

PROPOSED DEVELOPMENT  
139 - 149 Boundary Road | North Melbourne

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PLAN



TOWN PLANNING



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Project

MIXED USE DEVELOPMENT  
139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEWLP RFI RESPONSE
C	31/07/2020	DEWLP RFI RESPONSE - FULL RE-DESIGN
D	02/03/2021	GROUND WATER LEVELS
E	22/09/2021	PLANNING PERMIT AMENDMENT
F	03/12/2021	PLANNING PERMIT AMENDMENT

Title

COVER SHEET

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No.

TP0.00

Revision

F

Scale

@A1

Date

03/12/20121

Drawn by:DRW Checked by:CHK



TP - TOWNHOUSES COUNT		
UNIT TYPE		NUMBER
TOWNHOUSE		5
TOTAL UNITS		5

TP - APARTMENT MIX		
UNIT TYPE	NUMBER	MIX %
1 BED & 1 BATH	69	25.5%
1 BED & 1 BATH + STUDY	33	12.2%
2 BED & 1 BATH	5	1.8%
2 BED & 2 BATH	159	58.7%
2 BED & 2 BATH + STUDY	5	1.8%
TOTAL UNITS	271	100.0%

GFA (EXCLUDING BALCONIES AND LANDSCAPE AREAS) OVERALL	
BASEMENT 02 EAST	
CARPARK	3364.5 m²
CIRCULATION	88.5 m²
COMMON	46.5 m²
SERVICES	228.5 m²
3727.5 m²	
BASEMENT 01	
CARPARK	1527.0 m²
CIRCULATION	21.0 m²
SERVICES	42.0 m²
1590.5 m²	
LOWER GROUND FLOOR WEST	
CARPARK	2832.0 m²
CIRCULATION	214.0 m²
SERVICES	76.5 m²
TOWNHOUSE	273.0 m²
3395.5 m²	
UPPER GROUND FLOOR EAST	
APARTMENT	285.5 m²
CIRCULATION	133.5 m²
COMMON	1030.5 m²
RETAIL	242.5 m²
SERVICES	247.0 m²
TOWNHOUSE	308.0 m²
2247.5 m²	
LEVEL 01	
APARTMENT	1798.5 m²
CIRCULATION	288.0 m²
SERVICES	36.0 m²
2122.5 m²	
LEVEL 02	
APARTMENT	1803.5 m²
CIRCULATION	286.0 m²
SERVICES	33.5 m²
2122.5 m²	
LEVEL 03	
APARTMENT	1806.5 m²
CIRCULATION	282.0 m²
SERVICES	34.0 m²
2122.5 m²	
LEVEL 04	
APARTMENT	1806.5 m²
CIRCULATION	282.0 m²
SERVICES	34.0 m²
2122.5 m²	
LEVEL 05	
APARTMENT	1806.5 m²
CIRCULATION	282.0 m²
SERVICES	34.0 m²
2122.5 m²	

GFA (EXCLUDING BALCONIES AND LANDSCAPE AREAS) OVERALL	
LEVEL 06	
APARTMENT	1558.5 m²
CIRCULATION	267.5 m²
SERVICES	36.0 m²
1862.0 m²	
LEVEL 07	
APARTMENT	1538.0 m²
CIRCULATION	267.5 m²
SERVICES	36.5 m²
1842.5 m²	
LEVEL 08	
APARTMENT	1538.0 m²
CIRCULATION	267.5 m²
SERVICES	36.5 m²
1842.5 m²	
LEVEL 09	
APARTMENT	1538.0 m²
CIRCULATION	267.5 m²
SERVICES	36.5 m²
1842.5 m²	
LEVEL 11	
APARTMENT	778.5 m²
CIRCULATION	152.5 m²
SERVICES	16.5 m²
947.5 m²	
ROOF	
SERVICES	30.0 m²
30.0 m²	
TOTAL GFA	
31782.5 m²	

TP - NSA TOWNHOUSES	
LEVEL	AREA
LOWER GROUND FLOOR WEST	273 m²
UPPER GROUND FLOOR EAST	308 m²
TOTAL NSA	581 m²

TP - NSA APARTMENTS (EXCLUDING BALCONIES)	
LEVEL	AREA
UPPER GROUND FLOOR EAST	286 m²
LEVEL 01	1799 m²
LEVEL 02	1803 m²
LEVEL 03	1806 m²
LEVEL 04	1806 m²
LEVEL 05	1806 m²
LEVEL 06	1559 m²
LEVEL 07	1538 m²
LEVEL 08	1538 m²
LEVEL 09	1538 m²
LEVEL 10	1538 m²
LEVEL 11	779 m²
TOTAL NSA	17797 m²

TP - NLA (RETAIL)	
USE	AREA
CAFE	101.5 m²
TENANCY 01	69.6 m²
TENANCY 02	71.4 m²
TOTAL NLA	242.6 m²

TP - BALCONY AREAS (EXC. COMM. ROOF...	
LEVEL	AREA
LOWER GROUND FLOOR WEST	60.5 m²
UPPER GROUND FLOOR EAST	166.0 m²
LEVEL 01	314.0 m²
LEVEL 02	282.0 m²
LEVEL 03	295.5 m²
LEVEL 04	282.0 m²
LEVEL 05	295.5 m²
LEVEL 06	262.0 m²
LEVEL 07	253.0 m²
LEVEL 08	239.5 m²
LEVEL 09	253.0 m²
LEVEL 10	239.5 m²
LEVEL 11	153.5 m²
TOTAL BALCONY	3096.0 m²

TP - COMMUNAL LANDSCAPE AREAS (INCLUDING ROOF GARDEN)	
LOWER GROUND FLOOR WEST	120.0 m²
UPPER GROUND FLOOR EAST	705.3 m²
LEVEL 11	203.5 m²
TOTAL COMMUNAL LANDSCAPE	1028.8 m²

TP - COMMUNAL AREA (EXCLUDING ROOF GARDEN)	
UPPER GROUND FLOOR EAST	688.2 m²
TOTAL COMMUNAL	688.2 m²

TP - CAR PARKING SCHEDULE	
USE	NUMBER
BASEMENT 02 EAST	
RESIDENTIAL	54
BASEMENT 02 WEST	
RESIDENTIAL	39
BASEMENT 01	
RESIDENTIAL	55
LOWER GROUND FLOOR WEST	
DDA SPACE	1
RESIDENTIAL	30
RESIDENTIAL (TANDEM)	4
LOWER GROUND FLOOR EAST	
RESIDENTIAL	51
TOTAL PARKING	234

TP - BIKE VISITORS SCHEDULE - HORIZONTAL	
LEVEL	BIKE COUNT
LOWER GROUND FLOOR WEST	36
UPPER GROUND FLOOR EAST	40
TOTAL	76

TP - BIKE RESIDENTS SCHEDULE	
LEVEL	BIKE COUNT
LOWER GROUND FLOOR EAST	16
LOWER GROUND FLOOR WEST	50
BASEMENT 01	5
BASEMENT 02 WEST	76
BASEMENT 02 EAST	2
TOTAL	149

TP - STORE SCHEDULE	
LEVEL	NUMBER
LOWER GROUND FLOOR EAST	51
LOWER GROUND FLOOR WEST	56
BASEMENT 01	55
BASEMENT 02 WEST	57
BASEMENT 02 EAST	70
TOTAL STORES	289

STORAGE CAGES - OVER BONNET	
LEVEL	STORAGE COUNT
BASEMENT 02 EAST	54
BASEMENT 02 WEST	39
BASEMENT 01	55
LOWER GROUND FLOOR WEST	27
LOWER GROUND FLOOR EAST	50
225	

STORAGE CAGES - FULL HEIGHT	
LEVEL	STORAGE COUNT
BASEMENT 02 EAST	16
BASEMENT 02 WEST	18
LOWER GROUND FLOOR WEST	29
LOWER GROUND FLOOR EAST	1
64	

TP - APARTMENT BREAKDOWN	
UNIT TYPE	NUMBER
UPPER GROUND FLOOR EAST	
1 BED & 1 BATH + STUDY	3
2 BED & 2 BATH	1
4	
LEVEL 01	
1 BED & 1 BATH	9
1 BED & 1 BATH + STUDY	4
2 BED & 2 BATH	15
28	
LEVEL 02	
1 BED & 1 BATH	8
1 BED & 1 BATH + STUDY	5
2 BED & 2 BATH	15
28	
LEVEL 03	
1 BED & 1 BATH	8
1 BED & 1 BATH + STUDY	5
2 BED & 2 BATH	15
28	
LEVEL 04	
1 BED & 1 BATH	8
1 BED & 1 BATH + STUDY	5
2 BED & 2 BATH	15
28	
LEVEL 05	
1 BED & 1 BATH	8
1 BED & 1 BATH + STUDY	5
2 BED & 2 BATH	15
28	
LEVEL 06	
1 BED & 1 BATH	5
1 BED & 1 BATH + STUDY	1
2 BED & 1 BATH	1
2 BED & 2 BATH	15
2 BED & 2 BATH + STUDY	1
23	
LEVEL 07	
1 BED & 1 BATH	5
1 BED & 1 BATH + STUDY	1
2 BED & 1 BATH	1
2 BED & 2 BATH	15
2 BED & 2 BATH + STUDY	1
23	
LEVEL 08	
1 BED & 1 BATH	5
1 BED & 1 BATH + STUDY	1
2 BED & 1 BATH	1
2 BED & 2 BATH	15
2 BED & 2 BATH + STUDY	1
23	
LEVEL 09	
1 BED & 1 BATH	5
1 BED & 1 BATH + STUDY	1
2 BED & 1 BATH	1
2 BED & 2 BATH	15
2 BED & 2 BATH + STUDY	1
23	
LEVEL 10	
1 BED & 1 BATH	5
1 BED & 1 BATH + STUDY	1
2 BED & 1 BATH	1
2 BED & 2 BATH	15
2 BED & 2 BATH + STUDY	1
23	
LEVEL 11	
1 BED & 1 BATH	3
1 BED & 1 BATH + STUDY	1
2 BED & 2 BATH	8
12	
TOTAL UNITS	271

FLOOR AREA RATIO TABLE	
GFA (EXC. BALC. AND BASEM. CPK): 24,180m²	
SITE AREA:	4,531m²
FLOOR AREA RATIO: TOTAL GFA = <b>5.33</b> SITE AREA	
<b>SITE COVERAGE</b>	
TOTAL BUILDING AREA:	2,560m²
TOTAL SITE AREA:	4,531m²
SITE COVERAGE: BUILDING AREA X 100 = <b>56.5%</b> TOTAL SITE AREA	
<b>PERMEABLE AREA</b>	
TOTAL SITE AREA:	4,531m²
TOTAL PERMEABLE AREA:	358.3m² (TO BE CONFIRMED)
PERMEABLE AREA (%):	<b>7.9%</b>

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ADVERTISED PLAN

## TOWN PLANNING



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### MIXED USE DEVELOPMENT

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Client

### BLUE EARTH GROUP

Amendments

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A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEWLP RFI RESPONSE
C	31/07/2020	DEWLP RFI RESPONSE - FULL RE-DESIGN
D	02/03/2021	GROUND WATER LEVELS
E	04/05/2021	COORDINATION ISSUE
F	22/09/2020	PLANNING PERMIT AMENDMENT
G	03/12/2021	PLANNING PERMIT AMENDMENT

Title

DEVELOPMENT SUMMARY 01

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No.

TP0.01

Scale  
@A1

Date

03/12/20121

Revision

G

18113



TP - TOWNHOUSES SCHEDULE		
UNIT NO.	UNIT TYPE	AREA
TH01	3B2B TOWNHOUSE	119.1 m²
TH02	3B2B TOWNHOUSE	114.9 m²
TH03	3B2B TOWNHOUSE	114.1 m²
TH04	3B2B TOWNHOUSE	114.1 m²
TH05	3B2B TOWNHOUSE	118.9 m²
TOTAL UNITS: 5		581.0 m²

TP - APARTMENT SUMMARY SCHEDULE		
UNIT NO.	UNIT TYPE	AREA

UPPER GROUND FLOOR EAST		
G01	1 BED & 1 BATH + STUDY	66.9 m²
G02	1 BED & 1 BATH + STUDY	64.5 m²
G03	1 BED & 1 BATH + STUDY	69.3 m²
G04	2 BED & 2 BATH	84.9 m²
4		285.6 m²

LEVEL 01		
101	1 BED & 1 BATH	61.6 m²
102	1 BED & 1 BATH	54.6 m²
103	1 BED & 1 BATH	54.6 m²
104	2 BED & 2 BATH	72.3 m²
105	2 BED & 2 BATH	68.7 m²
106	2 BED & 2 BATH	68.0 m²
107	2 BED & 2 BATH	68.1 m²
108	2 BED & 2 BATH	72.2 m²
109	1 BED & 1 BATH	51.3 m²
110	1 BED & 1 BATH + STUDY	58.2 m²
111	1 BED & 1 BATH + STUDY	54.1 m²
112	1 BED & 1 BATH	55.9 m²
113	1 BED & 1 BATH	51.8 m²
114	1 BED & 1 BATH	51.8 m²
115	2 BED & 2 BATH	67.2 m²
116	1 BED & 1 BATH + STUDY	62.2 m²
117	2 BED & 2 BATH	72.2 m²
118	2 BED & 2 BATH	72.2 m²
119	2 BED & 2 BATH	79.6 m²
120	2 BED & 2 BATH	75.7 m²
121	2 BED & 2 BATH	70.5 m²
122	2 BED & 2 BATH	70.5 m²
123	2 BED & 2 BATH	70.5 m²
124	2 BED & 2 BATH	70.5 m²
125	2 BED & 2 BATH	76.0 m²
126	1 BED & 1 BATH	54.5 m²
127	1 BED & 1 BATH	54.6 m²
128	1 BED & 1 BATH + STUDY	59.0 m²
28		1798.6 m²

LEVEL 02		
201	1 BED & 1 BATH	61.6 m²
202	1 BED & 1 BATH	54.6 m²
203	1 BED & 1 BATH	54.6 m²
204	2 BED & 2 BATH	72.3 m²
205	2 BED & 2 BATH	68.7 m²
206	2 BED & 2 BATH	68.0 m²
207	2 BED & 2 BATH	68.1 m²
208	2 BED & 2 BATH	72.2 m²
209	1 BED & 1 BATH	51.3 m²
210	1 BED & 1 BATH + STUDY	58.2 m²
211	1 BED & 1 BATH + STUDY	54.1 m²
212	1 BED & 1 BATH + STUDY	58.5 m²
213	1 BED & 1 BATH	51.8 m²
214	1 BED & 1 BATH	51.8 m²
215	2 BED & 2 BATH	67.2 m²
216	1 BED & 1 BATH + STUDY	64.5 m²
217	2 BED & 2 BATH	72.2 m²
218	2 BED & 2 BATH	72.2 m²
219	2 BED & 2 BATH	79.6 m²
220	2 BED & 2 BATH	75.7 m²
221	2 BED & 2 BATH	70.5 m²
222	2 BED & 2 BATH	70.5 m²
223	2 BED & 2 BATH	70.5 m²
224	2 BED & 2 BATH	70.5 m²
225	2 BED & 2 BATH	76.0 m²
226	1 BED & 1 BATH	54.5 m²
227	1 BED & 1 BATH	54.6 m²
228	1 BED & 1 BATH + STUDY	59.0 m²
28		1803.4 m²

TP - APARTMENT SUMMARY SCHEDULE		
UNIT NO.	UNIT TYPE	AREA
LEVEL 03		
301	1 BED & 1 BATH	61.6 m²
302	1 BED & 1 BATH	54.6 m²
303	1 BED & 1 BATH	54.6 m²
304	2 BED & 2 BATH	72.3 m²
305	2 BED & 2 BATH	68.7 m²
306	2 BED & 2 BATH	68.0 m²
307	2 BED & 2 BATH	68.1 m²
308	2 BED & 2 BATH	72.2 m²
309	1 BED & 1 BATH	51.3 m²
310	1 BED & 1 BATH + STUDY	59.0 m²
311	1 BED & 1 BATH + STUDY	56.3 m²
312	1 BED & 1 BATH + STUDY	58.5 m²
313	1 BED & 1 BATH	51.8 m²
314	1 BED & 1 BATH	51.8 m²
315	2 BED & 2 BATH	67.2 m²
316	1 BED & 1 BATH + STUDY	64.5 m²
317	2 BED & 2 BATH	72.2 m²
318	2 BED & 2 BATH	72.2 m²
319	2 BED & 2 BATH	79.6 m²
320	2 BED & 2 BATH	75.7 m²
321	2 BED & 2 BATH	70.5 m²
322	2 BED & 2 BATH	70.5 m²
323	2 BED & 2 BATH	70.5 m²
324	2 BED & 2 BATH	70.5 m²
325	2 BED & 2 BATH	76.0 m²
326	1 BED & 1 BATH	54.5 m²
327	1 BED & 1 BATH	54.6 m²
328	1 BED & 1 BATH + STUDY	59.0 m²
28		1806.4 m²

LEVEL 04		
401	1 BED & 1 BATH	61.6 m²
402	1 BED & 1 BATH	54.6 m²
403	1 BED & 1 BATH	54.6 m²
404	2 BED & 2 BATH	72.3 m²
405	2 BED & 2 BATH	68.7 m²
406	2 BED & 2 BATH	68.0 m²
407	2 BED & 2 BATH	68.1 m²
408	2 BED & 2 BATH	72.2 m²
409	1 BED & 1 BATH	51.3 m²
410	1 BED & 1 BATH + STUDY	59.0 m²
411	1 BED & 1 BATH + STUDY	56.3 m²
412	1 BED & 1 BATH + STUDY	58.5 m²
413	1 BED & 1 BATH	51.8 m²
414	1 BED & 1 BATH	51.8 m²
415	2 BED & 2 BATH	67.2 m²
416	1 BED & 1 BATH + STUDY	64.5 m²
417	2 BED & 2 BATH	72.2 m²
418	2 BED & 2 BATH	72.2 m²
419	2 BED & 2 BATH	79.6 m²
420	2 BED & 2 BATH	75.7 m²
421	2 BED & 2 BATH	70.5 m²
422	2 BED & 2 BATH	70.5 m²
423	2 BED & 2 BATH	70.5 m²
424	2 BED & 2 BATH	70.5 m²
425	2 BED & 2 BATH	76.0 m²
426	1 BED & 1 BATH	54.5 m²
427	1 BED & 1 BATH	54.6 m²
428	1 BED & 1 BATH + STUDY	59.0 m²
28		1806.4 m²

LEVEL 05		
501	1 BED & 1 BATH	61.6 m²
502	1 BED & 1 BATH	54.6 m²
503	1 BED & 1 BATH	54.6 m²
504	2 BED & 2 BATH	72.3 m²
505	2 BED & 2 BATH	68.7 m²
506	2 BED & 2 BATH	68.0 m²
507	2 BED & 2 BATH	68.1 m²
508	2 BED & 2 BATH	72.2 m²
509	1 BED & 1 BATH	51.3 m²
510	1 BED & 1 BATH + STUDY	59.0 m²
511	1 BED & 1 BATH + STUDY	56.3 m²
512	1 BED & 1 BATH + STUDY	58.5 m²
513	1 BED & 1 BATH	51.8 m²
514	1 BED & 1 BATH	51.8 m²
515	2 BED & 2 BATH	67.2 m²
516	1 BED & 1 BATH + STUDY	64.5 m²
517	2 BED & 2 BATH	72.2 m²

TP - APARTMENT SUMMARY SCHEDULE		
UNIT NO.	UNIT TYPE	AREA
518	2 BED & 2 BATH	72.2 m²
519	2 BED & 2 BATH	79.6 m²
520	2 BED & 2 BATH	75.7 m²
521	2 BED & 2 BATH	70.5 m²
522	2 BED & 2 BATH	70.5 m²
523	2 BED & 2 BATH	70.5 m²
524	2 BED & 2 BATH	70.5 m²
525	2 BED & 2 BATH	76.0 m²
526	1 BED & 1 BATH	54.5 m²
527	1 BED & 1 BATH	54.6 m²
528	1 BED & 1 BATH + STUDY	59.0 m²
28		1806.4 m²

LEVEL 06		
601	2 BED & 2 BATH	71.8 m²
602	2 BED & 1 BATH	70.0 m²
603	2 BED & 2 BATH	72.3 m²
604	2 BED & 2 BATH	68.7 m²
605	2 BED & 2 BATH	68.0 m²
606	2 BED & 2 BATH	69.0 m²
607	2 BED & 2 BATH	83.9 m²
608	2 BED & 2 BATH	78.5 m²
609	1 BED & 1 BATH	52.4 m²
610	1 BED & 1 BATH + STUDY	57.9 m²
611	1 BED & 1 BATH	51.8 m²
612	1 BED & 1 BATH	51.8 m²
613	2 BED & 2 BATH	67.2 m²
614	2 BED & 2 BATH	70.1 m²
615	2 BED & 2 BATH	68.1 m²
616	2 BED & 2 BATH	78.1 m²
617	2 BED & 2 BATH	70.8 m²
618	2 BED & 2 BATH	68.2 m²
619	2 BED & 2 BATH	67.6 m²
620	2 BED & 2 BATH	72.0 m²
621	1 BED & 1 BATH	54.3 m²
622	1 BED & 1 BATH	54.6 m²
623	2 BED & 2 BATH + STUDY	91.7 m²
23		1558.7 m²

LEVEL 07		
701	2 BED & 2 BATH	71.8 m²
702	2 BED & 1 BATH	70.0 m²
703	2 BED & 2 BATH	72.3 m²
704	2 BED & 2 BATH	68.7 m²
705	2 BED & 2 BATH	68.0 m²
706	2 BED & 2 BATH	69.0 m²
707	2 BED & 2 BATH	74.3 m²
708	2 BED & 2 BATH	67.5 m²
709	1 BED & 1 BATH	52.4 m²
710	1 BED & 1 BATH + STUDY	57.9 m²
711	1 BED & 1 BATH	51.8 m²
712	1 BED & 1 BATH	51.8 m²
713	2 BED & 2 BATH	67.2 m²
714	2 BED & 2 BATH	70.1 m²
715	2 BED & 2 BATH	68.1 m²
716	2 BED & 2 BATH	78.1 m²
717	2 BED & 2 BATH	70.8 m²
718	2 BED & 2 BATH	68.2 m²
719	2 BED & 2 BATH	67.6 m²
720	2 BED & 2 BATH	72.0 m²
721	1 BED & 1 BATH	54.3 m²
722	1 BED & 1 BATH	54.6 m²
723	2 BED & 2 BATH + STUDY	91.7 m²
23		1538.2 m²

LEVEL 08		
801	2 BED & 2 BATH	71.8 m²
802	2 BED & 1 BATH	70.0 m²
803	2 BED & 2 BATH	72.3 m²
804	2 BED & 2 BATH	68.7 m²
805	2 BED & 2 BATH	68.0 m²
806	2 BED & 2 BATH	69.0 m²
807	2 BED & 2 BATH	74.3 m²
808	2 BED & 2 BATH	67.5 m²
809	1 BED & 1 BATH	52.4 m²
810	1 BED & 1 BATH + STUDY	57.9 m²
811	1 BED & 1 BATH	51.8 m²
812	1 BED & 1 BATH	51.8 m²
813	2 BED & 2 BATH	67.2 m²
814	2 BED & 2 BATH	70.1 m²
815	2 BED & 2 BATH	68.1 m²

TP - APARTMENT SUMMARY SCHEDULE		
UNIT NO.	UNIT TYPE	AREA
816	2 BED & 2 BATH	78.1 m²
817	2 BED & 2 BATH	70.8 m²
818	2 BED & 2 BATH	68.2 m²
819	2 BED & 2 BATH	67.6 m²
820	2 BED & 2 BATH	72.0 m²
821	1 BED & 1 BATH	54.3 m²
822	1 BED & 1 BATH	54.6 m²
823	2 BED & 2 BATH + STUDY	91.7 m²
23		1538.2 m²

LEVEL 09		
901	2 BED & 2 BATH	71.8 m²
902	2 BED & 1 BATH	70.0 m²
903	2 BED & 2 BATH	72.3 m²
904	2 BED & 2 BATH	68.7 m²
905	2 BED & 2 BATH	68.0 m²
906	2 BED & 2 BATH	69.0 m²
907	2 BED & 2 BATH	74.3 m²
908	2 BED & 2 BATH	67.5 m²
909	1 BED & 1 BATH	52.4 m²
910	1 BED & 1 BATH + STUDY	57.9 m²
911	1 BED & 1 BATH	51.8 m²
912	1 BED & 1 BATH	51.8 m²
913	2 BED & 2 BATH	67.2 m²
914	2 BED & 2 BATH	70.1 m²
915	2 BED & 2 BATH	68.1 m²
916	2 BED & 2 BATH	78.1 m²
917	2 BED & 2 BATH	70.8 m²
918	2 BED & 2 BATH	68.2 m²
919	2 BED & 2 BATH	67.6 m²
920	2 BED & 2 BATH	72.0 m²
921	1 BED & 1 BATH	54.3 m²
922	1 BED & 1 BATH	54.6 m²
923	2 BED & 2 BATH + STUDY	91.7 m²
23		1538.2 m²

LEVEL 10		
1001	2 BED & 2 BATH	71.8 m²
1002	2 BED & 1 BATH	70.0 m²
1003	2 BED & 2 BATH	72.3 m²
1004	2 BED & 2 BATH	68.7 m²
1005	2 BED & 2 BATH	68.0 m²
1006	2 BED & 2 BATH	69.0 m²
1007	2 BED & 2 BATH	74.3 m²
1008	2 BED & 2 BATH	67.5 m²
1009	1 BED & 1 BATH	52.4 m²
1010	1 BED & 1 BATH + STUDY	57.9 m²
1011	1 BED & 1 BATH	51.8 m²
1012	1 BED & 1 BATH	51.8 m²
1013	2 BED & 2 BATH	67.2 m²
1014	2 BED & 2 BATH	70.1 m²
1015	2 BED & 2 BATH	68.1 m²
1016	2 BED & 2 BATH	78.1 m²
1017	2 BED & 2 BATH	70.8 m²
1018	2 BED & 2 BATH	68.2 m²
1019	2 BED & 2 BATH	67.6 m²
1020	2 BED & 2 BATH	72.0 m²
1021	1 BED & 1 BATH	54.3 m²
1022	1 BED & 1 BATH	54.6 m²
1023	2 BED & 2 BATH + STUDY	91.7 m²
23		1538.2 m²

LEVEL 11		
1101	1 BED & 1 BATH	51.8 m²
1102	2 BED & 2 BATH	66.6 m²
1103	2 BED & 2 BATH	70.1 m²
1104	2 BED & 2 BATH	67.9 m²
1105	2 BED & 2 BATH	78.1 m²
1106	2 BED & 2 BATH	70.8 m²
1107	2 BED & 2 BATH	68.2 m²
1108	2 BED & 2 BATH	67.6 m²
1109	2 BED & 2 BATH	69.6 m²
1110	1 BED & 1 BATH	54.3 m²
1111	1 BED & 1 BATH	54.6 m²
1112	1 BED & 1 BATH + STUDY	59.0 m²
12		778.6 m²
TOTAL UNITS: 271		17797.0 m²

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ADVERTISED PLAN

TOWN PLANNING



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Project

MIXED USE DEVELOPMENT  
139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEWLP RFI RESPONSE
C	31/07/2020	DEWLP RFI RESPONSE - FULL RE-DESIGN
D	02/03/2021	GROUND WATER LEVELS
E	22/09/2021	PLANNING PERMIT AMENDMENT

Title

SITE PLAN

Sheet

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Sheet No.

