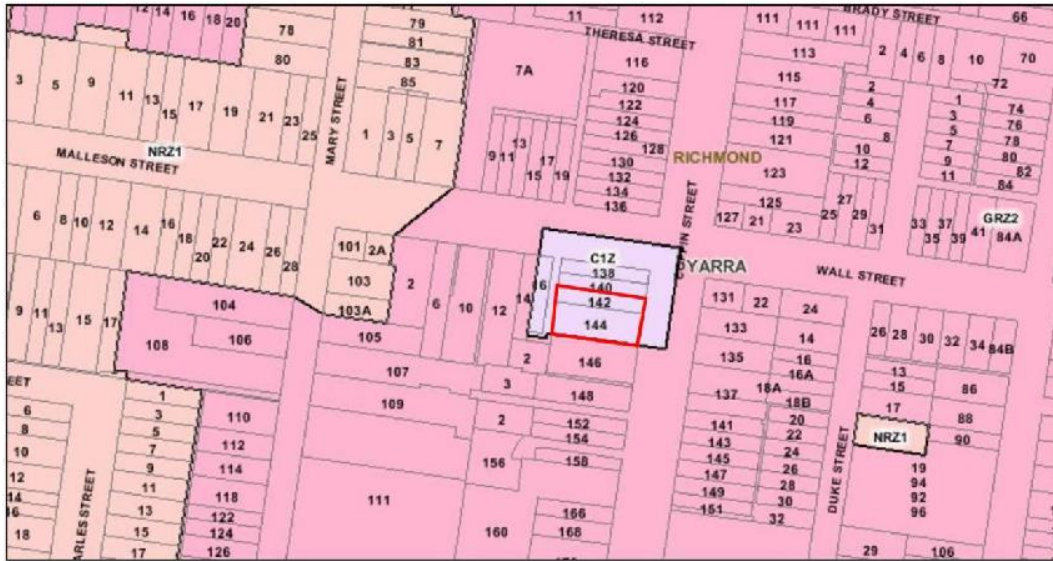
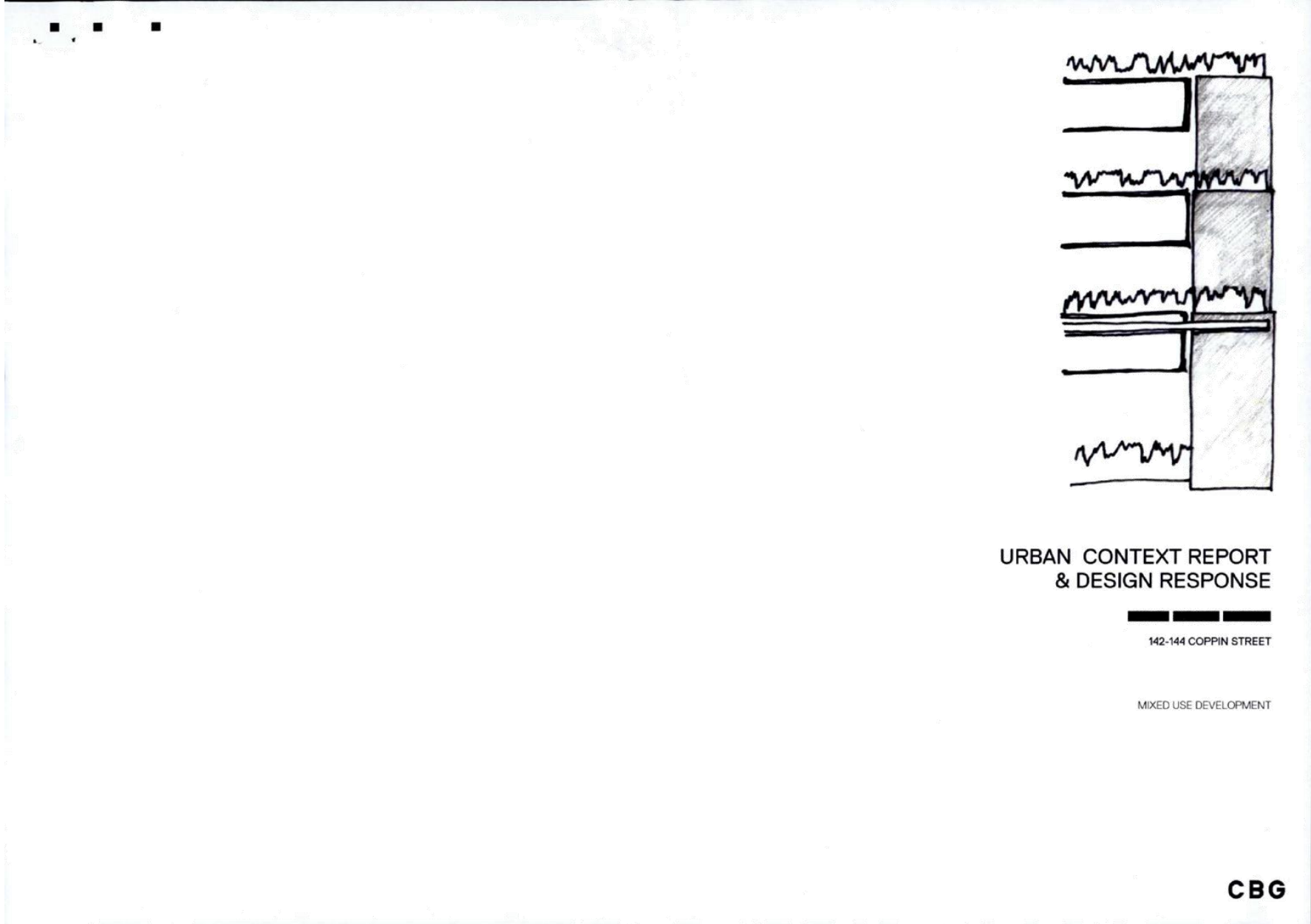


Attachment 1 - PLN19/0364 - 142 - 144 Coppin Street, Richmond - Site Location Plan

SUBJECT LAND: 142 – 144 Coppin Street Richmond ↑ North Subject Site



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans

URBAN CONTEXT CONTENTS

NUMBER	DRAWING TITLE
DA01	CONTENTS
DA02	SURVEY
DA03	PLANNING ZONES
DA04	PLANNING OVERLAYS
DA05	PRINCIPLE PUBLIC TRANSPORT NETWORK
DA06	SITE CONTEXT - ACCESS, TRANSPORT, AMENITIES
DA07	LOCAL CONTEXT
DA08	SITE CONTEXT
DA09	EXISTING STREETSCAPES - COPPIN STREET
DA10	DESIGN OPPORTUNITIES AND CONSTRAINTS

DESIGN RESPONSE CONTENTS

NUMBER	DRAWING TITLE
DR01	DESIGN RESPONSE - ROOF TOP
DR02	PROPOSED STREETSCAPE - COPPIN STREET
DR03	DESIGN RESPONSE
DR04	TABLE 1 (PART A)
DR04.1	TABLE 1 (PART B)
DR04.2	Unshaded
DR05	ARCHITECTURAL INSPIRATION
DR06	FINISHES
DR07	PERSPECTIVE - EAST
DR08	PERSPECTIVE - EAST SOUTH EAST
DR09	3D MODELS

DATE	REV	DESCRIPTION
02/08/2019	A	RE-ISSUED FOLLOWING COUNCIL REF
		i) Further shown to give an approximate adequate circulation space
		ii) Minimum Width and Area of Signage shown
		iii) Operability of footpaths widened shown when compliance is required
		iv) The 14 and 18 Ball Street shown in correct color
		v) Carrieways/balconies shown as dashed line over needs below
		vi) Entry shown to office building shown
		vii) Mail Place width increased on plans
		viii) Vehicle access to rear area of Office building enabled
		ix) Site allocations are mixed between office and residential as per Waste Management Report
		x) Northern Lightstand shown as concrete property accessed via the common wall for maintenance
		xi) Section 12 amended to show Residential setback 3117 from commercially zoned property (p. 14, Mail Street 65' PV area increase from 18m to 20' ESD) report
		xii) Noise Abatement measures designed to facilitate harmonious co-existence of residential and commercial use, noted and 3D indicators shown showing building incorporation
		xiii) Vehicle description signs were amended integrated along Southern facade to break up massing of facade and have been central facade instead of side addition/ "truncated" elevation extending the recessive back wall. The face 3m of the boundary fence from Coppin Street to be 1.2m high in keeping with existing existing wall. Building 021 to have its primary entry through the common lobby accessed from Coppin Street
		xiv) Permitted surface setback and base line amended

NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION
05/06/19		ISSUED FOR TOWN PLANNING
01/07/19	A	RE-ISSUED FOLLOWING COUNCIL REF

**MIXED USE DEVELOPMENT
URBAN CONTEXT**

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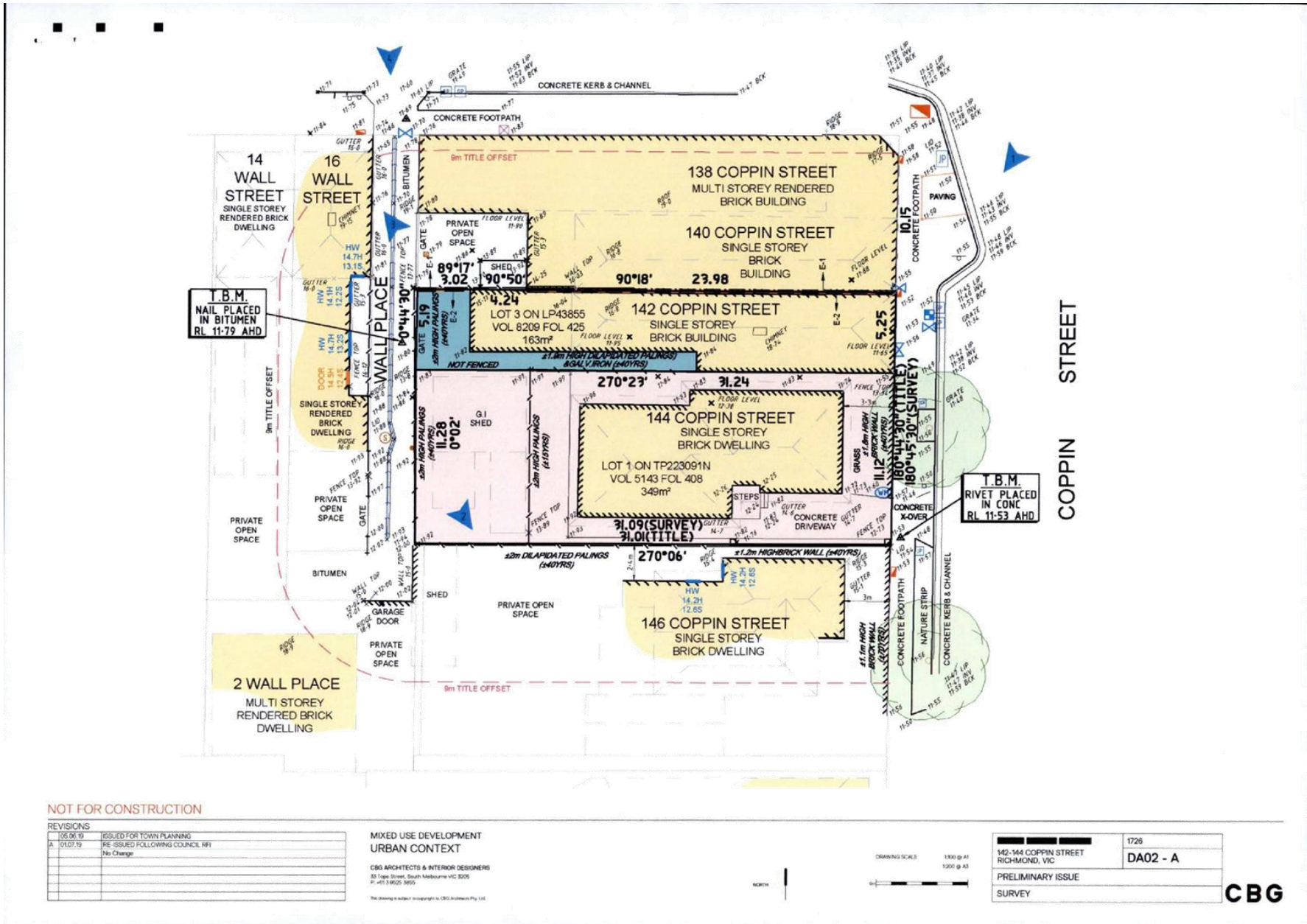
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DRAWING SCALE NA

1726	142-144 COPPIN STREET RICHMOND, VIC
DA01 - A	
CONTENTS	

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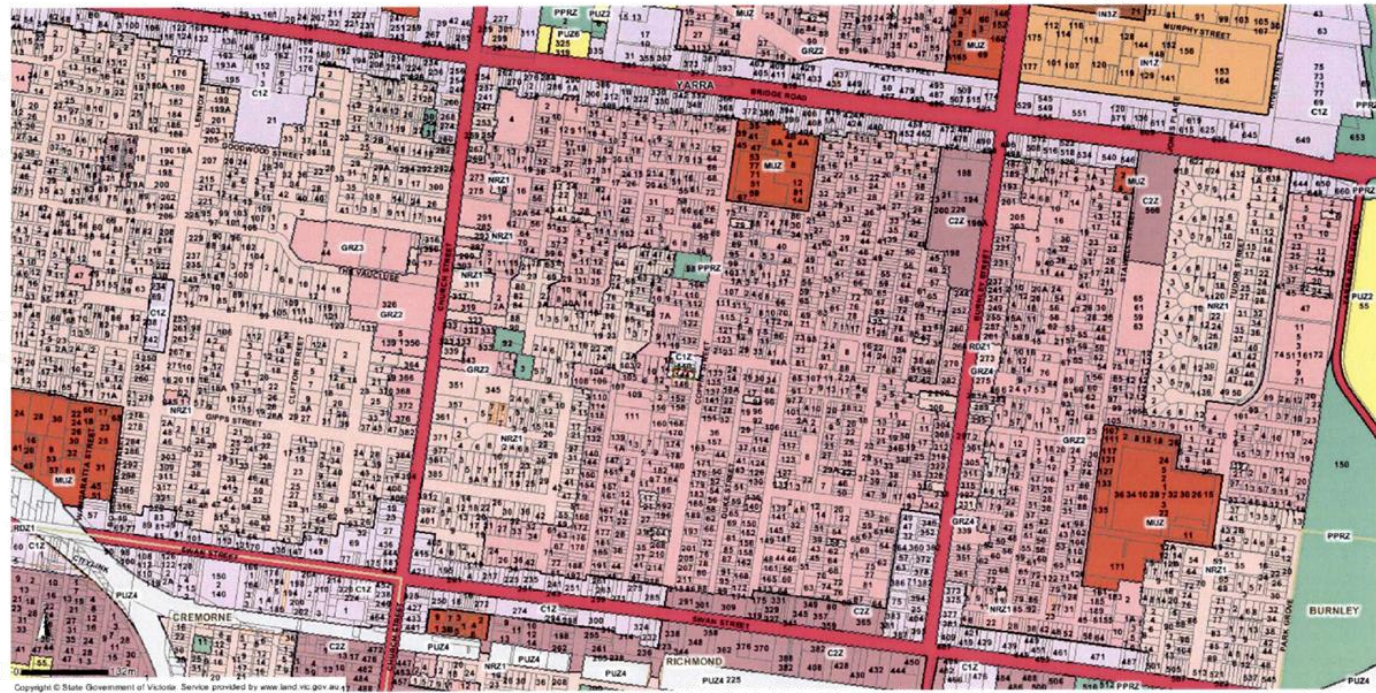
Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans

ZONES

- CZ2 Commercial Zone
- GRZ General Residential Zone
- PPRZ Public Park and Recreation Zone
- Subject Site



NOT FOR CONSTRUCTION

REVISIONS	
06.06.19	ISSUED FOR TOWN PLANNING
A 01.07.19	RE-ISSUED FOLLOWING COUNCIL REF
	No Change

MIXED USE DEVELOPMENT
URBAN CONTEXT

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DRAWING SCALE: Varies



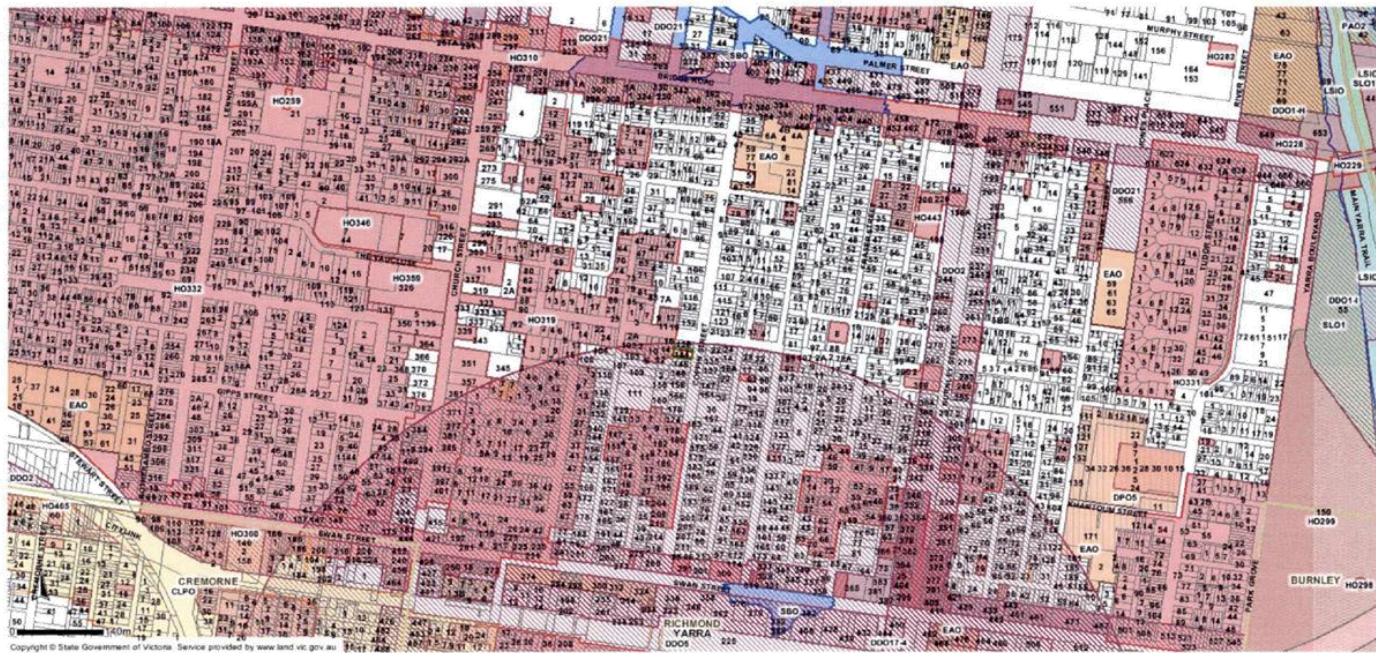
1726 142-144 COPPIN STREET RICHMOND, VIC	DA03 - A
PRELIMINARY ISSUE	
PLANNING ZONES	



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans

OVERLAYS

- Heritage
- Design and Development DDO5
City Link Exhaust Stack Environments
- Subject Site



NOT FOR CONSTRUCTION

REVISIONS	
A	05.06.19 ISSUED FOR TOWN PLANNING
A	01.07.19 RE-ISSUED FOLLOWING COUNCIL REF
	No Change

MIXED USE DEVELOPMENT
URBAN CONTEXT

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142-144 COPPIN STREET RICHMOND, VIC		1726
PRELIMINARY ISSUE		DA04 - A
PLANNING OVERLAYS		



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



- Subject Site
- Public Park and Recreation
- Activity Center Zone
- Public Use (Schools, Library, Community Center)
- Public Services
- Train Line
- Bus Route
- Train Route
- Bicycle Route
- 400m Radius
- 600m Radius



NOT FOR CONSTRUCTION

REVISIONS	
A	05.06.19 ISSUED FOR TOWN PLANNING
	01.07.19 RE-ISSUED FOLLOWING COUNCIL REF
	No Change

MIXED USE DEVELOPMENT
URBAN CONTEXT

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142, 144 COPPIN STREET RICHMOND, VIC	1726
PRELIMINARY ISSUE	DA06 - A
SITE CONTEXT - ACCESS, TRANSPORT, AMENITIES	



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans

WALLESTON STREET
WALL STREET
COPPIN STREET
SWAN STREET

REFER TO SHEET DA06 SITE CONTEXT

SUBJECT SITE

NOT FOR CONSTRUCTION

REVISIONS

06.06.19	ISSUED FOR TOWN PLANNING
A 05.07.19	RE-ISSUED FOLLOWING COUNCIL REF
	No Change

MIXED USE DEVELOPMENT
URBAN CONTEXT

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DRAWING SCALE: NA

1726	142, 144 COPPIN STREET RICHMOND, VIC
DA07 - A	
PRELIMINARY ISSUE	
LOCAL CONTEXT	

CBG

1 View From Coppin Street looking west at Dame Nellie Meiba Memorial Park

2 View from Coppin Street and Wall Street intersection looking south towards subject site

3 View from Coppin Street looking south east towards established 3 level apartment building at 157 Coppin Street

4 View from intersection of Coppin Street and Swan Street Looking north east

5 View from Coppin Street looking at three level development at 137 Coppin Street

6 View from Coppin Street looking north towards subject site

7 View from Coppin Street looking at 4 level apartment building at 160-162 Coppin Street adjacent to single level dwelling

8 View from Coppin Street looking at 3 level building at 79-81 Coppin Street

9 Looking at 320-322 Swan street and 8 level development at 308-310 Swan Street

10 View from Coppin Street looking at 4 level apartment building at 160-162 Coppin Street adjacent to single level dwelling

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



- SUBJECT SITE
- C12 Commercial Zone
- Heritage Overlay (HO319)



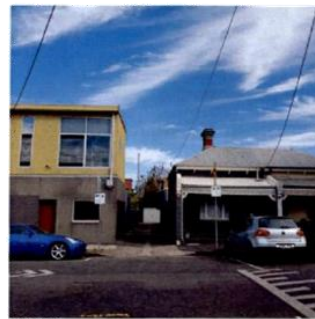
1 View from Coppin Street looking North West towards subject site



4 View from Wall Place, looking at rear of subject site



2 View Coppin street looking west directly at subject site



3 View from Wall Street, towards Wall Place to west of subject site



5 View from Coppin Street looking at two level development at 135 and 137 Coppin Street

NOT FOR CONSTRUCTION

REVISIONS	
05.06.19	ISSUED FOR TOWN PLANNING
A 01.07.19	RE-ISSUED FOLLOWING COUNCIL REF No Change

MIXED USE DEVELOPMENT
URBAN CONTEXT

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DRAWING SCALE: NA

142, 144 COPPIN STREET RICHMOND, VIC	1726 DA08 - A
PRELIMINARY ISSUE	
SITE CONTEXT	



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



EXISTING STREETSCAPE - COPPIN STREET - WEST



EXISTING STREETSCAPE - COPPIN STREET - EAST

NOT FOR CONSTRUCTION

REVISIONS	
05.06.19	ISSUED FOR TOWN PLANNING
A 01.07.19	RE-ISSUED FOLLOWING COUNCIL RFI
	No Change

MIXED USE DEVELOPMENT
URBAN CONTEXT

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142-144 COPPIN STREET RICHMOND, VIC	1726 DA09 - A
PRELIMINARY ISSUE	
EXISTING STREETSCAPES - COPPIN STREET	

CBG

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



URBAN CONTEXT OPPORTUNITIES

- 1 ACTIVITY CENTER - located within walking distance of vibrant activity centers at both Bridge Road to the north and Swan Street to the south
- 2 PARK AND PUBLIC SERVICES - walking distance to Dame Nellie Melba Memorial Park, schools and library
- 3 TRANSPORT CONNECTION - area well serviced by public transport (train, bus, tram, bicycle path) that are all within walking distance. Close proximity to Monash freeway and Punt Road providing easy access to recreation, employment opportunities, inner and outer suburbs
- 4 CORNER PROXIMITY - Part of traditional corner commercial precinct provides opportunity for greater street presence in design, massing up towards the corner providing equitable development opportunity to 138 and 140 Coppin street. 2 sites currently under developed and in a run down state. Consideration to respectfully transition to adjoining residential properties.
- 5 LANEWAY - laneway along rear site allow for a rear access and separation to adjoining western commercial properties.

