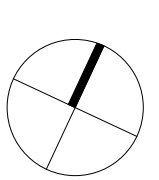


SUMMARY OF ARCHITECTURAL CHANGES:

42: BUILDING OUTLINE AS PER CONDITION 1 SHOWN ON PLANS

51: WESTERN SETBACK INCREASE NOTED

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Project: **472-474 ST KILDA RD**

Drawing Title: **SITE PLAN**

Drawing Number: **TP-11-01**

Revision: **5** Date: **31/01/2023**

Scale: **1 : 250 @ A1**

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No. of Pages: 2 of 40

SUMMARY OF ARCHITECTURAL CHANGES:

- 5: RESIDENTIAL STORAGE ADDED TO B01 AND B02
- 6: CARPARK NUMBERS UPDATED
- 7: ON SITE WATER DETENTION ADDED TO B02 BELOW SLAB NEAR CENTRAL CORE
- 12: CARPARK RAMP LOCATION AND SIZE UPDATED
- 26: GENERAL UPDATES TO STRUCTURE THROUGHOUT
- 37: STORAGE CAGES ADDED TO BASEMENT LEVELS
- 52: VERTICAL TRANSPORT ARRANGEMENT UPDATED

NOTE: REFER TO IMPACT TRAFFIC ENGINEERING DRAWINGS AND DOCUMENTATION FOR BICYCLE SIGNAGE LOCATIONS.

CARPARK NUMBERS

- B1**
CARPARK = 112
- 27 SERVICED APT. (VALET)
 - 82 RESIDENTIAL
 - 3 CAR SHARE

- B2**
CARPARK = 126
- 126 RESIDENTIAL

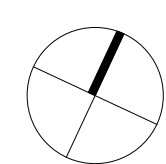
TOTAL CARPARKS = 238
(248 MIN STAT. REQUIREMENT)
(255 IN ENDORSED SET)

BIKE RACK NUMBERS

- GROUND FLOOR = 42 BIKES**
- 42 VISITOR

- B1 = 151 BIKES (32 HOR)**
- 127 RESIDENTIAL
 - 24 HOTEL STAFF

TOTAL BIKES = 193
(227 IN ENDORSED SET)



Project: **472-474 ST KILDA RD**

Drawing Title: **BASEMENT 02**

Drawing Number: **TP-20-98**

Revision: **8** Date: **17/02/2023**

Scale: **1 : 200 @ A1**

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SUMMARY OF ARCHITECTURAL CHANGES:

- 5: RESIDENTIAL STORAGE ADDED TO B01 AND B02
- 6: CARPARK NUMBERS UPDATED
- 8: BIKE PARKING ON BASEMENT LEVELS ALL RELOCATED TO B01
- 10: BIKE PARKING NUMBERS UPDATED
- 11: BIKE PARKING ACCESS LIFT ADDED FROM GROUND FLOOR TO BASEMENT
- 12: CARPARK RAMP LOCATION AND SIZE UPDATED
- 26: GENERAL UPDATES TO STRUCTURE THROUGHOUT
- 36: FIRE TANK AND PUMP ROOM RELOCATED CLOSER TO CORE
- 37: STORAGE CAGES ADDED TO BASEMENT LEVELS
- 52: VERTICAL TRANSPORT ARRANGEMENT UPDATED

NOTE: REFER TO IMPACT TRAFFIC ENGINEERING DRAWINGS AND DOCUMENTATION FOR BICYCLE SIGNAGE LOCATIONS.

NOTE: LIMITED EV POINTS TO BE OFFERED AS PURCHASER UPGRADE

CARPARK NUMBERS

- B1**
CARPARK = 112
- 27 SERVICED APT. (VALET)
 - 82 RESIDENTIAL
 - 3 CAR SHARE

- B2**
CARPARK = 126
- 126 RESIDENTIAL

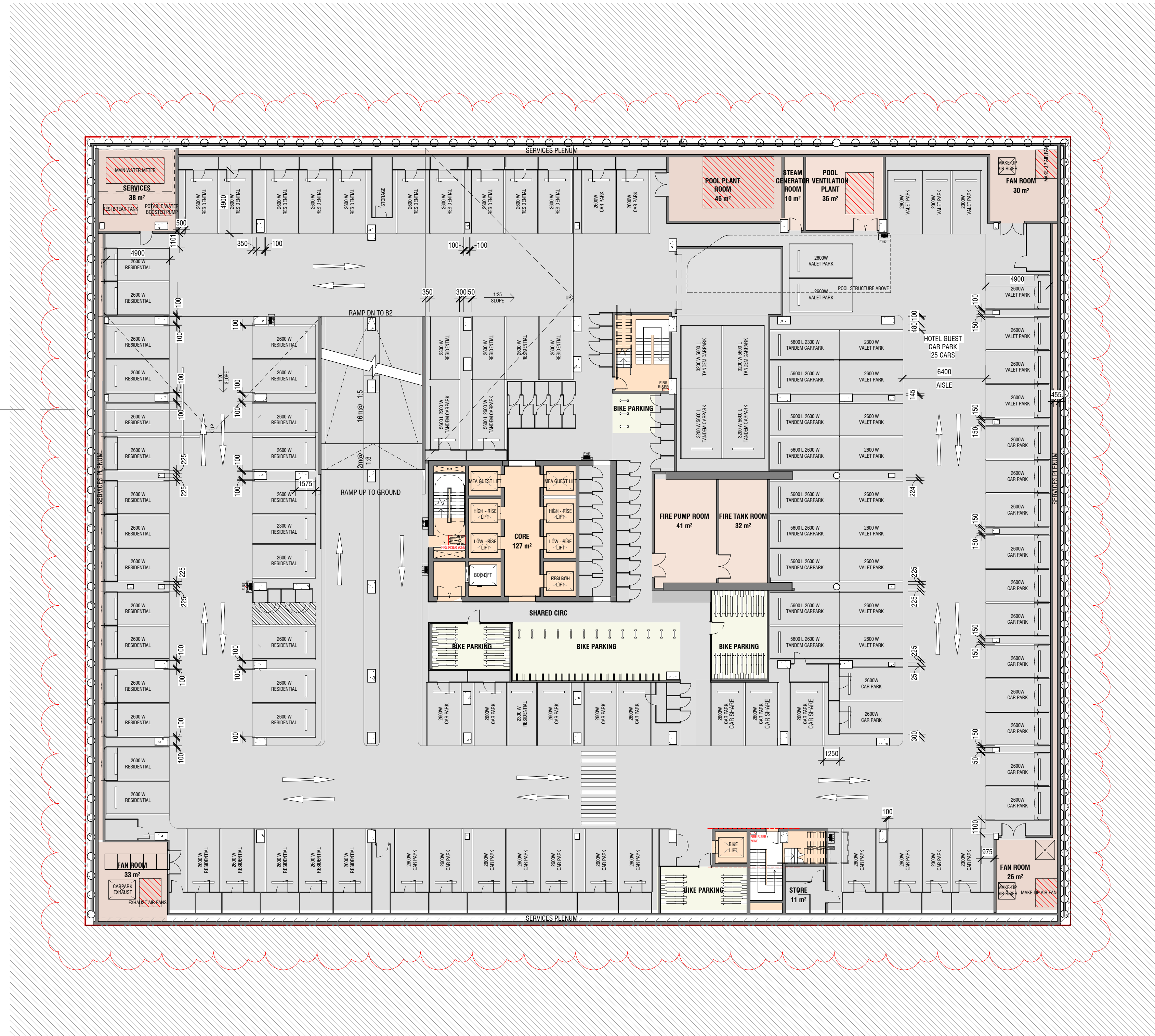
TOTAL CARPARKS = 238
(248 MIN STAT. REQUIREMENT)
(255 IN ENDORSED SET)

BIKE RACK NUMBERS

- GROUND FLOOR = 42 BIKES**
- 42 VISITOR

- B1 = 151 BIKES (32 HOR)**
- 127 RESIDENTIAL
 - 24 HOTEL STAFF

TOTAL BIKES = 193
(227 IN ENDORSED SET)



City of Port Phillip
Advertised Plan
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No. of Pages: 4 of 40

SUMMARY OF ARCHITECTURAL CHANGES:

- 9: BIKE PARKING ARRANGEMENT AT GROUND FLOOR UPDATED
- 10: BIKE PARKING NUMBERS UPDATED
- 11: BIKE PARKING ACCESS LIFT ADDED FROM GROUND FLOOR TO BASEMENT
- 12: CARPARK RAMP LOCATION AND SIZE UPDATED
- 13: GYM & WELLNESS RELOCATED
- 15: HOTEL LOUNGE RELOCATED
- 16: RETAIL AND RESTAURANT DELETED
- 17: GROUND FLOOR HOTEL BACK OF HOUSE AND OFFICE REPLANNED
- 18: LOADING DOCK REDUCED TO SINGLE BAY
- 19: PLANNING ADJUSTMENTS TO SERVICES AT GROUND FLOOR ALONG QUEENS LANE AND THE SOUTHERN LANEWAY
- 20: GROUND FLOOR LEVEL RAISED TO REDUCE DIFFERENTIAL TO STREET AND IMPROVE CLEARANCE FOR CAR PARK RAMP ENTRY
- 21: LANDSCAPE UPDATED TO NORTH-WEST CORNER AND TO EAST SIDE OF PORT COCHERE
- 23: URBAN ART STRATEGY UPDATED
- 26: GENERAL UPDATES TO STRUCTURE THROUGHOUT
- 38: GROUND FLOOR PROGRAM DIMENSIONED
- 39: PEDESTRIAN LANEWAY WIDTH DIMENSIONED
- 40: WIDTH OF CROSSOVERS DIMENSIONED
- 41: MEA RESIDENCE COURTYARD NOTED ON PLAN
- 42: BUILDING OUTLINE APPROVED AS PART OF CONDITION 1 SHOWN ON PLANS
- 47: LANDSCAPE UPDATED FOR WIND TREATMENT
- 48: FINS REMOVED FOR WIND TREATMENT
- 49: RAINGARDENS ADDED ON GROUND FLOOR AND LEVEL 1
- 50: GROUND FLOOR WESTERN SERVICE DOORS ADJUSTED
- 51: WESTERN SETBACK INCREASE NOTED
- 52: VERTICAL TRANSPORT ARRANGEMENT UPDATED

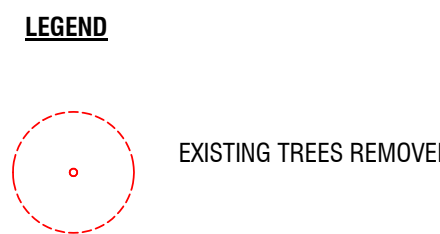
BIKE RACK NUMBERS

GROUND FLOOR = 42 BIKES
• 42 VISITOR

B1 = 151 BIKES (32 HOR)
• 127 RESIDENTIAL
• 24 HOTEL STAFF

TOTAL BIKES = 193
(227 IN ENDORSED SET)

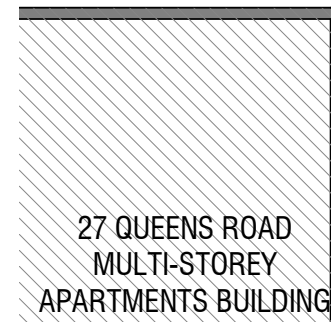
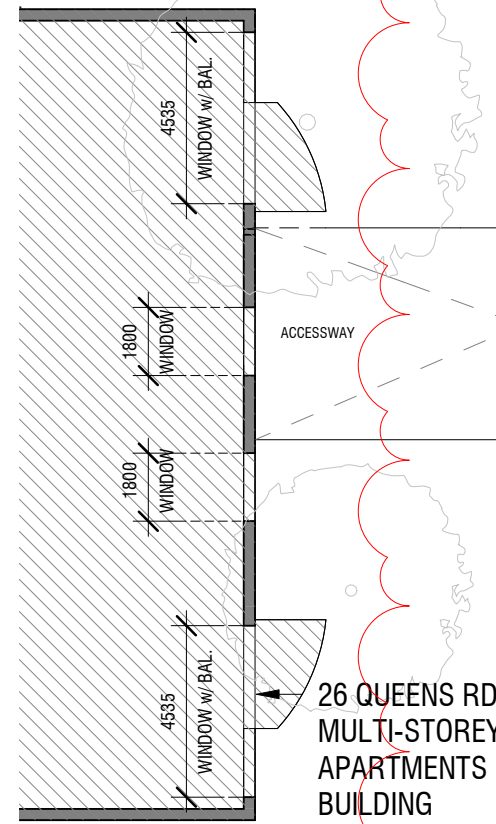
NOTE: REFER TO IMPACT TRAFFIC ENGINEERING DRAWINGS AND DOCUMENTATION FOR BICYCLE SIGNAGE LOCATIONS.



