

Report to the Future Melbourne Committee

Agenda item 6.1

Ministerial Planning Referral: TPM-2022-10
5-17 Flemington Road, North Melbourne (RMIT Village)

21 November 2023

Presenter: Nick McLennan, Acting Head of Statutory Planning

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of a Ministerial planning permit application seeking approval for the staged redevelopment of the land at 5-17 Flemington Road, North Melbourne (refer Attachment 2 – Locality Plan), including a 19 storey student housing building (Stage 1) and built-to-rent apartments over two buildings of 19 to 22 storeys (Stage 2).
2. The applicant is Urban Planning Collective, the architects are Architectus and Metier3 and the owner is Centurion Australia Investments. The cost of works for the proposed development is \$264,330,000.
3. The Department of Transport and Planning (DTP), on behalf of the Minister for Planning, has given notice of the application to the City of Melbourne.
4. On 7 August 2023, the applicant formally amended the proposal in response to design concerns raised by Council officers and feedback from the Melbourne Design Review Panel (MDRP). The amended proposal represents an improved design response to the surrounding context and streetscape, incorporating a more solid architectural language referencing the fine, robust grain of North Melbourne (refer Attachment 3 – Selected Plans).

Key issues

5. The key issues for consideration in the application are the appropriateness of the built form having regard to the policy framework and Design and Development Overlay (DDO61), overshadowing and wind impacts, compliance with Clause 16.01-1L (Student Housing) and Clause 58 (Apartment Developments).
6. The proposal aligns with the vision for the City North precinct by providing housing at higher densities, increasing the quantum of student housing in close proximity to universities and the central city, and providing complementary retail and medical uses at the ground floor facing each street.
7. In its amended form, the proposed development achieves a well-resolved response to the urban context, integrating with the existing and emerging built form character of the precinct. The applicant has worked collaboratively with Council and engaged meaningfully with advice from the MDRP, resulting in improvements to the public realm response and future urban context. Recommended conditions will ensure the design language of the building is successfully realised through the approval of a detailed façade strategy.
8. The proposal achieves compliance with the objectives and policy guidelines for student housing, subject to a condition requiring appropriate integration with external communal terrace areas. The apartment buildings also achieve a high level of compliance with the objectives and standards of Clause 58.
9. Subject to recommended permit conditions, the proposed development successfully responds to the relevant provisions of the Melbourne Planning Scheme.

Recommendation from management

10. That the Future Melbourne Committee resolves to advise the Department of Transport and Planning that the Melbourne City Council does not object to the application, subject to the conditions outlined in the delegate report (refer to Attachment 4 of the report from management).

Attachments:

1. Supporting Attachment (Page 2 of 120)
2. Locality Plan (Page 3 of 120)
3. Selected Plans (Page 4 of 120)
4. Delegate Report (Page 61 of 120)

Supporting Attachment

Legal

1. The Minister for Planning is the Responsible Authority (RA) for planning permit applications located within the City of Melbourne where the development exceeds a gross floor area of 25,000m²; and is therefore the RA for this application.
2. The application is not exempt from the notice requirements of sections 52(1)(a), (b) and (d), the decision requirements of sections 64(1), (2) and (3), and the review rights of section 82(1) of the *Planning and Environment Act 1987* (the Act). Council therefore has formal status under the Act and has both notice and appeal rights in relation to the application.
3. This application is not exempt from public notice and in accordance with section 52(1)(b) of the Act, DTP have given formal notice of the application to Council.

Finance

4. There are no direct financial issues arising from the recommendations contained within this report.

Conflict of interest

5. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

Health and Safety

6. Relevant planning considerations such as traffic, waste management, potential amenity impacts and noise attenuation matters that could impact on health and safety have been considered within the application and assessment process.

Stakeholder consultation

7. DTP, on behalf of the Minister for Planning, has given formal notice of the application to Council and requested comment and advice to support DTP in completing an assessment and the Minister in making a decision.
8. Council officers have not undertaken public notice of the application or referred this to any other referral authorities. This is the responsibility of the DTP acting on behalf of the Minister for Planning.

Relation to Council policy

9. Relevant Council policies are discussed in the attached delegate report (refer Attachment 4).

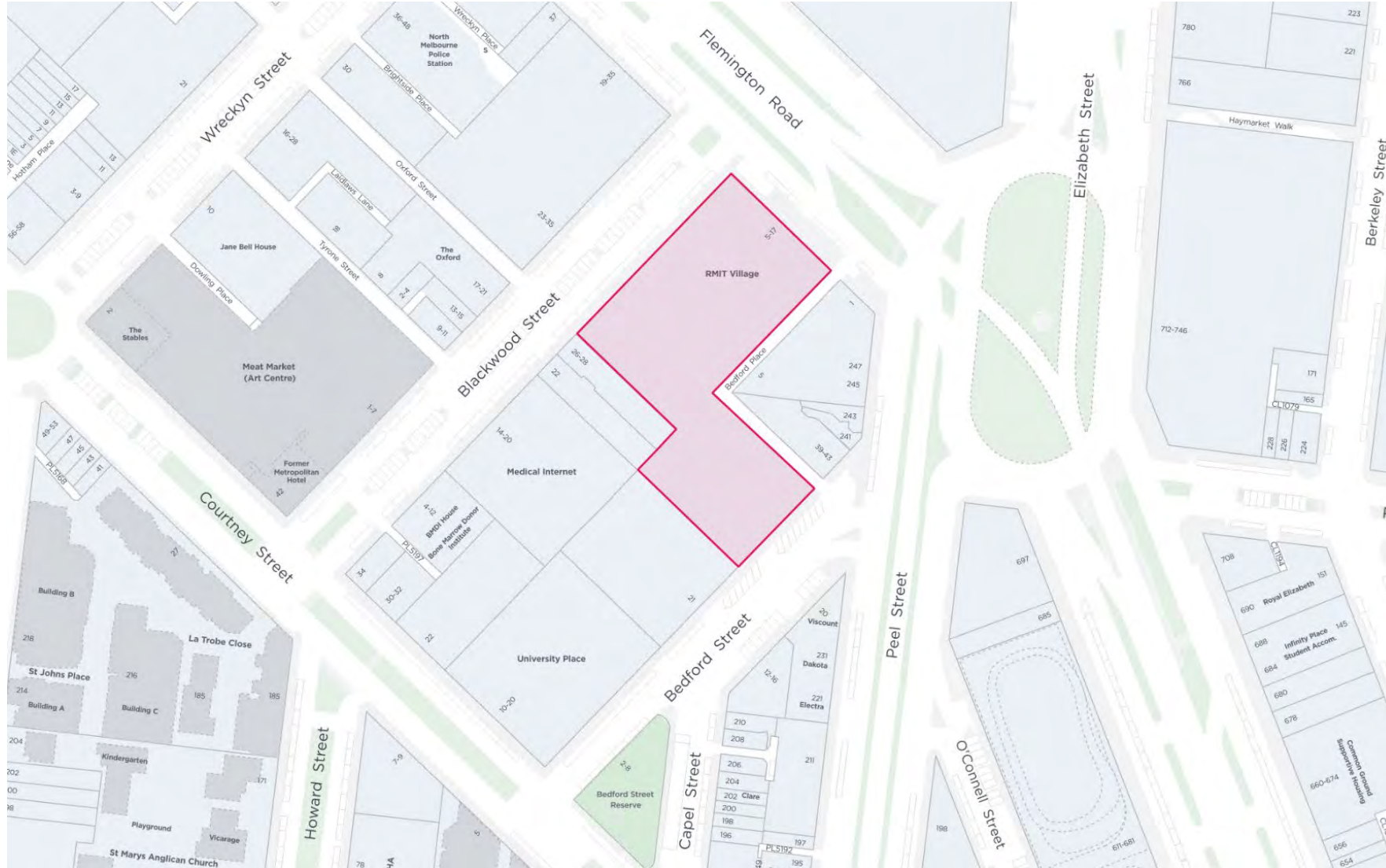
Environmental sustainability

10. The Environmentally Sustainable Design (ESD) reports submitted with the application confirm the development will achieve the relevant performance measures set out in Clauses 15.01-2L-01 and Clause 19.03-3L of the Melbourne Planning Scheme.
11. The recommendation includes permit conditions requiring implementation of ESD initiatives.

Locality Plan

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5-17 Flemington Road, North Melbourne (RMIT Village)



COMPLETED CONDITION



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Nominated Architect
Ray Brown, NSWARB 6359

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issue	amendment	date
-	30062014_SK0000_For Information	30/06/2014
A	Town Planning Submission	07/04/2022
B	RFI Town Planning	TBC
C	Town Planning	01/09/2022
D	Town Planning Amendment	06/09/2022
E	Town Planning Amendment	09/09/2022
F	Town Planning Amendment	15/09/2022
G	Town Planning Amendment	16/09/2022
H	Town Planning Amendment	28/09/2022
J	SSTA Town Planning Set	18/07/2023
K	SSTA Town Planning Set	02/08/2023

- PUBLIC ACCESS**
- COMMERCIAL / RETAIL TRADING HOURS
 - BTR CONCIERGE TRADING HOURS 8AM - 5PM
 - PERMANENT 24 HOURS ACCESS
 - PBSA RECEPTION

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project
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drawing
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scale 1:200 @A1
 drawn HS/RC/MW/TS/ADJ
 checked HS/RC
 project no 22020
 drawing no DA 0011
 issue K

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issue	amendment	date
A	Town Planning Submission	07/04/2022
B	Town Planning Amendment	05/08/2022
C	Town Planning	01/09/2022
D	Town Planning Amendment	06/09/2022
E	Revised Transmittal	08/09/2022
F	Town Planning Amendment	09/09/2022
G	Town Planning Amendment	15/09/2022
H	S57A Town Planning Set	18/07/2023

PBSA DEVELOPMENT SCHEDULE																
LEVEL	FLOOR TO FLOOR HEIGHT	TOTAL GFA	RESIDENTIAL NLA	RESIDENTIAL NSA	AMENITIES INDOOR	AMENITIES OUTDOOR	CARPARK	RETAIL/ COMMERCIAL	APARTMENT MIX							
									STUDIO (TYPE 01)	STUDIO (TYPE 02)	4 BED CLUSTERS	DDA STUDIO	TOTAL BEDS	TOTAL CARS	TOTAL MOTORCYCLE	TOTAL BIKES
LOWER GROUND	3800	1256 m²	0 m²	0 m²	956 m²	165 m²	0 m²	0 m²	0	0	0	0	0	0	0	0
UPPER GROUND	3800	1665 m²	0 m²	0 m²	737 m²	191 m²	434 m²	84 m²	0	0	0	0	0	4	0	160
LEVEL 1	3050	1031 m²	626 m²	714 m²	0 m²	14 m²	0 m²	0 m²	7	22	2	1	38	0	0	0
LEVEL 2	3050	1308 m²	912 m²	1071 m²	0 m²	0 m²	0 m²	0 m²	8	34	3	1	55	0	0	0
LEVEL 3	3050	1308 m²	912 m²	1071 m²	0 m²	14 m²	0 m²	0 m²	8	34	3	1	55	0	0	0
LEVEL 4	3050	1308 m²	912 m²	1071 m²	0 m²	0 m²	0 m²	0 m²	8	34	3	1	55	0	0	0
LEVEL 5	3050	1308 m²	912 m²	1071 m²	0 m²	14 m²	0 m²	0 m²	8	34	3	1	55	0	0	0
LEVEL 6	3050	1308 m²	912 m²	1071 m²	0 m²	0 m²	0 m²	0 m²	8	34	3	1	55	0	0	0
LEVEL 7	3050	1308 m²	912 m²	1071 m²	0 m²	14 m²	0 m²	0 m²	8	34	3	1	55	0	0	0
LEVEL 8	3050	1224 m²	825 m²	987 m²	0 m²	81 m²	0 m²	0 m²	7	33	2	2	50	0	0	0
LEVEL 9	3050	1115 m²	734 m²	875 m²	0 m²	113 m²	0 m²	0 m²	7	27	2	2	44	0	0	0
LEVEL 10	3050	734 m²	438 m²	511 m²	0 m²	334 m²	0 m²	0 m²	3	15	2	0	26	0	0	0
LEVEL 11	3050	653 m²	438 m²	508 m²	0 m²	0 m²	0 m²	0 m²	3	15	2	0	26	0	0	0
LEVEL 12	3050	653 m²	438 m²	508 m²	0 m²	0 m²	0 m²	0 m²	3	15	2	0	26	0	0	0
LEVEL 13	3050	653 m²	438 m²	508 m²	0 m²	0 m²	0 m²	0 m²	3	15	2	0	26	0	0	0
LEVEL 14	3050	653 m²	438 m²	508 m²	0 m²	0 m²	0 m²	0 m²	3	15	2	0	26	0	0	0
LEVEL 15	3050	653 m²	438 m²	508 m²	0 m²	0 m²	0 m²	0 m²	3	15	2	0	26	0	0	0
LEVEL 16	3050	653 m²	438 m²	508 m²	0 m²	0 m²	0 m²	0 m²	3	15	2	0	26	0	0	0
ROOF AMENITIES LEVEL	3250	279 m²	0 m²	0 m²	217 m²	353 m²	0 m²	0 m²	0	0	0	0	0	0	0	0
SERVICES LEVEL	2800	347 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0 m²	0	0	0	0	0	0	0	0
Grand Totals		19420 m²	10719 m²	12565 m²	1910 m²	1294 m²	434 m²	84 m²	90	391	38	11	644	4	0	160

UNIT MIX %		
Unit Type	No. of Units	%
STUDIO TYPE 01	90	14%
STUDIO TYPE 02	391	61%
DDA STUDIO	11	2%
4 BED CLUSTERS	152 (38 UNITS)	23%
Grand Totals	644	

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project
5-17 Flemington Road, North Melbourne

drawing no.		
scale		DA0050
drawn	TS	
checked	HS	issue
project no.	22020	H

Stage 1 - PBSA Development Summary

Standard	Description	Note
58.02 URBAN CONTEXT		
Urban context objectives	<ul style="list-style-type: none"> - To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. - To ensure that development responds to the features of the site and the surrounding area. 	
Standard D1	<ul style="list-style-type: none"> - The design response must be appropriate to the urban context and the site. - The proposed design must respect the existing or preferred urban context and respond to the features of the site. 	Refer to Planning Report, Site Plans.and Architectural Design Report.
Residential policy objectives	<ul style="list-style-type: none"> - To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. - To support higher density residential development where development can take advantage of public and community infrastructure and services. 	
Standard D2	- An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.	Refer to Planning & Design Response.
Dwelling diversity objective	- To encourage a range of dwelling sizes and types in developments of ten or more dwellings	
Standard D3	- Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	Refer to DA0051 BTR Development Summary
Infrastructure objectives	<ul style="list-style-type: none"> - To ensure development is provided with appropriate utility services and infrastructure. - To ensure development does not unreasonably overload the capacity of utility services and infrastructure. 	
Standard D4	<ul style="list-style-type: none"> - Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. - Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. - In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure. 	Refer to Services Engineering Report.
Integration with the street objective	<ul style="list-style-type: none"> - To integrate the layout of development with the street. - To support development that activates street frontage. 	
Standard D5	<ul style="list-style-type: none"> - Development should be oriented to front existing and proposed streets. Along street frontage, development should: <ul style="list-style-type: none"> • Incorporate pedestrian entries, windows, balconies or other active spaces. • Limit blank walls. • Limit high front fencing, unless consistent with the existing urban context. • Provide low and visually permeable front fences, where proposed. • Conceal car parking and internal waste collection areas from the street. - Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance 	Refer to Planning Report, Architectural Drawings and Traffic Report.
58.03 SITE LAYOUT		
Energy efficiency objectives	<ul style="list-style-type: none"> - To achieve and protect energy efficient dwellings and buildings. - To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. - To ensure dwellings achieve adequate thermal efficiency. 	
Standard D6	<ul style="list-style-type: none"> Buildings should be: <ul style="list-style-type: none"> - Oriented to make appropriate use of solar energy. - Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. - Living areas and private open space should be located on the north side of the development, if practicable. - Developments should be designed so that solar access to north-facing windows is optimised. - Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NATHERS annual cooling load specified 	Refer to ESD Report and Architectural Drawings.
Communal open space objective	<ul style="list-style-type: none"> - To provide communal open space that meets the recreation and amenity needs of residents. - To ensure that communal open space is accessible, practical, attractive, easily maintained. - To ensure that communal open space is integrated with the layout of the development and enhances resident amenity 	
Standard D7	<ul style="list-style-type: none"> - A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres. - If a development contains 13 or more dwellings, the developmentshould also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space. Each area of communal open space should be: <ul style="list-style-type: none"> • Accessible to all residents. • A useable size, shape and dimension. • Capable of efficient management. Located to: <ul style="list-style-type: none"> • Provide passive surveillance opportunities, where appropriate. • Provide outlook for as many dwellings as practicable. • Avoid overlooking into habitable rooms and private open space of new dwellings. • Minimise noise impacts to new and existing dwellings. Any area of communal outdoor open space should be landscaped and include canopy cover and trees. 	Refer to Architectural Drawings, Landscape Drawings and DA0051 BTR Development Summary.
Solar access to communal outdoor open space objective	- To allow solar access into communal outdoor open space.	
Standard D8	- The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June	Refer to Architectural Drawings and DA9031 Shadow Diagrams.
Safety objective	- To ensure the layout of development provides for the safety and security of residents and property.	
Standard D9	<ul style="list-style-type: none"> Entrances to dwellings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares. 	Refer to Architectural Drawings.
Landscaping objectives	<ul style="list-style-type: none"> - To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape. - To preserve existing canopy cover and support the provision of new canopy cover. - To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces... 	
Standard D10	<ul style="list-style-type: none"> - Development should retain existing trees and canopy cover. - Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. - Development should: <ul style="list-style-type: none"> • Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2. • Provide canopy cover through canopy trees that are: <ul style="list-style-type: none"> - Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3. - Consistent with the canopy diameter and height at maturity specified in Table D4. - Located in communal outdoor open space or common areas or street frontages. - Comprise smaller trees, shrubs and ground cover, including flowering native species. - Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space. - Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption. - Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water. - Protect any predominant landscape features of the area. - Take into account the soil type and drainage patterns of the site. - Provide a safe, attractive and functional environment for residents.... 	Refer to Landscape Drawings.
Access objective	<ul style="list-style-type: none"> - To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles. - To ensure the vehicle crossovers are designed and located to minimise visual impact. 	
Standard D11	<ul style="list-style-type: none"> - Vehicle crossovers should be minimised. - Car parking entriesshould be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building. - Pedestrian and cyclist access should be clearly delineated from vehicle access. - The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees. - Developments must provide for access for service, emergency and delivery vehicles. 	Refer to Architectural Drawings and Traffic Report.

Standard	Description	Note
58.03 SITE LAYOUT (CON'T)		
Parking location objectives	<ul style="list-style-type: none"> - To provide convenient parking for resident and visitor vehicles. - To protect residents from vehicular noise within developments. 	
Standard D12	<ul style="list-style-type: none"> - Car parking facilities should: <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings. • Be secure. • Be well ventilated if enclosed. - Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway. 	Refer to Architectural Drawings and Traffic Report.
Integrated water and stormwater management objectives	<ul style="list-style-type: none"> - To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. - To facilitate stormwater collection, utilisation and infiltration within the development. - To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site. 	
Standard D13	<ul style="list-style-type: none"> - Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. - Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. - The stormwater management system should be: <ul style="list-style-type: none"> • Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tre... 	Refer to ESD Report and Services Engineering Report.
58.04 AMENITIES IMPACTS		
Building setback objectives	<ul style="list-style-type: none"> - To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area. - To allow adequate daylight into new dwellings. - To limit views into habitable room windows and private open space of new and existing dwellings. - To provide a reasonable outlook from new dwellings. - To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents 	
Standard D14	<ul style="list-style-type: none"> - The built form of the development must respect the existing or preferred urban context and respond to the features of the site. <ul style="list-style-type: none"> • Buildings should be set back from side and rear boundaries, and other buildings within the site to: <ul style="list-style-type: none"> - Ensure adequate daylight into new habitable room windows. - Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views. - Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.... 	Refer to Architectural Design Report and Drawings.
Internal views objective	- To limit views into the private open space and habitable room windows of dwellings within a development	
Standard D15	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.	Refer to Architectural Drawings.
Noise impacts objectives	<ul style="list-style-type: none"> - To contain noise sources in developments that may affect existing dwellings. - To protect residents from external and internal noise sources. 	
Standard D16	<ul style="list-style-type: none"> - Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings. - The layout of new dwellings and buildings should minimise noise transmission within the site. - Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings. - New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources. - Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels: <ul style="list-style-type: none"> • Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. • Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. - Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.... 	Refer to Acoustic Report.
Wind impacts objective	- To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.	
Standard D32	<ul style="list-style-type: none"> - Development of five or more storeys, excluding a basement should: <ul style="list-style-type: none"> • not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and • achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater. - Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements. - Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area. 	Refer to Wind Report.
58.05 ON-SITE AMENITY AND FACILITIES		
Accessibility objective	- To ensure the design of dwellings meets the needs of people with limited mobility.	
Standard D17	<ul style="list-style-type: none"> - At least 50 per cent of dwellings should have: <ul style="list-style-type: none"> • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. • A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom. • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in... 	Refer to DA3010-3015 Apartment Types.
Building entry and circulation objectives	<ul style="list-style-type: none"> - To provide each dwelling and building with its own sense of identity. - To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.... 	
Standard D18	<ul style="list-style-type: none"> - Entries to dwellings and buildings should: <ul style="list-style-type: none"> • Be visible and easily identifiable. • Provide shelter, a sense of personal address and a transitional space around the entry. - The layout and design of buildings should: <ul style="list-style-type: none"> • Clearly distinguish entrances to residential and non-residential areas. • Provide windows to building entrances and lift areas. • Provide visible, safe and attractive stairs from the entry level to encourage use by residents. • Provide common areas and corridors that: <ul style="list-style-type: none"> - Include at least one source of natural light and natural ventilation. - Avoid obstruction from building services. - Maintain clear sight lines. 	Refer to Architectural Design Report and Drawings.
Private open space objective	- To provide adequate private open space for the reasonable recreation and service needs of residents	
Standard D19	<ul style="list-style-type: none"> - A dwelling should have private open space consisting of at least one of the following: <ul style="list-style-type: none"> • An area of 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room. • A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room. • An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room. • An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room. - If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres. - If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25. 	Refer to DA3010-3015 Apartment Types.
Storage objective	- To provide adequate storage facilities for each dwelling	
Standard D20	Each dwelling should have convenient access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.	Refer to DA3010-3015 Apartment Schedule / Types.