DESIGN CONSIDERATIONS

- 1 RESIDENTIAL AREA - residential interface to the south along Coppin Street requiring sensitive architectural design to minimize impact on adjoining properties
- 2 TRAFFIC - site situated on Coppin Street, consideration has to be given to acoustic and privacy to create comfortable living amenity
- 3 CONTEXT INTEGRATION between residential and commercial interface - quality architectural response required to complement surrounding character and amenity

NOT FOR CONSTRUCTION

REVISIONS	
05.06.19	ISSUED FOR TOWN PLANNING
A 01.07.20	RE-ISSUED FOLLOWING COUNCIL REF
	No Change

MIXED USE DEVELOPMENT
URBAN CONTEXT

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DRAWING SCALE

NA

1726
142-144 COPPIN STREET RICHMOND, VIC
DA10 - A
PRELIMINARY ISSUE
DESIGN OPPORTUNITIES AND CONSTRAINTS

CBG

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



DESIGN RESPONSE

- 1 **MIXED USE DEVELOPMENT** - Commercial ground level street front will provide activation to the streetscape. Recessive terraced residential levels above provide integration to existing southern residential interface.
- 2 **ACTIVE LOCATION** - Modern commercial offices on ground floor in close proximity to the intersection of Wall Street and Coppin Street. Provides improved visible activity at street level within the commercial zone.
- 3 **URBAN ELEMENT** - 3 level wall along northern boundary, adjoining commercially zoned properties to provide future equitable development opportunity to 138 and 140 Coppin Street to develop a meaningful response to a commercial corner that is currently occupied by outdated rundown dwellings.
- 4 **RESIDENTIAL INTERFACE** - Southern facade of proposed building provides stepping at each level along with recessive elements and landscaping to soften the interface between residential and commercial zone.
- 5 **ACCESS** - Locate the residential entry from Coppin Street to southern corner, directly adjacent to existing residential dwellings.
- 6 **SETBACK** - Stepping the mass away from the residential and street interfaces reducing impact on the neighboring properties and macro context. Furthermore the stepping provides for a well articulated and integrated response, maintaining access to natural light for residents and opportunities for integrated landscape design features.
- 7 **ORIENTATION** - The use of terracing provides opportunity for screening of the building at all levels and an abundance of natural light to the building and its occupants.
- 8 **INTERNAL LIGHTWELL** - Glazing between stairwell and northern light well aim at the encouraging use of stairs over the lift, providing occupants the opportunity for active engagement of vertical movement within the building.

NOT FOR CONSTRUCTION

REVISIONS

06.06.19	ISSUED FOR TOWN PLANNING
A 01.07.19	RE-ISSUED FOLLOWING COUNCIL RFI
	No Change

MIXED USE DEVELOPMENT
DESIGN RESPONSE

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DRAWING SCALE

NA

142-144 COPPIN STREET RICHMOND, VIC	1726 DR01 - A
PRELIMINARY ISSUE	
DESIGN RESPONSE - ROOF TOP	

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Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



PROPOSED STREETScape - COPPIN STREET - WEST

NOT FOR CONSTRUCTION

REVISIONS

05.06.19	ISSUED FOR TOWN PLANNING
A 01.07.19	RE-ISSUED FOLLOWING COUNCIL REF
	No Change

MIXED USE DEVELOPMENT
DESIGN RESPONSE

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DRAWING SCALE

NA

142-144 COPPIN STREET RICHMOND, VIC	1726 DR02 - A
PRELIMINARY ISSUE	
PROPOSED STREETScape - COPPIN STREET	

CBG

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans

DESIGN RESPONSES

The proposal adopts the following design responses:

1. Demolish site improvements to both properties, whilst retaining the party wall portions of 142 Coppin Street that are included to the party wall easement with 140 Coppin Street.
2. Provide the following land use responses:
 - a. Office tenancies to ground level Coppin Street as active frontage to respond to Clauses 21.04-2 and 34.01.
 - b. Residential development with:
 - Diversity of dwelling sizes to respond to Clauses 21.04-1, 34.01 and 58.02-2, and
 - Separate entry to ground level Coppin Street as sense of address to respond to Clauses 58.02-5, 58.03-4 and 58.05-2.
 - c. Mixed use development that minimises provision of car parking, maximises provision of bicycle parking and also enhances walking and use of public transport to respond to Clause 21.06.
3. Provide the following building envelope responses:
 - a. Commercial development footprint and building envelope drawing from the prevailing 2 storey on-boundary construction provided to all corners of the Wall and Coppin Streets intersection to respond to Clauses 21.05-2, 21.08, 22.10 and 58.02-1.
 - b. Vehicle crossover and onsite parking at rear of site with access from Wall Place to respond to Clauses 21.05, 22.07, 22.10, 58.03-6 and 58.03-7.
4. Modulate and articulate building envelope to respond to Clauses 21.05, 22.10, 58.02-1 and 58.04-1 in providing:
 - a. A predominant 3 level building envelope with substantially recessed uppermost 4th level.
 - b. Progressively recessed facade lines through adoption of reduced floor plates and balcony locations above the ground level storey.
 - c. Progressive increases in building setbacks from 146 Coppin Street to each level to provide a stepped building envelope to the south side that minimises daylight reduction and shadow impacts upon 146 Coppin Street through:
 - i. 2.25m setback to 2nd floor facade
 - ii. 4.30m setback to 3rd floor facade
 - iii. 4.80m and 5.750m setbacks to 4th floor facade.
5. Adopt the stepping of built form principles outlined above to:
 - a. Diminish the visual presence of the upper most levels.
 - b. Graduate built form away from adjoining residential properties to the south and west.
 - c. Maintain solar access to adjoining residential properties to the south and west.
 - d. Provide well integrated balcony outdoor spaces to all levels above ground level.
 - e. Center equitable development rights to 140 Coppin Street.
6. Provide soffit lines to control impacts of western angles.
7. Provide well proportioned window / door detailing including articulated reveals and frames to ensure appropriate fenestrated detailing.
8. Provide minor feature landscape details at ground level to provide visual interest, softening and reference transition to adjoining residential properties to respond to Clauses 21.05-2 and 58.03-5.
9. Provide the following ground level layout responses:
 - a. office tenancies and residential entry from Coppin Street all with weather protection.
 - b. Storage cupboards, waste and recycling bin store, bicycle store, resident lobby, lift stairs, stair riser, building services areas, mail box facilities and plant room to respond to Clauses 58.02-2 and 58.06-3.
 - c. Car parking and building services area accessed via Wall Place to respond to Clauses 22.07, 58.03-4 and 58.03-7.
 - d. Ground level 1 bedroom unit (G01) with courtyard open space.
10. Provide the following first floor (second level) layout responses:
 - a. x 1 bedroom units (1.01 & 1.04), 1 oriented to Coppin Street and 1 oriented to Wall Place with appropriate balcony areas.
 - b. x 2 bedroom units (1.02 & 1.03), 1 oriented to Coppin Street and 1 oriented to Wall Place with appropriate balcony areas.
11. Provide the following second floor (third level) layout responses:
 - a. 2 x 2 bedroom units (2.01 & 2.02) both oriented to Coppin Street with appropriate balcony areas.
 - b. 1 x 2 bedroom unit (3.01 2 storeys) oriented to Wall Place with appropriate balcony areas.
12. Provide the following third floor (fourth level) layout responses upper floor living, dining and substantial roof top terraces incorporating roof top planters to unit 3.01.
13. Provide appropriate setbacks and screening measures to west site building envelope to control overlooking of 15 Wall Street to respond to Clauses 22.07 and 58.04-1.
14. Locate and design windows to south elevation to control overlooking of 146 Coppin Street to respond to Clause 58.04-1.

15. Provide the following Environmentally Sustainable initiatives as identified by Sustainable Development Consultants to respond to Clauses 21.07, 22.16, 22.17, 58.03-1, 58.03-4, 58.04-3:
 - a. Energy Efficiency
 - i. Average energy rating of 6.2 stars with minimum of 5.5 stars to apartments.
 - ii. Cooling load of <= 30 metres / m² to apartments.
 - iii. 10% improvement on heating and cooling consumption to offices.
 - iv. Heating and cooling to apartments and offices via individual energy efficient split system air conditioner.
 - v. Hot water to apartments and offices via individual instantaneous gas hot water units.
 - vi. Indoor lighting via LED lighting and optimised daylight diffusion to apartments.
 - vii. 20% improvement on indoor lighting to offices.
 - viii. External lighting to be controlled by daylight or motion detectors.
 - ix. Appliances e.g. dishwashers to be specified within 1 energy efficiency star of best available.
 - x. Additional specifications to lifts.
 - xi. Building sealing to be specified and constructed to minimise air leakage.
 - xii. Solar photo voltaic PV system to be specified and provided to roof top.
 - xiii. Private outdoor clothes lines to be specified and provided to each apartment.
 - b. Water efficiency and Stormwater treatment
 - i. Fixings and fixtures to WFLs star ratings to be specified to all toilets, bathroom taps, showerheads and bath sizes
 - ii. Rainwater collection from all roof and level 3 balcony to be collected and routed for hot flushing 10,000 litre capacity rainwater tanks to be integrated to ground floor level
 - iii. Water efficient appliances (dishwashers) to be specified within 1 Star rating of best available
 - iv. Drought tolerant planting to be specified and provided to landscaping.
 - c. Indoor Environment Quality
 - i. Relevant paints, materials and flooring to be specified with no VOC's.
 - ii. Engineered wood products to be specified with no Formaldehyde.
 - iii. Natural or mechanical ventilation exceeding Australian Standard by minimum 50 to be specified.
 - iv. Daylight access to offices to achieve 41% of primary space with daylight factor of 2% or more.
 - v. Daylight Access to apartments to achieve:
 - vi. 100% of living areas with daylight factor greater than 1%.
 - vii. 100% of bedroom with daylight factor greater than 0.5%.
 - viii. 70% of apartment to receive 3 hours direct sunlight in all living areas between 9.00am and 3.00pm mid winter.
 - ix. Apartment designed with breezeway paths - door and window hardware to be specified and provided to encourage natural ventilation.
 - x. Acoustic insulation to be specified and provided to requirements of BCA.
 - xi. Mechanical service noise to be minimised through
 - xii. Specifications and provision of quality air conditioner units and fans
 - d. Transport
 - i. Over provision of bicycle storage and racks - one to each apartment and office and two visitor to Coppin Street frontage
 - ii. Limited provision of onsite car parking.
 - iii. High public transport accessibility and high walkability neighbourhood
 - e. Building Materials as noted to Section 2.5 of Sustainability Management Plan
 - f. Construction Waste Management Plan as noted to Section 2.6 of Sustainability Management Plan.
16. Adopt neutral pallet of materials including white washed brick work, natural concrete patterned finish with charcoal, bronze, perforated metal accents to provide a high level of design materiality.
17. Provide dwelling amenity design responses and detailing as set out in Table 1 to respond to Clauses 58.07-1, 58.07-2, 58.07-3, 58.05-4, 58.07-4, 58.05-3 and 58.05-1.

NOT FOR CONSTRUCTION

REVISIONS	
05.06.19	ISSUED FOR TOWN PLANNING
01.07.19	RE-ISSUED FOLLOWING COUNCIL RF1
	No Change

MIXED USE DEVELOPMENT
DESIGN RESPONSE

CBG ARCHITECTS & INTERIOR DESIGNERS
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DRAWING SCALE: NA

1726	142-144 COPPIN STREET RICHMOND, VIC
DR03 - A	
PRELIMINARY ISSUE	
DESIGN RESPONSE	

CBG

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans

Table 1 Clause 58 Apartment Development Dwelling Amenity Design Requirements (Section 3 Apartment Design Guidelines for Victoria)

Unit	58.07-1 Functional Layout Std D24	58.07-2 Room Depth Std D25	58.07-3 Windows Std D26	58.05-4 Storage Std D20	58.07-4 Natural Ventilation Std D27	58.05-3 Private Open Space Std D19	58.05-1 Accessibility Std D17
Office 1	N.A	N.A	N.A	N.A	N.A	N.A	N.A
Office 2	N.A	N.A	N.A	N.A	N.A	N.A	N.A
Unit G.02 1 bedroom	Main bedroom 3.4m x 3.0m minimum excluding wardrobe. Living room is over 3.3m wide. Living room area is over 10.0m ² minimum excluding kitchen, dining and circulation space.	Living room is dual aspect (No further requirements). Bedroom ceiling will achieve a minimum 2.4m high ceiling. (2.4 x 2.5 = 6.0m maximum room depth). Bedroom depth is less than 6.0m including robe.	All habitable rooms are served by external windows without reliance on smaller secondary areas.	6.0m ³ minimum internal storage nominated on plans 4.0m ³ external storage cage = 10.0m ³ minimum total	Breeze pathway 7.0m shown on plans	Courtyard open space to the laneway of over 8.0m ² has been provided. Plus a secondary open space of 2.0m located to the East where the A/C condenser is located.	No
Unit 1.01 1 bedroom	Main bedroom 3.4m x 3.0m minimum excluding wardrobe. Living room is over 3.3m wide. Living room area is over 10.0m ² minimum excluding kitchen, dining and circulation space.	Living room is NOT dual aspect. Open plan living room will achieve a minimum 2.4m high ceiling (2.4 x 2.5 = 6.0m maximum room depth). Living room depth is less than 6.0m to the back of the kitchen. Bedroom ceiling will achieve a minimum 2.4m high ceiling. (2.4 x 2.5 = 6.0m maximum room depth). Bedroom depth is less than 6.0m including robe.	All habitable rooms are served by external windows without reliance on smaller secondary areas.	6.0m ³ minimum internal storage nominated on plans 4.0m ³ external storage cage = 10m ³ minimum total	Breeze pathway 12.5m shown on plans	Balcony of over 2.0m x 4.0m usable space shown on plans. Additional space provided for landscaping and a A/C condenser with 1.5m ² space minimum	Yes (option B bathroom)
Unit 1.02 2 bedroom	Main bedroom 3.4m x 3.0m minimum excluding wardrobe. Second bedroom 3.0m x 3.0m minimum excluding wardrobe. Living room is over 3.6m wide. Living room area is over 12.0m ² minimum excluding kitchen, dining and circulation space.	Living room is NOT dual aspect. Open plan living room will achieve a minimum 2.7m high ceiling (9.0m maximum room depth). Living room depth is less than 9.0m to the back of the kitchen. All bedroom ceiling will achieve a minimum 2.4m high ceiling. (2.4 x 2.5 = 6.0 maximum room depth). Bedroom depths are less than 6.0m including robe.	All habitable rooms are served by external windows without reliance on smaller secondary areas.	10.0m ³ minimum internal storage nominated on plans 4.0m ³ external storage cage = 14.0m ³ minimum total	Breeze pathway 14.5m shown on plans	Balcony of over 2.0m x 4.0m usable space shown on plans. Additional space provided for landscaping. A/C condenser not on balcony	No
Unit 1.03 2 bedroom	Main bedroom 3.4m x 3.0m minimum excluding wardrobe. Second bedroom 3.0m x 3.0m minimum excluding wardrobe. Living room is over 3.6m wide. Living room area is over 12.0m ² minimum excluding kitchen, dining and circulation space.	Living room is NOT dual aspect. Open plan living room will achieve a minimum 2.7m high ceiling (9.0m maximum room depth). Living room depth is less than 9.0m to the back of the kitchen. All bedroom ceiling will achieve a minimum 2.4m high ceiling. (2.4 x 2.5 = 6.0 maximum room depth). Bedroom depths are less than 6.0m including robe.	All habitable rooms are served by external windows without reliance on smaller secondary areas.	10.0m ³ minimum internal storage nominated on plans 4.0m ³ external storage cage = 14.0m ³ minimum total	Breeze pathway 12.5m shown on plans	Balcony of over 2.0m x 4.0m usable space shown on plans. Additional space provided for landscaping. A/C condenser not on balcony	Yes (option B bathroom)

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
06.06.19		ISSUED FOR TOWN PLANNING
A 06.07.19		RE-ISSUED FOLLOWING COUNCIL RFI No Change

MIXED USE DEVELOPMENT
DESIGN RESPONSE

CBG ARCHITECTS & INTERIOR DESIGNERS
13 Trow Street, South Melbourne VIC 3206
P +61 3 9520 3655

The drawings are issued in accordance to CBG Architects Pty. Ltd.

DRAWING SCALE: NA

142-144 COPPIN STREET RICHMOND, VIC	1728
DR04 - A	
PRELIMINARY ISSUE	
TABLE 1 (PART A)	

CBG

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans

Unit	58.07-1 Functional Layout Std D24	58.07-2 Room Depth Std D25	58.07-3 Windows Std D26	58.07-4 Storage Std D20	58.07-4 Natural Ventilation Std D27	58.05-3 Private Open Space Std D19	58.05-1 Accessibility Std D17
Unit 1.04 1 bedroom	Main bedroom 3.4m x 3.0m minimum excluding wardrobe. Living room is over 3.3m wide. Living room area is over 10.0m ² minimum excluding kitchen, dining and circulation space.	Living room is NOT dual aspect. Open plan living room will achieve a minimum 2.4m high ceiling (2.4 x 2.5 = 6.0m maximum room depth). Living room depth is less than 6.0m to the back of the kitchen. Bedroom ceiling will achieve a minimum 2.4m high ceiling. (2.4 x 2.5 = 6.0m maximum room depth). Bedroom depth is less than 6.0m including robe.	All habitable rooms are served by external windows without reliance on smaller secondary areas.	6.0m ² minimum internal storage nominated on plans. 4.0m ² external storage cage = 10m ² minimum total.	Breeze pathway 12.5m shown on plans.	Balcony of over 2.0m x 4.0m usable space shown on plans. Additional space provided for a A/C condenser with 1.5m ² space minimum.	Yes (option B bathroom)
Unit 2.01 1 bedroom	Main bedroom 3.4m x 3.0m minimum excluding wardrobe. Living room is over 3.3m wide. Living room area is over 10.0m ² minimum excluding kitchen, dining and circulation space.	Living room is NOT dual aspect. Open plan living room will achieve a minimum 2.4m high ceiling (2.4 x 2.5 = 6.0m maximum room depth). Living room depth is less than 6.0m to the back of the kitchen. Bedroom ceiling will achieve a minimum 2.4m high ceiling. (2.4 x 2.5 = 6.0m maximum room depth). Bedroom depth is less than 6.0m including robe.	All habitable rooms are served by external windows without reliance on smaller secondary areas.	6.0m ² minimum internal storage nominated on plans. 4.0m ² external storage cage = 10m ² minimum total.	Breeze pathway 12.5m shown on plans.	Balcony of over 1.8m x 4.5m usable space shown on plans. Additional space provided for landscaping and a A/C condenser with 1.5m ² space minimum.	Yes (option B bathroom)
Unit 2.02 1 bedroom	Main bedroom 3.4m x 3.0m minimum excluding wardrobe. Living room is over 3.3m wide. Living room area is over 10.0m ² minimum excluding kitchen, dining and circulation space.	Living room is dual aspect (No further requirements). Bedroom ceiling will achieve a minimum 2.4m high ceiling. (2.4 x 2.5 = 6.0m maximum room depth). Bedroom depth is less than 6.0m including robe.	All habitable rooms are served by external windows without reliance on smaller secondary areas.	6.0m ² minimum internal storage nominated on plans. 4.0m ² external storage cage = 10m ² minimum total.	Breeze pathway 12.5m shown on plans.	Balcony of over 1.8m x 4.5m usable space shown on plans. Additional space provided for landscaping and a A/C condenser with 1.5m ² space minimum.	No
Unit 3.01 3 bedroom (2 Levels)	Main bedroom 3.4m x 3.0m minimum excluding wardrobe. Second bedroom 3.0m x 3.0m minimum excluding wardrobe. Third bedroom 3.0m x 3.0m minimum excluding wardrobe. Living room is over 3.6m wide. Living room area is over 12.0m ² minimum excluding kitchen, dining and circulation space.	Living room is dual aspect (No further requirements). All bedroom ceilings will achieve a minimum 2.4m high ceiling. (2.4 x 2.5 = 6.0m maximum room depth). Bedroom depths are less than 6.0m including robe.	All habitable rooms are served by external windows without reliance on smaller secondary areas.	12.0m ² minimum internal storage nominated on plans. 6.0m ² external storage room = 18m ² minimum total.	Multiple breeze pathways exists on both levels ranging from 6.5m to 16.5m ² as shown on plans.	Balcony of over 2.4m x 5.0m usable space shown on plans. Additional space provided for landscaping and a A/C condenser with 1.5m ² space minimum.	No
							4/8 units designed to Std D17 50%

NOT FOR CONSTRUCTION

REVISIONS	
05.06.19	ISSUED FOR TOWN PLANNING
A 09.07.19	RE ISSUED FOLLOWING COUNCIL REF
	No Change

MIXED USE DEVELOPMENT
DESIGN RESPONSE

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3206
T: +61 3 9520 3885

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DRAWING SCALE NA

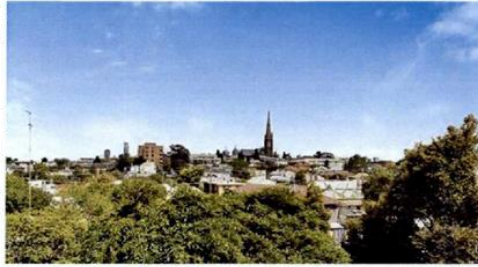
142-144 COPPIN STREET RICHMOND, VIC	172B DR04.1 - A
PRELIMINARY ISSUE	
TABLE 1 (PART B)	

