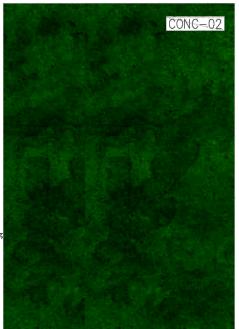


CONC-03





FINISHES LEGEND

GL04

BALUSTRADE: LOW-E COATING - REFLECTIVE FINISH - COLOUR: LIGHT GREEN

CONCRETE - TEXTURED PAINT FINISH - COLOUR: GREY CONCRETE - TEXTURED PAINT FINISH - COLOUR: GREEN CON02

CON03 PRECAST CONCRETE - COLOUR: NATURAL

GL01 GLAZING - DGU LOW-E COATING - COLOUR: LIGHT GREEN

SPANDREL GLAZING - DGU LOW-E COATING - COLOUR: LIGHT GREEN GL01-A

GL02 GLAZING - ACID EDGED LOW-E COATING - COLOUR: CLEAR

GL03 GLAZING - DGU - COLOUR: CLEAR

GLAZING - PRIVACY - FRONT: LIGHT GREEN AS PER GL-01 BACK: WHITE FROSTED GLASS

LOUVRES - HORIZONTAL - POWDERCOATED ALUMINIUM - COLOUR: BRONZE I VR01 LOUVRES - VERTICAL - POWDERCOATED ALUMINIUM - COLOUR: BRONZE LVR02

LVR03 GLASS LOUVRES - OPERABLE FOR WINTERGARDEN -

COLOUR: LIGHT GREEN TO MATCH GL-01 POWDERCOATED ALUMINIUM - COLOUR: BRONZE

PT01 STIPLED PAINT FINISH - COLOUR:WHITE

PER01 PERFORATED METAL DOOR TO CARPARK - PATTERN TBC - COLOUR: BRONZE

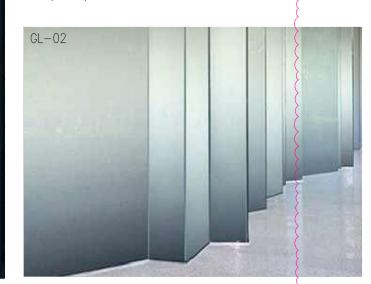
PER02 PERFORATED METAL DOOR CUPBOARDS - PATTERN TBC - COLOUR: BRONZE

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 AT 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.













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

REV	/ISIONS		
No	Date	Description	Ву
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

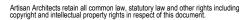
Ву	PROJECT TITLE
AP	PROPOSEI
AP	28 - 32 ALBERT
	DRAWING TITLE
	FINISHES S
	I IIVIOI ILO

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

SCALE: @ A3 1:200	PROJECT N
	10212
DATE:	DRAWN BY:
SEPT 2023	CP



A4000



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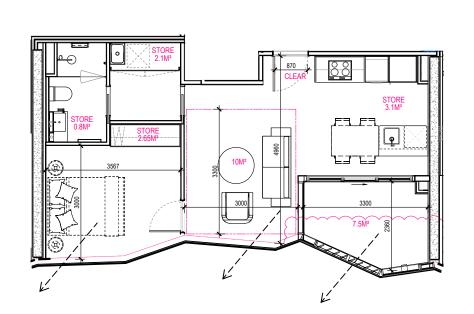
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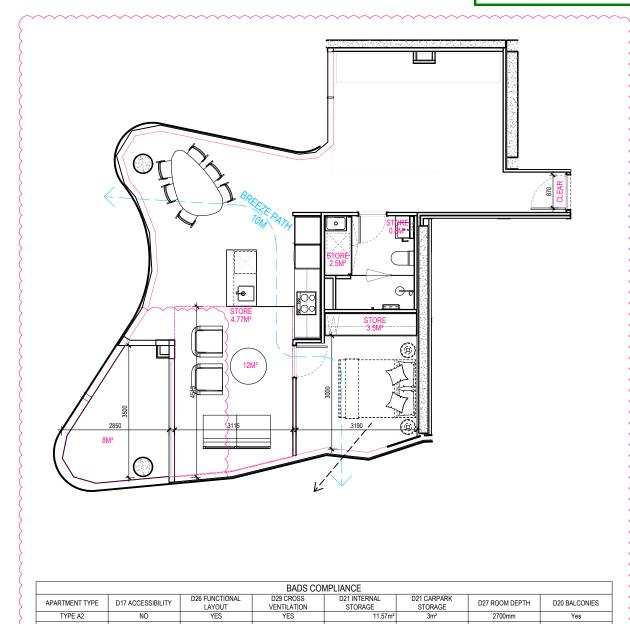


BAL-01/

GL-01A



	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



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	1	YES	YES
	2 level PENTHOUSE			
		42 Apartments	22 Apartments 52%	29 Apartments 69%

No	Date	Description	Ву
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
٧	29.01.25	VCAT APPLICATION	AP

PR	OPOSED MIXED USE DEVELOPMENT 32 ALBERT ROAD, SOUTH MELBOURNE	SCALE: @ A3 1:200	PROJECT No: 10212	N DWG No:
AP	WING TITLE ARTMENT DESIGN GUIDELINES FOR VICTORIA ARTMENT TYPE SHEET 01	DATE: SEPT 2023	DRAWN BY: CP	A2500

APARTMENT TYPE D17 ACCESSIBILITY

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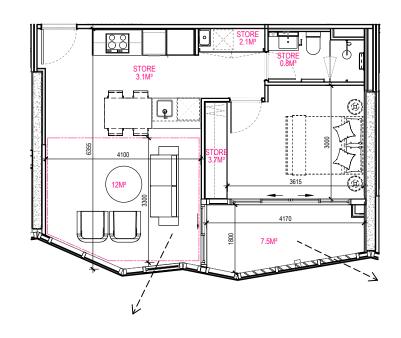
D27 ROOM DEPTH

D20 BALCONIES

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BADS COMPLIANCE							
APARTMENT TYPE	APARTMENT TYPE D17 ACCESSIBILITY D26 FUNCTIONAL D29 CROSS D21 INTERNAL 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	1	YES	YES
	2 level PENTHOUSE			
		42 Apartments	22 Apartments 52%	29 Apartments 69%

No	Date	Description	Ву
N	30.05.24	SECONDARY CONSENT APPLICATION	AF
٧	29.01.25	VCAT APPLICATION	AF
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PROJECT TITLE PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE	SCALE: @ A3 1:200	PROJECT No: 10212	N DWG No:	REV
DRAWING TITLE APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 02	DATE: SEPT 2023	DRAWN BY: CP	A2501	٧

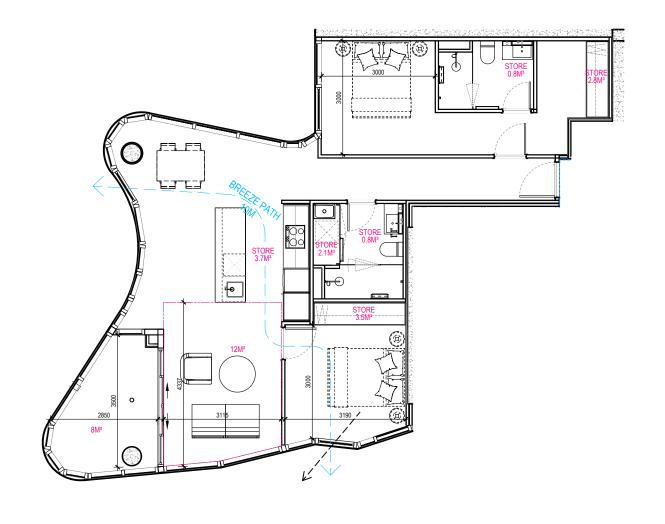
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BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE B1	NO	NO	YES	13.7m²	3m²	2700mm	Yes

