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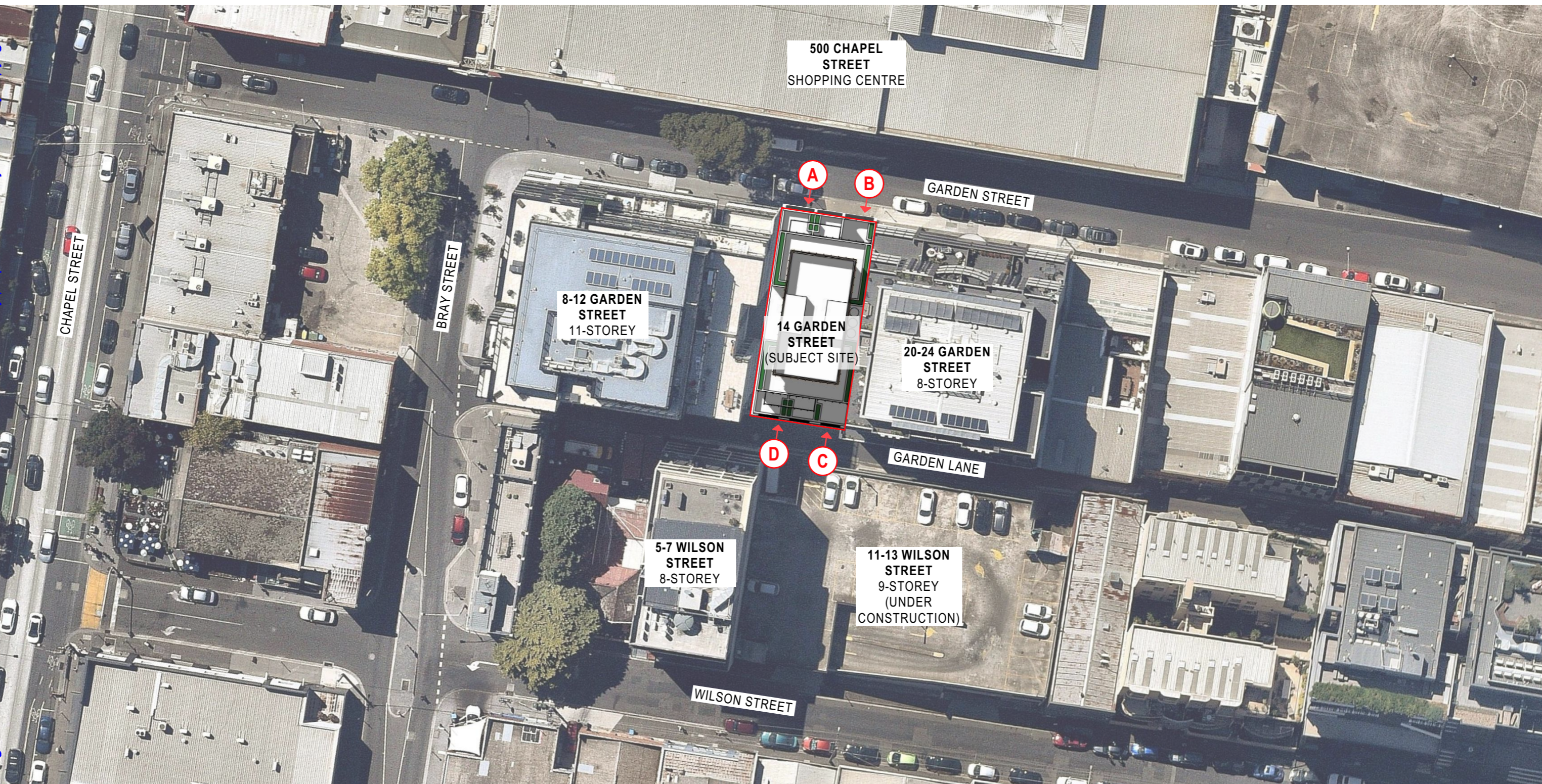
14 Garden Street, South Yarra

★ = objectors

Date printed: 9/06/2021

Scale: 1:800

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DESIGN RESPONSE LEGEND

- A - Retail Space Access
- B - Apartment Lobby
- C - Services Access
- D - Car Stackers

DESIGN RESPONSE 1:500



INTERLANDI MANTESSO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

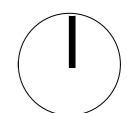
DESIGN RESPONSE | 1.03

Rev. A |

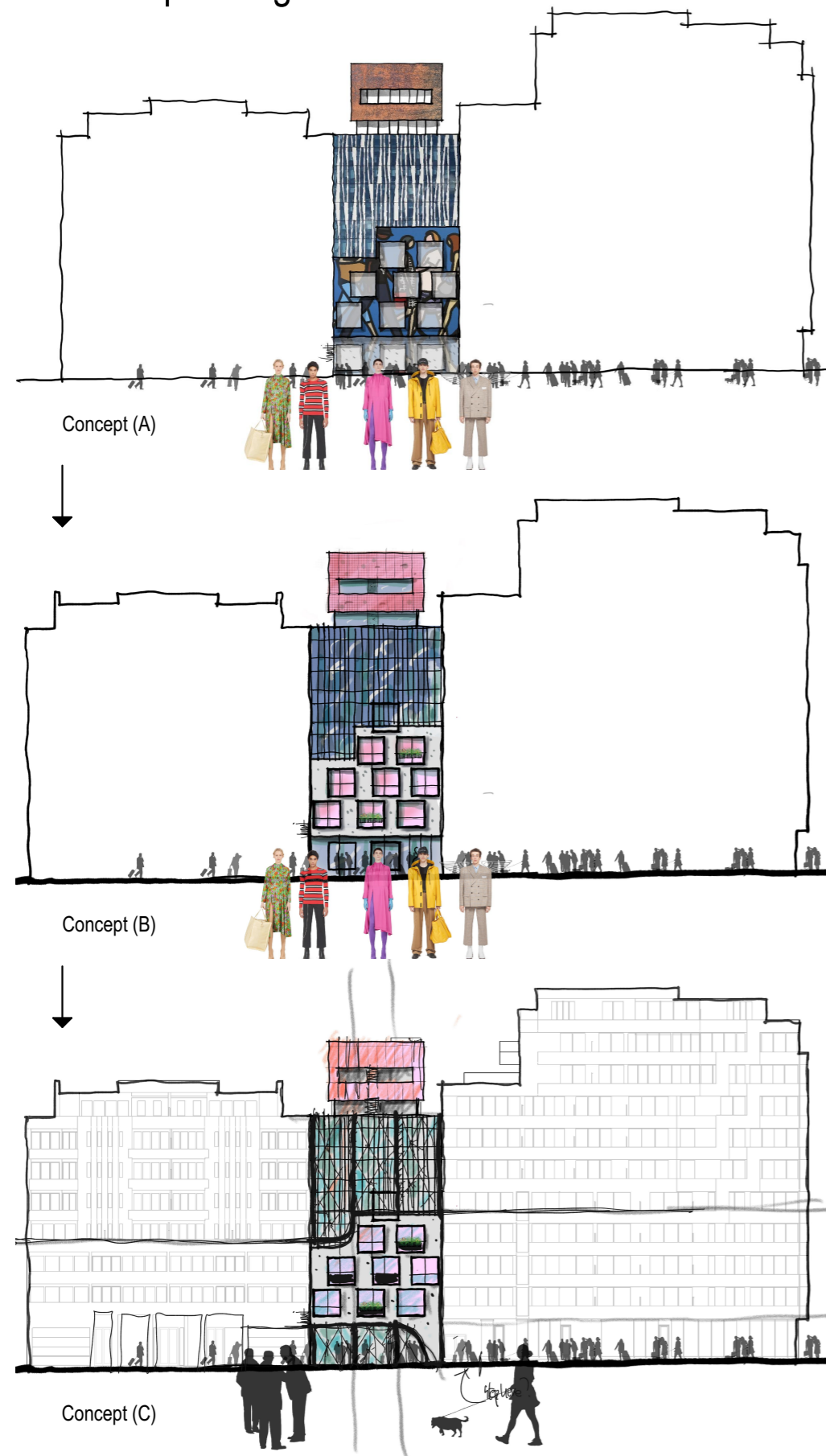
16-Feb-21

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Concept Design Evolution



DESIGN STATEMENT

BORNE OUT OF A NEED TO RESPOND TO A MYRIAD OF IMPORTANT CONTEXTUAL BUILT FORM PARAMETERS AND DATUMS, THE ARCHITECTURE FOR 14 GARDEN STREET STRIVES TO REINFORCE THE EXISTING PATTERN LANGUAGE OF THE STREETScape BY USING RHYTHMIC BUILDING ELEMENTS AND TRANSITIONARY BUILDING FORMS.

THE GARDEN STREET BOUNDARY BUILDING FORM IS CONTAINED WITHIN A TWO TO THREE-LEVEL PODIUM WHICH HOVERS OVER A TRANSPARENT GROUND LEVEL STRIP AND ACTS AS A TRANSITION BETWEEN THE ADJOINING PROPERTIES.

THE RECESSED TOP LEVELS JOIN THE TWO ADJACENT BUILDINGS AND COMPLEMENT THE STREETScape WITH A FOUR-LEVEL HIGH ARTICULATED CURTAIN WALL.

THE CONSEQUENT ARCHITECTURE IS A CONTEMPORARY TRANSLATION AND AGGREGATION OF THE EXISTING, ENHANCES THE STREETScape, AND CREATES IMPROVED OUTCOMES FOR A LANDMARK IN SOUTH YARRA.

SUSTAINABLE DESIGN

HIGH EFFICIENT HOT WATER SYSTEM FOR THE ENTIRE DEVELOPMENT WILL BE PROVIDED.

A 3 KW (NOM.) NORTH-FACING PHOTOVOLTAIC PANEL SYSTEM WILL BE INSTALLED ON THE DEVELOPMENT ROOFTOP FOR RENEWABLE ENERGY GENERATION. THIS WILL OFF-SET A PORTION OF GREENHOUSE GAS EMISSIONS AND ENERGY USE FROM COMMON AREAS FOR THE PROJECT. DAYLIGHT TIME SWITCHES AND MOTION SENSORS WILL BE USED FOR ALL EXTERNAL LIGHTING.

A NOMINAL EFFECTIVE ROOF AREA OF 320 M2 WILL BE USED TO HARVEST STORMWATER INTO A RAINWATER TANK WITH A NOMINAL EFFECTIVE STORAGE OF 10,000 L. COLLECTED WATER WILL BE USED FOR ALL SANITARY FLUSHING AND GARDEN IRRIGATION.

ALL LANDSCAPING WILL INCORPORATE WATER EFFICIENCY PRINCIPLES. THIS INCLUDES THE SELECTION OF DROUGHT-TOLERANT PLANTS AND SPECIFYING WATER EFFICIENCY IRRIGATION SUCH AS DRIP IRRIGATION WITH TIMERS AND RAIN SENSORS.

REFER TO SUSTAINABLE DESIGN ASSESSMENT FOR DETAILS.

SOLAR PHOTOVOLTAIC PANELS TO PROVIDE POWER FOR UTILITY CONSUMPTION

ENERGY EFFICIENT GLAZING TO REDUCE HEAT LOSS IN WINTER

BUILDING SETBACK AT HIGHER LEVELS TO REDUCE VISUAL IMPACT FROM STREET VIEW

RECESSED STREET FACING ENTRANCE TO CREATE CLEAR VISTA AND IDENTIFICATION OF ACCESS TO BUILDING FAÇADE

ROOF SERVICE AREA TO BE ENCLOSED BY SCREEN /BALUSTRADE TO REDUCE VISUAL IMPACT FROM STREET VIEW



Current Design



INTERLANDI MANTESSO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

DESIGN CONCEPT | 1.04

Rev. A |

16-Feb-21

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DEVELOPMENT SUMMARY - TOTAL

LEVEL	SPACE	CATEGORY	AREA SQM
Basement			
	BS	CIRCULATION	79.30
	KITCHEN	SERVICES	54.71
	LAUNDRY	SERVICES	19.74
	STAFF	SERVICES	25.14
	STORE	SERVICES	34.97
	SWITCHROOM	SERVICES	45.89
L1			
	BIKES / CIRCULATION	SERVICES	37.39
	CAFE	RETAIL	145.95
	CAR STACKERS	SERVICES	40.87
	L1	CIRCULATION	28.56
	LOADING BAY	SERVICES	27.07
	REFUSE	SERVICES	15.25
L2			
	2-01	1 BED UNIT	46.79
	2-02	1 BED UNIT	47.79
	2-03	STUDIO UNIT	32.14
	2-04	1 BED UNIT	49.79
	2-05	1 BED UNIT	49.79
	2-06	STUDIO UNIT	32.14
	L2	CIRCULATION	55.65
L3			
	3-01	1 BED UNIT	46.79
	3-02	1 BED UNIT	47.79
	3-03	STUDIO UNIT	32.14
	3-04	1 BED UNIT	49.79
	3-05	1 BED UNIT	49.79
	3-06	STUDIO UNIT	32.14
	L3	CIRCULATION	55.65
L4			
	4-01	STUDIO UNIT	34.34
	4-01	TERRACE	12.98
	4-02	1 BED UNIT	47.79
	4-03	STUDIO UNIT	32.14
	4-04	STUDIO UNIT	36.75
	4-04	TERRACE	11.55
	4-05	STUDIO UNIT	36.41
	4-05	TERRACE	12.97
	4-06	STUDIO UNIT	24.61
	4-06	TERRACE	11.16
	L4	CIRCULATION	51.94
L5			
	5-01	STUDIO UNIT	34.34
	5-01	TERRACE	4.88
	5-02	STUDIO UNIT	35.34
	5-02	TERRACE	11.89
	5-03	2 BED UNIT	61.02
	5-03	TERRACE	10.57
	5-04	STUDIO UNIT	36.41
	5-05	STUDIO UNIT	24.61
	5-05	TERRACE	5.75
	L5	CIRCULATION	48.12

DEVELOPMENT SUMMARY - INTERNAL

LEVEL	SPACE	CATEGORY	AREA SQM
Basement			
	BS	CIRCULATION	79.30
	KITCHEN	SERVICES	54.71
	LAUNDRY	SERVICES	19.74
	STAFF	SERVICES	25.14
	STORE	SERVICES	34.97
	SWITCHROOM	SERVICES	45.89
L1			
	BIKES / CIRCULATION	SERVICES	37.39
	CAFE	RETAIL	145.95
	CAR STACKERS	SERVICES	40.87
	L1	CIRCULATION	28.56
	LOADING BAY	SERVICES	27.07
	REFUSE	SERVICES	15.25
L2			
	2-01	1 BED UNIT	46.79
	2-02	1 BED UNIT	47.79
	2-03	STUDIO UNIT	32.14
	2-04	1 BED UNIT	49.79
	2-05	1 BED UNIT	49.79
	2-06	STUDIO UNIT	32.14
	L2	CIRCULATION	55.65
L3			
	3-01	1 BED UNIT	46.79
	3-02	1 BED UNIT	47.79
	3-03	STUDIO UNIT	32.14
	3-04	1 BED UNIT	49.79
	3-05	1 BED UNIT	49.79
	3-06	STUDIO UNIT	32.14
	L3	CIRCULATION	55.65
L4			
	4-01	STUDIO UNIT	34.34
	4-02	1 BED UNIT	47.79
	4-03	STUDIO UNIT	32.14
	4-04	STUDIO UNIT	36.75
	4-05	STUDIO UNIT	36.41
	4-06	STUDIO UNIT	24.61
	L4	CIRCULATION	51.94
L5			
	5-01	STUDIO UNIT	34.34
	5-02	STUDIO UNIT	35.34
	5-03	2 BED UNIT	61.02
	5-04	STUDIO UNIT	36.41
	5-05	STUDIO UNIT	24.61
	L5	CIRCULATION	48.12
L6			
	6-01	STUDIO UNIT	34.34
	6-02	STUDIO UNIT	35.34
	6-03	2 BED UNIT	61.02
	6-04	STUDIO UNIT	36.41
	6-05	STUDIO UNIT	24.61
	L6	CIRCULATION	48.12

APARTMENT SUMMARY

APARTMENT	Area SQM
1 BED UNIT	
2-01	46.79
2-02	47.79
2-04	49.79
2-05	49.79
3-01	46.79
3-02	47.79
3-04	49.79
3-05	49.79
4-02	47.79
9 units	436.11 m²
2 BED UNIT	
5-03	61.02
6-03	61.02
7-03	61.02
7-04	61.01
8-01	99.02
8-02	99.02
6 units	442.11 m²
STUDIO UNIT	
2-03	32.14
2-06	32.14
3-03	32.14
3-06	32.14
4-01	34.34
4-03	32.14
4-04	36.75
4-05	36.41
4-06	24.61
5-01	34.34
5-02	35.34
5-04	36.41
5-05	24.61
6-01	34.34
6-02	35.34
6-04	36.41
6-05	24.61
7-01	34.34
7-02	35.34
19 units	623.89 m²
total 34 units	1,502.11 m²



INTERLANDI MANTESSO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

DEVELOPMENT SUMMARY | 2.05

Rev. A |

16-Feb-21

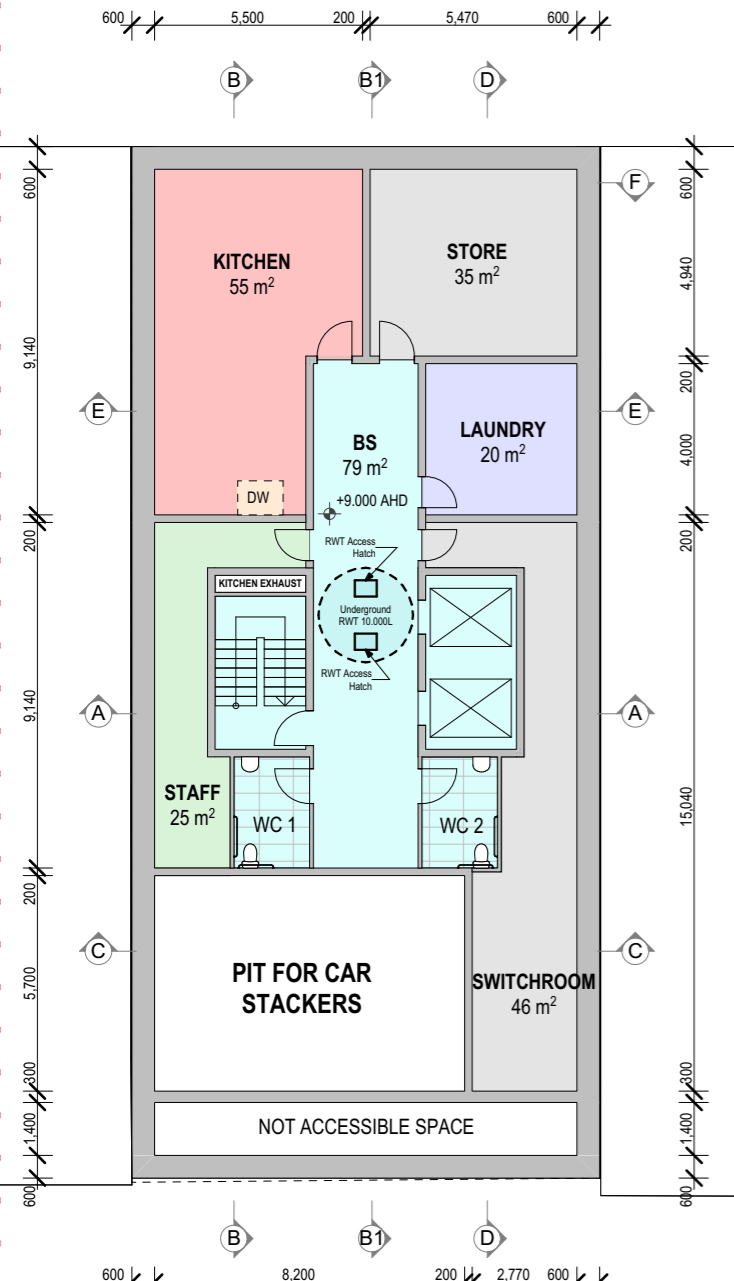
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RFI item 5, 6, 7, 8, 9(7), 10, 11, 13, 14, 15, 17, 21