CBG

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



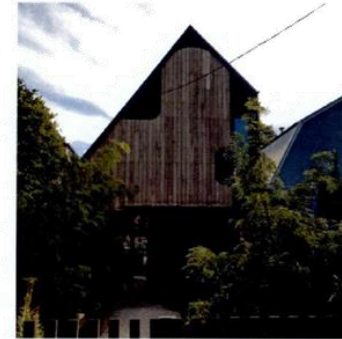
TEXTURED GEOMETRIES



DISTANT NORTH WESTERN VIEWS OVER RICHMOND



LANDSCAPED COURTYARD



CONTEMPORARY SHAPES



EXISTING AND NEW



PAINTED BRICKS



INDUSTRIAL DETAILS



LANDSCAPED TERRACE



CONTEMPORARY USE OF THE CONTEXTS PERIOD MATERIALS

NOT FOR CONSTRUCTION

REVISIONS	
05.06.19	ISSUED FOR TOWN PLANNING
A 01.07.19	RE-ISSUED FOLLOWING COUNCIL REF
	No Change

MIXED USE DEVELOPMENT
DESIGN RESPONSE

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Esplanade, South Melbourne VIC 3207
P: +61 3 9556 3800

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DRAWING SCALE

NA

142-144 COPPIN STREET RICHMOND, VIC	1726
PRELIMINARY ISSUE	DR05 - A
ARCHITECTURAL INSPIRATION	

CBG

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans

FINISHES LEGEND

- ART** ACRYLIC FINISH: "Monument" or similar
- BRK** BRICK: White Wash
- CTC** CONCRETE: Polished Natural Finish
- MTL** METAL: Perforated Metal "Monument" or similar (max. 25% Perforation)
- MTL** METAL: Natural Brush
- PCF** POWDERCOAT: "Monument" or similar (inc. all window frames)
- GLS** GLASS: Clear (all glazing unless otherwise noted)
- GLS** GLASS: Screened Tinted Glass with High VLT (Min 25% Transparency)

NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION
02.08.2019	A	RE-ISSUED FOLLOWING COUNCIL REF: (a) Third level material finishes, revised to add additional "monument" finishes enhancing the receptive look

REVISIONS	DATE	DESCRIPTION
	02.06.19	ISSUED FOR TOWN PLANNING
	01.07.19	RE-ISSUED FOLLOWING COUNCIL REF:

**MIXED USE DEVELOPMENT
DESIGN RESPONSE**

CBG ARCHITECTS & INTERIOR DESIGNERS
 53 Topp Street, South Melbourne VIC 3207
 P: +61 3 9529 3000
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DRAWING SCALE: NA

1726	142-144 COPPIN STREET RICHMOND, VIC
DR06 - A	
PRELIMINARY ISSUE	
FINISHES	

CBG

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



- PERSPECTIVE INFORMATION**
- View from eastern footpath of Coppin Street looking front on at subject site.
 - Perspective makes visible the architectural response to considerable transition from commercial zone to residential zone, through increased setbacks and integration of layered landscaped terraces
 - Three level wall abutting commercial zoned property to provide future opportunity for equitable development.
 - Recessive third floor is not visible from streetscape when view from the opposing side of Coppin Street

NOT FOR CONSTRUCTION

REVISIONS	
05.06.19	ISSUED FOR TOWN PLANNING
A 01.07.19	RE-ISSUED FOLLOWING COUNCIL REF No Change

**MIXED USE DEVELOPMENT
DESIGN RESPONSE**

CBG ARCHITECTS & INTERIOR DESIGNERS
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DRAWING SCALE

NA

142-144 COPPIN STREET RICHMOND, VIC	1726
PRELIMINARY ISSUE	DR07 - A
PERSPECTIVE - EAST	

CBG

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans

A.101

DATE	REV	DESCRIPTION
02.08.2019	A	RE-ISSUED FOLLOWING COUNCIL RPT set without decorative concrete elements integrated along Southern facade to break up massing of solids

PERSPECTIVE INFORMATION

- View from eastern footpath of Coppin Street looking north west towards subject site.
- Perspective makes visible the architectural response to considerable transition from commercial zone to residential zone, through increased setbacks and integration of layered landscaped terraces
- Three level well abutting commercial zoned property to provide future opportunity for equitable development.
- Recessive third floor is not visible from streetscape when view from the opposing side of Coppin Street

NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION
05.06.19		ISSUED FOR TOWN PLANNING
01.07.19	A	RE-ISSUED FOLLOWING COUNCIL RPT

**MIXED USE DEVELOPMENT
DESIGN RESPONSE**

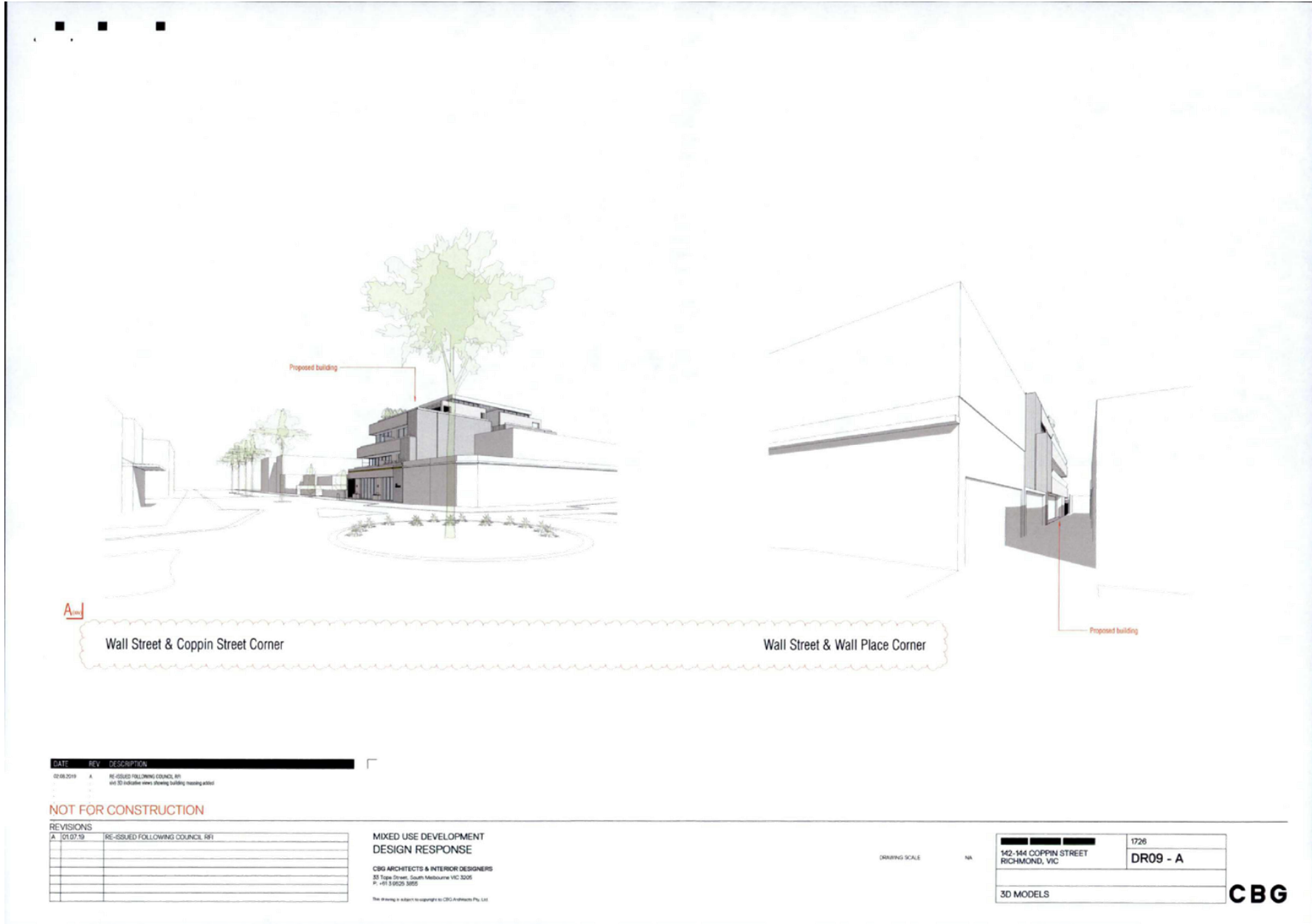
CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tapscott Street, South Melbourne VIC 3206
P: +61 3 9529 3655

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DRAWING SCALE: NA

<small>142, 144 COPPIN STREET RICHMOND, VIC</small>	<small>1726</small>
DR08 - A	
<small>PRELIMINARY ISSUE</small>	
<small>PERSPECTIVE - EAST SOUTH EAST</small>	

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



A Wall Street & Coppin Street Corner

Wall Street & Wall Place Corner

DATE	REV	DESCRIPTION
02/08/2019	A	RE-ISSUED FOLLOWING COUNCIL REF with 3D indicator views showing building housing added

NOT FOR CONSTRUCTION

REVISIONS	DATE	DESCRIPTION
A	02/07/19	RE-ISSUED FOLLOWING COUNCIL REF

**MIXED USE DEVELOPMENT
DESIGN RESPONSE**
CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tupper Street, South Melbourne VIC 3205
P: +61 3 9525 3365
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DRAWING SCALE NA

142-144 COPPIN STREET RICHMOND, VIC	1726 DR09 - A
3D MODELS	



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



TOWN PLANNING

142-144 COPPIN STREET

MIXED USE DEVELOPMENT

CBG

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans

TOWN PLANNING DRAWING LIST

NUMBER	DRAWING TITLE
TP002	GENERAL NOTES & SCHEDULES
TP100	GROUND FLOOR PLAN
TP101	FIRST FLOOR PLAN
TP102	SECOND FLOOR PLAN
TP103	THIRD FLOOR PLAN
TP104	ROOF PLAN
TP200	ELEVATIONS - NORTH & WEST
TP201	ELEVATIONS - SOUTH & EAST
TP220	SECTIONS
TP221	SECTIONS
TP230	PART SECTION - NORTH FACING WINDOW
TP900	SHADOW PLAN 9AM, 10AM, 10.30AM, 11AM
TP901	SHADOW PLAN 12NOON, 1PM, 2PM & 3PM
TP920	146 COPPIN ST - NORTH FACING WINDOW

DATE	REV	DESCRIPTION
02.06.19	A	RE-ISSUE FOLLOWING COUNCIL RTI 1) Further show on plans to demonstrate adequate circulation space 2) Minimum width and area of entry spaces shown 3) Operability of lifts/shafts without shafts when compliance is required 4) 90° to and 180° from Street shown as covered areas 5) Carrieway boundaries shown as dashed line over levels below 6) Entry doors to office reception shown 7) Roof Floor with structural on plans 8) Voidable Lintels Floor area of Office reception amended 9) 90° circulation are shown between office and reception as per Waste Management Report 10) Section Lightcut shown as common property accessed via the common stair for maintenance 11) Section RTI amended to show residential setbacks RTI from commonality street property @ 11' Half Street 12) Primary show on Roof Plan as per RTI report 13) Noise Attenuation measures amended to include terracotta (1) evidence of residential and commercial use noted 14) 3D indicator show screening building meeting setback 15) Vertical circulation concrete elements show greater along Southern facade to break up massing of brick 16) Third level material finishes noted to add additional 'material' contrast around the reception look 17) The top of the boundary fence from Coppin Street to be 1.7m high in keeping with existing fencing 18) Driveway 90° to face to primary and through the common lobby accessed from Coppin Street 19) Perimeter car park fenced and look area amended

NOT FOR CONSTRUCTION

REVISIONS	
05.06.19	ISSUED FOR TOWN PLANNING
A 01.07.19	RE-ISSUED FOLLOWING COUNCIL RTI

**MIXED USE DEVELOPMENT
TOWN PLANNING**

CBG ARCHITECTS & INTERIOR DESIGNERS
 32 Tope Street, South Melbourne VIC 3205
 P: +61 3 9520 3855

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DRAWING SCALE: NA

142, 144 COPPIN STREET RICHMOND, VIC	1726 TP001 - A
PRELIMINARY ISSUE	
CONTENTS	

CBG

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans

GENERAL NOTES

- All apartments to have a minimum energy rating and overall development average energy rating in accordance with Sustainability Management Plan S3801 SMP V2 Dated July 2019
- All apartments to have individual high efficiency instantaneous gas hot water systems on balconies and screened from view
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants
- Native species of plants to be grown throughout the development where possible
- All A/C condensers to be screened from view by parapets or screening

ACCESSIBILITY NOTES

Apartments noted as "Clause 58.02-1 compliant" will have minimum:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom
- A clear path with a minimum width of 1.2 meters that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area
- A main bedroom with access to an adaptable bathroom in accordance with tables D4 of clause 58.05-1

PRIVATE OPEN SPACE

The development proposal provides the following:

DWELLING TYPE	MINIMUM AREA	MINIMUM ENCLOSURE
1 BED	8 square metres	1.8 metres
2 BED	8 square metres	2.0 metres
3 BED	12 square metres	2.4 metres

NOTE: Where conditions are shown on balconies, an additional 1.5m² has been provided.

FUNCTIONAL LAYOUT OBJECTIVE

(TABLE D7)

DWELLING TYPE	MINIMUM WIDTH	MINIMUM DEPTH
Main Bedroom	3.0 metres	3.4 metres
All Other Bedrooms	3.0 metres	3.0 metres

NOTE: Widths are provided in addition to the minimum internal room dimensions.

(TABLE D8)

DWELLING TYPE	MINIMUM WIDTH	MINIMUM AREA
Studio & 1 Bedroom	2.3 metres	13.0 square metres
2 or More Bedrooms	3.6 metres	12.0 square metres

NOTE: Living area dimensions are including dining and kitchen area.

NATURAL VENTILATION

C/W - OPERABLE WINDOW
 A/L/D/W - HIGH LEVEL OPERABLE WINDOW
 -> - OPERABLE SLIDING DOOR

Note: Only habitable rooms allowed noted as Operable to show Minimum Compliance additional windows may be operable subject to compliance with accompanying stipulations.

SITE SUMMARY

SITE AREA: 512 m²
 SITE COVERAGE: 477m²
 SITE PERMEABILITY: 26m²

Apartment Summary

BEDROOMS	APARTMENT COUNT
1	5
2	2
3	2
Total Apartments	9

LANDSCAPE NOTE

Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots and planting to be confirmed on site.

PARKING NOTES

The garage design, including all levels, ramp grades, transitions, headroom clearances, and dimensions of carparks to be in accordance to AS/NZ 2980.1-2004, and to the satisfaction of the responsible authority.

- All mechanical venting of the garage required to occur internally within site
- Car spaces to be typically 2000 x 4000 unless otherwise specified
- Allow for minimum head clearance of 2.2m to all areas of carpark
- Fixed Kelly staggered wall mounted bike storage (or similar) @ 500mm centers
- Allow for storage cage to all units

PARKING ALLOCATION

Garage and associated parking to be allocated to APT 3.01 (Penthouse)

Car Parking - Allocation

ALLOCATION	CAR SPACES
Residential	2
Total	2

Bike Parking - Breakdown

ALLOCATION	TYPE	BIKE SPACES
Office	Floor Based Hoop	2
Residential	Wall Based Hanging	8
Visitor	Floor Based Hoop	4
Grand total		14

REVISIONS

DATE	REV	DESCRIPTION
02.08.2019	A	RE-ISSUED FOLLOWING COUNCIL RE
12.09.2019	A	RE-ISSUED FOLLOWING COUNCIL RE

NOT FOR CONSTRUCTION

REVISIONS

DATE	REV	DESCRIPTION
05.06.19		ISSUED FOR TOWN PLANNING
01.07.19	A	RE-ISSUED FOLLOWING COUNCIL RE
12.09.19	A	RE-ISSUED FOLLOWING COUNCIL FURTHER RE

MIXED USE DEVELOPMENT TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
 33 Tope Street, South Melbourne VIC 3206
 P: +61 3 9529 3655

The drawing is subject to acceptance by the Council.

DRAWING SCALE: NA

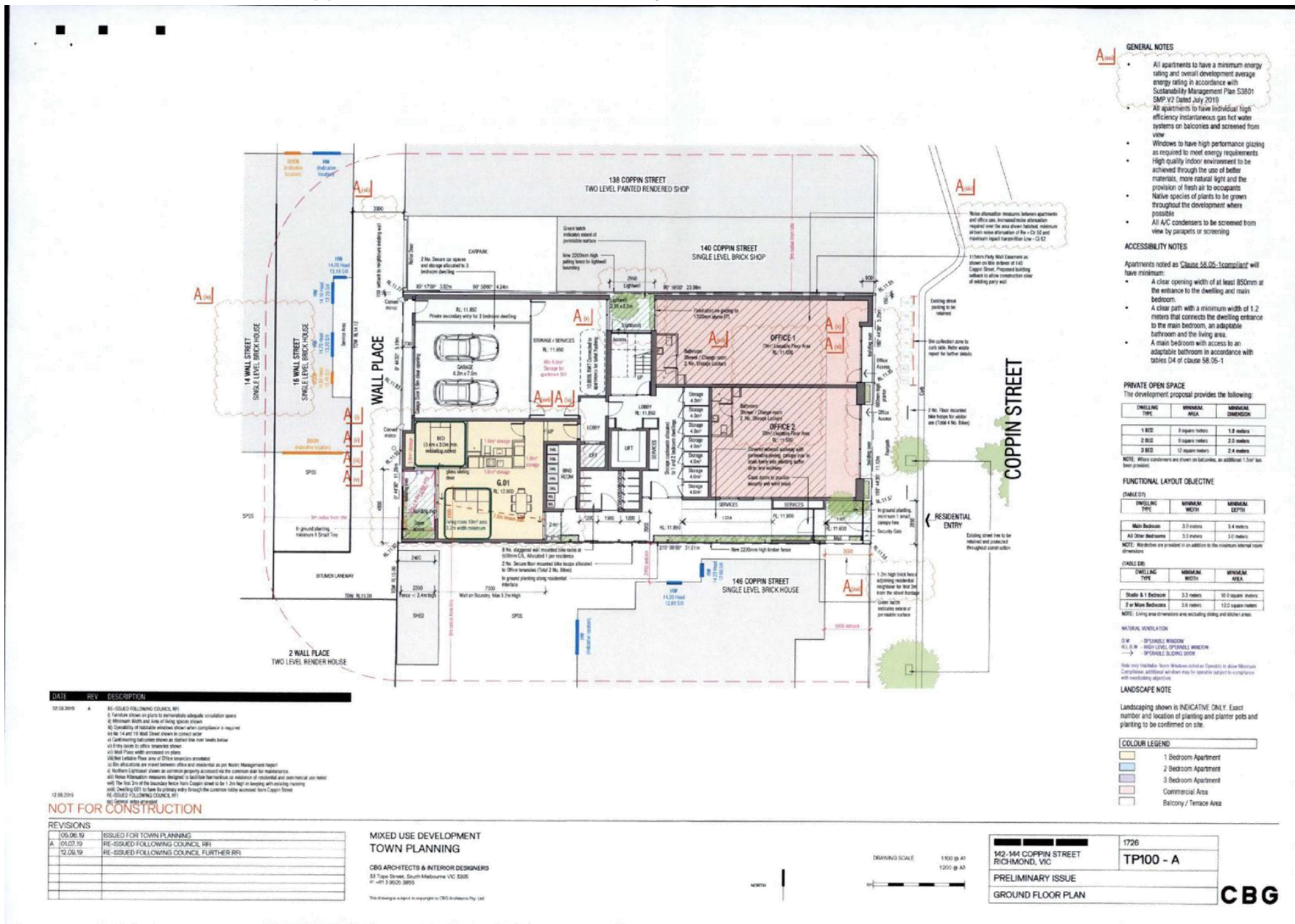
1728

142-144 COPPIN STREET
 RICHMOND, VIC
TP002 - A

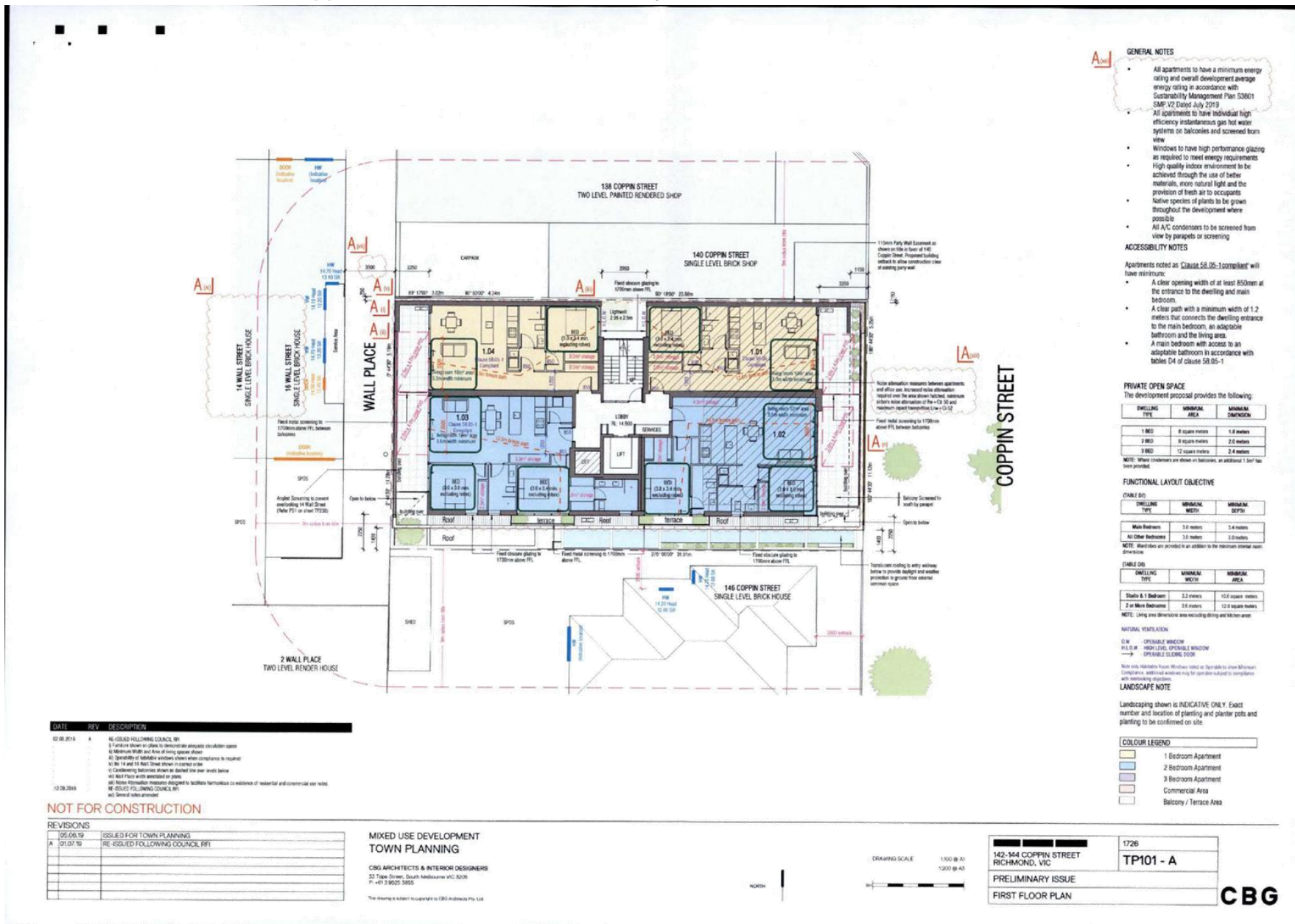
PRELIMINARY ISSUE
 GENERAL NOTES & SCHEDULES

CBG

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



- GENERAL NOTES**
- All apartments to have a minimum energy rating and overall development average energy rating in accordance with Sustainability Management Plan S3601 SMP V2 Dated July 2019.
 - All apartments to have individual high efficiency instantaneous gas hot water systems on balconies and screened from view.
 - Windows to have high performance glazing as required to meet energy requirements.
 - High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants.
 - Native species of plants to be grown throughout the development where possible.
 - All A/C condensates to be screened from view by parapets or screening.

