

**Report to the Future Melbourne (Planning) Committee**

**Agenda item 6.2**

**Ministerial Planning Referral: TPM-2019-27  
633-669 Flinders Street, Docklands**

**21 July 2020**

**Presenter:** Evan Counsel, Director Planning and Building

**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee of a Ministerial planning referral seeking approval for the partial demolition and buildings and works for the refurbishment of the existing building at 633-669 Flinders Street, Docklands (refer Attachment 2 – Locality Plan).
2. The applicant is Ethos Urban, the owner is Zone Q New Central Investments Pty Ltd, and the architect is Cox Architects.
3. The land is located within the Capital City Zone Schedule 1 (CCZ1) and is affected by Design and Development Overlay Schedule 10 (DDO10) and Parking Overlay Schedule 1 (PO1).
4. The proposal is to refurbish the existing building, which was purpose built for Victoria Police, into an office building. The proposal includes additions to the building envelope, alterations to the building appearance, an increase in office floor space, a reduction in the number of car parking spaces and the introduction of ground level retail tenancies.
5. The Minister for Planning has referred the application to the Council as a Recommending Referral Authority.

**Key issues**

6. The key issues relevant to this proposal relate to the built form, including setbacks, appearance and streetscape interfaces; public realm impacts, including wind and shadow; equitable development; and environmentally sustainable design.
7. The refurbishment of the existing building, together with the reduction of car parking, will make a positive contribution to the World Trade Centre complex and the Docklands precinct.
8. Subject to conditions, the proposed building envelope and appearance, public realm impacts and sustainability outcomes are consistent with relevant provisions of the Melbourne Planning Scheme.

**Recommendation from management**

9. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning that Melbourne City Council does not object to the application subject to the conditions outlined in the delegate report (refer to Attachment 4 of the report from management).

**Attachments:**

1. Supporting Attachment (Page 2 of 151)
2. Locality Plan (Page 3 of 151)
3. Urban Context Report (Page 4 of 151)
4. Delegates Report (Page 114 of 151)

## Supporting Attachment

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### Legal

1. The Minister for Planning is the Responsible Authority for determining this application.
2. The Minister for Planning has referred the application to Melbourne City Council pursuant to Section 55 of the *Planning and Environment Act 1987* (Act).

### Finance

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

### Conflict of interest

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

### Health and Safety

5. 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 planning permit application and assessment process.

### Stakeholder consultation

6. The application is exempt from the notice of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3), and the review rights of section 82(1) of the Act.
7. It is the responsibility of Department of Environment, Land, Water and Planning on behalf of the Minister for Planning to refer this application to other referral authorities where required.

### Relation to Council policy

8. Relevant Council policies are discussed in the attached delegate report (refer Attachment 4).

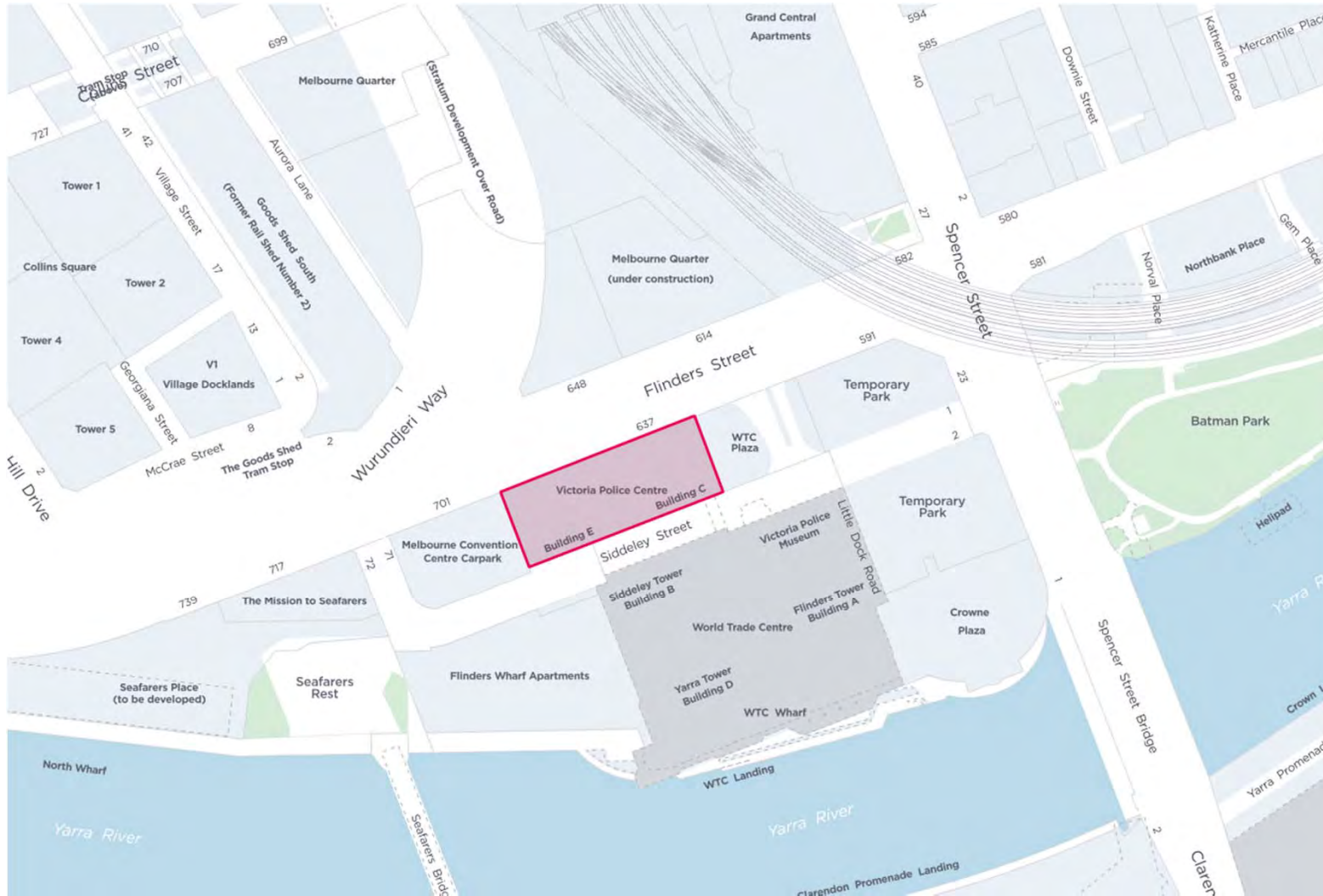
### Environmental sustainability

9. The development has acceptable ESD targets to satisfy the minimum requirements of Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management).
10. Conditions are recommended to ensure the development is carried out in accordance with a submitted ESD Report.

# Locality Plan

Attachment 2  
Agenda item 6.2  
Future Melbourne Committee  
21 July 2020

## 633-669 Flinders Street, Docklands



637  
FLINDERS  
ST

# URBAN CONTEXT REPORT

SEPTEMBER 2019

COX



URBAN CONTEXT REPORT:  
637 FLINDERS ST

Date	Status
20/09/2019	Town Planning Submission

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# INTRODUCTION



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# 01/1 INTRODUCTION

## ARCHITECT'S STATEMENT

637 Flinders Street within the World Trade Centre Precinct is situated at a cornerstone location within the city and presents a great opportunity to revive this unique corner of the CBD.

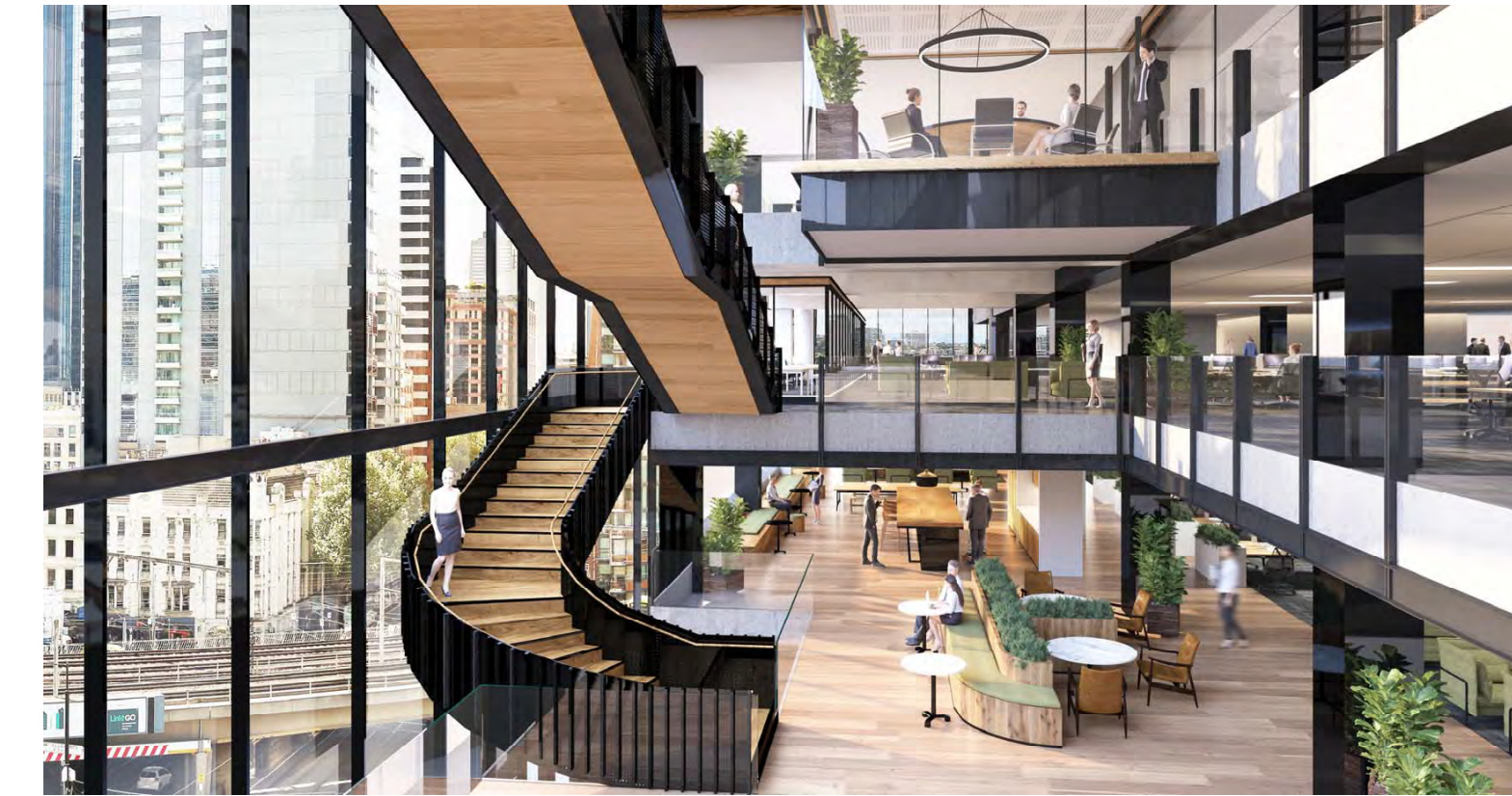
Zone Q and Artifex have brought together a team of experienced consultants, lead by the expertise of COX Architects to implement a compelling concept as outlined in this detailed masterplan presentation for a 14 level commercial tower, activated roof terrace and ground floor business hub related program.

At street level, the proposal seeks to integrate the proposed MCC masterplan for the precinct; to pedestrianise Siddeley St and engage with the river frontage by strengthening the public realm with through-site connections, and maximise opportunities to activate and enliven the street edges. This further invites pedestrian movement into and through the heart of the site, creating a public thoroughfare to both the river and the neighbouring green-scape, Seafarer's Wharf and Batman Park.

A truly technologically connected proposal, the business hub and commercial foyer experience combines to offer an integrated and activated locality, rich in amenity for tenants, entrepreneurs and the public alike.

The core driving principle of re-connecting to the site's historical maritime significance is to ensure that the precinct proposal not only adds value to the evolving urban grain, but continues to pay homage to the preceding narrative which helped shape the city fringes. In doing so, this will further catalyse the river front identity and characterise the collective desire to create a sense of place.

We relish the opportunity to continue our ongoing relationship with and development of the old WTC precinct. We see this as a prospect to work closely with the MCC, and the neighbouring developments to align the evolving urban narrative using our combined experience and expertise. Further enriching and invigorating Melbourne's historical maritime history and global reputation as a liveable city.



URBAN CONTEXT REPORT:  
**637 FLINDERS ST**  
 INTRODUCTION

# 01/2 INTRODUCTION

## THIS REPORT /2

This town planning application has been prepared by Cox Architects and Urban Ethos on behalf of Zone Q & Artifex. The site of the proposed development is 637 Flinders Street, Melbourne; comprising a re-generation of the existing 14 storey office tower and podium of the old World Trade Centre site (currently accommodated by the Victoria Police Department) including the implementation of ground floor business hub and retail related program. In addition to the development and activation of 637 Flinders St, Zone Q & Artifex are already working closely with neighbouring developers to re-purpose and re-invigorate the urban realm and site connections to the historical river frontage.

The proposal reflects discussions that Artifex have held to date with the Department of Environment, Land, Water and Planning (DELWP), and Melbourne City Council (MCC) - the intention being to introduce a compelling new development to the evolving "New Harbour Precinct."

The report presents the planning and urban design merits of the proposed development. Demonstrating how the building design responds appropriately to its context, site opportunities

and constraints, to support the granting of a planning permit.

The following report will analyse the urban context, both at a macro scale (relating to the city-scape and waterfront heritage considerations), and at a local scale. The Urban Design Response is guided by the following **Urban Design Principles**:

1. Creating a 'Gateway to the Arts Precinct.'
2. A New Civic Hub
3. A Sustainable Future
4. Enhancing the Precinct
5. A Connected Environment

For an assessment of the proposal's consistency with relevant policies and controls in regards to State and Local Planning Policy, please refer to Ethos Urban's Planning Report.

The report concludes that the proposed development is an appropriate response to its context and will make a positive contribution to the quality of the Architecture and the Public Realm of South Melbourne and the Arts Precinct.



## PROJECT SUMMARY /3

637 Flinders Street leverage's the unique amenity offered by the location of the site and its proximity to Sturt Street Reserve. Presenting an opportunity to create a distinctive gateway to the arts precinct, the proposed scheme seeks to reinforce the urban realm objectives of the WTC precinct, as set out in the Melbourne Planning Scheme.

The proposed development comprises:

Levels	14 Levels + plant
Floorplate Size (Average NLA)	615 - 3,580m <sup>2</sup>
Co-Working Hub	1,892m <sup>2</sup>
New Retail GLAR	620m <sup>2</sup>
Car Parking No.	121
Bicycle Parking No.	202
Plot Ratio (FAR)	10.16 / 1
Gross Floor Area (GFA)	42,776m <sup>2</sup>
Net Lettable Area (NLA)	27,341m <sup>2</sup>

## PROJECT TEAM /4

Developer:	Zone Q & Artifex
Architecture & Urban Design:	Cox Architecture
Structural Engineering:	Aurecon
Building Services Engineer	NDY
Town Planning Consultants:	Ethos Urban
Project Managers:	Initial Cap
Quantity Surveyor:	Slattery
Building Surveyor:	PLP
Facade Engineer:	Aurecon
ESD Consultant:	NDY
Wind Consultants:	TBC
Waste Consultants:	TBC
Landscape Architecture:	OCULUS
Traffic Consultants:	Traffix Group
Land Surveyor:	Veris
Real Estate:	Colliers



# 01/5 INTRODUCTION

## THE SITE

The site has an Area of 4,209m<sup>2</sup> with the following frontages;

- 104.04 m to Flinders St (Northern Boundary)
- 40.46 m to 671 Flinders St (Western Boundary)
- 104.04 m to Siddeley St (Southern Boundary)
- 40.46 m to Flinders St (Eastern Boundary)

The subject site lies between the Flinder's Street to the North, 671 Flinders St property to the West, Siddeley Street (and the Yarra River within proximity) to the South, and the extended road and connection of Siddeley St to the East.

The Northern boundary interfaces with the Western end of Flinders St. An aggressive road, the pedestrian activity is minimal and primarily functions as a transport connection to the Docklands, Western suburbs and Fisherman's Bend.

The Western boundary adjoins the neighbouring property of 671 Flinders St. The subsequent

title boundary encroaches the proposed site by 1.5m. The nearby 'Seafarer's Rest' concludes the pedestrian link, and development of the riverfront civic space, to Batman Park along Siddeley St.

The Southern boundary is adjacent to Siddeley St, an under-utilised, tree lined pedestrian back street. Siddeley St currently services commercial loading zones and car parking into neighbouring properties. The key building demographic separating the 637 Flinders St site and the river is of commercial use. An above ground walkway links the South-Eastern corner of the site with the 38 Siddeley St site.

The Eastern boundary interfaces the WTC plaza site, owned by Riverlee. It is enclosed by the extension of Siddeley St, with MCC undertaking urban design initiatives to link (the under construction) Melbourne Quarter and surrounding area, with Siddeley St and the Yarra River.



- Subject Site - 637 Flinders Street
- Seafarer's Rest Park
- Batman Park
- Yarra River

 Building Footprint

# URBAN CONTEXT



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# 02/1 URBAN CONTEXT ANALYSIS

## SITE & SURROUNDS

### Transport & Amenity:

The site is centred on a transport and amenity nodal point in Melbourne. Transport and main road arterials connecting to the Western suburbs, Melbourne's South and the Airport Link are within immediate proximity.

The Dockland's, Fisherman's Bend and Melbourne's Southbank areas have seen significant development over the past 20 years. 637 Flinder's St forms the interstitial layer. A prominent address which interlocks these neighbouring precincts, acting as a nexus for growth and activity.

As such, the proposal can be read in conjunction with the surrounding developments. This precinctual design response breeds a sense of place, community and urban identity.

### Surrounding Precinct Development:

**Melbourne Quarter:**  
Mid-rise development comprising a 6 Star hotel, residential apartments, 3 commercial towers and plentiful publicly accessible green space.

One of the latest all encompassing precinctual developments, MQ will feature a mix of retail (4,000m<sup>2</sup>) and commercial opportunities, with the cities first elevated 'Skypark.' Due for completion July 2020.

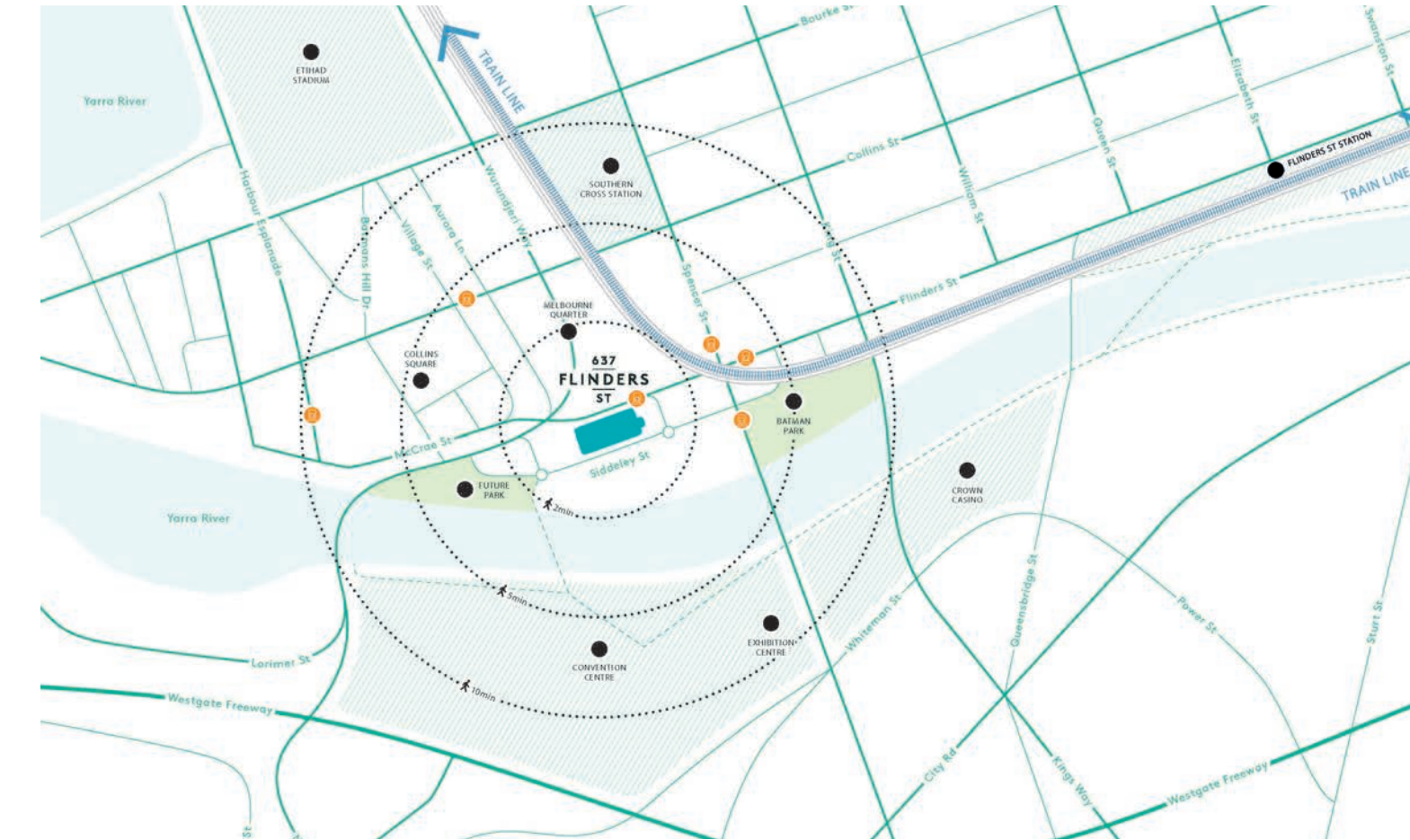
**World Trade Centre Plaza:**  
A site owned by Riverlee.

**Flinders Bank / St Regis Hotel:**  
A unique development comprising a 5 Star hotel (167 keys), residential apartments, retail amenity (2,100m<sup>2</sup>) and open civic space.

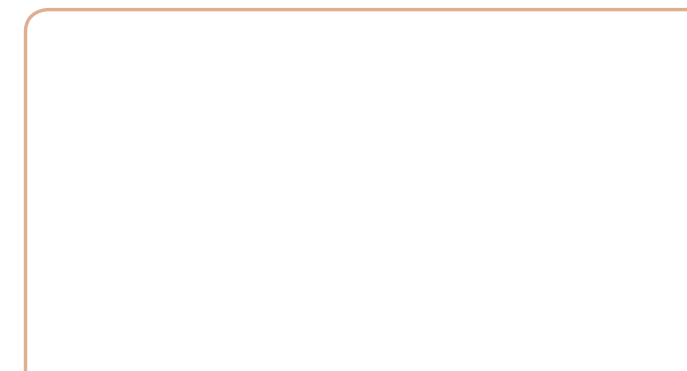
A Century Group development consisting of three interconnecting buildings, the proposal terraces toward and provides connections to the river frontage. Due for competition in Q4 2021

**Seafarers Place:**  
Mid-rise development comprising a 5 Star hotel, residential apartments, function and civic space.

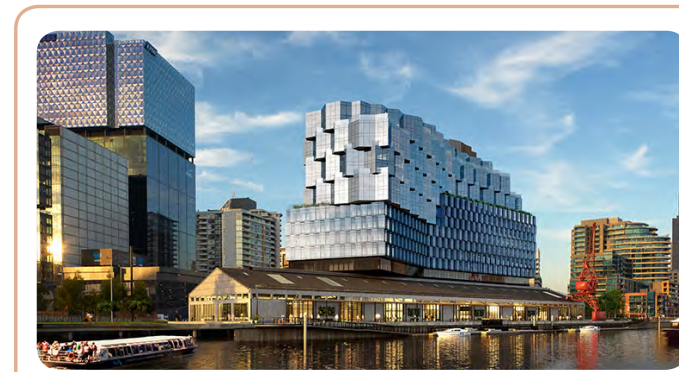
A Riverlee development in a truly mixed-modal hotel, residential and civic proposal. The development, estimated for completion in 2022, looks to engage and activate the river front. A 1000 seat function/ events space in the restored Northbank Goods Shed, will include a 3,500m<sup>2</sup> public park.



MELBOURNE QUARTER:



WTC PLAZA SITE, OWNED BY RIVERLEE:



SEAFARERS PLACE:



FLINDERS BANK/ ST REGIS HOTEL:



- Building Footprint
- Subject Site - 637 Flinders St /1
- Flinder's Bank - St. Regis Hotel /2
- WTC Plaza Site - Owned by Riverlee /3
- Melbourne Quarter - 691 Collins St /4
- /5 Collins Square
- /6 Seafarers Place
- /7 Seafarer's Rest Park
- /8 Batman Park

# 02/2 URBAN CONTEXT ANALYSIS

## URBAN CONNECTIONS

Precinct and transport linkages:

The 'Harbour Precinct' and Melbourne Quarter (and the nearby Collins Square) have been designed in a campus style, precinctual development. This has, to some degree, taken shape because of the surrounding infrastructure; Flinders Street, Wurundjeri Way, Collins St and the trainline. This urban typology focuses on encapsulating a variety of workplace, residential, retail, commercial, hotelier and lifestyle based amenity. The purpose being to populate and activate the area as a 24 hour entity.

Creating linkages between these neighbouring precincts is integral to the urban growth and longevity of the area. Ensuring a strong connection to public transport facilities and clear linkages to the river edge are eminent to the success of the project.

PRECINCT POPULATION	
Apartments	1,594
Commercial	105,500m <sup>2</sup>
Retail	4,200m <sup>2</sup>

PRECINCT POPULATION	
Apartments	946
Commercial	89,000m <sup>2</sup>
Retail	6,280m <sup>2</sup>
Hotel Rooms	1,099m <sup>2</sup>



Proposed surrounding urban developments

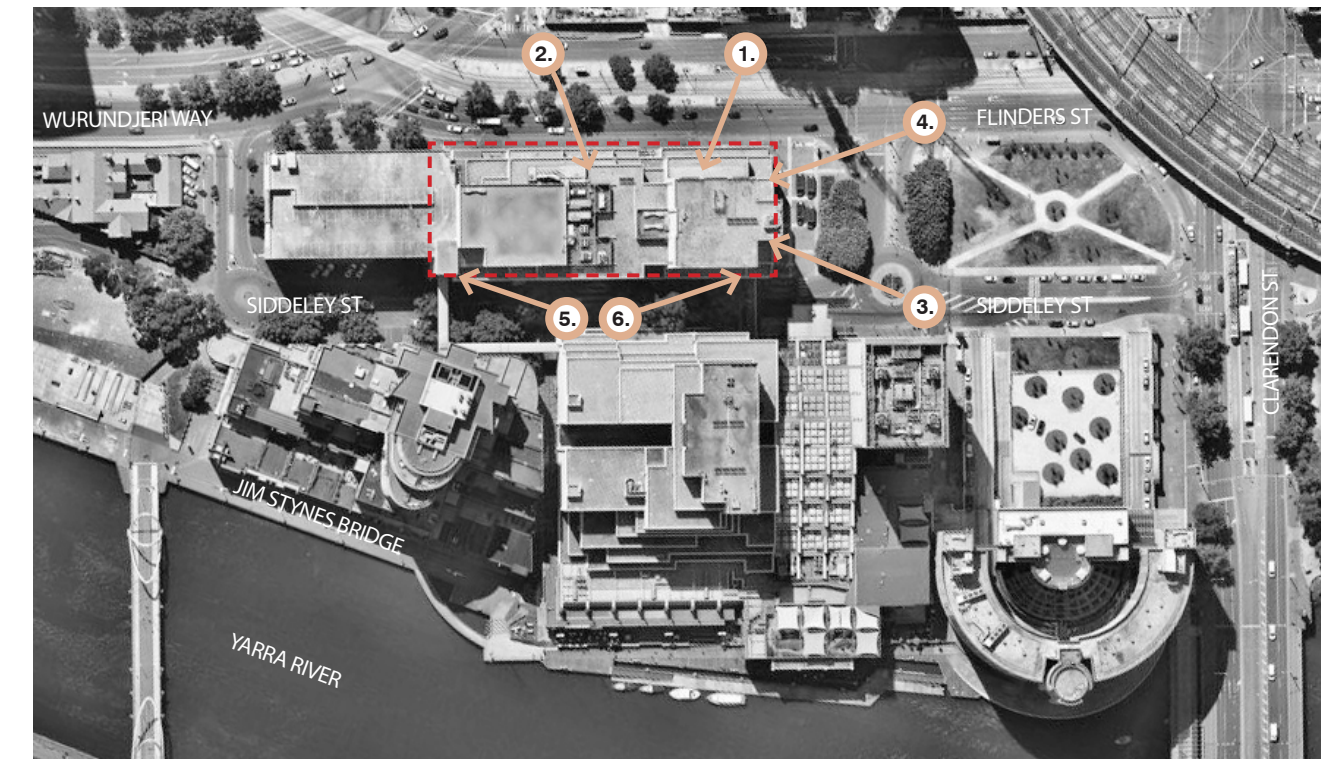
# 02/3 URBAN CONTEXT ANALYSIS

## EXISTING STREETSCAPES & INTERFACES

The existing conditions of 637 Flinders St are defined by; the proximity of and interface with the aggressive Flinders St to the North, the open public forecourt of the old World Trade Centre (WTC) precinct to the East, the narrow back of house (BOH) service road to the South, Siddeley St, and the abutting car park/ property to the West.

There are a series of discussions being held between the owners surrounding the precinctual development, including the use of and upgrade of building electrical services (currently running underside of the red bridge).

Melbourne City Council (MCC) are proposing to take out the car parks running along Siddeley St and re-purpose the area for more green-scape and planting, the outcome seeking to further pedestrianise the street and create a more amenable connection to both the neighbouring Sea-farers Rest Park, Batman Park and the Yarra River.



637 Flinders St Existing Conditions;



North - East Facade:  
The view indicates the prominent view along Flinders St, and the now distinctive terraces from the old WTC centre site. 1



North - West Facade:  
The view highlights the aggressive nature of the Flinders St frontage, with heavily vehicle traffic. 2



East Facade 01:  
Discussions are ongoing between surrounding precinct owners around the worth of and desire to remove the red box and bridge link. 3



East Facade 02:  
The Eastern core is a prominent pivoting point in the original brutalist form. It anchors the site, and adjoins the main commercial entry. 4



South - West Facade:  
This image depicts the character of Siddeley St, a back of house thoroughfare with entry points to loading a service zones. 5



South - East Facade:  
Minimal terracing of the built form occurs on the Southern side, resulting in quite an imposing street-scape. Several planar trees are maintained at the pedestrian scale. Melbourne City Council (MCC) have plans to widen the green-scaping along Siddeley St, resulting in a more pedestrian friendly link. 6

# 02/4 URBAN CONTEXT ANALYSIS

## URBAN CONTEXT

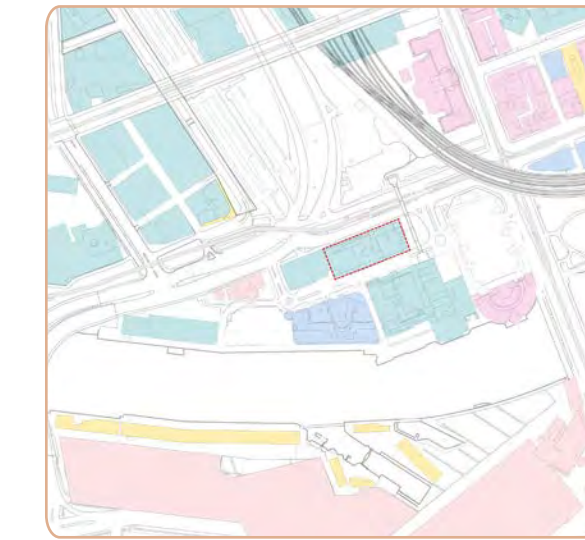


### 2.2.1 | Urban Structure

The site sits within the capital city zone, and is defined by the urban scale shift in development between the Docklands and Melbourne CBD.

The area has been transformed over time from an industrial, marshy landscape to an area of urban development of multi-residential, retail and commercial grade.

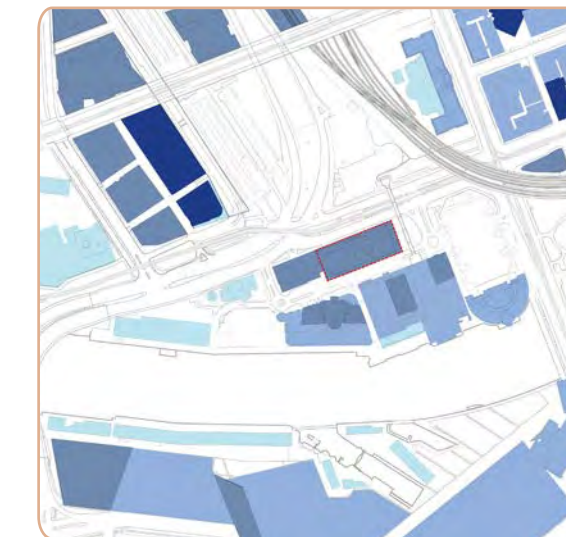
- Melbourne CBD
- South Wharf
- Southbank
- Docklands



### 2.2.3 | Land Use

Land use within the Art Precinct Blueprint is mixed. It incorporates an emerging commercial and retail component defined by Southbank, the rivers edge and the evolving arts blueprint. The East and Southern precincts adjoining the site remain heavily scattered with a mix of residential, commercial and institution. The King's Way freeway continues to disconnect the southern and neighbouring city zone.

- Institutional/ Education
- Residential
- Retail
- Hotel
- Commercial



### 2.2.2 | Building Heights

The built form in the 'harbour precinct' is quickly developing, with predominantly mid-rise to tall residential and commercial towers of between 14 to 35 levels. The result is a tapered height and urban density from the CBD and Docklands towards the riverfront.

Both Flinders & Collins Street are evolving streetscapes, with several mixed-use multi-residential, commercial and hotel opportunities having already received planning approval - varying in height up to and in excess of 100m.

- 0 to 20m
- 21m to 50m
- 51m to 100m
- >100m

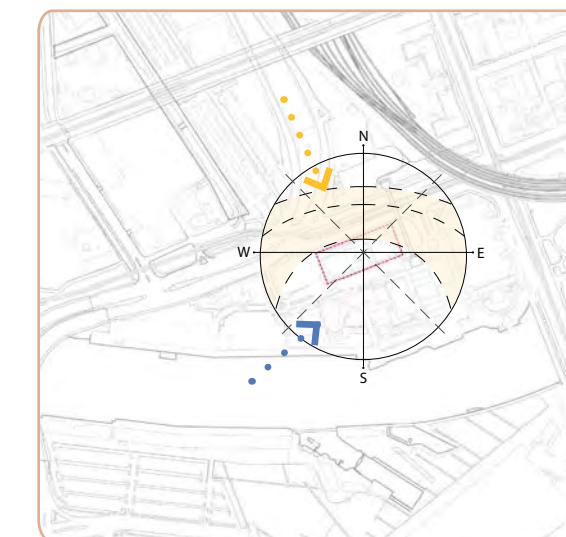


### 2.2.4 | Urban Respite

Melbourne's CBD and Dockland areas are defined by a mix of fine grain and high density urban forms. This scale shift offers exciting and diverse spatial opportunities, however this urban environment relies upon the scale breaking down within areas to offer respite from the nature of large built up areas.

These areas offer a reprieve from the busy nature of the urban surrounds and act as a place to gather, collect and observe. As this diagram shows, respite areas within this precinct are clustered towards the riverfront, and provides the site the opportunity to further add linkages and engage with these public areas of relief.

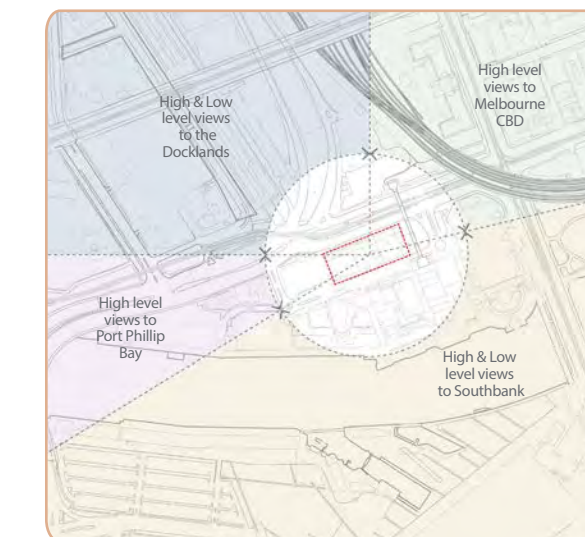
- Hardscape Respite
- Greenscape Respite



### 2.2.5 | Urban Environment

The site, with its large North site frontage, has ample access to light (under construction Melbourne Quarter providing future shade), while direct sunlight from the undesirable glare in the morning and warm afternoon sun will define the articulated North facade.

The prevailing warm winds will come from the North whilst the cool winds typically enter from a South Westerly direction.



### 2.2.6 | Views & Vistas

This site will offer panoramic views to the CBD, Yarra River the Docklands and Southbank.

The East tower will offer lower level views and interactivity with Flinders St, with the higher levels having mostly unobstructed views to Melbourne city. The neighbouring Riverlee Plaza has an approved scheme for 35 floors above ground (directly to the East) and a series of 40 level buildings, namely 'Melbourne Square' (to the North) are currently under construction.

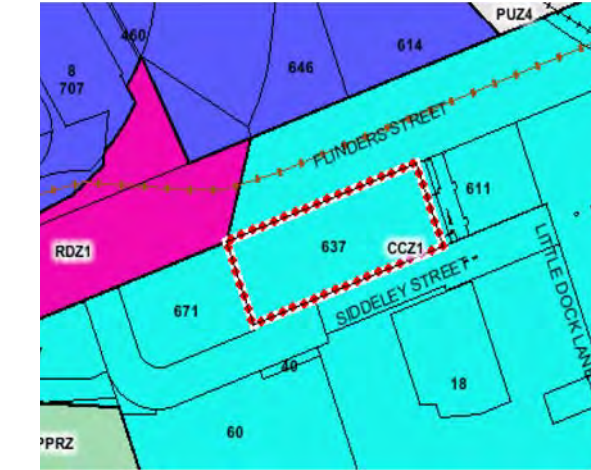
Unique aspects to the Yarra River, and both Dockland and the CBD area will largely remain in tact due to the unlikely development over Flinders St and the railway line.

# 02/5 URBAN CONTEXT ANALYSIS

## PLANNING CONTROLS

Docklands has transformed from one of Victoria's main ports into an extension of the Melbourne Central Area and features a range of residential, commercial and visitor attractors that accommodate housing, office, industry, research, institutional, business, education, entertainment, sporting and open space uses.

High level planning policy identifies the Melbourne Central Area as the highest order centre in Victoria and a principal location of growth and investment in the state. The policy also articulates narrative for excellent design quality and public realm outcomes to achieve the vision for Melbourne as a bold, inspirational and sustainable city.

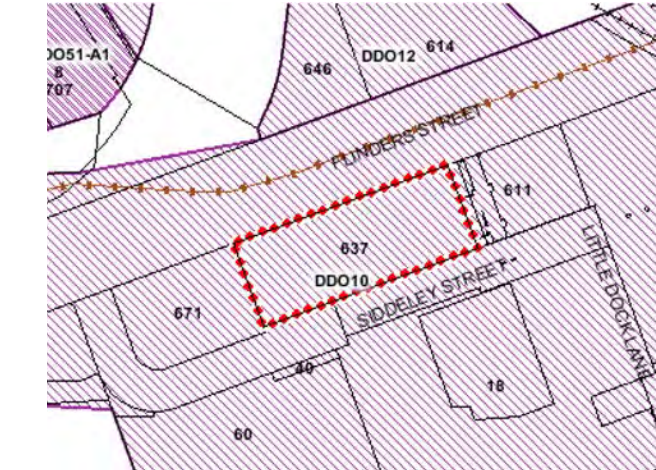


Schedule 1 - Zoning - Capital City Zone

- Schedule 1 of the Capital City Zone seeks a range of uses that complement the capital city function of the locality while creating an attractive, pleasurable, safe and stimulating environment in the Melbourne CBD.

Office and Retail uses are as-of-right do not require a permit to operate.

A floor area ratio of 1:18 is set whereby proposals that exceed this ratio must provide a public benefit comparative to the quantum the ratio would be varied.



Schedule 10 - Design and Development Overlay

- Schedule 10 to the Design and Development Overlay sets a range of built form, wind and overshadowing requirements that require development to achieve high quality pedestrian amenity, built form, equitable development and public realm outcomes.

- The built form requirements set a mandatory maximum 40 metre street wall as well as setback and floorplate requirements for development above this street wall.

- The overlay requires development in excess of 40 metres ensures comfortable window conditions are achieved in all publicly accessible places.

- Overshadowing controls ensure key public open spaces in the central city receive adequate sunlight. The key open space identified in proximity to the subject site is the Yarra River Corridor.



Schedule 1 - Parking Overlay

- Schedule 1 to the Parking Overlay (PO1) identifies appropriate parking rates for various uses within the CCZ.

- PO1 triggers the requirement for a planning permit where car parking rates are provided in excess of the rates nominated in this schedule. No minimum parking requirement applies.

- The relevant rate nominated for the development is 5 x net floor area of buildings on the site in m<sup>2</sup> divided by 1,000 m<sup>2</sup>; or 12 x site area in m<sup>2</sup> divided by 1,000sqm.

# DESIGN RESPONSE



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# 03/1 URBAN INTEGRATION

## URBAN CONNECTIONS

Interconnected green-scape & Connecting to the Yarra River:

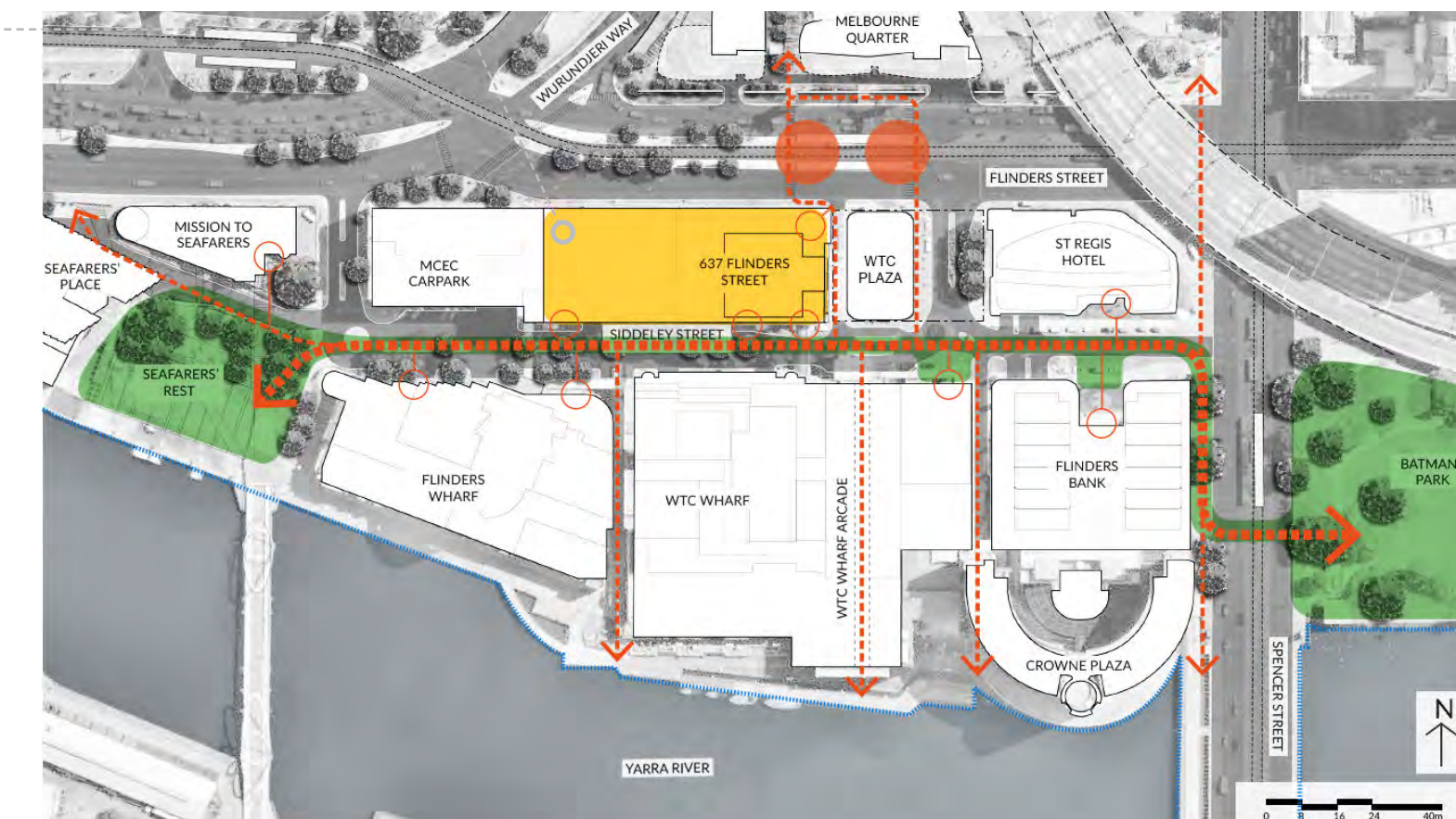
The success of the urban development, and 637 Flinder's St contribution towards it, are assisting in the activation of the street edges and facilitating a porous connection to the rivers edge.

Melbourne City Council (MCC) has placed an even greater emphasis in recent years on both engaging with the Yarra River and re-vitalising open green space within the city. The extension of this is not simply to re-vitalise these spaces, but to create connections and clear sightlines between them. This further encourages pedestrian movement, catalyses public amenity and supports a connection to place.

Planning controls recognise the importance of engaging with and minimising overshadowing of the Yarra River. The DA approved surrounding context is made up of a variety of building heights and urban densities which taper off towards the historically significant river front.

Siddeley Street is seeing an evolving streetscape, from an acknowledged back of house, services road to a more pedestrian friendly boulevard. With a host of commercial, hotel and retail outlets encompassing the street, a more connected and activated urban vernacular is being created.

- Proposed surrounding urban developments
- Proposed 637 Flinder's St development



### KEY DESIGN CRITERIA

- 1  
 Enhancing the SeaFarer's Precinct
- 2  
 An Improved Connection + Urban Realm
- 3  
 Uplift the Historically Significant Flinders St Frontage

# 03/2 PROJECT VISION

## DESIGN PRINCIPLES

### Design Principles:

One of the key principles for the proposed 637 Flinders St development is both the delineation and accentuation of the old & new architectural form, highlighting the most pronounced feature of the existing site, the external terraces. The brutality of the existing form is such that the design proposal should not compete with it, but integrate and compliment. The attachments to the new building in turn provides the main façade with a new modern, yet timeless aesthetic. This injects the site with a unique urban identity of a commercial A-Grade tower that is independent, and moves away from the perception of the existing WTC precinct as run-down.

The proposed façade gives opportunity for more program to Flinders Street, through a variety of possible workplace activations. A significant increase to the project NLA allows prospective tenants to engage with the more prominent / North facing façade, the Flinders Street interface and newly created green balconies.

Importantly, the integrated design approach has the ability to stitch together the old and new architectural forms - thereby creating a re-purposed and unique design proposition, one established by a sense of place, whilst remaining identifiable to the buildings history.

### Design Methodology generates:

- A delineation between the old & new architectural eras.
- A clear and newly formed urban identity
- An intelligent structural solution, providing a valuable return to the asset.
- A unique design gesture in a fast evolving commercial precinct.
- Connection back to the maritime historical context of exposed steel structural elements.

**1 Re-Life**

- Re-life the site by providing an internal co-working reprieve, retail and landscaping amenity.
- Re-imagining a new identity for Flinders St. One which reflects on the maritime history of the site.
- Re-vitalisation & extension of Siddeley Street, working with the proposed MCC masterplan.

**2 Activated Ground Plane**

The new retail interface and enhancement of the Siddeley St edge will encourage a more activated and pedestrianised landscape. With a proposed new 'skin' to the first 20m of the podium-scape, the Flinders St frontage similarly responds to the programmatic functions of the space beyond - most critically, the commercial lobby, and co-working environment, whilst minimising the impact of the existing car park.

**3 A Connected Environment**

- Shared responsibility in creating an entrance to the Sea Farers precinct
- Promote connectivity through the site, by introducing more porous linkages and visual connections.
- Permeability enhanced, particularly to the river's edge.

**4 Enhance Precinct**

- Urban Sea Farer's Hub
- Enhanced Siddeley St, with greater urban connections to quality Green Space
- Catalyst for activity and re-generation of the Sea Farer's precinct.
- Development of Siddeley St, as a more pedestrian-focused, community link.

## KEY ELEMENTS

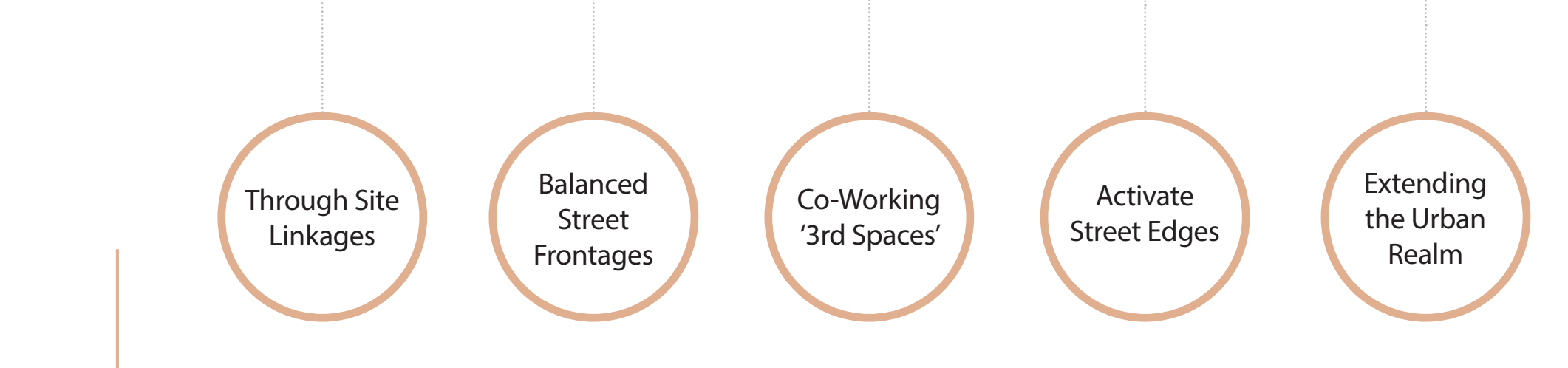
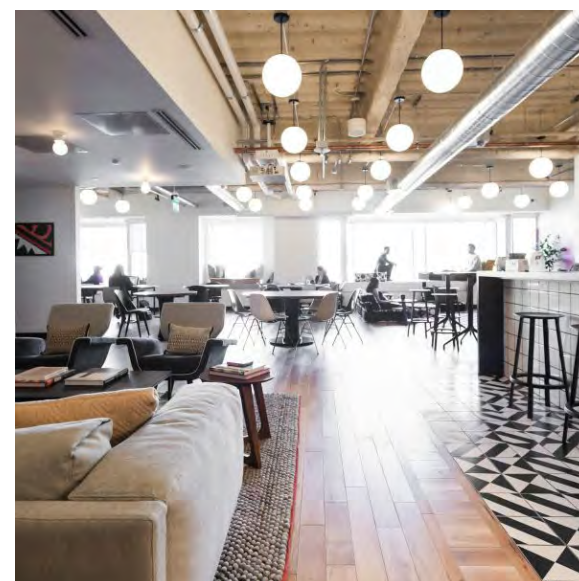


# 03/3 DEVELOPMENT STRATEGY

## URBAN INTEGRATION

### Activated Edges - Co-Working + Retail Ground Floor Connections

The evolving precinctual developments provides Siddeley St with an opportunity to create new linkages and urban amenity. The diversity of spaces provided between the retail, commercial foyer and co-working environment will help instill a sense of human interaction whilst providing the flexibility for growth.



## ACTIVATE EDGES

### Existing Condition - Ground Floor Plan

With the Victoria Police currently accommodating the 637 Flinders St building, and with the inherent sensitivities surrounding building security, the existing ground floor condition is both insular in nature and closed off to the neighbouring Flinders / Siddeley Street. Primarily treating Siddeley St as a back of house corridor, the 102m frontage to the South is not currently in alignment with the 'pedestrian-focused' masterplan the Melbourne City Council (MCC) have proposed.

The aggressive Flinders St frontage is met with between 85m - 102m of 'inactive' car parking across 3 levels, ground floor - level 2.

The existing commercial entrance currently adds no street presence, nor an amenable engagement with the surrounding civic space.

The brutalist built form is part of a series of precinctual buildings purposeful for their time. Now the precinct is seeing rapid change, and the purpose of its place, interaction with its neighbours and presence to Flinders St are in question.

### Proposed Condition - Ground Floor Plan

The intentions of the proposed ground floor configuration is to create an interactive sequence of spaces between retail, commercial foyer and the co-working environment. By removing the physical boundary's typical to most retail outlets, the proposed design looks to counteract the inherited spatial height constraints of the existing floor to floor spans.

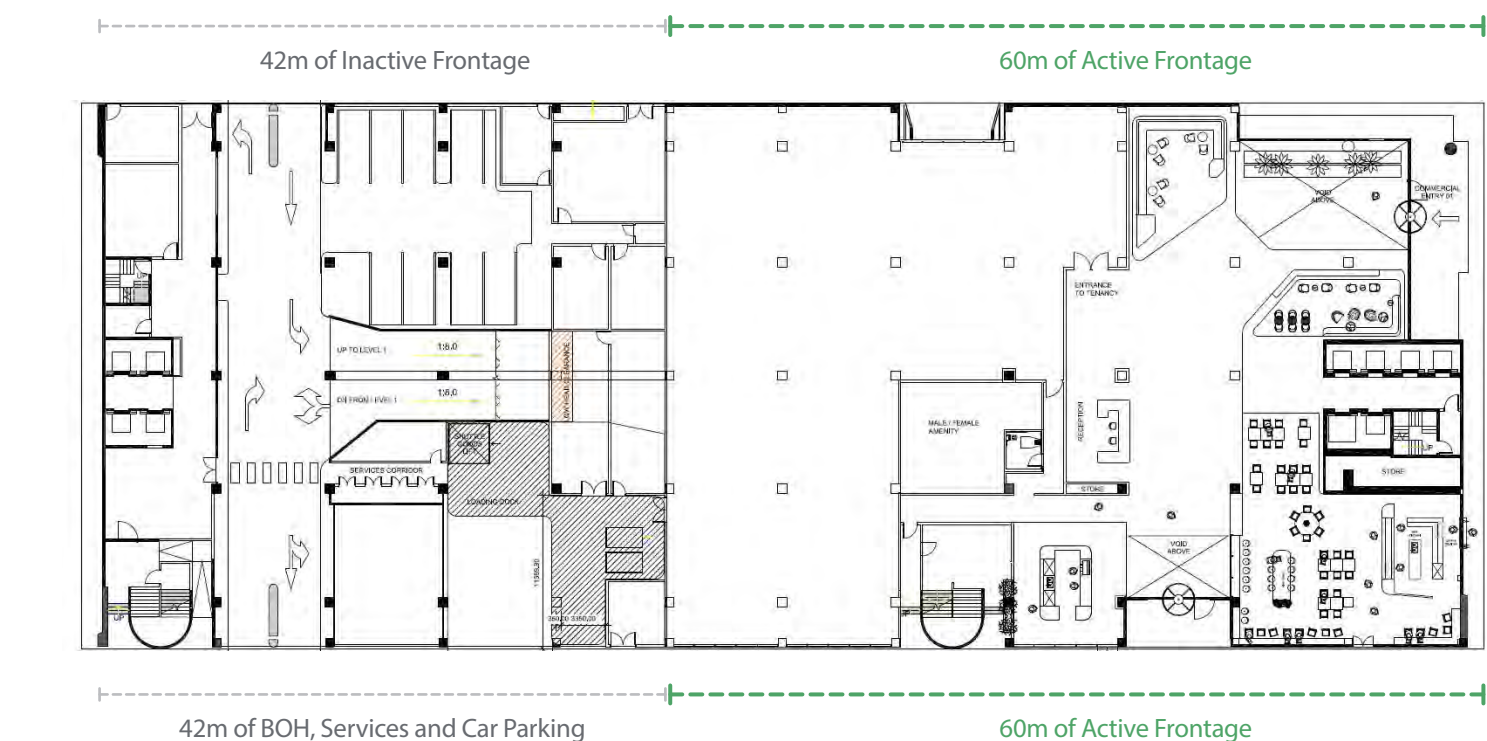
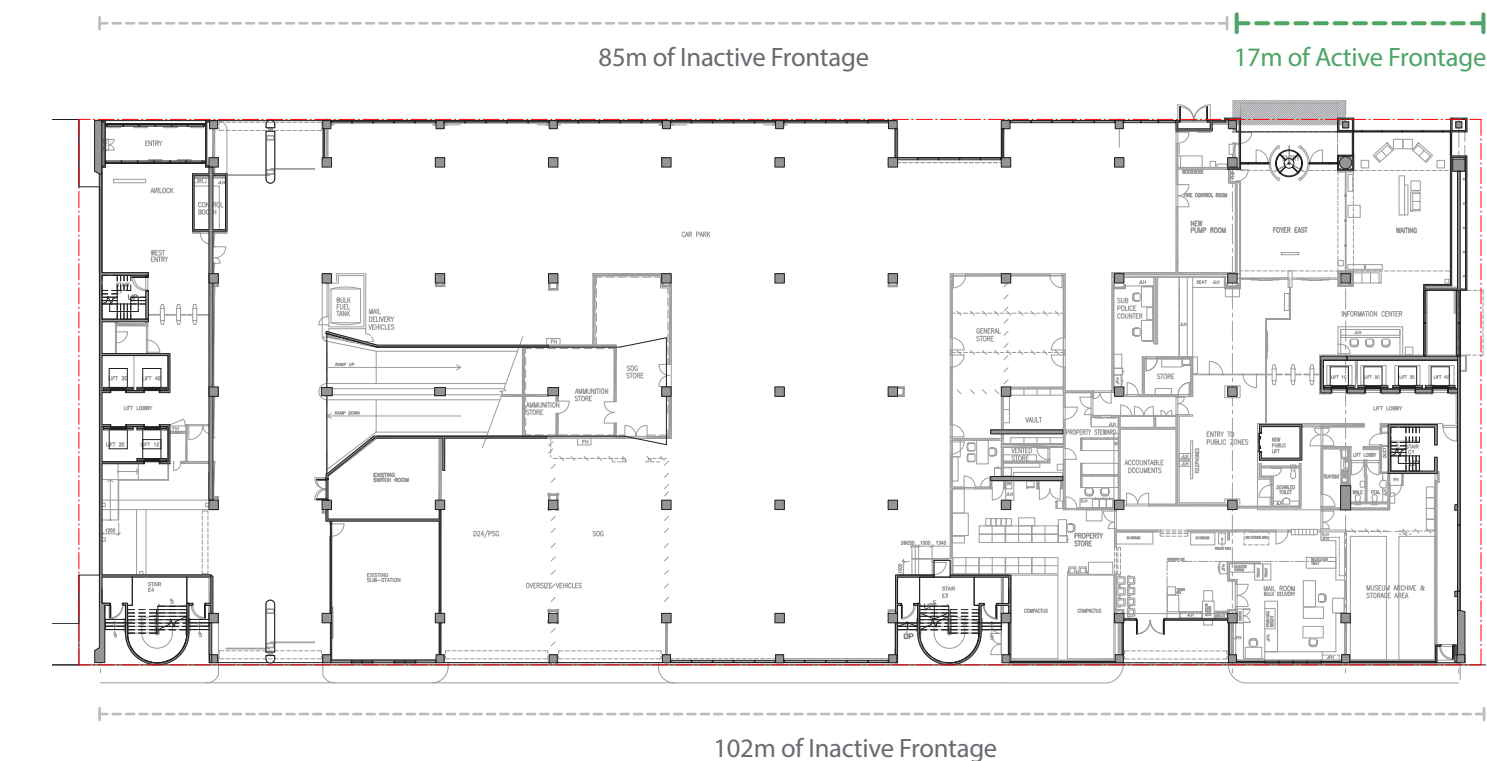
The extended co-working space encourages both a visual connection between Flinders St and Siddeley St, and provides a more 'active' frontage to the busy street-scape.

