

15060\_245-249 Normanby Road, South Melbourne  
REVISION O - 31 January 2020

LEVEL STOREYS

		AREA (m2)	BIKES	CAR SPACES	MOTORBIKE	LOADING BAYS	STORAGE
PARKING	5	6261	371	231	5	3	449
RATIO			1.09	0.68	*includes 5 commercial, 1 shared car & 1 electric car		

		APARTMENTS (No.)										COMMERCIAL				
		APARTMENTS (No.)						DUAL KEY APTS.				COMMUNAL	OFFICE	RETAIL	ART GALLERY	WELLNESS
		TOT. GFA (m2)	NLA(m2)	NSA(m2)	1 Bed 1 Bath	2 Bed 1 Bath	2 Bed 2 Bath	1 Bed 1 Bath (A)	2 Bed 2 Bath (B)	Communal (m2)	Tenancy (m2)	Tenancy (m2)	Tenancy (m2)	Tenancy (m2)		
GROUND		* excl balconies														
GROUND	1	2160	444	0	-	-	-	-	-	368	-	489	-	-		
GROUND FLOOR MEZZANINE	0	1466	45	0	-	-	-	-	-	149	-	-	-	-		

PODIUM														
LEVEL 01	1	2307	NA	386	5	-	2	-	-	-	-	-	-	-
LEVEL 02	1	2363	NA	363	6	-	1	-	-	-	-	-	-	-
LEVEL 02.5 (CARPARK)	-	1938	NA	NA	-	-	-	-	-	-	-	-	-	-
LEVEL 03	1	2363	NA	363	6	-	1	-	-	-	-	-	-	-
LEVEL 03.5 (CARPARK)	-	749	NA	NA	-	-	-	-	-	-	-	-	-	-

TOWER														
LEVEL 04	1	918	1098	-	1	-	3	-	-	1005	-	-	-	1098
LEVEL 05-39	35	28875	-	24231	140	-	70	105	105	-	-	-	-	-
ROOF	0	114	-	-	-	-	-	-	-	435	-	-	-	-

SUB TOTAL					158	0	77	105	105	1957	-	489	0	1098
% ACROSS DEVELOPMENT					46.47%		22.65%		30.88%	5.76		5.89%		

TOTALS	40	42390	1587	25343	445 *excluding dual key arrangements					1587				
					340 *including dual key arrangements									

\* excludes rooftop

TOTAL UNITS

\*sqm per unit



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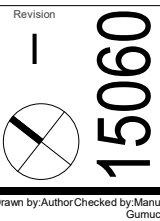
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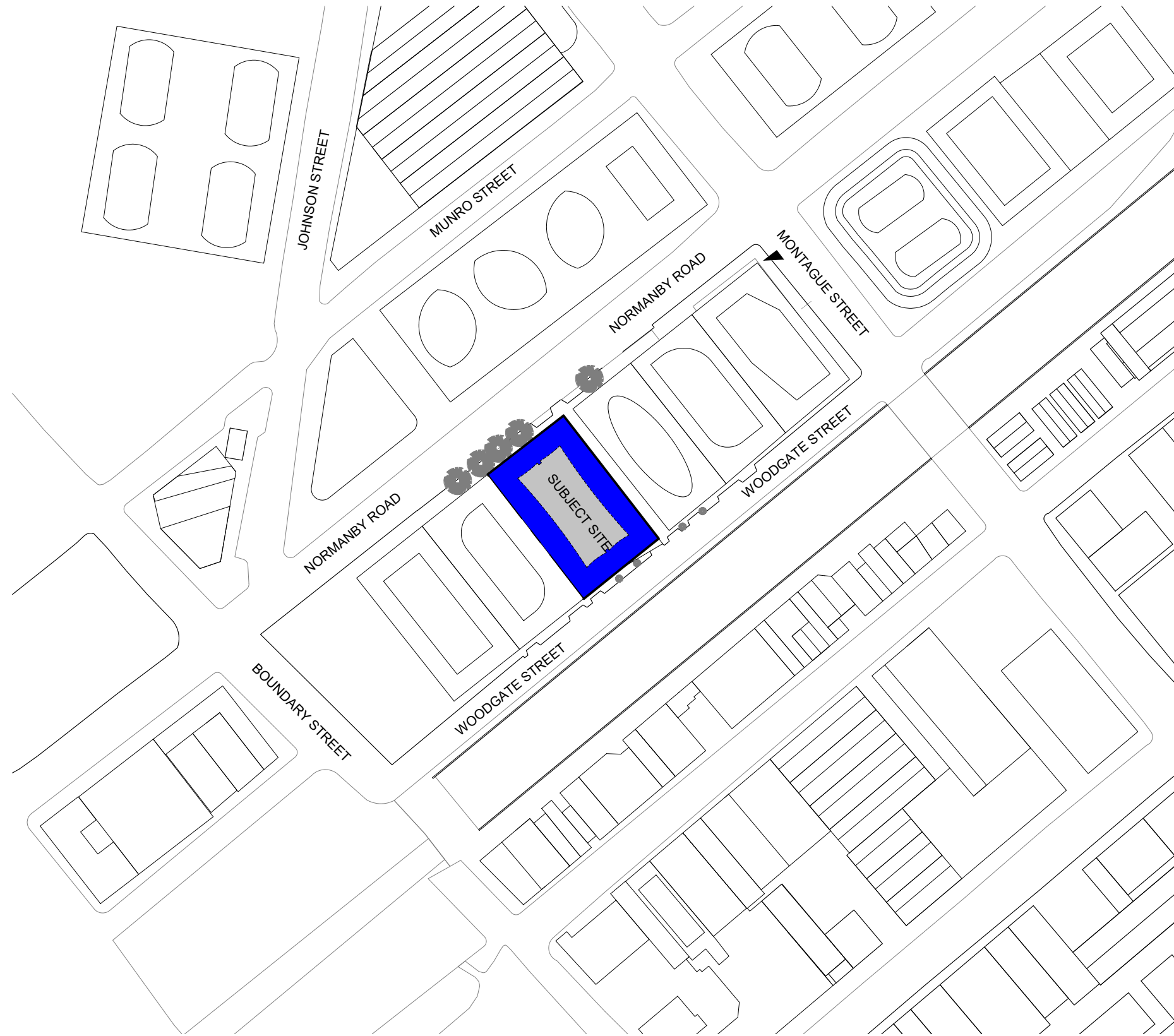
Project AVION - MIXED USE DEVELOPMENT  
245-251 NORMANBY ROAD, SOUTH MELBOURNE  
Client BLUE EARTH GROUP

No.	Date	Notes
C	05/11/2016	TOWN PLANNING AMENDMENTS
D	13/02/2017	TOWN PLANNING
E	01/12/2017	TOWN PLANNING
F	05/12/2017	TOWN PLANNING
H	22/11/2018	ENCLOSURE
J	13/02/2020	TP REF

Title DEVELOPMENT SUMMARY  
Sheet PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No. TP0.00  
Revision I  
Scale @A1  
Date 13/02/2020





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 Client  
**BLUE EARTH GROUP**

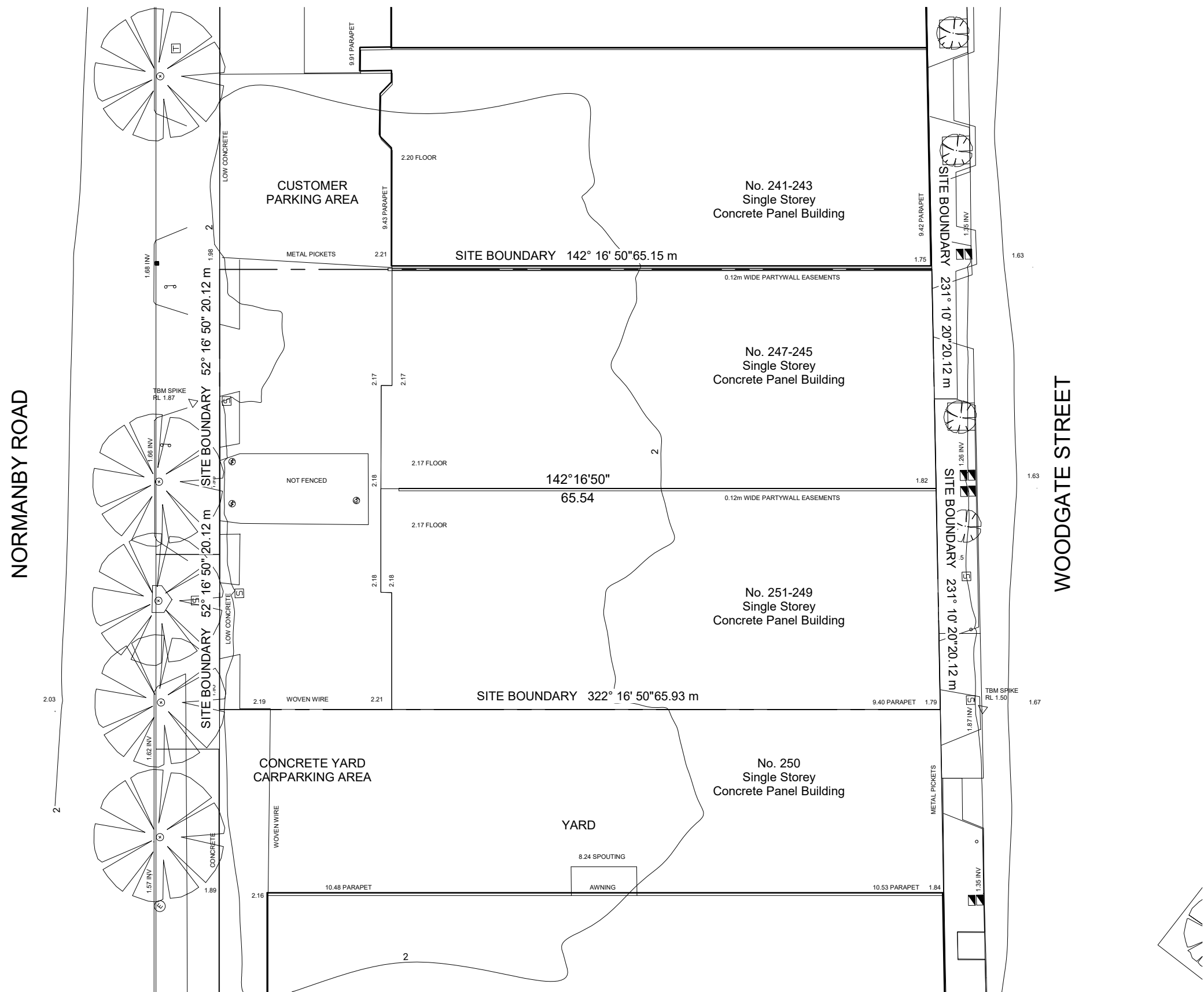
No.	Date	Notes
C	02/11/2016	TOWN PLANNING AMENDMENTS
E	03/12/2017	TOWN PLANNING
I	13/02/2020	TP RFI

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

Sheet No.  
**TP0.01**  
 Scale  
 1 : 1000@A1  
 Date  
 13/02/2020

Revision  
**I**  
**15060**  
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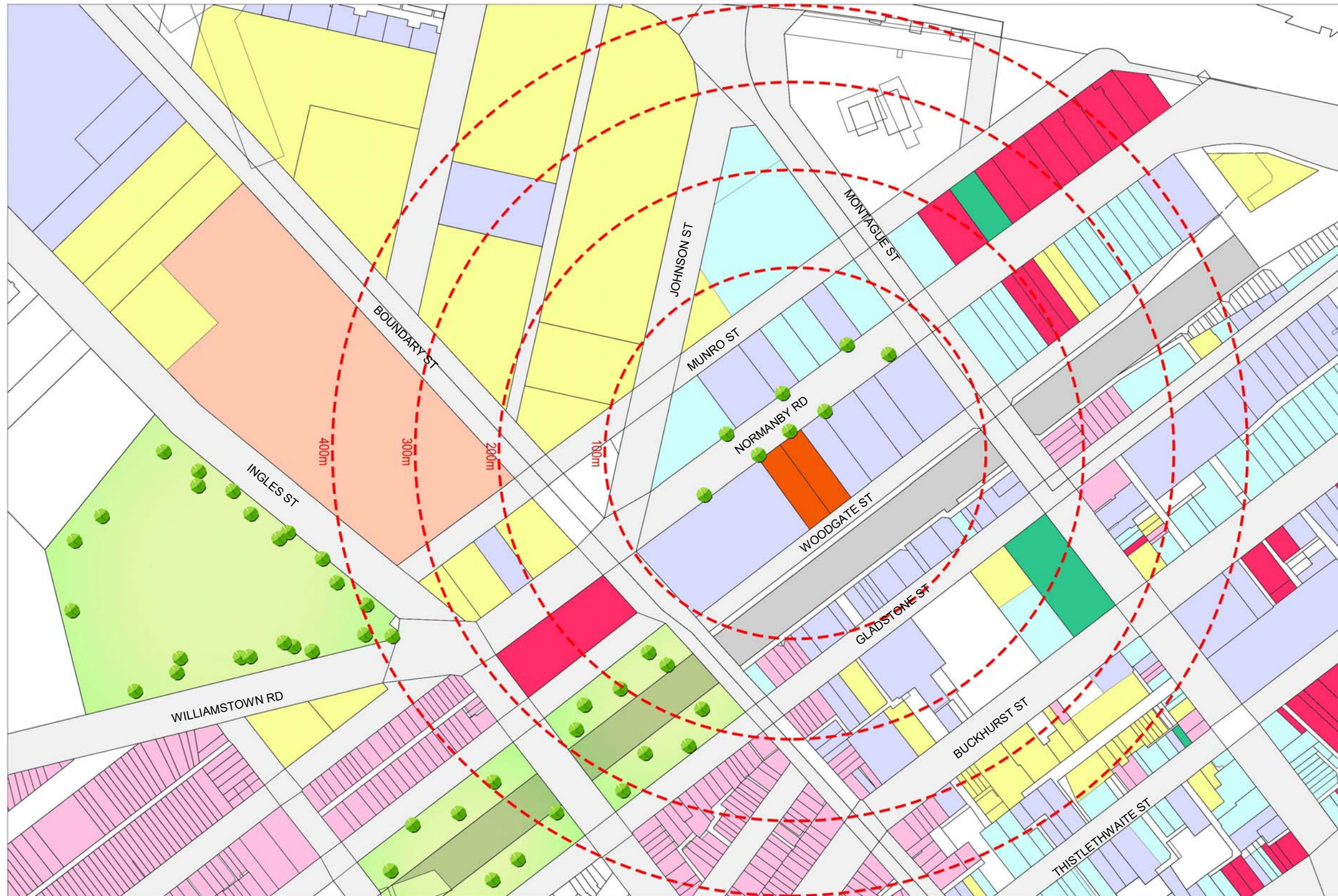
Amendments		
No.	Date	Notes
C	02/11/2016	TOWN PLANNING AMENDMENTS
E	03/12/2017	TOWN PLANNING
J	13/02/2020	TP RP

Title **SITE PLAN - EXISTING**  
Sheet **PRELIMINARY**  
**NOT FOR CONSTRUCTION**

Sheet No. **TP0.02**  
Scale **1:200@A1**  
Date **13/02/2020**

Revision **I**  
**15060**  
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- SUBJECT SITE
- CONSTRUCTION SITE
- RESIDENTIAL
- BUSINESS 1 ( COMMERCIAL )
- BUSINESS 2 (RETAIL + COMMERCIAL )
- INDUSTRIAL
- MIXED USE
- EDUCATION



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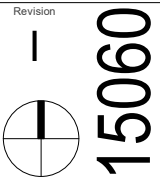
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No.	Date	Notes
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E	01/12/2017	TOWN PLANNING
I	13/02/2020	TP RFI

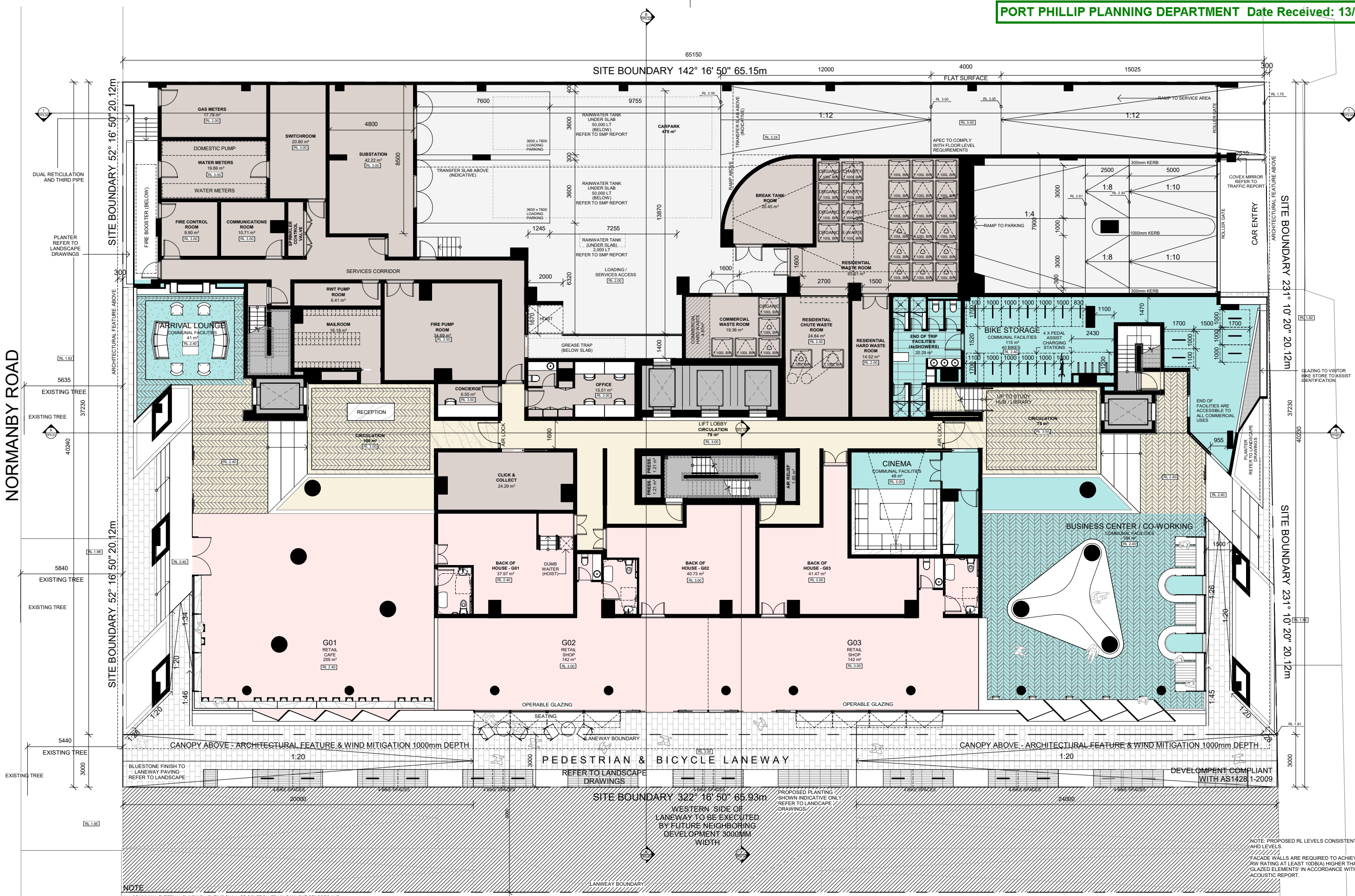
Title **EXISTING USES LOCATION PLAN**  
Sheet **PRELIMINARY**  
NOT FOR CONSTRUCTION

Sheet No. **TP0.03**  
Revision **I**  
Date **13/02/2020**









NOTE  
 ALL COMMUNAL EXTERNAL BUILDING LIGHTING SHALL BE CONTROLLED VIA DAYLIGHT SENSORS AND TIMECLOCKS. THE DAYLIGHT SENSOR SHALL TURN LIGHTS ON DURING TIMES OF LOW AMBIENT LIGHT AND OFF DURING TIMES OF HIGH AMBIENT LIGHT. THE TIMECLOCK SHALL PROVIDE THE ABILITY TO OVERRIDE THE DAYLIGHT SENSOR DURING TIMES WHEN EXTERNAL LIGHTING IS NOT REQUIRED.

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.  
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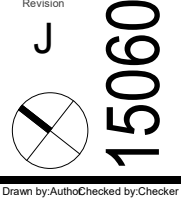
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E	03/12/2017	TOWN PLANNING
F	05/12/2017	TOWN PLANNING
S	12/02/2018	COORDINATION ISSUE
H	22/11/2018	ENFORCEMENT
J	13/02/2020	TP R3
J	13/03/2020	TP R3 - CORP

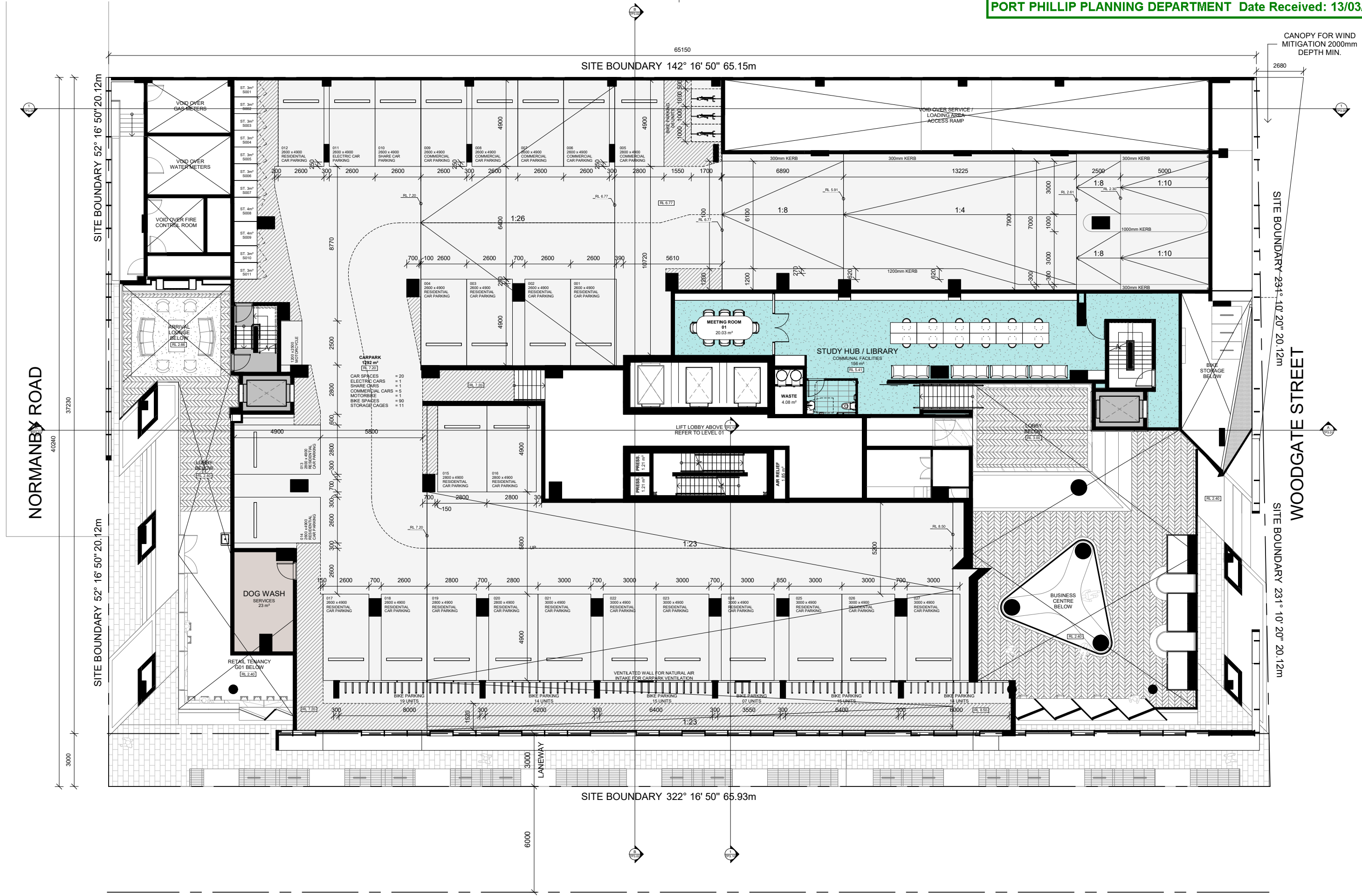
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**GROUND FLOOR PLAN**  
 Sheet  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
 Sheet No.  
**TP1.01**  
 Revision  
**J**  
 Scale  
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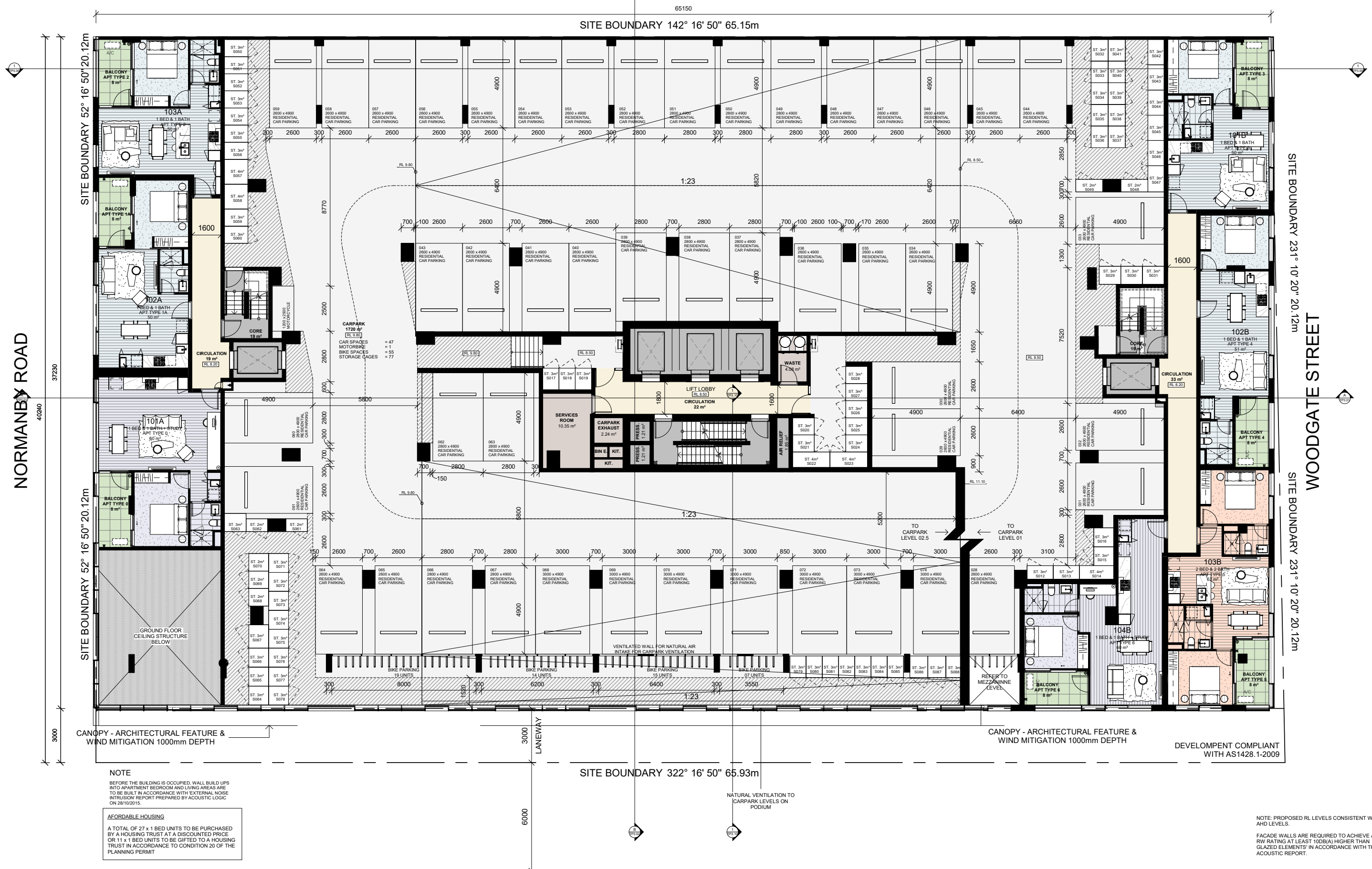
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 245-251 NORMANBY ROAD, SOUTH MELBOURNE  
 Client **BLUE EARTH GROUP**

