

**Report to the Future Melbourne (Planning) Committee****Agenda item 6.3****Ministerial Planning Referral: ID-2017-5****6 December 2022****5-25 Swanston Street Melbourne****Melbourne Metro Rail Project Over Site Development (OSD) – CBD South****Presenter:** Marjorie Kennedy, Head of Statutory Planning**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee of the submission of documents to satisfy the approved Metro Tunnel: Over Site Development (OSD) – CBD South Incorporated Document (ID-2017-5) (the ID). The ID provides a framework to facilitate the demolition and removal of buildings and works (including bulk excavation) and the development and use of the land for the purpose of the OSD above the CBD South metro station (refer Attachment 2 – Locality Plan).
2. The applicant is Lendlease (OSD South) Pty Ltd c/- Urbis, land ownership is Department of Transport and Victorian State Government, and the architect is Hassell.
3. On 5 December 2017, Amendment C316 was gazetted into the Melbourne Planning Scheme. The amendment introduced the ID, which included the requirement for the City of Melbourne to be consulted prior to the approval of the Masterplan, Development Plans and technical matters. The Masterplan has been approved (see Attachment 3 – Incorporated Document). The submission of development plans and technical reports to comply with the ID has been referred to Council for comment.
4. The submission of information responds to ID Conditions 6.3 (Development Plans), 6.4 (Loading, Bicycle and Vehicle Access), 6.7 (Urban Context Report), 6.8 (Façade Strategy), 6.11 (Waste Management) and 6.12 (Environmentally Sustainable Design Statement).
5. The finalisation of this information will address a number of key conditions, leaving only a signage strategy, legal agreements, stormwater and construction management to be finalised prior to the development commencing.
6. The OSD will introduce a nine storey (40 m) commercial office and retail building with pedestrian entries through the site and to the metro station via Swanston Street, Flinders Street, Cocker Alley and Scott Alley (see Attachment 4 – Selected Plans). On-site loading to accommodate a precinct waste strategy, is via Royston Place.

**Key issues**

7. Key issues relate to design ambition and development to achieve ‘design excellence’, building form, Swanston Street and Flinders Street public interfaces, through-site connections, overshadowing of Federation Square, provision of end-of-trip facilities, integration of waste, and ESD initiatives.
8. The proposed built form and land uses align with the Incorporated Plans and Masterplan.
9. The final design response has been informed by extensive pre-application meetings, post-lodgement design workshops and advice on key design themes between DELWP, Council management, Rail Projects Victoria and the permit applicant’s project team.
10. Recommendations include detailed changes in relation to the Waste Management Plan to provide a compatible shared waste facility between OSD, the metro station and precinct tenancies (e.g. Young & Jackson, Dangerfield, Nicholas Building); and ESD initiatives.
11. The detailed development plans for the OSD will ensure a ‘design excellence’ outcome is achieved to this sensitive, prominent and locally significant site, will reinvigorate the precinct and will have a significant benefit to the character and activation of Melbourne and the State of Victoria. The project in general is strongly supported.

## Recommendation from management

12. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning that the submission of documents to comply with Melbourne Planning Scheme Amendment C316 (*Metro Tunnel: Over Site Development – CBD South Incorporated Document*) is supported subject to the recommendations as outlined in the delegate report (refer to Attachment 5 of the report from management).

### Attachments:

1. Supporting attachment (Page 3 of 148)
2. Locality Plan (Page 4 of 148)
3. Incorporated Document (Page 5 of 148)
4. Selected Plans (Page 19 of 148)
5. Delegate Report (Page 125 of 148)

## Supporting Attachment

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### Legal

1. The Minister for Planning is the Planning Authority for determining this amendment request with the exception of the Waste Management Plan, which is to the satisfaction of the City of Melbourne.
2. It is the responsibility of DELWP on behalf of the Minister for Planning to consult with the responsible authority or any other person before exercising the powers under subsection (2) or (4) of section 20 of the *Planning and Environment Act 1987*.
3. The Minister for Planning has referred the application to Council for consideration and advice.

### Finance

4. There are no direct financial issues arising from the recommendations contained within this report.

### Conflict of interest

5. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

### Health and safety

6. Relevant planning considerations such as traffic and waste management, potential amenity impacts and potentially contaminated land that could impact on health and safety have been considered within the incorporated document application and assessment process.

### Stakeholder consultation

7. The Incorporated Document requires plans and technical reports to be submitted to, and be approved by, the Minister for Planning in consultation with the Council.

### Relation to Council policy

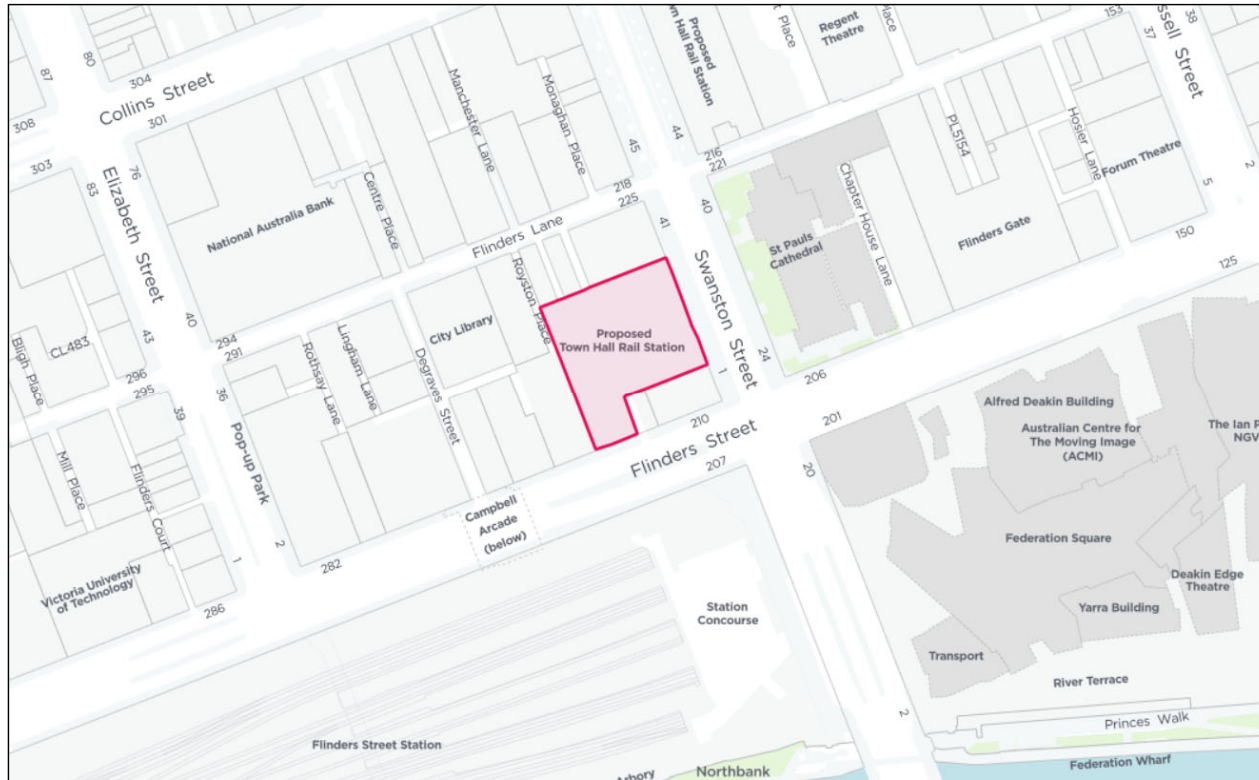
8. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 5).

### Environmental sustainability

9. The ID requires the following Environmentally Sustainable Design (ESD) performance standards that are generally aligned with Council's proposed Melbourne Planning Scheme Amendment C376 – Sustainable Building Design:
  - 9.1. Align with the commitments and objectives outlined in the Melbourne Metro Rail Authority Sustainability Strategy and Sustainability Policy to achieve positive environmental, social and economic outcomes through the implementation of sustainable design initiatives.
  - 9.2. Demonstrate that the building is capable of achieving a minimum:
    - 6 Star Green Star Design & As Built rating tool (Version 1.2 of the Green Building Council of Australia);
    - 5 Star NABERS Energy Rating for base building;
    - The WELL Building standard version 1 (Gold Core & Shell Rating).

# Locality Plan

## 5-25 Swanston Street Melbourne Melbourne Metro rail Project Over Site Development (OSD) – CBD South



# **Metro Tunnel: Over Site Development – CBD South**

## **Incorporated Document**

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October 2017

Incorporated Document in the Melbourne Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987* (Vic).

## 1. INTRODUCTION

- 1.1 This document is an Incorporated Document in the schedule to clause 52.03 and the schedule to clause 81.01 of the Melbourne Planning Scheme (**Planning Scheme**), and is made pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.
- 1.2 This Incorporated Document is to be read in conjunction with ‘Melbourne Metro Rail Project – Incorporated Document, May 2017’ as amended from time to time (**MMRP Incorporated Document**).

## 2. PURPOSE

- 2.1 The purpose of this Incorporated Document is to permit and facilitate the use and development of the land described in clause 3 for the purposes of an over site development above the Railway station approved under the MMRP Incorporated Document (**OSD**), in accordance with the controls in clauses 4, 5 and 6.

## 3. LAND DESCRIPTION

- 3.1 This Incorporated Document applies to the land as defined by the black lines as shown on the map in Appendix 1 (**OSD Land**).

## 4. THIS DOCUMENT ALLOWS

- 4.1 This document allows for demolition, including bulk excavation, and the development and use of the OSD Land for Shop, Food and drink premises (excluding Hotel and Tavern unless with the consent of the Minister for Planning), Office, Place of assembly, Education centre, Residential hotel, and advertising signage generally in accordance with the following plans and subject to the requirements of this document:
- a) Building envelope plan drawing no. TAS-CYP-OS-00-DRG-ARC-CBS-01 prepared by HSL and dated 16 October 2017;
  - b) Ground plane access plan drawing no. TAS-CYP-OS-00-DRG-ARC-CBS-02 prepared by HSL and dated 16 October 2017.

In this document OSD Incorporated Plans means the above drawings at 4.1(a) and 4.1(b).

## 5. CONTROL

- 5.1 Despite any provision to the contrary or any inconsistent provision in the Planning Scheme, no planning permit is required for, and no provision in the Planning Scheme operates to prohibit, control or restrict any works required for integration with the Railway station on the OSD Land, site preparation, demolition, bulk excavation works and site retention works, provision of bicycle parking, advertising signs and the development and use of the OSD Land in accordance with this Incorporated Document for the purposes of, or related to, developing and using the OSD except as provided for in clause 5.2.
- 5.2 The control in clause 5.1 of this Incorporated Document does not apply to:
- c) the use and development of land for the purposes of the Metro Tunnel Project which is subject to the controls in the MMRP Incorporated Document.
  - d) advertising signs unless they are in accordance with the advertising signage strategy approved under condition 6.13.
- 5.3 For the avoidance of doubt, the ‘Melbourne Metro Rail Project – Infrastructure Protection Areas – Incorporated Document (December 2016)’ and schedule 70 to clause 43.02 (Design and Development

Overlay) of the Planning Scheme do not apply to use and development carried out under this Incorporated Document.

## 6. CONDITIONS

6.1 The development and use permitted by this Incorporated Document must be undertaken in accordance with the following conditions:

### 6.2 MASTERPLAN

6.2.1 Prior to the submission of development plans under condition 6.3, a masterplan in accordance with the OSD Incorporated Plans must be submitted and approved by the Minister for Planning. The masterplan must include design objectives and the following design principles as appropriate:

- a) building envelope;
- b) shadow analysis – (Federation Square and Flinders Street Station steps);
- c) site access including universal access;
- d) building maintenance, servicing and waste;
- e) bicycle storage and access;
- f) diversity of use;
- g) interface with adjacent building;
- h) environmentally sustainable design initiatives;
- i) building façade;
- j) public art strategy; and
- k) urban design.

6.2.2 The masterplan approved under condition 6.2.1 may be amended from time to time with the approval of the Minister for Planning in consultation with the Melbourne City Council.

### 6.3 DEVELOPMENT PLANS

6.3.1 Prior to commencement of building or works associated with the OSD (excluding any works required for integration with the Railway station on the OSD Land, demolition, bulk excavation and site preparation works), development plans generally in accordance with the masterplan approved under condition 6.2 and in accordance with the OSD Incorporated Plans, must be submitted to and be approved by the Minister for Planning in consultation with Melbourne City Council.

6.3.2 The development plans must include, as appropriate:

- a) Detailed site layout plans including the proposed uses;
- b) Architectural, public realm plans and elevations including lighting, signage, pedestrian access, bicycle access, waste collection and storage, loading and other ancillary facilities;
- c) Demarcation between the OSD and the development and use approved under the MMRP Incorporated Document;
- d) Elevations to demonstrate high quality architectural screening treatment of services to Flinders Street;
- e) Detailed plans demonstrating that the canopy(ies) to Swanston Street and any other projections accommodate street trees;
- f) A detailed development schedule;
- g) Demonstrated integration of the OSD with the Metro Tunnel Project and associated works;
- h) The incorporation of the existing public art on the Port Phillip Arcade façade;
- i) Any changes as required to comply with the objectives and design outcomes set out in the *Metro Tunnel Project Urban Context Report, CBD South Oversight Development* (Jones and Whitehead) (16 October 2017); and
- j) Any changes as required by the façade strategy approved under condition 6.8.

6.3.3 Prior to the submission of the development plans to the Minister for Planning for approval, the development plans must be referred to the Urban Design and Architectural Advice Panel (UDAAP) or as nominated by the Minister for Planning. The UDAAP or the nominated body must have regard to the urban context report specified by Condition 6.7.1. The development plans submitted to the Minister for Planning for approval must be accompanied by all written comments received from the UDAAP or the nominated body.

#### **6.4 LOADING, BICYCLE AND VEHICLE ACCESS**

6.4.1 The development plans submitted under condition 6.3 must meet the following requirements:

- a) If any alterations to the street and footpath adjacent to the site are carried out by the developer of the OSD, the alterations must be in accordance with the Melbourne City Council's Engineering Services design standards;
- b) If the motor vehicle crossing at Royston Place is constructed by the developer of the OSD, the crossing must be at a minimum constructed to match the existing condition at no cost to the Minister for Planning or the Melbourne City Council and to the satisfaction of the Melbourne City Council;
- c) The number and type of bicycle facilities to be provided must comply with the requirements set out in the tables at Appendix 2, unless the Melbourne City Council is satisfied that a lesser number is sufficient;
- d) On site loading and unloading must occur within the shared facility provided under the MMRP Incorporated Document; and
- e) Motor vehicles entering and exiting the OSD Land must do so in a forward direction only, except where reversing out of the OSD Land in order to exit onto Flinders Lane in a forward direction.

6.4.2 Prior to commencement of development, swept path diagrams must be provided which demonstrate that the range of vehicles can access the shared loading facility provided under the MMRP Incorporated Document to the satisfaction of the Melbourne City Council.

#### **6.5 LAYOUT NOT ALTERED**

6.5.1 The development and use must be carried out in accordance with the approved development plans except for any alterations or modifications with the prior written consent of the Minister for Planning.

#### **6.6 STAGING**

6.6.1 The development authorised by this Incorporated Document may be completed in stages if a staging plan is submitted and approved to the satisfaction of the Minister for Planning in consultation with Melbourne Metro Rail Authority.

6.6.2 A staging plan must set out when development plans and other plans as required by this Incorporated Document will be submitted for each stage.

6.6.3 Any corresponding obligations under this Incorporated Document may be completed in stages.

#### **6.7 URBAN CONTEXT REPORT**

6.7.1 In conjunction with the submission of development plans under Condition 6.3, an urban context report which demonstrates how the OSD is in accordance with the objectives and design outcomes set out in the *Metro Tunnel Project Urban Context Report, CBD South Over Site Development* (Jones and Whitehead) (16 October 2017) must be submitted to and be approved by the Minister for Planning.

#### **6.8 FAÇADE STRATEGY**

6.8.1 In conjunction with the submission of development plans under Condition 6.3, a façade strategy must be submitted to and be approved by the Minister for Planning, in consultation with Melbourne City Council and the UDAAP (or as nominated by the Minister for Planning). The



façade strategy must be generally in accordance with the masterplan. All materials, finishes and colours must be in conformity with the approved façade strategy to the satisfaction of the Minister for Planning. The façade strategy for the development must include:

- a) A concise description by the architect of the building design concept and how the façade works to achieve this;
- b) A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes linking them to a physical sample board with clear coding;
- c) Elevation details generally at a scale of 1:50 illustrating typical podium details, entries and doors, typical privacy screening and utilities, typical tower detail, and any special features which are important to the building's presentation;
- d) Cross sections or other method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or material;
- e) Information about how the façade will be accessed and maintained and cleaned, including planting where proposed; and
- f) Example prototypes and/or precedents that demonstrate the intended design outcome indicated in plans and perspective images, to produce a high quality built outcome in accordance with the design concept.

6.8.2 The approved façade strategy must not be altered without the prior consent of the Minister for Planning in consultation with UDAAP (or as nominated by the Minister for Planning) and the Melbourne City Council.

## 6.9 CONSTRUCTION MANAGEMENT PLAN

6.9.1 Prior to the commencement of development (or any stage of development), a construction management plan (CMP) must be submitted and approved by the Melbourne City Council. The CMP must be prepared in accordance with the *Melbourne City Council – Construction Management Plan Guidelines (Guidelines)* and must be consistent with the construction environmental management plan (CEMP) required under the MMRP Incorporated Document Environmental Management Framework. To the extent of any inconsistency between the Guidelines and the CEMP, the requirements of the CEMP shall prevail. The CMP is to consider, but not be limited to, the following:

- a) Public safety, amenity and site security;
- b) Operating hours, noise and vibration controls;
- c) Air and dust management;
- d) Stormwater and sediment control;
- e) Waste and materials reuse;
- f) Traffic management consistent with the construction traffic management plan approved under condition 6.10;
- g) Demolition;
- h) Bulk excavation;
- i) Accessibility to emergency services;
- j) Management of the construction site and land disturbance;
- k) Discharge of polluted waters;
- l) Disposal of contaminated soil (if any);
- m) Asbestos (if any); and
- n) Pollution of ground water.

- 6.9.2 The approved CMP must be implemented to the satisfaction of the Melbourne City Council and must not be altered without the prior consent of the Melbourne City Council.

#### **6.10 CONSTRUCTION TRAFFIC MANAGEMENT PLAN**

- 6.10.1 Prior to commencement of development (or any stage of development), a construction traffic management plan (**CTMP**) must be submitted to and approved by Transport for Victoria, in consultation with the Melbourne City Council.
- 6.10.2 The CTMP must outline how public transport operations and traffic will be managed throughout the construction of the OSD and how impacts to public transport are mitigated. The endorsed CTMP must be implemented to the satisfaction of Transport for Victoria and must not be altered without the prior consent of the Transport for Victoria in consultation with the Melbourne City Council. All traffic management and mitigation costs will be at the full cost of the developer.
- 6.10.3 The CTMP must provide information on truck routes, number of trucks per hour accessing the OSD Land and truck waiting areas.
- 6.10.4 The CTMP must detail how traffic including pedestrians and cyclists will be managed around the OSD Land and other road closures associated with the development.

#### **6.11 WASTE MANAGEMENT PLAN**

- 6.11.1 Prior to commencement of the development a waste management plan (**WMP**) prepared by a suitably qualified and experienced waste engineer must be submitted to and be approved by Melbourne City Council. The WMP must generally be in accordance with the masterplan approved under condition 6.2 and detail waste storage and collection arrangements that respond to the following requirements:
- a) Waste management systems must demonstrate that both OSD and underground station waste services can operate in a compatible and efficient way;
  - b) Storage facilities for all garbage and other waste material must occur within the OSD Land; and
  - c) All waste collection operations must occur within the OSD Land.
- 6.11.2 The approved WMP must be implemented to the satisfaction of the Melbourne City Council. The approved WMP must not be altered without the prior consent of the Melbourne City Council.

#### **6.12 ENVIRONMENTALLY SUSTAINABLE DESIGN STATEMENT & INTERNAL AMENITY**

- 6.12.1 Prior to commencement of development, an environmentally sustainable design statement (**ESD Statement**) from a suitably qualified environmental engineer must be submitted to and be approved by the Minister for Planning, in consultation with Melbourne City Council. The ESD Statement must be generally in accordance with the Masterplan and must:
- a) align with the commitments and objectives outlined in the Melbourne Metro Rail Authority Sustainability Strategy and Sustainability Policy to achieve positive environmental, social and economic outcomes through the implementation of sustainable design initiatives; and
  - b) demonstrate that the building is capable of achieving a minimum:
    - I. 6 Star Green Star Design & As Built rating tool (Version 1.2 of the Green Building Council of Australia);
    - II. 5 Star NABERS Energy Rating for base building; and
    - III. The WELL Building standard version 1 (Gold Core & Shell Rating).
- 6.12.2 The approved ESD Statement must be implemented to the satisfaction of the Minister for Planning, and must not be altered without the prior written consent of the Minister for Planning.

### **6.13 ADVERTISING AND BUSINESS IDENTIFICATION SIGNAGE**

- 6.13.1 Prior to commencement of development (excluding any works required for integration with the Railway station on the OSD Land, demolition, bulk excavation and site retention works), an advertising signage strategy must be submitted to and be approved by the Minister for Planning in consultation with Melbourne City Council.
- 6.13.2 The advertising signage strategy must include indicative locations or elevations for advertising and business identification signs including clear demarcation of appropriate locations for Railway station signs, an assessment of the cumulative impact of all advertising and business identification signs and wayfinding within the OSD precinct to demonstrate how proposed signs do not result in visual clutter, as well as measures to prevent interference with station access and wayfinding.
- 6.13.3 The approved advertising signage strategy must not be altered without the prior written consent of the Minister for Planning.

### **6.14 LEGAL AGREEMENTS**

- 6.14.1 Prior to commencement of development, the owner of the OSD Land must enter into an agreement(s) under section 173 of the *Planning and Environment Act 1987* with the responsible authority and the Minister for Planning (if the Minister for Planning is not the responsible authority).
- 6.14.2 The owner of the OSD land to be developed must pay all of the Minister for Planning's and/or Council's reasonable legal costs and expenses of this agreement(s), including preparation execution, registration.
- 6.14.3 The agreement(s) must provide for a Land Management Agreement to be entered into between the owner of the OSD Land and the tenant under the lease of the OSD Land from the State which provides for the following matters:
- a) Services and structures shared across the Railway station and OSD including structures, plant, services, infrastructure, egress and circulation, integrated waste management and access arrangements.
  - b) The proposed pedestrian pathways, waste disposal and vehicle access facilities must remain accessible to all occupants of the development in perpetuity;
  - c) All vehicles entering and exiting Flinders Lane must do so in a forward direction. Vehicles must not reverse across footpaths; and
  - d) Compliance with the approved advertising signage strategy.

### **6.15 ACOUSTIC AMENITY**

- 6.15.1 If the development plans include a Residential hotel, prior to the commencement of development (excluding any works required for integration with the Railway station on the OSD Land, demolition, bulk excavation and site retention works), a report from a qualified acoustic consultant must be submitted to and be approved by the Minister for Planning certifying that the development has been designed to limit internal noise levels in habitable rooms of residential uses adjacent to high levels of external noise (with windows closed) to a maximum of 45dB in accordance with the relevant Australian Standards for acoustic control.
- 6.15.2 Any building that will accommodate a Residential hotel use must:
- a) be designed and constructed to include noise attenuation measures; and
  - b) have external glazing, doors, air conditioning systems and ventilation systems which have been designed by a recognized acoustic consultant.

### **6.16 STORMWATER**

- 6.16.1 A storm water drainage system for the development must be constructed at no cost to Melbourne City Council and provision must be made to connect to Melbourne City Council's

underground stormwater drainage system and where necessary, upgrade the system to accept the discharge from OSD Land in accordance with plans and specifications first approved by Melbourne City Council.

#### **6.17 DECISION GUIDELINES**

- 6.17.1 In considering approval of the development plans under condition 6.3 the Minister for Planning must consider the extent to which the development plans are generally in accordance with the masterplan approved under condition 6.2.
- 6.17.2 In considering any amendments to the masterplan under condition 6.2.2, the Minister for Planning must consider whether approval of the plan will:
- a) facilitate an integrated, transit oriented development that includes publicly available spaces at the lower levels adjacent to the Railway station on the OSD Land, and does not adversely impact the operation of the Railway station (including but not limited to passenger movement and station access);
  - b) facilitate a development that provides a high quality architectural response; and
  - c) in association with adjoining existing and potential development, support high quality pedestrian amenity in the public realm, in relation to human scale.

#### **7. EXPIRY**

- 7.1 The control in this Incorporated Document expires if any of the following circumstances applies:
- a) The development allowed by the control is not started by 31 December 2024.
  - b) The development allowed by this control is not completed by 31 December 2028.
  - c) The use allowed by the control is not started by 31 December 2028.
  - d) The Railway station on the OSD Land is relocated or deleted from the Metro Tunnel Project.
- 7.2 The Minister for Planning may extend these periods if a request is made in writing before the expiry date or within six months afterwards.

**END OF DOCUMENT**

### APPENDIX 1 - OSD LAND



## APPENDIX 2 - REQUIRED BICYCLE FACILITIES

Tables 1, 2 and 3 to this Appendix set out the number and type of bicycle facilities required. Bicycle facilities are required if the use is listed in column 1 of the table. The number of bicycle facilities required for a use is the sum of columns 2 and 3 of the tables.

If in calculating the number of bicycle facilities the result is not a whole number, the required number of bicycle facilities is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.

A bicycle space for an employee or resident must be provided either in a bicycle locker or at a bicycle rail in a lockable compound.

A bicycle space for a visitor, shopper or student must be provided at a bicycle rail.

**Table 1 – Bicycle spaces**

Use	Employee/resident	Visitor/shopper/student
<b>Amusement parlour</b>	None	2 plus 1 to each 50 sq m of net floor area
<b>Convenience restaurant</b>	1 to each 25 sq m of floor area available to the public	2
<b>Education centre other than specified in this table</b>	1 to each 20 employees	1 to each 20 full-time students
<b>Hotel</b>	1 to each 25 sq m of bar floor area available to the public, plus 1 to each 100 sq m of lounge floor area available to the public	1 to each 25 sq m of bar floor area available to the public, plus 1 to each 100 sq m of lounge floor area available to the public
<b>Library</b>	1 to each 500 sq m of net floor Area	4 plus 2 to each 200 sq m of net floor area
<b>Market</b>	1 to each 50 stalls	1 to each 10 stalls
<b>Medical centre</b>	1 to each 8 practitioners	1 to each 4 practitioners
<b>Office other than specified in this table</b>	1 to each 300 sq m of net floor area if the net floor area exceeds 1000 sq m	1 to each 1000 sq m of net floor area if the net floor area exceeds 1000 sq m
<b>Place of assembly other than specified in this table</b>	1 to each 1500 sq m of net floor Area	2 plus 1 to each 1500 sq m of net floor area
<b>Residential building other than specified in this table</b>	In developments of four or more storeys, 1 to each 10 lodging rooms	In developments of four or more storeys, 1 to each 10 lodging rooms
<b>Restaurant</b>	1 to each 100 sq m of floor area available to the public	2 plus 1 to each 200 sq m of floor area available to the public if the floor area available to the public exceeds 400 sq m.
<b>Retail premises other than specified in this table</b>	1 to each 300 sq m of leasable floor area	1 to each 500 sq m of leasable floor area
<b>Shop</b>	1 to each 600 sq m of leasable floor area if the leasable floor area exceeds 1000 sq metres	1 to each 500 sq m of leasable floor area if the leasable floor area exceeds 1000 sq metres
<b>Take-away food premises</b>	1 to each 100 sq m of net floor Area	1 to each 50 sq m of net floor Area

**TABLE 2 – SHOWERS**

Use	Employee/resident	Visitor/shopper/student
Any use listed in Table 1	If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter.	None

**TABLE 3 – CHANGE ROOMS**

Use	Employee/resident	Visitor/shopper/student
Any use listed in Table 1	1 change room or direct access to a communal change room to each shower. The change room may be a combined shower and change room.	None

# OVER SITE DEVELOPMENT CBD SOUTH INCORPORATED PLANS

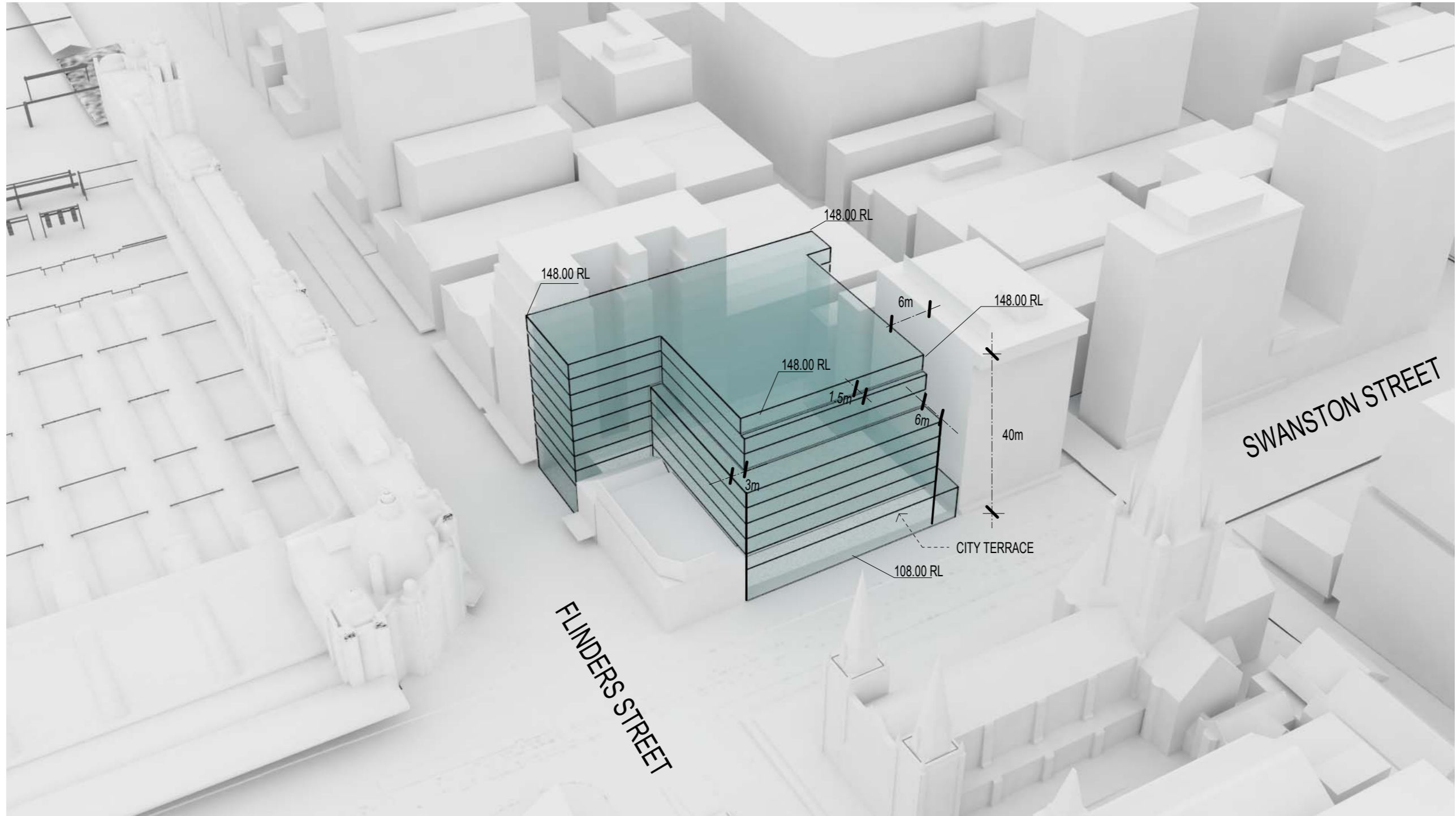
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CROSS YARRA  
PARTNERSHIP



# BUILDING ENVELOPE PLAN\*



**\*Notes**

- The Building Envelope Plan illustrates the maximum building height with the exception of the parapet, non-habitable architectural features not more than 3.0 metres in height and building services setback at least 3.0 metres behind the façade, fronting Flinders and Swanston Streets.
- A 500mm articulation zone is presumed around the Swanston St and Flinders St sides of the Building Envelope to allow for architectural detailing and expression (non-habitable space), subject to further approval.
- Any future development in accordance with this Building Envelope Plan, including proposed projections of up to 500mm, non-habitable architectural features and building services must not increase the shadowing of Federation Square between 11am – 3pm from 22 April to 22 September.
- Any future development in accordance with this Building Envelope Plan, including proposed projections of up to 500mm, non-habitable architectural features and building services may consider the shadowing of the Flinders Street station steps between 11am – 3pm from 22 April to 22 September.

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CYP		MP	ISSUED FOR SUBMISSION				HSL		
Revised By	In Serv	Rev.	Date	Description	Designed	Checked	Ind. Rev.	Approv.	



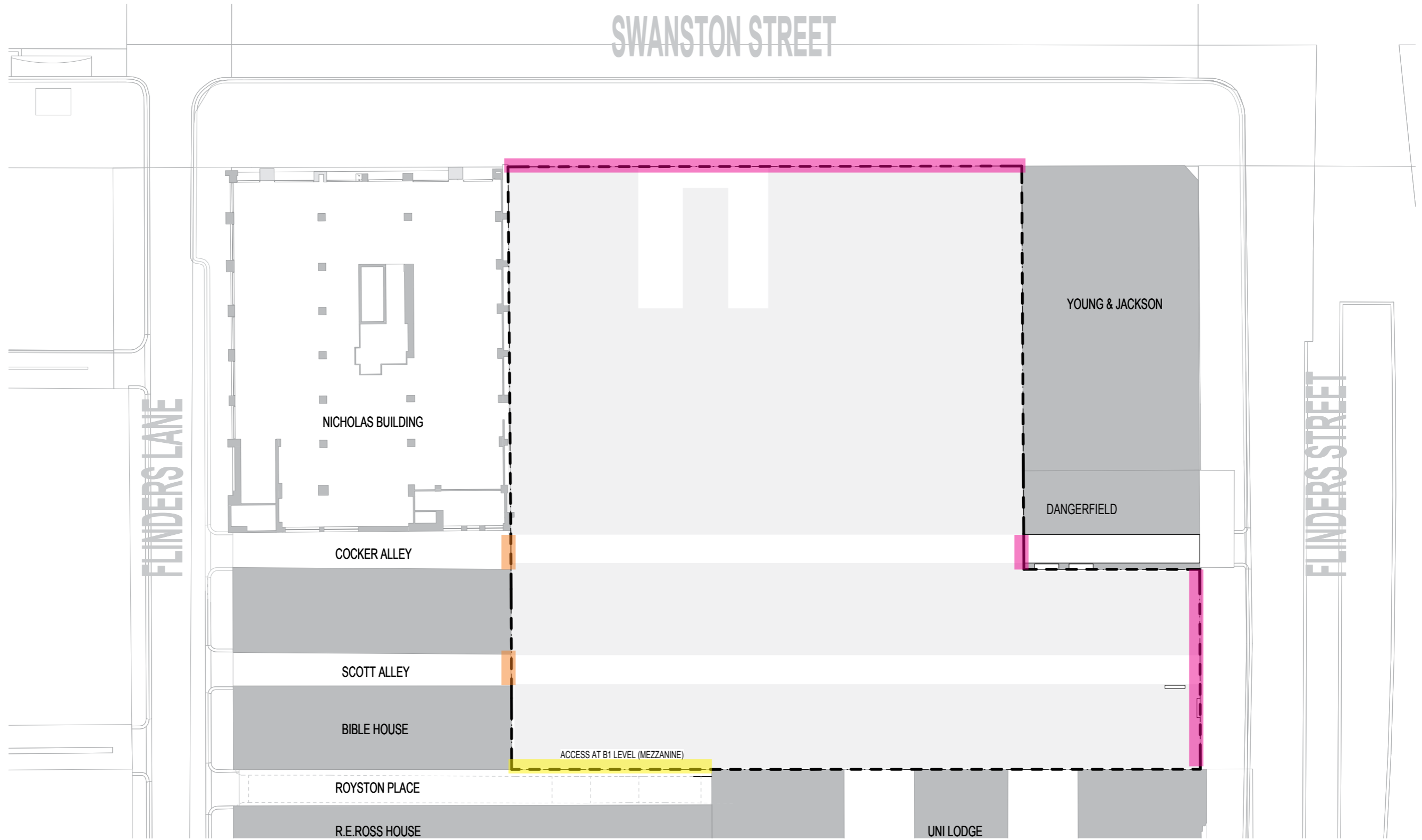
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<b>ARCHITECTURAL OSD SOUTH CBD SOUTH BUILDING ENVELOPE PLAN</b>				
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			NOT FOR CONSTRUCTION	Sheet Size A1




Project Drawing Number TAS-CYP-OS-00-DRG-ARC-CBS-01		Revision
Drawn By HSL	Designed By HSL	
Checked By	Ind. Review	
Approved	Approval Date	
Drawing Number	Revision	



# GROUND PLANE ACCESS PLAN



## KEY

-  PEDESTRIAN ACCESS ONLY
-  VEHICULAR & BICYCLE ACCESS  
\_VEHICLE ACCESS RESTRICTED TO WASTE AND LOADING ONLY.
-  PEDESTRIAN & POTENTIAL BICYCLE ACCESS

CYP		MP		ISSUED FOR SUBMISSION				HSL				
Revised By	In Serv	Rev.	Date	Description	Designed	Checked	Ind. Rev.	Approv.	Designed	Checked	Ind. Rev.	Approv.



