



- A — Perforated Steel Screen
-Light metallic colour
- B — Perforated Steel Screen
-Dark metallic colour
- C — Perforated Steel Screen
-Copper colour
- D — Render Finish
-Mid tone grey colour
- E — Render Finish
-Dark grey colour
- F — Clear Glazing
-light blue tint
-charcoal frame
- G — Brick-work
-Red-brown colour
- H — Brick-work
-Make-good
-Existing colour -original
- I — Render Finish
-Light tone grey
- J — Metal Cladding
-Mid and Dark grey colour

PEDDLE THORP

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**27-49A BEST STREET FITZROY
MIXED USE DEVELOPMENT**

PROJECT NO:
33-0115

REASON FOR ISSUE:
TOWN PLANNING

B. MATERIAL SCHEDULE

REVISION:
2

DATE:
OCTOBER 17

DRAWING NO:
TP-700

Yield Summary				
	1 Bed	2 Bed	3 Bed	Total
Ground	1	3	1	5
Level 1	1	4	0	5
Level 2	8	15	0	23
Level 3	8	15	0	23
Level 4	5	13	2	20
Level 5	0	12	1	13
Total	23	62	4	89

Car parks					
Floor level	Cars	Retail	Staff	Visitor Private	Private
Ground Floor					
Basement Level 1	31	31	0	0	0
Basement Level 2	64	27	4	9	24
Basement Level 3	69	0	0	0	69
Total	164	58	4	9	93

Area Summary	Area Summary						
	GFA (m ²)	NSA (m ²)	Balcony/Terrace (m ²)	Circulation (m ²)	Supermarket (m2) (front of house)	Supermarket (m2) (back fo house)	Liquor (m ²)
Basement Level 3	2708	-	-	-	-	-	-
Basement Level 2	2708	-	-	-	-	-	-
Basement Level 1	2617	-	-	-	-	-	550
Ground Floor	3420	380	10	186	1974	281	327
level 1	3285	630	73	73	920	1482	-
Level 2	3545	1664	627	225	-	-	-
Level 3	2132	1641	237	225	-	-	-
Level 4	2082	1490	327	225	-	-	-
LEVEL 5	1475	812	334	130	-	-	-
Level 5 - MEZZANINE	1409	787	-	-	-	-	-
Total	25381	7404	1608	1064	2894	1763	877

NOTE
*CORE IS EXCLUDED IN ALL CALCULATIONS

Ground Floor			
Apartment Number	Number of Bedrooms	General Area (m ²)	Balcony/Terrace (m ²) (clear of obstructions/services)
G01	2	93	0
G02	2	80	0
G03	2	109	0
TH-G02	1	49	5
TH-G03	3	49	5
Total		380	10

LEVEL ONE			
Apartment Number	Number of Bedrooms	General Area (m ²)	Balcony/Terrace (m ²) (clear of obstructions/services)
101	2	94	0
102	1	54	0
TH-102	1	54	0
TH-103	3	146	0
105	2	112	24
106	2	85	22
107	2	85	27
Total		630	73

Level 2			
Apartment Number	Number of Bedrooms	General Area (m ²)	Balcony/Terrace (m ²) (clear of obstructions/services)
201	2	86	70
202	2	68	31
203	1	57	22
204	1	57	17
205	2	80	39
206	2	75	34
207	2	80	71
208	2	78	34
209	2	78	34
210	2	78	34
211	2	78	35
212	2	78	31
213	1	81	24
214	2	103	24
215	2	84	17
216	2	84	17
217	2	84	10
218	1	53	13
219	2	66	16
220	1	50	8
221	1	55	9
222	1	55	9
223	1	56	28
Total		1664	627

Level 3			
Apartment Number	Number of Bedrooms	General Area (m ²)	Balcony/Terrace (m ²) (clear of obstructions/services)
301	1	56	12
302	2	86	11
303	2	68	8
304	1	57	9
305	1	57	8
306	2	80	12
307	2	75	12
308	2	80	13
309	2	75	12
310	2	75	12
311	2	75	12
312	2	75	12
313	2	75	12
314	1	73	8
315	2	104	11
316	2	85	8
317	2	85	8
318	2	85	8
319	1	53	10
320	2	62	13
321	1	50	8
322	1	55	9
323	1	55	9
Total		1641	237

Level 4			
Apartment Number	Number of Bedrooms	General Area (m ²)	Balcony/Terrace (m ²) (clear of obstructions/services)
401	1	57	9
402	1	57	8
403	2	80	12
404	2	75	12
405	2	80	13
406	2	75	12
407	2	75	12
408	2	75	12
409	2	75	12
410	2	75	12
411	1	73	8
412	2	104	11
413	2	85	8
414	2	85	8
415	2	85	8
416	1	53	10
417	2	62	13
418	1	50	17
419	3	84	24
420	3	85	106
Total		1490	327

