



FENDER KATSALIDIS

SELWYN ST DEVELOPMENT
10-16 SELWYN
ELSTERNWICK 3185

PROJECT NO: 17103.1

VCAT Plan Set For Endorsement



TOWN PLANNING

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| REVISION | | | REVISION | | |
|----------|-----------------------------------|----|------------|------|---------------------------------------|
| - | TOWN PLANNING | SS | 12.02.2021 | 08 | PERMIT CONDITIONS FOR ENDORSEMENT |
| 01 | RESPONSE TO COUNCIL RFI | SF | 01.04.2021 | 09 | PERMIT CONDITIONS FOR ENDORSEMENT |
| 02 | TOWN PLANNING AMENDMENTS | SF | 29.06.2021 | 10 | FOR ENDORSEMENT WITH MINOR UPDATE |
| 03 | TOWN PLANNING AMENDMENTS | JZ | 11.02.2022 | 11 | PERMIT CONDITIONS FOR ENDORSEMENT |
| 04 | VCAT PLANS | AC | 25.03.2022 | 12 | WITHDRAWN - SUPERSEDED BY REVISION 13 |
| 05 | PERMIT CONDITIONS FOR ENDORSEMENT | CL | 13.12.2022 | 13 | PERMIT CONDITIONS FOR ENDORSEMENT |
| 06 | PERMIT CONDITIONS FOR ENDORSEMENT | DT | 18.01.2023 | 14 | PERMIT CONDITIONS FOR ENDORSEMENT |
| 07 | PERMIT CONDITIONS FOR ENDORSEMENT | DT | 15.02.2023 | > 15 | AMENDMENT TO BASEMENTS |

QUALITY ASSURANCE (ISO 9001 CERTIFIED)
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- DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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| DRAWN | DATE | CHECKED | PLOT DATE | JOB NO. | SCALE |
|-------|------------|---------|------------|---------|-----------|
| SS | 15.12.2023 | CB | 23.02.2024 | 17103.1 | N.T.S.@A1 |

PROJECT
SELWYN ST DEVELOPMENT
10-16 SELWYN
ELSTERNWICK VICTORIA 3185

DRAWING TITLE
COVER PAGE

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8696 3888
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
FOR ENDORSEMENT



REV. 15
DRAWING NO. TP000

GFA SCHEDULE (FECA - EXCL BALCONY)

| LEVEL | AREA |
|--------------|-------|
| BASEMENT 4 | 3 005 |
| BASEMENT 3 | 4 927 |
| BASEMENT 2 | 4 927 |
| BASEMENT 1 | 5 209 |
| GROUND FLOOR | 5 592 |
| MEZANNINE | 1 614 |
| LEVEL 1 | 2 504 |
| LEVEL 2 | 2 031 |
| LEVEL 3 | 2 032 |
| LEVEL 4 | 1 974 |
| LEVEL 5 | 1 860 |
| LEVEL 6 | 1 165 |
| LEVEL 7 | 818 |
| LEVEL 8 | 596 |

38 254 m²

APARTMENT AREA SCHEDULE (NSA)

| LEVEL | AREA |
|---------|-----------------------------|
| LEVEL 1 | 1 911 |
| LEVEL 2 | 1 662 |
| LEVEL 3 | 1 646 |
| LEVEL 4 | 1 627 |
| LEVEL 5 | 1 509 |
| LEVEL 6 | 911 |
| LEVEL 7 | 631 |
| LEVEL 8 | 427 |
| | 10 324 m² |

PRIVATE OPEN SPACE SCHEDULE

| LEVEL | AREA |
|----------------|----------------------------|
| BALCONY | |
| LEVEL 1 | 199 |
| LEVEL 2 | 321 |
| LEVEL 3 | 225 |
| LEVEL 4 | 242 |
| LEVEL 5 | 187 |
| LEVEL 6 | 114 |
| LEVEL 7 | 63 |
| LEVEL 8 | 52 |
| | 1 403 m² |

| LEVEL | AREA |
|----------------|----------------------------|
| TERRACE | |
| LEVEL 1 | 489 |
| | 489 m² |
| | 1 892 m² |