- ACCESSIBILITY NOTES**
- Apartments noted as Clause 58.02-1 compliant will have minimum:
- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
 - A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
 - A main bedroom with access to an adaptable bathroom in accordance with table 04 of clause 58.05-1.

PRIVATE OPEN SPACE

The development proposal provides the following:

DWELLING TYPE	MINIMAL AREA	MINIMAL DIMENSION
1 BRD	8 square metres	1.8 metres
2 BRD	8 square metres	2.0 metres
3 BRD	12 square metres	2.4 metres

NOTE: Where condensers are shown on balconies, an additional 1.0m² has been provided.

FUNCTIONAL LAYOUT OBJECTIVE

(TABLE 01)

DWELLING TYPE	MINIMAL WIDTH	MINIMAL DEPTH
Main Bedroom	3.0 metres	3.4 metres
All Other Bedrooms	3.0 metres	3.0 metres

NOTE: Wardrobes are provided in addition to the minimum internal open dimensions.

(TABLE 02)

DWELLING TYPE	MINIMAL WIDTH	MINIMAL AREA
Studio & 1 Bedroom	3.2 metres	13.0 square metres
2 or More Bedrooms	3.6 metres	12.0 square metres

NOTE: Living area dimensions area excluding dining and kitchen areas.

NATURAL VENTILATION

C/W OPERABLE WINDOW
 H/L/O/H HIGH LEVEL OPERABLE WINDOW
 → OPERABLE SLIDING DOOR

Note: Refer to Schedule 1 of the Building Code of Australia for details on minimum compliance. Additional evidence may be required to demonstrate compliance with natural ventilation.

LANDSCAPE NOTE

Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots and planting to be confirmed on site.

COLOR LEGEND

[Yellow Box]	1 Bedroom Apartment
[Light Blue Box]	2 Bedroom Apartment
[Medium Blue Box]	3 Bedroom Apartment
[Light Grey Box]	Commercial Area
[White Box]	Balcony / Terrace Area

DATE	REV	DESCRIPTION
02.08.2019	A	RE-ISSUED FOLLOWING COUNCIL BY: 1) Clarification in relation to proposed site access circulation route 2) Minimum WBP and Area of Living spaces shown 3) Operability of operable windows shown when compliance is required 4) No 14 and 16 Part 2 shown in extent of site 5) Contouring information shown as depicted on their levels below 6) All 140 Part 2 with associated on plans 7) All 140 Part 2 with associated on plans 8) All 140 Part 2 with associated on plans 9) All 140 Part 2 with associated on plans 10) All 140 Part 2 with associated on plans 11) All 140 Part 2 with associated on plans 12) All 140 Part 2 with associated on plans 13) All 140 Part 2 with associated on plans 14) All 140 Part 2 with associated on plans 15) All 140 Part 2 with associated on plans 16) All 140 Part 2 with associated on plans 17) All 140 Part 2 with associated on plans 18) All 140 Part 2 with associated on plans 19) All 140 Part 2 with associated on plans 20) All 140 Part 2 with associated on plans

NOT FOR CONSTRUCTION

REVISIONS

DATE	DESCRIPTION
06.06.19	ISSUED FOR TOWN PLANNING
01.07.19	RE-ISSUED FOLLOWING COUNCIL PRT

MIXED USE DEVELOPMENT TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
 27 Tapscott Street, South Melbourne VIC 3207
 P: +61 3 9622 3885

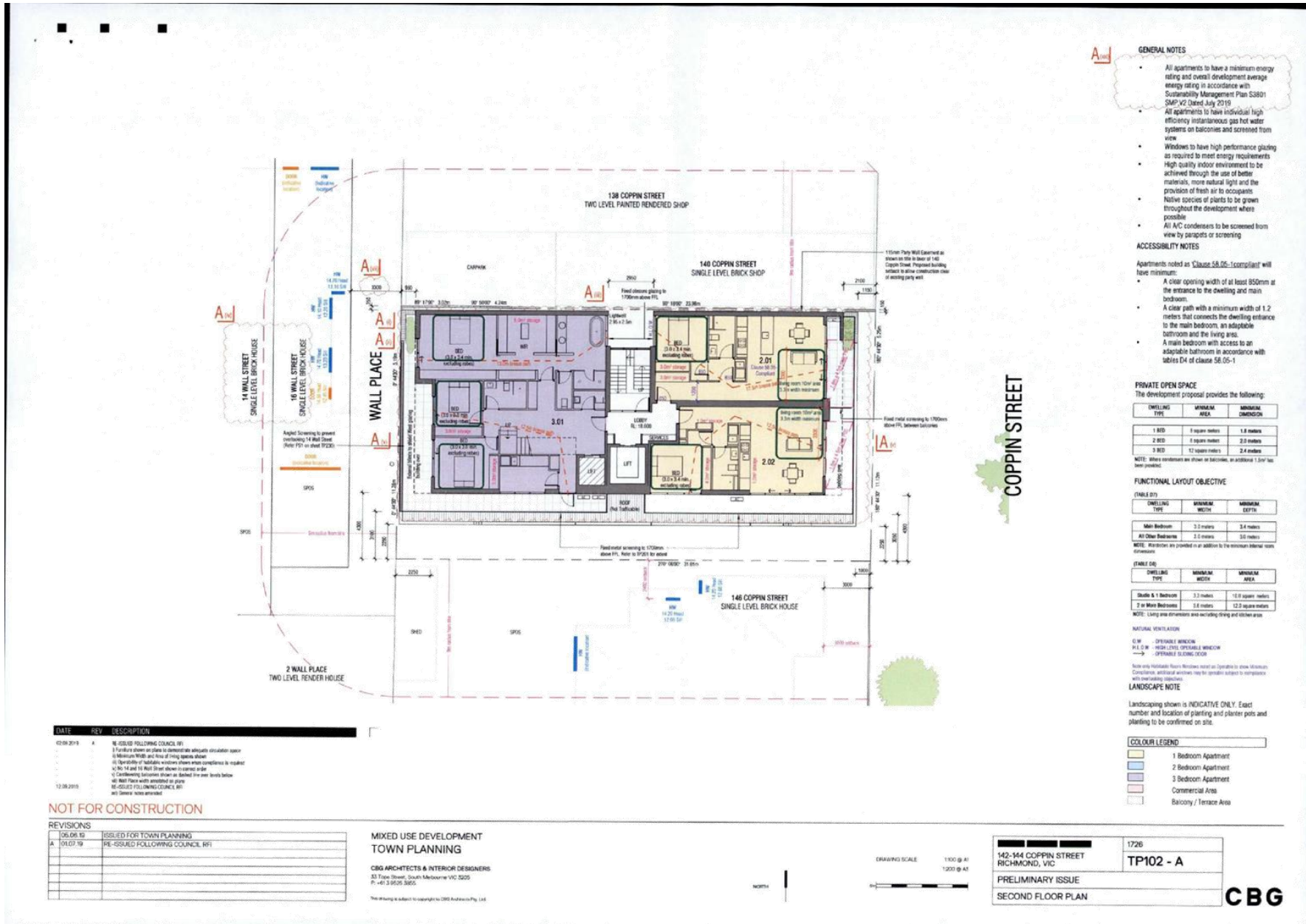
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142-144 COPPIN STREET RICHMOND, VIC	1726
PRELIMINARY ISSUE	TP101 - A
FIRST FLOOR PLAN	



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



- GENERAL NOTES**
- All apartments to have a minimum energy rating and overall development average energy rating in accordance with Sustainability Management Plan 53801 SMP v2 (dated July 2019)
 - All apartments to have individual high efficiency instantaneous gas hot water systems on balconies and screened from view
 - Windows to have high performance glazing as required to meet energy requirements
 - High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants
 - Native species of plants to be grown throughout the development where possible
 - All A/C condensers to be screened from view by parapets or screening
- ACCESSIBILITY NOTES**
- Apartments noted as 'Clause 58.05-1 compliant' will have minimum:
- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
 - A clear path with a minimum width of 1.2 meters that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
 - A main bedroom with access to an adaptable bathroom in accordance with tables 04 of clause 58.05-1

PRIVATE OPEN SPACE
The development proposal provides the following:

DWELLING TYPE	MINIMUM AREA	MINIMUM DIMENSION
1 BED	3 square meters	1.8 meters
2 BED	4 square meters	2.0 meters
3 BED	11 square meters	2.4 meters

NOTE: Where condensers are shown on balconies, an additional 1.5m² has been provided.

FUNCTIONAL LAYOUT OBJECTIVE

DWELLING TYPE	MINIMUM WIDTH	MINIMUM DEPTH
Main Bedroom	3.0 meters	3.4 meters
All Other Bedrooms	2.0 meters	3.0 meters

NOTE: Widths are provided in addition to the minimum internal room dimensions.

DWELLING TYPE	MINIMUM WIDTH	MINIMUM AREA
Studio & 1 Bedroom	3.2 meters	10.0 square meters
2 or More Bedrooms	3.6 meters	12.3 square meters

NOTE: Living area dimensions are including dining and kitchen areas.

NATURAL VENTILATION

O/W - OPERABLE WINDOW
H.O.W. - HIGH LEVEL OPERABLE WINDOW
→ - OPERABLE SLIDING DOOR

Note only Windows from North-east are operable to allow Maximum Crossflow, and/or windows may be operable subject to compliance with landscaping objectives.

LANDSCAPE NOTE

Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots and purling to be confirmed on site.

COLOR LEGEND

[Yellow Box]	1 Bedroom Apartment
[Blue Box]	2 Bedroom Apartment
[Purple Box]	3 Bedroom Apartment
[Pink Box]	Commercial Area
[White Box]	Balcony / Terrace Area

DATE	REV	DESCRIPTION
12/08/2019	A	RE-ISSUED FOLLOWING COUNCIL RFI
12/08/2019	B	1. Further shown on plans to demonstrate adequate circulation space
12/08/2019	C	2. Minimum 750mm wide Area of Living spaces shown
12/08/2019	D	3. Operability of habitable windows shown when compliance is required
12/08/2019	E	4. 1.5m x 1.5m Bed Room shown to comply with
12/08/2019	F	5. Circulation between shown as dashed line over levels below
12/08/2019	G	6. Bed Room width amended to 3.0m
12/08/2019	H	RE-ISSUED FOLLOWING COUNCIL RFI
12/08/2019	I	RE-ISSUED FOLLOWING COUNCIL RFI

NOT FOR CONSTRUCTION

REVISIONS

DATE	ISSUED FOR TOWN PLANNING
06/06/19	ISSUED FOR TOWN PLANNING
01/07/19	RE-ISSUED FOLLOWING COUNCIL RFI

MIXED USE DEVELOPMENT TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
52 Trow Street, South Melbourne VIC 3205
P: +61 3 9529 3855

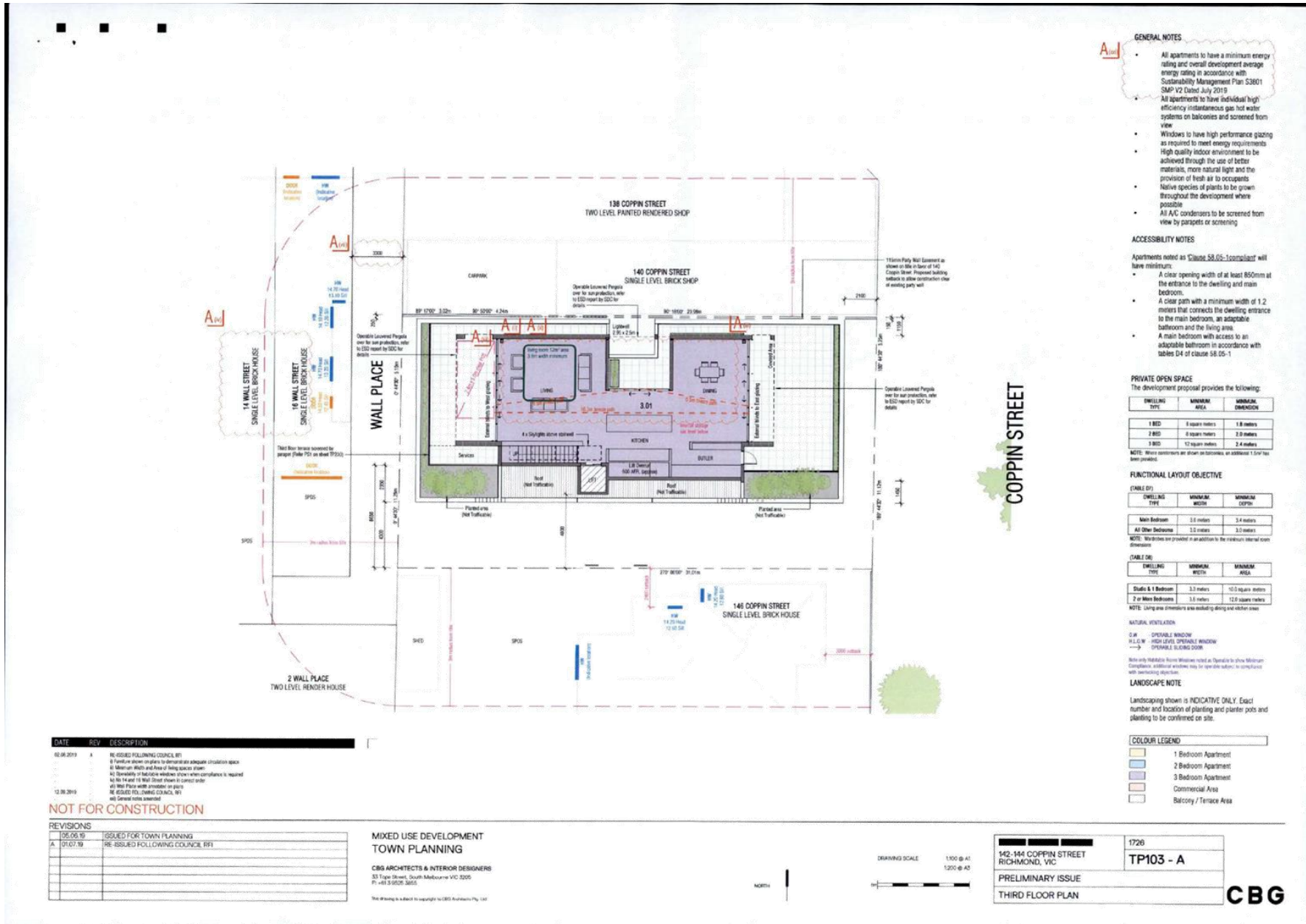
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DRAWING SCALE: 1:100 @ A1
1:200 @ A2

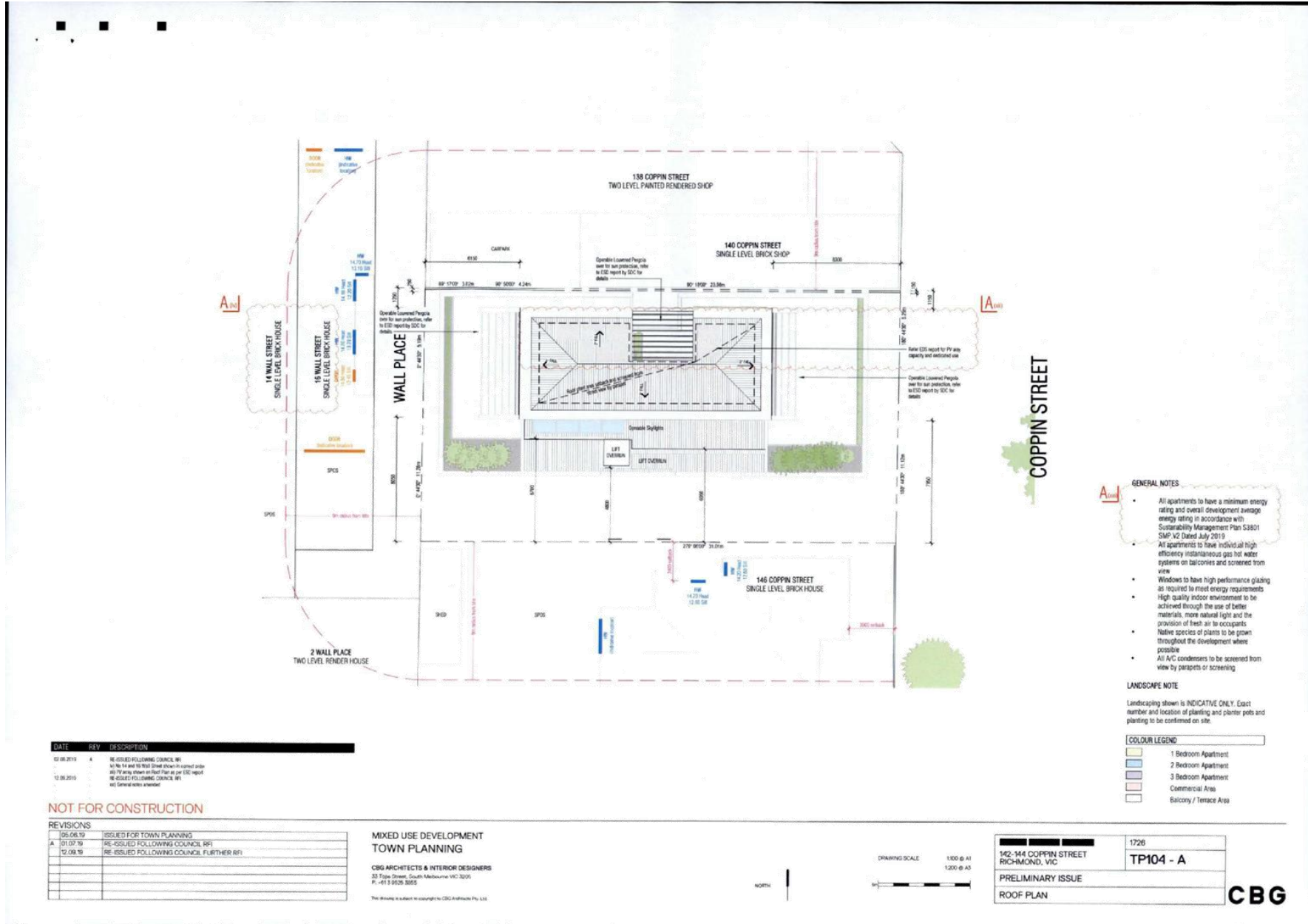
1726
142-144 COPPIN STREET RICHMOND, VIC
TP102 - A
PRELIMINARY ISSUE
SECOND FLOOR PLAN

CBG

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



DATE	REV	DESCRIPTION
02.08.2019	A	RE-ISSUED FOLLOWING COUNCIL REF
12.08.2019	B	NO. 14 AND 16 WALL STREET APARTS IN CORRECT CODE
12.08.2019	C	RE-ISSUED FOLLOWING COUNCIL REF
12.08.2019	D	GENERAL NOTES AMENDED

NOT FOR CONSTRUCTION

DATE	DESCRIPTION
06.06.19	ISSUED FOR TOWN PLANNING
01.07.19	RE-ISSUED FOLLOWING COUNCIL REF
12.08.19	RE-ISSUED FOLLOWING COUNCIL FURTHER REF

**MIXED USE DEVELOPMENT
TOWN PLANNING**
CBG ARCHITECTS & INTERIOR DESIGNERS
23 Trow Street, South Melbourne VIC 3207
P: +61 3 9525 3855
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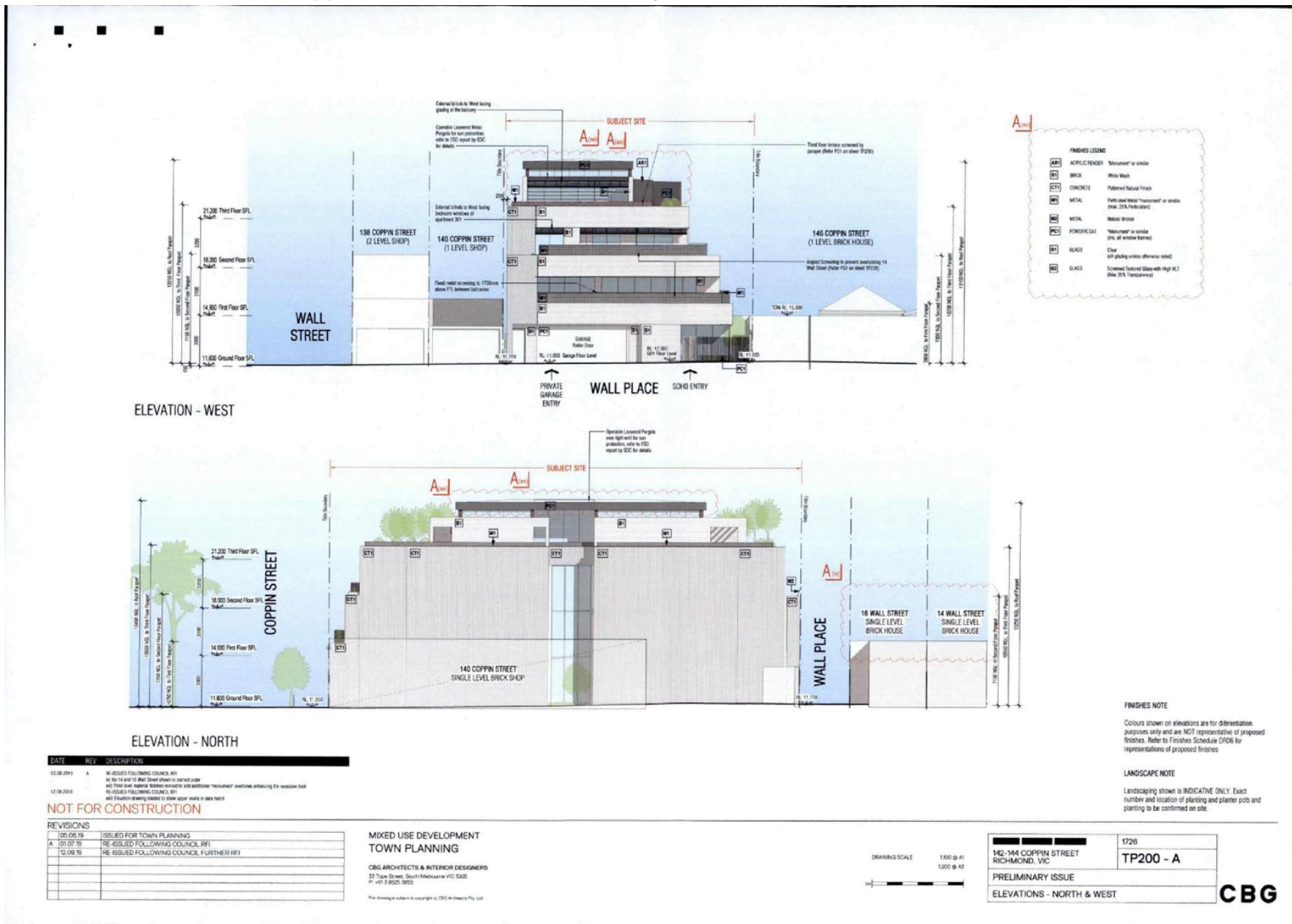
DRAWING SCALE
1:500 @ A1
1:200 @ A3

