

FINISHES LEGEND

CODE	DESCRIPTION
BAL01	BALUSTRADE: LOW-E COATING - REFLECTIVE FINISH - COLOUR: LIGHT GREEN
CON01	CONCRETE - TEXTURED PAINT FINISH - COLOUR: GREY
CON02	CONCRETE - TEXTURED PAINT FINISH - COLOUR: GREEN
CON03	PRECAST CONCRETE - COLOUR: NATURAL
GL01	GLAZING - DGU LOW-E COATING - COLOUR: LIGHT GREEN
GL01-A	SPANDREL GLAZING - DGU LOW-E COATING - COLOUR: LIGHT GREEN
GL02	GLAZING - ACID EDGED LOW-E COATING - COLOUR: CLEAR
GL03	GLAZING - DGU - COLOUR: CLEAR
GL04	GLAZING - PRIVACY - FRONT: LIGHT GREEN AS PER GL-01 BACK: WHITE FROSTED GLASS
LVR01	LOUVRES - HORIZONTAL - POWDERCOATED ALUMINIUM - COLOUR: BRONZE
LVR02	LOUVRES - VERTICAL - POWDERCOATED ALUMINIUM - COLOUR: BRONZE
LVR03	GLASS LOUVRES - OPERABLE FOR WINTERGARDEN - COLOUR: LIGHT GREEN TO MATCH GL-01
PD01	POWDERCOATED ALUMINIUM - COLOUR: BRONZE
PT01	STIPLED PAINT FINISH - COLOUR: WHITE
PER01	PERFORATED METAL DOOR TO CARPARK - PATTERN TBC - COLOUR: BRONZE
PER02	PERFORATED METAL DOOR CUPBOARDS - PATTERN TBC - COLOUR: BRONZE



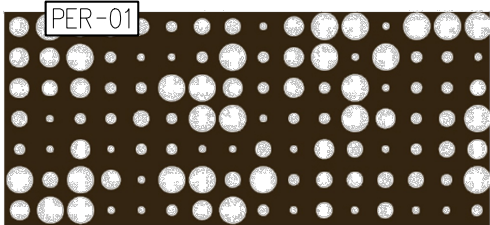
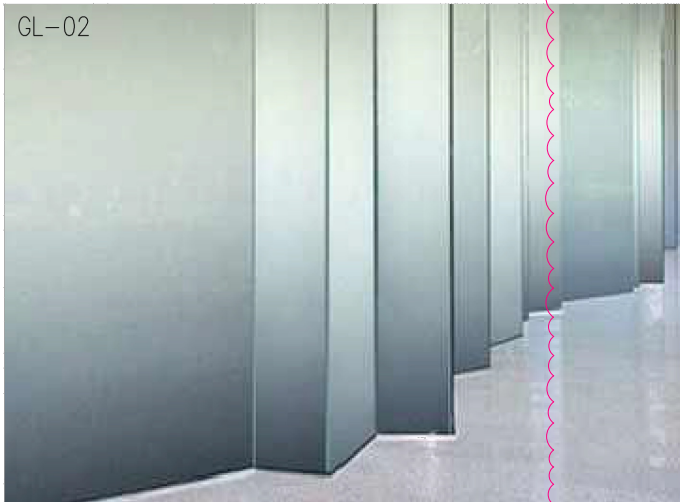
NOTE: GLAZING MATERIALS USED ON ALL EXTERNAL WALLS ARE AS PER SPECIFIED IN GLAZING REPORT, AND MUST BE OF A TYPE THAT DOES NOT REFLECT MORE THAN 20% OF VISIBLE LIGHT, WHEN MEASURED AT AN ANGLE OF 90 DEGREES TO THE GLASS SURFACE AS SPECIFIED IN REFLECTIVITY ASSESSMENT.

AWNING AND SPANDREL LOCATIONS ARE SHOWN INDICATIVELY.

NO LED LIGHT TO BE USED ALONG THE SOUTHERN ELEVATION WITH THE EXCEPTION OF BALCONY LIGHTS USED FOR THE PURPOSES OF LIGHTING THE BALCONY FOR ITS USE.

PHYSICAL ENCLOSURE OF BALCONIES ASSOCIATED WITH APARTMENTS A1 AND A3 ON LEVELS 12 TO 20 (INCLUSIVE) TO A HEIGHT OF 1.7M ABOVE FFL.

INCLUSION OF VERTICAL LOUVERS ON BALCONIES FOR APARTMENTS A1 & A3 ON LEVELS 10 AND 11 (INCLUSIVE) TO MINIMISE DIRECT VIEWS TO THE ADJOINING SITE.



NOTE:  
PLANS MUST BE READ IN CONJUNCTION WITH THE ENDORSED  
ESD REPORT AND ALL INITIATIVES CONTAINED WITHIN MUST  
BE IMPLEMENTED TO THE SATISFACTION OF THE  
RESPONSIBLE AUTHORITY

REVISIONS			
No	Date	Description	By
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
**PROPOSED MIXED USE DEVELOPMENT**  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
**FINISHES SHCEDULE**

SCALE: @ A3 1:200

DATE:  
SEPT 2023

PROJECT No:

**10212**

DRAWN BY:  
CP



DWG No:

**A4000**

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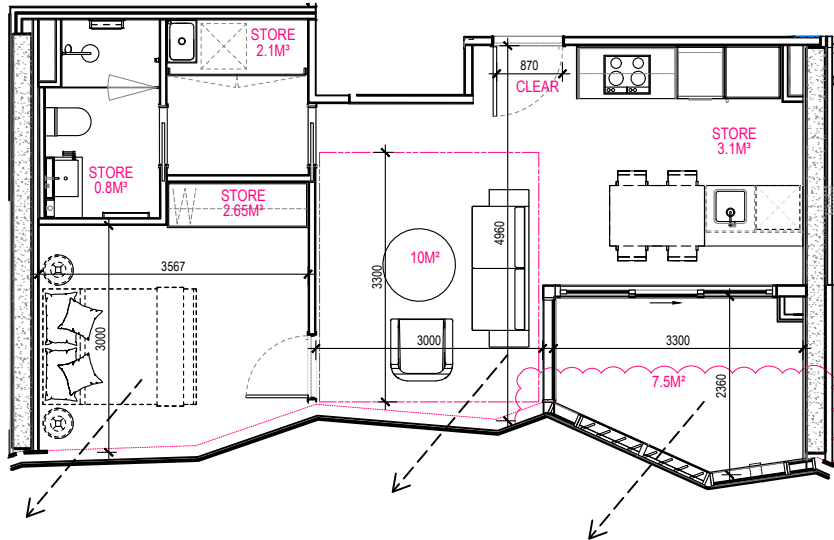
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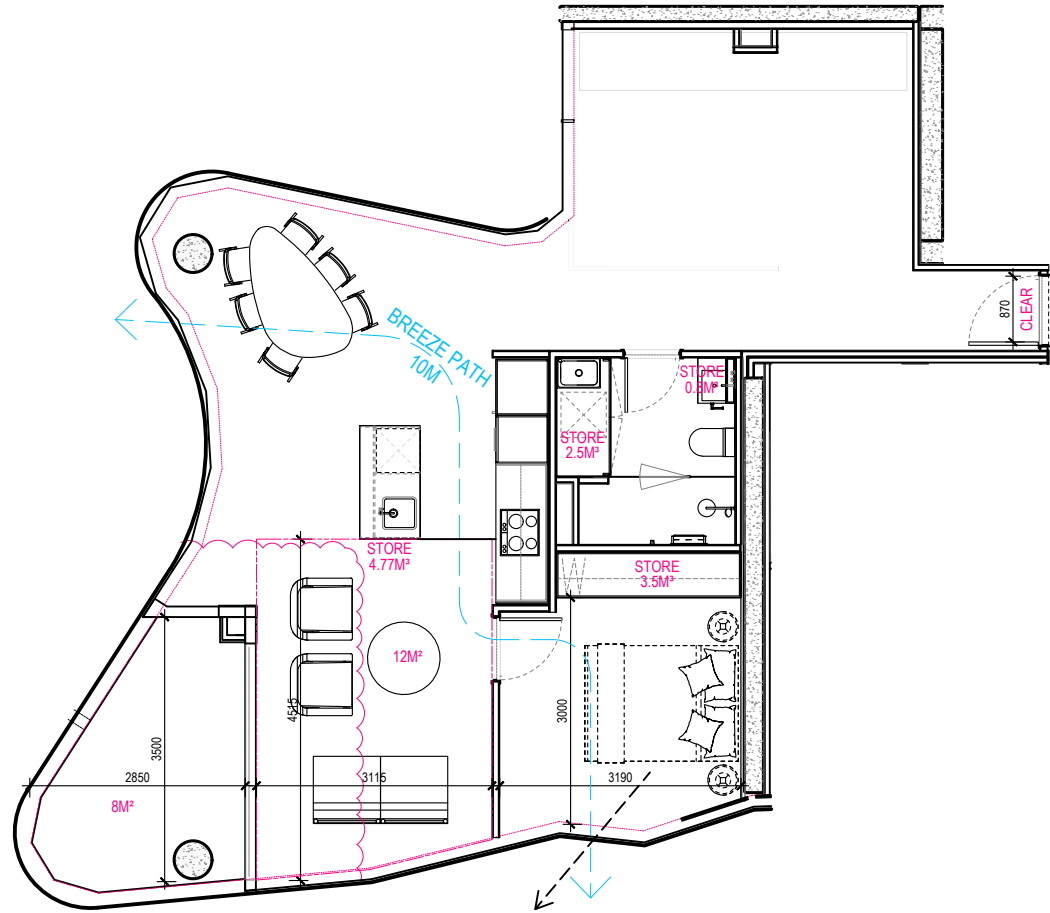
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BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE A1/A1-A	NO	YES	NO	8.65m²	3m²	2700mm	No



BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE A2	NO	YES	YES	11.57m²	3m²	2700mm	Yes

Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

REVISIONS			
No	Date	Description	By
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
**PROPOSED MIXED USE DEVELOPMENT**  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
**APARTMENT DESIGN GUIDELINES FOR VICTORIA**  
**APARTMENT TYPE SHEET 01**

SCALE: @ A3 1:200

DATE:  
SEPT 2023

PROJECT No:

**10212**

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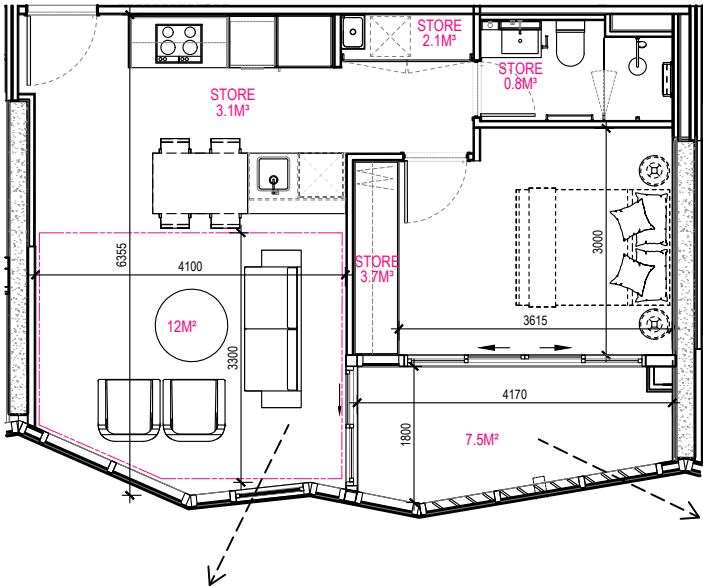
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BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE A3	NO	YES	NO	9.7m²	3m²	2700mm	No

Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

REVISIONS			
No	Date	Description	By
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE	28 - 32 ALBERT ROAD, SOUTH MELBOURNE
DRAWING TITLE	APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 02