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 Apartment

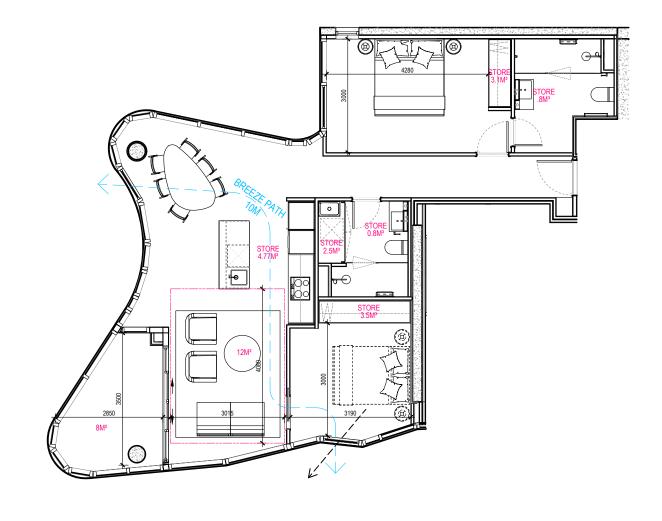
05.24	SECONDARY CONSENT APPLICATION	
	SECONDART CONSERT ALL FIGATION	AP
01.25	VCAT APPLICATION	AP
	01.25	01.25 VCAT APPLICATION

PROJECT TITLE PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE	SCALE: @ A3 1:200	PROJECT No: 10212	N DWG No:	REV
APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 03	DATE: SEPT 2023	DRAWN BY: CP	A2502	٧

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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%

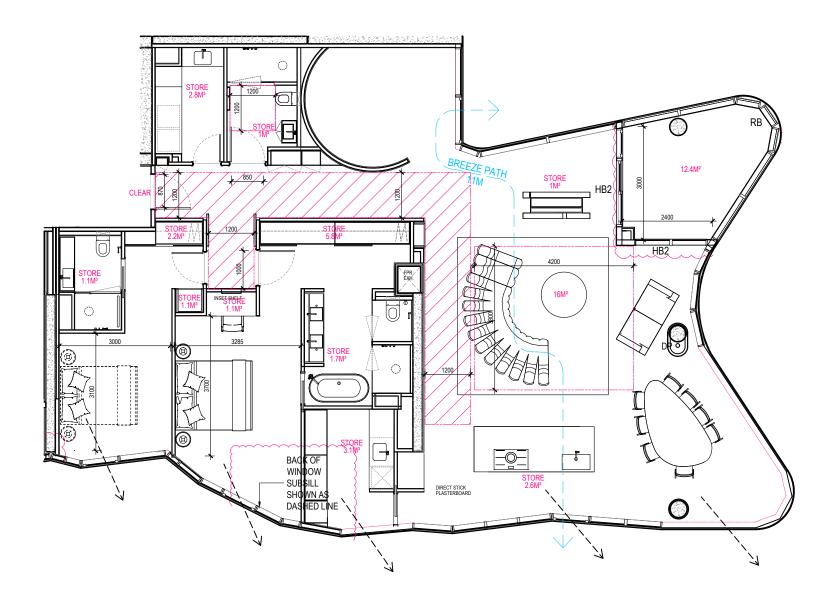
No	Date	Description	Ву
N	30.05.24	SECONDARY CONSENT APPLICATION	Al
٧	29.01.25	VCAT APPLICATION	Al

DRAWING TITLE APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 04	DATE: SEPT 2023	DRAWN BY:	A2503	REV V
PROJECT TITLE PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE	SCALE: @ A3 1:200	PROJECT No:	$\left \begin{array}{c} \bullet \\ \bullet \end{array} \right $	

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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

STAN	DARD	D17 - I	COMPL	IANT

DOOR DESIGN / OPENING

A CLEAR 850 MM 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

Ap	mt 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	3	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	3	3BED + 3BATH	1	YES	YES
C4	ı	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	3	4BED + 6BATH + STUDY	1	YES	YES
		2 level PENTHOUSE			
			42 Apartments	22 Apartments 52%	29 Apartments 69%
_					

No	Date	Description	Ву
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
٧	29.01.25	VCAT APPLICATION	AP

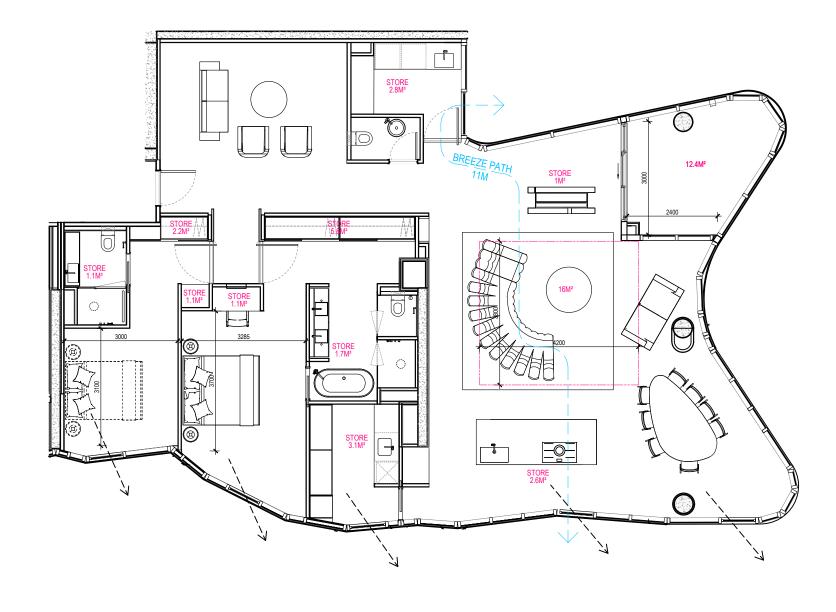
PROJECT TITLE PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE	SCALE: @ A3 1:200	PROJECT No: 10212	N DWG No:	REV
DRAWING TITLE APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 05	DATE: SEPT 2023	DRAWN BY: CP	A2504	V

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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-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 Apartment

05.24	SECONDARY CONSENT APPLICATION	
	SECONDART CONSERT ALL FIGATION	AP
01.25	VCAT APPLICATION	AP
	01.25	01.25 VCAT APPLICATION

PROJECT TITLE PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE	SCALE: @ A3 1:200	PROJECT No: 10212	N DWG No:	REV
APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 06	DATE: SEPT 2023	DRAWN BY: CP	A2505	٧

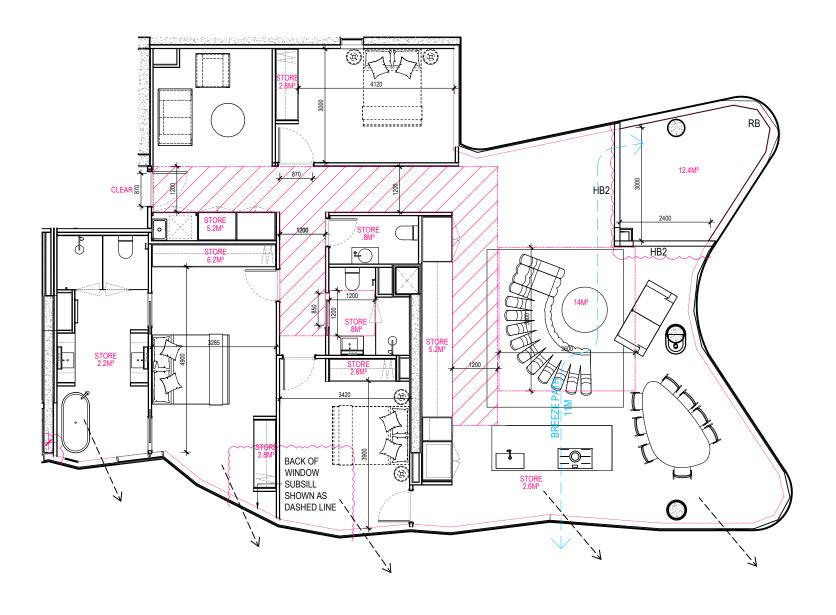
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BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE C1-B	YES	YES	YES	31.4m²	3m²	2700mm	Yes

SCALE: @ A3 1:200

SEPT 2023

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

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 BE IMPLEMENTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

REVISIONS	

No	Date	Description	Ву
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
٧	29.01.25	VCAT APPLICATION	AP
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	DDODGOED MIXED HOE DEVELOPMENT
AP	PROPOSED MIXED USE DEVELOPMENT
AP	28 - 32 ALBERT ROAD, SOUTH MELBOURNE
	DRAWING TITLE
	APARTMENT DESIGN GUIDELINES FOR VI
	APARTMENT TYPE SHEET 07

28 - 32 ALBERT ROAD, SOUTH MELBOURNE APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 07

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A SLIDE DOOR **CIRCULATION AREA**

