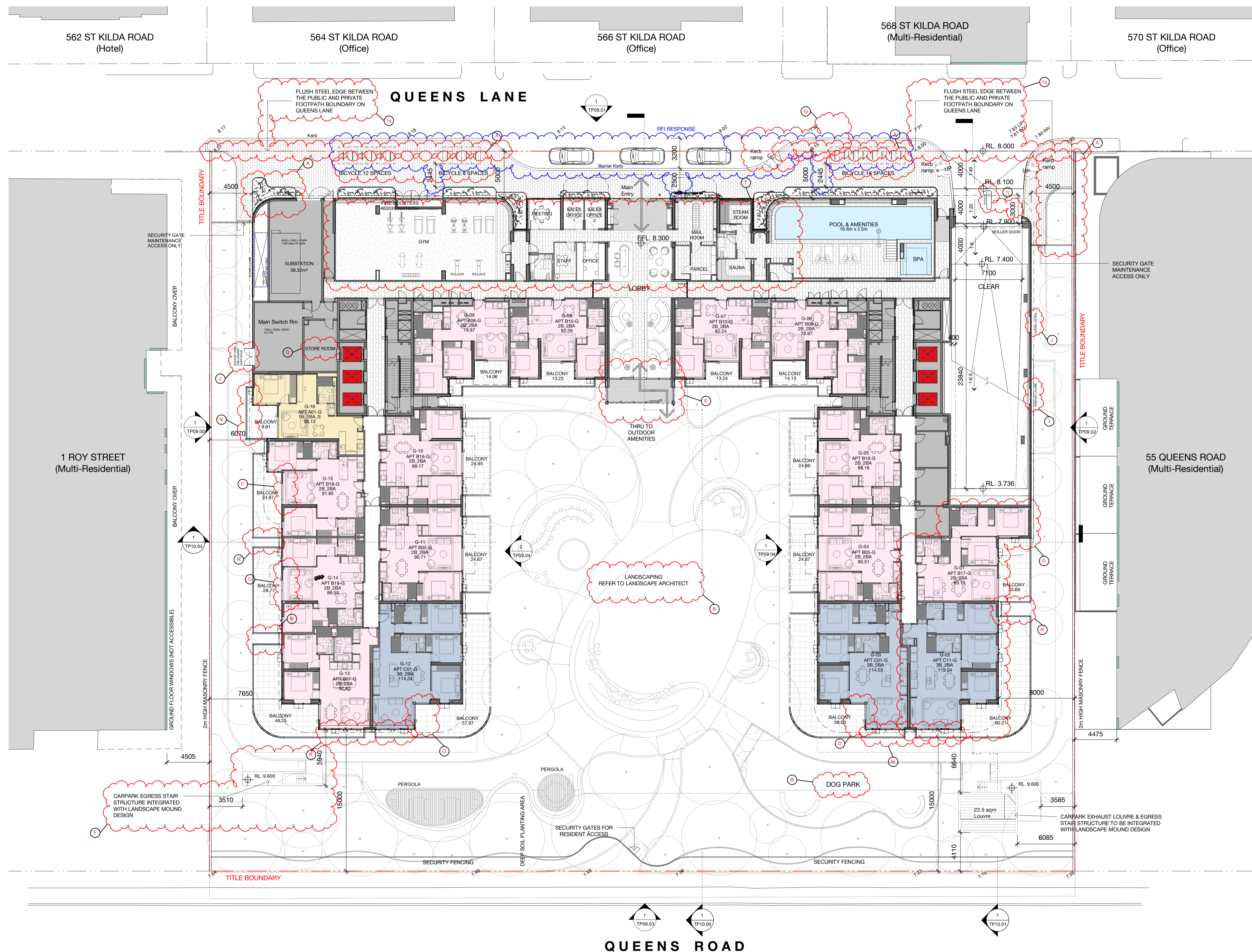


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L00 Apartment Count

1B_1BA_S	1
2B_2BA	12
3B_2BA	3
TOTAL APARTMENTS:	16

Apartment Count - Whole Building

1B_1BA	79
1B_1BA_S	1
2B_1BA	26
2B_2BA	193
3B_2BA	55
TOTAL APARTMENTS:	354

Apartments to achieve average 7.5 star NatHERs rating as maximum cooling load as per SMP

All non-residential spaces to achieve 10% improvement on Section J Energy efficiency building fabric requirements of the National Construction Code (NCC)

Rev	Date	Description	Initial	Checked
E	25.03.24	VCAT CONDITION 1 FINAL UPDATES	DR	DR
D	20.12.23	VCAT CONDITION 1 RFI RESPONSE	CL	DR
C	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
12	15.09.23	Draft - Issued for Coordination	CL	DR
11	31.07.23	Draft - Issued for Coordination	CL	DR
10	06.04.23	Draft - Issued For Coordination	CL	DR
B	07.03.23	VCAT Submission Issue	CL	DR
9	03.03.23	Draft - issued for coordination	CL	DR
8	24.02.23	Draft - issued for coordination	CL	DR
7	02.02.23	Draft - issued for coordination	CL	DR
6	16.08.22	Draft - issued for coordination	CL	DR
5	12.08.22	Draft - issued for coordination	CL	DR
4	10.08.22	Draft - issued for coordination	CL	DR
3	08.08.22	Draft - issued for coordination	CL	DR
A	01.06.22	Planning Permit Issue	ZJ	RB
2	18.05.22	Draft - issued for coordination		
1	03.05.22	Draft - issued for coordination		

50 QUEENS RD

**General Arrangement
Ground Floor**

Status	TOWN PLANNING
Scale	1 : 200 @ A1
Drawn	CL Checked DR
Project No.	M12568
Plot Date	25/03/2024 6:44:01 PM
BIM	
Drawing no.	Revision
TP03.00	E

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M:\125001\12568\A1E_50QueensRoad\Melbourne80_BIM\Arch\wg231220_Archive
Model50 QUEENS RD_BS_ARCH_L2022_Correlation 1s.rvt

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Date: 27/03/2024 Sheet: 2 of 24

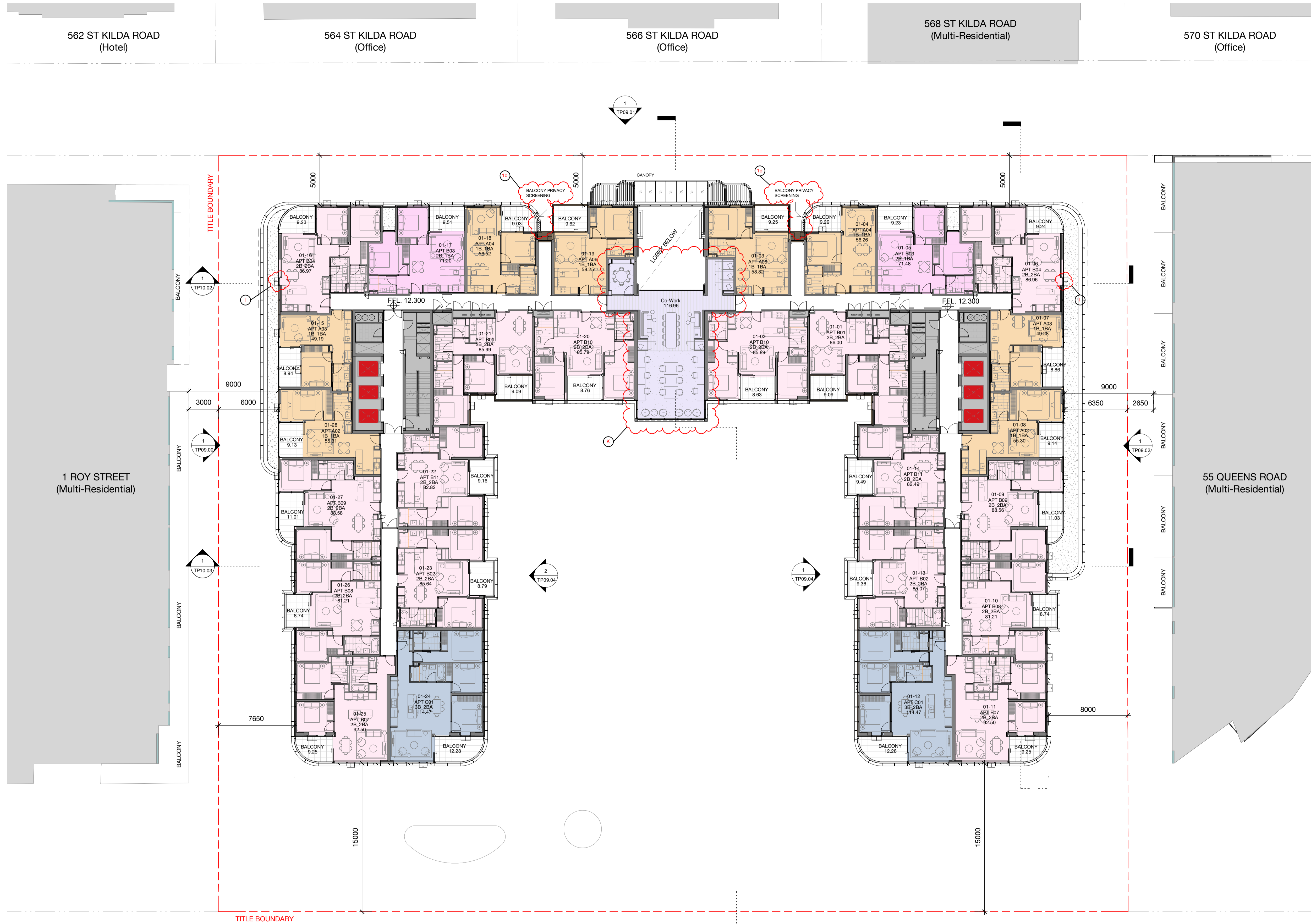
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L01 Apartment Count

1B_1BA	8
2B_1BA	2
2B_2BA	16
3B_2BA	2
TOTAL APARTMENTS:	28



D	25.03.24	VCAT CONDITION 1 FINAL UPDATES	DR	DR
C	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
6	15.09.23	Draft - Issued for Coordination	CL	DR
B	07.03.23	VCAT Submission Issue	CL	DR
5	03.03.23	Draft - issued for coordination	CL	DR
4	24.02.23	Draft - issued for coordination	CL	DR
3	02.02.23	Draft - issued for coordination	CL	DR
A	01.06.22	Planning Permit Issue		
2	18.05.22	Draft - issued for coordination	ZJ	RB
1	03.05.22	Draft - issued for coordination		
Rev	Date	Description	Initial	Checked

50 QUEENS RD

General Arrangement
Level 01



Status	TOWN PLANNING		
Scale	1 : 200	@ A1	
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 4:49:40 PM		
BIM			
Drawing no.	Revision		

TP03.01 **D**

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Date: 27/03/2024 Sheet: 3 of 24

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L02 Apartment Count

1B_1BA	6
2B_1BA	2
2B_2BA	18
3B_2BA	3
TOTAL APARTMENTS:	29



Rev	Date	Description	Initial	Checked
D	25.03.24	VCAT CONDITION 1 FINAL UPDATES	DR	DR
C	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
6	15.09.23	Draft - Issued for Coordination	CL	DR
B	07.03.23	VCAT Submission Issue	CL	DR
5	03.03.23	Draft - issued for coordination	CL	DR
4	24.02.23	Draft - issued for coordination	CL	DR
3	02.02.23	Draft - issued for coordination	CL	DR
A	01.06.22	Planning Permit Issue		
2	18.05.22	Draft - issued for coordination	ZJ	RB
1	03.05.22	Draft - issued for coordination		

