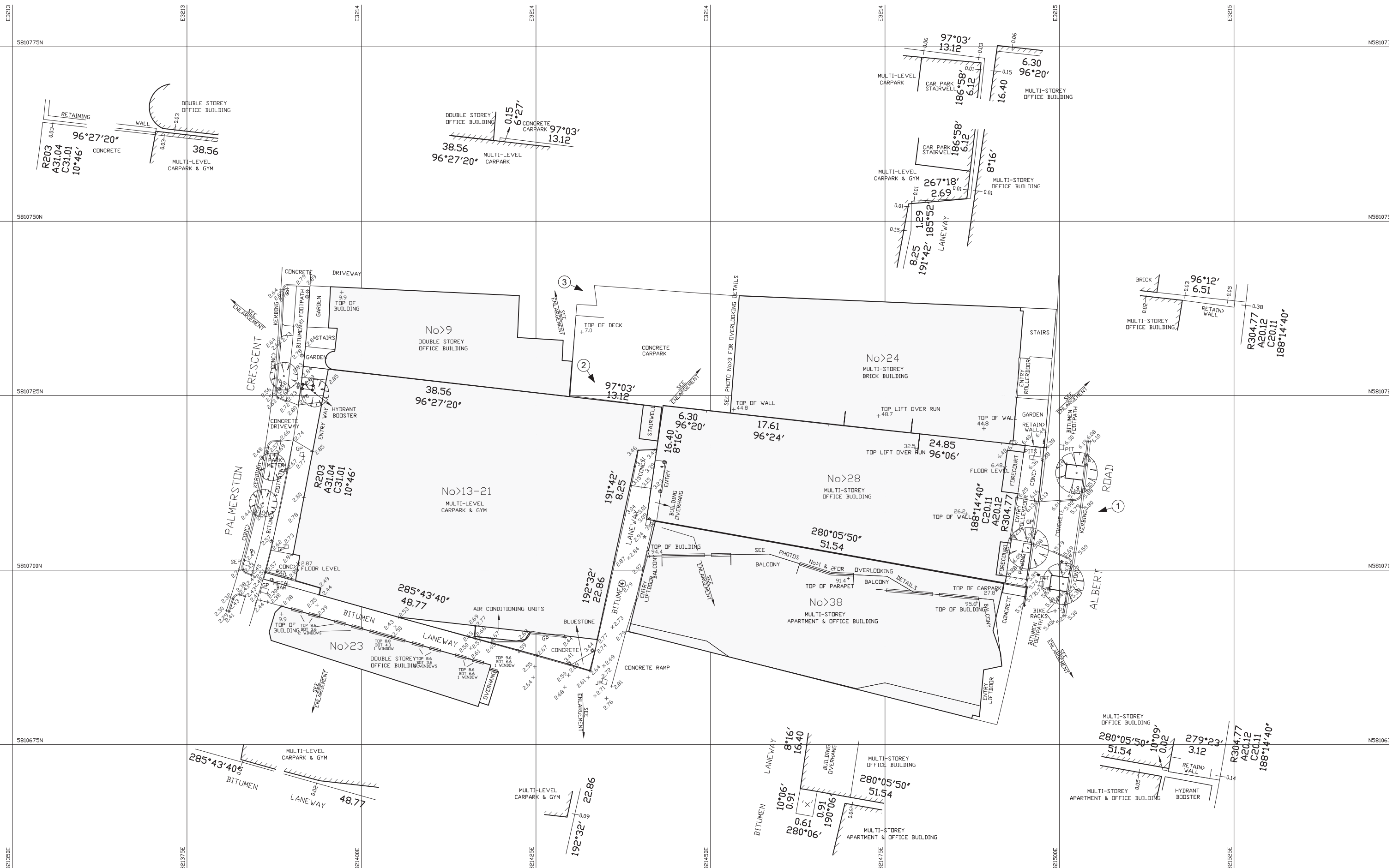
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SCALE @A1 1:200 @A1  
**PRELIMINARY  
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 AIN 97 556 188 726

Project Title  
**28-32 ALBERT ROAD  
 SOUTH MELBOURNE**  
 Client  
**DCF**

Drawing Title	Project Number	Drawing Number
<b>SITE PLAN</b>	<b>17016</b>	<b>A001</b>
TP	Revision	A



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
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 NOT FOR CONSTRUCTION**

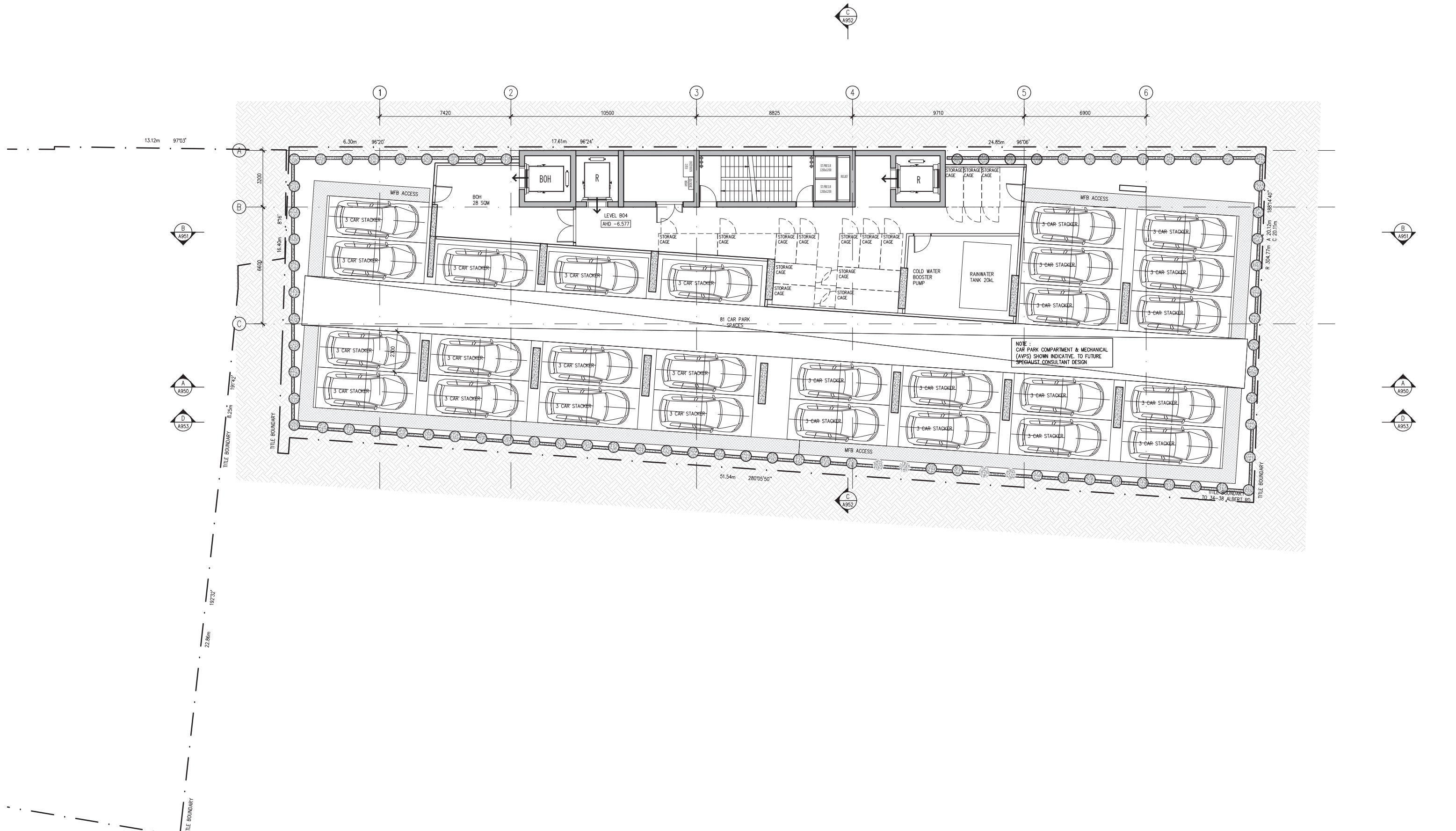
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 AIN 97 556 138 726

Project Title  
**28-32 ALBERT ROAD  
 SOUTH MELBOURNE**

Client  
**DCF**

Drawing Title	Project Number	Revision
<b>SURVEY PLAN                  PROVIDED BY SMEC URBAN - 22/07/2014</b>	<b>17016</b>	<b>A010</b>
TP		A



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
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SCALE @ A1 1:100 @ A1

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Project Title  
**28-32 ALBERT ROAD  
 SOUTH MELBOURNE**

Client  
**DCF**

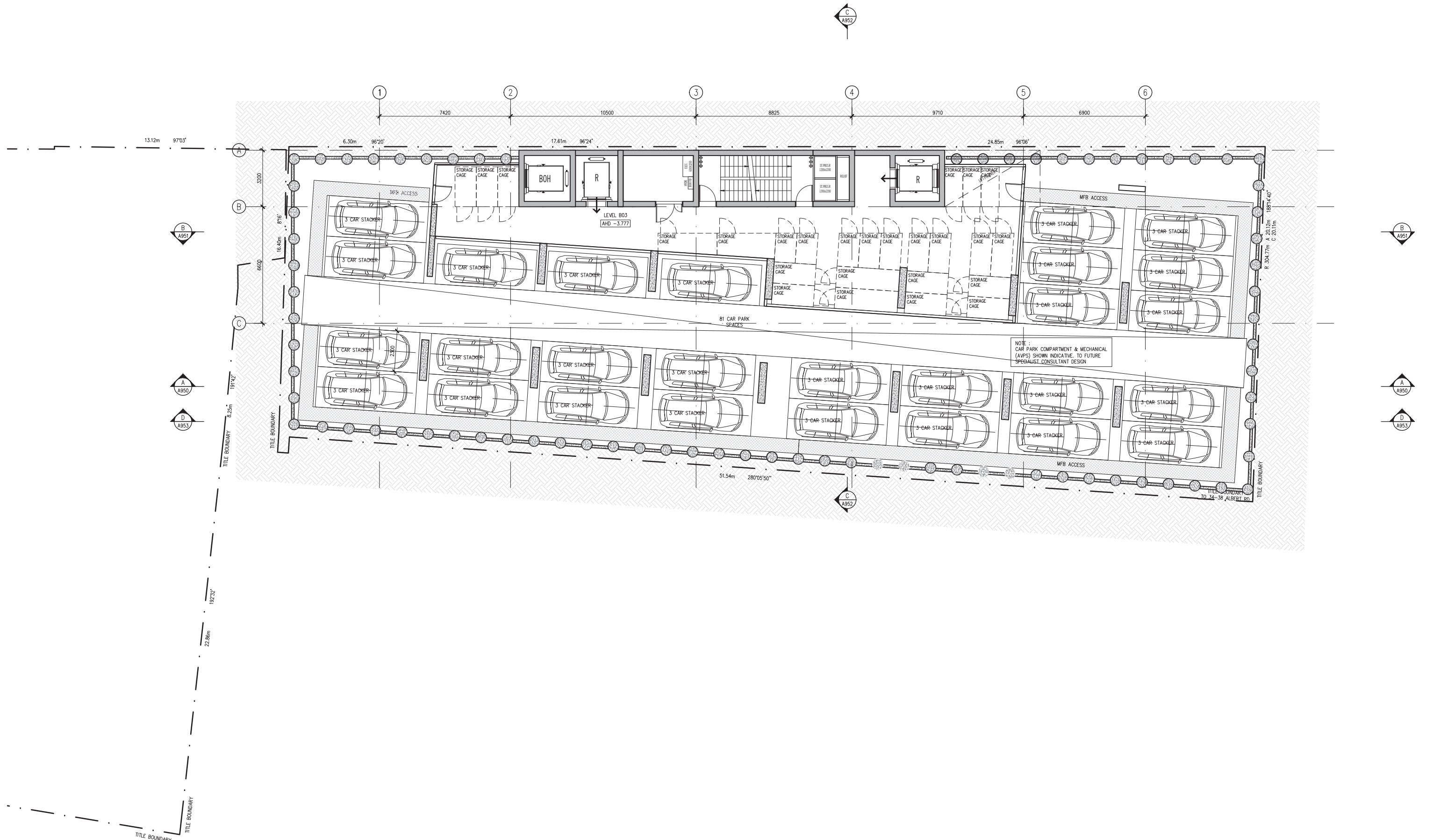
Drawing Title  
**BASEMENT PLAN\_B4  
 GENERAL ARRANGEMENT PLAN**

Project Number  
**17016**

Drawing Status  
**TP**

Drawing Number  
**A0494**

Revision  
**A**



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SCALE @ A1 1:100 @ A1

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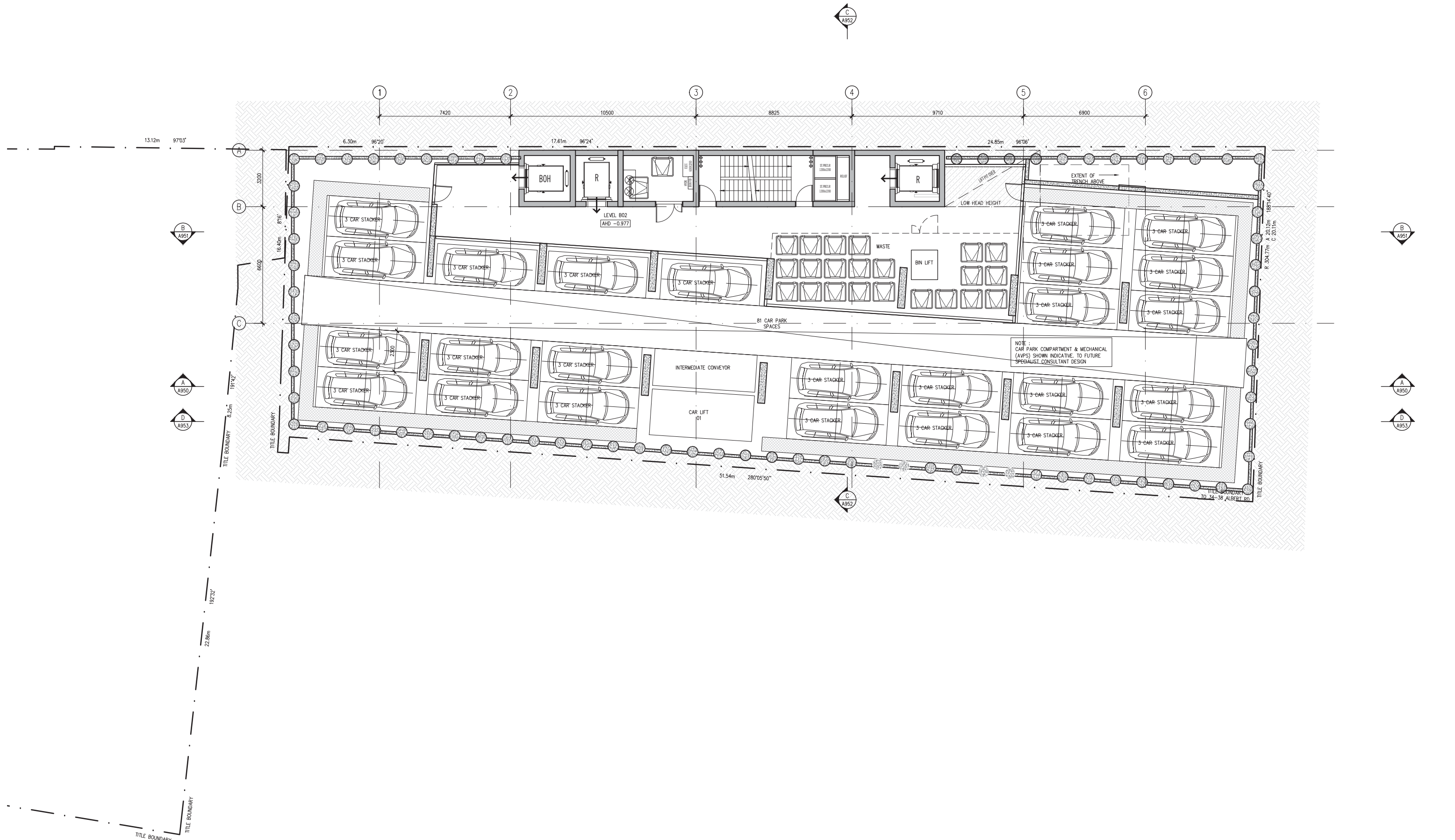
Drawing Title  
**BASEMENT PLAN\_B3  
 GENERAL ARRANGEMENT PLAN**