Amendments	
No.	Date
1	13/02/2020
2	13/03/2020

Title **MEZZANINE LEVEL & CARPARK LEVEL 01**  
 Sheet **PRELIMINARY NOT FOR CONSTRUCTION**

Sheet No. **TP1.01A J**  
 Scale **1:100@A1**  
 Date **13/03/2020**

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**AFORDABLE HOUSING**  
 A TOTAL OF 27 x 1 BED UNITS TO BE PURCHASED BY A HOUSING TRUST AT A DISCOUNTED PRICE OR 11 x 1 BED UNITS TO BE GIFTED TO A HOUSING TRUST IN ACCORDANCE TO CONDITION 20 OF THE PLANNING PERMIT

**NOTE: PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.**  
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Amendments	
No.	Date
C	02/11/2016
E	03/12/2017
H	22/11/2019
J	13/02/2020

Title **PODIUM LEVEL 01 & CARPARK LEVEL 02**

Sheet **PRELIMINARY NOT FOR CONSTRUCTION**

Sheet No. **TP1.02**

Revision **I**

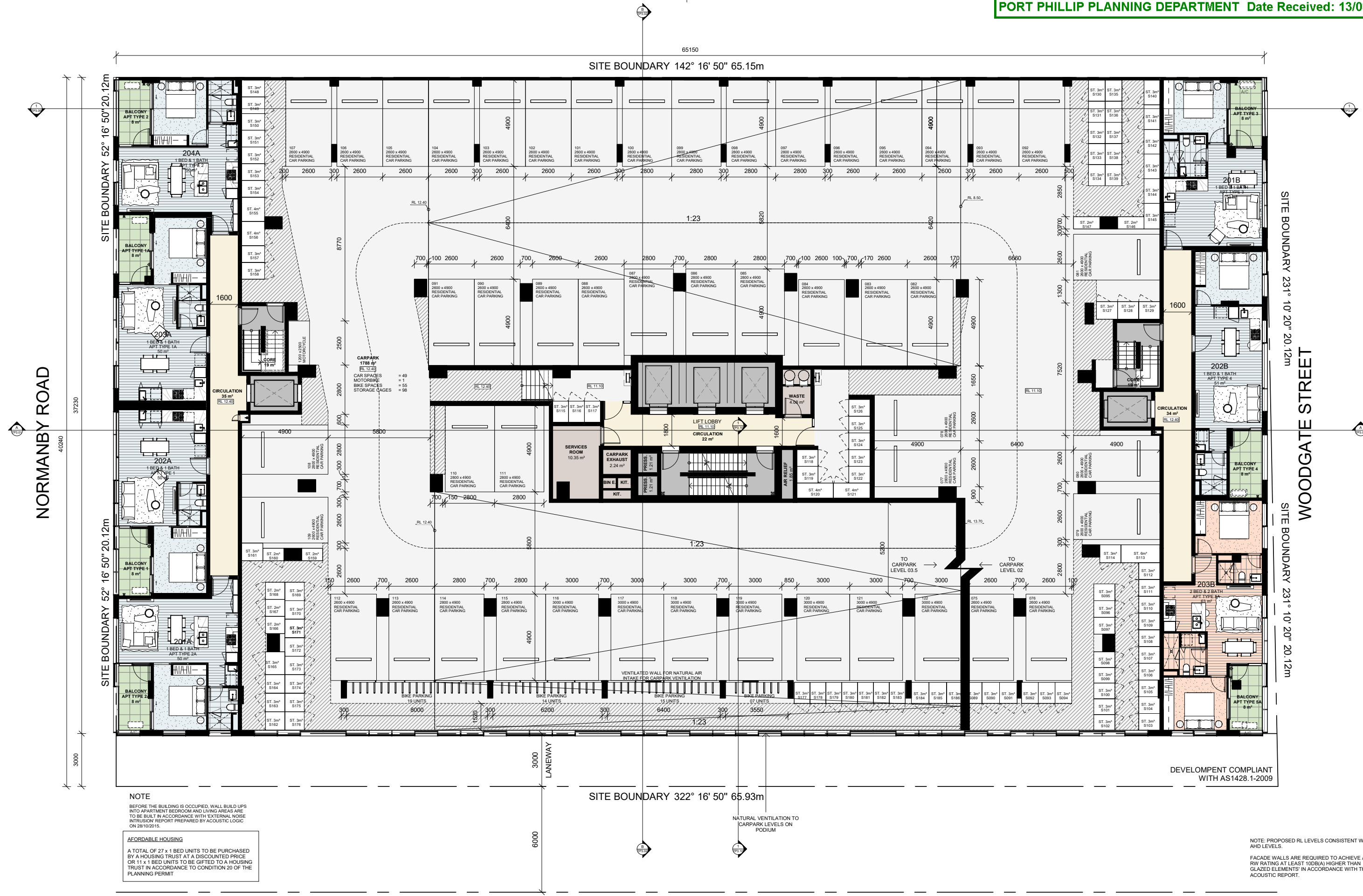
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Date **13/02/2020**

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DEVELOPMENT COMPLIANT WITH AS1428.1-2009

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.  
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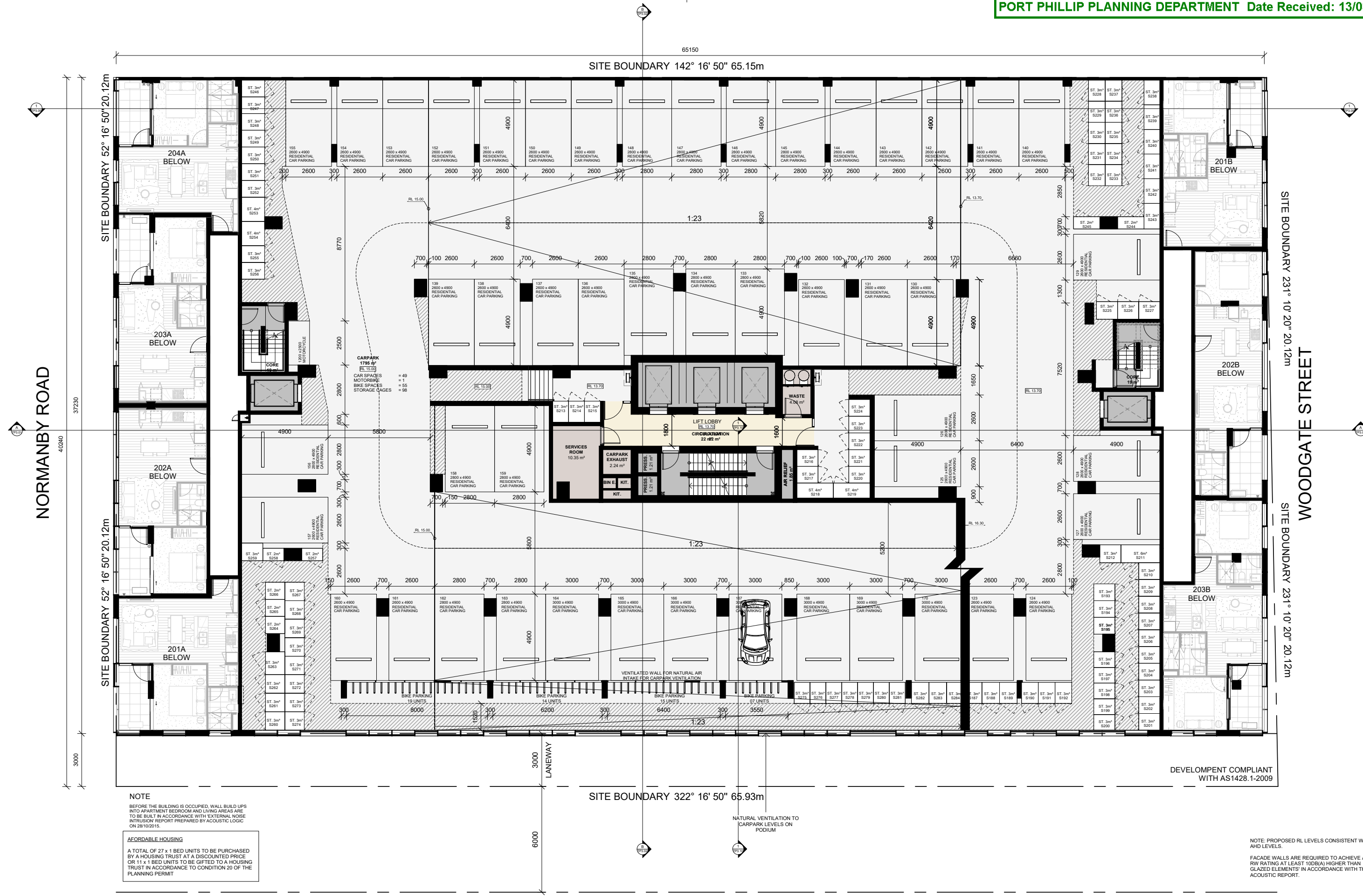
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H	22/11/2019	ENDORSEMENT
I	13/02/2020	TP RFI

Title: PODIUM LEVELS 02 & CARPARK LEVEL 03  
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Scale: 1:100@A1  
Date: 13/02/2020  
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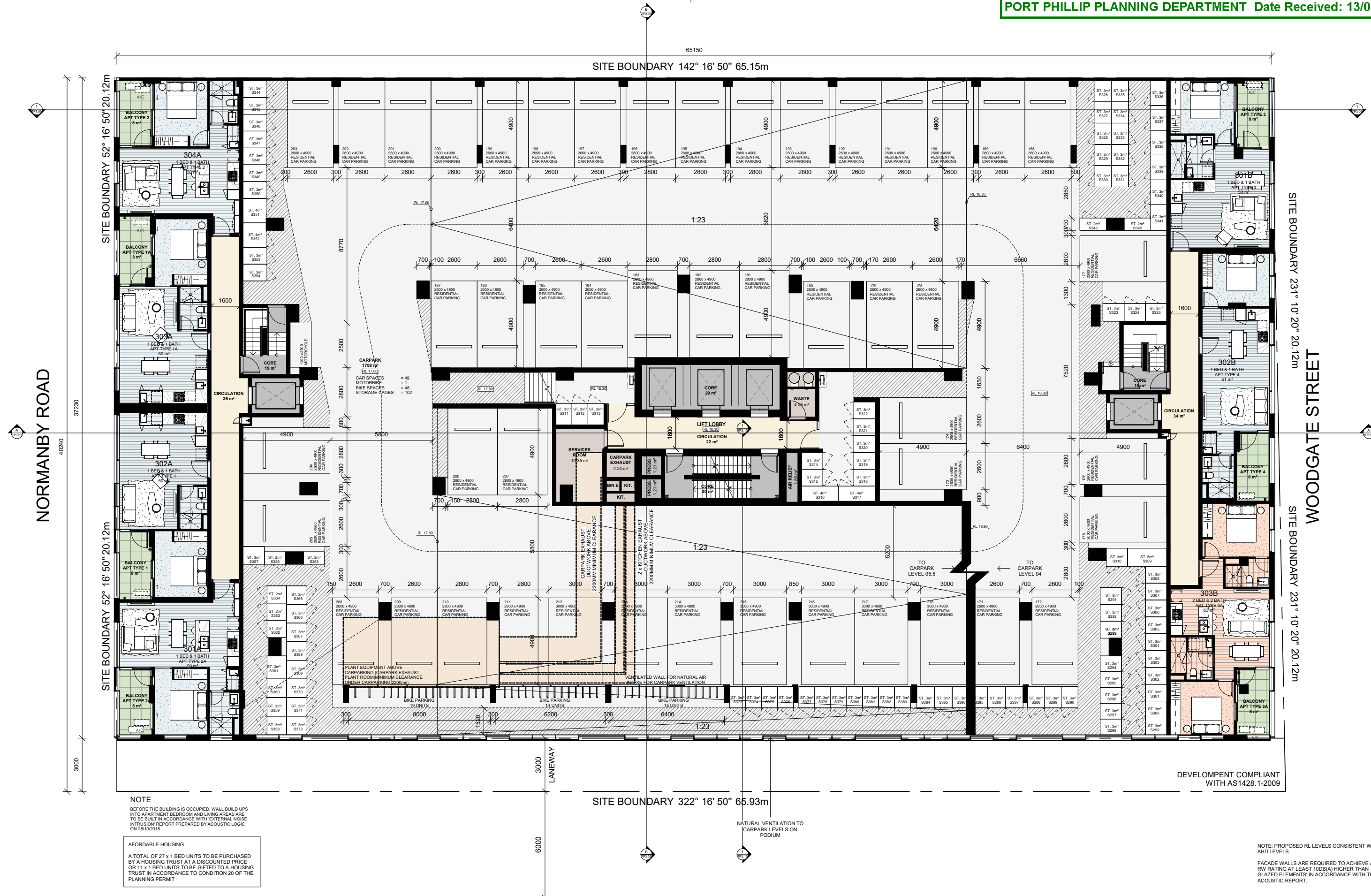
Amendments	
No.	Date
1	13/02/2020
	Notes
	TP RFI

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H	22/11/2019
J	13/02/2020

Title  
**PODIUM LEVEL 03 & CARPARK LEVEL 05**

Sheet  
**PRELIMINARY**  
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Sheet No.  
**TP1.04**

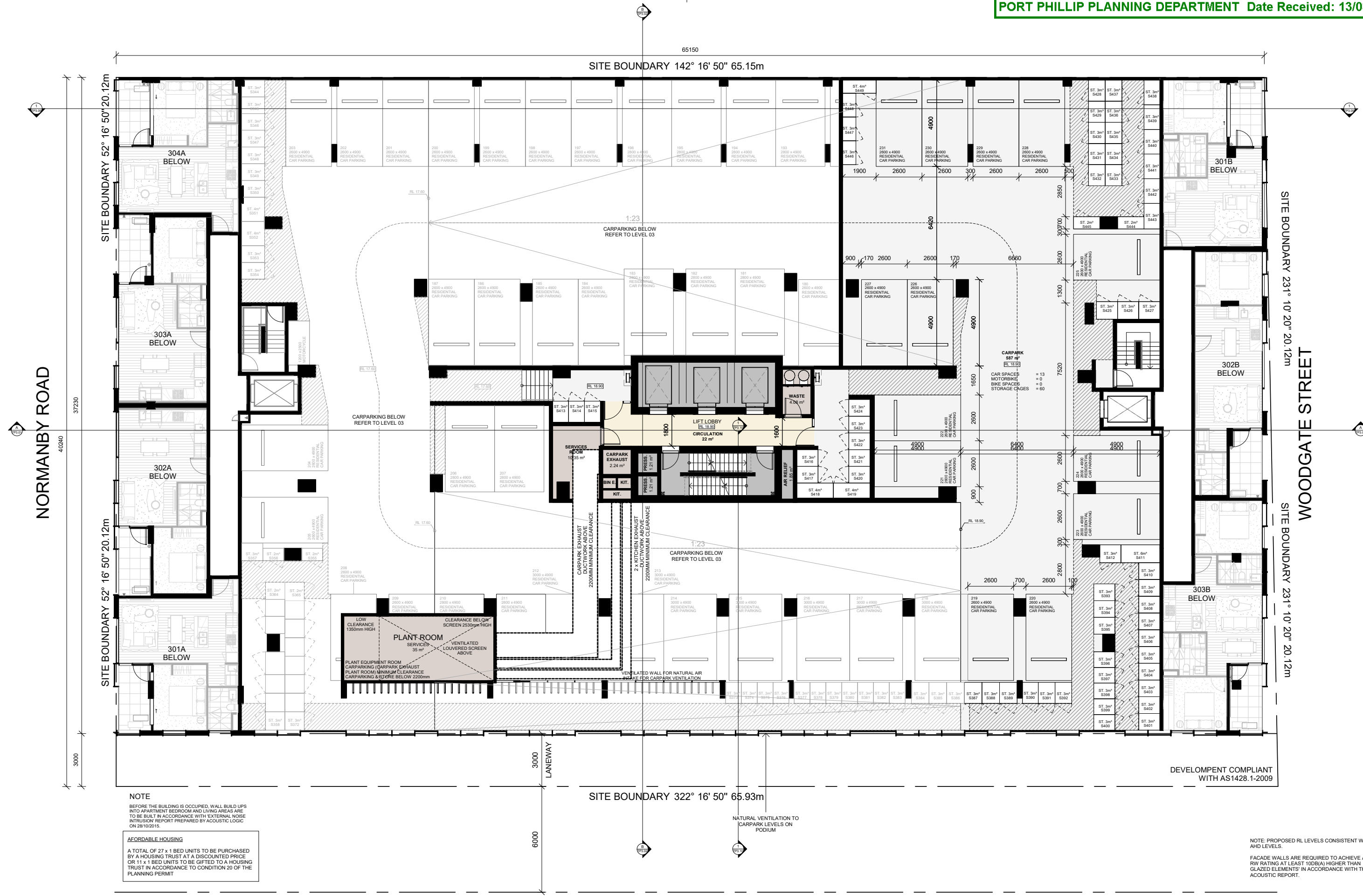
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**1**

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Amendments	
No.	Date
1	13/02/2020
2	TP RFI

Title **PODIUM LEVEL 03**  
**CARPARKING LEVEL 05.5**

Sheet **PRELIMINARY**  
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Sheet No. **TP1.04A I**

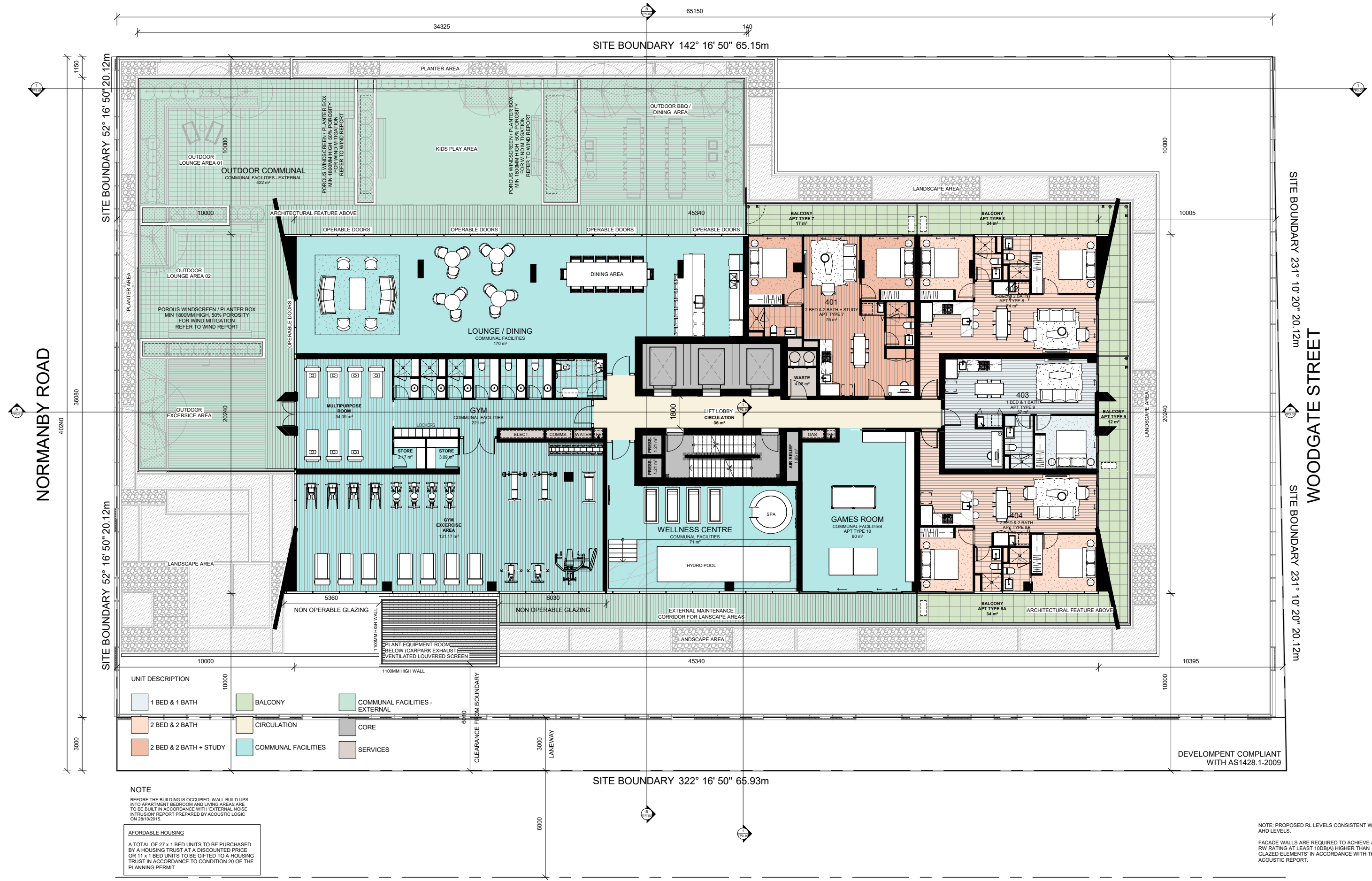
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**UNIT DESCRIPTION**

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<span style="background-color: #fce4d6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 2 BED & 2 BATH	<span style="background-color: #fff2cc; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> CIRCULATION	<span style="background-color: #f4cccc; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> CORE
<span style="background-color: #f4cccc; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 2 BED & 2 BATH + STUDY	<span style="background-color: #d9ead3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> COMMUNAL FACILITIES	<span style="background-color: #f4cccc; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 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 INTRUSION REPORT PREPARED BY ACOUSTIC LOGIC ON 28/10/2015.

**AFORDABLE HOUSING**  
 A TOTAL OF 27 x 1 BED UNITS TO BE PURCHASED BY A HOUSING TRUST AT A DISCOUNTED PRICE OR 11 x 1 BED UNITS TO BE GIFTED TO A HOUSING TRUST IN ACCORDANCE TO CONDITION 20 OF THE PLANNING PERMIT

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.  
 FACADE WALLS ARE REQUIRED TO ACHIEVE AN RW RATING AT LEAST 100B(A) HIGHER THAN GLAZED ELEMENTS' IN ACCORDANCE WITH THE ACOUSTIC REPORT.



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

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No.	Date	Notes
C	02/11/2016	TOWN PLANNING AMENDMENTS
E	03/12/2017	TOWN PLANNING AMENDMENTS
H	22/11/2019	ENDORSEMENT
J	13/02/2020	TP RFI

Title: LEVEL 04 - TOP OF PODIUM COMMUNAL & SPA  
 Sheet: PRELIMINARY NOT FOR CONSTRUCTION

Sheet No. TP1.05  
 Revision: I  
 Scale: 1:100@A1  
 Date: 13/02/2020

15060

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UNIT DESCRIPTION

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

**NOTE**  
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**AFORDABLE HOUSING**  
 A TOTAL OF 27 x 1 BED UNITS TO BE PURCHASED BY A HOUSING TRUST AT A DISCOUNTED PRICE OR 11 x 1 BED UNITS TO BE GIFTED TO A HOUSING TRUST IN ACCORDANCE TO CONDITION 20 OF THE PLANNING PERMIT

DEVELOPMENT COMPLIANT WITH AS1428.1-2009

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.



