

50-52 Queens Road

Town Planning Amendment

25 June 2024

BATESSMART™

50-52 QUEENS ROAD, MELBOURNE

Endorsed Condition 1 Set

Queens Lane Elevation



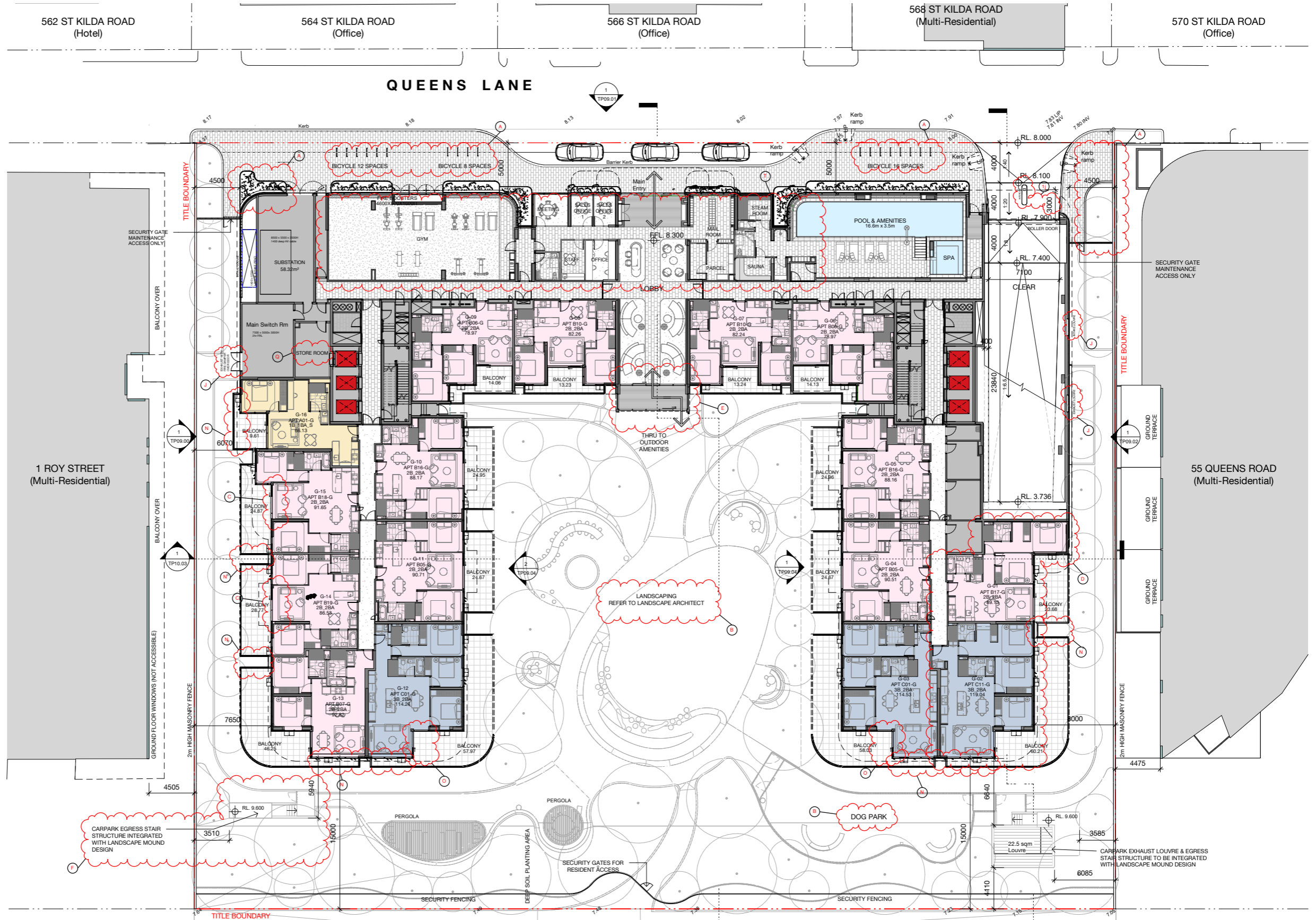
50-52 QUEENS ROAD, MELBOURNE

Proposed (Remix) Queens Lane Elevation



50-52 QUEENS ROAD, MELBOURNE

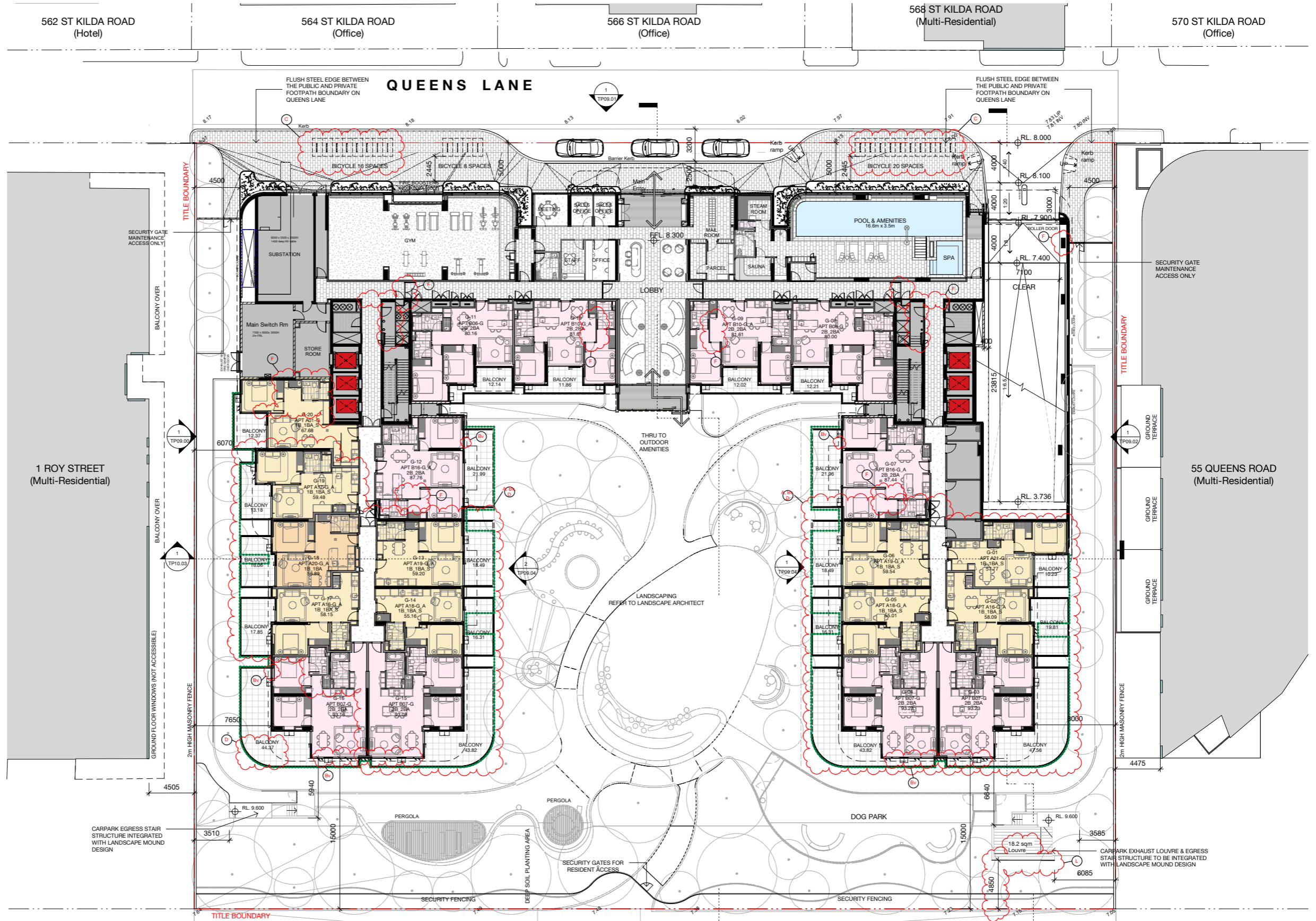
Endorsed Condition 1 Set Ground Level Plan



