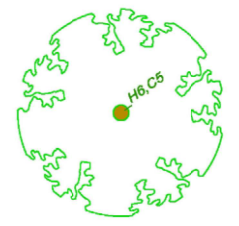


- LEGEND**
- ▲ SURVEY MARK/TBM
 - × BARRIER, RAILWAY LINE & STAY
 - H W I L E HABITABLE WINDOW (L): LOWER; (U): UPPER
 - N W I L E NON-HABITABLE WINDOW (L): LOWER; (U): UPPER
 - ELECTRICITY POLE
 - SEWERAGE INLET/OUTLET
 - STREET SIGN
 - COMMUNICATION PIT
 - SEWERAGE PIT
 - ELECTRICITY PIT
 - WATER VALVE
 - SOLAR PANELS
 - EDGE OF CONCRETE
 - EDGE OF BITUMEN
 - DRAIN OUTLET
 - CONCRETE
 - VX VEHICLE CROSSING
 - POS PRIVATE OPEN SPACE
 - VER VERANDAH
 - GT TOP OF GUTTER
 - RDG HEIGHT OF RIDGE
 - FFL FINISHED FLOOR LEVEL
 - TOP TOP OF FEATURE
 - LIP LIP OF KERB
 - TK TOP OF KERB
 - TP TOP OF PARAPET



NOTATIONS

THIS SHEET IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS SHEET BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH REPRODUCTION INVALID AND NOT SUITABLE FOR USE.

THIS PLAN HAS BEEN PREPARED FOR USE BY THE CURRENT OWNER, AND IS ONLY CURRENT AT THE DATE OF THE PRODUCTION OF THE PLAN. THE INFORMATION IS BASED ON A COMBINATION OF FIELD WORK AND EXISTING GOVERNMENT AND SERVICE AUTHORITY RECORDS THAT MAY HAVE LIMITED TOLERANCES AND PURPOSES AS SPECIFIED BY THEM AND NO INFORMATION IS TO BE USED FOR ANY OTHER PURPOSE.

THIS PLAN IS NOT A RE-ESTABLISHMENT SURVEY.

THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARIES, OR TO PRESCRIBED SET-BACKS.

THE SUBJECT PROPERTY IS SHOWN ENCLOSED BY THICK CONTINUOUS LINES.

SERVICES SHOWN HEREON WERE LOCATED BY A COMBINATION OF FIELD WORK AND SERVICE AUTHORITY RECORDS AND DOES NOT PURPORT TO BE EXHAUSTIVE AND INDICATE ALL SERVICES.

BEFORE STARTING ANY WORK, THE RELEVANT PERSON SHOULD MAKE INDEPENDANT AND UPDATED ENQUIRY OF THE EXISTANCE AND LOCATION OF ALL SERVICES. NO RESPONSIBILITY CAN BE ACCEPTED BY SMC LAND SURVEYORS FOR ANY DAMAGES CAUSED IF ENQUIRY AND VERIFICATION HAVE NOT BEEN COMPLETED IN ACCORDANCE WITH THIS NOTE.

LEVELS ARE TO AHD BASED ON MELBOURNE SOUTH PM 518 WITH STATED RL 4.015 AS 30 JULY 2021

CONTOUR INTERVAL IS 0.1m

LAND SUBJECT TO EASEMENT
 E-1 PARTY WALL EASEMENT, 0.12 WIDE
 A-1 APPURTENANT PARTY WALL EASEMENT, 0.12 WIDE



PRELIMINARY

<p>SCALE 1:100 LENGTHS ARE IN METRES</p>		<p>SHEET SIZE: A1 SHEET 1 OF 1</p>	<p>PLAN OF FEATURES</p>
<p>SMC LAND SURVEYORS 153A ANDERSON RD SUNSHINE, 3020 PO BOX 337, SUNSHINE, 3020 Tele: 9312 2247</p>		<p>SURVEY REF: 21522</p>	<p>ADDRESS: 6 - 8 BOUNDARY STREET SOUTH MELBOURNE, 3205</p>
<p>DATE OF VERSION 1: 30 JUL 2021</p>	<p>VERSION: 1</p>	<p>TITLE REF: TP178115Y & TP4512331V</p>	

APPROX TRUE NORTH



Street elevation perspective
NTS



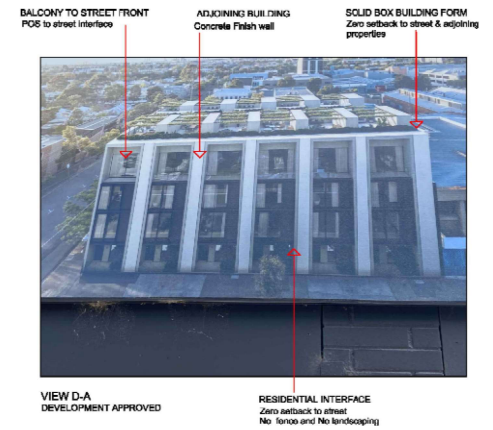
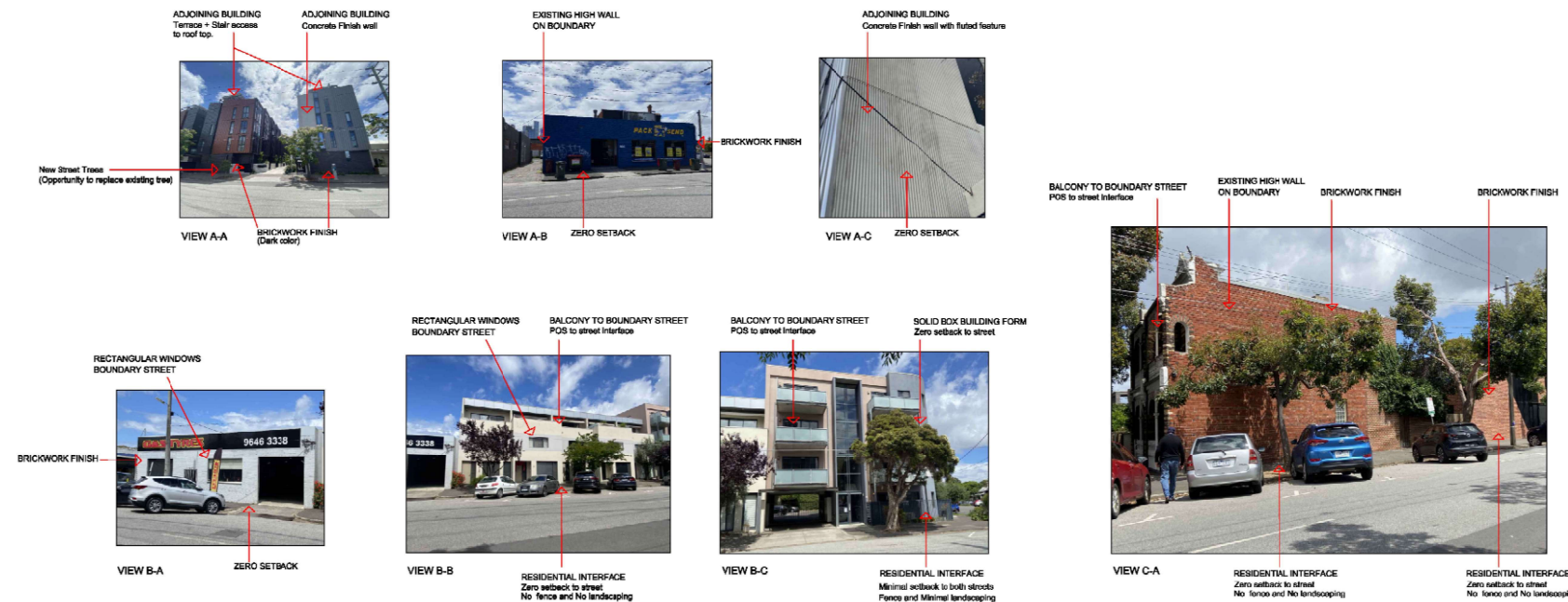
Streetscape elevation
NTS



Rear lane elevation perspective
NTS



Site Analysis Plan Transport & Amenities



Port Phillip Planning Scheme Design & Development Overlay (DD030) FISHERMANS BEND - MONTAGUE PRECINCT

- New laneway - 6m Wide
- 15.4m Mandatory Height (4 storeys)
- 23m Mandatory Height (6 storeys)
- 30m Mandatory Height (8 storeys)

LEGEND

- (A) Car Wash
- (B) Office Block
- (C) Fitness Centre
- (D) 7 - Eleven Store
- (E) Panel Beater/Tyre Centre
- (F) Express Delivery Service
- (G) Food Outlet Restaurants
- (H) Industrial Warehouses
- (I) Existing bluestone access road
- (J) Existing Vehicle access (parking bay)
- (1) Bus/Vehicle access into CBD (ROUTE 234)
- (2) 600M South Melbourne Market / Shops
- (2) 600M Tram Stop 127 South Melbourne
- (3) 420M Tram Stop 126 North Port
- (4) 1000m Westgate Bridge Access Point Westgate Bridge - (West/East), City Link - (North/South), Docklands, CBD
- (5) 350m Parkland Reserve + Port Melbourne FC
- (6) 2500m Port Melbourne Beach + Foreshore
- (7) 1500m Port Melbourne Bay Street Shops
- (8) Subject Site (No. 6 + 8)



Site Analysis Plan Context

Proposed development at Fishermans Bend Montague Precinct
 6&8 Boundary Street, South Melbourne, 3205.