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Client: BLUE EARTH GROUP

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No.	Date	Notes
A	27/10/2015	Revision 1
E	01/12/2017	TOWN PLANNING
H	22/11/2019	ENDORSEMENT
I	13/02/2020	TP RFI

Title: TYPICAL LEVEL (LEVEL 05-39)

Sheet: PRELIMINARY  
 NOT FOR CONSTRUCTION

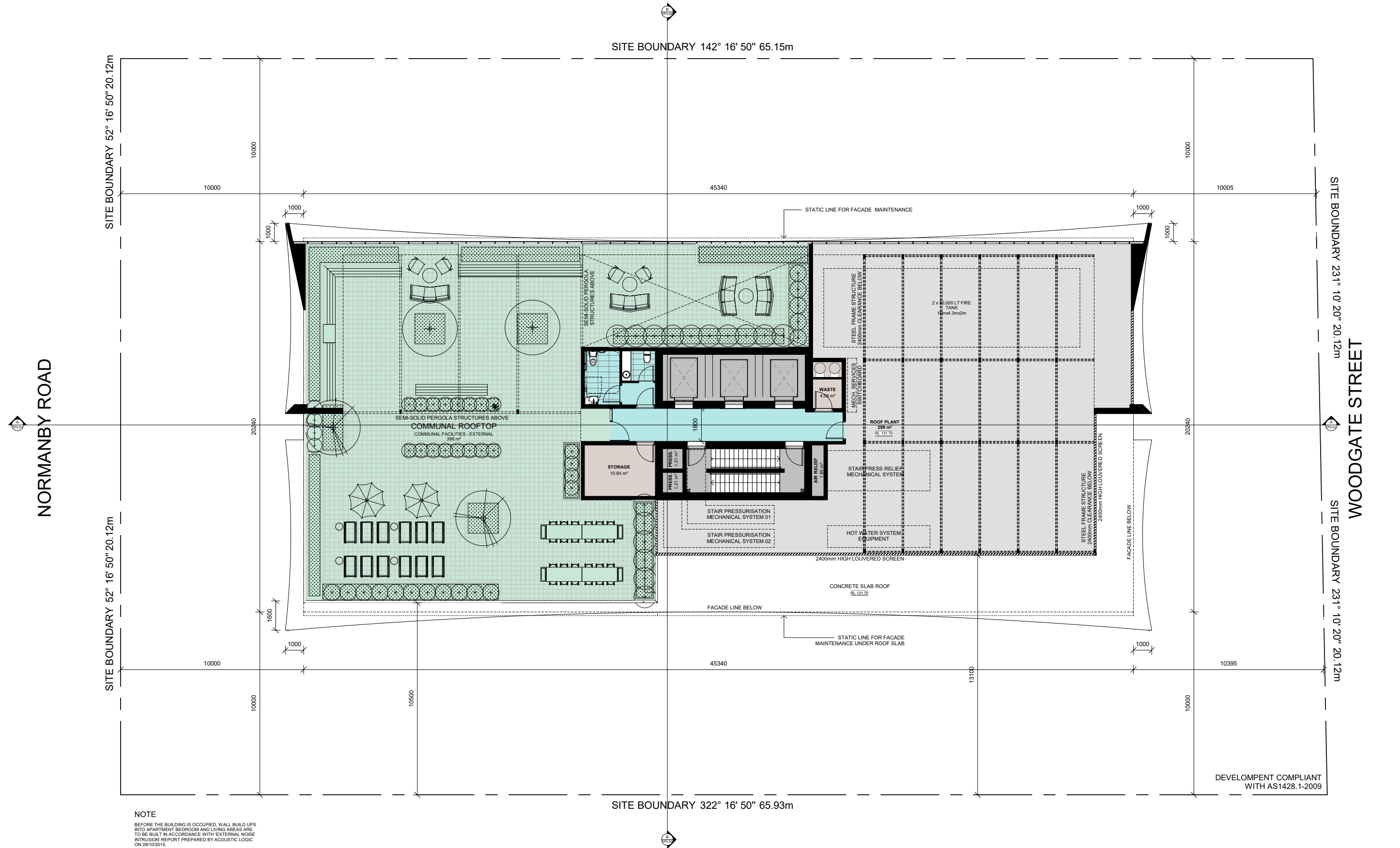
Sheet No. TP1.06  
 Revision I

Scale: 1:100@A1  
 Date: 13/02/2020

15060

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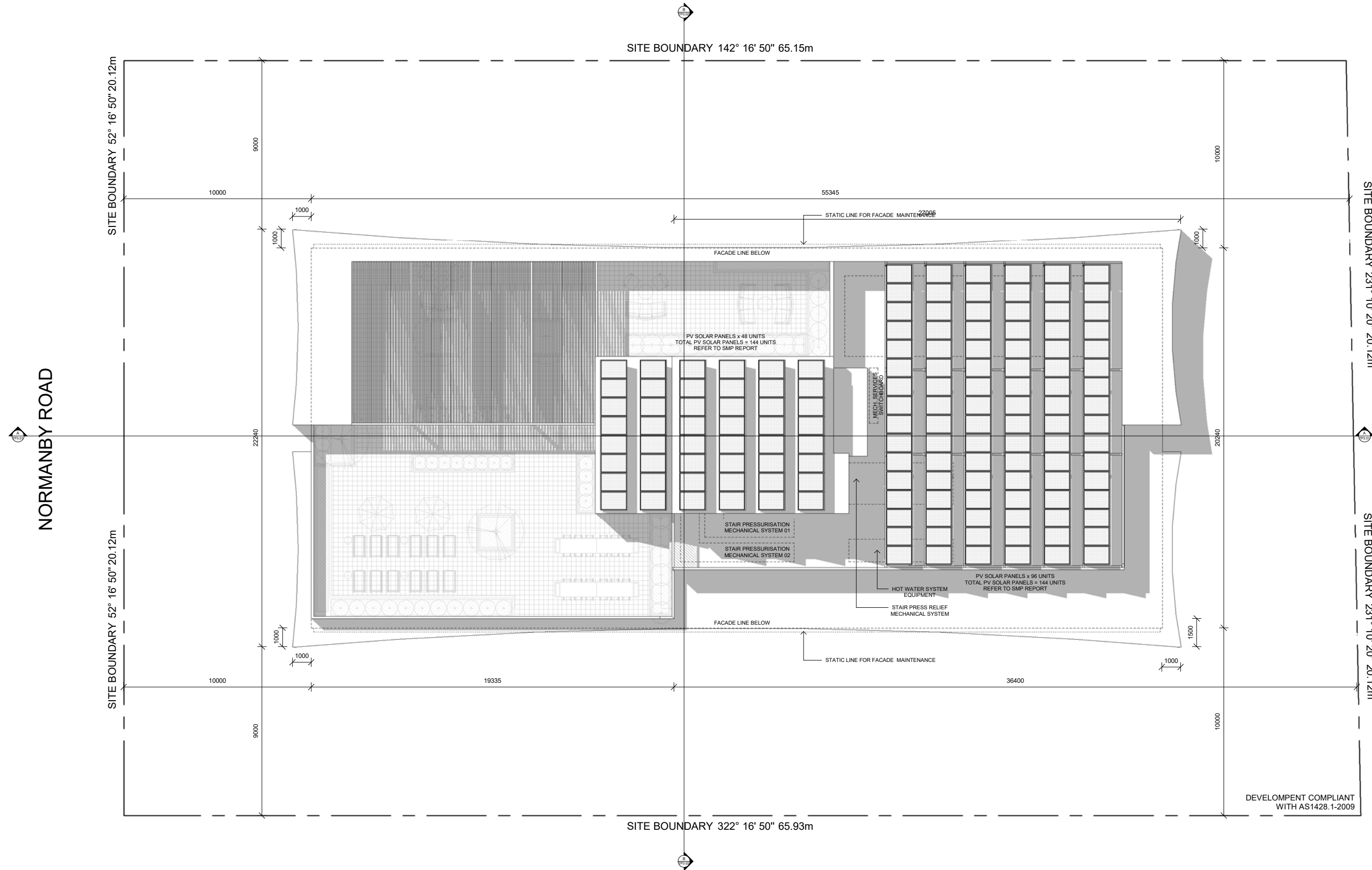
Project **AVION - MIXED USE DEVELOPMENT**  
245-251 NORMANBY ROAD, SOUTH MELBOURNE  
Client **BLUE EARTH GROUP**

No.	Date	Notes
C	05/11/2016	TOWN PLANNING AMENDMENTS
E	01/12/2017	TOWN PLANNING
F	05/12/2017	TOWN PLANNING
H	22/11/2019	ENDORSEMENT
I	13/02/2020	TP RP

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

Sheet No. **TP1.08**  
Revision **I**  
Scale **1 : 100@A1**  
Date **13/02/2020**

**15060**  
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DEVELOPMENT COMPLIANT WITH AS1428.1-2009



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 Client **BLUE EARTH GROUP**

Amendments		
No.	Date	Notes
1	13/02/2020	TP RFI

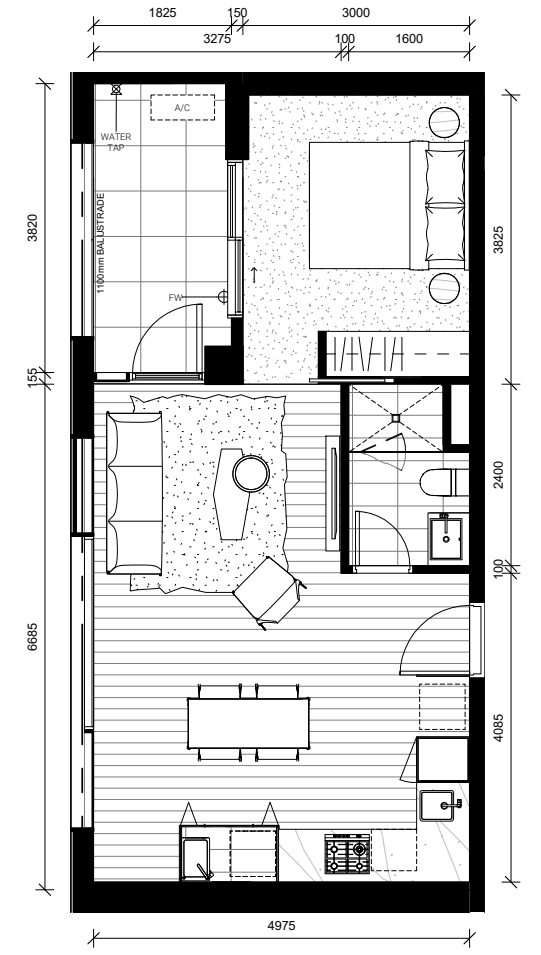
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 Sheet **PRELIMINARY**  
**NOT FOR CONSTRUCTION**

Sheet No. **TP1.09**  
 Scale **1:100@A1**  
 Date **13/02/2020**

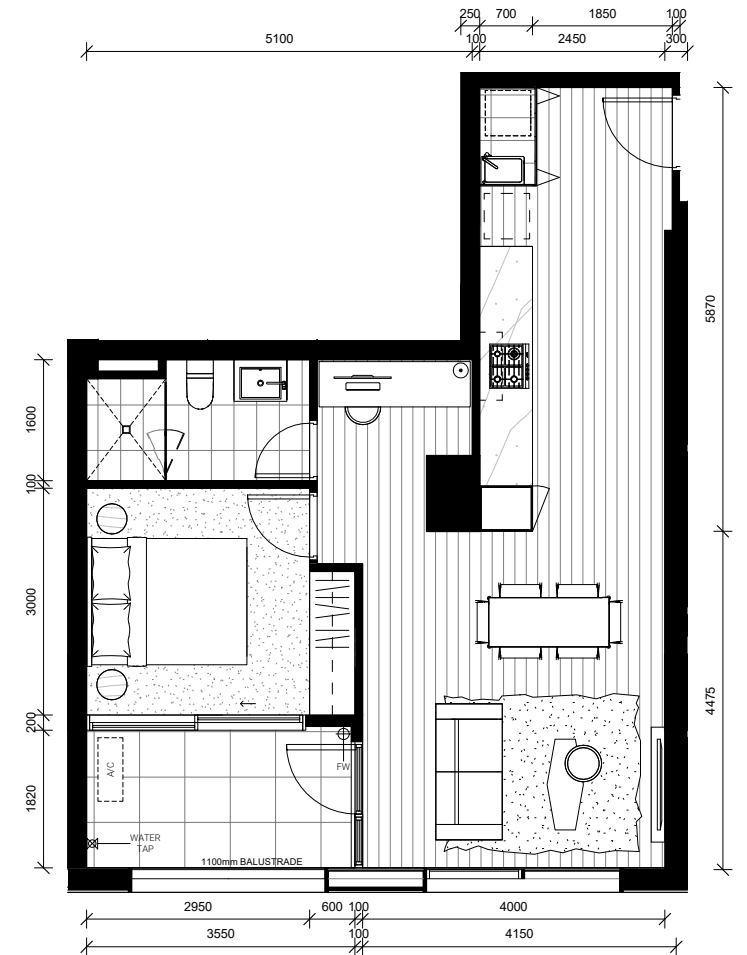
Revision **I**  
  
**15060**  
 Drawn by: Autho/Checked by: Checker

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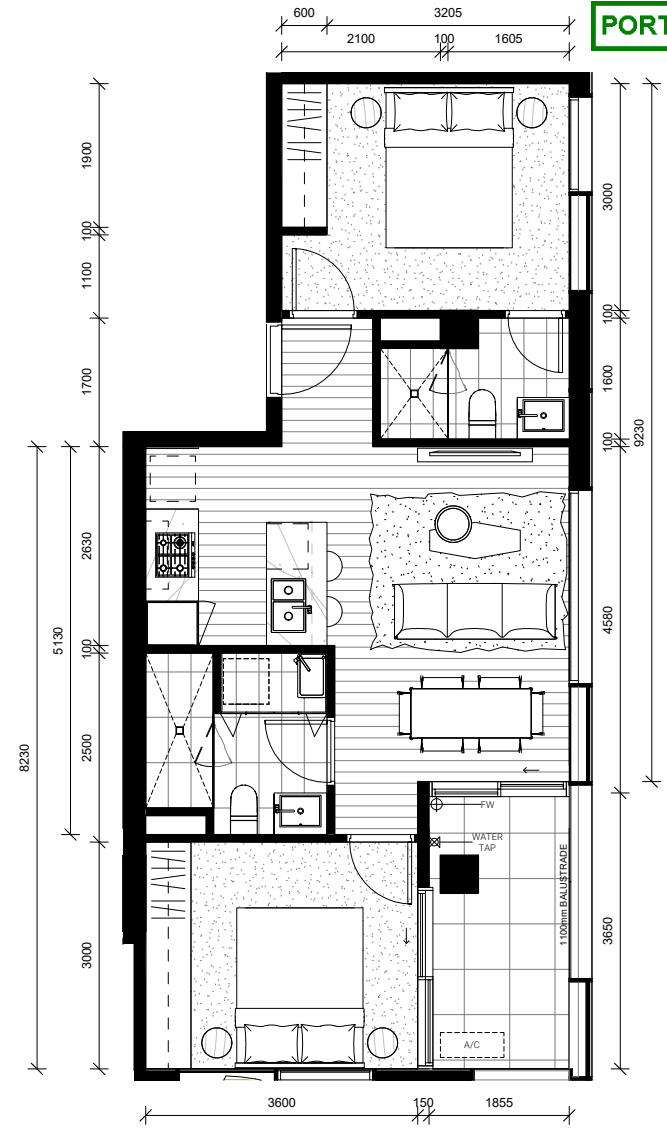




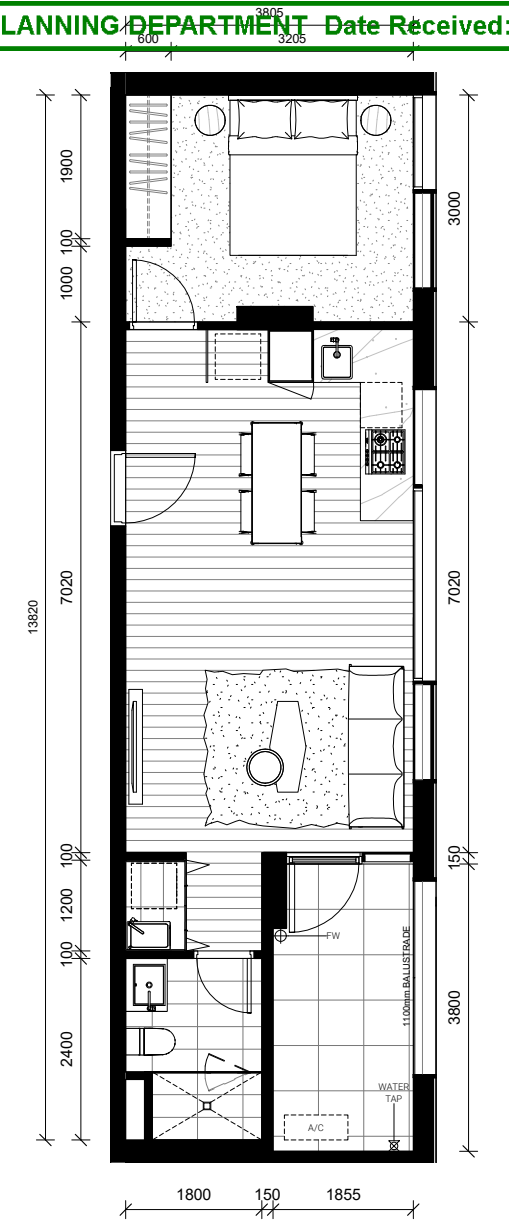
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SCALE 1 : 50 \*NO WINTERGARDENS PROVIDED TO PODIUM APARTMENTS



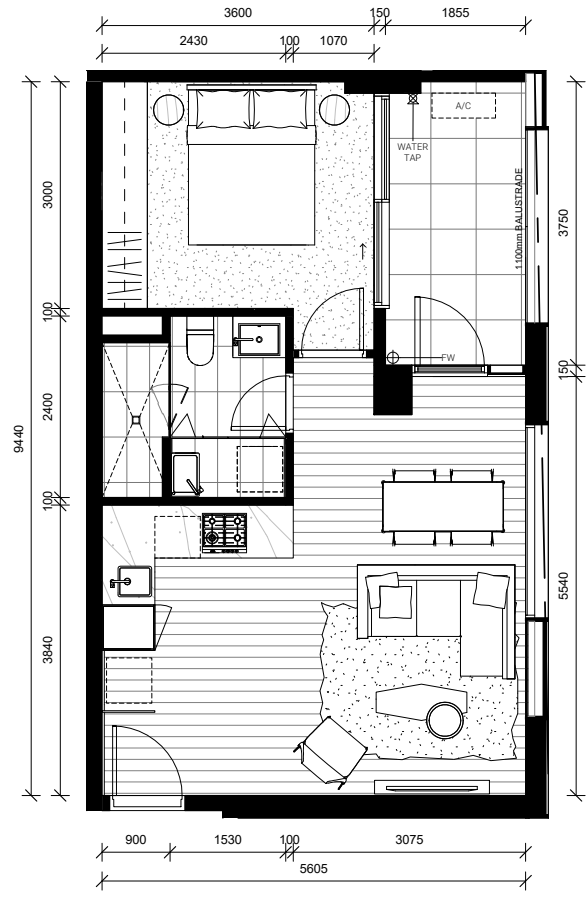
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SCALE 1 : 50 \*NO WINTERGARDENS PROVIDED TO PODIUM APARTMENTS



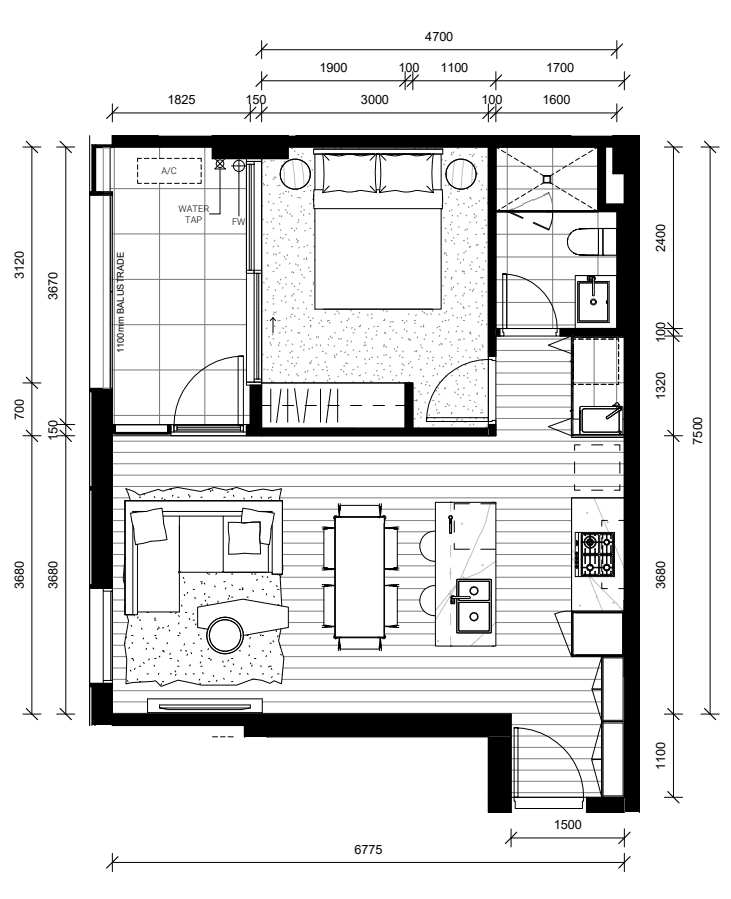
3 TYPE 5 & 5A - PODIUM  
SCALE 1 : 50 \*NO WINTERGARDENS PROVIDED TO PODIUM APARTMENTS



4 TYPE 4 - PODIUM  
SCALE 1 : 50 \*NO WINTERGARDENS PROVIDED TO PODIUM APARTMENTS



5 TYPE 3 - PODIUM  
SCALE 1 : 50 \*NO WINTERGARDENS PROVIDED TO PODIUM APARTMENTS



6 TYPE 2 & 2A - PODIUM  
SCALE 1 : 50 \*NO WINTERGARDENS PROVIDED TO PODIUM APARTMENTS



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

No.	Date	Notes
C	02/11/2016	TOWN PLANNING AMENDMENTS
E	03/12/2017	TOWN PLANNING
I	13/02/2020	TP RFI

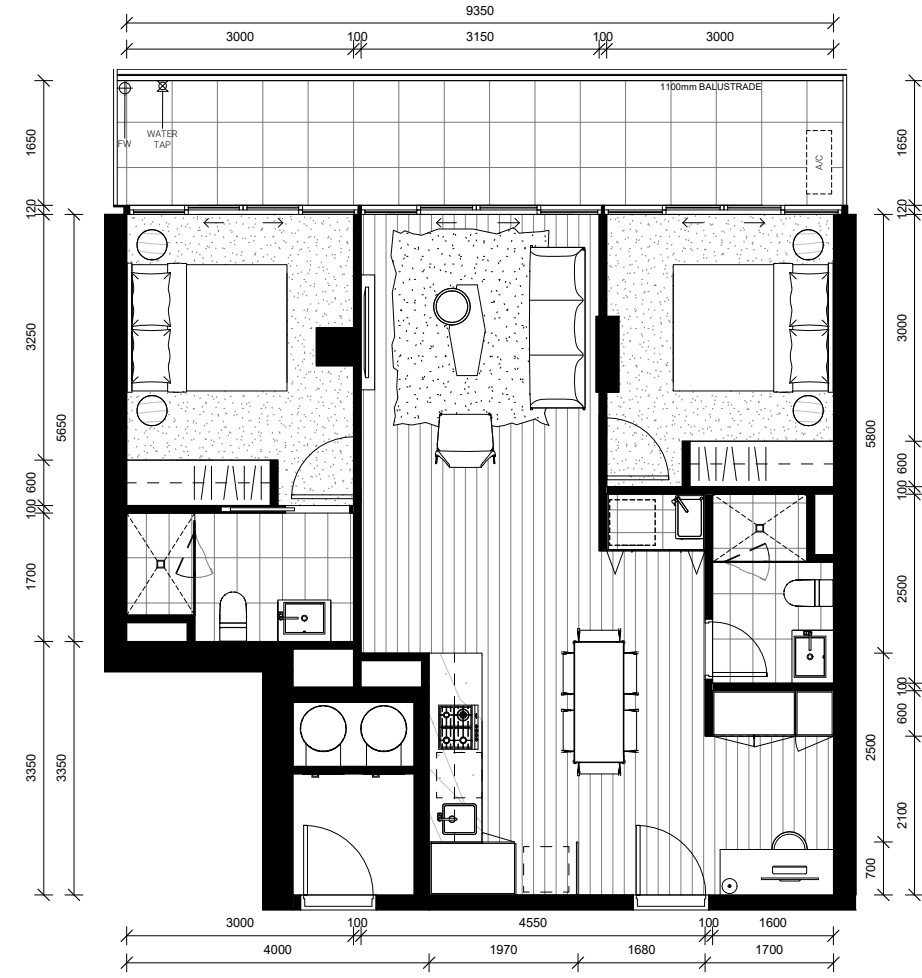
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01  
Sheet PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No. TP1.12  
Revision I

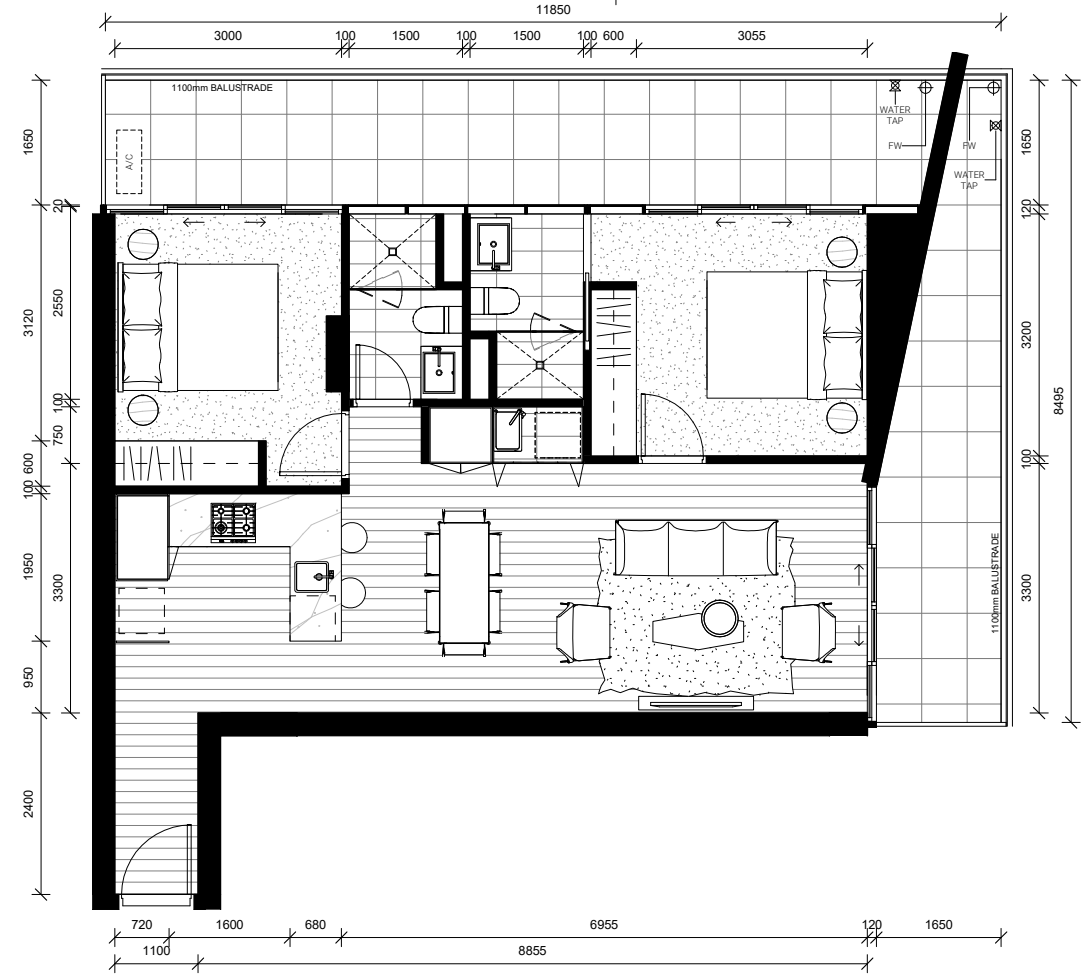
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Date 13/02/2020