Furthermore, by minimising the impact of the

building services and loading into a consolidated zone, allows 60% of the Northern and Southern facades to be more engaging with their respective street frontages.

The commercial entry has been extended from the N/E Flinders St edge through to Siddeley St, allowing a more porous connection through the site and beyond.

The increased 'active' edges to the site are intending to engage more with the evolving surrounding developments, incentivising a more considered civic space - one which is responsive to its sense of place.

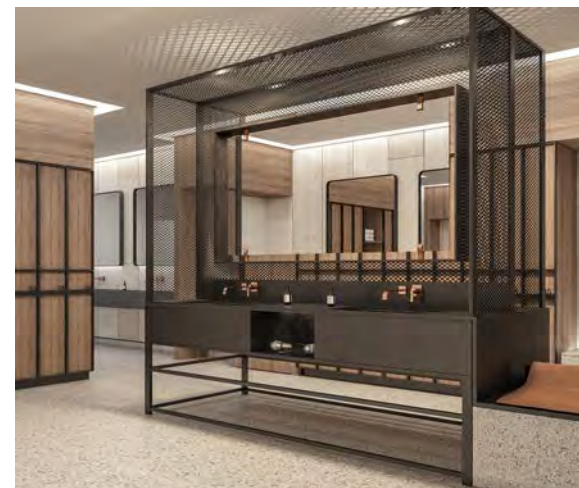


# 03/3 DEVELOPMENT STRATEGY

## URBAN INTEGRATION

### Activated Edges - Co-Working + EOT Level 01 - Amenity

The intervention of the End-of-Trip and potential for co-working space creates a more balanced floor plan configuration and subsequent building elevation. Having the opportunity to improve the visual connection with the Flinders Street and Siddeley Street frontages uplifts the existing condition, and provides further incentive to align any future works in the area with the MCC masterplan - to pedestrianise, activate and connect the surrounding urban realm (as identified in the urban context analysis section of the report).



## ACTIVATE EDGES

### Existing Condition - Level 01 Floor Plan

The level 1 floor plan is currently accommodated by car parking, back of house services and two double height voids; 1. Leading down to the loading and services bay to Siddeley St, and 2. An enclosed void connecting back to the commercial entry foyer.

The existing floor plan is configured with two existing (and non-compliant) stair cases facilitating the 'podium levels' - Ground Floor to Level 03 - to the South.

The car parking configuration is neither efficient nor amenable from the Flinders / Siddeley Street frontages. A delapidated wire metal mesh

spanning between the existing pre-cast openings forms the main elevation of this level.

Another challenging constraint for proposing any works to the level 01 floor plan, is the reduced head height clearances through the space - spanning 2740mm from the top of structural slab level (SSL), to SSL of the level above, Level 02. With existing services (proposed to be replaced) the remaining head clearances make this a difficult space to accommodate, beyond retaining car parking.

The existing floor plate holds only 32 lineal metres of 'active' frontage in total.

### Proposed Condition - Level 01 Floor Plan

Given the inherited challenges surrounding the existing head height clearances, the proposed architectural solutions available are limited. However, the proposal for level 1 looks to incorporate a combination of End-of-Trip (EOT) facilities, a continuation of the co-working tenant, and utilising the existing car parking amenity.

The difficult floor plan configurations are such that the arrangement of the afore-mentioned amenities become inefficient. Yet principally the narrative of the proposed works are positive, with an increase in the 'active' frontage from around 32 lineal metres, to around half of the usable building perimeter, 133m.

The End-of-Trip is proposed to engage with the Siddeley Street frontage, with a frosted glass elevation providing a diffused natural daylight. The elongated plan configuration also allows for an EOT lounge to separate the changing facilities, looking out onto the newly pedestrianised and more activated Siddeley Street.

The continued co-working hub seeks to open out the void leading to the ground floor foyer (currently enclosed), creating a visual connection between the two spaces. This move utilises and accentuates the double height space, in turn allowing more natural daylight to reach deep into the floor plate.



# 03/3 DEVELOPMENT STRATEGY

## ACTIVATE EDGES

### Typical Commercial Levels

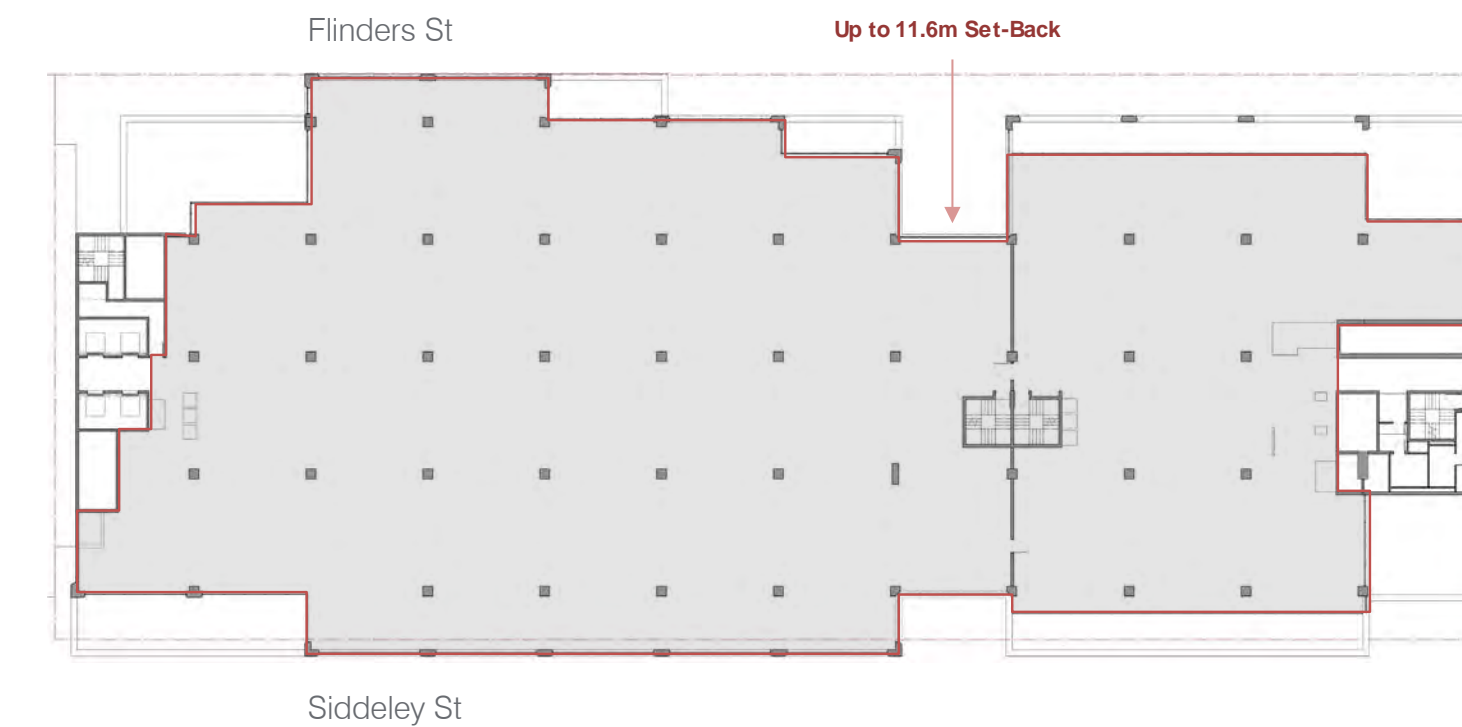
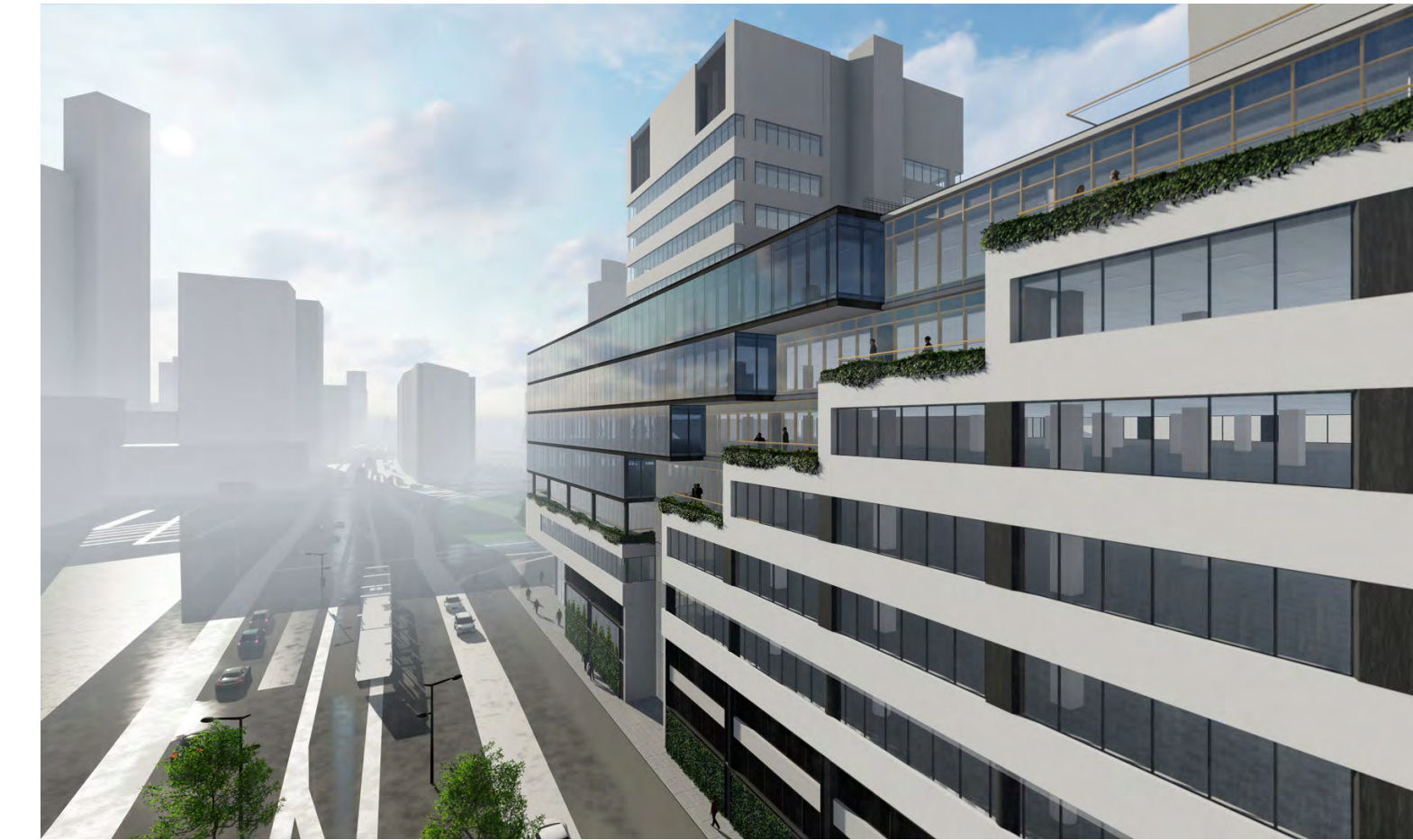
The existing built form of 637 Flinders St tapers away from the street edge, both as you step up, elevating through the building (creating the terraces), and internally into the floor plate. This may have assisted originally in bringing more natural daylight into the deep campus-size floor plates, given the small window openings between the pre-cast panelled facade. However, in the evolving commercial landscape the existing condition reads as both recessive to the Flinders St frontage and does not utilise the spatial capacity the building has to offer.

The development strategy seeks to further engage and re-connect with the historical Flinders Street and evolving surrounding landscape, by extending the commercial floor plate to the site boundary edge. Creating a narrative whereby the old and the new architectural forms 'talk' with one another,

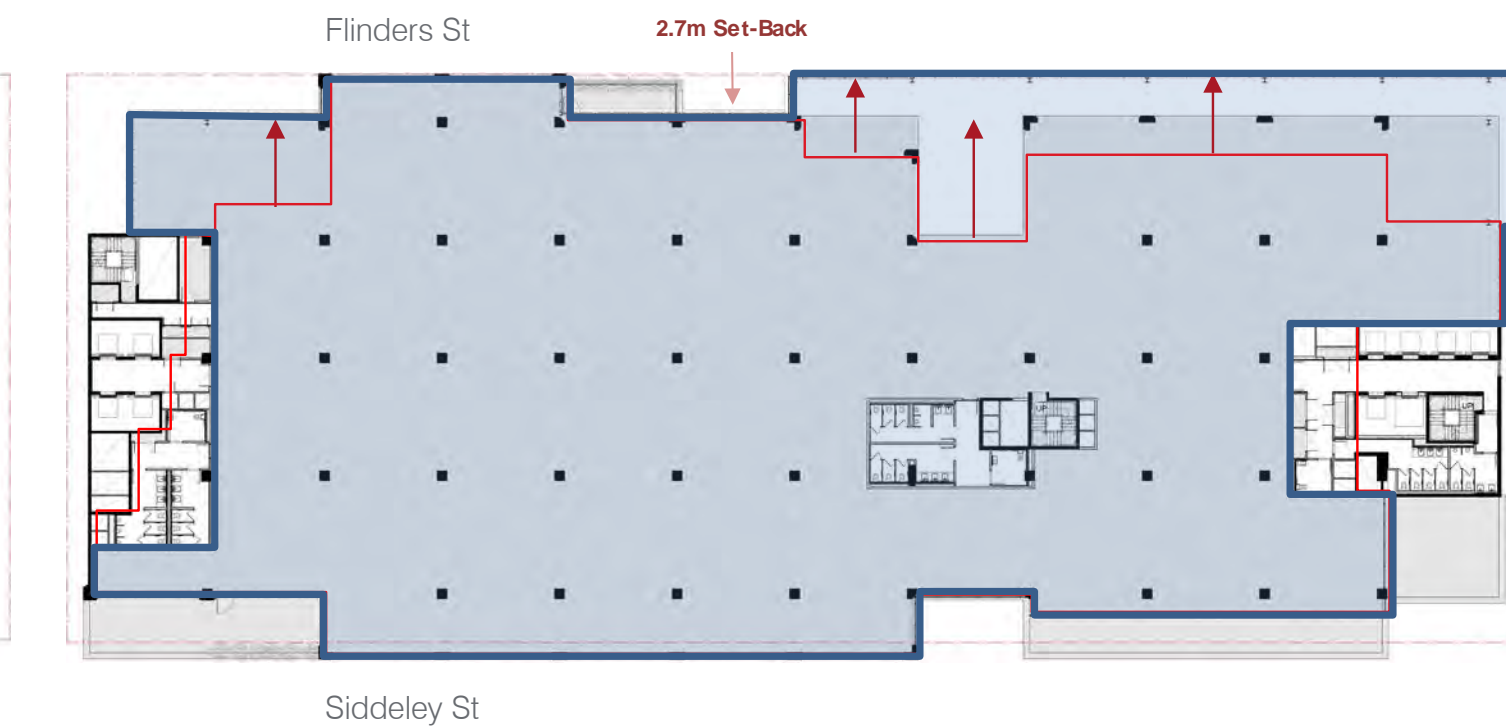
the intention is to celebrate the existing terraces and the delineation between the two forms.

The extended typical commercial floor plates are designed to engage with the surrounding terraces to provide access to green and open space with the opportunity to 'bring the outside in', and as a result maximise the commercial leasing. With full floor to floor glazing, and A-Grade ESD standard compliance, the proposed floor plates also enables a much greater allowance of natural daylight.

The extended / tinted commercial form offers the opportunity to 'reveal' an interstitial space between the old and new forms. This rebated space allows for a more transparent glazing type, exposing the activity of the people beyond and further providing a visual and physical connection to the re-purposed external terraces.



Existing typical commercial floor plate.



Proposed typical commercial floor plate.

# 03/3 DEVELOPMENT STRATEGY

## URBAN CONNECTIONS

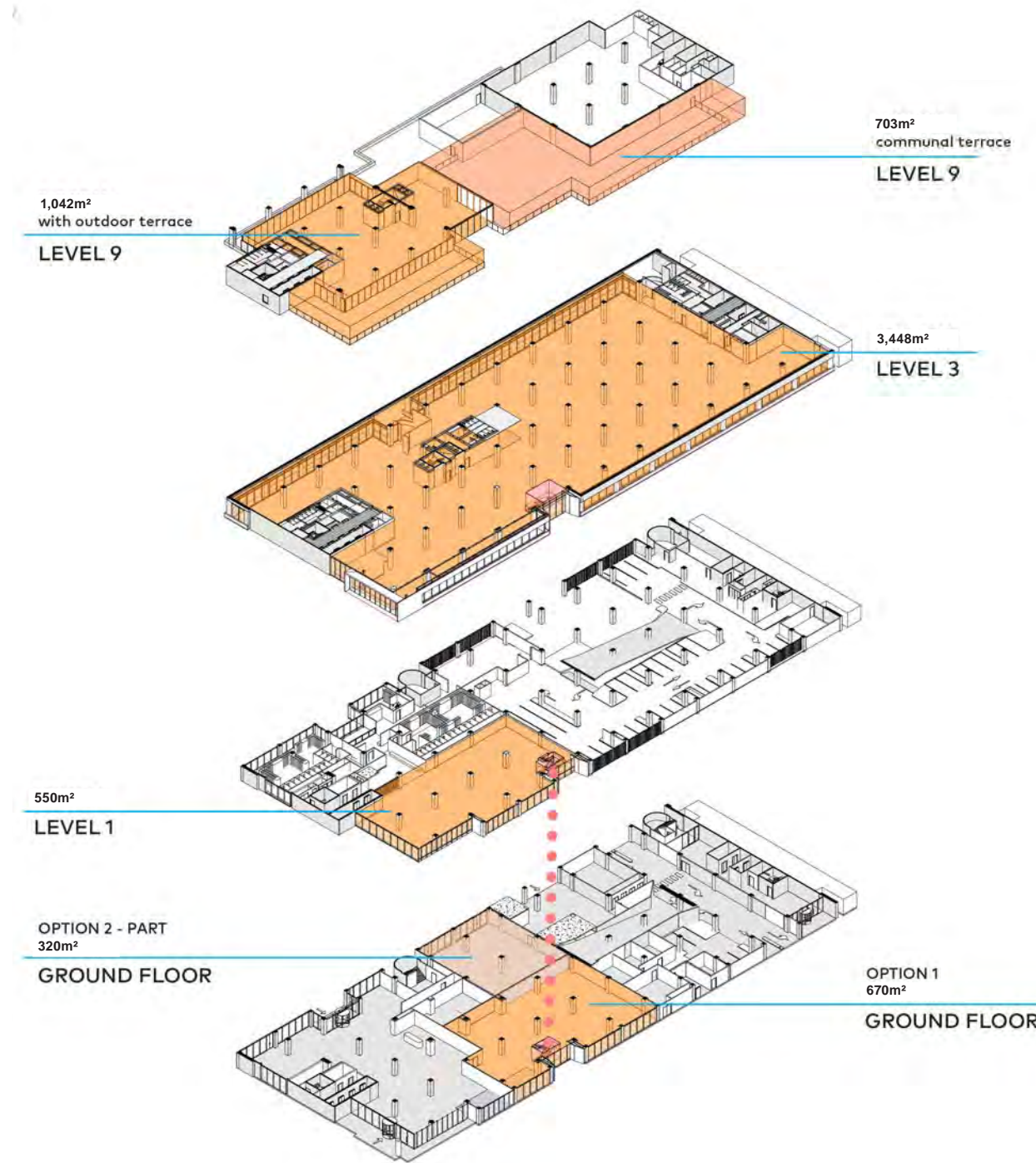
Interconnected Co-working space & Connection to the wider city.

The extended level 9 terrace is the perfect platform for tenants and co-working groups alike to connect and collaborate in a shared environment. Offering bookable '3rd Spaces', private meeting rooms, and open plan collaboration areas, the rooftop connects the outdoor entertaining and event space with the indoor floor plate.

Similarly Level 9 opens an avenue for either a co-working provider or anchor tenant to embody the space as their front of house. Presenting this open, green and flexible working environment as a 'first impression' for visiting business.

A nod to Melbourne's renowned urban rooftop bars and terraces, this unique 'campus' sized floor area continues the citywide narrative and visual connection of landscaped rooftop terraces.

## CO-WORKING PROVIDER & TENANT TERRACE



## CO-WORKING / TENANT TERRACE



1 Landscaped Area

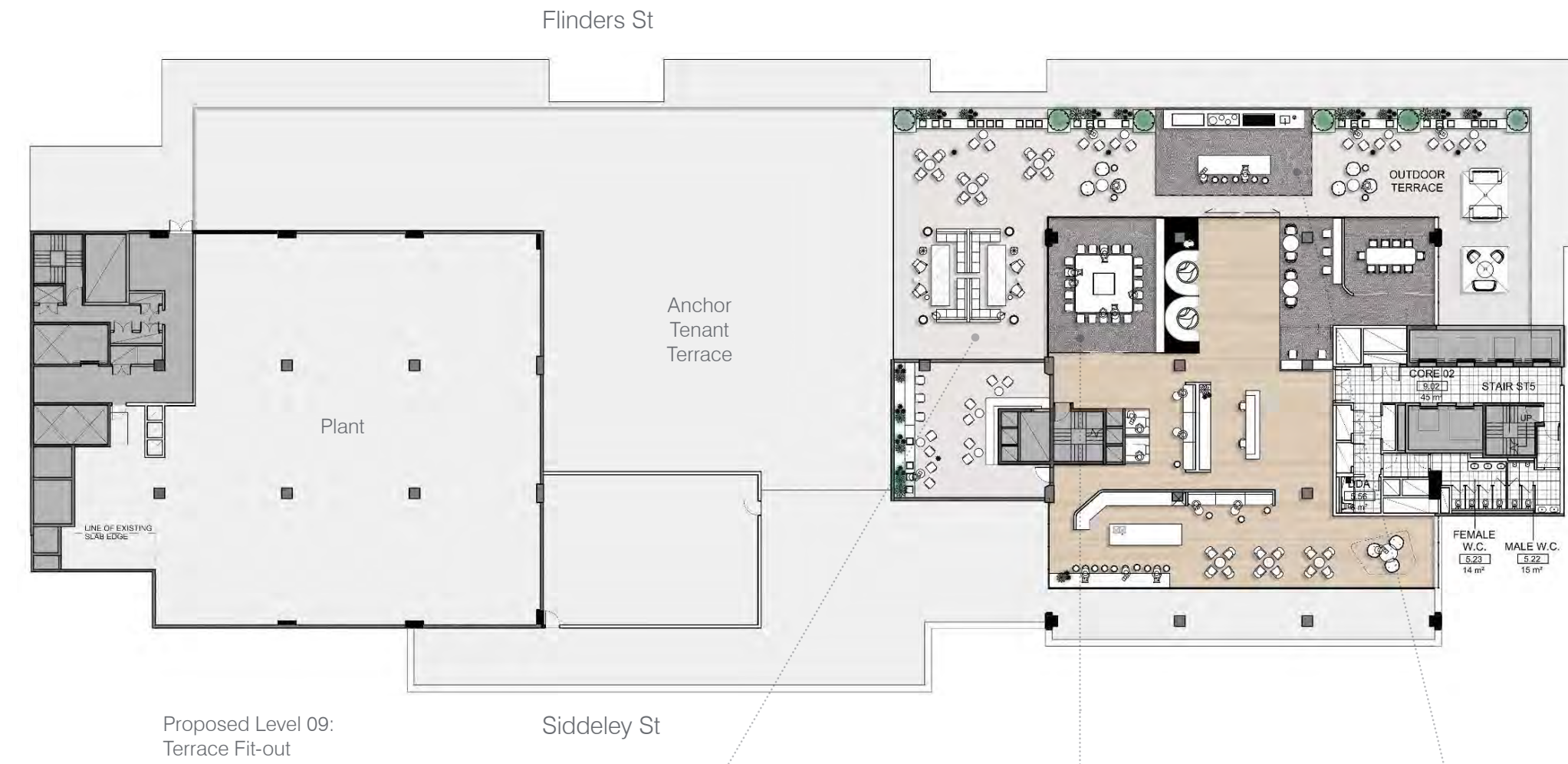
2 BBQ Area

3 Open Meeting Space



Artist Impression:  
Level 09 External Terrace

# 03/3 DEVELOPMENT STRATEGY

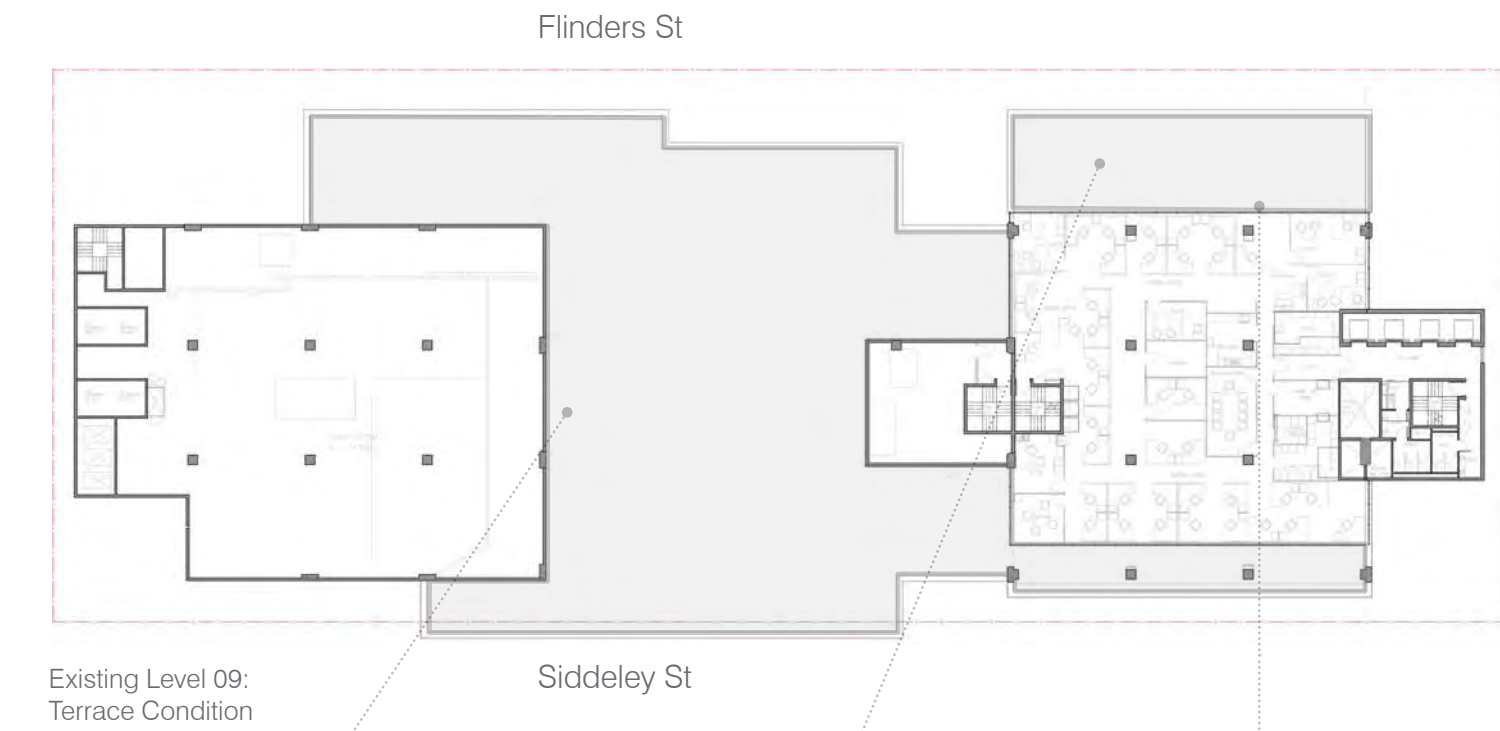


## ACTIVATE EDGES

Level 09 Floor Plate & Terrace Existing Condition

The subject site lies in a unique pocket of land known as the Seafarer's Precinct; enclosed between Flinders St to the North and the Yarra River to the South. As a result of its location, the precinct, and more specifically 637 Flinders St, is home to hundreds of nested and protected seagulls. The issue as a result of this, coinciding with the fact the external spaces are currently not accessible, is that the condition of the existing terraces have become uninhabitable. This is partly due to the dilapidated condition of the existing terraces, and in part because of the aggressive nature and faecal mess created by the birds themselves. It has become quite a distressing situation for the current building tenants (Victoria Police) and will remain a risk for the construction team during any works to be undertaken on site.

Principally what this means, is that the Level 09 roof-scape to the 637 Flinders St building is both derelict and in danger of further disrepair if left unattended. This also results in an under-utilised asset commercially, and one with real potential to engage with Melbourne's valued and evolving rooftop culture.



### CO-WORKING / TENANT TERRACE

1



Landscaped Area

2



Open Meeting Space

3



BBQ Area

### Proposed Condition - Level 09 Floor Plan

The proposition for Level 09 is to create a series of indoor / outdoor spaces which seeks to accommodate differing tenant and co-working groups. Given the extensive size of the floor plate and hence the opportunities of use available, allowing for a flexible program of the space (both during the day and at night time) encourages continued activity and diversity.

This is important on a number of fronts; firstly to mitigate the ongoing and inherent issue with the seagulls on site. An active, habitable space will discourage further nesting and dilapidation of the terrace moving forward. Secondly, the programmatic diversity will ensure the area is

both future-proofed for ongoing tenants and resonates with the true meaning of a collaborative, '3rd working space' environment. One premised on the serendipity and engagement of different working groups.

The opportunity to landscape, activate and accommodate the rooftop terrace further engages the project with the evolving surrounding developments, and Melbourne's CBD skyline.



Existing Terrace



Existing Terrace



Existing Meeting / Terrace Transition

# 03/4 DESIGN PROPOSAL

## URBAN INTEGRATION

### Existing Built Form:

637 Flinders St is a true representation of the building typology of the time. Dedicated to a different purpose and commercial outcome, the building was a late response to the brutalist architectural period of the 1950's - 1960's. Fast forward to the present day, and the market expectations for a sustainable, efficient and visually engaging commercial building means the re-furbishment of 637 Flinders St is essential for the longevity and future of the existing form.

### Existing Building Characteristics:

- 1 Poor Urban Identity & presence to historic Flinders St.
- 2 'Robust & Defensive' architectural form. Reminiscent of the brutalist era.
- 3 Existing terraces locked off to building tenants - the terraces being one of the most defining features of existing building.
- 4 'Internalised' pre-cast concrete frontage to main commercial entry results in poor urban and civic integration.
- 5 Existing Siddeley Street interface is predominantly dedicated to back of house services & car parking.





DESIGN CONCEPT

3 Key Ideas



1. INTERSTITIAL SPACE

- Bonding old & new architectural form
- 'Stitching' the interior with exterior
- Visual connection between terraces

2. EXTENSION

- Clear Commercial Address
- Urban Identity for Flinder's St
- Definitive Northern Value
- Historical Reference

3. RELEASE/ REVEAL

- Accentuate transition between old & new
- Sense of discovery
- Give prominence to existing building terraces.
- Reveal the activity of the building beyond

03/4 DESIGN PROPOSAL

URBAN INTEGRATION

Proposed Built Form:

The upgraded 637 Flinders St seeks to find a balance between the existing architectural language and the new intervention, and in doing so create a new urban identity for the building within the perceived 'World Trade Centre' precinct. In maintaining and re-furbishing the existing form, the intention is to accentuate and enjoy the most prominent visual feature of the building, the external terraces. Creating a dialect between the old and new forms in turn focuses our attention to the newly accommodated external spaces.

Proposed Building Characteristics:

- 1 Strong Urban Identity & presence to historic Flinders St.
- 2 Integrated Old & New architecture re-enforcing prominent terrace language.
- 3 The proposed facade allows for an integrated and more engaging architectural form.
- 4 New activated commercial & co-working frontages to both Flinders St & the civic plaza.
- 5 New activated retail to the newly pedestrianised Siddeley St.



# 03/4 DESIGN PROPOSAL

## INTEGRATED FACADE 'The Tower'

### Tower Design Strategy:

The tower facade typology is a response to the clear design gesture, which delineates the old architectural form from the new. The extruded modules interfacing with the Flinders St frontage intentionally focus on accentuating the horizontal datum lines inherent in the existing condition. This move helps to situate the refurbishment as an extension of the existing building, yet in turn create a clear and new urban identity for the development.

The tinted glass further emphasises this horizontality, stitching together the differing forms with a slender break in the mass.

Whilst the extrusions look to accentuate the form of the building, the recessed clear glazing typology seek to 'reveal' the warmth and activity of the people beyond. This interstitial space

(discussed further in the following page) allows the 'heavier' looking tinted form to elevate from the existing condition. Given the vast extent of the Northern facade (around 102m) this simple design gesture not only breaks down the overall mass of the building, but creates a dialect between the differing architectural era's - the brutalism of the 1970's to the contemporary commercial built language of the 2020's.



Accentuate Form



Reveal 'Activity'



Pre-Cast Foundation

# 03/4 DESIGN PROPOSAL

## INTEGRATED FACADE 'The Terraces'

### Terrace Design Strategy:

The tower design strategy is based on creating a clear delineation between the old and new forms. In creating this clear break, and as discussed in the previous segment, the recess not only allows the heavier formal (tinted) mass to appear as to 'float' above the existing building, but also reveals the activity of the interstitial space in between.

What this does in turn is create an emphasis on what is the most prominent feature of the existing building - the staggered external terraces.

In re-purposing the external terraces the proposal creates a migrating landscaping narrative along the northern facade and up to the roof-scape of the building. Tying the form together, the terraces visually connects the stacked floor plates, whilst also engaging the internal space with the previously closed off Flinders St frontage. This

new interaction with the recessed facade line encourages the tenants to connect with the surrounding city-scape, whilst forming a new urban identity for the previously perceived World Trade Centre Precinct.



1 Roof Terrace / Events



2 Floor by Floor Green Zone



3 Cross Floor Visual Connection

# 03/4 DESIGN PROPOSAL

## INTEGRATED FACADE 'The Podium - Flinders St'

### The Podium Design Strategy:

The existing building podium (0-20m) currently abuts the site title boundary along Flinders St. This results in a challenging proposition for any remedial facade upgrades. The proposed design looks to counter this by incorporating a series of 'architectural features' along the Street frontage.

The embedded units are made up of steel angle surrounds, with cable wires running from top to bottom and creeper vines migrating their way up the form. This simple gesture helps to provide an amenity both externally along the streetscape and internally enclosing the co-working space and commercial foyer. Providing a visual buffer to the aggressive existing conditions of Flinders Street, the interior space provides a connection to the outside world without feeling exposed. Similarly, the simple landscaped feature externally helps to provide a visual amenity along the streetscape

(for cars and pedestrians) whilst also breaking down the sheer mass of the 102m facade length. As a result this makes the various programmatic spaces internally appear more contiguous architecturally from the outside.



Building Portal



Steel Surround



Twining Creeper Climbers

# 03/4 DESIGN PROPOSAL

## PODIUM INTERFACE Commercial Entry

### Commercial Entry Design Strategy:

The proposed commercial entry sequence is defined by the overhanging extruded pre-cast concrete module. Carving away the existing north-Eastern corner, currently a heavy-set / internalised space, intends to create a more welcoming and inviting commercial entry transition. In doing so, this strengthens the civic connection between the 637 Flinders St building with the neighbouring (and newly pedestrianised) Siddeley Street Plaza - blurring the boundaries between the internal foyer space and the external civic activity.

The extension of the street level, steel plate cladding leading to the proposed retail outlets further highlight the intention of the MCC masterplan - which seeks to catalyse pedestrian activity along Siddeley St. This interaction between the main commercial entry along Flinders

Street and the currently regarded 'back of house' Siddeley Street, is fundamental to the continued growth and ultimate success of the building and greater precinct linkages. This small architectural gesture and programmatic move to embody the retail outlets along the Southern boundary will assist in creating the micro-connections through the site and beyond, as further described in the urban context analysis section of the report.

The framed portal to Level 3 is an opportunity to provide a 'sneak peak' into the newly developed build. With the flexibility to accommodate a co-working provider, or commercial tenant, level 3 has the ability to include interconnecting stairs both up (inheriting further floor plates), or down toward the co-working space on Level 01/ Ground Floor Level.



Portal Reveal



Extruded Form



Steel Surround

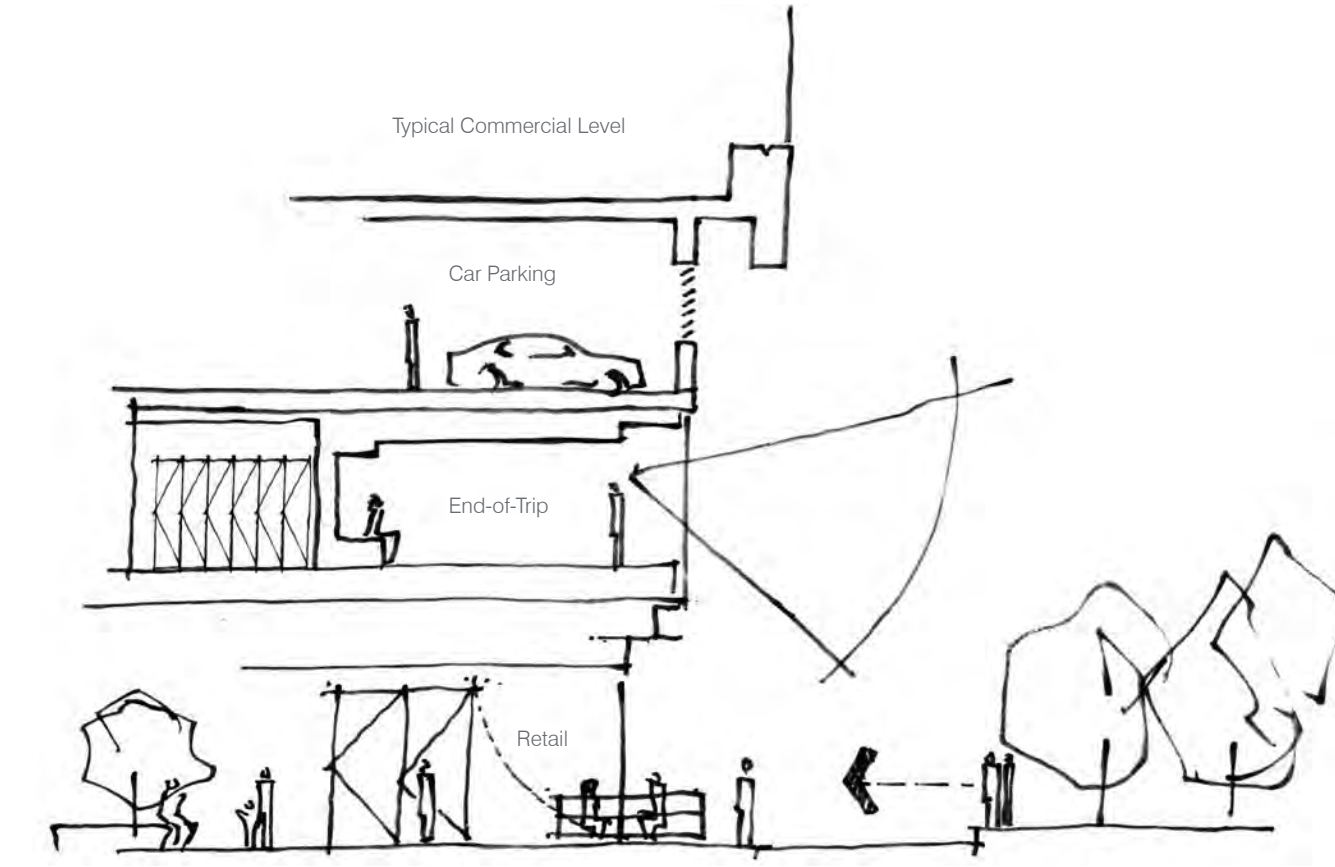
# 03/5 STREET INTERFACES

## PODIUM INTERFACE Siddeley Street

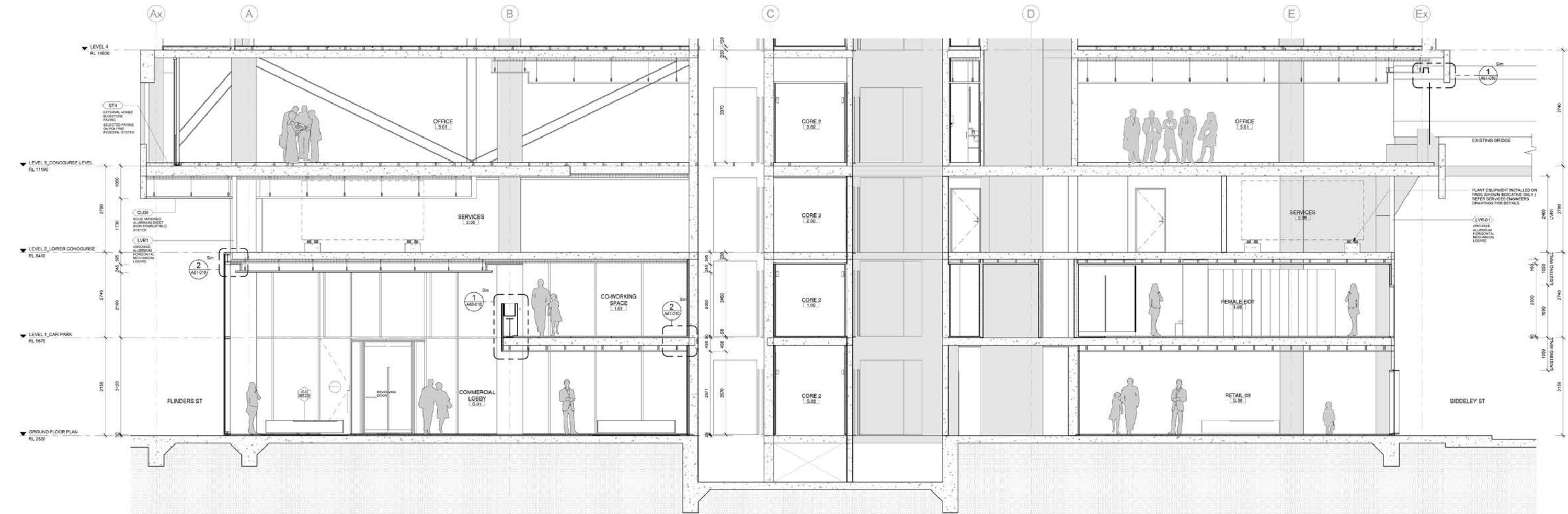
The first 20 metres of the podium level is a key pedestrian interface consideration and planning criterion for the MCC. The proposed Siddeley Street frontage has set out to address the aforementioned urban design principals, relating to urban integration, Siddeley St activation and placemaking identity through the utility and design of the retail frontage and commercial entry.

Furthermore, the commercial frontage to Flinders St both adds a visual amenity, whilst diffusing the aggressive nature of the traffic from internally.

This relief also provides an opportunity to migrate the landscaped greenery from the Siddeley Street masterplan works and neighbouring open urban areas into the commercial interior of the building.



Activated ground floor thoroughfare, creating linkages to Siddeley St and the newly developed retail outlets.



# 03/6 MASSING STUDY

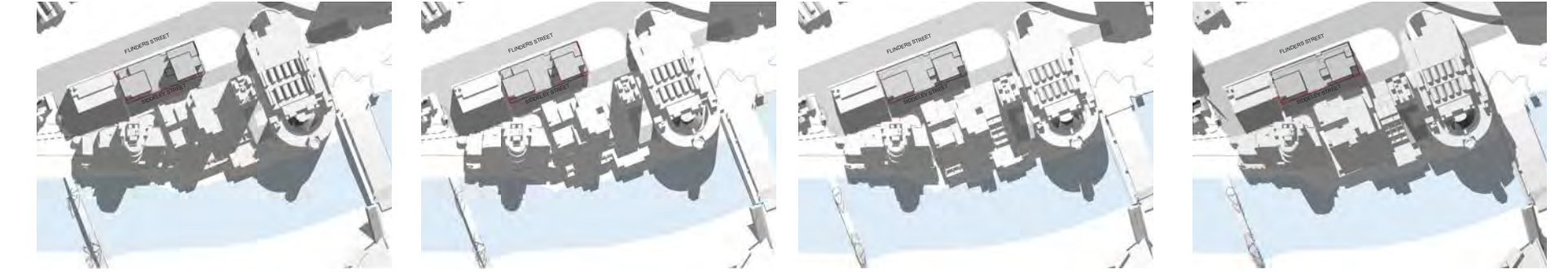
## SOLAR ANALYSIS\_DDO010

Overshadowing the river:  
Existing Condition

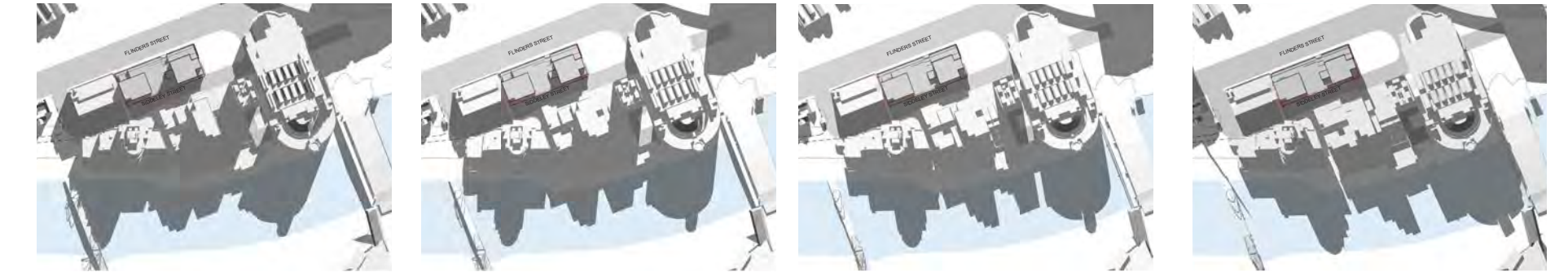
Testing has been undertaken to establish the shadow impact on the river implied by the existing site DDO controls (DDO010).

The controls specify the impact caused by built forms on The Yarra River corridor, including 15m from the edge of the North bank of the river to the South bank of the river.

**Assessed Hours: 11.00am and 2.00pm - 22 June**



Sunlight for April Equinox - 11am - 2pm



Sunlight for June Solstice - 11am - 2pm



Sunlight for September Solstice - 11am - 2pm

# 03/6 MASSING STUDY

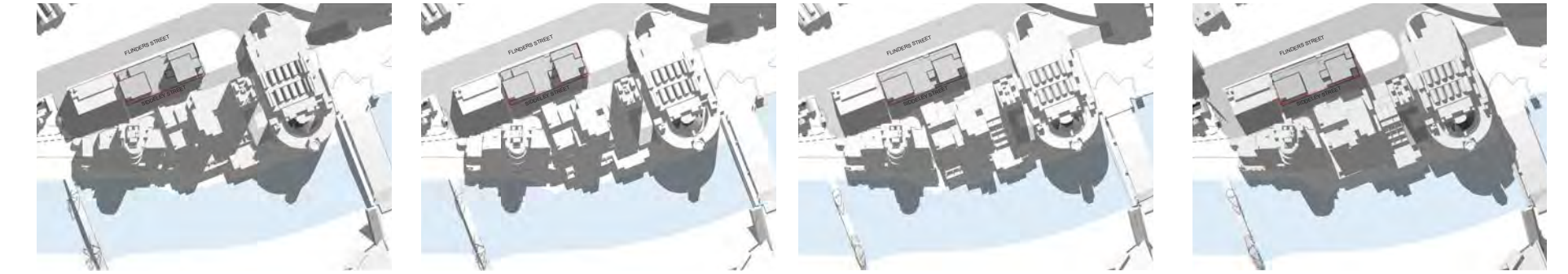
## SOLAR ANALYSIS\_DDO010

Overshadowing the river:  
Proposed Condition

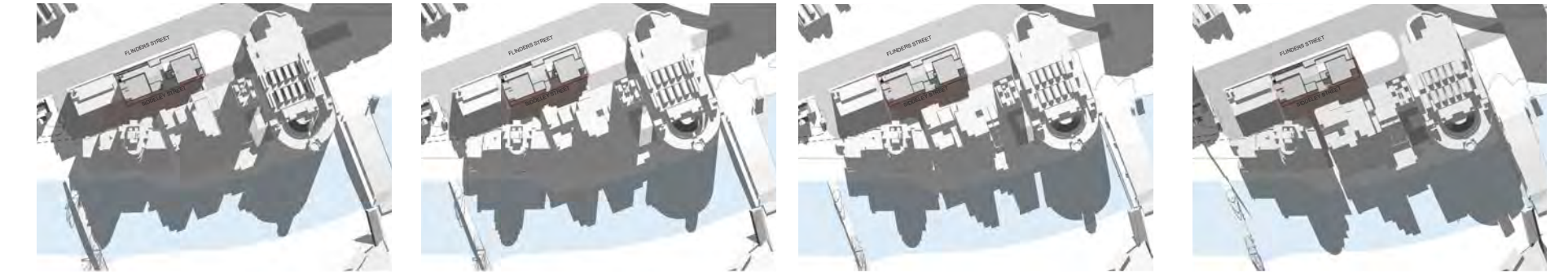
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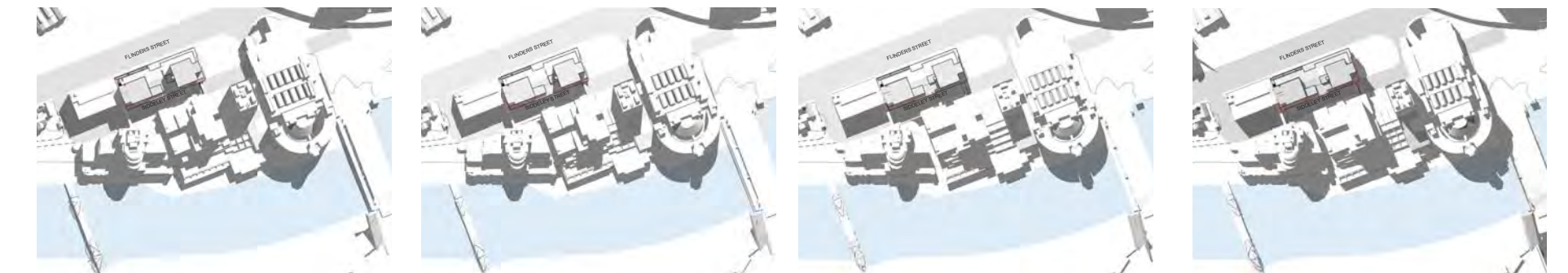
**Assessed Hours: 11.00am and 2.00pm - 22 June**



Sunlight for April Equinox - 11am - 2pm



Sunlight for June Solstice - 11am - 2pm



Sunlight for September Solstice - 11am - 2pm



# SUPPORTING DOCUMENTS



## 01 Introduction

- / 1 Architect's Statement
- / 2 Project Introduction
- / 3 Project Description
- / 4 Project Team
- / 5 The Site

## 02 Urban Context

- / 1 Site & Surrounds - Transport, Amenity and Development
- / 2 Urban Context Analysis
- / 3 Urban Connection to River Front
- / 4 Existing Streetscapes & Interfaces
- / 5 Planning Controls

## 03 Design Response

- / 1 Urban Integration
- / 2 Proposed Development
- / 3 Development Strategy
- / 4 Design Response
- / 5 Street Interfaces
- / 6 Massing Study & Shadow Diagrams

## 04 Supporting Documents

- / 1 Integrated ESD Principles
- / 2 Facade Strategy
- / 3 Building Fabric Concept
- / 4 Materials & Finishes Palette
- / 5 Development Summary

## 05 Appendices

- / 1 Architectural Drawings

# 04/1 INTEGRATED ESD PRINCIPLES

## INTEGRATED ESD PRINCIPLES

Environmentally Sustainable Design is integral to this development. The following initiatives are targeted by the proposal to ensure that the project meets best practice Environmentally Sustainable Design principles appropriate to a Commercial Grade A development of an existing building refurbishment.

### 5 Star NABERS

#### Indoor Environmental Quality

- High natural daylight penetration
- High Level of Thermal Comfort
- Low VOC finishes

#### Energy

- Greenhouse gas emissions (ghg) reduction eg use of efficient AC systems.
- Thermally efficient façades, with highly performative glazing systems
- Roof solar panel implementation.

#### Emissions

- No refrigerants or use of those with zero odp ozone depleting potential
- Stormwater, potential for reuse on landscape.
- Minimization of light pollution

#### Materials

- Timber products to be sustainably selected
- Best practice use of PVC

#### Land Use & Ecology

- Landscape enhancement of site
- Rain water catchment and treatment integrated into landscape
- Minimal demolition/ re-use of existing carparking

#### Water

- Reduction in potable water use via rain water harvesting
- Landscape irrigation via rain water harvesting
- High efficiency fixtures & fittings

#### Transport

- End Of Trip Facilities to meet NABERS rating
- Accessibility to public transport
- Excess bicycle parking facilities.
- Walking proximity to CBD, South Wharf and the Docklands



# 04/2 FACADE STRATEGY

## MATERIALS & FINISHES PALETTE

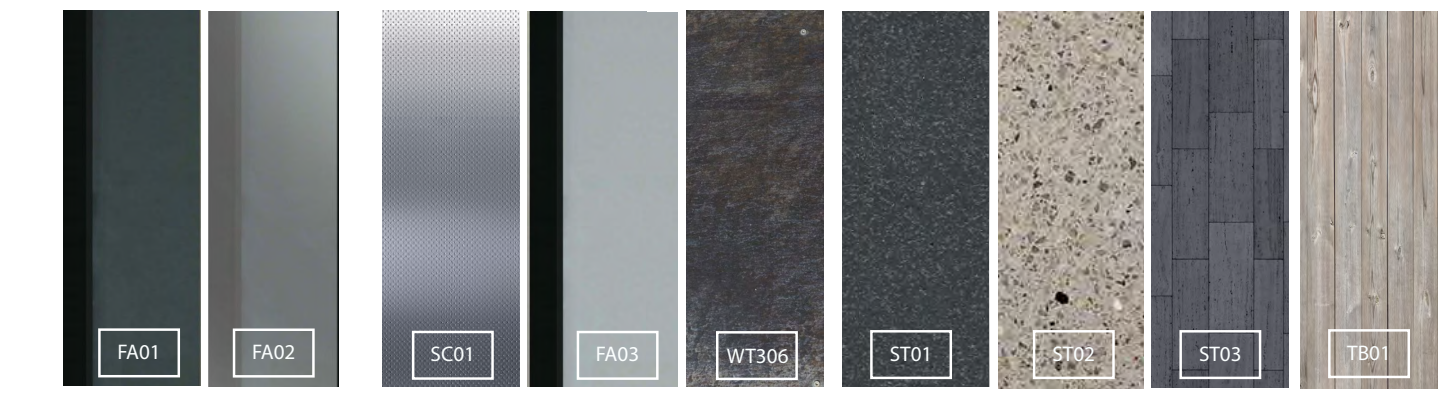
### Typical Commercial Levels

The materials proposed for 637 Flinders St have been selected to compliment the commercial A-Grade standard, retail and urban realm tenancies typical of the Melbourne city capital zone, that will provide a sympathetic backdrop and bookend to the Seafarer's Precinct.