Planning Application
 1.11th November 2021
 2. 1st December 2021
 02 of 07
 Scale
 @ A1

8 South Melbourne PL



DESIGN . DEVELOPMENT
 STYVIN TERRAVIVO
 CONSULTING ARCHITECTS
 www.styvin.com.au

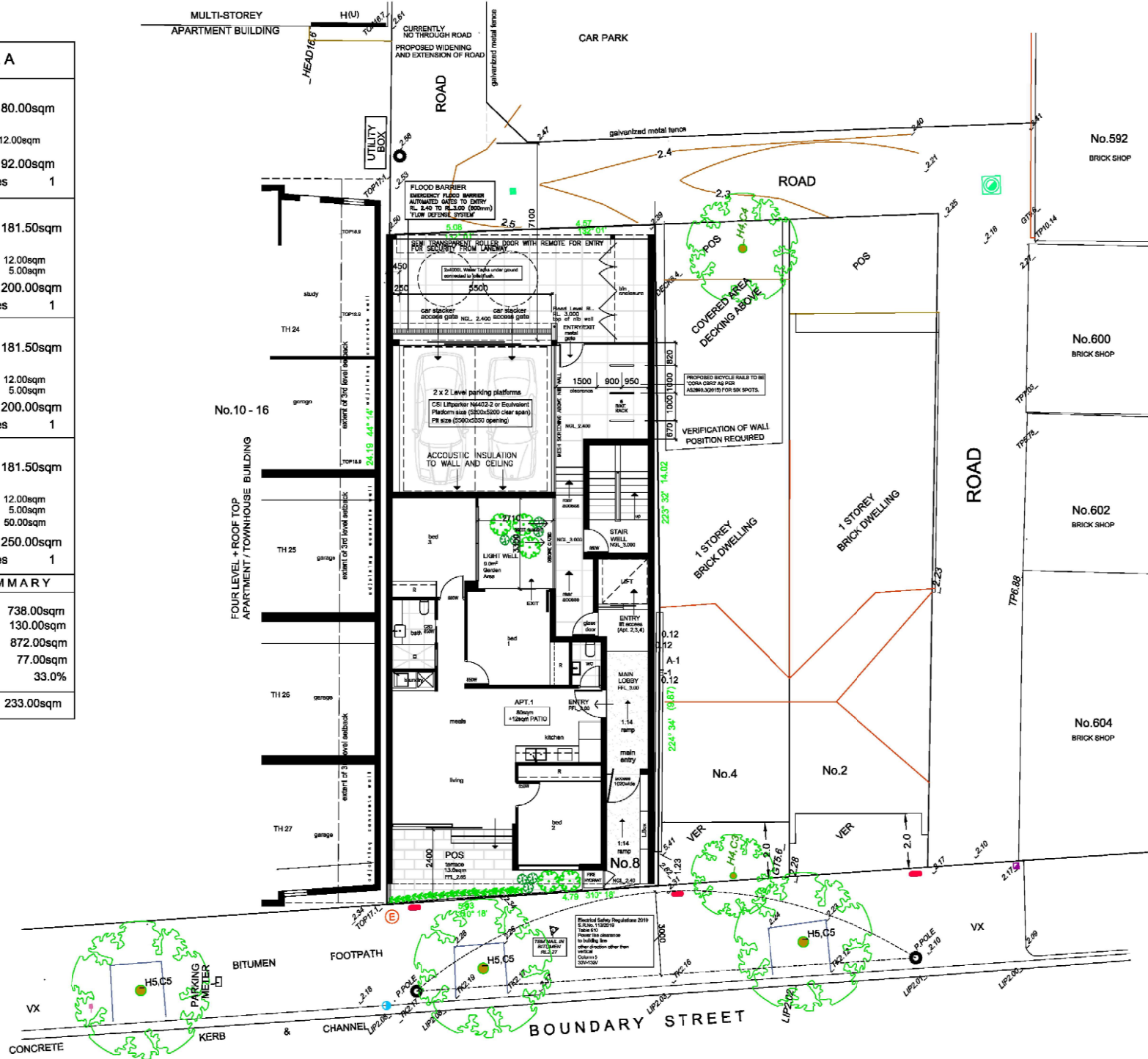
NOTES

A. All elevations and floor plans to be expressed to AUSTRALIAN HEIGHT DATUM (AHD).

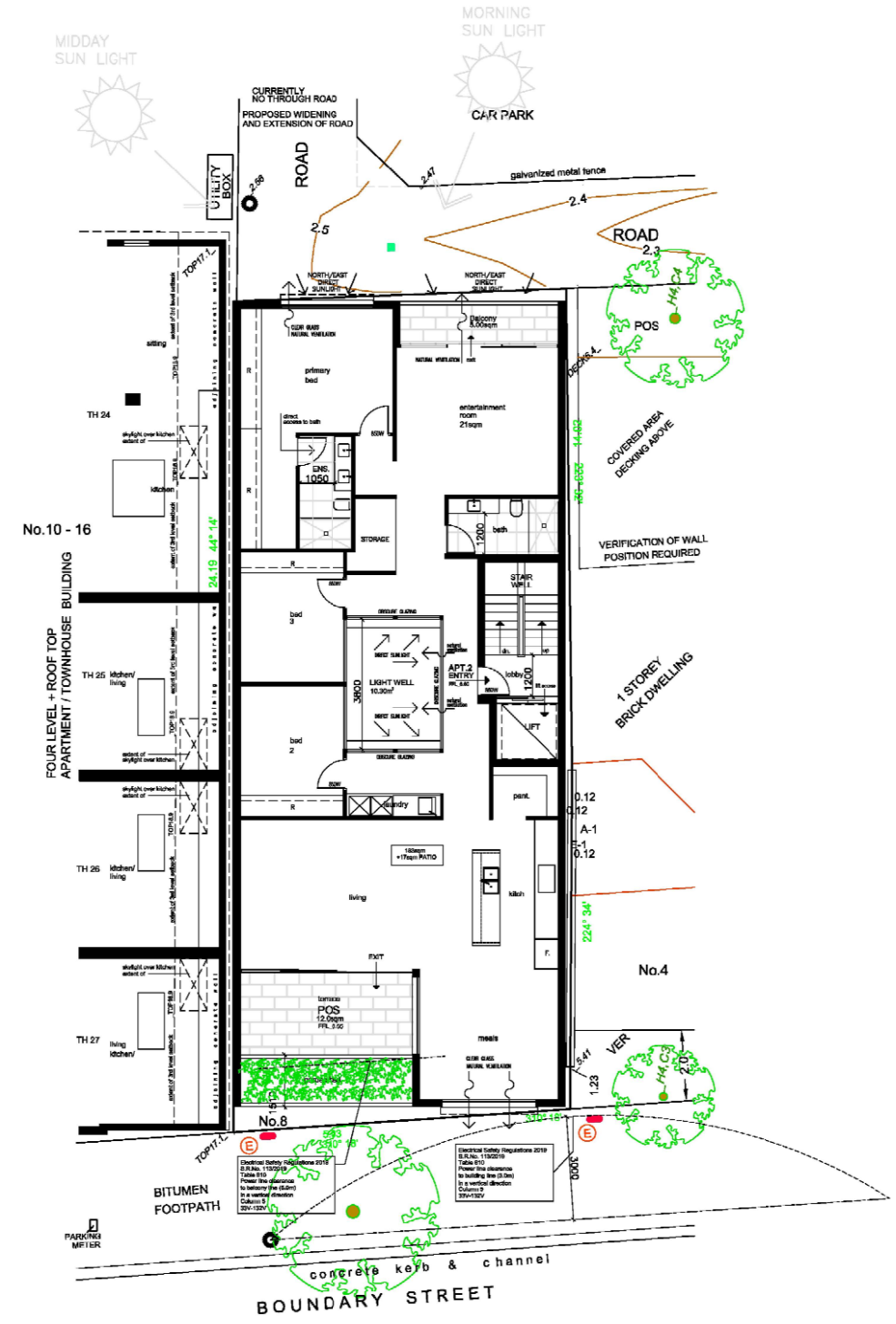
B. Existing Conditions Plan AUSTRALIAN HEIGHT DATUM (AHD).

C. Oblique Glazing windows to light wall windows to be in accordance with Standard B22.

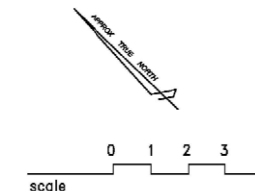
BUILDING AREA	
Apt 1.	
Internal Building Area	80.00sqm
Private Open Space (balcony 2.4m x 5.0m)	12.00sqm
Total Building Area	92.00sqm
Off Street Car Parking Spaces	1
Apt 3.	
Internal Building Area	181.50sqm
Private Open Space (balcony 2.4m x 5.0m)	12.00sqm
Private Open Space (balcony 1.0m x 5.0m)	5.00sqm
Total Building Area	200.00sqm
Off Street Car Parking Spaces	1
Apt 3.	
Internal Building Area	181.50sqm
Private Open Space (balcony 2.4m x 5.0m)	12.00sqm
Private Open Space (balcony 1.0m x 5.0m)	5.00sqm
Total Building Area	200.00sqm
Off Street Car Parking Spaces	1
Apt 4.	
Internal Building Area	181.50sqm
Private Open Space (balcony 2.4m x 5.0m)	12.00sqm
Private Open Space (balcony 1.0m x 5.0m)	5.00sqm
Private Open Space (roof top terrace)	50.00sqm
Total Building Area	250.00sqm
Off Street Car Parking Spaces	1
DEVELOPMENT SUMMARY	
Total Private building area	738.00sqm
Total Common building area	130.00sqm
Total building area	872.00sqm
Garden Area	77.00sqm
Garden Area Percentage	33.0%
ALLOTMENT SIZE	233.00sqm



Proposed Site / Ground Level Plan Apartment 1



Proposed 1st Level Plan Apartment 2



Proposed development at
Fishermans Bend
Montague Precinct.
688 Boundary Street,
South Melbourne,
3205.