142, 144 COPPIN STREET RICHMOND, VIC	1726
PRELIMINARY ISSUE	TP104 - A
ROOF PLAN	

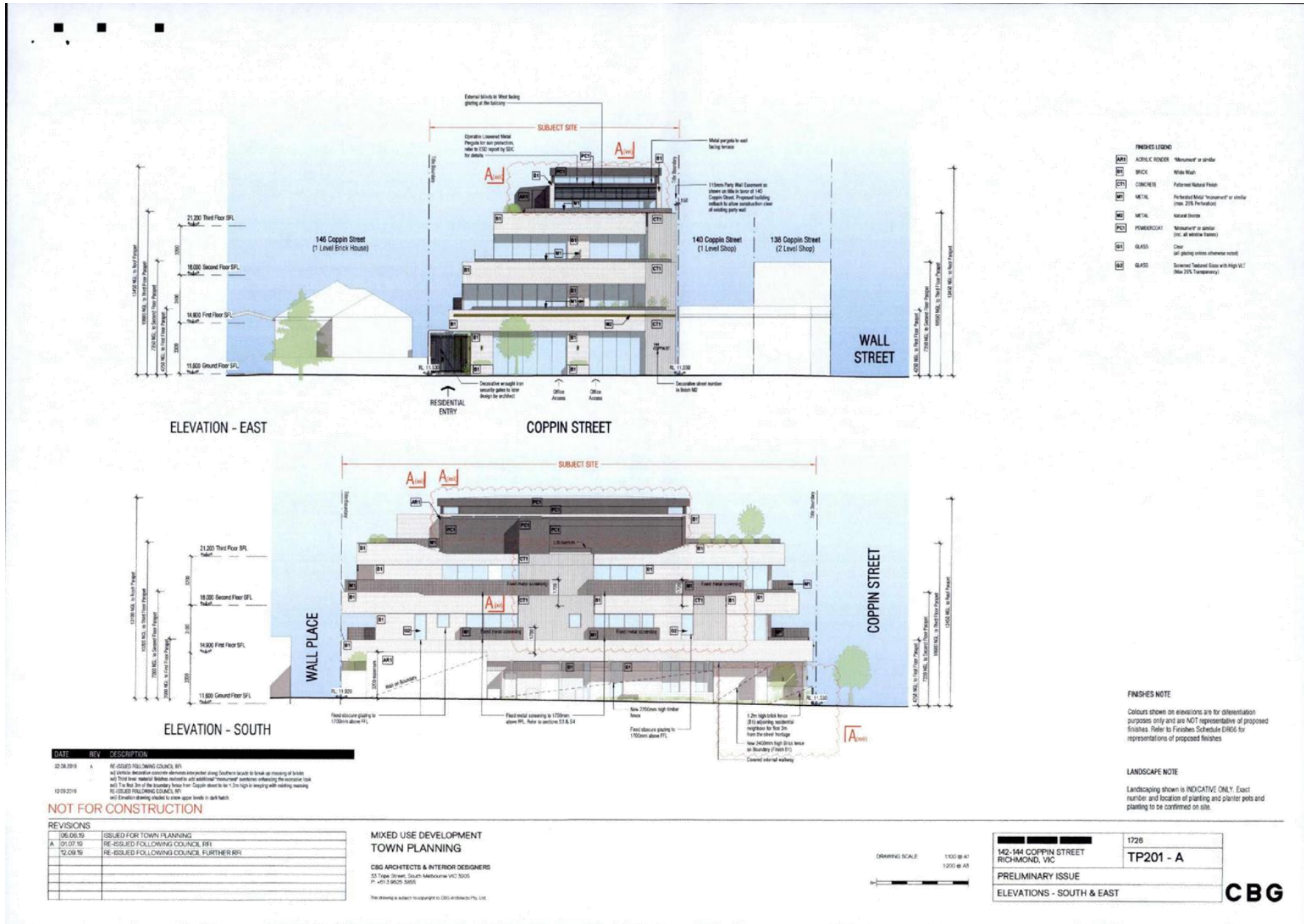
CBG

- GENERAL NOTES**
- All apartments to have a minimum energy rating and overall development average energy rating in accordance with Sustainability Management Plan S3801 SMP V2 Dated July 2019
 - All apartments to have individual high efficiency instantaneous gas hot water systems on balconies and screened from view
 - Windows to have high performance glazing as required to meet energy requirements
 - High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants
 - Native species of plants to be grown throughout the development where possible
 - All A/C condensers to be screened from view by parapets or screening
- LANDSCAPE NOTE**
Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots and planting to be confirmed on site.
- COLOUR LEGEND**
- 1 Bedroom Apartment
 - 2 Bedroom Apartment
 - 3 Bedroom Apartment
 - Commercial Area
 - Balcony / Terrace Area

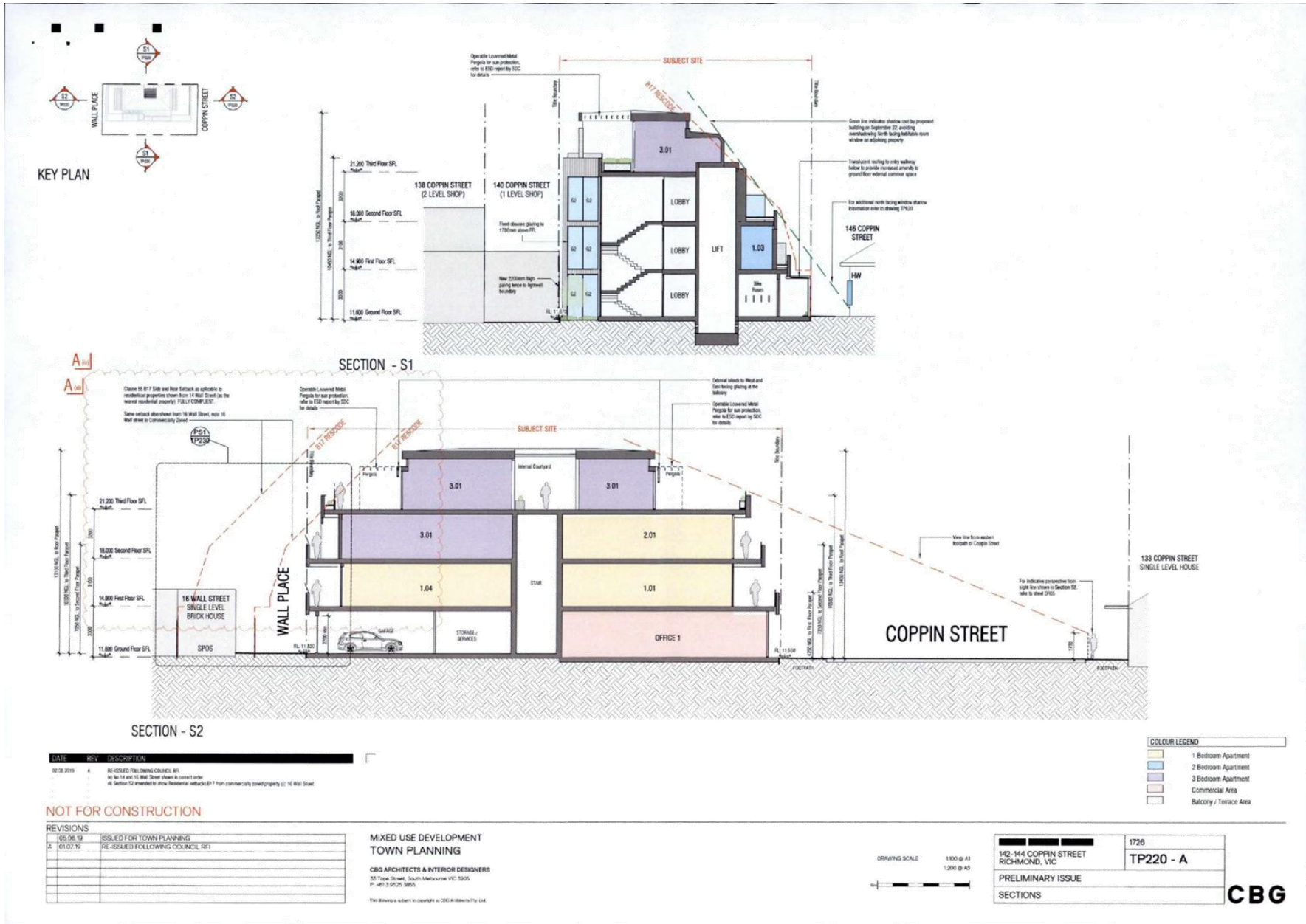
Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



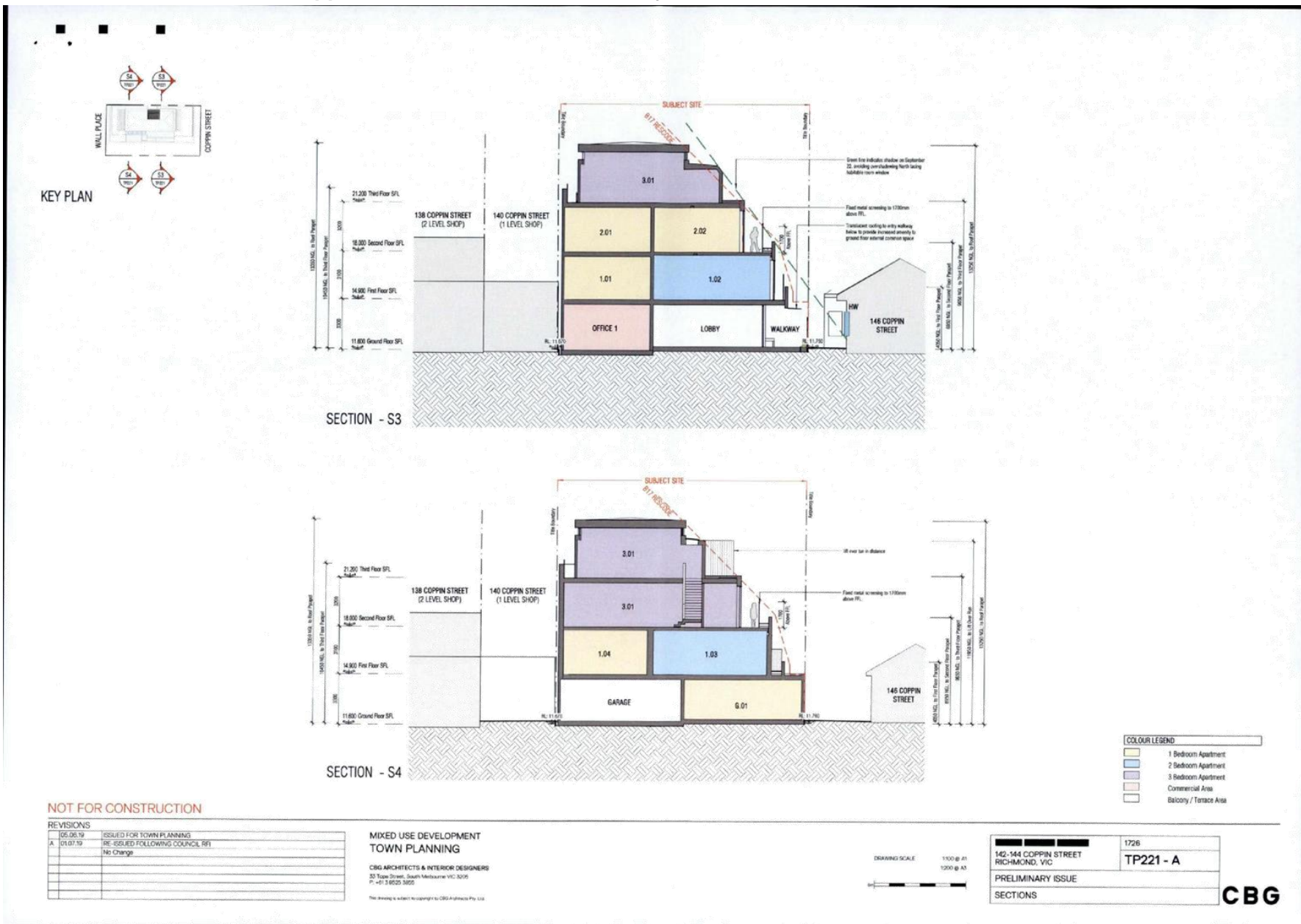
Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



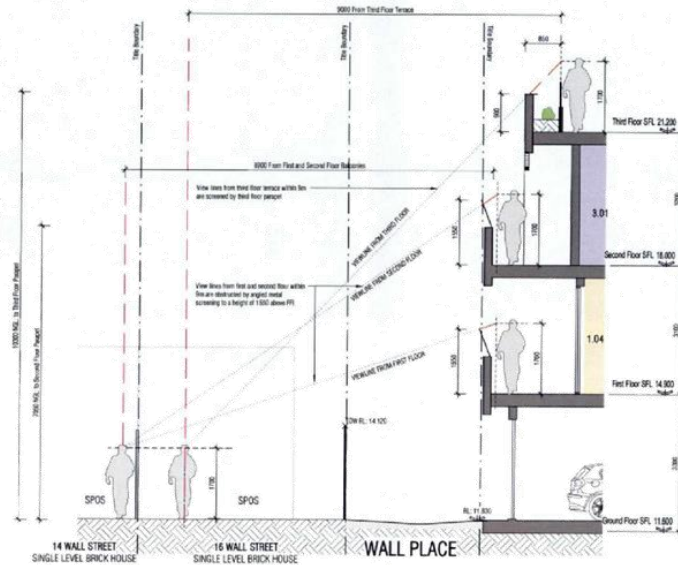
Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



PART SECTION - PS1

NOT FOR CONSTRUCTION

REVISIONS	
06.06.19	ISSUED FOR TOWN PLANNING
A	09.07.19 RE ISSUED FOLLOWING COUNCIL RPT No Change

MIXED USE DEVELOPMENT
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
63 Traralgon Street, South Melbourne VIC 3205
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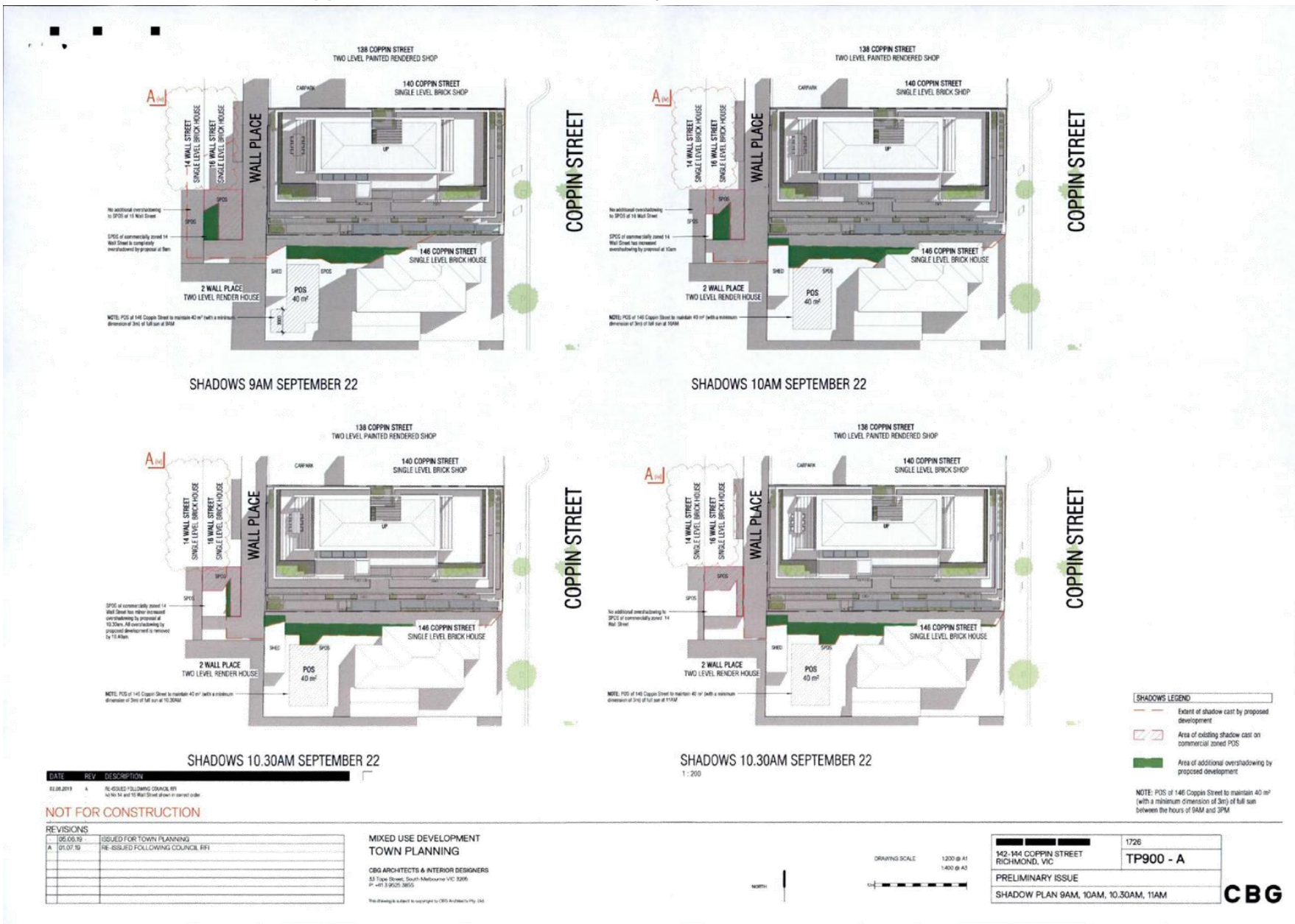
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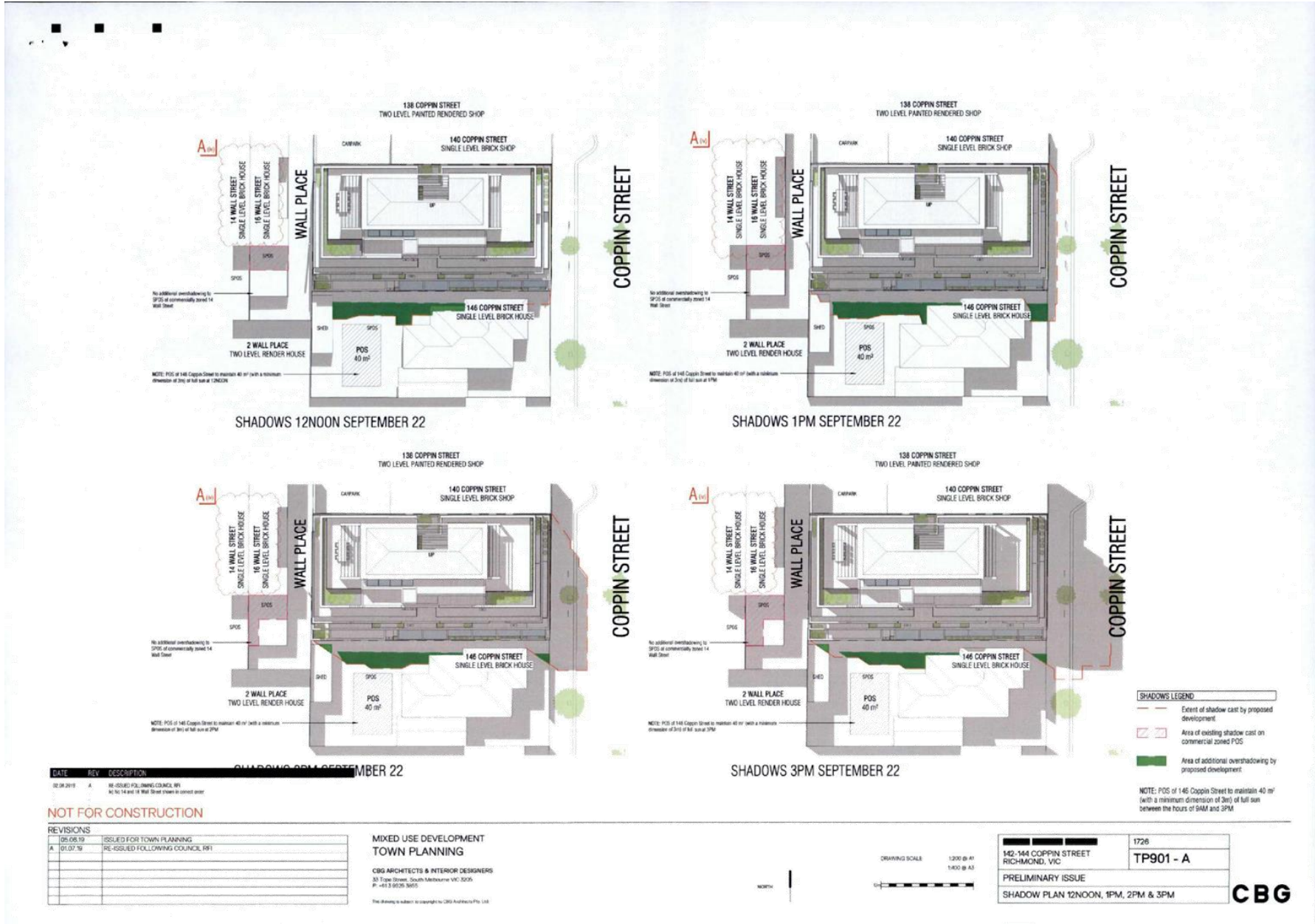
1726
142-144 COPPIN STREET RICHMOND, VIC
TP230 - A
PRELIMINARY ISSUE
PART SECTION - NORTH FACING WINDOW

CBG

Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



Attachment 2 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Previously Advertised Plans