50 QUEENS RD

General Arrangement
Level 02



Status	TOWN PLANNING		
Scale	1 : 200	@ A1	
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 4:50:41 PM		
BIM			
Drawing no.	TP03.02		Revision
			D

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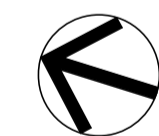
L03 Apartment Count

1B_1BA	6
2B_1BA	2
2B_2BA	18
3B_2BA	3
TOTAL APARTMENTS:	29

Rev	Date	Description	Initial	Checked
D	25.03.24	VCAT CONDITION 1 FINAL UPDATES	DR	DR
C	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
7	15.09.23	Draft - issued for Coordination	CL	DR
B	07.03.23	VCAT Submission Issue	CL	DR
6	03.03.23	Draft - issued for coordination	CL	DR
5	24.02.23	Draft - issued for coordination	CL	DR
4	17.02.23	Draft - issued for coordination	CL	DR
3	02.02.23	Draft - issued for coordination	CL	DR
A	01.06.22	Planning Permit Issue		
2	18.05.22	Draft - issued for coordination	ZJ	RB
1	03.05.22	Draft - issued for coordination		

50 QUEENS RD

**General Arrangement
 Level 03**



Status	TOWN PLANNING		
Scale	1 : 200	@ A1	
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 4:51:49 PM		
BIM			
Drawing no.	TP03.03	Revision	D

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Date: 27/03/2024 Sheet: 5 of 24

L04 Apartment Count

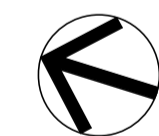
1B_1BA	6
2B_1BA	2
2B_2BA	18
3B_2BA	3
TOTAL APARTMENTS:	29



D	25.03.24	VCAT CONDITION 1 FINAL UPDATES	DR	DR
C	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
6	15.09.23	Draft - Issued for Coordination	CL	DR
B	07.03.23	VCAT Submission Issue	CL	DR
5	03.03.23	Draft - issued for coordination	CL	DR
4	24.02.23	Draft - issued for coordination	CL	DR
3	02.02.23	Draft - issued for coordination	CL	DR
A	01.06.22	Planning Permit Issue		
2	18.05.22	Draft - issued for coordination	ZJ	RB
1	03.05.22	Draft - issued for coordination		
Rev	Date	Description	Initial	Checked

50 QUEENS RD

General Arrangement
Level 04 - 08



Status	TOWN PLANNING		
Scale	1 : 200	@	A1
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 4:52:46 PM		
BIM			
Drawing no.	TP03.04	Revision	D

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L09 Apartment Count

1B_1BA	8
2B_1BA	2
2B_2BA	10
3B_2BA	5
TOTAL APARTMENTS:	25



Rev	Date	Description	Initial	Checked
D	25.03.24	VCAT CONDITION 1 FINAL UPDATES	DR	DR
C	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
6	15.09.23	Draft - Issued for Coordination	CL	DR
B	07.03.23	VCAT Submission Issue	CL	DR
5	03.03.23	Draft - issued for coordination	CL	DR
4	24.02.23	Draft - issued for coordination	CL	DR
3	02.02.23	Draft - issued for coordination	CL	DR
A	01.06.22	Planning Permit Issue		
2	18.05.22	Draft - issued for coordination	ZJ	RB
1	03.05.22	Draft - issued for coordination		

50 QUEENS RD

**General Arrangement
Level 09 - 11**



Status	TOWN PLANNING		
Scale	1 : 200	@ A1	
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 4:53:32 PM		
BIM			

Drawing no.	Revision
TP03.09	D

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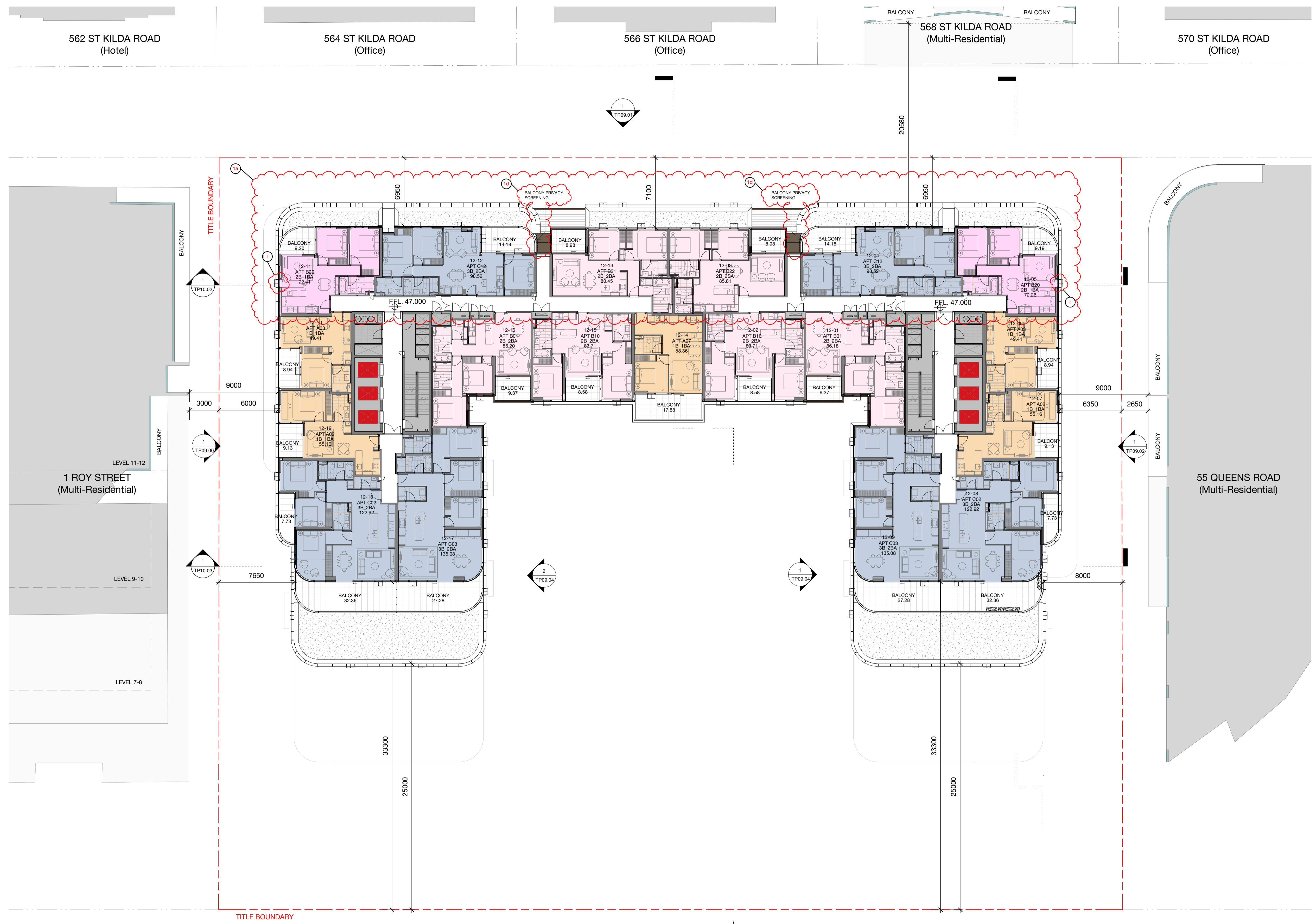
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L12 Apartment Count

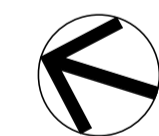
1B_1BA	5
2B_1BA	2
2B_2BA	6
3B_2BA	6
TOTAL APARTMENTS:	19



Rev	Date	Description	Initial	Checked
D	25.03.24	VCAT CONDITION 1 FINAL UPDATES	DR	DR
C	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
6	15.09.23	Draft - Issued for Coordination	CL	DR
B	07.03.23	VCAT Submission Issue	CL	DR
5	03.03.23	Draft - issued for coordination	CL	DR
4	24.02.23	Draft - issued for coordination	CL	DR
3	02.02.23	Draft - issued for coordination	CL	DR
A	01.06.22	Planning Permit Issue		
2	18.05.22	Draft - issued for coordination		
1	03.05.22	Draft - issued for coordination	ZJ	RB

50 QUEENS RD

**General Arrangement
Level 12**



Status	TOWN PLANNING		
Scale	1 : 200	@ A1	
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 4:55:52 PM		
BIM			
Drawing no.	TP03.12	Revision	D

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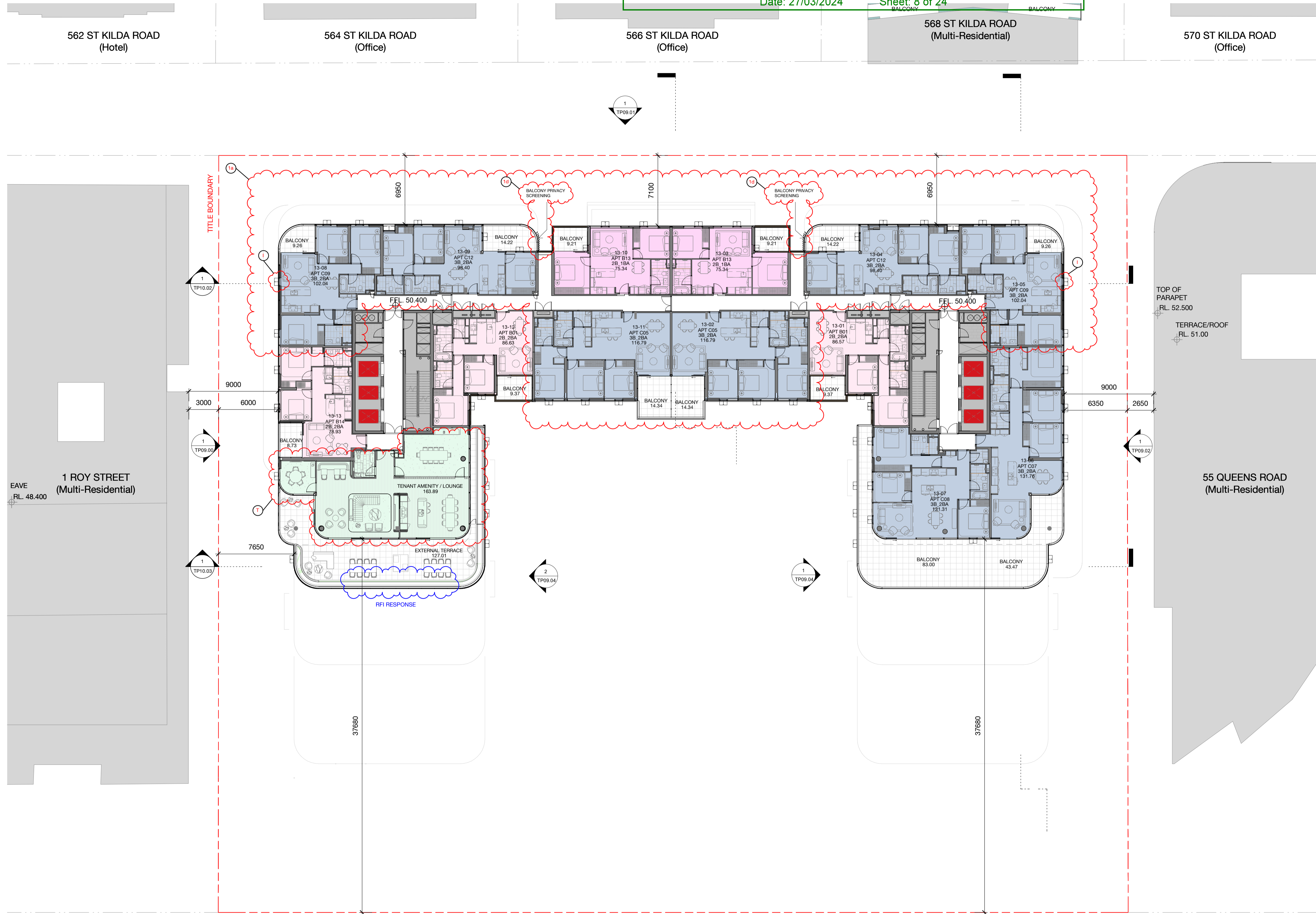
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CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
This endorsed plan complies with Condition No. 1 in Planning Permit No: PDPL/00392/2022/A
Date: 27/03/2024 Sheet: 8 of 24