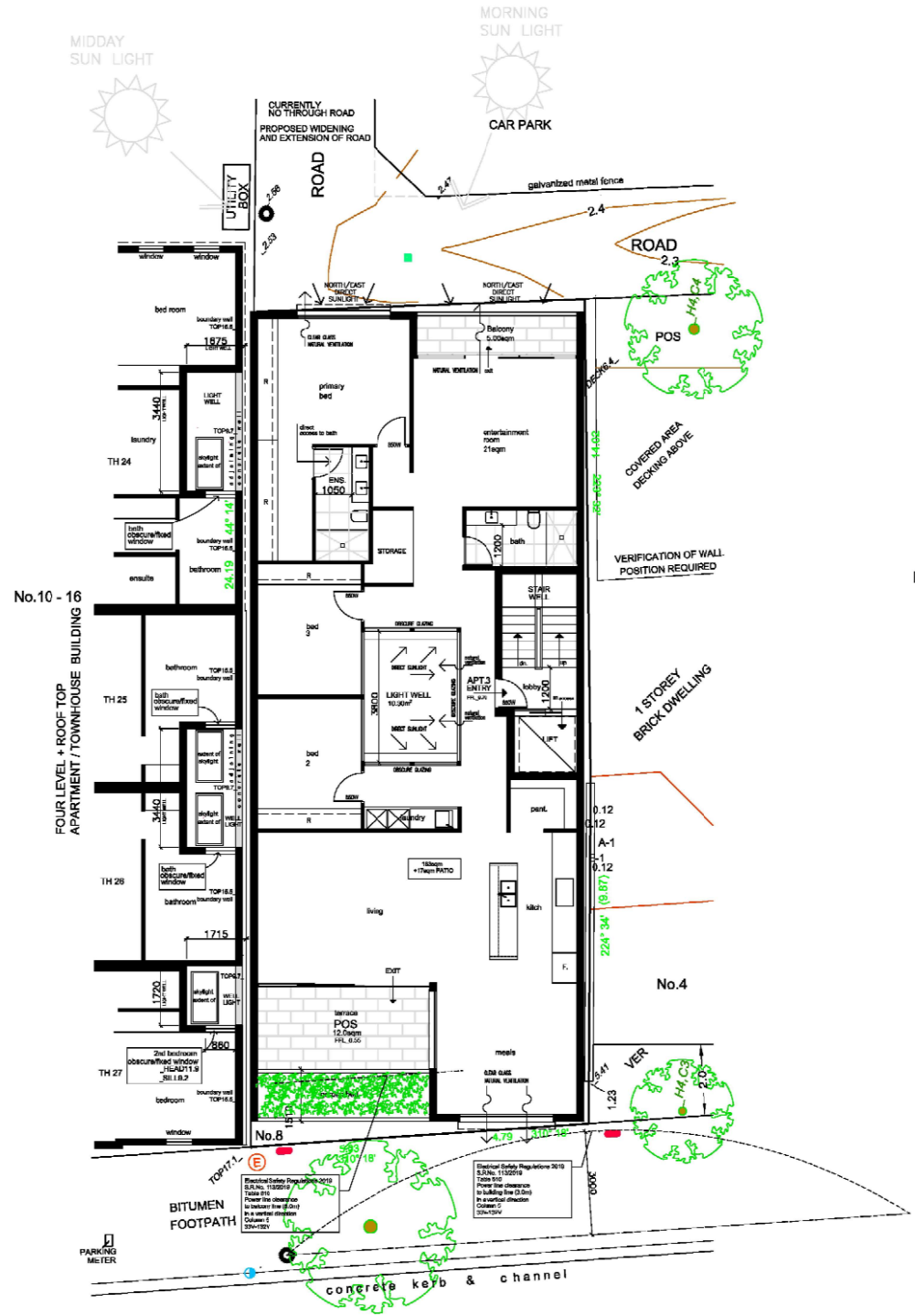
Planning Application
1.11th November 2021
2. 1st December 2021
03 of 07
Scale
@ A1

8 South Melbourne PL

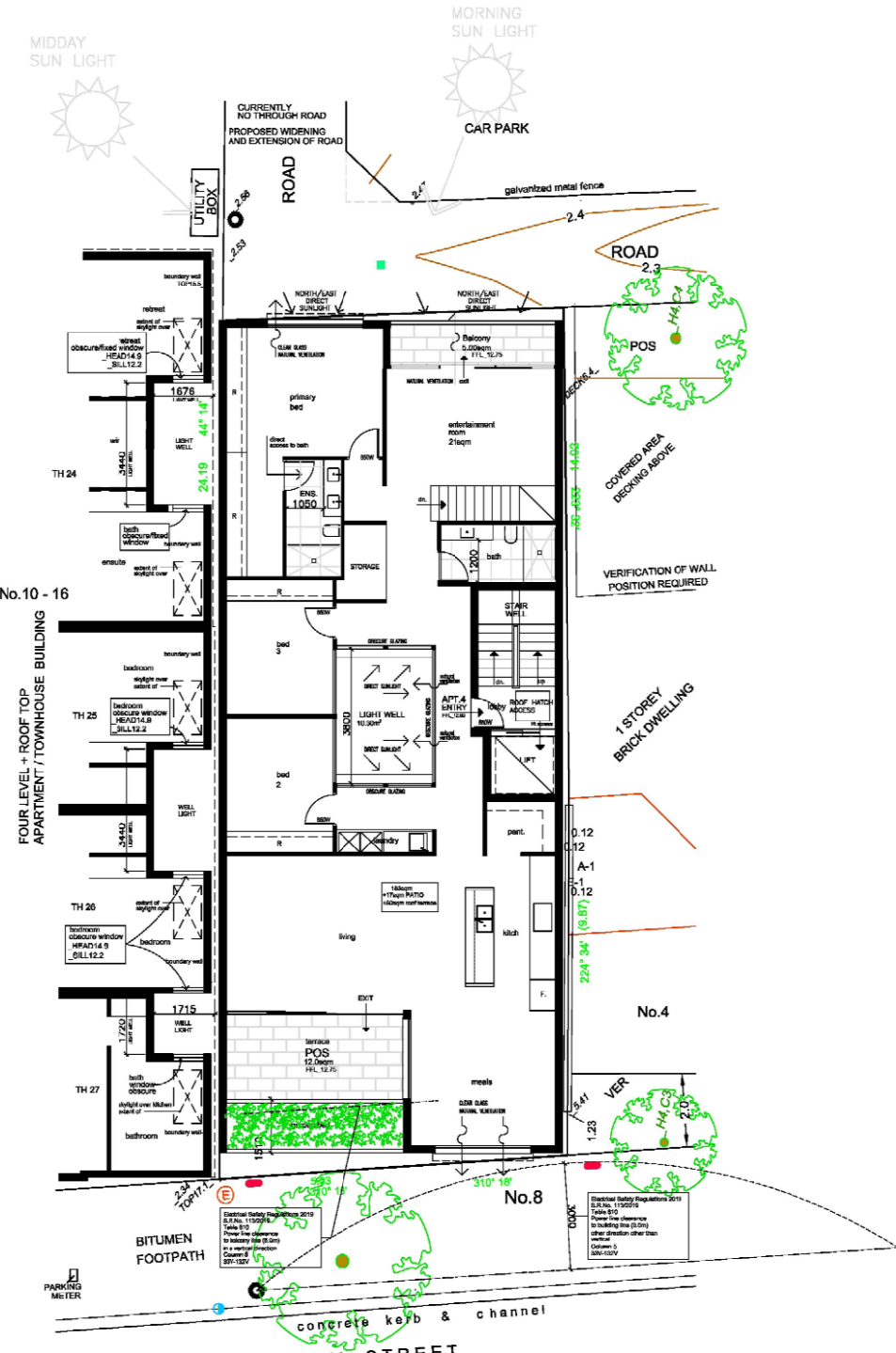


DESIGN DEVELOPMENT
STEVEN TRENEVIG
Architect & Planning
www.steventrenevig.com.au

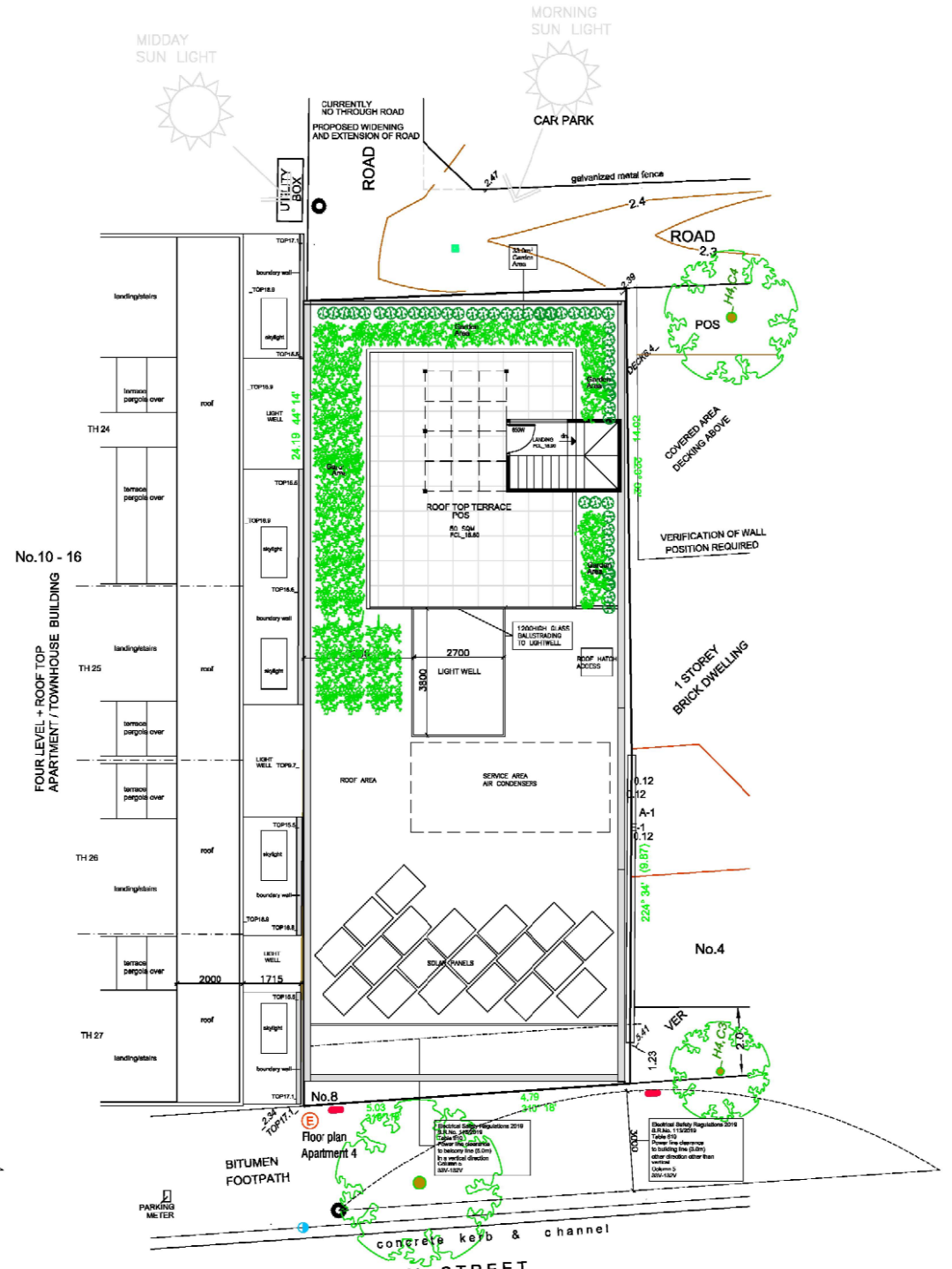
NOTES
 A. All elevations and floor plans to be expressed to AUSTRALIAN HEIGHT DATUM (AHD).
 B. Existing Conditions Plan AUSTRALIAN HEIGHT DATUM (AHD).
 C. Obscure Glazing windows to light well windows to be in accordance with Standard B22.