NOTE:
ACCESS DOORS TO FIRE BOOSTERS, GAS METER ROOM AND SUBSTATION ALONG QUEENS LANE
SELF-CLOSING DOORS TO BE KEPT OPEN AGAINST THE BUILDING WALL FOR THE TIME PERSONNEL ARE OCCUPYING THE FACILITY. IN THE FULLY OPEN POSITION DOORS NOT TO EXCEED MORE THAN 100MM INTO THE ROAD RESERVE.
MINIMUM 100MM CLEARANCE FROM FOOTPATH SURFACE
OPEN ONTO A FOOTPATH WITH A MINIMUM WIDTH OF 1500MM
THE DOORS KEPT LOCKED WHEN NOT IN USE WITH THE KEYS MADE AVAILABLE TO APPROVED PERSONNEL ONLY

NOTE:
WATER FALLING DIRECTLY ON THE PARCEL (INCLUDING ONTO THE BUILDING ITSELF AND THE EXPOSURE TO AREA SURROUNDING IT) WILL NEED TO BE APPROPRIATELY COLLECTED AND DISCHARGED FROM THE SITE.

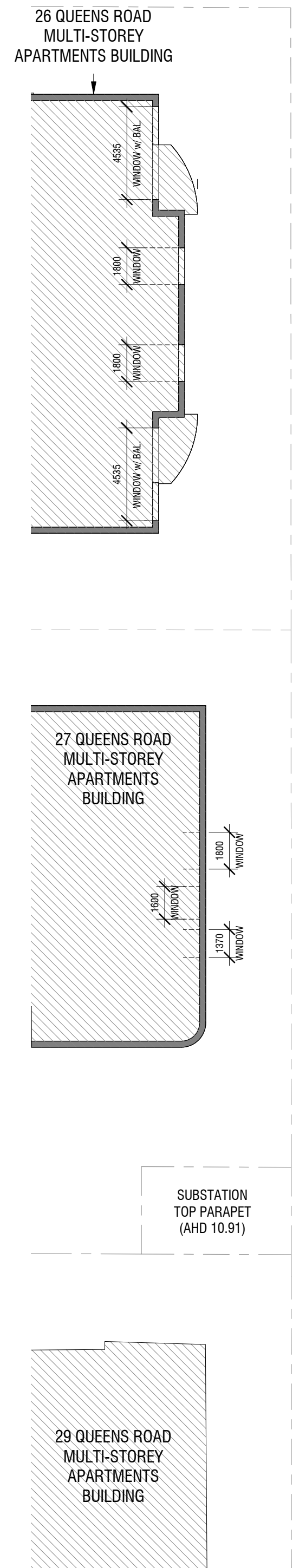
FENCE AND EGRESS GATE - REFER LANDSCAPE DRAWINGS
GRADED PT. REFER CIVIL DRAWINGS



City of Port Phillip
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SUMMARY OF ARCHITECTURAL CHANGES:

- 01: DELETION OF LEVEL 01 PODIUM.
- 04: APARTMENT MIX CHANGED SINCE ENDORSEMENT.
- 24: LEVEL 01 ROOF PLANT SCREEN DETAILING DEVELOPED AS PER ONGOING CONSULTANT INPUT.
- 25: GROUND FLOOR CANOPY TO ST KILDA RD AND LEOPOLD ST DESIGN AND DETAILING DEVELOPED.
- 26: GENERAL UPDATES TO STRUCTURE THROUGHOUT.
- 28: WESTERN FACADE ALCOVE WIDTH INCREASED TO 6M TO MIRROR THE EASTERN FACADE ALCOVE.
- 30: BALCONIES HAVE BEEN REMOVED FROM ALL BUT 4 APARTMENTS ON EACH HOTEL LEVEL & AC CONDENSER UNITS RELOCATED TO PENTHOUSE LEVEL PLANT AREA.
- 33: PRIVACY SCREENS REMOVED FROM HOTEL LEVELS.
- 34: SLAB OUTLINES RATIONALISED TO IMPROVE CONSTRUCTABILITY AND FACADE SHAPING. MINIMAL IMPACT TO BUILDING MASSING AND FORM.
- 35: FACADE FIN DETAILING AND MODELLING UPDATED.
- 42: BUILDING OUTLINE APPROVED AS PART OF CONDITION 1 SHOWN ON PLANS.
- 49: RAINGARDENS ADDED ON GROUND FLOOR AND LEVEL 01.
- 51: WESTERN SETBACK INCREASE NOTED.
- 52: VERTICAL TRANSPORT ARRANGEMENT UPDATED.



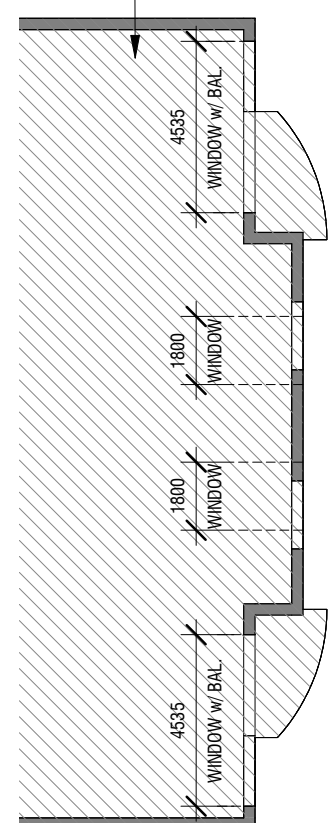
NOTE: REFER TO LANDSCAPE ARCHITECT DOCUMENTATION FOR ALL PLANTING AND RAINGARDEN DETAILS.

**City of Port Phillip
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No. of Pages: 6 of 40**

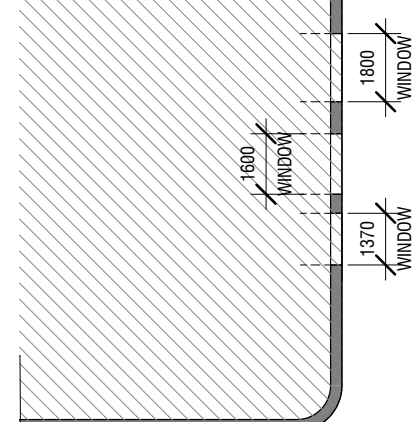
SUMMARY OF ARCHITECTURAL CHANGES:

- 04: APARTMENT MIX CHANGED SINCE ENDORSEMENT.
- 26: GENERAL UPDATES TO STRUCTURE THROUGHOUT.
- 28: WESTERN FACADE ALCOVE WIDTH INCREASED TO 6M TO MIRROR THE EASTERN FACADE ALCOVE.
- 30: BALCONIES HAVE BEEN REMOVED FROM ALL BUT 4 APARTMENTS ON EACH HOTEL LEVEL & AC CONDENSER UNITS RELOCATED TO PENTHOUSE LEVEL PLANT AREA.
- 33: PRIVACY SCREENS REMOVED FROM HOTEL LEVELS.
- 34: SLAB OUTLINES RATIONALISED TO IMPROVE CONSTRUCTABILITY AND FACADE SHAPING. MINIMAL IMPACT TO BUILDING MASSING AND FORM.
- 35: FACADE FINIS DETAILING AND MODELLING UPDATED.
- 42: BUILDING OUTLINE APPROVED AS PART OF CONDITION 1 SHOWN ON PLANS
- 51: WESTERN SETBACK INCREASE NOTED
- 52: VERTICAL TRANSPORT ARRANGEMENT UPDATED.

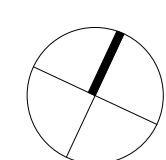
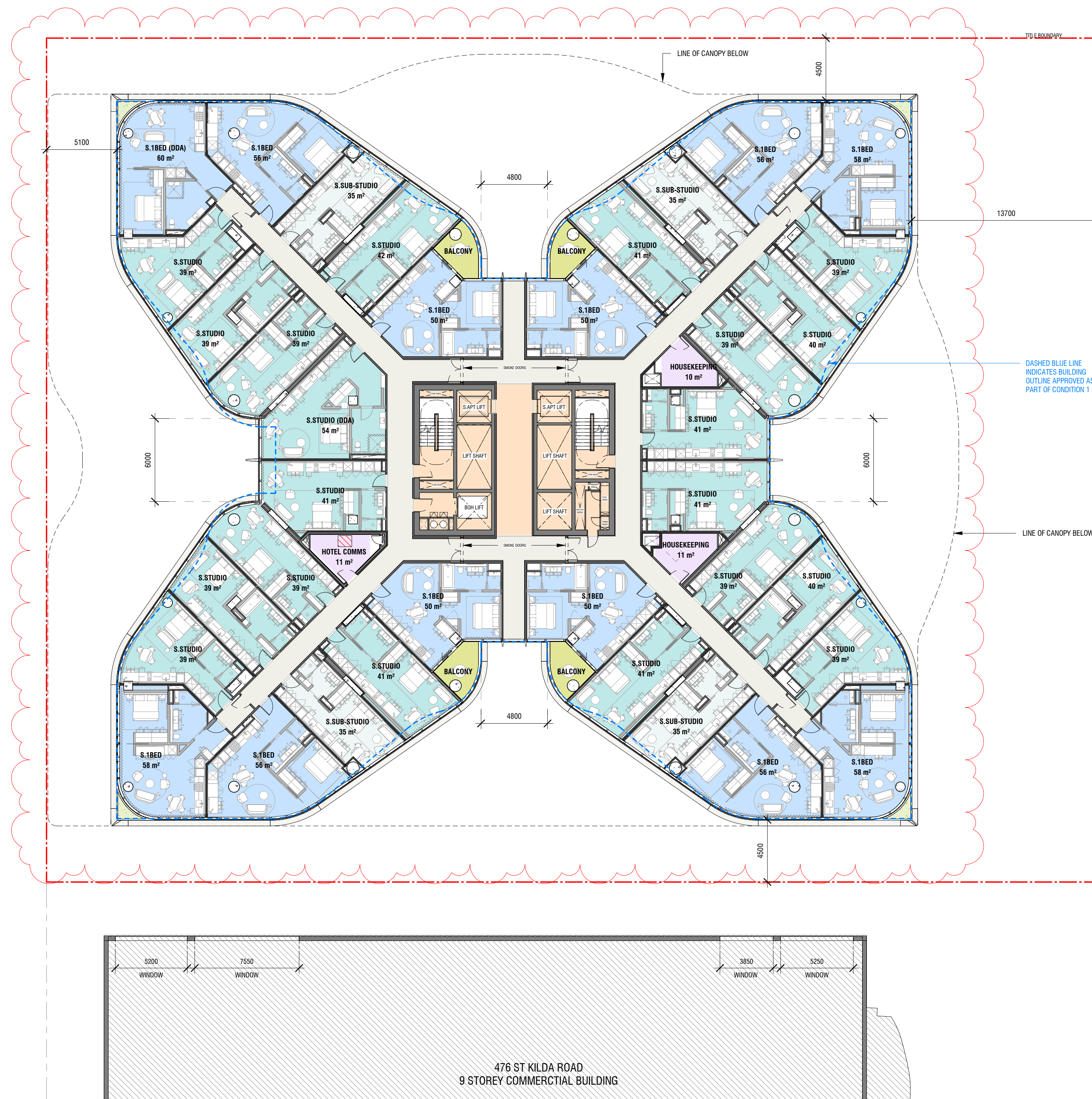
26 QUEENS ROAD
MULTI-STOREY
APARTMENTS
BUILDING