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Nominated Architect
Ray Brown, NSWARB 6359

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
A	Town Planning Submission	07/04/2022

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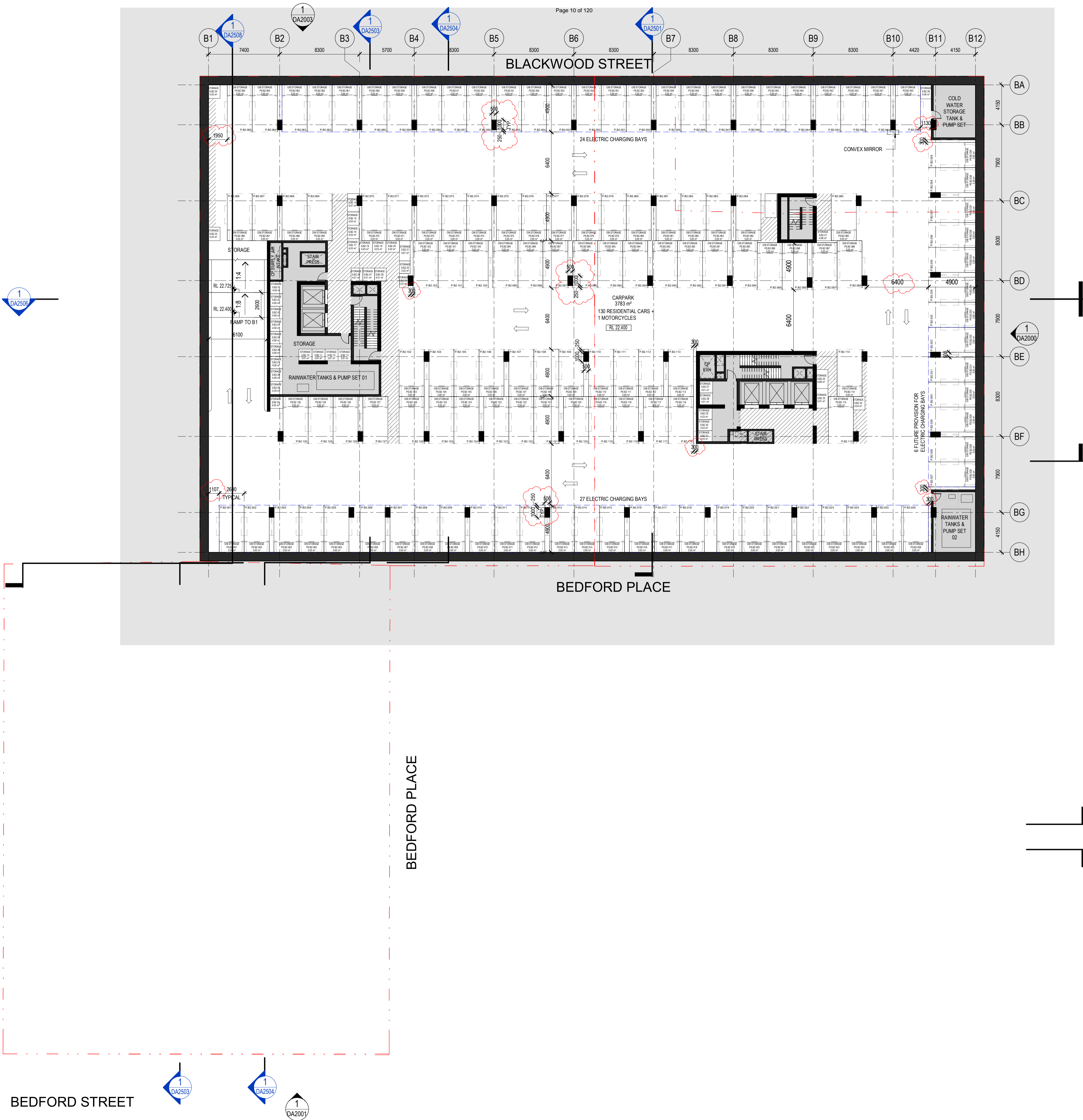
project

5-17 Flemington Road, North Melbourne

drawing

Master Compliance Schedule - Sheet
01

scale N.T.S.@A1 drawing no.
drawn HL/CJ/SA/AK/DK DA0061
checked WL issue
project no 180559.00 A



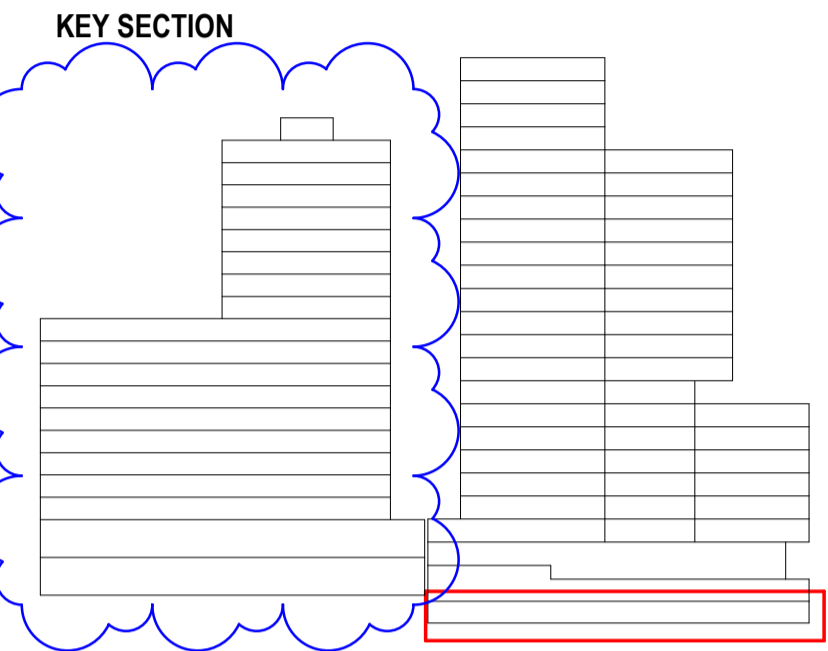
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Nominated Architect
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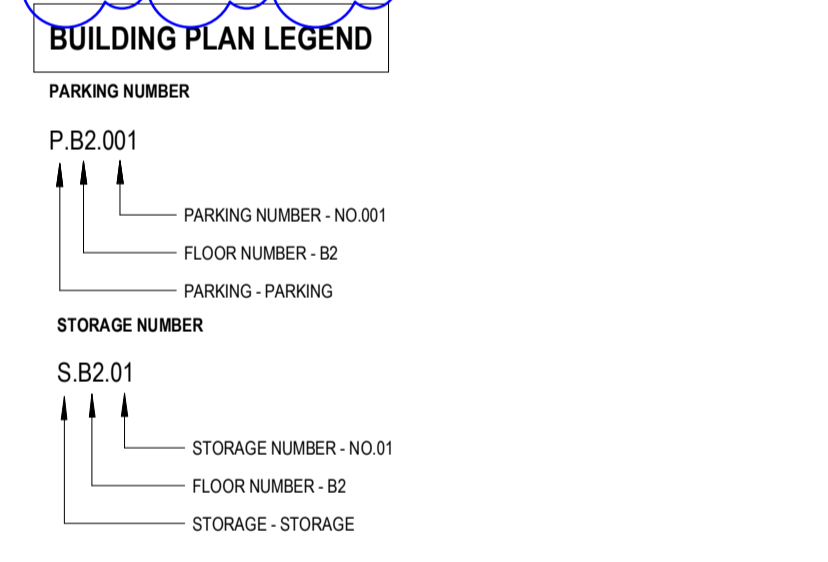
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issue	amendment	date
-	30/06/2014_SK0000_For Information	30/06/2014
A	Town Planning Submission	07/04/2022
B	RFI Town Planning	TBC
C	Town Planning	01/09/2022
D	Town Planning Amendment	09/09/2022
E	S57A Town Planning Set	18/07/2023



NOTE
NET LETTABLE AREA (NLA) OF UNITS FOR STAGE 1 - PBSA
NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

Development Summary		Development Summary	
PBSA	644	BTR	538
Total Beds	90 (14%)	Apartments	163 (30%)
Studio Type 01	391 (61%)	1 Bed	226 (42%)
DDA STUDIO	11 (2%)	2 Bed	134 (25%)
4 Bed Cluster	38 (23%)	3 Bed	15 (3%)
Retail	84 sqm	Medical / Retail	1,450sqm
Indoor Amenities	1,548 sqm	Indoor Amenities	1,562sqm
Outdoor Amenities	1256 sqm	Outdoor Amenities	700sqm
Cars	4	Cars	242
Bikes	160	Bikes	324



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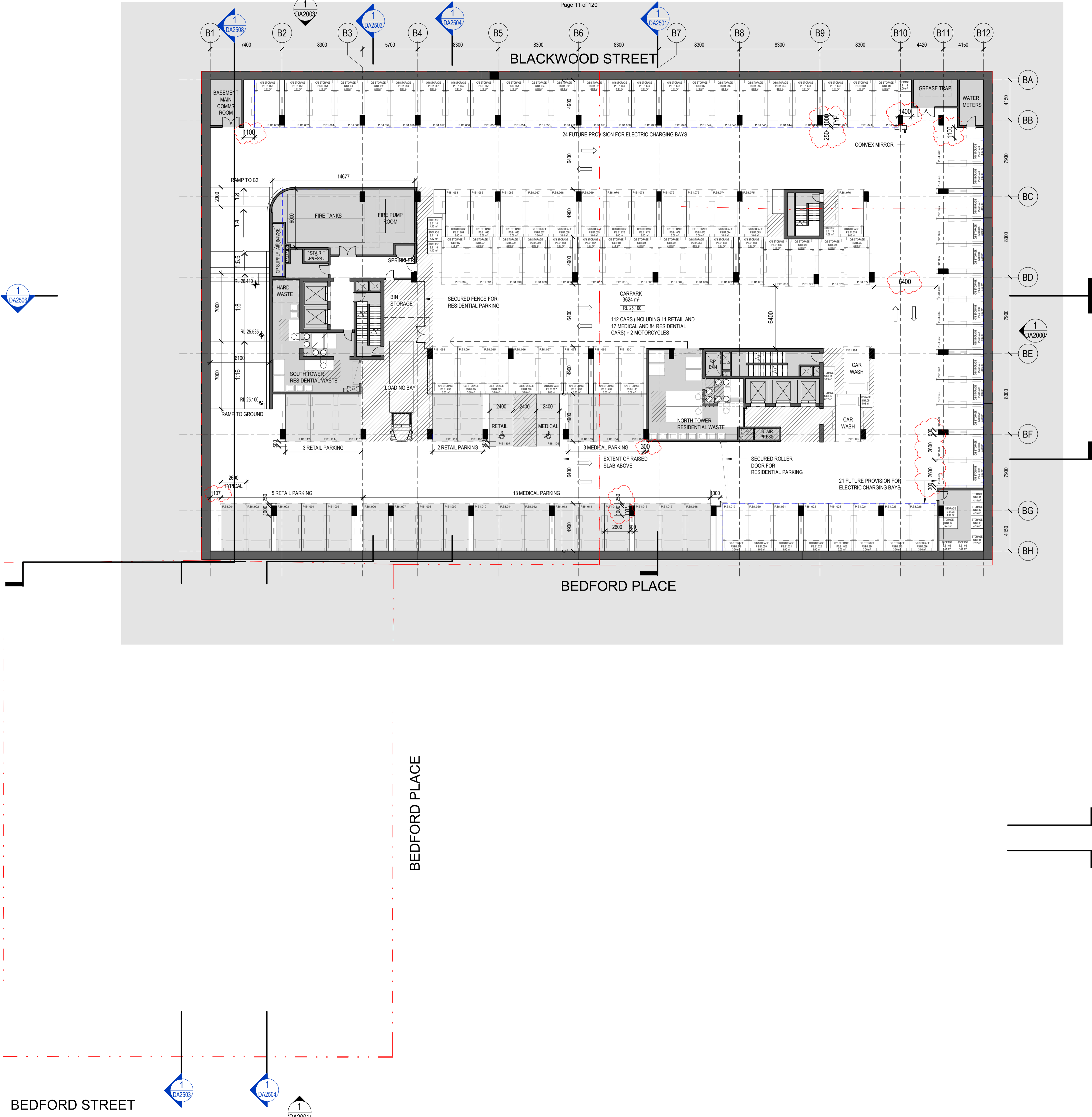
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OVERALL PLAN - BASEMENT 02

scale @A1 drawing no. DA 0998

drawn HS/RC/MW/TS/ADJ

checked HS/RC issue

project no 22020 E



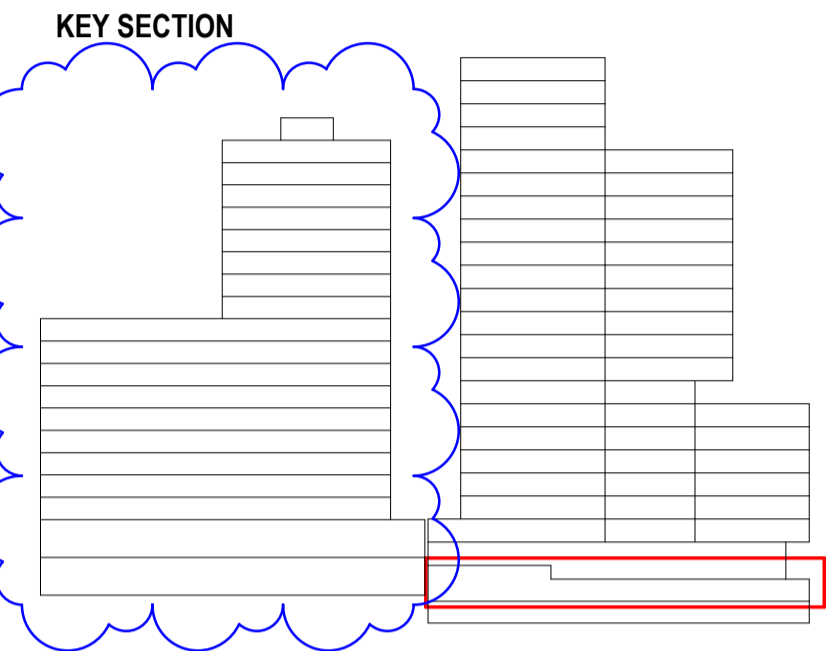
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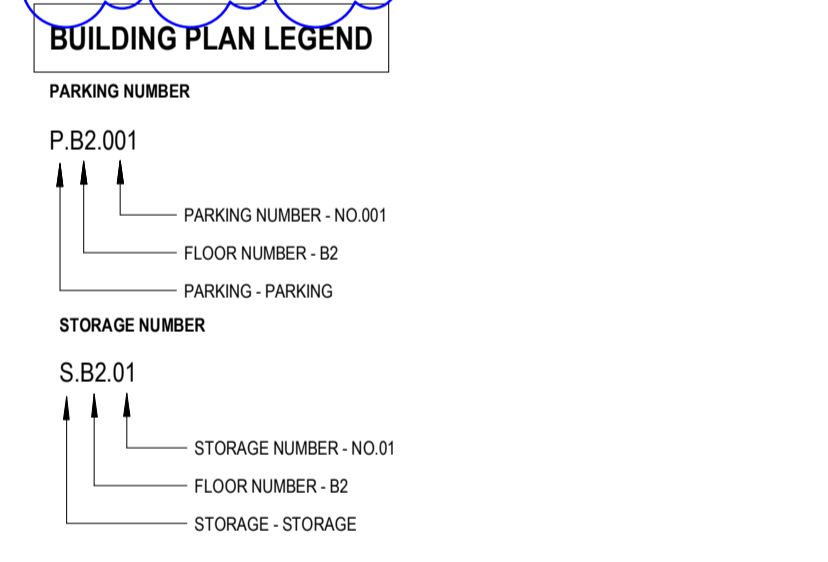
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issue	amendment	date
-	30/06/2014, SK0000, For Information	30/06/2014
A	Town Planning Submission	07/04/2022
B	RFI Town Planning	TBC
C	Town Planning	01/09/2022
D	Town Planning Amendment	09/09/2022
E	S57A Town Planning Set	18/07/2023



NOTE
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 1 - PBSA
NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

Development Summary		Development Summary			
PBSA	Total Beds	644	BTR	Apartments	538
Studio Type 01	90	(14%)	Studio	163	(30%)
Studio Type 02	391	(61%)	1 Bed	226	(42%)
DDA STUDIO	11	(2%)	2 Bed	134	(25%)
4 Bed Cluster	38	(23%)	3 Bed	15	(3%)
Retail	84	sqm	Medical / Retail	1,450	sqm
Indoor Amenities	1,548	sqm	Indoor Amenities	1,562	sqm
Outdoor Amenities	1256	sqm	Outdoor Amenities	700	sqm
Cars	4		Cars	242	
Bikes	160		Bikes	324	



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project
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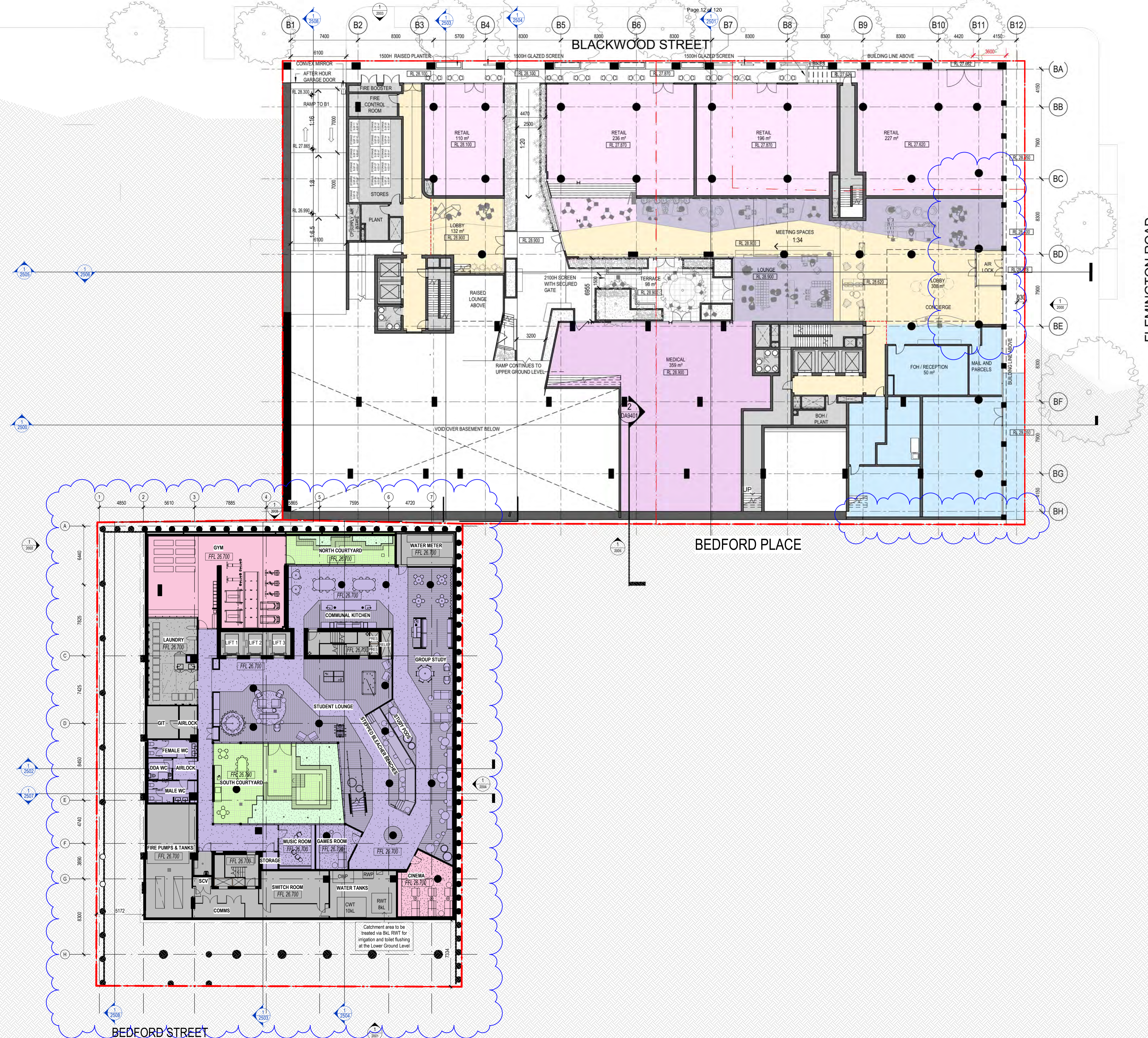
drawing
OVERALL PLAN - BASEMENT
01

scale @A1 drawing no. DA 0999

drawn HS/RC/MW/TS/ADJ

checked HS/RC issue

project no 22020 E



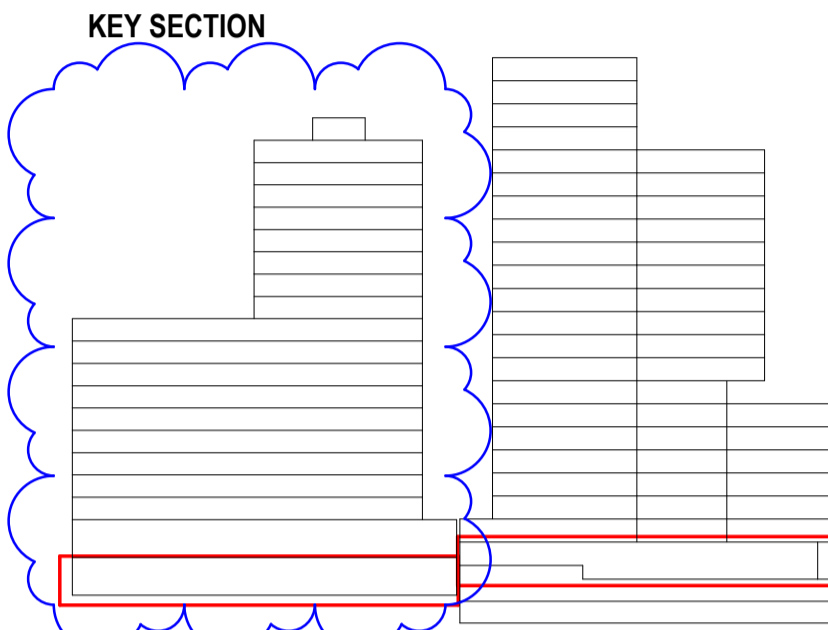
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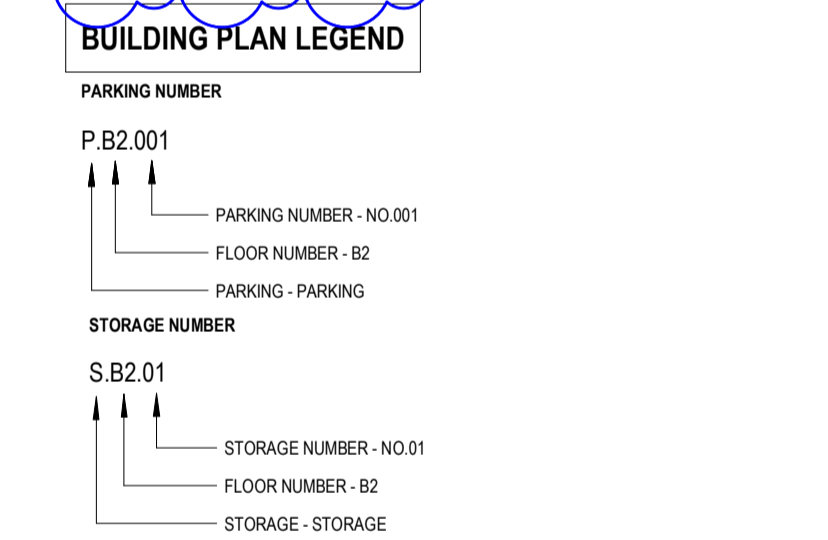
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issue	amendment	date
-	3006/2014_SK0000_For Information	30/06/2014
A	Town Planning Submission	07/04/2022
B	RFI Town Planning	TBC
C	Town Planning	01/09/2022
D	Town Planning Amendment	06/09/2022
E	Town Planning Amendment	09/09/2022
F	Town Planning Amendment	16/09/2022
G	Town Planning Amendment	28/09/2022
H	Town Planning Review	05/12/2022
J	For DELWP Discussion	06/12/2022
K	S&TA Town Planning Set	18/07/2023



NOTE
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 1 - PBSA
NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

Development Summary		Development Summary	
PBSA		BTR	
Total Beds	644	Apartments	538
Studio Type 01	30 (14%)	Studio	163 (30%)
Studio Type 02	391 (61%)	1 Bed	226 (42%)
DDA STUDIO	11 (2%)	2 Bed	134 (25%)
4 Bed Cluster	38 (23%)	3 Bed	15 (3%)
Retail	84 sqm	Medical / Retail	1,450sqm
Indoor Amenities	1,548 sqm	Indoor Amenities	1,562sqm
Outdoor Amenities	1256 sqm	Outdoor Amenities	700sqm
Cars	4	Cars	242
Bikes	160	Bikes	324



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drawing
OVERALL PLAN - LOWER GROUND LEVEL
scale 1:200 @A1 drawing no. DA 1000
drawn HS/RC/MW/TS/ADJ
checked HS/RC issue
project no 22020
K

BLACKWOOD STREET

FLEMINGTON ROAD

BEDFORD PLACE

BEDFORD PLACE

BEDFORD STREET

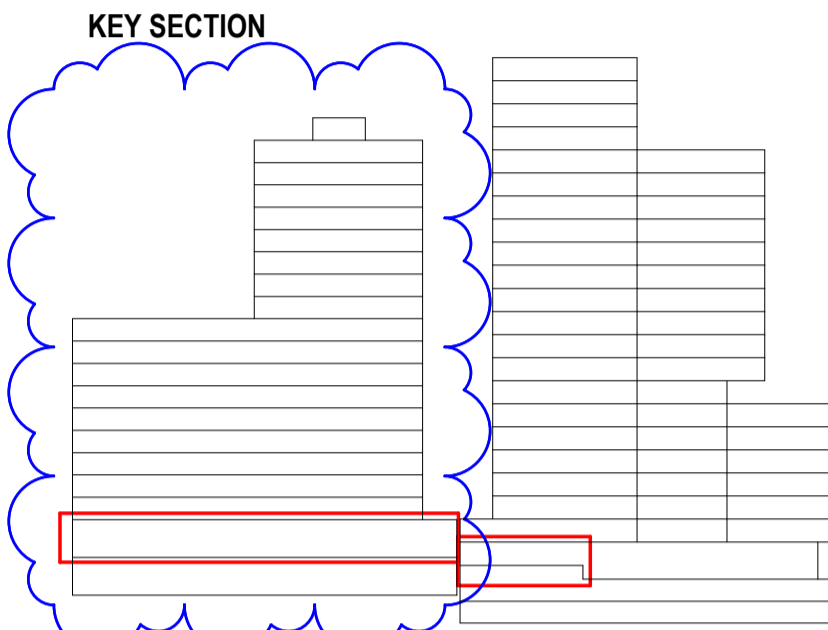
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issue	amendment	date
-	3006/2014_SK0000_For Information	3006/2014
A	Town Planning Submission	07/04/2022
B	RFI Town Planning	TBC
C	Town Planning	01/09/2022
D	Town Planning Amendment	06/09/2022
E	Town Planning Amendment	09/09/2022
F	Town Planning Amendment	15/09/2022
G	Town Planning Amendment	16/09/2022
H	Town Planning Amendment	28/09/2022
J	Town Planning Amendment	29/09/2022
K	Town Planning Review	05/12/2022
L	For DELWP Discussion	06/12/2022
M	S57A Town Planning Set	18/07/2023
N	S57A Town Planning Set	02/08/2023