- Legend**
- DDO26 building height and setback envelope
 - Existing natural ground level from survey, taken at facade line or section line
 - Condition 1 envelope (24.10.23)
 - Studio apartment
 - 1-Bed apartment
 - 2-Bed apartment
 - 3-Bed apartment

50-52 QUEENS ROAD, MELBOURNE

Proposed (Remix) Ground Level Plan



- Legend**
- DDO26 building height and setback envelope
 - Existing natural ground level from survey, taken at facade line or section line
 - Condition 1 envelope (24.10.23)
 - Studio apartment
 - 1-Bed apartment
 - 2-Bed apartment
 - 3-Bed apartment

50-52 QUEENS ROAD, MELBOURNE

Endorsed Condition 1 Set

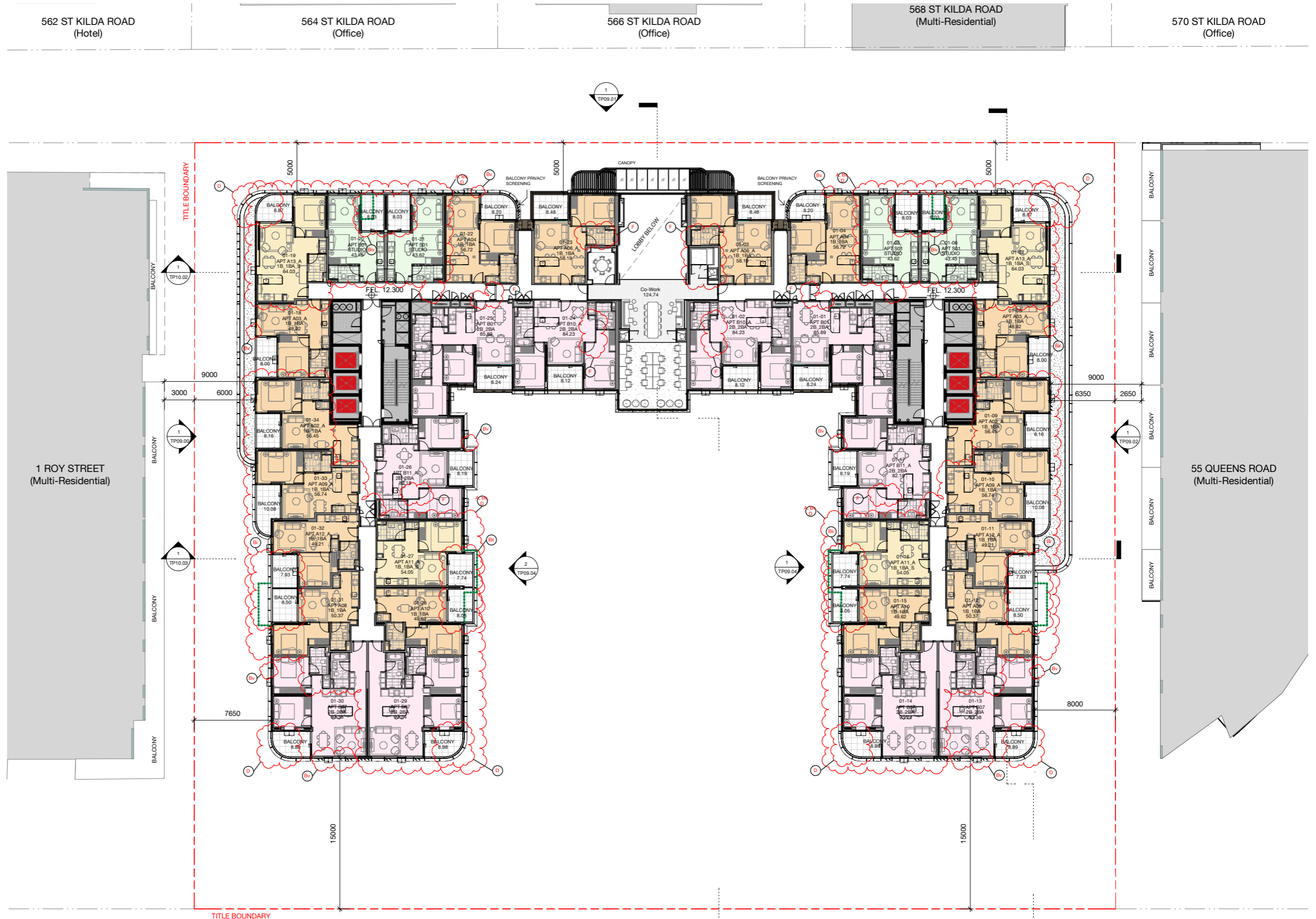
Level 01 Plan



- Legend**
- DDO26 building height and setback envelope
 - Existing natural ground level from survey, taken at facade line or section line
 - Condition 1 envelope (24.10.23)
 - Studio apartment
 - 1-Bed apartment
 - 2-Bed apartment
 - 3-Bed apartment

