

LEVEL STOREYS

		AREA (m2)	BIKES	CAR SPACES	MOTORBIKE	LOADING BAYS	STORAGE
PARKING	4	6261	376	206	4	2	360
RATIO			1.10	0.60			

*19.4% of Horizontal Bikes

		TOT. GFA (m2)	NLA(m2)	NSA(m2)	APARTMENTS (No.)					COMMUNAL	COMMERCIAL			
					1 Bed 1 Bath	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed 2 Bath	3 Bed 3 Bath	Communal (m2)	OFFICE Tenancy (m2)	RETAIL Tenancy (m2)	ART GALLERY Tenancy (m2)	WELLNESS Tenancy (m2)
GROUND				* excl balconies										
GROUND	1	2176	500	0	-	-	-	-	-	352	-	500	-	-
GROUND FLOOR MEZZANINE	0	1229	45	0	-	-	-	-	-	274	-	45	-	-

PODIUM														
LEVEL 01	1	2106	NA	386	5	-	2	-	-	-	-	-	-	-
LEVEL 02	1	2363	NA	363	6	-	1	-	-	-	-	-	-	-
LEVEL 02.5 (CARPARK)	-	1931	NA	NA	-	-	-	-	-	-	-	-	-	-
LEVEL 03	1	2363	NA	363	6	-	1	-	-	-	-	-	-	-

TOWER														
LEVEL 04	1	888	1098	-	-	-	-	-	-	1296	-	-	-	1098
LEVEL 05-06	2	1650	-	1384	14	-	10	-	-	-	-	-	-	-
LEVEL 07-39	33	27357	-	22847	99	-	99	99	-	-	-	-	-	-
ROOF	0	0	-	-	-	-	-	-	-	448	-	-	-	-

SUB TOTAL														
					130	0	113	99	0	2370	0	545	0	1098
% ACROSS DEVELOPMENT					38.01%	33.04%		28.95%		6.93				6.09%

*sqm per unit

TOTALS					TOTAL UNITS							
	40	42063	1643	25343	342						1643	

* excludes rooftop

**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

**ENDORSED PLAN
Sheet 1 of 42**

Signed:  for
MINISTER FOR PLANNING
Date: 11 December 2019



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Project **AVION**
245-251 NORMANBY ROAD, SOUTH MELBOURNE
Client **BLUE EARTH GROUP**

No.	Date	Notes
0	08/08/18	TOWN PLANNING AMENDMENTS
1	08/08/18	TOWN PLANNING
2	08/08/18	TOWN PLANNING
3	08/08/18	TOWN PLANNING
4	08/08/18	DISCONSISTENT

Title **DEVELOPMENT SUMMARY**
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NOT FOR CONSTRUCTION**

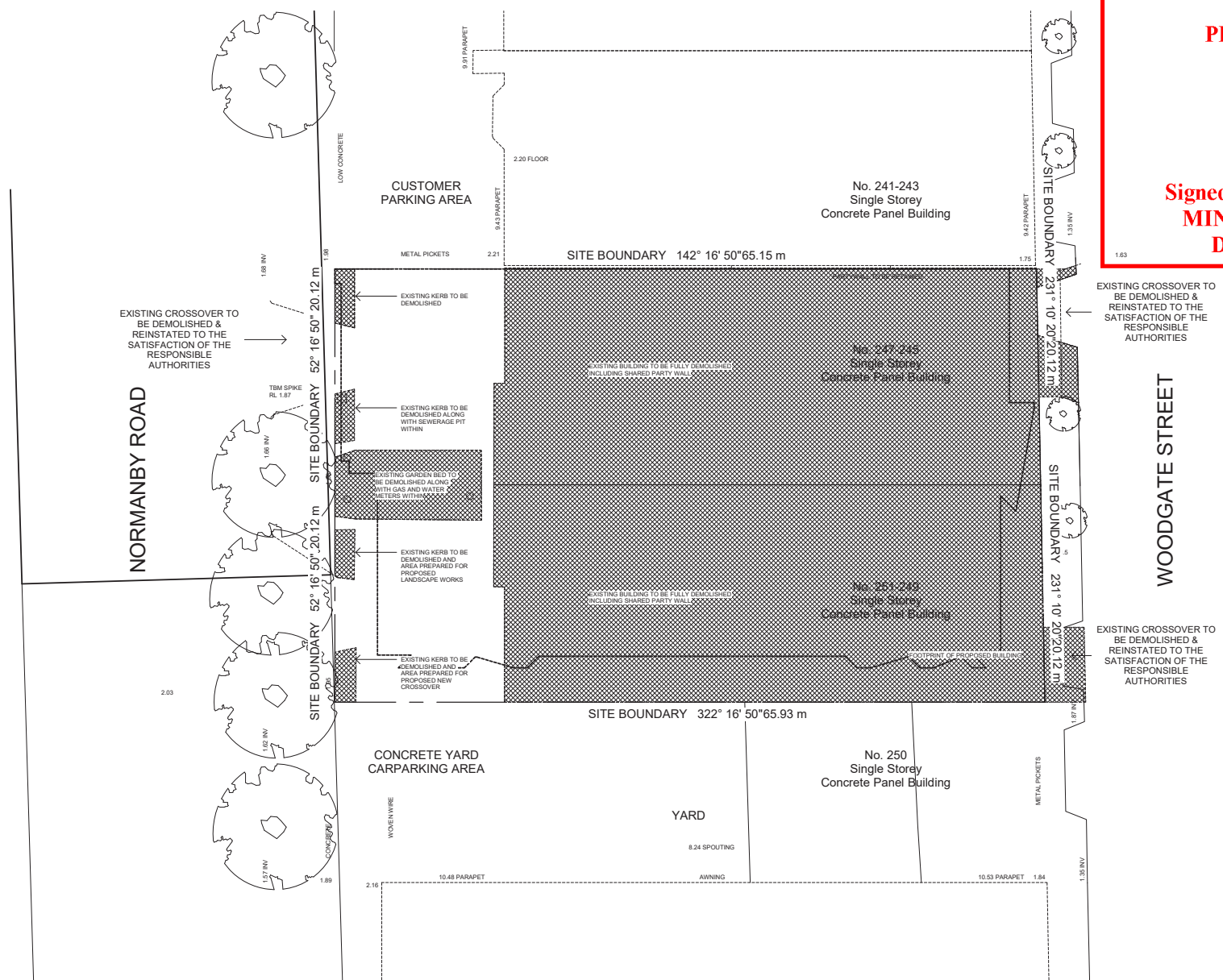
Sheet No. **TP0.00** Revision **E2**
Scale **@A1**
Date **20/08/2018**

15060

PERMIT NO. PA1500028

**ENDORSED PLAN
Sheet 2 of 42**

Signed:  for
MINISTER FOR PLANNING
Date: 11 December 2019



NORMANBY ROAD

WOODGATE STREET



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Project **AVION**
245-251 NORMANBY ROAD, SOUTH MELBOURNE
Client **BLUE EARTH GROUP**

Amendments	No.	Date	Notes
	1	20170701	TOWN PLANNING

Title **DEMOLITION PLAN**
Sheet **PRELIMINARY
NOT FOR CONSTRUCTION**

Sheet No. **TP0.04**
Scale **1:200@A1**
Date **01/12/2017**
Revision **E**



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**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

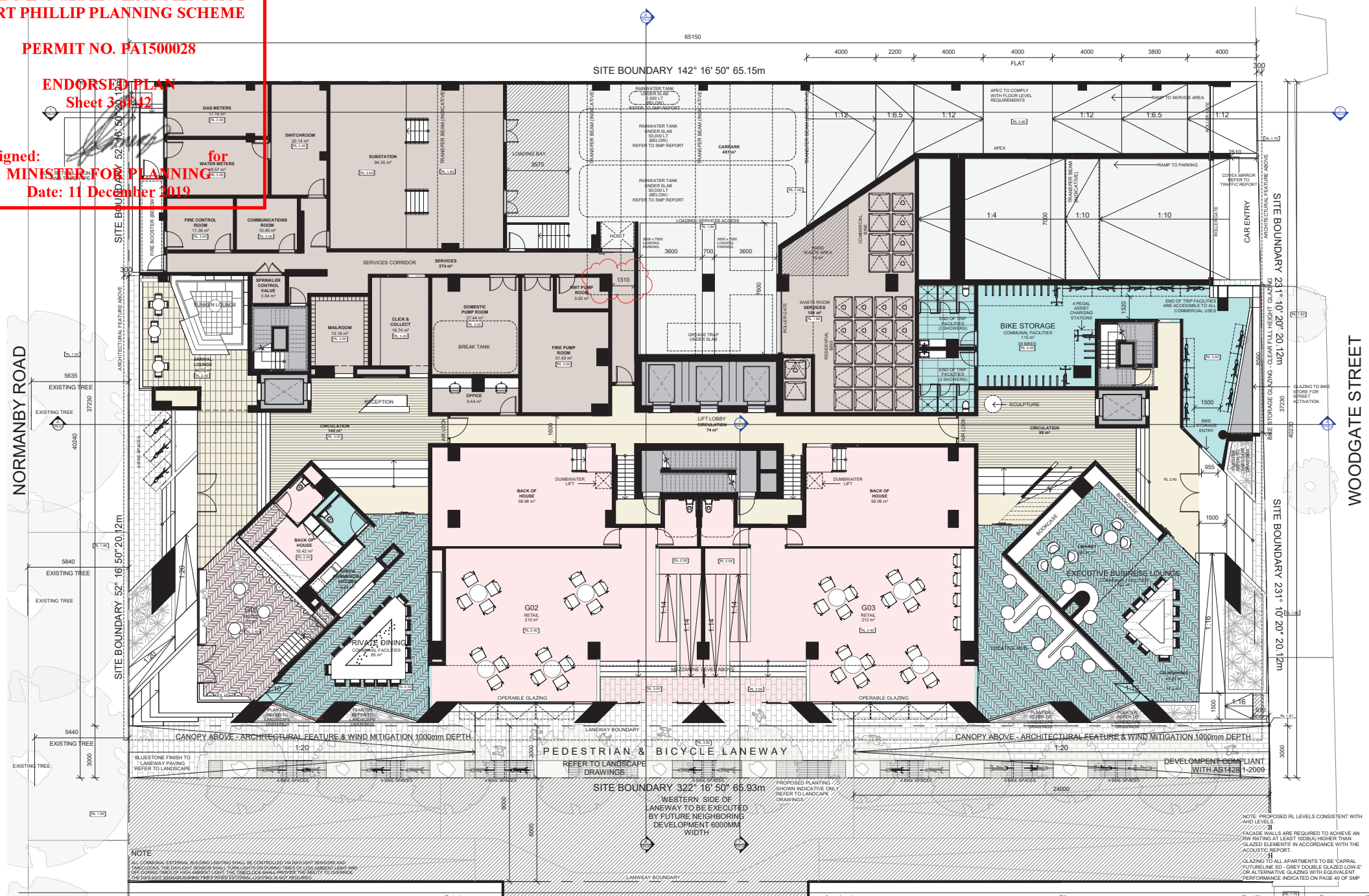
**ENDORSED PLAN
Sheet 3 of 42**

**Signed:
MINISTER FOR PLANNING
Date: 11 December 2019**

15/06/2019 12:55:56 PM

NORMANBY ROAD

WOODGATE STREET



NOTE
ALL COMMERCIAL EXTERIOR BUILDING SURFACES SHALL BE CONTROLLED VIA WATER RESISTANCE AND PERMEABILITY. THE CONTRACTOR SHALL VERIFY THROUGHOUT CONSTRUCTION THAT ALL APPLICABLE LABEL AND OFF-COVERED SURFACES OF HIGH ABILITY CLASS. THE CONTRACTOR SHALL PROVIDE THE ABILITY TO OVERSEE THE PROPOSED SURFACE QUALITY THROUGHOUT CONSTRUCTION AND COMPLETION.

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AND LEVELS.
FACADE WALLS ARE REQUIRED TO ACHIEVE AN ANV RATING OF AT LEAST R300M HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACCESSIBILITY REPORT.
GLAZING TO ALL APARTMENTS TO BE CARBON FUTURELINE SD - GREY DOUBLE GLAZED LOW-E OR ALTERNATIVE GLAZING WITH EQUIVALENT PERFORMANCE AS INDICATED ON PAGE 40 OF SMP.



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AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE

BLUE EARTH GROUP

No.	Date	Notes
1	01/12/2019	ISSUE FOR PERMITTING
2	01/12/2019	TOWN PLANNING
3	01/12/2019	ENVIRONMENTAL
4	01/12/2019	COOPERATION ISSUE
5	01/12/2019	ENVIRONMENTAL
6	01/12/2019	ENVIRONMENTAL
7	01/12/2019	ENVIRONMENTAL
8	01/12/2019	ENVIRONMENTAL
9	01/12/2019	ENVIRONMENTAL
10	01/12/2019	ENVIRONMENTAL

GROUND FLOOR PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. **TP1.01** Revision **E3**

Scale 1:100@A1

Date 12/11/2019

150601

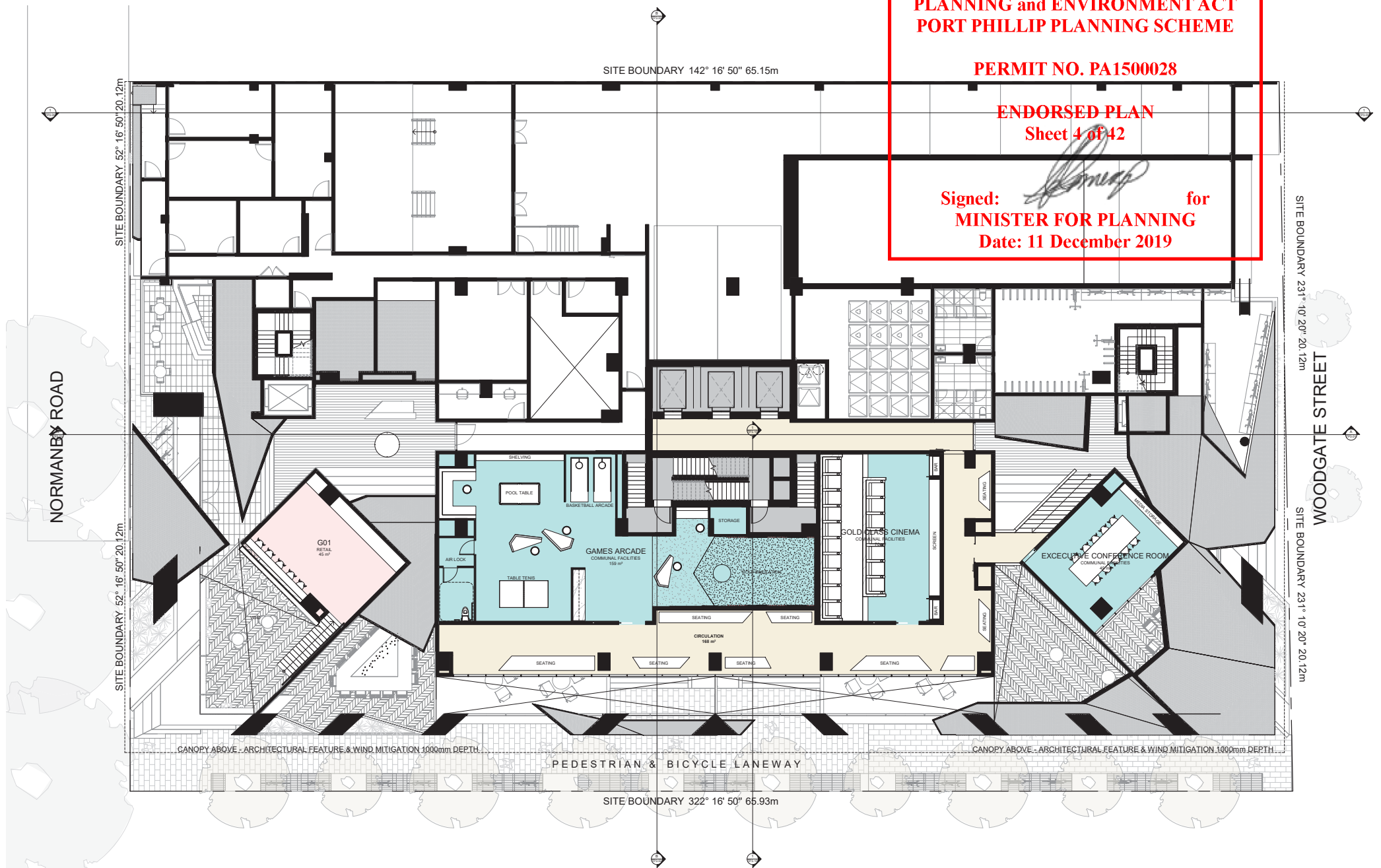
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**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

**ENDORSED PLAN
Sheet 4 of 42**

Signed:  for
MINISTER FOR PLANNING
Date: 11 December 2019



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ABN 29 108 008 919

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Project
AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE
Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes

Title
MEZZANINE LEVEL
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PRELIMINARY
NOT FOR CONSTRUCTION

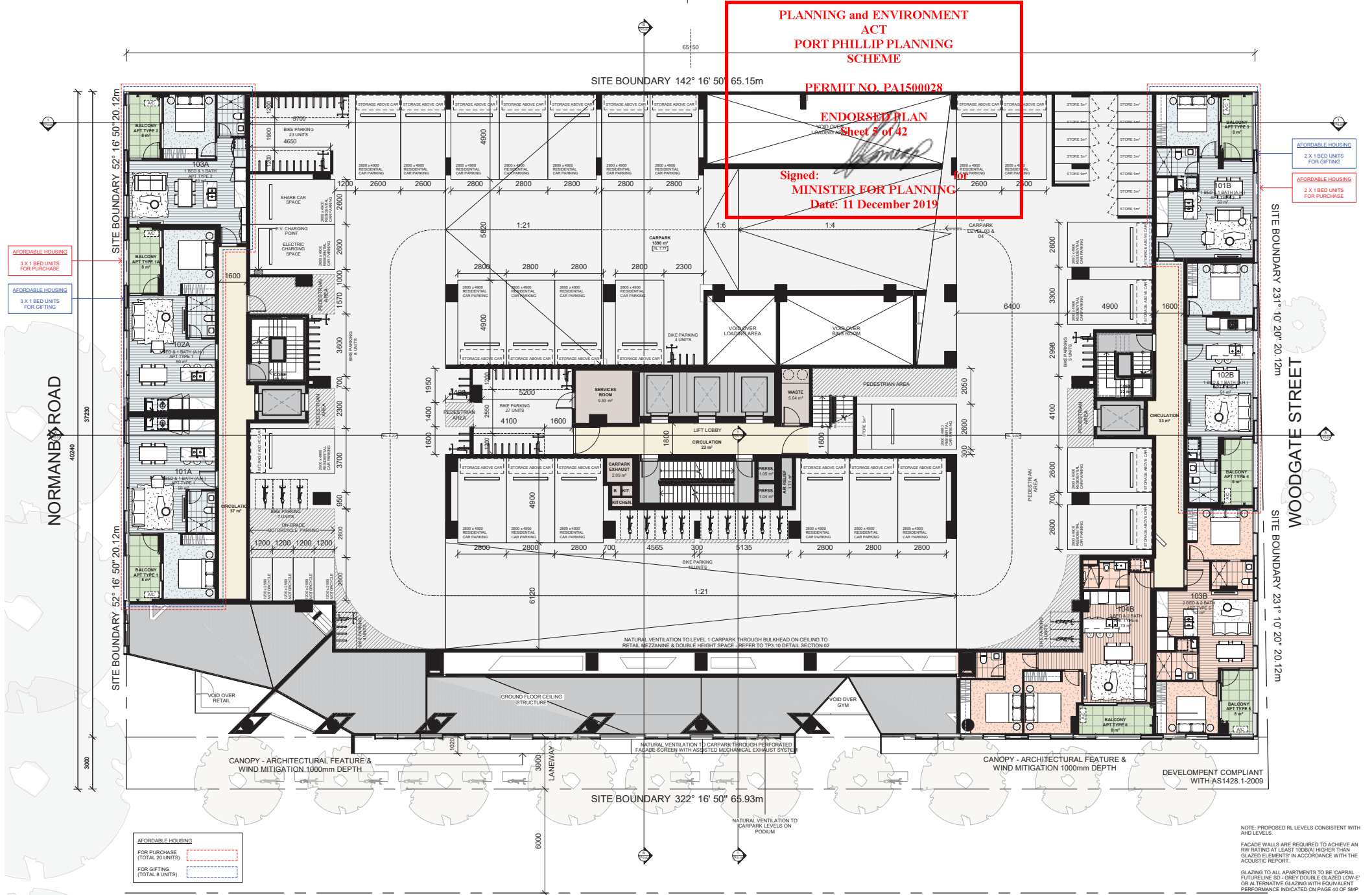
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Sheet No. **TP1.01A**
Scale 1:100@A1
Date
 **150601**

PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME

PERMIT NO. PA1500028

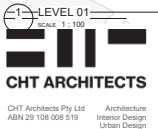
ENDORSED PLAN
Sheet 3 of 42

Signed: *[Signature]*
MINISTER FOR PLANNING
Date: 11 December 2019



AFORDABLE HOUSING
FOR PURCHASE (TOTAL 20 UNITS)
FOR GIFTING (TOTAL 8 UNITS)

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.
FACADE WALLS ARE REQUIRED TO ACHIEVE AN SWR RATING AT LEAST 1000A HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.
GLAZING TO ALL APARTMENTS TO BE CAPRAL FUTURELINE SD - GREY DOUBLE GLAZED LOW-E OR ALTERNATIVE GLAZING WITH EQUIVALENT PERFORMANCE INDICATED ON PAGE 40 OF SWP.



