ADVERTISED
PLAN

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Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
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Date 10.05.2021

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TP - APARTMENT MIX

UNIT TYPE	NUMBER	MIX %
1 BED & 1 BATH	44	38%
1 BED & 1 BATH + STUDY	22	19%
1 BED & 1 BATH LOFT	2	2%
2 BED & 1 BATH	15	13%
2 BED & 2 BATH	30	26%
3 BED & 2 BATH	4	3%
TOTAL UNITS	117	100%

GFA (EXCLUDING BALCONIES AND LANDSCAPE AREAS) OVERALL

BASEMENT LEVEL 03	
AMENITY	41.70 m²
CARPARK	771.78 m²
CORE	34.41 m²
SERVICES	12.64 m²
	860.53 m²
BASEMENT LEVEL 02	
CARPARK	797.76 m²
CORE	34.41 m²
SERVICES	28.35 m²
	860.53 m²
BASEMENT LEVEL 01	
CARPARK	778.33 m²
CORE	34.41 m²
SERVICES	47.79 m²
	860.53 m²
GROUND FLOOR	
AMENITY	87.47 m²
CARPARK	348.17 m²
CIRCULATION	33.34 m²
CORE	34.41 m²
LOFT	79.20 m²
PUBLIC ZONE	15.95 m²
RETAIL	166.99 m²
SERVICES	153.68 m²
	919.22 m²
MEZZANINE LEVEL	
APARTMENT	201.06 m²
CIRCULATION	74.70 m²
CORE	34.41 m²
LOFT	48.25 m²
RETAIL	312.56 m²
SERVICES	73.33 m²
	744.32 m²
LEVEL 01	
APARTMENT	381.74 m²
CIRCULATION	48.41 m²
CORE	34.69 m²
SERVICES	19.72 m²
	484.55 m²
LEVEL 02	
APARTMENT	344.83 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	445.80 m²
LEVEL 03	
APARTMENT	345.52 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	446.49 m²
LEVEL 04	
APARTMENT	346.18 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	447.15 m²

GFA (EXCLUDING BALCONIES AND LANDSCAPE AREAS) OVERALL

LEVEL 05	
APARTMENT	346.62 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	447.59 m²
LEVEL 06	
APARTMENT	347.78 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	448.75 m²
LEVEL 07	
APARTMENT	348.84 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	449.80 m²
LEVEL 08	
APARTMENT	349.64 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	450.60 m²
LEVEL 09	
APARTMENT	356.37 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	457.34 m²
LEVEL 10	
APARTMENT	356.37 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	457.34 m²
LEVEL 11	
APARTMENT	356.37 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	457.34 m²
LEVEL 12	
APARTMENT	363.45 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	464.41 m²
LEVEL 13	
APARTMENT	363.24 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	464.20 m²
LEVEL 14	
APARTMENT	363.45 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	464.41 m²
LEVEL 15	
APARTMENT	363.45 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	464.41 m²

GFA (EXCLUDING BALCONIES AND LANDSCAPE AREAS) OVERALL

LEVEL 16	
APARTMENT	363.45 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	464.41 m²
LEVEL 17	
APARTMENT	363.45 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	464.41 m²
LEVEL 18	
APARTMENT	363.45 m²
CIRCULATION	46.56 m²
CORE	34.69 m²
SERVICES	19.71 m²
	464.41 m²
LEVEL 19	
APARTMENT	385.81 m²
CIRCULATION	34.18 m²
CORE	34.69 m²
SERVICES	19.71 m²
	474.39 m²
ROOF LEVEL	
AMENITY	149.08 m²
CIRCULATION	36.09 m²
CORE	34.69 m²
SERVICES	130.20 m²
	350.06 m²
TOTAL GFA	13312.98 m²

TP - NSA APARTMENTS (EXCLUDING BALCONIES)

LEVEL	AREA
MEZZANINE LEVEL	201 m²
LEVEL 01	382 m²
LEVEL 02	345 m²
LEVEL 03	346 m²
LEVEL 04	346 m²
LEVEL 05	347 m²
LEVEL 06	348 m²
LEVEL 07	349 m²
LEVEL 08	350 m²
LEVEL 09	356 m²
LEVEL 10	356 m²
LEVEL 11	356 m²
LEVEL 12	363 m²
LEVEL 13	363 m²
LEVEL 14	363 m²
LEVEL 15	363 m²
LEVEL 16	363 m²
LEVEL 17	363 m²
LEVEL 18	363 m²
LEVEL 19	386 m²
TOTAL NSA	7011 m²

TP - BALCONY AREAS

LEVEL	AREA
MEZZANINE LEVEL	30 m²
LEVEL 01	171 m²
LEVEL 02	56 m²
LEVEL 03	57 m²
LEVEL 04	58 m²
LEVEL 05	60 m²
LEVEL 06	61 m²
LEVEL 07	63 m²
LEVEL 08	65 m²
LEVEL 09	61 m²
LEVEL 10	64 m²
LEVEL 11	65 m²
LEVEL 12	59 m²
LEVEL 13	59 m²
LEVEL 14	59 m²
LEVEL 15	59 m²
LEVEL 16	59 m²
LEVEL 17	59 m²
LEVEL 18	59 m²
LEVEL 19	49 m²
ROOF LEVEL	173 m²
TOTAL BALCONY	1446 m²

TP - AMENITY

TYPE	AREA
BASEMENT LEVEL 03	
CAR WASH	34.2 m²
DOG WASH	7.5 m²
ROOF LEVEL	
COVERED DINING	133.7 m²
UNCOVERED ROOF DECK	173.3 m²
WC	15.4 m²
TOTAL AMENITY	364.0 m²

TP - PARKING SCHEDULE

ALLOCATION	NUMBER
BASEMENT LEVEL 01	
RESIDENTIAL	14
RESIDENTIAL (DDA)	1
	15
BASEMENT LEVEL 02	
RESIDENTIAL	18
	18
BASEMENT LEVEL 03	
RESIDENTIAL	17
	17
TOTAL PARKING	50

TP - BIKE SCHEDULE

LEVEL	NUMBERS
GROUND FLOOR	4
BASEMENT LEVEL 01	27
BASEMENT LEVEL 02	29
BASEMENT LEVEL 03	29
TOTAL	89

TP - STORE SCHEDULE

STORE	VOLUME	NUMBER
BASEMENT LEVEL 01		
STORAGE CAGE	2.60 m³	8
STORAGE CAGE	6.34 m³	4
STORAGE CAGE	10.92 m³	6
		18
BASEMENT LEVEL 02		
STORAGE CAGE	2.60 m³	9
STORAGE CAGE	3.00 m³	3
STORAGE CAGE	10.92 m³	5
		17
BASEMENT LEVEL 03		
STORAGE CAGE	2.60 m³	9
STORAGE CAGE	3.00 m³	2
STORAGE CAGE	10.92 m³	4
		15
TOTAL STORES		50

TP - APARTMENT BREAKDOWN

UNIT TYPE	NUMBER
GROUND FLOOR	
1 BED & 1 BATH LOFT	2
	2
MEZZANINE LEVEL	
1 BED & 1 BATH	1
1 BED & 1 BATH + STUDY	1
2 BED & 2 BATH	1
	3
LEVEL 01	
1 BED & 1 BATH	2
1 BED & 1 BATH + STUDY	1
2 BED & 1 BATH	1
2 BED & 2 BATH	2
	6
LEVEL 02	
1 BED & 1 BATH	3
1 BED & 1 BATH + STUDY	1
2 BED & 2 BATH	2
	6
LEVEL 03	
1 BED & 1 BATH	3
1 BED & 1 BATH + STUDY	1
2 BED & 2 BATH	2
	6
LEVEL 04	
1 BED & 1 BATH	3
1 BED & 1 BATH + STUDY	1
2 BED & 2 BATH	2
	6
LEVEL 05	
1 BED & 1 BATH	3
1 BED & 1 BATH + STUDY	1
2 BED & 2 BATH	2
	6

TP - APARTMENT BREAKDOWN

UNIT TYPE	NUMBER
LEVEL 06	
1 BED & 1 BATH	3
1 BED & 1 BATH + STUDY	1
2 BED & 2 BATH	2
	6
LEVEL 07	
1 BED & 1 BATH	3
1 BED & 1 BATH + STUDY	1
2 BED & 2 BATH	2
	6
LEVEL 08	
1 BED & 1 BATH	3
1 BED & 1 BATH + STUDY	1
2 BED & 2 BATH	2
	6
LEVEL 09	
1 BED & 1 BATH	2
1 BED & 1 BATH + STUDY	2
2 BED & 2 BATH	2
	6
LEVEL 10	
1 BED & 1 BATH	2
1 BED & 1 BATH + STUDY	2
2 BED & 2 BATH	2
	6
LEVEL 11	
1 BED & 1 BATH	2
1 BED & 1 BATH + STUDY	2
2 BED & 2 BATH	2
	6
LEVEL 12	
1 BED & 1 BATH	2
1 BED & 1 BATH + STUDY	1
2 BED & 1 BATH	2
2 BED & 2 BATH	1
	6
LEVEL 13	
1 BED & 1 BATH	2
1 BED & 1 BATH + STUDY	1
2 BED & 1 BATH	2
2 BED & 2 BATH	1
	6
LEVEL 14	
1 BED & 1 BATH	2
1 BED & 1 BATH + STUDY	1
2 BED & 1 BATH	2
2 BED & 2 BATH	1
	6
LEVEL 15	
1 BED & 1 BATH	2
1 BED & 1 BATH + STUDY	1
2 BED & 1 BATH	2
2 BED & 2 BATH	1
	6
LEVEL 16	
1 BED & 1 BATH	2
1 BED & 1 BATH + STUDY	1
2 BED & 1 BATH	2
2 BED & 2 BATH	1
	6
LEVEL 17	
1 BED & 1 BATH	2
1 BED & 1 BATH + STUDY	1
2 BED & 1 BATH	2
2 BED & 2 BATH	1
	6
LEVEL 18	
1 BED & 1 BATH	2
1 BED & 1 BATH + STUDY	1
2 BED & 1 BATH	2
2 BED & 2 BATH	1
	6
LEVEL 19	
3 BED & 2 BATH	4
	4
TOTAL UNITS	117

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BLUE EARTH GROUP

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No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
DEVELOPMENT SUMMARY

Sheet
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Date 10.05.2021

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TP - GFA (PROPOSED SCHEME) (EXCLUDING BASEMENT LEVELS & UNCOVERED BALCONIES)	
LEVEL	**AREA**
GROUND FLOOR	919 m²
MEZZANINE LEVEL	775 m²
LEVEL 01	502 m²
LEVEL 02	502 m²
LEVEL 03	504 m²
LEVEL 04	506 m²
LEVEL 05	507 m²
LEVEL 06	510 m²
LEVEL 07	513 m²
LEVEL 08	515 m²
LEVEL 09	518 m²
LEVEL 10	521 m²
LEVEL 11	522 m²
LEVEL 12	523 m²
LEVEL 13	523 m²
LEVEL 14	523 m²
LEVEL 15	523 m²
LEVEL 16	523 m²
LEVEL 17	523 m²
LEVEL 18	523 m²
LEVEL 19	523 m²
ROOF LEVEL	231 m²
GFA (EXCLUDING BASEMENT LEVELS & UNCOVERED BALCONIES)	11731 m²

TP - GFA (APPROVED SCHEME) (EXCLUDING BASEMENT LEVELS & UNCOVERED BALCONIES)	
LEVEL	**AREA**
GROUND FLOOR	711 + 208 = 919 m²
LEVEL 01	921 m²
LEVEL 02	491 m²
LEVEL 03	459 m²
LEVEL 04	440 m²
LEVEL 05	447 m²
LEVEL 06	449 m²
LEVEL 07	449 m²
LEVEL 08	423 m²
LEVEL 09	442 m²
LEVEL 10	446 m²
LEVEL 11	448 m²
LEVEL 12	449 m²
LEVEL 13	449 m²
LEVEL 14	450 m²
LEVEL 15	450 m²
LEVEL 16	450 m²
LEVEL 17	450 m²
LEVEL 18	450 m²
LEVEL 19	450 m²
LEVEL 20	450 m²
LEVEL 21	450 m²
LEVEL 22	450 m²
ROOF LEVEL	450 m²
GFA (EXCLUDING BASEMENT LEVELS & UNCOVERED BALCONIES)	11732 m²

TP - FLOOR AREA RATIO (PROPOSED SCHEME)		
GFA (EXCLUDING BASEMENT LEVELS & UNCOVERED BALCONIES)	**SITE AREA**	**F.A.R.**
11731.0	926.4	12.66

TP - FLOOR AREA RATIO (APPROVED SCHEME)		
GFA (EXCLUDING BASEMENT LEVELS & UNCOVERED BALCONIES)	**SITE AREA**	**F.A.R**
11732	926	12.7

NOTE: APPROVED SCHEME AREA CALCULATION OBTAINED FROM HACHEM DRAWING TP0.000 (REVISION 3) DATED 09/06/2020

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DEVELOPMENT SUMMARY II

Sheet
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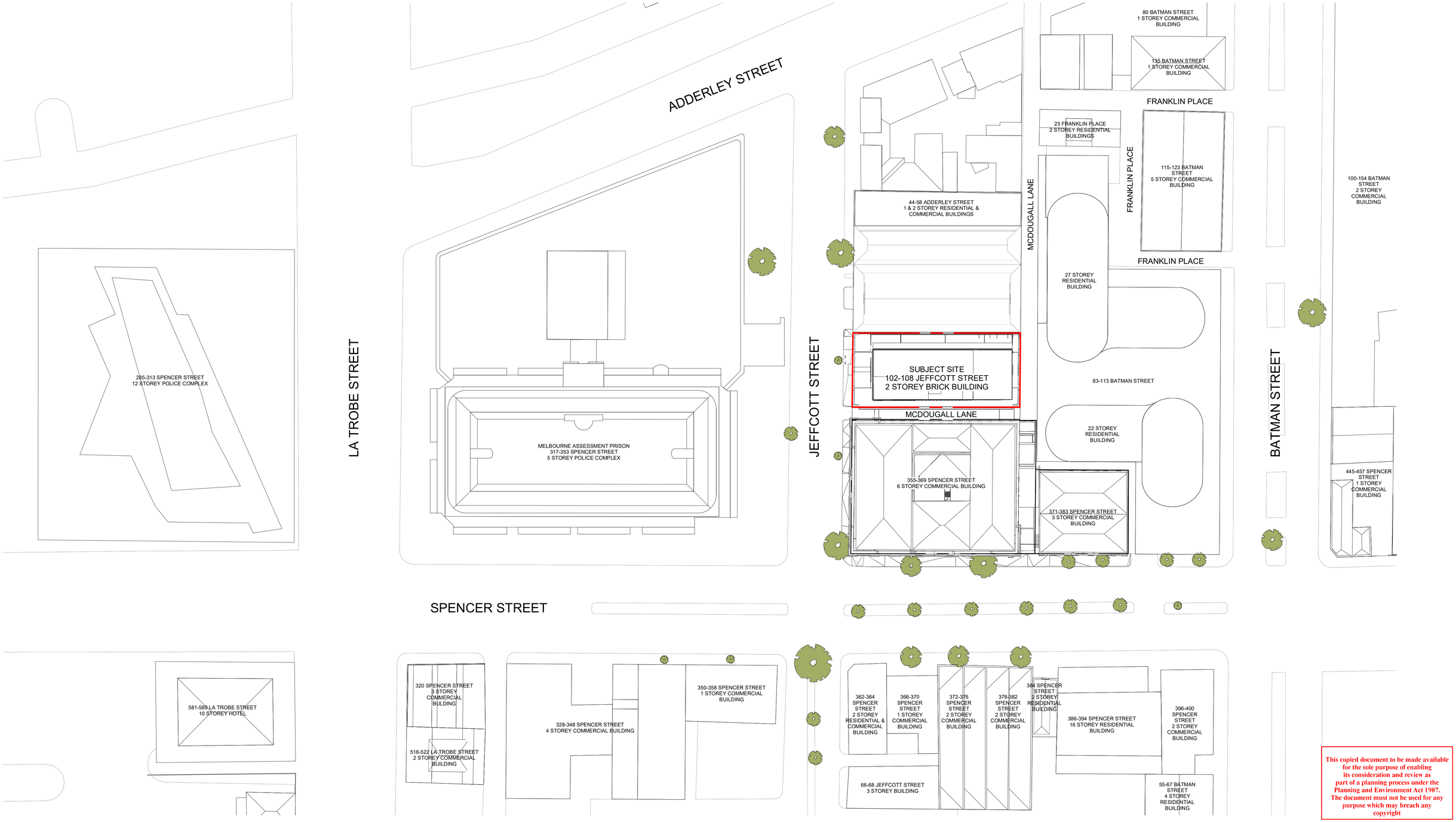

1 SITE PLAN - EXISTING
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No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
SITE CONDITIONS - EXISTING

Sheet
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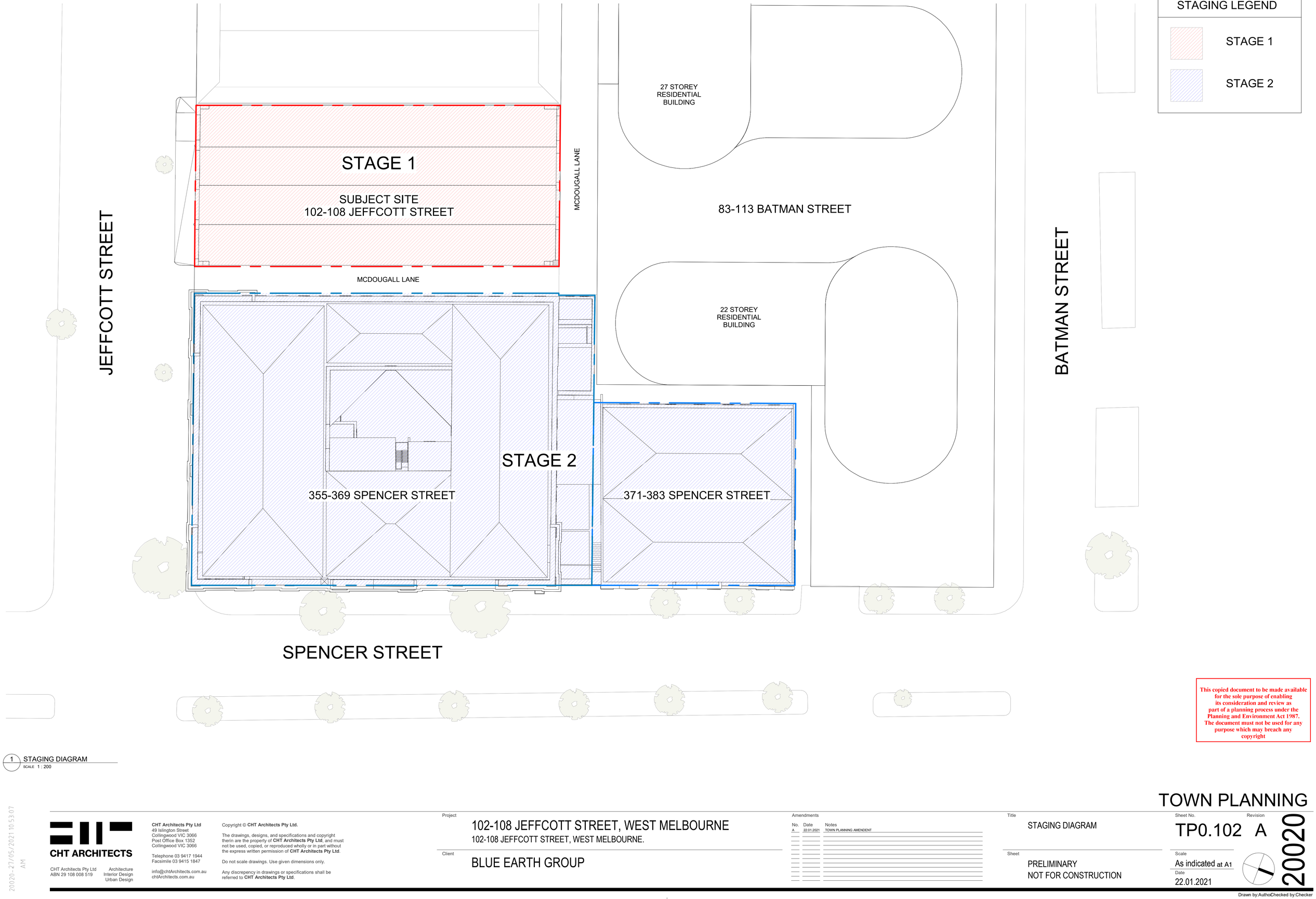

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1 STAGING DIAGRAM
SCALE 1 : 200

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No.	Date	Notes
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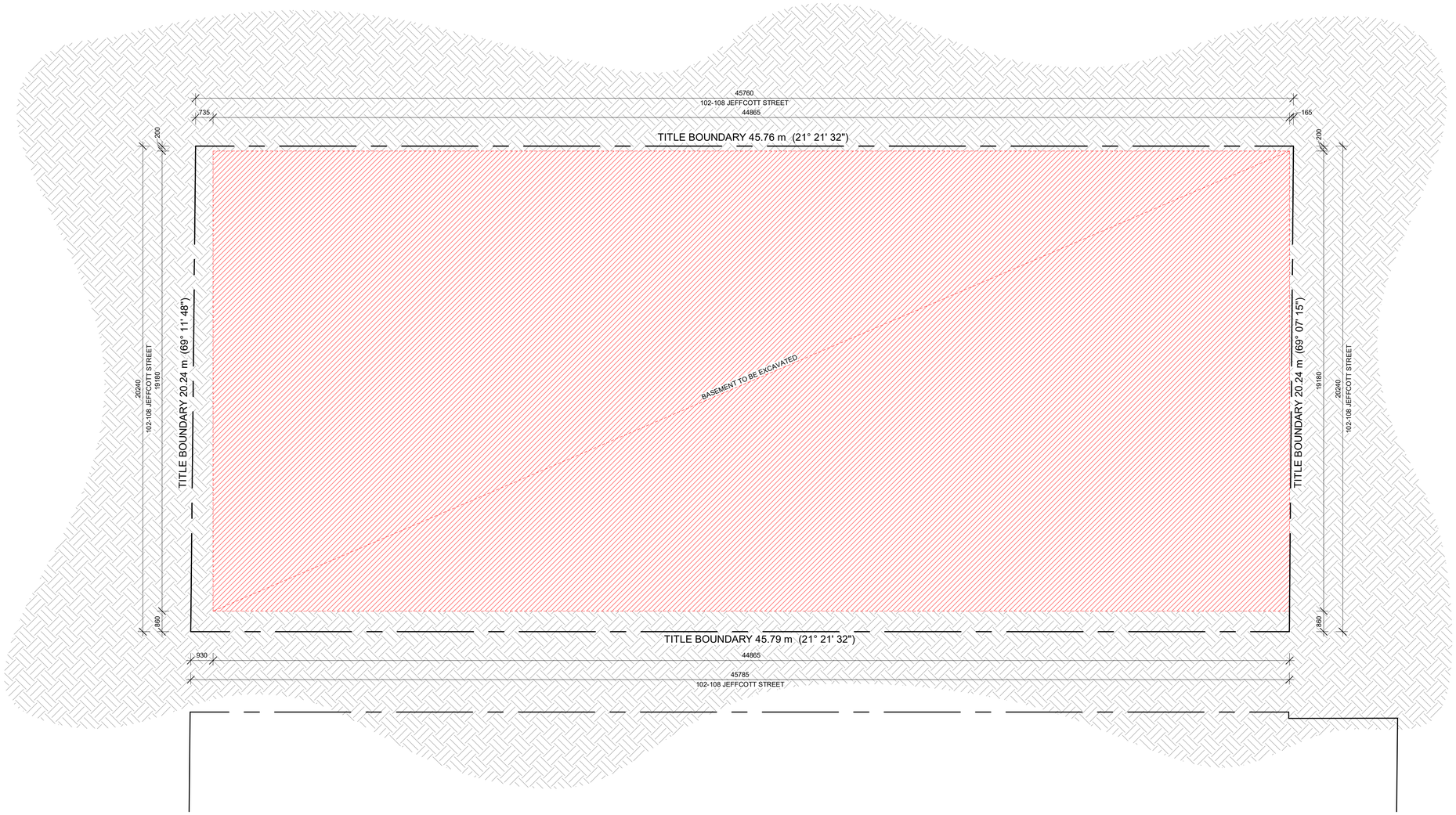
ADVERTISED PLAN

DEMOLITION PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING ELEMENTS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING ELEMENTS TO BE DEMOLISHED



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Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
EXISTING & DEMOLITION PLAN - BASEMENT 01-03

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.001
Revision A
Scale 1 : 100 at A1
Date 22.01.2021

20020

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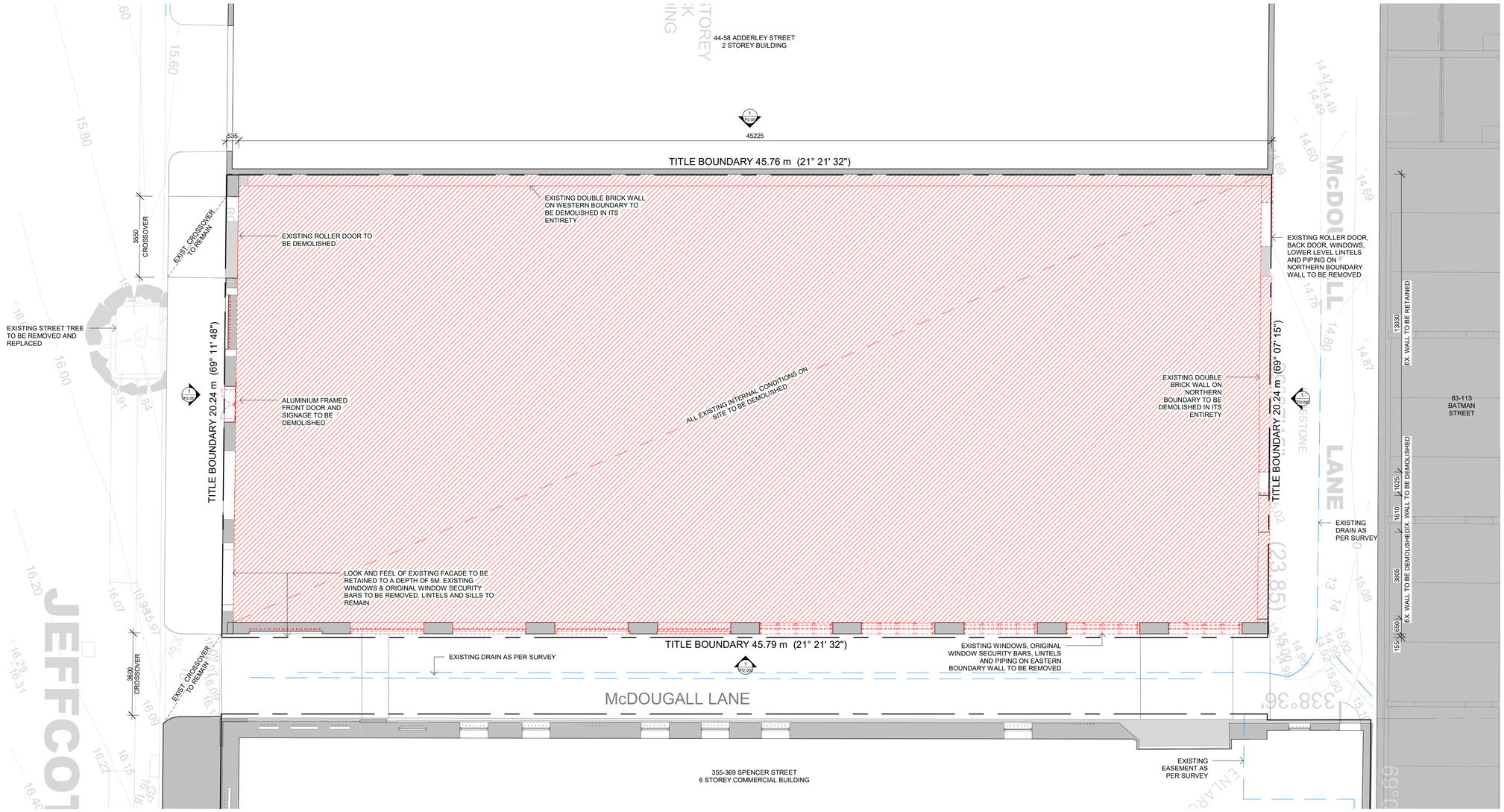
ADVERTISED PLAN

DEMOLITION PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING ELEMENTS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING ELEMENTS TO BE DEMOLISHED



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Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
EXISTING & DEMOLITION PLAN - GROUND FLOOR

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.003 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

20020

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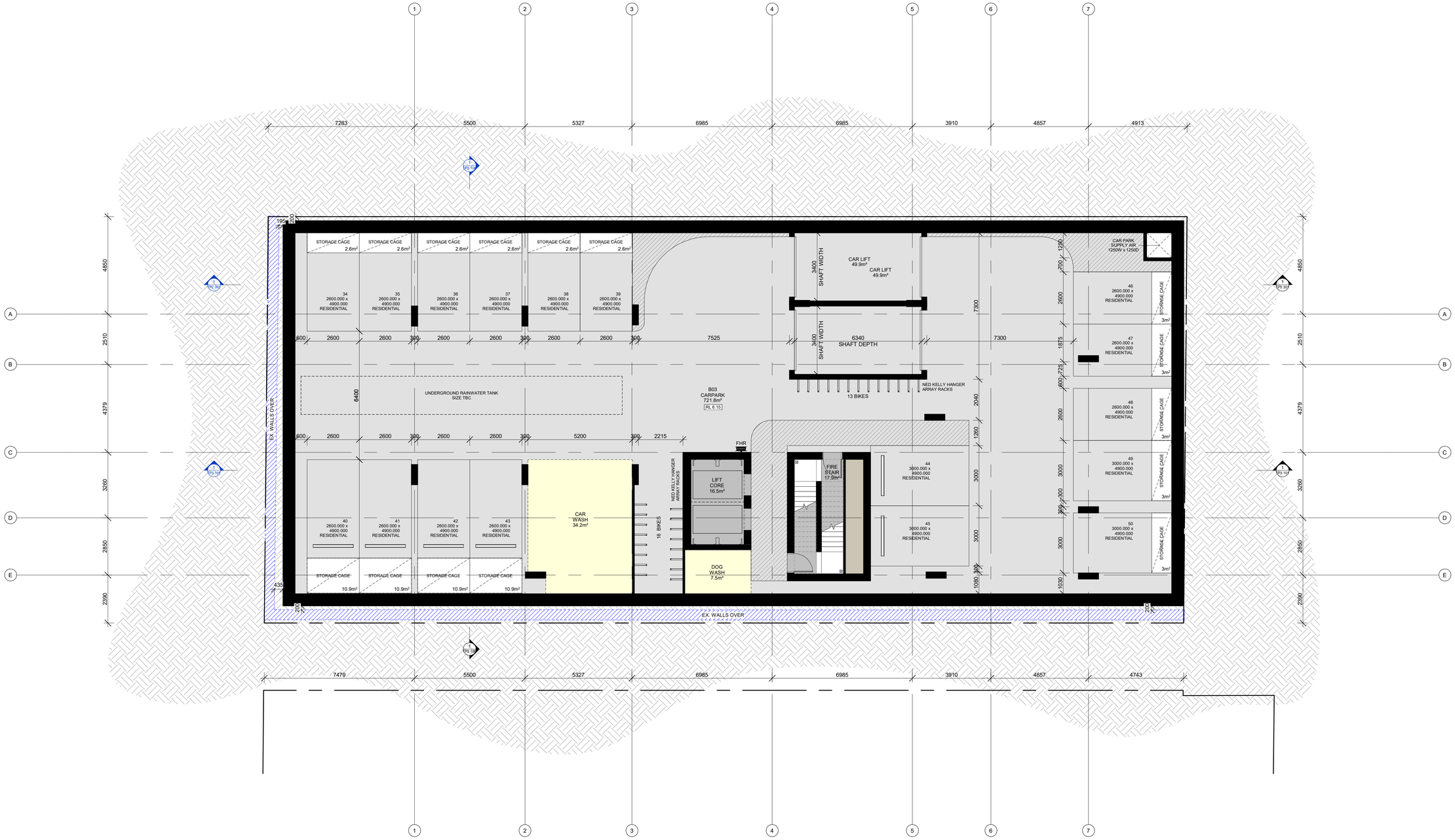
PLAN



UNIT DESCRIPTION

- AMENITY
- CARPARK
- CORE
- SERVICES

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Client
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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - BASEMENT 03

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.101 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

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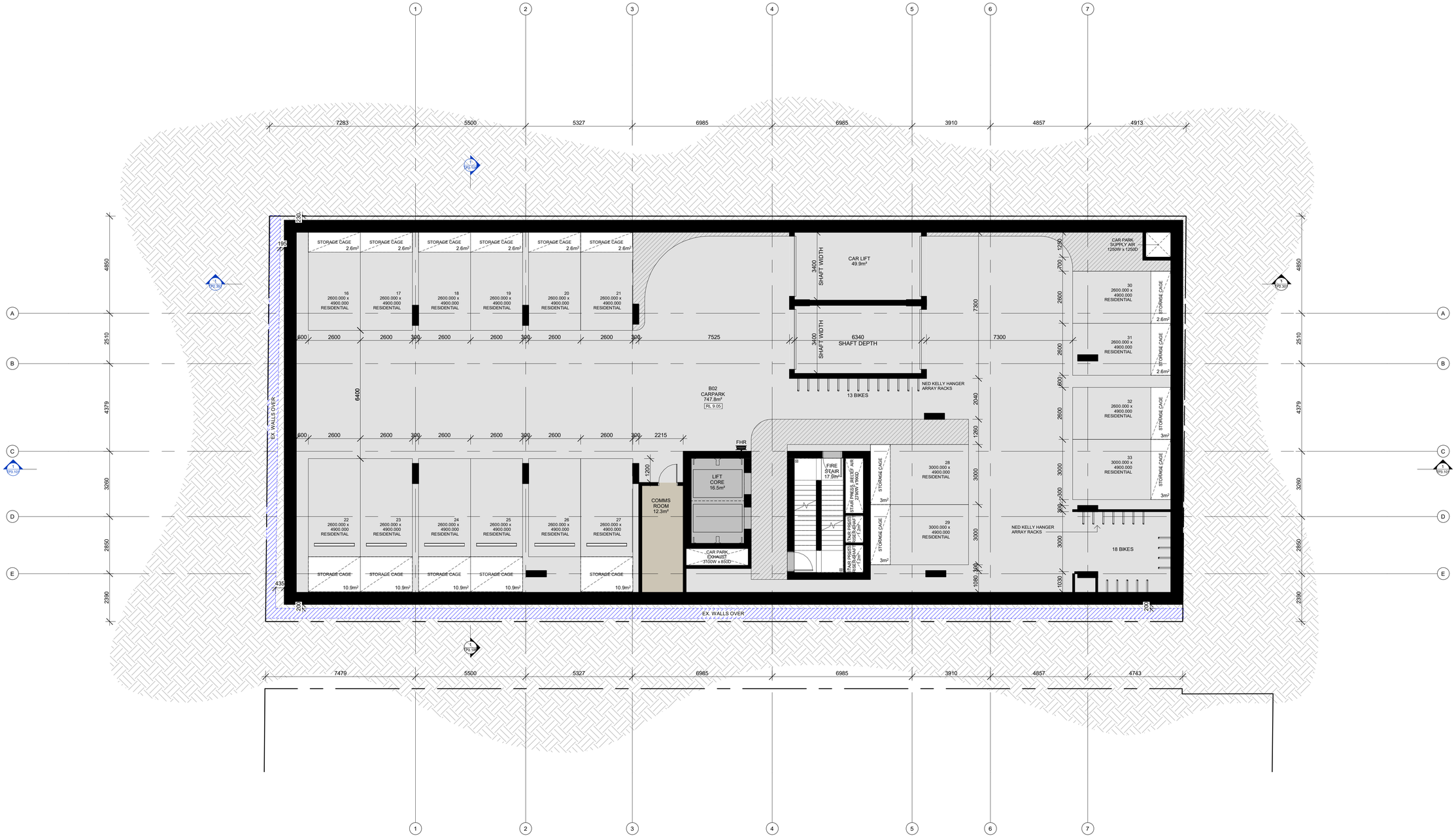