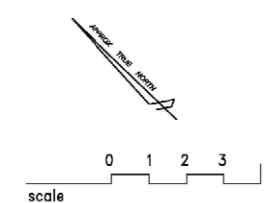
Proposed 2nd Level Plan Apartment 3



Proposed 3rd Level Plan Apartment 4



Proposed Roof Top Level Apartment 4



Proposed development at Fishermans Bend Mentague Precinct.
 688 Boundary Street, South Melbourne, 3205.

Planning Application
 1.11th November 2021
 2. 1st December 2021
 04 of 07
 Scale @ A1

8 South Melbourne PL



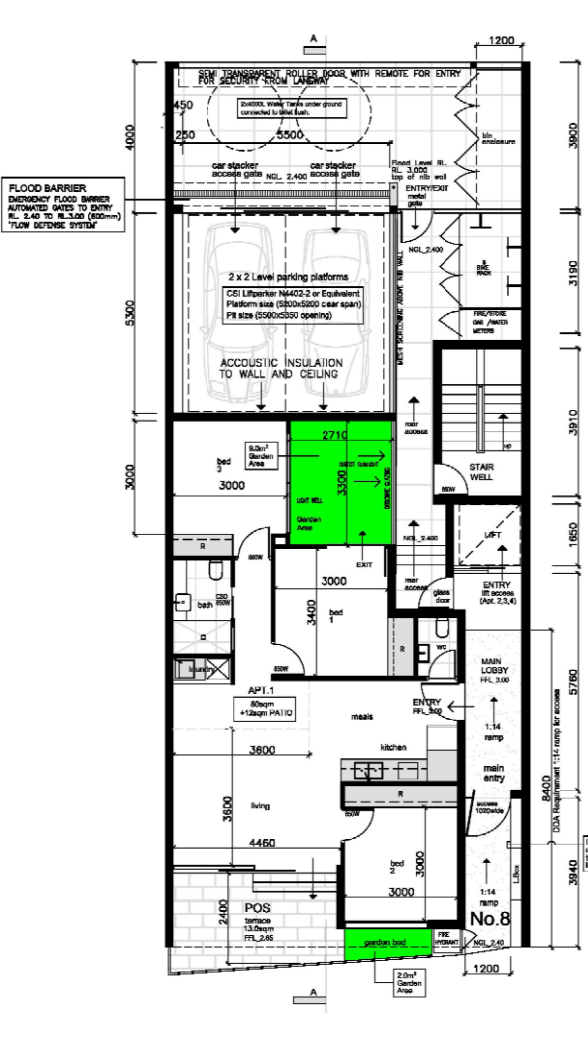
DESIGN DEVELOPMENT
 STEVEN TREMPERUS
 Architectural Designer
 0438 920 000

NOTES

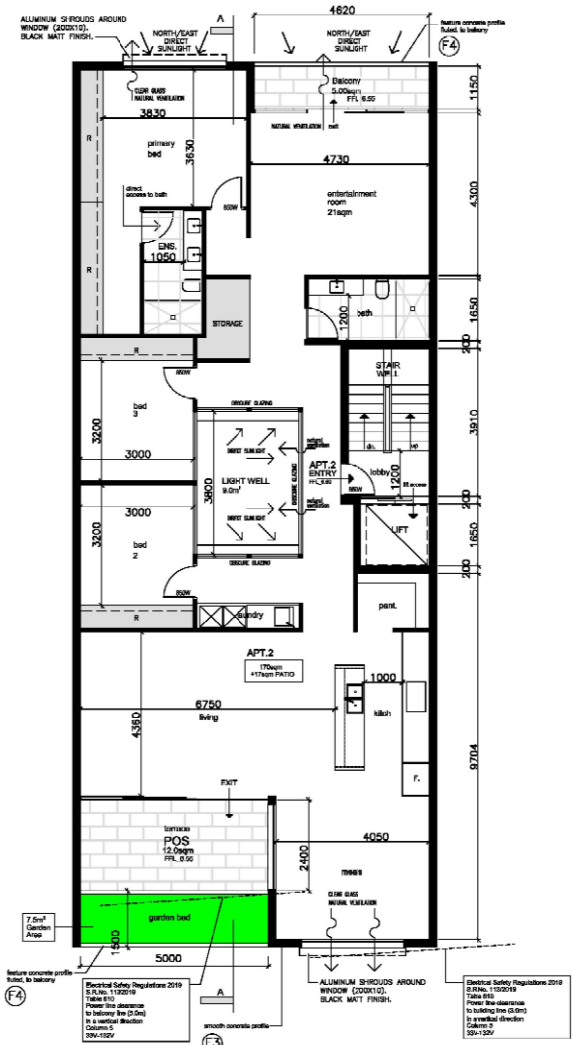
A. All elevations and floor plans to be expressed to AUSTRALIAN HEIGHT DATUM (AHD).

B. Existing Conditions Plan AUSTRALIAN HEIGHT DATUM (AHD).

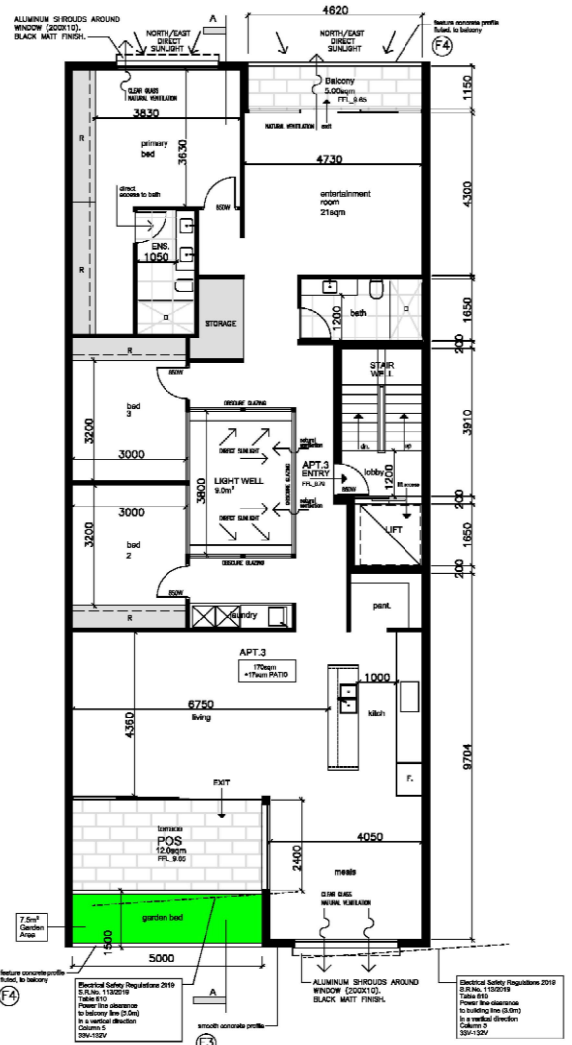
C. Obscure Clazing windows to light well windows to be in accordance with Standard B22.