<b>ARCHITECTURAL</b> <b>OSD SOUTH</b> CBD SOUTH GROUND PLANE ACCESS PLAN			Project Drawing Number TAS-CYP-OS-00-DRG-ARC-CBS-02	Revision
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INCORPORATED PLAN			Approved	Approval Date
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# FLINDERS SHOPFRONT







**Solid edge beams with fine detail, lattice infill**

**Solid aluminium cladding in anodised bronze, pressed metal grids with lights integrated designed by lighting specialist**

**Clear glass infilled panels with square frit, solid edge and intermediate beams**

**Fine edge blade running across the whole canopy**

# **SWANSTON CANOPY & SHOPFRONT**

# CANOPY

Anodized bronze aluminium



## STATION ENTRY CANOPY

Solid edge beams with fine detail, lattice infill  
 Suspended and mounted between 2 diamond columns, and extend into station entry



## RETAIL/ARCADE CANOPY

Linear intermediate beams,  
 extended glass panels with square frit



## OFFICE ENTRY CANOPY

Solid aluminium cladding in anodised bronze,  
 pressed metal grids with lights integrated





# OSD SOUTH FACADE STRATEGY

**Document Control**

Rev	Date	Approved By	Description
01	09.06.2022	AL	For Submission
02	21.10.2022	AL	DA Resubmission
03	08.11.2022	AL	DA Resubmission

**We acknowledge and respect Traditional Owners across Australia as the original Custodians of our land and waters, their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has, and will, ensure the continuation of cultures and traditional practices.**



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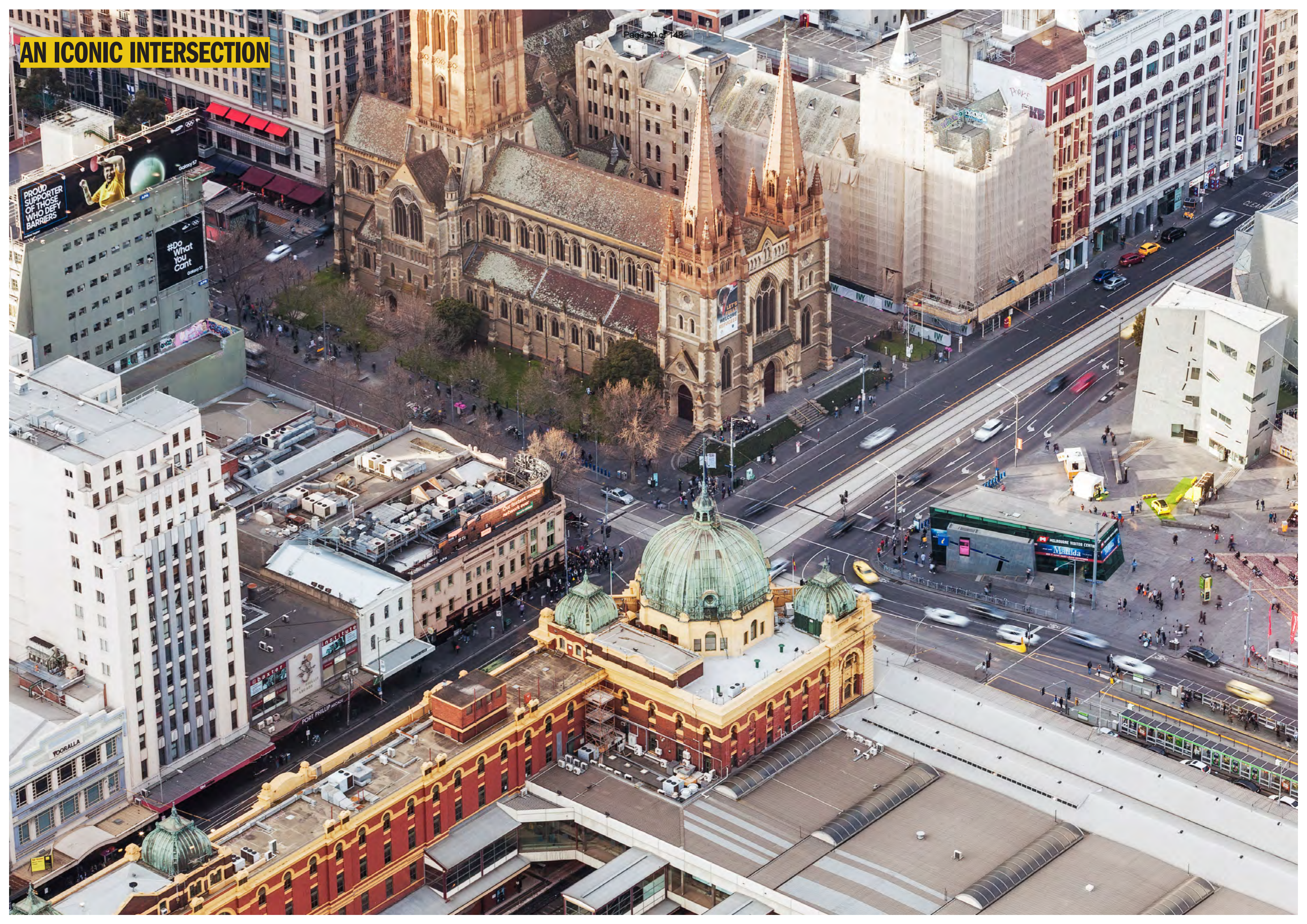
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# CONCEPT

**The intersection of Swanston Street and Flinders Street is an iconic and loved place in Melbourne. With Flinders Street station, Federation Square, and St Paul's Cathedral holding three corners, the proposal for 25 Swanston completes this intersection by providing a building that is contextually appropriate.**

**The new building creates a beautifully proportioned, disciplined backdrop which will establish an enduring civic counterpoint to the inherently 'expressive' characteristics of the surrounding buildings.**

# AN ICONIC INTERSECTION



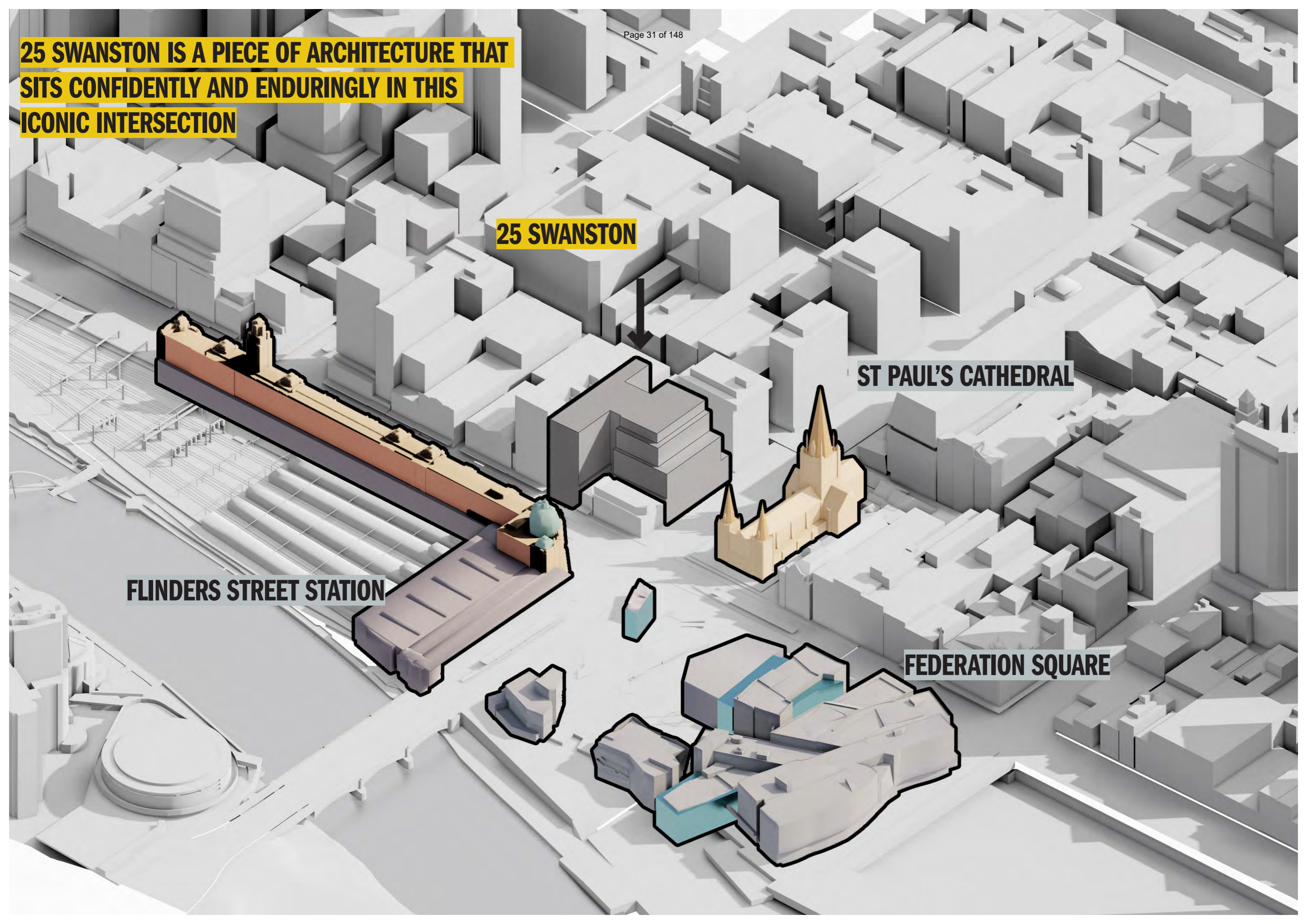
**25 SWANSTON IS A PIECE OF ARCHITECTURE THAT SITS CONFIDENTLY AND ENDURINGLY IN THIS ICONIC INTERSECTION**

**25 SWANSTON**

**ST PAUL'S CATHEDRAL**

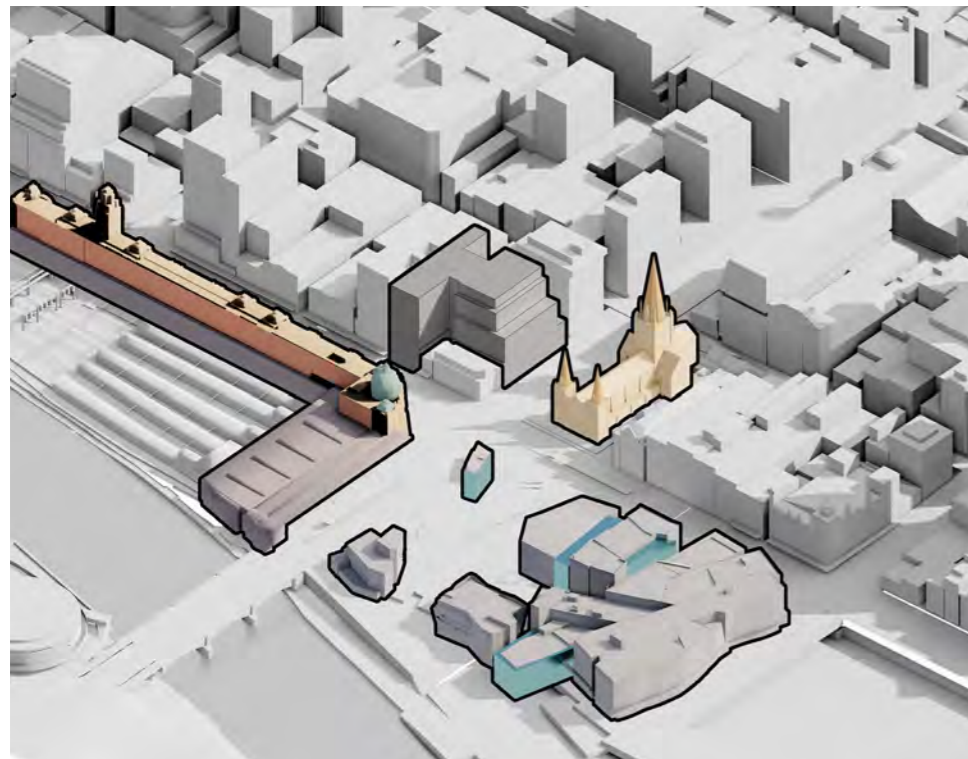
**FLINDERS STREET STATION**

**FEDERATION SQUARE**



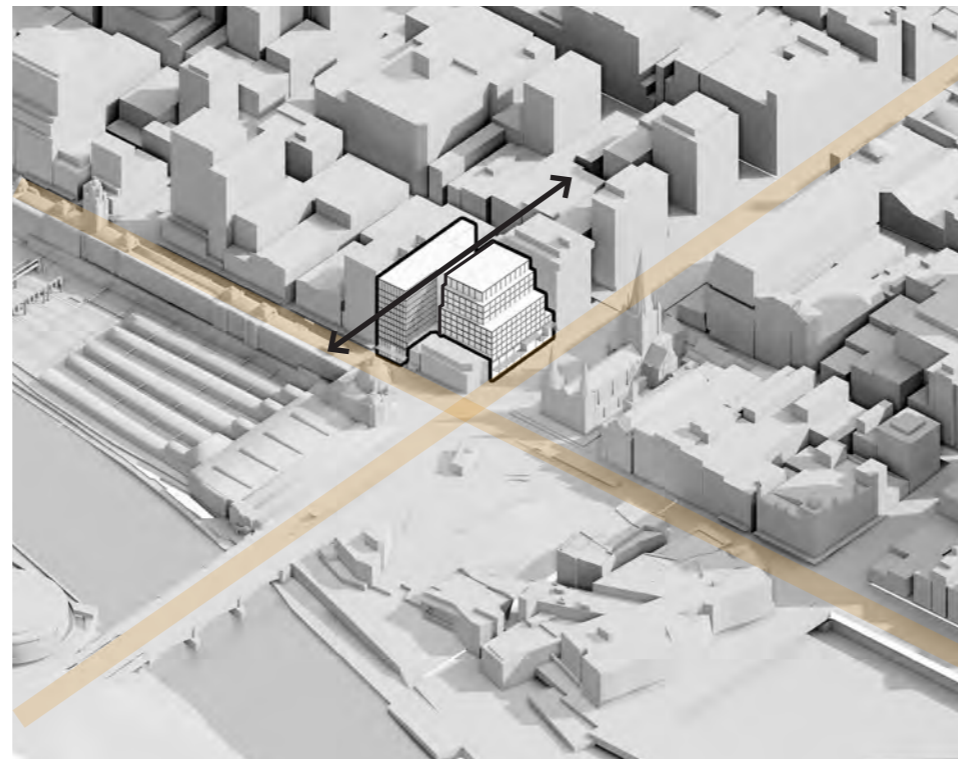
# CONCEPT

**This proposal is a highly contextual response to its site and precinct. It is a materially rich proposition that will be a timeless, enduring addition to the city**



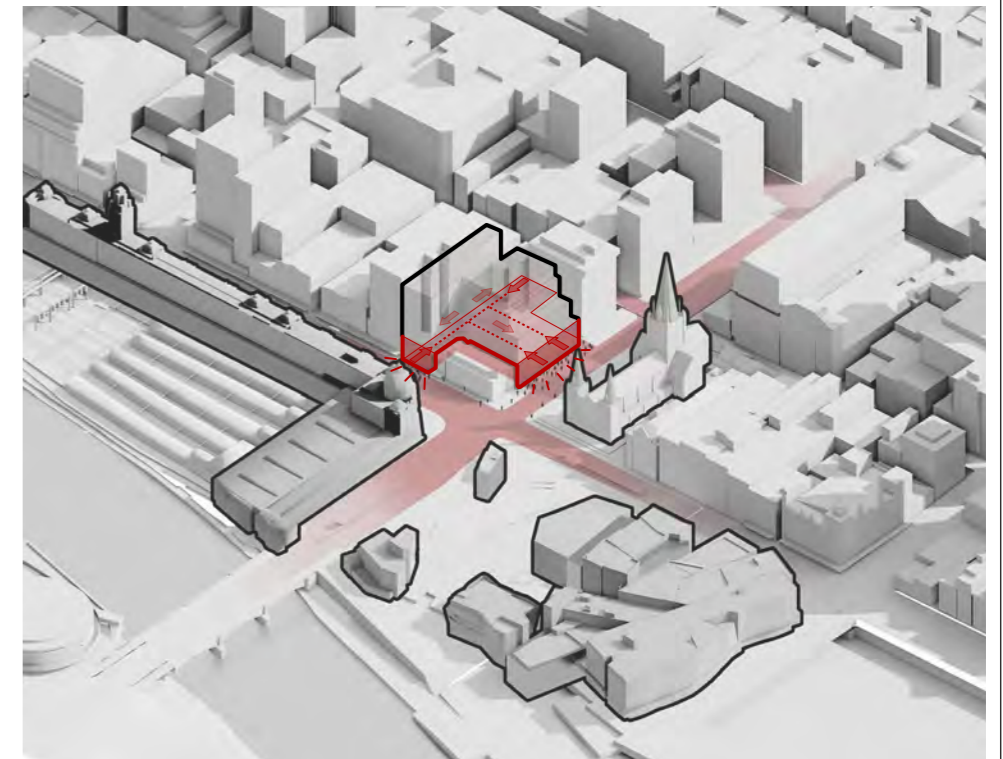
## Considered backdrop

The proposal presents a timeless and considered backdrop in the intersection. It sits calmly in contrast to the flamboyance of Federation square, and the decorative nature of Flinders Street Station and Saint Paul's Cathedral



## Two streets, two buildings

Reflecting the distinct identities of both Flinders Street and Swanston Street, the proposal is broken into two distinct volumes that respond to differing contextual identity of each street.



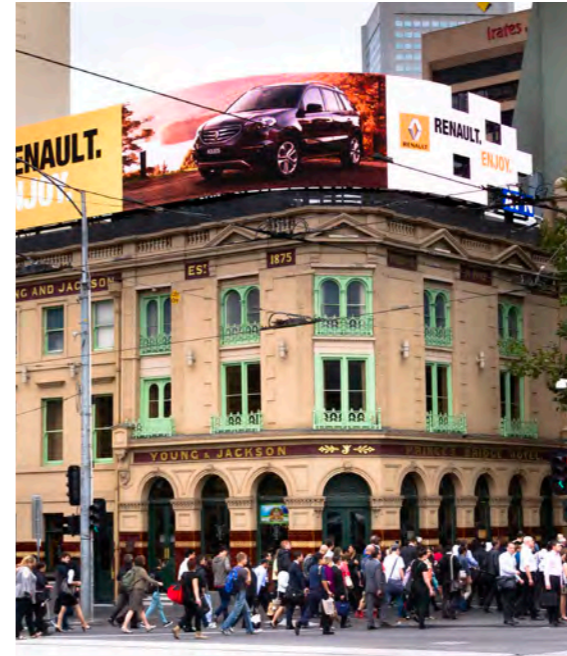
## Inherently civic

The proposal doesn't feel like a normal commercial building, but is inherently civic in its character. The proposition is permeable, welcoming with a fundamentally public 'persona'.



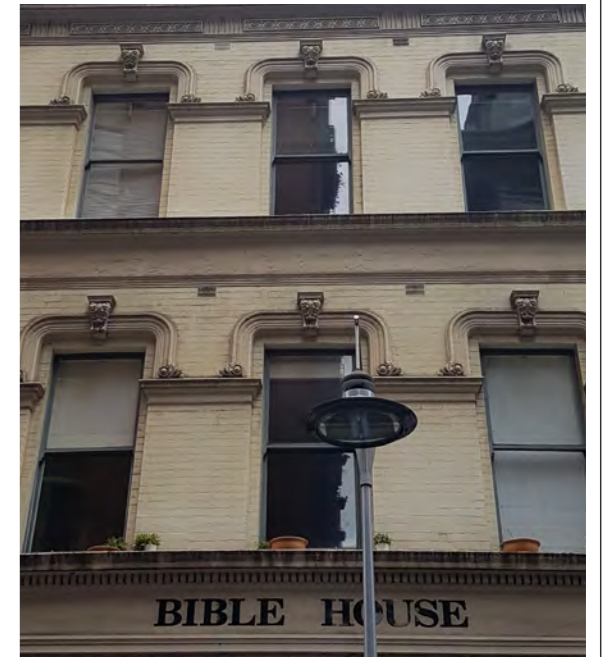
# RESPONDING TO CONTEXT

The buildings that hold the Swanston and Flinders street intersection are inherently dynamic. They have responded to shifting economic and social trends for more than 100 years. This period has seen the station continually evolve to match with population growth and technological change. St Paul's cathedral was enhanced with its elegant spires added more than 40 years after the cathedral was publicly opened. Federation Square continues to flex and respond to differing needs and contexts. Young and Jacksons is an agglomeration of several adjoining buildings that were originally a series of residential and retail facilities before meeting the social needs of a growing population with the hotel use starting in 1861. The Nicholas building was developed as a speculative office building designed in the 'Commercial Palazzo' style opened in 1926. It continues to host a wide range of small commercial creative tenants.



The ability for all of these buildings to meet evolving social needs across a spectrum of spiritual, cultural, commercial and entertainment uses continues to this day. Whilst the surrounding buildings were all originally defined by their specific uses, the fundamental character of the spaces and places has been retained whilst the way they 'host' the active lives of Melbourne's population has evolved with the times.

Cities are organic, evolving entities where buildings underpinned by strong 'fundamental' propositions hold their place within the urban form. Cities are subject to constant change and now demand buildings that are defined by the clarity gained from simple organising strategies where the building systems themselves, the craft, detail, quality proportion and materiality drive a confident forward facing aesthetic. This design proposal positions a new addition to Melbourne's iconic intersection that will support a continual evolution of uses for many generations to come. The new building proudly completes the intersection with a confident civic addition that will compliment the neighbouring forms whilst making a valuable contribution to the public experience of Melbourne city.

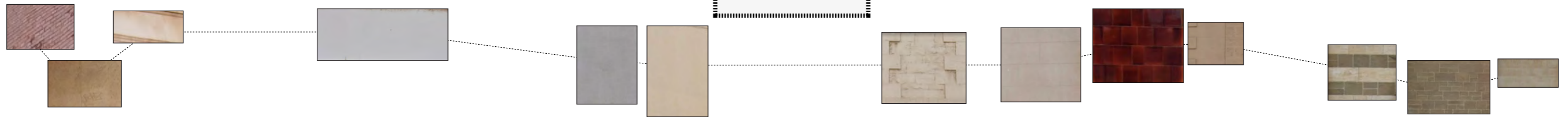


# EXISTING IDENTITIES

Analysis of the existing materials and textures of Swanston Street and Flinders street

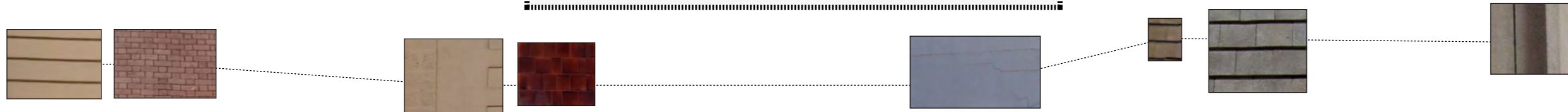
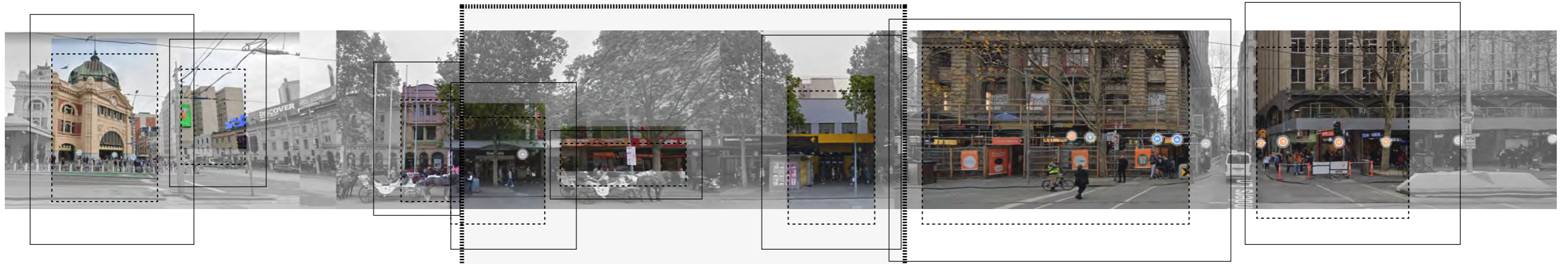
## FLINDERS STREET

SITE

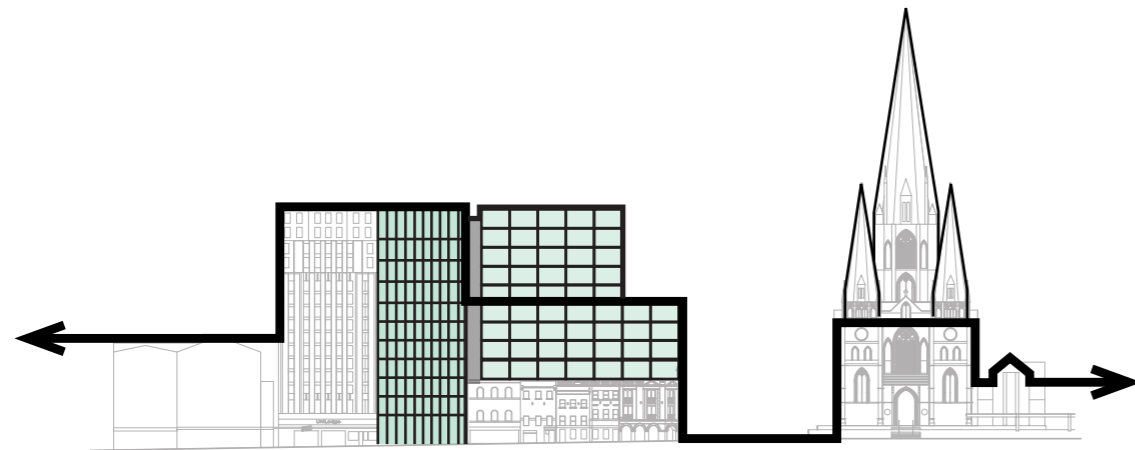


## SWANSTON STREET

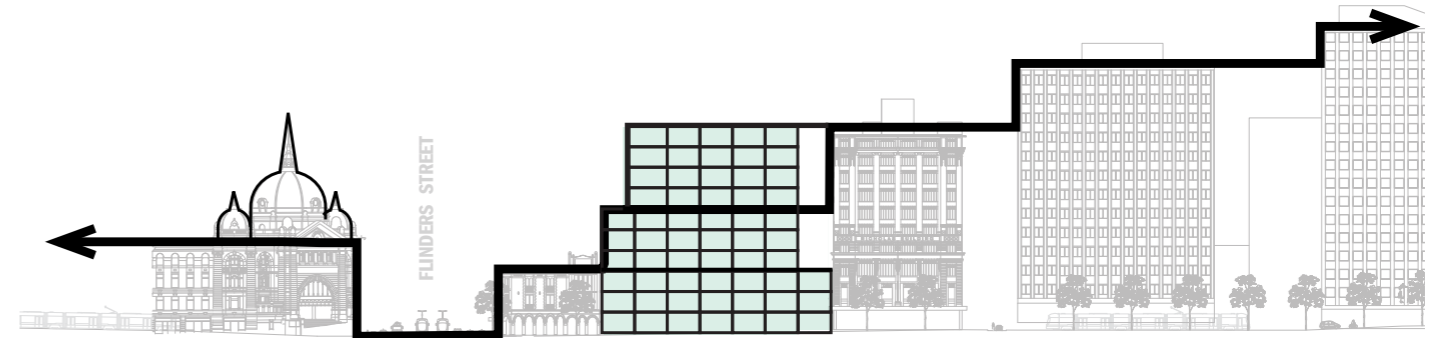
SITE



# FACADE APPROACH



FLINDERS STREET ELEVATION



SWANSTON STREET ELEVATION

**This proposal is a building that is contextually appropriate and engaging for citizens of Melbourne. It celebrates the rich public and iconic history of the site and will breathe new life into the surrounding area.**

- **Through careful analysis of the existing fabric, the proposal utilises a disciplined facade language, allowing the building to sit confidently within the context**
- **A gridded facade provides a holistic and consistent expression to a complex series of building volumes**

- **A shift in articulation reinforces the two streets, two building concept.**
- **The Swanston block is characterised by an elongated grid facade that emphasises the verticality in reference to the Swanston street cape in particular The Nicholas Building**
- **The Flinders block is expressed as a tighter, narrower facade grid, which differentiates this element from the Swanston block whilst acknowledging the specific rhythm of the neighbouring Clements House.**



# BUILDING ORGANISATION

This building arrangement consists of:

1. A public ground plane that knits into the existing network of streets and lanes. The public experience is characterised by the dominant form of the station 'vault' and access to the underground station. A variety of laneway experiences accompany the station entry and with a series of retail and F+B interfaces that activate all the available edges.
2. A public mezzanine level that will support F+B that encourages passive surveillance over Swanston st and hosts high quality end of trip and building support.
3. Level 1-8. High quality flexible office.
4. Level 9. Roof plant and PV.



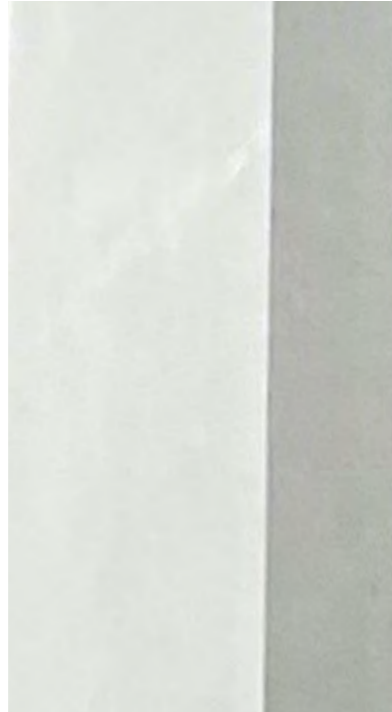
# TYPICAL FACADE

# MATERIALS

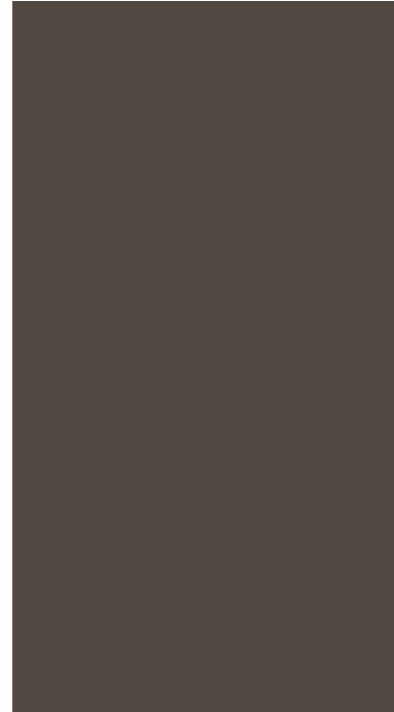
The typical facade is comprised of civic based, enduring materials that balance a disciplined approach with a series of carefully considered embellishments that bring order and delight to the facade



**Moulded glass fibre reinforced concrete (GRC) facade grid, with visible aggregate**



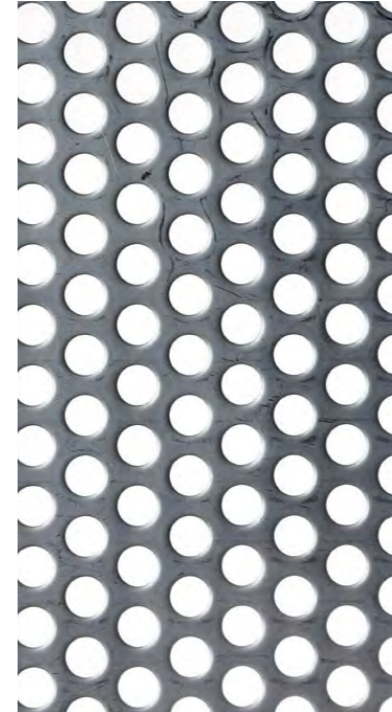
**Moulded GRC facade grid, off form smooth finish**



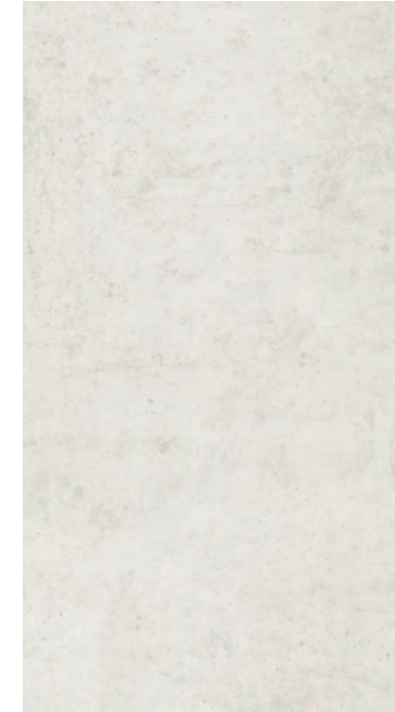
**Mid bronze matt powder-coat framing and anodised fluted spandrels**



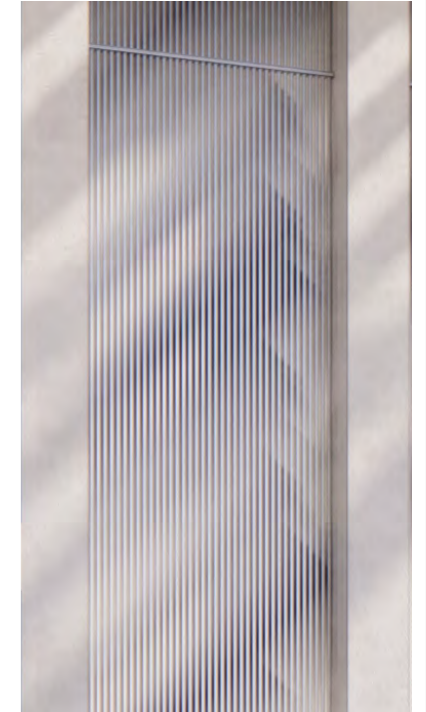
**Clear curtain wall glazing with framing**



**Perforated screen panel within GRC facade grid**

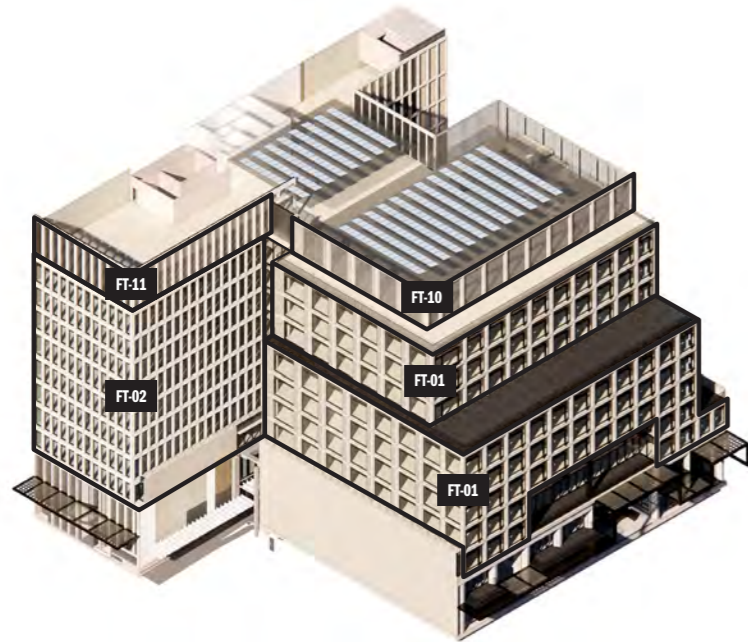


**Oxide painted finish to pre-cast concrete**



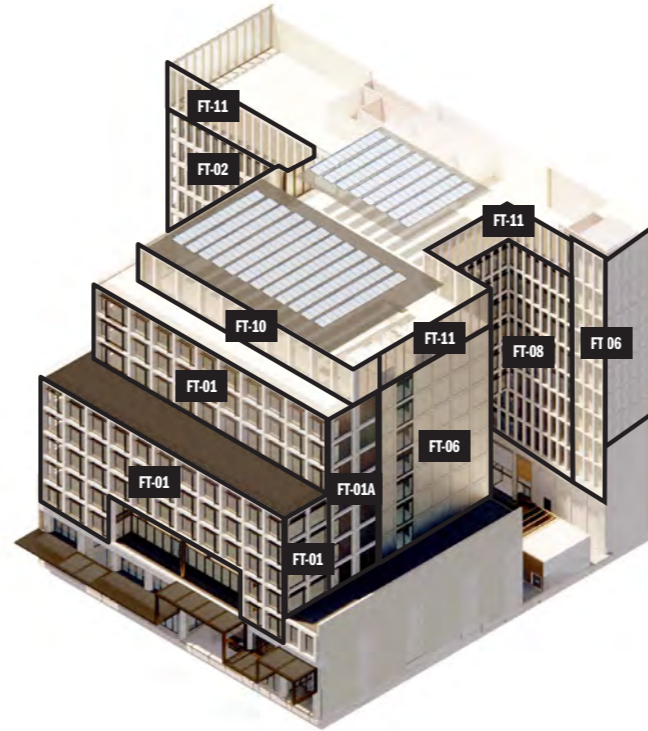
**Fluted aluminium infill panels, white matte**

# South East



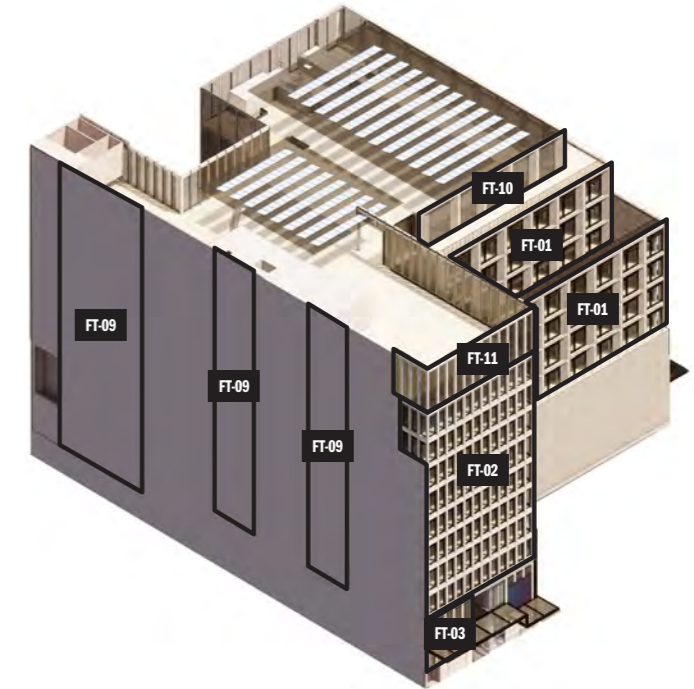
Code	Description	Typical module size	Finish
<b>FT-01</b>	<ul style="list-style-type: none"> <li>- GLAZED CURTAIN WALL PANELS WITH EXPRESSED FRAMING, BRONZE POWDERCOAT</li> <li>- VERTICAL FIN BRONZE ANODISED</li> <li>- FLUTED ALUMINIUM SPANDREL PANEL BRONZE ANODISED</li> </ul>	- GRC GRID - SWANSTON BLOCK	<ul style="list-style-type: none"> <li>- OFF WHITE GRC WITH HONED EXPOSED AGGREGATE</li> <li>- CLEAR, LOW IRON VISION GLAZING MAX 20% REFLECTIVITY</li> </ul>
<b>FT-02</b>	<ul style="list-style-type: none"> <li>- GLAZED CURTAIN WALL PANELS WITH EXPRESSED FRAMING, BRONZE POWDERCOAT</li> <li>- FLUTED ALUMINIUM SPANDREL PANEL BRONZE ANODISED</li> <li>- FLUTED GRC HORIZONTAL GRID</li> </ul>	- GRC GRID - FLINDERS BLOCK	<ul style="list-style-type: none"> <li>- WHITE GRC, SMOOTH OFF-FORM MATTE FINISH</li> <li>- CLEAR, LOW IRON VISION GLAZING MAX 20% REFLECTIVITY</li> </ul>
<b>FT-10</b>	<ul style="list-style-type: none"> <li>- PERFORATED METAL SCREEN INFILL</li> <li>- FREE AIR TO MECHANICAL REQUIREMENTS</li> </ul>	- GRC GRID - PLANT SCREEN	- OFF WHITE GRC WITH HONED EXPOSED AGGREGATE
<b>FT-11</b>	<ul style="list-style-type: none"> <li>- PERFORATED METAL SCREEN INFILL</li> <li>- FREE AIR TO MECHANICAL REQUIREMENTS</li> </ul>	- GRC GRID - PLANT SCREEN	- WHITE GRC, SMOOTH OFF-FORM MATTE FINISH

# North East



Code	Description	Typical module size	Finish
<b>FT-01</b>	<ul style="list-style-type: none"> <li>- GLAZED CURTAIN WALL PANELS WITH EXPRESSED FRAMING, BRONZE POWDERCOAT</li> <li>- VERTICAL FIN BRONZE ANODISED</li> <li>- FLUTED ALUMINIUM SPANDREL PANEL BRONZE ANODISED</li> </ul>	- GRC GRID - SWANSTON BLOCK	<ul style="list-style-type: none"> <li>- OFF WHITE GRC WITH HONED EXPOSED AGGREGATE</li> <li>- CLEAR, LOW IRON VISION GLAZING MAX 20% REFLECTIVITY</li> </ul>
<b>FT-01A</b>	<ul style="list-style-type: none"> <li>- GLAZED CURTAIN WALL PANELS WITH EXPRESSED FRAMING, BRONZE POWDERCOAT</li> <li>- VERTICAL FIN BRONZE ANODISED</li> <li>- FLUTED ALUMINIUM SPANDREL PANEL BRONZE ANODISED</li> </ul>	- GRC GRID - SWANSTON BLOCK NORTH FACADE	<ul style="list-style-type: none"> <li>- OFF WHITE GRC WITH HONED EXPOSED AGGREGATE</li> <li>- CLEAR, LOW IRON VISION GLAZING MAX 20% REFLECTIVITY/OXIDE PAINTED CONCRETE INFILL</li> </ul>
<b>FT-02</b>	<ul style="list-style-type: none"> <li>- GLAZED CURTAIN WALL PANELS WITH EXPRESSED FRAMING, BRONZE POWDERCOAT</li> <li>- FLUTED ALUMINIUM SPANDREL PANEL BRONZE ANODISED</li> <li>- FLUTED GRC HORIZONTAL GRID</li> </ul>	- GRC GRID - FLINDERS BLOCK	<ul style="list-style-type: none"> <li>- WHITE GRC, SMOOTH OFF-FORM MATTE FINISH</li> <li>- CLEAR, LOW IRON VISION GLAZING MAX 20% REFLECTIVITY</li> </ul>
<b>FT-06</b>	<ul style="list-style-type: none"> <li>- GRC GRID AS PER FT-02</li> </ul>	- GRC GRID - SWANSTON BLOCK	<ul style="list-style-type: none"> <li>- WHITE GRC GRID, SMOOTH OFF-FORM MATTE FINISH</li> <li>- OXIDE PAINTED CONCRETE IN FILL</li> </ul>
<b>FT-08</b>	<ul style="list-style-type: none"> <li>- GRC GRID AS PER FT-02</li> <li>- ALUMINIUM SPANDREL PANEL</li> <li>- HORIZONTAL BRONZE ANODISED</li> </ul>	- NORTH YARD FACADE WALL	- CLEAR VISION PANEL WITH MAX 20% REFLECTIVITY
<b>FT-10</b>	<ul style="list-style-type: none"> <li>- PERFORATED METAL SCREEN INFILL</li> <li>- FREE AIR TO MECHANICAL REQUIREMENTS</li> </ul>	- GRC GRID - PLANT SCREEN	- OFF WHITE GRC WITH HONED EXPOSED AGGREGATE
<b>FT-11</b>	<ul style="list-style-type: none"> <li>- PERFORATED METAL SCREEN INFILL</li> <li>- FREE AIR TO MECHANICAL REQUIREMENTS</li> </ul>	- GRC GRID - PLANT SCREEN	- WHITE GRC, SMOOTH OFF-FORM MATTE FINISH

# South West



Code	Description	Typical module size	Finish
<b>FT-01</b>	<ul style="list-style-type: none"> <li>- GLAZED CURTAIN WALL PANELS WITH EXPRESSED FRAMING, BRONZE POWDERCOAT</li> <li>- VERTICAL FIN BRONZE ANODISED</li> <li>- FLUTED ALUMINIUM SPANDREL PANEL BRONZE ANODISED</li> </ul>	- GRC GRID - SWANSTON BLOCK	<ul style="list-style-type: none"> <li>- OFF WHITE GRC WITH HONED EXPOSED AGGREGATE</li> <li>- CLEAR, LOW IRON VISION GLAZING MAX 20% REFLECTIVITY</li> </ul>
<b>FT-02</b>	<ul style="list-style-type: none"> <li>- GLAZED CURTAIN WALL PANELS WITH EXPRESSED FRAMING, BRONZE POWDERCOAT</li> <li>- FLUTED ALUMINIUM SPANDREL PANEL BRONZE ANODISED</li> <li>- FLUTED GRC HORIZONTAL GRID</li> </ul>	- GRC GRID - FLINDERS BLOCK	<ul style="list-style-type: none"> <li>- WHITE GRC, SMOOTH OFF-FORM MATTE FINISH</li> <li>- CLEAR, LOW IRON VISION GLAZING MAX 20% REFLECTIVITY</li> </ul>
<b>FT-03</b>	<ul style="list-style-type: none"> <li>- GRC GRID WITH FLUTED ALUMINIUM INFILL PANELS, WHITE MATTE</li> </ul>	- GROUND LEVEL - FLINDERS BLOCK	- WHITE GRC GRID, SMOOTH OFF-FORM MATTE FINISH
<b>FT-09</b>	<ul style="list-style-type: none"> <li>- PAINTED CONCRETE</li> </ul>	- GRC GRID - SWANSTON BLOCK	<ul style="list-style-type: none"> <li>- OFF-FORM/PRECAST CONCRETE</li> <li>- OXIDE PAINTED</li> </ul>
<b>FT-10</b>	<ul style="list-style-type: none"> <li>- PERFORATED METAL SCREEN INFILL</li> <li>- FREE AIR TO MECHANICAL REQUIREMENTS</li> </ul>	- GRC GRID - PLANT SCREEN	- OFF WHITE GRC WITH HONED EXPOSED AGGREGATE
<b>FT-11</b>	<ul style="list-style-type: none"> <li>- PERFORATED METAL SCREEN INFILL</li> <li>- FREE AIR TO MECHANICAL REQUIREMENTS</li> </ul>	- GRC GRID - PLANT SCREEN	- WHITE GRC, SMOOTH OFF-FORM MATTE FINISH

