# **2020-506 OAKLEIGH SOUTH - FIELDWORKS HOUSE TOWN PLANNING APPLICATION - UPDATE**

1041 CENTRE RD, OAKLEIGH SOUTH, VIC, 3167

11 OCTOBER 2022



LIVING

# Pelicano i2c | Ryder

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#### Development Schedule

Town Planning Revision

Proposed Mixed Use Development VCAT TP update

Revision Date 11/10/2022

18																																					
		Car Parking	g	Retail						Residential A	Apartments																										
																_																					
	GFA	A == =											Tupo P1					Tupo P2	2	Type C1	1		Turne D1	2 BEDROOM		e D2		Tupo D2		Type	14		3 BEDROOM				
Levels	GFA	Area	Car Spaces	Supermarket	Retail	Retail BoH	Amenity	Outdoor	Circulation	Total Apt	Total RPA		Type B1			/pe B2 Balcony/ Tot	al Ant	Type B3	alcony/ Total Apt	Type C1		\nt	Type D1	/ Total Apt	- 71-		nt	Type D3	Total Apt	Type D		nt	Type E1	A Apt Circulation	n Utilities	Indoor Res Ou	tdoor Res
	sqm	sqm		Caponnanio				Dining		Number	sqm	Number SC	QM Terrac	ce Area Ni	mber SQM	Terrace A	Area Number		errace Area Numb	er SQM Ter	errace Area	Apt Number SC	AM Terrace	/ Total Apt Area Numbe	r SQM	Balcony/ Total A Terrace Area	P <sup>r</sup> Number SQ	M Balcony/ Terrace	Area Numb	per SQM T	errace Area	<sup>pt</sup> Number SQI	A Terrace A	rea		Amenity	Amenity
Basement 2 (Residential Parking)	4300	3691	90																										1						160		
Basement 1 (Residential Parking)	4300	3675	86		0					0																									215		
Ground Floor (Retail, Supermarket, Parking)	6080	1645	60	1796	1551	470.1	84	215	275	0	0																								155.7		
First Floor (Residential and Terrace)	5230									31	2979.05	1 17	55.4 21.5	1307 3	1 56.5		27.5						77.5 37.75	1037 25 1	77.5	41 118.5		80 54	134 1	72	47 119		25 83 1	5.5 333	182.2		1807
SecondFloor (Residential Inc. Balcony)	2742									31	2262.5					9.4 6						9	77.5 8	769.5 1	77.5			80 8		72	88 808		2.5 12.5	0.0 000 05 022			
Third Floor (Residential Inc. Balcony)	2742									31	2202.5				1 56.5							9		769.5 1					88 1							-	
Fourth Floor (Residential Inc. Balcony)	2742				0					21	2262.5				1 56.5							9		769.5 1	77.5				88 1					05 333	221.2		
	2742	0			0	0	0			31	2202.5													769.5 1	77.5		_									-	
Fifth Floor (Residential Inc. Balcony)	2/42	0			0	0	0		0		2262.5					9.4 6									//.5	8 85.5		80 8	88 1				2.5 12.5				612
Sixth Floor (Residential Inc. Balcony)	2100	0	0	0	0	0				16	973.1	6 11	55.4 8	697.4	1 56.5	9.4 6	5.9					2	9 8	34						/2	8.8 80.8	1 8	2.5 12.5	95 145	221.2	-	612
Roottop	0	0	0	0	0	0	_	0																													
Totals	32978	9011	236	1796	1551	470.1	84	215	275	171	13,002	96	332		6 339	9	0	0	0	0		47 3	396.5	5	387.5		5	400	6	432		6	495	1,81	0 1,819		2,419
												I																									
										Apartment Nun	nhor		96			6		0		0			47		5			5		6			6				
																0		U		0					5			5		0			0				
										Apartment Mix	(by number)		56.1%		3.59			0.0%		0.0%			27.5%		2.9%			2.9%		3.5%			3.5%				
										Apartment Mix	(by area)		2.6%		2.69	%		0.0%		0.0%			3.0%		3.0%			3.1%		3.3%			3.8%				
										Apartment Parl	king		96			6		0		0			47		5			5		6			12				

Development Breakdown	
Site Area	6,625
GFA	32,978
Total Residential Apartments	171
Total Residential GFA	18,298
Typical RPA	1,748
Residential Efficency	71%
Total Car Parking Spaces	236

#### Notes and Disclaimer

Areas calculated used Property Council of Australia Method of Measurement

These areas and room numbers are approximate. They relate to areas of the building at the current stage of design and are reliant upon the information available. All areas in sqm. All areas subject to survey.

no.	date	ISSUE / revision	by
TP0	13/08/2021	Town Planning Issue; Issued for submission	YHU
TP1	17/01/2022	Town Planning RFI response; Issued for application	CLY
TP2	24/02/2022	Town Planning RFI issued for application	YHU
TP3	11/10/2022	Town Planning Application Revision; Issued for Application	MGR







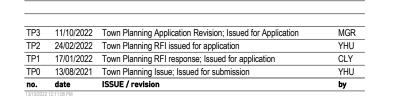


Visitor	Total Parking
34	205

PMENT SCHEDULE	<sup>project</sup> 2020-506	drawing no. DA02	issue <b>TP3</b>
PMENT APPLICATION	scale @ A1	5	<sup>checked</sup> MGR
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		ISO 9001-2015	









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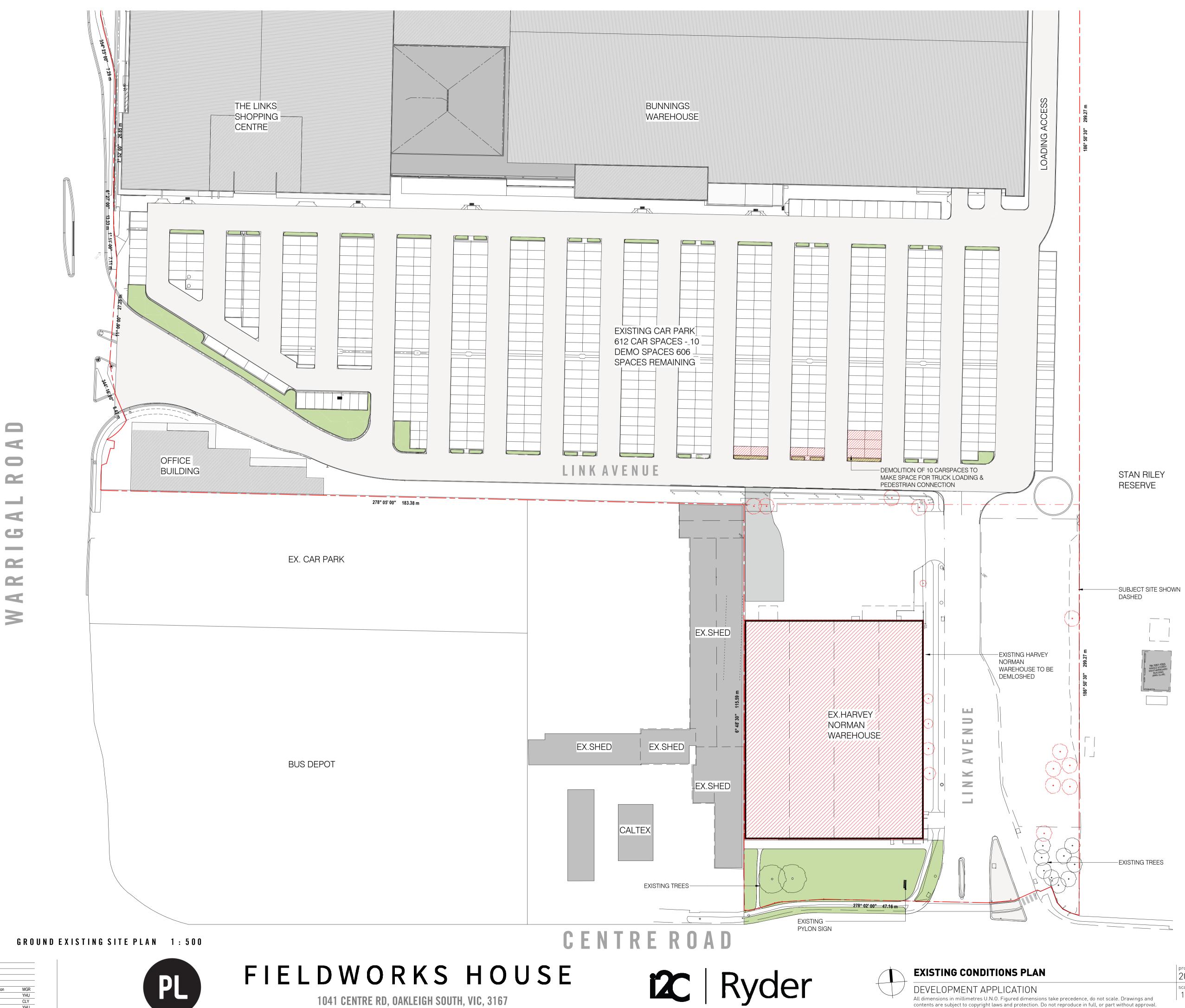
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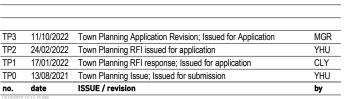