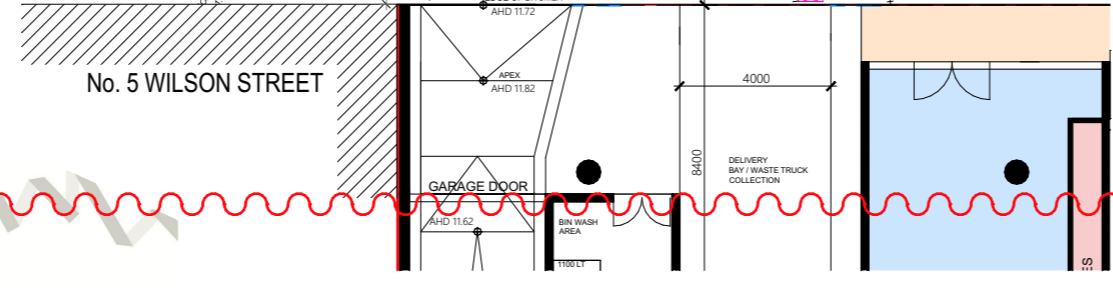
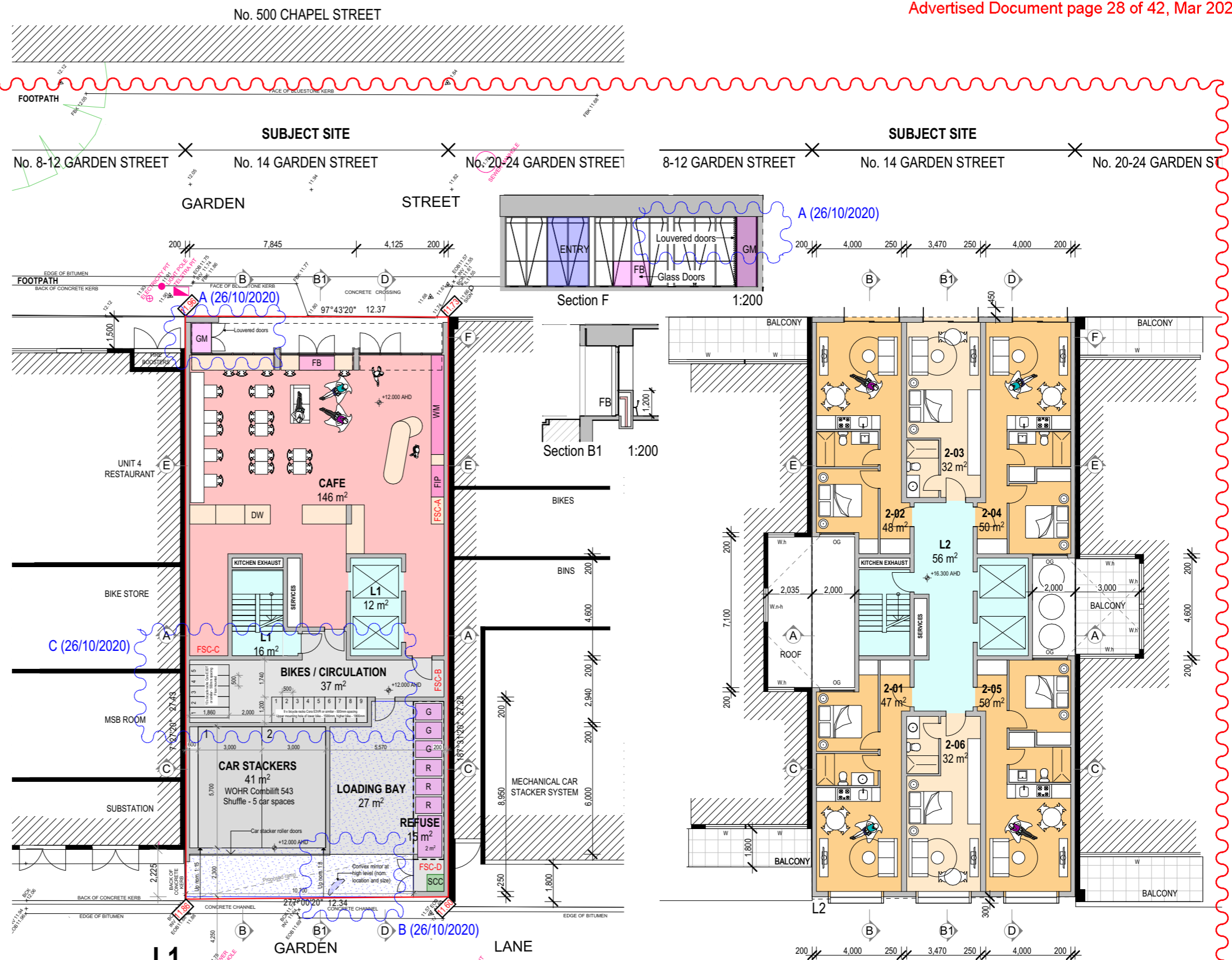
RAINWATER TANK NOTE
Rainwater tank of min. 10,000L to be connected to toilets on levels 2 - 5 for flushing. Refer separate SMP report for details.

CIRCULATION PATH WIDTH NOTE
All circulation paths within apartments and common areas to be nominally 1.0m wide.

DOOR WIDTH NOTE
All apartment entry doors to be min. 920mm wide
All apartment internal general doors to be min. 820mm wide
All apartment internal wet area doors to be min. 720mm wide



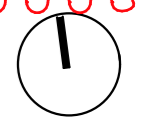
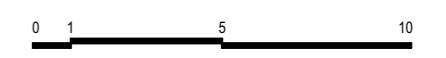
INTERLANDI MANTESO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734



WINDOW LEGEND
W.h Window Habitable
W.n-h Window Non-Habitable
OG Obscure Glass fixed to 1.7m above FFL
PS.01 Privacy Screen - Obscure Glass to 1.7m above FFL

All windows to be openable unless noted otherwise

SCALE 1:200



RFI item 5, 6, 7, 8, 9(7), 10, 11, 15

SUBJECT SITE

SUBJECT SITE

SUBJECT SITE

8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN ST

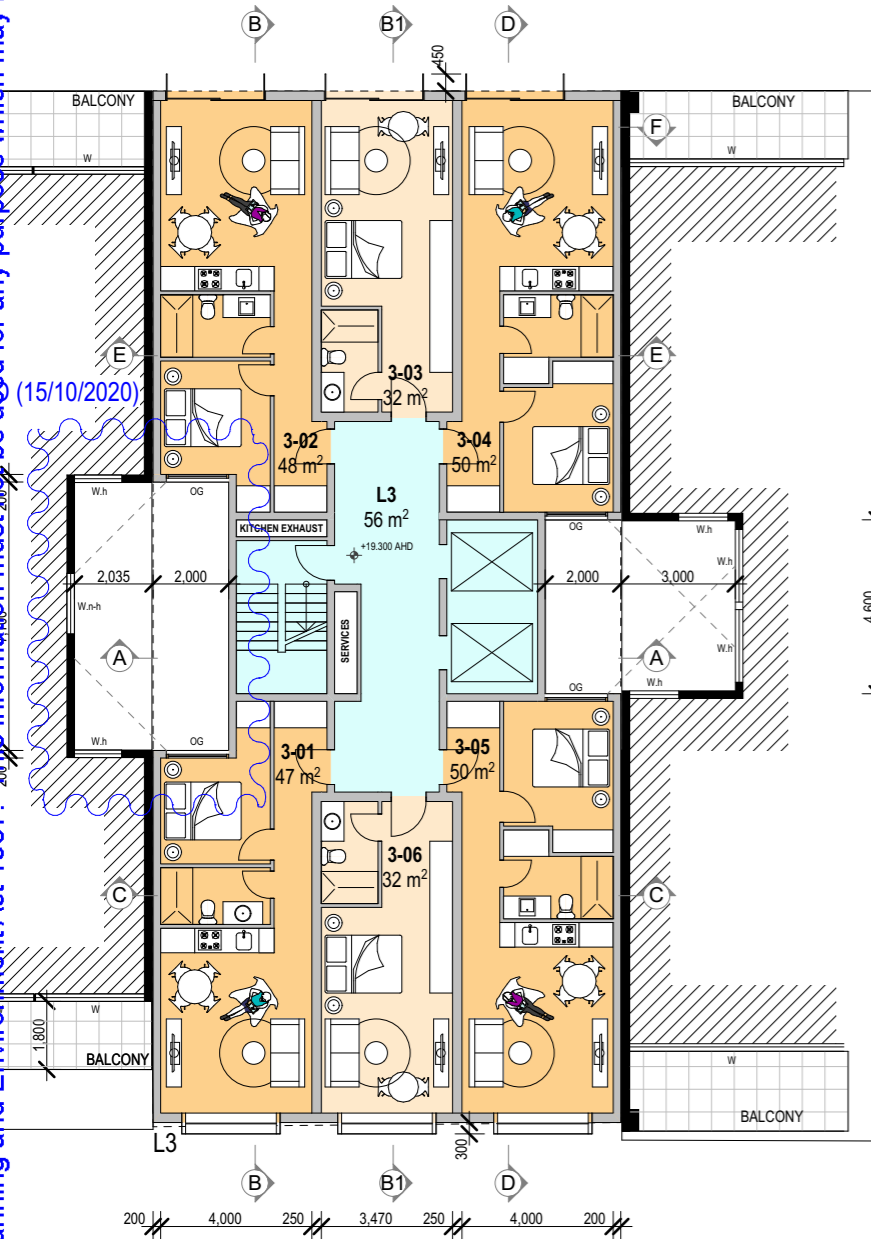
8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN STREET

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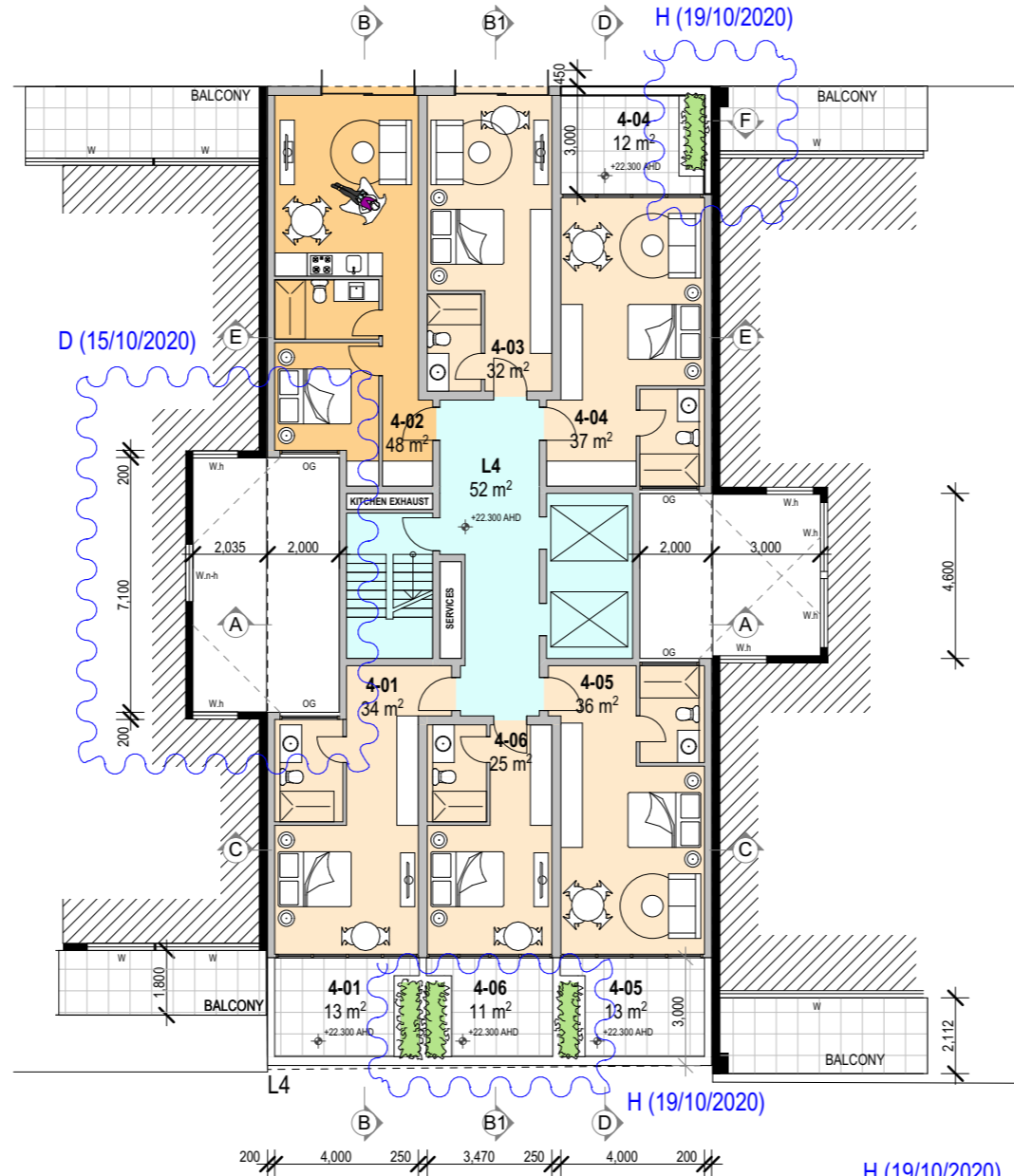
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200 4,000 250 3,470 250 4,000 200

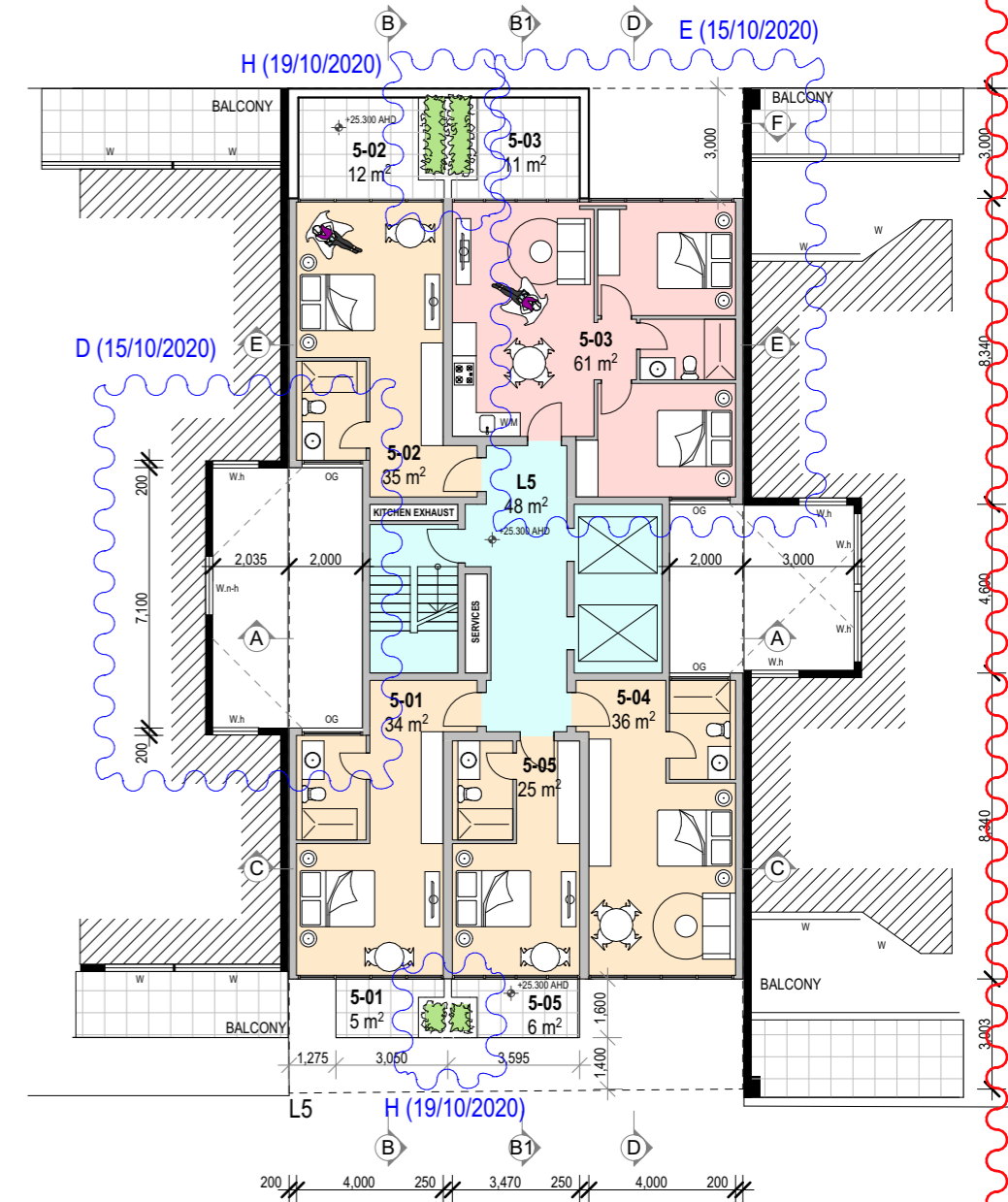
200 4,000 3,970 4,000 200



L3



L4



L5

CIRCULATION PATH WIDTH NOTE

All circulation paths within apartments and common areas to be nominally 1.0m wide.

DOOR WIDTH NOTE

All apartment entry doors to be min. 920mm wide
 All apartment internal general doors to be min. 820mm wide
 All apartment internal wet area doors to be min. 720mm wide

PLANTER BOX LEGEND

 Planter Box fixed minimum 1000mm high

WINDOW LEGEND

W.h Window Habitable
 W.n.h Window Non-Habitable
 OG Obscure Glass fixed to 1.7m above FFL
 PS.01 Privacy Screen - Obscure Glass to 1.7m above FFL

All windows to be openable unless noted otherwise

SCALE 1:200

0 1 5 10



INTERLANDI MANTESSO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

PLANS | 2.02

Rev. B |

16-Feb-21

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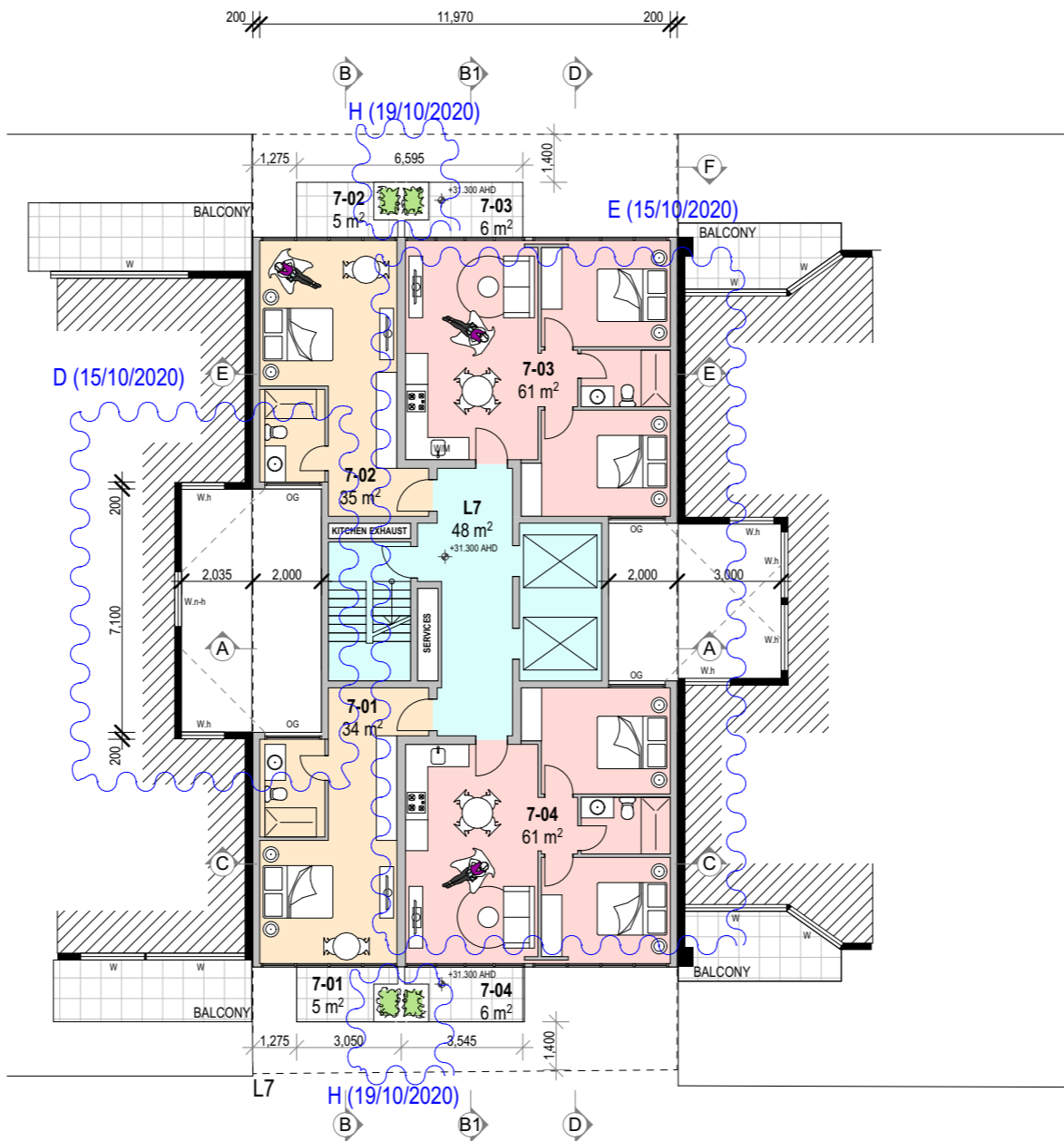
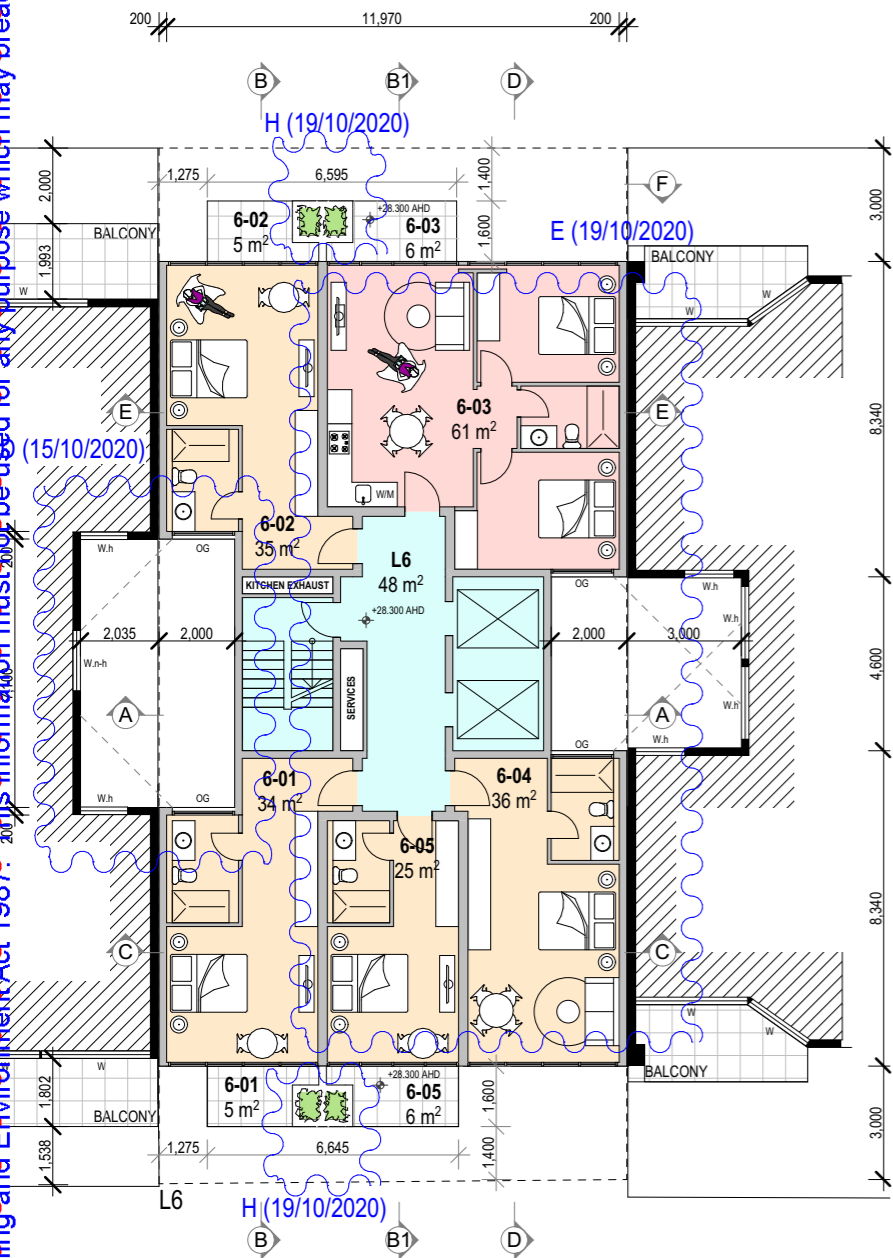
RFI item 5, 6, 7, 8, 9(7), 10, 11, 15

