



20031-29/04/2025 3:39:44 PM
PRELIMINARY | NOT FOR CONSTRUCTION

TP - APARTMENT MIX			
Level	Unit Description	NUMBER	MIX%
GROUND FLOOR	1 BED 1 BATH	4	7%
GROUND FLOOR	2 BED 2 BATH	13	22%
LEVEL 01	1 BED 1 BATH	3	5%
LEVEL 01	2 BED 1 BATH	6	10%
LEVEL 01	2 BED 2 BATH	8	13%
LEVEL 02	1 BED 1 BATH	2	3%
LEVEL 02	2 BED 1 BATH	4	7%
LEVEL 02	2 BED 2 BATH	6	10%
LEVEL 02	3 BED 2 BATH	3	5%
LEVEL 03	1 BED 1 BATH	2	3%
LEVEL 03	2 BED 1 BATH	1	2%
LEVEL 03	2 BED 2 BATH	6	10%
LEVEL 03	3 BED 2 BATH	2	3%
APARTMENT TOTAL		60	100%

TP - BIKE SCHEDULE	
LEVEL	NUMBERS
GROUND FLOOR	8
LEVEL B1	20
TOTAL	28

E-BIKE / SCOOTER PARKING	
	NUMBER
ELECTRIC BIKE	4
SCOOTER	5

TP - CAR PARKING ALLOCATIONS	
USE	NUMBER
DDA	1
RESIDENT	68
TOTAL PARKING	69

DEVELOPMENT SUMMARY		
	EXISTING	PROPOSED
SITE AREA (SQM)	5,879	3,917
SITE COVERAGE (SQM)	2,317	2,017
PERMABILITY (SQM)	761	620



Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND MUST NOT BE USED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

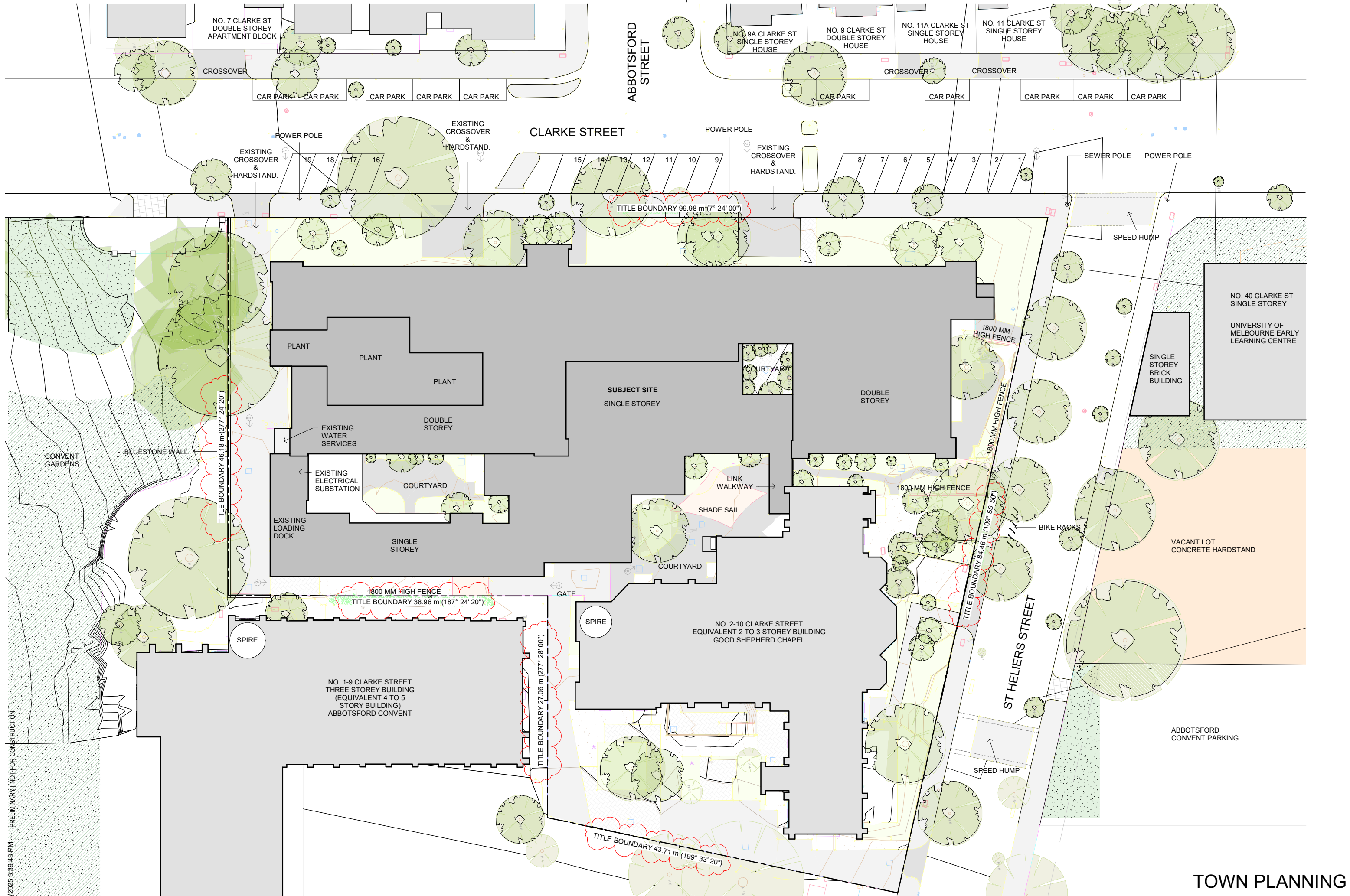
27/06/2024 B TOWN PLANNING
10/07/2024 C TOWN PLANNING
18/07/2024 D TOWN PLANNING
26/07/2024 E TOWN PLANNING
26/07/2024 F TOWN PLANNING
06/08/2024 G TOWN PLANNING
12/08/2024 H TOWN PLANNING
20/01/2025 I TP RR 1
DRAWN BY: Author CHECKED BY: Checker

