

PORT PHILLIP PLANNING SCHEME

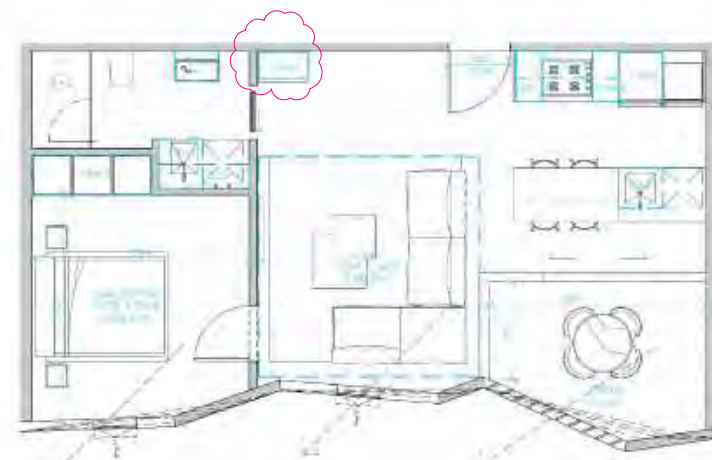
SECONDARY CONSENT APPROVAL

under Condition No. 2 in Planning Permit No: 1051/2017/A

Note: This approval relates to ther indicated/highlighted area(s) only

Date: 24/09/2024

Sheet: 40 of 65



A1 1BED + 1BATH
LEVEL 10, 11-14
5 APARTMENTS



A2 1BED + 1BATH + 1STUDY
LEVEL 10
1 APARTMENT

Apmt Type	Configuration	Apmt No.	Accessible (D17)	Cress Vent (D29)
A1	1BED+1BATH	5	No	No
A2	1BED+1BATH+1STUDY	1	No	Yes
A3	1BED+1BATH	10	No	No
B1	2BED+2BATH	4	No	Yes
C1	3BED+2.5BATH	10	Yes	Yes
C2	3BED+2BATH	6	Yes	Yes
C3	3BED+2BATH	1	Yes	Yes
C4	3BED+2BATH	1	Yes	Yes
D1	4BED+2.5BATH	2	Yes	Yes
D2	4BED+2.5BATH	3	Yes	Yes
D4	4BED+4.5BATH	1	Yes	Yes
		44 Apts	55%	86%

BADS Compliance Apartment Type A1, A2

Apartment Type	D17 Accessibility	D26 Functional Layout	D29 Cross Ventilation	D21 Internal Storage	D21 Carpark Storage	D27 Room Depth	D20 Balconies
TYPE A1	No	No	No	7.00 m²	3m²	2700 mm	Yes
TYPE A2	No	No	Yes	11.57 m²	No	2700 mm	No

SCHEDULE OF CHANGES (VCAT RELATED):

1h. SCHEDULE DEMONSTRATING COMPLIANCE WITH CLAUSE 58.05-04, STANDARD D20 STORAGE OBJECTIVE.

SCHEDULE OF CHANGES (NON-VCAT RELATED):

A: GENERAL RECONFIGURATION OF RESIDENTIAL APARTMENTS' INTERNAL LAYOUT.

REVISIONS

No	Date	Description	By
N	30.05.24	SECONDARY CONSENT 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

DRAWN BY:
TM



DWG No:

A2500

REV

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Nominated Architect: Andrew Pham / Victoria ARBV 16732 / NSW ARB 11635

PORT PHILLIP PLANNING SCHEME

SECONDARY CONSENT APPROVAL

under Condition No. 2 in Planning Permit No: 1051/2017/A

Note: This approval relates to ther indicated/highlighted area(s) only

Date: 24/09/2024 Sheet: 41 of 65

STANDARD D17 - COMPLIANT
DOOR DESIGN / OPENING
• A 900mm WIDE DOOR OPENING
• A SLIDING DOOR
CIRCULATION AREA
• A CLEAR CIRCULATION AREA OF 1M X 2.7M
• LOCATED IN FRONT OF THE SHOWER AND TOILET
• CLEAR OF TOILET AND BASIN
PATH TO CIRCULATION AREA
• NOT APPLICABLE
SHOWER
• A HOBLESS (STEP-FREE) SHOWER



A3 1BED + 1BATH - ACCESSIBLE
LEVEL 11-14, 15-20
10 APARTMENT

Apmt Type	Configuration	Apmt No.	Accessible (D17)	Cross Vnt (D29)
A1	1BED+1BATH	5	No	No
A2	1BED+1BATH+1STUDY	1	No	Yes
A3	1BED+1BATH	10	No	No
B1	2BED+2BATH	4	No	Yes
C1	3BED+2.5BATH	10	Yes	Yes
C2	3BED+2BATH	6	Yes	Yes
C3	3BED+2BATH	1	Yes	Yes
C4	3BED+2BATH	1	Yes	Yes
D1	4BED+2BATH	2	Yes	Yes
D2	4BED+2.5BATH	3	Yes	Yes
D4	4BED+4.5BATH	1	Yes	Yes
		44 Apts	55%	86%

BADS Compliance Apartment Type A3							
Apartment Type	D17 Accessibility	D26 Functional Layout	D29 Cross Ventilation	D21 Internal Storage	D21 Carpark Storage	D27 Room Depth	D20 Balconies
TYPE A3	Yes	Yes	No	7.00 m²	3m²	2700 mm	Yes

SCHEDULE OF CHANGES (VCAT RELATED):
1b: SCHEDULE DEMONSTRATING COMPLIANCE WITH CLAUSE 58.05-04, STANDARD D20 STORAGE OBJECTIVE.
SCHEDULE OF CHANGES (NON-VCAT RELATED):
A: GENERAL RECONFIGURATION OF RESIDENTIAL APARTMENTS' INTERNAL LAYOUT.

REVISIONS			
No	Date	Description	By
N	30.05.24	SECONDARY CONSENT APPLICATION	AP

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

SCALE: @ A3 1:200

PROJECT No:

10212

DRAWN BY:
TM

DATE:
SEPT 2023



DWG No:

A2501

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PORT PHILLIP PLANNING SCHEME

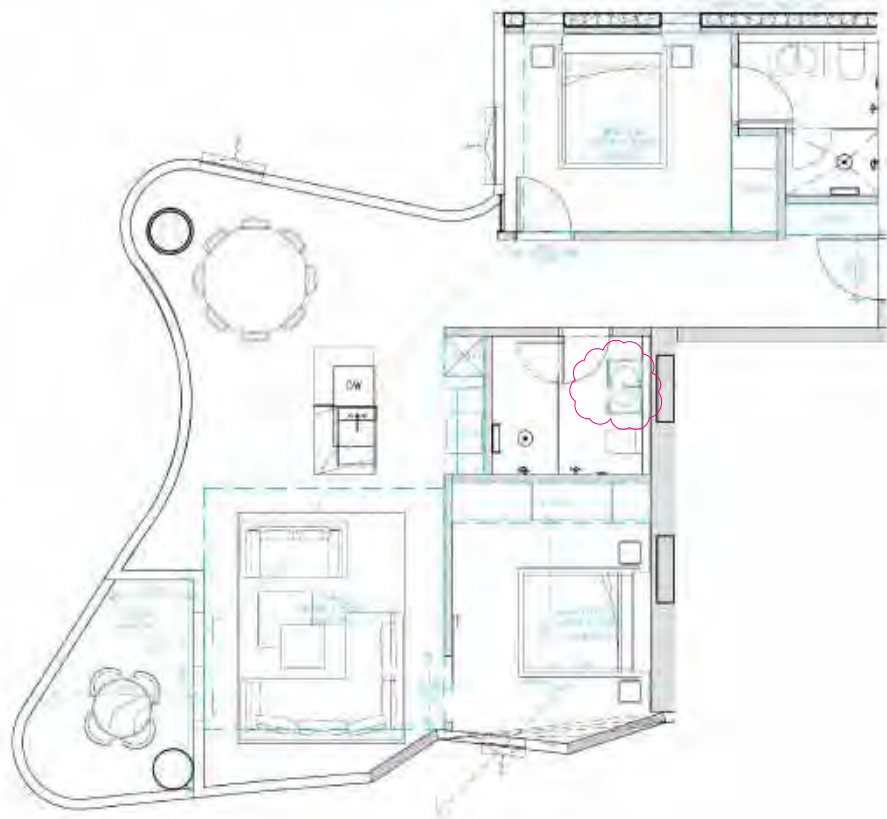
SECONDARY CONSENT APPROVAL

under Condition No. 2 in Planning Permit No: 1051/2017/A

Note: This approval relates to ther indicated/highlighted area(s) only

Date: 24/09/2024

Sheet: 42 of 65



LEVEL 11-14,
4 APARTMENTS

Apmt Type	Configuration	Apmt No.	Accessible (D17)	Cress Vnt (D29)
A1	1BED+1BATH	5	No	No
A2	1BED+1BATH+1STUDY	1	No	Yes
A3	1BED+1BATH	10	No	No
B1	2BED+2BATH	4	No	Yes
C1	3BED+2.5BATH	10	Yes	Yes
C2	3BED+2BATH	6	Yes	Yes
C3	3BED+2BATH	1	Yes	Yes
C4	3BED+2BATH	1	Yes	Yes
D1	4BED+2BATH	2	Yes	Yes
D2	4BED+2.5BATH	3	Yes	Yes
D4	4BED+4.5BATH	1	Yes	Yes
		44 Apmts	55%	86%

BADS Compliance Apartment Type B1							
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	10 m²	4 m²	2700 mm	No

SCHEDULE OF CHANGES (VCAT RELATED):
1b. SCHEDULE DEMONSTRATING COMPLIANCE WITH CLAUSE 58.05-04, STANDARD D20 STORAGE OBJECTIVE.
SCHEDULE OF CHANGES (NON-VCAT RELATED):
A: GENERAL RECONFIGURATION OF RESIDENTIAL APARTMENTS' INTERNAL LAYOUT.