27 QUEENS ROAD
MULTI-STOREY
APARTMENTS
BUILDING



29 QUEENS ROAD
MULTI-STOREY
APARTMENTS
BUILDING



Project: **472-474 ST KILDA RD**

Drawing Title: **LEVEL 02 - SERVICED APARTMENTS**

Drawing Number: **TP-21-02**

Revision: Date: **10 17/02/2023**

Scale: **1 : 200 @ A1**

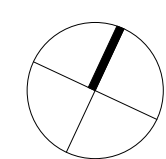
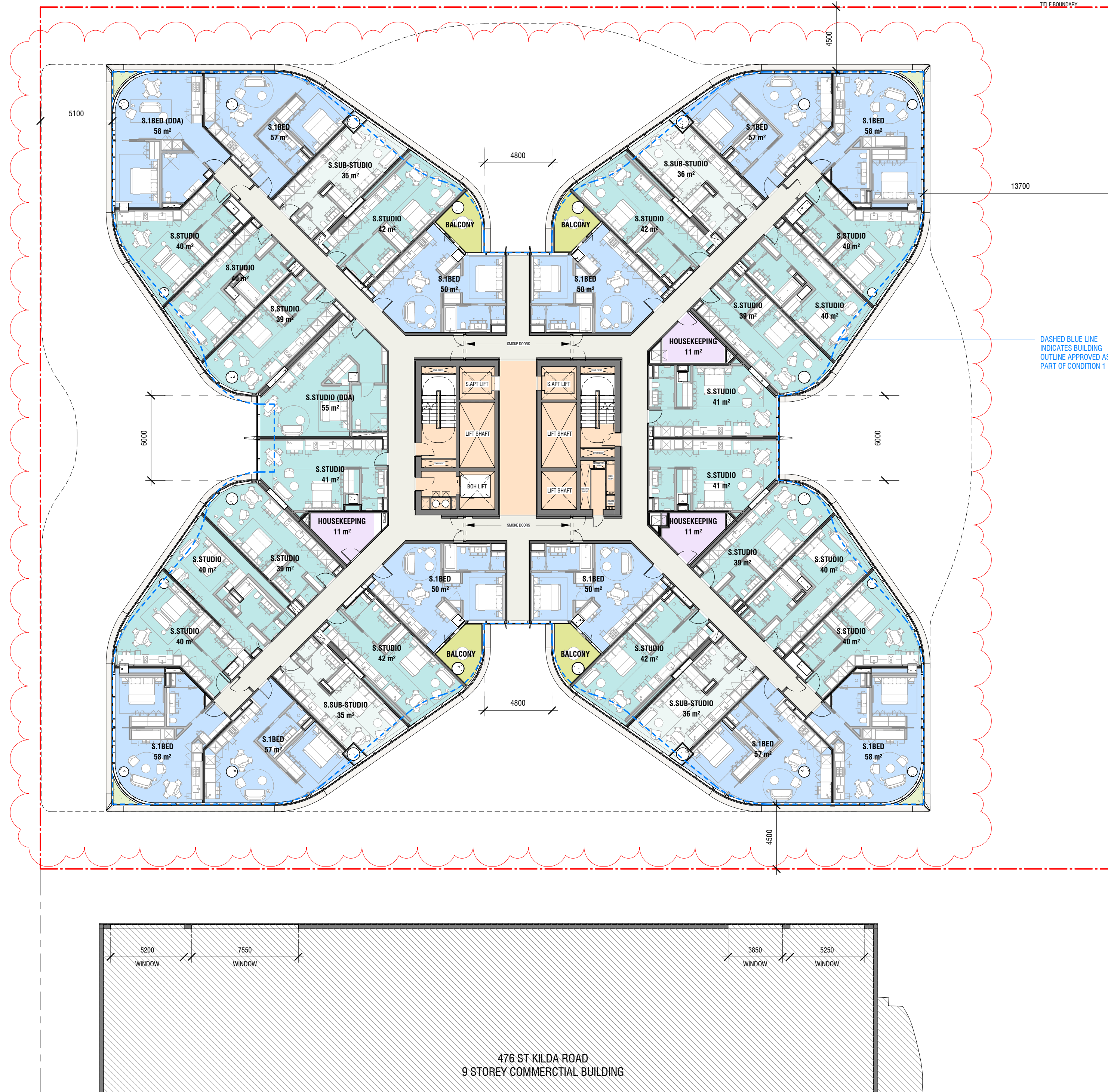
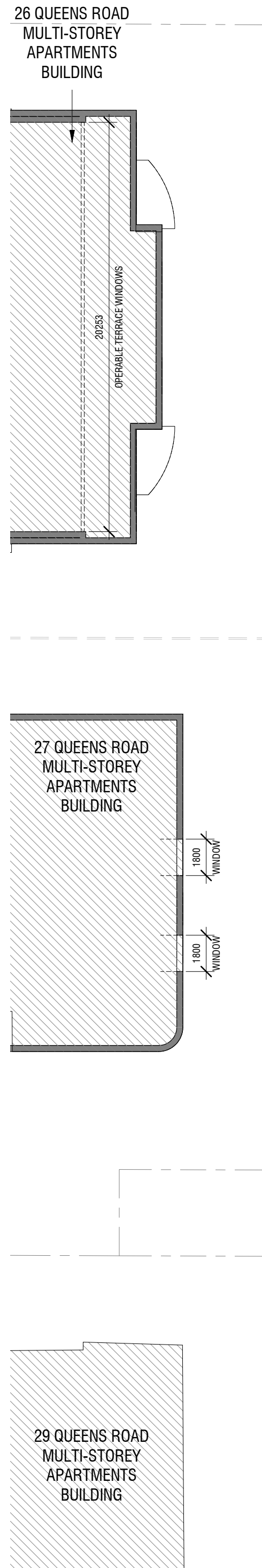
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**City of Port Phillip
Advertised Plan
Planning Application No. 1033/2018/A
No. of Pages: 7 of 40**

SUMMARY OF ARCHITECTURAL CHANGES:

- 04: APARTMENT MIX CHANGED SINCE ENDORSEMENT.
- 26: GENERAL UPDATES TO STRUCTURE THROUGHOUT.
- 28: WESTERN FACADE ALCOVE WIDTH INCREASED TO 6M TO MIRROR THE EASTERN FACADE ALCOVE.
- 30: BALCONIES HAVE BEEN REMOVED FROM ALL BUT 4 APARTMENTS ON EACH HOTEL LEVEL & AC CONDENSER UNITS RELOCATED TO PENTHOUSE LEVEL PLANT AREA.
- 33: PRIVACY SCREENS REMOVED FROM HOTEL LEVELS.
- 34: SLAB OUTLINES RATIONALISED TO IMPROVE CONSTRUCTABILITY AND FACADE SHAPING. MINIMAL IMPACT TO BUILDING MASSING AND FORM.
- 35: FACADE FINIS DETAILING AND MODELLING UPDATED.
- 42: BUILDING OUTLINE APPROVED AS PART OF CONDITION 1 SHOWN ON PLANS
- 51: WESTERN SETBACK INCREASE NOTED
- 52: VERTICAL TRANSPORT ARRANGEMENT UPDATED.



Project: **472-474 ST KILDA RD**

Drawing Title: **LEVEL 03 - SERVICED APARTMENTS**

Drawing Number: **TP-21-03**

Revision: Date: **10 17/02/2023**

Scale: **1 : 200 @ A1**

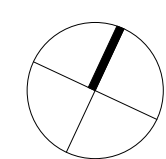
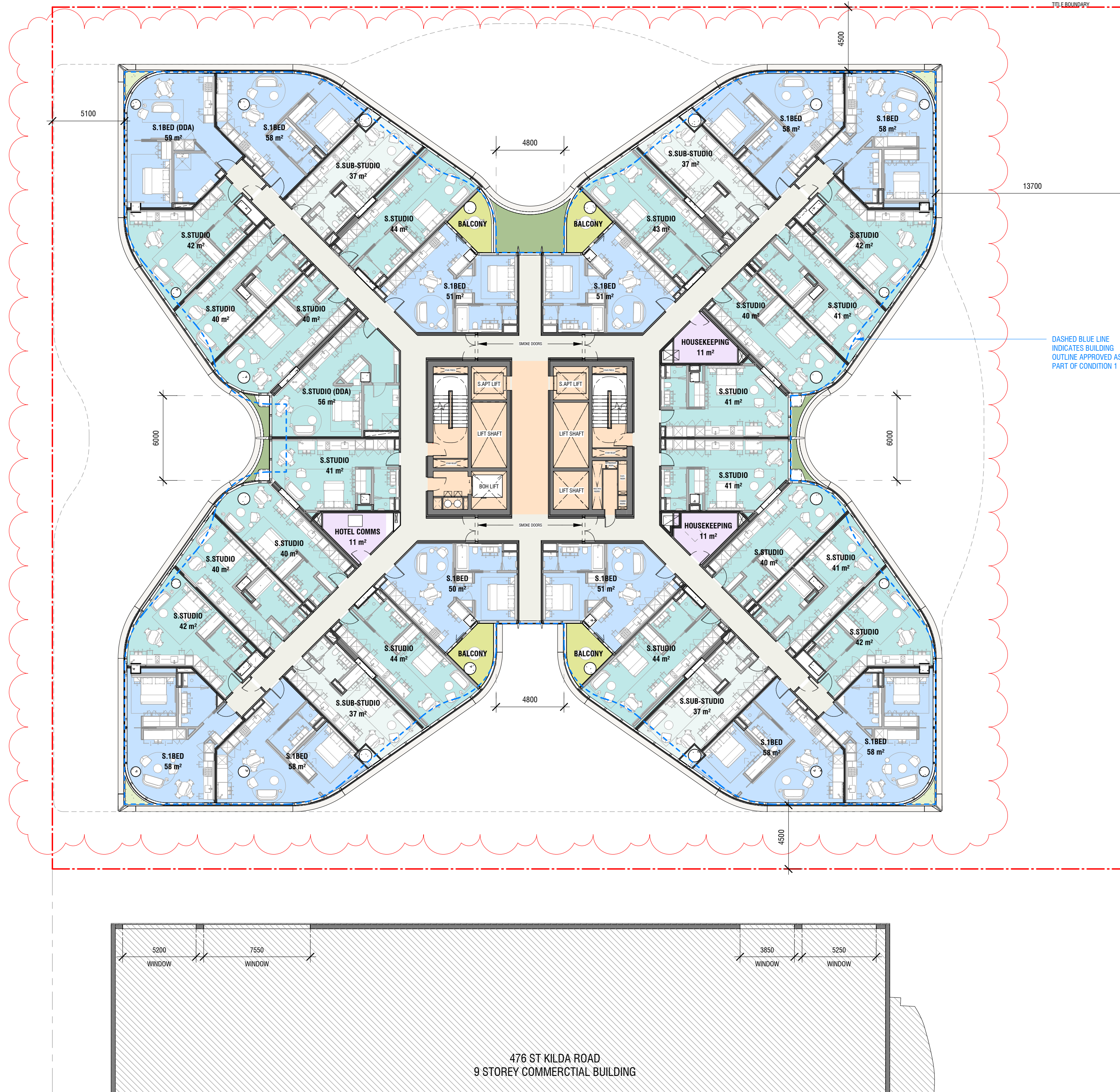
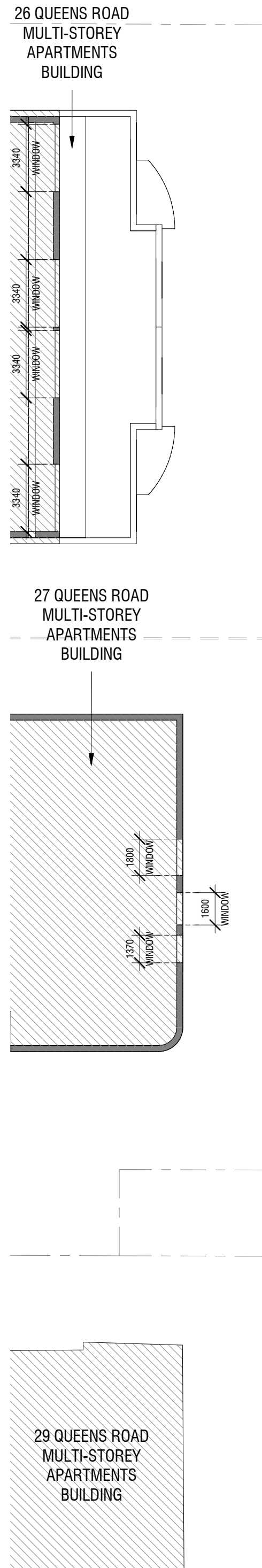
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 Planning Application No. 1033/2018/A
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SUMMARY OF ARCHITECTURAL CHANGES:

- 04: APARTMENT MIX CHANGED SINCE ENDORSEMENT.
- 26: GENERAL UPDATES TO STRUCTURE THROUGHOUT.
- 28: WESTERN FACADE ALCOVE WIDTH INCREASED TO 6M TO MIRROR THE EASTERN FACADE ALCOVE.
- 30: BALCONIES HAVE BEEN REMOVED FROM ALL BUT 4 APARTMENTS ON EACH HOTEL LEVEL & AC CONDENSER UNITS RELOCATED TO PENTHOUSE LEVEL PLANT AREA.
- 33: PRIVACY SCREENS REMOVED FROM HOTEL LEVELS.
- 34: SLAB OUTLINES RATIONALISED TO IMPROVE CONSTRUCTABILITY AND FACADE SHAPING. MINIMAL IMPACT TO BUILDING MASSING AND FORM.
- 35: FACADE FINIS DETAILING AND MODELLING UPDATED.
- 42: BUILDING OUTLINE APPROVED AS PART OF CONDITION 1 SHOWN ON PLANS.
- 51: WESTERN SETBACK INCREASE NOTED.
- 52: VERTICAL TRANSPORT ARRANGEMENT UPDATED.
- 53: LARGE FACADE PLANTERS REMOVED FROM SOUTHERN ELEVATION AS PER LANDSCAPE CONSULTANT ADVICE THERE WOULD BE INSUFFICIENT LIGHT FOR HEALTHY PLANT GROWTH.
- 54: REDUCED NUMBER OF LARGE TREES TO HIGH RISE FACADE PLANTERS AS PER LANDSCAPE DOCUMENTATION.



Project:
472-474 ST KILDA RD

Drawing Title:
LEVEL 04 - SERVICED APARTMENTS

Drawing Number:
TP-21-04

Revision: Date:
10 17/02/2023

Scale:
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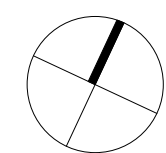
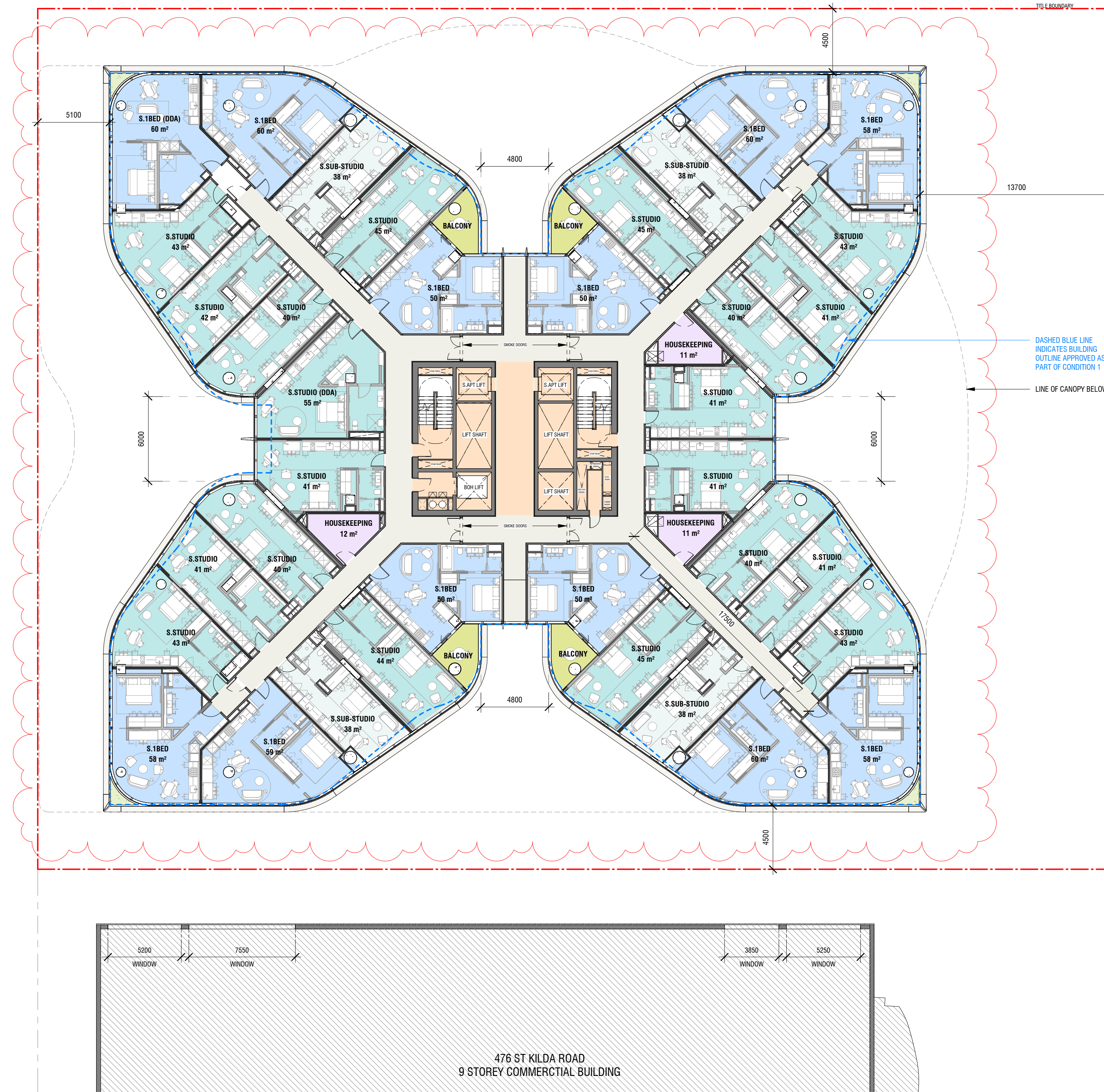
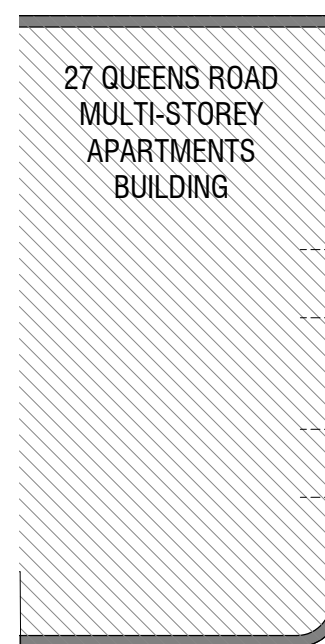
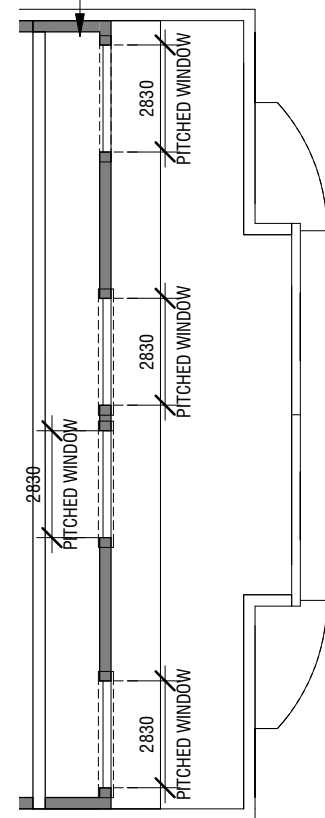


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Planning Application No. 1033/2018/A
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SUMMARY OF ARCHITECTURAL CHANGES:

- 04: APARTMENT MIX CHANGED SINCE ENDORSEMENT.
- 26: GENERAL UPDATES TO STRUCTURE THROUGHOUT.
- 28: WESTERN FACADE ALCOVE WIDTH INCREASED TO 6M TO MIRROR THE EASTERN FACADE ALCOVE.
- 30: BALCONIES HAVE BEEN REMOVED FROM ALL BUT 4 APARTMENTS ON EACH HOTEL LEVEL & AC CONDENSER UNITS RELOCATED TO PENTHOUSE LEVEL PLANT AREA.
- 33: PRIVACY SCREENS REMOVED FROM HOTEL LEVELS.
- 34: SLAB OUTLINES RATIONALISED TO IMPROVE CONSTRUCTABILITY AND FACADE SHAPING. MINIMAL IMPACT TO BUILDING MASSING AND FORM.
- 35: FACADE FINES DETAILING AND MODELLING UPDATED.
- 42: BUILDING OUTLINE APPROVED AS PART OF CONDITION 1 SHOWN ON PLANS
- 51: WESTERN SETBACK INCREASE NOTED
- 52: VERTICAL TRANSPORT ARRANGEMENT UPDATED.