Project Number  
**17016**

Drawing Status  
**TP**

Drawing Number  
**A0492**

Revision  
**A**



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12.12.2019	A	SOFA WEAR ISSUE	JK				

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SCALE @ A1 1:100 @ A1

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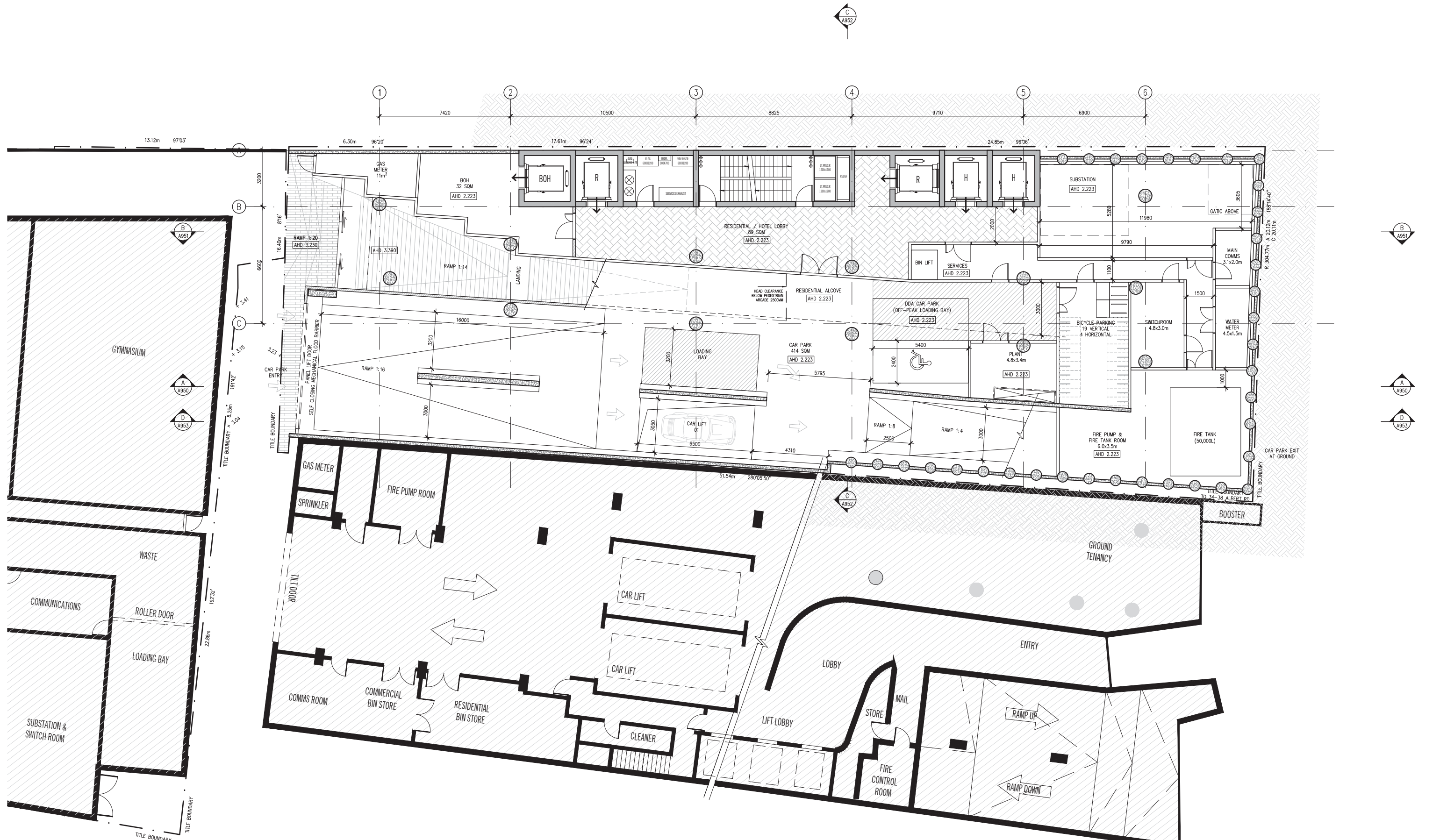
Drawing Title  
**BASEMENT PLAN\_B2  
 GENERAL ARRANGEMENT PLAN**

Project Number  
**17016**

Drawing Status  
**TP**

Drawing Number  
**A0491**

Revision  
**A**



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12.12.2019	A	307A WEAR ISSUE	JM				

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 AIN 97 556 188 726

Project Title  
**28-32 ALBERT ROAD  
 SOUTH MELBOURNE**

Client  
**DCF**

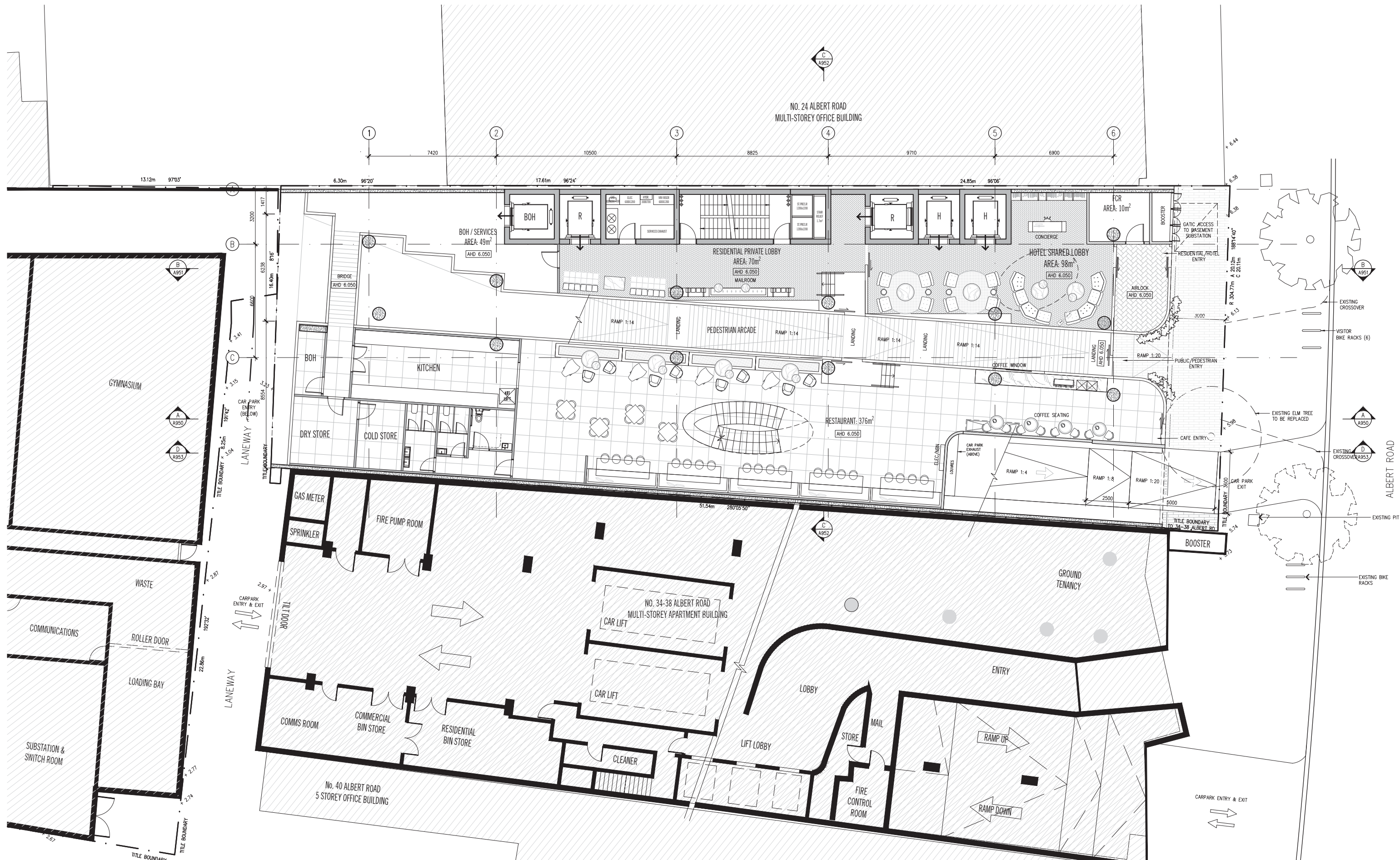
Drawing Title  
**BASEMENT PLAN\_B1  
 GENERAL ARRANGEMENT PLAN**

Project Number  
**17016**

Drawing Status  
**TP**

Drawing Number  
**A0490**

Revision  
**A**



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
12.12.2019	A	307A WEAR ISSUE	JR				

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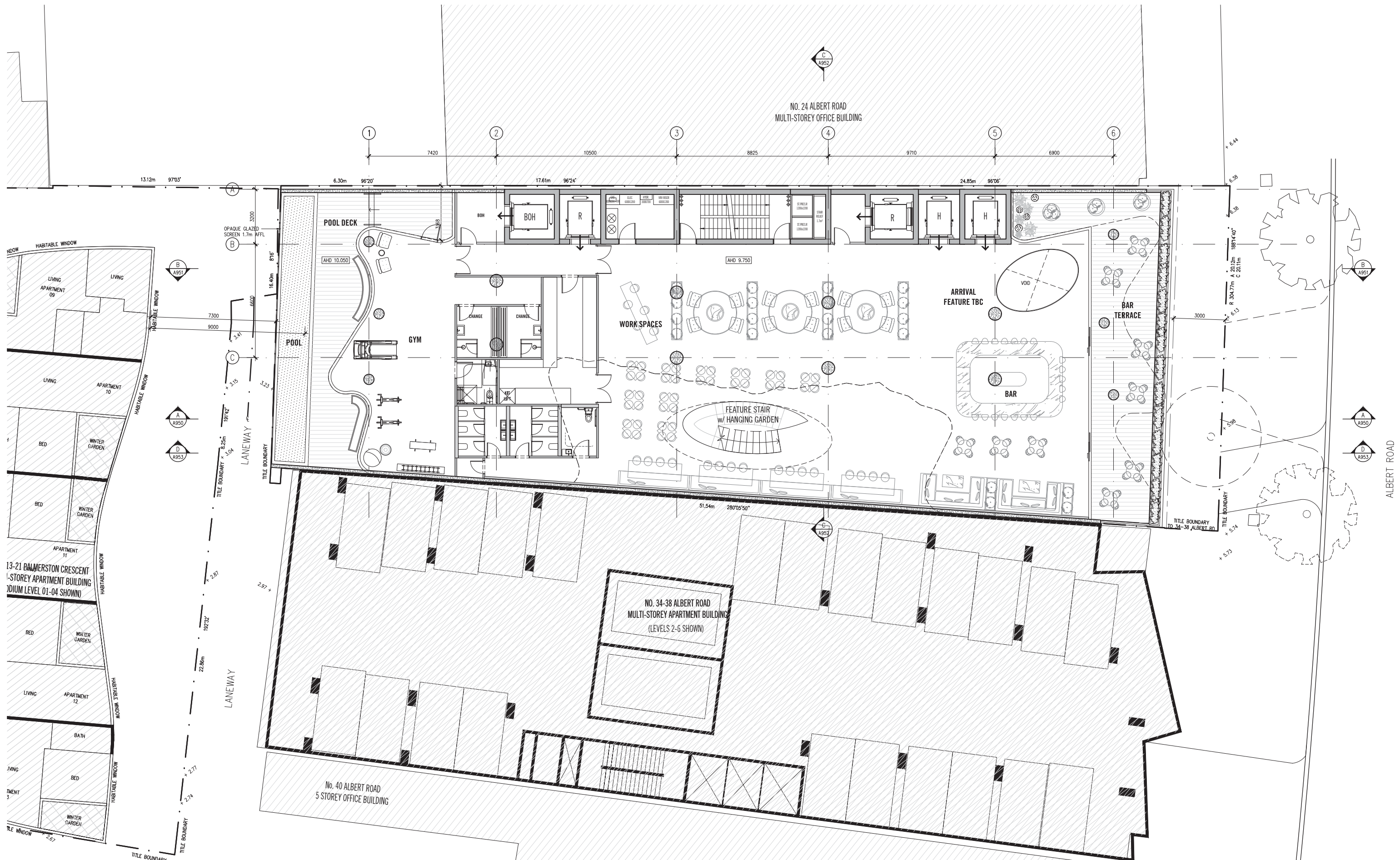
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**PRELIMINARY  
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 AIN 97 556 188 726

Project Title  
**28-32 ALBERT ROAD  
 SOUTH MELBOURNE**  
 Client  
**DCF**

Drawing Title  
**GROUND LEVEL  
 GENERAL ARRANGEMENT PLAN**  
 Project Number  
**17016**  
 Drawing Status  
**TP**  
 Drawing Number  
**A0500**  
 Revision  
**A**