TP1.01

Revision

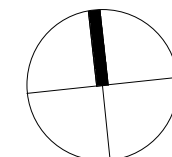
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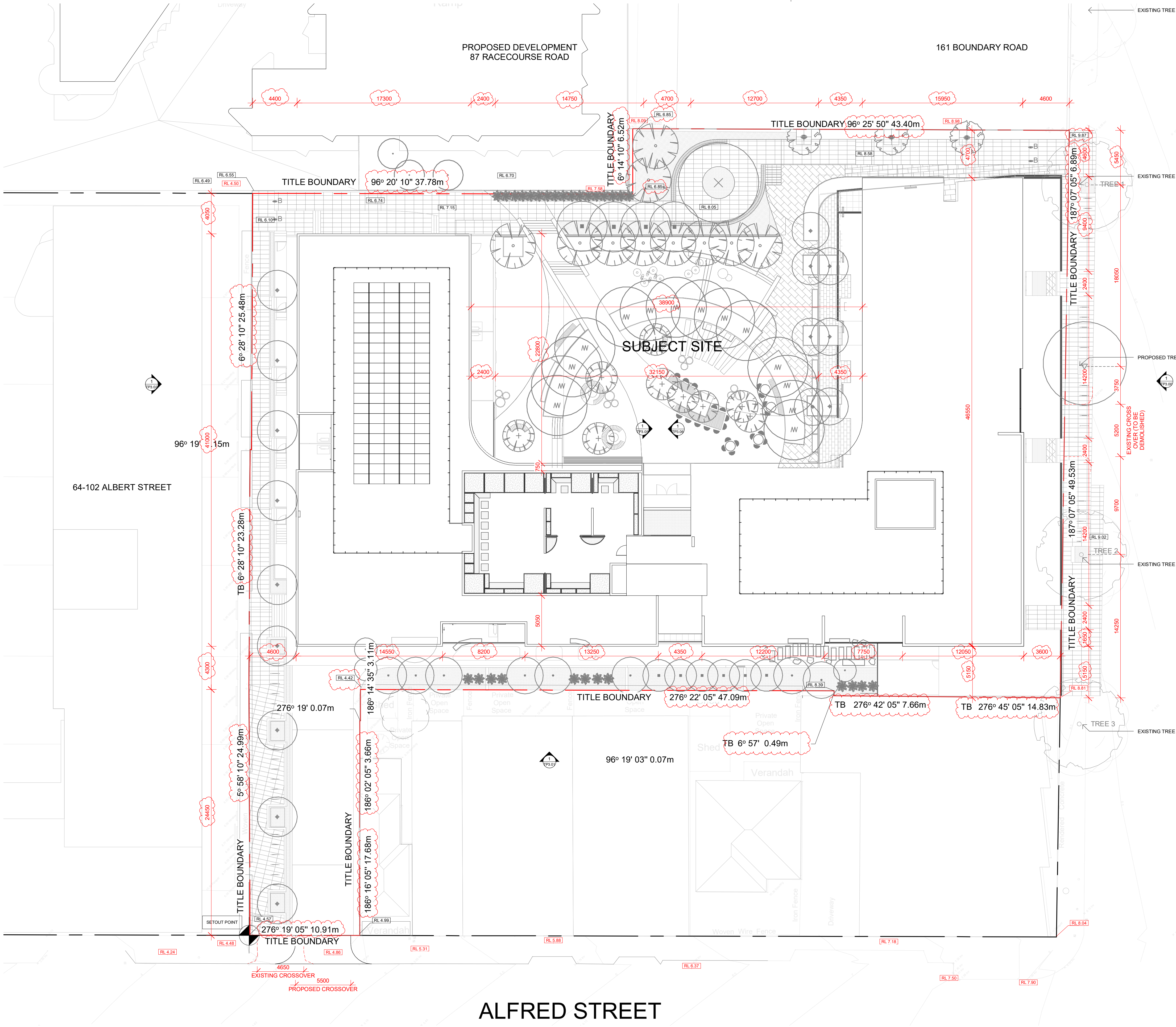


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BOUNDARY ROAD

ADVERTISED PLAN



TP - PARKING SCHEDULE - BASEMENT 2		
LEVEL	USE	NUMBER
BASEMENT 02 WEST	RES.	3
BASEMENT 02 EAST	RES.	5
TOTAL PARKING: 93		

TP - BIKE SCHEDULE - BASEMENT 2		
LEVEL	USE	NUMBER
BASEMENT 02 WEST	BIKES (RESIDENT)	7
BASEMENT 02 EAST	BIKES (RESIDENT)	
TOTAL BIKES: 78		

STORAGE CAGES - OVER BONNET - BASEMENT 2	
LEVEL	NUMBER
BASEMENT 02 EAST	5
BASEMENT 02 WEST	

## TOWN PLANNING NOTES

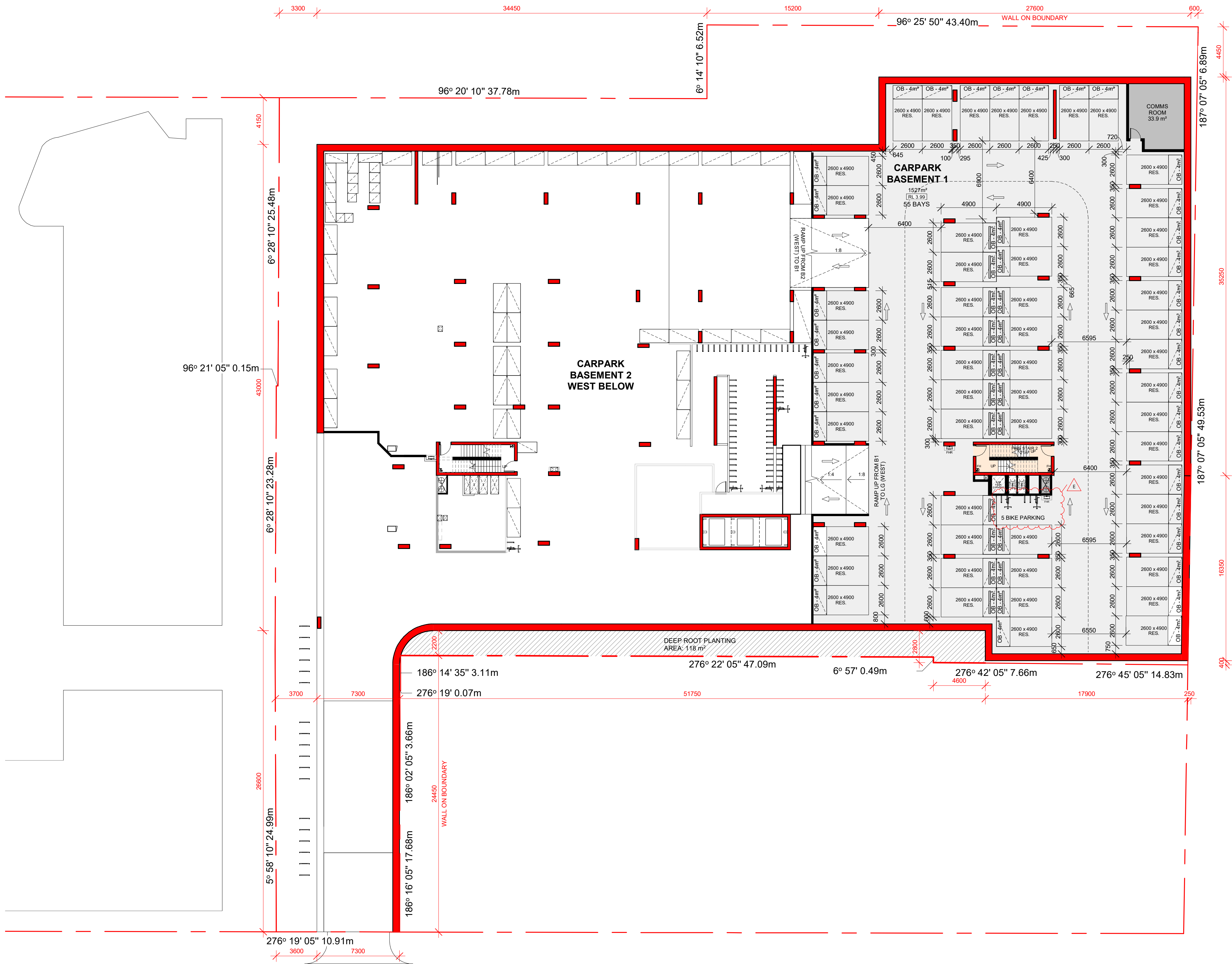
OVER BONNET STORAGE TO HAVE A MINIMUM CLEARANCE OVER PARKING SPACE OF 1.2m

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TP - PARKING SCHEDULE - BASEMENT 1		
LEVEL	USE	NUMBER
BASEMENT 01	RES.	55

TP - BIKE SCHEDULE - BASEMENT 1		
LEVEL	USE	NUMBER
BASEMENT 01	BIKES (RESIDENT)	5

STORAGE CAGES - OVER BONNET - BASEMENT 1	
LEVEL	NUMBER
BASEMENT 01	55

TOWN PLANNING NOTES  
OVER BONNET STORAGE TO HAVE A MINIMUM CLEARANCE OVER PARKING SPACE OF 1.2m.

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MIXED USE DEVELOPMENT  
139 - 149 Boundary Road, North Melbourne

Client

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Amendments

No.	Date	Notes
A.	09/12/2019	TP SUBMISSION
B.	27/03/2020	DEWLP RFI RESPONSE
C.	31/07/2020	DEWLP RFI RESPONSE - FULL RE-DESIGN
D.	22/09/2021	PLANNING PERMIT AMENDMENT
E.	03/12/2021	PLANNING PERMIT AMENDMENT

Title

BASEMENT 01

Sheet

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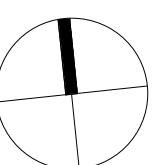
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TOWN PLANNING



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TP - PARKING SCHEDULE - LOWER GROUND FLOOR		
LEVEL	USE	NUMBER
LOWER GROUND FLOOR EAST	RES.	51
LOWER GROUND FLOOR WEST	RES.	30
LOWER GROUND FLOOR WEST	RES. DDA	1
LOWER GROUND FLOOR WEST	TANDEM RES.	4
TOTAL PARKING: 86		

TP - BIKE SCHEDULE - LOWER GROUND FLOOR		
LEVEL	USE	NUMBER
LOWER GROUND FLOOR EAST	BIKES (RESIDENT)	16
LOWER GROUND FLOOR WEST	BIKES (RESIDENT)	50
LOWER GROUND FLOOR WEST	BIKES (VISITOR)	36
TOTAL BIKE PARKS: 102		

STORAGE CAGES - FULL HEIGHT - LOWER GROUND FLOOR	
LEVEL	NUMBER
LOWER GROUND FLOOR WEST	29
LOWER GROUND FLOOR EAST	1

STORAGE CAGES - OVER BONNET - LOWER GROUND FLOOR	
LEVEL	NUMBER
LOWER GROUND FLOOR WEST	27
LOWER GROUND FLOOR EAST	50

TOWN PLANNING NOTES  
OVER BONNET STORAGE TO HAVE A MINIMUM CLEARANCE OVER PARKING SPACE OF 1.2m.

UNIT DESCRIPTION

- 3B2B TOWNHOUSE
- BALCONY
- CARPARK
- CIRCULATION
- COMMUNAL ROOF GARDEN
- LOBBY
- PLANTER
- SERVICES

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TOWN PLANNING



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139 - 149 Boundary Road, North Melbourne

BLUE EARTH GROUP

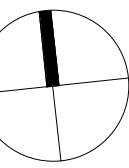
Amendments		
No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEWLP RFI RESPONSE
C	31/07/2020	DEWLP RFI RESPONSE - FULL RE-DESIGN
D	22/09/2021	PLANNING PERMIT AMENDMENT
E	03/12/2021	PLANNING PERMIT AMENDMENT

Title  
LOWER GROUND FLOOR PLAN  
Sheet  
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Sheet No.  
TP2.03  
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03/12/20121

Revision

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TP - BIKE SCHEDULE - UPPER GROUND FLOOR		
LEVEL	USE	NUMBER
UPPER GROUND FLOOR EAST	BIKES (VISITOR)	40
TOTAL BIKE PARKS: 40		

UNIT DESCRIPTION	
	1 BED & 1 BATH + STUDY
	2 BED & 2 BATH
	3B2B TOWNHOUSE
	BALCONY
	CIRCULATION
	COMMUNAL
	CORE
	COURTYARD
	JAPANESE GARDEN
	RETAIL
	SERVICES

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BOUNDARY ROAD



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MIXED USE DEVELOPMENT  
139 - 149 Boundary Road, North Melbourne

BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEWL RP RESPONSE
C	31/07/2020	DEWL RP RESPONSE - FULL RE-DESIGN
D	22/08/2021	PLANNING PERMIT AMENDMENT
E	03/12/2021	PLANNING PERMIT AMENDMENT

UPPER GROUND FLOOR PLAN  
PRELIMINARY  
NOT FOR CONSTRUCTION

TOWN PLANNING

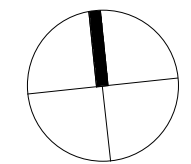
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TP2.04

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Date  
03/12/2021



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## ADVERTISED PLAN

64-102 ALBERT STREET

PROPOSED DEVELOPMENT  
87 RACECOURSE ROAD

161 BOUNDARY ROAD

BOUNDARY ROAD

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UNIT DESCRIPTION

1 BED & 1 BATH

1 BED & 1 BATH + STUDY

2 BED &amp; 2 BATH

BALCONY

CIRCULATION

CORE

SERVICES

ALFRED STREET

# TOWN PLANNING

Sheet No. **TP2.05**  
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**MIXED USE DEVELOPMENT**  
139 - 149 Boundary Road, North Melbourne

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Client

BLUE EARTH GROUP

## Amendments

No.	Date	Notes
A	08/12/2019	TP SUBMISSION
B	27/03/2020	DWLVP RFI RESPONSE
C	31/07/2020	DWLVP RFI RESPONSE - FULL RE-DESIGN
D	06/03/2021	GROUND WATER LEVELS
E	22/08/2021	PLANNING PERMIT AMENDMENT
F		
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Title

LEVEL 01

Sheet

PRELIMINARY  
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## ADVERTISED PLAN

64-102 ALBERT STREET

PROPOSED DEVELOPMENT  
87 RACECOURSE ROAD

161 BOUNDARY ROAD

BOUNDARY ROAD

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UNIT DESCRIPTION

1 BED & 1 BATH

1 BED & 1 BATH + STUDY

2 BED & 2 BATH

BALCONY

CIRCULATION

CORE

SERVICES

ALFRED STREET

## TOWN PLANNING

Sheet No. **TP2.06** Revision **E**

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**MIXED USE DEVELOPMENT**  
139 - 149 Boundary Road, North Melbourne

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Client

BLUE EARTH GROUP

## Amendments

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Title









LEVEL 02

Sheet

PRELIMINARY  
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UNIT DESCRIPTION	
	1 BED & 1 BATH
	1 BED & 1 BATH + STUDY
	2 BED & 2 BATH
	BALCONY
	CIRCULATION
	CORE
	PLANTER
	SERVICES



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BOUNDARY ROAD

- UNIT DESCRIPTION
- 1 BED & 1 BATH
  - 1 BED & 1 BATH + STUDY
  - 2 BED & 2 BATH
  - BALCONY
  - CIRCULATION
  - CORE
  - PLANTER
  - SERVICES

ALFRED STREET

ADVERTISED PLAN



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Project  
MIXED USE DEVELOPMENT  
139 - 149 Boundary Road, North Melbourne  
Client  
BLUE EARTH GROUP

Amendments		
No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEWLP RFI RESPONSE
C	31/07/2020	DEWLP RFI RESPONSE - FULL RE-DESIGN
D	02/03/2021	GROUND WATER LEVELS
E	22/09/2021	PLANNING PERMIT AMENDMENT

Title  
LEVEL 05  
Sheet  
PRELIMINARY  
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TOWN PLANNING

Sheet No. TP2.09  
Revision E  
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







PROPOSED DEVELOPMENT  
87 RACECOURSE ROAD

64-102 ALBERT STREET

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64-102 ALBERT STREET

UNIT DESCRIPTION	
	1 BED & 1 BATH
	1 BED & 1 BATH + STUDY
	2 BED & 2 BATH
	2 BED & 2 BATH + STUDY
	BALCONY
	CIRCULATION
	CORE
	SERVICES

ALFRED STREET

# TOWN PLANNING

**CHT Architects Pty Ltd**  
44 Oxford Street  
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Post Office Box 1352  
Collingwood VIC 3066

Telephone 03 9417 1944  
Facsimile 03 9415 1847

[illegible]

Sheet No.

**TP2.10**

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Scale

1 : 200@A1


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Date

22/09/2021

Revision

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BOUNDARY ROAD

## UNIT DESCRIPTION

-  1 BED & 1 BATH
-  1 BED & 1 BATH + STUDY
-  2 BED & 1 BATH
-  2 BED & 2 BATH
-  2 BED & 2 BATH + STUDY
-  BALCONY
-  CIRCULATION
-  CORE
-  PLANTER
-  SERVICES

ALFRED STREET

# TOWN PLANNING



**CHT ARCHITECTS**

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

**CHT Architects Pty Ltd**  
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Project

**MIXED USE DEVELOPMENT**  
139 - 149 Boundary Road, North Melbourne

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Client

BLUE EARTH GROUP

## Amendments

[illegible]

Title

LEVEL 07

Sheet

PRELIMINARY  
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Sheet No.

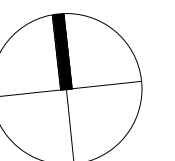
TP2.11

revision

E

Scale  
1 : 200@A1

Date  
22/09/2021






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[illegible]

64-102 ALBERT STREET

UNIT DESCRIPTION	
	1 BED & 1 BATH
	1 BED & 1 BATH + STUDY
	2 BED & 2 BATH
	2 BED & 2 BATH + STUDY
	BALCONY
	CIRCULATION
	CORE
	SERVICES

ALFRED STREET

Sheet No.	Revision
TP2.12	E
Scale 1 : 200@A1	
Date 22/09/2021	

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Project

MIXED USE DEVELOPMENT

139 - 149 Boundary Road, North Melbourne

---

Client

BLUE EARTH GROUP

<b>Amendments</b>		
No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DELWP RFI RESPONSE
C	31/07/2020	DELWP RFI RESPONSE - FULL RE-DESIGN
D	02/03/2021	GROUND WATER LEVELS
E	22/09/2021	<b>PLANNING PERMIT AMENDMENT</b>
F		
G		
H		
I		
J		
K		
L		
M		
N		
O		
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Q		
R		
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T		
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W		
X		
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Z		

Title

LEVEL 08

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Sheet

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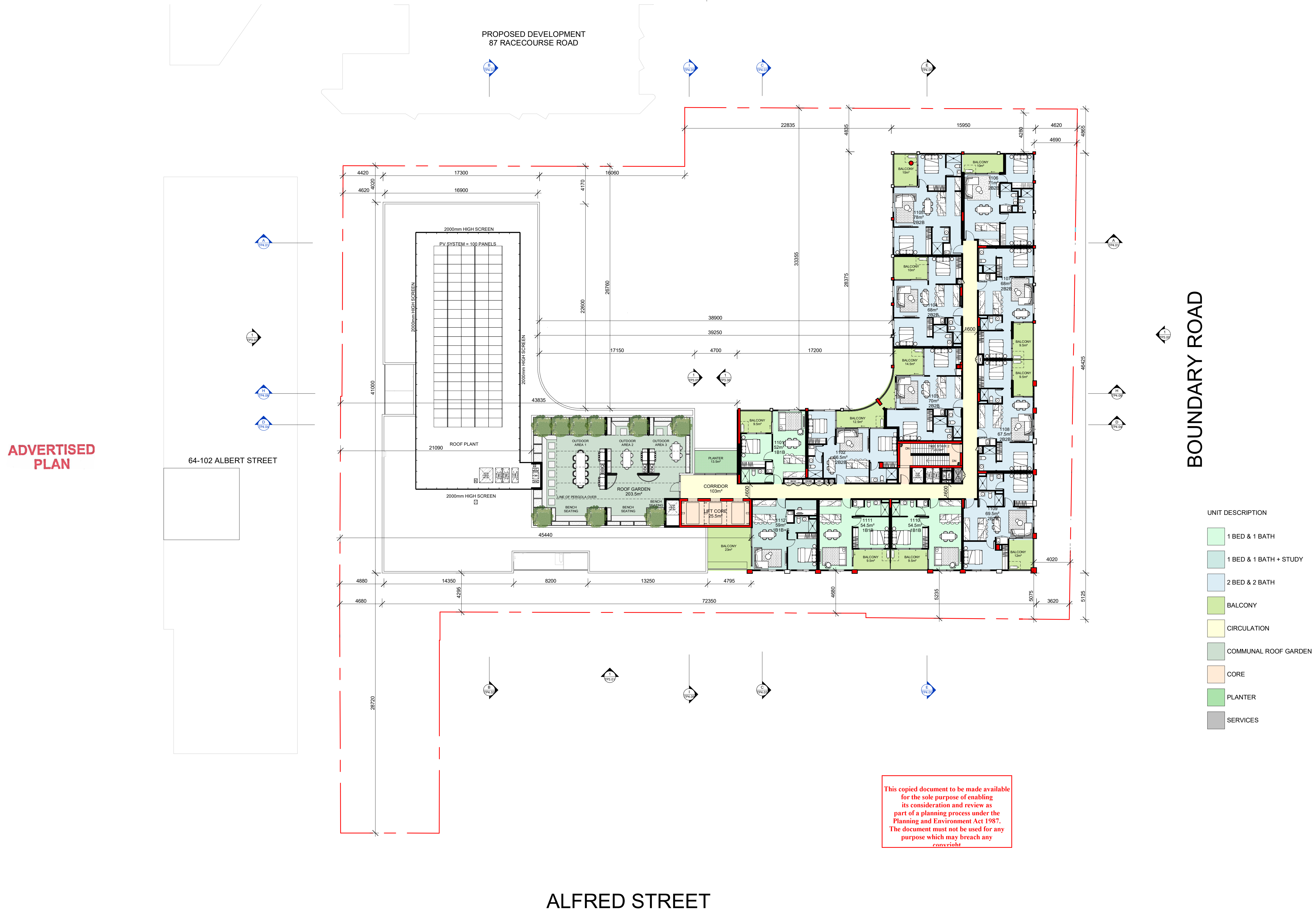


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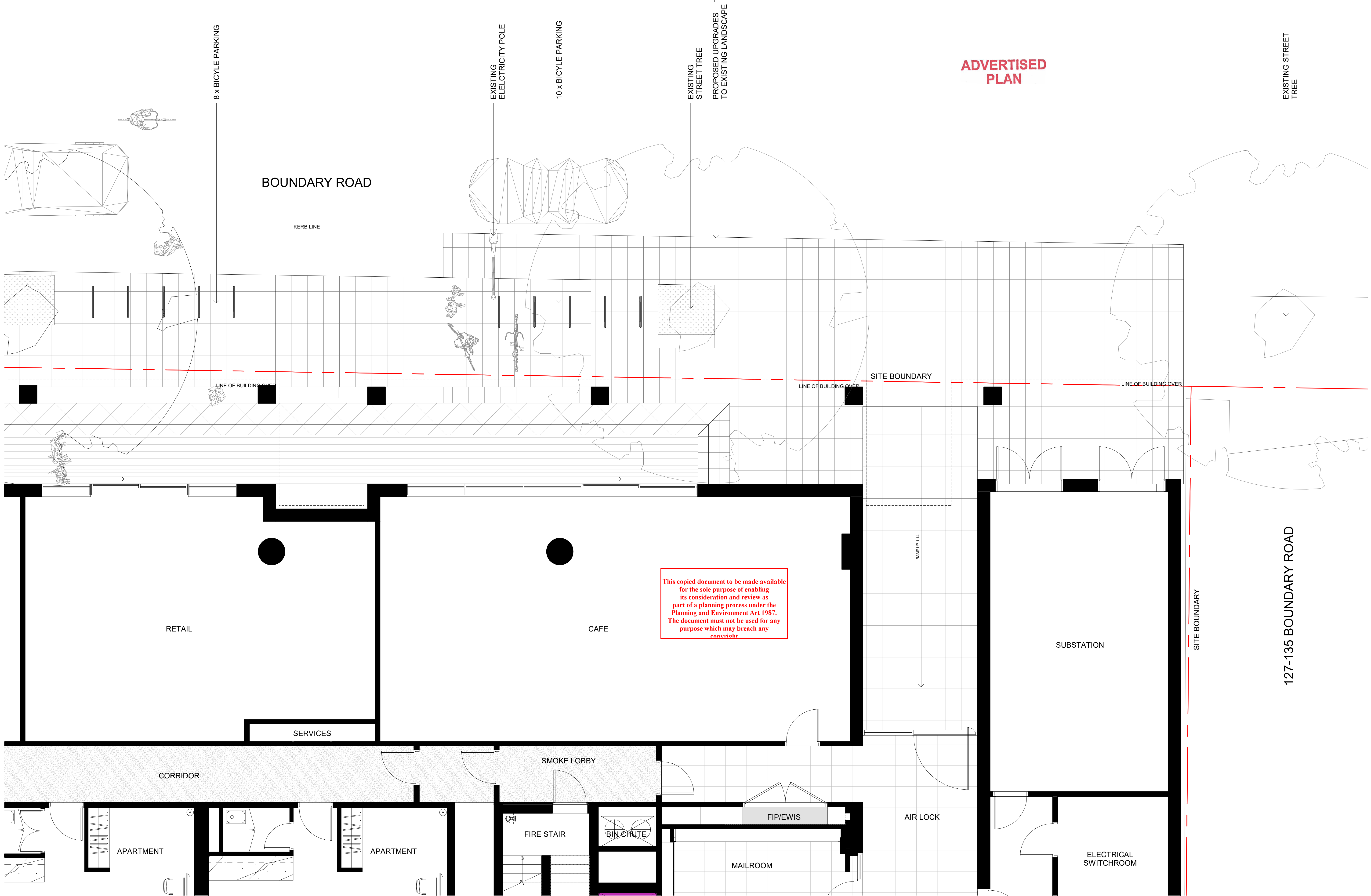


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## ADVERTISED PLAN



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Project

MIXED USE DEVELOPMENT  
139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
B	27/03/2020	DELWP RFI RESPONSE
C	31/07/2020	DELWP RFI RESPONSE - FULL REDESIGN
D	22/09/2021	PLANNING PERMIT AMENDMENT

Title

BOUNDARY ROAD FACADE - DETAIL  
PLAN - A

Sheet

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Sheet No.

TP2.17A D

Revision

Scale

1 : 50@A1

Date

22/09/2021

TOWN PLANNING

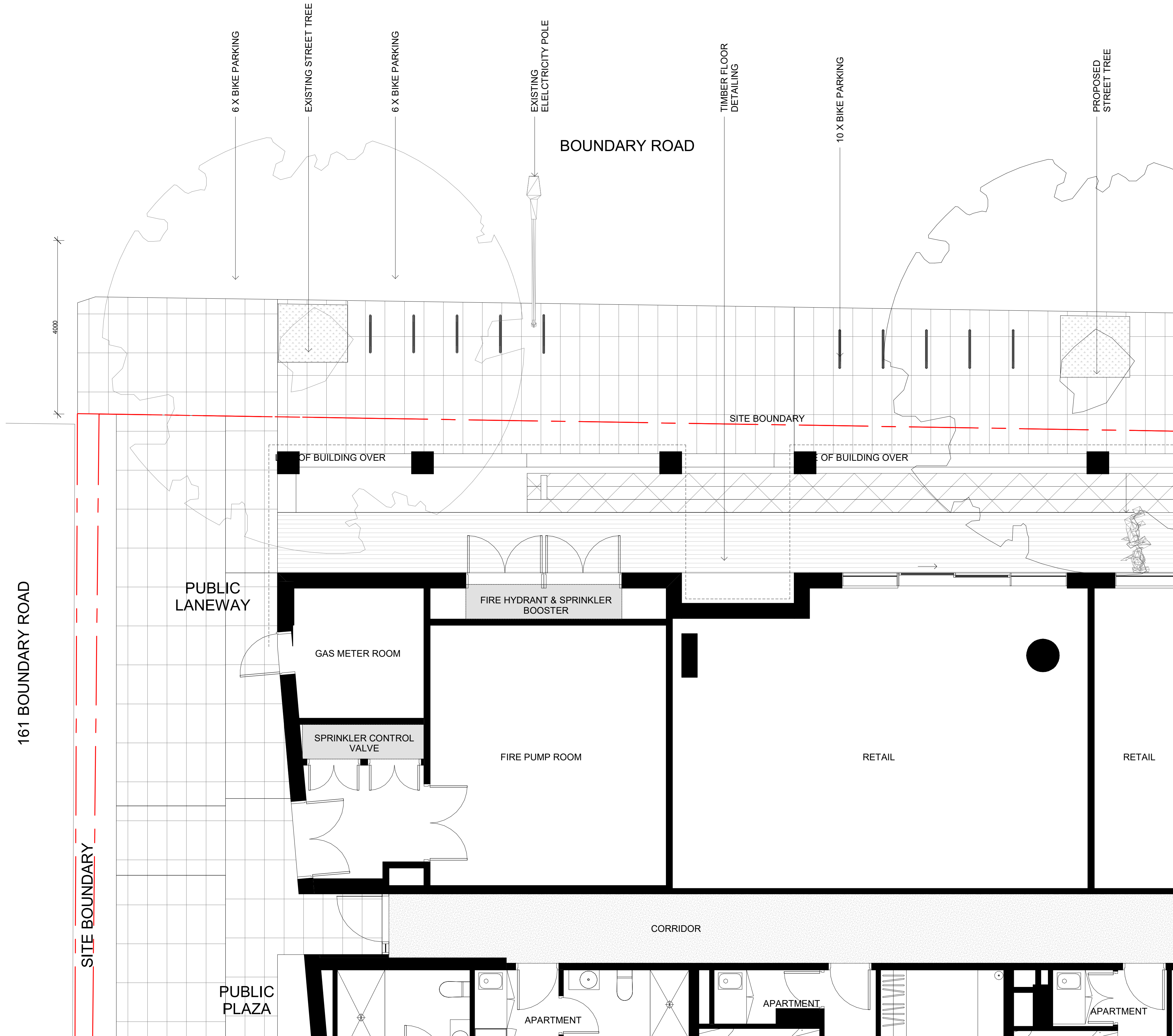
1 BUILDING A - BOUNDARY ROAD FACADE - DETAIL PLAN A  
SCALE 1 : 50

18113

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**ADVERTISED  
PLAN**

1 BUILDING A - BOUNDARY ROAD FACADE - DETAIL PLAN B









1 BUILDING A - BOUNDARY ROAD FACADE - DETAIL ELEVATION B  
SCALE 1:50

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	ALUMINIUM	AL01	BLACK MATT POWDERCOAT FINISH
	BAL01	BAL01	BLACK MATT POWDERCOAT ALUMINIUM
	GLAZING	GL01	DOUBLE GLAZING - CLEAR FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	GLAZING	GL02	DOUBLE GLAZING - DARK TINTED FINISH
	GLAZING	GL03	SPANDREL GLASS - DARK TINTED FINISH
	METAL CLADDING	MC01	BLACK POWDERCOAT ZINC, MINIWAVE FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	METAL CLADDING	MC02	BLACK POWDERCOAT ZINC, PERFORATED MINIWAVE FINISH
	PRECAST CONCRETE	PC01	WHITE TINTED CONCRETE, SMOOTH FINISH
	PRECAST CONCRETE	PC02	DARK GREY CONCRETE TONE, SMOOTH FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC05	RED TINTED CONCRETE TONE, BRICK SNAP FINISH
	PRECAST CONCRETE	PC06	DARK GREY CONCRETE TONE, BRICK SNAP FINISH
	PRECAST CONCRETE	PC07	NATURAL CONCRETE, RECKLI FINISH

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ADVERTISED PLAN



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139 - 149 Boundary Road, North Melbourne

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Amendments

No.	Date	Notes
B	27/03/2020	DELWP RFI RESPONSE
C	31/07/2020	DELWP RFI RESPONSE - FULL RE-DESIGN
D	22/09/2021	PLANNING PERMIT AMENDMENT

Title

BOUNDARY ROAD FACADE - DETAIL  
ELEVATION - B

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No.

