Status
TOWN PLANNING

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME
CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 1 of 26
Signed:
for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

BILLS STREET, HAWTHORN

NO	SHEET NAME
TP00.00	COVER SHEET
TP01.00	EXISTING/DEMO SITE PLAN
TP01.01	PROPOSED SITE PLAN
TP01.02	FLOOR PLAN - LWR GR 2
TP01.03	FLOOR PLAN - LWR GR 1
TP01.04	FLOOR PLAN - GROUND
TP01.05	FLOOR PLAN - LEVEL 1
TP01.06	FLOOR PLAN - LEVEL 2
TP01.07	FLOOR PLAN - LEVEL 3
TP01.08	FLOOR PLAN - LEVEL 4
TP01.09	FLOOR PLAN - LEVEL 5
TP01.10	FLOOR PLAN - LEVEL 6
TP01.11	FLOOR PLAN - ROOF
TP02.01	SITE SECTIONS
TP02.02	SITE SECTIONS
TP02.03	SITE ELEVATIONS
TP02.04	SITE ELEVATIONS
TP02.05	CARPARK RAMP DETAILS
TP02.06	BALUSTRADE & SCREEN DETAILS
TP03.01	TYPICAL APARTMENTS
TP03.02	TYPICAL APARTMENTS
TP03.03	TYPICAL APARTMENTS
TP04.01	SHADOW STUDIES 22 SEPT
TP04.02	SHADOW STUDIES 22 SEPT - SPOS 9AM
TP04.03	SHADOW STUDIES 22 SEPT - SPOS 10AM
TP04.04	SHADOW STUDIES 22 SEPT - SPOS 11AM

NO	SHEET NAME
TP04.05	SHADOW STUDIES 22 SEPT - SPOS 12PM
TP04.06	SHADOW STUDIES 22 SEPT - SPOS 1PM
TP04.07	SHADOW STUDIES 22 SEPT - SPOS 2PM
TP04.08	SHADOW STUDIES 22 SEPT - SPOS 3PM
TP04.09	SHADOW STUDIES 21 JUNE - COS
TP04.10	SHADOW STUDIES 21 JUNE - COS
TP04.11	SHADOW STUDIES 21 JUNE - COS
TP04.12	SHADOW STUDIES 21 JUNE - COS

Development summary

Proposed Social Housing Mix

Apartment Types	Quantity	Proposed mix
1 BR	57	55%
2 BRs	31	30%
3 BRs	15	15%
Total	**103**	**100%**

Proposed Affordable Housing Mix

Apartment Types	Quantity	Proposed mix
1 BR	31	30%
2 BRs	52	50%
3 BRs	20	20%
Total	**103**	**100%**

Proposed Mix

	Proposed
Social	50%
Affordable	50%

Car Parking Ratios

Required		Proposed			
Rate (Cl 52.20)	No. Spaces	Rate		No. Spaces	
0.6	**123**	**0.8**	1.0 Affordable	**165**	103 Affordable
			0.6 Social		62 Social

*Under Clause 52.20 there is no requirement for visitor parking to be provided on-site as part of the development.

Proposed Bike Parking

	Proposed
Visitors	14
Residents	125

Site Coverage

	Area (m²)
Site Area	10,081
Building Area	6,031
	59.8 %

Permability

	Area (m²)
Site Area	10,081
Pervious Surfaces Area	2,110
	20.9 %

Deep Soil Area

	Area (m²) / %
Required**	705.7 / 7%
Provided	743.0 / 7.37%

Canopy Trees

	Approx. Area (m²)
Required	2,365
Existing Trees	843
Proposed Trees	3,622
Total	4,465

**Retained trees No.03, 16a & 20 are above 8m. As per Table 5 of clause 52.20, the minimum deep soil requirement is 7% of the site area with a minumum dimension of 6m.

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ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

Project Title
BILLS STREET HAWTHORN
1-12 BILLS ST, HAWTHORN

Drawing Title
COVER SHEET

Drawn By	Checked By	Date Printed	Scale
Author	Checker	9/23/2021 3:59:47 PM	@A0

Project No	Drawing No	Revision
2480	AR-TP00.00	B

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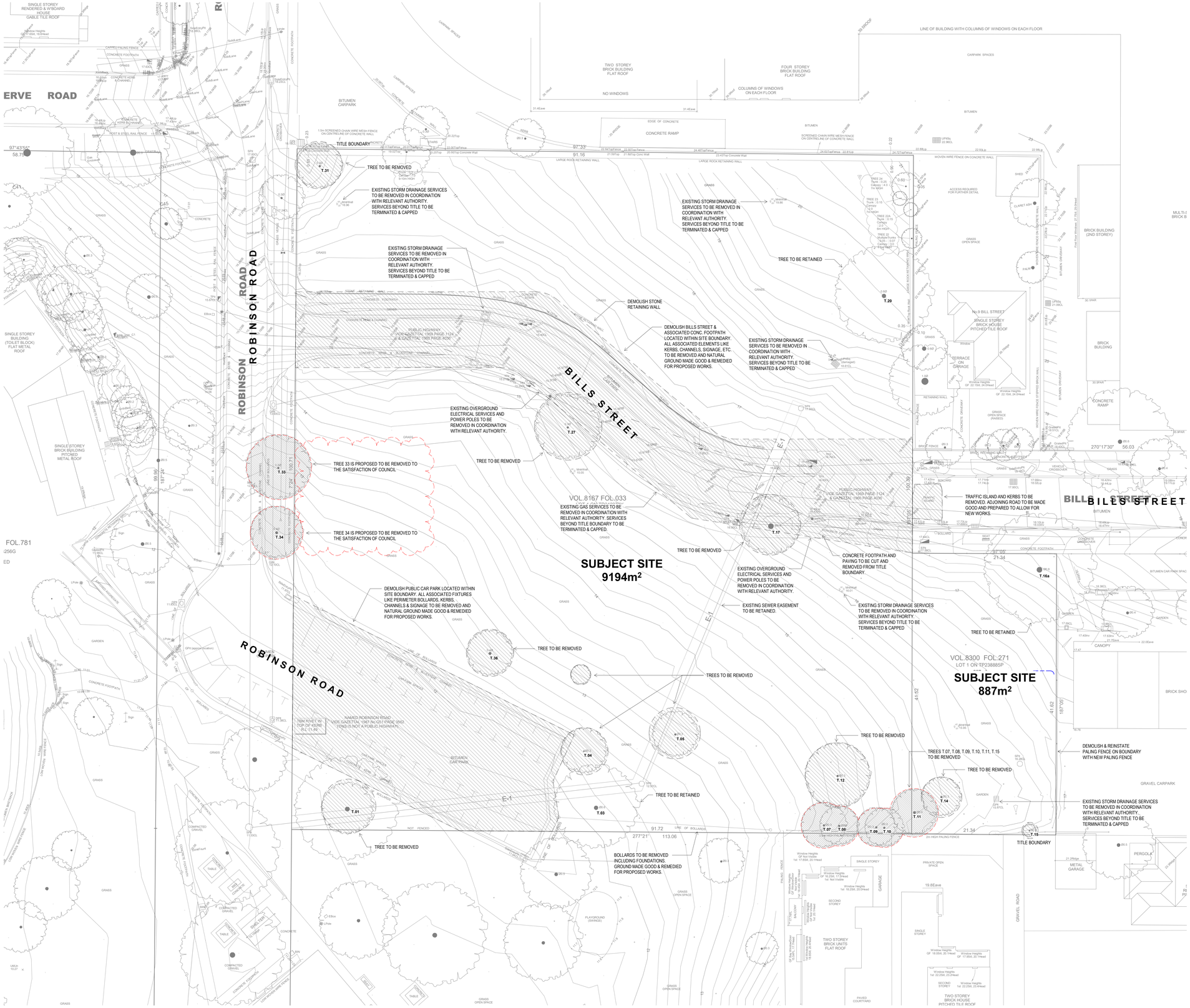
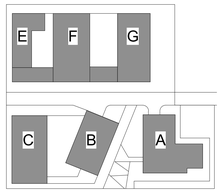


KEY PLAN



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BILLS STREET
HAWTHORN
1-12 BILLS ST,
HAWTHORN

Drawing Title
EXISTING/DEMO SITE PLAN

Drawn By	Checked By	Date Printed	Scale
Author	Checker	9/23/2021 3:59:49 PM	1 : 200@A0

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2480	AR-TP01.00	B

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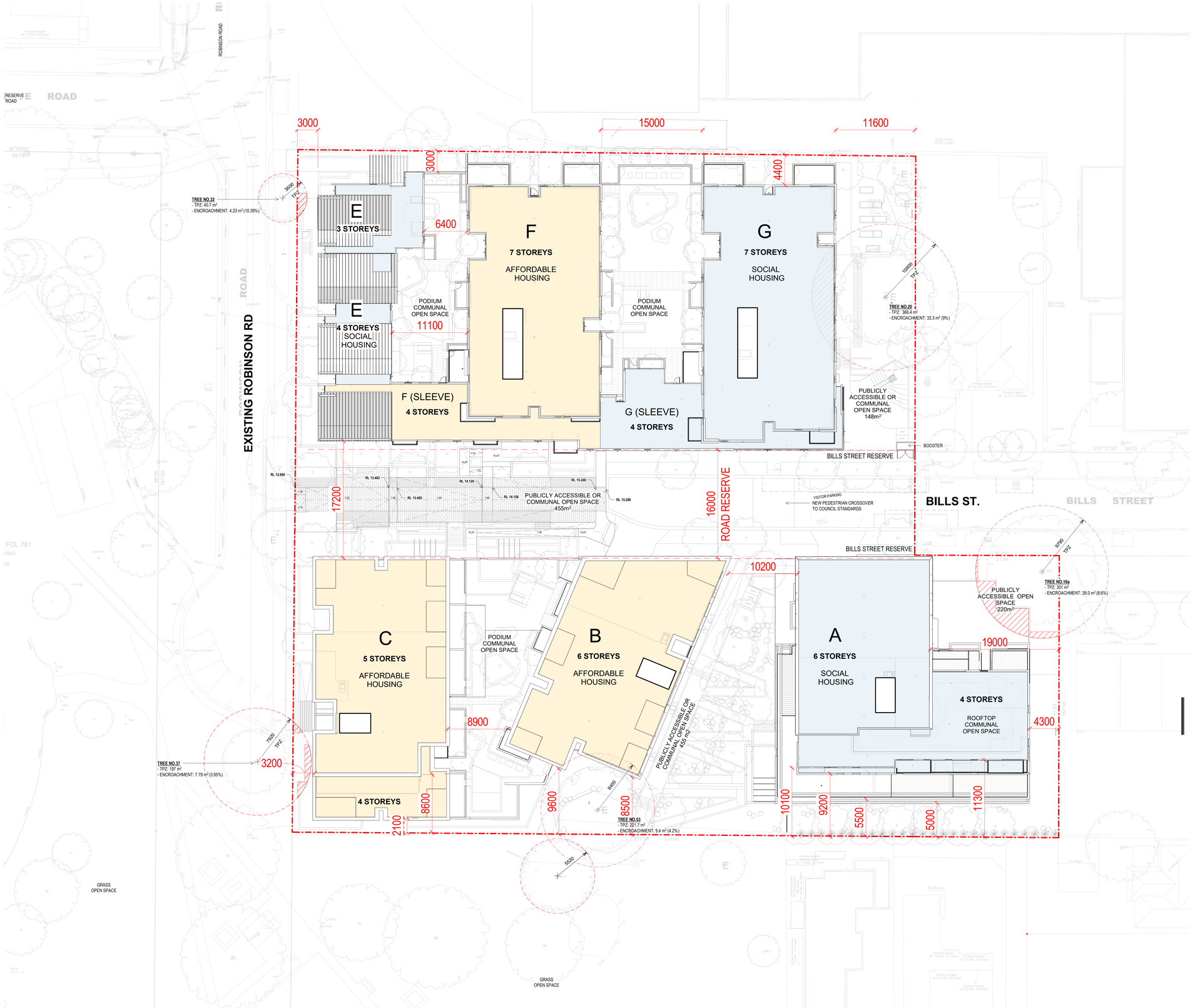

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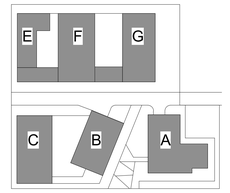

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Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST,
HAWTHORN

Drawing Title
PROPOSED SITE PLAN

Drawn By	Checked By	Date Printed	Scale
Author	Checker	9/23/2021 3:59:57 PM	1 : 200@A0

Project No	Drawing No	Revision
2480	AR-TP01.01	B

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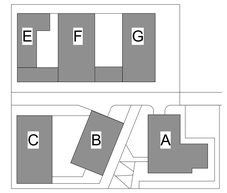

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Client

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Project Title

BILLS STREET
HAWTHORN

1-12 BILLS ST,
HAWTHORN

Drawing Title

FLOOR PLAN - LWR GR 2

Drawn By	Checked By	Date Printed	Scale
Author	Checker	9/23/2021 4:00:07 PM	As Indicated@A0

Project No	Drawing No	Revision
2480	AR-TP01.02	B

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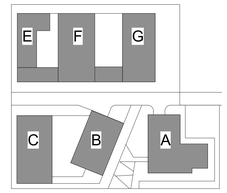

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Project Title

BILLS STREET
HAWTHORN

1-12 BILLS ST,
HAWTHORN

Drawing Title

FLOOR PLAN - LWR GR 1

Drawn By	Checked By	Date Printed	Scale
JL	Checker	9/23/2021 4:00:18 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP01.03	B

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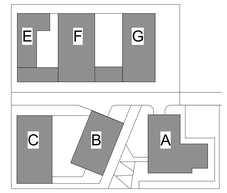

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Project Title
BILLS STREET HAWTHORN
1-12 BILLS ST, HAWTHORN

Drawing Title
FLOOR PLAN - GROUND

Drawn By	Checked By	Date Printed	Scale
JL	Checker	9/23/2021 4:00:28 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP01.04	B

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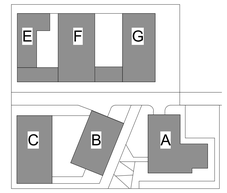

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Project Title

BILLS STREET
HAWTHORN

1-12 BILLS ST,
HAWTHORN

Drawing Title

FLOOR PLAN - LEVEL 1

Drawn By	Checked By	Date Printed	Scale
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Project No	Drawing No	Revision
2480	AR-TP01.05	B

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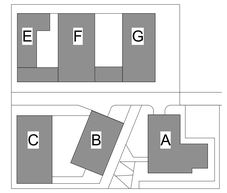

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Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST,
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Drawing Title
FLOOR PLAN - LEVEL 2

Drawn By	Checked By	Date Printed	Scale
JL	Checker	9/23/2021 4:01:03 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP01.06	B

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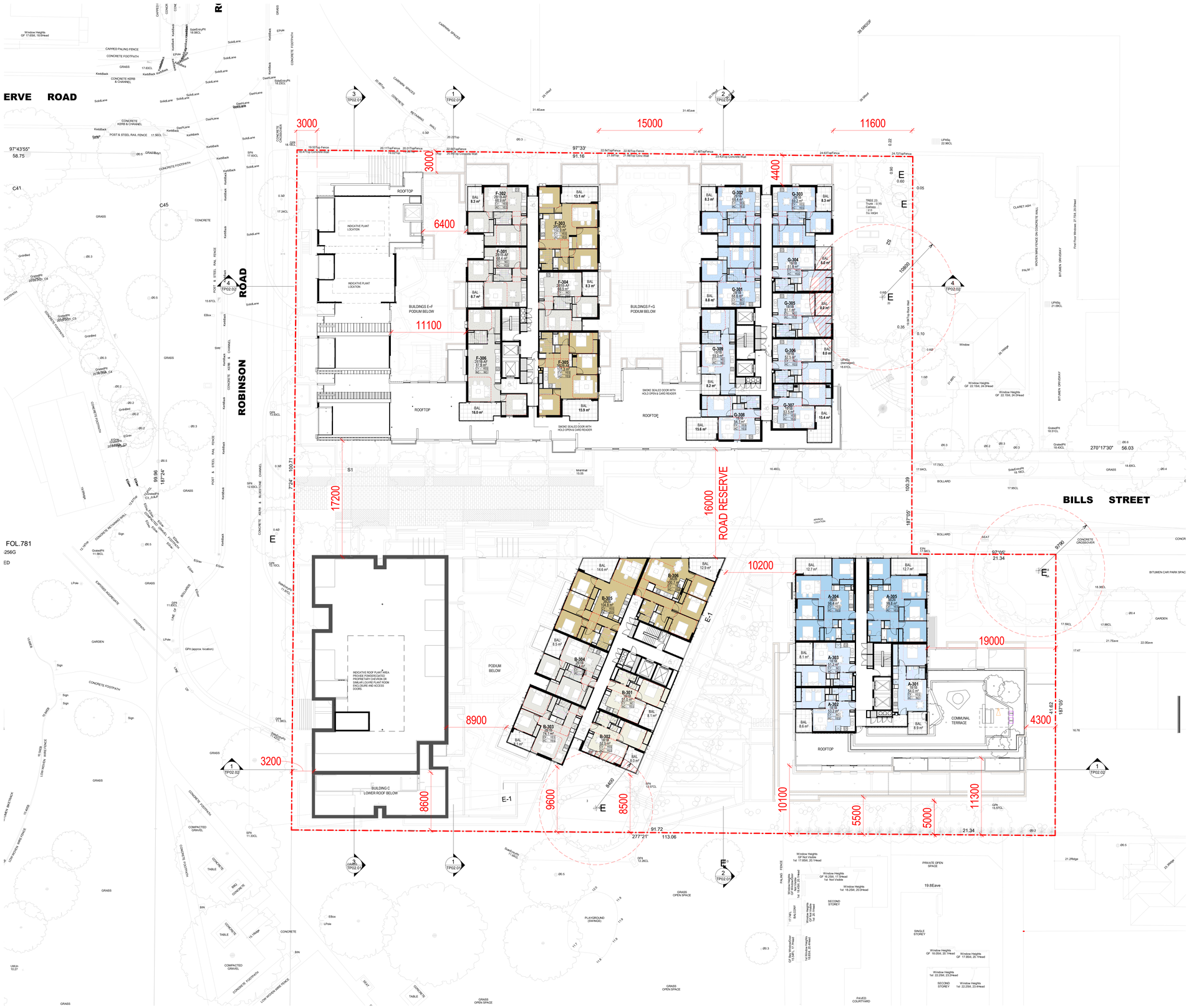