50-52 QUEENS ROAD, MELBOURNE

Proposed (Remix) Level 01 Plan



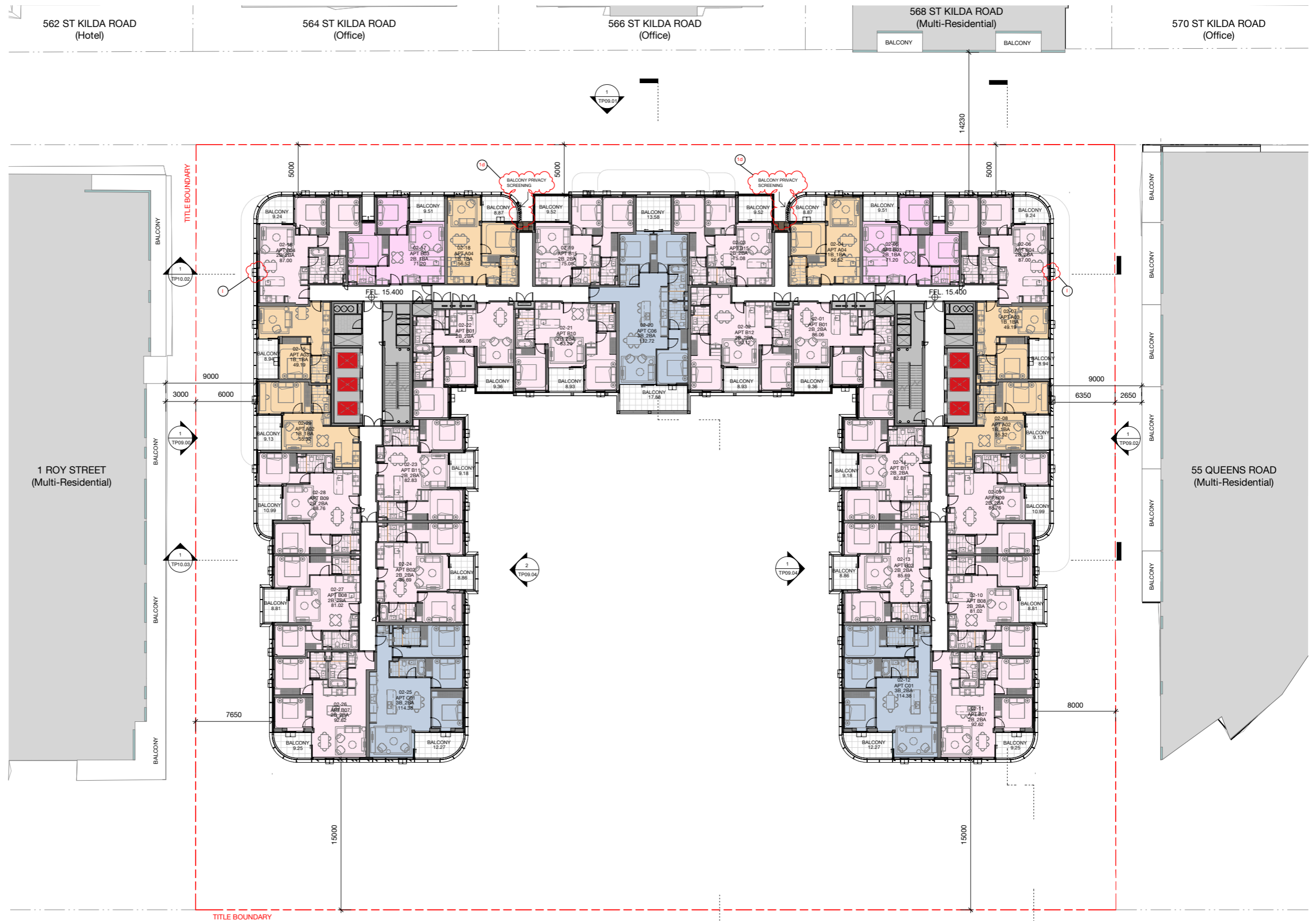
Legend

- DDO26 building height and setback envelope
- Existing natural ground level from survey, taken at facade line or section line
- Condition 1 envelope (24.10.23)
- Studio apartment
- 1-Bed apartment
- 2-Bed apartment
- 3-Bed apartment

50-52 QUEENS ROAD, MELBOURNE

Endorsed Condition 1 Set

Level 02 Plan



Legend

- DDO26 building height and setback envelope
- Existing natural ground level from survey, taken at facade line or section line
- Condition 1 envelope (24.10.23)
- Studio apartment
- 1-Bed apartment
- 2-Bed apartment
- 3-Bed apartment

50-52 QUEENS ROAD, MELBOURNE

Proposed (Remix) Level 02 Plan



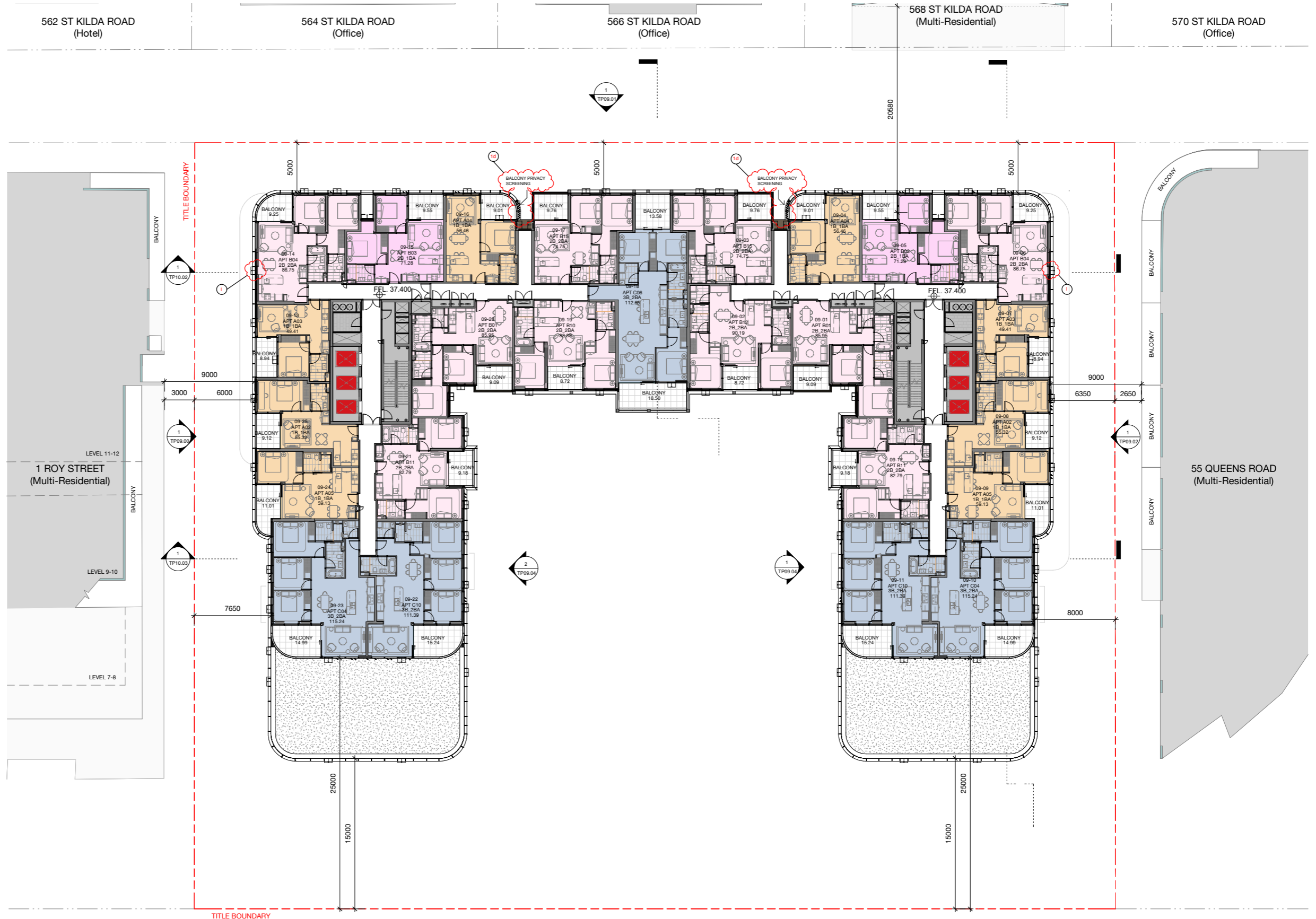
Legend

- DDO26 building height and setback envelope
- Existing natural ground level from survey, taken at facade line or section line
- Condition 1 envelope (24.10.23)
- Studio apartment
- 1-Bed apartment
- 2-Bed apartment
- 3-Bed apartment