26 QUEENS ROAD
MULTI-STOREY
APARTMENTS
BUILDING



Project:
472-474 ST KILDA RD

Drawing Title:
LEVEL 05 - SERVICED APARTMENTS

Drawing Number:
TP-21-05

Revision: Date:
10 17/02/2023

Scale:
1 : 200 @ A1

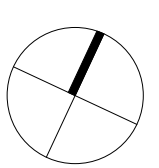
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Advertised Plan
Planning Application No. 1033/2018/A
No. of Pages: 10 of 40

SUMMARY OF ARCHITECTURAL CHANGES:

- 04: APARTMENT MIX CHANGED SINCE ENDORSEMENT.
- 26: GENERAL UPDATES TO STRUCTURE THROUGHOUT.
- 28: WESTERN FACADE ALCOVE WIDTH INCREASED TO 6M TO MIRROR THE EASTERN FACADE ALCOVE.
- 32: FRITTED PRIVACY GLAZING INCLUDED WHERE APARTMENTS OVERLOOK EACH OTHER.
- 34: SLAB OUTLINES RATIONALISED TO IMPROVE CONSTRUCTABILITY AND FACADE SHAPING. MINIMAL IMPACT TO BUILDING MASSING AND FORM.
- 35: FACADE FIN DETAILING AND MODELLING UPDATED.
- 42: BUILDING OUTLINE APPROVED AS PART OF CONDITION 1 SHOWN ON PLANS
- 51: WESTERN SETBACK INCREASE NOTED
- 52: VERTICAL TRANSPORT ARRANGEMENT UPDATED.



Project:
472-474 ST KILDA RD

Drawing Title:
LEVEL 06 - GARDEN HOMES

Drawing Number:
TP-21-06

Revision: Date:
10 17/02/2023

Scale:
1 : 200 @ A1

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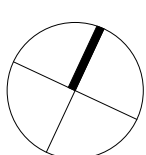
City of Port Phillip
Advertised Plan
Planning Application No. 1033/2018/A
No. of Pages: 11 of 40

SUMMARY OF ARCHITECTURAL CHANGES:

- 04: APARTMENT MIX CHANGED SINCE ENDORSEMENT.
- 26: GENERAL UPDATES TO STRUCTURE THROUGHOUT.
- 28: WESTERN FACADE ALCOVE WIDTH INCREASED TO 6M TO MIRROR THE EASTERN FACADE ALCOVE.
- 32: FRITTED PRIVACY GLAZING INCLUDED WHERE APARTMENTS OVERLOOK EACH OTHER.
- 34: SLAB OUTLINES RATIONALISED TO IMPROVE CONSTRUCTABILITY AND FACADE SHAPING. MINIMAL IMPACT TO BUILDING MASSING AND FORM.
- 35: FACADE FIN DETAILING AND MODELLING UPDATED.
- 42: BUILDING OUTLINE APPROVED AS PART OF CONDITION 1 SHOWN ON PLANS
- 51: WESTERN SETBACK INCREASE NOTED
- 52: VERTICAL TRANSPORT ARRANGEMENT UPDATED.
- 53: LARGE FACADE PLANTERS REMOVED FROM SOUTHERN ELEVATION AS PER LANDSCAPE CONSULTANT ADVICE THERE WOULD BE INSUFFICIENT LIGHT FOR HEALTHY PLANT GROWTH.
- 54: REDUCED NUMBER OF LARGE TREES TO HIGH RISE FACADE PLANTERS AS PER LANDSCAPE DOCUMENTATION.



DASHED BLUE LINE INDICATES BUILDING OUTLINE APPROVED AS PART OF CONDITION 1



Project:
472-474 ST KILDA RD

Drawing Title:
LEVEL 07 - GARDEN HOMES

Drawing Number:
TP-21-07

Revision: Date:
10 17/02/2023

Scale:
1 : 200 @ A1

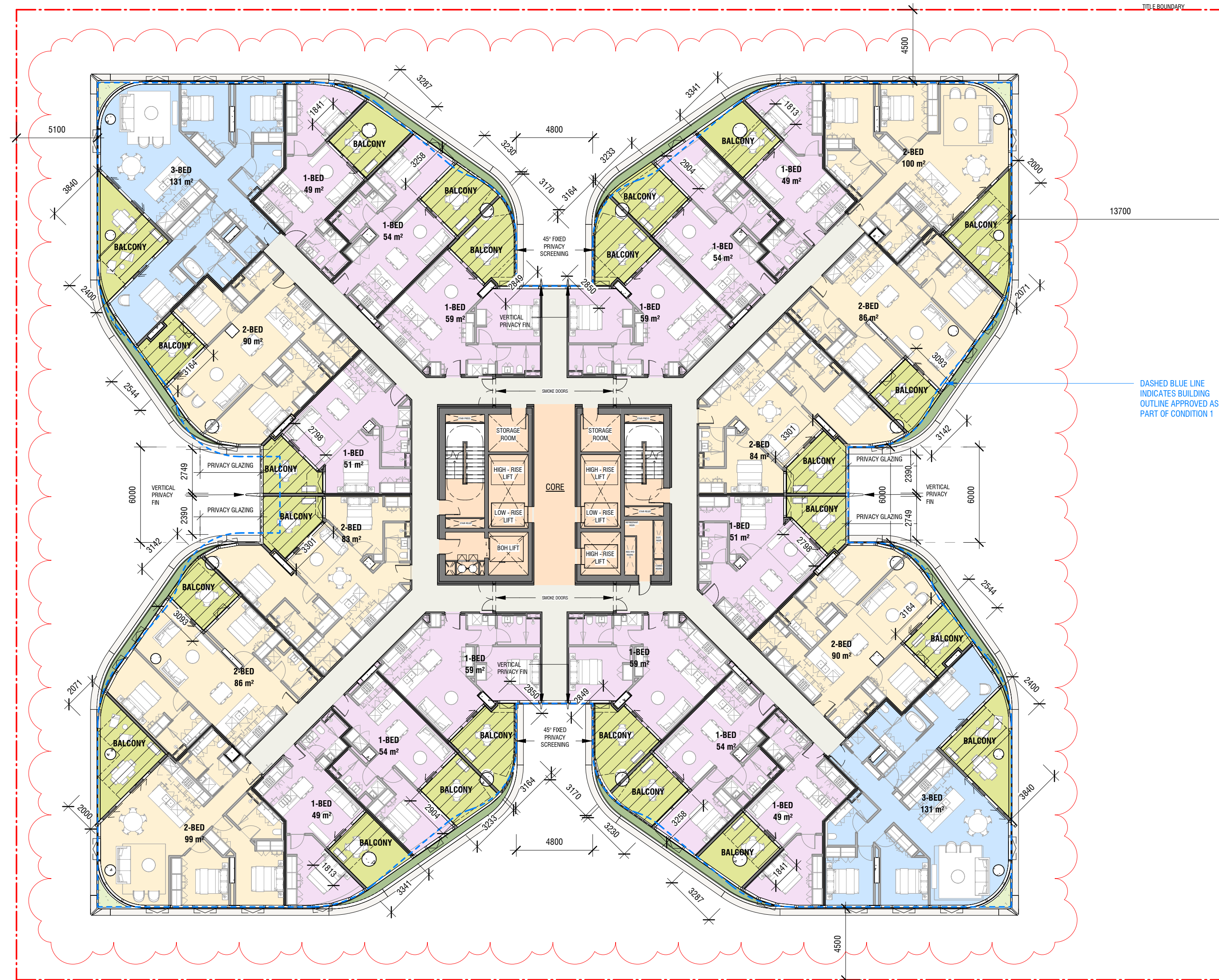
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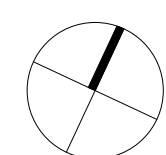
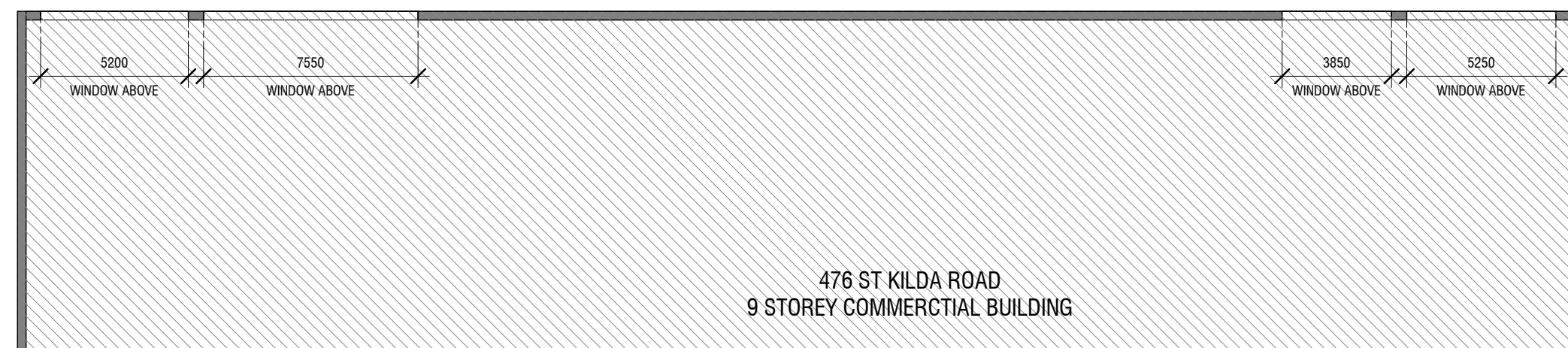
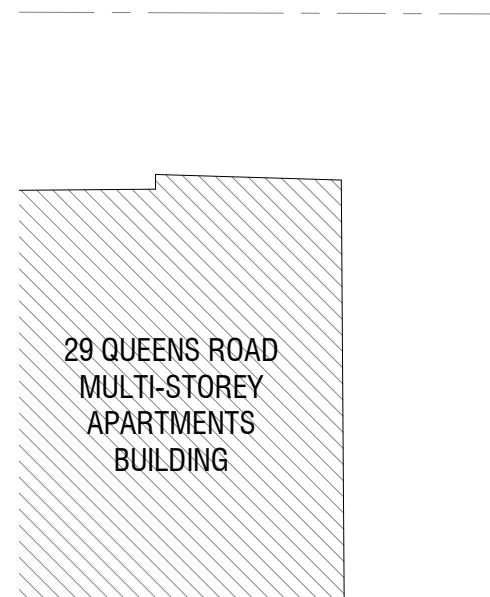
City of Port Phillip
 Advertised Plan
 Planning Application No. 1033/2018/A
 No. of Pages: 12 of 40

SUMMARY OF ARCHITECTURAL CHANGES:

- 04: APARTMENT MIX CHANGED SINCE ENDORSEMENT.
- 26: GENERAL UPDATES TO STRUCTURE THROUGHOUT.
- 28: WESTERN FACADE ALCOVE WIDTH INCREASED TO 6M TO MIRROR THE EASTERN FACADE ALCOVE.
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- 51: WESTERN SETBACK INCREASE NOTED
- 52: VERTICAL TRANSPORT ARRANGEMENT UPDATED.