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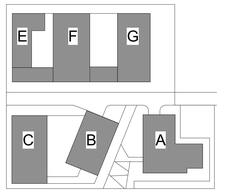

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Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST,
HAWTHORN

Drawing Title
FLOOR PLAN - LEVEL 3

Drawn By	Checked By	Date Printed	Scale
JL	Checker	9/23/2021 4:01:19 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP01.07	B

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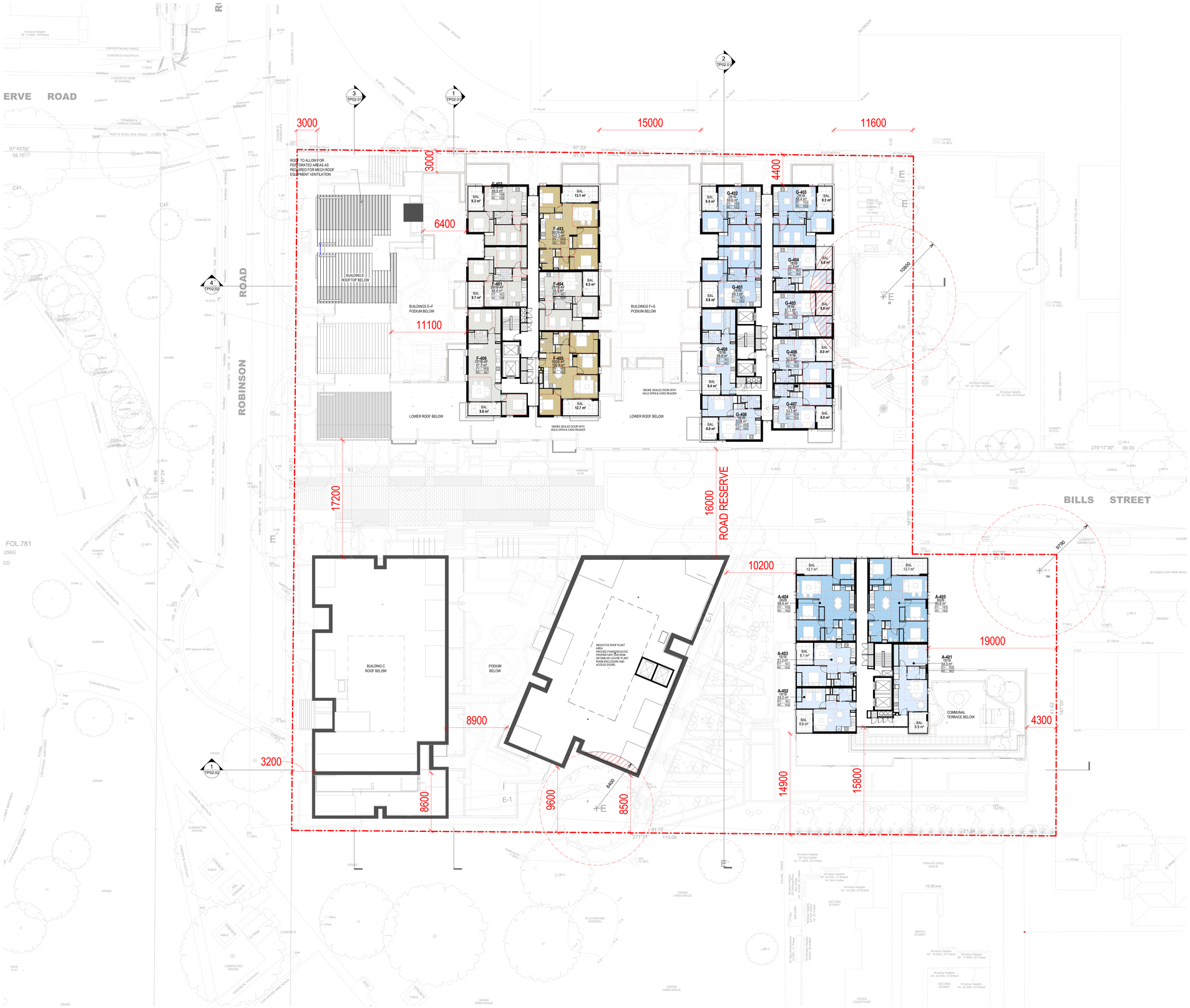

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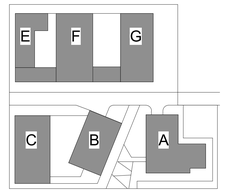

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Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST,
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Drawing Title
FLOOR PLAN - LEVEL 4

Drawn By	Checked By	Date Printed	Scale
JL	Checker	9/23/2021 4:01:32 PM	As indicated@A0

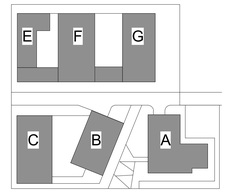
Project No	Drawing No	Revision
2480	AR-TP01.08	B

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only © Copyright 2008 All rights reserved

Status

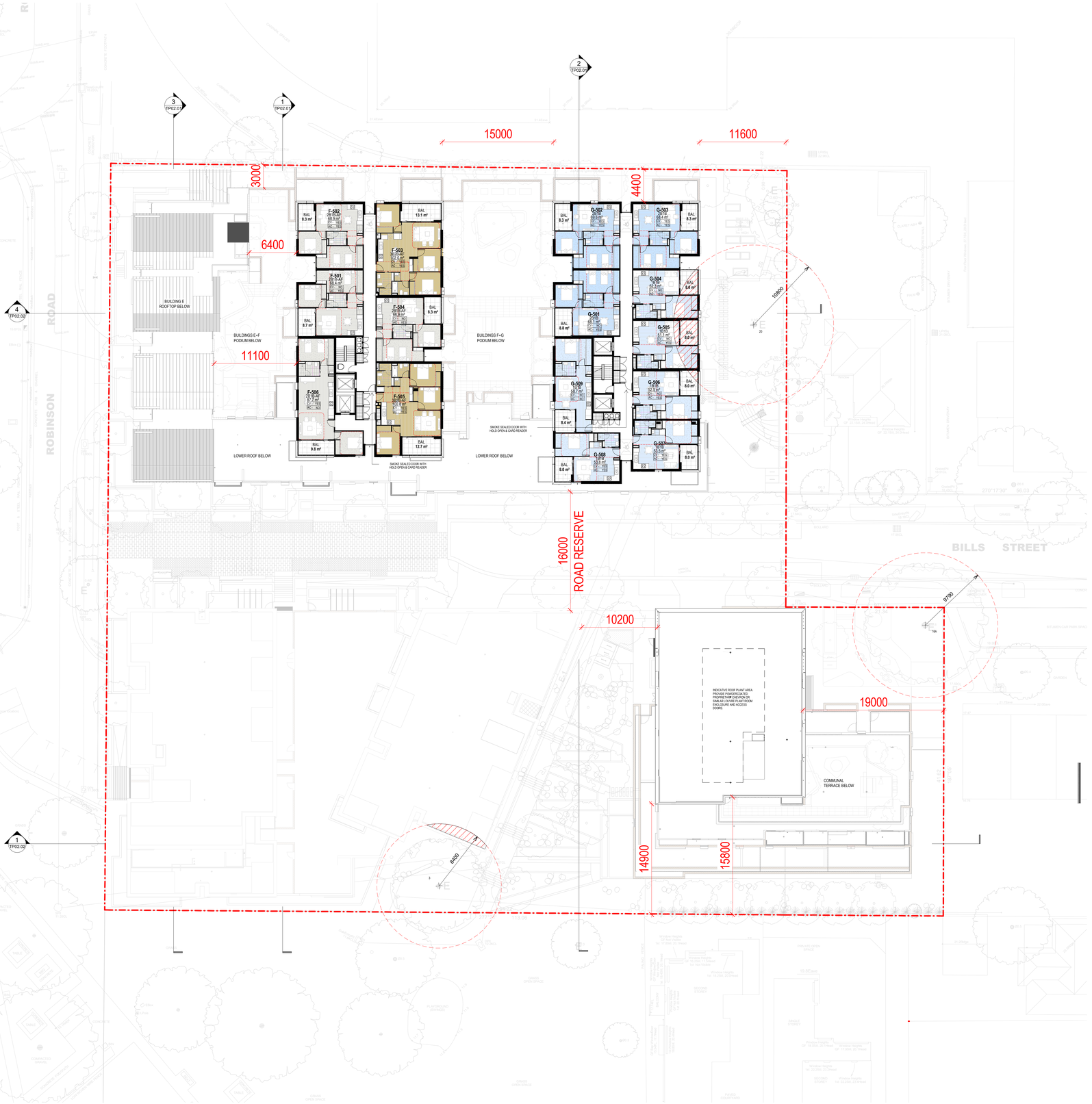
TOWN PLANNING

KEY PLAN



NOTE:

ALL APARTMENT CONDENSER UNITS TO BE MOUNTED ON BUILDING ROOF LEVEL ONLY. NO UNITS TO BE LOCATED ON BALCONIES



PLANNING and ENVIRONMENT ACT
BARONDARA PLANNING SCHEME

CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 11 of 36

Signed for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Rev	Description	Date
B	TOWN PLANNING APPLICATION UPDATE	23.09.2021
A	TOWN PLANNING APPLICATION	27.08.2021

Melbourne
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

Sydney
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11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

Brisbane
Level 12,
324 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

ABN: 84006594261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tisdall 8028

Client

VICTORIA State Government

Project Title

BILLS STREET
HAWTHORN

1-12 BILLS ST,
HAWTHORN

Drawing Title

FLOOR PLAN - LEVEL 5

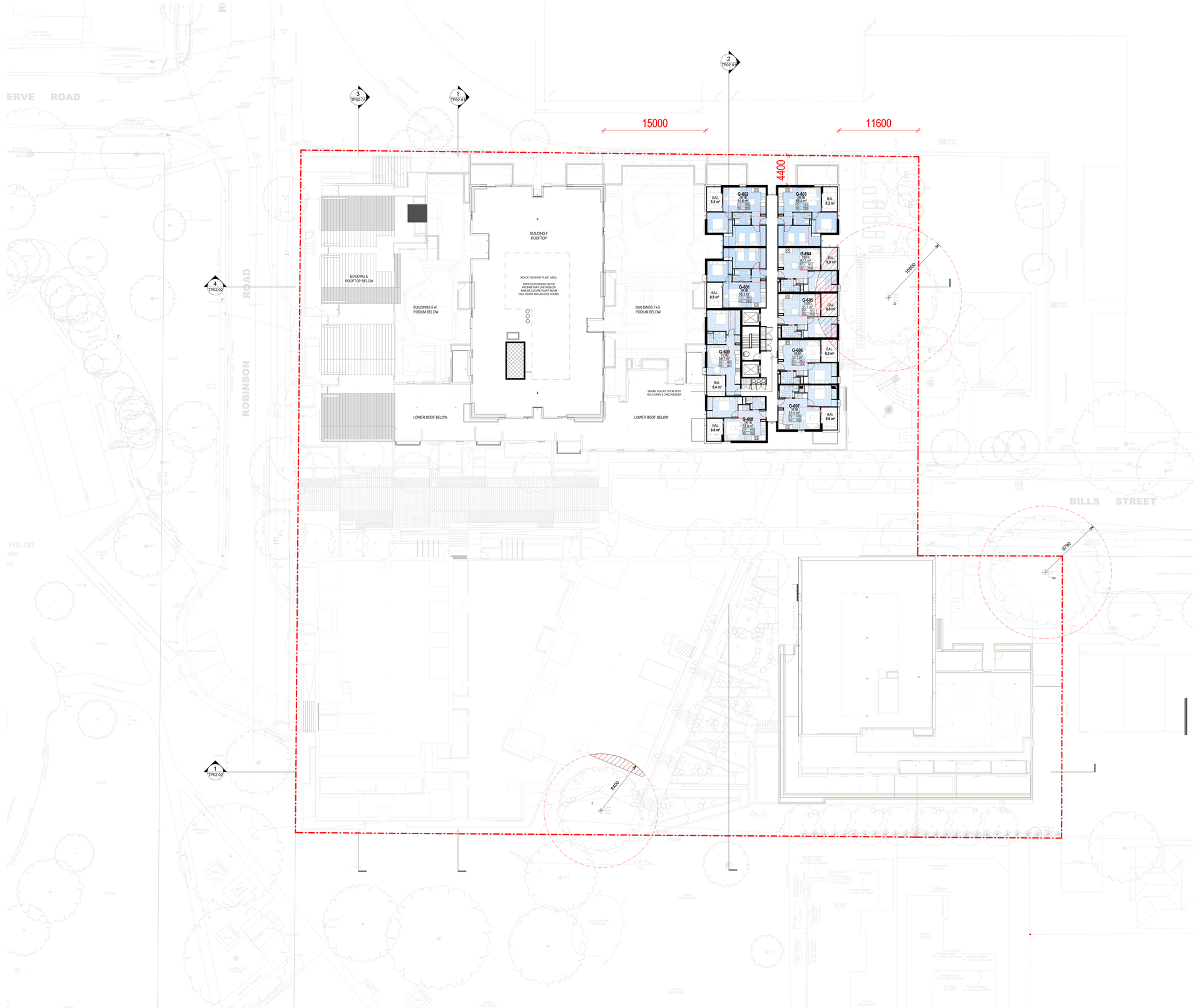
Drawn By	Checked By	Date Printed	Scale
JL	Checker	9/23/2021 4:01:47 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP01.09	B

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work.Work shall also conform to the specification. shop drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2006 All rights reserved

Status

TOWN PLANNING



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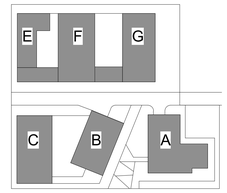

NOTE:

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PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME

CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 12 of 36

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MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
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Rev	Description	Date
B	TOWN PLANNING APPLICATION UPDATE	23.09.2021
A	TOWN PLANNING APPLICATION	27.08.2021

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Sydney
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Brisbane Qld 4000
T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client

VICTORIA State Government

Project Title

BILLS STREET
HAWTHORN

1-12 BILLS ST,
HAWTHORN

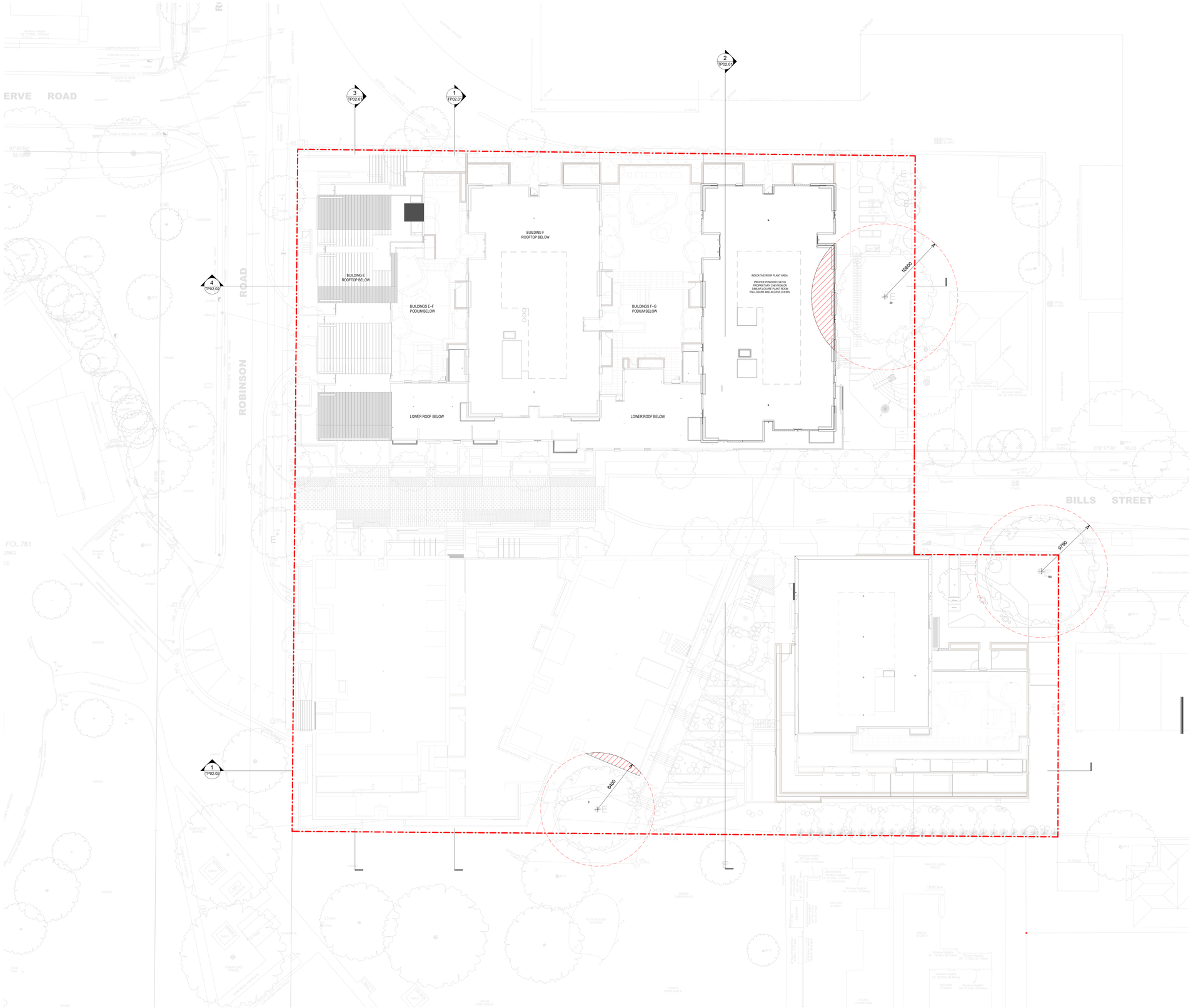
Drawing Title

FLOOR PLAN - LEVEL 6

Drawn By	Checked By	Date Printed	Scale
JL	Checker	9/23/2021 4:02:00 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP01.10	B

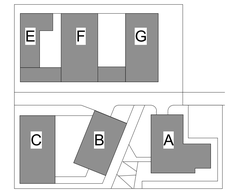
Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work shall and conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved



Status

TOWN PLANNING

KEY PLAN



NOTE:

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PLANNING and ENVIRONMENT ACT
BARONDARA PLANNING SCHEME
CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 13 of 36
Signed:
for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
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Rev	Description	Date
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Brisbane Qld 4000
T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client

VICTORIA State Government

Project Title

BILLS STREET
HAWTHORN

1-12 BILLS ST,
HAWTHORN

Drawing Title

FLOOR PLAN - ROOF

Drawn By	Checked By	Date Printed	Scale
JL	Checker	9/23/2021 4:02:13 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP01.11	B

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work.Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant for approval and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.©
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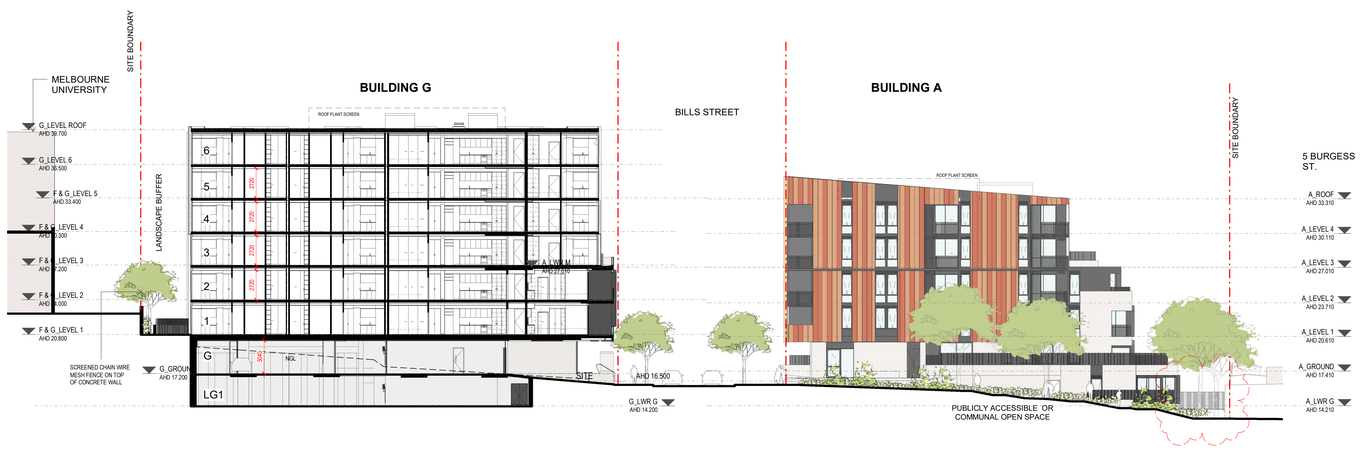
1 / P03.00 SITE SECTION 1 1 : 200



2 / P03.00 SITE SECTION 2 1 : 200

3 / P03.00 SITE SECTION 3 1 : 200

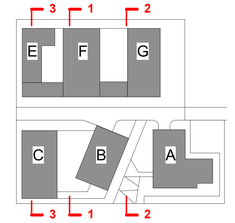
PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME

CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 14 of 36

Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Status
TOWN PLANNING

KEY PLAN



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ABN: 84008394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST,
HAWTHORN

Drawing Title
SITE SECTIONS

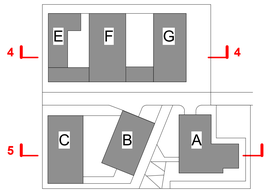
Drawn By	Checked By	Date Printed	Scale
Author	Checker	9/23/2021 4:25:03 PM	1 : 200@A0

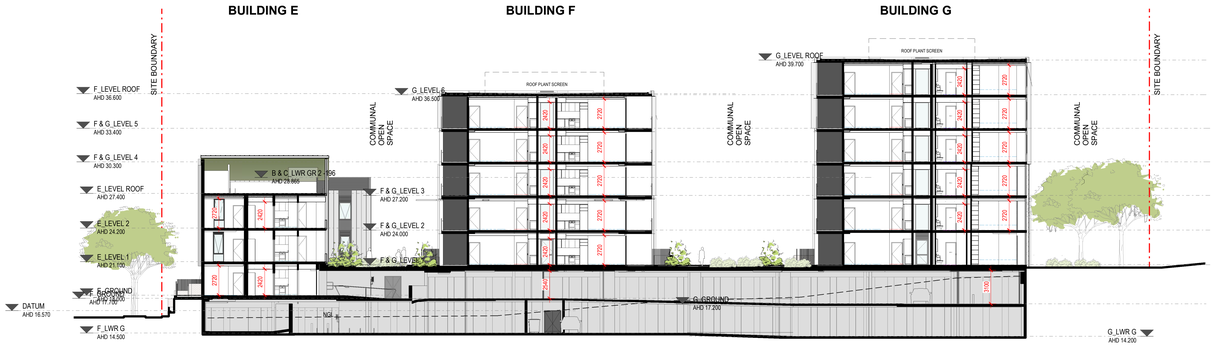
Project No	Drawing No	Revision
2480	AR-TP02.01	B

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work.Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a license to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2006 All rights reserved.

Status
TOWN PLANNING

KEY PLAN





4 SITE SECTION 4
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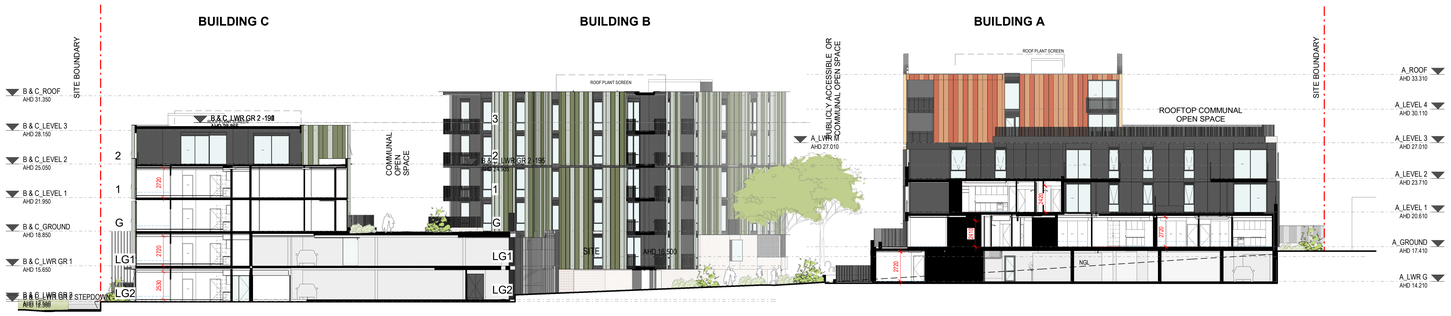
PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME

CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 15 of 36

Signed: for
MINISTER FOR ENERGY, ENVIRONMENT
AND CLIMATE CHANGE
Date: 5 Nov 2021



1 SITE SECTION 5
P03.00 1 : 200

Rev	Description	Date
A	TOWN PLANNING APPLICATION	27.08.2021

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Brisbane
Level 12,
324 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

ABN: 84000364261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

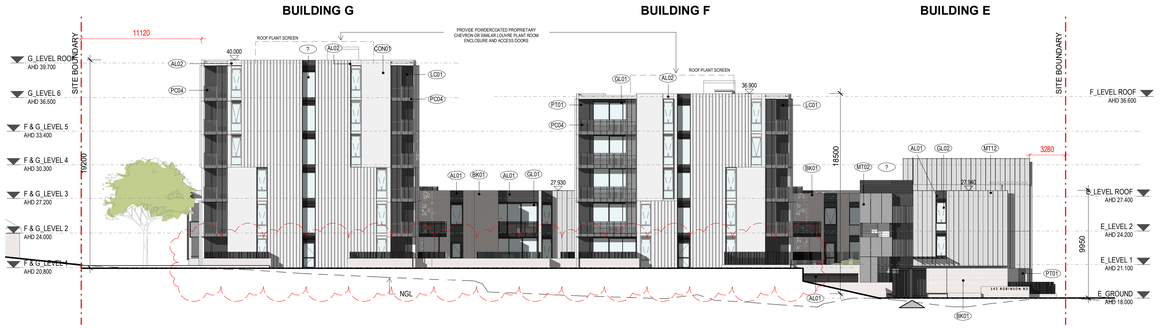
Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST,
HAWTHORN

Drawing Title
SITE SECTIONS

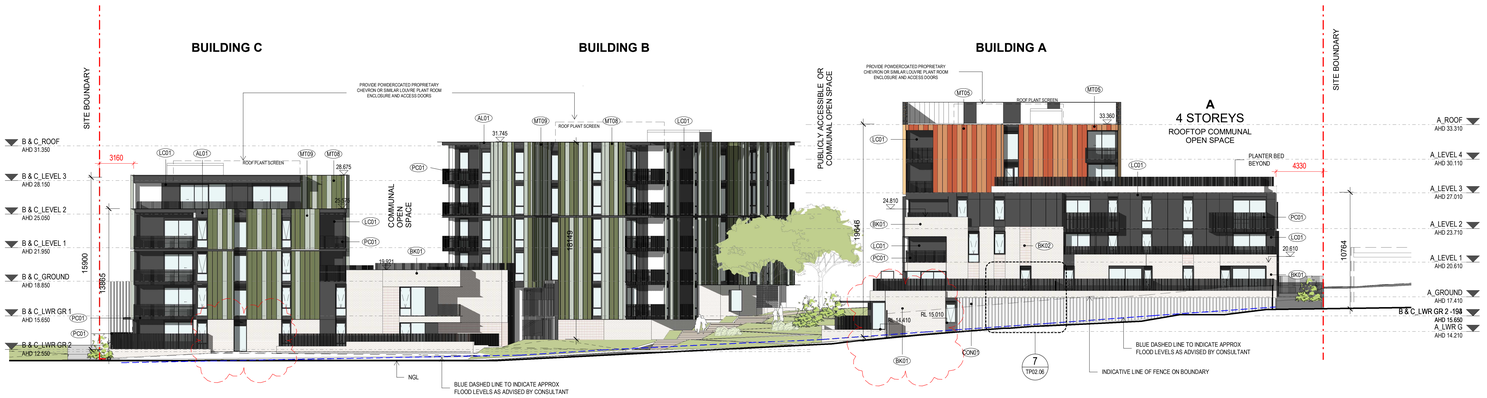
Drawn By	Checked By	Date Printed	Scale
Author	Checker	8/27/2021 4:18:16 PM	1 : 200@A0

Project No	Drawing No	Revision
2480	AR-TP02.02	A

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved



1 NORTH ELEVATION- SITE
1 : 200



2 SOUTH ELEVATION- SITE
1 : 200

3 EAST ELEVATION- SITE
1 : 200

ALL BUILDINGS - EXTERNAL MATERIALS & FINISHES				
CODE	SUPPLIER	DESCRIPTION	FINISH/COLOUR	COMMENTS
BK01	ROBERTSONS	MASONRY BRICKS STRETCHER BOND	ROBERTSONS HAWTHORN TAN	
BK02	ROBERTSONS	MASONRY BRICKS STACK BOND	ROBERTSONS HAWTHORN TAN	
BK03	ROBERTSONS	MASONRY BRICKS STRETCHER BOND	ROBERTSONS HAWTHORN TAN	
CON10		CLASS 2 FINISH CONCRETE SLABS	OFF-FORM CLASS 2 FINISH	
CON11	NAWKAW	PAINT FINISH TO CONCRETE SLAB & COLUMNS		
CON21	NAWKAW	PAINT FINISH TO CONCRETE SLAB & COLUMNS		
LC01	JAMES HARDIE	LIGHTWEIGHT FC CLADDING	JAMES HARDIE EXOTEC OR SIMILAR CHARCOAL COLOUR	
MT15		LIGHTWEIGHT METAL CLADDING, EXPRESS JOINT	CHARCOAL	
PC01	ALLULINE		CHARCOAL MATT POWDERCOAT	
RS01		PROFILED METAL ROOF SHEETING	COLORBOND LIGHT COLOUR	
AL01		WINDOW FRAMES, COVER PLATES, SASHES & FLASHING	CHARCOAL MATT POWDERCOAT	
GL01		GLAZING TO BALCONY/POS WINDOWS & DOORS	CLEAR GLASS, DOUBLE GLAZED	
GL02		GLAZING TO FACADE WINDOW	GREY COLOUR GLASS, DOUBLE GLAZED	

BUILDING A - EXTERNAL MATERIALS & FINISHES				
MT04		LIGHTWEIGHT METAL CLADDING, VERTICAL STANDING SEAM	ITALIAN CLAY OR SIMILAR	

BUILDING B & C - EXTERNAL MATERIALS & FINISHES				
MT09		LIGHTWEIGHT METAL CLADDING, VERTICAL STANDING SEAM	VARIEGATED FROND OR SIMILAR	

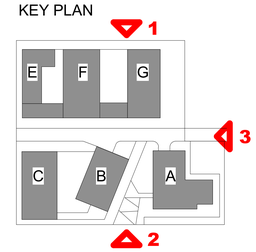
BUILDING E - EXTERNAL MATERIALS & FINISHES				
LC02		LIGHTWEIGHT FC CLADDING	JAMES HARDIE EXOTEC OR SIMILAR VARIEGATED FROND COLOUR	
MT03		PERFORATED ALUMINIUM TO FIRE STAIR	CHARCOAL	
MT12		LIGHTWEIGHT METAL CLADDING, VERTICAL STANDING SEAM	SHALE GREY POWDERCOAT	
RS02		PROFILED METAL ROOF SHEETING	COLORBOND LIGHT COLOUR	

BUILDING F & G - EXTERNAL MATERIALS & FINISHES				
CON01		100% BRIGHTON LITE CONCRETE	OFF-FORM CLASS 2 FINISH	

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME
CONSENT UNDER CLAUSE 52.20
1 VPP2101324
ENDORSED PLAN
Sheet 16 of 36
Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Status
TOWN PLANNING

KEY PLAN



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Melbourne
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Brisbane Qld 4000
T +61 7 3211 9821

ABN: 84008394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7322, David Tisdall 8028

Client
VICTORIA State Government

Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST, HAWTHORN

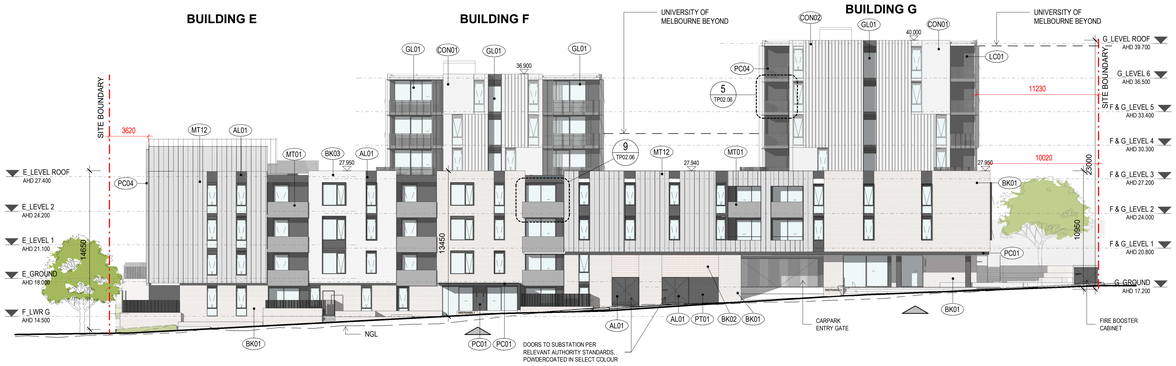
Drawing Title
SITE ELEVATIONS

Drawn By	Checked By	Date Printed	Scale
Author	Checker	9/23/2021 4:03:31 PM	1 : 200@A0

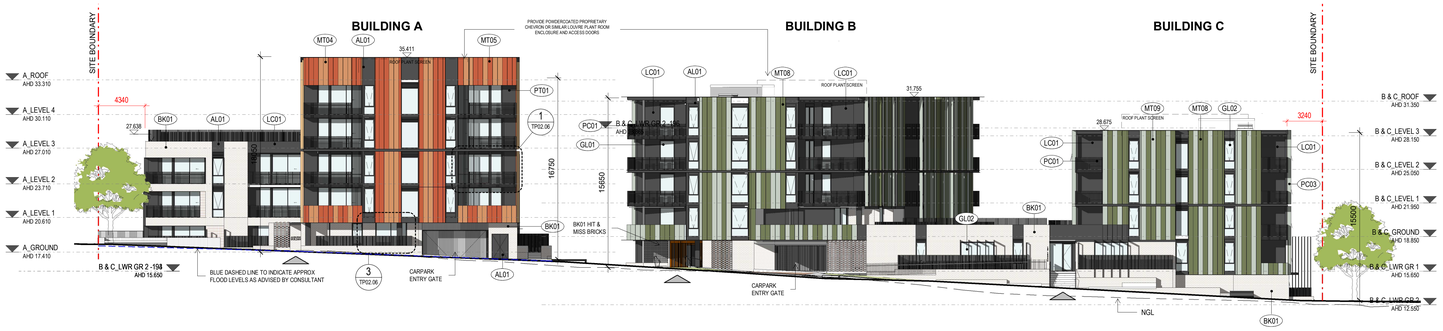
Project No	Drawing No	Revision
2480	AR-TP02.03	B

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies shall be reported to the Architect/Consultant before any work proceeds and be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved

1 WEST ELEVATION- SITE
1 : 200



2 BILLS STREET NORTH ELEVATION
1 : 200



3 BILLS STREET SOUTH ELEVATION
1 : 200

ALL BUILDINGS - EXTERNAL MATERIALS & FINISHES

CODE	SUPPLIER	DESCRIPTION	FINISH/COLOUR	COMMENTS
AL01		WINDOW FRAMES, COVER PLATES, SASHES & FLASHING	CHARCOAL MATT POWDERCOAT	
AL02		WINDOW FRAMES, COVER PLATES, SASHES & FLASHING	SHALE GREY POWDERCOAT	
BK01	ROBERTSONS	MASONRY BRICKS STRETCHER BOND	ROBERTSONS HAWTHORN TAN	
BK02	ROBERTSONS	MASONRY BRICKS STACK BOND	ROBERTSONS HAWTHORN TAN	
BK03	ROBERTSONS	MASONRY BRICKS STRETCHER BOND	ROBERTSONS HAWTHORN TAN	
CON10		CLASS 2 FINISH CONCRETE SLABS	OFF-FORM CLASS 2 FINISH	
CON11	NAWKAW	PAINT FINISH TO CONCRETE SLAB & COLUMNS		
CON12	NAWKAW	PAINT FINISH TO CONCRETE SLAB & COLUMNS		
GL01		GLAZING TO BALCONY/POS WINDOWS & DOORS	CLEAR GLASS, DOUBLE GLAZED	
GL02		GLAZING TO FACADE WINDOW	GREY COLOUR GLASS, DOUBLE GLAZED	
LC01	JAMES HARDIE	LIGHTWEIGHT FC CLADDING	JAMES HARDIE EXOTEC OR SIMILAR CHARCOAL COLOUR	
MT01		PERFORATED ALUMINIUM TO BALUSTRADES	CHARCOAL MATT POWDERCOAT	
MT15		LIGHTWEIGHT METAL CLADDING, EXPRESS JOINT	CHARCOAL	
PC01	ALULINE		CHARCOAL MATT POWDERCOAT	
RS01		PROFILED METAL ROOF SHEETING	COLORBOND LIGHT COLOUR	

BUILDING A - EXTERNAL MATERIALS & FINISHES

MT04		LIGHTWEIGHT METAL CLADDING, VERTICAL STANDING SEAM	ITALIAN CLAY OR SIMILAR	
PC02			PAW PAW OR SIMILAR POWDERCOAT	

BUILDING B & C - EXTERNAL MATERIALS & FINISHES

MT09		LIGHTWEIGHT METAL CLADDING, VERTICAL STANDING SEAM	VARIEGATED FROND OR SIMILAR	
MT10		VERTICAL FINS	CELERY GREEN OR SIMILAR	

BUILDING E - EXTERNAL MATERIALS & FINISHES

LC02		LIGHTWEIGHT FC CLADDING	JAMES HARDIE EXOTEC OR SIMILAR VARIEGATED FROND COLOUR	
MT03		PERFORATED ALUMINIUM TO FIRE STAIR	CHARCOAL	
MT12		LIGHTWEIGHT METAL CLADDING, VERTICAL STANDING SEAM	SHALE GREY POWDERCOAT	
RS02		PROFILED METAL ROOF SHEETING	COLORBOND LIGHT COLOUR	

BUILDING F & G - EXTERNAL MATERIALS & FINISHES

CON01		100% BRIGHTON LITE CONCRETE	OFF-FORM CLASS 2 FINISH	
CON02		100% BRIGHTON LITE CONCRETE	OFF-FORM CLASS 2 FINISH WITH RECKLI FORMLINER	

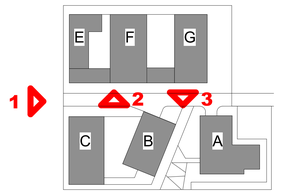
PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME

CONSENT UNDER CLAUSE 52.20
VPP2101324
ENDORSED PLAN
Sheet 17 of 36

Signed for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Status
TOWN PLANNING

KEY PLAN



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ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tonkoff 8028

Client
VICTORIA State Government

Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST,
HAWTHORN

Drawing Title
SITE ELEVATIONS

Drawn By	Checked By	Date Printed	Scale
Author	Checker	8/27/2021 4:20:14 PM	1 : 200@A0

Project No	Drawing No	Revision
2480	AR-TP02.04	A

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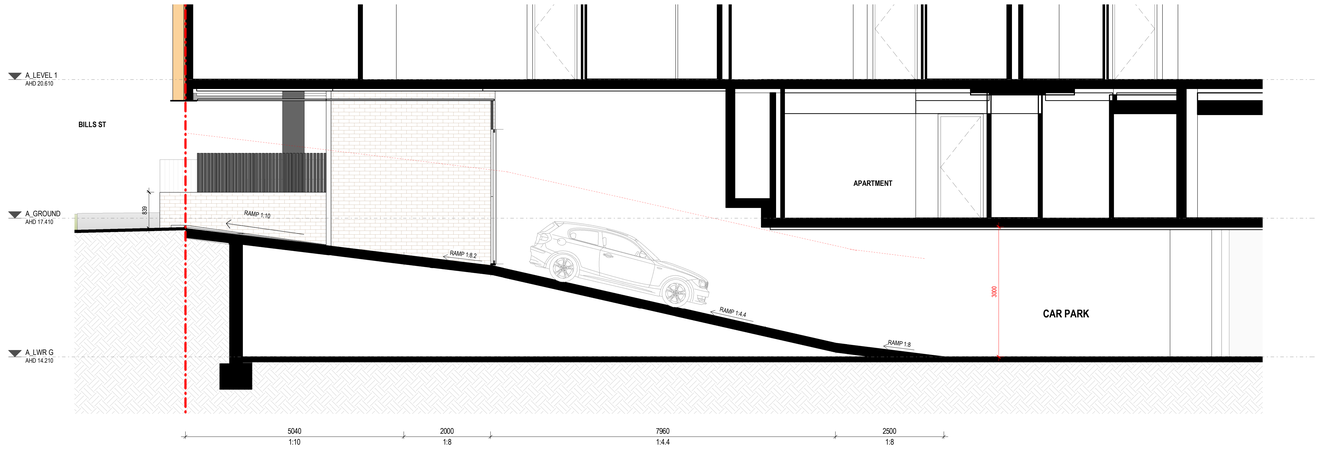
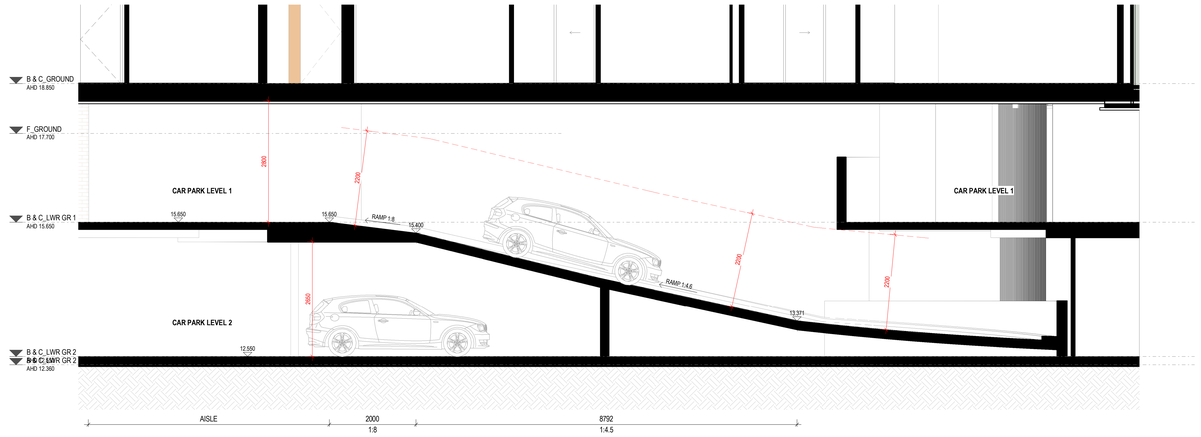
Status
TENDER ISSUE



1 A03.01 1 : 50 BUILDING A - CARPARK RAMP DETAILS



2 BUILDINGS B&C - CARPARK RAMP DETAILS
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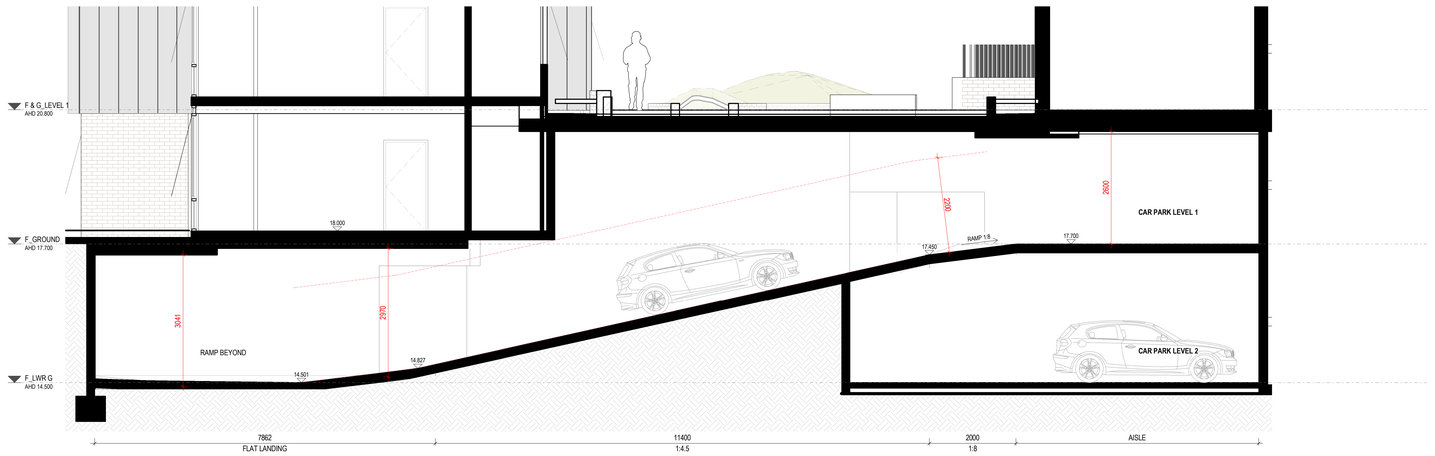

3 BUILDINGS EFG - CARPARK RAMP DETAILS
1 : 50

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME
CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 18 of 36
Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Rev	Description	Date
A	TOWN PLANNING APPLICATION	27.08.2021

Melbourne
Level 1
250 Flinders Lane
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T +61 3 9699 3644

Sydney
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
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Brisbane
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Brisbane Qld 4000
T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

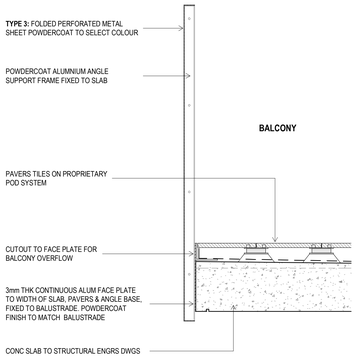
Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST,
HAWTHORN

Drawing Title
CARPARK RAMP DETAILS

Drawn By	Checked By	Date Printed	Scale
Author	Checker	8/27/2021 4:20:18 PM	1 : 50@A0

Project No	Drawing No	Revision
2480	AR-TP02.05	A

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work.Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hyball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hyball has been commissioned only.© Copyright 2006 All rights reserved



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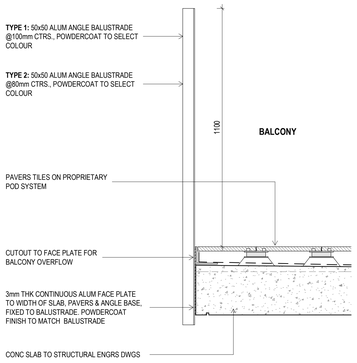

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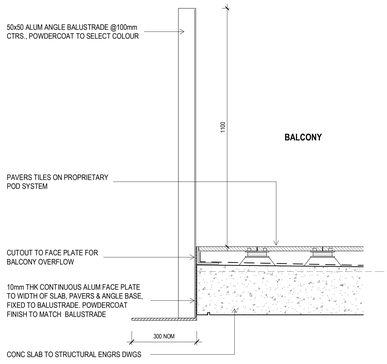

6 TYPICAL BALCONY TYPE 1 SECTION WITH SHROUD PLATE DETAIL
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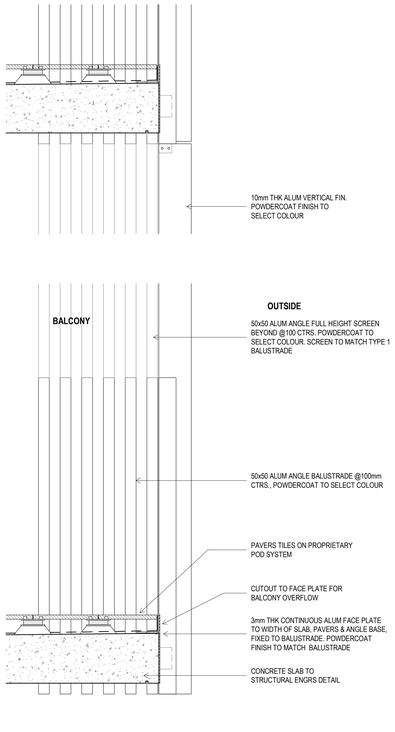

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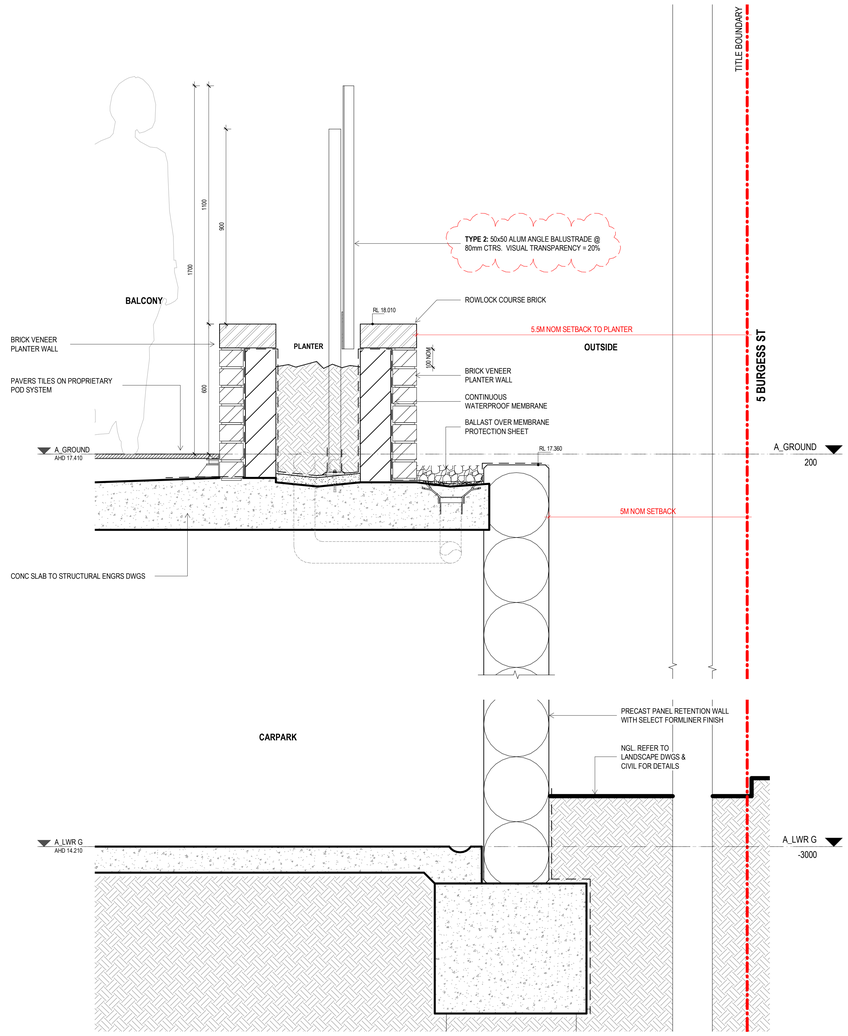
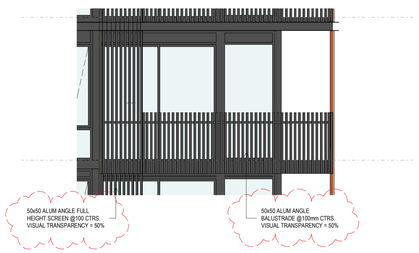


8 SECTION THROUGH BUILDING A SOUTH BOUNDARY RETENTION WALL
1 : 50

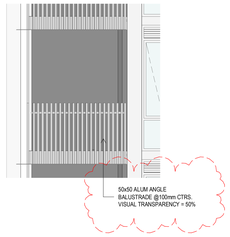
9 TYPICAL BALCONY TYPE 3 ELEVATION
TP02.04 1 : 50

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME
CONSENT UNDER CLAUSE 52.20
VPP2101324
ENDORSED PLAN
Sheet 19 of 36
Signed:
for MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

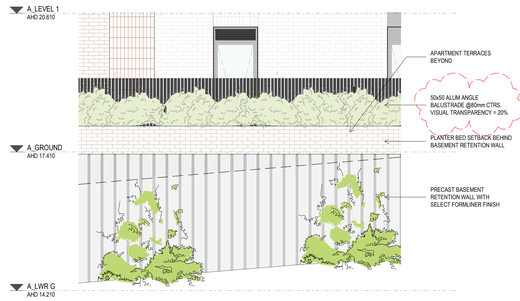


1 TYPICAL BALCONY TYPE 1 ELEVATION
TP02.04 1 : 50

3 TYPICAL BALCONY TYPE 2 ELEVATION
TP02.04 1 : 50



5 TYPICAL BALCONY TYPE 1 SECTION WITH SHROUD BASE PLATE DETAIL
TP02.04 1 : 50



7 BUILDING A SOUTH BOUNDARY ELEVATION
TP02.03 1 : 50

Rev	Description	Date
B	TOWN PLANNING APPLICATION UPDATE	23.09.2021
A	TOWN PLANNING APPLICATION	27.08.2021

Melbourne
Level 1
250 Flinders lane
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ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Project Title
BILLS STREET HAWTHORN

Project Address
1-12 BILLS ST, HAWTHORN

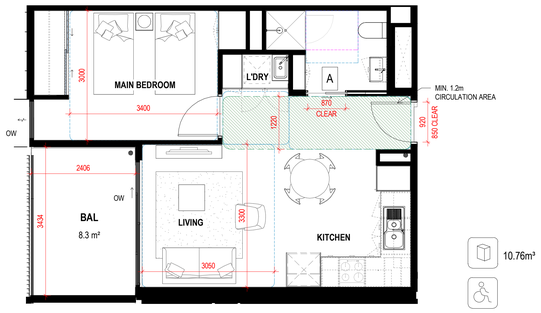
Drawing Title
BALUSTRADE & SCREEN DETAILS

Status
PRELIMINARY ISSUE

Drawn By	Checked By	Date Printed	Scale
Author	Checker	9/23/2021 4:03:38 PM	As indicated@A0