Level 5			
Apartment Number	Number of Bedrooms	General Area (m ²)	Balcony/Terrace (m ²) (clear of obstructions/services)
501	2	55	19
502	2	54	17
503	2	54	14
504	2	54	14
505	3	140	112
506	2	56	18
507	2	56	21
508	2	56	21
509	2	56	18
510	2	56	18
511	2	56	21
512	2	56	21
513	2	63	20
Total		812	334

Level 5 - mezzanine			
Apartment Number	Number of Bedrooms	General Area (m ²)	Balcony/Terrace (m ²) (clear of obstructions/services)
501	2	50	0
502	2	48	0
503	2	48	0
504	2	48	0
505	3	113	0
506	2	59	0
507	2	59	0
508	2	59	0
509	2	59	0
510	2	59	0
511	2	59	0
512	2	59	0
513	2	67	0
Total		787	0

27-49A Best Street | Fitzroy

BETTER APARTMENT DESIGN SCHEDULE

	APARTMENT TYPE		APARTMENT QUANTITY	APARTMENT SIZE(m2)	PRIVATE OPEN SPACE			ACCESSIBILITY			BREEZE PATH (REFER TO SINGLE & DOUBLE ASPECT COLUMN)		STORAGE			INTERNAL AMENITY							
	DRAWING NUMBERS	SINGLE ASPECT (S) DOUBLE ASPECT (D)			SIZE (m2)	MIN DEPTH (mm)	COMPLIANT PRIVATE OPEN SPACE (Y/N)	DOOR OPENING WIDTH	1.2 m PATH	COMPLIANT BATHROOM	LENGTH (5m - 18m)	WINDOW SIZE (mm)	INSIDE DWELLING	BASEMENT (89 storage cages)	TOTAL (m3)	MAIN BED DIMENSIONS (3400 x 3000)	OTHER BEDROOMS(3000 x 3000)	LIVING ROOM WIDTH (>3.3 m)	LIVING ROOM AREA (>10m2)	LIVING ROOM WIDTH (>3.6 m)	LIVING ROOM AREA (>12 m2)	MAX HABITABLE ROOM DEPTH (<9.0m)	CEILING HEIGHT (>2.7m)
1 BEDROOM APARTMENTS																							
TP 401	S	1	103	5	1600	N	920 mm	YES	YES	NO BREEZE PATH		17	6	23	YES		YES	YES			7.8 m	2.7 m	
TP 408	S	1	55	0	0	N	920 mm	YES	YES	NO BREEZE PATH		14	6	20	YES		YES	YES			5.5 m	2.7 m	
TP 412	D	2	56	12	2500	Y	920 mm	YES	YES	8.6	BEDROOM: 1100mm LIVING: 4430mm	20	6	26	YES		YES	YES			6.0 m	2.7 m	
TP 413	S	6	57	9	2500	Y	920 mm	YES	YES	NO BREEZE PATH		14	6	20	YES		YES	YES			7.35 m	2.7 m	
TP 416	S	1	81	8	2000	Y	920 mm	YES	YES	NO BREEZE PATH		20	6	26	YES		YES	YES			8.0 m	2.7 m	
TP 417	S	3	53	10	2100	Y	920 mm	YES	YES	NO BREEZE PATH		9.5	6	15.5	YES		YES	YES			5.0 m	2.7 m	
TP 419	S	2	50	8	2700	Y	920 mm	YES	YES	NO BREEZE PATH		9	6	15	NO		NO	NO			5.0 m	2.7 m	
TP 420	S	4	55	9	2150	Y	920 mm	YES	YES	NO BREEZE PATH		7.7	6	13.7	NO		YES	YES			5.0m	2.7 m	
TP 422	S	1	50	17	2200	Y	920 mm	YES	YES	NO BREEZE PATH		7.2	6	13.2	YES		YES	YES			5.0 m	2.7 m	
TP 437	S	2	73	8	2000	Y	921 mm	YES	YES	NO BREEZE PATH		8.7	6	14.7	YES		YES	YES			7.3m	2.7m	
2 BEDROOM APARTMENTS																							
TP 403	D	1	109	0	0	N	920 mm	NO	YES	NO BREEZE PATH		19	6	25	YES	YES			YES	YES	8.0 m	2.7 m	
TP 404	S	1	80	0	0	N	920 mm	YES	YES	NO BREEZE PATH		13	6	19	NO	NO			NO	YES	7.3 m	2.7 m	
TP 405	D	1	93	0	0	N	920 mm	YES	YES	11.7	BEDROOM: 2900mm LIVING: 910mm	20	6	26	YES	YES			YES	YES	7.8 m	2.7 m	
TP 406	S	2	84	8	2450	Y	920 mm	YES	YES	NO BREEZE PATH		23	6	29	NO	NO			NO	YES	8.0 m	2.7 m	