NOTE
NET LETTABLE AREA (NLA) OF UNITS FOR STAGE 1 - PBSA
NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

Development Summary		Development Summary	
PBSA	Total Beds	644	538
Studio Type 01	90	114%	163 (30%)
Studio Type 02	391	(61%)	1 Bed 226 (42%)
DDA STUDIO	11	(2%)	2 Bed 134 (25%)
4 Bed Cluster	38	(23%)	3 Bed 15 (3%)
Retail	84	sqm	Medical / Retail 1,450sqm
Indoor Amenities	1,548	sqm	Indoor Amenities 1,562sqm
Outdoor Amenities	1256	sqm	Cars 242
Cars	4		Bikes 324
Bikes	160		

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project
5-17 Flemington Road, North Melbourne

drawing
OVERALL PLAN - UPPER GROUND LEVEL

scale
1:200 @A1

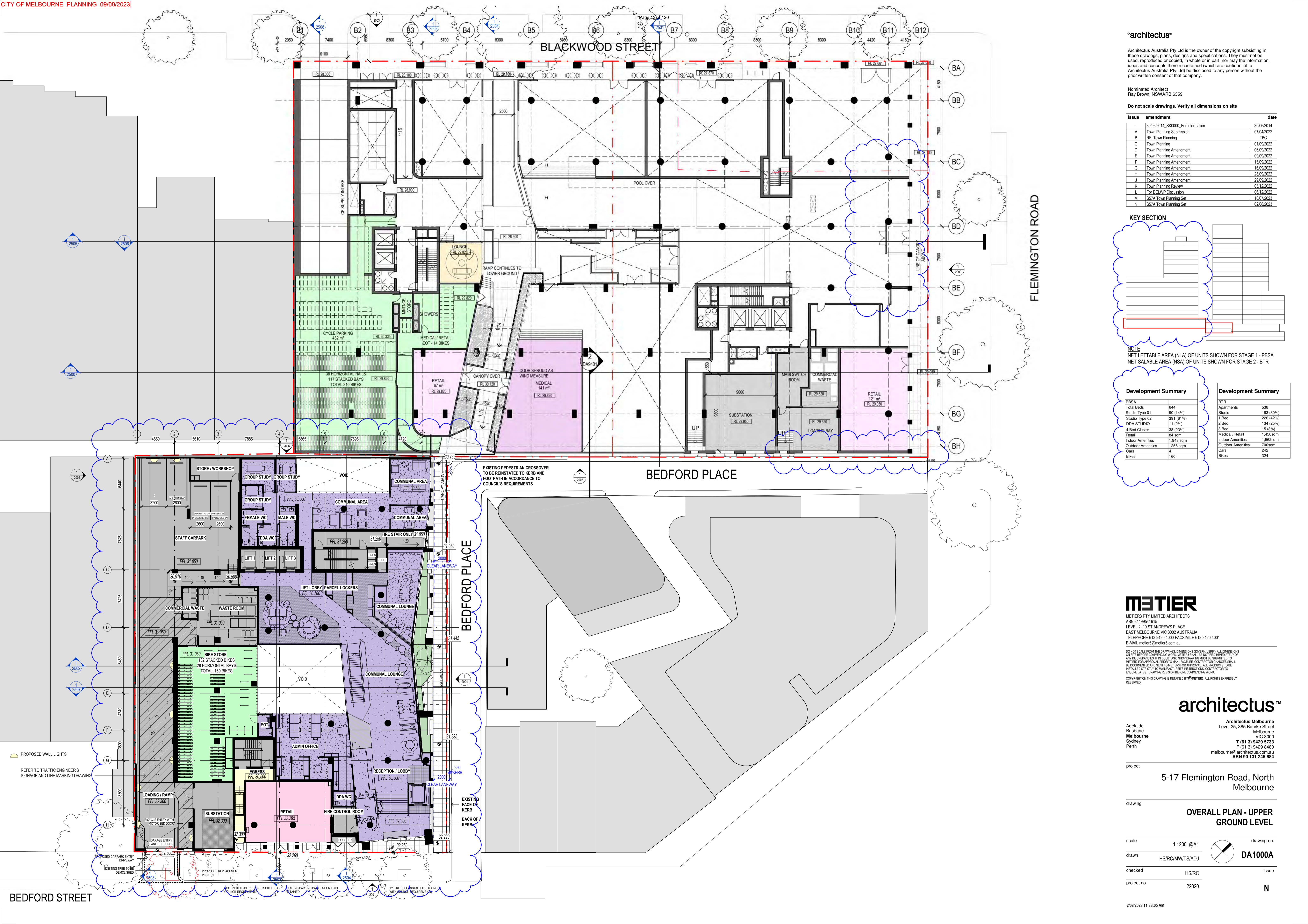
drawn
HS/RC/MW/TS/ADJ

checked
HS/RC

project no
22020

drawing no.
DA1000A

issue
N



BLACKWOOD STREET

FLEMINGTON ROAD

BEDFORD PLACE

BEDFORD STREET

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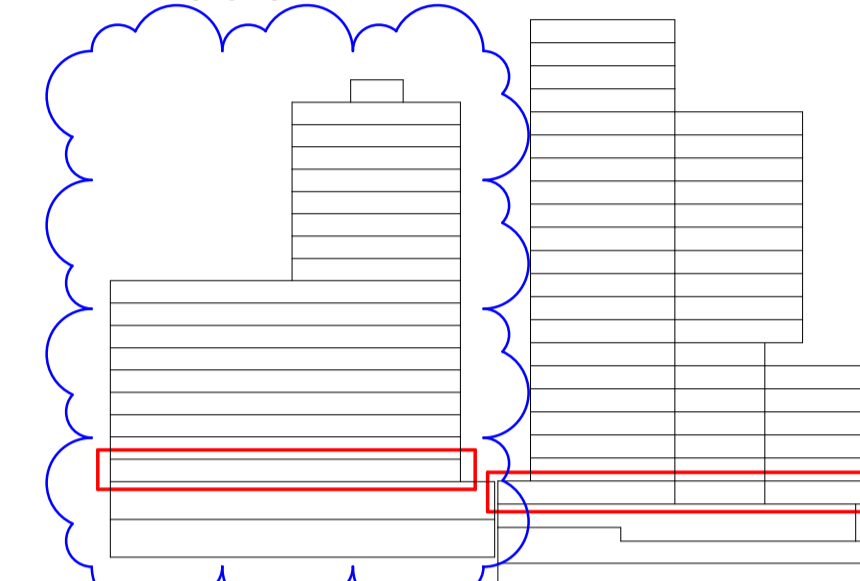
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-	30062014_SK0000_For Information	30/06/2014
A	Town Planning Submission	07/04/2022
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D	Town Planning Amendment	06/09/2022
E	Town Planning Amendment	09/09/2022
F	Town Planning Amendment	16/09/2022
G	SSTA Town Planning Set	18/07/2023

KEY SECTION



NOTE
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 1 - PBSA
NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

Development Summary

PBSA	
Total Beds	644
Studio Type 01	90 (14%)
Studio Type 02	391 (61%)
DDA STUDIO	11 (2%)
4 Bed Cluster	38 (23%)
Retail	84 sqm
Indoor Amenities	1,548 sqm
Outdoor Amenities	1256 sqm
Cars	4
Bikes	160

Development Summary

BTR	
Apartments	538
Studio	163 (30%)
1 Bed	226 (42%)
2 Bed	134 (25%)
3 Bed	15 (3%)
Medical / Retail	1,450sqm
Indoor Amenities	1,562sqm
Cars	242
Bikes	324

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project

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drawing

OVERALL PLAN - L-01

scale

1:200 @A1

drawing no.

DA 1001

drawn

HS/RC/MW/TS/ADJ

checked

HS/RC

issue

project no

22020

G



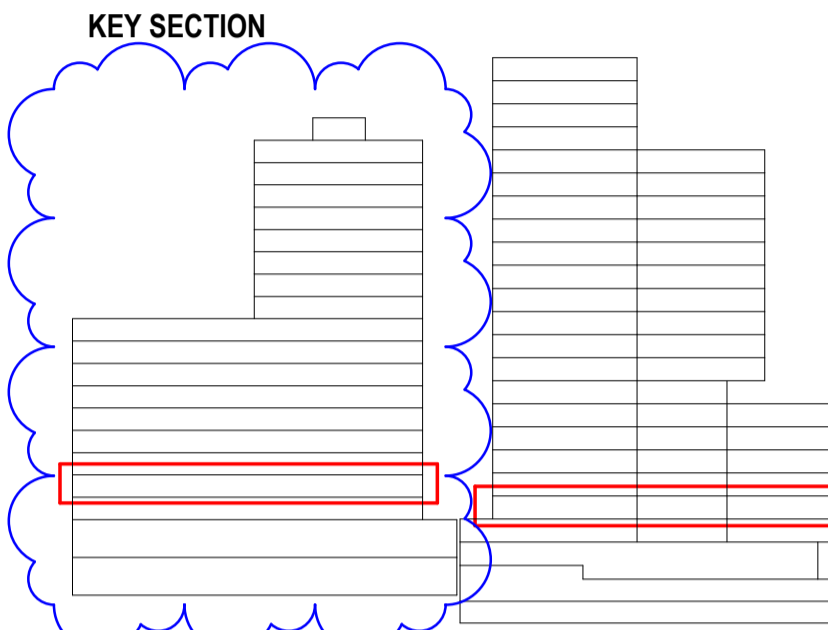
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issue	amendment	date
-	30/06/2014_SK0000_For Information	30/06/2014
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B	RFI Town Planning	05/08/2022
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D	Town Planning Amendment	09/09/2022
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F	Town Planning Amendment	29/09/2022
G	Town Planning Review	05/12/2022
H	For DELWP Discussion	06/12/2022
J	SSTA Town Planning Set	18/07/2023



NOTE
NET LETTABLE AREA (NLA) OF UNITS FOR STAGE 1 - PBSA
NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

Development Summary		Development Summary	
PBSA	644	BTR	538
Total Beds	90 (14%)	Apartments	163 (30%)
Studio Type 01	391 (61%)	Studio	226 (42%)
Studio Type 02	11 (2%)	1 Bed	134 (25%)
4 Bed Cluster	38 (23%)	2 Bed	15 (3%)
Retail	84 sqm	Medical / Retail	1,450sqm
Indoor Amenities	1,548 sqm	Indoor Amenities	1,562sqm
Outdoor Amenities	1256 sqm	Outdoor Amenities	700sqm
Cars	4	Cars	242
Bikes	1600	Bikes	324

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project
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drawing
OVERALL PLAN - L-02

scale 1:200 @A1 drawing no. DA 1002
drawn HS/RC/MW/TS/ADJ
checked HS/RC issue
project no 22020 J



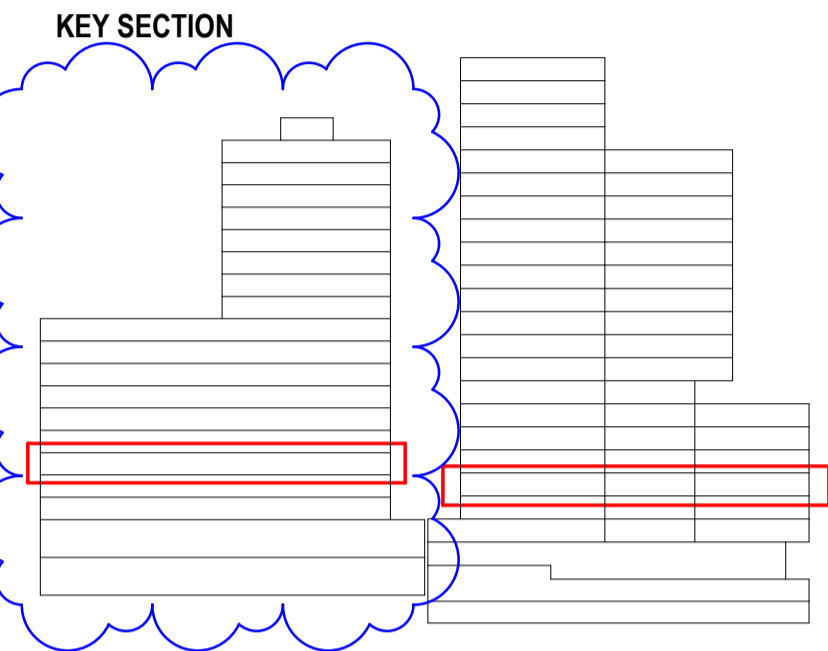
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F	S57A Town Planning Set	18/07/2023



NOTE
NET LETTABLE AREA (NLA) OF UNITS FOR STAGE 1 - PBSA
NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

Development Summary		Development Summary	
PBSA	644	BTR	538
Total Beds	901 (14%)	Apartments	163 (30%)
Studio Type 01	391 (61%)	1 Bed	226 (42%)
Studio Type 02	11 (2%)	2 Bed	134 (25%)
DDA STUDIO	38 (23%)	3 Bed	15 (3%)
4 Bed Cluster	84 sqm	Medical / Retail	1,450sqm
Retail	1,548 sqm	Indoor Amenities	1,562sqm
Indoor Amenities	1,256 sqm	Outdoor Amenities	700sqm
Outdoor Amenities	4	Cars	242
Cars	160	Bikes	324
Bikes			

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project
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drawing
OVERALL PLAN - L-03

scale
1 : 200 @A1

drawn
HS/RC/MW/TS/ADJ

checked
HS/RC

project no
22020

drawing no.
DA 1003

issue
F



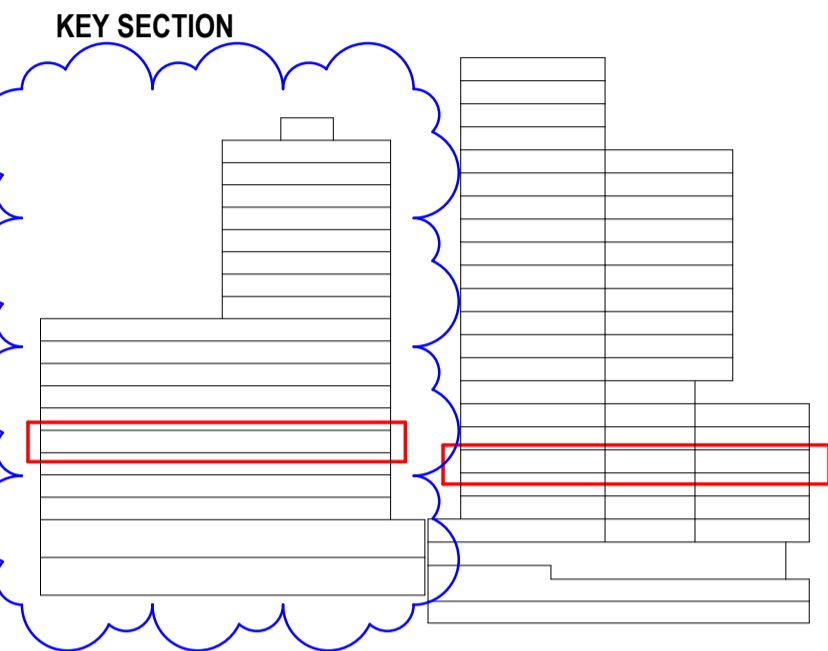
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Nominated Architect
Ray Brown, NSWARB 6359

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issue	amendment	date
-	3006/2014_SK0000_For Information	30/06/2014
A	Town Planning Submission	07/04/2022
B	RFI Town Planning	05/08/2022
C	Town Planning	01/09/2022
D	Town Planning Amendment	09/09/2022
E	Town Planning Amendment	16/09/2022
F	SSTA Town Planning Set	18/07/2023



NOTE
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 1 - PBSA
NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

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Indoor Amenities	1,256 sqm	Outdoor Amenities	700sqm
Outdoor Amenities	4	Cars	242
Cars	160	Bikes	324
Bikes			

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project
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drawing
OVERALL PLAN - L-04

scale
1:200 @A1

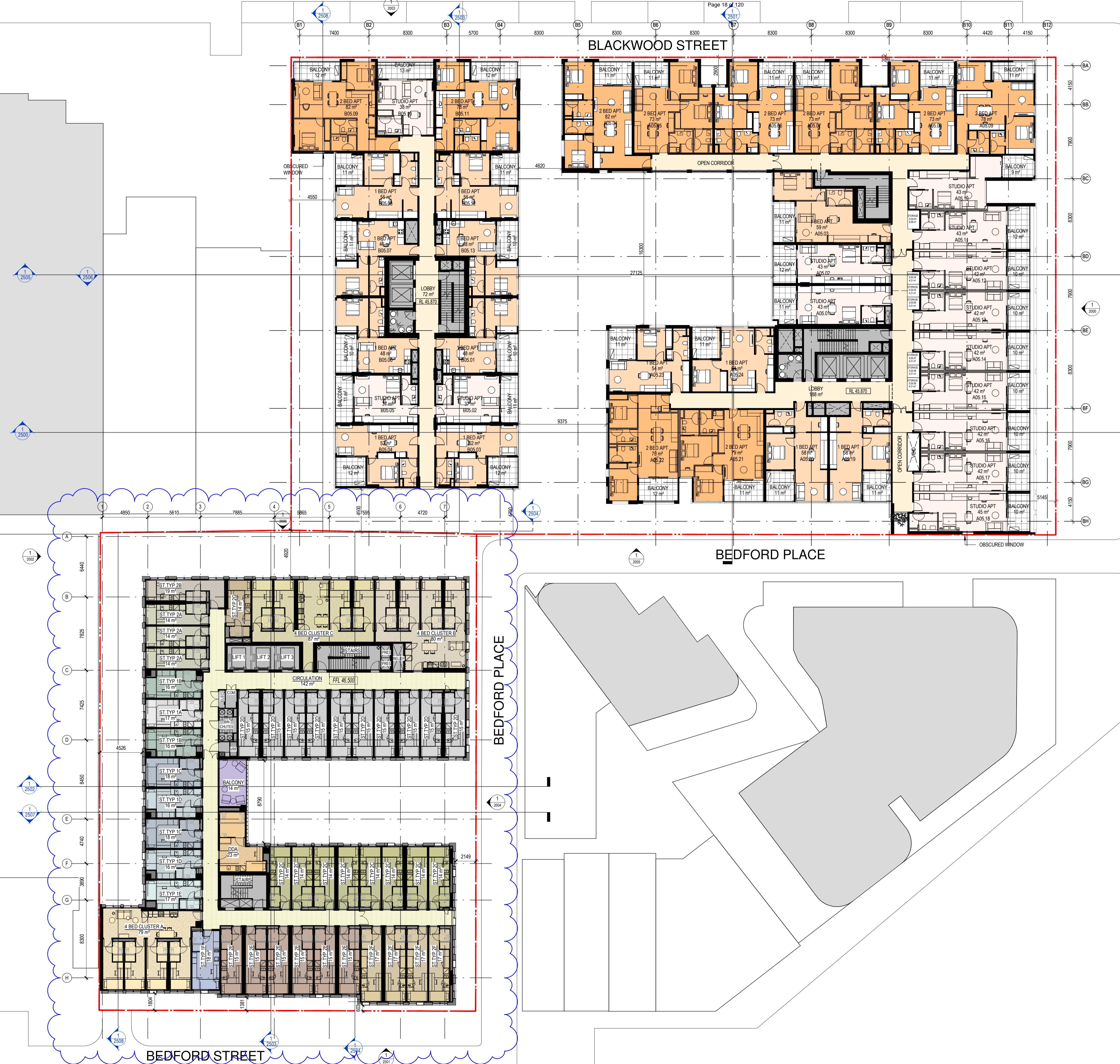
drawn
HS/RC/MW/TS/ADJ

checked
HS/RC

project no
22020

drawing no.
DA 1004

issue
F



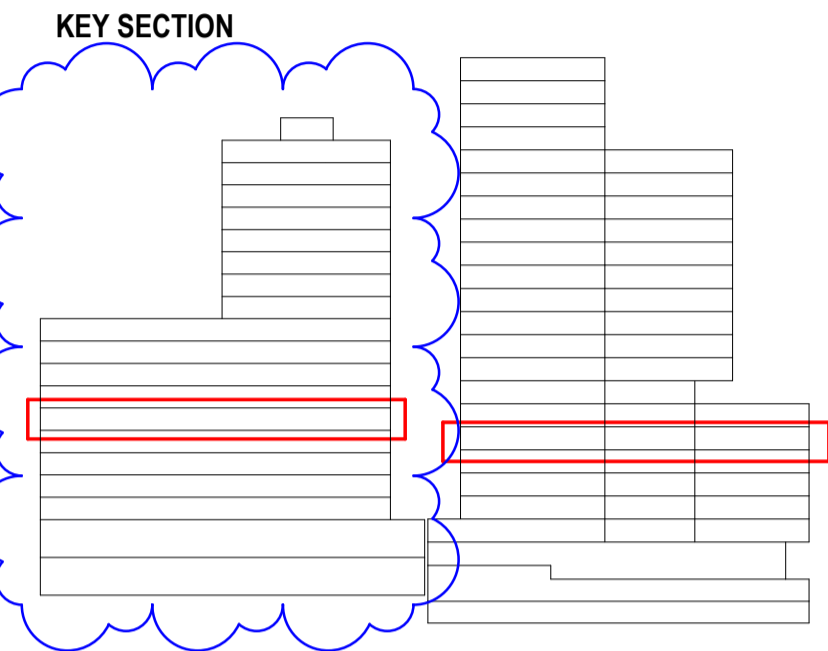
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Nominated Architect
Ray Brown, NSWARB 6359

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-	30062014_SK0000_For Information	30/06/2014
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F	SSTA Town Planning Set	18/07/2023



NOTE
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Cars	160	Bikes	324
Bikes			

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drawing
OVERALL PLAN - L-05

scale
1 : 200 @A1

drawn
HS/RC/MW/TS/ADJ

checked
HS/RC

project no
22020

drawing no.
DA 1005

issue
F



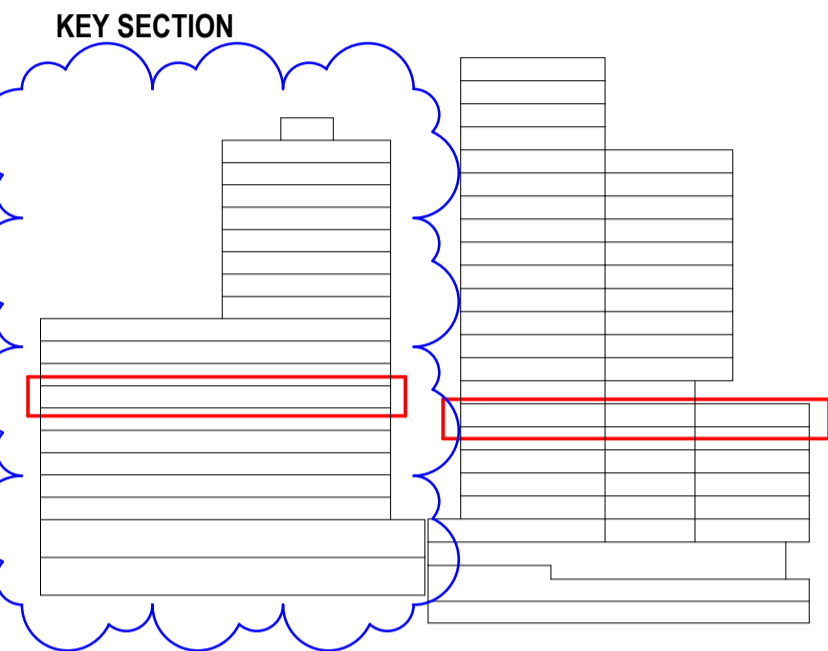
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Nominated Architect
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Outdoor Amenities	4	Cars	242
Cars	160	Bikes	324
Bikes			

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drawing
OVERALL PLAN - L-06

scale
1:200 @A1

drawn
HS/RC/MW/TS/ADJ

checked
HS/RC

project no
22020

drawing no.
DA 1006

issue
F



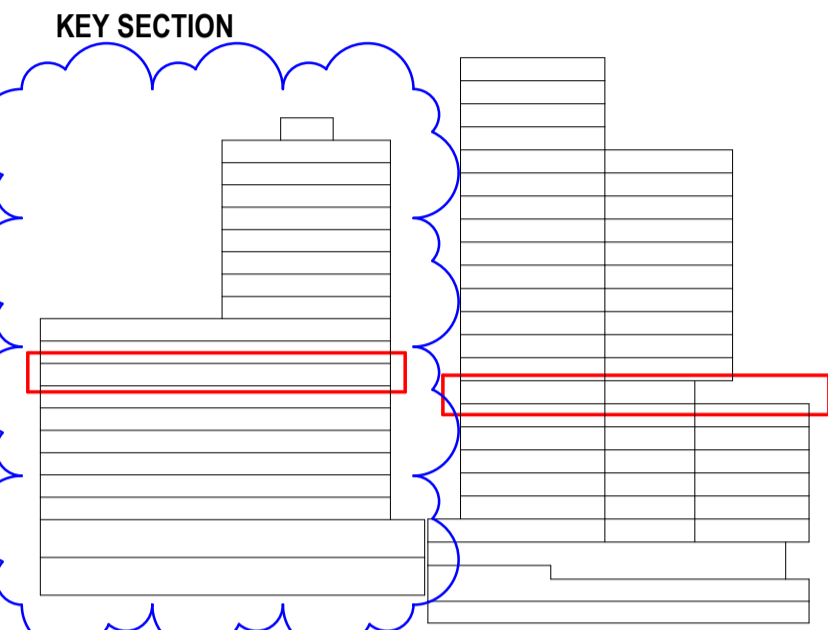
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Nominated Architect
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-	30062014_SK0000_For Information	30/06/2014
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D	Town Planning Amendment	09/09/2022
E	Town Planning Amendment	16/09/2022
F	S57A Town Planning Set	18/07/2023