REVISIONS			
No	Date	Description	By
N	30.05.24	SECONDARY CONSENT APPLICATION	AP

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

SCALE: @ A3 1:200

PROJECT No:

10212

DATE:
SEPT 2023

DRAWN BY:
TM



DWG No:

A2502

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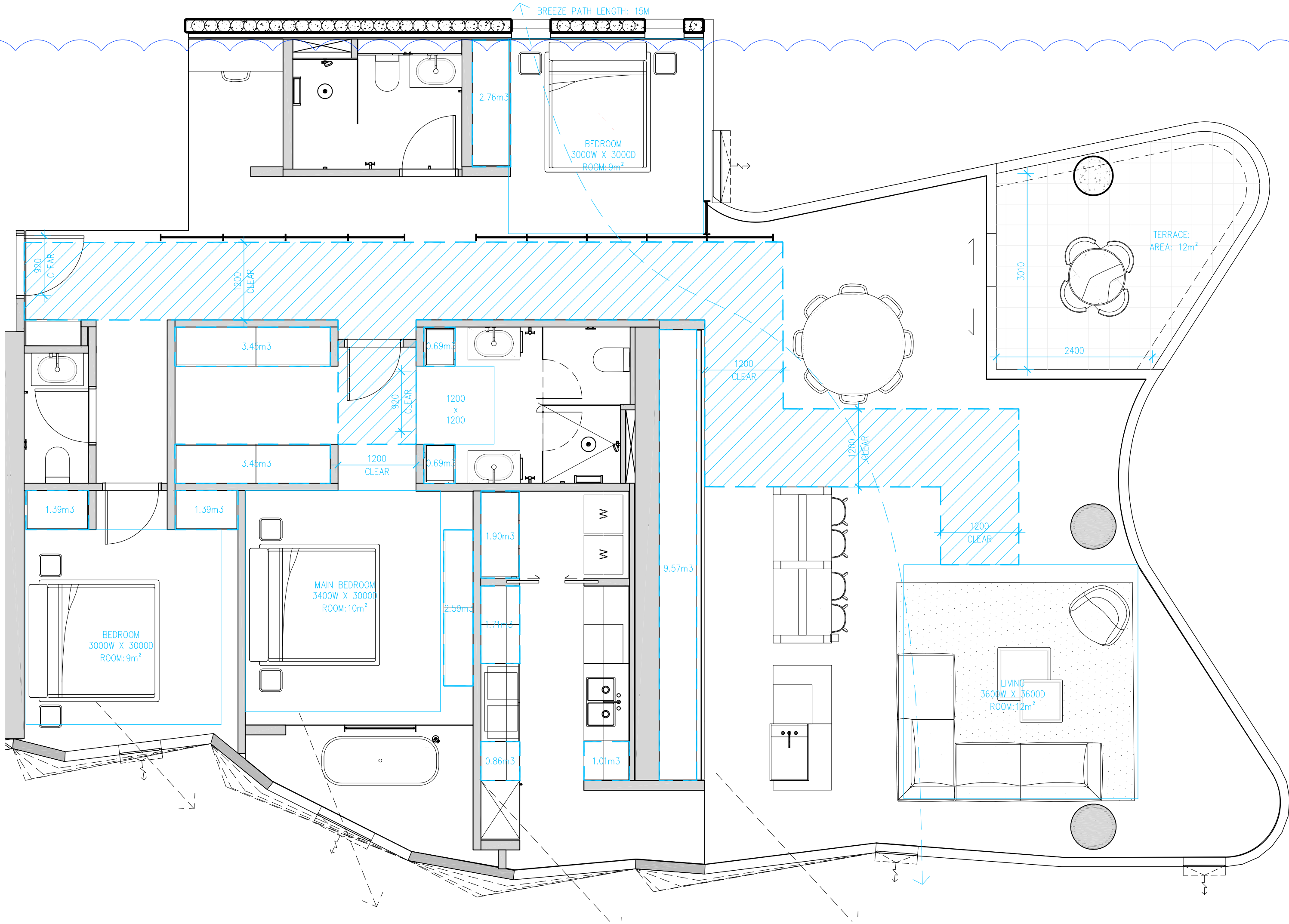
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A



C1	3BED + 2.5BATH - ACCESSIBLE
-	1:50

LEVEL 11-14, 15-20
10 APARTMENTS

SECONDARY CONSENT APPROVAL
under Condition No. 2 in Planning Permit No: 1051/2017/A
Note: This approval relates to ther indicated/highlighted area(s) only

Date: 24/09/2024 Sheet: 43 of 65

STANDARD D17 - COMPLIANT

DOOR DESIGN / OPENING
<ul style="list-style-type: none">A CLEAR 1200MM WIDE DOOR OPENINGA SLIDE DOOR
CIRCULATION AREA
<ul style="list-style-type: none">A CLEAR CIRCULATION AREA OF 1.2M X 1.2MLOCATED IN FRONT OF THE SHOWER AND TOILETCLEAR OF TOILET, BASIN AND THE DOOR
PATH TO CIRCULATION AREA
<ul style="list-style-type: none">A CLEAR OF 900MM MIN WIDTH FROM THE DOOR TO THE CIRCULATION AREA
SHOWER
<ul style="list-style-type: none">A HOBLESS (STEP-FREE) SHOWER

Apmnt Type	Configuration	Apmnt No.	Accessible (D17)	Cross Vent (D29)
A1	1BED+1BATH	5	No	No
A2	1BED+1BATH+1STUDY	1	No	Yes
A3	1BED+1BATH	10	No	No
B1	2BED+2BATH	4	No	Yes
C1	3BED+2.5BATH	10	Yes	Yes
C2	3BED+2BATH	6	Yes	Yes
C3	3BED+2BATH	1	Yes	Yes
C4	3BED+2BATH	1	Yes	Yes
D1	4BED+2BATH	2	Yes	Yes
D2	4BED+2.5BATH	3	Yes	Yes
D4	4BED+4.5BATH	1	Yes	Yes
		44 Apmnts	55%	66%

BADS Compliance Apartment Type C1

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	31.46 m³	No	2700 mm	Yes

SCHEDULE OF CHANGES (VCAT RELATED):

1h. SCHEDULE DEMONSTRATING COMPLIANCE WITH
CLAUSE 58.05-04, STANDARD D20 STORAGE
OBJECTIVE.

SCHEDULE OF CHANGES (NON-VCAT RELATED):

A. GENERAL RECONFIGURATION OF RESIDENTIAL
APARTMENTS INTERNAL LAYOUT.

DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
20.02.2020	A	SATA VCAT ISSUE	JK				
09.04.2020	B	SATA VCAT ISSUE	HO				
10.09.2020	D	AGREEMENT PLANS	RK				
20.04.2022	E	ISSUED FOR TP AMENDMENT	PK				
16.12.2022	F	ISSUED FOR TP AMENDMENT	JD				
30.10.2023	M	ISSUED FOR TP RPI	NO				

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Project Title
**28-32 ALBERT ROAD
SOUTH MELBOURNE**
Client
M PROPERTY