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - BASEMENT 02

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.102
Revision A
Scale 1 : 100 at A1
Date 22.01.2021

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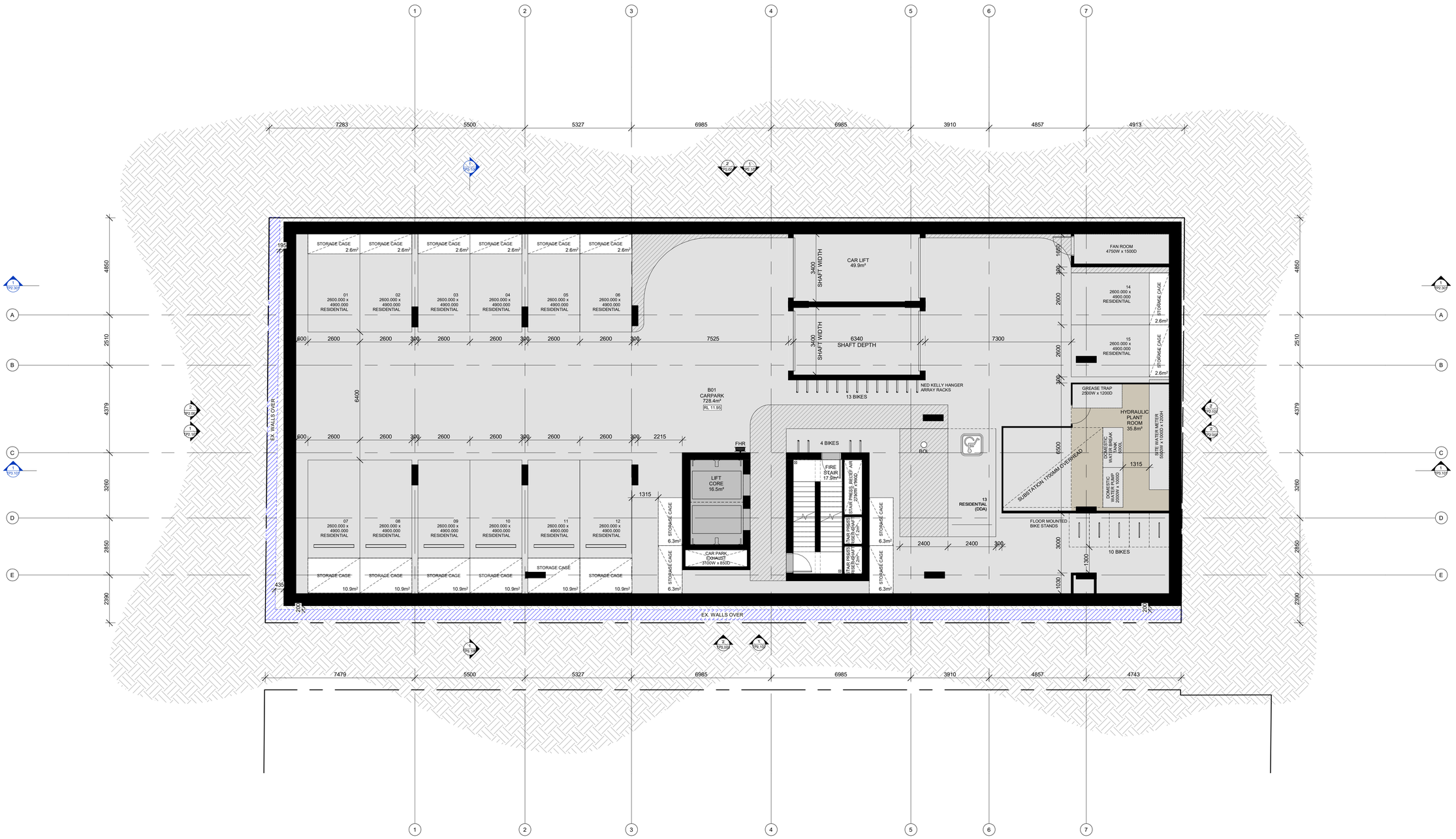

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL PLAN - BASEMENT 01

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.103 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - MEZZANINE LEVEL

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP1.104AB

Revision
20020

Scale
1 : 100 at A1

Date
10.05.2021

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ADVERTISED PLAN

UNIT DESCRIPTION

- 1 BED & 1 BATH LOFT
- CARPARK
- CIRCULATION
- COMMERCIAL RETAIL
- CORE
- FOH
- PUBLIC ZONE
- RETAIL
- SERVICES

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Client
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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - GROUND

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.104
Revision B
Scale 1 : 100 at A1
Date 10.05.2021

20020

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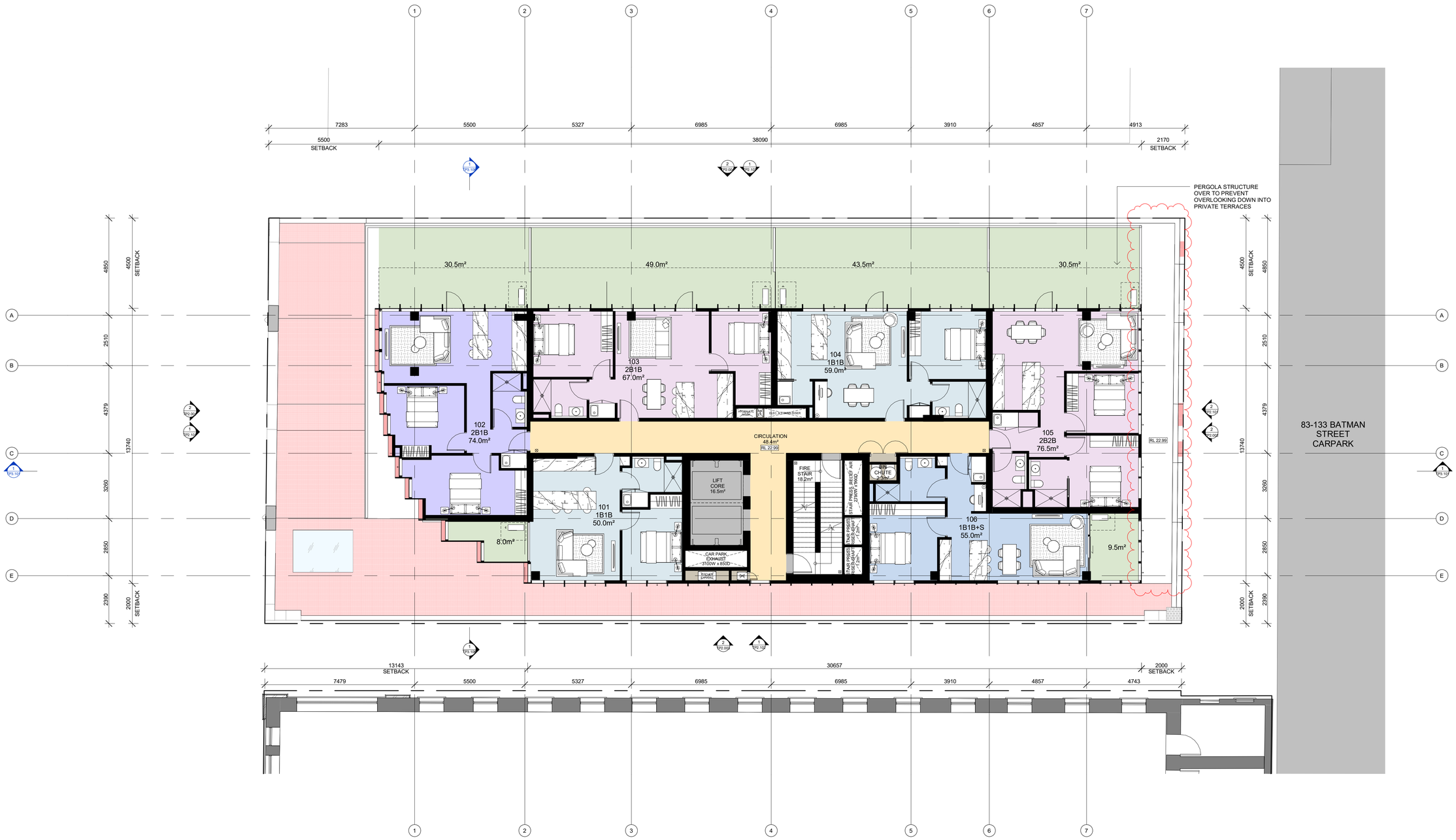

UNIT DESCRIPTION

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

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Client

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title

OVERALL PLAN - LEVEL 01

Sheet

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.105 Revision B

Scale 1 : 100 at A1

Date 10.05.2021

20020

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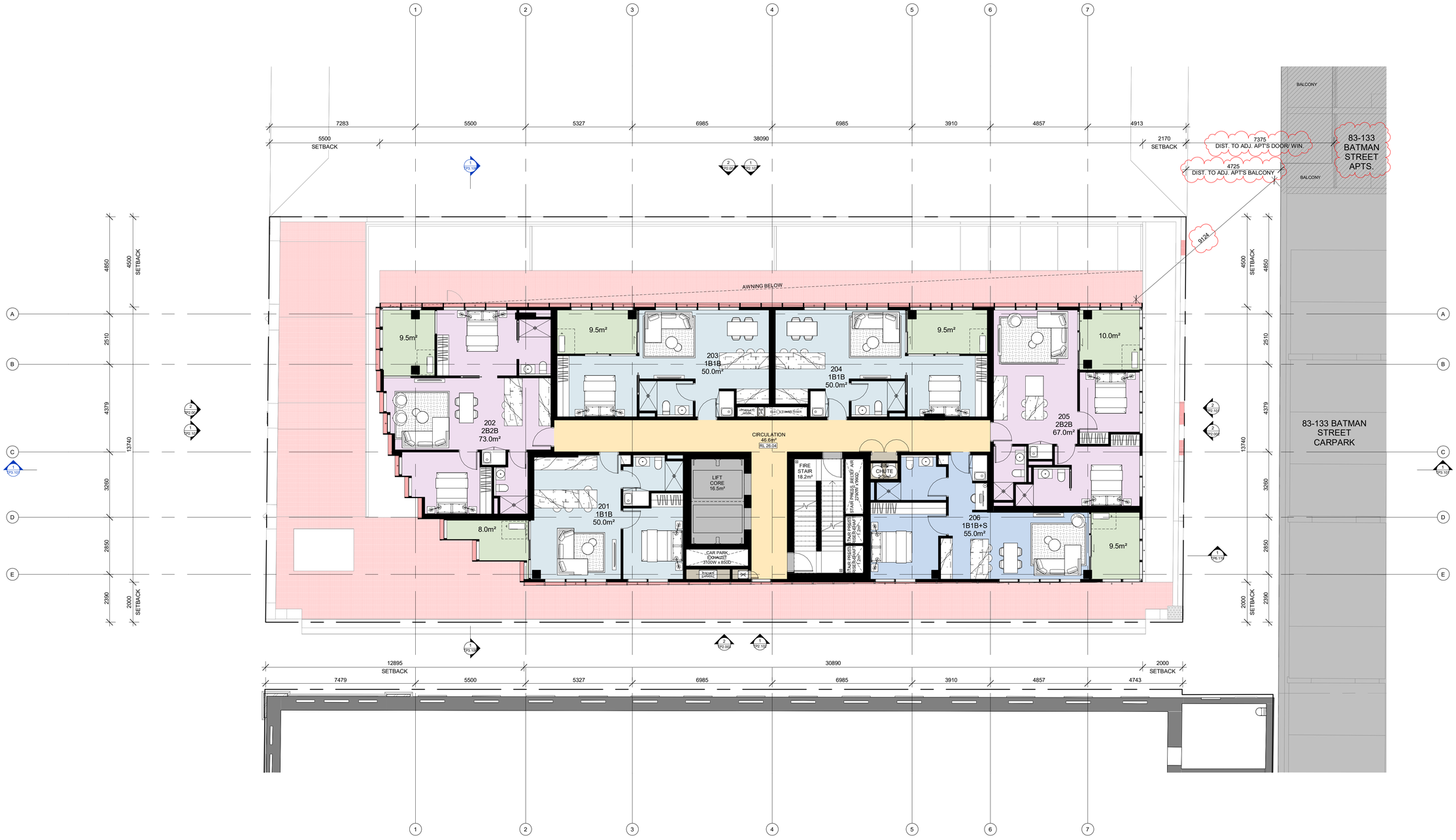

UNIT DESCRIPTION

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

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Client
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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 02

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.106
Revision B
Scale 1 : 100 at A1
Date 10.05.2021

20020

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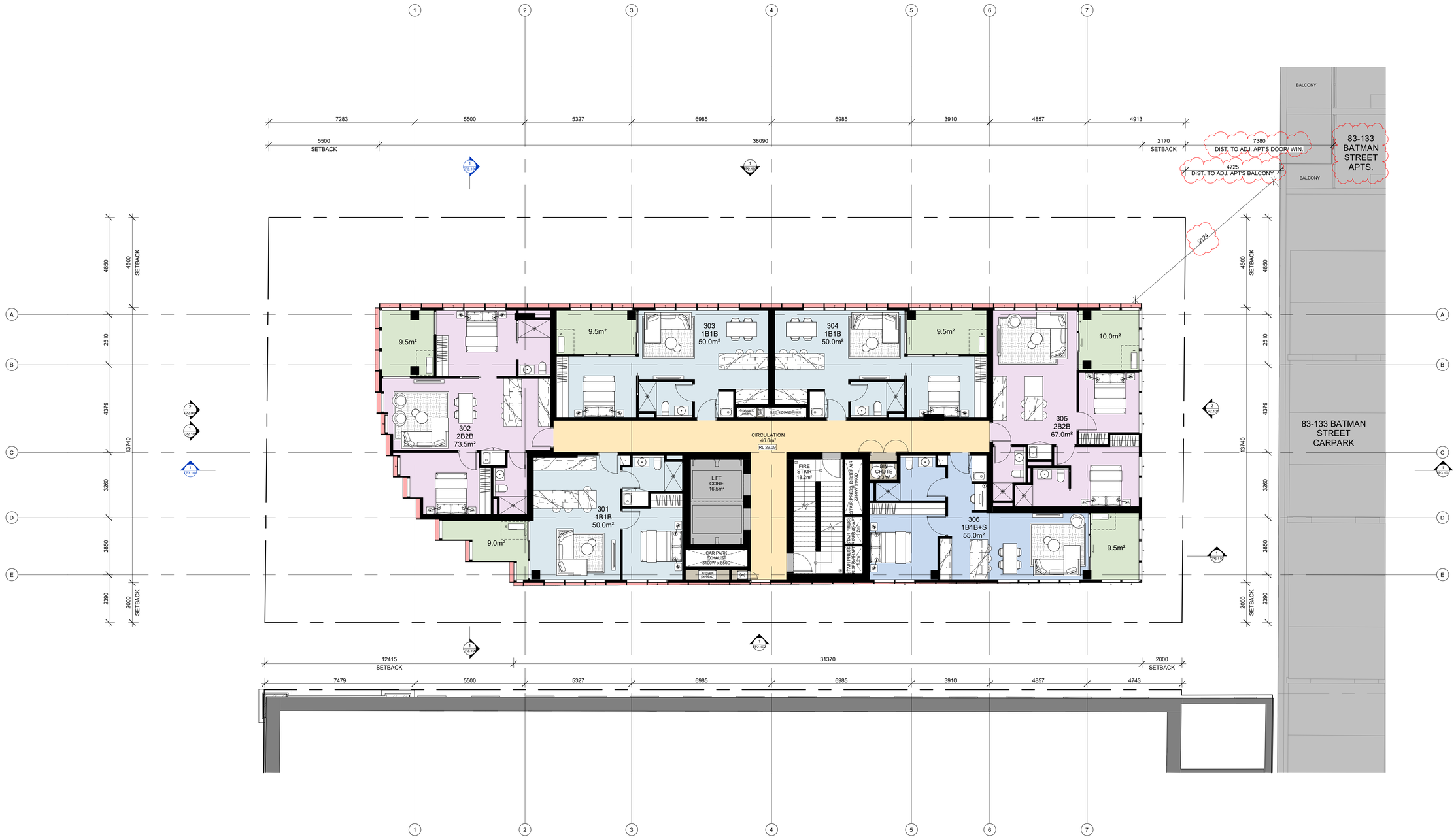

UNIT DESCRIPTION

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

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Client
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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 03

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.107
Revision B
Scale 1 : 100 at A1
Date 10.05.2021

20020

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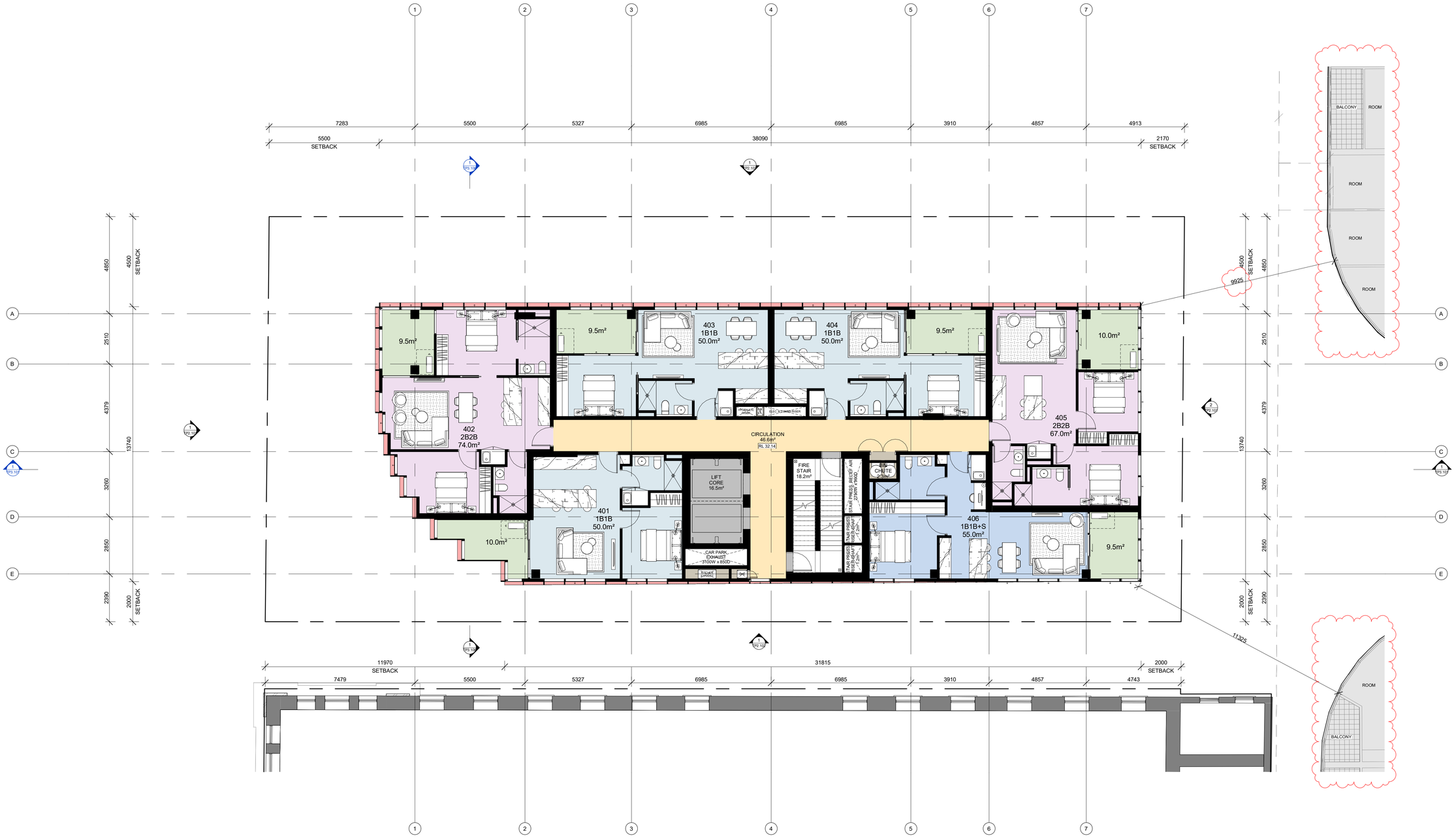

UNIT DESCRIPTION

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

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Client
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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 04

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.108
Revision B
Scale 1 : 100 at A1
Date 10.05.2021

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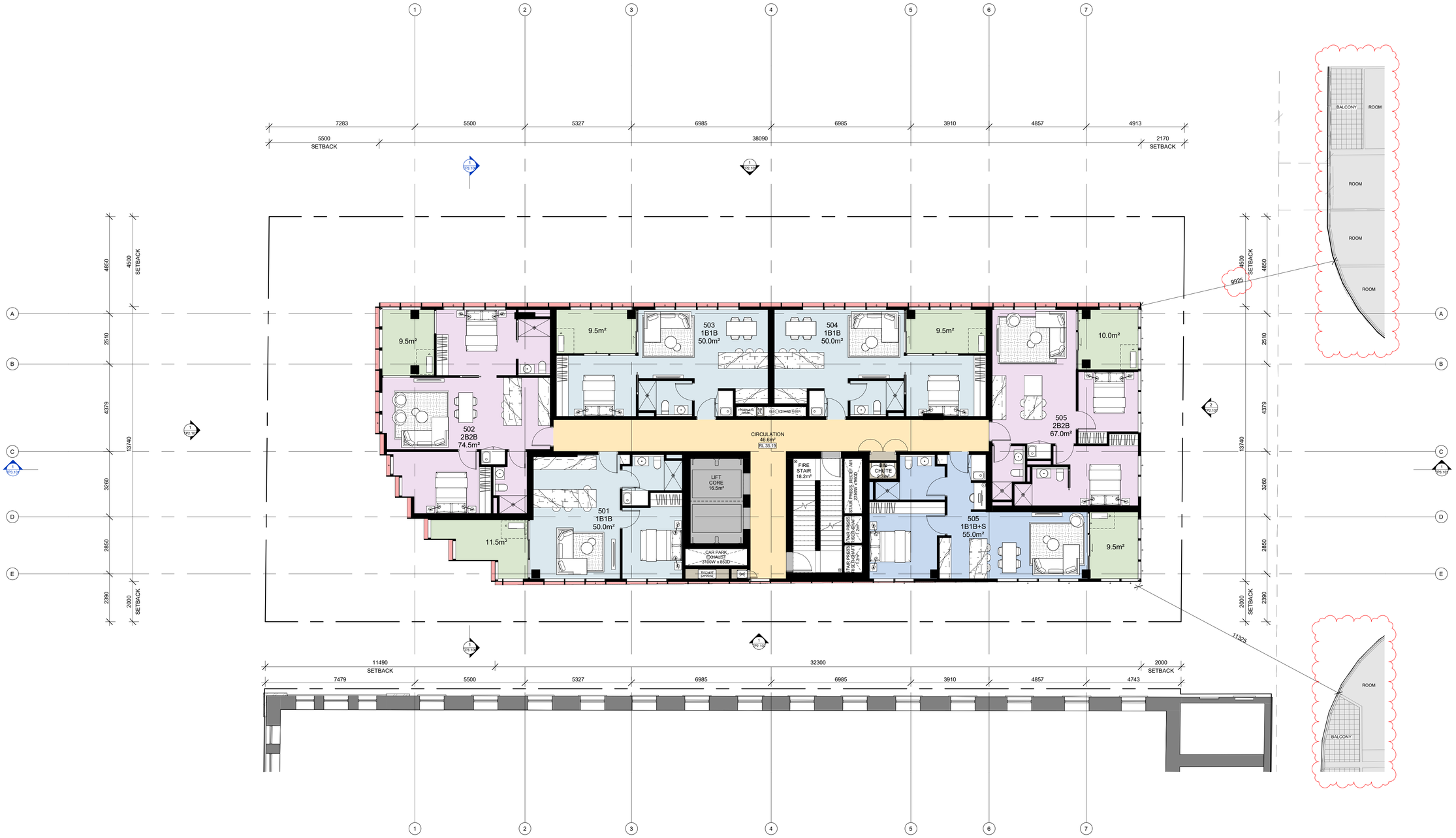

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Client
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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 05

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP1.109

Revision
B

Scale
1 : 100 at A1

Date
10.05.2021

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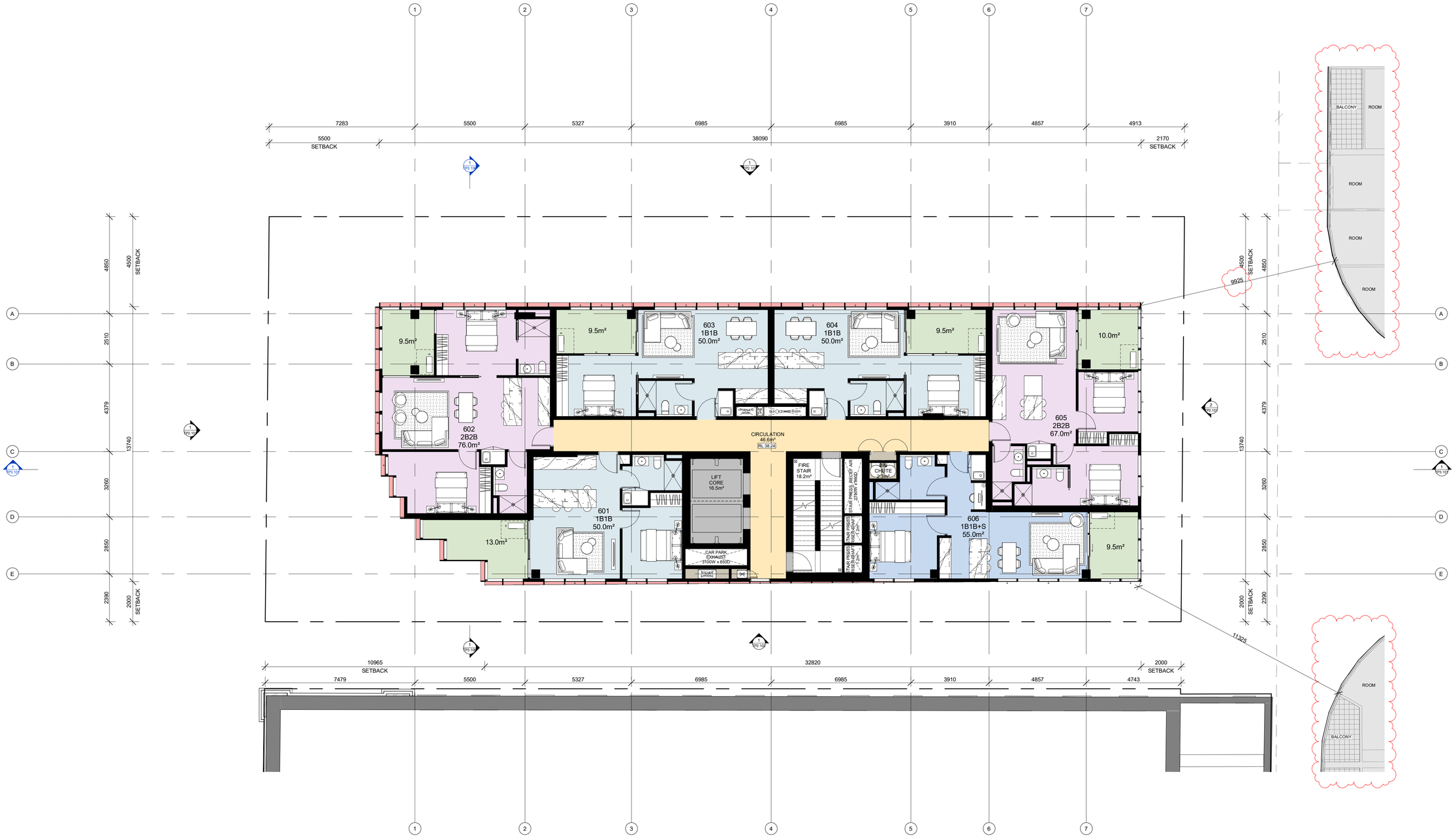

UNIT DESCRIPTION

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

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 06

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.110 Revision B

Scale 1 : 100 at A1

Date 10.05.2021

20020

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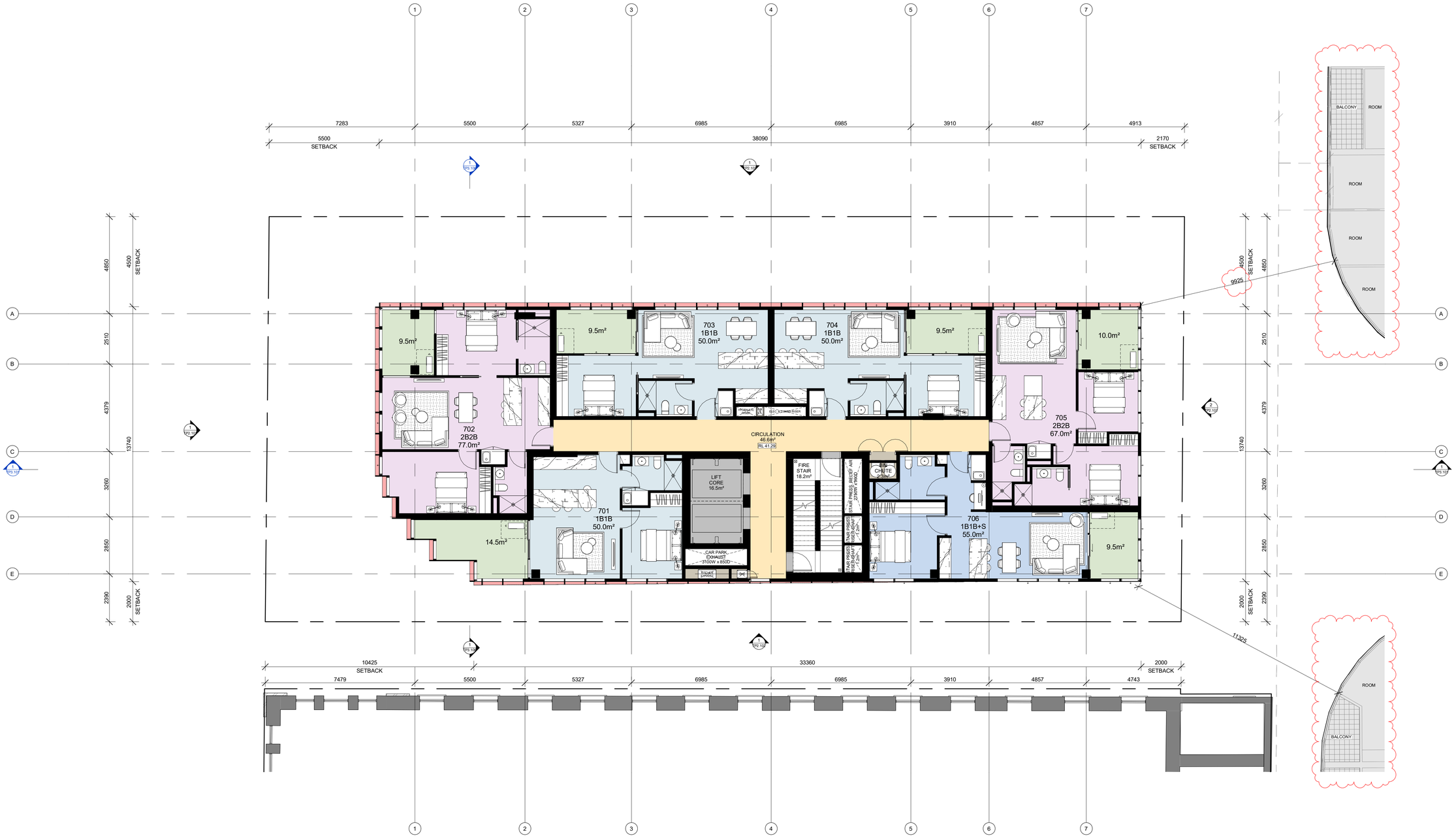

UNIT DESCRIPTION

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

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Project
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Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 07

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP1.111

Revision
B

Scale
1 : 100 at A1

Date
10.05.2021

20020

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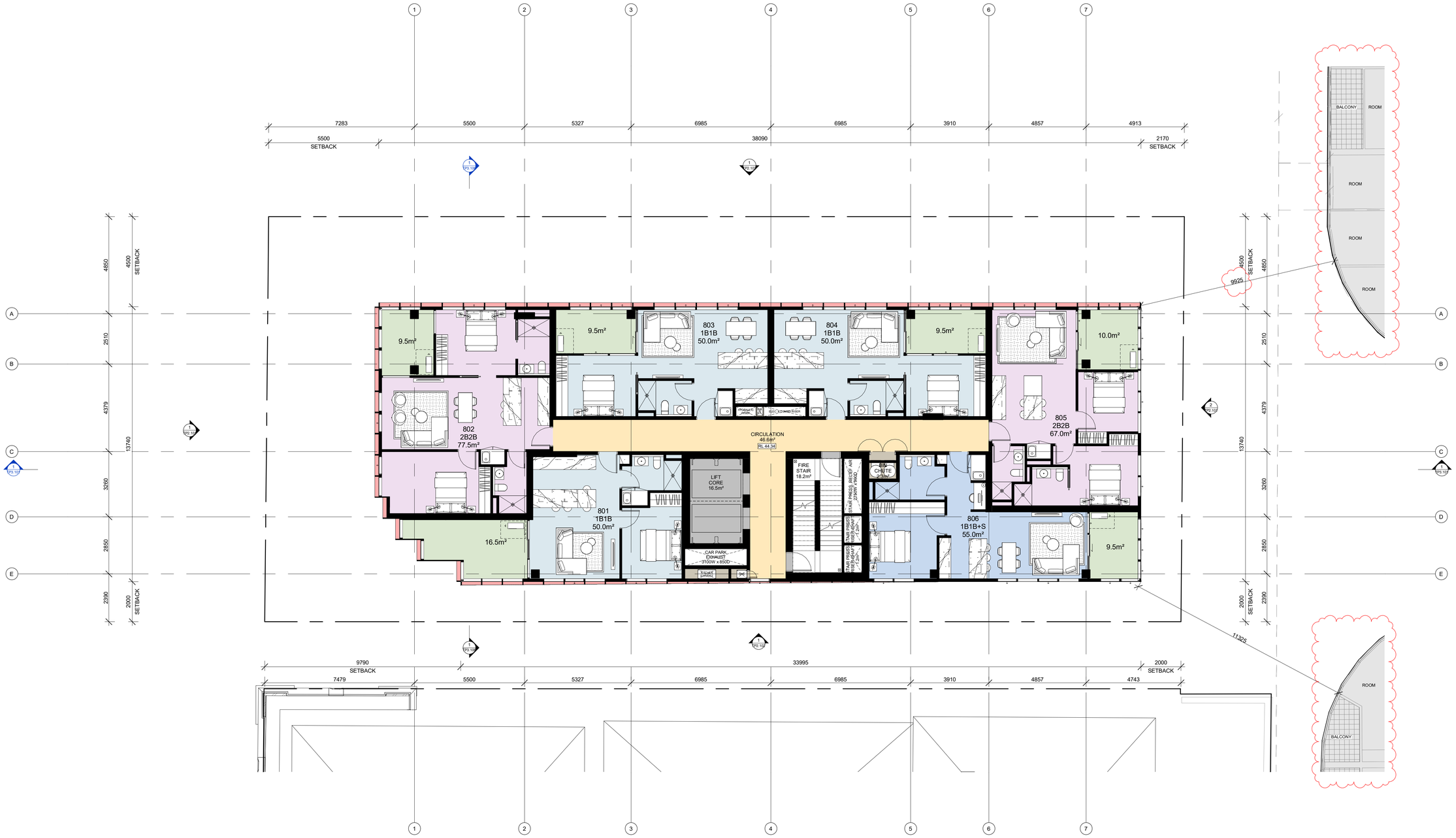
ADVERTISED PLAN