TP2.18B D

Revision

Scale

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Date

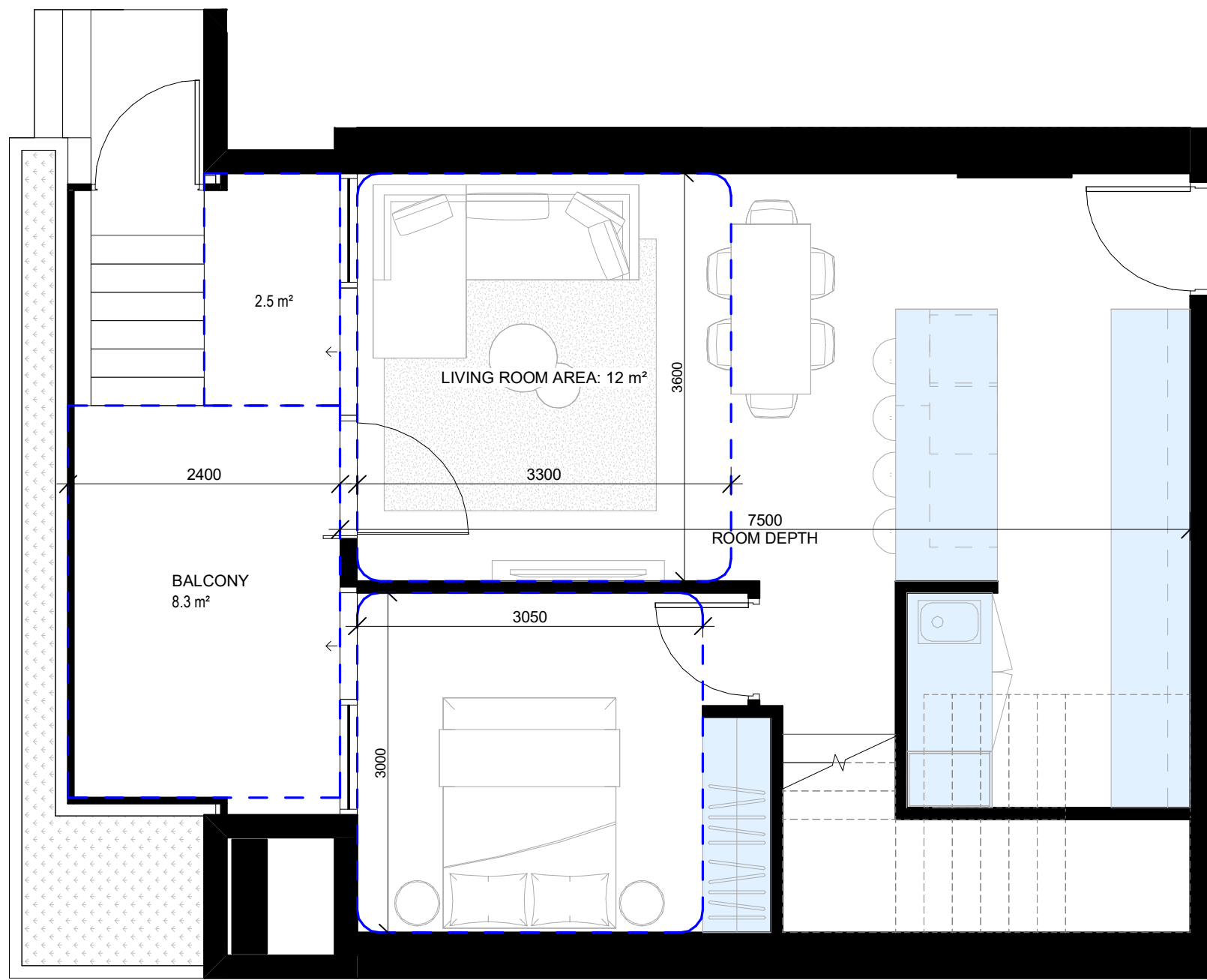
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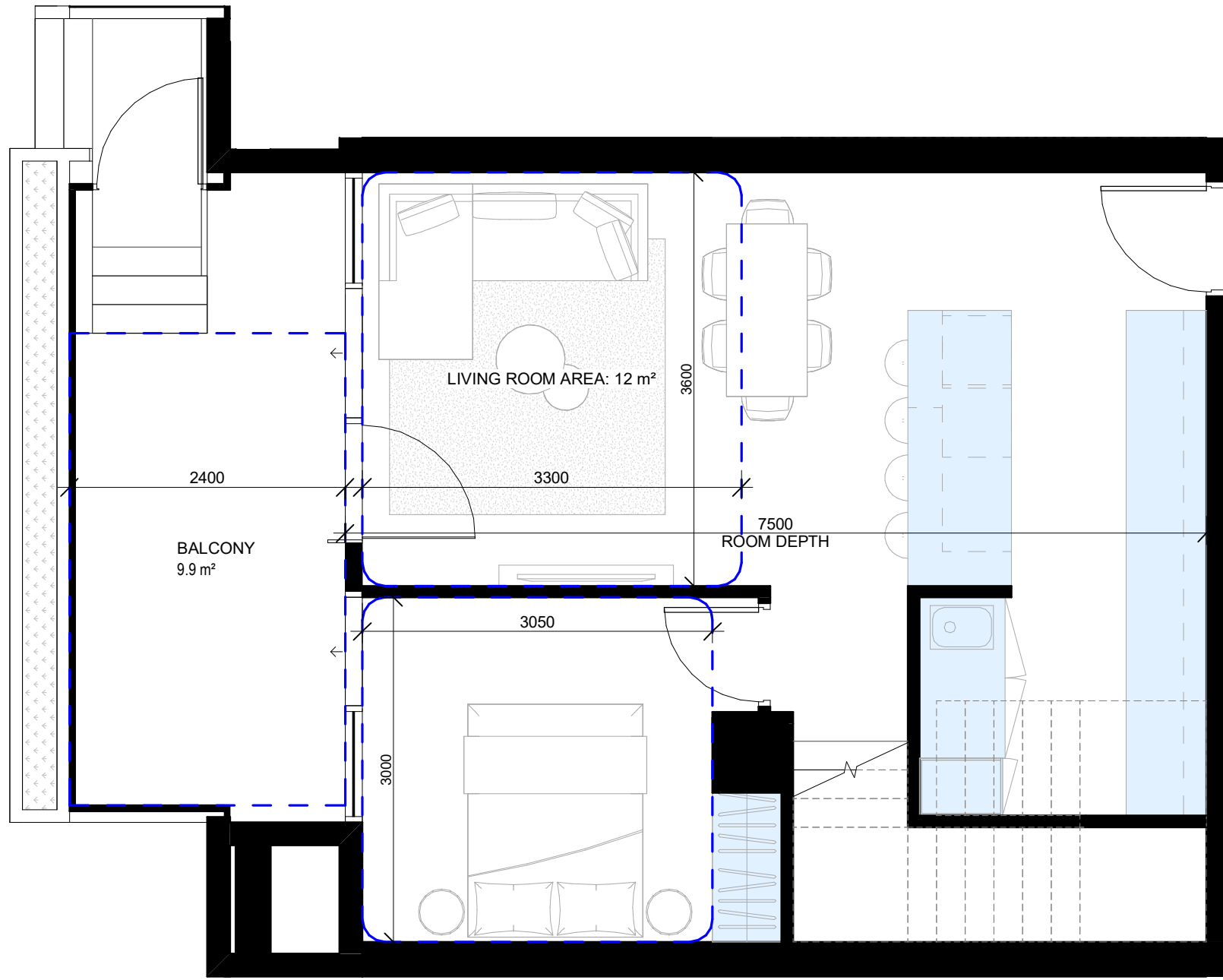
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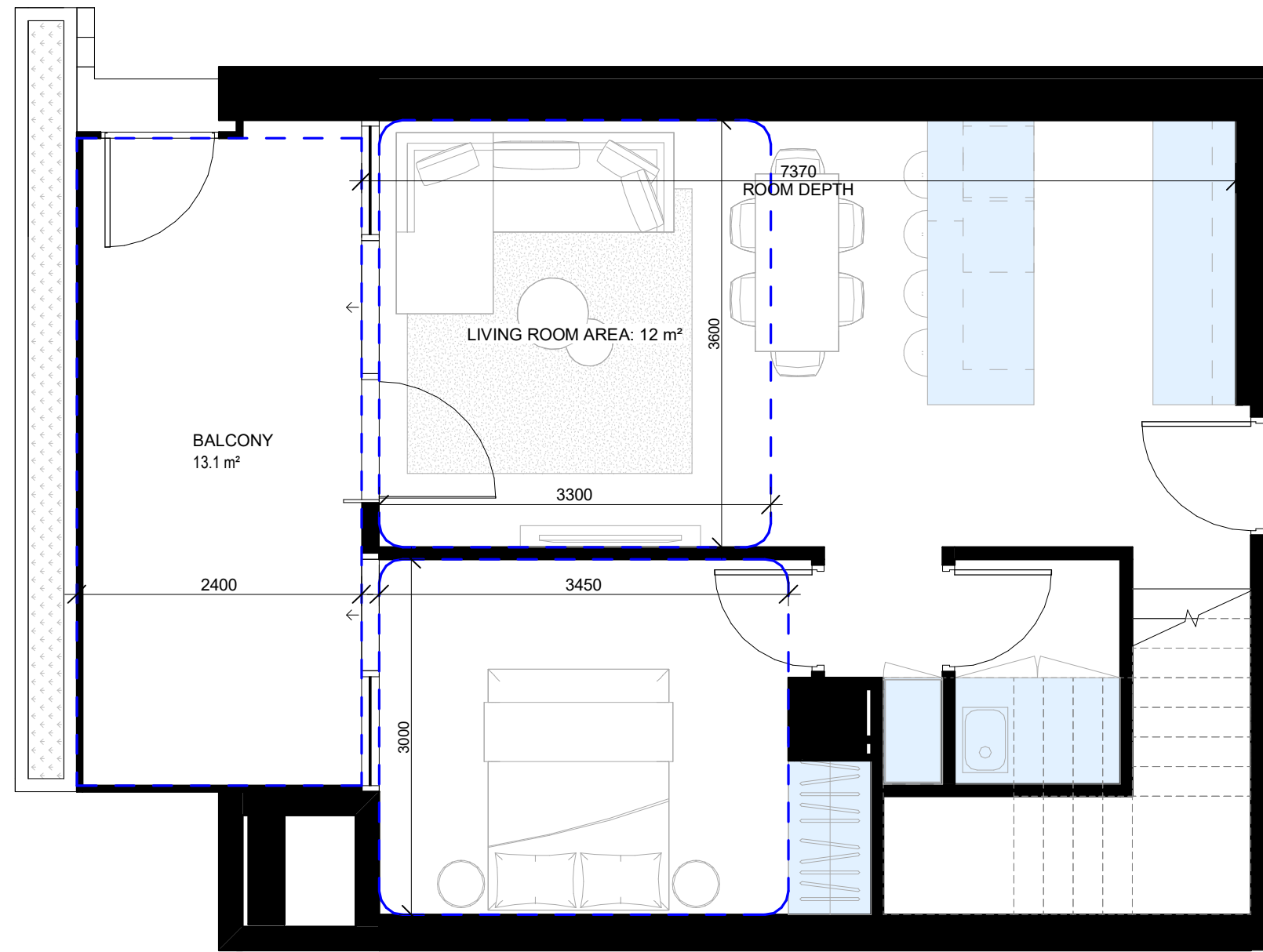




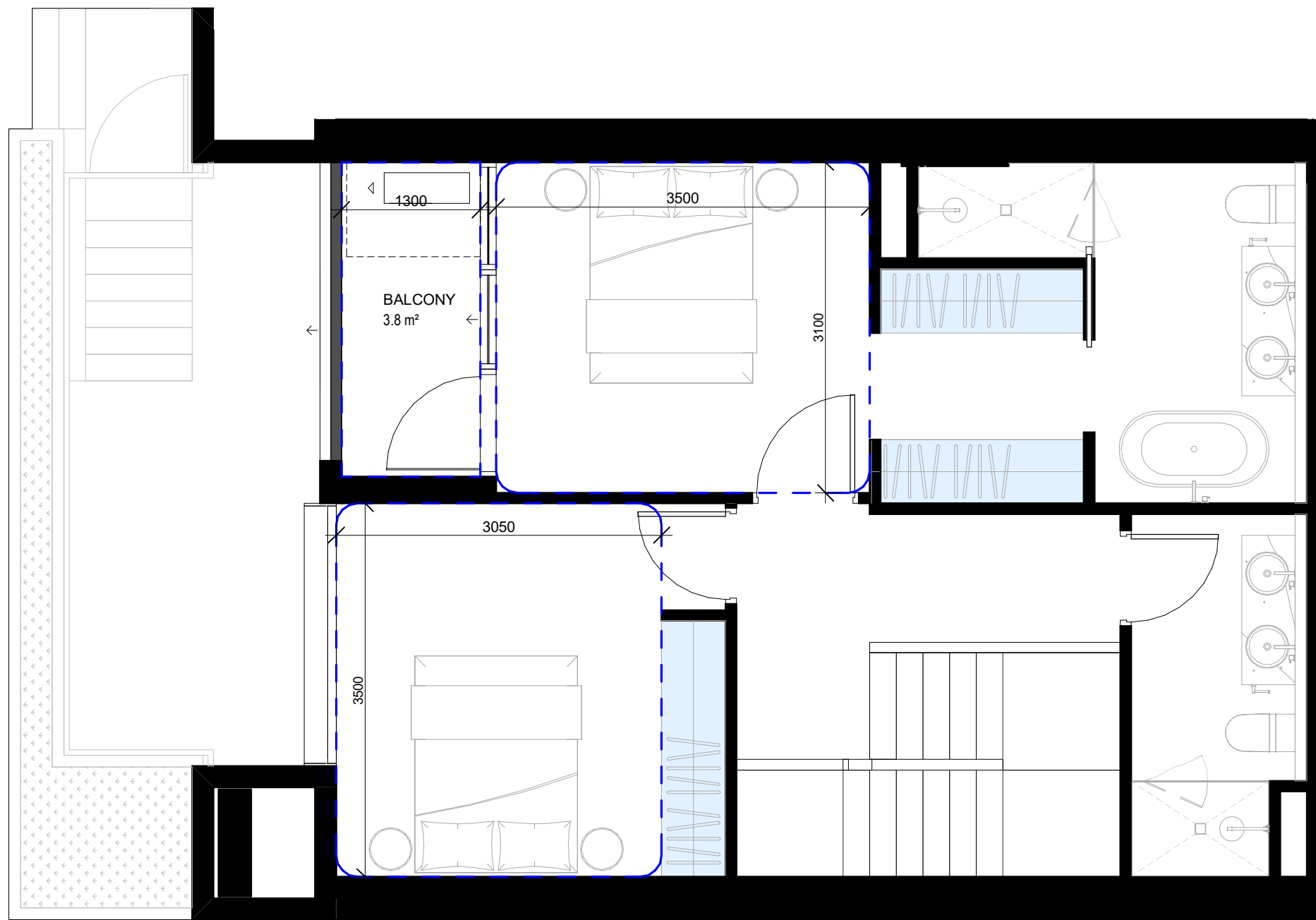
3 TOWNHOUSE TYPE 1 LOWER GROUND  
SCALE 1 : 50



2 TOWNHOUSE TYPE 2 LOWER GROUND  
SCALE 1 : 50



5 TOWNHOUSE TYPE 3 LOWER GROUND  
SCALE 1 : 50



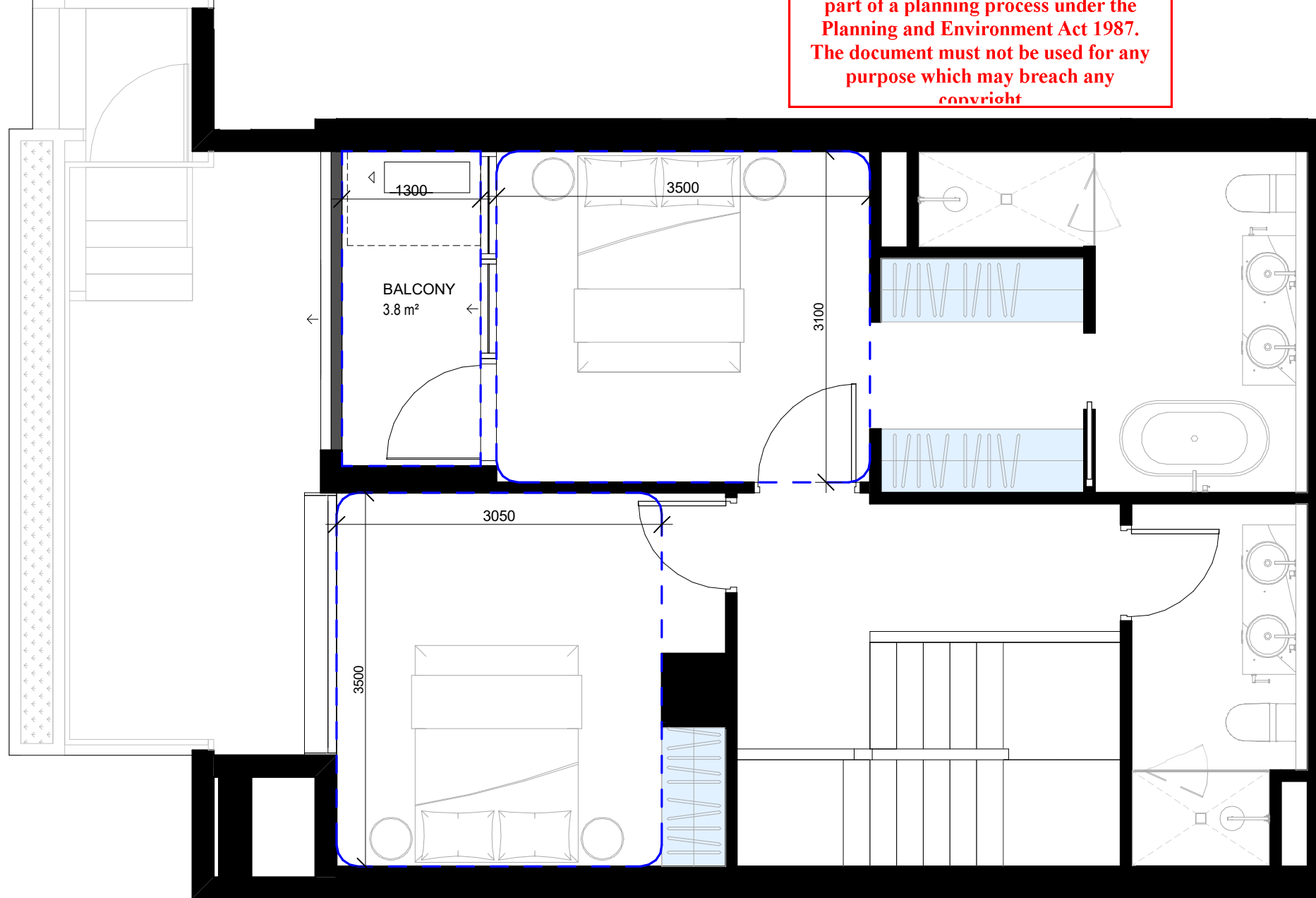
1 TOWNHOUSE TYPE 1 UPPER GROUND FLOOR  
SCALE 1 : 50

UNIT TYPE: 3 BED & 2 BATH  
TOWNHOUSE: TH01, TH02

TH TYPE 01 INTERNAL STORAGE SCHEDULE	
CASEWORK	1 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	3 m³
LAUNDRY	2 m³
WARDROBE	3 m³
WARDROBE	4 m³
WARDROBE	3 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	20 m³

BADS ASSESSMENT TABLE - TH TYPE 01

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
3B2B TOWNHOUSE	TH TYPE 01	2	NO	YES	YES	YES	YES	YES	NO



4 TOWNHOUSE TYPE 2 UPPER GROUND FLOOR  
SCALE 1 : 50

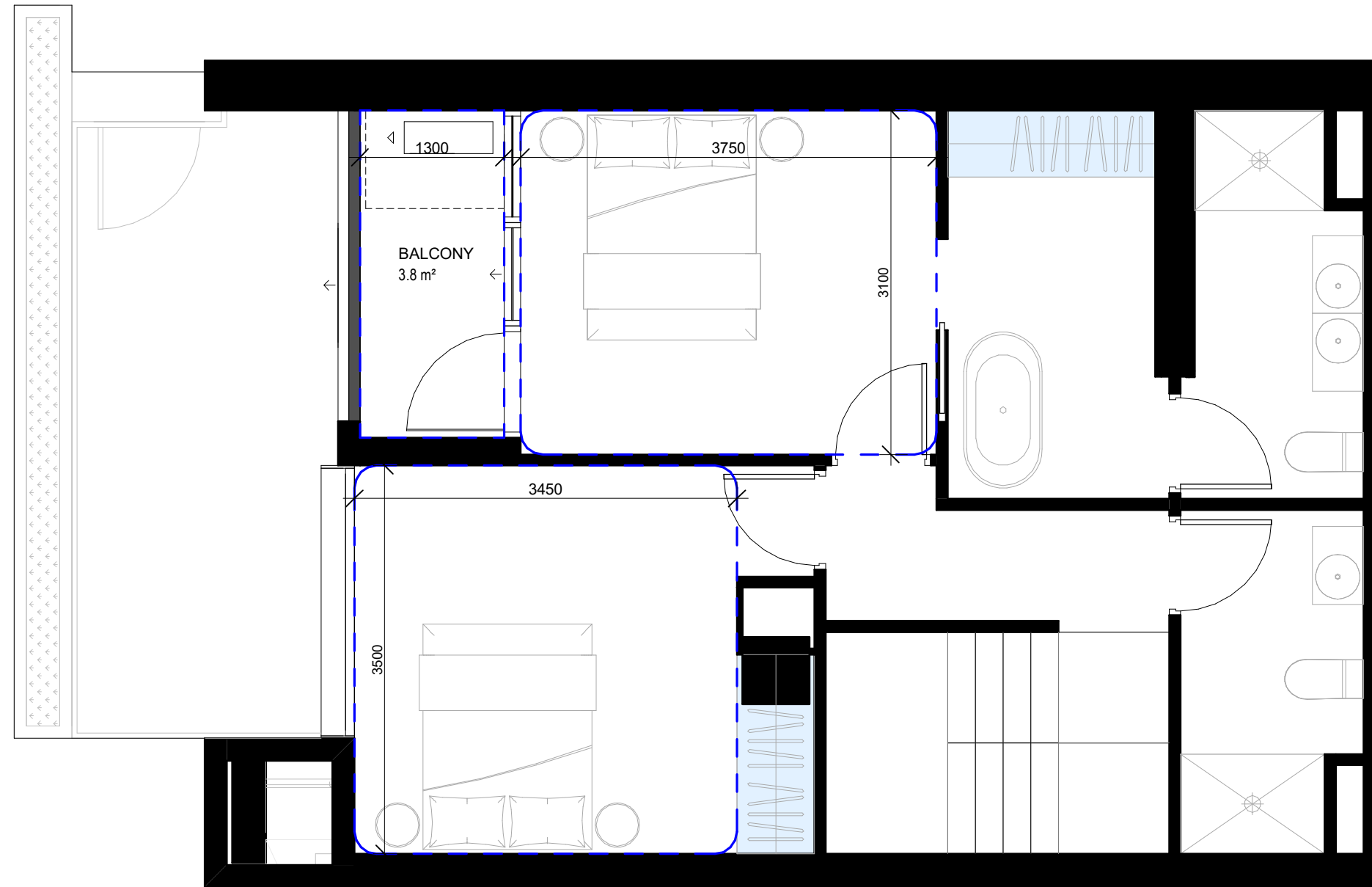
UNIT TYPE: 3 BED & 2 BATH  
TOWNHOUSE: TH03, TH04

TH TYPE 02 INTERNAL STORAGE SCHEDULE	
CASEWORK	1 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	3 m³
LAUNDRY	2 m³
WARDROBE	3 m³
WARDROBE	2 m³
WARDROBE	3 m³
WARDROBE	2 m³
TOTAL INTERNAL STORAGE	17 m³

BADS ASSESSMENT TABLE - TH TYPE 02

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
3B2B TOWNHOUSE	TH TYPE 02	2	NO	YES	YES	YES	YES	YES	NO

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6 TOWNHOUSE TYPE 3 UPPER GROUND FLOOR  
SCALE 1 : 50

UNIT TYPE: 3 BED & 2 BATH  
TOWNHOUSE: TH05

TH TYPE 03 INTERNAL STORAGE SCHEDULE	
CASEWORK	1 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	3 m³
WARDROBE	3 m³
WARDROBE	2 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	15 m³

BADS ASSESSMENT TABLE - TH TYPE 03

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
3B2B TOWNHOUSE	TH TYPE 03	1	NO	YES	YES	YES	YES	YES	NO

ADVERTISED PLAN

D17 D19 D20 D24 D25 D26 D27

LEGEND

D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D20	STANDARD 'D20' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
D28	DUAL ASPECT APARTMENT STANDARD 'D28' NOT APPLICABLE
D29	NON COMPLIANT STANDARD

D17 D19 D20 D24 D25 D26 D27

NOTES:

CEILING HEIGHTS:  
LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT  
UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:  
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

SHOWERS:  
ALL APARTMENT SHOWERS TO BE HOBLESS STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.

TOWN PLANNING



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139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEVL RP RESPONSE
C	31/07/2020	DEVL RP RESPONSE - FULL RE-DESIGN
D	22/09/2021	PLANNING PERMIT AMENDMENT

Title

APARTMENT DESIGN GUIDELINES  
01 - TOWNHOUSES

Sheet

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Sheet No.