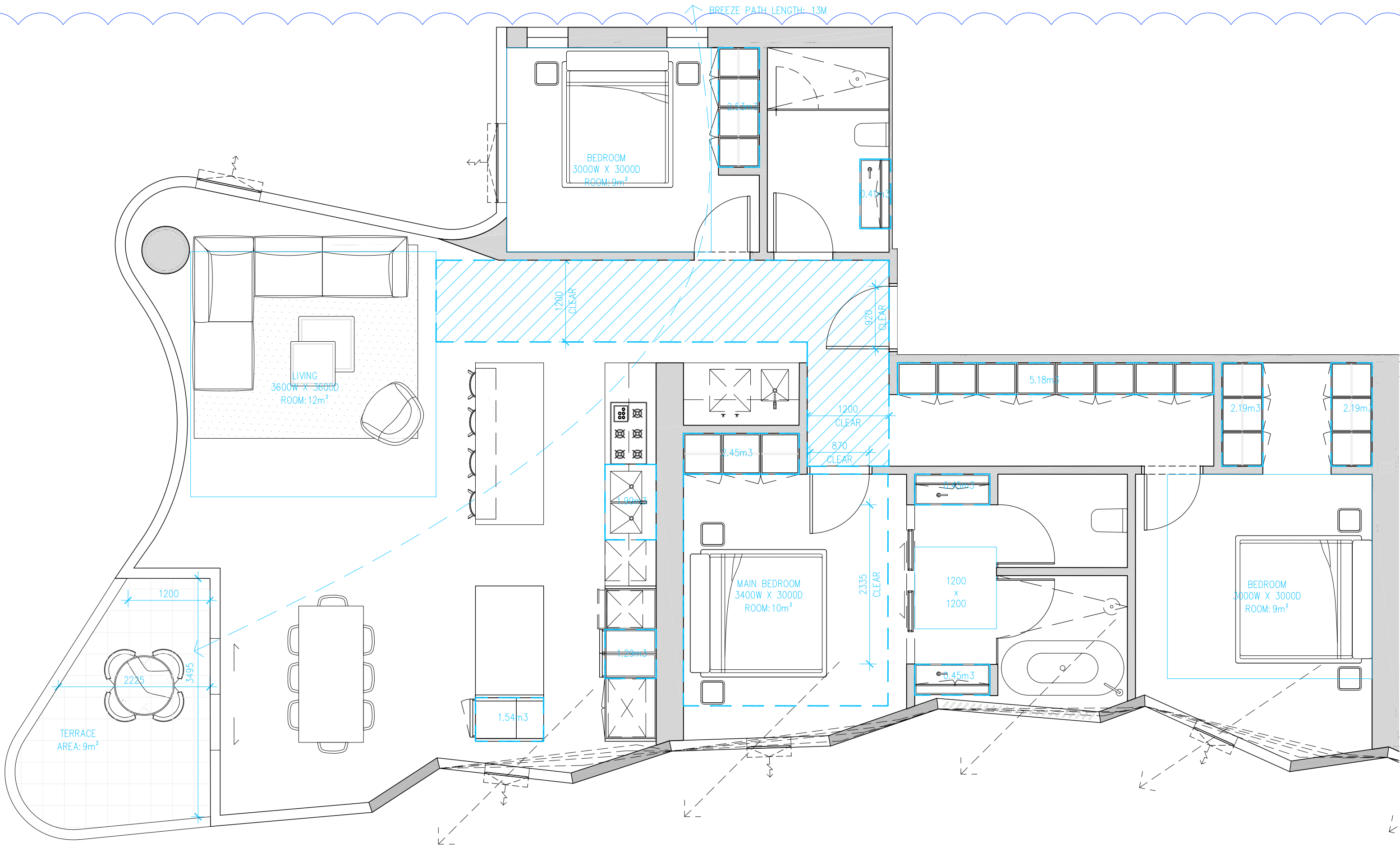
Drawing Title
**APARTMENT DESIGN GUIDELINES FOR VICTORIA
APARTMENT TYPE SHEET 04**
Project Number
17016
Drawing Status
TP
Drawing Number
A2503
Revision
M

Oct 31, 2023 - 10:51am

PORT PHILLIP PLANNING DEPARTMENT Date Received: 05/09/2024

STANDARD D17 – COMPLIANT

DOOR DESIGN / OPENING
<ul style="list-style-type: none">A CLEAR 1500MM WIDE DOOR OPENINGA SLIDE DOOR
CIRCULATION AREA
<ul style="list-style-type: none">A CLEAR CIRCULATION AREA OF 1.2M X 1.2MLOCATED IN FRONT OF THE SHOWER AND TOILETCLEAR OF TOILET, BASIN AND THE DOOR
PATH TO CIRCULATION AREA
<ul style="list-style-type: none">A CLEAR OF 900MM MIN WIDTH FROM THE DOOR TO THE CIRCULATION AREA
SHOWER
<ul style="list-style-type: none">A HOBLESS (STEP-FREE) SHOWER



C2	3BED + 2BATH – ACCESSIBLE
—	1:500A1

LEVEL 15–20
6 APARTMENTS

Appt Type	Configuration	Appt No.	Accessible (D17)	Cross Vent (D29)
A1	1BED+1BATH	5	No	No
A2	1BED+1BATH+1STUDY	1	No	Yes
A3	1BED+1BATH	10	No	No
B1	2BED+2BATH	4	No	Yes
C1	3BED+2.5BATH	10	Yes	Yes
C2	3BED+2BATH	6	Yes	Yes
C3	3BED+2BATH	1	Yes	Yes
C4	3BED+2BATH	1	Yes	Yes
D1	4BED+2BATH	2	Yes	Yes
D2	4BED+2.5BATH	3	Yes	Yes
D4	4BED+4.5BATH	1	Yes	Yes
		44 Apmts	55%	66%

BADS Compliance Apartment Type C2

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	20.67 m³	No	2700 mm	No

SCHEDULE OF CHANGES (VCAT RELATED):

1h. SCHEDULE DEMONSTRATING COMPLIANCE WITH
CLAUSE 58.05–04, STANDARD D20 STORAGE
OBJECTIVE.

SCHEDULE OF CHANGES (NON–VCAT RELATED):

A. GENERAL RECONFIGURATION OF RESIDENTIAL
APARTMENTS INTERNAL LAYOUT.

DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
20.02.2020	A	SATA VCAT ISSUE	JK				
09.04.2020	B	SATA VCAT ISSUE	HO				
10.09.2020	D	AGREEMENT PLANS	RK				
20.04.2022	E	ISSUED FOR TP AMENDMENT	PK				
16.12.2022	F	ISSUED FOR TP AMENDMENT	JD				
30.10.2023	M	ISSUED FOR TP RPI	NO				

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Project Title
**28-32 ALBERT ROAD
SOUTH MELBOURNE**
Client
M PROPERTY

Drawing Title
**APARTMENT DESIGN GUIDELINES FOR VICTORIA
APARTMENT TYPE SHEET 05**
Project Number
17016
Drawing Status
TP
Drawing Number
A2504
Revision
M



Apmnt Type	Configuration	Apmnt No.	Accessible (D17)	Cross Vent (D29)
A1	1BED+1BATH	5	No	No
A2	1BED+1BATH+1STUDY	1	No	Yes
A3	1BED+1BATH	10	No	No
B1	2BED+2BATH	4	No	Yes
C1	3BED+2.5BATH	10	Yes	Yes
C2	3BED+2BATH	6	Yes	Yes
C3	3BED+2BATH	1	Yes	Yes
C4	3BED+2BATH	1	Yes	Yes
D1	4BED+2BATH	2	Yes	Yes
D2	4BED+2.5BATH	3	Yes	Yes
D4	4BED+4.5BATH	1	Yes	Yes
		44 Apmnts	55%	66%

SCHEDULE OF CHANGES (VCAT RELATED):

1h. SCHEDULE DEMONSTRATING COMPLIANCE WITH
CLAUSE 58.05-04, STANDARD D20 STORAGE
OBJECTIVE.

SCHEDULE OF CHANGES (NON-VCAT RELATED):

A. GENERAL RECONFIGURATION OF RESIDENTIAL APARTMENTS INTERNAL LAYOUT.

SCALE@A1 1:100 @ A1 1:50 @ A3
PRELIMINARY
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Project Title
**28-32 ALBERT ROAD
SOUTH MELBOURNE**