PATH TO CIRCULATION AREA

SHOWER

Apmt Type | Configuration

STANDARD D17 - COMPLIANT DOOR DESIGN / OPENING

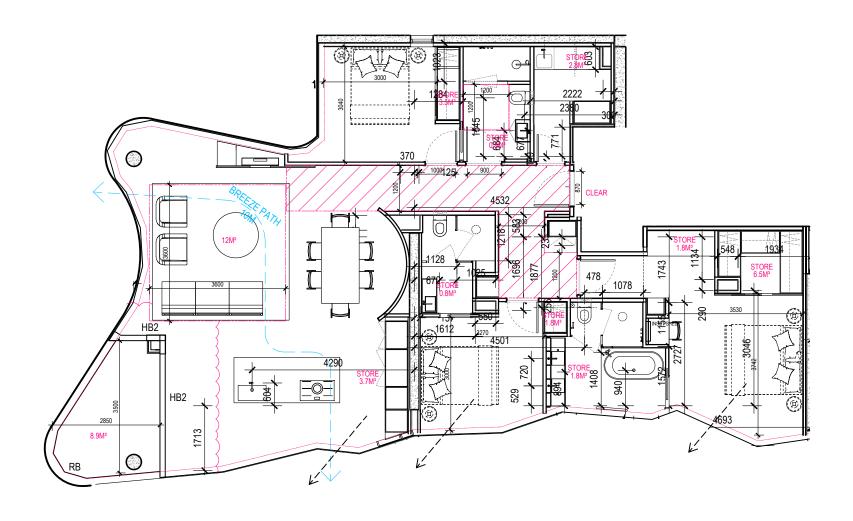
A CLEAR 850 MM WIDE DOOR OPENING

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

A CLEAR OF 900MM MIN WIDTH FROM THE

DOOR TO THE CIRCULATION AREA

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 C2	YES	YES	YES	23.5m²	3m²	2700mm	No

SEPT 2023

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	1	YES	YES
	2 level PENTHOUSE			
		42 Apartments	22 Apartments 52%	29 Apartments 69%

Apmt Number Accessible (D17) Cross Vent (D29)

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

No	Date	Date Description	
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
٧	29.01.25	VCAT APPLICATION	AP

AP AP	PROJECT TITLE PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE
	DRAWING TITLE
	APARTMENT DESIGN GUIDELINES FOR VI APARTMENT TYPE SHEET 08

DRAWING TITLE	
APARTMENT DESIGN GUIDELINES FOR VICTO APARTMENT TYPE SHEET 08	RIA

SCALE: @ A3 1:200 PROJECT No: 10212 DWG No: DRAWN BY: A2507

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A SLIDE DOOR **CIRCULATION AREA**

PATH TO CIRCULATION AREA

SHOWER

Apmt Type | Configuration

1BED + 1BATH 1BED + 1BATH + STUDY

1BED + 1BATH 2BED + 2BATH

2BED + 2BATH

3BED + 3BATH

3BED + 2BATH

3BED + 3BATH

3BED + 3BATH

3BED + 4BATH

4BED + 3BATH

3BED + 3BATH + STUDY

3BED + 3BATH + STUDY

4BED + 6BATH + STUDY 2 level PENTHOUSE

2BED + 3BATH + STUDY

2BED + 2.5BATH + STUDY

3BED + 2.5BATH + STUDY

A1 / A1-A

А3

B1-A

C1

C1-A

C1-B

C2

C2-A

C2-B

C3 C4 D1

D2

D2-A

D3

STANDARD D17 - COMPLIANT DOOR DESIGN / OPENING

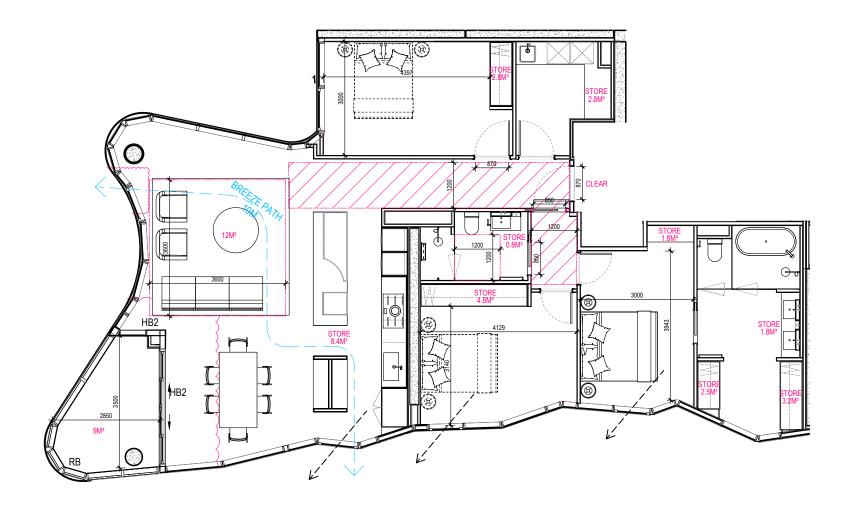
A CLEAR 850MM WIDE DOOR OPENING

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

A CLEAR OF 900MM MIN WIDTH FROM THE

DOOR TO THE CIRCULATION AREA

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 C2-A	YES	YES	YES	28.9m²	3m²	2700mm	No

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

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No	Date	Description	Ву
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
٧	29.01.25	VCAT APPLICATION	AP

Document Set ID: 9101275						
Version: 2, Version Date: 14/05/2025						

PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE DRAWING TITLE	SCALE: @ A3 1:200 DATE:	PROJECT No: 10212 DRAWN BY:	DWG No:	REV
APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 09	SEPT 2023	CP	A2508	V

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Cross Vent (D29)

YES

29 Apartments

NO

YES

YES

YES

NO

YES

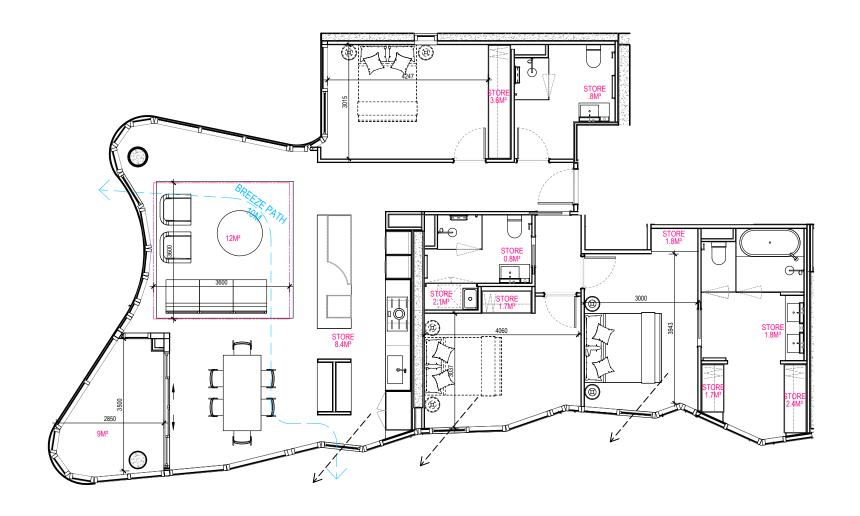
YES

YES

NO

YES

22 Apartments 52%



	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

SCALE: @ A3 1:200

DATE: SEPT 2023

PROJECT No:

10212

DRAWN BY:

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 BE IMPLEMENTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

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No	Date	Description	Ву
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP
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PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE

APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 10

Docume	ent Set I	D: 9101275
Version	: 2, Vers	sion Date: 14/05/2025

DWG No:

A2509

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 A SLIDE DOOR **CIRCULATION AREA**