NOTE
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Indoor Amenities	1256 sqm	Outdoor Amenities	700sqm
Cars	4	Cars	242
Bikes	160	Bikes	324

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project
5-17 Flemington Road, North Melbourne

drawing
OVERALL PLAN - L-07

scale
1 : 200 @A1

drawn
HS/RC/MW/TS/ADJ

checked
HS/RC

project no
22020

drawing no.
DA 1007

issue
F



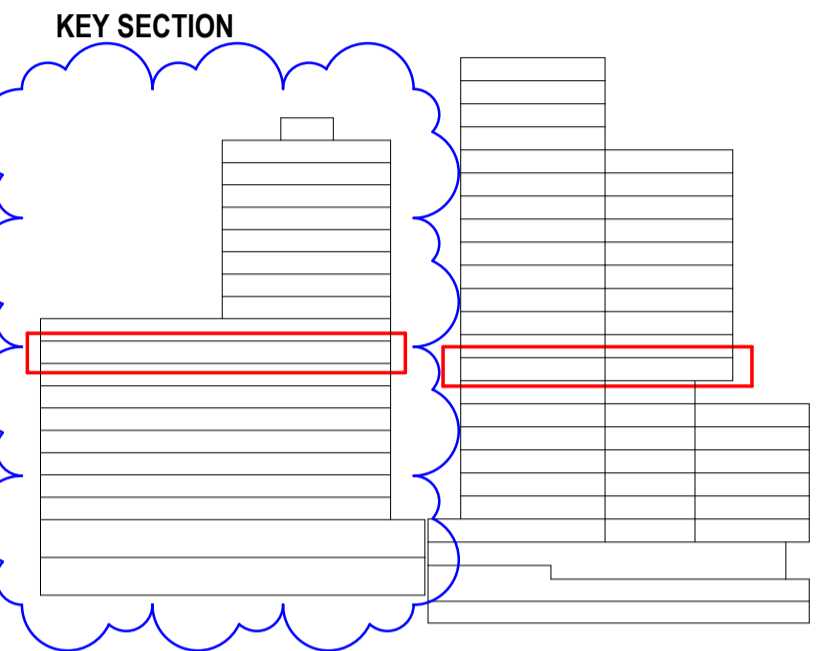
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Nominated Architect
Ray Brown, NSWARB 6359

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-	30/06/2014, SK0000, For Information	30/06/2014
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B	RFI Town Planning	05/08/2022
C	Town Planning	01/09/2022
D	Town Planning Amendment	09/09/2022
E	Town Planning Amendment	16/09/2022
F	S57A Town Planning Set	18/07/2023



NOTE
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NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

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project
5-17 Flemington Road, North Melbourne

drawing
OVERALL PLAN - L-08

scale
1:200 @A1

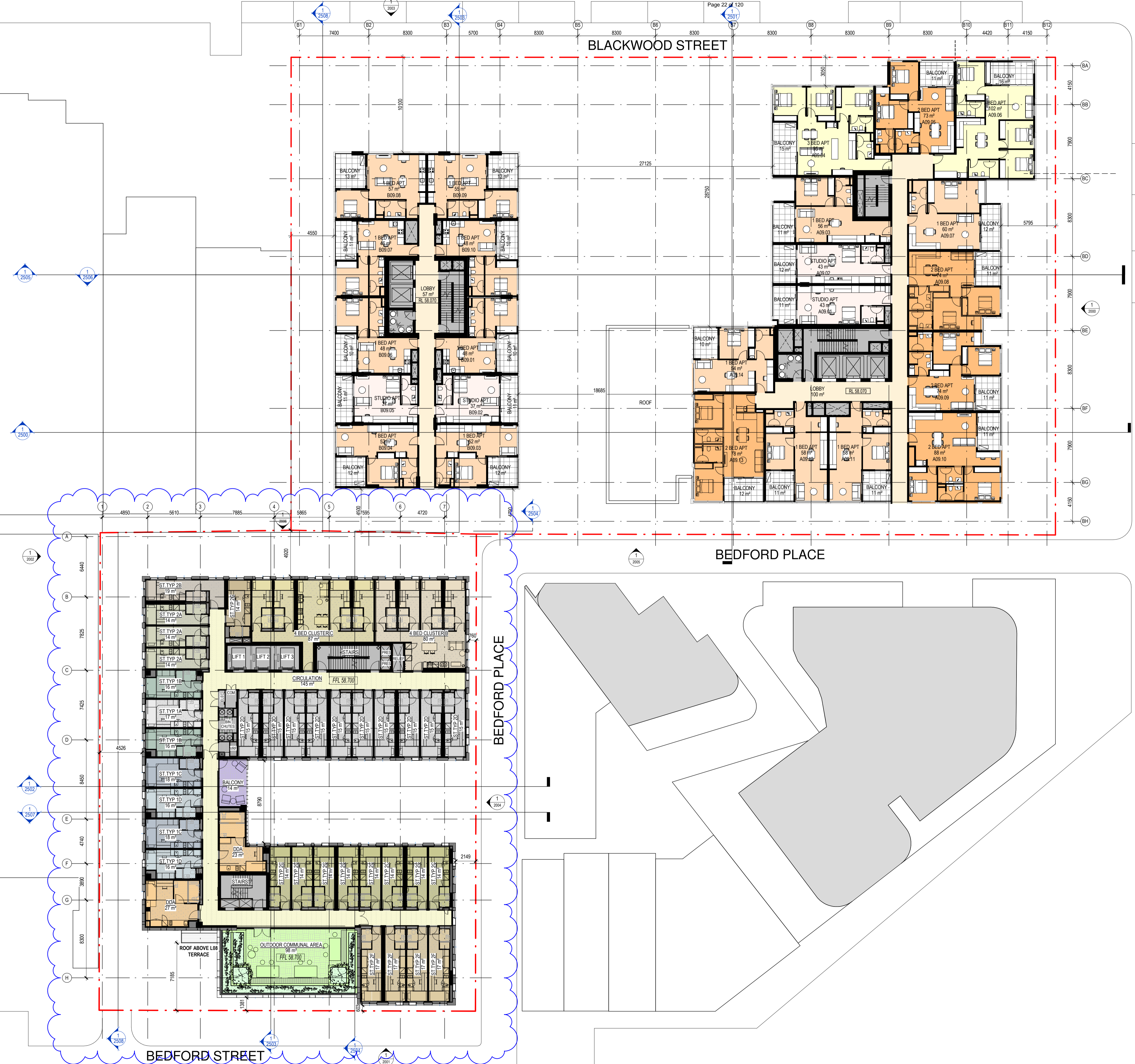
drawn
HS/RC/MW/TS/ADJ

checked
HS/RC

project no
22020

drawing no.
DA 1008

issue
F



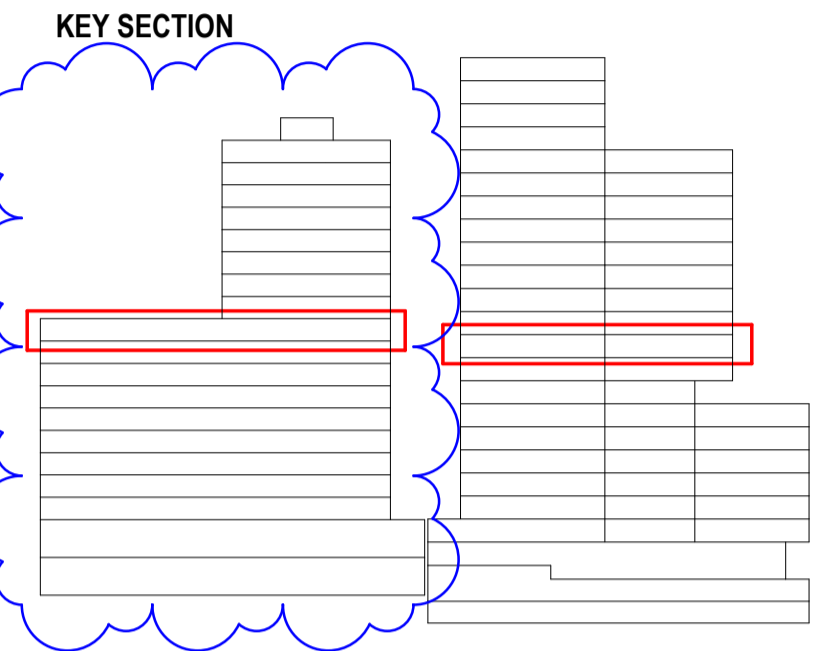
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Nominated Architect
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-	3006/2014_SK0000_For Information	30/06/2014
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B	RFI Town Planning	05/08/2022
C	Town Planning	01/09/2022
D	Town Planning Amendment	09/09/2022
E	Town Planning Amendment	16/09/2022
F	S57A Town Planning Set	18/07/2023



NOTE
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project
5-17 Flemington Road, North Melbourne

drawing
OVERALL PLAN - L-09

scale 1:200 @A1 drawing no. DA 1009
drawn HS/RC/MW/TS/ADJ
checked HS/RC issue
project no 22020 F



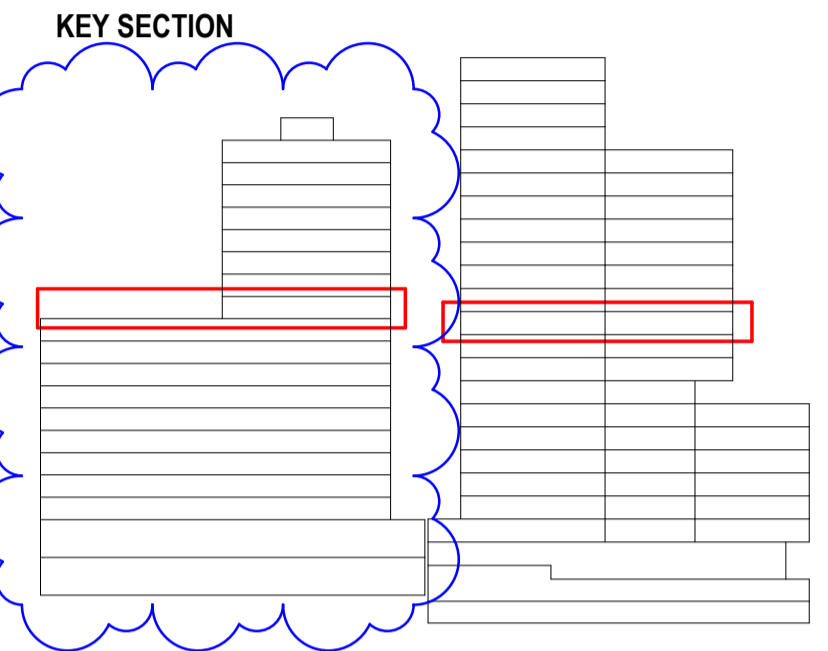
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Nominated Architect
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issue	amendment	date
-	30/06/2014, SK0000, For Information	30/06/2014
A	RFI Town Planning	TBC
B	Town Planning	01/09/2022
C	Town Planning Amendment	06/09/2022
D	Town Planning Amendment	09/09/2022
E	Town Planning Amendment	16/09/2022
F	Town Planning Review	05/12/2022
G	For DELWP Discussion	06/12/2022
H	S57A Town Planning Set	18/07/2023



NOTE
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project
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drawing
OVERALL PLAN - L-10

scale 1:200 @A1 drawing no. DA 1010
drawn HS/RC/MW/TS/ADJ
checked HS/RC issue
project no 22020 H



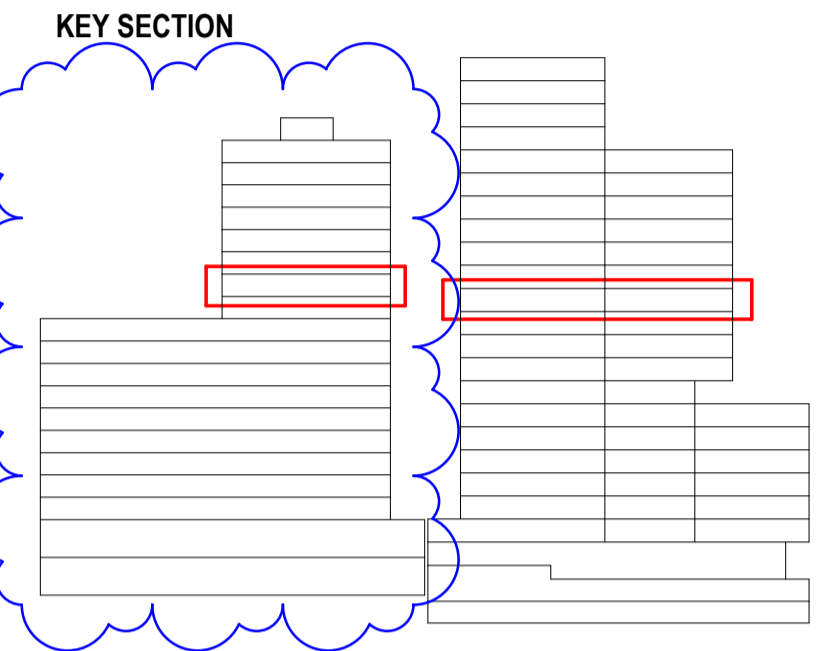
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Total Beds	90 (14%)	Apartments	163 (30%)
Studio Type 01	391 (61%)	Studio	226 (42%)
Studio Type 02	11 (2%)	1 Bed	134 (25%)
DDA STUDIO	38 (23%)	2 Bed	15 (3%)
4 Bed Cluster	84 sqm	Medical / Retail	1,450sqm
Retail	1,548 sqm	Indoor Amenities	1,562sqm
Indoor Amenities	1,256 sqm	Outdoor Amenities	700sqm
Outdoor Amenities	4	Cars	242
Cars	160	Bikes	324
Bikes			

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project
8-17 Flemington Road, North Melbourne

drawing
OVERALL PLAN - L-11

scale 1:200 @A1
drawn HS/RC/MW/TS/ADJ
checked HS/RC
project no 22020
drawing no DA 1011
issue F



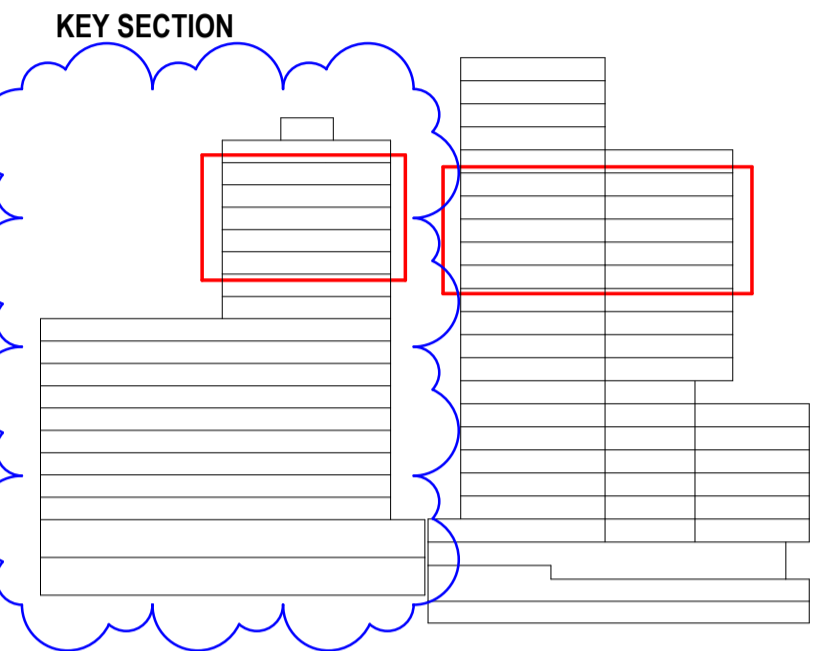
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Nominated Architect
Ray Brown, NSWARB 6359

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issue	amendment	date
-	30/06/2014_SK0000_For Information	30/06/2014
A	Town Planning Submission	07/04/2022
B	RFI Town Planning	TBC
C	Town Planning	01/09/2022
D	Town Planning Amendment	09/09/2022
E	Town Planning Amendment	16/09/2022
F	S57A Town Planning Set	18/07/2023



NOTE
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 1 - PBSA
NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

Development Summary		Development Summary	
PBSA	644	BTR	538
Total Beds	90 (14%)	Apartments	163 (30%)
Studio Type 01	391 (61%)	Studio	226 (42%)
Studio Type 02	11 (2%)	1 Bed	134 (25%)
DDA STUDIO	38 (23%)	2 Bed	15 (3%)
4 Bed Cluster	84 sqm	Medical / Retail	1,450sqm
Retail	1,548 sqm	Indoor Amenities	1,562sqm
Indoor Amenities	1,256 sqm	Outdoor Amenities	700sqm
Outdoor Amenities	4	Cars	242
Cars	160	Bikes	324
Bikes			

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project
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drawing
OVERALL PLAN - L-12 - 16

scale
1:200 @A1

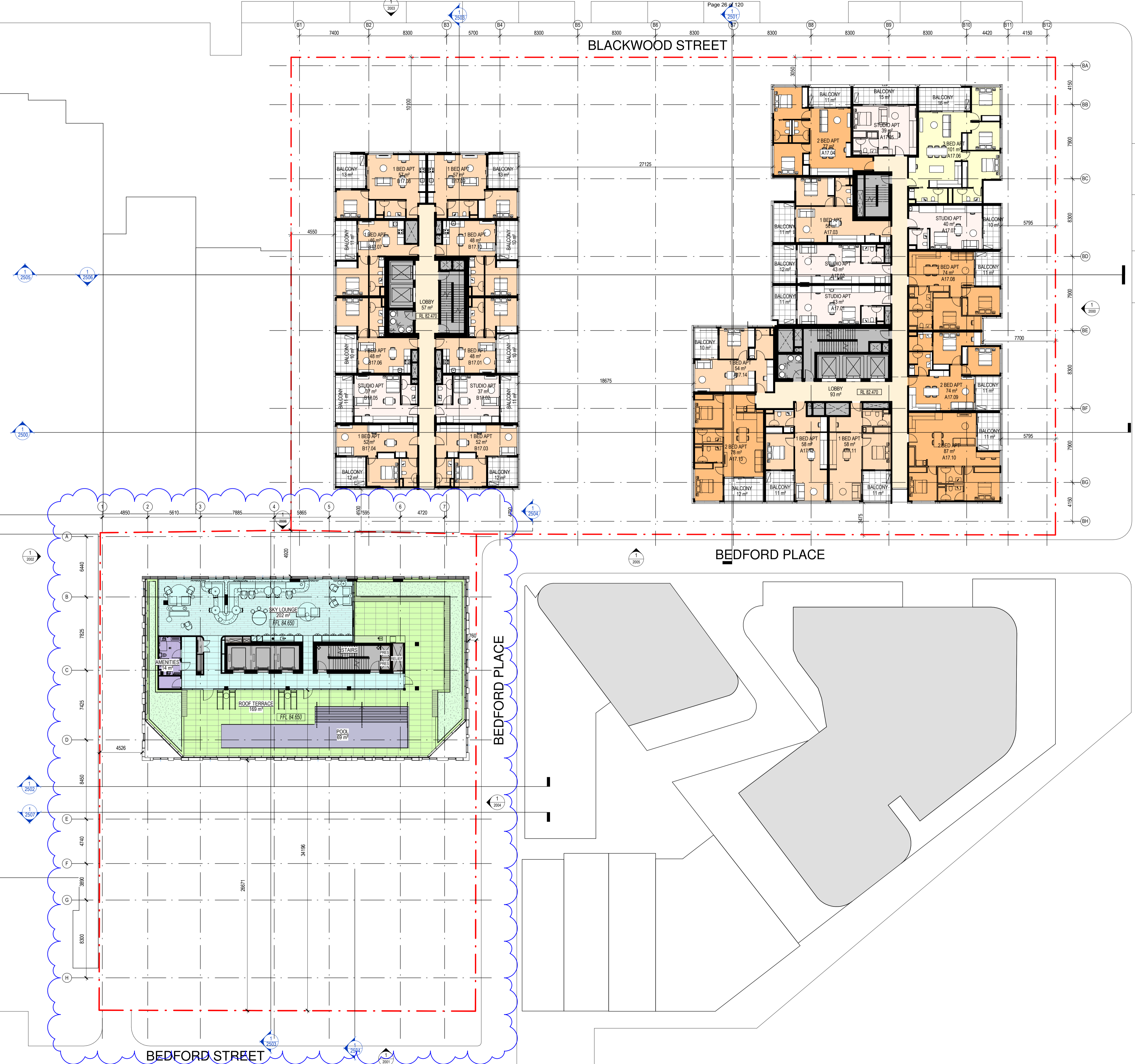
drawn
HS/RC/MW/TS/ADJ

checked
HS/RC

project no
22020

drawing no.
DA 1012

issue
F



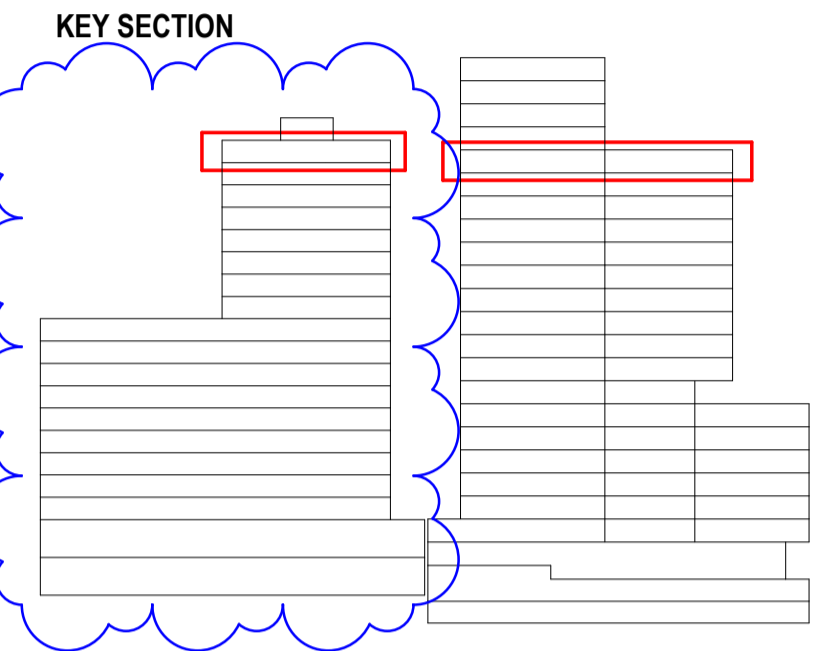
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Nominated Architect
Ray Brown, NSWARB 6359

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issue	amendment	date
-	3006/2014_SK0000_For Information	30/06/2014
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B	RFI Town Planning	TBC
C	Town Planning	01/09/2022
D	Town Planning Amendment	09/09/2022
E	Town Planning Amendment	16/09/2022
F	S57A Town Planning Set	18/07/2023



NOTE
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 1 - PBSA
NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

Development Summary		Development Summary	
PBSA	644	BTR	538
Total Beds	90 (14%)	Apartments	163 (30%)
Studio Type 01	391 (61%)	Studio	226 (42%)
Studio Type 02	11 (2%)	1 Bed	134 (25%)
DDA STUDIO	38 (23%)	2 Bed	15 (3%)
4 Bed Cluster	84 sqm	Medical / Retail	1,450sqm
Retail	1,548 sqm	Indoor Amenities	1,562sqm
Indoor Amenities	1,256 sqm	Outdoor Amenities	700sqm
Outdoor Amenities	4	Cars	242
Cars	160	Bikes	324
Bikes			

