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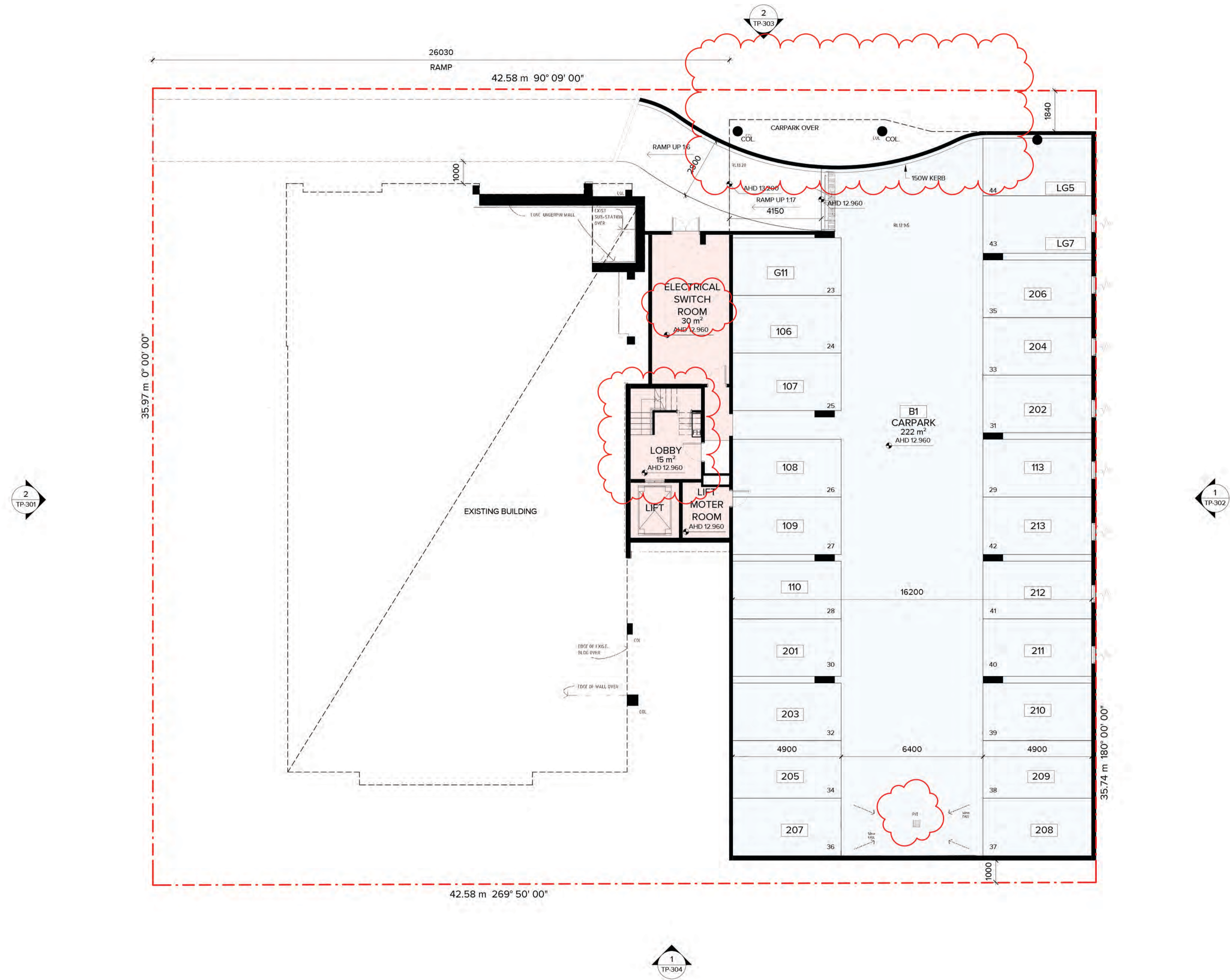
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Date printed: 6/11/2020

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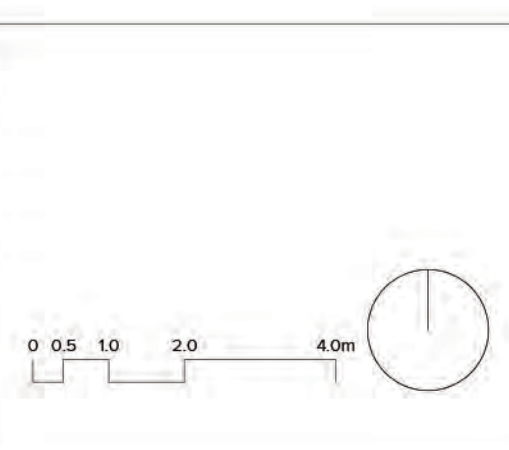
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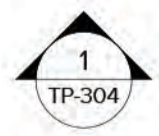
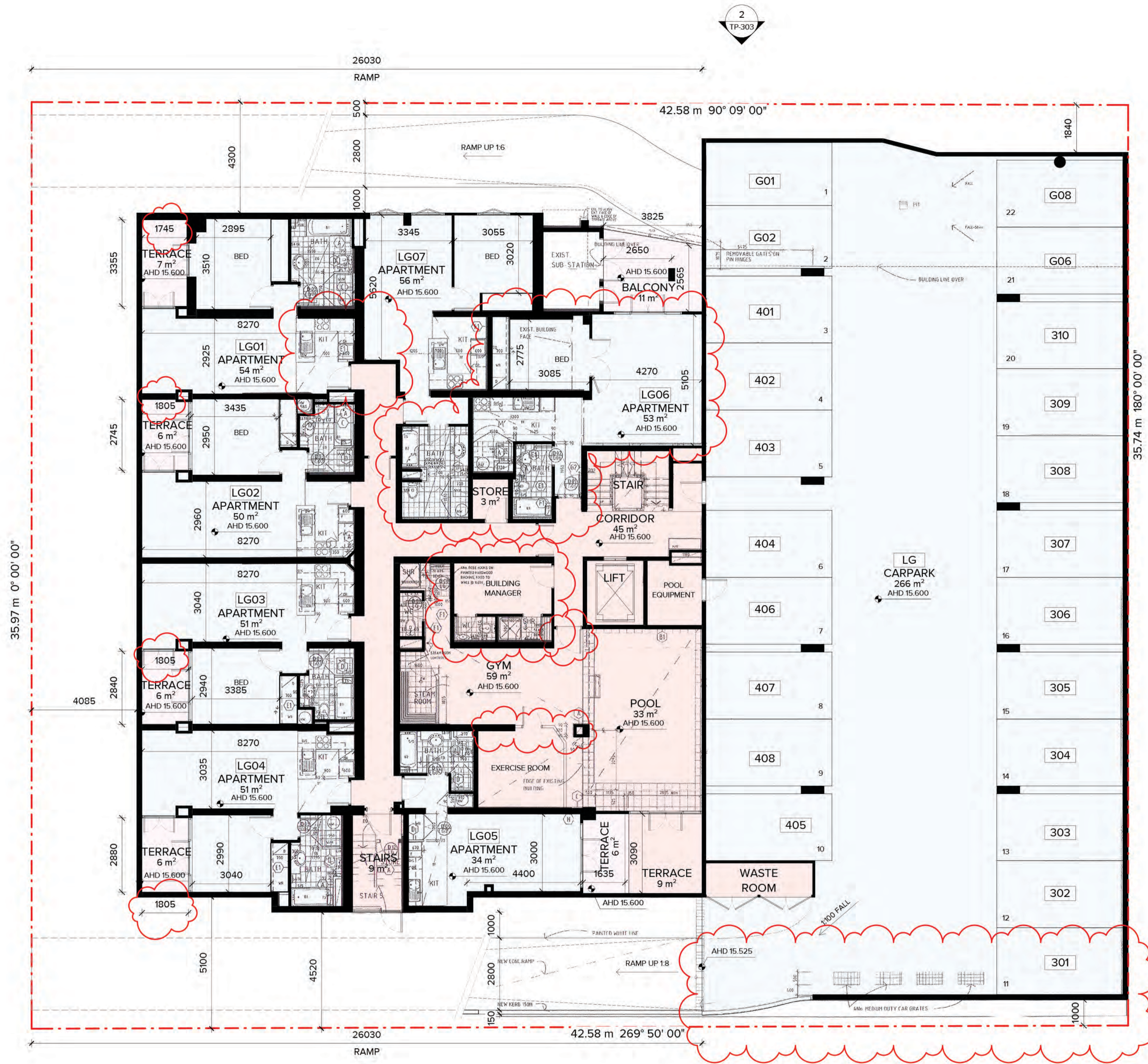
PROJECT:  
**52 DARLING STREET**

DRAWING TITLE:  
**BASEMENT PARKING LEVEL**

DATE:	26/02/20	JOB N°:	40014
SCALE:	1:100@A1	REVISION N°:	1
DRAWN:	BHA		
DRAWING STATUS:	TOWN PLANNING	DRAWING N°:	TP-200



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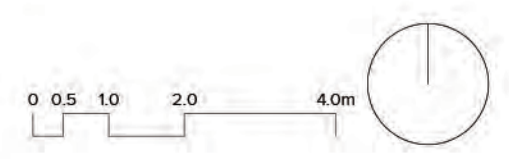
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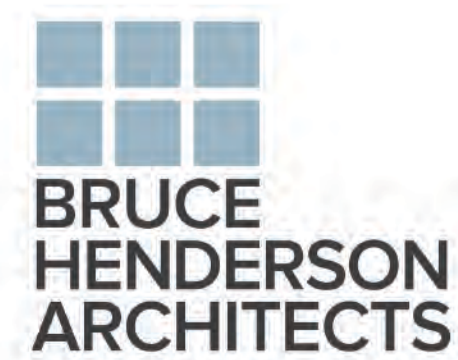
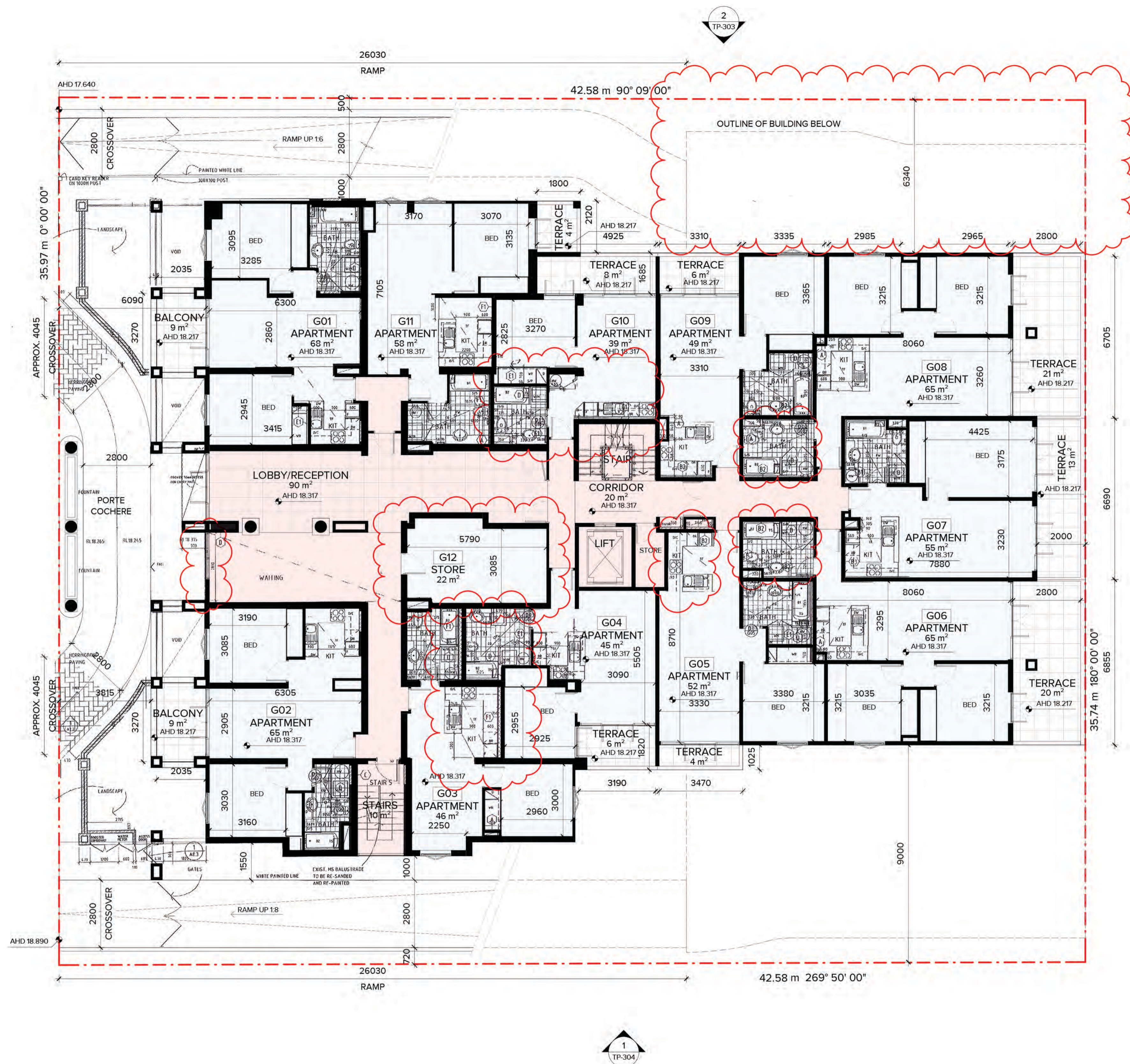
**PROJECT:**  
 52 DARLING STREET

**DRAWING TITLE:**  
 LOWER GROUND LEVEL

**DATE:** 26/02/20      **JOB N°:** 40014  
**SCALE:** 1:100@A1      **REVISION N°:** 1  
**DRAWN:** BHA  
**DRAWING STATUS:** TOWN PLANNING      **DRAWING N°:** TP-201



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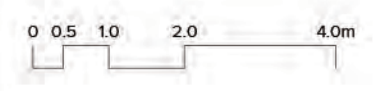
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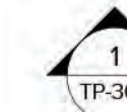
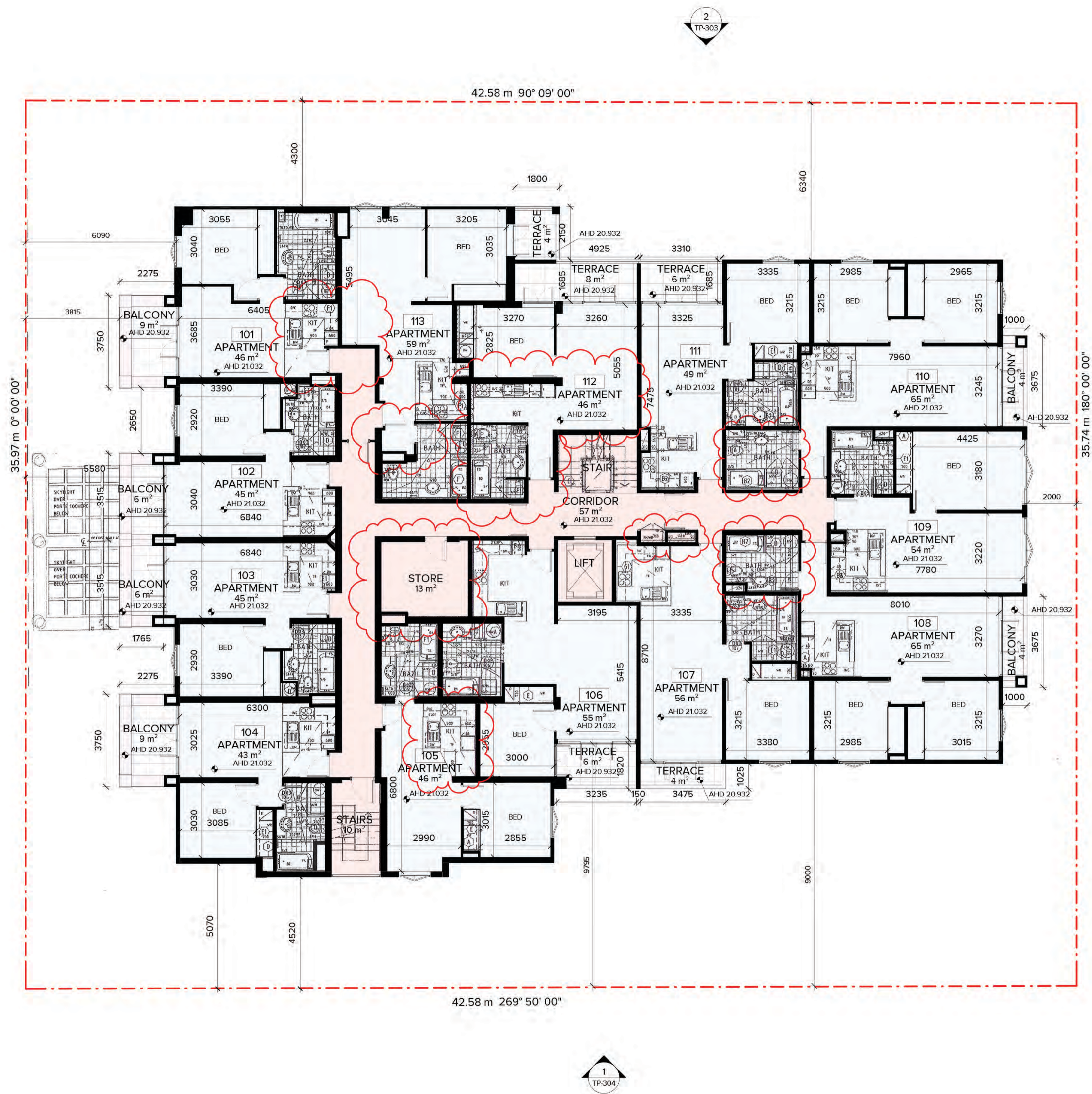
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**DRAWING TITLE:**  
GROUND LEVEL