UNIT DESCRIPTION

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

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102-108 JEFFCOTT STREET, WEST MELBOURNE
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Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 08

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.112
Revision B
Scale 1 : 100 at A1
Date 10.05.2021

20020

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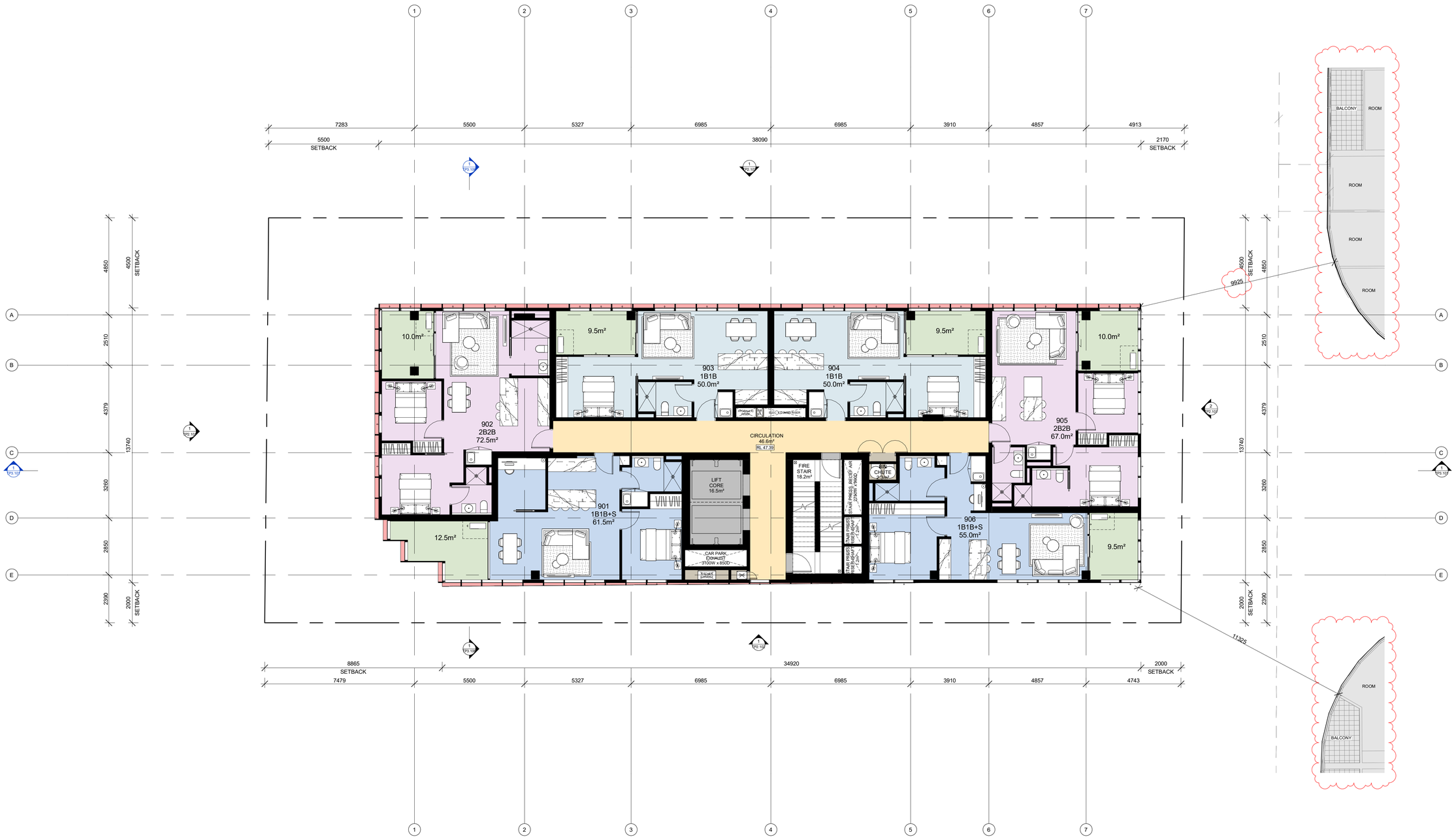

UNIT DESCRIPTION

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

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Client
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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 09

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.113 Revision B

Scale 1 : 100 at A1

Date 10.05.2021

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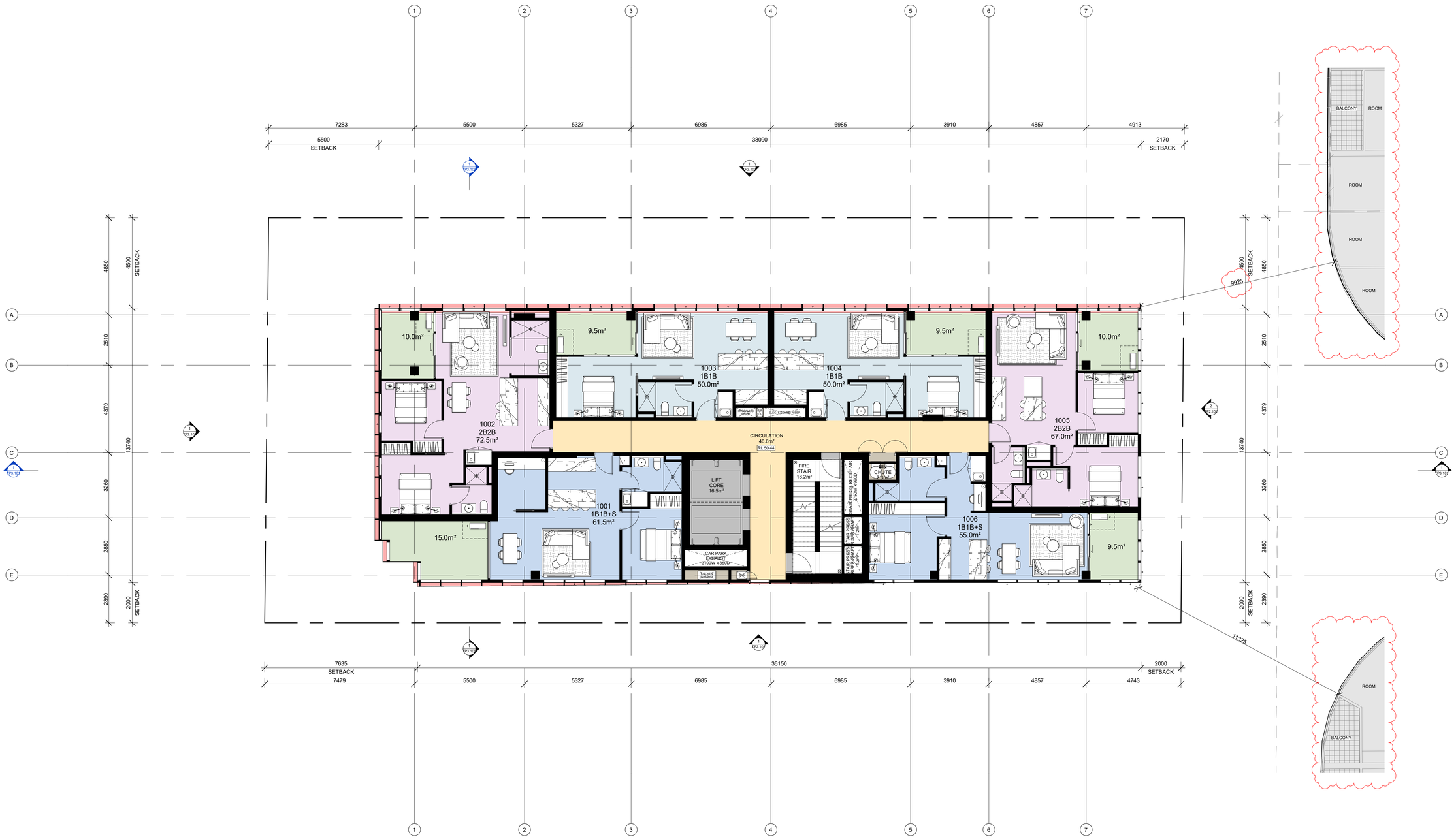

UNIT DESCRIPTION

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

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 10

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.114
Revision B
Scale 1 : 100 at A1
Date 10.05.2021

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UNIT DESCRIPTION

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

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title

OVERALL PLAN - LEVEL 11

Sheet

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.115 Revision B

Scale 1 : 100 at A1

Date 10.05.2021

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PLAN

UNIT DESCRIPTION

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

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 12

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.116
Revision B
Scale 1 : 100 at A1
Date 10.05.2021

20020

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UNIT DESCRIPTION

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

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 13

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.117 Revision B

Scale 1 : 100 at A1

Date 10.05.2021

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UNIT DESCRIPTION

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

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 14

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.118 Revision B

Scale 1 : 100 at A1

Date 10.05.2021

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PLAN

UNIT DESCRIPTION

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

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 15

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.119 Revision B

Scale 1 : 100 at A1

Date 10.05.2021

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PLAN

UNIT DESCRIPTION

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

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Client
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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 16

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.120
Revision B
Scale 1 : 100 at A1
Date 10.05.2021

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PLAN

UNIT DESCRIPTION

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

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Client
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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 17&18

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.121
Revision B
Scale 1 : 100 at A1
Date 10.05.2021

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NOTE: AC UNITS TO BE LOCATED ON ROOF

UNIT DESCRIPTION

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

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - LEVEL 19

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.122
Revision B
Scale 1 : 100 at A1
Date 10.05.2021

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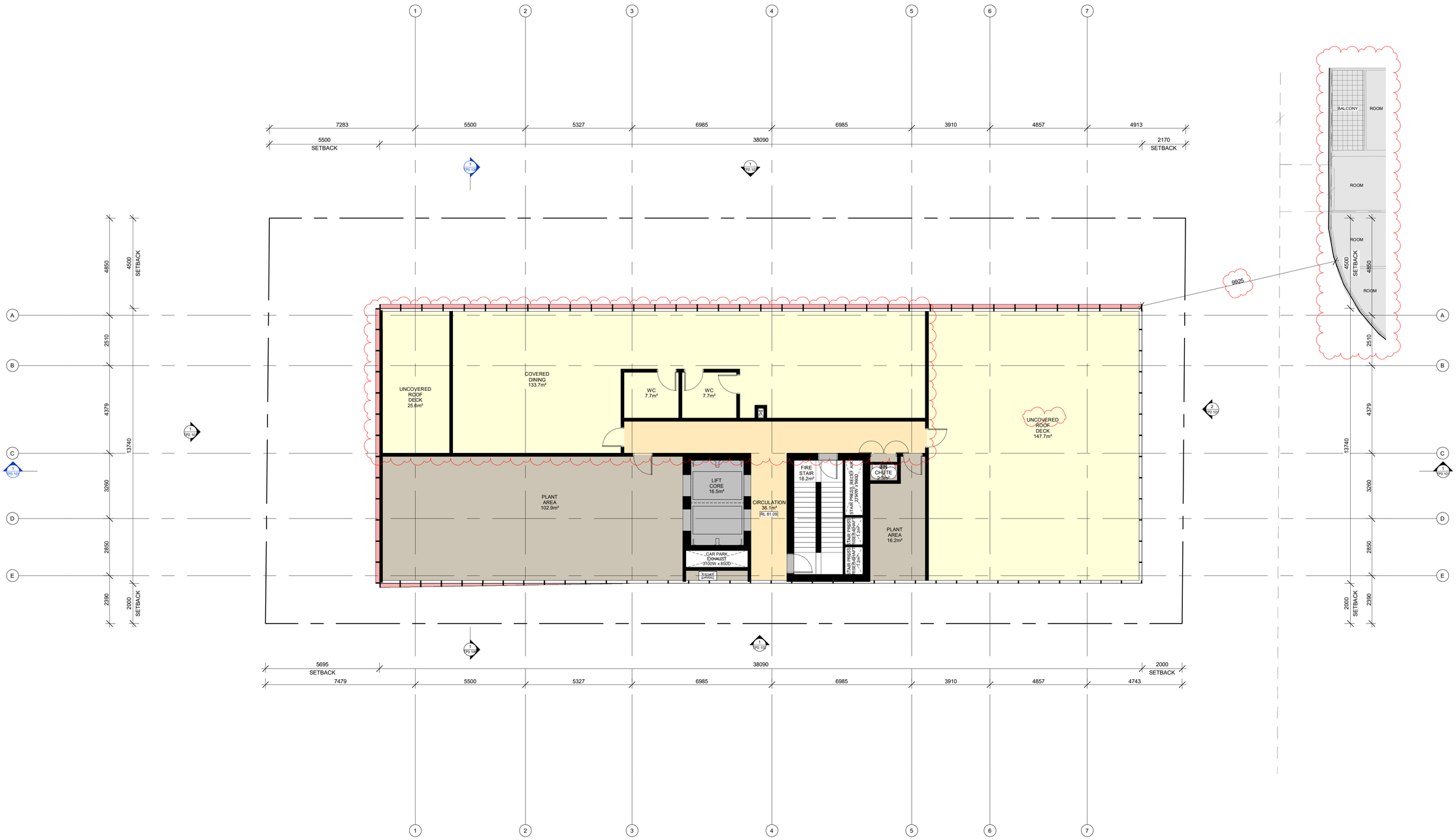

UNIT DESCRIPTION

- AMENITY
- CIRCULATION
- CORE
- SERVICES

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - ROOF LEVEL

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP1.127

Revision
B

Scale
1 : 100 at A1

Date
10.05.2021

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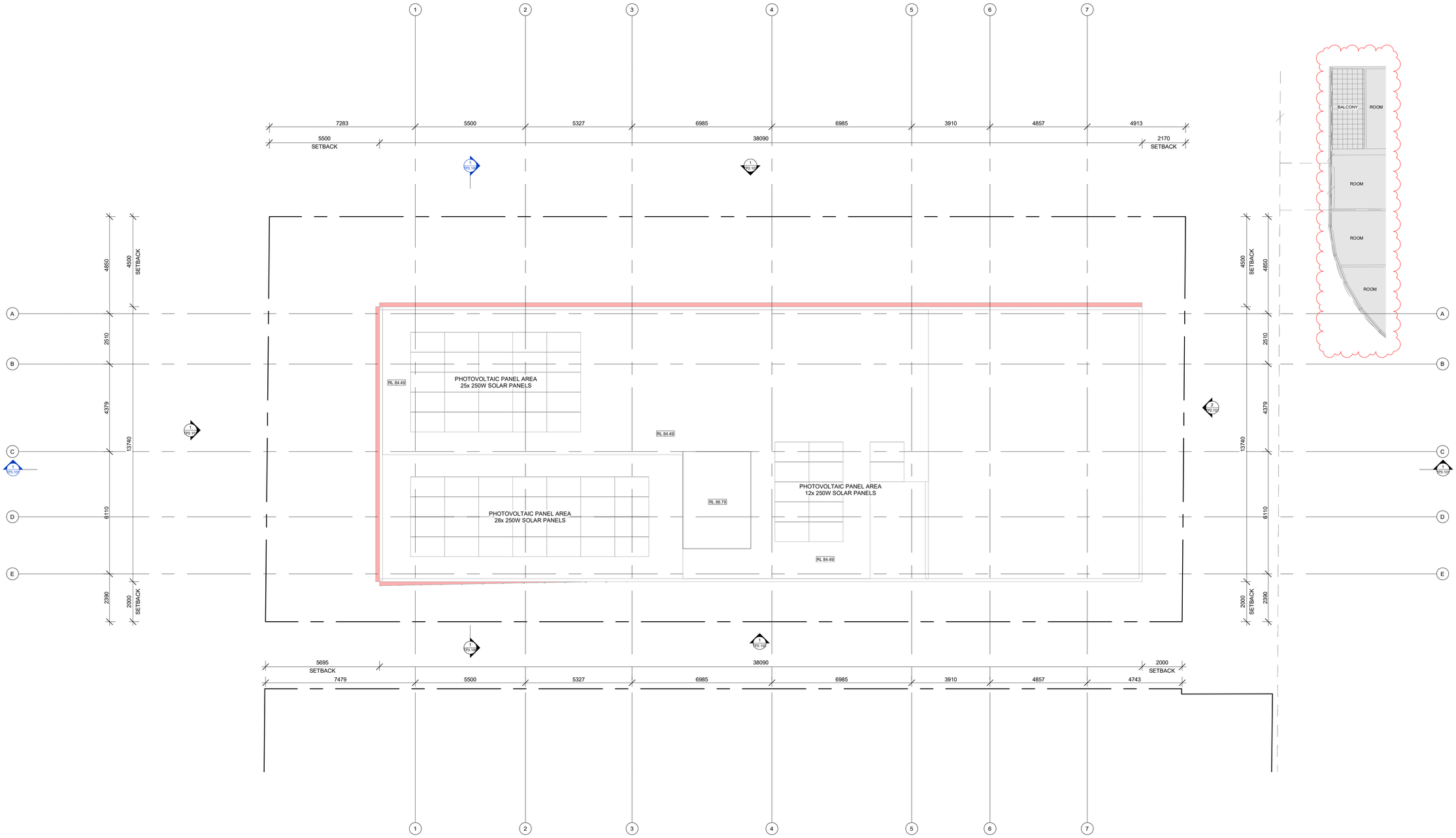

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TOWN PLANNING

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Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
OVERALL PLAN - TOP ROOF LEVEL

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.128 Revision B

Scale 1 : 100 at A1

Date 10.05.2021

20020

Drawn by:AuthoChecked by:Checker

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ADVERTISED PLAN

TP - APARTMENT BADS COMPLIANCE

APT. #	APT TYPE	DESCRIPTION	'D17' COMPLIANT?	'D19' COMPLIANT?	'D20' COMPLIANT?	'D24' COMPLIANT?	'D25' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?
GROUND FLOOR									
G01	TH01	1 BED & 1 BATH LOFT	NO	NO	YES	YES	YES	YES	NO
G02	TH02	1 BED & 1 BATH LOFT	NO	NO	YES	YES	YES	YES	NO
MEZZANINE LEVEL									
M01	TYPE 13	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	NO
M02	TYPE 21	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
M03	TYPE 14	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	NO
LEVEL 01									
101	TYPE 01	1 BED & 1 BATH	YES	NO	YES	YES	YES	YES	YES
102	TYPE 02	2 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
103	TYPE 03	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	NO
104	TYPE 04	1 BED & 1 BATH	YES	YES	YES	YES	YES	YES	NO
105	TYPE 05	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
106	TYPE 06	1 BED & 1 BATH + STUDY	YES	NO	YES	YES	YES	YES	YES
LEVEL 02									
201	TYPE 01	1 BED & 1 BATH	YES	NO	YES	YES	YES	YES	YES
202	TYPE 07	2 BED & 2 BATH	YES	YES	YES	NO	YES	YES	YES
203	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
204	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
205	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
206	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
LEVEL 03									
301	TYPE 01	1 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
302	TYPE 07	2 BED & 2 BATH	YES	YES	YES	NO	YES	YES	YES
303	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
304	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
305	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
306	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
LEVEL 04									
401	TYPE 01	1 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
402	TYPE 07	2 BED & 2 BATH	YES	YES	YES	NO	YES	YES	YES
403	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
404	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
405	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
406	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
LEVEL 05									
501	TYPE 01	1 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
502	TYPE 07	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
503	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
504	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
505	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
505	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
LEVEL 06									
601	TYPE 01	1 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
602	TYPE 07	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
603	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
604	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
605	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
606	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
LEVEL 07									
701	TYPE 01	1 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
702	TYPE 07	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
703	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
704	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
705	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
706	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
LEVEL 08									
801	TYPE 01	1 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
802	TYPE 07	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
803	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
804	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
805	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
806	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
LEVEL 09									
901	TYPE 10	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
902	TYPE 11	2 BED & 2 BATH	NO	YES	YES	YES	YES	YES	YES
903	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
904	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
905	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
906	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES

TP - APARTMENT BADS COMPLIANCE

APT. #	APT TYPE	DESCRIPTION	'D17' COMPLIANT?	'D19' COMPLIANT?	'D20' COMPLIANT?	'D24' COMPLIANT?	'D25' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?
LEVEL 10									
1001	TYPE 10	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
1002	TYPE 11	2 BED & 2 BATH	NO	YES	YES	YES	YES	YES	YES
1003	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1004	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1005	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
1006	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
LEVEL 11									
1101	TYPE 10	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
1102	TYPE 11	2 BED & 2 BATH	NO	YES	YES	YES	YES	YES	YES
1103	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1104	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1105	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
1106	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
LEVEL 12									
1201	TYPE 15	2 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
1202	TYPE 16	2 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
1203	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1204	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1205	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
1206	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
LEVEL 13									
1301	TYPE 15	2 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
1302	TYPE 16	2 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
1303	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1304	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1305	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
1306	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
LEVEL 14									
1401	TYPE 15	2 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
1402	TYPE 16	2 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
1403	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1404	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1405	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
1406	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
LEVEL 15									
1501	TYPE 15	2 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
1502	TYPE 16	2 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
1503	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1504	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1505	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
1506	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
LEVEL 16									
1601	TYPE 15	2 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
1602	TYPE 16	2 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
1603	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1604	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1605	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
1606	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
LEVEL 17									
1701	TYPE 15	2 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
1702	TYPE 16	2 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
1703	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1704	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
1705	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
1706	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
LEVEL 18									
976	TYPE 09	2 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
979	TYPE 06	1 BED & 1 BATH + STUDY	YES	YES	YES	YES	YES	YES	YES
983	TYPE 15	2 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
984	TYPE 16	2 BED & 1 BATH	YES	YES	YES	YES	YES	YES	YES
988	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
990	TYPE 08	1 BED & 1 BATH	NO	YES	YES	YES	YES	YES	NO
LEVEL 19									
1901	TYPE 17	3 BED & 2 BATH	NO	YES	YES	YES	YES	YES	YES
1902	TYPE 18	3 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES
1903	TYPE 19	3 BED & 2 BATH	NO	YES	YES	YES	YES	YES	YES
1904	TYPE 20	3 BED & 2 BATH	YES	YES	YES	YES	YES	YES	YES

TOTAL: 117

STANDARD 'D7' COMMUNAL OPEN SPACE ASSESSMENT

TOTAL NO. OF APARTMENTS	117
REQUIRED MINIMUM AREA OF COMMUNAL OPEN SPACE	250m²
AREA OF COMMUNAL OPEN SPACE ACHIEVED	352m²

BADS ASSESSMENT COMPLIANCE

D17 - ACCESSBILITY

REQUIREMENT - 50%
ACHIEVED - 64%

D19 - PRIVATE OPEN SPACE (P.O.S.)

REQUIREMENT - 100%
ACHIEVED - 96%

D20 - STORAGE

REQUIREMENT - 100%
ACHIEVED - 100%

D24 - ROOM SIZES

REQUIREMENT - 100%
ACHIEVED - 97%

D25 - ROOM DEPTH

REQUIREMENT - 100%
ACHIEVED - 100%

D26 - WINDOWS

REQUIREMENT - 100%
ACHIEVED - 100%

D27 - VENTILATION

REQUIREMENT - 40%
ACHIEVED - 66%

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Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
BADS ASSESSMENT - APARTMENT BREAKDOWN

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.300 Revision B

Scale
As indicated at A1

Date
10.05.2021

20020

Drawn by:AuthoChecked by:Checker

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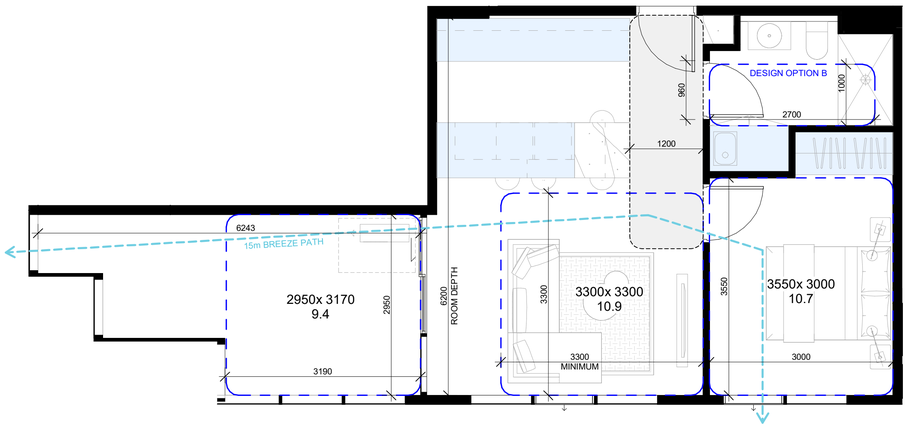
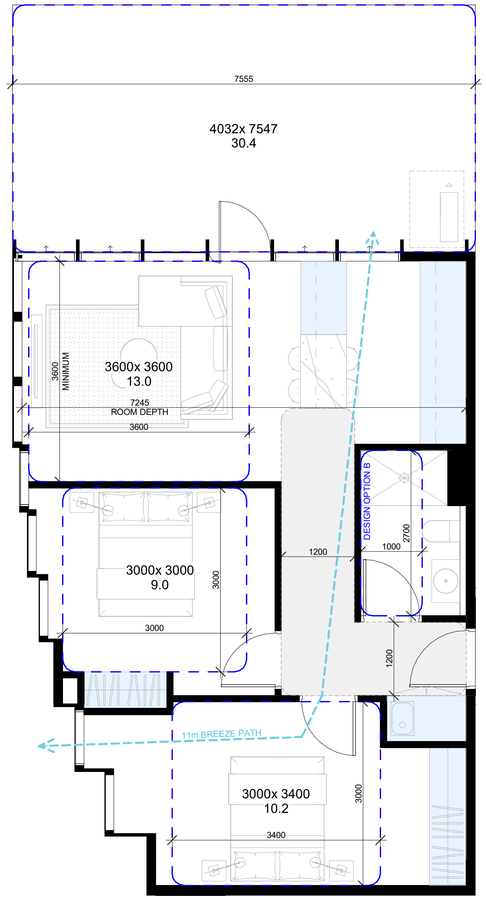
ADVERTISED PLAN



1 BADS ASSESSMENT - APT TYPE 01
SCALE 1 : 50

D17 D19 D20 D24 D25 D26 D27
D19 *APT 101 & 201 DO NOT COMPLY WITH BADS "D19" COMPLIANCE REQUIREMENT IF A/C UNIT TO BE INSTALLED ON BALCONY

1 BED 1 BATH
AREA: 50.0m² + 9.3m² (BALCONY)
APT: 101, 201, 301, 401, 501, 601, 701, 801



2 BADS ASSESSMENT - APT TYPE 02
SCALE 1 : 50

D17 D19 D20 D24 D25 D26 D27

2 BED 1 BATH
AREA: 73m² + 30.4m² (COURTYARD)
APT: 102

NOTES:

CEILING HEIGHTS:
LIVING AREAS - MININUM 2.7M CEILING HEIGHT
BED + BATH - MINIMUM 2.4M 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.

LEGEND

D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D19	STANDARD 'D19' NOT COMPLIANT
D20	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' NOT COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
	STORAGE

APARTMENT BADS REQUIREMENTS - LEGEND	
D17 - ACCESSIBILITY	• CLEAR PATH WITH MINIMUM 1.2m WIDTH - CONNECTING DWELLING ENTRANCE TO MAIN BEDROOM, ADAPTABLE BATHROOM AND LIVING AREA • DESIGN OPTION A: 1.2m x 1.2m CLEAR PATH (850mm CLEAR DOOR), or • DESIGN OPTION B: 1m x 2.7m CLEAR PATH (820mm CLEAR DOOR) • SLIDING DOOR OR DOOR WITH READILY REMOVEABLE HINGES • HOBLESS SHOWER • TOILET LOCATED IN CORNER OF ROOM, OR CLOSET TO DOOR OPENING (CLEAR OF ANY CIRCULATION)
D19 - P.O.S.	STUDIO / 1 BEDROOM: 8m², WITH MINIMUM 1.8m DIMENSION **NOTE: ADDITIONAL 1.5m² TO BE ADDED IF A/C UNIT TO BE LOCATED ON BALCONY** 2 BEDROOM: 10m², WITH MINIMUM 2m DIMENSION 3 BEDROOM: 12m², WITH MINIMUM 2.4m DIMENSION
D20 - STORAGE	STUDIO: TOTAL VOLUME - 8m³ MINIMUM DWELLING STORAGE - 5m³ 1 BEDROOM: TOTAL VOLUME - 10m³ MINIMUM DWELLING STORAGE - 6m³ 2 BEDROOM: TOTAL VOLUME - 14m³ MINIMUM DWELLING STORAGE - 9m³ 3 BEDROOM: TOTAL VOLUME - 18m³ MINIMUM DWELLING STORAGE - 12m³
D24 - ROOM SIZES	LIVING AREAS STUDIO / 1 BEDROOM - 3.3m MINIMUM WIDTH, 10m² MINIMUM AREA 2 OR MORE BEDROOMS - 3.6m MINIMUM WIDTH, 12m² MINIMUM AREA MAIN BEDROOM - 3m (W) x 3.4m (D) MINIMUM SECONDARY BEDROOM(S) - 3m (W) x 3m (D) MINIMUM
D25 - ROOM DEPTH	MAX DEPTH 9m
D27 - VENTILATION	MINIMUM BREEZE PATH: 5m MAXIMUM BREEZE PATH: 18m

TYPE 01 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1.17 m³
KITCHEN BENCH	1.71 m³
LAUNDRY	1.84 m³
WARDROBE	2.69 m³
TOTAL INTERNAL STORAGE	7.42 m³

TYPE 02 INTERNAL STORAGE SCHEDULE

KITCHEN BENCH	4.32 m³
LAUNDRY	1.84 m³
WARDROBE	5.19 m³
TOTAL INTERNAL STORAGE	11.35 m³

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APARTMENT TYPE 01 - BADS ASSESSMENT TABLE

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 01	8	YES		YES	YES	YES	YES	YES

APARTMENT TYPE 02 - BADS ASSESSMENT TABLE

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 02	1	YES	YES	YES	YES	YES	YES	YES

TOWN PLANNING

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Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
BETTER APARTMENT DESIGN STANDARD ASSESSMENT

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.301
Revision A
Scale 1 : 50 at A1
Date 22.01.2021

20020

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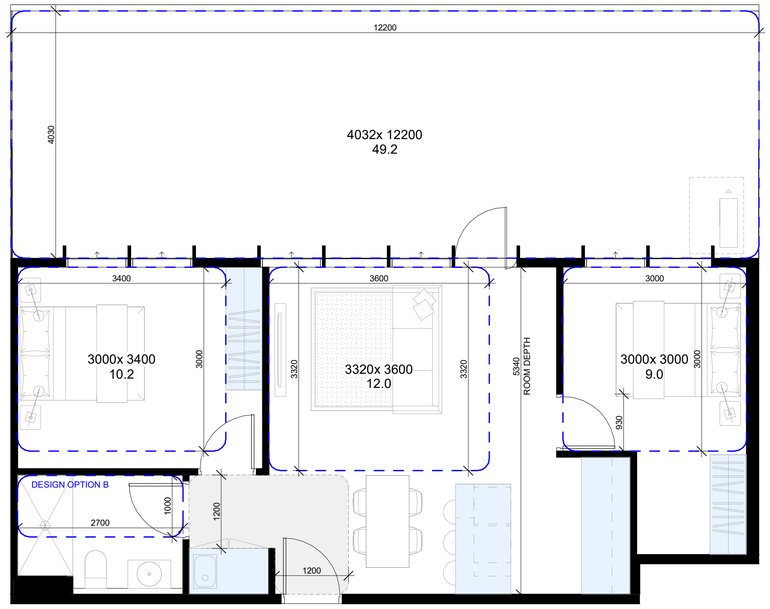
PLAN



1 BADS ASSESSMENT - APT TYPE 03
SCALE 1 : 50

D17 D19 D20 D24 D25 D26

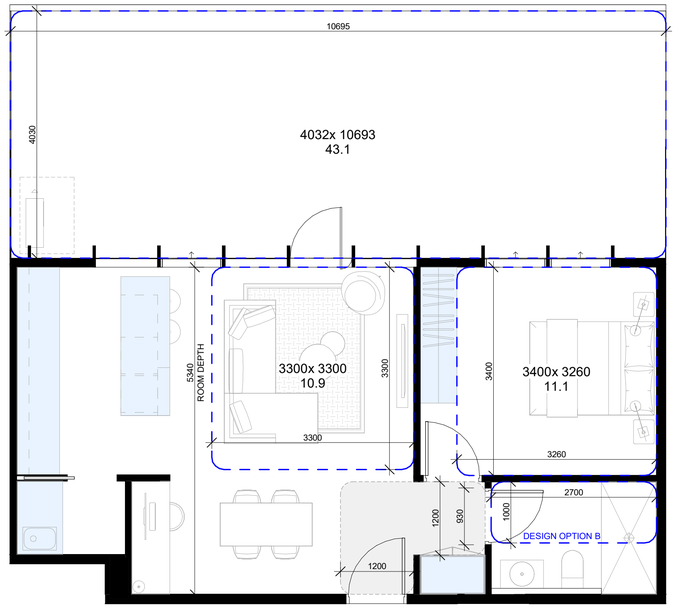
2 BED 1 BATH
AREA: 67.0m² + 49.2m² (BALCONY)
APT: 103

TYPE 03 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	0.81 m³
KITCHEN BENCH	2.54 m³
LAUNDRY	1.84 m³
WARDROBE	5.23 m³
TOTAL INTERNAL STORAGE	10.41 m³

APARTMENT TYPE 03 - BADS ASSESSMENT TABLE

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 03	1	YES	YES	YES	YES	YES	YES	NO



2 BADS ASSESSMENT - APT TYPE 04
SCALE 1 : 50

D17 D19 D20 D24 D25 D26

1 BED 1 BATH
AREA: 59.0m² + 43.1m² (BALCONY)
APT: 104

TYPE 04 INTERNAL STORAGE SCHEDULE

CUPBOARD	1.69 m³
ISLAND BENCH	0.98 m³
KITCHEN BENCH	3.52 m³
LAUNDRY	1.66 m³
WARDROBE	3.20 m³
TOTAL INTERNAL STORAGE	11.06 m³

APARTMENT TYPE 04 - BADS ASSESSMENT TABLE

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 04	1	YES	YES	YES	YES	YES	YES	NO

NOTES:

CEILING HEIGHTS:
LIVING AREAS - MININUM 2.7M CEILING HEIGHT
BED + BATH - MINIMUM 2.4M 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.