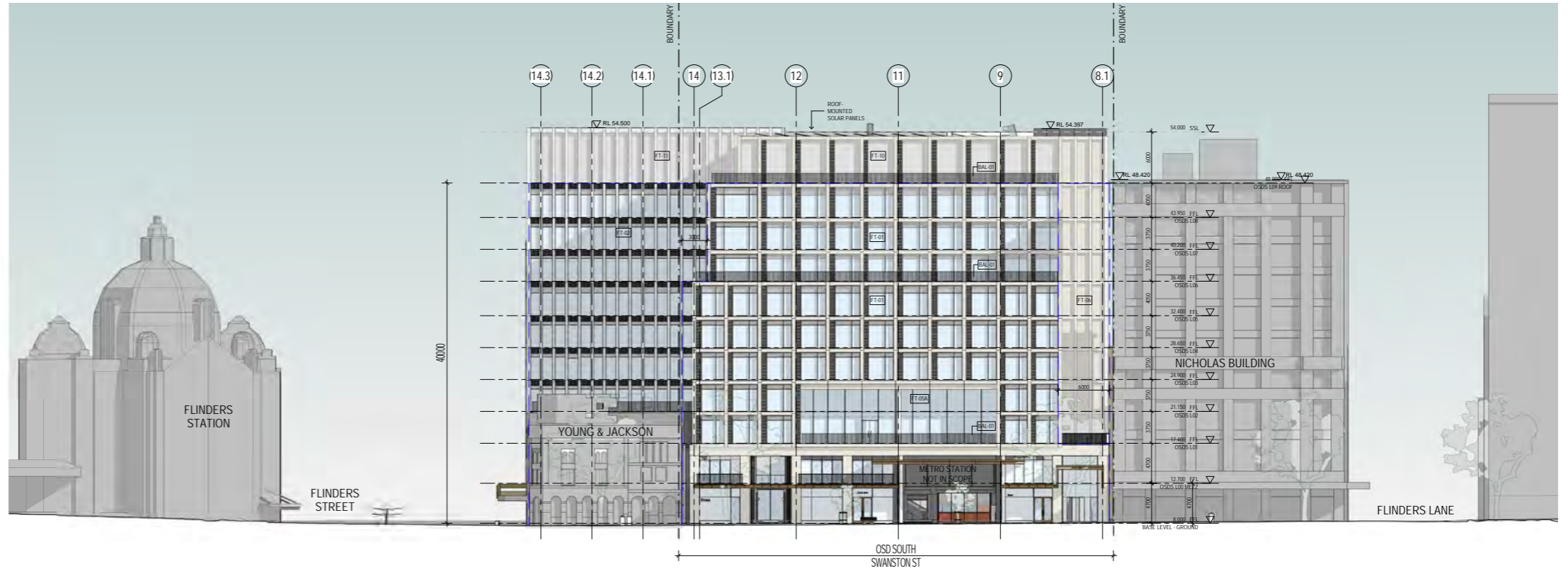


# MATERIALS

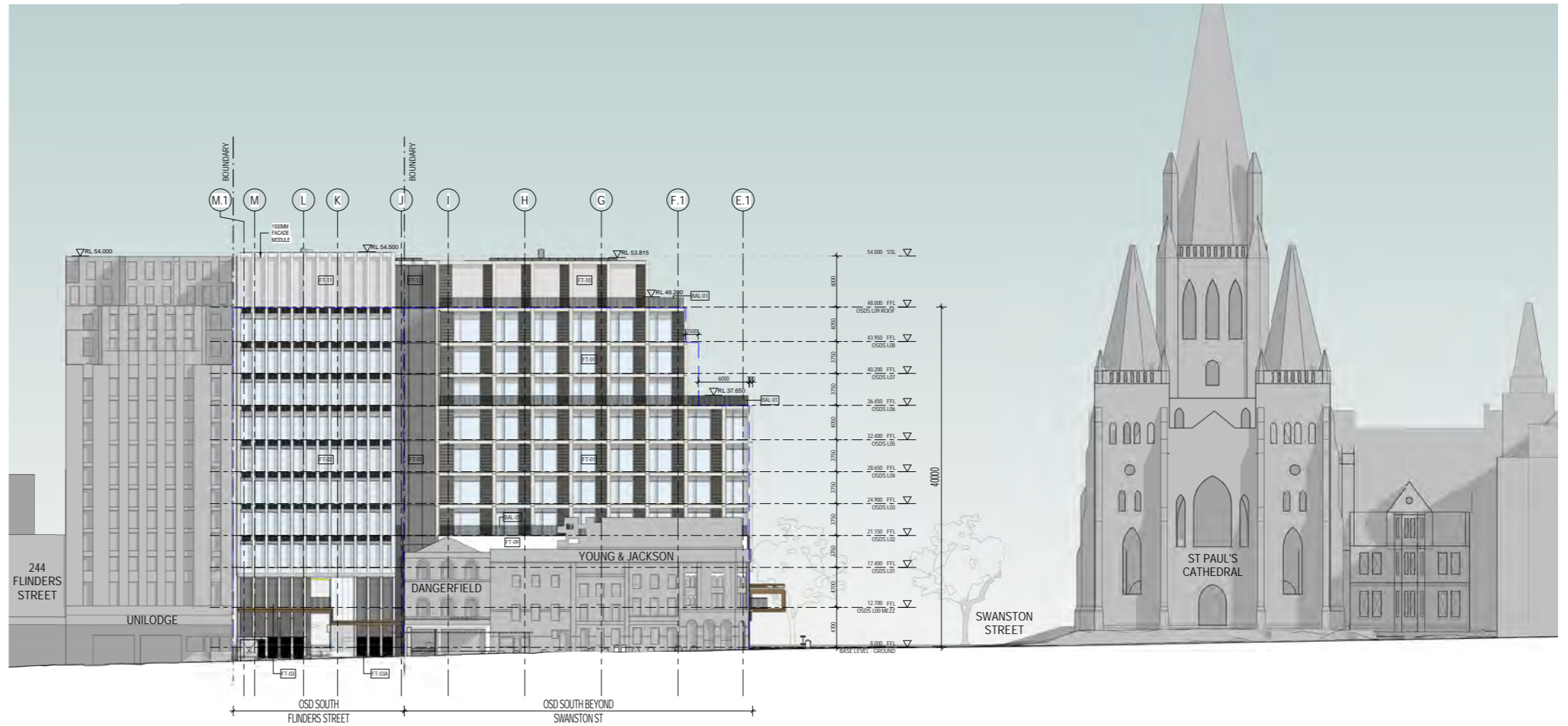
## EXTERNAL FINISHES SCHEDULE

Code	Description
<b>FAÇADE</b>	
FT-01	GRC GRID, OFF-WHITE HONED EXPOSED AGGREGATE, GLAZED VISION PANELS WITH EXPRESSED BRONZE FRAMING, VERTICAL FEATURE FIN AND FLUTED SPANDREL PANEL IN BRONZE ANODISED CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY
FT-01A	GRC GRID AS PER FT-01, OXIDE PAINTED CONCRETE INFILL
FT-02	GRC GRID, WHITE OFF-FORM MATTE, FLUTED GRC HORIZONTAL GRID, GLAZED VISION PANELS WITH EXPRESSED BRONZE FRAMING, FLUTED SPANDREL PANEL IN BRONZE ANODISED CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY
FT-03	GRC GRID, WHITE OFF-FORM MATTE, FLUTED ALUMINIUM INFILL PANELS, WHITE MATTE
FT-03A	GRC GRID, WHITE OFF-FORM MATTE, FLUTED GRC INFILL PANELS, WHITE MATTE
FT-04	METAL CLADDING, CHARCOAL
FT-05	STRUCTURALLY GLAZED CURTAIN WALL, FLUSH, SHADOW BOX SPANDREL, DARK GREY GL-04, LOW IRON GLASS MAX 20% REFLECTIVITY
FT-05A	FLAT CURTAIN WALL GLAZING, BRONZE FRAMING, SHADOW BOX SPANDREL, CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY, VERTICAL FEATURE BLADE IN BRONZE ANODISED
FT-06	GRC GRID, WHITE OFF-FORM MATTE, OXIDE PAINTED CONCRETE INFILL
FT-07	GRC GRID, WHITE OFF-FORM MATTE, FLUTED GRC HORIZONTAL GRID, OXIDE PAINTED CONCRETE INFILL
FT-08	GRC GRID, WHITE OFF-FORM MATTE, GLAZED VISION PANELS WITH EXPRESSED BRONZE FRAMING, HORIZONTAL SHADING FIN AND FLUTED SPANDREL PANEL IN BRONZE ANODISED CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY
FT-09	OFF-FORMPRECAST CONCRETE, OXIDE PAINTED
<b>ROOF PLANT SCREEN</b>	
FT-10	GRC GRID, OFF-WHITE HONED EXPOSED AGGREGATE, PERFORATED METAL INFILL, FREE-AIR TO MECHANICAL REQUIREMENTS
FT-11	GRC GRID, WHITE OFF-FORM MATTE, PERFORATED METAL INFILL, FREE-AIR TO MECHANICAL REQUIREMENTS
FT-12	PERFORATED METAL INFILL, DARK GREY, FREE-AIR TO MECHANICAL REQUIREMENTS
<b>RETAIL GLAZING</b>	
FT-20	GLAZING, CLEAR GLASS GL-01, BRONZE PC-05 CUSTOM FRAMING
FT-21	GLAZING STATION ENTRY, CLEAR GLASS GL-01, BRONZE CUSTOM FRAMING TO METRO BLAST AND FIRE LIFE SAFETY REQUIREMENTS
FT-22	GLAZING RETAIL - THE ARCADE, CLEAR GLASS GL-01, PC-04 FRAMING
FT-23	GLAZING RETAIL - FLINDERS BLOCK, CLEAR GLASS GL-01, ALUMINIUM SILVER GREY SATIN CUSTOM FRAMING
FT-24	GLAZING RETAIL - SCOTT ALLEY WEST, CLEAR GLASS GL-01, TIMBER TM-01 FRAMING
FT-25	GLAZING RETAIL - SWANSTON AND YARD KIOSKS, FRAMELESS CLEAR GLASS GL-01, NUT BROWN PC-03 POWDERCOAT FEATURE BLADE COLUMNS
FT-26	CLEAR GLASS GL-01, BRONZE PC-05 CUSTOM FRAMING, VERTICAL AND HORIZONTAL FEATURE BLADE IN BRONZE ANODISED
FT-27	CLEAR GLASS GL-01, BRONZE PC-05 CUSTOM FRAMING, VERTICAL AND HORIZONTAL FEATURE BLADE IN BRONZE ANODISED, FLUTED SPANDREL PANEL IN BRONZE ANODISED
FT-28	PERFORATED INTERLAYER GLASS, BRONZE PC-05 CUSTOM FRAMING, ALUMINIUM SPANDREL PANEL IN BRONZE ANODISED
<b>RETAIL FLOORING &amp; FINISHES</b>	
FLR-01	FLOORING - BY METRO, BLUESTONE PAVING
FLR-02	FLOORING - THE ARCADE, BLUESTONE PAVING, HONED, TO AUTHORITY REQUIREMENTS
FLR-03	FLOORING - THE ARCADE, TERRAZZO FEATURE BANDING
FLR-04	FLOORING - THE ARCADE/OFFICE LOBBY ENTRY, BLUESTONE PAVING, DARK TONE
TL-01	THE ARCADE, BLUE GLAZED CONCAVE CERAMIC TILE WALL
TL-02	SCOTT ALLEY WEST, MOSAIC TILE INSET PANELS TO MATCH KING NEPTUNE SCULPTURE
BR-01	RETAIL - SCOTT ALLEY WEST, MASONRY BRICK, LIGHT RED BAGGED FINISH
FC-01	SWANSTON, YARD KIOSKS - LIFT, TERRACOTTA FIBRE CEMENT / GRC
FC-02	BOH SWANSTON KIOSKS, LIGHT TERRACOTTA FIBRE CEMENT / GRC
ST-01	ST-01, RETAIL - YARD STAIR, POLISHED TERRAZZO STAIR
ST-02	SWANSTON ST GRC GRID, OFF-WHITE GRC WITH HONED EXPOSED AGGREGATE
ST-03	FLINDERS ST GRC GRID, WHITE GRC GRID, SMOOTH OFF-FORM MATTE FINISH
ST-04	CITY TERRACE, OFF-WHITE GRC WITH HONED EXPOSED AGGREGATE, FLUTED PROFILE
CON-01	CONCRETE FINISH - BY METRO, OFF-FORM CONCRETE FINISH, CEMENTITIOUS FAIRING COAT
CON-02	CONCRETE FINISH CLADDING, COLOURFINISH TO MATCH CON-01
TM-01	SCOTT ALLEY WEST - YARD STAIR, WALNUT TIMBER NATURAL FINISH
PC-01	THE ARCADE, ASTEROID SABLE POWDER-COAT METAL, PORTAL FRAME
PC-02	SCOTT ALLEY WEST, CHARCOAL SABLE POWDER-COAT METAL HOB AND SIGNAGE BOARD
PC-03	SWANSTON, YARD KIOSKS - LIFT, NUT BROWN MATT POWDER-COAT
PC-04	THE ARCADE, MECHANICAL GREY, SATIN POWDER-COAT PORTAL FRAME AND SIGNAGE BLADE
PC-05	SWANSTON ST + COCKER ALLEY, MID BRONZE MATT POWDER-COAT
CL-01	THE ARCADE, PROFILIT GLASS CHANNEL, U LITE 504 LOW IRON L1 FRIT
CL-02	SWANSTON KIOSK, BARRISOL LIGHTING STRETCH CEILING
CL-03	CITY TERRACE, OFF-WHITE GRC WITH HONED EXPOSED AGGREGATE
RF-01	SWANSTON KIOSK, STAINLESS STEEL PLATE COLOUR TO MATCH FLINDERS SILVER GREY SATIN
<b>BALUSTRADES</b>	
BAL-01	PROFILED BALUSTRADE, BLACK PAINTED METAL, ZIG-ZAG PATTERN
BAL-02	YARD STAIR BALUSTRADE, BRONZE FINISH, VERTICAL STEEL ROD BALUSTRADING, SIDE AND TOP MOUNTED HANDRAIL
<b>CANOPY</b>	
CLD-01	BRONZE FINISH METAL CLADDING, INFILL GLAZING WITH GL-02
<b>GLASS TYPES</b>	
GL-01	VISION GLAZING, LOW IRON CLEAR GLASS, MAX 20% REFLECTIVITY
GL-02	OPAQUE (FRIT) GLAZING, LOW IRON CLEAR GLASS, GRADUATED CERAMIC FRIT, SQUARE PATTERN
GL-03	COLOURBACK GLAZING, LOW IRON CLEAR GLASS, BACK PAINTED WHITE
GL-04	LAMINATED GLAZING, LOW IRON CLEAR GLASS, WIRE MESH INTERLAYER IN GREY
GL-05	VISION GLAZING, LOW IRON GLASS IN DARK GREY, LOW REFLECTANCE AND UV TRANSMITTANCE
GL-06	LAMINATED GLAZING, LOW IRON CLEAR GLASS, PERFORATED INTERLAYER IN LIGHT BRONZE

East Elevation Scale NTS



South Elevation Scale NTS

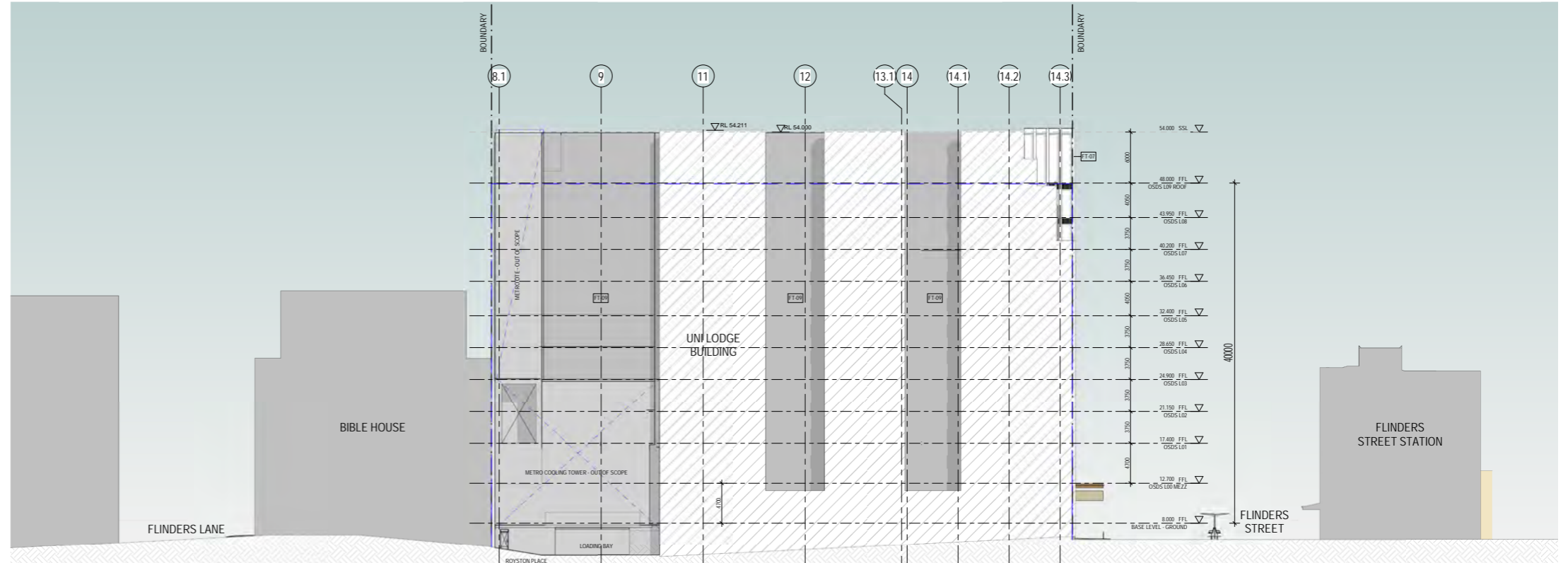


# MATERIALS

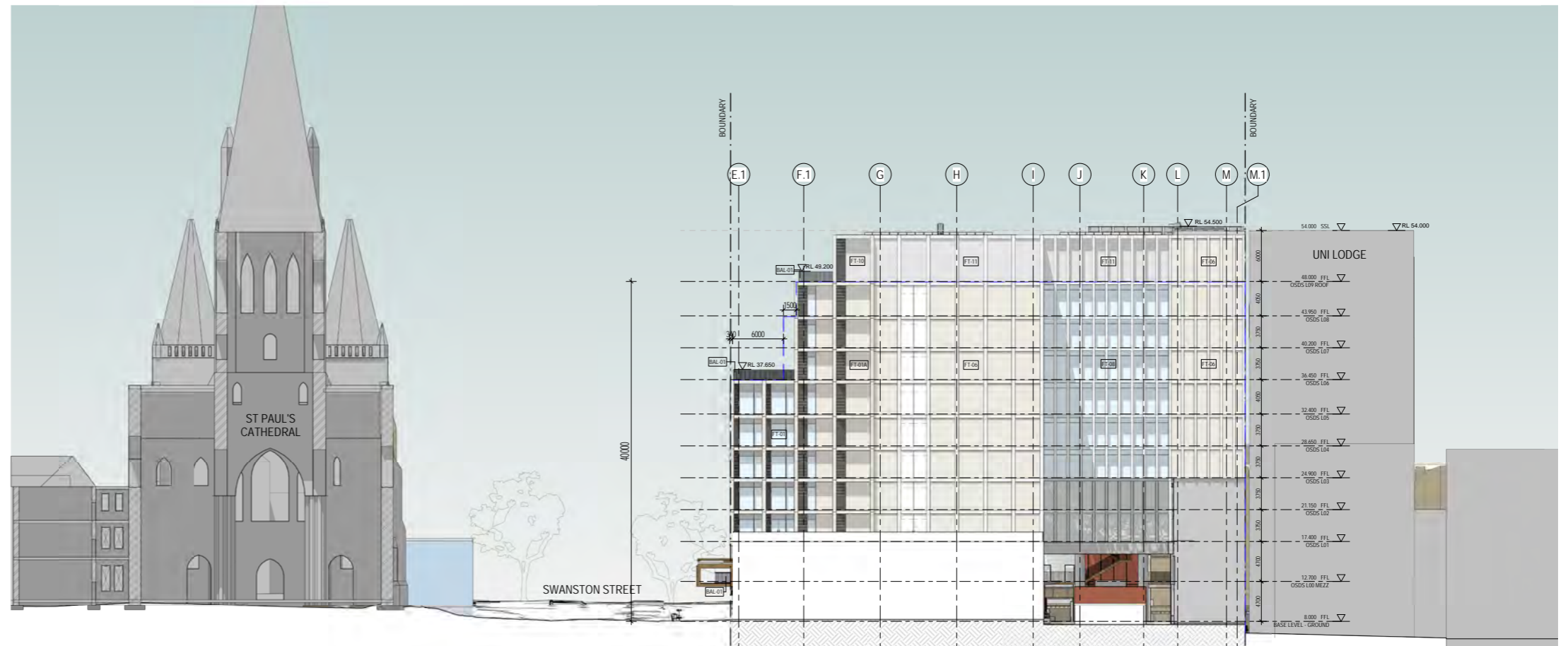
## EXTERNAL FINISHES SCHEDULE

Code	Description
<b>FAÇADE</b>	
FT-01	GRC GRID, OFF-WHITE HONED EXPOSED AGGREGATE, GLAZED VISION PANELS WITH EXPRESSED BRONZE FRAMING, VERTICAL FEATURE FIN AND FLUTED SPANDREL PANEL IN BRONZE ANODISED, CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY
FT-01A	GRC GRID AS PER FT-01, OXIDE PAINTED CONCRETE INFILL
FT-02	GRC GRID, WHITE OFF-FORM MATTE, FLUTED GRC HORIZONTAL GRID, GLAZED VISION PANELS WITH EXPRESSED BRONZE FRAMING, FLUTED SPANDREL PANEL IN BRONZE ANODISED, CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY
FT-03	GRC GRID, WHITE OFF-FORM MATTE, FLUTED ALUMINIUM INFILL PANELS, WHITE MATTE
FT-03A	GRC GRID, WHITE OFF-FORM MATTE, FLUTED GRC INFILL PANELS, WHITE MATTE
FT-04	METAL CLADDING, CHARCOAL
FT-05	STRUCTURALLY GLAZED CURTAIN WALL, FLUSH, SHADOW BOX SPANDREL, DARK GREY GL-04, LOW IRON GLASS MAX 20% REFLECTIVITY
FT-05A	FLAT CURTAIN WALL GLAZING, BRONZE FRAMING, SHADOW BOX SPANDREL, CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY, VERTICAL FEATURE BLADE IN BRONZE ANODISED
FT-06	GRC GRID, WHITE OFF-FORM MATTE, OXIDE PAINTED CONCRETE INFILL
FT-07	GRC GRID, WHITE OFF-FORM MATTE, FLUTED GRC HORIZONTAL GRID, OXIDE PAINTED CONCRETE INFILL
FT-08	GRC GRID, WHITE OFF-FORM MATTE, GLAZED VISION PANELS WITH EXPRESSED BRONZE FRAMING, HORIZONTAL, SHADING FIN AND FLUTED SPANDREL PANEL IN BRONZE ANODISED, CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY
FT-09	OFF-FORMPRECAST CONCRETE, OXIDE PAINTED
<b>ROOF PLANT SCREEN</b>	
FT-10	GRC GRID, OFF-WHITE HONED EXPOSED AGGREGATE, PERFORATED METAL INFILL, FREE-AIR TO MECHANICAL REQUIREMENTS
FT-11	GRC GRID, WHITE OFF-FORM MATTE, PERFORATED METAL INFILL, FREE-AIR TO MECHANICAL REQUIREMENTS
FT-12	PERFORATED METAL INFILL, DARK GREY, FREE-AIR TO MECHANICAL REQUIREMENTS
<b>RETAIL GLAZING</b>	
FT-20	GLAZING, CLEAR GLASS GL-01, BRONZE PC-05 CUSTOM FRAMING
FT-21	GLAZING STATION ENTRY, CLEAR GLASS GL-01, BRONZE CUSTOM FRAMING TO METRO BLAST AND FIRE LIFE SAFETY REQUIREMENTS
FT-22	GLAZING RETAIL - THE ARCADE, CLEAR GLASS GL-01, PC-04 FRAMING
FT-23	GLAZING RETAIL - FLINDERS BLOCK, CLEAR GLASS GL-01, ALUMINIUM SILVER GREY SATIN CUSTOM FRAMING
FT-24	GLAZING RETAIL - SCOTT ALLEY WEST, CLEAR GLASS GL-01, TIMBER TM-01 FRAMING
FT-25	GLAZING RETAIL - SWANSTON AND YARD KIOSKS, FRAMELESS CLEAR GLASS GL-01, NUT BROWN PC-03 POWDERCOAT FEATURE BLADE COLUMNS
FT-26	CLEAR GLASS GL-01, BRONZE PC-05 CUSTOM FRAMING, VERTICAL AND HORIZONTAL FEATURE BLADE IN BRONZE ANODISED
FT-27	CLEAR GLASS GL-01, BRONZE PC-05 CUSTOM FRAMING, VERTICAL AND HORIZONTAL FEATURE BLADE IN BRONZE ANODISED, FLUTED SPANDREL PANEL IN BRONZE ANODISED
FT-28	PERFORATED INTERLAYER GLASS, BRONZE PC-05 CUSTOM FRAMING, ALUMINIUM SPANDREL PANEL IN BRONZE ANODISED
<b>RETAIL FLOORING &amp; FINISHES</b>	
FLR-01	FLOORING - BY METRO, BLUESTONE PAVING
FLR-02	FLOORING - THE ARCADE, BLUESTONE PAVING, HONED, TO AUTHORITY REQUIREMENTS
FLR-03	FLOORING - THE ARCADE, TERRAZZO FEATURE BANDING
FLR-04	FLOORING - THE ARCADE/OFFICE LOBBY ENTRY, BLUESTONE PAVING, DARK TONE
TL-01	THE ARCADE, BLUE GLAZED CONCAVE CERAMIC TILE WALL
TL-02	SCOTT ALLEY WEST, MOSAIC TILE INSET PANELS TO MATCH KING NEPTUNE SCULPTURE
BR-01	RETAIL - SCOTT ALLEY WEST, MASONRY BRICK, LIGHT RED BAGGED FINISH
FC-01	SWANSTON, YARD KIOSKS - LIFT, TERRACOTTA FIBRE CEMENT / GRC
FC-02	BOH SWANSTON KIOSKS, LIGHT TERRACOTTA FIBRE CEMENT / GRC
ST-01	ST-01, RETAIL - YARD STAIR, POLISHED TERRAZZO STAIR
ST-02	SWANSTON ST GRC GRID, OFF WHITE GRC WITH HONED EXPOSED AGGREGATE
ST-03	FLINDERS ST GRC GRID, WHITE GRC GRID, SMOOTH OFF-FORM MATTE FINISH
ST-04	CITY TERRACE, OFF WHITE GRC WITH HONED EXPOSED AGGREGATE, FLUTED PROFILE
CON-01	CONCRETE FINISH - BY METRO, OFF-FORM CONCRETE FINISH, CEMENTITIOUS FAIRING COAT
CON-02	CONCRETE FINISH CLADDING, COLOURFINISH TO MATCH CON-01
TM-01	SCOTT ALLEY WEST - YARD STAIR, WALNUT TIMBER NATURAL FINISH
PC-01	THE ARCADE, ASTEROID SABLE POWDER-COAT METAL, PORTAL FRAME
PC-02	SCOTT ALLEY WEST, CHARCOAL SABLE POWDER-COAT METAL HOB AND SIGNAGE BOARD
PC-03	SWANSTON, YARD KIOSKS - LIFT, NUT BROWN MATT POWDER-COAT
PC-04	THE ARCADE, MECHANICAL GREY, SATIN POWDER-COAT PORTAL FRAME AND SKENAGE BLADE
PC-05	SWANSTON ST + COCKER ALLEY, MID BRONZE MATT POWDER-COAT
CL-01	THE ARCADE, PROFILIT GLASS CHANNEL, U LITE 504 LOW IRON L1 FRIT
CL-02	SWANSTON KIOSK, BARRISOL LIGHTING STRETCH CEILING
CL-03	CITY TERRACE - OFF WHITE GRC WITH HONED EXPOSED AGGREGATE
RF-01	SWANSTON KIOSK, STAINLESS STEEL PLATE COLOUR TO MATCH FLINDERS SILVER GREY SATIN
<b>BALUSTRADES</b>	
BAL-01	PROFILED BALUSTRADE, BLACK PAINTED METAL, ZIG-ZAG PATTERN
BAL-02	YARD STAIR BALUSTRADE, BRONZE FINISH, VERTICAL STEEL ROD BALUSTRADING, SIDE AND TOP MOUNTED HANDRAIL
<b>CANOPY</b>	
CLD-01	BRONZE FINISH METAL CLADDING, INFILL GLAZING WITH GL-02
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GL-06	LAMINATED GLAZING, LOW IRON CLEAR GLASS, PERFORATED INTERLAYER IN LIGHT BRONZE

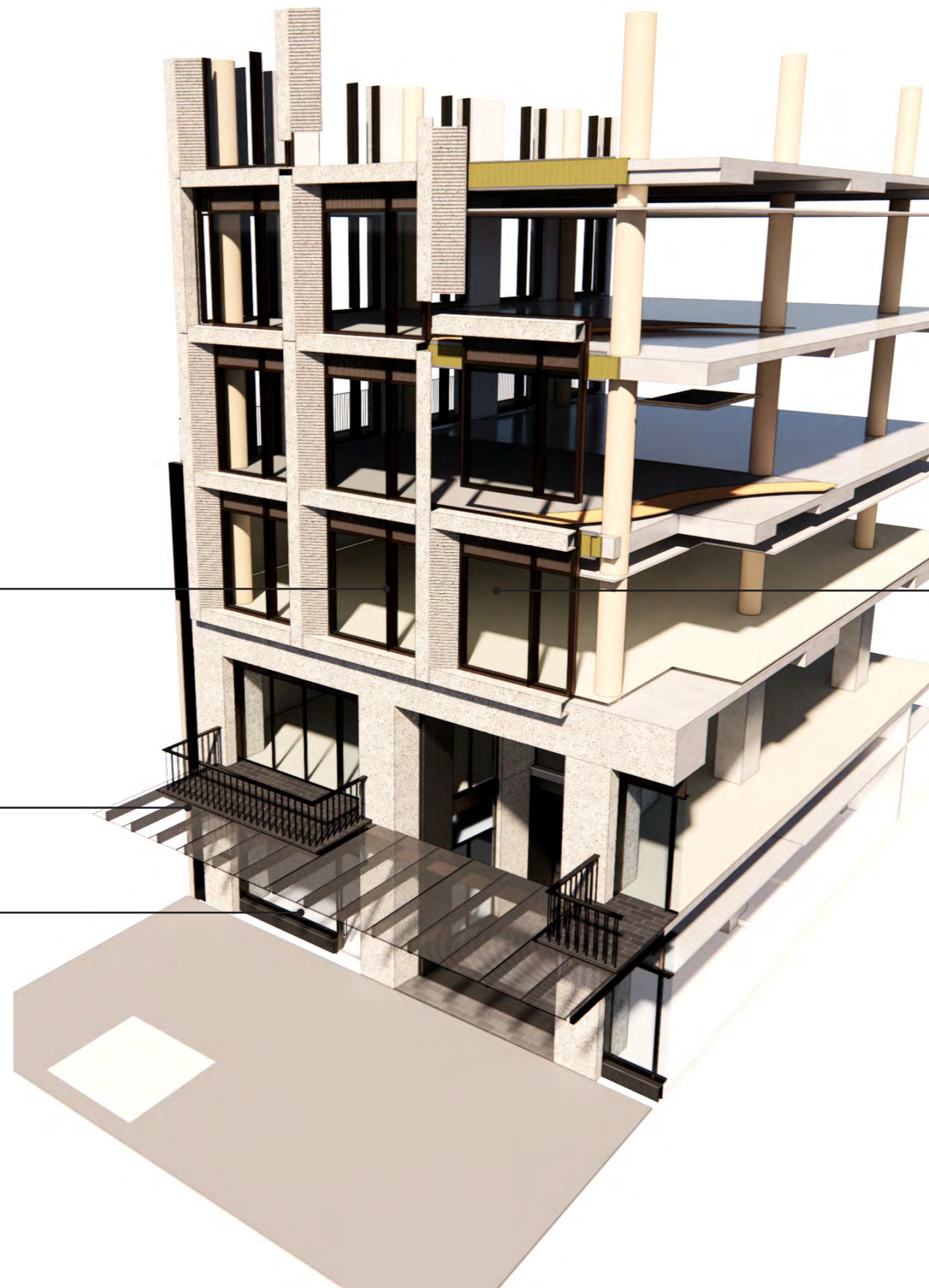
West Elevation Scale NTS



North Elevation Scale NTS



# FACADE ASSEMBLY



## Typical fin

Bronze anodise feature blade

## Typical facade

Clear curtain wall glazing with glass reinforced concrete (GRC) grid

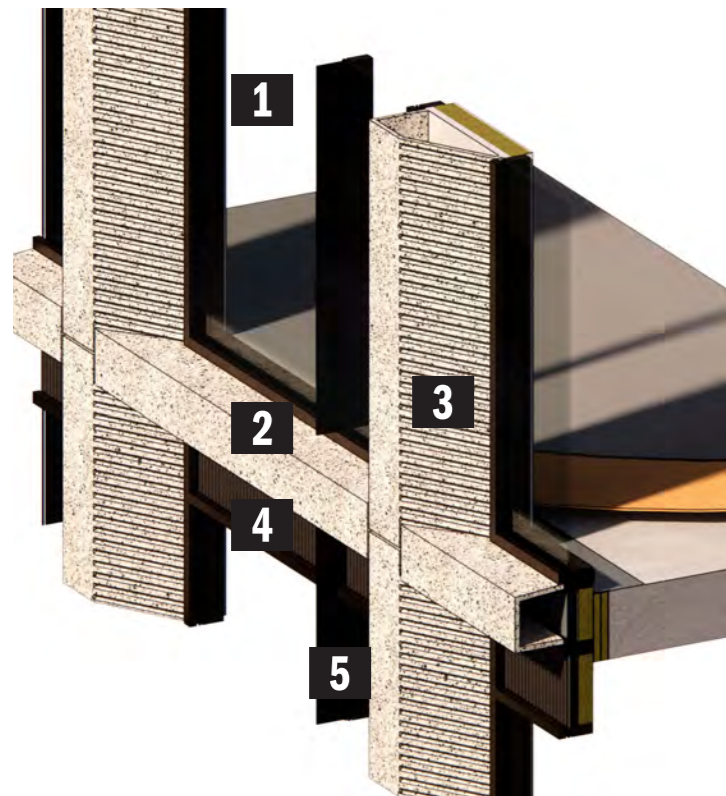
## Canopy and terraces

Cantilevered steel canopy, with bronze cladding, fritted glazing

## Ground & mezzanine facade

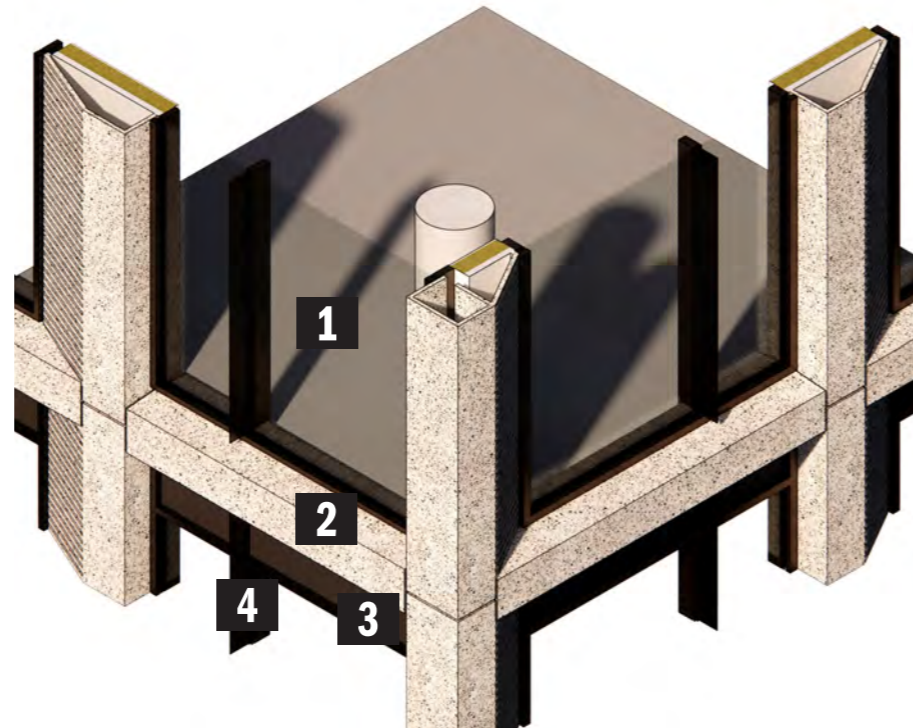
Bronze like, framed shop front glazing with glass reinforced concrete (GRC) vertical grid

# KEY FACADE TYPES



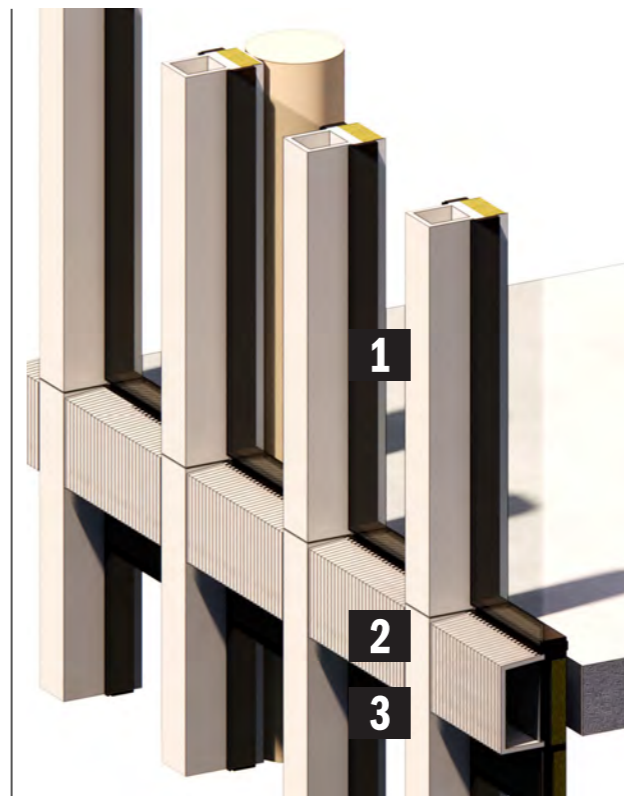
**Swanson block typical**

1. Clear curtain wall glazing with bronze framing
2. Moulded glass fibre reinforced concrete (GRC) facade grid, with visible aggregate, honed
3. Tapered grc section with expressed horizontal recessed banding
4. Powdercoated fluted aluminium spandrel cladding
5. Bronze anodised feature blade



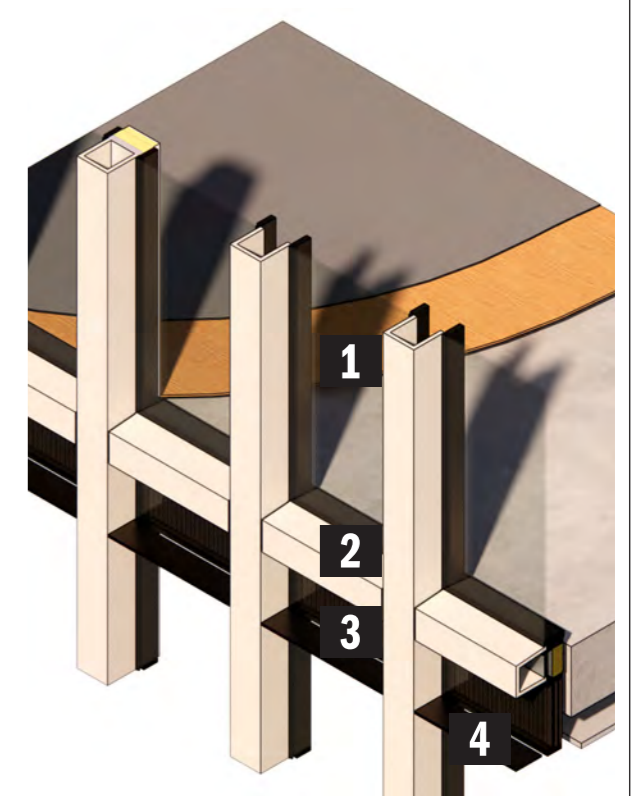
**Swanson block corner**

1. Clear curtain wall glazing with bronze framing
2. Moulded corner glass fibre reinforced concrete (GRC) facade grid with flat and tapered faces
3. Powdercoated fluted aluminium spandrel cladding
4. Bronze anodised feature blade