PLAN	
	1

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<sup>project</sup> 2020-506	drawing no. <b>DA10</b>		issue TP3
scale @ A1	<sup>designed</sup>	<sup>che</sup>	<sub>cked</sub>
1 : 500	YHU	BJ	IE

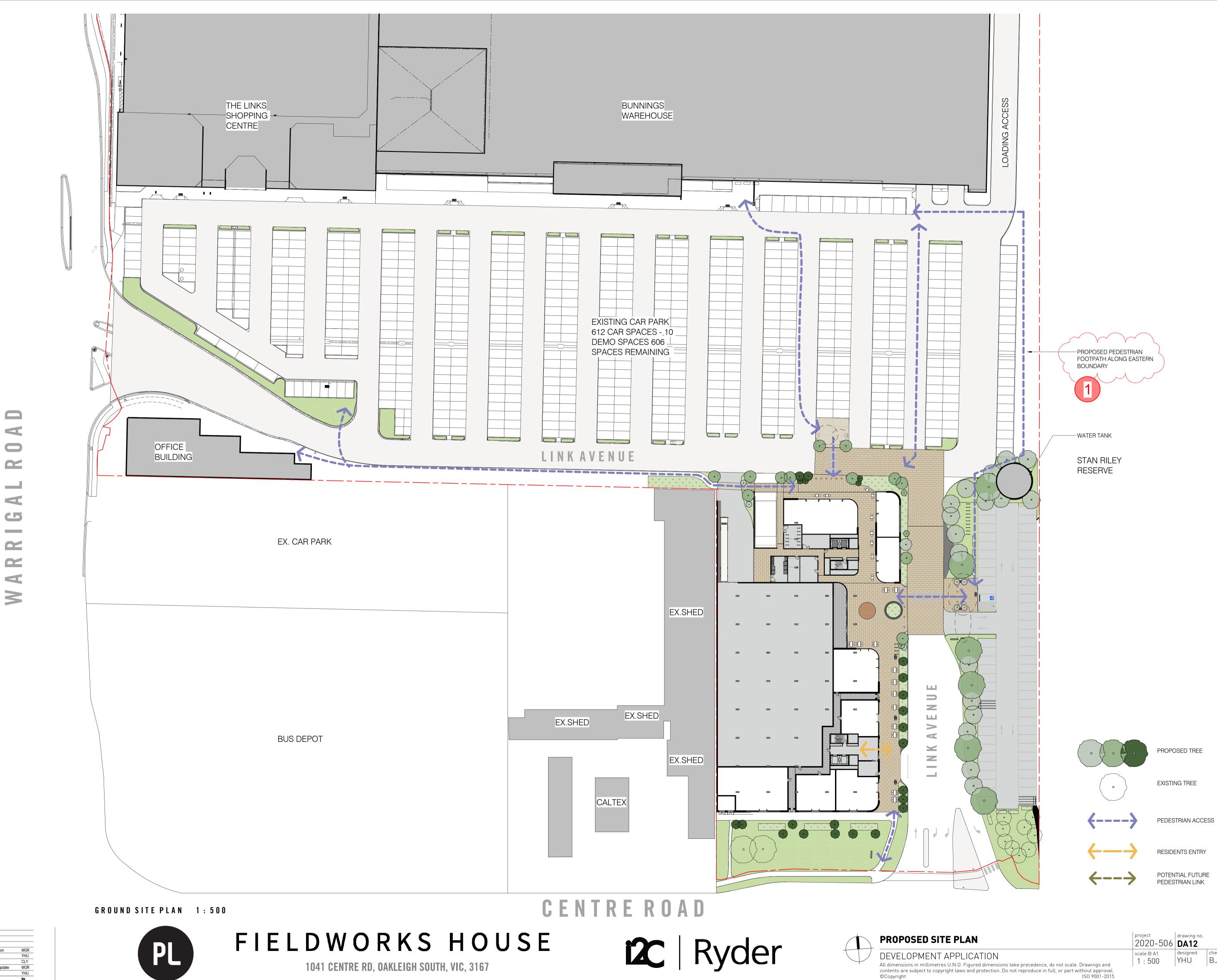








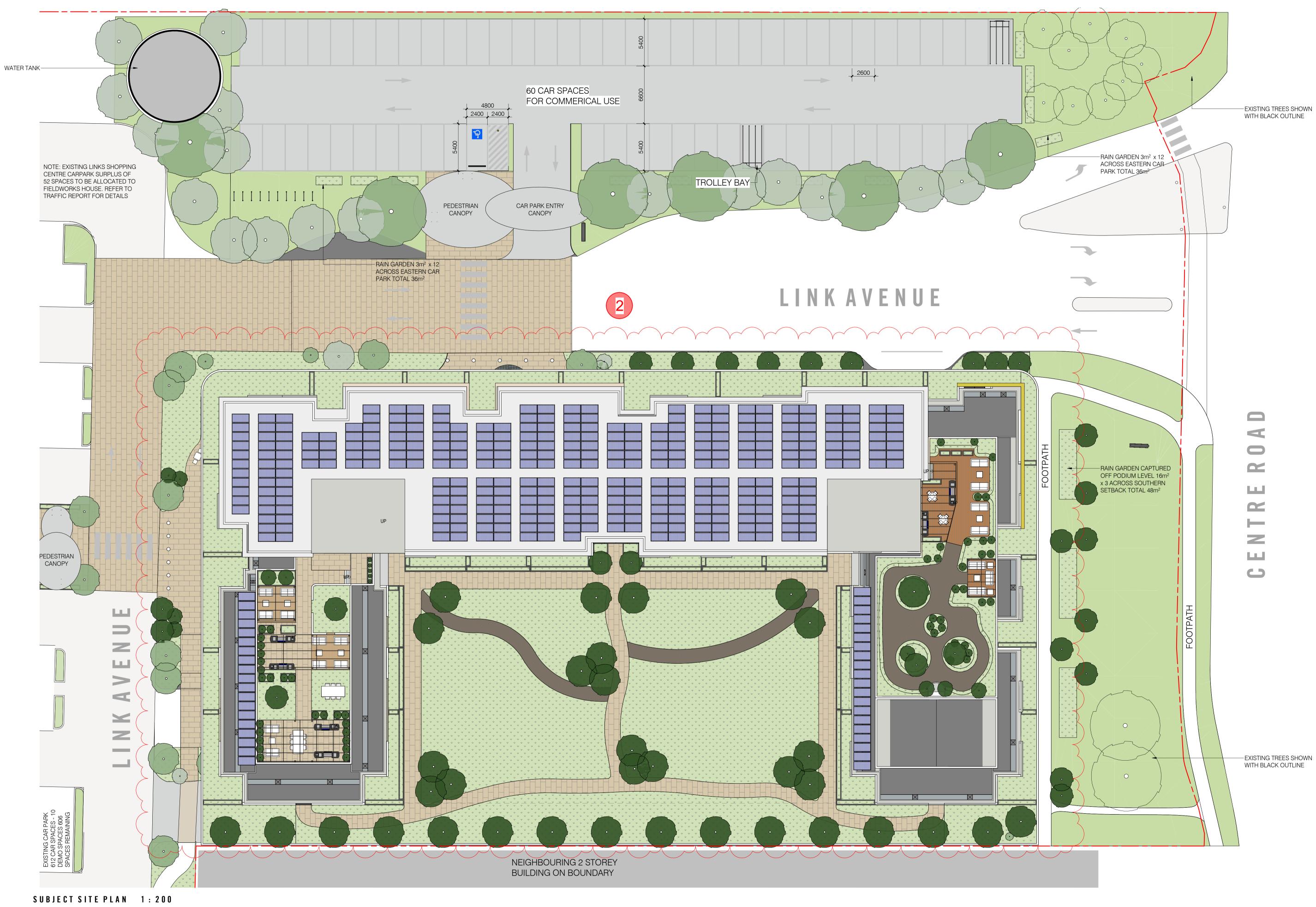
CONDITIONS PLAN	<sup>project</sup> 2020-506	drawing no. <b>DA11</b>		issue TP3
MENT APPLICATION millimetres U.N.O. Figured dimensions take precedence, do not scale. Drawings and ect to copyright laws and protection. Do not reproduce in full, or part without approval.	scale @ A1 1 : 500	<sup>designed</sup> YHU	cheo BJ	