50-52 QUEENS ROAD, MELBOURNE

Endorsed Condition 1 Set

Level 09 Plan

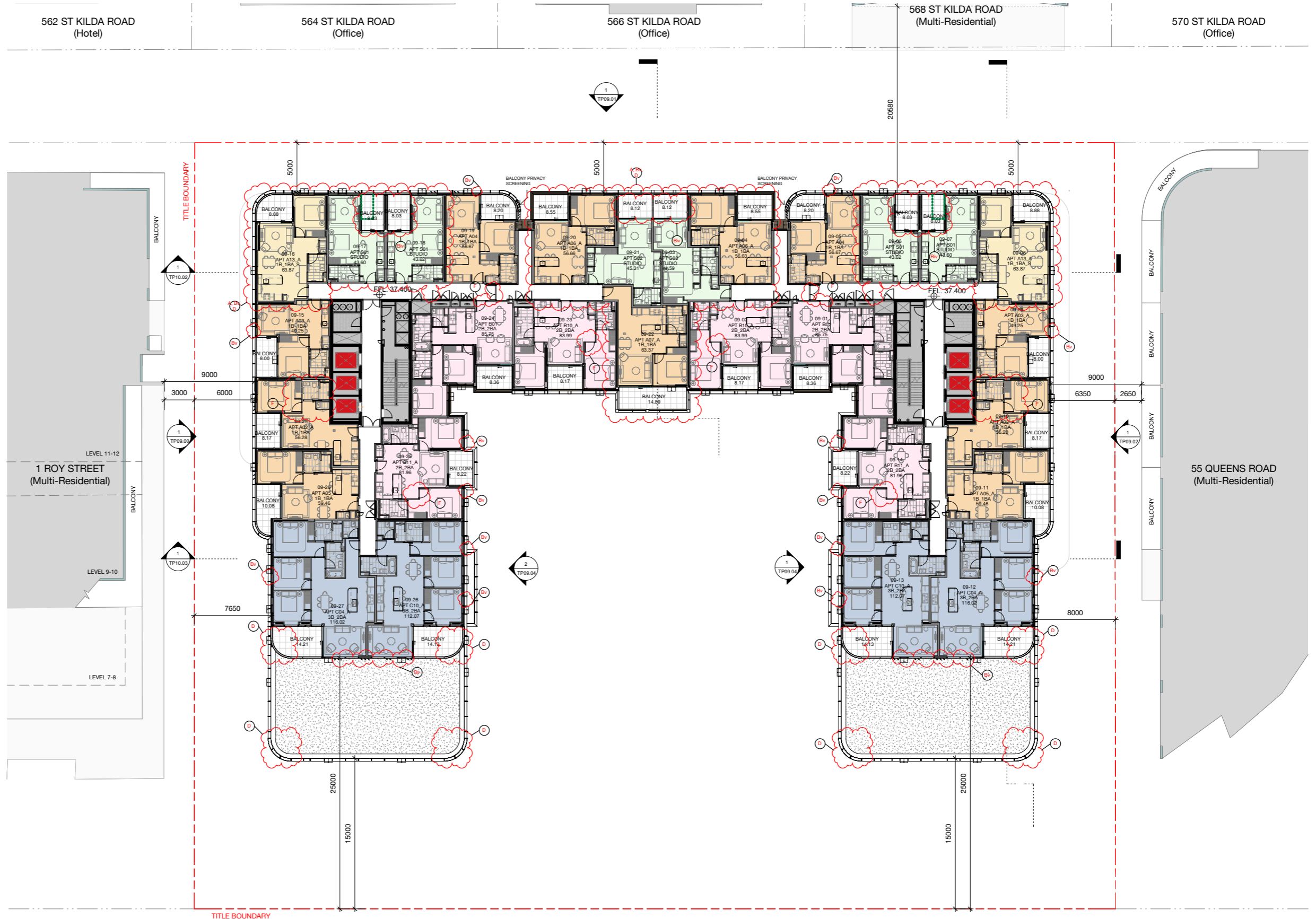


Legend

- DDO26 building height and setback envelope
- Existing natural ground level from survey, taken at facade line or section line
- Condition 1 envelope (24.10.23)
- Studio apartment
- 1-Bed apartment
- 2-Bed apartment
- 3-Bed apartment

50-52 QUEENS ROAD, MELBOURNE

Proposed (Remix) Level 09 Plan



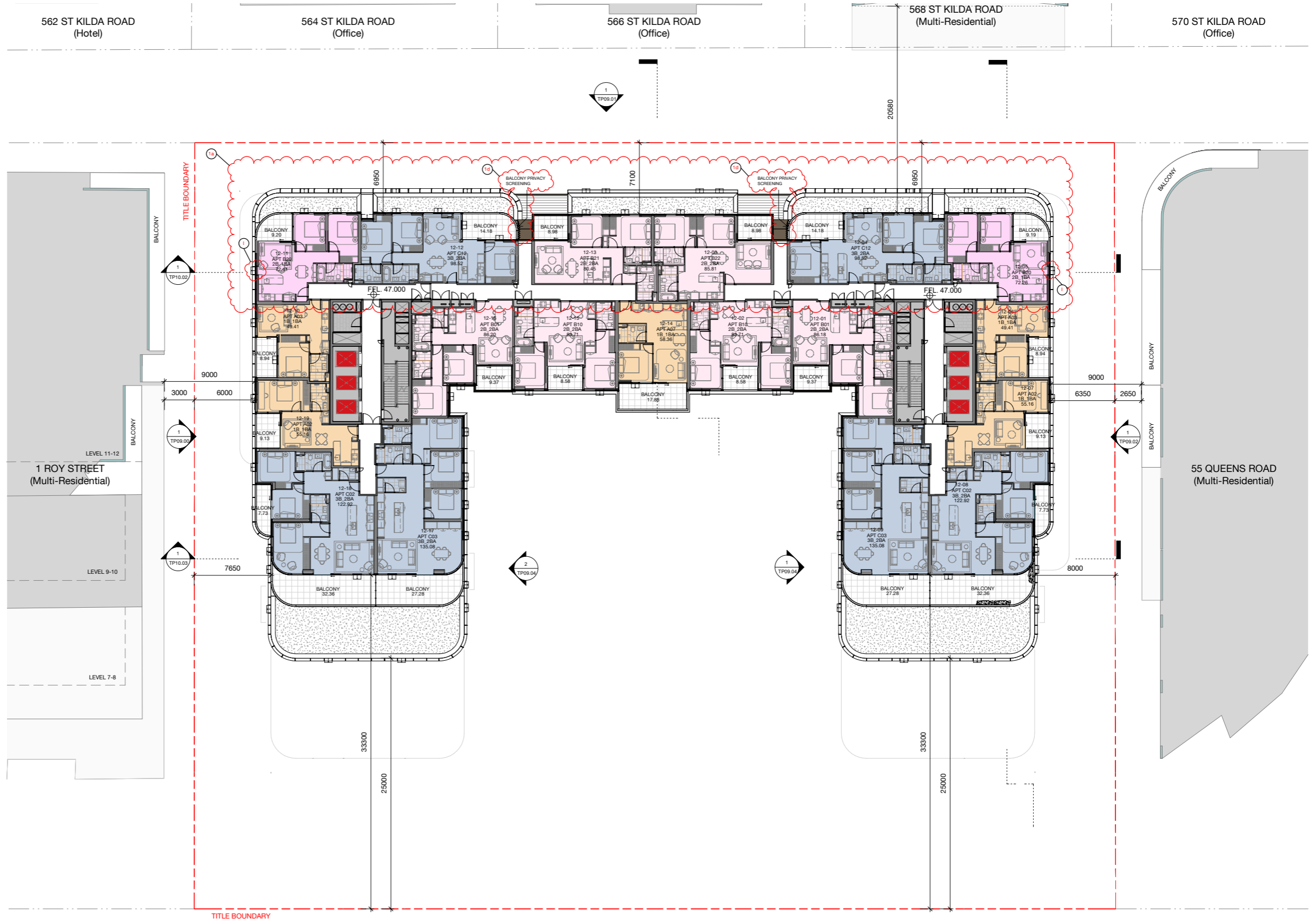
Legend

- DDO26 building height and setback envelope
- Existing natural ground level from survey, taken at facade line or section line
- Condition 1 envelope (24.10.23)
- Studio apartment
- 1-Bed apartment
- 2-Bed apartment
- 3-Bed apartment