**Flinders block typical**

1. Clear curtain wall glazing with bronze framing
2. Moulded & fluted glass fibre reinforced concrete (GRC) facade grid, off-white matte finish
3. Powdercoated fluted aluminium spandrel cladding

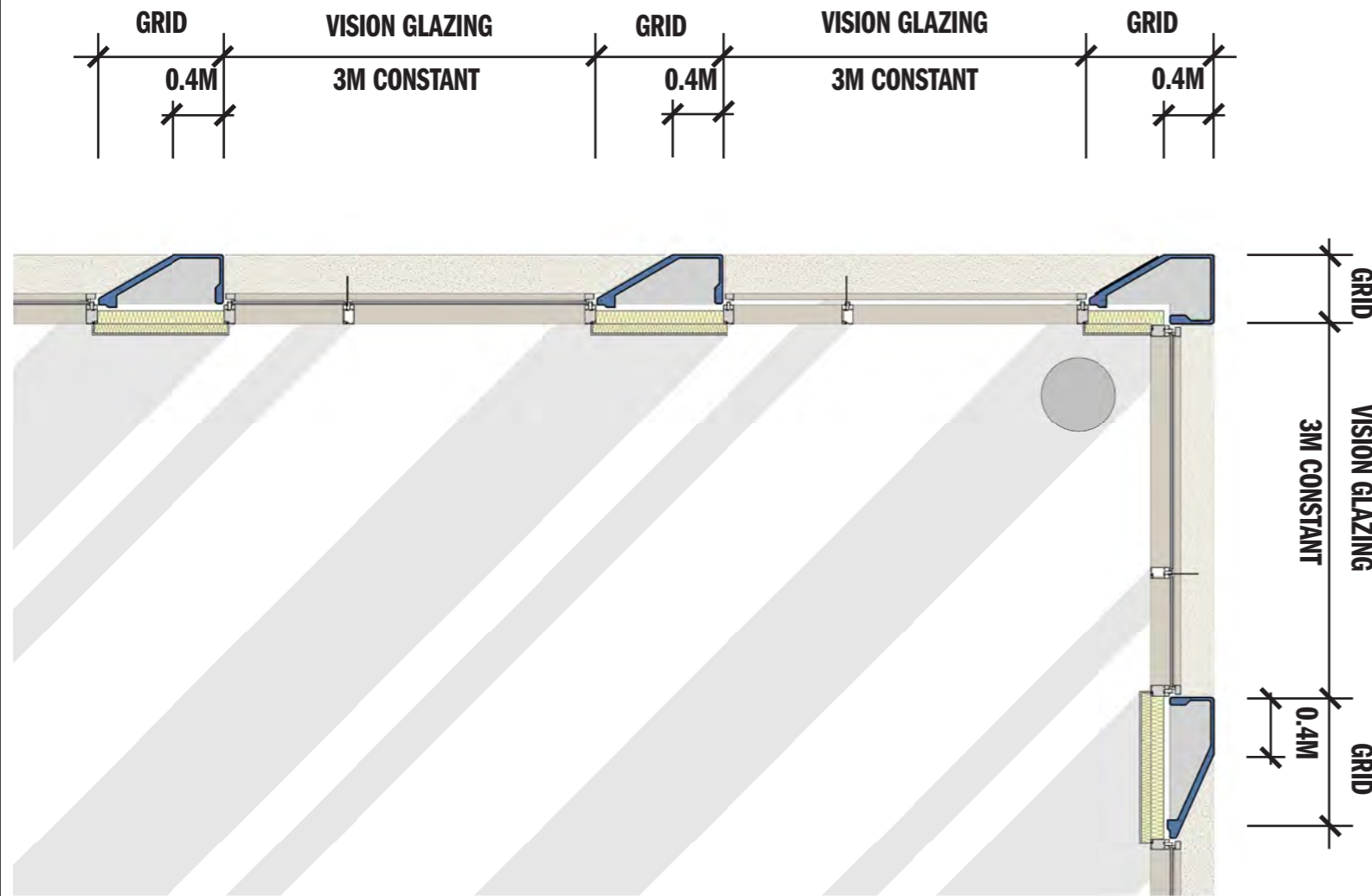
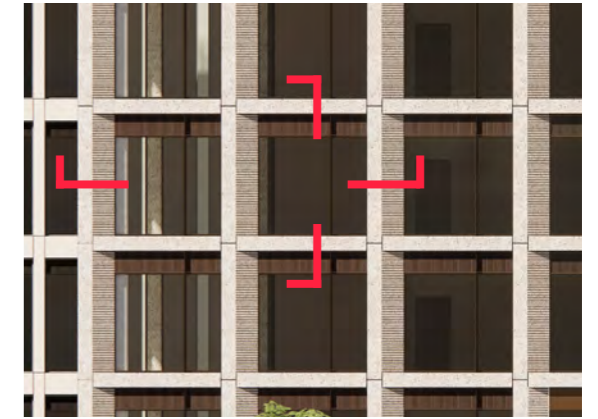


**Yard facade typical**

1. Clear curtain wall glazing with framing
2. Moulded glass fibre reinforced concrete (GRC) facade grid, off-white matte finish
3. Powdercoated fluted aluminium spandrel cladding
4. Horizontal bronzed anodised shading fin

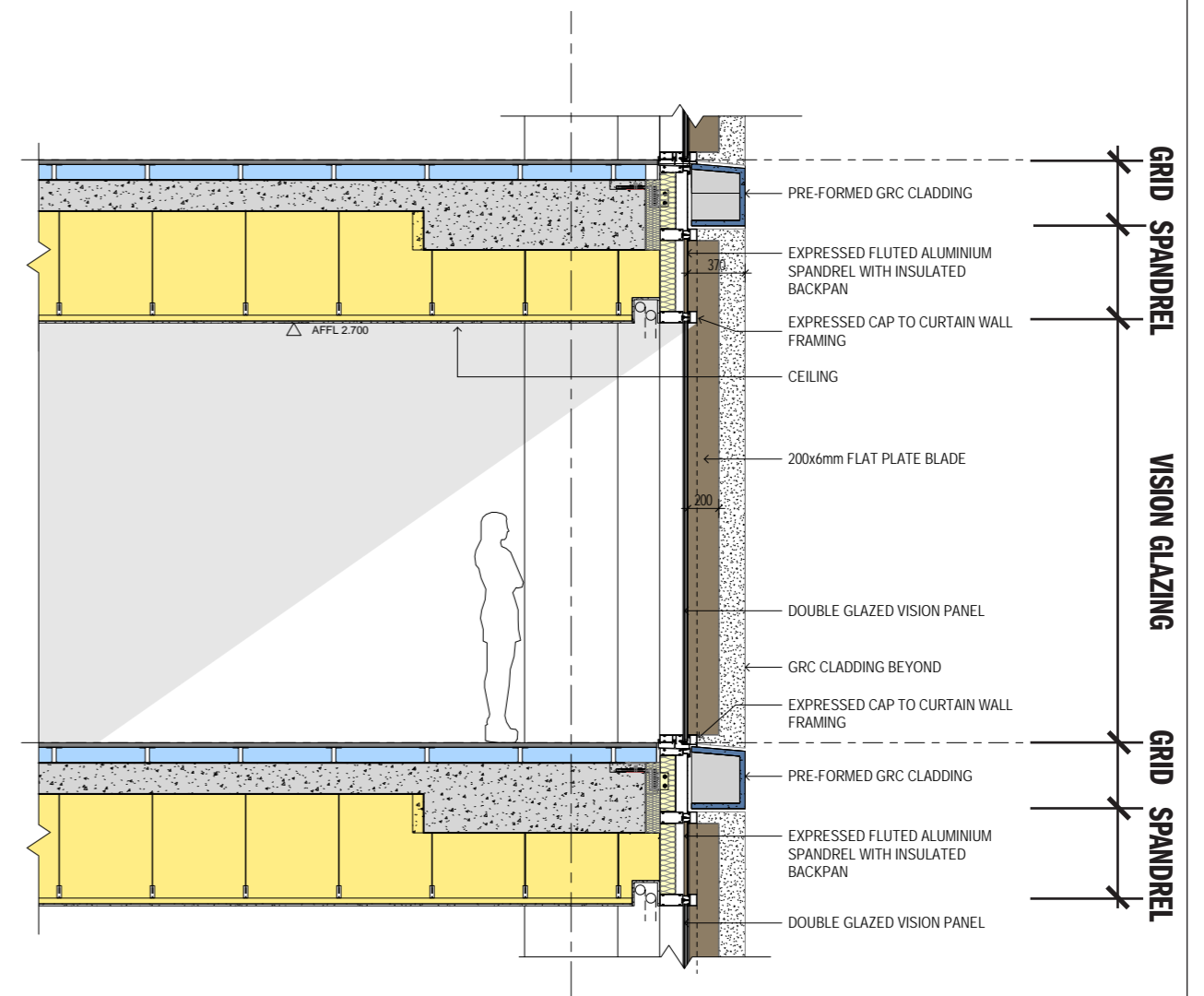
# GRID HIERARCHY

## Solid vs Transparent



Typical Floor Plan - Facade Layout

To illustrate intent only - subject to detailed design

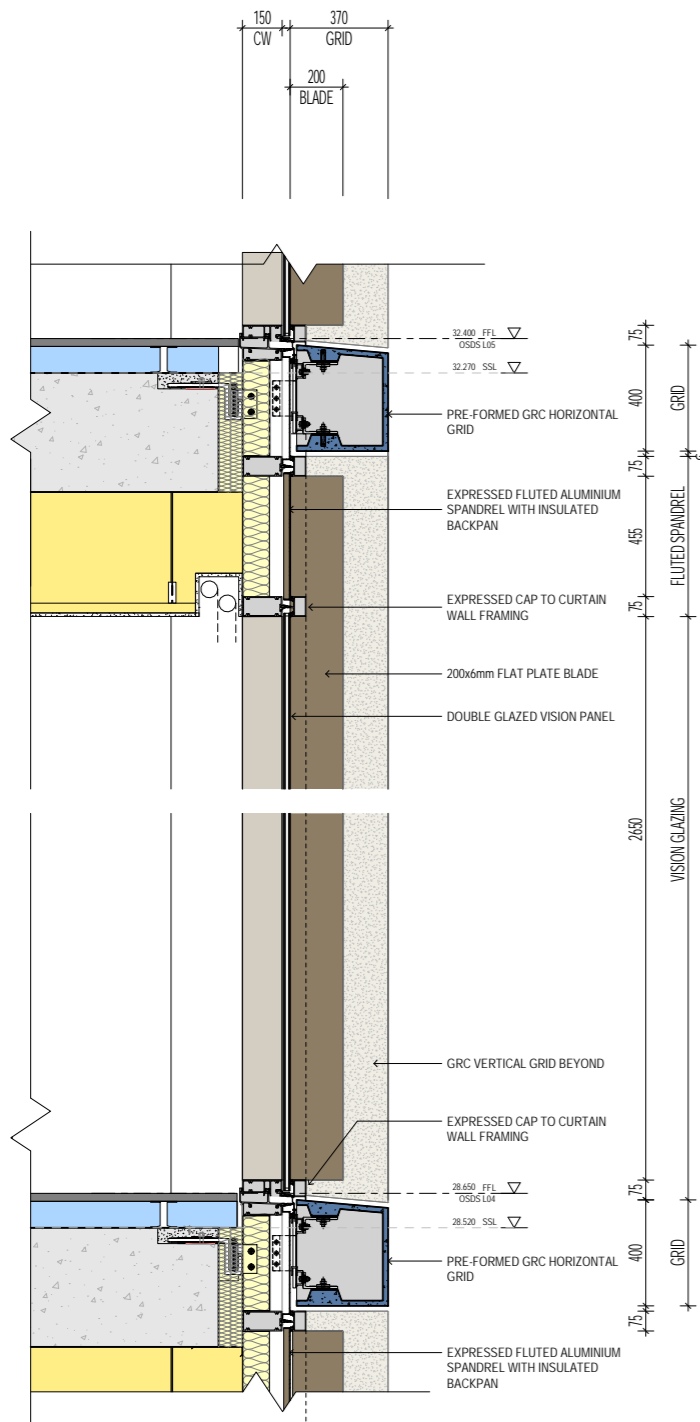


Typical Floor Section

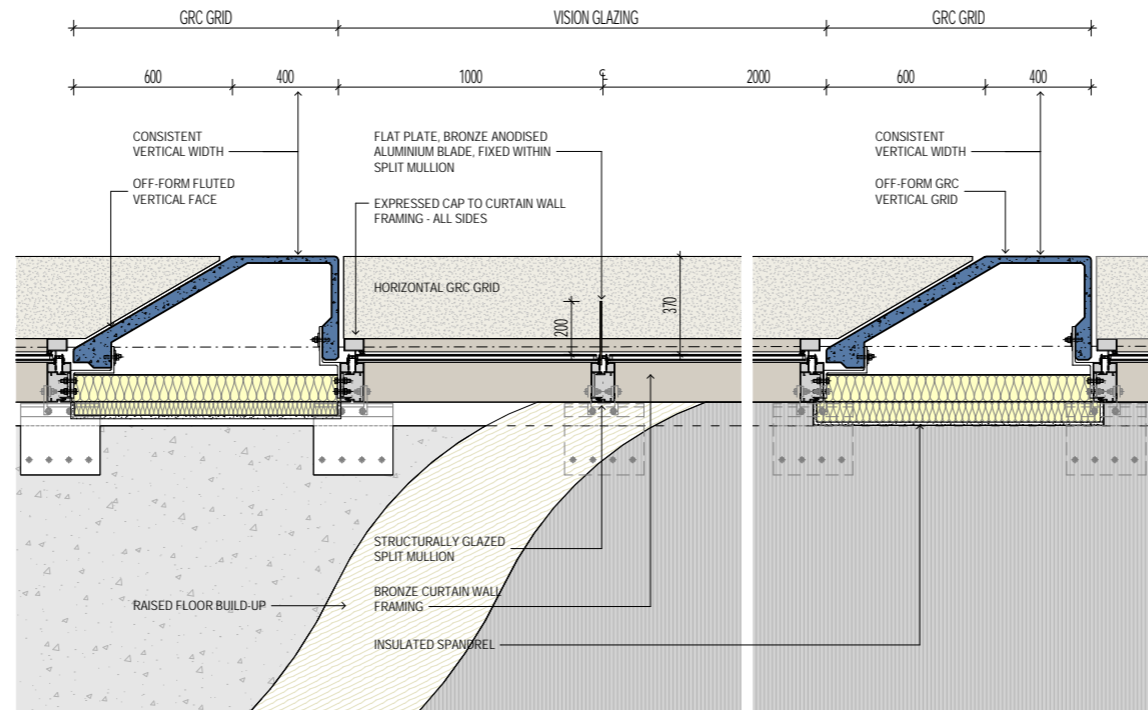
# DETAIL

Below are a series of design intent details.

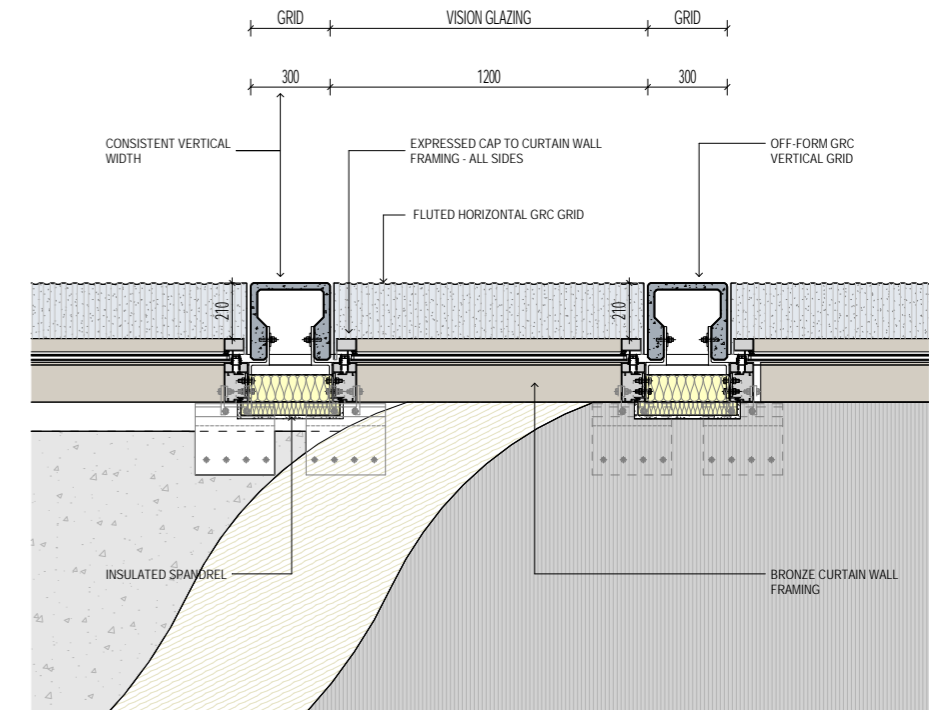
Swantson Building section detail - FT-01



Swanston Building plan detail - FT-01



Flinders Building plan detail - FT02



To illustrate intent only - subject to detailed design

# BENCHMARKS

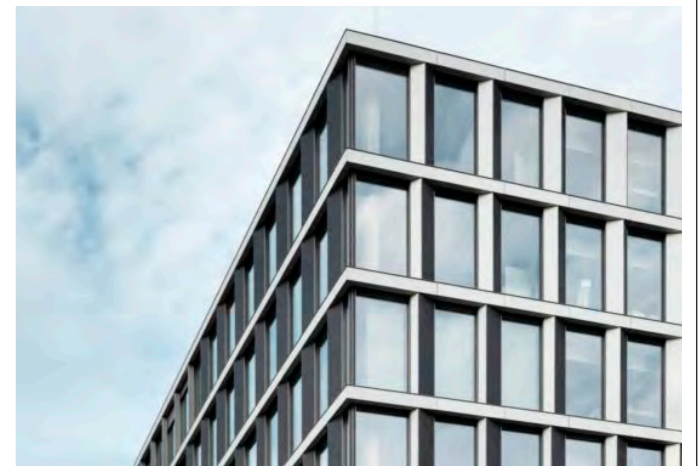
## Typical facade



### Northbourne Avenue

Bates Smart  
Completion: 2020

Dickson, Canberra, Australian Capital Territory,  
Australia



### TechBase innovation centre, Tech Campus Regensburg

Nickl & Partner Architekten AG  
Completion: 2016

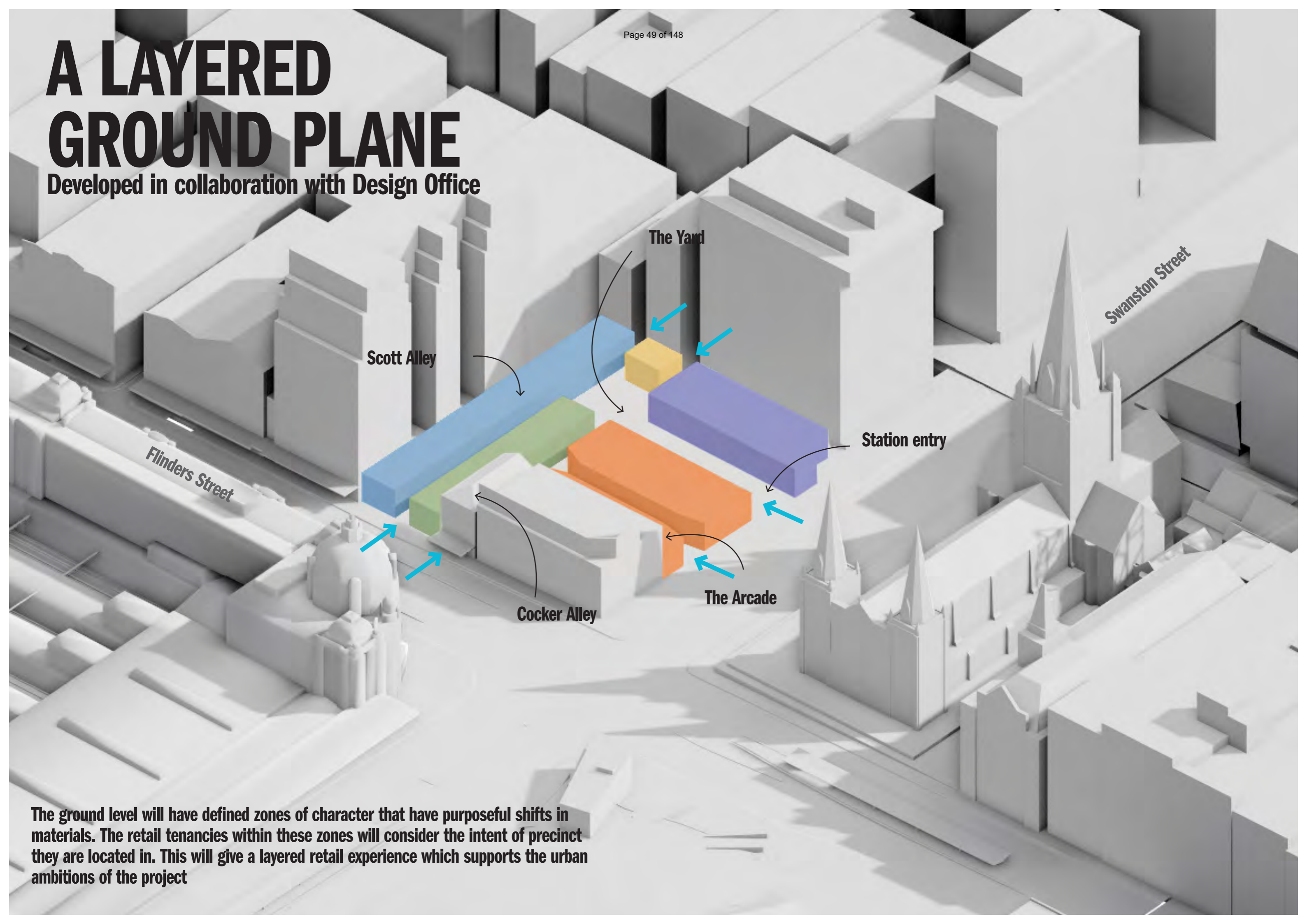
Regensburg  
Australia

# **GROUND PLANE FACADE**



# A LAYERED GROUND PLANE

Developed in collaboration with Design Office



Scott Alley

The Yard

Swanston Street

Station entry

Flinders Street

Cocker Alley

The Arcade

The ground level will have defined zones of character that have purposeful shifts in materials. The retail tenancies within these zones will consider the intent of precinct they are located in. This will give a layered retail experience which supports the urban ambitions of the project

# GROUND PLANE

The ground level will have defined zones of character that have purposeful shifts in materials and expression. These laneway precincts are:

**1. Swanston building & station entry**

→ A formal, confident frontage that draws inspiration from the swanston street context

**2. The Arcade**

→ A re-imagined contemporary take on the classic Victorian arcade

**3. Cocker Alley**

→ A two storey glass pavilion inserted into the base of the commercial tower.

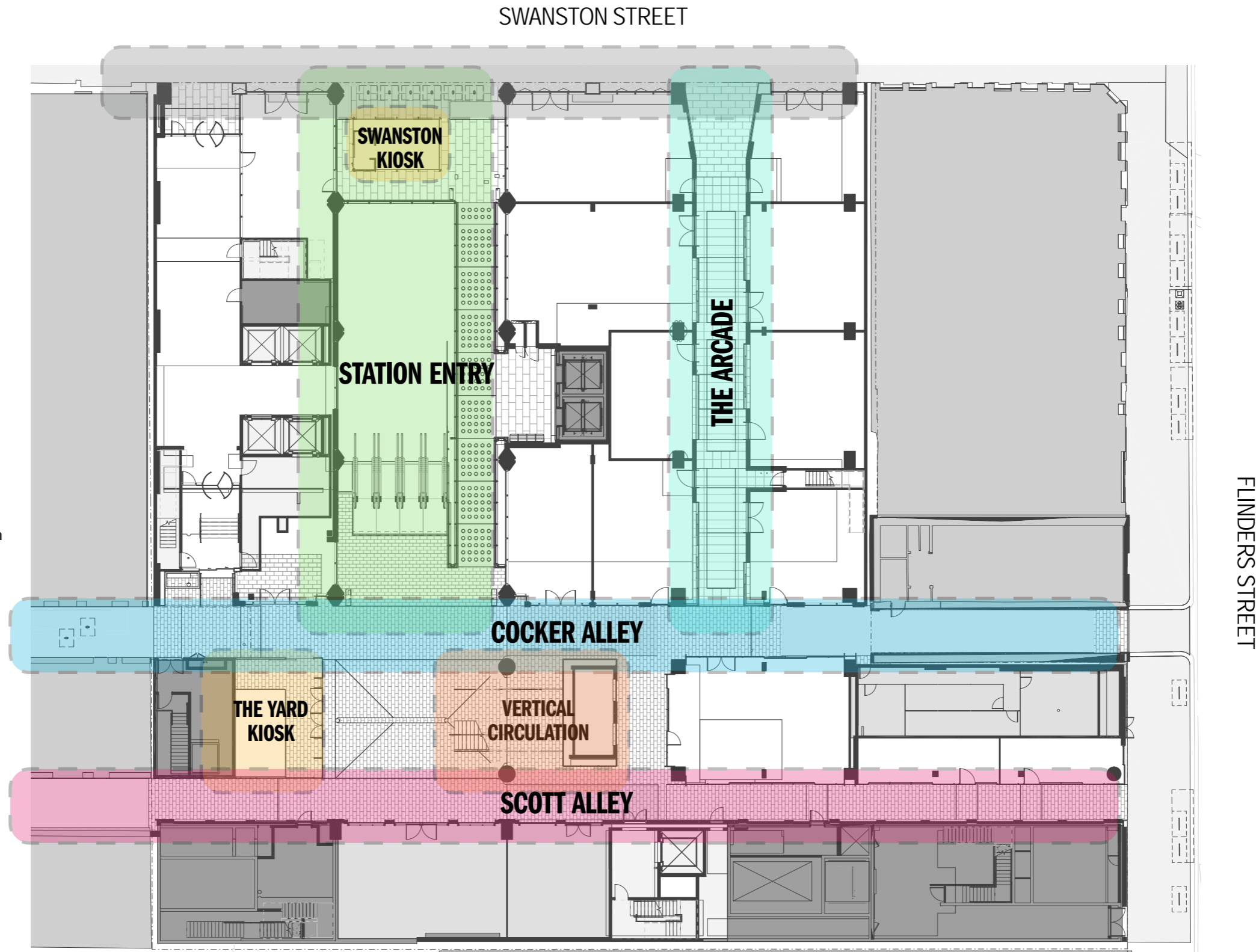
**4. Scott Alley**

→ A collection of materially rich urban fabric that draws on the well-known Melbourne laneway experience

**5. Objects of curiosity**

→ Within the public spaces, a collection of follies that appear of the same family, but special in their own way.

- Swanston Kiosk
- The Yard Kiosk
- Vertical Circulation



**SWANSTON STREET**

**THE ARCADE**

**SWANSTON KIOSK**

**SWANSTON MEZZANINE**

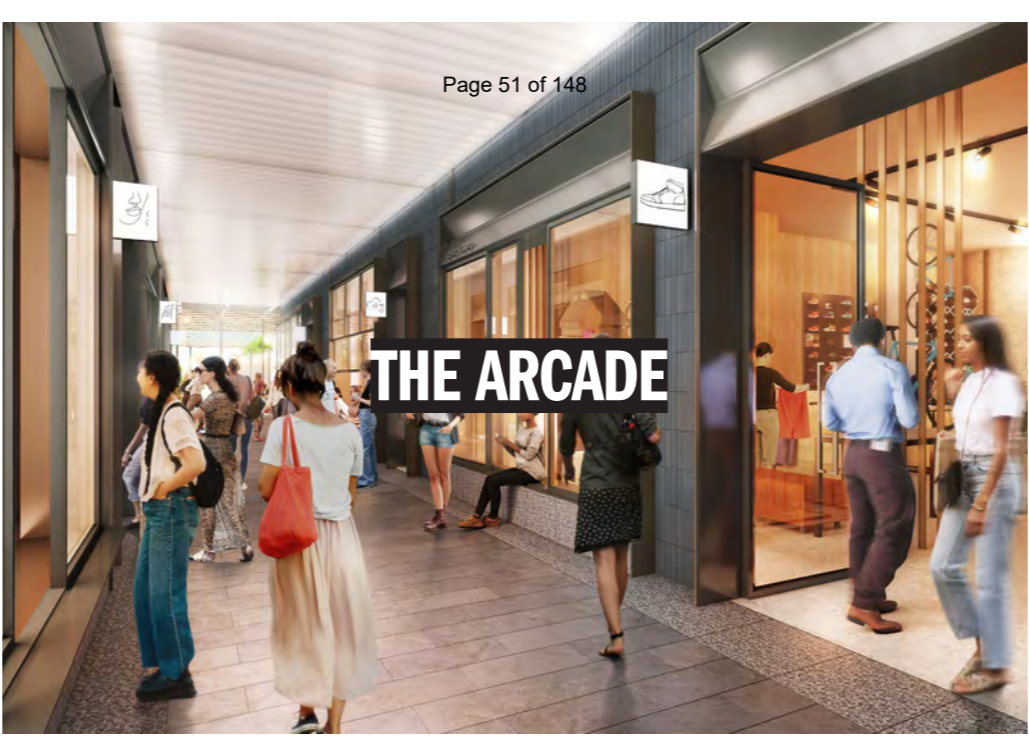
**COCKER ALLEY**

**THE YARD KIOSK**

**SCOTT ALLEY EAST**

**SCOTT ALLEY WEST**

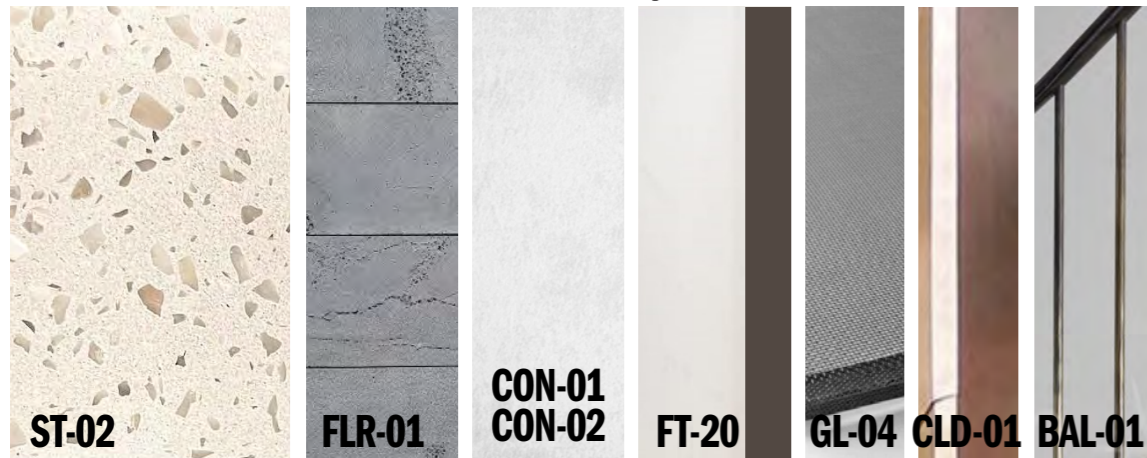
**THE YARD STAIR**



# MATERIALS

Each laneway will have a specific and considered material palette

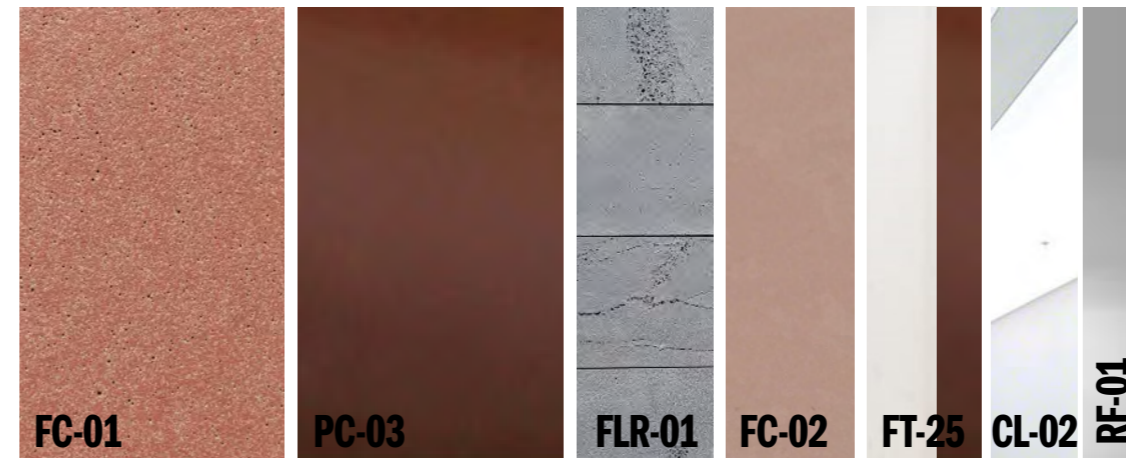
## Swanston Street & Cocker Alley



ST -02 GRC, exposed aggregate  
 FLR-01 Bluestone paving  
 CON-01 Concrete finish by metro  
 CON-02 Off-form concrete finish

FT-20 Clear glazing, bronze frame  
 GL-04 Mesh interlayer glass  
 CLD-01 Bronze like canopy cladding  
 BAL-01 Black painted steel balustrade

## Swanston and Yard Kiosk



FC-01 Terracotta fibre cement sheet  
 PC-03 Nut brown powder-coat  
 FLR-01 Bluestone paving  
 FC-02 Light terracotta fibre cement sheet

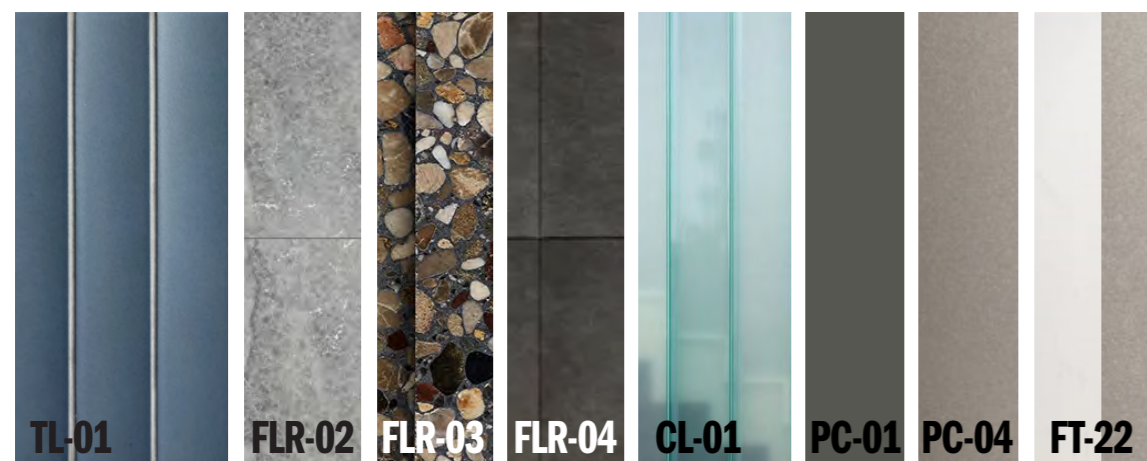
FR-25 Clear glazing, nut brown frame  
 CL-02 Barisol stretched ceiling  
 RF-01 Stainless steel plate colour silver grey satin

## Yard Stair



ST-01 Polished terrazzo  
 TM-01 Walnut timber natural finish  
 BAL-03 Bronze steel balustrade

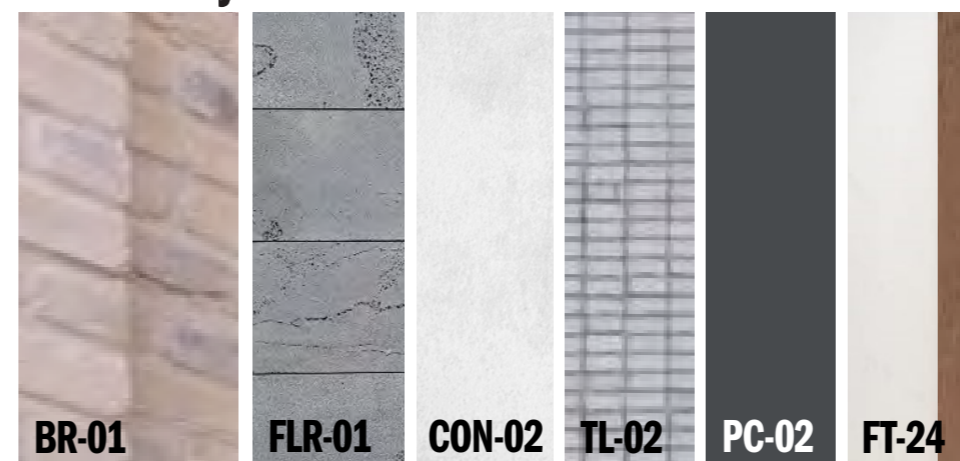
## The Arcade



TL-01 Blue concave ceramic tile  
 FLR-02 Bluestone paving  
 FLR-03 Terrazzo banding  
 FLR-04 Dark Bluestone paving  
 CL-01 Profilit glass channel ceiling

PC-01 Asteroid sable  
 PC-04 Mechanical grey, satin powder-coat  
 FT-22 Clear glazing, nickel frame

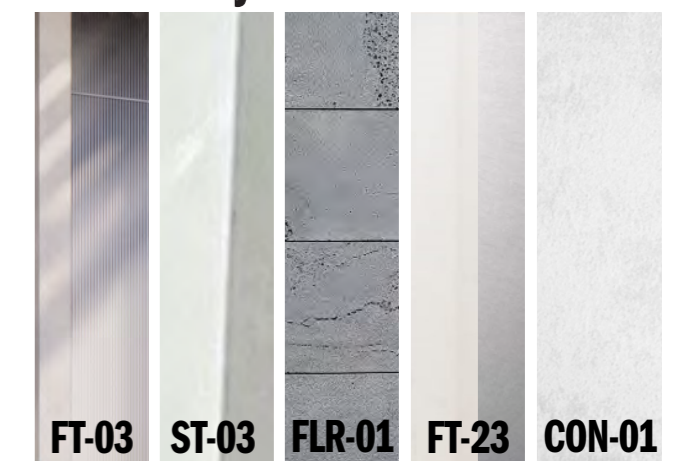
## Scott Alley West



BR -01 Light red bagged brick wall  
 FLR-01 Bluestone paving  
 CON-02 Off-form concrete finish

TL-02 Mosaic Tile  
 PC-02 Charcoal powder-coat  
 FT-24 Clear glazing, timber TM-01 frame

## Scott Alley East

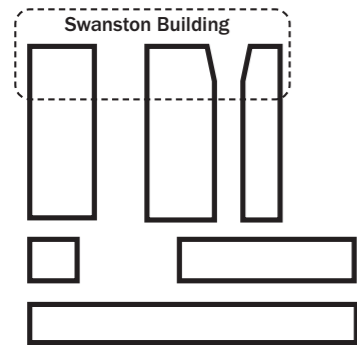


FT-03 GRC grid, ST-03. White fluted aluminium  
 ST-03 White GRC, smooth off-form  
 FLR-01 Bluestone paving  
 FT-23 Clear glazing, aluminium frame  
 CON-01 Concrete finish by metro

# SWANSTON STREET

# SWANSTON STREET

The Swanston Street elevation will feel civic, with purposeful apertures and details at ground level

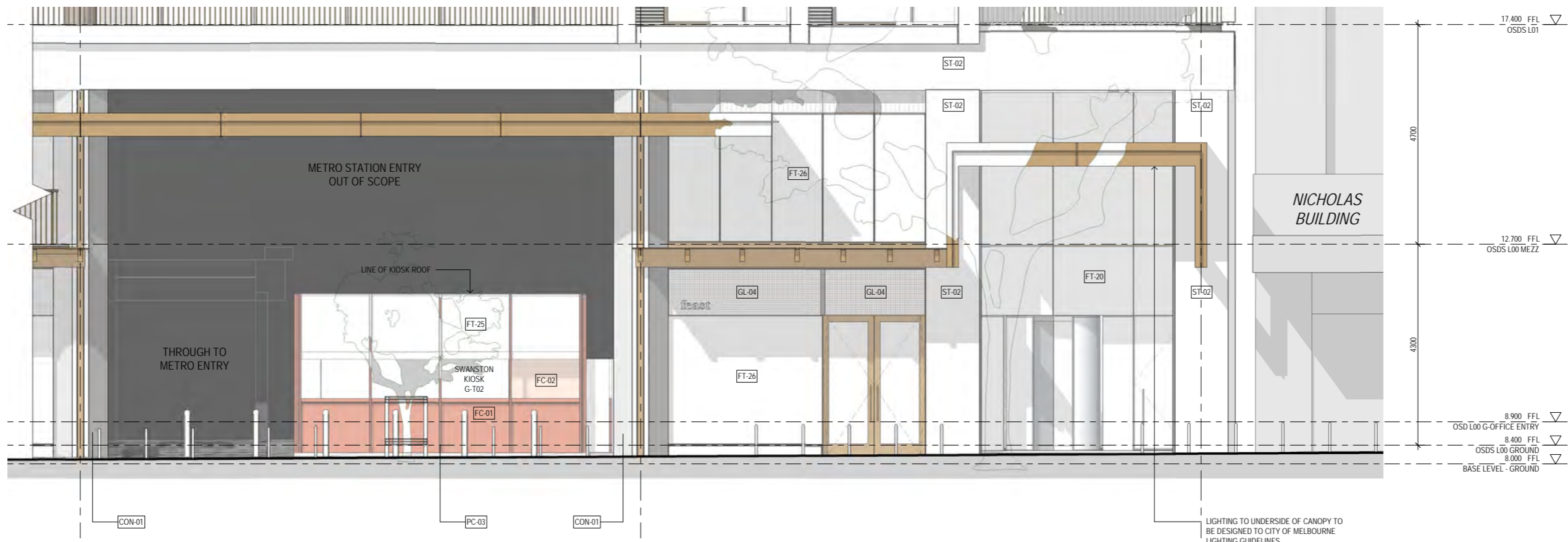
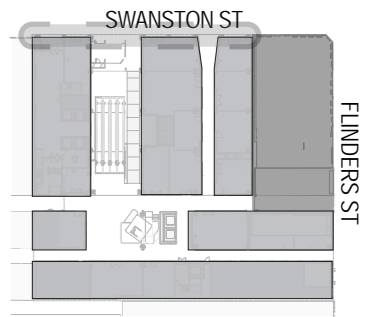