Project: AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE
Client: BLUE EARTH GROUP

Project: AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE
Client: BLUE EARTH GROUP

No.	Date	Notes
1	20/08/2018	TOWN PLANNING AMENDMENTS
2	20/08/2018	TOWN PLANNING AMENDMENTS
3	20/08/2018	TOWN PLANNING AMENDMENTS

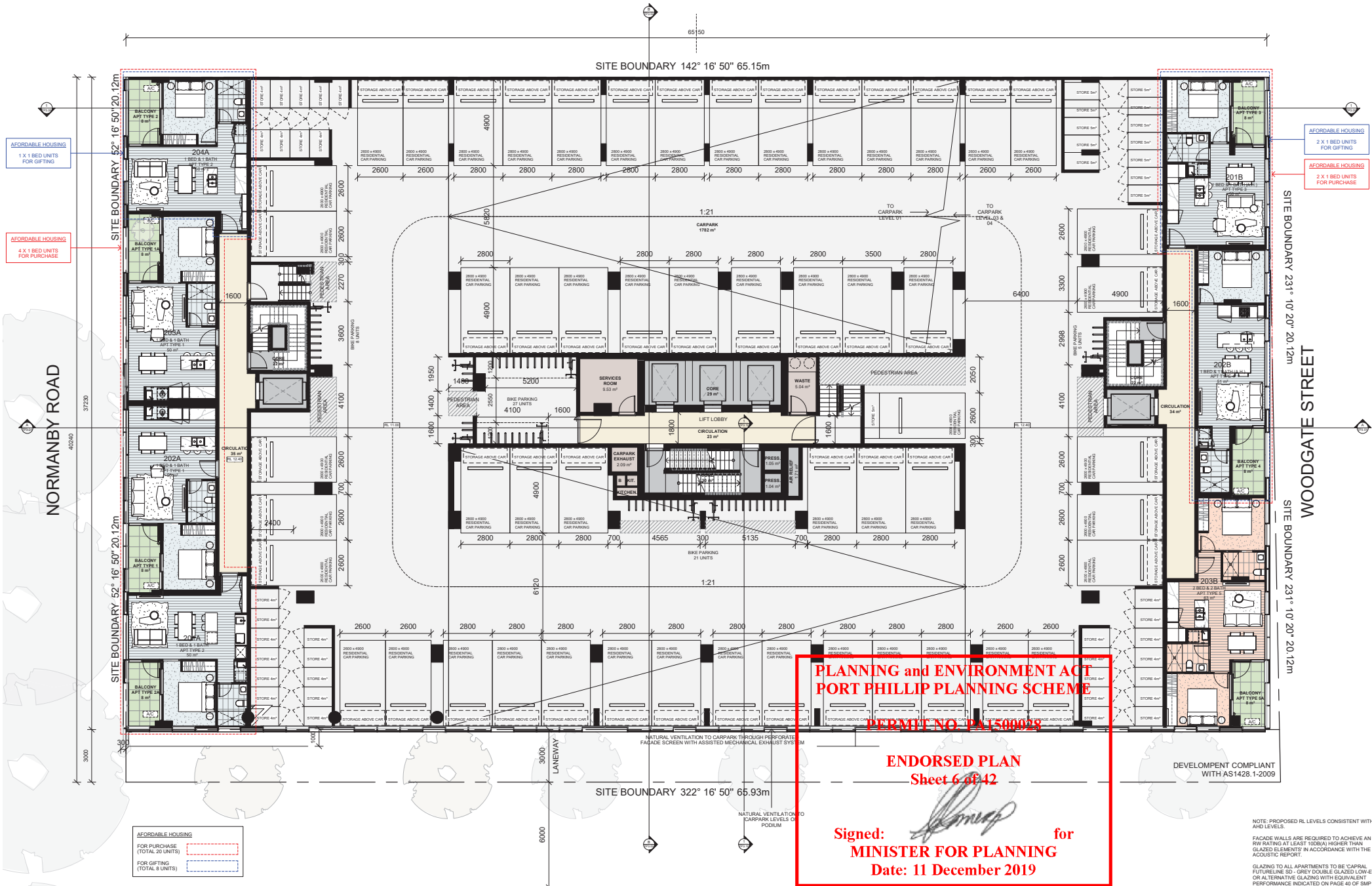
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Sheet: PRELIMINARY
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Scale: 1:100@A1
Date: 20/08/2018
Sheet No.: TP1.02
Revision: E2



15/06/2019 14:16:16 PM

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Project
AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client
BLUE EARTH GROUP

Amendments	No.	Date	Notes
	1	2019/09/11	ISSUE FOR PERMITTING AMENDMENTS
	2	2019/10/01	FINAL PLANNING
	3	2019/10/01	PERMIT

Title
PODIUM LEVELS 02 & CARPARK LEVEL 02-03

Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

Sheet No.
TP1.03

Revision
E2

Scale
1:100@A1

Date
20/08/2018

15061

Drawn by: Auto/Checked by: Checker

15/06/2019 2:47:06 PM 9:44:02 AM

SITE BOUNDARY 142° 16' 50" 65.15m

SITE BOUNDARY 52° 16' 50" 20.12m

SITE BOUNDARY 231° 10' 20" 20.12m

SITE BOUNDARY 231° 10' 20" 20.12m

SITE BOUNDARY 322° 16' 50" 65.93m

NORMANBY ROAD

THEES STAIRROOM

AFORDABLE HOUSING
4 X 1 BED UNITS FOR PURCHASE

AFORDABLE HOUSING
2 X 1 BED UNITS FOR PURCHASE

AFORDABLE HOUSING
FOR PURCHASE (TOTAL 20 UNITS)
FOR GIFTING (TOTAL 8 UNITS)

PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME

PERMIT NO. PA150028

ENDORSED PLAN
Sheet 7 of 42

Signed: *[Signature]* for
MINISTER FOR PLANNING
Date: 11 December 2019

DEVELOPMENT COMPLIANT
WITH AS1428.1-2009

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.
FACADE WALLS ARE REQUIRED TO ACHIEVE AN SVR RATING AT LEAST 1000hPa HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.
GLAZING TO ALL APARTMENTS TO BE CAPRAL FUTURELINE SD - GREY DOUBLE GLAZED LOW-E² OR ALTERNATIVE GLAZING WITH EQUIVALENT PERFORMANCE INDICATED ON PAGE 40 OF S&P



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Project
AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE
Client
BLUE EARTH GROUP

No.	Date	Notes
1	2019/09/10	INITIAL PLANNING AMENDMENTS
2	2019/09/10	FINAL PLANNING
3	2019/09/10	TRUCKING

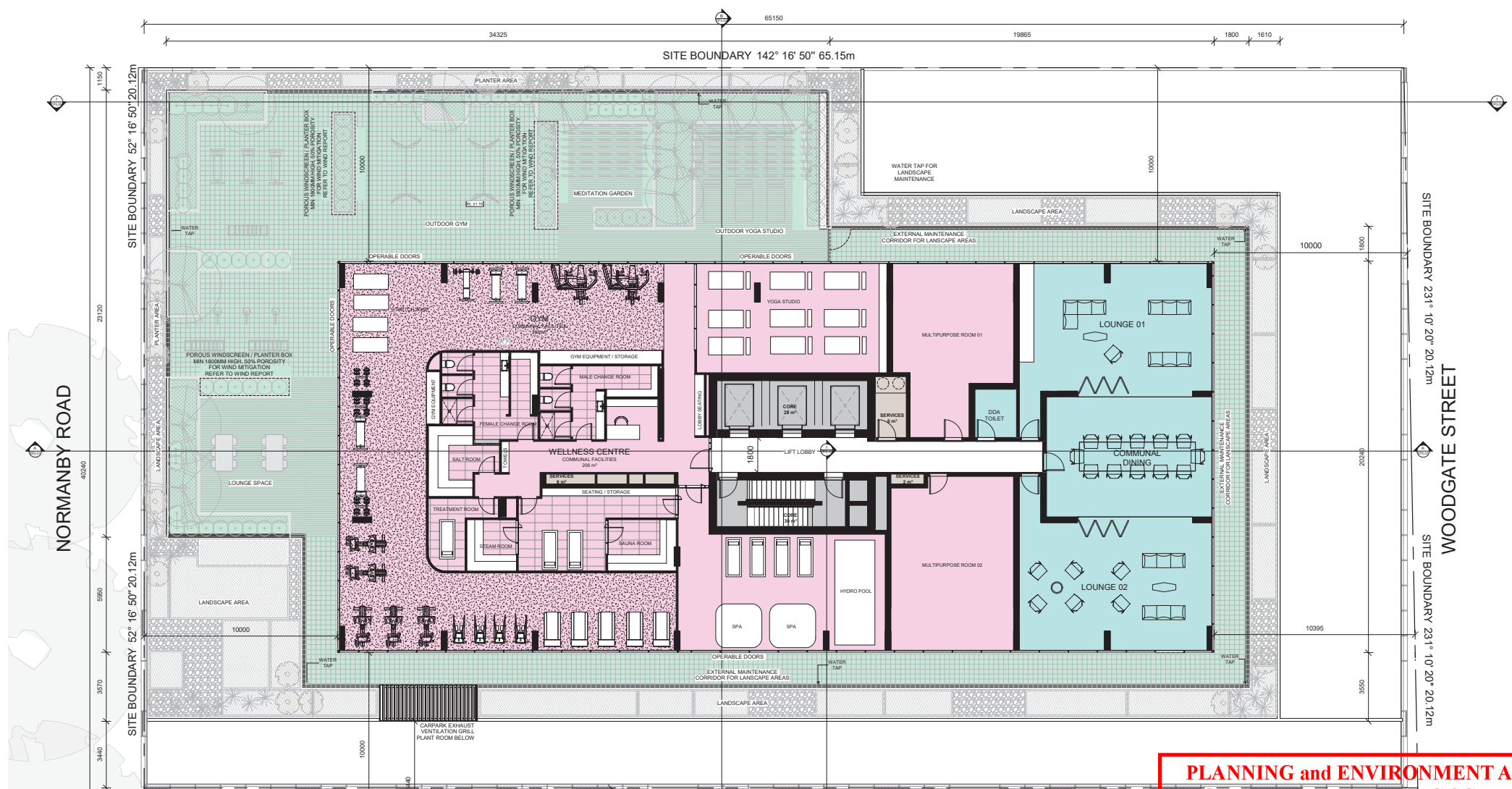
PODIUM LEVEL 03 & CARPARK LEVEL 04
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP1.04
Scale
1:100@A1
Date
20/08/2018

Revision
E2
150901

15/06/2019 9:44:12 A.M.

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- UNIT DESCRIPTION
- 1 BED & 1 BATH (A.H.)
 - 1 BED & 1 BATH
 - 2 BED & 2 BATH
 - COMMUNAL FACILITIES
 - COMMUNAL FACILITIES - EXTERNAL
 - CORE
 - SERVICES

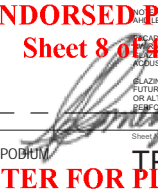
SITE BOUNDARY 322° 16' 50" 65.93m

**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

DEVELOPMENT COMPLIANT
WITH THE 142ND ZONING SCHEME
PERMIT NO. PA1500028

ENDORSED PLAN
Sheet 8 of 8

NO BALCONY LEVELS CONSISTENT WITH
THE ZONING SCHEME
SOUND WALLS ARE REQUIRED TO ACHIEVE AN
AVERAGE SOUND ATTENUATION OF AT LEAST 100DB HIGHER THAN
THE REQUIREMENTS IN ACCORDANCE WITH THE
ACOUSTIC REPORT
GLAZING TO ALL APARTMENTS TO BE CAPRAL
FUTURELINE SS1 GREY DOUBLE GLAZED LOW-E
OR ALTERNATIVE GLAZING WITH EQUIVALENT
PERFORMANCE AS SPECIFIED ON PAGE 40 OF SAMP

Signed: 
LEONOR O'NEILL, MINISTER FOR PLANNING
Date: 11 December 2019

TP1 05 E for
15061

PRELIMINARY
NOT FOR CONSTRUCTION

Scale: 1:100
Date: 20/08/2018



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Project: **AVION**
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client: **BLUE EARTH GROUP**

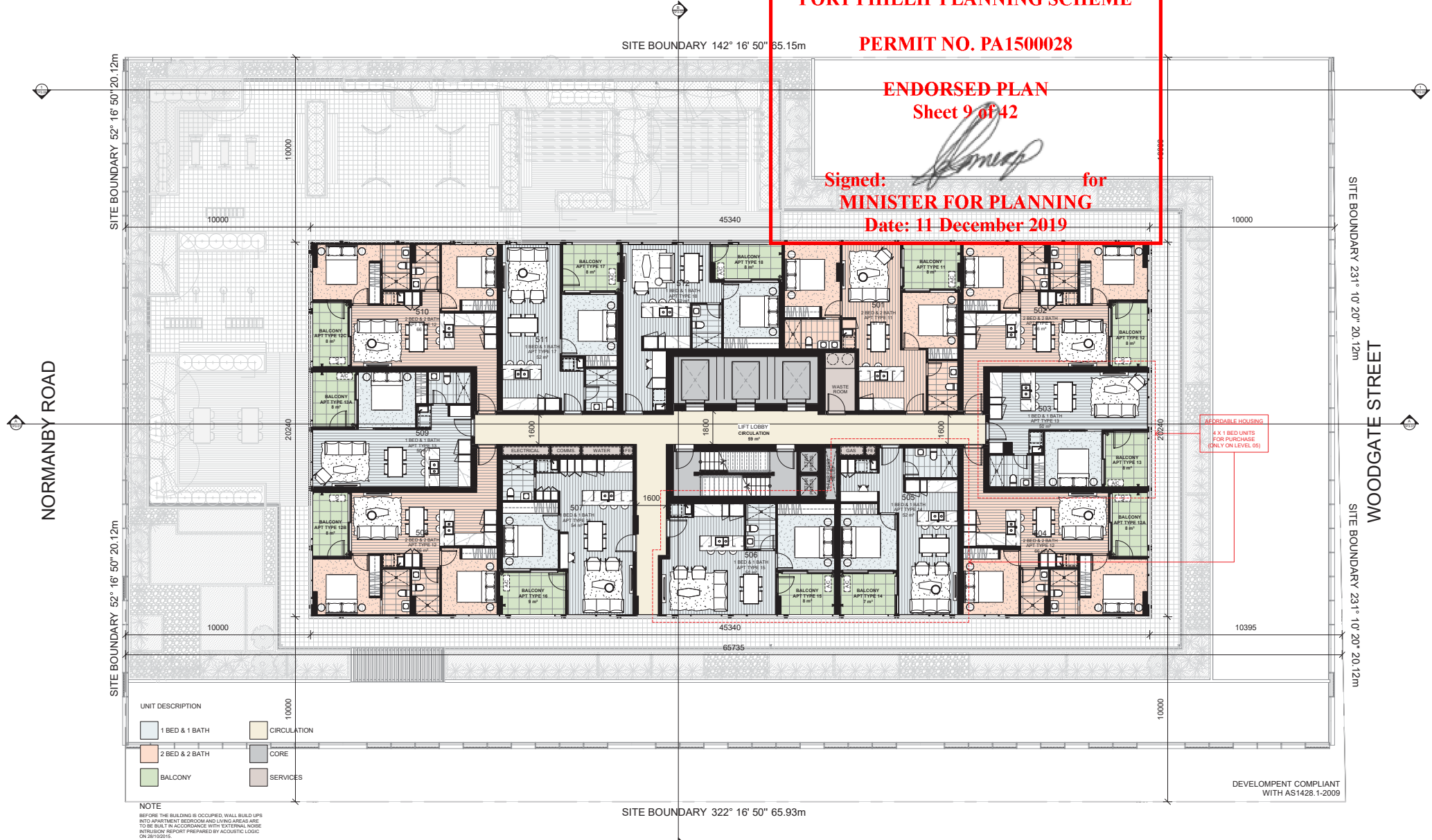
No.	Date	Notes
1	20/08/2018	TOWN PLANNING AMENDMENTS
2	20/08/2018	FINAL PLANNING
3	20/08/2018	FINAL PLANNING
4	20/08/2018	FINAL PLANNING

**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

**ENDORSED PLAN
Sheet 9 of 42**

Signed: *[Signature]* for
MINISTER FOR PLANNING
Date: 11 December 2019



UNIT DESCRIPTION

	1 BED & 1 BATH		CIRCULATION
	2 BED & 2 BATH		CORE
	BALCONY		SERVICES

NOTE
BEFORE THE BUILDING IS OCCUPIED, WALL BUILD UPS INTO APARTMENT BEDROOM AND LIVING AREAS ARE TO BE BUILT IN ACCORDANCE WITH EXTERNAL NOISE EXTRUSION REPORT PREPARED BY ACOUSTIC LOGIC ON 26/10/2019.