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<b>SCALE:</b> 1:100@A1	<b>REVISION N°:</b> 1
<b>DRAWN:</b> BHA	
<b>DRAWING STATUS:</b> TOWN PLANNING	<b>DRAWING N°:</b> TP-202



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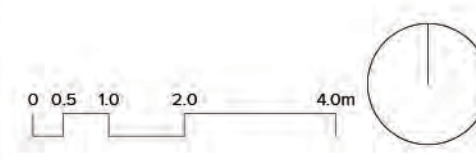
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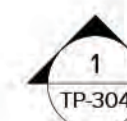
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52 DARLING STREET

**DRAWING TITLE:**  
LEVEL 1

**DATE:** 26/02/20      **JOB N°:** 40014  
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**DRAWN:** BHA  
**DRAWING STATUS:** TOWN PLANNING      **DRAWING N°:** TP-203



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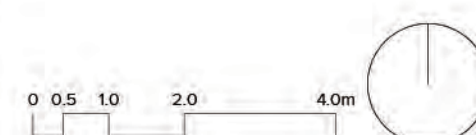
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**PROJECT:**  
52 DARLING STREET

**DRAWING TITLE:**  
LEVEL 2

**DATE:** 26/02/20 **JOB N°:** 40014

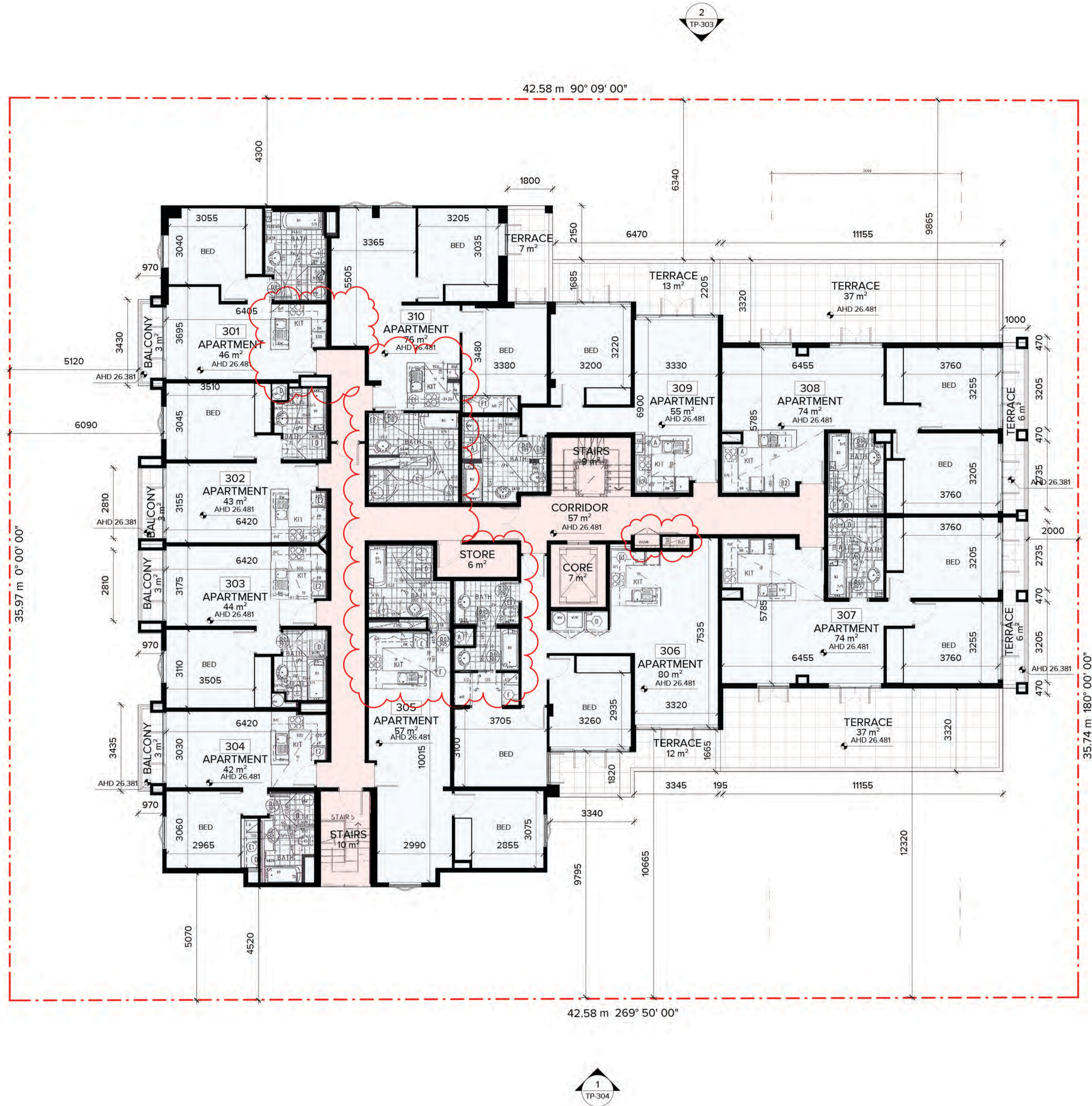
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**DRAWING STATUS:** TOWN PLANNING **DRAWING N°:** TP-204



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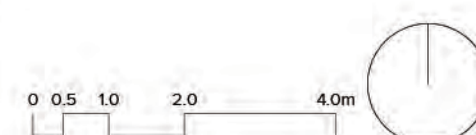
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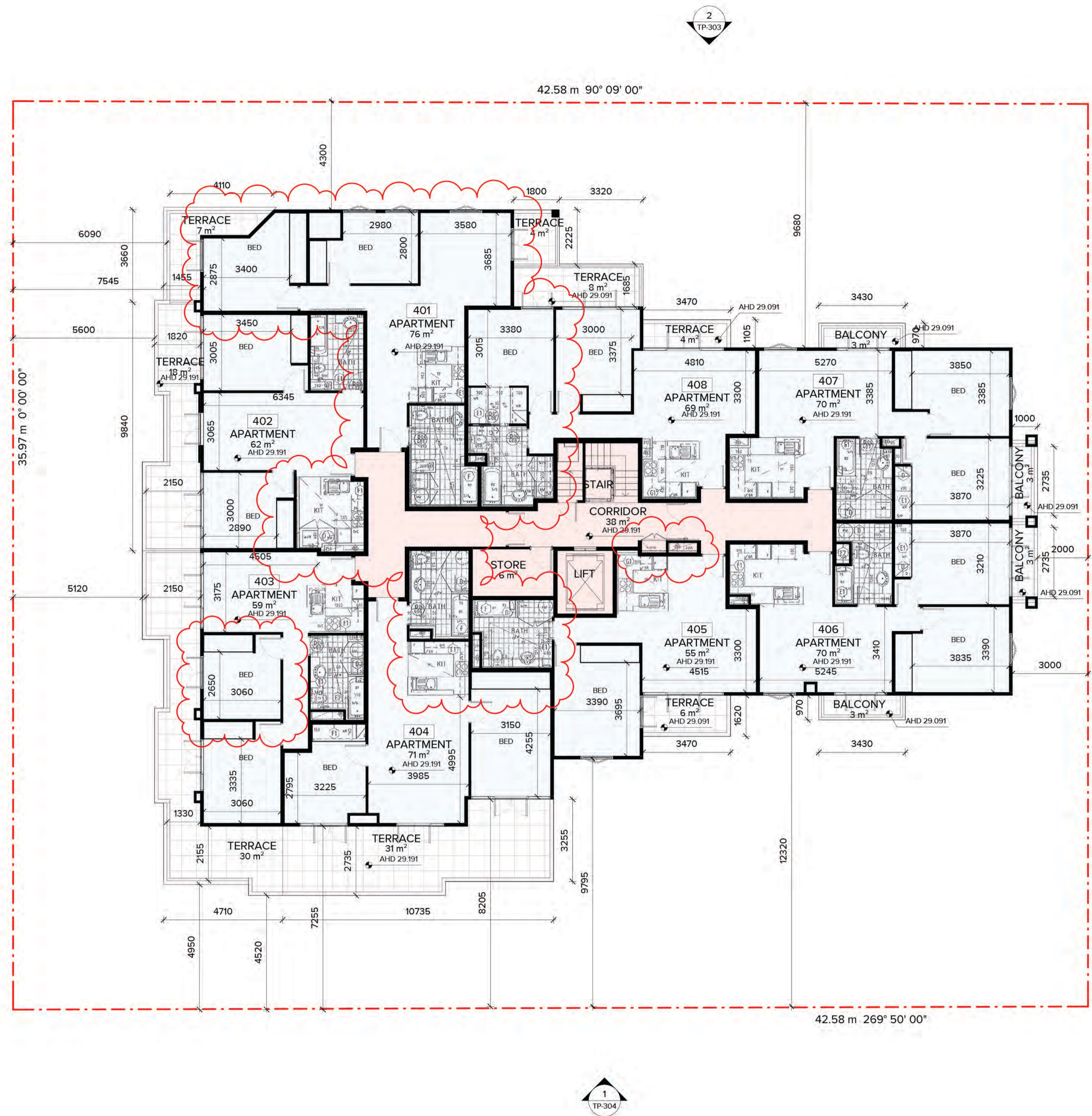
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52 DARLING STREET

**DRAWING TITLE:**  
LEVEL 3

**DATE:** 26/02/20      **JOB N°:** 40014  
**SCALE:** 1:100@A1      **REVISION N°:** 1  
**DRAWN:** BHA  
**DRAWING STATUS:** TOWN PLANNING      **DRAWING N°:** TP-205



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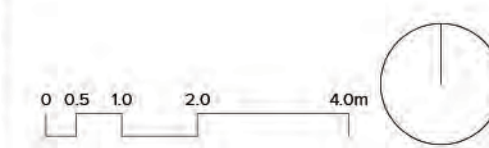
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DRAWING TITLE:  
LEVEL 4

DATE: 26/02/20 JOB N°: 40014

SCALE: 1:100@A1 REVISION N°: 1



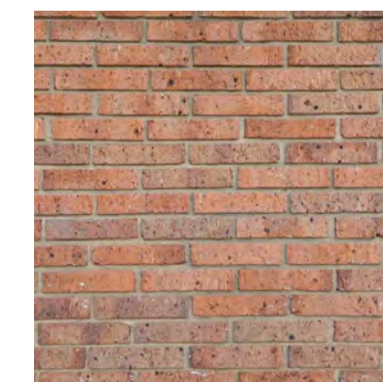
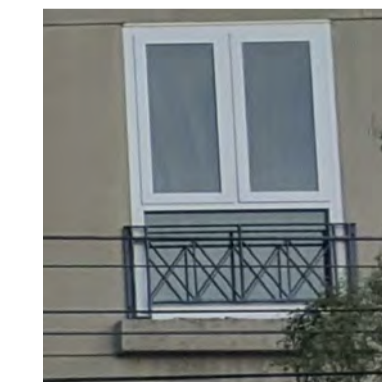
DRAWN: BHA

DRAWING STATUS: TOWN PLANNING DRAWING N°: TP-206





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6 - BLACK STEEL BALUSTRADE



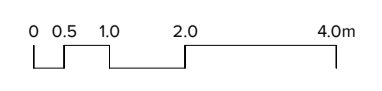
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PROJECT:  
**52 DARLING STREET**

DRAWING TITLE:  
**WEST ELEVATION**

DATE:	26/02/20	JOB N°:	40014
SCALE:	1:100@A1	REVISION N°:	1
DRAWN:	BHA		
DRAWING STATUS:	TOWN PLANNING	DRAWING N°:	TP-301

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1 - RENDERED FINISH - GREY COLOUR SIMILAR TO DULUX 'LINSEED'	2 - RENDERED FINISH - LIGHT GREY COLOUR SIMILAR TO DULUX 'WHITE DUCK'	3 - RENDERED FINISH - DARK GREY COLOUR SIMILAR TO DULUX 'PEBBLES'	4 - EXPOSED BRICK FINISH - RED BRICK	5 - SELECTED WINDOW SYSTEM - WHITE WINDOW FRAME WITH CLEAR GLAZING	7 - BLACK STEEL CAR PARK ENTRY GATES

6 - BLACK STEEL BALUSTRADE



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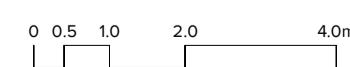
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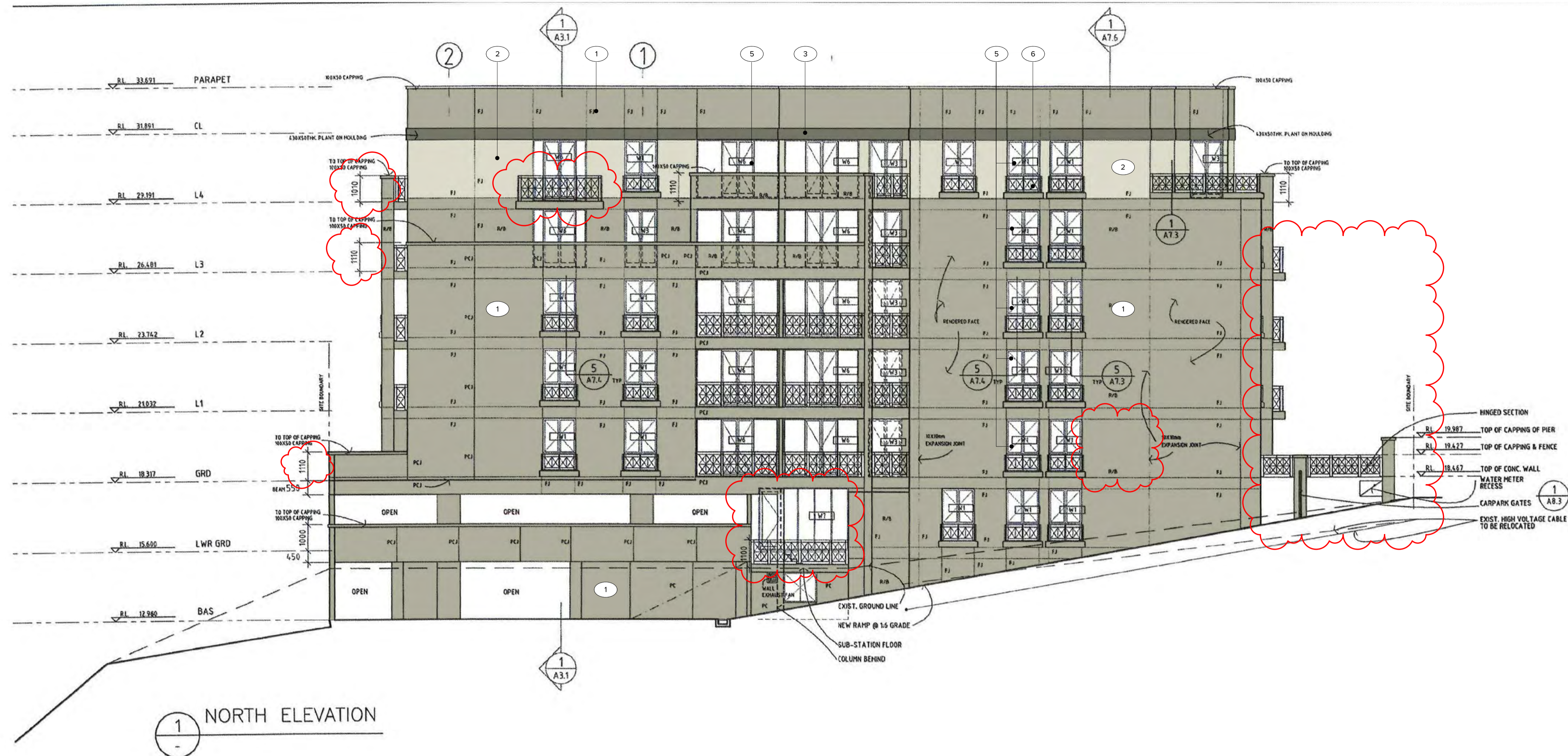