50-52 QUEENS ROAD, MELBOURNE

Endorsed Condition 1 Set

Level 12 Plan

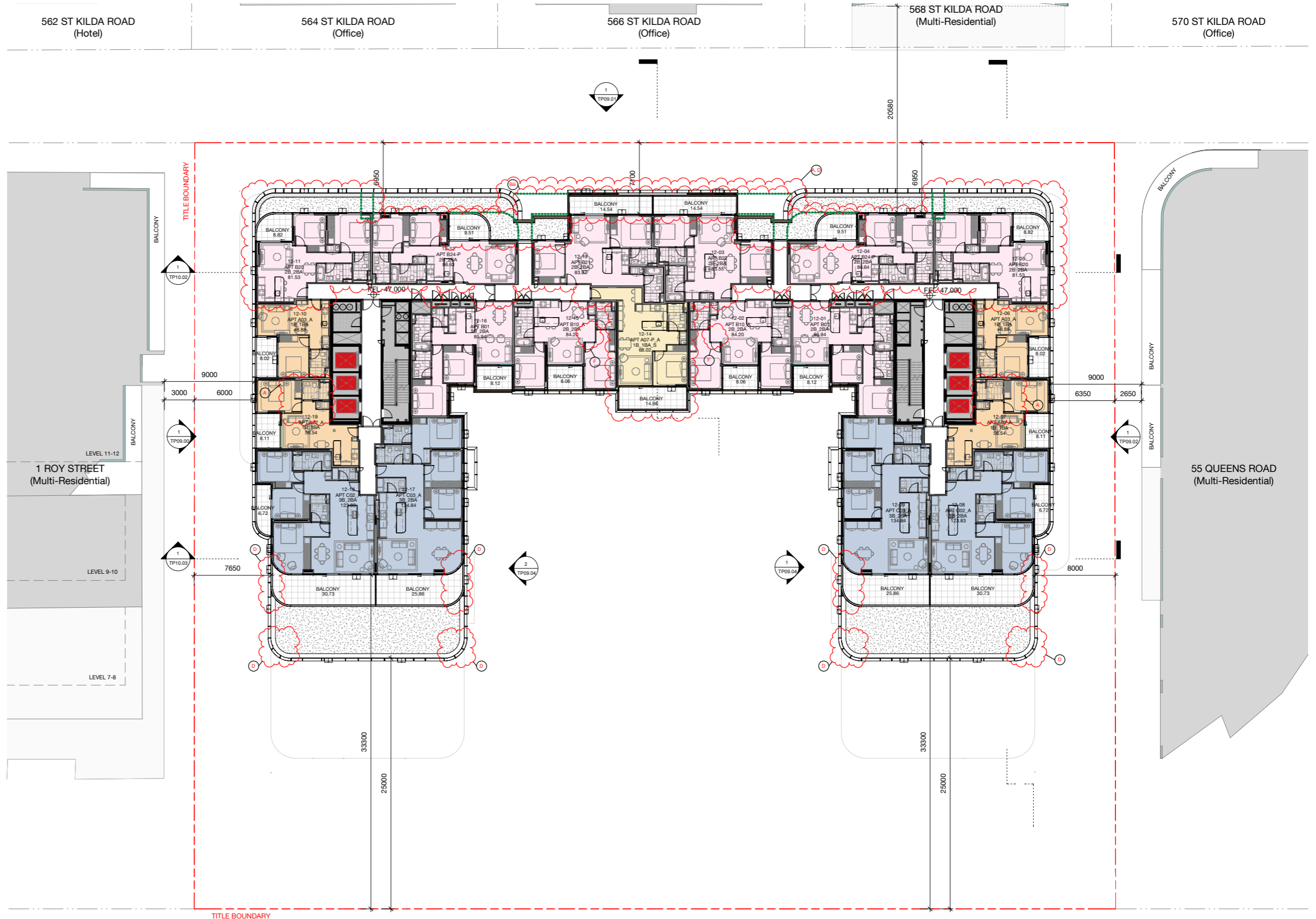


Legend

- DDO26 building height and setback envelope
- Existing natural ground level from survey, taken at facade line or section line
- Condition 1 envelope (24.10.23)
- Studio apartment
- 1-Bed apartment
- 2-Bed apartment
- 3-Bed apartment