DASHED BLUE LINE INDICATES BUILDING OUTLINE APPROVED AS PART OF CONDITION 1



Project:
472-474 ST KILDA RD

Drawing Title:
LEVEL 08 - GARDEN HOMES

Drawing Number:
TP-21-08

Revision: Date:
10 17/02/2023

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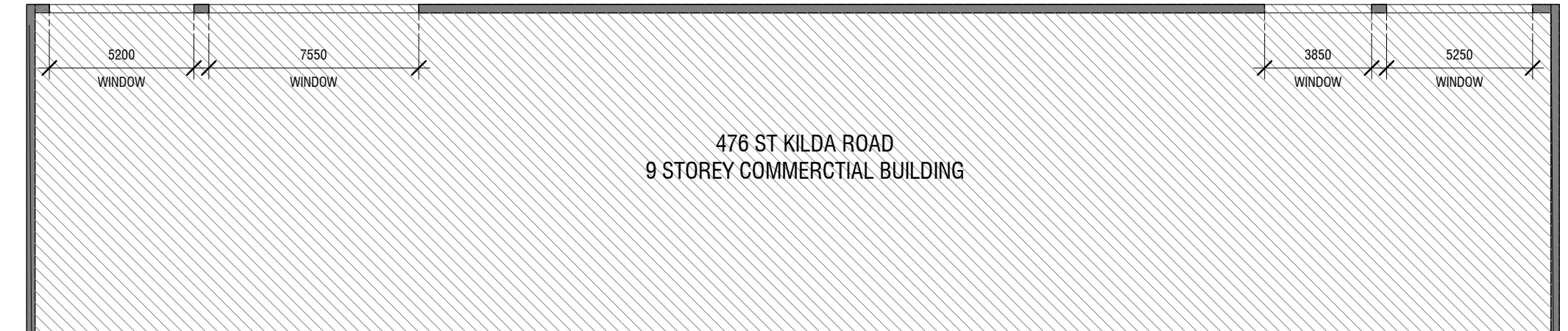
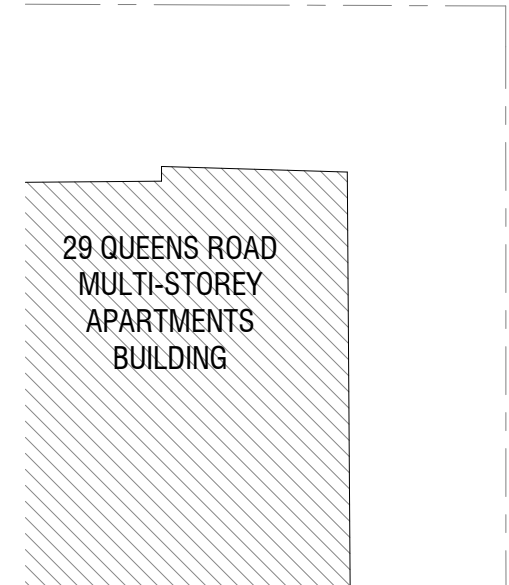
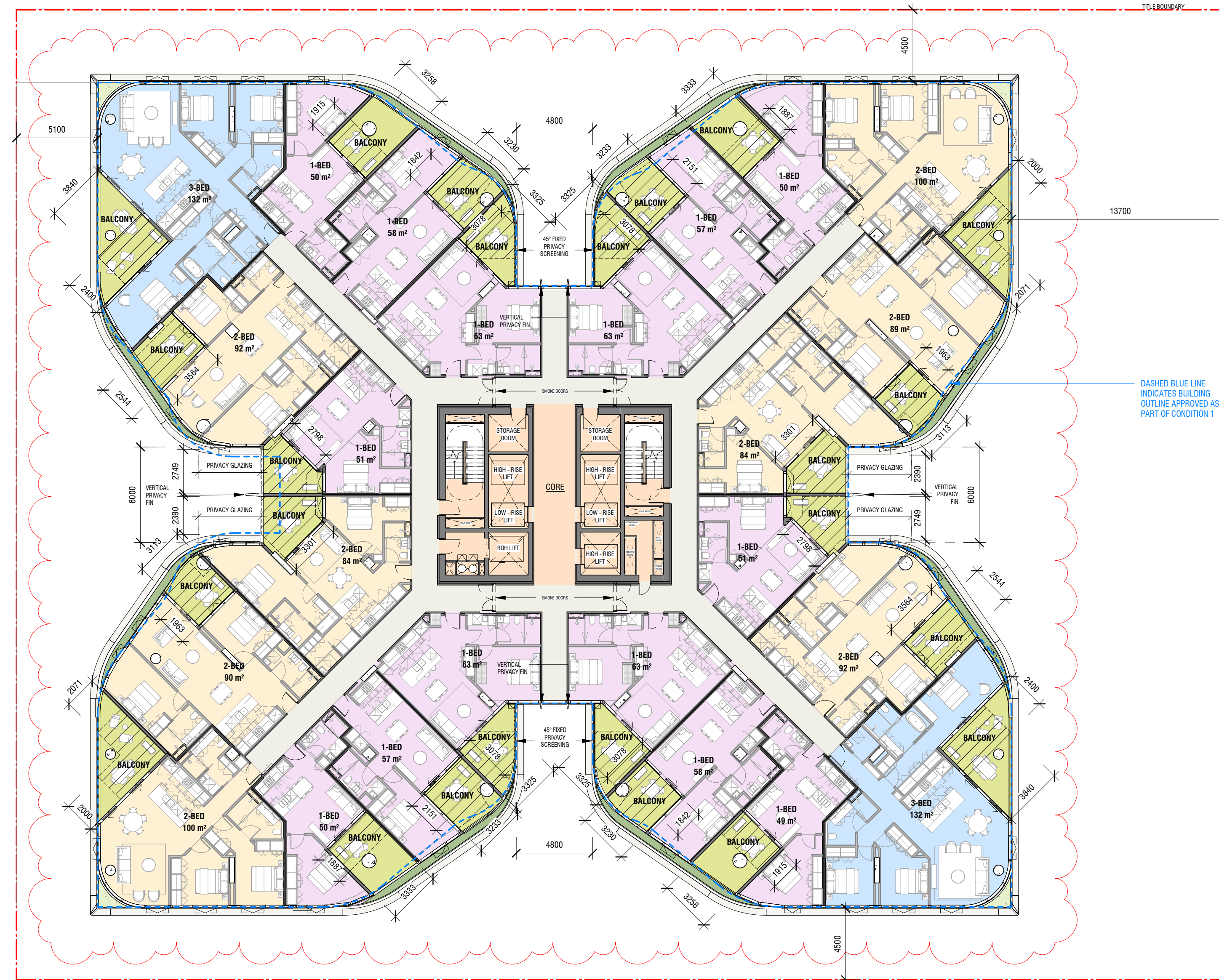
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SUMMARY OF ARCHITECTURAL CHANGES:

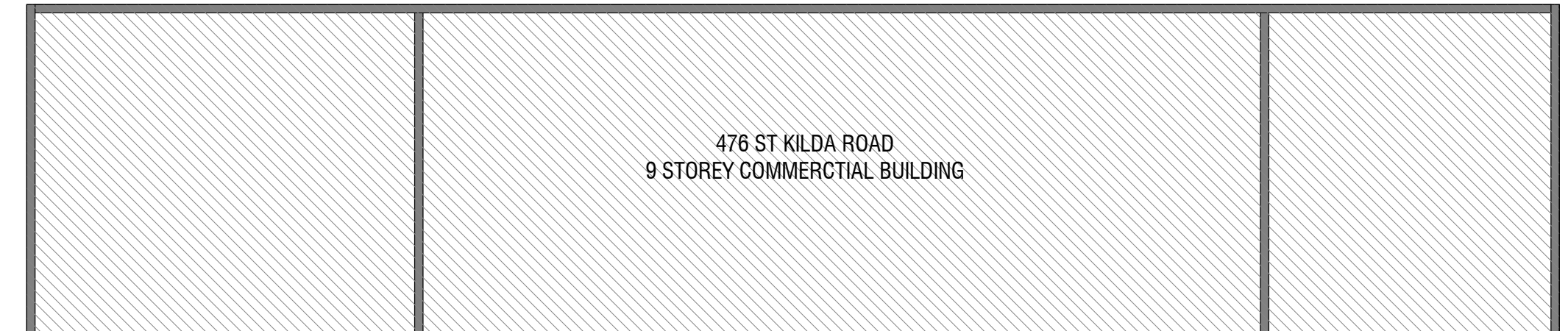
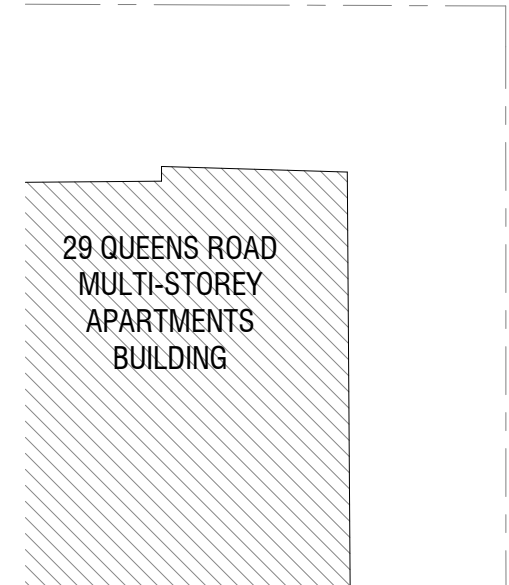
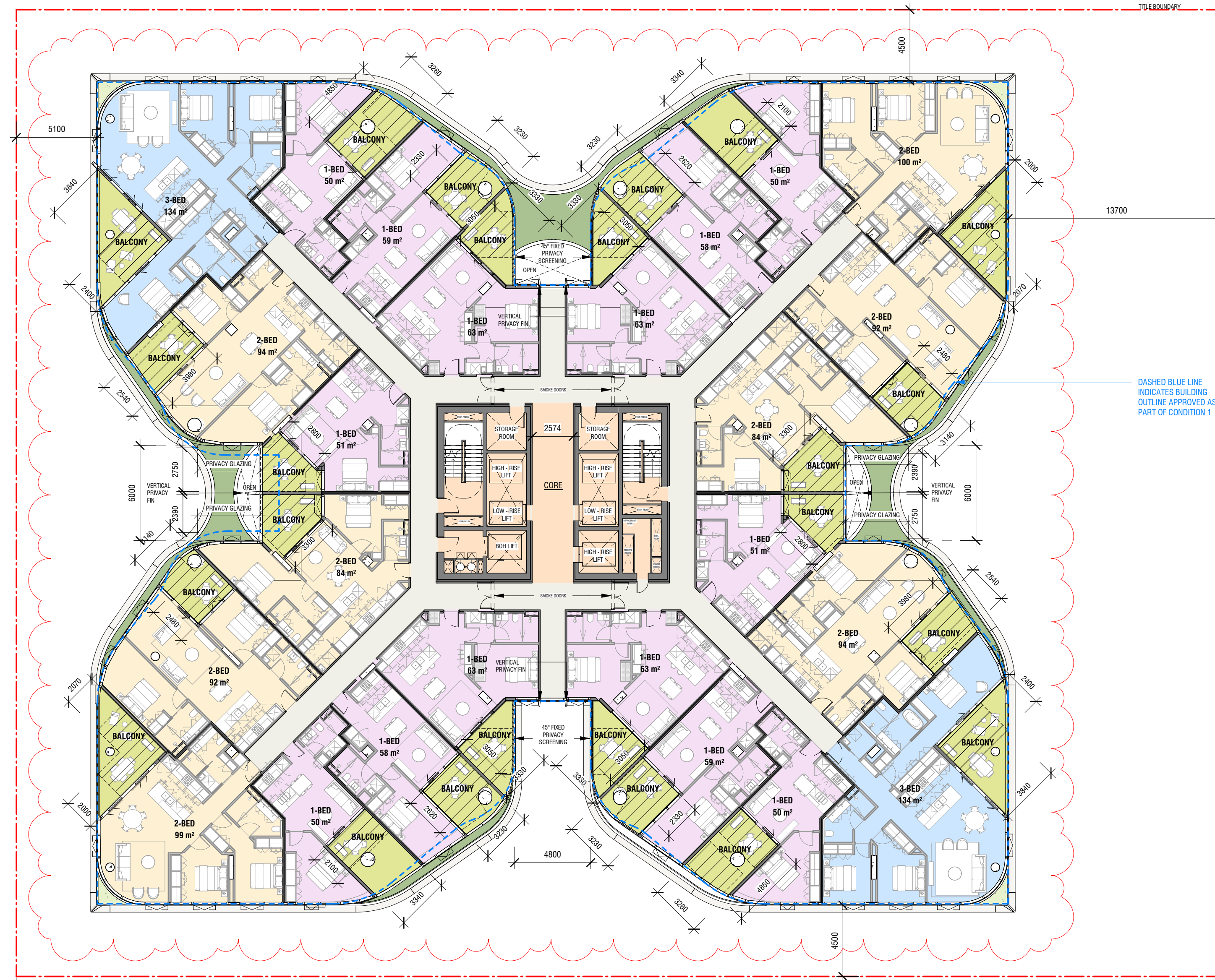
- 04: APARTMENT MIX CHANGED SINCE ENDORSEMENT.
- 26: GENERAL UPDATES TO STRUCTURE THROUGHOUT.
- 28: WESTERN FACADE ALCOVE WIDTH INCREASED TO 6M TO MIRROR THE EASTERN FACADE ALCOVE.
- 32: FRITTED PRIVACY GLAZING INCLUDED WHERE APARTMENTS OVERLOOK EACH OTHER.
- 34: SLAB OUTLINES RATIONALISED TO IMPROVE CONSTRUCTABILITY AND FACADE SHAPING. MINIMAL IMPACT TO BUILDING MASSING AND FORM.
- 35: FACADE FINIS DETAILING AND MODELLING UPDATED.
- 42: BUILDING OUTLINE APPROVED AS PART OF CONDITION 1 SHOWN ON PLANS
- 51: WESTERN SETBACK INCREASE NOTED
- 52: VERTICAL TRANSPORT ARRANGEMENT UPDATED.