STANDARD D17 - COMPLIANT DOOR DESIGN / OPENING

PATH TO CIRCULATION AREA

SHOWER

A CLEAR 850MM WIDE DOOR OPENING

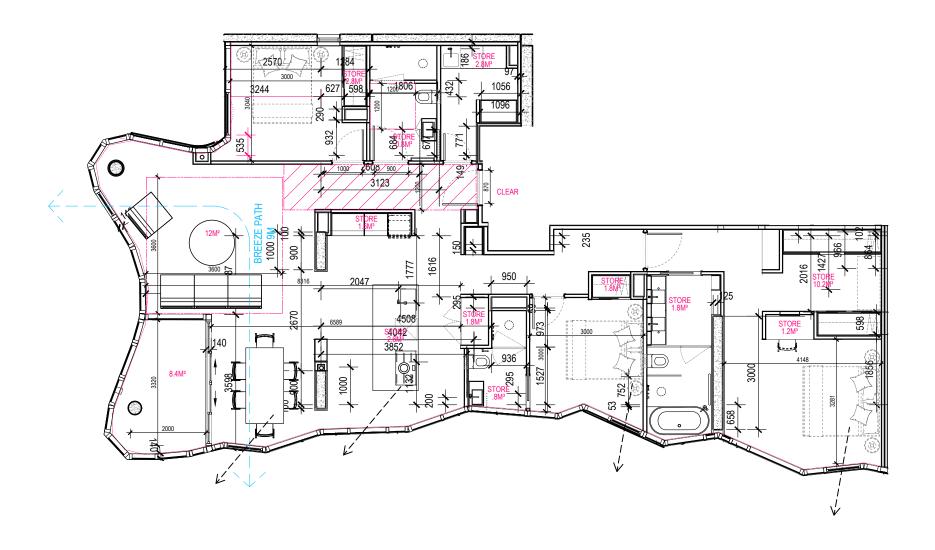
 A CLEAR CIRCULATION AREA OF 1.2M X 1.2M LOCATED IN FRONT OF THE SHOWER AND TOILET

A CLEAR OF 900MM MIN WIDTH FROM THE

CLEAR OF TOILET, BASIN AND THE DOOR

DOOR TO THE CIRCULATION AREA

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 C3	YES	YES	YES	28.2m²	3m²	2700mm	No

DWG No:

A2510

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 BE IMPLEMENTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

No	Date	Description	Ву
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
٧	29.01.25	VCAT APPLICATION	AP

PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE	SCALE: @ A3 1:200	PROJECT No: 10212
APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 11	DATE: SEPT 2023	DRAWN BY: CP

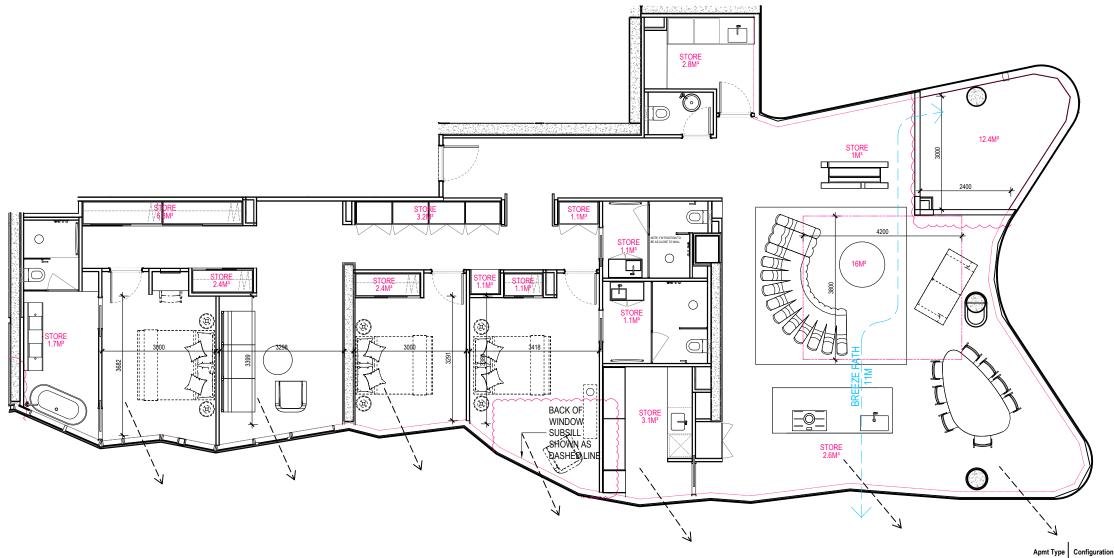
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BADS COMPLIANCE							
APARTMENT TYPE	D17 ACCESSIBILITY	D26 FUNCTIONAL LAYOUT	D29 CROSS VENTILATION	D21 INTERNAL STORAGE	D21 CARPARK STORAGE	D27 ROOM DEPTH	D20 BALCONIES
TYPE C4	NO	YES	YES	29.5m²	3m²	2700mm	Yes

Cross Vent (D29) A1 / A1-A 1BED + 1BATH 1BED + 1BATH + STUDY YES А3 1BED + 1BATH NO NO В1 2BED + 2BATH YES B1-A 2BED + 2BATH YES C1 2BED + 3BATH + STUDY YES YES C1-A 2BED + 2.5BATH + STUDY NO YES C1-B 3BED + 2.5BATH + STUDY YES YES C2 3BED + 3BATH YES YES C2-A C2-B 3BED + 2BATH YES YES 3BED + 3BATH NO YES C3 C4 D1 D2 3BED + 3BATH YES YES 3BED + 4BATH YES 4BED + 3BATH YES YES YES 3BED + 3BATH + STUDY YES 3BED + 3BATH + STUDY 4BED + 6BATH + STUDY 2 level PENTHOUSE D2-A D3 NO YES YES YES 22 Apartments 52% 29 Apartments 69%

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

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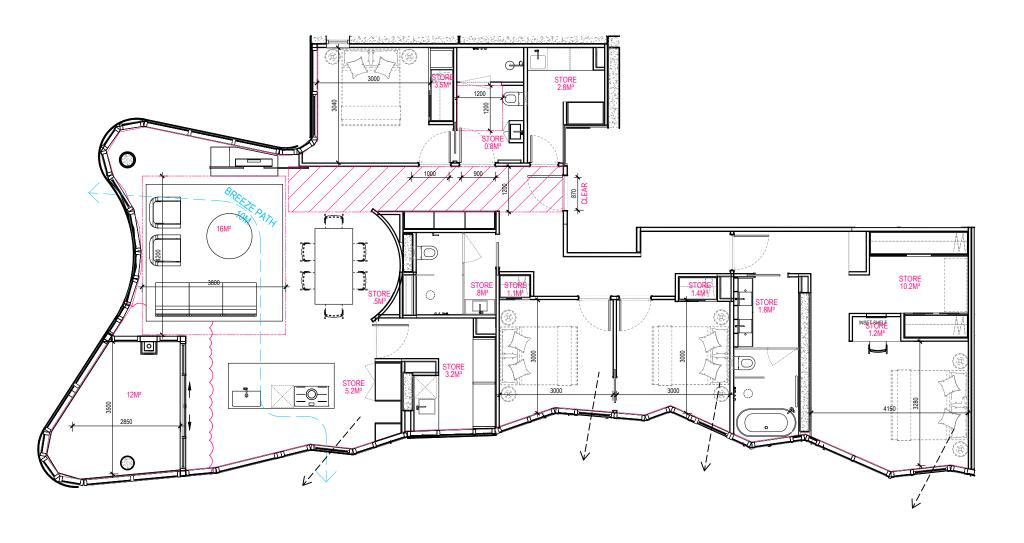
No	Date	Description	Ву
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
٧	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE	SCALE: @ A3 1:200	PROJECT No: 10212	N DWG No:	REV
DRAWING TITLE	DATE:	DRAWN BY:		
APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 12	SEPT 2023	СР	A2511	V

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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

Apmt Type | Configuration

A HOBLESS (STEP-FREE) SHOWER

BADS COMPLIANCE							
APARTMENT TYPE D17 ACCESSIBILITY D26 FUNCTIONAL LAYOUT VENTILATION STORAGE STORAGE D27 ROOM DEPTH D20 BALCONIES						D20 BALCONIES	
TYPE D1	YES	YES	YES	32.8m²	NIL	2700mm	Yes

1BED + 1BATH 1BED + 1BATH + STUDY А3 1BED + 1BATH 2BED + 2BATH B1-A 2BED + 2BATH YES C1 2BED + 3BATH + STUDY YES C1-A 2BED + 2.5BATH + STUDY YES C1-B 3BED + 2.5BATH + STUDY YES C2 YES 3BED + 3BATH YES C2-A 3BED + 2BATH YES YES C2-B 3BED + 3BATH YES C3 C4 3BED + 3BATH YES YES 3BED + 4BATH YES 4BED + 3BATH YES YES 3BED + 3BATH + STUDY YES YES 3BED + 3BATH + STUDY 4BED + 6BATH + STUDY 2 level PENTHOUSE D2-A YES 22 Apartments 52% 29 Apartments

Cross Vent (D29)

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	Ву
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP

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PROPOSED MIXED USE DEVELOPMENT SCALE: @ A3 1:200 PROJECT No: 3 - 32 ALBERT ROAD, SOUTH MELBOURNE 10212 DRAWN BY: APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 13 SEPT 2023 A2512