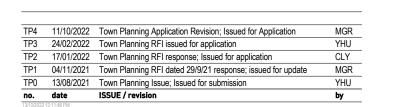


#### 6

no.	date	ISSUE / revision	by
TP0	13/08/2021	Town Planning Issue; Issued for submission	YHU
TP1	04/11/2021	Town Planning RFI dated 29/9/21 response; issued for update	MGR
TP2	17/01/2022	Town Planning RFI response; Issued for application	CLY
TP3	24/02/2022	Town Planning RFI issued for application	YHU
TP4	11/10/2022	Town Planning Application Revision; Issued for Application	MGR

issue TP4 scale @ A1 designed checked 1 : 500 YHU BJE







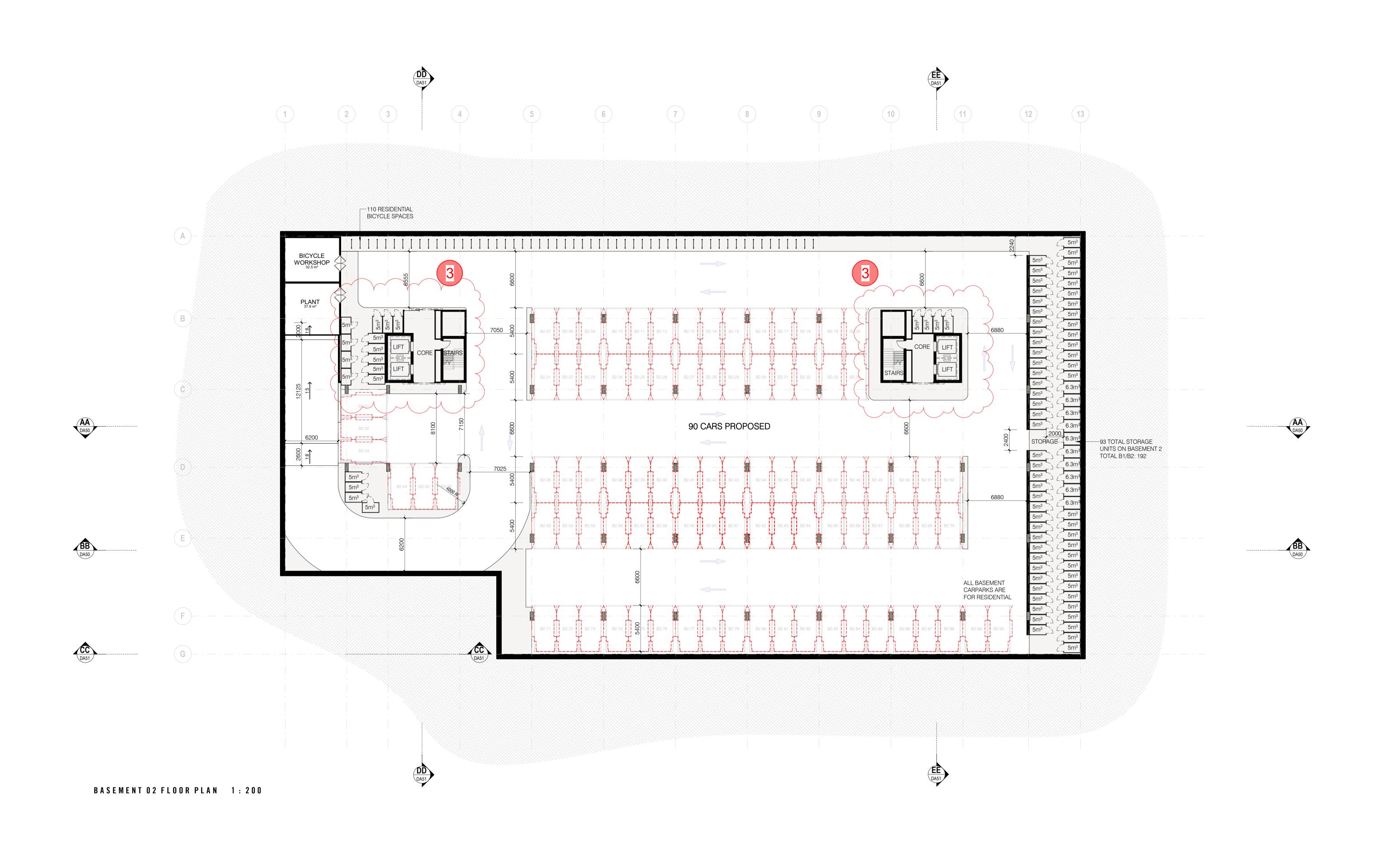


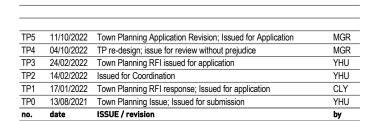




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SED SUBJECT SITE	project 2020-506	drawing no.	issue <b>TP4</b>
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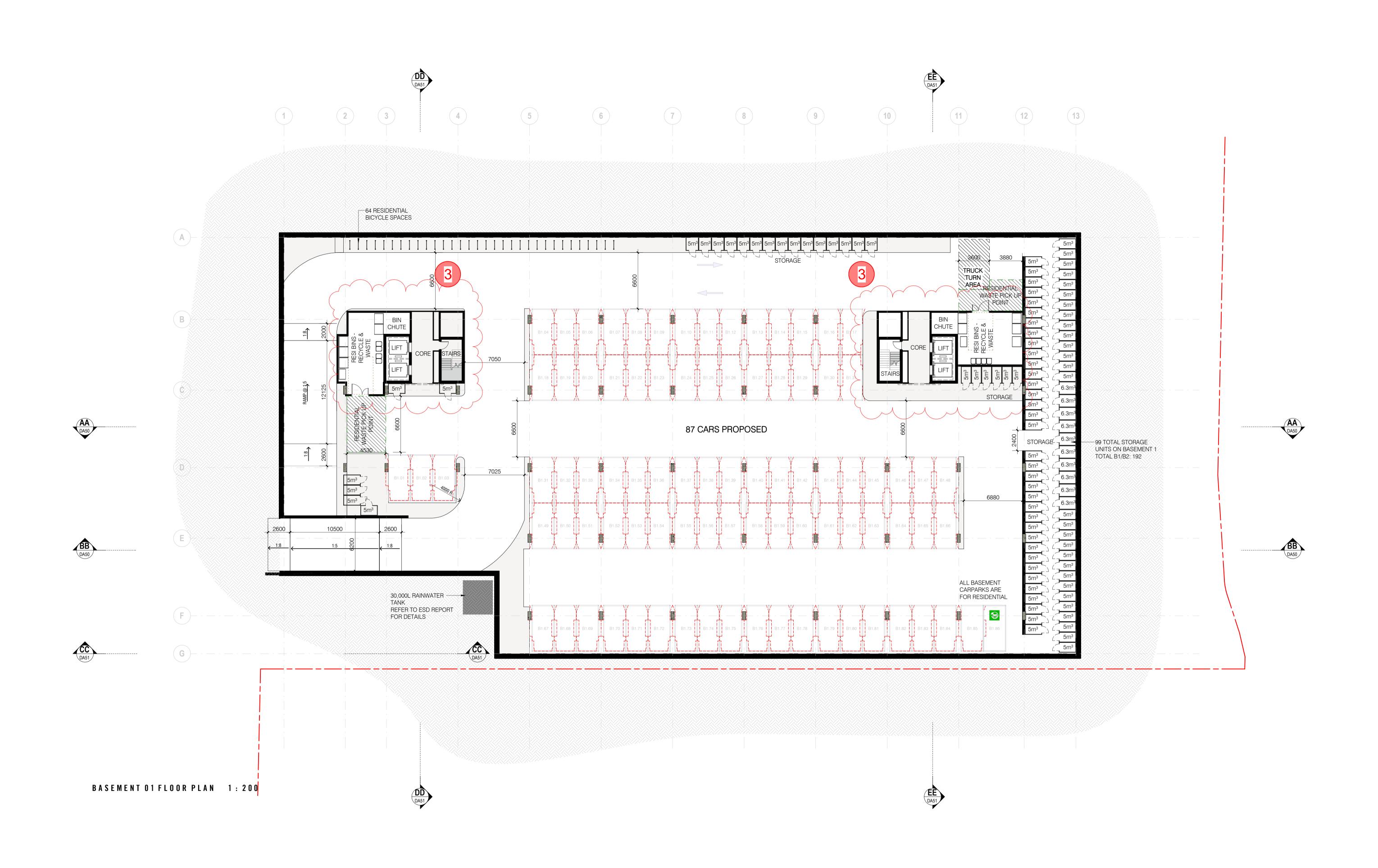


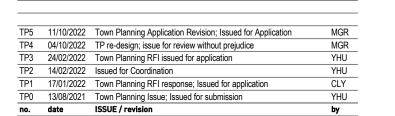
FIELDWORKS HOUSE

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ENT 2	<sup>project</sup>	drawing no.	issue
	2020-506	DA30	TP5
PMENT APPLICATION in millimetres U.N.O. Figured dimensions take precedence, do not scale. Drawings and bject to copyright laws and protection. Do not reproduce in full, or part without approval. ISO 9001-2015	scale @ A1 1 : 200	<sup>designed</sup> YHU/MG	<sup>checked</sup> BJE