50-52 QUEENS ROAD, MELBOURNE

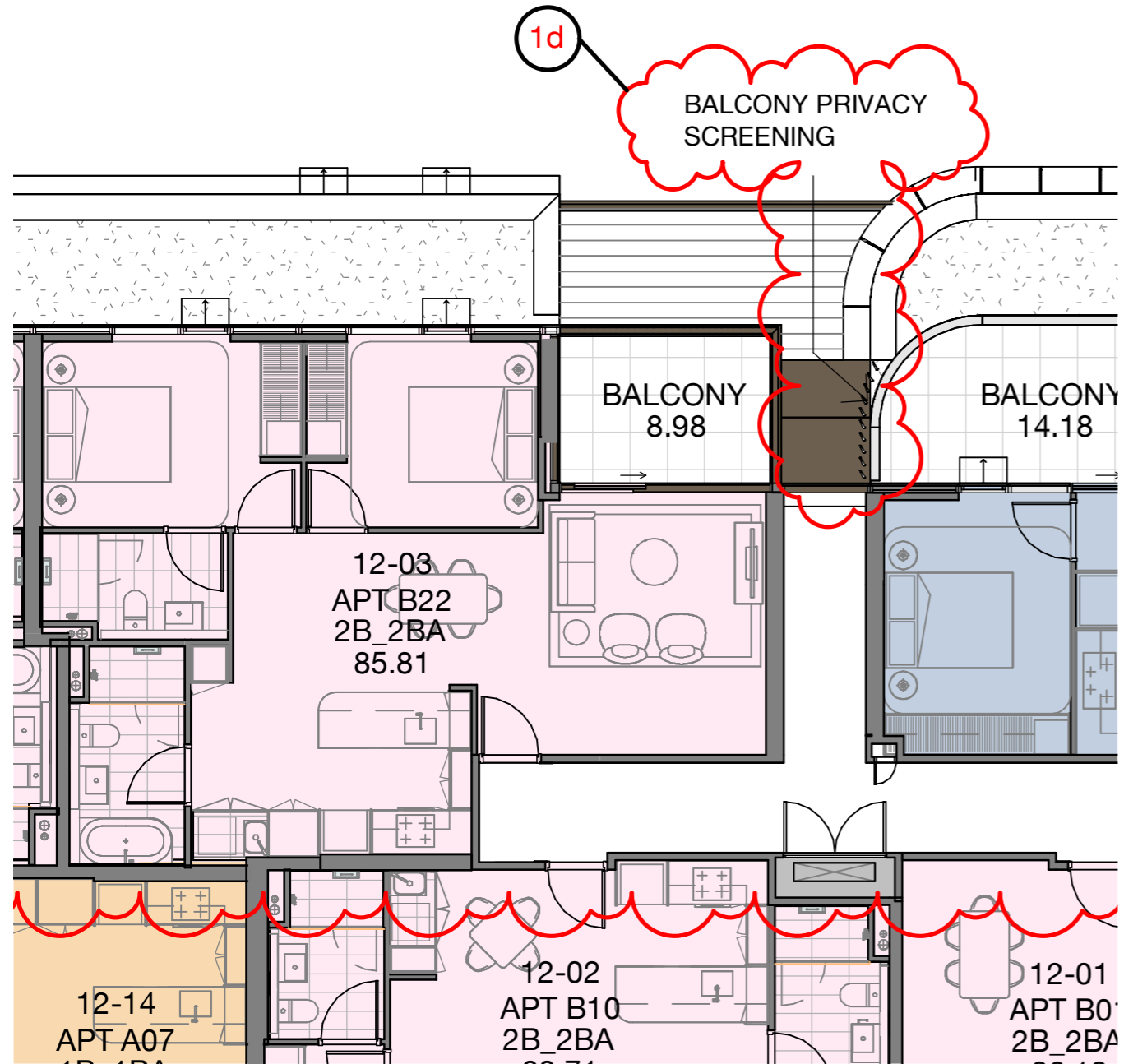
Proposed (Remix) Level 12 Plan



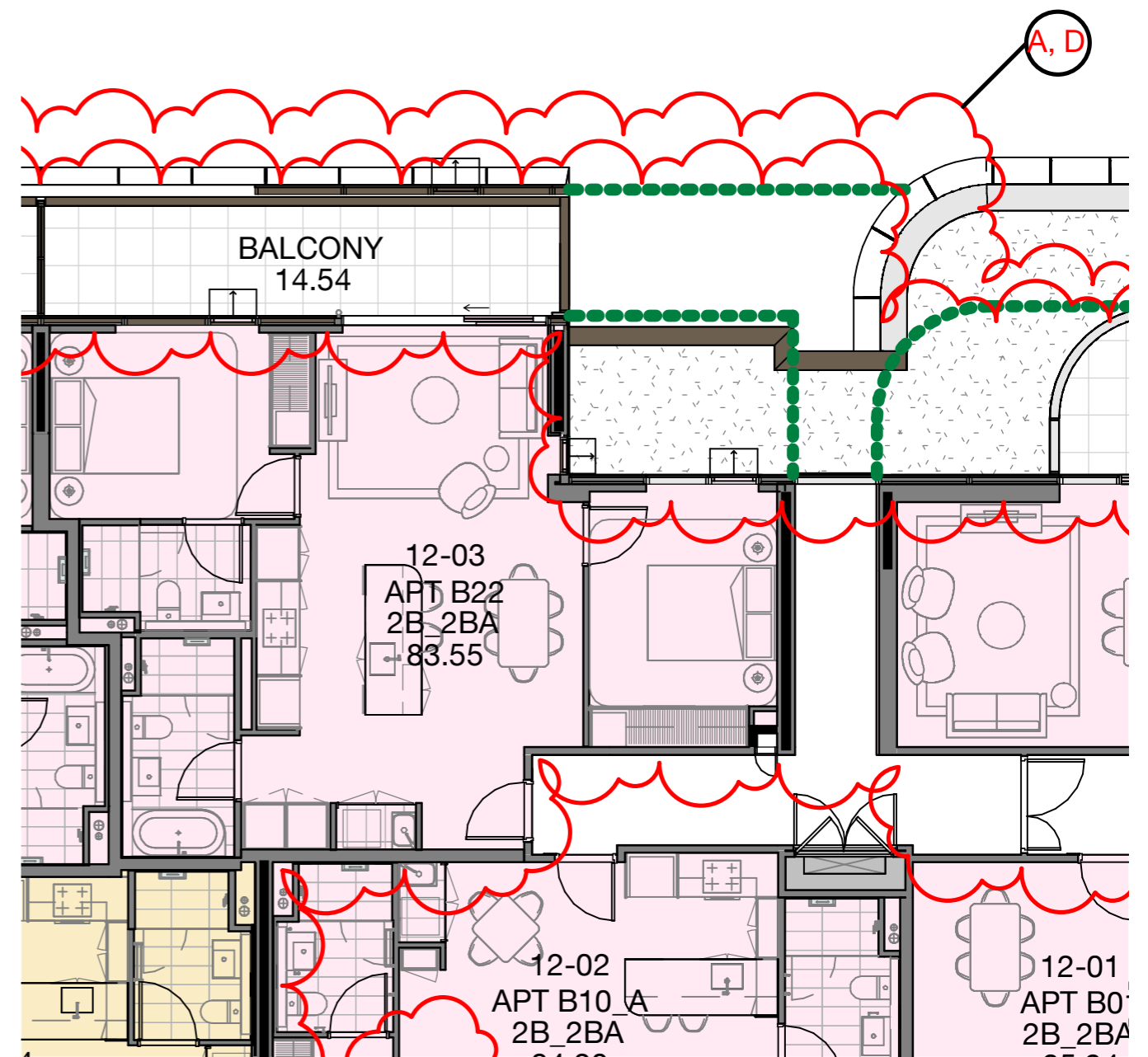
- Legend**
- DDO26 building height and setback envelope
 - Existing natural ground level from survey, taken at facade line or section line
 - Condition 1 envelope (24.10.23)
 - Studio apartment
 - 1-Bed apartment
 - 2-Bed apartment
 - 3-Bed apartment

Apartment Comparison

Level 12



Endorsed Condition 1 Set

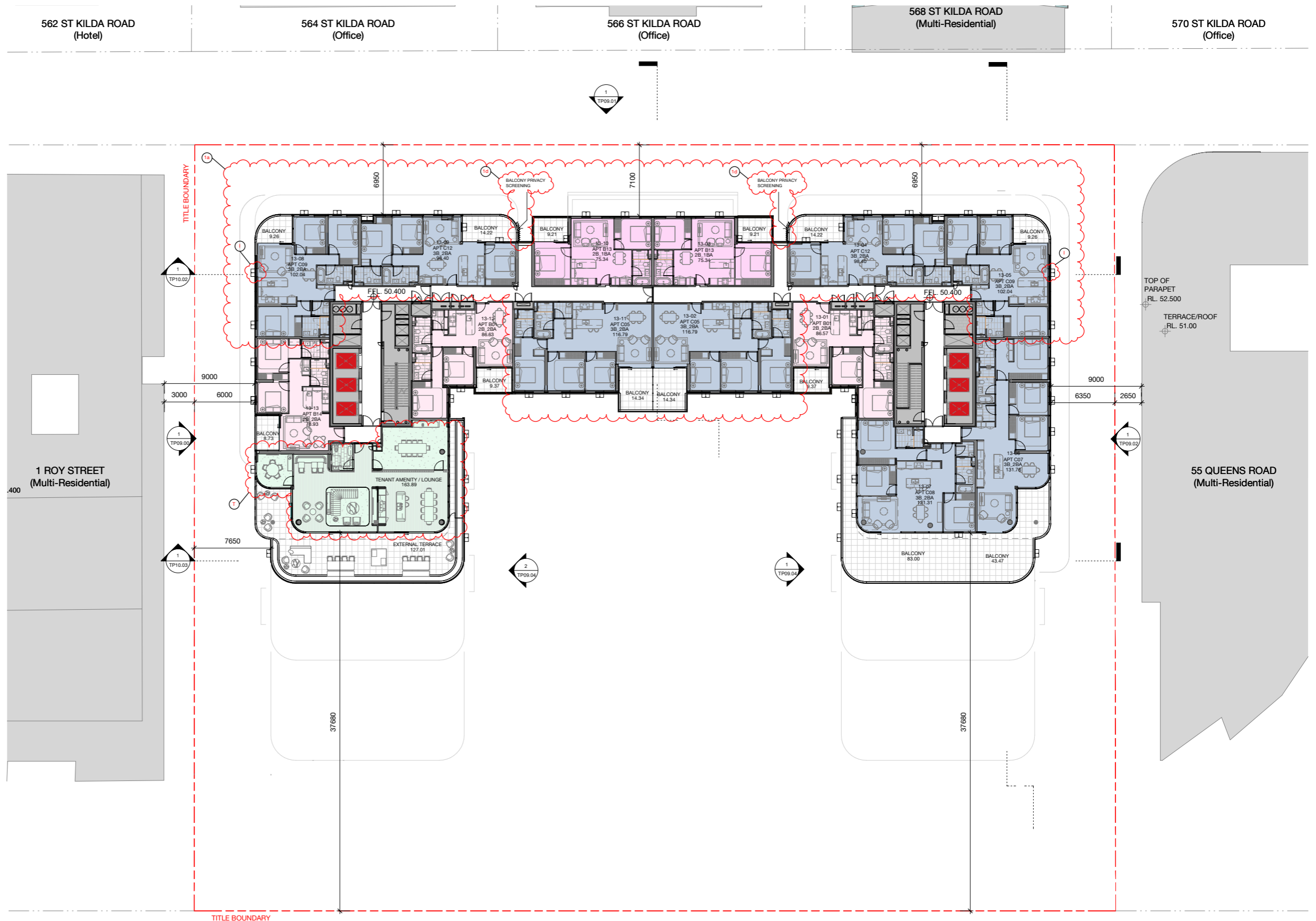


Proposed (Remix)