Project No	Drawing No	Revision
2480	ATP02.06	B

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved



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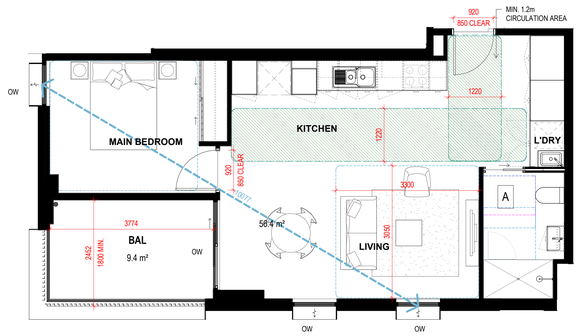

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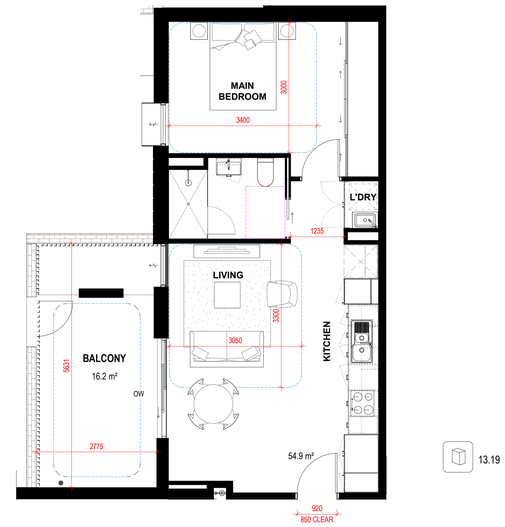

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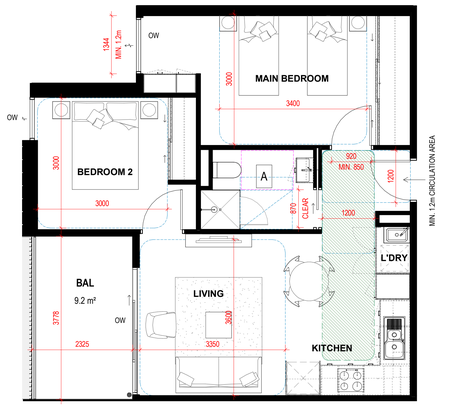

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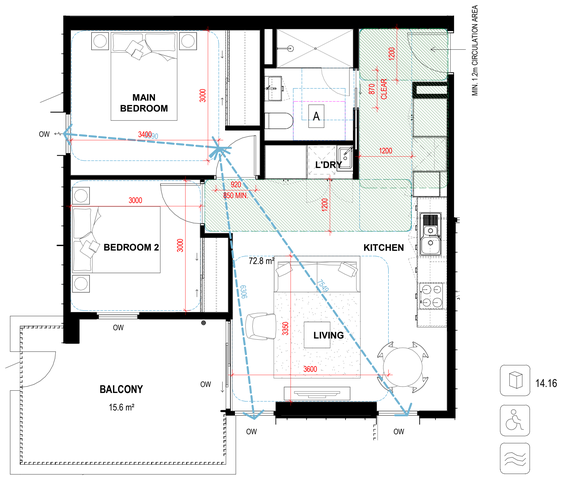

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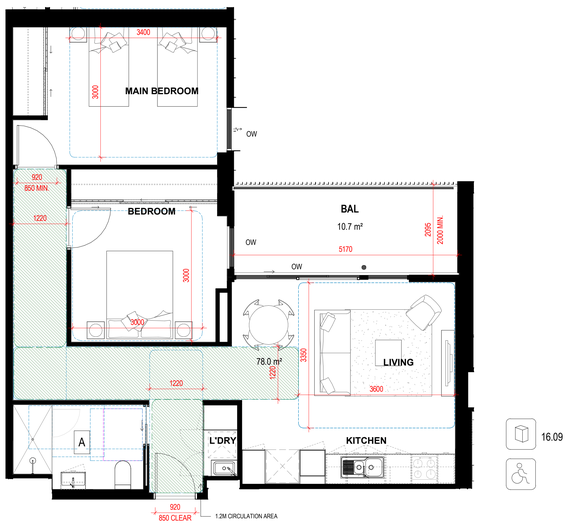

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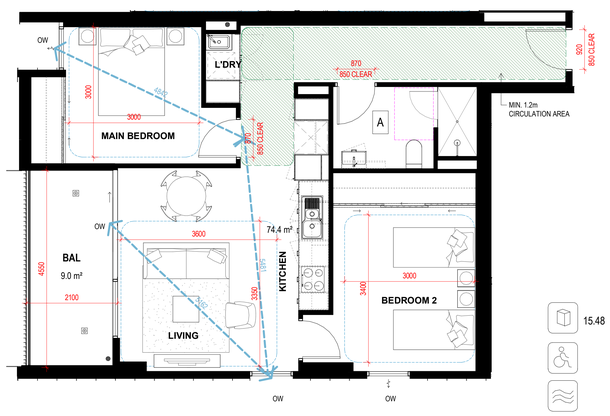

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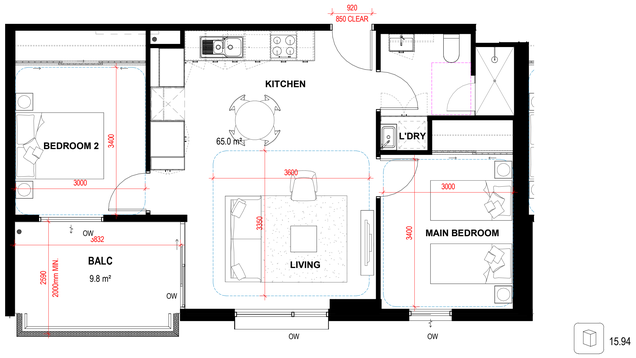

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TYPICAL 2B1B - TYPE 4 (2x INSTANCES)

16.09

TYPICAL 2B1B - TYPE 5 (2x INSTANCES)

Status

TOWN PLANNING

LEGEND

- 1 BED LIVING -MIN CLEARANCE 10.9 m² (3.3)
- 2+ BED LIVING -MIN CLEARANCE 12m² (3.6)
- MAIN BED -MIN CLEARANCE 3.4m x 3.0m
- OTHER BED -MIN CLEARANCE 3.0m x 3.0m
- LHA SILVER TOILET CLEARANCE 0.9m x 1.2m
- A — BATH A- CIRCULATION TO OPTION D17 REQUIREMENTS
- CIRCULATION -IN ACCORDANCE WITH D17 REQUIREMENTS
- OW — OPERABLE WINDOW
- STORAGE CAGE
- STORAGE VOLUME COMPLY WITH B.A.D.S
- ACCESSIBILITY COMPLY WITH B.A.D.S
- CROSSVENT COMPLY WITH B.A.D.S
- BREEZE PATH LENGTH COMPLY WITH B.A.D.S

NOTE:

ALL APARTMENT CONDENSER UNITS TO BE MOUNTED ON BUILDING ROOF LEVEL ONLY. NO UNITS TO BE LOCATED ON BALCONIES

PLANNING and ENVIRONMENT ACT
BARONDARA PLANNING SCHEME
CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 20 of 36
Signed:
for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Rev	Description	Date
A	TOWN PLANNING APPLICATION	27.08.2021

Melbourne
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ABN: 84006394261 NSW Nominated Architects Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client

VICTORIA State Government

Project Title

BILLS STREET
HAWTHORN

1-12 BILLS ST,
HAWTHORN

Drawing Title

TYPICAL APARTMENTS

Drawn By	Checked By	Date Printed	Scale
Author	Checker	8/27/2021 4:20:30 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP03.01	A

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies between drawings and specifications shall be reported to the Architect. Shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.©
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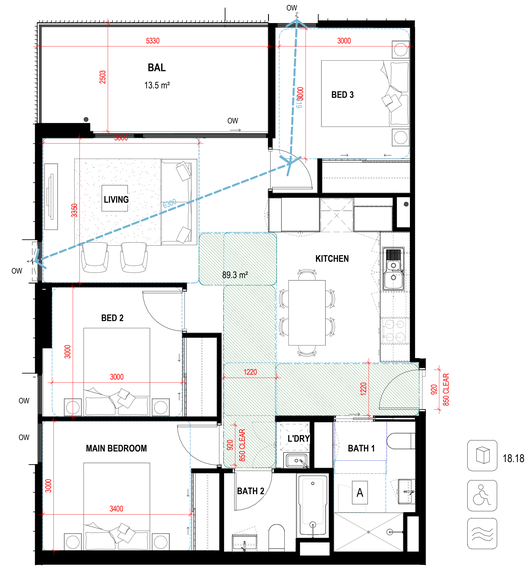
TYPICAL 3B2B - TYPE 1 (2x INSTANCES)



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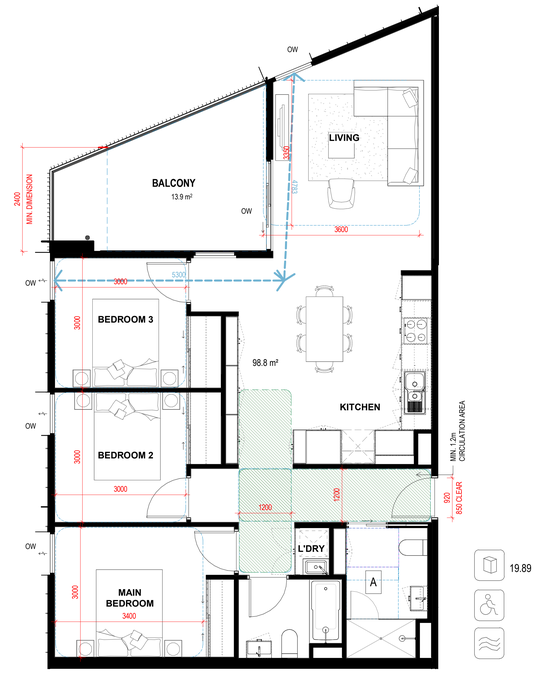
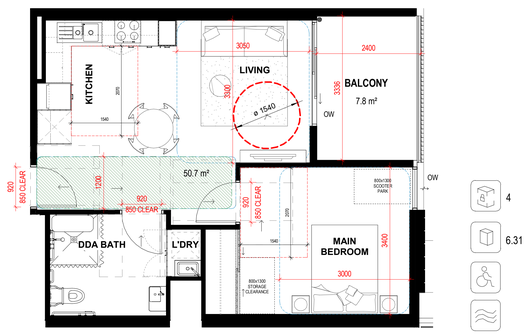
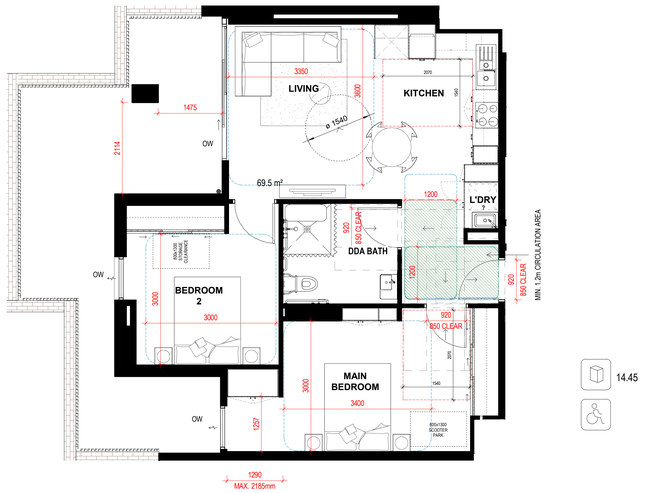


TYPICAL 3B2B - TYPE 3 (4x INSTANCES)



TYPICAL 1B1B DDA (2x INSTANCES)



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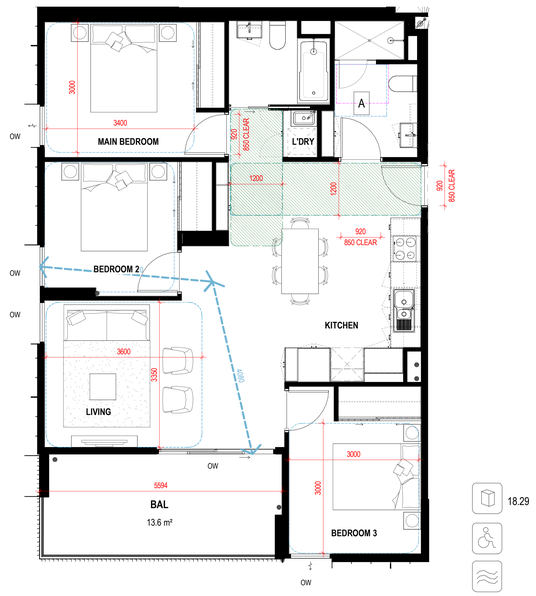

TYPICAL 3B2B - TYPE 4 (4x INSTANCES)

Status
TOWN PLANNING

LEGEND

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- OTHER BED -MIN CLEARANCE 3.0m x 3.0m
- LHA SILVER TOILET CLEARANCE 0.9m x 1.2m
- A — BATH A- CIRCULATION TO OPTION D17 REQUIREMENTS
- CIRCULATION -IN ACCORDANCE WITH D17 REQUIREMENTS
- OW — OPERABLE WINDOW
- STORAGE CAGE
- STORAGE VOLUME COMPLY WITH B.A.D.S
- ACCESSIBILITY COMPLY WITH B.A.D.S
- CROSSVENT COMPLY WITH B.A.D.S
- BREEZE PATH LENGTH COMPLY WITH B.A.D.S

NOTE:

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PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME
CONSENT UNDER CLAUSE 52.20
VPP2101324
ENDORSED PLAN
Sheet 21 of 36
Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

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Brisbane
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Brisbane Qld 4000
T +61 7 3211 9821

ABN: 84060894261 NSW Nominated Architects Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST, HAWTHORN

Drawing Title
TYPICAL APARTMENTS

Drawn By	Checked By	Date Printed	Scale
Author	Checker	8/27/2021 4:20:35 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP03.02	A

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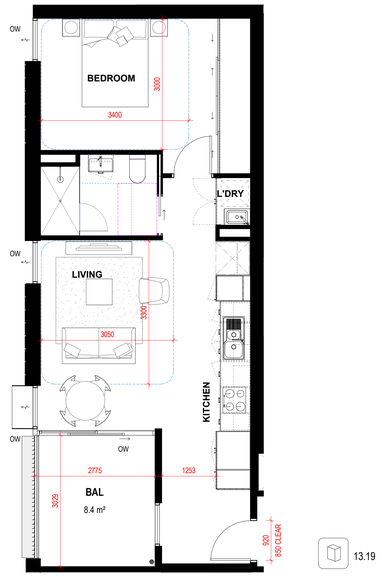
TYPICAL 1B1B - TYPE 6 (3x INSTANCES)



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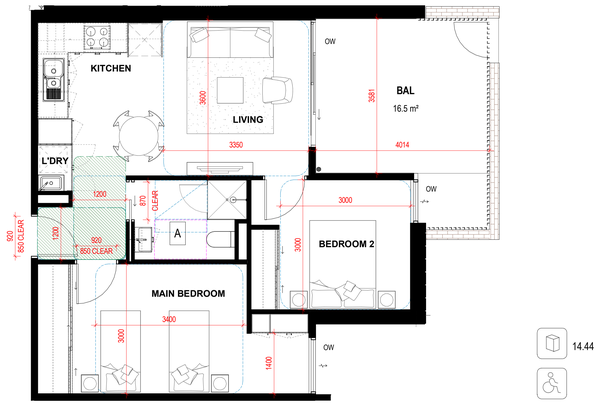
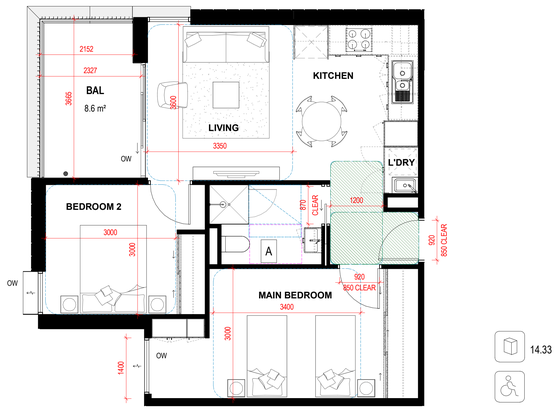
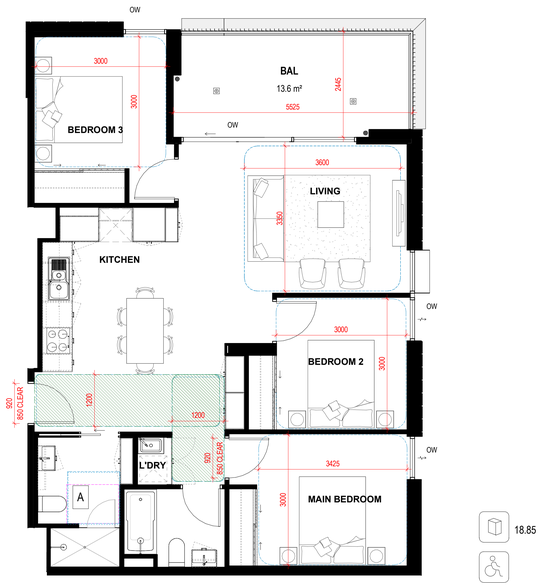


TYPICAL 2B1B - TYPE 6 (5x INSTANCES)



TYPICAL 2B1B - TYPE 7 (17x INSTANCES)



TYPICAL 3B2B - TYPE 5 (5x INSTANCES)

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME

CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 22 of 36

Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Status
TOWN PLANNING

LEGEND

- 1 BED LIVING -MIN CLEARANCE 10.9 m² (3.3)
- 2+ BED LIVING -MIN CLEARANCE 12m² (3.6)
- MAIN BED -MIN CLEARANCE 3.4m x 3.0m
- OTHER BED -MIN CLEARANCE 3.0m x 3.0m
- LHA SILVER TOILET CLEARANCE 0.9m x 1.2m
- A BATH A- CIRCULATION TO OPTION D17 REQUIREMENTS
- CIRCULATION -IN ACCORDANCE WITH D17 REQUIREMENTS
- OW OPERABLE WINDOW
- STORAGE CAGE
- STORAGE VOLUME COMPLY WITH B.A.D.S
- ACCESSIBILITY COMPLY WITH B.A.D.S
- CROSSVENT COMPLY WITH B.A.D.S
- BREEZE PATH LENGTH COMPLY WITH B.A.D.S

NOTE:

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ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

Project Title
BILLS STREET HAWTHORN
1-12 BILLS ST, HAWTHORN

Drawing Title
TYPICAL APARTMENTS

Drawn By	Checked By	Date Printed	Scale
Author	Checker	8/27/2021 4:20:38 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP03.03	A

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SUN STUDY 22 SEP 9AM

SUN STUDY 22 SEP 10AM

SUN STUDY 22 SEP 11AM

SUN STUDY 22 SEP 12PM

SUN STUDY 22 SEP 1PM

SUN STUDY 22 SEP 2PM

SUN STUDY 22 SEP 3PM

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME

CONSENT UNDER CLAUSE 52.20
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ENDORSED PLAN
Sheet 23 of 36

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for
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Brisbane Qld 4000
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ABN: 84606094261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST,
HAWTHORN

Drawing Title
SHADOW STUDIES 22 SEPT

Drawn By	Checked By	Date Printed	Scale
Author	Checker	8/27/2021 4:28:32 PM	1 : 550@A0

Project No	Drawing No	Revision
2480	AR-TP04.01	A

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work.Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings. Copyright in all drawings, reports and specifications prepared by Hayball is the property of Hayball. Use of design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved

1 SUN STUDY 22 SEP 9AM - SPOS
1 : 100

A14 and B21 Overshadowing of open space

This standard protects existing private open space from overshadowing from new developments.