APARTMENT MIX SCHEDULE

| APT TYPE | QTY |
|--------------|------------|
| 1BR | 24 |
| 1BR(CV) | 9 |
| 1BR(DDA) | 18 |
| 1BR(DDA)(CV) | 6 |
| 1BR+S | 17 |
| 2BR | 1 |
| 2BR(CV) | 7 |
| 2BR(DDA) | 20 |
| 2BR(DDA)(CV) | 13 |
| 3BR(CV) | 6 |
| 3BR(DDA)(CV) | 14 |
| | 135 |

LEGEND:
 S STUDY
 DDA DDA COMPLIANT APARTMENT TYPE
 CV CROSS VENTILATION COMPLIANT APARTMENT TYPE

RETAIL AREA SUMMARY

| | AREA |
|---------------------------------|----------------------------|
| BWS | 156 |
| RETAIL - SUPERMARKET | 3 510 |
| RETAIL - SUPERMARKET OFFICE | 223 |
| SHOP OR FOOD AND_DRINK PREMISES | 28 |
| SHOP OR FOOD AND_DRINK PREMISES | 119 |
| SHOP OR FOOD AND_DRINK PREMISES | 148 |
| | 4 184 m² |

PLACE OF ASSEMBLY AREA SCHEDULE

| LEVEL | AREA |
|--------------|--------------------------|
| GROUND FLOOR | 277 |
| MEZANNINE | 426 |
| | 703 m² |

COMMUNAL PRIVATE OPEN SPACE AREA

| LEVEL | AREA |
|---------|--------------------------|
| LEVEL 1 | 471 |
| LEVEL 5 | 55 |
| LEVEL 6 | 115 |
| | 641 m² |

CARPARKING SCHEDULE

| LEVEL | QTY |
|------------|------------|
| BASEMENT 1 | 99 |
| BASEMENT 2 | 111 |
| BASEMENT 3 | 126 |
| BASEMENT 4 | 82 |
| | 418 |

CARPARKING BREAKDOWN

| | QTY |
|----------------------------------|------------|
| Place of Assembly | 30 |
| Residential | 158 |
| Retail and Staff (INCLUDING DTB) | 230 |
| | 418 |

CARPARK BREAK DOWN

| LEVEL | USE | QTY |
|------------|-------------------|------------|
| BASEMENT 1 | RETAIL | 93 |
| BASEMENT 1 | RETAIL DTB | 6 |
| BASEMENT 2 | RETAIL | 111 |
| BASEMENT 3 | PLACE OF ASSEMBLY | 30 |
| BASEMENT 3 | RESIDENTIAL | 77 |
| BASEMENT 3 | RETAIL (STAFF) | 19 |
| BASEMENT 4 | RESIDENTIAL | 82 |
| | | 418 |

| REVISION | DATE | REVISION | DATE |
|----------|-----------------------------------|----------|------------|
| - | TOWN PLANNING | SS | 12.02.2021 |
| 01 | RESPONSE TO COUNCIL RF1 | JS | 31.03.2021 |
| 02 | TOWN PLANNING AMENDMENTS | JS | 29.06.2021 |
| 03 | UPDATE TO KIOSK AREA | JS | 01.07.2021 |
| 04 | TOWN PLANNING AMENDMENTS | JZ | 11.02.2022 |
| 05 | VCAT PLANS | AC | 25.03.2022 |
| 06 | PERMIT CONDITIONS FOR ENDORSEMENT | DT | 13.12.2022 |
| 07 | PERMIT CONDITIONS FOR ENDORSEMENT | DT | 18.01.2023 |
| | | | > 15 |

| QUALITY ASSURANCE | (ISO 9001 CERTIFIED) |
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|-------|------------|---------|------------|---------|-----------|
| SS | 09.02.2024 | CB | 23.02.2024 | 17103.1 | N.T.S.@A1 |