NOT FOR CONSTRUCTION

REVISIONS	
05.06.19	ISSUED FOR TOWN PLANNING
A 05.07.19	RE-ISSUED FOLLOWING COUNCIL REF: No Change

MIXED USE DEVELOPMENT
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
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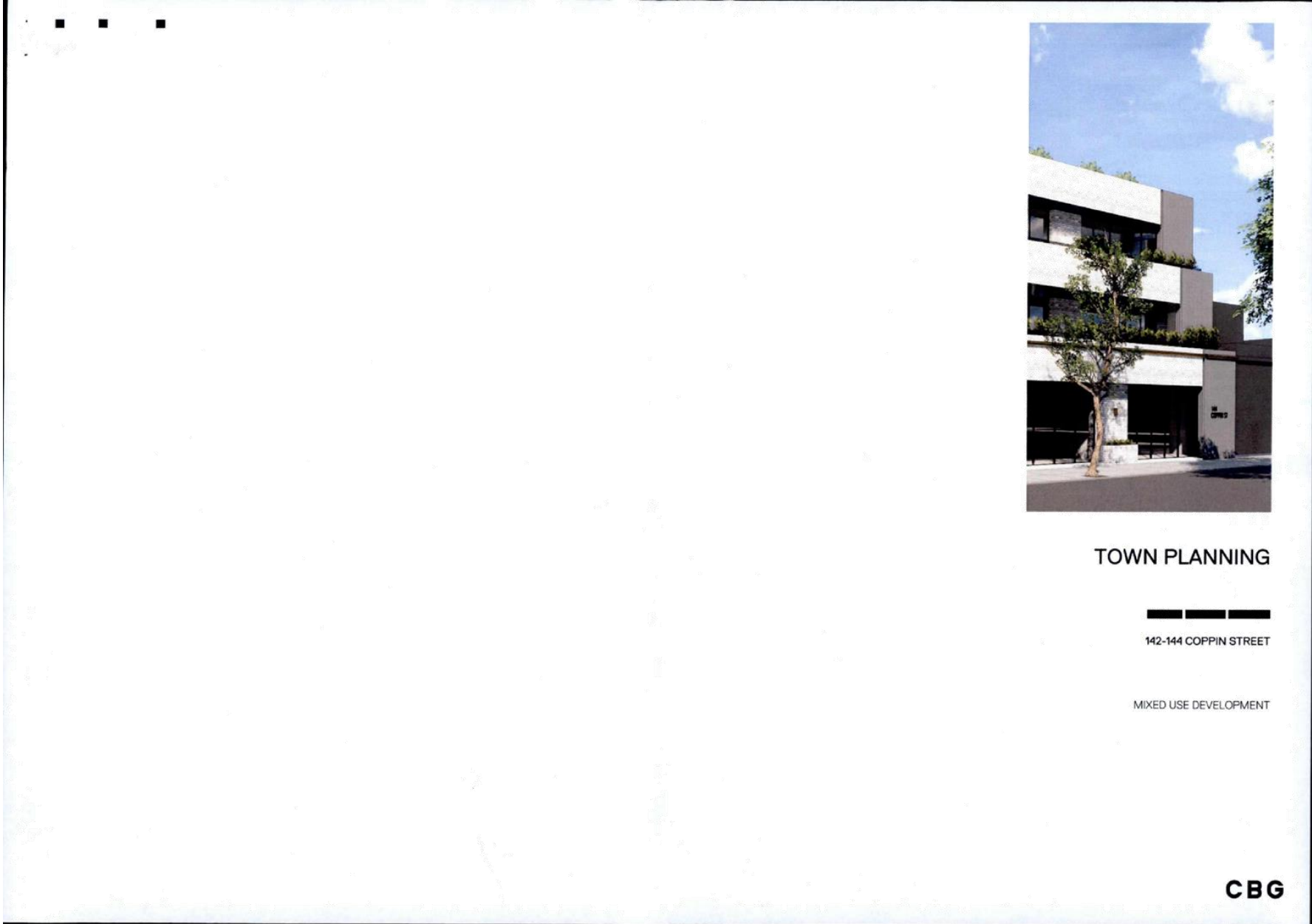
DRAWING SCALE

NA

142-144 COPPIN STREET RICHMOND, VIC	1726
PRELIMINARY ISSUE	TP920 - A
146 COPPIN ST - NORTH FACING WINDOW	

CBG

Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans



TOWN PLANNING

142-144 COPPIN STREET

MIXED USE DEVELOPMENT

CBG

Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans

TOWN PLANNING DRAWING LIST

NUMBER	DRAWING TITLE
TP002	GENERAL NOTES & SCHEDULES
TP100	GROUND FLOOR PLAN
TP101	FIRST FLOOR PLAN
TP102	SECOND FLOOR PLAN
TP103	THIRD FLOOR PLAN
TP104	ROOF PLAN
TP200	ELEVATIONS - NORTH & WEST
TP201	ELEVATIONS - SOUTH & EAST
TP220	SECTIONS
TP221	SECTIONS
TP230	PART SECTION - NORTH FACING WINDOW
TP900	SHADOW PLAN 9AM, 10AM, 10:30AM, 11AM
TP901	SHADOW PLAN 12NOON, 1PM, 2PM & 3PM
TP920	142 COPPIN ST - NORTH FACING WINDOW

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
A	06/07/19	ISSUED FOR TOWN PLANNING
B	10/12/19	RE-ISSUED FOLLOWING COUNCIL RFI
C	10/12/19	RE-ISSUED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE
		No Change

**MIXED USE DEVELOPMENT
TOWN PLANNING**

CBG ARCHITECTS & INTERIOR DESIGNERS
23 Toppin Street, South Melbourne VIC 3207
P: +61 3 9529 3885

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DRAWING SCALE: NA

142-144 COPPIN STREET RICHMOND, VIC	1726 TP001 - B
PRELIMINARY ISSUE	
CONTENTS	

CBG

Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans

GENERAL NOTES

- All apartments to have a minimum energy rating and overall development average energy rating in accordance with Sustainability Management Plan S3801 SMP V3 Dated Feb 2020
- All apartments to have individual high efficiency instantaneous gas hot water systems on balconies and screened from view
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants
- Native species of plants to be grown throughout the development where possible
- All A/C condensers to be screened from view by parapets or screening

ACCESSIBILITY NOTES

Apartments noted as 'Clause 58.05-1compliance' will have minimum:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 meters that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom in accordance with tables D4 of clause 58.05-1

PRIVATE OPEN SPACE

The development proposal provides the following:

DWELLING TYPE	MINIMUM AREA	MINIMUM DIMENSION
1 BED	3 square metres	1.8 metres
2 BED	4 square metres	2.0 metres
3 BED	12 square metres	2.4 metres

NOTE: Where conditions are shown or tabulated, an additional 1.5m² per lot can be provided.

FUNCTIONAL LAYOUT OBJECTIVE

(TABLE D7)

DWELLING TYPE	MINIMUM WIDTH	MINIMUM DEPTH
Main Bedrooms	3.0 metres	2.4 metres
All Other Bedrooms	3.0 metres	2.0 metres

NOTE: Wardrobes are provided in an addition to the minimum tabulated dimensions.

(TABLE D8)

DWELLING TYPE	MINIMUM WIDTH	MINIMUM AREA
Duals & 1 Bedroom	3.3 metres	15.2 square metres
2 to 3 Bed Bedrooms	2.8 metres	12.0 square metres

NOTE: Living area dimensions area including dining and kitchen area

NATURAL VENTILATION

0.1W - OPENABLE WINDOW
 0.12.0W - HIGH LEVEL, OPENABLE WINDOW
 -> -> -> OPENABLE SLEEPING DOOR

Note: Only windows from Archives listed as 'Openable' to show Minimum Compliance. Additional windows may be provided subject to compliance with supporting documents.

SITE SUMMARY

SITE AREA: 512 m²
 SITE COVERAGE: 477m²
 SITE PERMEABILITY: 17m²

Apartment Summary

BEDROOMS	APARTMENT COUNT
1	4
2	2
3	1
Total Apartments	7

LANDSCAPE NOTE

Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots and planting to be confirmed on site.

PARKING NOTES

The garage design, including all levels, ramp grades, transitions, headroom clearances, and dimensions of carparks to be in accordance to AS/NZ 2980.1-2004, and to the satisfaction of the responsible authority.

- All mechanical venting of the garage required to occur internally within site
- Car spaces to be typically 2900 x 4900 unless otherwise specified
- Allow for minimum head clearance of 2.2m to all areas of carpark
- Fixed Kelly staggered wall mounted bike storage (or similar) @ 500mm centers
- Allow for storage cage to all units

PARKING ALLOCATION

Garage 1 and associated parking to be allocated to APT 3.01 (Penthouse)
 Garage 2 and associated parking to be allocated one each to APT 1.02 & 1.03

Car Parking - Allocation

ALLOCATION	CAR SPACES
Residential	4
Total	4

Bike Parking - Breakdown

ALLOCATION	TYPE	BIKE SPACES
Ground Floor SFL		
Office	Floor Based Hoop	2
Residential	Wall Based Hanging	8
Visitor	Floor Based Hoop	4
Grand total		14

DATE	REV	DESCRIPTION
19.12.2019	0	RESUBMITTED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE (1) Apartment 301 removed and replaced with 2 additional car spaces allocated one to each of the 2 bedroom apartments (2) Permeability amended showing addition of car spaces

REVISIONS

NO.	DATE	DESCRIPTION
A	06.05.19	ISSUED FOR TOWN PLANNING
A	10.07.19	RE-ISSUED FOLLOWING COUNCIL RFI
A	12.06.19	RE-ISSUED FOLLOWING COUNCIL FURTHER RFI
B	10.12.19	RE-ISSUED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE

NOT FOR CONSTRUCTION

**MIXED USE DEVELOPMENT
 TOWN PLANNING**

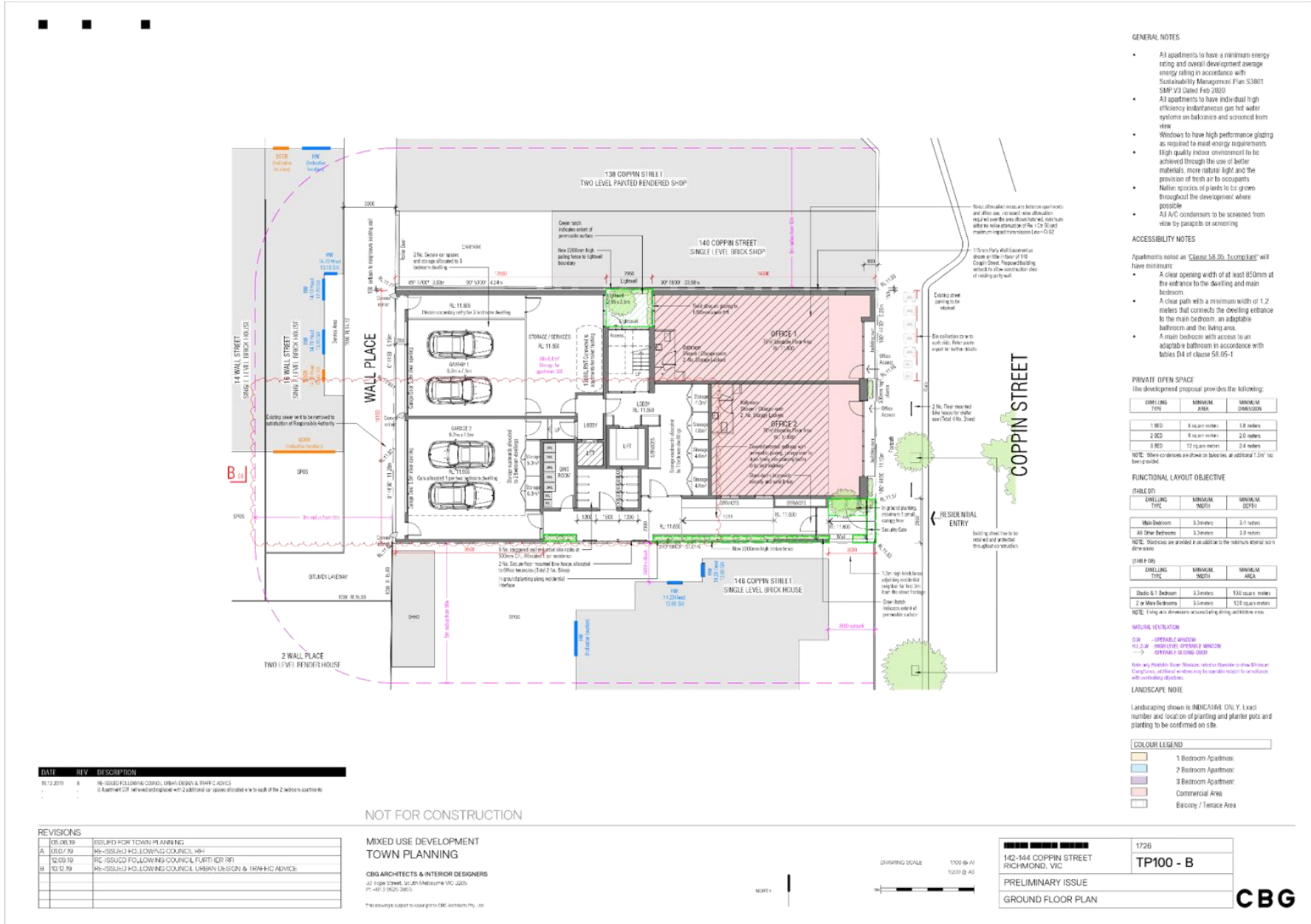
CBG ARCHITECTS & INTERIOR DESIGNERS
 83 Trow Street, South Melbourne VIC 3206
 P: +61 3 9529 3855

DRAWING SCALE: NA

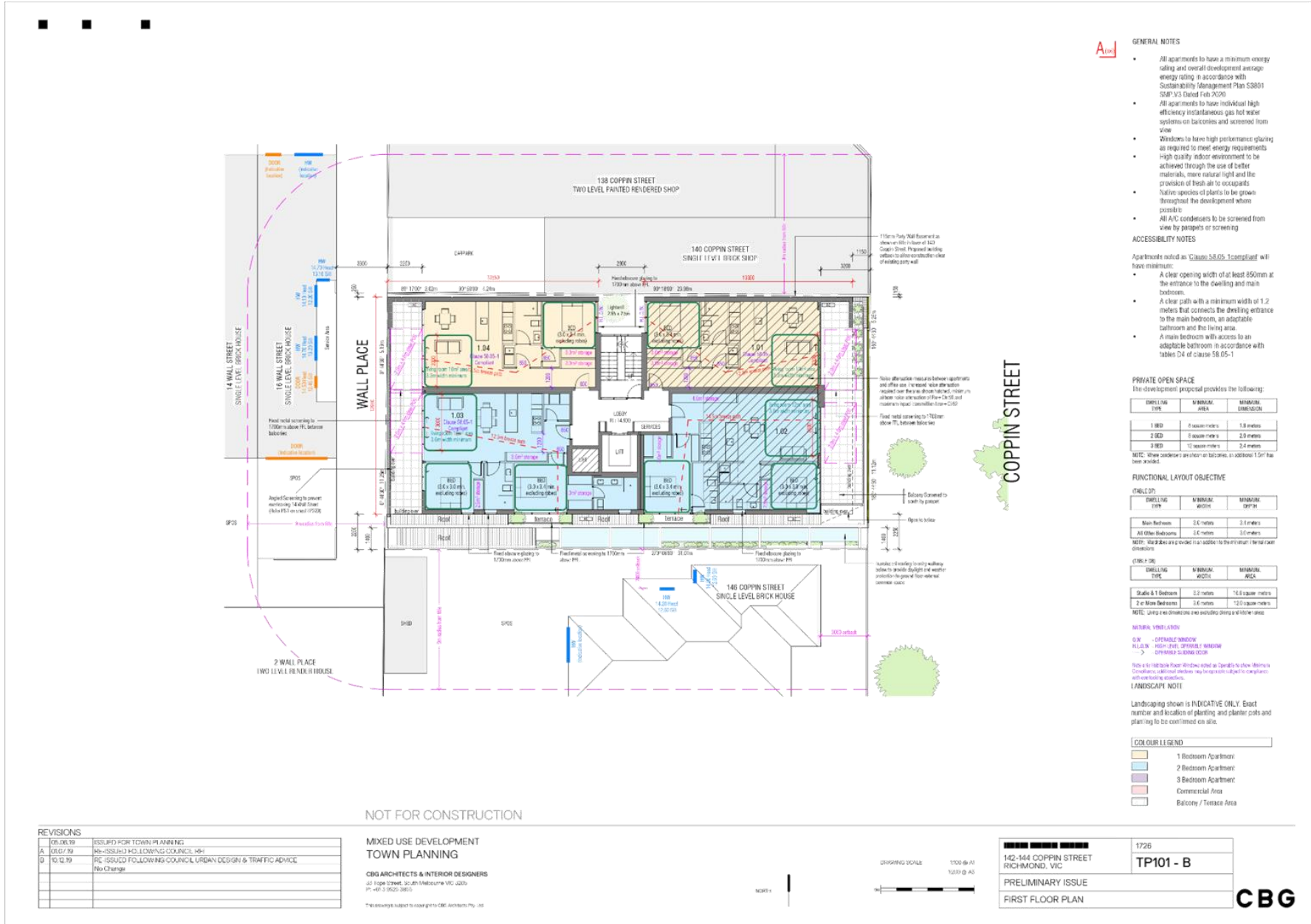
1729
142-144 COPPIN STREET RICHMOND, VIC
TP002 - B
PRELIMINARY ISSUE
GENERAL NOTES & SCHEDULES



Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans



Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans



- GENERAL NOTES**
- All apartments to have a minimum energy rating and overall development average energy rating in accordance with Sustainability Management Plan S5801 SMP V3 Dated Feb 2020
 - All apartments to have individual high efficiency instantaneous gas hot water systems on balconies and screened from view
 - Windows to have high performance glazing as required to meet energy requirements
 - High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants
 - Native species of plants to be grown throughout the development where possible
 - All A/C condensers to be screened from view by parapets or screening

- ACCESSIBILITY NOTES**
- Apartments noted as 'Class 58.05.1 compliant' will have minimum:
- A clear opening width of at least 850mm at the entrance to the dwelling and main bathroom.
 - A clear path with a minimum width of 1.2 meters that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
 - A main bedroom with access to an adaptable bathroom in accordance with table D4 of clause 58.05-1

PRIVATE OPEN SPACE
The development proposal provides the following:

DWELLING TYPE	MINIMUM AREA	MINIMUM DIMENSION
1 BED	8 square meters	1.8 meters
2 BED	8 square meters	2.0 meters
3 BED	12 square meters	2.4 meters

NOTE: Where balconies are shown on balconies, a minimum 1.5m has been provided.

FUNCTIONAL LAYOUT OBJECTIVE

DWELLING TYPE	MINIMUM WIDTH	MINIMUM DEPTH
Main Bedroom	2.6 meters	3.1 meters
All Other Bedrooms	2.6 meters	3.0 meters

NOTE: All bedrooms are provided in accordance with the minimum floor plate dimensions.

DWELLING TYPE	MINIMUM WIDTH	MINIMUM AREA
Studio & 1 Bedroom	2.2 meters	16.0 square meters
2+ More Bedrooms	2.6 meters	12.0 square meters

NOTE: Living area dimensions are including dining area where shown.

MARKING CONVENTION
 O/W - OPERABLE WINDOW
 H/L/W - HIGH-LEVEL OPERABLE WINDOW
 -> - OPERABLE WINDOW OPEN

Note: All 4th Floor Windows listed as Operable Windows. Operable windows are subject to compliance with relevant standards.

LANDSCAPE NOTE
 Landscaping shown is PREDICATIVE ONLY. Exact number and location of planting and planter pots and plantings to be confirmed on site.

COLOR LEGEND

[Light Blue Box]	1 Bedroom Apartment
[Light Green Box]	2 Bedroom Apartment
[Light Purple Box]	3 Bedroom Apartment
[Light Orange Box]	Commercial Area
[Light Yellow Box]	Balcony / Terrace Area

REVISIONS

NO.	DATE	DESCRIPTION
1	10.06.19	ISSUED FOR TOWN PLANNING
A	10.07.19	REVISED TO FOLLOWING COUNCIL MEETING
B	10.12.19	REVISED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE
		No Change

NOT FOR CONSTRUCTION

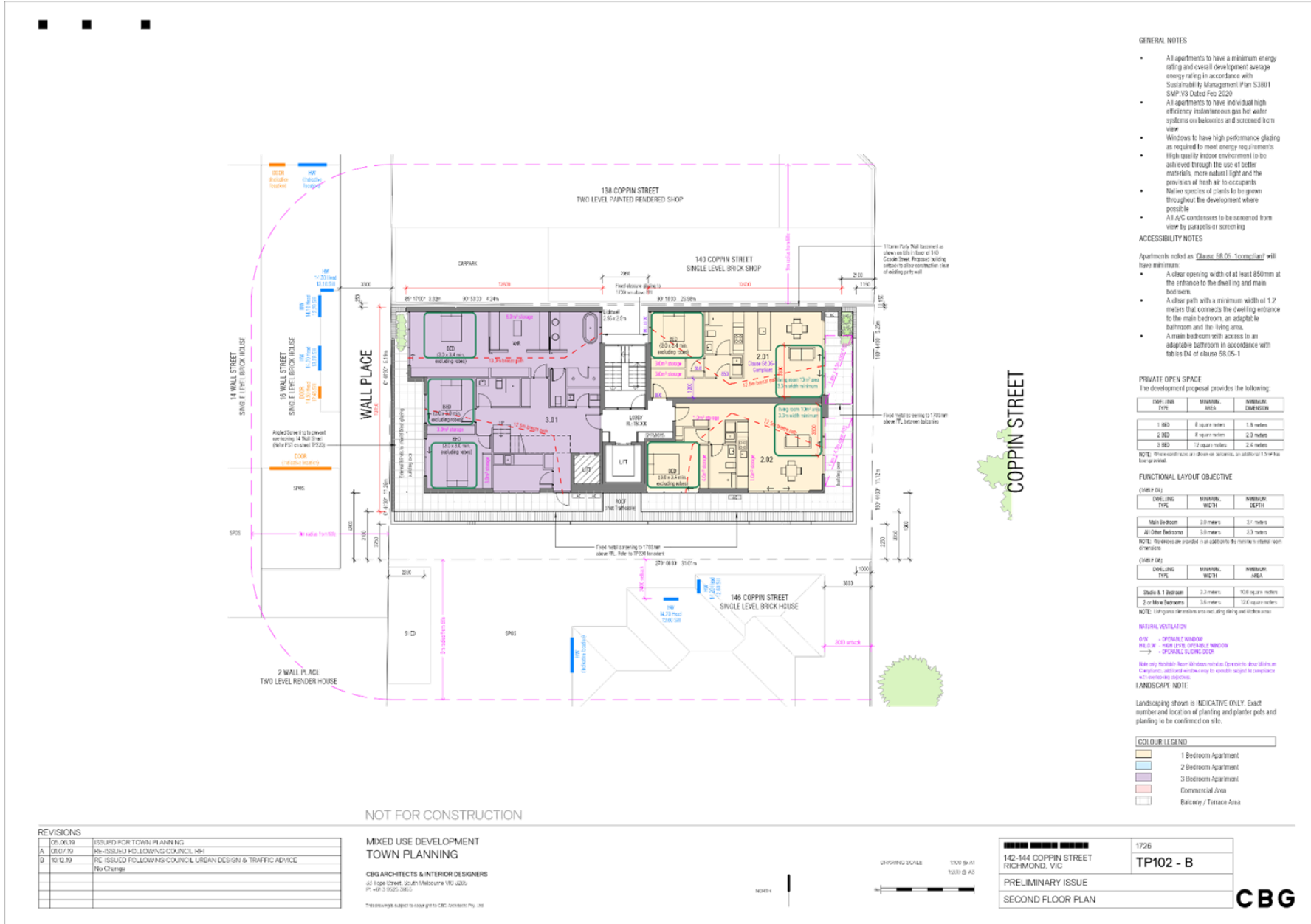
**MIXED USE DEVELOPMENT
TOWN PLANNING**

CBG ARCHITECTS & INTERIOR DESIGNERS
 45 Lodge Street, South Melbourne VIC 3205
 PH: +61 3 9629 3855



1726	CBG
142-144 COPPIN STREET RICHMOND, VIC	
PRELIMINARY ISSUE	
FIRST FLOOR PLAN	

Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans



- GENERAL NOTES**
- All apartments to have a minimum energy rating and overall development average energy rating in accordance with Sustainability Management Plan S38811 SMP V3 Dated Feb 2020
 - All apartments to have individual high efficiency instantaneous gas hot water systems on balconies and screened from view
 - Windows to have high performance glazing as required to meet energy requirements
 - High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants
 - Native species of plants to be grown throughout the development where possible
 - All A/C condensates to be screened from view by parapets or screening

- ACCESSIBILITY NOTES**
- Apartments noted as **Clause 58.05 'Access'** will have minimums:
- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom
 - A clear path with a minimum width of 1.2 meters that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area
 - A main bedroom with access to an adaptable bathroom in accordance with tables D4 of clause 58.05-1

PRIVATE OPEN SPACE
The development proposal provides the following:

DEWING TYPE	MINIMUM AREA	MINIMUM DIMENSION
1 BED	6 square metres	1.8 metres
2 BED	8 square metres	2.0 metres
3 BED	12 square metres	2.4 metres

NOTE: Where minimum area dimension exceeds an additional 1.5m for less than 1m wide.