PROJECT:  
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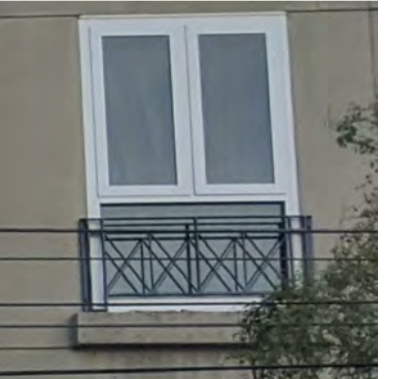
DRAWING TITLE:  
**EAST ELEVATION**

DATE:	26/02/20	JOB N°:	40014
SCALE:	1:100@A1	REVISION N°:	1
DRAWN:	BHA		
DRAWING STATUS:	TOWN PLANNING	DRAWING N°:	TP-302





**EXTERNAL FINISH LEGEND**

 <p>1 - RENDERED FINISH - GREY COLOUR SIMILAR TO DULUX 'LINSEED'</p>	 <p>2 - RENDERED FINISH - LIGHT GREY COLOUR SIMILAR TO DULUX 'WHITE DUCK'</p>	 <p>3 - RENDERED FINISH - DARK GREY COLOUR SIMILAR TO DULUX 'PEBBLES'</p>	 <p>4 - EXPOSED BRICK FINISH - RED BRICK</p>	 <p>5 - SELECTED WINDOW SYSTEM - WHITE WINDOW FRAME WITH CLEAR GLAZING</p>	 <p>7 - BLACK STEEL CAR PARK ENTRY GATES</p>
<p>6 - BLACK STEEL BALUSTRADE</p>					

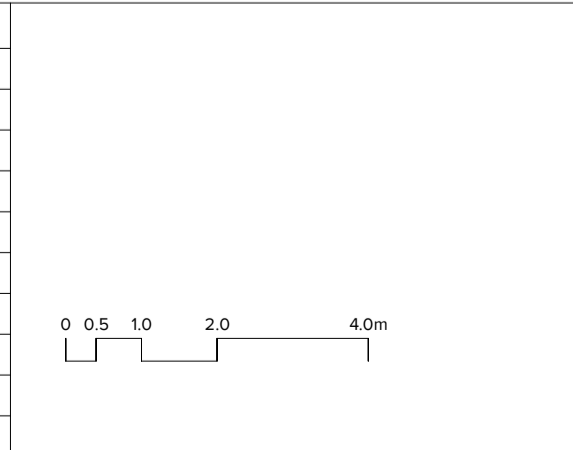


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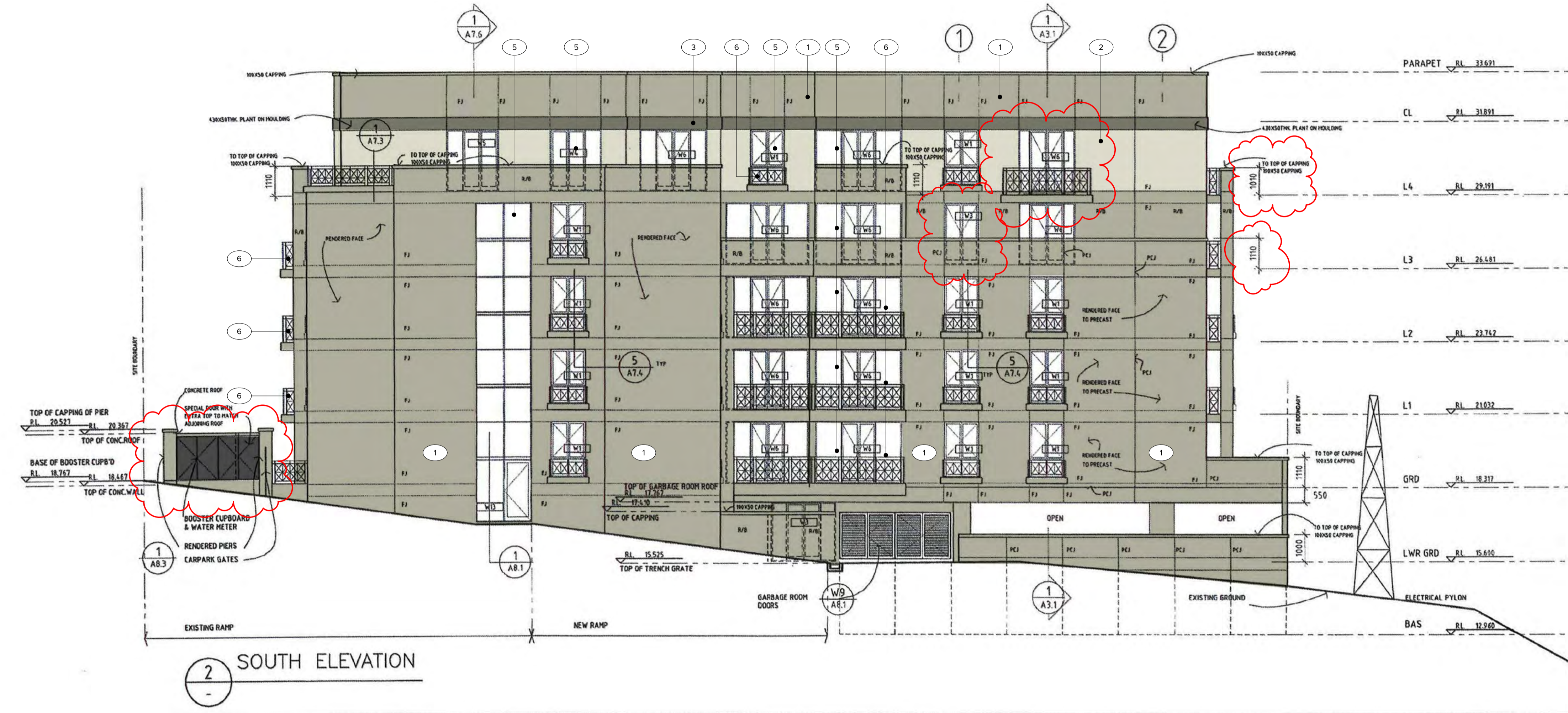
PROJECT:  
**52 DARLING STREET**

DRAWING TITLE:  
**NORTH ELEVATION**

DATE:	26/02/20	JOB N°:	40014
SCALE:	1:100@A1	REVISION N°:	1
DRAWN:	BHA		
DRAWING STATUS:	TOWN PLANNING	DRAWING N°:	TP-303

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<p>6 - BLACK STEEL BALUSTRADE</p>					



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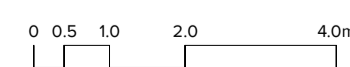
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	26.02.20	ISSUED FOR INFORMATION			



PROJECT:  
**52 DARLING STREET**

DRAWING TITLE:  
**SOUTH ELEVATION**

DATE: 26/02/20      JOB N°: 40014

SCALE: 1:100@A1      REVISION N°: 1

DRAWN: BHA

DRAWING STATUS: TOWN PLANNING      DRAWING N°: TP-304





162 TOORAK ROAD T: +61 3 9860 4000  
 SOUTH YARRA 3141 E: info@bh-architects.com  
 VICTORIA AUSTRALIA ABN: 86 411 417 873

proposed development – 52 DARLING STREET

project summary – 27/02/20

revision: 4

## AREA SCHEDULE

LOWER GROUND LEVEL						
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )	
LG 01	1B	W	54	7	61	
LG 02	1B	W	50	6	56	
LG 03	1B	W	51	6	57	
LG 04	1B	W	51	6	57	
LG 05	STUDIO	S/E	34	6	40	
LG 06	1B	N	53	11	64	
LG 07	1B	N	56	-	56	
<b>SUBTOTAL</b>	<b>7</b>		<b>349</b>	<b>42</b>	<b>391</b>	

LOWER GROUND AVERAGE BALCONY AREA	6 m <sup>2</sup>	
LOWER GROUND AVERAGE APARTMENT AREA	50 m <sup>2</sup>	

GROUND LEVEL						
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )	
G 01	2B	N/W	68	9	77	
G 02	2B	S/W	65	9	74	
G 03	1B	S/E	46	-	46	
G 04	1B	S	45	6	51	
G 05	1B	S	52	4	56	
G 06	2B	S/E	65	20	85	
G 07	1B	E	55	13	68	
G 08	2B	N/E	65	21	86	
G 09	1B	N	49	6	55	
G 10	1B	N	39	8	47	
G 11	1B	N	58	4	62	
G 12	STORE	-	22	-	22	
<b>SUBTOTAL</b>	<b>12</b>		<b>629</b>	<b>100</b>	<b>729</b>	

GROUND LEVEL AVERAGE BALCONY AREA	8 m <sup>2</sup>	
GROUND LEVEL AVERAGE APARTMENT AREA	52 m <sup>2</sup>	





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proposed development – 52 DARLING STREET

project summary – 27/02/20

revision: 4

LEVEL 1					
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
1 01	1B	N/W	46	9	55
1 02	1B	W	45	6	51
1 03	1B	W	45	6	51
1 04	1B	S/W	43	9	52
1 05	1B	S/E	46	-	46
1 06	1B	S	55	6	61
1 07	1B	S	56	4	60
1 08	2B	S/E	65	4	69
1 09	1B	E	54	-	54
1 10	2B	N/E	65	4	69
1 11	1B	N	49	6	55
1 12	1B	N	46	8	54
1 13	1B	N	59	4	63
<b>SUBTOTAL</b>	<b>13</b>		<b>674</b>	<b>66</b>	<b>740</b>

LEVEL 1 AVERAGE BALCONY AREA		5 m <sup>2</sup>	
LEVEL 1 AVERAGE APARTMENT AREA		52 m <sup>2</sup>	

LEVEL 2					
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
2 01	1B	N/W	46	3	49
2 02	1B	W	43	3	46
2 03	1B	W	44	3	47
2 04	1B	S/W	42	3	45
2 05	1B	S/E	46	-	46
2 06	1B	S	55	6	61
2 07	1B	S	56	3	59
2 08	2B	S/E	65	3	68
2 09	1B	E	53	-	53
2 10	2B	N/E	65	3	68
2 11	1B	N	49	5	54
2 12	1B	N	47	8	55
2 13	1B	N	59	4	63
<b>SUBTOTAL</b>	<b>13</b>		<b>670</b>	<b>44</b>	<b>714</b>

LEVEL 2 AVERAGE BALCONY AREA		3 m <sup>2</sup>	
LEVEL 2 AVERAGE APARTMENT AREA		52 m <sup>2</sup>	





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proposed development – 52 DARLING STREET

project summary – 27/02/20

revision: 4

LEVEL 3					
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
3 01	1B	N/W	46	3	49
3 02	1B	W	43	3	46
3 03	1B	W	44	3	47
3 04	1B	S/W	42	3	45
3 05	1B	S/E	57	-	57
3 06	2B	S	80	12	92
3 07	2B	S/E	74	44	118
3 08	2B	N/E	74	44	118
3 09	1B	N	55	13	68
3 10	2B	N/E	76	7	83
<b>SUBTOTAL</b>	<b>10</b>		<b>591</b>	<b>132</b>	<b>723</b>

LEVEL 3 AVERAGE BALCONY AREA		13 m <sup>2</sup>	
LEVEL 3 AVERAGE APARTMENT AREA		59 m <sup>2</sup>	

LEVEL 4					
APARTMENT	APARTMENT TYPE	ORIENTATION	NET APT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
4 01	2B	N	76	11	87
4 02	2B	W	62	18	80
4 03	2B	S/W	59	30	89
4 04	2B	S	71	31	102
4 05	1B	S	55	6	61
4 06	2B	S/E	70	6	76
4 07	2B	N/E	70	6	76
4 08	2B	N	69	12	81
<b>SUBTOTAL</b>	<b>8</b>		<b>532</b>	<b>120</b>	<b>652</b>

LEVEL 4 AVERAGE BALCONY AREA		15 m <sup>2</sup>	
LEVEL 4 AVERAGE APARTMENT AREA		67 m <sup>2</sup>	





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 VICTORIA AUSTRALIA ABN: 86 411 417 873

proposed development – 52 DARLING STREET

project summary – 27/02/20

revision: 4

#### GROSS BUILDING AREA SCHEDULE

LEVEL	LOBBIES, CORRIDOR, AMENITIES (m <sup>2</sup> )	CAR PARK (m <sup>2</sup> )	APARTMENT AREA (m <sup>2</sup> )	TERRACE/ BALCONY (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
BASEMENT	58	502			560
LOWER GROUND	190	544	349	42	1125
GROUND LEVEL	140		629	99	868
LEVEL 01	98		674	66	838
LEVEL 02	98		670	44	812
LEVEL 03	89		591	132	812
LEVEL 04	61		532	120	713
<b>APARTMENT TOTAL</b>	<b>734</b>	<b>1046</b>	<b>3445</b>	<b>503</b>	<b>5728</b>



# PLANNING PERMIT

Permit No.: S947/96 (Amended)  
 Planning Scheme: Stonnington  
 Responsible Authority: City of Stonnington

## ADDRESS OF THE LAND:

52 DARLING STREET, SOUTH YARRA

## THE PERMIT ALLOWS:

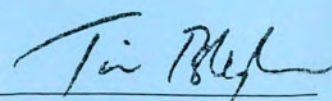
ALTERATIONS AND ADDITIONS TO EXISTING BUILDING INCLUDING A 7 LEVEL ADDITION TO THE REAR AND A 1 LEVEL ADDITION ABOVE THE EXISTING BUILDING AND ASSOCIATED CARPARKING FOR USE AS SERVICED APARTMENTS IN ACCORDANCE WITH THE ENDORSED PLANS AND SUBJECT TO THE FOLLOWING CONDITIONS:

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the use and/or development starts, plans to the satisfaction of the Responsible Authority generally in accordance with those submitted on November 6, 1996 must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must show :
  - a) deletion of the 6th and 7th storey
  - b) increase in the setbacks at the rear between 8.1 to 10 metres
  - c) the exterior treatment of the building including details of all exterior decorations, materials, finishes and colors
  - d) details of the stop/go lighting system in the carpark
  - e) measures to prevent overlooking in accordance with Element 7 of the Good Design Guide
  - f) The provision of a 1 metre wide landscaping strip along the southern boundary of the site from the eastern boundary to 10 metres to the west. This strip shall be planted with semi-mature trees with a minimum height of 3.5 metres to the satisfaction of the Responsible Authority.