PROJECT
 SELWYN ST DEVELOPMENT
 10-16 SELWYN
 ELSTERNWICK VICTORIA 3185

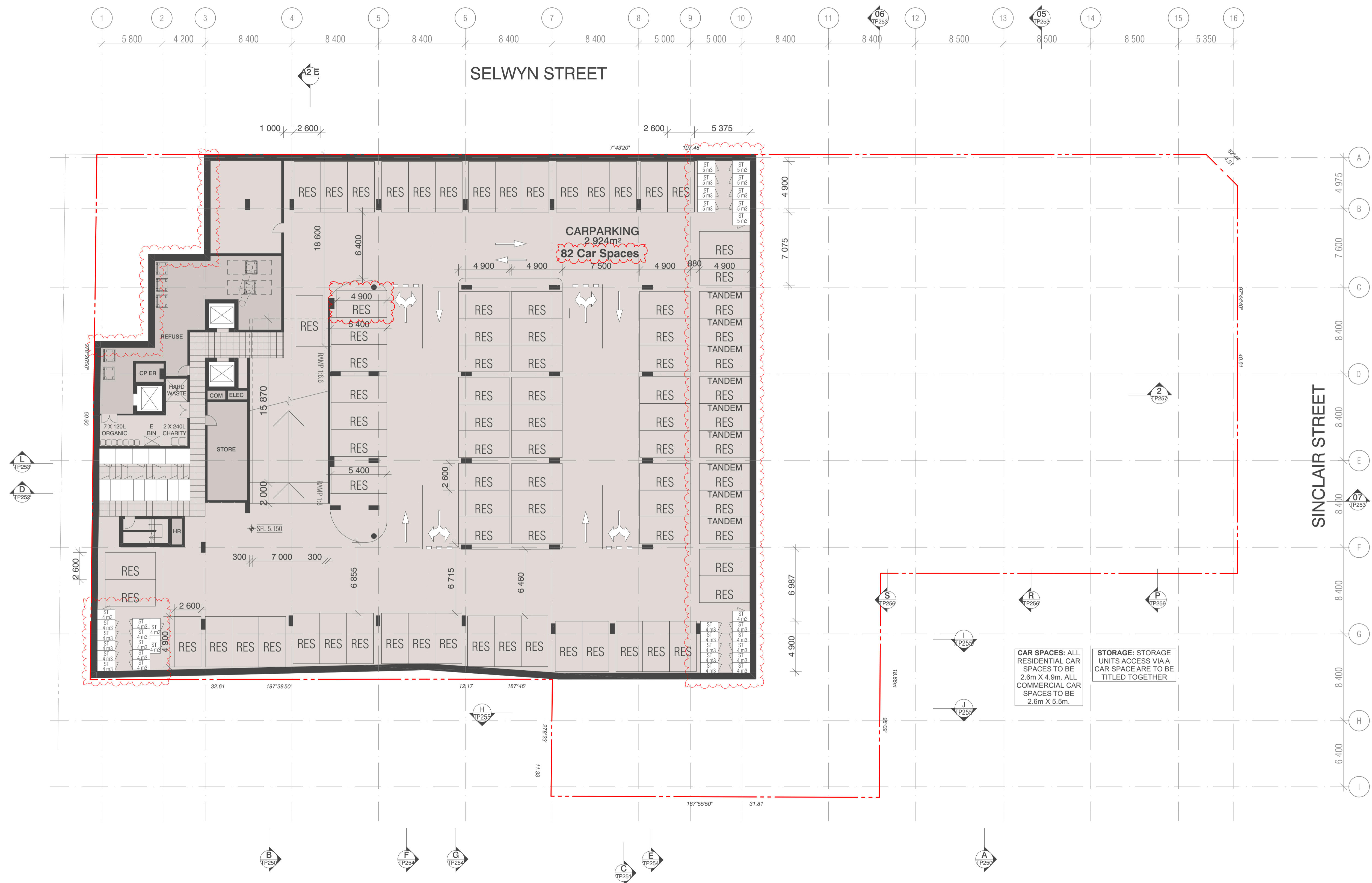
DRAWING TITLE
 PROJECT SUMMARY

FENDER KATSLIDIS
 WWW.FKAUSTRALIA.COM
 2 RIVERSIDE QUAY, SOUTHBANK
 VICTORIA 3006 AUSTRALIA
 TELEPHONE: +61 3 8696 3888
 FENDER KATSLIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 FOR ENDORSEMENT



REV. DRAWING NO.
 15 TP004



CAR SPACES: ALL RESIDENTIAL CAR SPACES TO BE 2.6m X 4.9m. ALL COMMERCIAL CAR SPACES TO BE 2.6m X 5.5m.