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project
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drawing
OVERALL PLAN - L-17

scale
1:200 @A1

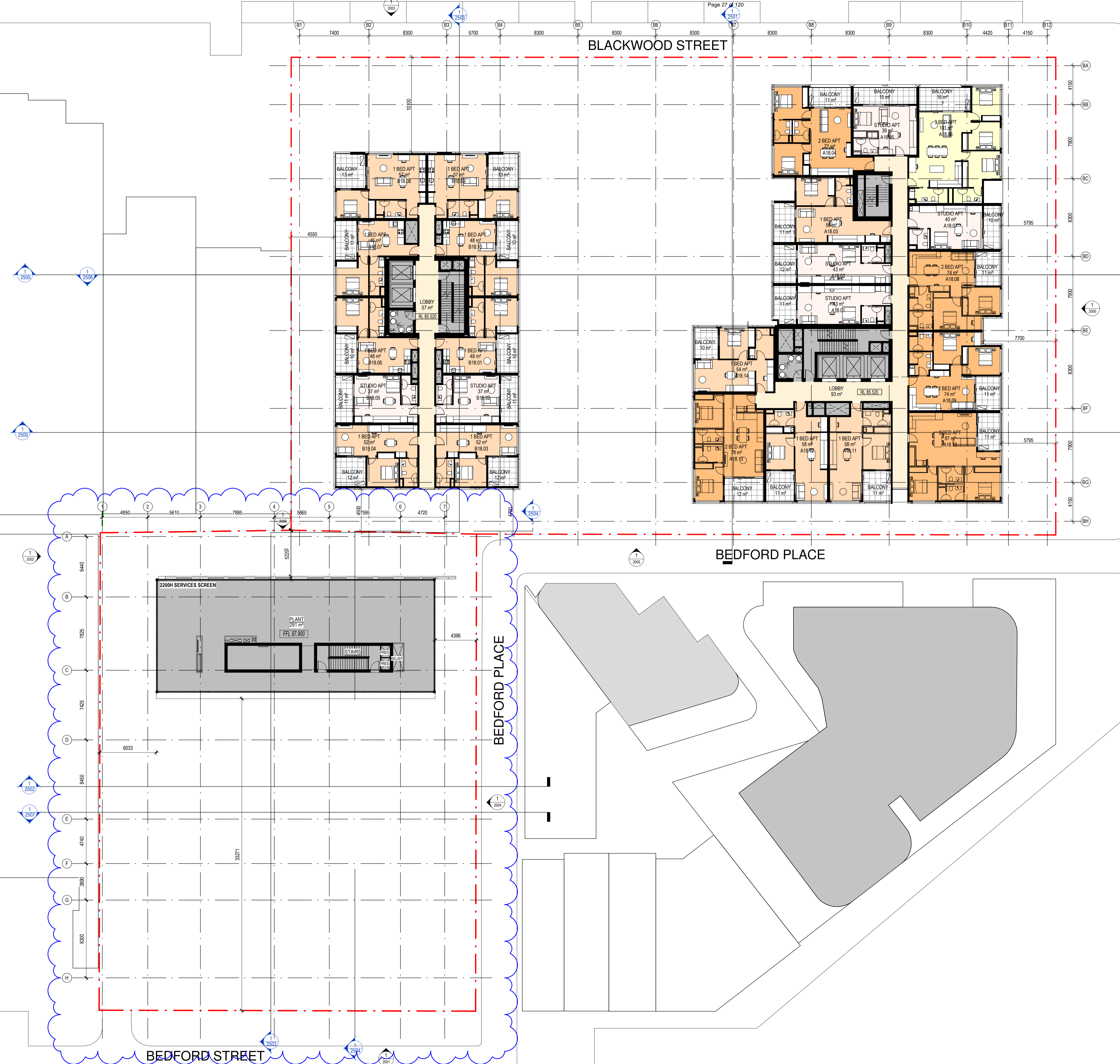
drawn
HS/RC/MW/TS/ADJ

checked
HS/RC

project no
22020

drawing no.
DA 1017

issue
F



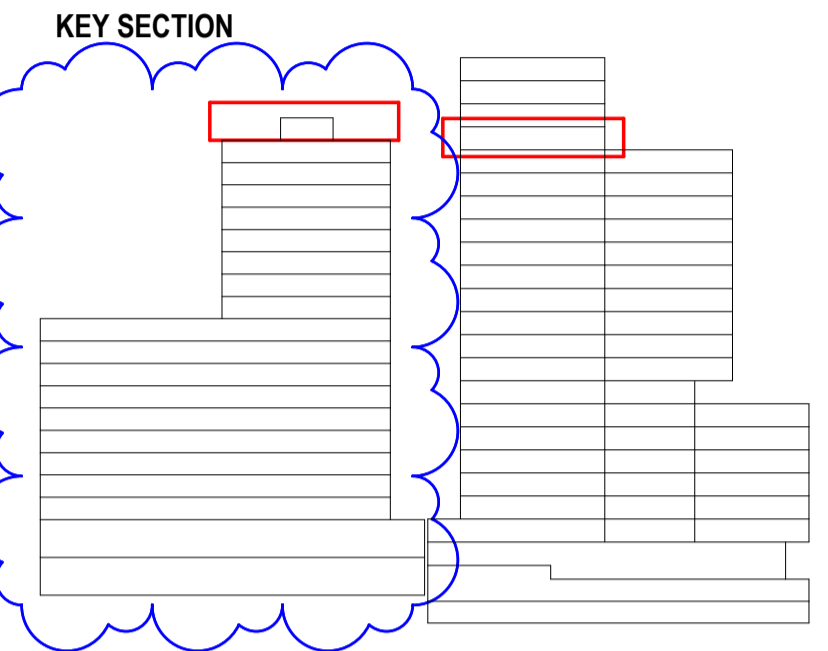
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Nominated Architect
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issue	amendment	date
-	30062014_SK0000_For Information	30/06/2014
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C	Town Planning	01/09/2022
D	Town Planning Amendment	06/09/2022
E	Town Planning Amendment	16/09/2022
F	S57A Town Planning Set	18/07/2023
G	S57A Town Planning Set	02/08/2023



NOTE
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 1 - PBSA
NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

Development Summary		Development Summary	
PBSA	644	BTR	538
Total Beds	90 (14%)	Apartments	163 (30%)
Studio Type 01	391 (61%)	Studio	226 (42%)
Studio Type 02	11 (2%)	1 Bed	134 (25%)
DDA STUDIO	38 (23%)	2 Bed	15 (3%)
4 Bed Cluster	84 sqm	3 Bed	1,450sqm
Retail	1,548 sqm	Medical / Retail	1,562sqm
Indoor Amenities	1,256 sqm	Indoor Amenities	700sqm
Outdoor Amenities	4	Cars	242
Cars	160	Bikes	324
Bikes			

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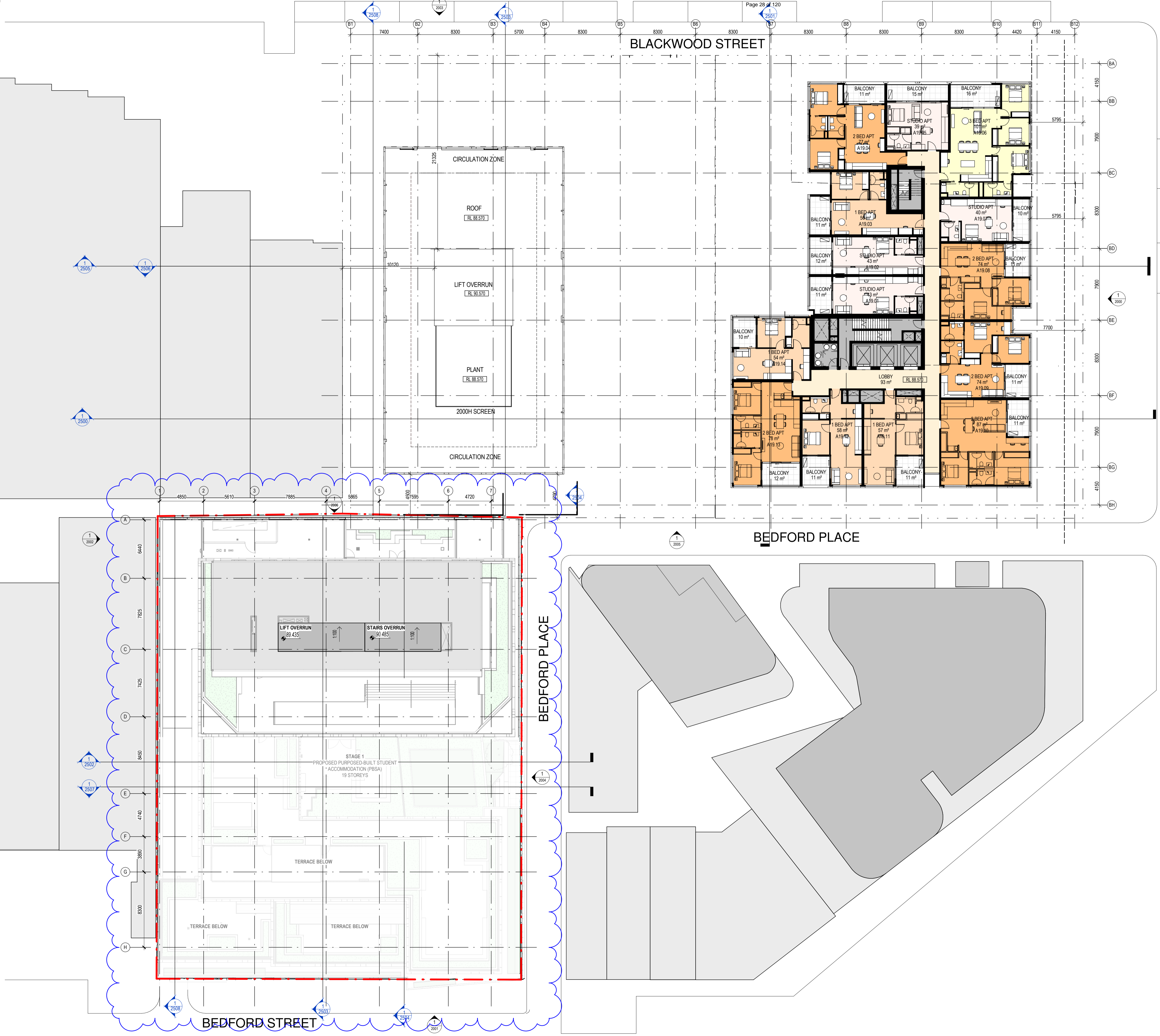
drawing
OVERALL PLAN - L-18

scale
drawing no. **DA 1018**

drawn
HS/RC/MW/TS/ADJ

checked
HS/RC

project no
22020 **G**



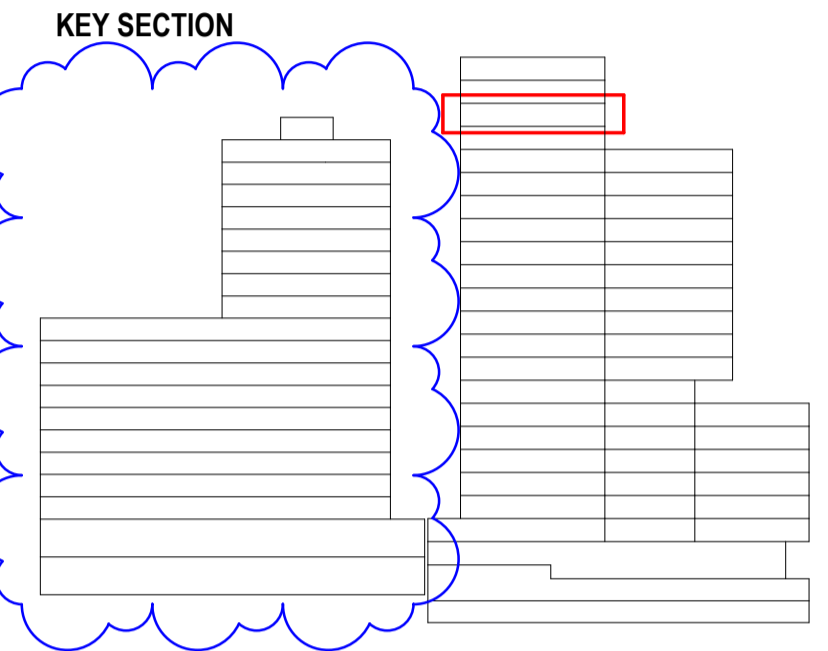
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Nominated Architect
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C	Town Planning	01/09/2022
D	Town Planning Amendment	09/09/2022
E	Town Planning Amendment	16/09/2022
F	S57A Town Planning Set	18/07/2023



NOTE
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 1 - PBSA
NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

Development Summary		Development Summary	
PBSA	644	BTR	538
Total Beds	30 (14%)	Apartments	153 (30%)
Studio Type 01	391 (61%)	Studio	226 (42%)
Studio Type 02	11 (2%)	1 Bed	134 (25%)
DDA STUDIO	38 (23%)	2 Bed	15 (3%)
4 Bed Cluster	84 sqm	3 Bed	14,450sqm
Retail	11,562 sqm	Medical / Retail	1,562sqm
Indoor Amenities	1,256 sqm	Indoor Amenities	700sqm
Outdoor Amenities	4	Cars	242
Cars	160	Bikes	324
Bikes			

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project
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drawing
OVERALL PLAN - L-19

scale
1:200 @A1

drawn
HS/RC/MW/TS/ADJ

checked
HS/RC

project no
22020

drawing no.
DA 1019

issue
F



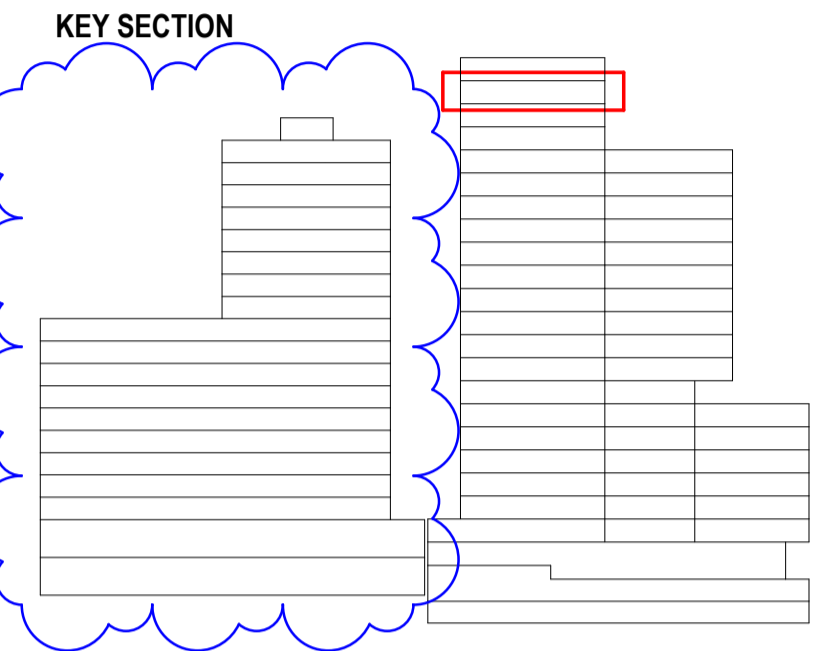
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Nominated Architect
Ray Brown, NSWARB 6359

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-	30/06/2014_SK0000_For Information	30/06/2014
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B	RFI Town Planning	TBC
C	Town Planning	01/09/2022
D	Town Planning Amendment	06/09/2022
E	Town Planning Amendment	16/09/2022
F	S57A Town Planning Set	18/07/2023



NOTE
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 1 - PBSA
NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

Development Summary		Development Summary	
PBSA		BTR	
Total Beds	644	Apartments	538
Studio Type 01	90 (14%)	Studio	163 (30%)
Studio Type 02	391 (61%)	1 Bed	226 (42%)
DDA STUDIO	11 (2%)	2 Bed	134 (25%)
4 Bed Cluster	38 (23%)	3 Bed	15 (3%)
Retail	84 sqm	Medical / Retail	1,450sqm
Indoor Amenities	1,548 sqm	Indoor Amenities	1,562sqm
Outdoor Amenities	1256 sqm	Outdoor Amenities	700sqm
Cars	4	Cars	242
Bikes	160	Bikes	324

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project
5-17 Flemington Road, North Melbourne

drawing
OVERALL PLAN - L-20

scale
1 : 200 @A1

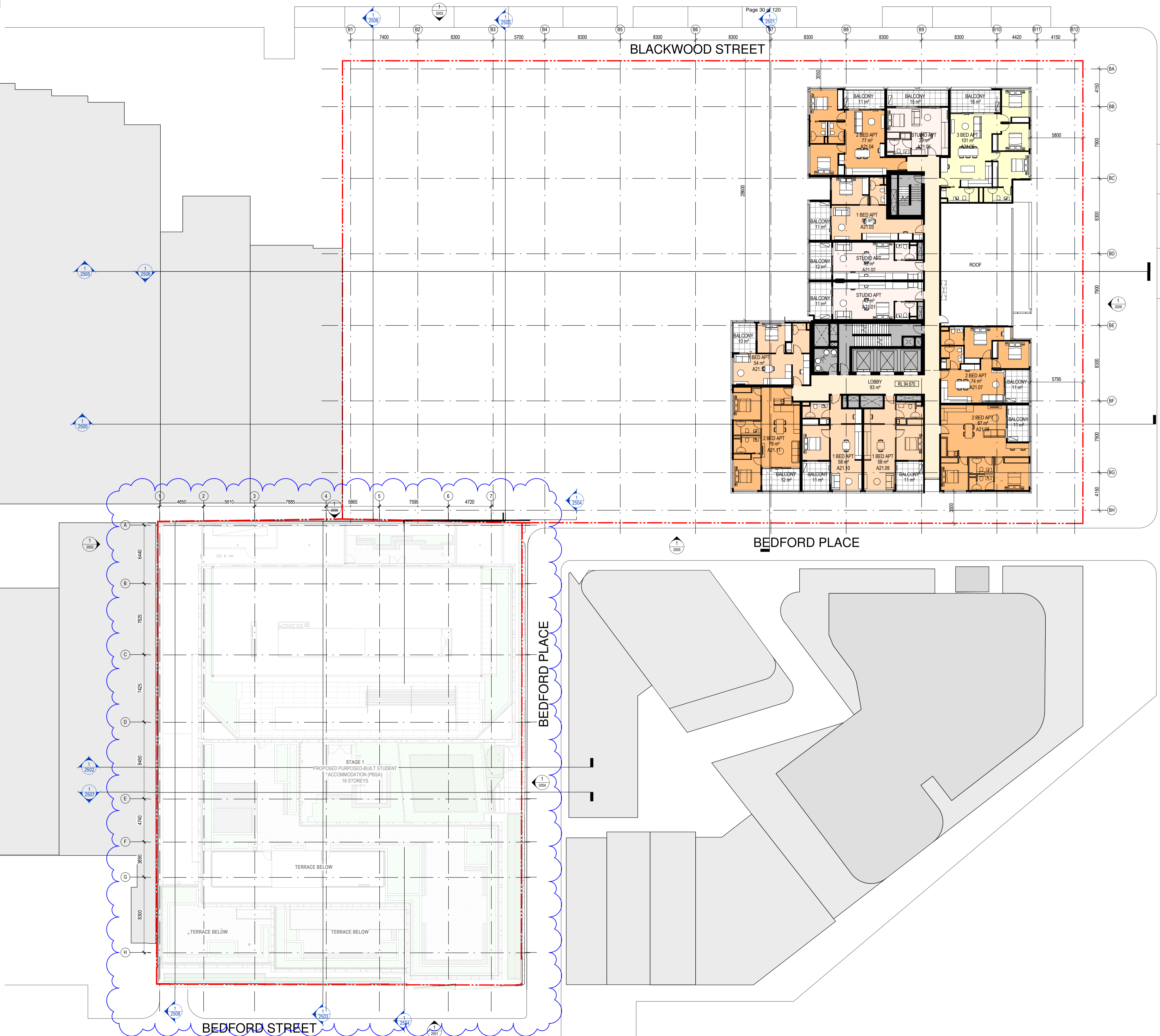
drawn
HS/RC/MW/TS/ADJ

checked
HS/RC

project no
22020

drawing no.
DA 1020

issue
F



BLACKWOOD STREET

BEDFORD PLACE

BEDFORD STREET

FLEMINGTON ROAD

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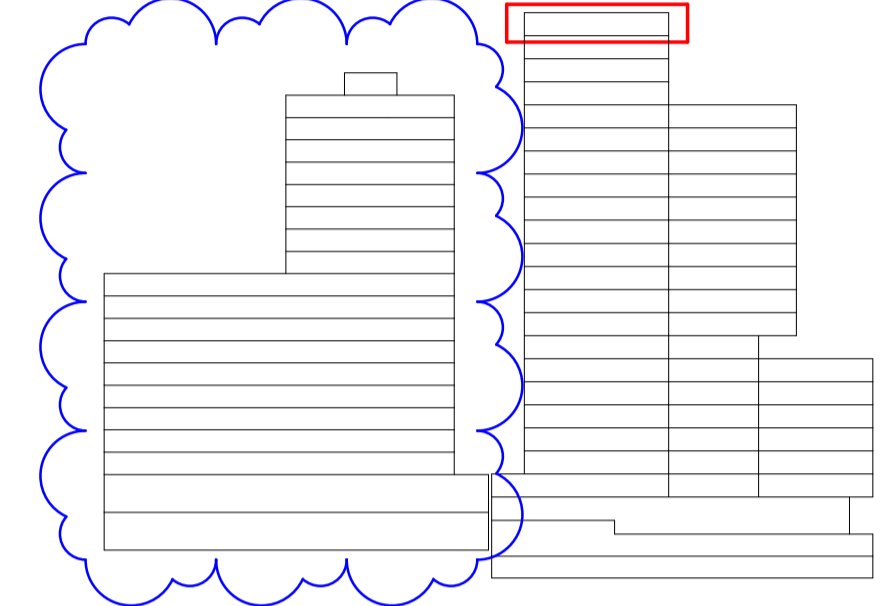
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-	30/06/2014_SK0000_For Information	30/06/2014
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B	RFI Town Planning	TBC
C	Town Planning	01/09/2022
D	Town Planning Amendment	06/09/2022
E	Town Planning Amendment	16/09/2022
F	S57A Town Planning Set	18/07/2023

KEY SECTION



NOTE
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 1 - PBSA
NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

Development Summary

PBSA	
Total Beds	644
Studio Type 01	90 (14%)
Studio Type 02	391 (61%)
DDA STUDIO	11 (2%)
4 Bed Cluster	38 (23%)
Retail	84 sqm
Indoor Amenities	1,548 sqm
Outdoor Amenities	1256 sqm
Cars	4
Bikes	160

Development Summary

BTR	
Apartments	538
Studio	163 (30%)
1 Bed	226 (42%)
2 Bed	134 (25%)
3 Bed	15 (3%)
Medical / Retail	1,450sqm
Indoor Amenities	1,562sqm
Outdoor Amenities	700sqm
Cars	242
Bikes	324

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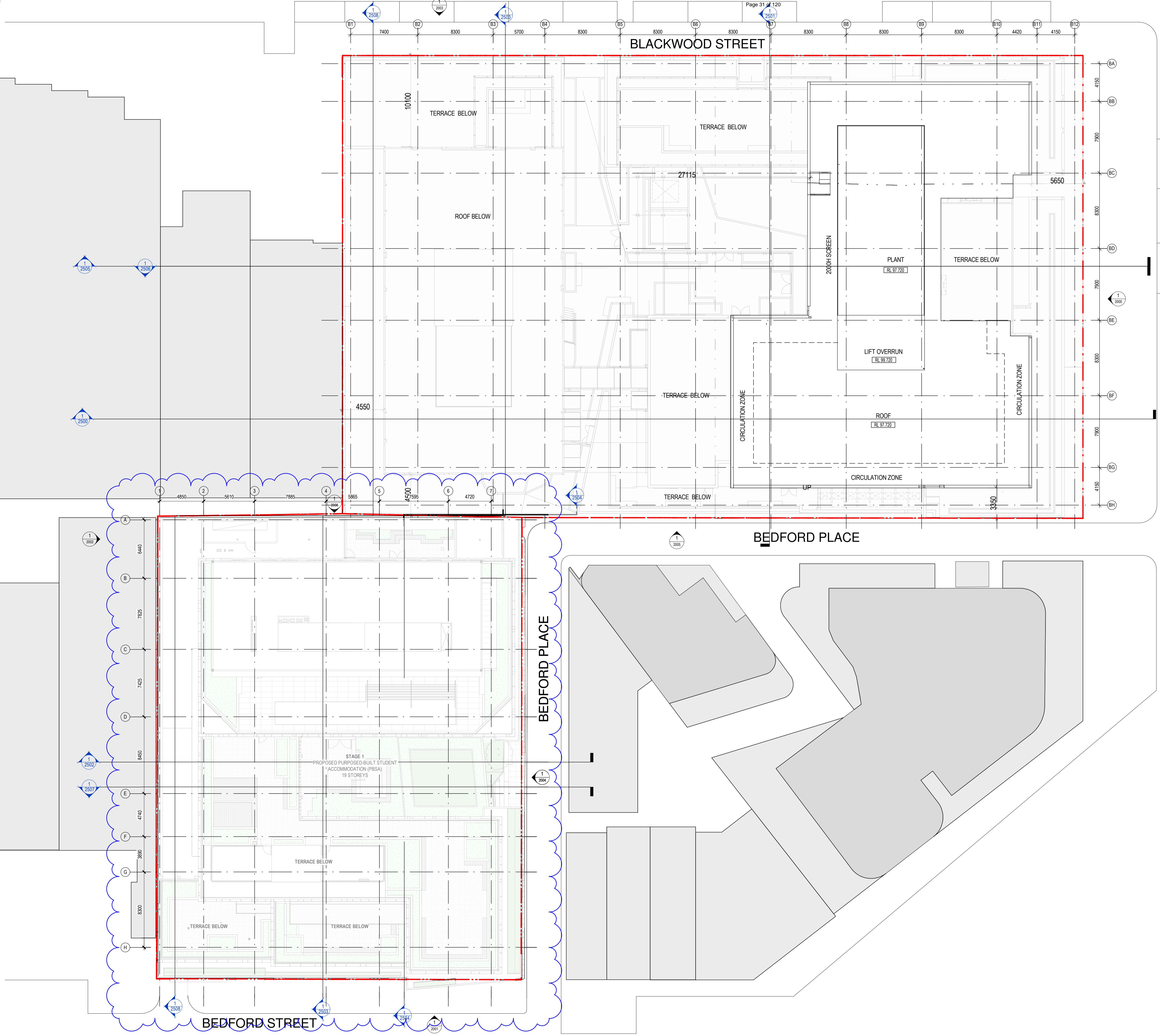
project