Date Issued: - 5 JUN 1997

Signature for the  
Responsible Authority:

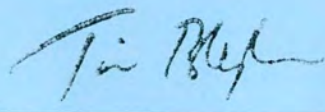




Permit No S947/96 (Amended)

2. An Aborists Report must be submitted detailing measures to be undertaken to ensure the retention of the semi-mature Golden Ashes on the adjoining property to the south to the satisfaction of the Responsible Authority
3. This permit shall have no effect until a landscape plan indicating the area or areas set aside for landscaping and a schedule of all proposed trees, shrubs and ground covers (including size at maturity and botanical names) is to be submitted to and approved by the Responsible Authority, and when approved, such plan shall form part of the endorsed plan under this permit
  - a) the planting of semi-mature canopy trees along the northern boundary to provide a screen to 56 Darling Street
  - b) landscaping to the front of the property providing the integration of the building to the streetscape
4. The use or development allowed by this permit and shown on the drawings and/or schedules endorsed to accompany the permit shall not be amended for any reason without the consent of the Responsible Authority.
5. This permit will expire if one of the following circumstances applies :
  - a) The development and use is/are not started within two years of the date of this permit.
  - b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.
6. All driveways and access roads to car parking spaces shall comply with the provisions relating to ramps as set out in the Australian Standard AS 2890.1 and as set out in the Building Code of Australia where ramps are also used for pedestrian access.
7. Before the use allowed by this permit starts, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.
8. The garden areas shall be landscaped with trees and shrubs and shall be used for no other purpose. The landscaping shall be established and maintained in a proper and tidy condition, to the satisfaction of the Responsible Authority.
9. The buildings or works hereby occupied or employed, the processes carried on, the materials and machinery used and the transportation of materials, goods and commodities to and from the premises shall not cause injury to or prejudicially affect the amenity of the locality by reasons of appearance or the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or the presence of vermin or otherwise, to the satisfaction of the Responsible Authority.

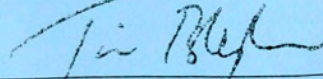
Date Issued:   - 5 JUN 1997  Signature for the  
Responsible Authority: \_\_\_\_\_




10. The collection of rubbish from the premises (other than normal Council collection) shall be conducted between the hours of 8.00 am to 6.00 pm Mondays to Fridays.
11. Airconditioning and other plant and equipment installed on the subject buildings shall be so positioned and baffled so that no noise disturbance is caused to occupiers of adjoining properties.
12. Adequate provision shall be made for the storage and collection of garbage and other solid wastes within the curtilage of the site. This area shall be properly graded and drained and screened from public view to the satisfaction of the Responsible Authority.

**NOTE** - Condition 2 of the permit regarding visitor car parking was deleted by the Administrative Appeals Tribunal on 28 May 1997.

Date Issued: - 5 JUN 1997

Signature for the Responsible Authority: 

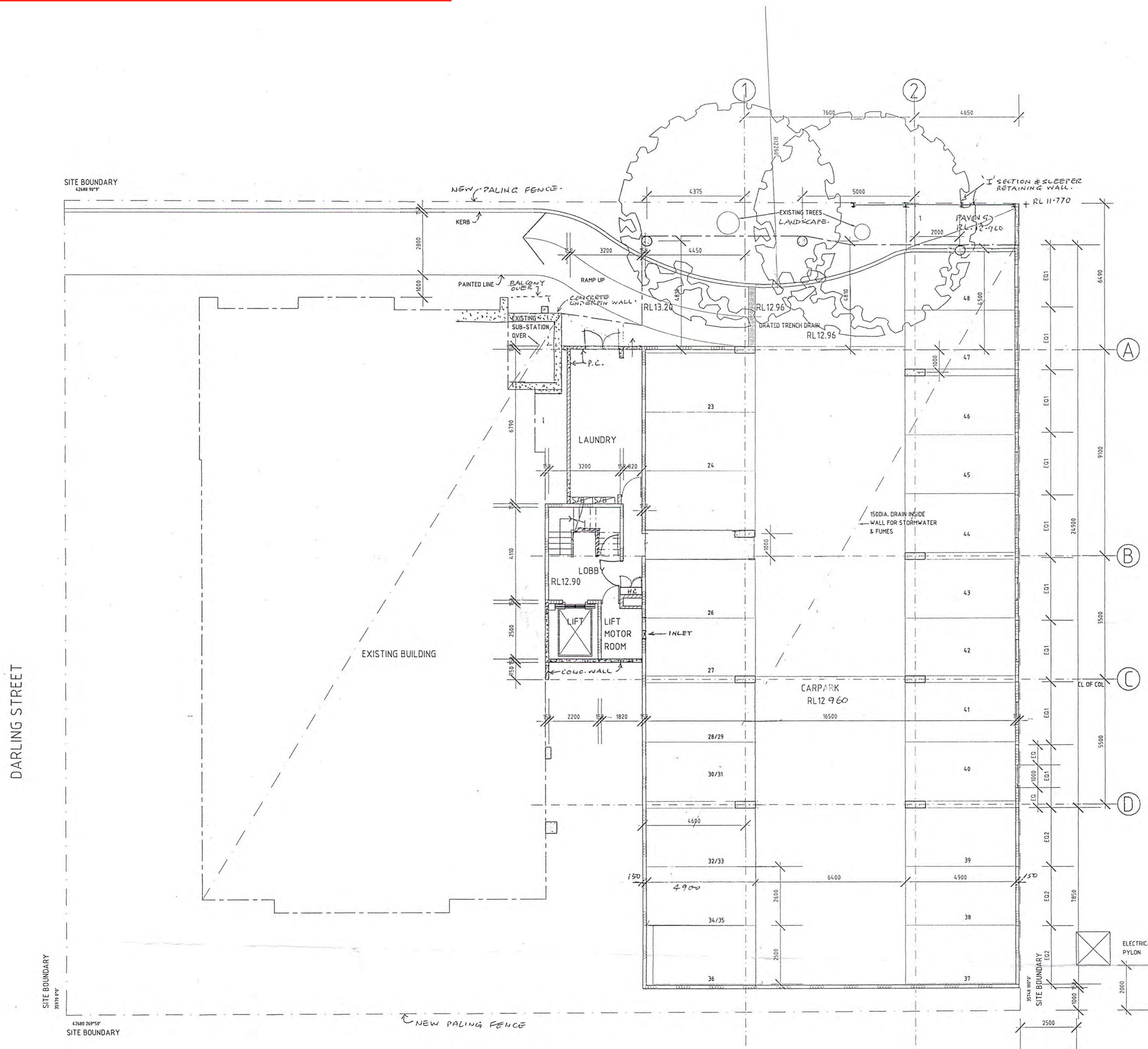


**ENDORSED PLANS FOR REFERENCE PURPOSE**

NOTES:  
 Do not scale.  
 Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the Architect before manufacture.  
 Any extra entailed in work shown on this drawing must be obtained and approved before proceeding.



Planning and Environment 1507  
 STONNINGTON PLANNING SCHEME  
 Plan referred to in Permit to Use Land  
 Application No. 94/196 Amended  
 16 JUN 1997  
 FOR RESPONSIBLE AUTHORITY



REV. No.	DATE	REVISION NOTES
C.	10/6/97	DELETE CAR STACKERS & RAMP.

Bruce Henderson  
 Pty Ltd  
 Architects  
 A.E.N. 005 606 806  
 162 Toorak Road South Yarra 3114  
 Telephone: 03 9592 2217 Fax: 03 9586 4321

52 DARLING STREET  
 SOUTH YARRA

BASEMENT  
 PARKING LEVEL

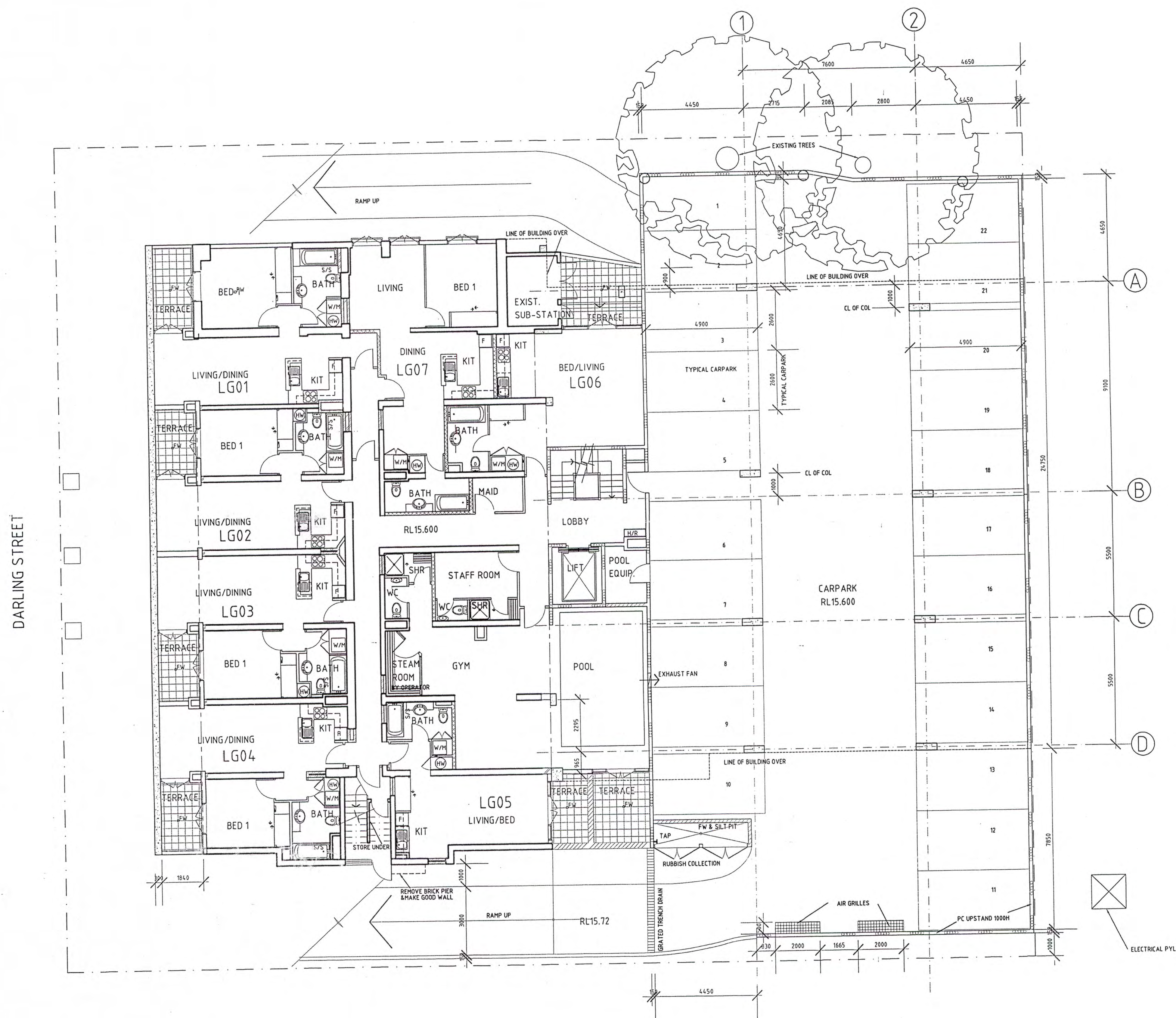
Scale	Date
1:100	MAR 1997
PL	
90706	TP200





# ENDORSED PLANS FOR REFERENCE PURPOSE

NOTES:  
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 Any extra installed in work shown on this drawing must be claimed and approved before proceeding.

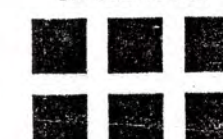


Planning and Environment Act 1987  
 STONNINGTON PLANNING SCHEME  
 Plan referred to in Permit to Use Land  
 Application No. 947/96 (z.u.12)  
 - 7 MAY 1997  
 DATE FOR THE RESPONSIBLE AUTHORITY

REV No.	DATE	REVISION NOTES

Bruce Henderson  
 Pty Ltd

Architects



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 162 Tourak Road South Yarra 3161  
 Telephone: (03) 9292 2271 Fax: (03) 9296 4321

52 DARLING STREET  
 SOUTH YARRA

CITY OF MALVERN  
 PLANNING OFFICE  
 23 APR 1997  
 RECEIVED

LOWER GROUND  
 LEVEL

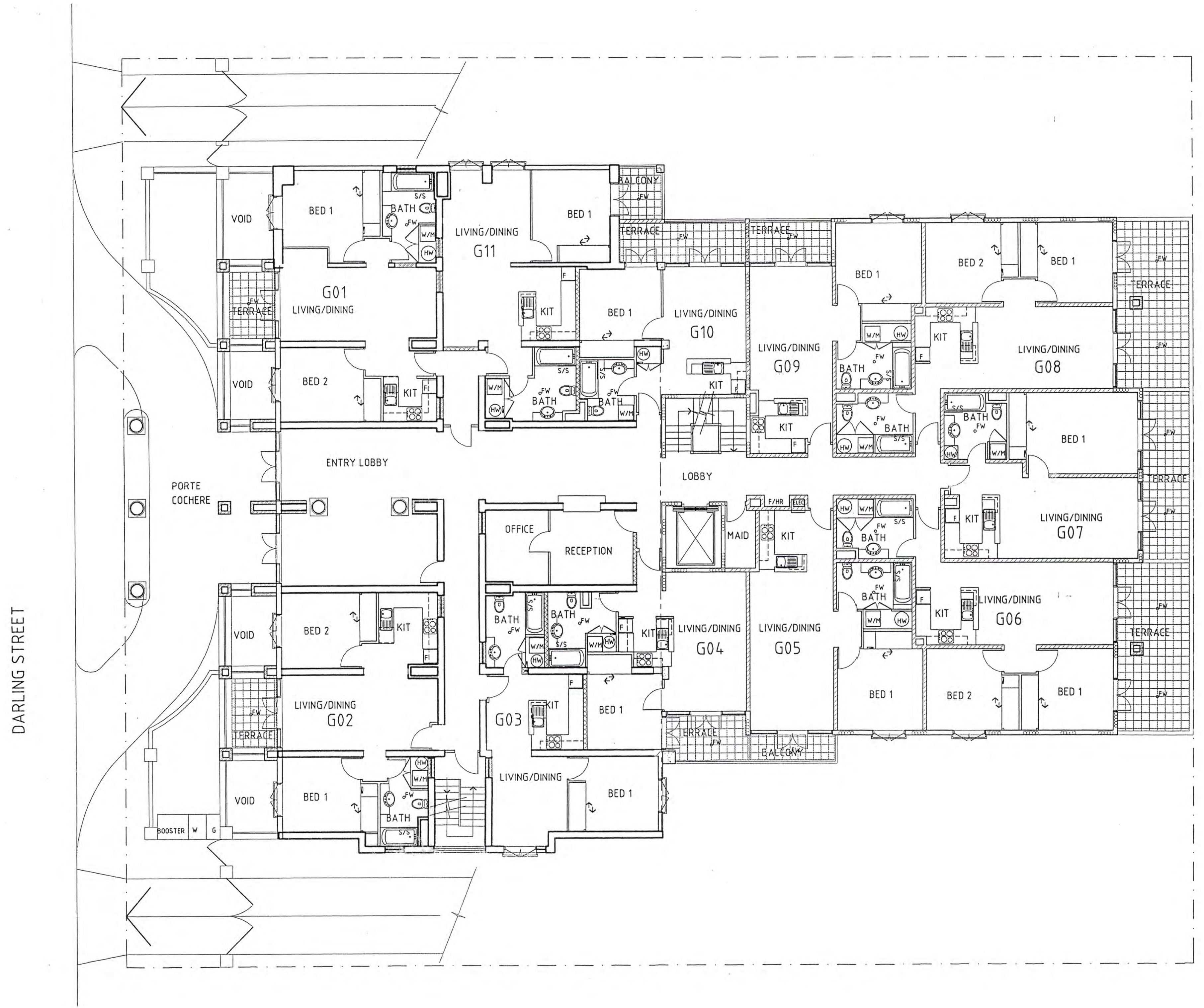
Scale:	1:100	Date:	MAR 1997
Plan:	PL	Author:	
Project No.:	90706	Drawn:	TP201
			E





**ENDORSED PLANS FOR REFERENCE PURPOSE**

NOTES:  
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 Any extra entailed in work shown on this drawing must be claimed and approved before proceeding.