STORAGE: STORAGE UNITS ACCESS VIA A CAR SPACE ARE TO BE TITLED TOGETHER

T ; TANDEM CARPARK

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| REVISION | DATE | REVISION | DATE |
|----------|---------------------------------------|----------|------------|
| - | TOWN PLANNING ISSUE | SF | 12.02.2021 |
| 01 | RESPONSE TO COUNCIL RFI | JS | 31.03.2021 |
| 02 | TOWN PLANNING AMENDMENTS | JS | 29.06.2021 |
| 03 | TOWN PLANNING AMENDMENTS | JZ | 11.02.2022 |
| 04 | VCAT PLANS | AC | 25.03.2022 |
| 05 | PERMIT CONDITIONS FOR ENDORSEMENT | DT | 13.12.2022 |
| 06 | PERMIT CONDITIONS FOR ENDORSEMENT | DT | 18.01.2023 |
| 07 | PERMIT CONDITIONS FOR ENDORSEMENT | DT | 15.02.2023 |
| 08 | PERMIT CONDITIONS FOR ENDORSEMENT | DN | 17.04.2023 |
| 09 | PERMIT CONDITIONS FOR ENDORSEMENT | DN | 05.06.2023 |
| 10 | WITHDRAWN - SUPERSEDED BY REVISION 12 | WTK | 31.10.2023 |
| 11 | WITHDRAWN - SUPERSEDED BY REVISION 12 | WTK | 31.10.2023 |
| 12 | PERMIT CONDITIONS FOR ENDORSEMENT | JM | 16.11.2023 |
| 13 | WITHDRAWN - SUPERSEDED BY REVISION 14 | JM | 15.12.2023 |
| 14 | AMENDMENTS AS CLOUDED | GH | 09.02.2024 |

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| SF | 09.02.2024 | CB | 23.02.2024 | 17103.1 | 1:200@A1 |