→ Precedent imagery showing the potential character of the spaces



Artist's impression - for design intent only

# SWANSTON STREET



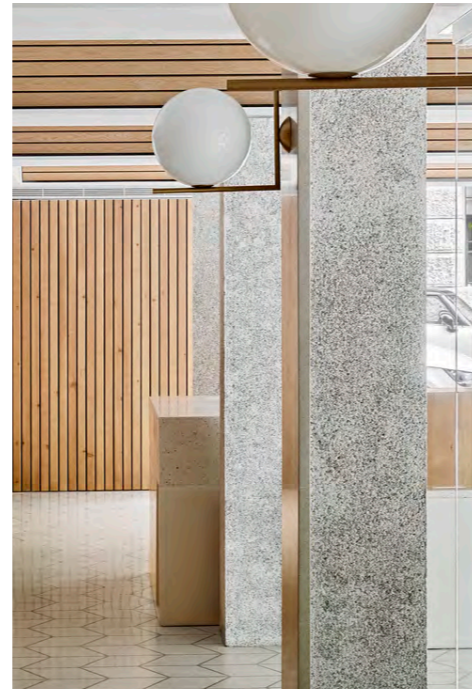
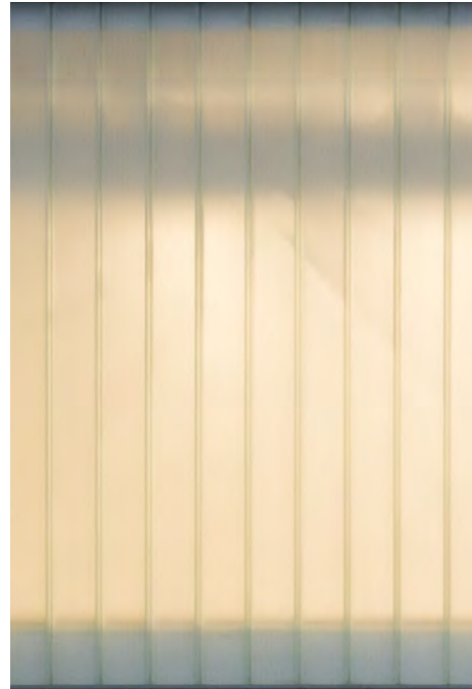
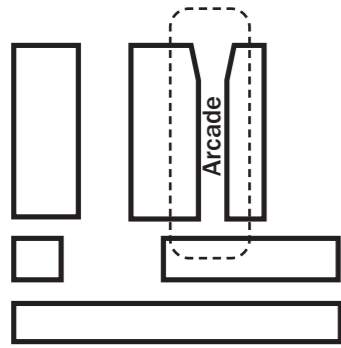
**ELEVATION**  
ESC 1:100



# THE ARCADE

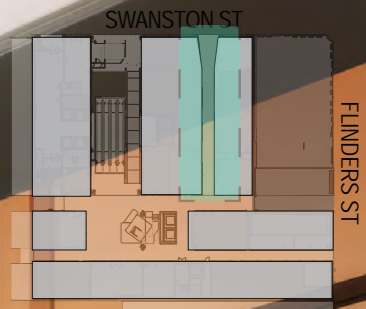
# THE ARCADE

A contemporary take on the classic Victorian Arcade

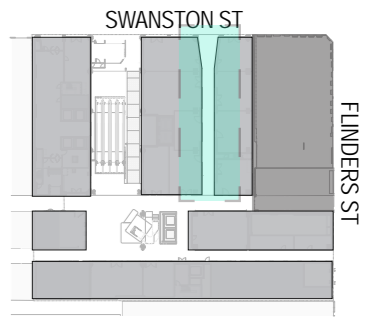


→ Precedent imagery showing the potential character of the spaces

# THE ARCADE

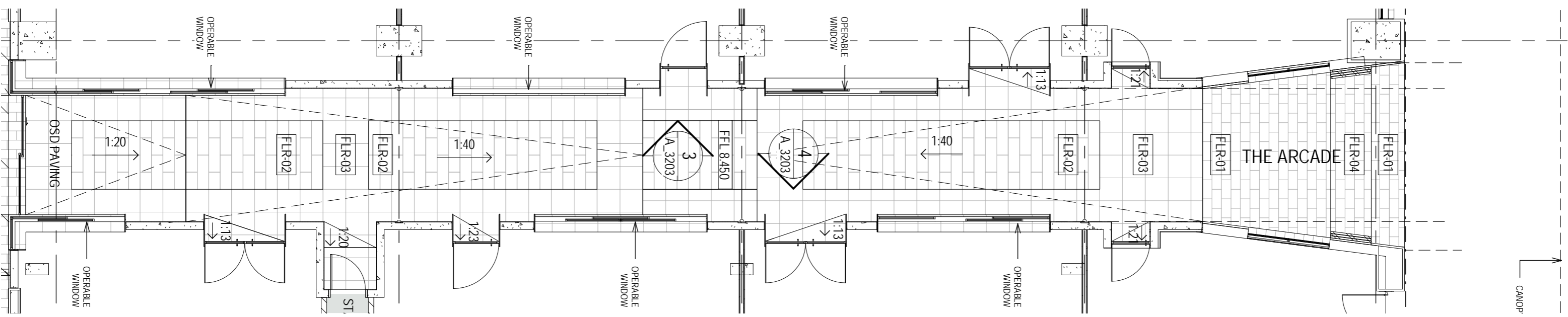


# THE ARCADE



## ELEVATION - NORTH

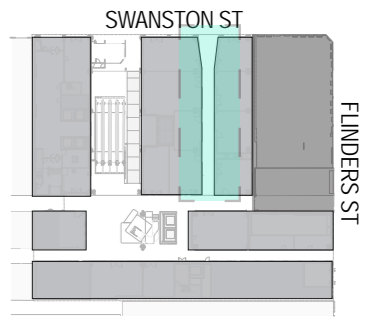
ESC 1.100



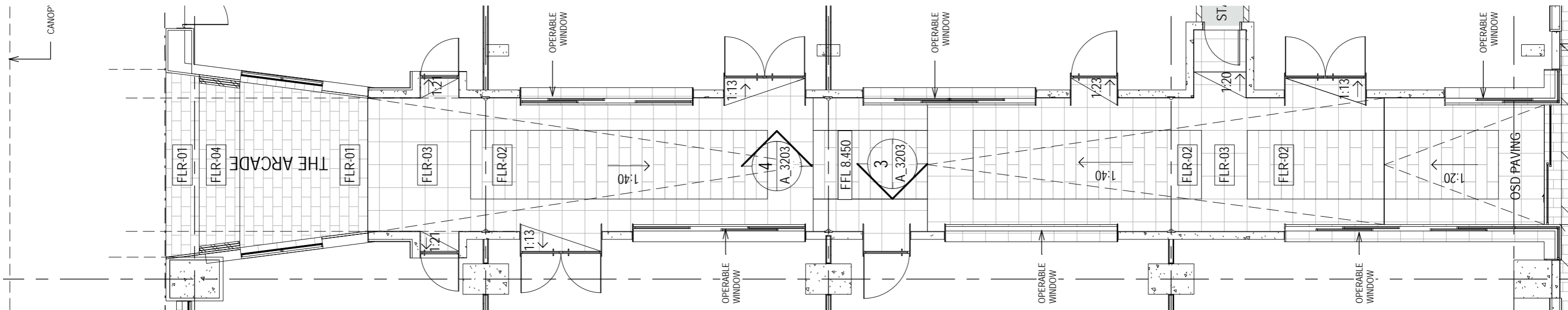
## PLAN

ESC 1.100

# THE ARCADE

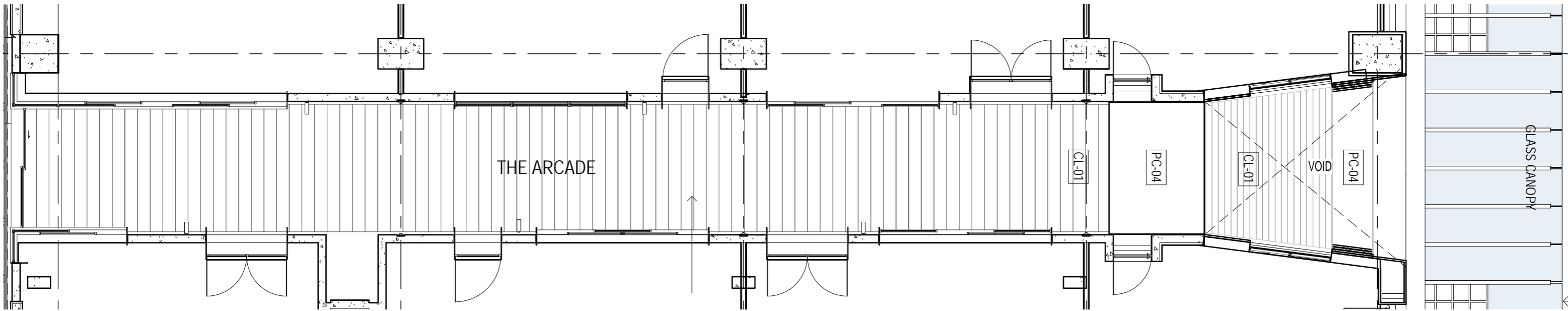
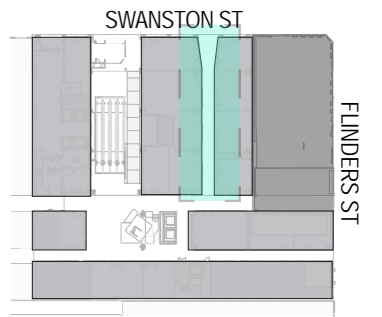


ESC 1.100

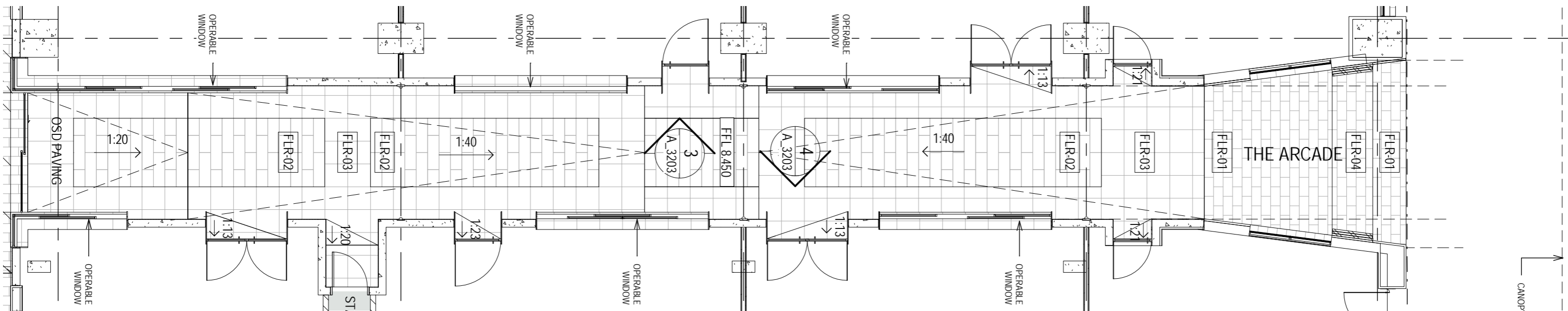


ESC 1.100

# THE ARCADE



**RCP**  
ESC 1.100

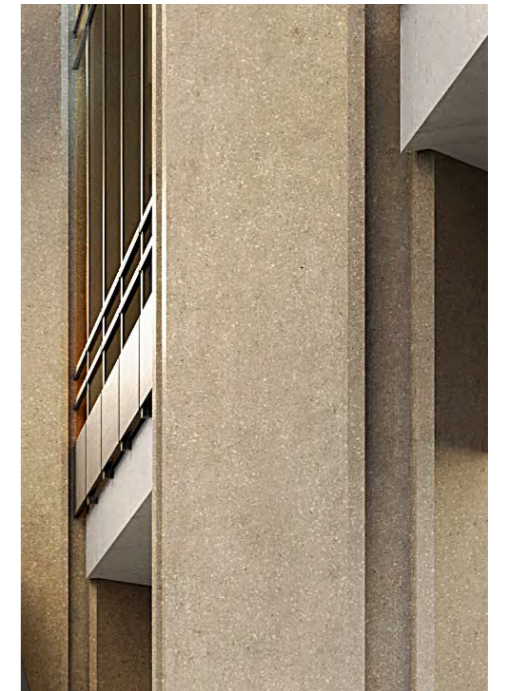
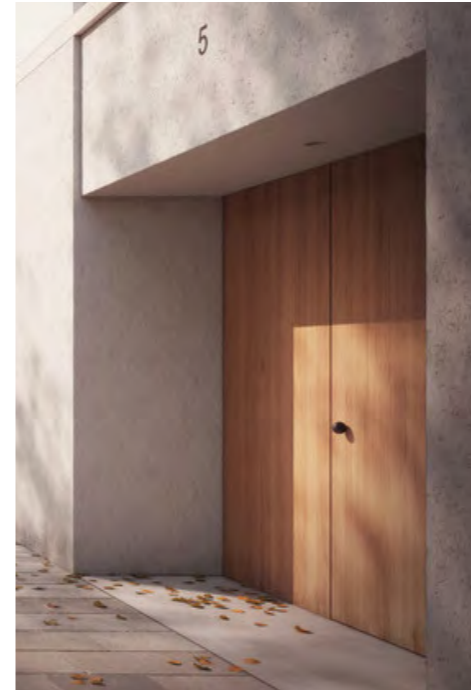
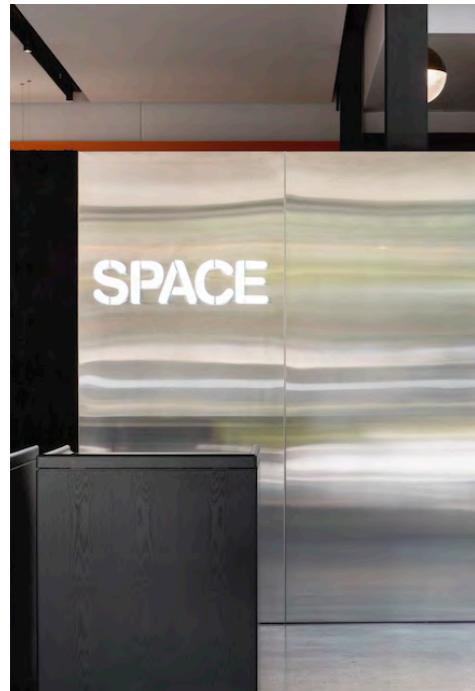
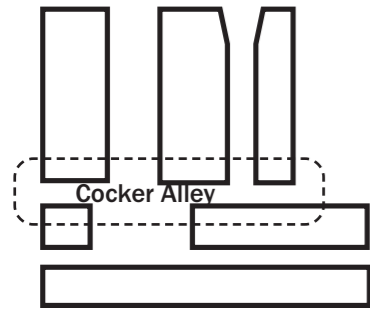


**PLAN**  
ESC 1.100

# COCKER ALLEY

# COCKER ALLEY

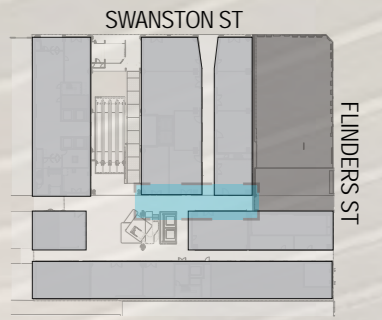
An intersection of laneways, with elements of concrete and visible structure, layered with considered entry portals and materials



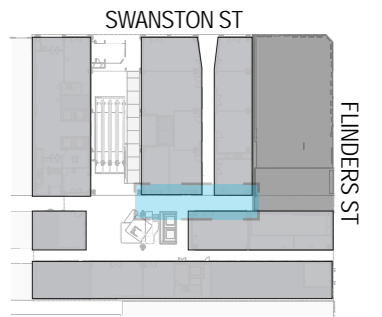
→ Precedent imagery showing the potential character of the spaces



# COCKER ALLEY EAST

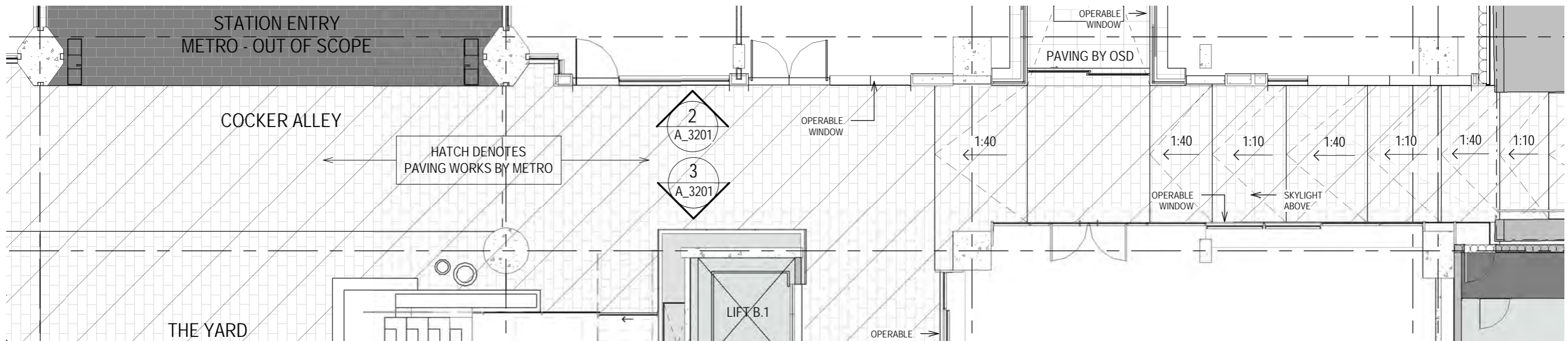


# COCKER ALLEY EAST



## ELEVATION

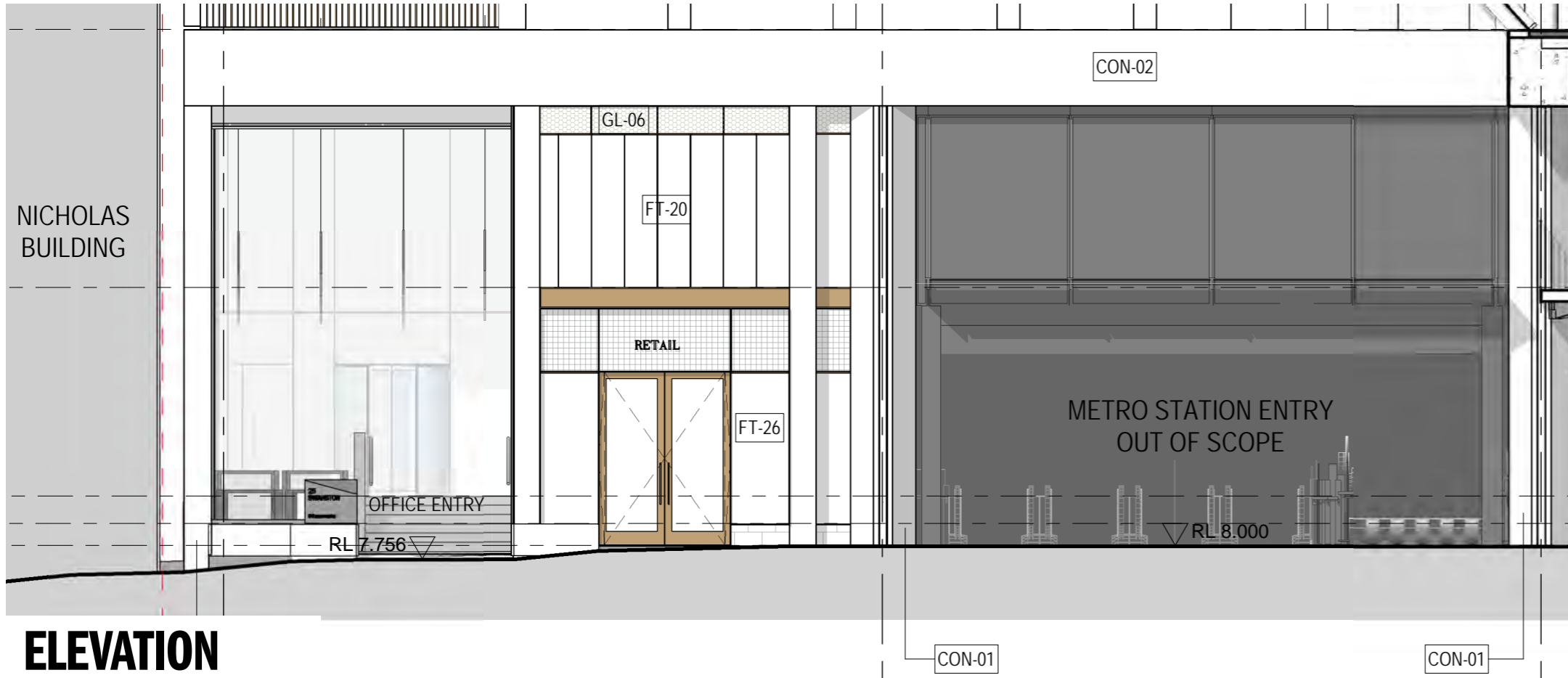
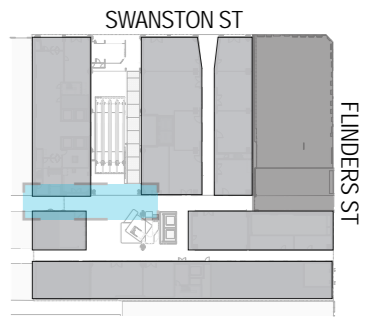
ESC 1.100



## PLAN

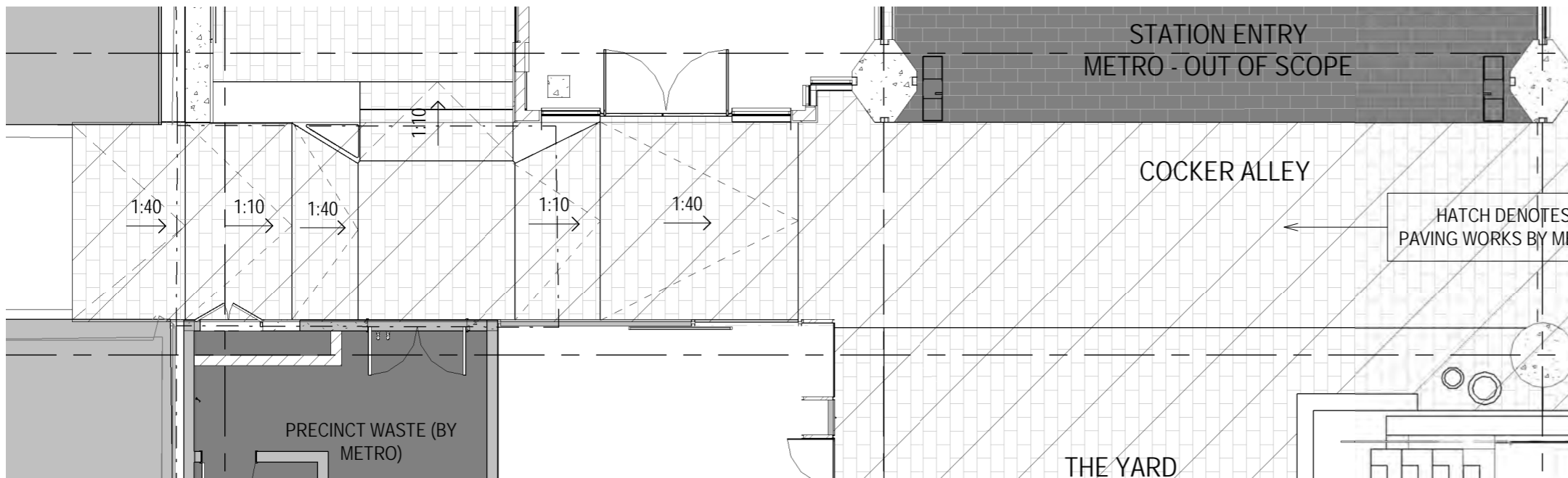
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# COCKER ALLEY EAST



## ELEVATION

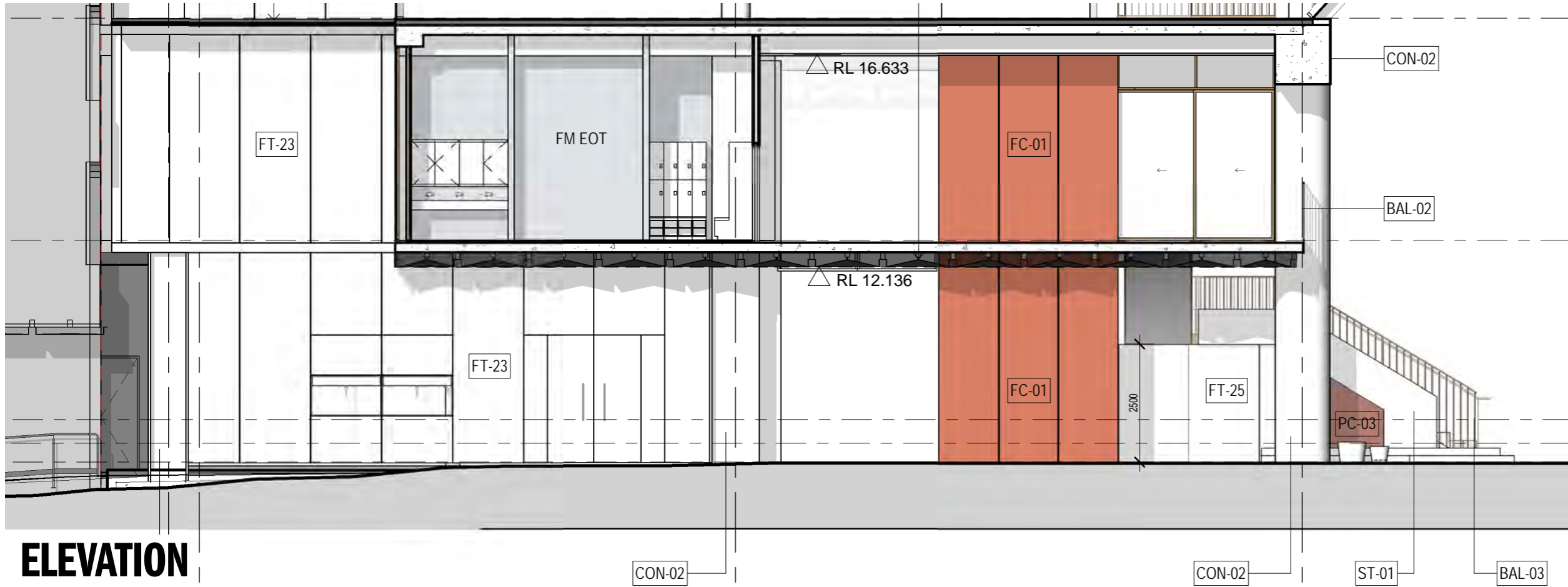
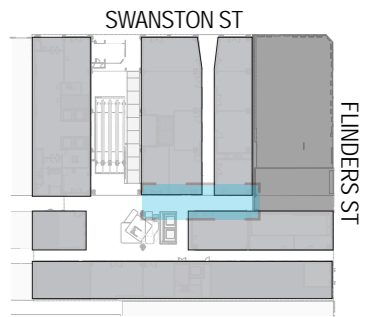
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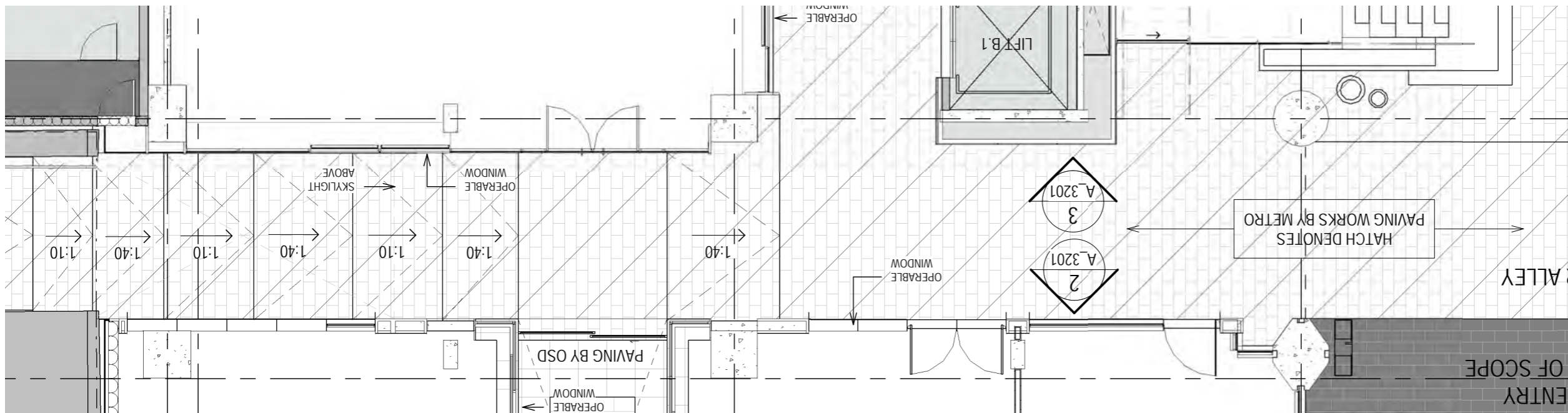
## PLAN

ESC 1.100

# COCKER ALLEY WEST



**ELEVATION**  
ESC 1.100

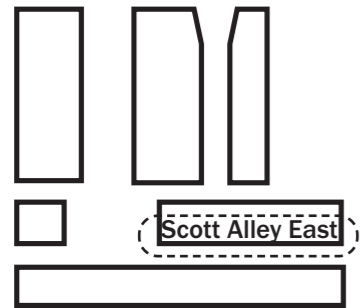


**PLAN**  
ESC 1.100

**SCOTT ALLEY**

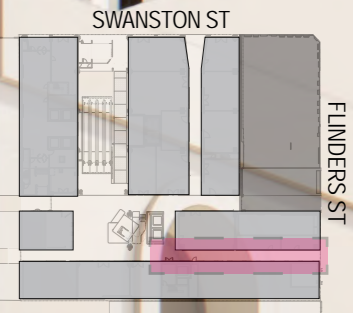
# SCOTT ALLEY EAST

A 2-storey, glass pavilion building inserted within the main commercial building above

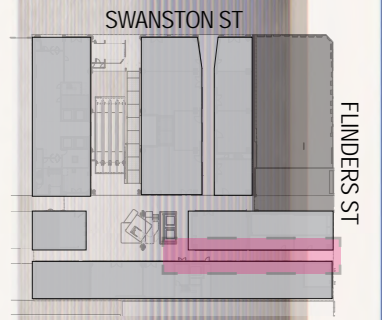


→ Precedent imagery showing the potential character of the spaces

# SCOTT ALLEY EAST

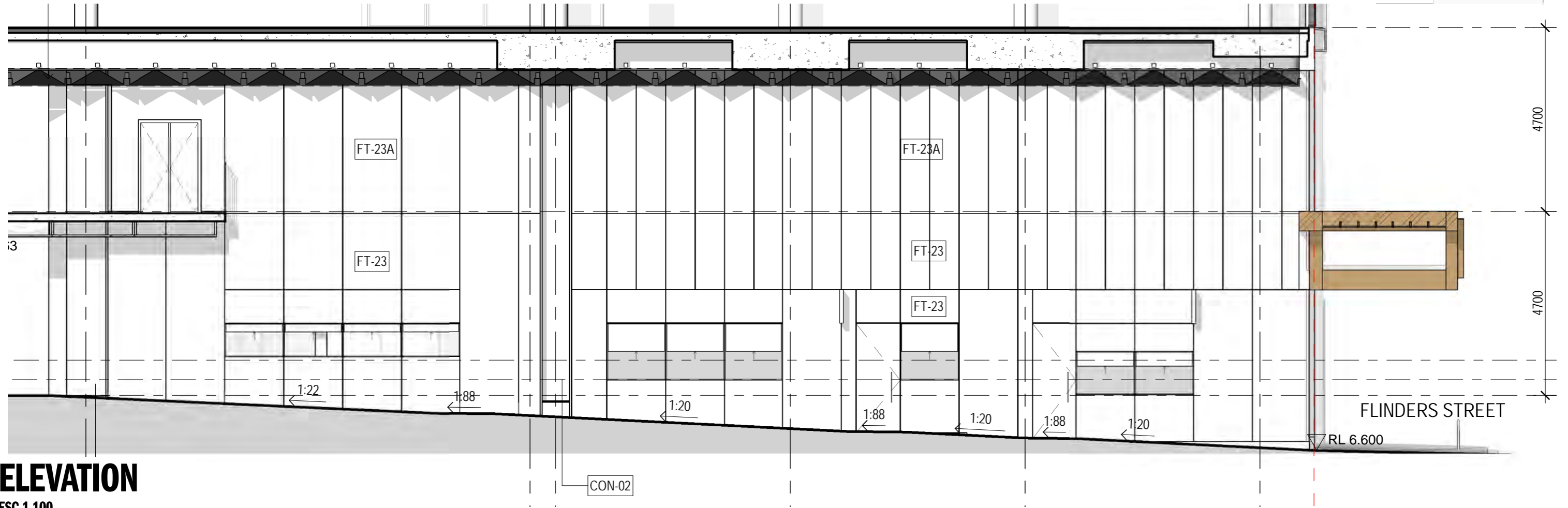
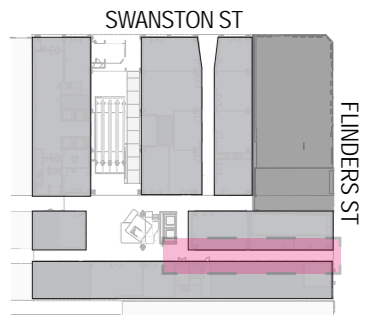


# SCOTT ALLEY EAST



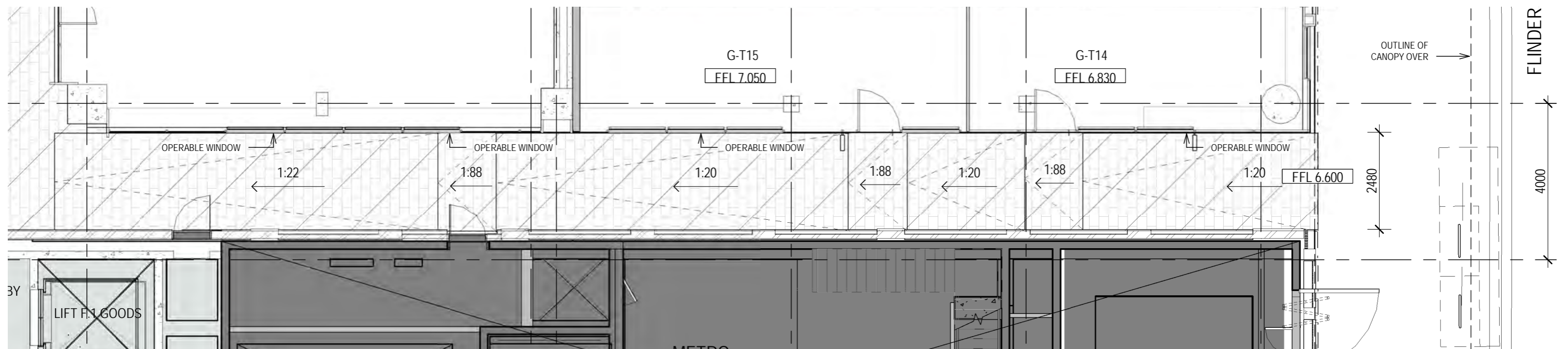


# SCOTT ALLEY EAST



## ELEVATION

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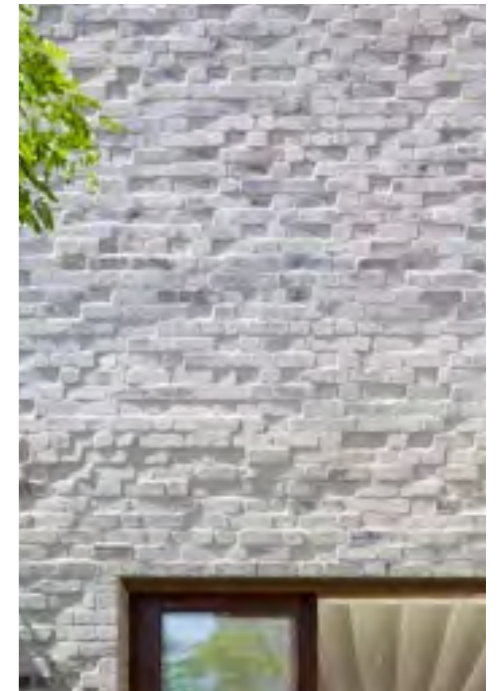
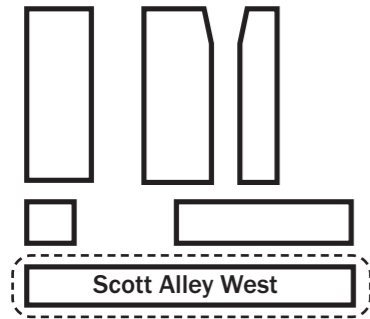


## PLAN

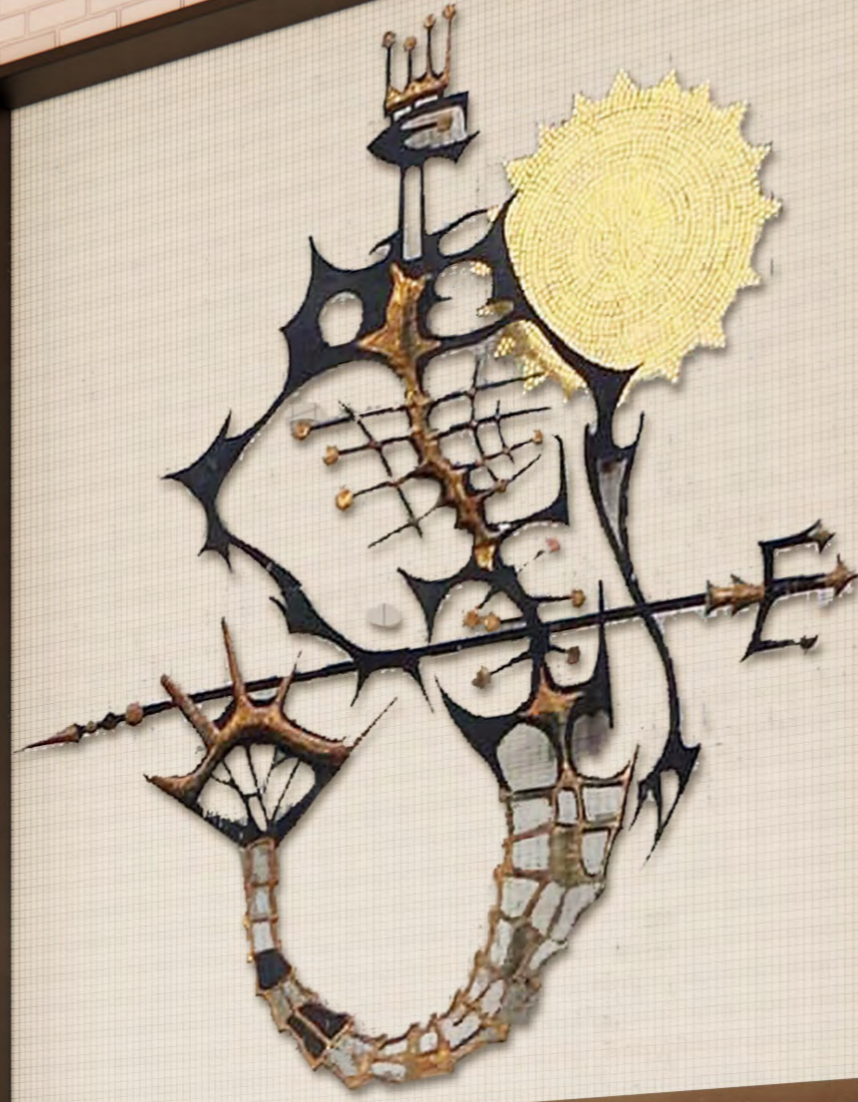
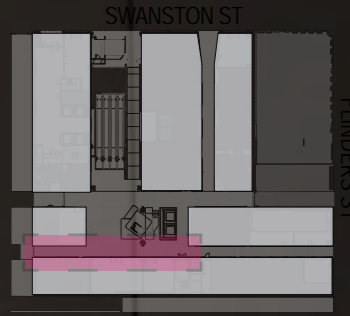
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# SCOTT ALLEY WEST

A collection of materially rich urban fabric that draws from Melbourne's laneway language