5-17 Flemington Road, North Melbourne

drawing

OVERALL PLAN - L-21

scale	1:200 @A1	drawing no.	DA 1021
drawn	HS/RC/MW/TS/ADJ	checked	HS/RC
checked	HS/RC	project no.	22020
project no.	22020	issue	F



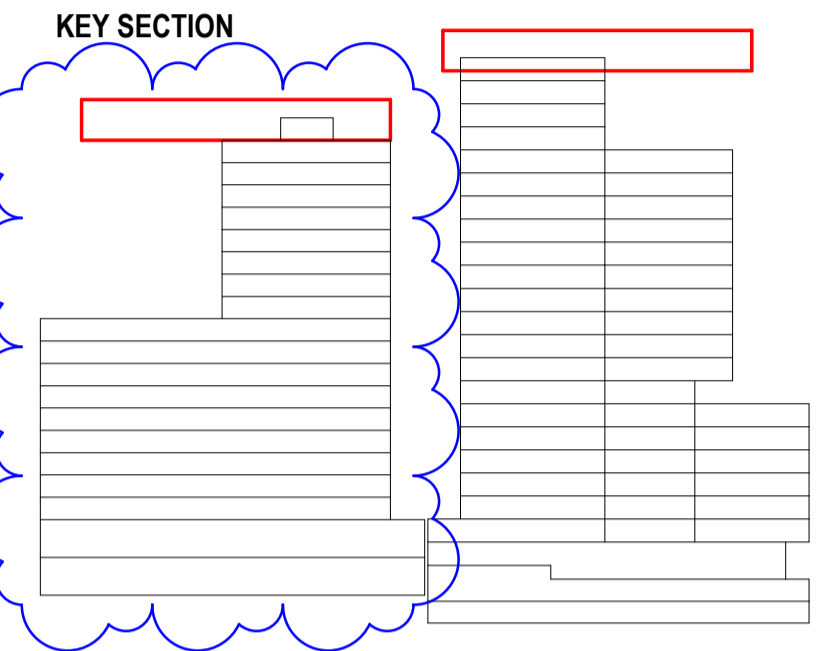
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B	RFI Town Planning	TBC
C	Town Planning	01/09/2022
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NOTE
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 1 - PBSA
NET SALABLE AREA (NSA) OF UNITS SHOWN FOR STAGE 2 - BTR

Development Summary		Development Summary	
PBSA		BTR	
Total Beds	644	Apartments	538
Studio Type 01	30 (14%)	Studio	163 (30%)
Studio Type 02	391 (61%)	1 Bed	226 (42%)
DDA STUDIO	11 (2%)	2 Bed	134 (25%)
4 Bed Cluster	38 (23%)	3 Bed	15 (3%)
Retail	84 sqm	Medical / Retail	1,450sqm
Indoor Amenities	1,548 sqm	Indoor Amenities	1,562sqm
Outdoor Amenities	1256 sqm	Outdoor Amenities	700sqm
Cars	4	Cars	242
Bikes	160	Bikes	324

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project
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drawing
OVERALL PLAN - ROOF

scale 1:200 @A1 drawing no. DA 1022

drawn HS/RC/MW/TS/ADJ checked HS/RC issue

project no 22020 F

- BTR**
FT-01 BTR | PRECAST PANEL EXPRESSED FRAME
 PRECAST CONCRETE PANELS - PIGMENTED COLOURS
 GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES
 PRECAST CONCRETE PANELS - PIGMENTED GREY
FT-02 BTR | BRICK FACADE
 BRICK - BEIGE
 GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES
FT-03 BTR | WINDOW WALL WITH ALUMINIUM SPANDREL
 SOLID ALUMINIUM PANELS - CHARCOAL
 GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES
FT-04 BTR | EXPRESSED VERTICAL FEATURE
 BRICK - BEIGE
 GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES

- FT-07** PRECAST CONCRETE PANELS - PIGMENTED
SF-01 GLASS SHOP FRONT

PBSA

INSITU CONCRETE	CONC01	CLEAR GLAZING	GLE01
BOARD FORMED CONCRETE	CONC02	SPANDREL GLAZING	GLE02
EXPANDED MESH IN GUNMETAL GREY	MET01a	EXTRUDED FIN	
POWDERCOATED METAL IN GUNMETAL GREY	MET01b	SPANDREL GLAZING	
HOT ROLLED STEEL	MET02	SPANDREL GLAZING POP-OUT	
BRUSHED ALUMINIUM FINIS	MET03	CLEAR GLAZING POP-OUT	
PRE-FINISHED ALUMINIUM - BRONZE IN A COIL COATED PVDF COATING	MET04		
PRE-FINISHED ALUMINIUM - GREY ZINC IN A COIL COATED PVDF COATING	MET05		
HORIZONTAL SLAT BOUNDARY SCREEN IN OFF WHITE	MET06		
LOUVRE SCREEN	MET07		

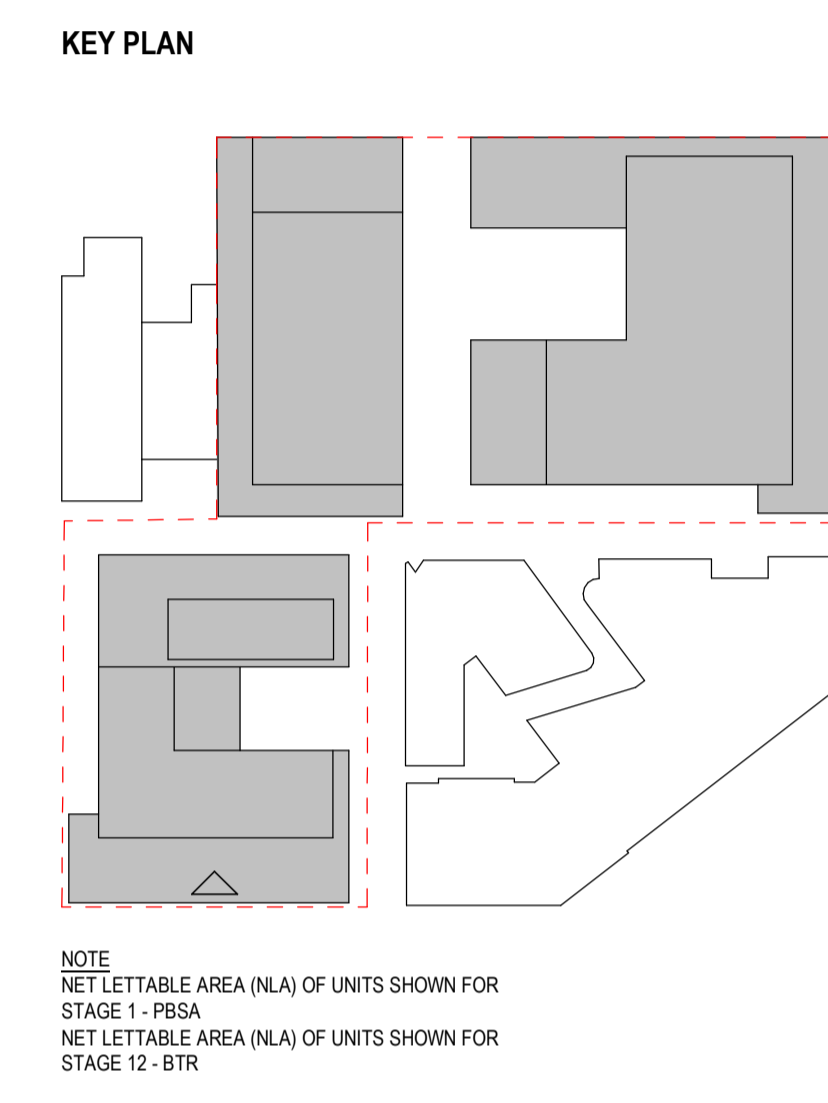
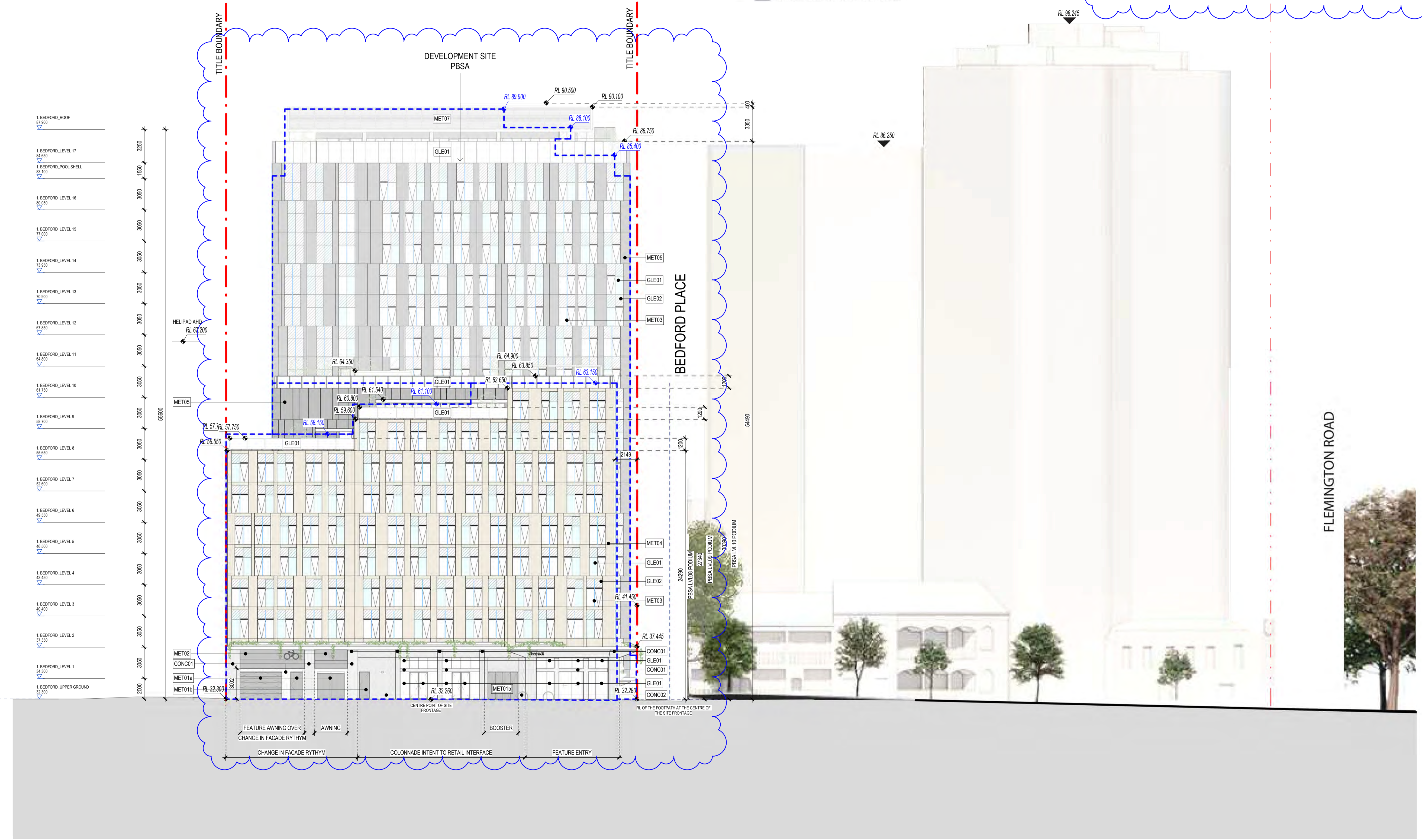
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Nominated Architect
 Ray Brown, NSWARB 6359

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issue	amendment	date
-	30/06/2014, SK0000, For Information	30/06/2014
A	Town Planning Submission	07/04/2022
B	RFI Town Planning	03/08/2022
C	Town Planning	01/09/2022
D	Town Planning Amendment	09/09/2022
E	S57A Town Planning Set	18/07/2023
F	S57A Town Planning Set	21/07/2023



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project
 5-17 Flemington Road, North Melbourne

drawing
SOUTH-EAST ELEVATION

scale As indicated @A1 drawing no. DA 2001

drawn HS/RC/MW/TS/ADJ

checked HS/RC issue

project no 22020 F

21/07/2023 5:50:07 PM

BTR

FT-01

FT-02

FT-03

FT-04

BTR | PRECAST PANEL EXPRESSED FRAME

PRECAST CONCRETE PANELS - PIGMENTED COLOURS

GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES

PRECAST CONCRETE PANELS - PIGMENTED GREY

BTR | BRICK FACADE

BRICK - BEIGE

GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES

BTR | WINDOW WALL WITH ALUMINIUM SPANDREL

SOLID ALUMINIUM PANELS - CHARCOAL

GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES

BTR | EXPRESSED VERTICAL FEATURE

BRICK - BEIGE

GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES

FT-07 PRECAST CONCRETE PANELS - PIGMENTED

SF-01 GLASS SHOP FRONT

PBSA

INSITU CONCRETE

BOARD FORMED CONCRETE

EXPANDED MESH IN GUNMETAL GREY

POWDERCOATED METAL IN GUNMETAL GREY

HOT ROLLED STEEL

BRUSHED ALUMINIUM FINIS

PRE-FINISHED ALUMINIUM - BRONZE IN A COIL COATED PVDF COATING

PRE-FINISHED ALUMINIUM - GREY ZINC IN A COIL COATED PVDF COATING

HORIZONTAL SLAT BOUNDARY SCREEN IN OFF WHITE

LOUVRE SCREEN

CONC01 CLEAR GLAZING

CONC02 SPANDREL GLAZING

MET01a EXTRUDED FIN

MET01b SPANDREL GLAZING

MET02 SPANDREL GLAZING POP-OUT

MET03 CLEAR GLAZING POP-OUT

MET04

MET05

MET06

MET07

GLE01

GLE02

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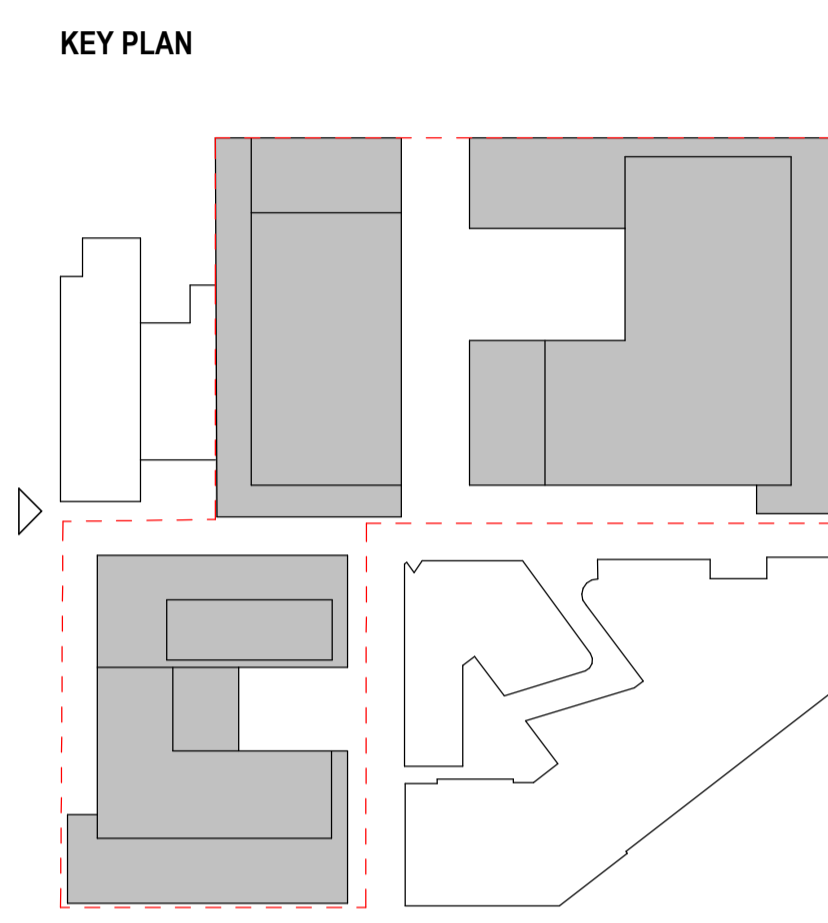
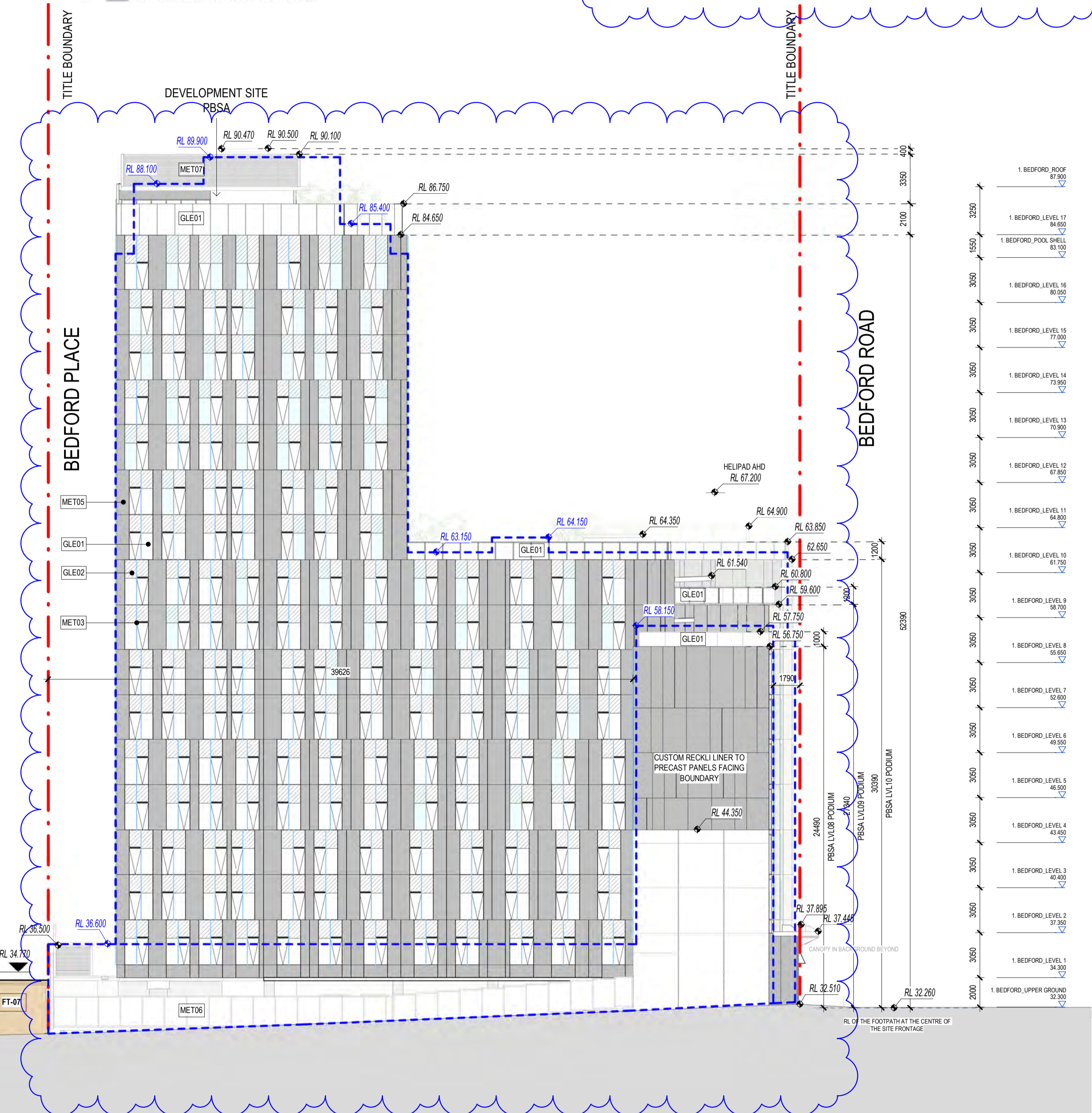
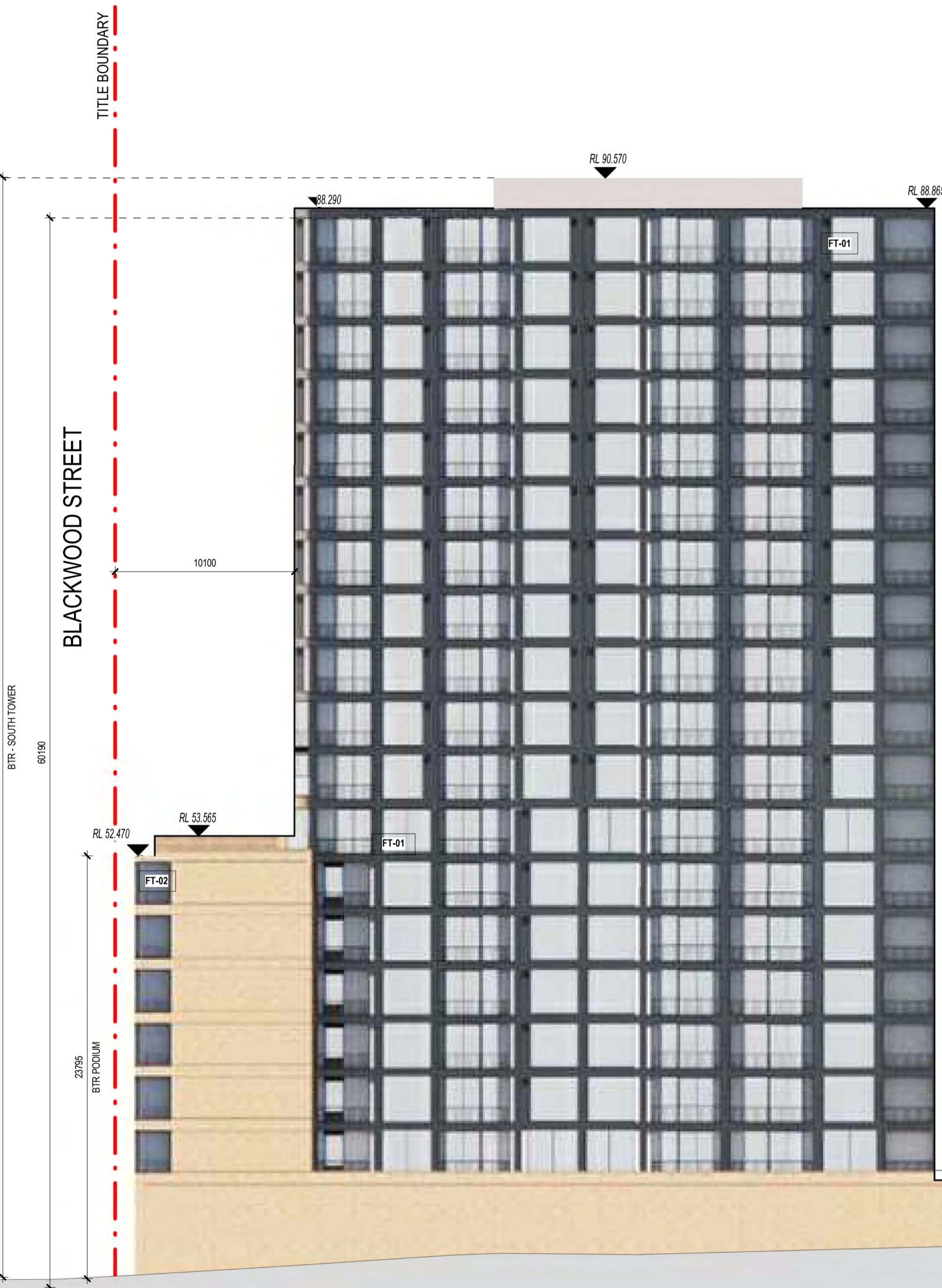
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Nominated Architect
Ray Brown, NSWARB 6359

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-	30062014_SK0000_For Information	30/06/2014
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C	Town Planning	01/09/2022
D	Town Planning Amendment	06/09/2022
E	S57A Town Planning Set	18/07/2023
F	S57A Town Planning Set	21/07/2023

2. FLEMINGTON_ROOF	97.870
2. FLEMINGTON_L21	94.820
2. FLEMINGTON_L20	91.770
2. FLEMINGTON_L19	88.570
2. FLEMINGTON_L18	85.520
2. FLEMINGTON_L17	82.470
2. FLEMINGTON_L16	79.420
2. FLEMINGTON_L15	76.370
2. FLEMINGTON_L14	73.320
2. FLEMINGTON_L13	70.270
2. FLEMINGTON_L12	67.220
2. FLEMINGTON_L11	64.170
2. FLEMINGTON_L10	61.120
2. FLEMINGTON_L09	58.070
2. FLEMINGTON_L08	55.020
2. FLEMINGTON_L07	51.970
2. FLEMINGTON_L06	48.920
2. FLEMINGTON_L05	45.870
2. FLEMINGTON_L04	42.820
2. FLEMINGTON_L03	39.770
2. FLEMINGTON_L02	36.720
2. FLEMINGTON_L01	33.670
2. BLACKWOOD_GROUND FL	28.100