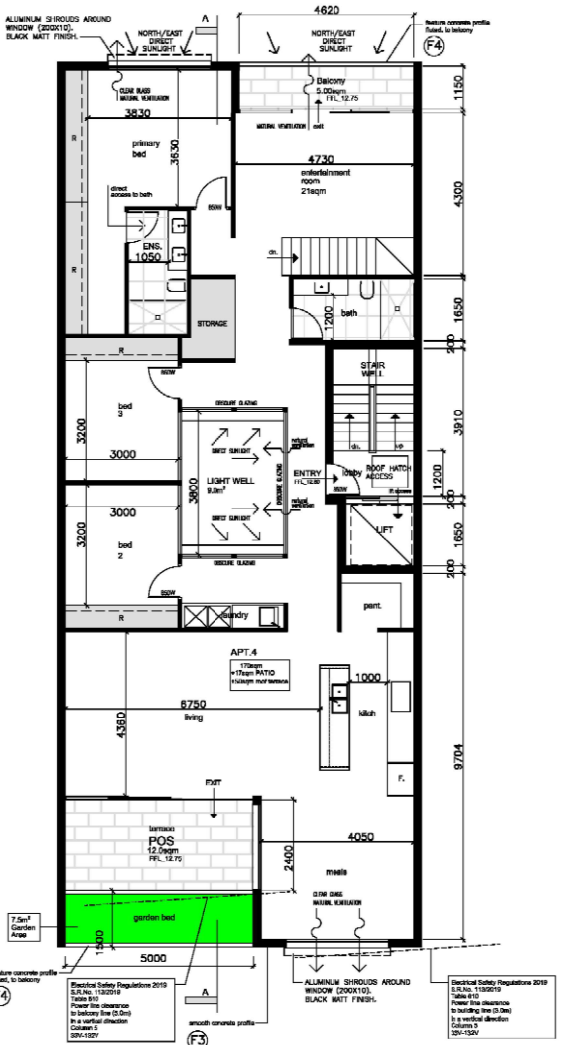
Floor plan Apartment 1



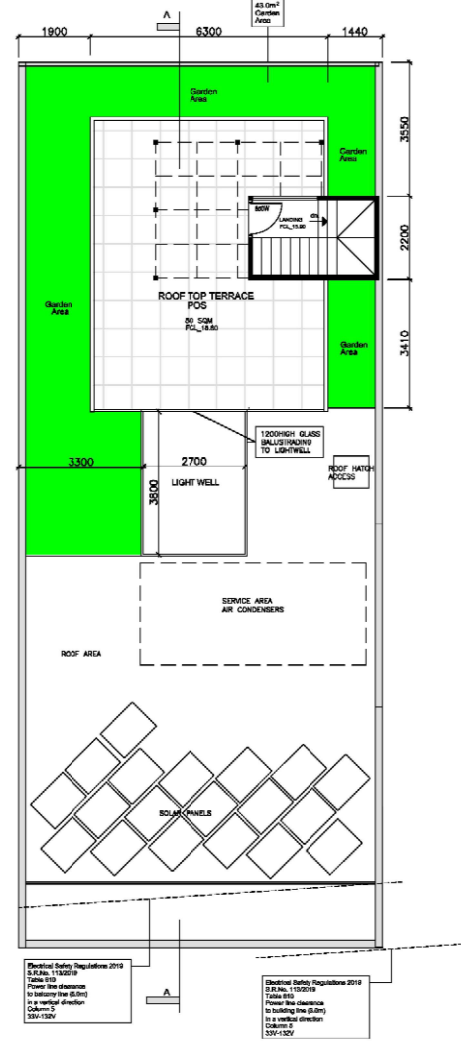
Floor plan Apartment 2



Floor plan Apartment 3

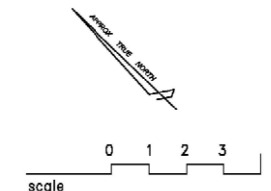


Floor plan Apartment 4



Roof Terrace Apartment 4

ROOM / DWELLING REQUIREMENTS													
APARTMENT NUMBER	ROOMS		AREA			GARDEN AREA	PRIVATE OPEN SPACE	ACCESSIBILITY			STORAGE		
	BEDROOM	BATHROOM	LIVING/ROCK	INTERIOR	EXTERIOR			MINIMUM AREA	CLEAR PATH	BATHROOM	DOOR	OVERHEAD	INTERIOR
	MIN	OTHER	1.8M / 12.0M ²	M ²	M ²	M ²	3.0M / 12.0M ²	1.2M	Option B	OPTION C	3.5M ² MIN	10M ²	10M ²
APARTMENT 1	3 BED	1 BATH	21.0	80.0	23.0	11.0	21.0	✓	✓	✓	✓	✓	18.20
APARTMENT 2	3 BED	2 BATH	29.4	183.0	17.0	7.5	12.0	✓	✓	✓	✓	✓	29.0
APARTMENT 3	3 BED	2 BATH	29.4	183.0	17.0	7.5	12.0	✓	✓	✓	✓	✓	29.0
APARTMENT 4	3 BED	2 BATH	29.4	183.0	17.0	40.0	12.0	✓	✓	✓	✓	✓	29.0
	100	100	100	100	100	100	100	100	100	100	100	100	% COMPLIANT



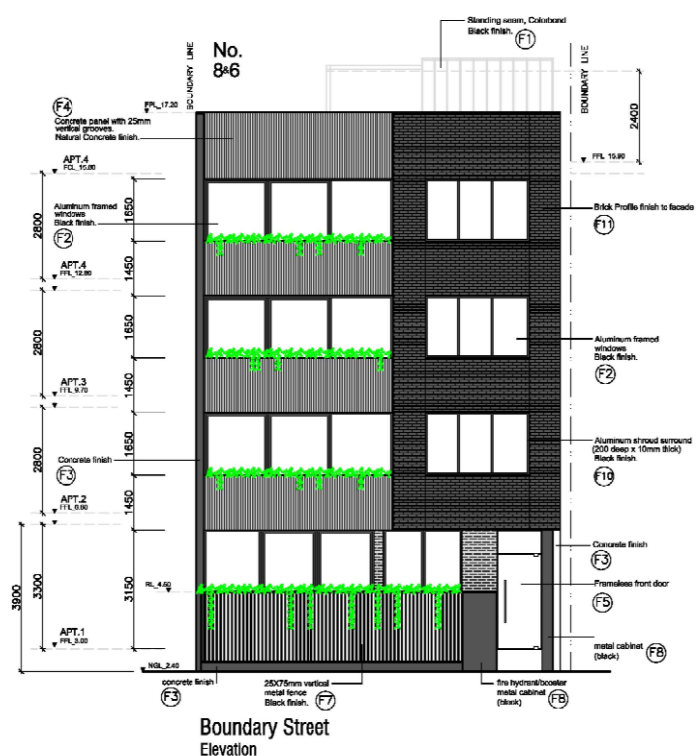
Proposed development at Fishermans Bend Montague Precinct.
688 Boundary Street, South Melbourne, 3205.

Planning Application
1.11th November 2021
2. 1st December 2021

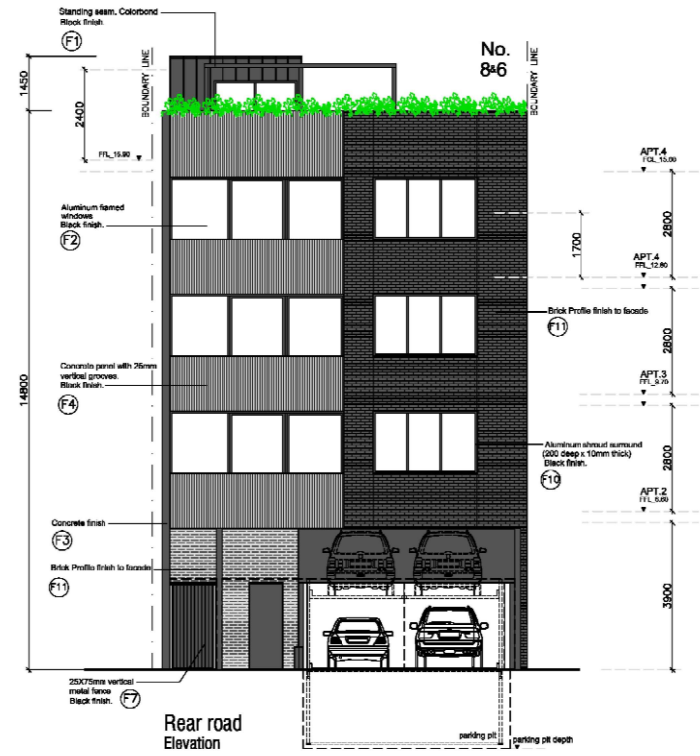
8 South Melbourne PL



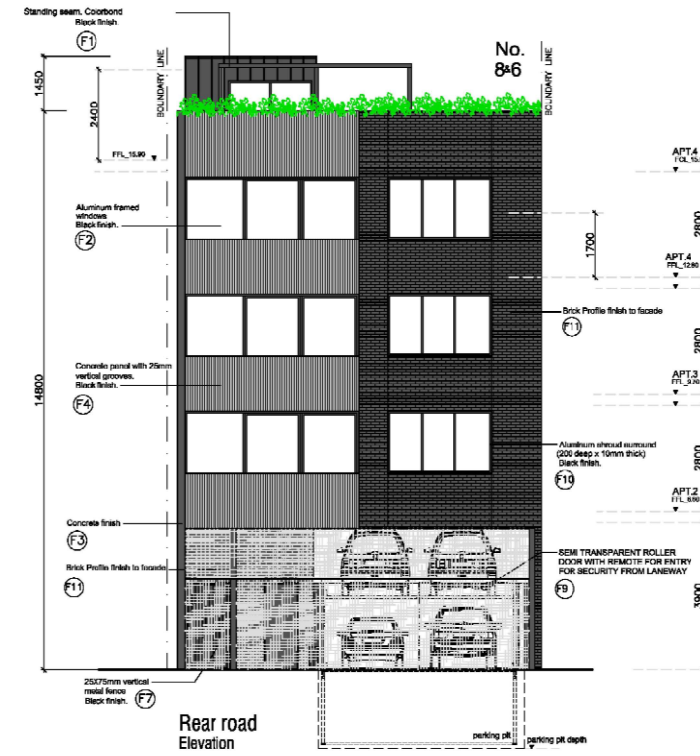
DESIGN DEVELOPMENT
STEVEN TREMEVAS
Architectural Services Pty Ltd