DEVELOPMENT SUMMARY
SCALE: 1 : 100@A1

20031 2-10 CLARKE ST ABBOTSFORD
CLIENT: MERCY HEALTH

20031 TP0.01
20/01/2025 |

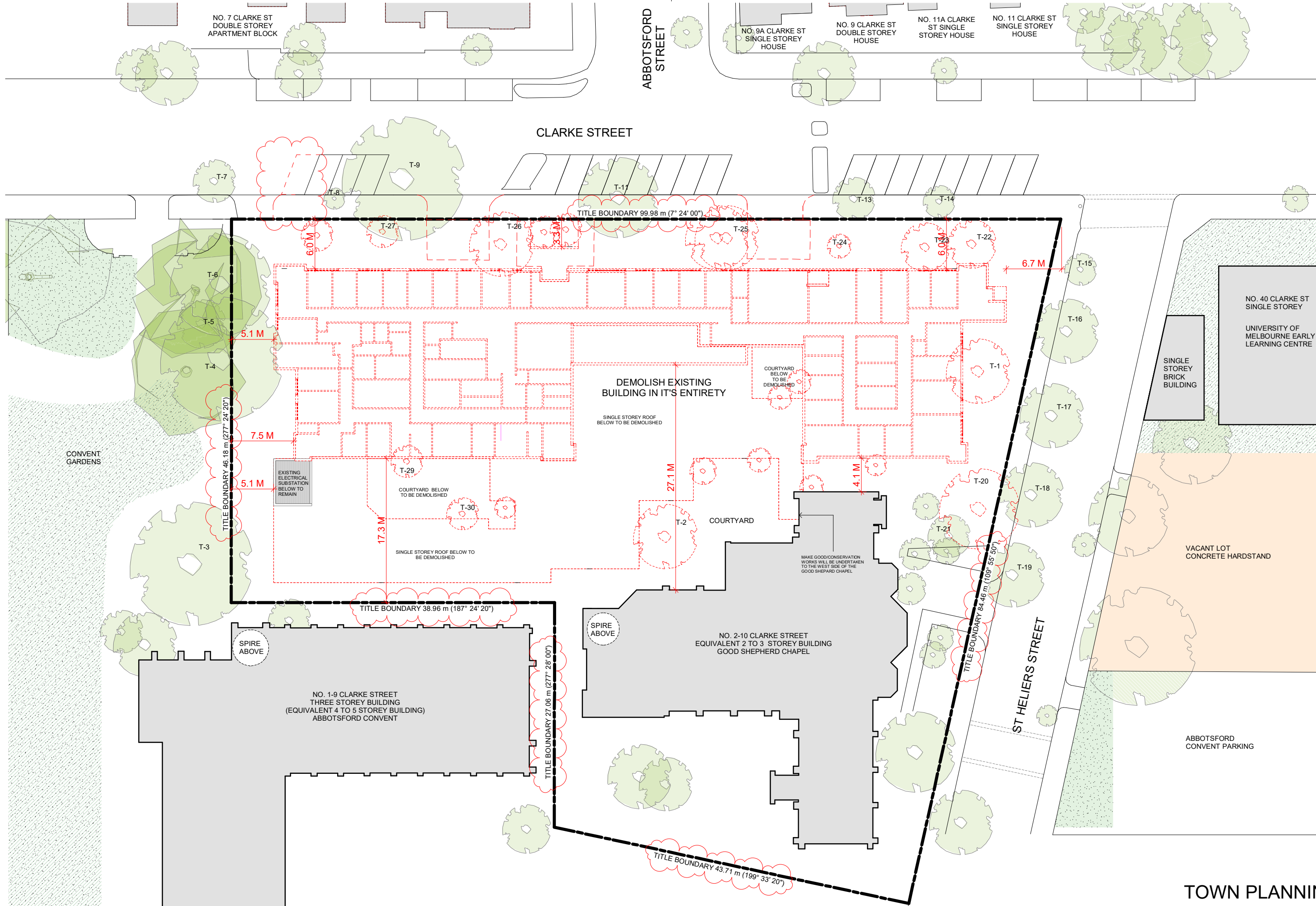
TOWN PLANNING



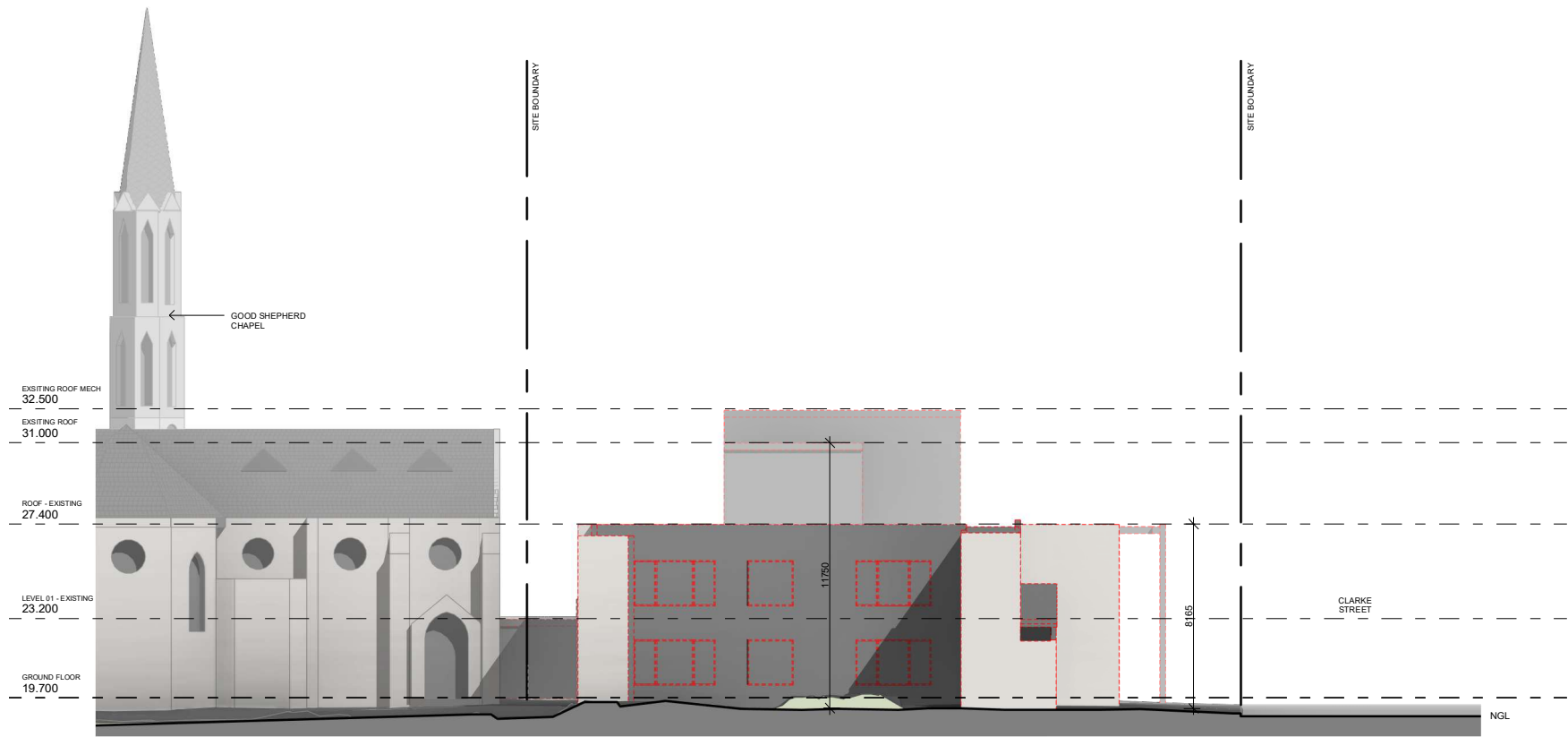
20031-29/04/2025 3:39:48 PM PRELIMINARY / NOT FOR CONSTRUCTION



TOWN PLANNING



20031-29/04/2025 3:39:59 PM
PRELIMINARY | NOT FOR CONSTRUCTION



2 NORTH ELEVATION - DEMOLITION
SCALE 1 : 150



1 WEST ELEVATION - DEMOLITION
SCALE 1 : 150

TOWN PLANNING



Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGNS, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND MUST NOT BE USED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

20/01/2025 A TP PR1 1

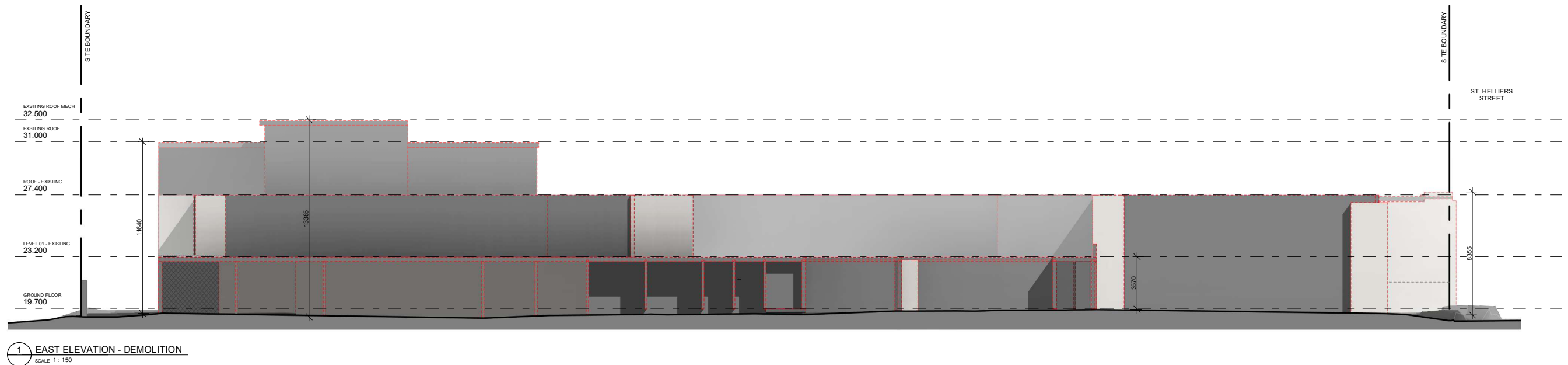
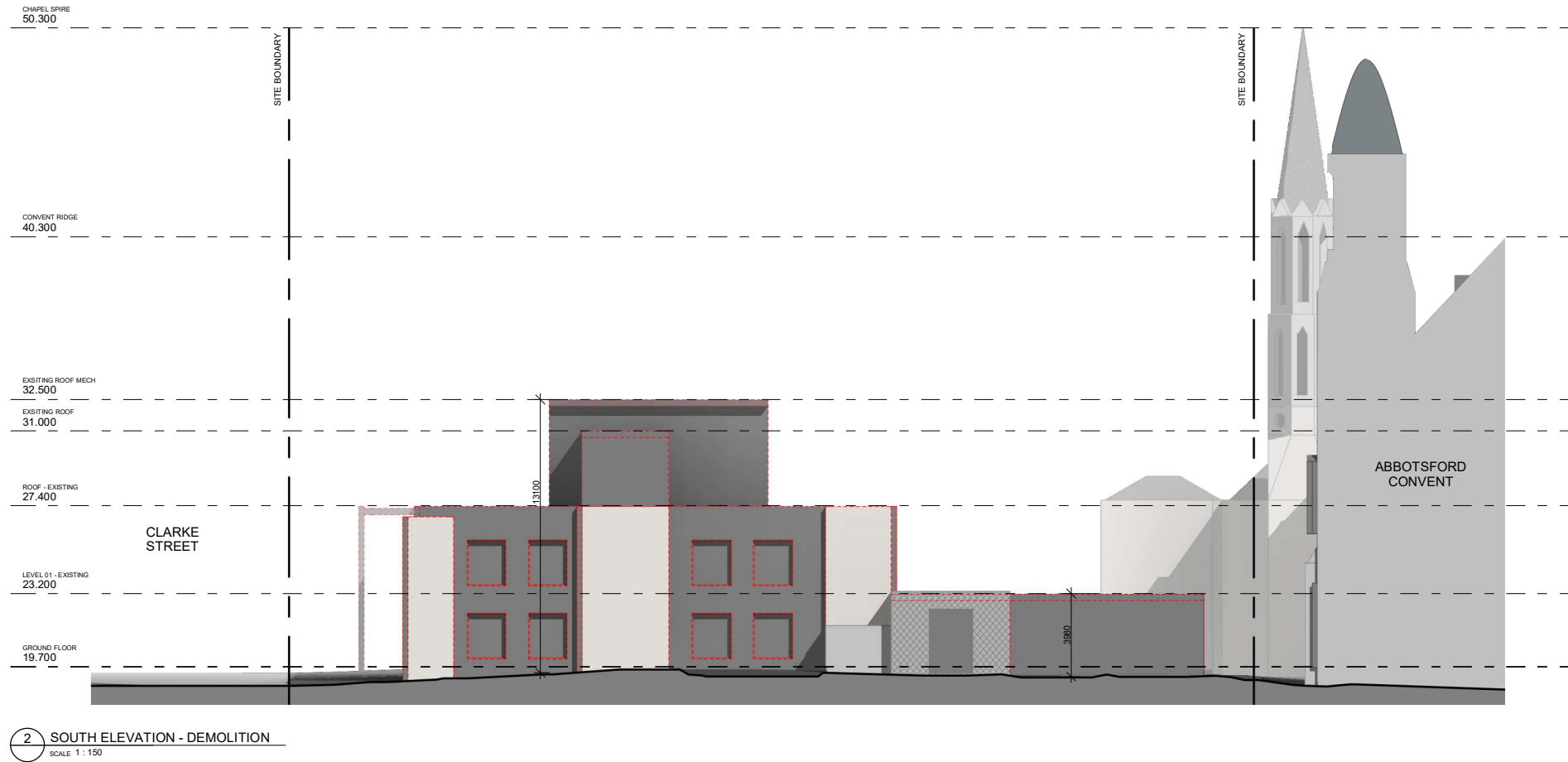
DRAWN BY: Author CHECKED BY: Checker

DEMO ELEVATIONS 01
SCALE: 1 : 150@A1

20031 2-10 CLARKE ST ABBOTSFORD
CLIENT: MERCY HEALTH

20031 20/01/2025 TP0.07
A

20031-29/04/2025 3:40:00 PM
PRELIMINARY | NOT FOR CONSTRUCTION



TOWN PLANNING



Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

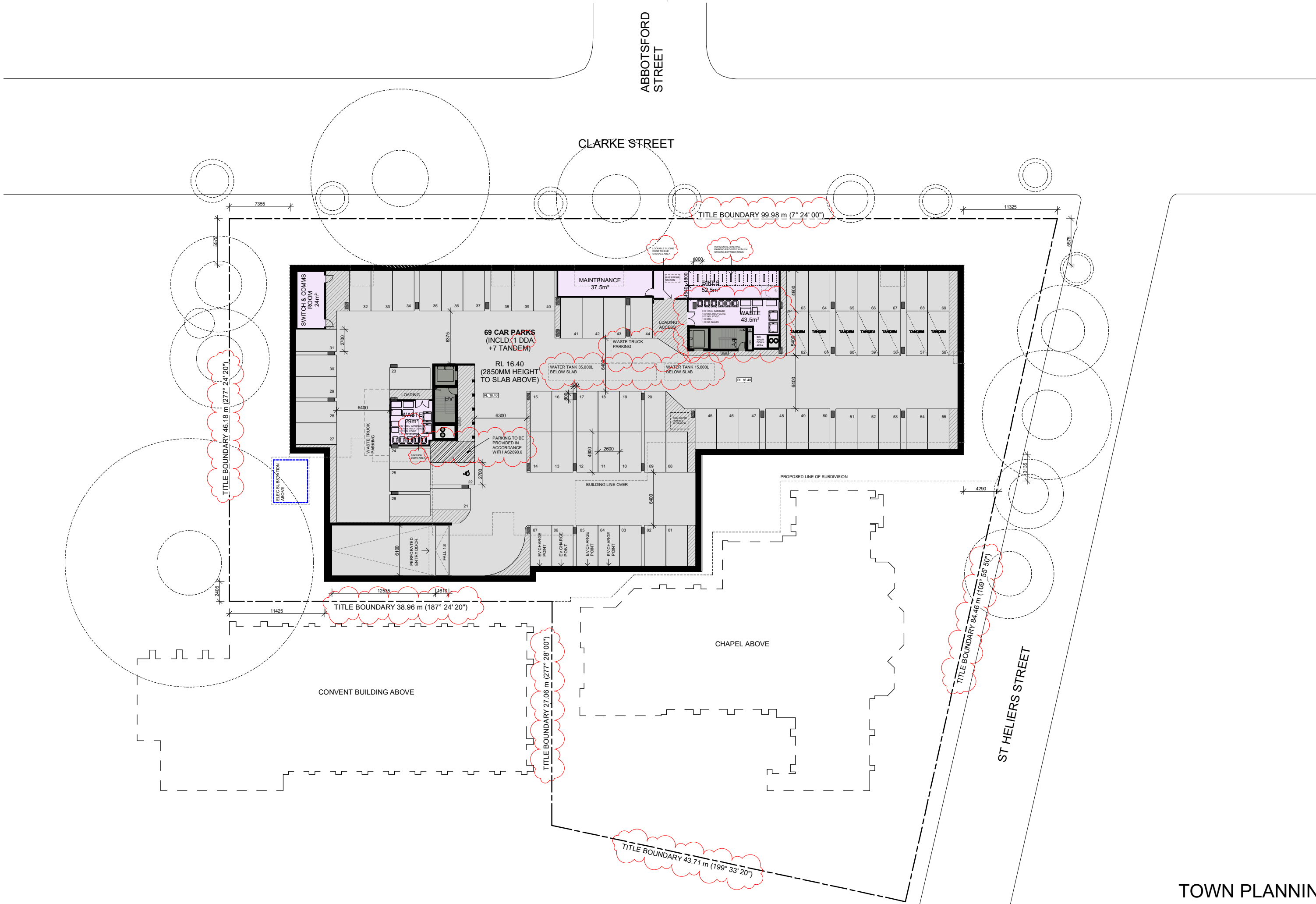
COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGNS, AND SPECIFICATIONS ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND MUST NOT BE USED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