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**PRELIMINARY**  
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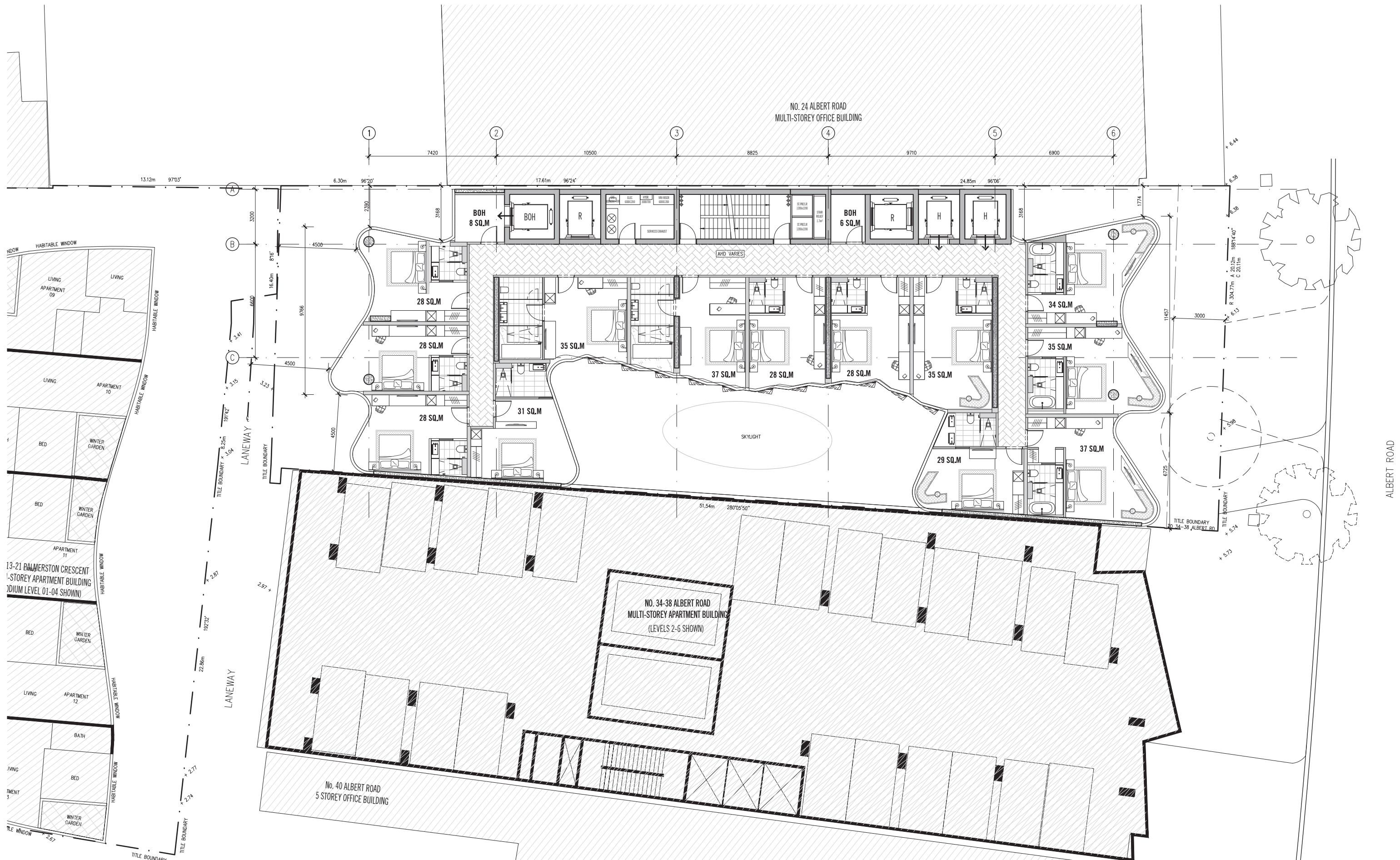
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 AIN 97 556 188 726

Project Title  
**28-32 ALBERT ROAD SOUTH MELBOURNE**

Client  
**DCF**

Drawing Title	Project Number	Drawing Number
<b>HOTEL &amp; RESI FACILITIES_LEVEL L01 GENERAL ARRANGEMENT PLAN</b>	<b>17016</b>	<b>A501</b>
Revision	Drawing Status	Revision
	TP	A



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
12.12.2019	A	SEPA WEAR ISSUE	JK				

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**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

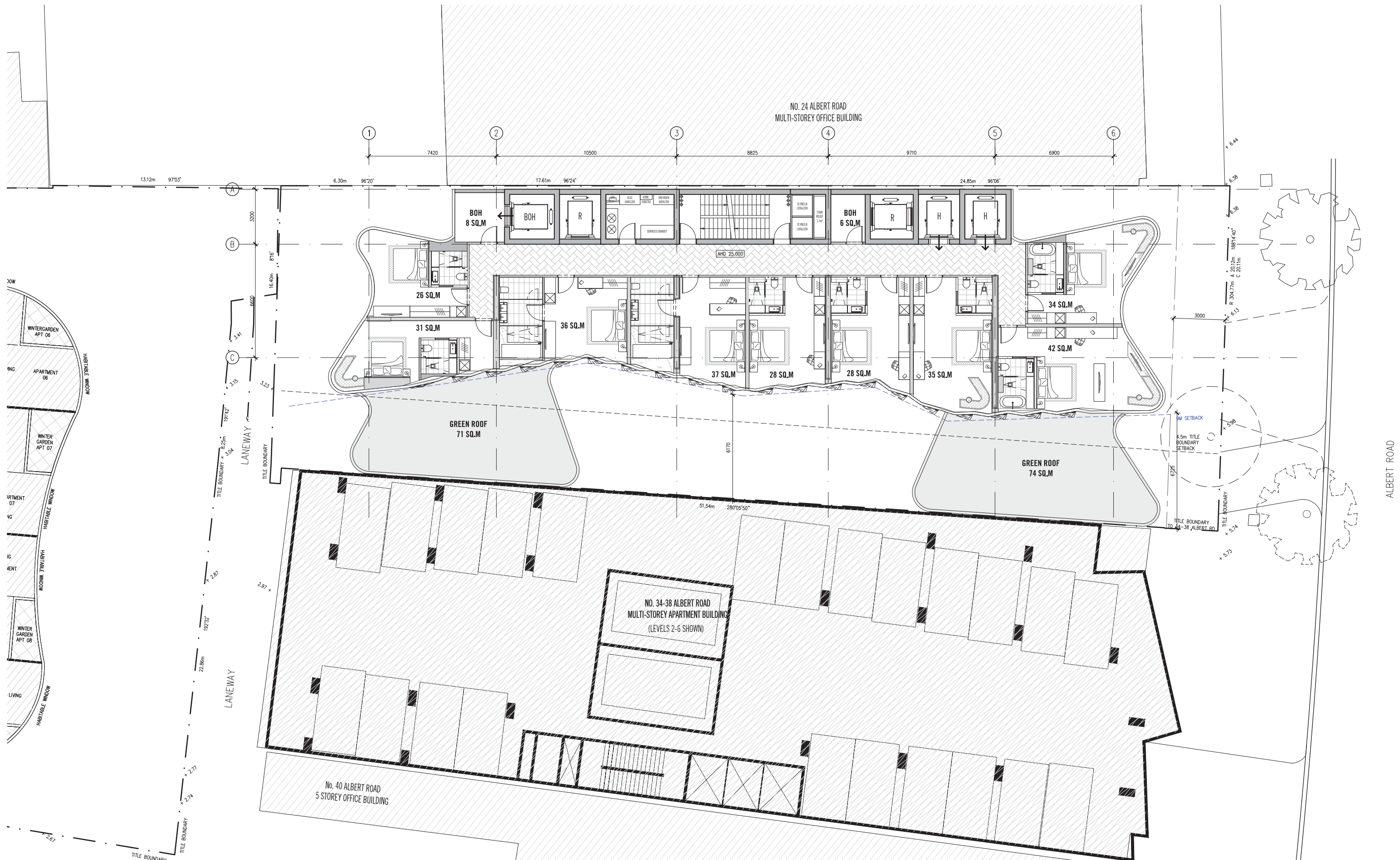
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Project Title  
**28-32 ALBERT ROAD**  
**SOUTH MELBOURNE**

Client  
**DCF**

Drawing Title	Project Number	Drawing Number
<b>HOTEL PODIUM_LEVEL L02-L05</b> <b>GENERAL ARRANGEMENT PLAN</b>	<b>17016</b>	<b>A502</b>
Drawing Status <b>TP</b>	Revision <b>A</b>	



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
12.12.2019	A	307A WEAT ISSUE	JM				

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SCALE @ A1 1:100 @ A1  
**PRELIMINARY**  
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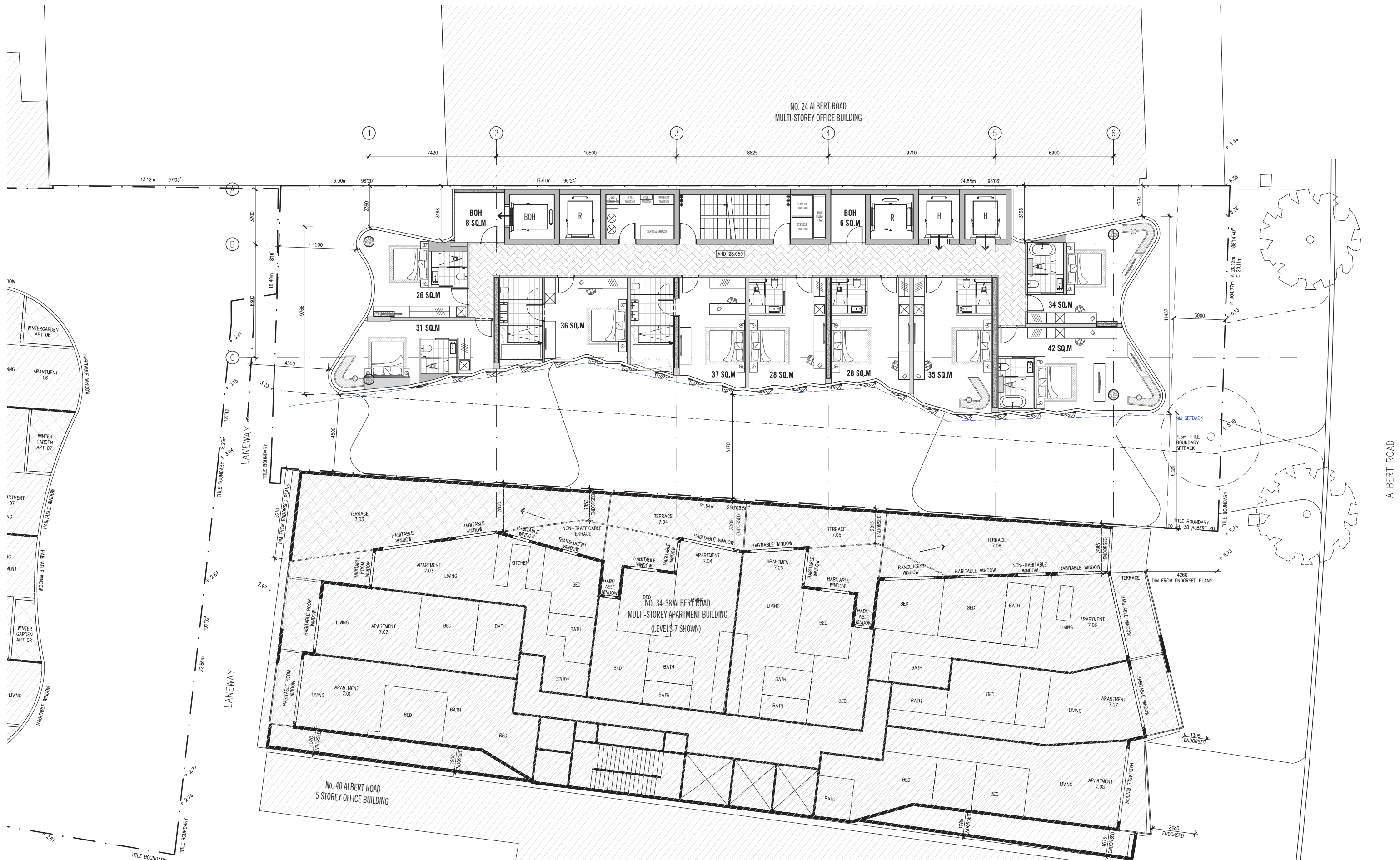
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Project Title  
**28-32 ALBERT ROAD SOUTH MELBOURNE**

Client  
**DCF**

Drawing Title	Project Number	Drawing Number
<b>HOTEL TOWER_LEVEL L06 GENERAL ARRANGEMENT PLAN</b>	<b>17016</b>	<b>A506</b>
TP		A



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Project Title  
**28-32 ALBERT ROAD**  
**SOUTH MELBOURNE**

Client  
**DCF**

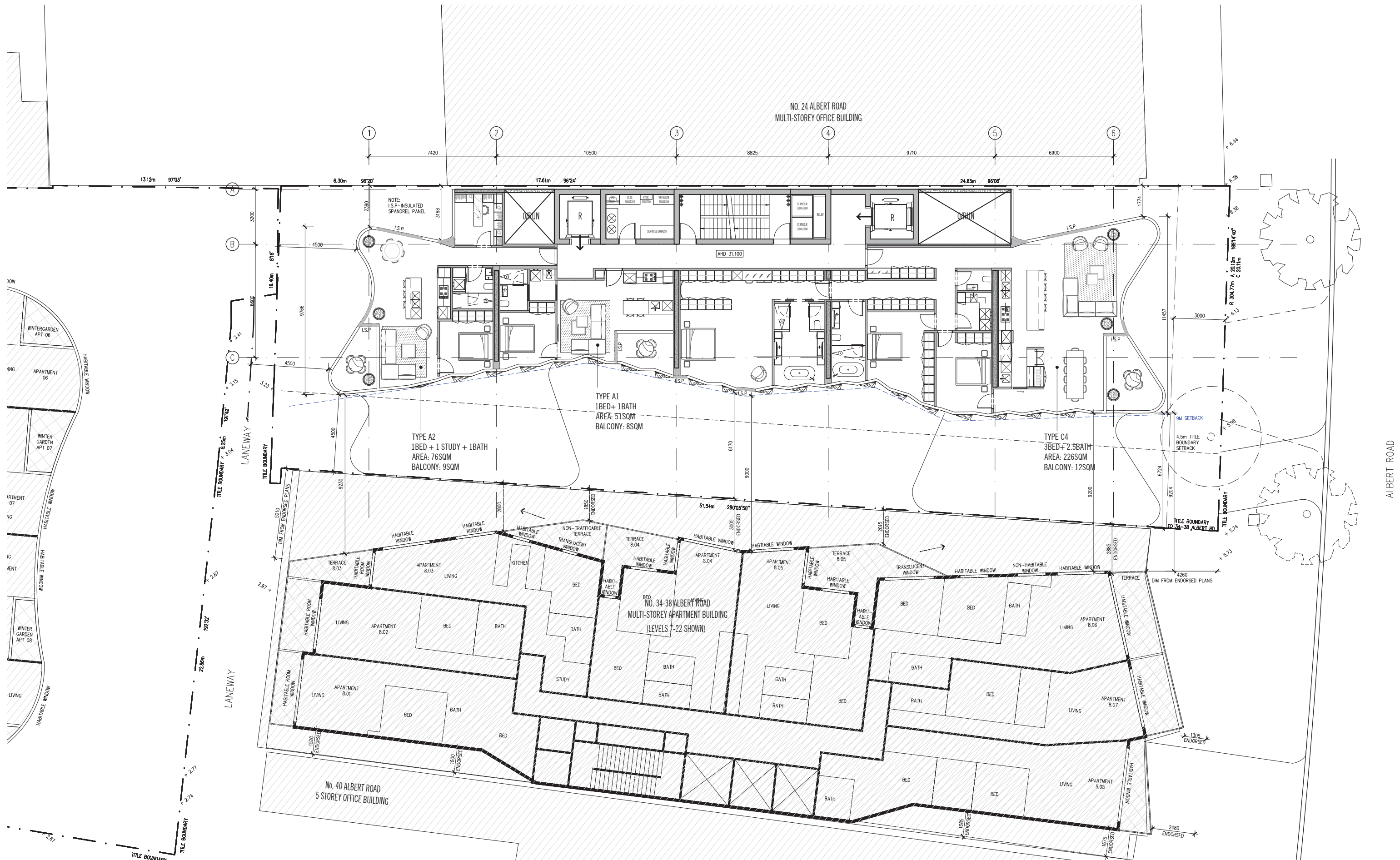
Drawing Title  
**HOTEL TOWER\_LEVEL L07-09**  
**GENERAL ARRANGEMENT PLAN**