Planning and Environment Act 1987  
**STONNINGTON PLANNING SCHEME**  
 Plan referred to in Permit to Use Land  
 Application No. **947/96 (S.O. 13)**  
 DATE **7 MAY 1997** FOR THE RESPONSIBLE AUTHORITY

REV. No.	DATE	REVISION NOTES

Bruce Henderson  
 Pty Ltd  
**Architects**

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 163 Terek Road South Yarra 3163  
 Telephone: 0839820 2273 Fax: 0839866 4321

52 DARLING STREET  
 SOUTH YARRA

**CITY OF MALVERN PLANNING OFFICE**  
 23 APR 1997  
 RECEIVED

GROUND LEVEL

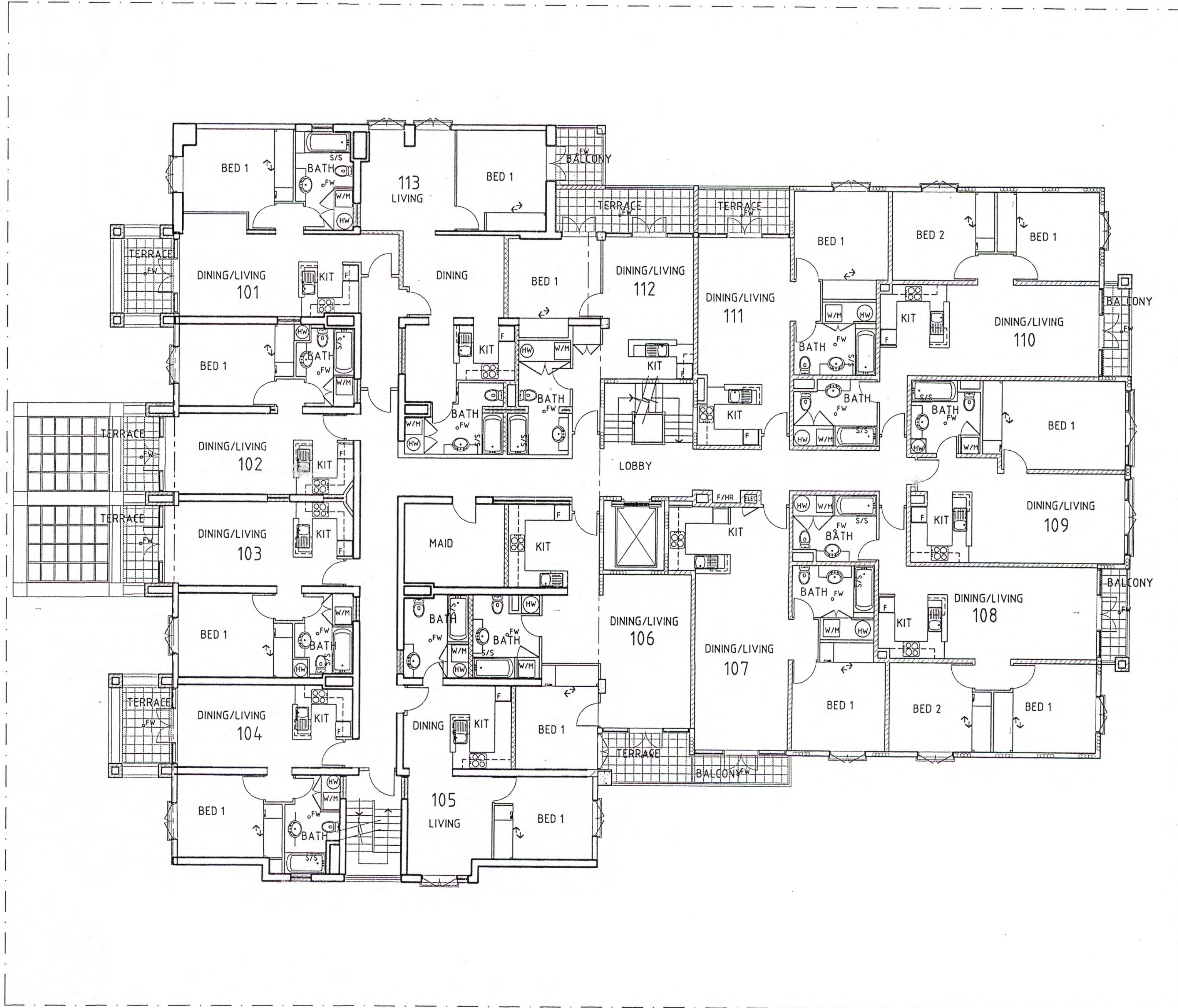
SCALE	1:100	DATE	MAR 1997
PROJECT	PL		
NO.	90706	REV.	TP.202
FLOOR	G.		





**ENDORSED PLANS FOR REFERENCE PURPOSE**

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 Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture.  
 Any extra called in work shown on this drawing must be claimed and approved before proceeding.



Planning and Environment Act 1987  
 STONNINGTON PLANNING SCHEME  
 Plan referred to in Permit to Use Land  
 Application No. 907/96 (4 of 12)  
 - 7 MAY 1997  
 DATE FOR THE RESPONSIBLE AUTHORITY

REV No.	DATE	REVISION NOTES

Bruce Henderson  
 Pty Ltd  
 Architects  
  
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 102 Toorak Road South Yarra 3141  
 Telephone 0395920 2277 Fax 0395966 4321

52 DARLING STREET  
 SOUTH YARRA

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 PLANNING OFFICE  
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LEVEL 1

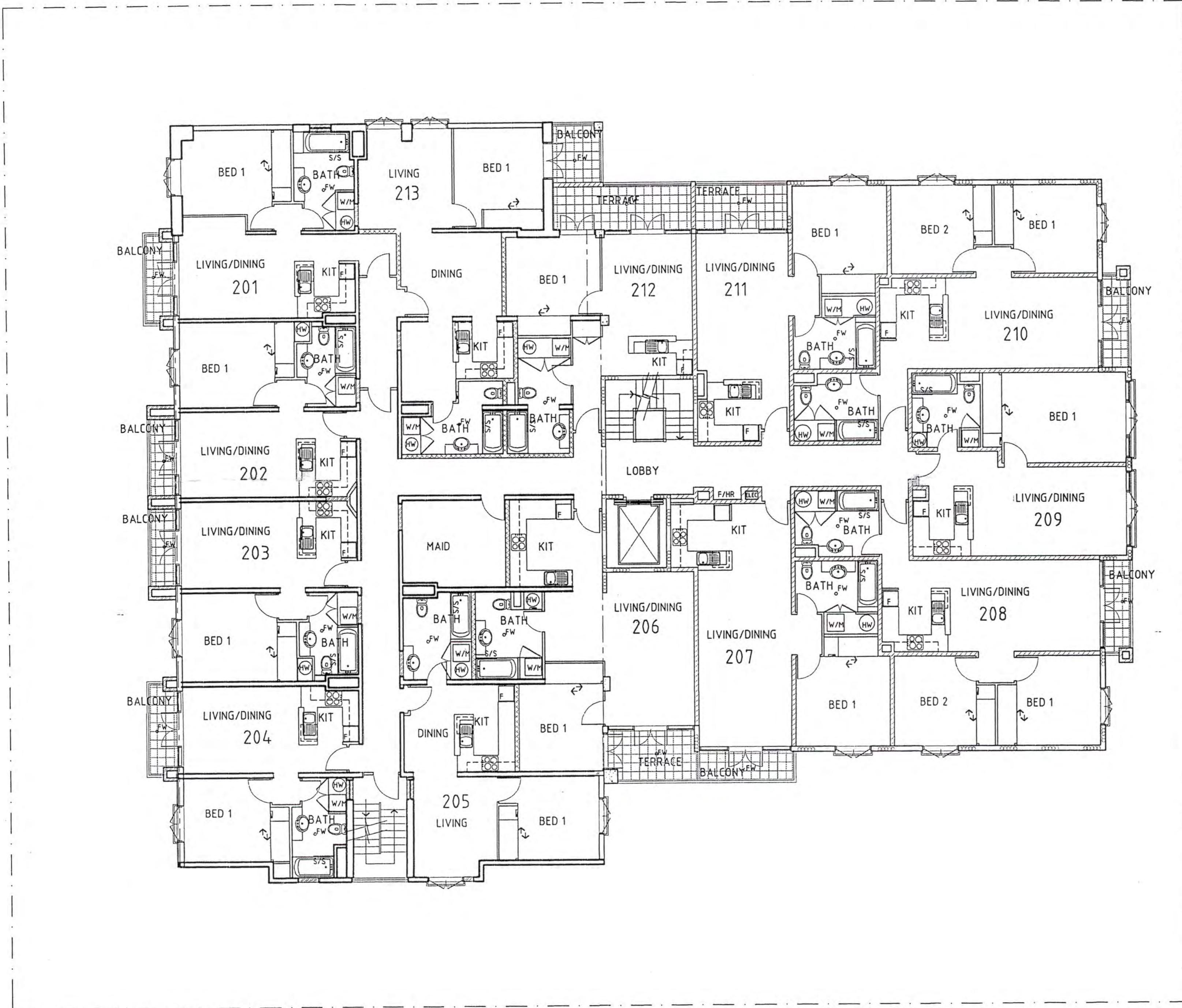
Scale	1:100	Date	MAR 1997
Drawn	PL	Checked	
Project No.	90706	Sheet No.	TP 203
Revision			





# ENDORSED PLANS FOR REFERENCE PURPOSE

NOTES:  
 Do not scale.  
 Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the Architect before manufacture.  
 Any extra entailed in work shown on this drawing must be claimed and approved before proceeding.

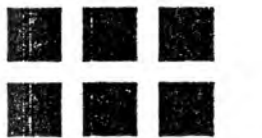


Planning and Environment Act 1987  
 STONNINGTON PLANNING SCHEME  
 Plan referred to in Permit to Use Land  
 Application No. 947/96 (S of C)  
 - 7 MAY 1997  
 DATE FOR THE RESPONSIBLE AUTHORITY

REV No.	DATE	REVISION NOTES

Bruce Henderson  
 Pty Ltd

Architects



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52 DARLING STREET  
 SOUTH YARRA



LEVEL 2

Scale	1:100	Date	MAR 1997
Drawn	PL	Checked	
Project No.	90706	Sheet No.	TP. 204
Revised	G		





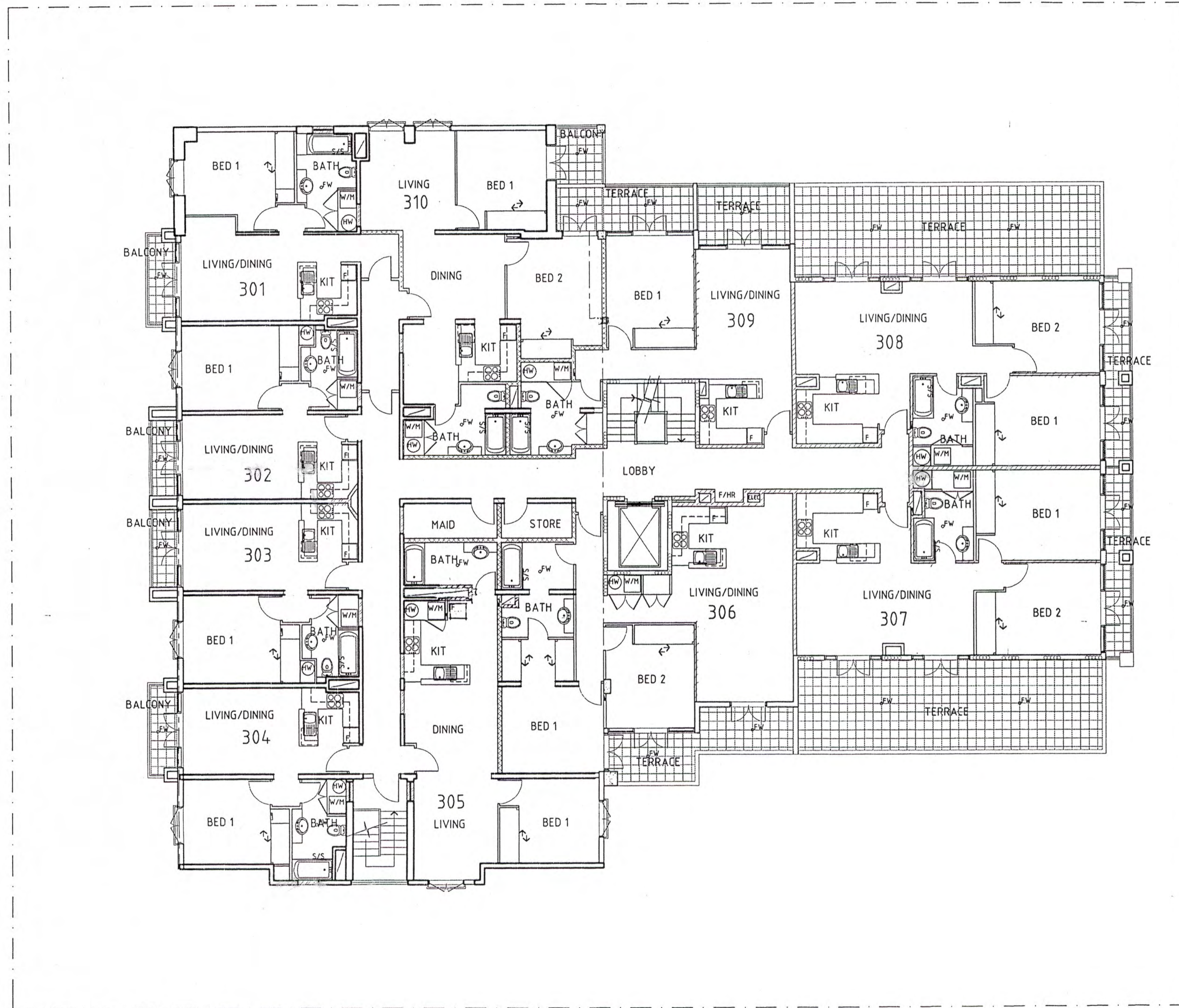
# ENDORSED PLANS FOR REFERENCE PURPOSE

NOTES:

Do not scale.

Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the Architect before manufacture.

Any extra entailed in work shown on this drawing must be claimed and approved before proceeding.