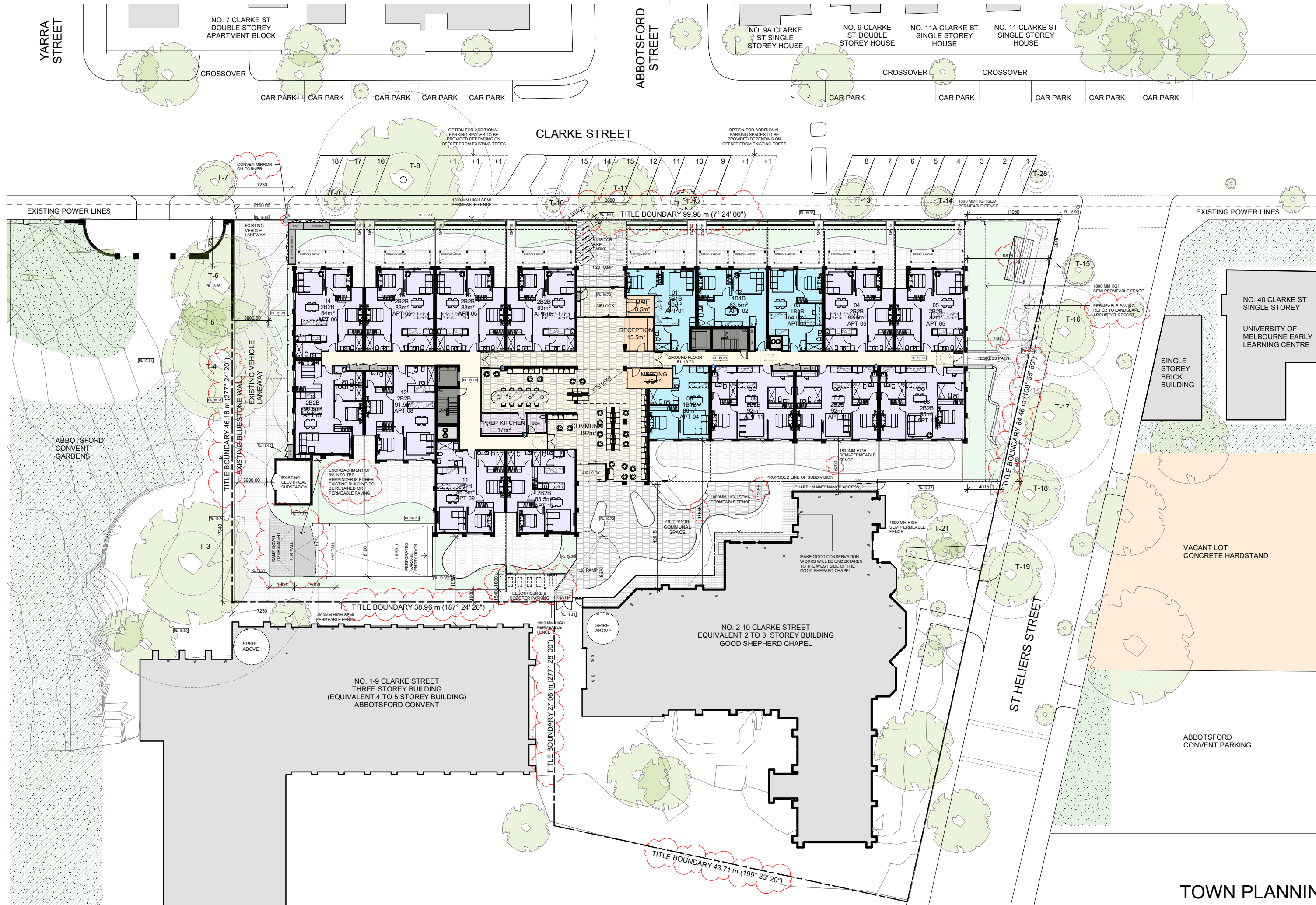
20/01/2025 A TP R01 1
DRAWN BY: Author CHECKED BY: Checker