LEGEND

D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D19	STANDARD 'D19' NOT COMPLIANT
D20	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' NOT COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
	STORAGE

APARTMENT BADS REQUIREMENTS - LEGEND	
D17 - ACCESSIBILITY	• CLEAR PATH WITH MINIMUM 1.2m WIDTH - CONNECTING DWELLING ENTRANCE TO MAIN BEDROOM, ADAPTABLE BATHROOM AND LIVING AREA • DESIGN OPTION A: 1.2m x 1.2m CLEAR PATH (850mm CLEAR DOOR), or • DESIGN OPTION B: 1m x 2.7m CLEAR PATH (820mm CLEAR DOOR) • SLIDING DOOR OR DOOR WITH READILY REMOVEABLE HINGES • HOBLESS SHOWER • TOILET LOCATED IN CORNER OF ROOM, OR CLOSET TO DOOR OPENING (CLEAR OF ANY CIRCULATION)
D19 - P.O.S.	STUDIO / 1 BEDROOM: 8m², WITH MINIMUM 1.8m DIMENSION **NOTE: ADDITIONAL 1.5m² TO BE ADDED IF A/C UNIT TO BE LOCATED ON BALCONY** 2 BEDROOM: 10m², WITH MINIMUM 2m DIMENSION 3 BEDROOM: 12m², WITH MINIMUM 2.4m DIMENSION
D20 - STORAGE	STUDIO: TOTAL VOLUME - 8m³ MINIMUM DWELLING STORAGE - 5m³ 1 BEDROOM: TOTAL VOLUME - 10m³ MINIMUM DWELLING STORAGE - 6m³ 2 BEDROOM: TOTAL VOLUME - 14m³ MINIMUM DWELLING STORAGE - 9m³ 3 BEDROOM: TOTAL VOLUME - 18m³ MINIMUM DWELLING STORAGE - 12m³
D24 - ROOM SIZES	LIVING AREAS STUDIO / 1 BEDROOM - 3.3m MINIMUM WIDTH, 10m² MINIMUM AREA 2 OR MORE BEDROOMS - 3.6m MINIMUM WIDTH, 12m² MINIMUM AREA MAIN BEDROOM - 3m (W) x 3.4m (D) MINIMUM SECONDARY BEDROOM(S) - 3m (W) x 3m (D) MINIMUM
D25 - ROOM DEPTH	MAX DEPTH 9m
D27 - VENTILATION	MINIMUM BREEZE PATH: 5m MAXIMUM BREEZE PATH: 18m

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TOWN PLANNING

CHT ARCHITECTS

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Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
BETTER APARTMENT DESIGN
STANDARD ASSESSMENT

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.302 Revision A

Scale 1 : 50 at A1

Date 22.01.2021

20020

Drawn by:AuthoChecked by:Checker

20020-27/05/2021 10:56:50 AM

ADVERTISED
PLAN

NOTES:

CEILING HEIGHTS:
LIVING AREAS - MININUM 2.7M CEILING HEIGHT
BED + BATH - MINIMUM 2.4M CEILING HEIGHT

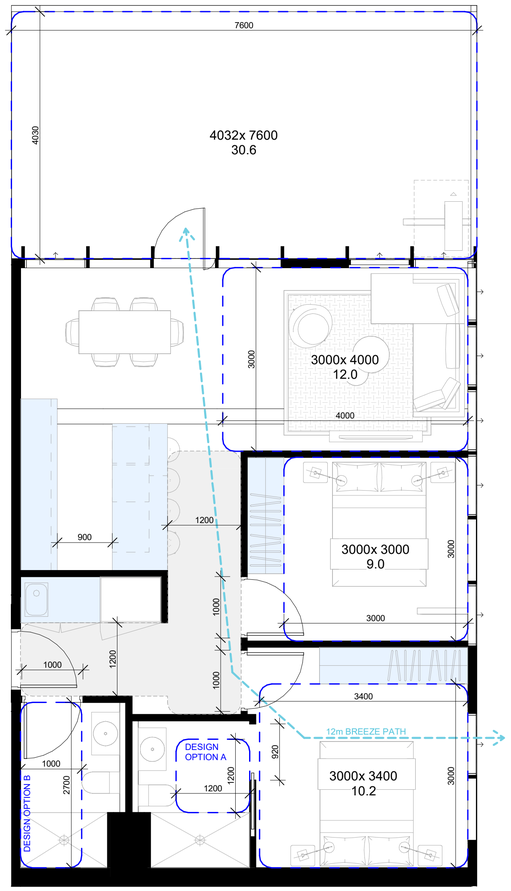
DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

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

LEGEND

D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D19	STANDARD 'D19' NOT COMPLIANT
D20	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' NOT COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
	STORAGE

APARTMENT BADS REQUIREMENTS - LEGEND	
D17 - ACCESSIBILITY	• CLEAR PATH WITH MINIMUM 1.2m WIDTH - CONNECTING DWELLING ENTRANCE TO MAIN BEDROOM, ADAPTABLE BATHROOM AND LIVING AREA • DESIGN OPTION A: 1.2m x 1.2m CLEAR PATH (850mm CLEAR DOOR), or • DESIGN OPTION B: 1m x 2.7m CLEAR PATH (820mm CLEAR DOOR) • SLIDING DOOR OR DOOR WITH READILY REMOVEABLE HINGES • HOBLESS SHOWER • TOILET LOCATED IN CORNER OF ROOM, OR CLOSET TO DOOR OPENING (CLEAR OF ANY CIRCULATION)
D19 - P.O.S.	STUDIO / 1 BEDROOM: 8m², WITH MINIMUM 1.8m DIMENSION **NOTE: ADDITIONAL 1.5m² TO BE ADDED IF A/C UNIT TO BE LOCATED ON BALCONY** 2 BEDROOM: 10m², WITH MINIMUM 2m DIMENSION 3 BEDROOM: 12m², WITH MINIMUM 2.4m DIMENSION
D20 - STORAGE	STUDIO: TOTAL VOLUME - 8m³ MINIMUM DWELLING STORAGE - 5m³ 1 BEDROOM: TOTAL VOLUME - 10m³ MINIMUM DWELLING STORAGE - 6m³ 2 BEDROOM: TOTAL VOLUME - 14m³ MINIMUM DWELLING STORAGE - 9m³ 3 BEDROOM: TOTAL VOLUME - 18m³ MINIMUM DWELLING STORAGE - 12m³
D24 - ROOM SIZES	LIVING AREAS STUDIO / 1 BEDROOM - 3.3m MINIMUM WIDTH, 10m² MINIMUM AREA 2 OR MORE BEDROOMS - 3.6m MINIMUM WIDTH, 12m² MINIMUM AREA MAIN BEDROOM - 3m (W) x 3.4m (D) MINIMUM SECONDARY BEDROOM(S) - 3m (W) x 3m (D) MINIMUM
D25 - ROOM DEPTH	MAX DEPTH 9m
D27 - VENTILATION	MINIMUM BREEZE PATH: 5m MAXIMUM BREEZE PATH: 18m



1 BADS ASSESSMENT - APT TYPE 05
SCALE 1 : 50

D17 D19 D20 D24 D25 D26 D27

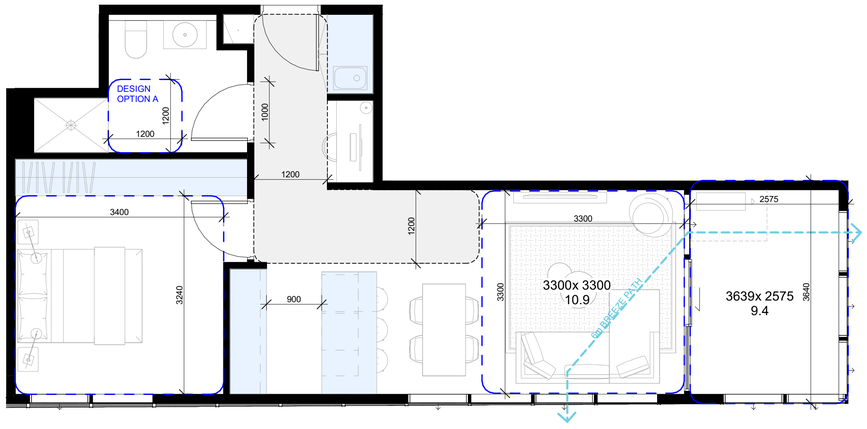
2 BED 2 BATH
AREA: 67.0m² + 30.6m² (BALCONY)
APT: 105

TYPE 05 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1.30 m³
KITCHEN BENCH	2.35 m³
LAUNDRY	1.84 m³
WARDROBE	7.00 m³
TOTAL INTERNAL STORAGE	12.48 m³

APARTMENT TYPE 05 - BADS ASSESSMENT TABLE

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 05	1	YES	YES	YES	YES	YES	YES	YES



2 BADS ASSESSMENT - APT TYPE 06
SCALE 1 : 50

D17 D19 D20 D24 D25 D26 D27
D19 *APT 106 DOES NOT COMPLY WITH BADS "D19" COMPLIANCE REQUIREMENT DUE TO HERITAGE SETBACK REQUIREMENTS

1 BED 1 BATH + STUDY
AREA: 55.0m² + 9.5m² (BALCONY)
APT: 106, 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706

TYPE 06 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	0.97 m³
KITCHEN BENCH	1.58 m³
LAUNDRY	1.84 m³
WARDROBE	6.14 m³
TOTAL INTERNAL STORAGE	10.54 m³

APARTMENT TYPE 06 - BADS ASSESSMENT TABLE

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 06	18	YES		YES	YES	YES	YES	YES

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Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
BETTER APARTMENT DESIGN
STANDARD ASSESSMENT

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.303 Revision A

Scale 1 : 50 at A1

Date 22.01.2021

20020

Drawn by:AuthoChecked by:Checker

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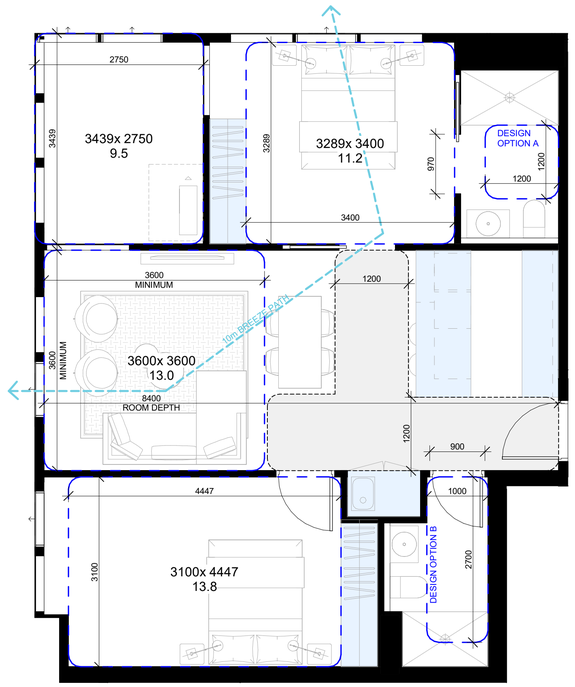


1 BADS ASSESSMENT - APT TYPE 07
SCALE 1 : 50

D17 D19 D20 D24 D25 D26 D27

*APT 202, 302 & 402 DOES NOT COMPLY WITH BADS ASSESSMENT "D24 - ROOM SIZE" DUE TO SHAPING OF EXTERNAL FACADE IN 2ND BEDROOM

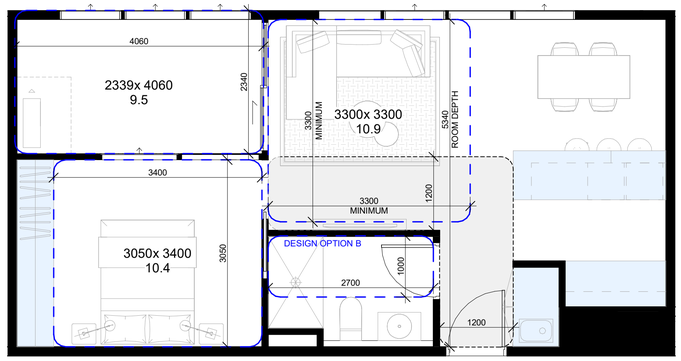
2 BED 2 BATH
AREA: 72.5m² + 9.5m² (BALCONY)
APT: 202, 302, 402, 502, 602, 702, 802

TYPE 07 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1.30 m³
KITCHEN BENCH	1.94 m³
LAUNDRY	1.66 m³
WARDROBE	6.39 m³
TOTAL INTERNAL STORAGE	11.28 m³

APARTMENT TYPE 07 - BADS ASSESSMENT TABLE

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	7	YES	YES	YES		YES	YES	YES



2 BADS ASSESSMENT - APT TYPE 08
SCALE 1 : 50

D19 D20 D24 D25 D26

1 BED 1 BATH
AREA: 50m² + 9.5m² (BALCONY)
APT: 203, 204, 303, 304, 503, 504, 603, 604, 703, 704, 803, 804, 903, 904, 1003, 1004, 1103, 1104, 1203, 1204, 1303, 1304, 1403, 1404, 1503, 1504, 1603, 1604, 1703, 1704

TYPE 08 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1.15 m³
KITCHEN BENCH	1.59 m³
LAUNDRY	1.84 m³
WARDROBE	4.94 m³
TOTAL INTERNAL STORAGE	9.52 m³

APARTMENT TYPE 08 - BADS ASSESSMENT TABLE

	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 08	34	NO	YES	YES	YES	YES	YES	NO

NOTES:

CEILING HEIGHTS:
LIVING AREAS - MININUM 2.7M CEILING HEIGHT
BED + BATH - MINIMUM 2.4M 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.

LEGEND

D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D17	STANDARD 'D19' NOT COMPLIANT
D20	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' NOT COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
	STORAGE

APARTMENT BADS REQUIREMENTS - LEGEND	
D17 - ACCESSIBILITY	• CLEAR PATH WITH MINIMUM 1.2m WIDTH - CONNECTING DWELLING ENTRANCE TO MAIN BEDROOM, ADAPTABLE BATHROOM AND LIVING AREA • DESIGN OPTION A: 1.2m x 1.2m CLEAR PATH (850mm CLEAR DOOR), or • DESIGN OPTION B: 1m x 2.7m CLEAR PATH (820mm CLEAR DOOR) • SLIDING DOOR OR DOOR WITH READILY REMOVEABLE HINGES • HOBLESS SHOWER • TOILET LOCATED IN CORNER OF ROOM, OR CLOSET TO DOOR OPENING (CLEAR OF ANY CIRCULATION)
D19 - P.O.S.	STUDIO / 1 BEDROOM: 8m², WITH MINIMUM 1.8m DIMENSION **NOTE: ADDITIONAL 1.5m² TO BE ADDED IF A/C UNIT TO BE LOCATED ON BALCONY** 2 BEDROOM: 10m², WITH MINIMUM 2m DIMENSION 3 BEDROOM: 12m², WITH MINIMUM 2.4m DIMENSION
D20 - STORAGE	STUDIO: TOTAL VOLUME - 8m³ MINIMUM DWELLING STORAGE - 5m³ 1 BEDROOM: TOTAL VOLUME - 10m³ MINIMUM DWELLING STORAGE - 6m³ 2 BEDROOM: TOTAL VOLUME - 14m³ MINIMUM DWELLING STORAGE - 9m³ 3 BEDROOM: TOTAL VOLUME - 18m³ MINIMUM DWELLING STORAGE - 12m³
D24 - ROOM SIZES	LIVING AREAS STUDIO / 1 BEDROOM - 3.3m MINIMUM WIDTH, 10m² MINIMUM AREA 2 OR MORE BEDROOMS - 3.6m MINIMUM WIDTH, 12m² MINIMUM AREA MAIN BEDROOM - 3m (W) x 3.4m (D) MINIMUM SECONDARY BEDROOM(S) - 3m (W) x 3m (D) MINIMUM
D25 - ROOM DEPTH	MAX DEPTH 9m
D27 - VENTILATION	MINIMUM BREEZE PATH: 5m MAXIMUM BREEZE PATH: 18m

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Project
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102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
BETTER APARTMENT DESIGN
STANDARD ASSESSMENT

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.304
Revision A
Scale 1 : 50 at A1
Date 22.01.2021

20020

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Drawn by:AuthoChecked by:Checker

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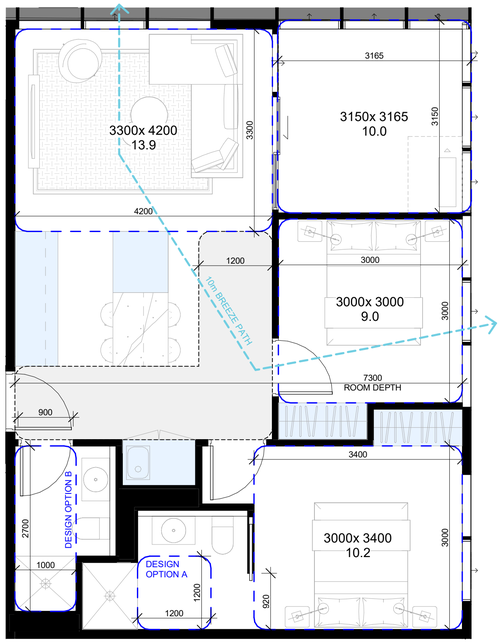


1 BADS ASSESSMENT - APT TYPE 09

SCALE 1 : 50

D17 D19 D20 D24 D25 D26 D27

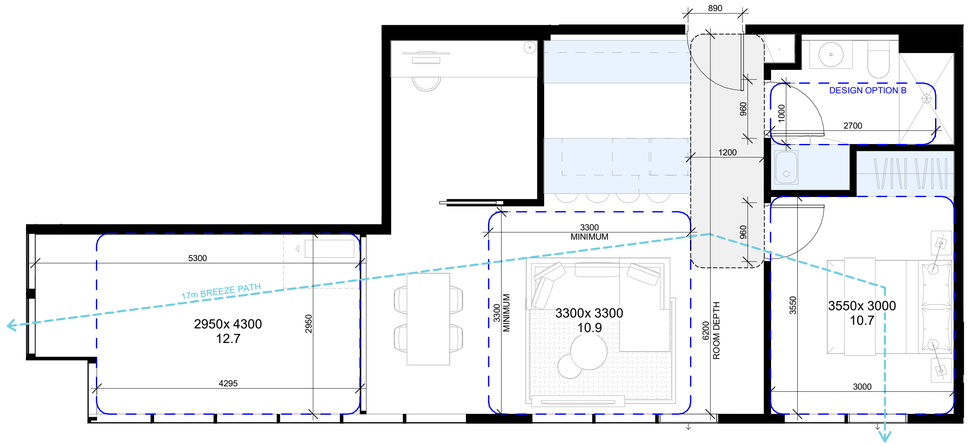
2 BED 2 BATH
AREA: 67m² + 10m² (BALCONY)
APT: 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705

TYPE 09 INTERNAL STORAGE SCHEDULE

	0.00 m³
KITCHEN BENCH	2.11 m³
LAUNDRY	1.66 m³
WARDROBE	4.70 m³
TOTAL INTERNAL STORAGE	8.46 m³

APARTMENT TYPE 09 - BADS ASSESSMENT TABLE

	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	17	YES	YES	YES	YES	YES	YES	YES



2 BADS ASSESSMENT - APT TYPE 10

SCALE 1 : 50

D17 D19 D20 D24 D25 D26 D27

1 BED 1 BATH
AREA: 61.5m² + 13m² (BALCONY)
APT: 901, 1001, 1101

TYPE 10 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1.30 m³
KITCHEN BENCH	1.24 m³
LAUNDRY	1.84 m³
WARDROBE	2.88 m³
TOTAL INTERNAL STORAGE	7.26 m³

APARTMENT TYPE 10 - BADS ASSESSMENT TABLE

	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 10	3	YES	YES	YES	YES	YES	YES	YES

NOTES:

CEILING HEIGHTS:
LIVING AREAS - MININUM 2.7M CEILING HEIGHT
BED + BATH - MINIMUM 2.4M 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.

LEGEND

D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D19	STANDARD 'D19' NOT COMPLIANT
D20	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' NOT COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
	STORAGE

APARTMENT BADS REQUIREMENTS - LEGEND	
D17 - ACCESSIBILITY	• CLEAR PATH WITH MINIMUM 1.2m WIDTH - CONNECTING DWELLING ENTRANCE TO MAIN BEDROOM, ADAPTABLE BATHROOM AND LIVING AREA • DESIGN OPTION A: 1.2m x 1.2m CLEAR PATH (850mm CLEAR DOOR), or • DESIGN OPTION B: 1m x 2.7m CLEAR PATH (820mm CLEAR DOOR) • SLIDING DOOR OR DOOR WITH READILY REMOVEABLE HINGES • HOBLESS SHOWER • TOILET LOCATED IN CORNER OF ROOM, OR CLOSET TO DOOR OPENING (CLEAR OF ANY CIRCULATION)
D19 - P.O.S.	STUDIO / 1 BEDROOM: 8m², WITH MINIMUM 1.8m DIMENSION **NOTE: ADDITIONAL 1.5m² TO BE ADDED IF A/C UNIT TO BE LOCATED ON BALCONY** 2 BEDROOM: 10m², WITH MINIMUM 2m DIMENSION 3 BEDROOM: 12m², WITH MINIMUM 2.4m DIMENSION
D20 - STORAGE	STUDIO: TOTAL VOLUME - 8m³ MINIMUM DWELLING STORAGE - 5m³ 1 BEDROOM: TOTAL VOLUME - 10m³ MINIMUM DWELLING STORAGE - 6m³ 2 BEDROOM: TOTAL VOLUME - 14m³ MINIMUM DWELLING STORAGE - 9m³ 3 BEDROOM: TOTAL VOLUME - 18m³ MINIMUM DWELLING STORAGE - 12m³
D24 - ROOM SIZES	LIVING AREAS STUDIO / 1 BEDROOM - 3.3m MINIMUM WIDTH, 10m² MINIMUM AREA 2 OR MORE BEDROOMS - 3.6m MINIMUM WIDTH, 12m² MINIMUM AREA MAIN BEDROOM - 3m (W) x 3.4m (D) MINIMUM SECONDARY BEDROOM(S) - 3m (W) x 3m (D) MINIMUM
D25 - ROOM DEPTH	MAX DEPTH 9m
D27 - VENTILATION	MINIMUM BREEZE PATH: 5m MAXIMUM BREEZE PATH: 18m

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102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
BETTER APARTMENT DESIGN STANDARD ASSESSMENT

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.305 Revision A

Scale 1 : 50 at A1

Date 22.01.2021

20020

Drawn by:AuthoChecked by:Checker

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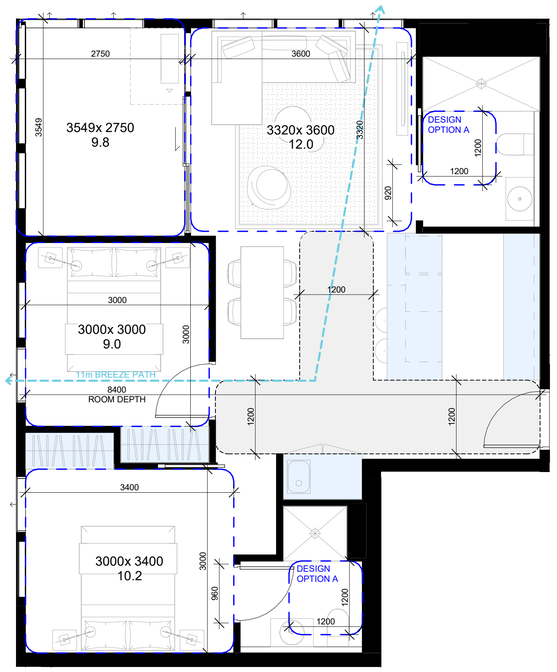


1 BADS ASSESSMENT - APT TYPE 11
SCALE 1 : 50

D17 D19 D20 D24 D25 D26 D27

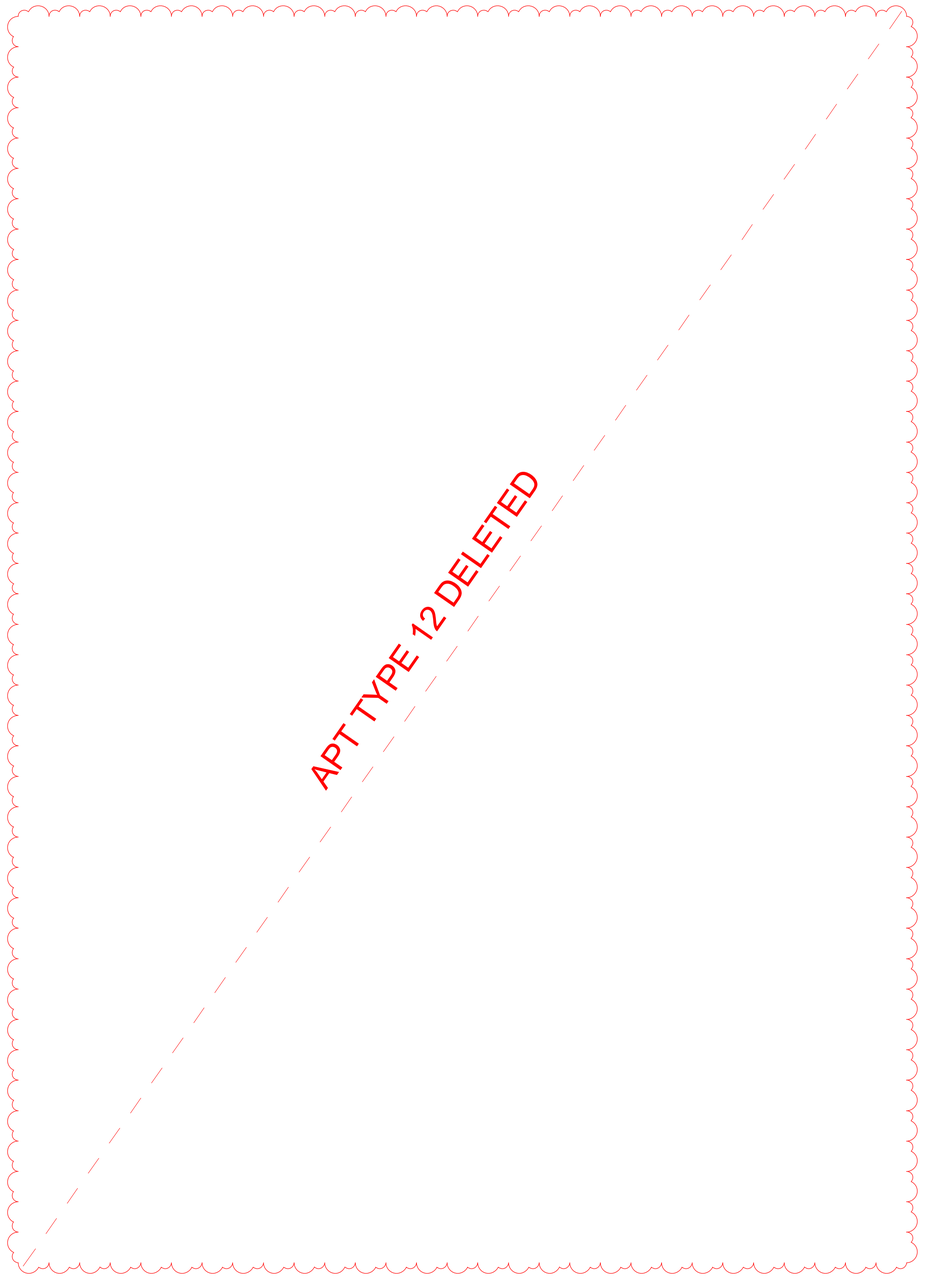
2 BED 2 BATH
AREA: 73m² + 9.5m² (BALCONY)
APT: 902, 1002, 1102

TYPE 11 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1.30 m³
KITCHEN BENCH	1.94 m³
LAUNDRY	1.84 m³
WARDROBE	4.70 m³
TOTAL INTERNAL STORAGE	9.77 m³

APARTMENT TYPE 11 - BADS ASSESSMENT TABLE

	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 11	3	NO	YES	YES	YES	YES	YES	YES



ADVERTISED PLAN

NOTES:

CEILING HEIGHTS:
LIVING AREAS - MININUM 2.7M CEILING HEIGHT
BED + BATH - MINIMUM 2.4M 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.

LEGEND

D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D19	STANDARD 'D19' NOT COMPLIANT
D20	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' NOT COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
	STORAGE

APARTMENT BADS REQUIREMENTS - LEGEND	
D17 - ACCESSIBILITY	• CLEAR PATH WITH MINIMUM 1.2m WIDTH - CONNECTING DWELLING ENTRANCE TO MAIN BEDROOM, ADAPTABLE BATHROOM AND LIVING AREA • DESIGN OPTION A: 1.2m x 1.2m CLEAR PATH (850mm CLEAR DOOR), or • DESIGN OPTION B: 1m x 2.7m CLEAR PATH (820mm CLEAR DOOR) • SLIDING DOOR OR DOOR WITH READILY REMOVEABLE HINGES • HOBLESS SHOWER • TOILET LOCATED IN CORNER OF ROOM, OR CLOSET TO DOOR OPENING (CLEAR OF ANY CIRCULATION)
D19 - P.O.S.	STUDIO / 1 BEDROOM: 8m², WITH MINIMUM 1.8m DIMENSION **NOTE: ADDITIONAL 1.5m² TO BE ADDED IF A/C UNIT TO BE LOCATED ON BALCONY** 2 BEDROOM: 10m², WITH MINIMUM 2m DIMENSION 3 BEDROOM: 12m², WITH MINIMUM 2.4m DIMENSION
D20 - STORAGE	STUDIO: TOTAL VOLUME - 8m³ MINIMUM DWELLING STORAGE - 5m³ 1 BEDROOM: TOTAL VOLUME - 10m³ MINIMUM DWELLING STORAGE - 6m³ 2 BEDROOM: TOTAL VOLUME - 14m³ MINIMUM DWELLING STORAGE - 9m³ 3 BEDROOM: TOTAL VOLUME - 18m³ MINIMUM DWELLING STORAGE - 12m³
D24 - ROOM SIZES	LIVING AREAS STUDIO / 1 BEDROOM - 3.3m MINIMUM WIDTH, 10m² MINIMUM AREA 2 OR MORE BEDROOMS - 3.6m MINIMUM WIDTH, 12m² MINIMUM AREA MAIN BEDROOM - 3m (W) x 3.4m (D) MINIMUM SECONDARY BEDROOM(S) - 3m (W) x 3m (D) MINIMUM
D25 - ROOM DEPTH	MAX DEPTH 9m
D27 - VENTILATION	MINIMUM BREEZE PATH: 5m MAXIMUM BREEZE PATH: 18m

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TOWN PLANNING

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Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
BETTER APARTMENT DESIGN
STANDARD ASSESSMENT

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.306
Revision B
Scale 1 : 50 at A1
Date 10.05.2021

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Drawn by:AuthoChecked by:Checker

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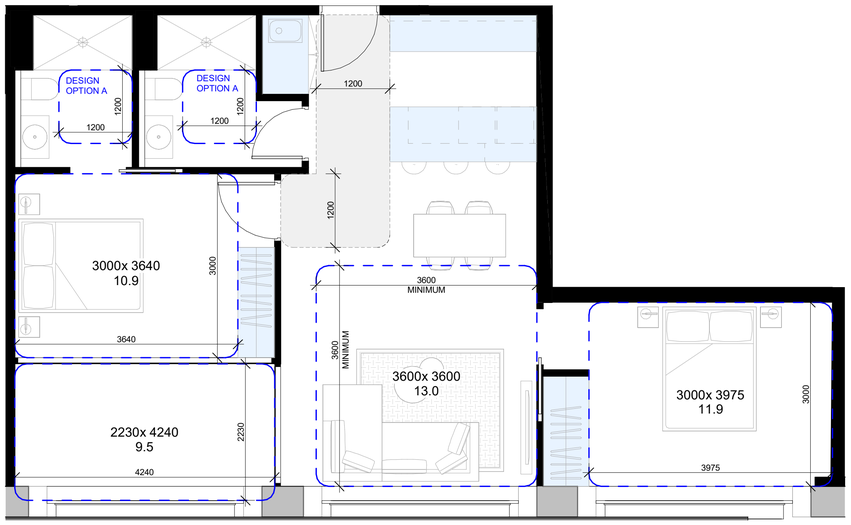
ADVERTISED PLAN



1 BADS ASSESSMENT - APT TYPE 13
SCALE 1 : 50

D17 D19 D20 D24 D25 D26

2 BED 2 BATH
AREA: 79.5m² + 12m² (BALCONY)
APT: M01

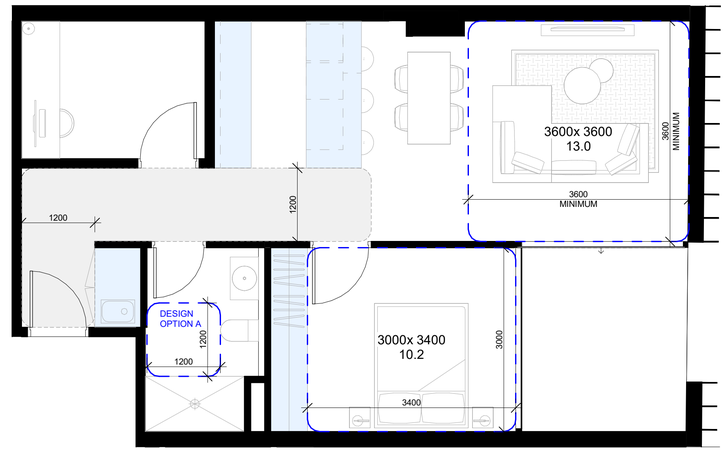
TYPE 13 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1.30 m³
KITCHEN BENCH	1.94 m³
LAUNDRY	1.84 m³
WARDROBE	5.83 m³
TOTAL INTERNAL STORAGE	10.90 m³

APARTMENT TYPE 13 - BADS ASSESSMENT TABLE

	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 13	1	YES	YES	YES	YES	YES	YES	NO

APT TYPE 14 MODIFIED & 21 ADDED



2 BADS ASSESSMENT - APT TYPE 14
SCALE 1 : 50

D17 D19 D20 D24 D25 D26

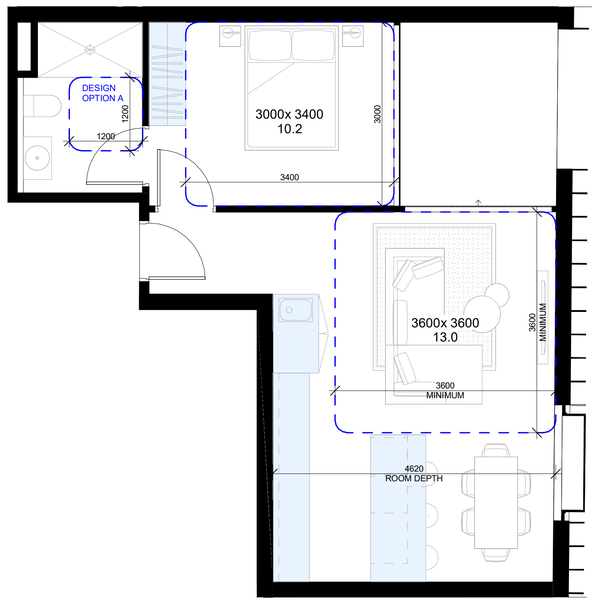
1 BED 1 BATH + STUDY
AREA: 67.5m² + 9.5m² (BALCONY)
APT: M03

TYPE 14 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1.30 m³
KITCHEN BENCH	1.94 m³
LAUNDRY	1.84 m³
WARDROBE	4.32 m³
TOTAL INTERNAL STORAGE	9.39 m³

APARTMENT TYPE 14 - BADS ASSESSMENT TABLE

	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 14	1	YES	YES	YES	YES	YES	YES	NO



3 BADS ASSESSMENT - APT TYPE 21
SCALE 1 : 50

D19 D20 D24 D25 D26

1 BED 1 BATH
AREA: 54m² + 9.5m² (BALCONY)
APT: M02

TYPE 21 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1.30 m³
KITCHEN BENCH	2.96 m³
LAUNDRY	1.82 m³
WARDROBE	2.43 m³
TOTAL INTERNAL STORAGE	8.51 m³

APARTMENT TYPE 21 - BADS ASSESSMENT TABLE

	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 21	1	NO	YES	YES	YES	YES	YES	NO

NOTES:

CEILING HEIGHTS:
LIVING AREAS - MININUM 2.7M CEILING HEIGHT
BED + BATH - MINIMUM 2.4M 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.