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 STONNINGTON PLANNING SCHEME  
 Plan referred to in Permit to Use Land  
 Application No 947/96 (6 of 12)  
 - 7 MAY 1997  
 DATE FOR THE RESPONSIBLE AUTHORITY

REV No.	DATE	REVISION NOTES

Bruce Henderson  
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 82 Toorak Road South Yarra 3141  
 Telephone (03)9596 2277 Fax (03)9596 4321

52 DARLING STREET  
 SOUTH YARRA

LEVEL 3

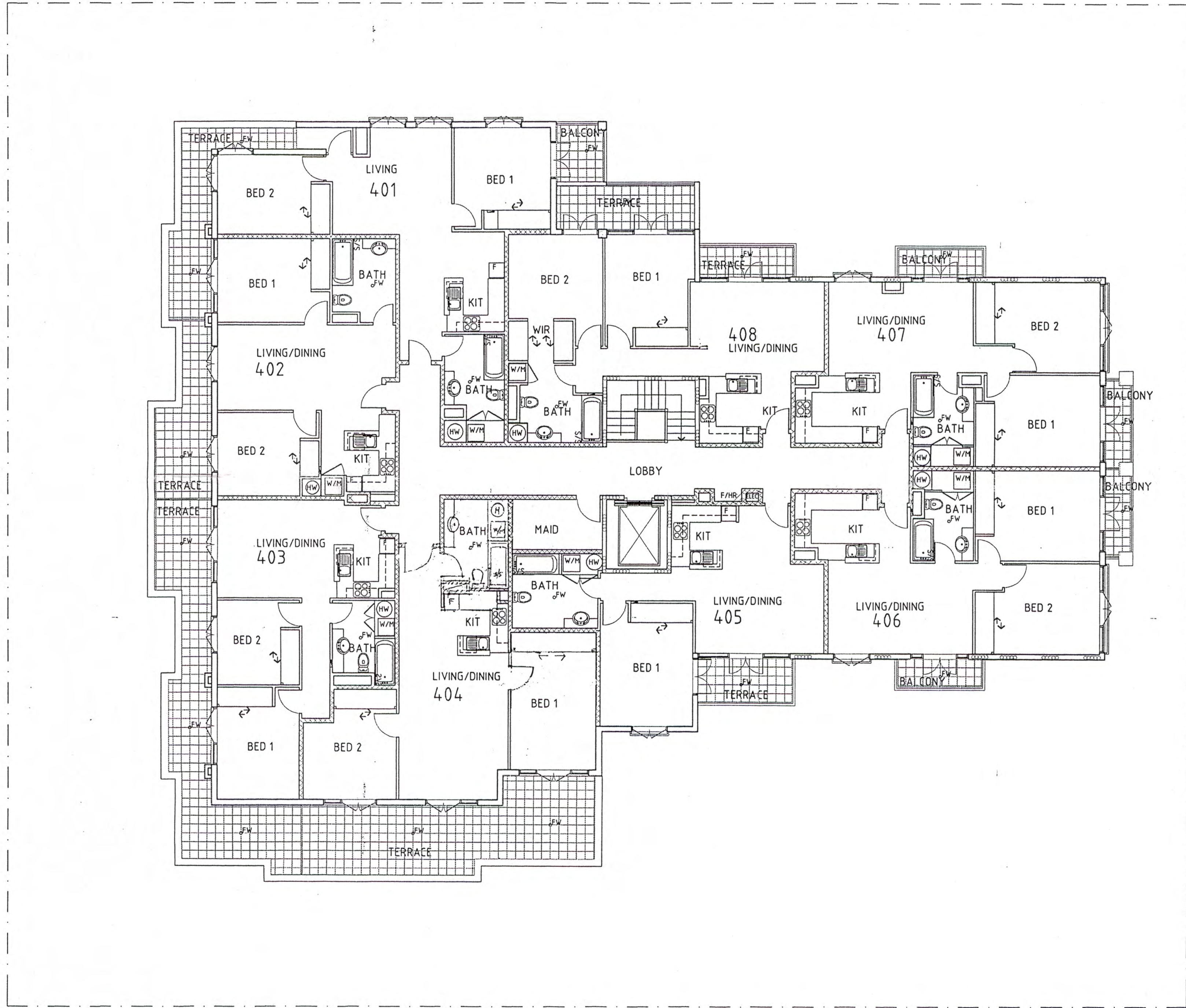
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 23 APR 1997  
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Scale	1:100	Date	MAR 1997
Drawn	PL	Checked	
No.	90706	Project No.	TP.205.
Sheet			





NOTES:  
Do not scale.  
Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the Architect before manufacture.  
Any extra omitted or work shown on this drawing must be claimed and approved before proceeding.

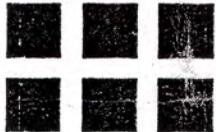


Planning and Environment Act 1987  
STONNINGTON PLANNING SCHEME  
Plan referred to in Permit to Use Land  
Application No 947/96 (7 of 12)  
- 7 MAY 1997  
DATE FOR THE RESPONSIBLE AUTHORITY

REV No.	DATE	REVISION NOTES

Bruce Henderson  
Pty Ltd

Architects



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52 DARLING STREET  
SOUTH YARRA

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LEVEL 4

Scale 1:100 Date MAR 1997

Plan PL

Sheet 90706 TP.206



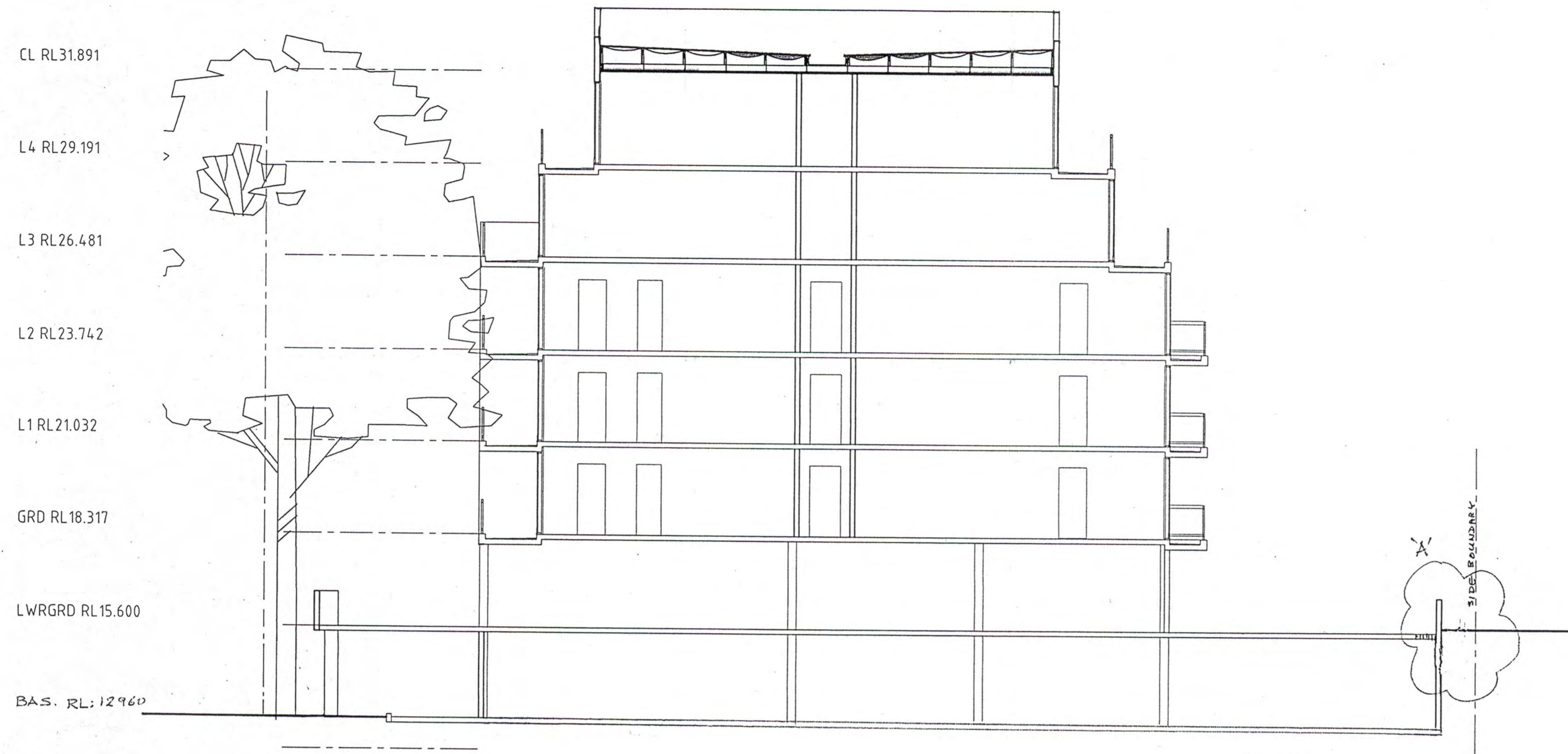


**ENDORSED PLANS FOR REFERENCE PURPOSE**

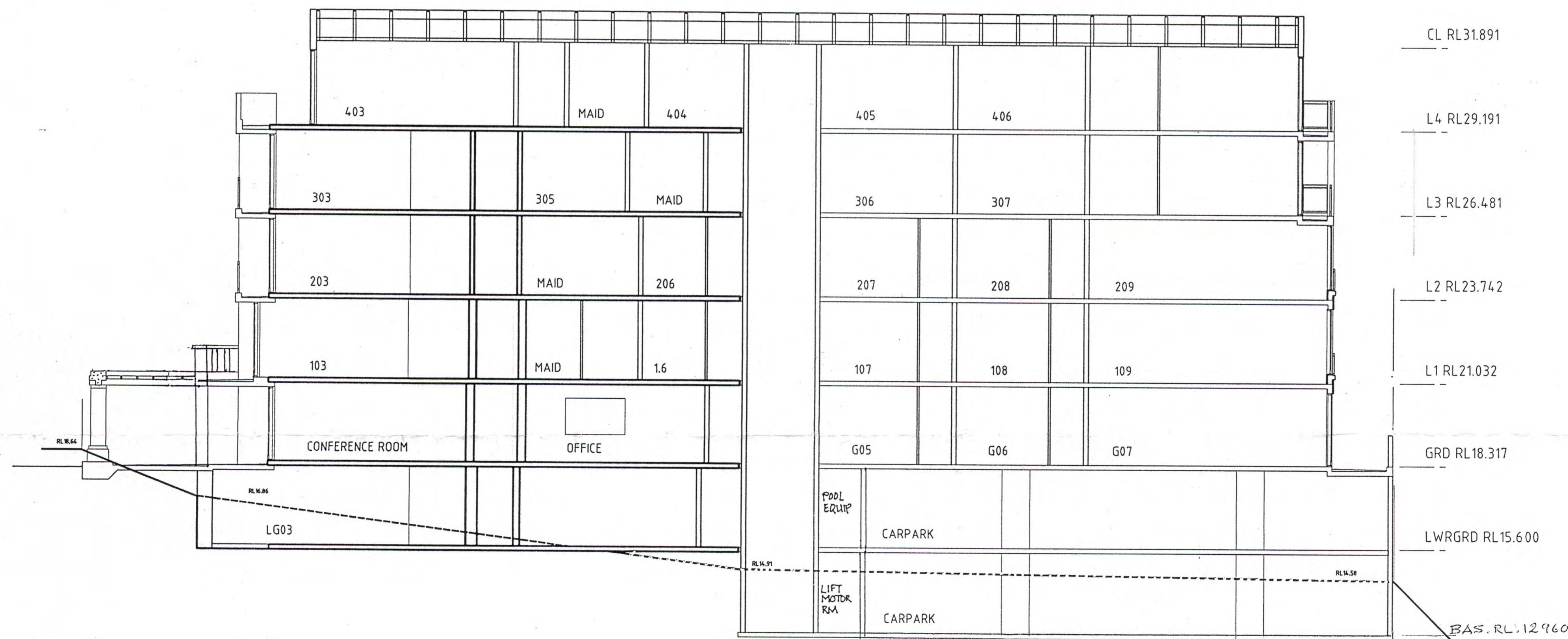
NOTES:  
Do not scale.  
Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the Architect before manufacture.  
Any extra installed in work shown on this drawing must be claimed and approved before proceeding.



Planning and Environment Act 1987  
STONNINGTON PLANNING SCHEME  
Plan referred to in Permit to Use Land  
Application No. 986197 Approved  
11 6 JUN 1997  
DATE FOR THE RESPONSIBLE AUTHORITY



NORTH-SOUTH SECTION



WEST-EAST SECTION

REV No.	DATE	REVISION NOTES
B	10/6/97	DELETE CAR PARKERS RAMP

Bruce Henderson  
Pty Ltd  
Architects



A.C.N. 095 696 885  
163 Toorak Road South Yarra 3114  
Telephone 0395920 2277 Fax 0395966 4321

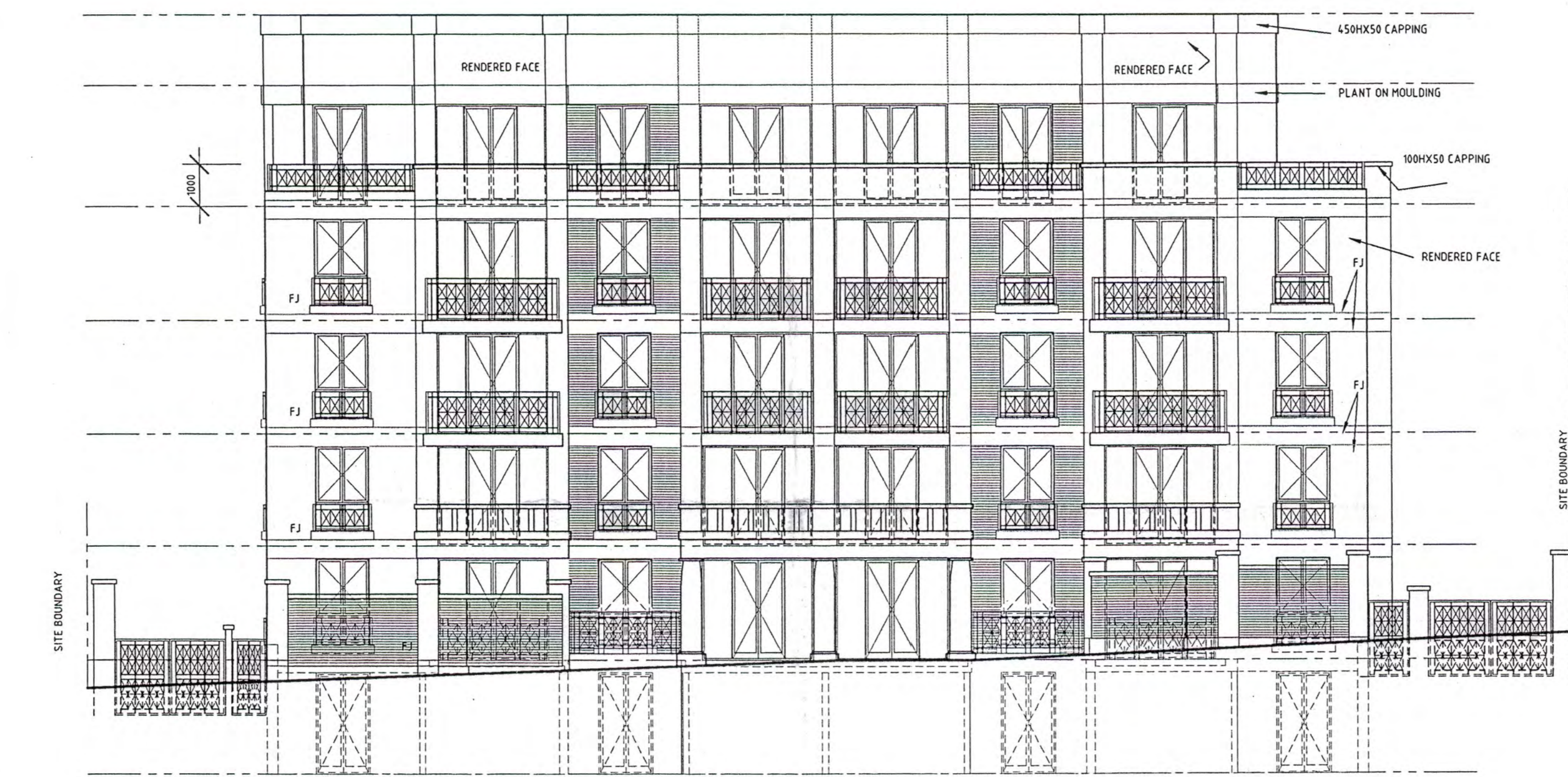
52, DARLING STREET  
SOUTH YARRA

SECTIONS  
N-S & W-E

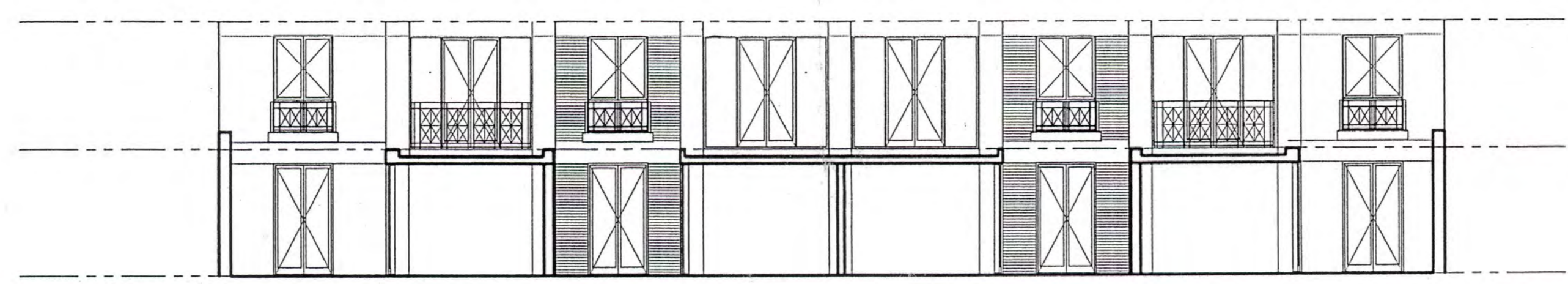
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Project No.	90706	Drawn No.	TP.207.
Sheet No.	B		