15060

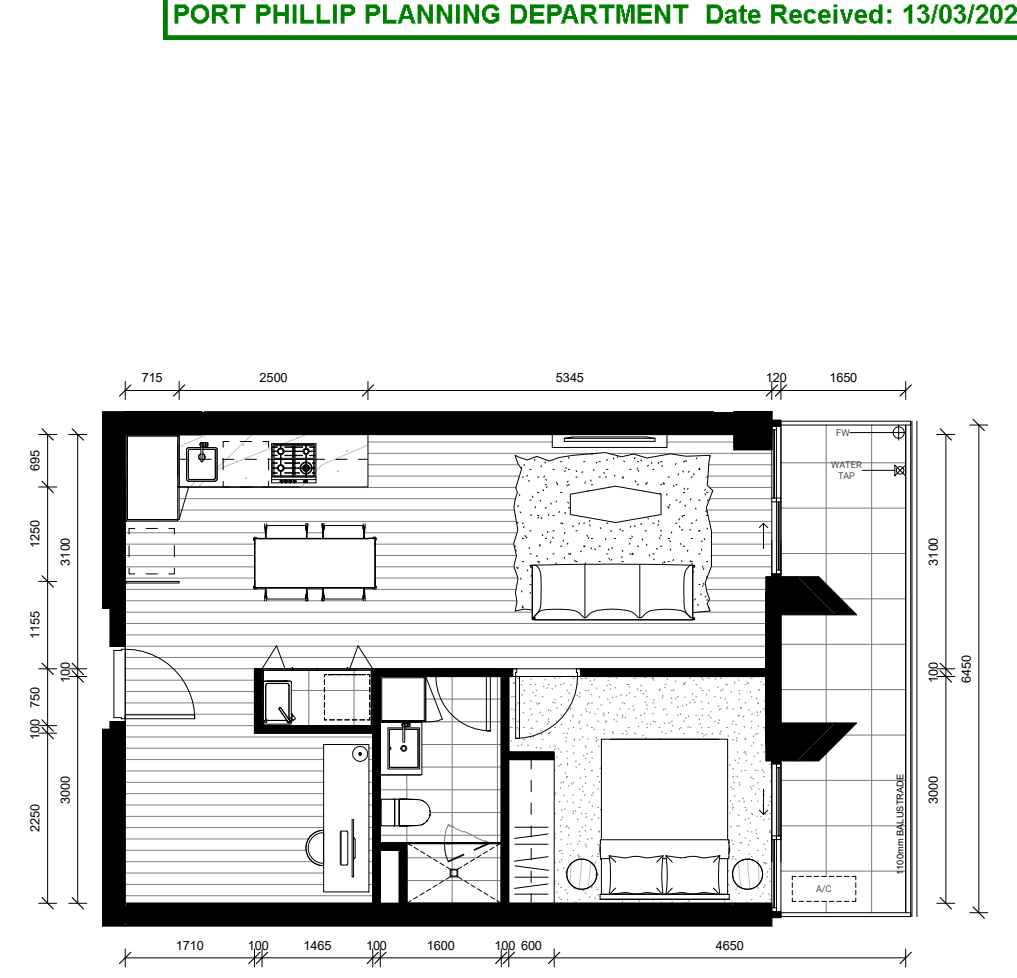
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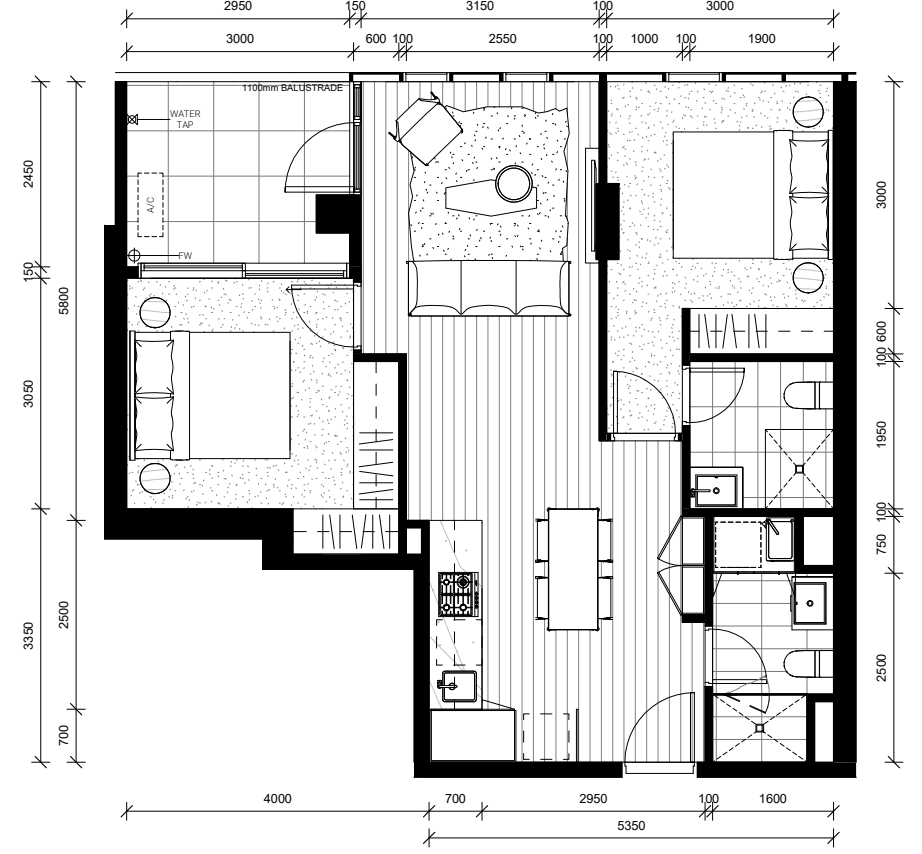
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SCALE 1:50



2 TYPE 8 & 8A  
SCALE 1:50



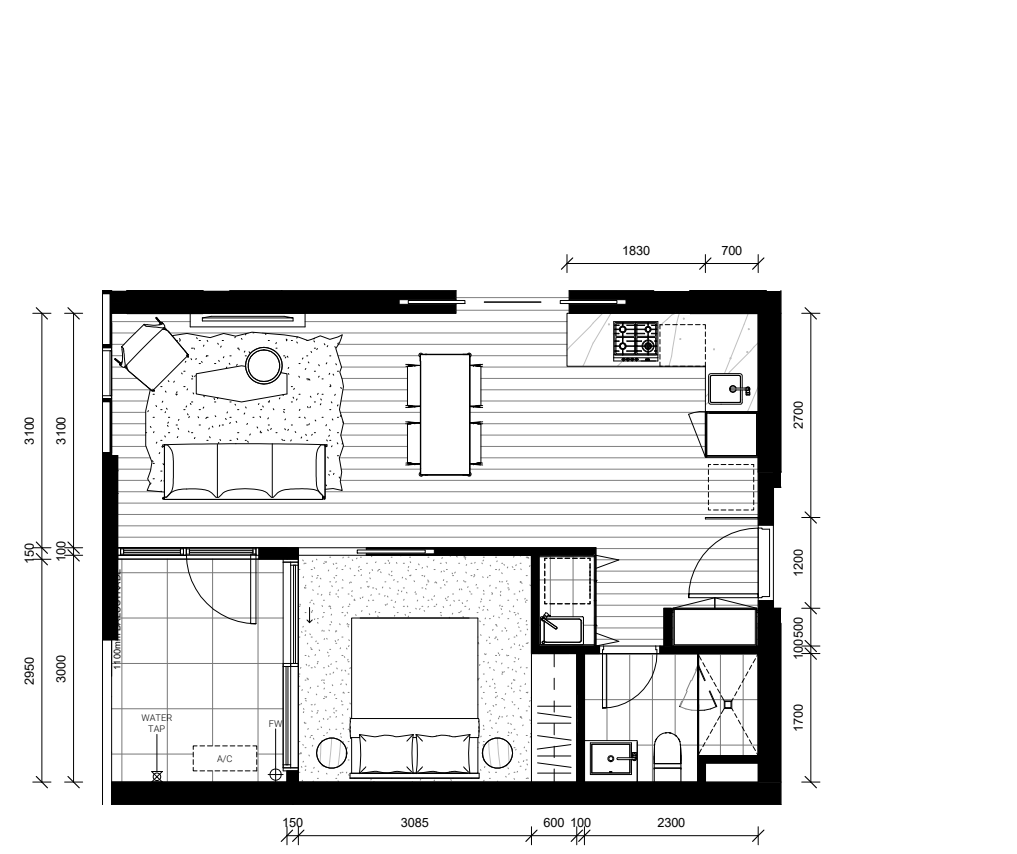
3 TYPE 9  
SCALE 1:50



4 TYPE 10  
SCALE 1:50



5 TYPE 11, 11A, 11B & 11C  
SCALE 1:50



6 TYPE 12 & 12A  
SCALE 1:50

15/06/2020-13/03/2020 3:31:50 PM



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Project **AVION - MIXED USE DEVELOPMENT**  
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client **BLUE EARTH GROUP**

Amendments	
No.	Date
1	02/11/2016
2	01/12/2016
3	13/02/2020

Title **TYPICAL APARTMENT TYPES SHEET 02**

Sheet **PRELIMINARY NOT FOR CONSTRUCTION**

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Date **13/02/2020**

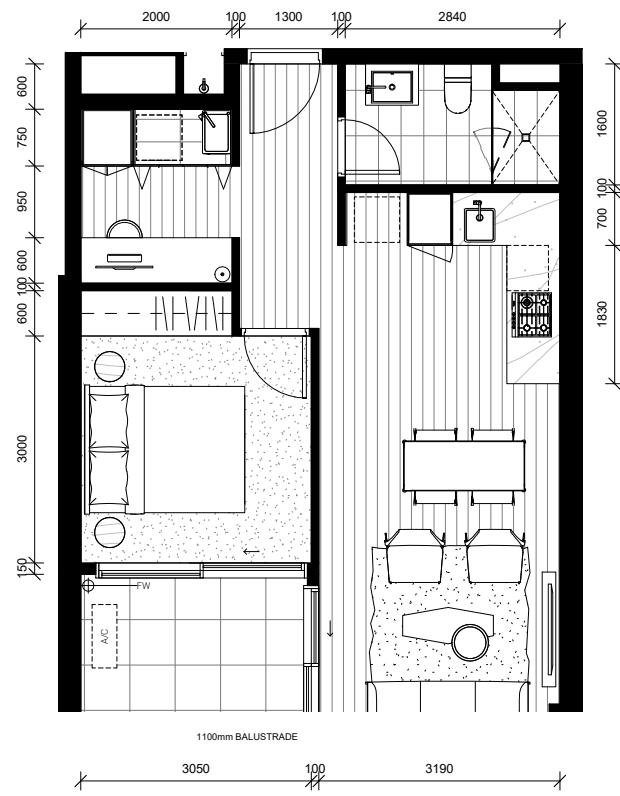
Sheet No. **TP1.13**

Revision **I**

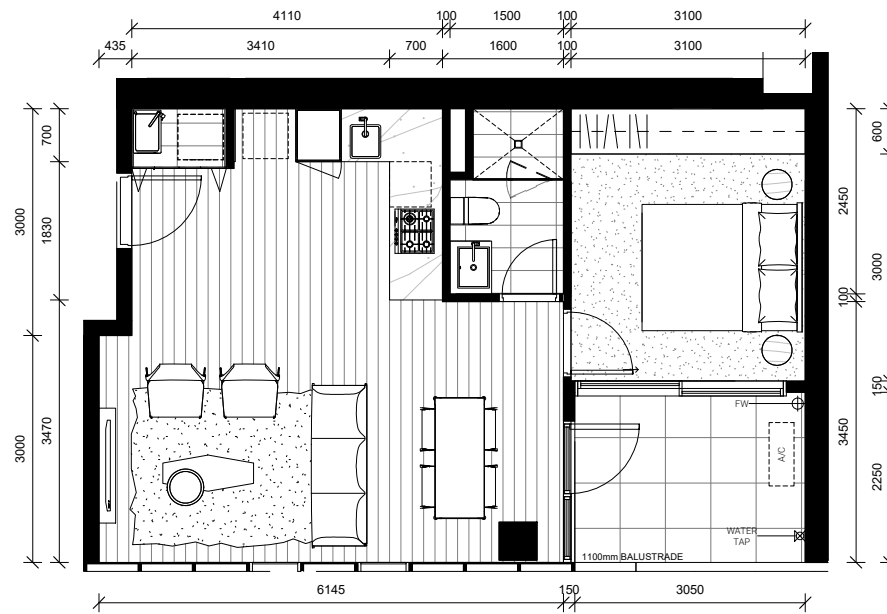
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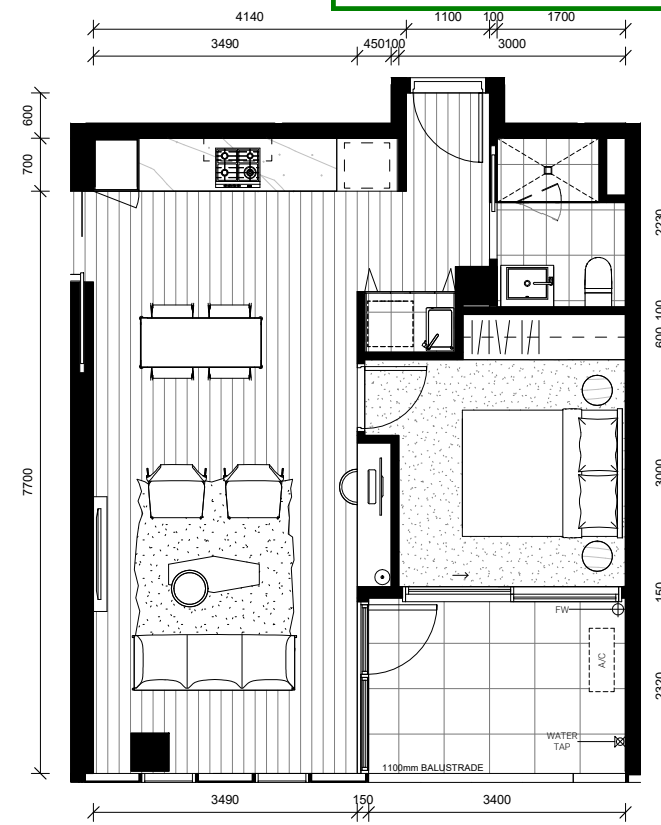




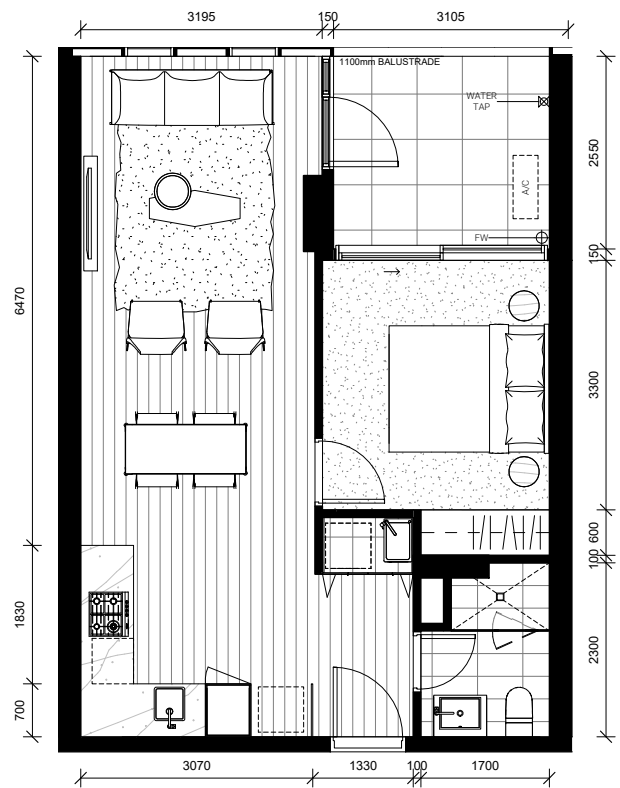
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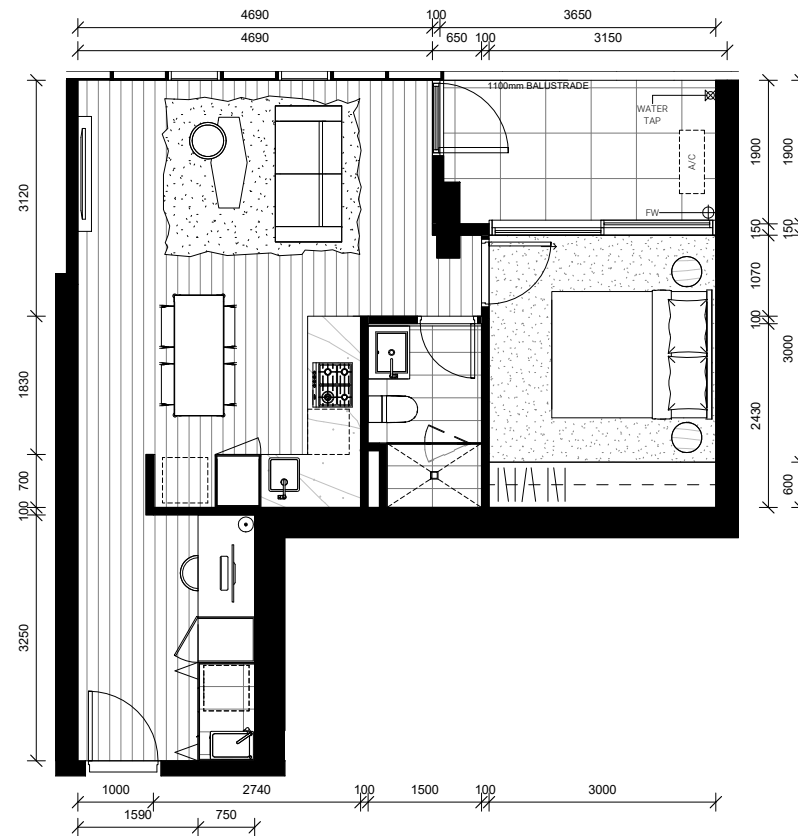
2 TYPE 14  
SCALE 1:50



3 TYPE 15  
SCALE 1:50



4 TYPE 16  
SCALE 1:50



5 TYPE 17  
SCALE 1:50



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AVION - MIXED USE DEVELOPMENT  
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
C	02/11/2016	TOWN PLANNING AMENDMENTS
F	03/12/2017	TOWN PLANNING AMENDMENTS
J	13/02/2020	TP RFI

Title

TYPICAL APARTMENTS TYPES  
SHEET 03

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No.

TP1.14

Revision

I

Scale

1:50@A1

Date

13/02/2020



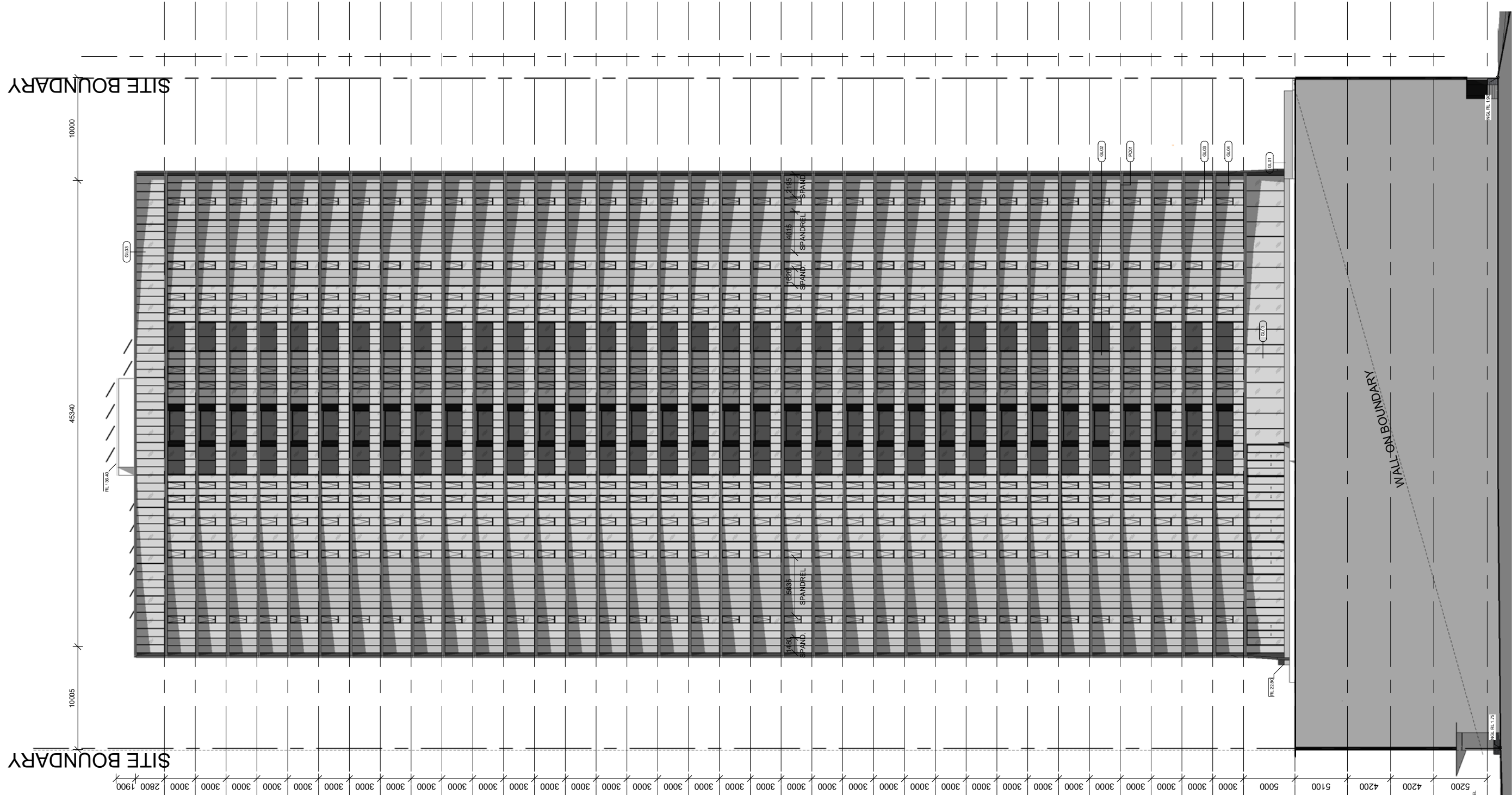
15060

NORMANBY ROAD

SITE BOUNDARY

SITE BOUNDARY

WALL BOUNDARY



- LEGEND**
- GLO1 CLEAR GLAZING
  - GLO2 GREY TINTED GLAZING
  - GLO3 LIGHT GREY TINTED GLAZING
  - GLO4 LIGHT GREY TINTED SPANDREL
  - PF01 PAINT FINISH SILVER METALLIC
  - PM02 DARK PERFORATED METAL
  - MC01 METAL CLADDING
  - PC01 PRE-CAST DARK CONCRETE
  - BS01 BLUESTONE CLADDING

<p>ROOF LEVEL 131.700</p> <p>LEVEL 39 128.700</p> <p>LEVEL 38 125.700</p> <p>LEVEL 37 122.700</p> <p>LEVEL 36 119.700</p> <p>LEVEL 35 116.700</p> <p>LEVEL 34 113.700</p> <p>LEVEL 33 110.700</p> <p>LEVEL 32 107.700</p> <p>LEVEL 31 104.700</p> <p>LEVEL 30 101.700</p> <p>LEVEL 29 98.700</p> <p>LEVEL 28 95.700</p> <p>LEVEL 27 92.700</p> <p>LEVEL 26 89.700</p> <p>LEVEL 25 86.700</p> <p>LEVEL 24 83.700</p> <p>LEVEL 23 80.700</p> <p>LEVEL 22 77.700</p> <p>LEVEL 21 74.700</p> <p>LEVEL 20 71.700</p> <p>LEVEL 19 68.700</p> <p>LEVEL 18 65.700</p> <p>LEVEL 17 62.700</p> <p>LEVEL 16 59.700</p> <p>LEVEL 15 56.700</p> <p>LEVEL 14 53.700</p> <p>LEVEL 13 50.700</p> <p>LEVEL 12 47.700</p> <p>LEVEL 11 44.700</p> <p>LEVEL 10 41.700</p> <p>LEVEL 09 38.700</p> <p>LEVEL 08 35.700</p> <p>LEVEL 07 32.700</p> <p>LEVEL 06 29.700</p> <p>LEVEL 05 26.700</p> <p>LEVEL 04 21.700</p> <p>LEVEL 03 16.600</p> <p>LEVEL 02 12.400</p> <p>LEVEL 01 8.200</p> <p>GROUND FLOOR LEVEL 3.000</p>	<p>GLO1 CLEAR GLAZING REFER TO SMP</p> <p>GLO2 GREY TINTED GLAZING REFER TO SMP</p> <p>GLO3 LIGHT GREY TINTED GLAZING REFER TO SMP</p> <p>GLO4 LIGHT GREY TINTED SPANDREL REFER TO SMP</p> <p>PF01 PAINT FINISH SILVER METALLIC FINISH</p> <p>PM02 DARK PERFORATED SCREEN</p> <p>MC01 - PODIUM SCREEN DARK METALLIC FINISHES</p> <p>PC01 OFF-FORM CONCRETE DARK COLOUR</p> <p>BS01 BLUE STONE CLADDING</p>
---	--

WOODGATE STREET

**NOTE**  
GLAZING MATERIALS USED ON ALL EXTERNAL WALLS ARE CHOSEN TO PERFORM WELL IN ALL WEATHERS. LIGHT WHEN MEASURED AT AN ANGLE OF 90 DEGREES TO THE GLASS SURFACE.  
GLAZING TO ALL APARTMENTS TO BE 'CAPRAL FUTURELINE SD - GREY DOUBLE GLAZED LOW-E OR ALTERNATIVE PERFORMANCE INDICATED ON PAGE 40 OF SMP.  
PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.  
FACADE WALLS ARE REQUIRED TO ACHIEVE AN RWY RATING AT LEAST 100(BA) HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.