LEGEND

D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D17	STANDARD 'D19' NOT COMPLIANT
D20	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' NOT COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
	STORAGE

APARTMENT BADS REQUIREMENTS - LEGEND	
D17 - ACCESSIBILITY	• CLEAR PATH WITH MINIMUM 1.2m WIDTH - CONNECTING DWELLING ENTRANCE TO MAIN BEDROOM, ADAPTABLE BATHROOM AND LIVING AREA • DESIGN OPTION A: 1.2m x 1.2m CLEAR PATH (850mm CLEAR DOOR), or • DESIGN OPTION B: 1m x 2.7m CLEAR PATH (820mm CLEAR DOOR) • SLIDING DOOR OR DOOR WITH READILY REMOVEABLE HINGES • HOBLESS SHOWER • TOILET LOCATED IN CORNER OF ROOM, OR CLOSET TO DOOR OPENING (CLEAR OF ANY CIRCULATION)
D19 - P.O.S.	STUDIO / 1 BEDROOM: 8m², WITH MINIMUM 1.8m DIMENSION **NOTE: ADDITIONAL 1.5m² TO BE ADDED IF A/C UNIT TO BE LOCATED ON BALCONY** 2 BEDROOM: 10m², WITH MINIMUM 2m DIMENSION 3 BEDROOM: 12m², WITH MINIMUM 2.4m DIMENSION
D20 - STORAGE	STUDIO: TOTAL VOLUME - 8m³ MINIMUM DWELLING STORAGE - 5m³ 1 BEDROOM: TOTAL VOLUME - 10m³ MINIMUM DWELLING STORAGE - 6m³ 2 BEDROOM: TOTAL VOLUME - 14m³ MINIMUM DWELLING STORAGE - 9m³ 3 BEDROOM: TOTAL VOLUME - 18m³ MINIMUM DWELLING STORAGE - 12m³
D24 - ROOM SIZES	LIVING AREAS STUDIO / 1 BEDROOM - 3.3m MINIMUM WIDTH, 10m² MINIMUM AREA 2 OR MORE BEDROOMS - 3.6m MINIMUM WIDTH, 12m² MINIMUM AREA MAIN BEDROOM - 3m (W) x 3.4m (D) MINIMUM SECONDARY BEDROOM(S) - 3m (W) x 3m (D) MINIMUM
D25 - ROOM DEPTH	MAX DEPTH 9m
D27 - VENTILATION	MINIMUM BREEZE PATH: 5m MAXIMUM BREEZE PATH: 18m

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Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
BETTER APARTMENT DESIGN
STANDARD ASSESSMENT

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.307
Revision B
Scale 1 : 50 at A1
Date 10.05.2021

20020

Drawn by:AuthoChecked by:Checker

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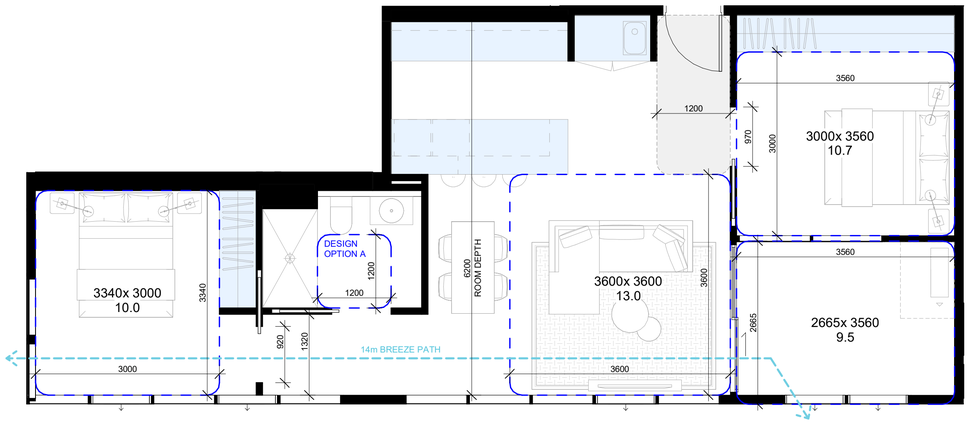
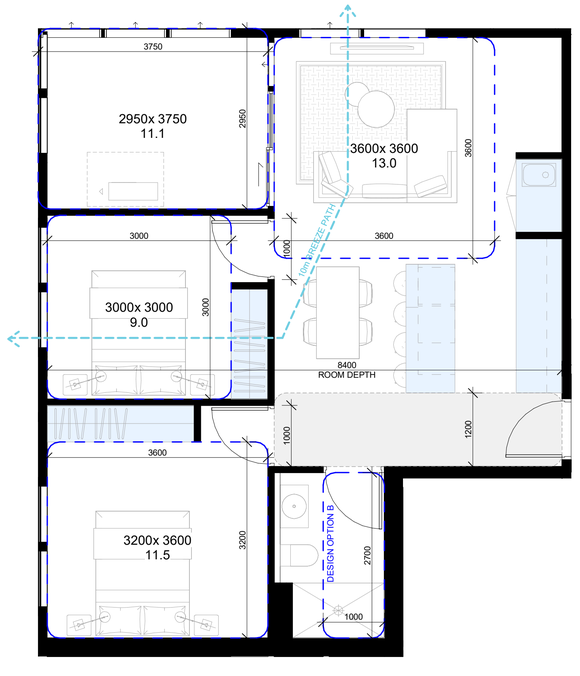


1 BADS ASSESSMENT - APT TYPE 15
SCALE 1 : 50

D17 D19 D20 D24 D25 D26 D27



2 BADS ASSESSMENT - APT TYPE 16
SCALE 1 : 50

D17 D19 D20 D24 D25 D26 D27

2 BED 1 BATH
AREA: 72.5m² + 10m² (BALCONY)
APT: 1201, 1301, 1401, 1501, 1601, 1701

2 BED 1 BATH
AREA: 70.5m² + 9.5m² (BALCONY)
APT: 1202, 1302, 1402, 1502, 1602, 1702

TYPE 15 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1.69 m³
KITCHEN BENCH	2.68 m³
LAUNDRY	1.75 m³
WARDROBE	8.88 m³
TOTAL INTERNAL STORAGE	15.00 m³

TYPE 16 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	0.86 m³
KITCHEN BENCH	2.70 m³
LAUNDRY	1.66 m³
WARDROBE	6.05 m³
TOTAL INTERNAL STORAGE	11.27 m³

APARTMENT TYPE 15 - BADS ASSESSMENT TABLE

	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 15	7	YES	YES	YES	YES	YES	YES	YES

APARTMENT TYPE 16 - BADS ASSESSMENT TABLE

	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 16	7	YES	YES	YES	YES	YES	YES	YES

ADVERTISED PLAN

NOTES:

CEILING HEIGHTS:
LIVING AREAS - MININUM 2.7M CEILING HEIGHT
BED + BATH - MINIMUM 2.4M 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.

LEGEND

D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D19	STANDARD 'D19' NOT COMPLIANT
D20	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' NOT COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
	STORAGE

APARTMENT BADS REQUIREMENTS - LEGEND	
D17 - ACCESSIBILITY	• CLEAR PATH WITH MINIMUM 1.2m WIDTH - CONNECTING DWELLING ENTRANCE TO MAIN BEDROOM, ADAPTABLE BATHROOM AND LIVING AREA • DESIGN OPTION A: 1.2m x 1.2m CLEAR PATH (850mm CLEAR DOOR), or • DESIGN OPTION B: 1m x 2.7m CLEAR PATH (820mm CLEAR DOOR) • SLIDING DOOR OR DOOR WITH READILY REMOVEABLE HINGES • HOBLESS SHOWER • TOILET LOCATED IN CORNER OF ROOM, OR CLOSET TO DOOR OPENING (CLEAR OF ANY CIRCULATION)
D19 - P.O.S.	STUDIO / 1 BEDROOM: 8m², WITH MINIMUM 1.8m DIMENSION **NOTE: ADDITIONAL 1.5m² TO BE ADDED IF A/C UNIT TO BE LOCATED ON BALCONY** 2 BEDROOM: 10m², WITH MINIMUM 2m DIMENSION 3 BEDROOM: 12m², WITH MINIMUM 2.4m DIMENSION
D20 - STORAGE	STUDIO: TOTAL VOLUME - 8m³ MINIMUM DWELLING STORAGE - 5m³ 1 BEDROOM: TOTAL VOLUME - 10m³ MINIMUM DWELLING STORAGE - 6m³ 2 BEDROOM: TOTAL VOLUME - 14m³ MINIMUM DWELLING STORAGE - 9m³ 3 BEDROOM: TOTAL VOLUME - 18m³ MINIMUM DWELLING STORAGE - 12m³
D24 - ROOM SIZES	LIVING AREAS STUDIO / 1 BEDROOM - 3.3m MINIMUM WIDTH, 10m² MINIMUM AREA 2 OR MORE BEDROOMS - 3.6m MINIMUM WIDTH, 12m² MINIMUM AREA MAIN BEDROOM - 3m (W) x 3.4m (D) MINIMUM SECONDARY BEDROOM(S) - 3m (W) x 3m (D) MINIMUM
D25 - ROOM DEPTH	MAX DEPTH 9m
D27 - VENTILATION	MINIMUM BREEZE PATH: 5m MAXIMUM BREEZE PATH: 18m

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Project
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Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
BETTER APARTMENT DESIGN STANDARD ASSESSMENT

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.308 Revision A

Scale 1 : 50 at A1

Date 22.01.2021

20020

Drawn by:AuthoChecked by:Checker

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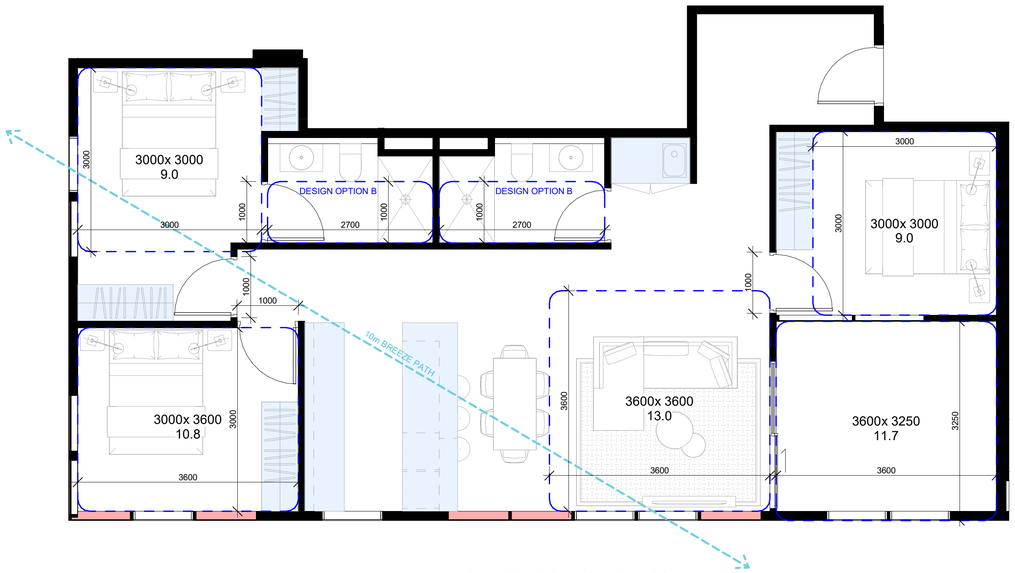
ADVERTISED PLAN



1 BADS ASSESSMENT - APT TYPE 17
SCALE 1 : 50

D19 D20 D24 D25 D26 D27

3 BED 2 BATH
AREA: 96.5m² + 11.5m² (BALCONY)
APT: 1801

TYPE 17 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1.85 m³
KITCHEN BENCH	2.89 m³
LAUNDRY	1.83 m³
WARDROBE	9.76 m³
TOTAL INTERNAL STORAGE	16.33 m³

APARTMENT TYPE 17 - BADS ASSESSMENT TABLE

	Unit Type	QTY	STANDARD 'D17' COMPLIANT?	STANDARD 'D19' COMPLIANT?	STANDARD 'D20' COMPLIANT?	STANDARD 'D24' COMPLIANT?	STANDARD 'D25' COMPLIANT?	STANDARD 'D26' COMPLIANT?	STANDARD 'D27' COMPLIANT?
3 BED & 2 BATH	TYPE 17	1	NO	YES	YES	YES	YES	YES	YES

NOTES:

CEILING HEIGHTS:
LIVING AREAS - MININUM 2.7M CEILING HEIGHT
BED + BATH - MINIMUM 2.4M CEILING HEIGHT

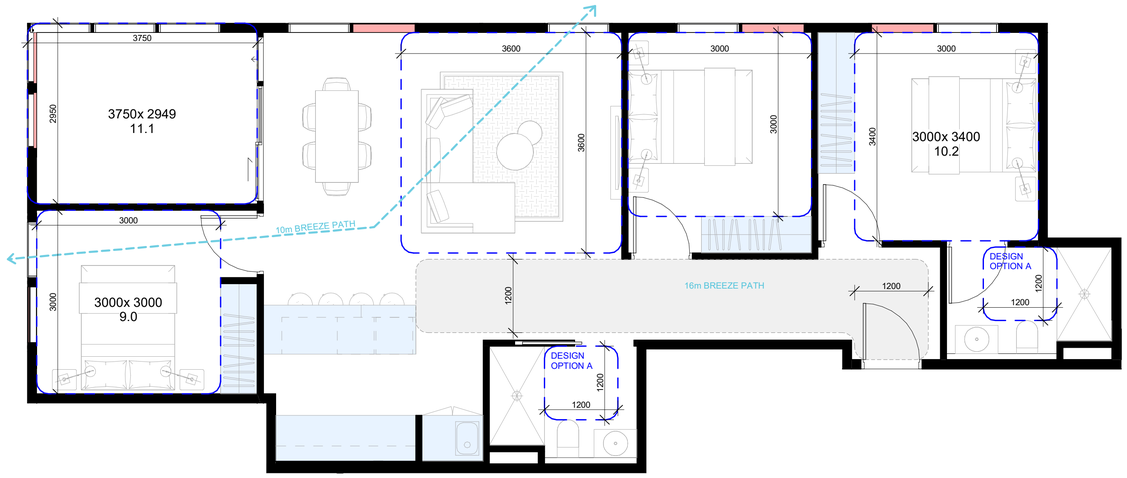
DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.

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

LEGEND

D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D17	STANDARD 'D19' NOT COMPLIANT
D20	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' NOT COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
	STORAGE

APARTMENT BADS REQUIREMENTS - LEGEND	
D17 - ACCESSIBILITY	• CLEAR PATH WITH MINIMUM 1.2m WIDTH - CONNECTING DWELLING ENTRANCE TO MAIN BEDROOM, ADAPTABLE BATHROOM AND LIVING AREA • DESIGN OPTION A: 1.2m x 1.2m CLEAR PATH (850mm CLEAR DOOR), or • DESIGN OPTION B: 1m x 2.7m CLEAR PATH (820mm CLEAR DOOR) • SLIDING DOOR OR DOOR WITH READILY REMOVEABLE HINGES • HOBLESS SHOWER • TOILET LOCATED IN CORNER OF ROOM, OR CLOSET TO DOOR OPENING (CLEAR OF ANY CIRCULATION)
D19 - P.O.S.	STUDIO / 1 BEDROOM: 8m², WITH MINIMUM 1.8m DIMENSION **NOTE: ADDITIONAL 1.5m² TO BE ADDED IF A/C UNIT TO BE LOCATED ON BALCONY** 2 BEDROOM: 10m², WITH MINIMUM 2m DIMENSION 3 BEDROOM: 12m², WITH MINIMUM 2.4m DIMENSION
D20 - STORAGE	STUDIO: TOTAL VOLUME - 8m³ MINIMUM DWELLING STORAGE - 5m³ 1 BEDROOM: TOTAL VOLUME - 10m³ MINIMUM DWELLING STORAGE - 6m³ 2 BEDROOM: TOTAL VOLUME - 14m³ MINIMUM DWELLING STORAGE - 9m³ 3 BEDROOM: TOTAL VOLUME - 18m³ MINIMUM DWELLING STORAGE - 12m³
D24 - ROOM SIZES	LIVING AREAS STUDIO / 1 BEDROOM - 3.3m MINIMUM WIDTH, 10m² MINIMUM AREA 2 OR MORE BEDROOMS - 3.6m MINIMUM WIDTH, 12m² MINIMUM AREA MAIN BEDROOM - 3m (W) x 3.4m (D) MINIMUM SECONDARY BEDROOM(S) - 3m (W) x 3m (D) MINIMUM
D25 - ROOM DEPTH	MAX DEPTH 9m
D27 - VENTILATION	MINIMUM BREEZE PATH: 5m MAXIMUM BREEZE PATH: 18m



2 BADS ASSESSMENT - APT TYPE 18
SCALE 1 : 50

D17 D19 D20 D24 D25 D26 D27

2 BED 2 BATH
AREA: 97.0m² + 11.0m² (BALCONY)
APT: M02

TYPE 18 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1.14 m³
KITCHEN BENCH	2.41 m³
LAUNDRY	1.30 m³
WARDROBE	8.50 m³
TOTAL INTERNAL STORAGE	13.34 m³

APARTMENT TYPE 18 - BADS ASSESSMENT TABLE

	Unit Type	QTY	STANDARD 'D17' COMPLIANT?	STANDARD 'D19' COMPLIANT?	STANDARD 'D20' COMPLIANT?	STANDARD 'D24' COMPLIANT?	STANDARD 'D25' COMPLIANT?	STANDARD 'D26' COMPLIANT?	STANDARD 'D27' COMPLIANT?
3 BED & 2 BATH	TYPE 18	1	YES	YES	YES	YES	YES	YES	YES

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TOWN PLANNING

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Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	10.05.2021	DELPW RFI

Title
BETTER APARTMENT DESIGN
STANDARD ASSESSMENT

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.309
Revision A
Scale 1 : 50 at A1
Date 10.05.2021

20020

Drawn by:AuthoChecked by:Checker

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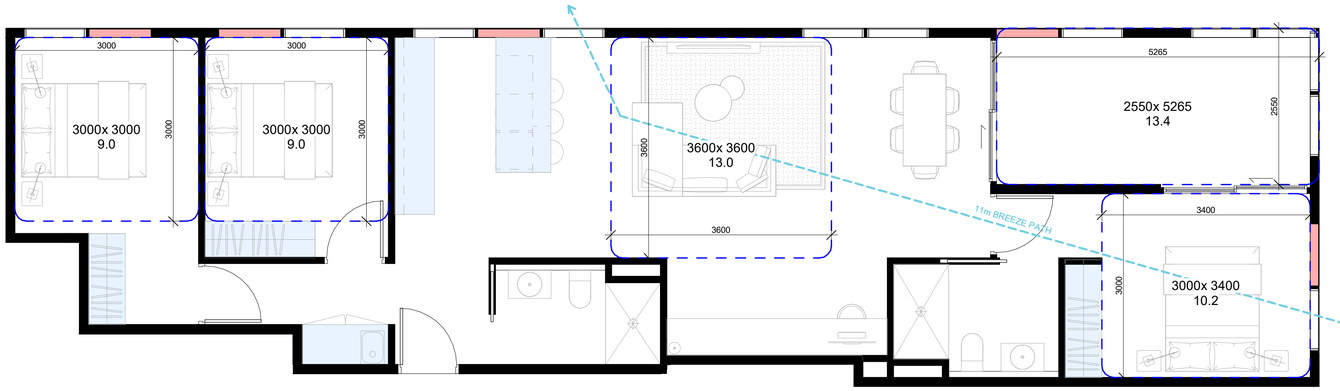
ADVERTISED
PLAN



1 BADS ASSESSMENT - APT TYPE 19
SCALE 1 : 50

D19 D20 D24 D25 D26 D27

3 BED 2 BATH
AREA: 100.0m² + 16.5m² (BALCONY)
APT: 1803

TYPE 19 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	1.14 m³
KITCHEN BENCH	2.68 m³
LAUNDRY	2.04 m³
WARDROBE	7.50 m³
TOTAL INTERNAL STORAGE	13.35 m³

APARTMENT TYPE 19 - BADS ASSESSMENT TABLE

	Unit Type	QTY	STANDARD 'D17' COMPLIANT?	STANDARD 'D19' COMPLIANT?	STANDARD 'D20' COMPLIANT?	STANDARD 'D24' COMPLIANT?	STANDARD 'D25' COMPLIANT?	STANDARD 'D26' COMPLIANT?	STANDARD 'D27' COMPLIANT?
3 BED & 2 BATH	TYPE 19	1	NO	YES	YES	YES	YES	YES	YES

NOTES:

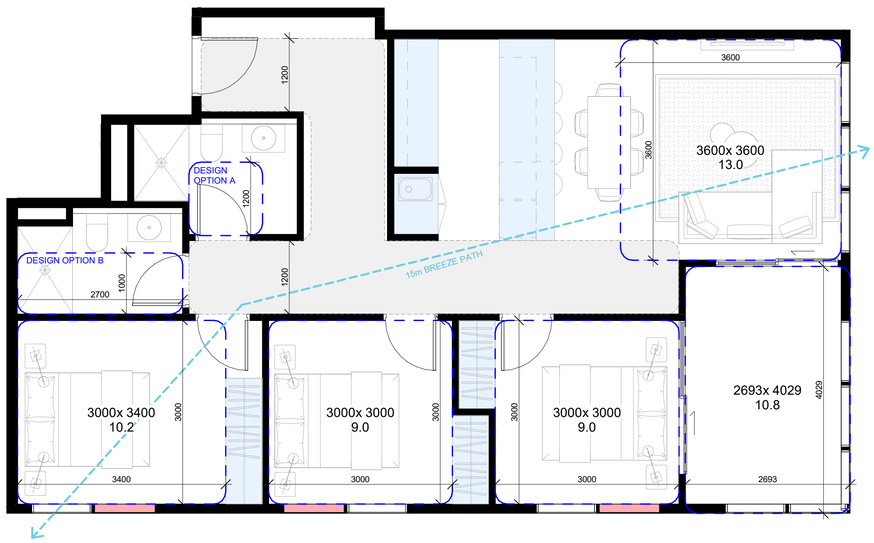
CEILING HEIGHTS:
LIVING AREAS - MININUM 2.7M CEILING HEIGHT
BED + BATH - MINIMUM 2.4M CEILING HEIGHT

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.

LEGEND

D17	STANDARD 'D17' COMPLIANT
D19	STANDARD 'D19' COMPLIANT
D19	STANDARD 'D19' NOT COMPLIANT
D20	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' COMPLIANT
D24	STANDARD 'D24' NOT COMPLIANT
D25	STANDARD 'D25' COMPLIANT
D26	STANDARD 'D26' COMPLIANT
D27	STANDARD 'D27' COMPLIANT
	STORAGE



2 BADS ASSESSMENT - APT TYPE 20
SCALE 1 : 50

D17 D19 D20 D24 D25 D26 D27

3 BED 2 BATH
AREA: 91.5m² + 11.0m² (BALCONY)
APT: 1804

TYPE 20 INTERNAL STORAGE SCHEDULE

ISLAND BENCH	2.02 m³
KITCHEN BENCH	2.06 m³
LAUNDRY	1.30 m³
WARDROBE	7.13 m³
TOTAL INTERNAL STORAGE	12.51 m³

APARTMENT TYPE 20 - BADS ASSESSMENT TABLE

	Unit Type	QTY	STANDARD 'D17' COMPLIANT?	STANDARD 'D19' COMPLIANT?	STANDARD 'D20' COMPLIANT?	STANDARD 'D24' COMPLIANT?	STANDARD 'D25' COMPLIANT?	STANDARD 'D26' COMPLIANT?	STANDARD 'D27' COMPLIANT?
3 BED & 2 BATH	TYPE 20	1	YES	YES	YES	YES	YES	YES	YES

APARTMENT BADS REQUIREMENTS - LEGEND	
D17 - ACCESSIBILITY	• CLEAR PATH WITH MINIMUM 1.2m WIDTH - CONNECTING DWELLING ENTRANCE TO MAIN BEDROOM, ADAPTABLE BATHROOM AND LIVING AREA • DESIGN OPTION A: 1.2m x 1.2m CLEAR PATH (850mm CLEAR DOOR), or • DESIGN OPTION B: 1m x 2.7m CLEAR PATH (820mm CLEAR DOOR) • SLIDING DOOR OR DOOR WITH READILY REMOVEABLE HINGES • HOBLESS SHOWER • TOILET LOCATED IN CORNER OF ROOM, OR CLOSET TO DOOR OPENING (CLEAR OF ANY CIRCULATION)
D19 - P.O.S.	STUDIO / 1 BEDROOM: 8m², WITH MINIMUM 1.8m DIMENSION **NOTE: ADDITIONAL 1.5m² TO BE ADDED IF A/C UNIT TO BE LOCATED ON BALCONY** 2 BEDROOM: 10m², WITH MINIMUM 2m DIMENSION 3 BEDROOM: 12m², WITH MINIMUM 2.4m DIMENSION
D20 - STORAGE	STUDIO: TOTAL VOLUME - 8m³ MINIMUM DWELLING STORAGE - 5m³ 1 BEDROOM: TOTAL VOLUME - 10m³ MINIMUM DWELLING STORAGE - 6m³ 2 BEDROOM: TOTAL VOLUME - 14m³ MINIMUM DWELLING STORAGE - 9m³ 3 BEDROOM: TOTAL VOLUME - 18m³ MINIMUM DWELLING STORAGE - 12m³
D24 - ROOM SIZES	LIVING AREAS STUDIO / 1 BEDROOM - 3.3m MINIMUM WIDTH, 10m² MINIMUM AREA 2 OR MORE BEDROOMS - 3.6m MINIMUM WIDTH, 12m² MINIMUM AREA MAIN BEDROOM - 3m (W) x 3.4m (D) MINIMUM SECONDARY BEDROOM(S) - 3m (W) x 3m (D) MINIMUM
D25 - ROOM DEPTH	MAX DEPTH 9m
D27 - VENTILATION	MINIMUM BREEZE PATH: 5m MAXIMUM BREEZE PATH: 18m

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Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	10.05.2021	DELPW RFI

Title
BETTER APARTMENT DESIGN
STANDARD ASSESSMENT

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP1.310 Revision A

Scale 1 : 50 at A1

Date 10.05.2021

20020

Drawn by:AuthoChecked by:Checker

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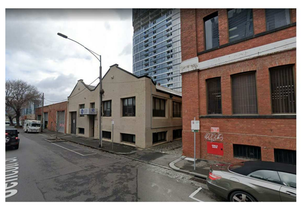
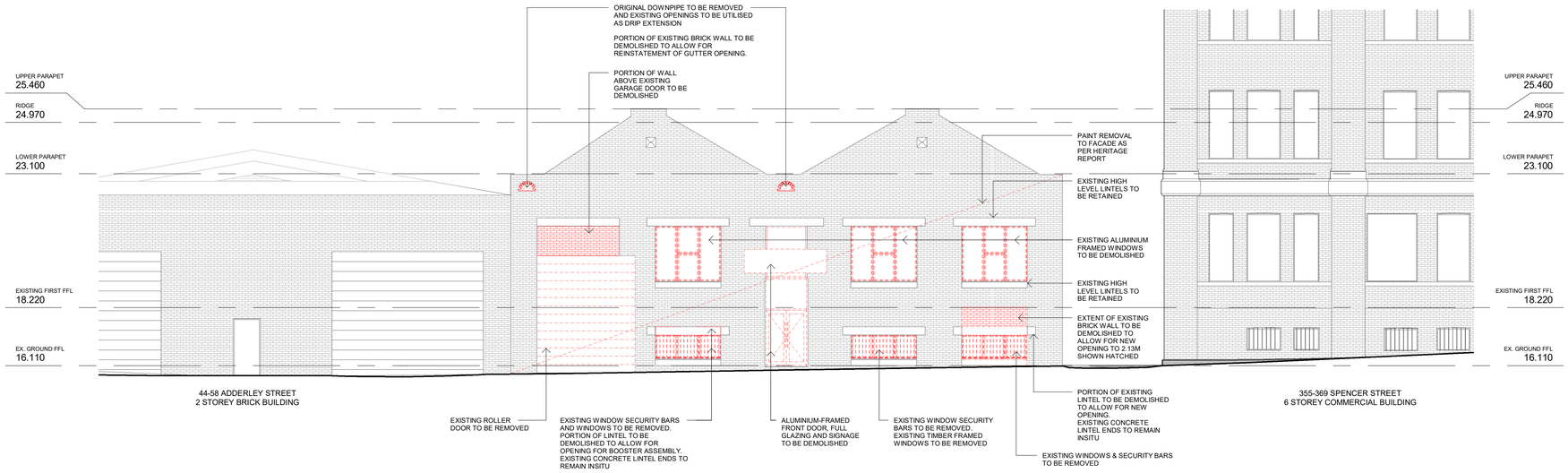
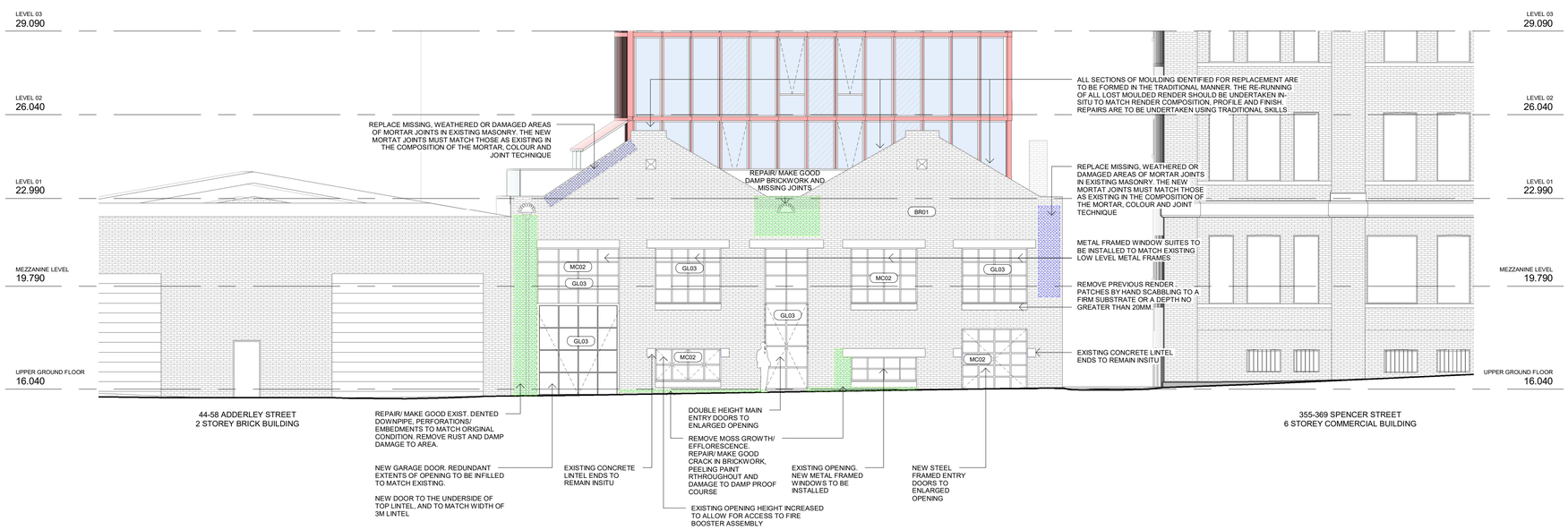
ADVERTISED PLAN

DEMOLITION PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING ELEMENTS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING ELEMENTS TO BE DEMOLISHED





1 HERITAGE ELEVATIONS - EXISTING & DEMOLISHED - SOUTH
SCALE 1 : 100



2 HERITAGE ELEVATIONS - PROPOSED - SOUTH
SCALE 1 : 100

SITE CONSERVATION WORKS - GENERAL NOTES

GENERAL NOTES ARE IN ACCORDANCE TO HERITAGE REPORT WORKS

1. B2 - BRICK REPAIRING
   REPAIR ALL MISSING OR DAMAGED MASONRY, AND PATCH HOLES IN EXISTING MASONRY. NEW INSETS, INFILL ELEMENTS MUST MATCH THE EXISTING MASONRY, AND COMPOSITION OF THE MORTAR MIX, COLOUR, AND JOINT TECHNIQUE
2. B3 - BRICK REPLACING
   WHERE WHOLE MASONRY UNIT REPLACEMENTS ARE REQUIRED, THE MASONRY IS TO MATCH IN COLOUR, SIZE, AND TEXTURE. USE SALVAGED MASONRY WHERE POSSIBLE. MASONRY TO BE KEYED INTO ADJACENT AND IS TO MATCH EXISTING BOND, JOINT TYPE AND FINISH AND PROFILE EXACTLY (REFER TO HERITAGE REPORT FOR SPECIFIED LOCATIONS)
3. G4 - HERITAGE FABRIC CLEANING
   CONFIRM THE SUITABILITY OF THE PROPOSED CLEANING METHOD, TESTING IS REQUIRED TO DETERMINE THE NATURE AND EXTENT OF WORKS, ASCERTAIN WHAT TYPE OF STAIN IS INVOLVED AND ENSURE THE SELECTED CLEANING METHOD DOES NOT DAMAGE OR CAUSE ON-GOING ISSUES WITH THE SUBSTRATE.
   WASH DOWN ALL FACADE SURFACES TO REMOVE ORGANIC GROWTH, LICHEN, MOSS, VEGETATION, GUANO AND DEBRIS USING A STIFF BRISTLE (NON-FERROUS) BRUSH, LOW PRESSURE WARM WATER AND BIOCIDE. WASH OFF RESIDUE WITH LOW PRESSURE WATER OR WASH AND SCRUB CLEAN WITH MEDIUM TO HARD NYLON BRUSH, COLLECTING ALL RUN-OFF FOR PROPOR DISPOSAL (REFER TO GREEN HATCH AREAS ON PROPOSED ELEVATION(S) FOR AREAS OF CONCERN).
4. G5 - PAINT REMOVAL
   PAINT REMOVAL SHOULD NOT REMOVE EVIDENCE OF HISTORIC PAINT UNDERNEATH
5. R5 - CRACK REPAIR
   CUT OUT CRACKED RENDER BACK TO SOUND SUBSTRATE TO A MINIMUM WIDTH OF 30MM. CLEAN WITH COMPRESSED AIR OR WATER. FILL CRACK WITH NEW RENDER AND RE-RUN MOULDING IN-SITU TO MATCH ORIGINAL PROFILE AND FINISH. TO FLAT SURFACES, FILL WITH NEW RENDER TO MATCH EXISTING IN THE COMPOSITION OF THE RENDER MIX, COLOUR AND FINISH (REFER TO HERITAGE REPORT FOR SPECIFIED LOCATIONS).
6. R1 - DEFECT RENDER AND RE-RENDER
   REPLACE EXISTING DRUMMY OR DETERIORATED OR OTHERWISE DAMAGED RENDER

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Project
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102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
HERITAGE ELEVATIONS - SOUTH