The public foyer and external ground plane will continue to use the bluestone consistent with the civic realm of the Melbourne cosmopolitan area.

The podium treatment will be simple in its material palette and will compliment the presence and visual connection between the inhabited co-working environment, and the retail program beyond.

The commercial tower glazing system has been selected to optimise the environmental impact of the site.



	Tower	Podium	Foyer and Landscape
FA01	Curtain Wall Facade		Silver/Grey/Blue
FA02	Curtain Wall Facade		Silver/Clear
SC01	Steel Columns		Chrome
FA03	Structurally Glazed Facade		Clear
WT306	Blackened Steel Surround		Dark Charcoal
ST01		Ground Level Internal	Bluestone Honed
ST02		Ground Level Paving	Quartz Polished
ST03		Wall Tile	Bluestone Honed
TB01		Ground Level Landscape Seating	Aged Timber

# 04/3 FACADE STRATEGY

## BUILDING FABRIC CONCEPT

The tower facade has been designed to respond to the specific conditions of the site and to implement the 5 Star NABERS environmental principles.

The highly transparent, yet performative portions of the tower curtain wall system have been utilised to maximise the exposure of the internal program - the dedicated co-working group, and the typical commercial office tenants, further enhancing the street-frontage and urban presence to Flinders Street.

The more tinted, predominantly North facing high performance glazed curtain wall system, assists with the direct impact of the morning glare and late afternoon heat. Optimisation analysis has been used to maximise the solar efficiencies of the existing site conditions and to provide the best ESD performance for the A-grade commercial tenancy.

### Design Strategy

- Type A - Extruded Form
- Type B - Recessed Form
- Type C - Existing Form

### Facade Strategy

- Type A - Accentuate the Form
  - Darker Material Palette
  - Formal Expression
  - Reflective glass typology
- Type B - Reveal the Textuality
  - Warmer Materials
  - Reveal activity beyond
  - Clearer glass type
- Type C - Building Foundation
  - Heavier Material
  - Brutalist in Form
  - Historical Reference







# 637 FLINDERS ST, MELBOURNE FOR TENDER - 70% DESIGN DEVELOPMENT

PROJECT: 318034.00

DRAWING LIST			
SHEET	Rev	SHEET NAME	Date
00 Cover Sheets			
A01-000	2	COVER SHEET - DRAWING INDEX	01/11/19
11 Site Plans			
A11-000	2	SITE PLAN	01/11/19
14 Existing Plans			
A14-001	3	EXISTING PLAN - GROUND FLOOR	01/11/19
A14-010	3	EXISTING PLAN - LEVEL 1	01/11/19
A14-020	3	EXISTING PLAN - LEVEL 2	01/11/19
A14-030	3	EXISTING PLAN - LEVEL 3	01/11/19
A14-040	3	EXISTING PLAN - LEVEL 4	01/11/19
A14-050	3	EXISTING PLAN - LEVEL 5	01/11/19
A14-060	3	EXISTING PLAN - LEVEL 6	01/11/19
A14-070	3	EXISTING PLAN - LEVEL 7	01/11/19
A14-080	3	EXISTING PLAN - LEVEL 8	01/11/19
A14-090	3	EXISTING PLAN - LEVEL 9	01/11/19
A14-100	3	EXISTING PLAN - LEVEL 10	01/11/19
A14-110	3	EXISTING PLAN - LEVEL 11	01/11/19
A14-120	3	EXISTING PLAN - LEVEL 12	01/11/19
A14-130	3	EXISTING PLAN - LEVEL 13	01/11/19
A14-140	3	EXISTING PLAN - LEVEL 14	01/11/19
A14-150	3	EXISTING PLAN - ROOF	01/11/19

15 Demolition Plans + Elevations			
A15-001	4	DEMOLITION PLAN - GROUND FLOOR	01/11/19
A15-010	4	DEMOLITION PLAN - LEVEL 01	01/11/19
A15-020	4	DEMOLITION PLAN - LEVEL 02	01/11/19
A15-030	4	DEMOLITION PLAN - LEVEL 03	01/11/19
A15-040	4	DEMOLITION PLAN - LEVEL 04	01/11/19
A15-050	4	DEMOLITION PLAN - LEVEL 05	01/11/19
A15-060	4	DEMOLITION PLAN - LEVEL 06	01/11/19
A15-070	4	DEMOLITION PLAN - LEVEL 07	01/11/19
A15-080	4	DEMOLITION PLAN - LEVEL 08	01/11/19
A15-090	4	DEMOLITION PLAN - LEVEL 09	01/11/19
A15-100	4	DEMOLITION PLAN - LEVEL 10	01/11/19
A15-110	4	DEMOLITION PLAN - LEVEL 11	01/11/19
A15-120	4	DEMOLITION PLAN - LEVEL 12	01/11/19
A15-130	4	DEMOLITION PLAN - LEVEL 13	01/11/19
A15-140	4	DEMOLITION PLAN - LEVEL 14	01/11/19
A15-150	4	DEMOLITION PLAN - ROOF LEVEL	01/11/19
A15-210	4	DEMOLITION ELEVATION - NORTH ELEVATION	01/11/19
A15-220	4	DEMOLITION ELEVATION - SOUTH ELEVATION	01/11/19
A15-230	4	DEMOLITION ELEVATION - EAST & WEST ELEVATIONS	01/11/19

21 General Arrangement Floor Plans			
A21-001	8	GA PLAN - GROUND FLOOR	01/11/19
A21-010	7	GA PLAN - LEVEL 1	01/11/19
A21-020	7	GA PLAN - LEVEL 2	01/11/19
A21-030	7	GA PLAN - LEVEL 3	01/11/19
A21-040	7	GA PLAN - LEVEL 4	01/11/19
A21-050	7	GA PLAN - LEVEL 5	01/11/19
A21-060	7	GA PLAN - LEVEL 6	01/11/19
A21-070	7	GA PLAN - LEVEL 7	01/11/19
A21-080	7	GA PLAN - LEVEL 8	01/11/19
A21-090	7	GA PLAN - LEVEL 9	01/11/19
A21-100	7	GA PLAN - LEVEL 10	01/11/19
A21-110	7	GA PLAN - LEVEL 11	01/11/19
A21-120	7	GA PLAN - LEVEL 12	01/11/19
A21-130	7	GA PLAN - LEVEL 13	01/11/19
A21-140	7	GA PLAN - LEVEL 14	01/11/19
A21-145	7	GA PLAN - LEVEL 14 (MEZZ)	01/11/19
A21-150	7	GA PLAN - ROOF	01/11/19

25 Partition Plans			
A25-001	3	PARTITION PLAN - GROUND FLOOR	01/11/19
A25-010	3	PARTITION PLAN - LEVEL 1	01/11/19
A25-020	3	PARTITION PLAN - LEVEL 2	01/11/19
A25-030	3	PARTITION PLAN - LEVEL 3	01/11/19
A25-040	3	PARTITION PLAN - LEVEL 4	01/11/19
A25-050	3	PARTITION PLAN - LEVEL 5	01/11/19
A25-060	3	PARTITION PLAN - LEVEL 6	01/11/19
A25-070	3	PARTITION PLAN - LEVEL 7	01/11/19
A25-080	3	PARTITION PLAN - LEVEL 8	01/11/19
A25-090	3	PARTITION PLAN - LEVEL 9	01/11/19
A25-100	3	PARTITION PLAN - LEVEL 10	01/11/19
A25-110	3	PARTITION PLAN - LEVEL 11	01/11/19
A25-120	3	PARTITION PLAN - LEVEL 12	01/11/19
A25-130	3	PARTITION PLAN - LEVEL 13	01/11/19
A25-140	3	PARTITION PLAN - LEVEL 14	01/11/19
A25-145	3	PARTITION PLAN - LEVEL 14 (Mezz.)	01/11/19

26 Reflected Ceiling Plans			
A26-001	3	RCP - GROUND FLOOR	01/11/19
A26-010	3	RCP - LEVEL 1	01/11/19
A26-020	3	RCP - LEVEL 2	01/11/19
A26-030	3	RCP - LEVEL 3	01/11/19
A26-040	3	RCP - LEVEL 4	01/11/19
A26-050	3	RCP - LEVEL 5	01/11/19
A26-060	3	RCP - LEVEL 6	01/11/19
A26-070	3	RCP - LEVEL 7	01/11/19
A26-080	3	RCP - LEVEL 8	01/11/19
A26-090	3	RCP - LEVEL 9	01/11/19
A26-100	3	RCP - LEVEL 10	01/11/19
A26-110	3	RCP - LEVEL 11	01/11/19
A26-120	3	RCP - LEVEL 12	01/11/19
A26-130	3	RCP - LEVEL 13	01/11/19
A26-140	3	RCP - LEVEL 14	01/11/19
A26-145	3	RCP - LEVEL 14 (Mezz.)	01/11/19

27 Finishes Plans			
A27-001	3	FINISHES PLAN - GROUND FLOOR	01/11/19
A27-010	3	FINISHES PLAN - LEVEL 1	01/11/19
A27-020	3	FINISHES PLAN - LEVEL 2	01/11/19
A27-030	3	FINISHES PLAN - LEVEL 3	01/11/19
A27-040	3	FINISHES PLAN - LEVEL 4	01/11/19
A27-050	3	FINISHES PLAN - LEVEL 5	01/11/19
A27-060	3	FINISHES PLAN - LEVEL 6	01/11/19
A27-070	3	FINISHES PLAN - LEVEL 7	01/11/19
A27-080	3	FINISHES PLAN - LEVEL 8	01/11/19
A27-090	3	FINISHES PLAN - LEVEL 9	01/11/19
A27-100	3	FINISHES PLAN - LEVEL 10	01/11/19
A27-110	3	FINISHES PLAN - LEVEL 11	01/11/19
A27-120	3	FINISHES PLAN - LEVEL 12	01/11/19
A27-130	3	FINISHES PLAN - LEVEL 13	01/11/19
A27-140	3	FINISHES PLAN - LEVEL 14	01/11/19
A27-145	3	FINISHES PLAN - LEVEL 14 (Mezz.)	01/11/19

28 FF&E Plans			
A28-001	4	FF&E PLAN - GROUND FLOOR	01/11/19
A28-010	3	FF&E PLAN - LEVEL 1	01/11/19

29 Façade Setout Plans			
A29-001	2	FAÇADE SETOUT PLANS - GROUND FLOOR	01/11/19
A29-010	2	FAÇADE SETOUT PLANS - LEVEL 1	01/11/19
A29-020	2	FAÇADE SETOUT PLANS - LEVEL 2	01/11/19
A29-030	2	FAÇADE SETOUT PLANS - LEVEL 3	01/11/19
A29-040	2	FAÇADE SETOUT PLANS - LEVEL 4	01/11/19
A29-050	2	FAÇADE SETOUT PLANS - LEVEL 5	01/11/19
A29-060	2	FAÇADE SETOUT PLANS - LEVEL 6	01/11/19
A29-070	2	FAÇADE SETOUT PLANS - LEVEL 7	01/11/19
A29-080	2	FAÇADE SETOUT PLANS - LEVEL 8	01/11/19
A29-090	2	FAÇADE SETOUT PLANS - LEVEL 9	01/11/19
A29-100	2	FAÇADE SETOUT PLANS - LEVEL 10	01/11/19
A29-110	2	FAÇADE SETOUT PLANS - TOWER LEVELS (11-13) TYP.	01/11/19
A29-140	2	FAÇADE SETOUT PLANS - TOWER LEVEL-14	01/11/19
A29-145	2	FAÇADE SETOUT PLANS - TOWER LEVEL-14 (Mezz.)	01/11/19

DRAWING LIST			
SHEET	Rev	SHEET NAME	Date
30 External Elevations			
A30-010	6	ELEVATIONS - NORTH ELEVATION	01/11/19
A30-020	6	ELEVATIONS - SOUTH ELEVATION	01/11/19
A30-030	6	ELEVATIONS - EAST & WEST ELEVATION	01/11/19
40 Sections			
A40-010	4	SECTIONS - CROSS SECTIONS NIS 1	01/11/19
A40-020	7	SECTIONS - CROSS SECTIONS NIS 2	01/11/19
A40-030	7	SECTIONS - CROSS SECTIONS NIS 3	01/11/19
A40-040	1	SECTIONS - CROSS SECTIONS NIS 4	01/11/19
A40-050	6	SECTIONS - LONG SECTIONS EW 1	01/11/19
A40-060	6	SECTIONS - LONG SECTIONS EW 2	01/11/19
A40-070	6	SECTIONS - LONG SECTIONS EW 3	01/11/19
A40-080	5	SECTIONS - LONG SECTIONS EW 4	01/11/19
45 Façade Sections			
A45-010	3	FAÇADE SECTION DETAIL	01/11/19
A45-020	3	FAÇADE SECTION DETAIL	01/11/19
A45-030	3	FAÇADE SECTION DETAIL	01/11/19
A45-040	3	FAÇADE SECTION DETAIL	01/11/19
A45-050	3	FAÇADE SECTION DETAIL	01/11/19
A45-060	3	FAÇADE SECTION DETAIL	01/11/19
A45-070	3	FAÇADE SECTION DETAIL	01/11/19
A45-080	3	FAÇADE SECTION DETAIL	01/11/19

51 Detail Drawings			
A51-001	3	DETAIL PLANS - GROUND FLOOR LOBBY PLAN	01/11/19
A51-002	3	DETAIL PLANS - GROUND FLOOR LOBBY RCP	01/11/19
A51-003	3	DETAIL ELEVATIONS - GROUND FLOOR INTERNAL ELEVATIONS	01/11/19
A51-004	3	DETAIL ELEVATIONS - GROUND FLOOR INTERNAL ELEVATIONS	01/11/19
A51-005	3	DETAIL ELEVATIONS - GROUND FLOOR INTERNAL ELEVATIONS	01/11/19
A51-010	3	DETAIL PLAN - LEVEL 1 EOT BREAK OUT PLAN	01/11/19
A51-011	3	DETAIL PLAN - LEVEL 1 EOT BREAK OUT ELEVATIONS	01/11/19
A51-012	3	DETAIL ELEVATIONS - LEVEL 1 EOT BREAK OUT ELEVATIONS	01/11/19
A51-020	2	DETAIL PLAN - LEVEL 1 EOT MALE AMENITIES	01/11/19
A51-021	2	DETAIL PLAN - LEVEL 1 EOT FEMALE AMENITIES	01/11/19
A51-030	3	DETAIL PLAN - TYPICAL LIFT LOBBY PLAN AND ELEVATIONS	01/11/19
A51-040	1	LEVEL 9 TERRACE PERGOLA	01/11/19
55 Core			
A55-001	2	CORE 1 PLAN & RCP - GROUND FLOOR - LEVEL 2	01/11/19
A55-020	2	CORE 1 PLAN & RCP - TYP. LEVELS (3-10)	01/11/19
A55-030	2	CORE 1 PLAN & RCP - LEVEL 9	01/11/19
A55-100	2	CORE 2 PLAN & RCP - GROUND FLOOR - LEVEL 2	01/11/19
A55-120	2	CORE 2 PLAN & RCP - TYP. LEVELS (3-13)	01/11/19
A55-140	2	CORE 2 PLAN & RCP - LEVEL 14 - 14MEZZ.	01/11/19
A55-210	2	STAIR 1 DETAILS	01/11/19
A55-220	2	STAIR 2 DETAILS	01/11/19
A55-230	3	STAIR 3 DETAILS	01/11/19
A55-231	2	STAIR 3 DETAILS	01/11/19
A55-240	2	STAIR 4 DETAILS	01/11/19
A55-250	2	STAIR 5 DETAILS	01/11/19

60 Floor Junction Details			
A60-010	2	FLOOR JUNCTION DETAILS	01/11/19
A60-100	1	FLOOR JUNCTION DETAILS	01/11/19

61 Ceiling Details			
A61-010	2	CEILING DETAILS - SHEET 1	01/11/19
A61-020	1	CEILING DETAILS - SHEET 2	01/11/19

62 Façade Details			
A62-001	1	FAÇADE DETAILS - PODIUM	01/11/19
A62-002	1	FAÇADE DETAILS - PODIUM	01/11/19
A62-003	1	FAÇADE DETAILS - PODIUM	01/11/19
A62-005	1	FAÇADE DETAILS - PODIUM	01/11/19
A62-100	1	FAÇADE DETAILS - TYPICAL	01/11/19
A62-200	1	FAÇADE DETAILS - MISC	01/11/19

63 Wall Details			
A63-001	1	WALL LINING DETAILS	01/11/19
A63-002	1	DOOR JAMB DETAILS	01/11/19
A63-010	1	SKIRTING DETAILS	01/11/19

65 Joinery Details			
A65-001	1	TYPICAL JOINERY DETAILS	01/11/19
A65-010	2	JOINERY DETAILS - JG-01	01/11/19
A65-020	3	JOINERY DETAILS - JG-02/JG-03	01/11/19
A65-021	3	JOINERY DETAILS - JG-04/JG-05	01/11/19
A65-022	3	JOINERY DETAILS - JG-06/JG-07	01/11/19
A65-023	3	JOINERY DETAILS - JG-08	01/11/19
A65-024	3	JOINERY DETAILS - JG-09	01/11/19
A65-025	3	JOINERY DETAILS - JG-10	01/11/19
A65-030	3	JOINERY DETAILS - JG-11/JG-12	01/11/19
A65-031	3	JOINERY DETAILS - JG-13/JG-14/JG-15	01/11/19
A65-032	3	JOINERY DETAILS - JG-16/JG-17/JG-18/JG-19	01/11/19
A65-033	1	JOINERY DETAILS - JG-20/JG-24	01/11/19
A65-034	1	JOINERY DETAILS - JG-21/JG-22/JG-23	01/11/19
A65-035	1	JOINERY DETAILS - JG-25/JG-026	01/11/19

67 Wet Area Details			
A67-001	3	WET AREA DETAILS - GF MALE AMENITIES	01/11/19
A67-002	3	WET AREA DETAILS - GF FEMALE AMENITIES	01/11/19
A67-003	3	WET AREA DETAILS - GF DDA AMENITIES	01/11/19
A67-010	3	WET AREA DETAILS - MALE EOT AMENITIES	01/11/19
A67-011	3	WET AREA DETAILS - FEMALE EOT AMENITIES	01/11/19
A67-012	3	WET AREA DETAILS - DDA EOT AMENITIES	01/11/19
A67-013	2	WET AREA DETAILS - MALE EOT SHOWERS AMENITIES	01/11/19
A67-014	2	WET AREA DETAILS - FEMALE EOT SHOWERS AMENITIES	01/11/19
A67-015	1		



# 1 SITE PLAN

22-103 SCALE 1:200

**NOTES:**  
THE SURROUNDING SITE LAYOUT HAS BEEN PROVIDED BY LAND SURVEYOR KELLEY HOPELANDS, AND SHOULD BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SITE PLAN INFORMATION ONLY. REFER TO LAND SURVEY INFORMATION FOR FURTHER DETAIL, SITE CONSTRAINTS AND PARAMETERS.

**GENERAL NOTES:**  
1. CONTRACTOR AND SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.  
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE MANUFACTURER SHALL NOT COMMENCE ANY WORKS PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS BY THE RELEVANT CONSULTANT.  
3. DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.  
4. SHOP DRAWINGS ARE FOR VISUAL REFERENCE ONLY. ALL DRAWINGS TAKE PRECEDENCE OVER VISUAL IMAGES.  
5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.  
6. COPYRIGHT OF THIS DRAWING IS VESTED IN COX ARCHITECTURE.  
7. NOTE: THIS DRAWING IS FOR CONSULTATION PURPOSES ONLY. ANY CHANGES TO THIS DRAWING SHALL BE MADE IN CONSULTATION WITH THE ARCHITECT.  
8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.  
9. ALL DIMENSIONS GIVEN ON THIS DRAWING ARE UNLESS NOTED OTHERWISE.  
10. REFER TO SERVICE ENGINEER'S DRAWINGS FOR LOCATION OF SLAB TO BE USED FOR VENTING AND CORNER PROTECTIONS.  
11. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB JOISTS AND JOISTING DETAIL.  
12. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR VENTING AND LOUVER DETAIL.  
13. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR VENTING AND LOUVER DETAIL.  
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88. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR VENTING AND LOUVER DETAIL.  
89. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR VENTING AND LOUVER DETAIL.  
90. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR VENTING AND LOUVER DETAIL.  
91. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR VENTING AND LOUVER DETAIL.  
92. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR VENTING AND LOUVER DETAIL.  
93. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR VENTING AND LOUVER DETAIL.  
94. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR VENTING AND LOUVER DETAIL.  
95. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR VENTING AND LOUVER DETAIL.  
96. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR VENTING AND LOUVER DETAIL.  
97. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR VENTING AND LOUVER DETAIL.  
98. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR VENTING AND LOUVER DETAIL.  
99. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR VENTING AND LOUVER DETAIL.  
100. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR VENTING AND LOUVER DETAIL.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR CO-ORDINATION	DM	20/06/19
2	ISSUE FOR TENDER	DM	20/11/19
3	ISSUE FOR TENDER	DM	10/12/19
4	ISSUE FOR TENDER	MA	13/12/19
5	ISSUE FOR TENDER	MA	13/12/19

CONSULTANTS	
<b>PROJECT MANAGEMENT</b> NAME: INITIAL CAPITAL PROJECTS PTY LTD ADDRESS: 27 COLLIERIE STREET MELBOURNE VIC 3008 TELEPHONE: +61 3 9600 0000	<b>STRUCTURAL ENGINEERING</b> NAME: AURECON ADDRESS: 80 COLLEGE STREET DOCKLANDS VIC AUSTRALIA 3008 TELEPHONE: +61 3 9613 0300
<b>Mechanical Engineering</b> NAME: NORMAN DENNEY & YOUNG ADDRESS: 27 MARINA STREET MELBOURNE VIC AUSTRALIA 3008 TELEPHONE: +61 3 9600 0000	<b>Quantity Surveying</b> NAME: BLATTBERY ADDRESS: 14 KENNEDY STREET MELBOURNE VIC AUSTRALIA 3008 TELEPHONE: +61 3 9622 0333
<b>Hydrology &amp; Tree Protection Consultant</b> NAME: NORMAN DENNEY & YOUNG ADDRESS: 27 MARINA STREET MELBOURNE VIC AUSTRALIA 3008 TELEPHONE: +61 3 9600 0000	<b>Acoustic Consultant</b> NAME: OCLLUS PTY LTD ADDRESS: 281 CLYDE ROAD MELBOURNE VIC AUSTRALIA 3008 TELEPHONE: +61 3 9589 8888
<b>Town Planning</b> NAME: ETHOS URBAN ADDRESS: 125 COLLEGE STREET MELBOURNE VIC 3008 TELEPHONE: +61 3 9622 0333	<b>Soil and Foundation</b> NAME: PLP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: 125 COLLEGE STREET MELBOURNE VIC 3008 TELEPHONE: +61 3 9622 0333
<b>Facade Consultant</b> NAME: AURECON ADDRESS: 80 COLLEGE STREET DOCKLANDS VIC AUSTRALIA 3008 TELEPHONE: +61 3 9613 0300	<b>Client</b> NAME: ZONE Q INVESTMENTS PTY LTD / ARTIFEX PROPERTY GROUP ADDRESS: 637 FLINDERS STREET DOCKLANDS VIC 3008

**ZONE Q INVESTMENTS PTY LTD / ARTIFEX PROPERTY GROUP**

NOTES:  
CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS INCLUDING THOSE BY OTHER CONSULTANTS AND INCLUDING SPECIFICATIONS. REFER TO DRAWING LIST FOR A COMPLETE LIST OF DOCUMENTS.  
DO NOT SCALE FROM THE DRAWING.  
ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.  
THE DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD.

DATE	CHECKED	DATE	PROJECT NO.
13/12/19	DM	13/12/2019	318034.00

**PROJECT:** 637 FLINDERS STREET  
637 FLINDERS STREET, DOCKLANDS, VIC 3008

**PROJECT ARCHITECT:** DM  
**PROJECT DIRECTOR:** CP  
**CO-ORDINATOR:** DM

**COX Architecture**

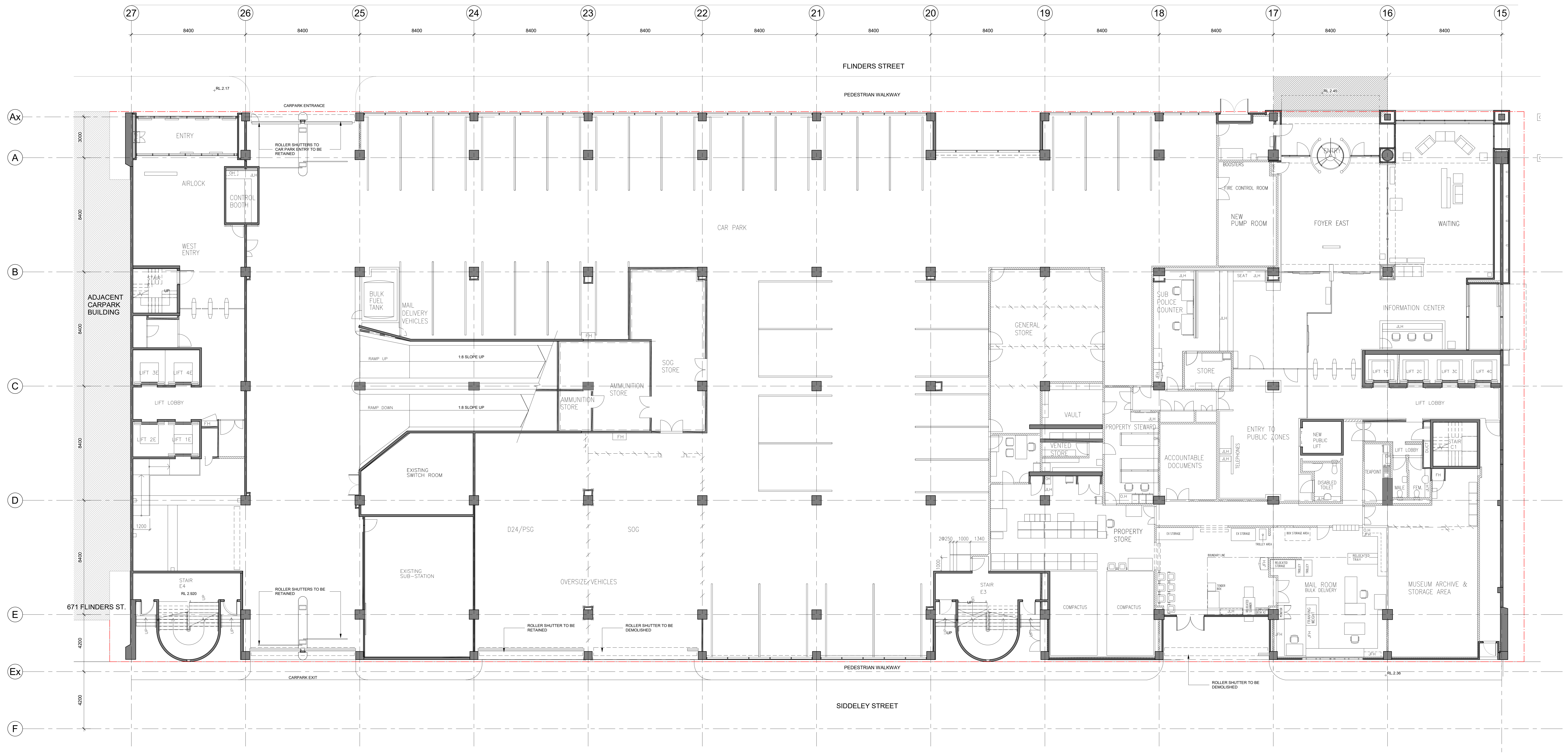
Level 2, 187 Flinders Lane  
Melbourne, VIC 3008, Australia  
T + 61 3 9650 3288 me@cox.com.au  
F + 61 3 9650 3247 www.coxarchitecture.com.au

**ATTENTION CONTRACTORS AND SUB-CONTRACTORS:**  
THESE DRAWINGS ARE INTENDED FOR HOWEVER THEIR PURPOSES ONLY. THEY ARE BASED ON INFORMATION PROVIDED BY THE CLIENT GROUP AND OTHER KEY STAKEHOLDERS, WHICH MAY CONTAIN INCONSISTENCIES, OMISSIONS AND ERRORS.  
AT THE TIME OF ISSUE, THESE DRAWINGS ARE BASED ON OTHER CONSULTANTS DRAWINGS WHICH ARE CONSIDERED TO BE PART OF THE DESIGN TEAM.  
THE SUCCESSFUL CONTRACTOR AND SUB-CONTRACTORS WILL BE REQUIRED TO WORK WITH THE CONSULTANT TEAM, AUTHORITY ENGINEERS AND CLIENT GROUPS TO DEVELOP THE DESIGN TO COMPLETE DETAIL DESIGN AND CONTRACT DOCUMENTATION.  
BASED ON THEIR OWN EXPERIENCE WITH PROJECTS OF THIS NATURE, OF THE RISKS INVOLVED IN CHANGING IN REQUIREMENTS, INVESTIGATION OUTCOMES, SCOPES, CONCEPTS AND DESIGN DETAIL AND TO CHANGES AND FURTHER DEVELOPMENT.

**REVISION / DOCUMENT STATUS | DRAWING NO.**

5	FOR TENDER	A11-000
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1 GROUND FLOOR EXISTING PLAN  
SCALE 1:100

**NOTE:**  
REFER TO DEVELOPMENT SUMMARY FOR AREA SCHEDULE  
A14-00 SERIES EXISTING ARCHITECTURE DRAWING SERIES ARE FOR INFORMATION ONLY.  
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**GENERAL NOTES:**  
1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.  
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF APPROVED SHOP DRAWINGS. APPROVED SHOP DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.  
3. DIMENSIONS ARE FOR VISUAL REFERENCE ONLY. DIMENSIONS TAKE PRECEDENCE OVER VISUAL DIMENSIONS.  
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.  
5. COPYRIGHT OF THIS DRAWING IS RESERVED BY THE ARCHITECTURE FIRM. THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTURE FIRM.  
6. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD. UNLESS OTHERWISE STATED OTHERWISE.  
7. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.  
8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.  
9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
10. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLAB BEAMS, STAIRS AND PARTITIONS. REFER TO ARCHITECT'S DRAWINGS FOR LOCATION OF WALLS, BLOCKWORK AND CONCRETE PENETRATIONS.  
11. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR BEAM SIZES AND DETAILS.  
12. REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR LOCATION OF SUB-CLOOR SERVICES.  
13. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.  
14. REFER TO DRAWING SCHEDULES FOR DETAILS.  
15. REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND SQUARE OPENINGS.  
16. REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND DETAILS.  
17. BUILD IN HIGH LEVEL PARTITIONS OR FLOORS IN CEILING SPACES. REFER TO MECHANICAL ENGINEER'S DRAWINGS.  
18. FOR ADDITIONAL SET OUT INFORMATION WHERE NOT SPECIFIED OTHERWISE, REFER TO THE CONTRACT DOCUMENTATION.  
19. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR DETAILED ARCHITECTURAL DRAWINGS.  
20. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SPECIFICATION TAKES.  
21. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR PRECEDENCE OVER DRAWINGS.  
22. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GFI AND LIGHTING SET OUTS.  
23. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GFI AND LIGHTING SET OUTS.  
24. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GFI AND LIGHTING SET OUTS.  
25. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GFI AND LIGHTING SET OUTS.  
26. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GFI AND LIGHTING SET OUTS.  
27. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GFI AND LIGHTING SET OUTS.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	DM	20/07/19
2	ISSUE FOR CO-ORDINATION	DM	20/07/19
3	ISSUE FOR TENDER	DM	20/07/19

CONSULTANTS	CLIENT
<p><b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: 100 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: 03 9594 1000</p> <p><b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLEGE STREET, DOCKLANDS VIC 3008 TEL: 03 9594 1000</p> <p><b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINNEY &amp; YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3003 TEL: 03 9594 1000</p> <p><b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINNEY &amp; YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3003 TEL: 03 9594 1000</p>	<p><b>CLIENT</b> ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</p>

<p><b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINNEY &amp; YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3003 TEL: 03 9594 1000</p> <p><b>TOWN PLANNING</b> NAME: ETHOS URBAN ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3003 TEL: 03 9594 1000</p> <p><b>BUILDING SURVEYORS AND CONSULTANTS</b> NAME: PJP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3003 TEL: 03 9594 1000</p> <p><b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3003 TEL: 03 9594 1000</p> <p><b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3003 TEL: 03 9594 1000</p>
--

NOTES	SCALE	DATE
<p>CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS INCLUDING THE PRELIMINARY CONTRACT DOCUMENTS AND ALL RELEVANT SPECIFICATIONS. SEE THE CONTRACT DOCUMENTS FOR THE FULL LIST OF DIMENSIONS AND SPECIFICATIONS. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTURE FIRM.</p>	As indicated @ A0	20/07/19

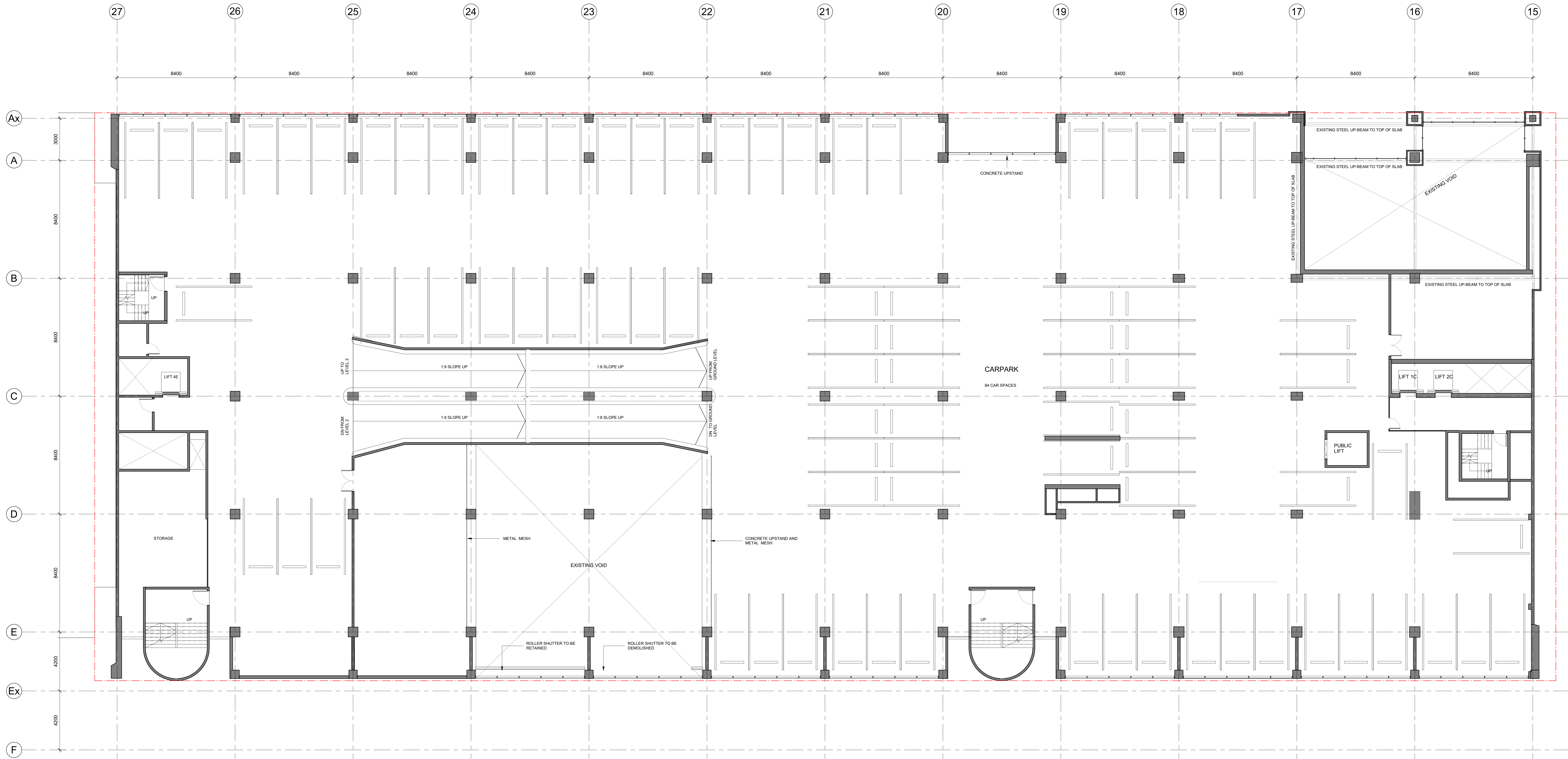
PROJECT	DATE	CHECKED	PLOT DATE	PROJECT NO.
637 FLINDERS STREET 637 FLINDERS STREET, DOCKLANDS, VIC 3008	20/07/19	DM	1/11/2019 3:27:02 PM	318034.00

PROJECT	DATE	CHECKED	PLOT DATE	PROJECT NO.
637 FLINDERS STREET 637 FLINDERS STREET, DOCKLANDS, VIC 3008	20/07/19	DM	1/11/2019 3:27:02 PM	318034.00

COX Architecture	REVISION / DOCUMENT STATUS / DRAWING NO.
<p>Level 2, 167 Flinders Lane Melbourne, VIC 3000, Australia T + 61 3 9650 2288 F + 61 3 9650 2747 www.coxarchitecture.com.au Cox Architecture Pty Ltd ACN 132 081</p>	3 FOR TENDER

EXISTING PLAN - GROUND FLOOR	REVISION / DOCUMENT STATUS / DRAWING NO.
EXISTING PLAN - GROUND FLOOR	3 FOR TENDER

A14-001



1 LEVEL 1 EXISTING PLAN  
SCALE 1: 100

**NOTE:**  
REFER TO DEVELOPMENT SUMMARY FOR AREA SCHEDULE  
A14-00 SERIES EXISTING ARCHITECTURE DRAWING SERIES ARE FOR INFORMATION ONLY.  
ALL DIMENSIONS, LEVELS, BOUNDARY LINE EXTENTS ARE TO BE VERIFIED BY FURTHER DETAILED LAND SURVEY.

**GENERAL NOTES:**

- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND CONDITIONS PRIOR TO ANY WORK COMMENCING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT CONSIDER ANY WORK PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.
- EXISTING DIMENSIONS TAKE PRECEDENCE OVER ALL DIMENSIONS.
- 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER VISUAL IMAGES.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- COPYRIGHT OF THIS DRAWING VESTES TO COX ARCHITECTURE.
- NOTE: THIS DRAWING INCLUDES ALL CLOSED REVISIONS TAGGED AS THIS REVISION IS REUSED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.
- ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
- COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLIP JOINTS, J.PITS AND PARTING JOINTS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB BEAR WALL BLOCKOUTS AND CONCRETE PENETRATIONS.
- REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR SUB-FLOOR AND SHORING DETAILS.
- LOCATION OF SUB-FLOOR SERVICES.
- REFER TO ARCHITECT'S CONTRACTOR'S SPECIFICATION PLAN FOR DETAILS, SLAB & FILL POINT CONTRACTORS TO PROVIDE CURBS AND APPROPRIATE FINISHES AND PIPING TO CONNECT FILL POINT TO BLACK TANK WITHIN THE DETAIL TASK ROOM.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND SQUARE OPENING SIZES.
- REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND BEARINGS. BEARINGS SHALL BE IN PLACE AT ALL KEY STATIONS AT THE TIME OF POUR. THESE DRAWINGS ARE BASED ON OTHER CONSULTANT DRAWINGS WHICH ARE KNOWN TO BE ONLY PARTIALLY COMPLETE.
- BUILD IN HIGH LEVEL OPENINGS FOR PLUMBING AND CEILING SERVICES. REFER TO MECHANICAL ENGINEER'S DRAWING.
- FOR ADDITIONAL SET OUT INFORMATION WHERE NO DIMENSIONS ARE GIVEN, REFER TO THE CONTRACT DOCUMENTATION.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB BEAR WALL BLOCKOUTS AND CONCRETE PENETRATIONS.
- REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR SUB-FLOOR AND SHORING DETAILS.
- REFER TO ARCHITECT'S CONTRACTOR'S SPECIFICATION PLAN FOR DETAILS, SLAB & FILL POINT CONTRACTORS TO PROVIDE CURBS AND APPROPRIATE FINISHES AND PIPING TO CONNECT FILL POINT TO BLACK TANK WITHIN THE DETAIL TASK ROOM.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND SQUARE OPENING SIZES.
- REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND BEARINGS. BEARINGS SHALL BE IN PLACE AT ALL KEY STATIONS AT THE TIME OF POUR. THESE DRAWINGS ARE BASED ON OTHER CONSULTANT DRAWINGS WHICH ARE KNOWN TO BE ONLY PARTIALLY COMPLETE.
- BUILD IN HIGH LEVEL OPENINGS FOR PLUMBING AND CEILING SERVICES. REFER TO MECHANICAL ENGINEER'S DRAWING.
- FOR ADDITIONAL SET OUT INFORMATION WHERE NO DIMENSIONS ARE GIVEN, REFER TO THE CONTRACT DOCUMENTATION.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB BEAR WALL BLOCKOUTS AND CONCRETE PENETRATIONS.
- REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR SUB-FLOOR AND SHORING DETAILS.
- REFER TO ARCHITECT'S CONTRACTOR'S SPECIFICATION PLAN FOR DETAILS, SLAB & FILL POINT CONTRACTORS TO PROVIDE CURBS AND APPROPRIATE FINISHES AND PIPING TO CONNECT FILL POINT TO BLACK TANK WITHIN THE DETAIL TASK ROOM.

ATTENTION CONTRACTORS AND SUB-CONTRACTORS:  
THESE DRAWINGS ARE INTENDED FOR SHARED TENDER PURPOSES ONLY. THEY ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND OTHER KEY STAKEHOLDERS, WHICH MAY CONTAIN CONFLICTING DATA, OMISSIONS AND ERRORS.  
THE SUCCESS OF THIS PROJECT DEPENDS ON OTHER CONSULTANT DRAWINGS WHICH ARE KNOWN TO BE ONLY PARTIALLY COMPLETE.  
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THE SUCCESS OF THIS PROJECT DEPENDS ON OTHER CONSULTANT DRAWINGS WHICH ARE KNOWN TO BE ONLY PARTIALLY COMPLETE.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	DM	24/07/24
2	ISSUE FOR CO-ORDINATION	DM	26/07/24
3	ISSUE FOR TENDER	DM	03/08/24

**CONSULTANTS**

<b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: 12/120 COLLETT STREET MELBOURNE, VIC 3000 TELEPHONE: 03 9593 1111	<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARAK STREET WEST MELBOURNE, VIC 3000 TELEPHONE: 03 9593 1111	<b>TOWN PLANNING</b> NAME: ETHOS URBAN ADDRESS: 21/210 COLLETT STREET MELBOURNE, VIC 3000 TELEPHONE: 03 9593 1111
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLETT STREET MELBOURNE, VIC 3000 TELEPHONE: 03 9593 1111	<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 110 BARAK STREET WEST MELBOURNE, VIC 3000 TELEPHONE: 03 9593 1111	<b>BUILDING SURVEYOR</b> NAME: PJP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: 110 BARAK STREET WEST MELBOURNE, VIC 3000 TELEPHONE: 03 9593 1111
<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARAK STREET WEST MELBOURNE, VIC 3000 TELEPHONE: 03 9593 1111	<b>LANDSCAPE DESIGN</b> NAME: SOULUS PPT LTD ADDRESS: 110 BARAK STREET WEST MELBOURNE, VIC 3000 TELEPHONE: 03 9593 1111	<b>FAÇADE CONSULTANT</b> NAME: AURECON ADDRESS: 400 COLLETT STREET MELBOURNE, VIC 3000 TELEPHONE: 03 9593 1111
<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARAK STREET WEST MELBOURNE, VIC 3000 TELEPHONE: 03 9593 1111		

**CLIENT**  
ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/  
ARTIFEX PROPERTY GROUP

**NOTES**

CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACTS, SPECIFICATIONS AND DRAWINGS.  
ANY REVISIONS TO THIS DRAWING SHALL BE IN ACCORDANCE WITH THE WRITTEN PERMISSION OF THE COX ARCHITECTURE PTY LTD (CONTRACTOR'S PERMISSION REQUIRED).

<b>DRAWN</b>	<b>DATE</b>	<b>CHECKED</b>	<b>PLOT DATE</b>	<b>PROJECT No</b>
DM	01/07/24	DM	1/11/2024 1:27:32 PM	318034.00
<b>PROJECT ARCHITECT</b>	<b>CP</b>	<b>PROJECT DIRECTOR</b>	<b>CO-ORDINATED</b>	<b>DM</b>

**SCALE**  
As indicated @ A0

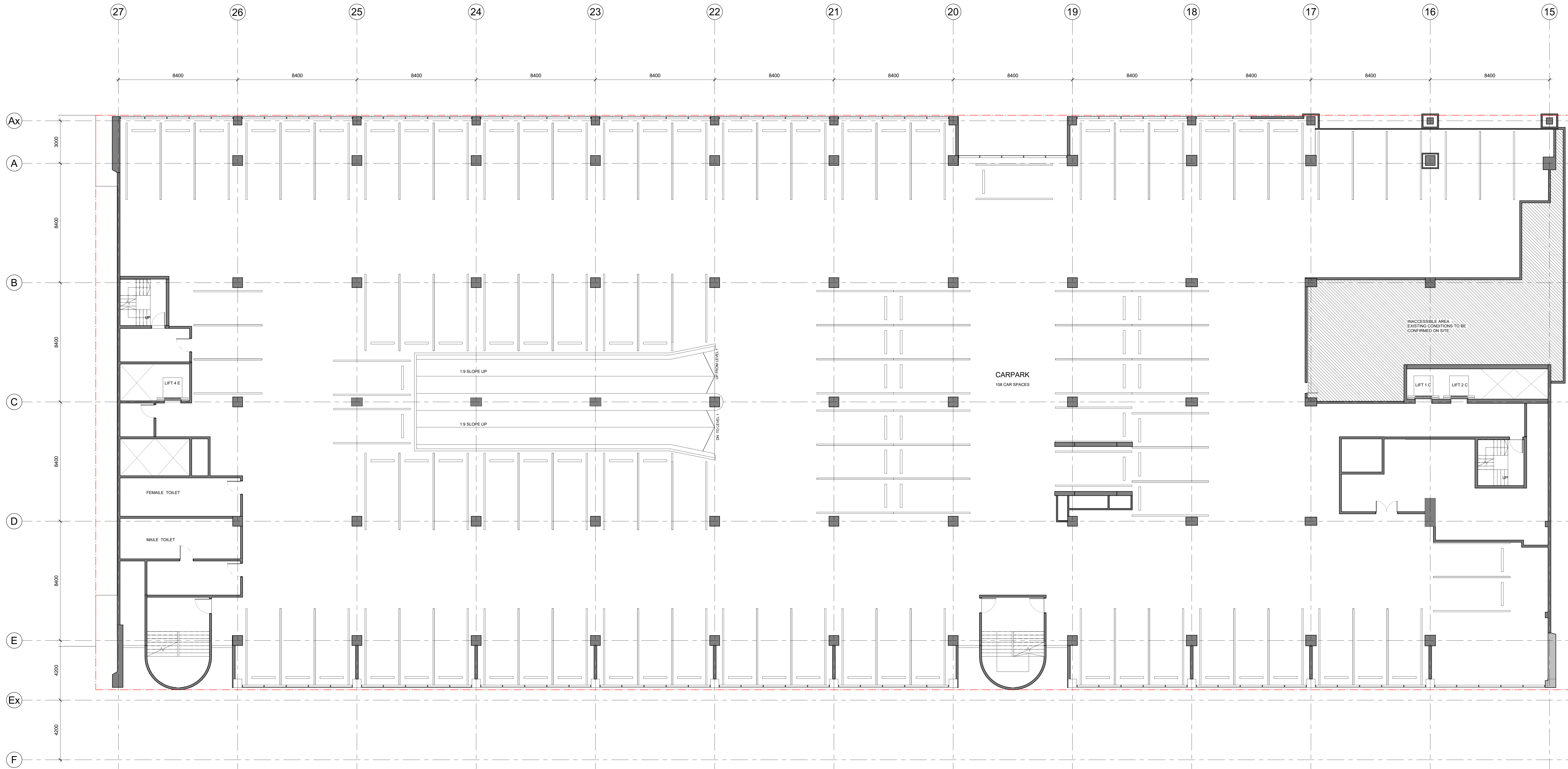
**PROJECT**  
637 FLINDERS STREET  
637 FLINDERS STREET, DOCKLANDS, VIC 3008

**COX Architecture**  
Level 2, 167 Flinders Lane  
Melbourne, VIC 3000, Australia  
T + 61 3 9650 2088  
F + 61 3 9650 2747  
www.coxarchitecture.com.au

**DRAWING TITLE**  
EXISTING PLAN - LEVEL 1

**REVISION / DOCUMENT STATUS / DRAWING No**  
3 FOR TENDER

**A14-010**



1 LEVEL 2 EXISTING PLAN  
SCALE 1:100

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- GENERAL NOTES:**
- 1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
  - 2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT CONSTITUTE ANY WARRANTY FROM THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.
  - 3. EXISTING CONDITIONS MAY VARY FROM THE INFORMATION PROVIDED IN THESE DRAWINGS. ALL DIMENSIONS ARE FOR VISUAL REFERENCE ONLY. JO DRAWINGS TAKE PRECEDENCE OVER VISUAL IMAGES.
  - 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
  - 5. COPYRIGHT OF THIS DRAWING IS VESTED IN COX ARCHITECTURE.
  - 6. NOTE: THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE OR SERVICE.
  - 7. THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE OR SERVICE.
  - 8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
  - 9. COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
  - 10. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLOPE BEAMS, STAIRS AND PARTING WALLS. REFER TO ARCHITECT'S DRAWINGS FOR LOCATION OF SLOPE BEAMS, STAIRS AND PARTING WALLS.
  - 11. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLOPE BEAM TO WALL BLOCKOUTS AND CONCRETE PENETRATIONS.
  - 12. REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR SLOPE BEAM AND SLOPE BEAM DETAILS.
  - 13. REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR LOCATION OF SUB-FLOOR SERVICES.
  - 14. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND APPROPRIATE FITTINGS AND PIPING TO CONNECT FILL POINT TO BLACK TANK WITHIN THE DESIGN TANK ROOM.
  - 15. REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND SQUARE OPENINGS.
  - 16. REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND BLOCKOUTS. ALL PENETRATIONS SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND REQUIREMENTS.
  - 17. BUILD IN HIGH LEVEL OPENINGS FOR FLEASMAIL CEILING SERVICES. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ADDITIONAL SETOUT AND INFORMATION WHERE NO DIMENSIONS ARE GIVEN. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ADDITIONAL SETOUT AND INFORMATION WHERE NO DIMENSIONS ARE GIVEN.
  - 18. REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR PRECEDENCE OVER DRAWINGS.
  - 19. REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR PRECEDENCE OVER DRAWINGS.
  - 20. REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR PRECEDENCE OVER DRAWINGS.
  - 21. REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR PRECEDENCE OVER DRAWINGS.
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  - 25. REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR PRECEDENCE OVER DRAWINGS.
  - 26. REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR PRECEDENCE OVER DRAWINGS.
  - 27. REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR PRECEDENCE OVER DRAWINGS.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	DM	2023/07/01
2	ISSUE FOR CO-ORDINATION	DM	2023/07/01
3	ISSUE FOR TENDER	DM	2023/07/01

CONSULTANTS	CLIENT
<b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: 1001 COLLETT STREET, DOCKLANDS VIC 3207 TEL: 03 9593 1000	<b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</b> 637 FLINDERS STREET, DOCKLANDS, VIC 3208
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLETT STREET, DOCKLANDS VIC 3208 TEL: 03 9593 1000	<b>TOWN PLANNER</b> NAME: ETHOS URBAN ADDRESS: 1001 COLLETT STREET, DOCKLANDS VIC 3207 TEL: 03 9593 1000
<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3207 TEL: 03 9593 1000	<b>BUILDING SURVEYOR AND CONSULTANTS</b> NAME: PJP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: 1001 COLLETT STREET, DOCKLANDS VIC 3207 TEL: 03 9593 1000
<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3207 TEL: 03 9593 1000	<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3207 TEL: 03 9593 1000
<b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3207 TEL: 03 9593 1000	<b>ARCHITECT</b> NAME: COX ARCHITECTURE ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3207 TEL: 03 9593 1000

**NOTES**

CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS INCLUDING PRELIMINARY CONDITIONS AND SPECIFICATIONS AND INCLUDING SPECIFICATIONS. SEE GENERAL NOTES FOR MORE INFORMATION.

ANY PART OR REPRODUCTION OF THIS DRAWING IS TO BE IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE COX ARCHITECTURE PTY LTD. UNLESS OTHERWISE STATED.

DRAWN	DATE	CHECKED	PLOT DATE	PROJECT No
DM	01/11/23	DM	11/11/2023 2:05:01 PM	318034.00

PROJECT ARCHITECT: DM PROJECT DIRECTOR: CP CO-ORDINATOR: DM

SCALE: As indicated @ A0

PROJECT: 637 FLINDERS STREET, DOCKLANDS, VIC 3208

DRAWING TITLE: EXISTING PLAN - LEVEL 2

REVISION / DOCUMENT STATUS / DRAWING No: 3 FOR TENDER

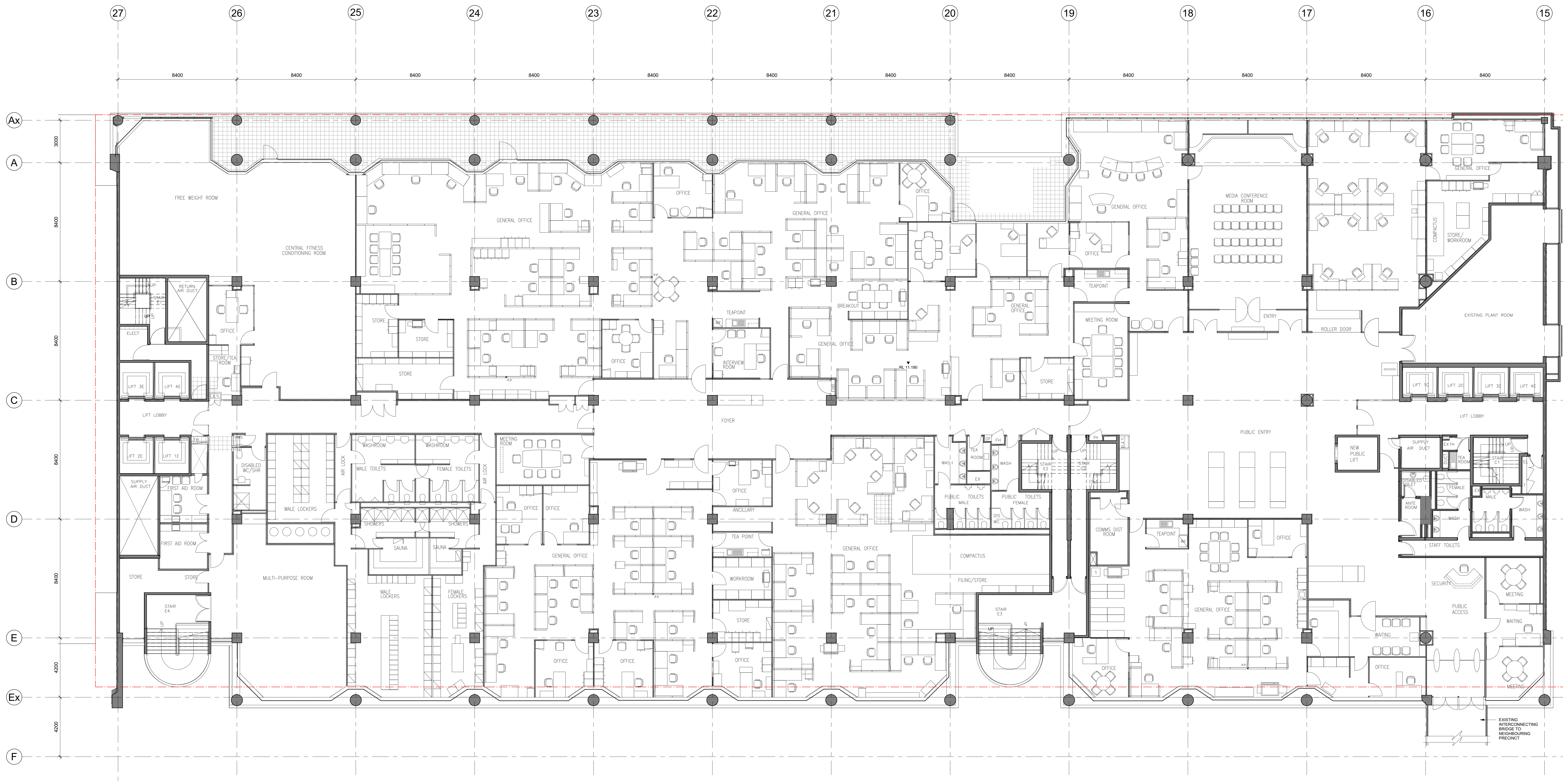
**COX Architecture**

Level 2, 107 Flinders Lane  
Melbourne, VIC 3000, Australia  
T + 61 3 9650 2088  
F + 61 3 9650 2747  
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**COX**

REVISION / DOCUMENT STATUS / DRAWING No: 3 FOR TENDER

A14-020



**1 LEVEL 3 EXISTING PLAN**  
SCALE: 1:100

**NOTE:**  
REFER TO DEVELOPMENT SUMMARY FOR AREA SCHEDULE  
A14-00 SERIES EXISTING ARCHITECTURE DRAWING SERIES ARE FOR INFORMATION ONLY.  
ALL DIMENSIONS, LEVELS, BOUNDARY LINE EXTENTS ARE TO BE VERIFIED BY FURTHER DETAILED LAND SURVEY.