→ Precedent imagery showing the potential character of the spaces

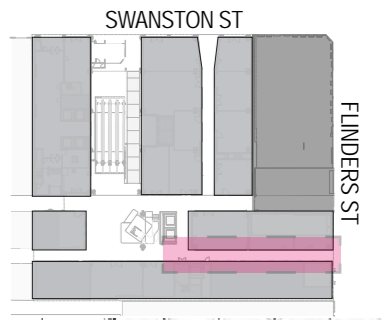


C.A.F.É

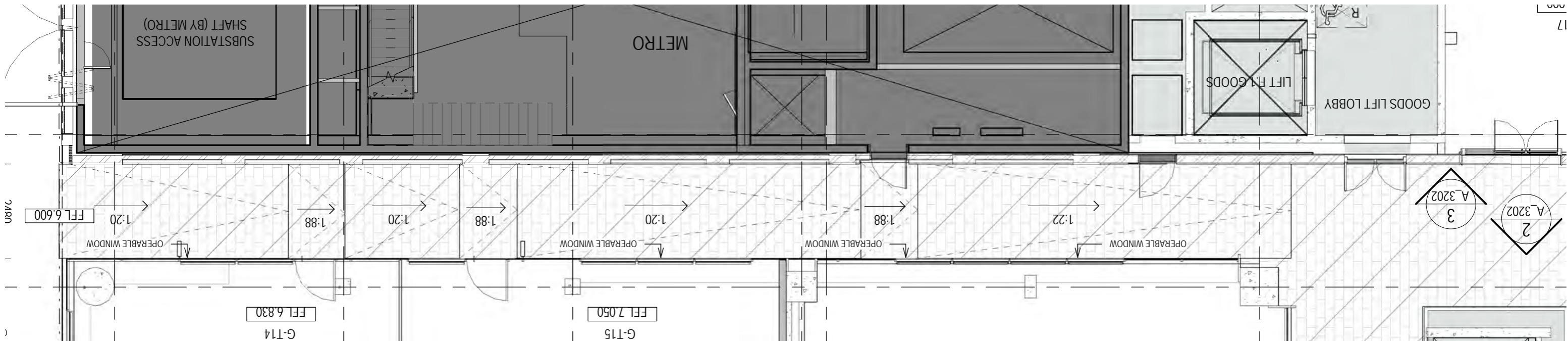
BAKERY

C.A.F.É

# SCOTT ALLEY WEST

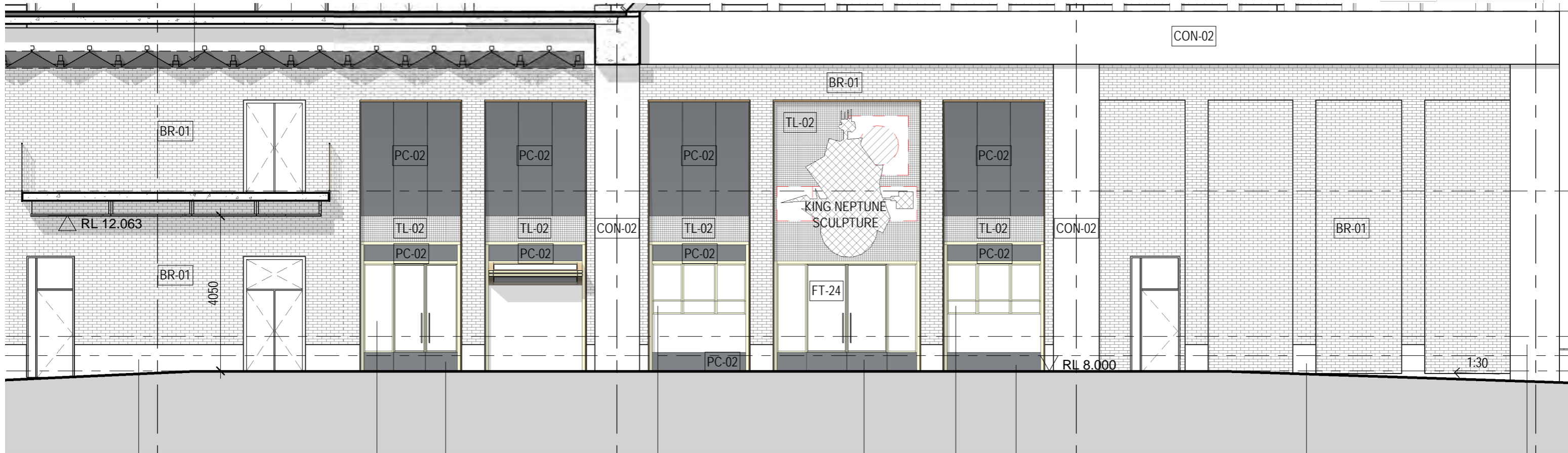
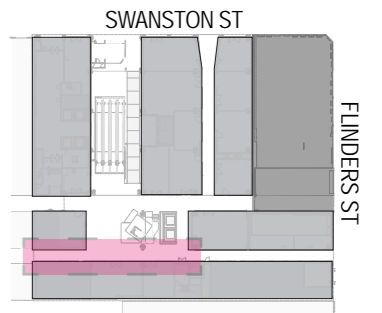


**ELEVATION**  
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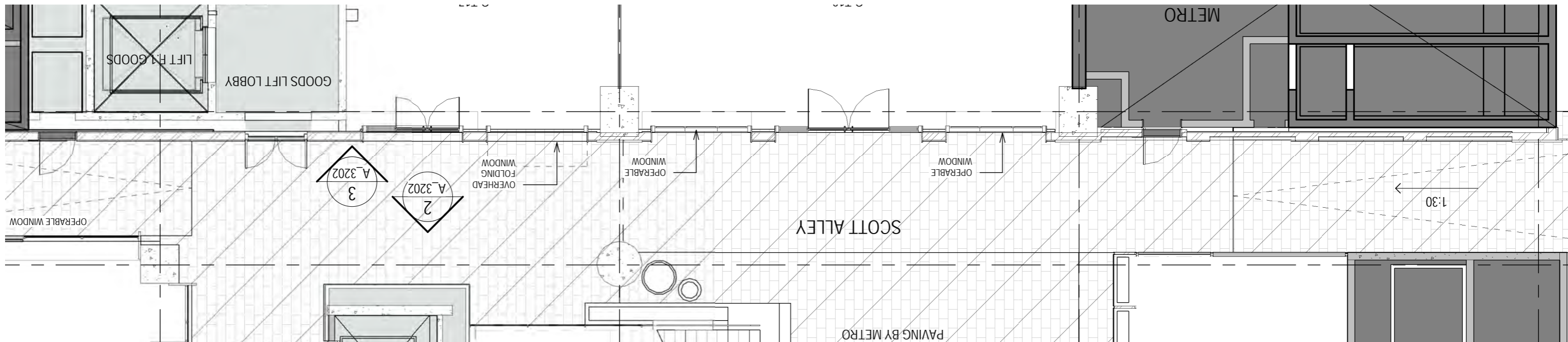


**PLAN**  
ESC 1.100

# SCOTT ALLEY WEST



**ELEVATION**  
ESC 1.100



**PLAN**  
ESC 1.100

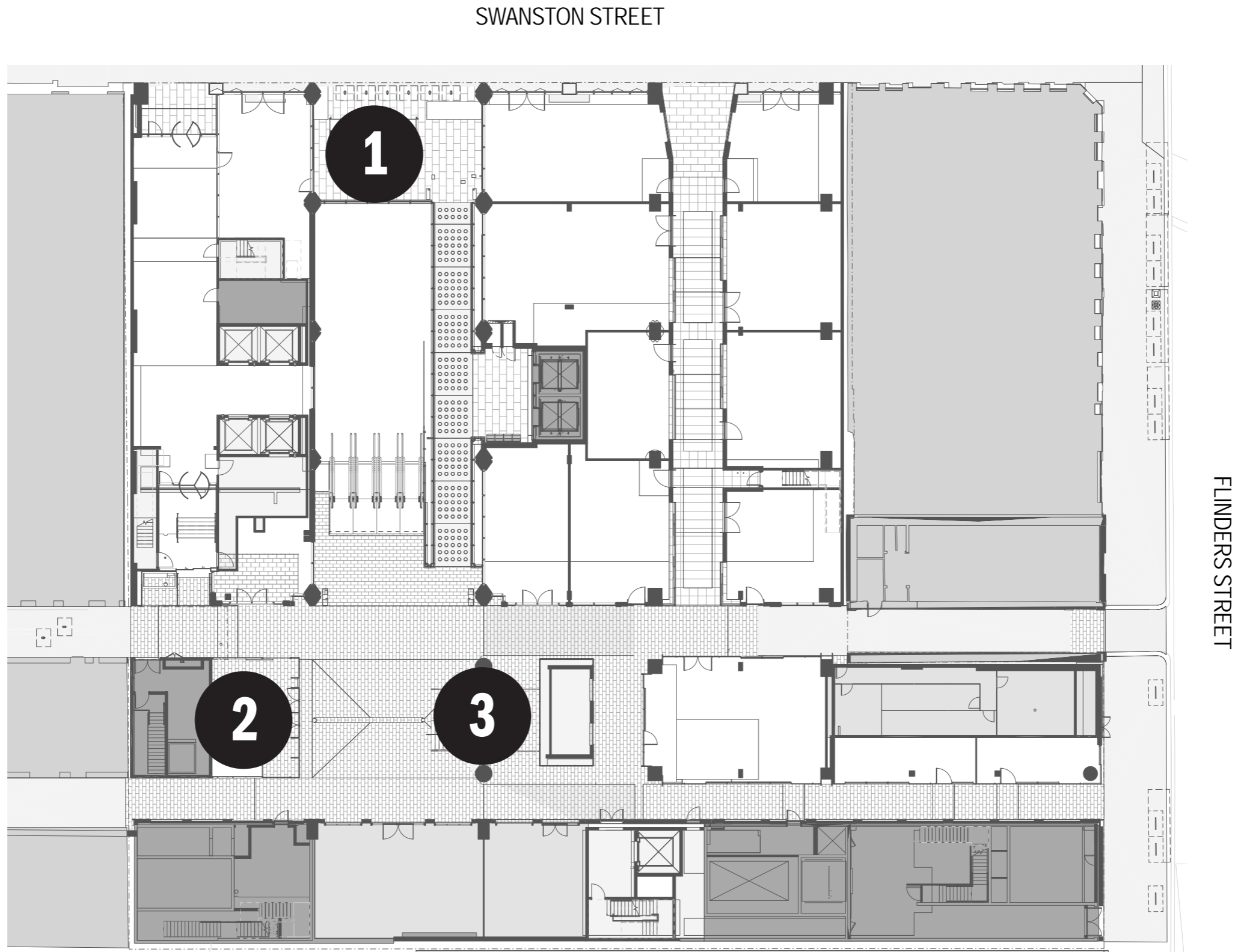
# OBJECTS

# GROUND PLANE OBJECTS

1. Swanston Kiosk

2. Yard Kiosk

3. Yard Stair



# GROUND PLANE OBJECTS

In key public spaces, we propose a collection of occupiable, curious objects that feel more like furniture and less like retail outlets



**The Swanston Kiosk**



**The Yard Kiosk**

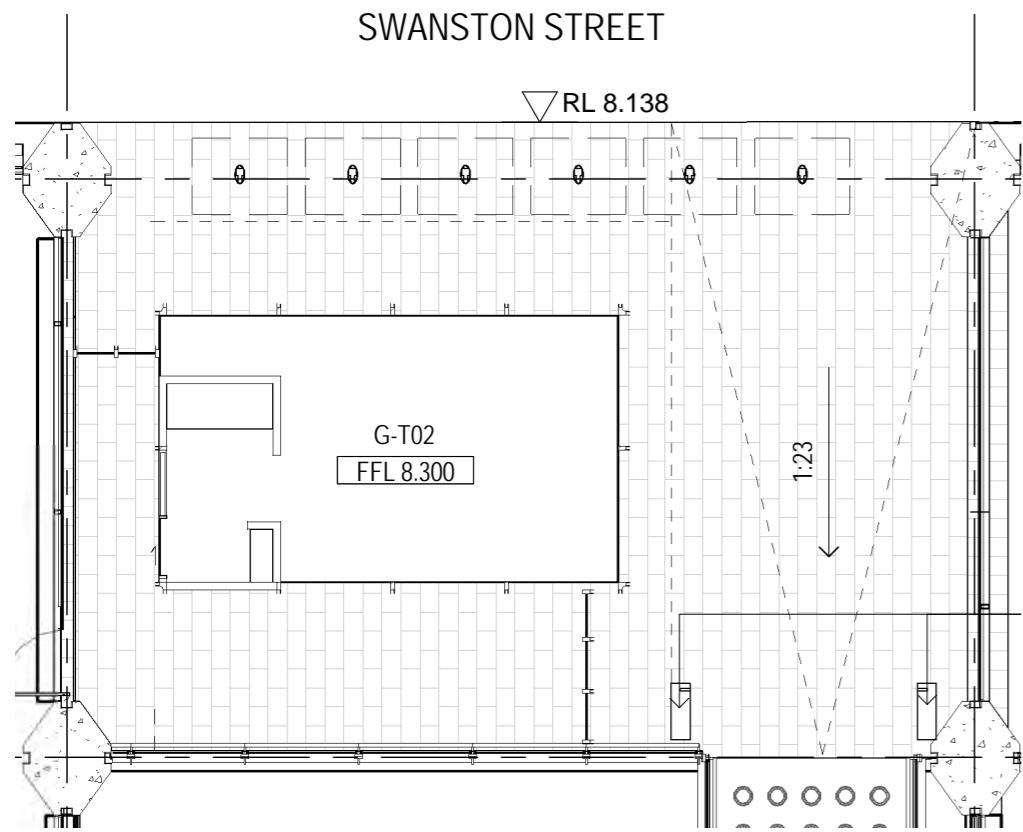


**The Yard Stair**

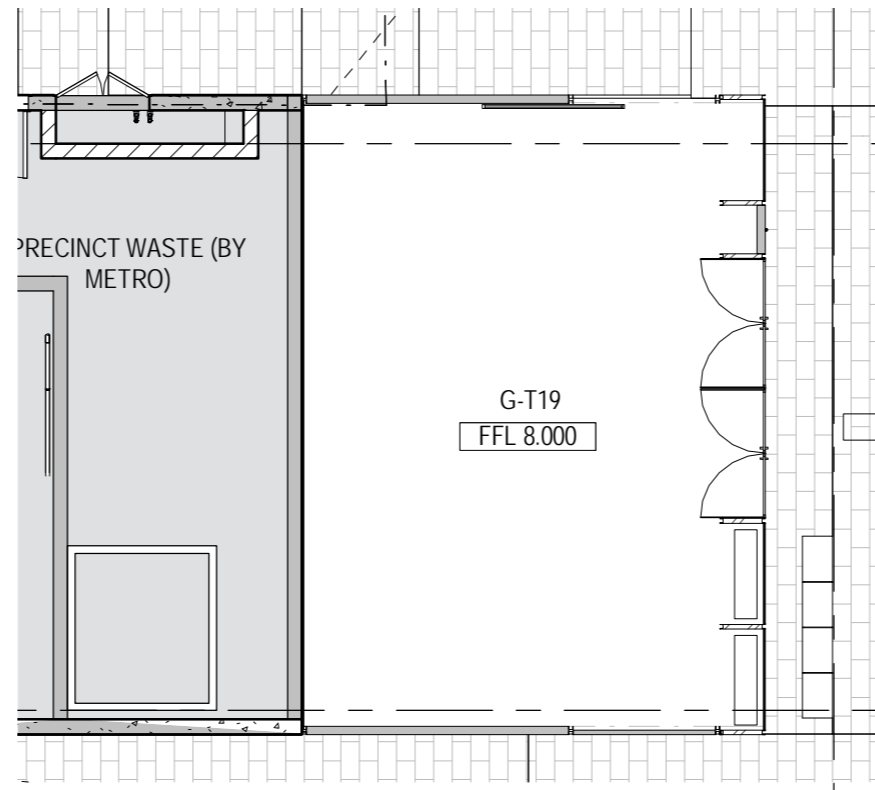


# GROUND PLANE OBJECTS

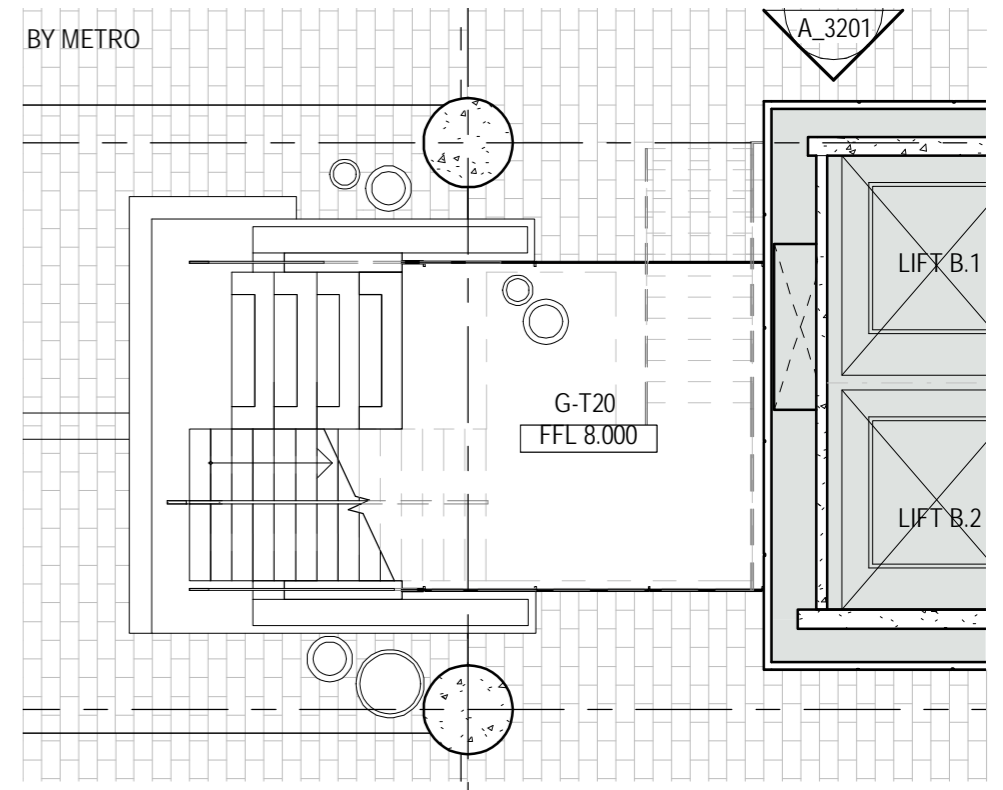
These objects allow appropriate pedestrian movement, link to key sight lines and provide moments of activation and pause



The Swanston Kiosk



The Yard Kiosk



The Yard Stair

# SWANTON KIOSK





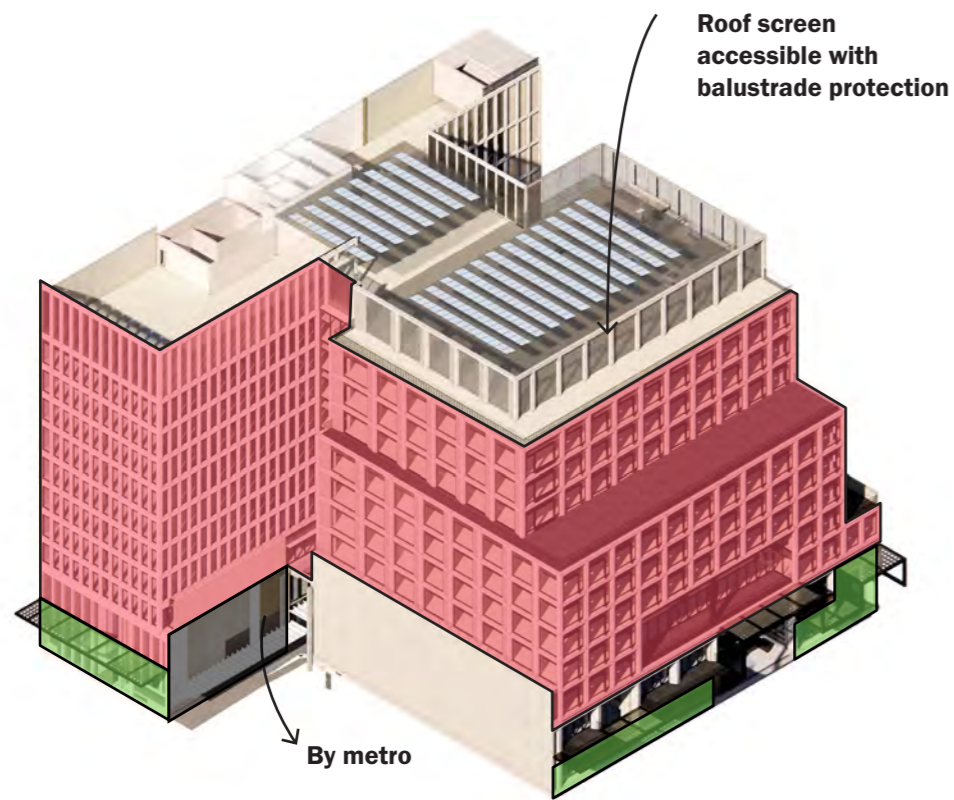
# YARD STAIR



# **MAINTENANCE**

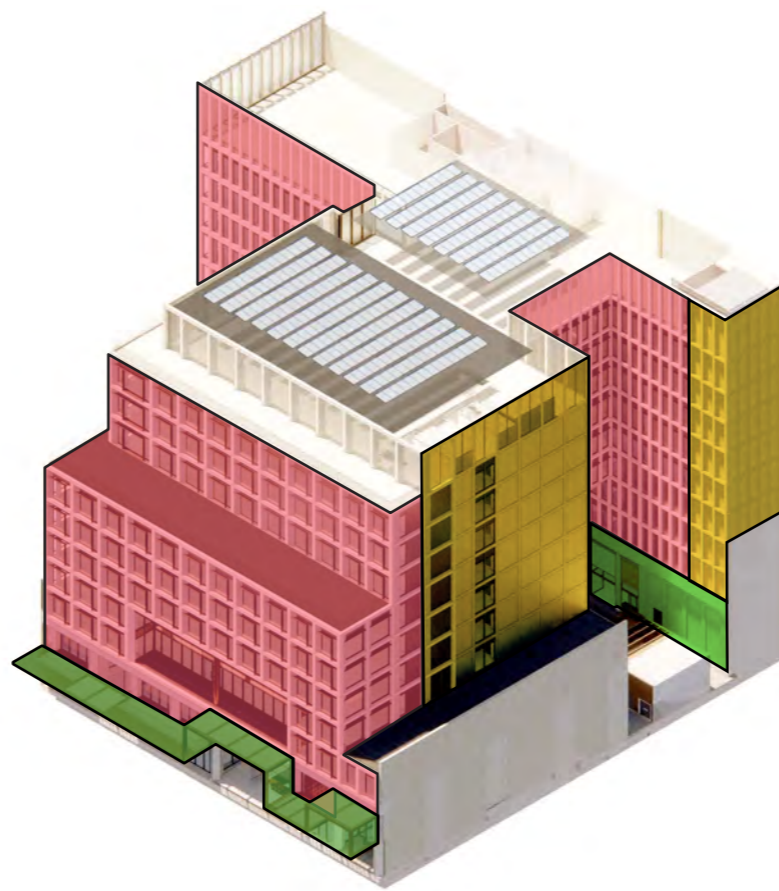
# ACCESS

At a high level, the below diagrams illustrate access strategies for the proposal



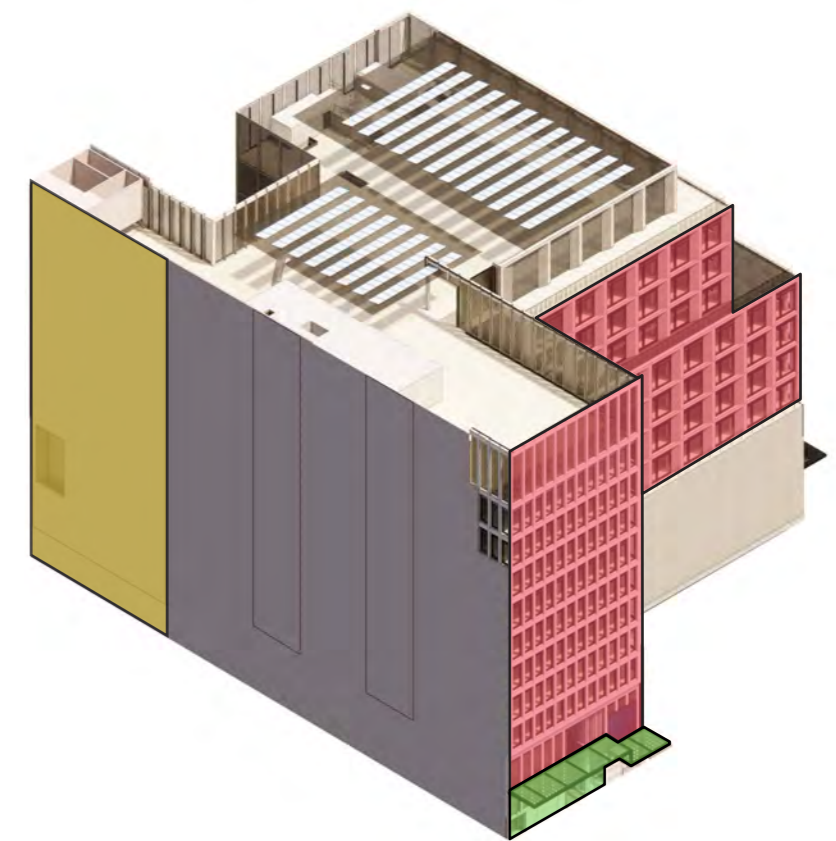
## South East

- BMU access to facade
- Elevated Platform lift to facade



## North East

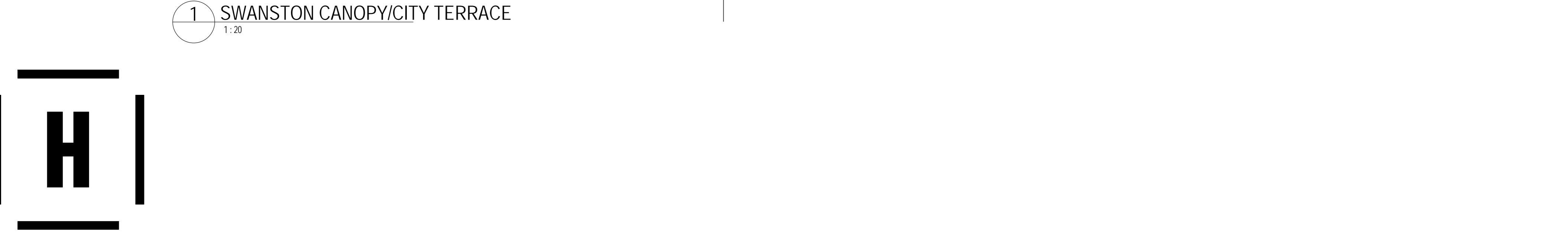
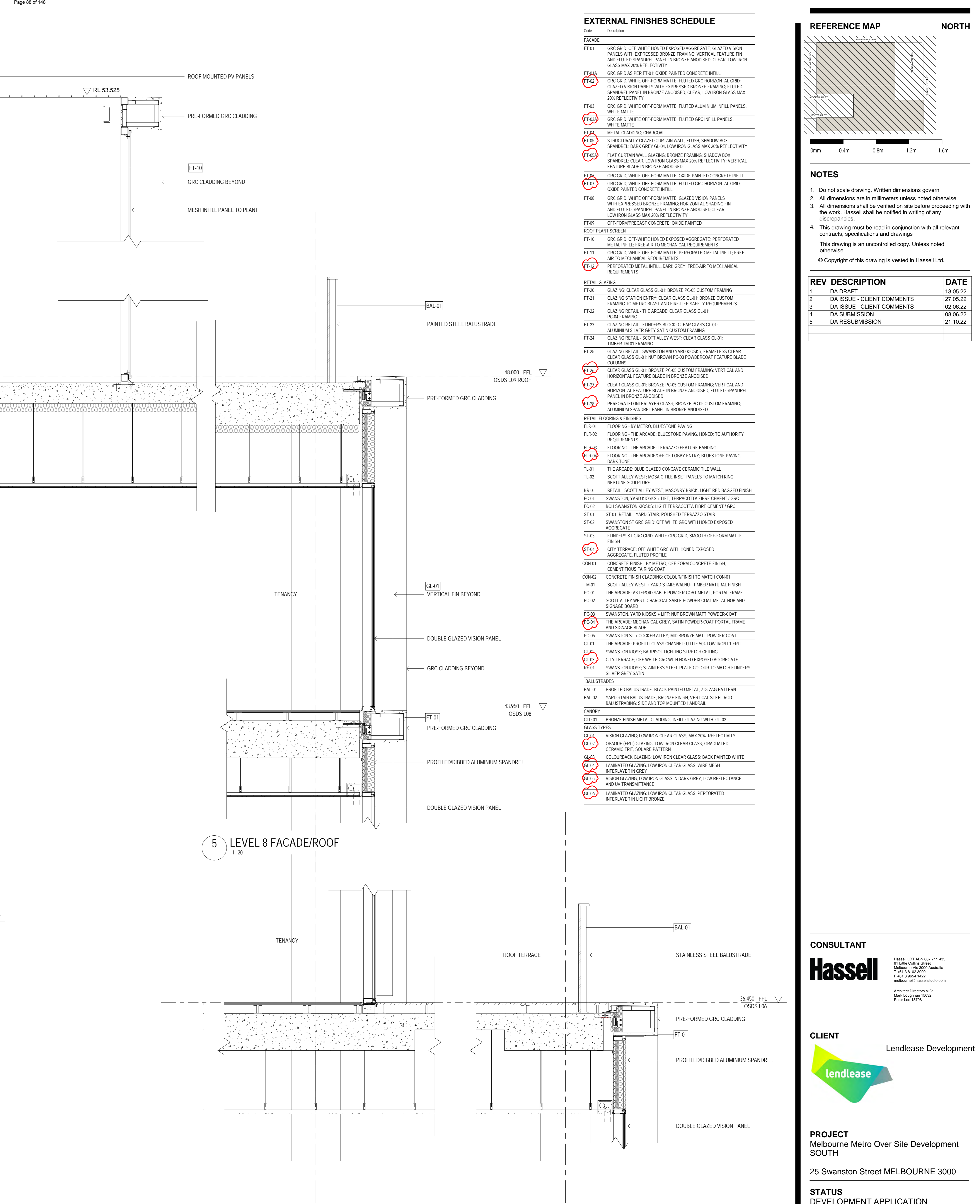
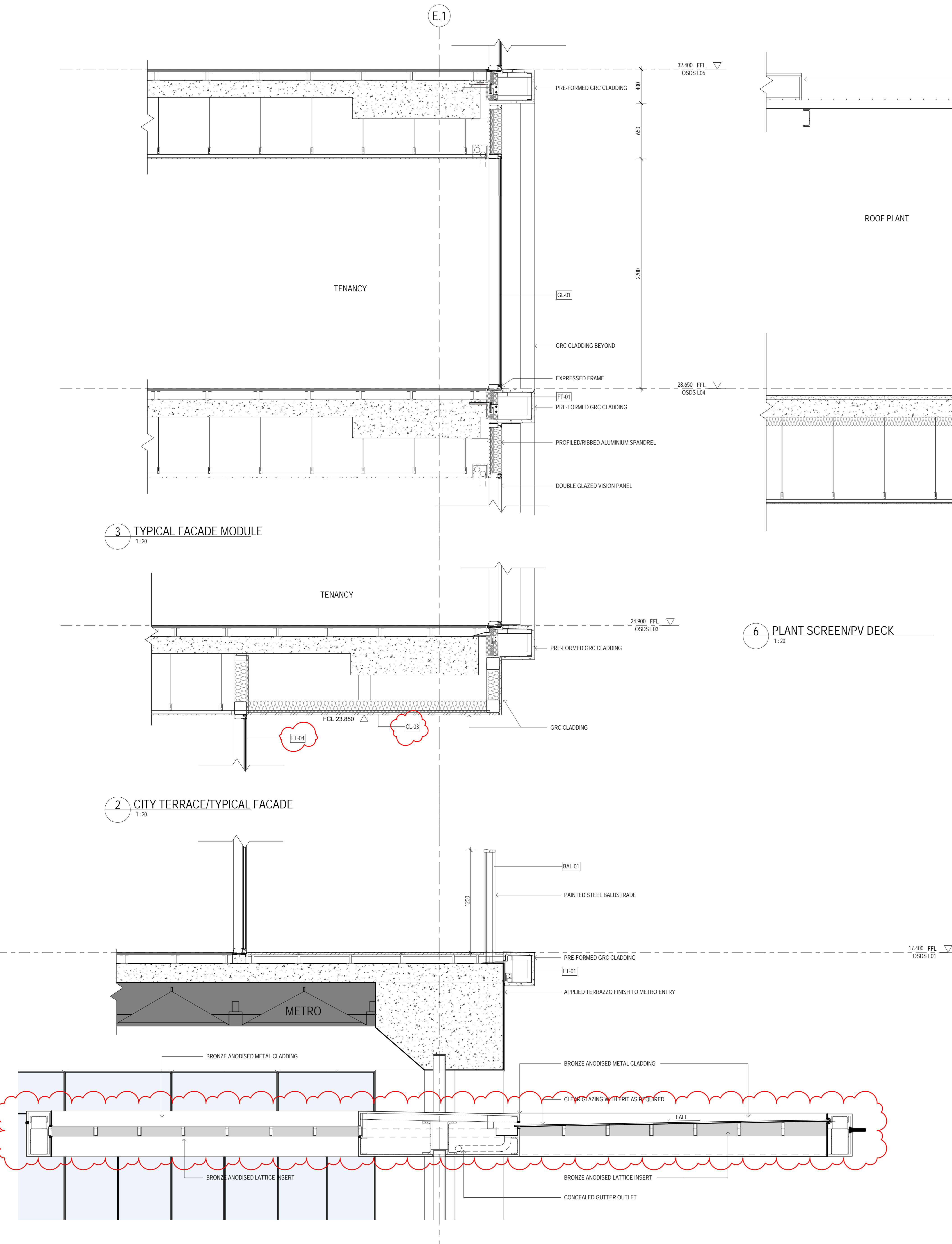
- BMU access to facade
- Elevated Platform lift to facade
- Davit Arm, Swing stage access



## South West

- BMU access to facade
- Elevated Platform lift to facade
- Davit Arm, Swing stage access

# DRAWINGS



**EXTERNAL FINISHES SCHEDULE**

Code	Description
FT 01	GRC GRID, OFF WHITE HONED EXPOSED AGGREGATE, GLAZED VISION PANELS WITH EXPOSED BRONZE FRAMING, VERTICAL FEATURE, FIN AND FLUTED SPANDREL PANEL, IN BRONZE ANODISED CLEAR LOW IRON GLASS MAX 20% REFLECTIVITY
FT 02	GRC GRID AS PER FT 01, OXIDE PAINTED CONCRETE INFILL
FT 03	GRC GRID, WHITE OFF FORM MATTE, FLUTED GRC HORIZONTAL GRID, GLAZED VISION PANELS WITH EXPOSED BRONZE FRAMING, FLUTED SPANDREL PANEL, IN BRONZE ANODISED CLEAR LOW IRON GLASS MAX 20% REFLECTIVITY
FT 04	GRC GRID, WHITE OFF FORM MATTE, FLUTED GRC INFILL PANELS, WHITE MATTE
FT 05	GRC GRID, WHITE OFF FORM MATTE, FLUTED GRC INFILL PANELS, WHITE MATTE
FT 06	METAL CLADDING, CHARCOAL, STRUCTURALLY GLAZED CURTAIN WALL, FLUSH SHADOW BOX SPANDREL, DARK GREY GL, LOW IRON GLASS MAX 20% REFLECTIVITY
FT 07	FLAT CURTAIN WALL GLAZING, BRONZE FRAMING, SHADOW BOX SPANDREL, CLEAR LOW IRON GLASS MAX 20% REFLECTIVITY, VERTICAL FEATURE BLADE IN BRONZE ANODISED
FT 08	GRC GRID, WHITE OFF FORM MATTE, OXIDE PAINTED CONCRETE INFILL
FT 09	GRC GRID, WHITE OFF FORM MATTE, FLUTED GRC HORIZONTAL GRID, OXIDE PAINTED CONCRETE INFILL
FT 10	GRC GRID, WHITE OFF FORM MATTE, GLAZED VISION PANELS WITH EXPOSED BRONZE FRAMING, HORIZONTAL SHADING FIN AND FLUTED SPANDREL PANEL, IN BRONZE ANODISED CLEAR LOW IRON GLASS MAX 20% REFLECTIVITY
FT 11	OFF FORM PRECAST CONCRETE, OXIDE PAINTED
FT 12	GRC GRID, WHITE OFF FORM MATTE, PERFORATED METAL INFILL, FREE AIR TO MECHANICAL REQUIREMENTS
FT 13	PERFORATED METAL INFILL, DARK GREY, FREE AIR TO MECHANICAL REQUIREMENTS
<b>ROOF FINISHES</b>	
FT 14	GLAZING, CLEAR GLASS GL 01, BRONZE PC 05, CUSTOM FRAMING
FT 15	GLAZING, STATION ENTRY, CLEAR GLASS GL 01, BRONZE CUSTOM FRAMING, TO METRO BLAST AND FIRE LIFE SAFETY REQUIREMENTS
FT 16	GLAZING, RETAIL, THE ARCADE, CLEAR GLASS GL 01, PC 04 FRAMING
FT 17	GLAZING, RETAIL, SCOTT ALLEY WEST, CLEAR GLASS GL 01, ALUMINUM SPANDREL PANEL IN BRONZE ANODISED
FT 18	GLAZING, RETAIL, SWANSTON AND YARD KIOSKS, FRAMELESS CLEAR GLASS GL 01, NOT BROWN PC 04 POWDERCOAT FEATURE BLADE COLLARS
FT 19	GLAZING, RETAIL, SWANSTON AND YARD KIOSKS, FRAMELESS CLEAR GLASS GL 01, NOT BROWN PC 04 POWDERCOAT FEATURE BLADE COLLARS
FT 20	GLAZING, RETAIL, SWANSTON AND YARD KIOSKS, FRAMELESS CLEAR GLASS GL 01, NOT BROWN PC 04 POWDERCOAT FEATURE BLADE COLLARS
FT 21	GLAZING, RETAIL, SWANSTON AND YARD KIOSKS, FRAMELESS CLEAR GLASS GL 01, NOT BROWN PC 04 POWDERCOAT FEATURE BLADE COLLARS
FT 22	GLAZING, RETAIL, SCOTT ALLEY WEST, CLEAR GLASS GL 01, ALUMINUM SPANDREL PANEL IN BRONZE ANODISED
FT 23	GLAZING, RETAIL, SCOTT ALLEY WEST, CLEAR GLASS GL 01, ALUMINUM SPANDREL PANEL IN BRONZE ANODISED
FT 24	GLAZING, RETAIL, SCOTT ALLEY WEST, CLEAR GLASS GL 01, ALUMINUM SPANDREL PANEL IN BRONZE ANODISED
FT 25	GLAZING, RETAIL, SCOTT ALLEY WEST, CLEAR GLASS GL 01, ALUMINUM SPANDREL PANEL IN BRONZE ANODISED
<b>RETAIL FLOORING &amp; FINISHES</b>	
FL 01	FLOORING, BY METRO, BLENDED STONE
FL 02	FLOORING, THE ARCADE, TERRAZZO FEATURE BANDING
FL 03	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 04	FLOORING, THE ARCADE, TERRAZZO FEATURE BANDING
FL 05	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 06	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 07	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 08	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 09	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 10	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 11	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 12	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 13	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 14	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 15	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 16	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 17	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
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FL 19	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 20	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 21	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 22	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 23	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 24	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 25	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 26	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 27	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 28	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 29	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
FL 30	FLOORING, THE ARCADE, BLENDED STONE, HONED, TO AUTHORITY REQUIREMENTS
<b>CONCRETE FINISHES</b>	
CON 01	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 02	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 03	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 04	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 05	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 06	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 07	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 08	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 09	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 10	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 11	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 12	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 13	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 14	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 15	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 16	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 17	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 18	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 19	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 20	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 21	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 22	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 23	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 24	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 25	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 26	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 27	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 28	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 29	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
CON 30	CONCRETE FINISH, BY METRO, OFF FORM CONCRETE FINISH, CEMENTitious FLOORING COAT
<b>GLAZING TYPES</b>	
GL 01	VISION GLAZING, LOW IRON CLEAR GLASS, MAX 20% REFLECTIVITY
GL 02	OPAQUE, IFB GLAZING, LOW IRON CLEAR GLASS, GRADUATED CLEARING, FRT, SQUARE PATTERN
GL 03	COLORBACK GLAZING, LOW IRON CLEAR GLASS, BACK PAINTED WHITE
GL 04	COLORBACK GLAZING, LOW IRON CLEAR GLASS, BACK PAINTED WHITE
GL 05	LAMINATED GLAZING, LOW IRON CLEAR GLASS, WIRE MESH, INTERLAYER IN GREY
GL 06	VISION GLAZING, LOW IRON GLASS IN DARK GREY, LOW REFLECTANCE AND UV TRANSMITTANCE
GL 07	VISION GLAZING, LOW IRON GLASS IN DARK GREY, LOW REFLECTANCE AND UV TRANSMITTANCE
GL 08	LAMINATED GLAZING, LOW IRON CLEAR GLASS, PERFORATED INTERLAYER IN LIGHT BRONZE

**REFERENCES MAP**

**NOTES**

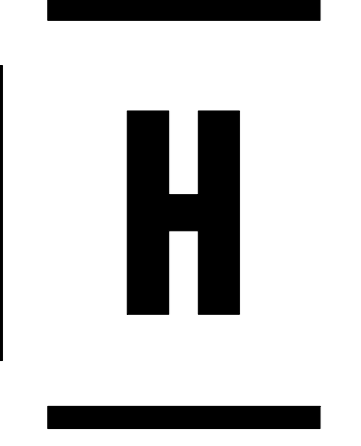
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- All dimensions are in millimeters unless noted otherwise.
- All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies.
- This drawing must be read in conjunction with all relevant contracts, specifications and drawings.