PROJECT

SELWYN ST DEVELOPMENT
10-16 SELWYN
ELSTERNWICK VICTORIA 3185

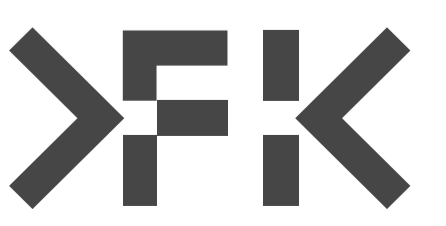
DRAWING TITLE

BASEMENT 04 FLOOR PLAN

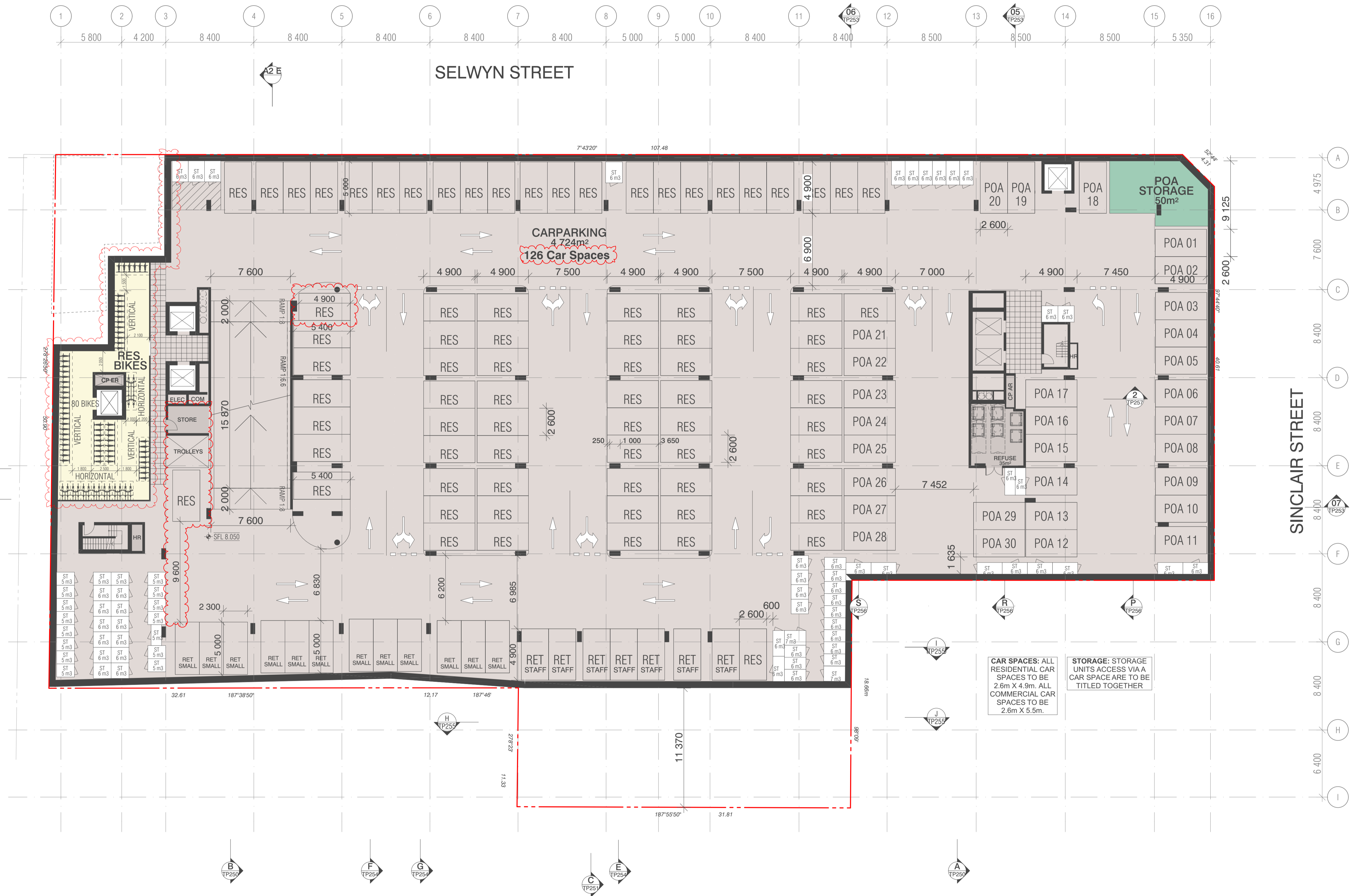
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

FOR ENDORSEMENT



REV. 14
DRAWING NO. TP096



CAR SPACES: ALL RESIDENTIAL CAR SPACES TO BE 2.6m X 4.9m. ALL COMMERCIAL CAR SPACES TO BE 2.6m X 5.5m.

STORAGE: STORAGE UNITS ACCESS VIA A CAR SPACE ARE TO BE TITLED TOGETHER

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| REVISION | DATE | REVISION | DATE |
|----------|------------|----------|------------|
| 01 | 12.02.2021 | 08 | 17.04.2023 |
| 02 | 31.03.2021 | 09 | 05.06.2023 |
| 03 | 29.06.2021 | 10 | 31.10.2023 |
| 04 | 11.02.2022 | 11 | 16.11.2023 |
| 05 | 25.03.2022 | 12 | 15.12.2023 |
| 06 | 13.12.2022 | 13 | 09.02.2024 |
| 07 | 18.01.2023 | | |
| 08 | 15.02.2023 | | |

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| SF | 09.02.2024 | CB | 23.02.2024 | 17103.1 | 1:200@A1 |