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Project  
**AVION - MIXED USE DEVELOPMENT**  
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client  
**BLUE EARTH GROUP**

Amendments	
No.	Date
1	09/11/2016
2	03/12/2017
3	29/11/2019
4	13/02/2020

Title  
**NORTH EAST ELEVATION**

Sheet  
**PRELIMINARY  
NOT FOR CONSTRUCTION**

Sheet No.  
**TP2.01**

Scale  
As indicated@A1

Date  
13/02/2020

Revision  
**1**

**15060**

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**LEGEND**

- GL01 CLEAR GLAZING
- GL02 GREY TINTED GLAZING
- GL03 LIGHT GREY TINTED GLAZING
- GL04 LIGHT GREY TINTED SPANDREL
- PF01 PAINT FINISH SILVER METALLIC
- PM02 DARK PERFORATED METAL
- MC01 METAL CLADDING
- PC01 PRE-CAST DARK CONCRETE
- BS01 BLUESTONE CLADDING



GL01  
CLEAR GLAZING  
REFER TO SMP



GL02  
GREY TINTED GLAZING  
REFER TO SMP



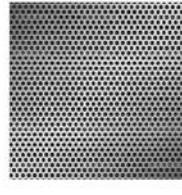
GL03  
LIGHT GREY TINTED GLAZING  
REFER TO SMP



GL04  
LIGHT GREY TINTED SPANDREL  
REFER TO SMP



PF01  
PAINT FINISH  
SILVER METALLIC FINISH



PM02  
DARK PERFORATED SCREEN



MC01 -  
PODIUM SCREEN  
DARK METALLIC FINISHES



PC01  
OFF-FORM CONCRETE  
DARK COLOUR



BS01  
BLUE STONE CLADDING

**NOTE**

GLAZING MATERIALS USED ON ALL EXTERNAL WALLS ARE CHOSEN TO PERFORM WELL IN TERMS OF U VALUE AND LIGHT TRANSMITTANCE. LIGHT TRANSMITTANCE IS MEASURED AT AN ANGLE OF 90 DEGREES TO THE GLASS SURFACE. GLAZING TO ALL APARTMENTS TO BE CAPRAL FUTURELINE SD - GREY DOUBLE GLAZED LOW-E OR ALTERNATIVE PERFORMANCE INDICATED ON PAGE 40 OF SMP. PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS. FACADE WALLS ARE REQUIRED TO ACHIEVE AN R/F RATING AT LEAST 100DB(A) HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.



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ABN 29 108 008 519  
Architecture  
Interior Design  
Urban Design

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Project  
**AVION - MIXED USE DEVELOPMENT**  
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client  
**BLUE EARTH GROUP**

Amendments		
No.	Date	Notes
1	09/11/2016	TOWN PLANNING AMENDMENTS
2	01/02/2017	TOWN PLANNING AMENDMENTS
3	22/11/2019	ENDORSEMENT
4	13/02/2020	TP RFI

Title  
**SOUTH EAST ELEVATION - WOODGATE ST**

Sheet  
**PRELIMINARY  
NOT FOR CONSTRUCTION**

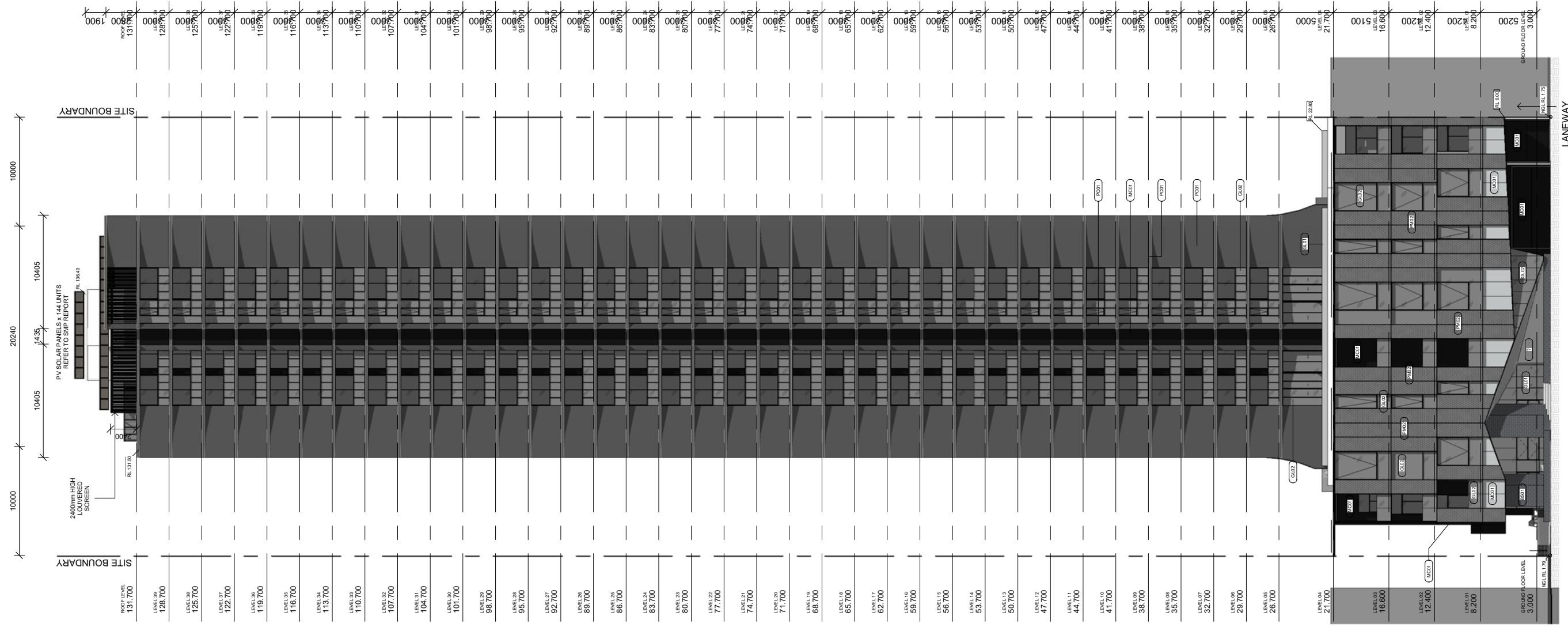
Sheet No.  
**TP2.02**

Revision  
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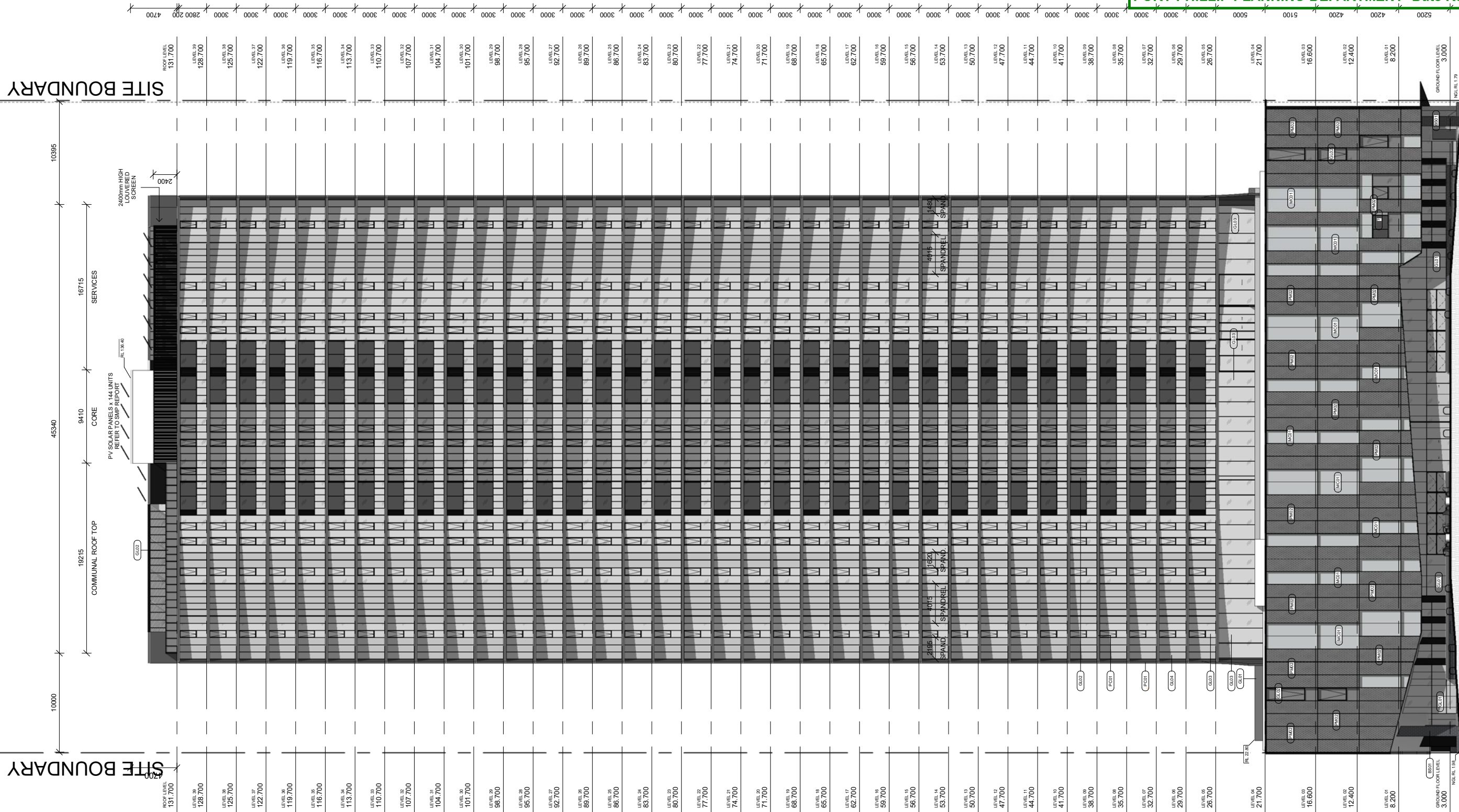
Scale  
As indicated@A1

Date  
13/02/2020

**15060**







- LEGEND**
- GLO1 CLEAR GLAZING
  - GLO2 LIGHT GREY TINTED GLAZING
  - GLO3 LIGHT GREY TINTED SPANDREL
  - GLO4 PAINT FINISH SILVER METALLIC
  - PF01 DARK PERFORATED METAL
  - PF02 METAL CLADDING
  - PC01 PRE-CAST DARK CONCRETE
  - PC02 BLUESTONE CLADDING
  - BS01



GLO1  
CLEAR GLAZING  
REFER TO SMP



GLO2  
GREY TINTED GLAZING  
REFER TO SMP



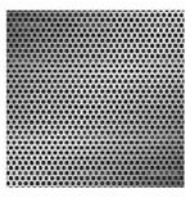
GLO3  
LIGHT GREY TINTED GLAZING  
REFER TO SMP



GLO4  
LIGHT GREY TINTED SPANDREL  
REFER TO SMP



PF01  
PAINT FINISH  
SILVER METALLIC FINISH



PF02  
DARK PERFORATED SCREEN



PC01  
OFF-FORM CONCRETE  
DARK COLOUR



BS01  
BLUE STONE CLADDING

**NOTE**  
GLAZING MATERIALS USED ON ALL EXTERNAL WALLS ARE CHOSEN TO ORBIT LIGHT WHEN MEASURED AT AN ANGLE OF 90 DEGREES TO THE GLASS SURFACE.  
GLAZING TO ALL APARTMENTS TO BE 'CAPRAL FUTURELINE SD - GREY DOUBLE GLAZED LOW-E OR AN ALTERNATIVE PERFORMANCE INDICATED ON PAGE 40 OF SMP.  
PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.  
FACADE WALLS ARE REQUIRED TO ACHIEVE AN RWY RATING AT LEAST 100(BA) HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.

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CHT Architects Pty Ltd  
ABN 29 108 008 519  
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Interior Design  
Urban Design

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

No.	Date	Notes
1	09/11/2016	TOWN PLANNING AMENDMENTS
2	03/12/2017	TOWN PLANNING AMENDMENTS
3	22/11/2019	ENDORSEMENT
4	13/02/2020	TP RFI

Title  
**SOUTH WEST ELEVATION - LANEWAY**  
Sheet  
**PRELIMINARY  
NOT FOR CONSTRUCTION**

Sheet No.  
**TP2.03**  
Scale  
As indicated@A1  
Date  
13/02/2020

Revision  
**I**  
**15060**  
Drawn by: AutoChecked by: Checker

15:06:43/03/2020 3:40:26 PM

**LEGEND**

- GLO1 CLEAR GLAZING
- GLO2 GREY TINTED GLAZING
- GLO3 LIGHT GREY TINTED GLAZING
- GLO4 LIGHT GREY TINTED SPANDREL
- PF01 PAINT FINISH SILVER METALLIC
- PM02 METAL PERFORMING METAL
- MC01 DARK CLADDING
- PC01 PRE-CAST DARK CONCRETE
- BS01 BLUESTONE CLADDING



GLO1  
CLEAR GLAZING  
REFER TO SMP



GLO2  
GREY TINTED GLAZING  
REFER TO SMP



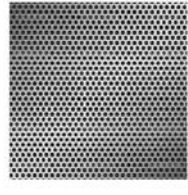
GLO3  
LIGHT GREY TINTED GLAZING  
REFER TO SMP



GLO4  
LIGHT GREY TINTED SPANDREL  
REFER TO SMP



PF01  
PAINT FINISH  
SILVER METALLIC FINISH



PM02  
DARK PERFORMED SCREEN



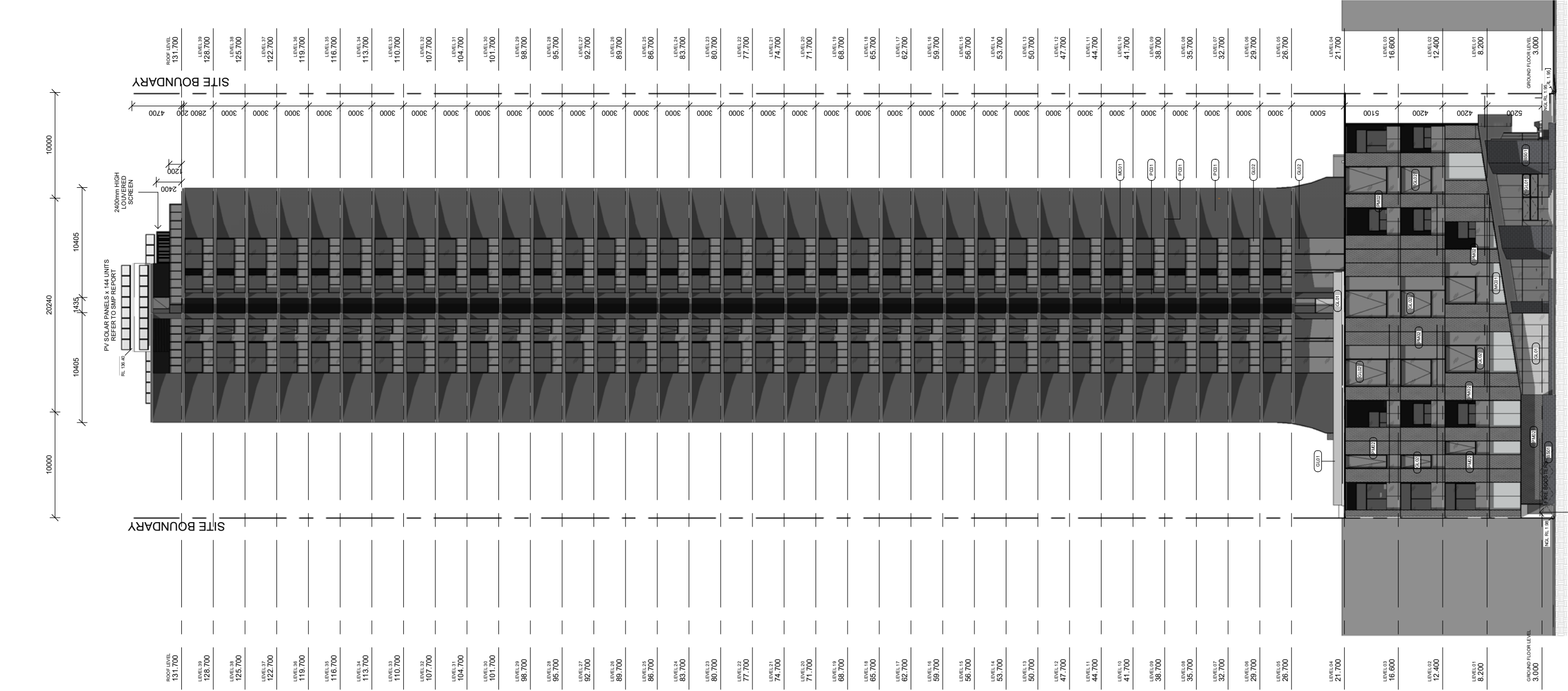
MC01 -  
PODIUM SCREEN  
DARK METALLIC FINISHES



PC01  
OFF-FORM CONCRETE  
DARK COLOUR



BS01  
BLUE STONE CLADDING



**NOTE**  
GLAZING MATERIALS USED ON ALL EXTERNAL WALLS ARE CHOSEN TO PERFORM WELL IN TERMS OF TRANSMITTING LIGHT WHEN MEASURED AT AN ANGLE OF 90 DEGREES TO THE GLASS SURFACE.  
GLAZING TO ALL APARTMENTS TO BE 'CAPRAL FUTURELINE SD - GREY DOUBLE GLAZED LOW-E OR ALTERNATIVE PERFORMANCE INDICATED ON PAGE 40 OF SMP.  
PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.  
FACADE WALLS ARE REQUIRED TO ACHIEVE AN RWY RATING AT LEAST 100(BA) HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.



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Project  
**AVION - MIXED USE DEVELOPMENT**  
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client  
**BLUE EARTH GROUP**

No.	Date	Notes
1	02/11/2016	TOWN PLANNING AMENDMENTS
2	03/12/2017	TOWN PLANNING AMENDMENTS
3	22/11/2019	ENDORSEMENT
4	13/02/2020	TP RFI

Title  
**NORTH WEST ELEVATION - NORMANBY RD**

Sheet  
**PRELIMINARY  
NOT FOR CONSTRUCTION**

Sheet No.  
**TP2.04**

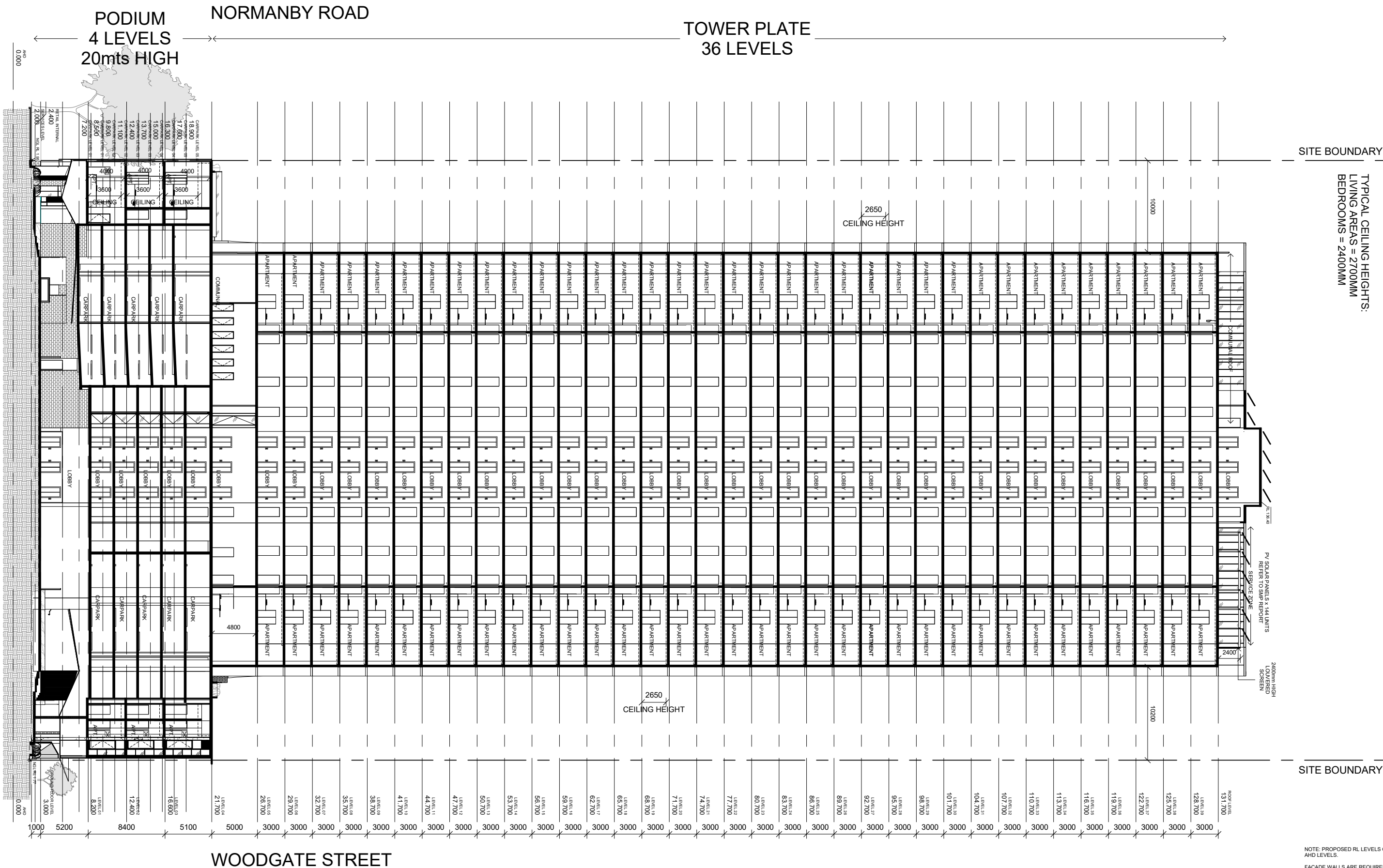
Revision  
**I**

Scale  
As indicated@A1

Date  
13/02/2020

**15060**

Drawn by:Auto/Checked by:Checker



SITE BOUNDARY

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

2400mm HIGH  
LOOSEN  
SCREENS  
PV SOLAR PANELS x 144 UNITS  
REFER TO SHIP REPORT

SITE BOUNDARY

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.



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

No.	Date	Notes
C	09/11/2016	TOWN PLANNING AMENDMENTS
D	01/12/2017	TOWN PLANNING AMENDMENTS
H	22/11/2019	ENDORSEMENT
I	13/02/2020	TP RFI

Title SECTION AA  
Sheet PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No. TP3.01  
Revision I  
Scale 1:200@A1  
Date 13/02/2020

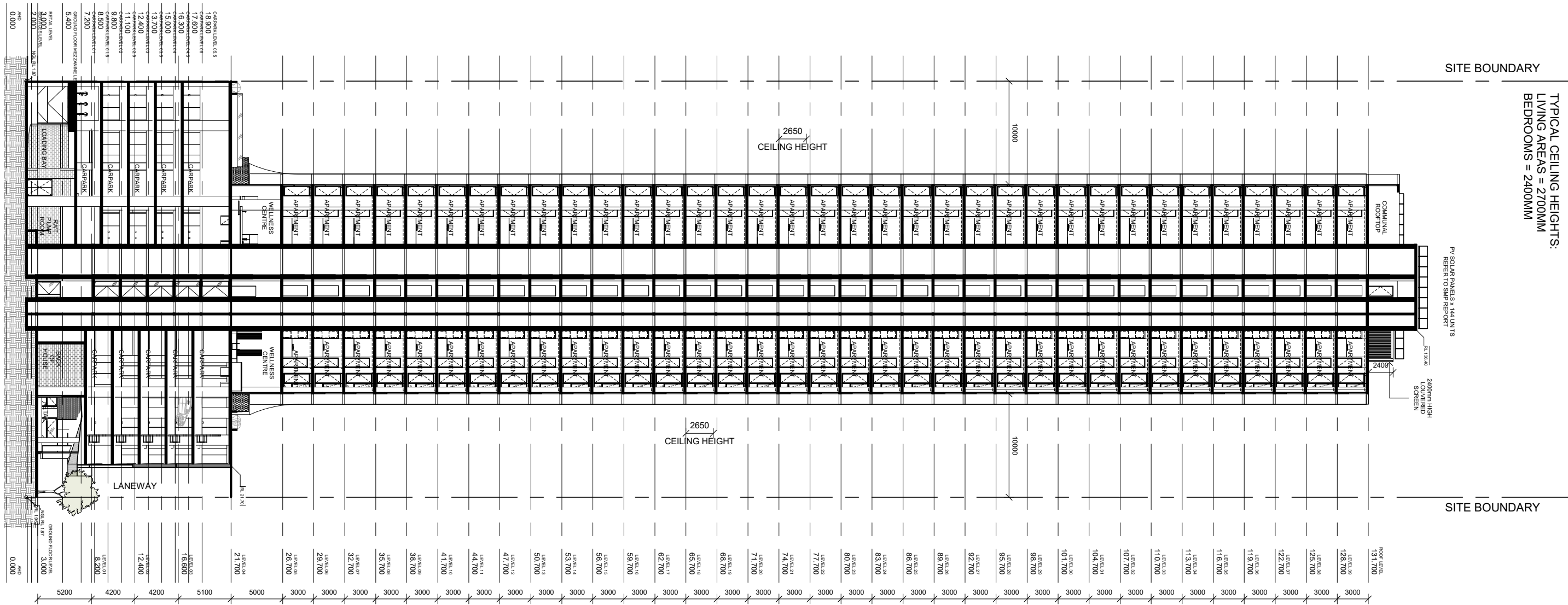
09051



No. 241-243  
Single Storey  
Concrete Panel Building

PODIUM  
4 LEVELS  
20 MTS HIGH

TOWER PLATE  
36 LEVELS



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

SITE BOUNDARY

SITE BOUNDARY

No. 250  
Single Storey  
Concrete Panel Building

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.  
FACADE WALLS ARE REQUIRED TO ACHIEVE AN RW RATING AT LEAST 100B(A) HIGHER THAN GLAZED ELEMENTS' IN ACCORDANCE WITH THE ACOUSTIC REPORT.