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L13 Apartment Count

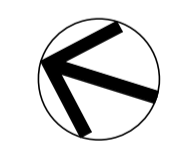
2B_1BA	2
2B_2BA	3
3B_2BA	8
TOTAL APARTMENTS:	13



Rev	Date	Description	Initial	Checked
C	25.03.24	VCAT CONDITION 1 FINAL UPDATES	DR	DR
B	18.12.23	VCAT CONDITION 1 RFI RESPONSE	CL	DR
A	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
1	15.09.23	Draft - Issued for Coordination	CL	DR

50 QUEENS RD

General Arrangement
Level 13



Status	TOWN PLANNING		
Scale	1 : 200	@	A1
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 4:56:32 PM		
BIM			

Drawing no. **TP03.13** Revision **C**

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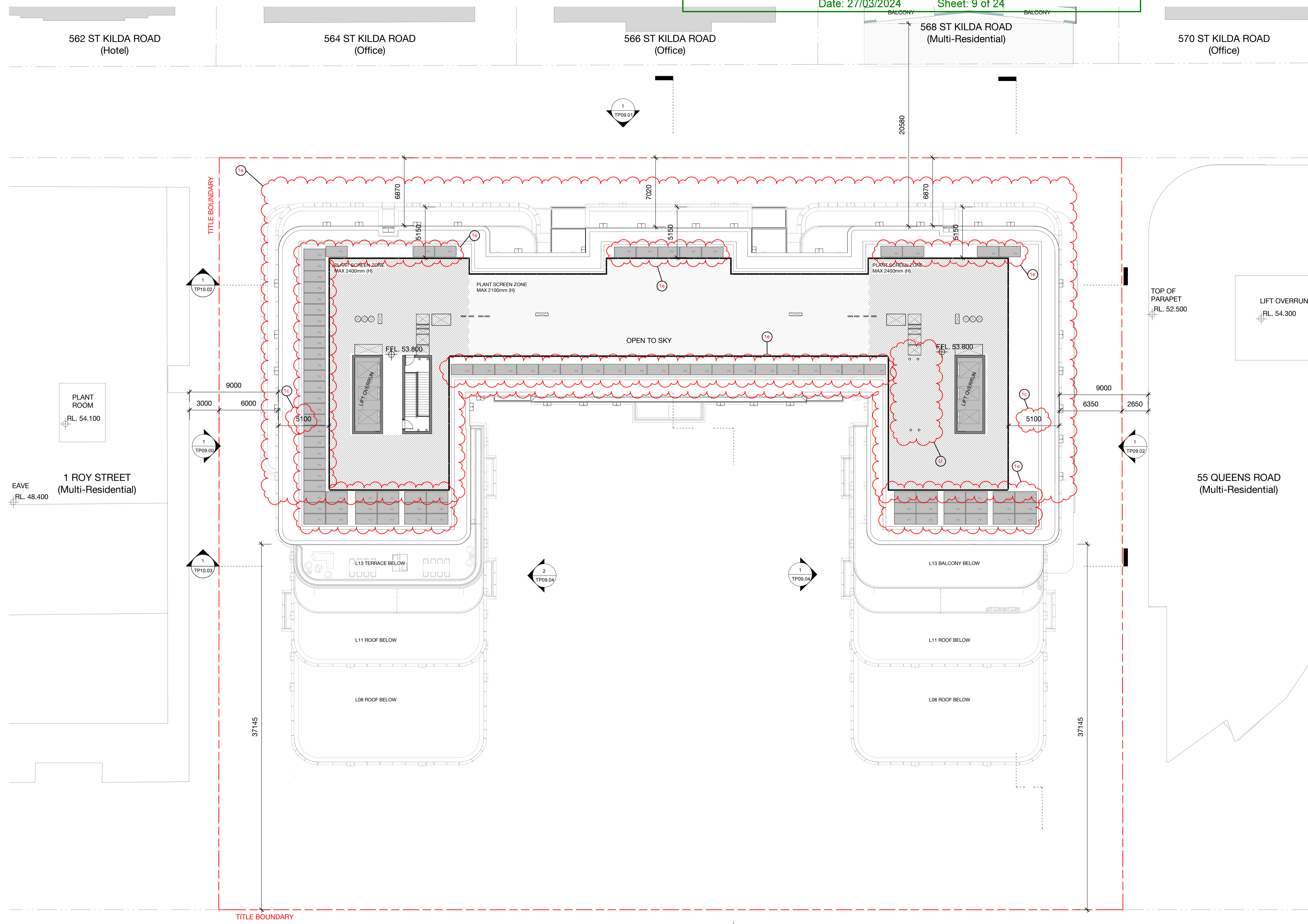
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E	25.03.24	VCAT CONDITION 1 FINAL UPDATES	DR	DR
D	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
6	15.09.23	Draft - issued for Coordination	CL	DR
C	07.03.23	VCAT Submission Issue	CL	DR
B	07.03.23	VCAT Submission Issue	CL	DR
5	03.03.23	Draft - issued for coordination	CL	DR
4	24.02.23	Draft - issued for coordination	CL	DR
3	02.02.23	Draft - issued for coordination	CL	DR
A	01.06.22	Planning Permit Issue		
2	18.05.22	Draft - issued for coordination	ZJ	RB
1	03.05.22	Draft - issued for coordination		

50 QUEENS RD

General Arrangement
Roof Plant

Status	TOWN PLANNING		
Scale	1 : 200	@ A1	
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 4:57:26 PM		
BIM			
Drawing no.	Revision		
TP03.14	E		

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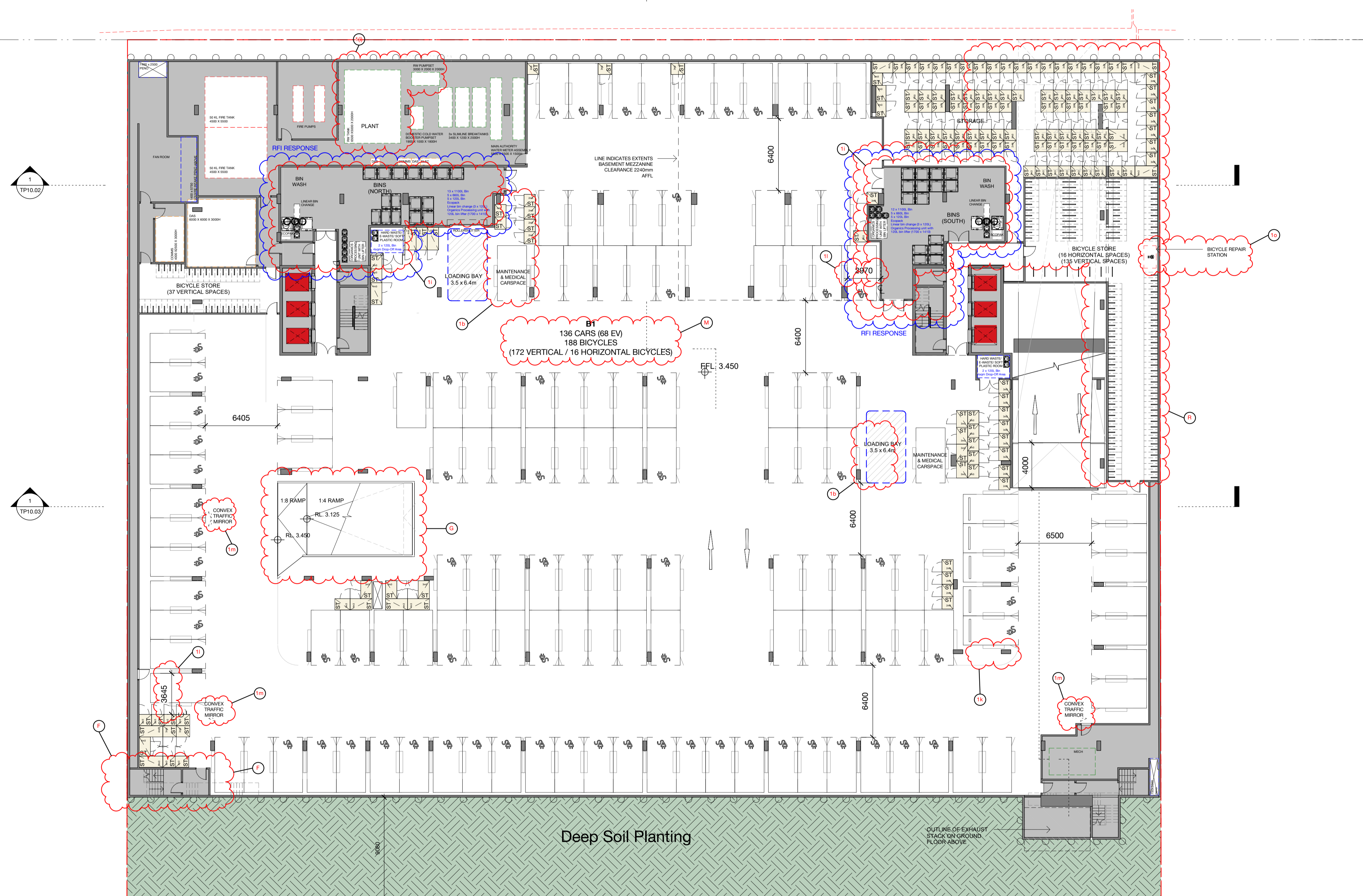
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Car space provision:
B1: 137
B2: 201
B3: 87
Total: 425
All car spaces are 2600x4900 unless noted otherwise.