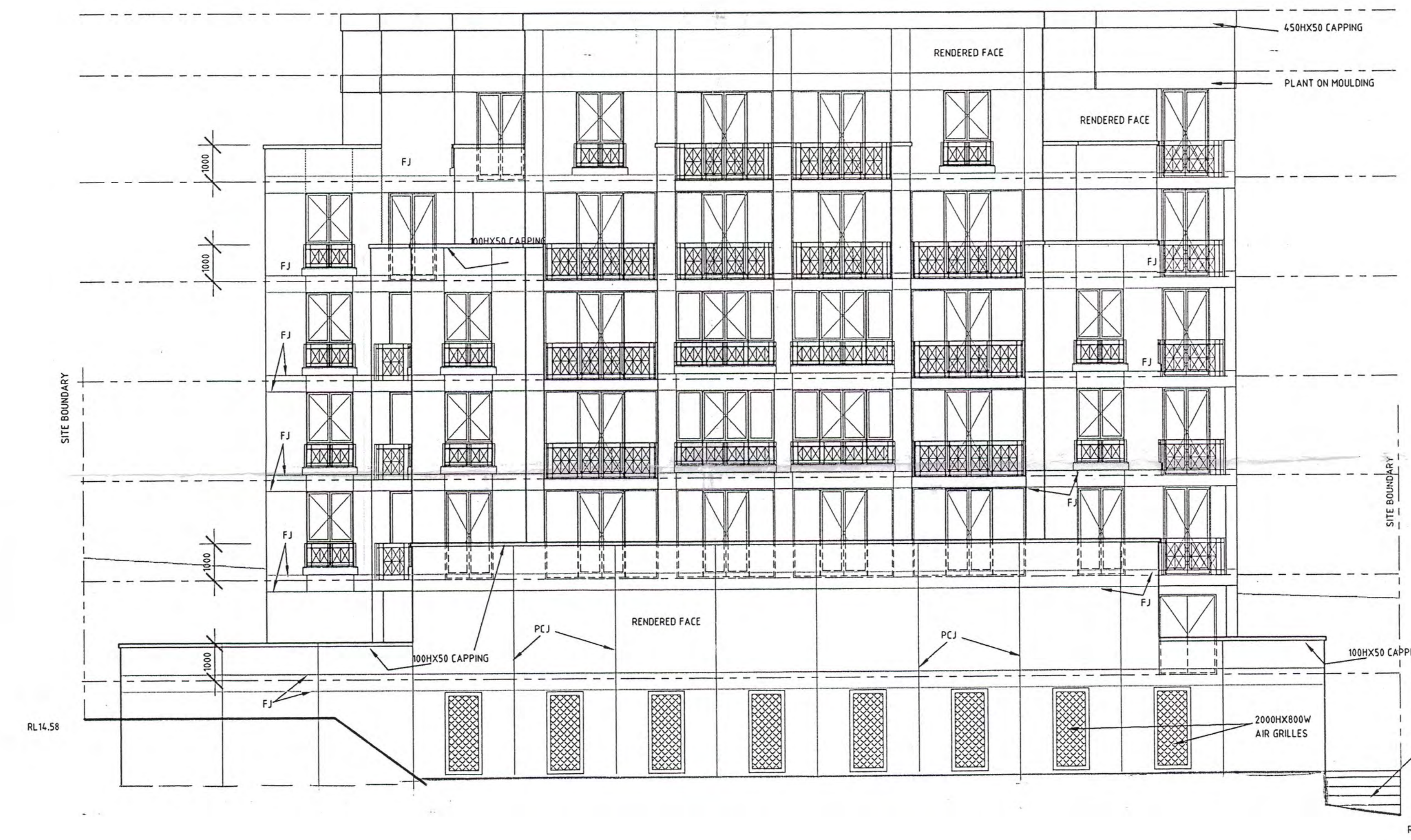
**ENDORSED PLANS FOR REFERENCE PURPOSE**



WEST ELEVATION



WEST(LOWER GROUND & GROUND) ELEVATION



EAST ELEVATION

- PARAPET RL33.691
- CL RL31.891
- L4 RL29.191
- L3 RL26.481
- L2 RL23.742
- L1 RL21.032
- GRD RL18.317
- WRGRD RL15.600
- PARAPET RL33.691
- CL RL31.891
- L4 RL29.191
- L3 RL26.481
- L2 RL23.742
- L1 RL21.032
- GRD RL18.317
- LWRGRD RL15.600
- BAS RL 12.

NOTES:  
 Do not scale.  
 Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the Architect before manufacture.  
 Any extra entailed in work shown on this drawing must be claimed and approved before proceeding.

LEGEND:  
 FJ - FALSE JOINTS  
 PCJ - PRECAST JOINTS



Planning and Environment Act 1987  
 STONNINGTON PLANNING SCHEME  
 Plan referred to in Permit to Use Land  
 Application No ..... 144/16/Amended  
 11 JUN 1997  
 DATE FOR THE RESPONSIBLE AUTHORITY

REV	DATE	REVISION NOTES
C	10/6/97	DELETE CAR STICKERS & RAMP

Bruce Henderson  
 Pty Ltd  
 Architects

A.C.N. 005 656 806  
 162 Toorak Road South Yarra 3141  
 Telephone 03 9592 2171 Fax 03 9594 4321

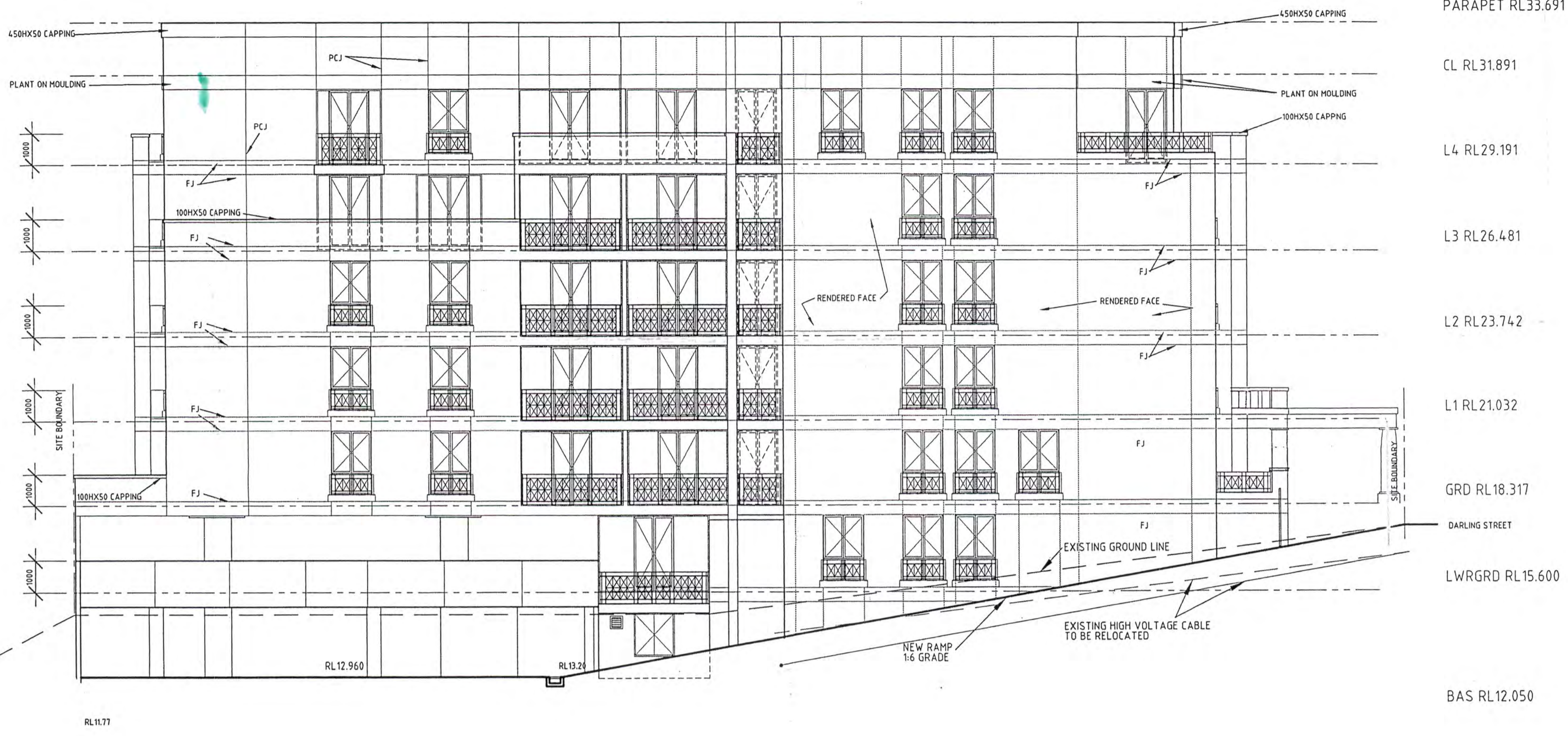
52, DARLING STREET  
 SOUTH YARRA

ELEVATIONS  
 WEST & EAST

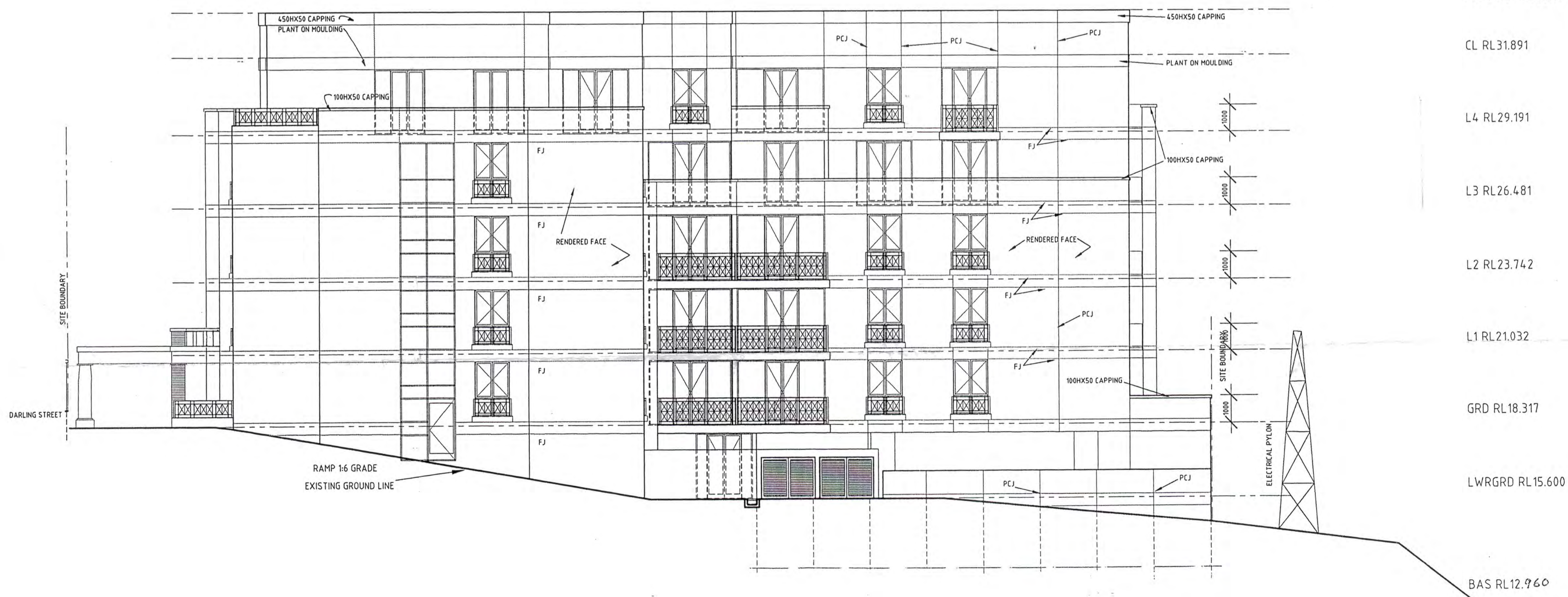
Scale	1:100	Date	MAR 1997
Drawn	PL	Checked	
No.	90706	Sheet	TP.208
Index	C		



**ENDORSED PLANS FOR REFERENCE PURPOSE**



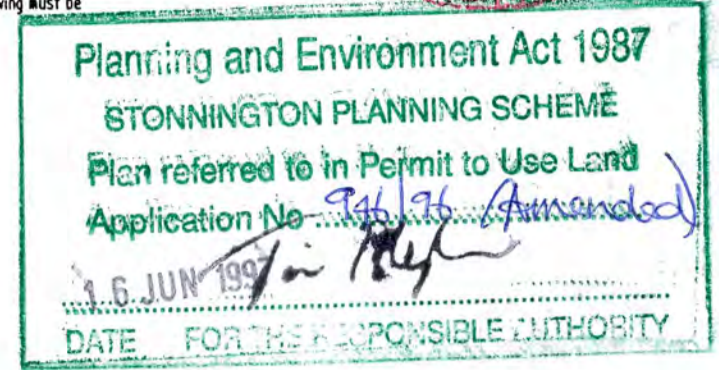
NORTH ELEVATION



SOUTH ELEVATION

NOTES:  
Do not scale.  
Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the Architect before manufacture.  
Any extra not called for work shown on this drawing must be claimed and approved before proceeding.

LEGEND:  
FJ - FALSE JOINTS  
PCJ - PRECAST JOINTS



REV No.	DATE	REVISION NOTES
C	10/6/97	DELETE CAR STAIRCASES & RAMP

**Bruce Henderson Pty Ltd**  
Architects

A.C.N. 005 606 806  
802 Toorak Road South Yarra 3141  
Telephone (03)9820 2277 Fax (03)9866 4321

52, DARLING STREET  
SOUTH YARRA

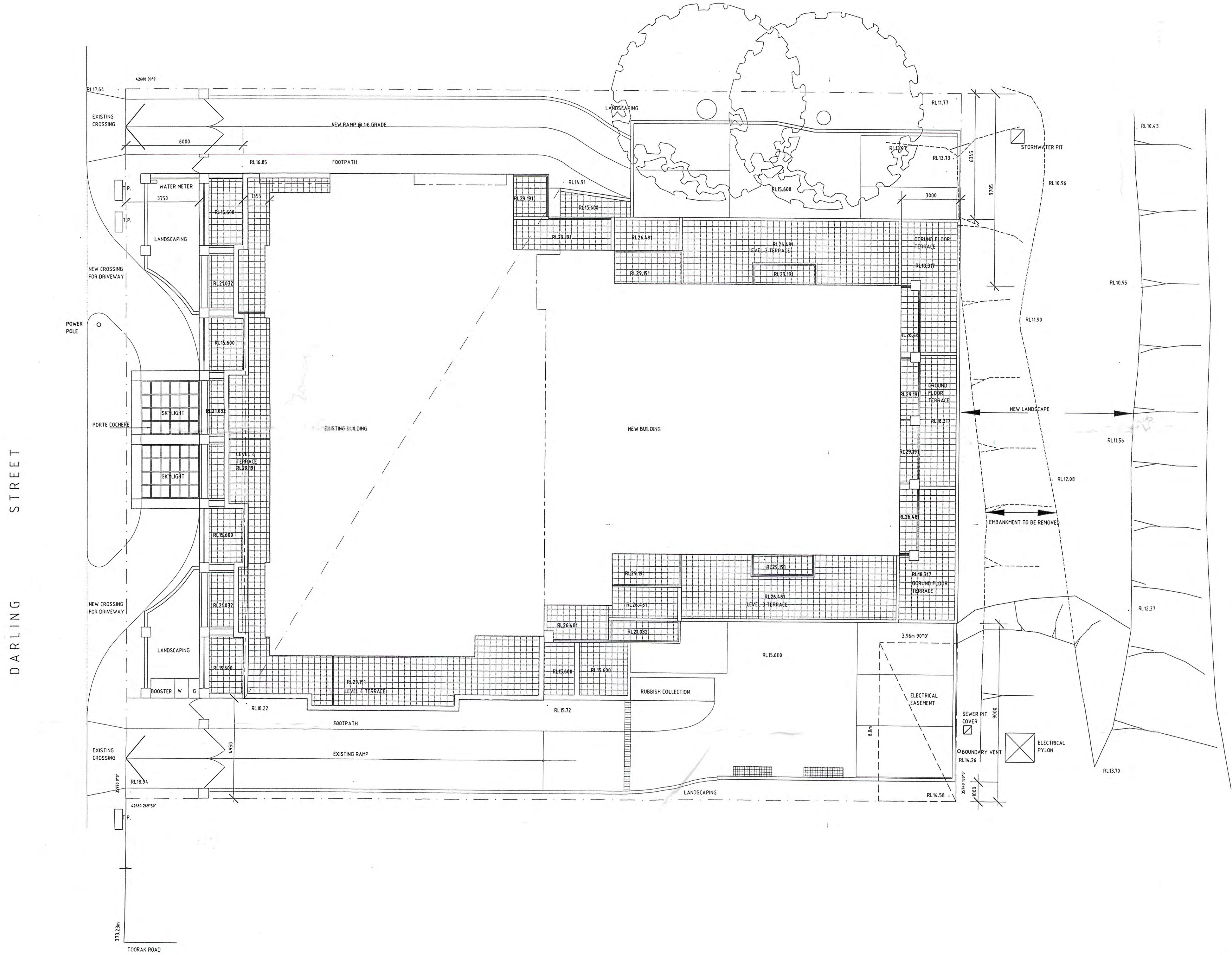
ELEVATIONS  
NORTH & SOUTH

Scale	1:100	Date	MAR1997
Drawn	PL	Checked	
No.	90706	Sheet	TP.209



**ENDORSED PLANS FOR REFERENCE PURPOSE**

NOTES:  
 Do not scale.  
 Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the Architect before manufacture.  
 Any extra installed work shown on this drawing must be claimed and approved before proceeding.