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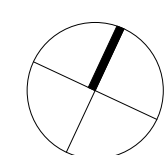
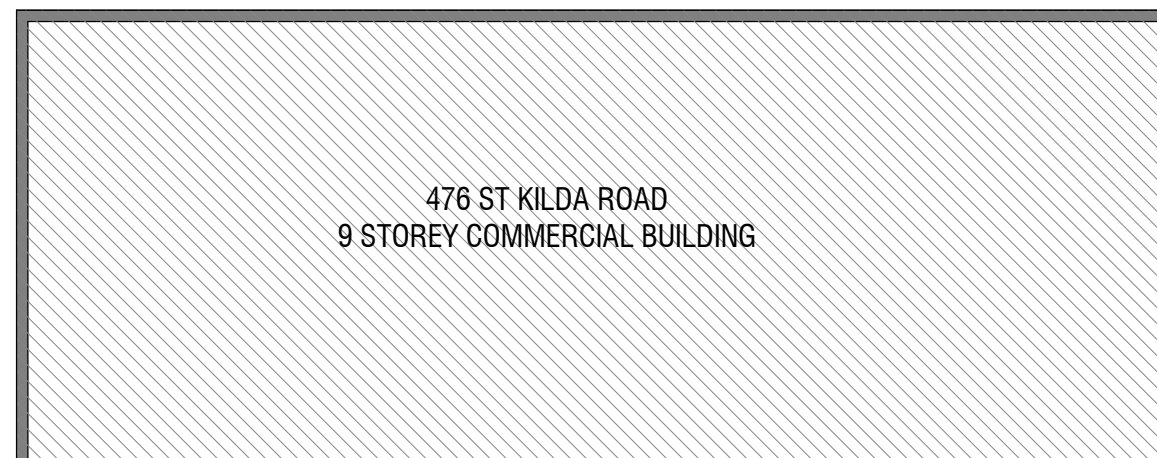
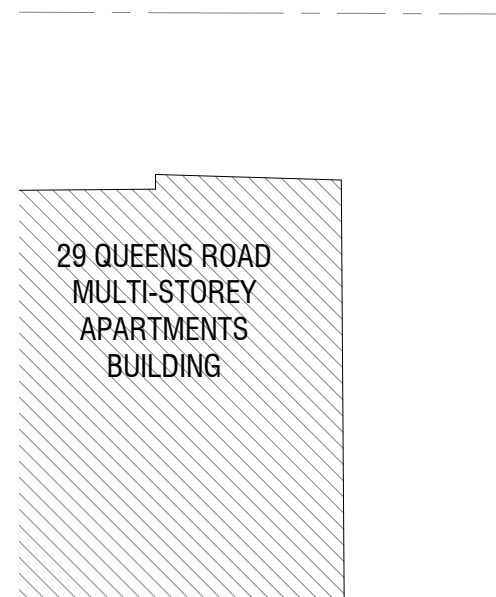
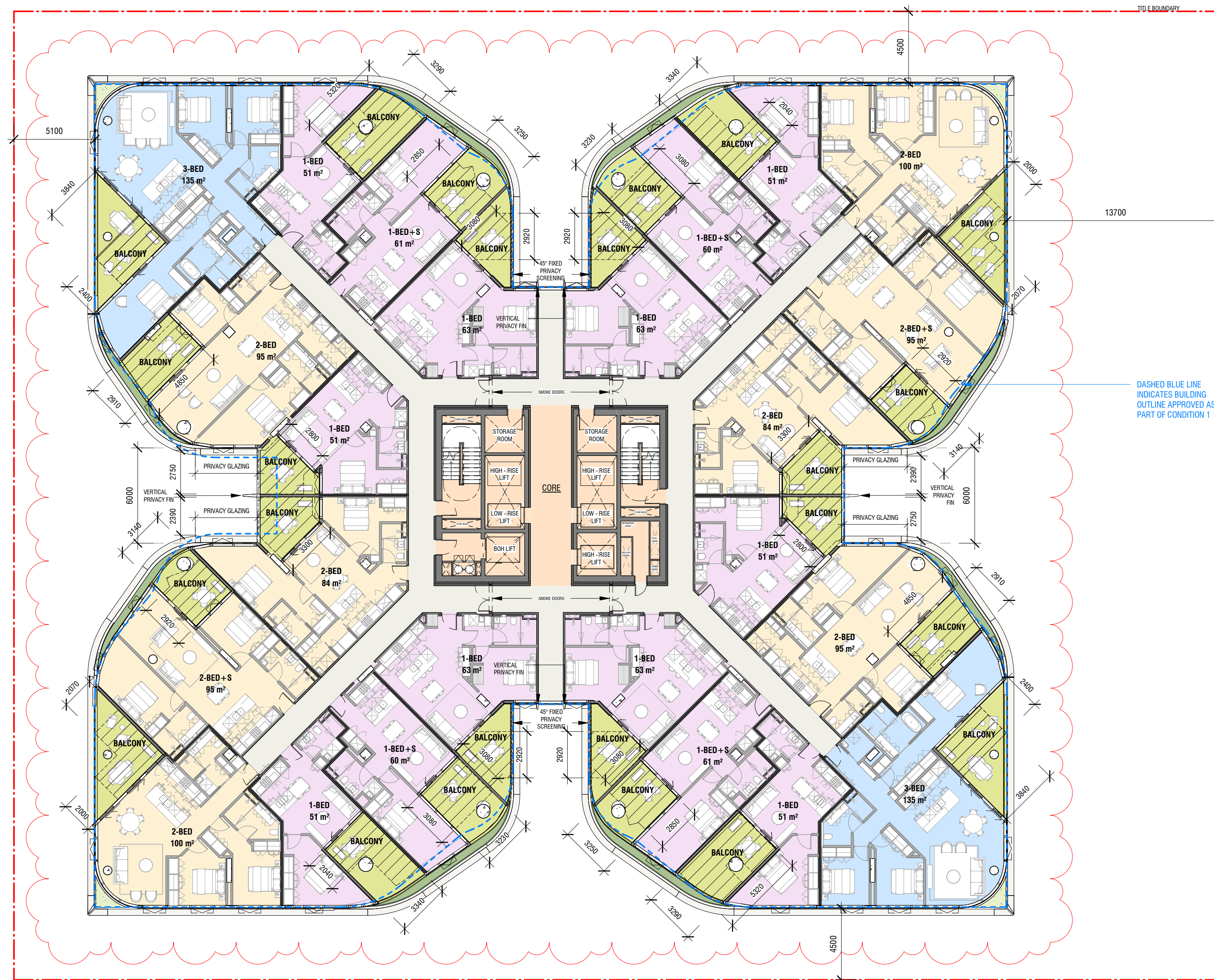


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Version: 3, Version Date: 18/05/2023

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Project:
472-474 ST KILDA RD

Drawing Title:
LEVEL 11 - GARDEN HOMES

Drawing Number:
TP-21-11

Revision: Date:
10 17/02/2023

Scale:
1 : 200 @ A1

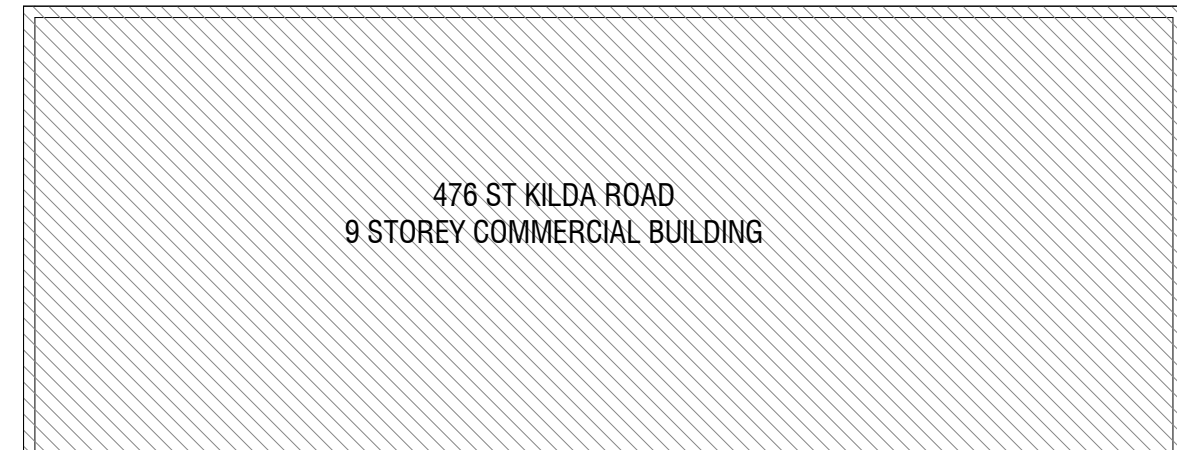
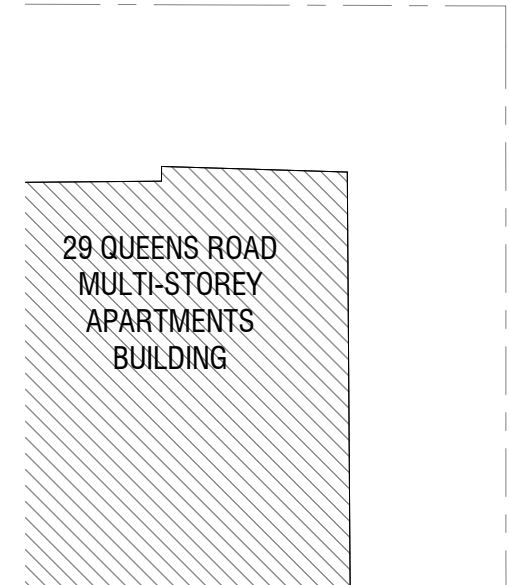
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No. of Pages: 16 of 40