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STANDARD D17 - COMPLIANT DOOR DESIGN / OPENING

A SLIDE DOOR **CIRCULATION AREA**

PATH TO CIRCULATION AREA

Apmt Type | Configuration

А3

B1-A

C1

C1-A

C1-B

C2

C2-A

C2-B

C3 C4

D2-A

1BED + 1BATH 1BED + 1BATH + STUDY

1BED + 1BATH 2BED + 2BATH

2BED + 2BATH

3BED + 3BATH

3BED + 2BATH

3BED + 3BATH

3BED + 3BATH

3BED + 4BATH

4BED + 3BATH

3BED + 3BATH + STUDY

3BED + 3BATH + STUDY 4BED + 6BATH + STUDY 2 level PENTHOUSE

2BED + 3BATH + STUDY

2BED + 2.5BATH + STUDY

3BED + 2.5BATH + STUDY

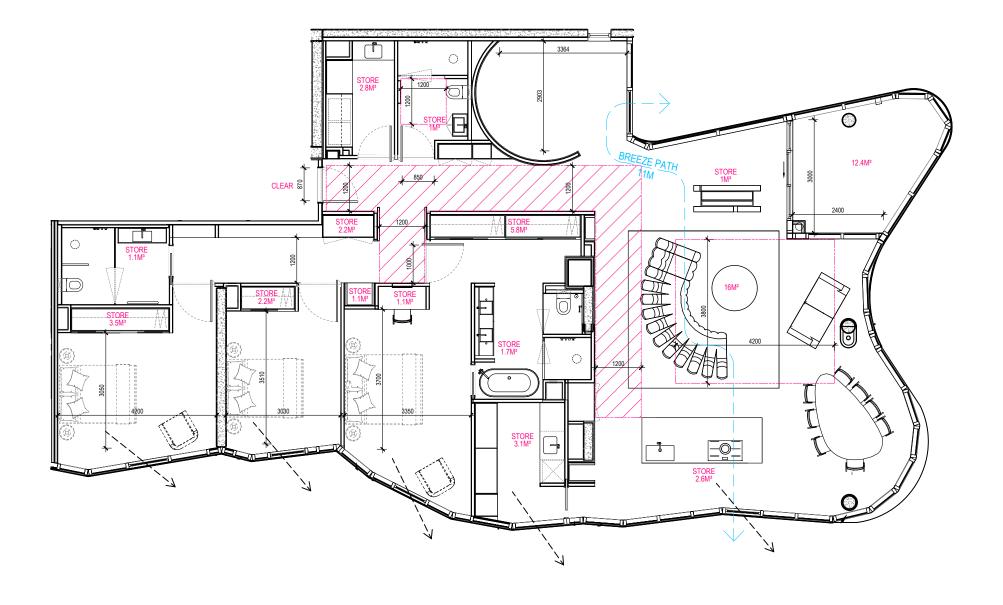
A CLEAR 850MM WIDE DOOR OPENING

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

A CLEAR OF 900MM MIN WIDTH FROM THE

DOOR TO THE CIRCULATION AREA

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 D2	YES	YES	YES	29.2m²	NIL	2700mm	Yes

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

IVLV	1010140
Nο	Date

No	Date	Description	Ву
N	30.05.24	SECONDARY CONSENT APPLICATION	AP
V	29.01.25	VCAT APPLICATION	AP
-			
			П

PROJECT TITLE PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE	SCALE: @ A3 1:200	PROJECT No: 10212	DWG No:	REV
APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 14	DATE: SEPT 2023	DRAWN BY: CP	A2513	V

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Cross Vent (D29)

YES

NO

YES

YES

YES

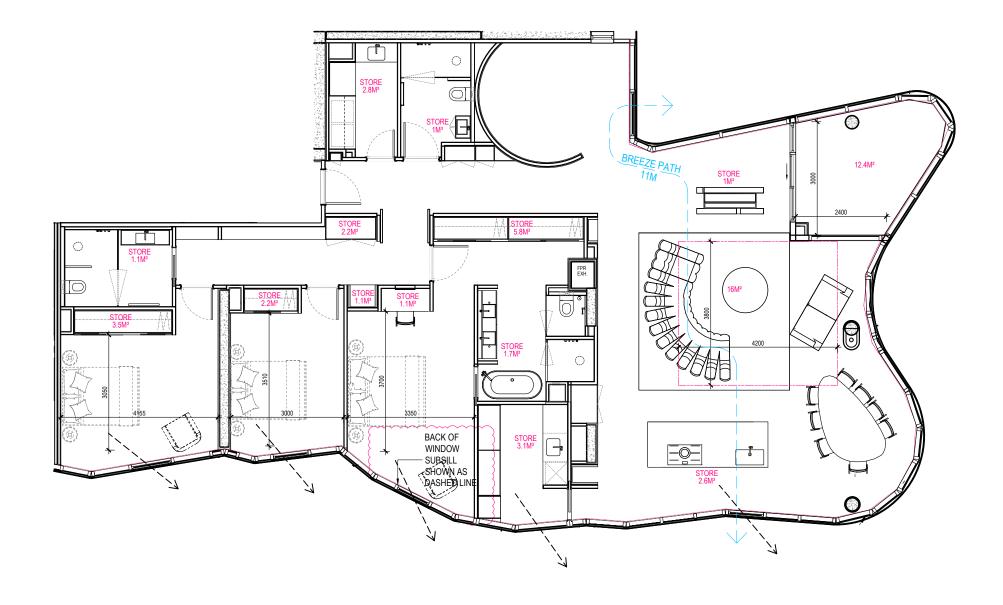
NO

YES

YES

YES

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 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	Ву
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	SCALE: @ A3 1:200	PROJECT No: 10212	N DWG No:	REV
APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 15	DATE: SEPT 2023	DRAWN BY: CP	A2514	V

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STANDARD D17 - COMPLIANT

DOOR DESIGN / OPENING

A CLEAR 850MM WIDE DOOR OPENING

A SLIDE DOOR

CIRCULATION AREA

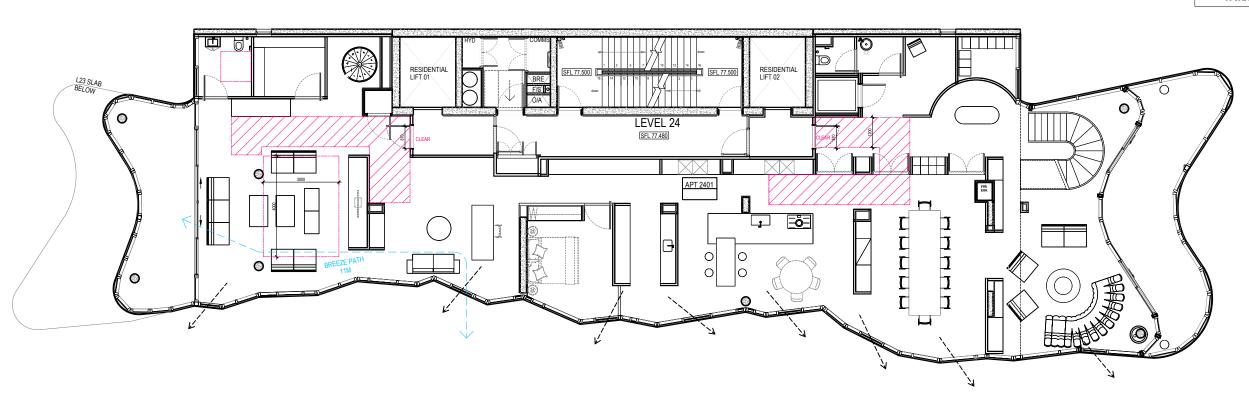
- A CLEAR CIRCULATION AREA OF 1.2M X 1.2M
- LOCATED IN FRONT OF THE SHOWER AND TOILET
- CLEAR OF TOILET, BASIN AND THE DOOR

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 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: 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	Ву
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	SCALE: @ A3 1:150	PROJECT No: 10212	DWG No:	REV
APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 16	DATE: SEPT 2023	DRAWN BY: CP	A2515	٧