AFFORDABLE HOUSING
4 x 1 BED UNITS FOR PURCHASE (ONLY ON LEVEL 05)

DEVELOPMENT COMPLIANT WITH AS1428.1-2009

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AND LEVELS.
FACADE WALLS ARE REQUIRED TO ACHIEVE AN RW RATING AT LEAST (R00RA) HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.
GLAZING TO ALL APARTMENTS TO BE CAPRAL FUTURELINE SD - GREY DOUBLE GLAZED LOW-E OR ALTERNATIVE GLAZING WITH EQUIVALENT PERFORMANCE INDICATED ON PAGE 40 OF S&P



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Project
AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client
BLUE EARTH GROUP

Amendments	
No.	Date
A	20190910
B	20190910
C	20190910
D	20190910
E	20190910
F	20190910
G	20190910
H	20190910
I	20190910
J	20190910
K	20190910
L	20190910
M	20190910
N	20190910
O	20190910
P	20190910
Q	20190910
R	20190910
S	20190910
T	20190910
U	20190910
V	20190910
W	20190910
X	20190910
Y	20190910
Z	20190910

Title
TYPICAL LEVEL 5-6

Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

Sheet No.
TP1.06

Revision
H

Scale
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Date
13/04/2018



15/06/2022 11:20:19 AM 5:37:42 PM

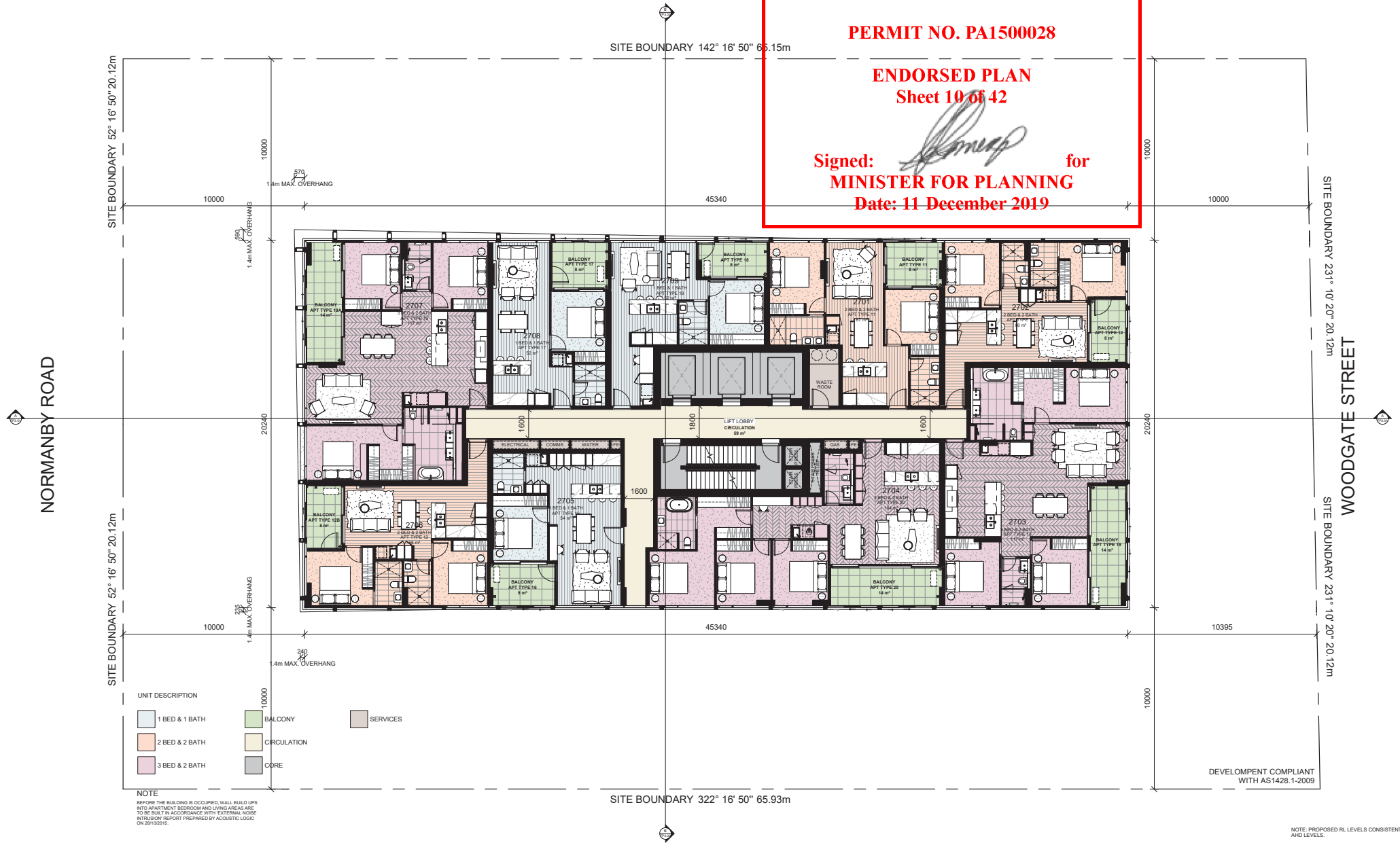
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**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

**ENDORSED PLAN
Sheet 10 of 42**

Signed: *[Signature]* for
MINISTER FOR PLANNING
Date: 11 December 2019



UNIT DESCRIPTION		SERVICES
[Light Blue Box]	1 BED & 1 BATH	[Grey Box]
[Orange Box]	2 BED & 2 BATH	[Light Blue Box]
[Purple Box]	3 BED & 2 BATH	[Light Orange Box]
[Green Box]	BALCONY	[Grey Box]
[Light Orange Box]	CIRCULATION	
[Grey Box]	CORE	

NOTE
BEFORE THE BUILDING IS OCCUPIED, WALL BUILD UPS INTO APARTMENT BEDROOM AND LIVING AREA ARE TO BE BUILT IN ACCORDANCE WITH 'EXTERNAL NOISE EXTRACTION REPORT PREPARED BY ACOUSTIC LOGIC ON 26/10/2015'.

DEVELOPMENT COMPLIANT
WITH AS1428.1-2009

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AND LEVELS.
FACADE WALLS ARE REQUIRED TO ACHIEVE AN RW RATING AT LEAST 1000A HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.
GLAZING TO ALL APARTMENTS TO BE 'CAPRAL FUTURELINE SD - GREY DOUBLE GLAZED LOW-E' OR ALTERNATIVE GLAZING WITH EQUIVALENT PERFORMANCE INDICATED ON PAGE 40 OF SAMP.



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Project
AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client
BLUE EARTH GROUP

Amendments	No.	Date	Notes

Title
LEVEL 07 - 27

Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

Sheet No.
TP1.07

Scale
1:100@A1

Date



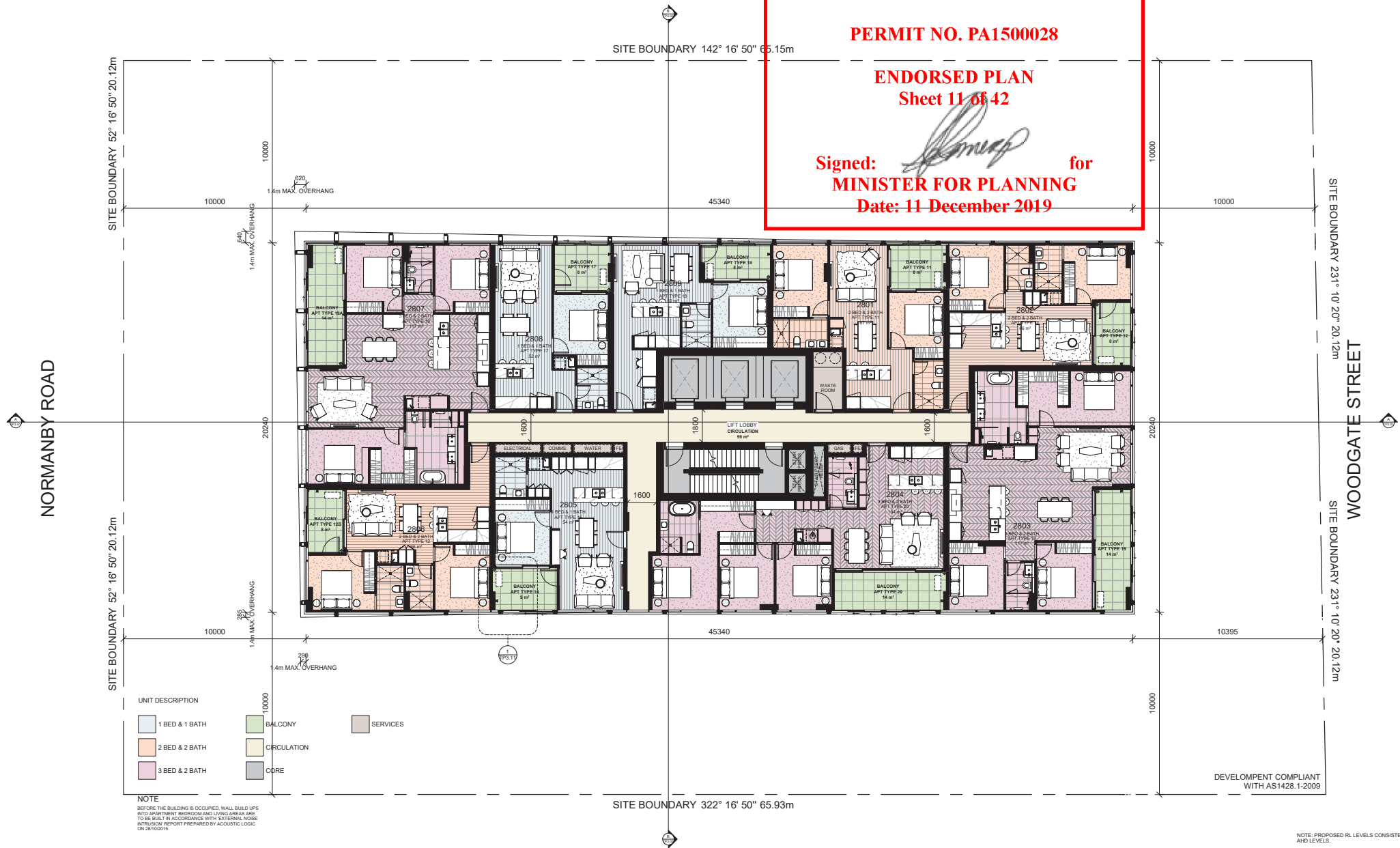
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**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

**ENDORSED PLAN
Sheet 11 of 42**

Signed:  **for**
MINISTER FOR PLANNING
Date: 11 December 2019



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Project
AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client
BLUE EARTH GROUP

Amendments	No.	Date	Notes

Title
LEVEL 28

Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

Sheet No.
TP1.07B

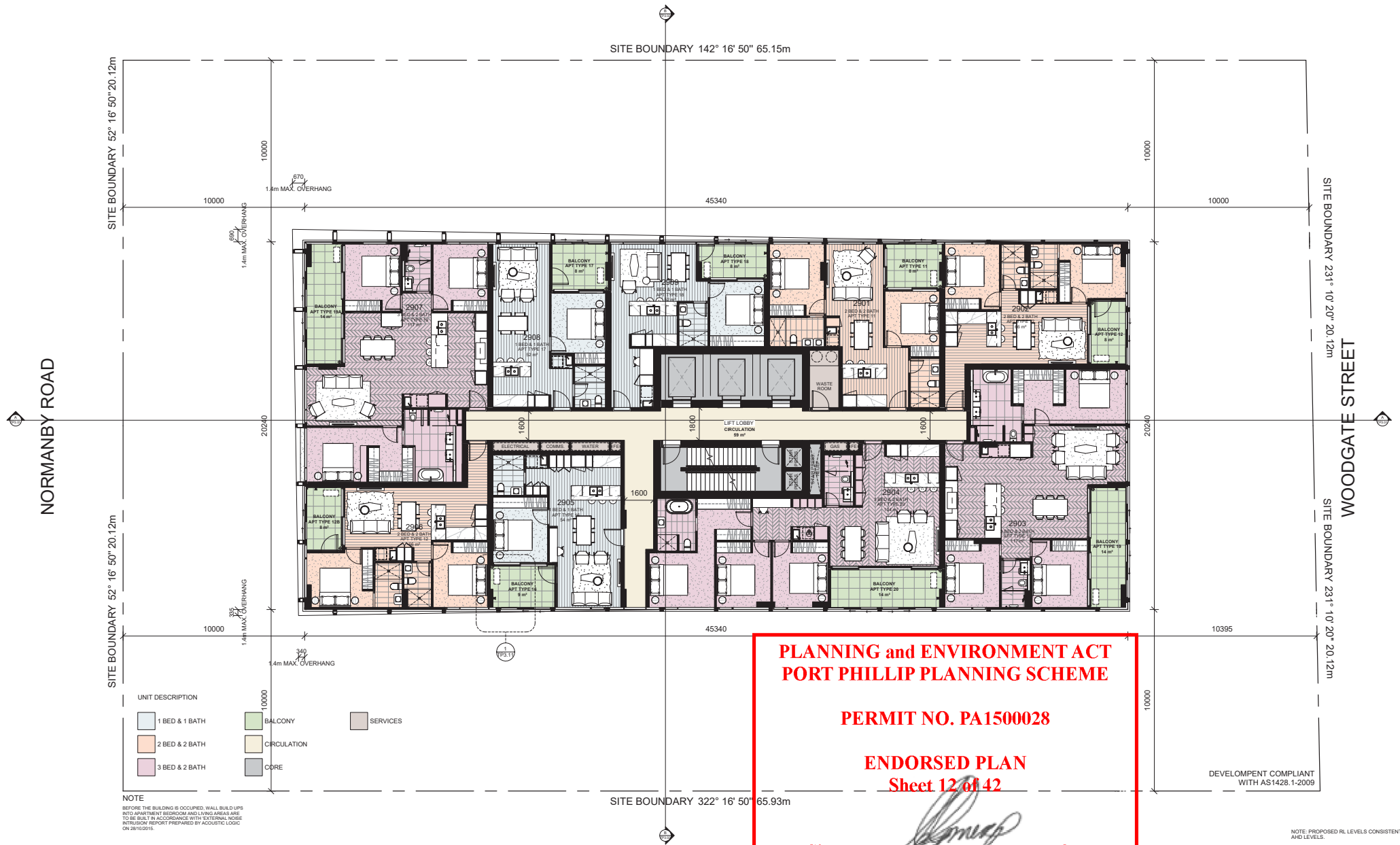
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Date



150601

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**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

**ENDORSED PLAN
Sheet 12 of 42**

[Signature]

**Signed: _____ for
MINISTER FOR PLANNING
Date: 11 December 2019**

DEVELOPMENT COMPLIANT WITH AS1428.1-2009

UNIT DESCRIPTION

1 BED & 1 BATH	BALCONY	SERVICES
2 BED & 2 BATH	CIRCULATION	
3 BED & 2 BATH	CORE	

NOTE
BEFORE THE BUILDING IS OCCUPIED, WALL BUILD UPS INTO APARTMENT BEDROOM AND LIVING AREAS ARE TO BE BUILT IN ACCORDANCE WITH 'EXTERNAL NOISE INTRUSION' REPORT PREPARED BY ACOUSTIC LOGIC ON 28/10/2019.

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AND LEVELS.
FACADE WALLS ARE REQUIRED TO ACHIEVE AN RW RATING AT LEAST 100DBA HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.

GLAZING TO ALL APARTMENTS TO BE 'CAPRAL FUTURELINE SD - GREY DOUBLE GLAZED LOW-E' OR ALTERNATIVE GLAZING WITH EQUIVALENT PERFORMANCE INDICATED ON PAGE 49 OF S&P.



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Project AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE
Client BLUE EARTH GROUP

No.	Date	Notes

LEVEL 29
Sheet PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.07C
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Date
Revision
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15/06/19-23/09/2019 8:25:01 AM

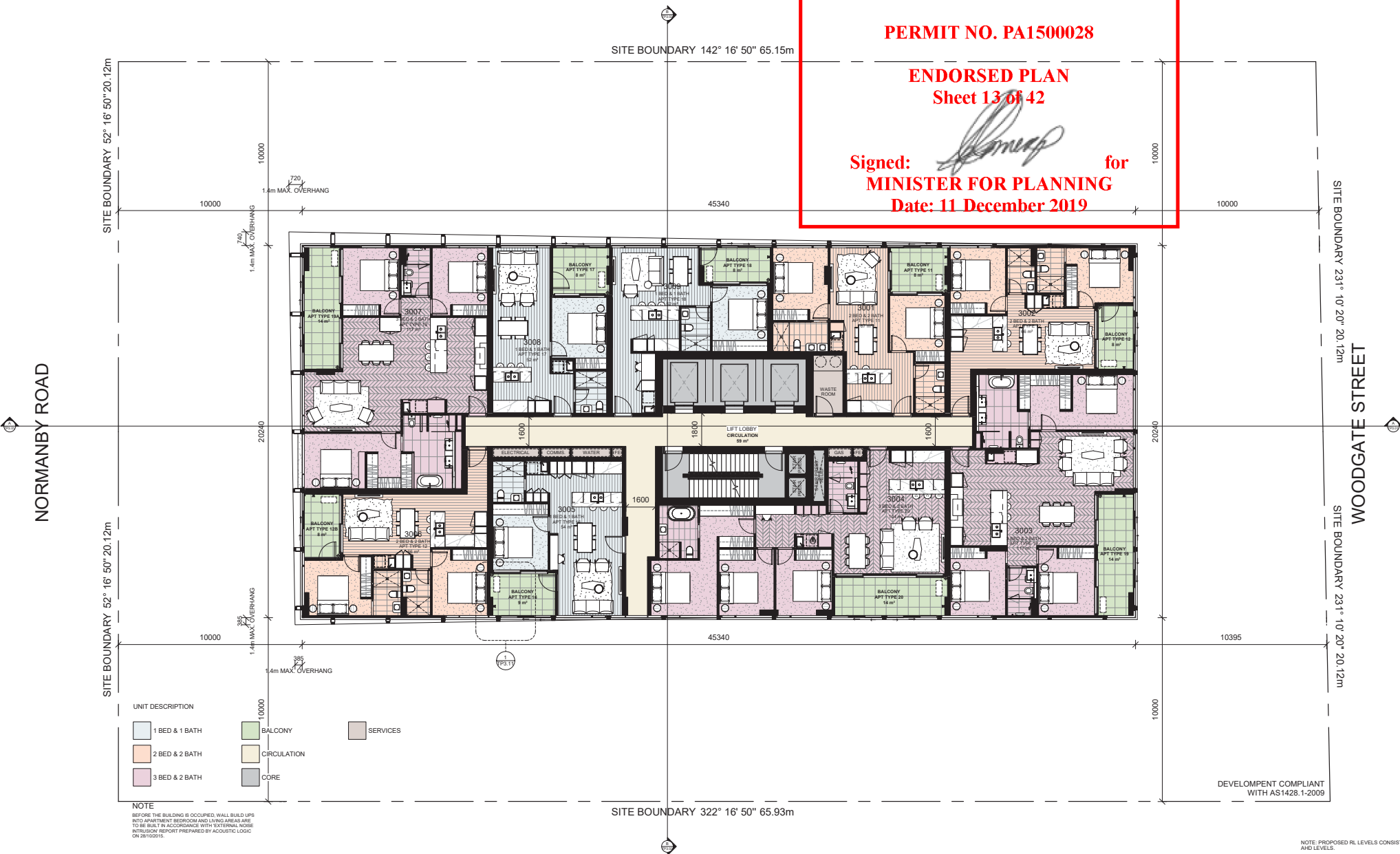
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PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME

PERMIT NO. PA1500028

ENDORSED PLAN
Sheet 13 of 42

Signed: [Signature] for
MINISTER FOR PLANNING
Date: 11 December 2019

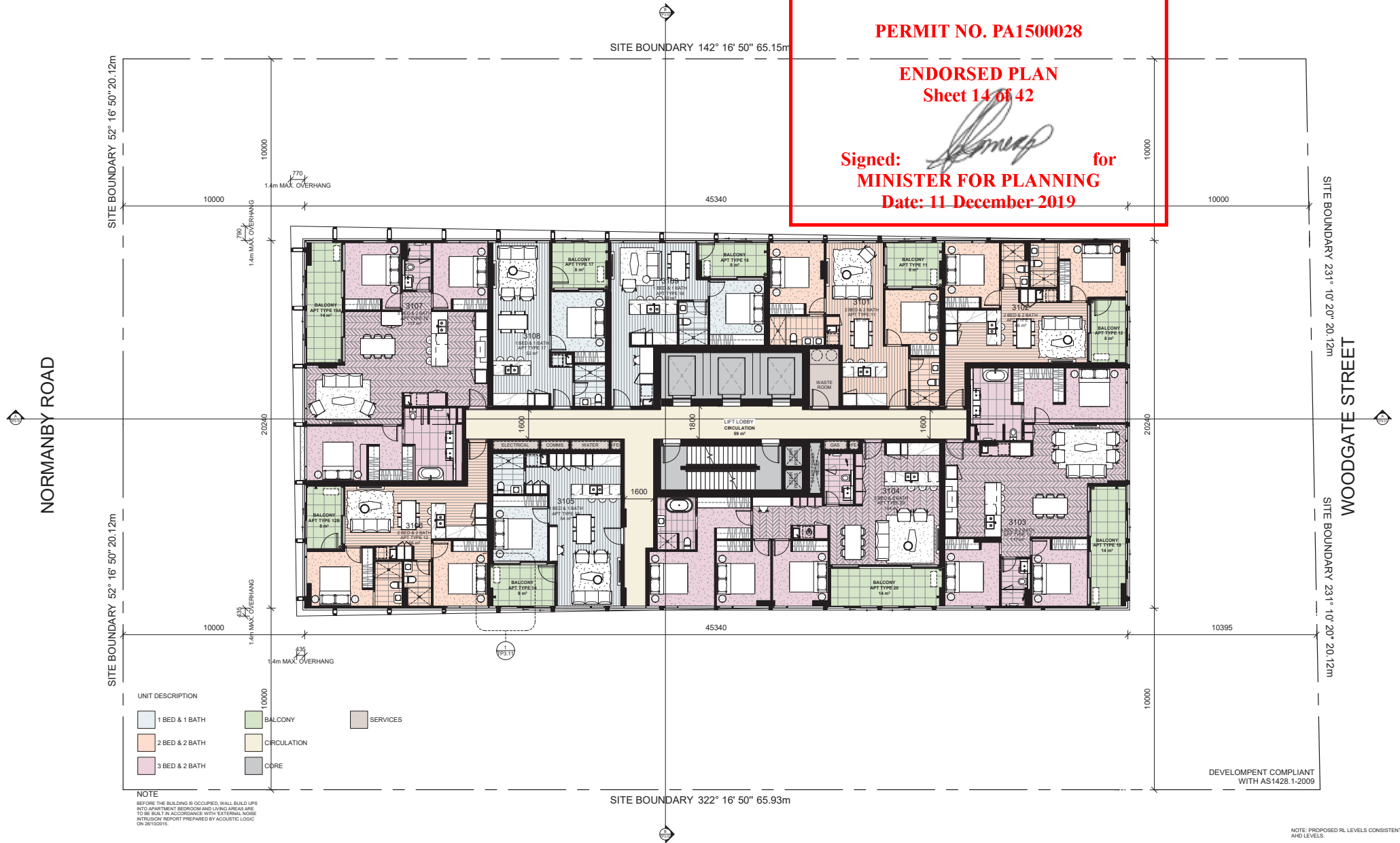


PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME

PERMIT NO. PA1500028

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Sheet 14 of 42

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Project
AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client
BLUE EARTH GROUP