Project Number  
**17016**

Drawing Status  
**TP**

Drawing Number  
**A507**

Revision  
**A**



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Project Title  
**28-32 ALBERT ROAD  
SOUTH MELBOURNE**

Client  
**DCF**

Drawing Title  
**TYPICAL LOW-RISE LEVEL L10  
GENERAL ARRANGEMENT PLAN**

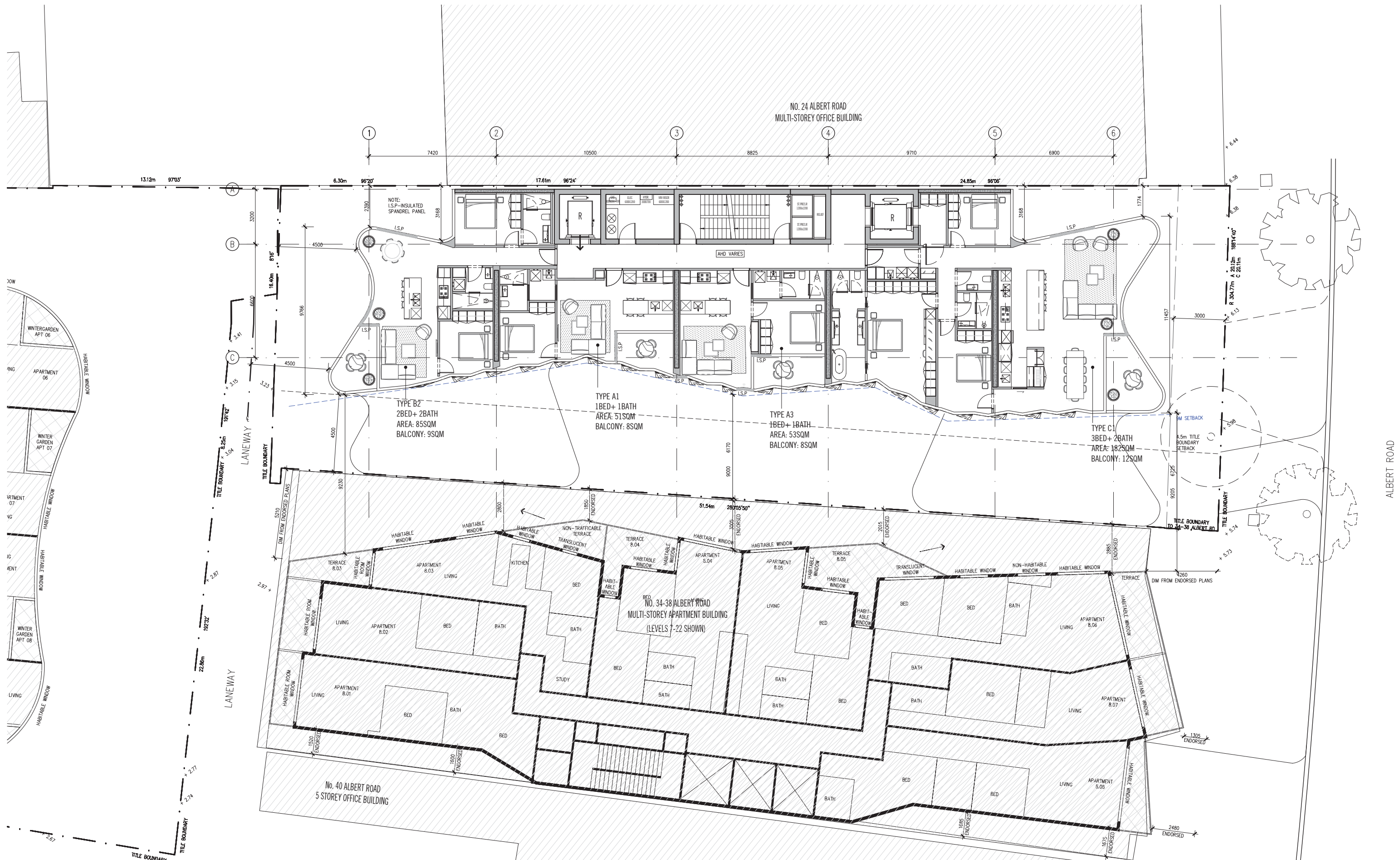
Project Number  
**17016**

Drawing Status  
**TP**

Drawing Number  
**A510**

Revision  
**A**

Dec 19, 2019 - 12:15pm



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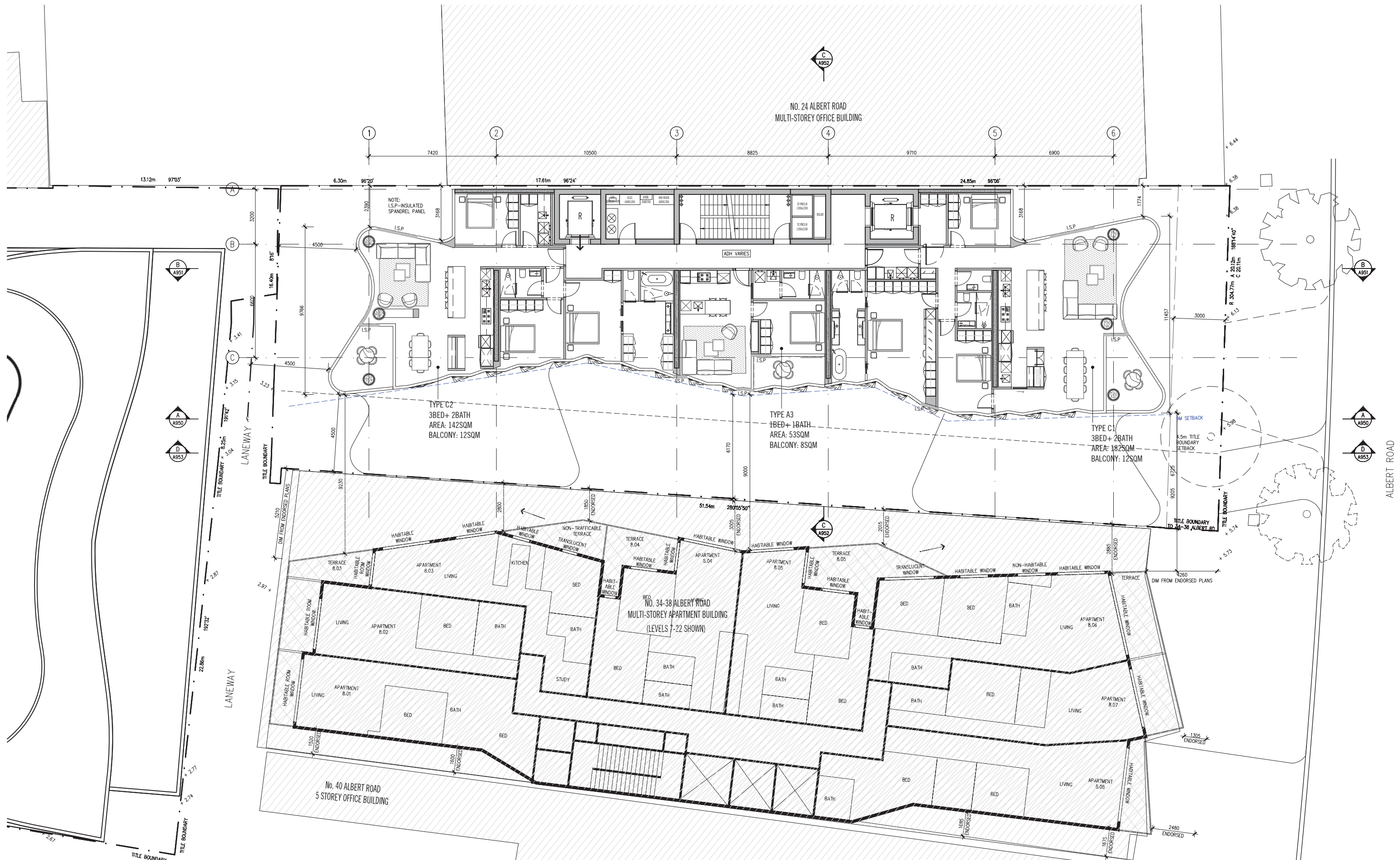
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Project Title  
**28-32 ALBERT ROAD SOUTH MELBOURNE**

Client  
**DCF**

Drawing Title	Project Number	Drawing Number
TYPICAL LOW-RISE_LEVEL L11-L14 GENERAL ARRANGEMENT PLAN	17016	A511
Revision	TP	A



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
12.12.2019	A	SETBACK ISSUE	JR				

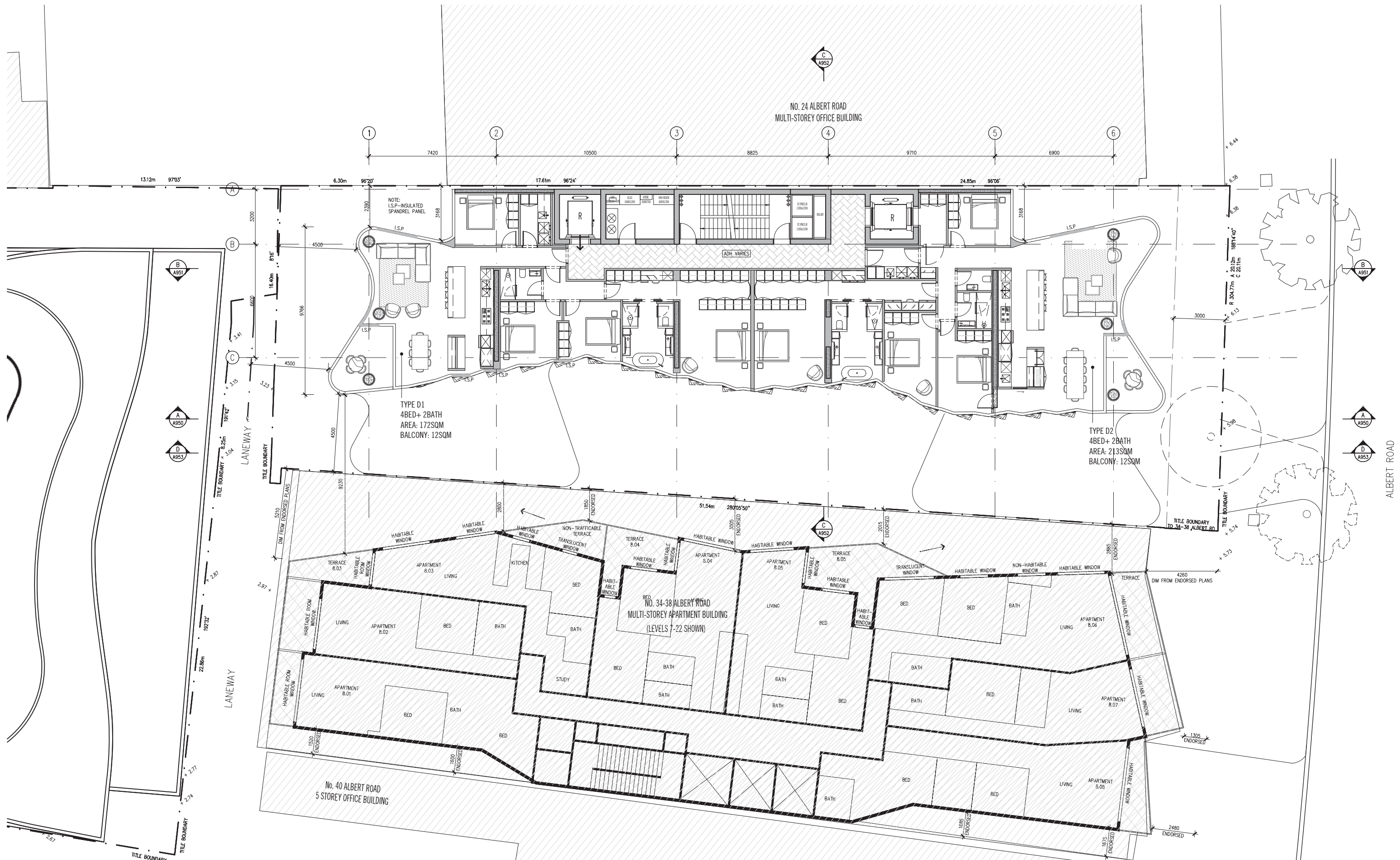
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Project Title  
**28-32 ALBERT ROAD  
 SOUTH MELBOURNE**  
 Client  
**DCF**

Drawing Title  
**TYPICAL HIGH-RISE\_LEVEL L15-19  
 GENERAL ARRANGEMENT PLAN**  
 Project Number  
**17016**  
 Drawing Status  
**TP**  
 Drawing Number  
**A515**  
 Revision  
**A**



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
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Project Title  
**28-32 ALBERT ROAD  
SOUTH MELBOURNE**