B1
136 CARS (68 EV)
188 BICYCLES
(172 VERTICAL / 16 HORIZONTAL BICYCLES)

E	25.03.24	VCAT CONDITION 1 FINAL UPDATES	DR	DR
D	18.12.23	VCAT CONDITION 1 RFI RESPONSE	CL	DR
C	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
6	15.09.23	Draft - Issued for Coordination	CL	DR
B	07.03.23	VCAT Submission Issue	CL	DR
5	03.03.23	Draft - issued for coordination	CL	DR
4	24.02.23	Draft - issued for coordination	CL	DR
3	02.02.23	Draft - issued for coordination	CL	DR
A	01.06.22	Planning Permit Issue		
2	20.05.22	Bins room updated		
1	03.05.22	Draft - issued for coordination	ZJ	RB
Rev	Date	Description	Initial	Checked

50 QUEENS RD

General Arrangement
Basement Level 01

Status	TOWN PLANNING		
Scale	1 : 200	@	A1
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 4:58:48 PM		
BIM			
Drawing no.	TP03.B01		Revision
			E

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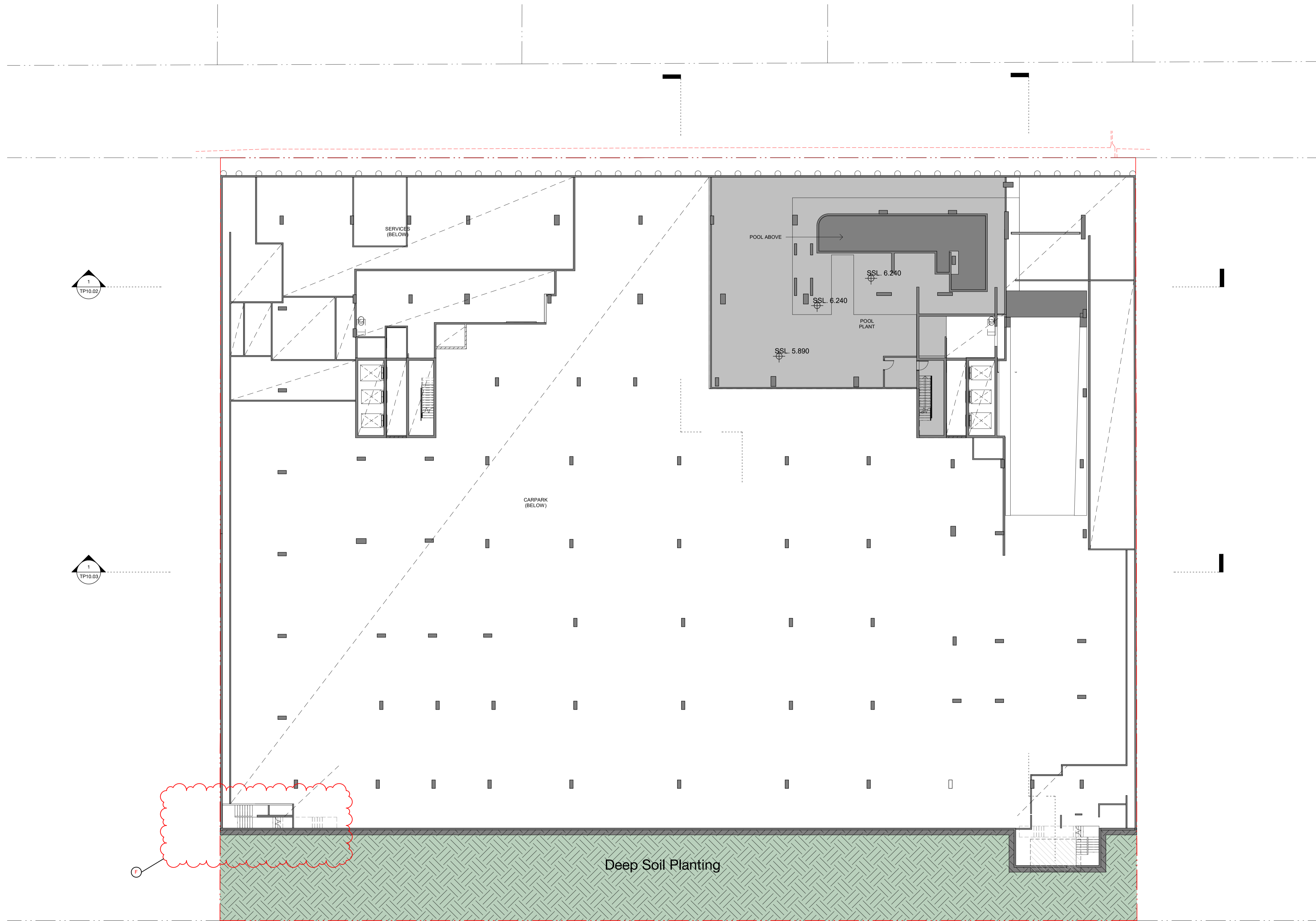


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Model\50 QUEENS RD_BS_ARCH_L2302_Corridor 1.rvt

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Rev	Date	Description	Initial	Checked
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B	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
3	15.09.23	Draft - issued for Coordination	CL	DR
A	07.03.23	VCAT Submission Issue	CL	DR
2	03.03.23	Draft - issued for coordination	CL	DR
1	24.02.23	Draft - issued for coordination	CL	DR

50 QUEENS RD

General Arrangement
Basement Level 01 Mezzanine



Status	TOWN PLANNING
Scale	1 : 200 @ A1
Drawn	CL Checked DR
Project No.	M12568
Plot Date	25/03/2024 4:59:01 PM
BIM	
Drawing no.	Revision

TP03.B01M C

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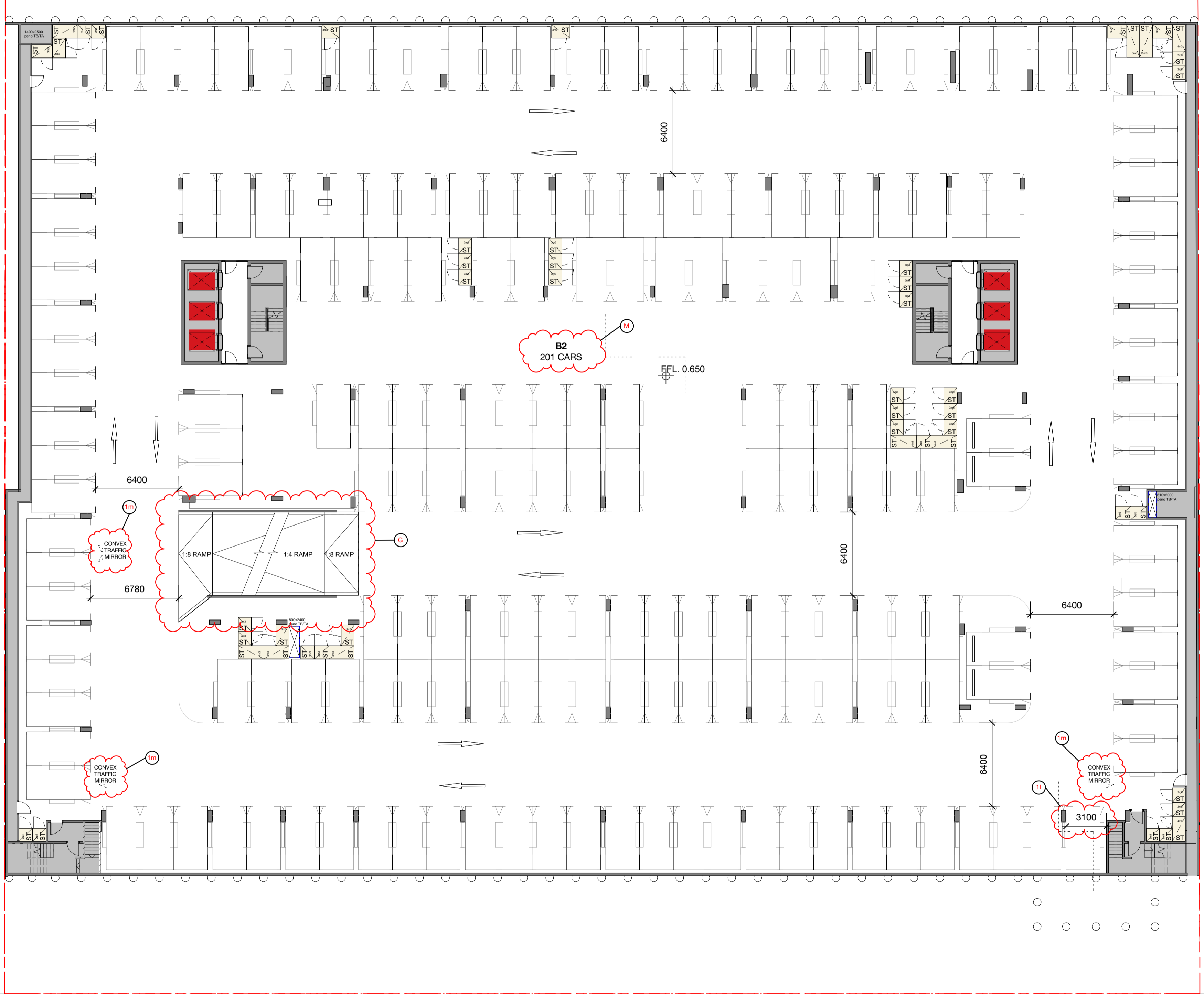
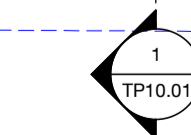
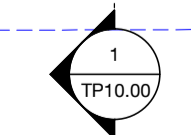
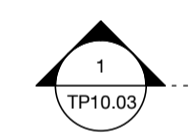
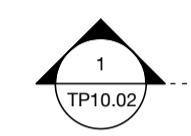
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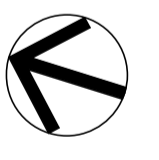
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Rev	Date	Description	Initial	Checked
D	25.03.24	VCAT CONDITION 1 FINAL UPDATES	DR	DR
C	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
6	15.09.23	Draft - issued for Coordination	CL	DR
B	07.03.23	VCAT Submission Issue	CL	DR
5	03.03.23	Draft - issued for coordination	CL	DR
4	24.02.23	Draft - issued for coordination	CL	DR
3	02.02.23	Draft - issued for coordination	CL	DR
A	01.06.22	Planning Permit Issue		
2	20.05.22	Draft - issued for coordination	ZJ	RB
1	03.05.22	Draft - issued for coordination		

50 QUEENS RD

General Arrangement
 Basement Level 02



Status	TOWN PLANNING		
Scale	1 : 200	@ A1	
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 4:59:10 PM		
BIM			
Drawing no.	Revision		