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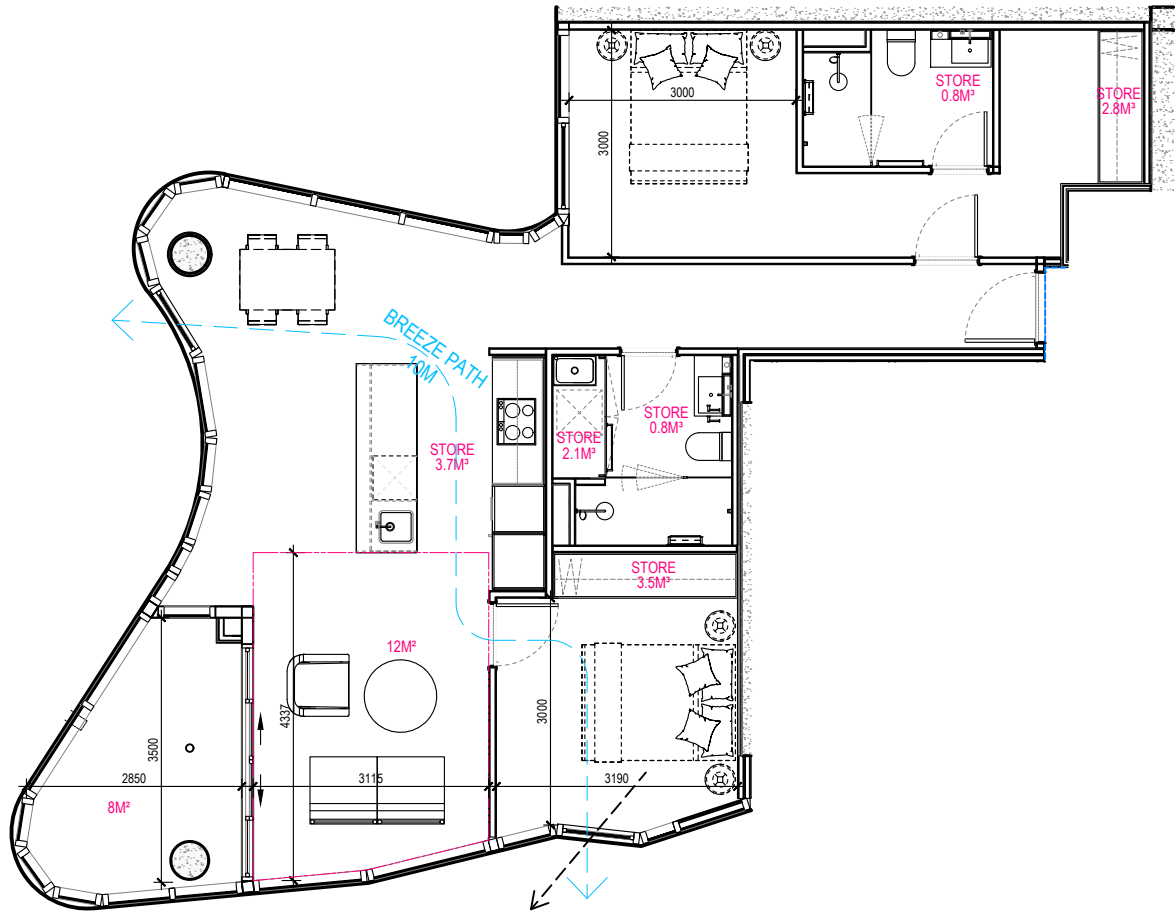
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BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE B1	NO	NO	YES	13.7m²	3m²	2700mm	Yes

Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

REVISIONS			
No	Date	Description	By
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
**PROPOSED MIXED USE DEVELOPMENT**  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
**APARTMENT DESIGN GUIDELINES FOR VICTORIA**  
**APARTMENT TYPE SHEET 03**

SCALE: @ A3 1:200

PROJECT No:

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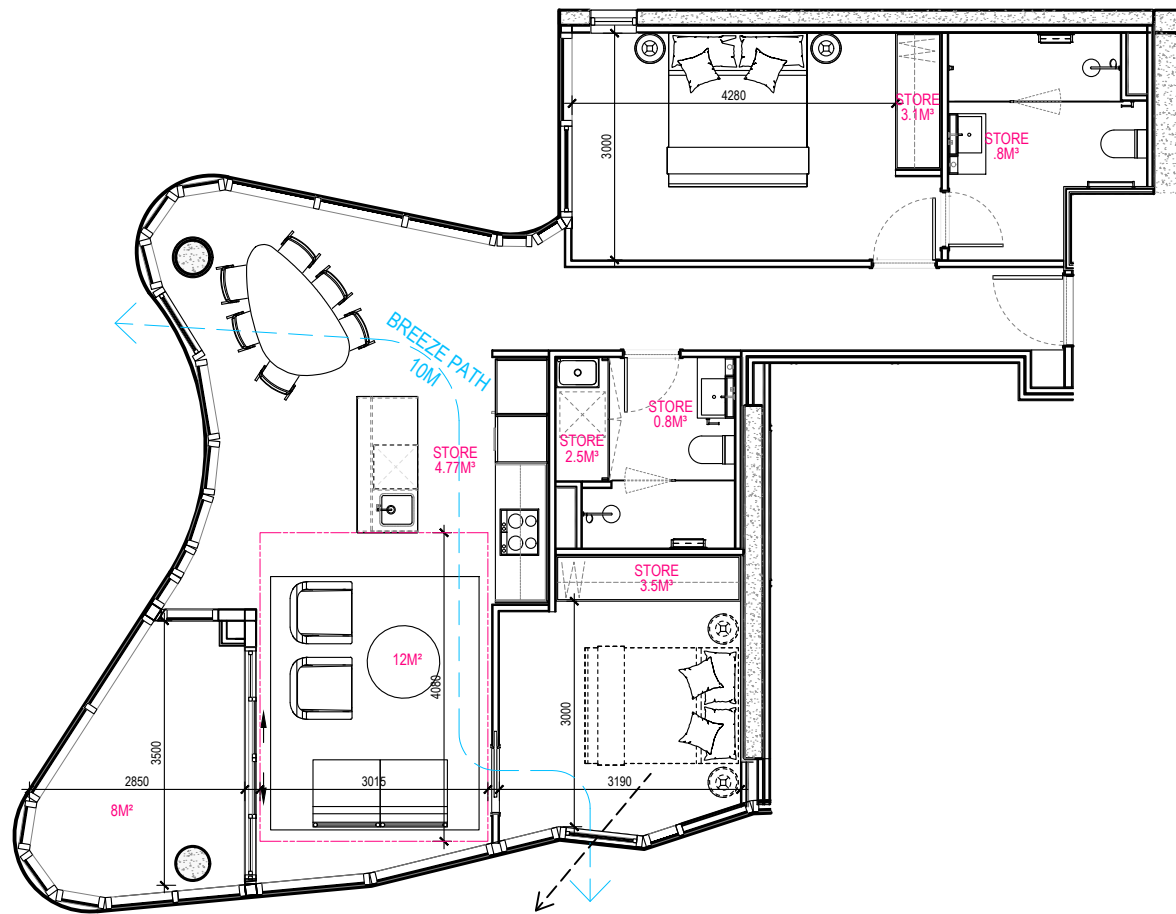
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BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE B1-A	NO	YES	YES	15.47m²	3m²	2700mm	Yes

Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

REVISIONS			
No	Date	Description	By
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE	28 - 32 ALBERT ROAD, SOUTH MELBOURNE
DRAWING TITLE	APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 04

SCALE: @ A3 1:200

PROJECT No:

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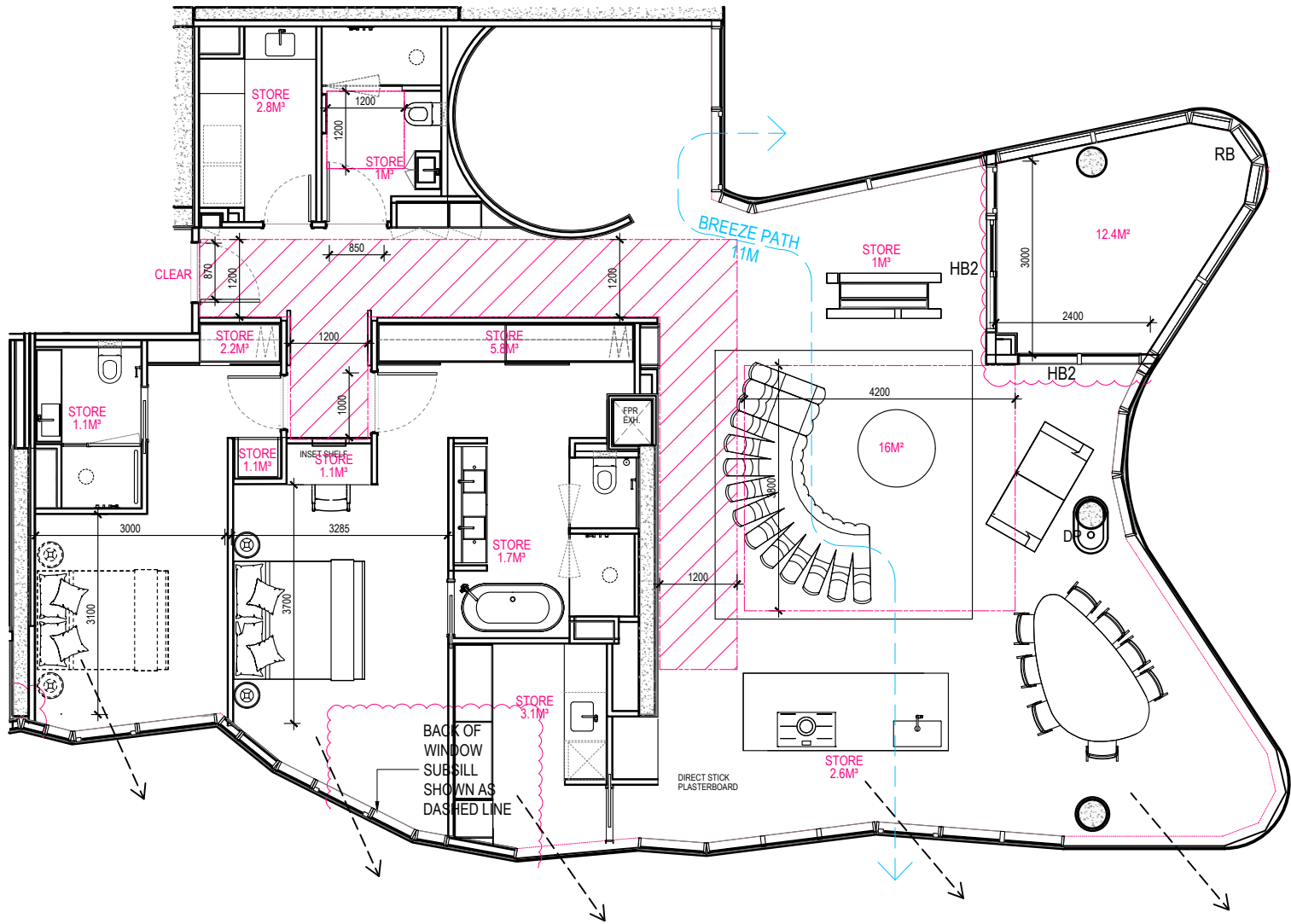
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BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE C1	YES	YES	YES	23.5m²	3m²	2700mm	Yes

STANDARD D17 - COMPLIANT
DOOR DESIGN / OPENING
<ul style="list-style-type: none"><li>A CLEAR 850MM WIDE DOOR OPENING</li><li>A SLIDE DOOR</li></ul>
CIRCULATION AREA
<ul style="list-style-type: none"><li>A CLEAR CIRCULATION AREA OF 1.2M X 1.2M</li><li>LOCATED IN FRONT OF THE SHOWER AND TOILET</li><li>CLEAR OF TOILET, BASIN AND THE DOOR</li></ul>
PATH TO CIRCULATION AREA
<ul style="list-style-type: none"><li>A CLEAR OF 900MM MIN WIDTH FROM THE DOOR TO THE CIRCULATION AREA</li></ul>
SHOWER
<ul style="list-style-type: none"><li>A HOBLESS (STEP-FREE) SHOWER</li></ul>

Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

REVISIONS			
No	Date	Description	By
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
PROPOSED MIXED USE DEVELOPMENT  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
APARTMENT DESIGN GUIDELINES FOR VICTORIA  
APARTMENT TYPE SHEET 05