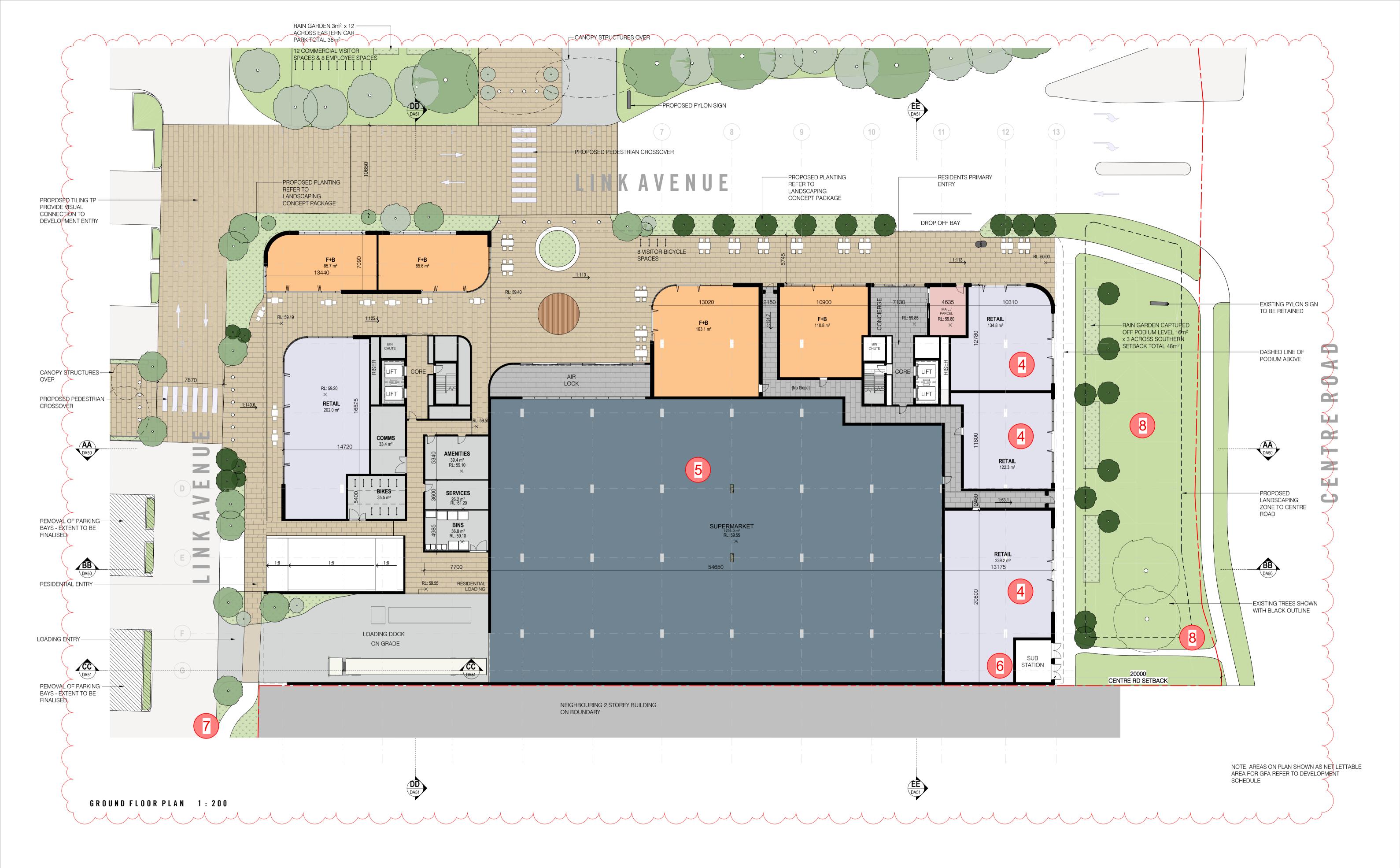
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ENT 1	<sup>project</sup> 2020-506	drawing no. DA31	issue TP5
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ISO 9001-2015			



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TP1	17/01/2022	Town Planning RFI response; Issued for application	CLY
TP2	14/02/2022	Issued for Coordination	YHU
TP3	24/02/2022	Town Planning RFI issued for application	YHU
TP4	26/09/2022	TP re-design; issued for review without prejudice	MGR
TP5	04/10/2022	TP re-design; issue for review without prejudice	MGR
TP6	11/10/2022	Town Planning Application Revision; Issued for Application	MGR





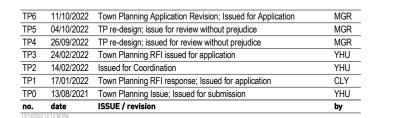
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FLOOR PLAN	project 2020-506	drawing no. <b>DA32</b>	<sup>issue</sup>
MENT APPLICATION n millimetres U.N.O. Figured dimensions take precedence, do not scale. Drawings and oject to copyright laws and protection. Do not reproduce in full, or part without approval.	scale @ A1 1 : 200	<sup>designed</sup> YHU/MG	<sup>checked</sup> BJE
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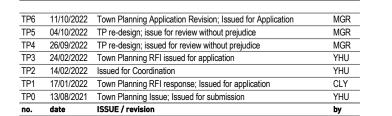
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01	<sup>project</sup> 2020-506	drawing no. <b>DA33</b>		issue TP6
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02-05	<sup>project</sup> 2020-506	drawing no. DA34	issue TP6
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TP0	13/08/2021	Town Planning Issue; Issued for submission	YHU
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TP2	14/02/2022	Issued for Coordination	YHU
TP3	24/02/2022	Town Planning RFI issued for application	YHU
TP4	26/09/2022	TP re-design; issued for review without prejudice	MGR
TP5	04/10/2022	TP re-design; issue for review without prejudice	MGR
TP6	11/10/2022	Town Planning Application Revision; Issued for Application	MGR





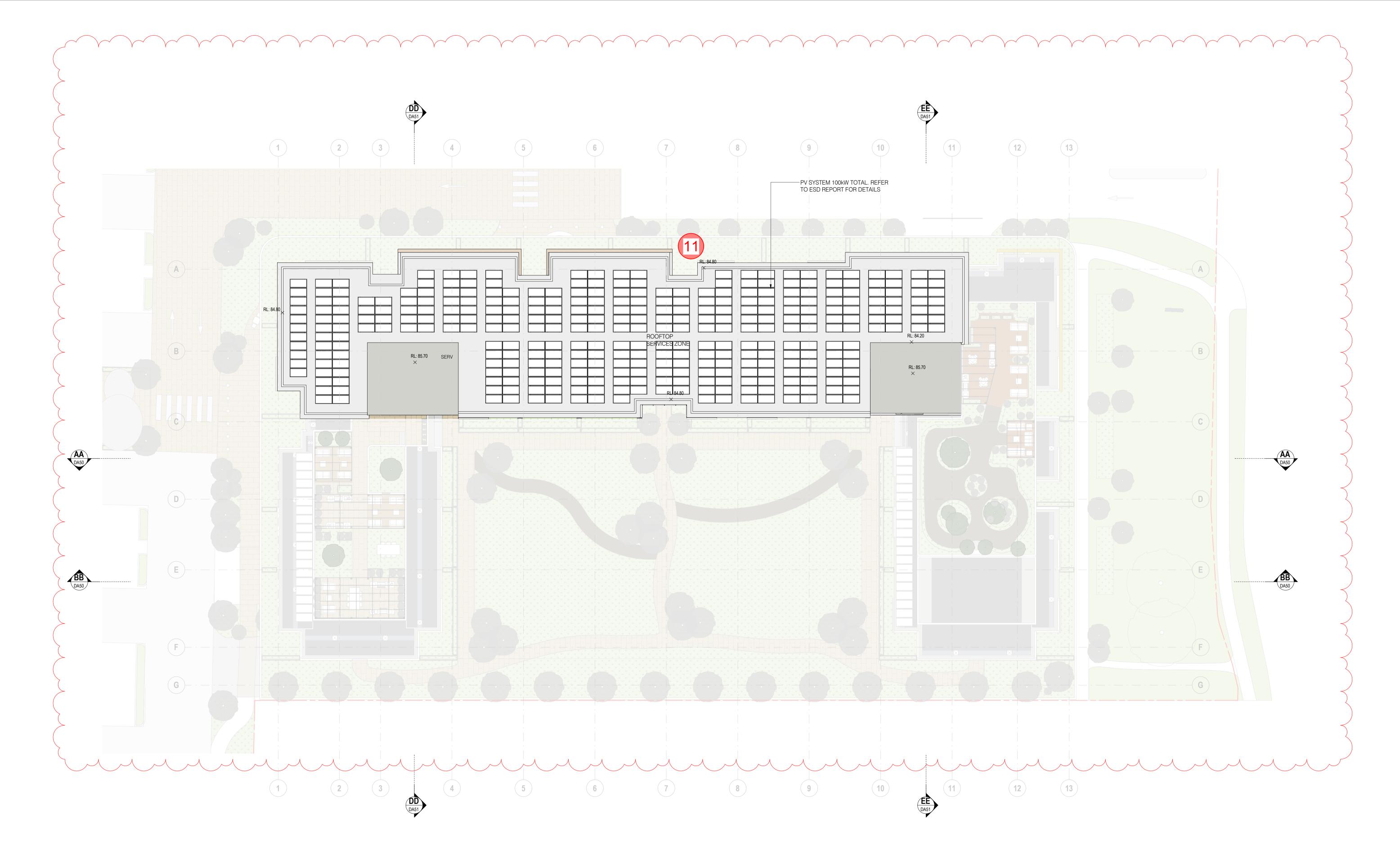
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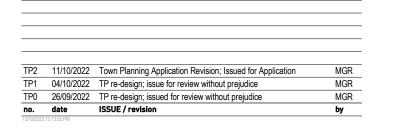