TP03.B02 D

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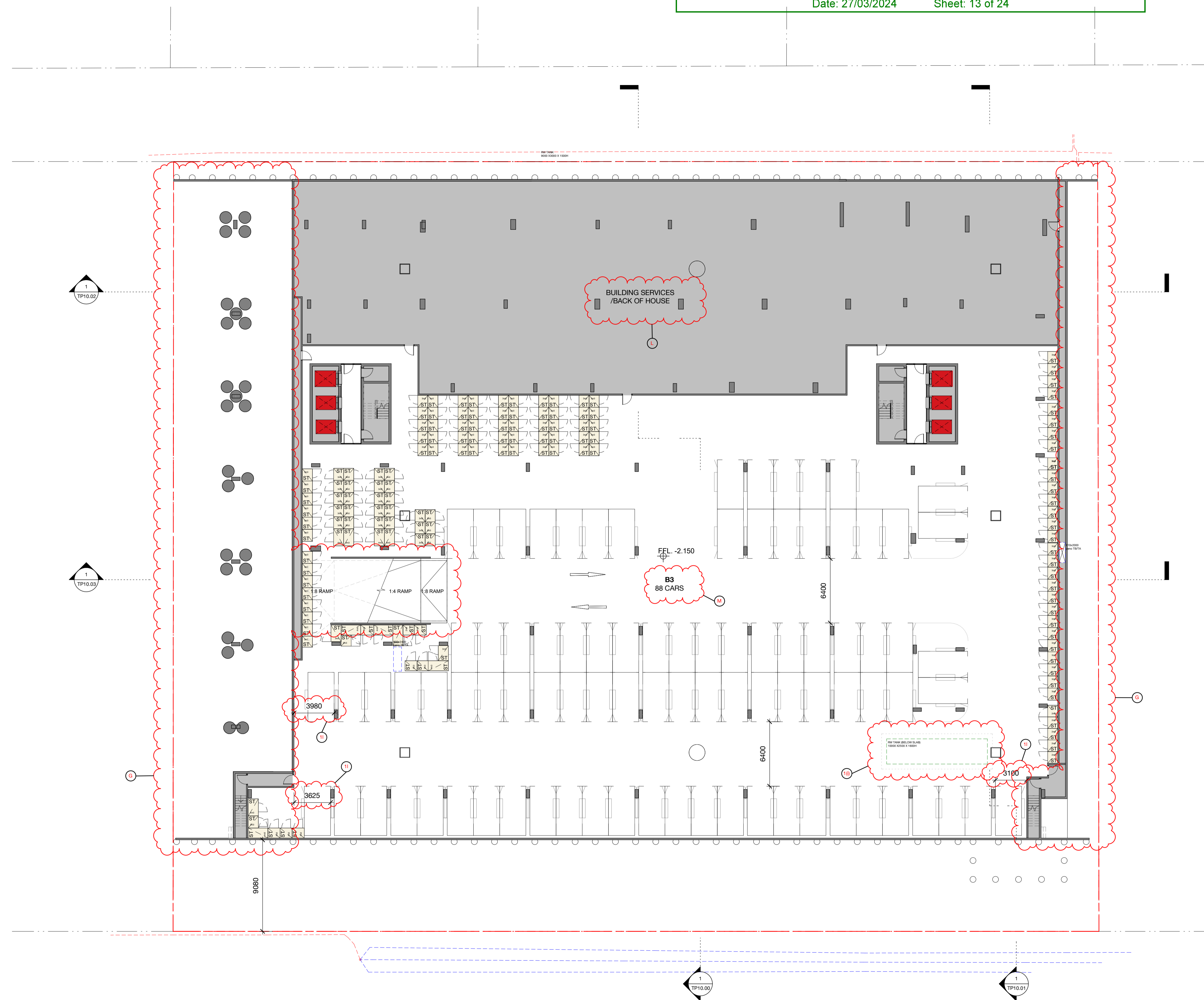
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CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
This endorsed plan complies with Condition No. 1 in Planning Permit No: PDPL/00392/2022/A
Date: 27/03/2024 Sheet: 13 of 24

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C	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
6	15.09.23	Draft - Issued for Coordination	CL	DR
B	07.03.23	VCAT Submission Issue	CL	DR
5	03.03.23	Draft - issued for coordination	CL	DR
4	24.02.23	Draft - issued for coordination	CL	DR
3	02.02.23	Draft - issued for coordination	CL	DR
A	01.06.22	Planning Permit Issue		
2	20.05.22	Draft - issued for coordination	ZJ	RB
1	03.05.22	Draft - issued for coordination		

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General Arrangement
Basement Level 03

Status	TOWN PLANNING	
Scale	1 : 200	@ A1
Drawn	CL	Checked DR
Project No.	M12568	
Plot Date	25/03/2024 4:59:20 PM	
BIM		
Drawing no.	TP03.B03	Revision D

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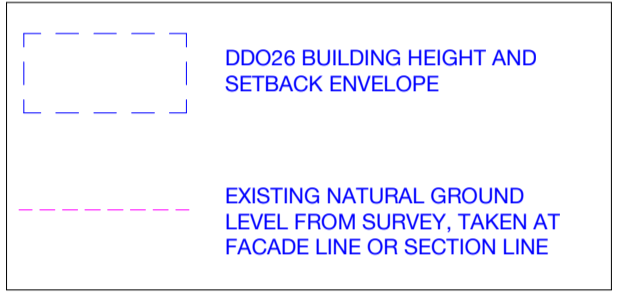
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Model\50 QUEENS RD_BS_ARCH_12002_Correlation.rvt

CITY OF PORT PHILLIP
 PORT PHILLIP PLANNING SCHEME
 This endorsed plan complies with Condition No. 1 in Planning Permit No: PDPL/00392/2022/A
 Date: 27/03/2024 Sheet: 14 of 24

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MATERIAL LEGEND

- MS-01 MASONRY / MASONRY-LIKE FINISH
- MT-01 BRONZE ALUMINIUM
- MT-02 WHITE ALUMINIUM
- MT-03 WHITE ALUMINIUM
- MT-04 WHITE ALUMINIUM FEATURE CEILING
- GT-01 CLEAR COLOUR GLAZING WITH BRONZE FRAMING
- GT-02 CLEAR COLOUR GLAZING WITH WHITE FRAMING
- GT-03 SPANDREL GLASS
- GT-04 SPANDREL GLASS BRONZE FRAMING
- GT-05 DARK COLOUR GLAZING WITH DARK BRONZE FRAMING
- GT-06 SPANDREL
- GT-07 SPANDREL GLASS DARK BRONZE
- BAL-01 BALUSTRADE WITH BRONZE FRAMING AND CLEAR COLOUR GLAZING
- BAL-02 BALUSTRADE WITH WHITE FRAMING AND CLEAR COLOUR GLAZING
- BAL-03 DARK BRONZE POWDERCOAT ALUMINIUM PALISADE BALUSTRADE (NO GLAZING)
- CP-01 PROFILED CLADDING PANEL IN BRONZE COLOUR



Note: The ground level for the purposes of approximating the DDO26 envelope for the St Kilda Road properties has been taken from the existing natural ground level at Queens Lane. This can be considered to represent a conservative height envelope, noting the natural ground level actually elevates towards St Kilda Road which permits building height to increase correspondingly

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7	07.03.23	VCAT Submission Issue	CL	DR
6	03.03.23	Draft - issued for coordination	CL	DR
5	24.02.23	Draft - issued for coordination	CL	DR
4	02.02.23	Draft - issued for coordination	CL	DR
3	16.08.22	Draft - issued for coordination		
A	10.08.22	Draft - issued for coordination		
2	01.06.22	Planning Permit Issue		
1	20.05.22	Draft - issued for coordination		
1	03.05.22	Draft - issued for coordination	ZJ	RB



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External Elevations North Elevation

Status	TOWN PLANNING		
Scale	1 : 200	@ A1	
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 5:26:09 PM		
BIM			

Drawing no. TP09.00
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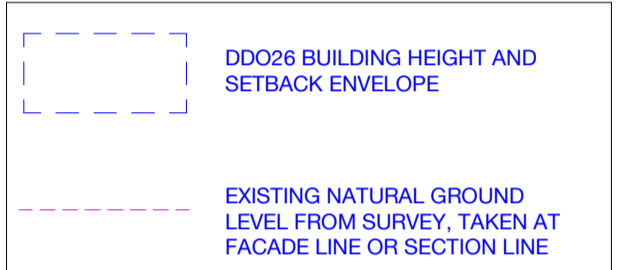
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- MT-03 WHITE ALUMINIUM
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- GT-02 CLEAR COLOUR GLAZING WITH WHITE FRAMING
- GT-03 SPANDREL GLASS
- GT-04 SPANDREL GLASS BRONZE FRAMING
- GT-05 DARK COLOUR GLAZING WITH DARK BRONZE FRAMING
- GT-06 SPANDREL
- GT-07 SPANDREL GLASS DARK BRONZE
- BAL-01 BALUSTRADE WITH BRONZE FRAMING AND CLEAR COLOUR GLAZING
- BAL-02 BALUSTRADE WITH WHITE FRAMING AND CLEAR COLOUR GLAZING
- BAL-03 DARK BRONZE POWDERCOAT ALUMINIUM PALISADE BALUSTRADE (NO GLAZING)
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LEVEL	Height (m)	Rev	Date	Description	Initial	Checked
LEVEL 07	30.9 m					
LEVEL 06	27.8 m	D	25.03.24	VCAT CONDITION 1 FINAL UPDATES	DR	DR
		C	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
		9	15.09.23	Draft - Issued for Coordination	CL	DR
		8	06.04.23	Draft - Issued For Coordination	CL	DR
		B	07.03.23	VCAT Submission Issue	CL	DR
LEVEL 05	24.7 m	7	03.03.23	Draft - issued for coordination	CL	DR
		6	24.02.23	Draft - issued for coordination	CL	DR
		5	02.02.23	Draft - issued for coordination	CL	DR
		4	16.08.22	Draft - issued for coordination		
LEVEL 04	21.6 m	3	10.08.22	Draft - issued for coordination		
		A	01.06.22	Planning Permit Issue		
		2	20.05.22	Draft - issued for coordination		
LEVEL 03	18.5 m	1	03.05.22	Draft - issued for coordination	ZJ	RB
LEVEL 02	15.4 m					
LEVEL 01	12.3 m					
LEVEL 00	8.3 m					

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External Elevations East Elevation

Status	TOWN PLANNING
Scale	1 : 200 @ A1
Drawn	CL Checked DR
Project No.	M12568
Plot Date	25/03/2024 5:30:33 PM
BIM	
Drawing no.	Revision
TP09.01	D