TP2.20

Revision

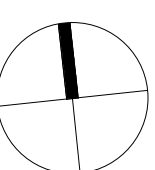
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22/09/2021



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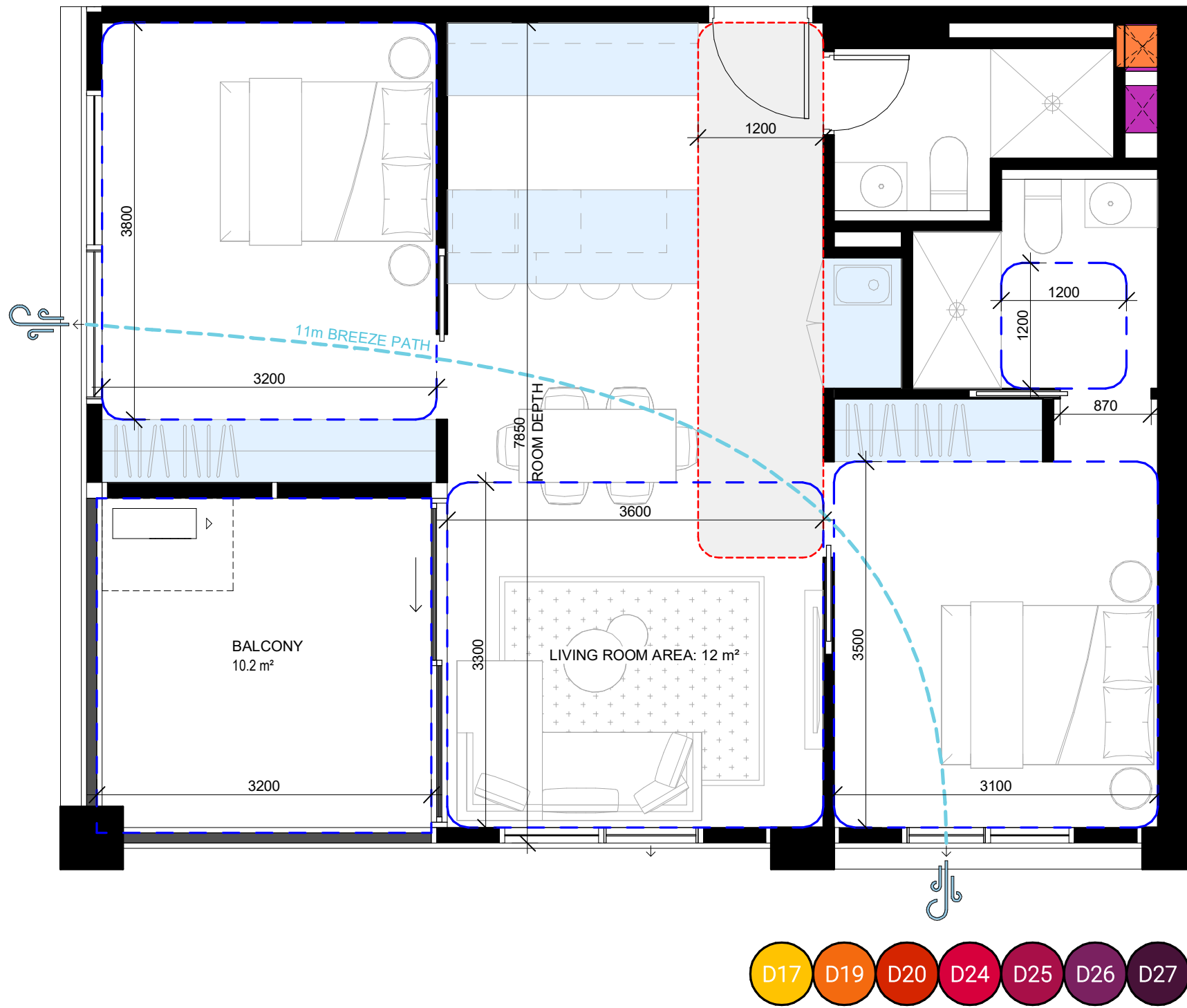








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UNIT TYPE: 2 BED & 2 BATH  
APT: 104, 204, 304, 404, 504, 603, 703, 803, 903, 1003

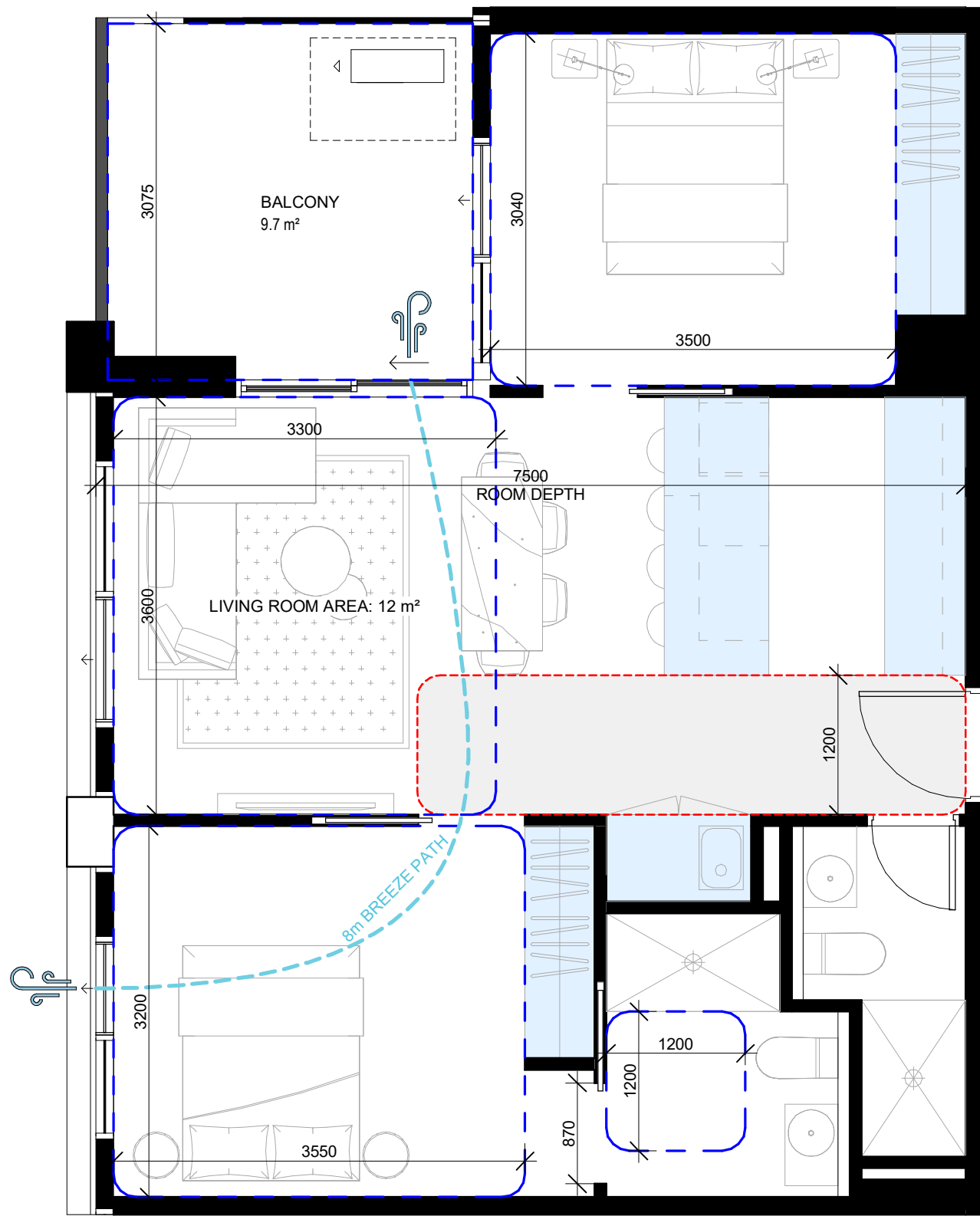
1 APARTMENT TYPE 07  
SCALE 1 : 50

TYPE 07 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	5 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	13 m³

\* 1m³ STORAGE CAGE REQUIRED

BADS ASSESSMENT TABLE - TYPE 07

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 2 BATH	TYPE 07	10	YES	YES	YES	YES	YES	YES	YES



UNIT TYPE: 2 BED & 2 BATH  
APT: 105, 106, 205, 206, 305, 306, 405, 406, 505, 506, 604, 605, 704, 705, 804, 805, 904, 905, 1004, 1005

2 APARTMENT TYPE 08  
SCALE 1 : 50

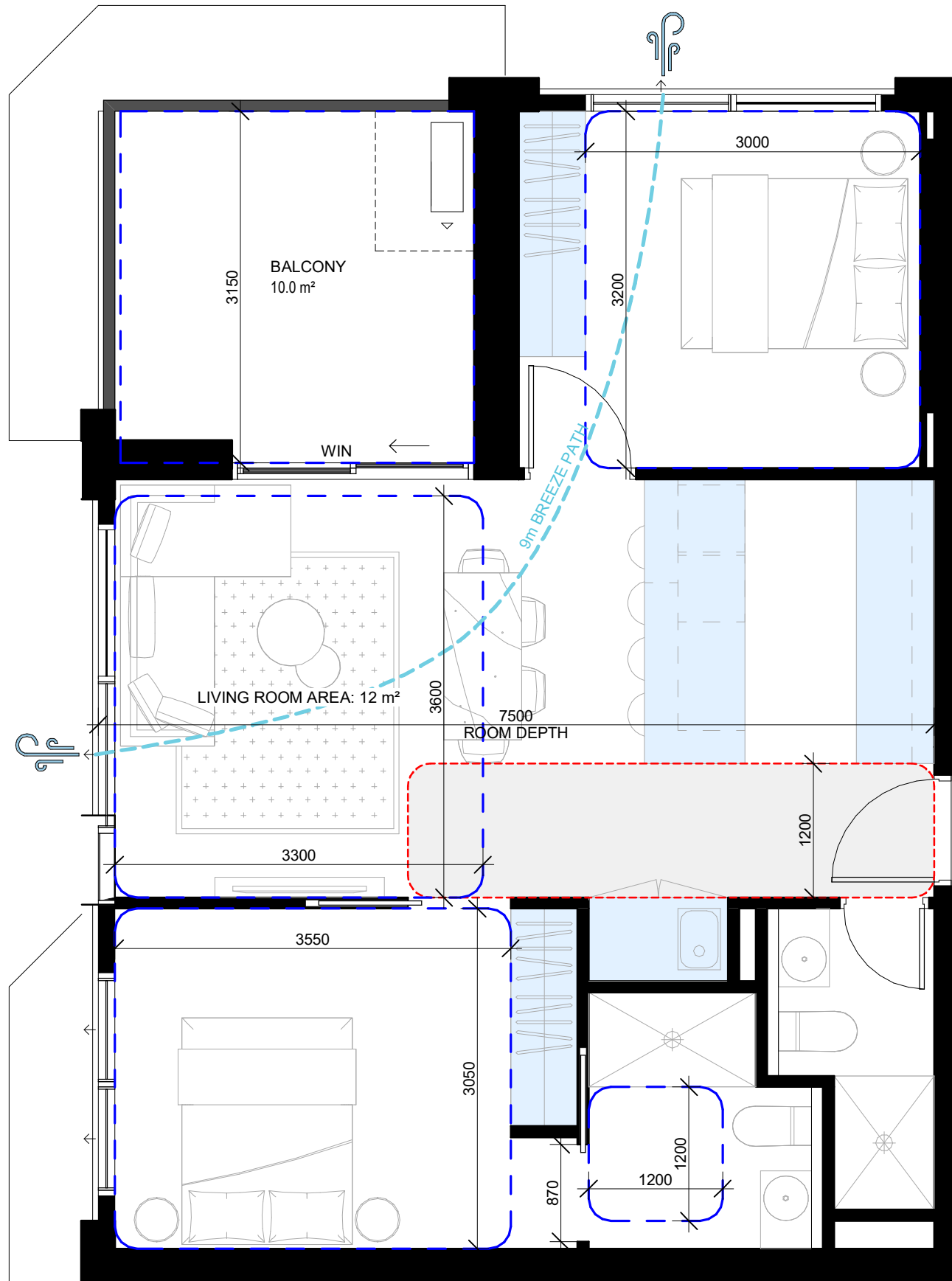
TYPE 08 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	4 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	11 m³

\* 3m³ STORAGE CAGE REQUIRED

BADS ASSESSMENT TABLE - TYPE 08

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 2 BATH	TYPE 08	20	YES	YES	YES	YES	YES	YES	YES

ADVERTISED PLAN



UNIT TYPE: 2 BED & 2 BATH  
APT: 107, 207, 307, 407, 507, 606, 706, 806, 906, 1006

3 APARTMENT TYPE 09  
SCALE 1 : 50

TYPE 09 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	3 m³
WARDROBE	4 m³
TOTAL INTERNAL STORAGE	11 m³

\* 3m³ STORAGE CAGE REQUIRED

NOTE : EXTENT & SIZE OF PLANTER BOX VARIES LEVEL TO LEVEL

BADS ASSESSMENT TABLE - TYPE 09

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 2 BATH	TYPE 09	10	YES	YES	YES	YES	YES	YES	YES

LEGEND	
D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D20	STANDARD 'D20' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
D25	'DUAL ASPECT' APARTMENT STANDARD 'D25' NOT APPLICABLE
	NON COMPLIANT STANDARD

NOTES:

CEILING HEIGHTS:  
LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT  
UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:  
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

SHOWERS:  
ALL APARTMENT SHOWERS TO BE HOBLESS STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.



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139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEVL RP RESPONSE
C	31/07/2020	DEVL RP RESPONSE - FULL RE-DESIGN
D	22/09/2021	PLANNING PERMIT AMENDMENT

Title

APARTMENT DESIGN GUIDELINES  
04 - APARTMENTS

Sheet

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Sheet No.

TP2.23

Scale

1 : 50@A1

Date

22/09/2021

Revision

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18113

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1 APARTMENT TYPE 14B  
SCALE 1 : 50

NOTE : EXTENT & SIZE OF PLANTER BOX VARIES LEVEL TO LEVEL



2 APARTMENT TYPE 15  
SCALE 1 : 50

\* 1m<sup>3</sup> STORAGE CAGE REQUIRED

BADS ASSESSMENT TABLE - TYPE 14B

BADS ASSESSMENT TABLE - TYPE 15

3 APARTMENT TYPE 16  
SCALE 1 : 50

\* 4m<sup>3</sup> STORAGE CAGE REQUIRED

NOTES:

CEILING HEIGHTS:  
LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT  
UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:  
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE  
BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL  
PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm &  
IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED  
WITH READILY REMOVABLE HINGES.

**SHOWERS:**  
ALL APARTMENT SHOWERS TO BE HOBLESS STEP FREE  
SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL  
HAVE A REMOVABLE SCREEN.

BADS ASSESSMENT TABLE - TYPE 16

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 2 BATH	TYPE 16	11	NO	YES	YES	YES	YES	YES	NO

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Project

Client

**MIXED USE DEVELOPMENT**  
139 - 149 Boundary Road, North Melbourne

BLUE EARTH GROUP

## Amendments

[illegible]

Title

Sheet

## APARTMENT DESIGN GUIDELINES

### 07 - APARTMENTS

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No.

Revision

TP2.26

D

Scale  
1 : 50@A1

Date  
22/09/2021

# TOWN PLANNING

1813



The floor plan shows a 3-bedroom apartment with the following details:

- Overall Dimensions:** 2900 (width) x 3150 (depth).
- Balcony:** 9.6 m<sup>2</sup> (2900 x 3300).
- Living Room Area:** 10.5 m<sup>2</sup> (3150 x 3300).
- Room Dimensions:** 7250 (width) x 3300 (depth).
- Room Features:** The plan includes a living room with a sofa and armchairs, a dining area with a table and chairs, a kitchen with a sink and stove, and three bedrooms with beds. There are also two bathrooms and a central hallway.

Architectural floor plan of a 3-bedroom apartment. The plan includes the following areas and dimensions:

- BALCONY:** 9.6 m<sup>2</sup>, 2900 mm wide.
- LIVING ROOM AREA:** 10.5 m<sup>2</sup>, 3150 mm wide and 3300 mm deep.
- DINING ROOM:** 7250 mm wide.
- KITCHEN:** 3600 mm wide, 3100 mm deep.
- BEDROOMS:** Three bedrooms are shown, each with a bed and wardrobe.
- BATHROOM:** Located near the bedrooms.
- TOILET:** Located near the bedrooms.
- CL. (Closet):** Located near the bedrooms.
- STAIRS:** Located near the entrance.
- ENTRANCE:** Located near the stairs.

The plan also shows various furniture items such as sofas, chairs, tables, beds, wardrobes, and kitchen fixtures. Dimensions are provided in millimeters (mm) and square meters (m<sup>2</sup>).

1 APARTMENT TYPE 17B  
SCALE 1 : 50

TYPE 17B INTERNAL STORAGE SCHEDULE	
CASEWORK	1 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	2 m³
WARDROBE	2 m³
WARDROBE	2 m³
TOTAL INTERNAL STORAGE	12 m³

TYPE 18 INTERNAL STORAGE SCHEDULE	
CASEWORK	1 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	3 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	11 m³

NOTES:

CEILING HEIGHTS:  
LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT  
UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:  
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE  
BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL  
PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm &  
IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED  
WITH READILY REMOVABLE HINGES.

SHOWERS:  
ALL APARTMENT SHOWERS TO BE HOBLESS STEP FREE  
SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL  
HAVE A REMOVABLE SCREEN.

## BADS ASSESSMENT TABLE - TYPE 17

BADS ASSESSMENT TABLE - TYPE 17B

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
1 BED & 1 BATH + STUDY	TYPE 17B	1	NO	YES	YES	YES	YES	YES	NO

BADS ASSESSMENT TABLE - TYPE 18

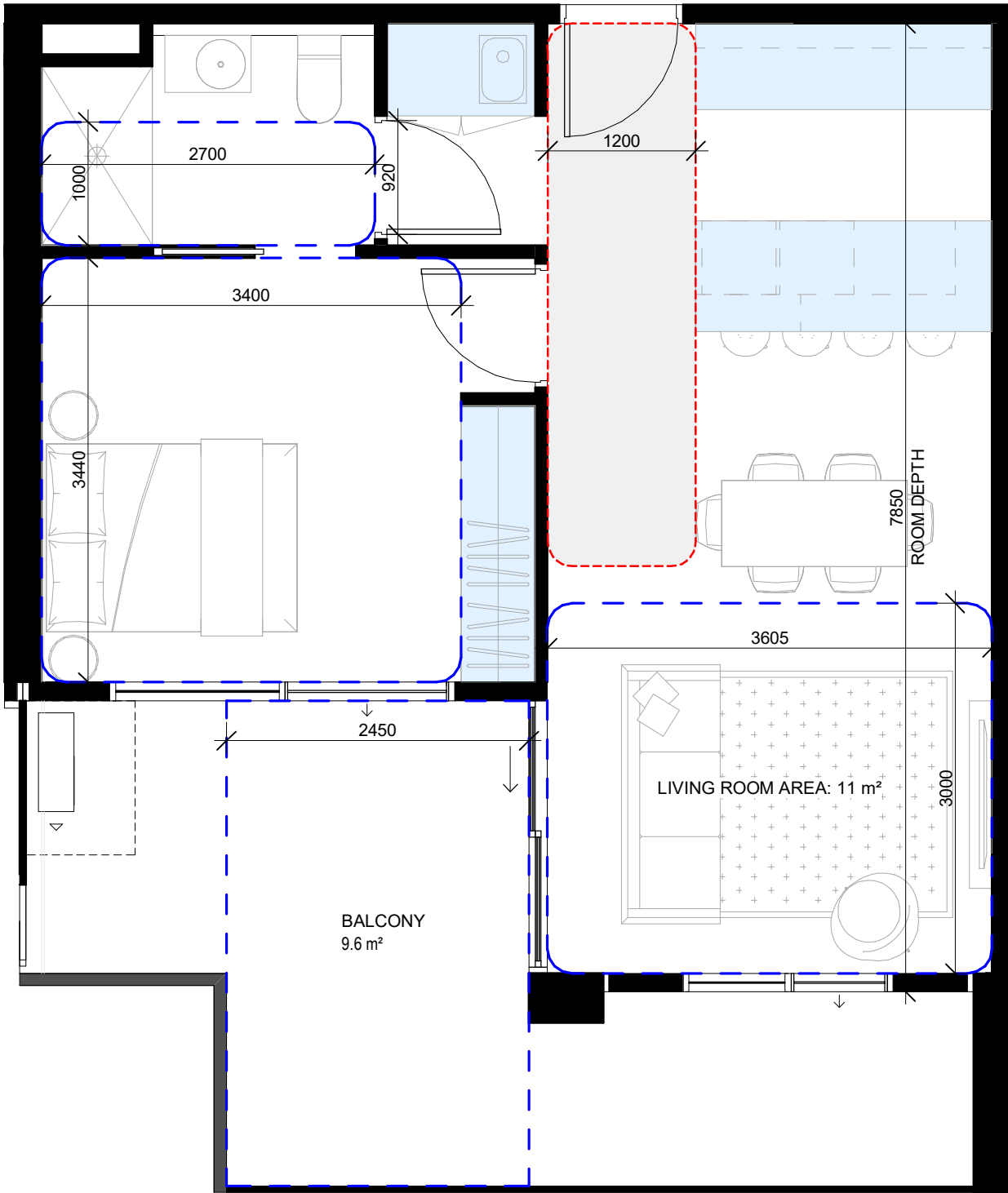
DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 2 BATH	TYPE 18	30	YES	YES	YES	YES	YES	YES	NO







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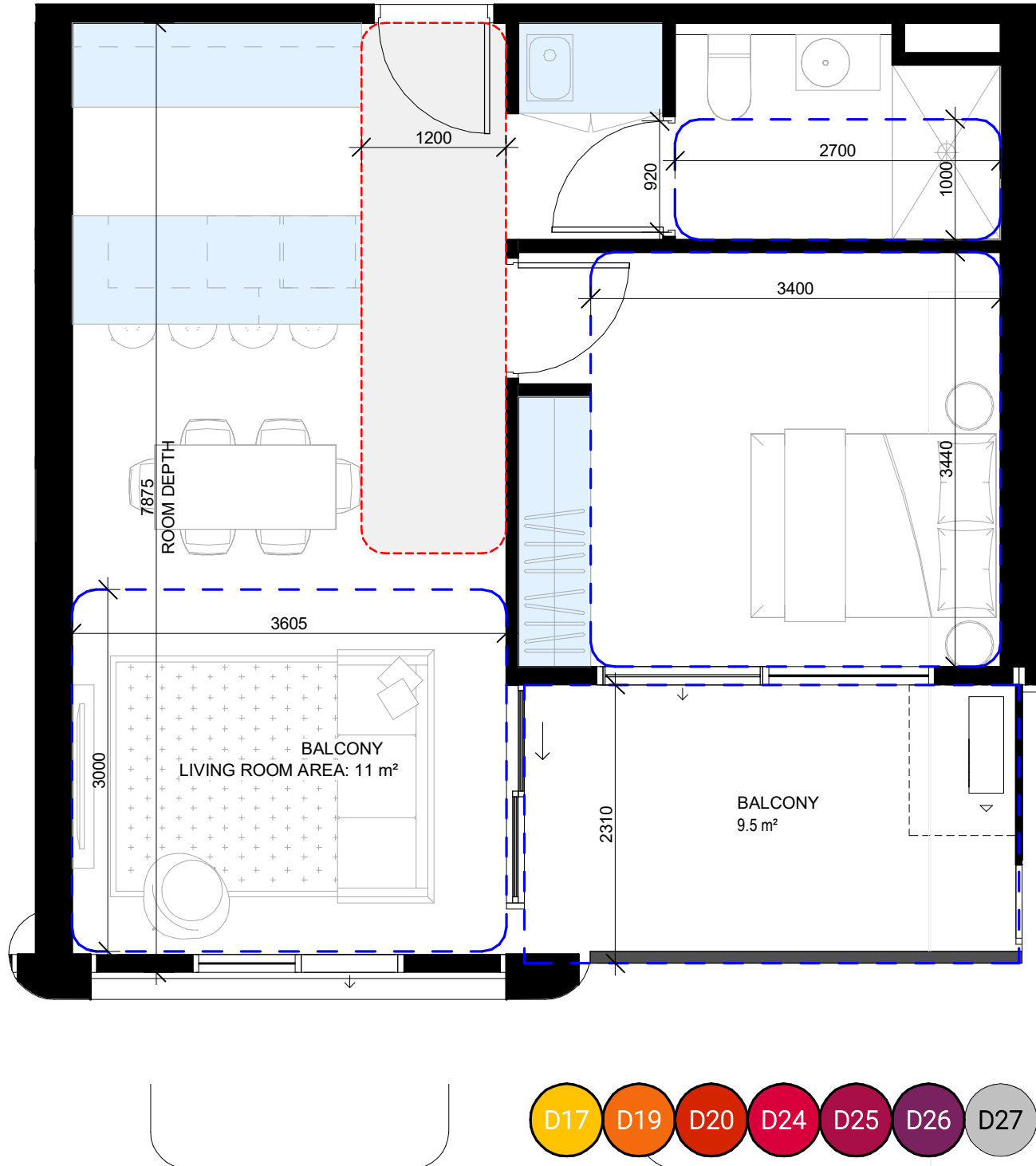


UNIT TYPE: 1 BED & 1 BATH  
APT: 126, 226, 326, 426, 526, 621, 721, 821, 921, 1021, 1110

2 APARTMENT TYPE 22  
SCALE 1 : 50

TYPE 22 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	4 m³
TOTAL INTERNAL STORAGE	8 m³

\* 2m³ STORAGE CAGE REQUIRED



UNIT TYPE: 1 BED & 1 BATH  
APT: 127, 227, 327, 427, 527, 622, 722, 822, 922, 1022, 1111

1 APARTMENT TYPE 22B  
SCALE 1 : 50

TYPE 22B INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	4 m³
TOTAL INTERNAL STORAGE	8 m³

\* 2m³ STORAGE CAGE REQUIRED



UNIT TYPE: 1 BED & 1 BATH + STUDY  
APT: 128, 228, 328, 428, 528, 1112

3 APARTMENT TYPE 23  
SCALE 1 : 50

TYPE 23 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	8 m³

\* 2m³ STORAGE CAGE REQUIRED

LEGEND	
D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D20	STANDARD 'D20' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
D28	'DUAL ASPECT' APARTMENT STANDARD 'D28' NOT APPLICABLE
	NON COMPLIANT STANDARD

NOTES:

CEILING HEIGHTS:  
LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT  
UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:  
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

SHOWERS:  
ALL APARTMENT SHOWERS TO BE HOBLESS STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.

ADVERTISED PLAN

BADS ASSESSMENT TABLE - TYPE 22

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
1 BED & 1 BATH	TYPE 22	11	YES	YES	YES	YES	YES	YES	NO

BADS ASSESSMENT TABLE - TYPE 22B

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
1 BED & 1 BATH	TYPE 22B	11	YES	YES	YES	YES	YES	YES	NO

BADS ASSESSMENT TABLE - TYPE 23

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
1 BED & 1 BATH + STUDY	TYPE 23	6	YES	YES	YES	YES	YES	YES	YES



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Project

MIXED USE DEVELOPMENT  
139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
C	31/07/2020	DEVL P RFI RESPONSE - FULL RE-DESIGN
D	22/09/2021	PLANNING PERMIT AMENDMENT

Title

APARTMENT DESIGN GUIDELINES  
10 - APARTMENTS

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No.