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

No.	Date	Notes
C	09/11/2016	TOWN PLANNING AMENDMENTS
H	01/12/2017	TOWN PLANNING
H	22/11/2019	ENDORSEMENT
I	13/02/2020	TP RFI

Title SECTION BB  
Sheet PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No. TP3.02  
Revision I  
Scale 1:200@A1  
Date 13/02/2020

15060



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

GL01 CLEAR GLAZING FINISH REFER TO SMP

GL02 GREY TINTED GLAZING REFER TO SMP

GL03 LIGHT GREY TINTED GLAZING REFER TO SMP

GL04 LIGHT GREY TINTED SPANDREL REFER TO SMP

PC01 OFF-FORM CONCRETE DARK COLOUR

BS01 BLUE STONE CLADDING

PF01 PAINT FINISH SILVER METALLIC FINISH

PM02 DARK PERFORATED SCREEN

MC01 - PODIUM SCREEN DARK METALLIC FINISHES

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.  
FACADE WALLS ARE REQUIRED TO ACHIEVE AN RW RATING AT LEAST 100dB(A) HIGHER THAN GLAZED ELEMENTS' IN ACCORDANCE WITH THE ACOUSTIC REPORT.



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Project **AVION - MIXED USE DEVELOPMENT**  
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client **BLUE EARTH GROUP**

No.	Date	Notes
1	2011/2019	ENDORSEMENT
2	13/02/2020	TP RPL

Title **PODIUM ELEVATION - NORMANBY ROAD 01**

Sheet **PRELIMINARY NOT FOR CONSTRUCTION**

Sheet No. **TP3.03**

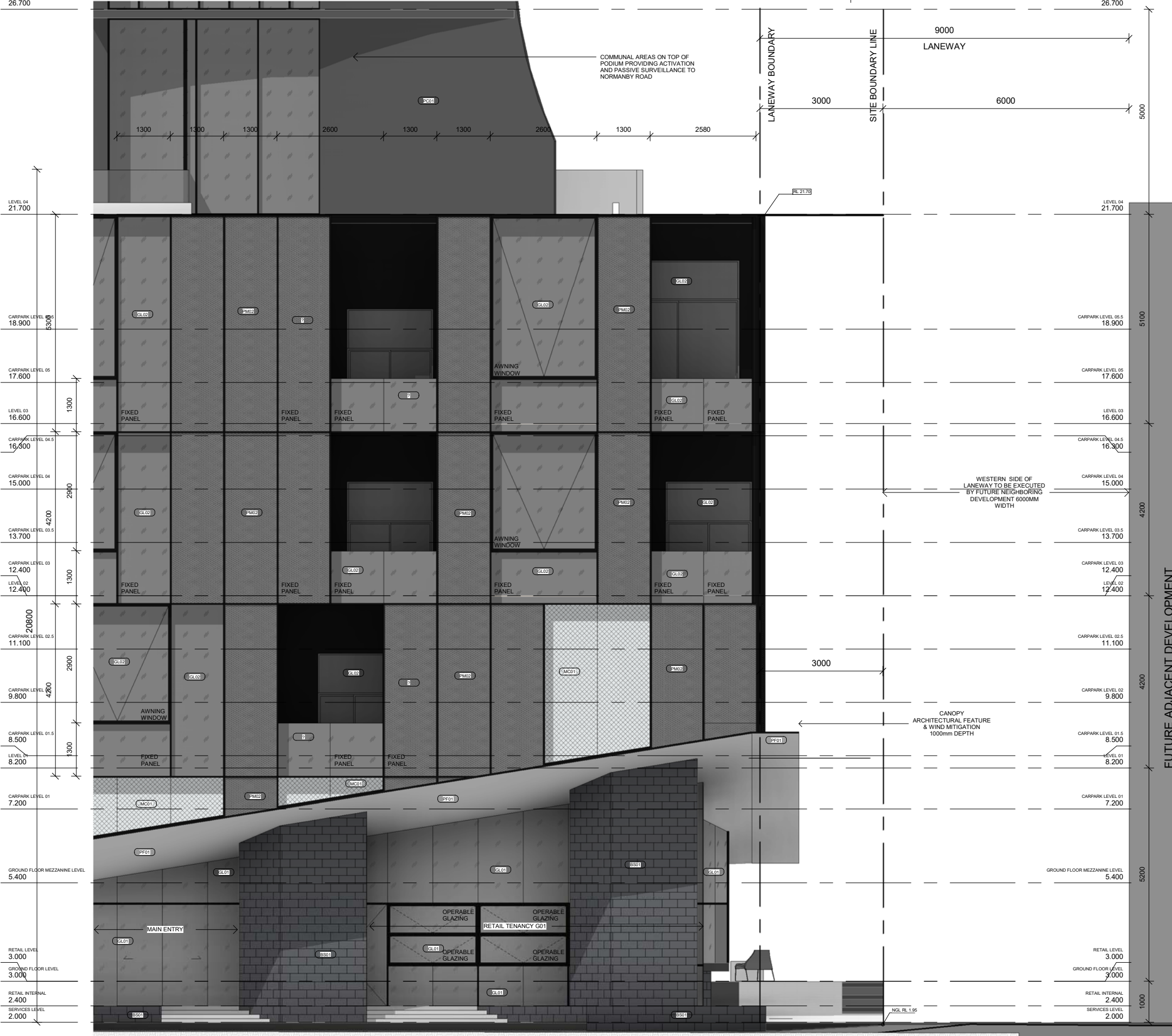
Revision **I**

Scale **1 : 50@A1**

Date **13/02/2020**

**15060**





LEGEND

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

GL01 CLEAR GLAZING FINISH REFER TO SMP

GL02 GREY TINTED GLAZING REFER TO SMP

GL03 LIGHT GREY TINTED GLAZING REFER TO SMP

GL04 LIGHT GREY TINTED SPANDREL REFER TO SMP

PM01 PAINT FINISH SILVER METALLIC FINISH

PM02 DARK PERFORATED SCREEN

MC01 - PODIUM SCREEN DARK METALLIC FINISHES

PC01 OFF-FORM CONCRETE DARK COLOUR

BS01 BLUE STONE CLADDING

NOTE: PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.

FACADE WALLS ARE REQUIRED TO ACHIEVE AN RW RATING AT LEAST 100B(A) HIGHER THAN GLAZED ELEMENTS' IN ACCORDANCE WITH THE ACOUSTIC REPORT.

15/06/2020 3:41:37 PM



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

No.	Date	Notes
H	2011/09/19	ENDORSEMENT
T	13/03/2020	TP RPI

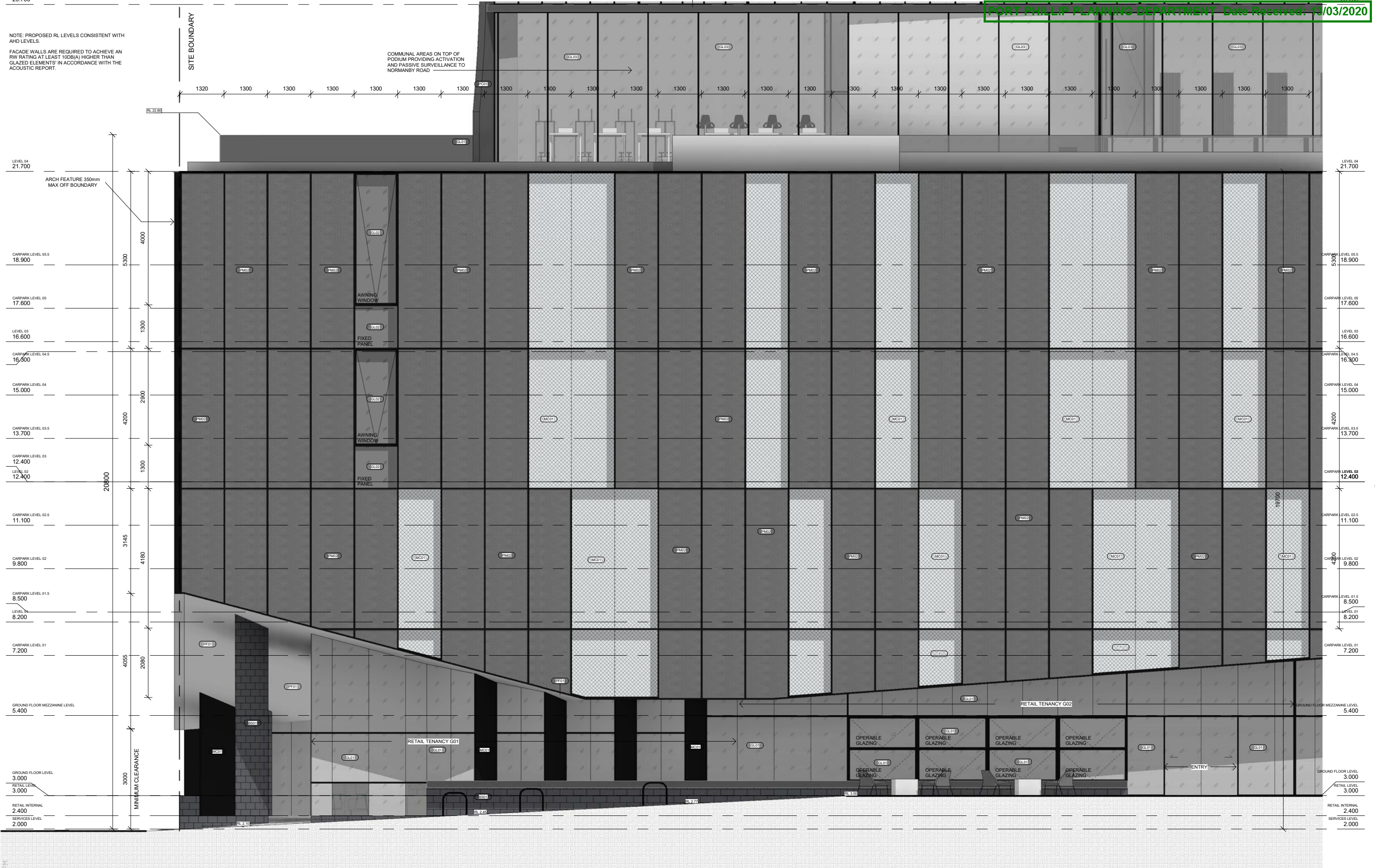
Title PODIUM ELEVATION - NORMANBY ROAD 02  
Sheet PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No. TP3.04  
Revision I  
Scale 1:50@A1  
Date 13/02/2020

15060



NOTE: PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.  
FAÇADE WALLS ARE REQUIRED TO ACHIEVE AN RW RATING AT LEAST T02S(A) HIGHER THAN GLAZED ELEMENTS IN ACCORDANCE WITH THE ACOUSTIC REPORT.



15:06:00 - 13/03/2020 3:41:57 PM



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

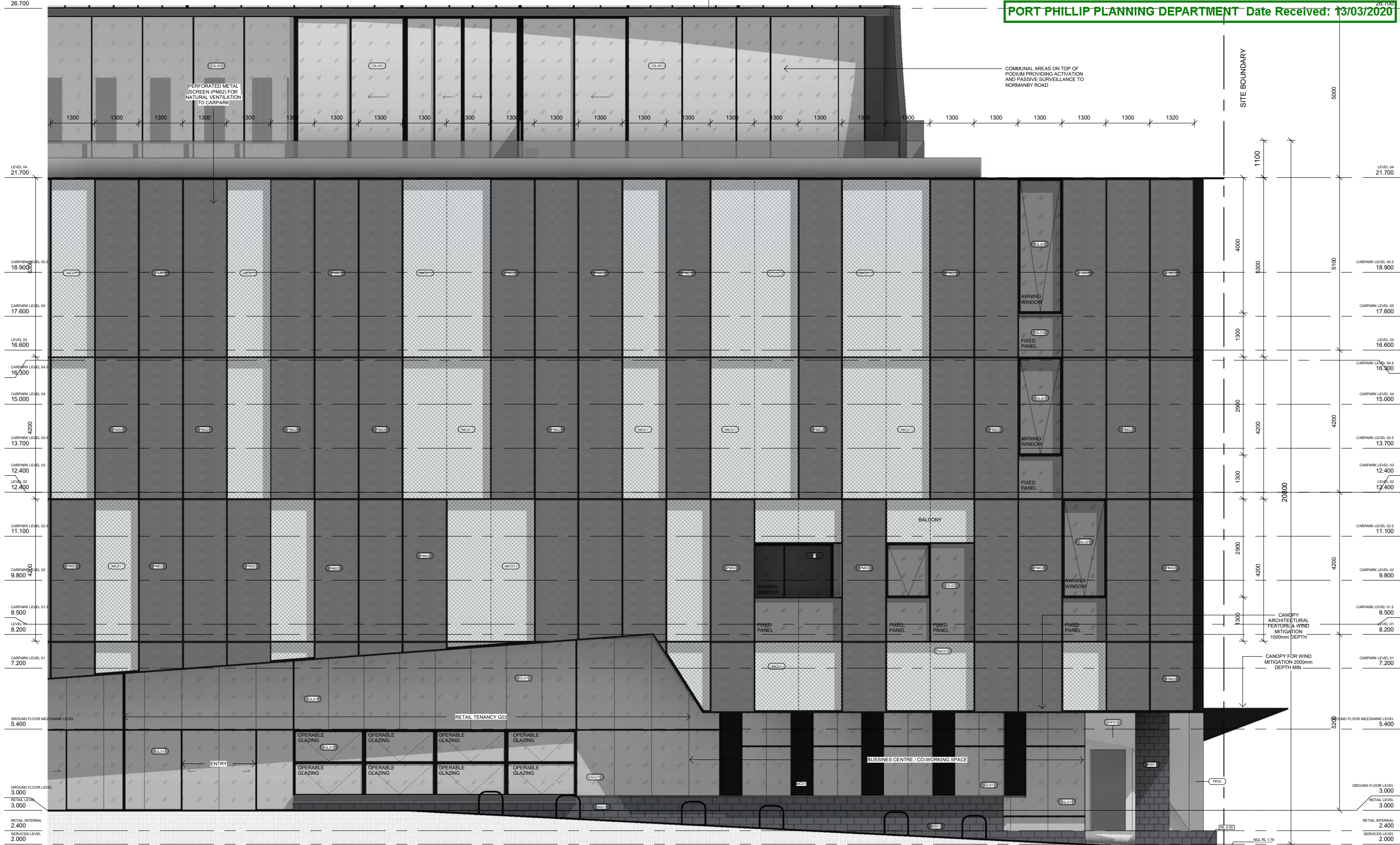
No.	Date	Notes
E	01/12/2017	TOWN PLANNING
H	23/11/2019	ENDORSEMENT
I	13/02/2020	TP RFI

Title PODIUM ELEVATION - SOUTH-WEST 01  
Sheet PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No. TP3.05  
Revision I  
Scale 1:50@A1  
Date 13/02/2020

15060





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

15:06:43/03/2020 3:42:16 PM



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

No.	Date	Notes
1	2011/08/19	ENDORSEMENT
2	13/03/2020	TP RFP

Title  
**PODIUM ELEVATION - SOUTH-WEST 02**  
 Sheet  
**PRELIMINARY NOT FOR CONSTRUCTION**  
 Sheet No.  
**TP3.06**  
 Revision  
**I**  
 Scale  
**1:50@A1**  
 Date  
**13/02/2020**

15060



NOTE: PROPOSED RL LEVELS CONSISTENT WITH AHD LEVELS.  
 FACADE WALLS ARE REQUIRED TO ACHIEVE AN RW RATING AT LEAST 100B(A) HIGHER THAN GLAZED ELEMENTS' IN ACCORDANCE WITH THE ACOUSTIC REPORT.



1 PODIUM - WOODGATE ST ELEVATION 01  
 SCALE=1:50



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**AVION - MIXED USE DEVELOPMENT**  
 245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client  
**BLUE EARTH GROUP**

No.	Date	Notes
E	01/12/2017	TOWN PLANNING
H	23/11/2019	ENDORSEMENT
I	13/02/2020	TP RFI

Title  
**PODIUM ELEVATION - WOODGATE ST 01**

Sheet  
**PRELIMINARY  
 NOT FOR CONSTRUCTION**

Scale  
 1:50@A1

Date  
 13/02/2020

Sheet No.  
**TP3.07**

Revision  
**1**

15060

15060-13/03/2020 3:42:43 PM





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.

15:06:43/03/2020 3:42:59 PM



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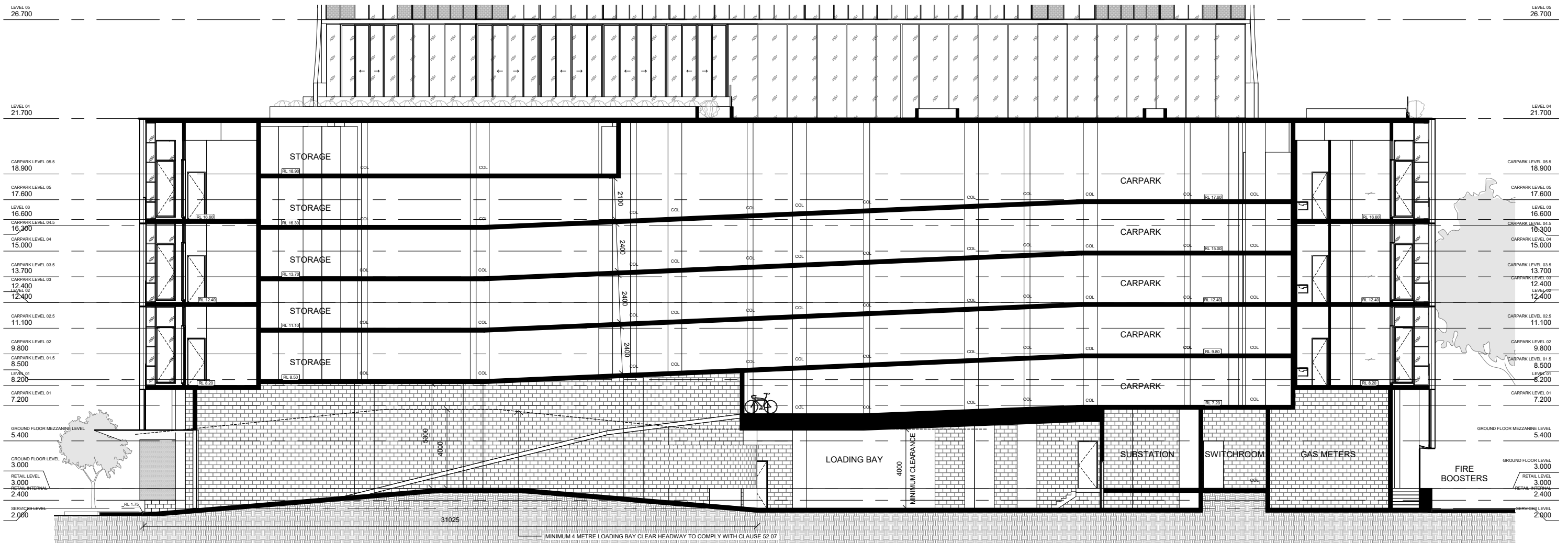
Project  
**AVION - MIXED USE DEVELOPMENT**  
 245-251 NORMANBY ROAD, SOUTH MELBOURNE  
 Client  
**BLUE EARTH GROUP**

Amendments		
No.	Date	Notes
1	2011/2019	ENDORSEMENT
2	13/02/2020	TP RPI

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

Sheet No.  
**TP3.08**  
 Revision  
**I**  
 Scale  
 1 : 50@A1  
 Date  
 13/02/2020

15060



1 SECTION THROUGH LOADING BAY  
SCALE 1 : 100

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



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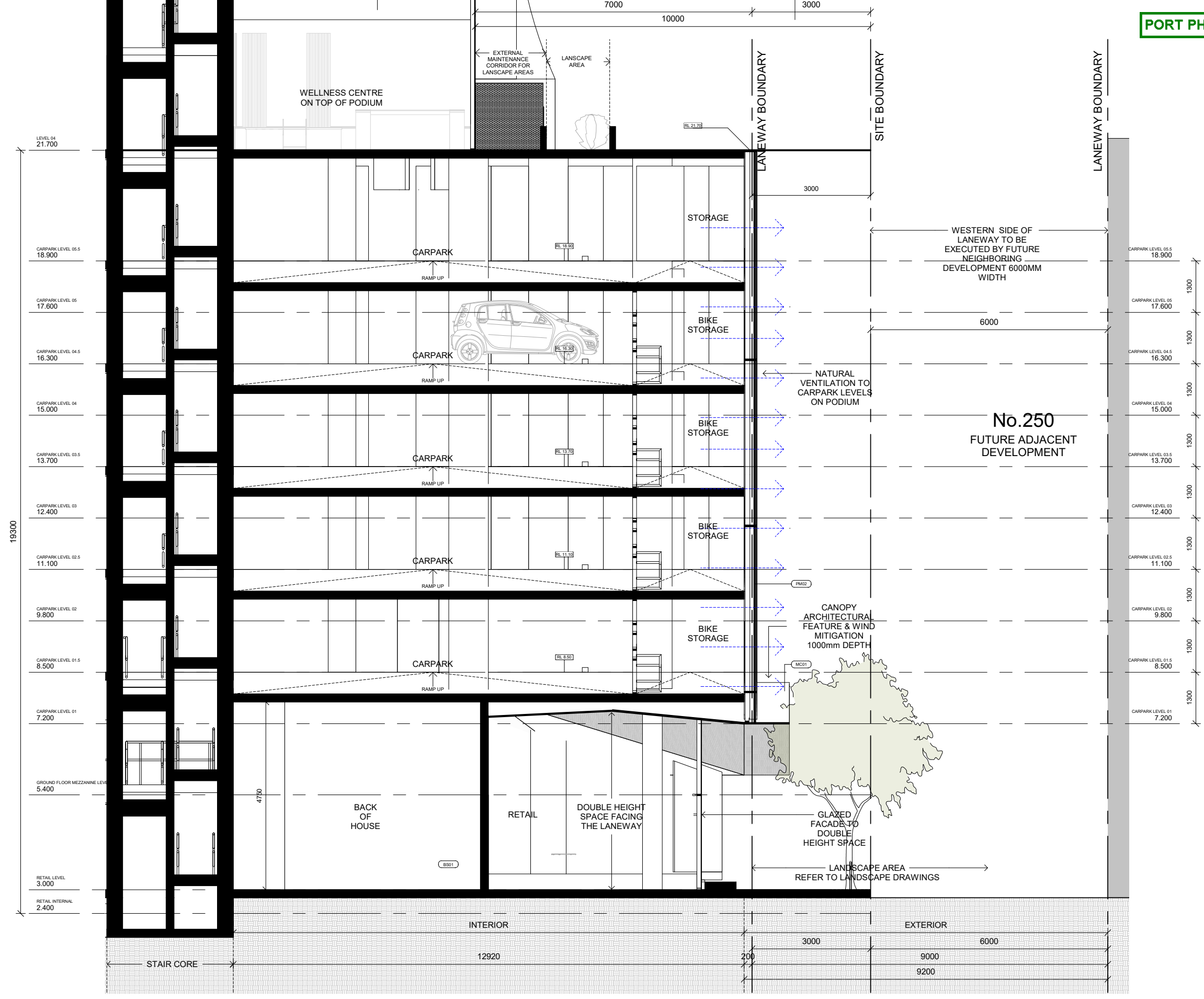
Project  
**AVION - MIXED USE DEVELOPMENT**  
245-251 NORMANBY ROAD, SOUTH MELBOURNE  
Client  
**BLUE EARTH GROUP**

No.	Date	Notes
E	01/12/2017	TOWN PLANNING
F	09/12/2017	TOWN PLANNING
H	22/11/2019	ENDORSEMENT
J	13/02/2020	TP RFI
Z	13/03/2020	TP RFI - CAPP

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

Sheet No.  
**TP3.09**  
Revision  
**J**  
Scale  
1 : 100@A1  
Date  
13/03/2020

15060



No.250  
FUTURE ADJACENT  
DEVELOPMENT

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

1 DETAIL SECTION 02  
SCALE 1:50

Amendments		
No.	Date	Notes
E	01/12/2017	TOWN PLANNING
H	23/11/2019	ENDORSEMENT
J	13/02/2020	TP RFI