50-52 QUEENS ROAD, MELBOURNE

Endorsed Condition 1 Set

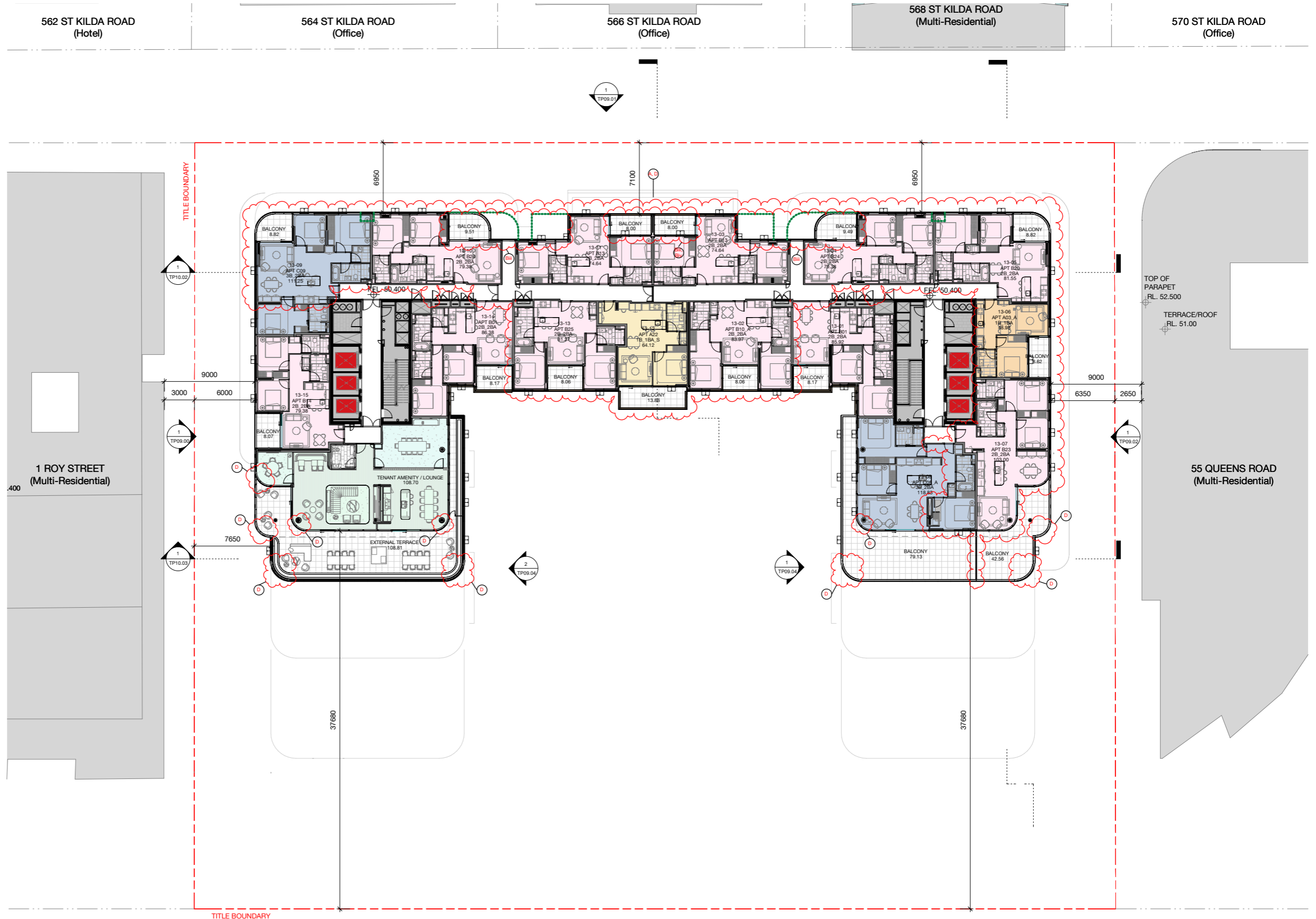
Level 13 Plan



- Legend**
- DDO26 building height and setback envelope
 - Existing natural ground level from survey, taken at facade line or section line
 - Condition 1 envelope (24.10.23)
 - Studio apartment
 - 1-Bed apartment
 - 2-Bed apartment
 - 3-Bed apartment