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP2.001 Revision A

Scale 1 : 100 at A1

Date 22.01.2021

20020

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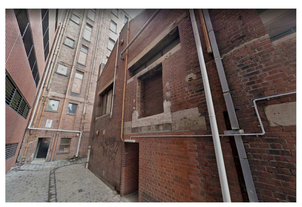
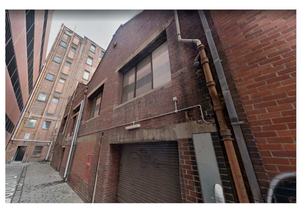
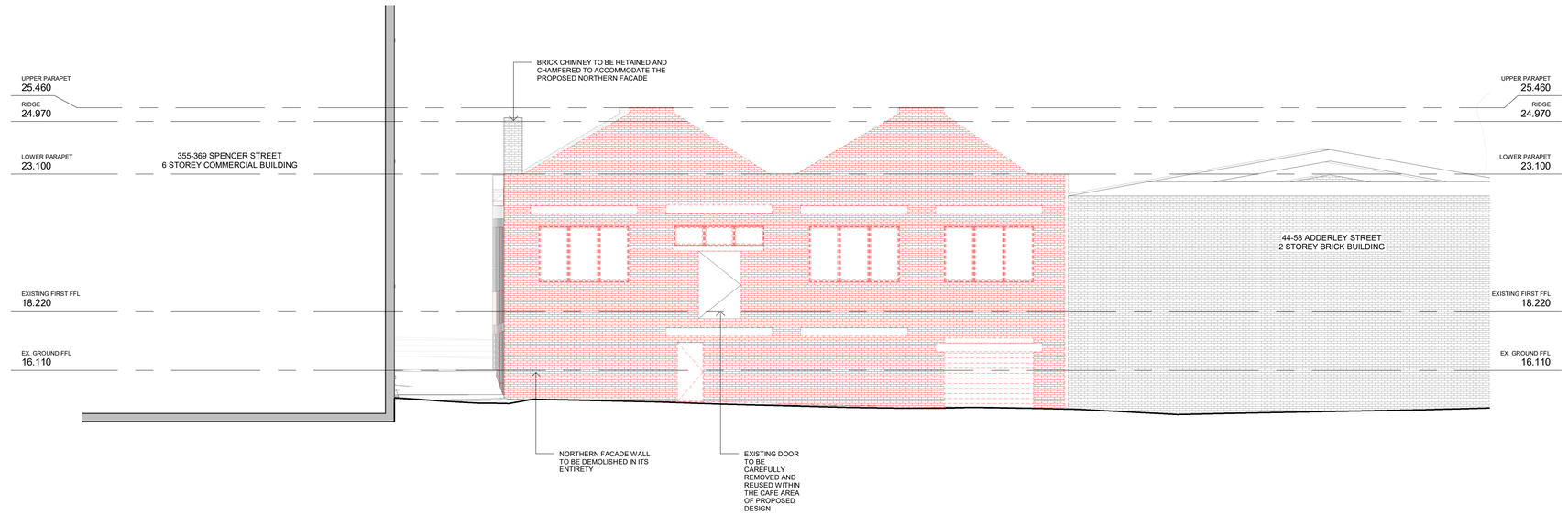
ADVERTISED PLAN

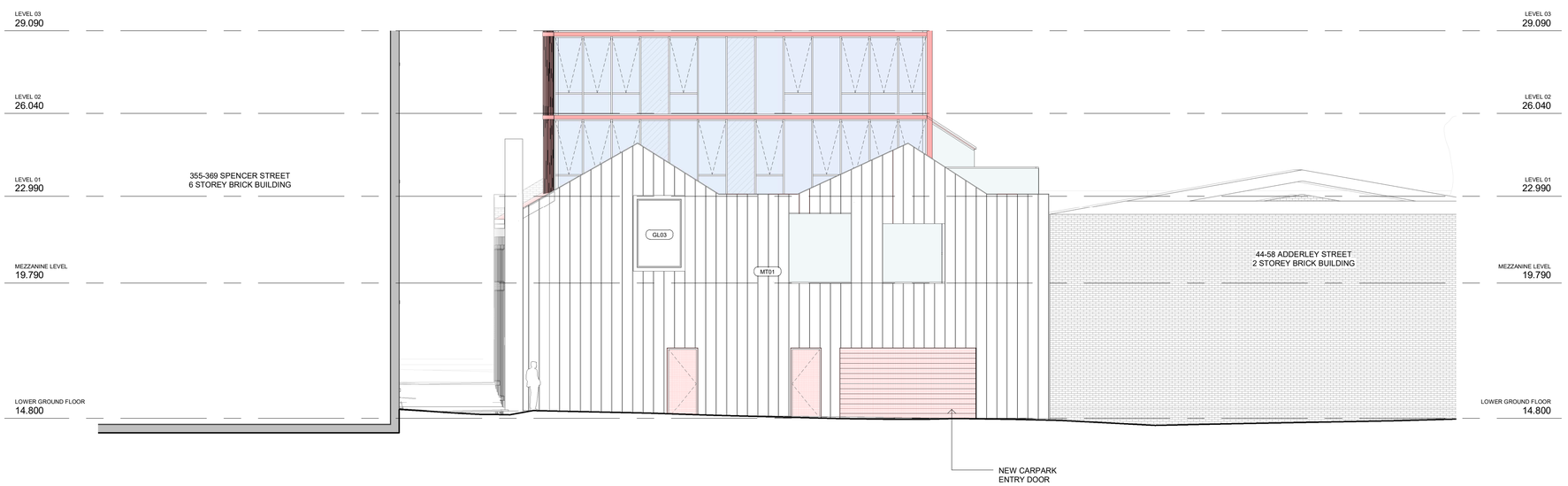
DEMOLITION PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING ELEMENTS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING ELEMENTS TO BE DEMOLISHED







1 HERITAGE ELEVATIONS - EXISTING & DEMOLISHED - NORTH
SCALE 1 : 100



2 HERITAGE ELEVATIONS - PROPOSED - NORTH
SCALE 1 : 100

SITE CONSERVATION WORKS - GENERAL NOTES

GENERAL NOTES ARE IN ACCORDANCE TO HERITAGE REPORT WORKS

1. B2 - BRICK REPAIRING
   REPAIR ALL MISSING OR DAMAGED MASONRY, AND PATCH HOLES IN EXISTING MASONRY. NEW INSETS, INFILL ELEMENTS MUST MATCH THE EXISTING MASONRY, AND COMPOSITION OF THE MORTAR MIX, COLOUR, AND JOINT TECHNIQUE
2. B3 - BRICK REPLACING
   WHERE WHOLE MASONRY UNIT REPLACEMENTS ARE REQUIRED, THE MASONRY IS TO MATCH IN COLOUR, SIZE, AND TEXTURE. USE SALVAGED MASONRY WHERE POSSIBLE. MASONRY TO BE KEYED INTO ADJACENT AND IS TO MATCH EXISTING BOND, JOINT TYPE AND FINISH AND PROFILE EXACTLY (REFER TO HERITAGE REPORT FOR SPECIFIED LOCATIONS)
3. G4 - HERITAGE FABRIC CLEANING
   CONFIRM THE SUITABILITY OF THE PROPOSED CLEANING METHOD, TESTING IS REQUIRED TO DETERMINE THE NATURE AND EXTENT OF WORKS, ASCERTAIN WHAT TYPE OF STAIN IS INVOLVED AND ENSURE THE SELECTED CLEANING METHOD DOES NOT DAMAGE OR CAUSE ON-GOING ISSUES WITH THE SUBSTRATE.
   WASH DOWN ALL FACADE SURFACES TO REMOVE ORGANIC GROWTH, LICHEN, MOSS, VEGETATION, GUANO AND DEBRIS USING A STIFF BRISTLE (NON-FERROUS) BRUSH, LOW PRESSURE WARM WATER AND BIOCIDE. WASH OFF RESIDUE WITH LOW PRESSURE WATER OR WASH AND SCRUB CLEAN WITH MEDIUM TO HARD NYLON BRUSH, COLLECTING ALL RUN-OFF FOR PROPOR DISPOSAL (REFER TO GREEN HATCH AREAS ON PROPOSED ELEVATION(S) FOR AREAS OF CONCERN).
4. G5 - PAINT REMOVAL
   PAINT REMOVAL SHOULD NOT REMOVE EVIDENCE OF HISTORIC PAINT UNDERNEATH
5. R5 - CRACK REPAIR
   CUT OUT CRACKED RENDER BACK TO SOUND SUBSTRATE TO A MINIMUM WIDTH OF 30MM. CLEAN WITH COMPRESSED AIR OR WATER. FILL CRACK WITH NEW RENDER AND RE-RUN MOULDING IN-SITU TO MATCH ORIGINAL PROFILE AND FINISH. TO FLAT SURFACES, FILL WITH NEW RENDER TO MATCH EXISTING IN THE COMPOSITION OF THE RENDER MIX, COLOUR AND FINISH (REFER TO HERITAGE REPORT FOR SPECIFIED LOCATIONS).
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Project
102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
HERITAGE ELEVATIONS - NORTH

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP2.002
Revision A
Scale 1 : 100 at A1
Date 22.01.2021

20020

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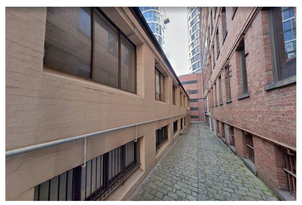
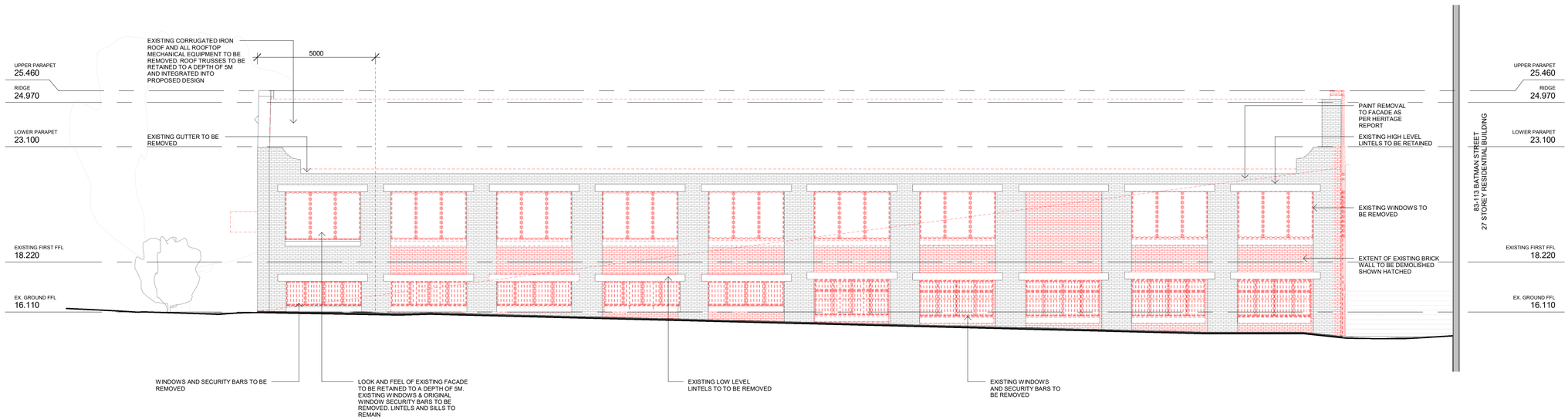
ADVERTISED PLAN

DEMOLITION PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING ELEMENTS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING ELEMENTS TO BE DEMOLISHED





1 HERITAGE ELEVATIONS - EXISTING & DEMOLISHED - EAST
SCALE 1 : 100

2 HERITAGE ELEVATIONS - PROPOSED - EAST
SCALE 1 : 100

SITE CONSERVATION WORKS - GENERAL NOTES

GENERAL NOTES ARE IN ACCORDANCE TO HERITAGE REPORT WORKS

1. B2 - BRICK REPAIRING
   REPAIR ALL MISSING OR DAMAGED MASONRY, AND PATCH HOLES IN EXISTING MASONRY. NEW INSETS, INFILL ELEMENTS MUST MATCH THE EXISTING MASONRY, AND COMPOSITION OF THE MORTAR MIX, COLOUR, AND JOINT TECHNIQUE

2. B3 - BRICK REPLACING
   WHERE WHOLE MASONRY UNIT REPLACEMENTS ARE REQUIRED, THE MASONRY IS TO MATCH IN COLOUR, SIZE, AND TEXTURE. USE SALVAGED MASONRY WHERE POSSIBLE. MASONRY TO BE KEYED INTO ADJACENT AND IS TO MATCH EXISTING BOND, JOINT TYPE AND FINISH AND PROFILE EXACTLY (REFER TO HERITAGE REPORT FOR SPECIFIED LOCATIONS)

3. G4 - HERITAGE FABRIC CLEANING
   CONFIRM THE SUITABILITY OF THE PROPOSED CLEANING METHOD, TESTING IS REQUIRED TO DETERMINE THE NATURE AND EXTENT OF WORKS, ASCERTAIN WHAT TYPE OF STAIN IS INVOLVED AND ENSURE THE SELECTED CLEANING METHOD DOES NOT DAMAGE OR CAUSE ON-GOING ISSUES WITH THE SUBSTRATE.
   WASH DOWN ALL FACADE SURFACES TO REMOVE ORGANIC GROWTH, LICHEN, MOSS, VEGETATION, GUANO AND DEBRIS USING A STIFF BRISTLE (NON-FERROUS) BRUSH, LOW PRESSURE WARM WATER AND BIOCIDE. WASH OFF RESIDUE WITH LOW PRESSURE WATER OR WASH AND SCRUB CLEAN WITH MEDIUM TO HARD NYLON BRUSH, COLLECTING ALL RUN-OFF FOR PROPOR DISPOSAL (REFER TO GREEN HATCH AREAS ON PROPOSED ELEVATION(S) FOR AREAS OF CONCERN).

4. G5 - PAINT REMOVAL
   PAINT REMOVAL SHOULD NOT REMOVE EVIDENCE OF HISTORIC PAINT UNDERNEATH

5. R5 - CRACK REPAIR
   CUT OUT CRACKED RENDER BACK TO SOUND SUBSTRATE TO A MINIMUM WIDTH OF 30MM. CLEAN WITH COMPRESSED AIR OR WATER. FILL CRACK WITH NEW RENDER AND RE-RUN MOULDING IN-SITU TO MATCH ORIGINAL PROFILE AND FINISH. TO FLAT SURFACES, FILL WITH NEW RENDER TO MATCH EXISTING IN THE COMPOSITION OF THE RENDER MIX, COLOUR AND FINISH (REFER TO HERITAGE REPORT FOR SPECIFIED LOCATIONS)

6. R1 - DEFECT RENDER AND RE-RENDER
   REPLACE EXISTING DRUMMY OR DETERIORATED OR OTHERWISE DAMAGED RENDER

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102-108 JEFFCOTT STREET, WEST MELBOURNE
102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
HERITAGE ELEVATIONS - EAST

Sheet No. TP2.003 Revision B

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Scale
1 : 100 at A1

Date
10.05.2021

20020

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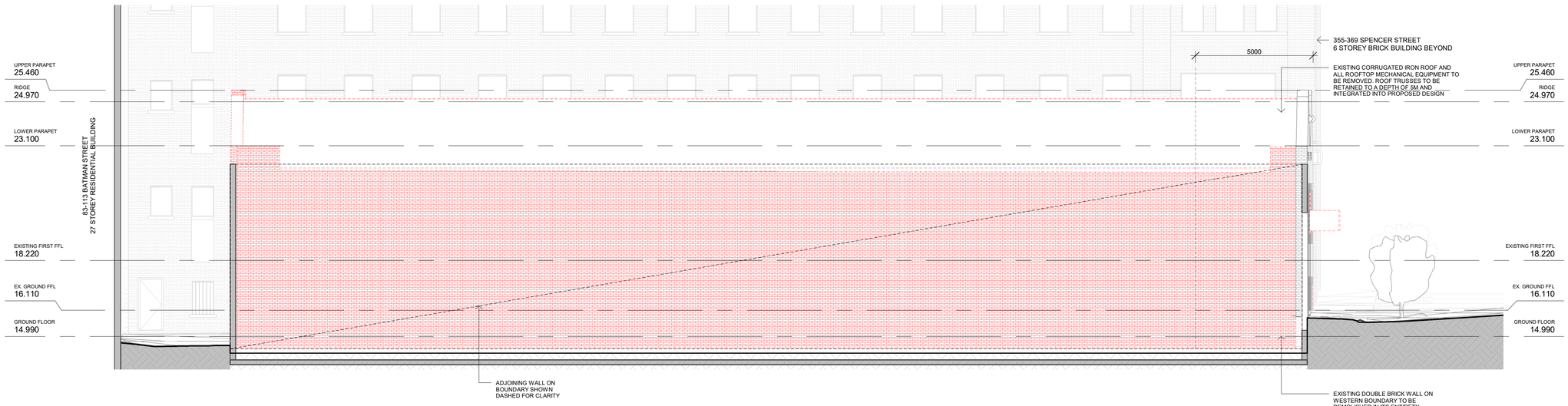
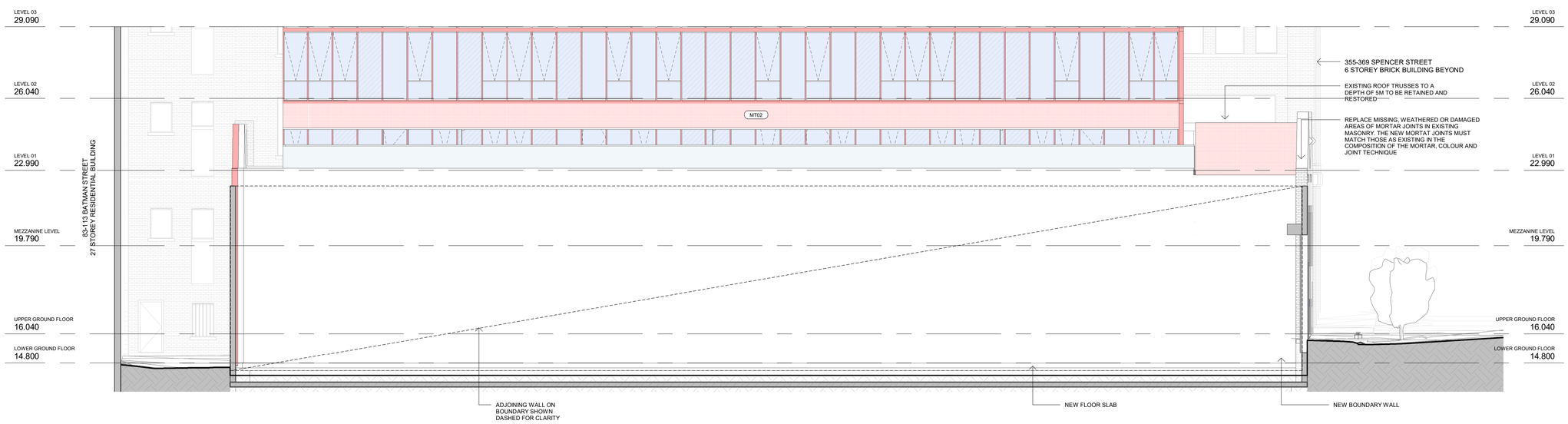
ADVERTISED PLAN

DEMOLITION PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING ELEMENTS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING ELEMENTS TO BE DEMOLISHED



1 HERITAGE ELEVATIONS - EXISTING & DEMOLISHED - WEST
SCALE 1 : 100



2 HERITAGE ELEVATIONS - PROPOSED - WEST
SCALE 1 : 100

SITE CONSERVATION WORKS - GENERAL NOTES

GENERAL NOTES ARE IN ACCORDANCE TO HERITAGE REPORT WORKS

1. B2 - BRICK REPAIRING
   REPAIR ALL MISSING OR DAMAGED MASONRY, AND PATCH HOLES IN EXISTING MASONRY. NEW INSETS, INFILL ELEMENTS MUST MATCH THE EXISTING MASONRY, AND COMPOSITION OF THE MORTAR MIX, COLOUR, AND JOINT TECHNIQUE
2. B3 - BRICK REPLACING
   WHERE WHOLE MASONRY UNIT REPLACEMENTS ARE REQUIRED, THE MASONRY IS TO MATCH IN COLOUR, SIZE, AND TEXTURE. USE SALVAGED MASONRY WHERE POSSIBLE. MASONRY TO BE KEYED INTO ADJACENT AND IS TO MATCH EXISTING BOND, JOINT TYPE AND FINISH AND PROFILE EXACTLY (REFER TO HERITAGE REPORT FOR SPECIFIED LOCATIONS)
3. G4 - HERITAGE FABRIC CLEANING
   CONFIRM THE SUITABILITY OF THE PROPOSED CLEANING METHOD, TESTING IS REQUIRED TO DETERMINE THE NATURE AND EXTENT OF WORKS, ASCERTAIN WHAT TYPE OF STAIN IS INVOLVED AND ENSURE THE SELECTED CLEANING METHOD DOES NOT DAMAGE OR CAUSE ON-GOING ISSUES WITH THE SUBSTRATE.
   WASH DOWN ALL FACADE SURFACES TO REMOVE ORGANIC GROWTH, LICHEN, MOSS, VEGETATION, GUANO AND DEBRIS USING A STIFF BRISTLE (NON-FERROUS) BRUSH, LOW PRESSURE WARM WATER AND BIOCIDE. WASH OFF RESIDUE WITH LOW PRESSURE WATER OR WASH AND SCRUB CLEAN WITH MEDIUM TO HARD NYLON BRUSH, COLLECTING ALL RUN-OFF FOR PROPOR DISPOSAL (REFER TO GREEN HATCH AREAS ON PROPOSED ELEVATION(S) FOR AREAS OF CONCERN).
4. G5 - PAINT REMOVAL
   PAINT REMOVAL SHOULD NOT REMOVE EVIDENCE OF HISTORIC PAINT UNDERNEATH
5. R5 - CRACK REPAIR
   CUT OUT CRACKED RENDER BACK TO SOUND SUBSTRATE TO A MINIMUM WIDTH OF 30MM. CLEAN WITH COMPRESSED AIR OR WATER. FILL CRACK WITH NEW RENDER AND RE-RUN MOULDING IN-SITU TO MATCH ORIGINAL PROFILE AND FINISH. TO FLAT SURFACES, FILL WITH NEW RENDER TO MATCH EXISTING IN THE COMPOSITION OF THE RENDER MIX, COLOUR AND FINISH (REFER TO HERITAGE REPORT FOR SPECIFIED LOCATIONS)
6. R1 - DEFECT RENDER AND RE-RENDER
   REPLACE EXISTING DRUMMY, DETERIORATED OR OTHERWISE DAMAGED RENDER

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102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
HERITAGE ELEVATIONS - WEST

Sheet
PRELIMINARY
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Sheet No. TP2.004
Revision A
Scale 1 : 100 at A1
Date 22.01.2021

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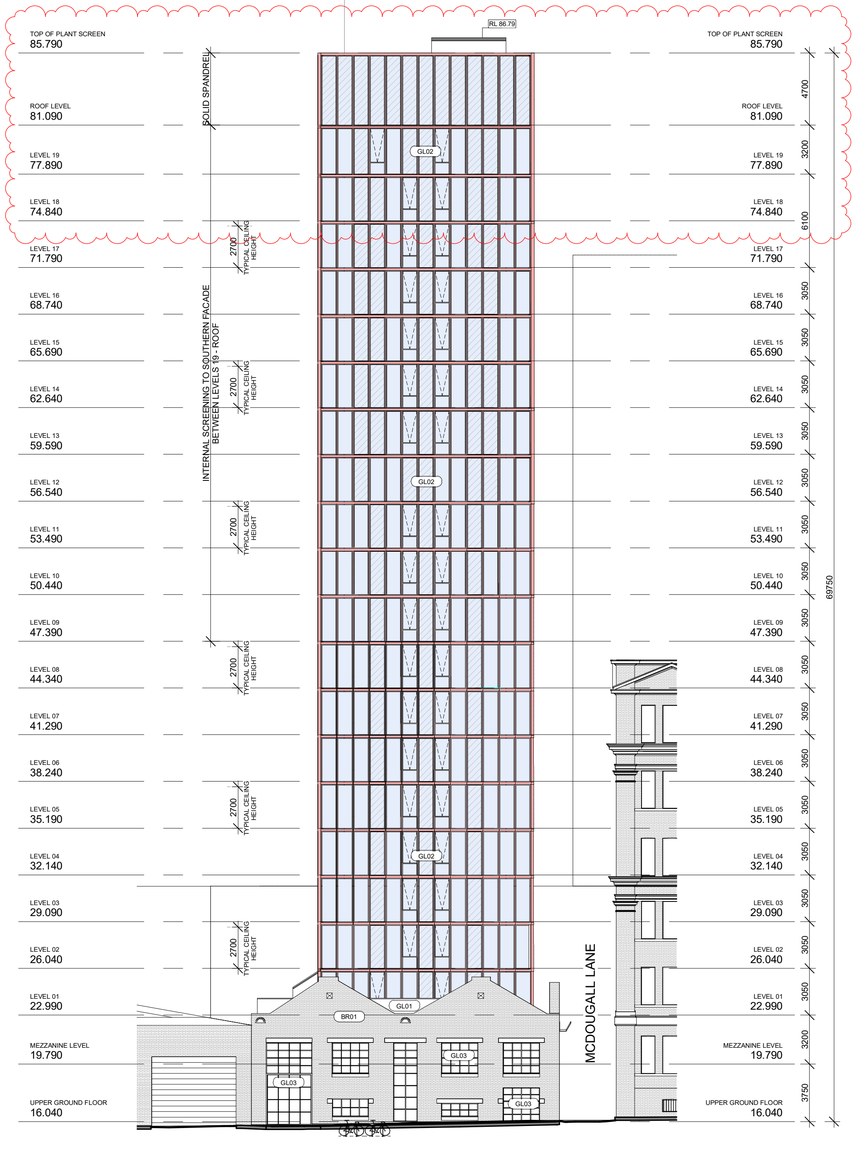
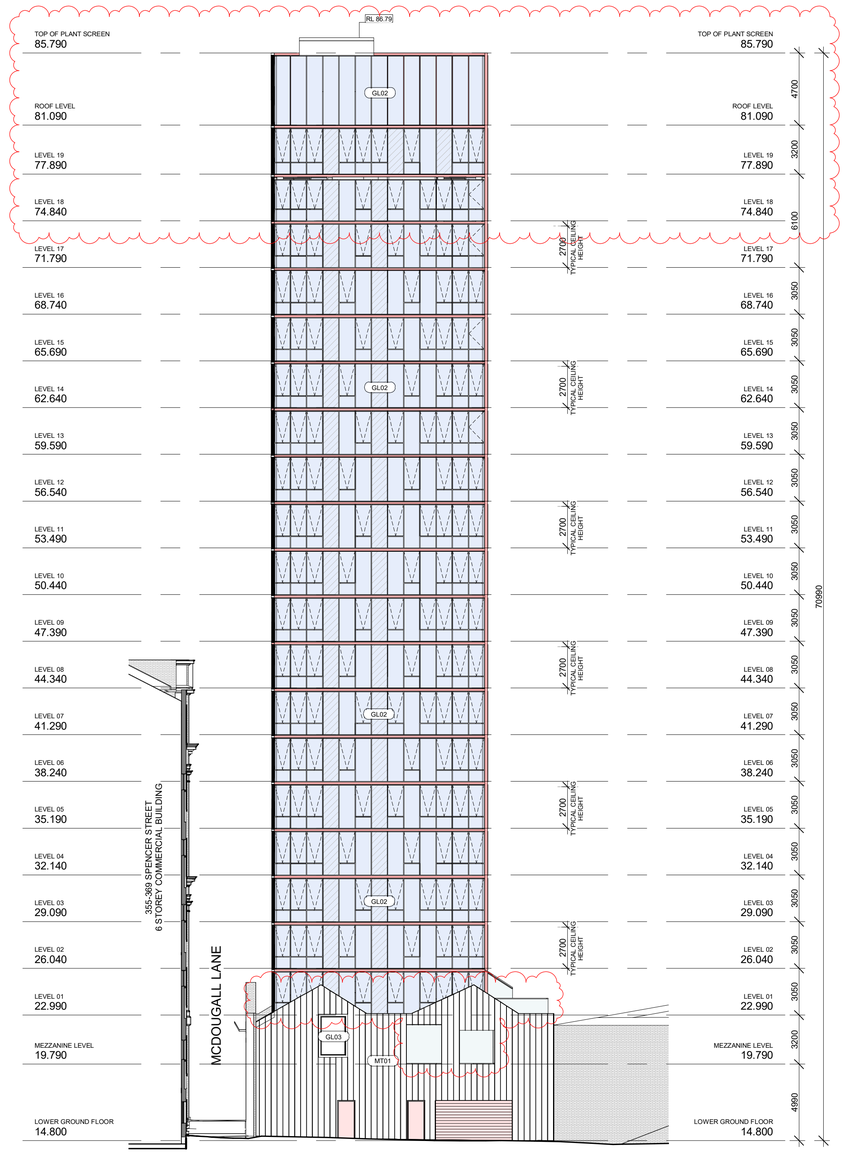


1 SOUTH ELEVATION
SCALE 1 : 200



2 NORTH ELEVATION
SCALE 1 : 200

MATERIALS SCHEDULE

	BR01 / EX. BR	EXISTING BRICK (BROWN) EXISTING PAINT TO BE REMOVED TO LEAVE THE PROPOSED BRICK FINISH IN PLACE
	CONC.	CONCRETE SLAB
	GL01	CLEAR GLAZING
	GL02	LIGHT BLUE TINTED GLAZING
	GL03	LIGHT GREY TINTED GLAZING
	MC01	BLACK POWDERCOATED ALUMINIUM FRAMING
	MC02	DARK GREEN POWDERCOATED ALUMINIUM FRAMING COLOUR SELECTED IN ACCORDANCE WITH HERITAGE REPORT
	MT01 / MT02	BRONZE-LOOK METAL PANEL CLADDING
	TM01	DARK CHARRED TIMBER

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Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
BUILDING ELEVATIONS

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP2.101 Revision B

Scale
As indicated at A1

Date
10.05.2021

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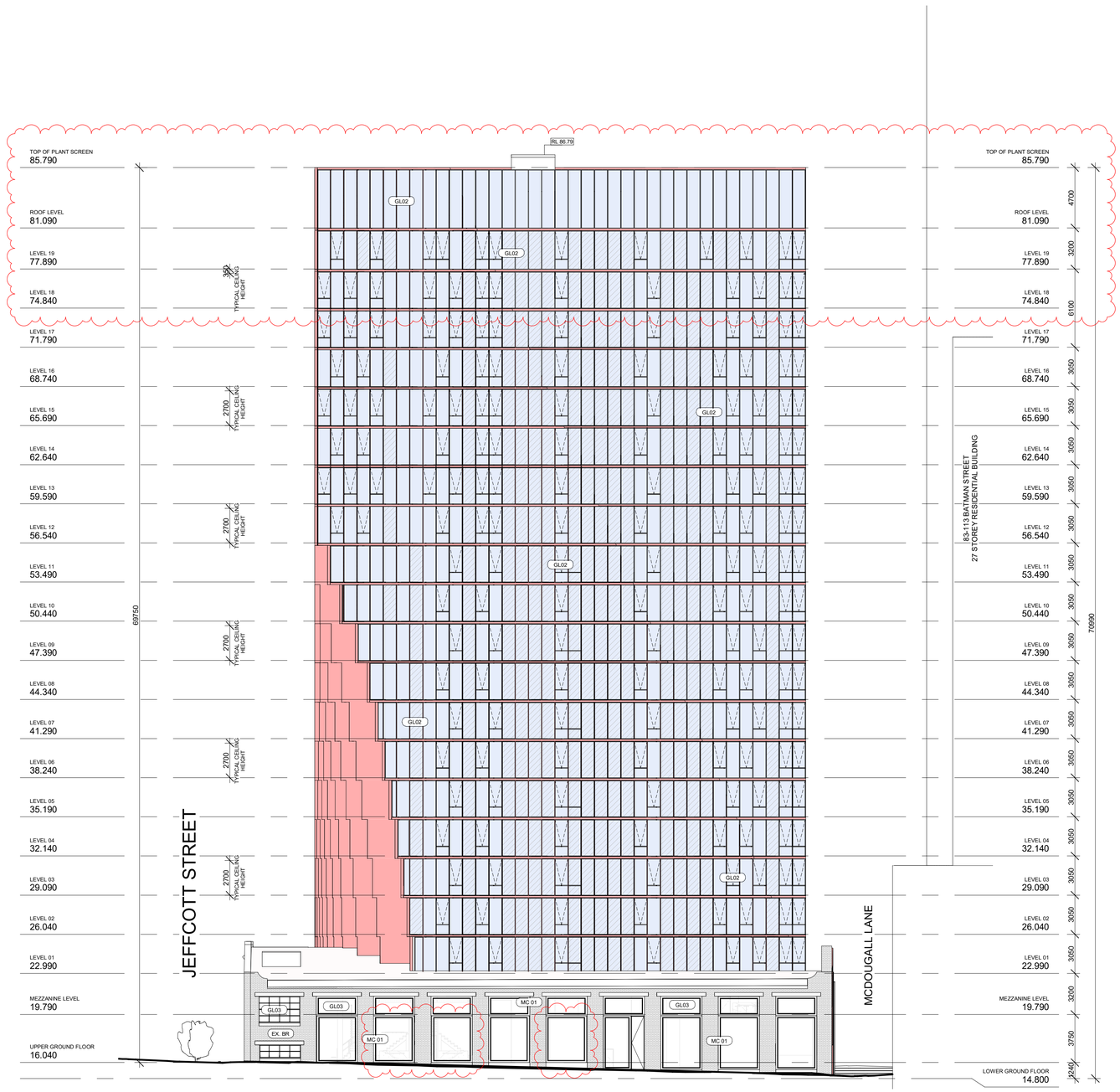
PLAN

MATERIALS SCHEDULE

	BR01 / EX. BR	EXISTING BRICK (BROWN) EXISTING PAINT TO BE REMOVED TO LEAVE THE PROPOSED BRICK FINISH IN PLACE
	CONC.	CONCRETE SLAB
	GL01	CLEAR GLAZING
	GL02	LIGHT BLUE TINTED GLAZING
	GL03	LIGHT GREY TINTED GLAZING
	MC01	BLACK POWDERCOATED ALUMINIUM FRAMING
	MC02	DARK GREEN POWDERCOATED ALUMINIUM FRAMING COLOUR SELECTED IN ACCORDANCE WITH HERITAGE REPORT
	MT01 / MT02	BRONZE-LOOK METAL PANEL CLADDING
	TM01	DARK CHARRED TIMBER



1 EAST ELEVATION
SCALE 1 : 200

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BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
BUILDING ELEVATIONS

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP2.102
Revision B
Scale As indicated at A1
Date 10.05.2021