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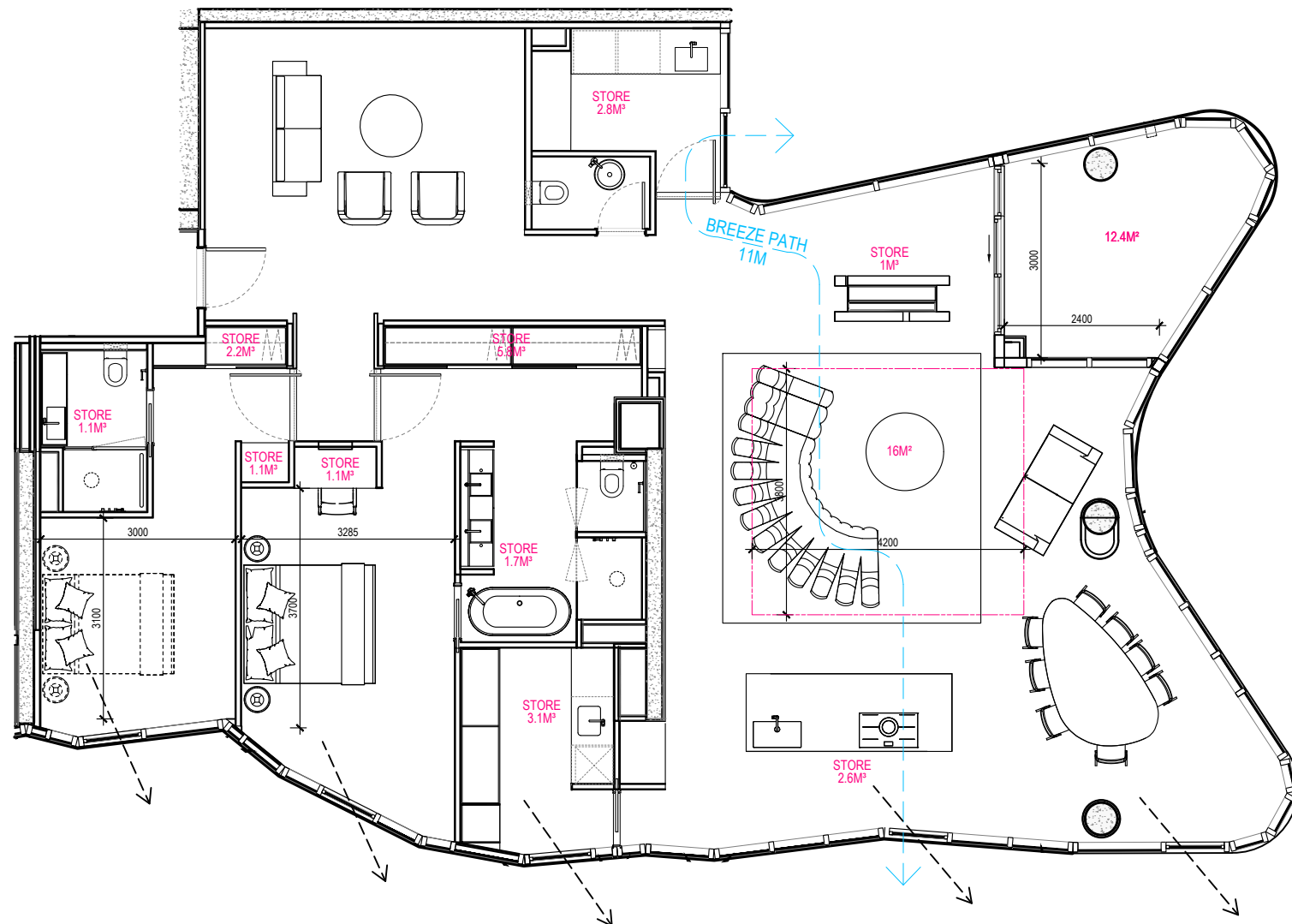
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APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE C1-A	NO	YES	YES	22.5m²	3m²	2700mm	Yes

Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

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V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
PROPOSED MIXED USE DEVELOPMENT  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
APARTMENT DESIGN GUIDELINES FOR VICTORIA  
APARTMENT TYPE SHEET 06

SCALE: @ A3 1:200

PROJECT No:  
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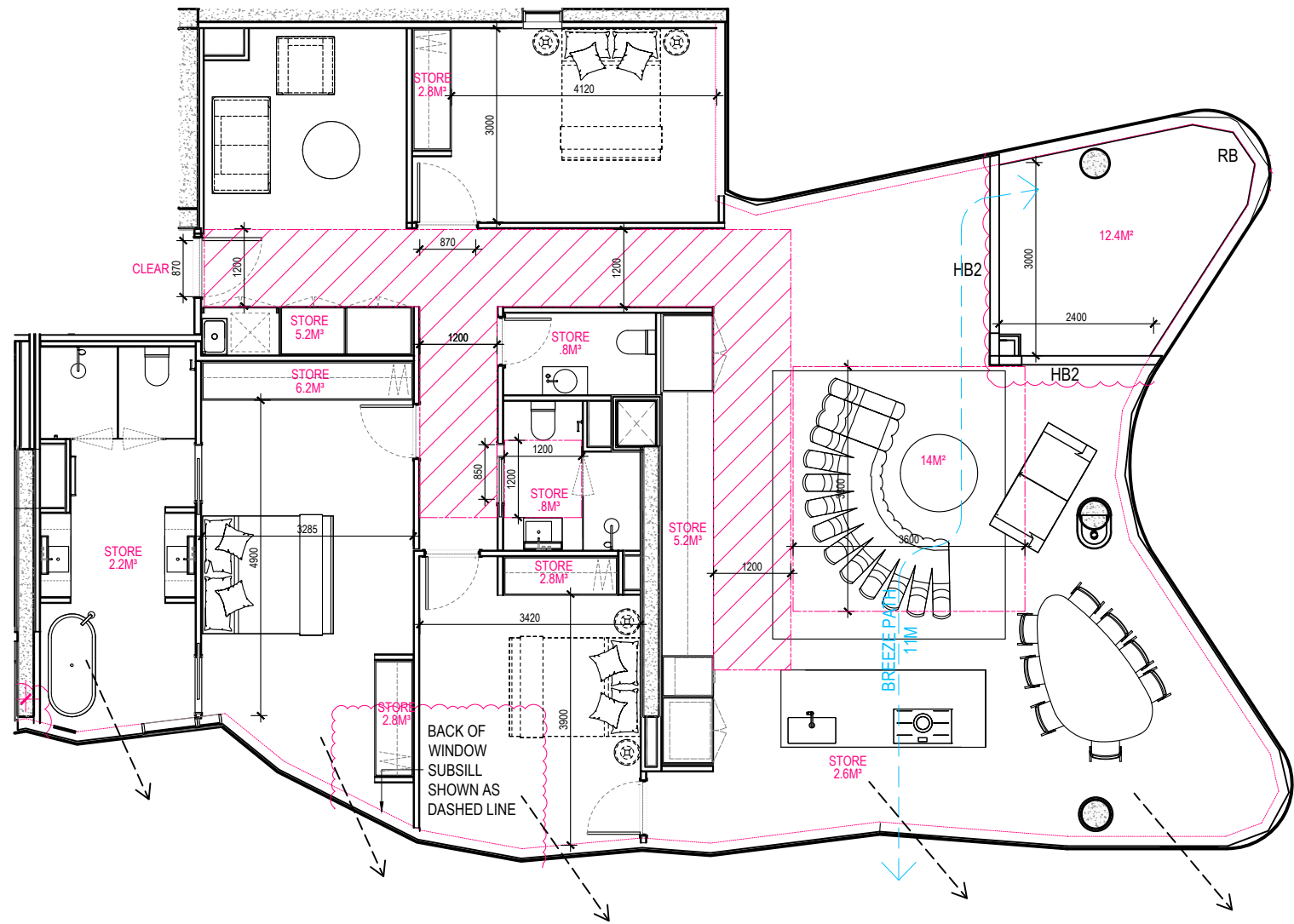
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STANDARD D17 - COMPLIANT	
DOOR DESIGN / OPENING	
•	A CLEAR 850MM WIDE DOOR OPENING
•	A SLIDE DOOR
CIRCULATION AREA	
•	A CLEAR CIRCULATION AREA OF 1.2M X 1.2M
•	LOCATED IN FRONT OF THE SHOWER AND TOILET
•	CLEAR OF TOILET, BASIN AND THE DOOR
PATH TO CIRCULATION AREA	
•	A CLEAR OF 900MM MIN WIDTH FROM THE DOOR TO THE CIRCULATION AREA
SHOWER	
•	A HOBLESS (STEP-FREE) SHOWER

BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE C1-B	YES	YES	YES	31.4m²	3m²	2700mm	Yes

Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

NOTE:  
PLANS MUST BE READ IN CONJUNCTION WITH THE ENDORSED  
ESD REPORT AND ALL INITIATIVES CONTAINED WITHIN MUST  
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V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
**PROPOSED MIXED USE DEVELOPMENT**  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
**APARTMENT DESIGN GUIDELINES FOR VICTORIA**  
**APARTMENT TYPE SHEET 07**

SCALE: @ A3 1:200

PROJECT No:  
**10212**



DWG No:

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DATE:  
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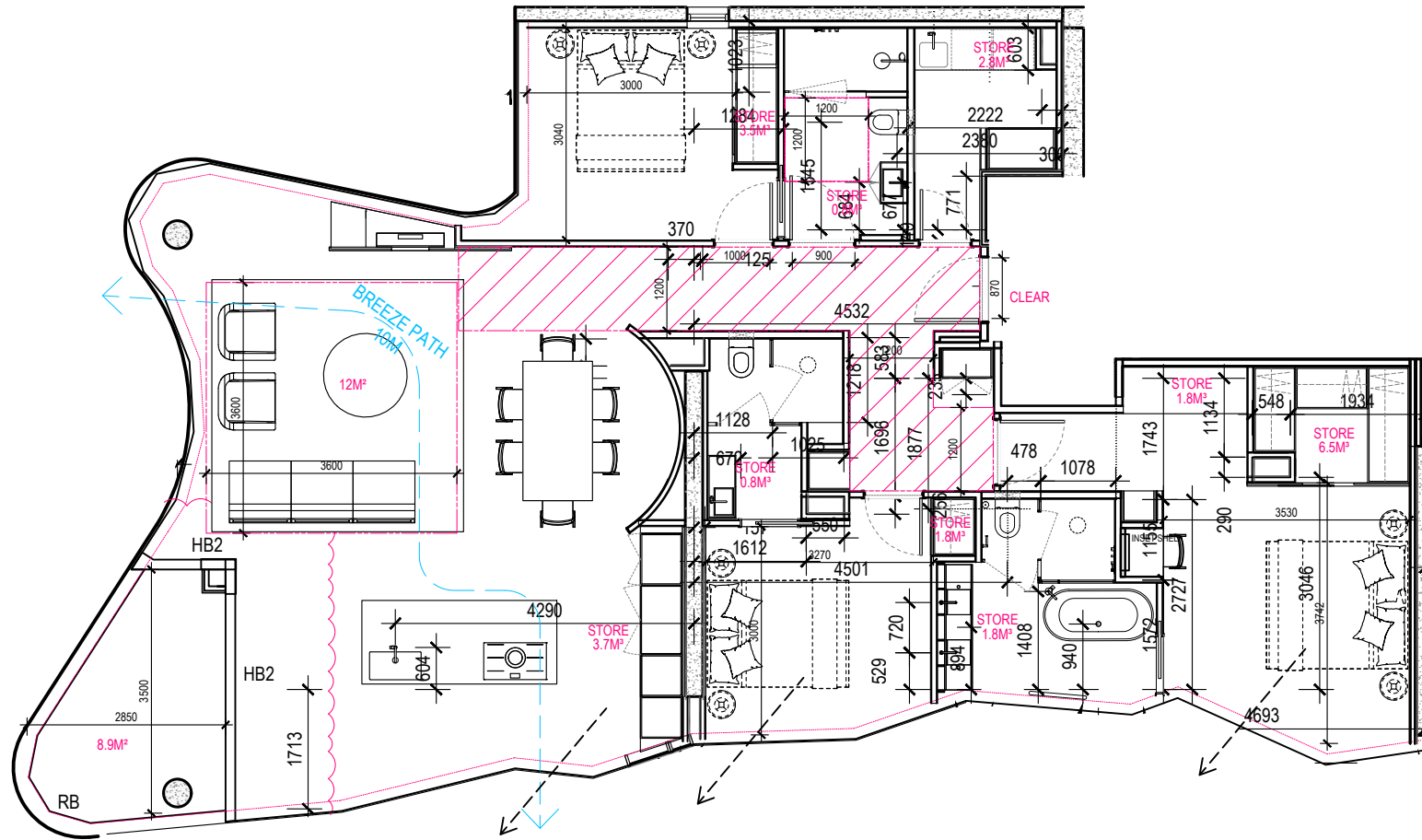
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STANDARD D17 - COMPLIANT
DOOR DESIGN / OPENING
<ul style="list-style-type: none"><li>A CLEAR 850MM WIDE DOOR OPENING</li><li>A SLIDE DOOR</li></ul>
CIRCULATION AREA
<ul style="list-style-type: none"><li>A CLEAR CIRCULATION AREA OF 1.2M X 1.2M</li><li>LOCATED IN FRONT OF THE SHOWER AND TOILET</li><li>CLEAR OF TOILET, BASIN AND THE DOOR</li></ul>
PATH TO CIRCULATION AREA
<ul style="list-style-type: none"><li>A CLEAR OF 900MM MIN WIDTH FROM THE DOOR TO THE CIRCULATION AREA</li></ul>
SHOWER
<ul style="list-style-type: none"><li>A HOBLESS (STEP-FREE) SHOWER</li></ul>

BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE C2	YES	YES	YES	23.5m²	3m²	2700mm	No

Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

NOTE:  
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V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
PROPOSED MIXED USE DEVELOPMENT  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
APARTMENT DESIGN GUIDELINES FOR VICTORIA  
APARTMENT TYPE SHEET 08

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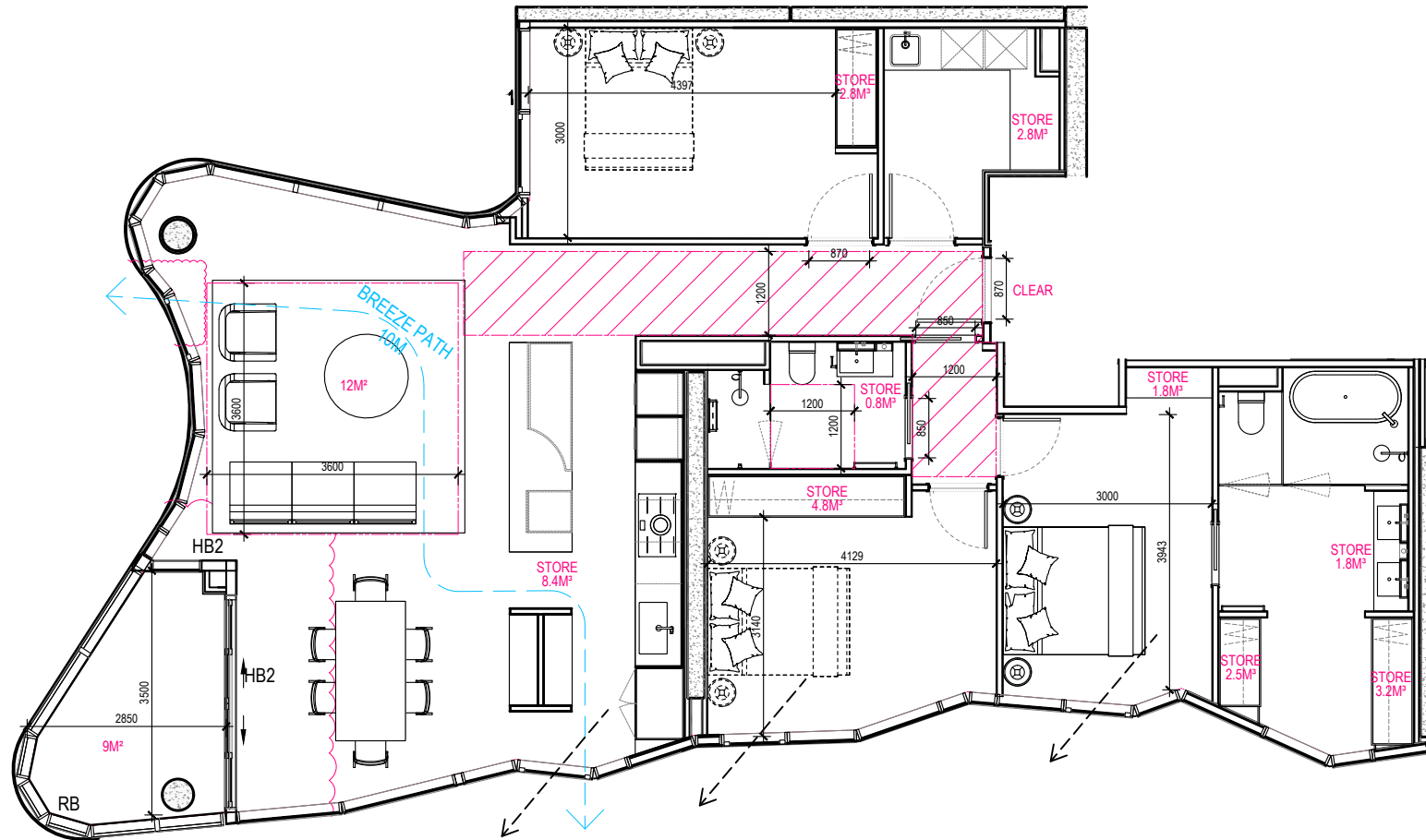
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STANDARD D17 - COMPLIANT
DOOR DESIGN / OPENING
<ul style="list-style-type: none"><li>A CLEAR 850MM WIDE DOOR OPENING</li><li>A SLIDE DOOR</li></ul>
CIRCULATION AREA
<ul style="list-style-type: none"><li>A CLEAR CIRCULATION AREA OF 1.2M X 1.2M</li><li>LOCATED IN FRONT OF THE SHOWER AND TOILET</li><li>CLEAR OF TOILET, BASIN AND THE DOOR</li></ul>
PATH TO CIRCULATION AREA
<ul style="list-style-type: none"><li>A CLEAR OF 900MM MIN WIDTH FROM THE DOOR TO THE CIRCULATION AREA</li></ul>
SHOWER
<ul style="list-style-type: none"><li>A HOBLESS (STEP-FREE) SHOWER</li></ul>

BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE C2-A	YES	YES	YES	28.9m²	3m²	2700mm	No

Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

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PROJECT TITLE  
PROPOSED MIXED USE DEVELOPMENT  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
APARTMENT DESIGN GUIDELINES FOR VICTORIA  
APARTMENT TYPE SHEET 09

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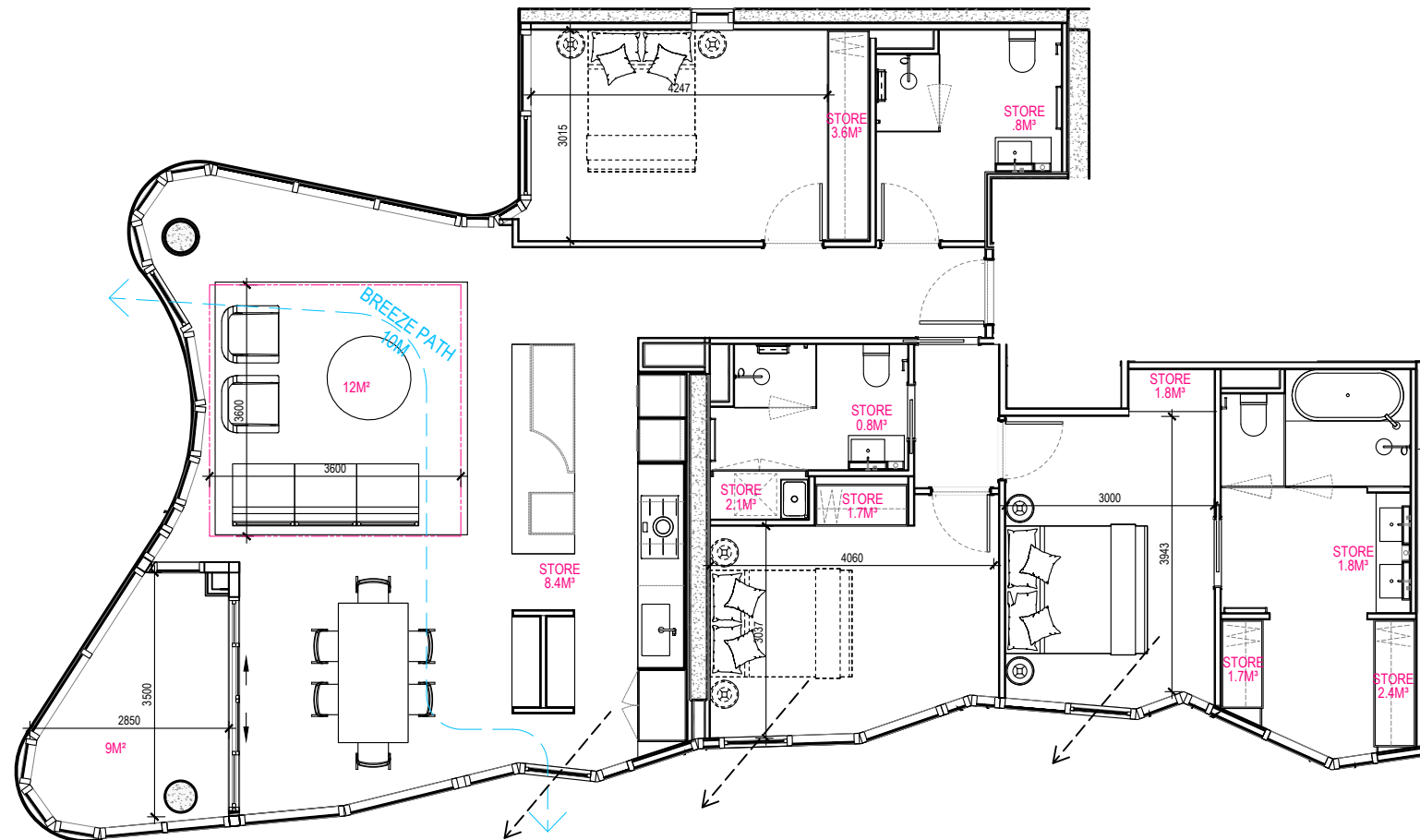
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BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE C2-B	NO	YES	YES	25.1m²	3m²	2700mm	No

Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

NOTE:  
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V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
PROPOSED MIXED USE DEVELOPMENT  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
APARTMENT DESIGN GUIDELINES FOR VICTORIA  
APARTMENT TYPE SHEET 10

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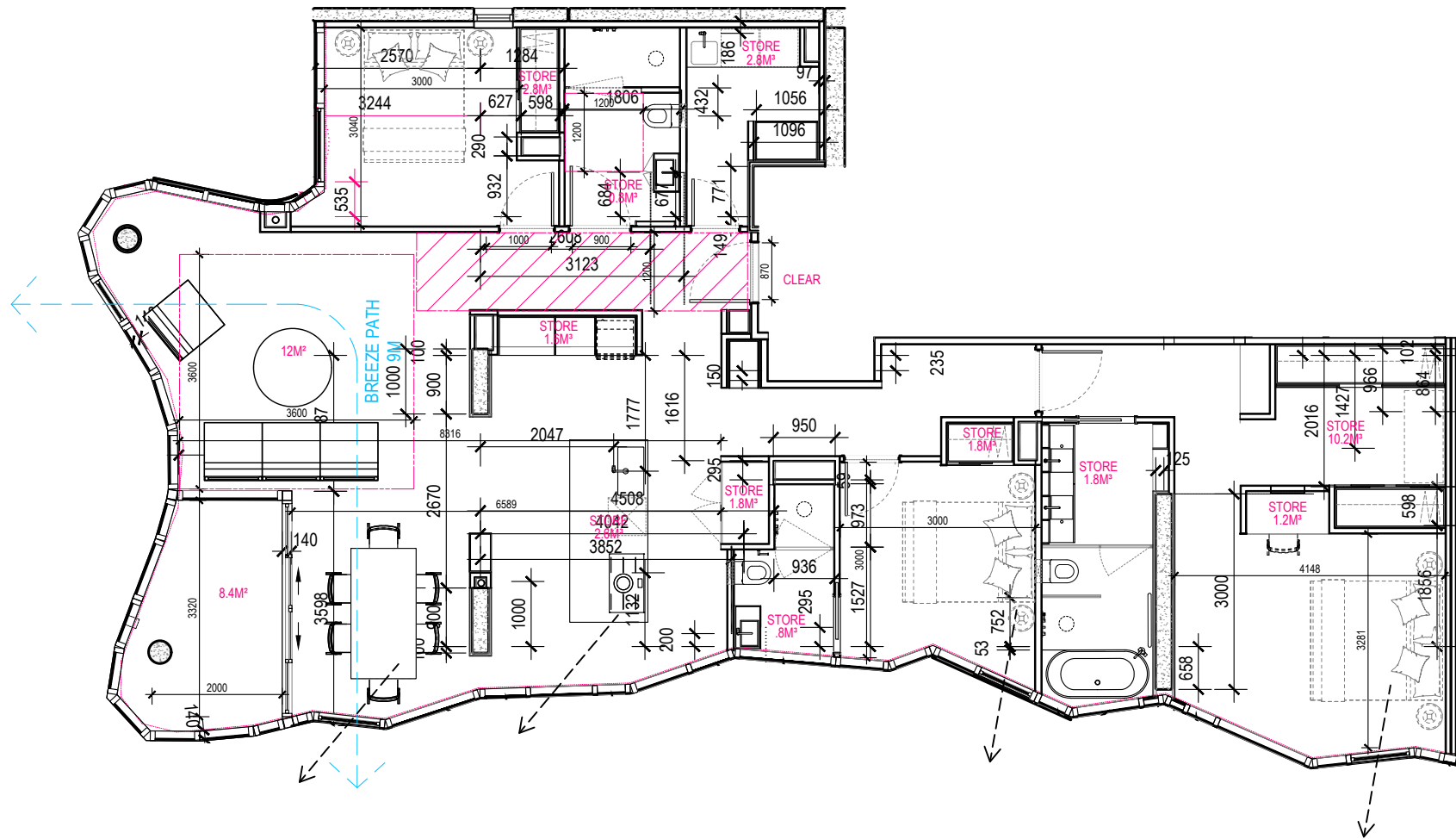
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STANDARD D17 - COMPLIANT
DOOR DESIGN / OPENING
<ul style="list-style-type: none"><li>A CLEAR 850MM WIDE DOOR OPENING</li><li>A SLIDE DOOR</li></ul>
CIRCULATION AREA
<ul style="list-style-type: none"><li>A CLEAR CIRCULATION AREA OF 1.2M X 1.2M</li><li>LOCATED IN FRONT OF THE SHOWER AND TOILET</li><li>CLEAR OF TOILET, BASIN AND THE DOOR</li></ul>
PATH TO CIRCULATION AREA
<ul style="list-style-type: none"><li>A CLEAR OF 900MM MIN WIDTH FROM THE DOOR TO THE CIRCULATION AREA</li></ul>
SHOWER
<ul style="list-style-type: none"><li>A HOBLESS (STEP-FREE) SHOWER</li></ul>

BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE C3	YES	YES	YES	28.2m²	3m²	2700mm	No

Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

NOTE:  
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V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
PROPOSED MIXED USE DEVELOPMENT  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
APARTMENT DESIGN GUIDELINES FOR VICTORIA  
APARTMENT TYPE SHEET 11

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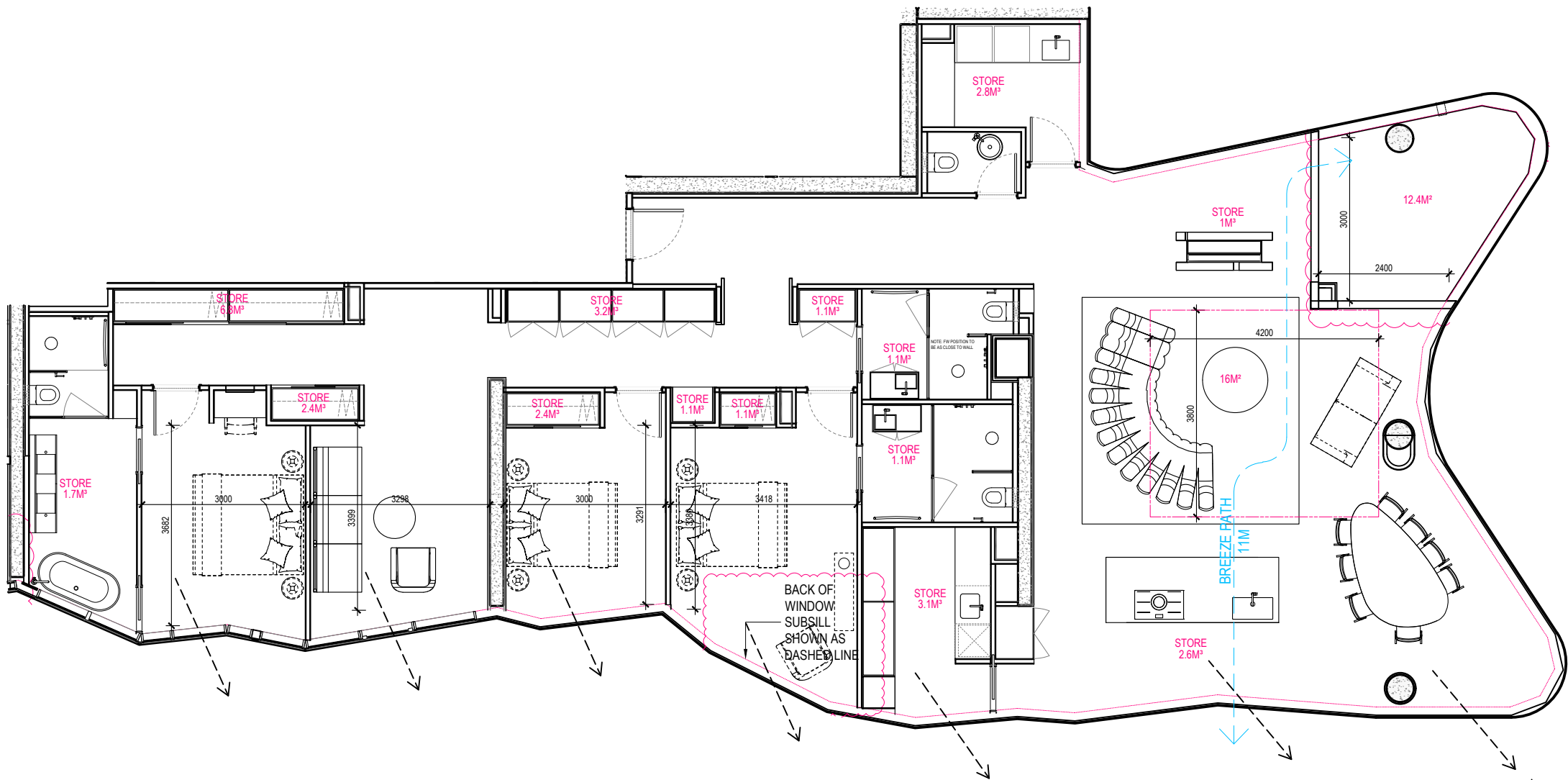
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BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE C4	NO	YES	YES	29.5m <sup>2</sup>	3m <sup>2</sup>	2700mm	Yes

Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

NOTE:  
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V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
PROPOSED MIXED USE DEVELOPMENT  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
APARTMENT DESIGN GUIDELINES FOR VICTORIA  
APARTMENT TYPE SHEET 12

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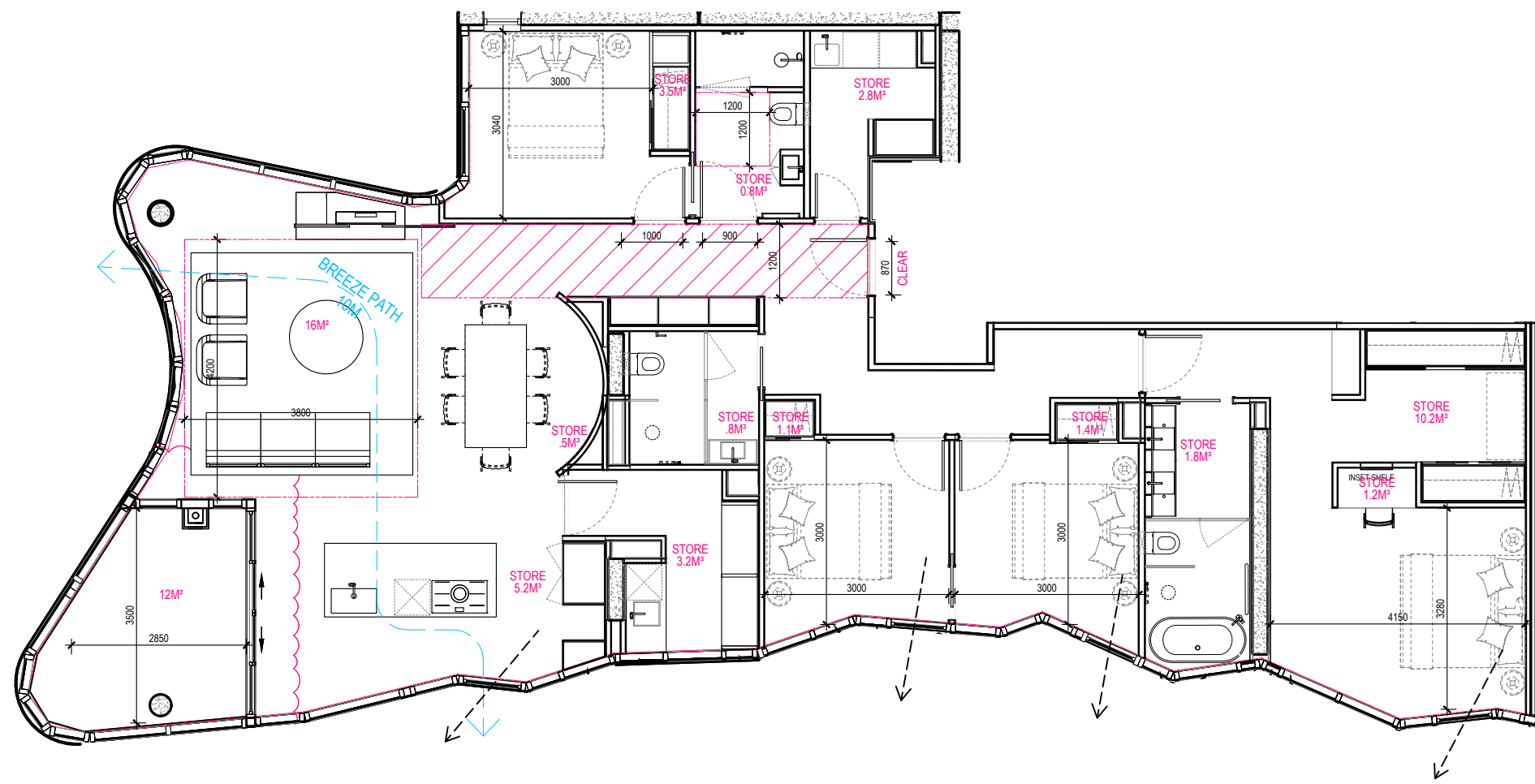
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STANDARD D17 - COMPLIANT	
DOOR DESIGN / OPENING	
•	A CLEAR 850MM WIDE DOOR OPENING
•	A SLIDE DOOR
CIRCULATION AREA	
•	A CLEAR CIRCULATION AREA OF 1.2M X 1.2M
•	LOCATED IN FRONT OF THE SHOWER AND TOILET
•	CLEAR OF TOILET, BASIN AND THE DOOR
PATH TO CIRCULATION AREA	
•	A CLEAR OF 900MM MIN WIDTH FROM THE DOOR TO THE CIRCULATION AREA
SHOWER	
•	A HOBLESS (STEP-FREE) SHOWER

BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE D1	YES	YES	YES	32.8m <sup>2</sup>	NIL	2700mm	Yes

Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

NOTE:  
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PROJECT TITLE  
**PROPOSED MIXED USE DEVELOPMENT**  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
**APARTMENT DESIGN GUIDELINES FOR VICTORIA**  
**APARTMENT TYPE SHEET 13**