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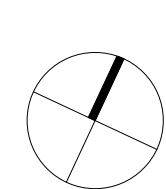
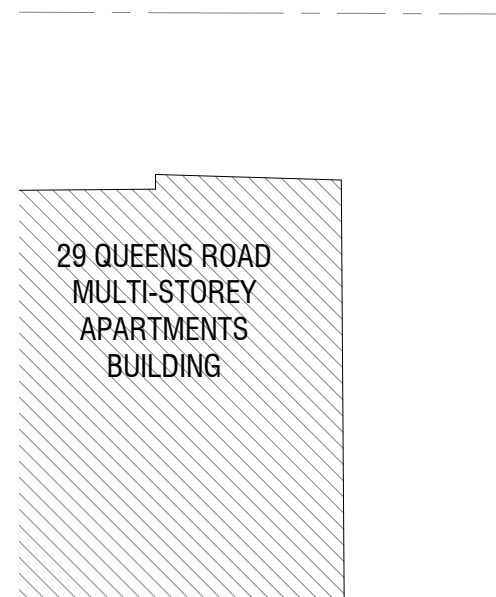
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Project:
472-474 ST KILDA RD

Drawing Title:
LEVEL 13 - GARDEN HOMES

Drawing Number:
TP-21-13

Revision: Date:
10 17/02/2023

Scale:
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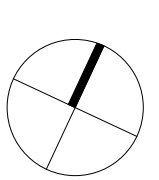
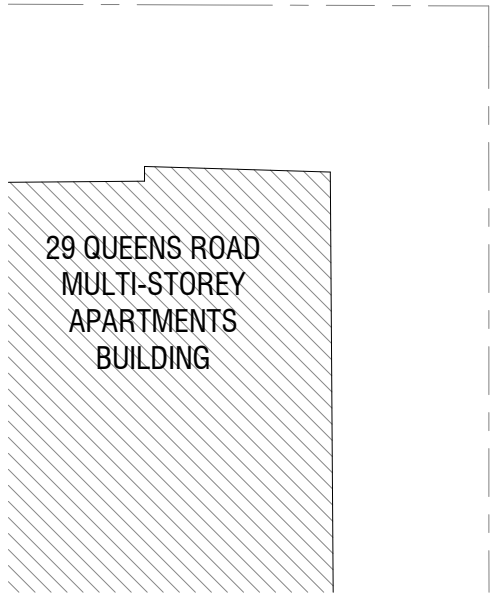
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Project: **472-474 ST KILDA RD**

Drawing Title: **LEVEL 14 - GARDEN HOMES**

Drawing Number: **TP-21-14**

Revision: Date: **10 17/02/2023**

Scale: **1 : 200 @ A1**

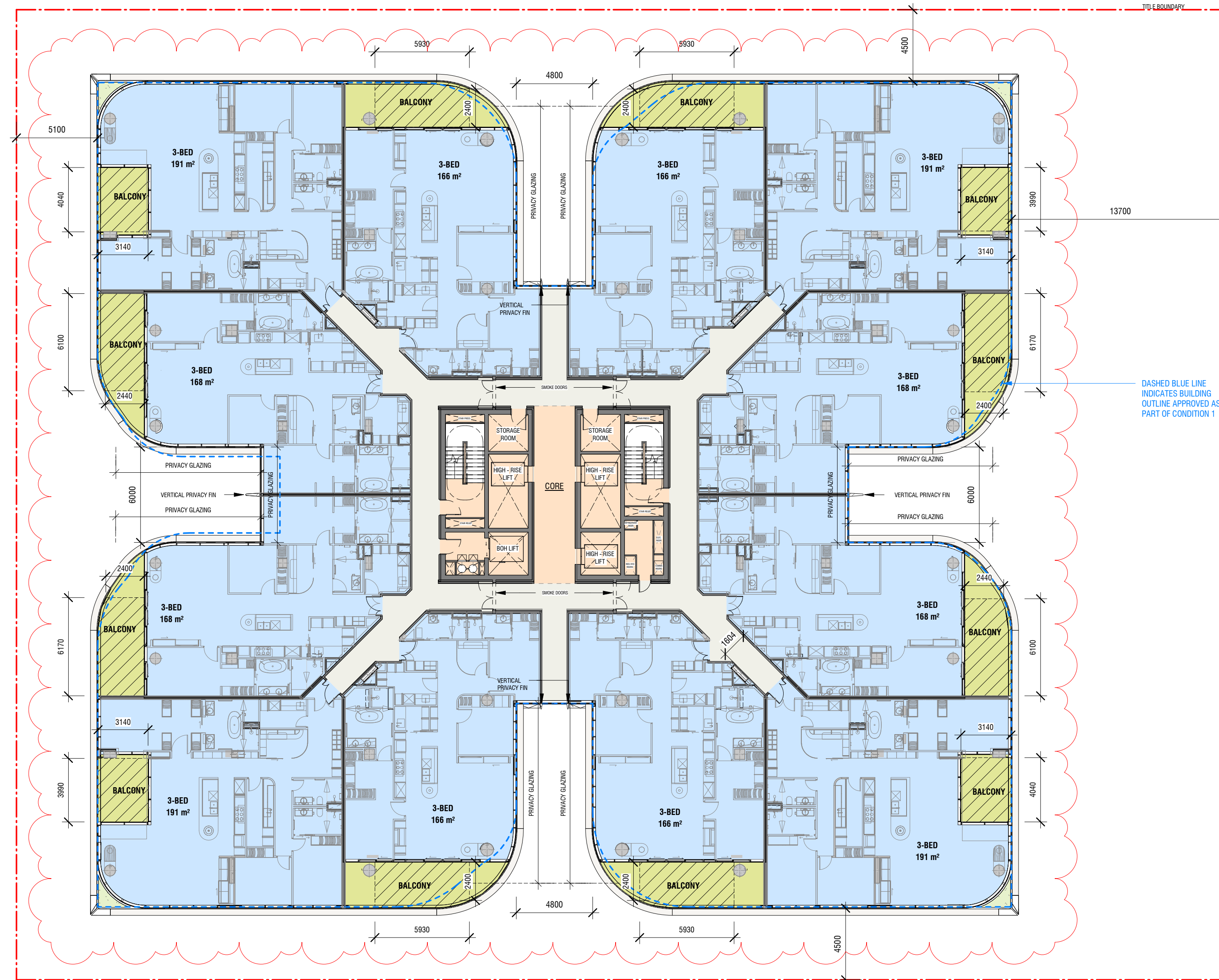
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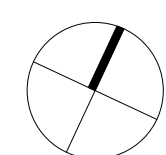
City of Port Phillip
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DASHED BLUE LINE INDICATES BUILDING OUTLINE APPROVED AS PART OF CONDITION 1



Project:
472-474 ST KILDA RD

Drawing Title:
LEVEL 15 - SKY MANOR

Drawing Number:
TP-21-15

Revision: Date:
10 17/02/2023

Scale:
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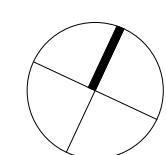
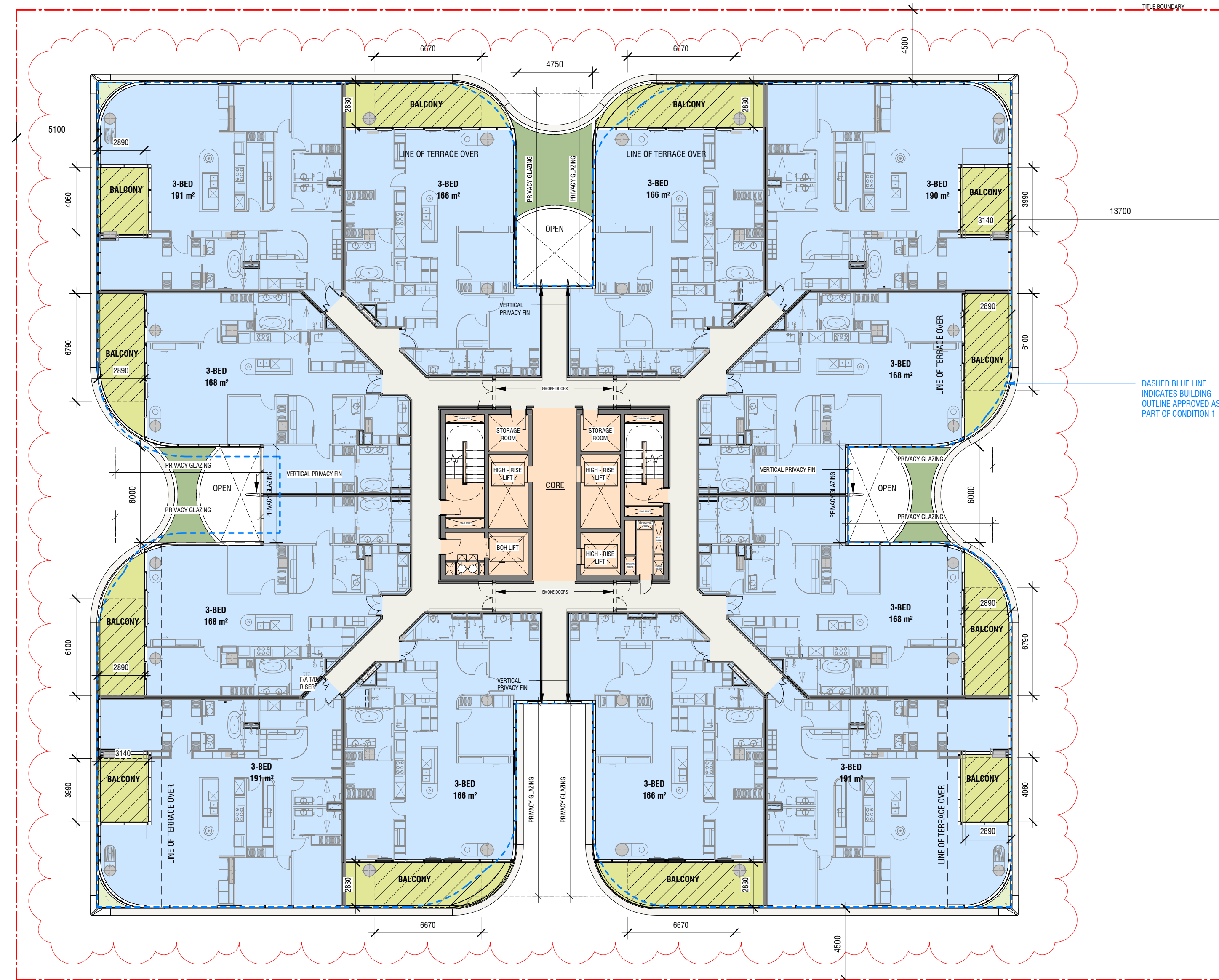
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Project:
472-474 ST KILDA RD

Drawing Title:
LEVEL 16 - SKY MANOR

Drawing Number:
TP-21-16

Revision: Date:
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