20020

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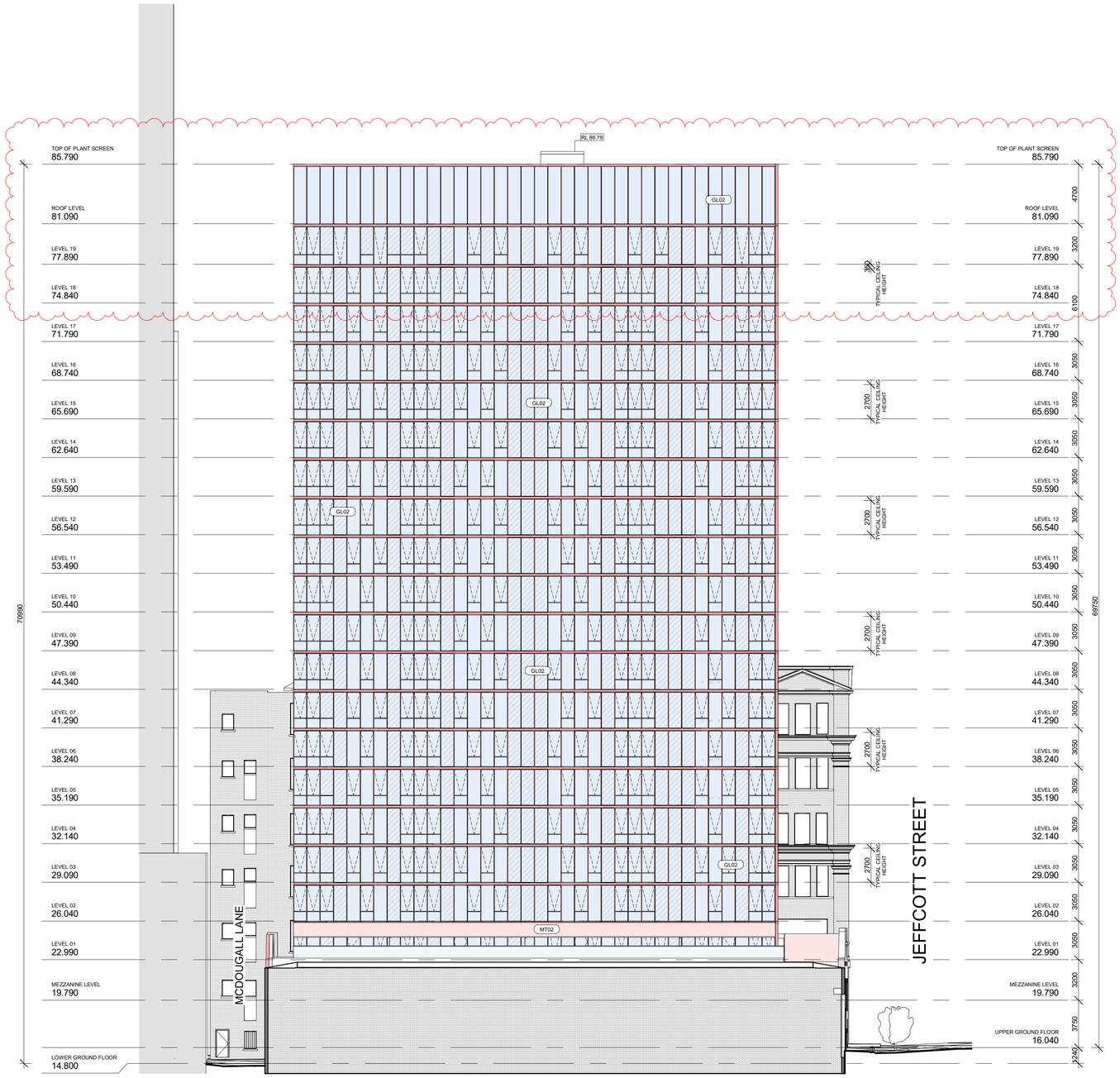

1 WEST ELEVATION
SCALE 1 : 200

MATERIALS SCHEDULE

	BR01 / EX. BR	EXISTING BRICK (BROWN) EXISTING PAINT TO BE REMOVED TO LEAVE THE PROPOSED BRICK FINISH IN PLACE
	CONC.	CONCRETE SLAB
	GL01	CLEAR GLAZING
	GL02	LIGHT BLUE TINTED GLAZING
	GL03	LIGHT GREY TINTED GLAZING
	MC01	BLACK POWDERCOATED ALUMINIUM FRAMING
	MC02	DARK GREEN POWDERCOATED ALUMINIUM FRAMING COLOUR SELECTED IN ACCORDANCE WITH HERITAGE REPORT
	MT01 / MT02	BRONZE-LOOK METAL PANEL CLADDING
	TM01	DARK CHARRED TIMBER

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Client
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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
BUILDING ELEVATIONS

Sheet
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Sheet No. TP2.103 Revision B

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No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title

STREET SCAPE ELEVATIONS

Sheet

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Sheet No. TP2.211 Revision A

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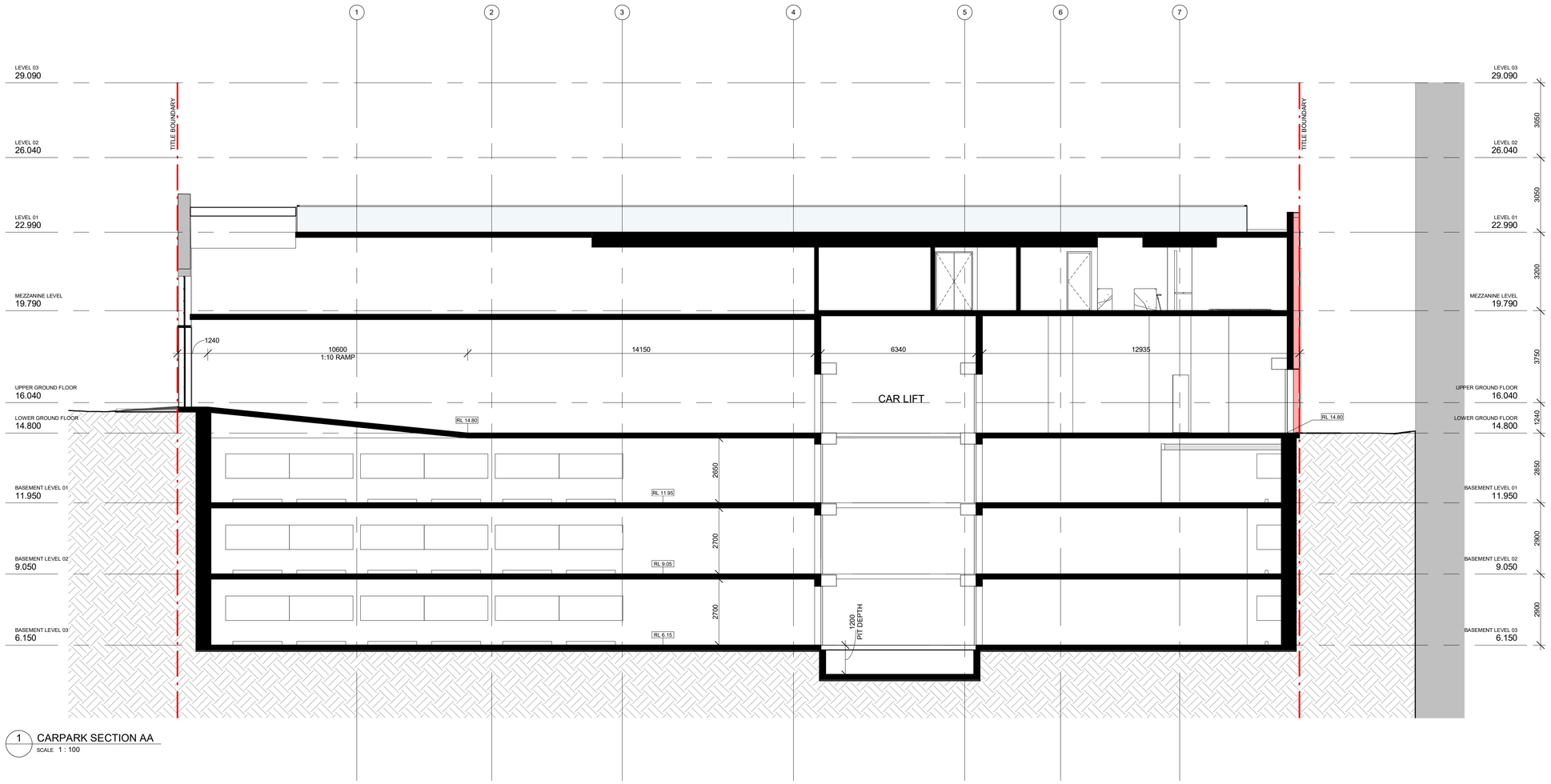

1 CARPARK SECTION AA
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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
CARPARK SECTION

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP2.301

Revision
A

Scale
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Date
22.01.2021

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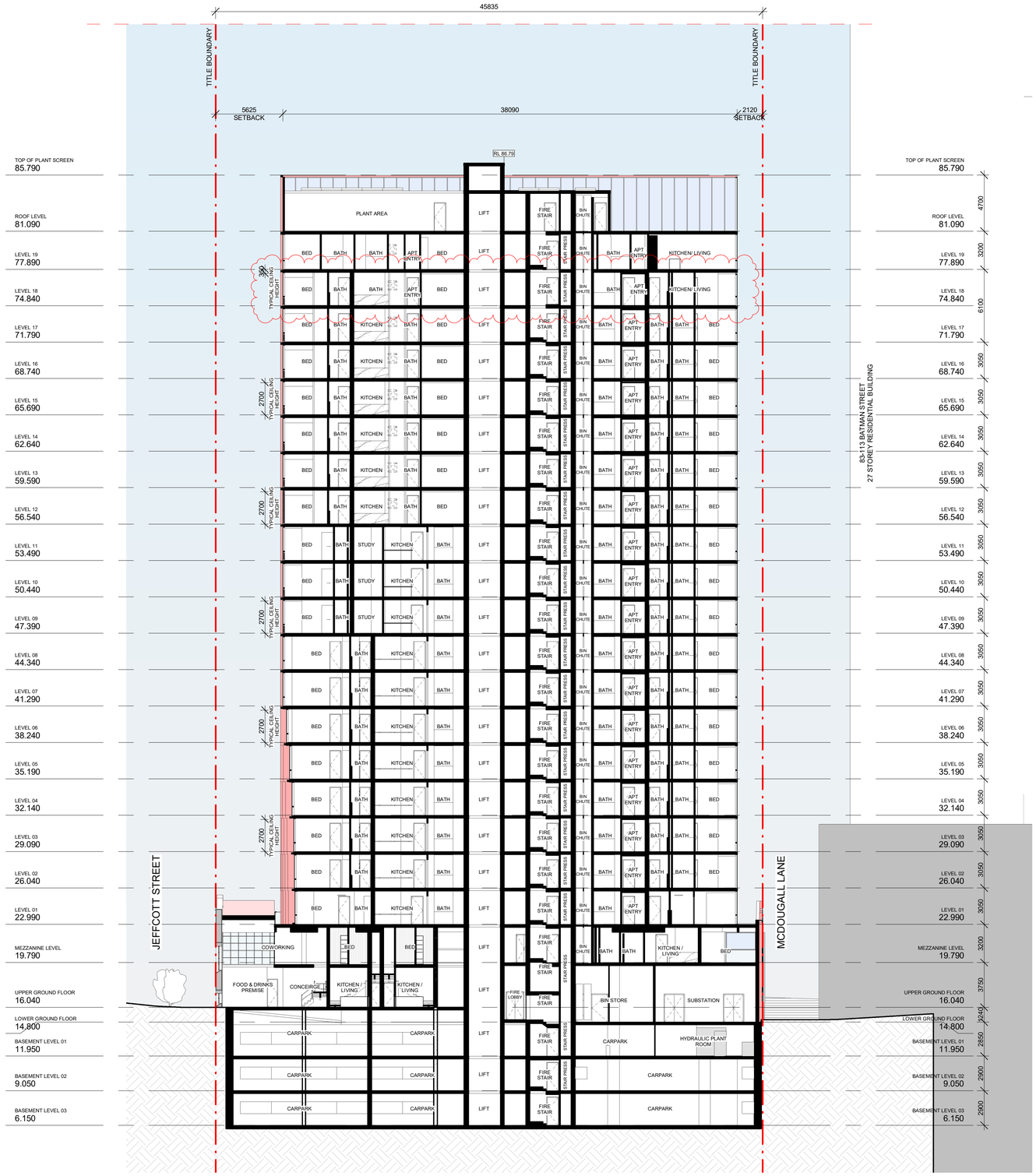

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Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
BUILDING SECTIONS

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP3.101
Revision B
Scale 1 : 200 at A1
Date 10.05.2021

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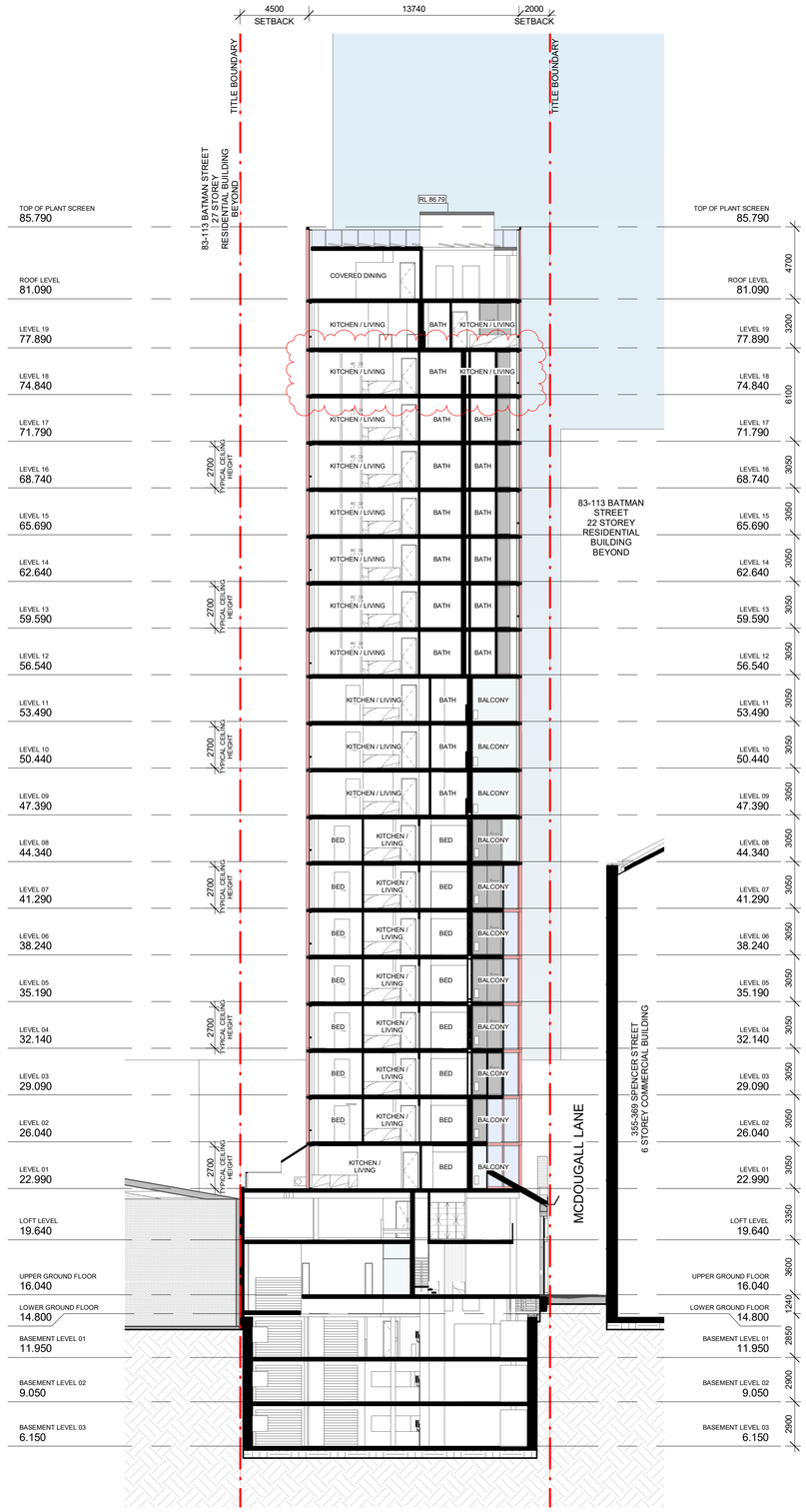

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Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
BUILDING SECTIONS

Sheet
PRELIMINARY
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Sheet No. TP3.106 Revision B

Scale 1 : 200 at A1

Date 10.05.2021

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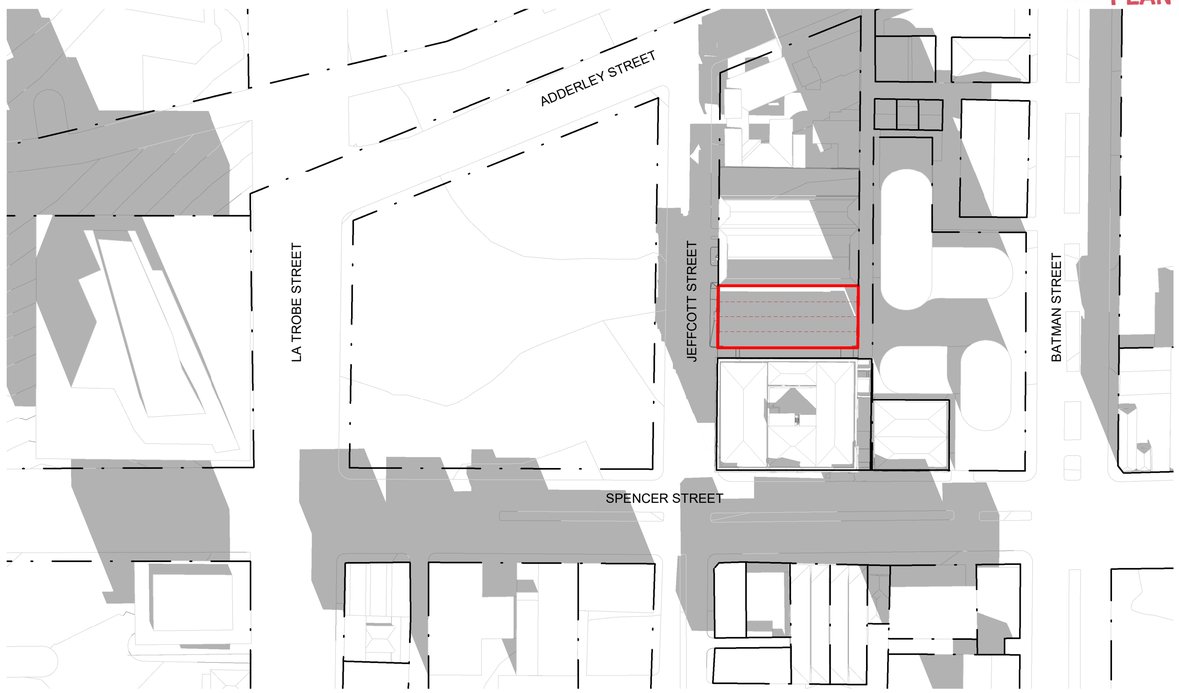
4 EXISTING SHADING DIAGRAM - EQUINOX 9AM
SCALE 1 : 1000



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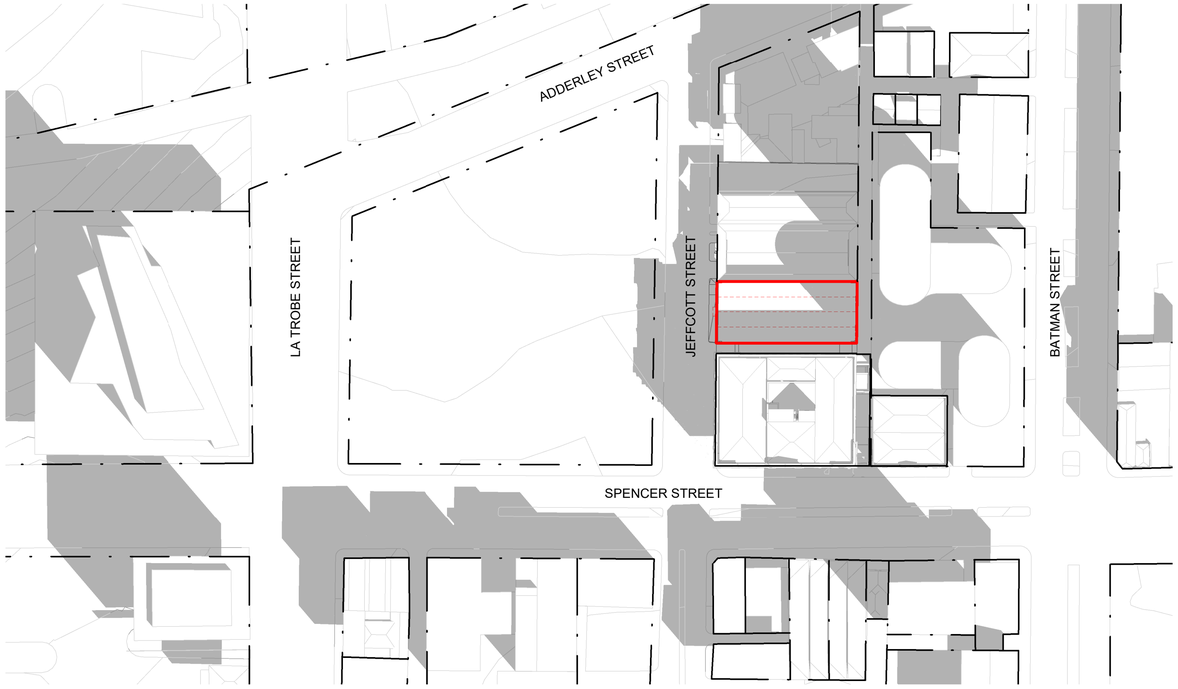
SCALE 1 : 1000



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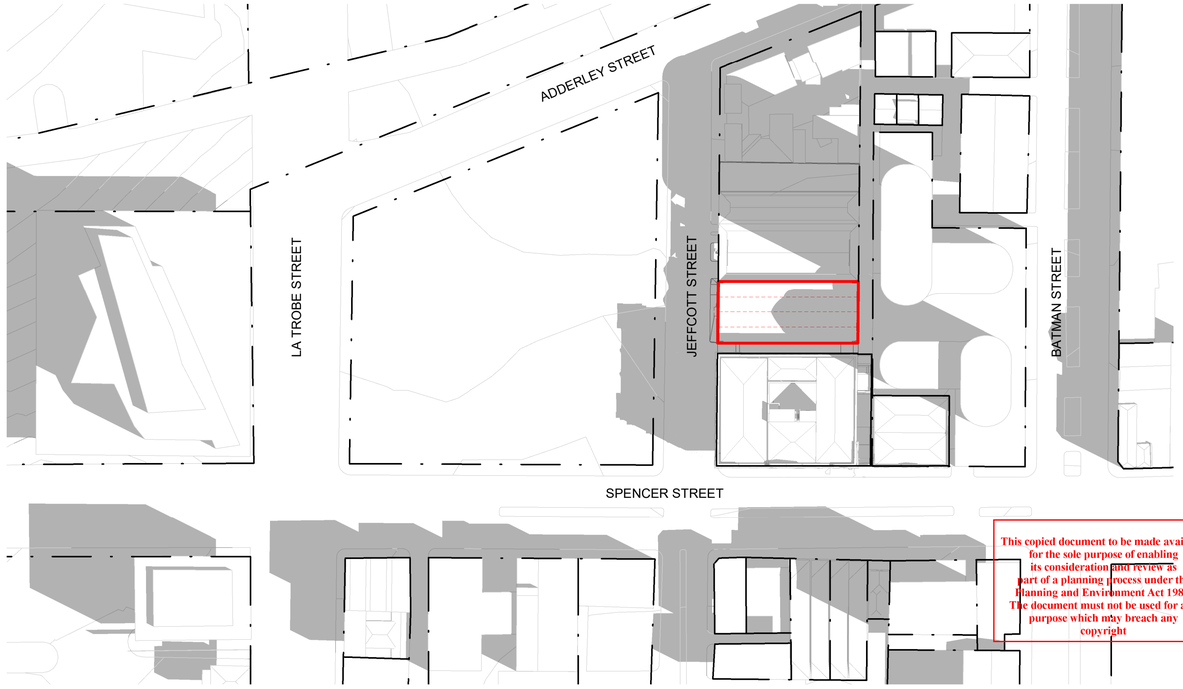

3 EXISTING SHADING DIAGRAM - EQUINOX 12PM
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Project
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102-108 JEFFCOTT STREET, WEST MELBOURNE.

Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
EXISTING SHADOW DIAGRAMS

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP5.001
Revision A
Scale 1 : 1000 at A1
Date 22.01.2021

20020

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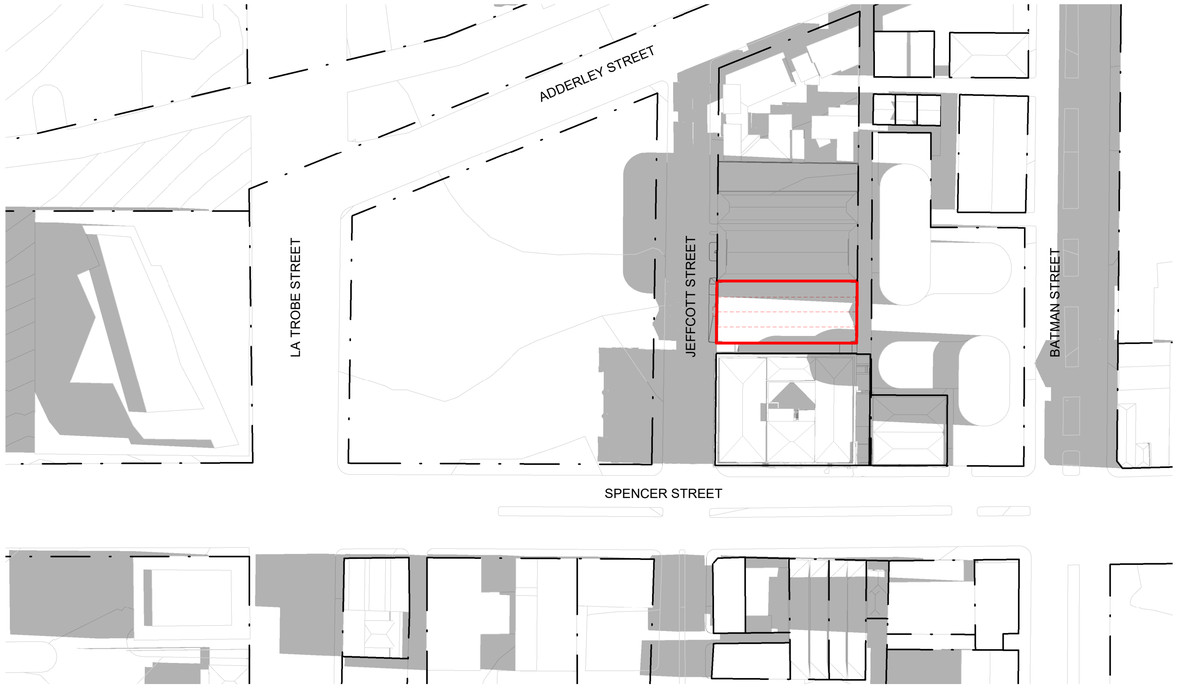

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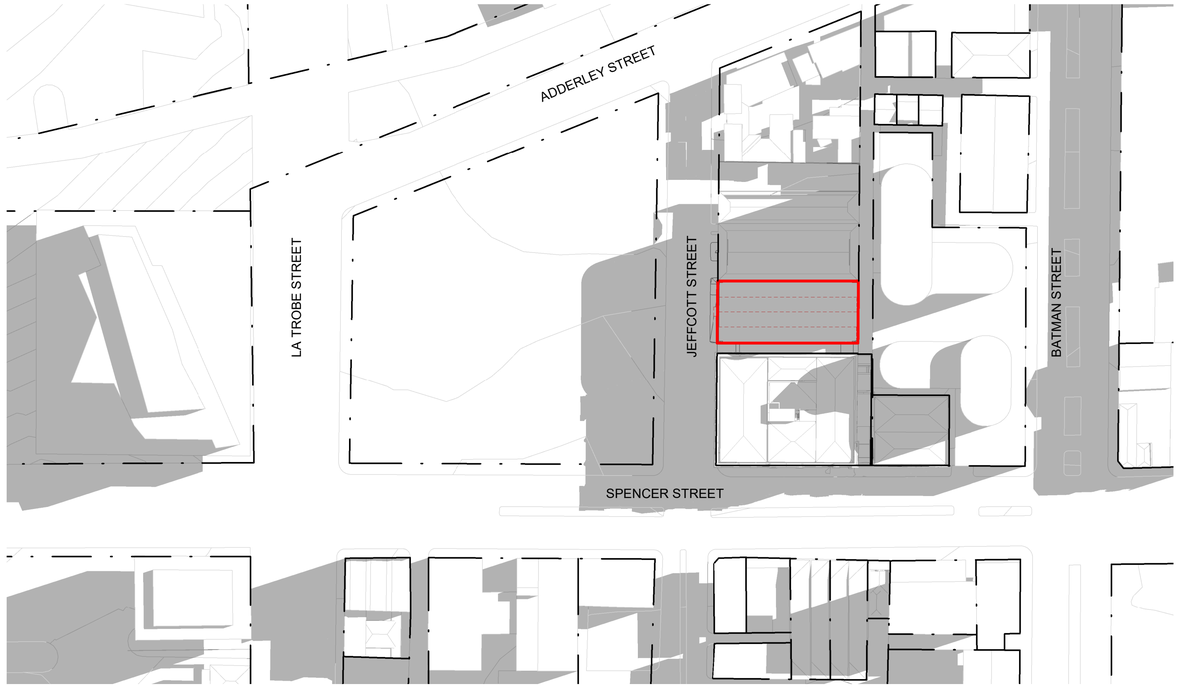
SCALE 1 : 1000



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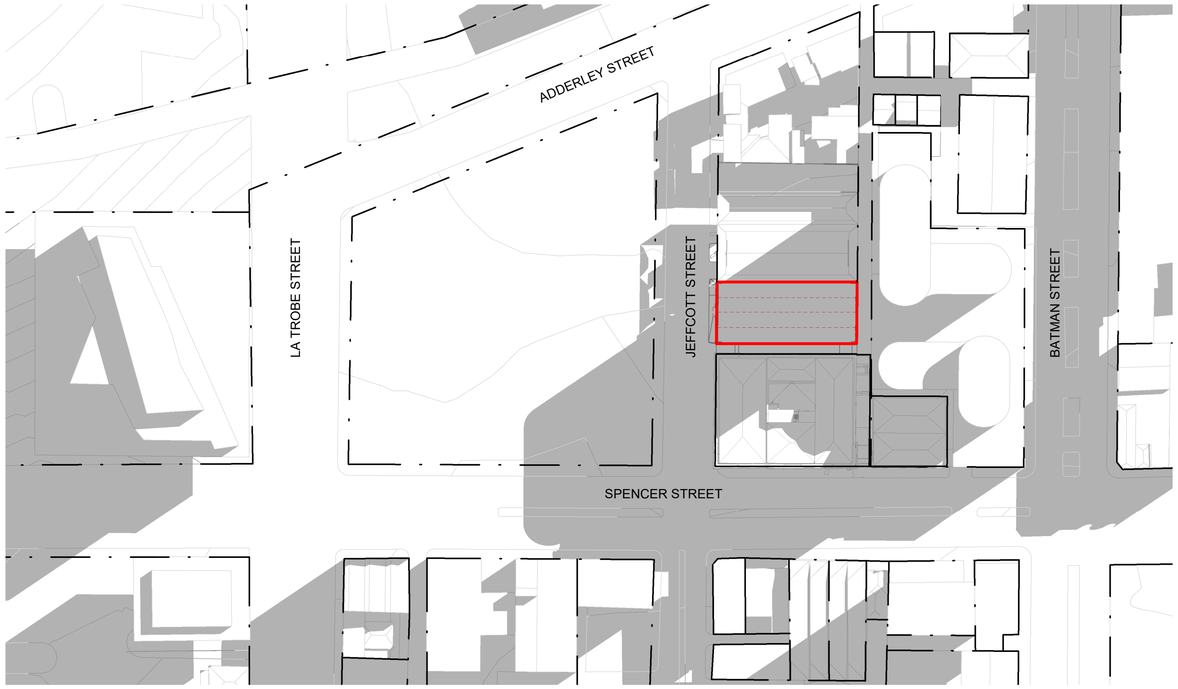
SCALE 1 : 1000



3 EXISTING SHADING DIAGRAM - EQUINOX 3PM
SCALE 1 : 1000

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
EXISTING SHADOW DIAGRAMS

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP5.002
Revision A
Scale 1 : 1000 at A1
Date 22.01.2021

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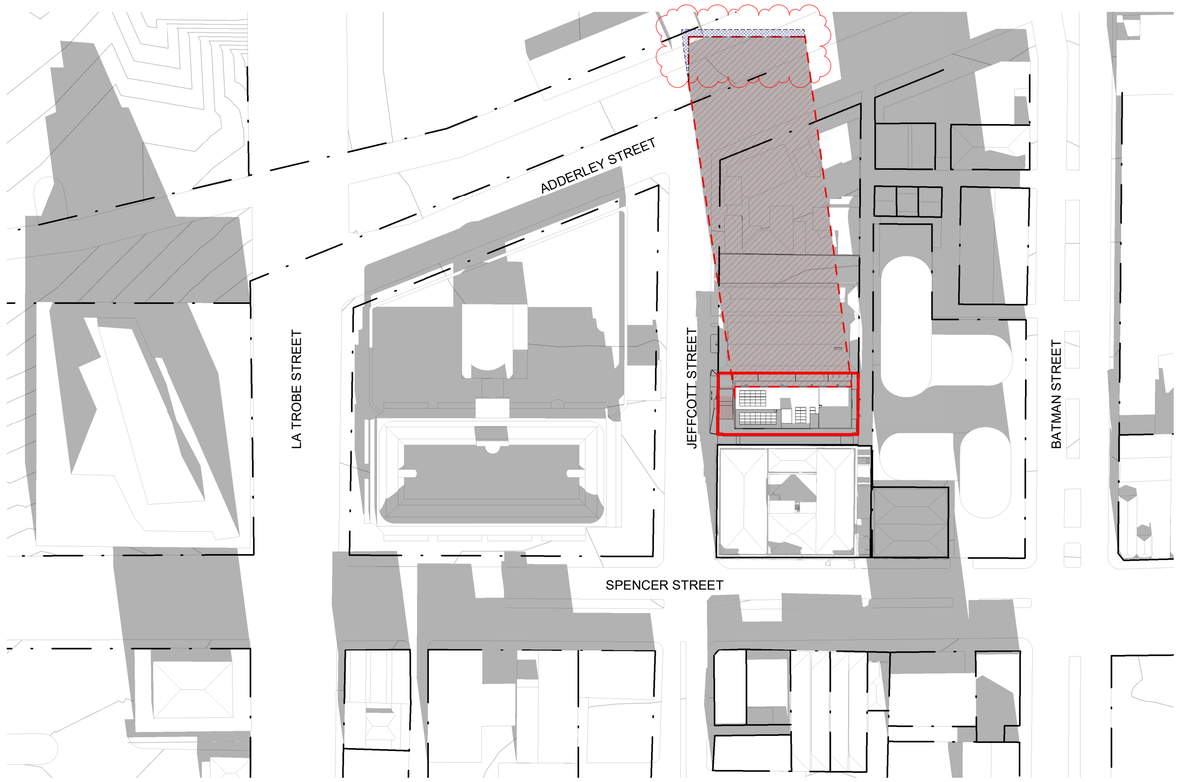