Boundary Street Elevation

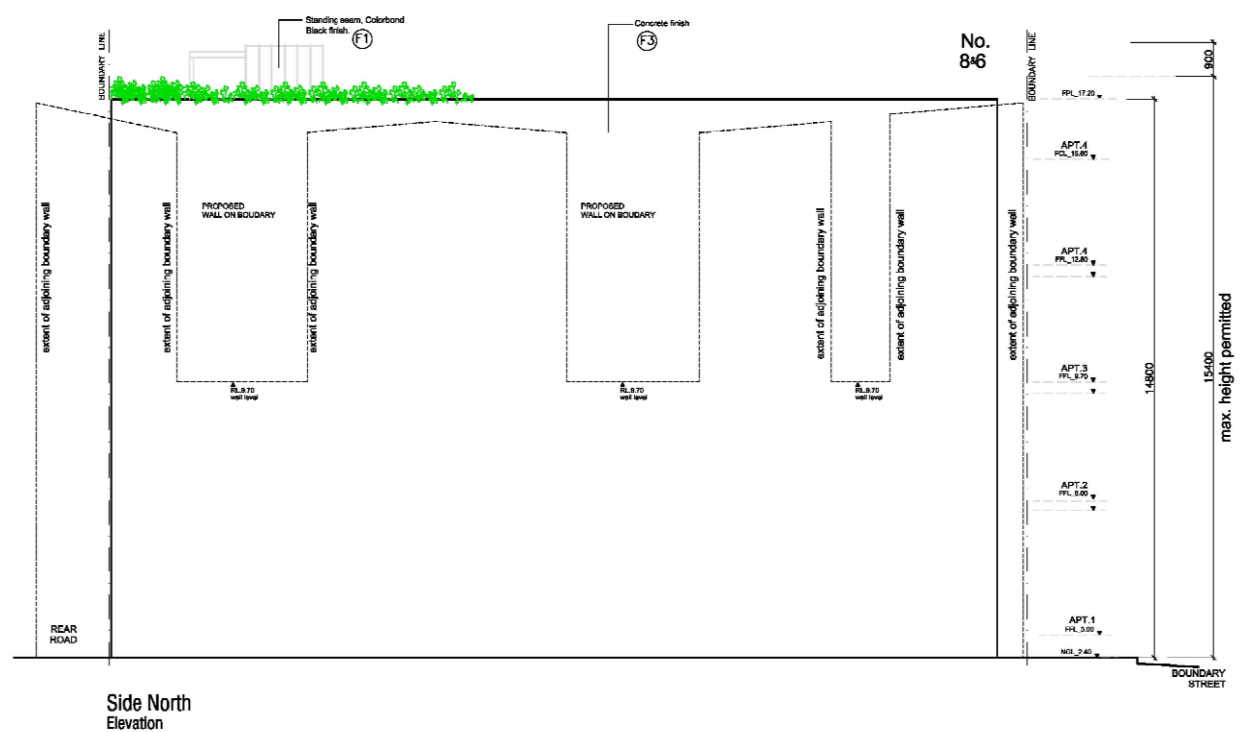


Rear road Elevation

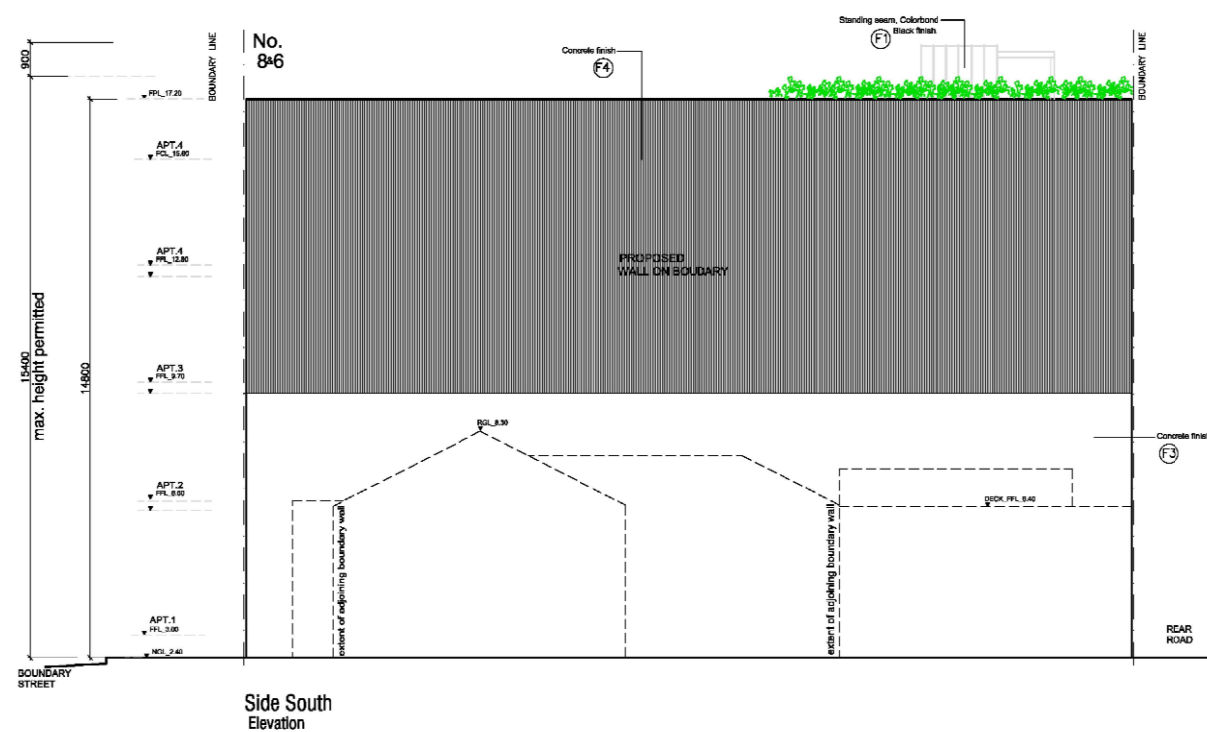


Rear road Elevation

EXTERIOR FINISHES SCHEDULE



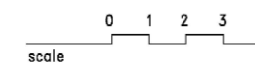
Side North Elevation



Side South Elevation

NOTES

- All elevations and floor plans to be expressed to AUSTRALIAN HEIGHT DATUM (AHD).
- Existing Conditions Plan AUSTRALIAN HEIGHT DATUM (AHD).
- Opaque Glazing windows to light wall windows to be in accordance with Standard B2.

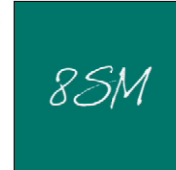


Proposed development at
Fishermans Bend
Montague Precinct.
688 Boundary Street,
South Melbourne,
3205.

Planning Application
1.11th November 2021
2. 1st December 2021
08 of 07
Scale @ A1

8 South Melbourne PL

DESIGN DEVELOPMENT
STEVEN TRENEVSKO
Architectural Building Design 03114



NOTES

A. All elevations and floor plans to be expressed to AUSTRALIAN HEIGHT DATUM (AHD).

B. Existing Conditions Plan AUSTRALIAN HEIGHT DATUM (AHD).

C. Obscure Glazing windows to light well windows to be in accordance with Standard B22.

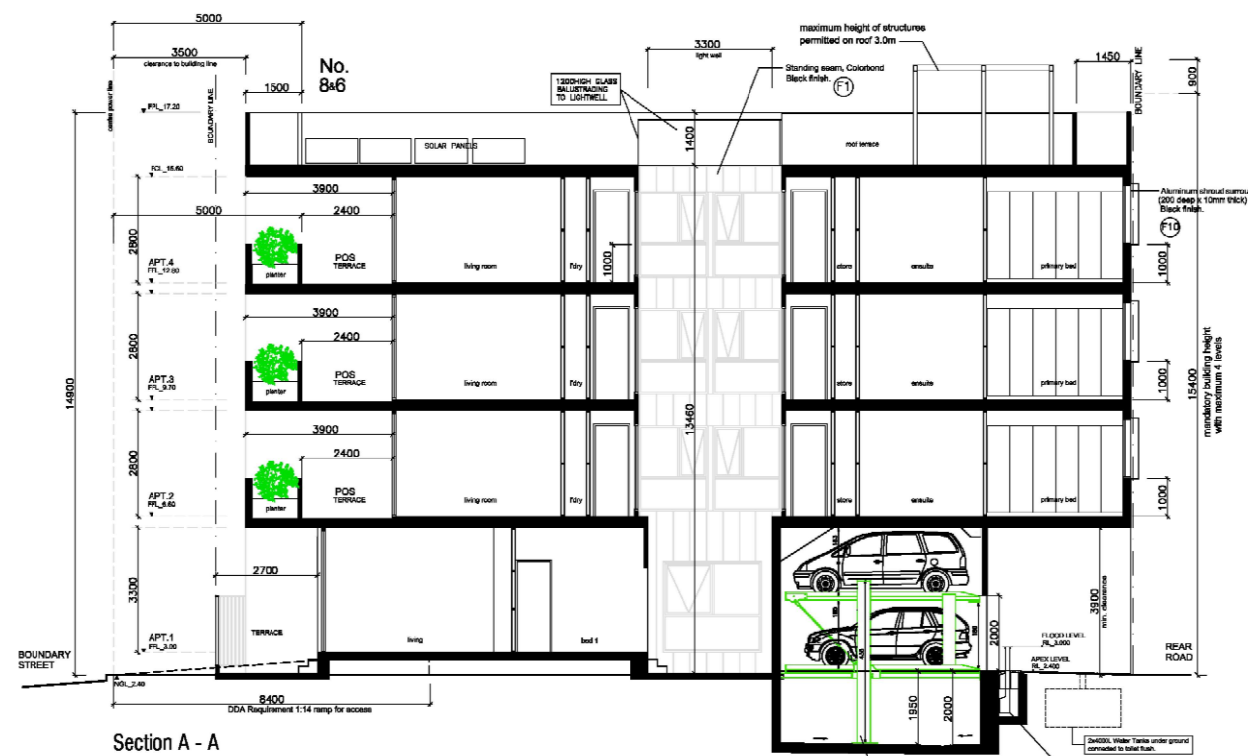


Boundary Street Elevation

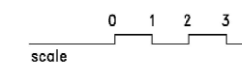


Streetscape elevation NTS

EXTERIOR FINISHES SCHEDULE



Section A - A

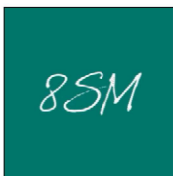


Proposed development at
Fishermans Bend
 Montague Precinct.
 688 Boundary Street,
 South Melbourne,
 3205.


Planning Application
 1.11th November 2021
 2. 1st December 2021
 07 of 07
 Scale @ A1

8 South Melbourne PL

DESIGN DEVELOPMENT
 STEVEN TRENEVING
 Architecture Building Design 03114
 stt@trenevings.com.au