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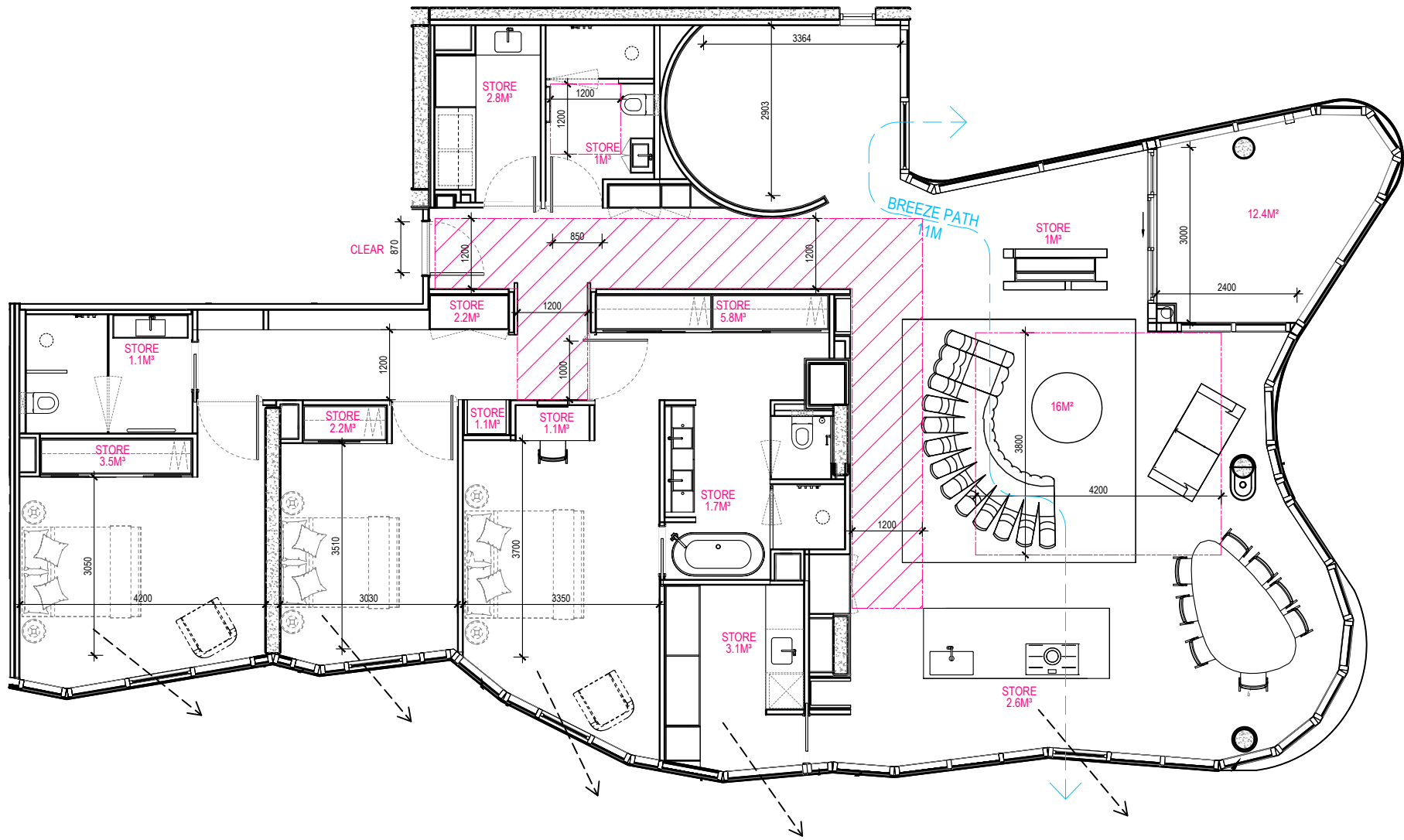
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BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE D2	YES	YES	YES	29.2m²	NIL	2700mm	Yes

STANDARD D17 - COMPLIANT
DOOR DESIGN / OPENING
<ul style="list-style-type: none"><li>A CLEAR 850MM WIDE DOOR OPENING</li><li>A SLIDE DOOR</li></ul>
CIRCULATION AREA
<ul style="list-style-type: none"><li>A CLEAR CIRCULATION AREA OF 1.2M X 1.2M</li><li>LOCATED IN FRONT OF THE SHOWER AND TOILET</li><li>CLEAR OF TOILET, BASIN AND THE DOOR</li></ul>
PATH TO CIRCULATION AREA
<ul style="list-style-type: none"><li>A CLEAR OF 900MM MIN WIDTH FROM THE DOOR TO THE CIRCULATION AREA</li></ul>
SHOWER
<ul style="list-style-type: none"><li>A HOBLESS (STEP-FREE) SHOWER</li></ul>

Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

NOTE:  
PLANS MUST BE READ IN CONJUNCTION WITH THE ENDORSED  
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No	Date	Description	By
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
PROPOSED MIXED USE DEVELOPMENT  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
APARTMENT DESIGN GUIDELINES FOR VICTORIA  
APARTMENT TYPE SHEET 14

SCALE: @ A3 1:200

DATE:  
SEPT 2023

PROJECT No:

10212

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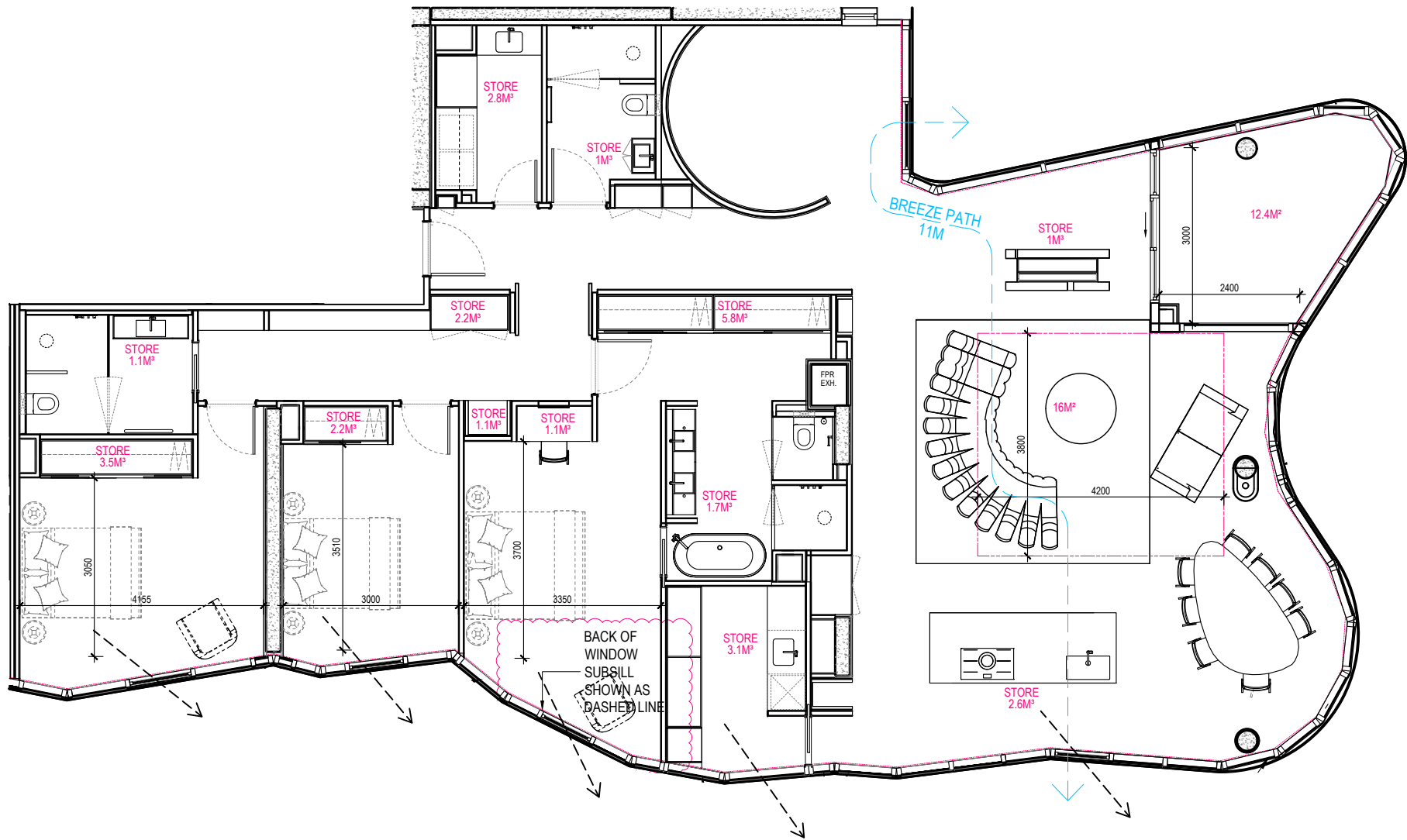
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BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE D2	NO	NO	YES	29.2m²	NIL	2700mm	Yes

NOTE:  
PLANS MUST BE READ IN CONJUNCTION WITH THE ENDORSED  
ESD REPORT AND ALL INITIATIVES CONTAINED WITHIN MUST  
BE IMPLEMENTED TO THE SATISFACTION OF THE  
RESPONSIBLE AUTHORITY

REVISIONS			
No	Date	Description	By
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
**PROPOSED MIXED USE DEVELOPMENT**  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
**APARTMENT DESIGN GUIDELINES FOR VICTORIA**  
**APARTMENT TYPE SHEET 15**

SCALE: @ A3 1:200

DATE:  
SEPT 2023

PROJECT No:

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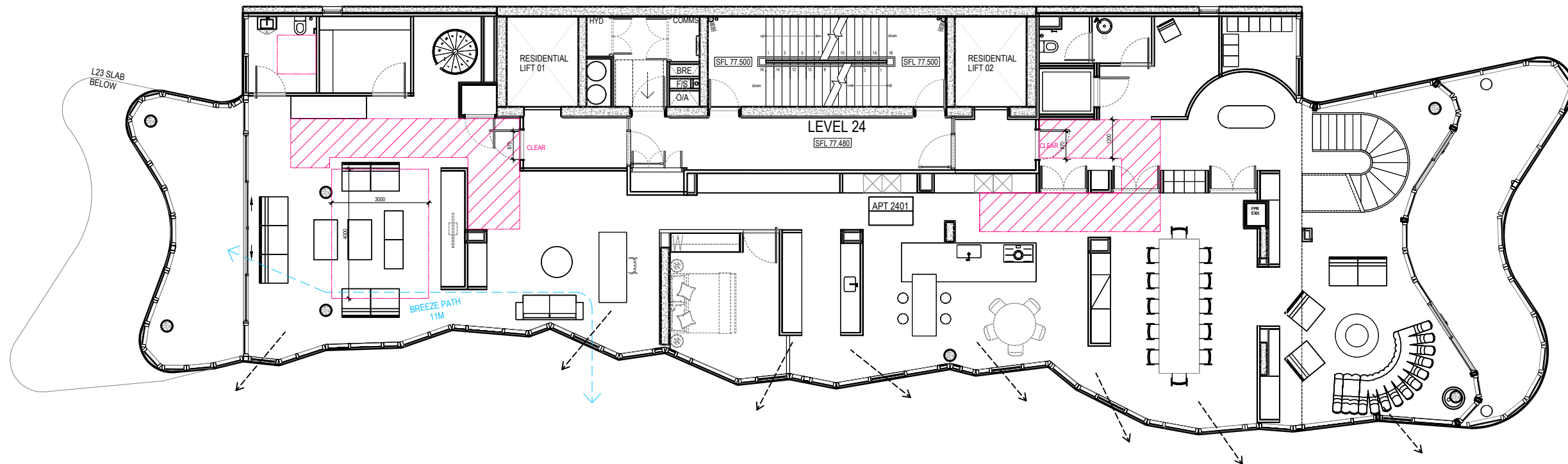
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STANDARD D17 - COMPLIANT
DOOR DESIGN / OPENING
<ul style="list-style-type: none"><li>A CLEAR 850MM WIDE DOOR OPENING</li><li>A SLIDE DOOR</li></ul>
CIRCULATION AREA
<ul style="list-style-type: none"><li>A CLEAR CIRCULATION AREA OF 1.2M X 1.2M</li><li>LOCATED IN FRONT OF THE SHOWER AND TOILET</li><li>CLEAR OF TOILET, BASIN AND THE DOOR</li></ul>
PATH TO CIRCULATION AREA
<ul style="list-style-type: none"><li>A CLEAR OF 900MM MIN WIDTH FROM THE DOOR TO THE CIRCULATION AREA</li></ul>
SHOWER
<ul style="list-style-type: none"><li>A HOBLESS (STEP-FREE) SHOWER</li></ul>



BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE D3	YES	YES	YES	TBC	NIL	2700mm	Yes

Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

NOTE:  
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ESD REPORT AND ALL INITIATIVES CONTAINED WITHIN MUST  
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RESPONSIBLE AUTHORITY

REVISIONS			
No	Date	Description	By
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
**PROPOSED MIXED USE DEVELOPMENT**  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
**APARTMENT DESIGN GUIDELINES FOR VICTORIA**  
**APARTMENT TYPE SHEET 16**