Client
M PROPERTY

Drawing Title

APARTMENT DESIGN GUIDELINES FOR VICTORIA
APARTMENT TYPE SHEET 06

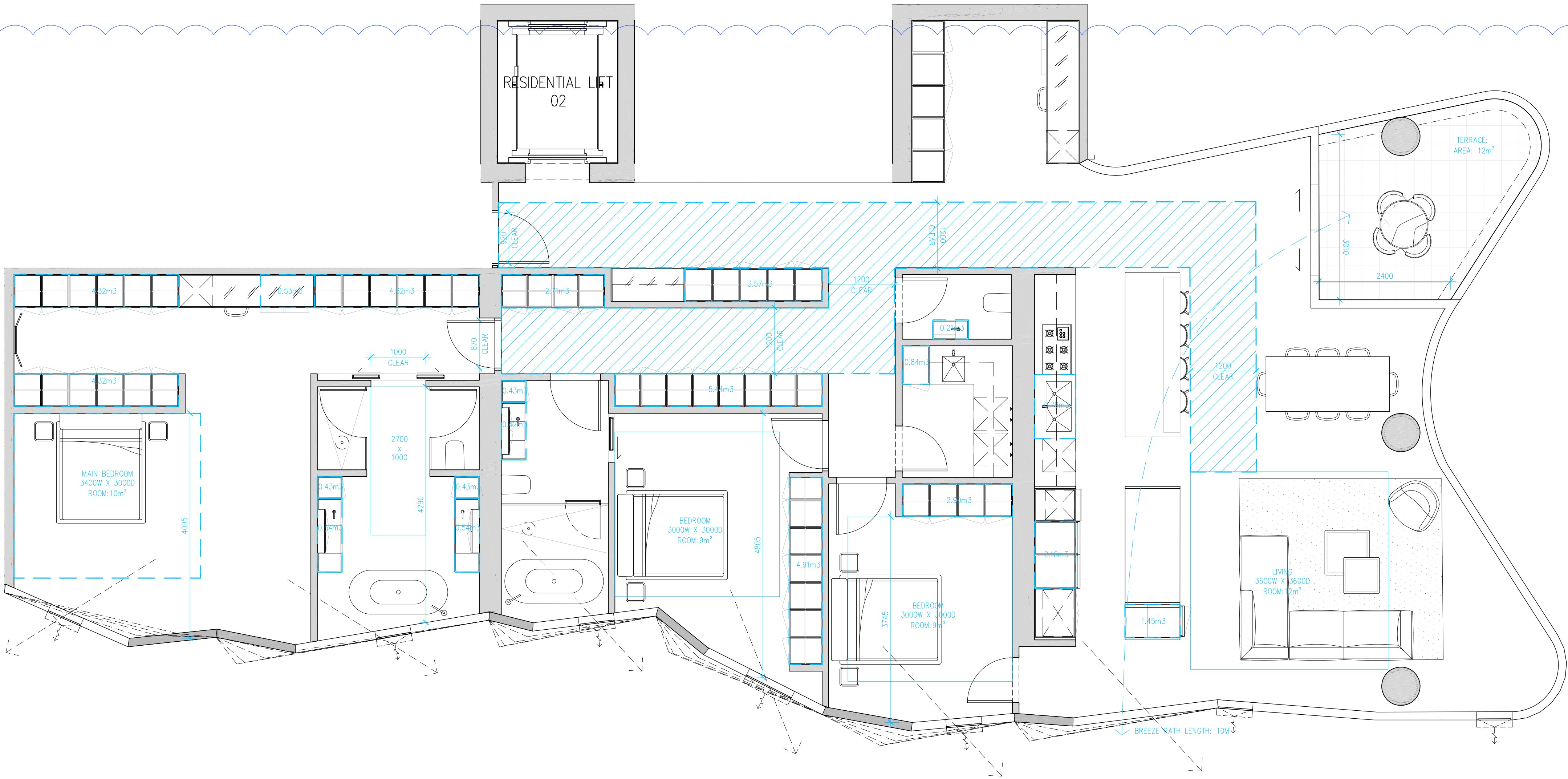
Project Number
17016
Drawing Status
TP

Drawing Number
A2505
Revision
M

Oct 31, 2023 - 10:55am

STANDARD D17 – COMPLIANT

DOOR DESIGN / OPENING
• A CLEAR 1000MM WIDE DOOR OPENING
• A SLIDE DOOR
CIRCULATION AREA
• A CLEAR CIRCULATION AREA OF 1M X 2.7M
• LOCATED IN FRONT OF THE SHOWER AND TOILET
• CLEAR OF TOILET AND BASIN
PATH TO CIRCULATION AREA
• NOT APPLICABLE
SHOWER
• A HOBLESS (STEP-FREE) SHOWER



C4	3BED + 2BATH – ACCESSIBLE
–	1:500A1

LEVEL 10
1 APARTMENTS

Appt Type	Configuration	Appt No.	Accessible (D17)	Cross Vent (D29)
A1	1BED+1BATH	5	No	No
A2	1BED+1BATH+1STUDY	1	No	Yes
A3	1BED+1BATH	10	No	No
B1	2BED+2BATH	4	No	Yes
C1	3BED+2.5BATH	10	Yes	Yes
C2	3BED+2BATH	6	Yes	Yes
C3	3BED+2BATH	1	Yes	Yes
C4	3BED+2BATH	1	Yes	Yes
D1	4BED+2BATH	2	Yes	Yes
D2	4BED+2.5BATH	3	Yes	Yes
D4	4BED+4.5BATH	1	Yes	Yes
		44 Apmts	55%	66%

BADS Compliance Apartment Type C4

Apartment Type	D17 Accessibility	D26 Functional Layout	D29 Cross Ventilation	D21 Internal Storage	D21 Carpark Storage	D27 Room Depth	D20 Balconies
TYPE C4	Yes	Yes	Yes	41.28 m³	No	2700 mm	Yes

SCHEDULE OF CHANGES (VCAT RELATED):

1h. SCHEDULE DEMONSTRATING COMPLIANCE WITH
CLAUSE 58.05–04, STANDARD D20 STORAGE
OBJECTIVE.

SCHEDULE OF CHANGES (NON–VCAT RELATED):

A. GENERAL RECONFIGURATION OF RESIDENTIAL
APARTMENTS INTERNAL LAYOUT.

DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
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09.04.2020	B	SATA VCAT ISSUE	HO				
10.09.2020	D	AGREEMENT PLANS	RK				
20.04.2022	E	ISSUED FOR TP AMENDMENT	PK				
16.12.2022	F	ISSUED FOR TP ENROUSEMENT	JD				
30.10.2023	M	ISSUED FOR TP RPI	NO				

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SCALE@A1 1:50 @ A1 1:100 @ A3
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Project Title
**28-32 ALBERT ROAD
SOUTH MELBOURNE**
Client
M PROPERTY

Drawing Title
**APARTMENT DESIGN GUIDELINES FOR VICTORIA
APARTMENT TYPE SHEET 07**

Project Number
17016
Drawing Status
TP

Drawing Number
A2506
Revision
M

Oct 31, 2023 – 10:57am

STANDARD D17 – COMPLIANT

DOOR DESIGN / OPENING

- A CLEAR 1000MM WIDE DOOR OPENING
- A SLIDE DOOR

CIRCULATION AREA

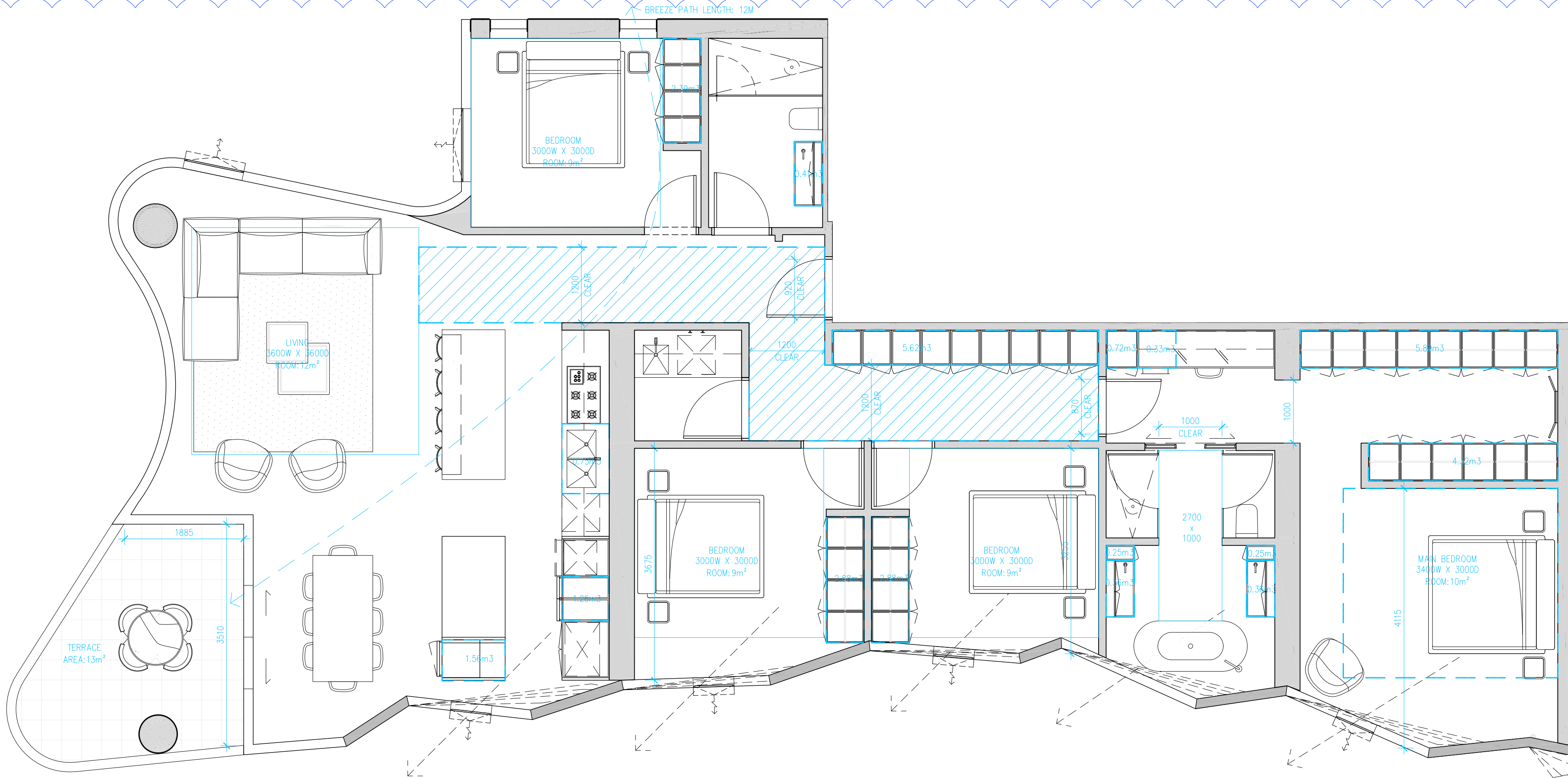
- A CLEAR CIRCULATION AREA OF 1M X 2.7M
- LOCATED IN FRONT OF THE SHOWER AND TOILET
- CLEAR OF TOILET AND BASIN