SUBJECT SITE

SUBJECT SITE

8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN ST

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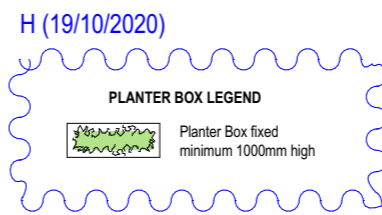


L6

L7

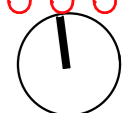
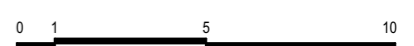
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DOOR WIDTH NOTE
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All apartment internal wet area doors to be min. 720mm wide



WINDOW LEGEND
W.h Window Habitable
W.n-h Window Non-Habitable
OG Obscure Glass fixed to 1.7m above FFL
PS.01 Privacy Screen - Obscure Glass to 1.7m above FFL
All windows to be openable unless noted otherwise

SCALE 1:200



INTERLANDI MANTESSO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION | SERVICED APARTMENTS | 14 GARDEN STREET, SOUTH YARRA | PLANS | 2.03 Rev. B | 16-Feb-21

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RFI item 5, 6, 7, 8, 9(7), 10, 11, 15, 22

SUBJECT SITE

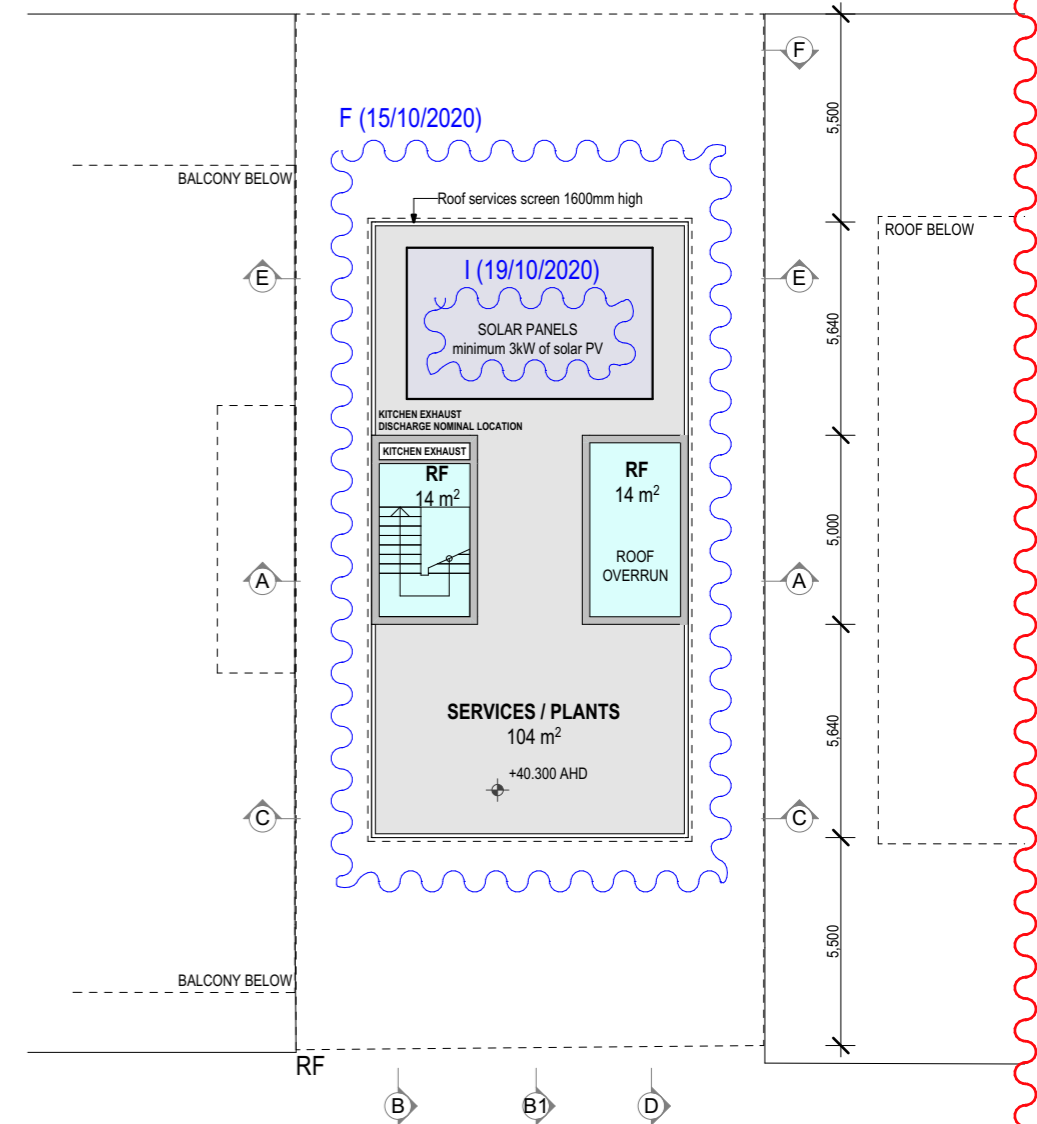
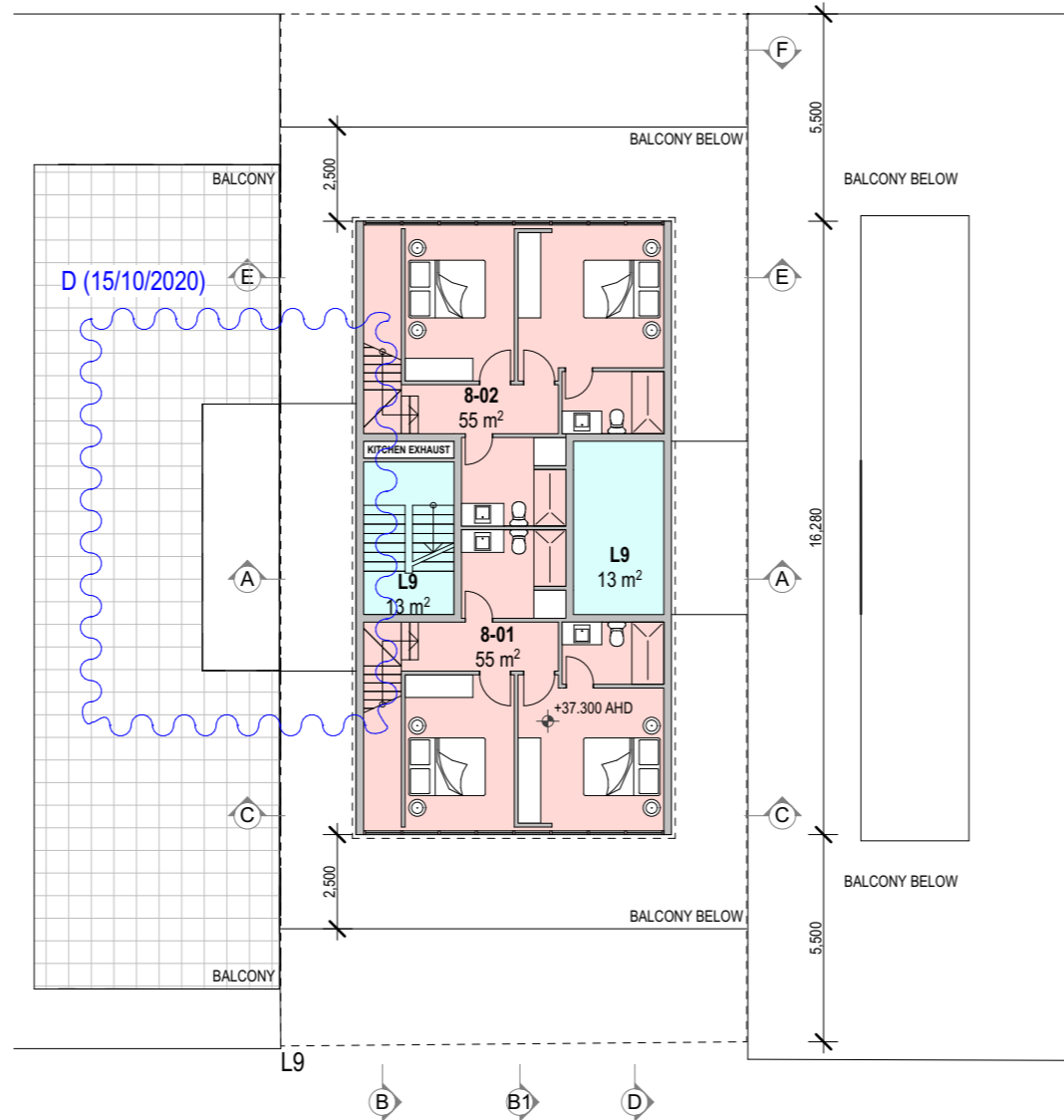
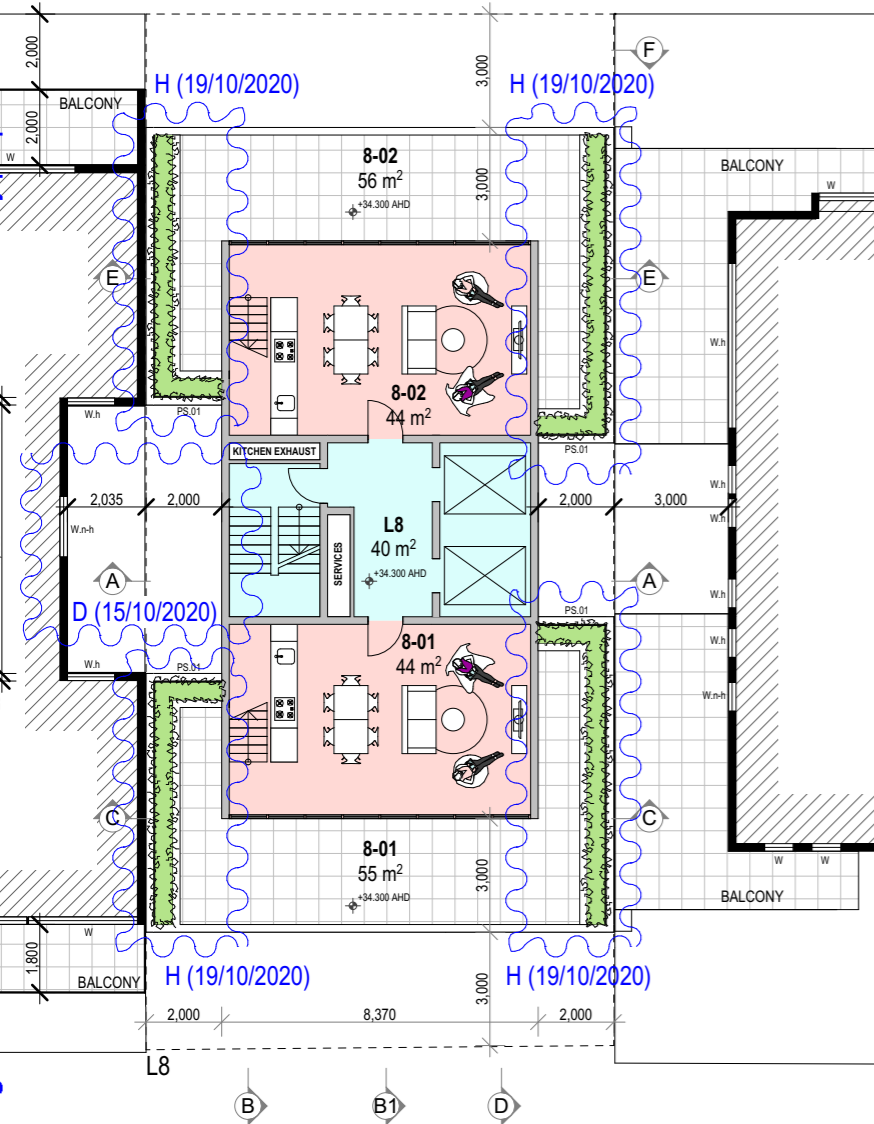
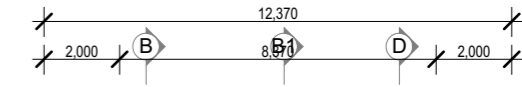
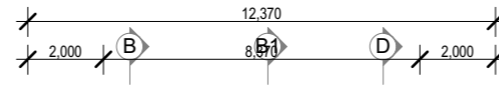
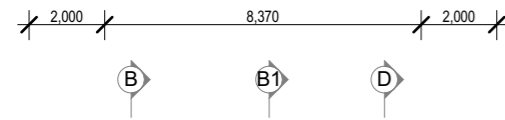
SUBJECT SITE

SUBJECT SITE

8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN ST

8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN STREET

8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN ST



L8

L9

H (19/10/2020)

ROOF

ROOF DRAINAGE NOTE
Rainwater Roof/balcony area of 320 sqm to be connected rainwater tank. Refer separate SMP report for details.

CIRCULATION PATH WIDTH NOTE
All circulation paths within apartments and common areas to be nominally 1.0m wide.

DOOR WIDTH NOTE
All apartment entry doors to be min. 920mm wide
All apartment internal general doors to be min. 820mm wide
All apartment internal wet area doors to be min. 720mm wide

PLANTER BOX LEGEND

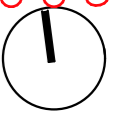
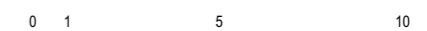
Planter Box fixed minimum 1000mm high

WINDOW LEGEND

W.h Window Habitable
W.n-h Window Non-Habitable
OG Obscure Glass fixed to 1.7m above FFL
PS.01 Privacy Screen - Obscure Glass to 1.7m above FFL