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6	<sup>project</sup> 2020-506	drawing no. DA37	issue TP(	
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LEVEL 07 FLOOR PLAN 1:200











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LAN	<sup>project</sup> 2020-506	drawing no. DA38	issue TP2
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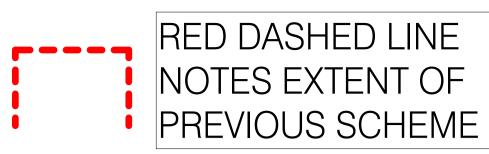
### RED DASHED LINE NOTES EXTENT OF PREVIOUS SCHEME



DESCRIPTION	IMAGE	TAG	DESCRIPTION	IMAGE	TAG	DESCRIPTION	IMAGE
GREEN WALL		PAV-01	SLATE PAVER LIGHT TONE 1200 X 600		PDC-01	PAINT, DARK GREY FINISH	
SOLID ALUMINIUM CLADDING PANEL - GOLD		PAV-02	SLATE PAVER DARK TONE 1200 X 600		PF-01	TEXTURED PAINT FINISH, OFF WHITE	

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project drawing no. 2020-506 **DA41** 

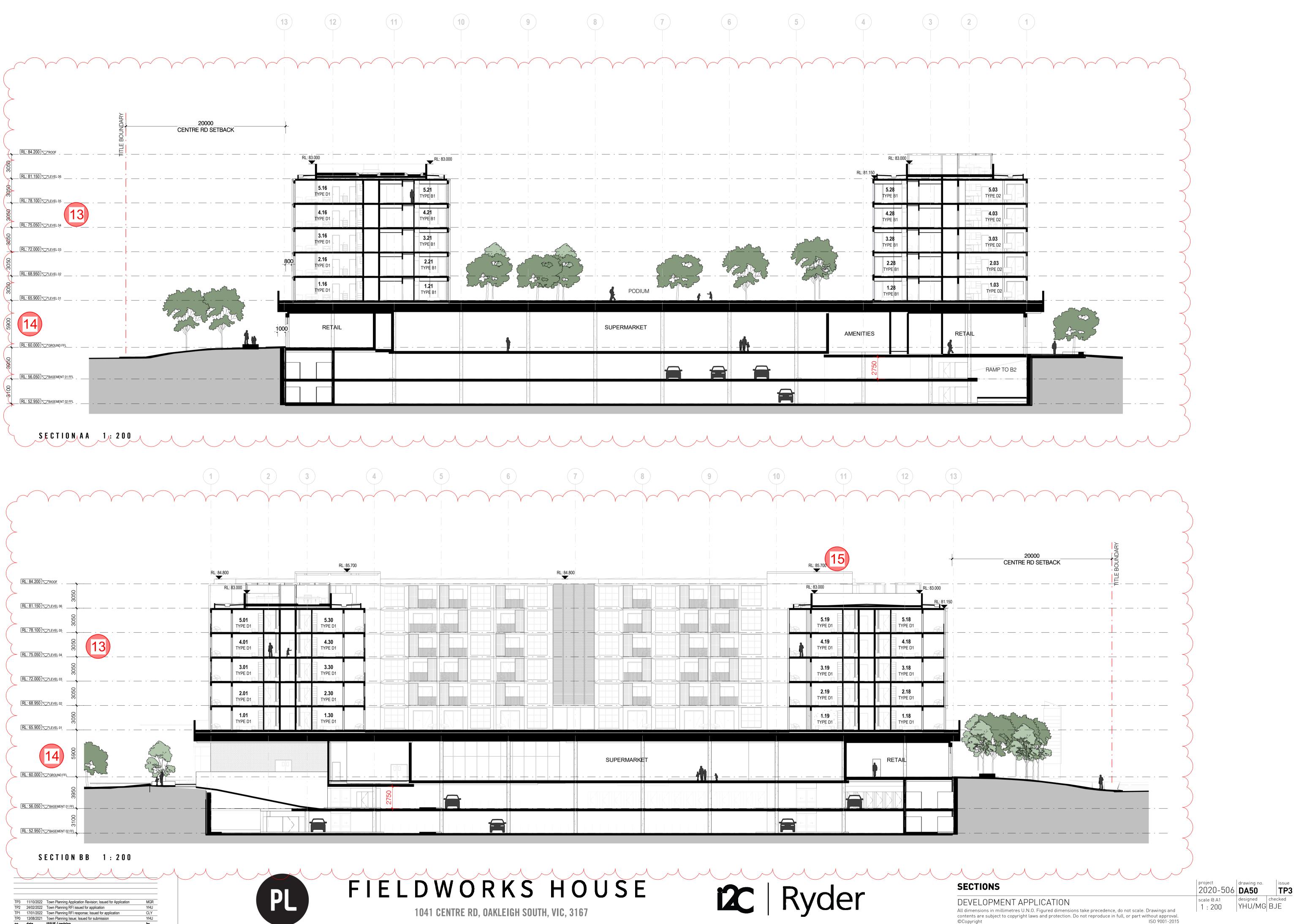
1 : 200 YHU/MG BJE

scale @ A1

<sup>issue</sup>

designed checked

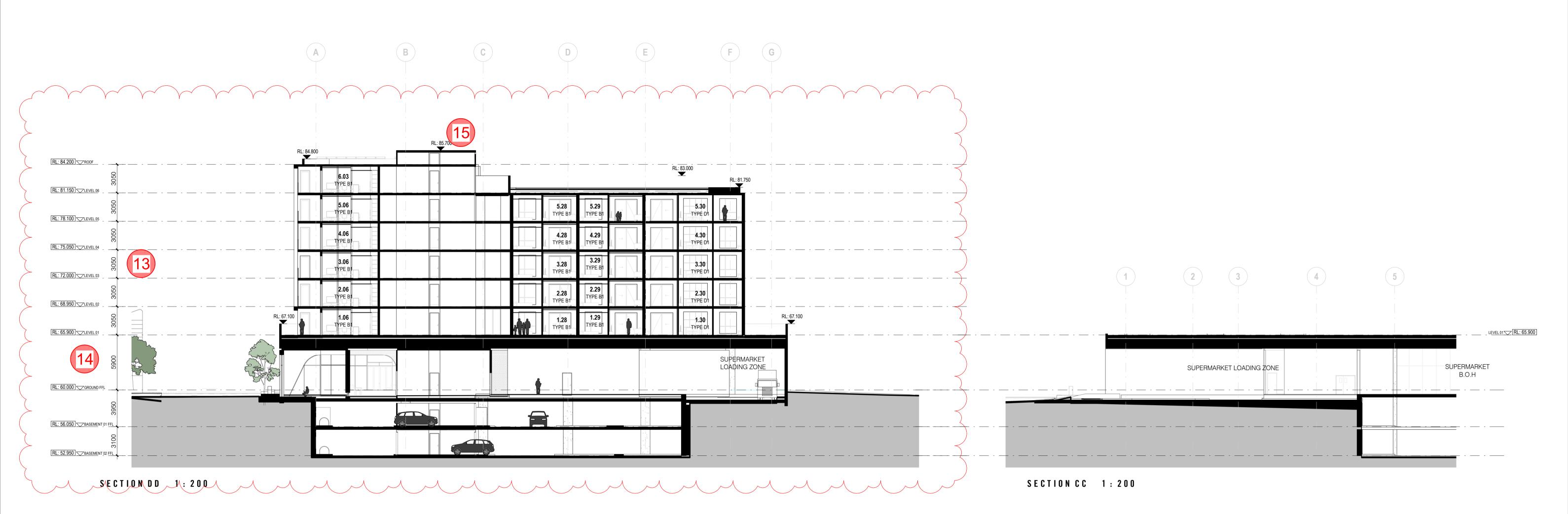
ISO 9001-2015

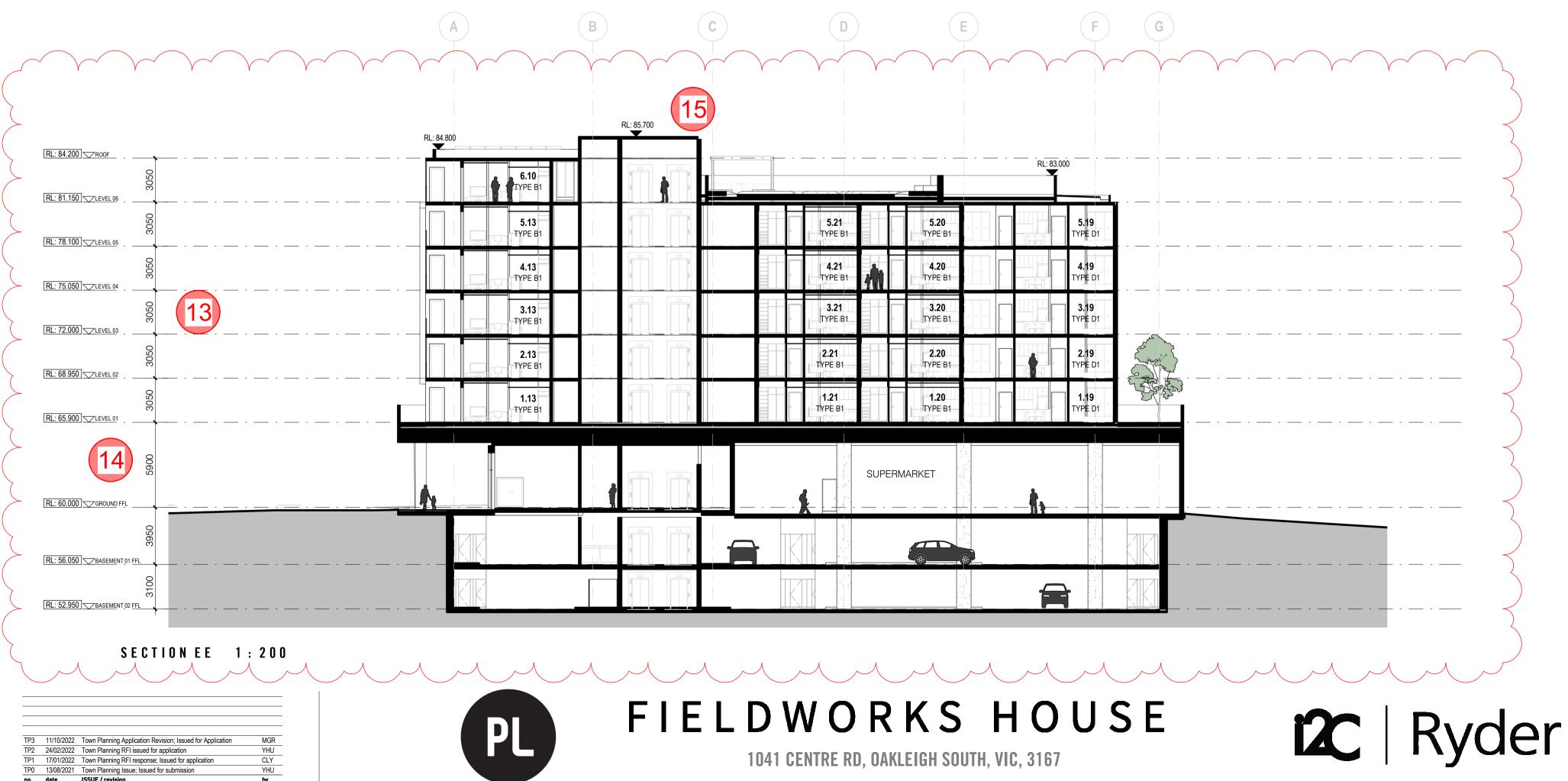


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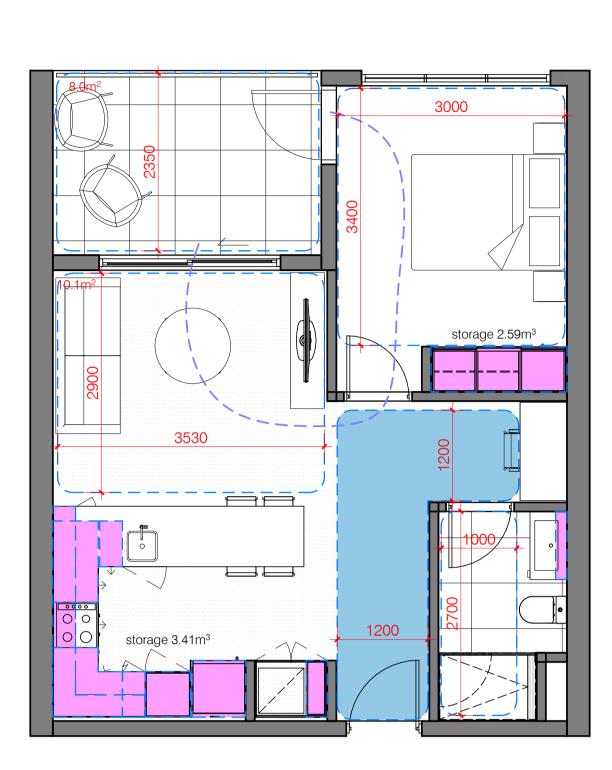
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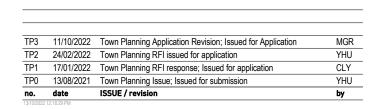
NS STATES STATES STATES	<sup>project</sup> 2020-506	drawing no. DA51	issue TP3
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B1\_1 Bed Apartment - 55.4 sqm Terrace - 8.0 sqm

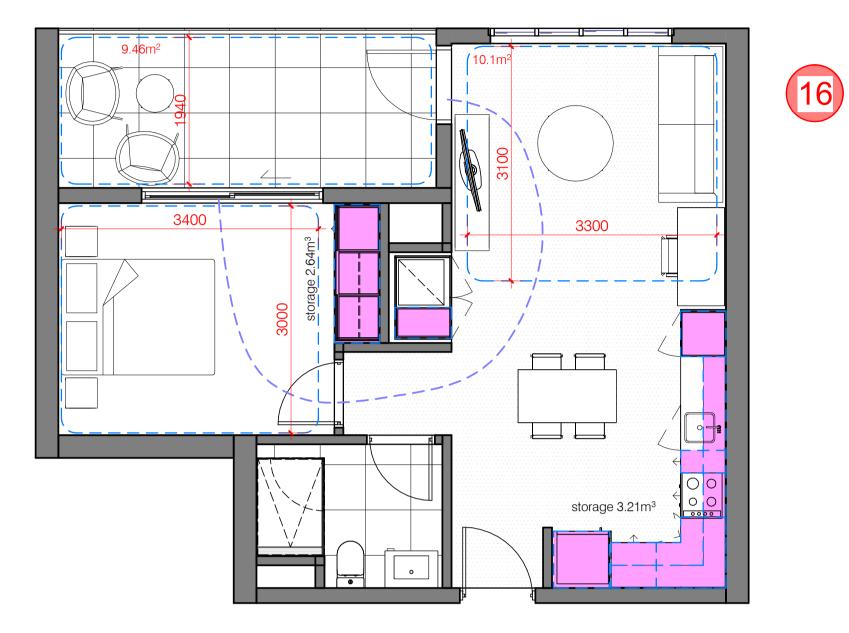
#### **BETTER APARTMENT DESIGN STANDARDS (VIC)**

LIVING ROOM	MIN 3.3 WIDTH MIN 10m <sup>2</sup>	$\checkmark$	ACHIEVED