PROJECT

SELWYN ST DEVELOPMENT
10-16 SELWYN
ELSTERNWICK VICTORIA 3185

DRAWING TITLE

BASEMENT 03 FLOOR PLAN

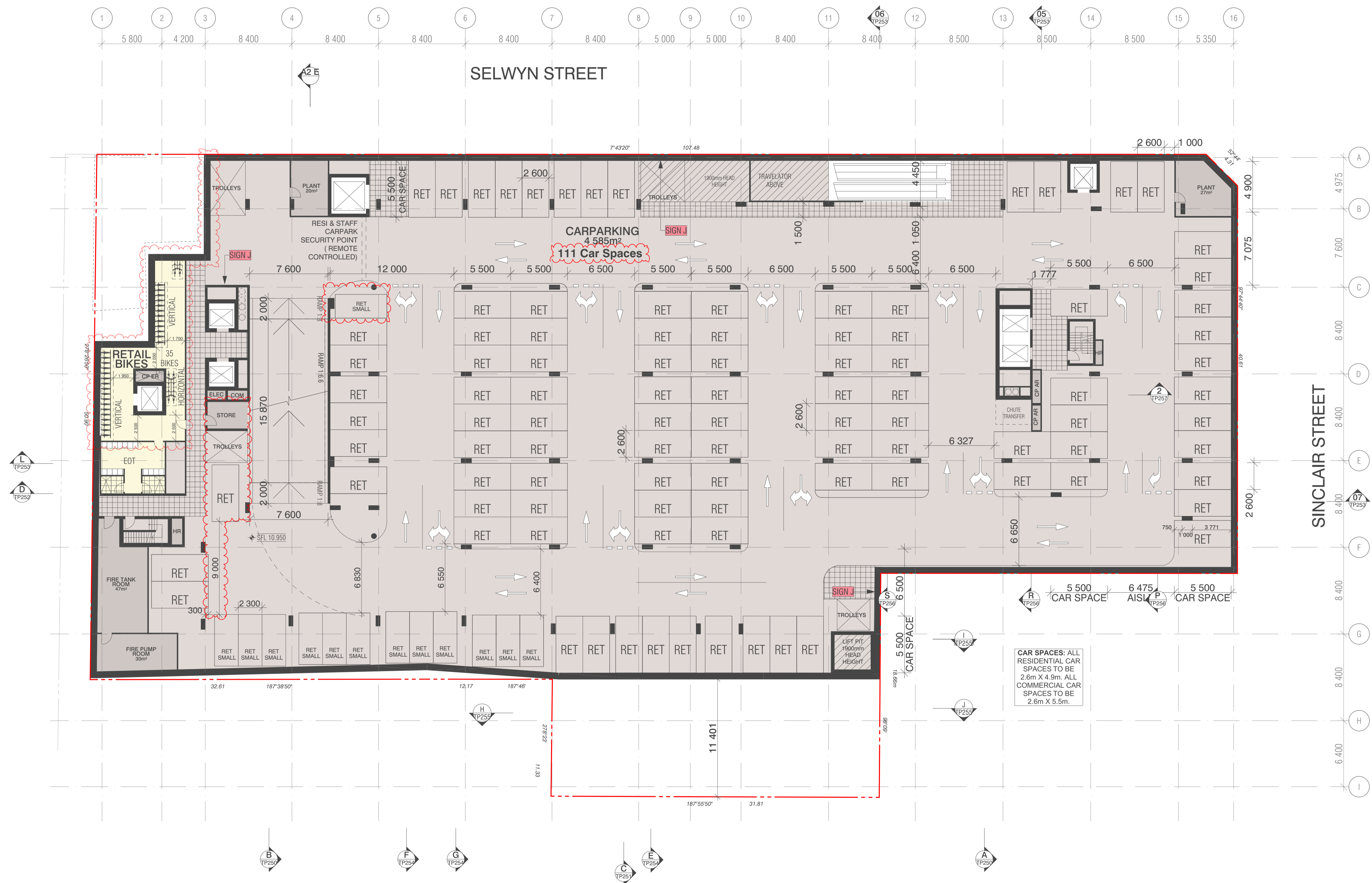
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TELEPHONE: +61 3 8696 3888
FENDER KATSLIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

FOR ENDORSEMENT

REV. 13

DRAWING NO. TP097



CAR SPACES: ALL RESIDENTIAL CAR SPACES TO BE 2.6m X 4.9m. ALL COMMERCIAL CAR SPACES TO BE 2.6m X 5.9m.