TP2.29

Revision

D

Scale

1 : 50@A1

Date

22/09/2021

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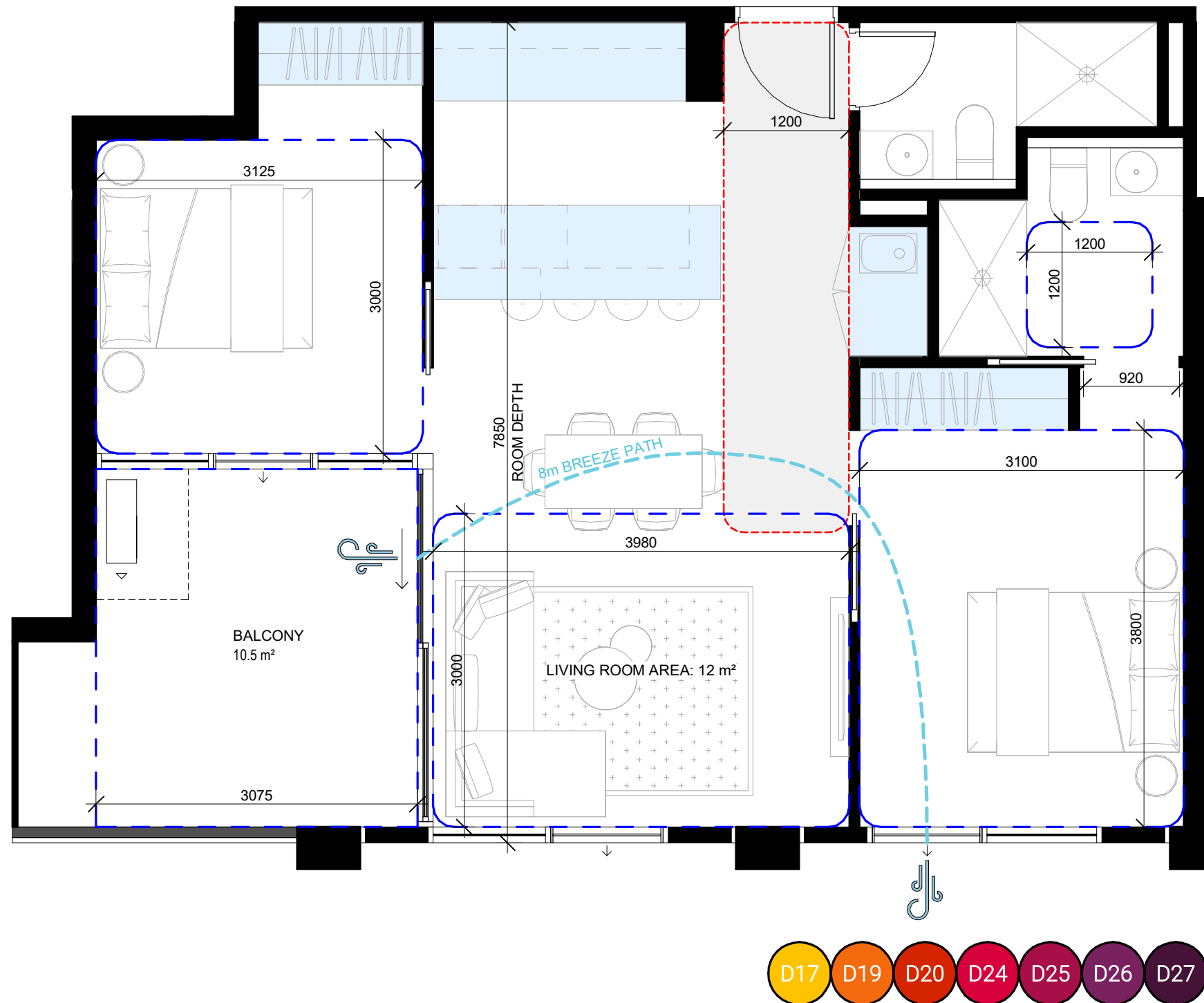
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TOWN PLANNING

18113



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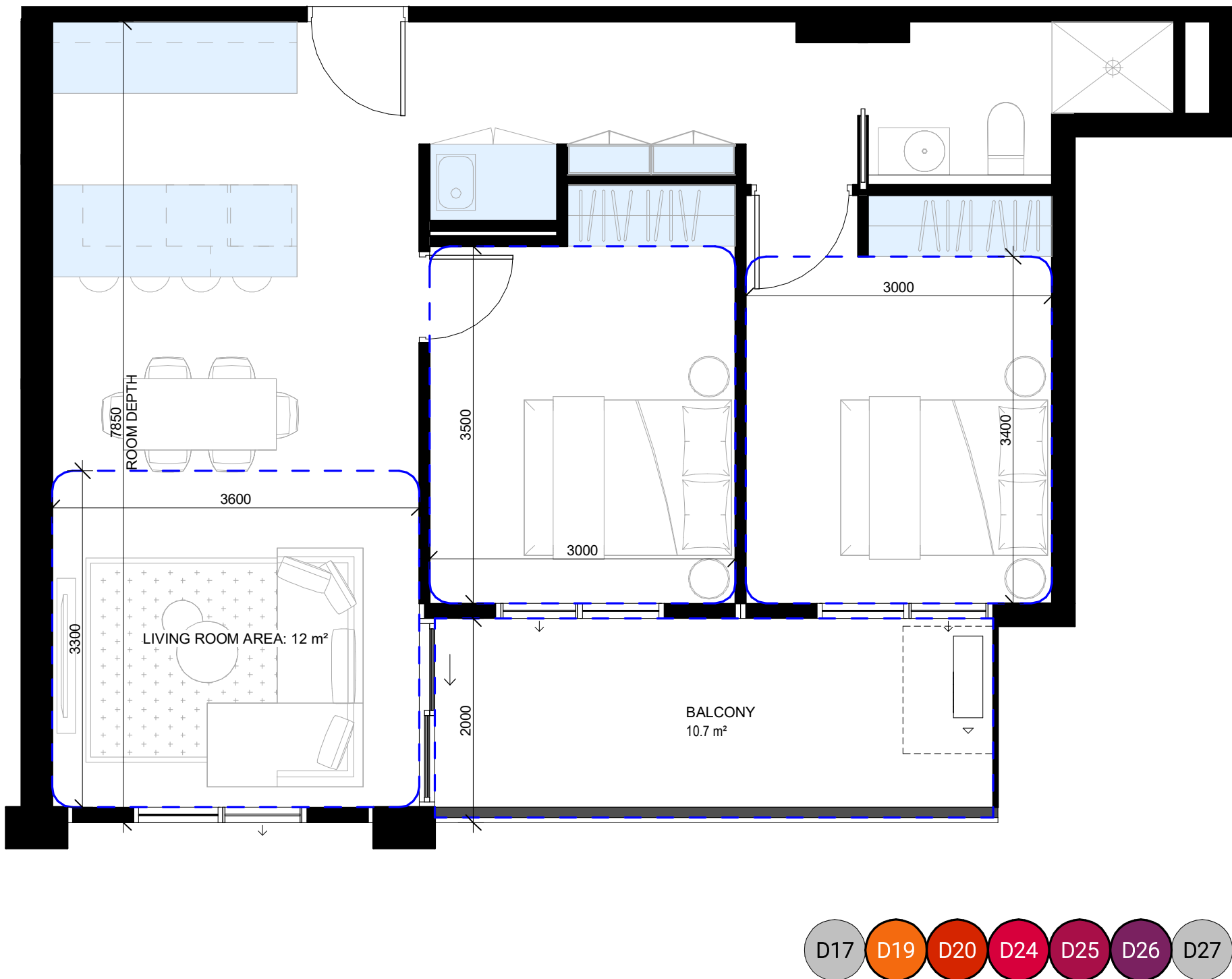


UNIT TYPE: 2 BED & 2 BATH  
APT: 601, 701, 801, 901, 1001

1 APARTMENT TYPE 24  
SCALE 1 : 50

TYPE 24 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	2 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	3 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	10 m³

\* 4m³ STORAGE CAGE REQUIRED

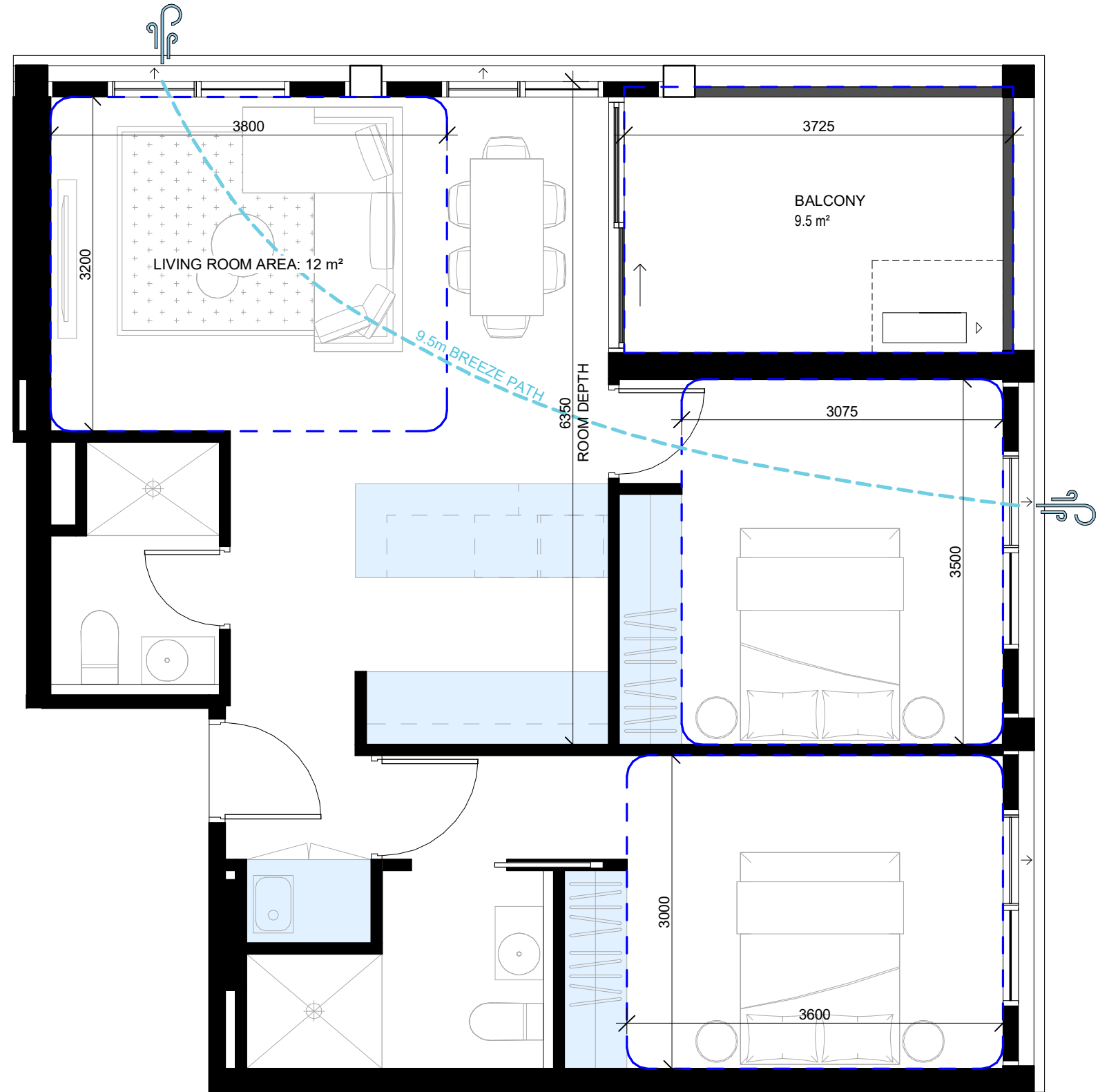


UNIT TYPE: 2 BED & 1 BATH  
APT: 602, 702, 802, 902, 1002

2 APARTMENT TYPE 25  
SCALE 1 : 50

TYPE 25 INTERNAL STORAGE SCHEDULE	
CUPBOARD	1 m³
CUPBOARD	1 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	3 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	11 m³

\* 3m³ STORAGE CAGE REQUIRED



UNIT TYPE: 2 BED & 2 BATH  
APT: 707, 807, 907, 1007

3 APARTMENT TYPE 26  
SCALE 1 : 50

TYPE 26 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	4 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	11 m³

\* 3m³ STORAGE CAGE REQUIRED

LEGEND	
D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D20	STANDARD 'D20' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
D28	'DUAL ASPECT' APARTMENT STANDARD 'D28' NOT APPLICABLE
	NON COMPLIANT STANDARD

NOTES:

CEILING HEIGHTS:  
LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT  
UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:  
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

SHOWERS:  
ALL APARTMENT SHOWERS TO BE HOBLESS STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.

BADS ASSESSMENT TABLE - TYPE 24

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 2 BATH	TYPE 24	5	YES	YES	YES	YES	YES	YES	YES

BADS ASSESSMENT TABLE - TYPE 25

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 1 BATH	TYPE 25	5	NO	YES	YES	YES	YES	YES	NO

BADS ASSESSMENT TABLE - TYPE 26

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 2 BATH	TYPE 26	4	NO	YES	YES	YES	YES	YES	YES

ADVERTISED PLAN



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Project

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139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
C	31/07/2020	DEVL RFI RESPONSE - FULL RE-DESIGN
D	22/09/2021	PLANNING PERMIT AMENDMENT

Title

APARTMENT DESIGN GUIDELINES  
11 - APARTMENTS

Sheet

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NOT FOR CONSTRUCTION

Sheet No.

TP2.30

Revision

D

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1 : 50@A1

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CHT Architects Pty Ltd  
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Interior Design  
Urban Design

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Client

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Amendments

No.	Date	Notes
C	31/07/2020	DEVL P RFI RESPONSE - FULL RE-DESIGN
D	22/09/2021	PLANNING PERMIT AMENDMENT

Title

APARTMENT DESIGN GUIDELINES  
12 - APARTMENTS

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No.

TP2.31

Revision

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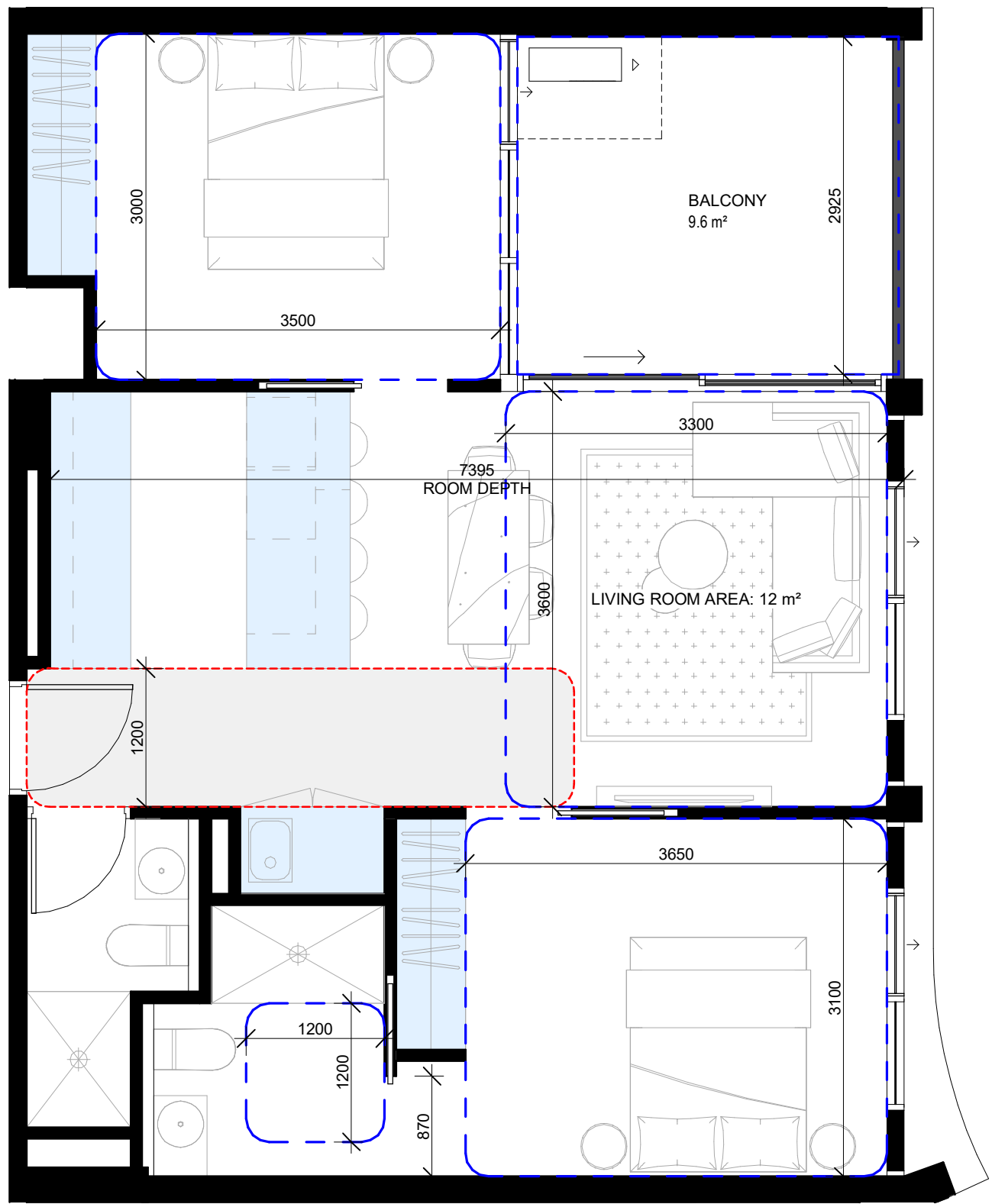
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D17 D19 D20 D24 D25 D26 D27

UNIT TYPE: 2 BED & 2 BATH  
APT: 708, 808, 908, 1008

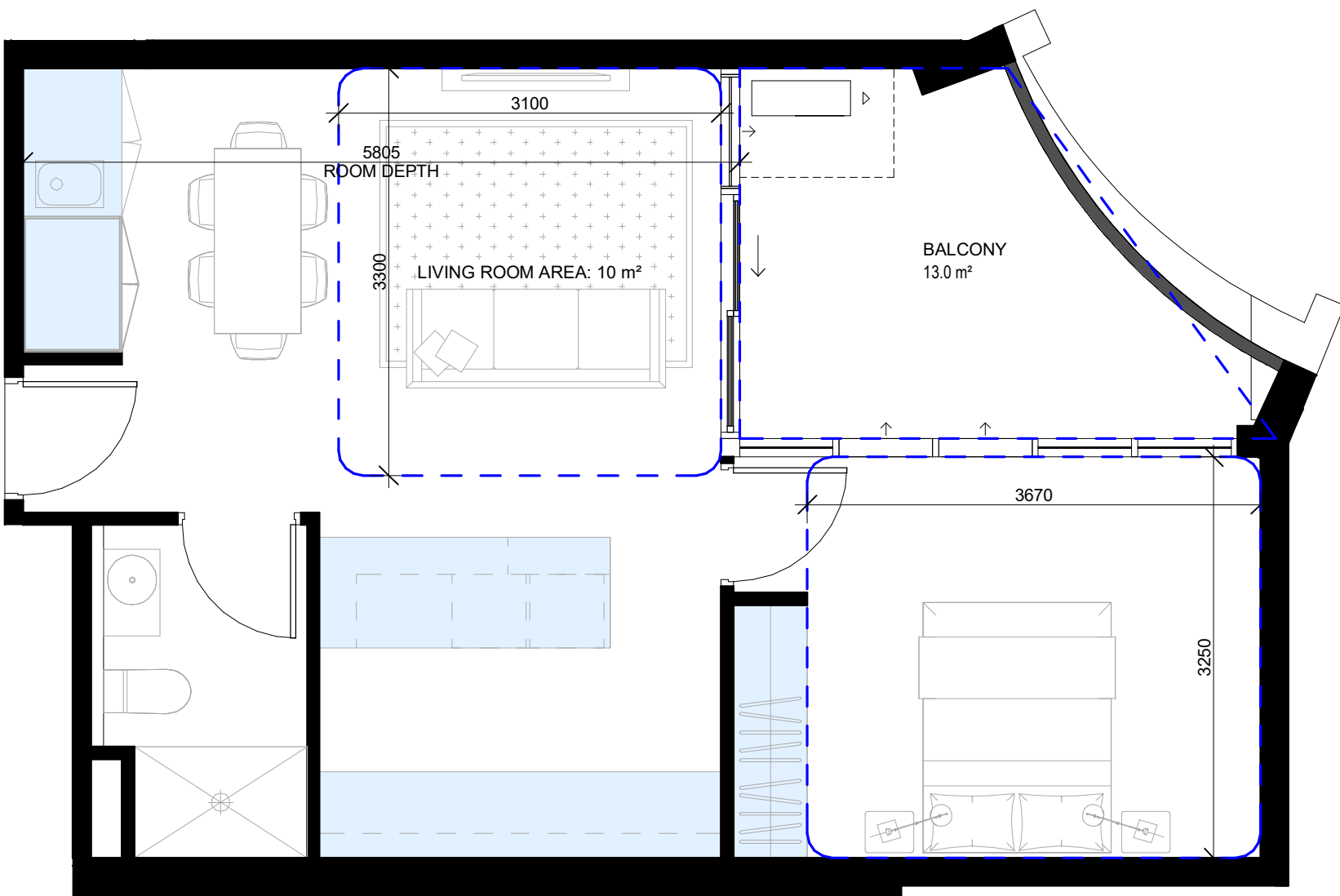
1 APARTMENT TYPE 27  
SCALE 1 : 50

TYPE 27 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	3 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	11 m³

\* 3m³ STORAGE CAGE REQUIRED

BADS ASSESSMENT TABLE - TYPE 27

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 2 BATH	TYPE 27	4	YES	YES	YES	YES	YES	YES	NO



D17 D19 D20 D24 D25 D26 D27

UNIT TYPE: 1 BED & 1 BATH  
APT: 609, 709, 809, 909, 1009

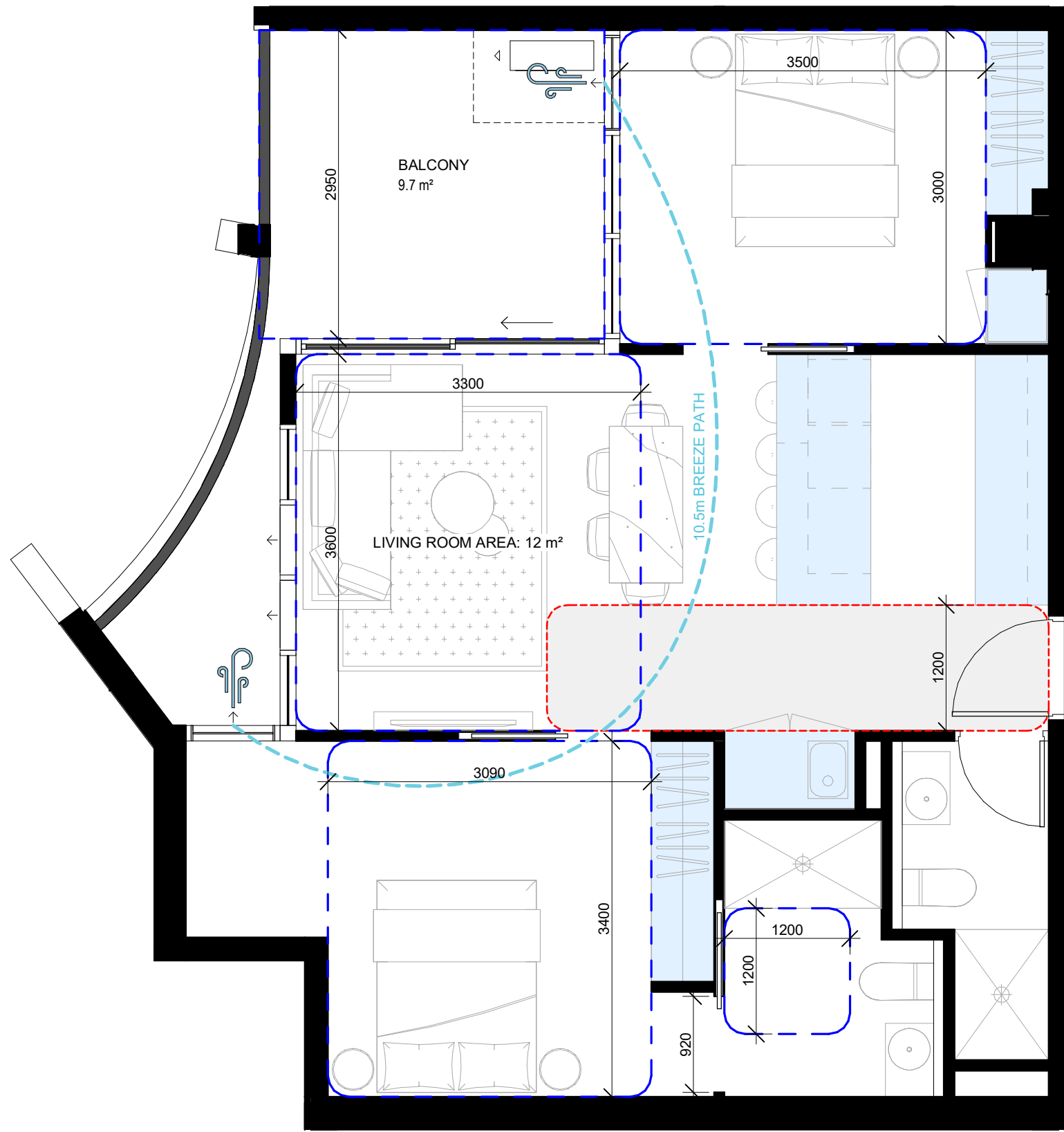
2 APARTMENT TYPE 28  
SCALE 1 : 50

TYPE 28 INTERNAL STORAGE SCHEDULE	
CUPBOARD	2 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	2 m³
LAUNDRY	2 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	11 m³

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BADS ASSESSMENT TABLE - TYPE 28

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
1 BED & 1 BATH	TYPE 28	5	NO	YES	YES	YES	YES	YES	NO



D17 D19 D20 D24 D25 D26 D27

UNIT TYPE: 2 BED & 2 BATH  
APT: 714, 814, 914, 1014, 1103

3 APARTMENT TYPE 29  
SCALE 1 : 50

TYPE 29 INTERNAL STORAGE SCHEDULE	
CASEWORK	1 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	4 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	12 m³

\* 2m³ STORAGE CAGE REQUIRED

BADS ASSESSMENT TABLE - TYPE 29

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 2 BATH	TYPE 29	6	YES	YES	YES	YES	YES	YES	YES

LEGEND

D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D20	STANDARD 'D20' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
D28	'DUAL ASPECT' APARTMENT STANDARD 'D28' NOT APPLICABLE
	NON COMPLIANT STANDARD

NOTES:

CEILING HEIGHTS:  
LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT  
UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:  
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

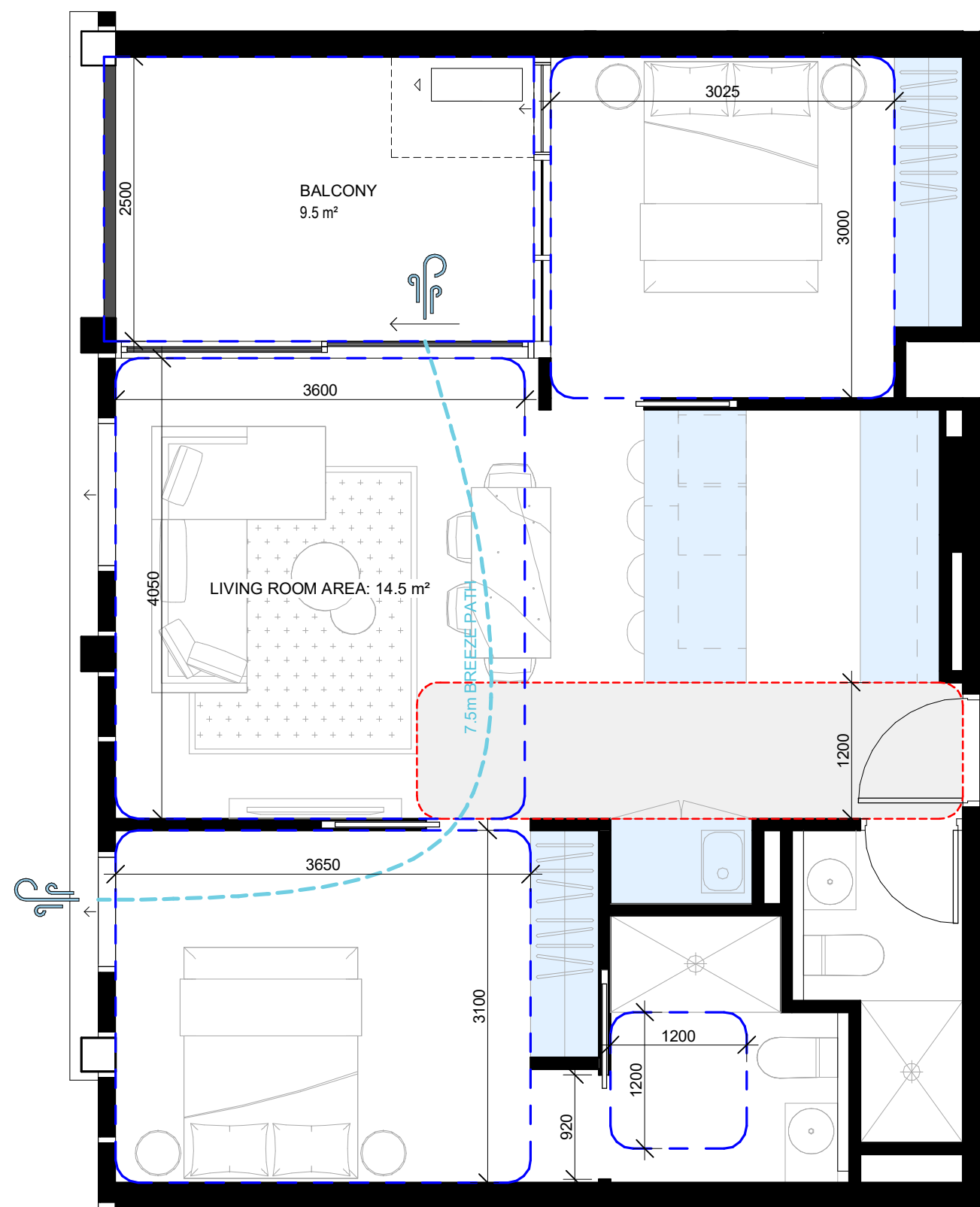
SHOWERS:  
ALL APARTMENT SHOWERS TO BE HOBLESS STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.