PATH TO CIRCULATION AREA

- NOT APPLICABLE

SHOWER

- A HOBLESS (STEP-FREE) SHOWER



D1	4BED + 2BATH – ACCESSIBLE
–	1:500A1

LEVEL 21–22
2 APARTMENTS

Apmnt Type	Configuration	Apmnt No.	Accessible (D17)	Cross Vent (D29)
A1	1BED+1BATH	5	No	No
A2	1BED+1BATH+1STUDY	1	No	Yes
A3	1BED+1BATH	10	No	No
B1	2BED+2BATH	4	No	Yes
C1	3BED+2.5BATH	10	Yes	Yes
C2	3BED+2BATH	6	Yes	Yes
C3	3BED+2BATH	1	Yes	Yes
C4	3BED+2BATH	1	Yes	Yes
D1	4BED+2BATH	2	Yes	Yes
D2	4BED+2.5BATH	3	Yes	Yes
D4	4BED+4.5BATH	1	Yes	Yes
		44 Apmnts	55%	66%

BADS Compliance Apartment Type D1

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	30.23 m³	No	2700 mm	No

SCHEDULE OF CHANGES (VCAT RELATED):

1h. SCHEDULE DEMONSTRATING COMPLIANCE WITH
CLAUSE 58.05–04, STANDARD D20 STORAGE
OBJECTIVE.

SCHEDULE OF CHANGES (NON–VCAT RELATED):

A. GENERAL RECONFIGURATION OF RESIDENTIAL
APARTMENTS INTERNAL LAYOUT.

DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
20.02.2020	A	SATA VCAT ISSUE	JK				
09.04.2020	B	SATA VCAT ISSUE	HO				
10.09.2020	D	AGREEMENT PLANS	RK				
20.04.2022	E	ISSUED FOR TP AMENDMENT	PK				
16.12.2022	F	ISSUED FOR TP ENROUSEMENT	JC				
30.10.2023	M	ISSUED FOR TP RPI	NO				

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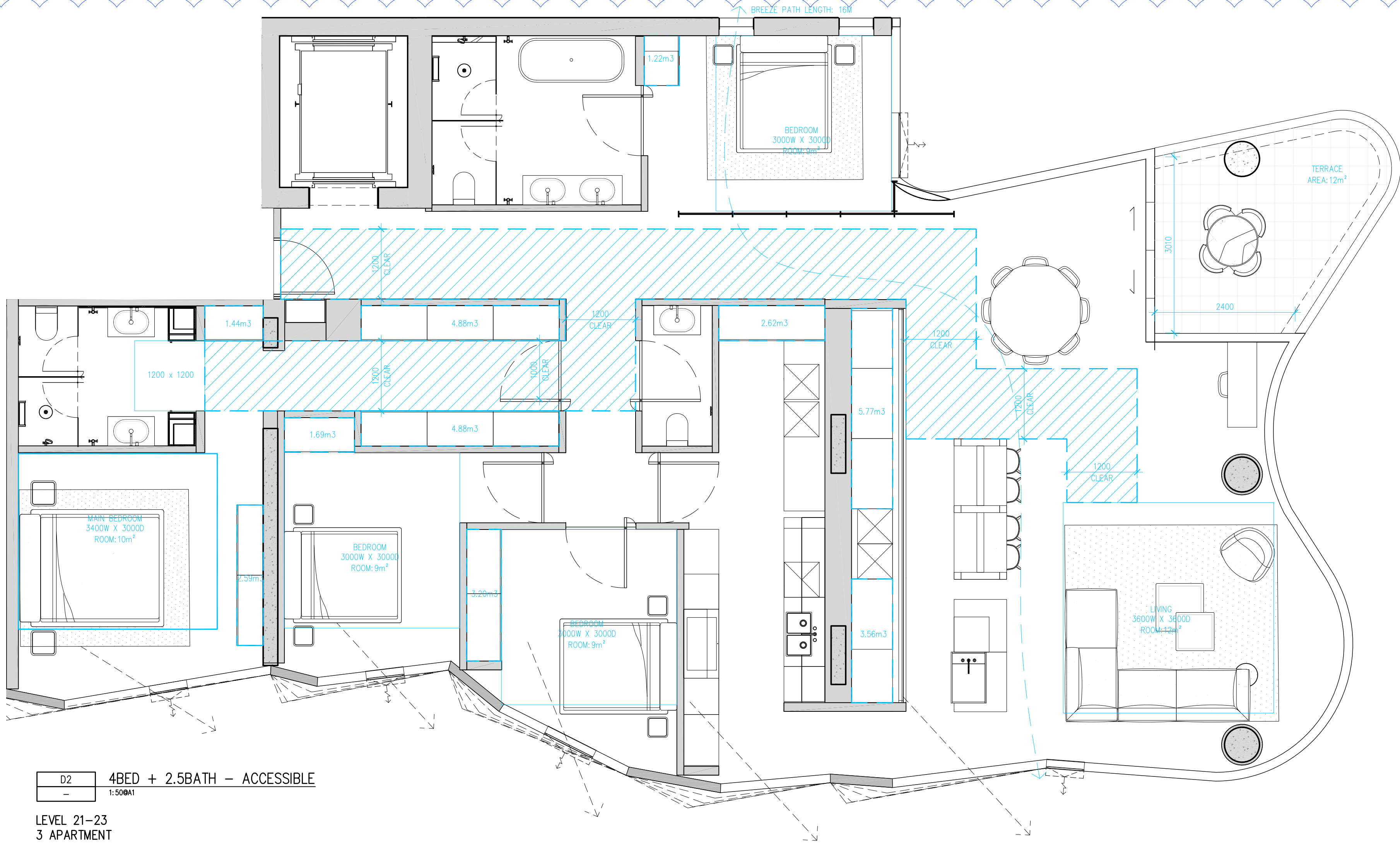
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Project Title
**28-32 ALBERT ROAD
SOUTH MELBOURNE**
Client
M PROPERTY

Drawing Title
**APARTMENT DESIGN GUIDELINES FOR VICTORIA
APARTMENT TYPE SHEET 08**
Project Number
17016
Drawing Status
TP
Drawing Number
A2507
Revision
M

STANDARD D17 – COMPLIANT

- DOOR DESIGN / OPENING**
- A CLEAR 1000MM WIDE DOOR OPENING
 - A SLIDE DOOR
- CIRCULATION AREA**
- A CLEAR CIRCULATION AREA OF 1M X 2.7M
 - LOCATED IN FRONT OF THE SHOWER AND TOILET
 - CLEAR OF TOILET AND BASIN
- PATH TO CIRCULATION AREA**
- NOT APPLICABLE
- SHOWER**
- A HOBLESS (STEP-FREE) SHOWER



Appt Type	Configuration	Appt No.	Accessible (D17)	Cross Vent (D29)
A1	1BED+1BATH	5	No	No
A2	1BED+1BATH+1STUDY	1	No	Yes
A3	1BED+1BATH	10	No	No
B1	2BED+2BATH	4	No	Yes
C1	3BED+2.5BATH	10	Yes	Yes
C2	3BED+2BATH	6	Yes	Yes
C3	3BED+2BATH	1	Yes	Yes
C4	3BED+2BATH	1	Yes	Yes
D1	4BED+2BATH	2	Yes	Yes
D2	4BED+2.5BATH	3	Yes	Yes
D4	4BED+4.5BATH	1	Yes	Yes
		44 Apmts	55%	66%

BADS Compliance Apartment Type D2

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	31.85 m³	No	2700 mm	Yes

SCHEDULE OF CHANGES (VCAT RELATED):

1h. SCHEDULE DEMONSTRATING COMPLIANCE WITH
CLAUSE 58.05–04, STANDARD D20 STORAGE
OBJECTIVE.