BEDROOM 01	3m x 3.4m	$\checkmark$	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED 2.7m CEILING HEIGHT 8.4m UNIT LENGTH	$\checkmark$	ACHIEVED
WINDOW	MIN 1.2m W x 1.5 D IN ALL HABITABLE ROOMS	$\checkmark$	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m <sup>2</sup> , 1.8m WIDTH	$\checkmark$	ACHIEVED
STORAGE	INTERNAL 6.60m <sup>3</sup> TOTAL (MIN 6m <sup>3</sup> ) EXTERNAL 5m <sup>3</sup>	$\checkmark$	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 820MM WIDE DOOR - MIN 1000mm X 2700mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	$\checkmark$	ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	$\checkmark$	ACHIEVED









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B2\_1 Bed Apartment- 56.5sqm Terrace - 9.46 sqm

#### **BETTER APARTMENT DESIGN STANDARDS (VIC)**

LIVING ROOM	MIN 3.3 WIDTH MIN 10m <sup>2</sup>	$\checkmark$	ACHIEVED
BEDROOM 01	3m x 3.4m	$\checkmark$	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED 2.7m CEILING HEIGHT 7.2m UNIT LENGTH	$\checkmark$	ACHIEVED
WINDOW	MIN 1.2m W x 1.5 D IN ALL HABITABLE ROOMS	$\checkmark$	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m² , 1.8m WIDTH	$\checkmark$	ACHIEVED
STORAGE	INTERNAL 6.59m <sup>3</sup> TOTAL (MIN 6m <sup>3</sup> ) EXTERNAL 5m <sup>3</sup>	$\checkmark$	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 820MM WIDE DOOR - MIN 1000mm X 2700mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING		ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	$\checkmark$	ACHIEVED





#### APARTMENT TYPES - 1 BED B1 & B2

<sup>project</sup> 2020-506	drawing no. DA62		issue TP3
As <sup>cale @ A1</sup> As indicated	<sup>designed</sup> YHU/MG	<sup>che</sup> YH	cked IU