BIMcloud: fkasprbim01 - BIMcloud/23155 Selwyn Street Elsternwick (PACE Group)/00 BIM MODELS/SD_TP-DA/CENTRAL MODELS/23135 General

| REVISION | DATE | BY | DESCRIPTION |
|----------|------------|----|-----------------------------------|
| 01 | 12.02.2021 | SF | TOWN PLANNING ISSUE |
| 02 | 31.03.2021 | JS | RESPONSE TO COUNCIL RFI |
| 03 | 29.06.2021 | JS | TOWN PLANNING AMENDMENTS |
| 04 | 11.02.2022 | JZ | TOWN PLANNING AMENDMENTS |
| 05 | 25.03.2022 | AC | VCAT PLANS |
| 06 | 13.12.2022 | DT | PERMIT CONDITIONS FOR ENDORSEMENT |
| 07 | 18.01.2023 | DT | PERMIT CONDITIONS FOR ENDORSEMENT |
| 08 | 15.02.2023 | DT | PERMIT CONDITIONS FOR ENDORSEMENT |

| REVISION | DATE | BY | DESCRIPTION |
|----------|------------|-----|---------------------------------------|
| 09 | 17.04.2023 | DN | PERMIT CONDITIONS FOR ENDORSEMENT |
| 10 | 05.06.2023 | DN | PERMIT CONDITIONS FOR ENDORSEMENT |
| 11 | 31.10.2023 | WTK | WITHDRAWN - SUPERSEDED BY REVISION 11 |
| 12 | 16.11.2023 | JM | PERMIT CONDITIONS FOR ENDORSEMENT |
| 13 | 15.12.2023 | JM | WITHDRAWN - SUPERSEDED BY REVISION 13 |
| 14 | 09.02.2024 | GH | AMENDMENTS AS CLOUDED |

QUALITY ASSURANCE (ISO 9001 CERTIFIED)
 THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

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- DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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PROJECT
 SELWYN ST DEVELOPMENT
 10-16 SELWYN
 ELSTERNWICK VICTORIA 3185

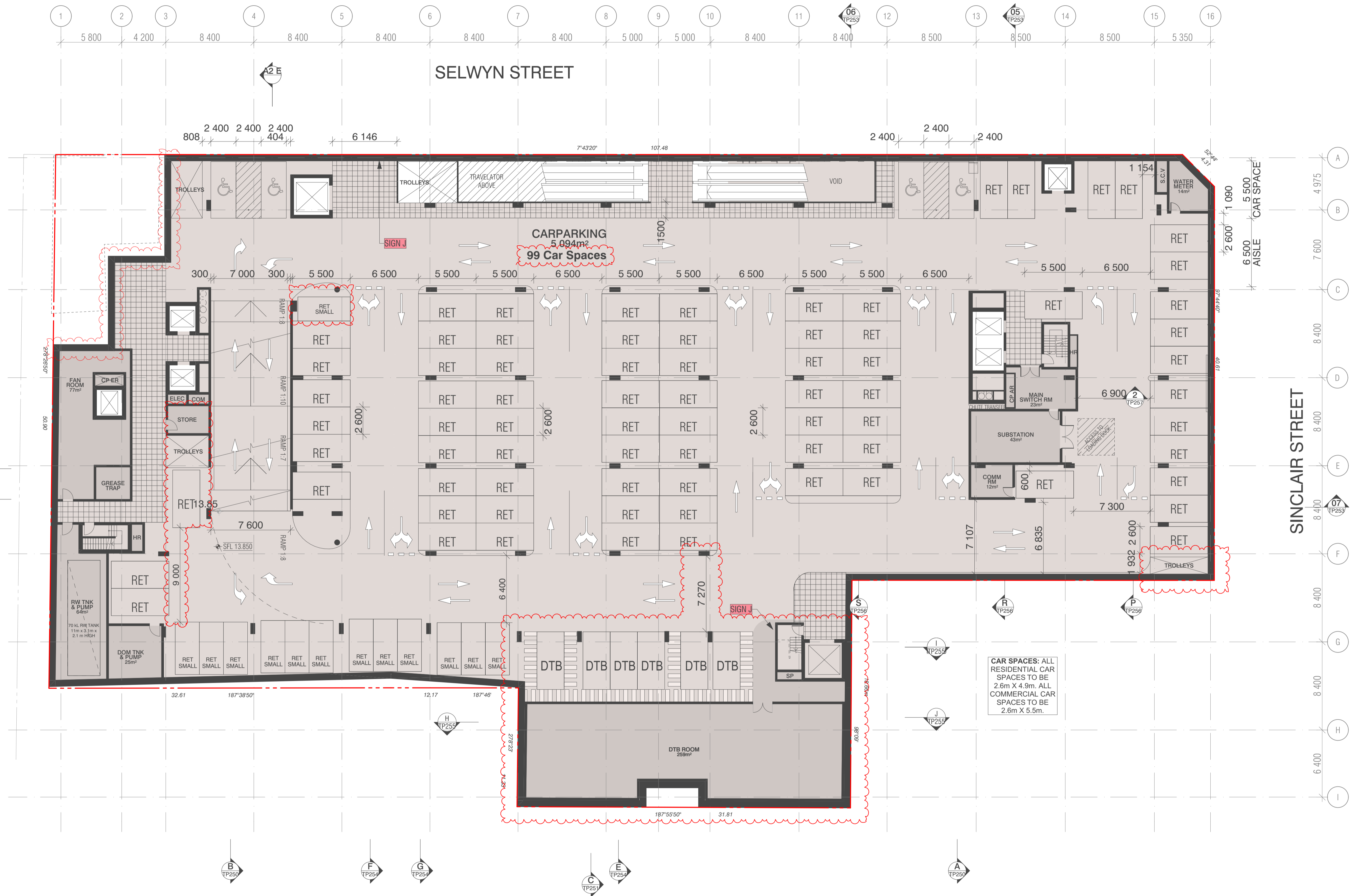
FENDER KATSLIDIS
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 VICTORIA 3006 AUSTRALIA
 TELEPHONE: +61 3 8696 3888
 FENDER KATSLIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 FOR ENDORSEMENT