DEMO ELEVATIONS 02
SCALE: 1 : 150@A1

20031 2-10 CLARKE ST ABBOTSFORD
CLIENT: MERCY HEALTH

20031 TP0.08
20/01/2025 A





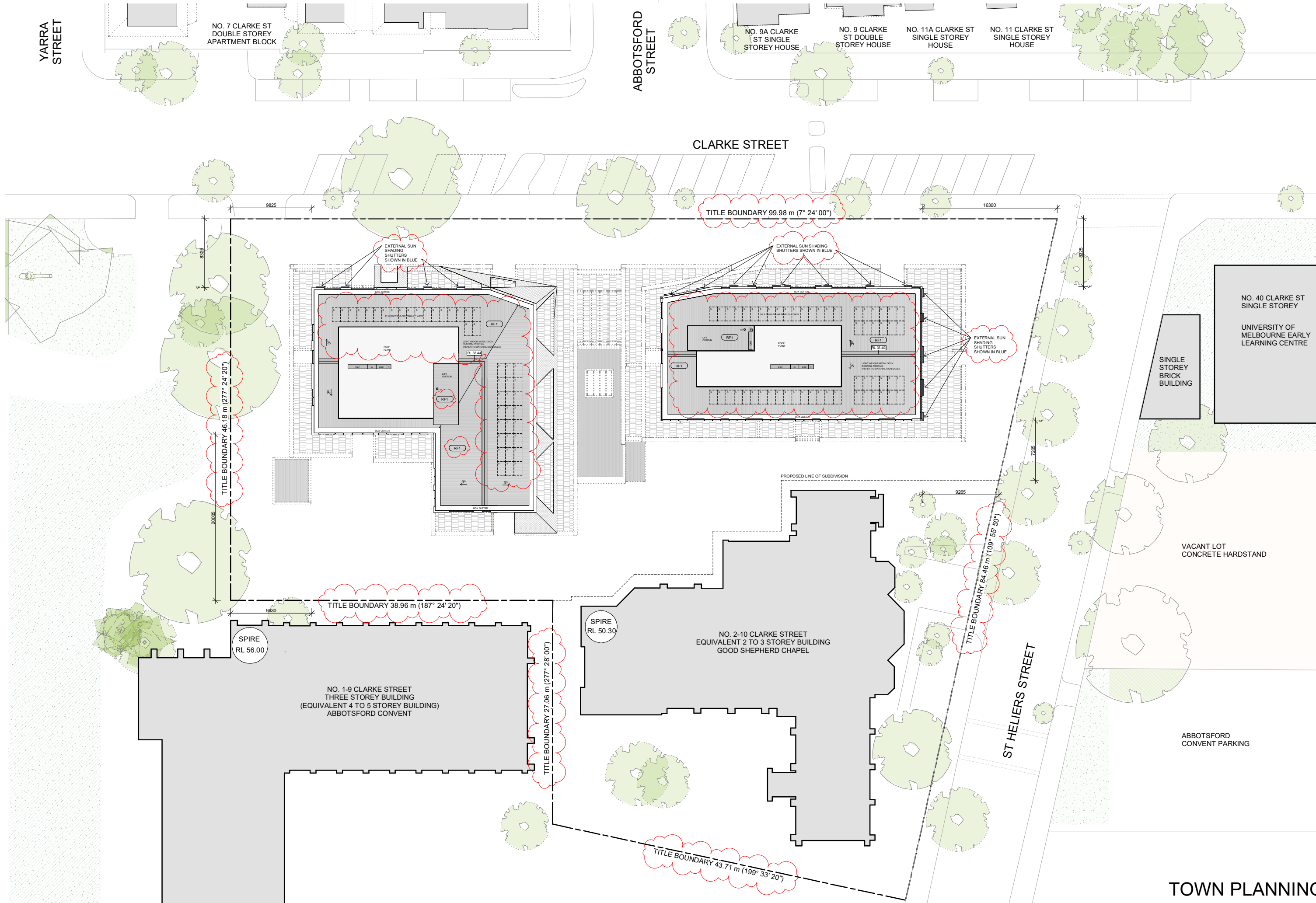


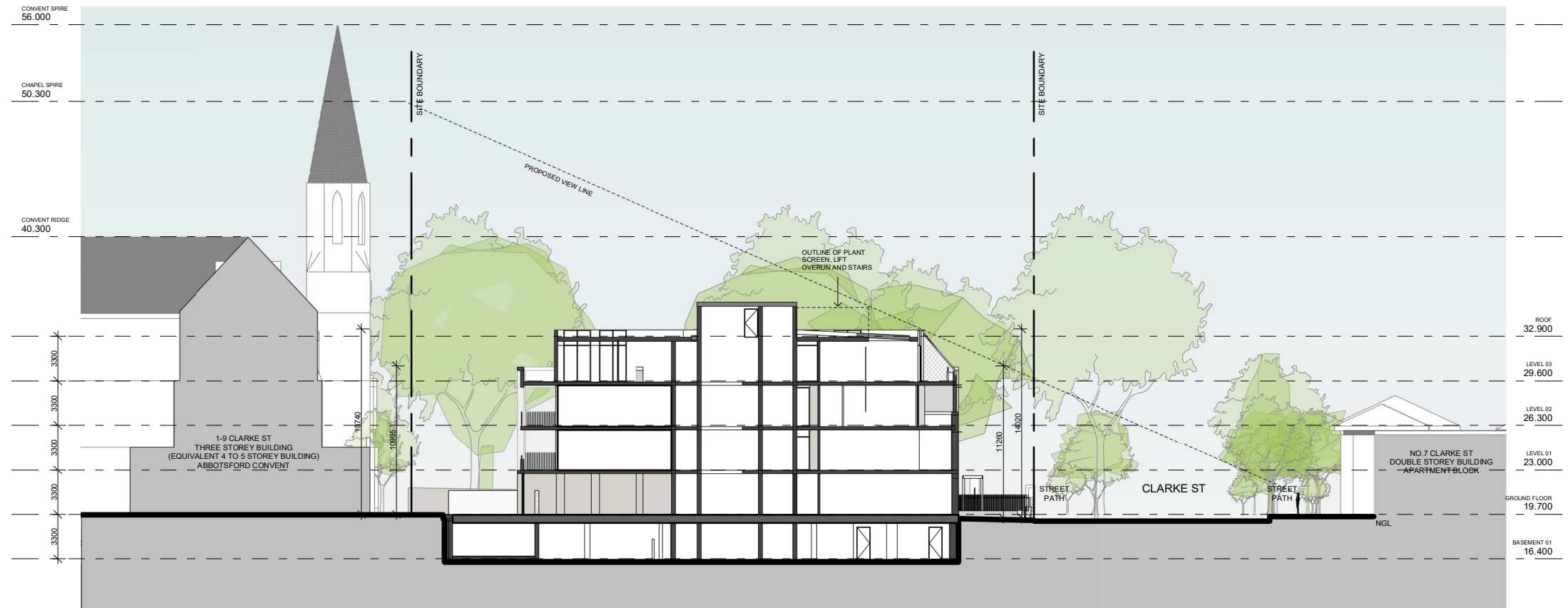
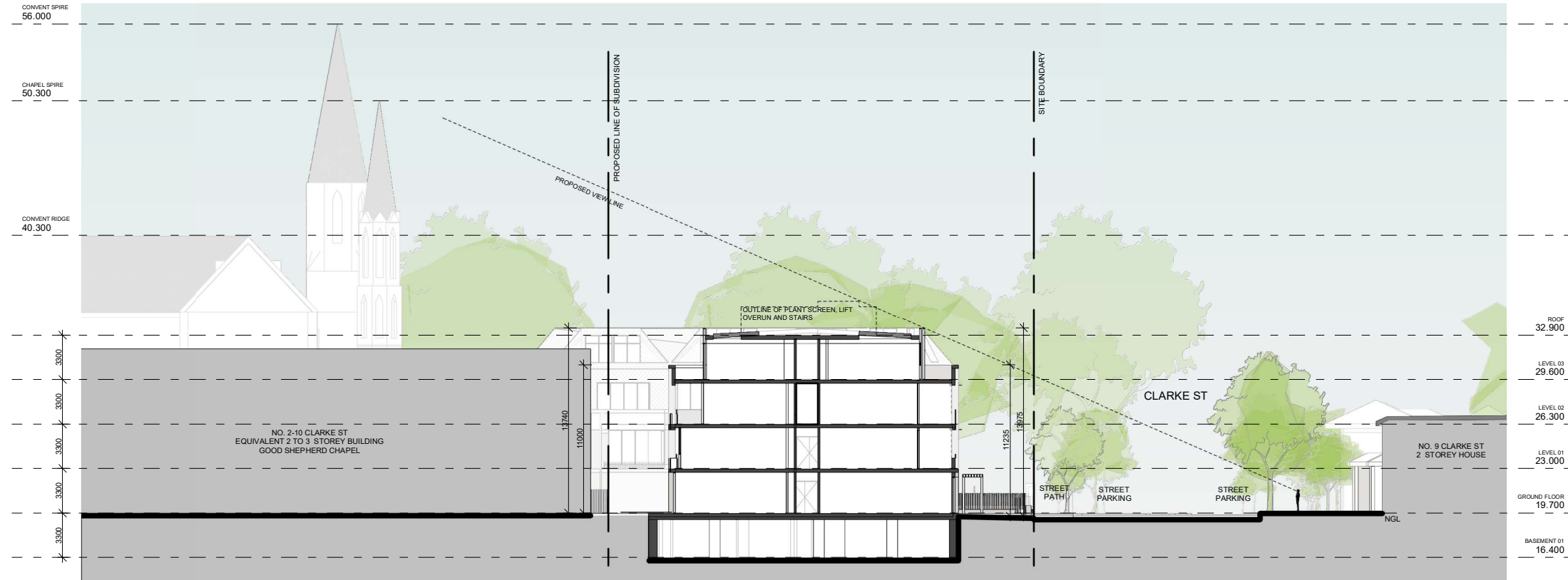