**GENERAL NOTES:**  
1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND CONDITIONS PRIOR TO ANY WORK COMMENCING.  
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT CONSIDER ANY WORK PRIOR TO THE RECEIPT OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.  
3. DIMENSIONS ARE FOR VISUAL REFERENCE ONLY. ALL DIMENSIONS TAKE PRECEDENCE OVER VISUAL REFERENCE ONLY. JO DRAWINGS TAKE PRECEDENCE OVER VISUAL REFERENCE ONLY.  
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.  
5. COPYRIGHT OF THIS DRAWING IS VESTED IN COX ARCHITECTURE.  
6. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.  
7. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.  
8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.  
9. COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.  
10. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLIP BEAMS, STAYS AND PARTING JOINTS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLIP BEAMS, STAYS AND PARTING JOINTS.  
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REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	DM	20/07/19
2	ISSUE FOR CO-ORDINATION	DM	20/07/19
3	ISSUE FOR TENDER	DM	20/07/19

CONSULTANTS
<b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: 100/100 COLLEGE BULEVARD VIC 3008 TELEPHONE: 03 9593 1000
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLEGE BULEVARD VIC 3008 TELEPHONE: 03 9593 1000
<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3003 TELEPHONE: 03 9593 1000
<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3003 TELEPHONE: 03 9593 1000

<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3003 TELEPHONE: 03 9593 1000
<b>TOWN PLANNING</b> NAME: STYDES URBAN ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3003 TELEPHONE: 03 9593 1000
<b>BUILDING SURVEYOR</b> NAME: VERO AUSTRALIA PTY LTD ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3003 TELEPHONE: 03 9593 1000
<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3003 TELEPHONE: 03 9593 1000
<b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3003 TELEPHONE: 03 9593 1000

<b>CLIENT</b> ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP
<b>CLIENT LOGO</b> ZONE Q INVESTMENTS PTY LTD

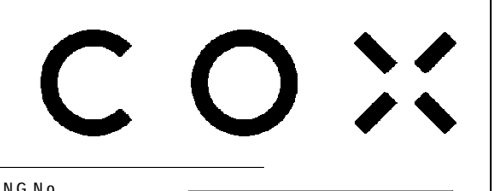
NOTES
CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACTS, SPECIFICATIONS AND DRAWINGS. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY OTHER CONSULTANTS AND INCLUDING SPECIFICATIONS. SEE THE DRAWING FOR DIMENSIONS AND LEVELS. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.

SCALE	DATE
As indicated @ A0	

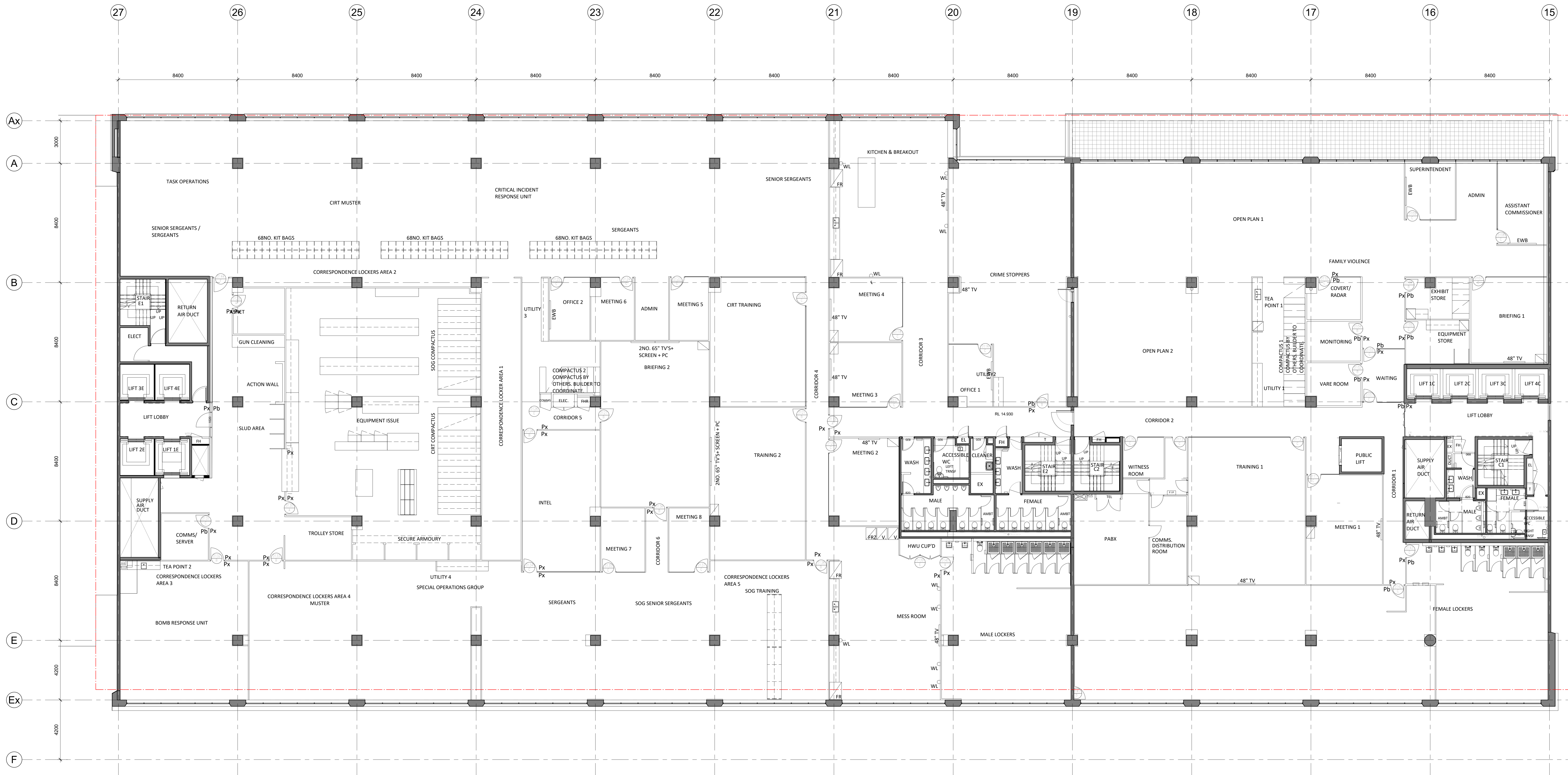
<b>PROJECT</b> 637 FLINDERS STREET 637 FLINDERS STREET, DOCKLANDS, VIC 3008
<b>PROJECT ARCHITECT</b> DM
<b>PROJECT DIRECTOR</b> CP
<b>CO-ORDINATOR</b> DM

<b>COX Architecture</b> Level 2, 167 Flinders Lane Melbourne, VIC 3000, Australia T + 61 3 9550 2388 F + 61 3 9550 2747 www.coxarchitecture.com.au c.a@coxarchitecture.com.au
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<b>DRAWING TITLE</b> EXISTING PLAN - LEVEL 3
<b>REVISION / DOCUMENT STATUS / DRAWING No.</b> 3 FOR TENDER
<b>PROJECT No.</b> 318034.00
<b>DATE</b> 01/11/19
<b>CHECKED</b> DM
<b>PLOT DATE</b> 11/11/2019 1:08:32 PM
<b>PROJECT No.</b> 318034.00



A14-030



**1 LEVEL 4 EXISTING PLAN**  
SCALE: 1:100

**NOTE:**  
REFER TO DEVELOPMENT SUMMARY FOR AREA SCHEDULE  
A14-00 SERIES EXISTING ARCHITECTURE DRAWING SERIES ARE FOR INFORMATION ONLY.  
ALL DIMENSIONS, LEVELS, BOUNDARY LINE EXTENTS ARE TO BE VERIFIED BY FURTHER DETAILED LAND SURVEY.

**GENERAL NOTES:**  
1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING...  
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT...  
3. DIMENSIONS ARE FOR VISUAL REFERENCE ONLY...  
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS...  
5. THE ARCHITECT'S DESIGN INTENT IS TO PROVIDE A HIGH QUALITY WORKSPACE...  
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8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM...  
9. ALL COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE...  
10. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLIP JOINTS...  
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<b>REVISION</b> 1 ISSUE FOR INFORMATION 2 ISSUE FOR CO-ORDINATION 3 ISSUE FOR TENDER	<b>DESCRIPTION</b> 1 ISSUE FOR INFORMATION 2 ISSUE FOR CO-ORDINATION 3 ISSUE FOR TENDER	<b>BY</b> DA DA DA	<b>DATE</b> 20/07/19 20/07/19 20/07/19	<b>CONSULTANTS</b> PROJECT MANAGER NAME: MITRAL CAPITAL PROJECTS PTY LTD ADDRESS: LEVEL 20 COLLECTIS BELMONT VIC 3003 TEL: 03 9493 1111 NAME: AURECON ADDRESS: 400 COLLEGE ROAD VIC 3008 TEL: 03 9493 1111 MECHANICAL ENGINEERS NAME: NORMAN DINIET & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3003 TEL: 03 9493 1111 ELECTRICAL ENGINEERS NAME: NORMAN DINIET & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3003 TEL: 03 9493 1111	<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINIET & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3003 TEL: 03 9493 1111 <b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: LEVEL 11 HYDE STREET MELBOURNE VIC 3000 TEL: 03 9493 1111 <b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 201 COLSON ROAD MELBOURNE VIC 3000 TEL: 03 9493 1111	<b>TOWN PLANNER</b> NAME: ETHOS URBAN ADDRESS: 877 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9493 1111 <b>PI-P BUILDING SURVEYORS AND CONSULTANTS</b> NAME: AURECON ADDRESS: 400 COLLEGE ROAD VIC 3008 TEL: 03 9493 1111 <b>FAÇADE CONSULTANT</b> NAME: AURECON ADDRESS: 400 COLLEGE ROAD VIC 3008 TEL: 03 9493 1111	<b>CLIENT</b> <b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/</b> <b>ARTIFEX PROPERTY GROUP</b> 	<b>NOTES</b> CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACTS, SPECIFICATIONS AND DRAWINGS. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.	<b>SCALE</b> As indicated @ A0 <b>DATE</b> 20/07/19	<b>COX Architecture</b> Level 2, 167 Flinders Lane Melbourne, VIC 3000, Australia T + 61 3 9650 2088 F + 61 3 9650 2747 www.coxarchitecture.com.au COX Architecture Pty Ltd ACN 133 081	<b>PROJECT</b> <b>637 FLINDERS STREET</b> <b>637 FLINDERS STREET, DOCKLANDS, VIC 3008</b>	<b>DRAWING TITLE</b> <b>EXISTING PLAN - LEVEL 4</b>	<b>REVISION / DOCUMENT STATUS / DRAWING No.</b> 3 FOR TENDER	<b>A14-040</b>
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**1 LEVEL 5 EXISTING PLAN**  
SCALE: 1:100

**NOTE:**  
REFER TO DEVELOPMENT SUMMARY FOR AREA SCHEDULE  
A14-00 SERIES EXISTING ARCHITECTURE DRAWING SERIES ARE FOR INFORMATION ONLY.  
ALL DIMENSIONS, LEVELS, BOUNDARY LINE EXTENTS ARE TO BE VERIFIED BY FURTHER DETAILED LAND SURVEY.

**GENERAL NOTES:**  
 1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND COMPARISON PRIOR TO ANY WORK COMMENCING.  
 2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT CONSIDER ANY WORK FROM THE RETURN OF APPROVED SHOP DRAWINGS ISSUED BY THE RELEVANT CONSULTANT.  
 3. EXISTING DIMENSIONS TAKE PRECEDENCE OVER ALL DIMENSIONS.  
 4. 2D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 3D DRAWINGS TAKE PRECEDENCE OVER VISUAL DIMENSIONS.  
 5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.  
 6. COPYRIGHT OF THIS DRAWING IS VESTED IN OUR ARCHITECTURE.  
 7. NOTE: THIS DRAWING ISSUE INCLUDING ALL RELATED REVISIONS TAGGED AS THIS REVISION IS RELEASED FOR ALL RELEVANT TRADE PACKAGES PREVIOUSLY ISSUED.  
 8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.  
 9. ALL COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.  
 10. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF S/S RIVES, S/P STAYS AND PARTIAL CUTS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLAB ON WALL BLOCKOUTS AND CONCRETE PENETRATIONS.  
 11. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S SIZES AND DETAILS.  
 12. REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR SUB-COL AND DUCTWORK DETAILS.  
 13. LOCATION OF SUB-COL SERVICES.  
 14. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.  
 15. REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL DUCT PENETRATIONS AND LEAVE OPENINGS.  
 16. REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND LEAVE OPENINGS.  
 17. BUILD UP HIGH LEVEL OPENINGS OR FLASHINGS IN CEILING SPACES. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ADDITIONAL SET OUT INFORMATION WHERE NO SPECIFIC INFORMATION IS PROVIDED. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ADDITIONAL SET OUT INFORMATION WHERE NO SPECIFIC INFORMATION IS PROVIDED.  
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REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	DM	2022/07
2	ISSUE FOR CO-ORDINATION	DM	2022/07
3	ISSUE FOR TENDER	DM	2022/07

CONSULTANTS
<b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: 1501/150 COLLETS BELCONN, VIC 3008 TEL: 03 9593 1500
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<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 712 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9429 2000

<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 712 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9429 2000
<b>TOWN PLANNER</b> NAME: STYROS URBAN DESIGN ADDRESS: 1070 BUNN STREET, MELBOURNE VIC 3000 TEL: 03 9429 2000
<b>BUILDING SURVEYORS AND CONSULTANTS</b> NAME: PIP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: 1070 BUNN STREET, MELBOURNE VIC 3000 TEL: 03 9429 2000
<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 1070 BUNN STREET, MELBOURNE VIC 3000 TEL: 03 9429 2000
<b>LANDSCAPE DESIGN</b> NAME: SOULS PVT LTD ADDRESS: 201 COLEBURN ROAD, MELBOURNE VIC 3000 TEL: 03 9593 1500

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SCALE	DATE
As indicated @ A0	

DRAWN	DATE	CHECKED	PLOT DATE	PROJECT NO
DM	20/11/20	DM	11/11/2019 1:30:38 PM	318034.00

PROJECT
637 FLINDERS STREET, DOCKLANDS, VIC 3008

REVISION / DOCUMENT STATUS / DRAWING NO
3 FOR TENDER



1 LEVEL 6 EXISTING PLAN  
SCALE 1:100

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**GENERAL NOTES:**  
 1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING...  
 2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT...  
 3. FLOOR FINISHES SHALL BE PRECISE TO THE FOLLOWING...  
 4. SHOP DRAWINGS ARE FOR VISUAL REFERENCE ONLY...  
 5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS...  
 6. COPYRIGHT OF THIS DRAWING IS VESTED IN OUR ARCHITECTURE...  
 7. THIS DRAWING IS ISSUED AS PART OF THE PROJECT...  
 8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM...  
 9. ALL COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE...  
 10. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLAB BEAMS, PATIS AND PARTING JOINTS...  
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REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	DM	20/05/19
2	ISSUE FOR CO-ORDINATION	DM	20/05/19
3	ISSUE FOR TENDER	DM	03/07/19

CONSULTANTS
<p><b>PROJECT MANAGER</b>                  NAME: MITRAL CAPITAL PROJECTS PTY LTD                  ADDRESS: 150 COLLEGE STREET, DOCKLANDS, VIC 3008                  TEL: 03 9491 1100</p> <p><b>STRUCTURAL AND CIVIL ENGINEERS</b>                  NAME: AURECON                  ADDRESS: 400 COLLEGE STREET, DOCKLANDS VIC AUSTRALIA 3008                  TEL: 03 9491 1100</p> <p><b>MECHANICAL ENGINEERS</b>                  NAME: NORMAN DINIEN &amp; YOUNG                  ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003                  TEL: 03 9491 1100</p> <p><b>ELECTRICAL ENGINEERS</b>                  NAME: NORMAN DINIEN &amp; YOUNG                  ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003                  TEL: 03 9491 1100</p>

<p><b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b>                  NAME: NORMAN DINIEN &amp; YOUNG                  ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003                  TEL: 03 9491 1100</p> <p><b>TOWN PLANNERS</b>                  NAME: STYROS URBAN                  ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003                  TEL: 03 9491 1100</p> <p><b>BUILDING SURVEYORS</b>                  NAME: VERVE AUSTRALIA PTY LTD                  ADDRESS: 40 COLLEGE STREET, DOCKLANDS VIC AUSTRALIA 3008                  TEL: 03 9491 1100</p> <p><b>QUANTITY SURVEYOR</b>                  NAME: SLATTERY                  ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003                  TEL: 03 9491 1100</p> <p><b>LANDSCAPE DESIGN</b>                  NAME: SOULUS PTY LTD                  ADDRESS: 240 COLLEGE STREET, DOCKLANDS VIC AUSTRALIA 3008                  TEL: 03 9491 1100</p>
--

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DATE	CHECKED	DATE	PROJECT NO.
01/11/19	DM	11/10/19 3:00 PM	318034.00

PROJECT ARCHITECT: DM PROJECT DIRECTOR: CP CO-ORDINATOR: DM

**SCALE**  
 As indicated @ A0

**PROJECT**  
 637 FLINDERS STREET  
 637 FLINDERS STREET, DOCKLANDS, VIC 3008

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 COX Architecture Pty Ltd ACN 608 338 081

**DRAWING TITLE**  
 EXISTING PLAN - LEVEL 6

**REVISION / DOCUMENT STATUS / DRAWING NO.**  
 3 FOR TENDER A14-060

**COX**

**ARTIFEX**

**ZONE Q**

**EXISTING PLAN - LEVEL 6**

**3 FOR TENDER**

**A14-060**



1 LEVEL 7 EXISTING PLAN  
SCALE 1:100

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REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	DM	23/07/19
2	ISSUE FOR CO-ORDINATION	DM	30/07/19
3	ISSUE FOR TENDER	DM	03/08/19

CONSULTANTS
<b>PROJECT MANAGER</b> NAME: DIGITAL CAPITAL PROJECTS PTY LTD ADDRESS: LEVEL 21 COLLECT, MELBOURNE VIC 3000 TEL: 03 9493 8888
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AJURCON ADDRESS: 401 DOCKLANDS VIC AUSTRALIA 3008 TEL: 03 9590 7447
<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 170 BARRABEE ST, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9348 0600
<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 170 BARRABEE ST, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9348 0600

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NOTES
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NOTES
ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM. IN COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE. REFER TO SERVICE ENGINEERS DRAWINGS FOR LOCATION OF SERVICES. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR SLAB, WALL, BLOCKOUTS AND CORNER PENETRATIONS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR SLAB, WALL, BLOCKOUTS AND CORNER PENETRATIONS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES AND DETAILS.

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REVISION / DOCUMENT STATUS / DRAWING NO.
3 FOR TENDER A14-070



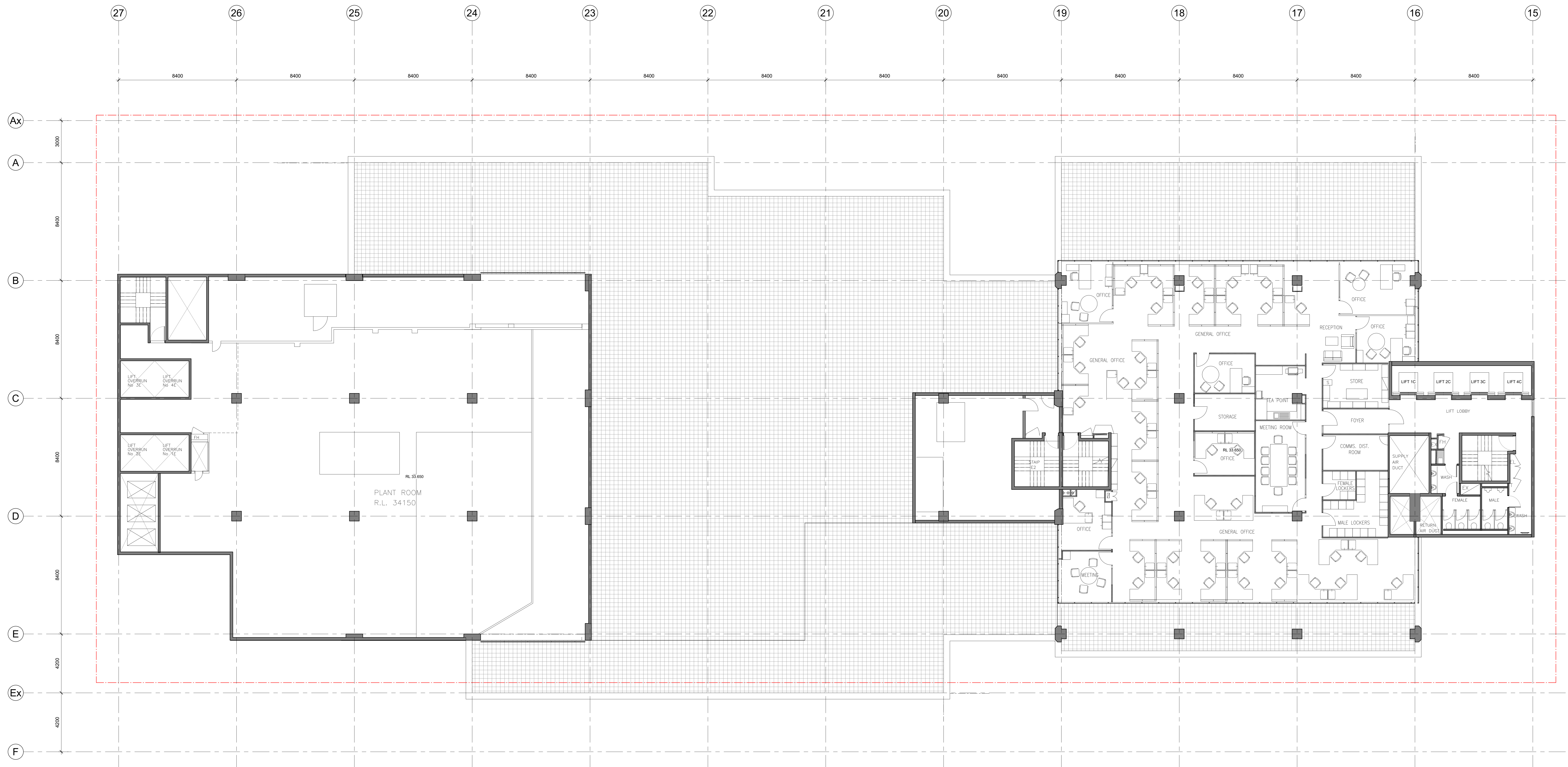


**1 LEVEL 8 EXISTING PLAN**  
SCALE: 1:100

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- 1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND CONDITIONS PRIOR TO ANY WORK COMMENCING.
  - 2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RETURN OF APPROVED SHOP DRAWINGS OR THE RETURN OF UNAPPROVED SHOP DRAWINGS.
  - 3. DIMENSIONS ARE FOR REFERENCE ONLY. DIMENSIONS TAKE PRECEDENCE OVER VISUAL REPRESENTATION.
  - 4. DIMENSIONS ARE FOR VISUAL REFERENCE ONLY. DIMENSIONS TAKE PRECEDENCE OVER VISUAL REPRESENTATION.
  - 5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
  - 6. COPYRIGHT OF THIS DRAWING IS VESTED IN THE ARCHITECTURE.
  - 7. NOTE: THIS DRAWING ISSUE INCLUDING ALL CLARIFIED REVISIONS TAGGED AS THIS REVISION IS REVERSED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.
  - 8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
  - 9. COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
  - 10. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLAB BEAMS, STAYS AND PARTING JOINTS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN BEAMS.
  - 11. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SLAB WALL BLOCKOUTS AND COVER PENETRATIONS.
  - 12. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SLAB BEAMS AND BLOCKOUTS.
  - 13. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SLAB BEAMS AND BLOCKOUTS.
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  - 26. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SLAB BEAMS AND BLOCKOUTS.
  - 27. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SLAB BEAMS AND BLOCKOUTS.

<p><b>CONSULTANTS:</b></p> <p>PROJECT MANAGER <b>NAME:</b> MITRAL CAPITAL PROJECTS PTY LTD <b>ADDRESS:</b> 1501 COLLEGE ROAD, MELBOURNE VIC 3008 <b>TELEPHONE:</b> 03 9592 3000</p> <p>STRUCTURAL AND CIVIL ENGINEERS <b>NAME:</b> AURECON <b>ADDRESS:</b> 401 COLLIERIE STREET, DOCKLANDS VIC AUSTRALIA 3008 <b>TELEPHONE:</b> 03 9592 3000</p> <p>MECHANICAL ENGINEERS <b>NAME:</b> NORMAN DINIEN &amp; YOUNG <b>ADDRESS:</b> 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 <b>TELEPHONE:</b> 03 9592 3000</p> <p>ELECTRICAL ENGINEERS <b>NAME:</b> NORMAN DINIEN &amp; YOUNG <b>ADDRESS:</b> 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 <b>TELEPHONE:</b> 03 9592 3000</p>	<p><b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> <b>NAME:</b> NORMAN DINIEN &amp; YOUNG <b>ADDRESS:</b> 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 <b>TELEPHONE:</b> 03 9592 3000</p> <p><b>TOWN PLANNING</b> <b>NAME:</b> ETHOS URBAN <b>ADDRESS:</b> 1501 COLLEGE ROAD, MELBOURNE VIC 3008 <b>TELEPHONE:</b> 03 9592 3000</p> <p><b>BUILDING SURVEYOR</b> <b>NAME:</b> VERVE AUSTRALIA PTY LTD <b>ADDRESS:</b> 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 <b>TELEPHONE:</b> 03 9592 3000</p> <p><b>QUANTITY SURVEYOR</b> <b>NAME:</b> SLATTERY <b>ADDRESS:</b> LEVEL 11, 110 BARBARA STREET MELBOURNE VIC3003 <b>TELEPHONE:</b> 03 9592 3000</p> <p><b>LANDSCAPE DESIGN</b> <b>NAME:</b> SOULUS PTY LTD <b>ADDRESS:</b> 3401 COLLEGE ROAD, MELBOURNE VIC 3008 <b>TELEPHONE:</b> 03 9592 3000</p>	<p><b>CLIENT:</b></p> <p><b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</b></p> <p><b>CLIENT ADDRESS:</b> <b>NAME:</b> ZONE Q <b>ADDRESS:</b> 1501 COLLEGE ROAD, MELBOURNE VIC 3008 <b>TELEPHONE:</b> 03 9592 3000</p>	<p><b>NOTES:</b></p> <p>CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACTS, SPECIFICATIONS AND DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ANY WORK COMMENCING. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ANY WORK COMMENCING.</p> <p>ANY COPY OR REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE COX ARCHITECTURE PTY LTD IS STRICTLY PROHIBITED AND IS A BREACH OF COPYRIGHT.</p> <p>THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD.</p>	<p><b>SCALE:</b></p> <p>As indicated @ A0</p> <p><b>DATE:</b></p> <p>01/10/19</p>	<p><b>PROJECT:</b></p> <p><b>637 FLINDERS STREET 637 FLINDERS STREET, DOCKLANDS, VIC 3008</b></p> <p><b>PROJECT NO:</b> 318034.00</p> <p><b>PROJECT ARCHITECT:</b> DM <b>PROJECT DIRECTOR:</b> DP <b>CO-ORDINATOR:</b> DM</p>	<p><b>COX Architecture</b> Level 2, 167 Flinders Lane Melbourne, VIC 3000, Australia T + 61 3 9650 2388 F + 61 3 9650 2747 www.coxarchitecture.com.au info@coxarchitecture.com.au</p> <p><b>DRAWING TITLE:</b></p> <p><b>EXISTING PLAN - LEVEL 8</b></p> <p><b>REVISION / DOCUMENT STATUS / DRAWING NO:</b></p> <p><b>3 FOR TENDER</b></p> <p><b>A14-080</b></p>
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**1 LEVEL 9 EXISTING PLAN**  
SCALE 1:100

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A14-00 SERIES EXISTING ARCHITECTURE DRAWING SERIES ARE FOR INFORMATION ONLY.  
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  - REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR WALL AND WINDOW DETAILS.
  - LOCATION OF SUB-FLOOR SERVICES.
  - REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.
  - REFER TO OWNER SCHEDULES FOR SERVICES.
  - REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND SQUARE OPENING SIZES.
  - REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND DETAILS. THESE SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARDS.
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  - FOR ADDITIONAL SETOUT INFORMATION WHERE NO DIMENSIONS ARE GIVEN, REFER TO THE CONTRACT DOCUMENTATION.
  - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ALL MATERIALS, SPECIFICATION PACKS AND FINISHES.
  - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR PRECISION OVER DRAWINGS.
  - REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GPO AND LIGHTING SET OUTS.
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REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	DM	2023/07
2	ISSUE FOR CO-ORDINATION	DM	2023/07
3	ISSUE FOR TENDER	DM	2023/07

CONSULTANTS
<b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: LEVEL 20 COLLETT BUILDING VIC 3000 TEL/FAX: 03 9493 1111
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLETT BUILDING VIC 3000 TEL/FAX: 03 9493 1111
<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINWY & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL/FAX: 03 9493 1111
<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINWY & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL/FAX: 03 9493 1111
<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINWY & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL/FAX: 03 9493 1111
<b>TOWN PLANNERS</b> NAME: ETHOS URBAN ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL/FAX: 03 9493 1111
<b>BUILDING SURVEYOR</b> NAME: VEIR AUSTRALIA PTY LTD ADDRESS: 400 COLLETT BUILDING VIC 3000 TEL/FAX: 03 9493 1111
<b>PI-P BUILDING SURVEYORS AND CONSULTANTS</b> NAME: PI-P BUILDING SURVEYORS AND CONSULTANTS ADDRESS: 400 COLLETT BUILDING VIC 3000 TEL/FAX: 03 9493 1111
<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL/FAX: 03 9493 1111
<b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL/FAX: 03 9493 1111
<b>FAÇADE CONSULTANT</b> NAME: AURECON ADDRESS: 400 COLLETT BUILDING VIC 3000 TEL/FAX: 03 9493 1111

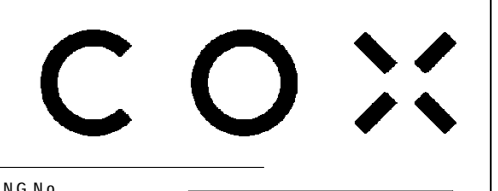
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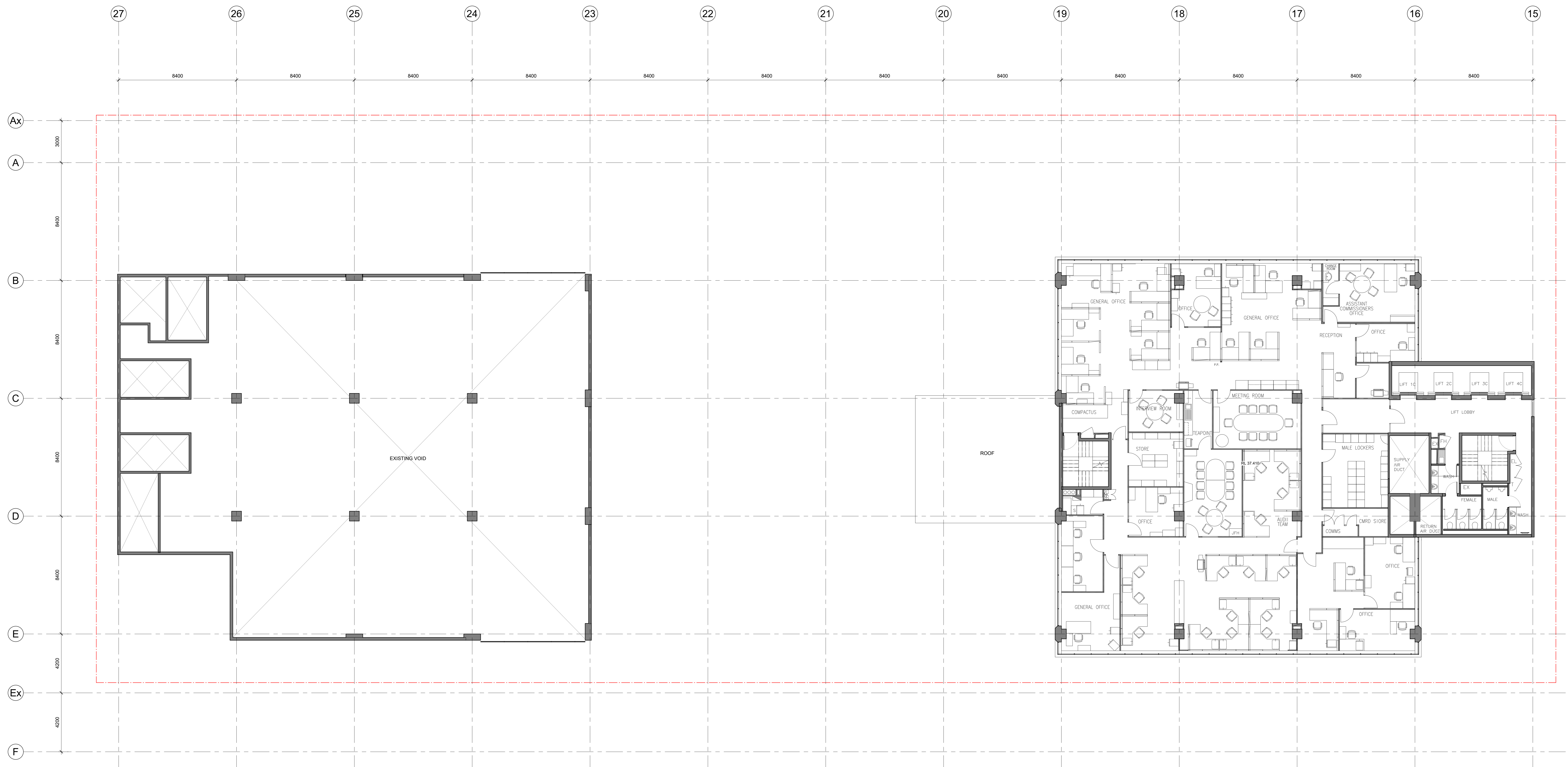
SCALE	DATE
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PROJECT
637 FLINDERS STREET 637 FLINDERS STREET, DOCKLANDS, VIC 3008

COX Architecture
Level 2, 167 Flinders Lane Melbourne, VIC 3000, Australia T + 61 3 9650 3288 F + 61 3 9650 2747 www.coxarchitecture.com.au info@coxarchitecture.com.au
<b>EXISTING PLAN - LEVEL 9</b>
REVISION / DOCUMENT STATUS / DRAWING No. 3 FOR TENDER



A14-090



1 LEVEL 10 EXISTING PLAN  
SCALE 1:100

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11. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR LOCATION OF EXHAUST AND MAKEUP AIR DUCTS.  
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REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	DM	2023/09/29
2	ISSUE FOR CO-ORDINATION	DM	2023/09/29
3	ISSUE FOR TENDER	DM	2023/09/29

CONSULTANTS		
<b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: 120 LINDSEY STREET, MELBOURNE VIC 3000 TELEPHONE: 03 9593 2000	<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINIEN & YOUNG ADDRESS: 120 LINDSEY STREET, MELBOURNE VIC 3000 TELEPHONE: 03 9593 2000	<b>TOWN PLANNER</b> NAME: ETHOS URBAN ADDRESS: 120 LINDSEY STREET, MELBOURNE VIC 3000 TELEPHONE: 03 9593 2000
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DRAWN	DATE	CHECKED	PLOT DATE	PROJECT No.
DM	01/11/23	DM	11/11/2023 3:32:00 PM	318034.00

**PROJECT ARCHITECT**: DM  
**PROJECT DIRECTOR**: CP  
**CO-ORDINATOR**: DM

**SCALE**: As indicated @ A0

**PROJECT**: 637 FLINDERS STREET  
637 FLINDERS STREET, DOCKLANDS, VIC 3008

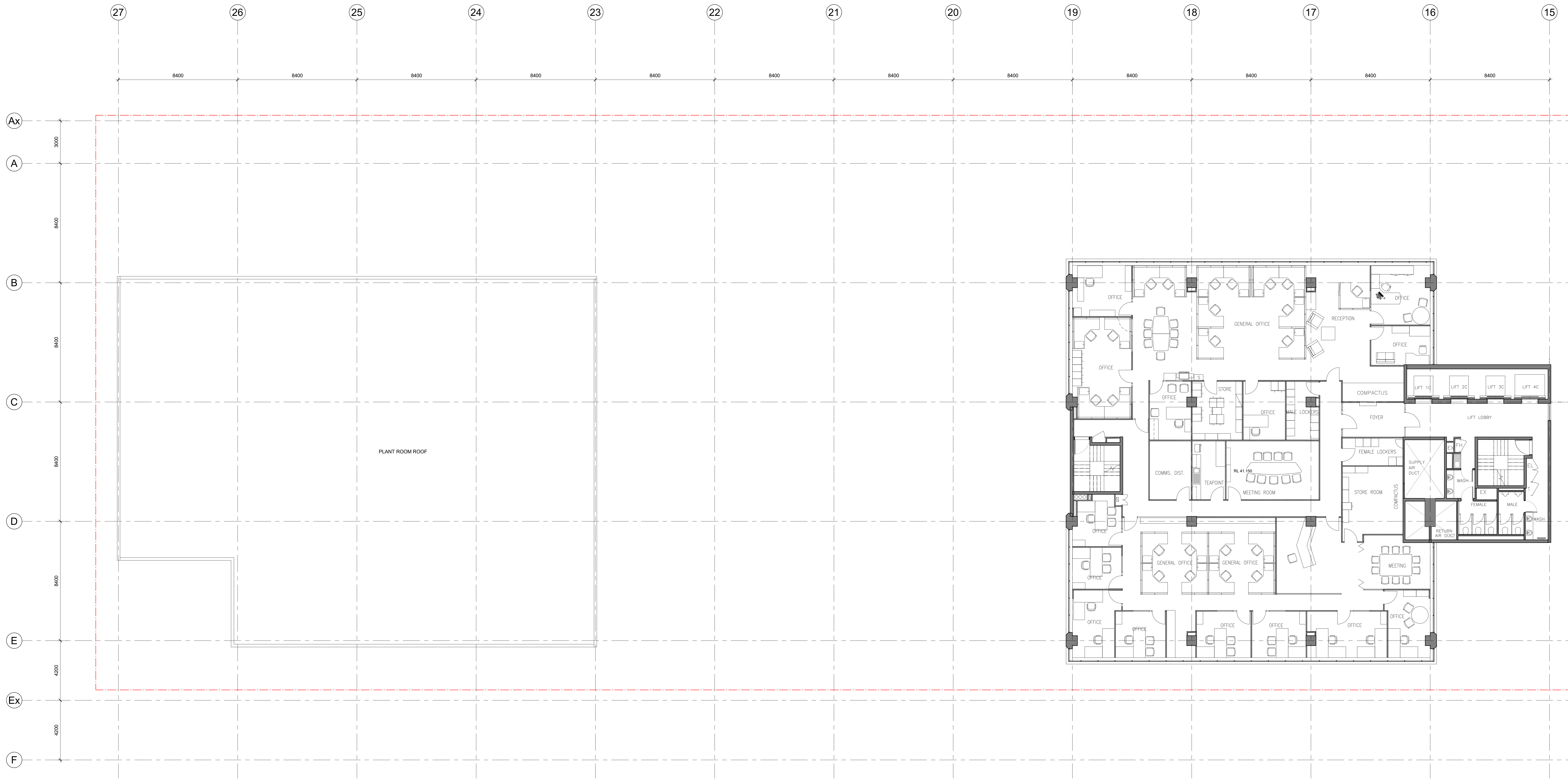
**DRAWING TITLE**: EXISTING PLAN - LEVEL 10

**REVISION / DOCUMENT STATUS / DRAWING No.**: 3 FOR TENDER

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Melbourne, VIC 3000, Australia  
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**REVISION**: A14-100



**1 LEVEL 11 EXISTING PLAN**  
 A15-210 SCALE 1: 100

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 11. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SIZING OF PIPES AND STARTING POINTS.  
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 91. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SIZING OF PIPES AND STARTING POINTS.  
 92. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SIZING OF PIPES AND STARTING POINTS.  
 93. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SIZING OF PIPES AND STARTING POINTS.  
 94. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SIZING OF PIPES AND STARTING POINTS.  
 95. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SIZING OF PIPES AND STARTING POINTS.  
 96. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SIZING OF PIPES AND STARTING POINTS.  
 97. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SIZING OF PIPES AND STARTING POINTS.  
 98. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SIZING OF PIPES AND STARTING POINTS.  
 99. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SIZING OF PIPES AND STARTING POINTS.  
 100. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SIZING OF PIPES AND STARTING POINTS.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	DM	2023/07
2	ISSUE FOR CO-ORDINATION	DM	2023/07
3	ISSUE FOR TENDER	DM	2023/07

CONSULTANTS
<b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: 100 COLLEGE STREET, MELBOURNE, VIC 3000 TELEPHONE: 03 9594 1000
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLEGE STREET, DOCKLANDS VIC AUSTRALIA 3008 TELEPHONE: 03 9594 1000
<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TELEPHONE: 03 9594 1000
<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TELEPHONE: 03 9594 1000

<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TELEPHONE: 03 9594 1000
<b>TOWN PLANNERS</b> NAME: ETHOS URBAN ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TELEPHONE: 03 9594 1000
<b>BUILDING SURVEYOR</b> NAME: VERID AUSTRALIA PTY LTD ADDRESS: 400 COLLEGE STREET, DOCKLANDS VIC AUSTRALIA 3008 TELEPHONE: 03 9594 1000
<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TELEPHONE: 03 9594 1000
<b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TELEPHONE: 03 9594 1000

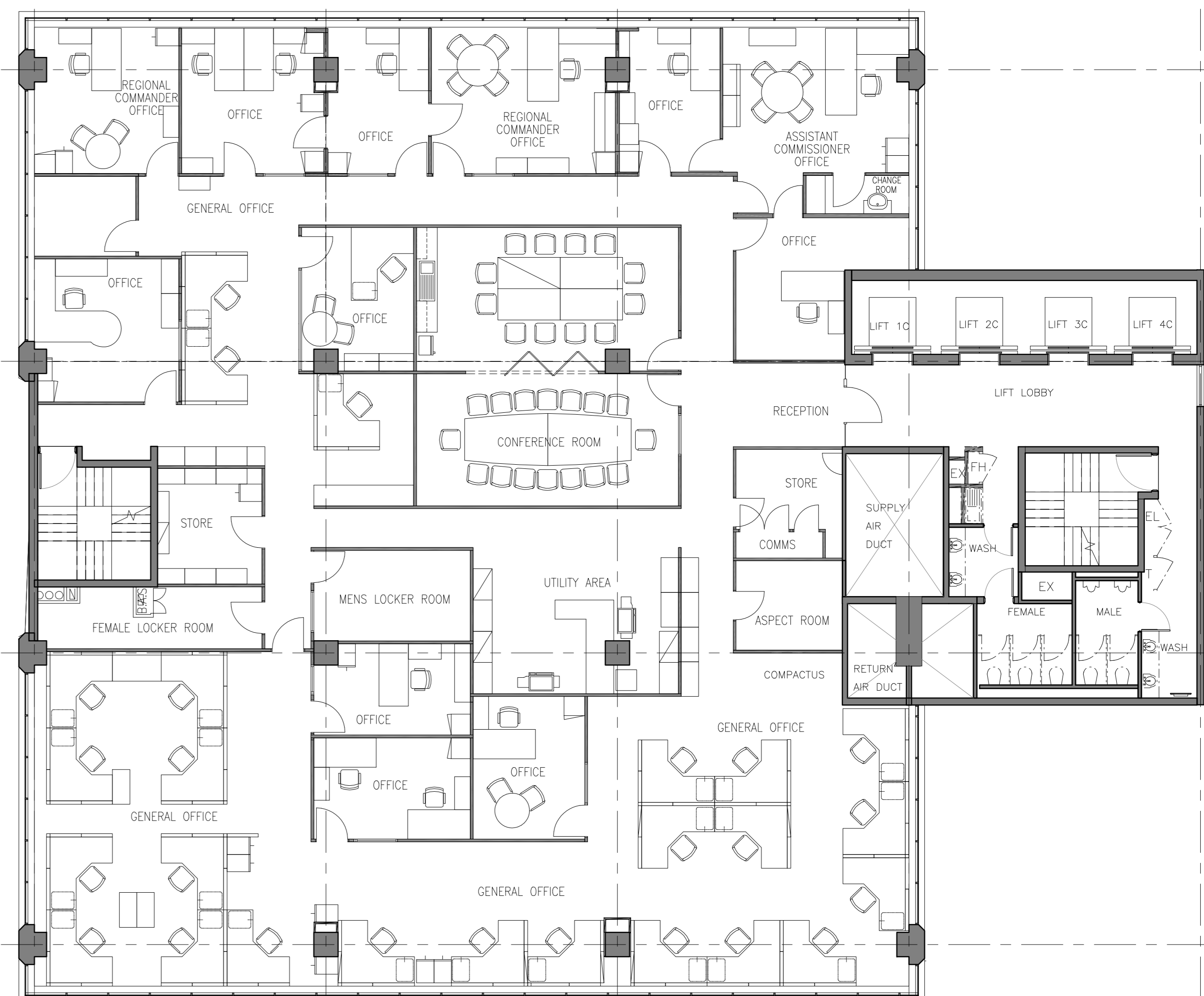
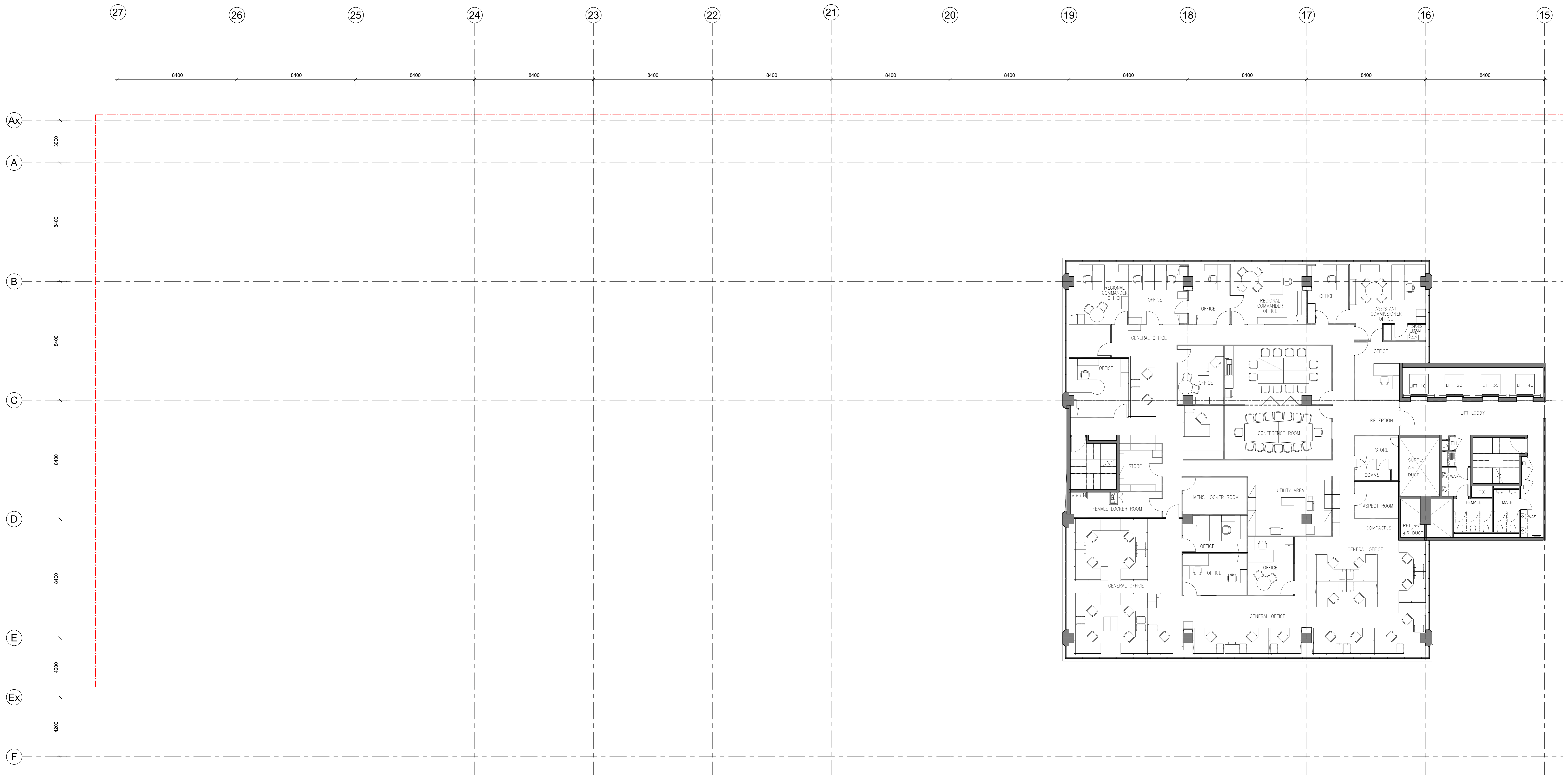
<b>CLIENT</b> ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP
<b>CLIENT LOGO</b> ZONE Q INVESTMENTS PTY LTD

NOTES
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<b>DATE</b> 01/11/23
<b>CHECKED</b> DM
<b>PLOT DATE</b> 1/11/2023 1:32:38 PM
<b>PROJECT NO</b> 318034.00
<b>PROJECT ARCHITECT</b> DM
<b>PROJECT DIRECTOR</b> CP
<b>CO-ORDINATED</b> DM

<b>PROJECT</b> 637 FLINDERS STREET 637 FLINDERS STREET, DOCKLANDS, VIC 3008
<b>PROJECT LOGO</b> artifex property

<b>SCALE</b> As indicated @ A0
<b>DATE</b> 01/11/23
<b>PROJECT NO</b> 318034.00
<b>PROJECT ARCHITECT</b> DM
<b>PROJECT DIRECTOR</b> CP
<b>CO-ORDINATED</b> DM

<b>COX Architecture</b> Level 2, 167 Flinders Lane Melbourne, VIC 3000, Australia T +61 3 9650 2088 F +61 3 9650 2747 www.coxarchitecture.com.au Cox Architecture Pty Ltd ACN 632 133 891
<b>DRAWING TITLE</b> EXISTING PLAN - LEVEL 11
<b>REVISION / DOCUMENT STATUS / DRAWING NO.</b> 3 FOR TENDER
<b>PROJECT NO</b> A14-110



1 LEVEL 12 EXISTING PLAN  
SCALE 1: 100

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**GENERAL NOTES:**  
1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.  
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT CONSIDER ANY WORK PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.  
3. LOCATIONS INDICATED BY THIS DRAWING SHALL BE VERIFIED BY VISUAL SURVEY.  
4. 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER VISUAL IMAGES.  
5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.  
6. COPYRIGHT OF THIS DRAWING IS VESTED IN OUR ARCHITECTURE.  
7. NOTE: THIS DRAWING ISSUE INCLUDING ALL CLOSED REVISIONS TAGGED AS THIS REVISION IS REJECTED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.  
8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.  
9. COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.  
10. REFER TO SERVICE ENGINEER'S DRAWINGS FOR LOCATION OF SUPPLY BOXES, PIPES AND STARTING POINTS. REFER TO SERVICE ENGINEER'S DRAWINGS FOR COORDINATES OF SLAB AND WALL BLOCKOUTS AND CONCRETE PENETRATIONS.  
11. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ALL MATERIALS, SPECIFICATION TAKES, SUB-FLOOR AND FINISHING DETAILS.  
12. REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR LOCATION OF SUB-FLOOR SERVICES.  
13. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.  
14. REFER TO DOOR SCHEDULES FOR DOORS.  
15. REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND SQUARE OPENING SIZES.  
16. REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND BLOCKOUTS.  
17. BUILD IN HIGH LEVEL OPENINGS FOR PLUMBING AND CEILING SERVICES. REFER TO MECHANICAL ENGINEER'S DRAWINGS.  
18. FOR ADDITIONAL SETOUT INFORMATION WHERE NO DIMENSIONS ARE GIVEN, REFER TO THE CONTRACT DOCUMENTATION FOR DETAILED ARCHITECTURAL DRAWINGS.  
19. REFER TO SPECIFICATIONS FOR ALL MATERIALS, SPECIFICATION TAKES AND FINISHES.  
20. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GPO AND LIGHTING SET OUTS.  
21. REFER TO JOINERY PACK FOR ADDITIONAL GPO AND LIGHTING SET OUTS.  
22. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.  
23. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.  
24. REFER TO DOOR SCHEDULES FOR DOORS.  
25. REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND SQUARE OPENING SIZES.  
26. REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND BLOCKOUTS.  
27. BUILD IN HIGH LEVEL OPENINGS FOR PLUMBING AND CEILING SERVICES. REFER TO MECHANICAL ENGINEER'S DRAWINGS.  
28. FOR ADDITIONAL SETOUT INFORMATION WHERE NO DIMENSIONS ARE GIVEN, REFER TO THE CONTRACT DOCUMENTATION FOR DETAILED ARCHITECTURAL DRAWINGS.  
29. REFER TO SPECIFICATIONS FOR ALL MATERIALS, SPECIFICATION TAKES AND FINISHES.  
30. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GPO AND LIGHTING SET OUTS.  
31. REFER TO JOINERY PACK FOR ADDITIONAL GPO AND LIGHTING SET OUTS.  
32. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.  
33. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.  
34. REFER TO DOOR SCHEDULES FOR DOORS.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	DM	2023/07
2	ISSUE FOR COORDINATION	DM	2023/07
3	ISSUE FOR TENDER	DM	2023/07

CONSULTANTS
<b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: 100/110 COLLETT STREET, MELBOURNE, VIC 3000 TELEPHONE: 03 9594 1111
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 800/120 COLLETT STREET, DOCKLANDS VIC AUSTRALIA 3008 TELEPHONE: 03 9594 1111
<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TELEPHONE: 03 9594 1111
<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TELEPHONE: 03 9594 1111

<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TELEPHONE: 03 9594 1111
<b>TOWN PLANNERS</b> NAME: ETHOS URBAN ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3000 TELEPHONE: 03 9594 1111
<b>BUILDING SURVEYOR</b> NAME: PIP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3000 TELEPHONE: 03 9594 1111
<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3000 TELEPHONE: 03 9594 1111
<b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3000 TELEPHONE: 03 9594 1111

<b>CLIENT</b> ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP
<b>ARCHITECT</b> NAME: COX ARCHITECTURE ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3000 TELEPHONE: 03 9594 1111

<b>NOTES</b> CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.
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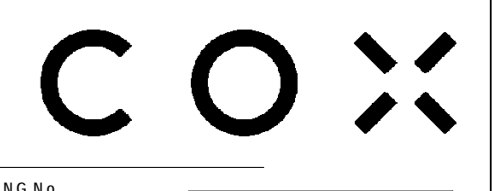
SCALE	DATE
As indicated @ A0	

<b>PROJECT</b> 637 FLINDERS STREET DOCKLANDS, VIC 3008
<b>PROJECT ARCHITECT</b> DM
<b>PROJECT DIRECTOR</b> CP
<b>CO-ORDINATOR</b> DM