FUNCTIONAL LAYOUT OBJECTIVE
(TABLE 51)

DEWING TYPE	MINIMUM WIDTH	MINIMUM DEPTH
Main Bedroom	3.0 metres	2.1 metres
All Other Bedrooms	3.0 metres	2.3 metres

NOTE: Any excesses are provided in addition to the minimum stated open dimensions

(TABLE 52)

DEWING TYPE	MINIMUM WIDTH	MINIMUM AREA
Studio & 1 Bedroom	3.3 metres	10.0 square metres
2 or More Bedrooms	3.0 metres	10.0 square metres

NOTE: Living area dimensions are measured along living and kitchen areas

NATURAL VENTILATION
 ☀️ - OPTIMAL WINDOW
 ☀️ - HIGH LEVEL OPTIMAL WINDOW
 → - OPTIMAL SLIDING DOOR
 Note: Only North-East, South-East, West and South-West are optimal for this site. All other orientations are sub-optimal and may require additional glazing or shading to meet objectives.

LANDSCAPE NOTE
 Landscaping shown is INDICATIVE ONLY. Exact number and location of plantings and planter pots and planting to be confirmed on site.

COLOUR LEGEND

[Yellow Box]	1 Bedroom Apartment
[Light Blue Box]	2 Bedroom Apartment
[Light Green Box]	3 Bedroom Apartment
[Light Grey Box]	Commercial Area
[Pink Box]	Balcony / Terrace Area

REVISIONS

NO.	DATE	DESCRIPTION
1	10.06.19	ISSUED FOR TOWN PLANNING
A	10.07.19	REVISED TO INCLUDE COUNCIL INPUT
B	10.12.19	REVISED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE
		No Change

NOT FOR CONSTRUCTION

MIXED USE DEVELOPMENT
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
 45 Lodge Street, South Melbourne VIC 3205
 PH: +61 3 9629 3855

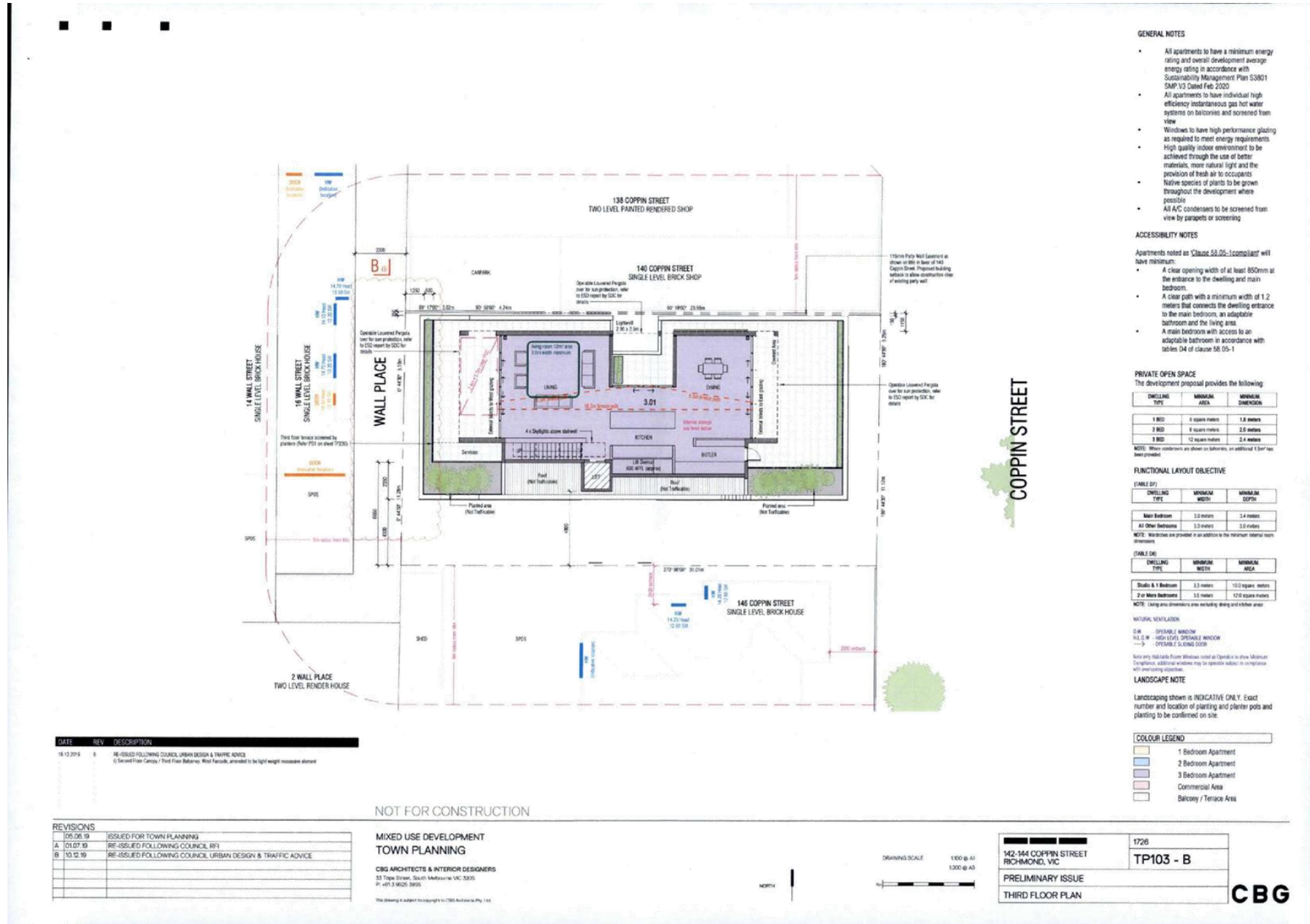


1726
142-144 COPPIN STREET RICHMOND, VIC
PRELIMINARY ISSUE
SECOND FLOOR PLAN

TP102 - B

CBG

Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans



- GENERAL NOTES**
- All apartments to have a minimum energy rating and overall development average energy rating in accordance with Sustainability Management Plan S3801 SMP V3 Dated Feb 2020
 - All apartments to have individual high efficiency instantaneous gas hot water systems on balconies and screened from view
 - Windows to have high performance glazing as required to meet energy requirements. High quality indoor environment to be achieved through the use of better materials, more natural light and the position of fresh air to occupants
 - Native species of plants to be grown throughout the development where possible
 - All A/C condensers to be screened from view by parapets or screening

- ACCESSIBILITY NOTES**
- Apartments noted as 'Clause 58.05-1 compliant' will have minimum:
- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
 - A clear path with a minimum width of 1.2 meters that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
 - A main bedroom with access to an adaptable bathroom in accordance with tables D4 of clause 58.05-1

PRIVATE OPEN SPACE
The development proposal provides the following:

DWELLING TYPE	MINIMUM AREA	MINIMUM DIMENSION
1 BED	8 square metres	1.8 metres
2 BED	8 square metres	2.0 metres
3 BED	12 square metres	2.4 metres

NOTE: Where outdoor area shown on balconies, an additional 1.5m² has been provided.

FUNCTIONAL LAYOUT OBJECTIVE

DWELLING TYPE	MINIMUM METRE	MINIMUM METRE
Main Bedroom	3.0 metres	3.4 metres
All other bedrooms	2.2 metres	2.5 metres

NOTE: Windows are provided in addition to the minimum internal room dimensions.

NATURAL VENTILATION

DWELLING TYPE	MINIMUM METRE	MINIMUM AREA
Studio & 1 Bedroom	3.3 metres	10.0 square metres
2 or More Bedrooms	3.3 metres	12.0 square metres

NOTE: Living area dimensions area including dining and kitchen areas.

LANDSCAPE NOTE

Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots and planting to be confirmed on site.

COLOUR LEGEND

[Light Blue Box]	1 Bedroom Apartment
[Medium Blue Box]	2 Bedroom Apartment
[Dark Blue Box]	3 Bedroom Apartment
[Pink Box]	Commercial Area
[Green Box]	Balcony / Terrace Area

DATE	REV	DESCRIPTION
18-12-2019	B	RE-ISSUED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE (5) Second Floor Capacity / Third Floor Balcony - Wind Factors, amended to be light weight measure element

REVISIONS

DATE	REV	DESCRIPTION
05.06.19		ISSUED FOR TOWN PLANNING
01.07.19	A	RE-ISSUED FOLLOWING COUNCIL RP1
10.12.19	B	RE-ISSUED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE

NOT FOR CONSTRUCTION

**MIXED USE DEVELOPMENT
TOWN PLANNING**

CRG ARCHITECTS & INTERIOR DESIGNERS
53 Tupper Street, South Melbourne VIC 3205
P: +61 3 9625 3895

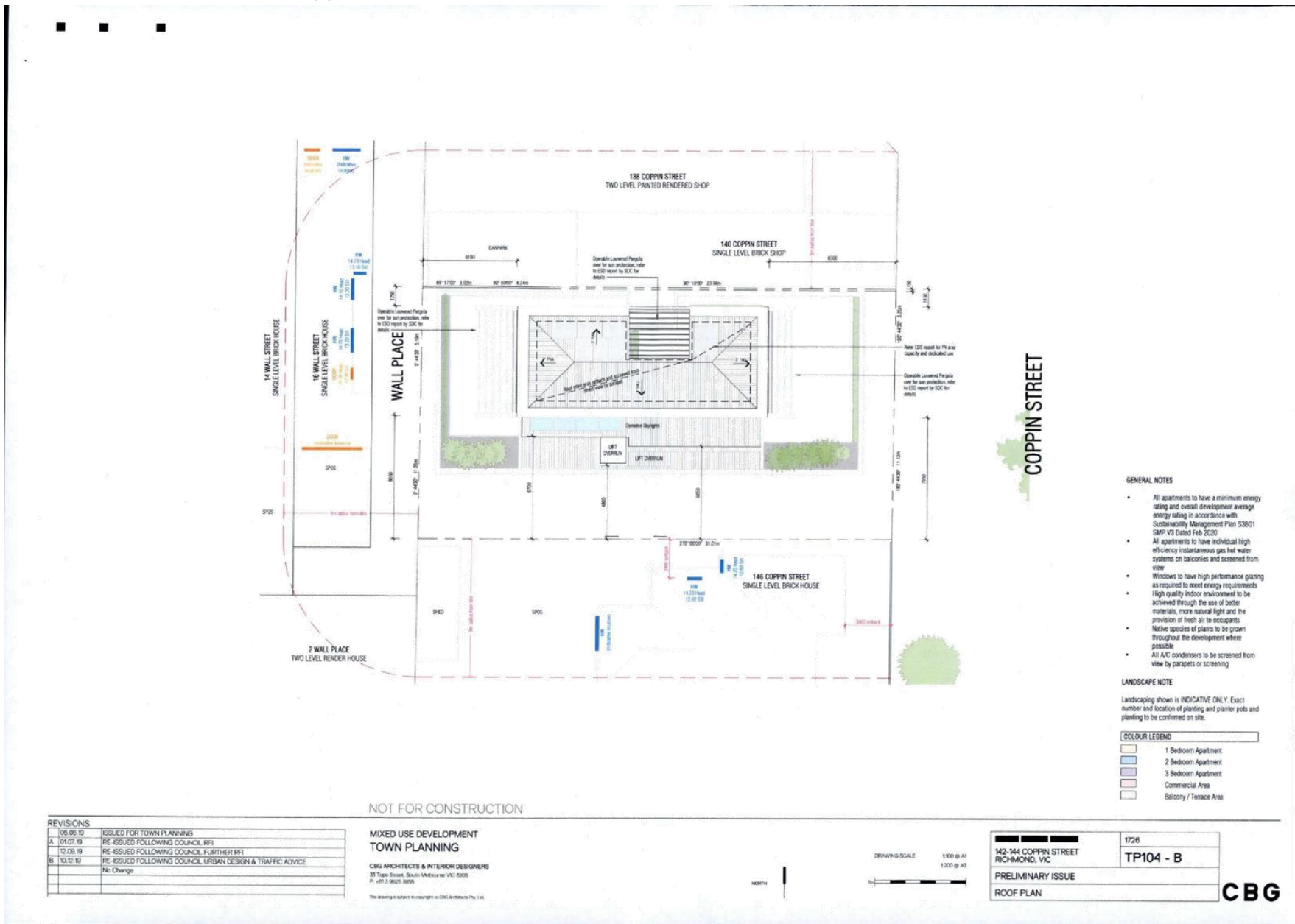
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DRAWING SCALE
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1:200 @ A3

1726	142-144 COPPIN STREET RICHMOND, VIC
TP103 - B	
PRELIMINARY ISSUE	
THIRD FLOOR PLAN	



Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans



GENERAL NOTES

- All apartments to have a minimum energy rating and overall development average energy rating in accordance with Sustainability Management Plan S3801 SMP V3 Dated Feb 2020
- All apartments to have individual high efficiency instantaneous gas hot water systems on balconies and screened from view
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants
- Native species of plants to be grown throughout the development where possible
- All A/C condensers to be screened from view by parapets or screening

LANDSCAPE NOTE

Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots and planting to be confirmed on site.

COLOUR LEGEND

[Light Blue Box]	1 Bedroom Apartment
[Medium Blue Box]	2 Bedroom Apartment
[Dark Blue Box]	3 Bedroom Apartment
[Pink Box]	Commercial Area
[White Box]	Balcony / Terrace Area

NOT FOR CONSTRUCTION

REVISIONS

06.06.19	ISSUED FOR TOWN PLANNING
A 09.07.19	RE ISSUED FOLLOWING COUNCIL RFP
12.06.19	RE ISSUED FOLLOWING COUNCIL FURTHER RFP
B 10.12.19	RE ISSUED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE
	No Change

MIXED USE DEVELOPMENT
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3205
P: 03 9625 5895

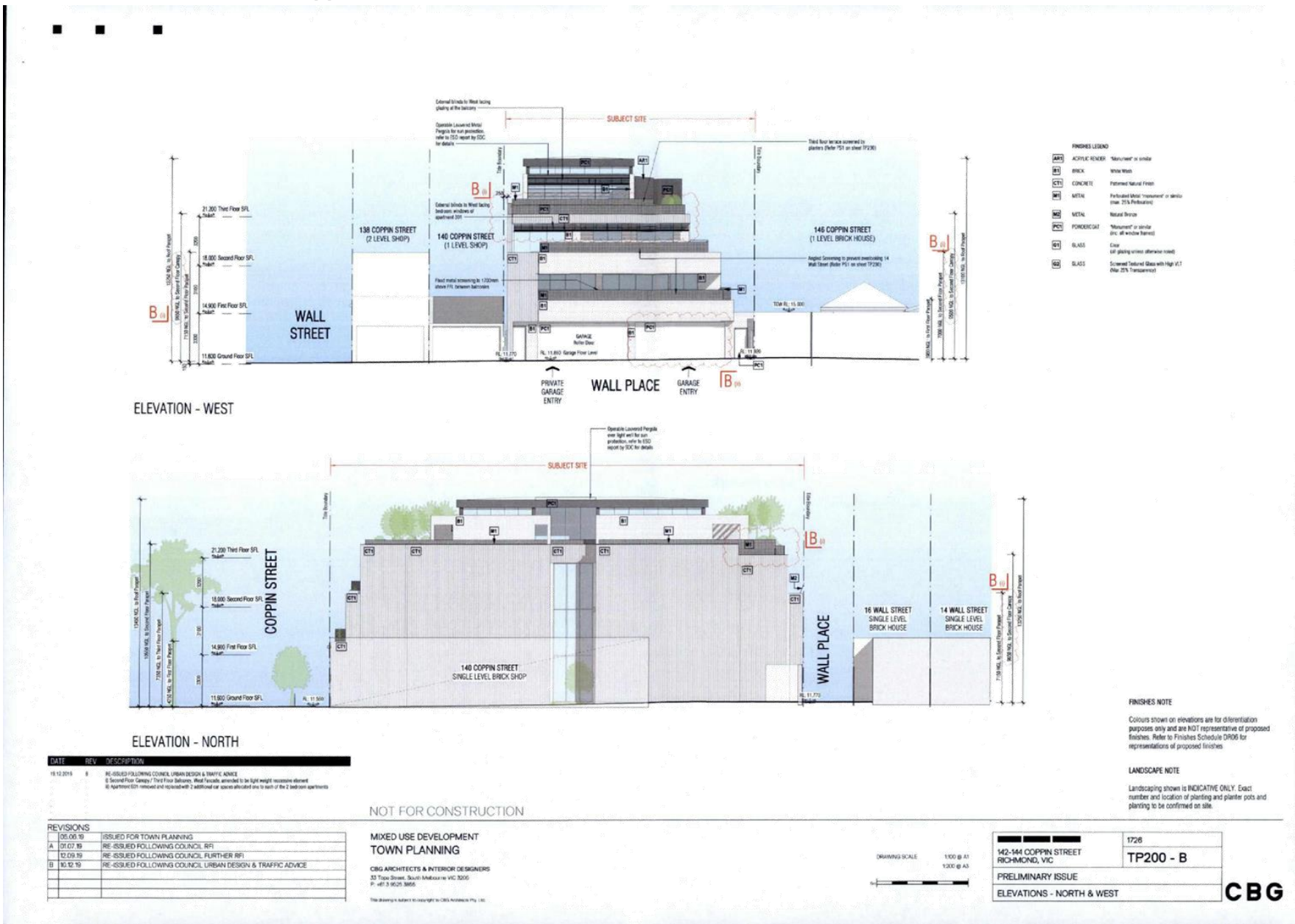
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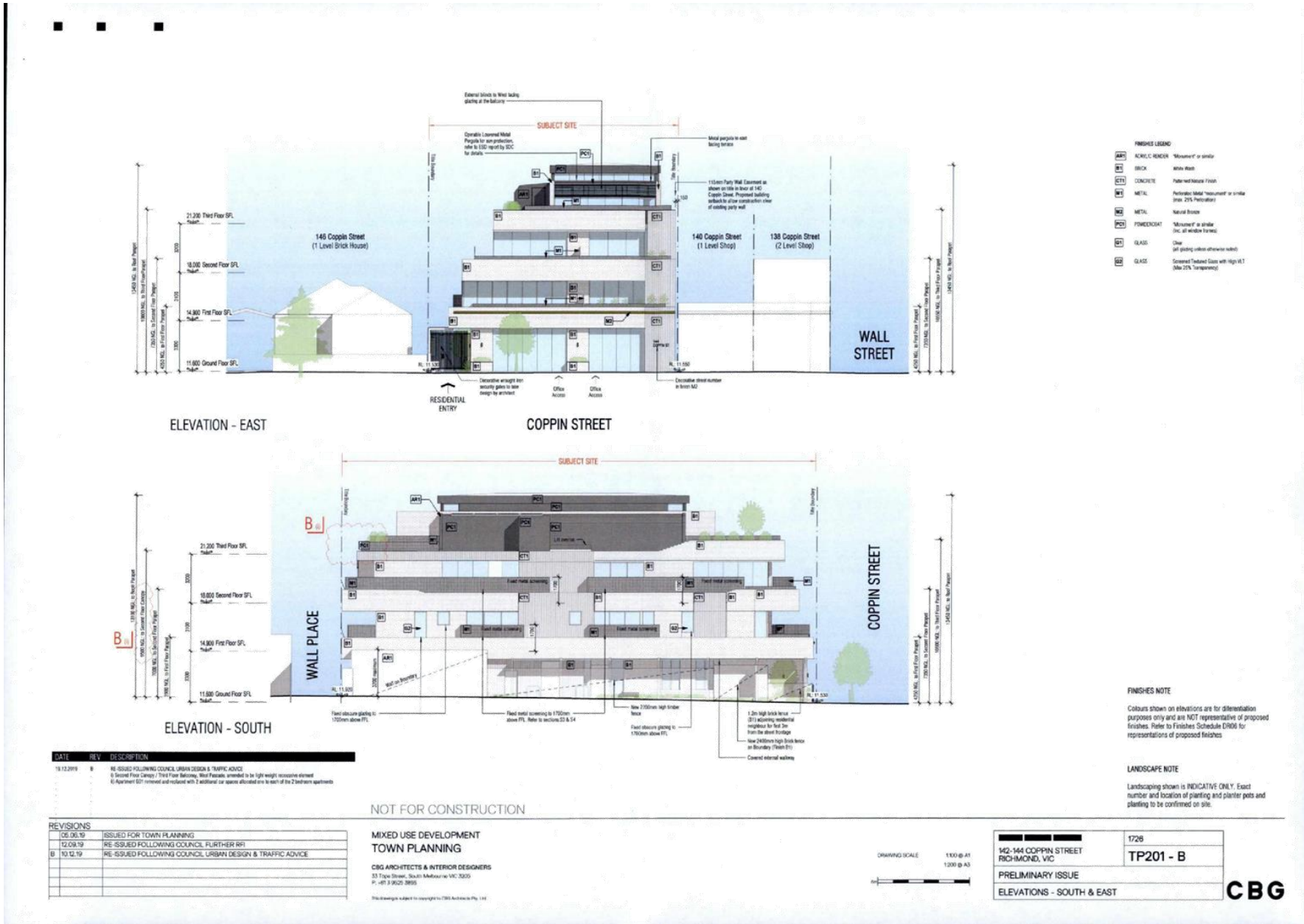
142-144 COPPIN STREET RICHMOND, VIC	1726
PRELIMINARY ISSUE	TP104 - B
ROOF PLAN	