Client  
**DCF**

Drawing Title  
**SUB-PENTHOUSE\_LEVEL L20-21  
GENERAL ARRANGEMENT PLAN**

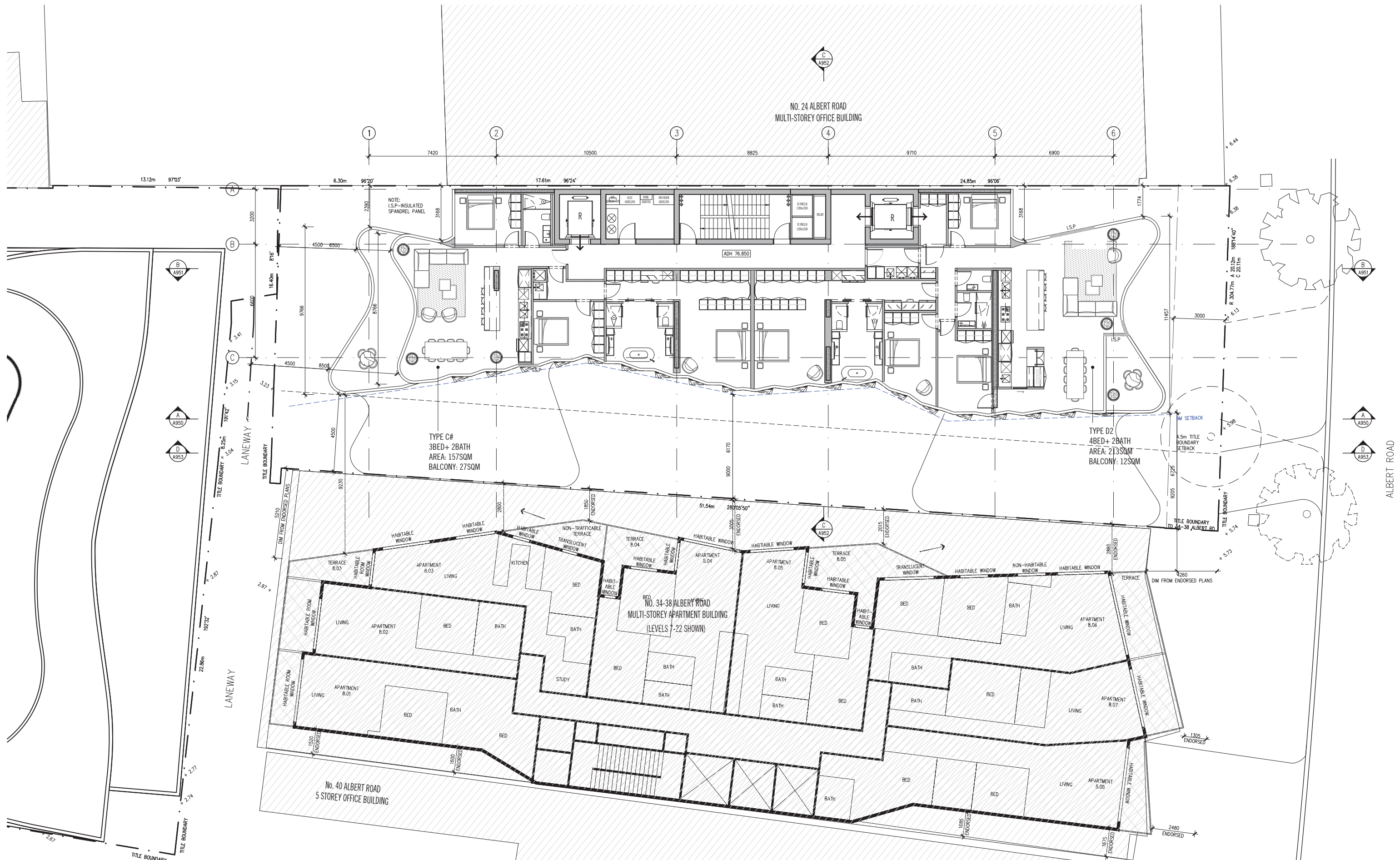
Project Number  
**17016**

Drawing Number  
**A520**

Revision  
**A**

Drawing Status  
**TP**





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Project Title  
**28-32 ALBERT ROAD  
SOUTH MELBOURNE**

Client  
**DCF**

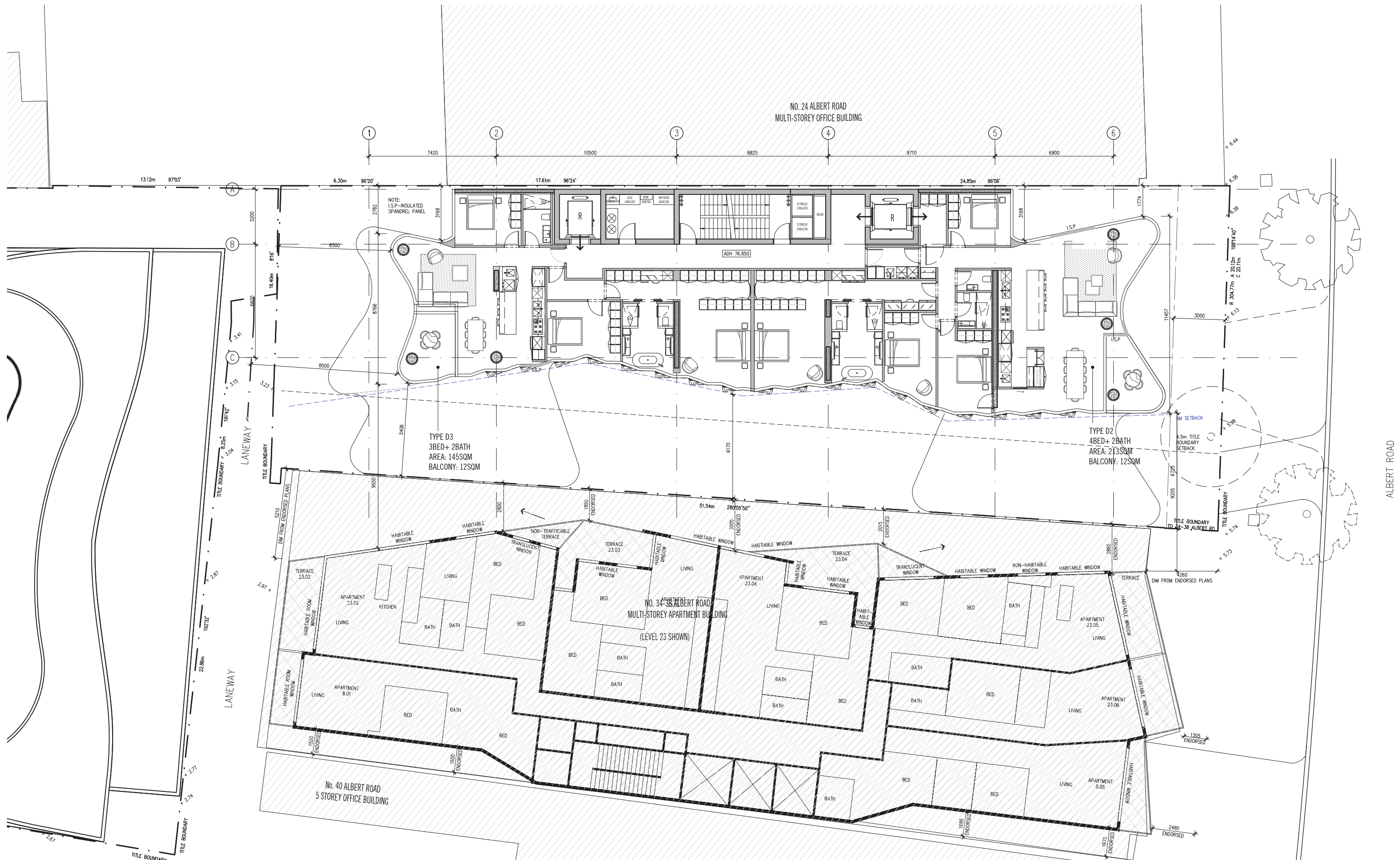
Drawing Title  
**SUB-PENTHOUSE\_LEVEL L22  
GENERAL ARRANGEMENT PLAN**

Project Number  
**17016**

Drawing Number  
**A522**

Revision  
**A**

TP



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SCALE @ A1 1:100 @ A1  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

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 AIN 97 556 188 726

Project Title  
**28-32 ALBERT ROAD SOUTH MELBOURNE**

Client  
**DCF**

Drawing Title  
**TYPICAL HIGH-RISE LEVEL L23 GENERAL ARRANGEMENT PLAN**

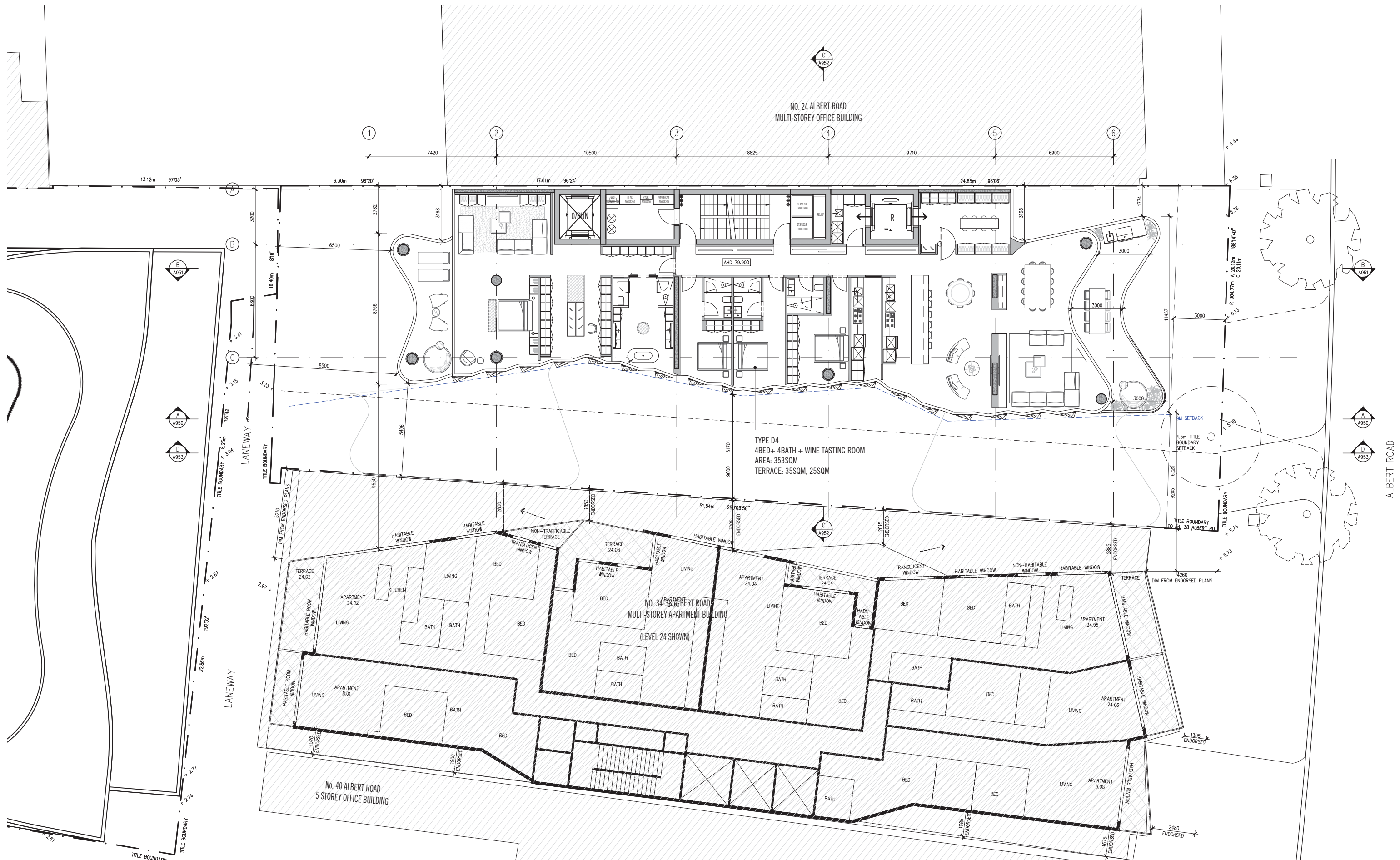
Project Number  
**17016**

Drawing Number  
**A523**

Revision  
**A**

Drawing Status  
**TP**

Dec 19, 2019 - 12:16pm



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
12.12.2019	A	SETBACK ISSUE	JK				

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SCALE @A1 1:100 @A1  
**PRELIMINARY  
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 AIN 97 556 188 726

Project Title  
**28-32 ALBERT ROAD  
 SOUTH MELBOURNE**

Client  
**DCF**

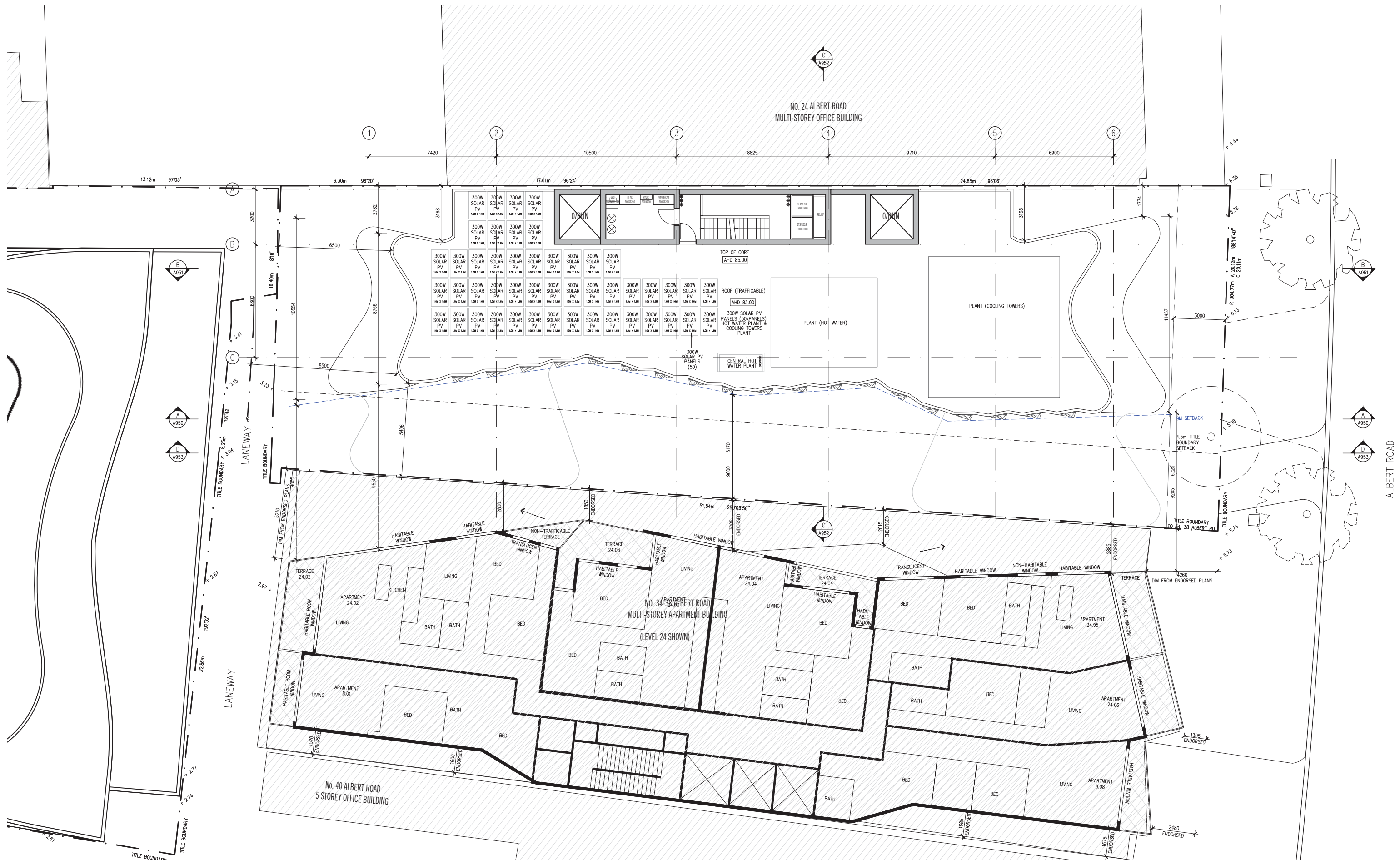
Drawing Title  
**LEVEL L24\_PENTHOUSE  
 GENERAL ARRANGEMENT PLAN**