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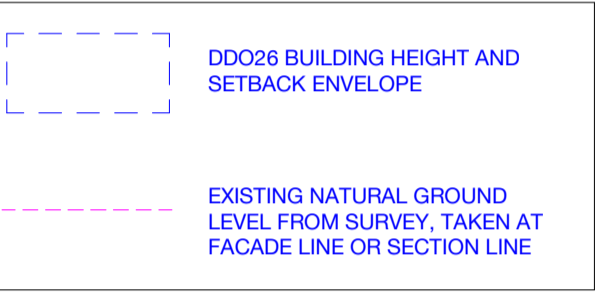
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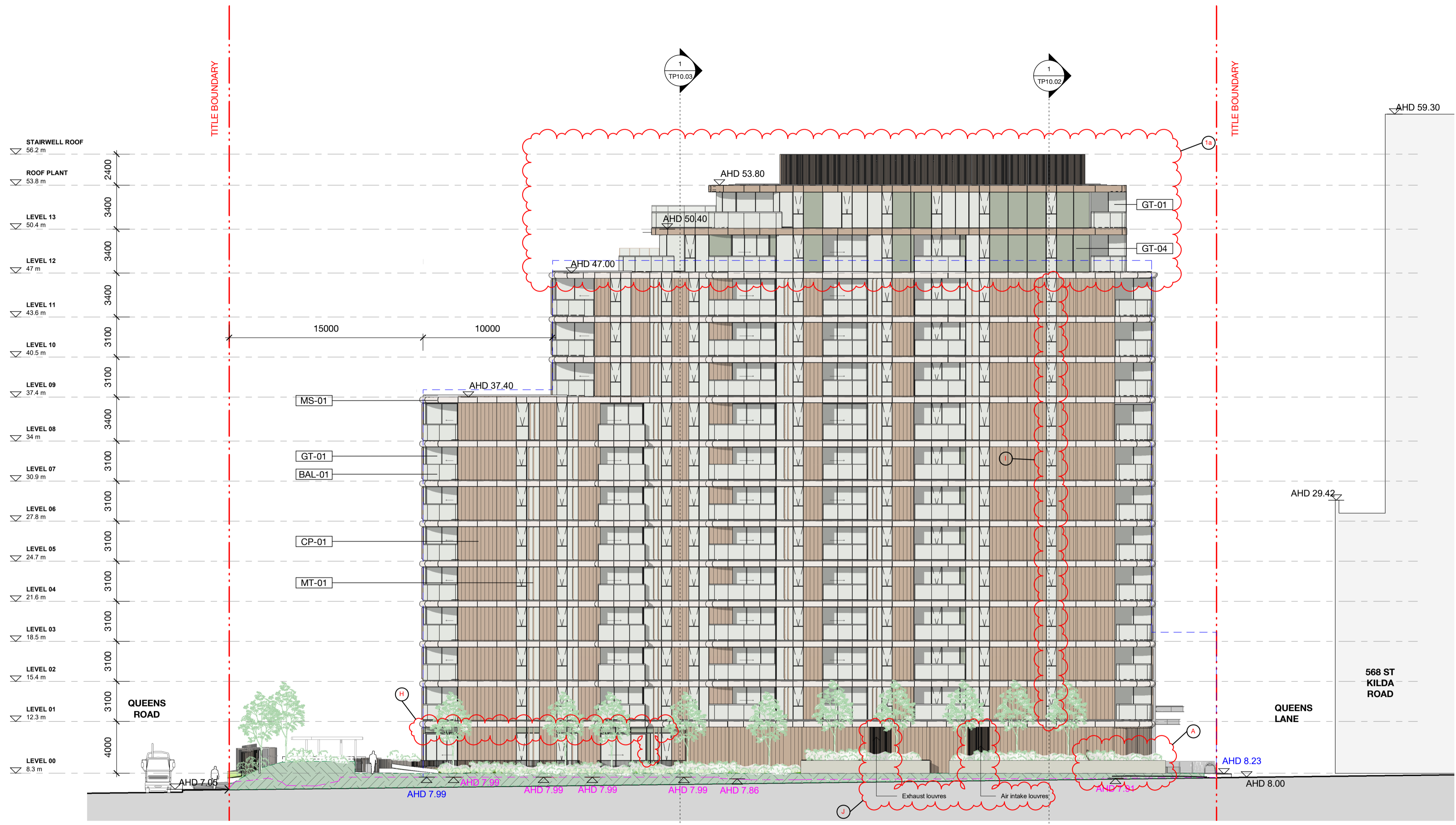
MATERIAL LEGEND

- MS-01 MASONRY / MASONRY-LIKE FINISH
- MT-01 BRONZE ALUMINIUM
- MT-02 WHITE ALUMINIUM
- MT-03 WHITE ALUMINIUM
- MT-04 WHITE ALUMINIUM FEATURE CEILING
- GT-01 CLEAR COLOUR GLAZING WITH BRONZE FRAMING
- GT-02 CLEAR COLOUR GLAZING WITH WHITE FRAMING
- GT-03 SPANDREL GLASS
- GT-04 SPANDREL GLASS BRONZE FRAMING
- GT-05 DARK COLOUR GLAZING WITH DARK BRONZE FRAMING
- GT-06 SPANDREL
- GT-07 SPANDREL GLASS DARK BRONZE
- BAL-01 BALUSTRADE WITH BRONZE FRAMING AND CLEAR COLOUR GLAZING
- BAL-02 BALUSTRADE WITH WHITE FRAMING AND CLEAR COLOUR GLAZING
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1	03.05.22	Draft - issued for coordination	ZJ	RB
2	20.05.22	Draft - issued for coordination		
A	01.06.22	Planning Permit Issue		
3	10.08.22	Draft - issued for coordination		
4	16.08.22	Draft - issued for coordination		
5	02.02.23	Draft - issued for coordination	CL	DR
6	24.02.23	Draft - issued for coordination	CL	DR
7	03.03.23	Draft - issued for coordination	CL	DR
B	07.03.23	VCAT Submission Issue	CL	DR
C	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
D	25.03.24	VCAT CONDITION 1 FINAL UPDATES	DR	DR



2 Natural Ground South Facade
1 : 200

50 QUEENS RD

External Elevations South Elevation

Status	TOWN PLANNING
Scale	1 : 200 @ A1
Drawn	CL Checked DR
Project No.	M12568
Plot Date	25/03/2024 5:34:30 PM

Drawing no.	Revision
TP09.02	D

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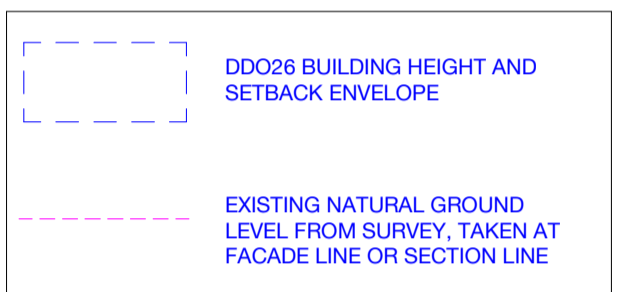
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MATERIAL LEGEND

- MS-01 MASONRY / MASONRY-LIKE FINISH
- MT-01 BRONZE ALUMINIUM
- MT-02 WHITE ALUMINIUM
- MT-03 WHITE ALUMINIUM
- MT-04 WHITE ALUMINIUM FEATURE CEILING
- GT-01 CLEAR COLOUR GLAZING WITH BRONZE FRAMING
- GT-02 CLEAR COLOUR GLAZING WITH WHITE FRAMING
- GT-03 SPANDREL GLASS
- GT-04 SPANDREL GLASS BRONZE FRAMING
- GT-05 DARK COLOUR GLAZING WITH DARK BRONZE FRAMING
- GT-06 SPANDREL
- GT-07 SPANDREL GLASS DARK BRONZE
- BAL-01 BALUSTRADE WITH BRONZE FRAMING AND CLEAR COLOUR GLAZING
- BAL-02 BALUSTRADE WITH WHITE FRAMING AND CLEAR COLOUR GLAZING
- BAL-03 DARK BRONZE POWDERCOAT ALUMINIUM PALISADE BALUSTRADE (NO GLAZING)
- CP-01 PROFILED CLADDING PANEL IN BRONZE COLOUR



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8	15.09.23	Draft - issued for Coordination	CL	DR
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6	24.02.23	Draft - issued for coordination	CL	DR
5	02.02.23	Draft - issued for coordination	CL	DR
4	16.08.22	Draft - issued for coordination		
3	10.08.22	Draft - issued for coordination		
A	01.06.22	Planning Permit Issue		
2	20.05.22	Draft - issued for coordination		
1	03.05.22	Draft - issued for coordination	ZJ	RB



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External Elevations
West Elevation

Status	TOWN PLANNING		
Scale	1 : 200	@	A1
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 5:39:26 PM		

Drawing no.	Revision
TP09.03	D

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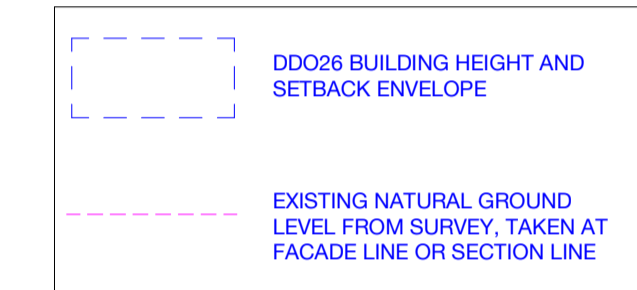
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MATERIAL LEGEND

- CP-01 PROFILED CLADDING PANEL IN BRONZE COLOUR
- BAL-01 BALUSTRADE WITH BRONZE FRAMING AND CLEAR COLOUR GLAZING
- BAL-02 BALUSTRADE WITH WHITE FRAMING AND CLEAR COLOUR GLAZING
- BAL-03 DARK BRONZE ALUMINIUM PALISADE BALUSTRADE (NO GLAZING)
- GT-01 CLEAR COLOUR GLAZING WITH BRONZE FRAMING
- GT-02 CLEAR COLOUR GLAZING WITH WHITE FRAMING
- GT-03 SPANDREL GLASS
- GT-04 SPANDREL GLASS BRONZE FRAMING
- GT-05 SPANDREL GLASS DARK COLOUR GLAZING WITH DARK BRONZE FRAME
- GT-06 SPANDREL GLASS DARK BRONZE
- MS-01 BEIGE MASONRY-LIKE FINISH
- MT-01 BRONZE ALUMINIUM
- MT-02 WHITE ALUMINIUM
- MT-03 WHITE ALUMINIUM
- MT-04 WHITE ALUMINIUM FEATURE CEILING



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5	24.02.23	Draft - issued for coordination	CL	DR
4	02.02.23	Draft - issued for coordination	CL	DR
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Rev	Date	Description	Initial	Checked



1 North Elevation - Courtyard
1 : 200



2 South Elevation - Courtyard
1 : 200

50 QUEENS RD

**External Elevations
Courtyard Elevations**

Status	TOWN PLANNING		
Scale	As indicated	@ A1	
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 5:43:27 PM		
BIM			
Drawing no.	Revision		
TP09.04	D		