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STANDARD D17 - COMPLIANT

DOOR DESIGN / OPENING

A CLEAR 850 MM WIDE DOOR OPENING

A SLIDE DOOR

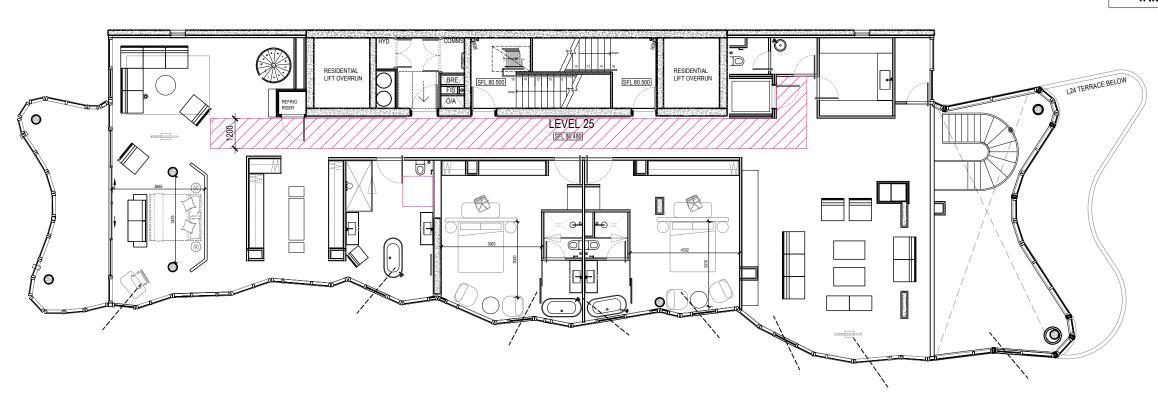
CIRCULATION AREA

- 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

A HOBLESS (STEP-FREE) SHOWER



			BADS COI	MPLIANCE			
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: 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

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

DRAWING TITLE APARTMENT DESIGN GUIDELINES FOR VICTORIA APARTMENT TYPE SHEET 17	DATE: SEPT 2023	DRAWN BY: CP	A2516
28 - 32 ALBERT ROAD, SOUTH MELBOURNE		10212	DWG No:
PROPOSED MIXED USE DEVELOPMENT	SCALE: @ A3 1:150	PROJECT No:	N

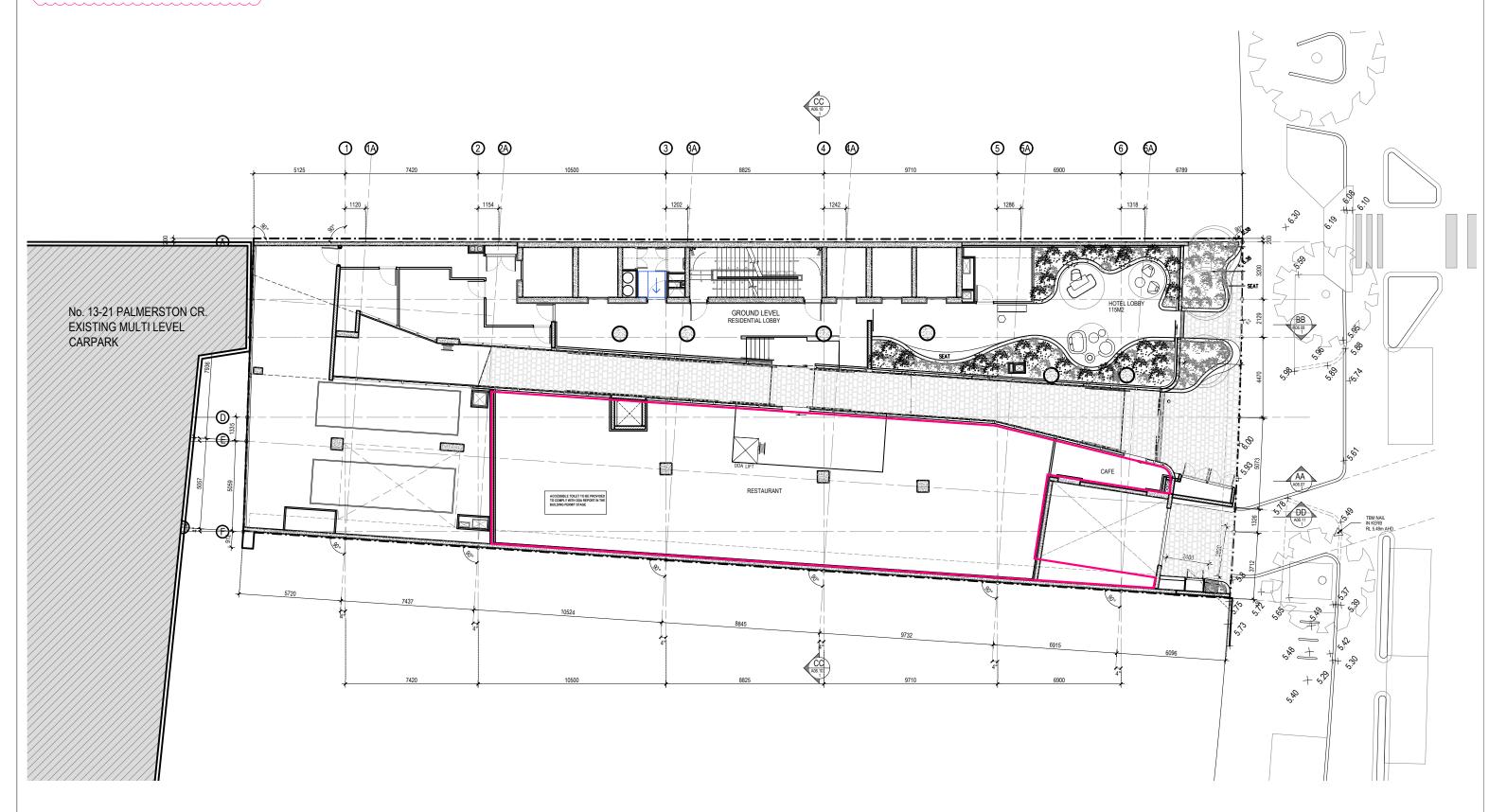
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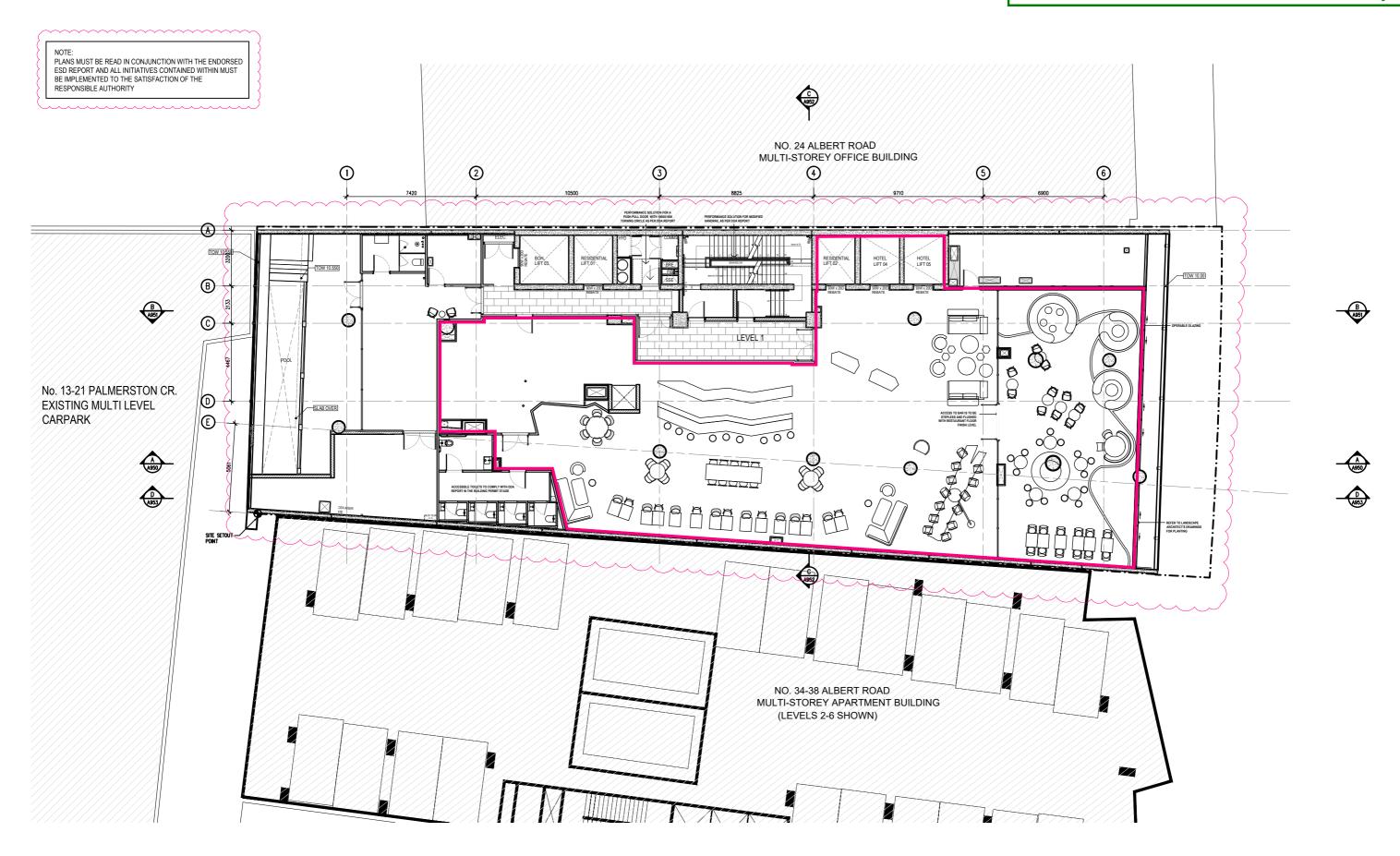
No	Date	Description	Ву
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٧	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE	SCALE: @ A3 1:200	PROJECT No: 10212	N DWG No:	REV
DRAWING TITLE	DATE:	DRAWN BY:		
RED LINE PLAN GROUND FLOOR	SEPT 2023	СР	A0100	V