All windows to be openable unless noted otherwise

SCALE 1:200



INTERLANDI MANTESO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

PLANS | 2.04

Rev. B |

16-Feb-21

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RFI item 9

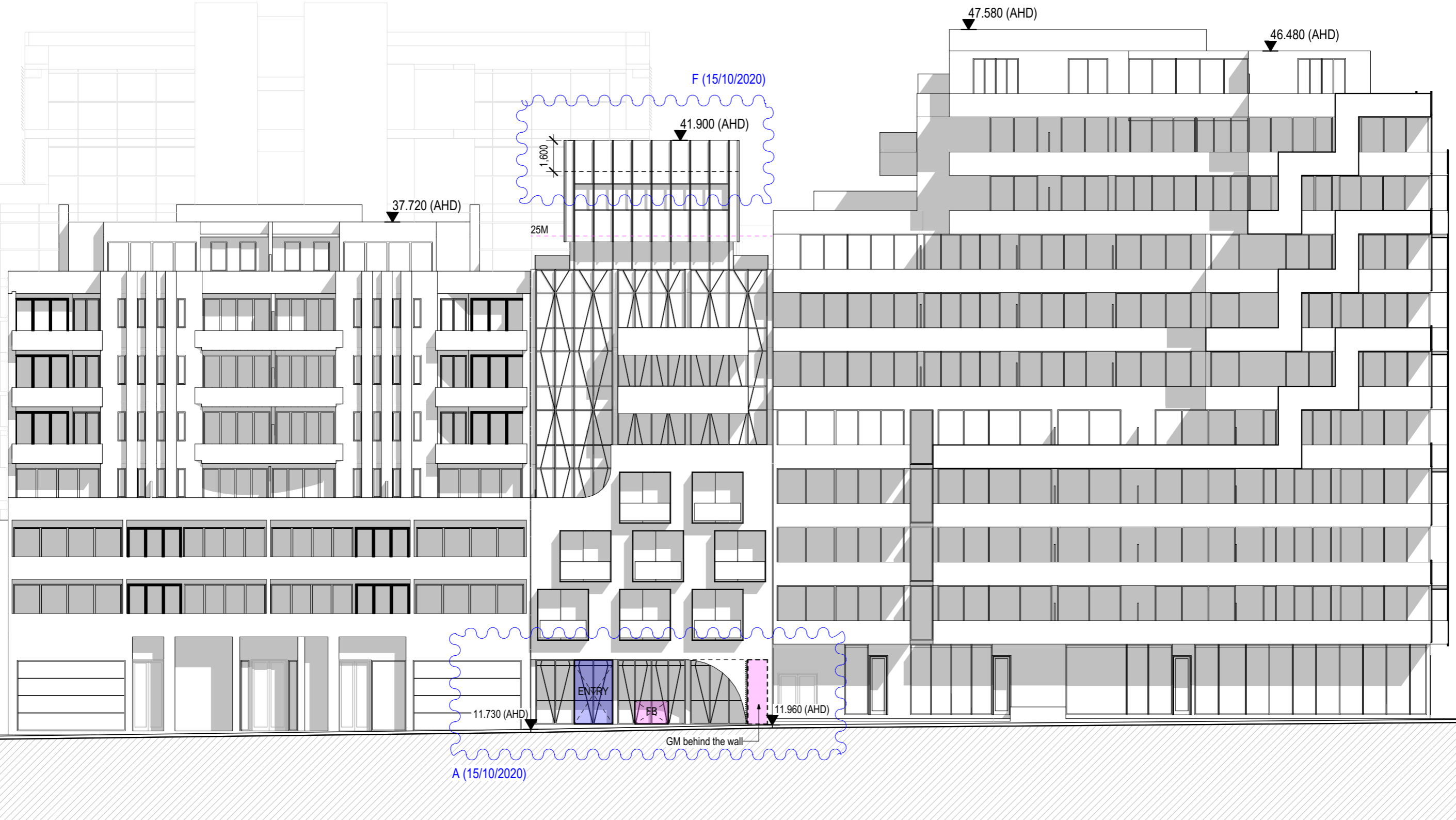
No. 11 - 13 WILSON STREET in background

No. 20-24 GARDEN STREET

No. 14 GARDEN STREET

No. 8-12 GARDEN STREET

SUBJECT SITE



GARDEN STREET ELEVATION CONTEXT

1:200



INTERLANDI MANTESSO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

ELEVATIONS CONTEXT | 3.01

Rev. B |

16-Feb-21

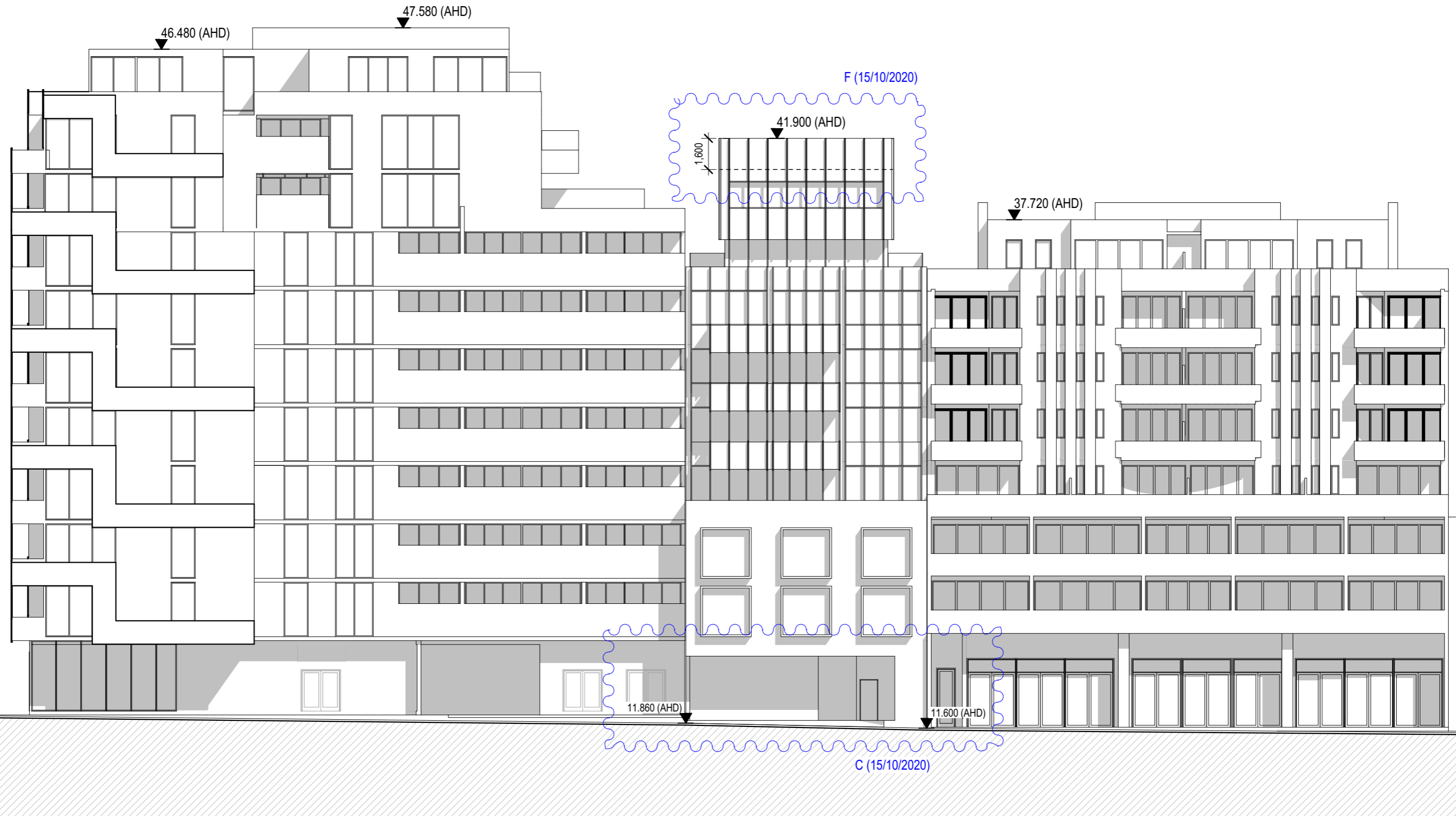
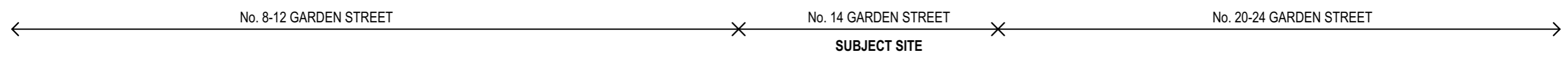
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RFI item 9



GARDEN LANE ELEVATION CONTEXT

1:200

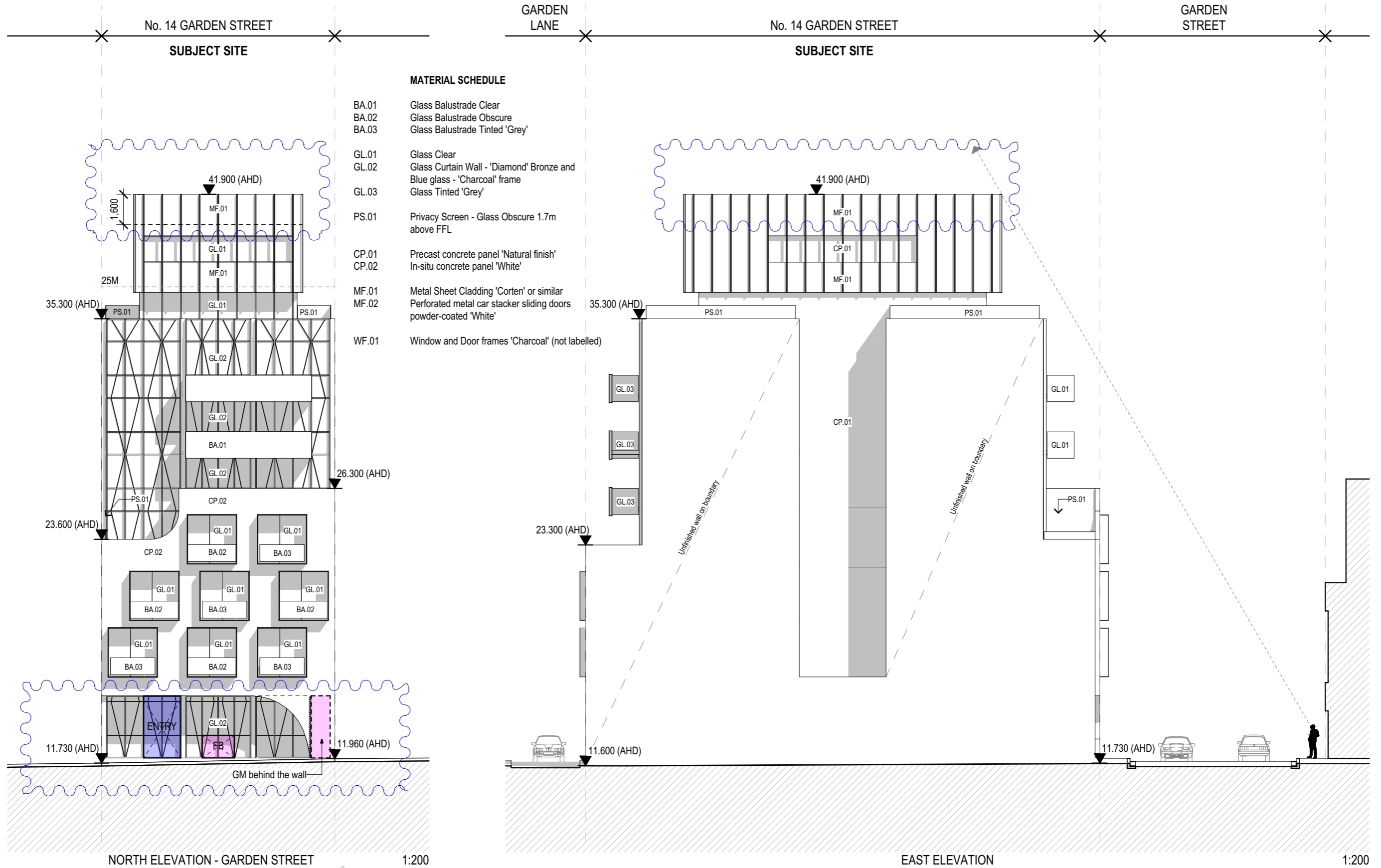


INTERLANDI MANTESSO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

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RFI item 9

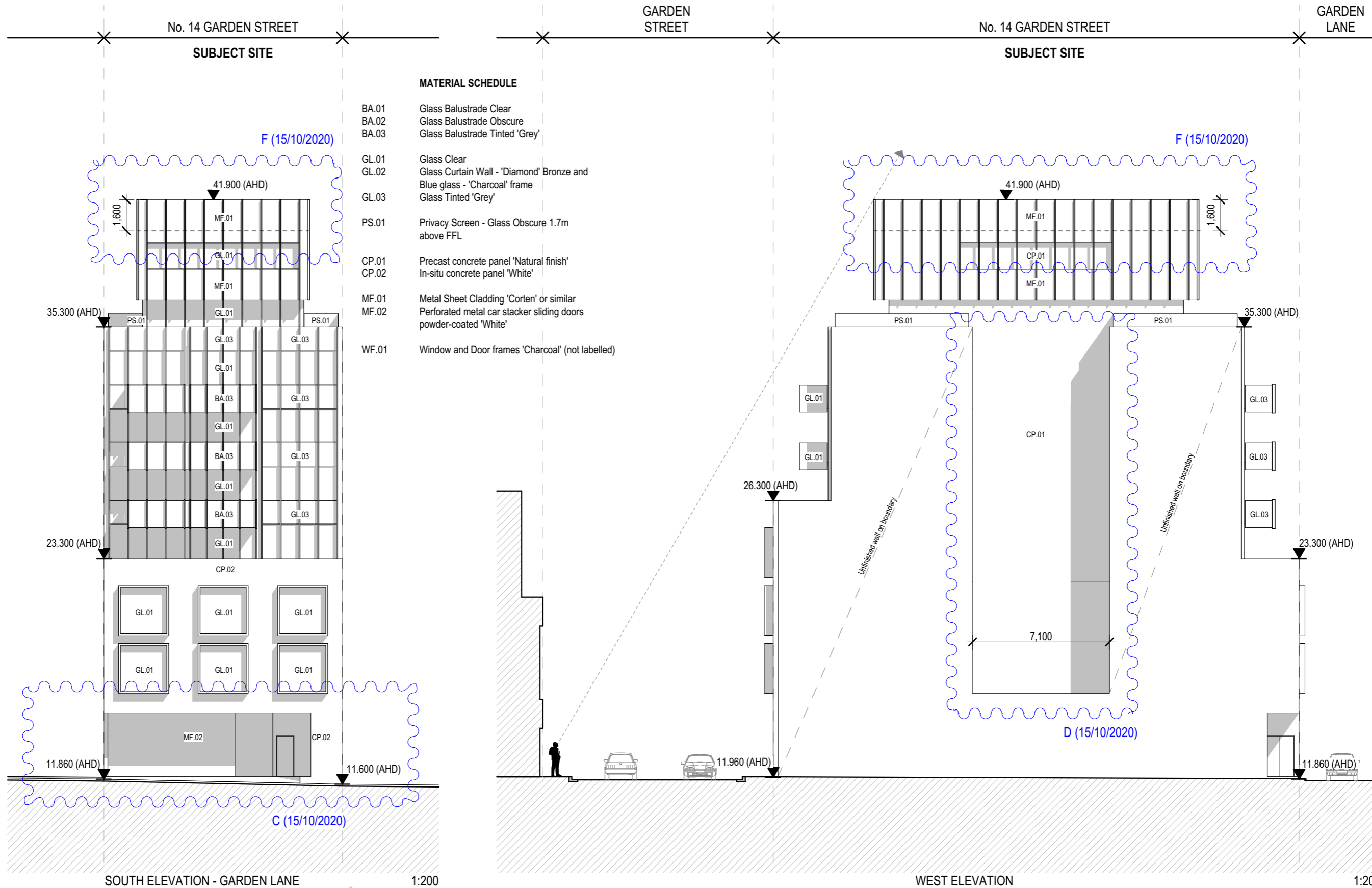


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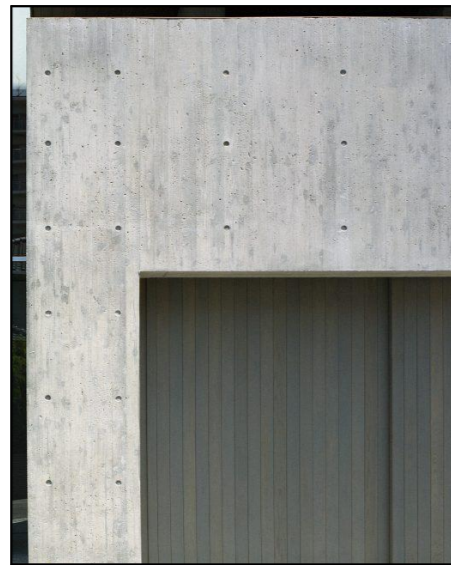
RFI item 9



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CP.01 Precast concrete panel
'Natural finish'



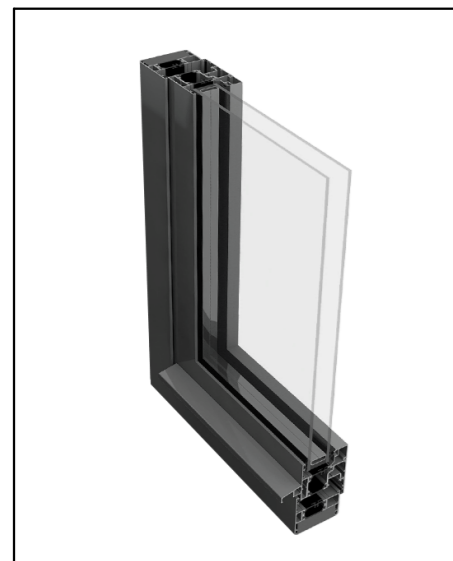
CP.02 In-situ concrete panel 'White'



MF.01 Metal Sheet Cladding 'Corten' or similar



MF.02 Perforated metal car stacker sliding doors powder-coated 'White'



BA.01 Glass Balustrade Clear
GL.01 Glass Clear
WF.01 Window and Door frames
'Charcoal'



BA.02 Glass Balustrade Obscure
OG Obscure Glass to 1.7m above FFL
PS.01 Privacy Screen - Obscure Glass to 1.7m above FFL



BA.03 Glass Balustrade Tinted 'Grey'
GL.03 Glass Tinted 'Grey'



GL.02 Glass Curtain Wall - 'Diamond' Bronze and Blue glass - 'Charcoal' frame



INTERLANDI MANTESSO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

MATERIAL SCHEDULE | 3.05

Rev. A |

16-Feb-21

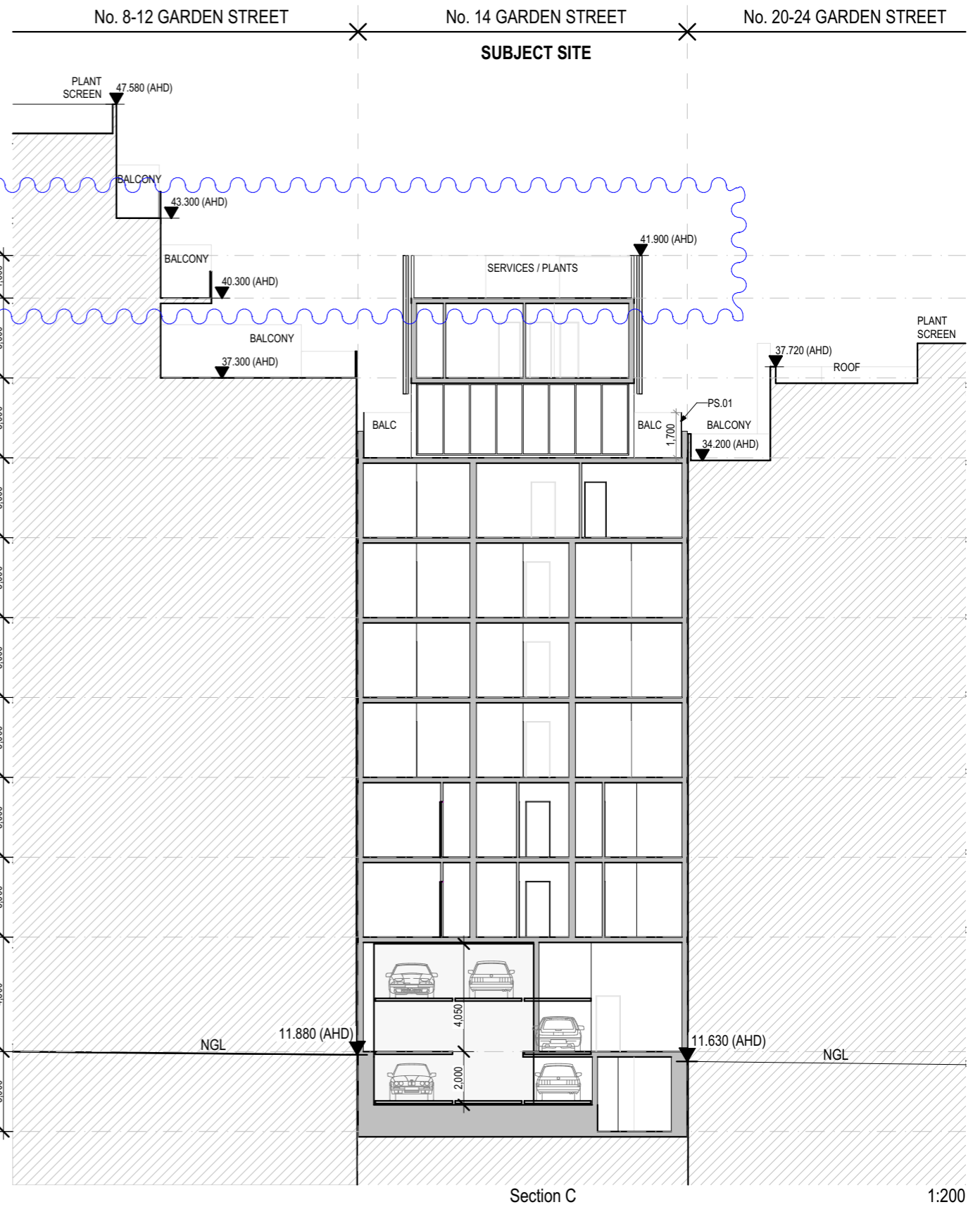
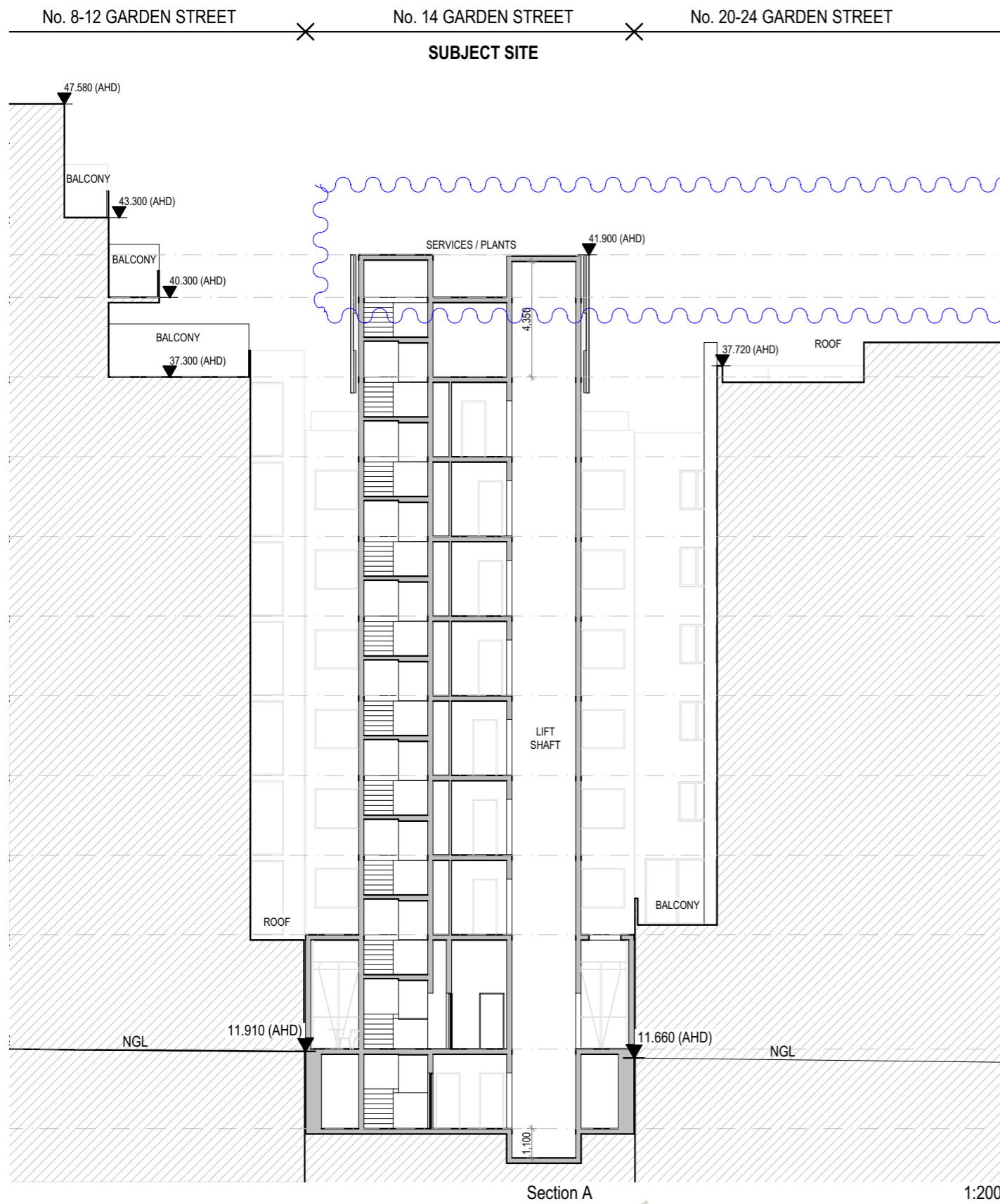
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RFI item 9, 15