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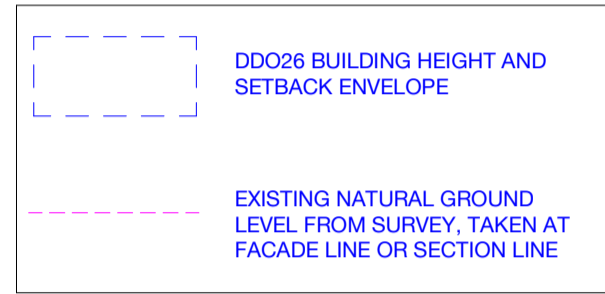
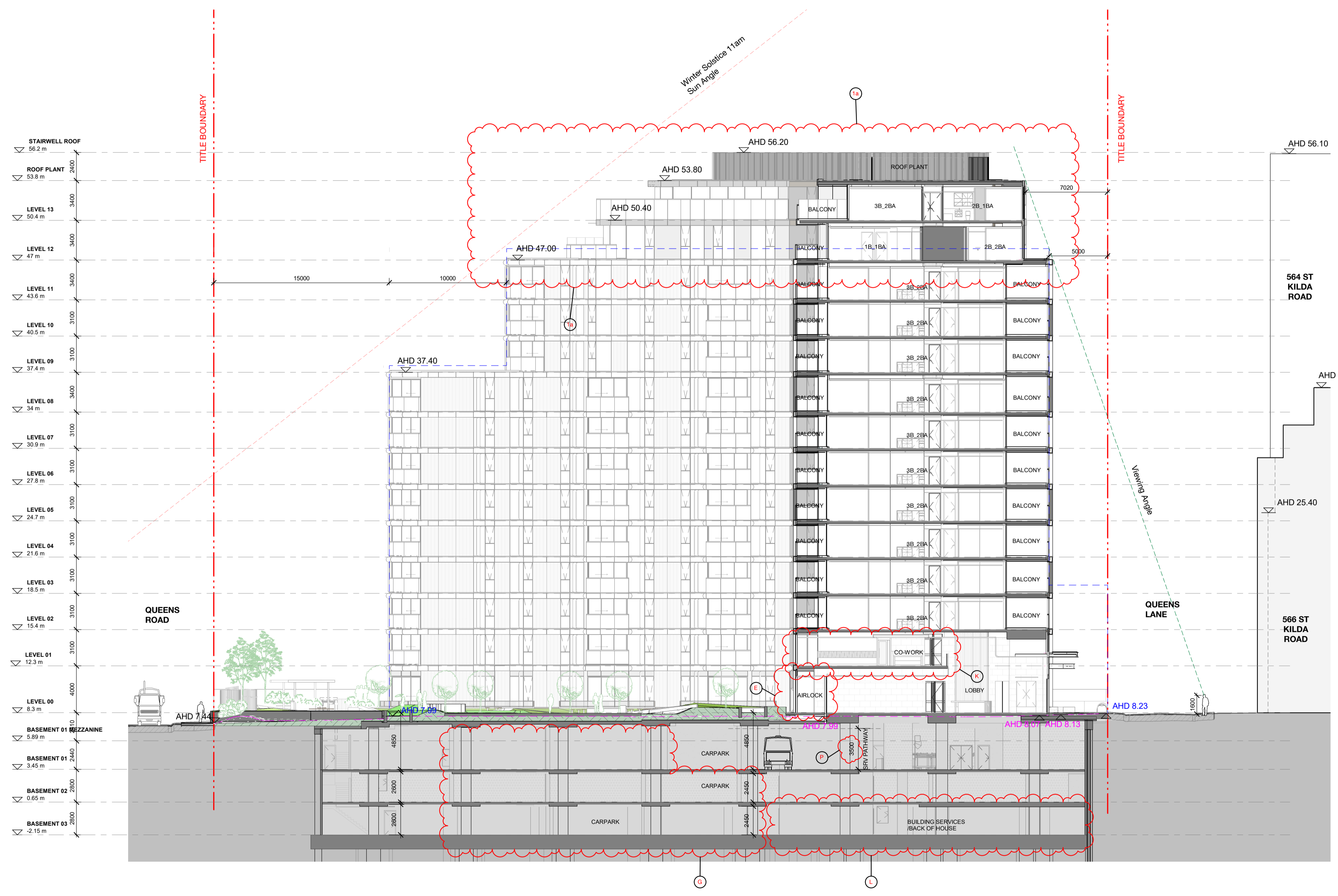
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50 QUEENS RD

Building Sections
East - West Section 01

Status	TOWN PLANNING		
Scale	1 : 200	@	A1
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 6:02:38 PM		
BIM			
Drawing no.	TP10.00	Revision	D

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1 East-West Section (Courtyard)
1 : 200

M:\12500-12568\12568_A18_50QueensRoad\BIM\Arch\231220_Archive\Mod\50 QUEENS RD_BS_ARCH_123122_Corridor 1.rvt

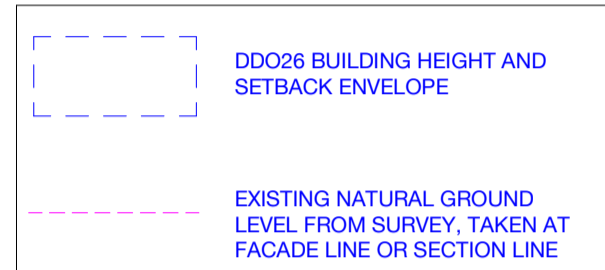
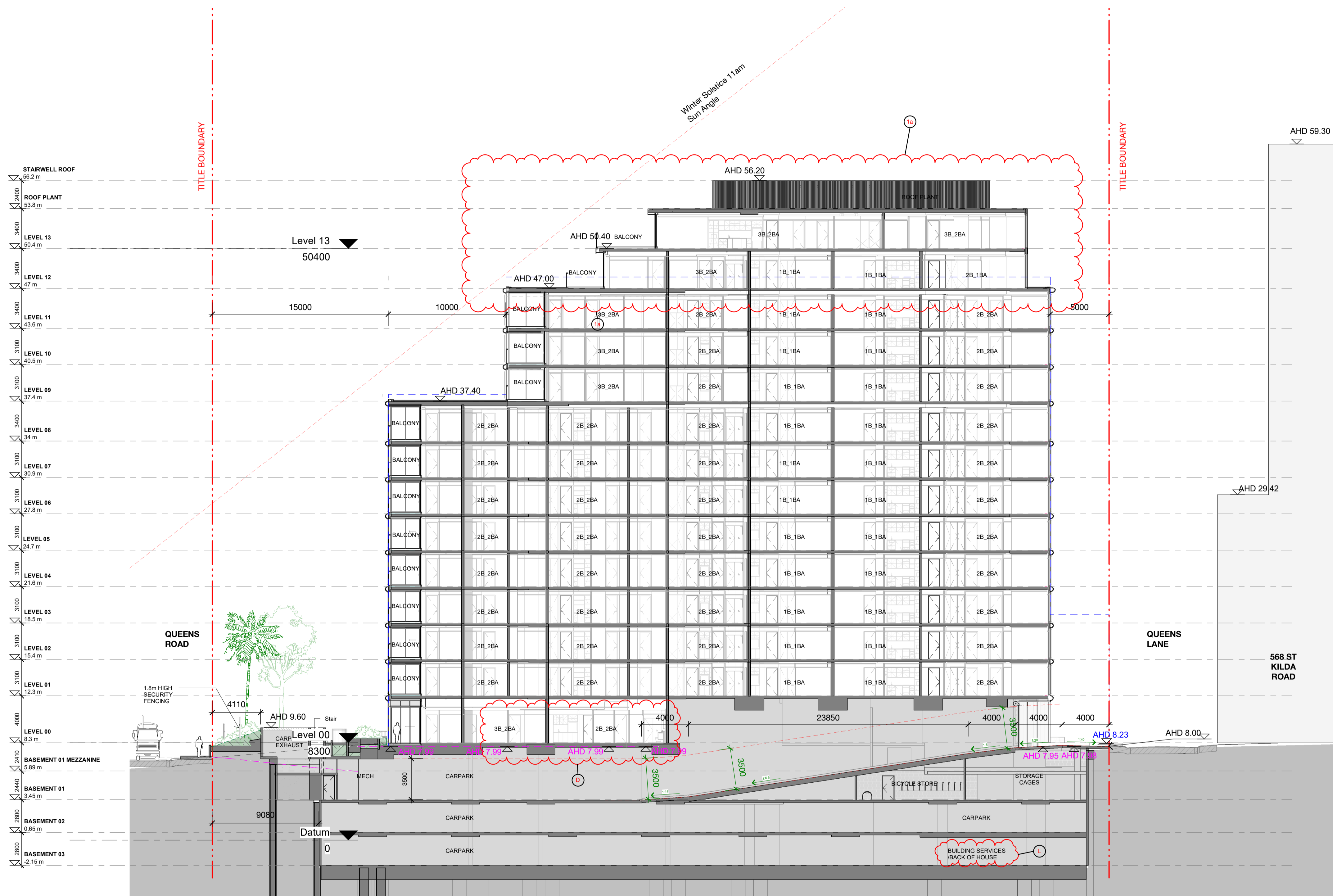
CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME

This endorsed plan complies with Condition No. 1 in Planning Permit No: PDPL/00392/2022/A
Date: 27/03/2024 Sheet: 20 of 24

PORT PHILLIP PLANNING DEPARTMENT Date Received: 20/03/2024

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PORT PHILLIP PLANNING DEPARTMENT Date Received: 11/07/2024



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5	02.02.23	Draft - issued for coordination		DR
6	24.02.23	Draft - issued for coordination		CL
7	03.03.23	Draft - issued for coordination		DR
B	07.03.23	VCAT Submission Issue		DR
8	15.09.23	Draft - issued for Coordination		DR
C	24.10.23	VCAT CONDITION 1 UPDATES		DR
D	25.03.24	VCAT CONDITION 1 FINAL UPDATES		DR

50 QUEENS RD

Building Sections
East - West Section 02

Status	TOWN PLANNING		
Scale	1 : 200	@	A1
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 6:04:10 PM		
BIM			
Drawing no.	TP10.01	Revision	D

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1 East-West Section (South Wing)
1 : 200

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Model50 QUEENS RD_BS_ARCH_231220_Corillon 1s.rvt

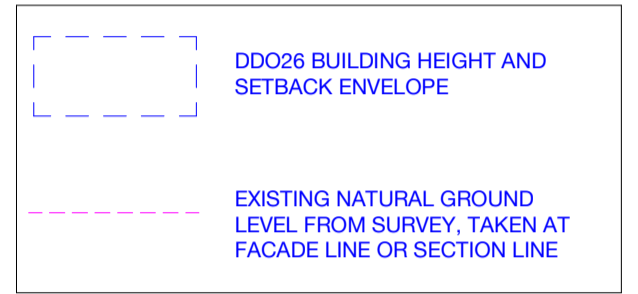
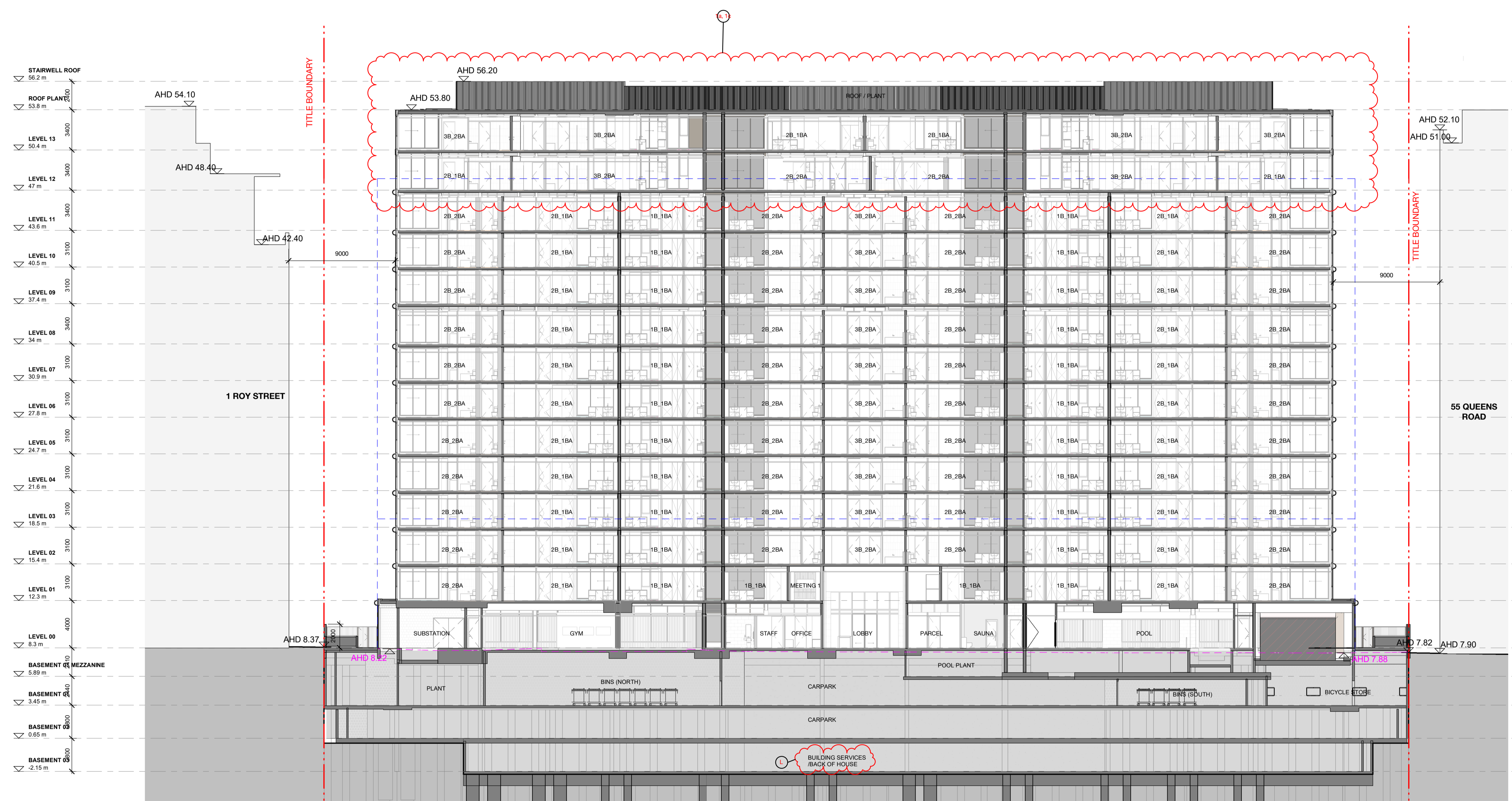
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**CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME**