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٧	29.01.25	VCAT APPLICATION	AP

PROJECT TITLE PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE	SCALE: @ A3 1:200	PROJECT No: 10212	N DWG No:	REV
DRAWING TITLE RED LINE PLAN LEVEL 1	DATE: SEPT 2023	DRAWN BY:	A0101	٧

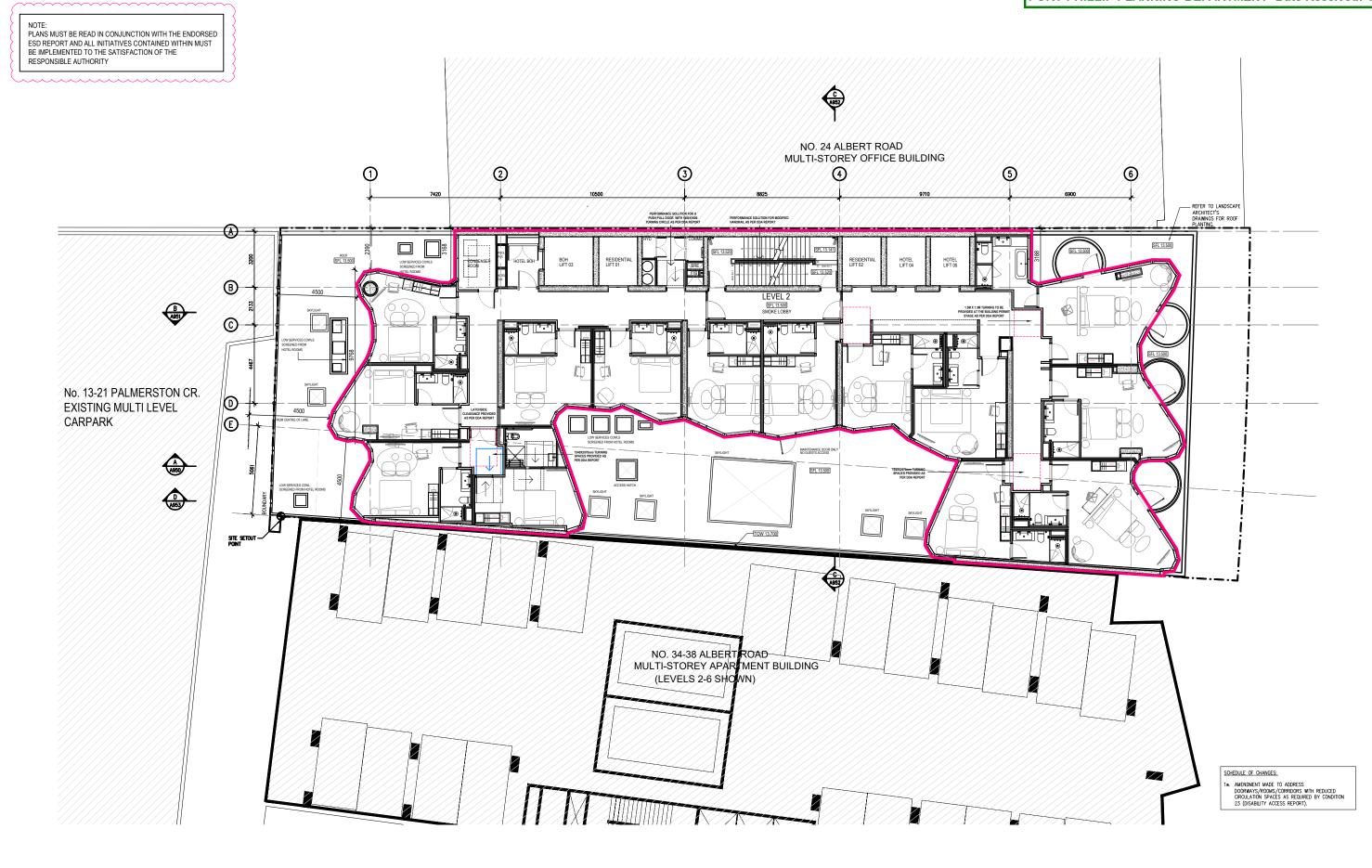
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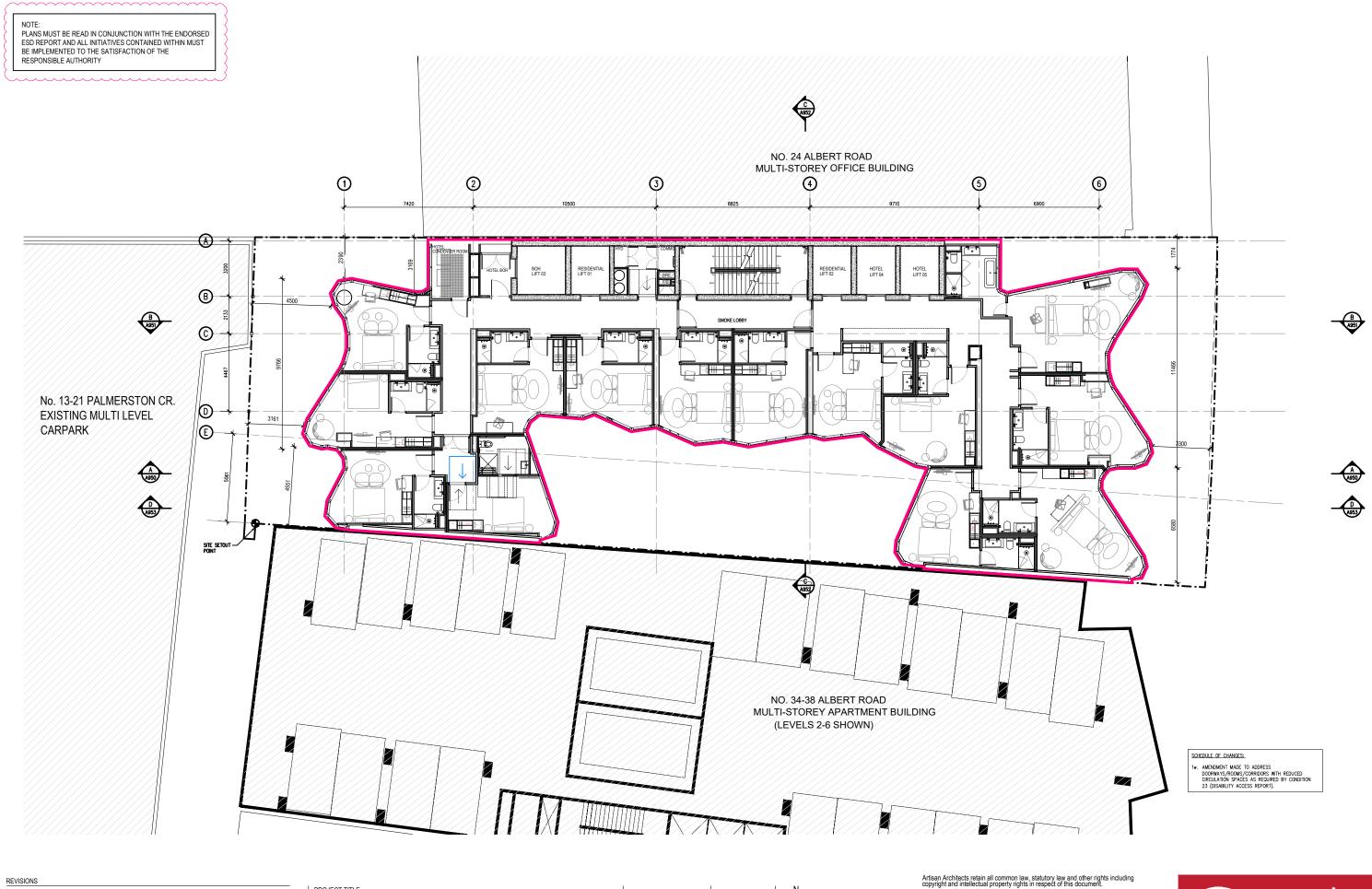
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٧	29.01.25	VCAT APPLICATION	Al