FLOOR TO CEILING HEIGHT NOTE
Floor to ceiling height within common areas on Level L1 to be nominally 3.5m
Floor to ceiling height within common areas on residential Levels L2 - L8 to be nominally 2.7m
Floor to ceiling height within serviced apartments (except wet areas) to be nominally 2.7m
Floor to ceiling height within wet areas of serviced apartments to be nominally 2.4m



INTERLANDI MANTESSO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

SECTIONS | 4.01

Rev. A |

16-Feb-21

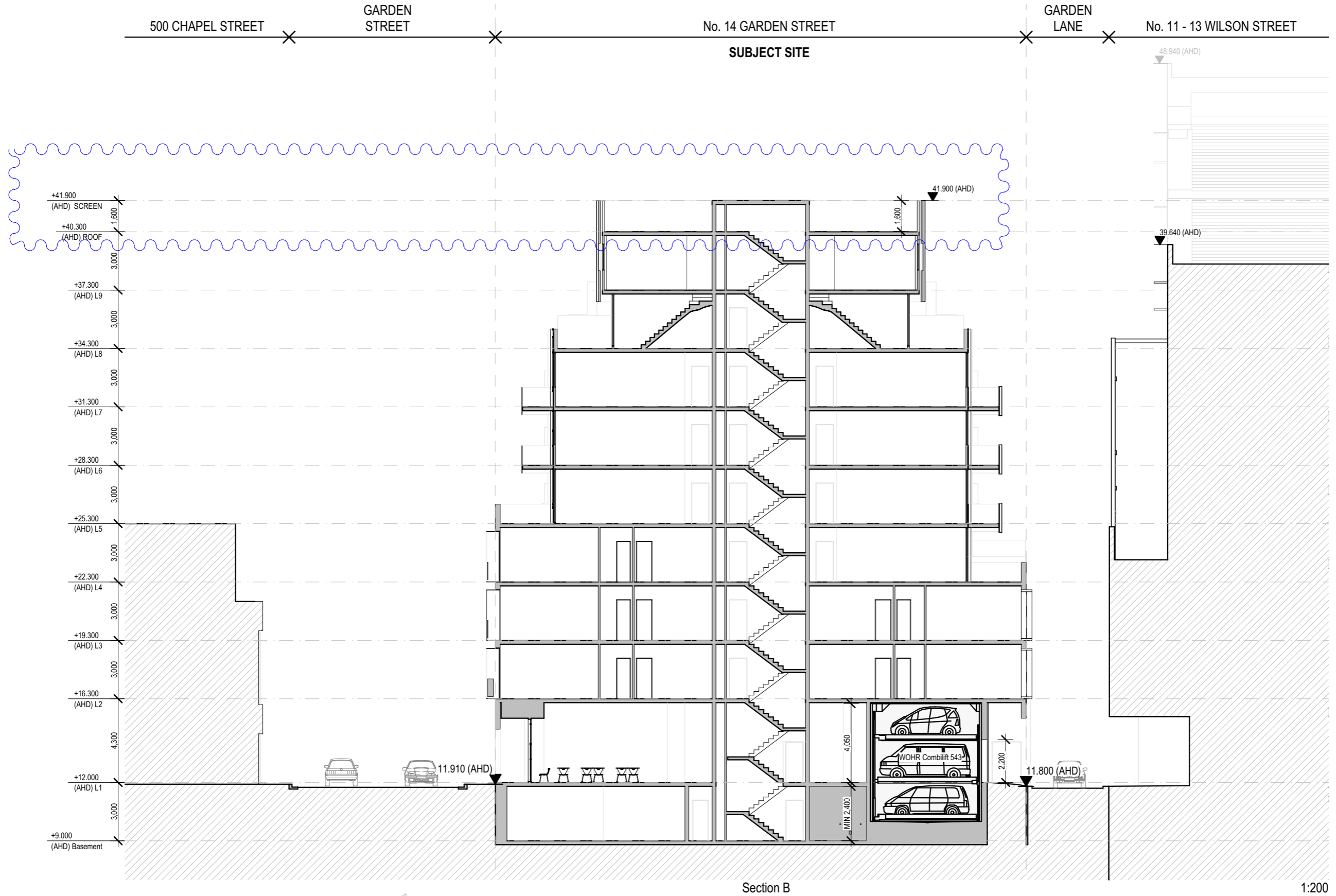
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RFI item 9, 15

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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

SECTIONS | 4.02

Rev. A |

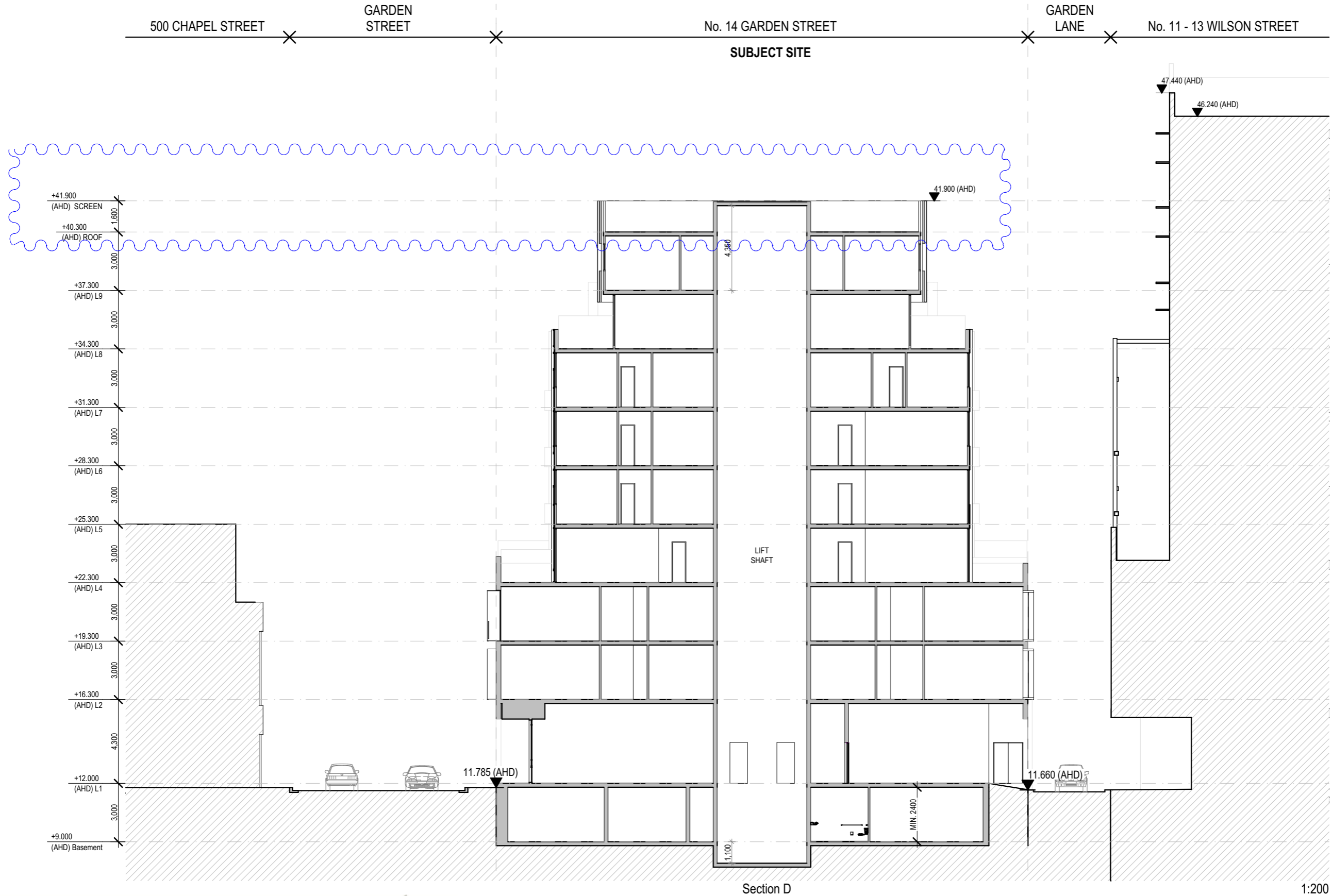
16-Feb-21

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RFI item 9, 15

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Floor to ceiling height within wet areas of serviced apartments to be nominally 2.4m



Section D

1:200



INTERLANDI MANTESO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

SECTIONS | 4.03

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16-Feb-21

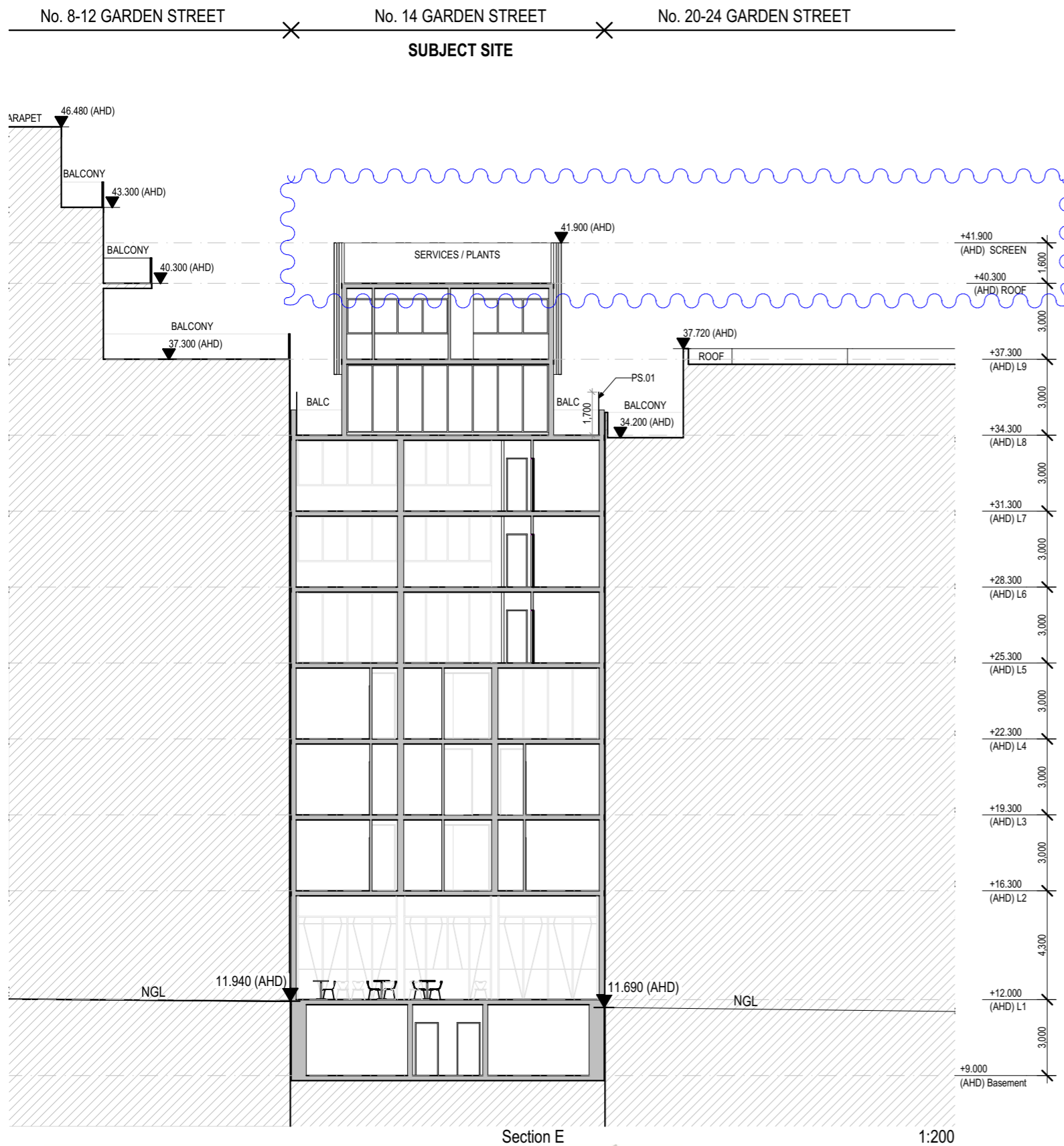
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RFI item 9, 10, 15

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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

SECTIONS | 4.04

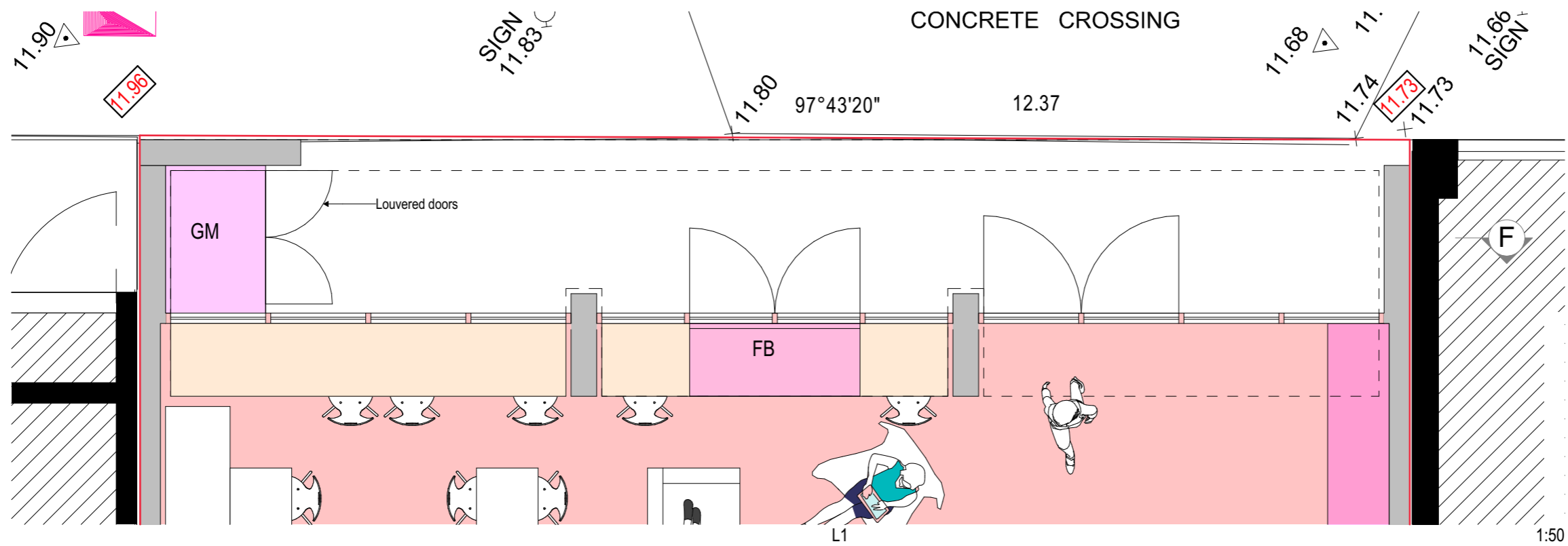
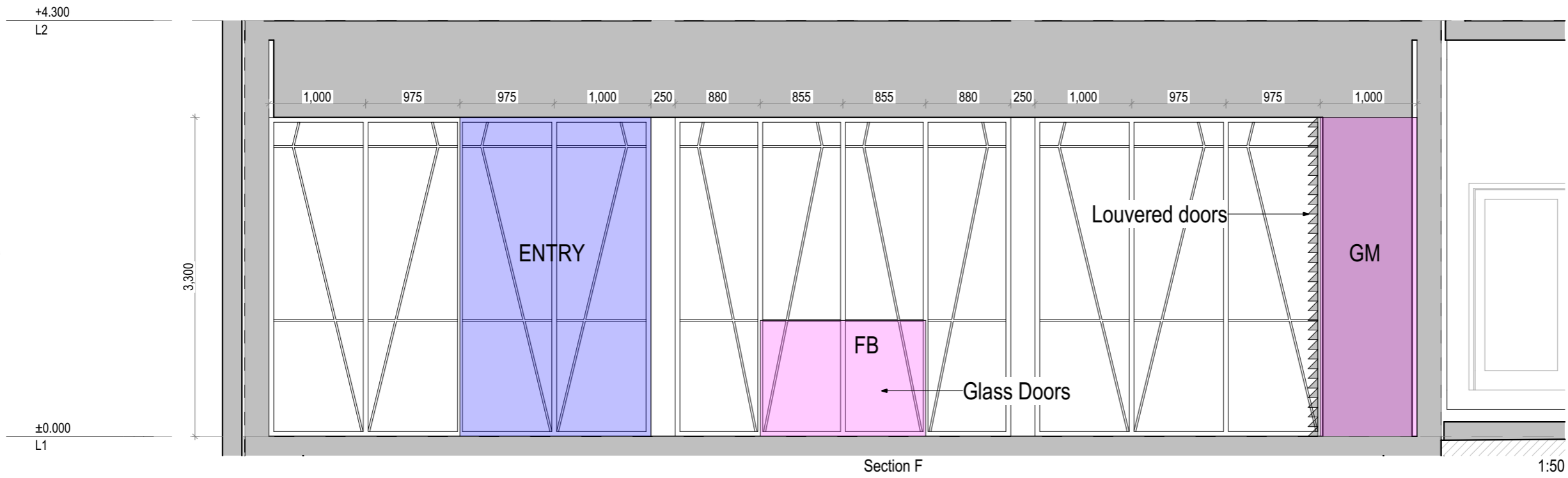
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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

GARDEN STREET SERVICES | 5.01

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Garden Street - View from North East



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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

VISUALIZATION | 0.02

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Garden Street - View from North West



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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

VISUALIZATION | 0.03

Rev. A |

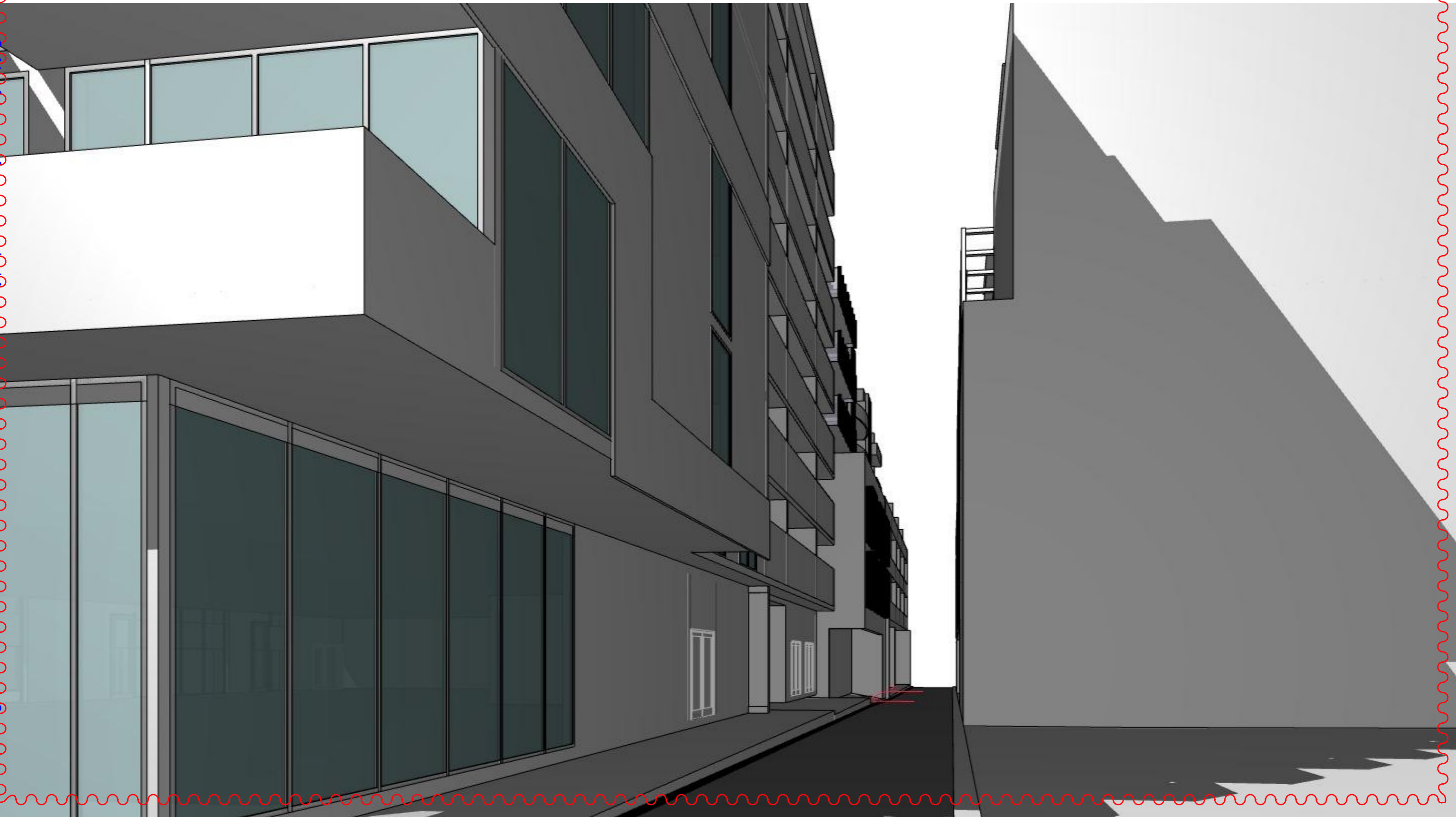
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RFI item 19