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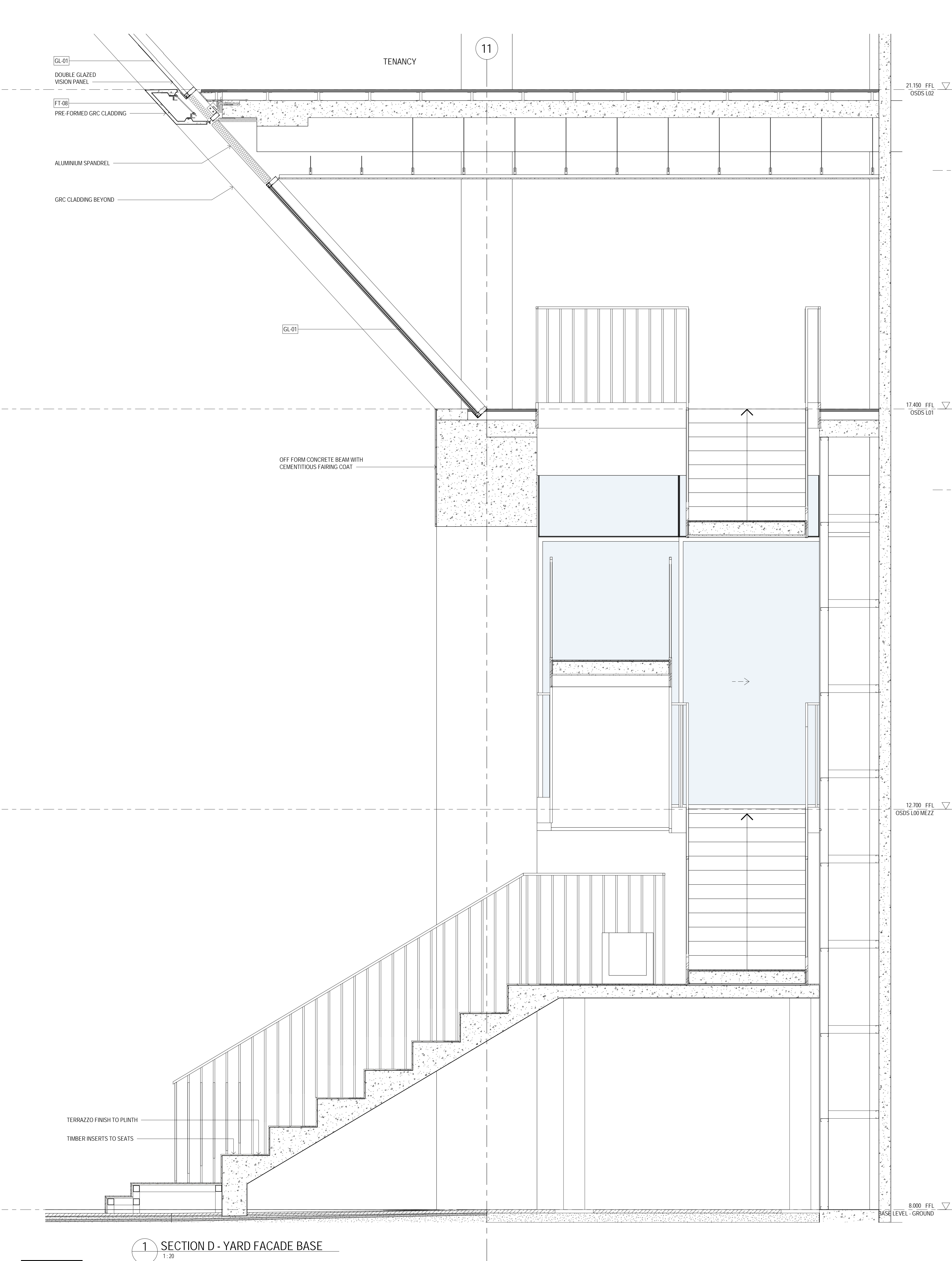
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2	DA ISSUE - CLIENT COMMENTS	27.05.22
3	DA ISSUE - CLIENT COMMENTS	02.06.22
4	DA SUBMISSION	08.06.22
5	DA RESUBMISSION	21.10.22

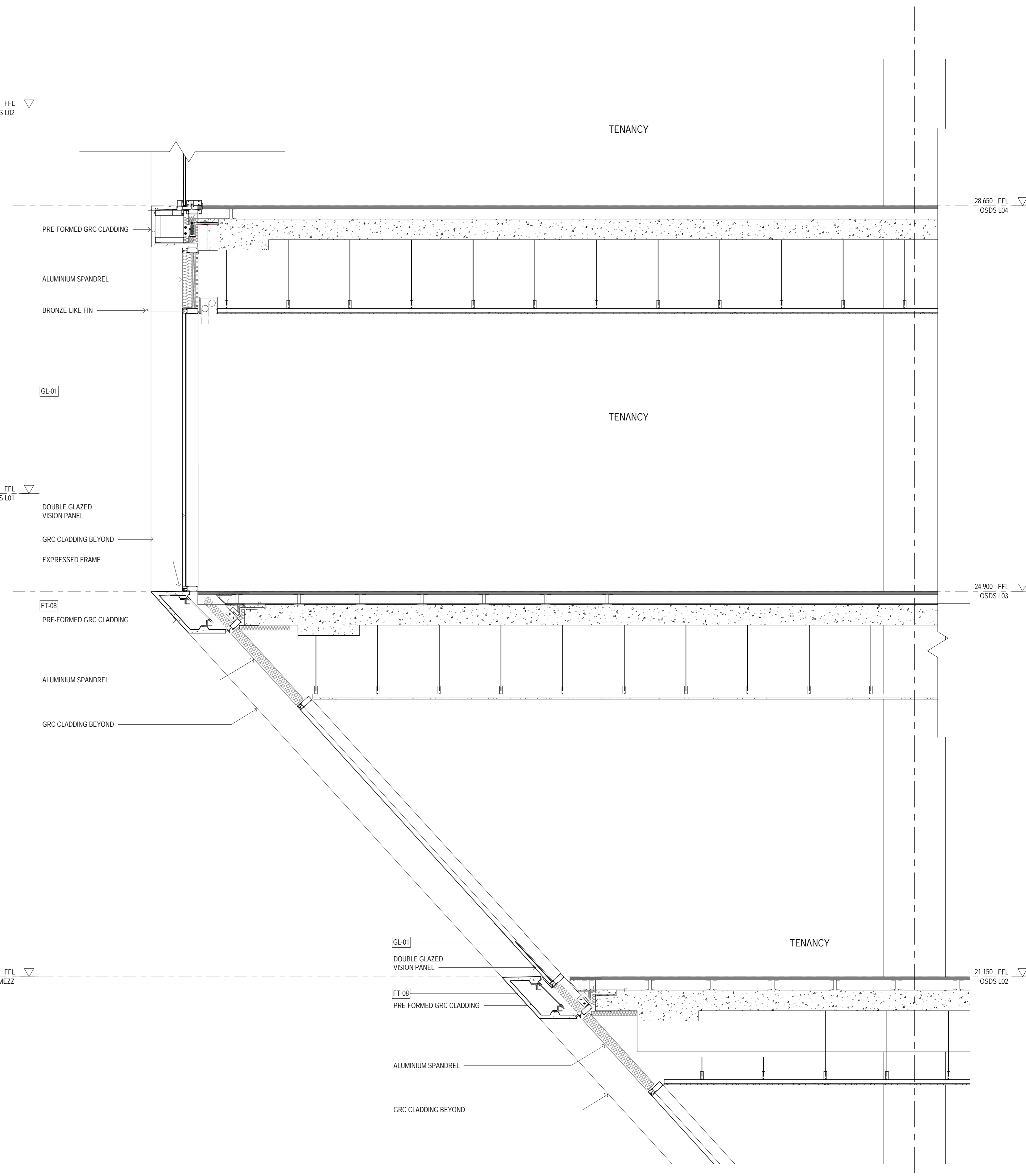


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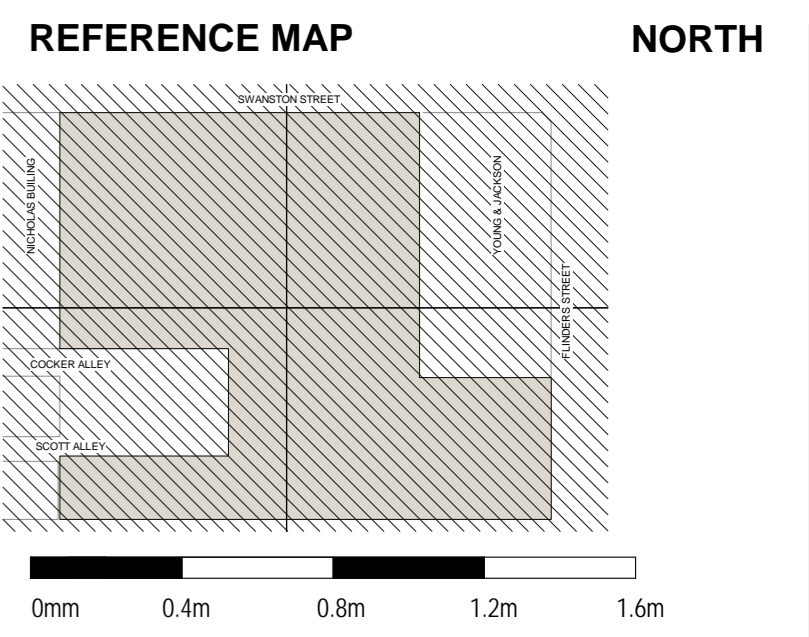




1 SECTION D - YARD FACADE BASE  
1:20



2 SECTION D - YARD FACADE  
1:20



- NOTES**
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**EXTERNAL FINISHES SCHEDULE**

Code: 00000000

Code	Description
FACADE	
F1-01	GRC GRID, OFF-WHITE HONED EXPOSED AGGREGATE, GLAZED VISION PANELS WITH EXPRESSED BRONZE FRAMING, VERTICAL FLUTE FIN AND FLUTED SPANDREL PANEL IN BRONZE, ANODISED CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY
F1-01A	GRC GRID AS PER F1-01, OXIDE PAINTED CONCRETE INFILL
F1-02	GRC GRID, WHITE OFF-FORM MATTE, GLAZED VISION PANELS WITH EXPRESSED BRONZE FRAMING, FLUTED SPANDREL PANEL IN BRONZE, ANODISED CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY
F1-03	GRC GRID, WHITE OFF-FORM MATTE, FLUTED ALUMINIUM INFILL PANELS, WHITE MATTE
F1-04	METAL CLADDING, CHARCOAL
F1-05	FLAT CURTAIN WALL GLAZING, BRONZE FRAMING, SHADOW BOX SPANDREL, CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY
F1-06	GRC GRID, WHITE OFF-FORM MATTE, OXIDE PAINTED CONCRETE INFILL
F1-08	GRC GRID, WHITE OFF-FORM MATTE, GLAZED VISION PANELS WITH EXPRESSED BRONZE FRAMING, HORIZONTAL SHANGHAI FIN AND FLUTED SPANDREL PANEL IN BRONZE, ANODISED CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY
F1-09	OFF-FORMPRECAST CONCRETE, OXIDE PAINTED
ROOF PLANT SCREEN	
F1-10	GRC GRID, OFF-WHITE HONED EXPOSED AGGREGATE, PERFORATED METAL INFILL, FREE AIR TO MECHANICAL REQUIREMENTS
F1-11	GRC GRID, WHITE OFF-FORM MATTE, PERFORATED METAL INFILL, FREE AIR TO MECHANICAL REQUIREMENTS
F1-12	PERFORATED METAL INFILL, FREE AIR TO MECHANICAL REQUIREMENTS
BALUSTRADES	
BAL-01	PROFILED BALUSTRADE, BLACK PAINTED METAL, ZIG-ZAG PATTERN
BAL-02	GLAZED BALUSTRADE, FRAMELESS CANTILEVERED GLASS, BLACK PAINTED TOP HANDRAIL
BAL-03	YARD STAR BALUSTRADE, BRONZE FRESH VERTICAL STEEL ROD BALUSTRADE, SIDE AND TOP MOUNTED HANDRAIL
CANOPY	
CLD-01	BRONZE FRESH METAL CLADDING, INFILL GLAZING WITH GL-02
GLASS TYPES	
GL-01	VISION GLAZING, LOW IRON CLEAR GLASS, MAX 20% REFLECTIVITY
GL-02	OPAQUE (FRIT) GLAZING, LOW IRON CLEAR GLASS, GRADUATED CERAMIC, FRIT - PATTERN TBC
GL-03	COLORBACK GLAZING, LOW IRON CLEAR GLASS, BACK PAINTED WHITE

**CONSULTANT**  
**Hassell**  
Hassell (DT) ABN (GPT) 711 456  
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melbourne@hassell.com.au  
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Mark Longman 15102  
Phone 0412 7276

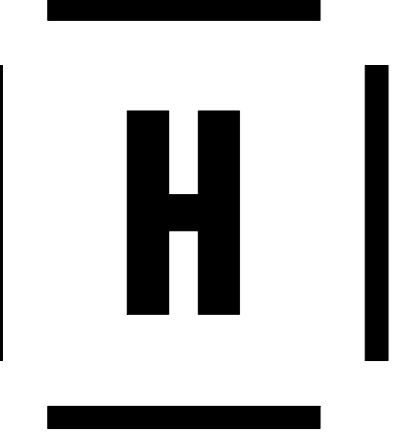
**CLIENT**  
**Lendlease Development**  
**Lendlease**

**PROJECT**  
Melbourne Metro Over Site Development SOUTH  
25 Swanston Street MELBOURNE 3000

**STATUS**  
DEVELOPMENT APPLICATION

**DRAWING TITLE**  
FACADE DETAIL SECTIONS

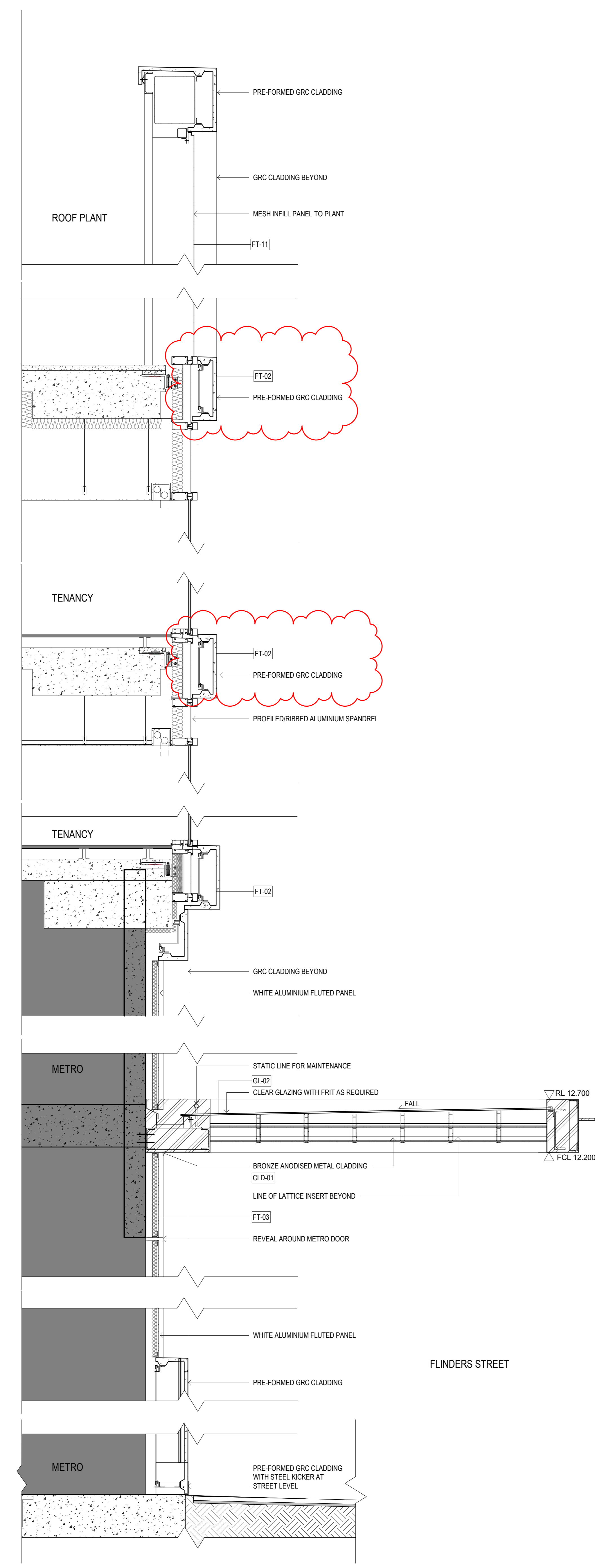
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<b>DRAWING NO.</b> A_6002	<b>REV NO.</b> 5



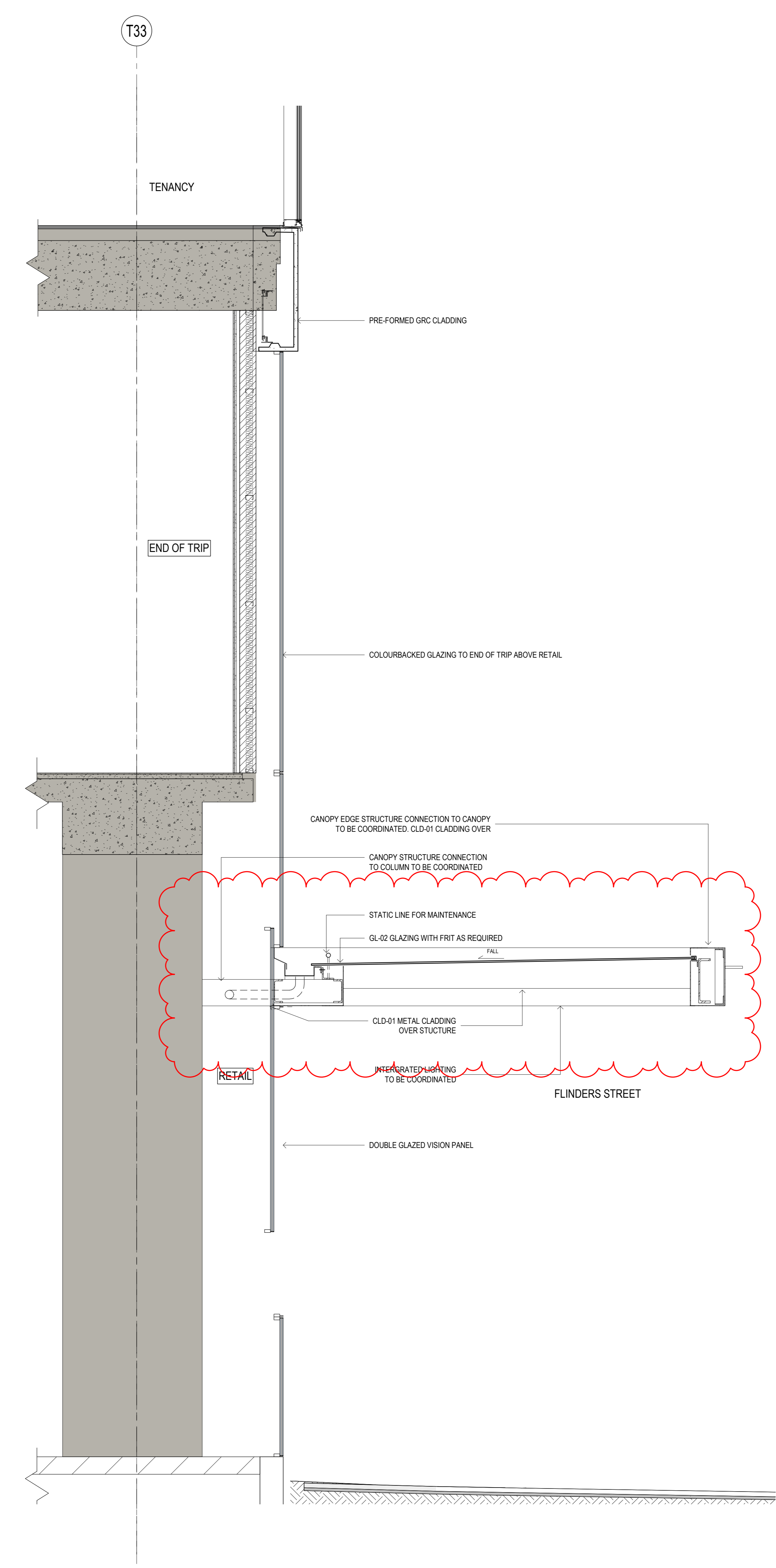
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EXTERNAL FINISHES SCHEDULE

Code	Description
FT-01	GRG GRID, OFF-WHITE HONED EXPOSED AGGREGATE, GLAZED VISION PANELS WITH EXPRESSED BRONZE FRAMING, VERTICAL FEATURE FIN AND FLUTED SPANDREL PANEL IN BRONZE ANODISED CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY
FT-02	GRG GRID, OFF-WHITE HONED EXPOSED AGGREGATE, GLAZED VISION PANELS WITH EXPRESSED BRONZE FRAMING, FLUTED SPANDREL PANEL IN BRONZE ANODISED CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY
FT-03	GRG GRID, WHITE OFF-FORM MATTE, FLUTED ALUMINUM INFILL PANELS, WHITE MATTE
FT-04	GRG GRID, WHITE OFF-FORM MATTE, FLUTED GRC INFILL PANELS, WHITE MATTE
FT-05	METAL CLADDING, CHARCOAL
FT-06	STRUCTURALLY GLAZED CURTAIN WALL, FLUSH, SHADOW BOX SPANDREL, DARK GREY, GL, LOW IRON GLASS MAX 20% REFLECTIVITY
FT-07	FLAT CURTAIN WALL, GLAZING, BRONZE FRAMING, SHADOW BOX SPANDREL, CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY, VERTICAL FEATURE BLADE IN BRONZE ANODISED
FT-08	GRG GRID, WHITE OFF-FORM MATTE, OXIDE PAINTED CONCRETE INFILL
FT-09	GRG GRID, WHITE OFF-FORM MATTE, FLUTED GRC HORIZONTAL GRID, OXIDE PAINTED CONCRETE INFILL
FT-10	GRG GRID, WHITE OFF-FORM MATTE, GLAZED VISION PANELS WITH EXPRESSED BRONZE FRAMING, HORIZONTAL SHADING FIN AND FLUTED SPANDREL PANEL IN BRONZE ANODISED CLEAR, LOW IRON GLASS MAX 20% REFLECTIVITY
FT-11	OFF-FORM/RECAST CONCRETE, OXIDE PAINTED
ROOF FLAT SCREEN	
FT-10	GRG GRID, OFF-WHITE HONED EXPOSED AGGREGATE, PERFORATED METAL INFILL, FREE-AIR TO MECHANICAL REQUIREMENTS
FT-11	GRG GRID, WHITE OFF-FORM MATTE, PERFORATED METAL INFILL, FREE-AIR TO MECHANICAL REQUIREMENTS
FT-12	PERFORATED METAL INFILL, DARK GREY, FREE-AIR TO MECHANICAL REQUIREMENTS
RETAL GLAZING	
FT-20	GLAZING, CLEAR GLASS GL-01, BRONZE PC-05 CUSTOM FRAMING
FT-21	GLAZING STATION ENTRY, CLEAR GLASS GL-01, BRONZE CUSTOM FRAMING TO METRO SLAB AND GLASS SAFETY REQUIREMENTS
FT-22	GLAZING RETAL - THE ARCADE, CLEAR GLASS GL-01, PC-04 FRAMING
FT-23	GLAZING RETAL - FLINDERS BLOCK, CLEAR GLASS GL-01, ALUMINUM SILVER GREY SATIN CUSTOM FRAMING
FT-24	GLAZING RETAL - SCOTT ALLEY WEST, CLEAR GLASS GL-01, TIMBER TIGER FRAMING
FT-25	GLAZING RETAL - SWANSTON AND YARD KIOSKS, FRAMELESS CLEAR CLEAR GLASS GL-01, NUT BROWN PC-03 POWDER COAT FEATURE BLADE COLUMNS
FT-26	CLEAR GLASS GL-01, BRONZE PC-05 CUSTOM FRAMING, VERTICAL AND HORIZONTAL FEATURE BLADE IN BRONZE ANODISED
FT-27	CLEAR GLASS GL-01, BRONZE PC-05 CUSTOM FRAMING, VERTICAL AND HORIZONTAL FEATURE BLADE IN BRONZE ANODISED, FLUTED SPANDREL PANEL IN BRONZE ANODISED
FT-28	PERFORATED INTERLAYER GLASS, BRONZE PC-05 CUSTOM FRAMING, ALUMINUM SPANDREL PANEL IN BRONZE ANODISED
RETAL FLOORING & FINISHES	
FLR-01	FLOORING - BY METRO, BLUESTONE PAVING
FLR-02	FLOORING - THE ARCADE, BLUESTONE PAVING, HONED, TO AUTHORITY REQUIREMENTS
FLR-03	FLOORING - THE ARCADE, TERRAZZO FEATURE BANDING
FLR-04	FLOORING - THE ARCADE/OFFICE LOBBY ENTRY, BLUESTONE PAVING, DARK TONE
TL-01	THE ARCADE, BLUE GLAZED CONCAVE CERAMIC TILE WALL
TL-02	SCOTT ALLEY WEST, MOSAIC TILE INSET PANELS TO MATCH KING METPONE SCULPTURE
BR-01	RETAL - SCOTT ALLEY WEST, MASONRY BRICK, LIGHT RED BAGGED FINISH
PC-01	SWANSTON, YARD KIOSKS - LIFT, TERRACOTTA FIBRE CEMENT / GRC
PC-02	BOX SWANSTON KIOSKS, LIGHT TERRACOTTA FIBRE CEMENT / GRC
ST-01	ST-01, RETAL - YARD STAIR, POLISHED TERRAZZO STAIR
ST-02	SWANSTON ST, GRC, OFF-WHITE GRC WITH HONED EXPOSED AGGREGATE
ST-03	FLINDERS ST, GRC, WHITE GRC, SMOOTH OFF-FORM MATTE FINISH
ST-04	CITY TERRACE, OFF-WHITE GRC WITH HONED EXPOSED AGGREGATE, FLUTED PROFILE
CON-01	CONCRETE FINISH - BY METRO, OFF-FORM CONCRETE FINISH, CEMENTitious FERRING COAT
CON-02	CONCRETE FINISH CLADDING, COLOUR FINISH TO MATCH CON-01
TMD-01	SCOTT ALLEY WEST - YARD STAR, WALNUT TIMBER NATURAL FINISH
PC-01	THE ARCADE, ASTEROID SABLE POWDER COAT METAL, PORTAL FRAME
PC-02	SCOTT ALLEY WEST, CHARCOAL SABLE POWDER COAT METAL, HOI AND STORAGE BOARD
PC-03	SWANSTON, YARD KIOSKS - LIFT, NUT BROWN MATT POWDER COAT
PC-04	THE ARCADE, MECHANICAL GREY, SATIN POWDER COAT PORTAL FRAME AND STORAGE BLADE
PC-05	SWANSTON ST - COOKER ALLEY, MD BRONZE MATT POWDER COAT
GL-01	THE ARCADE, PROFILIT GLASS CHANNEL, U-LITE 500 LOW IRON LY FRIT
GL-02	SWANSTON KIOSK, BARROCK LIGHTING STREET CEILING
GL-03	CITY TERRACE, OFF-WHITE GRC WITH HONED EXPOSED AGGREGATE
RP-01	SWANSTON KIOSK, STAINLESS STEEL PLATE COLOUR TO MATCH FLINDERS SILVER GREY SATIN
BALLUSTRADES	
BAL-01	PROFILED BALLUSTRADE, BLACK PAINTED METAL, ZIG-ZAG PATTERN
BAL-02	YARD STAR BALLUSTRADE, BRONZE FINISH, VERTICAL STEEL ROD BALLUSTRADE, SIDE AND TOP MOUNTED HORIZONTAL
CANOPY	
CLD-01	BRONZE FINISH METAL CLADDING, INFILL GLAZING WITH GL-02
GLASS TYPES	
GL-01	VISION GLAZING, LOW IRON CLEAR GLASS, MAX 20% REFLECTIVITY
GL-02	OPAQUE (FRIT) GLAZING, LOW IRON CLEAR GLASS, GRAZATED CERAMIC FRIT, SQUARE PATTERN
GL-03	COLORBACK GLAZING, LOW IRON CLEAR GLASS, BLACK PAINTED WHITE INTERLAYER IN GREY
GL-04	LAMINATED GLAZING, LOW IRON CLEAR GLASS, WIRE MESH INTERLAYER IN GREY
GL-05	VISION GLAZING, LOW IRON GLASS IN DARK GREY, LOW REFLECTANCE AND LOW TRANSMITTANCE
GL-06	LAMINATED GLAZING, LOW IRON CLEAR GLASS, PERFORATED INTERLAYER IN LIGHT BRONZE

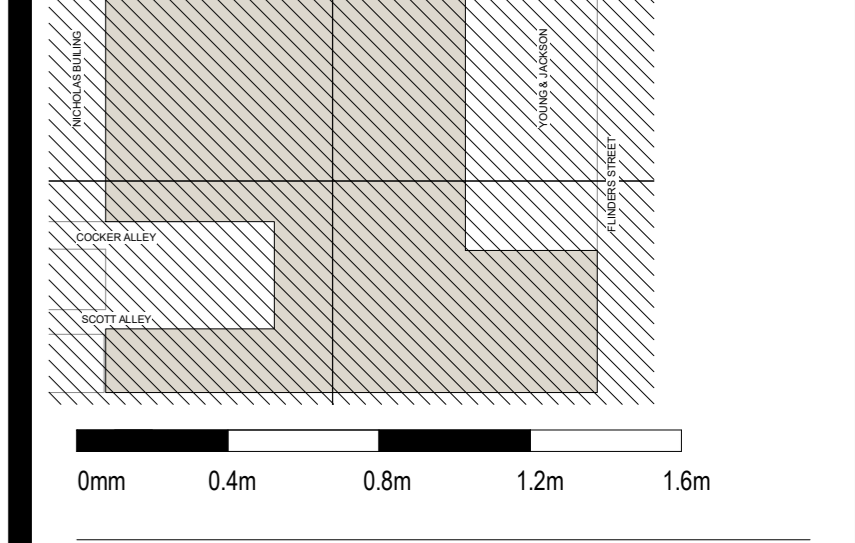


01 Section E - FLINDERS ST FACADE  
1:20



02 RETAIL DETAIL SECTION - FLINDERS STREET  
SCALE @ A0

REFERENCE MAP NORTH



- NOTES
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  - All dimensions are in millimeters unless noted otherwise.
  - All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies.
  - This drawing must be read in conjunction with all relevant contracts, specifications and drawings.
- This drawing is an uncontrolled copy. Unless noted otherwise  
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REV	DESCRIPTION	DATE
1	DA DRAFT	13.05.22
2	DA ISSUE - CLIENT COMMENTS	27.06.22
3	DA ISSUE - CLIENT COMMENTS	02.06.22
4	DA SUBMISSION	08.06.22
5	DA RESUBMISSION	21.10.22
6	DA RESUBMISSION	08.11.22

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**Hassell**

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 melbourne@hassellstudio.com  
 Architect Directory VIC:  
 Mark Loughman 15032  
 Peter Lee 10780

**CLIENT**

**Lendlease Development**

**lendlease**

**PROJECT**

**Melbourne Metro Over Site Development SOUTH**

25 Swanston Street MELBOURNE 3000

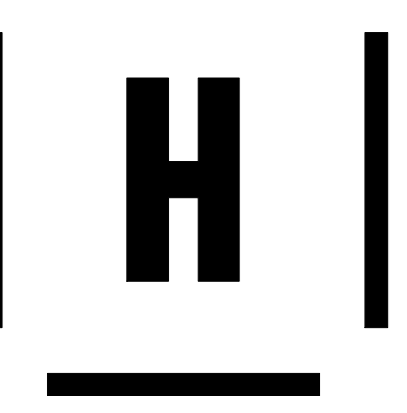
**STATUS**

DEVELOPMENT APPLICATION

**DRAWING TITLE**

FACADE DETAIL SECTIONS

REVIEWED	SCALE @ A0
SD	As indicated
APPROVED	PROJECT NO.
AL	012393
DRAWING NO.	REV NO.
A_6003	5



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EXTERNAL FINISHES SCHEDULE

Code Description

FACADE

FT-01 GRC GRID OFF-WHITE HONED EXPOSED AGGREGATE. GLAZED VISION PANELS WITH EXPRESSED BRONZE FRAMING. VERTICAL FEATURE FIN AND FLUTED SPANDREL PANEL IN BRONZE ANODISED CLEAR. LOW IRON GLASS MAX 20% REFLECTIVITY

FT-02 GRC GRID OFF-WHITE HONED EXPOSED AGGREGATE. GLAZED VISION PANELS WITH EXPRESSED BRONZE FRAMING. FLUTED SPANDREL PANEL IN BRONZE ANODISED CLEAR. LOW IRON GLASS MAX 20% REFLECTIVITY

FT-03 GRC GRID WHITE OFF-FORM MATTE. FLUTED ALUMINIUM INFILL PANELS. WHITE MATTE

FT-04 GRC GRID WHITE OFF-FORM MATTE. FLUTED GRC INFILL PANELS. WHITE MATTE

FT-05 METAL CLADDING: CHARCOAL

FT-06 STRUCTURALLY GLAZED CURTAIN WALL. FLUSH SHADOW BOX SPANDREL. DARK GREY GL. 4L LOW IRON GLASS MAX 20% REFLECTIVITY

FT-07 FLAT CURTAIN WALL GLAZING. BRONZE FRAMING. SHADOW BOX SPANDREL. CLEAR. LOW IRON GLASS MAX 20% REFLECTIVITY. VERTICAL FEATURE BLAZE BRONZE ANODISED

FT-08 GRC GRID WHITE OFF-FORM MATTE. OXIDE PAINTED CONCRETE INFILL

FT-09 GRC GRID WHITE OFF-FORM MATTE. FLUTED GRC HORIZONTAL GRID. OXIDE PAINTED CONCRETE INFILL

FT-10 GRC GRID WHITE OFF-FORM MATTE. GLAZED VISION PANELS WITH EXPRESSED BRONZE FRAMING. HORIZONTAL SHADING FIN AND FLUTED SPANDREL PANEL IN BRONZE ANODISED CLEAR. LOW IRON GLASS MAX 20% REFLECTIVITY

FT-11 OFF FORM PRECAST CONCRETE. OXIDE PAINTED

ROOF FINISH SCREENS

FT-10 GRC GRID OFF-WHITE HONED EXPOSED AGGREGATE. PERFORATED METAL INFILL. FREE AIR TO MECHANICAL REQUIREMENTS

FT-11 GRC GRID WHITE OFF-FORM MATTE. PERFORATED METAL INFILL. FREE AIR TO MECHANICAL REQUIREMENTS

FT-12 PERFORATED METAL INFILL. DARK GREY. FREE AIR TO MECHANICAL REQUIREMENTS

RETAL GLAZING

FT-20 GLAZING CLEAR GLASS GL-01. BRONZE PC-05 CUSTOM FRAMING

FT-21 GLAZING STATION ENTRY BY CLEAR GLASS GL-01. BRONZE CUSTOM FRAMING TO THE TROUSERS AND LEFT SAFETY REQUIREMENTS

FT-22 GLAZING RETAIL - THE ARCADE. CLEAR GLASS GL-01. PC-04 FRAMING

FT-23 GLAZING RETAIL - FLINDERS BLOCK. CLEAR GLASS GL-01. ALUMINIUM SILVER GREY SATIN CUSTOM FRAMING

FT-24 GLAZING RETAIL - SCOTT ALLEY WEST. CLEAR GLASS GL-01. TIMBER TIGRIS FRAMING

FT-25 GLAZING RETAIL - SWANSTON AND YARD KIOSKS. FRAMELESS CLEAR GLASS GL-01. NOT BROWN PC-03 POWDER COAT FEATURE BLAZE COLLARS

FT-26 CLEAR GLASS GL-01. BRONZE PC-05 CUSTOM FRAMING. VERTICAL AND HORIZONTAL FEATURE BLAZE IN BRONZE ANODISED

FT-27 CLEAR GLASS GL-01. BRONZE PC-05 CUSTOM FRAMING. VERTICAL AND HORIZONTAL FEATURE BLAZE IN BRONZE ANODISED. FLUTED SPANDREL PANEL IN BRONZE ANODISED

FT-28 PERFORATED INTER-LAYER GLASS. BRONZE PC-05 CUSTOM FRAMING. ALUMINIUM SPANDREL PANEL IN BRONZE ANODISED

RETAL FLOORING & FINISHES

FLR-01 FLOORING BY METRO. BLUESTONE PAVING

FLR-02 FLOORING - THE ARCADE. BLUESTONE PAVING, HONED TO AUTHORITY REQUIREMENTS

FLR-03 FLOORING - THE ARCADE. TERRAZZO FEATURE BANDING

FLR-04 FLOORING - THE ARCADE OFFICE LOBBY ENTRY. BLUESTONE PAVING, DARK TONE

TL-01 THE ARCADE. BLUE GLAZED CONCAVE CERAMIC TILE WALL

TL-02 SCOTT ALLEY WEST. MOSAIC TILE INSET PANELS TO MATCH KING NESTONE SCOPYCISE

BR-01 RETAIL - SCOTT ALLEY WEST. MASONRY BRICK. LIGHT RED BAGGED FINISH

FC-01 SWANSTON YARD KIOSKS - LIFT. TERRACOTTA FIBRE CEMENT / GRC

FC-02 BOX SWANSTON KIOSKS. LIGHT TERRACOTTA FIBRE CEMENT / GRC

ST-01 ST-01 RETAIL - YARD STAIR. POLISHED TERRAZZO FINISH

ST-02 SWANSTON ST. GRC GRID OFF-WHITE GRC WITH HONED EXPOSED AGGREGATE

ST-03 FLINDERS ST. GRC GRID. WHITE GRC GRID. SMOOTH OFF-FORM MATTE FINISH

ST-04 CITY TERRACE. OFF-WHITE GRC WITH HONED EXPOSED AGGREGATE. FLUTED PROFILE

CON-01 CONCRETE FINISH BY METRO. OFF-FORM CONCRETE FINISH. CEMENTITIOUS PAINTING COAT

CON-02 CONCRETE FINISH CLADDING. COLORBOND R50 TO MATCH CON-01

TMD-01 SCOTT ALLEY WEST - YARD STAIR. WALNUT TIMBER NATURAL FINISH

PC-01 THE ARCADE. ASTEROID SABLE POWDER COAT METAL. PORTAL FRAME

PC-02 SCOTT ALLEY WEST. CHARCOAL SABLE POWDER COAT METAL. HOBI AND STORAGE BENCH

PC-03 SWANSTON YARD KIOSKS - LIFT. NUT BROWN MATT POWDER COAT

PC-04 THE ARCADE. MECHANICAL GREY. SATIN POWDER COAT PORTAL FRAME AND STORAGE BENCH

PC-05 SWANSTON ST - COCKER ALLEY. MID BRONZE MATT POWDER COAT

CL-01 THE ARCADE. PROFILED GLASS CHANNEL. 10 LITE 50% LOW IRON LL FRIT

CL-02 SWANSTON KIOSK. BARROCK LIGHTING SPECTRO CLING

CL-03 CITY TERRACE. OFF-WHITE GRC WITH HONED EXPOSED AGGREGATE

SP-01 SWANSTON KIOSK. STAINLESS STEEL PLATE COLOUR TO MATCH FLINDERS SILVER GREY SATIN

BALUSTRADES

BAL-01 PROFILED BALUSTRADE. BLACK PAINTED METAL. ZIG-ZAG PATTERN

BAL-02 YARD STAIR BALUSTRADE. BRONZE FINISH. VERTICAL STEEL ROD BALUSTRADE. SIDE AND TOP MOUNTED HANDRAIL

CANDOPY

CID-01 BRONZE FINISH METAL CLADDING. INFILL GLAZING WITH GL-02

GLASS TYPES

GL-01 VISION GLAZING. LOW IRON CLEAR GLASS. MAX 20% REFLECTIVITY

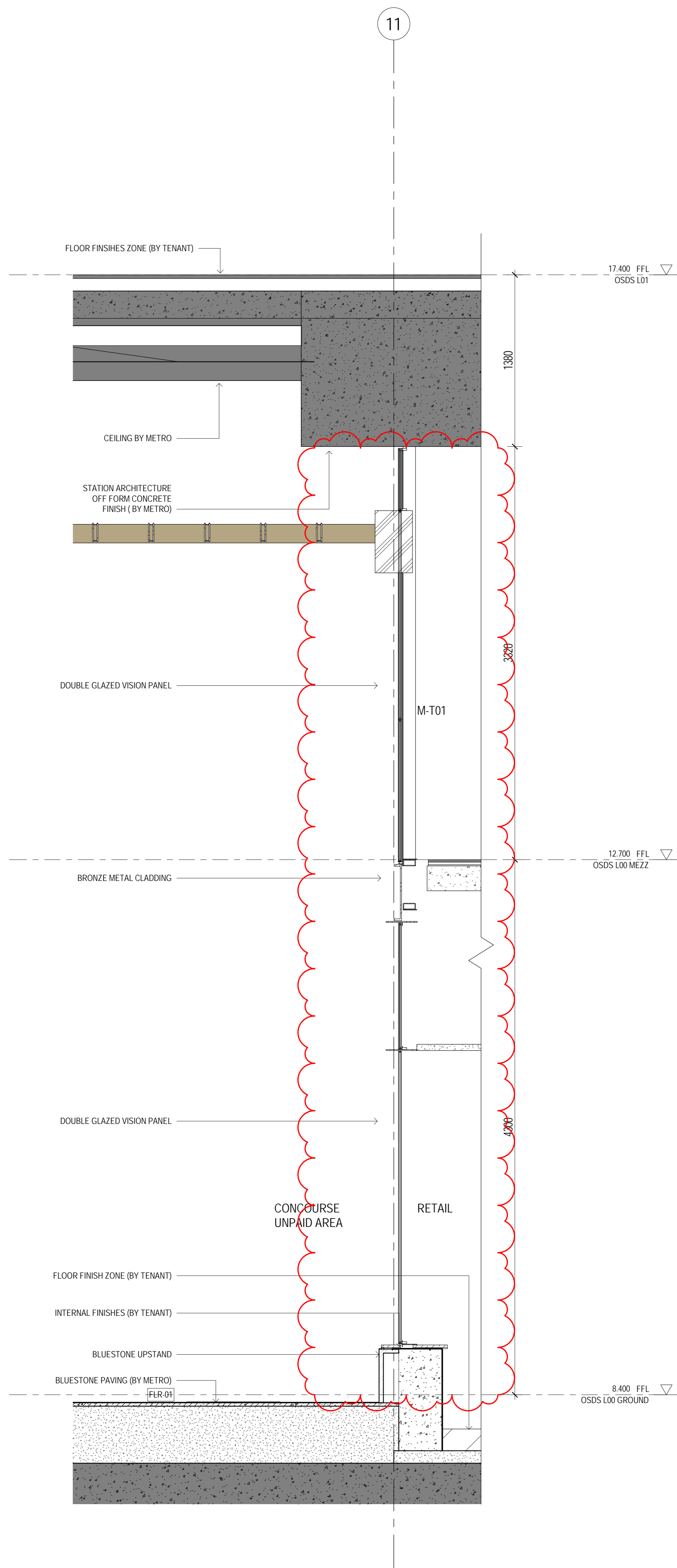
GL-02 OPAQUE (FRIT) GLAZING. LOW IRON CLEAR GLASS. GRAZATED CERAMIC. FRIT SQUARE PATTERN