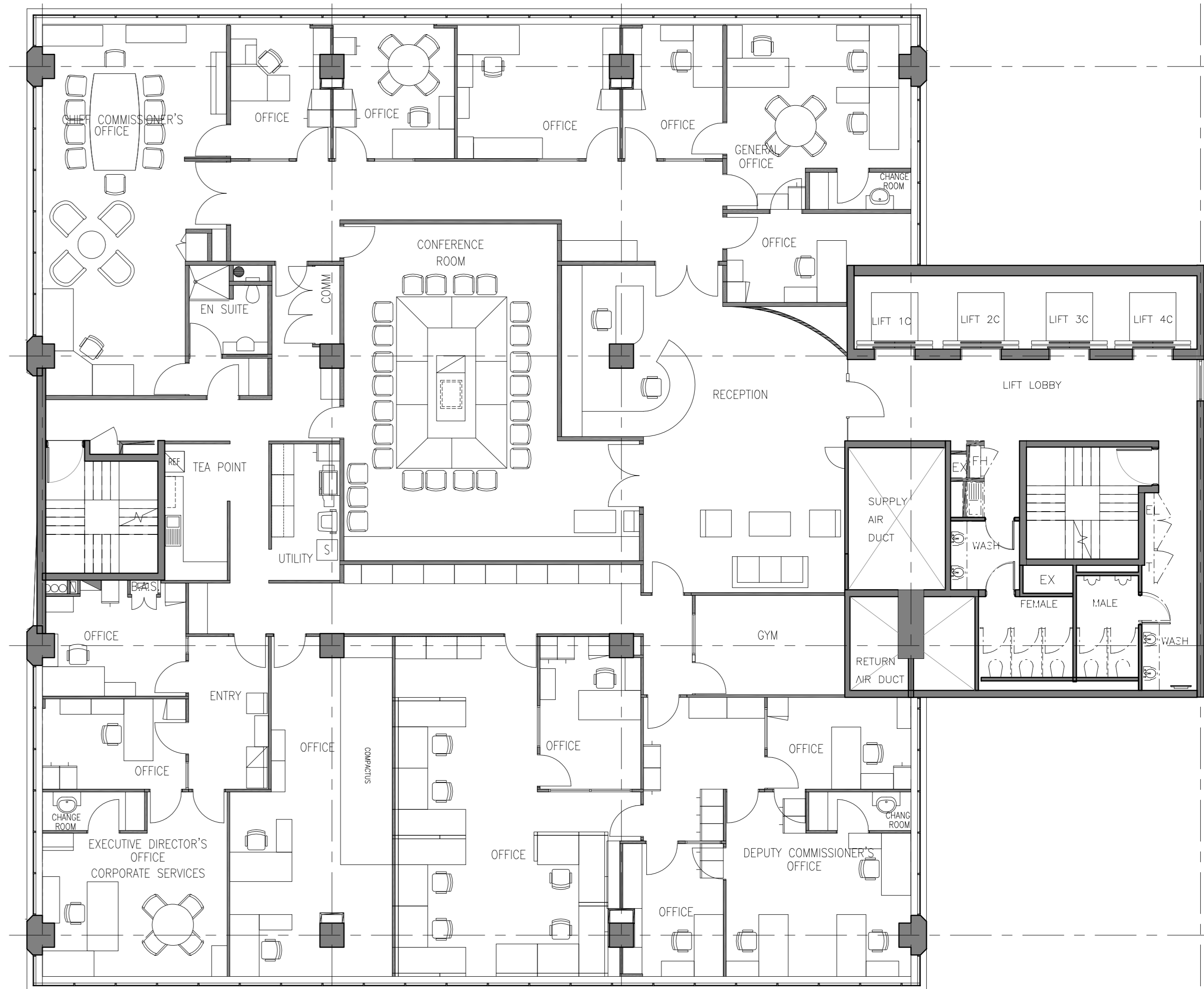
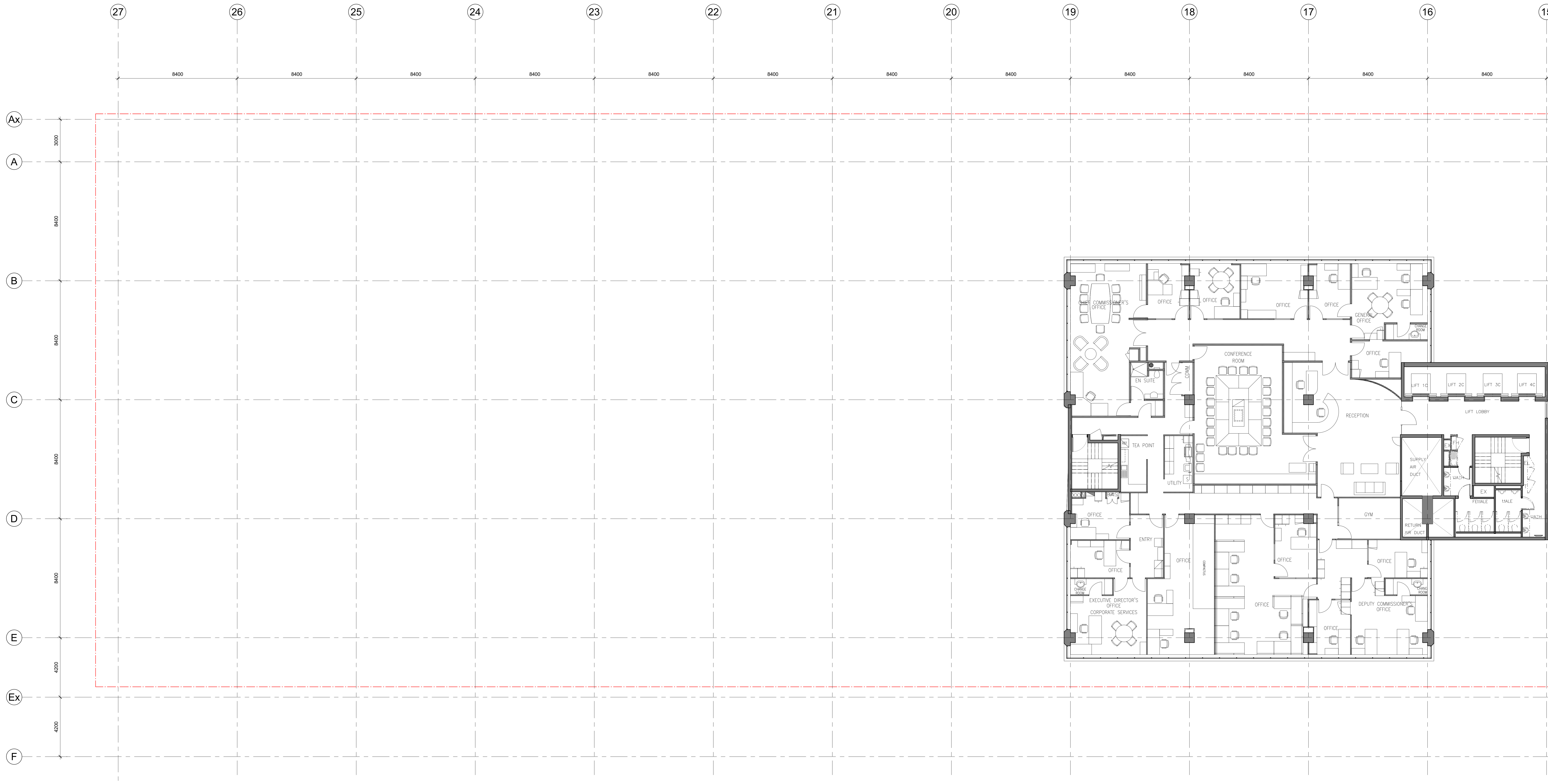
<b>SCALE</b> As indicated @ A0
<b>DATE</b> 2023/07

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<b>DRAWING TITLE</b> EXISTING PLAN - LEVEL 12
<b>REVISION / DOCUMENT STATUS / DRAWING No.</b> 3 FOR TENDER



A14-120



1 LEVEL 13 EXISTING PLAN  
SCALE 1: 100

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  - ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT CONSIDER ANY WORK PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.
  - EXISTING DIMENSIONS MAY VARY FROM THE DIMENSIONS SHOWN ON THIS DRAWING. DIMENSIONS ARE FOR VISUAL REFERENCE ONLY. JO DRAWINGS TAKE PRECEDENCE OVER VISUAL DIMENSIONS.
  - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
  - COPYRIGHT OF THIS DRAWING IS VESTED IN COX ARCHITECTURE.
  - NOTE: THIS DRAWING ISUE INCLUDING ALL CLOTTED REVISIONS TAGGED AS THIS REVISION IS REJECTED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.
- ON ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.  
IN COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.  
10 REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLIP JOINTS, JOINTS AND PARTING JOINTS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLIP JOINTS AND PARTING JOINTS.  
11 REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLIP JOINTS AND PARTING JOINTS.  
12 REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR SUB-COOL AND SMOKE DETAILS.  
13 REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND APPROPRIATE FITTINGS AND PIPING TO CONNECT FILL POINT TO BLACK TANK WITHIN THE DESIGN TANK ROOM.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	DM	2023/07
2	ISSUE FOR CO-ORDINATION	DM	2023/07
3	ISSUE FOR TENDER	DM	2023/07

CONSULTANTS	
<b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: 100 COLLEGE STREET, MELBOURNE VIC 3000 TELEPHONE: 03 9592 1111	<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3003 TELEPHONE: 03 9397 0000
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 800 COLLEGE STREET, DOCKLANDS VIC 3008 TELEPHONE: 03 9592 1111	<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3003 TELEPHONE: 03 9397 0000
<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3003 TELEPHONE: 03 9397 0000	<b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 100 COLLEGE STREET, DOCKLANDS VIC 3008 TELEPHONE: 03 9592 1111

<b>TOWN PLANNER</b> NAME: ETHOS URBAN ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3003 TELEPHONE: 03 9397 0000	<b>BUILDING SURVEYOR</b> NAME: VERID AUSTRALIA PTY LTD ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3003 TELEPHONE: 03 9397 0000	<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC 3003 TELEPHONE: 03 9397 0000	<b>FAÇADE CONSULTANT</b> NAME: AURECON ADDRESS: 800 COLLEGE STREET, DOCKLANDS VIC 3008 TELEPHONE: 03 9592 1111
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CLIENT
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INVESTMENTS PTY LTD

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NOTES			
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DRAWN	DATE	CHECKED	PLOT DATE
DM	01/11/23	DM	11/11/2023 3:35:35 PM
PROJECT ARCHITECT	DATE	PROJECT DIRECTOR	CO-ORDINATED
DM	01/11/23	DM	DM

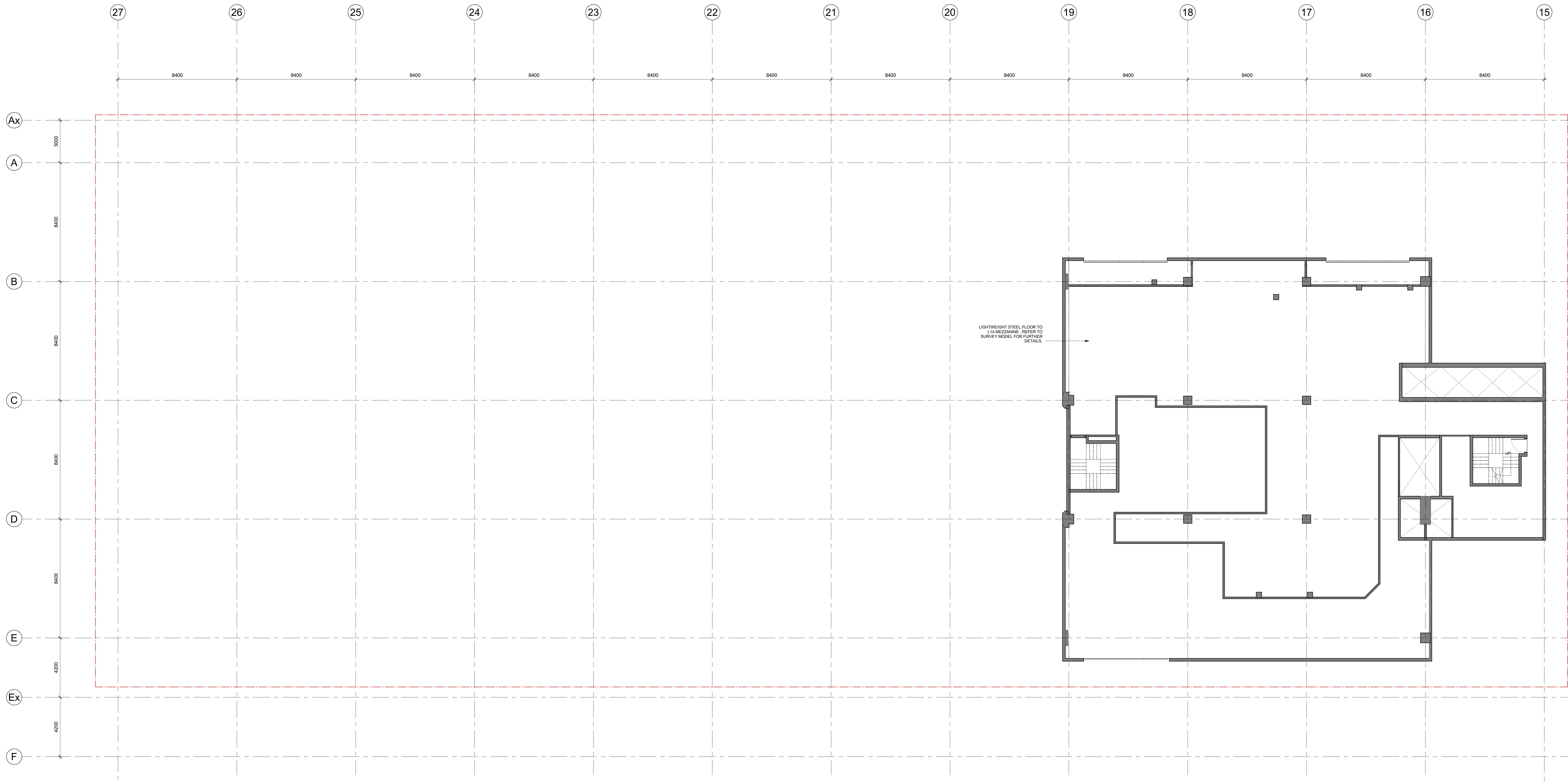
SCALE	DATE
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**EXISTING PLAN - LEVEL 13**

REVISION / DOCUMENT STATUS / DRAWING No.
3 FOR TENDER

A14-130



**1 LEVEL 14 EXISTING PLAN**  
A15-210 SCALE 1: 100

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  - 2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT COMMENCE ANY WORK PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.
  - 3. LOCATIONS OF WALLS AND PARTITIONS SHALL BE SHOWN ON ALL DRAWINGS AND SHALL BE VISUAL REFERENCE ONLY. JO DRAWINGS TAKE PRECEDENCE OVER VISUAL IMAGES.
  - 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
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  - 7. THIS DRAWING IS UNLAWFUL TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.
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  - 10. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF WALLS, PARTITIONS AND STRUCTURAL ELEMENTS.
  - 11. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR MECHANICAL SERVICES AND PARTS AND PARTING DETAILS. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR MECHANICAL SERVICES AND PARTS AND PARTING DETAILS.
  - 12. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR MECHANICAL SERVICES AND PARTS AND PARTING DETAILS.
  - 13. REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR MECHANICAL SERVICES AND PARTS AND PARTING DETAILS.
  - 14. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND PARTS AND PARTING DETAILS.
  - 15. REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZE OF ALL EXISTING PENETRATIONS AND SQUARE OPENINGS.
  - 16. REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND SQUARE OPENINGS.
  - 17. BUILD IN HIGH LEVEL OPENINGS FOR PLUMBING CEILING SERVICES. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR MECHANICAL SERVICES AND PARTS AND PARTING DETAILS.
  - 18. FOR ADDITIONAL SET OUT INFORMATION WHERE NO DIMENSIONS ARE GIVEN, REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR MECHANICAL SERVICES AND PARTS AND PARTING DETAILS.
  - 19. REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR MECHANICAL SERVICES AND PARTS AND PARTING DETAILS.
  - 20. REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR MECHANICAL SERVICES AND PARTS AND PARTING DETAILS.
  - 21. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR MECHANICAL SERVICES AND PARTS AND PARTING DETAILS.
  - 22. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR MECHANICAL SERVICES AND PARTS AND PARTING DETAILS.
  - 23. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR MECHANICAL SERVICES AND PARTS AND PARTING DETAILS.
  - 24. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR MECHANICAL SERVICES AND PARTS AND PARTING DETAILS.
  - 25. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR MECHANICAL SERVICES AND PARTS AND PARTING DETAILS.
  - 26. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR MECHANICAL SERVICES AND PARTS AND PARTING DETAILS.
  - 27. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR MECHANICAL SERVICES AND PARTS AND PARTING DETAILS.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	DM	20/10/19
2	ISSUE FOR CO-ORDINATION	DM	20/10/19
3	ISSUE FOR TENDER	DM	20/10/19

CONSULTANT	NAME	ADDRESS	TELEPHONE
PROJECT MANAGER	NORMAN DINNEY & YOUNG	110 BARBARA STREET, WEST MELBOURNE, VIC 3003	03 9588 2288
STRUCTURAL AND CIVIL ENGINEERS	AURECON	400 COLLEGE LANE, DOCKLANDS, VIC 3008	03 9498 4000
MECHANICAL ENGINEERS	NORMAN DINNEY & YOUNG	110 BARBARA STREET, WEST MELBOURNE, VIC 3003	03 9588 2288
ELECTRICAL ENGINEERS	NORMAN DINNEY & YOUNG	110 BARBARA STREET, WEST MELBOURNE, VIC 3003	03 9588 2288

CONSULTANT	NAME	ADDRESS	TELEPHONE
HYDRAULICS & FIRE PROTECTION CONSULTANTS	NORMAN DINNEY & YOUNG	110 BARBARA STREET, WEST MELBOURNE, VIC 3003	03 9588 2288
TOWN PLANNERS	ETHOS URBAN	100 GARRISON STREET, MELBOURNE, VIC 3000	03 9405 0000
BUILDING SURVEYOR	PIP BUILDING SURVEYORS AND CONSULTANTS	1/50 WILSON STREET, MELBOURNE, VIC 3000	03 9498 4000
QUANTITY SURVEYOR	BLATHEV	LEVEL 11, HYDEDALE STREET, MELBOURNE, VIC 3000	03 9498 4000
LANDSCAPE DESIGN	SOULUS PTY LTD	100 COLLEGE LANE, DOCKLANDS, VIC 3008	03 9498 4000

CONSULTANT	NAME	ADDRESS	TELEPHONE
FAÇADE CONSULTANT	AURECON	400 COLLEGE LANE, DOCKLANDS, VIC 3008	03 9498 4000

CLIENT	NAME	ADDRESS
ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP		

**ZONE Q**  
INVESTMENTS PTY LTD

**artifex**  
PROPERTY GROUP

DRAWN: DM DATE: 01/11/19 CHECKED: DM PLOT DATE: 11/11/2019 3:04:04 PM PROJECT NO: 318034.00

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SCALE: As indicated @ A0

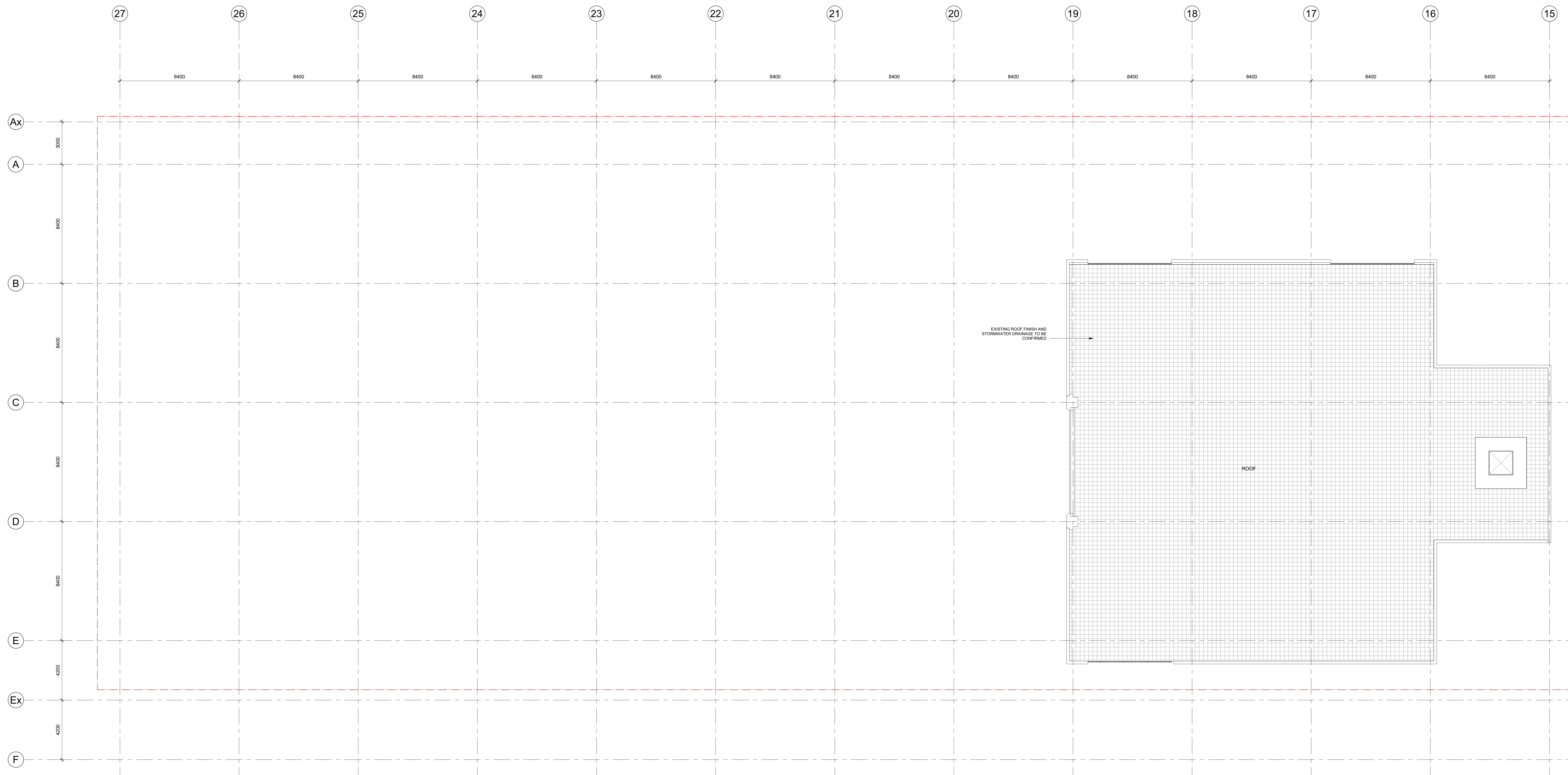
DATE: 01/11/19

PROJECT: 637 FLINDERS STREET, DOCKLANDS, VIC 3008

**COX Architecture**  
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Melbourne, VIC 3000, Australia  
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DRAWING TITLE: EXISTING PLAN - LEVEL 14

REVISION / DOCUMENT STATUS / DRAWING NO.: 3 FOR TENDER A14-140



**1 ROOF EXISTING PLAN**  
SCALE: 1:100

**NOTE:**  
REFER TO DEVELOPMENT SUMMARY FOR AREA SCHEDULE  
A14-00 SERIES EXISTING ARCHITECTURE DRAWING SERIES ARE FOR INFORMATION ONLY.  
ALL DIMENSIONS, LEVELS, BOUNDARY LINE EXTENTS ARE TO BE VERIFIED BY FURTHER DETAILED LAND SURVEY.

- GENERAL NOTES:**
1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
  2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT COMMENT AND RETURN FROM THE RETURN OF APPROVED SHOP DRAWINGS ISSUED BY THE RELEVANT CONSULTANT.
  3. DIMENSIONS AND LEVELS SHALL BE VERIFIED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
  4. DIMENSIONS ARE FOR VISUAL REFERENCE ONLY. JO DRAWINGS TAKE PRECEDENCE OVER VISUAL IMAGES.
  5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
  6. COPYRIGHT OF THIS DRAWING IS RESERVED FOR ARTIFEX PROPERTY.
  7. NOTE: THIS DRAWING ISSUE INCLUDING ALL CLOTTED REVISIONS TAGGED AS THIS REVISION IS RELEGED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.
  8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
  9. ALL COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
  10. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SUB FLOOR FINISH AND PARTING JOINTS. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR COORDINATION OF SLAB IN WALL BLOCKOUTS AND CONCRETE PENETRATIONS.
  11. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SLAB SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SUB FLOOR AND SKIRTING DETAILS.
  12. REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR LOCATION OF SUB FLOOR SERVICES.
  13. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.
  14. REFER TO ORDER SCHEDULES FOR DOORS.
  15. REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND SQUARE OPENING SIZES.
  16. REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND BLOCKOUTS. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR BLOCKOUT DETAILS AND PENETRATIONS.
  17. BLOCKOUTS IN HIGH LEVEL OPENINGS FOR PLUMBING CEILING SERVICES. REFER TO MECHANICAL ENGINEER'S DRAWINGS.
  18. FOR ADDITIONAL SETOUT INFORMATION WHERE NO DIMENSIONS ARE GIVEN, REFER TO THE CONTRACT DOCUMENTATION FOR DETAILED ARCHITECTURAL DRAWINGS.
  19. REFER TO SPECIFICATIONS FOR ALL MATERIALS, SPECIFICATION TAKES PRECEDENCE OVER DRAWINGS.
  20. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GPO AND LIGHTING SET OUTS.
  21. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GPO AND LIGHTING SET OUTS.
  22. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GPO AND LIGHTING SET OUTS.
  23. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GPO AND LIGHTING SET OUTS.
  24. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GPO AND LIGHTING SET OUTS.
- ATTENTION CONTRACTORS AND SUB CONTRACTORS:**  
PLEASE NOTE: THESE DRAWINGS ARE INTENDED FOR TENDER PURPOSES ONLY. THEY ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND OTHER KEY STAKEHOLDERS, WHICH MAY CONTAIN CONFLICTING DATA, ERRORS AND OMISSIONS. THE SUCCESSFUL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION AND KNOWING TO BE ONLY PARTIALLY COMPLETE. THE SUCCESSFUL CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING THE DESIGN TO COMPLETE THE ARCHITECTURE AND CONTRACT DOCUMENTATION. THE SUCCESSFUL CONTRACTOR AND SUB CONTRACTORS ARE ADVISED TO MAKE AN ASSESSMENT BASED ON THEIR OWN EXPERIENCE WITH PROJECTS OF THIS NATURE. OF THE INFORMATION PROVIDED, THEY SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION AND PROVIDING IT TO THEIR TRADE PACKAGES AND PROVIDING IT TO THEIR TRADE PACKAGES AND PROVIDING IT TO THEIR TRADE PACKAGES AND PROVIDING IT TO THEIR TRADE PACKAGES.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	DM	2023/09/27
2	ISSUE FOR COORDINATION	DM	2023/09/27
3	ISSUE FOR TENDER	DM	2023/09/27

CONSULTANTS	
<b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: LEVEL 20 COLLETT BLDG VIC 3008 TEL: 08 8692 4000	<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 170 BARRAMORE STREET MELBOURNE VIC 3000 TEL: 03 9608 1234
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 800 COLLIERIE BROADLANDS VIC AUSTRALIA 3008 TEL: 03 9770 1234	<b>TOWN PLANNING</b> NAME: EYROS URBAN ADDRESS: 310 BARRAMORE STREET MELBOURNE VIC 3000 TEL: 03 9608 1234
<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 170 BARRAMORE STREET MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9608 1234	<b>BUILDING SURVEYOR</b> NAME: VEPI AUSTRALIA PTY LTD ADDRESS: 600 COLLIERIE BROADLANDS VIC AUSTRALIA 3008 TEL: 03 9770 1234
<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 170 BARRAMORE STREET MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9608 1234	<b>BUILDING SURVEYORS AND CONSULTANTS</b> NAME: PJP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: 170 BARRAMORE STREET MELBOURNE VIC 3000 TEL: 03 9608 1234
	<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: LEVEL 14 HYDE STREET MELBOURNE VIC 3000 TEL: 03 9608 1234
	<b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 201 COLLIERIE BROADLANDS VIC AUSTRALIA 3008 TEL: 03 9770 1234
	<b>FAÇADE CONSULTANT</b> NAME: AURECON ADDRESS: 800 COLLIERIE BROADLANDS VIC AUSTRALIA 3008 TEL: 03 9770 1234

CLIENT	
<b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</b>  PROJECT: 637 FLINDERS STREET, DOCKLANDS, VIC 3008	

NOTES			
CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.			
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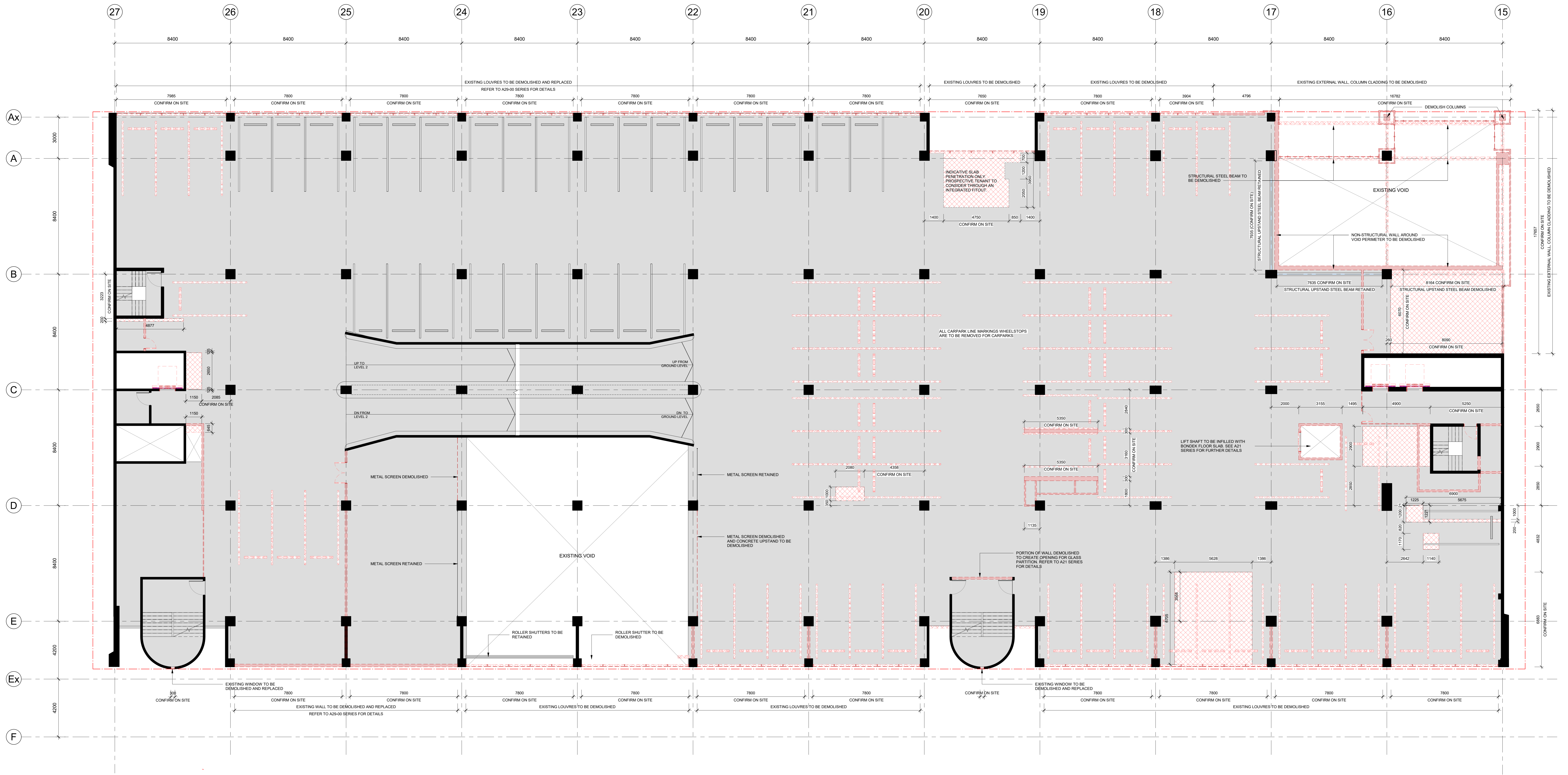
DRAWING DETAILS			
SCALE: As indicated @ A0	DATE: 2023/09/27	PROJECT NO: 318034.00	
DRAWN: DM	CHECKED: DM	PLOT DATE: 1/11/2023 9:27:32 PM	
PROJECT ARCHITECT: DM	PROJECT DIRECTOR: CP	CO-ORDINATOR: DM	

PROJECT	
637 FLINDERS STREET 637 FLINDERS STREET, DOCKLANDS, VIC 3008	

COX Architecture	
Level 2, 167 Flinders Lane Melbourne, VIC 3000, Australia P + 61 3 9650 3288 F + 61 3 9650 2747 COX Architecture Pty Ltd COX Architecture Pty Ltd ACN 602 130 881	DRAWING TITLE: <b>EXISTING PLAN - ROOF</b> REVISION / DOCUMENT STATUS / DRAWING NO: 3 FOR TENDER <span style="border: 1px solid black; padding: 2px;">A14-150</span>







**LEVEL 1 CARPARK DEMOLITION PLAN**  
 SCALE 1: 100

**LEGEND**

	WALLS TO BE DEMOLISHED
	FLOORS, LOW HEIGHT WALL UPSTANDS, WINDOW SILLS TO BE DEMOLISHED REFER TO DEMOLITION ELEVATIONS FOR DETAILS
	CONFIRM ON SITE

- DEMOLITION NOTES:**
- ALL EXISTING CONDITIONS ARE TO BE CHECKED ON SITE. ANY BUILT DISCREPANCIES ARE TO BE CROSS CHECKED WITH SURVEYOR'S DRAWINGS AND ORIGINAL STRUCTURAL DRAWINGS.
  - ALL DIMENSIONS PROVIDED, BUILT FORM CONDITIONS AND CLEARANCES ON THE DRAWINGS ARE FOR INFORMATION ONLY. TO CONFIRM ON SITE.
  - ALL THE CONSULT ON DRAWINGS ARE TO BE READ IN CONNECTION WITH THE ARCHITECTURAL, STRUCTURAL AND ALL OTHER SERVICES DRAWINGS.
  - READ THE DEMOLITION DRAWINGS IN CONNECTION WITH SERVICES DRAWINGS TO CO-ORDINATE DEMOLITION OF SERVICES BEING REMOVED OR RELOCATED, AND NEW PENETRATION FOR SERVICES. CONTRACTOR TO ALLOW FOR REMEDIAL WORKS POST DEMOLITION TO MAKE GOOD.
  - REFER TO CIVIL AND LANDSCAPE DOCUMENTATIONS FOR ALLOWING CUT TO GROUND TO ACHIEVE THE REQUIRED SITE AND GROUND LEVELS.
  - CAP SERVICES AT SUITABLE TERMINATION LOCATIONS. PROVIDE FIRE RATED INFILL / SEALANT AS REQUIRED TO SATISFY THE RELEVANT AUTHORITY CODES AND STANDARDS. MAKE GOOD GROUND CONDITIONS AFTER REMOVAL OF SERVICES PRIOR TO FOUNDATION WORKS.
  - REINSTATE EXISTING CONDITIONS TO SURFACES WHERE NO NEW WORK IS REQUIRED.
  - PROTECT ALL ON EXISTING SITE. PITS, SERVICES AND UNDERGROUND SERVICES THAT ARE TO REMAIN FROM DEMOLITION.
  - PROTECT ANY ITEM INDICATED TO REMAIN OR CAREFULLY REMOVED FOR REINSTALLATION.
  - SAVE CUT AND REMOVE CONCRETE PATHS, ELEMENTS, KERBS, EDGE BEAMS, TRENCHES AND UNDERGROUND FOOTINGS AS REQUIRED FOR NEW WORK.
  - STRUCTURAL SEQUENCING SOLUTION REQUIRED FOR DEMOLITION AND REPLACEMENT OF COLUMN TO CL 15A. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR FURTHER DETAIL. ALLOW FOR PRELIMINARY CONSTRUCTION SEQUENCE OVER REMOVED STRUCTURAL COLUMN. REFER TO STRUCTURAL ENGINEERS DRAWINGS.
  - EXISTING FIRE RATED DOORS AND WALLS THAT ARE TO BE RETAINED SHOULD BE TESTED FOR FIRE COMPLIANCE AND MADE COMPLIANT.
  - FULL HAZMAT AUDIT REPORT TO BE DONE ON SITE PRIOR TO DEMOLITION AND REMOVAL WORKS.
  - ALL WALL LININGS, SKIRTINGS, WALL TILES, ARE TO BE REMOVED IF NOT OTHERWISE STATED.
  - REMOVE ALL EXISTING CEILING AND BULKHEAD UNLESS NOTED OTHERWISE ON DRAWINGS. MAKE GOOD TO THE UNDERSIDE OF ALL SLAB FLOOR SURFACES ABOVE WHERE SURFACE IS TO BE REFINISHED.
  - REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATES TO ALL NEW WORKS IF NOT OTHERWISE STATED. IN PREPARATION FOR NEW FINISHES MAKE GOOD TO EXISTING FLOOR SURFACE WHERE DAMAGED.
  - ALL EXISTING INTERIOR PARTITIONS, DOORS, JOINERY, SANITARY FIXTURES AND FITTINGS ARE TO BE DEMOLISHED OR REMOVED AS INDICATED.
  - ALL EXISTING WALLS, PARTITIONS, DOORS, FITTINGS AND FITTINGS TO BE RETAINED ARE TO BE MADE GOOD AND PREPARING AS PER AUSTRALIAN STANDARDS ARE TO BE ACHIEVED WHERE NECESSARY.
  - THE DEMOLITION PLAN INDUCTIVELY INDICATES SCOPE OF WORKS. THE CONTRACTOR TO ALLOW FOR ALL DEMOLITION REQUIRED TO COMPLETE WORKS.
  - CONTRACTOR TO ALLOW FOR MAKE GOOD AND REPLACE LIKE FOR LIKE AS REQUIRED TO ALL EXISTING AREAS AFFECTED BY DEMO WORKS.
  - CONTRACTOR TO REQUIRE INTACTY OF ALL EXISTING FIRE RATED WALLS AND FLOORS ARE NOT APPROPRIATE BY NEW WORKS.

- GENERAL NOTES:**
- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE DRAWINGS ON SITE OF ALL EXISTING PENETRATION AND SQUARE OPENINGS.
  - ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT CONSIDER ANY WORKS UNLESS APPROVED BY THE ARCHITECT. APPROVED SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
  - EXISTING SERVICES SHALL BE PROTECTED OR RELOCATED AS REQUIRED.
  - 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER 3D DRAWINGS.
  - THIS DRAWING SHOULD BE READ IN CONNECTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
  - COPYRIGHT OF THIS DRAWING VESTS TO COX ARCHITECTURE.
  - NOTE: THIS DRAWING IS A PRELIMINARY DRAWING. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL MATERIALS, SPECIFICATIONS, STANDARDS AND APPROVED DRAWINGS FOR ALL MATERIALS, SPECIFICATIONS, STANDARDS AND APPROVED DRAWINGS.
  - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES.
  - REFER TO MECHANICAL ENGINEERS DRAWINGS AND SHOP DRAWINGS FOR ALL EXISTING PENETRATION AND SQUARE OPENINGS.
  - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR PENETRATIONS AND SQUARE OPENINGS.
  - BUILD IN HIGH LEVEL OPENINGS FOR PLUMBING AND CEILING SERVICES. REFER TO MECHANICAL ENGINEERS DRAWINGS.
  - FOR ADDITIONAL SET OUT INFORMATION WHERE NO DIMENSIONS ARE PROVIDED, REFER TO THE CONTRACT DOCUMENTATION.
  - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR SLAB SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ALL MATERIALS, SPECIFICATIONS, STANDARDS AND APPROVED DRAWINGS.
  - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ALL MATERIALS, SPECIFICATIONS, STANDARDS AND APPROVED DRAWINGS.
  - LOCATION OF SUB-FLOOR SERVICES.
  - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES.
  - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR ALL MATERIALS, SPECIFICATIONS, STANDARDS AND APPROVED DRAWINGS.

**NOTES**

CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE READ IN CONNECTION WITH ALL OTHER CONTRACT DOCUMENTATION INCLUDING ALL CONTRACTS, SPECIFICATIONS AND DRAWINGS.

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**SCALE** As indicated @ A0

**DATE** 20/09/19

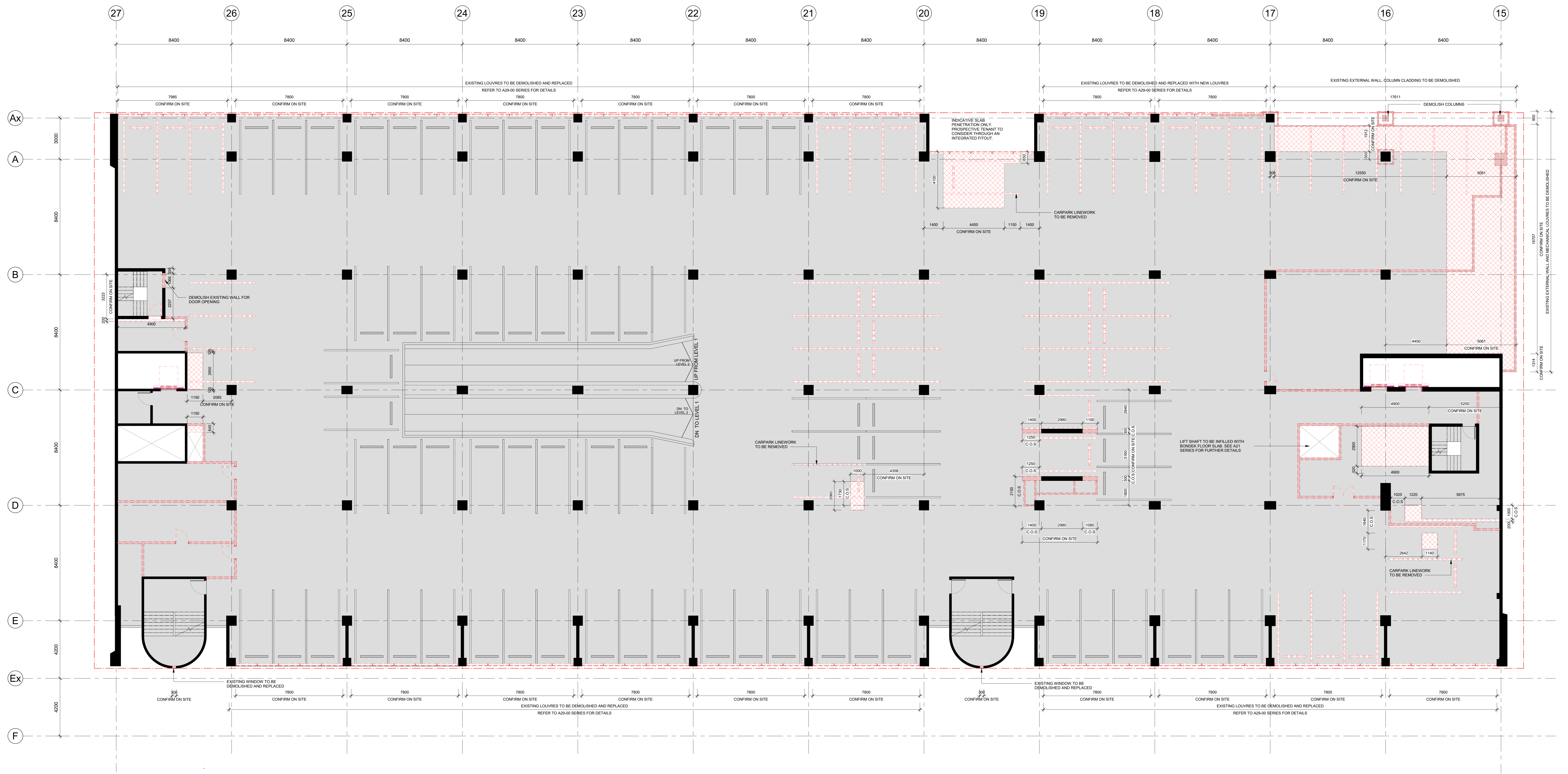
**COX Architecture**  
 Level 2, 167 Flinders Street  
 Melbourne, VIC 3000, Australia  
 T + 61 3 9650 2388  
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 www.coxarchitecture.com.au

**PROJECT** 637 FLINDERS STREET, DOCKLANDS, VIC 3008

**DRAWING TITLE** DEMOLITION PLAN - LEVEL 01

**REVISION / DOCUMENT STATUS / DRAWING No.** 4 FOR TENDER

<p><b>CONSULTANTS</b></p> <p><b>PROJECT MANAGER</b>        NAME: MITAL CAPITAL PROJECTS PTY LTD        ADDRESS: 150/151 COLLEGE STREET MELBOURNE VIC 3000        TEL/FAX: 03 9399 9999</p> <p><b>STRUCTURAL AND CIVIL ENGINEERS</b>        NAME: AURECON        ADDRESS: 400 COLLEGE STREET DOCKLANDS VIC AUSTRALIA 3008        TEL/FAX: 03 9399 9999</p> <p><b>MECHANICAL ENGINEERS</b>        NAME: NORMAN DINIET &amp; YOUNG        ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003        TEL/FAX: 03 9399 9999</p> <p><b>ELECTRICAL ENGINEERS</b>        NAME: NORMAN DINIET &amp; YOUNG        ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003        TEL/FAX: 03 9399 9999</p>	<p><b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b>        NAME: NORMAN DINIET &amp; YOUNG        ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003        TEL/FAX: 03 9399 9999</p> <p><b>TOWN PLANNING</b>        NAME: ETROS URBAN        ADDRESS: 5/108 COLLEGE STREET MELBOURNE VIC 3000        TEL/FAX: 03 9399 9999</p> <p><b>BUILDING SURVEYOR</b>        NAME: VEVO AUSTRALIA PTY LTD        ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003        TEL/FAX: 03 9399 9999</p> <p><b>QUANTITY SURVEYOR</b>        NAME: SLATTERY        ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000        TEL/FAX: 03 9399 9999</p> <p><b>LANDSCAPE DESIGN</b>        NAME: SOULUS PTY LTD        ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000        TEL/FAX: 03 9399 9999</p>	<p><b>CLIENT</b></p> <p><b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</b></p> <p><b>CONTRACT NO.</b> 318034.00</p> <p><b>DATE</b> 01/10/19</p> <p><b>CHECKED</b> DM</p> <p><b>PLOT DATE</b> 1/11/2019 1:05:33 PM</p> <p><b>PROJECT ARCHITECT</b> DM</p> <p><b>PROJECT DIRECTOR</b> CP</p> <p><b>CO-ORDINATOR</b> DM</p>	<p><b>SCALE</b> As indicated @ A0</p> <p><b>DATE</b> 20/09/19</p> <p><b>PROJECT</b> 637 FLINDERS STREET, DOCKLANDS, VIC 3008</p> <p><b>DRAWING TITLE</b> DEMOLITION PLAN - LEVEL 01</p> <p><b>REVISION / DOCUMENT STATUS / DRAWING No.</b> 4 FOR TENDER</p>
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LEVEL 2 LOWER CONCOURSE DEMOLITION PLAN SCALE 1:100

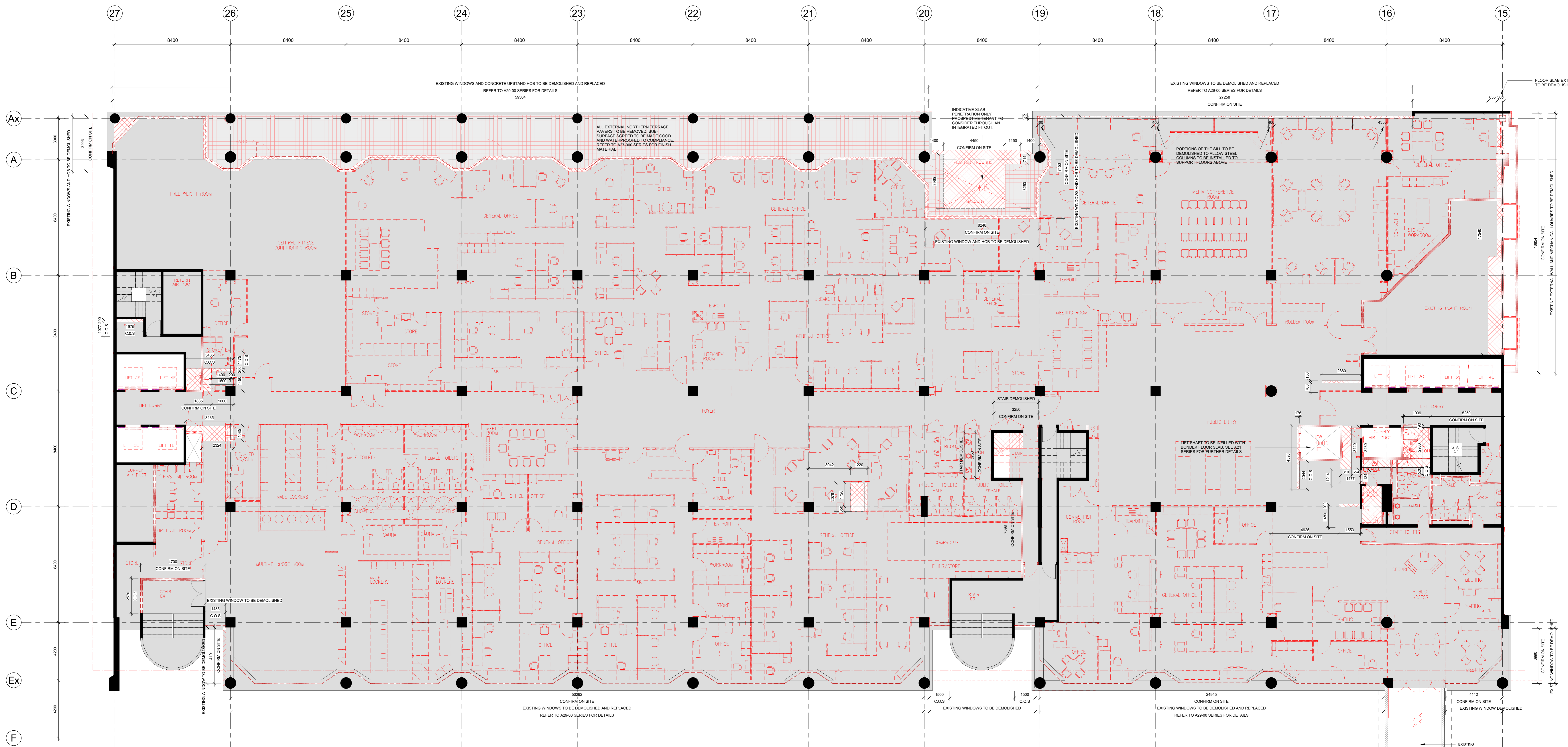
LEGEND table with symbols for walls to be demolished, floors/low height walls, and confirm on site locations.

- DEMOLITION NOTES: List of instructions regarding site checks, removal of services, and structural requirements.

- GENERAL NOTES: Detailed instructions for contractors regarding demolition scope, safety, and coordination.

- ADDITIONAL NOTES: Further specifications and references to other drawings and standards.

Project information block including revision table, consultant list, client details (Zone Q Investments), drawing title, scale, and date.



**1** LEVEL 3 CONCOURSE  
DEMOLITION PLAN  
SCALE 1:100

**LEGEND**

	WALLS TO BE DEMOLISHED
	FLOORS, LOW HEIGHT WALL UPSTANDS, WINDOW SILLS TO BE DEMOLISHED REFER TO DEMOLITION ELEVATIONS FOR DETAILS
	C.O.S. CONFIRM ON SITE

**DEMOLITION NOTES:**

- ALL EXISTING CONDITIONS ARE TO BE CHECKED ON SITE. ANY BUILT DISCREPANCIES ARE TO BE CHECKED WITH SURVEYOR'S DRAWINGS AND ORIGINAL STRUCTURAL DRAWINGS.
- ALL DIMENSIONS PROVIDED BUILT FORM CONDITIONS AND CLEARANCES ON THE DRAWINGS ARE FOR INFORMATION ONLY. TO CONFIRM ON SITE.
- ALL THE DEMOLITION DRAWINGS ARE TO BE READ IN CONNECTION WITH THE ARCHITECTURAL, STRUCTURAL AND ELECTRICAL SERVICES DRAWINGS.
- READ THE DEMOLITION DRAWINGS IN CONNECTION WITH SERVICES DRAWINGS TO CO-ORDINATE DEMOLITION OF SERVICES BEING REMOVED OR LOCATED AND NEW PENETRATION FOR SERVICES. CONTRACTOR TO ALLOW FOR REMEDIAL WORKS POST DEMOLITION TO MAKE GOOD.
- REFER TO CIVIL AND LANDSCAPE DOCUMENTATION FOR ALLOWING CUT TO GROUND TO ACHIEVE THE REQUIRED SITE AND GROUND LEVELS.
- CAP SERVICES AT SUITABLE TERMINATION LOCATIONS. PROVIDE FRESHLY FILLED SEALANT AS REQUIRED TO SATISFY THE RELEVANT AUTHORITY CODES AND STANDARDS. MAKE GOOD GROUND CONDITION AFTER REMOVAL OF SERVICES PRIOR TO FOUNDATION WORKS.
- REINSTATE EXISTING CONDITIONS TO SURFACES WHERE NO NEW WORK IS REQUIRED OR PROTECT ALL ON EXISTING SITE. SERVICES AND UNDERGROUND SERVICES THAT ARE TO BE REMOVED OR LOCATED.
- PROTECT ANY ITEM INDICATED TO REMAIN OR CAREFULLY REMOVED FOR REINSTALLATION. MARK CUT AND REMOVE CONCRETE PATHS, FINISHMENTS, KERBS, TRENCHES AND UNDERGROUND FOOTINGS AS REQUIRED FOR NEW WORK.
- STRUCTURAL REINFORCING SOLUTION REQUIRED FOR DEMOLITION AND REPLACEMENT OF COLUMN TO CL 10A. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR FURTHER DETAIL. ALLOW FOR PROTECTING IN CONNECTION WITH SERVICES WHEN REMOVING STRUCTURAL COLUMN. REFER TO STRUCTURAL ENGINEERS DRAWINGS.
- EXISTING FIRE RATED DOORS AND WALLS THAT ARE TO BE RETAINED SHOULD BE TESTED FOR FIRE COMPLIANCE AND MADE COMPLIANT.
- FILL HADMAT ALIGHT REPORT TO BE DONE ON SITE PRIOR TO DEMOLITION AND REMOVAL WORKS.
- ALL WALL LININGS, SHORTINGS, WALL TIES, ARE TO BE REMOVED IF NOT OTHERWISE STATED.
- DEMOLISH ALL EXISTING CEILING AND BULKHEAD UNLESS NOTED OTHERWISE ON DRAWINGS MAKE GOOD TO THE UNDERSIDE OF ALL SLAB FLOOR SURFACES ABOVE WHERE SURFACE IS TO BE REFINISHED.
- REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATES TO ALL NEW WORKS IF NOT OTHERWISE NOTED IN DRAWINGS FOR NEW FINISHES MAKE GOOD TO EXISTING FLOOR SURFACE WHERE DAMAGED.
- ALL EXISTING INTERNAL PARTITIONS, DOORS, JOINERY, SANITARY FIXTURES AND FITTINGS ARE TO BE DEMOLISHED OR REMOVED, AS NOTATED.
- ALL EXISTING WALLS, PARTITIONS, DOORS, FITTINGS AND FITTINGS TO BE RETAINED ARE TO BE MADE GOOD AND FINISHING AS PER AUSTRALIAN STANDARDS ARE TO BE ACHIEVED WHERE NECESSARY.

**GENERAL NOTES:**

- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND CONDITIONS REFER TO ANY WORK DRAWINGS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE FINAL ACTION SHALL NOT COME INTO EFFECT UNTIL THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.
- EXISTING CONDITIONS ARE TO BE VERIFIED ON SITE PRIOR TO WORKING.
- 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER 3D DRAWINGS.
- THIS DRAWING SHOULD BE READ IN CONNECTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- COPYRIGHT OF THIS DRAWING IS RESERVED BY COX ARCHITECTURE.
- LOCATION OF SUB-CLOOR SERVICES.
- THIS DRAWING IS ISSUED FOR ALL RELEVANT PACKAGES PREVIOUSLY ISSUED.
- REFER TO DRAWING SCHEDULES FOR CONDITIONS.
- ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT SYSTEM UNLESS OTHERWISE NOTED.
- REFER TO MECHANICAL ENGINEERS DRAWINGS FOR PENETRATIONS AND ALL LEVELS SHALL BE VERIFIED ON SITE PRIOR TO WORKING.
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**ATTENTION CONTRACTORS AND SUB-CONTRACTORS:**

THESE DRAWINGS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. THEY ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND OTHER KEY STAKEHOLDERS, WHICH MAY CONTAIN CONFLICTING DATA, ERRORS AND OMISSIONS. CONTRACTORS AND SUB-CONTRACTORS ARE ADVISED THAT THEY SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO WORKING. CONTRACTORS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR WORKING WITH THE CONSULTANT TEAM, ARCHITECTS, STRUCTURAL ENGINEERS AND CLIENT GROUPS TO DEVELOP THE DESIGN TO COMPLETE THE PROJECT AND FOR THE CONTRACTOR'S CONTRACT DOCUMENTATION.

THE SUCCESSFUL CONTRACTOR AND SUB-CONTRACTORS ARE ADVISED TO MAKE AN ASSASSMENT BASED ON THEIR OWN EXPERIENCE WITH PROJECTS OF THIS NATURE, OF THE RISK INVOLVED IN CHANGES TO SUBMITTALS, WITH CONSULTANT'S DRAWINGS. CONTRACTORS AND SUB-CONTRACTORS PROVIDE IN THEIR TENDER AN ADEQUATE CONINGENCY TO ENABLE THEM TO ACCOMMODATE ANY CHANGES AND FURTHER DEVELOPMENT.