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Garden Lane - View from South West



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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

VISUALIZATION | 0.05

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Garden Lane - View from South East



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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

VISUALIZATION | 0.06

Rev. A |

16-Feb-21

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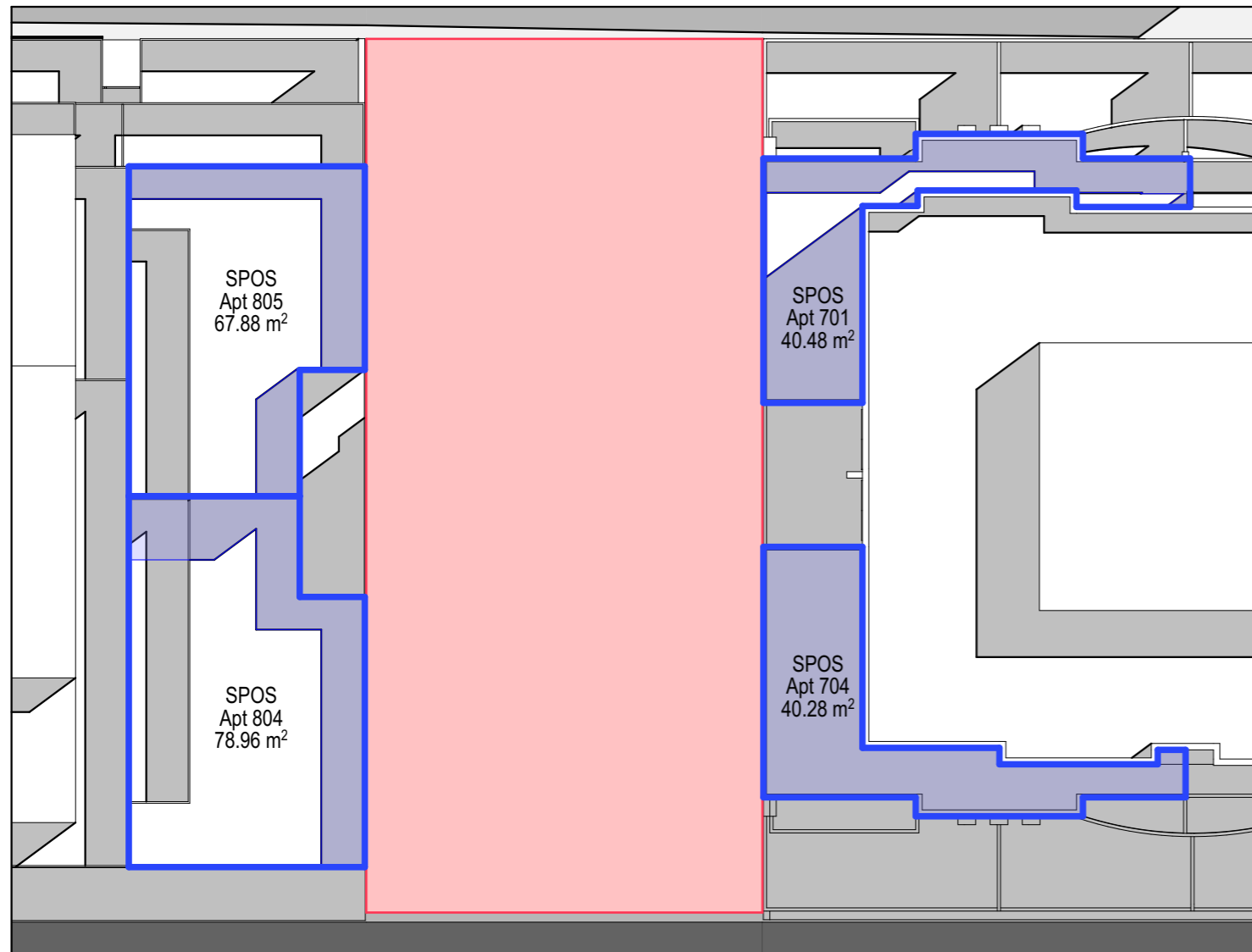
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RFI item 18

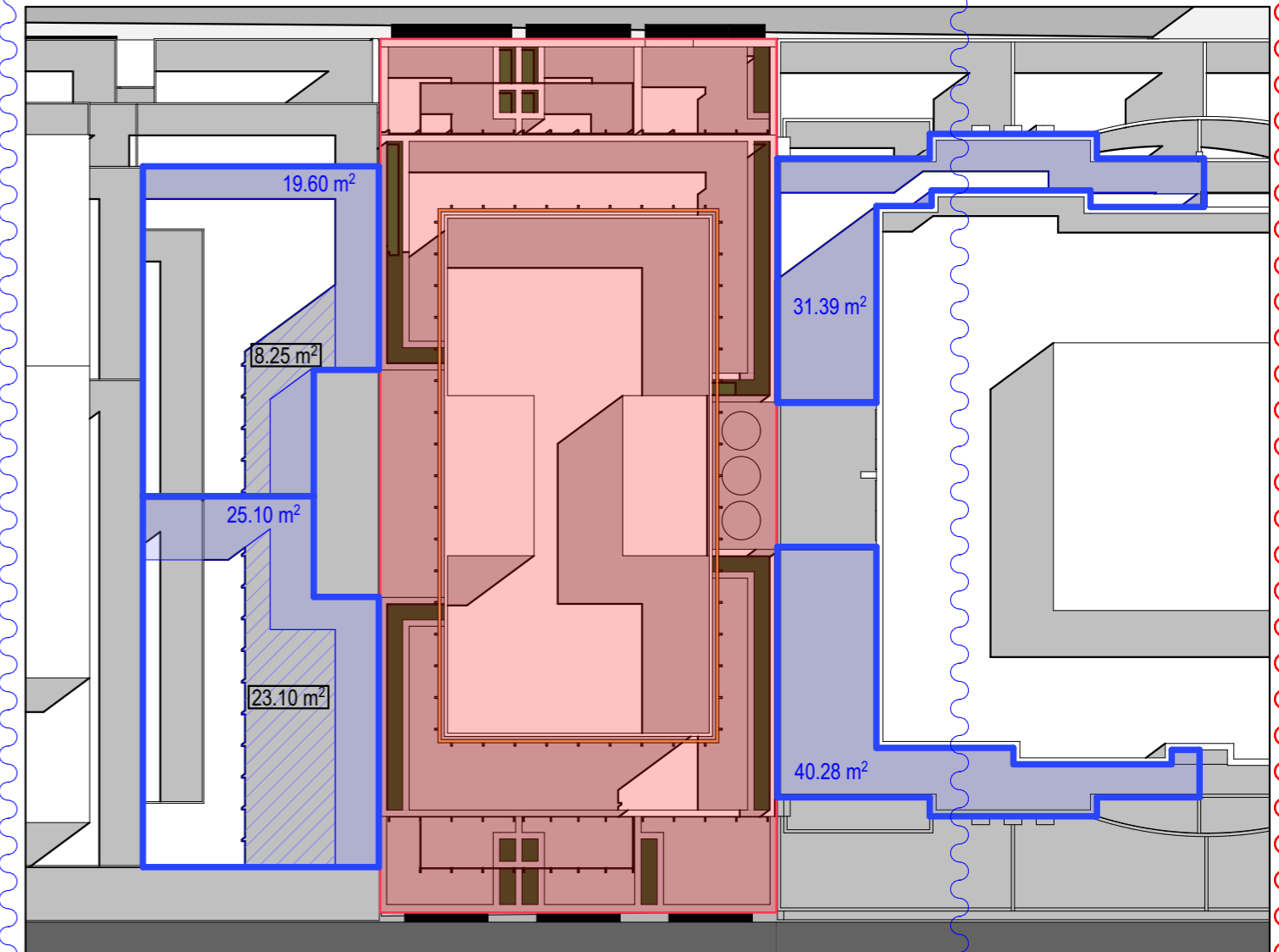
SUBJECT SITE

SUBJECT SITE

No. 8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN STREET No. 8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN STREET



9am existing 1:200



9am Proposed 1:200

MATERIAL SCHEDULE

- Subject site (14 Garden Street)
- Adjacent property SPOS
- Existing Shadow
- Proposed added shadow

	8-12 Garden St		20-24 Garden St		
	Apt 804	Apt 805	Apt 701	Apt 704	
	SPOS, m2				
	78.96	67.88	40.48	40.28	
9am	Existing Shadow, m2	25.1	19.6	31.39	40.28
	Existing Unshadowed, m2	53.86	48.28	9.09	0
10am	Added Shadow, m2	23.1	8.25	0	0
	Proposed Unshadowed, m2	30.76	40.03	9.09	0
11am	Existing Shadow, m2	18.88	13.93	26.15	36.71
	Existing Unshadowed, m2	60.08	53.95	14.33	3.57
12md	Added Shadow, m2	5.35	0.95	0	0
	Proposed Unshadowed, m2	54.73	53	14.33	3.57
1pm	Existing Shadow, m2	24.31	15.98	18.66	26.87
	Existing Unshadowed, m2	54.65	51.9	21.82	13.41
2pm	Added Shadow, m2	0	0	0	0
	Proposed Unshadowed, m2	54.65	51.9	21.82	13.41
3pm	Existing Shadow, m2	30.6	18.97	12.62	18.96
	Existing Unshadowed, m2	48.36	48.91	27.86	21.32
1pm	Added Shadow, m2	0	0	0	0
	Proposed Unshadowed, m2	48.36	48.91	27.86	21.32
2pm	Existing Shadow, m2	43.78	30.59	15.29	21.36
	Existing Unshadowed, m2	35.18	37.29	25.19	18.92
3pm	Added Shadow, m2	0	0	0.4	3.68
	Proposed Unshadowed, m2	35.18	37.29	24.79	15.24
1pm	Existing Shadow, m2	68.32	46.46	17.34	23.56
	Existing Unshadowed, m2	10.64	21.42	23.14	16.72
2pm	Added Shadow, m2	0	0	6.26	16.45
	Proposed Unshadowed, m2	10.64	21.42	16.88	0.27
3pm	Existing Shadow, m2	78.96	62.66	20.37	25.45
	Existing Unshadowed, m2	0	5.22	20.11	14.83
1pm	Added Shadow, m2	0	0	8.55	14.83
	Proposed Unshadowed, m2	0	5.22	11.56	0



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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

SUN STUDY | 1.10

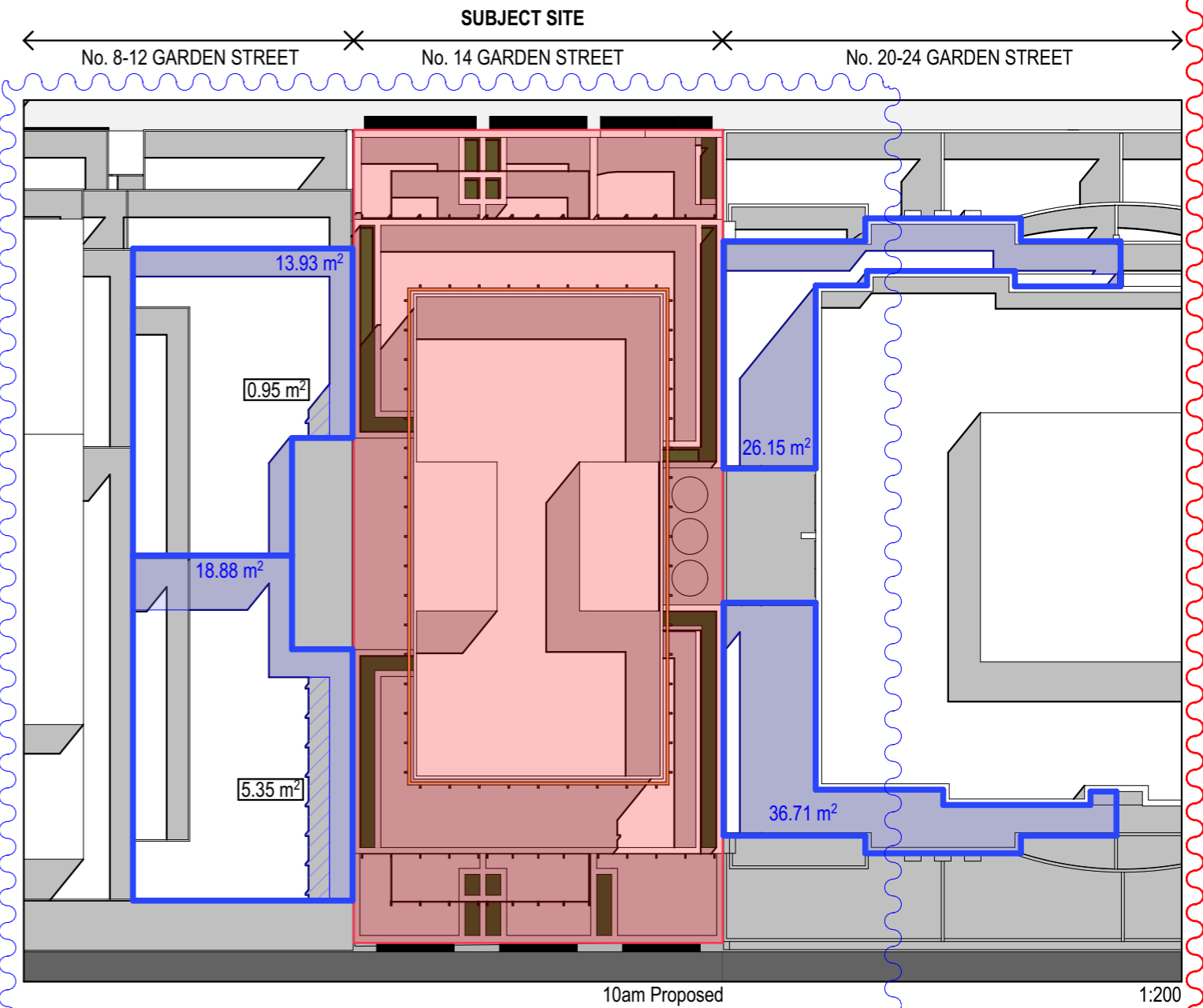
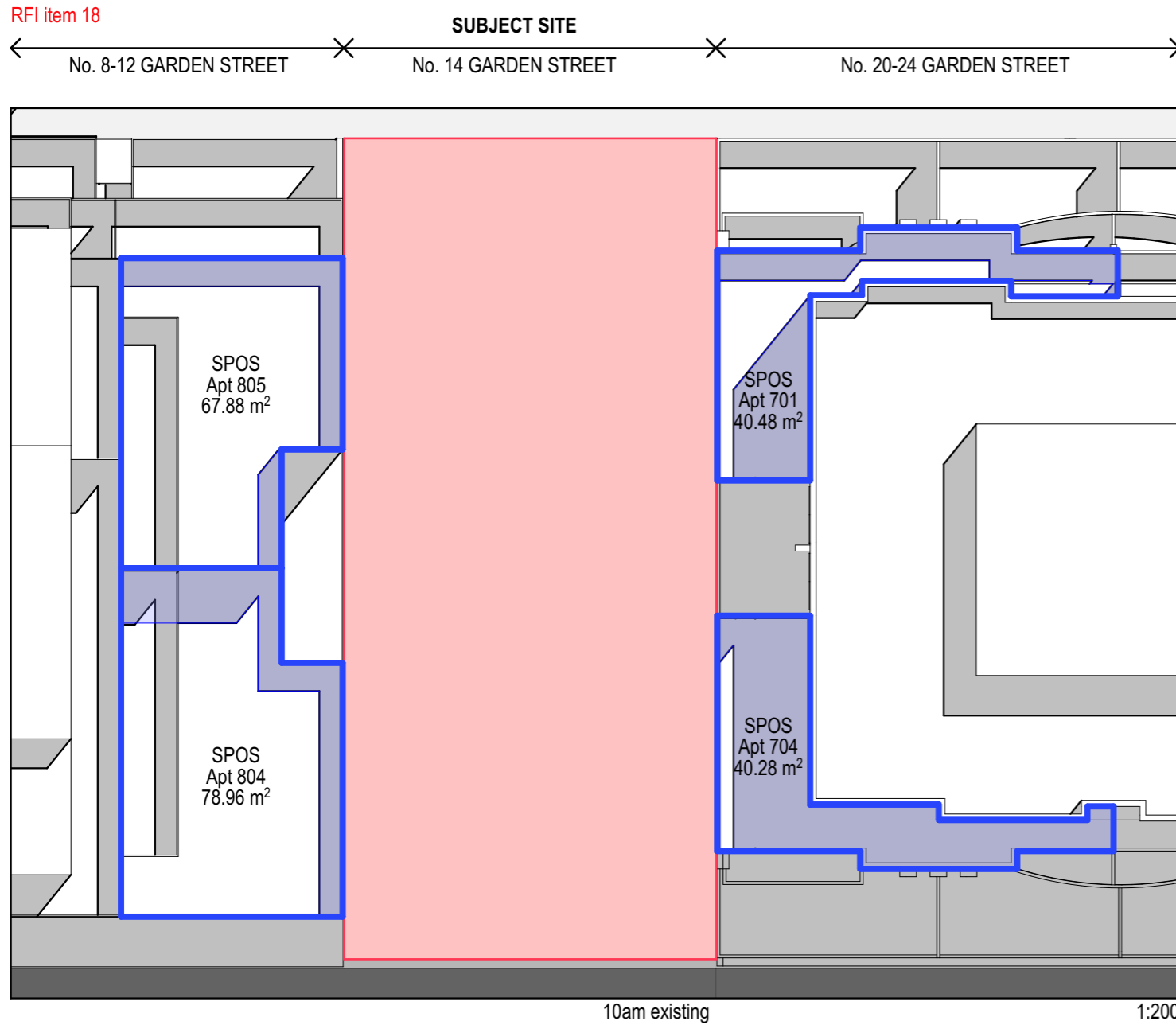
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16-Feb-21

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MATERIAL SCHEDULE

- Subject site (14 Garden Street)
- Adjacent property SPOS
- Existing Shadow
- Proposed added shadow