Standard A14 and B21

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.
If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

LEGEND

- SECLUDED PRIVATE OPEN SPACE (SPOS)
- EXISTING SHADOW CAST OVER SPOS
- NEW SHADOW CAST OVER SPOS

Note: No unreasonable additional shadows are cast on the existing SPOS by the proposed development.

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME
CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 24 of 36
Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Status
TOWN PLANNING

Rev	Description	Date
B	TOWN PLANNING APPLICATION UPDATE	23.09.2021
A	TOWN PLANNING APPLICATION	23.08.2021

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ABN: 84606394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST,
HAWTHORN

Drawing Title
SHADOW STUDIES 22 SEPT SPOS 9AM

Drawn By	Checked By	Date Printed	Scale
Author	Checker	9/23/2021 4:41:10 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP04.02	B

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work.Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings. Any discrepancies shall be reported immediately. Unauthorised use of this drawing in any form for any purpose for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved

1 SUN STUDY 22 SEP 10AM - SPOS
1 : 100

A14 and B21 Overshadowing of open space
This standard protects existing private open space from overshadowing from new developments.

Standard A14 and B21
Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.
If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

LEGEND

- SECLUDED PRIVATE OPEN SPACE (SPOS)
- EXISTING SHADOW CAST OVER SPOS
- NEW SHADOW CAST OVER SPOS

Note: No unreasonable additional shadows are cast on the existing SPOS by the proposed development.

Status
TOWN PLANNING

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME
CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 25 of 36
Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Rev	Description	Date
B	TOWN PLANNING APPLICATION UPDATE	23.09.2021
A	TOWN PLANNING APPLICATION	23.08.2021

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ABN: 84006094261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

Project Title
BILLS STREET HAWTHORN
1-12 BILLS ST, HAWTHORN

Drawing Title
SHADOW STUDIES 22 SEPT SPOS 10AM

Drawn By	Checked By	Date Printed	Scale
Author	Checker	9/23/2021 4:42:23 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP04.03	B

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacturer shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only © Copyright 2008 All rights reserved

1 SUN STUDY 22 SEP 11AM - SPOS
1 : 100

A14 and B21 Overshadowing of open space
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Standard A14 and B21
Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40
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space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.
If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this
standard, the amount of sunlight should not be further reduced.

LEGEND

- SECLUDED PRIVATE OPEN SPACE (SPOS)
- EXISTING SHADOW CAST OVER SPOS
- NEW SHADOW CAST OVER SPOS

Note: No unreasonable additional shadows are cast on the existing SPOS by the proposed development.

Status
TOWN PLANNING

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME
CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 26 of 36
Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Rev	Description	Date
B	TOWN PLANNING APPLICATION UPDATE	23.09.2021
A	TOWN PLANNING APPLICATION	23.08.2021

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ABN: 84606394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

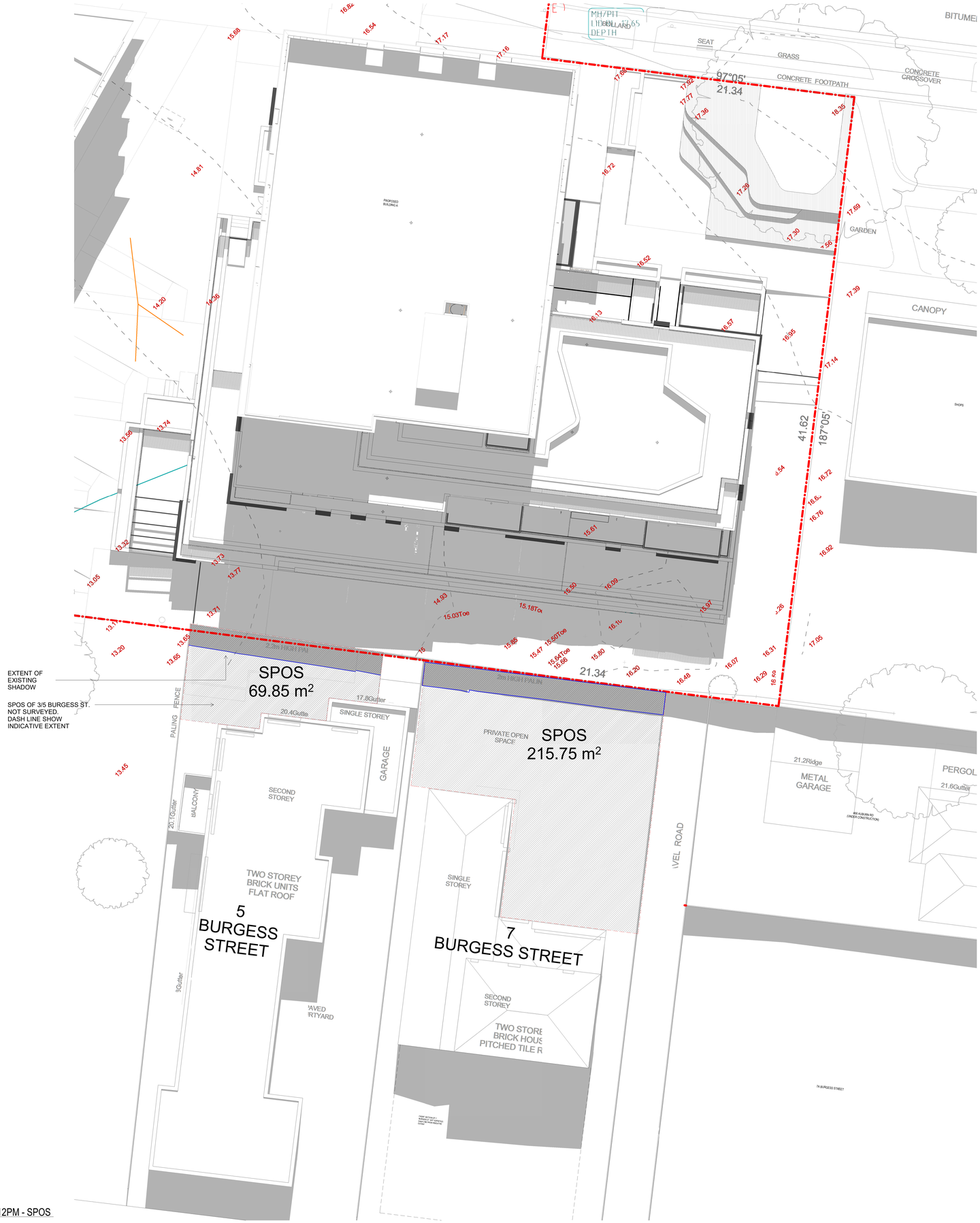
Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST,
HAWTHORN

Drawing Title
SHADOW STUDIES 22 SEPT SPOS 11AM

Drawn By	Checked By	Date Printed	Scale
Author	Checker	9/23/2021 4:43:29 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP04.04	B

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work.Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the superintendent/architect and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.©Copyright 2006 All rights reserved



1 SUN STUDY 22 SEP 12PM - SPOS
1:100

A14 and B21 Overshadowing of open space
This standard protects existing private open space from overshadowing from new developments.

Standard A14 and B21
Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.
If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

LEGEND

- SECLUDED PRIVATE OPEN SPACE (SPOS)
- EXISTING SHADOW CAST OVER SPOS
- NEW SHADOW CAST OVER SPOS

Note: No unreasonable additional shadows are cast on the existing SPOS by the proposed development.

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME
CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 27 of 36
Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Status
TOWN PLANNING

Rev	Description	Date
B	TOWN PLANNING APPLICATION UPDATE	23.09.2021
A	TOWN PLANNING APPLICATION	23.08.2021

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ABN: 84006094261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST,
HAWTHORN

Drawing Title
SHADOW STUDIES 22 SEPT SPOS 12PM

Drawn By	Checked By	Date Printed	Scale
Author	Checker	9/23/2021 4:44:35 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP04.05	B

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacturers shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only © Copyright 2008 All rights reserved

1 SUN STUDY 22 SEP 1PM - SPOS
1 : 100

A14 and B21 Overshadowing of open space

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Standard A14 and B21

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.
If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

LEGEND

- SECLUDED PRIVATE OPEN SPACE (SPOS)
- EXISTING SHADOW CAST OVER SPOS
- NEW SHADOW CAST OVER SPOS

Note: No unreasonable additional shadows are cast on the existing SPOS by the proposed development.

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME
CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 28 of 36
Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Status
TOWN PLANNING

Rev	Description	Date
B	TOWN PLANNING APPLICATION UPDATE	23.09.2021
A	TOWN PLANNING APPLICATION	23.08.2021

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ABN: 84006364261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST,
HAWTHORN

Drawing Title
SHADOW STUDIES 22 SEPT SPOS 1PM

Drawn By	Checked By	Date Printed	Scale
Author	Checker	9/23/2021 4:45:52 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP04.06	B

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work.Work shall also conform to the specification, other drawings and job commences. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purpose of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved

1 SUN STUDY 22 SEP 2PM - SPOS
1 : 100

A14 and B21 Overshadowing of open space

This standard protects existing private open space from overshadowing from new developments.

Standard A14 and B21

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.
If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

LEGEND

- SECLUDED PRIVATE OPEN SPACE (SPOS)
- EXISTING SHADOW CAST OVER SPOS
- NEW SHADOW CAST OVER SPOS

Note: No unreasonable additional shadows are cast on the existing SPOS by the proposed development.

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME
CONSENT UNDER CLAUSE 52.20
VP22101334
ENDORSED PLAN
Sheet 29 of 36
Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Status
TOWN PLANNING

Rev	Description	Date
B	TOWN PLANNING APPLICATION UPDATE	23.09.2021
A	TOWN PLANNING APPLICATION	23.08.2021

Melbourne
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T +61 7 3211 9821

ABN: 84008394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST,
HAWTHORN

Drawing Title
SHADOW STUDIES 22 SEPT SPOS 2PM

Drawn By	Checked By	Date Printed	Scale
Author	Checker	9/23/2021 4:47:03 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP04.07	B

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies shall be reported to the Architect/Consultant before any work proceeds. Shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.©
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1 SUN STUDY 22 SEP 3PM - SPOS
1:100

A14 and B21 Overshadowing of open space
This standard protects existing private open space from overshadowing from new developments.

Standard A14 and B21
Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.
If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

LEGEND

- SECLUDED PRIVATE OPEN SPACE (SPOS)
- EXISTING SHADOW CAST OVER SPOS
- NEW SHADOW CAST OVER SPOS

Note: No unreasonable additional shadows are cast on the existing SPOS by the proposed development.

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME
CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 30 of 36
Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Status
TOWN PLANNING

Rev	Description	Date
B	TOWN PLANNING APPLICATION UPDATE	23.09.2021
A	TOWN PLANNING APPLICATION	23.08.2021

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ABN: 84060594261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

Project Title
BILLS STREET HAWTHORN
1-12 BILLS ST, HAWTHORN

Drawing Title
SHADOW STUDIES 22 SEPT SPOS 3PM

Drawn By	Checked By	Date Printed	Scale
Author	Checker	9/23/2021 4:48:11 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP04.08	B

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacturers shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only © Copyright 2006 All rights reserved

SUN STUDY 21 JUNE 9AM

SUN STUDY 21 JUNE 9-30 AM

SUN STUDY 21 JUNE 10AM

SUN STUDY 21 JUNE 10-30AM

Status

TOWN PLANNING

CLAUSE 58.03-3

AT LEAST 50 PER CENT OR 125 SQUARE METRES, WHICHEVER IS THE LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A MINIMUM OF TWO HOURS OF SUNLIGHT

LEGEND

EXTENT OF PRIMARY COMMUNAL OPEN SPACE

AREA OF THE PRIMARY COMMUNAL OPEN SPACE RECEIVING SUNLIGHT

NOTE

- SHADOWS CASTED BY BALUSTRADES HAVE BEEN EXCLUDED IN THE CALCULATION OF AREA RECEIVING SUNLIGHT
- SHADOWS CASTED BY LOW PLANTER WALLS (MAX.600MM HIGH) HAVE BEEN INCLUDED IN THE CALCULATION OF AREA RECEIVING SUNLIGHT

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME

CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 31 of 36

Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Rev	Description	Date
A	TOWN PLANNING APPLICATION	23.08.2021

Melbourne
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ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client

VICTORIA State Government

Project Title

BILLS STREET
HAWTHORN

1-12 BILLS ST,
HAWTHORN

Drawing Title

SHADOW STUDIES 21 JUNE COS

Drawn By	Checked By	Date Printed	Scale
Author	Checker	8/27/2021 4:41:22 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP04.09	A

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work.Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved

SUN STUDY 21 JUNE 11AM

SUN STUDY 21 JUNE 11-30AM

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME

CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 32 of 36

Signed: for
MINISTER FOR ENERGY, ENVIRONMENT
AND CLIMATE CHANGE
Date: 5 Nov 2021

SUN STUDY 21 JUNE 12PM

SUN STUDY 21 JUNE 12-30PM

Status
TOWN PLANNING

CLAUSE 58.03-3

AT LEAST 50 PER CENT OR 125 SQUARE METRES, WHICHEVER IS THE LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A MINIMUM OF TWO HOURS OF SUNLIGHT

LEGEND

EXTENT OF PRIMARY COMMUNAL OPEN SPACE

AREA OF THE PRIMARY COMMUNAL OPEN SPACE RECEIVING SUNLIGHT

NOTE

- SHADOWS CASTED BY BALUSTRADES HAVE BEEN EXCLUDED IN THE CALCULATION OF AREA RECEIVING SUNLIGHT
- SHADOWS CASTED BY LOW PLANTER WALLS (MAX.600MM HIGH) HAVE BEEN INCLUDED IN THE CALCULATION OF AREA RECEIVING SUNLIGHT

Rev	Description	Date
A	TOWN PLANNING APPLICATION	23.08.2021

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ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

Project Title
BILLS STREET HAWTHORN
1-12 BILLS ST, HAWTHORN

Drawing Title
SHADOW STUDIES 21 JUNE COS

Drawn By	Checked By	Date Printed	Scale
Author	Checker	8/27/2021 4:43:40 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP04.10	A

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work.Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved

SUN STUDY 21 JUNE 1PM

SUN STUDY 21 JUNE 1-30PM

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME

CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 33 of 36

Signed: for
MINISTER FOR ENERGY, ENVIRONMENT
AND CLIMATE CHANGE
Date: 5 Nov 2021

SUN STUDY 21 JUNE 2PM

SUN STUDY 21 JUNE 2-30PM

Status
TOWN PLANNING

CLAUSE 58.03-3

AT LEAST 50 PER CENT OR 125 SQUARE METRES, WHICHEVER IS THE LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A MINIMUM OF TWO HOURS OF SUNLIGHT

LEGEND

EXTENT OF PRIMARY COMMUNAL OPEN SPACE

AREA OF THE PRIMARY COMMUNAL OPEN SPACE RECEIVING SUNLIGHT

NOTE

- SHADOWS CASTED BY BALUSTRADES HAVE BEEN EXCLUDED IN THE CALCULATION OF AREA RECEIVING SUNLIGHT
- SHADOWS CASTED BY LOW PLANTER WALLS (MAX.600MM HIGH) HAVE BEEN INCLUDED IN THE CALCULATION OF AREA RECEIVING SUNLIGHT

Rev	Description	Date
A	TOWN PLANNING APPLICATION	23.08.2021

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ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

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Project Title
BILLS STREET
HAWTHORN
1-12 BILLS ST,
HAWTHORN

Drawing Title
SHADOW STUDIES 21 JUNE COS

Drawn By	Checked By	Date Printed	Scale
Author	Checker	8/27/2021 4:46:26 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP04.11	A

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work.Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved

SUN STUDY 21 JUNE 3PM

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME

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Sheet 34 of 36

Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Status
TOWN PLANNING

CLAUSE 58.03-3

AT LEAST 50 PER CENT OR 125 SQUARE METRES, WHICHEVER IS THE LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A MINIMUM OF TWO HOURS OF SUNLIGHT

LEGEND

EXTENT OF PRIMARY COMMUNAL OPEN SPACE

AREA OF THE PRIMARY COMMUNAL OPEN SPACE RECEIVING SUNLIGHT

NOTE

- SHADOWS CASTED BY BALUSTRADES HAVE BEEN EXCLUDED IN THE CALCULATION OF AREA RECEIVING SUNLIGHT
- SHADOWS CASTED BY LOW PLANTER WALLS (MAX.600MM HIGH) HAVE BEEN INCLUDED IN THE CALCULATION OF AREA RECEIVING SUNLIGHT

Rev	Description	Date
A	TOWN PLANNING APPLICATION	23.08.2021

Melbourne
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

Sydney
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

Brisbane
Level 12,
324 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Client
VICTORIA State Government