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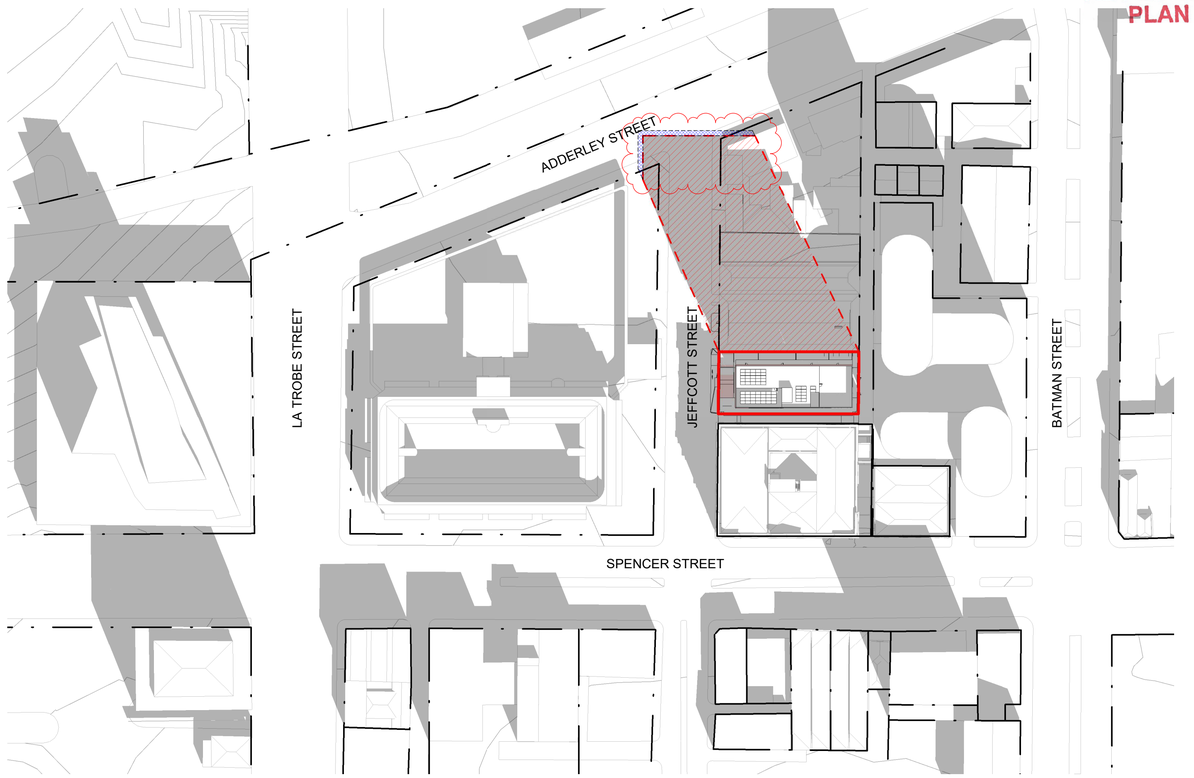
SCALE 1 : 1000



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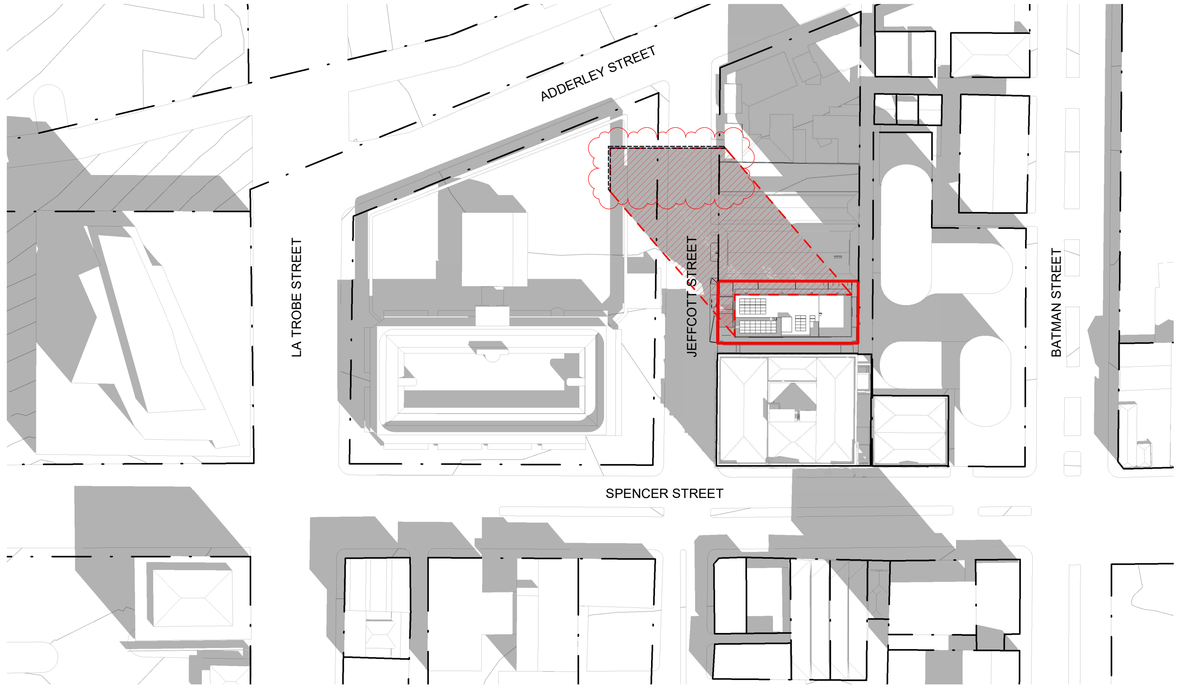

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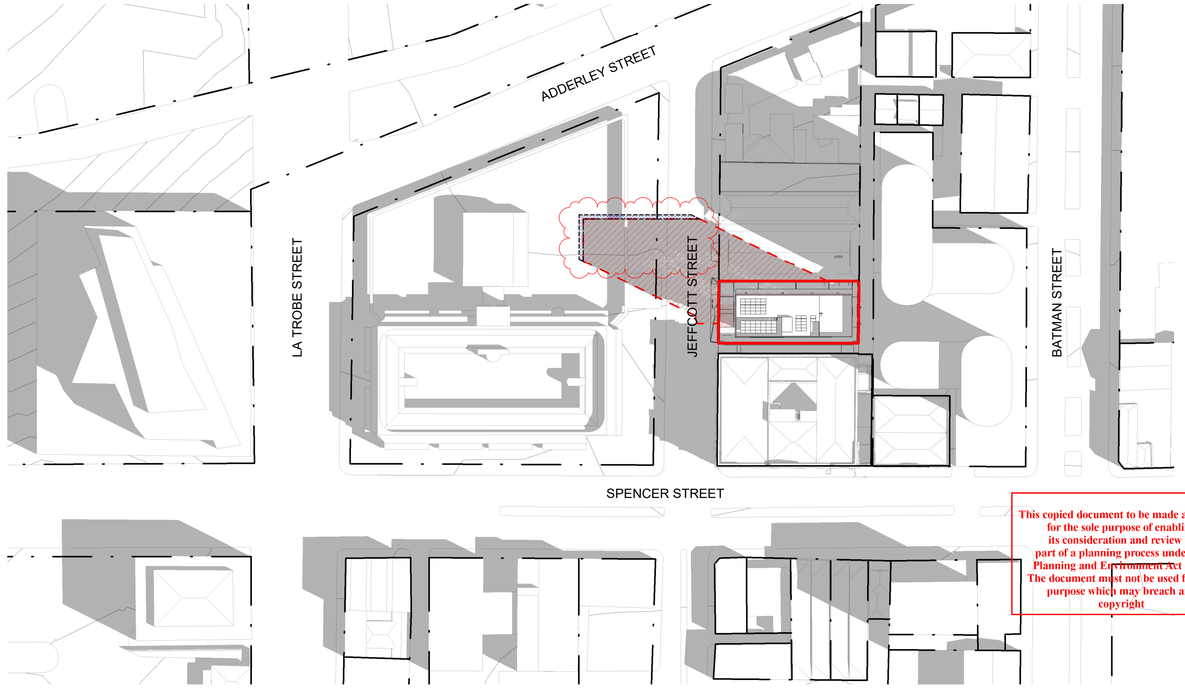

4 PROPOSED SHADING DIAGRAM - EQUINOX 12PM
SCALE 1 : 1000

INDICATES SHADOW CREATED BY PROPOSED BUILDING

INDICATES EXTENT OF SHADOW CREATED BY PREVIOUS SCHEME

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Client
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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
PROPOSED SHADOW DIAGRAMS

Sheet
PRELIMINARY
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Sheet No. TP5.003
Revision B
Scale As indicated at A1
Date 10.05.2021

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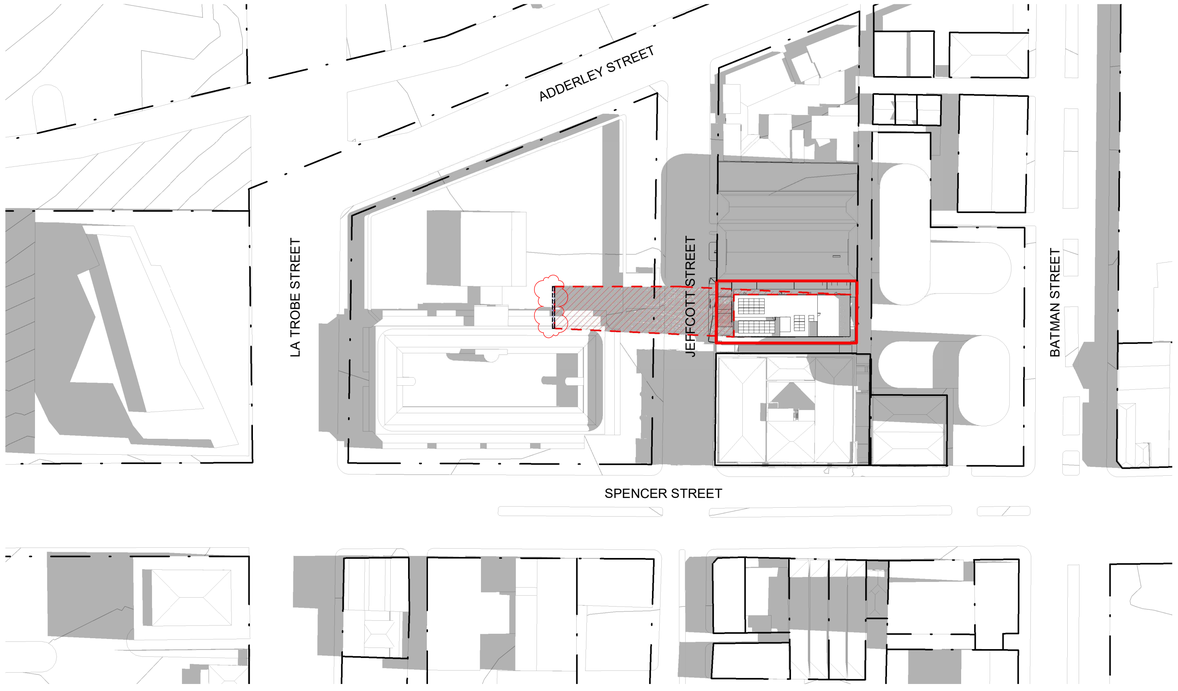
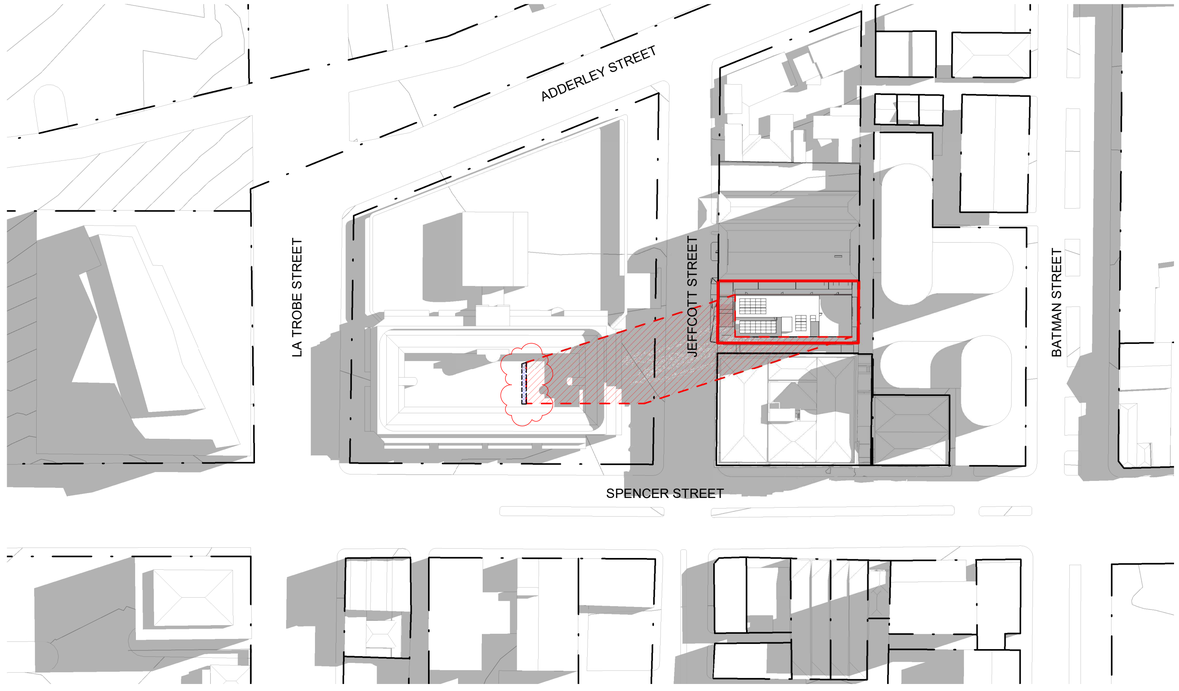


1 PROPOSED SHADING DIAGRAM - EQUINOX 1PM
SCALE 1 : 1000



2 PROPOSED SHADING DIAGRAM - EQUINOX 2PM
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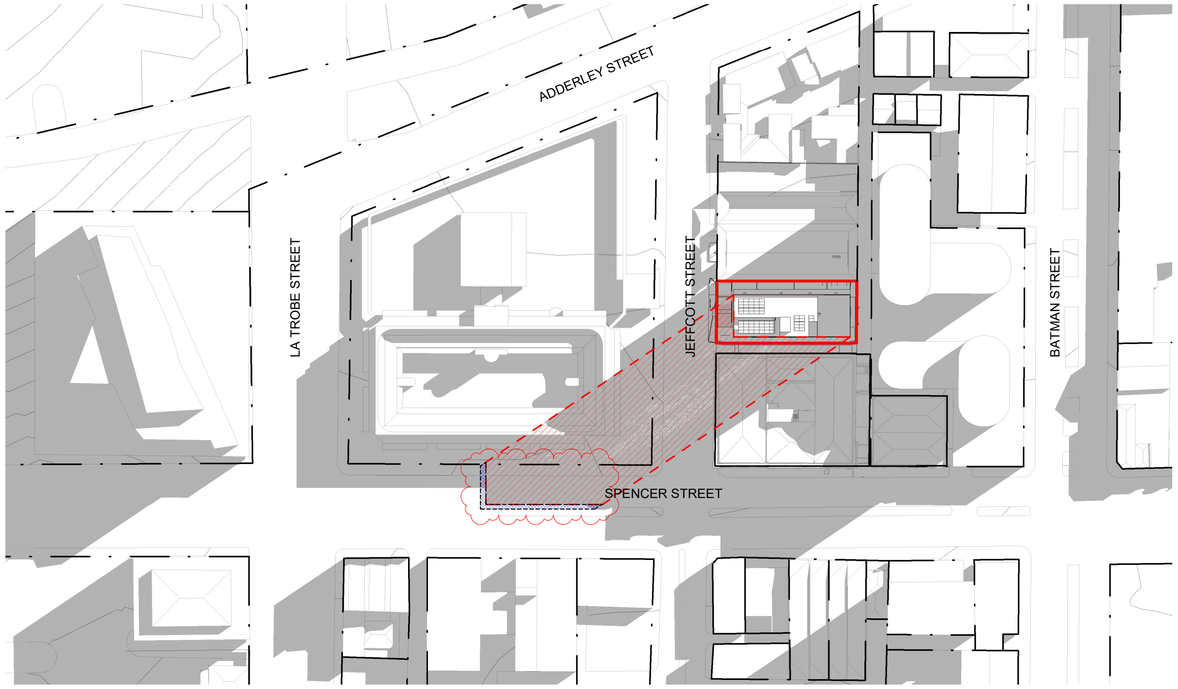

3 PROPOSED SHADING DIAGRAM - EQUINOX 3PM
SCALE 1 : 1000

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INDICATES SHADOW CREATED BY PROPOSED BUILDING
INDICATES EXTENT OF SHADOW CREATED BY PREVIOUS SCHEME

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Client
BLUE EARTH GROUP

Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT
B	10.05.2021	DELPW RFI

Title
PROPOSED SHADOW DIAGRAMS

Sheet
PRELIMINARY
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Sheet No. TP5.004
Revision B
Scale As indicated at A1
Date 10.05.2021

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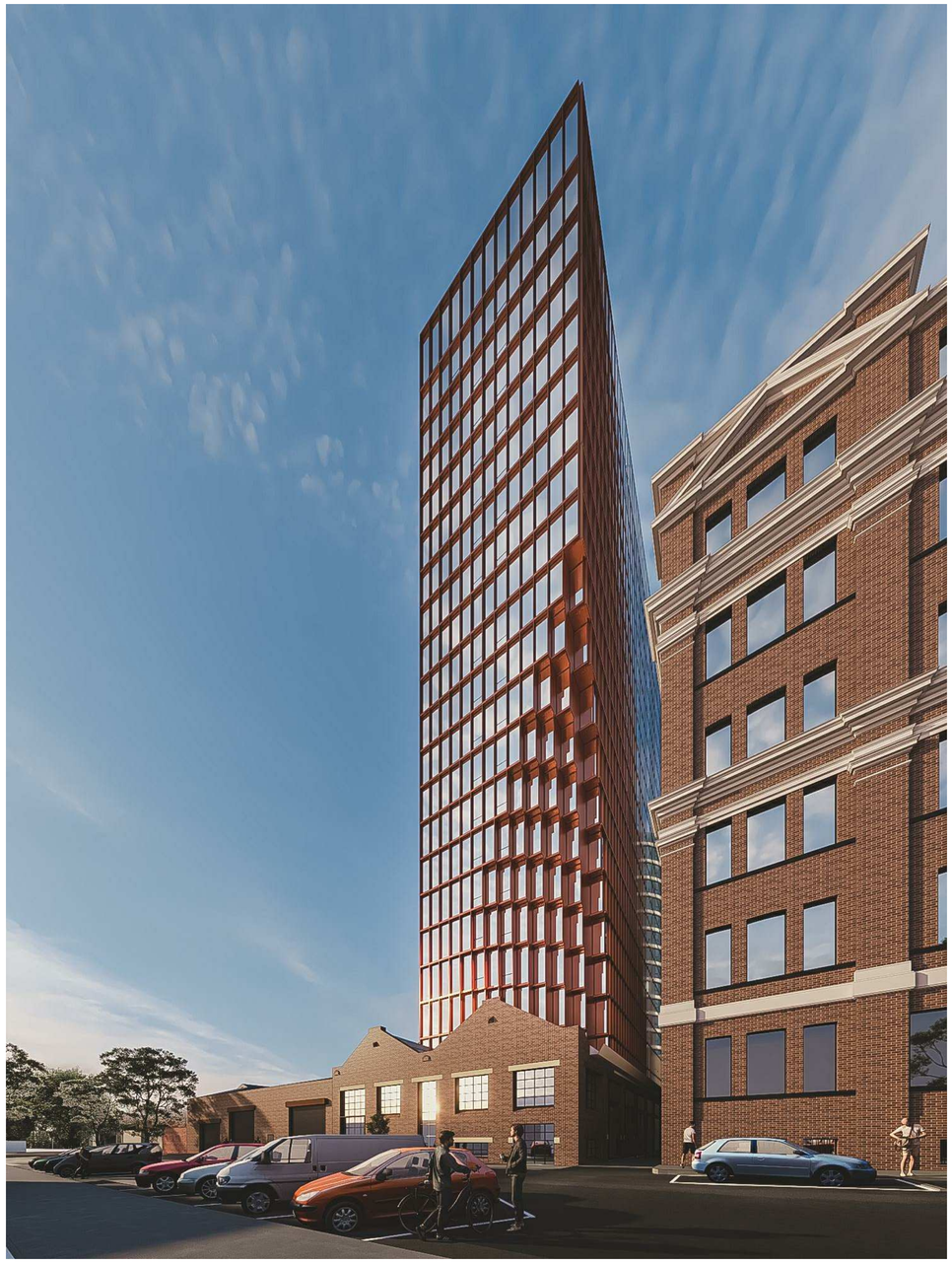

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No.	Date	Notes
A	10.05.2021	DELPW RFI

Title
3D VIEWS

Sheet
PRELIMINARY
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Sheet No. TP5.005 Revision A

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Amendments

No.	Date	Notes
A	10.05.2021	DELPW RFI

Title
3D VIEWS

Sheet
PRELIMINARY
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Sheet No. TP5.006
Revision A
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Date 10.05.2021

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Amendments

No.	Date	Notes
A	10.05.2021	DELPW RFI

Title
3D VIEWS

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Sheet No. TP5.007
Revision A
Scale at A1
Date 10.05.2021

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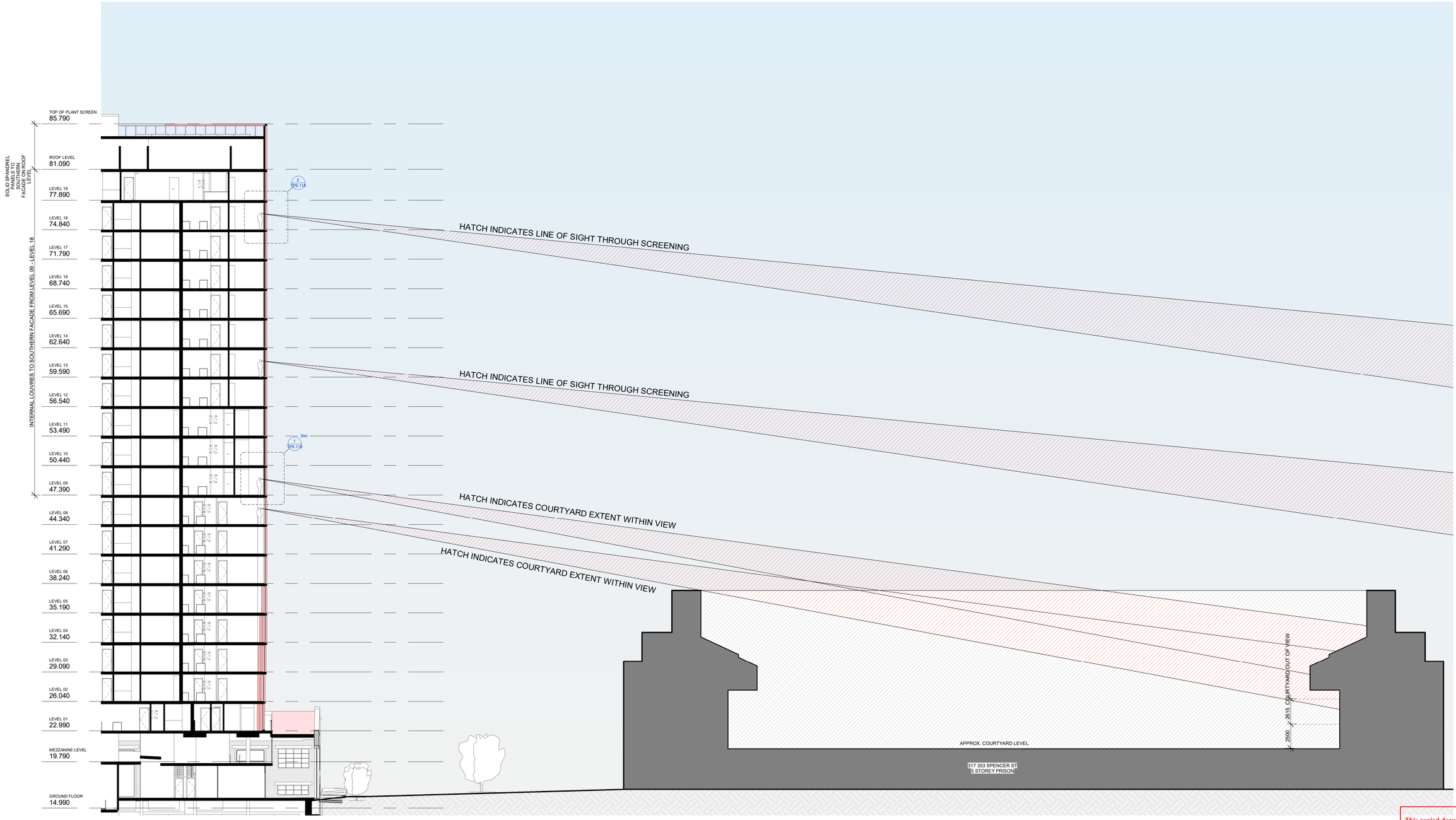

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
OVERALL SECTION - INDICATING
VIEWS INTO PRISON COURTYARD

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No. TP6.117 Revision A

Scale 1 : 200 at A1

Date 22.01.2021

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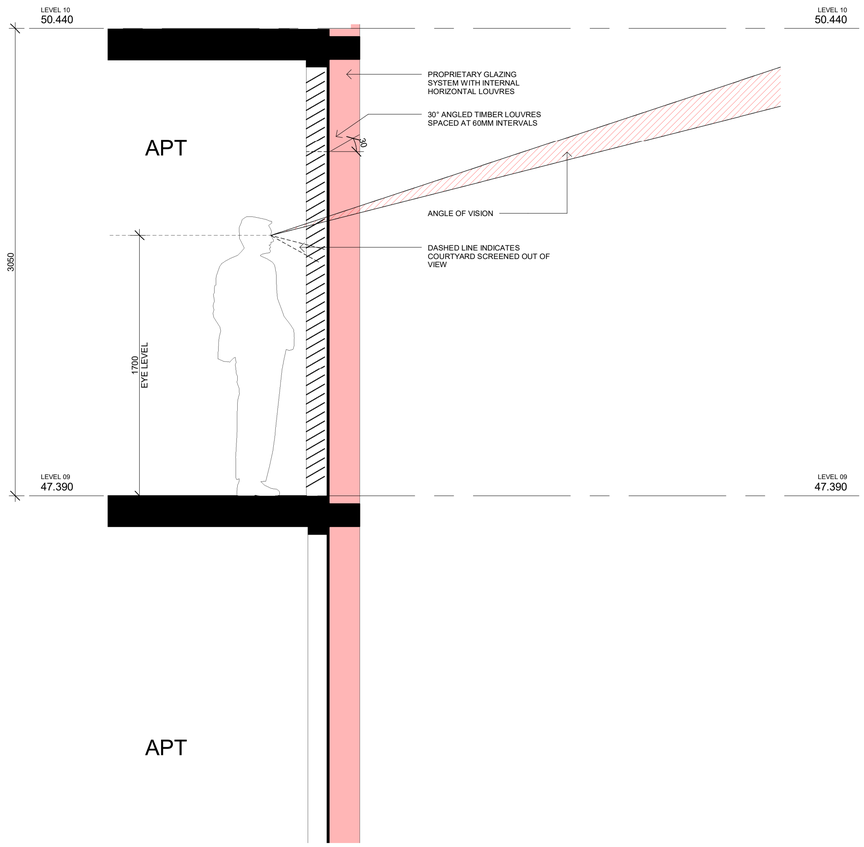
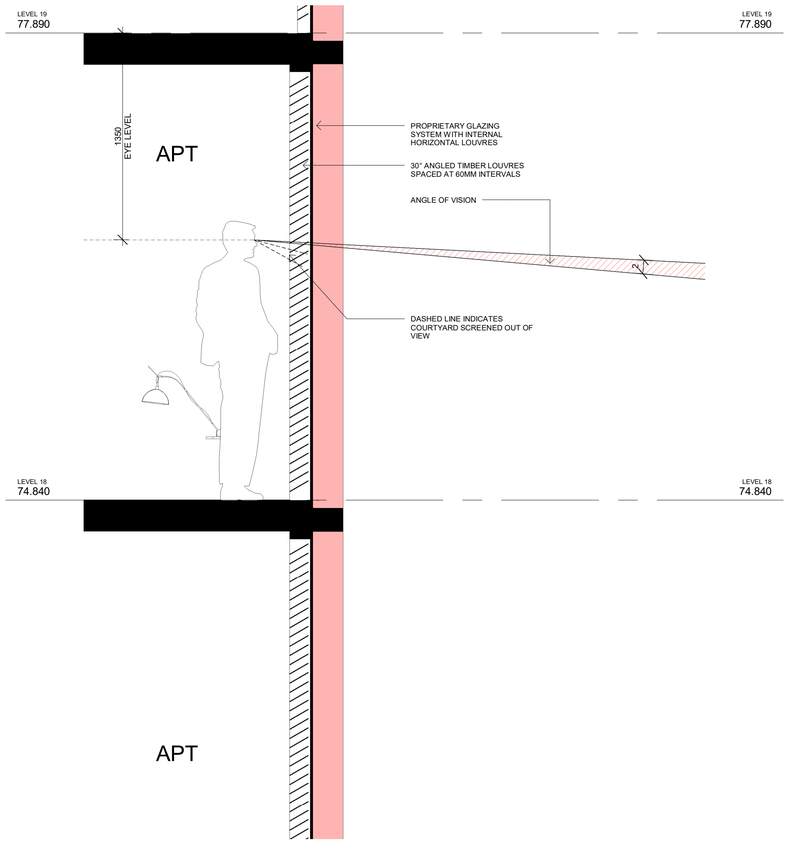
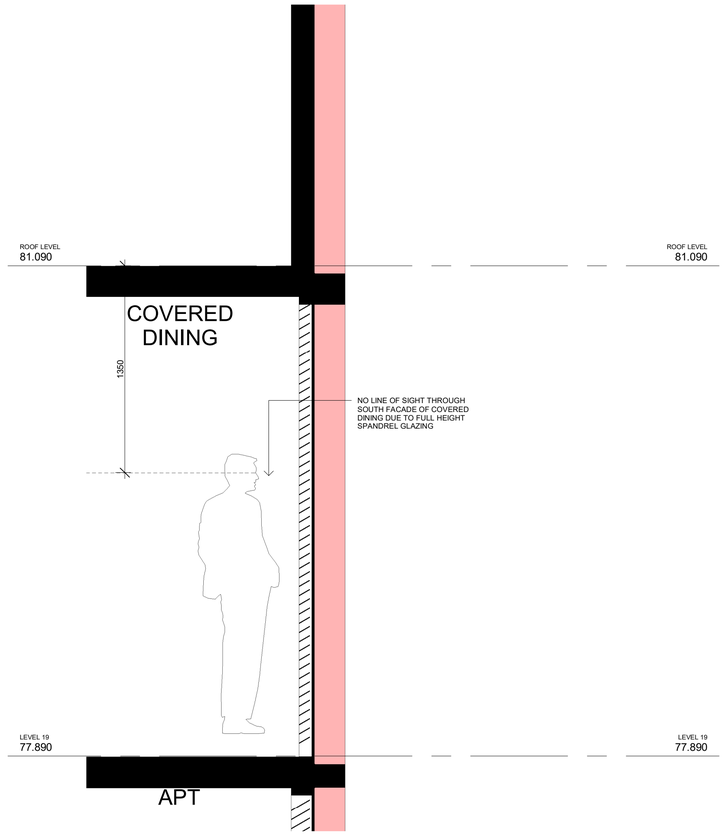


1 PRISON YARD VIEWS DIAGRAM A - LEVEL 9
SCALE 1 : 20



2 PRISON YARD VIEWS DIAGRAM B - LEVEL 18
SCALE 1 : 20



3 PRISON YARD VIEWS DIAGRAM C - ROOF LEVEL
SCALE 1 : 20

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Client
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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
DETAILED SECTIONS - INDICATING
VIEWS INTO PRISON COURTYARD

Sheet
PRELIMINARY
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Sheet No. TP6.118 Revision A

Scale 1 : 20 at A1

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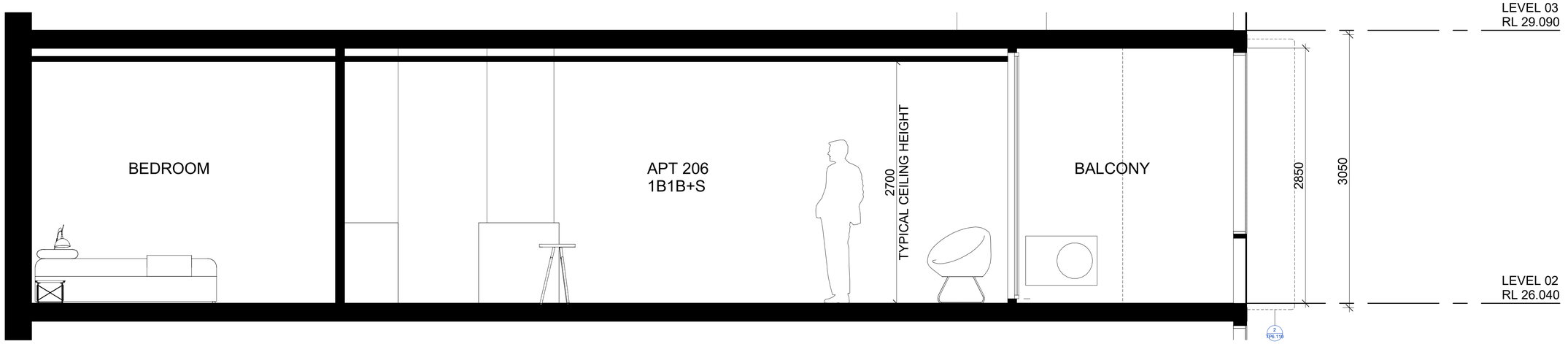

1 TYPICAL CEILING HEIGHTS
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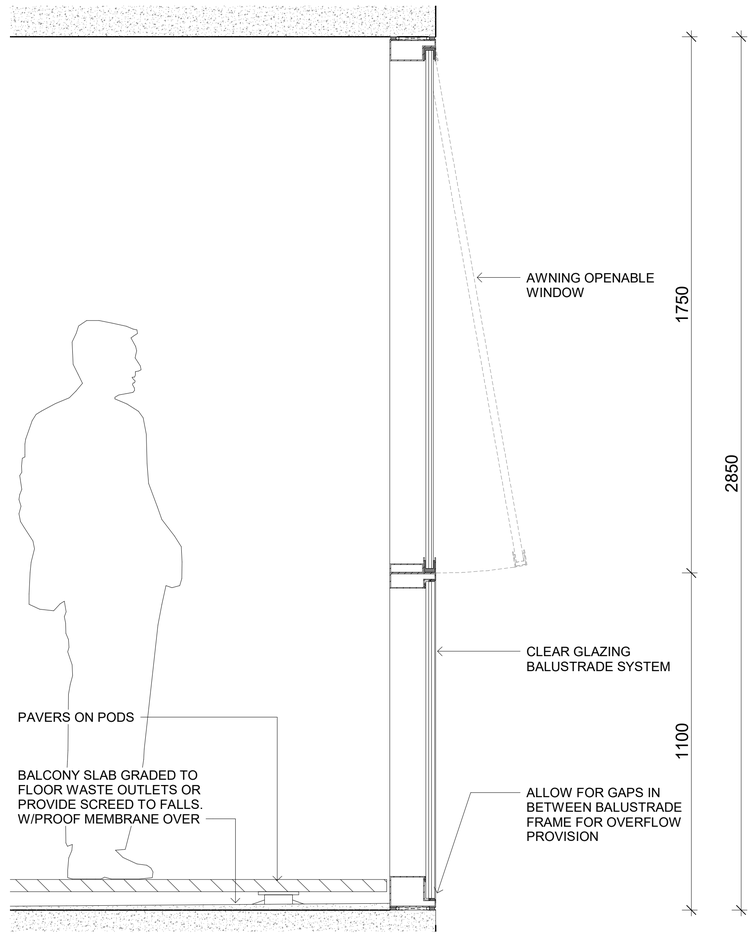

2 TOWER WINTER GARDEN BALUSTRADE
SCALE 1 : 10

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Amendments

No.	Date	Notes
A	22.01.2021	TOWN PLANNING AMENDENT

Title
DETAILED SECTIONS - APARTMENT DETAILS

Sheet
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Sheet No. TP6.119 Revision A

Scale
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Date
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