	SPOS, m2	8-12 Garden St		20-24 Garden St	
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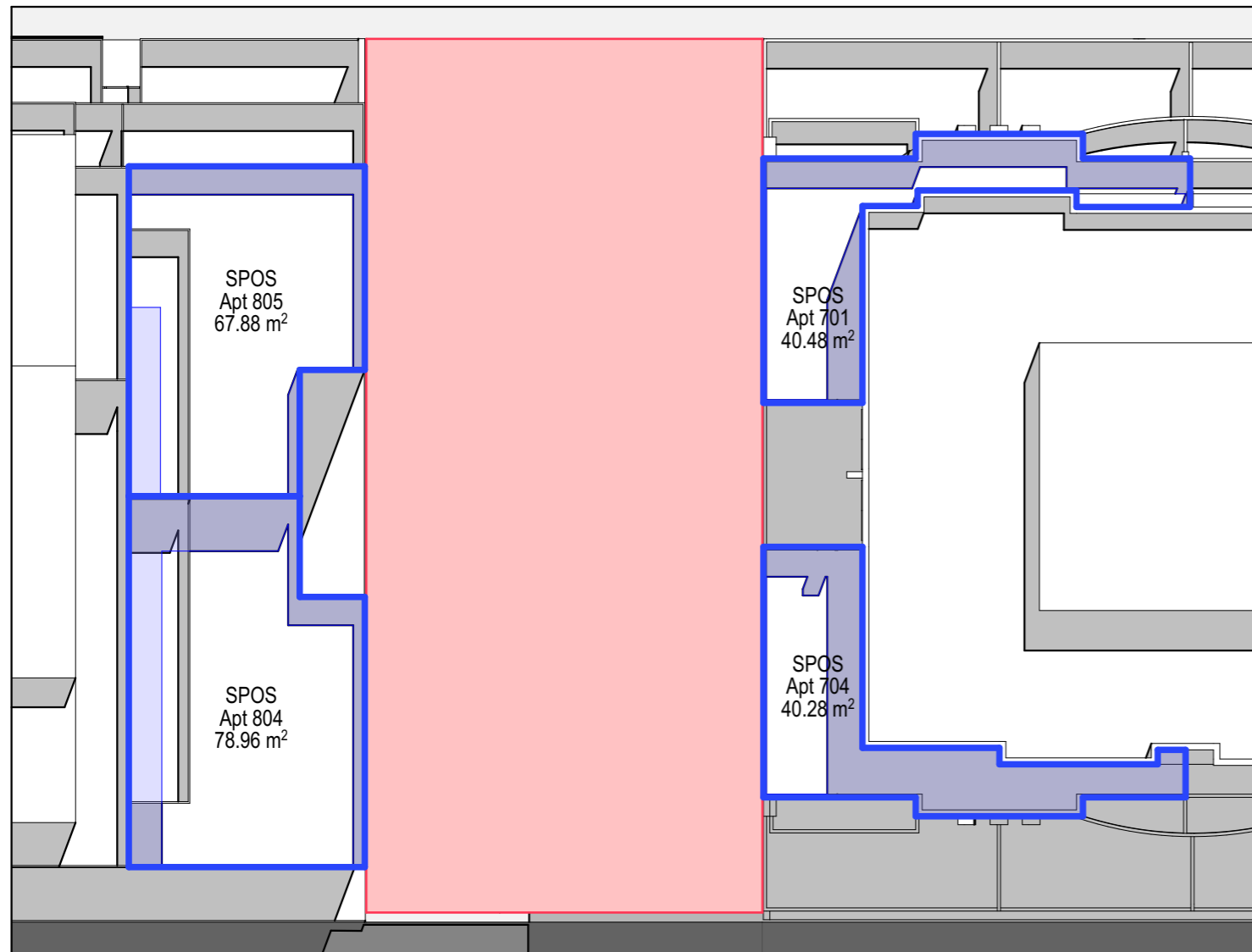
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RFI item 18

SUBJECT SITE

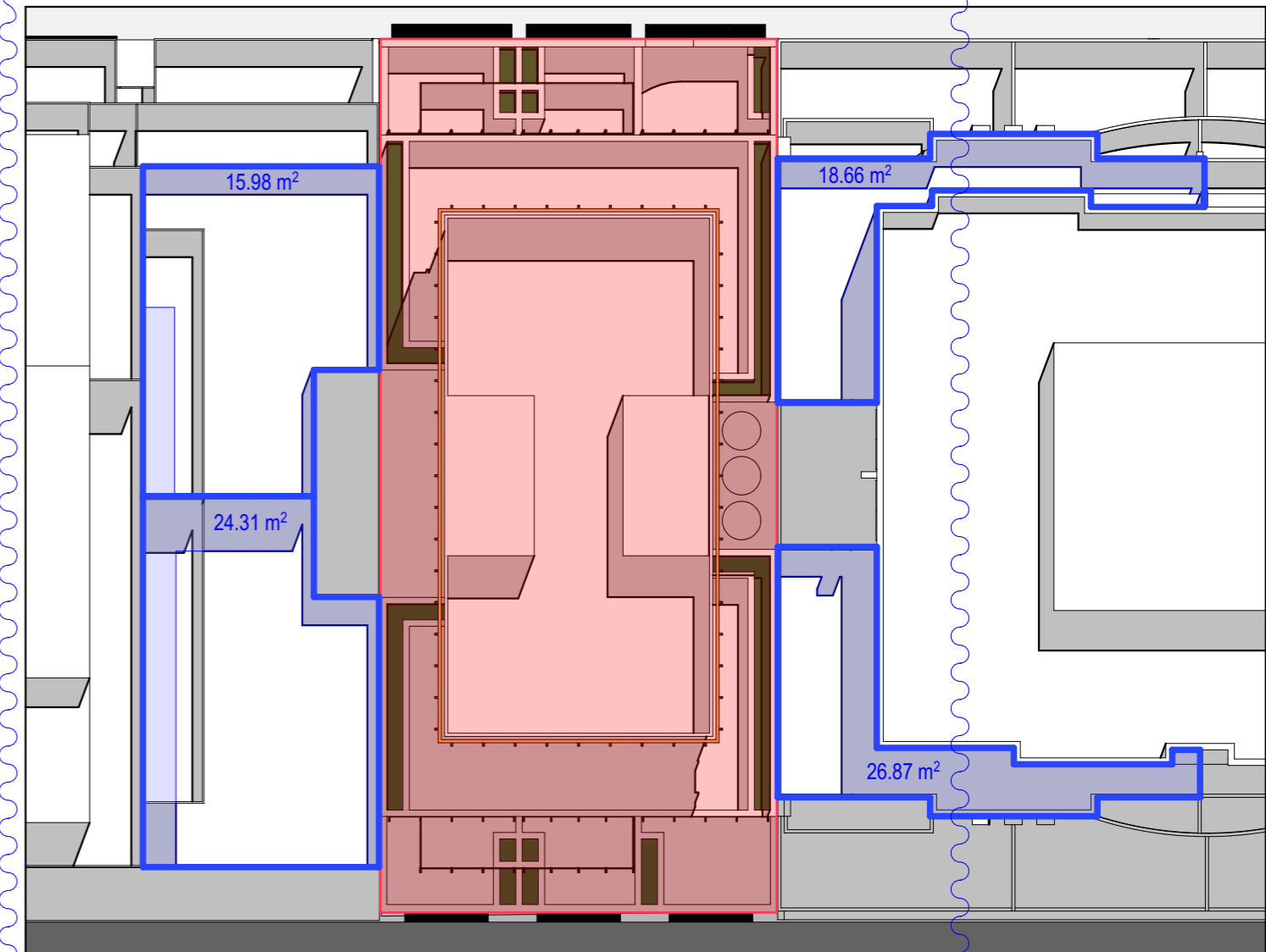
SUBJECT SITE

No. 8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN STREET No. 8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN STREET



11am existing

1:200



11am Proposed

1:200

MATERIAL SCHEDULE

- Subject site (14 Garden Street)
- Adjacent property SPOS
- Existing Shadow
- Proposed added shadow

	SPOS, m2	8-12 Garden St		20-24 Garden St	
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		78.96	67.88	40.48	40.28
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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

SUN STUDY | 1.12

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16-Feb-21

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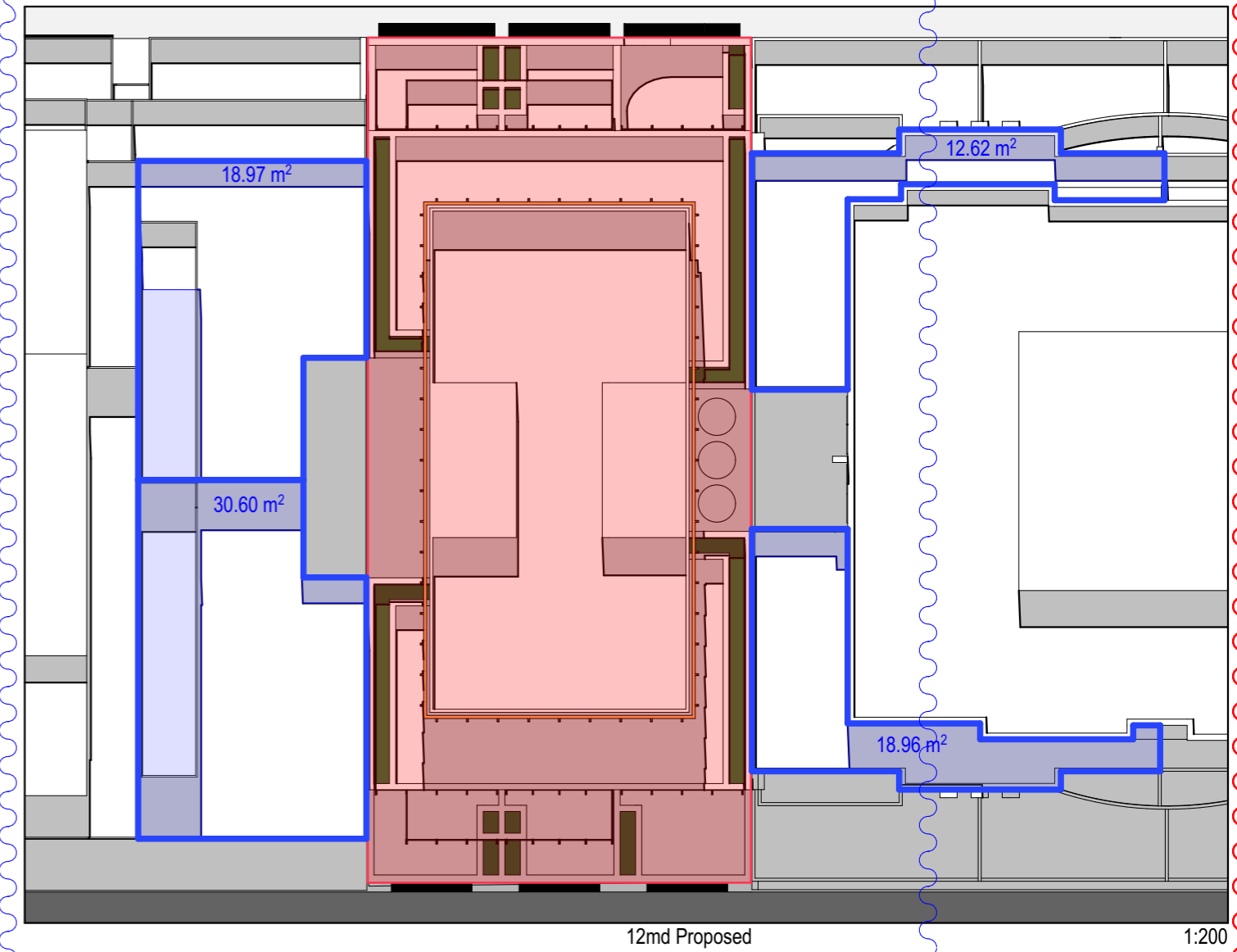
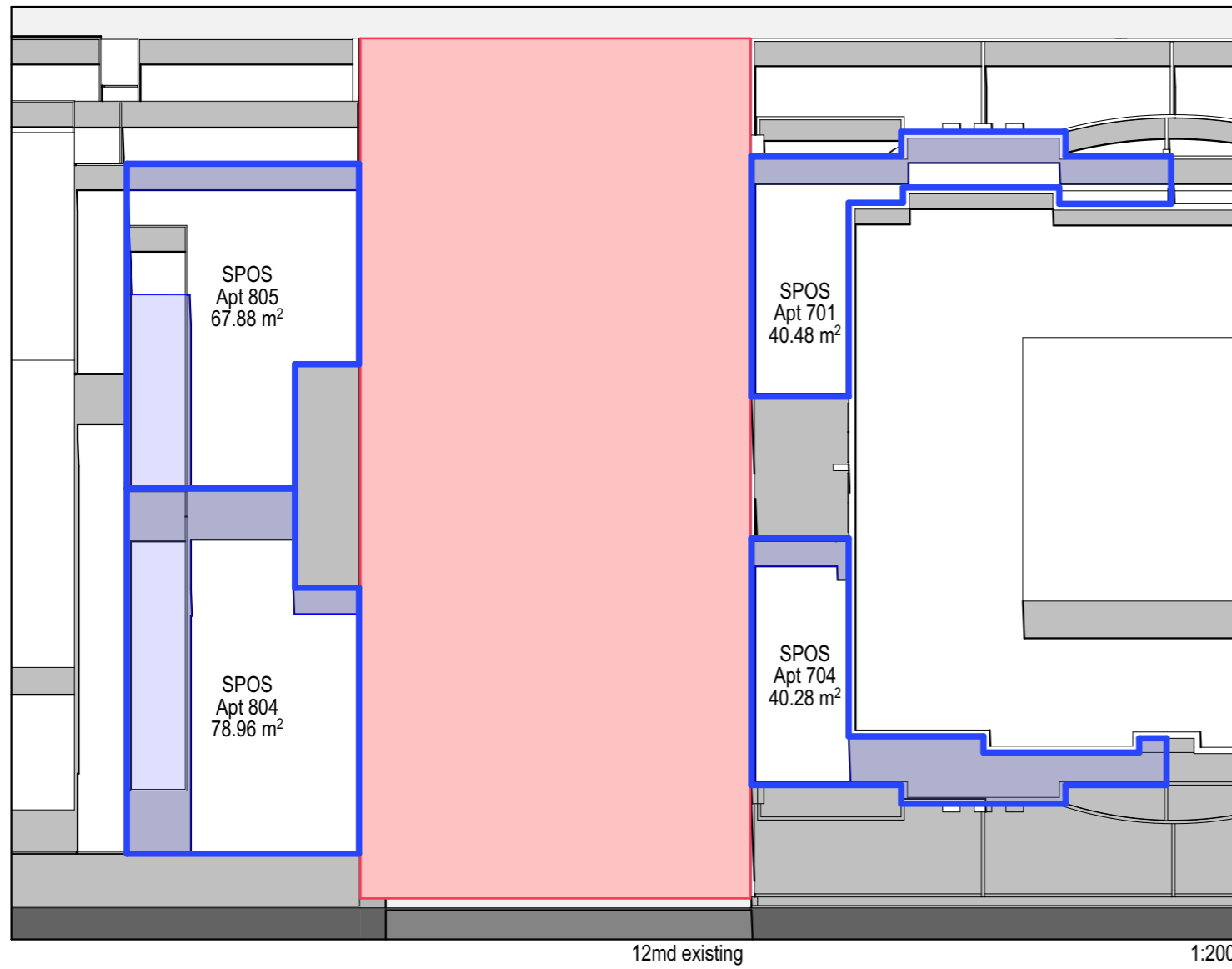
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RFI item 18

SUBJECT SITE

SUBJECT SITE

No. 8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN STREET No. 8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN STREET

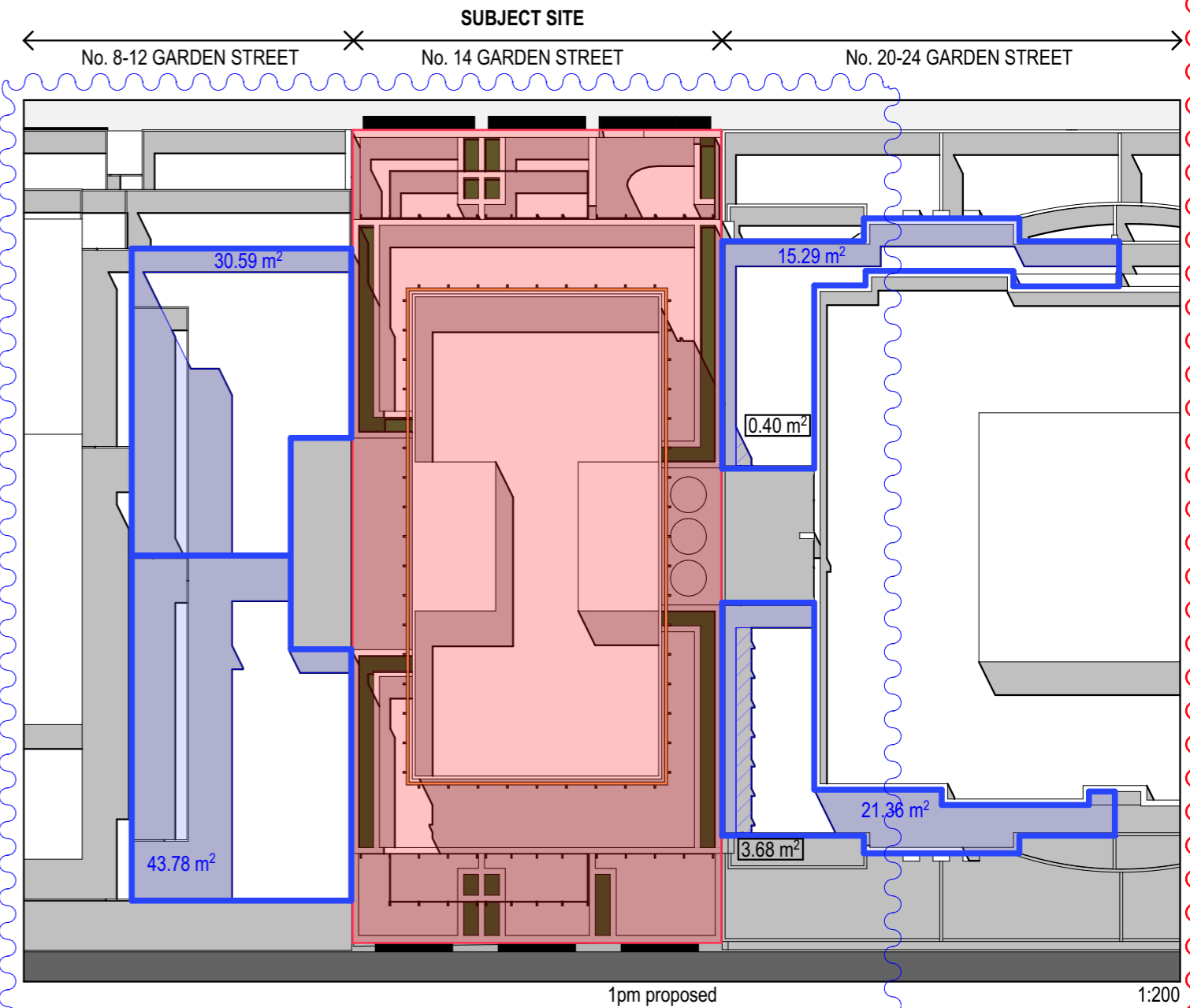
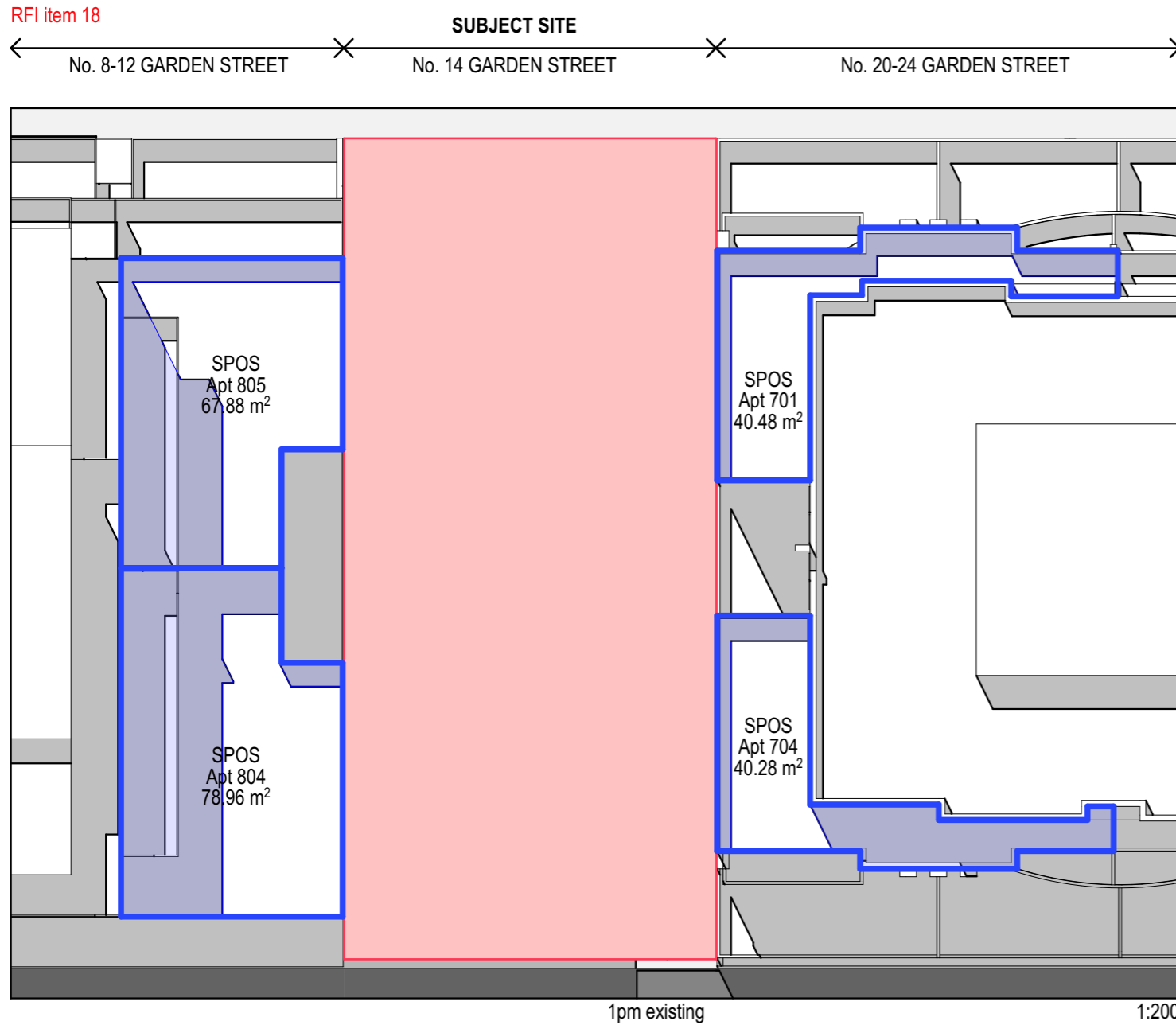