Project Title
BILLS STREET HAWTHORN
1-12 BILLS ST, HAWTHORN

Drawing Title
SHADOW STUDIES 21 JUNE COS

Drawn By	Checked By	Date Printed	Scale
Author	Checker	8/27/2021 4:47:17 PM	As indicated@A0

Project No	Drawing No	Revision
2480	AR-TP04.12	A

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work.Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant.Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only.© Copyright 2008 All rights reserved

*C52.20 & LHA COMPLIANCE MATRIX _BUILDING A

Room-Apartment Number	Name	Accessible	Crossvent	Living Depth Max 9m	Living Width Min 3.3m(1bed)/3.6m(2+beds)	Main Bedroom 3.4m x 3m	Second Bed 3x3m	Balcony Depth & Area	Volume	External Storage volume	Total Volume	LHDG-Silver Standard
A-101	2B1B	YES	NO	YES	YES	YES	YES	YES	16.09 m³	0.00 m³	16.09 m³	YES
A-102	1B1B	YES	YES	YES	YES	YES	YES	YES	12.43 m³	0.00 m³	12.43 m³	YES
A-103	1B1B	YES	YES	YES	YES	YES	YES	YES	10.54 m³	0.00 m³	10.54 m³	YES
A-104	1B1B	YES	NO	YES	YES	YES	YES	YES	10.69 m³	0.00 m³	10.69 m³	YES
A-105	1B1B	YES	YES	YES	YES	YES	YES	YES	11.38 m³	0.00 m³	11.38 m³	YES
A-106	1B1B	YES	NO	YES	YES	YES	YES	YES	10.76 m³	0.00 m³	10.76 m³	YES
A-107	1B1B	YES	NO	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
A-108	3B2B	YES	YES	YES	YES	YES	YES	YES	18.18 m³	0.00 m³	18.18 m³	YES
A-109	3B2B	YES	YES	YES	YES	YES	YES	YES	18.56 m³	0.00 m³	18.56 m³	YES
A-201	2B1B	YES	NO	YES	YES	YES	YES	YES	16.09 m³	0.00 m³	16.09 m³	YES
A-202	1B1B	YES	NO	YES	YES	YES	YES	YES	12.43 m³	0.00 m³	12.43 m³	YES
A-203	1B1B	YES	YES	YES	YES	YES	YES	YES	10.54 m³	0.00 m³	10.54 m³	YES
A-204	1B1B	YES	NO	YES	YES	YES	YES	YES	9.99 m³	0.00 m³	9.99 m³	YES
A-205	1B1B	YES	YES	YES	YES	YES	YES	YES	10.13 m³	0.00 m³	10.13 m³	YES
A-206	1B1B	YES	NO	YES	YES	YES	YES	YES	10.76 m³	0.00 m³	10.76 m³	YES
A-207	1B1B	YES	NO	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
A-208	3B2B	YES	YES	YES	YES	YES	YES	YES	18.18 m³	0.00 m³	18.18 m³	YES
A-209	3B2B	YES	YES	YES	YES	YES	YES	YES	18.56 m³	0.00 m³	18.56 m³	YES
A-301	1B1B	NO	YES	YES	YES	YES	YES	YES	11.79 m³	0.00 m³	11.79 m³	YES
A-302	1B1B	YES	NO	YES	YES	YES	YES	YES	10.76 m³	0.00 m³	10.76 m³	YES
A-303	1B1B	YES	NO	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
A-304	3B2B	YES	YES	YES	YES	YES	YES	YES	18.18 m³	0.00 m³	18.18 m³	YES
A-305	3B2B	YES	YES	YES	YES	YES	YES	YES	18.68 m³	0.00 m³	18.68 m³	YES
A-401	1B1B	NO	YES	YES	YES	YES	YES	YES	11.79 m³	0.00 m³	11.79 m³	YES
A-402	1B1B	YES	NO	YES	YES	YES	YES	YES	10.76 m³	0.00 m³	10.76 m³	YES
A-403	1B1B	YES	NO	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
A-404	3B2B	YES	YES	YES	YES	YES	YES	YES	18.18 m³	0.00 m³	18.18 m³	YES
A-405	3B2B	YES	YES	YES	YES	YES	YES	YES	18.68 m³	0.00 m³	18.68 m³	YES
A-G01	2B1B_DDA	YES	NO	YES	YES	YES	YES	YES	10.75 m³	4.00 m³	14.75 m³	YES
A-G02	2B1B_DDA	YES	YES	YES	YES	YES	YES	YES	10.50 m³	4.00 m³	14.50 m³	YES
A-G03	1B1B	NO	NO	YES	YES	YES	YES	YES	12.06 m³	0.00 m³	12.06 m³	YES
A-G04	1B1B	YES	YES	YES	YES	YES	YES	YES	12.43 m³	0.00 m³	12.43 m³	YES
A-G05	2B1B	YES	YES	YES	YES	YES	YES	YES	15.40 m³	0.00 m³	15.40 m³	YES
A-G06	1B1B	NO	NO	YES	YES	YES	YES	YES	10.72 m³	0.00 m³	10.72 m³	YES
A-G07	3B2B	YES	YES	YES	YES	YES	YES	YES	19.93 m³	0.00 m³	19.93 m³	YES
A-LG01	2B1B	YES	YES	YES	YES	YES	YES	YES	16.06 m³	0.00 m³	16.06 m³	YES

*C52.20 & LHA COMPLIANCE MATRIX _BUILDING B

Room-Apartment Number	Name	Accessible	Crossvent	Living Depth Max 9m	Living Width Min 3.3m(1bed)/3.6m(2+beds)	Main Bedroom 3.4m x 3m	Second Bed 3x3m	Balcony Depth & Area	Internal Storage Volume	External Storage volume	Total Volume	LHDG-Silver Standard
B-101	1B1B	YES	NO	YES	YES	YES	YES	YES	10.62 m³	0.00 m³	10.62 m³	YES
B-102	1B1B	YES	YES	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
B-103	2B1B	YES	YES	YES	YES	YES	YES	YES	14.16 m³	0.00 m³	14.16 m³	YES
B-104	2B1B	YES	NO	YES	YES	YES	YES	YES	14.66 m³	0.00 m³	14.66 m³	YES
B-105	3B2B	YES	YES	YES	YES	YES	YES	NO	19.89 m³	0.00 m³	19.89 m³	YES
B-106	3B2B	YES	YES	YES	YES	YES	YES	NO	18.95 m³	0.00 m³	18.95 m³	YES
B-201	1B1B	YES	NO	YES	YES	YES	YES	YES	10.62 m³	0.00 m³	10.62 m³	YES
B-202	1B1B	YES	YES	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
B-203	2B1B	YES	YES	YES	YES	YES	YES	YES	14.16 m³	0.00 m³	14.16 m³	YES
B-204	2B1B	YES	NO	YES	YES	YES	YES	YES	14.66 m³	0.00 m³	14.66 m³	YES
B-205	3B2B	YES	YES	YES	YES	YES	YES	NO	19.89 m³	0.00 m³	19.89 m³	YES
B-206	3B2B	YES	YES	YES	YES	YES	YES	NO	18.95 m³	0.00 m³	18.95 m³	YES
B-301	1B1B	YES	NO	YES	YES	YES	YES	YES	10.62 m³	0.00 m³	10.62 m³	YES
B-302	1B1B	YES	YES	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
B-303	2B1B	YES	YES	YES	YES	YES	YES	YES	14.16 m³	0.00 m³	14.16 m³	YES
B-304	2B1B	YES	NO	YES	YES	YES	YES	YES	14.66 m³	0.00 m³	14.66 m³	YES
B-305	3B2B	YES	YES	YES	YES	YES	YES	NO	19.89 m³	0.00 m³	19.89 m³	YES
B-306	3B2B	YES	YES	YES	YES	YES	YES	NO	18.95 m³	0.00 m³	18.95 m³	YES
B-G01	1B1B	YES	NO	YES	YES	YES	YES	YES	10.62 m³	0.00 m³	10.62 m³	YES
B-G02	1B1B	YES	YES	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
B-G03	2B1B	YES	YES	YES	YES	YES	YES	YES	14.16 m³	0.00 m³	14.16 m³	YES
B-G04	2B1B	YES	NO	YES	YES	YES	YES	YES	14.66 m³	0.00 m³	14.66 m³	YES
B-G05	2B2B	YES	YES	YES	YES	YES	YES	YES	15.05 m³	4.00 m³	19.05 m³	YES
B-G06	3B2B	YES	YES	YES	YES	YES	YES	NO	18.95 m³	0.00 m³	18.95 m³	YES
B-LG01	1B1B	YES	NO	YES	YES	YES	YES	YES	10.62 m³	0.00 m³	10.62 m³	YES
B-LG02	1B1B	YES	YES	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES

*C52.20 & LHA COMPLIANCE MATRIX _BUILDING C

Room-Apartment Number	Name	Accessible	Crossvent	Living Depth Max 9m	Living Width Min 3.3m(1bed)/3.6m(2+beds)	Main Bedroom 3.4m x 3m	Second Bed 3x3m	Balcony Depth & Area	Internal Storage Volume	External Storage volume	Total Volume	LHDG-Silver Standard
C-101	2B1B	YES	NO	YES	YES	YES	YES	YES	14.50 m³	0.00 m³	14.50 m³	YES
C-102	2B1B	YES	YES	YES	YES	YES	YES	YES	14.61 m³	0.00 m³	14.61 m³	YES
C-103	1B1B	YES	YES	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
C-104	1B1B	YES	NO	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
C-105	1B1B	YES	NO	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
C-106	2B1B	YES	NO	YES	YES	YES	YES	YES	14.66 m³	0.00 m³	14.66 m³	YES
C-107	2B1B	YES	YES	YES	YES	YES	YES	YES	14.55 m³	0.00 m³	14.55 m³	YES
C-108	3B2B	YES	YES	YES	YES	YES	YES	YES	18.29 m³	0.00 m³	18.29 m³	YES
C-201	2B1B	YES	NO	YES	YES	YES	YES	YES	14.50 m³	0.00 m³	14.50 m³	YES
C-202	2B1B	YES	YES	YES	YES	YES	YES	YES	14.61 m³	0.00 m³	14.61 m³	YES
C-203	1B1B	YES	YES	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
C-204	1B1B	YES	NO	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
C-205	1B1B	YES	NO	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
C-206	3B2B	YES	YES	YES	YES	YES	YES	YES	19.42 m³	0.00 m³	19.42 m³	YES
C-G01	2B1B	YES	NO	YES	YES	YES	YES	YES	14.50 m³	0.00 m³	14.50 m³	YES
C-G02	2B1B	YES	YES	YES	YES	YES	YES	YES	14.61 m³	0.00 m³	14.61 m³	YES
C-G03	1B1B	YES	YES	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
C-G04	1B1B	YES	NO	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
C-G05	1B1B	YES	NO	YES	YES	YES	YES	YES	10.90 m³	0.00 m³	10.90 m³	YES
C-G06	1B1B	YES	NO	YES	YES	YES	YES	YES	7.14 m³	4.00 m²	11.14 m³	YES
C-G07	2B1B	YES	YES	YES	YES	YES	YES	YES	14.55 m³	0.00 m³	14.55 m³	YES
C-G08	3B2B	YES	YES	YES	YES	YES	YES	YES	18.29 m³	0.00 m³	18.29 m³	YES
C-LG101	2B1B	YES	NO	YES	YES	YES	YES	YES	14.50 m³	0.00 m³	14.50 m³	YES
C-LG102	2B1B	YES	YES	YES	YES	YES	YES	YES	14.61 m³	0.00 m³	14.61 m³	YES
C-LG103	1B1B	NO	NO	YES	YES	YES	YES	YES	8.66 m³	4.00 m²	12.66 m³	YES
C-LG104	2B1B	NO	NO	YES	YES	YES	YES	YES	15.81 m³	0.00 m³	15.81 m³	YES
C-LG105	2B1B	YES	YES	YES	YES	YES	YES	YES	19.49 m³	0.00 m³	19.49 m³	YES
C-LG106	3B2B	YES	YES	YES	YES	YES	YES	YES	18.29 m³	0.00 m³	18.29 m³	YES
C-LG201	1B1B	NO	NO	YES	YES	YES	YES	YES	11.61 m³	0.00 m³	11.61 m³	YES
C-LG202	2B1B	YES	YES	YES	YES	YES	YES	YES	19.49 m³	0.00 m³	19.49 m³	YES
C-LG203	3B2B	YES	YES	YES	YES	YES	YES	YES	18.29 m³	0.00 m³	18.29 m³	YES

*C52.20 & LHA COMPLIANCE MATRIX _BUILDING E

Room-Apartment Number	Name	Accessible	Crossvent	Living Depth Max 9m	Living Width Min 3.3m(1bed)/3.6m(2+beds)	Main Bedroom 3.4m x 3m	Second Bed 3x3m	Balcony Depth & Area	Internal Storage Volume	External Storage volume	Total Volume	LHDG-Silver Standard
E-101	3B2B	YES	YES	YES	YES	YES	YES	YES	18.27 m³	0.00 m³	18.27 m³	YES
E-102	2B1B	YES	NO	YES	YES	YES	YES	YES	14.54 m³	0.00 m³	14.54 m³	YES
E-103	3B2B	YES	YES	YES	YES	YES	YES	YES	13.84 m³	0.00 m³	13.84 m³	YES
E-201	3B2B	YES	YES	YES	YES	YES	YES	YES	18.50 m³	0.00 m³	18.50 m³	YES
E-202	2B1B	YES	NO	YES	YES	YES	YES	YES	14.54 m³	0.00 m³	14.54 m³	YES
E-203	3B2B	YES	YES	YES	YES	YES	YES	YES	13.84 m³	0.00 m³	13.84 m³	YES
E-G01	2B1B	YES	NO	YES	YES	YES	YES	YES	17.26 m³	0.00 m³	17.26 m³	YES
E-G02	2B1B	YES	NO	YES	YES	YES	YES	YES	14.54 m³	0.00 m³	14.54 m³	YES
E-G03	2B1B	YES	NO	YES	YES	YES	YES	YES	14.45 m³	4.00 m³	18.45 m³	YES

*C52.20 & LHA COMPLIANCE MATRIX _BUILDING F

Room-Apartment Number	Name	Accessible	Crossvent	Living Depth Max 9m	Living Width Min 3.3m(1bed)/3.6m(2+beds)	Main Bedroom 3.4m x 3m	Second Bed 3x3m	Balcony Depth & Area	Internal Storage Volume	External Storage volume	Total Volume	LHDG-Silver Standard
F-101	2B1B-AF	YES	NO	YES	YES	YES	YES	YES	14.44 m²	0.00 m³	14.44 m³	YES
F-102	2B1B-AF	YES	YES	YES	YES	YES	YES	YES	14.36 m²	0.00 m³	14.36 m³	YES
F-103	3B2B-AF	YES	YES	YES	YES	YES	YES	YES	18.85 m²	0.00 m³	18.85 m³	YES
F-104	2B1B-AF	YES	NO	YES	YES	YES	YES	YES	14.44 m²	0.00 m³	14.44 m³	YES
F-105	1B1B-AF	YES	NO	YES	YES	YES	YES	YES	6.32 m²	4.00 m³	10.32 m³	YES
F-106	1B1B-AF	YES	NO	YES	YES	YES	YES	YES	9.98 m³	0.00 m³	9.98 m³	YES
F-107	2B1B-AF	NO	NO	YES	YES	YES	YES	YES	15.91 m³	0.00 m³	15.91 m³	YES
F-108	2B1B-AF	NO	NO	YES	YES	YES	YES	YES	15.94 m³	0.00 m³	15.94 m³	YES
F-109	2B1B-AF	YES	YES	YES	YES	YES	YES	YES	15.68 m²	0.00 m³	15.68 m³	YES
F-110	1B1B-AF	NO	NO	YES	YES	YES	YES	YES	12.98 m³	0.00 m³	12.98 m³	YES
F-201	2B1B-AF	YES	NO	YES	YES	YES	YES	YES	14.44 m²	0.00 m³	14.44 m³	YES
F-202	2B1B-AF	YES	YES	YES	YES	YES	YES	YES	14.36 m²	0.00 m³	14.36 m³	YES
F-203	3B2B-AF	YES	YES	YES	YES	YES	YES	YES	18.85 m²	0.00 m³	18.85 m³	YES
F-204	2B1B-AF	YES	NO	YES	YES	YES	YES	YES	14.44 m²	0.00 m³	14.44 m³	YES
F-205	1B1B-AF	YES	NO	YES	YES	YES	YES	YES	13.53 m³	0.00 m³	13.53 m³	YES
F-206	1B1B-AF	YES	NO	YES	YES	YES	YES	YES	9.98 m³	0.00 m³	9.98 m³	YES
F-207	2B1B-AF	NO	NO	YES	YES	YES	YES	YES	15.91 m³	0.00 m³	15.91 m³	YES
F-208	2B1B-AF	NO	NO	YES	YES	YES	YES	YES	15.94 m³	0.00 m³	15.94 m³	YES
F-209	2B1B-AF	YES	YES	YES	YES	YES	YES	YES	15.68 m²	0.00 m³	15.68 m³	YES
F-210	1B1B-AF	NO	NO	YES	YES	YES	YES	YES	12.98 m³	0.00 m³	12.98 m³	YES
F-301	2B1B-AF	YES	NO	YES	YES	YES	YES	YES	14.44 m²	0.00 m³	14.44 m³	YES
F-302	2B1B-AF	YES	YES	YES	YES	YES	YES	YES	14.36 m²	0.00 m³	14.36 m³	YES
F-303	3B2B-AF	YES	YES	YES	YES	YES	YES	YES	18.85 m²	0.00 m³	18.85 m³	YES
F-304	2B1B-AF	YES	NO	YES	YES	YES	YES	YES	14.44 m²	0.00 m³	14.44 m³	YES
F-305	3B2B-AF	YES	YES	YES	YES	YES	YES	YES	18.11 m²	0.00 m³	18.11 m³	YES
F-306	2B1B-AF	NO	YES	YES	YES	YES	YES	YES	16.13 m²	0.00 m³	16.13 m³	YES
F-401	2B1B-AF	YES	NO	YES	YES	YES	YES	YES	14.44 m²	0.00 m³	14.44 m³	YES
F-402	2B1B-AF	YES	YES	YES	YES	YES	YES	YES	14.36 m²	0.00 m³	14.36 m³	YES
F-403	3B2B-AF	YES	YES	YES	YES	YES	YES	YES	18.85 m²	0.00 m³	18.85 m³	YES
F-404	2B1B-AF	YES	NO	YES	YES	YES	YES	YES	14.44 m²	0.00 m³	14.44 m³	YES
F-405	3B2B-AF	YES	YES	YES	YES	YES	YES	YES	18.11 m²	0.00 m³	18.11 m³	YES
F-406	2B1B-AF	NO	YES	YES	YES	YES	YES	YES	16.13 m²	0.00 m³	16.13 m³	YES
F-501	2B1B-AF	YES	NO	YES	YES	YES	YES	YES	14.44 m²	0.00 m³	14.44 m³	YES
F-502	2B1B-AF	YES	YES	YES	YES	YES	YES	YES	14.36 m²	0.00 m³	14.36 m³	YES
F-503	3B2B-AF	YES	YES	YES	YES	YES	YES	YES	18.85 m²	0.00 m³	18.85 m³	YES
F-504	2B1B-AF	YES	NO	YES	YES	YES	YES	YES	14.44 m²	0.00 m³	14.44 m³	YES
F-505	3B2B-AF	YES	YES	YES	YES	YES	YES	YES	18.11 m²	0.00 m³	18.11 m³	YES
F-506	2B1B-AF	NO	YES	YES	YES	YES	YES	YES	16.13 m²	0.00 m³	16.13 m³	YES
F-G01	1B1B-AF	YES	NO	YES	YES	YES	YES	YES	12.08 m²	0.00 m³	12.08 m³	YES
F-G02	2B1B-AF	NO	NO	YES	YES	YES	YES	YES	15.91 m³	0.00 m³	15.91 m³	YES
F-G03	2B1B-AF	NO	NO	YES	YES	YES	YES	YES	15.94 m³	0.00 m³	15.94 m³	YES
F-G04	2B1B-AF	YES	YES	YES	YES	YES	YES	YES	15.68 m²	0.00 m³	15.68 m³	YES
F-LG01	1B1B-AF	YES	NO	YES	YES	YES	YES	YES	12.08 m²	0.00 m³	12.08 m³	YES
F-LG02	2B1B-AF	YES	NO	YES	YES	YES	YES	YES	14.97 m³	0.00 m³	14.97 m³	YES
F-LG03	2B1B-AF	YES	YES	YES	YES	YES	YES	YES	15.31 m³	0.00 m³	15.31 m³	YES
F-LG04	1B1B-AF	YES	NO	YES	YES	YES	YES	YES	12.42 m³	0.00 m³	12.42 m³	YES