SCHEDULE OF CHANGES (NON–VCAT RELATED):

A. GENERAL RECONFIGURATION OF RESIDENTIAL
APARTMENTS INTERNAL LAYOUT.

DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
20.02.2020	A	SATA VCAT ISSUE	JK				
09.04.2020	B	SATA VCAT ISSUE	HO				
10.09.2020	D	AGREEMENT PLANS	RK				
20.04.2022	E	ISSUED FOR TP AMENDMENT	PK				
16.12.2022	F	ISSUED FOR TP BROUWERSHENT	JD				
30.10.2023	M	ISSUED FOR TP RPI	NO				

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ABN 57 555 588 726

Project Title
**28-32 ALBERT ROAD
SOUTH MELBOURNE**
Client
M PROPERTY

Drawing Title
**APARTMENT DESIGN GUIDELINES FOR VICTORIA
APARTMENT TYPE SHEET 09**
Project Number
17016
Drawing Status
TP
Drawing Number
A2508
Revision
M

Oct 31, 2023 – 11:03am

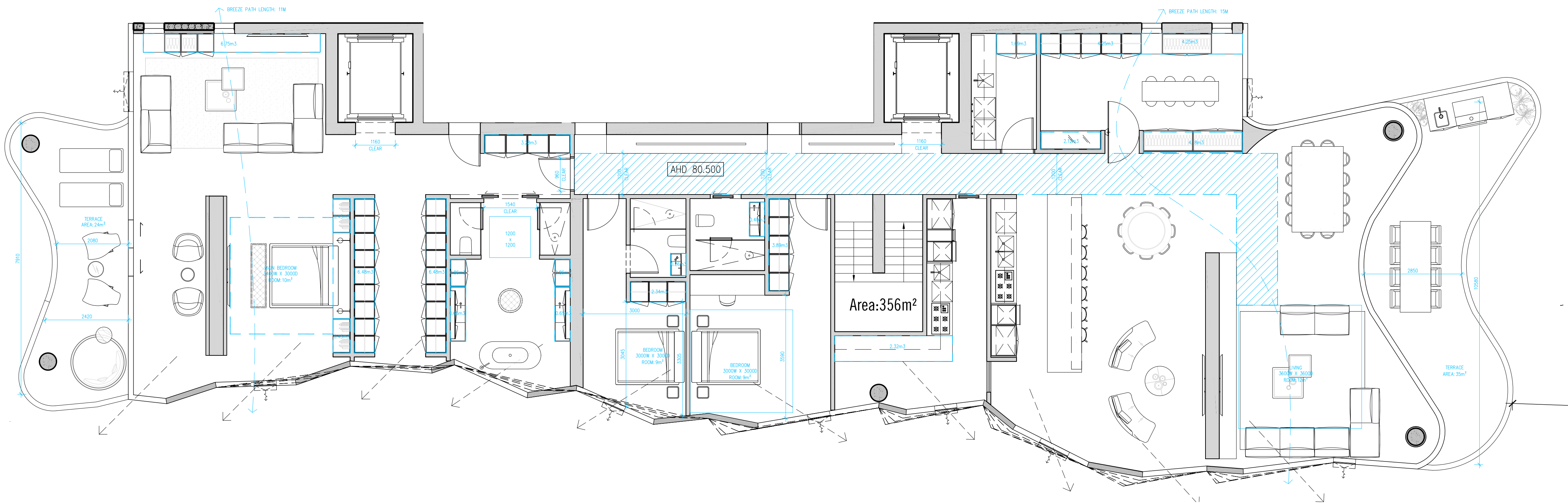
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SECONDARY CONSENT APPROVAL
under Condition No. 2 in Planning Permit No: 1051/2017/A
Note: This approval relates to ther indicated/highlighted area(s) only

Date: 24/09/2024 Sheet: 49 of 65

STANDARD D17 – COMPLIANT

- DOOR DESIGN / OPENING**
- A CLEAR 1540MM 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



D4	4BED + 4.5BATH + WINE TASTING ROOM – ACCESSIBLE
–	1:500A1

LEVEL 24–25
1 APARTMENT – PENTHOUSE

Appt Type	Configuration	Appt No.	Accessible (D17)	Cross Vent (D29)
A1	1BED+1BATH	5	No	No
A2	1BED+1BATH+1STUDY	1	No	Yes
A3	1BED+1BATH	10	No	No
B1	2BED+2BATH	4	No	Yes
C1	3BED+2.5BATH	10	Yes	Yes
C2	3BED+2BATH	6	Yes	Yes
C3	3BED+2BATH	1	Yes	Yes
C4	3BED+2BATH	1	Yes	Yes
D1	4BED+2BATH	2	Yes	Yes
D2	4BED+2.5BATH	3	Yes	Yes
D4	4BED+4.5BATH	1	Yes	Yes
		44 Apmts	55%	66%

BADS Compliance Apartment Type D4

Apartment Type	D17 Accessibility	D26 Functional Layout	D29 Cross Ventilation	D21 Internal Storage	D21 Carpark Storage	D27 Room Depth	D20 Balconies
TYPE D4	Yes	Yes	Yes	100.68 m³	No	2700 mm	Yes

SCHEDULE OF CHANGES (VCAT RELATED):

1h. SCHEDULE DEMONSTRATING COMPLIANCE WITH
CLAUSE 58.05–04, STANDARD D20 STORAGE
OBJECTIVE.

SCHEDULE OF CHANGES (NON–VCAT RELATED):

A. GENERAL RECONFIGURATION OF RESIDENTIAL
APARTMENTS INTERNAL LAYOUT.

DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
20.02.2020	A	SATA VCAT ISSUE	JK				
09.04.2020	B	SATA VCAT ISSUE	HO				
10.09.2020	D	AGREEMENT PLANS	RK				
20.04.2022	A	ISSUE FOR TP AMENDMENT	PK				
16.05.2022	B	ISSUE FOR TP AMENDMENT	PK				
16.12.2022	C	ISSUED FOR TP ENDORSEMENT	JC				
30.10.2023	M	ISSUED FOR TP RVN	ND				

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HBN 17 155 188 726

Project Title
**28-32 ALBERT ROAD
SOUTH MELBOURNE**
Client
M PROPERTY

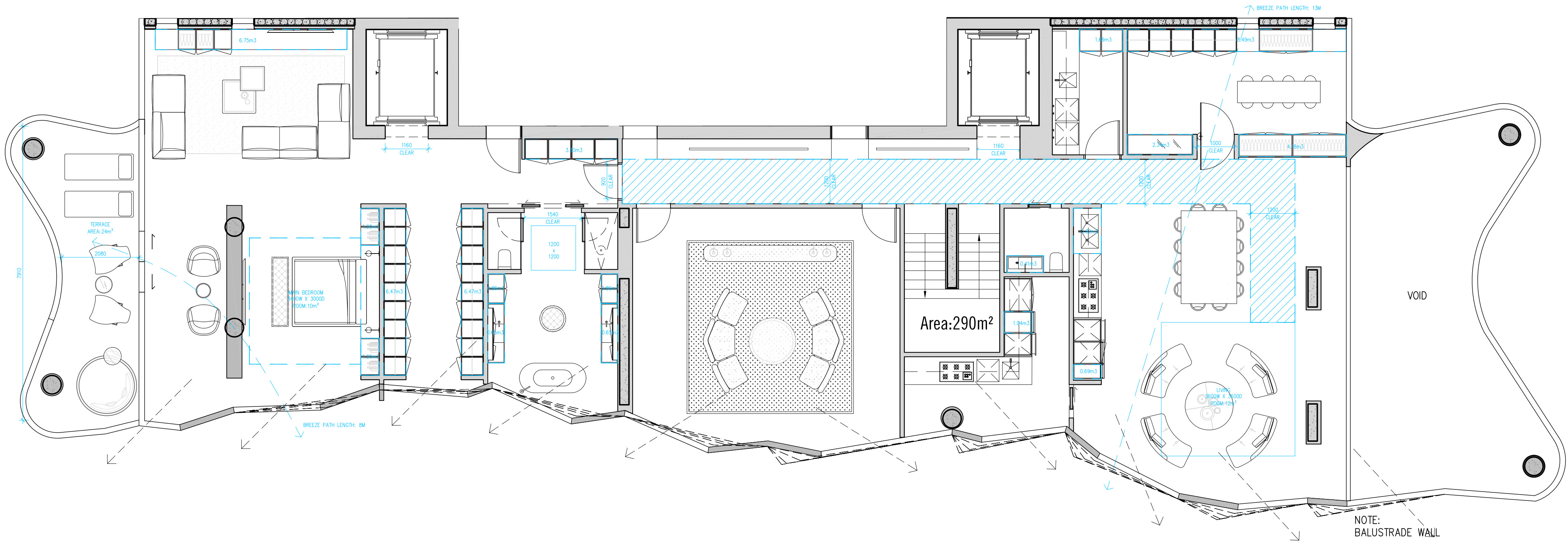
Drawing Title
**APARTMENT DESIGN GUIDELINES FOR VICTORIA
APARTMENT TYPE SHEET 10**
Project Number
17016
Drawing Status
TP
Drawing Number
A2509
Revision
M