Amendments	
No.	Date

Title
LEVEL 31

Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

Sheet No.
TP1.07E

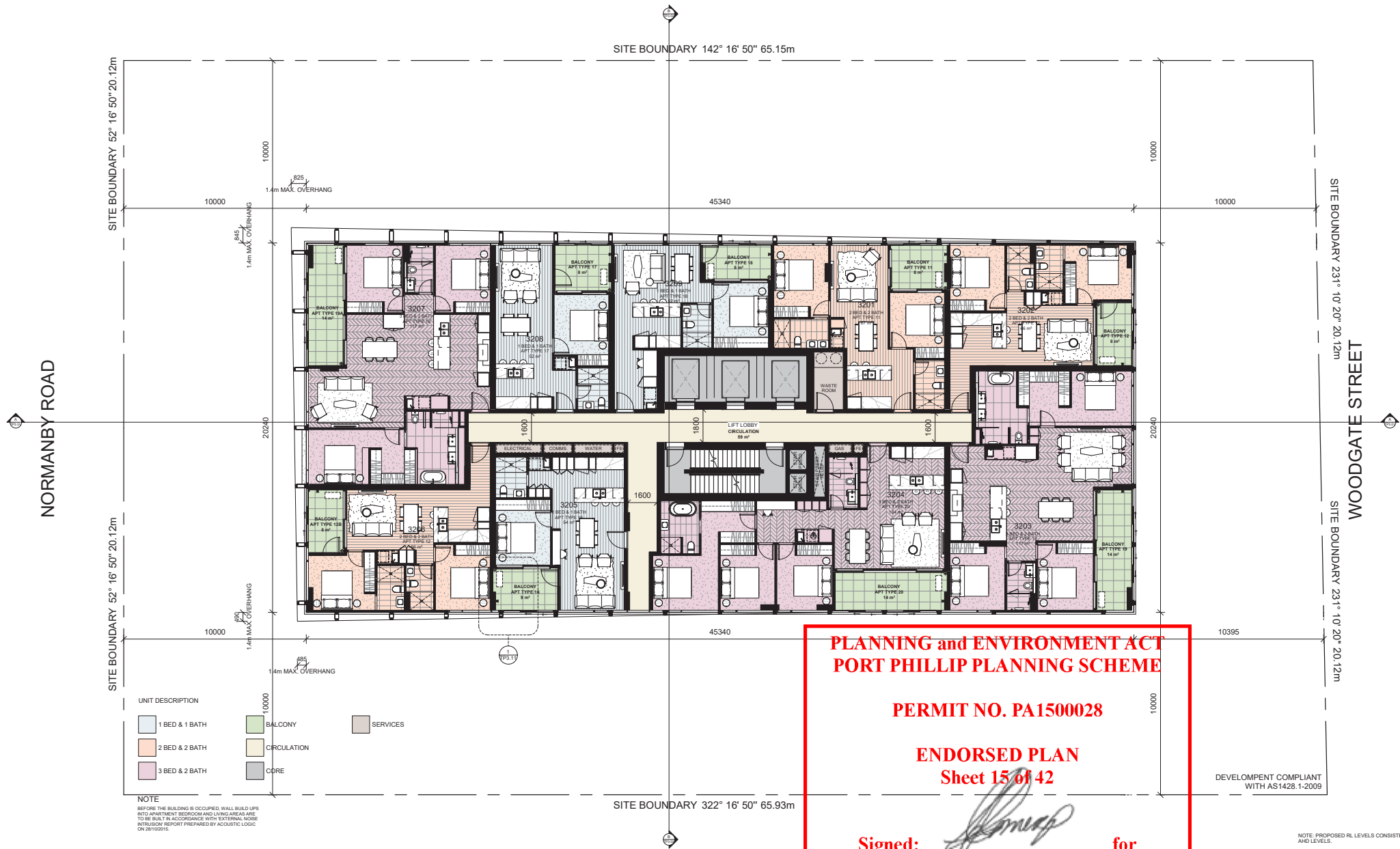
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Date



150601

15/06/2019 8:29:28 AM



**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

ENDORSED PLAN
Sheet 15 of 42

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Date: 11 December 2019

UNIT DESCRIPTION

	1 BED & 1 BATH		BALCONY		SERVICES
	2 BED & 2 BATH		CIRCULATION		CORE
	3 BED & 2 BATH				

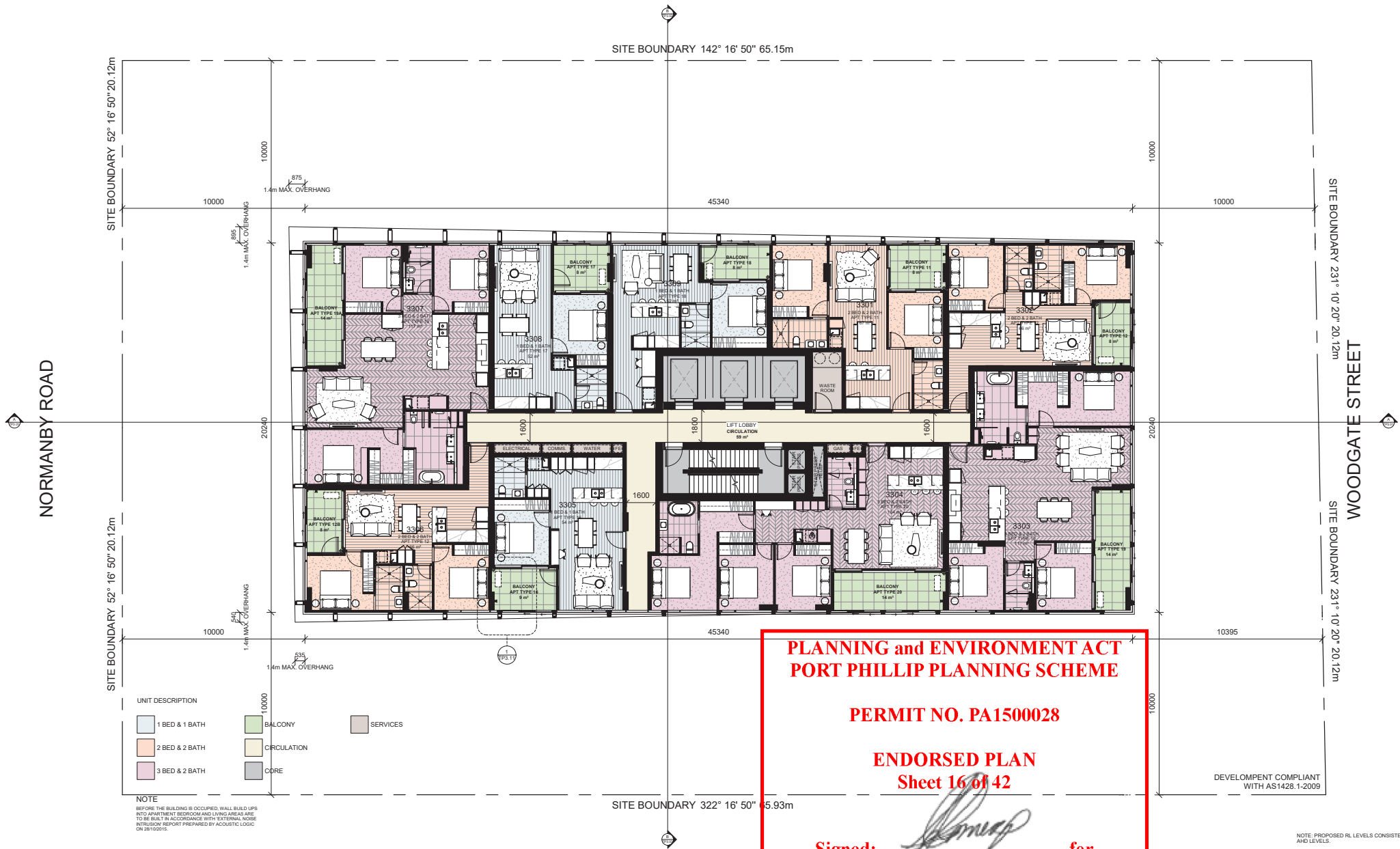
NOTE
BEFORE THE BUILDING IS OCCUPIED, WALL BUILD UPS INTO APARTMENT BEDROOM AND LIVING AREA ARE TO BE BUILT IN ACCORDANCE WITH EXTERNAL NOISE EXTRUSION REPORT PREPARED BY ACOUSTIC LOGIC ON 26/10/2015.

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AND LEVELS.
FACADE WALLS ARE REQUIRED TO ACHIEVE AN RW RATING AT LEAST 100DBA HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.
GLAZING TO ALL APARTMENTS TO BE CAPRAL FUTURELINE SD - GREY DOUBLE GLAZED LOW-E OR ALTERNATIVE GLAZING WITH EQUIVALENT PERFORMANCE INDICATED ON PAGE 40 OF S&P.

DEVELOPMENT COMPLIANT WITH AS1428.1-2009

Amendments	Title
No. Date Notes	LEVEL 32
	Sheet
	PRELIMINARY NOT FOR CONSTRUCTION

Amendments	
No.	Date Notes



NOTE
 BEFORE THE BUILDING IS OCCUPIED, WALL BUILD UPS INTO APARTMENT BEDROOM AND LIVING AREA ARE TO BE BUILT IN ACCORDANCE WITH 'EXTERNAL NOISE EXTRACTION REPORT PREPARED BY ACOUSTIC LOGIC ON 26/10/2015.'

**PLANNING and ENVIRONMENT ACT
 PORT PHILLIP PLANNING SCHEME**

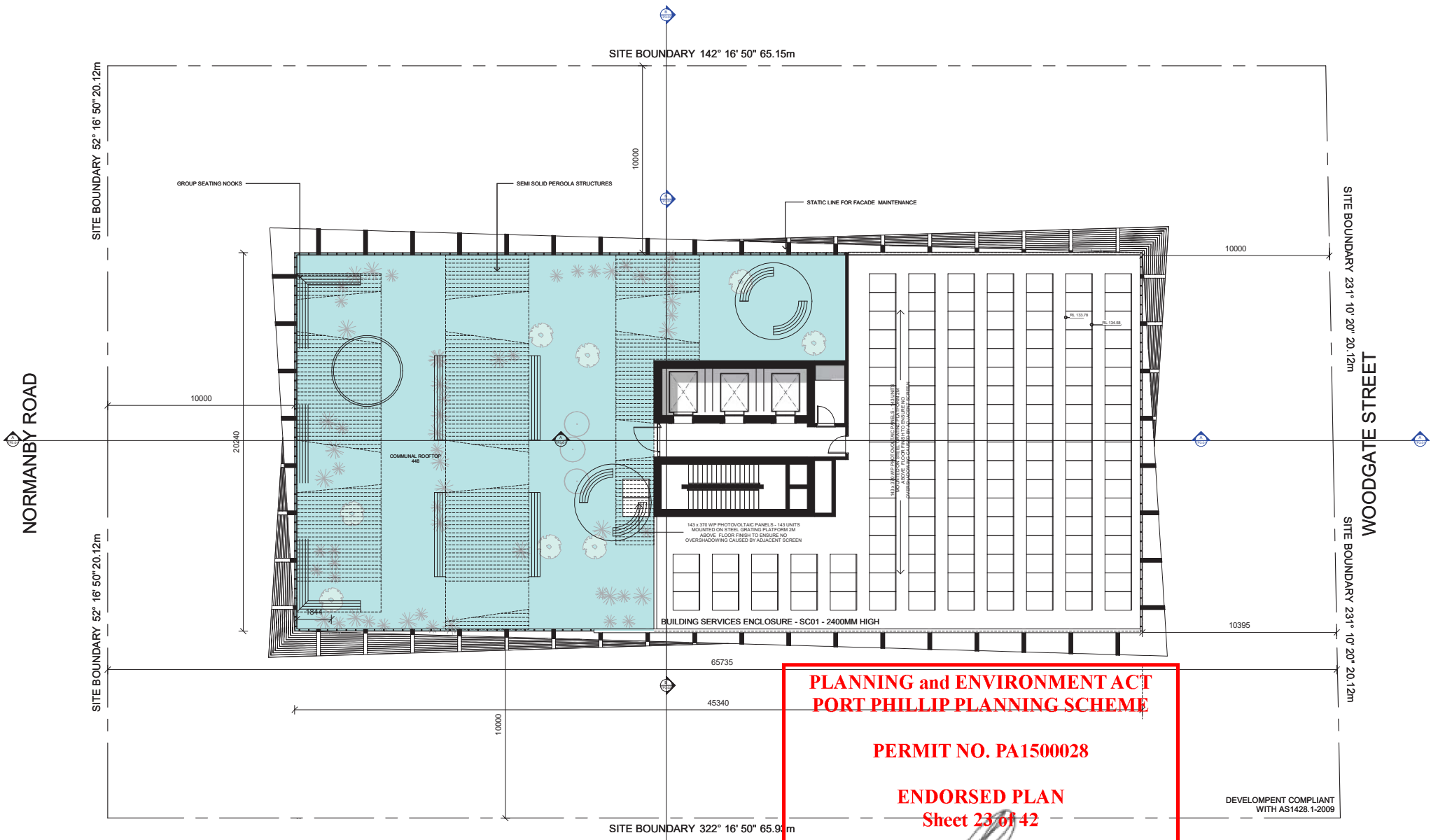
PERMIT NO. PA1500028

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Sheet 16 of 42

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 Date: 11 December 2019

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AND LEVELS.
 FACADE WALLS ARE REQUIRED TO ACHIEVE AN RW RATING AT LEAST 1000Pa HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.
 GLAZING TO ALL APARTMENTS TO BE 'CAPRAL FUTURELINE SD - GREY DOUBLE GLAZED LOW-E' OR ALTERNATIVE GLAZING WITH EQUIVALENT PERFORMANCE INDICATED ON PAGE 49 OF SAMP

DEVELOPMENT COMPLIANT WITH AS1428.1-2009



**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

ENDORSED PLAN
Sheet 23 of 42

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Date: 11 December 2019

DEVELOPMENT COMPLIANT
WITH AS1428.1-2009

NOTE: PROPOSED RL LEVELS CONSISTENT WITH
AND LEVELS.
FACADE WALLS ARE REQUIRED TO ACHIEVE AN
RW RATING AT LEAST 100MM HIGHER THAN
GLAZED ELEMENTS IN ACCORDANCE WITH THE
ACOUSTIC REPORT.



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Project
**245-251 NORMANBY ROAD
SOUTH MELBOURNE**

Client
BLUE EARTH GROUP

No.	Date	Notes
1	05/12/2017	ISSUE FOR PUBLIC AMENDMENTS
2	05/12/2017	ISSUE FOR PUBLIC AMENDMENTS
3	05/12/2017	ISSUE FOR PUBLIC AMENDMENTS
4	05/12/2017	ISSUE FOR PUBLIC AMENDMENTS
5	05/12/2017	ISSUE FOR PUBLIC AMENDMENTS
6	05/12/2017	ISSUE FOR PUBLIC AMENDMENTS
7	05/12/2017	ISSUE FOR PUBLIC AMENDMENTS
8	05/12/2017	ISSUE FOR PUBLIC AMENDMENTS
9	05/12/2017	ISSUE FOR PUBLIC AMENDMENTS
10	05/12/2017	ISSUE FOR PUBLIC AMENDMENTS
11	05/12/2017	ISSUE FOR PUBLIC AMENDMENTS
12	05/12/2017	ISSUE FOR PUBLIC AMENDMENTS
13	05/12/2017	ISSUE FOR PUBLIC AMENDMENTS
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15	05/12/2017	ISSUE FOR PUBLIC AMENDMENTS
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40	05/12/2017	ISSUE FOR PUBLIC AMENDMENTS
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ROOF PLAN

Scale
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Date
05/12/2017

Sheet No.
TP1.08

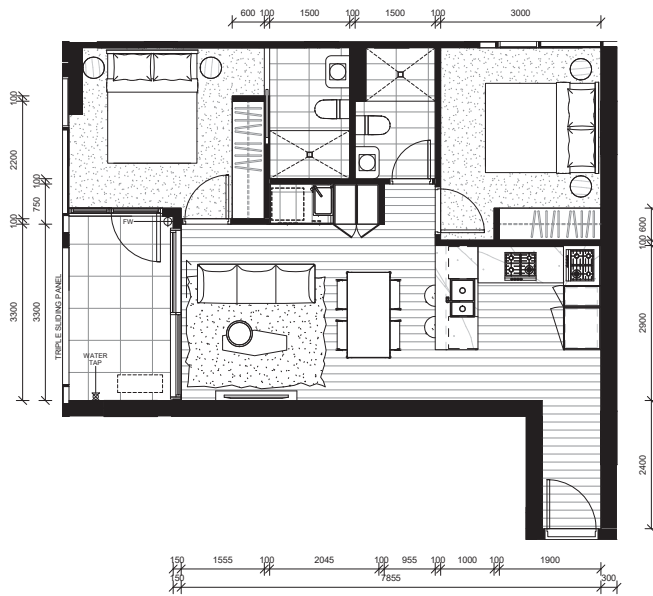
Revision
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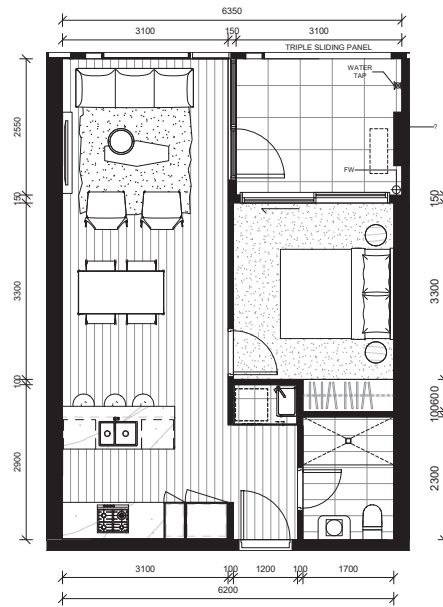
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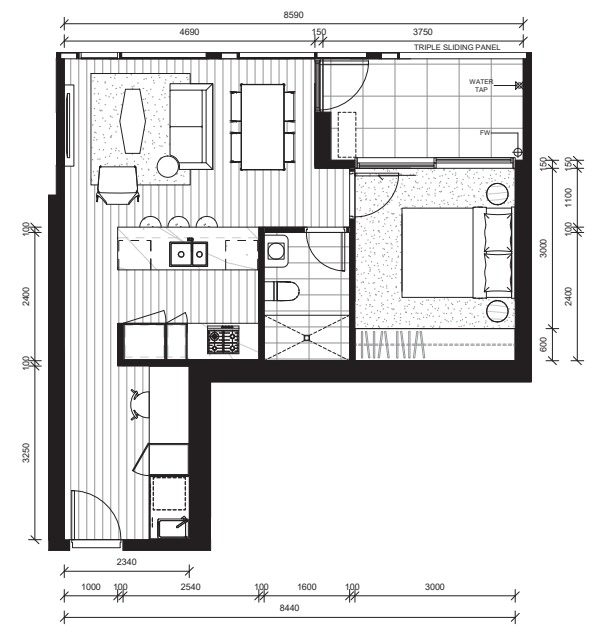
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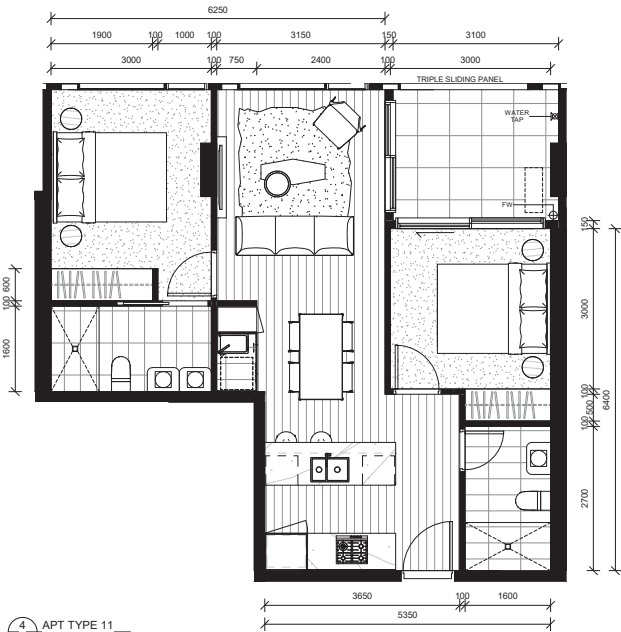
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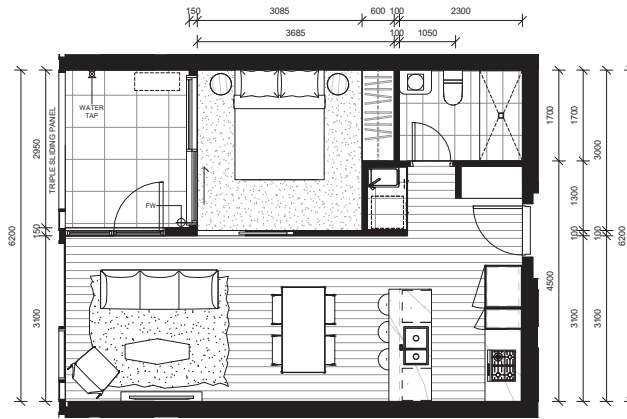
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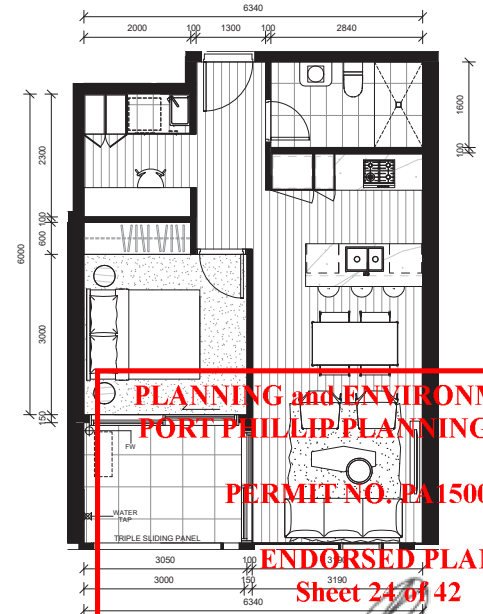
3 APT TYPE 18
SCALE 1:50