<p>PROJECT MANAGER NAME: NICHOLAS DIBBY &amp; YOUNG ADDRESS: 100/102 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9650 2747</p>		<p>MECHANICAL ENGINEERS NAME: NICHOLAS DIBBY &amp; YOUNG ADDRESS: 100/102 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9650 2747</p>		<p>ELECTRICAL ENGINEERS NAME: NICHOLAS DIBBY &amp; YOUNG ADDRESS: 100/102 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9650 2747</p>		<p>STRUCTURAL AND CIVIL ENGINEERS NAME: AURECON ADDRESS: 100/102 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9650 2747</p>		<p>MECHANICAL ENGINEERS NAME: NICHOLAS DIBBY &amp; YOUNG ADDRESS: 100/102 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9650 2747</p>		<p>ELECTRICAL ENGINEERS NAME: NICHOLAS DIBBY &amp; YOUNG ADDRESS: 100/102 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9650 2747</p>		<p>STRUCTURAL AND CIVIL ENGINEERS NAME: AURECON ADDRESS: 100/102 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9650 2747</p>		<p>MECHANICAL ENGINEERS NAME: NICHOLAS DIBBY &amp; YOUNG ADDRESS: 100/102 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9650 2747</p>		<p>ELECTRICAL ENGINEERS NAME: NICHOLAS DIBBY &amp; YOUNG ADDRESS: 100/102 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9650 2747</p>	
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**ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/  
ARTIFEX PROPERTY GROUP**

NOTES  
CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONNECTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.  
ANY FORM OF REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD. CONTRACTORS ARE ADVISED TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORKING.

SCALE  
As indicated @ A0

DATE  
31/03/2024

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<p>PROJECT ARCHITECT DM</p>	<p>DATE 01/11/2023</p>	<p>CHECKED DM</p>	<p>PLOT DATE 11/11/2023 3:58 PM</p>	<p>PROJECT NO. 318034.00</p>	<p>PROJECT 637 FLINDERS STREET 637 FLINDERS STREET, DOCKLANDS, VIC 3008</p>	<p>DRAWING TITLE DEMOLITION PLAN - LEVEL 03</p>	<p>REVISION / DOCUMENT STATUS / DRAWING NO. 4 FOR TENDER</p>
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1 LEVEL 4 DEMOLITION PLAN  
SCALE 1: 100

**LEGEND**

	WALLS TO BE DEMOLISHED
	FLOORS, LOW-HIGH WALL, UPSTAIRS, WINDOW SILLS TO BE DEMOLISHED REFER TO DEMOLITION ELEVATIONS FOR DETAILS
	C.O.S CONFIRM ON SITE

- DEMOLITION NOTES:**
- ALL EXISTING CONDITIONS ARE TO BE CHECKED ON SITE. ANY BUILT DISCREPANCIES ARE TO BE AS REQUIRED TO SATISFY THE RELEVANT AUTHORITY CODES AND STANDARDS. MAKE GOOD GROUND CONDITIONS AFTER REMOVAL OF SERVICES PRIOR TO FOUNDATION WORKS.
  - ALL DIMENSIONS PROVIDED, BUILT FORM CONDITIONS AND CLEARANCES ON THE DRAWINGS ARE FOR INFORMATION ONLY. TO CONFIRM ON SITE.
  - ALL THE EXISTING DRAWINGS ARE TO BE READ IN CONNECTION WITH THE ARCHITECTURAL SPECIFICATIONS AND ELECTRICAL AND SERVICES DRAWINGS.
  - READ THE DEMOLITION DRAWINGS IN CONNECTION WITH THE SERVICES DRAWINGS TO CO-ORDINATE DEMOLITION OF SERVICES BEING REMOVED OR LOCATED, AND NEW PENETRATION FOR SERVICES. CONTRACTOR TO ALLOW FOR REMEDIAL WORKS POST DEMOLITION TO MAKE GOOD.
  - REFER TO CIVIL AND LANDSCAPE DOCUMENTATIONS FOR ALLOWING CUT TO GROUND TO ACHIEVE THE REQUIRED SITE AND GROUND LEVELS.
  - CAP SERVICES AT SUITABLE TERMINATION LOCATIONS. PROVIDE FIBERED INFILL/ SEALANT AS REQUIRED TO SATISFY THE RELEVANT AUTHORITY CODES AND STANDARDS. MAKE GOOD GROUND CONDITIONS AFTER REMOVAL OF SERVICES PRIOR TO FOUNDATION WORKS.
  - REINSTATE EXISTING CONDITIONS TO SURFACES WHERE NO NEW WORK IS REQUIRED.
  - PROTECT ALL EXISTING SITE E.P.S., SERVICES AND UNDERGROUND SERVICES THAT ARE TO REMAIN FROM DAMAGE.
  - PROTECT ANY ITEM INDICATED TO REMAIN OR CAREFULLY REMOVED FOR REINSTALLATION.
  - SAVE CUT AND REMOVE CONCRETE PATHS, ELEMENTS, KERBS, EDGE BEANS, TRENCHES AND UNDERGROUND FOOTINGS AS REQUIRED FOR NEW WORK.
  - STRUCTURAL SCISSORING SOLUTION REQUIRED FOR DEMOLITION AND REPLACEMENT OF COLUMN TO CL 154. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR FURTHER DETAIL.
  - ALLOW FOR FINISHING IN CONSTRUCTION INCLUDING OVERREMOVING STRUCTURAL COLUMN. REFER TO STRUCTURAL ENGINEERS DRAWINGS.
  - EXISTING FIRE RATED DOORS AND WALLS THAT ARE TO BE RETAINED SHOULD BE TESTED FOR FIRE COMPLIANCE AND MADE COMPLIANT.
  - FULL HAZMAT REPORT TO BE DONE ON SITE PRIOR TO DEMOLITION AND REMOVAL WORKS.
  - ALL WALL LININGS, SKIRTINGS, WALL TILES, ARE TO BE REMOVED IF NOT OTHERWISE STATED.
  - REMOVE ALL EXISTING CEILING AND BULKHEADS UNLESS NOTED OTHERWISE ON DRAWINGS. MAKE GOOD TO THE UNDERSIDE OF ALL SLAB/FLOOR SURFACES ABOVE WHERE SURFACES ARE TO BE REFINISHED.
  - REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATES TO ALL NEW WORKS. NOT STRIPPED TO BE REFINISHED.
  - REMOVE ALL EXISTING INTERNAL PARTITIONS, DOORS, JOINERY, SANITARY FIXTURES AND FITTINGS TO BE DEMOLISHED OR REMOVED AS INDICATED.
  - ALL EXISTING WALLS, PARTITIONS, DOORS, FIXTURES AND FITTINGS TO BE RETAINED ARE TO BE MADE GOOD AND FINISHING AS PER AUSTRALIAN STANDARDS ARE TO BE ACHIEVED WHERE NECESSARY.
  - THE DEMOLITION PLAN INDICATIVELY INDICATES SCOPE OF WORKS. THE CONTRACTOR TO ALLOW FOR ALL DEMOLITION REQUIRED TO COMPLETE WORKS.
  - CONTRACTOR TO ALLOW MAKE GOOD AND REPLACE LIKE FOR LIKE AS REQUIRED TO ALL EXISTING AREAS EFFECTED BY DEMO WORKS.
  - CONTRACTOR TO ENSURE INTEGRITY OF ALL EXISTING FIRE-RATED WALLS AND FLOORS ARE NOT IMPAIRED BY NEW WORKS.

- GENERAL NOTES:**
- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE DRAWINGS AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
  - ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF APPROVED SHOP DRAWINGS SUBMITTED BY THE RELEVANT CONSULTANT.
  - EXISTING CONDITIONS MAY PRECEDE THE DRAWINGS.
  - 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER 3D DRAWINGS.
  - THIS DRAWING SHOULD BE READ IN CONNECTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
  - COPYRIGHT OF THE DRAWING IS VESTED IN COX ARCHITECTURE.
  - NOTE: THIS DRAWING ISSUE INCLUDING ALL CLOSED REVISIONS TAGGED AS THIS REVISION IS RELEASED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.
  - ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
  - COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
  - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR LOCATION OF SLAB BEAMS, C.P.S. AND PARTITION WALLS.
  - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR COORDINATION OF SLAB AND WALL BLOCKOUTS AND CONCRETE PENETRATIONS PRECEDENCE OVER VISUAL IMAGES.
  - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR SLAB BEAMS AND PARTITION WALLS.
  - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES.
  - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES AND LIGHTING SET OUTS.
  - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES AND LIGHTING SET OUTS.
  - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES.
  - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES.
  - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES AND LIGHTING SET OUTS.
  - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES AND LIGHTING SET OUTS.
  - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES AND LIGHTING SET OUTS.
  - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES AND LIGHTING SET OUTS.

**ATTENTION CONTRACTORS AND SUB-CONTRACTORS:**

THESE DRAWINGS ARE INTENDED FOR INFORMATION PURPOSES ONLY. THEY ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND OTHER KEY STAKEHOLDERS, WHICH MAY CONTAIN INCONSISTENT DATA, ERRORS AND OMISSIONS. CONTRACTORS AND SUB-CONTRACTORS SHOULD VERIFY ALL INFORMATION AND CONDITIONS ON SITE PRIOR TO COMMENCING WORK. THE CLIENT ACCEPTS RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED. CONTRACTORS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS ON SITE PRIOR TO COMMENCING WORK. THE CLIENT ACCEPTS RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED. CONTRACTORS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS ON SITE PRIOR TO COMMENCING WORK.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	MA	2025/09
2	ISSUE FOR COORDINATION	MA	2025/09
3	ISSUE FOR COORDINATION	MA	2025/09
4	ISSUE FOR TENDER	MA	2025/09

<b>CONSULTANTS</b>	<b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: 120/121 COLLETS BELMONT VIC 3008 TEL: 03 9450 1000	<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINIEN & YOUNG ADDRESS: 110 HANCOCK STREET MELBOURNE VIC 3000 TEL: 03 9450 1000	<b>TOWN PLANNING</b> NAME: ETHOS URBAN ADDRESS: 87/88 COLLETS STREET MELBOURNE VIC 3000 TEL: 03 9450 1000
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 80/82 COLLETS BELMONT VIC 3008 TEL: 03 9450 1000	<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINIEN & YOUNG ADDRESS: 110 HANCOCK STREET MELBOURNE VIC 3000 TEL: 03 9450 1000	<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 110 HANCOCK STREET MELBOURNE VIC 3000 TEL: 03 9450 1000	<b>BUILDING SURVEYOR</b> NAME: PJP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: 110 HANCOCK STREET MELBOURNE VIC 3000 TEL: 03 9450 1000
<b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 100/102 COLLETS BELMONT VIC 3008 TEL: 03 9450 1000	<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINIEN & YOUNG ADDRESS: 110 HANCOCK STREET MELBOURNE VIC 3000 TEL: 03 9450 1000	<b>FAÇADE CONSULTANT</b> NAME: AURECON ADDRESS: 80/82 COLLETS BELMONT VIC 3008 TEL: 03 9450 1000	

<b>CLIENT</b> ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP			
<b>NOTES</b> CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE READ IN CONNECTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD. UNLESS OTHERWISE STATED, ALL RIGHTS ARE RESERVED.			
<b>SCALE</b>	As indicated @ A0		
<b>PROJECT</b>	637 FLINDERS STREET, DOCKLANDS, VIC 3008		
<b>DRAWING TITLE</b>	DEMOLITION PLAN - LEVEL 04		
<b>REVISION / DOCUMENT STATUS</b>	DRAWING NO. A15-040		

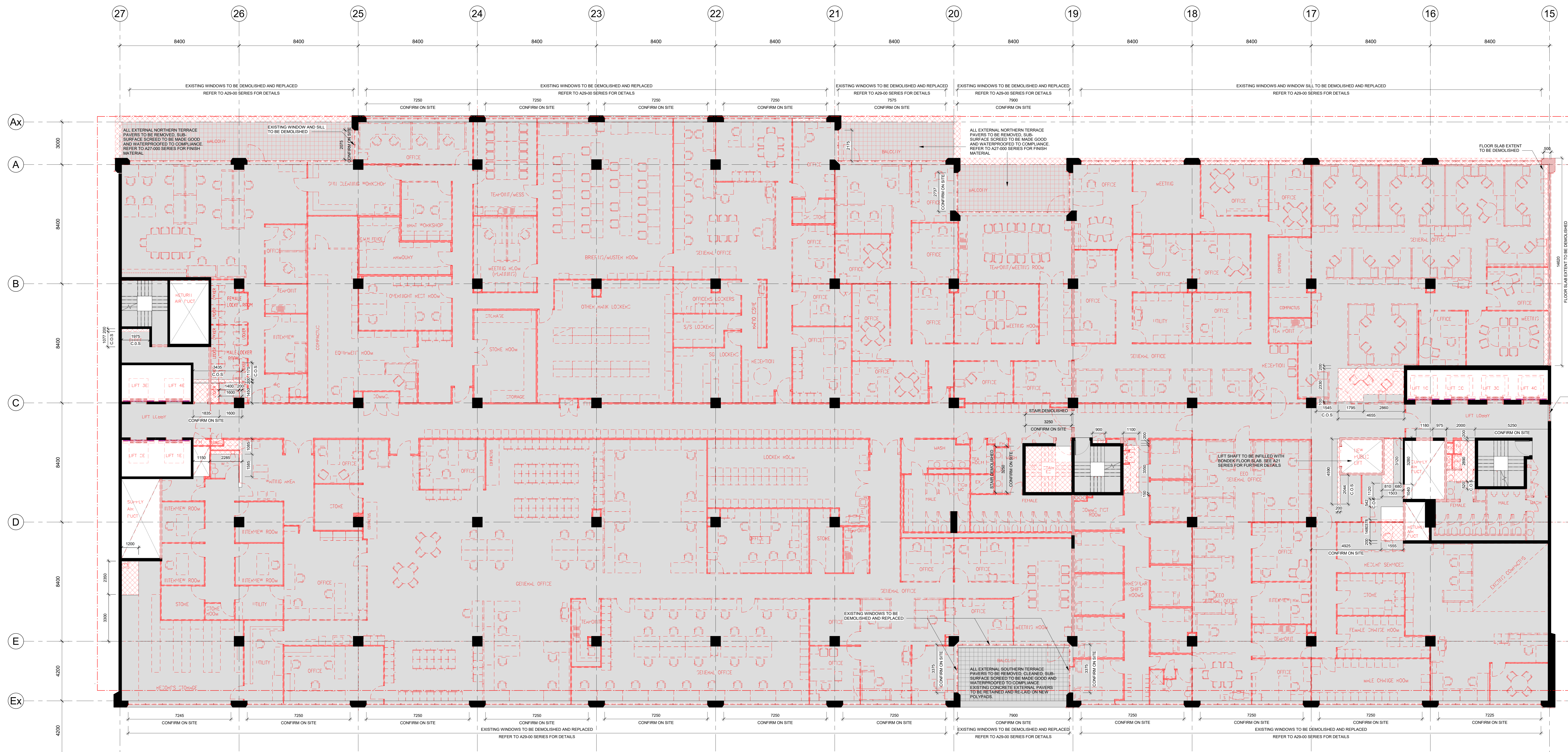
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**ARTIFEX PROPERTY**

**ZONE Q**

**REVISION / DOCUMENT STATUS** DRAWING NO. A15-040

4 FOR TENDER



1 LEVEL 5 DEMOLITION PLAN  
SCALE 1: 100

**LEGEND**  
WALLS TO BE DEMOLISHED  
FLOORS, LOW HEIGHT WALL UPSTANDING, WINDOW SILL TO BE DEMOLISHED, TYPICAL FOR DETAILS  
CONFIRM ON SITE  
C.O.S.

**DEMOLITION NOTES:**  
• ALL EXISTING CONDITIONS ARE TO BE CHECKED ON SITE. ANY BUILT DISCREPANCIES ARE TO BE CROSS-CHECKED WITH SURVEYORS DRAWINGS AND ORIGINAL STRUCTURAL DRAWINGS.  
• ALL DIMENSIONS PROVIDED, SUCH AS FORM CONDITIONS AND CLEARANCES ON THE DRAWINGS ARE FOR INFORMATION ONLY. TO CONFIRM ON SITE.  
• ALL THE DEMOLITION DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, SPECIFICATIONS AND ELECTRICAL SERVICES DRAWINGS THAT ARE TO BE RETAINED FROM DAMAGED.  
• READ THE DEMOLITION DRAWINGS IN CONJUNCTION WITH SERVICES DRAWINGS TO CO-ORDINATE DEMOLITION OF SERVICES AS REQUIRED TO OR RELATED TO, AND NEW PENETRATION FOR SERVICES. CONTRACTOR TO ALLOW FOR REMEDIAL WORKS POST DEMOLITION TO MAKE GOOD.  
• REFER TO CIVIL AND LANDSCAPE DOCUMENTATIONS FOR ALLOWING OUT TO GROUND TO ACHIEVE THE REQUIRED SITE AND GROUND LEVELS.

**GENERAL NOTES:**  
1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE EXISTING CONDITIONS PRIOR TO ANY WORKS COMMENCING.  
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE DESIGN ACTOR SHALL NOT COMMENCE WORK UNTIL THE DESIGN OF APPROVED SHOP DRAWINGS HAS BEEN PROVIDED BY THE ARCHITECT.  
3. EXISTING CONCRETE SHALL BE PRESERVED FOR REUSE WHERE POSSIBLE.  
4. 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER 3D DRAWINGS.  
5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.  
6. COPYRIGHT OF THIS DRAWING IS VESTED IN COX ARCHITECTURE.  
7. NOTE: THIS DRAWING INCLUDES ALL CLOSED REVISIONS TAGGED AS 'REVISION' IN THE DRAWING. CLOSED REVISIONS ARE TO BE RELEVANT TO THE DRAWING.  
8. REFER TO ARCHITECT'S DRAWINGS FOR COLUMN SIZES AND ELEVATIONS.  
9. REFER TO MECHANICAL ENGINEERS DRAWINGS AND SHOP DRAWINGS FOR SIZE OF ALL EXISTING PENETRATIONS AND QUARE OPENINGS.  
10. REFER TO MECHANICAL ENGINEERS DETAILS FOR PENETRATIONS AND AIR FLOW THROUGH WALLS, CEILING AND FLOOR.  
11. BUILD IN HIGH LEVEL OPENINGS FOR PLUMBING AND CEILING SERVICES, REFER TO MECHANICAL ENGINEERS DRAWINGS.  
12. FOR ADDITIONAL SETOUT INFORMATION WHERE NOT REFERRED TO SPECIFICALLY BY THIS DRAWING, REFER TO THE CONTRACT DOCUMENTS.  
13. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR PENETRATIONS, SERVICES AND WORKING DETAILS.  
14. LOCATION OF SUB-LINE SERVICES.  
15. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES AND ELEVATIONS.  
16. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR COLUMN SIZES AND ELEVATIONS.  
17. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR PENETRATIONS, SERVICES AND WORKING DETAILS.  
18. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR PENETRATIONS, SERVICES AND WORKING DETAILS.  
19. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR PENETRATIONS, SERVICES AND WORKING DETAILS.  
20. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR PENETRATIONS, SERVICES AND WORKING DETAILS.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	MA	24/07/24
2	ISSUE FOR COORDINATION	MA	31/07/24
3	ISSUE FOR COORDINATION	MA	20/08/24
4	ISSUE FOR TENDER	MA	21/10/24

**CONSULTANTS**  
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ELECTRICAL ENGINEERS  
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**HYDRAULICS & FIRE PROTECTION CONSULTANTS**  
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**TOWN PLANNERS**  
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**QUANTITY SURVEYOR**  
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**ADDRESS:** 1/151 COLLETS ROAD, MELBOURNE VIC 3000  
TELEPHONE: 03 9603 1000  
**LANDSCAPE DESIGN**  
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**ADDRESS:** 301 COLLIER STREET, MELBOURNE VIC 3000  
TELEPHONE: 03 9603 1000  
**STRUCTURAL AND CIVIL ENGINEERS**  
**NAME:** AURECON  
**ADDRESS:** 400 COLLETS ROAD, MELBOURNE VIC 3000  
TELEPHONE: 03 9603 1000

**ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/  
ARTIFEX PROPERTY GROUP**

20/24/2024  
CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. BUILDING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS. ANY DISCREPANCIES SHALL BE ADVISED IMMEDIATELY TO THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD AND SHALL REMAIN THE PROPERTY OF COX ARCHITECTURE PTY LTD.

NO.	DATE	CHECKED	PLotted	PROJECT No.
1	01/10/24	DM	1/1/2024 03:46 PM	318034.00

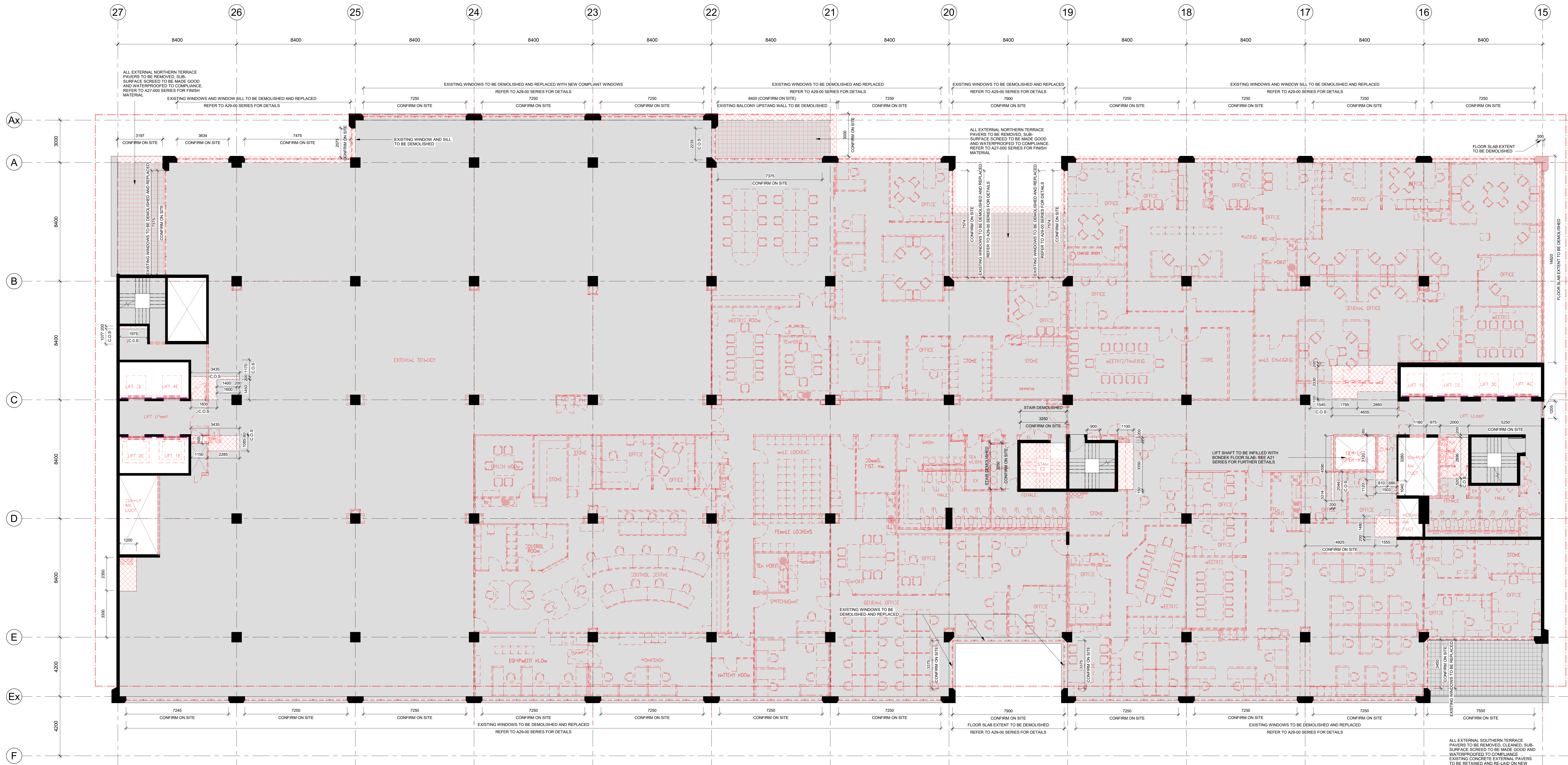
PROJECT ARCHITECT: DM PROJECT DIRECTOR: CP CO-ORDINATOR: DM

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**637 FLINDERS STREET  
637 FLINDERS STREET, DOCKLANDS, VIC 3008**

**DEMOLITION PLAN - LEVEL 05**

REVISION / DOCUMENT STATUS / DRAWING No.: 4 FOR TENDER



1 LEVEL 6 DEMOLITION PLAN SCALE 1:100

LEGEND
WALLS TO BE DEMOLISHED
FLOORS, LOW HEIGHT WALL UPSTANDS, WINDOW SILLS TO BE DEMOLISHED REFER TO DEMOLITION ELEVATIONS FOR DETAILS
C.O.S CONFIRM ON SITE

DEMOLITION NOTES:
ALL EXISTING CONDITIONS ARE TO BE CHECKED ON SITE...
CAP SERVICES AT SUITABLE TERMINATION LOCATIONS...
FULL HAZMAT AUDIT REPORT TO BE DONE ON SITE PRIOR TO DEMOLITION AND REMOVAL WORKS...

GENERAL NOTES:
CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE EXISTING WORKS...
ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT...
THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTURE PTY LTD.

ATTENTION CONTRACTORS AND SUB-CONTRACTORS:
THESE DRAWINGS ARE INTENDED FOR INFORMATION PURPOSES ONLY...
CONTRACTORS AND SUB-CONTRACTORS ARE ADVISED TO MAKE AN ASSUMED BASIS ON THEIR OWN EXPERIENCE WITH PRODUCTS OF THIS NATURE...

Table with 4 columns: REVISION, DESCRIPTION, BY, DATE. Contains 7 revision entries.

Table with 2 columns: CONSULTANTS, NAME, ADDRESS, TELEPHONE. Lists Mechanical, Electrical, and Landscaping consultants.

Table with 2 columns: PROJECT MANAGER, NAME, ADDRESS, TELEPHONE. Lists project manager details.

Table with 2 columns: PROJECT MANAGER, NAME, ADDRESS, TELEPHONE. Lists project manager details.

Table with 2 columns: PROJECT MANAGER, NAME, ADDRESS, TELEPHONE. Lists project manager details.

Table with 2 columns: PROJECT MANAGER, NAME, ADDRESS, TELEPHONE. Lists project manager details.

Table with 2 columns: PROJECT MANAGER, NAME, ADDRESS, TELEPHONE. Lists project manager details.

Table with 2 columns: PROJECT MANAGER, NAME, ADDRESS, TELEPHONE. Lists project manager details.

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Table with 2 columns: PROJECT MANAGER, NAME, ADDRESS, TELEPHONE. Lists project manager details.

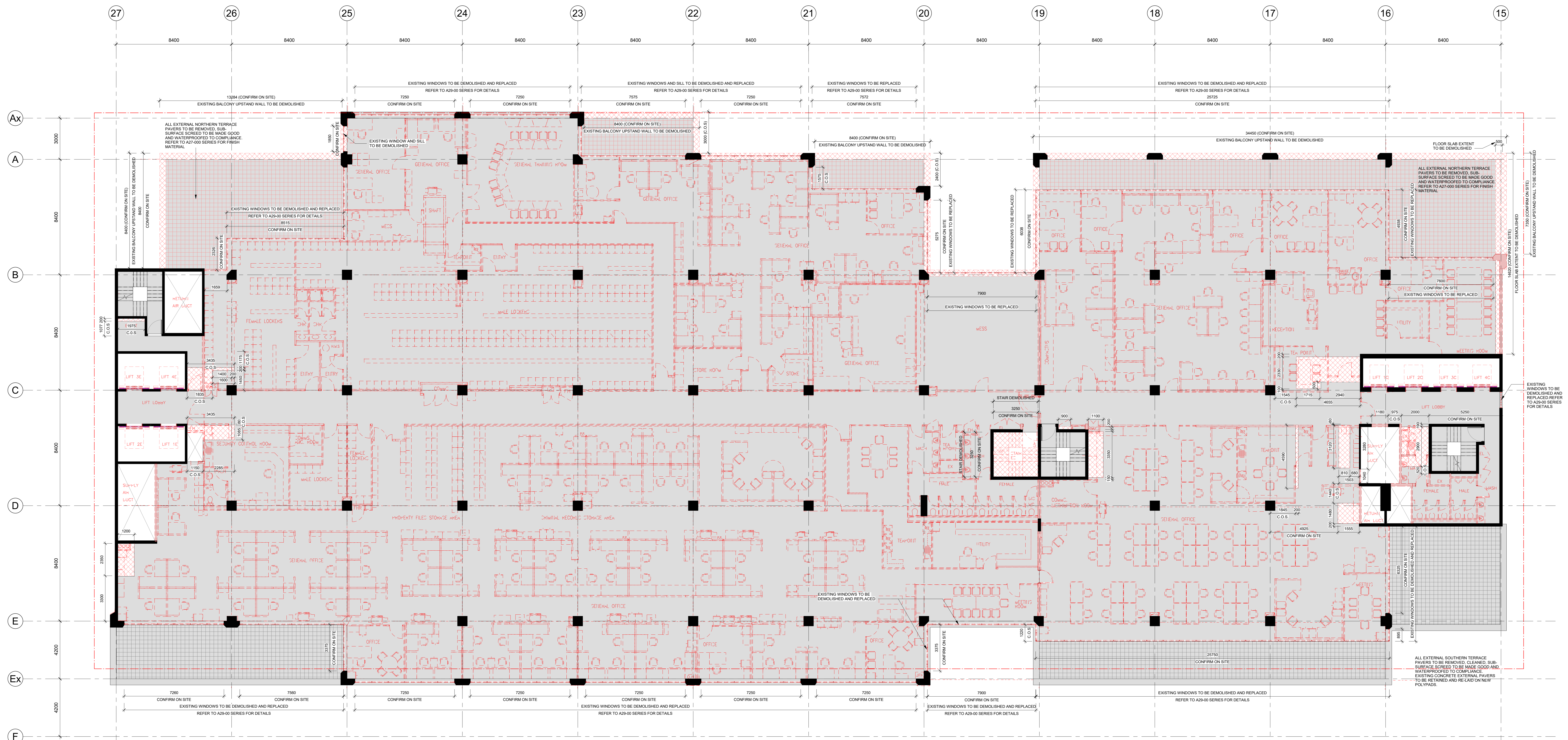
Table with 2 columns: PROJECT MANAGER, NAME, ADDRESS, TELEPHONE. Lists project manager details.

ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP



637 FLINDERS STREET, DOCKLANDS, VIC 3008
DEMOLITION PLAN - LEVEL 06

4 FOR TENDER A15-060



**1** LEVEL 7 DEMOLITION PLAN  
 A15-210 SCALE 1:100

**LEGEND**

(Red dashed line)	WALLS TO BE DEMOLISHED
(Red solid line)	FLOORS, LOW HEIGHT WALLS, UPSTANDS, WINDOW SILLS TO BE DEMOLISHED. REFER TO DEMOLITION ELEVATIONS FOR DETAILS
(Red dashed line with dots)	C.O.S. CONFIRM ON SITE

- DEMOLITION NOTES:**
- ALL EXISTING CONDITIONS ARE TO BE CHECKED ON SITE. ANY BUILD DISCREPANCIES ARE TO BE CROSS-CHECKED WITH SURVEYORS DRAWINGS AND ORIGINAL STRUCTURAL DRAWINGS.
  - ALL DIMENSIONS PROVIDED. BUILD FORM CONDITIONS AND CLEARANCES ON THE DRAWINGS ARE FOR INFORMATION ONLY. TO CONFIRM ON SITE.
  - THE DEMOLITION DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATIONS AND ALL STRUCTURE AND SERVICES DRAWINGS.
  - READ THE DEMOLITION DRAWINGS IN CONJUNCTION WITH SERVICES DRAWINGS TO CO-ORDINATE DEMOLITION OF SERVICES BEING REMOVED OR RELOCATED AND NEW PENETRATION FOR SERVICES. CONTRACTOR TO ALLOW FOR REMEDIAL WORKS POST DEMOLITION TO MAKE GOOD.
  - REFER TO CHALM AND LANDSCAPE DOCUMENTATIONS FOR ALLOWING OUT TO GROUND TO ACHIEVE THE REQUIRED SITE AND GROUND LEVELS.
  - CAP SERVICES AT SUITABLE TERMINATION LOCATIONS. PROVIDE FERRATED REBAR/REINFORCEMENT AS REQUIRED TO SATISFY THE RELEVANT AUTHORITY CODES AND STANDARDS. MAKE GOOD GROUND CONDITIONS AFTER REMOVAL OF SERVICES AND UNDERGROUND SERVICES THAT ARE TO REMAIN FROM DAMAGE.
  - PROTECT ALL ON EXISTING SITE'S SERVICES AND UNDERGROUND SERVICES THAT ARE TO REMAIN FROM DAMAGE.
  - PROTECT ANY FEM INDICATED TO REMAIN OR CAREFULLY REMOVED FOR REINSTALLATION. SANITARY CUT AND REMOVE CONCRETE PATHS, FINISHMENTS, KINGS, EDGE BEAMS, TRENCHES AND UNDERGROUND FOOTINGS AS REQUIRED FOR NEW WORK.
  - STRUCTURAL REINFORCING SOLUTION REQUIRED FOR DEMOLITION AND REPLACEMENT OF COLUMN TO CL 10A. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR FURTHER DETAIL. ALLOW FOR PROTECTING IN CONSTRUCTION AND REMOVING STRUCTURAL COLUMN. REFER TO STRUCTURAL ENGINEERS DRAWINGS.
  - EXISTING FIRE RATED DOORS AND WALLS THAT ARE TO BE RETAINED SHOULD BE TESTED FOR FIRE COMPLIANCE AND MADE COMPLIANT.
  - FULL HAZMAT AUDIT REPORT TO BE DONE ON SITE PRIOR TO DEMOLITION AND REMOVAL WORKS.
  - ALL WALL LININGS, SKIRTINGS, WALL TILES, ARE TO BE REMOVED IF NOT OTHERWISE STATED.
  - DEMOLISH ALL EXISTING CEILING AND BULKHEAD UNLESS NOTED OTHERWISE ON DRAWINGS. MAKE GOOD TO THE UNDERSIDE OF ALL SLAB/FLOOR SURFACES ABOVE WHERE SURFACE IS TO BE EXPOSED.
  - REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATES TO ALL NEW WORKS. NOT OTHERWISE STATED, IN PREPARATION FOR NEW FINISHES MAKE GOOD TO EXISTING FLOOR SURFACE WHERE DAMAGED.
  - ALL EXISTING INTERNAL PARTITIONS, DOORS, JOINERY, SANITARY FIXTURES AND FITTINGS ARE TO BE DEMOLISHED OR REMOVED, AS INDICATED.
  - ALL EXISTING WALLS, PARTITIONS, DOORS, FITTINGS AND FITTINGS, TO BE RETAINED ARE TO BE MADE GOOD AND FINISHING AS PER AUSTRALIAN STANDARDS ARE TO BE ACHIEVED WHERE NECESSARY.

- GENERAL NOTES:**
- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY COMMENCEMENT OF WORKS.
  - ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RETURN OF APPROVED SHOP DRAWINGS ORIGINATED BY THE RELEVANT CONSULTANT. CONTRACTOR TO ENSURE INTEGRITY OF ALL EXISTING FIRE RATED WALLS AND FLOORS ARE NOT IMPAIRED BY NEW WORKS.
  - ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
  - ALL COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
  - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR LOCATION OF SLAB BOXES, PATS AND PARTING JOINTS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR LOCATION OF SLAB TO WALL PENETRATION AND CORNER PENETRATIONS.
  - REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR SLAB SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES AND DETAILS.
  - CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING SERVICES AND FITTINGS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES AND DETAILS.
  - REFER TO MECHANICAL ENGINEERS DRAWINGS AND SHOP DRAWINGS FOR ALL EXISTING PENETRATION AND SQUARE OPENINGS.
  - REFER TO MECHANICAL ENGINEERS DETAILS FOR PENETRATIONS.
  - BUILD IN HIGH LEVEL PERFORMANCE FLOORING IN CEILING SPACES. REFER TO MECHANICAL ENGINEERS DRAWINGS.
  - FOR ADDITIONAL SET OUT INFORMATION WHERE NO OTHER INFORMATION IS PROVIDED, REFER TO THE CONSULTANT TEAM ARCHITECTS, STRUCTURAL ENGINEERS AND CLIENT GROUPS TO DEVELOP THE DESIGN TO COMPLY WITH RELEVANT STANDARDS AND DOCUMENTATION.
  - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR PRECISION OVER DRAWINGS.
  - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR LIGHTING SET OUTS.
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THE SUCCESSFUL CONTRACTOR AND SUB-CONTRACTORS ARE ADVISED TO MAKE AN ASSUMPTION BASED ON THEIR OWN EXPERIENCE WITH PRODUCTS OF THIS NATURE. OF THE RISK INVOLVED IN CHANGES TO SUBMITTALS, WITH CONSULTANT APPROVAL, CONTRACTOR TO DEVELOP THE DESIGN TO COMPLY WITH RELEVANT STANDARDS AND DOCUMENTATION.

CONTRACTOR TO PROVIDE CONCRETE EXTERNAL PAVERS TO BE RETAINED AND RE-PAID ON NEW POLYPADS.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	MA	20/07/20
2	ISSUE FOR COORDINATION	MA	20/07/20
3	ISSUE FOR COORDINATION	MA	20/07/20
4	ISSUE FOR TENDER	MA	20/07/20

**CONSULTANTS**

PROJECT MANAGER	PROJECT MANAGER	PROJECT MANAGER
NAME: BRITAIN CAPITAL PROJECTS PTY LTD ADDRESS: LEVEL 10, 110 COLLEGE ROAD, MELBOURNE, VIC 3000 TEL: 03 9594 1111	NAME: NORMAN DINI & YOUNG ADDRESS: 100 COLLEGE ROAD, MELBOURNE, VIC 3000 TEL: 03 9594 1111	NAME: ETHOS DESIGN ADDRESS: ETHOS DESIGN STREET, MELBOURNE, VIC 3000 TEL: 03 9594 1111

**STRUCTURAL AND CIVIL ENGINEERS**

NAME	ADDRESS	TEL
AURECON	80 COLLEGE ROAD, MELBOURNE, VIC 3000	03 9594 1111

**MECHANICAL ENGINEERS**

NAME	ADDRESS	TEL
NORMAN DINI & YOUNG	100 COLLEGE ROAD, MELBOURNE, VIC 3000	03 9594 1111

**ELECTRICAL ENGINEERS**

NAME	ADDRESS	TEL
NORMAN DINI & YOUNG	100 COLLEGE ROAD, MELBOURNE, VIC 3000	03 9594 1111

**QUANTITY SURVEYOR**

NAME	ADDRESS	TEL
BLATNEY	LEVEL 10, 110 COLLEGE ROAD, MELBOURNE, VIC 3000	03 9594 1111

**LANDSCAPE DESIGN**

NAME	ADDRESS	TEL
SOULUS PTY LTD	100 COLLEGE ROAD, MELBOURNE, VIC 3000	03 9594 1111

**TOWN PLANNERS**

NAME	ADDRESS	TEL
ETHOS DESIGN	ETHOS DESIGN STREET, MELBOURNE, VIC 3000	03 9594 1111

**BUILDING SURVEYORS AND CONSULTANTS**

NAME	ADDRESS	TEL
AURECON	80 COLLEGE ROAD, MELBOURNE, VIC 3000	03 9594 1111

**ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/  
ARTIFEX PROPERTY GROUP**



**NOTES**

CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS AND SHALL BE USED IN CONJUNCTION WITH THE WRITTEN PERMISSION OF THE COX ARCHITECTURE PTY LTD CONSULTANT AND ENGINEER OF RECORD.

ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE WRITTEN PERMISSION OF THE COX ARCHITECTURE PTY LTD IS STRICTLY PROHIBITED.

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF COX ARCHITECTURE PTY LTD.

DRAWN	DATE	CHECKED	PLOT DATE	PROJECT NO
MA	01/07/20	DM	01/07/20 10:55 PM	318034.00

As indicated @ A0

PROJECT  
 637 FLINDERS STREET  
 637 FLINDERS STREET, DOCKLANDS, VIC 3008

**COX Architecture**  
 Level 2, 167 Flinders Lane  
 Melbourne, VIC 3000, Australia  
 T + 61 3 9650 2388  
 F + 61 3 9650 2747  
 www.coxarchitecture.com.au

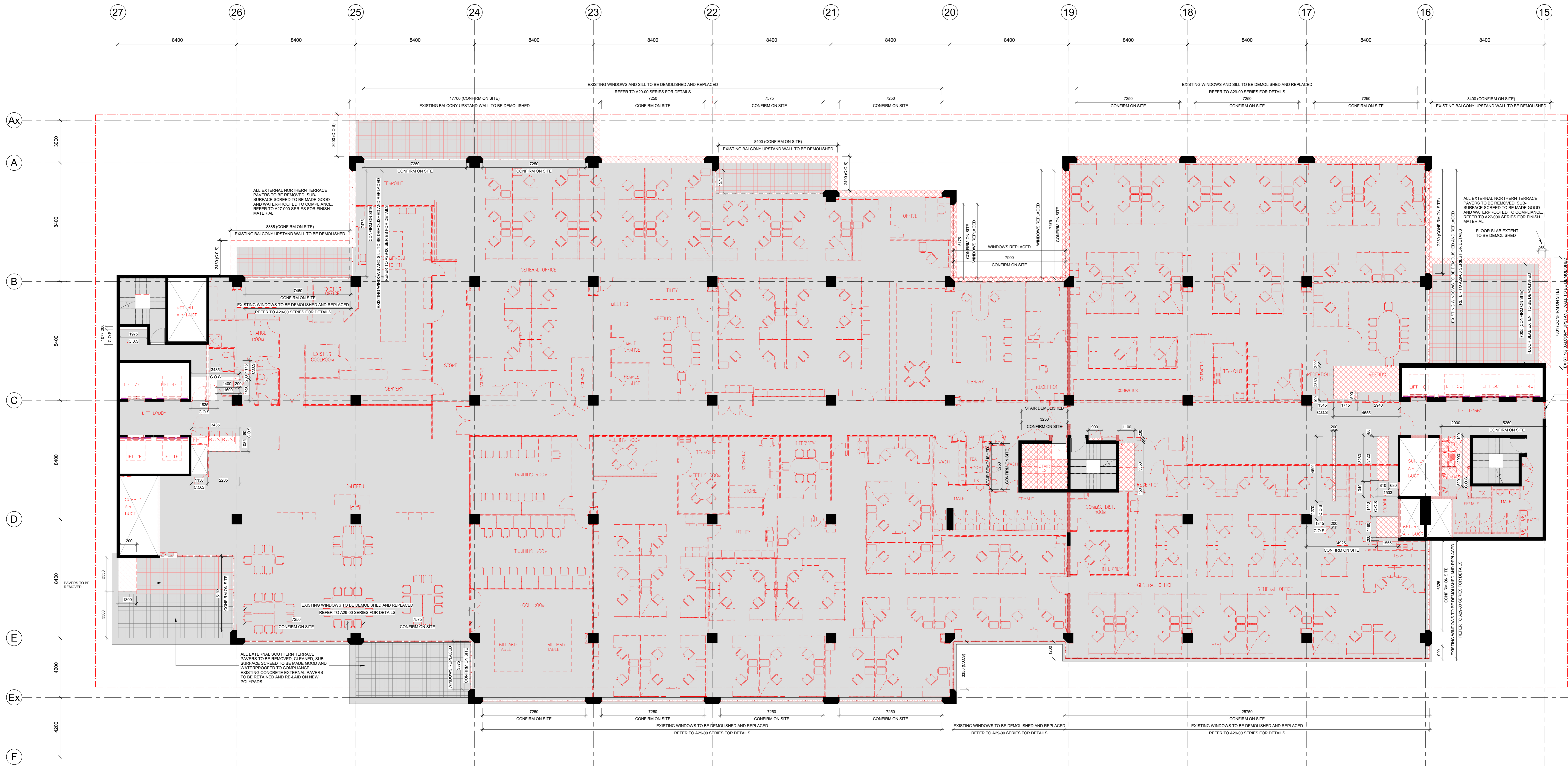
REVISION / DOCUMENT STATUS / DRAWING NO.  
 4 FOR TENDER

**COX**

REVISION / DOCUMENT STATUS / DRAWING NO.  
 4 FOR TENDER

A15-070





1 LEVEL 8 DEMOLITION PLAN SCALE: 1:100

LEGEND
WALLS TO BE DEMOLISHED
FLOORS, LOW HEIGHT WALL UPSTANDS, WINDOW SILLS TO BE DEMOLISHED

DEMOLITION NOTES:
ALL EXISTING CONDITIONS ARE TO BE CHECKED ON SITE. ANY BUILD DISCREPANCIES ARE TO BE CROSS-CHECKED WITH SURVEYORS DRAWINGS AND ORIGINAL STRUCTURAL DRAWINGS

GENERAL NOTES:
CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING OR CONDITIONS REFER TO ANY WORK DRAWINGS

ATTENTION CONTRACTORS AND SUB-CONTRACTORS:
THESE DRAWINGS ARE INTENDED FOR INDICATIVE TENDER PURPOSES ONLY. THEY ARE BASED ON AVAILABLE INFORMATION PROVIDED BY THE CLIENT AND OTHER KEY STAKEHOLDERS, WHICH MAY CONTAIN

Table with 4 columns: REVISION, DESCRIPTION, BY, DATE. Contains 4 revision entries.

Table with 2 columns: CONSULTANTS, NAME, ADDRESS, TEL/FAX. Lists Mechanical, Electrical, and Structural engineers.

Table with 2 columns: QUANTITY SURVEYOR, NAME, ADDRESS, TEL/FAX. Lists Norman Diney & Young.

ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP. Includes logos for Zone Q and Artifex Property.

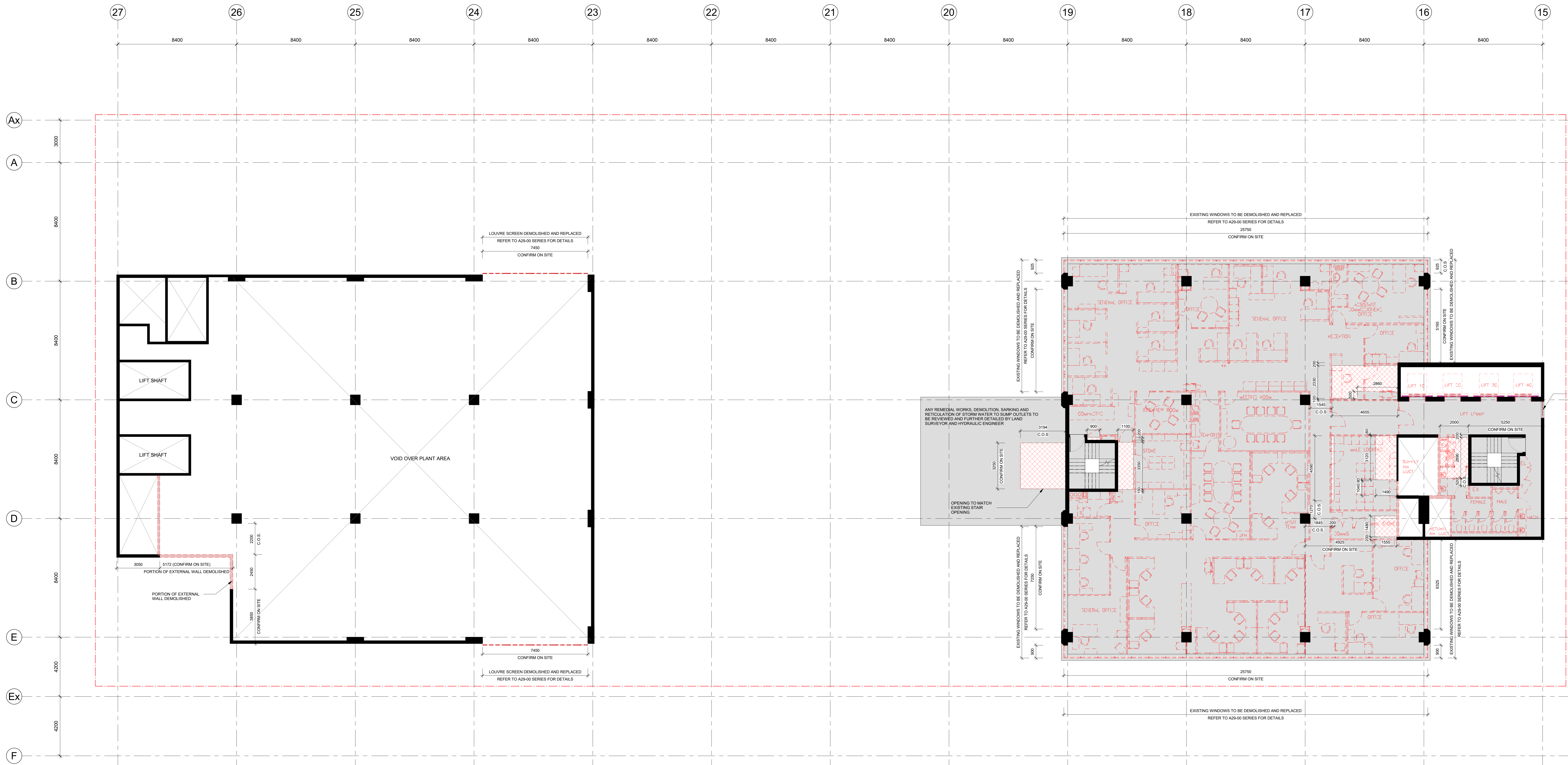
Table with 4 columns: DRAWN, DATE, CHECKED, PLOT DATE. Includes project details like Project No 318034.00.

PROJECT: 637 FLINDERS STREET, DOCKLANDS, VIC 3008

COX Architecture logo and contact information. Includes address: Level 2, 167 Flinders Lane, Melbourne, VIC 3000, Australia.

A15-080





1 LEVEL 10 DEMOLITION PLAN  
SCALE 1: 100

LEGEND table with columns for symbol, description, and C.O.S. status. Includes symbols for walls to be demolished, floors to be removed, and areas to be confirmed on site.

DEMOLITION NOTES: ALL EXISTING CONDITIONS ARE TO BE CHECKED ON SITE. ANY BUILD DISCREPANCIES ARE TO BE CROSS-CHECKED WITH SURVEYOR'S DRAWINGS AND ORIGINAL STRUCTURAL DRAWINGS. ALL DIMENSIONS PROVIDED, BUILD FORM CONDITIONS AND CLEARANCES ON THE DRAWINGS ARE FOR INFORMATION ONLY. TO CONFIRM ON SITE.

GENERAL NOTES: CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY COMMENCEMENT OF WORKS. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT.

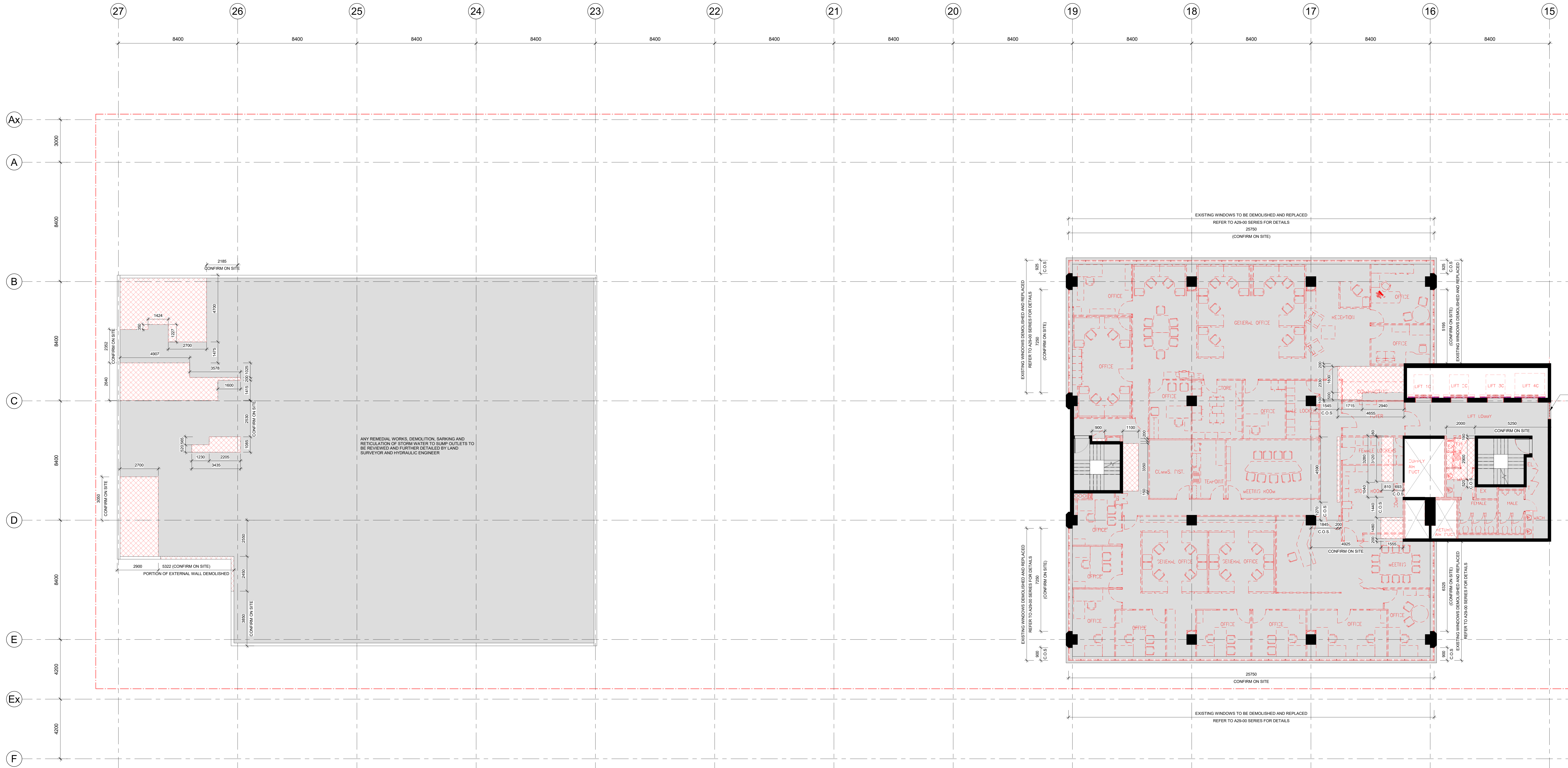
ATTENTION CONTRACTORS AND SUB-CONTRACTORS: THESE DRAWINGS ARE INTENDED FOR INVOICING PURPOSES ONLY. THEY ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND OTHER KEY STAKEHOLDERS, WHICH MAY CONTAIN CONFLICTING DATA, ERRORS AND OMISSIONS.

REVISION table with columns for revision number, description, by, and date. Includes revisions for issue for information, issue for coordination, and issue for tender.

CONSULTANTS table listing project manager, structural and civil engineers, mechanical engineers, electrical engineers, hydraulic and fire protection consultants, town planner, building surveyor, and facade consultant.

ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP. Includes logos for Zone Q and Artifex Property, and project details like drawing number 318034.00 and date 01/11/19.

COX Architecture logo and contact information. Includes address: Level 2, 167 Flinders Lane, Melbourne, VIC 3000, Australia. Phone: +61 3 9650 2747. Website: www.coxarchitecture.com.au.



1 LEVEL 11 DEMOLITION PLAN  
 A15-210 SCALE 1: 100

**LEGEND**

	WALLS TO BE DEMOLISHED
	FLOORS, LOW HEIGHT WALL UPSTAIRS, WINDOW SILLS TO BE DEMOLISHED. REFER TO DEMOLITION ELEVATIONS FOR DETAILS
	C.O.S CONFIRM ON SITE

**DEMOLITION NOTES:**

- ALL EXISTING CONDITIONS ARE TO BE CHECKED ON SITE. ANY BUILT DISCREPANCIES ARE TO BE CROSS-CHECKED WITH SURVEYOR'S DRAWINGS AND ORIGINAL STRUCTURAL DRAWINGS.
- ALL DIMENSIONS PROVIDED, BUILT FORM CONDITIONS AND CLEARANCES ON THE DRAWINGS ARE FOR INFORMATION ONLY. TO CONFIRM ON SITE.
- ALL THE EXISTING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATIONS AND ALL STRUCTURE AND SERVICES DRAWINGS.
- READ THE DEMOLITION DRAWINGS IN CONJUNCTION WITH SERVICES DRAWINGS TO CO-ORDINATE DEMOLITION OF SERVICES BEING REMOVED OR LOCATED, AND NEW PENETRATION FOR SERVICES. CONTRACTOR TO ALLOW FOR REMEDIAL WORKS POST DEMOLITION TO MAKE GOOD.
- REFER TO CIVIL AND LANDSCAPE DOCUMENTATIONS FOR ALLOWING CUT TO GROUND TO ACHIEVE THE REQUIRED SITE AND GROUND LEVELS.
- CAP SERVICES AT SUITABLE TERMINATION LOCATIONS. PROVIDE FIBREGLASS INFILL/ SEALANT AS REQUIRED TO SATISFY THE RELEVANT AUTHORITY CODES AND STANDARDS. MAKE GOOD GROUND CONDITIONS AFTER REMOVAL OF SERVICES PRIOR TO FOUNDATION WORKS.
- REINSTATE EXISTING CONDITIONS TO SURFACES WHERE NO NEW WORK IS REQUIRED.
- PROTECT ALL EXISTING SITE FITS, SERVICES AND UNDERGROUND SERVICES THAT ARE TO REMAIN FROM DAMAGE.
- PROTECT ANY ITEM INDICATED TO REMAIN OR CAREFULLY REMOVED FOR REINSTALLATION. SAW CUT AND REMOVE CONCRETE PATHS, DRIVEWAYS, KERBS, EDGE BEANS, TRENCHES AND UNDERGROUND FOOTINGS AS REQUIRED FOR NEW WORK.
- STRUCTURAL ENGINEERING SOLUTION REQUIRED FOR DEMOLITION AND REPLACEMENT OF COLUMN TO CL 154. REFER TO STRUCTURAL ENGINEER DRAWINGS FOR FURTHER DETAIL. ALLOW FOR ENGINEERING IN CONSTRUCTION SEQUENCE WHEN REMOVING STRUCTURAL COLUMN. REFER TO STRUCTURAL ENGINEER DRAWINGS.
- EXISTING FIRE RATED DOORS AND WALLS THAT ARE TO BE RETAINED SHOULD BE TESTED FOR FIRE COMPLIANCE AND MADE COMPLIANT.
- FULL HAZMAT ADULT REPORT TO BE DONE ON SITE PRIOR TO DEMOLITION AND REMOVAL WORKS.
- ALL WALL LININGS, SKIRTINGS, WALL TIES, ARE TO BE REMOVED IF NOT OTHERWISE STATED.
- DEMOLISH ALL EXISTING CEILING AND BULKHEAD UNLESS NOTED OTHERWISE ON DRAWINGS. MAKE GOOD TO THE UNDERSIDE OF ALL SLAB FLOOR SURFACES ABOVE WHERE SURFACE IS TO BE REFINISHED.
- REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATES TO ALL NEW WORKS. NOT OTHERWISE STATED. IN CONJUNCTION WITH NEW FINISHES MAKE GOOD TO EXISTING FLOOR SURFACES WHERE DAMAGED.
- ALL EXISTING INTERNAL PARTITIONS, DOORS, JOINERY, SANITARY FIXTURES AND FITTINGS ARE TO BE DEMOLISHED OR REMOVED AS INDICATED.
- ALL EXISTING WALLS, PARTITIONS, DOORS, FIXTURES AND FITTINGS, TO BE RETAINED ARE TO BE MADE GOOD AND FINISHING AS PER AUSTRALIAN STANDARDS ARE TO BE ACHIEVED WHERE NECESSARY.
- THE DEMOLITION PLAN INDICATIVELY INDICATES SCOPE OF WORKS. THE CONTRACTOR TO ALLOW FOR ALL DEMOLITION REQUIRED TO COMPLETE WORKS.
- CONTRACTOR TO ALLOW MAKE GOOD AND REPLACE LIKE FOR LIKE AS REQUIRED TO ALL EXISTING AREAS EFFECTED BY DEMO WORKS.
- CONTRACTOR TO MAINTAIN INTEGRITY OF ALL EXISTING FIRE-RATED WALLS AND FLOORS ARE NOT IMPAIRED BY NEW WORKS.