NOTE
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 1 - PBSA
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 12 - BTR

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project
5-17 Flemington Road, North Melbourne

drawing
SOUTH-WEST ELEVATION

scale	As indicated @A1	drawing no.	DA 2002
drawn	HS/RC/MW/TS/ADJ	checked	HS/RC
checked	HS/RC	project no.	22020
project no.	22020	issue	F

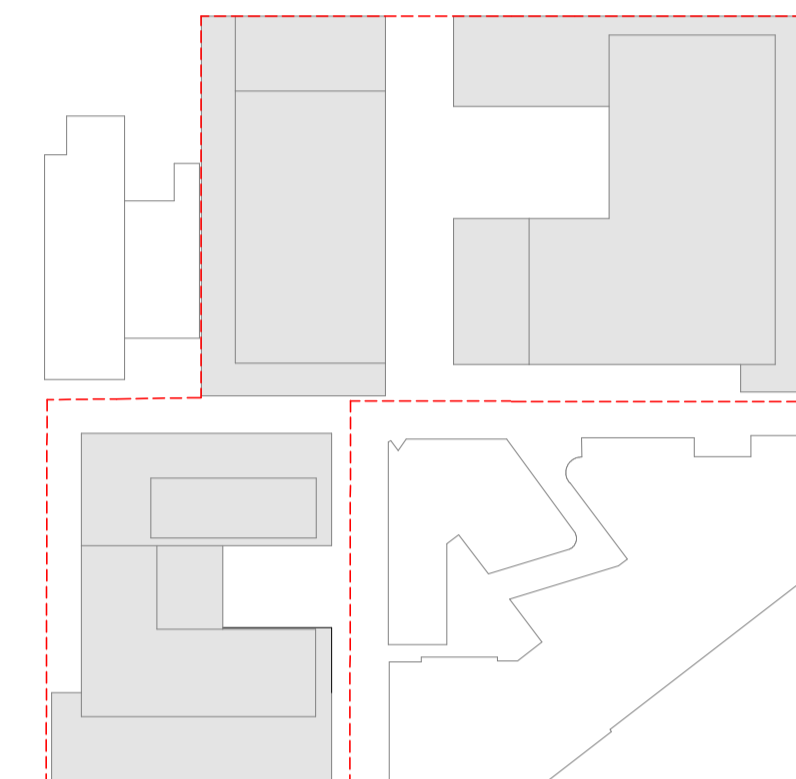
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Nominated Architect
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issue	amendment	date
A	Town Planning Submission	07/04/2022
B	RFI Town Planning	03/08/2022

KEY PLAN



FACADE TYPE / MATERIAL SCHEDULE

FT-01	ETR (PRECAST PANEL EXPRESSED FRAME) PRECAST CONCRETE PANELS - PIGMENTED COLOURS GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES PRECAST CONCRETE PANELS - PIGMENTED GREY
FT-02	ETR (BRICK FACADE) BRICK - RED GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES
FT-03	ETR (WINDOW WALL WITH ALUMINIUM SPANDREL) SOLID ALUMINIUM PANELS - CHARCOAL GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES
FT-04	ETR (EXPRESSED VERTICAL FEATURE) BRICK - RED GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES
FT-05	PESA (PRECAST PANEL FRAME) PRECAST PANELS - MID GREY GLAZING - GREY WITH CHARCOAL FRAMES SOLID ALUMINIUM OPERABLES - MID GREY
FT-06	PESA (PRECAST PANEL EXPRESSED FRAME) PRECAST CONCRETE PANELS - OFF WHITE GLAZING - GREY WITH CHARCOAL FRAMES SOLID ALUMINIUM PANELS - OFF WHITE
FT-07	PRECAST CONCRETE PANELS - PIGMENTED
SF-01	GLASS SHOP FRONT

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project

5-17 Flemington Road, North Melbourne

drawing

North-West Elevation

scale 1:200@A1 drawing no.

drawn HL/CJ/SA/AK/DK DA2003

checked WL issue

project no 180559.00 B



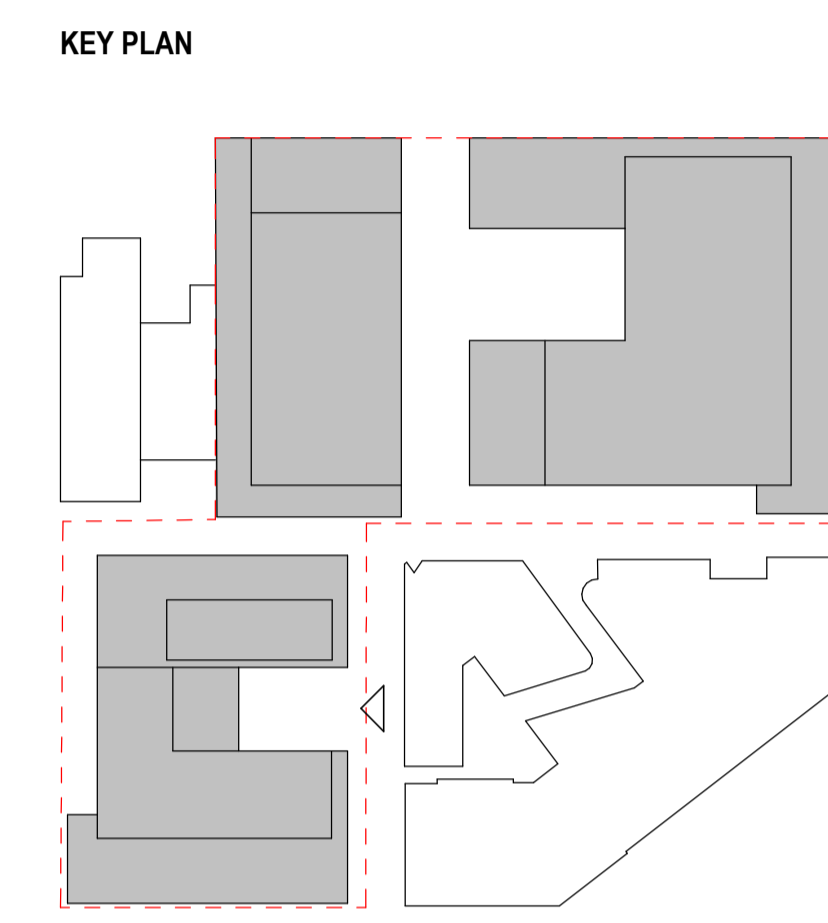
BTR	FT-01	FT-02	FT-03	FT-04
BTR PRECAST PANEL EXPRESSED FRAME	FT-01 PRECAST CONCRETE PANELS - PIGMENTED COLOURS	BTR BRICK FACADE	BTR WINDOW WALL WITH ALUMINIUM SPANDREL	BTR EXPRESSED VERTICAL FEATURE
GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES	GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES	BRICK - BEIGE	SOLID ALUMINIUM PANELS - CHARCOAL	BRICK - BEIGE
GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES	GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES	GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES	GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES	GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES

FT-07	PRECAST CONCRETE PANELS - PIGMENTED
SF-01	GLASS SHOP FRONT

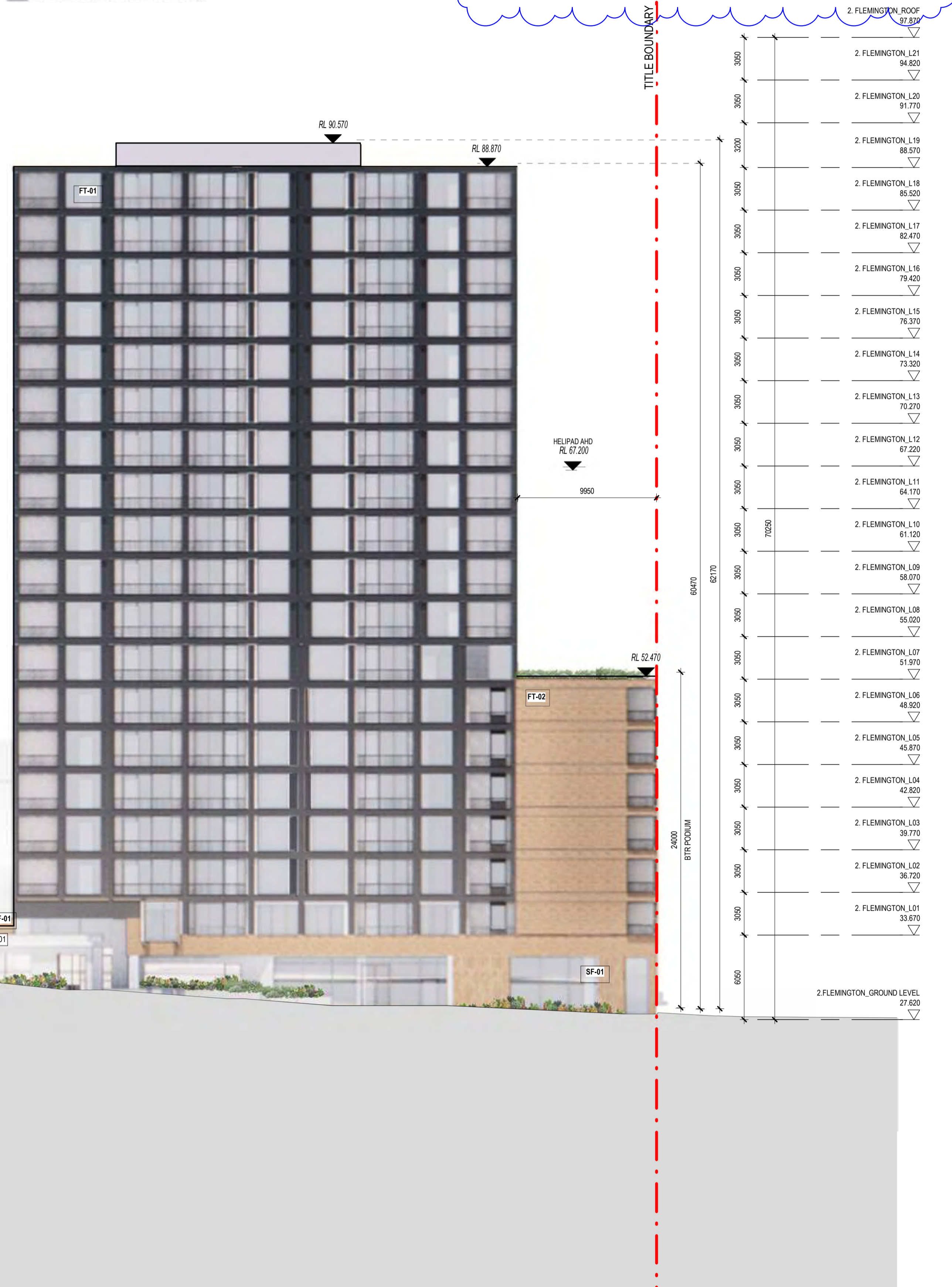
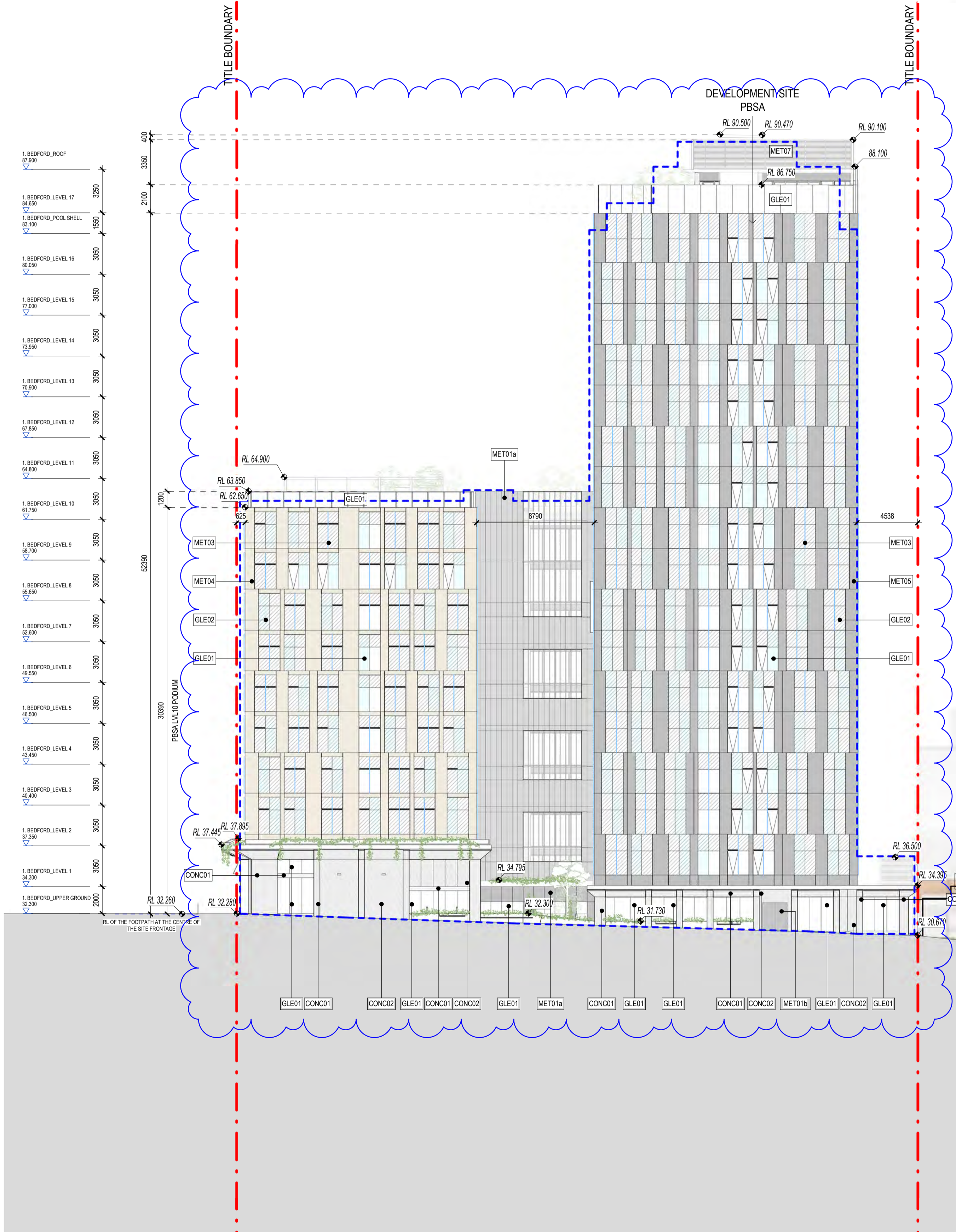
PBSA		
INSITU CONCRETE	CONC01	CLEAR GLAZING
BOARD FORMED CONCRETE	CONC02	SPANDREL GLAZING
EXPANDED MESH IN GUNMETAL GREY	MET01a	EXTRUDED FIN
POWDERCOATED METAL IN GUNMETAL GREY	MET01b	SPANDREL GLAZING
HOT ROLLED STEEL	MET02	SPANDREL GLAZING POP-OUT
BRUSHED ALUMINIUM FINIS	MET03	CLEAR GLAZING POP-OUT
PRE-FINISHED ALUMINIUM - BRONZE IN A COIL COATED PVDF COATING	MET04	
PRE-FINISHED ALUMINIUM - GREY ZINC IN A COIL COATED PVDF COATING	MET05	
HORIZONTAL SLAT BOUNDARY SCREEN IN OFF WHITE	MET06	
LOUVRE SCREEN	MET07	

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issue	amendment	date
-	30062014_SK0000_For Information	30/06/2014
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D	Town Planning Amendment	09/09/2022
E	S57A Town Planning Set	18/07/2023
F	S57A Town Planning Set	21/07/2023



NOTE
 NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 1 - PBSA
 NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 12 - BTR



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project
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drawing
NORTH-EAST ELEVATION LANEWAY
 scale As indicated @A1 drawing no. DA 2004
 drawn HS/RC/MW/TS/ADJ
 checked HS/RC issue
 project no 22020 F

BTR

FT-01

FT-02

FT-03

FT-04

BTR | PRECAST PANEL EXPRESSED FRAME

PRECAST CONCRETE PANELS - PIGMENTED COLOURS

GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES

PRECAST CONCRETE PANELS - PIGMENTED GREY

BTR | BRICK FACADE

BRICK - BEIGE

GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES

BTR | WINDOW WALL WITH ALUMINIUM SPANDREL

SOLID ALUMINIUM PANELS - CHARCOAL

GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES

BTR | EXPRESSED VERTICAL FEATURE

BRICK - BEIGE

GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES

FT-07 PRECAST CONCRETE PANELS - PIGMENTED

SF-01 GLASS SHOP FRONT

PBSA

INSITU CONCRETE CONC01 CLEAR GLAZING GLE01

BOARD FORMED CONCRETE CONC02 SPANDREL GLAZING GLE02

EXPANDED MESH IN GUNMETAL GREY MET01a EXTRUDED FIN

POWDERCOATED METAL IN GUNMETAL GREY MET01b SPANDREL GLAZING

HOT ROLLED STEEL MET02 SPANDREL GLAZING POP-OUT

BRUSHED ALUMINIUM FINIS MET03 CLEAR GLAZING POP-OUT

PRE-FINISHED ALUMINIUM - BRONZE IN A COIL COATED PVDF COATING MET04

PRE-FINISHED ALUMINIUM - GREY ZINC IN A COIL COATED PVDF COATING MET05

HORIZONTAL SLAT BOUNDARY SCREEN IN OFF WHITE MET06

LOUVRE SCREEN MET07

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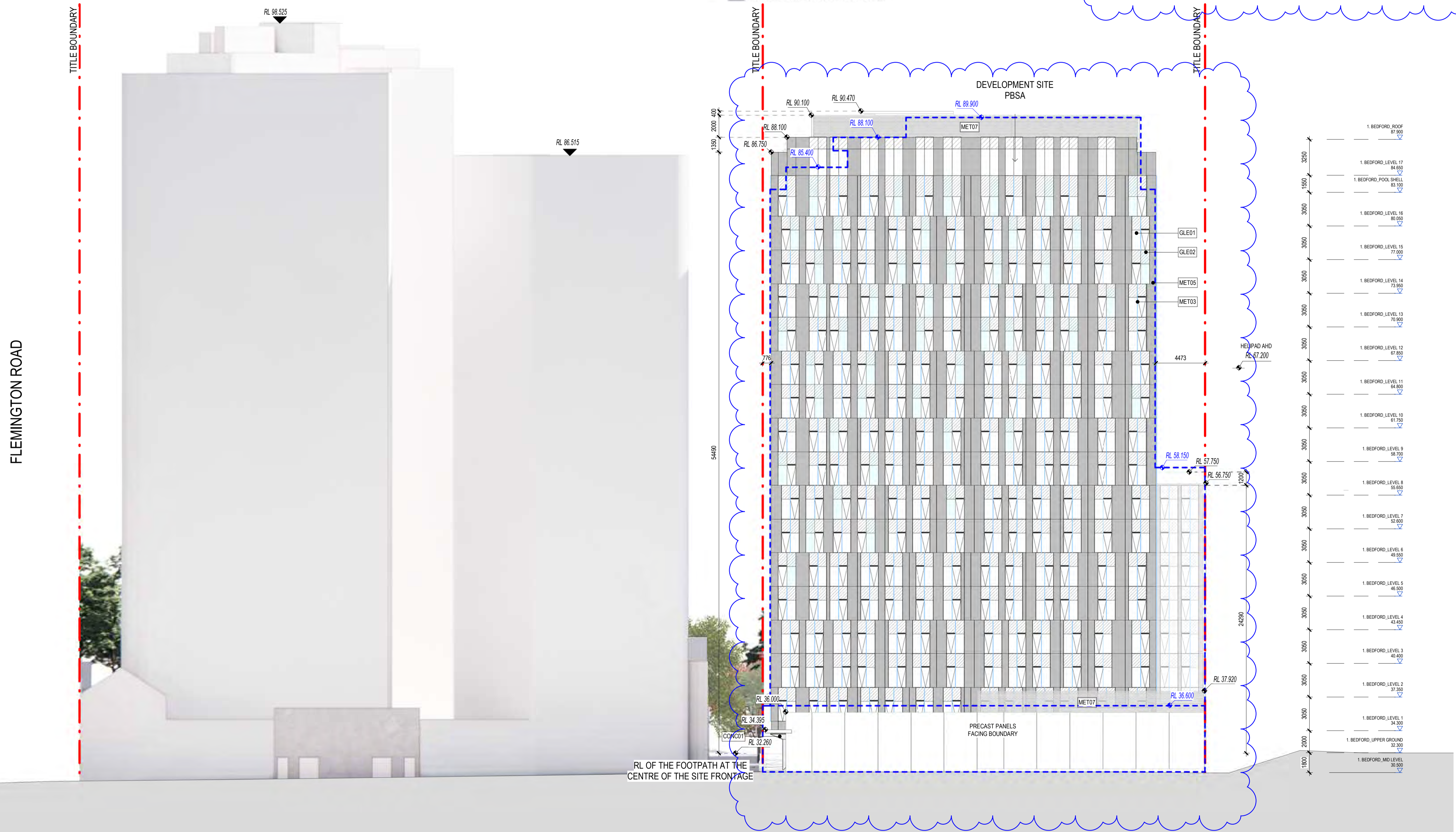
Nominated Architect
Ray Brown, NSWARFB 6359

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D	Town Planning Amendment	09/09/2022
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F	S57A Town Planning Set	21/07/2023

KEY PLAN

NOTE
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 1 - PBSA
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 12 - BTR



project
5-17 Flemington Road, North Melbourne

drawing
NORTH-WEST ELEVATION LANEWAY

scale
As indicated @A1 drawing no. DA 2006

drawn
HS/RC/MW/TS/ADJ

checked
HS/RC issue

project no.
22020 F

21/07/2023 5:56:08 PM

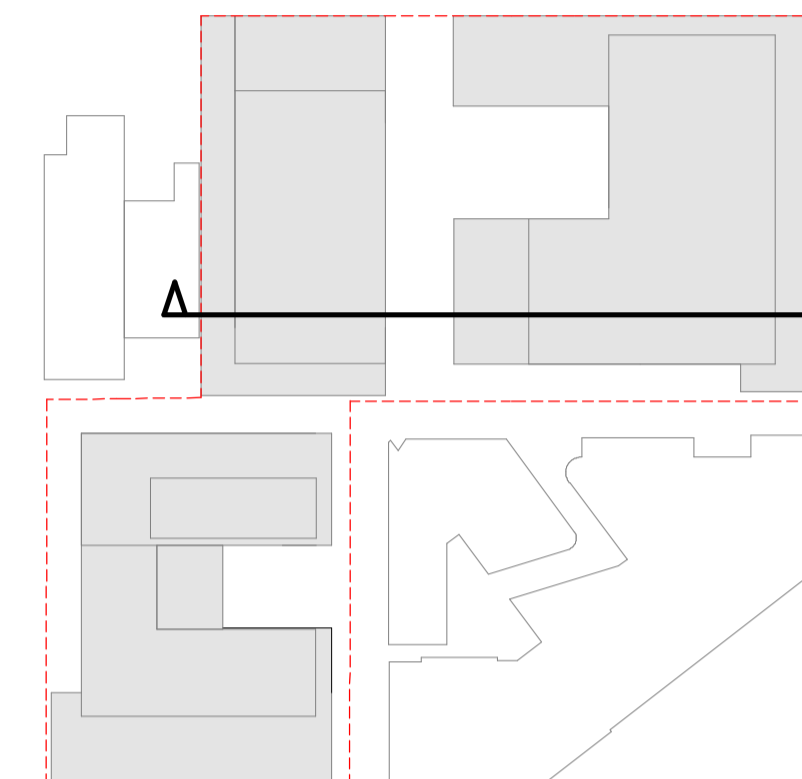
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issue	amendment	date
A	Town Planning Submission	07/04/2022
B	RFI Town Planning	05/08/2022

KEY PLAN



2.Flemington_Roof	RL 97.870
2.Flemington_L21	RL 94.820
2.Flemington_L20	RL 91.770
2.Flemington_L19	RL 88.570
2.Flemington_L18	RL 85.520
2.Flemington_L17	RL 82.470
2.Flemington_L16	RL 79.420
2.Flemington_L15	RL 76.370
2.Flemington_L14	RL 73.320
2.Flemington_L13	RL 70.270
2.Flemington_L12	RL 67.220
2.Flemington_L11	RL 64.170
2.Flemington_L10	RL 61.120
2.Flemington_L09	RL 58.070
2.Flemington_L08	RL 55.020
2.Flemington_L07	RL 51.970
2.Flemington_L06	RL 48.920
2.Flemington_L05	RL 45.870
2.Flemington_L04	RL 42.820
2.Flemington_L03	RL 39.770
2.Flemington_L02	RL 36.720
2.Blackwood_L1	RL 32.600
2.Blackwood_Ground Floor	RL 28.100
2.Flemington_Ground Lower	RL 27.620
2.Flemington_B01	RL 25.100
2.Flemington_B02	RL 22.400

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project
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drawing