4 APT TYPE 11
SCALE 1:50



5 APT TYPE 13
SCALE 1:50



6 APT TYPE 14
SCALE 1:50

**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

**ENDORSED PLAN
Sheet 24 of 42**

Signed: [Signature]
TP1 12 For
MINISTER FOR PLANNING

Date: 11 December 2019

NOT FOR CONSTRUCTION

01/12/2017

15060

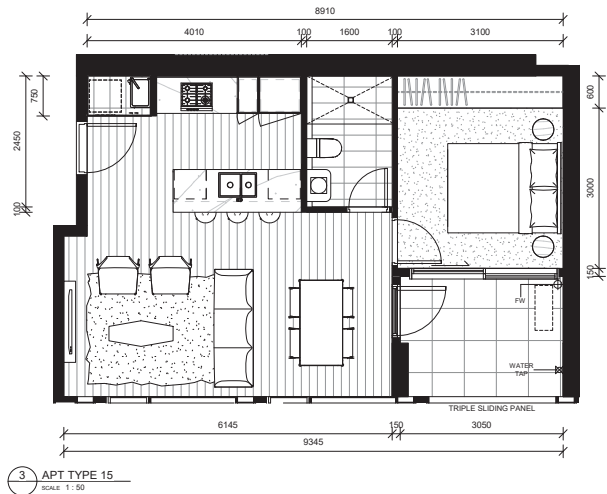


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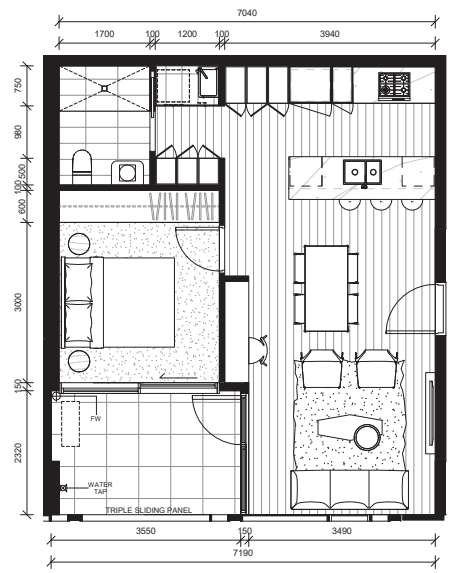
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AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE
Client
BLUE EARTH GROUP

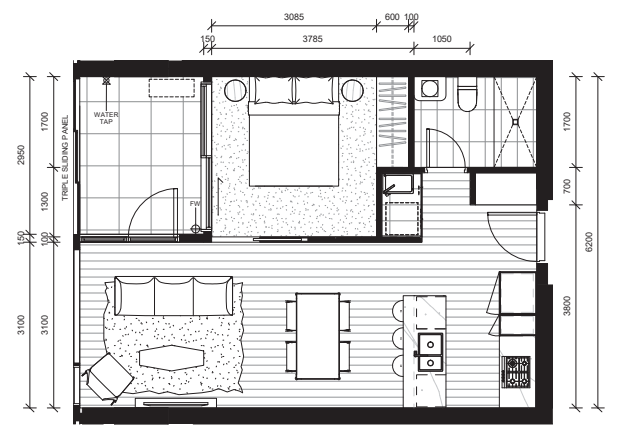
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No.	Date
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2	2019/12/11



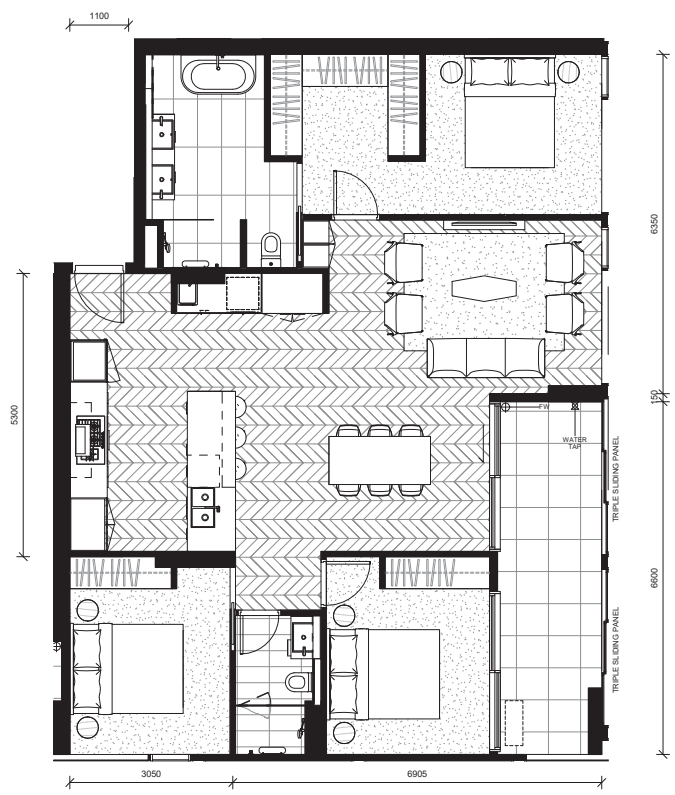
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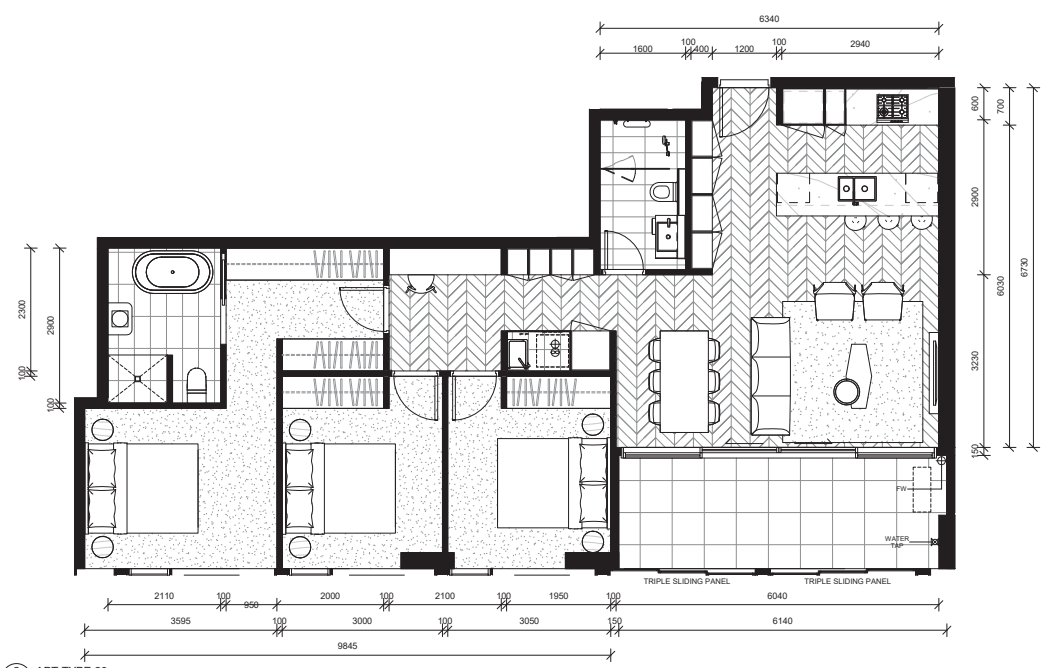
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5 APT TYPE 13
SCALE 1:50



1 APT TYPE 19
SCALE 1:50



2 APT TYPE 20
SCALE 1:50

PLANNING and ENVIRONMENT ACT
PORT PHILLIP
PLANNING SCHEME
PERMIT NO. PA1500028
ENDORSED PLAN
 Sheet 25 of 42
 Signed: *[Signature]*
MINISTER FOR PLANNING
 Date: 11 December 2019



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Project **AVION**
 245-251 NORMANBY ROAD, SOUTH MELBOURNE
 Client **BLUE EARTH GROUP**

Amendments	
No.	Date
1	2019/01/12
2	2019/01/12
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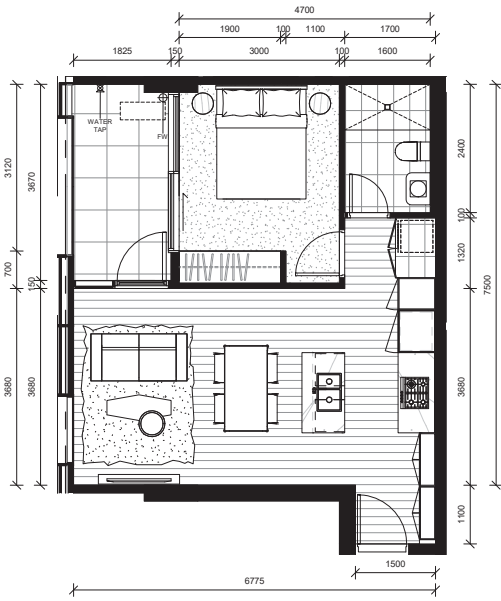
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 Sheet **PRELIMINARY**
NOT FOR CONSTRUCTION

Sheet No. **TP1.13**
 Revision **E**
 Scale **1:50@A1**
 Date **01/12/2017**

15060

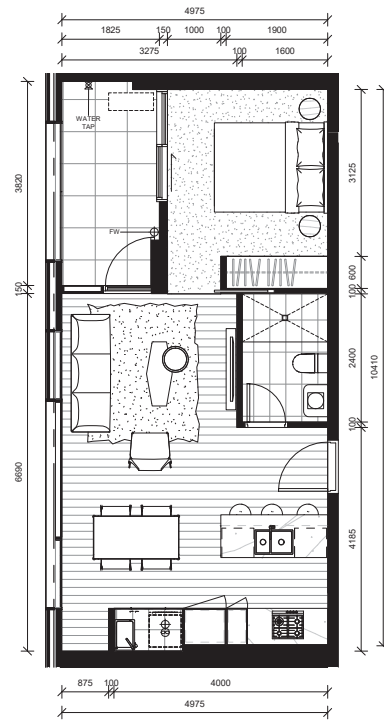
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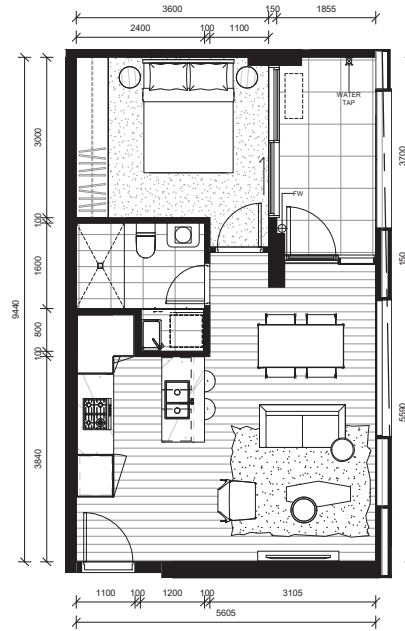
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*NO WINTER GARDENS PROVIDED TO PODIUM APARTMENT LEVELS



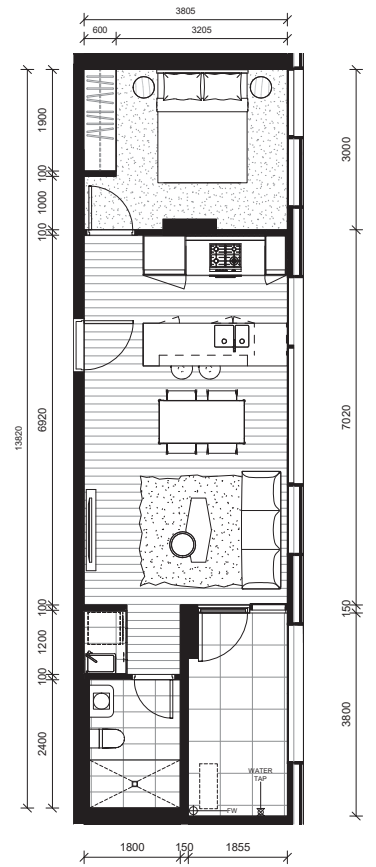
2 APT TYPE 01 - PODIUM
SCALE 1:50

*NO WINTER GARDENS PROVIDED TO PODIUM APARTMENT LEVELS



3 APT TYPE 03 - PODIUM
SCALE 1:50

*NO WINTER GARDENS PROVIDED TO PODIUM APARTMENT LEVELS



4 APT TYPE 04 - PODIUM
SCALE 1:50

*NO WINTER GARDENS PROVIDED TO PODIUM APARTMENT LEVELS

**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

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Sheet 26 of 42**

Signed:  for
MINISTER FOR PLANNING
Date: 11 December 2019



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Project **AVION**
245-251 NORMANBY ROAD, SOUTH MELBOURNE
Client **BLUE EARTH GROUP**

Amendments		
No.	Date	Notes
1	2015/01/15	TOWN PLANNING AMENDMENTS
2	2015/02/12	TOWN PLANNING

Title **TYPICAL APARTMENTS TYPES SHEET 03**
Sheet **PRELIMINARY NOT FOR CONSTRUCTION**

Sheet No. **TP1.14** E
Revision
Scale **1:50@A1**
Date **01/12/2017**

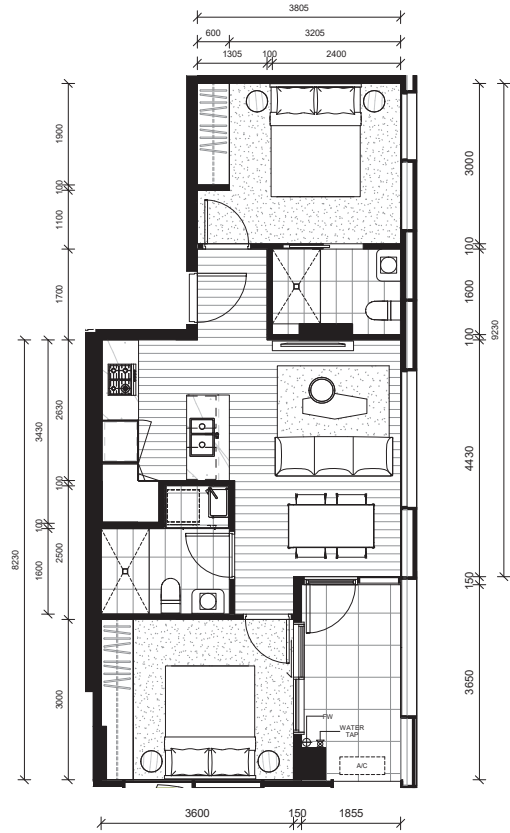
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**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

**ENDORSED PLAN
Sheet 27 of 42**

Signed:  for
MINISTER FOR PLANNING
Date: 11 December 2019



1 APT TYPE 05 - PODIUM
SCALE: 1:50

*NO WINTER GARDENS PROVIDED TO PODIUM APARTMENT LEVELS



2 APT TYPE 06 - PODIUM
SCALE: 1:50

*NO WINTER GARDENS PROVIDED TO PODIUM APARTMENT LEVELS



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AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE
Client
BLUE EARTH GROUP

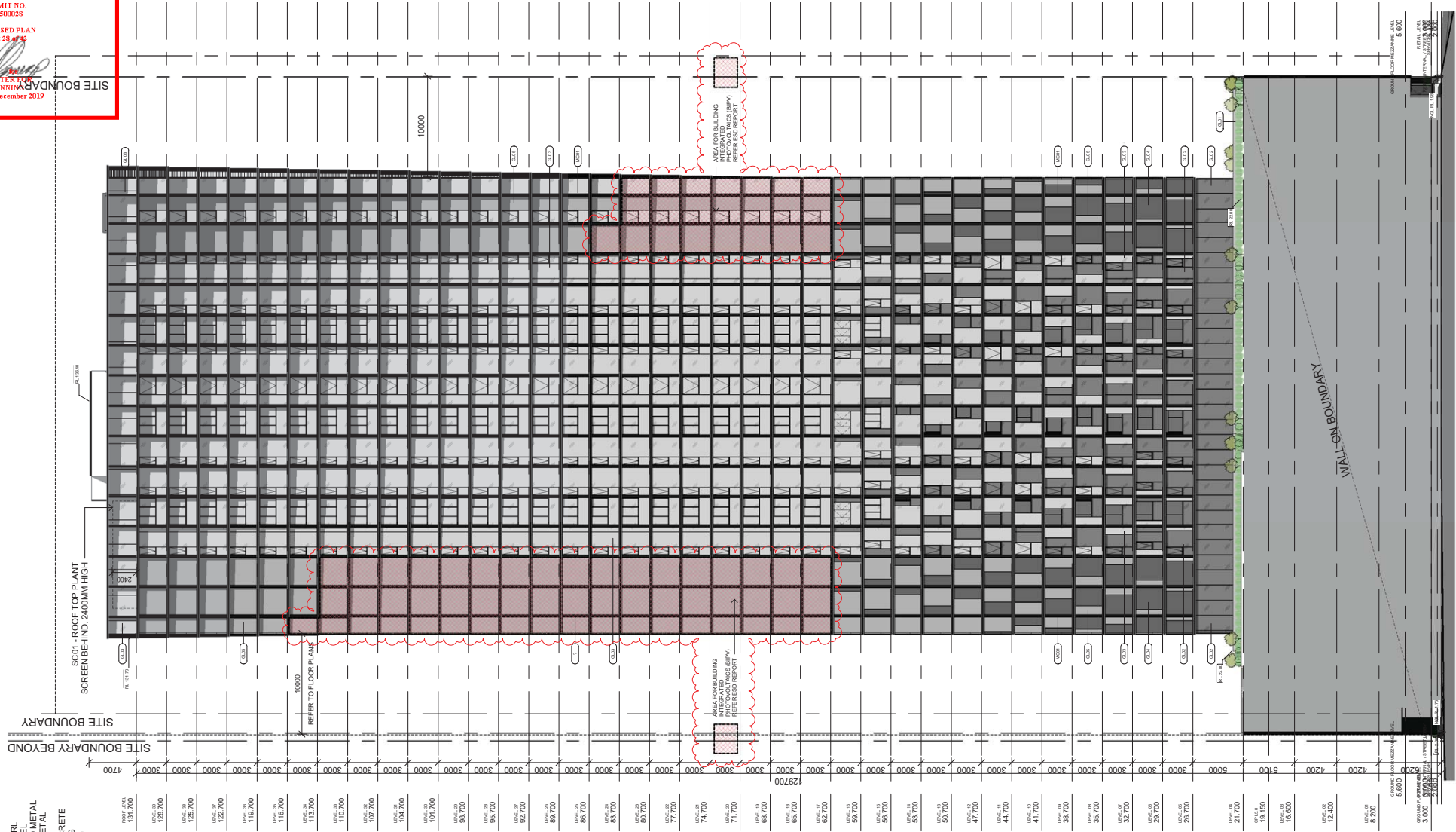
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No.	Date	Notes