Oct 31, 2023 – 11:04am

PORT PHILLIP PLANNING DEPARTMENT Date Received: 05/09/2024

STANDARD D17 – COMPLIANT

DOOR DESIGN / OPENING
<ul style="list-style-type: none">A CLEAR 1540MM WIDE DOOR OPENINGA SLIDE DOOR
CIRCULATION AREA
<ul style="list-style-type: none">A CLEAR CIRCULATION AREA OF 1.2M X 1.2MLOCATED IN FRONT OF THE SHOWER AND TOILETCLEAR OF TOILET, BASIN AND THE DOOR
PATH TO CIRCULATION AREA
<ul style="list-style-type: none">A CLEAR OF 900MM MIN WIDTH FROM THE DOOR TO THE CIRCULATION AREA
SHOWER
<ul style="list-style-type: none">A HOBLESS (STEP-FREE) SHOWER



D4	4BED + 4.5BATH + WINE TASTING ROOM – ACCESSIBLE 2/2
—	1:50@A1

LEVEL 24–25
1 APARTMENT – PENTHOUSE

Apmt Type	Configuration	Apmt No.	Accessible (D17)	Cross Vent (D29)
A1	1BED+1BATH	5	No	No
A2	1BED+1BATH+1STUDY	1	No	Yes
A3	1BED+1BATH	10	No	No
B1	2BED+2BATH	4	No	Yes
C1	3BED+2.5BATH	10	Yes	Yes
C2	3BED+2BATH	6	Yes	Yes
C3	3BED+2BATH	1	Yes	Yes
C4	3BED+2BATH	1	Yes	Yes
D1	4BED+2BATH	2	Yes	Yes
D2	4BED+2.5BATH	3	Yes	Yes
D4	4BED+4.5BATH	1	Yes	Yes
		44 Apmts	55%	66%

BADS Compliance Apartment Type D4

Apartment Type	D17 Accessibility	D26 Functional Layout	D29 Cross Ventilation	D21 Internal Storage	D21 Carpark Storage	D27 Room Depth	D20 Balconies
TYPE D4	Yes	Yes	Yes	100.68 m³	No	2700 mm	Yes

SCHEDULE OF CHANGES (VCAT RELATED):

1h. SCHEDULE DEMONSTRATING COMPLIANCE WITH
CLAUSE 58.05–04, STANDARD D20 STORAGE
OBJECTIVE.

SCHEDULE OF CHANGES (NON–VCAT RELATED):

A. GENERAL RECONFIGURATION OF RESIDENTIAL
APARTMENTS INTERNAL LAYOUT.

DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY
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09.04.2020	B	SATA VCAT ISSUE	HO				
10.09.2020	D	AGREEMENT PLANS	RK				
20.04.2022	E	ISSUED FOR TP AMENDMENT	PK				
16.12.2022	F	ISSUED FOR TP ENVOI/REVIEW	JD				
30.10.2023	M	ISSUED FOR TP RPI	NO				

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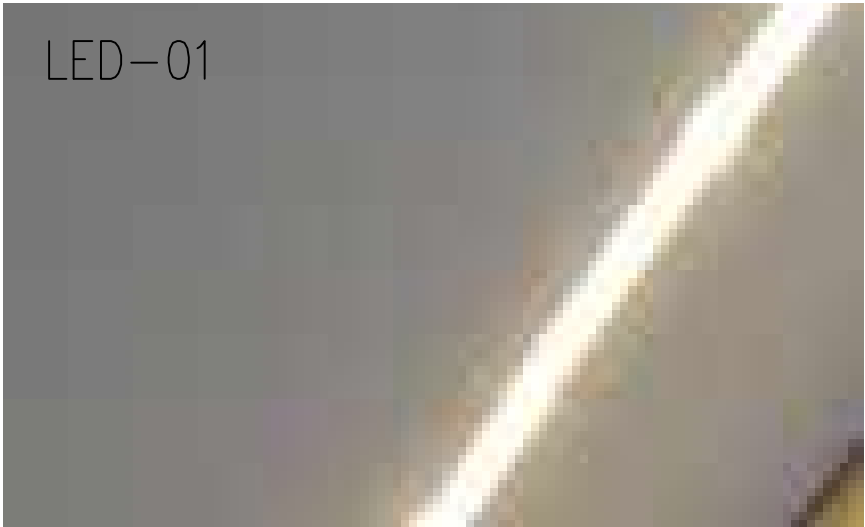
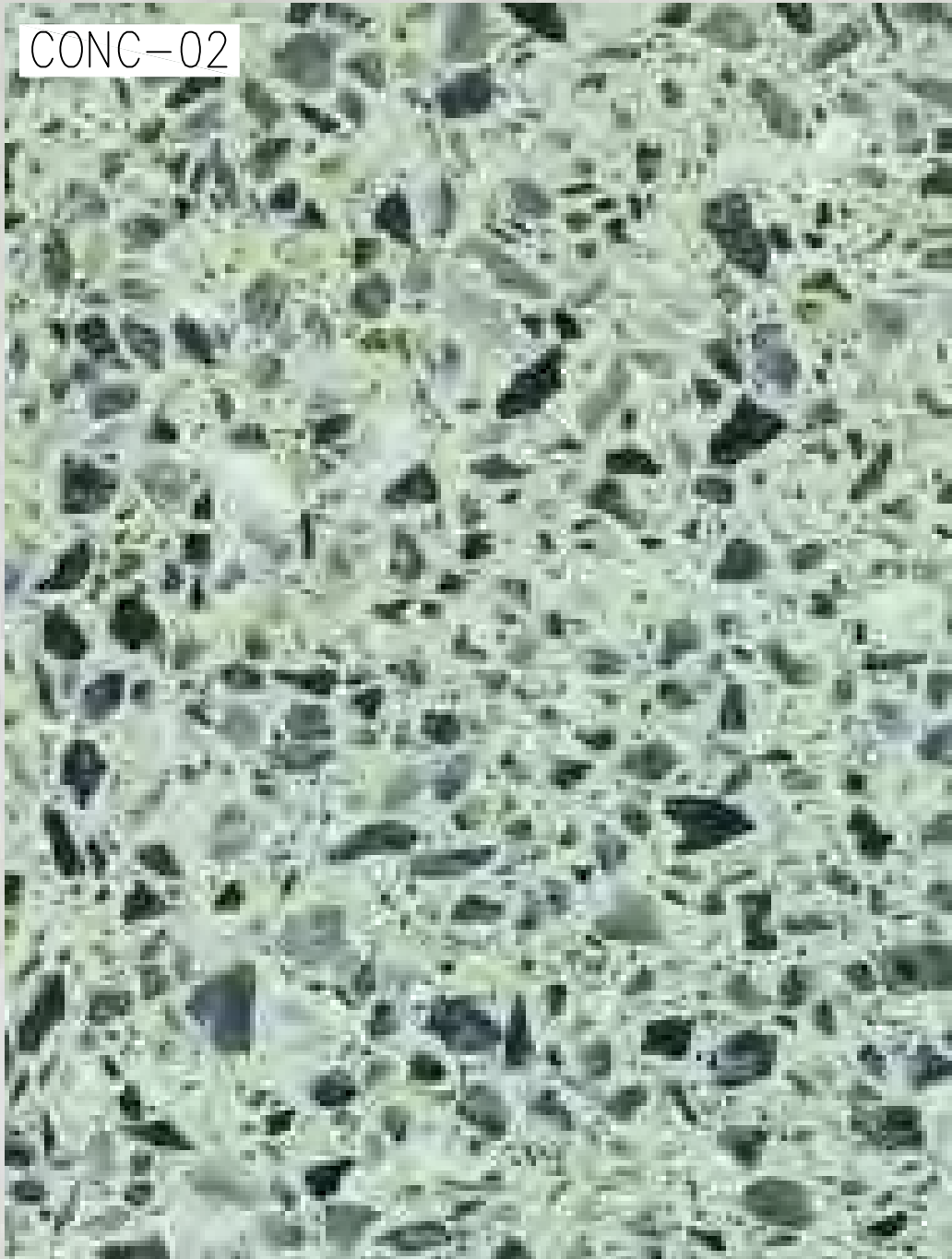
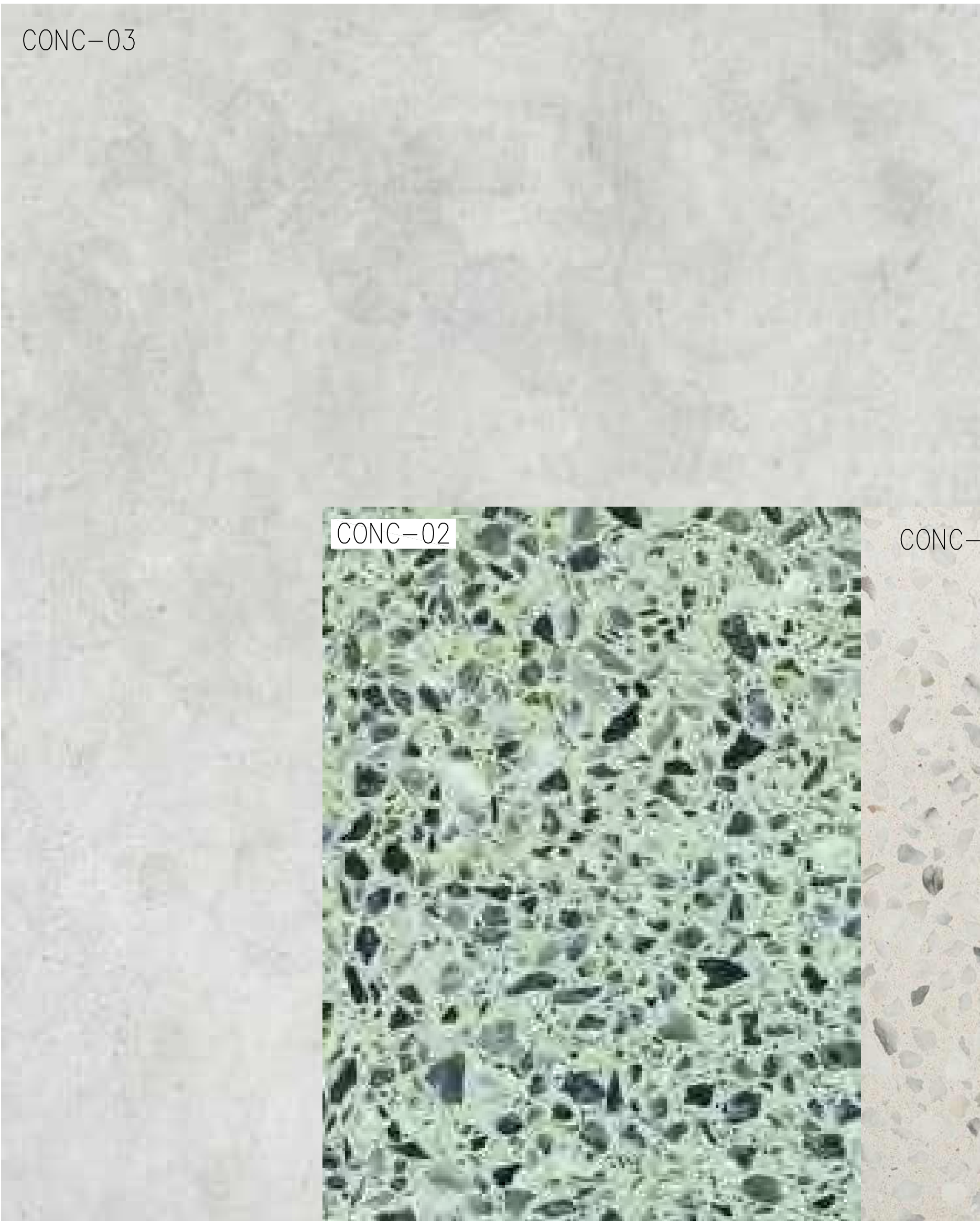
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ABN 57 555 588 726