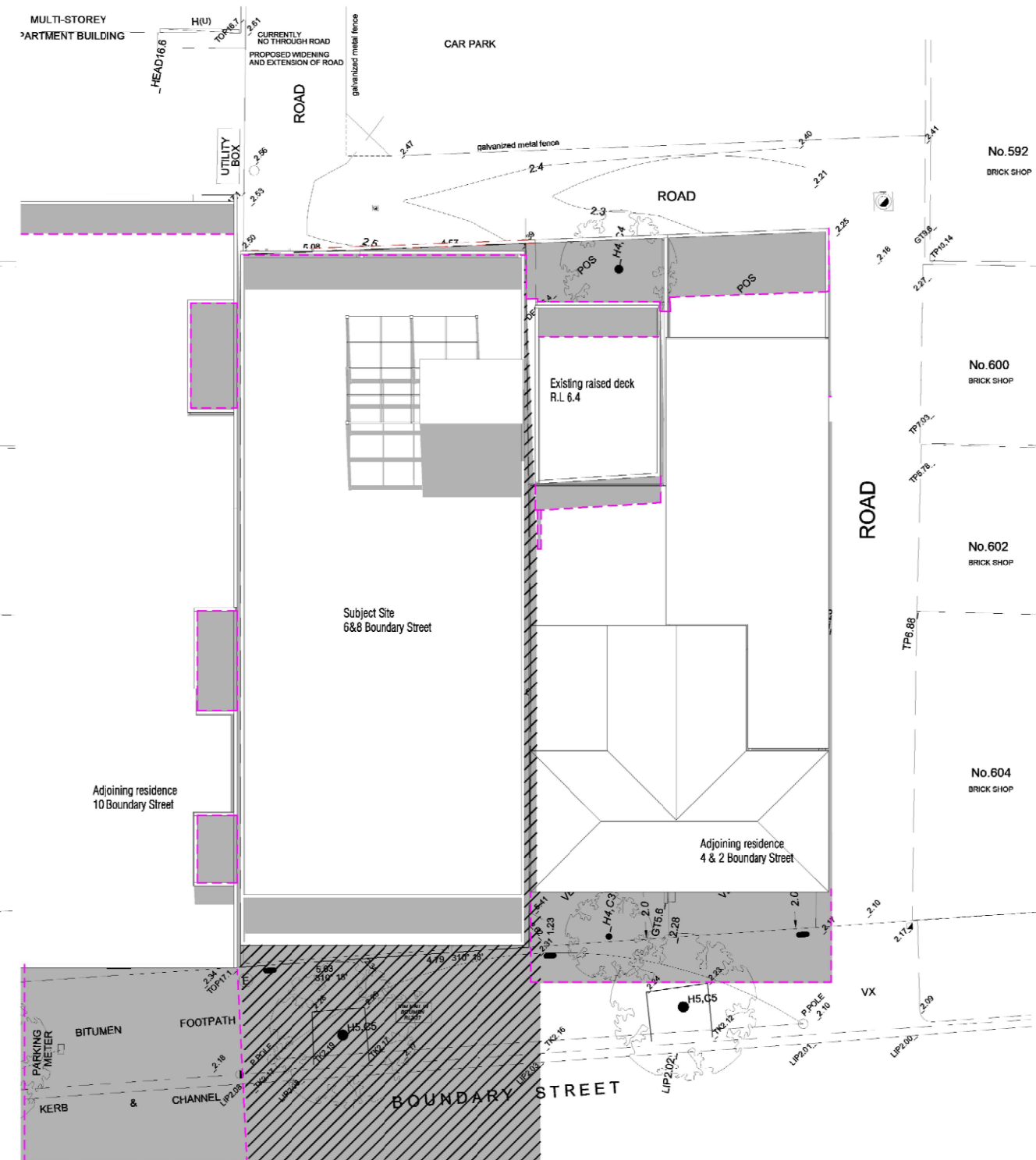


LEGEND

-  DENOTES SHADOWLINE OF EXISTING BUILDINGS AND FENCE
-  DENOTES SHADOW REGION OF PROPOSED DEVELOPMENT



1 9am Proposed Shadow Plan
1 : 100



2 10am Proposed Shadow Plan
1 : 100

ISSUE	REVISION	DATE

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PROJECT TITLE
Proposed Development at Fisherman's Bend, Montague Precinct

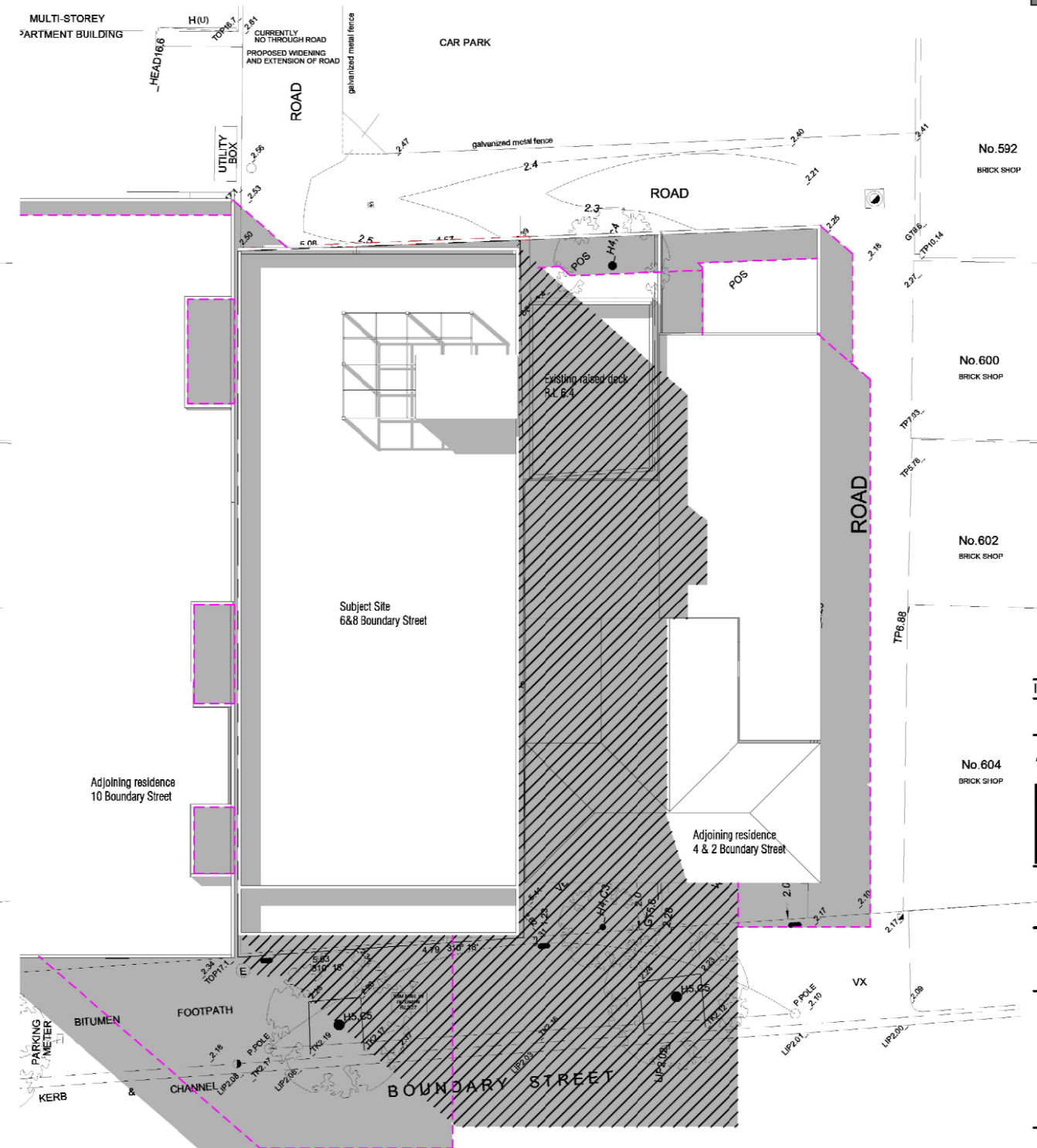
6 & 8 Boundary Street
South Melbourne 3205

SHEET TITLE
Shadow Diagrams - Spring Equinox 9am & 10am

	SCALE 1 : 100@A1
	DATE 10/12/2021 9:09:05 AM
ORIENTATION	DRAWN JO
DWG No. TP/21-10	CHECKED
JOB No. 21026	SHEET No. TP 1 of 4

LEGEND

-  DENOTES SHADOWLINE OF EXISTING BUILDINGS AND FENCE
-  DENOTES SHADOW REGION OF PROPOSED DEVELOPMENT



ISSUE	REVISION	DATE

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PROJECT TITLE
Proposed Development at Fisherman's Bend, Montague Precinct