TP0 11/10/2022 Town Planning Application Revision; Issued for Application

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o. date

MGR



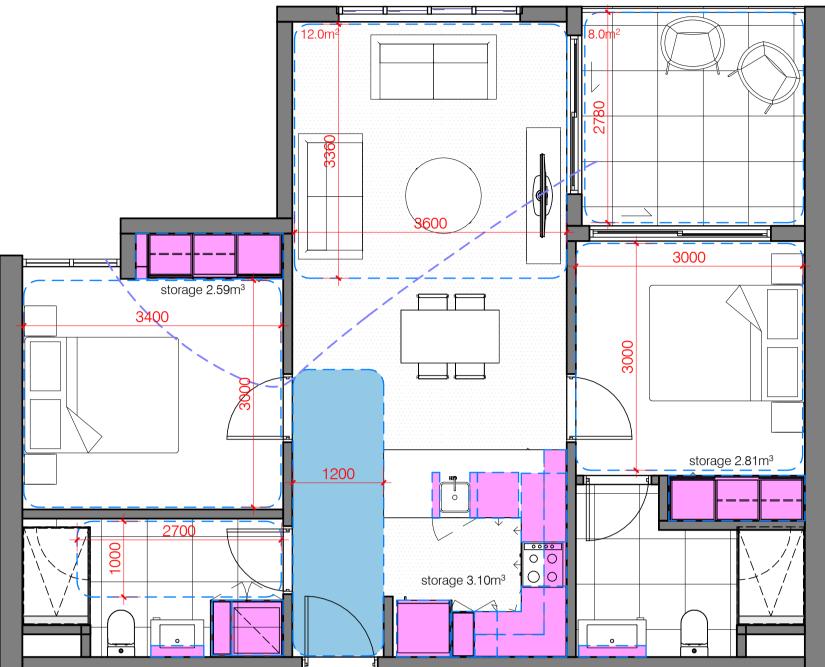
#### D1\_2 Bed Apartment (2 Bath) - 77.5 sqm Terrace - 8.0 sqm

#### **BETTER APARTMENT DESIGN STANDARDS (VIC)**

LIVING ROOM BEDROOM 01	MIN 3.6 WIDTH MIN 12m <sup>2</sup> 3m x 3.4m	$\checkmark$	ACHIEVED
BEDROOM 02	3m x 3m	$\checkmark$	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED 2.7m CEILING HEIGHT 8.4m UNIT LENGT	✓ н	ACHIEVED
WINDOW	MIN 1.2m W x 1.5m D IN ALL HABITABLE ROOM	$\checkmark$	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m <sup>2</sup> , 2.0m WIDTH	$\checkmark$	ACHIEVED
STORAGE	INTERNAL 9.49m³ TOTAL (MIN 9m³) EXTERNAL 6.3m³	$\checkmark$	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 820MM WIDE DOOR - MIN 1000mm X 2700mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	$\checkmark$	ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	$\checkmark$	ACHIEVED

PL





#### D2\_2 Bed Apartment (2 Bath) - 77.5 sqm Terrace - 8.0 sqm

#### **BETTER APARTMENT DESIGN STANDARDS (VIC)**

LIVING ROOM	MIN 3.6 WIDTH MIN 12m <sup>2</sup>	$\checkmark$	ACHIEVED
BEDROOM 01	3m x 3.4m	$\checkmark$	ACHIEVED
BEDROOM 02	3m x 3m	$\checkmark$	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED 2.7m CEILING HEIGHT 8.4m UNIT LENGTH	$\checkmark$	ACHIEVED
WINDOW	MIN 1.2m W x 1.5m D IN ALL HABITABLE ROOM	$\checkmark$	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m <sup>2</sup> , 2.0m WIDTH	$\checkmark$	ACHIEVED
STORAGE	INTERNAL 9.50m <sup>3</sup> TOTAL (MIN 9m <sup>3</sup> ) EXTERNAL 6.3m <sup>3</sup>	$\checkmark$	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 820MM WIDE DOOR - MIN 1000mm X 2700mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	$\checkmark$	ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	$\checkmark$	ACHIEVED



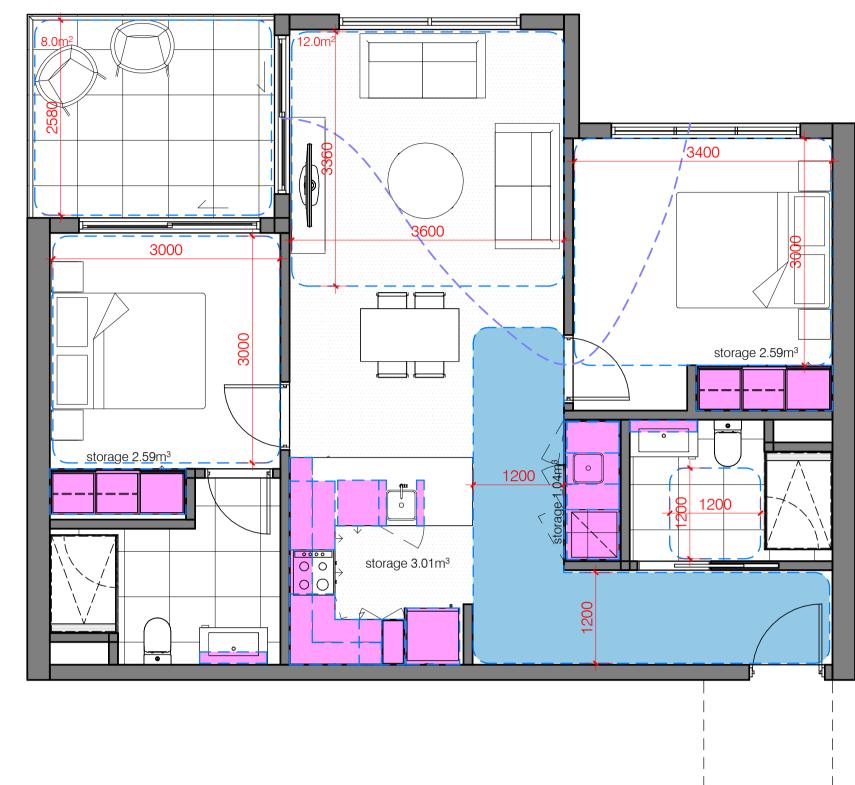


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1041 CENTRE RD, OAKLEIGH SOUTH, VIC, 3167

#### APARTMENT TYPES - 2 BED D1 & D2

<sup>project</sup> 2020-506	drawing no. <b>DA66</b>		issue <b>TPO</b>
As <sup>cale @ A1</sup>	<sup>designed</sup>	<sup>che</sup>	<sub>cked</sub>
indicated	YHU/MG	BJ	IE



### D3\_2 Bed Apartment (2 Bath) - 80.0 sqm Terrace - 8.0 sqm

#### **BETTER APARTMENT DESIGN STANDARDS (VIC)**

LIVING ROOM	MIN 3.6 WIDTH MIN 12m <sup>2</sup>	$\checkmark$	ACHIEVED
BEDROOM 01	3m x 3.4m	$\checkmark$	ACHIEVED
BEDROOM 02	3m x 3m	$\checkmark$	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED 2.7m CEILING HEIGHT 7.2m UNIT LENGTH	$\checkmark$	ACHIEVED
WINDOW	MIN 1.2m W x 1.5m D IN ALL HABITABLE ROOM	$\checkmark$	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m <sup>2</sup> , 2.0m WIDTH	$\checkmark$	ACHIEVED
STORAGE	INTERNAL 9.49m <sup>3</sup> TOTAL (MIN 9m <sup>3</sup> ) EXTERNAL 6.3m <sup>3</sup>	$\checkmark$	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN 1 - 820MM WIDE DOOR - MIN 1200mm X 1200mm CLEARANCE AREA - TOILET LOCATED CLOSEST TO OPENING	$\checkmark$	ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	$\checkmark$	ACHIEVED
		$\checkmark$	

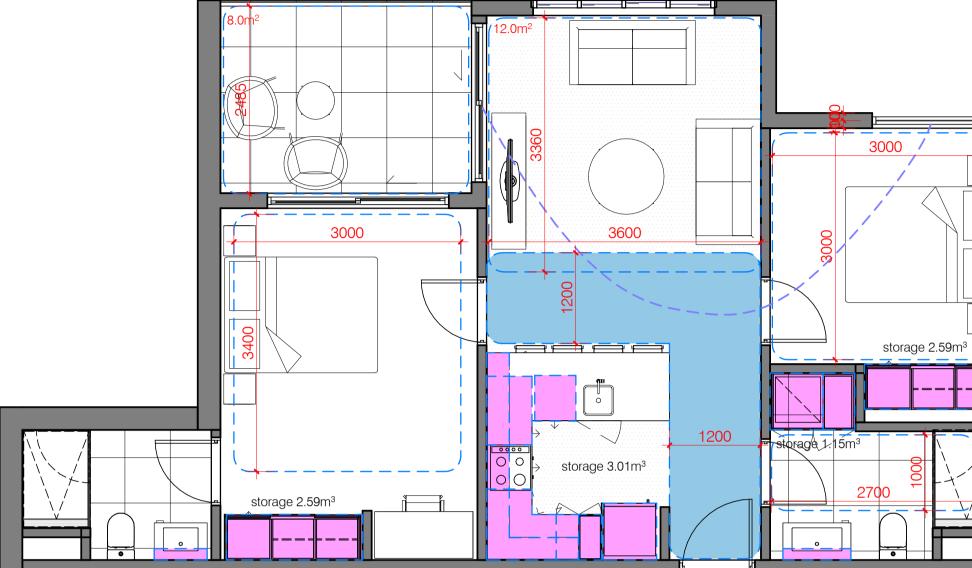
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 TP0
 11/10/2022
 Town Planning Application Revision; Issued for Application