Project Number  
**17016**

Drawing Number  
**A524**

Revision  
**A**

Drawing Status  
**TP**



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
12.12.2019	A	SETBACK ISSUE	JK				

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SCALE @ A1 1:100 @ A1

**PRELIMINARY NOT FOR CONSTRUCTION**

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Project Title  
**28-32 ALBERT ROAD SOUTH MELBOURNE**

Client  
**DCF**

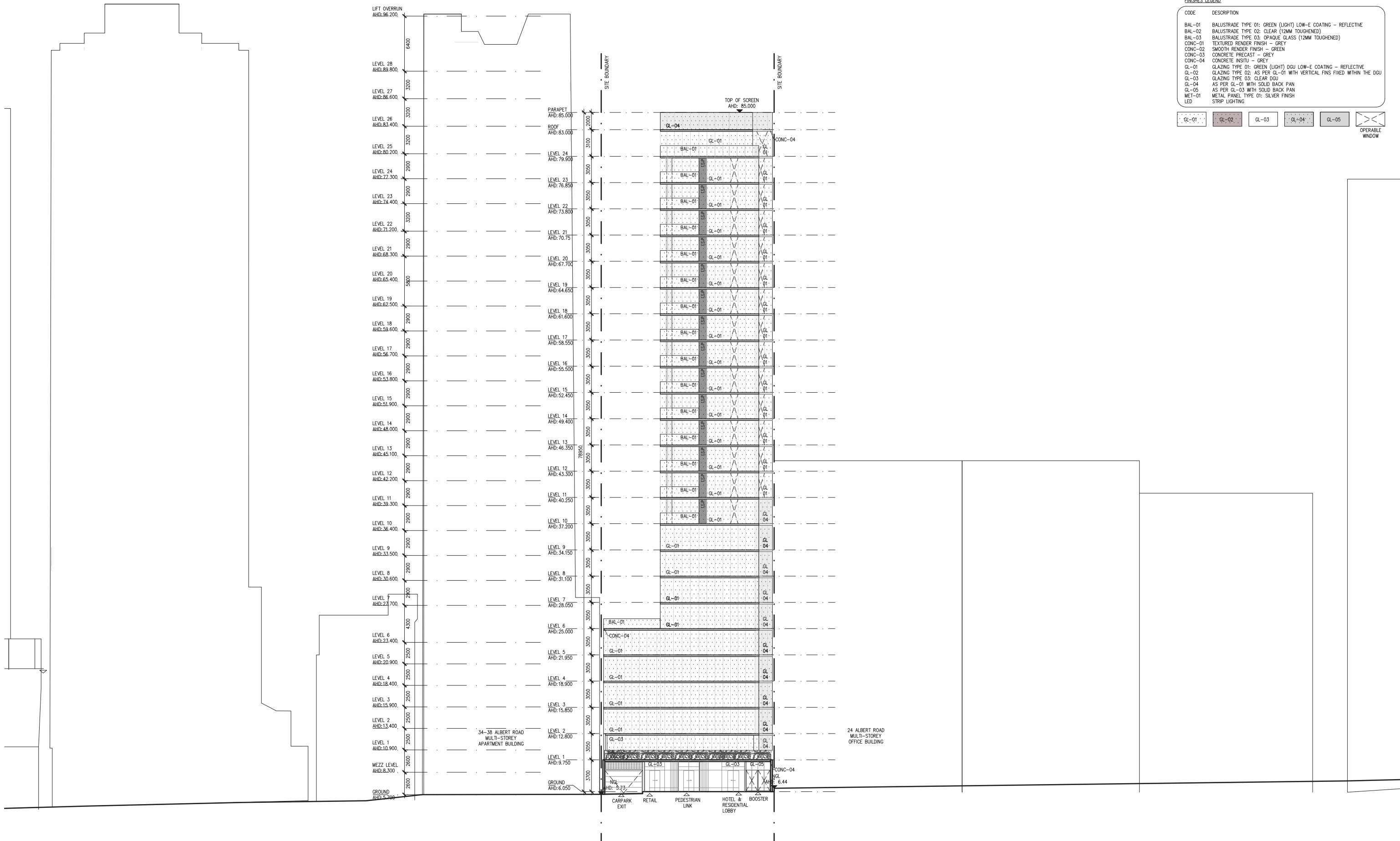
Drawing Title  
**LEVEL L25 ROOF GENERAL ARRANGEMENT PLAN**

Project Number  
**17016**

Drawing Status  
**TP**

Drawing Number  
**A525**

Revision  
**A**



**FINISHES LEGEND**

CODE	DESCRIPTION
BAL-01	BALUSTRADE TYPE 01: GREEN (LIGHT) LOW-E COATING - REFLECTIVE
BAL-02	BALUSTRADE TYPE 02: CLEAR (12MM TOUGHENED)
BAL-03	BALUSTRADE TYPE 03: OPAQUE GLASS (12MM TOUGHENED)
CONC-01	TEXTURED RENDER FINISH - GREY
CONC-02	SMOOTH RENDER FINISH - GREEN
CONC-03	CONCRETE PRECAST - GREY
CONC-04	CONCRETE INSITU - GREY
GL-01	GLAZING TYPE 01: GREEN (LIGHT) DGU LOW-E COATING - REFLECTIVE
GL-02	GLAZING TYPE 02: AS PER GL-01 WITH VERTICAL FINS FIXED WITHIN THE DGU
GL-03	GLAZING TYPE 03: CLEAR DGU
GL-04	AS PER GL-01 WITH SOLID BACK PAN
GL-05	AS PER GL-03 WITH SOLID BACK PAN
MET-01	METAL PANEL TYPE 01: SILVER FINISH
LED	STRIP LIGHTING

GL-01
  GL-02
  GL-03
  GL-04
  GL-05
  OPERABLE WINDOW

DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
12.12.2019	A	SITA NEAT ISSUE	JR				

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SCALE @ A1 1:200 @ A1

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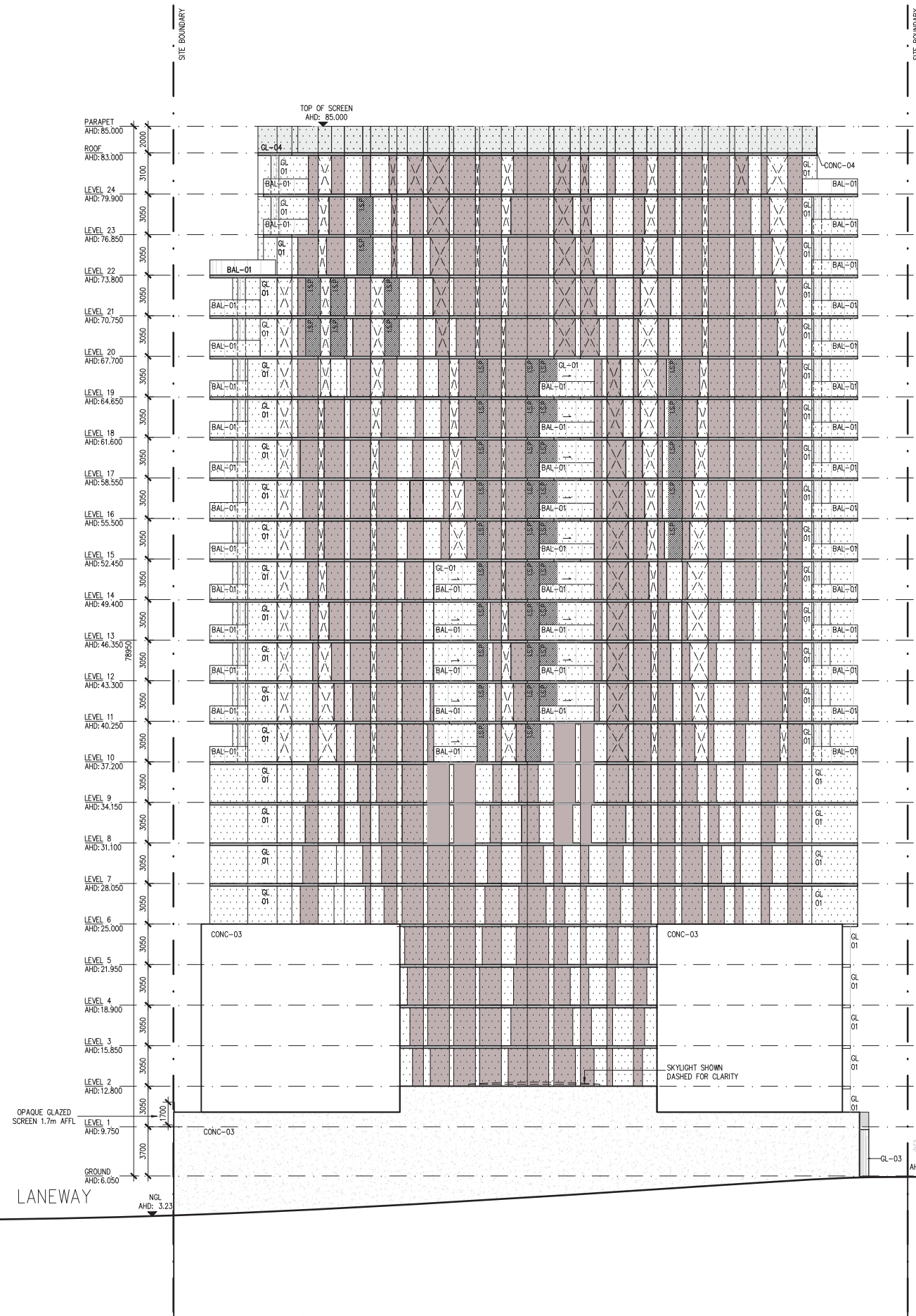
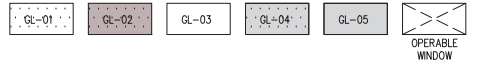
Project Title  
**28-32 ALBERT ROAD  
SOUTH MELBOURNE**

Client  
**DCF**

Drawing Title	
<b>ELEVATION - EAST</b>	
Project Number	Drawing Number
<b>17016</b>	<b>A900</b>
Revision	Revision
TP	<b>A</b>

**FINISHES LEGEND**

CODE	DESCRIPTION
BAL-01	BALUSTRADE TYPE 01: GREEN (LIGHT) LOW-E COATING - REFLECTIVE
BAL-02	BALUSTRADE TYPE 02: CLEAR (12MM TOUGHENED)
BAL-03	BALUSTRADE TYPE 03: OPAQUE GLASS (12MM TOUGHENED)
CONC-01	TEXTURED RENDER FINISH - GREY
CONC-02	SMOOTH RENDER FINISH - GREY
CONC-03	CONCRETE PRECAST - GREY
CONC-04	CONCRETE INSITU - GREY
GL-01	GLAZING TYPE 01: GREEN (LIGHT) DGU LOW-E COATING - REFLECTIVE
GL-02	GLAZING TYPE 02: AS PER GL-01 WITH VERTICAL FINS FIXED WITHIN THE DGU
GL-03	GLAZING TYPE 03: CLEAR DGU
GL-04	AS PER GL-01 WITH SOLID BACK PAN
GL-05	AS PER GL-03 WITH SOLID BACK PAN
MET-01	METAL PANEL TYPE 01: SILVER FINISH
LED	STRIP LIGHTING



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
12.12.2019	A	DATA REAT ISSUE	JR				