- MATERIAL SCHEDULE**
- Subject site (14 Garden Street)
 - Adjacent property SPOS
 - Existing Shadow
 - Proposed added shadow

	SPOS, m2	8-12 Garden St		20-24 Garden St	
		Apt 804	Apt 805	Apt 701	Apt 704
9am	Existing Shadow, m2	25.1	19.6	31.39	40.28
	Existing Unshadowed, m2	53.86	48.28	9.09	0
	Added Shadow, m2	23.1	8.25	0	0
	Proposed Unshadowed, m2	30.76	40.03	9.09	0
10am	Existing Shadow, m2	18.88	13.93	26.15	36.71
	Existing Unshadowed, m2	60.08	53.95	14.33	3.57
	Added Shadow, m2	5.35	0.95	0	0
	Proposed Unshadowed, m2	54.73	53	14.33	3.57
11am	Existing Shadow, m2	24.31	15.98	18.66	26.87
	Existing Unshadowed, m2	54.65	51.9	21.82	13.41
	Added Shadow, m2	0	0	0	0
	Proposed Unshadowed, m2	54.65	51.9	21.82	13.41
12md	Existing Shadow, m2	30.6	18.97	12.62	18.96
	Existing Unshadowed, m2	48.36	48.91	27.86	21.32
	Added Shadow, m2	0	0	0	0
	Proposed Unshadowed, m2	48.36	48.91	27.86	21.32
1pm	Existing Shadow, m2	43.78	30.59	15.29	21.36
	Existing Unshadowed, m2	35.18	37.29	25.19	18.92
	Added Shadow, m2	0	0	0.4	3.68
	Proposed Unshadowed, m2	35.18	37.29	24.79	15.24
2pm	Existing Shadow, m2	68.32	46.46	17.34	23.56
	Existing Unshadowed, m2	10.64	21.42	23.14	16.72
	Added Shadow, m2	0	0	6.26	16.45
	Proposed Unshadowed, m2	10.64	21.42	16.88	0.27
3pm	Existing Shadow, m2	78.96	62.66	20.37	25.45
	Existing Unshadowed, m2	0	5.22	20.11	14.83
	Added Shadow, m2	0	0	8.55	14.83
	Proposed Unshadowed, m2	0	5.22	11.56	0

INTERLANDI MANTESSO ARCHITECTS LEVEL 1, 405 BRIDGE RD, RICHMOND VIC 3121 AUSTRALIA T: 03 9429 4780 F: 03 9429 4734

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MATERIAL SCHEDULE

- Subject site (14 Garden Street)
- Adjacent property SPOS
- Existing Shadow
- Proposed added shadow

	SPOS, m ²	8-12 Garden St		20-24 Garden St	
		Apt 804	Apt 805	Apt 701	Apt 704
		78.96	67.88	40.48	40.28
9am	Existing Shadow, m ²	25.1	19.6	31.39	40.28
	Existing Unshadowed, m ²	53.86	48.28	9.09	0
	Added Shadow, m ²	23.1	8.25	0	0
	Proposed Unshadowed, m ²	30.76	40.03	9.09	0
10am	Existing Shadow, m ²	18.88	13.93	26.15	36.71
	Existing Unshadowed, m ²	60.08	53.95	14.33	3.57
	Added Shadow, m ²	5.35	0.95	0	0
	Proposed Unshadowed, m ²	54.73	53	14.33	3.57
11am	Existing Shadow, m ²	24.31	15.98	18.66	26.87
	Existing Unshadowed, m ²	54.65	51.9	21.82	13.41
	Added Shadow, m ²	0	0	0	0
	Proposed Unshadowed, m ²	54.65	51.9	21.82	13.41
12md	Existing Shadow, m ²	30.6	18.97	12.62	18.96
	Existing Unshadowed, m ²	48.36	48.91	27.86	21.32
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	Existing Unshadowed, m ²	35.18	37.29	25.19	18.92
	Added Shadow, m ²	0	0	0.4	3.68
	Proposed Unshadowed, m ²	35.18	37.29	24.79	15.24
2pm	Existing Shadow, m ²	68.32	46.46	17.34	23.56
	Existing Unshadowed, m ²	10.64	21.42	23.14	16.72
	Added Shadow, m ²	0	0	6.26	16.45
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	Existing Unshadowed, m ²	0	5.22	20.11	14.83
	Added Shadow, m ²	0	0	8.55	14.83
	Proposed Unshadowed, m ²	0	5.22	11.56	0



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TOWN PLANNING APPLICATION

SERVICED APARTMENTS

14 GARDEN STREET, SOUTH YARRA

SUN STUDY | 1.14

Rev. B |

16-Feb-21

All site conditions, dimensions and levels are approximate and subject to detailed land survey to be prepared by the owner. Development concept prepared for discussion only and is subject to council approval.

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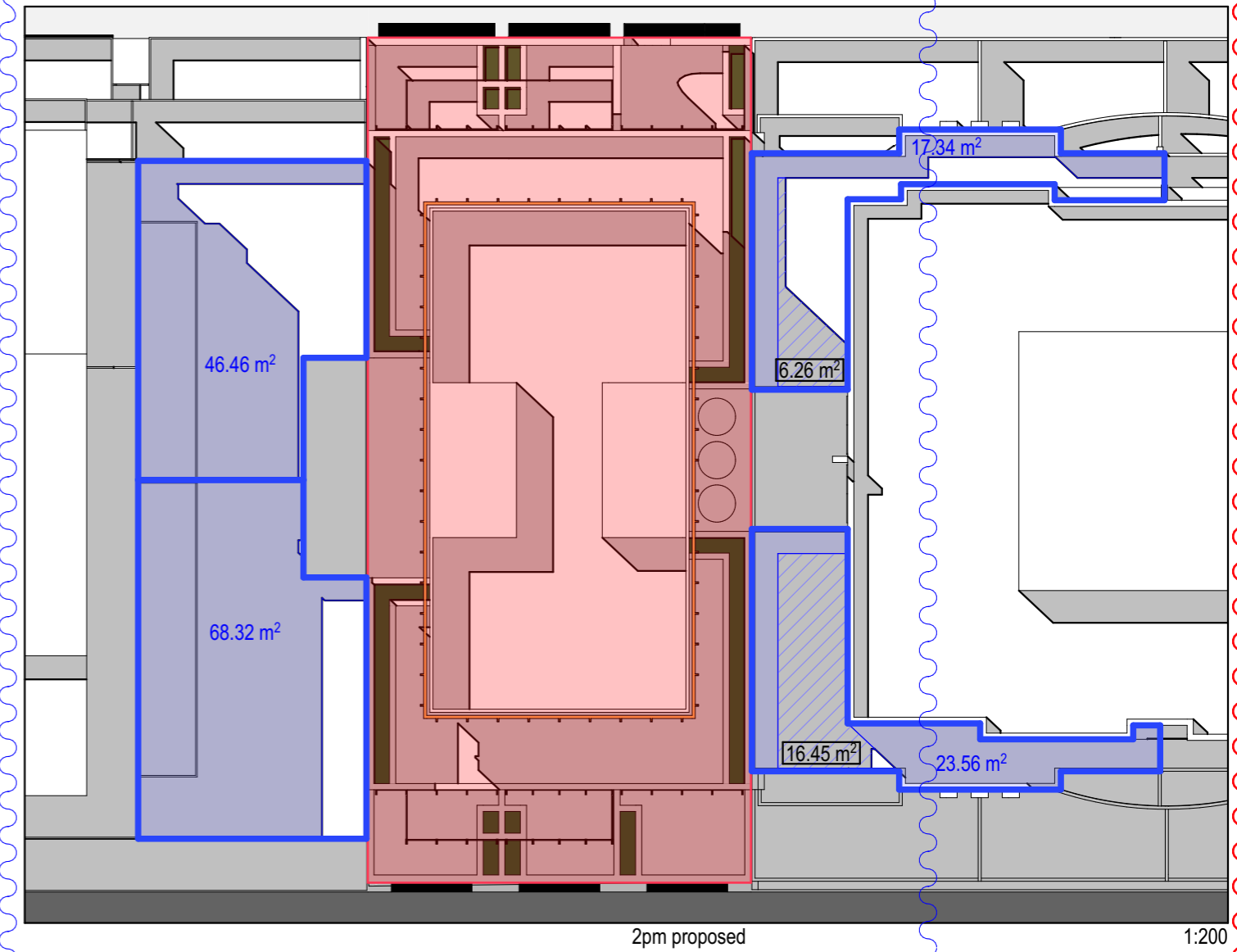
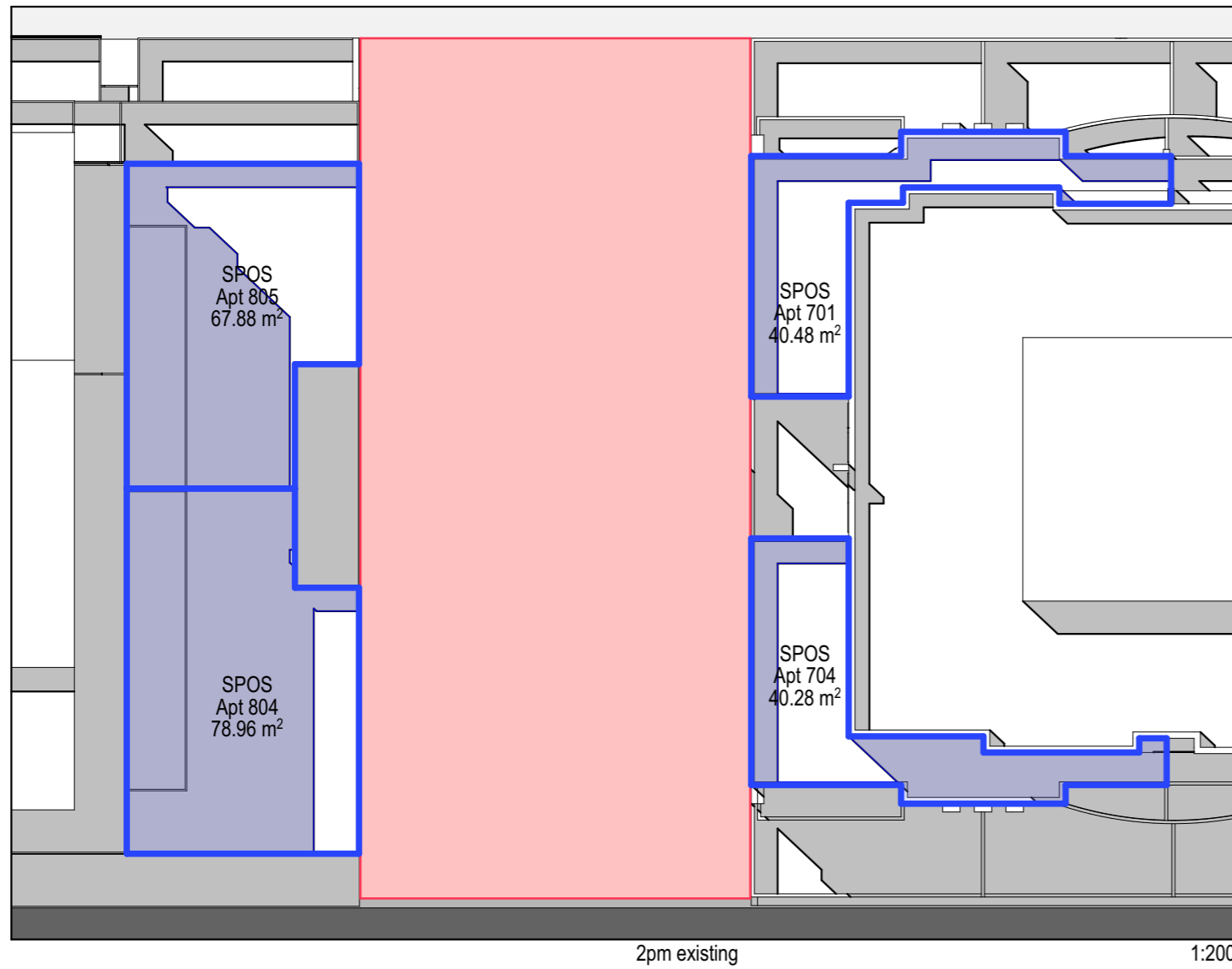
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RFI item 18

SUBJECT SITE

SUBJECT SITE

No. 8-12 GARDEN STREET No. 14 GARDEN STREET No. 20-24 GARDEN STREET



- MATERIAL SCHEDULE**
- Subject site (14 Garden Street)
 - Adjacent property SPOS
 - Existing Shadow
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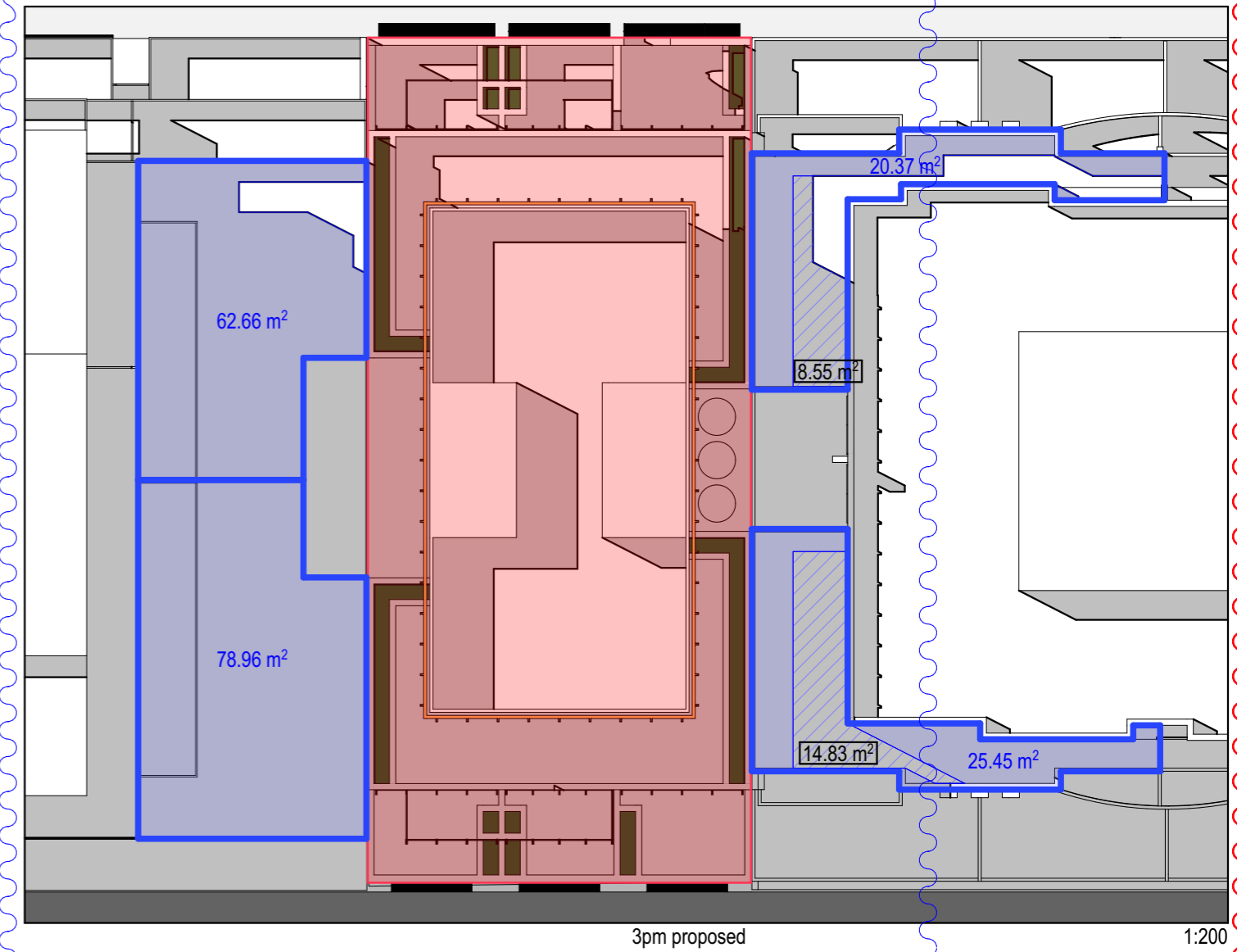
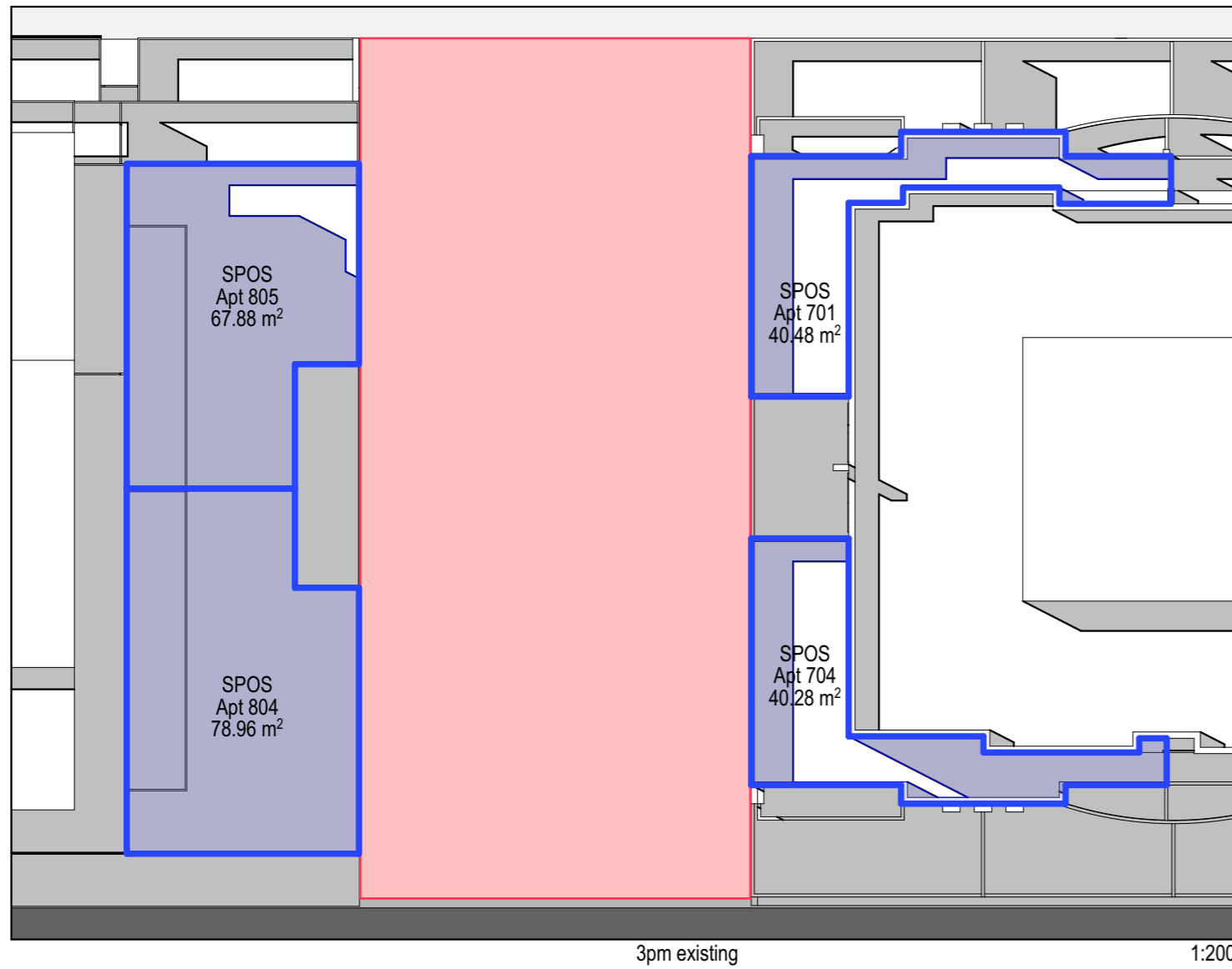
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