Title
TYPICAL APARTMENTS TYPES SHEET 04
Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

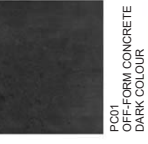
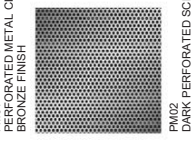
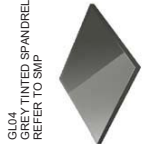
Sheet No.
TP1.15
Scale
1:50 at A1
Date

15060

SITE BOUNDARY



- GL01 CLEAR GLAZING
- GL02 GREY TINTED GLAZING
- GL03 BLUE TINTED GLAZING
- GL04 GREY TINTED SPANDREL
- GL05 LIGHT GREY TINTED SPANDREL
- PM01 PERFORATED METAL CLADDING BRONZE FINISH
- PM02 DARK PERFORATED METAL
- MC01 DARK METALLIC FINISHES
- BS01 BLUE CAST DARK CONCRETE
- SC01 SERVICES ENCLOSURE DARK METAL FINISH



GL01 CLEAR GLAZING REFER TO SMP

GL02 GREY TINTED GLAZING REFER TO SMP

GL03 LIGHT GREY TINTED GLAZING REFER TO SMP

GL04 GREY TINTED SPANDREL REFER TO SMP

GL05 LIGHT GREY TINTED SPANDREL REFER TO SMP

PM01 PERFORATED METAL CLADDING BRONZE FINISH

PM02 DARK PERFORATED SCREEN

MC01 - DARK METALLIC FINISHES

BS01 OFF-FORM CONCRETE DARK COLOUR

SC01 SERVICES ENCLOSURE DARK METAL FINISH

NOTE
GLAZING MATERIALS USED ON ALL GLAZING MATERIALS SHOULD REFLECT TO A MORE THAN 10% OF VISIBLE SPECTRUM. THIS IS TO BE CONFIRMED TO THE GLASS SURFACE.
GLAZING TO ALL PARTMENTS TO BE CAPABLE OF WITHSTANDING 50 GWE V DOUBLE GLAZING WITH EQUIVALENT PERFORMANCE TO SMP.
PROPOSED RL LEVELS CONSISTENT WITH AFD LEVELS.
ALL MATERIALS SHALL BE REQUIRED TO ACHIEVE PERFORMANCE AT LEAST AS HIGH AS THE AFD LEVELS WITH ELEMENTS THAT COINCIDE WITH THE ACOUSTIC REPORT.

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AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE
BLUE EARTH GROUP

Amendments		
No.	Date	Notes

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Sheet No.: TP2.01
Revision: E3
Scale: As indicated@A1
Date: 20/11/2019

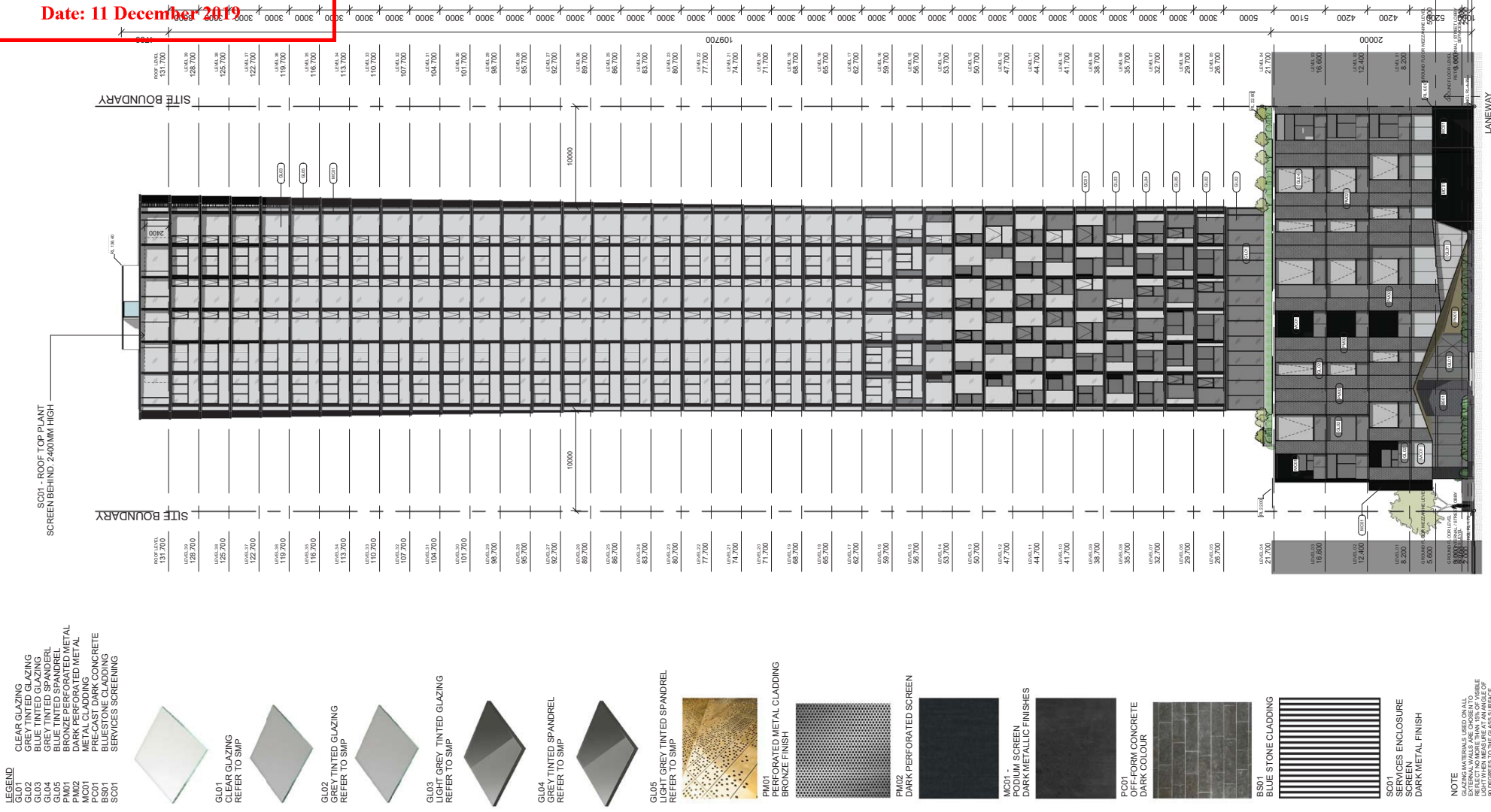
Sheet No.: TP2.01
Revision: E3
Scale: As indicated@A1
Date: 20/11/2019

15060

PERMIT NO. PA1500028

ENDORSED PLAN
Sheet 29 of 42

Signed:  for
MINISTER FOR PLANNING
Date: 11 December 2019



- LEGEND
- GL01 CLEAR GLAZING
- GL02 GREY TINTED GLAZING
- GL03 LIGHT GREY TINTED SPANDREL
- GL04 BLUE TINTED SPANDREL
- GL05 BRONZE TINTED SPANDREL
- PM01 BRONZE PERFORATED METAL
- PM02 DARK PERFORATED METAL
- PM03 PERFORATED METAL
- PC01 PRE-CAST DARK CONCRETE
- BS01 BLUESTONE CLADDING
- SC01 SERVICES SCREENING



GL01
CLEAR GLAZING
REFER TO SMP



GL02
GREY TINTED GLAZING
REFER TO SMP



GL03
LIGHT GREY TINTED GLAZING
REFER TO SMP



GL04
BLUE TINTED SPANDREL
REFER TO SMP



GL05
BRONZE TINTED SPANDREL
REFER TO SMP



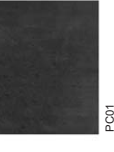
PM01
PERFORATED METAL CLADDING
BRONZE FINISH
REFER TO SMP



PM02
DARK PERFORATED METAL CLADDING
REFER TO SMP



MC01 -
PODIUM SCREEN
DARK METALLIC FINISHES



BS01
BLUESTONE CLADDING
DARK COLOUR



SC01
SERVICES ENCLOSURE
SCREEN
DARK METAL FINISH

NOTE
GLAZING MATERIALS SHOULD NOT
REFLECT MORE THAN 15% OF VISIBLE
SOLAR RADIATION AND SHOULD NOT
REFLECT MORE THAN 15% OF VISIBLE
SOLAR RADIATION TO THE GLASS SURFACE
AT AN ANGLE OF 90 DEGREES TO THE GLASS SURFACE
GLAZING TO ALL APARTMENTS TO BE
DOUBLE GLAZED LOW-E OR ALTERNATIVE
PERFORMANCE INDICATED ON PAGE 40
OF SMP
SCREENING ELEMENTS CONSISTENT
WITH ARI LEVELS
FACADE WALLS ARE REQUIRED TO
ACHIEVE AN R-WATING OF AT LEAST
0.45 AND TO BE FINISHED IN ACCORDANCE WITH
ELEMENTS' FINISHES IN ACCORDANCE WITH
THE ACOUSTIC REPORT.

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Project
AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
1	08/10/2018	TOWN PLANNING AMENDMENTS
2	08/10/2018	TOWN PLANNING
3	08/10/2018	PROVISIONAL

Title
**SOUTH EAST ELEVATION -
WOODGATE ST**

Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

Sheet No.
TP2.02

Revision
E2

Scale
As indicated@A1

Date
20/08/2018

15060



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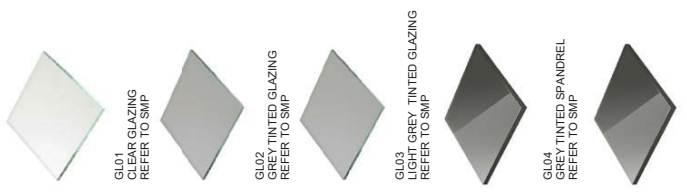
Project
AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE
Client
BLUE EARTH GROUP

Amendments table with columns for No., Date, Notes, and Description.

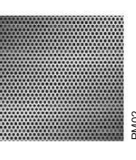
Title
SOUTH WEST ELEVATION - LANEWAY
Scale
As indicated @A1
Date
20/08/2018

Sheet No.
TP2.03
Revision
E2
15060

- GL01 CLEAR GLAZING
- GL02 GREY TINTED GLAZING
- GL03 LIGHT GREY TINTED GLAZING
- GL04 GREY TINTED SPANDREL
- GL05 BLUE TINTED SPANDREL
- PM01 BRONZE PERFORATED METAL
- PM02 DARK PERFORATED METAL
- PM03 BRONZE PERFORATED METAL
- PM04 PRE-CAST DARK CONCRETE
- BS01 BLUESTONE CLADDING
- SC01 SERVICES SCREENING



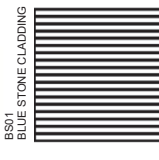
PM01 PERFORATED METAL CLADDING BRONZE FINISH
PM02 DARK PERFORATED SCREEN



MC01 - PODIUM SCREEN DARK METALLIC FINISHES



SC01 OCE-FORM CONCRETE DARK COLOUR

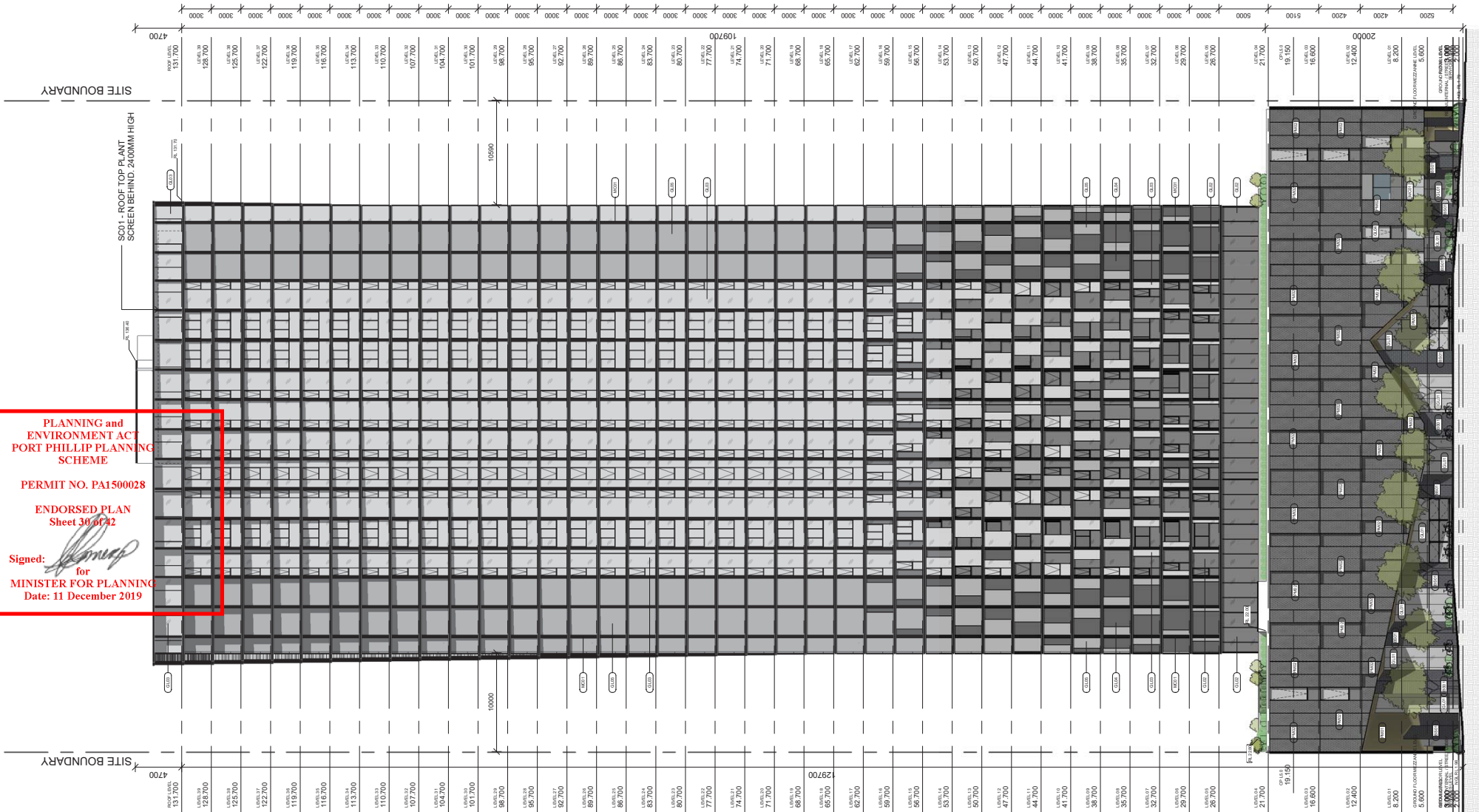


BS01 BLUE STONE CLADDING SERVICES ENCLOSURE SCREEN DARK METAL FINISH



NOTE
GLAZING MATERIALS USED ON WALLS AND SCREENS ARE SUBJECT TO VARIATION IN COLOUR AND TRANSMITTANCE. REFLECT TO MAKE UP AT LEAST 10% OF TOTAL GLAZING AREA. CLADDING MATERIALS TO BE CLARIFIED TO THE CLIENT IN WRITING. GLAZING WITH EQUIVALENT TRANSMITTANCE INDICATED ON PAGE 40 OF S&P.
PROPOSED R. LEVELS CONSISTENT WITH R. LEVELS.
SCREENS ARE TO BE CONSTRUCTED TO A MINIMUM HEIGHT TO ACHIEVE AN UNINTERRUPTED GLAZED SURFACE.
SCREENS TO BE CONSTRUCTED TO A MINIMUM HEIGHT TO ACHIEVE AN UNINTERRUPTED GLAZED SURFACE.
SCREENS TO BE CONSTRUCTED TO A MINIMUM HEIGHT TO ACHIEVE AN UNINTERRUPTED GLAZED SURFACE.
SCREENS TO BE CONSTRUCTED TO A MINIMUM HEIGHT TO ACHIEVE AN UNINTERRUPTED GLAZED SURFACE.
SCREENS TO BE CONSTRUCTED TO A MINIMUM HEIGHT TO ACHIEVE AN UNINTERRUPTED GLAZED SURFACE.

PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME
PERMIT NO. PA1500028
ENDORSED PLAN
Sheet 30 of 42
Signed: [Signature]
for
MINISTER FOR PLANNING
Date: 11 December 2019



- LEGEND**
- GL01 CLEAR GLAZING
 - GL02 GREY TINTED GLAZING
 - GL03 LIGHT GREY TINTED GLAZING
 - GL04 GREY TINTED SPANDREL
 - GL05 BLUE TINTED SPANDREL
 - GL06 BRONZE TINTED SPANDREL
 - PM01 BRONZE PERFORATED METAL
 - PM02 DARK PERFORATED METAL
 - PM03 LIGHT PERFORATED METAL
 - PM04 PRE-CAST DARK CONCRETE SERVICES SCREENING
 - BS01 BLUESTONE CLADDING
 - SC01 SERVICES SCREENING



GL01
CLEAR GLAZING
REFER TO SMP



GL02
GREY TINTED GLAZING
REFER TO SMP



GL03
LIGHT GREY TINTED GLAZING
REFER TO SMP



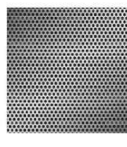
GL04
GREY TINTED SPANDREL
REFER TO SMP



GL05
BLUE TINTED SPANDREL
REFER TO SMP



PM01
PERFORATED METAL CLADDING
BRONZE FINISH



PM02
DARK PERFORATED SCREEN



MC01 -
PODIUM SCREEN
DARK METALLIC FINISHES

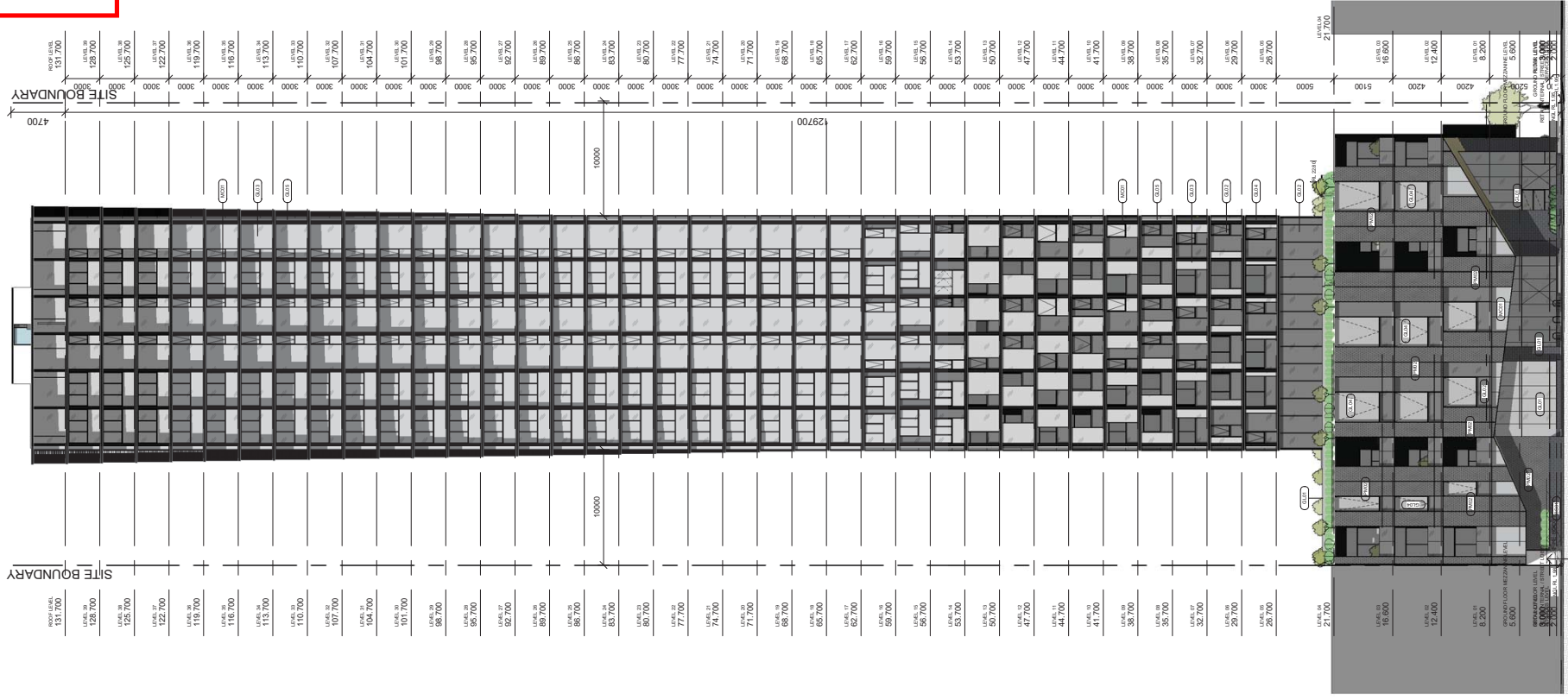


BS01
BLUE FORM CONCRETE
DARK COLOUR



SC01
SERVICES ENCLOSURE
SCREEN
DARK METAL FINISH

NOTE
GLAZING MATERIALS USED ON ALL FACADES SHALL BE TYPICAL AND REFLECT NO MORE THAN 5% OF VISIBLE SPECTRUM. GLAZING SHALL BE 90 DEGREES TO THE GLASS SURFACE.
GLAZING TO ALL APARTMENTS TO BE GLAZED LOWE OR AN ALTERNATIVE GLAZING SYSTEM WITH A MINIMUM PERFORMANCE INDICATED ON PAGE 40 OF SMP.
GLAZING MATERIALS SHALL BE CONSISTENT WITH PANEL LEVELS.
FACADE WALLS ARE REQUIRED TO ACHIEVE AN R-WATING AT LEAST AS INDICATED ON THE FACADE ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.



ACCESS TO GAS + WATER
ACCORDING TO APPROVED
PLANS AND APPROVED
ENGINEERING



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Project
AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client
BLUE EARTH GROUP

Amendments	No.	Date	Notes
	1	20/08/2018	ISSUE FOR PERFORMING AMENDMENTS
	2	20/08/2018	FINAL CLADDING PROPOSAL
	3	20/08/2018	PROCESSED

Title
NORTH WEST ELEVATION - NORMANBY RD

Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

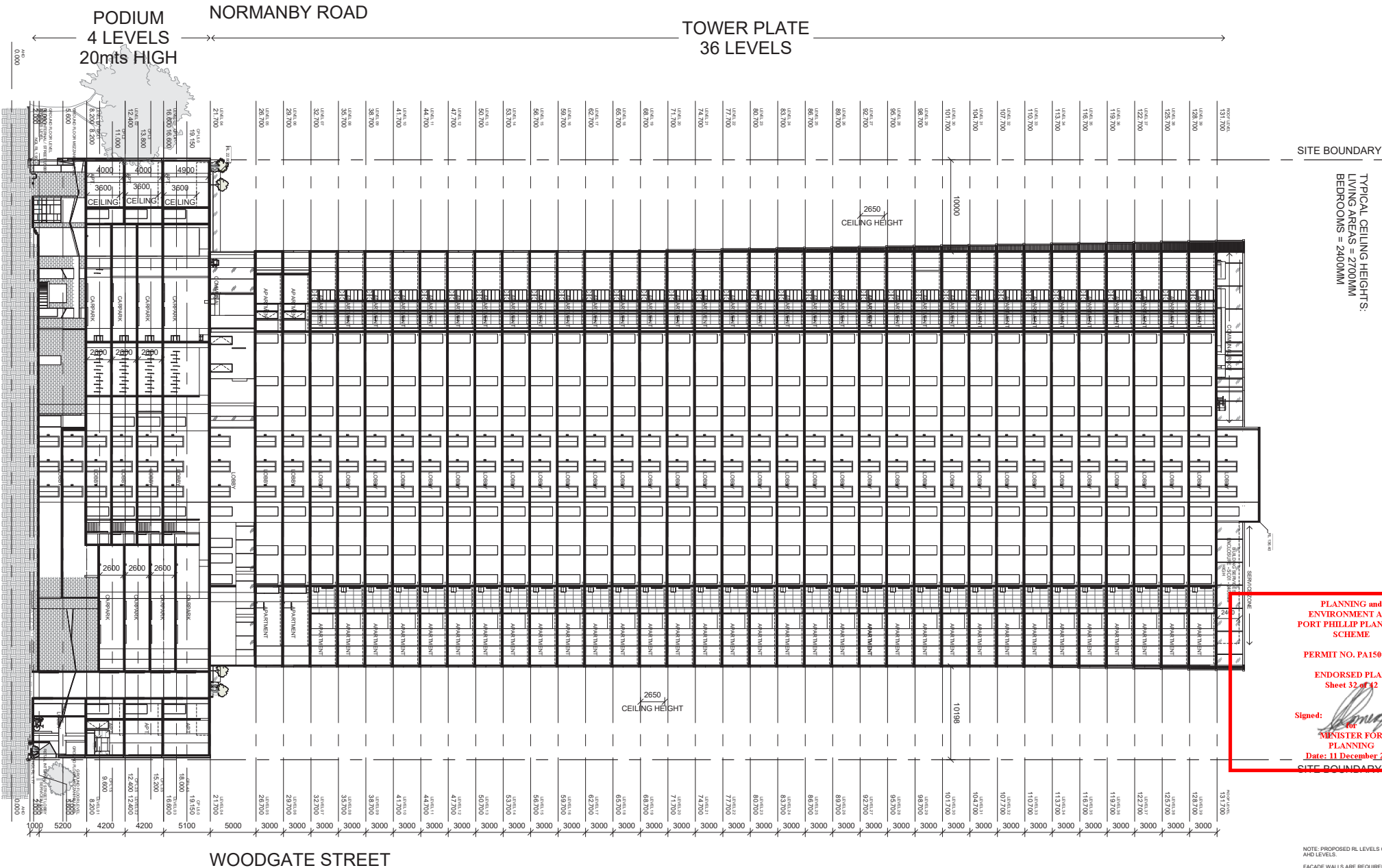
Sheet No.
TP2.04

Scale
As indicated @A1

Date
20/08/2018

Revision
E2

15060



SITE BOUNDARY

TYPICAL CEILING HEIGHTS:
LIVING AREAS = 2700MM
BEDROOMS = 2400MM

PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME
PERMIT NO. PA1500028
ENDORSED PLAN
Sheet 32 of 42
Signed: [Signature]
for MINISTER FOR PLANNING
Date: 11 December 2019
SITE BOUNDARY

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AND LEVELS.
FACADE WALLS ARE REQUIRED TO ACHIEVE AN SW RATINGS AT LEAST 1000A HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT
GLAZING TO ALL APARTMENTS TO BE 'CAPRAL FUTURELINE SD - GREY DOUBLE GLAZED LOW-E' OR ALTERNATIVE GLAZING WITH EQUIVALENT PERFORMANCE INDICATED ON PAGE 40 OF SAP



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Project
AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE
Client
BLUE EARTH GROUP

Amendments	
No.	Date
1	11/12/19
2	11/12/19
3	11/12/19
4	11/12/19
5	11/12/19
6	11/12/19
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34	11/12/19
35	11/12/19
36	11/12/19

Title
SECTION AA
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP3.01
Scale
1:200@A1
Date
20/08/2018
Revision
E2

15060

PERMIT NO. PA1500028

**ENDORSED PLAN
Sheet 33 of 42**

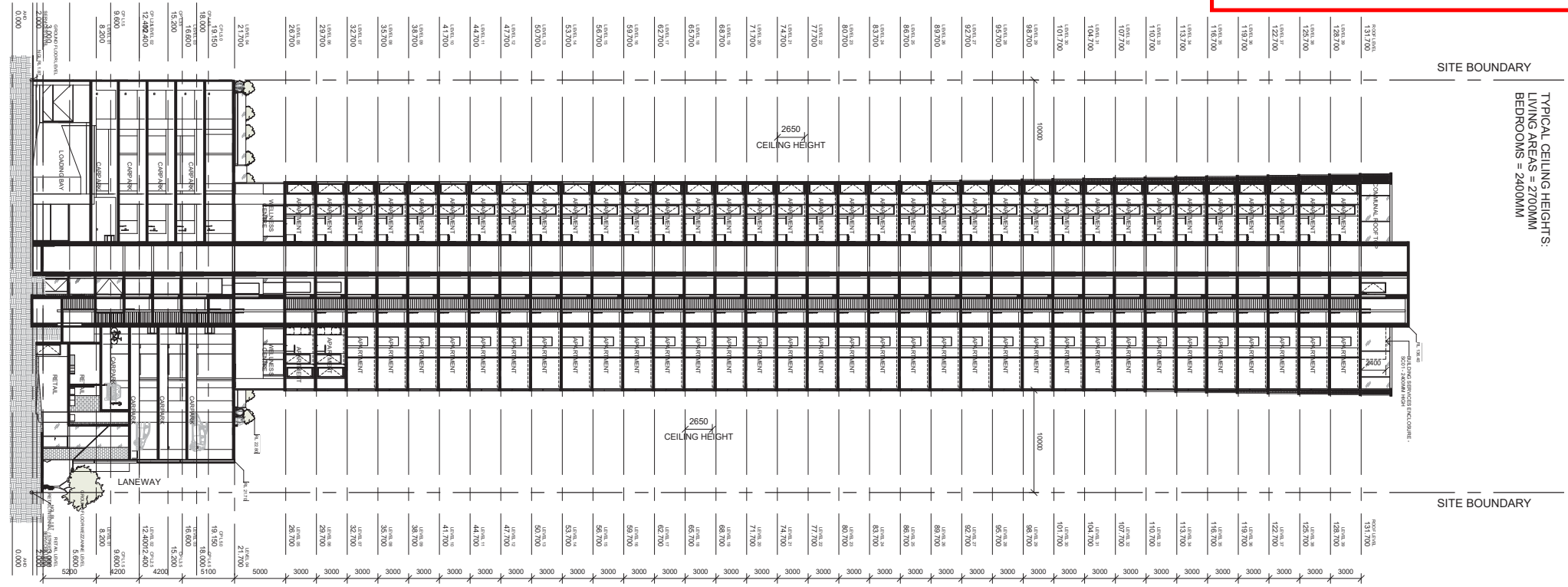


**Signed: _____ for
MINISTER FOR PLANNING
Date: 11 December 2019**

**No. 241-243
Single Storey
Concrete Panel Building**

**PODIUM
4 LEVELS
20 MTS HIGH**

**TOWER PLATE
36 LEVELS**



**No. 250
Single Storey
Concrete Panel Building**

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AND LEVELS.
FACADE WALLS ARE REQUIRED TO ACHIEVE AN SW RATINGS AT LEAST 1000A HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACUSTIC REPORT
GLAZING TO ALL APARTMENTS TO BE CAPRAL FUTURELINE SD - GREY DOUBLE GLAZED LOW-E² OR ALTERNATIVE GLAZING WITH EQUIVALENT PERFORMANCE INDICATED ON PAGE 40 OF SAP



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Project
AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client
BLUE EARTH GROUP

Amendments	
No.	Date
1	18/08/2018
2	18/08/2018
3	18/08/2018
4	18/08/2018
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98	18/08/2018
99	18/08/2018
100	18/08/2018

Title
SECTION BB

Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

Sheet No.
TP3.02

Revision
E2

Scale
1:200@A1

Date
20/08/2018

15060



LEGEND

- GL01 CLEAR GLAZING REFER TO SMP
- GL02 GREY TINTED GLAZING REFER TO SMP
- GL03 LIGHT GREY TINTED GLAZING REFER TO SMP
- GL04 GREY TINTED SPANDREL REFER TO SMP
- GL05 LIGHT GREY TINTED SPANDREL REFER TO SMP
- PM01 PERFORATED METAL CLADDING BRONZE FINISH
- PM02 DARK PERFORATED SCREEN
- MC01 - PODIUM SCREEN DARK METALLIC FINISHES
- PC01 OFF-FORM CONCRETE DARK COLOUR
- BS01 BLUE STONE CLADDING
- SC01 SERVICES ENCLOSURE SCREEN DARK METAL FINISH

**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500025

**ENDORSED PLAN
Sheet 34 of 42**

Signed: *[Signature]*
MINISTER FOR PLANNING
Date: 11 December 2019

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.
FACADE WALLS ARE REQUIRED TO ACHIEVE AN SWR RATINGS AT LEAST 1000h HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.
GLAZING TO ALL APARTMENTS TO BE CARBON FUTURELINE SD - GREY DOUBLE GLAZED LOW-E² OR ALTERNATIVE GLAZING WITH EQUIVALENT PERFORMANCE INDICATED ON PAGE 40 OF SMP.

1 PODIUM - NORMANBY ROAD ELEVATION 01
SCALE: 1:50



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Project
AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client
BLUE EARTH GROUP

No.	Date	Notes
01	20/08/2018	ENDORSEMENT

Title
PODIUM ELEVATION - NORMANBY ROAD 01

Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

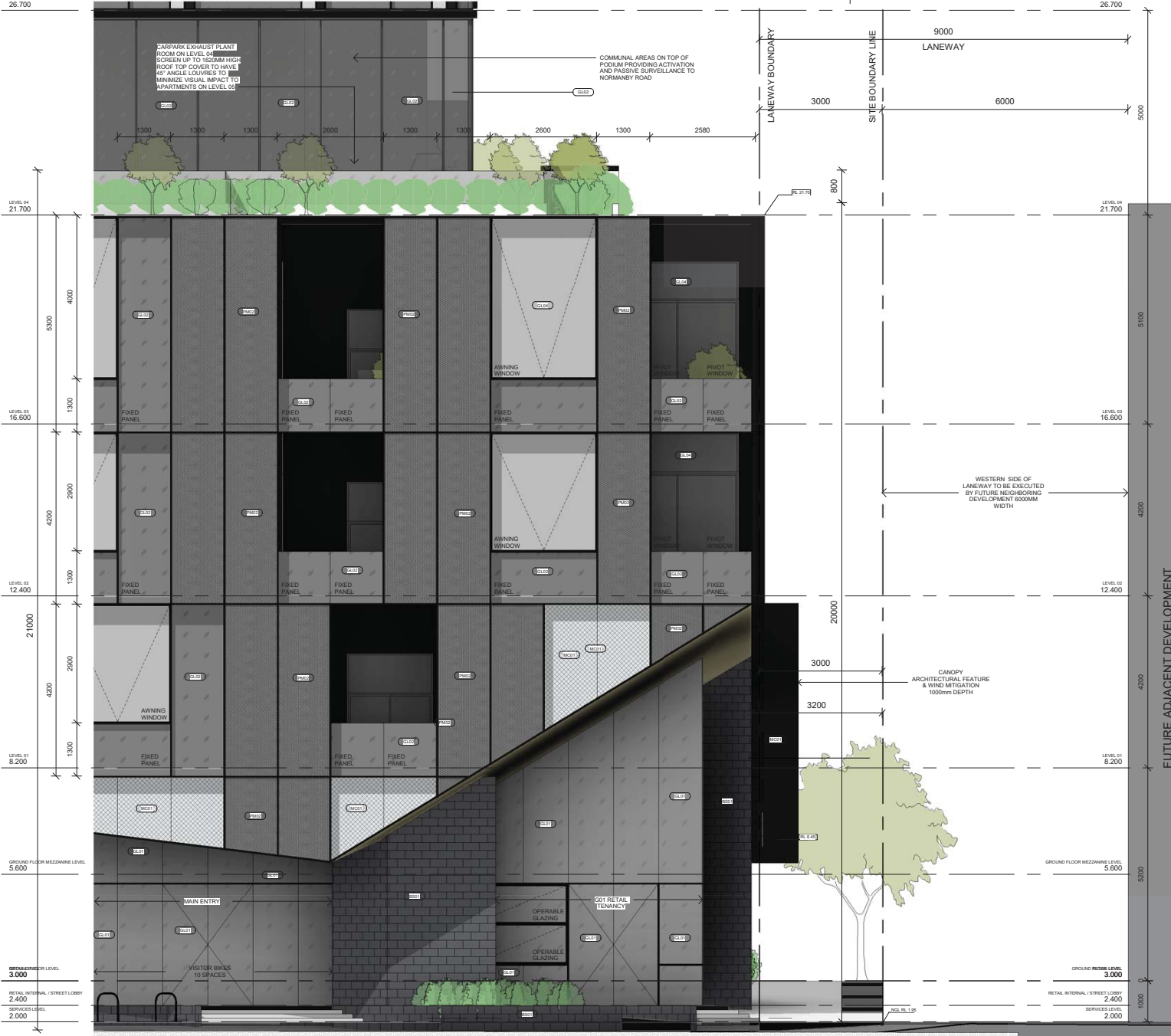
Sheet No.
TP3.03

Revision
E2

Scale
1:50@A1


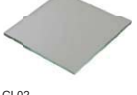


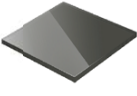

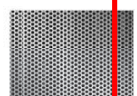



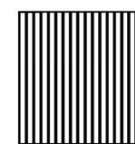
Date
20/08/2018

15060




LEGEND

- GL01 CLEAR GLAZING
- GL02 GREY TINTED GLAZING
- GL03 LIGHT GREY TINTED GLAZING
- GL04 GREY TINTED SPANDREL
- GL05 LIGHT GREY TINTED SPANDREL
- PM01 BRONZE PERFORATED METAL
- PM02 DARK PERFORATED METAL
- MC01 METAL CLADDING
- PC01 PRE-CAST DARK CONCRETE
- BS01 BLUESTONE CLADDING
- SC01 SERVICES SCREENING

 GL01 CLEAR GLAZING REFER TO SMP
 GL02 GREY TINTED GLAZING REFER TO SMP
 GL03 LIGHT GREY TINTED GLAZING REFER TO SMP
 GL04 GREY TINTED SPANDREL REFER TO SMP
 GL05 LIGHT GREY TINTED SPANDREL REFER TO SMP
 PM01 PERFORATED METAL CLADDING BRONZE FINISH
 PM02 DARK PERFORATED SCREEN
 MC01 - PODIUM SCREEN DARK METALLIC FINISHES
 PC01 OFF-FORM CONCRETE DARK COLOUR
 BS01 BLUE STONE CLADDING
 SC01 SERVICES ENCLOSURE SCREEN DARK METAL FINISH

**PLANNING and ENVIRONMENT ACT
 PORT PHILLIP PLANNING SCHEME
 PERMIT NO. PA1500028
 ENDORSED PLAN
 Sheet 35 of 42**

Signed: 
 for MINISTER FOR PLANNING
 Date: 11 December 2019

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AND LEVELS.
 FACADE WALLS ARE REQUIRED TO ACHIEVE AN RW RATING AT LEAST 100RA HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACUSTIC REPORT
 GLAZING TO ALL APARTMENTS TO BE CAPITAL FUTURELINE SD - GREY DOUBLE GLAZED LOW-E OR ALTERNATIVE GLAZING WITH EQUIVALENT PERFORMANCE INDICATED ON PAGE 40 OF SMP

1 PODIUM - NORMANBY ROAD ELEVATION 02
 SCALE: 1 : 50

CHT ARCHITECTS
 CHT Architects Pty Ltd
 ABN 29 108 008 919
 Architecture Interior Design Urban Design