SCALE: @ A3 1:150

PROJECT No:  
**10212**

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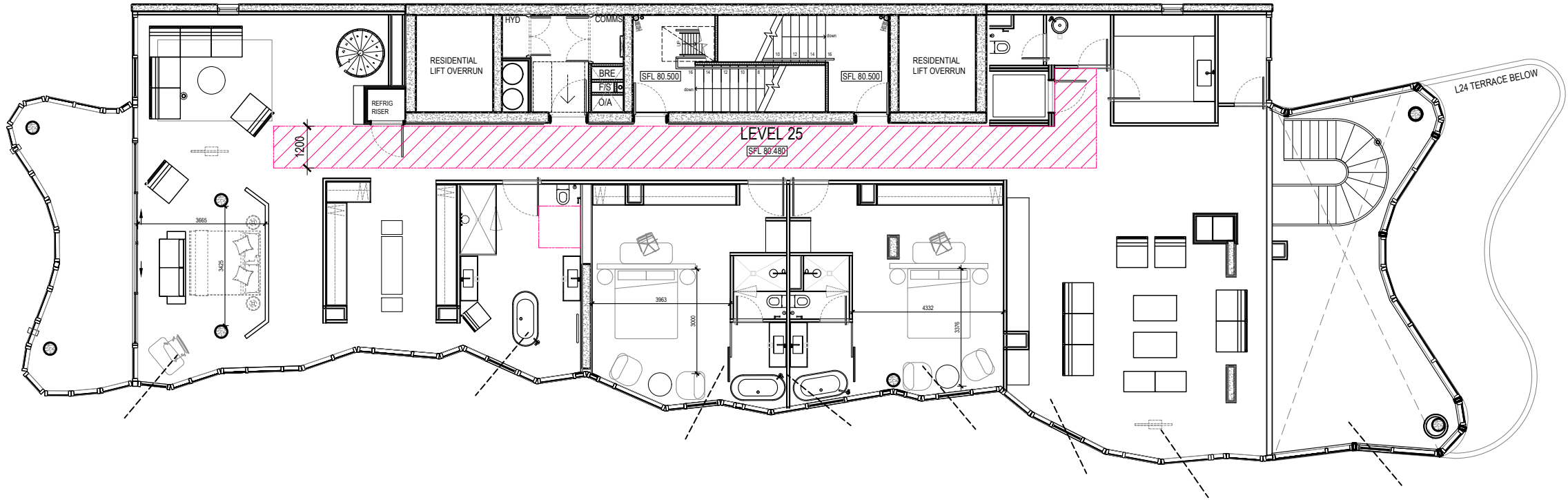
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STANDARD D17 - COMPLIANT
DOOR DESIGN / OPENING
<ul style="list-style-type: none"><li>A CLEAR 850MM WIDE DOOR OPENING</li><li>A SLIDE DOOR</li></ul>
CIRCULATION AREA
<ul style="list-style-type: none"><li>A CLEAR CIRCULATION AREA OF 1.2M X 1.2M</li><li>LOCATED IN FRONT OF THE SHOWER AND TOILET</li><li>CLEAR OF TOILET, BASIN AND THE DOOR</li></ul>
PATH TO CIRCULATION AREA
<ul style="list-style-type: none"><li>A CLEAR OF 900MM MIN WIDTH FROM THE DOOR TO THE CIRCULATION AREA</li></ul>
SHOWER
<ul style="list-style-type: none"><li>A HOBLESS (STEP-FREE) SHOWER</li></ul>



BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE D3	YES	YES	YES	TBC	NIL	2700mm	Yes

NOTE:  
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Apmt Type	Configuration	Apmt Number	Accessible (D17)	Cross Vent (D29)
A1 / A1-A	1BED + 1BATH	3	NO	NO
A2	1BED + 1BATH + STUDY	1	NO	YES
A3	1BED + 1BATH	10	NO	NO
B1	2BED + 2BATH	1	NO	YES
B1-A	2BED + 2BATH	1	NO	YES
C1	2BED + 3BATH + STUDY	8	YES	YES
C1-A	2BED + 2.5BATH + STUDY	1	NO	YES
C1-B	3BED + 2.5BATH + STUDY	1	YES	YES
C2	3BED + 3BATH	5	YES	YES
C2-A	3BED + 2BATH	2	YES	YES
C2-B	3BED + 3BATH	1	NO	YES
C3	3BED + 3BATH	1	YES	YES
C4	3BED + 4BATH	1	NO	YES
D1	4BED + 3BATH	2	YES	YES
D2	3BED + 3BATH + STUDY	2	YES	YES
D2-A	3BED + 3BATH + STUDY	1	NO	YES
D3	4BED + 6BATH + STUDY 2 level PENTHOUSE	1	YES	YES
		42 Apartments	22 Apartments 52%	29 Apartments 69%

REVISIONS			
No	Date	Description	By
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
**PROPOSED MIXED USE DEVELOPMENT**  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
**APARTMENT DESIGN GUIDELINES FOR VICTORIA**  
**APARTMENT TYPE SHEET 17**

SCALE: @ A3 1:150

DATE:  
SEPT 2023

PROJECT No:

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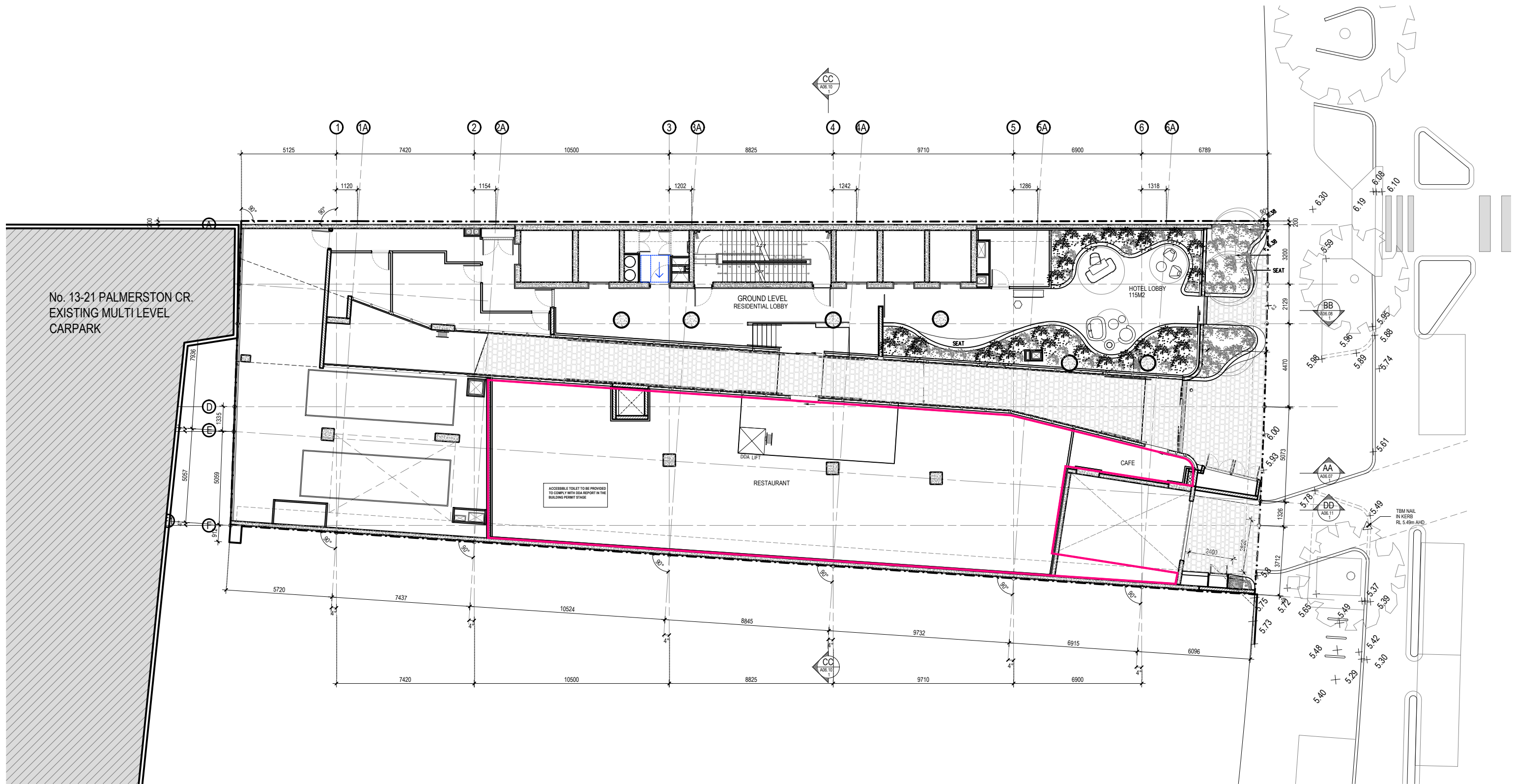
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N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
PROPOSED MIXED USE DEVELOPMENT  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
RED LINE PLAN  
GROUND FLOOR

SCALE: @ A3 1:200

DATE:  
SEPT 2023

PROJECT No:  
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DWG No:

A0100

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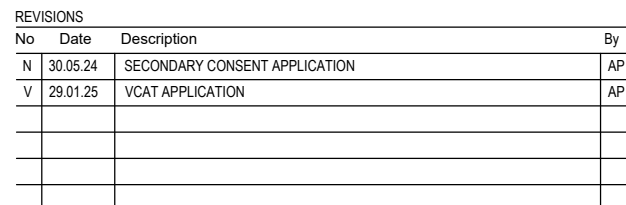
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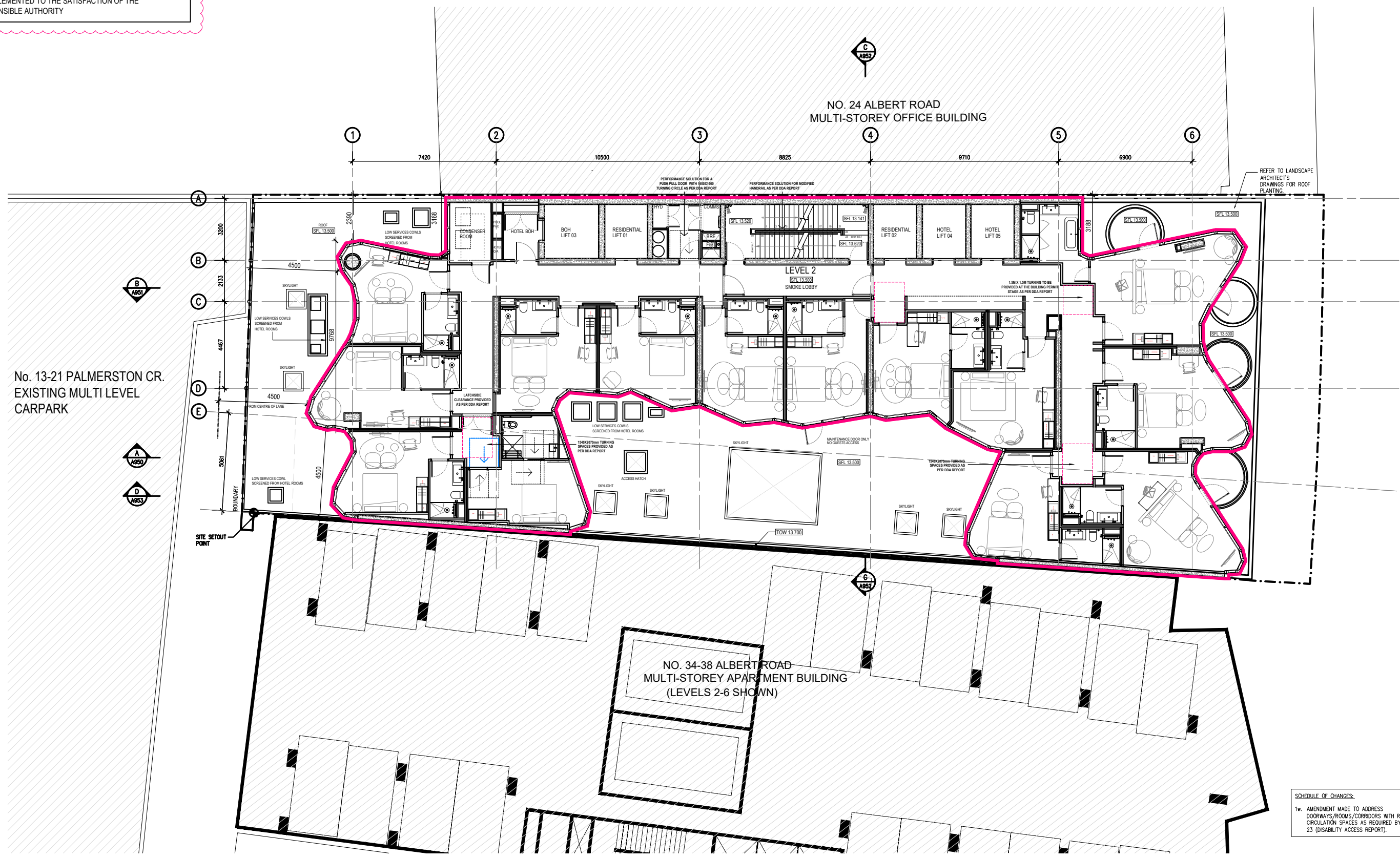


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SCHEDULE OF CHANGES:  
1w. AMENDMENT MADE TO ADDRESS  
DOORWAYS/ROOMS/CORRIDORS WITH REDUCED  
CIRCULATION SPACES AS REQUIRED BY CONDITION  
23 (DISABILITY ACCESS REPORT).