*C52.20 & LHA COMPLIANCE MATRIX _BUILDING G

Room-Apartment Number	Name	Accessible	Crossvent	Living Depth Max 9m	Living Width Min 3.3m(1bed)/3.6m(2+beds)	Main Bedroom 3.4m x 3m	Second Bed 3x3m	Balcony Depth & Area	Internal Storage Volume	External Storage volume	Total Volume	LHDG-Silver Standard
G-101	2B1B	YES	NO	YES	YES	YES	YES	YES	14.44 m³	0.00 m³	14.44 m³	YES
G-102	2B1B	YES	YES	YES	YES	YES	YES	YES	14.33 m³	0.00 m³	14.33 m³	YES
G-103	2B1B	YES	YES	YES	YES	YES	YES	YES	14.33 m³	0.00 m³	14.33 m³	YES
G-104	1B1B	YES	NO	YES	YES	YES	YES	YES	10.93 m³	0.00 m³	10.93 m³	YES
G-105	1B1B	YES	NO	YES	YES	YES	YES	YES	10.64 m³	0.00 m³	10.64 m³	YES
G-106	1B1B_DDA	YES	NO	YES	YES	YES	YES	YES	6.31 m³	4.00 m³	10.31 m³	YES
G-107	3B2B	YES	YES	YES	YES	YES	YES	YES	20.72 m³	0.00 m³	20.72 m³	YES
G-108	1B1B	YES	NO	YES	YES	YES	YES	YES	10.07 m³	0.00 m³	10.07 m³	YES
G-109	1B1B	YES	NO	YES	YES	YES	YES	YES	10.08 m³	0.00 m³	10.08 m³	YES
G-110	2B1B	NO	YES	YES	YES	YES	YES	YES	14.00 m³	0.00 m³	14.00 m³	YES
G-111	1B1B	NO	NO	YES	YES	YES	YES	YES	13.19 m³	0.00 m³	13.19 m³	YES
G-201	2B1B	YES	NO	YES	YES	YES	YES	YES	14.44 m³	0.00 m³	14.44 m³	YES
G-202	2B1B	YES	YES	YES	YES	YES	YES	YES	14.43 m³	0.00 m³	14.43 m³	YES
G-203	2B1B	YES	YES	YES	YES	YES	YES	YES	14.33 m³	0.00 m³	14.33 m³	YES
G-204	1B1B	YES	NO	YES	YES	YES	YES	YES	10.93 m³	0.00 m³	10.93 m³	YES
G-205	1B1B	YES	NO	YES	YES	YES	YES	YES	10.64 m³	0.00 m³	10.64 m³	YES
G-206	1B1B_DDA	YES	NO	YES	YES	YES	YES	YES	6.31 m³	4.00 m³	10.31 m³	YES
G-207	3B2B	YES	YES	YES	YES	YES	YES	YES	20.72 m³	0.00 m³	20.72 m³	YES
G-208	1B1B	YES	NO	YES	YES	YES	YES	YES	9.98 m³	0.00 m³	9.98 m³	YES
G-209	1B1B	YES	NO	YES	YES	YES	YES	YES	10.08 m³	0.00 m³	10.08 m³	YES
G-210	2B1B	NO	YES	YES	YES	YES	YES	YES	15.38 m³	0.00 m³	15.38 m³	YES
G-211	1B1B	NO	NO	YES	YES	YES	YES	YES	13.19 m³	0.00 m³	13.19 m³	YES
G-301	2B1B	YES	NO	YES	YES	YES	YES	YES	14.44 m³	0.00 m³	14.44 m³	YES
G-302	2B1B	YES	YES	YES	YES	YES	YES	YES	14.00 m³	0.00 m³	14.00 m³	YES
G-303	2B1B	YES	YES	YES	YES	YES	YES	YES	14.33 m³	0.00 m³	14.33 m³	YES
G-304	1B1B	YES	NO	YES	YES	YES	YES	YES	10.93 m³	0.00 m³	10.93 m³	YES
G-305	1B1B	YES	NO	YES	YES	YES	YES	YES	10.64 m³	0.00 m³	10.64 m³	YES
G-306	1B1B	YES	NO	YES	YES	YES	YES	YES	10.93 m³	0.00 m³	10.93 m³	YES
G-307	1B1B	YES	YES	YES	YES	YES	YES	YES	10.02 m³	0.00 m³	10.02 m³	YES
G-308	1B1B	YES	YES	YES	YES	YES	YES	YES	11.19 m³	0.00 m³	11.19 m³	YES
G-309	1B1B	NO	NO	YES	YES	YES	YES	YES	13.19 m³	0.00 m³	13.19 m³	YES
G-401	2B1B	YES	NO	YES	YES	YES	YES	YES	14.44 m³	0.00 m³	14.44 m³	YES
G-402	2B1B	YES	YES	YES	YES	YES	YES	YES	14.33 m³	0.00 m³	14.33 m³	YES
G-403	2B1B	YES	YES	YES	YES	YES	YES	YES	14.33 m³	0.00 m³	14.33 m³	YES
G-404	1B1B	YES	NO	YES	YES	YES	YES	YES	10.16 m³	0.00 m³	10.16 m³	YES
G-405	1B1B	YES	NO	YES	YES	YES	YES	YES	10.64 m³	0.00 m³	10.64 m³	YES
G-406	1B1B	YES	NO	YES	YES	YES	YES	YES	10.93 m³	0.00 m³	10.93 m³	YES
G-407	1B1B	YES	YES	YES	YES	YES	YES	YES	10.00 m³	0.00 m³	10.00 m³	YES
G-408	1B1B	YES	YES	YES	YES	YES	YES	YES	11.19 m³	0.00 m³	11.19 m³	YES
G-409	1B1B	NO	NO	YES	YES	YES	YES	YES	13.19 m³	0.00 m³	13.19 m³	YES
G-501	2B1B	YES	NO	YES	YES	YES	YES	YES	14.44 m³	0.00 m³	14.44 m³	YES
G-502	2B1B	YES	YES	YES	YES	YES	YES	YES	14.33 m³	0.00 m³	14.33 m³	YES
G-503	2B1B	YES	YES	YES	YES	YES	YES	YES	14.33 m³	0.00 m³	14.33 m³	YES
G-504	1B1B	YES	NO	YES	YES	YES	YES	YES	11.16 m³	0.00 m³	11.16 m³	YES
G-505	1B1B	YES	NO	YES	YES	YES	YES	YES	10.64 m³	0.00 m³	10.64 m³	YES
G-506	1B1B	YES	NO	YES	YES	YES	YES	YES	11.16 m³	0.00 m³	11.16 m³	YES
G-507	1B1B	YES	YES	YES	YES	YES	YES	YES	10.02 m³	0.00 m³	10.02 m³	YES
G-508	1B1B	YES	YES	YES	YES	YES	YES	YES	11.19 m³	0.00 m³	11.19 m³	YES
G-509	1B1B	NO	NO	YES	YES	YES	YES	YES	13.19 m³	0.00 m³	13.19 m³	YES
G-601	2B1B	YES	NO	YES	YES	YES	YES	YES	14.44 m³	0.00 m³	14.44 m³	YES
G-602	2B1B	YES	YES	YES	YES	YES	YES	YES	14.33 m³	0.00 m³	14.33 m³	YES
G-603	2B1B	YES	YES	YES	YES	YES	YES	YES	14.33 m³	0.00 m³	14.33 m³	YES
G-604	1B1B	YES	NO	YES	YES	YES	YES	YES	11.16 m³	0.00 m³	11.16 m³	YES
G-605	1B1B	YES	NO	YES	YES	YES	YES	YES	10.64 m³	0.00 m³	10.64 m³	YES
G-606	1B1B	YES	NO	YES	YES	YES	YES	YES	11.16 m³	0.00 m³	11.16 m³	YES
G-607	1B1B	YES	YES	YES	YES	YES	YES	YES	10.02 m³	0.00 m³	10.02 m³	YES
G-608	1B1B	YES	YES	YES	YES	YES	YES	YES	11.19 m³	0.00 m³	11.19 m³	YES
G-609	1B1B	NO	NO	YES	YES	YES	YES	YES	13.19 m³	0.00 m³	13.19 m³	YES

No of Accessible Apartments

Accessible	Total no of Accessible apartment	Percentage of Accesible Apartment
NO	35	17%
YES	170	83%
Grand total: 206	205	

No of Crossvent Apartments

Crossvent	Total no of cross vent apartment	Percentage of cross vent Apartment
NO	105	51%
YES	100	49%
Grand total: 206	205	

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME

CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 35 of 36

Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

Project Title
BILLS STREET HAWTHORN
1-12 BILLS ST, HAWTHORN
DHHS PROJECT No. 302817

Melbourne
Level 1
250 Flinders Lane
Melbourne VIC 3000
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T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects:Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Drawn By Author
Checked By Checker
Date Printed 8/27/2021 4:49:40 PM
Scale @ A1

Rev	Date	Description
A	27.08.2021	TOWN PLANNING APPLICATION

Drawing Title c52.20 & LHA MATRIX
Status TOWN PLANNING
Project No 2480
Drawing No TP10.00
Revision A

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. © Copyright 2008 All rights reserved

BUILDING A

Apartment Number	Area
A-101	10.3 m²
A-102	10.3 m²
A-103	20.3 m²
A-104	15.2 m²
A-105	8.6 m²
A-106	8.4 m²
A-107	8.2 m²
A-108	12.2 m²
A-109	12.2 m²
A-201	10.3 m²
A-202	10.3 m²
A-203	10.0 m²
A-204	9.6 m²
A-205	8.2 m²
A-205	9.3 m²
A-207	8.0 m²
A-208	12.7 m²
A-209	12.7 m²
A-301	8.9 m²
A-302	8.6 m²
A-303	8.1 m²
A-304	12.7 m²
A-305	12.7 m²
A-401	8.9 m²
A-402	8.6 m²
A-403	8.1 m²
A-404	12.7 m²
A-405	12.7 m²
A-G01	43.1 m²
A-G02	30.8 m²
A-G03	25.3 m²
A-G04	25.4 m²
A-G05	36.5 m²
A-G06	29.1 m²
A-G07	86.0 m²
A-LG01	26.8 m²
36	

BUILDING B

Apartment Number	Area
B-101	8.1 m²
B-102	8.0 m²
B-103	8.1 m²
B-104	8.5 m²
B-105	14.6 m²
B-106	12.9 m²
B-201	8.1 m²
B-202	8.0 m²
B-203	8.1 m²
B-204	8.5 m²
B-205	14.6 m²
B-206	12.9 m²
B-301	8.1 m²
B-302	8.0 m²
B-303	8.1 m²
B-304	8.5 m²
B-305	14.6 m²
B-306	12.9 m²
B-G01	8.1 m²
B-G02	8.0 m²
B-G03	15.1 m²
B-G04	15.2 m²
B-G05	29.3 m²
B-G06	12.0 m²
B-LG01	8.1 m²
B-LG02	8.0 m²
26	

BUILDING C

Apartment Number	Area
C-101	8.8 m²
C-102	8.6 m²
C-103	8.0 m²
C-104	8.0 m²
C-105	8.1 m²
C-106	8.5 m²
C-107	8.5 m²
C-108	13.2 m²
C-201	8.8 m²
C-202	8.6 m²
C-203	8.0 m²
C-204	8.0 m²
C-205	8.1 m²
C-206	71.8 m²
C-G01	8.9 m²
C-G02	8.6 m²
C-G03	23.4 m²
C-G04	23.5 m²
C-G05	23.8 m²
C-G06	23.8 m²
C-G07	24.0 m²
C-G08	12.7 m²
C-LG101	8.9 m²
C-LG102	8.2 m²
C-LG103	18.5 m²
C-LG104	31.4 m²
C-LG105	9.7 m²
C-LG106	13.0 m²
C-LG201	19.1 m²
C-LG202	41.2 m²
C-LG203	46.3 m²
31	

BUILDING E

Apartment Number	Area
E-101	12.0 m²
E-102	8.4 m²
E-103	12.1 m²
E-201	12.0 m²
E-202	8.5 m²
E-203	12.4 m²
E-G01	18.2 m²
E-G02	31.9 m²
E-G03	27.3 m²
9	

BUILDING F

Apartment Number	Area
F-101	15.1 m²
F-102	27.1 m²
F-103	30.4 m²
F-104	16.1 m²
F-105	15.5 m²
F-106	8.0 m²
F-107	9.4 m²
F-108	9.7 m²
F-109	9.1 m²
F-110	15.4 m²
F-201	8.7 m²
F-202	8.3 m²
F-203	13.1 m²
F-204	8.3 m²
F-205	8.0 m²
F-206	8.0 m²
F-207	9.4 m²
F-208	9.7 m²
F-209	9.1 m²
F-210	13.7 m²
F-301	8.7 m²
F-302	8.3 m²
F-303	13.1 m²
F-304	8.3 m²
F-305	15.9 m²
F-306	16.0 m²
F-401	8.7 m²
F-402	8.3 m²
F-403	13.1 m²
F-404	8.3 m²
F-405	12.7 m²
F-406	9.8 m²
F-501	8.7 m²
F-502	8.3 m²
F-503	13.1 m²
F-504	8.3 m²
F-505	12.7 m²
F-506	9.8 m²
F-G01	8.0 m²
F-G02	9.5 m²
F-G03	9.8 m²
F-G04	9.1 m²
F-LG01	25.8 m²
F-LG02	25.3 m²
F-LG03	31.1 m²
F-LG04	32.5 m²
46	

BUILDING G

Apartment Number	Area
G-101	15.1 m²
G-102	25.7 m²
G-103	25.5 m²
G-104	8.1 m²
G-105	8.0 m²
G-106	7.8 m²
G-107	14.2 m²
G-108	8.0 m²
G-109	8.0 m²
G-110	19.6 m²
G-111	15.5 m²
G-201	8.8 m²
G-202	8.4 m²
G-203	8.3 m²
G-204	8.0 m²
G-205	8.0 m²
G-206	7.8 m²
G-207	14.2 m²
G-208	8.3 m²
G-209	8.3 m²
G-210	11.6 m²
G-211	14.3 m²
G-301	8.8 m²
G-302	8.3 m²
G-303	8.3 m²
G-304	8.0 m²
G-305	8.0 m²
G-306	8.0 m²
G-307	15.4 m²
G-308	15.6 m²
G-309	8.2 m²
G-401	8.8 m²
G-402	8.4 m²
G-403	8.3 m²
G-404	8.0 m²
G-405	8.0 m²
G-406	8.0 m²
G-407	8.0 m²
G-408	8.0 m²
G-409	8.4 m²
G-501	8.8 m²
G-502	8.3 m²
G-503	8.3 m²
G-504	8.0 m²
G-505	8.0 m²
G-506	8.0 m²
G-507	8.0 m²
G-508	8.0 m²
G-509	8.4 m²
G-601	8.8 m²
G-602	8.3 m²
G-603	8.3 m²
G-604	8.0 m²
G-605	8.0 m²
G-606	8.0 m²
G-607	8.0 m²
G-608	8.0 m²
G-609	8.4 m²
58	

PLANNING and ENVIRONMENT ACT
BAROONDARA PLANNING SCHEME

CONSENT UNDER CLAUSE 52.20
VPP2101334
ENDORSED PLAN
Sheet 36 of 36

Signed: for
MINISTER FOR ENERGY, ENVIRONMENT AND CLIMATE CHANGE
Date: 5 Nov 2021

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BILLS STREET HAWTHORN
1-12 BILLS ST, HAWTHORN
DHHS PROJECT No. 302817

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Rev	Date	Description
A	27.08.2021	TOWN PLANNING APPLICATION

Drawing Title
c52.20 SPOS MATRIX

Status
TOWN PLANNING

Project No 2480

Drawing No TP10.01

Revision A

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