TOWN PLANNING

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PLAN



D17 D19 D20 D24 D25 D26 D27

UNIT TYPE: 2 BED & 2 BATH  
APT: 715, 815, 915, 1015, 1104

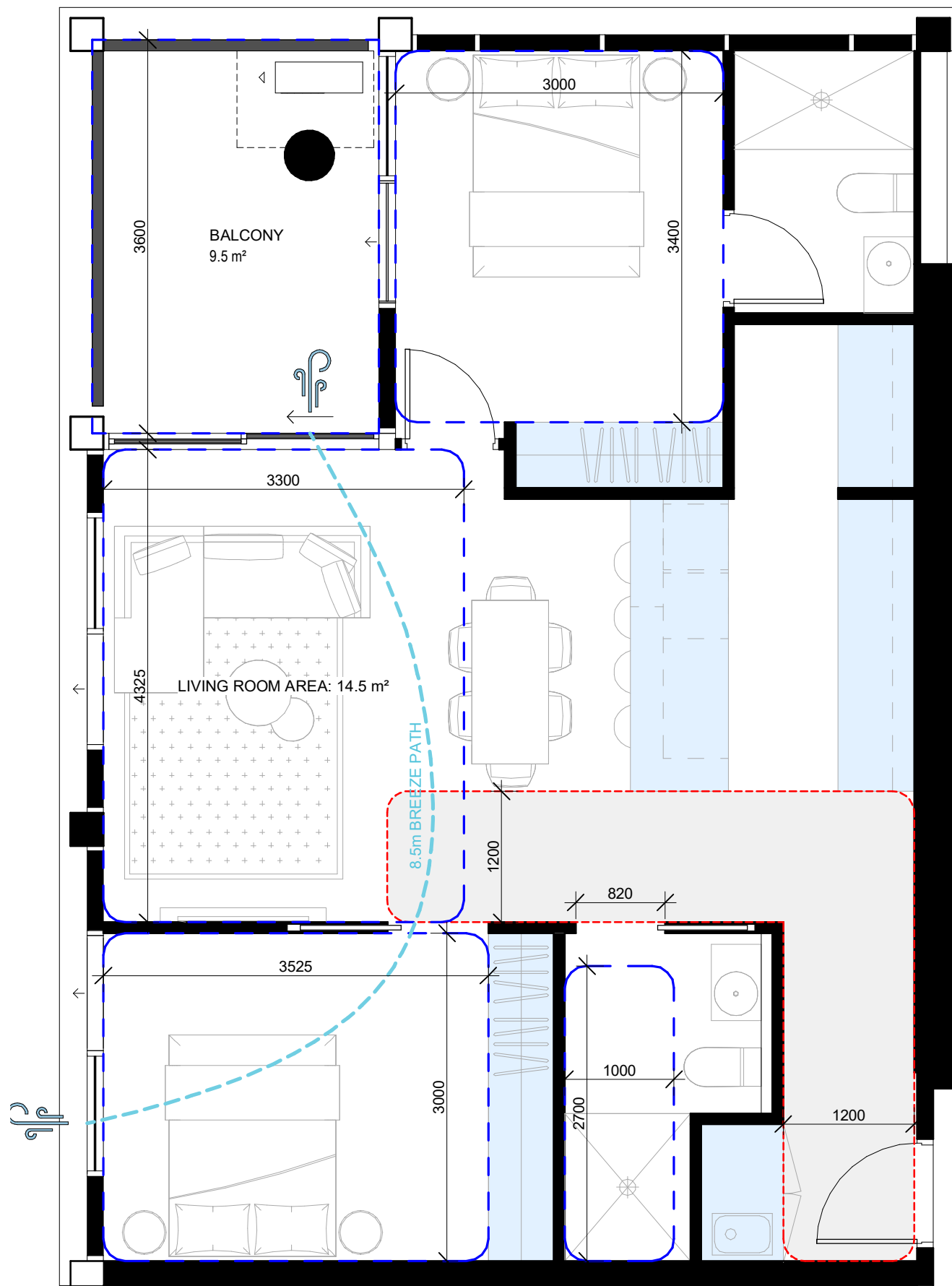
1 APARTMENT TYPE 30  
SCALE 1 : 50

TYPE 30 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	3 m³
WARDROBE	4 m³
TOTAL INTERNAL STORAGE	11 m³

\* 3m³ STORAGE CAGE REQUIRED

BADS ASSESSMENT TABLE - TYPE 30

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 2 BATH	TYPE 30	6	YES	YES	YES	YES	YES	YES	YES



D17 D19 D20 D24 D25 D26 D27

UNIT TYPE: 2 BED & 2 BATH  
APT: 616, 716, 816, 916, 1016, 1105

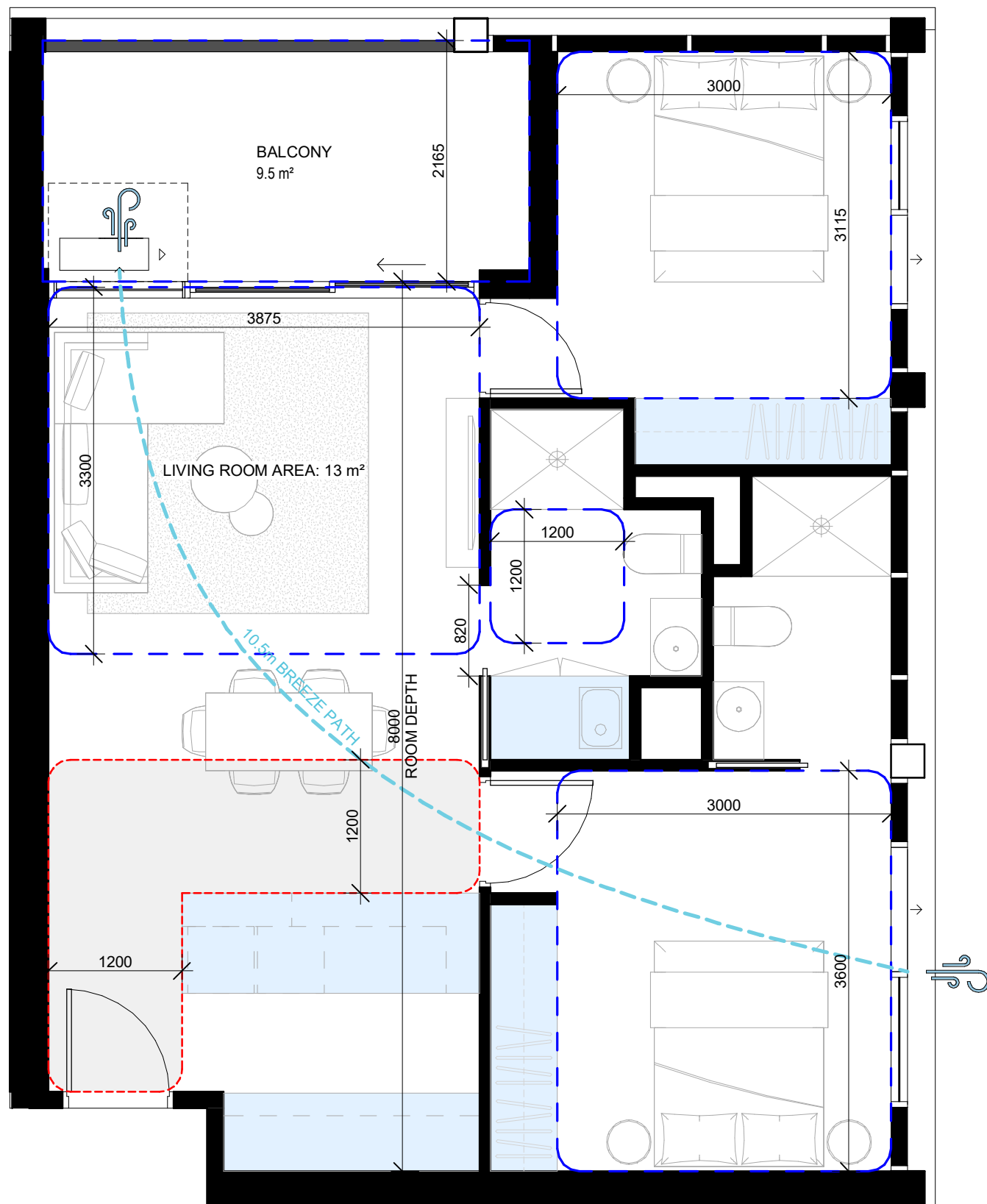
2 APARTMENT TYPE 31  
SCALE 1 : 50

TYPE 31 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	2 m³
KITCHEN BENCH	2 m³
LAUNDRY	2 m³
WARDROBE	5 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	14 m³

BADS ASSESSMENT TABLE - TYPE 31

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 2 BATH	TYPE 31	6	YES	YES	YES	YES	YES	YES	YES

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D17 D19 D20 D24 D25 D26 D27

UNIT TYPE: 2 BED & 2 BATH  
APT: 617, 717, 817, 917, 1017, 1106

3 APARTMENT TYPE 32  
SCALE 1 : 50

TYPE 32 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	2 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	4 m³
WARDROBE	4 m³
TOTAL INTERNAL STORAGE	12 m³

\* 2m³ STORAGE CAGE REQUIRED

BADS ASSESSMENT TABLE - TYPE 32

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 2 BATH	TYPE 32	6	YES	YES	YES	YES	YES	YES	YES

LEGEND

D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D20	STANDARD 'D20' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
D28	'DUAL ASPECT' APARTMENT STANDARD 'D28' NOT APPLICABLE
	NON COMPLIANT STANDARD

NOTES:

CEILING HEIGHTS:  
LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT  
UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:  
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

SHOWERS:  
ALL APARTMENT SHOWERS TO BE HOBLESS STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.



CHT Architects Pty Ltd  
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Project

MIXED USE DEVELOPMENT  
139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
C	31/07/2020	DEVL RP RESPONSE - FULL RE-DESIGN
D	22/09/2021	PLANNING PERMIT AMENDMENT

Title

APARTMENT DESIGN GUIDELINES  
13 - APARTMENTS

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No.

TP2.32

Revision

D

Scale

1 : 50@A1

Date

22/09/2021

Drawn by:AutoChecked by:Checker

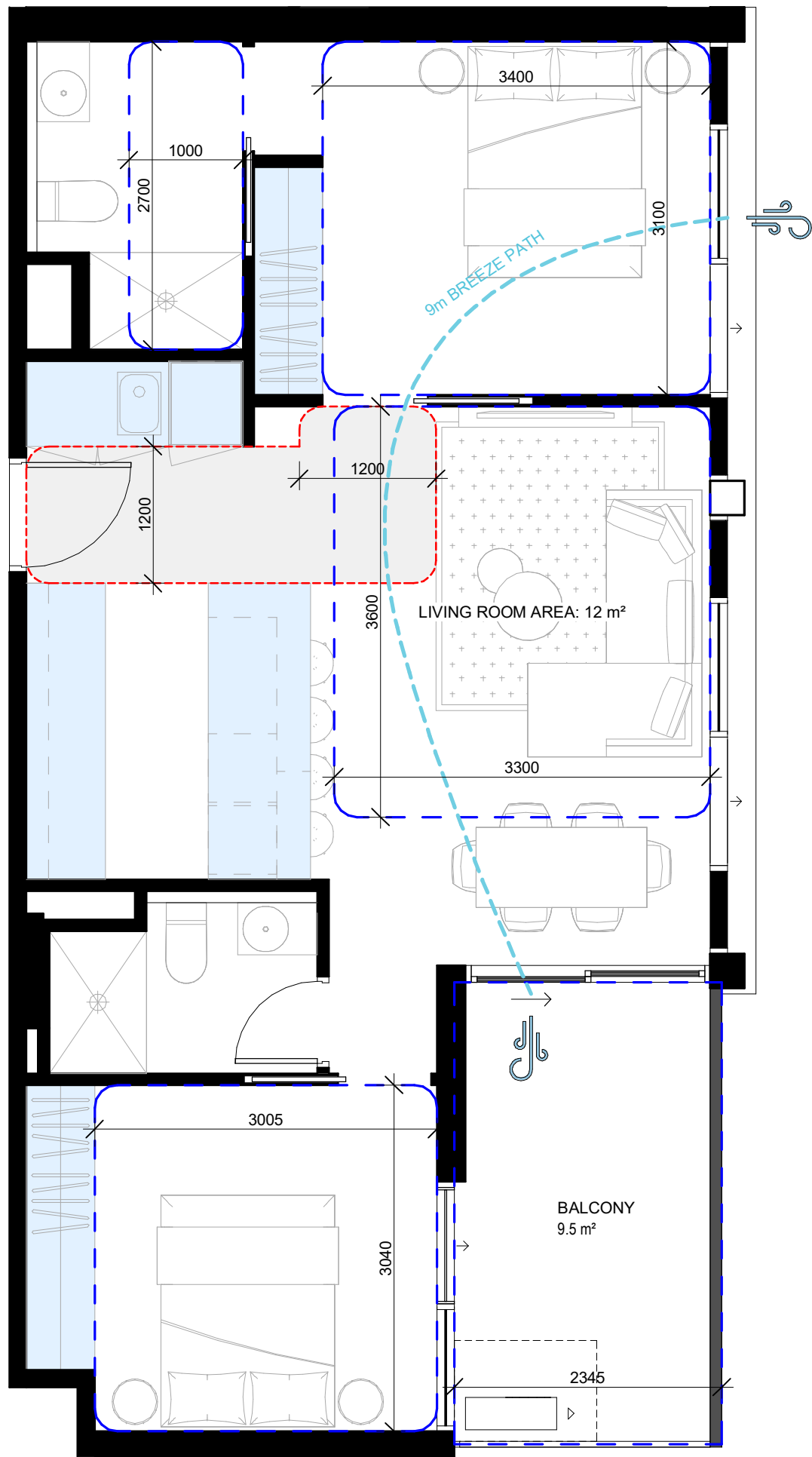
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TOWN PLANNING

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D17 D19 D20 D24 D25 D26 D27

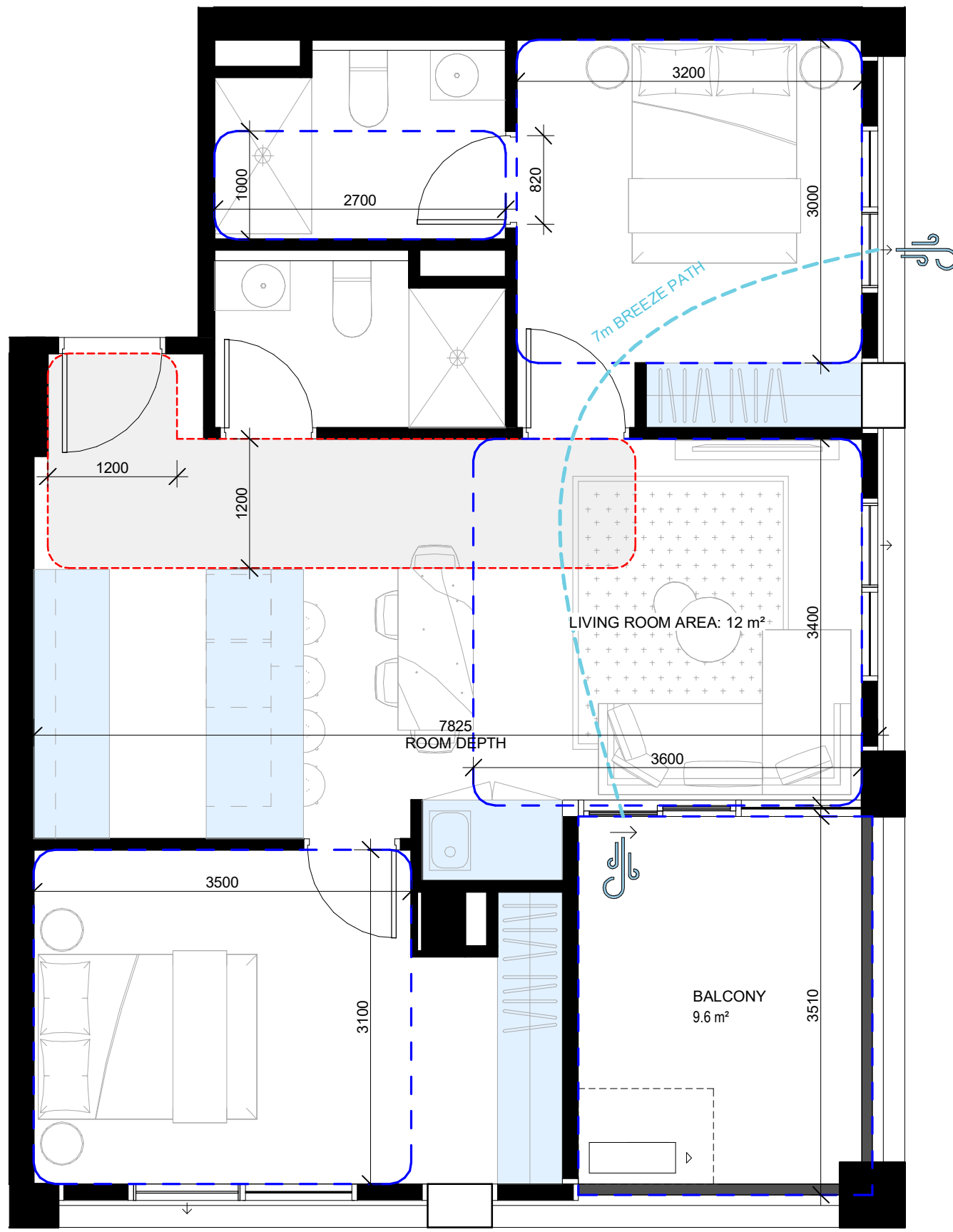
UNIT TYPE: 2 BED & 2 BATH  
APT: 618, 619, 718, 719, 818, 819, 918, 919, 1018, 1019, 1107, 1108

1 APARTMENT TYPE 33  
SCALE 1 : 50

TYPE 33 INTERNAL STORAGE SCHEDULE	
CASEWORK	1 m³
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	3 m³
WARDROBE	4 m³
TOTAL INTERNAL STORAGE	13 m³
* 1m³ STORAGE CAGE REQUIRED	

BADS ASSESSMENT TABLE - TYPE 33

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 2 BATH	TYPE 33	12	YES	YES	YES	YES	YES	YES	YES



D17 D19 D20 D24 D25 D26 D27

UNIT TYPE: 2 BED & 2 BATH  
APT: 620, 720, 820, 920, 1020, 1109

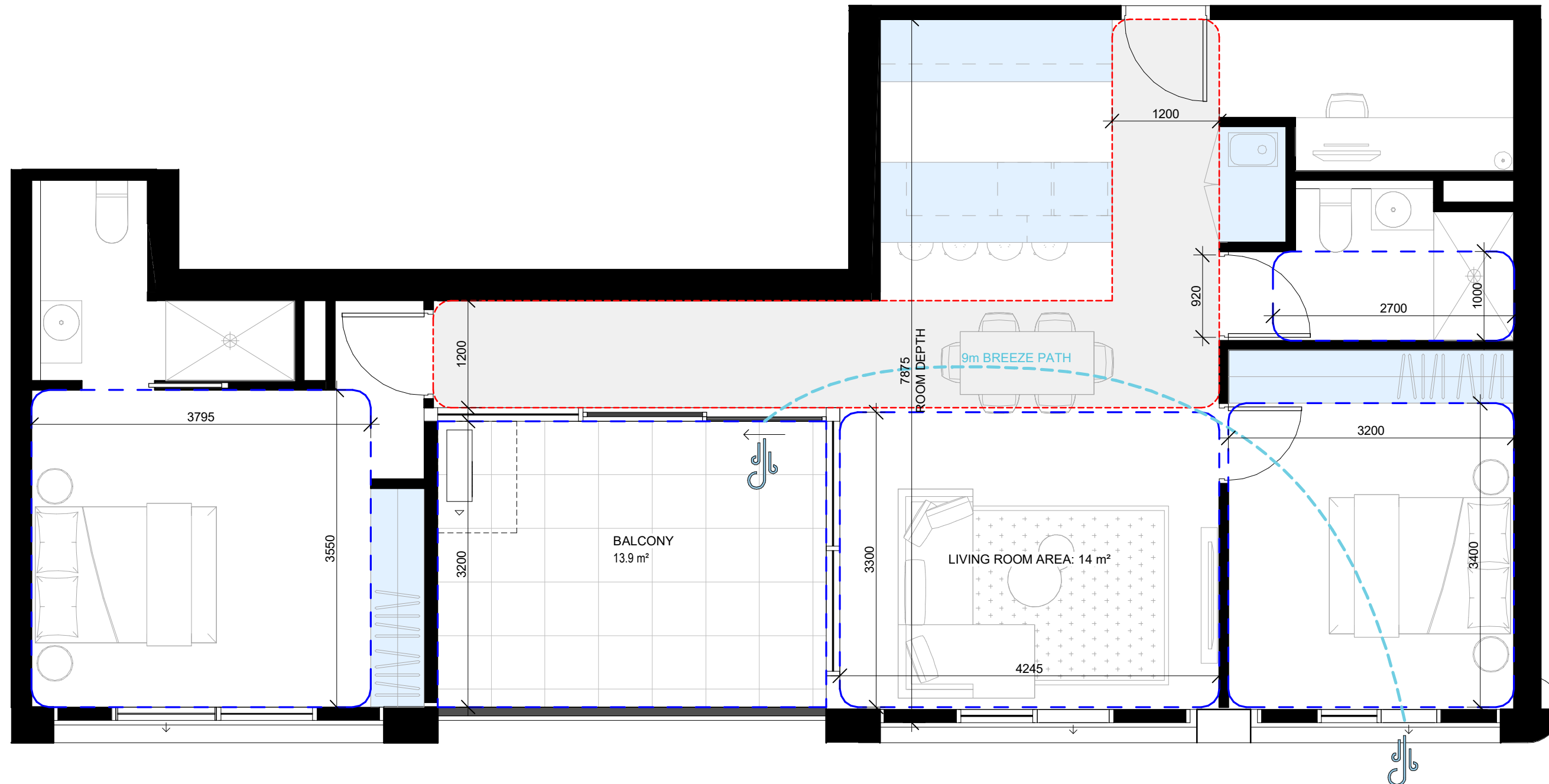
2 APARTMENT TYPE 34  
SCALE 1 : 50

TYPE 34 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	4 m³
WARDROBE	3 m³
TOTAL INTERNAL STORAGE	12 m³

\* 2m³ STORAGE CAGE REQUIRED

BADS ASSESSMENT TABLE - TYPE 34

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 2 BATH	TYPE 34	6	YES	YES	YES	YES	YES	YES	YES



D17 D19 D20 D24 D25 D26 D27

UNIT TYPE: 2 BED & 2 BATH + STUDY  
APT: 623, 723, 823, 923, 1023

3 APARTMENT TYPE 35  
SCALE 1 : 50

TYPE 35 INTERNAL STORAGE SCHEDULE	
ISLAND BENCH	1 m³
KITCHEN BENCH	1 m³
LAUNDRY	2 m³
WARDROBE	4 m³
WARDROBE	5 m³
TOTAL INTERNAL STORAGE	14 m³

LEGEND	
D17	STANDARD D17 COMPLIANT
D19	STANDARD D19 COMPLIANT
D20	STANDARD D20 COMPLIANT
D24	STANDARD D24 COMPLIANT
D25	STANDARD D25 COMPLIANT
D26	STANDARD D26 COMPLIANT
D27	STANDARD D27 COMPLIANT
D28	'DUAL ASPECT' APARTMENT STANDARD D28 NOT APPLICABLE
	NON COMPLIANT STANDARD

NOTES:

CEILING HEIGHTS:  
LOWER GROUND FLOOR - MINIMUM 2.9M CEILING HEIGHT  
UPPER GROUND FLOOR - MINIMUM 3.6M CEILING HEIGHT

DOORS:  
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

SHOWERS:  
ALL APARTMENT SHOWERS TO BE HOBLESS STEP FREE SHOWERS & IN THE CASE OF DESIGN OPTION B, SHALL HAVE A REMOVABLE SCREEN.

BADS ASSESSMENT TABLE - TYPE 35

DESCRIPTION	UNIT TYPE	QTY	STANDARD 'D17' COMPLIANT ?	STANDARD 'D19' COMPLIANT ?	STANDARD 'D20' COMPLIANT ?	STANDARD 'D24' COMPLIANT ?	STANDARD 'D25' COMPLIANT ?	STANDARD 'D26' COMPLIANT ?	STANDARD 'D27' COMPLIANT ?
2 BED & 2 BATH + STUDY	TYPE 35	5	YES	YES	YES	YES	YES	YES	YES

TOWN PLANNING



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Project

MIXED USE DEVELOPMENT  
139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEVL RP RESPONSE
C	31/07/2020	DEVL RP RESPONSE - FULL RE-DESIGN
D	22/09/2021	PLANNING PERMIT AMENDMENT

Title

APARTMENT DESIGN GUIDELINES  
14 - APARTMENTS

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No.

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Revision

D

Scale

1 : 50@A1

Date

22/09/2021

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STANDARD 'D17' ACCESSIBILITY ASSESSMENT				
TYPE	DESCRIPTION	QTY	STANDARD 'D17' COMPLIANT?	Area Type
TH TYPE 01	3B2B TOWNHOUSE	2	NO	TOWNHOUSE
TH TYPE 02	3B2B TOWNHOUSE	2	NO	TOWNHOUSE
TH TYPE 03	3B2B TOWNHOUSE	1	NO	TOWNHOUSE
TYPE 01	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 02	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 03	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 04	2 BED & 2 BATH	1	YES	APARTMENT
TYPE 05	1 BED & 1 BATH	5	NO	APARTMENT
TYPE 06	1 BED & 1 BATH	10	YES	APARTMENT
TYPE 07	2 BED & 2 BATH	10	YES	APARTMENT
TYPE 08	2 BED & 2 BATH	20	YES	APARTMENT
TYPE 09	2 BED & 2 BATH	10	YES	APARTMENT
TYPE 10	2 BED & 2 BATH	5	NO	APARTMENT
TYPE 11	1 BED & 1 BATH	5	NO	APARTMENT
TYPE 12	1 BED & 1 BATH + STUDY	5	NO	APARTMENT
TYPE 13A	1 BED & 1 BATH + STUDY	2	YES	APARTMENT
TYPE 13B	1 BED & 1 BATH + STUDY	3	YES	APARTMENT
TYPE 14	1 BED & 1 BATH + STUDY	9	NO	APARTMENT
TYPE 14B	1 BED & 1 BATH	1	YES	APARTMENT
TYPE 15	1 BED & 1 BATH	21	NO	APARTMENT
TYPE 16	2 BED & 2 BATH	11	NO	APARTMENT
TYPE 17	1 BED & 1 BATH + STUDY	4	NO	APARTMENT
TYPE 17B	1 BED & 1 BATH + STUDY	1	NO	APARTMENT
TYPE 18	2 BED & 2 BATH	30	YES	APARTMENT
TYPE 19	2 BED & 2 BATH	5	NO	APARTMENT
TYPE 20	2 BED & 2 BATH	5	NO	APARTMENT
TYPE 21	2 BED & 2 BATH	5	NO	APARTMENT
TYPE 22	1 BED & 1 BATH	11	YES	APARTMENT
TYPE 22B	1 BED & 1 BATH	11	YES	APARTMENT
TYPE 23	1 BED & 1 BATH + STUDY	6	YES	APARTMENT
TYPE 24	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 25	2 BED & 1 BATH	5	NO	APARTMENT
TYPE 26	2 BED & 2 BATH	4	NO	APARTMENT
TYPE 27	2 BED & 2 BATH	4	YES	APARTMENT
TYPE 28	1 BED & 1 BATH	5	NO	APARTMENT
TYPE 29	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 30	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 31	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 32	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 33	2 BED & 2 BATH	12	YES	APARTMENT
TYPE 34	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 35	2 BED & 2 BATH + STUDY	5	YES	APARTMENT
TYPE 36	2 BED & 2 BATH	1	NO	APARTMENT
TYPE 37	2 BED & 2 BATH	1	YES	APARTMENT
TOTAL UNITS: 276		276		

STANDARD 'D19' PRIVATE OPEN SPACE ASSESSMENT				
TYPE	DESCRIPTION	QTY	STANDARD 'D19' COMPLIANT?	Area Type
TH TYPE 01	3B2B TOWNHOUSE	2	YES	TOWNHOUSE
TH TYPE 02	3B2B TOWNHOUSE	2	YES	TOWNHOUSE
TH TYPE 03	3B2B TOWNHOUSE	1	YES	TOWNHOUSE
TYPE 01	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 02	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 03	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 04	2 BED & 2 BATH	1	YES	APARTMENT
TYPE 05	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 06	1 BED & 1 BATH	10	YES	APARTMENT
TYPE 07	2 BED & 2 BATH	10	YES	APARTMENT
TYPE 08	2 BED & 2 BATH	20	YES	APARTMENT
TYPE 09	2 BED & 2 BATH	10	YES	APARTMENT
TYPE 10	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 11	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 12	1 BED & 1 BATH + STUDY	5	YES	APARTMENT
TYPE 13A	1 BED & 1 BATH + STUDY	2	YES	APARTMENT
TYPE 13B	1 BED & 1 BATH + STUDY	3	YES	APARTMENT
TYPE 14	1 BED & 1 BATH + STUDY	9	YES	APARTMENT
TYPE 14B	1 BED & 1 BATH	1	YES	APARTMENT
TYPE 15	1 BED & 1 BATH	21	YES	APARTMENT
TYPE 16	2 BED & 2 BATH	11	YES	APARTMENT
TYPE 17	1 BED & 1 BATH + STUDY	4	YES	APARTMENT
TYPE 17B	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 18	2 BED & 2 BATH	30	YES	APARTMENT
TYPE 19	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 20	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 21	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 22	1 BED & 1 BATH	11	YES	APARTMENT
TYPE 22B	1 BED & 1 BATH	11	YES	APARTMENT
TYPE 23	1 BED & 1 BATH + STUDY	6	YES	APARTMENT
TYPE 24	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 25	2 BED & 1 BATH	5	YES	APARTMENT
TYPE 26	2 BED & 2 BATH	4	YES	APARTMENT
TYPE 27	2 BED & 2 BATH	4	YES	APARTMENT
TYPE 28	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 29	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 30	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 31	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 32	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 33	2 BED & 2 BATH	12	YES	APARTMENT
TYPE 34	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 35	2 BED & 2 BATH + STUDY	5	YES	APARTMENT
TYPE 36	2 BED & 2 BATH	1	YES	APARTMENT
TYPE 37	2 BED & 2 BATH	1	YES	APARTMENT
TOTAL UNITS: 276				