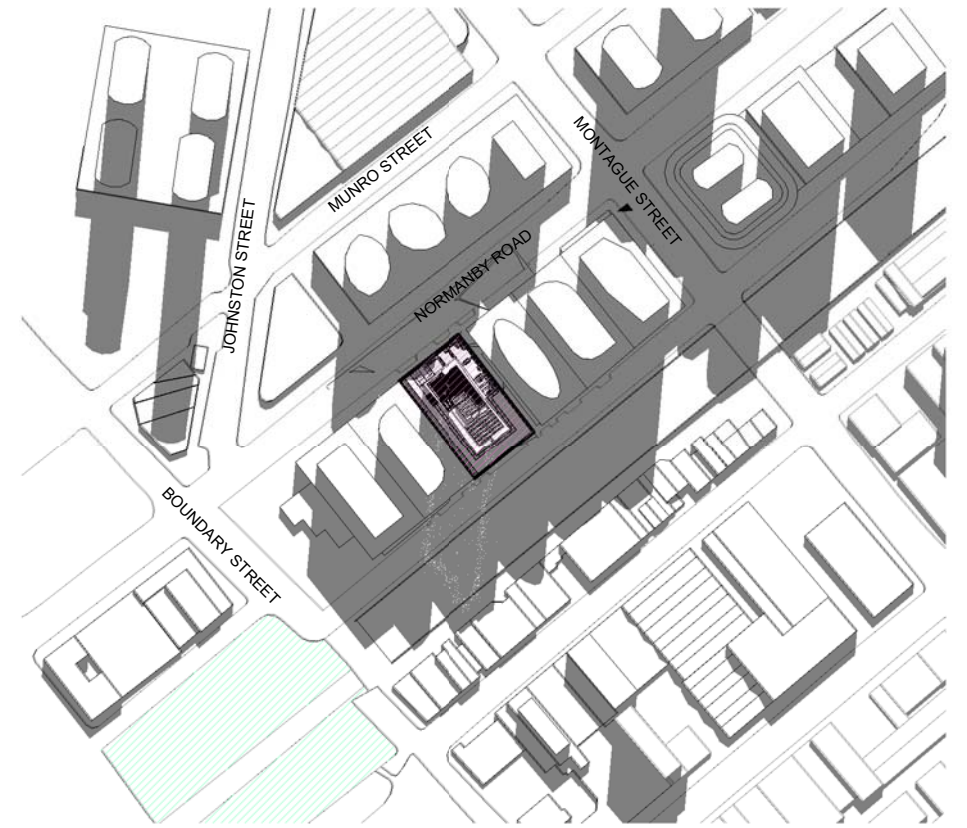




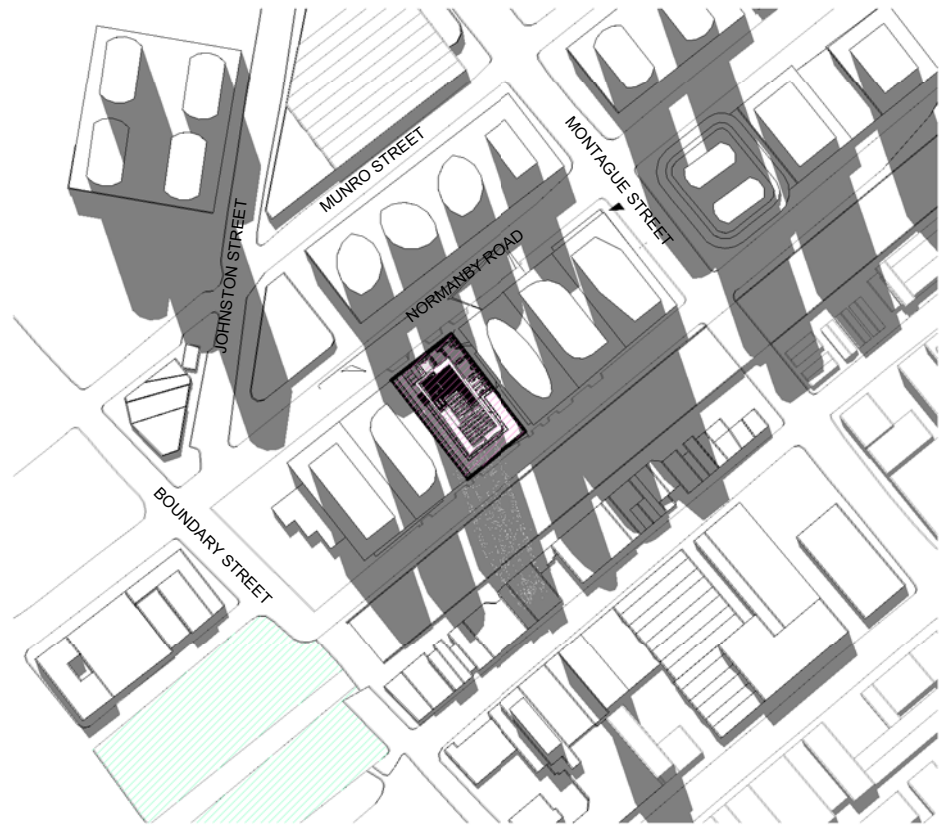
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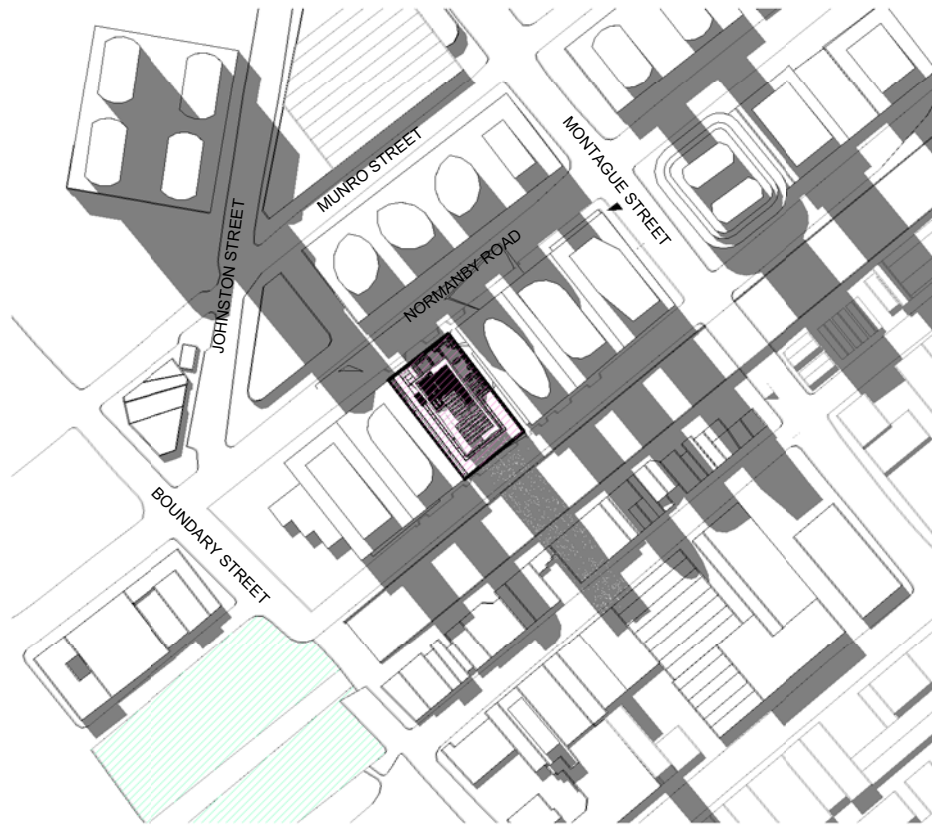
2 11AM  
SCALE 1 : 2000



3 12PM  
SCALE 1 : 2000



4 1PM  
SCALE 1 : 2000



5 2PM  
SCALE 1 : 2000



6 3PM  
SCALE 1 : 2000



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Project

AVION - MIXED USE DEVELOPMENT  
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
C	05/11/2016	TOWN PLANNING AMENDMENTS
E	03/12/2017	TOWN PLANNING
F	05/12/2017	TOWN PLANNING
J	13/02/2020	TP RFI

Title

SHADOW DIAGRAMS - 23  
SEPTEMBER

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No.

TP4.01

Revision

I

Scale

1 : 2000@A1

Date

13/02/2020

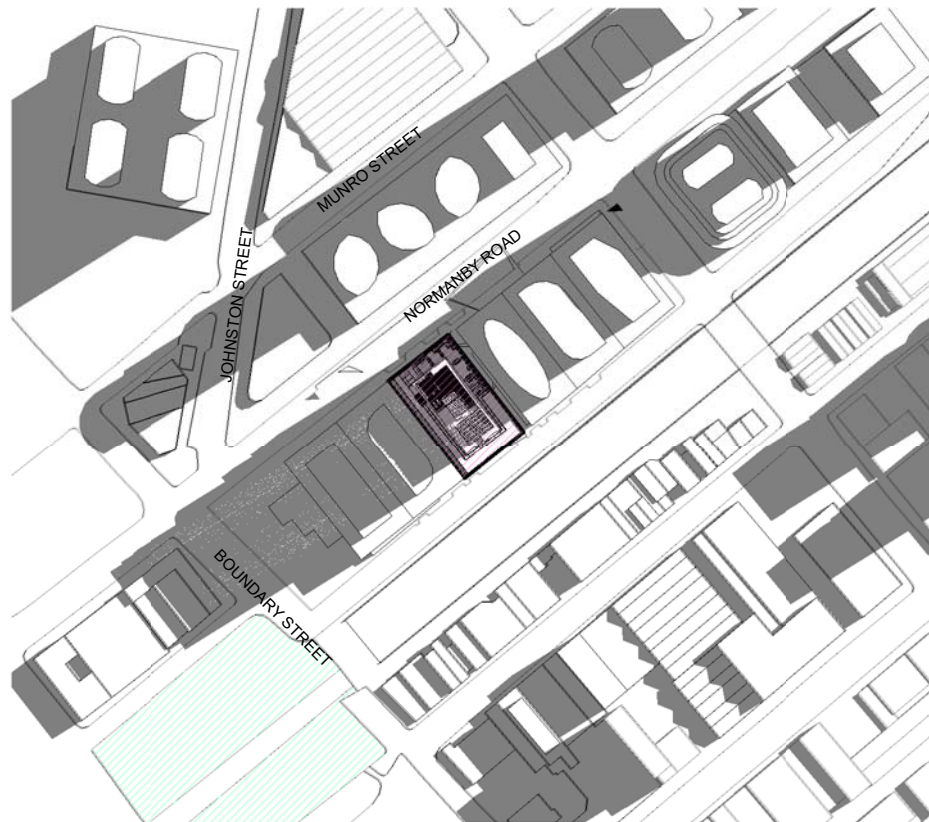


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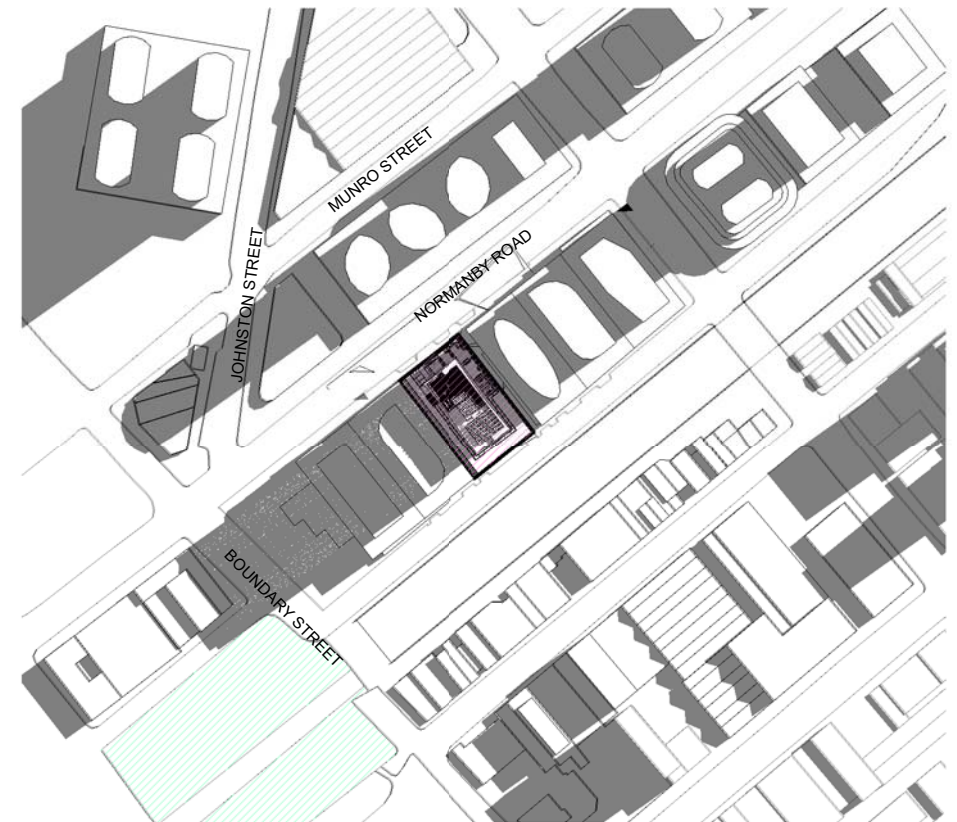




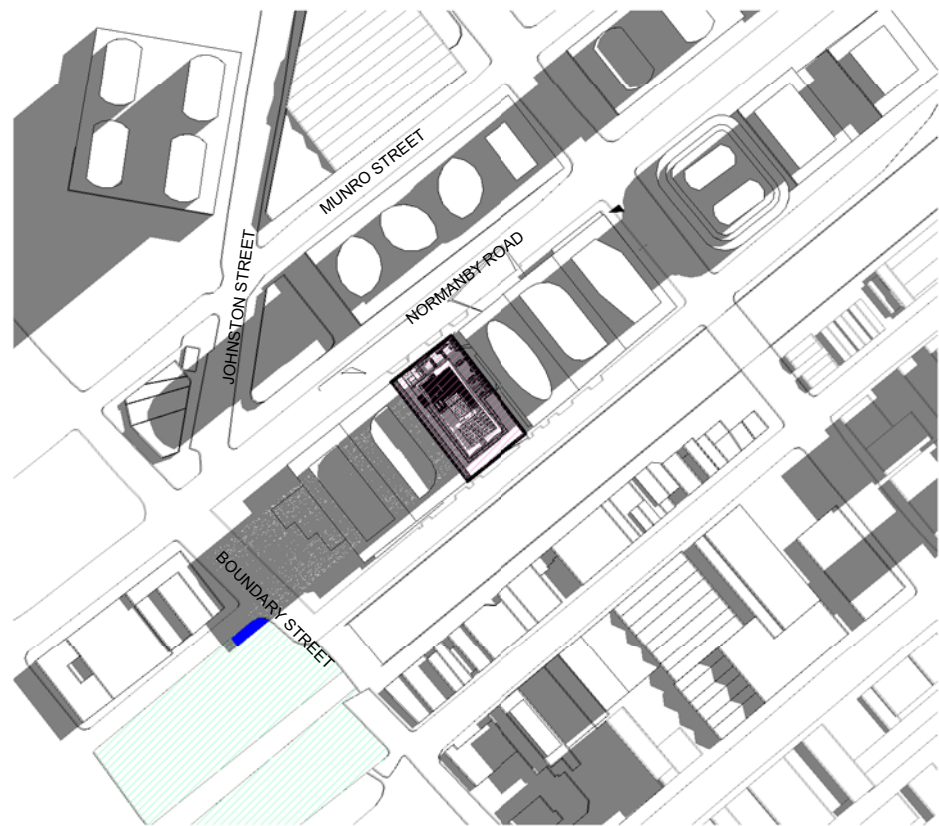
3 900 AM - PARK  
SCALE 1 : 2000



2 915 AM - PARK  
SCALE 1 : 2000



1 930 AM - PARK  
SCALE 1 : 2000



4 945 AM - PARK  
SCALE 1 : 2000

Amendments		
No.	Date	Notes
C	05/11/2016	TOWN PLANNING AMENDMENTS
E	03/12/2017	TOWN PLANNING
F	05/12/2017	TOWN PLANNING
J	13/02/2020	TP RFI

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1 1000 AM - PARK  
SCALE 1 : 2000



2 1015 AM - PARK  
SCALE 1 : 2000



3 1030 AM - PARK  
SCALE 1 : 2000



4 1045 AM - PARK  
SCALE 1 : 2000



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AVION - MIXED USE DEVELOPMENT  
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
E	01/12/2017	TOWN PLANNING
F	05/12/2017	TOWN PLANNING
J	13/02/2020	TP RFI

Title

SHADOW DIAGRAMS - 23  
SEPTEMBER

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No.

TP4.03

Revision

I

Scale  
1 : 2000@A1

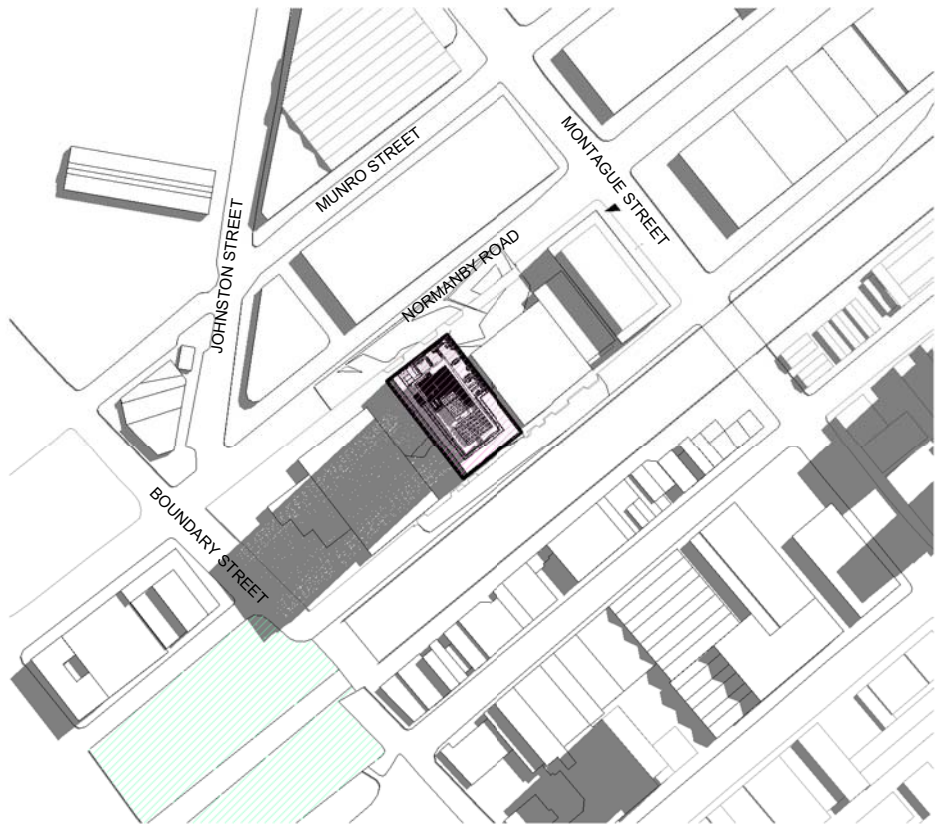
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13/02/2020



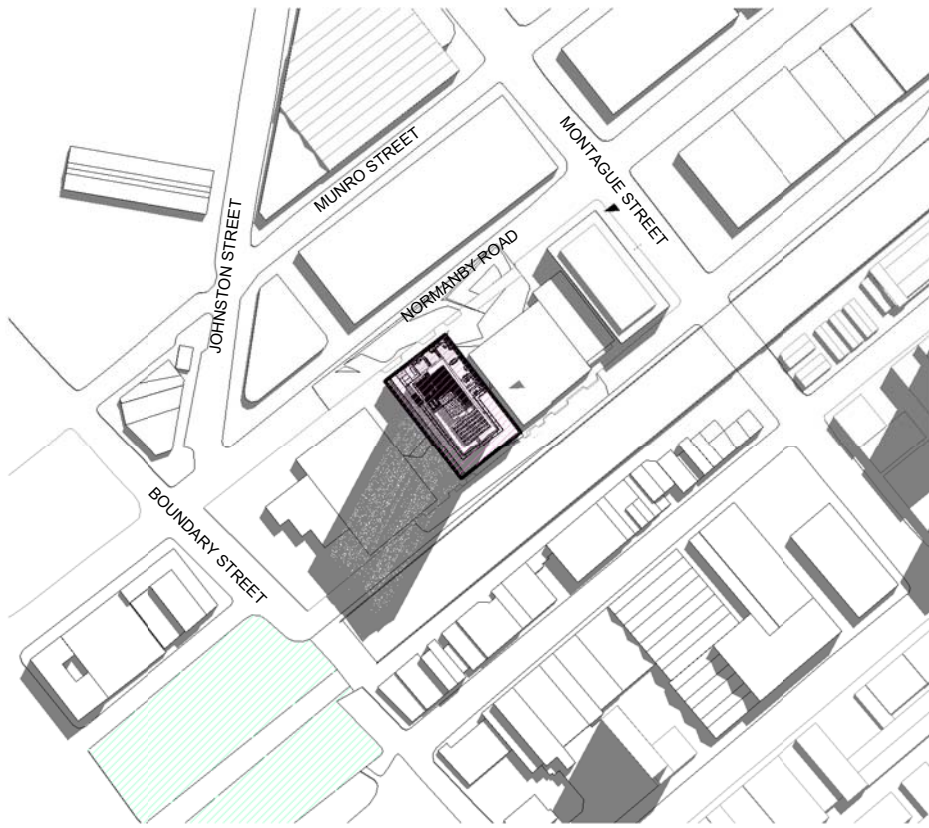
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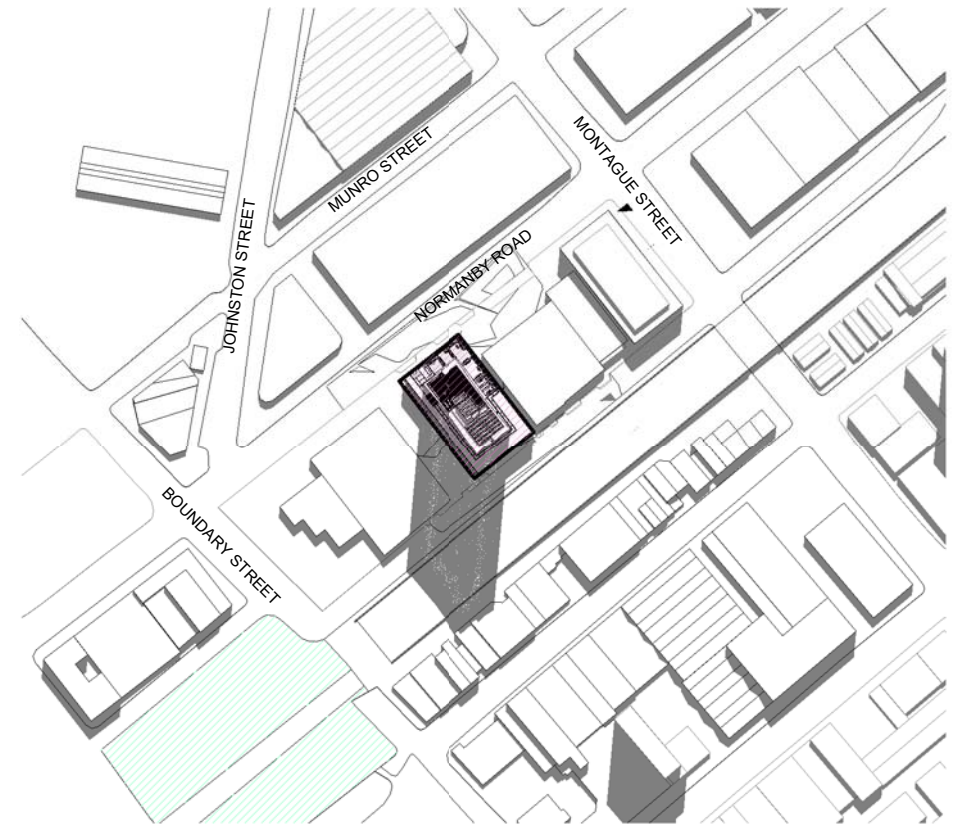