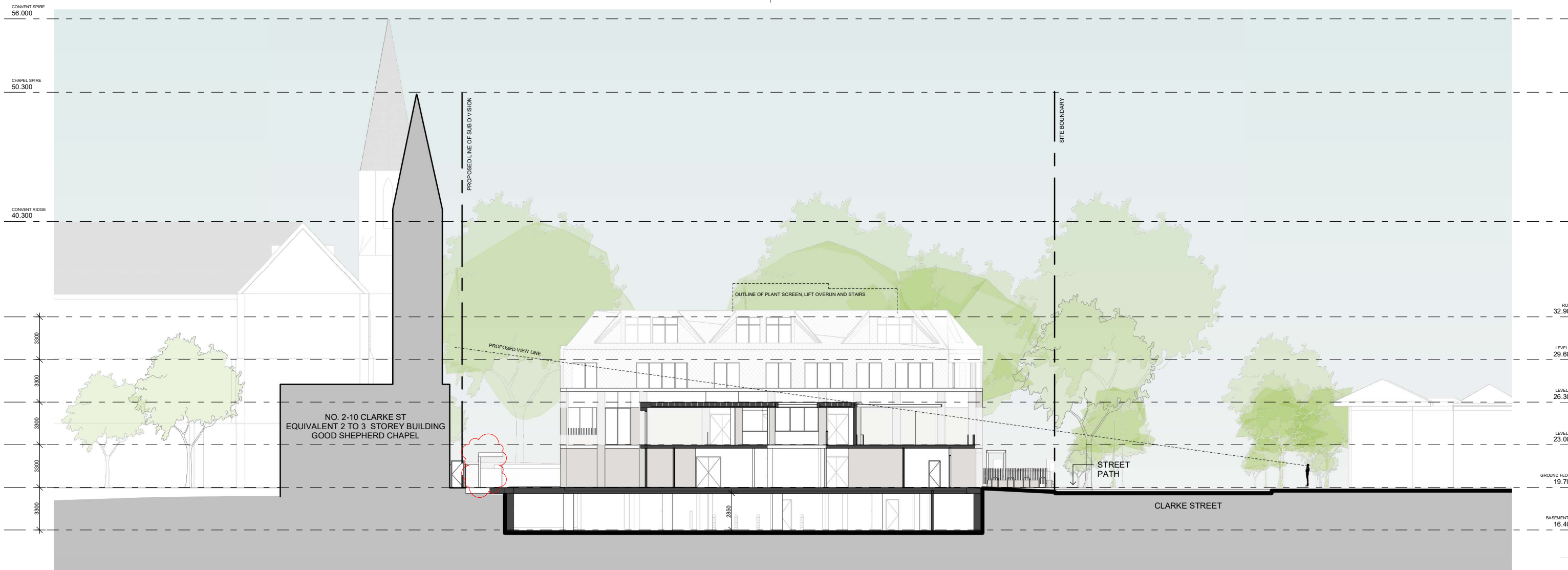


TOWN PLANNING

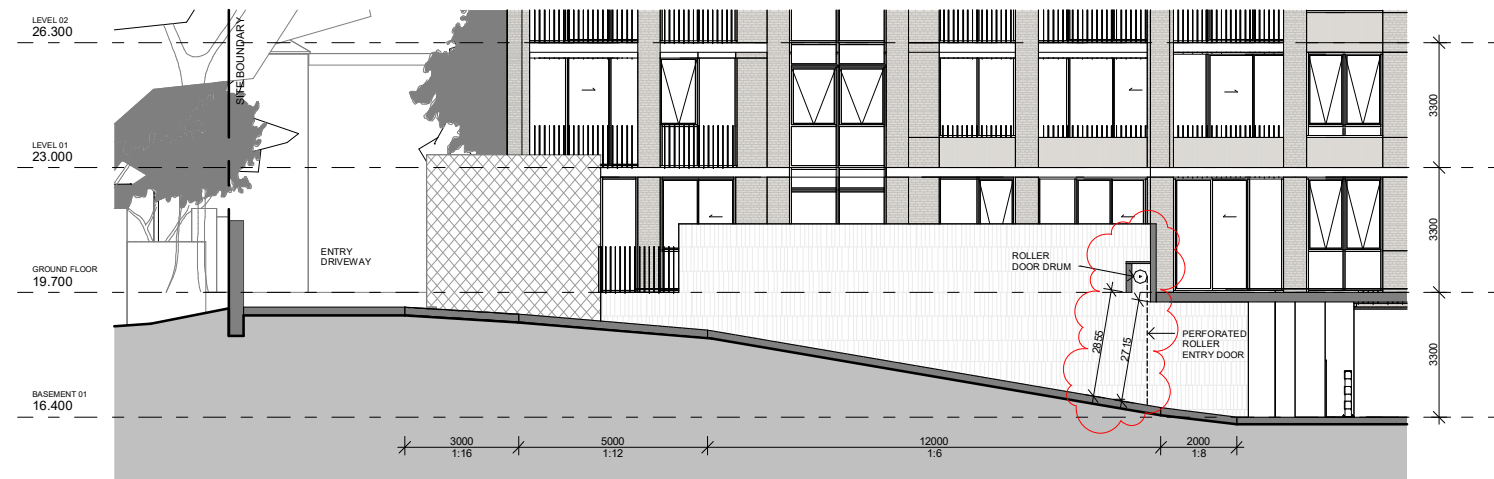




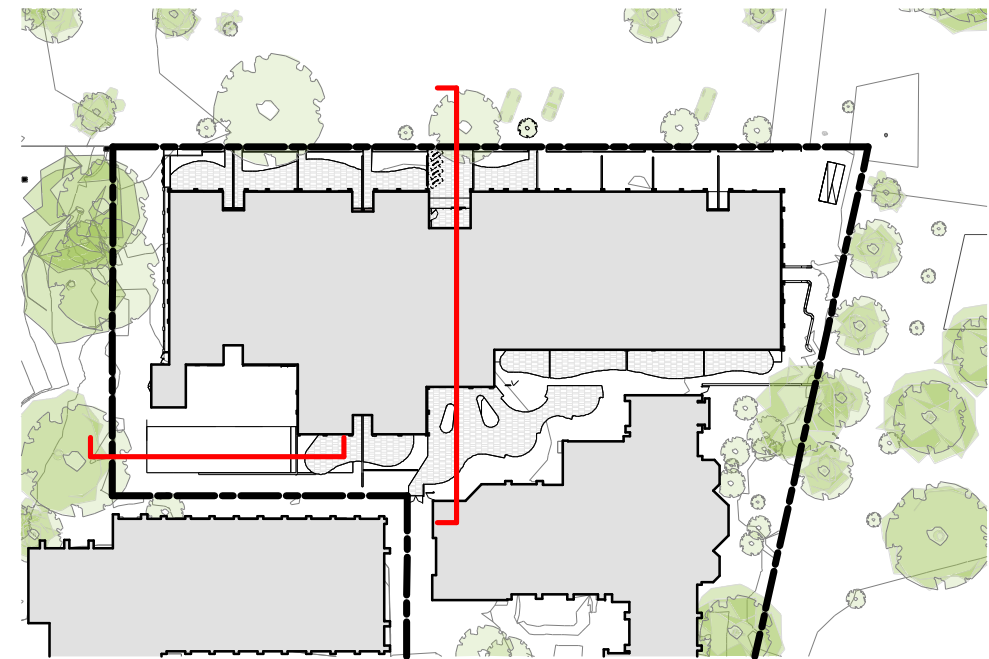




3 Section 03
SCALE 1 : 150

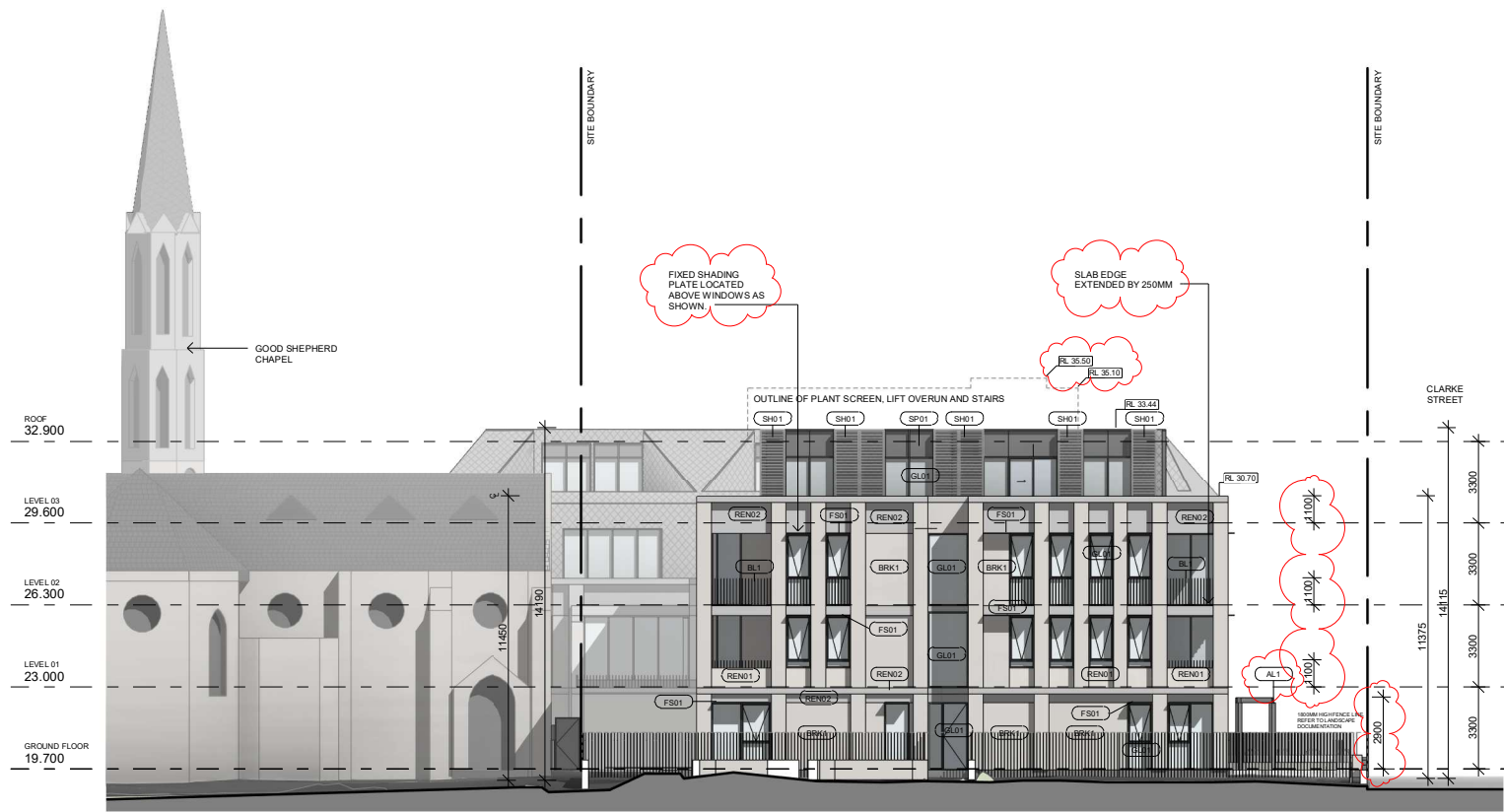


2 DRIVEWAY RAMP SECTION
SCALE 1 : 100



1 KEY PLAN
SCALE 1 : 500

20031-29/04/2025 3:41:19 PM PRELIMINARY | NOT FOR CONSTRUCTION



2 NORTH ELEVATION
SCALE 1:150



3 INTERNAL NORTH ELEVATION
SCALE 1:150

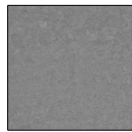
MATERIALS LEGEND



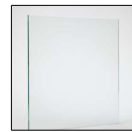
BRK1 BRICK



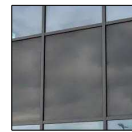
REN01 RENDER



REN02 RENDER



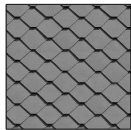
GL01 GLAZING



SP01 SPANDREL



BL1 BALUSTRADE



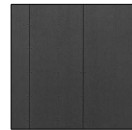
CLD01 SHINGLE 'DIAMOND' CLADDING



SCR1 PLANT SCREENING



SH01 WINDOW SHUTTER



MC1 METAL CLADDING



PWD01 POWDERCOAT



RF1 CORRUGATED ROOFING



AL1 ALUMINIUM PERGOLA



FS1 FIXED SHADING AWNING



1 WEST ELEVATION
SCALE 1:150



Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND MUST NOT BE USED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

27/06/2024 B TOWN PLANNING
10/07/2024 C TOWN PLANNING
16/07/2024 D TOWN PLANNING
26/07/2024 E TOWN PLANNING
26/07/2024 F TOWN PLANNING
06/08/2024 G TOWN PLANNING
12/08/2024 H TOWN PLANNING
20/01/2025 I TP PR1
DRAWN BY: Author CHECKED BY: Designer