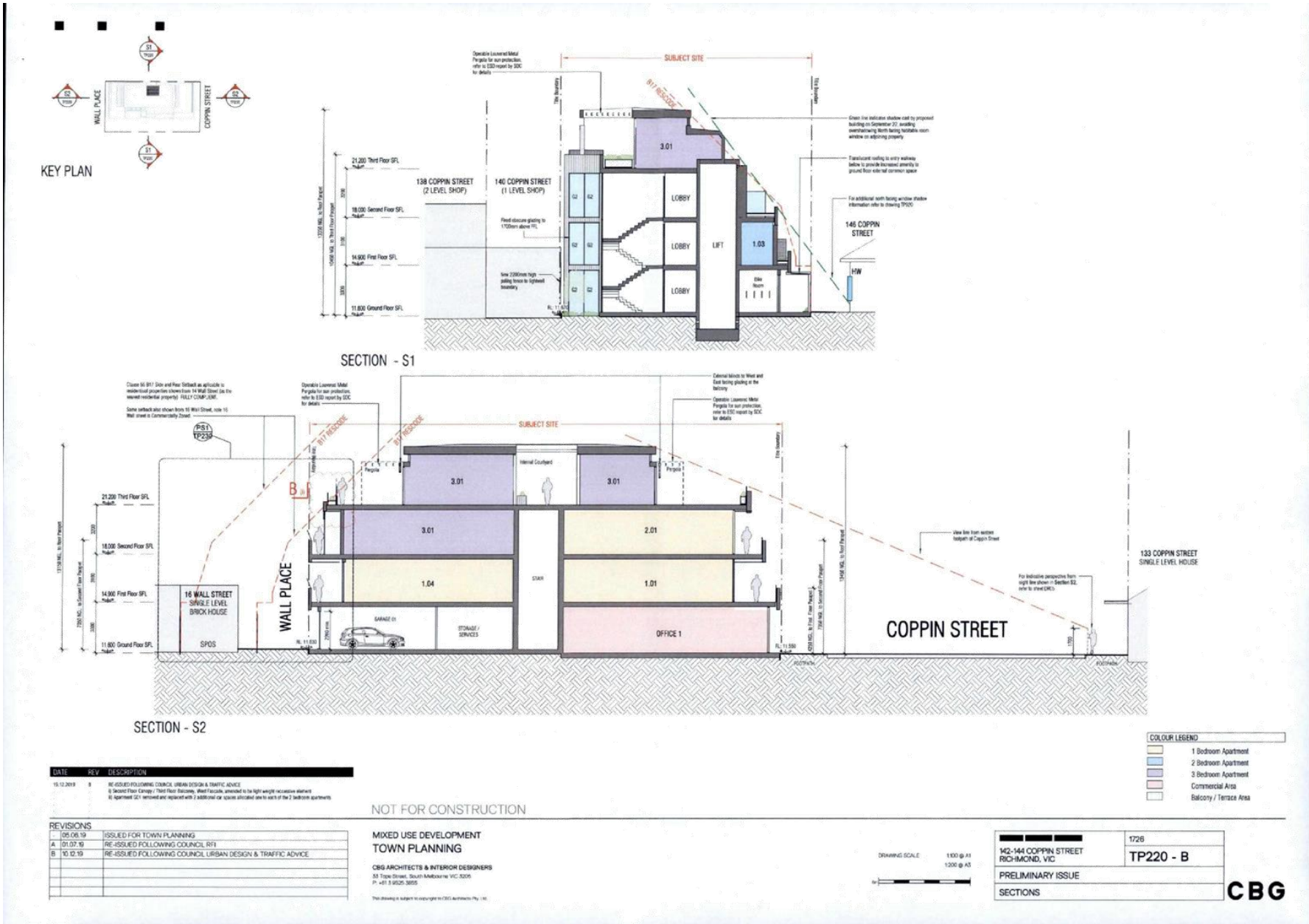
Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans



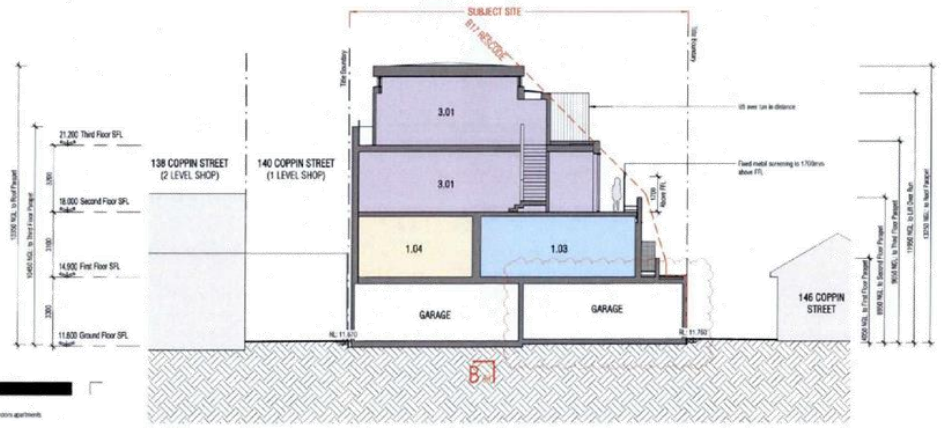
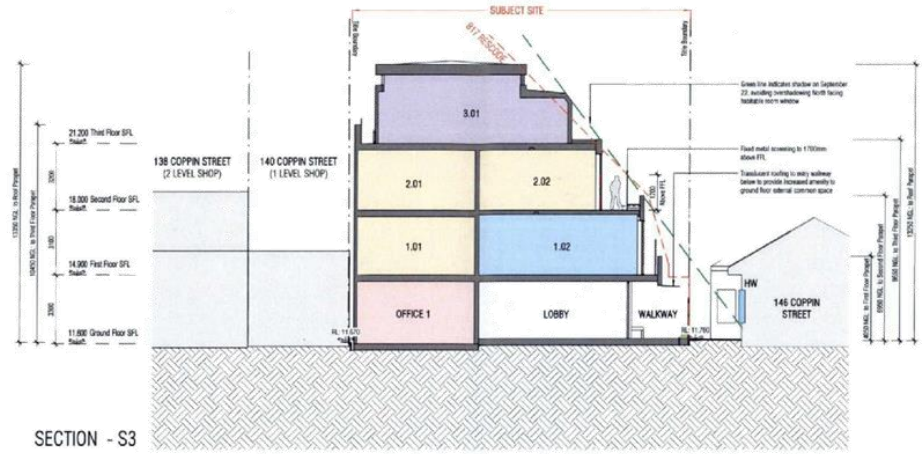
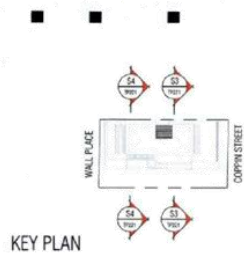
Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans



Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans



Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans



COLOUR LEGEND

[Light Blue Box]	1 Bedroom Apartment
[Medium Blue Box]	2 Bedroom Apartment
[Dark Blue Box]	3 Bedroom Apartment
[Pink Box]	Commercial Area
[White Box]	Balcony / Terrace Area

DATE	REV	DESCRIPTION
19-12-2019	B	RE-ISSUED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE (1) Apartment S37 removed and replaced with 3 additional car spaces allocated one to each of the 3 bedrooms apartments.

REVISIONS

DATE	REV	DESCRIPTION
06.06.19		ISSUED FOR TOWN PLANNING
01.07.19	A	RE-ISSUED FOLLOWING COUNCIL RFI
10.12.19	B	RE-ISSUED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE

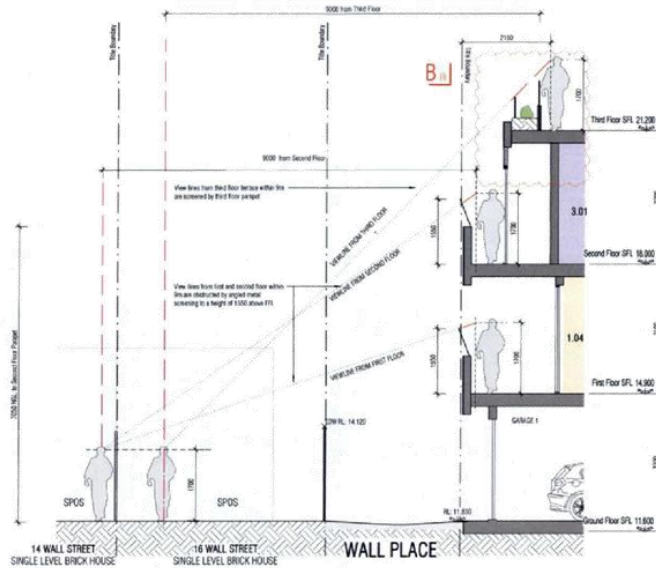
MIXED USE DEVELOPMENT
 TOWN PLANNING
 CBG ARCHITECTS & INTERIOR DESIGNERS
 33 Taper Street, South Melbourne VIC 3200
 P: +61 3 9629 3895



1726
142-144 COPPIN STREET RICHMOND, VIC
TP221 - B
PRELIMINARY ISSUE
SECTIONS



Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans



PART SECTION - PS1

DATE	REV	DESCRIPTION
19.12.2019	B	RE-ISSUED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE ① Second Floor Canopy / Third Floor Balcony, Wall Facade, amended to be light weight recessive element

NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION
05.06.19		ISSUED FOR TOWN PLANNING
01.07.19	A	RE-ISSUED FOLLOWING COUNCIL RP1
		No Change
10.12.19	B	RE-ISSUED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE

MIXED USE DEVELOPMENT
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tapscott Street, South Melbourne VIC 3205
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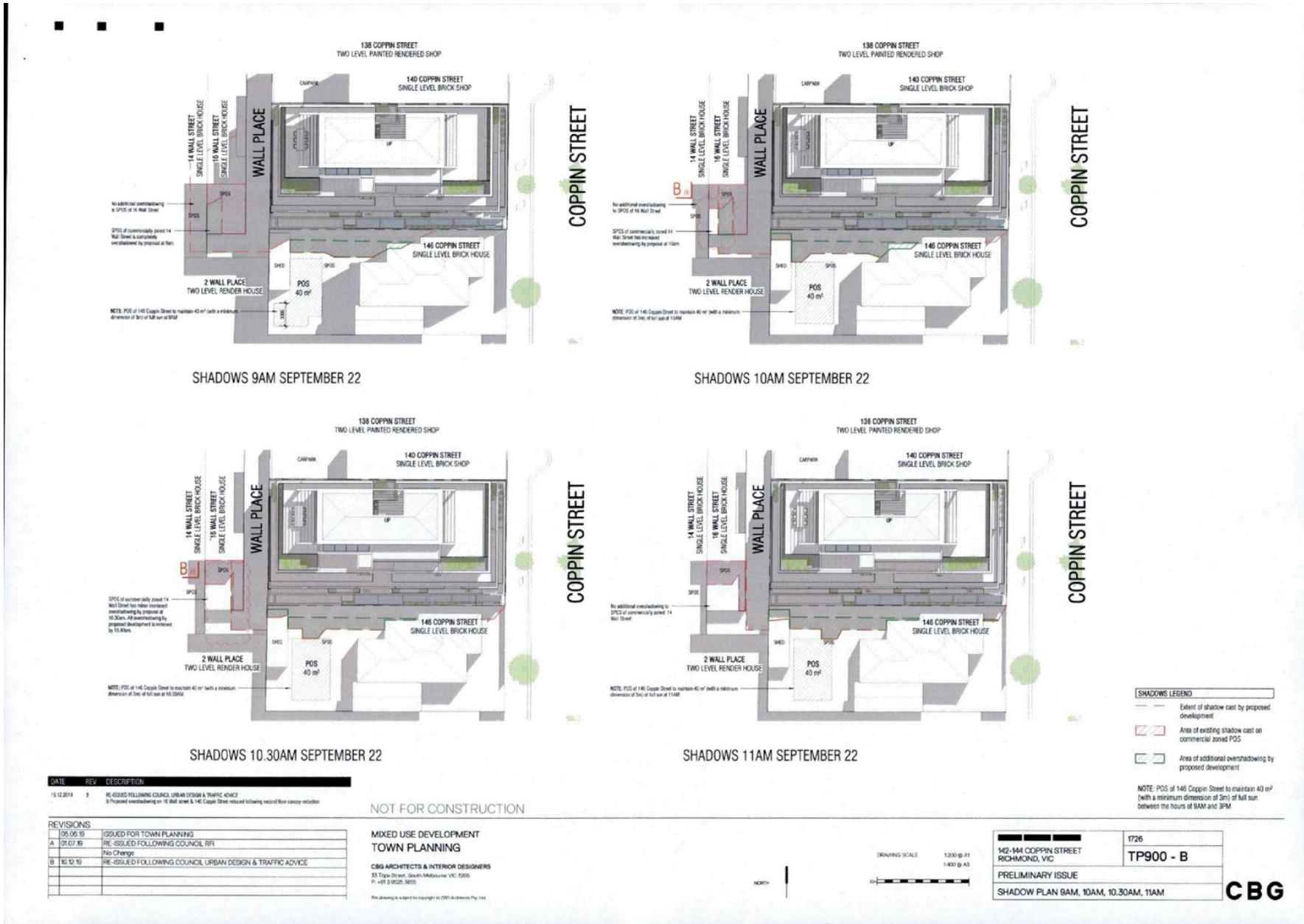
DRAWING SCALE: 1:50 @ A1, 1:100 @ A3



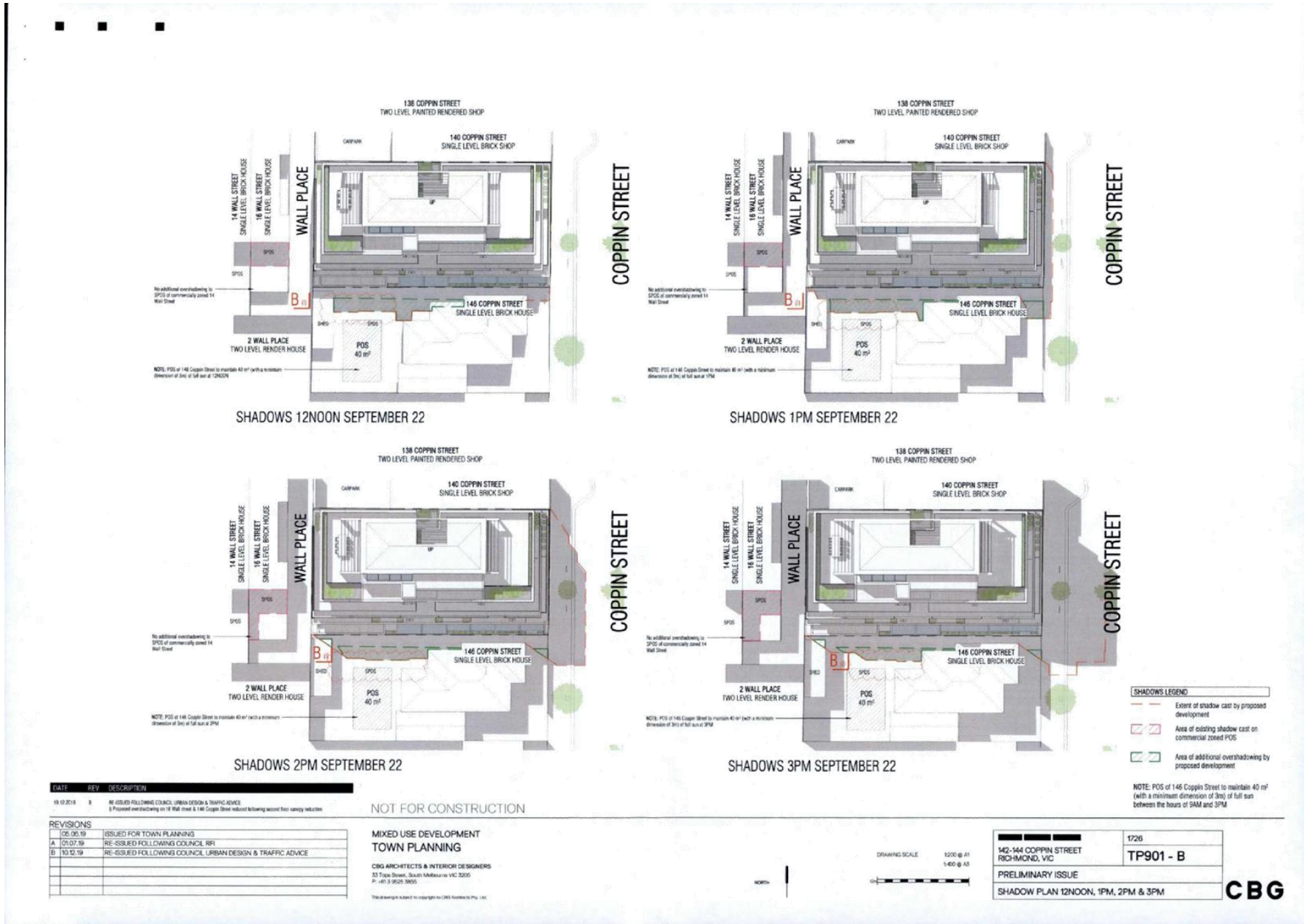
142-144 COPPIN STREET RICHMOND, VIC	1726 TP230 - B
PRELIMINARY ISSUE	
PART SECTION - NORTH FACING WINDOW	

CBG

Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans



Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans



DATE	REV	DESCRIPTION
19.12.2019	B	RE-ISSUED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE & Proposed overshadowing on 14 Wall Street & 146 Coppin Street reduced following second floor canopy reduction.

REVISIONS	DATE	DESCRIPTION
A	06.06.19	ISSUED FOR TOWN PLANNING
A	01.07.19	RE-ISSUED FOLLOWING COUNCIL RFI
B	10.12.19	RE-ISSUED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE

NOT FOR CONSTRUCTION

MIXED USE DEVELOPMENT
TOWN PLANNING

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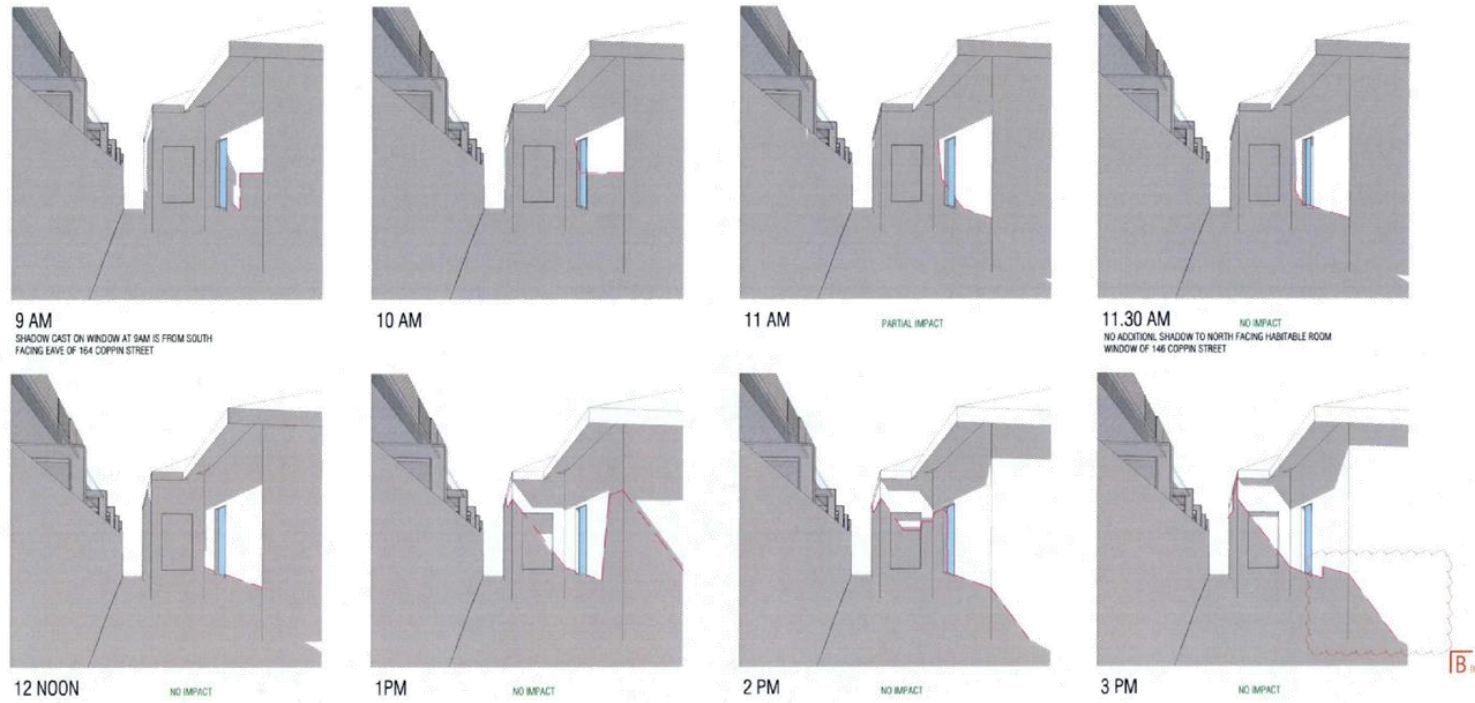
DRAWING SCALE
1:200 @ A1
1:400 @ A3



142-144 COPPIN STREET RICHMOND, VIC	1726
PRELIMINARY ISSUE	TP901 - B
SHADOW PLAN 12NOON, 1PM, 2PM & 3PM	

CBG

Attachment 3 - PLN19/0364 - 142 - 144 Coppin Street Richmond - S57A Plans



DATE	REV	DESCRIPTION
19.12.2019	5	RE ISSUED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE 2 Proposed modifications to 142/144 Street & 145 Coppin Street related following second floor canopy reduction

NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION
06.06.19		ISSUED FOR TOWN PLANNING
01.07.19	A	RE ISSUED FOLLOWING COUNCIL RFI
		No Change
10.12.19	B	RE ISSUED FOLLOWING COUNCIL URBAN DESIGN & TRAFFIC ADVICE

MIXED USE DEVELOPMENT
TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
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P: +61 3 9525 3855

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DRAWING SCALE

142-144 COPPIN STREET RICHMOND, VIC	1726 TP920 - B
PRELIMINARY ISSUE	
146 COPPIN ST - NORTH FACING WINDOW	



Attachment 4 - PLN19/0364 - 142 - 144 Coppin Street Richmond - Sketch Plan Ground Level (dated 03.06.2020)