This endorsed plan complies with Condition No. 1 in Planning Permit No: PDPL/00392/2022/A
Date: 27/03/2024 Sheet: 21 of 24



Note: The ground level for the purposes of approximating the DDO26 envelope for the St Kilda Road properties has been taken from the existing natural ground level at Queens Lane. This can be considered to represent a conservative height envelope, noting the natural ground level actually elevates towards St Kilda Road which permits building height to increase correspondingly

Rev	Date	Description	Initial	Checked
D	25.03.24	VCAT CONDITION 1 FINAL UPDATES	DR	DR
C	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
8	15.09.23	Draft - issued for Coordination	CL	DR
B	07.03.23	VCAT Submission Issue	CL	DR
7	03.03.23	Draft - issued for coordination	CL	DR
6	24.02.23	Draft - issued for coordination	CL	DR
5	02.02.23	Draft - issued for coordination	CL	DR
4	16.08.22	Draft - issued for coordination		
3	10.08.22	Draft - issued for coordination		
A	01.06.22	Planning Permit Issue		
2	20.05.22	Draft - issued for coordination		
1	03.05.22	Draft - issued for coordination	ZJ	RB

50 QUEENS RD

**Building Sections
North - South Section 01**

Status	TOWN PLANNING		
Scale	1 : 200	@ A1	
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 6:04:43 PM		

Drawing no.	Revision
TP10.02	D

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1 North-South Section 1
1 : 200

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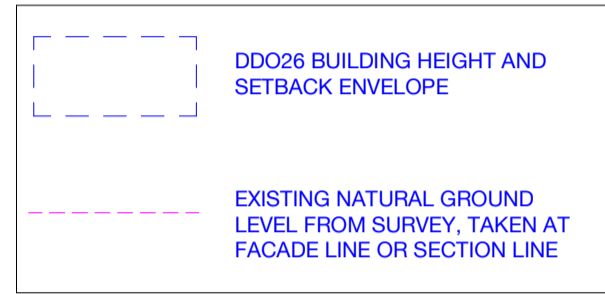
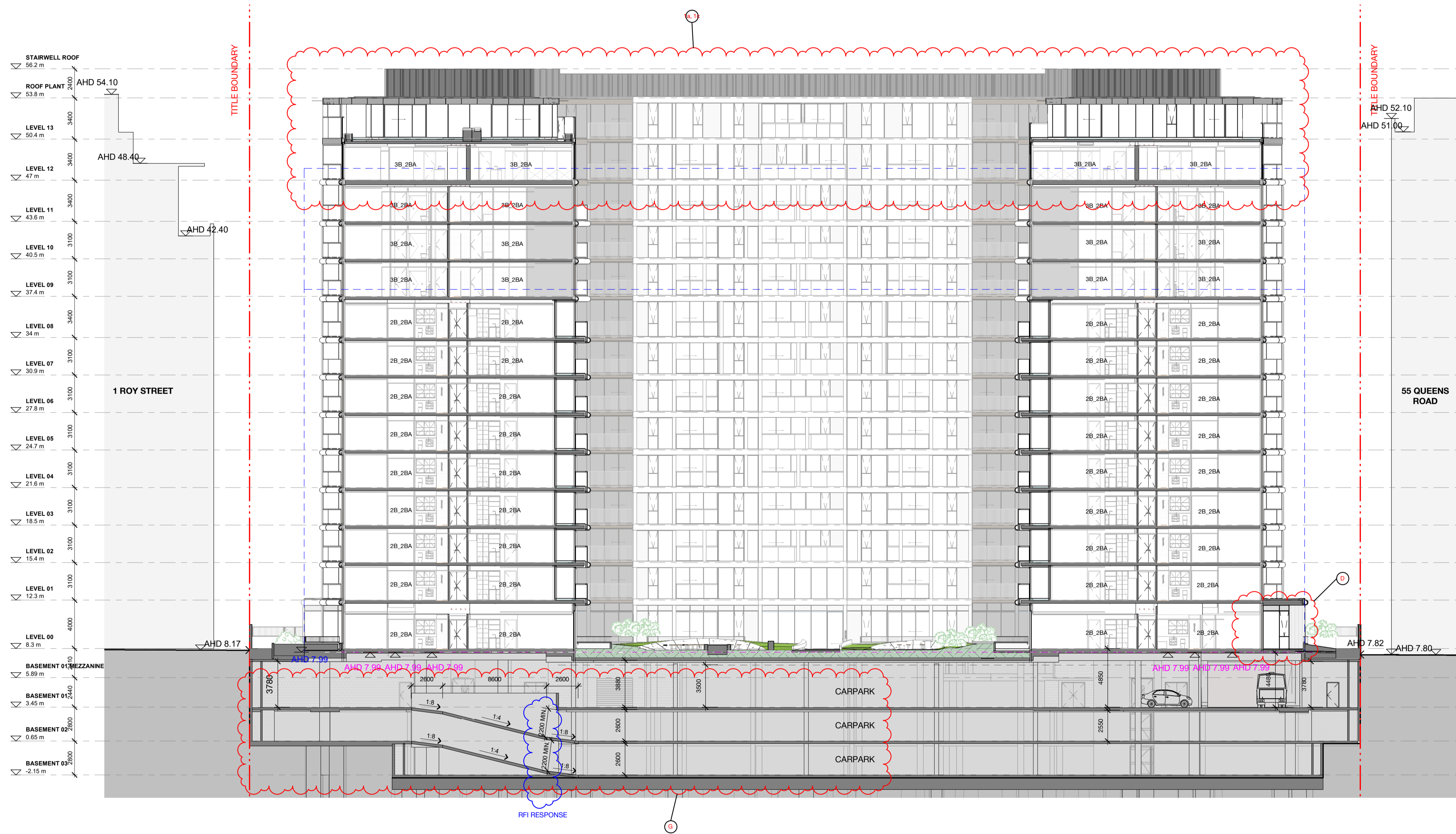
**CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME**

This endorsed plan complies with Condition No. 1 in Planning Permit No: PDPL/00392/2022/A
Date: 27/03/2024 Sheet: 22 of 24

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E	25.03.24	VCAT CONDITION 1 FINAL UPDATES	DR	DR
D	18.12.23	VCAT CONDITION 1 RFI RESPONSE	CL	DR
C	24.10.23	VCAT CONDITION 1 UPDATES	CL	DR
8	15.09.23	Draft - issued for Coordination	CL	DR
B	07.03.23	VCAT Submission Issue	CL	DR
7	03.03.23	Draft - issued for coordination	CL	DR
6	24.02.23	Draft - issued for coordination	CL	DR
5	02.02.23	Draft - issued for coordination	CL	DR
4	16.08.22	Draft - issued for coordination		
3	10.08.22	Draft - issued for coordination		
A	01.06.22	Planning Permit Issue		
2	20.05.22	Draft - issued for coordination		
1	03.05.22	Draft - issued for coordination	ZJ	RB
Rev	Date	Description	Initial	Checked

50 QUEENS RD

**Building Sections
North - South Section 02**

Status	TOWN PLANNING		
Scale	1 : 200	@	A1
Drawn	CL	Checked	DR
Project No.	M12568		
Plot Date	25/03/2024 6:05:37 PM		
BIM			
Drawing no.	TP10.03	Revision	E

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Architecture
 Interior Design
 Urban Design
 Strategy

50 QUEENS ROAD, MELBOURNE
 M12568
 TOWN PLANNING CONDITION 1 SET (24.10.23)

**CITY OF PORT PHILLIP
 PORT PHILLIP PLANNING SCHEME**

This endorsed plan complies with Condition No. 1 in Planning Permit No: PDPL/00392/2022/A
Date: 27/03/2024 Sheet: 24 of 24

Note: These are estimated figures and indicative ONLY

AREA SCHEDULE - 24.10.2023

		ENCLOSED AREA (sqm)			APARTMENT BALCONY (sqm)						Total Apartments
		approx.	NSA (sqm) approx.	Efficiency	approx.	1B_1BA	1B_1BA_S	2B_1BA	2B_2BA	3B_2BA	
Ground	Residential, Lobby, Services, Communal	2,734	1,454	53.18%	463	0	1	0	12	3	16
L1	Residential, Communal	2,707	2,188	80.83%	265	8	0	2	16	2	28
L2	Residential	2,732	2,337	85.54%	297	6	0	2	18	3	29
L3	Residential	2,732	2,337	85.54%	297	6	0	2	18	3	29
L4	Residential	2,732	2,337	85.54%	297	6	0	2	18	3	29
L5	Residential	2,732	2,337	85.54%	297	6	0	2	18	3	29
L6	Residential	2,732	2,337	85.54%	297	6	0	2	18	3	29
L7	Residential	2,732	2,337	85.54%	297	6	0	2	18	3	29
L8	Residential	2,732	2,337	85.54%	297	6	0	2	18	3	29
L9	Residential	2,355	1,982	84.16%	279	8	0	2	10	5	25
L10	Residential	2,355	1,982	84.16%	279	8	0	2	10	5	25
L11	Residential	2,355	1,982	84.16%	279	8	0	2	10	5	25
L12	Residential	1,981	1,631	82.33%	290	5	0	2	6	6	19
L13	Residential, Communal	1,791	1,288	71.92%	249	0	0	2	3	8	13
L14	Removed										
TOTAL		35,402	28,866	82%	4,183	79	1	26	193	55	354

22%	0%	7%	55%	16%	100%
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General Notes:

Note: All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor

GFA: Gross Floor Area is the total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes **all roofed areas** as per Town Planning Permit definition

FAR: Floor Area Ratio is the gross floor area above ground of all buildings on a site, including all enclosed areas, services, lifts, car stackers and covered balconies, divided by the area of the site. Voids associated with lifts, car stackers and similar service elements should be considered as multiple floors of the same height as adjacent floors or 3.0 metres if there is no adjacent floor.

NSA: Based on PCA Method of Measurement for Residential Property 2006 definitions

FECA: Fully Enclosed Covered Area, gross area excluding all unenclosed spaces such as balcony and rooftop