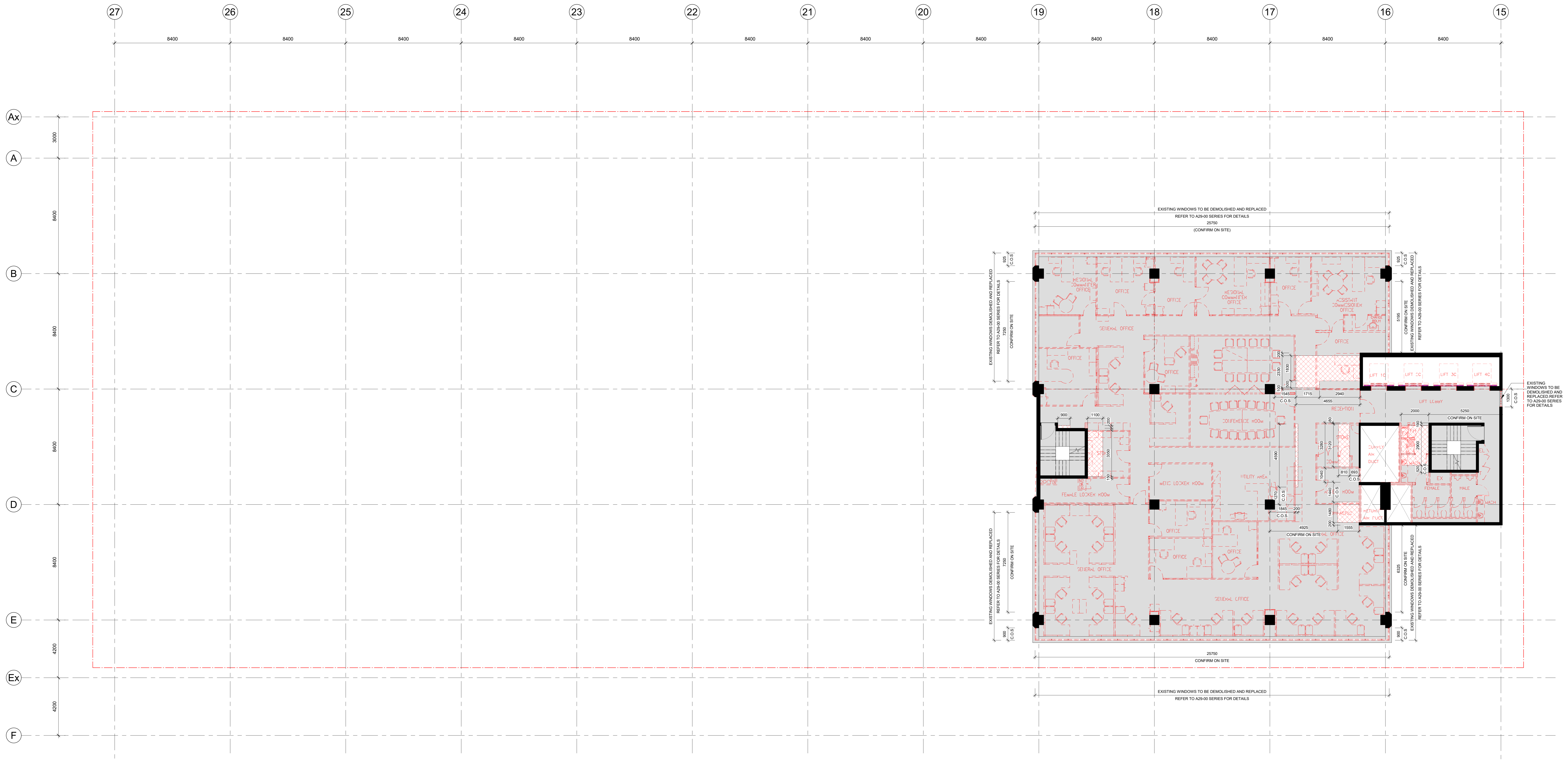
**GENERAL NOTES:**

- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND OFF CONDITIONS PRIOR TO ANY COMMENCEMENT OF WORK.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT CONSIDER ANY WORK PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.
- EXISTING CONDITIONS MAY PRECEDE THE EXISTING CONDITIONS.
- 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER 3D VISUAL DRAWINGS.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
- NOTE: THIS DRAWING ISSUE INCLUDING ALL CLOSED REVISIONS TAGGED AS THIS REVISION IS REISED FOR ALL REVISIONS TAGGED PREVIOUSLY ISSUED.
- ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
- ALL COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR LOCATION OF SUP BOSES, S.P.S AND STARTING OUTETS. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR LOCATION OF COOLING WATER SUP.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SLAB AND WALL BLOCKOUTS AND COVER PENETRATIONS.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ALL RELEVANT SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ALL RELEVANT SIZES AND DETAILS.
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<p><b>REVISION</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUE FOR INFORMATION</td> <td>MA</td> <td>21/07/19</td> </tr> <tr> <td>2</td> <td>ISSUE FOR COORDINATION</td> <td>MA</td> <td>31/07/19</td> </tr> <tr> <td>3</td> <td>ISSUE FOR COORDINATION</td> <td>MA</td> <td>20/08/19</td> </tr> <tr> <td>4</td> <td>ISSUE FOR TENDER</td> <td>MA</td> <td>21/11/19</td> </tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE	1	ISSUE FOR INFORMATION	MA	21/07/19	2	ISSUE FOR COORDINATION	MA	31/07/19	3	ISSUE FOR COORDINATION	MA	20/08/19	4	ISSUE FOR TENDER	MA	21/11/19	<p><b>CONSULTANTS</b></p> <p><b>PROJECT MANAGER</b>  <b>NAME:</b> MITRAL CAPITAL PROJECTS PTY LTD  <b>ADDRESS:</b> LEVEL 210 COLLECTIVE MELBOURNE VIC 3000  <b>TEL:</b> 03 9493 1111</p> <p><b>STRUCTURAL AND CIVIL ENGINEERS</b>  <b>NAME:</b> AURECON  <b>ADDRESS:</b> 880 COLLETT ROAD DOCKLANDS VIC AUSTRALIA 3008  <b>TEL:</b> 03 9493 1111</p> <p><b>MECHANICAL ENGINEERS</b>  <b>NAME:</b> NORMAN DINNEY &amp; YOUNG  <b>ADDRESS:</b> 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003  <b>TEL:</b> 03 9493 1111</p> <p><b>ELECTRICAL ENGINEERS</b>  <b>NAME:</b> NORMAN DINNEY &amp; YOUNG  <b>ADDRESS:</b> 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003  <b>TEL:</b> 03 9493 1111</p>	<p><b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b>  <b>NAME:</b> NORMAN DINNEY &amp; YOUNG  <b>ADDRESS:</b> 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003  <b>TEL:</b> 03 9493 1111</p> <p><b>TOWN PLANNING</b>  <b>NAME:</b> ETHOS URBAN  <b>ADDRESS:</b> 875 CHURCH STREET MELBOURNE VIC 3000  <b>TEL:</b> 03 9493 1111</p> <p><b>BUILDING SURVEYOR</b>  <b>NAME:</b> PJP BUILDING SURVEYORS AND CONSULTANTS  <b>ADDRESS:</b> 1/1111 COLLETT ROAD DOCKLANDS VIC AUSTRALIA 3008  <b>TEL:</b> 03 9493 1111</p> <p><b>QUANTITY SURVEYOR</b>  <b>NAME:</b> SLATTERY  <b>ADDRESS:</b> LEVEL 11 HYDE PARK STREET MELBOURNE VIC3000  <b>TEL:</b> 03 9493 1111</p> <p><b>LANDSCAPE DESIGN</b>  <b>NAME:</b> SCULPTUS PTY LTD  <b>ADDRESS:</b> 100/1000 STUBBS ROAD MELBOURNE VIC 3000  <b>TEL:</b> 03 9493 1111</p>	<p><b>CLIENT</b></p> <p><b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</b></p> <p><b>FACEBOOK CONTACT</b>  <b>NAME:</b> AURECON  <b>ADDRESS:</b> 880 COLLETT ROAD DOCKLANDS VIC AUSTRALIA 3008  <b>TEL:</b> 03 9493 1111</p>	<p><b>NOTES</b></p> <p>CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACTS, SPECIFICATIONS AND DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE.</p> <p>ANY REVISIONS TO THIS DRAWING SHALL BE SUBMITTED TO THE ARCHITECT AND APPROVED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.</p> <p>THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF COX ARCHITECTURE PTY LTD. UNLESS OTHERWISE INDICATED.</p>	<p><b>SCALE</b></p> <p>As indicated @ A0</p> <p><b>DATE</b></p> <p>21/11/19</p>	<p><b>COX Architecture</b></p> <p>Level 2, 167 Flinders Lane    Melbourne, VIC 3000, Australia    T + 61 3 9650 2388    F + 61 3 9650 2747    www.coxarchitecture.com.au</p> <p><b>DRAWING TITLE</b></p> <p>DEMOLITION PLAN - LEVEL 11</p>	<p><b>REVISION / DOCUMENT STATUS / DRAWING NO.</b></p> <p>4 FOR TENDER</p>
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1 LEVEL 12 DEMOLITION PLAN  
 A15-210 SCALE 1: 100

**LEGEND**  
 WALLS TO BE DEMOLISHED  
 FLOORS, LOW HEIGHT WALL, UPSTAIRS, WINDOW SILLS TO BE DEMOLISHED  
 DEMOLITION ELEVATIONS FOR DETAILS  
 C.O.S CONFIRM ON SITE

**DEMOLITION NOTES:**  
 ALL EXISTING CONDITIONS ARE TO BE CHECKED ON SITE. ANY BUILT DISCREPANCIES ARE TO BE CROSS CHECKED WITH SURVEYOR'S DRAWINGS AND ORIGINAL STRUCTURAL DRAWINGS.  
 ALL DIMENSIONS PROVIDED, BUILT FORM CONDITIONS AND CLEARANCES ON THE DRAWINGS ARE FOR INFORMATION ONLY. TO CONFIRM ON SITE.  
 ALL THE DEMOLITION DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, STRUCTURAL AND ALL SERVICES DRAWINGS.  
 READ THE DEMOLITION DRAWINGS IN CONJUNCTION WITH SERVICES DRAWINGS TO CO-ORDINATE DEMOLITION OF SERVICES BEING REMOVED OR LOCATED AND NEW PENETRATION FOR SERVICES. CONTRACTOR TO ALLOW FOR REMEDIAL WORKS POST DEMOLITION TO MAKE GOOD.  
 REFER TO CH. AND LANDSCAPE DOCUMENTATIONS FOR ALLOWING CUT TO GROUND TO ACHIEVE THE REQUIRED SITE AND GROUND LEVELS.  
 CAP SERVICES AT SUITABLE TERMINATION LOCATIONS. PROVIDE FIRE RATED INFILL / SEALANT AS REQUIRED TO SATISFY THE RELEVANT AUTHORITY CODES AND STANDARDS. MAKE GOOD GROUND CONDITIONS AFTER REMOVAL OF SERVICES PRIOR TO FOUNDATION WORKS.  
 RENOVATE EXISTING CONDITIONS TO SURFACES WHERE NO NEW WORK IS REQUIRED.  
 PROTECT ALL ON EXISTING SITE FITS, SERVICES AND UNDERGROUND SERVICES THAT ARE TO REMAIN FROM DAMAGE.  
 PROTECT ANY FITS INDICATED TO REMAIN OR CAREFULLY REMOVED FOR REINSTALLATION.  
 SAWY CUT AND REMOVE CONCRETE PAVING, PAVEMENTS, KERBS, EDGE BEAMS, TRENCHES AND UNDERGROUND FOOTINGS AS REQUIRED FOR NEW WORK.  
 STRUCTURAL SCHEMATIC SOLUTION REQUIRED FOR DEMOLITION AND REPLACEMENT OF COLUMN TO CL. 15A. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR FURTHER DETAIL.  
 ALLOW FOR STRENGTH IN CONSTRUCTION RESIDUES WHEN REMOVING STRUCTURAL COLUMN. REFER TO STRUCTURAL ENGINEER'S DRAWINGS.  
 EXISTING FIRE RATED DOORS AND WALLS THAT ARE TO BE RETAINED SHOULD BE TESTED FOR FIRE COMPLIANCE AND MADE COMPLIANT.  
 FULL HAZMAT AIDULT REPORT TO BE DONE ON SITE PRIOR TO DEMOLITION AND REMOVAL WORKS.  
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 REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATES TO ALL NEW WORKS IF NOT OTHERWISE STATED. IN PREPARATION FOR NEW FINISHES MAKE GOOD TO EXISTING FLOOR SURFACE WHERE DAMAGED.  
 ALL EXISTING INTERNAL PARTITIONS, DOORS, JOINERY, SANITARY FIXTURES AND FITTINGS ARE TO BE DEMOLISHED OR REMOVED, AS INDICATED.  
 ALL EXISTING WALLS, PARTITIONS, DOORS, FIXTURES AND FITTINGS, TO BE RETAINED ARE TO BE MADE GOOD AND FRATERING AS PER AUSTRALIAN STANDARDS ARE TO BE ACHIEVED WHERE NECESSARY.

THE DEMOLITION PLAN INDICATIVELY INDICATES SCOPE OF WORKS. THE CONTRACTOR TO ALLOW FOR ALL DEMOLITION REQUIRED TO COMPLETE WORKS.  
 CONTRACTOR TO ALLOW FOR MAKE GOOD AND REPLACE LIKE FOR LIKE AS REQUIRED TO ALL EXISTING AREAS EFFECTED BY DEMO WORKS.  
 CONTRACTOR TO ENSURE INTEGRITY OF ALL EXISTING FIRE RATED WALLS AND FLOORS ARE NOT IMPAIRED BY NEW WORKS.  
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 CONTRACTOR TO ENSURE INTEGRITY OF ALL EXISTING FIRE RATED WALLS AND FLOORS ARE NOT IMPAIRED BY NEW WORKS.

**GENERAL NOTES:**  
 1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND VERIFY CONDITIONS PRIOR TO ANY COMMENCEMENT OF WORKS.  
 2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT CONSIDER ANY WORK PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.  
 3. EXISTING CONDITIONS MAY DIFFER FROM THE DRAWINGS.  
 4. 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER 3D VISUALS.  
 5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.  
 6. COPYRIGHT OF THIS DRAWING IS VESTED IN COX ARCHITECTURE.  
 7. NOTE: THIS DRAWING ISUE INCLUDING ALL CLOSED REVISIONS TAGGED AS THIS REVISION IS REISED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.  
 8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.  
 9. COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.  
 10. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR LOCATION OF SLIP RIVES, D PITS AND STARTING DUCTS. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR LOCATION OF COOLING PIPES.  
 11. BUILD IN HIGH LEVEL SERVICES ON PLUMBING CEILING SPACE. REFER TO MECHANICAL ENGINEER'S DRAWINGS.  
 12. SLAB WALL BLOCKOUTS AND CONCRETE PENETRATIONS.  
 13. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN AND BEARING DETAILS.  
 14. REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR SERVICE AND WIRING DETAILS.  
 15. REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR SERVICE AND WIRING DETAILS.  
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REVISION	DESCRIPTION	BY	DATE	CONSULTANTS	CLIENT	NOTES	SCALE	DATE
1	ISSUE FOR INFORMATION	GA	2023/07	PROJECT MANAGER <b>NAME: CAPITAL CAPITAL PROJECTS PTY LTD</b> ADDRESS: 150 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9412 1234	<b>ZONE Q INVESTMENTS PTY LTD / ARTIFEX PROPERTY GROUP</b>	CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACTS, SPECIFICATIONS AND DRAWINGS. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.	As indicated @ A0	2023/07
2	ISSUE FOR COORDINATION	GA	2023/07	STRUCTURAL AND CIVIL ENGINEERS <b>NAME: AURECON</b> ADDRESS: 600 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9412 1234	TOWN PLANNER <b>NAME: STYDES URBAN</b> ADDRESS: 150 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9412 1234	ANY OTHER REPRODUCTION OF THIS DRAWING IS FULLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.		
3	ISSUE FOR COORDINATION	GA	2023/07	MECHANICAL ENGINEERS <b>NAME: NORMAN DINIY &amp; YOUNG</b> ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL: 03 9412 1234	QUANTITY SURVEYOR <b>NAME: SLATTERY</b> ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL: 03 9412 1234	THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.		
4	ISSUE FOR TENDER	GA	2023/07	ELECTRICAL ENGINEERS <b>NAME: NORMAN DINIY &amp; YOUNG</b> ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL: 03 9412 1234	LANDSCAPE DESIGN <b>NAME: SOULUS PTY LTD</b> ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL: 03 9412 1234	THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.		
				MECHANICAL ENGINEERS <b>NAME: AURECON</b> ADDRESS: 600 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9412 1234	QUANTITY SURVEYOR <b>NAME: AURECON</b> ADDRESS: 600 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9412 1234	THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.		
				ELECTRICAL ENGINEERS <b>NAME: NORMAN DINIY &amp; YOUNG</b> ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL: 03 9412 1234	LANDSCAPE DESIGN <b>NAME: SOULUS PTY LTD</b> ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL: 03 9412 1234	THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.		
				MECHANICAL ENGINEERS <b>NAME: AURECON</b> ADDRESS: 600 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9412 1234	QUANTITY SURVEYOR <b>NAME: AURECON</b> ADDRESS: 600 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9412 1234	THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.		
				ELECTRICAL ENGINEERS <b>NAME: NORMAN DINIY &amp; YOUNG</b> ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL: 03 9412 1234	LANDSCAPE DESIGN <b>NAME: SOULUS PTY LTD</b> ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL: 03 9412 1234	THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.		

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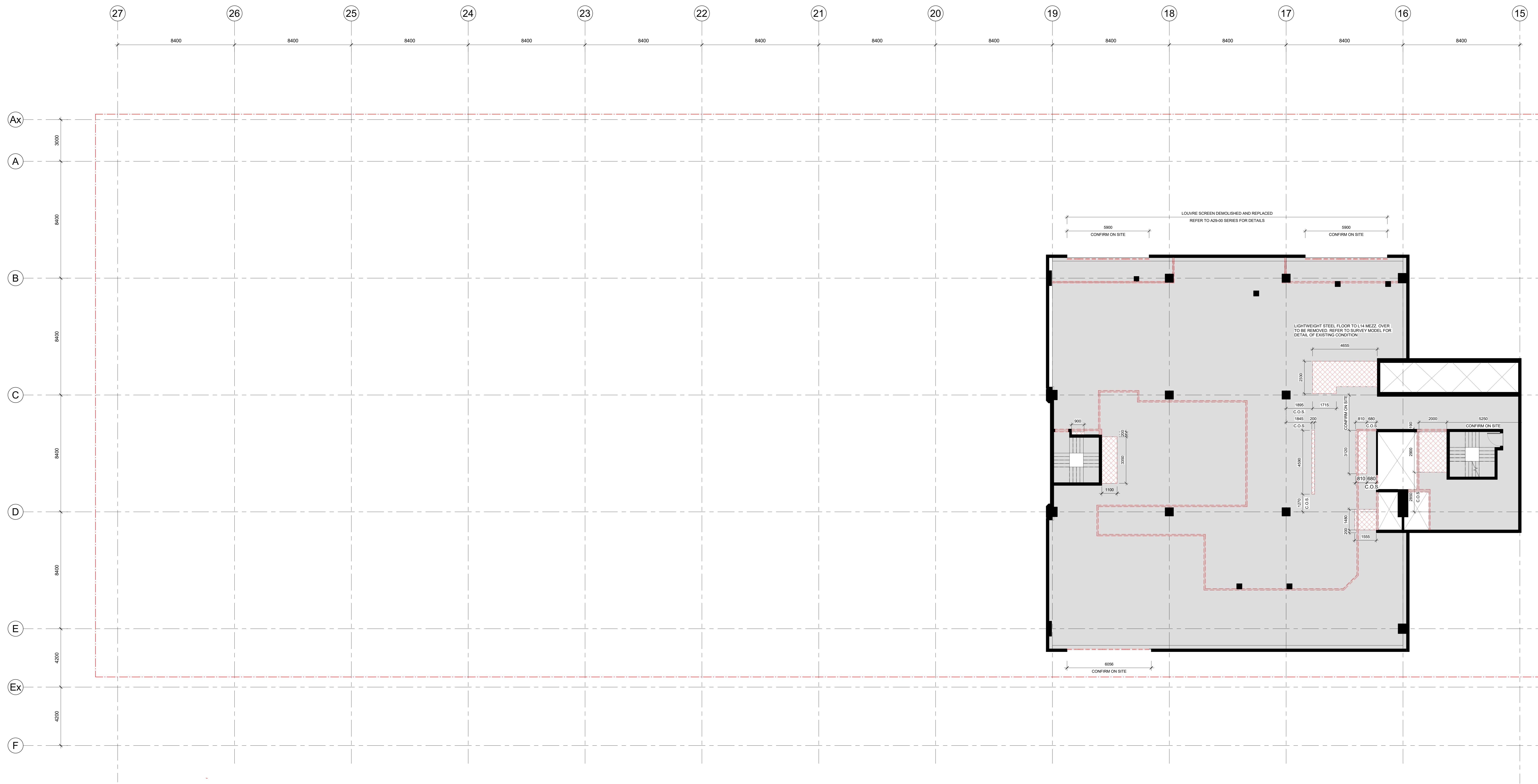
**DEMOLITION PLAN - LEVEL 12**

REVISION / DOCUMENT STATUS / DRAWING No. 4 FOR TENDER

A15-120







1 LEVEL 14 (PLANT) DEMOLITION  
SCALE 1: 100

**LEGEND**

WALLS TO BE DEMOLISHED

FLOORS, LOW HEIGHT WALL, UPSTANDING, FINISH WALLS TO BE DEMOLISHED REFER TO DEMOLITION ELEVATIONS FOR DETAILS

C.O.S CONFIRM ON SITE

**DEMOLITION NOTES:**

- ALL EXISTING CONDITIONS ARE TO BE CHECKED ON SITE. ANY BUILT DISCREPANCIES ARE TO BE CROSS-CHECKED WITH SURVEYOR'S DRAWINGS AND ORIGINAL STRUCTURAL DRAWINGS.
- ALL DIMENSIONS PROVIDED, BUILT FORM CONDITIONS AND CLEARANCES ON THE DRAWINGS ARE FOR INFORMATION ONLY. TO CONFIRM ON SITE.
- ALL THE DEMOLITION DRAWINGS ARE TO BE IN STRICT CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATIONS AND ELECTRICAL AND SERVICES DRAWINGS.
- READ THE DEMOLITION DRAWINGS IN CONJUNCTION WITH SERVICES DRAWINGS TO CO-ORDINATE DEMOLITION OF SERVICES BEING REMOVED OR RELOCATED AND NEW PENETRATION FOR SERVICES. CONTRACTOR TO ALLOW FOR REMEDIAL WORKS POST DEMOLITION TO MAKE GOOD.
- REFER TO CIVIL AND LANDSCAPE DOCUMENTATIONS FOR ALLOWING OUT TO GROUND TO ACHIEVE THE REQUIRED SITE AND GROUND LEVELS.
- CAP SERVICES AT SUITABLE TERMINATION LOCATIONS. PROVIDE FREERATED INFILL / SEALANT AS REQUIRED TO SATISFY THE RELEVANT AUTHORITY CODES AND STANDARDS. MAKE GOOD GROUND CONDITIONS AFTER REMOVAL OF SERVICES PRIOR TO FOUNDATION WORKS.
- REINSTATE EXISTING CONDITIONS TO SURFACES WHERE NO NEW WORK IS REQUIRED.
- PROTECT ALL EXISTING SITE FTS, SERVICES AND UNDERGROUND SERVICES THAT ARE TO REMAIN FROM DAMAGE.
- PROTECT ANY ITEM INDICATED TO REMAIN OR CAREFULLY REMOVED FOR REINSTALLATION. SAW CUT AND REMOVE CONCRETE PAVING, FINISHMENTS, KERRIS, EDGE BEAMS, TRENCHES AND UNDERGROUND FOOTINGS AS REQUIRED FOR NEW WORK.
- STRUCTURAL SEQUENCING SOLUTION REQUIRED FOR DEMOLITION AND REPLACEMENT OF COLUMN TO CL 15A. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR FURTHER DETAIL. ALLOW FOR PROTECTING IN CONSTRUCTION (E.G. CLADDING WHEN REMOVING STRUCTURAL COLUMN. REFER TO STRUCTURAL ENGINEERS DRAWINGS.
- EXISTING FIRE RATED DOORS AND WALLS THAT ARE TO BE RETAINED SHOULD BE TESTED FOR FIRE COMPLIANCE AND MADE COMPLIANT.
- FULL HAZMAT AUDIT REPORT TO BE DONE ON SITE PRIOR TO DEMOLITION AND REMOVAL WORKS.
- ALL WALL LININGS, SKIRTINGS, WALL TILES, ARE TO BE REMOVED IF NOT OTHERWISE STATED.
- DEMOLISH ALL EXISTING CEILING AND BULKHEAD UNLESS NOTED OTHERWISE ON DRAWINGS. MAKE GOOD TO THE UNDERSIDE OF ALL SLAB/FLOOR SURFACES ABOVE WHERE SURFACE IS TO BE EXPOSED.
- REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATES TO ALL NEW WORKS IF NOT OTHERWISE STATED. PREPARATION FOR NEW FINISHES MAKE GOOD TO EXISTING FLOOR SURFACE WHERE DAMAGED.
- ALL EXISTING INTERNAL PARTITIONS, DOORS, JOINERY, SANITARY FIXTURES AND FITTINGS ARE TO BE DEMOLISHED OR REMOVED, AS INDICATED.
- ALL EXISTING EXTERNAL PARTITIONS, DOORS, FEATURES AND FITTINGS, TO BE RETAINED ARE TO BE MADE GOOD AND FREERATED AS PER AUSTRALIAN STANDARDS ARE TO BE ACHIEVED WHERE NECESSARY.
- THE DEMOLITION PLAN INDUCTIVELY INDICATES SCOPE OF WORKS. THE CONTRACTOR TO ALLOW FOR ALL DEMOLITION REQUIRED TO COMPLETE WORKS.
- CONTRACTOR TO ALLOW FOR MAKE GOOD AND REPLACE LIKE FOR LIKE AS REQUIRED TO ALL EXISTING AREAS EFFECTED BY DEMO WORKS.
- CONTRACTOR TO ENSURE INTEGRITY OF ALL EXISTING FIRE RATED WALLS AND FLOORS ARE NOT IMPAIRED BY NEW WORKS.

**GENERAL NOTES:**

- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT COMMENCE ANY WORK PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.
- EXISTING DIMENSIONS MAY VARY FROM THE DRAWINGS.
- 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER 3D VISUAL IMAGES.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- COPYRIGHT OF THIS DRAWING IS VESTED IN COX ARCHITECTURE.
- NOTE: THIS DRAWING ISUE INCLUDES ALL CLOSED REVISIONS TAGGED AS THIS REVISION IS REISED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.
- ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
- ALL COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR LOCATION OF SUR ROLES, 2 PITS AND STARTING POINTS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COORDINATES OF SUR ROLES TO BE DEMOLISHED.
- REFER TO MECHANICAL ENGINEERS DRAWINGS FOR SLAB TO WALL BLOCKOUTS AND CONCRETE PENETRATIONS.
- REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ALL RELEVANT SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ALL RELEVANT SIZES AND SHORING DETAILS.
- LOCATION OF SUB-FLOOR SERVICES.
- REFER TO MECHANICAL ENGINEERS SERVICE PLAN FOR ALL RELEVANT SIZES AND DETAILS.
- REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES.
- REFER TO MECHANICAL ENGINEERS DRAWINGS FOR ALL RELEVANT SIZES AND DETAILS.
- REFER TO MECHANICAL ENGINEERS DRAWINGS AND SHOP DRAWINGS FOR ALL EXISTING PENETRATIONS AND SQUARE OPENINGS.
- REFER TO MECHANICAL ENGINEERS DRAWINGS FOR PENETRATIONS AND SQUARE OPENINGS.
- BUILD IN HIGH LEVEL OPENINGS FOR PLUMBING CEILING SERVICES. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR ADDITIONAL SET OUT INFORMATION WHERE NOT OTHERWISE SHOWN. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR ADDITIONAL SET OUT INFORMATION.
- REFER TO MECHANICAL ENGINEERS DRAWINGS FOR ALL RELEVANT SIZES AND DETAILS.
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**ATTENTION CONTRACTORS AND SUB-CONTRACTORS:**

THESE DRAWINGS ARE INTENDED FOR INSTANT TENDER PURPOSES ONLY. THEY ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND OTHER KEY STAKEHOLDERS, WHICH MAY CONTAIN CONFLICTING DATA, ERRORS AND OMISSIONS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION AT THE TIME OF BIDDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS PRIOR TO COMMENCEMENT OF WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS PRIOR TO COMMENCEMENT OF WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS PRIOR TO COMMENCEMENT OF WORKS.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	GA	2023/07/07
2	ISSUE FOR COORDINATION	MA	2023/07/07
3	ISSUE FOR COORDINATION	GA	2023/07/07
4	ISSUE FOR TENDER	GA	2023/07/07

CONSULTANTS	PROJECT MANAGER	MECHANICAL ENGINEERS	ELECTRICAL ENGINEERS
<b>BITRAL CAPITAL PROJECTS PTY LTD</b> NAME: BITRAL CAPITAL PROJECTS PTY LTD ADDRESS: LEVEL 15/1 COLLETT STREET MELBOURNE VIC 3000 TEL: 03 9412 1000	<b>NORMAN DINNEY &amp; YOUNG</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARRACLOUGH STREET MELBOURNE VIC 3000 TEL: 03 9412 1000	<b>NORMAN DINNEY &amp; YOUNG</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARRACLOUGH STREET MELBOURNE VIC 3000 TEL: 03 9412 1000	<b>NORMAN DINNEY &amp; YOUNG</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARRACLOUGH STREET MELBOURNE VIC 3000 TEL: 03 9412 1000

CLIENT	MECHANICAL ENGINEERS	ELECTRICAL ENGINEERS
<b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</b> NAME: ZONE Q NEW CENTRAL INVESTMENTS PTY LTD / ARTIFEX PROPERTY GROUP ADDRESS: 110 BARRACLOUGH STREET MELBOURNE VIC 3000 TEL: 03 9412 1000	<b>ARTIFEX PROPERTY</b> NAME: ARTIFEX PROPERTY ADDRESS: 110 BARRACLOUGH STREET MELBOURNE VIC 3000 TEL: 03 9412 1000	<b>ARTIFEX PROPERTY</b> NAME: ARTIFEX PROPERTY ADDRESS: 110 BARRACLOUGH STREET MELBOURNE VIC 3000 TEL: 03 9412 1000

NOTES	SCALE	DATE
CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS PRIOR TO COMMENCEMENT OF WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS PRIOR TO COMMENCEMENT OF WORKS.	As indicated @ A0	As indicated @ A0

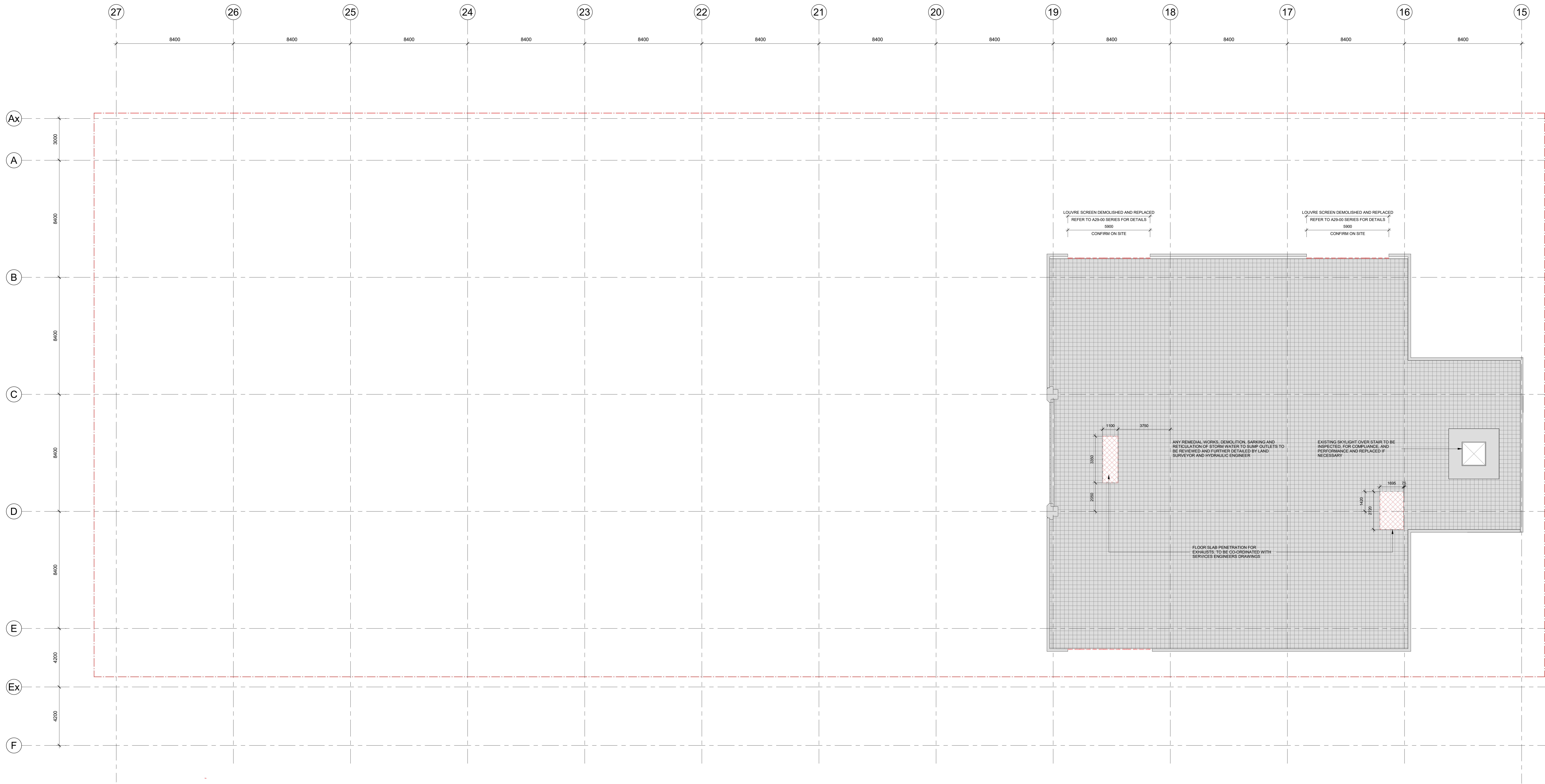
PROJECT	PROJECT MANAGER	PROJECT DIRECTOR	CO-ORDINATOR
<b>637 FLINDERS STREET</b> 637 FLINDERS STREET, DOCKLANDS, VIC 3008	<b>GA</b> GA	<b>DM</b> DM	<b>DM</b> DM

DRAWING TITLE	REVISION / DOCUMENT STATUS / DRAWING No.
<b>DEMOLITION PLAN - LEVEL 14</b>	4 FOR TENDER



A15-140



**1** ROOF DEMOLITION PLAN  
 A15-210 SCALE 1: 100

**LEGEND**

WALLS TO BE DEMOLISHED

FLOORS, LOW HEIGHT WALL, UPSTAIRS, FINISHES TO BE DEMOLISHED

DETAILS REFER TO DEMOLITION ELEVATIONS FOR DETAILS

CONFIRM ON SITE

**DEMOLITION NOTES:**

- ALL EXISTING CONDITIONS ARE TO BE CHECKED ON SITE. ANY BUILT DISCREPANCIES ARE TO BE CROSS CHECKED WITH SURVEYOR'S DRAWINGS AND ORIGINAL STRUCTURAL DRAWINGS.
- ALL DIMENSIONS PROVIDED, BUILT FORM CONDITIONS AND CLEARANCES ON THE DRAWINGS ARE FOR INFORMATION ONLY. TO CONFIRM ON SITE.
- ALL THE DEMOLITION DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, SERVICES AND UNDERGROUND SERVICES DRAWINGS.
- READ THE DEMOLITION DRAWINGS IN CONJUNCTION WITH SERVICES DRAWINGS TO CO-ORDINATE DEMOLITION OF SERVICES BEING REMOVED OR RELOCATED, AND NEW PENETRATIONS FOR SERVICES. CONTRACTOR TO ALLOW FOR REMEDIAL WORKS POST DEMOLITION TO MAKE GOOD.
- REFER TO CIVIL AND LANDSCAPE DOCUMENTATIONS FOR ALLOWING CUT TO GROUND TO ACHIEVE THE REQUIRED SITE AND GROUND LEVELS.
- CAP SERVICES AT SUITABLE TERMINATION LOCATIONS. PROVIDE FIRE-RATED INFILL / SEALANT AS REQUIRED TO SATISFY THE RELEVANT AUTHORITY CODES AND STANDARDS. MAKE GOOD GROUND CONDITION AFTER REMOVAL OF SERVICES PRIOR TO FOUNDATION WORKS.
- REINSTATE EXISTING CONDITIONS TO SURFACES WHERE NO NEW WORK IS REQUIRED.
- PROTECT ALL ON EXISTING SITE. SERVICES AND UNDERGROUND SERVICES THAT ARE TO REMAIN FROM DEMOLITION.
- PROTECT ANY ITEM INDICATED TO REMAIN OR CAREFULLY REMOVED FOR REINSTALLATION.
- SAVE CUT AND REMOVE CONCRETE PATHS, FOUNDATIONS, KERBS, EDGE BEAMS, TRENCHES AND UNDERGROUND FOOTINGS AS REQUIRED FOR NEW WORK.
- STRUCTURAL SEQUENCING SOLUTION REQUIRED FOR DEMOLITION AND REPLACEMENT OF COLUMN TO CL 15A. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR FURTHER DETAIL.
- ALLOW FOR PREPARING IN CONSTRUCTION SEQUENCE WHEN REMOVING STRUCTURAL COLUMN. REFER TO STRUCTURAL ENGINEERS DRAWINGS.
- EXISTING FIRE RATED DOORS AND WALLS THAT ARE TO BE RETAINED SHOULD BE TESTED FOR FIRE COMPLIANCE AND MADE COMPLIANT.
- FULL HAZMAT ALERT REPORT TO BE DONE ON SITE PRIOR TO DEMOLITION AND REMOVAL WORKS.
- ALL WALL LININGS, SKYFINS, WALL TILES, ARE TO BE REMOVED IF NOT OTHERWISE STATED.
- DEMOLISH ALL EXISTING CEILING AND BULKHEAD UNLESS NOTED OTHERWISE ON DRAWINGS. MAKE GOOD TO THE UNDERSIDE OF ALL SLAB FLOOR SURFACES ABOVE WHERE SURFACE IS TO BE REFINISHED.
- REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATES TO ALL NEW WORKS IF NOT OTHERWISE STATED. IN PREPARATION FOR NEW FINISHES MAKE GOOD TO EXISTING FLOOR SURFACE WHERE DAMAGED.
- ALL EXISTING INTERNAL PARTITIONS, DOORS, JOINERY, SANITARY FIXTURES AND FITTINGS ARE TO BE DEMOLISHED OR REMOVED, AS INDICATED.
- ALLOW FOR PREPARING IN CONSTRUCTION SEQUENCE WHEN REMOVING STRUCTURAL. BE MADE GOOD AND PRERATING AS PER AUSTRALIAN STANDARDS AND FITTINGS TO BE RETAINED ARE TO BE RETAINED.
- EXISTING FIRE RATED DOORS AND WALLS THAT ARE TO BE RETAINED SHOULD BE TESTED FOR FIRE COMPLIANCE AND MADE COMPLIANT.

**GENERAL NOTES:**

- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT COMMENCE ANY WORK PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.
- EXISTING CONDITIONS MAY DIFFER FROM THE DRAWINGS.
- 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER 3D VISUAL IMAGES.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- COPYRIGHT OF THIS DRAWING RESTS WITH COX ARCHITECTURE.
- NOTE: THIS DRAWING IS UNLESS INDICATED OTHERWISE TAGGED AS 1:100. THIS DRAWING IS REDESIGNED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.
- ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
- 88 COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR PENETRATIONS AND BEAMS.
- BUILD IN HIGH LEVEL FINISHES FOR ALL FINISHES IN CEILING SPACES. REFER TO ARCHITECTURAL ENGINEERS DRAWINGS.
- SLAB TO WALL BLOCKOUTS AND CORNER PENETRATIONS.
- REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR SLAB SEALS AND DETAILS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR PENETRATIONS AND BEAMS.
- REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES.
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- REFER TO MECHANICAL ENGINEERS DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND LOUVER OPENINGS.
- REFER TO MECHANICAL ENGINEERS DRAWINGS FOR PENETRATIONS AND BEAMS.
- BUILD IN HIGH LEVEL FINISHES FOR ALL FINISHES IN CEILING SPACES. REFER TO ARCHITECTURAL ENGINEERS DRAWINGS.
- FOR ADDITIONAL SET OUT INFORMATION WHERE NO DIMENSIONS ARE PROVIDED, REFER TO ARCHITECTURAL ENGINEERS DRAWINGS.
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- FOR ADDITIONAL SET OUT INFORMATION WHERE NO DIMENSIONS ARE PROVIDED, REFER TO ARCHITECTURAL ENGINEERS DRAWINGS.
- REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES.
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**NOTES:**

- CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- ANY WORK OF REPRODUCTION OF THIS DRAWING IS FULLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE COX ARCHITECTURE PTY LTD. (CONTRACTS AND DRAWINGS).
- THIS DRAWING IS UNLESS INDICATED OTHERWISE TAGGED AS 1:100. THIS DRAWING IS REDESIGNED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.
- ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
- 88 COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR PENETRATIONS AND BEAMS.
- BUILD IN HIGH LEVEL FINISHES FOR ALL FINISHES IN CEILING SPACES. REFER TO ARCHITECTURAL ENGINEERS DRAWINGS.
- FOR ADDITIONAL SET OUT INFORMATION WHERE NO DIMENSIONS ARE PROVIDED, REFER TO ARCHITECTURAL ENGINEERS DRAWINGS.
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- BUILD IN HIGH LEVEL FINISHES FOR ALL FINISHES IN CEILING SPACES. REFER TO ARCHITECTURAL ENGINEERS DRAWINGS.
- FOR ADDITIONAL SET OUT INFORMATION WHERE NO DIMENSIONS ARE PROVIDED, REFER TO ARCHITECTURAL ENGINEERS DRAWINGS.
- REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES.
- REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES.

**ATTENTION CONTRACTORS AND SUB CONTRACTORS:**

THESE DRAWINGS ARE INTENDED FOR EXCLUSIVE TENDER PURPOSES ONLY. THEY ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND OTHER KEY STAKEHOLDERS, WHICH MAY CONTAIN CONFLICTING DATA, ERRORS AND OMISSIONS. THESE DRAWINGS ARE BASED ON OTHER CONSULTANT DRAWINGS WHICH ARE KNOWN TO BE ONLY PARTIALLY COMPLETE.

THE SUCCESSFUL CONTRACTOR AND SUB CONTRACTORS WILL BE REQUIRED TO WORK WITH THE CONSULTANT TEAM, ARCHITECTS, STRUCTURAL ENGINEERS AND CLIENT GROUPS TO DEVELOP THE DESIGN TO COMPLETE THE EXISTING AND CONTRACT DOCUMENTATION.

THE SUCCESSFUL CONTRACTOR AND SUB CONTRACTORS ARE ADVISED TO MAKE AN ASSUMPTION BASED ON THEIR OWN EXPERIENCE WITH PROJECTS OF THIS NATURE, OF THE RISK INVOLVED IN CHANGES IN REQUIREMENTS, AND TO CONSIDER THE SCOPE, COMPLEXITY AND DESIGN DETAIL AND TO PROVIDE IN THEIR TENDER AN ADEQUATE CONTINGENCY TO ENABLE TO ACCOMMODATE ANY CHANGES AND FURTHER DEVELOPMENT.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	MA	2023/07
2	ISSUE FOR COORDINATION	MA	2023/07
3	ISSUE FOR COORDINATION	MA	2023/07
4	ISSUE FOR TENDER	MA	2023/07

CONSULTANTS
<b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: 150 COLLETT STREET MELBOURNE VIC 3000 TEL: 03 9650 2000
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 800 COLLETT STREET MELBOURNE VIC 3000 TEL: 03 9650 2000
<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINIEN & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9650 2000
<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINIEN & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9650 2000

HYDRAULICS & FIRE PROTECTION CONSULTANTS
NAME: NORMAN DINIEN & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9650 2000
<b>SURVEYOR</b> NAME: VEVO AUSTRALIA PTY LTD ADDRESS: 800 COLLETT STREET MELBOURNE VIC 3000 TEL: 03 9650 2000
<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL: 03 9650 2000
<b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 100 COLLETT STREET MELBOURNE VIC 3000 TEL: 03 9650 2000

TOWN PLANNING
NAME: ETROS URBAN ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL: 03 9650 2000
<b>BUILDING SURVEYOR</b> NAME: PJP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC 3000 TEL: 03 9650 2000
<b>FACE CONSULTANT</b> NAME: AURECON ADDRESS: 800 COLLETT STREET MELBOURNE VIC 3000 TEL: 03 9650 2000

CLIENT
<b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</b>

NOTES
CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACTS, SPECIFICATIONS AND DRAWINGS.
ANY WORK OF REPRODUCTION OF THIS DRAWING IS FULLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE COX ARCHITECTURE PTY LTD. (CONTRACTS AND DRAWINGS).
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SCALE	DATE
As indicated @ A0	

PROJECT
637 FLINDERS STREET DOCKLANDS, VIC 3008

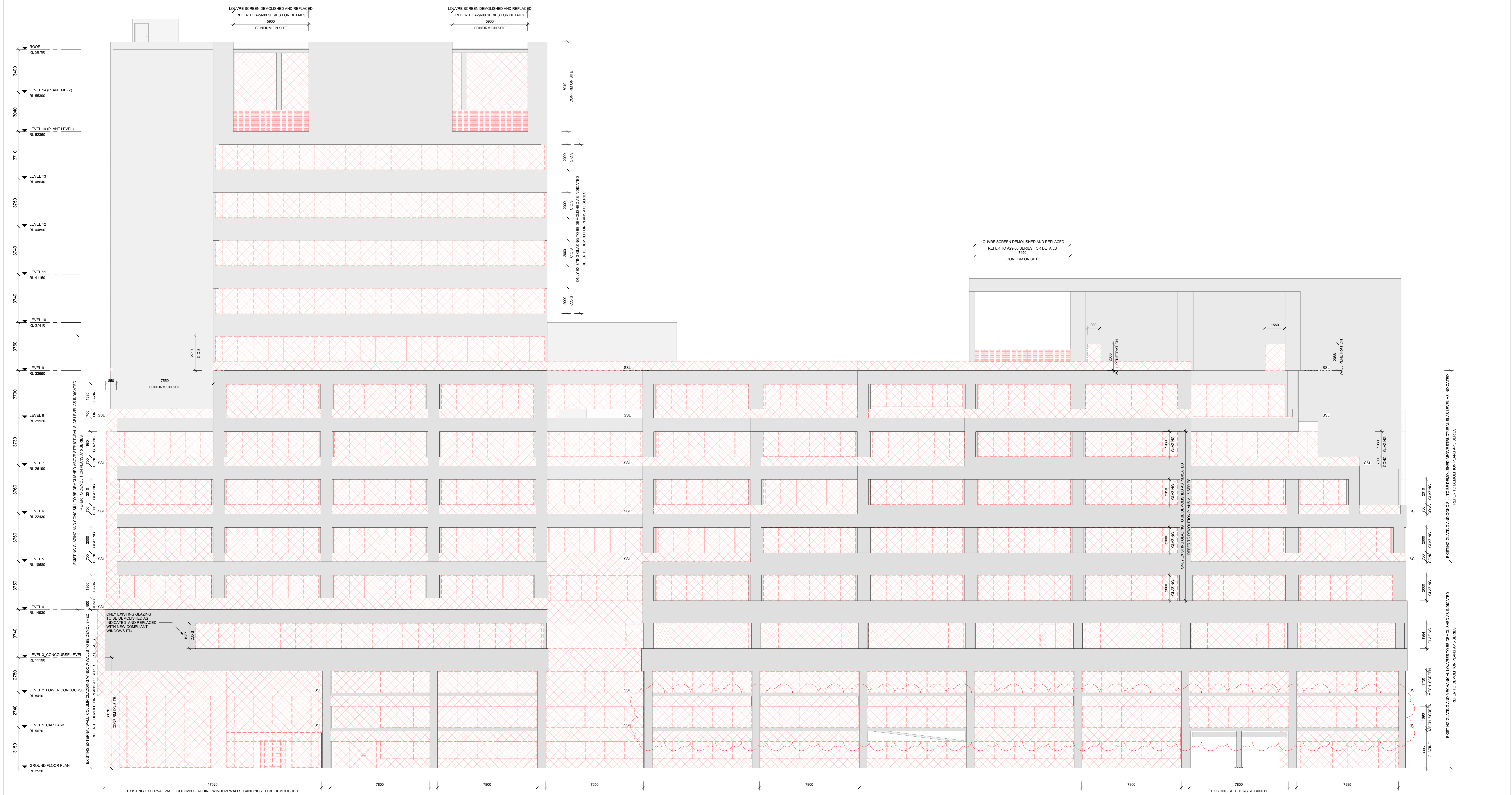
COX Architecture
Level 2, 167 Flinders Lane Melbourne, VIC 3000, Australia T + 61 3 9650 2008 F + 61 3 9650 2747 www.coxarchitecture.com.au info@coxarchitecture.com.au

REVISION / DOCUMENT STATUS / DRAWING No.
4 FOR TENDER

A15-150



Grid lines 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 with 8400 spacing.



### 1 NORTH ELEVATION DEMOLITION

SCALE 1 : 100

**NOTE:** REFER TO DEVELOPMENT SUMMARY FOR AREA SCHEDULE  
A1400 SERIES EXISTING ARCHITECTURE DRAWINGS SERIES ARE FOR INFORMATION ONLY.  
ALL DIMENSIONS, LEVELS, BOUNDARY LINE EXTENTS ARE TO BE VERIFIED BY FURTHER DETAILED LAND SURVEY.

### DEMOLITION NOTES:

- ALL EXISTING CONDITIONS ARE TO BE CHECKED ON SITE. ANY BUILT DISCREPANCIES ARE TO BE ASSESSED AND REPORTED TO THE ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORKS.
- ALL DIMENSIONS PROVIDED SHALL BE FORM CONDITIONS AND CLEARANCES ON THE DRAWINGS.
- DEMOLITION SHALL BE COMPLETED BY THE DATE OF COMMENCEMENT OF CONSTRUCTION WORKS.
- PROTECT ALL EXISTING UTILITIES, SERVICES AND UNDERGROUND SERVICES THAT ARE TO REMAIN ON THE SITE.
- PROTECT ANY ITEM INDICATED TO REMAIN OR CAREFULLY REMOVED FOR REINSTALLATION.
- SANITARY AND POTABLE WATER SERVICES SHALL BE STOPPED AND ISOLATED PRIOR TO DEMOLITION TO AVOID DAMAGE TO SERVICES.
- REFER TO CIVIL AND LANDSCAPE DOCUMENTATIONS FOR ALLOWING OUT TO GROUND TO ACHIEVE THE REQUIRED SITE AND GROUND LEVELS.
- CAP SERVICES AT SUITABLE TERMINATION LOCATIONS. PROVIDE REINFORCED (RIPPLE) SEALANT AS REQUIRED TO SATISFY THE RELEVANT AUTHORITY CODES AND STANDARDS. MAKE GOOD GROUND CONDITION AFTER REMOVAL OF SERVICES PRIOR TO FOUNDATION WORKS.
- ALL WALL LININGS, SKIRTINGS, WALL TILES, ARE TO BE REMOVED IF NOT OTHERWISE STATED.
- DEMOLISH ALL EXISTING CEILING AND BALCONY UNLESS NOTED OTHERWISE ON DRAWINGS. MAKE GOOD TO THE UNDERSIDE OF ALL SLAB/FLOOR SURFACES ABOVE WHERE DEMOLITION IS REQUIRED.
- REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATES TO ALL NEW WORKS NOT OTHERWISE STATED. IN PREPARATION FOR NEW FINISHES MAKE GOOD TO EXISTING FLOOR SURFACE WHERE DAMAGED.
- ALL EXISTING INTERNAL PARTITIONS, DOORS, JOINERY, SANITARY FIXTURES AND FITTINGS ARE TO BE DEMOLISHED OR REMOVED AS INDICATED.
- ALL EXISTING WALLS, PARTITIONS, DOORS, FIXTURES AND FITTINGS, TO BE RETAINED ARE TO BE MADE GOOD AND FINISHED AS PER AUSTRALIAN STANDARDS ARE TO BE ACHIEVED WHERE NECESSARY.
- FULL HAZARD AUDIT REPORT TO BE DONE ON SITE PRIOR TO DEMOLITION AND REMOVAL WORKS.
- THE DEMOLITION PLAN INDICATIVELY INDICATES SCOPE OF WORKS. THE CONTRACTOR TO ALLOW FOR ALL DEMOLITION REQUIRED TO COMPLETE WORKS.
- CONTRACTOR TO ALLOW MAKE GOOD AND REPLACE FIRE LIKE AS REQUIRED TO ALL EXISTING AREAS AFFECTED BY DEMO WORKS.
- CONTRACTOR TO ENSURE INTEGRITY OF ALL EXISTING FIRE RATED WALLS AND FLOORS ARE NOT IMPAIRED BY NEW WORKS.