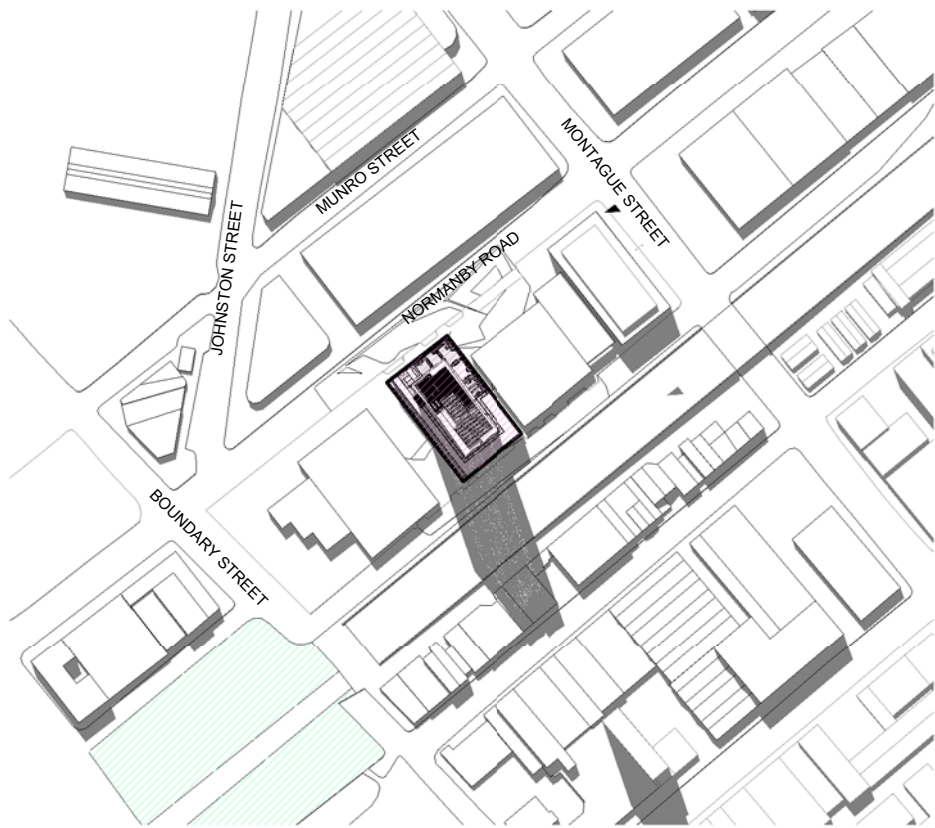
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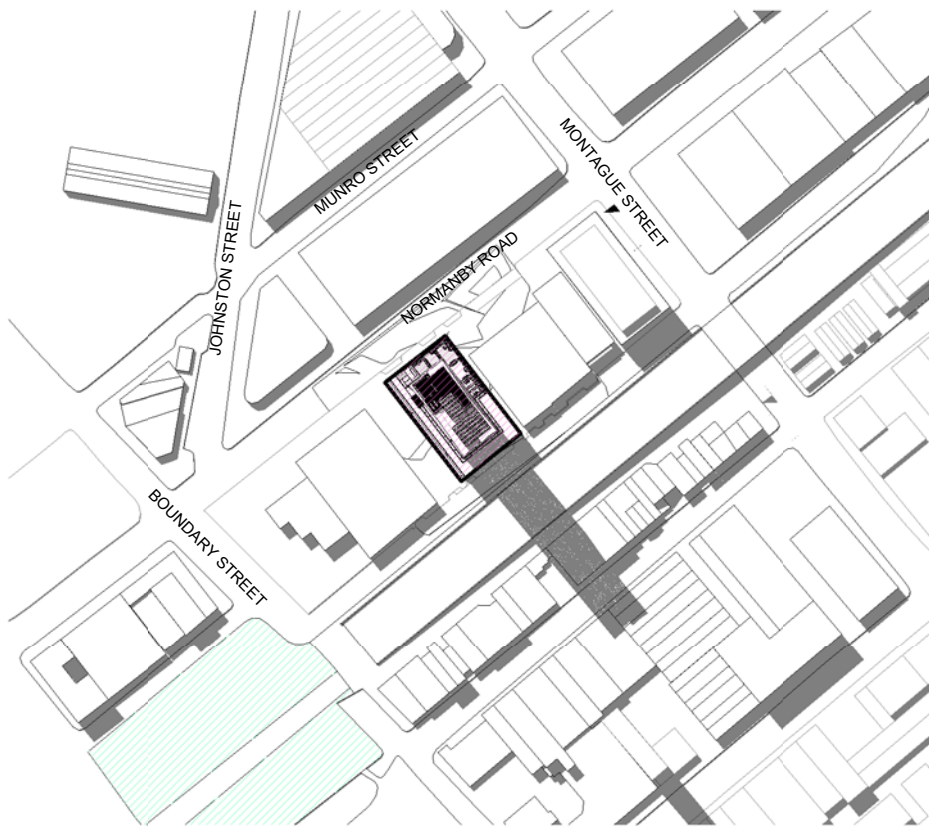
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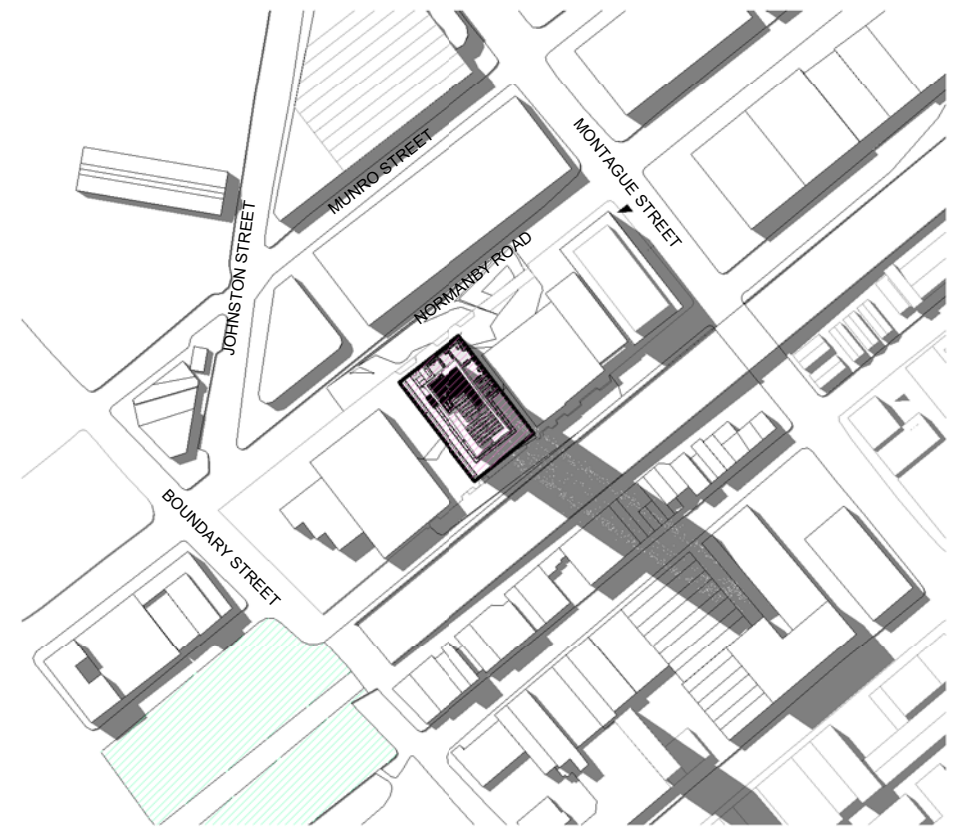
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SCALE 1 : 2000



4 1PM EXISTING CONTEXT  
SCALE 1 : 2000



5 2PM EXISTING CONTEXT  
SCALE 1 : 2000



6 3PM EXISTING CONTEXT  
SCALE 1 : 2000



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AVION - MIXED USE DEVELOPMENT  
245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
E	01/12/2017	TOWN PLANNING
F	08/12/2017	TOWN PLANNING
I	13/02/2020	TP RP1

Title

EXISTING SHADOW DIAGRAM - 23  
SEPTEMBER

Sheet

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TP4.04

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Date

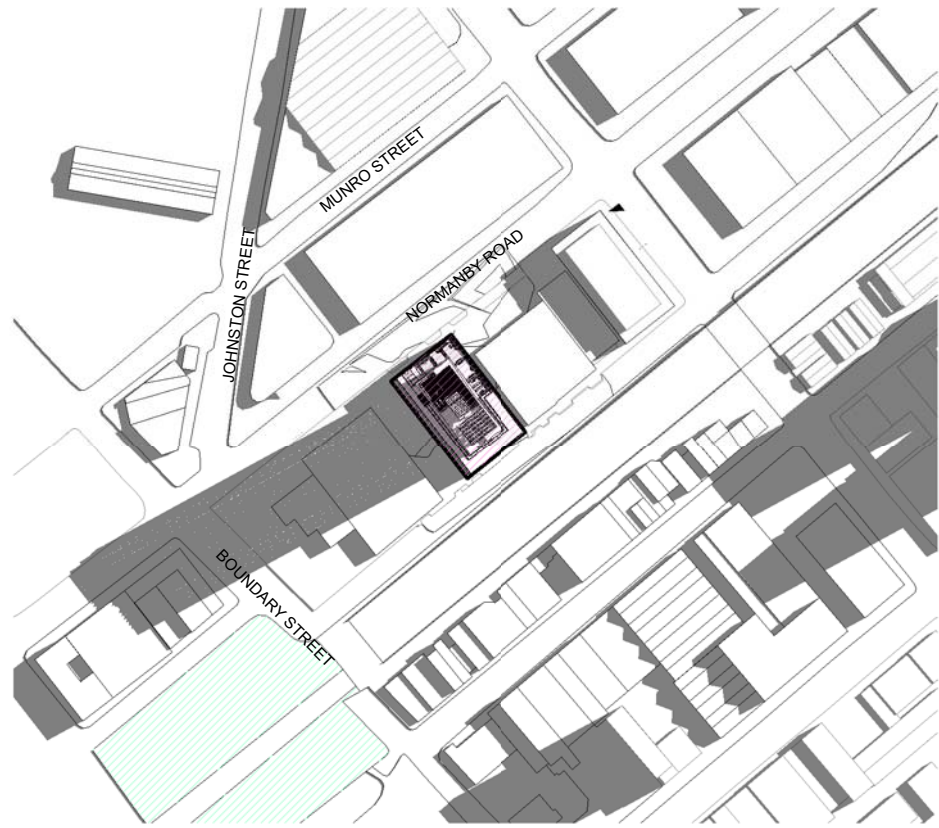
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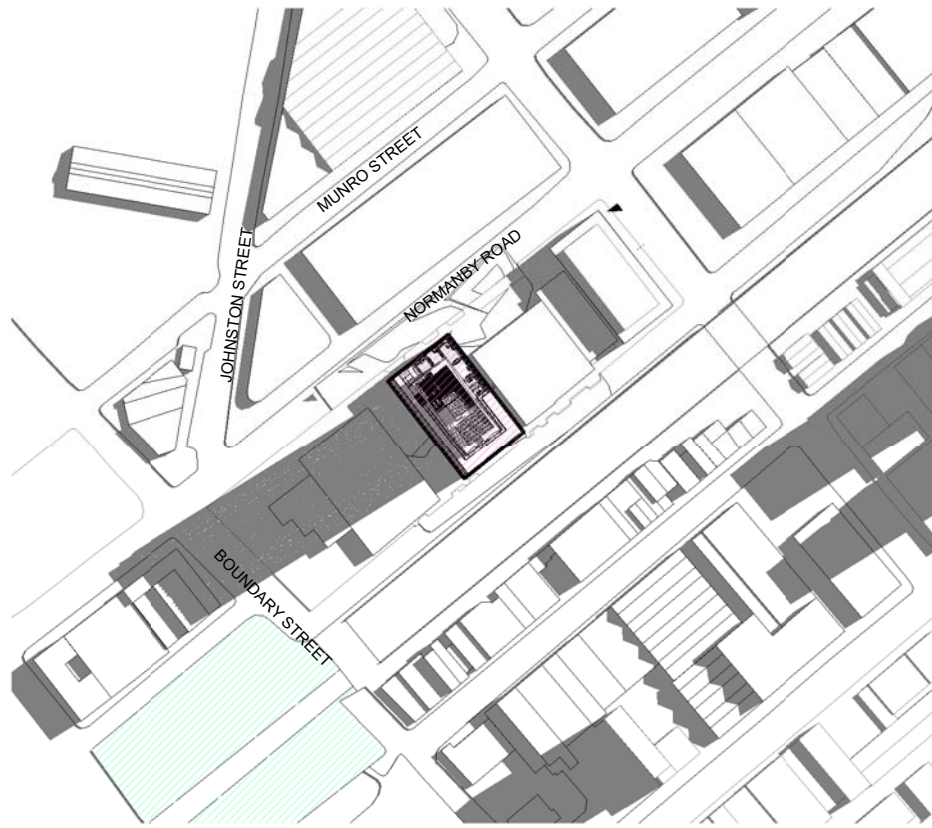
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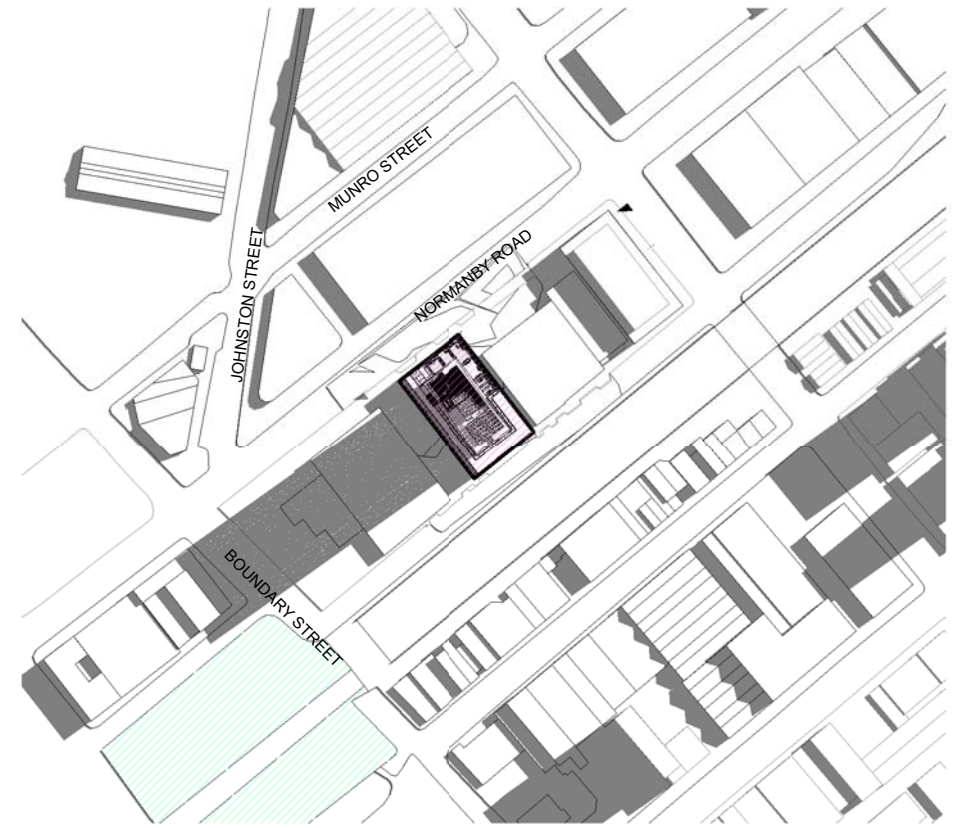




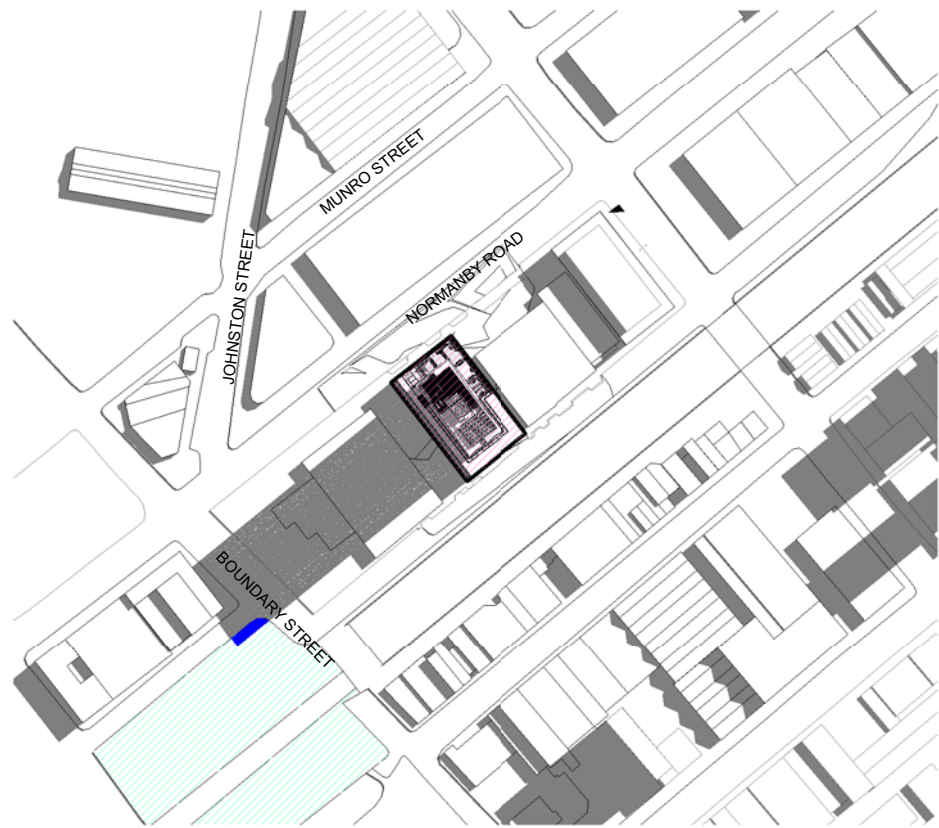
1 900 AM - PARK\_EXISTING CONTEXT  
SCALE 1 : 2000



2 915 AM - PARK\_EXISTING CONTEXT  
SCALE 1 : 2000



3 930 AM - PARK\_EXISTING CONTEXT  
SCALE 1 : 2000



4 945 AM - PARK\_EXISTING CONTEXT  
SCALE 1 : 2000



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245-251 NORMANBY ROAD, SOUTH MELBOURNE

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
E	01/12/2017	TOWN PLANNING
F	05/12/2017	TOWN PLANNING
J	13/02/2020	TP RFI

Title

EXISTING SHADOW DIAGRAM - 23  
SEPTEMBER

Sheet

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Sheet No.

TP4.05

Revision

I

Scale

1 : 2000@A1

Date

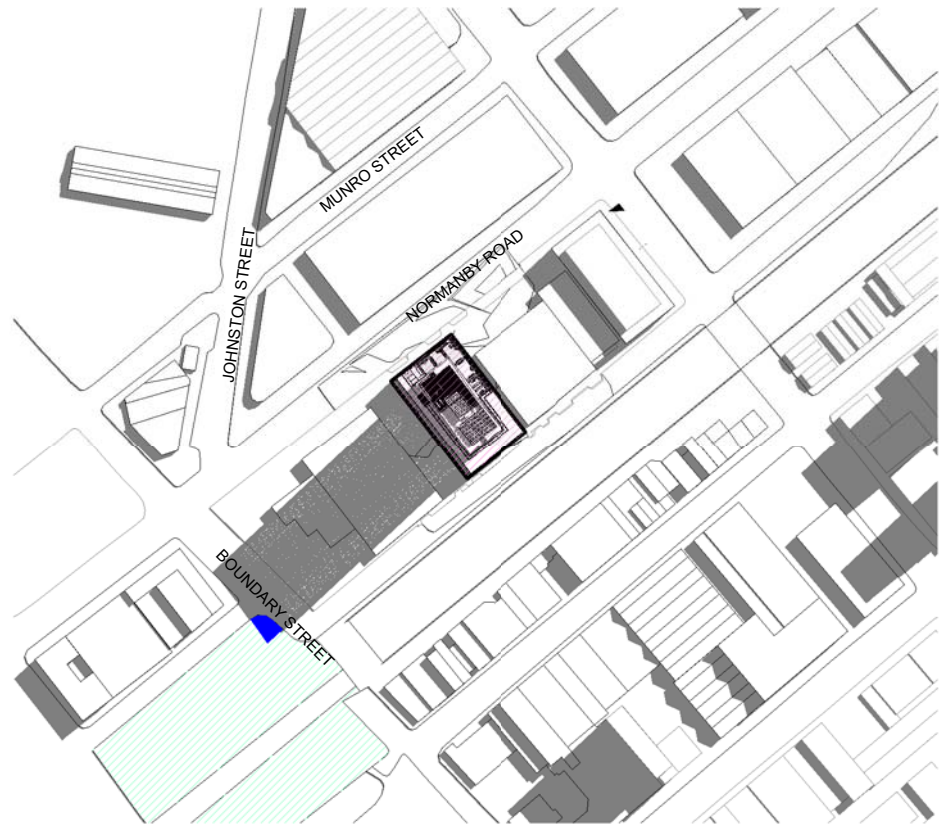
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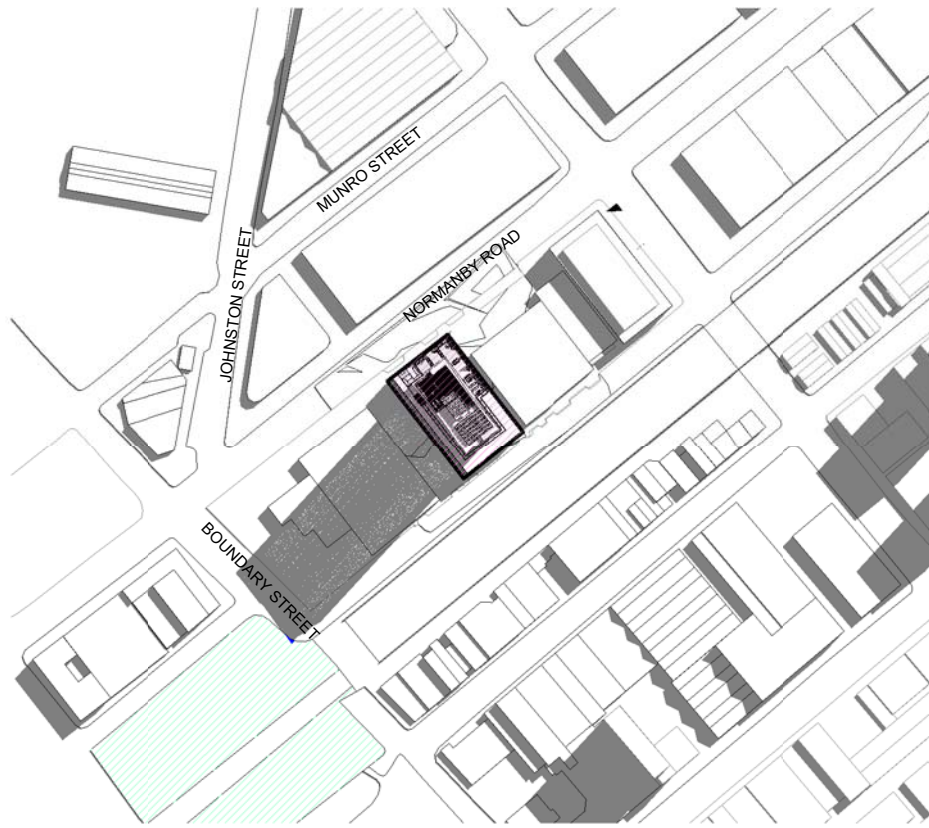
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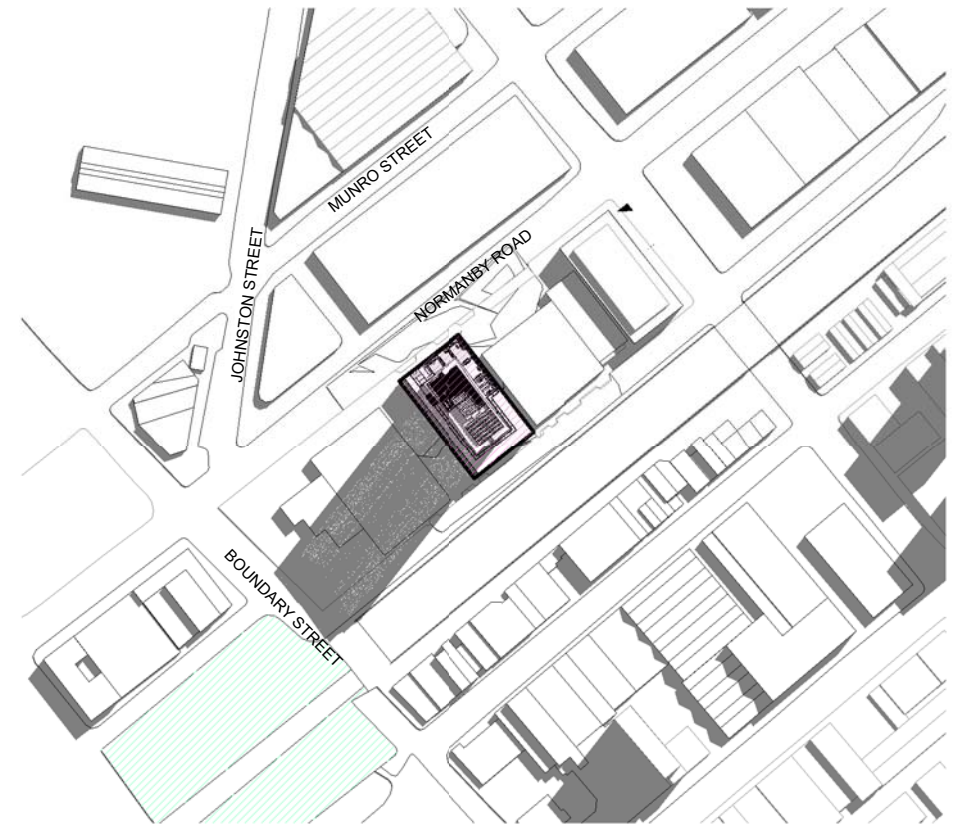




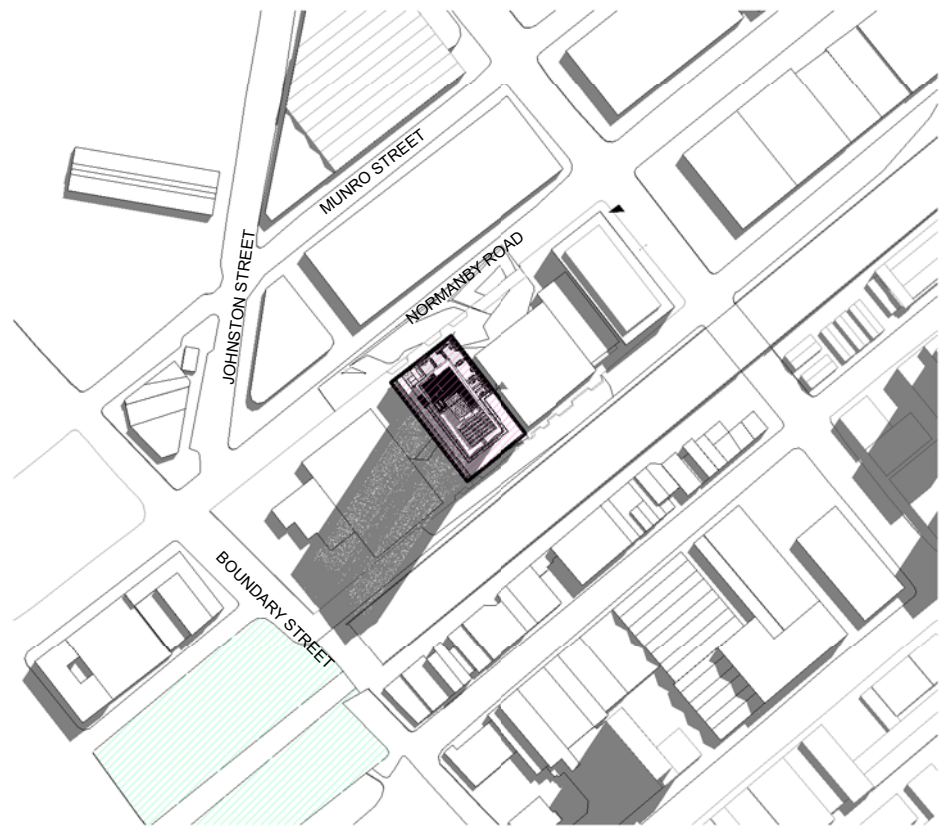
1 1000 AM - PARK\_EXISTING CONTEXT  
SCALE 1 : 2000



2 1015 AM - PARK\_EXISTING CONTEXT  
SCALE 1 : 2000



3 1030 AM - PARK\_EXISTING CONTEXT  
SCALE 1 : 2000



4 1045 AM - PARK\_EXISTING CONTEXT  
SCALE 1 : 2000

Amendments		
No.	Date	Notes
E	01/12/2017	TOWN PLANNING
F	05/12/2017	TOWN PLANNING
J	13/02/2020	TP RFI

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ARTISTS IMPRESSION - NORMANBY ROAD STREETSCAPE



ARTISTS IMPRESSION - WOODGATE STREET STREETSCAPE



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 Interior Design  
 Urban Design

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Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
C	02/11/2016	TOWN PLANNING AMENDMENTS
E	01/12/2017	TOWN PLANNING
J	13/02/2020	TP RFI

Title

ARTISTS IMPRESSIONS - WITH  
 EXISTING CONDITIONS

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Sheet No.

TP5.01

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Date

13/02/2020

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ARTIST IMPRESSION OF MAIN ENTRY AND LANEWAY

Amendments		
No.	Date	Notes
E	01/12/2017	TOWN PLANNING
T	13/02/2020	TP R61