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SCALE @A1 1:200 @A1

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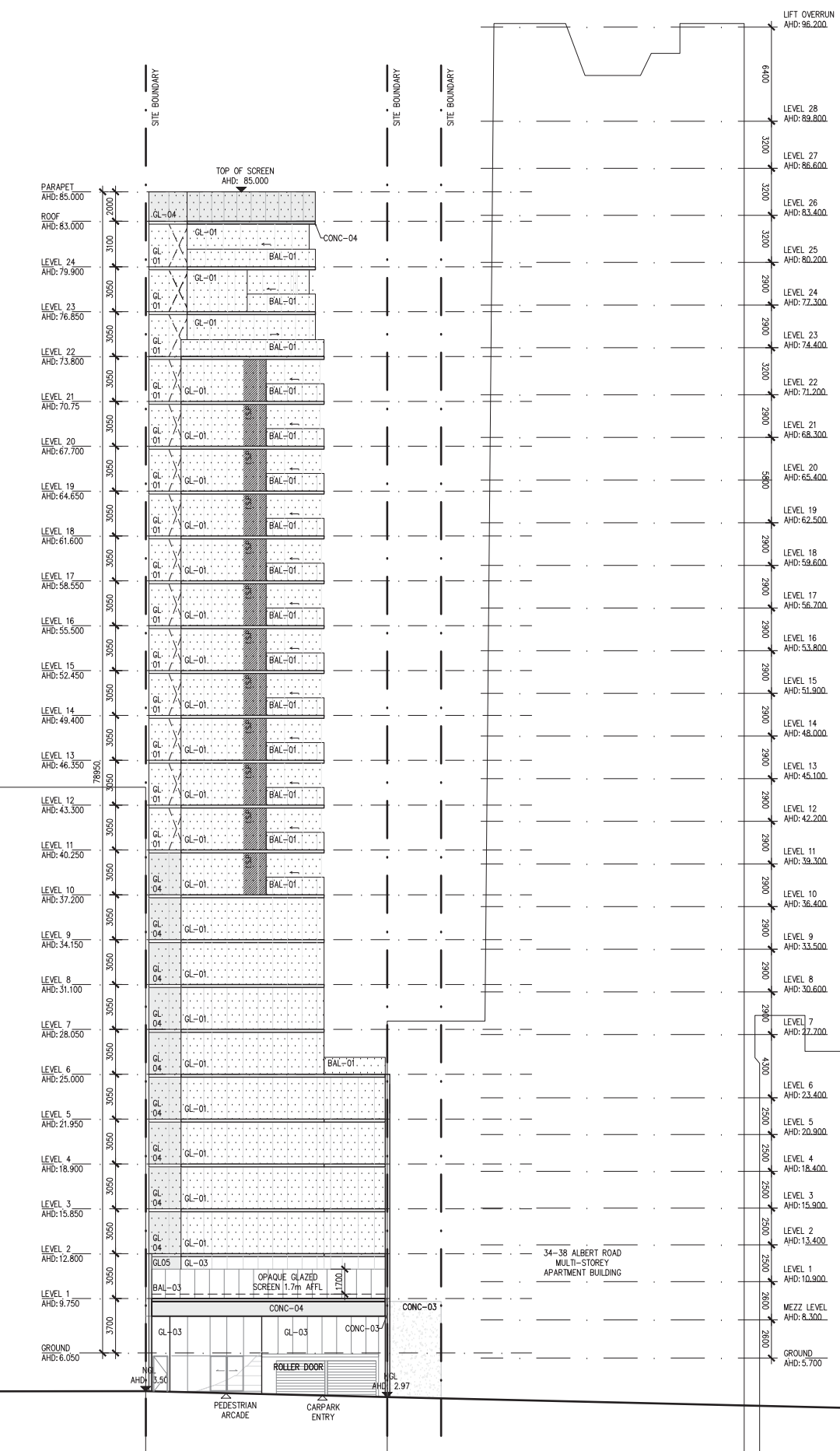
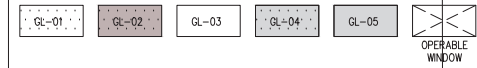
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 AIN 97 556 188 726

Project Title  
**28-32 ALBERT ROAD  
SOUTH MELBOURNE**

Client  
**DCF**

Drawing Title	
<b>ELEVATION - SOUTH</b>	
Project Number	Drawing Number
<b>17016</b>	<b>A901</b>
Revision	Revision
TP	<b>A</b>

CODE	DESCRIPTION
BAL-01	BALUSTRADE TYPE 01: GREEN (LIGHT) LOW-E COATING - REFLECTIVE
BAL-02	BALUSTRADE TYPE 02: CLEAR (12MM TOUGHENED)
BAL-03	BALUSTRADE TYPE 03: OPAQUE GLASS (12MM TOUGHENED)
CONC-01	TEXTURED RENDER FINISH - GREY
CONC-02	SMOOTH RENDER FINISH - GREEN
CONC-03	CONCRETE PRECAST - GREY
CONC-04	CONCRETE INSTU - GREY
GL-01	GLAZING TYPE 01: GREEN (LIGHT) DGU LOW-E COATING - REFLECTIVE
GL-02	GLAZING TYPE 02: AS PER GL-01 WITH VERTICAL FINS FIXED WITHIN THE DGU
GL-03	GLAZING TYPE 03: CLEAR DGU
GL-04	AS PER GL-01 WITH SOLID BACK PAN
GL-05	AS PER GL-03 WITH SOLID BACK PAN
MET-01	METAL PANEL TYPE 01: SILVER FINISH
LED	STRIP LIGHTING



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
12.12.2019	A	SETA WEAT ISSUE	JR				

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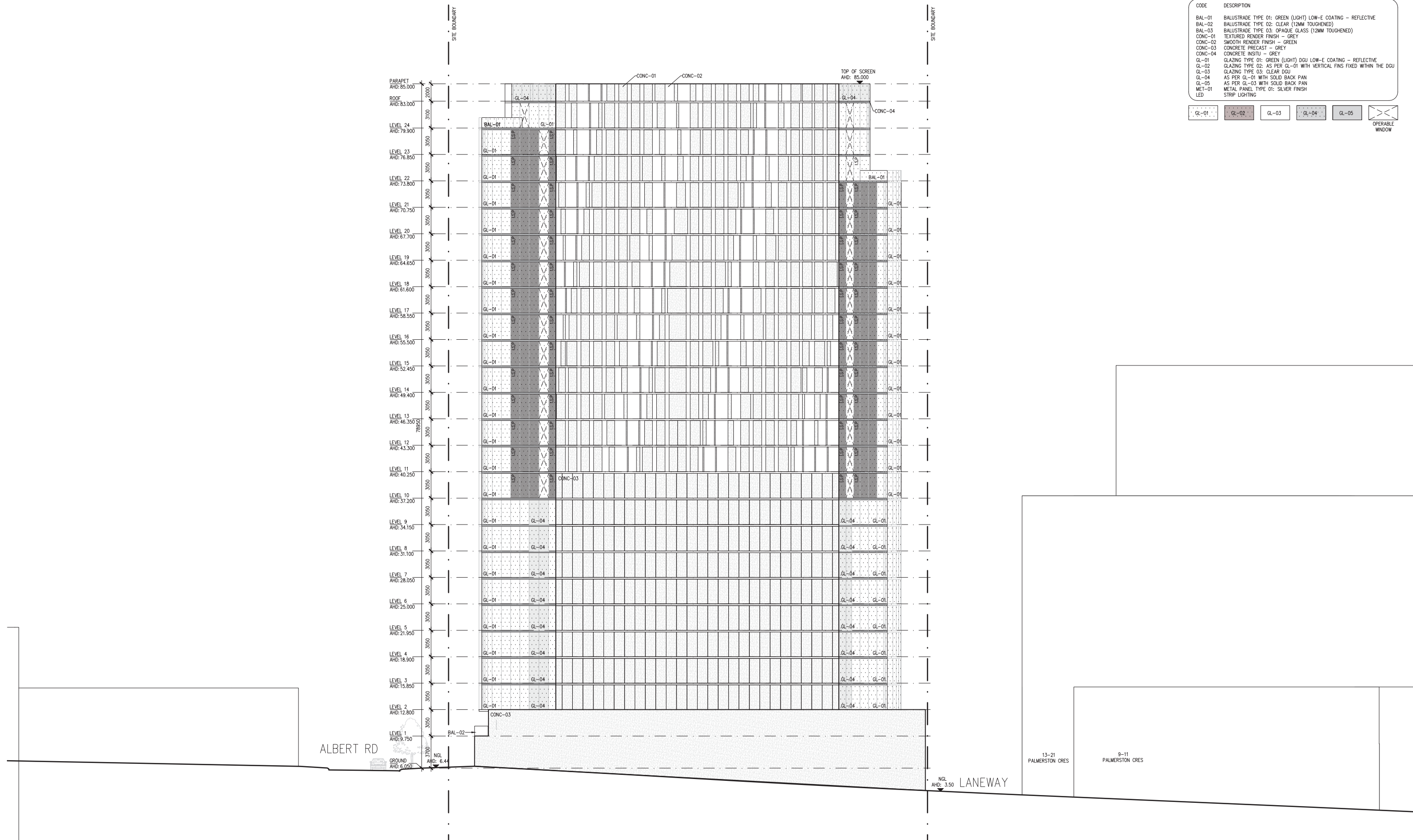
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 AIN 97 556 188 726

Project Title  
**28-32 ALBERT ROAD  
 SOUTH MELBOURNE**

Client  
**DCF**

Project Title	Project Number	Drawing Number
<b>ELEVATION - WEST</b>	<b>17016</b>	<b>A902</b>
TP		A

FINISHES LEGEND	
CODE	DESCRIPTION
BAL-01	BALUSTRADE TYPE 01: GREEN (LIGHT) LOW-E COATING - REFLECTIVE
BAL-02	BALUSTRADE TYPE 02: CLEAR (12MM TOUGHENED)
BAL-03	BALUSTRADE TYPE 03: OPAQUE GLASS (12MM TOUGHENED)
CONC-01	TEXTURED RENDER FINISH - GREY
CONC-02	SMOOTH RENDER FINISH - GREY
CONC-03	CONCRETE PRECAST - GREY
CONC-04	CONCRETE INSITU - GREY
GL-01	GLAZING TYPE 01: GREEN (LIGHT) DGU LOW-E COATING - REFLECTIVE
GL-02	GLAZING TYPE 02: AS PER GL-01 WITH VERTICAL FINS FIXED WITHIN THE DGU
GL-03	GLAZING TYPE 03: CLEAR DGU
GL-04	AS PER GL-01 WITH SOLID BACK PAN
GL-05	AS PER GL-03 WITH SOLID BACK PAN
MET-01	METAL PANEL TYPE 01: SILVER FINISH
LED	STRIP LIGHTING



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
12.12.2019	A	DATA WEAT ISSUE	JR				

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SCALE @A1 1:200 @A1

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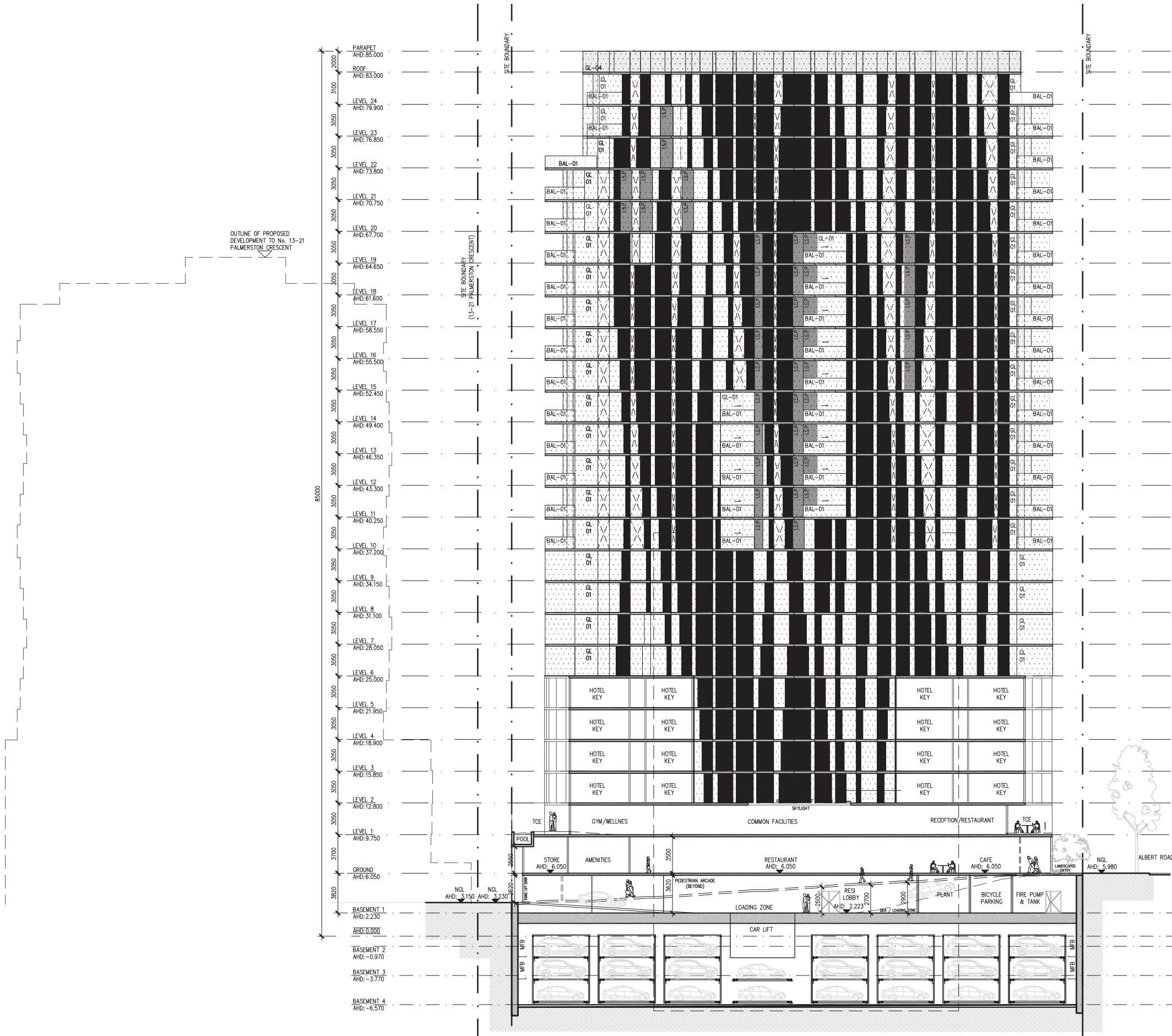
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 AIN 97 556 188 726

Project Title  
**28-32 ALBERT ROAD  
SOUTH MELBOURNE**

Client  
**DCF**

Drawing Title	
<b>ELEVATION - NORTH</b>	
Project Number	Drawing Number
<b>17016</b>	<b>A903</b>
Revision	Revision
<b>TP</b>	<b>A</b>





DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
12.12.2019	A	307A WEAT ISSUE	JR				