ELEVATION 01
SCALE: As indicated@A1

20031 2-10 CLARKE ST ABBOTSFORD
CLIENT: MERCY HEALTH

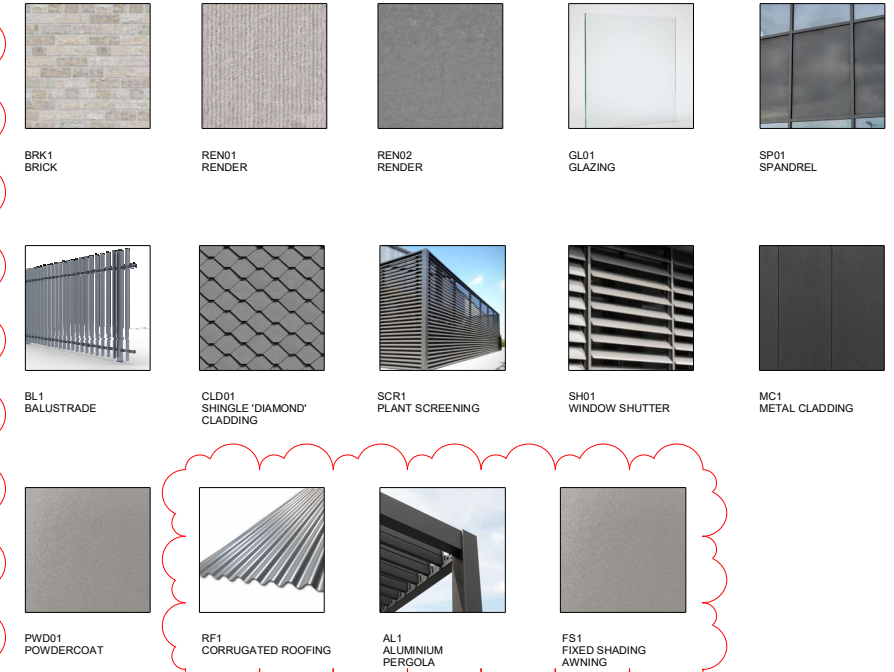
20031 TP3.04
20/01/2025 I

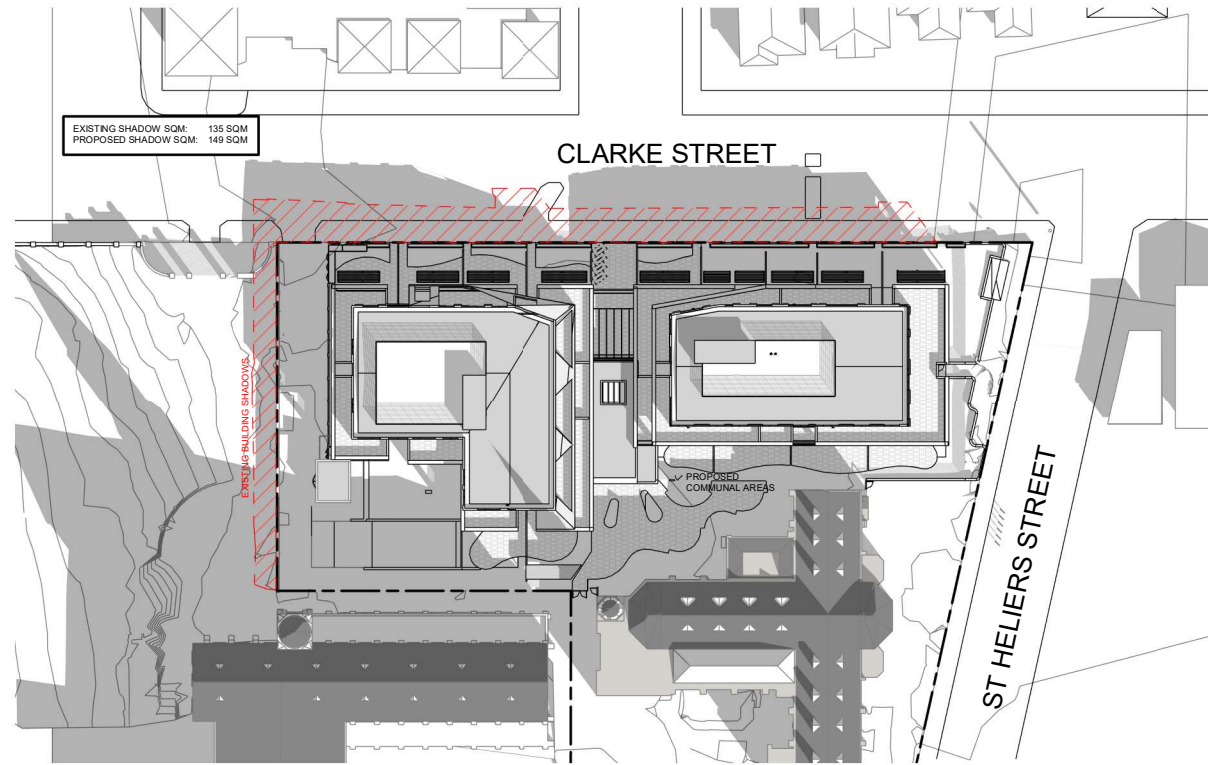
TOWN PLANNING

20031-29/04/2025 3:41:46 PM
PRELIMINARY | NOT FOR CONSTRUCTION

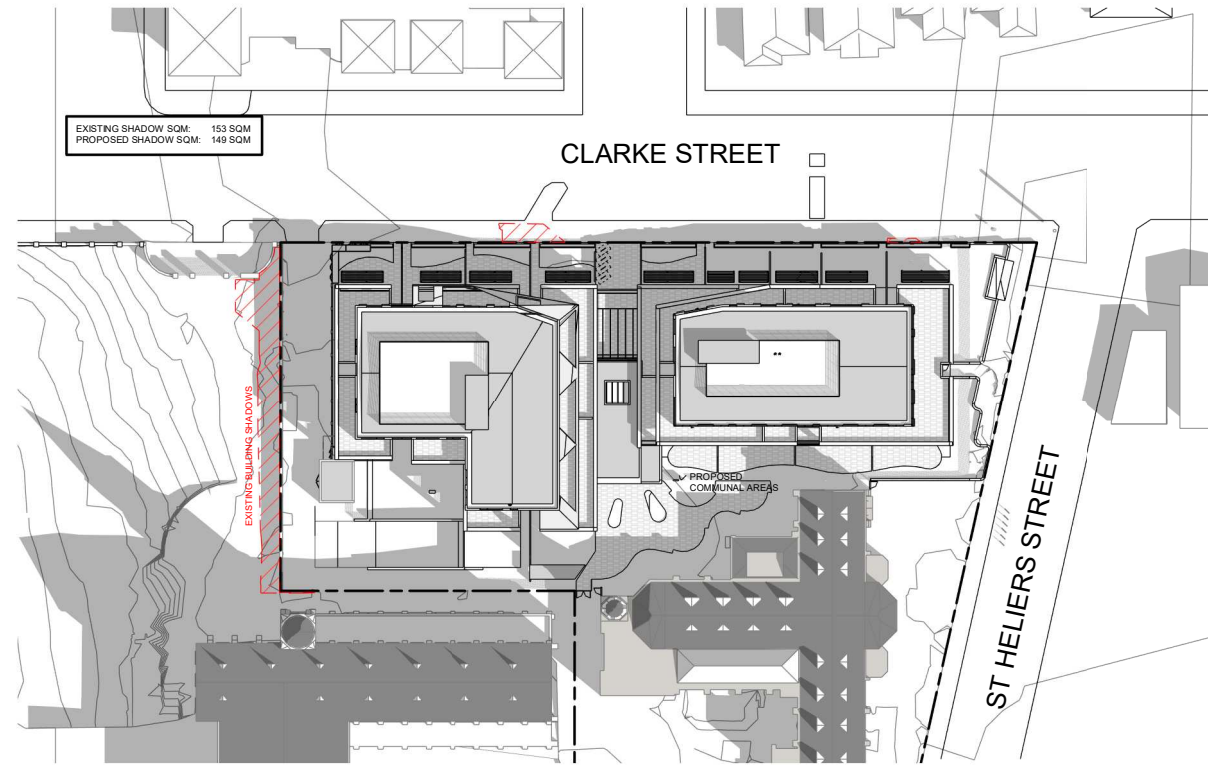


MATERIALS LEGEND





1 9 AM SHADOWS SPRING
SCALE 1:500



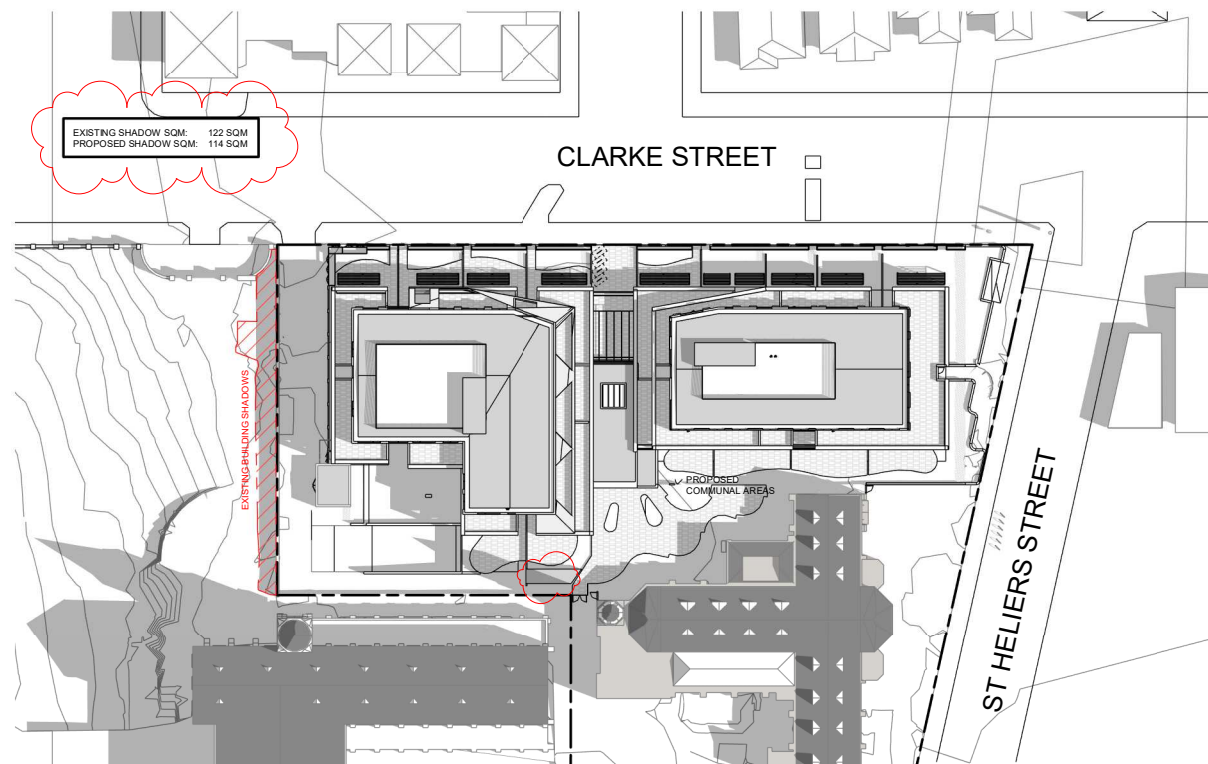
2 10 AM SHADOWS SPRING
SCALE 1:500

LEGEND:

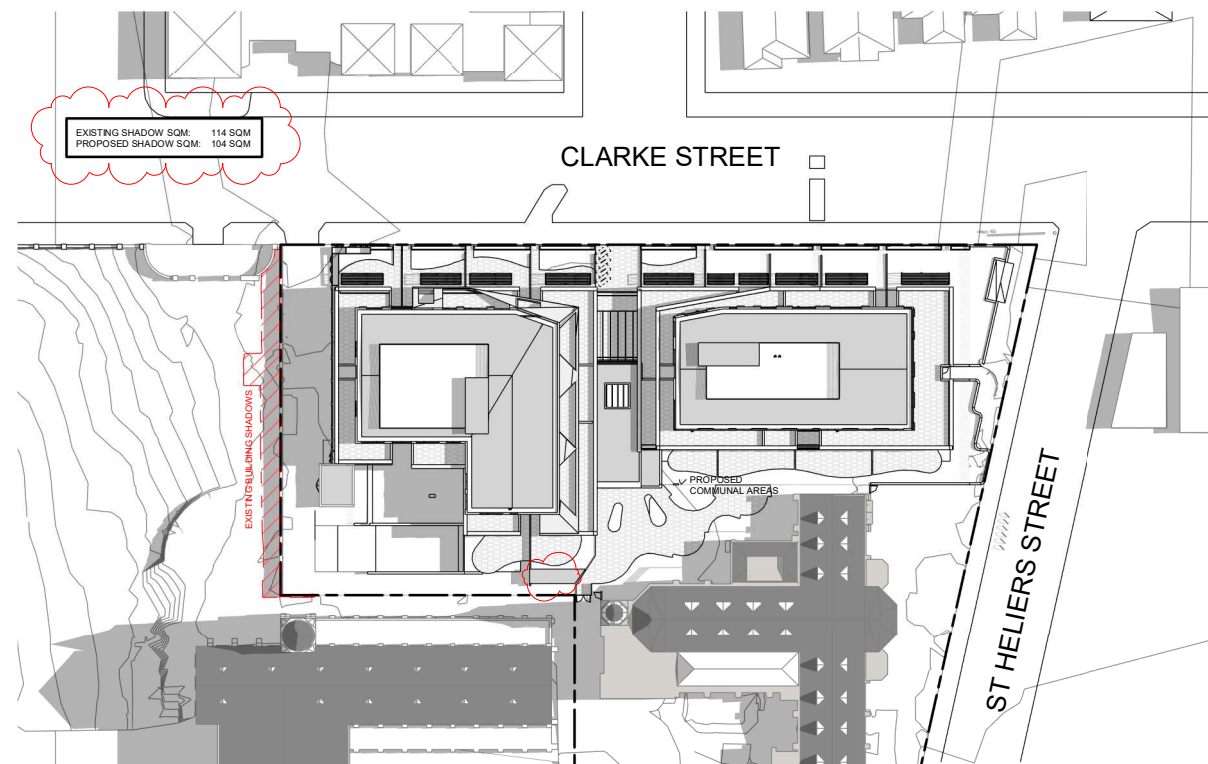
SHADOWS FROM EXISTING BUILDING

NOTE:

EXISTING TREES HAVE BEEN REMOVED FOR SHADOW ANALYSIS



3 11 AM SHADOWS SPRING
SCALE 1:500

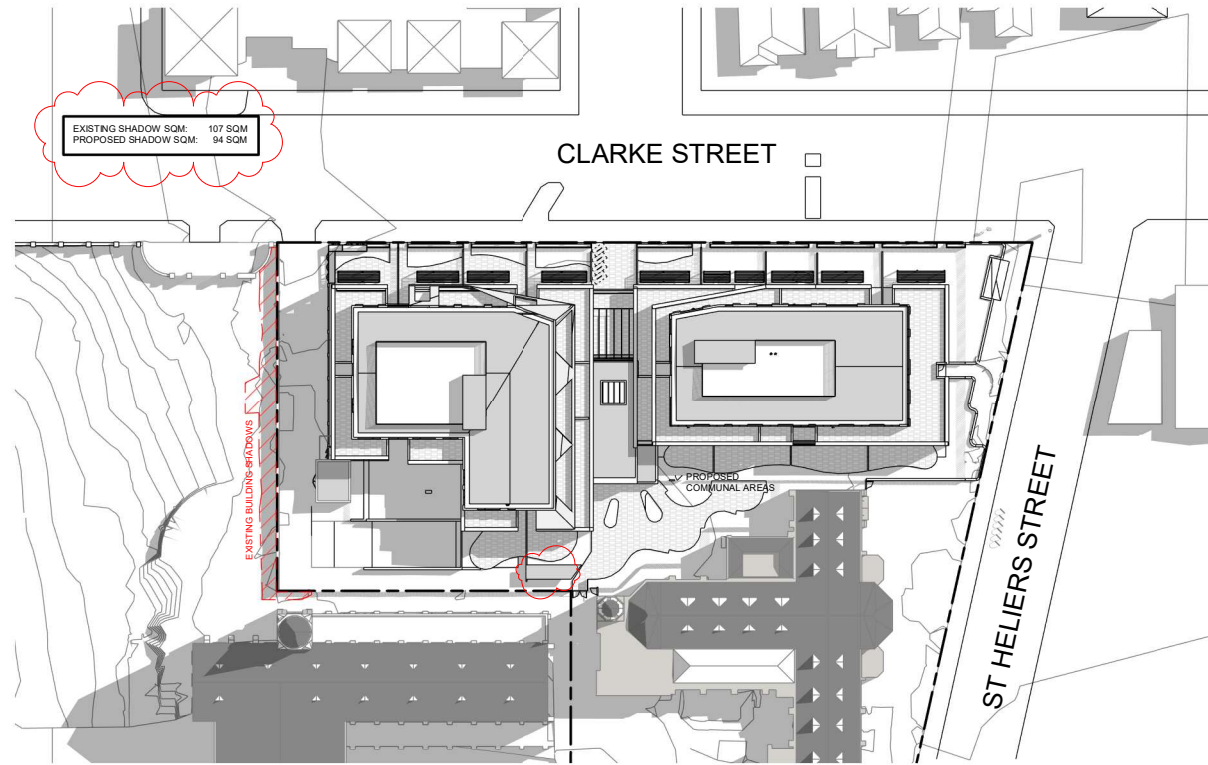


4 12 PM SHADOWS SPRING
SCALE 1:500

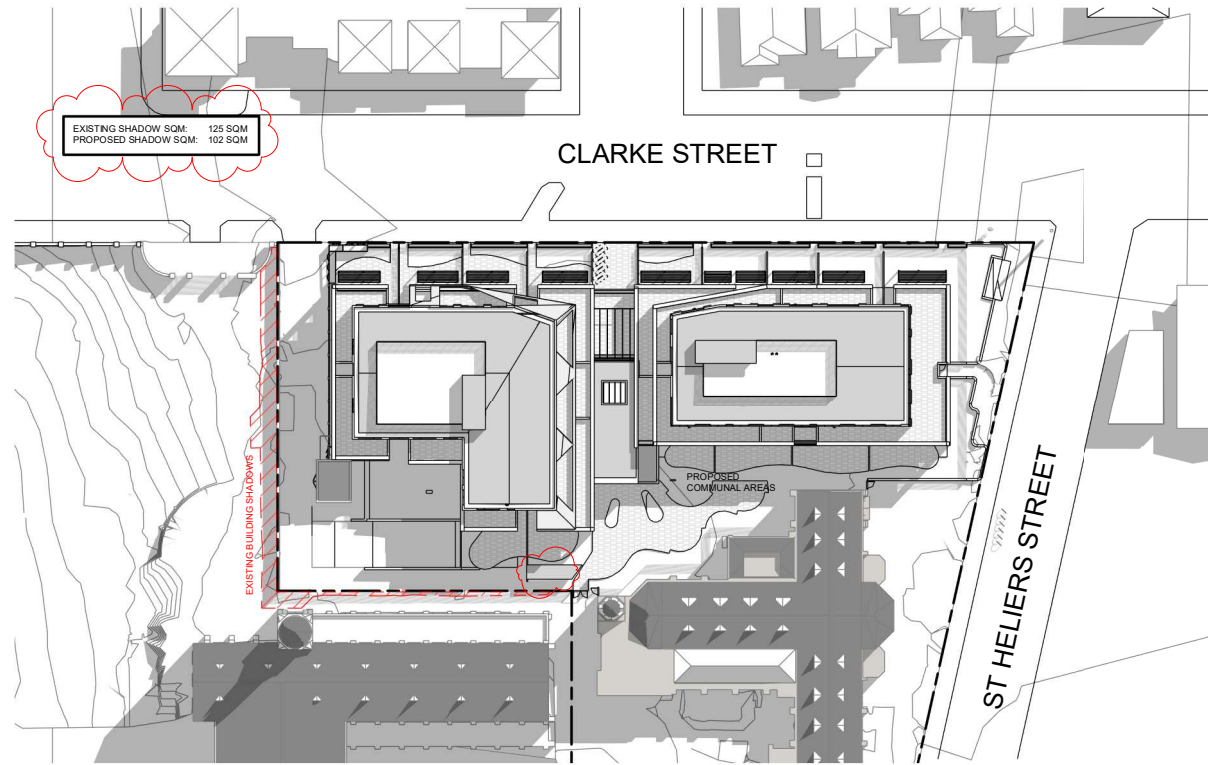
PRELIMINARY | NOT FOR CONSTRUCTION

20031-29/04/2025 3:42:07 PM





1 1 PM SHADOWS SPRING
SCALE 1:500



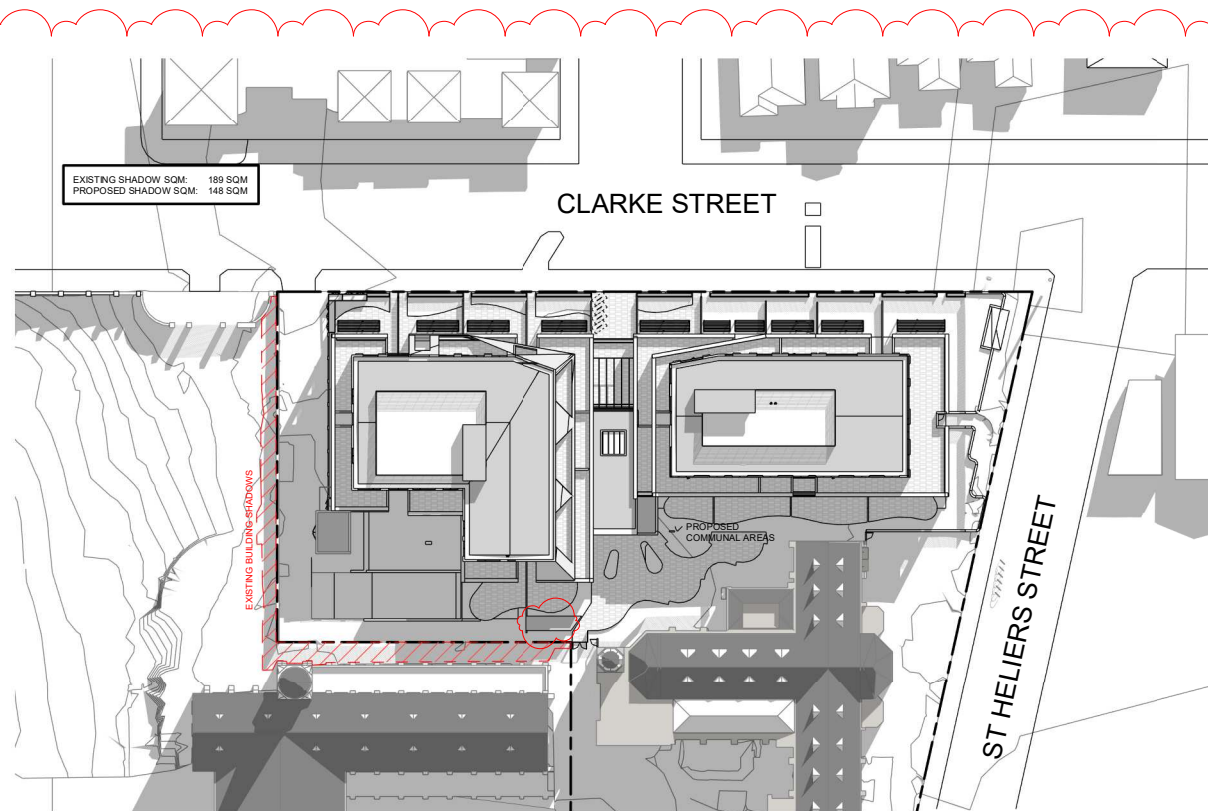
2 2 PM SHADOWS SPRING
SCALE 1:500

LEGEND:

SHADOWS FROM EXISTING BUILDING

NOTE:

EXISTING TREES HAVE BEEN REMOVED FOR SHADOW ANALYSIS



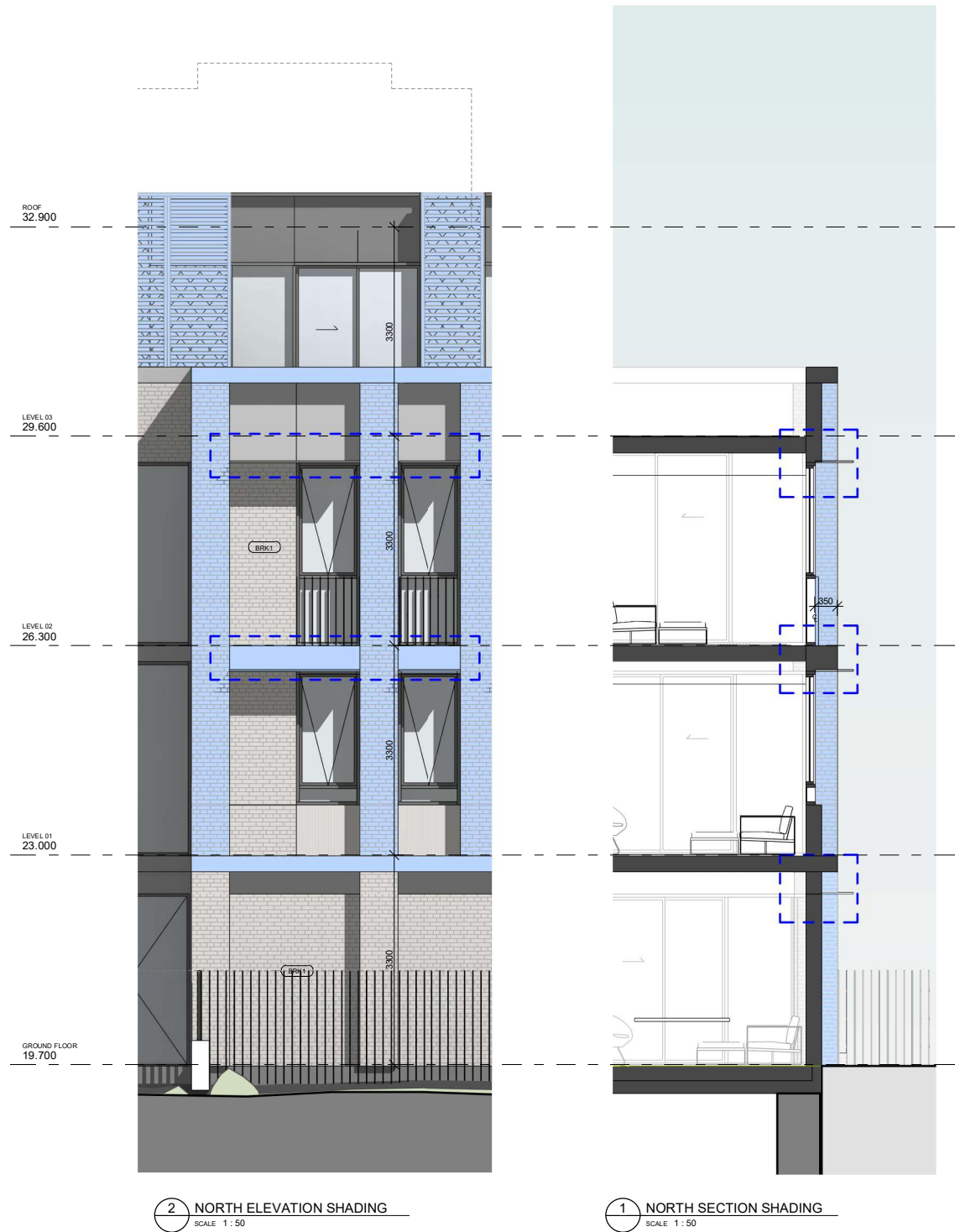
3 3 PM SHADOWS SPRING
SCALE 1:500

PRELIMINARY, NOT FOR CONSTRUCTION

20031-29/04/2025 3:42:24 PM



- EXISTING SHADING EFFECTS OF OFFSET BRICKWORK
- EXISTING SHADING OF GROUND FLOOR PERGOLAS
- ADDITIONAL SHADING DEVICES



20031-29/04/2025 3:42:38 PM PRELIMINARY | NOT FOR CONSTRUCTION



SCR1
ROOF PLANT SCREENING
SUPPLIER: LOUVRECLAD
DESCRIPTION: DELTA SERIES SINGLE STAGE LOUVRES
FINISH: POWDER COATED, COLOBOND MONUMENT, MATT FINISH
LOCATION: ROOF PLANT AREAS (NORTH & SOUTH)

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND MUST NOT BE USED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