REVISIONS			
No	Date	Description	By
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
**PROPOSED MIXED USE DEVELOPMENT**  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
**RED LINE PLAN**  
**LEVEL 2**

SCALE: @ A3 1:200

PROJECT No:  
**10212**

DATE:  
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**A0102**   **V**

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SCHEDULE OF CHANGES:  
1w. AMENDMENT MADE TO ADDRESS  
DOORWAYS/ROOMS/CORRIDORS WITH REDUCED  
CIRCULATION SPACES AS REQUIRED BY CONDITION  
23 (DISABILITY ACCESS REPORT).

REVISIONS			
No	Date	Description	By
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
PROPOSED MIXED USE DEVELOPMENT  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
RED LINE PLAN  
LEVEL 3 - LEVEL 6

SCALE: @ A3 1:200

DATE:  
SEPT 2023

PROJECT No:

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DWG No:

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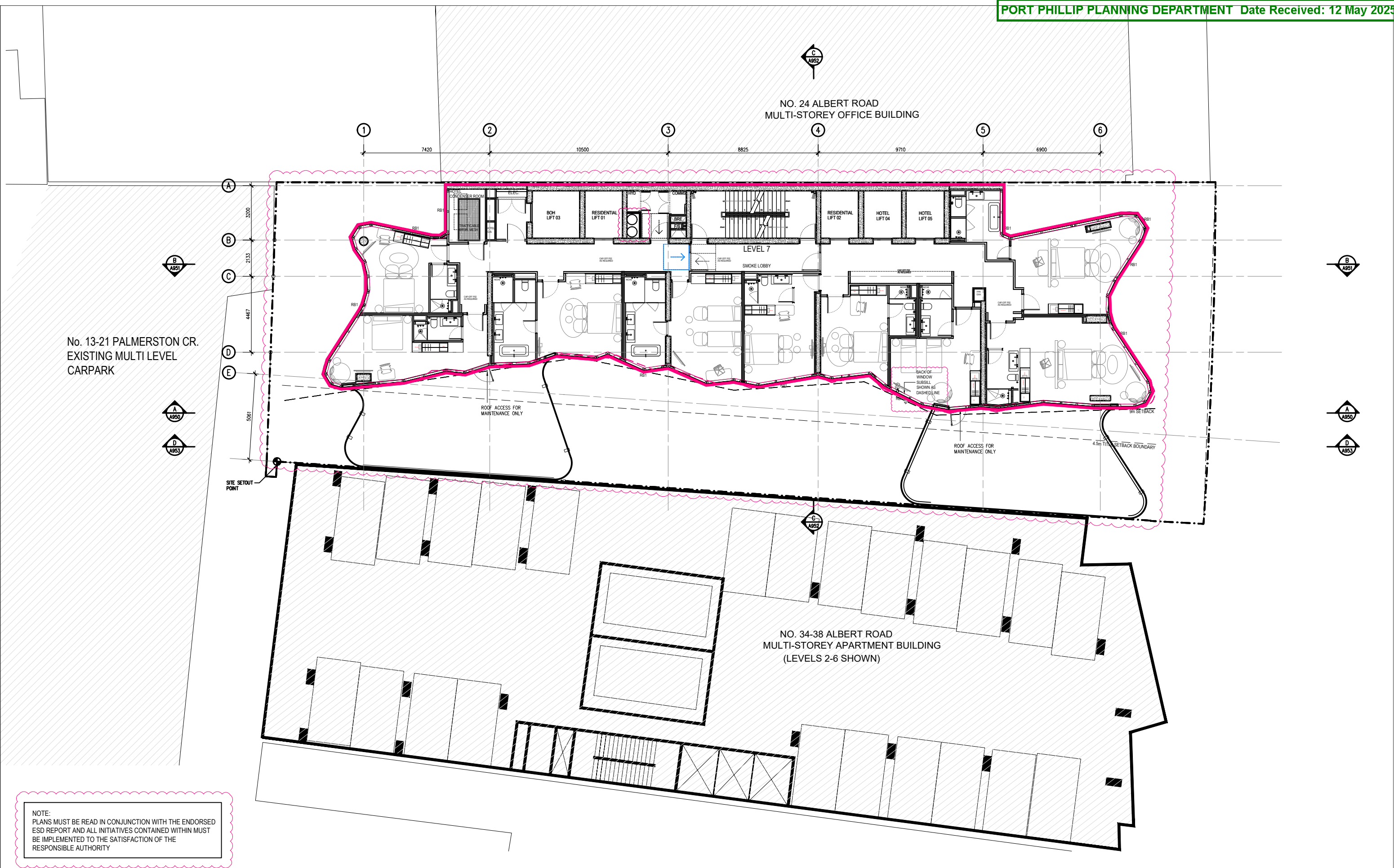
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V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
PROPOSED MIXED USE DEVELOPMENT  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
RED LINE PLAN  
LEVEL 7

SCALE: @ A3 1:200

DATE:  
SEPT 2023

PROJECT No:  
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No. 13-21 PALMERSTON CR.  
EXISTING MULTI LEVEL  
CARPARK

NO. 24 ALBERT ROAD  
MULTI-STOREY OFFICE BUILDING

NO. 34-38 ALBERT ROAD  
MULTI-STOREY APARTMENT BUILDING  
(LEVELS 2-6 SHOWN)

REVISIONS			
No	Date	Description	By
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE  
**PROPOSED MIXED USE DEVELOPMENT**  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
**RED LINE PLAN**  
LEVEL 08 - LEVEL 09

SCALE: @ A3 1:200

DATE:  
SEPT 2023

PROJECT No:

**10212**

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DWG No:

**A0108**

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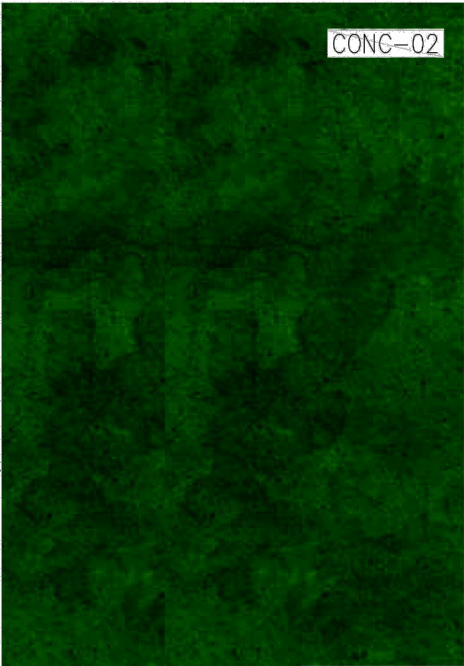
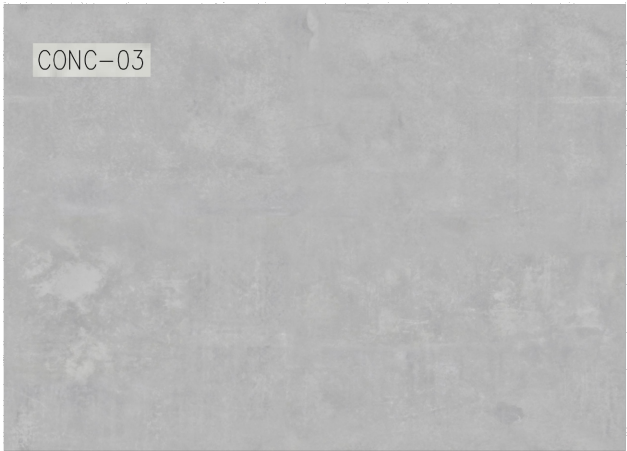
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FINISHES LEGEND

CODE	DESCRIPTION
BAL01	BALUSTRADE: LOW-E COATING - REFLECTIVE FINISH - COLOUR: LIGHT GREEN
CON01	CONCRETE - TEXTURED PAINT FINISH - COLOUR: GREY
CON02	CONCRETE - TEXTURED PAINT FINISH - COLOUR: GREEN
CON03	PRECAST CONCRETE - COLOUR: NATURAL
GL01	GLAZING - DGU LOW-E COATING - COLOUR: LIGHT GREEN
GL01-A	SPANDREL GLAZING - DGU LOW-E COATING - COLOUR: LIGHT GREEN
GL02	GLAZING - ACID EDGED LOW-E COATING - COLOUR: CLEAR
GL03	GLAZING - DGU - COLOUR: CLEAR
GL04	GLAZING - PRIVACY - FRONT: LIGHT GREEN AS PER GL-01 BACK: WHITE FROSTED GLASS
LVR01	LOUVRES - HORIZONTAL - POWDERCOATED ALUMINIUM - COLOUR: BRONZE
LVR02	LOUVRES - VERTICAL - POWDERCOATED ALUMINIUM - COLOUR: BRONZE
LVR03	GLASS LOUVRES - OPERABLE FOR WINTERGARDEN - COLOUR: LIGHT GREEN TO MATCH GL-01
PD01	POWDERCOATED ALUMINIUM - COLOUR: BRONZE
PT01	STIPLED PAINT FINISH - COLOUR: WHITE
PER01	PERFORATED METAL DOOR TO CARPARK - PATTERN TBC - COLOUR: BRONZE
PER02	PERFORATED METAL DOOR CUPBOARDS - PATTERN TBC - COLOUR: BRONZE



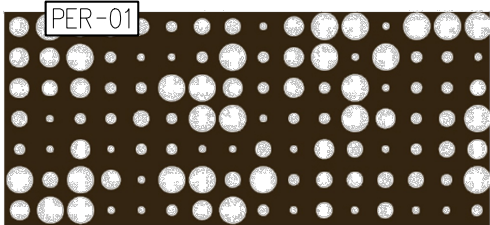
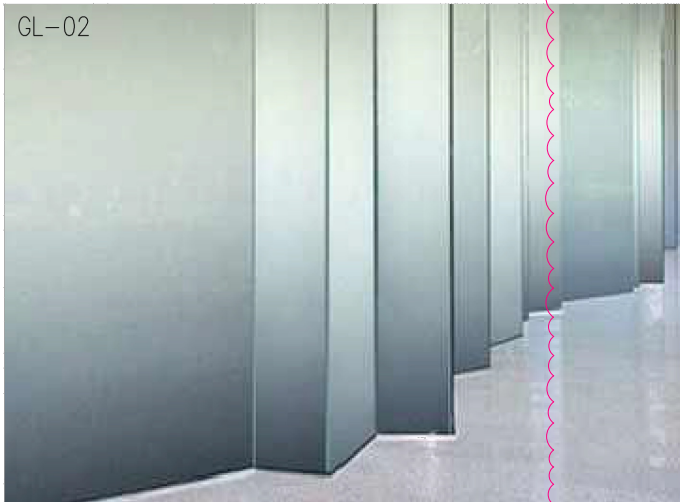
NOTE: GLAZING MATERIALS USED ON ALL EXTERNAL WALLS ARE AS PER SPECIFIED IN GLAZING REPORT, AND MUST BE OF A TYPE THAT DOES NOT REFLECT MORE THAN 20% OF VISIBLE LIGHT, WHEN MEASURED AT AN ANGLE OF 90 DEGREES TO THE GLASS SURFACE AS SPECIFIED IN REFLECTIVITY ASSESSMENT.

AWNING AND SPANDREL LOCATIONS ARE SHOWN INDICATIVELY.

NO LED LIGHT TO BE USED ALONG THE SOUTHERN ELEVATION WITH THE EXCEPTION OF BALCONY LIGHTS USED FOR THE PURPOSES OF LIGHTING THE BALCONY FOR ITS USE.

PHYSICAL ENCLOSURE OF BALCONIES ASSOCIATED WITH APARTMENTS A1 AND A3 ON LEVELS 12 TO 20 (INCLUSIVE) TO A HEIGHT OF 1.7M ABOVE FFL.

INCLUSION OF VERTICAL LOUVERS ON BALCONIES FOR APARTMENTS A1 & A3 ON LEVELS 10 AND 11 (INCLUSIVE) TO MINIMISE DIRECT VIEWS TO THE ADJOINING SITE.



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PROJECT TITLE  
PROPOSED MIXED USE DEVELOPMENT  
28 - 32 ALBERT ROAD, SOUTH MELBOURNE

DRAWING TITLE  
FINISHES SHCEDULE

SCALE: @ A3 1:200

DATE:  
SEPT 2023

PROJECT No:

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DRAWN BY:  
CP



DWG No:

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