PROJECT TITLE PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE	SCALE: @ A3 1:200	PROJECT No: 10212	N DWG No:	REV
RED LINE PLAN LEVEL 2	DATE: SEPT 2023	DRAWN BY: CP	A0102	V

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29.01.25	VCAT APPLICATION	AP
	Date 30.05.24	Date Description 30.05.24 SECONDARY CONSENT APPLICATION

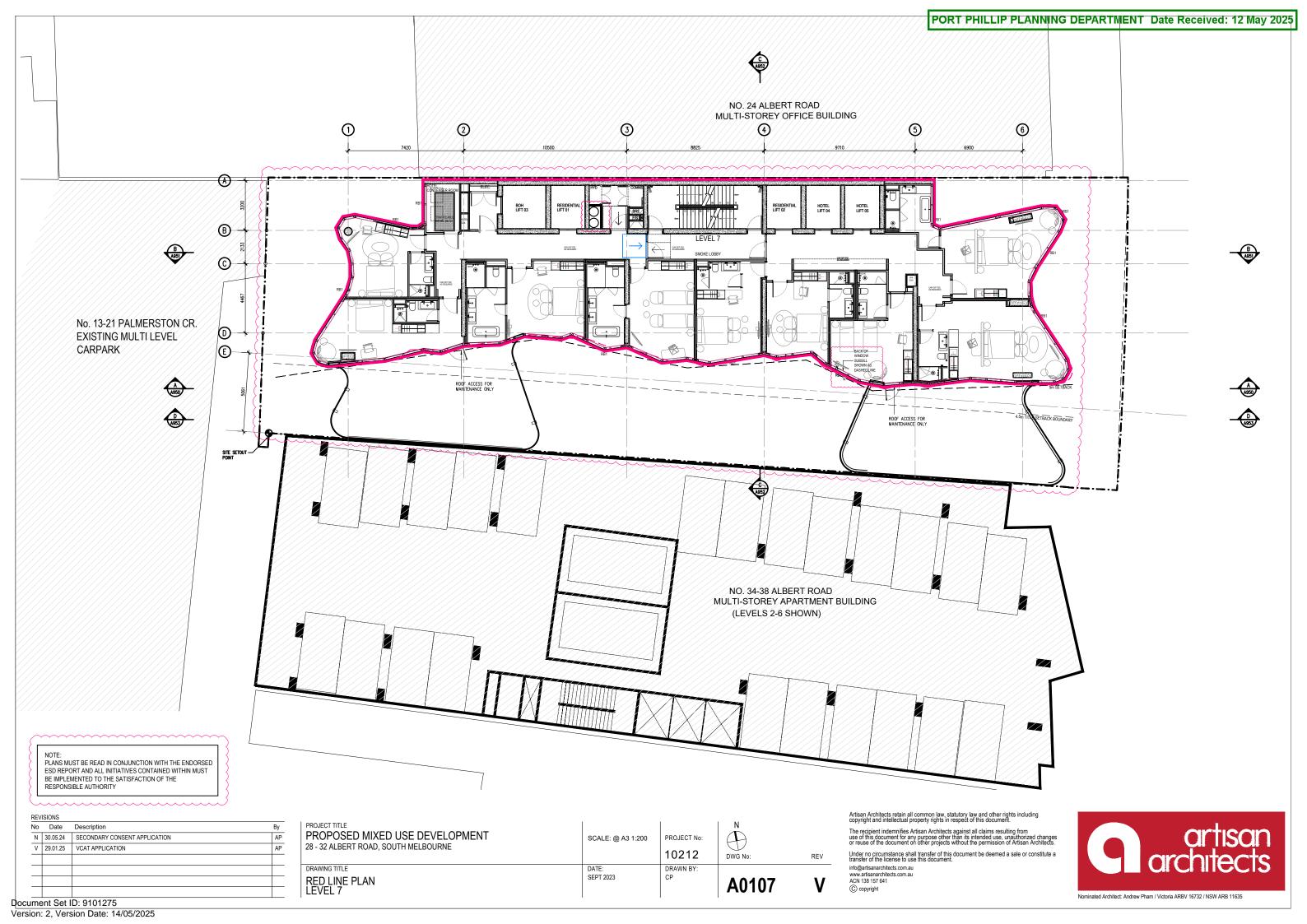
PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE	
DRAWING TITLE	
RED LINE PLAN LEVEL 3 - LEVEL 6	

SCALE: @ A3 1:200	PROJECT No: 10212	N DWG No:
DATE: SEPT 2023	DRAWN BY: CP	A0103

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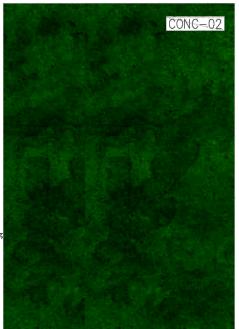




Version: 2, Version Date: 14/05/2025



CONC-03





FINISHES LEGEND

GL04

BALUSTRADE: LOW-E COATING - REFLECTIVE FINISH - COLOUR: LIGHT GREEN

CONCRETE - TEXTURED PAINT FINISH - COLOUR: GREY CONCRETE - TEXTURED PAINT FINISH - COLOUR: GREEN CON02

CON03 PRECAST CONCRETE - COLOUR: NATURAL

GL01 GLAZING - DGU LOW-E COATING - COLOUR: LIGHT GREEN

SPANDREL GLAZING - DGU LOW-E COATING - COLOUR: LIGHT GREEN GL01-A

GL02 GLAZING - ACID EDGED LOW-E COATING - COLOUR: CLEAR

GL03 GLAZING - DGU - COLOUR: CLEAR

GLAZING - PRIVACY - FRONT: LIGHT GREEN AS PER GL-01 BACK: WHITE FROSTED GLASS

LOUVRES - HORIZONTAL - POWDERCOATED ALUMINIUM - COLOUR: BRONZE I VR01 LOUVRES - VERTICAL - POWDERCOATED ALUMINIUM - COLOUR: BRONZE LVR02

LVR03 GLASS LOUVRES - OPERABLE FOR WINTERGARDEN -

COLOUR: LIGHT GREEN TO MATCH GL-01 POWDERCOATED ALUMINIUM - COLOUR: BRONZE

PT01 STIPLED PAINT FINISH - COLOUR:WHITE

PER01 PERFORATED METAL DOOR TO CARPARK - PATTERN TBC - COLOUR: BRONZE

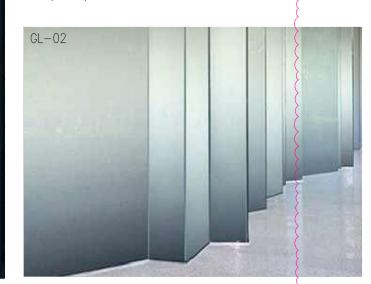
PER02 PERFORATED METAL DOOR CUPBOARDS - PATTERN TBC - COLOUR: BRONZE

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 AT 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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V	29.01.25	VCAT APPLICATION	AP	

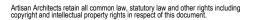
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PROJECT TITLE PROPOSED MIXED USE DEVELOPMENT 28 - 32 ALBERT ROAD, SOUTH MELBOURNE	
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FINISHES SHCEDULE	

SCALE: @ A3 1:200	PROJECT N
	10212
DATE:	DRAWN BY
SEPT 2023	CP



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BAL-01/

GL-01A