STANDARD 'D20'STORAGE ASSESSMENT				
TYPE	DESCRIPTION	QTY	STANDARD 'D20' COMPLIANT?	Area Type
TH TYPE 01	3B2B TOWNHOUSE	2	YES	TOWNHOUSE
TH TYPE 02	3B2B TOWNHOUSE	2	YES	TOWNHOUSE
TH TYPE 03	3B2B TOWNHOUSE	1	YES	TOWNHOUSE
TYPE 01	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 02	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 03	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 04	2 BED & 2 BATH	1	YES	APARTMENT
TYPE 05	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 06	1 BED & 1 BATH	10	YES	APARTMENT
TYPE 07	2 BED & 2 BATH	10	YES	APARTMENT
TYPE 08	2 BED & 2 BATH	20	YES	APARTMENT
TYPE 09	2 BED & 2 BATH	10	YES	APARTMENT
TYPE 10	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 11	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 12	1 BED & 1 BATH + STUDY	5	YES	APARTMENT
TYPE 13A	1 BED & 1 BATH + STUDY	2	YES	APARTMENT
TYPE 13B	1 BED & 1 BATH + STUDY	3	YES	APARTMENT
TYPE 14	1 BED & 1 BATH + STUDY	9	YES	APARTMENT
TYPE 14B	1 BED & 1 BATH	1	YES	APARTMENT
TYPE 15	1 BED & 1 BATH	21	YES	APARTMENT
TYPE 16	2 BED & 2 BATH	11	YES	APARTMENT
TYPE 17	1 BED & 1 BATH + STUDY	4	YES	APARTMENT
TYPE 17B	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 18	2 BED & 2 BATH	30	YES	APARTMENT
TYPE 19	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 20	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 21	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 22	1 BED & 1 BATH	11	YES	APARTMENT
TYPE 22B	1 BED & 1 BATH	11	YES	APARTMENT
TYPE 23	1 BED & 1 BATH + STUDY	6	YES	APARTMENT
TYPE 24	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 25	2 BED & 1 BATH	5	YES	APARTMENT
TYPE 26	2 BED & 2 BATH	4	YES	APARTMENT
TYPE 27	2 BED & 2 BATH	4	YES	APARTMENT
TYPE 28	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 29	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 30	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 31	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 32	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 33	2 BED & 2 BATH	12	YES	APARTMENT
TYPE 34	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 35	2 BED & 2 BATH + STUDY	5	YES	APARTMENT
TYPE 36	2 BED & 2 BATH	1	YES	APARTMENT
TYPE 37	2 BED & 2 BATH	1	YES	APARTMENT
TOTAL UNITS: 276				

STANDARD 'D24' FUNCTIONAL LAYOUT ASSESSMENT				
TYPE	DESCRIPTION	QTY	STANDARD 'D24' COMPLIANT?	Area Type
TH TYPE 01	3B2B TOWNHOUSE	2	YES	TOWNHOUSE
TH TYPE 02	3B2B TOWNHOUSE	2	YES	TOWNHOUSE
TH TYPE 03	3B2B TOWNHOUSE	1	YES	TOWNHOUSE
TYPE 01	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 02	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 03	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 04	2 BED & 2 BATH	1	YES	APARTMENT
TYPE 05	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 06	1 BED & 1 BATH	10	YES	APARTMENT
TYPE 07	2 BED & 2 BATH	10	YES	APARTMENT
TYPE 08	2 BED & 2 BATH	20	YES	APARTMENT
TYPE 09	2 BED & 2 BATH	10	YES	APARTMENT
TYPE 10	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 11	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 12	1 BED & 1 BATH + STUDY	5	YES	APARTMENT
TYPE 13A	1 BED & 1 BATH + STUDY	2	YES	APARTMENT
TYPE 13B	1 BED & 1 BATH + STUDY	3	YES	APARTMENT
TYPE 14	1 BED & 1 BATH + STUDY	9	YES	APARTMENT
TYPE 14B	1 BED & 1 BATH	1	YES	APARTMENT
TYPE 15	1 BED & 1 BATH	21	YES	APARTMENT
TYPE 16	2 BED & 2 BATH	11	YES	APARTMENT
TYPE 17	1 BED & 1 BATH + STUDY	4	YES	APARTMENT
TYPE 17B	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 18	2 BED & 2 BATH	30	YES	APARTMENT
TYPE 19	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 20	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 21	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 22	1 BED & 1 BATH	11	YES	APARTMENT
TYPE 22B	1 BED & 1 BATH	11	YES	APARTMENT
TYPE 23	1 BED & 1 BATH + STUDY	6	YES	APARTMENT
TYPE 24	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 25	2 BED & 1 BATH	5	YES	APARTMENT
TYPE 26	2 BED & 2 BATH	4	YES	APARTMENT
TYPE 27	2 BED & 2 BATH	4	YES	APARTMENT
TYPE 28	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 29	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 30	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 31	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 32	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 33	2 BED & 2 BATH	12	YES	APARTMENT
TYPE 34	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 35	2 BED & 2 BATH + STUDY	5	YES	APARTMENT
TYPE 36	2 BED & 2 BATH	1	YES	APARTMENT
TYPE 37	2 BED & 2 BATH	1	YES	APARTMENT
TOTAL UNITS: 276				

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TOTAL NO. OF APARTMENTS + TOWNHOUSES	276
TOTAL NO. OF COMPLIANT UNITS	175
% COMPLIANCE REQUIRED	50%
% COMPLIANCE ACHIEVED	63.4%

TOTAL NO. OF APARTMENTS + TOWNHOUSES	276
TOTAL NO. OF COMPLIANT UNITS	276
% COMPLIANCE REQUIRED	100%
% COMPLIANCE ACHIEVED	100%

TOTAL NO. OF APARTMENTS + TOWNHOUSES	276
TOTAL NO. OF COMPLIANT UNITS	276
% COMPLIANCE REQUIRED	100%
% COMPLIANCE ACHIEVED	100%

TOTAL NO. OF APARTMENTS + TOWNHOUSES	276
TOTAL NO. OF COMPLIANT UNITS	276
% COMPLIANCE REQUIRED	100%
% COMPLIANCE ACHIEVED	100%

STANDARD 'D7' COMMUNAL OPEN SPACE ASSESSMENT

TOTAL NO. OF APARTMENTS	276
REQUIRED MINIMUM AREA OF COMMUNAL OPEN SPACE	250m²
AREA OF COMMUNAL OPEN SPACE ACHIEVED	333.4m²

ADVERTISED PLAN

D7

D17

D19

D20

STANDARD 'D24' COMPLIANT	STANDARD 'D25' COMPLIANT	STANDARD 'D26' COMPLIANT	STANDARD 'D27' COMPLIANT
--------------------------	--------------------------	--------------------------	--------------------------

D24

D25

D26

D27

TOWN PLANNING



CHT Architects Pty Ltd  
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Architecture  
Interior Design  
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Project

MIXED USE DEVELOPMENT  
139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEVL RP RESPONSE
C	31/07/2020	DEVL RP RESPONSE - FULL RE-DESIGN
D	22/09/2021	PLANNING PERMIT AMENDMENT

Title

APARTMENT DESIGN GUIDELINES  
ASSESSMENT

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No.

TP2.35

Revision

D

Scale

1 : 50@A1

Date

22/09/2021



STANDARD 'D25' INTERNAL AMENITY ASSESSMENT				
TYPE	DESCRIPTION	QTY	STANDARD 'D25' COMPLIANT?	Area Type
TH TYPE 01	3B2B TOWNHOUSE	2	YES	TOWNHOUSE
TH TYPE 02	3B2B TOWNHOUSE	2	YES	TOWNHOUSE
TH TYPE 03	3B2B TOWNHOUSE	1	YES	TOWNHOUSE
TYPE 01	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 02	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 03	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 04	2 BED & 2 BATH	1	YES	APARTMENT
TYPE 05	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 06	1 BED & 1 BATH	10	YES	APARTMENT
TYPE 07	2 BED & 2 BATH	10	YES	APARTMENT
TYPE 08	2 BED & 2 BATH	20	YES	APARTMENT
TYPE 09	2 BED & 2 BATH	10	YES	APARTMENT
TYPE 10	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 11	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 12	1 BED & 1 BATH + STUDY	5	YES	APARTMENT
TYPE 13A	1 BED & 1 BATH + STUDY	2	YES	APARTMENT
TYPE 13B	1 BED & 1 BATH + STUDY	3	YES	APARTMENT
TYPE 14	1 BED & 1 BATH + STUDY	9	YES	APARTMENT
TYPE 14B	1 BED & 1 BATH	1	YES	APARTMENT
TYPE 15	1 BED & 1 BATH	21	YES	APARTMENT
TYPE 16	2 BED & 2 BATH	11	YES	APARTMENT
TYPE 17	1 BED & 1 BATH + STUDY	4	YES	APARTMENT
TYPE 17B	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 18	2 BED & 2 BATH	30	YES	APARTMENT
TYPE 19	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 20	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 21	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 22	1 BED & 1 BATH	11	YES	APARTMENT
TYPE 22B	1 BED & 1 BATH	11	YES	APARTMENT
TYPE 23	1 BED & 1 BATH + STUDY	6	YES	APARTMENT
TYPE 24	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 25	2 BED & 1 BATH	5	YES	APARTMENT
TYPE 26	2 BED & 2 BATH	4	YES	APARTMENT
TYPE 27	2 BED & 2 BATH	4	YES	APARTMENT
TYPE 28	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 29	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 30	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 31	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 32	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 33	2 BED & 2 BATH	12	YES	APARTMENT
TYPE 34	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 35	2 BED & 2 BATH + STUDY	5	YES	APARTMENT
TYPE 36	2 BED & 2 BATH	1	YES	APARTMENT
TYPE 37	2 BED & 2 BATH	1	YES	APARTMENT
TOTAL UNITS: 276				

STANDARD 'D26' WINDOWS ASSESSMENT				
TYPE	DESCRIPTION	QTY	STANDARD 'D26' COMPLIANT?	Area Type
TH TYPE 01	3B2B TOWNHOUSE	2	YES	TOWNHOUSE
TH TYPE 02	3B2B TOWNHOUSE	2	YES	TOWNHOUSE
TH TYPE 03	3B2B TOWNHOUSE	1	YES	TOWNHOUSE
TYPE 01	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 02	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 03	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 04	2 BED & 2 BATH	1	YES	APARTMENT
TYPE 05	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 06	1 BED & 1 BATH	10	YES	APARTMENT
TYPE 07	2 BED & 2 BATH	10	YES	APARTMENT
TYPE 08	2 BED & 2 BATH	20	YES	APARTMENT
TYPE 09	2 BED & 2 BATH	10	YES	APARTMENT
TYPE 10	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 11	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 12	1 BED & 1 BATH + STUDY	5	YES	APARTMENT
TYPE 13A	1 BED & 1 BATH + STUDY	2	YES	APARTMENT
TYPE 13B	1 BED & 1 BATH + STUDY	3	YES	APARTMENT
TYPE 14	1 BED & 1 BATH + STUDY	9	YES	APARTMENT
TYPE 14B	1 BED & 1 BATH	1	YES	APARTMENT
TYPE 15	1 BED & 1 BATH	21	YES	APARTMENT
TYPE 16	2 BED & 2 BATH	11	YES	APARTMENT
TYPE 17	1 BED & 1 BATH + STUDY	4	YES	APARTMENT
TYPE 17B	1 BED & 1 BATH + STUDY	1	YES	APARTMENT
TYPE 18	2 BED & 2 BATH	30	YES	APARTMENT
TYPE 19	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 20	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 21	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 22	1 BED & 1 BATH	11	YES	APARTMENT
TYPE 22B	1 BED & 1 BATH	11	YES	APARTMENT
TYPE 23	1 BED & 1 BATH + STUDY	6	YES	APARTMENT
TYPE 24	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 25	2 BED & 1 BATH	5	YES	APARTMENT
TYPE 26	2 BED & 2 BATH	4	YES	APARTMENT
TYPE 27	2 BED & 2 BATH	4	YES	APARTMENT
TYPE 28	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 29	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 30	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 31	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 32	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 33	2 BED & 2 BATH	12	YES	APARTMENT
TYPE 34	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 35	2 BED & 2 BATH + STUDY	5	YES	APARTMENT
TYPE 36	2 BED & 2 BATH	1	YES	APARTMENT
TYPE 37	2 BED & 2 BATH	1	YES	APARTMENT
TOTAL UNITS: 276				









STANDARD 'D27' NATURAL VENTILATION ASSESSMENT				
TYPE	DESCRIPTION	QTY	STANDARD 'D27' COMPLIANT?	Area Type
TH TYPE 01	3B2B TOWNHOUSE	2	NO	TOWNHOUSE
TH TYPE 02	3B2B TOWNHOUSE	2	NO	TOWNHOUSE
TH TYPE 03	3B2B TOWNHOUSE	1	NO	TOWNHOUSE
TYPE 01	1 BED & 1 BATH + STUDY	1	NO	APARTMENT
TYPE 02	1 BED & 1 BATH + STUDY	1	NO	APARTMENT
TYPE 03	1 BED & 1 BATH + STUDY	1	NO	APARTMENT
TYPE 04	2 BED & 2 BATH	1	NO	APARTMENT
TYPE 05	1 BED & 1 BATH	5	YES	APARTMENT
TYPE 06	1 BED & 1 BATH	10	NO	APARTMENT
TYPE 07	2 BED & 2 BATH	10	YES	APARTMENT
TYPE 08	2 BED & 2 BATH	20	YES	APARTMENT
TYPE 09	2 BED & 2 BATH	10	YES	APARTMENT
TYPE 10	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 11	1 BED & 1 BATH	5	NO	APARTMENT
TYPE 12	1 BED & 1 BATH + STUDY	5	NO	APARTMENT
TYPE 13A	1 BED & 1 BATH + STUDY	2	NO	APARTMENT
TYPE 13B	1 BED & 1 BATH + STUDY	3	NO	APARTMENT
TYPE 14	1 BED & 1 BATH + STUDY	9	NO	APARTMENT
TYPE 14B	1 BED & 1 BATH	1	NO	APARTMENT
TYPE 15	1 BED & 1 BATH	21	NO	APARTMENT
TYPE 16	2 BED & 2 BATH	11	NO	APARTMENT
TYPE 17	1 BED & 1 BATH + STUDY	4	NO	APARTMENT
TYPE 17B	1 BED & 1 BATH + STUDY	1	NO	APARTMENT
TYPE 18	2 BED & 2 BATH	30	NO	APARTMENT
TYPE 19	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 20	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 21	2 BED & 2 BATH	5	NO	APARTMENT
TYPE 22	1 BED & 1 BATH	11	NO	APARTMENT
TYPE 22B	1 BED & 1 BATH	11	NO	APARTMENT
TYPE 23	1 BED & 1 BATH + STUDY	6	YES	APARTMENT
TYPE 24	2 BED & 2 BATH	5	YES	APARTMENT
TYPE 25	2 BED & 1 BATH	5	NO	APARTMENT
TYPE 26	2 BED & 2 BATH	4	YES	APARTMENT
TYPE 27	2 BED & 2 BATH	4	NO	APARTMENT
TYPE 28	1 BED & 1 BATH	5	NO	APARTMENT
TYPE 29	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 30	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 31	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 32	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 33	2 BED & 2 BATH	12	YES	APARTMENT
TYPE 34	2 BED & 2 BATH	6	YES	APARTMENT
TYPE 35	2 BED & 2 BATH + STUDY	5	YES	APARTMENT
TYPE 36	2 BED & 2 BATH	1	YES	APARTMENT
TYPE 37	2 BED & 2 BATH	1	NO	APARTMENT
TOTAL UNITS: 276				

**ADVERTISED  
PLAN**

TOTAL NO. OF APARTMENTS + TOWNHOUSES	276
TOTAL NO. OF COMPLIANT UNITS	276
% COMPLIANCE REQUIRED	100%
% COMPLIANCE ACHIEVED	100%

TOTAL NO. OF APARTMENTS + TOWNHOUSES	276
TOTAL NO. OF COMPLIANT UNITS	276
% COMPLIANCE REQUIRED	100%
% COMPLIANCE ACHIEVED	100%

TOTAL NO. OF APARTMENTS + TOWNHOUSES	276
TOTAL NO. OF COMPLIANT UNITS	121
% COMPLIANCE REQUIRED	40%
% COMPLIANCE ACHIEVED	43.8%

OVERALL DEVELOPMENT BADS COMPLIANCE ASSESSMENT			
STANDARD 'D7' COMPLIANT	STANDARD 'D17' COMPLIANT	STANDARD 'D19' COMPLIANT	STANDARD 'D20' COMPLIANT
			
STANDARD 'D24' COMPLIANT	STANDARD 'D25' COMPLIANT	STANDARD 'D26' COMPLIANT	STANDARD 'D27' COMPLIANT
			

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Architecture  
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Project

MIXED USE DEVELOPMENT  
139 - 149 Boundary Road, North Melbourne

---

Client

BLUE EARTH GROUP

<b>Amendments</b>		
<b>No.</b>	<b>Date</b>	<b>Notes</b>
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DCLWP RFI RESPONSE
C	21/07/2020	DCLWP RFI RESPONSE - FULL RE DESIGN
D	22/09/2021	PLANNING PERMIT AMENDMENT
E		
F		
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Title	APARTMENT DESIGN GUIDELINES ASSESSMENT	Sheet No. <b>TP2.36</b>
Sheet	PRELIMINARY NOT FOR CONSTRUCTION	Scale 1 : 50@A1  Date 22/09/2021

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ADVERTISED PLAN

1 EAST ELEVATION  
SCALE 1 : 200

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	ALUMINIUM	AL01	BLACK MATT POWDERCOAT FINISH
	BAL01	BAL01	BLACK MATT POWDERCOAT ALUMINIUM
	GLAZING	GL01	DOUBLE GLAZING - CLEAR FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	GLAZING	GL02	DOUBLE GLAZING - DARK TINTED FINISH
	GLAZING	GL03	SPANDREL GLASS - DARK TINTED FINISH
	METAL CLADDING	MC01	BLACK POWDERCOAT ZINC, MINIWAVE FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	METAL CLADDING	MC02	BLACK POWDERCOAT ZINC, PERFORATED MINIWAVE FINISH
	PRECAST CONCRETE	PC01	WHITE TINTED CONCRETE, SMOOTH FINISH
	PRECAST CONCRETE	PC02	DARK GREY CONCRETE TONE, SMOOTH FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC05	RED TINTED CONCRETE TONE, BRICK SNAP FINISH
	PRECAST CONCRETE	PC06	DARK GREY CONCRETE TONE, BRICK SNAP FINISH
	PRECAST CONCRETE	PC07	NATURAL CONCRETE, RECKLI FINISH



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Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEWL RP RESPONSE
C	31/07/2020	DEWL RP RESPONSE - FULL RE-DESIGN
E	04/08/2021	COORDINATION ISSUE
F	22/09/2020	PLANNING PERMIT AMENDMENT

Title

ELEVATIONS

Sheet

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TOWN PLANNING

Sheet No.

TP3.00

Revision

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1 SOUTH ELEVATION  
SCALE 1 : 200

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	ALUMINIUM	AL01	BLACK MATT POWDERCOAT FINISH
	BAL01	BAL01	BLACK MATT POWDERCOAT ALUMINIUM
	GLAZING	GL01	DOUBLE GLAZING - CLEAR FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	GLAZING	GL02	DOUBLE GLAZING - DARK TINTED FINISH
	GLAZING	GL03	SPANDREL GLASS - DARK TINTED FINISH
	METAL CLADDING	MC01	BLACK POWDERCOAT ZINC, MINIWAVE FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	METAL CLADDING	MC02	BLACK POWDERCOAT ZINC, PERFORATED MINIWAVE FINISH
	PRECAST CONCRETE	PC01	WHITE TINTED CONCRETE, SMOOTH FINISH
	PRECAST CONCRETE	PC02	DARK GREY CONCRETE TONE, SMOOTH FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC05	RED TINTED CONCRETE TONE, BRICK SNAP FINISH
	PRECAST CONCRETE	PC06	DARK GREY CONCRETE TONE, BRICK SNAP FINISH
	PRECAST CONCRETE	PC07	NATURAL CONCRETE, RECKLI FINISH



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Amendments

No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEWLP RFI RESPONSE
C	31/07/2020	DEWLP RFI RESPONSE - FULL RE-DESIGN
E	04/08/2021	COORDINATION ISSUE
F	22/09/2020	PLANNING PERMIT AMENDMENT

Title

ELEVATIONS

Sheet

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TOWN PLANNING

Sheet No.

TP3.01

Revision

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Scale

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Date

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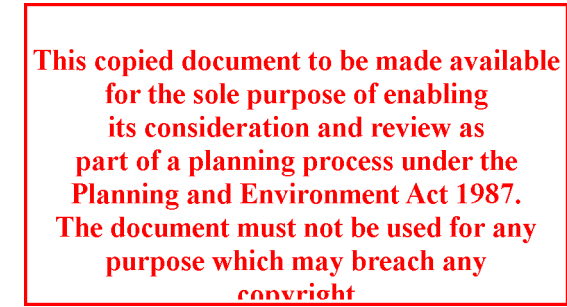




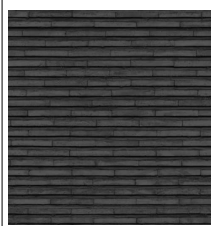
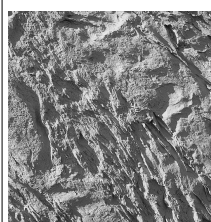








1 INTERNAL WEST ELEVATION CENTRAL COURTYARD  
SCALE 1 : 200

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC05	RED TINTED CONCRETE TONE, BRICK SNAP FINISH
	PRECAST CONCRETE	PC06	DARK GREY CONCRETE TONE BRICK SNAP FINISH
	PRECAST CONCRETE	PC07	NATURAL CONCRETE, RECKLI FINISH





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1 INTERNAL EAST ELEVATION CENTRAL COURTYARD  
SCALE 1 : 200

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	ALUMINIUM	AL01	BLACK MATT POWDERCOAT FINISH
	BAL01	BAL01	BLACK MATT POWDERCOAT ALUMINIUM
	GLAZING	GL01	DOUBLE GLAZING - CLEAR FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	GLAZING	GL02	DOUBLE GLAZING - DARK TINTED FINISH
	GLAZING	GL03	SPANDREL GLASS - DARK TINTED FINISH
	METAL CLADDING	MC01	BLACK POWDERCOAT ZINC, MINIWAVE FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	METAL CLADDING	MC02	BLACK POWDERCOAT ZINC, PERFORATED MINIWAVE FINISH
	PRECAST CONCRETE	PC01	WHITE TINTED CONCRETE, SMOOTH FINISH
	PRECAST CONCRETE	PC02	DARK GREY CONCRETE TONE, SMOOTH FINISH

TP - MATERIAL SCHEDULE			
KEY IMAGE	MATERIAL	TAG	DESCRIPTION
	PRECAST CONCRETE	PC05	RED TINTED CONCRETE TONE, BRICK SNAP FINISH
	PRECAST CONCRETE	PC06	DARK GREY CONCRETE TONE, BRICK SNAP FINISH
	PRECAST CONCRETE	PC07	NATURAL CONCRETE, RECKLI FINISH



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MIXED USE DEVELOPMENT  
139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEWLP RFI RESPONSE
C	31/07/2020	DEWLP RFI RESPONSE - FULL RE-DESIGN
E	04/08/2021	COORDINATION ISSUE
F	22/09/2020	PLANNING PERMIT AMENDMENT

Title

ELEVATIONS

Sheet

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TOWN PLANNING

Sheet No.