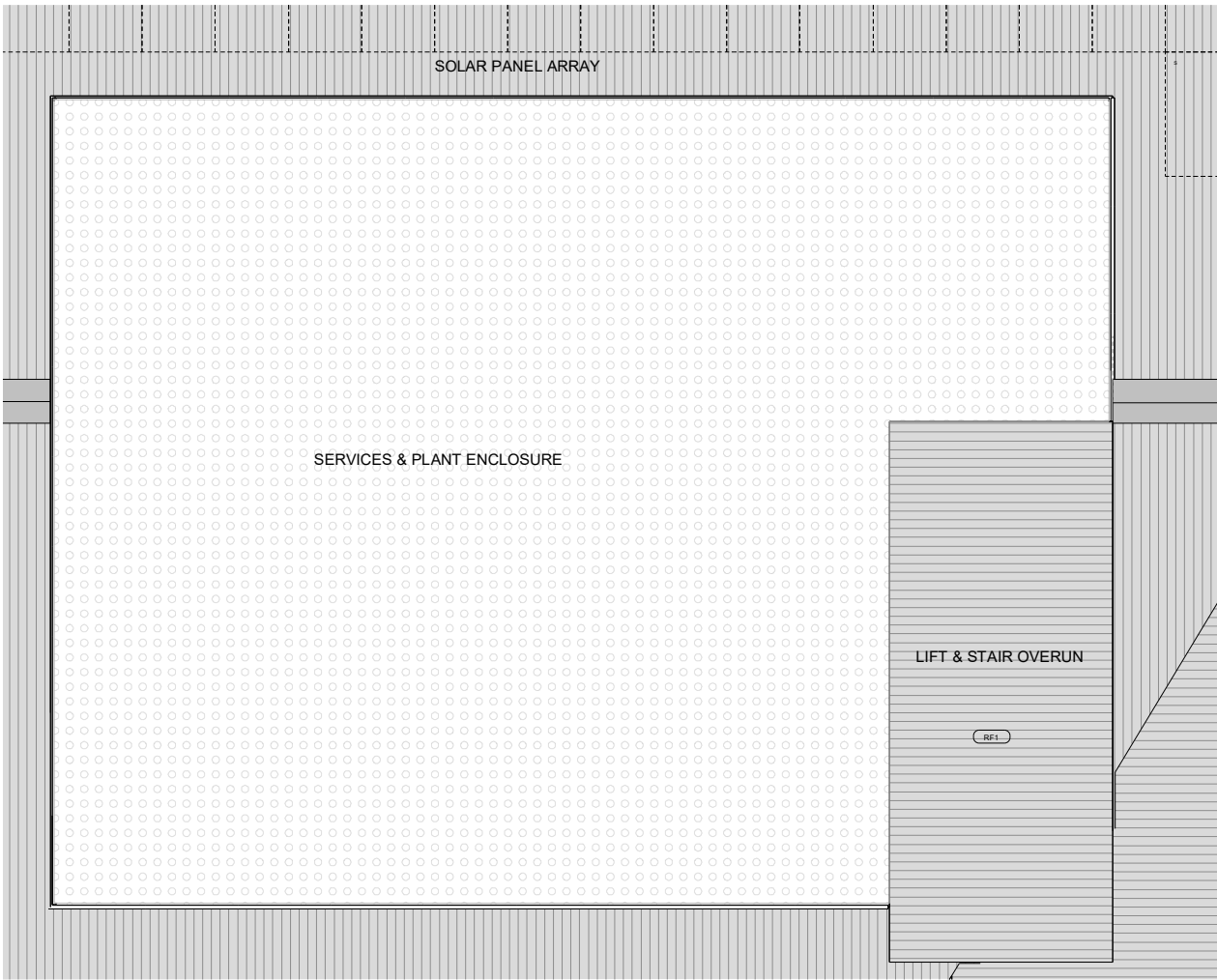
27/06/2024	B	TOWN PLANNING
10/07/2024	C	TOWN PLANNING
18/07/2024	D	TOWN PLANNING
26/07/2024	E	TOWN PLANNING
26/07/2024	F	TOWN PLANNING
06/08/2024	G	TOWN PLANNING
12/08/2024	H	TOWN PLANNING
16/04/2025	I	HERITAGE RFI
DRAWN BY: Author		CHECKED BY: Cheater

PLANT SCREEN DETAILS

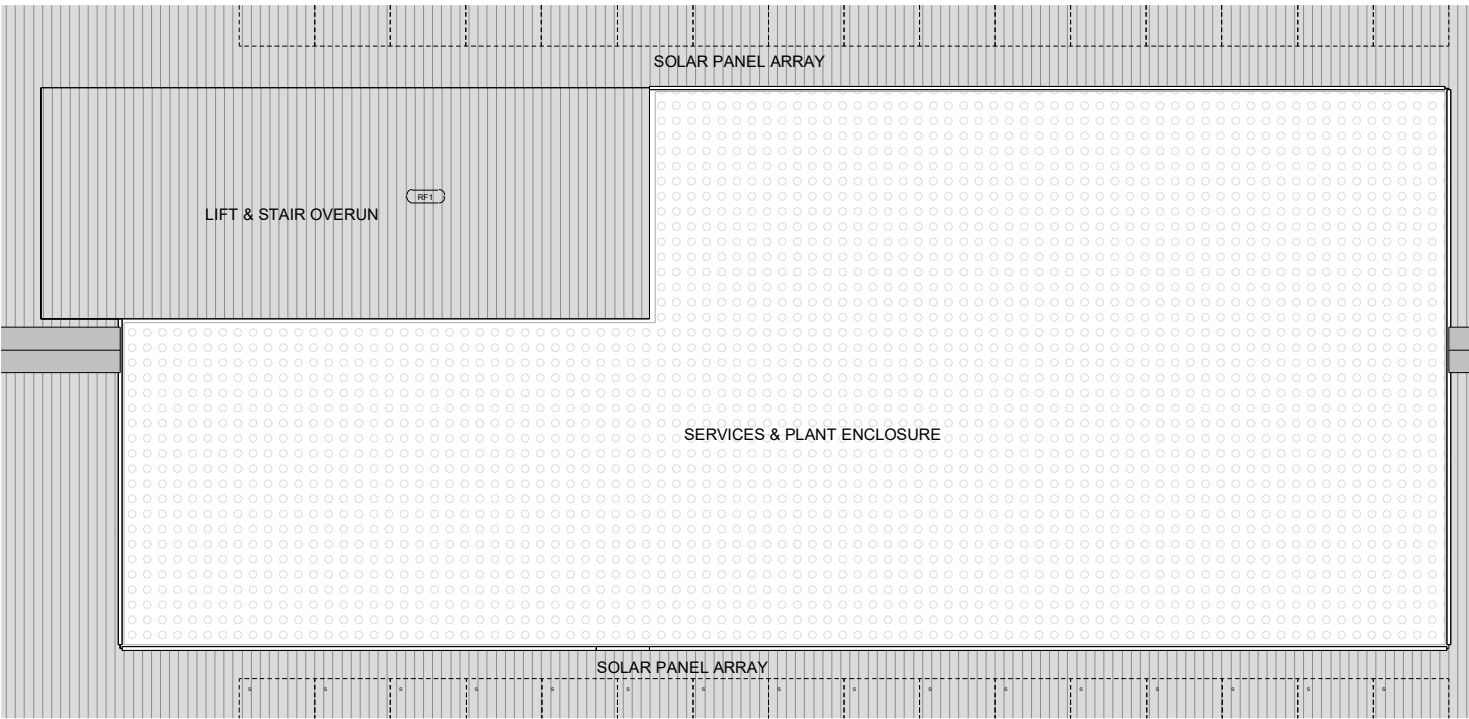
SCALE: 1:50@A1

20031 2-10 CLARKE ST ABBOTSFORD
CLIENT: MERCY HEALTH

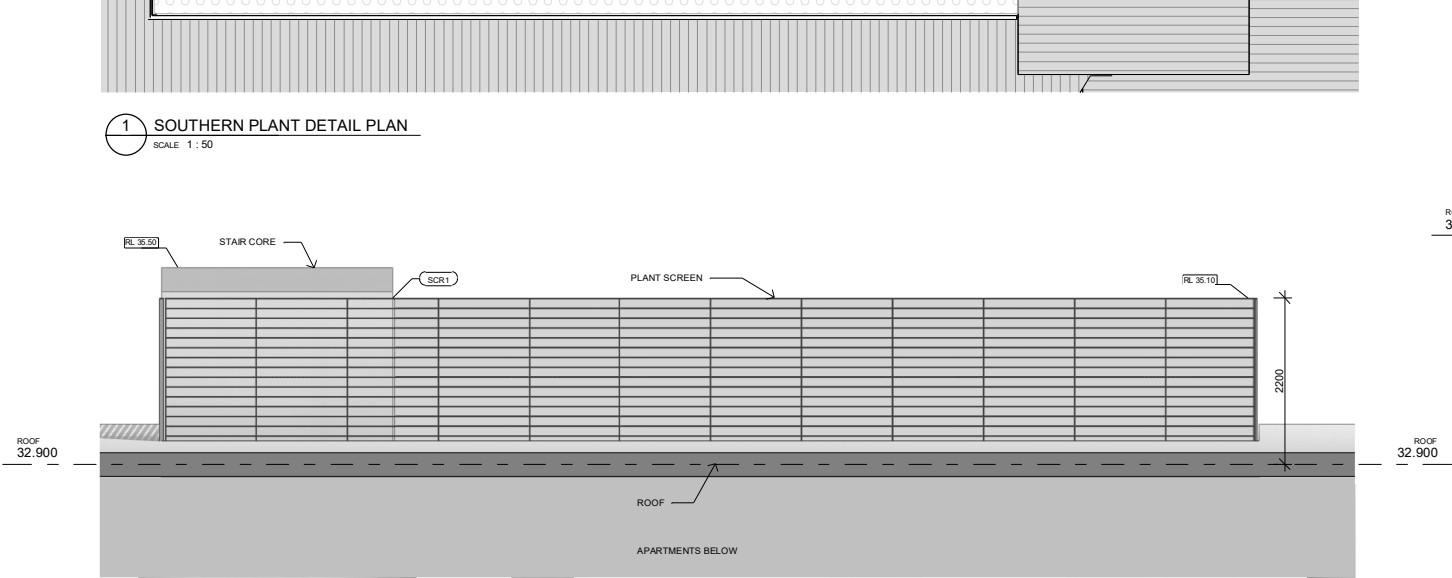
20031 16/04/2025 TP3.13
I



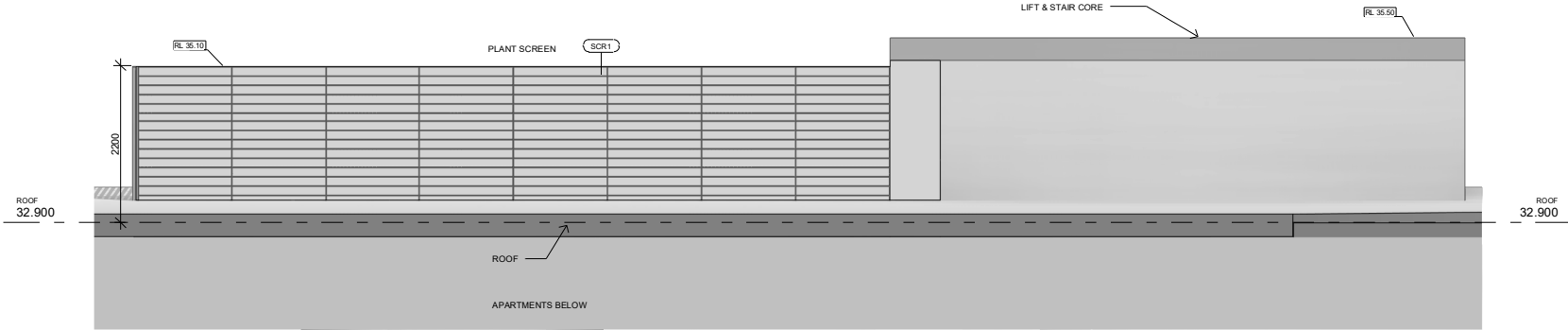
1 SOUTHERN PLANT DETAIL PLAN
SCALE 1:50



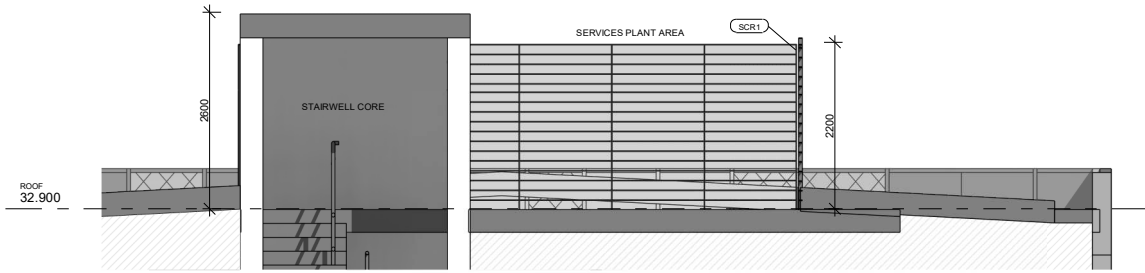
4 NORTHERN PLANT DETAIL PLAN
SCALE 1:50



3 SOUTHERN PLANT SCREEN ELEVATION
SCALE 1:50



2 NORTHERN PLANT SCREEN ELEVATION
SCALE 1:50



5 TYPICAL PLANT SECTION
SCALE 1:50

TOWN PLANNING