 no.
 date
 ISSUE / revision

MGR



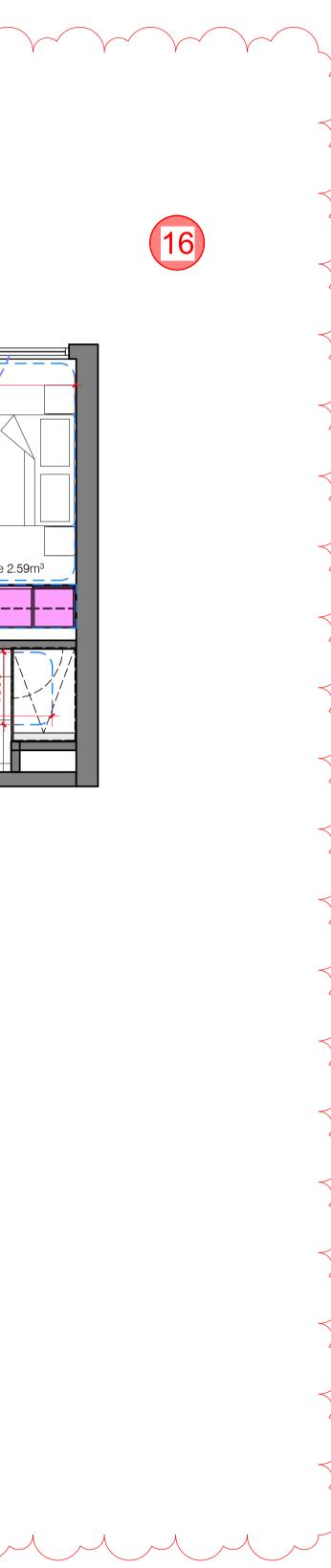
## D4\_2 Bed Apartment (2 Bath) - 72.0 sqm Terrace - 8.8 sqm

#### **BETTER APARTMENT DESIGN STANDARDS (VIC)**

LIVING ROOM	MIN 3.6 WIDTH MIN 12m <sup>2</sup>	$\checkmark$	ACHIEVED
BEDROOM 01	3m x 3.4m	$\checkmark$	ACHIEVED
BEDROOM 02	3m x 3m	$\checkmark$	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED 2.7m CEILING HEIGHT 7.2m UNIT LENGTH	$\checkmark$	ACHIEVED
WINDOW	MIN 1.2m W x 1.5m D IN ALL HABITABLE ROOM	$\checkmark$	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m² , 2.0m WIDTH	$\checkmark$	ACHIEVED
STORAGE	INTERNAL 9.52m <sup>3</sup> TOTAL (MIN 9m <sup>3</sup> ) EXTERNAL 6.3m <sup>3</sup>	$\checkmark$	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 820MM WIDE DOOR - MIN 1000mm X 2700mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	$\checkmark$	ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	$\checkmark$	ACHIEVED
$\lambda$ $\lambda$ $\lambda$			λ λ



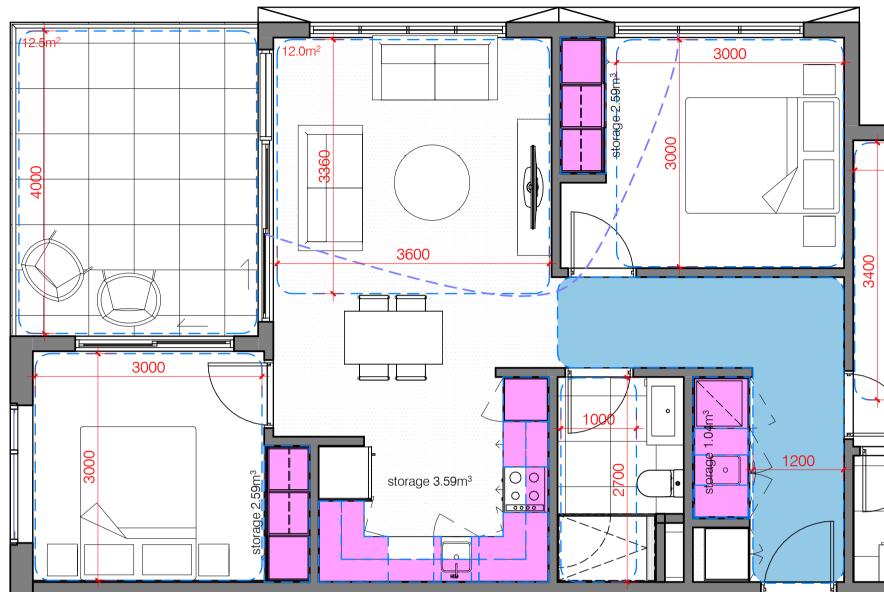




#### APARTMENT TYPES - 2 BED D3 & D4

DEVELOPMENT APPLICATION All dimensions in millimetres U.N.O. Figured dimensions take precedence, do not scale. Drawings and contents are subject to copyright laws and protection. Do not reproduce in full, or part without approval. ISO 9001-2015

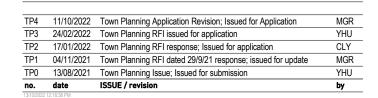
<sup>project</sup> 2020-506	drawing no. <b>DA67</b>		<sup>issue</sup>
As <sup>cale @ A1</sup> As indicated	<sup>designed</sup> YHU/MG	<sup>che</sup> BJ	<sub>cked</sub> IE



E1\_3 Bed Apartment (2 Bath) - 82.5 sqm Terrace - 12.5 sqm

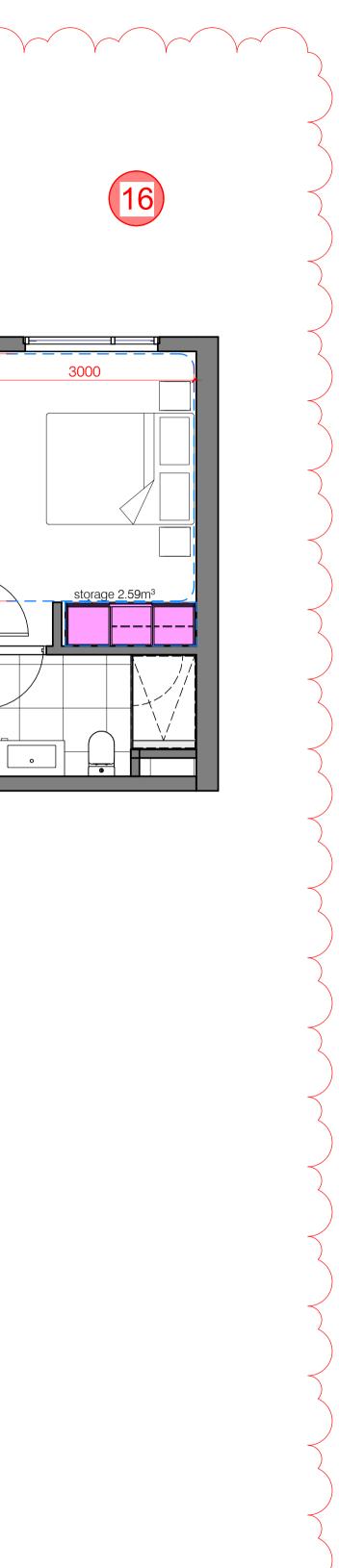
#### **BETTER APARTMENT DESIGN STANDARDS (VIC)**

LIVING ROOM	MIN 3.6 WIDTH MIN 12m <sup>2</sup>	$\checkmark$	ACHIEVED
BEDROOM 01	3m x 3.4m	$\checkmark$	ACHIEVED
BEDROOM 02	3m x 3m	$\checkmark$	ACHIEVED
HABITABLE ROOM DEPTH	> 2.5x ROOM HEIGHT WINDOW PROPOSED 2.7m CEILING HEIGHT 8.4m UNIT LENGTH	$\checkmark$	ACHIEVED
WINDOW	MIN 1.2m W x 1.5m D IN ALL HABITABLE ROOM	$\checkmark$	ACHIEVED
PRIVATE OPEN SPACE (BALCONY)	8m² , 2.4m WIDTH	$\checkmark$	ACHIEVED
STORAGE	INTERNAL 12.6m <sup>3</sup> TOTAL (MIN 12m <sup>3</sup> ) EXTERNAL 6.3m <sup>3</sup>	$\checkmark$	ACHIEVED
ACCESSIBILITY	ADAPTABLE BATHROOM - DESIGN B - 820MM WIDE DOOR - MIN 1000mm X 2700mm CIRCULATION AREA - TOILET LOCATED CLOSEST TO OPENING	$\checkmark$	ACHIEVED
CROSS VENTILATION	BREEZE PATH BETWEEN 5-18m	$\checkmark$	ACHIEVED













#### **APARTMENT TYPES - 3 BED E1**

<sup>project</sup> 2020-506	drawing no. <b>DA69</b>		<sup>issue</sup>
As <sup>cale @ A1</sup>	<sup>designed</sup>	<sup>che</sup>	<sub>cked</sub>
indicated	YHU/MG	BJ	IE





ISO 9001-2015