REV. 13
DRAWING NO. TP098

| DRAWN | DATE | CHECKED | PLOT DATE | JOB NO. | SCALE |
|-------|------------|---------|------------|---------|----------|
| SF | 09.02.2024 | CB | 23.02.2024 | 17103.1 | 1:200@A1 |

DRAWING TITLE
 BASEMENT 02 FLOOR PLAN



BIMcloud: fkasprdbim01 - BIMcloud\23135 Selwyn Street Elsternwick (PACE Group)\00 BIM MODELS\SD_TP-DA\CENTRAL MODELS\23135 General

| REVISION | NO. | DATE | DESCRIPTION | BY | DATE |
|----------|-----------------------------------|------|-------------|----|------------|
| - | TOWN PLANNING ISSUE | SF | 12.02.2021 | 08 | 17.04.2023 |
| 01 | RESPONSE TO COUNCIL RF | JS | 31.03.2021 | 09 | 05.06.2023 |
| 02 | TOWN PLANNING AMENDMENTS | JS | 29.06.2021 | 10 | 21.09.2023 |
| 03 | TOWN PLANNING AMENDMENTS | JZ | 11.02.2022 | 11 | 31.10.2023 |
| 04 | VCAT PLANS | AC | 25.03.2022 | 12 | 16.11.2023 |
| 05 | PERMIT CONDITIONS FOR ENDORSEMENT | DT | 13.12.2022 | 13 | 15.12.2023 |
| 06 | PERMIT CONDITIONS FOR ENDORSEMENT | DT | 18.01.2023 | 14 | 09.02.2024 |
| 07 | PERMIT CONDITIONS FOR ENDORSEMENT | DT | 15.02.2023 | | |

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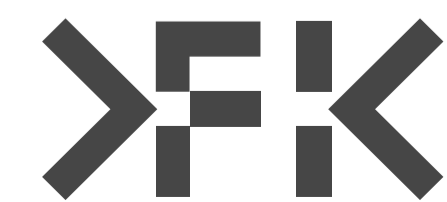
| DRAWN | DATE | CHECKED | PLOT DATE | JOB NO. | SCALE |
|-------|------------|---------|------------|---------|----------|
| SF | 09.02.2024 | CB | 23.02.2024 | 17103.1 | 1:200@A1 |

PROJECT
 SELWYN ST DEVELOPMENT
 10-16 SELWYN
 ELSTERNWICK VICTORIA 3185

DRAWING TITLE
 BASEMENT 01 FLOOR PLAN

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ISSUE PURPOSE
 FOR ENDORSEMENT



REV. 14
DRAWING NO. TP099