TP 407	D	1	112	24	2045	Y	920 mm	YES	YES	12	BEDROOM: 3490mm LIVING: 915mm	23	6	29	YES	YES			YES	YES	7.8 m	2.7 m	
TP 409	S	1	94	0	0	N	920 mm	YES	YES	NO BREEZE PATH		16	6	22	YES	YES			YES	YES	8.0 m	2.7 m	
TP 410	D	2	86	11	2450	Y	920 mm	YES	YES	11	BEDROOM: 3000mm LIVING: 2600mm	19.5	6	25.5	YES	YES			YES	YES	5.6 m	2.7 m	
TP 411	S	2	68	8	2500	Y	920 mm	YES	YES	NO BREEZE PATH		11	6	17	YES	YES			NO	YES	5.5 m	2.7 m	
TP 414	S	3	80	12	2000	Y	920 mm	YES	YES	NO BREEZE PATH		14	6	20	YES	YES			NO	YES	7.9m	2.7m	
TP 415	D	3	80	13	2075	Y	920 mm	YES	YES	9	BEDROOM: 1350mm LIVING: 4210mm	20	6	26	YES	YES			YES	YES	5.6m	2.7 m	
TP 418	S	1	66	18	2700	Y	920 mm	YES	YES	NO BREEZE PATH		10	6	16	NO	NO			NO	YES	5.0m	2.7 m	
TP 424	S	4	102	17	3200	Y	920 mm	YES	YES	NO BREEZE PATH		24	6	30	YES	YES			YES	YES	7.7 m	2.7 m	
TP 426	S	8	115	18	4000	Y	920 mm	YES	YES	NO BREEZE PATH		19	6	25	YES	YES			YES	YES	8.0 m	2.7 m	
TP 427	S	2	85	22	3350	Y	920 mm	YES	YES	NO BREEZE PATH		11	6	17	NO	NO			NO	NO	5.0 m	2.7 m	
TP 428	S	10	75	12	2000	Y	920 mm	YES	YES	NO BREEZE PATH		20	6	26	NO	NO			NO	YES	8.2m	2.7 m	
TP 429	S	4	85	8	2450	Y	920 mm	YES	YES	NO BREEZE PATH		20	6	26	NO	NO			NO	YES	8.2m	2.7 m	
TP 430	S	2	104	11.2	2450	Y	920 mm	YES	YES	NO BREEZE PATH		16	6	22	YES	YES			YES	YES	8.2m	2.7 m	
TP 431	S	2	62	13	3950	Y	920 mm	YES	YES	NO BREEZE PATH		9	6	15	NO	NO			NO	NO	5.0 m	2.7 m	
TP 432	S	1	84	10	2240	Y	920 mm	YES	YES	NO BREEZE PATH		18	6	24	NO	NO			NO	YES	8.2m	2.7m	
TP 433	S	2	85	8	2450	Y	920 mm	YES	YES	NO BREEZE PATH		16.6	6	22.6	NO	NO			NO	YES	8.2m	2.7m	
TP 434	S	1	103	24	3165	Y	920 mm	YES	YES	NO BREEZE PATH		16	6	22	YES	YES			YES	YES	8.2m	2.7m	
TP 435	S	5	78	31	4145	Y	920 mm	YES	YES	NO BREEZE PATH		16	6	22	NO	NO			NO	NO	7.85m	2.7m	
TP 436	S	3	75	12	2000	Y	920 mm	YES	YES	NO BREEZE PATH		16	6	22	NO	NO			NO	NO	7.85m	2.7m	
3 BEDROOM APARTMENTS																							
TP 402	S	1	195	5	1600	N	920 mm	YES	YES	NO BREEZE PATH		27	6	33	YES	YES			YES	YES	7.8 m	2.7 m	
TP 421	S	1	85	90	3300	Y	920 mm	YES	YES	11	BEDROOM: 3000mm LIVING: 2785mm	13	6	19	NO	YES			NO	YES	6.9m	2.7 m	
TP 423	S	1	84	24	2010	Y	920 mm	YES	YES	NO BREEZE PATH 18 (LOWER LEVEL) 14 (UPPER LEVEL)		22	6	28	NO	NO			YES	YES	5.0m	2.7 m	
TP 425	D	1	288	76	3900	Y	920 mm	YES	YES	LOWER LEVEL: STUDY ROOM: 2895mm LIVING: 4450mm UPPER LEVEL: BEDROOM: 1500mm LIVING: 2250mm		38.7	6	44.7	YES	YES			YES	YES	9.0m	2.7m	
TOTAL APARTMENT UNITS		DOUBLE: 11 SINGLE: 78	89		89		89	89	89		89		89		89	66	23	23	66	66	89	89	
COMPLIED UNITS					82		89	86	89		11		89		48	32	21	21	27	54	89	89	
NON-COMPLIED UNITS					7		0	3	0		78		0		41	34	2	2	39	12	0	0	
OVERALL COMPLIANCE PERCENTAGE (%)		DOUBLE: 12% SINGLE: 88%			92%		100%	97%	100%		12%		100%		54%	48%	91%	91%	41%	82%	100%	100%	

LEGEND: APARTMENTS WITHIN HERITAGE FABRIC