50-52 QUEENS ROAD, MELBOURNE

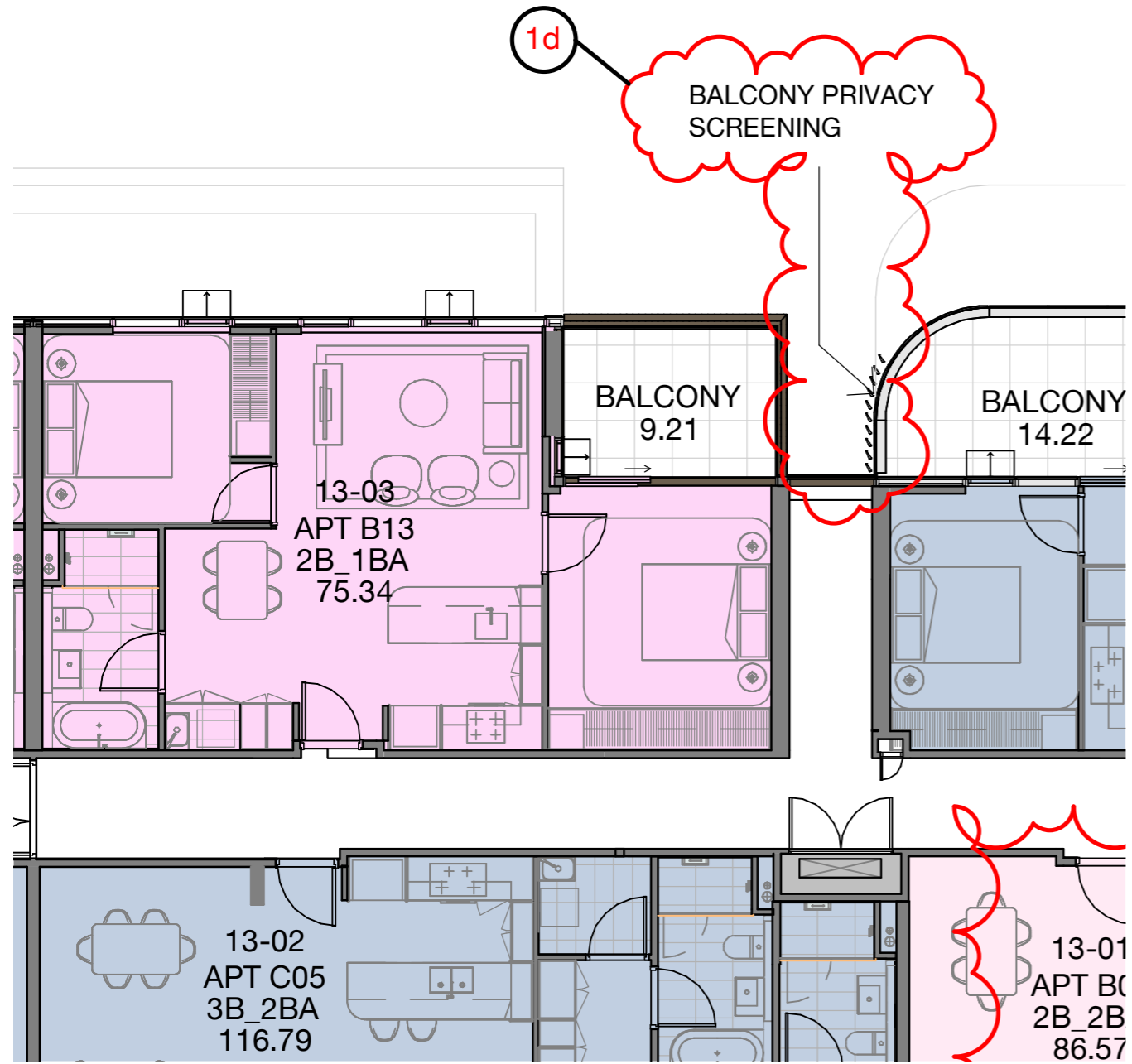
Proposed (Remix) Level 13 Plan



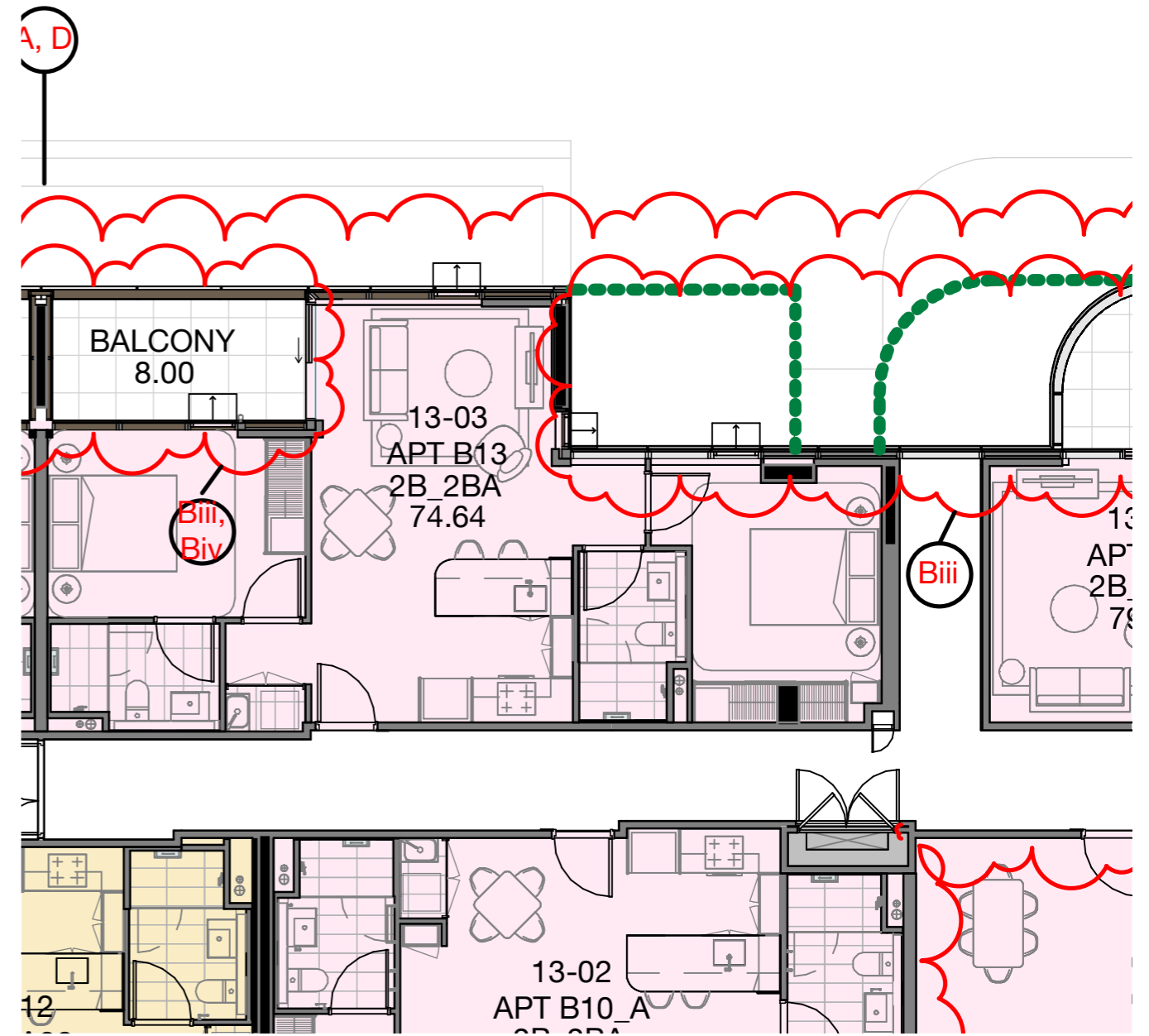
- Legend**
- DDO26 building height and setback envelope
 - Existing natural ground level from survey, taken at facade line or section line
 - Condition 1 envelope (24.10.23)
 - Studio apartment
 - 1-Bed apartment
 - 2-Bed apartment
 - 3-Bed apartment

Apartment Comparison

Level 13

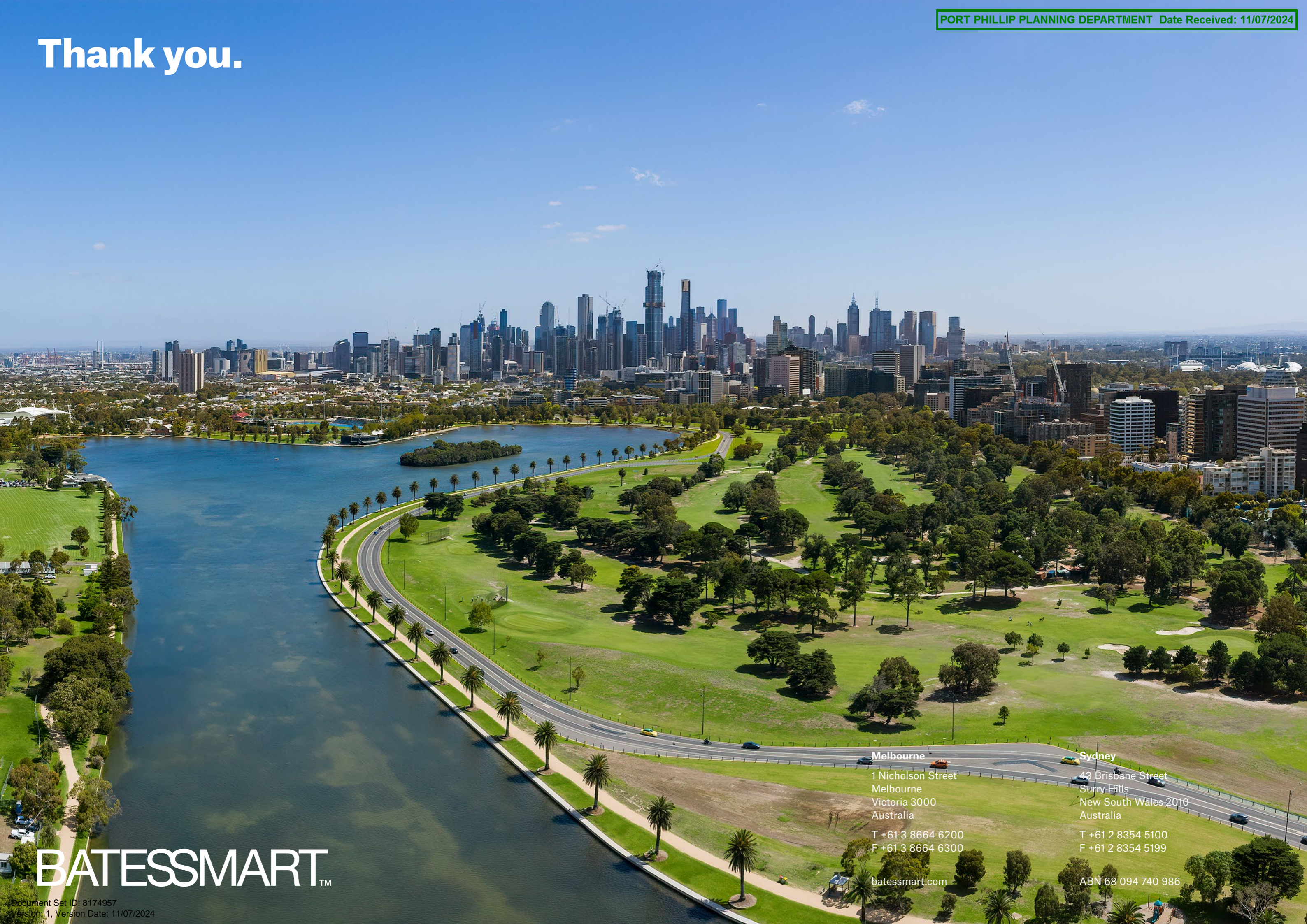


Endorsed Condition 1 Set



Proposed (Remix)

Thank you.



BATESSMART™

Melbourne

1 Nicholson Street
Melbourne
Victoria 3000
Australia

T +61 3 8664 6200
F +61 3 8664 6300

batesmart.com

Sydney

43 Brisbane Street
Surry Hills
New South Wales 2010
Australia

T +61 2 8354 5100
F +61 2 8354 5199

ABN 68 094 740 986