Project Title
**28-32 ALBERT ROAD
SOUTH MELBOURNE**
Client
M PROPERTY

Drawing Title
**APARTMENT DESIGN GUIDELINES FOR VICTORIA
APARTMENT TYPE SHEET 11**
Project Number
17016
Drawing Status
TP
Drawing Number
A2510
Revision
M



CODE	DESCRIPTION
BAL-01	BALUSTRADE: GREEN (LIGHT) LOW-E COATING – REFLECTIVE FINISH
CONC-01	EXPOSED AGGREGATE POLISHED FINISH – GREY
CONC-02	EXPOSED AGGREGATE POLISHED FINISH – GREEN
CONC-03	CONCRETE PRECAST – GREY
GL-01	GLAZING – GREEN (LIGHT) DGU LOW-E COATING
GL-01A	SPANDREL GLAZING – GREEN (LIGHT) DGU LOW-E COATING
GL-02	GLAZING – ACID ETCHED LOW-E COATING
GL-03	GLAZING – CLEAR DGU
GL-04	GLAZING – AS PER GL-01 WITH VERTICAL FINS FIXED WITHIN THE DGU
GRC-01	CONCRETE – GREY
LED-01	EXTERNAL LED STRIP LIGHT
LVR-01	BRONZE POWDERCOATED ALUMINIUM LOUVRES
LVR-02	BRONZE POWDERCOATED VERTICAL LOUVRES (BALCONY)
LVR-03	GREEN (LIGHT) OPERABLE HORIZONTAL LOUVRES (WINTERGARDEN)
TPD-01	BRONZE POWDERCOATED MESH OPERABLE SCREEN
AW	AWNING WINDOWS

SECONDARY CONSENT APPROVAL
under Condition No. 2 in Planning Permit No. 1051/2017/A

Note: This approval relates to the indicated highlighted area(s) only

NOTE: ALL MATERIALS AND GLAZING USED ON ALL EXTERNAL WALLS ARE AS PER SPECIFIED IN REFLECTIVITY 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.

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 LOUVRES (LVR-02) ON BALCONIES FOR APARTMENTS A1 & A3 ON LEVELS 10 AND 11 (INCLUSIVE) TO MINIMISE DIRECT VIEWS TO THE ADJOINING SITE.

SCHEDULE OF CHANGES:

- 1n. NOTATION ADDED TO INDICATE THE PHYSICAL ENCLOSURE OF BALCONIES ASSOCIATED WITH APARTMENTS A1 AND A3 ON LEVELS 12 TO 20 (INCLUSIVE) TO A HEIGHT OF 1.7M ABOVE FFL.
- 1o. NOTATION ADDED TO INDICATE INCLUSION OF VERTICAL LOUVRES ON BALCONIES FOR APARTMENTS A1 AND A3 ON LEVELS 10 AND 11 (INCLUSIVE) TO MINIMISE DIRECT VIEWS TO ADJOINING SITE.
61. NOTATION UPDATED TO SPECIFY GLAZING REFLECTIVITY AS REQUIRED BY CONDITION 61 (REFLECTIVITY ASSESSMENT.)

DATE 28.02.2022 20.06.2022 04.10.2022 16.12.2022 25.07.2023 30.10.2023	REVISION No. - A B C D M	REASON FOR ISSUE ISSUED FOR TP ENDORSEMENT ISSUED FOR TP AMENDMENT ISSUED FOR INFORMATION ISSUED FOR TP ENDORSEMENT ISSUED FOR TP RFI ISSUED FOR TP RFI	DRAWN BY PK PK PK PK PK NO	DATE	REVISION No.	REASON FOR ISSUE	DRAWN BY	<p>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.</p> <p>As an uncontrolled document, Elenberg Fraser accepts no responsibility for alterations by persons once issued.</p> <p>By accepting and utilising any drawings or other data or any form of electronic media generated and provided by Elenberg Fraser the Client agrees not to use these drawings and data, in whole or in part, for any purpose or project other than the project which is the subject of this agreement.</p> <p>The Client agrees to waive all claims against Elenberg Fraser resulting in any way or from any unauthorised changes or reuse of the drawings and data for any other project by anyone other than Elenberg Fraser.</p> <p>In addition, the client agrees, to the fullest extent permitted by the law, to indemnify and hold Elenberg Fraser harmless from any damage, liability, or cost, including reasonable lawyer's fees and costs of defence, arising from any changes made by anyone other than Elenberg Fraser or from any reuse of the drawings and data without prior written consent of Elenberg Fraser.</p> <p>By accepting and utilising any drawings or other data on any form of electronic media generated and provided by Elenberg Fraser, the Client covenants and agrees that all such drawings and data are Instruments of service of Elenberg Fraser, who shall be deemed the author of the drawings and data and shall retain all common law, statutory law and other rights, including copyrights and Intellectual property.</p>	<p>SCALE@A1 NTS</p> <p>PRELIMINARY</p> <p>NOT FOR CONSTRUCTION</p> <p><small>Figure dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect for decision before proceeding with the work.</small></p> <p>Copyright ©</p>	<p>ELENBERG FRASER</p> <p><small>LEVEL 3, 160 QUEEN STREET MELBOURNE VICTORIA 3000 AUSTRALIA TEL +61 3 9600 2260 FAX +61 3 9600 2266 MAIL@E-F.COM.AU WWW.E-F.COM.AU ABN 57 555 188 726</small></p>	<p>Drawing Title</p> <p>28-32 ALBERT ROAD SOUTH MELBOURNE</p> <p>Client</p> <p>M PROPERTY</p>	<p>Drawing Title</p> <p>FINISHES SCHEDULE</p> <p>Project Number</p> <p>17016</p> <p>Drawing Status</p> <p>TP</p> <p>Drawing Number</p> <p>A4000</p> <p>Revision</p> <p>M</p> <p>Nov 01, 2023 – 4:20pm</p>
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