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SCALE @A1 1:200 @A1  
**PRELIMINARY  
NOT FOR CONSTRUCTION**

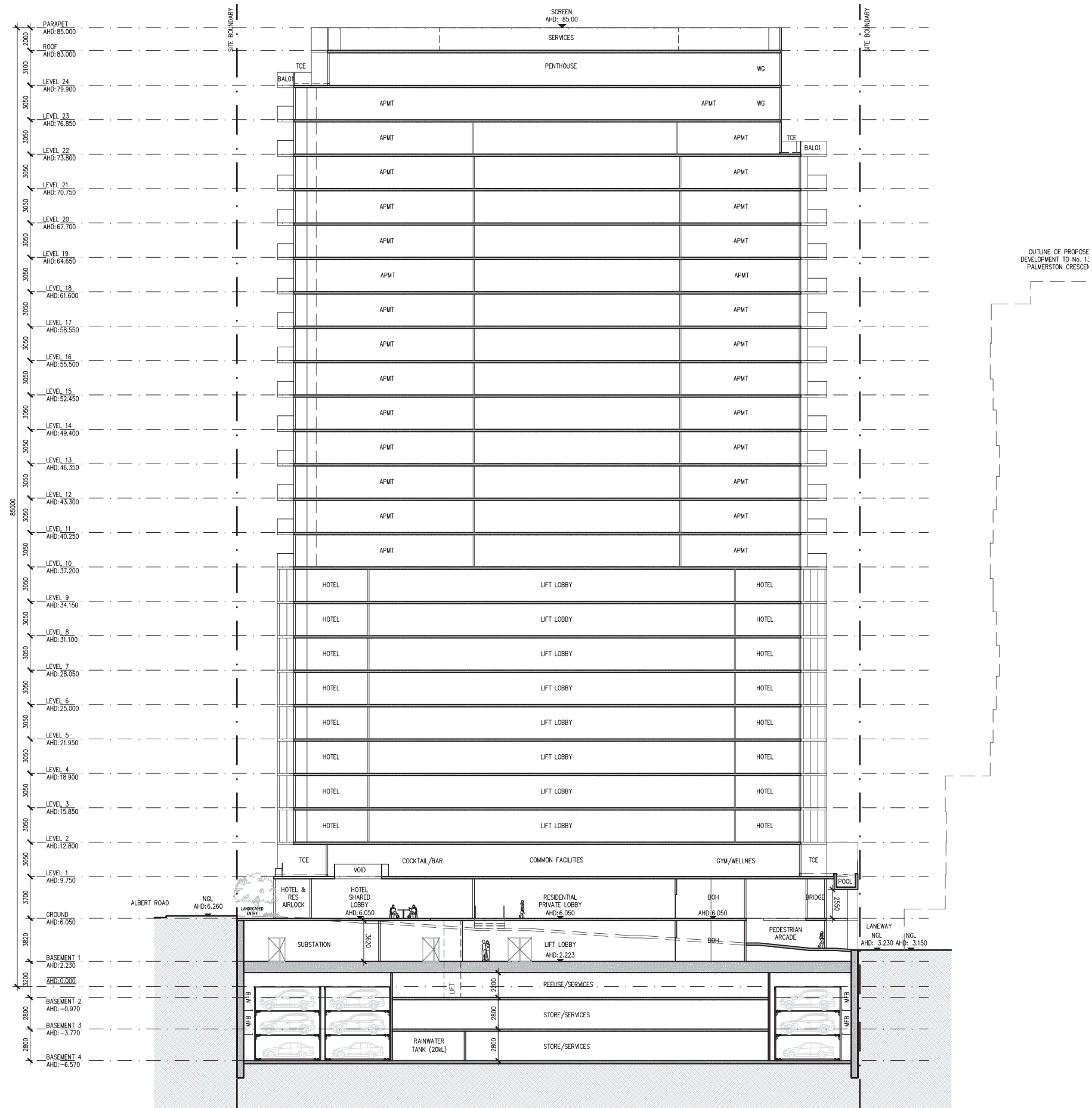
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Project Title  
**28-32 ALBERT ROAD  
SOUTH MELBOURNE**

Client  
**DCF**

Drawing Title	Project Number	Drawing Number
<b>SECTION A-A</b>	<b>17016</b>	<b>A950</b>
TP	Revision	A



OUTLINE OF PROPOSED DEVELOPMENT TO No. 1: PALMERSTON CRESCENT

DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
12.12.2019	A	307A VCAT ISSUE	JK				

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SCALE @ A1 1:200 @ A1

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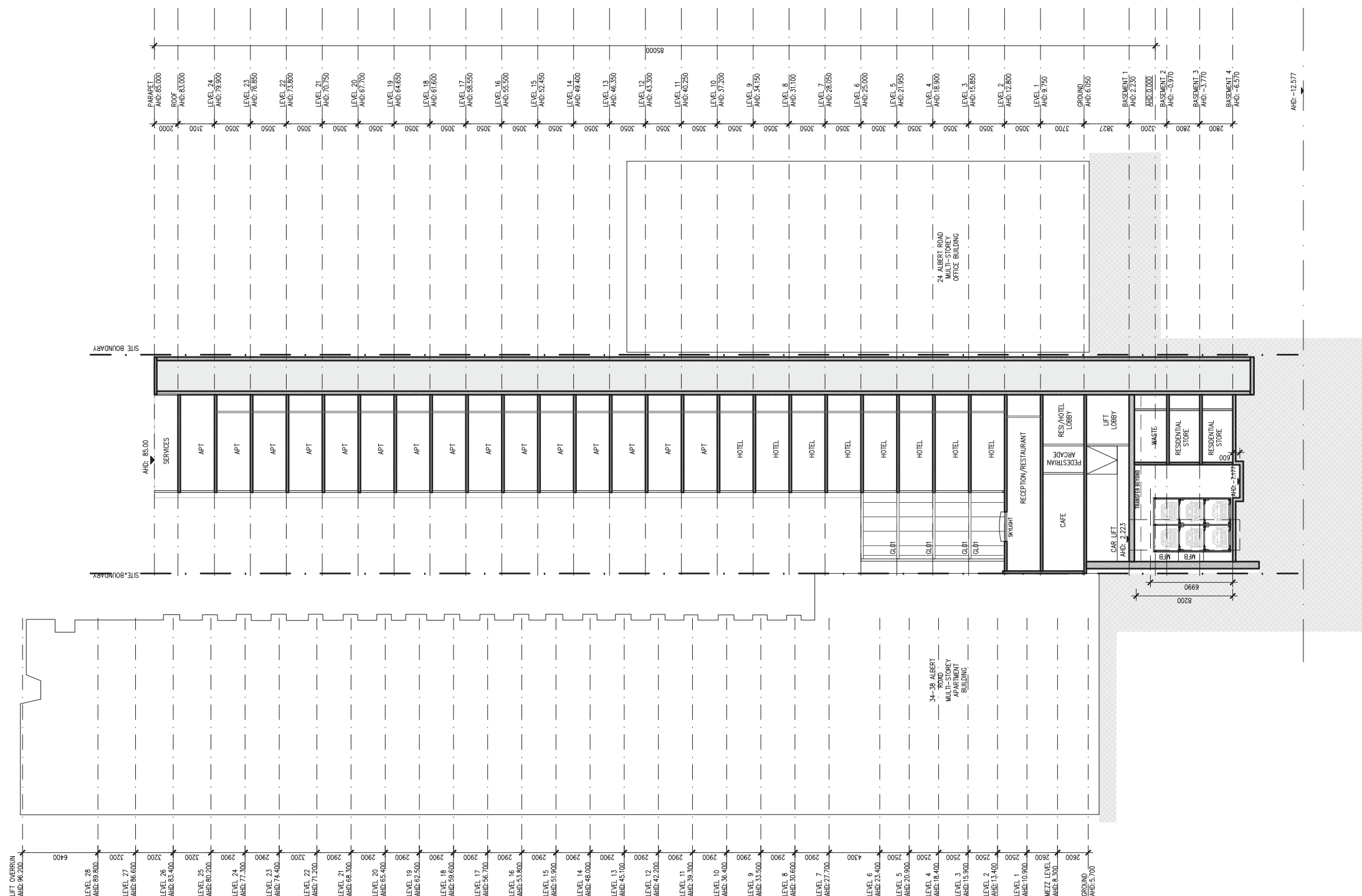
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Project Title  
**28-32 ALBERT ROAD SOUTH MELBOURNE**

Client  
**DCF**

Drawing Title	Project Number	Drawing Number
<b>SECTION B-B</b>	<b>17016</b>	<b>A951</b>
TP		A



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
12.12.2019	A	DATA WEAT ISSUE	JK				

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SCALE @ A1 1:200 @ A1

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Copyright

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Project Title  
**28-32 ALBERT ROAD  
SOUTH MELBOURNE**

Client  
**DCF**

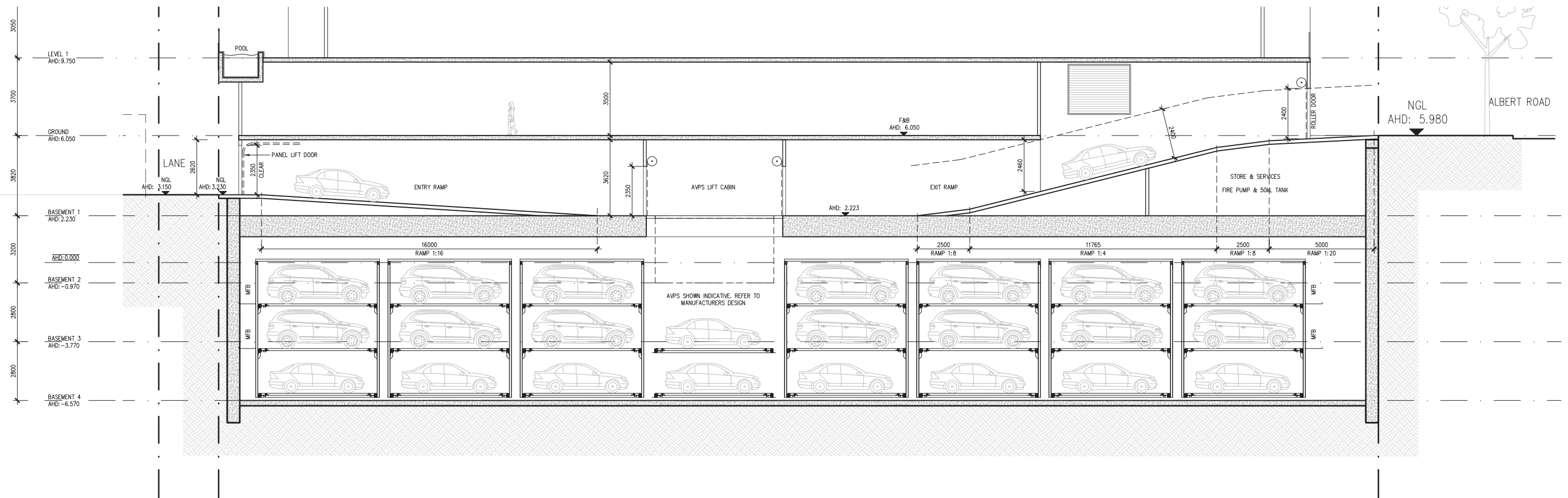
Drawing Title  
**SECTION C-C**

Project Number  
**17016**

Drawing Status  
**TP**

Drawing Number  
**A952**

Revision  
**A**



DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
12.12.2019	A	DATA WEAT ISSUE	JK				

Note: The drawings are to be viewed with regard to the scale at which the document has been issued and for the specific purpose of the issue. The information contained within is considered to be correct at the time of documentation.

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SCALE @A1 1:100 @A1

**PRELIMINARY  
NOT FOR CONSTRUCTION**

Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect for decision before proceeding with the work.

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Project Title  
**28-32 ALBERT ROAD  
 SOUTH MELBOURNE**

Client  
**DCF**

Section Title <b>SECTION D-D</b>	Project Number <b>17016</b>	Drawing Number <b>A953</b>
Drawing Status <b>TP</b>	Revision <b>A</b>	

# DEVELOPMENT SUMMARY

17016 28-32 ALBERT ROAD, SOUTH MELBOURNE, VIC

DATE 12/12/2019  
 STAGE TP - SB6A  
 REV A

**Notes and Disclaimers:**  
 1. This scheme has been produced without planning advice or preliminary meetings with the responsible authorities and as such may not comply with building or other statutory regulations. It represents a possible development that may be achieved with full consultation and liaison with state government and other relevant authorities, however no warranty is given that the yield or layouts will be acceptable to the authorities or other interested parties. Hence Elenberg Fraser presents this information as a possible solution only, subject to council approval.  
 2. This scheme and schedule have been prepared for preliminary feasibility purposes only. The information herein is based on the limited information available at the time of preparation and is believed to be correct at the time of preparation however is not guaranteed.  
 3. The layouts contained herein were prepared without structural or services advice hence no allowance has been made at this stage.  
 4. Changes to the layouts and associated figures will be made during the development of the project hence recipients must rely on their own enquiries to satisfy themselves in all aspects.  
 5. Apartment areas have been measured to the centreline of party and/or bounding walls. Areas do not allow for services, risers, or structure.

## DEVELOPMENT SUMMARY

17016\_28 ALBERT ROAD, SOUTH MELBOURNE, VIC

No.	LEVELS	APARTMENTS /FLOOR	APARTMENTS TOTAL	HOTEL KEYS /FLOOR	HOTEL KEYS TOTAL	GFA RESIDENTIAL /FLOOR	GFA HOTEL /FLOOR	GFA WELLNESS /FLOOR	GFA CORE / BOH / SERV	TOTAL GFA	NLA WELLNESS	NSA RESIDENTIAL /FLOOR	NSA HOTEL /FLOOR	TOTAL NSA + NLA	EFFICIENCY /FLOOR	TERRACE/WINTER GARDEN AREA	TERRACE/WINTER GARDEN AREA / FLOOR	PUBLIC LINK AREA / FLOOR	GFA CARPARK /FLOOR	TOTAL GFA CARPARK	RESIDENT BIKE SPACES	TOTAL STORAGE SPACES	CAR SPACES /FLOOR	CAR SPACES TOTAL
1	B4					102	27		108	237									773	773		17	80	80
1	B3					160			77	237												25		
1	B2								237	237														
1	B1					89	35		394	518													1	1
1	G					70	545		111	726								81	411	411	23			
1	L01							214	103	898	214		391	391	54%			144	67	67	6			
4	L02 - L05			13	52				103	2596						191	191							
1	L06			9	9				104	502						144	144							
3	L07-09			9	27				104	1506														
1	L10	3	3			378			88	466						29	29							
4	L11 - L14	4	16			405			62	1868						36	144							
5	L15 - L19	3	15			408			62	2350						32	160							
2	L20 - L21	2	4			416			62	956						24	48							
1	L22	2	2			401			62	463						39	39							
1	L23	2	2			388			62	450						24	24							
1	L24	1	1			365			62	427						48	48							
25	ROOF								440	440														
<b>TOTALS</b>			<b>43</b>		<b>88</b>	<b>6445</b>	<b>4964</b>	<b>214</b>	<b>2814</b>	<b>14877</b>	<b>214</b>	<b>5562</b>	<b>3812</b>	<b>9588</b>			<b>827</b>	<b>225</b>		<b>1251</b>	<b>29</b>	<b>42</b>		<b>81</b>
														<b>DEV EFFICIENCY</b>			<b>84%</b>						<b>188%</b>	

CARPARK RATIO

## APARTMENT SUMMARY

No.	LEVELS	1 BED 1 BATH [51+ SQM]	1 BED 1 BATH [54+ SQM]	1 BED / 1 STUDY 1 BATH [76+ SQM]	2 BED 2 BATH (D.L.) [85+ SQM]	3 BED 2 BATH [165+ SQM]	3 BED 3 BATH [139+ SQM]	3 BED 3 BATH [182+ SQM]	3 BED 2 BATH (SUB PENTHOUSE)	4 BED 2 BATH (SUB PENTHOUSE)	4 BED 5 BATH (PENTHOUSE)
1	L10		1	1		1					
4	L11 - L14	1	1		1						
5	L15 - L19		1				1				
2	L20 - L21								2		
1	L22								2		
1	L23							1	1		
1	L24									1	
		<b>4</b>	<b>10</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>5</b>	<b>9</b>	<b>1</b>	<b>7</b>	<b>1</b>
		9%	23%	2%	9%	2%	12%	21%	2%	16%	2%





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