6&8 Boundary Street
South Melbourne 3205


SHEET TITLE
Shadow Diagrams - Spring Equinox 11am & 12pm

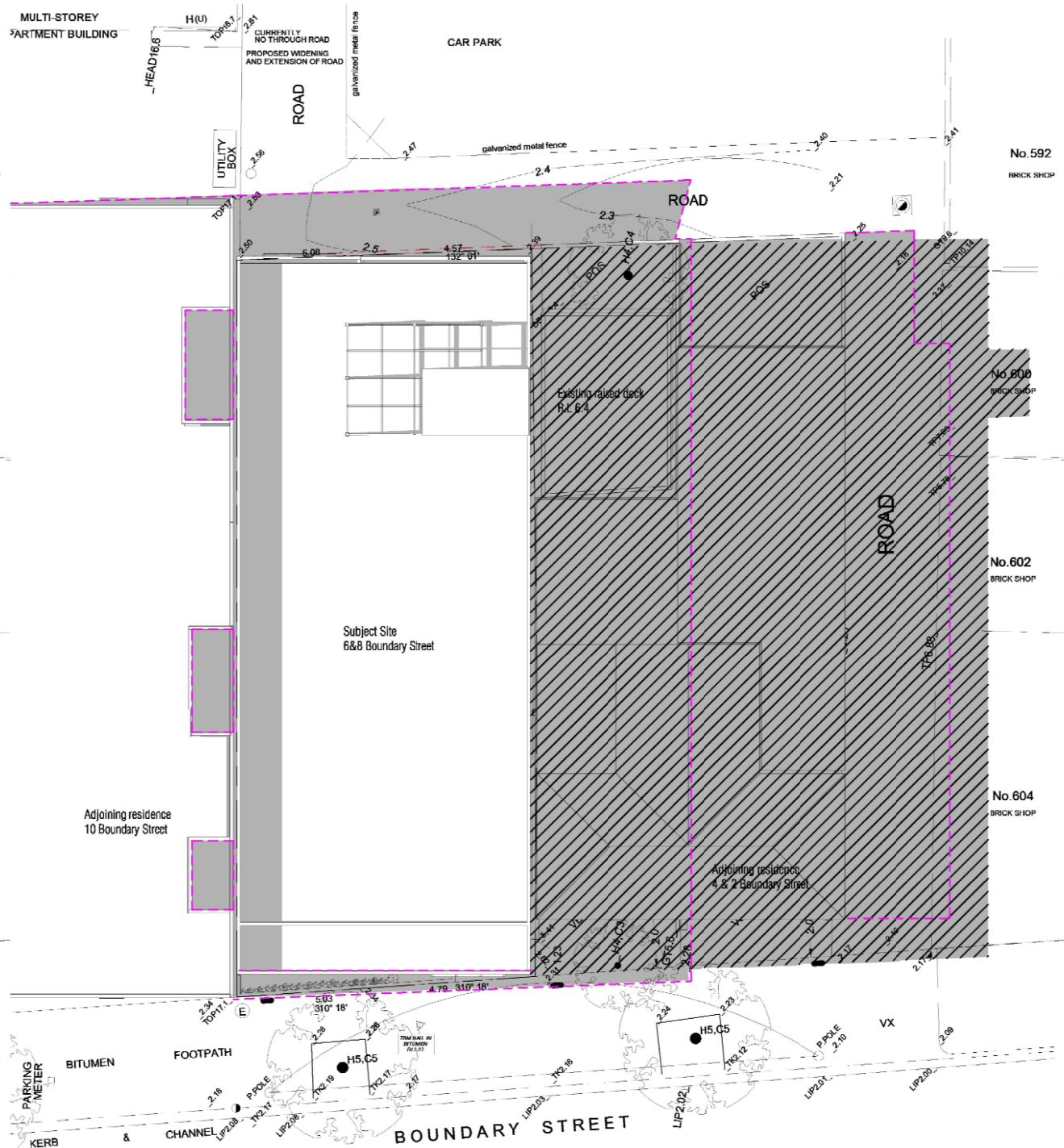
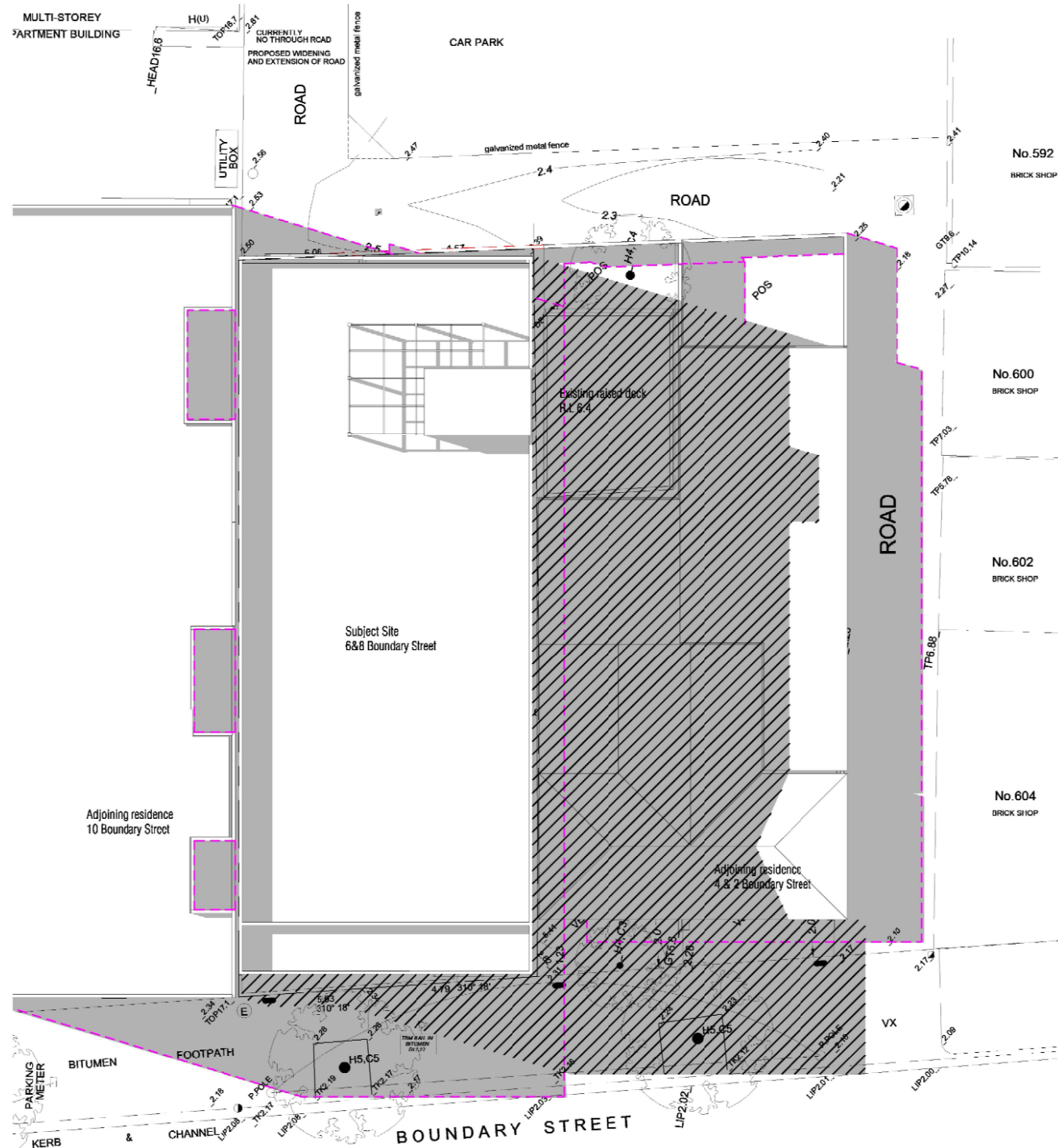
1 11am Proposed Shadow Plan
1:100

2 12pm Proposed Shadow Plan
1:100

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	CHECKED
DWG No. TP/21-10	SHEET No.
JOB No. 21026	TP 2 of 4

LEGEND

-  DENOTES SHADOWLINE OF EXISTING BUILDINGS AND FENCE
-  DENOTES SHADOW REGION OF PROPOSED DEVELOPMENT



1 1pm Proposed Shadow Plan
1 : 100

2 2pm Proposed Shadow Plan
1 : 100

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PROJECT TITLE
Proposed Development at
Fisherman's Bend, Montague
Precinct

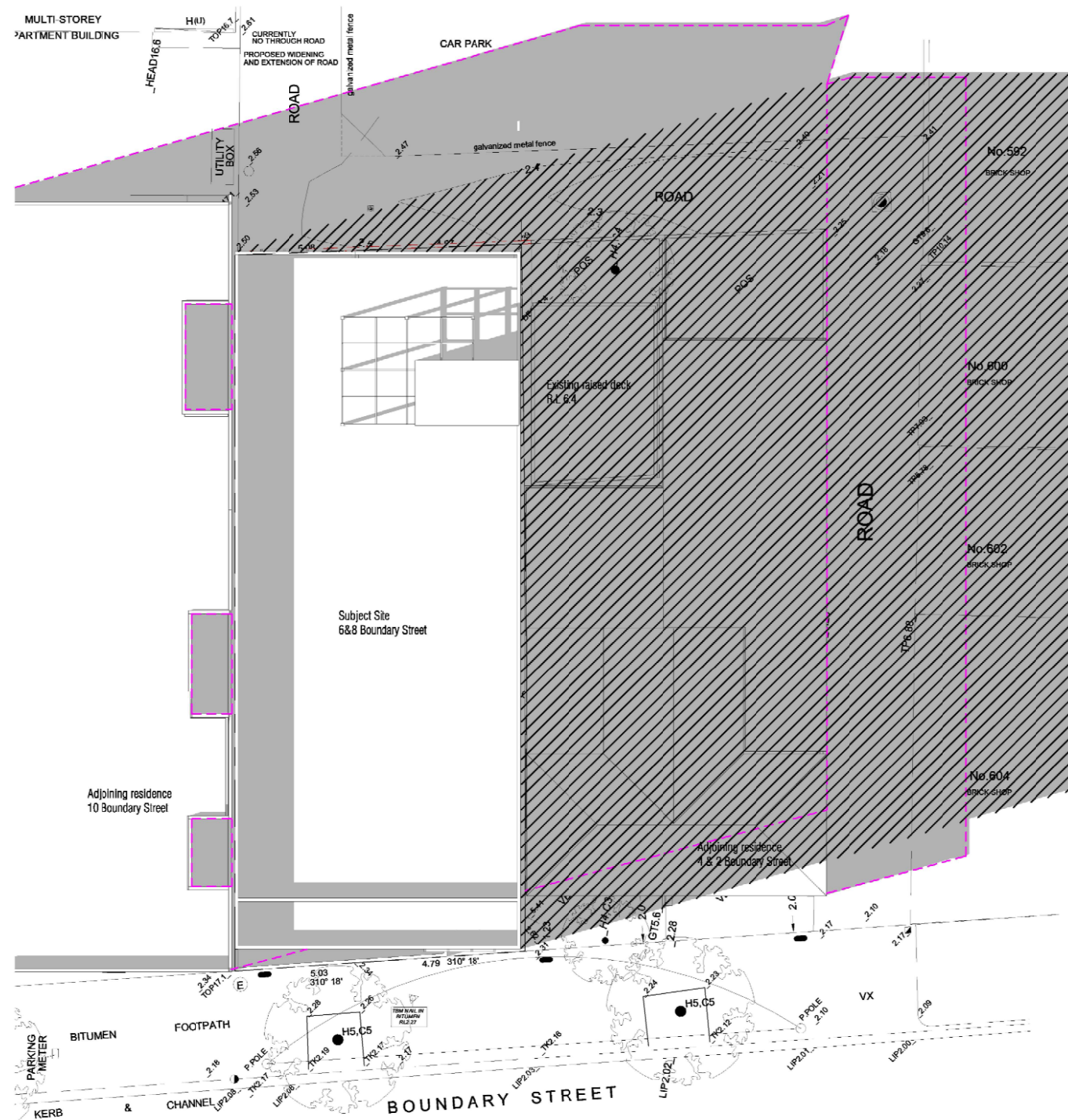
6&8 Boundary Street
South Melbourne 3205

SHEET TITLE
Shadow Diagrams - Spring
Equinox 1pm & 2pm

 ORIENTATION	SCALE 1 : 100@A1
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	DRAWN JO
	CHECKED
DWG No. TP/21-10	SHEET No.
JOB No. 21026	TP 3 of 4

LEGEND

-  DENOTES SHADOWLINE OF EXISTING BUILDINGS AND FENCE
-  DENOTES SHADOW REGION OF PROPOSED DEVELOPMENT



1 3pm Proposed Shadow Plan
1 : 100

ISSUE	REVISION	DATE

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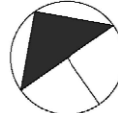
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Planning Application

PROJECT TITLE
Proposed Development at Fisherman's Bend, Montague Precinct

6&8 Boundary Street
South Melbourne 3205

SHEET TITLE
Shadow Diagrams - Spring Equinox 3pm

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DWG No. TP/21-10	CHECKED
JOB No. 21026	SHEET No. TP 4 of 4