TP3.06

Revision

F

Scale

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Date

22/09/2020

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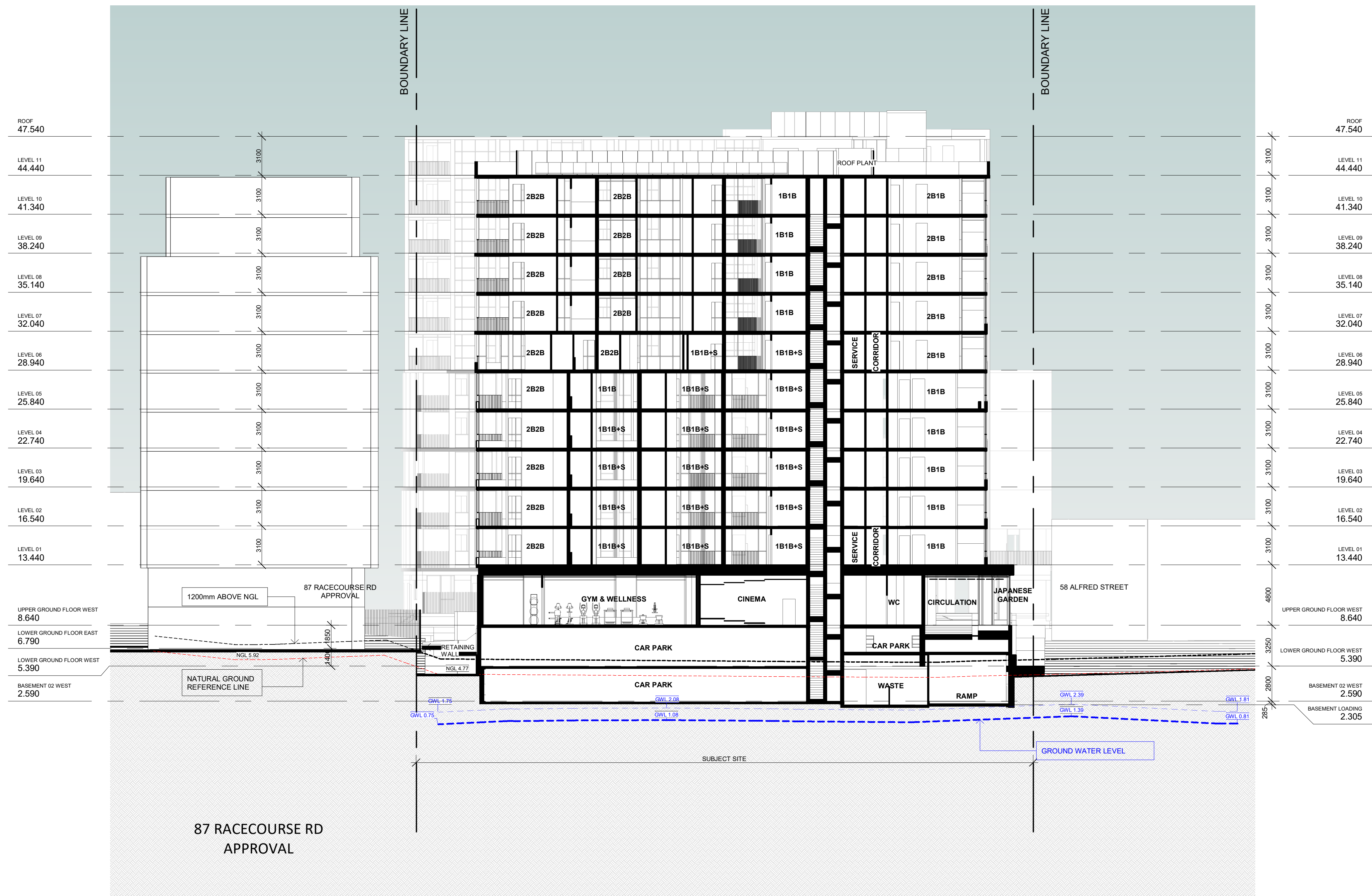
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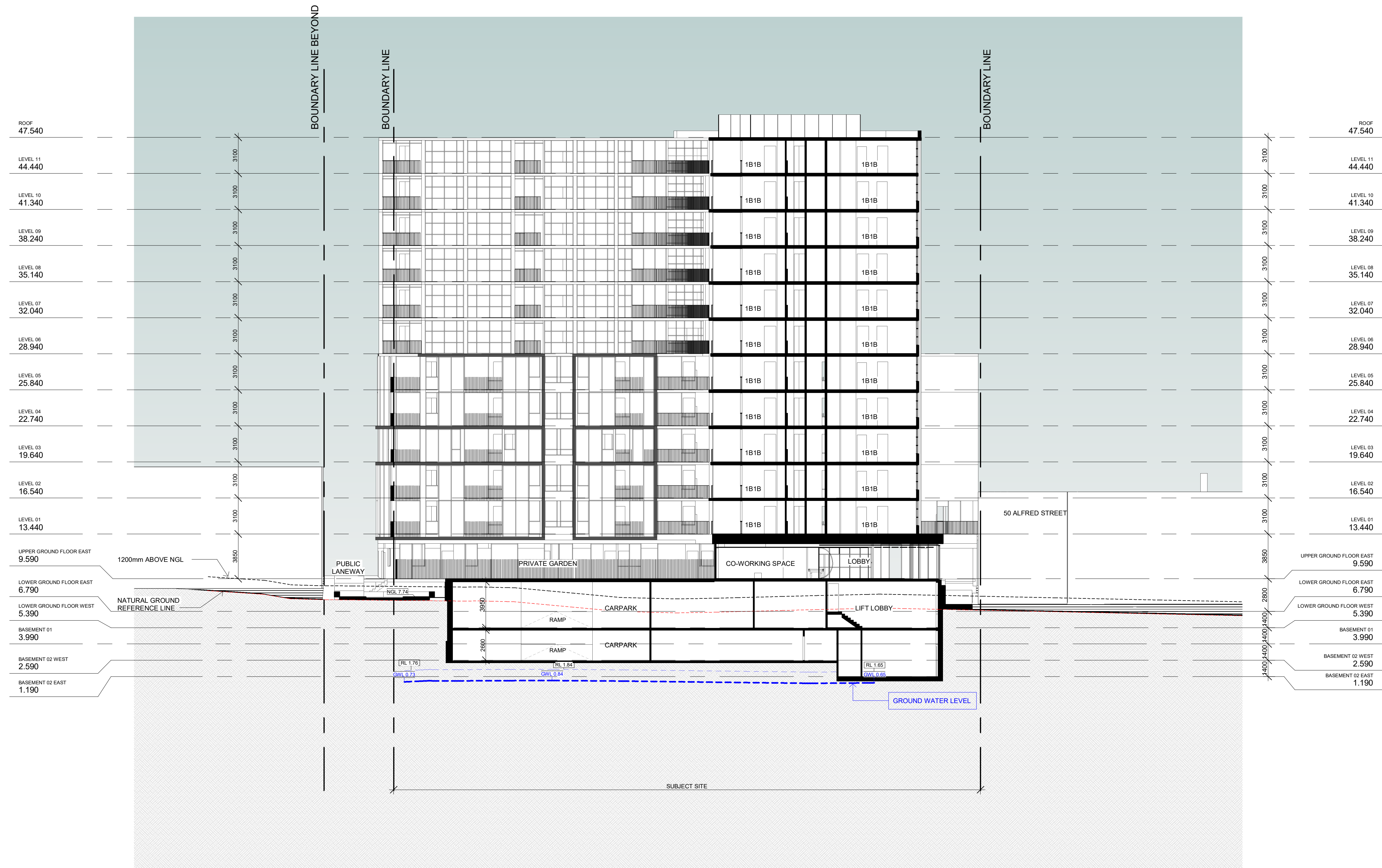
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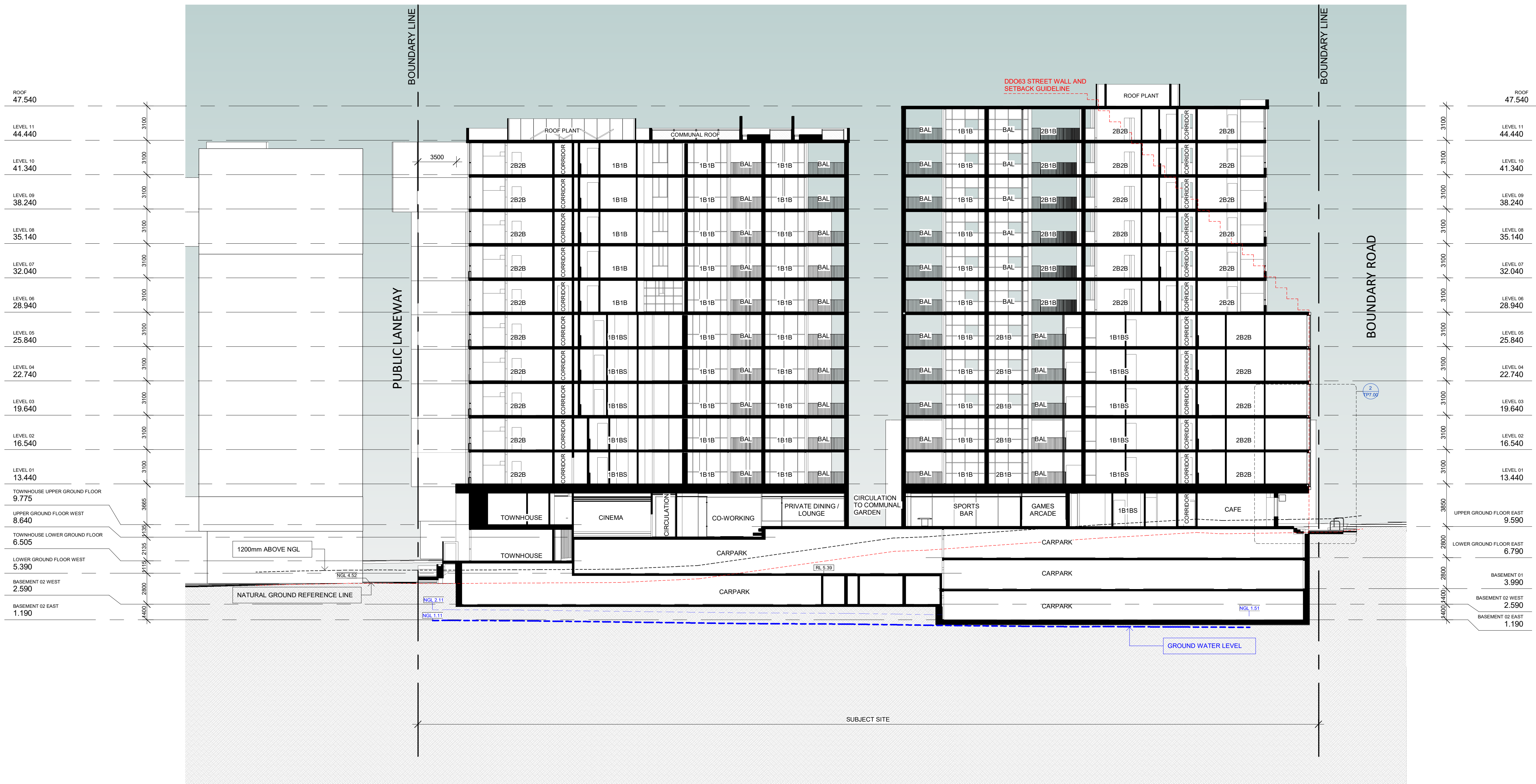
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TOWN PLANNING



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139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEWLIP RFI RESPONSE
C	31/07/2020	DEWLIP RFI RESPONSE - FULL RE-DESIGN
D	02/03/2021	GROUND WATER LEVELS
E	04/06/2021	COORDINATION ISSUE
F	22/09/2020	PLANNING PERMIT AMENDMENT

Title

SECTION D-D

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No.

TP4.04

Revision

F

Scale

1 : 200@A1

Date

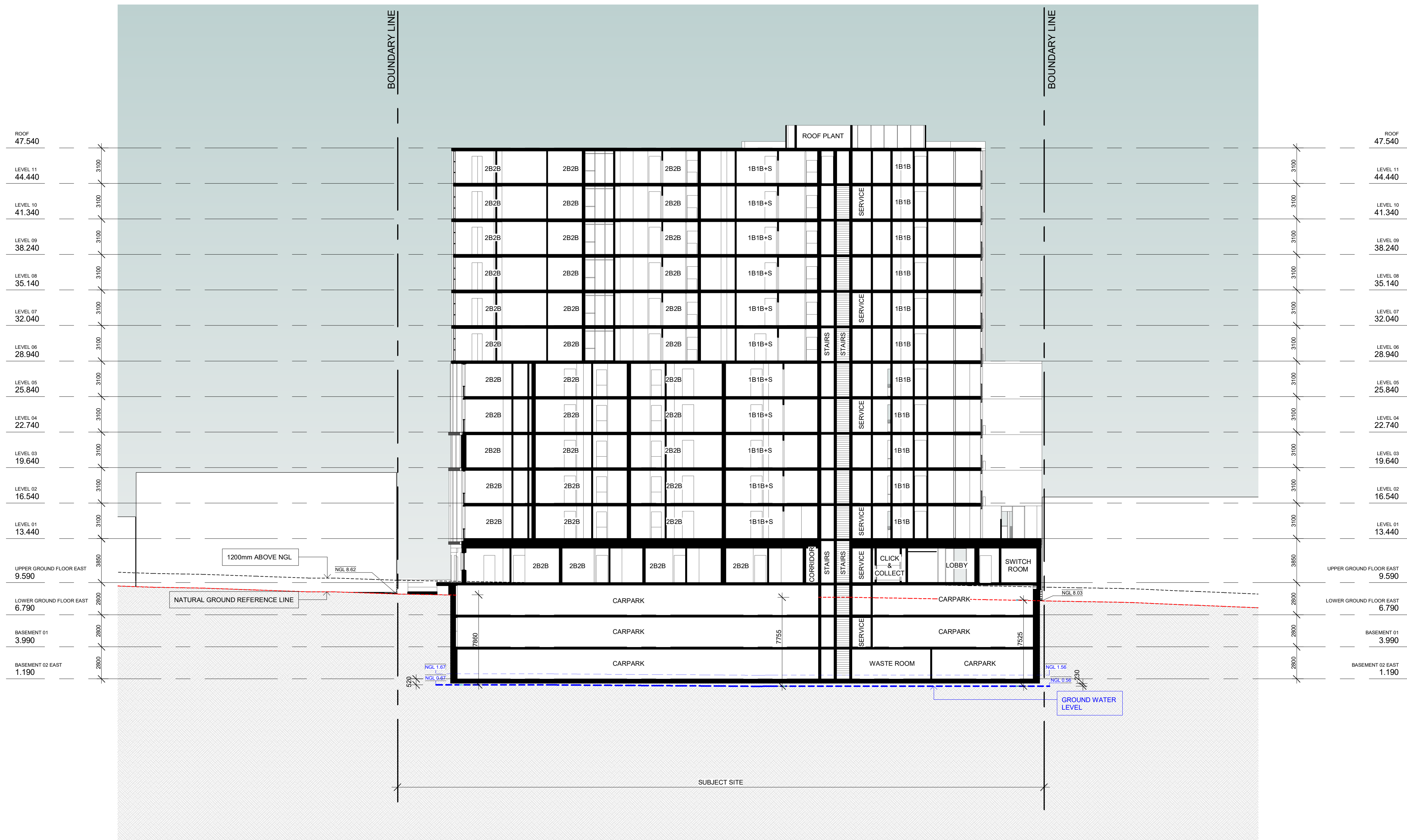
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Amendments

No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEWLP RFI RESPONSE
C	31/07/2020	DEWLP RFI RESPONSE - FULL RE-DESIGN
D	02/03/2021	GROUND WATER LEVELS
E	04/06/2021	COORDINATION ISSUE
F	22/09/2020	PLANNING PERMIT AMENDMENT

Title

SECTION E-E

Sheet

PRELIMINARY  
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TOWN PLANNING

Sheet No.

TP4.05

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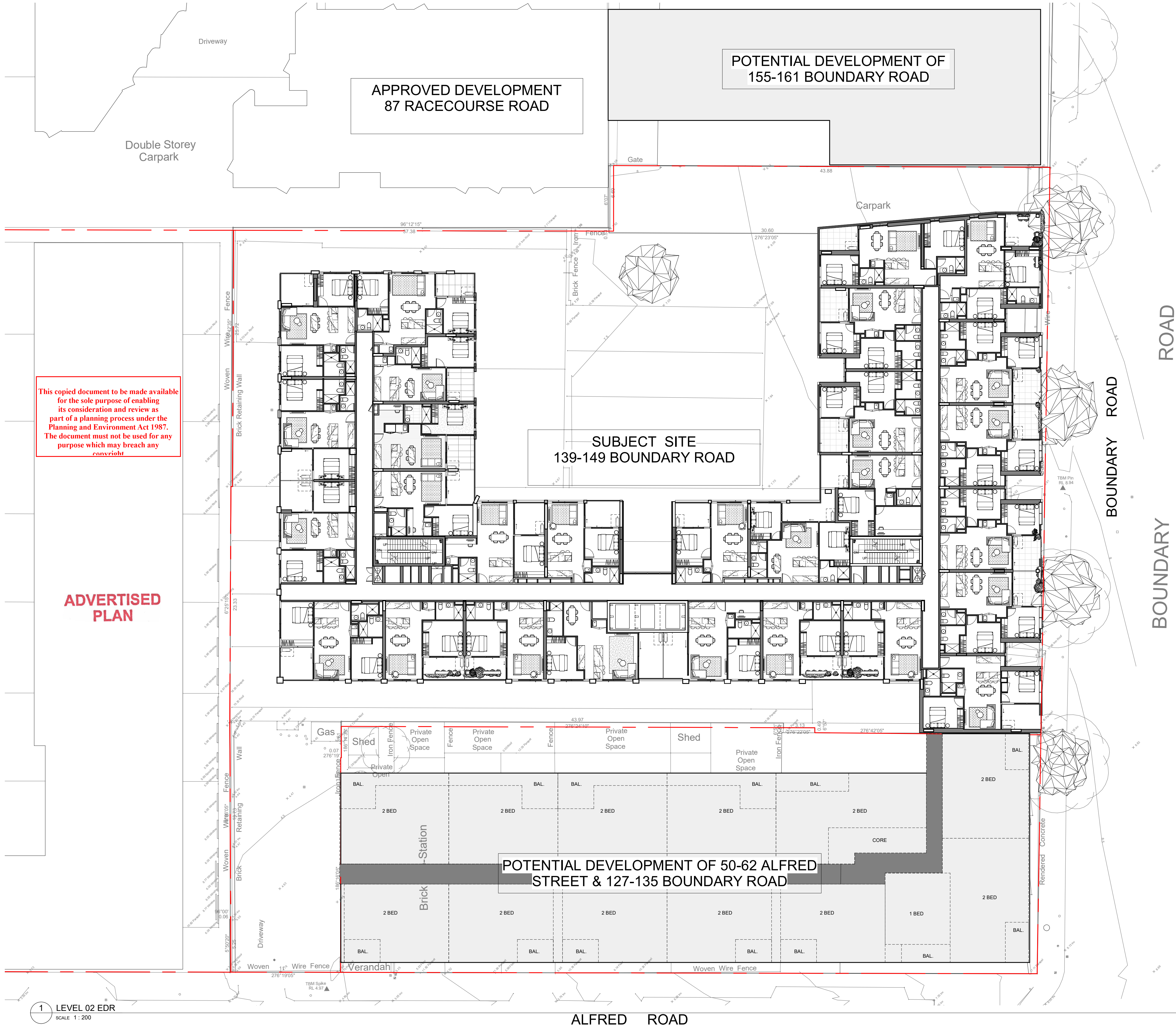




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Project

MIXED USE DEVELOPMENT  
139 - 149 Boundary Road, North Melbourne

Client

BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	09/12/2019	TP SUBMISSION
B	27/03/2020	DEWLP RFI RESPONSE
C	31/07/2020	DEWLP RFI RESPONSE - FULL RE-DESIGN
D	22/09/2021	PLANNING PERMIT AMENDMENT

Title

EQUITABLE DEVELOPMENT RIGHTS

Sheet

PRELIMINARY  
NOT FOR CONSTRUCTION

Sheet No.

TP5.01

Revision

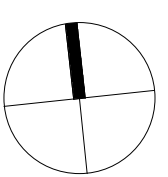
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Scale

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Date

22/09/2021

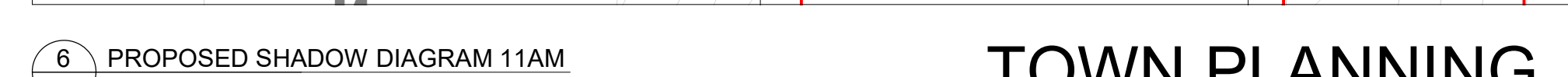
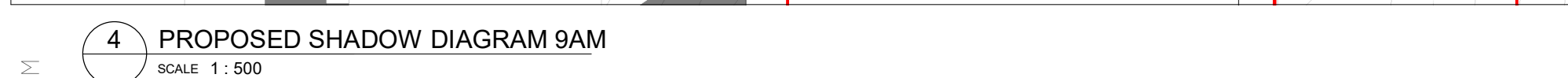
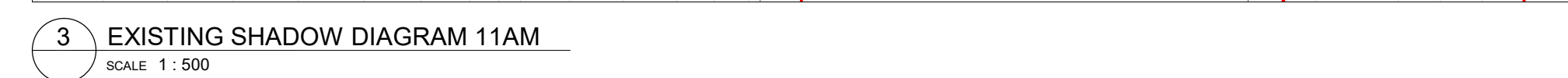
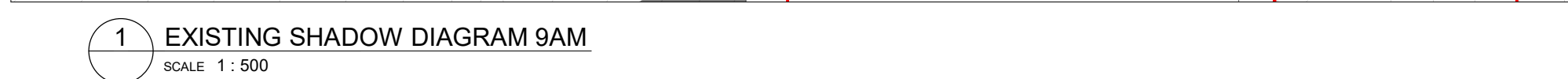


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TOWN PLANNING

18113





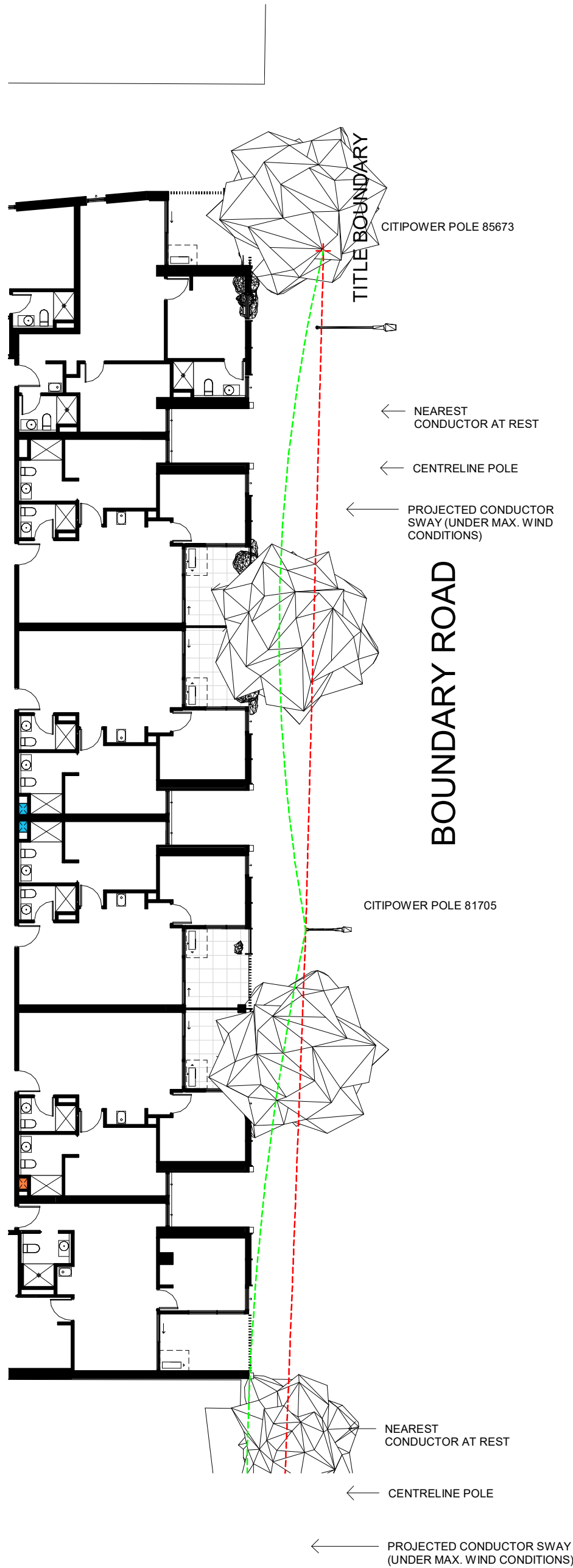




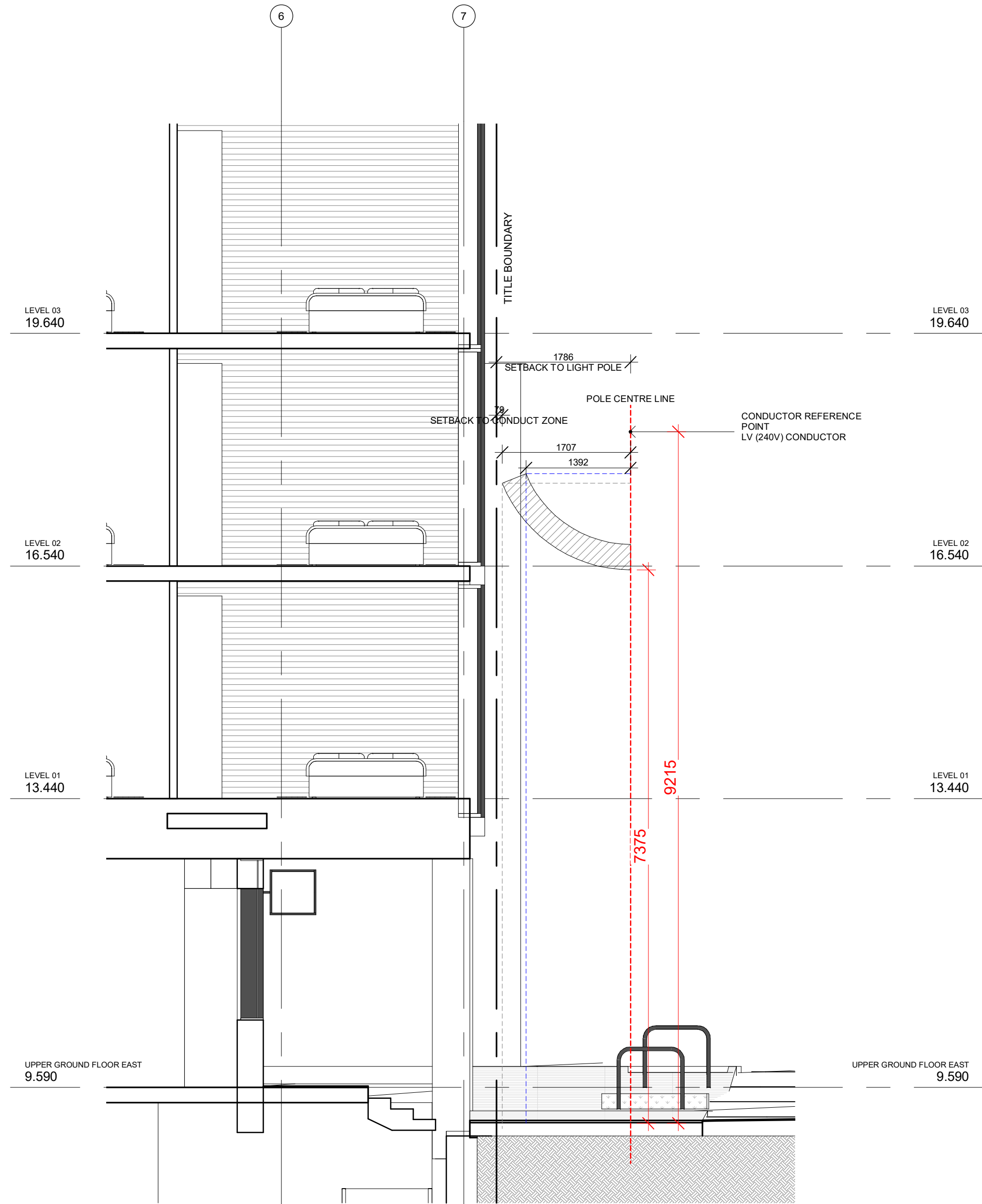


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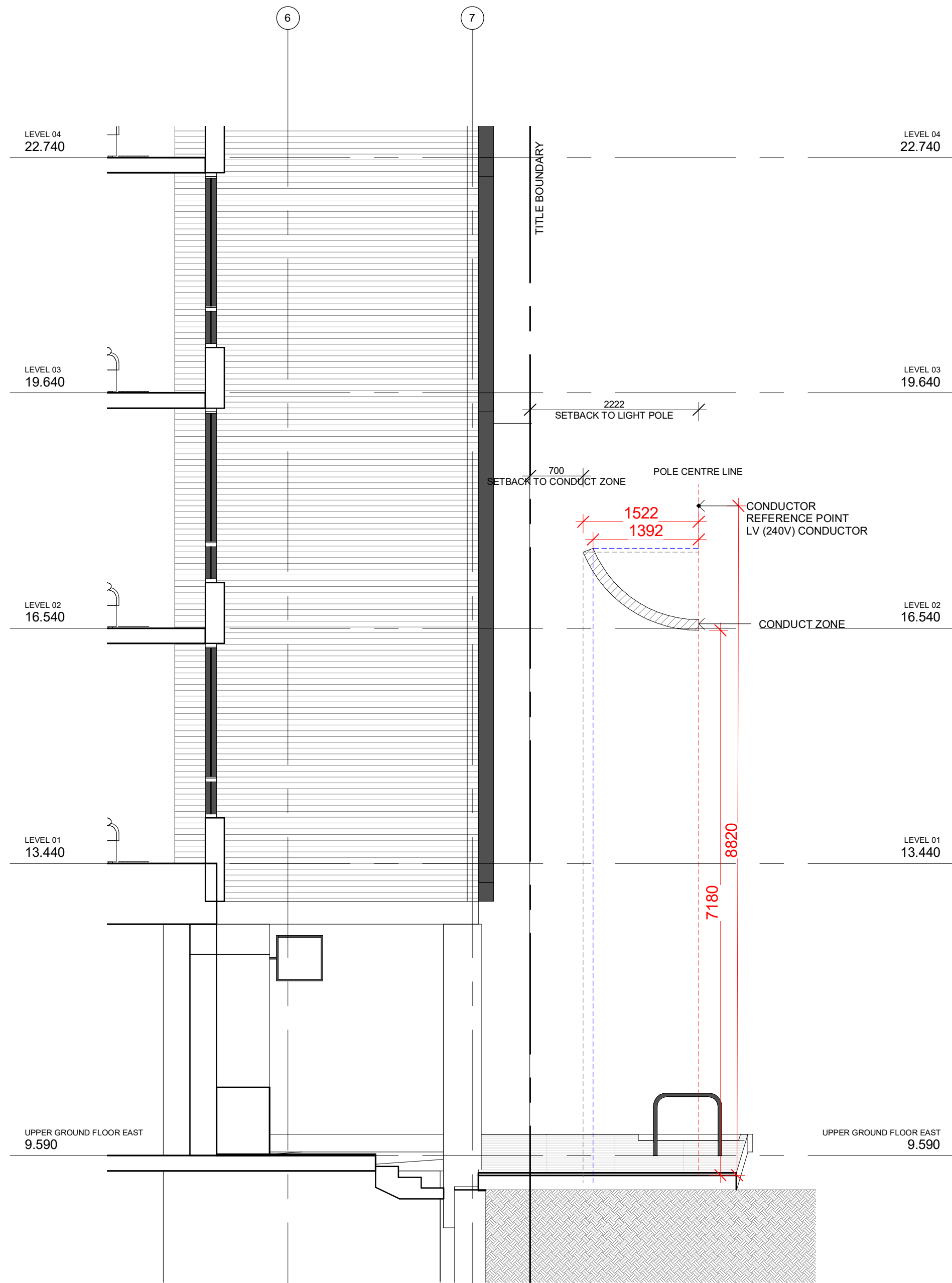
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1 PLAN  
SCALE 1 : 200



2 SECTION E-E - Callout 1  
SCALE 1 : 50



3 SECTION A-A - Callout 1  
SCALE 1 : 50



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Amendments

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B	27/03/2020	DEVL RP RESPONSE
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D	22/09/2021	PLANNING PERMIT AMENDMENT

Title

POWERLINE SAG & SWAY

Sheet

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Sheet No.

TP7.00

Revision

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Scale

As indicated@A1

Date

22/09/2021

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