Section AA

scale	1:200@A1	drawing no.	DA2500
drawn	HL/CJ/SA/AK/DK	checked	WL
checked	WL	issue	B
project no	180559.00		

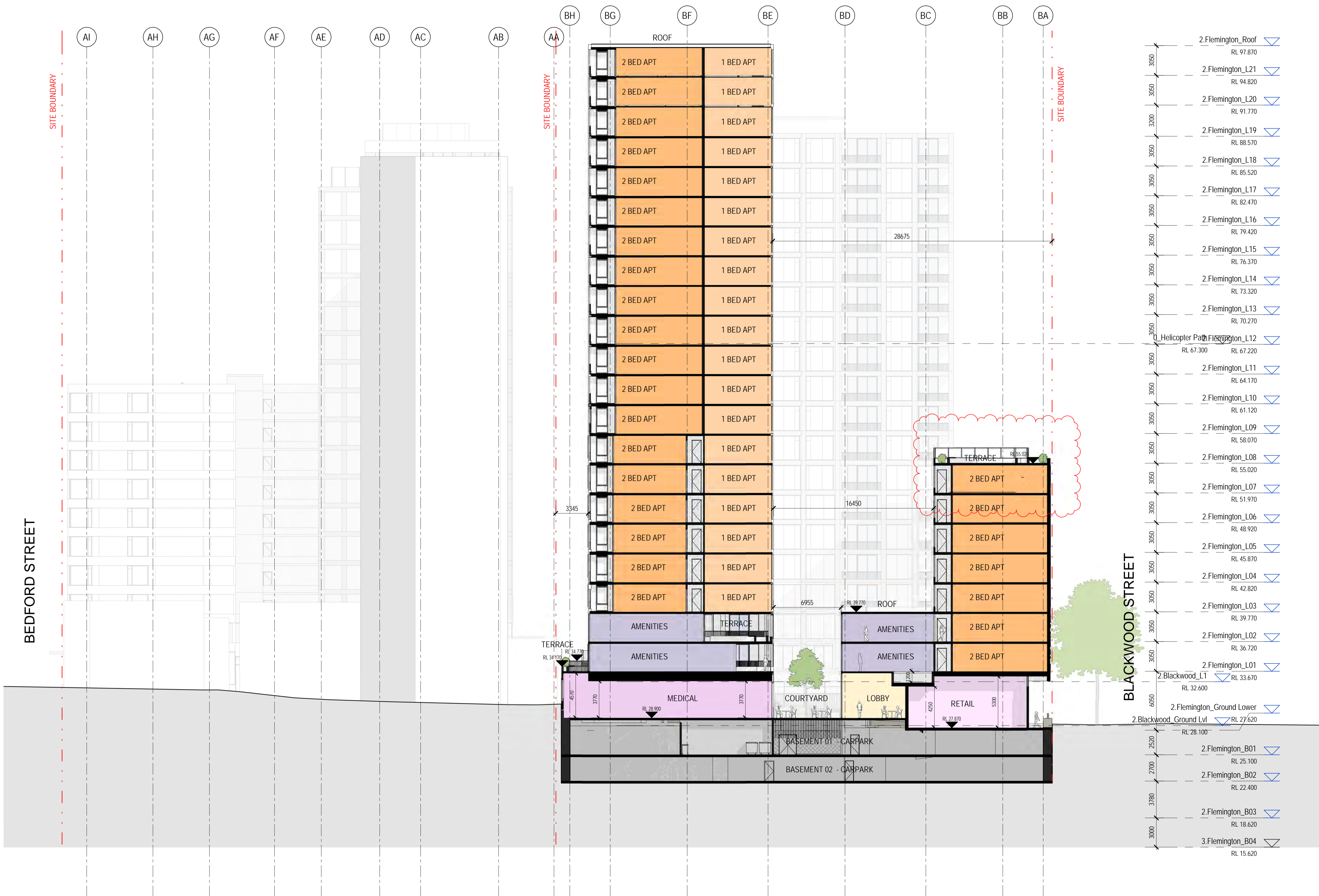
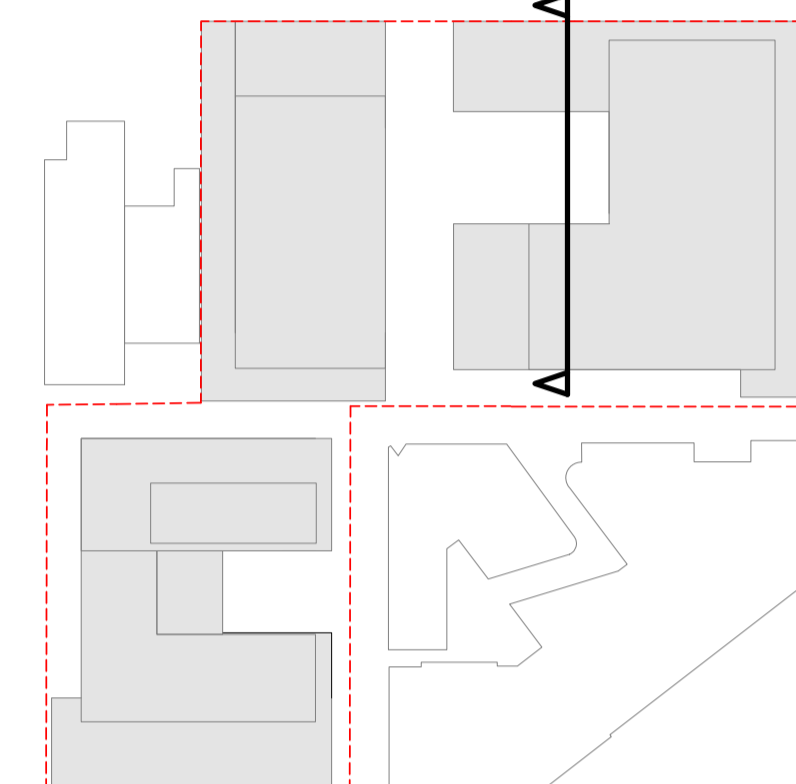
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issue	amendment	date
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B	RFI Town Planning	TBC
C	Town Planning Amendment	09/09/2022

KEY PLAN



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project

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drawing

Section BB

scale	1:200@A1	drawing no.	DA2501
drawn	HL/CJ/SA/AK/DK	checked	WL
checked	WL	project no.	180559.00
project no.	180559.00		C

BTR

FT-01

FT-02

FT-03

FT-04

FT-07 PRECAST CONCRETE PANELS - PIGMENTED

SF-01 GLASS SHOP FRONT

PBSA

INSITU CONCRETE	CONC01	CLEAR GLAZING	GLE01
BOARD FORMED CONCRETE	CONC02	SPANDREL GLAZING	GLE02
EXPANDED MESH IN GUNMETAL GREY	MET01a	EXTRUDED FIN	
POWDERCOATED METAL IN GUNMETAL GREY	MET01b	SPANDREL GLAZING	
HOT ROLLED STEEL	MET02	SPANDREL GLAZING POP-OUT	
BRUSHED ALUMINIUM FINIS	MET03	CLEAR GLAZING POP-OUT	
PRE-FINISHED ALUMINIUM - BRONZE IN A COIL COATED PVDF COATING	MET04		
PRE-FINISHED ALUMINIUM - GREY ZINC IN A COIL COATED PVDF COATING	MET05		
HORIZONTAL SLAT BOUNDARY SCREEN IN OFF WHITE	MET06		
LOUVRE SCREEN	MET07		

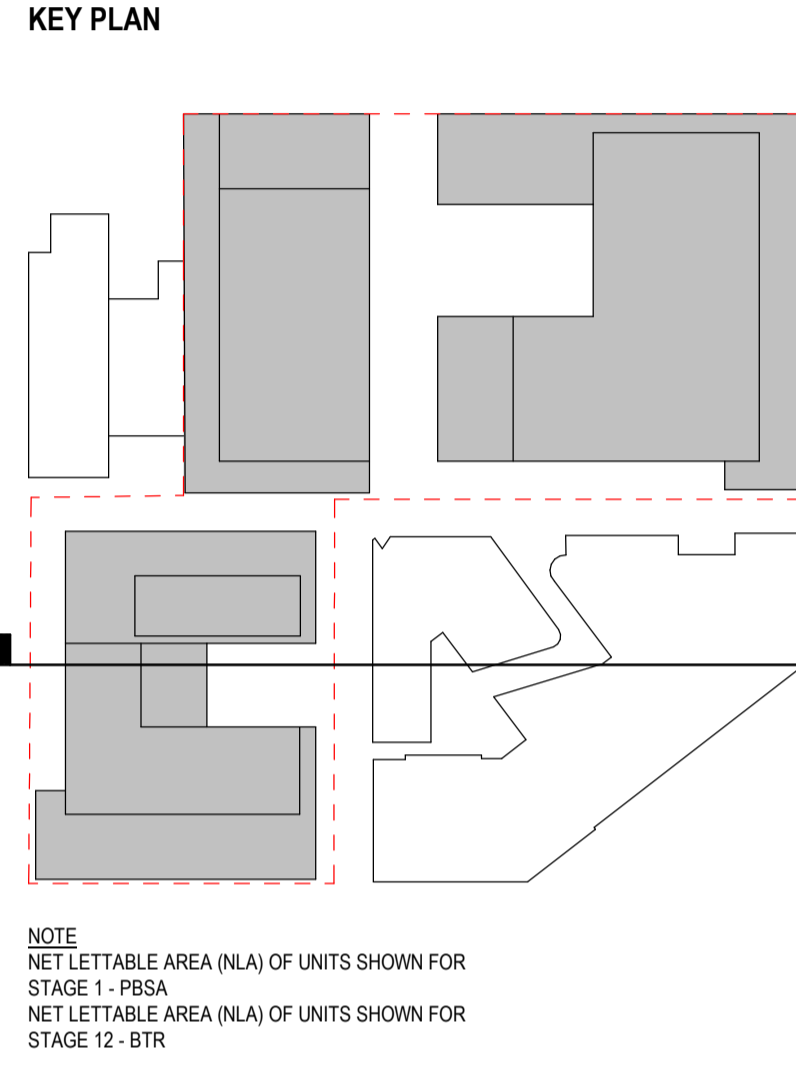
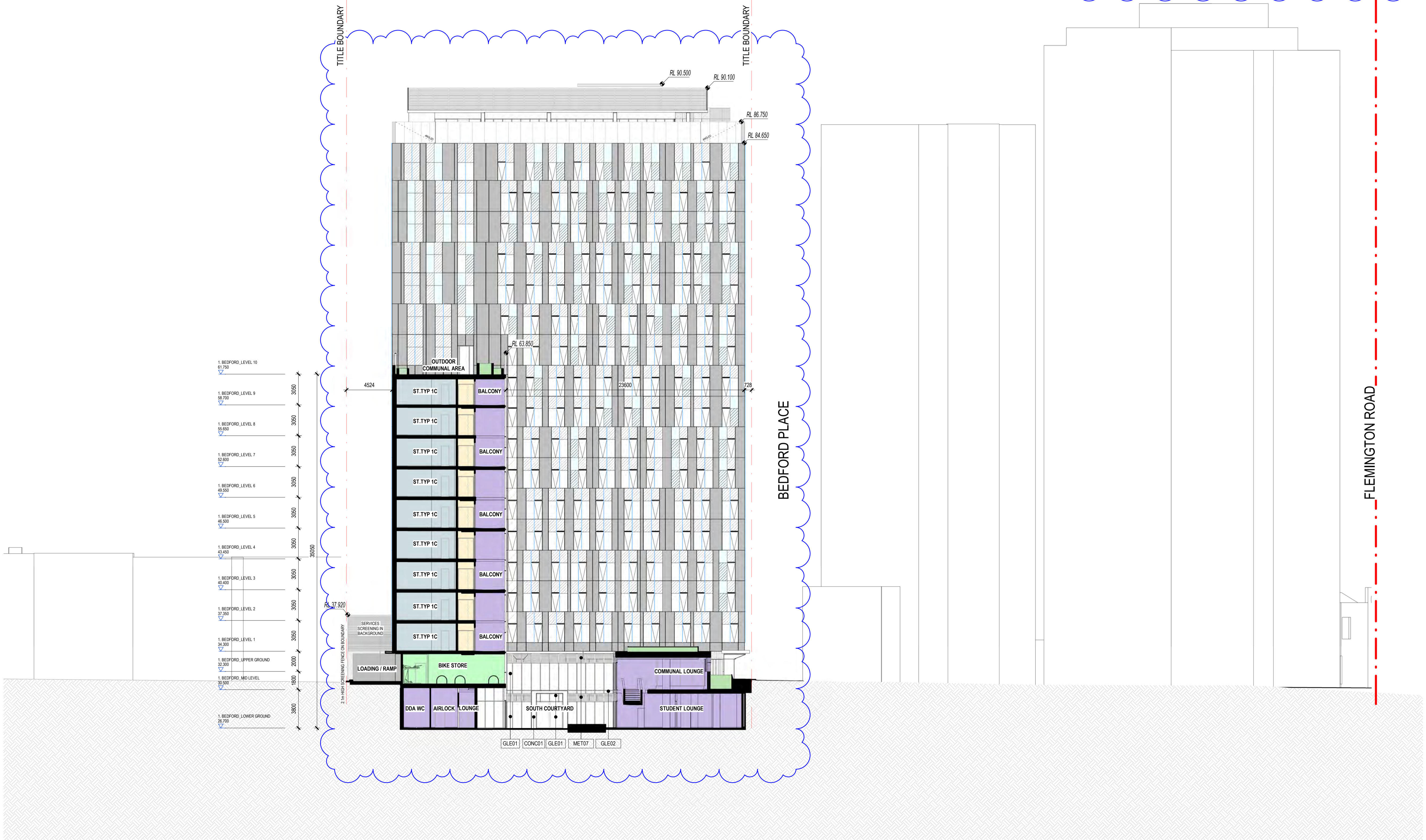
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Nominated Architect
Ray Brown, NSWARB 6359

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issue	amendment	date
-	30062014_SK0000_For Information	30/06/2014
A	Town Planning Submission	07/04/2022
B	RFI Town Planning	TBC
C	RFI Town Planning	03/08/2022
D	Town Planning	01/09/2022
E	Town Planning Amendment	06/09/2022
F	S57A Town Planning Set	18/07/2023
G	S57A Town Planning Set	21/07/2023



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drawing

SECTION CC

scale As indicated @A1 drawing no.

drawn HS/RC/MW/TS/ADJ **DA 2502**

checked HS/RC issue

project no 22020 **G**

BTR		FT-07		PBSA	
FT-01	BTR PRECAST PANEL EXPRESSED FRAME PRECAST CONCRETE PANELS - PIGMENTED COLOURS GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES PRECAST CONCRETE PANELS - PIGMENTED GREY	FT-07	PRECAST CONCRETE PANELS - PIGMENTED	CONC01	CLEAR GLAZING
FT-02	BTR BRICK FACADE BRICK - BEIGE GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES	SF-01	GLASS SHOP FRONT	CONC02	SPANDREL GLAZING
FT-03	BTR WINDOW WALL WITH ALUMINIUM SPANDREL SOLID ALUMINIUM PANELS - CHARCOAL GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES			MET01a	EXTRUDED FIN
FT-04	BTR EXPRESSED VERTICAL FEATURE BRICK - BEIGE GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES			MET01b	SPANDREL GLAZING
				MET02	SPANDREL GLAZING POP-OUT
				MET03	CLEAR GLAZING POP-OUT
				MET04	
				MET05	
				MET06	
				MET07	

PBSA		GLE01	
INSITU CONCRETE		GLE01	CLEAR GLAZING
BOARD FORMED CONCRETE		GLE02	SPANDREL GLAZING
EXPANDED MESH IN GUNMETAL GREY			EXTRUDED FIN
POWDERCOATED METAL IN GUNMETAL GREY			SPANDREL GLAZING
HOT ROLLED STEEL			SPANDREL GLAZING POP-OUT
BRUSHED ALUMINIUM FINIS			CLEAR GLAZING POP-OUT
PRE-FINISHED ALUMINIUM - BRONZE IN A COIL COATED PVDF COATING			
PRE-FINISHED ALUMINIUM - GREY ZINC IN A COIL COATED PVDF COATING			
HORIZONTAL SLAT BOUNDARY SCREEN IN OFF WHITE			
LOUVRE SCREEN			

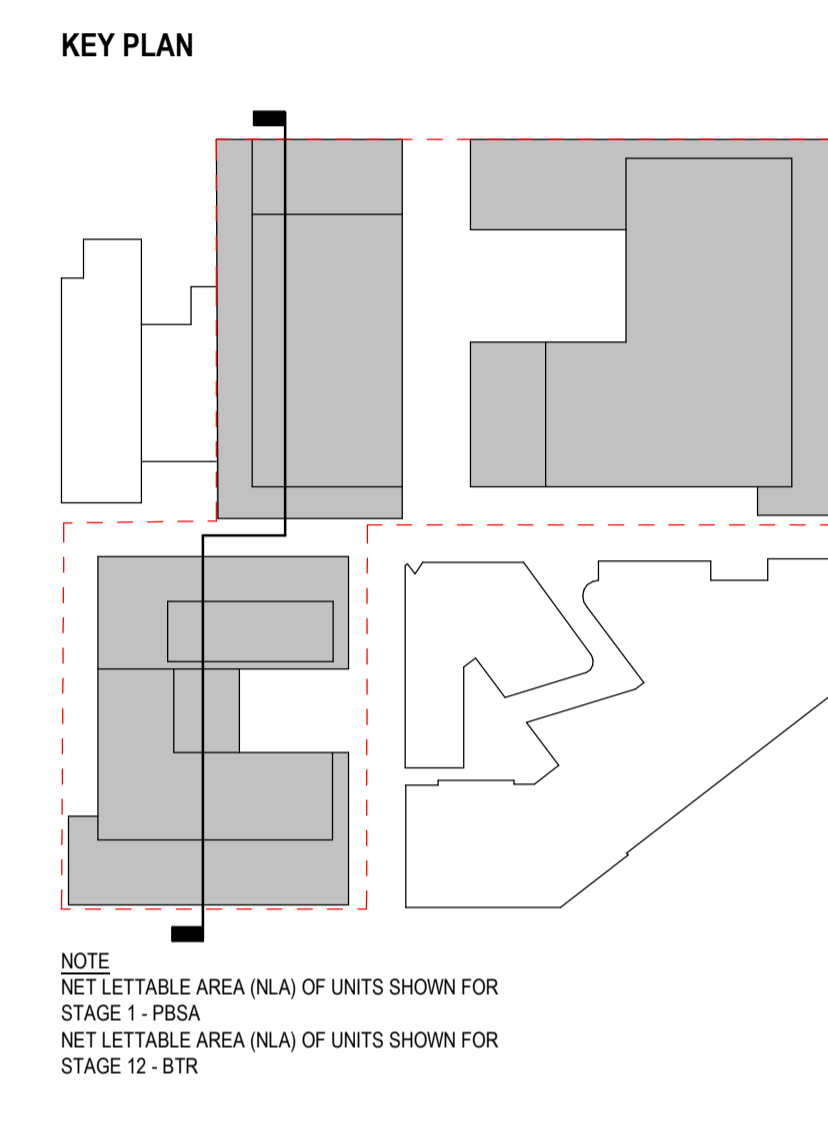
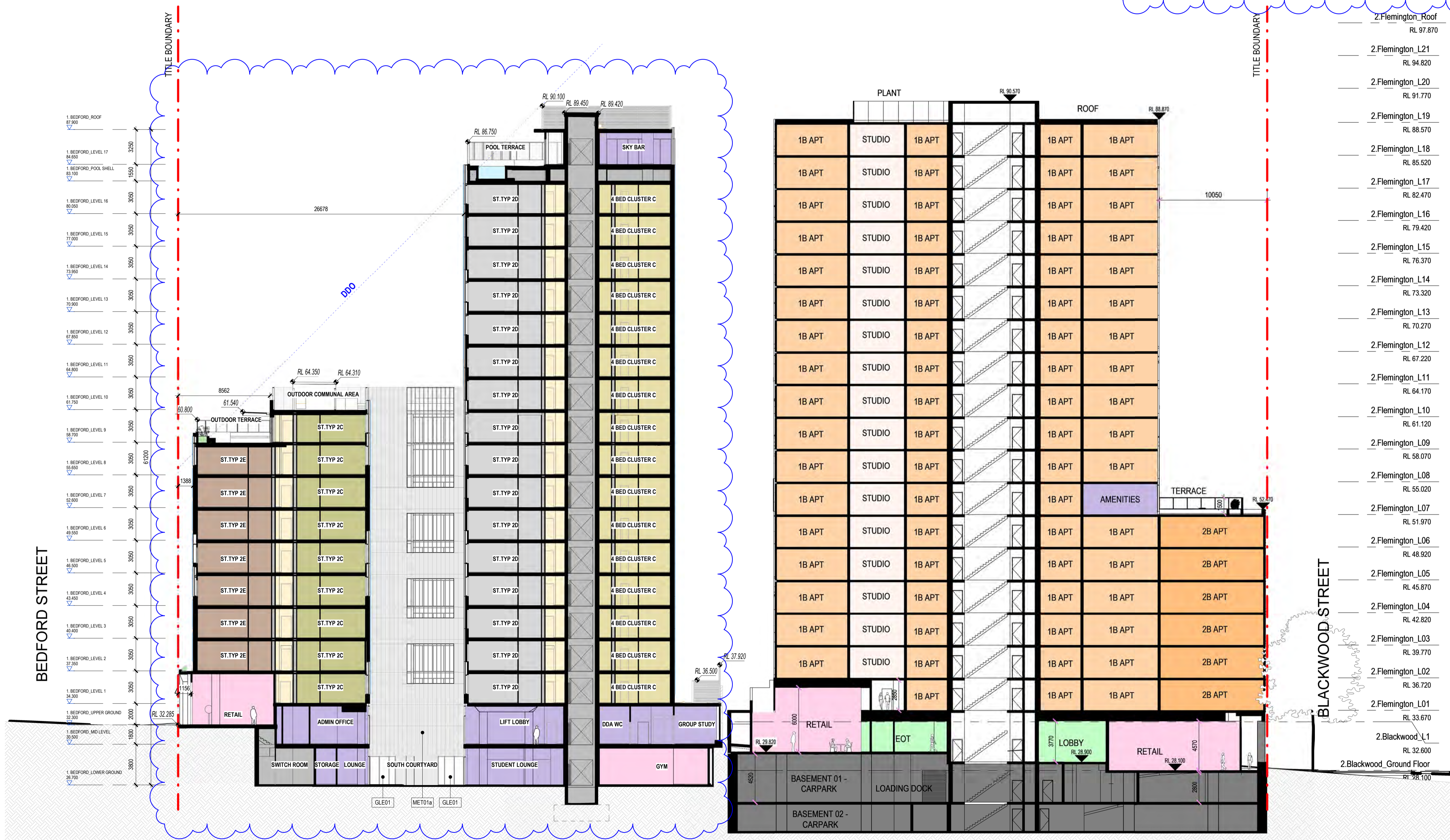
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drawing
SECTION DD

scale
As indicated @A1 drawing no.

drawn
HS/RC/MW/TS/ADJ **DA 2503**

checked
HS/RC issue

project no
22020 **G**

BTR	FT-01	FT-02	FT-03	FT-04	FT-07	SF-01
BTR PRECAST PANEL EXPRESSED FRAME	PRECAST CONCRETE PANELS - PIGMENTED COLOURS	BTR BRICK FACADE	BTR WINDOW WALL WITH ALUMINIUM SPANDREL	BTR EXPRESSED VERTICAL FEATURE	PRECAST CONCRETE PANELS - PIGMENTED	GLASS SHOP FRONT
GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES	GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES	BRICK - BEIGE	SOLID ALUMINIUM PANELS - CHARCOAL	GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES		
GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES			GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES	GLAZING - GREY WITH SOLID ALUMINIUM OPERABLES		

PBSA	CONC01	CONC02	MET01a	MET01b	MET02	MET03	MET04	MET05	MET06	MET07	GLE01	GLE02
INSITU CONCRETE	CLEAR GLAZING	SPANDREL GLAZING	EXTRUDED FIN	SPANDREL GLAZING	SPANDREL GLAZING POP-OUT	CLEAR GLAZING POP-OUT						
BOARD FORMED CONCRETE												
EXPANDED MESH IN GUNMETAL GREY												
POWDERCOATED METAL IN GUNMETAL GREY												
HOT ROLLED STEEL												
BRUSHED ALUMINIUM FINIS												
PRE-FINISHED ALUMINIUM - BRONZE IN A COIL COATED PVDF COATING												
PRE-FINISHED ALUMINIUM - GREY ZINC IN A COIL COATED PVDF COATING												
HORIZONTAL SLAT BOUNDARY SCREEN IN OFF WHITE												
LOUVRE SCREEN												

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KEY PLAN

NOTE
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 1 - PBSA
NET LETTABLE AREA (NLA) OF UNITS SHOWN FOR STAGE 12 - BTR

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drawing
SECTION EE

scale
As indicated @A1 drawing no.

drawn
HS/RC/MW/TS/ADJ **DA 2504**

checked
HS/RC issue

project no
22020 **G**

21/07/2023 5:38:09 PM