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AVION
 245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client: **BLUE EARTH GROUP**

No.	Date	Notes
01	20/08/2018	ENDORSEMENT

Title: **PODIUM ELEVATION - NORMANBY ROAD 02**

Sheet: **PRELIMINARY**
NOT FOR CONSTRUCTION

Sheet No. **TP3.04** Revision **E2**

Scale: 1 : 50@A1
 Date: 20/08/2018

15060

Drawn by AutoChecked by Checker

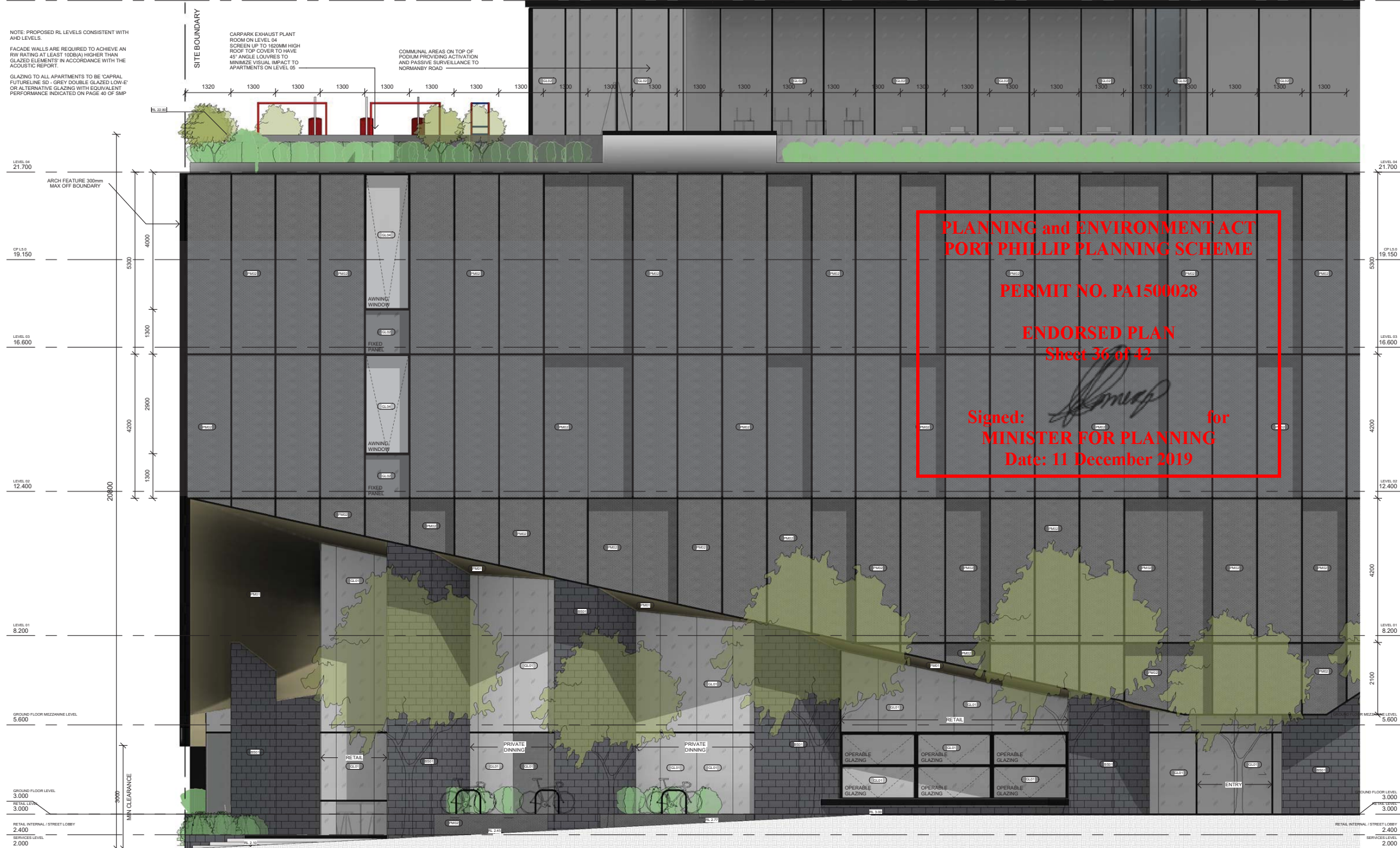
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NOTE: PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.
 FACADE WALLS ARE REQUIRED TO ACHIEVE AN RW RATING AT LEAST 100MM HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.
 GLAZING TO ALL APARTMENTS TO BE CAPRAL FUTURELINE SD - GREY DOUBLE GLAZED LOW-E OR ALTERNATIVE GLAZING WITH EQUIVALENT PERFORMANCE INDICATED ON PAGE 40 OF SMP

CARPARK EXHAUST PLANT ROOM ON LEVEL 04 SCREEN UP TO 1000MM HIGH ROOF TOP COVER TO HAVE 45° ANGLE LOUVERS TO MINIMIZE VISUAL IMPACT TO APARTMENTS ON LEVEL 05

COMMUNAL AREAS ON TOP OF PODIUM PROVIDING ACTIVATION AND PASSIVE SURVEILLANCE TO NORMANBY ROAD

SITE BOUNDARY



**PLANNING and ENVIRONMENT ACT
 PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

ENDORSED PLAN
 Sheet 36 of 42

Signed: *[Signature]* for
MINISTER FOR PLANNING
 Date: 11 December 2019



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Project **AVION**
 245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client **BLUE EARTH GROUP**

Amendments		
No.	Date	Notes
1	03/23/2011	TOWN PLANNING
2	26/09/2014	DISCREPANCY

Title **PODIUM ELEVATION - SOUTH-WEST 01**

Sheet **PRELIMINARY
 NOT FOR CONSTRUCTION**

Sheet No. **TP3.05** E2

Scale **1:500@A1**

Date **20/08/2018**

15060



1 | PODIUM - SOUTH-WEST ELEVATION 02
SCALE: 1:50

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.
 FACADE WALLS ARE REQUIRED TO ACHIEVE AN RW RATING AT LEAST 100(BA) HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.
 GLAZING TO ALL APARTMENTS TO BE 'CAPRAL FUTURELINE SD - GREY DOUBLE GLAZED LOW E' OR ALTERNATIVE GLAZING WITH EQUIVALENT PERFORMANCE INDICATED ON PAGE 40 OF SMP 142



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Project
AVION
 245-251 NORMANBY ROAD, SOUTH MELBOURNE
 Client
BLUE EARTH GROUP

Amendments	No.	Date	Notes
	01	20/08/2018	ENCOREMENT

PRELIMINARY
 NOT FOR CONSTRUCTION

Sheet No.
TP3.06 E2
 Scale
 1:50(A1)
 Date
 20/08/2018

15060


15/06/2018 10:08:20 9 4.43 16 PM

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AND LEVELS.
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**PLANNING and ENVIRONMENT ACT
 PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

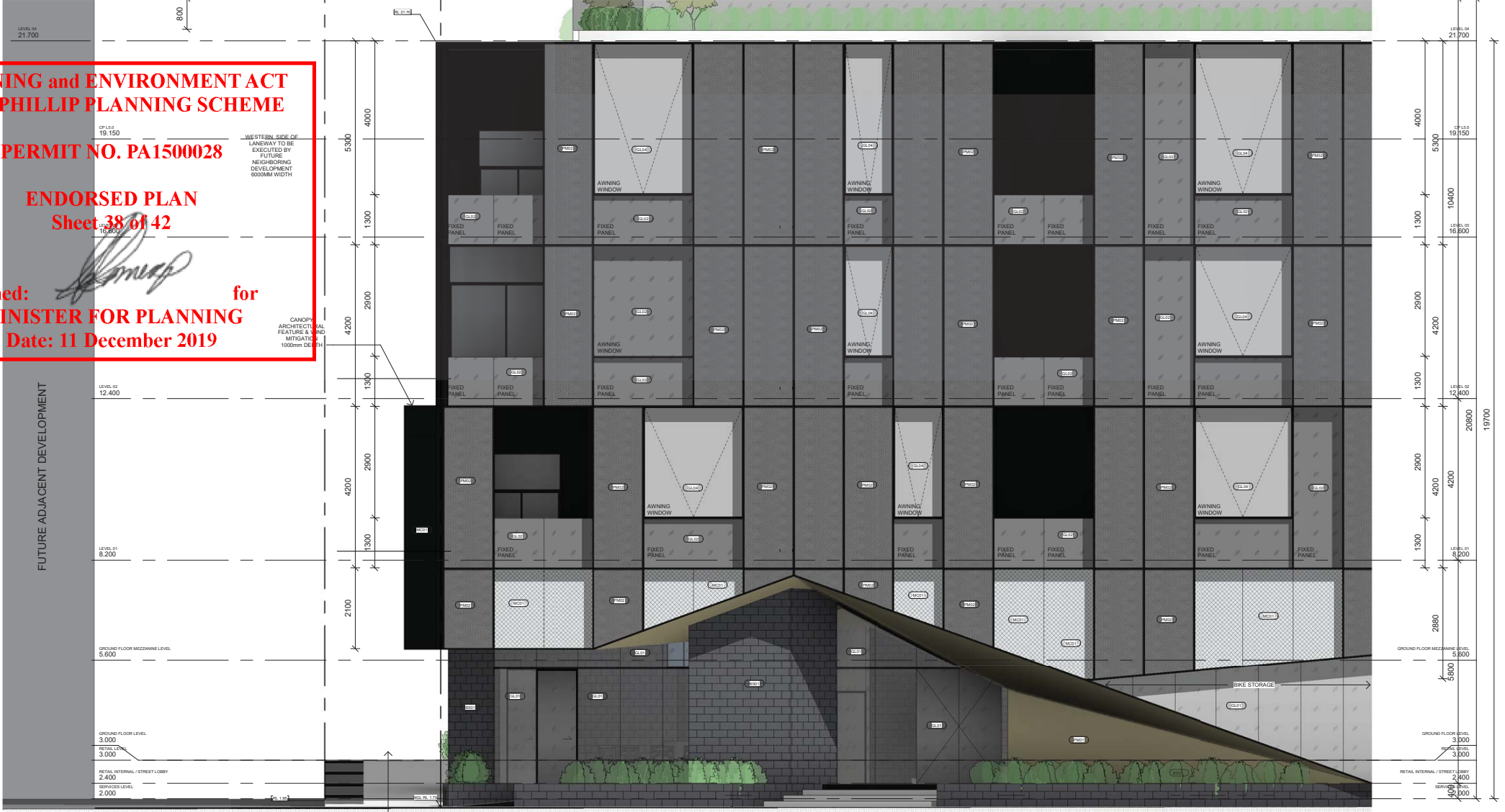
**ENDORSED PLAN
 Sheet 38 of 42**

Signed:  **for**
MINISTER FOR PLANNING
Date: 11 December 2019

WESTERN SIDE OF LANEWAY TO BE EXECUTED BY FUTURE NEIGHBORING DEVELOPMENT 6000MM WIDTH

CANOPY ARCHITECTURAL FEATURES & MITIGATION 1000mm DEPTH

COMMUNAL AREAS ON TOP OF PODIUM PROVIDING ACTIVATION AND PASSIVE SURVEILLANCE TO NORMANBY ROAD



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No.	Date	Notes
01	08/20/2018	ISSUE FOR APPROVEMENT
02	28/08/2018	APPROVEMENT

Title: **PODIUM ELEVATION - WOODGATE ST 01**
 Sheet: **PRELIMINARY**
NOT FOR CONSTRUCTION

Sheet No.: **TP3.07 E2**
 Scale: **1:50(A1)**
 Date: **20/08/2018**
 Drawn by: **Auto/Checked by: Checker**

15060

15/06/2019 08:27:09 4.43 4.1 PM

**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

**ENDORSED PLAN
Sheet 39 of 42**

Signed:  for
MINISTER FOR PLANNING
Date: 11 December 2019



1. PODIUM - WOODGATE ST ELEVATION 02
SCALE: 1:50

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.
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Project: **AVION**
245-251 NORMANBY ROAD, SOUTH MELBOURNE
Client: **BLUE EARTH GROUP**

No.	Date	Notes
01	20/08/2018	ENCOREMENT

Title: **PODIUM ELEVATION - WOODGATE ST 02**
Sheet: **PRELIMINARY NOT FOR CONSTRUCTION**

Sheet No. **TP3.08**
Revision **E2**
Scale: **1:50@A1**
Date: **20/08/2018**

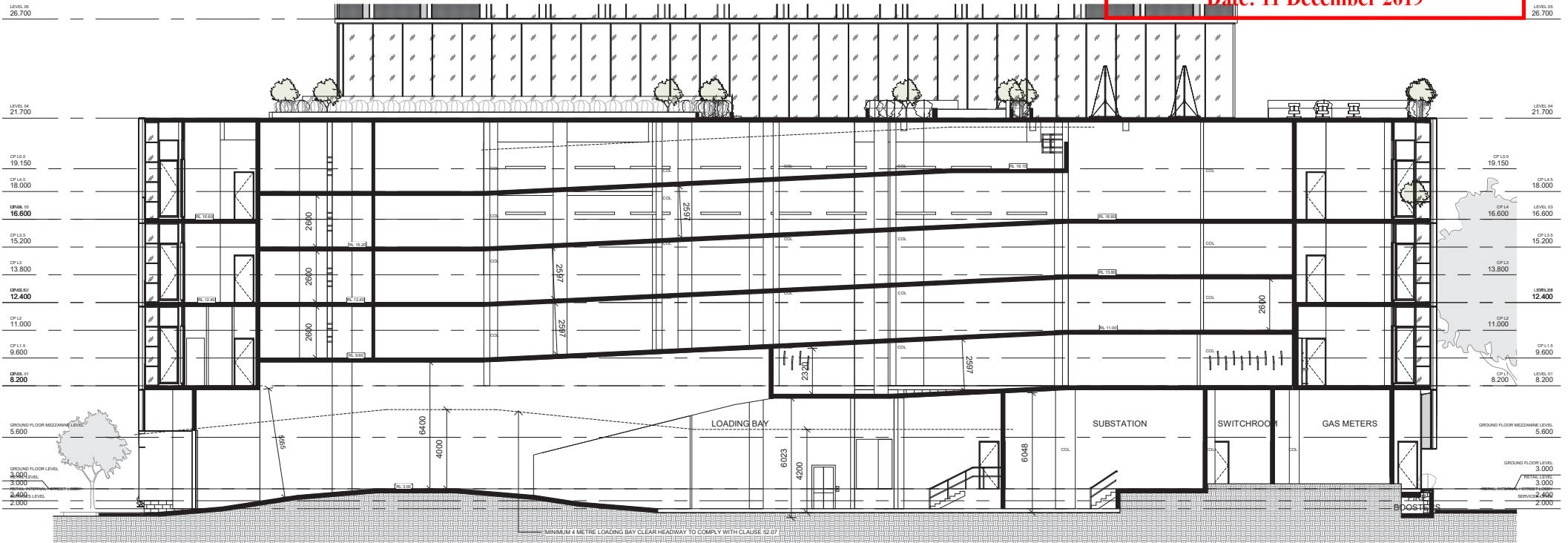
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**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

**ENDORSED PLAN
Sheet 40 of 42**

Signed:  for
MINISTER FOR PLANNING
Date: 11 December 2019



1 SECTION THROUGH LOADING BAY
SCALE 1:100

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AND LEVELS.
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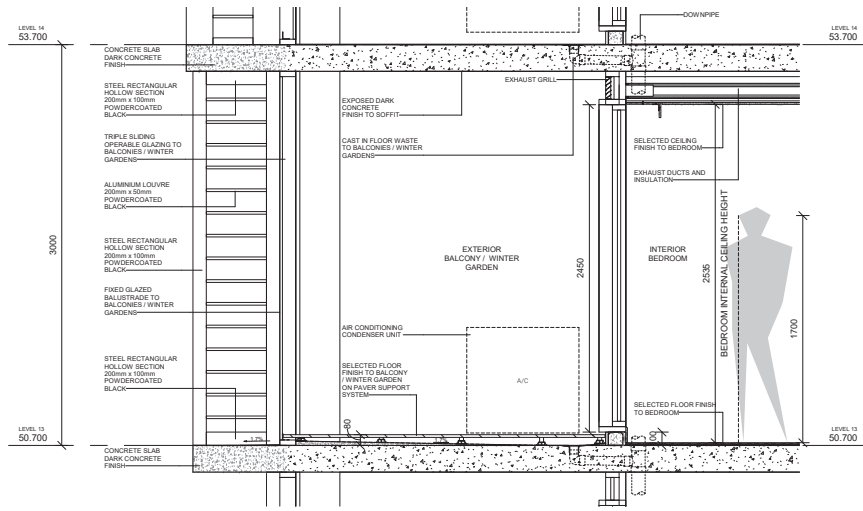
Project
AVION
245-251 NORMANBY ROAD, SOUTH MELBOURNE
Client
BLUE EARTH GROUP

No.	Date	Notes
1	20/08/2018	TOWN PLANNING
2	20/08/2018	TOWN PLANNING
3	20/08/2018	TOWN PLANNING

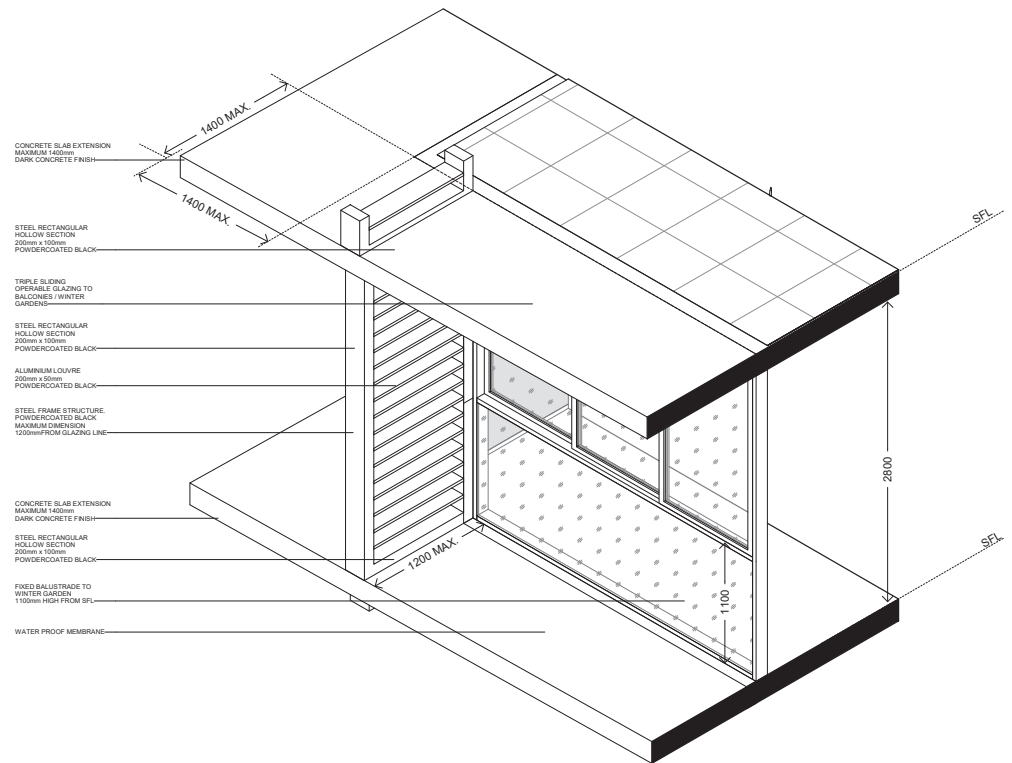
Title
DETAIL SECTION - LOADING AREA
Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

Sheet No.
TP3.09
Revision
E2
Scale
1:100@A1
Date
20/08/2018

15060



1 DETAIL SECTION 01
SCALE 1:20



2 FACADE DETAIL 01
SCALE

**PLANNING and ENVIRONMENT ACT
PORT PHILLIP PLANNING SCHEME**

PERMIT NO. PA1500028

ENDORSED PLAN
Sheet 42 of 42

Signed:  for
MINISTER FOR PLANNING
Date: 11 December 2019



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ABN 29 108 008 919
Architecture
Interior Design
Urban Design

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Amendments		
No.	Date	Notes

Title
FACADE DETAILS

Sheet
**PRELIMINARY
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Sheet No.
TP3.11

Scale
1:20@A1

Revision
Date

15060