GL-03 COLORBACK GLAZING. LOW IRON CLEAR GLASS. BACK PAINTED WHITE

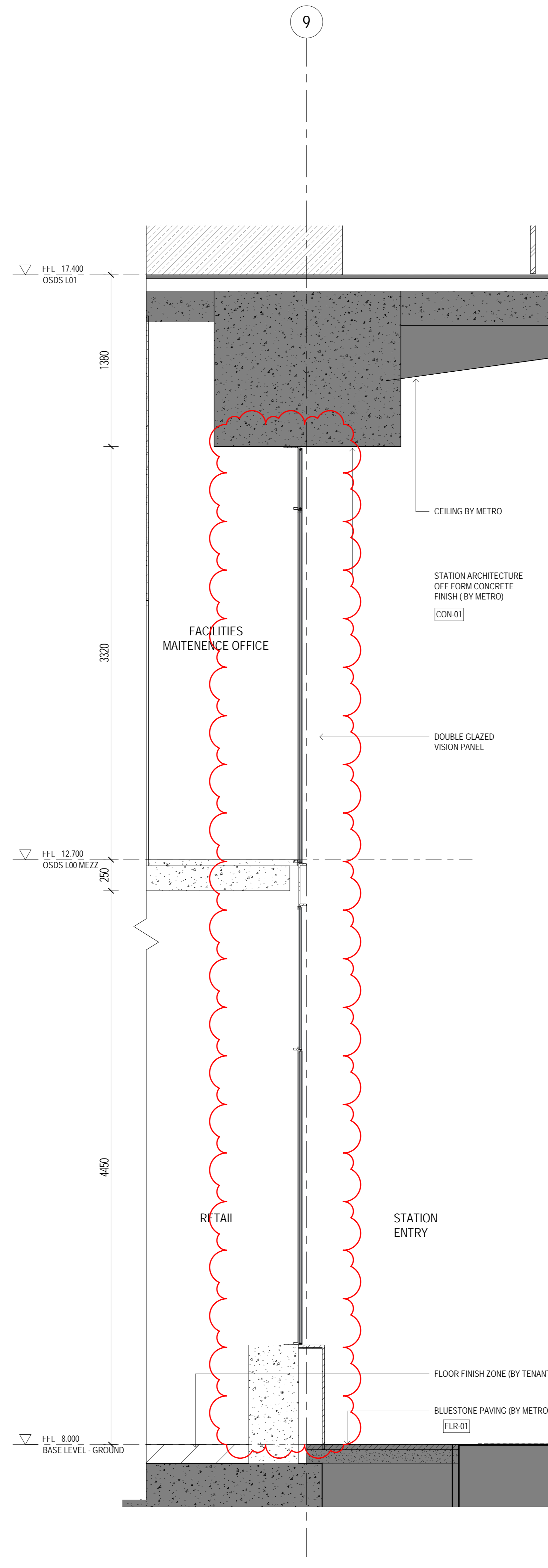
GL-04 LAMINATED GLAZING. LOW IRON CLEAR GLASS. WIRE MESH INTER-LAYER IN GREY

GL-05 VISION GLAZING. LOW IRON GLASS IN DARK GREY. LOW REFLECTANCE AND LOW TRANSMITTANCE

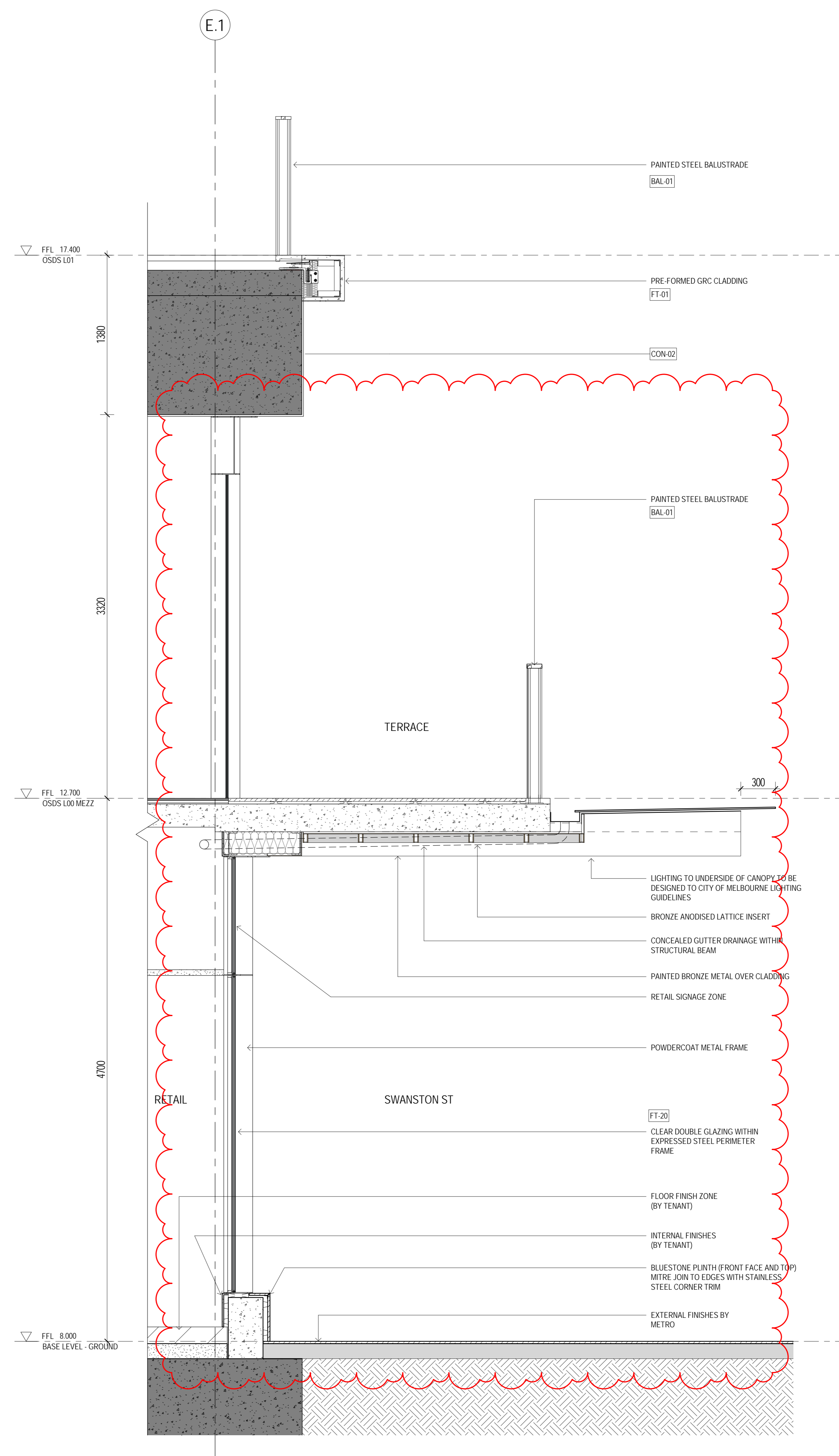
GL-06 LAMINATED GLAZING. LOW IRON CLEAR GLASS. PERFORATED INTER-LAYER IN LIGHT BRONZE



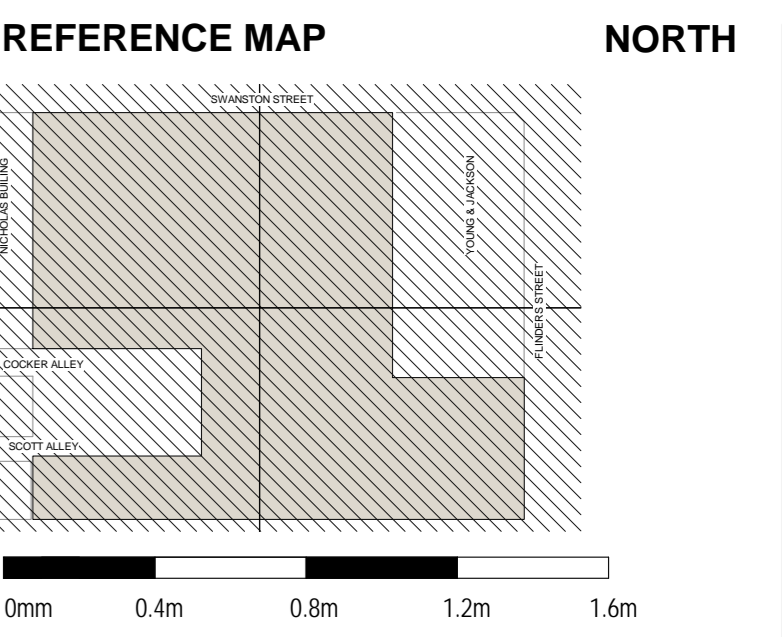
1 RETAIL DETAIL SECTION - METRO ENTRY 1  
1:20



2 RETAIL DETAIL SECTION - METRO ENTRY 2  
1:20



3 RETAIL DETAIL SECTION - SWANSTON ST  
1:20



NOTES

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REV	DESCRIPTION	DATE
1	DA DRAFT	13.05.22
2	DA ISSUE - CLIENT COMMENTS	27.06.22
3	DA ISSUE - CLIENT COMMENTS	02.06.22
4	DA SUBMISSION	08.06.22
5	DA RESUBMISSION	21.10.22

CONSULTANT

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Architect Director VIC  
Mark Longman 19102  
Phone Loc 10700

CLIENT

**Lendlease Development**

PROJECT  
Melbourne Metro Over Site Development SOUTH

25 Swanston Street MELBOURNE 3000

STATUS  
DEVELOPMENT APPLICATION

DRAWING TITLE  
FACADE DETAIL SECTIONS

REVIEWED  
SD

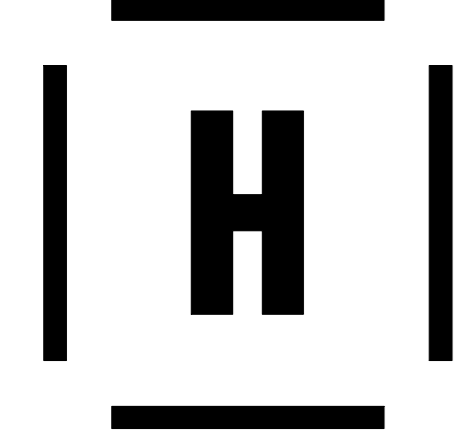
APPROVED  
AL

DRAWING NO.  
A\_6004

SCALE @ A0  
As indicated

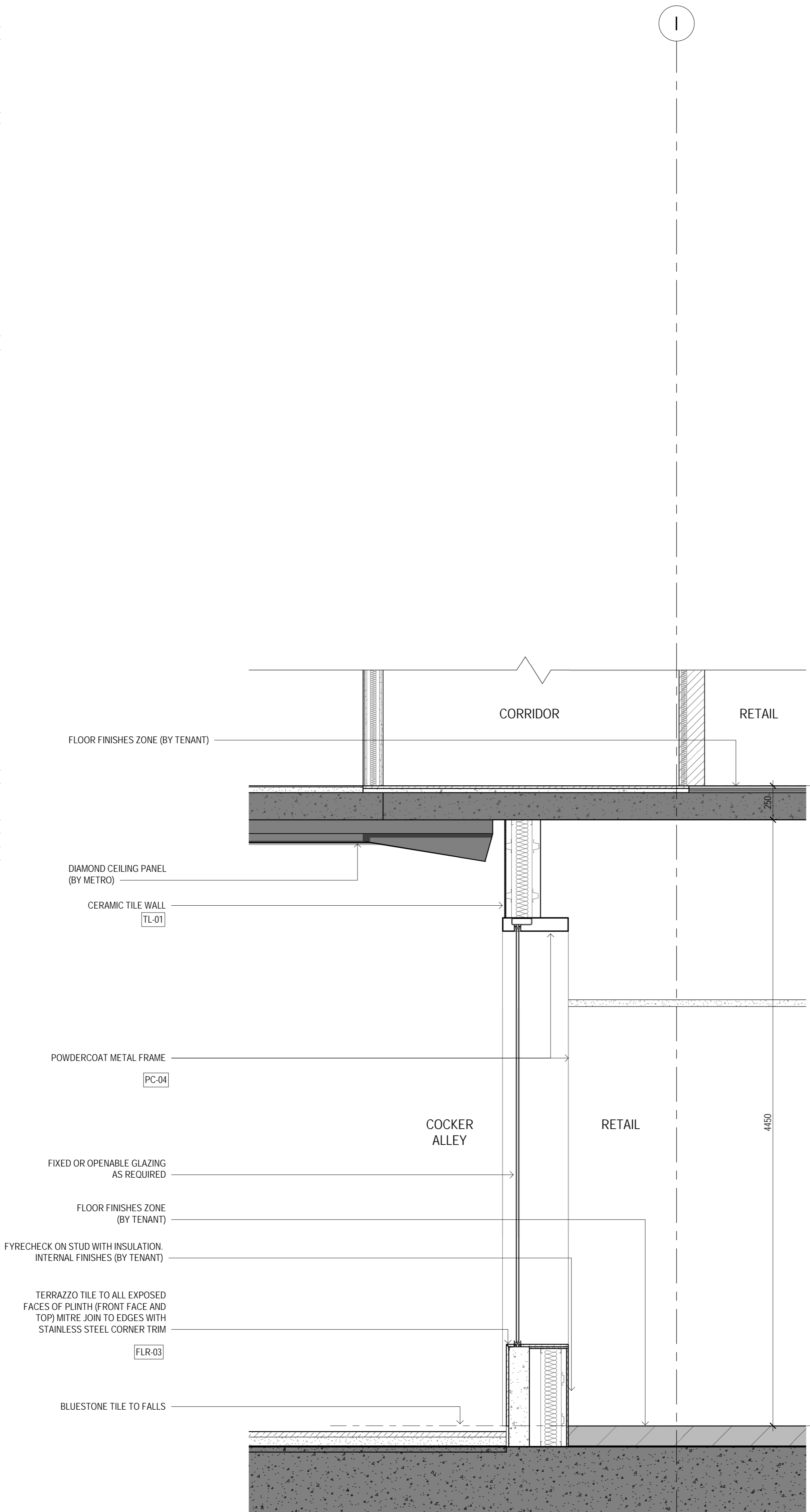
PROJECT NO.  
012393

REV NO.  
5

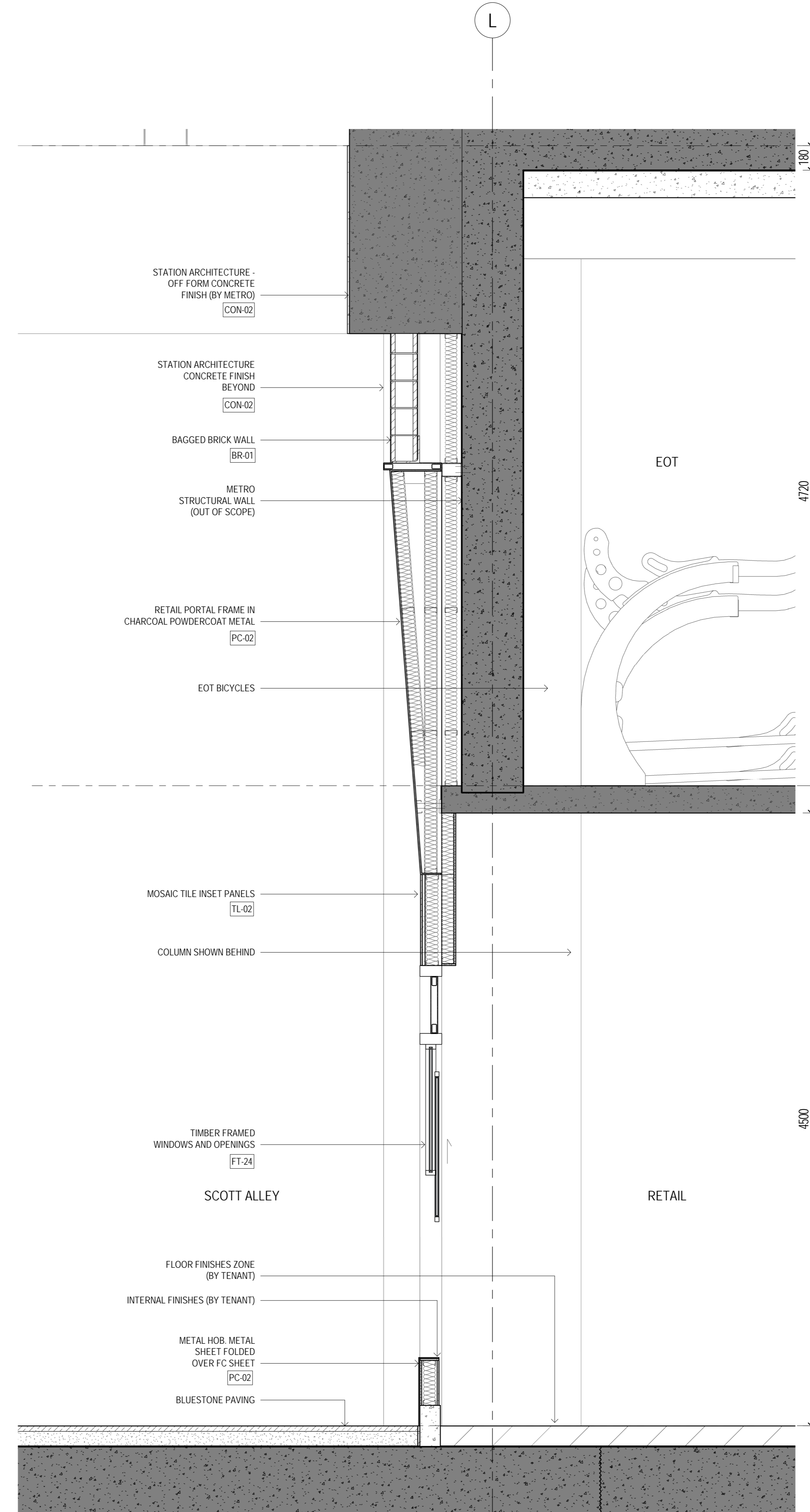


EXTERNAL FINISHES SCHEDULE

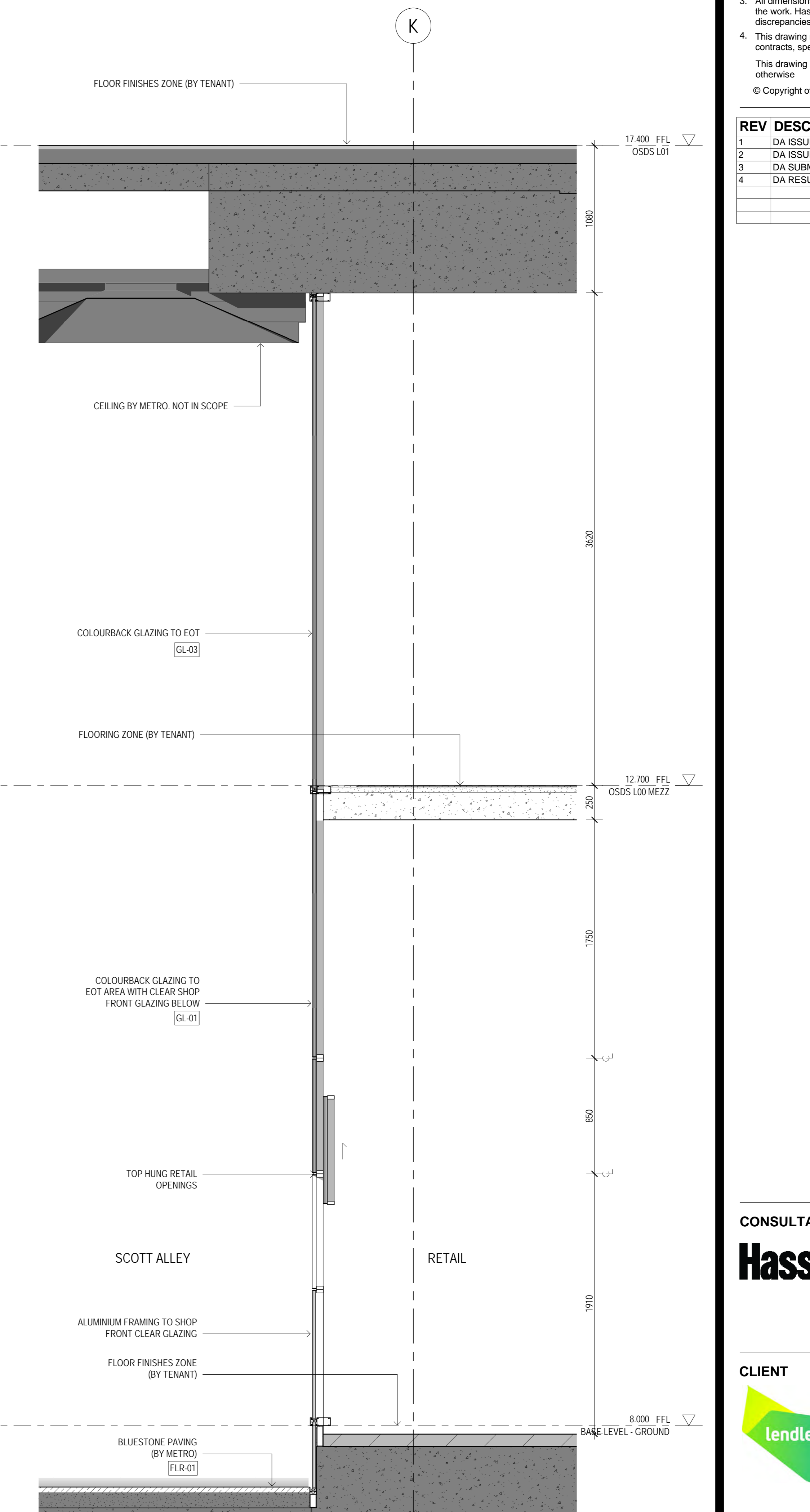
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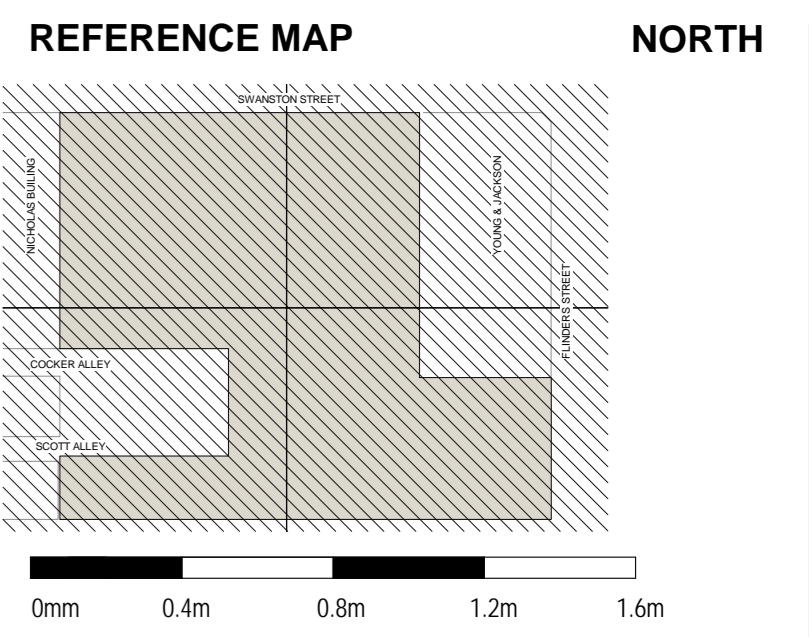
1 RETAIL DETAIL SECTION - COCKER ALLEY 1:20



2 RETAIL DETAIL SECTION - SCOTT BUILDING 1:20



3 RETAIL DETAIL SECTION - FLINDERS PRECINCT 1:20



NOTES
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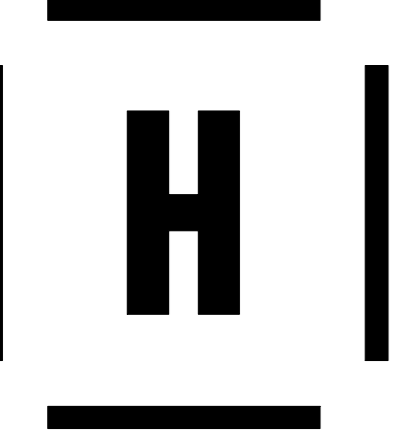
Table with 3 columns: REV, DESCRIPTION, DATE. Shows revision history for the drawing.

CONSULTANT Hassell. Includes contact information for Hassell Pty Ltd, Melbourne office.

CLIENT Lendlease Development. Includes Lendlease logo.

PROJECT Melbourne Metro Over Site Development SOUTH
25 Swanston Street MELBOURNE 3000
STATUS DEVELOPMENT APPLICATION
DRAWING TITLE FACADE DETAIL SECTIONS

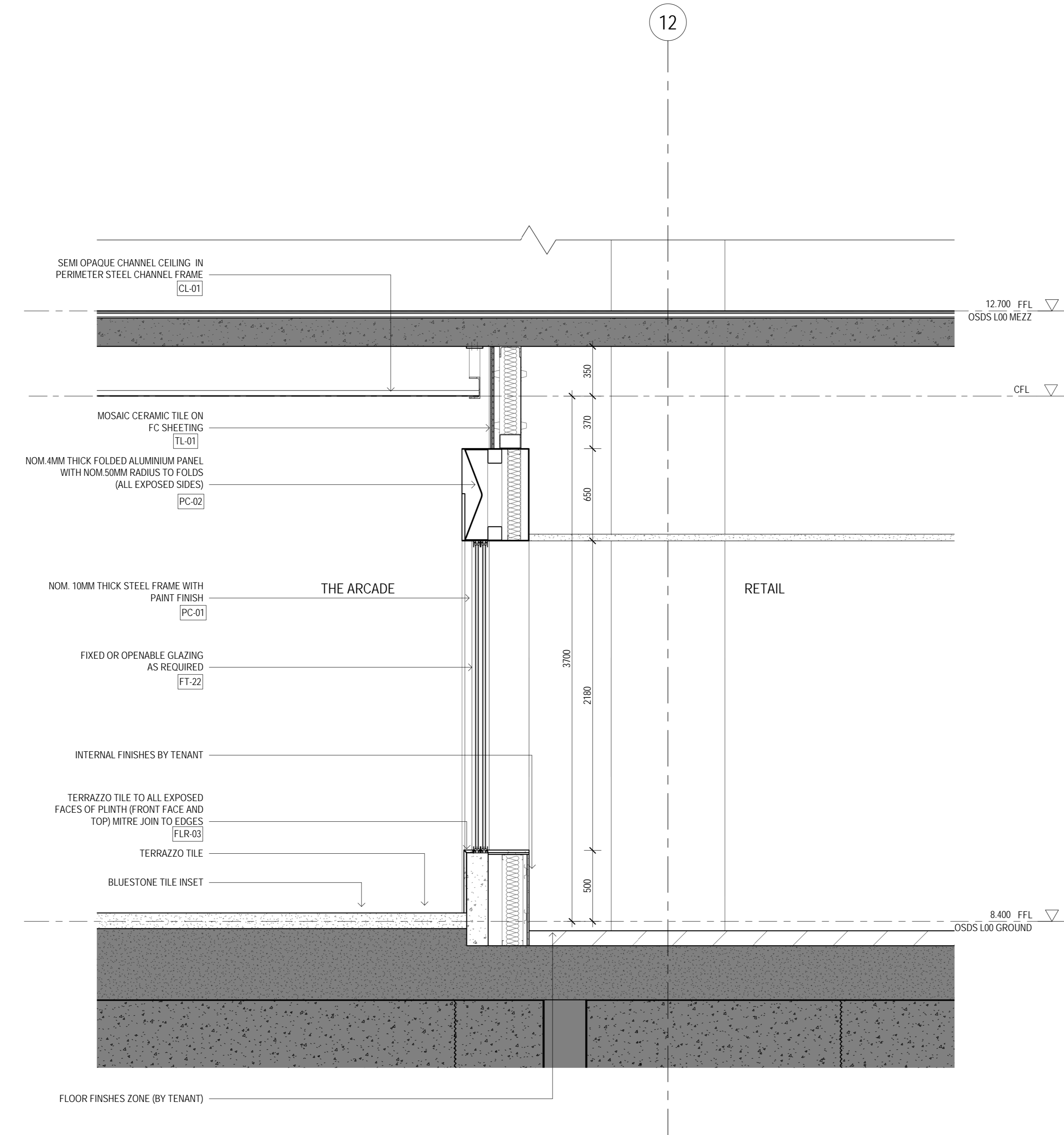
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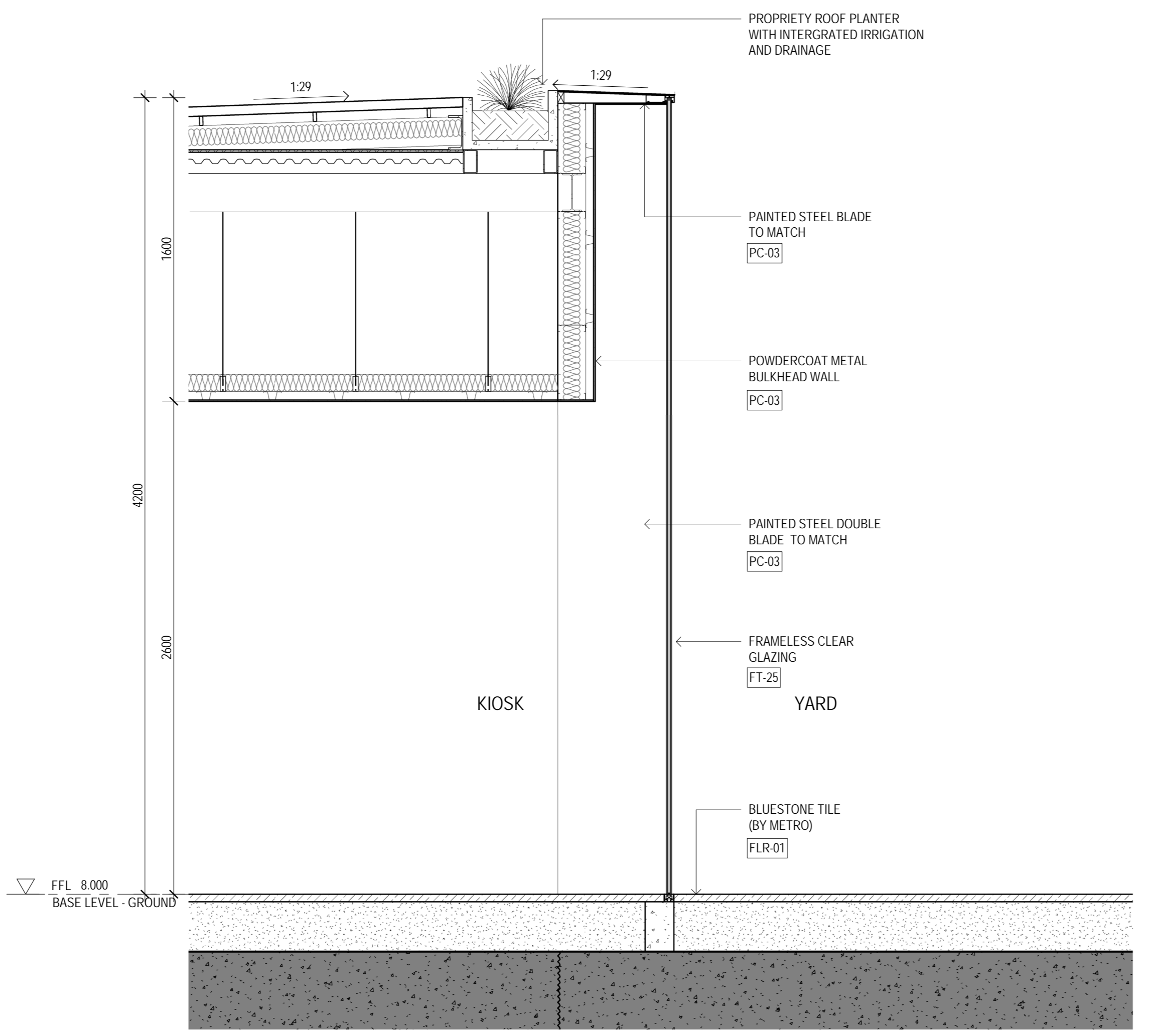
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EXTERNAL FINISHES SCHEDULE

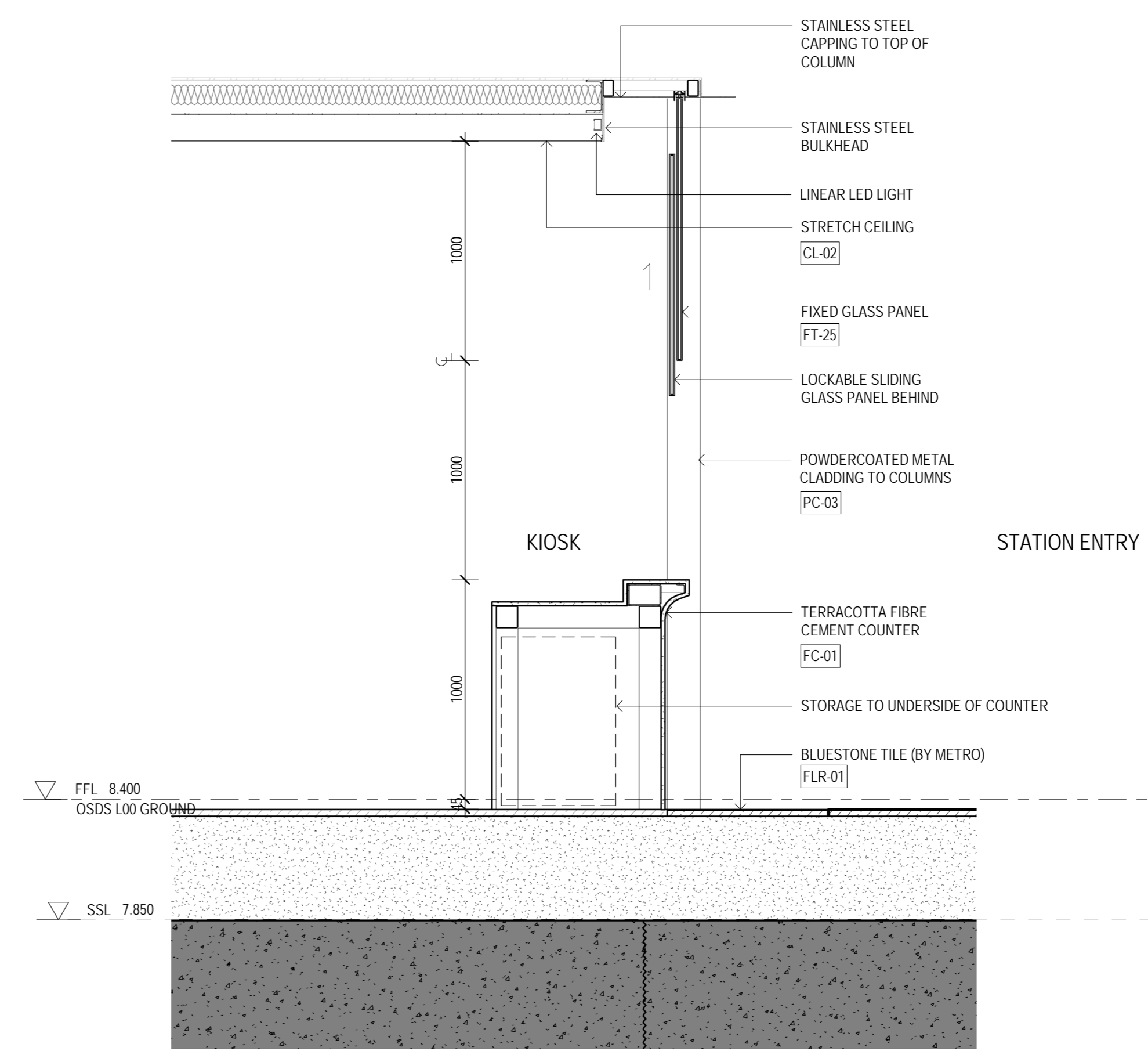
Table with columns for Item, Description, and Finish. Includes items for Facade (FT-01 to FT-25), Roof Finishes (FR-01 to FR-02), Retail Glazing (GL-01 to GL-05), Retail Flooring & Finishes (FLR-01 to FLR-02), Internal Finishes (IL-01 to IL-02), Ballustrades (BAL-01 to BAL-02), and Glass Types (GT-01 to GT-05).



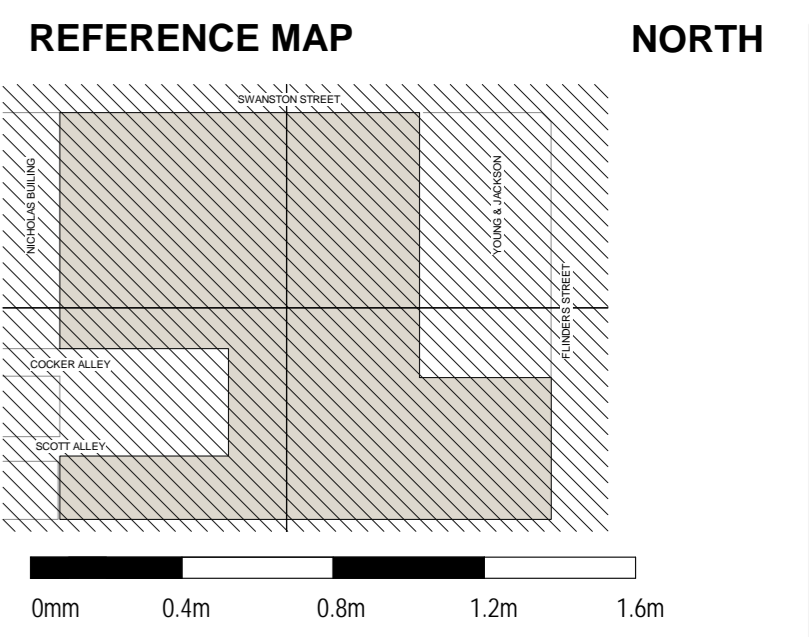
1 RETAIL DETAIL SECTION - THE ARCADE FOLDED PANEL



2 RETAIL DETAIL SECTION - YARD KIOSK



3 RETAIL DETAIL SECTION - SWANSTON KIOSK



- NOTES
1. Do not scale drawing. Written dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies.
4. This drawing must be read in conjunction with all relevant contracts, specifications and drawings.
This drawing is an uncontrolled copy. Unless noted otherwise
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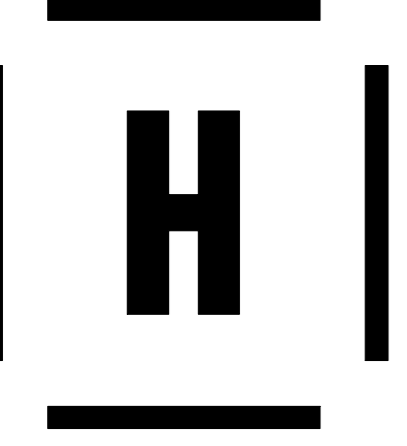
Table with columns: REV, DESCRIPTION, DATE. Contains revision history for the drawing.

CONSULTANT Hassell. Includes contact information for Hassell Pty Ltd, Melbourne office.

CLIENT Lendlease Development. Includes the Lendlease logo.

PROJECT Melbourne Metro Over Site Development SOUTH. 25 Swanston Street MELBOURNE 3000. STATUS DEVELOPMENT APPLICATION. DRAWING TITLE FACADE DETAIL SECTIONS.

Table with columns: REVIEWED, SCALE @ A0, APPROVED, PROJECT NO., DRAWING NO., REV NO. Contains project identification and approval information.



28/02/2022 11:12:39 AM - BIM 360://2022/591514/P - Melbourne Metro - OSDS L00/25 Swanston Street - Melbourne Metro Over Site Development - 25 Swanston Street Melbourne 3000 - Facade Detail Sections