Environment Act 1997  
 Permit to Use Land  
 on No. 947/96 (H of 12)  
 - 7 MAY 1997  
 DATE FOR THE RESPONSIBLE AUTHORITY

REV No.	DATE	REVISION NOTES

Bruce Henderson  
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52 DARLING STREET  
 SOUTH YARRA  
 CITY OF MALVERN  
 PLANNING OFFICE  
 23 APR 1997  
 RECEIVED

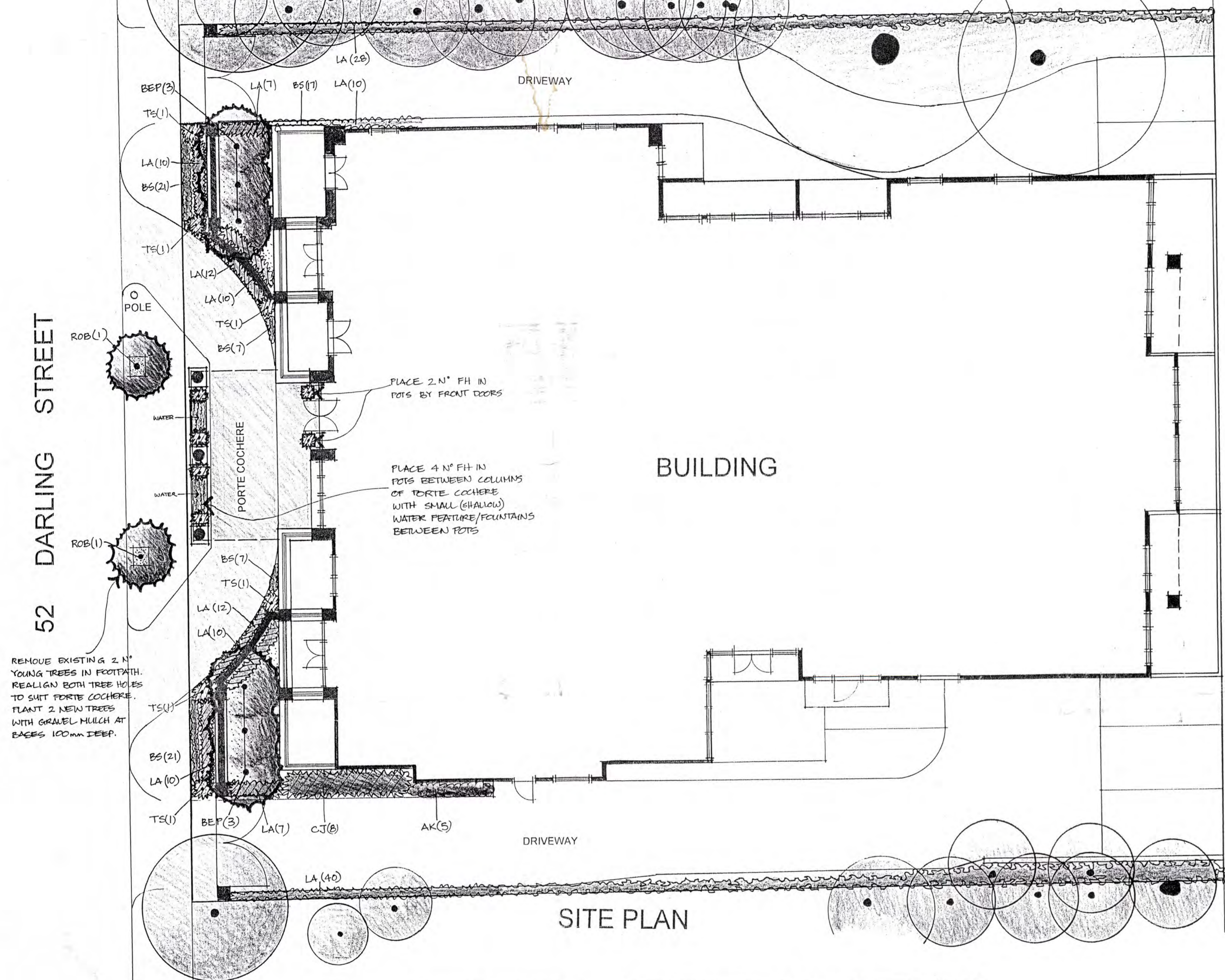
SITE PLAN

Scale: 1:100  
 Date: APRIL 1997  
 Plan: PL  
 Number: 90706  
 Title: TP. 210.





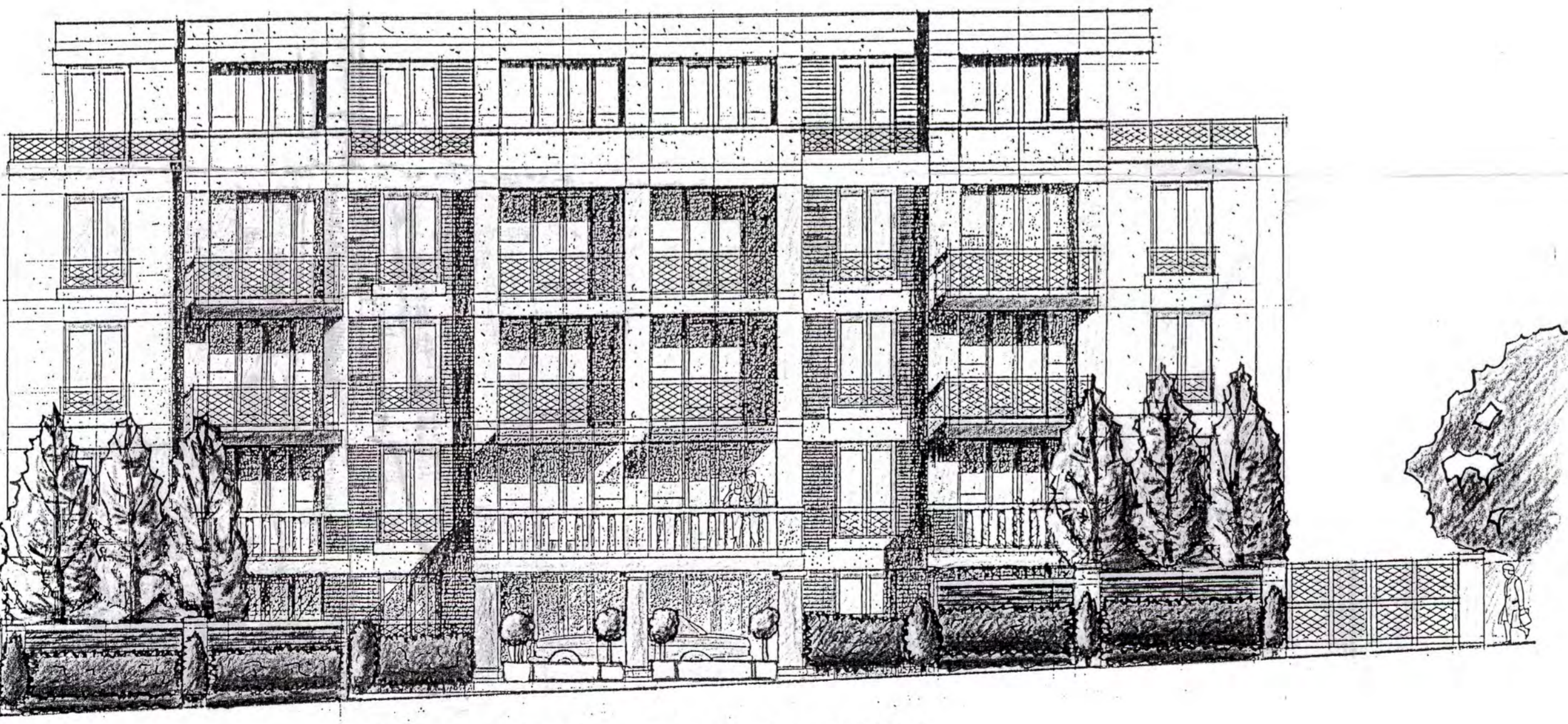
**ENDORSED PLANS FOR REFERENCE PURPOSE**



52 DARLING STREET

VICRAIL TREE RESERVE

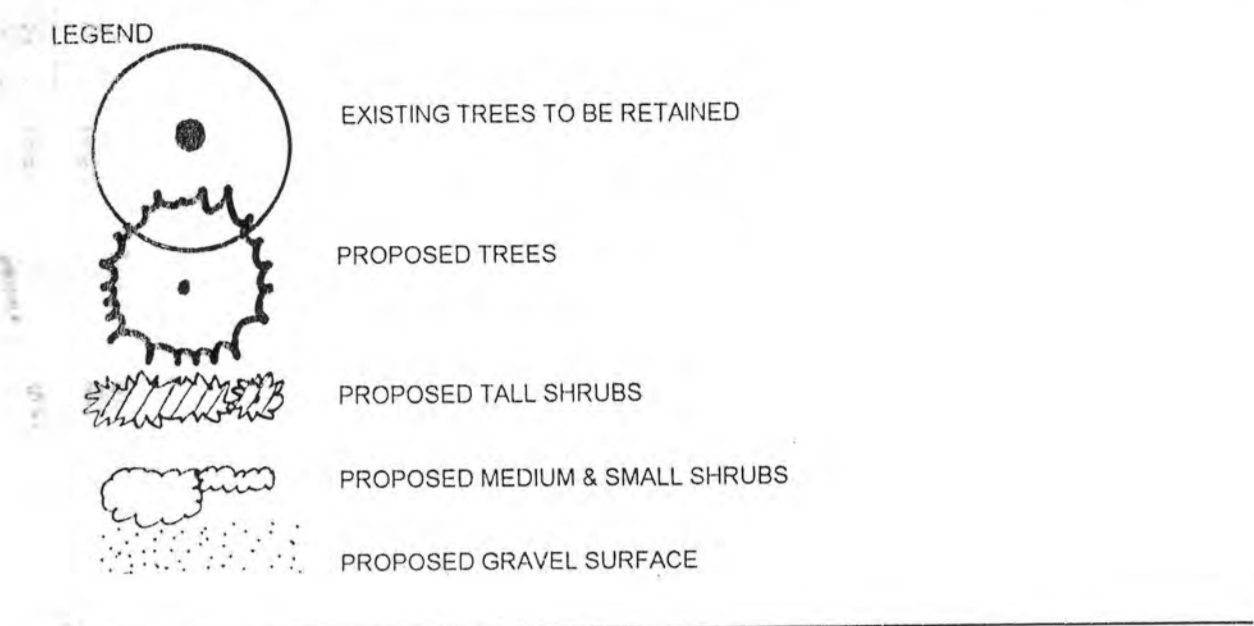
REMOVE EXISTING 2.5" YOUNG TREES IN FOOTPATH. REALIGN BOTH TREE HOLES TO SUIT PORTE COCHERE. PLANT 2 NEW TREES WITH GRAVEL MULCH AT BASES 100mm DEEP.



WESTERN ELEVATION

### PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	MATURE H X W
TREES e.g.:			
BEP	DETULA PENDULA "FASTIGIATA"	UPRIGHT SILVER BIRCH	8.0 x 3.0m
ROB	ROBINIA P. "BESSEYANA"	MOP-TOP ROBINIA	3.0 x 2.5m
BOX	BOX ELDBERS		
TALL SHRUBS e.g.:			
CJ	CAMELIA JAPONICA	CAMELIA	3.0 x 2.0m
LA	LUMA APICULATA	MYRTLE (HEDGED)	2.0 x 0.3m
PT	PITTOSPORUM TENUIFOLIUM	PITTOSPORUM	4.0 x 1.5m
TS	THUJA "SPARTANS"	THUJA	3.0 x 0.5m
MEDIUM SHRUBS e.g.:			
AK	AZALEA KURUME	SUN TOLERANT AZALEAS	1.2 x 1.5m
FH	FIGUS HILLI	HILLS' WEEPING FIG (CLIPPED)	1.5 x 0.5m
SMALL SHRUBS e.g.:			
BS	BUXUS SEMPERVIRENS "SUFFUTICOSA"	COMMON BOX (HEDGED)	0.4 x 0.2m



- ### NOTES
- ALL GARDEN BEDS TO HAVE A MINIMUM OF 200MM DEEP ( LIGHTLY COMPACTED) SANDY-LOAM TOPSOIL. TOPSOIL TO HAVE A PH OF 6.0-7.0 TOPSOIL AROUND ALL TREES IN GARDEN AREAS TO BE MIN 300MM DEEP FOR 2.5M DIAMETER CIRCLE.
  - ALL TREES TO HAVE TWO HARDWOOD STAKES EACH 2500MM X 50MM X 50MM, 500MM INTO GROUND, WITH FLEXIBLE SOFT TIES (OF NATURAL MATERIALS E.G. HESSIAN) WRAPPED AROUND TREES AND NAILED TO STAKES.
  - ALL TREES AND SHRUBS TO HAVE 9 MONTH SLOW RELEASE FERTILIZER APPLIED TO MANUFACTURERS DIRECTIONS, SUITABLE FOR BOTH EXOTIC AND NATIVE SHRUBS.
  - ALL GARDEN BEDS TO HAVE A MINIMUM OF 75MM DEEP OF FINE GRADE PINE BARK MULCH.
  - NO PLANTING IS TO BE DONE ON A DAY, OF MORE THAN 30 DEGREES CELSIUS. ALL PLANTS TO BE WATERED-IN AT THE TIME OF PLANTING.
  - THE BUILDER CAN RELOCATE ANY PLANTS AS NECESSARY IF UNABLE TO PLANT AS PER THE PLAN, DUE TO PIPES, VALVES, FIXTURES ETC.
- WHERE THE SUB-SOIL IS CLAY, ALL GARDEN BEDS AREAS ARE TO BE CULTIVATED TO A DEPTH OF 300MM TO REDUCE COMPACTION AND GYPSUM ADDED AND MIXED WITH THE CLAY AT A RATE OF 0.5KGM<sup>2</sup>.

Planning and Environment Act 1987  
 STONNINGTON PLANNING SCHEME  
 Plan referred to in Permit to Use Land  
 Application No. 947/96 (12.0.12)  
 - 7 MAY 1997  
 DATE FOR THE RESPONSIBLE AUTHORITY



CITY OF MALVERN  
 PLANNING OFFICE  
 23 APR 1997  
 RECEIVED

LANDSCAPE PLAN

52 Darling Street  
 South Yarra, Victoria

CRAIG ELDRIDGE DESIGN  
 LANDSCAPE ARCHITECTURE  
 22 WALSH AVENUE MOORABBIN VIC 3189  
 FACS: 9532.3660 TEL: 9555.5831