### GENERAL NOTES:

1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND ON SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT COMMENCE ANY WORK PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.
3. EXISTING CONDITIONS MAY DIFFER FROM THE DRAWINGS.
4. 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER 3D VISUAL IMAGES.
5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
6. COPYRIGHT OF THIS DRAWING IS RETAINED BY COX ARCHITECTURE.
7. NOTE: THIS DRAWING INCLUDES ALL CLASSED REVISIONS TAGGED AS 1. THIS DRAWING IS REDESIGNED FOR ALL REVISIONS TAGGED AS 1. THIS DRAWING IS REDESIGNED FOR ALL REVISIONS TAGGED AS 1.
8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
9. ALL COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
10. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR PENETRATIONS AND WALL PENETRATIONS.
11. BUILD IN HIGH LEVEL OPENINGS OR PENETRATIONS IN CEILING.
12. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR PENETRATIONS.
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REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	DM	2023/07/11
2	ISSUE FOR COORDINATION	DM	2023/07/11
3	ISSUE FOR COORDINATION	DM	2023/07/11
4	ISSUE FOR TENDER	DM	2023/07/11
5	COUNCIL SET	DM	2023/07/11

CONSULTANTS	
<b>PROJECT MANAGER</b> NAME: NICHOLAS BROWN ADDRESS: 120 COLLEGE STREET, MELBOURNE VIC 3000 TELEPHONE: 03 9650 2747 EMAIL: nicholas.brown@cox.com.au	<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 120 COLLEGE STREET, MELBOURNE VIC 3000 TELEPHONE: 03 9650 2747 EMAIL: aurecon@aurecon.com.au
<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINI & YOUNG ADDRESS: 120 COLLEGE STREET, MELBOURNE VIC 3000 TELEPHONE: 03 9650 2747 EMAIL: norman.dini@ndy.com.au	<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINI & YOUNG ADDRESS: 120 COLLEGE STREET, MELBOURNE VIC 3000 TELEPHONE: 03 9650 2747 EMAIL: norman.dini@ndy.com.au
<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINI & YOUNG ADDRESS: 120 COLLEGE STREET, MELBOURNE VIC 3000 TELEPHONE: 03 9650 2747 EMAIL: norman.dini@ndy.com.au	<b>TOWN PLANNING</b> NAME: ETHOS URBAN ADDRESS: 120 COLLEGE STREET, MELBOURNE VIC 3000 TELEPHONE: 03 9650 2747 EMAIL: ethos@ethos.com.au
<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 120 COLLEGE STREET, MELBOURNE VIC 3000 TELEPHONE: 03 9650 2747 EMAIL: slattery@slattery.com.au	<b>LANDSCAPE DESIGN</b> NAME: SOULUS PT LTD ADDRESS: 120 COLLEGE STREET, MELBOURNE VIC 3000 TELEPHONE: 03 9650 2747 EMAIL: soulus@soulus.com.au
<b>FAÇADE CONSULTANT</b> NAME: AURECON ADDRESS: 120 COLLEGE STREET, MELBOURNE VIC 3000 TELEPHONE: 03 9650 2747 EMAIL: aurecon@aurecon.com.au	

**ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP**

**CLIENT:** ZONE Q INVESTMENTS PTY LTD

**SCALE:** As indicated @ A0

**NOTES:**  
CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND ON SITE CONDITIONS PRIOR TO ANY WORK COMMENCING. ANY DIMENSIONS SHOWN ON THIS DRAWING SHALL BE FORM CONDITIONS AND CLEARANCES ON THE DRAWINGS. ANY DIMENSIONS SHOWN ON THIS DRAWING SHALL BE FORM CONDITIONS AND CLEARANCES ON THE DRAWINGS.

**DATE:** 2023/07/11  
**PROJECT NO:** 318034.00

**PROJECT:** 637 FLINDERS STREET, DOCKLANDS, VIC 3008

**DRAWING TITLE:** DEMOLITION ELEVATION - NORTH

**COX Architecture**  
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F +61 3 9650 2747  
www.coxarchitecture.com.au

**DRAWING TITLE:** DEMOLITION ELEVATION - NORTH

**REVISION / DOCUMENT STATUS:** 5 FOR TENDER

**ID:** A15-210



**1 SOUTH ELEVATION DEMOLITION**  
 SCALE 1 : 100

**NOTE:**  
 REFER TO DEVELOPMENT SUMMARY FOR AREA SCHEDULE  
 A14-03 SERIES EXISTING ARCHITECTURE DRAWING SERIES ARE FOR INFORMATION ONLY.  
 ALL DIMENSIONS, LEVELS, BOUNDARY LINE EXTENTS ARE TO BE VERIFIED BY FURTHER DETAILED LAND SURVEY.

**DEMOLITION NOTES:**

- ALL EXISTING CONDITIONS ARE TO BE CHECKED ON SITE. ANY BUILT DISCREPANCIES ARE TO BE CROSS-CHECKED WITH SURVEYOR'S DRAWINGS AND ORIGINAL STRUCTURAL DRAWINGS.
- ALL DIMENSIONS PROVIDED, BUILD FORM CONDITIONS AND CLEARANCES ON THE DRAWINGS ARE FOR INFORMATION ONLY. TO CONFIRM ON SITE.
- ALL THE DEMOLITION DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATIONS AND THE STRUCTURAL AND SERVICES DRAWINGS THAT ARE TO REMAIN FROM DEMOLITION.
- READ THE DEMOLITION DRAWINGS IN CONJUNCTION WITH SERVICES DRAWINGS TO CO-ORDINATE THE LOCATION OF SERVICES REMOVED OR BE LOCATED AND NEW PENETRATION FOR SERVICES. CONTRACTOR TO ALLOW FOR REMEDIAL WORKS POST DEMOLITION TO MAKE GOOD.
- REFER TO CIVIL AND LANDSCAPE DOCUMENTATIONS FOR ALLOWING OUT TO ACHIEVE TO ACHIEVE THE REQUIRED SITE AND GROUND LEVELS.
- CAR SERVICES AT SUITABLE TERMINATION LOCATIONS PROVIDE FREESTANDING (FPFL) SEALANT AS REQUIRED TO SATISFY THE RELEVANT AUTHORITY CODES AND STANDARDS. MAKE GOOD GROUND CONDITIONS AFTER REMOVAL OF SERVICES PRIOR TO FOUNDATION WORKS.
- RENOVATE EXISTING CONDITIONS TO SURFACES WHERE NO NEW WORK IS REQUIRED.
- PROTECT ALL ON EXISTING SITE FITS, SERVICES AND UNDERGROUND SERVICES THAT ARE TO REMAIN FROM DEMOLITION.
- PROTECT ANY ITEM INDICATED TO REMAIN OR CAREFULLY REMOVED FOR REINSTALLATION. SAW CUT AND REMOVE CONCRETE PATHS, PAVEMENTS, KERBS, SIDE BEAMS, TRENCHES AND UNDERGROUND FOOTINGS AS REQUIRED FOR NEW WORK.
- STRUCTURAL ENGINEERING SOLUTIONS REQUIRED FOR DEMOLITION AND REPLACEMENT OF COLUMN TO CL 10A. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR FURTHER DETAIL.
- ALLOW FOR PROPPING IN CONSTRUCTION SEQUENCE WHEN REMOVING STRUCTURAL COLUMNS. REFER TO STRUCTURAL ENGINEERS DRAWINGS.
- EXISTING FIRE RATED DOORS AND WALLS THAT ARE TO BE RETAINED SHOULD BE TESTED FOR FIRE COMPLIANCE AND MADE COMPLIANT.
- FULL HAZMAT REPORT TO BE DONE ON SITE PRIOR TO DEMOLITION AND REMOVAL AS REQUIRED TO SATISFY THE RELEVANT AUTHORITY CODES AND STANDARDS. MAKE GOOD WORKS.
- ALL WALL LININGS, SKIRTINGS, WALL TILES ARE TO BE REMOVED IF NOT OTHERWISE STATED.
- DEMOLISH ALL EXISTING CEILING AND BULKHEADS UNLESS NOTED OTHERWISE ON DRAWINGS. MAKE GOOD TO THE UNDERSIDE OF ALL SLABS FLOOR SURFACES ABOVE WHERE SURFACE IS TO BE SURFACED.
- REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATES TO ALL NEW WORKS IF NOT OTHERWISE STATED. PREPARATION FOR NEW FINISHES MAKE GOOD TO EXISTING FLOOR SURFACE WHERE DAMAGED.
- ALL EXISTING INTERNAL PARTITIONS, DOORS, JOINERY, SANITARY FITTINGS AND FITTINGS ARE TO BE DEMOLISHED OR REMOVED, AS NOTICED.
- ALL EXISTING WALLS, PARTITIONS, DOORS, FITTINGS AND FITTINGS TO BE RETAINED ARE TO BE MADE GOOD AND FRAMING AS PER AUSTRALIAN STANDARDS TO BE ACHIEVED WHERE NECESSARY.
- THE DEMOLITION PLAN INDUCTIVELY INDICATES SCOPE OF WORKS. THE CONTRACTOR IS TO ALLOW FOR ALL DEMOLITION REQUIRED TO COMPLETE WORKS.
- CONTRACTOR TO ALLOW FOR MAKE GOOD AND REPLACE THE FOR LINE AS REQUIRED TO ALL EXISTING AREAS AFFECTED BY DEMO WORKS.
- CONTRACTOR TO ENSURE INTEGRITY OF ALL EXISTING FIRE RATED WALLS AND FLOORS ARE NOT IMPAIRED BY NEW WORKS.

**GENERAL NOTES:**

1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND ON CONDITIONS REFER TO ANY WORK COMMENCED.
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE ARCHITECT UNLESS THE ARCHITECT HAS RECEIVED THE DRAWINGS FOR APPROVAL.
3. EXISTING CONDITIONS SHALL BE VERIFIED AND ALL DIMENSIONS TO BE TAKEN FROM THE EXISTING WORKS.
4. 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER 3D VISUAL IMAGES.
5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
6. COPYRIGHT OF THIS DRAWING IS RESERVED TO COX ARCHITECTURE.
7. THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.
8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
9. COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
10. REFER TO MECHANICAL ENGINEERS DETAILS FOR PENETRATIONS AND ALL OTHER KEY STAFFED DETAILS WHICH MAY CONFLICT WITH THIS DRAWING.
11. BUILD IN HIGH LEVEL OPENINGS FOR FLEETWORK CEILING SERVICES REFER TO MECHANICAL ENGINEERS DRAWINGS.
12. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR COORDINATION OF ALL SERVICES TO BE INSTALLED.
13. REFER TO MECHANICAL ENGINEERS SERVICE PLANS FOR ALL SERVICES TO BE INSTALLED.
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26. REFER TO MECHANICAL ENGINEERS SERVICE PLANS FOR ALL SERVICES TO BE INSTALLED.
27. REFER TO MECHANICAL ENGINEERS SERVICE PLANS FOR ALL SERVICES TO BE INSTALLED.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR INFORMATION	MA	2023/09/01
2	ISSUE FOR COORDINATION	MA	2023/09/01
3	ISSUE FOR COORDINATION	MA	2023/09/01
4	ISSUE FOR TENDER	MA	2023/09/01

CONSULTANTS			
<b>PROJECT MANAGER</b> NAME: NICHOLAS COLLECTA BELMONT VIC 3008 TEL: 03 9499 1234	<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLIERIE ST DOCKLANDS VIC AUSTRALIA 3008 TEL: 03 9499 1234	<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINIET & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3203 TEL: 03 9499 1234	<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINIET & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3203 TEL: 03 9499 1234
<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINIET & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3203 TEL: 03 9499 1234	<b>QUANTITY SURVEYOR</b> NAME: BLATNEY ADDRESS: LEVEL 11, 110 BARBARA STREET MELBOURNE VIC 3000 TEL: 03 9499 1234	<b>LANDSCAPE DESIGN</b> NAME: NORMAN DINIET & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3203 TEL: 03 9499 1234	
<b>TOWN PLANNING</b> NAME: ETHOS URBAN ADDRESS: 110 BARBARA STREET MELBOURNE VIC 3000 TEL: 03 9499 1234	<b>BUILDING SURVEYOR AND CONSULTANTS</b> NAME: PJP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: 110 BARBARA STREET MELBOURNE VIC 3000 TEL: 03 9499 1234	<b>FACE CONSULTANT</b> NAME: AURECON ADDRESS: 400 COLLIERIE ST DOCKLANDS VIC AUSTRALIA 3008 TEL: 03 9499 1234	

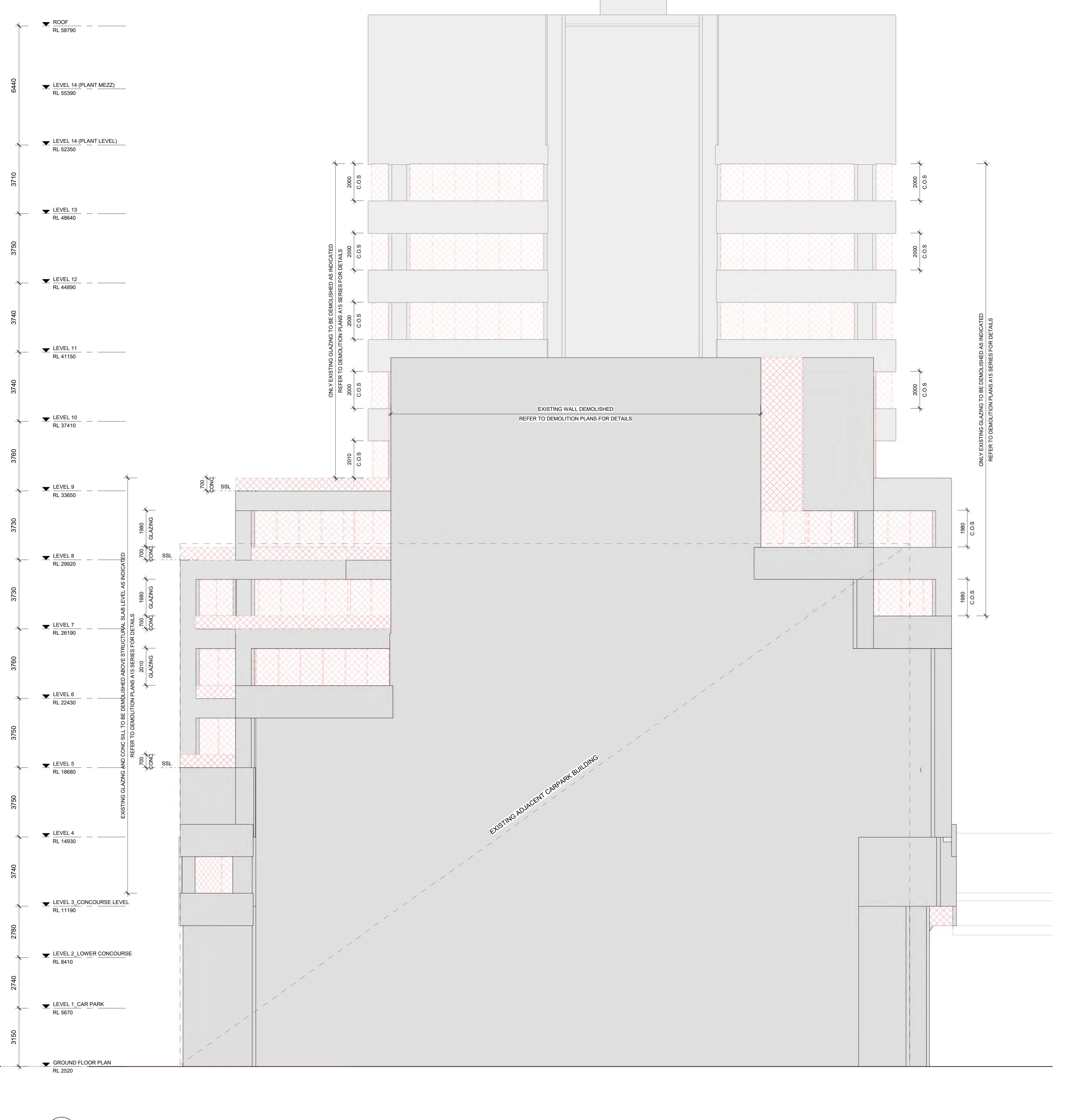
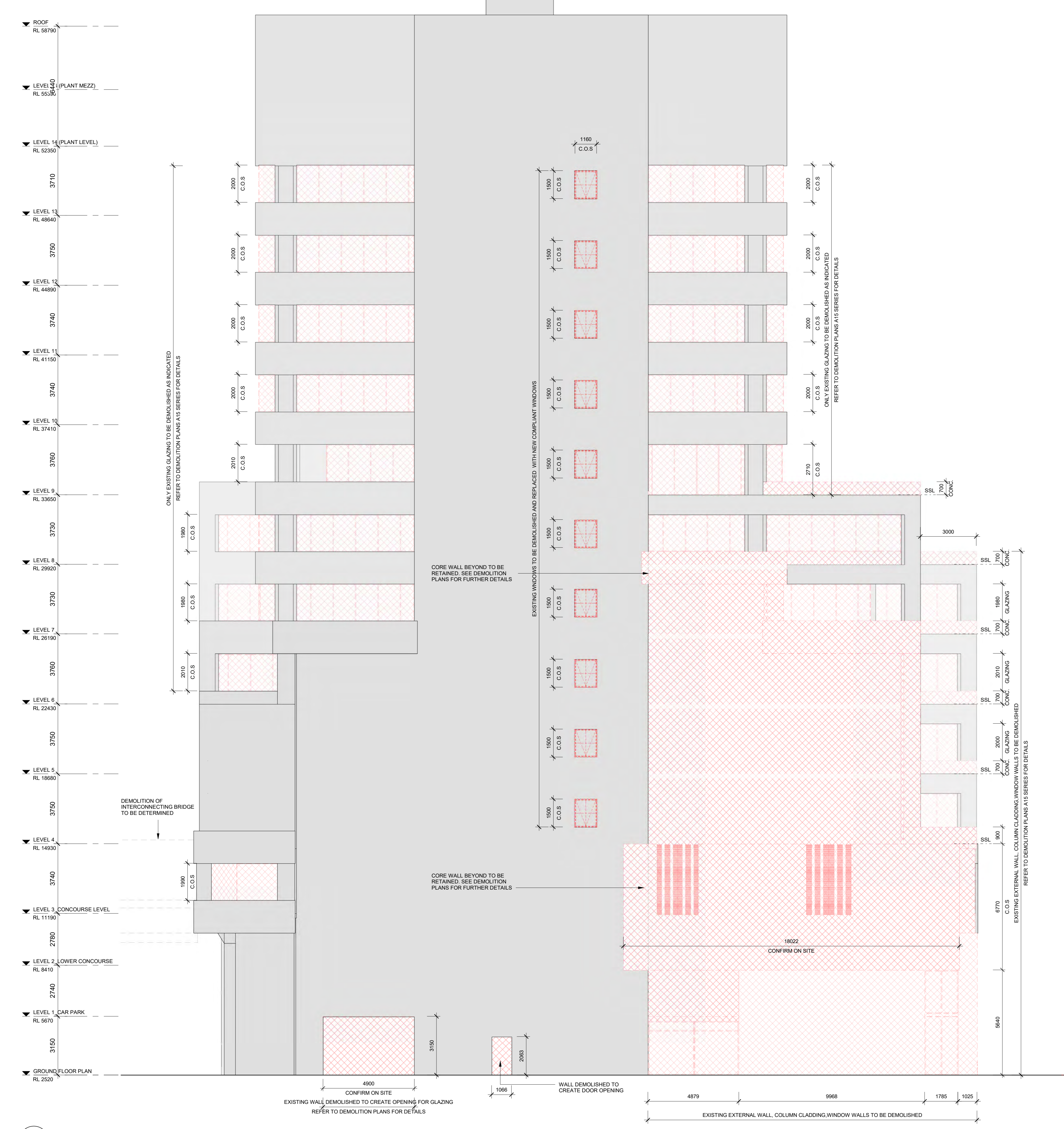
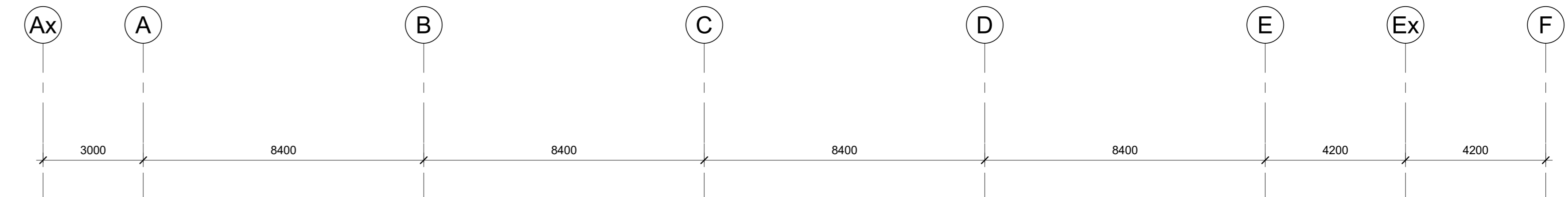
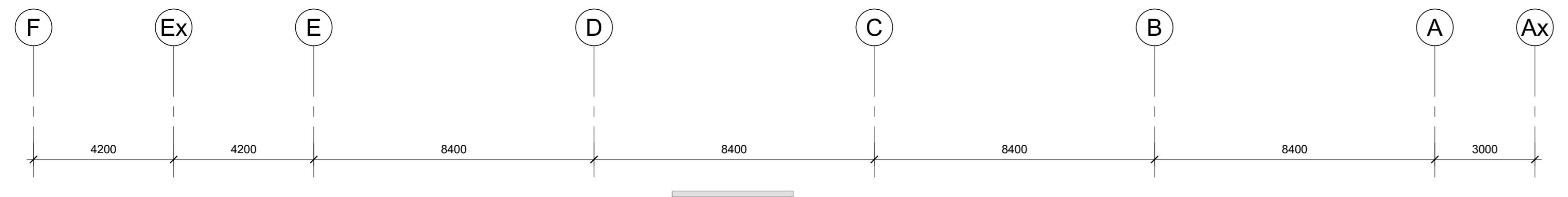
**ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFLEX PROPERTY GROUP**  
  
 CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND CONDITIONS REFERRED TO BY OTHER CONSULTANTS AND INCLUDING SPECIFICATIONS. SEE CONTRACT AND STATE OF WORKS FOR FULL DETAILS.  
 ANY FORM OF REPRODUCTION OF THIS DRAWING IS FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE COX ARCHITECTURE PTY LTD. UNLESS OTHERWISE STATED IN WRITING.  
 THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF COX ARCHITECTURE PTY LTD.

<b>DRAWN</b> DA	<b>DATE</b> 01/10/23	<b>CHECKED</b> DM	<b>PLOT DATE</b> 11/10/2023 04:46 PM	<b>PROJECT No</b> 318034.00
<b>PROJECT ARCHITECT</b> DM	<b>PROJECT DIRECTOR</b> CP	<b>CO-ORDINATED</b> DM		

**637 FLINDERS STREET DOCKLANDS, VIC 3008**  
 As indicated @ A0  
 PROJECT TITLE: **DEMOLITION ELEVATION - SOUTH ELEVATION**  
 REVISION / DOCUMENT STATUS / DRAWING No: **4 FOR TENDER**

**COX Architecture**  
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 Melbourne, VIC 3000, Australia  
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 F + 61 3 9650 2747    www.coxarchitecture.com.au  
 Cox Architecture Pty Ltd ABN 62 123 123 123

**DEMOLITION ELEVATION - SOUTH ELEVATION**  
**4 FOR TENDER**  
**A15-220**



1 EAST ELEVATION DEMOLITION SCALE 1: 100

2 WEST ELEVATION DEMOLITION SCALE 1: 100

DEMOLITION NOTES:

- ALL EXISTING CONDITIONS ARE TO BE CHECKED ON SITE... CAP SERVICES AT SUITABLE TERMINATION LOCATIONS... FILL HAZMAT ADULT REPORT TO BE DONE ON SITE PRIOR TO DEMOLITION AND REMOVAL... DEMOLITION PLAN INDUCTIVELY INDICATES SCOPE OF WORKS...

GENERAL NOTES:

- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING... ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT... ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM...

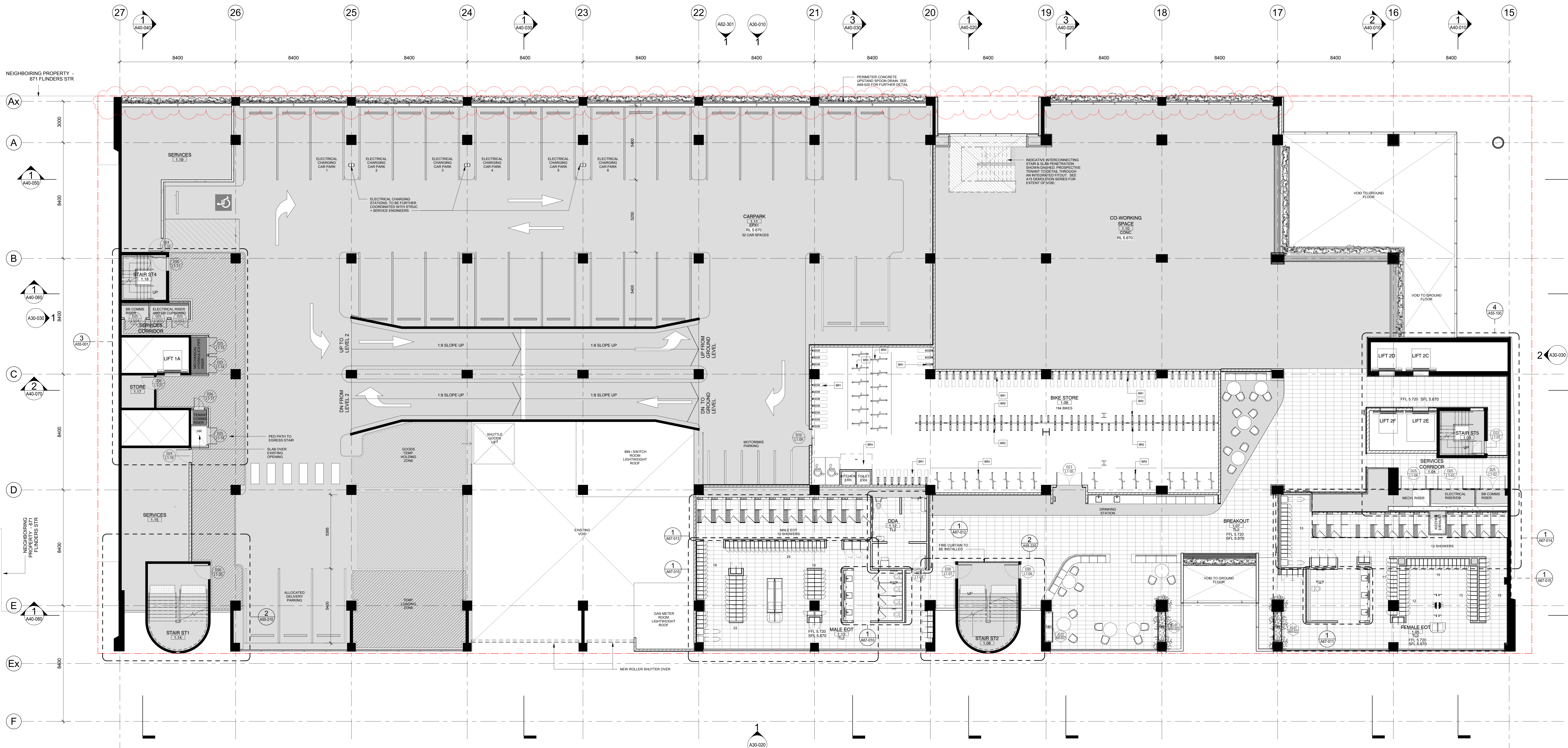
Table with columns: REVISION, DESCRIPTION, BY, DATE. Includes notes on development summary and area schedule.

Table with columns: CONSULTANTS, PROJECT MANAGER, ARCHITECT, STRUCTURAL AND CIVIL ENGINEERS, MECHANICAL ENGINEERS, ELECTRICAL ENGINEERS, HYDRAULICS & FIRE PROTECTION CONSULTANTS, TOWN PLANNING, BUILDING SURVEYORS AND CONSULTANTS, FACADE CONSULTANT, QUANTITY SURVEYOR, LANDSCAPE DESIGN.

ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP. Includes logos for Zone Q and Artifex Property.

COX Architecture. Includes project details: 637 FLINDERS STREET, DOCKLANDS, VIC 3008. DEMOLITION ELEVATION - EAST & WEST ELEVATIONS. Scale: As indicated @ A0. Date: 20/09/19.





1 LEVEL 1 CAR PARK  
SCALE 1:100

**NOTE:**  
ALL EXISTING BUILDING DIMENSIONS, DETAIL CONDITIONS AND LEVELS ARE TO BE CONFIRMED ON SITE AND VERIFIED WITH ORIGINAL STRUCTURAL DRAWINGS AND SITE SURVEY MODEL.

- ALL STEEL WORK TO BE COORDINATED WITH STRUCTURAL ENGINEER. CONTRACTOR TO ALLOW FOR FIRE RESISTANT FINISH. STEEL WORK TO MEET ADEQUATE FIRE RATINGS, AS SPECIFIED BY FIRE ENGINEER.
- INTUMESCENT PAINT TO BE APPLIED TO ALL VISIBLE (NON-CONCEALED) STEEL WORK INCLUDING COLUMNS, TRUSSES, HEADER BEAMS ETC. SEE FINISHES SCHEDULE FOR FURTHER DETAIL.
- THE SURROUNDING SITE LINENWORK HAS BEEN PROVIDED BY LAND SURVEYOR HELLER. MEASUREMENTS AND SPOTS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SITE PLAN AS INFORMATION ONLY. REFER TO LAND SURVEYOR DRAWINGS FOR FURTHER DETAIL, SITE CONSTRAINTS AND PARAMETERS.

- GENERAL NOTES:**
- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND CONFORM TO ALL DIMENSIONS OF WORK.
  - ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE ARCHITECT.
  - FOR ADDITIONAL SET OUT INFORMATION WHERE NOT SPECIFIED REFER TO MECHANICAL ENGINEER'S DRAWINGS.
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  - FOR ADDITIONAL SET OUT INFORMATION WHERE NOT SPECIFIED REFER TO MECHANICAL ENGINEER'S DRAWINGS.

**ATTENTION CONTRACTORS AND SUB-CONTRACTORS:**  
BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND OTHER KEY STAKEHOLDERS, WHICH MAY CONTAIN CONFLICTING DATA, DIMENSIONS AND ERRORS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR COORDINATION	DM	20/01/20
2	ISSUE FOR COORDINATION	MA	20/01/20
3	ISSUE FOR COORDINATION	MA	13/02/20
4	ISSUE FOR COORDINATION	MA	20/02/20
5	ISSUE FOR COORDINATION	MA	20/02/20
6	ISSUE FOR COORDINATION	DM	20/02/20
7	ISSUE FOR TENDER	DM	21/02/20
8	TENDER ADDENDUM	DM	18/03/20
9	COORDINATE	DM	20/03/20

CONSULTANTS
<b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: 100 COLLETT STREET MELBOURNE VIC 3000 TEL: 03 9594 1000
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLETT STREET DOCKLANDS VIC AUSTRALIA 3008 TEL: 03 9594 1000
<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINIET & YOUNG ADDRESS: 112 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1000
<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINIET & YOUNG ADDRESS: 112 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1000

HYDRAULICS & FIRE PROTECTION CONSULTANTS
NAME: NORMAN DINIET & YOUNG ADDRESS: 112 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1000
<b>TOWN PLANNING</b> NAME: ETHOS URBAN ADDRESS: 112 BARBARA STREET WEST MELBOURNE VIC 3000 TEL: 03 9594 1000
<b>BUILDING SURVEYORS AND CONSULTANTS</b> NAME: PJP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: 112 BARBARA STREET WEST MELBOURNE VIC 3000 TEL: 03 9594 1000
<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 112 BARBARA STREET WEST MELBOURNE VIC 3000 TEL: 03 9594 1000
<b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 112 BARBARA STREET WEST MELBOURNE VIC 3000 TEL: 03 9594 1000

CLIENT
<b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</b>

NOTES
CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE REVIEWED WITH ALL OTHER CONTRACT DOCUMENTS TO BE PROVIDED BY OTHER CONSULTANTS AND INCLUDING SPECIFICATIONS. SEE GENERAL NOTES FOR MORE INFORMATION.

SCALE	DATE
As indicated @ A0	

PROJECT	DATE	CHECKED	PLOT DATE	PROJECT NO.
637 FLINDERS STREET DOCKLANDS, VIC 3008	18/03/20	DM	20/03/2020 @ 13:02 PM	318034.00

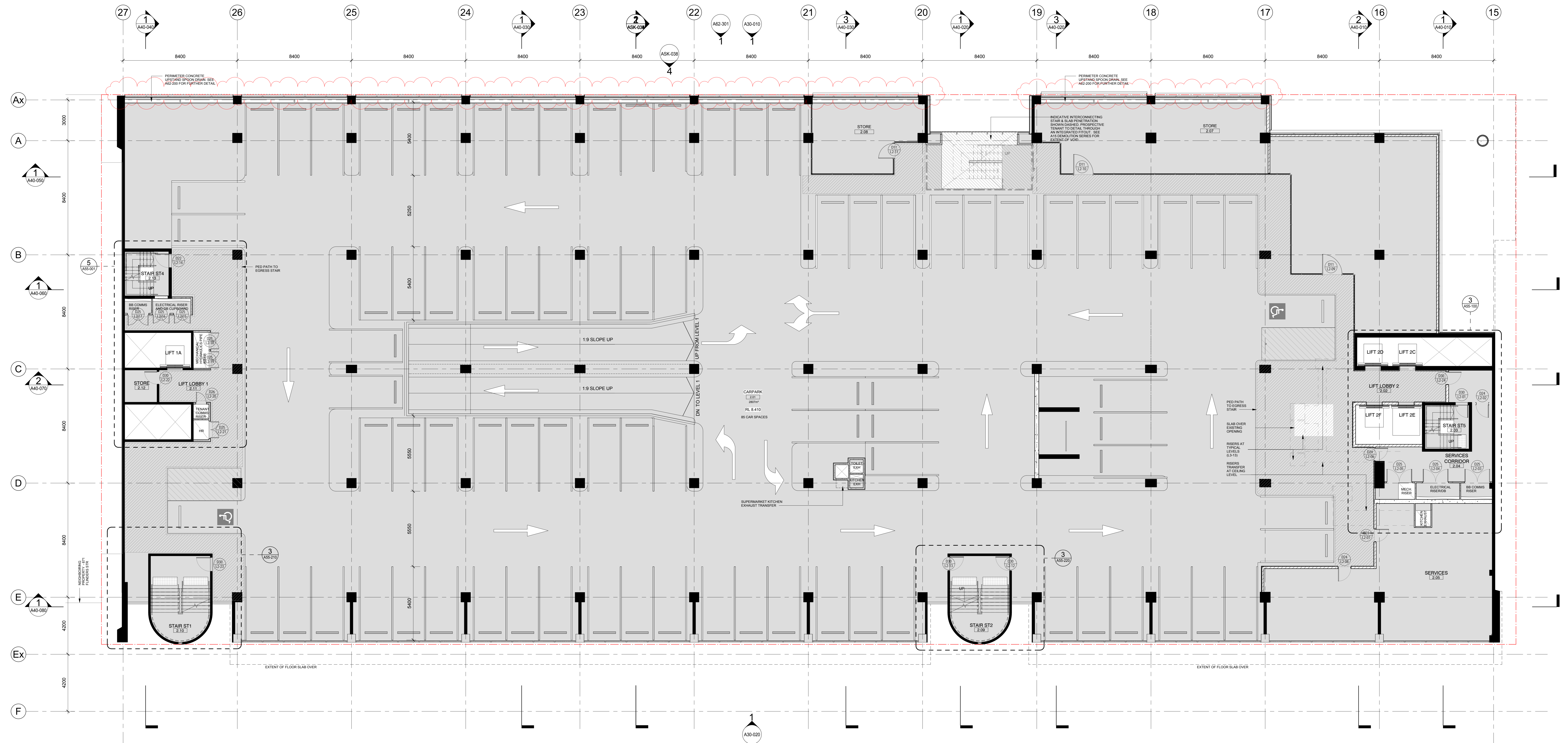
PROJECT ARCHITECT	PROJECT DIRECTOR	CO-ORDINATOR
DM	DM	DM

**COX Architecture**  
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F + 61 3 9650 2747  
www.coxarchitecture.com.au

**GA PLAN - LEVEL 1**

REVISION / DOCUMENT STATUS / DRAWING NO. **9 FOR TENDER**

**A21-010**



**1** LEVEL 2 LOWER CONCOURSE  
SCALE: 1:100

**NOTE:**

- ALL EXISTING BUILT STRUCTURAL DIMENSIONS, DETAIL CONDITIONS AND LEVELS ARE TO BE CONFIRMED ON SITE AND VERIFIED WITH ORIGINAL STRUCTURAL DRAWINGS AND SITE SURVEY MODEL.
- ALL STEEL WORK TO BE COORDINATED WITH STRUCTURAL ENGINEER. CONTRACTOR TO ALLOW FOR FIRE RETARDANT FINISH. STEEL WORK TO MEET ADEQUATE FIRE RATINGS AS SPECIFIED BY FIRE ENGINEER.
- INTUMESCENCE PAINT TO BE APPLIED TO ALL VISIBLE (NON-CONCEALED) STEEL WORK, INCLUDING:

**GENERAL NOTES:**

- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT CONSTITUTE ANY WARRANTY TO THE RETURN OF APPROVED SHOP DRAWINGS ISSUED BY THE RELEVANT CONSULTANT.
- 30 DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 30 DRAWINGS TAKE PRECEDENCE OVER VISUAL IMAGES.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- COPIES OF THIS DRAWING ARE TO BE KEPT ON ARCHITECTURE.
- NOTE: THIS DRAWING INCLUDES ALL CHANGES TAGGED AS THE DESIGN IS REFINED FOR ALL PERMITTED TRADE PACKAGES PREVIOUSLY ISSUED.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR COORDINATION	DM	20/03/20
2	ISSUE FOR COORDINATION	MA	23/03/20
3	ISSUE FOR COORDINATION	MA	23/03/20
4	ISSUE FOR COORDINATION	MA	23/03/20
5	ISSUE FOR COORDINATION	MA	23/03/20
6	ISSUE FOR COORDINATION	DM	20/03/20
7	ISSUE FOR TENDER	DM	21/03/20
8	COUNCIL SET	DM	20/03/20

CONSULTANTS	PROJECT MANAGER	STRUCTURAL AND CIVIL ENGINEERS	MECHANICAL ENGINEERS	ELECTRICAL ENGINEERS
<b>RITUAL CAPITAL PROJECTS PTY LTD</b> TEL: 03 9593 2200 RITUAL	<b>DAVID WILSON</b> TEL: 03 9593 2200	<b>AURECON</b> TEL: 03 9593 2200	<b>NORMAN DINIEN &amp; YOUNG</b> TEL: 03 9593 2200	<b>NORMAN DINIEN &amp; YOUNG</b> TEL: 03 9593 2200

HYDRAULICS & FIRE PROTECTION CONSULTANTS	TOWN PLANNING	QUANTITY SURVEYOR	LANDSCAPE DESIGN
<b>NORMAN DINIEN &amp; YOUNG</b> TEL: 03 9593 2200	<b>ETHOS URBAN</b> TEL: 03 9593 2200	<b>SLATTERY</b> TEL: 03 9593 2200	<b>SCULPUS PTY LTD</b> TEL: 03 9593 2200

**CLIENT**  
**ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP**

**NOTES**  
CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS INCLUDING: PERMITS FROM OTHER CONSULTANTS, AND INCLUDING OPERATIONAL, DESIGN AND CONSTRUCTION REQUIREMENTS AND SPECIFICATIONS. THESE DOCUMENTS SHALL BE KEPT ON SITE AND VERIFIED WITH ORIGINAL STRUCTURAL DRAWINGS AND SITE SURVEY MODEL.

**SCALE**  
As indicated @ A0

**PROJECT**  
637 FLINDERS STREET, DOCKLANDS, VIC 3008

**DRAWING TITLE**  
GA PLAN - LEVEL 2

PROJECT ARCHITECT	DATE	CHECKED	PLOT DATE	PROJECT NO.
DM	20/03/20	DM	20/03/20 14:59 PM	318034.00

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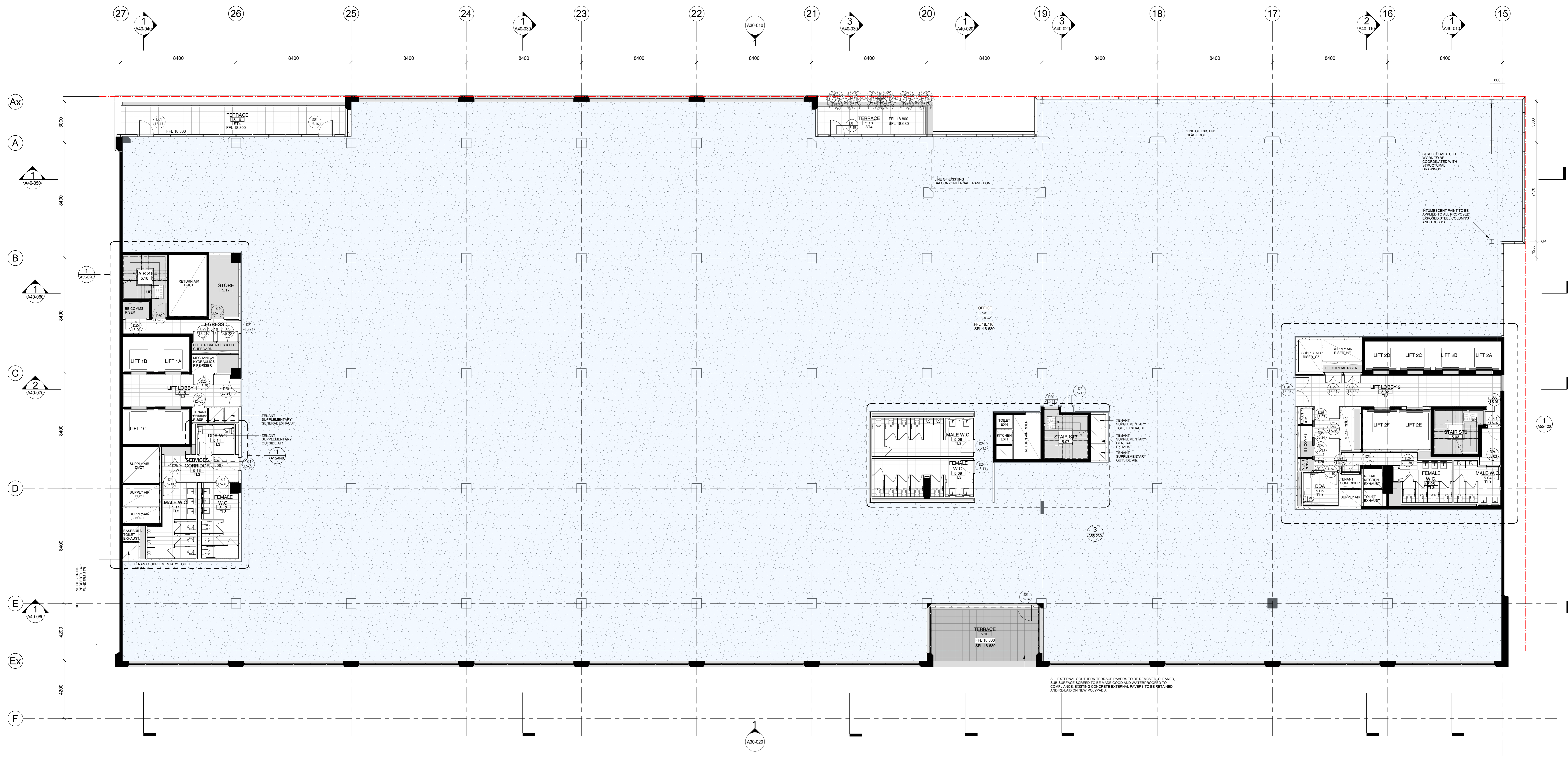
**REVISION / DOCUMENT STATUS / DRAWING NO.**  
8 FOR TENDER

**A21-020**









1 LEVEL 5  
SCALE 1:100

**NOTE:**  
 ALL EXISTING BUILT STRUCTURAL DIMENSIONS, DETAIL CONDITIONS AND LEVELS ARE TO BE CONFIRMED ON SITE AND VERIFIED WITH ORIGINAL STRUCTURAL DRAWINGS AND SITE SURVEY MODEL.  
 ALL STEEL WORK TO BE COORDINATED WITH STRUCTURAL ENGINEER. CONTRACTOR TO ALLOW FOR FIRE RETARDANT FINISH. STEEL WORK TO MEET ADEQUATE FIRE RATING, AS SPECIFIED BY FIRE ENGINEER.  
 PENETRANT PAINT TO BE APPLIED TO ALL VISIBLE (NON-CONCEALED) STEEL WORK, INCLUDING COLUMNS, TRUSSES, HEADER BEAMS ETC.). SEE FINISH SCHEDULE FOR FURTHER DETAIL.

**GENERAL NOTES:**  
 1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.  
 2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RETURN OF APPROVED SHOP DRAWINGS SENT BY THE RELEVANT CONSULTANT.  
 3. EXISTING DIMENSIONS TAKE PRECEDENCE OVER ALL DIMENSIONS.  
 4. SHOP DRAWINGS ARE FOR VISUAL REFERENCE ONLY. JO DRAWINGS TAKE PRECEDENCE OVER VISUAL REFERENCE.  
 5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.  
 6. COPYRIGHT OF THIS DRAWING IS VESTED IN OUR ARCHITECTURE.  
 7. THIS DRAWING IS REPRODUCED IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE COX ARCHITECTURE PTY LTD. UNLESS OTHERWISE INDICATED.  
 8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.  
 9. COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.  
 10. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SUPPLY AIR RISERS AND EXHAUST RISERS.  
 11. BUILD IN HIGH LEVEL EXHAUSTS OR FLEXIBLE IN CEILING EXHAUSTS REFER TO MECHANICAL ENGINEER'S DRAWINGS.  
 12. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR LOCATION OF SLAB WALL BLOCKOUTS AND COVER PENETRATIONS.  
 13. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB TYPES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ALL MATERIALS, SPECIFICATION TOLERANCES AND FINISHES.  
 14. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.  
 15. REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZE OF ALL DUCT PENETRATIONS AND COVER PENETRATIONS.  
 16. REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND RISERS.  
 17. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR PENETRATIONS AND RISERS.  
 18. FOR ADDITIONAL SET OUT INFORMATION WHERE NOT SPECIFIED REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR DETAILED ARCHITECTURAL DRAWINGS.  
 19. REFER TO SPECIFICATIONS FOR ALL MATERIALS, SPECIFICATION TOLERANCES AND FINISHES.  
 20. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR LOCATION OF SUPPLY AIR RISERS AND EXHAUST RISERS.  
 21. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR COVER PENETRATIONS AND RISERS.  
 22. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR COVER PENETRATIONS AND RISERS.  
 23. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR COVER PENETRATIONS AND RISERS.  
 24. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR COVER PENETRATIONS AND RISERS.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR COORDINATION	DM	20/01/20
2	ISSUE FOR COORDINATION	MA	21/02/20
3	ISSUE FOR COORDINATION	MA	13/03/20
4	ISSUE FOR COORDINATION	MA	27/03/20
5	ISSUE FOR COORDINATION	MA	26/03/20
6	ISSUE FOR COORDINATION	DM	20/09/20
7	ISSUE FOR TENDER	DM	21/11/20

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<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 112 BARBARA STREET, WEST MELBOURNE VIC 3003 TEL: 03 9346 1000
<b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 112 BARBARA STREET, WEST MELBOURNE VIC 3003 TEL: 03 9346 1000

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**SCALE**  
 As indicated @ A0

**DATE**  
 PROJECT DATE: 1/11/2019 4:48:17 PM  
 PROJECT NO: 318034.00

**PROJECT**  
 637 FLINDERS STREET  
 637 FLINDERS STREET, DOCKLANDS, VIC 3008

**DRAWING TITLE**  
 GA PLAN - LEVEL 5

**REVISION / DOCUMENT STATUS / DRAWING NO.**  
 7 FOR TENDER A21-050

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 TEL: 03 9593 1111

**STRUCTURAL AND CIVIL ENGINEERS**  
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 ADDRESS: 400 COLLEGE BLDG VIC 3008  
 TEL: 03 9593 1111

**MECHANICAL ENGINEERS**  
 NAME: NORMAN DINIEN & YOUNG  
 ADDRESS: 112 BARBARA STREET, WEST MELBOURNE VIC 3003  
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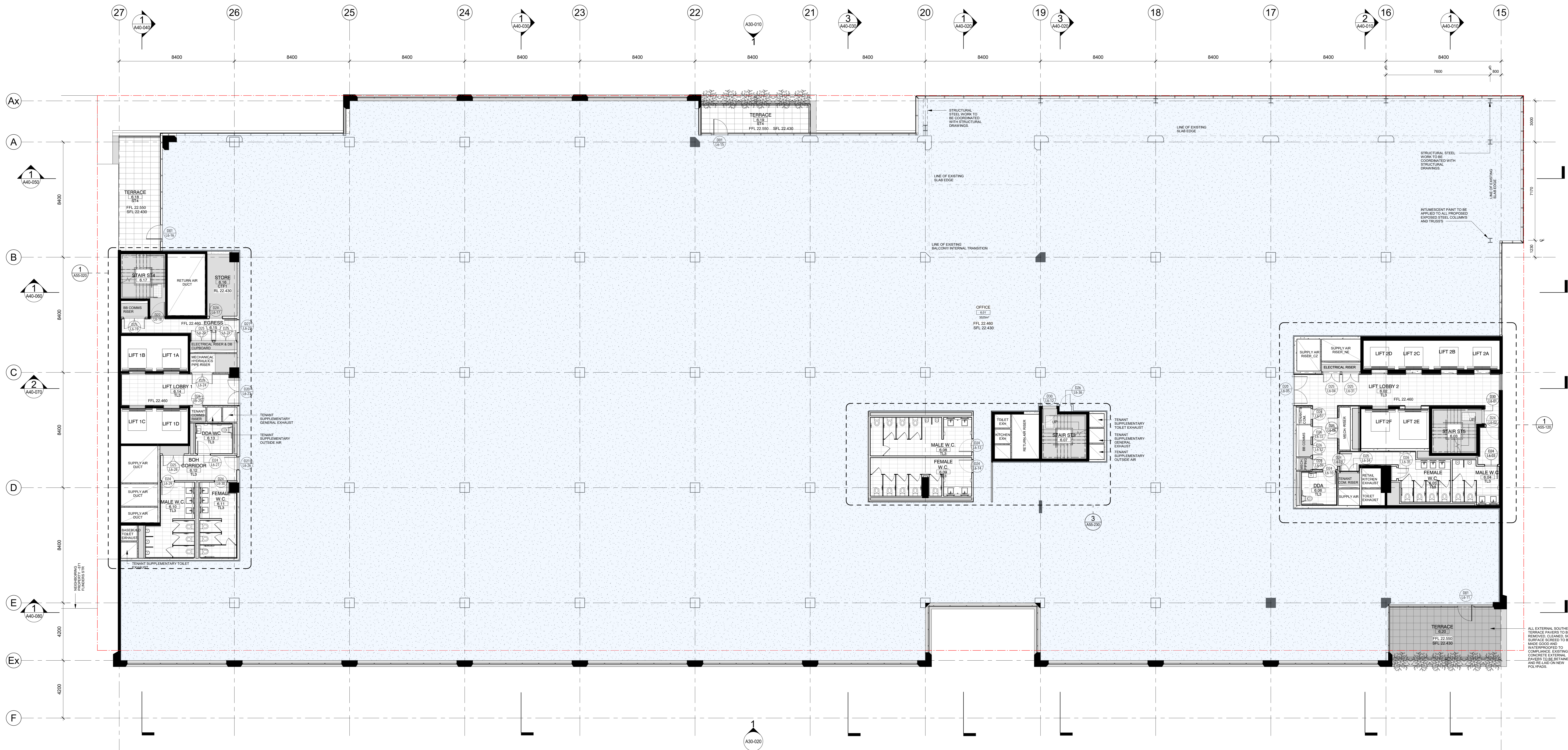
**HYDRAULICS & FIRE PROTECTION CONSULTANTS**  
 NAME: NORMAN DINIEN & YOUNG  
 ADDRESS: 112 BARBARA STREET, WEST MELBOURNE VIC 3003  
 TEL: 03 9346 1000

**TOWN PLANNERS**  
 NAME: ETHOS URBAN  
 ADDRESS: 112 BARBARA STREET, WEST MELBOURNE VIC 3003  
 TEL: 03 9346 1000

**BUILDING SURVEYOR**  
 NAME: VERB AUSTRALIA PTY LTD  
 ADDRESS: 112 BARBARA STREET, WEST MELBOURNE VIC 3003  
 TEL: 03 9346 1000

**QUANTITY SURVEYOR**  
 NAME: SLATTERY  
 ADDRESS: 112 BARBARA STREET, WEST MELBOURNE VIC 3003  
 TEL: 03 9346 1000

**LANDSCAPE DESIGN**  
 NAME: SOULUS PTY LTD  
 ADDRESS: 112 BARBARA STREET, WEST MELBOURNE VIC 3003  
 TEL: 03 9346 1000



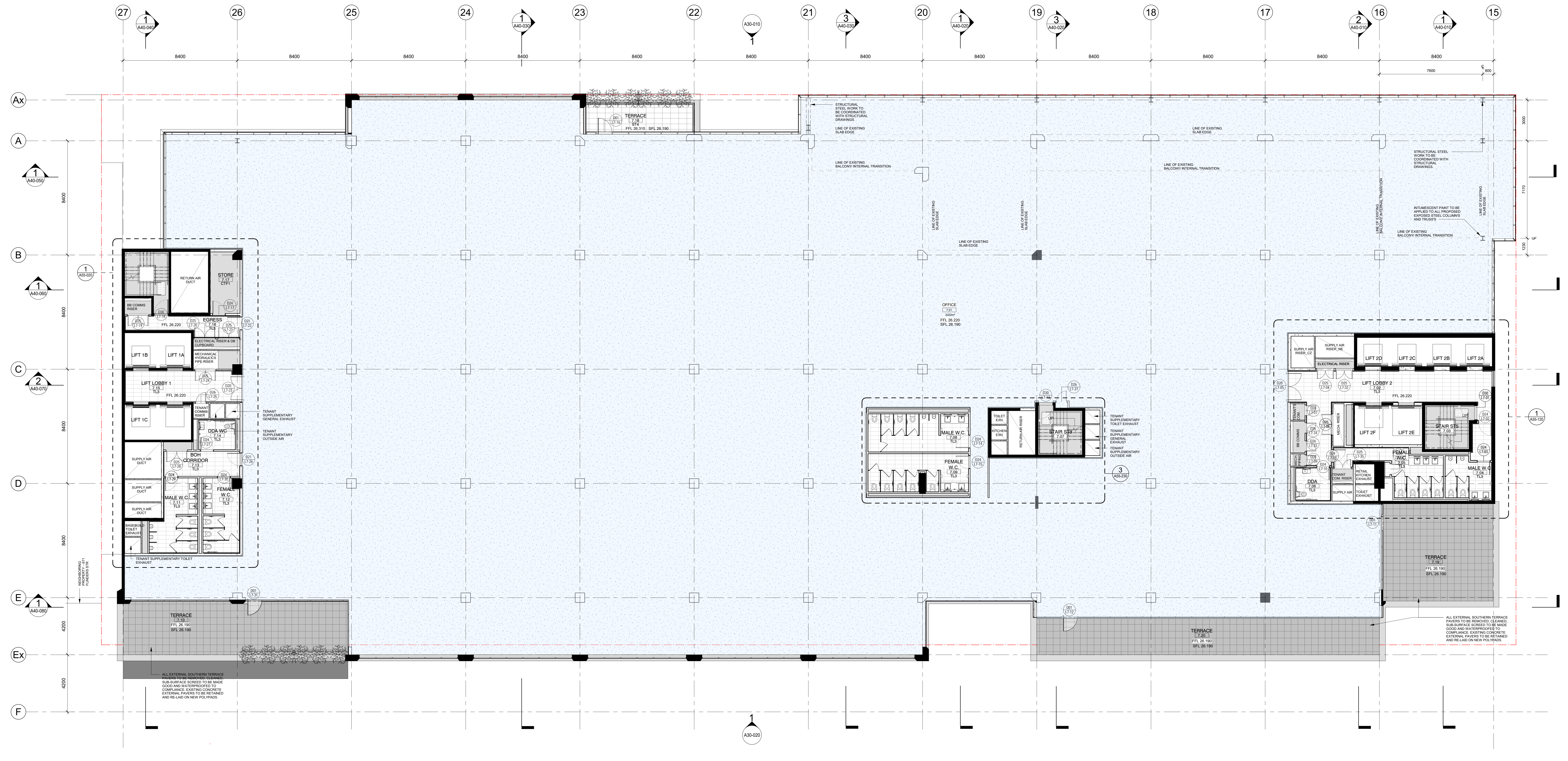
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SCALE 1: 100

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 3. EXISTING DIMENSIONS TAKE PRECEDENCE OVER ALL DIMENSIONS.  
 4. 2D DRAWINGS ARE FOR VISUAL REFERENCE ONLY, 3D DRAWINGS TAKE PRECEDENCE OVER 2D DRAWINGS.  
 5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.  
 6. COPYRIGHT OF THIS DRAWING IS VESTED IN COX ARCHITECTURE.  
 7. NOTE: THIS DRAWING IS FOR ALL INFORMATION PURPOSES. THIS DRAWING IS REDESIGNED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.  
 8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT SYSTEM.  
 9. COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.  
 10. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR PENETRATIONS, SIZES OF PIPES AND PARTING JOINTS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COORDINATION OF SLAB AND WALL BLOCKWORK AND CONCRETE PENETRATIONS.  
 11. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR BEAM SIZES AND SPACING DETAILS.  
 12. REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR LOCATION OF SUB-CLOOR SERVICES.  
 13. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.  
 14. REFER TO OWNER SCHEDULES FOR LOADS.  
 15. REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL DUCT PENETRATIONS AND SQUARE OPENINGS.  
 16. REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND BEAMS.  
 17. BUILD IN HIGH LEVEL OPENINGS FOR PLUMBING CEILING SERVICES. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ADDITIONAL SET OUT INFORMATION WHERE NO SPECIFIC INFORMATION IS PROVIDED.  
 18. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR CONCRETE ARCHITECTURAL DRAWINGS.  
 19. REFER TO SPECIFICATIONS FOR ALL MATERIALS. SPECIFICATION TAKES PRECEDENCE OVER DRAWINGS.  
 20. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GPO AND LIGHTING SET OUTS.  
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REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR COORDINATION	DM	20/07/19
2	ISSUE FOR COORDINATION	MA	21/07/19
3	ISSUE FOR COORDINATION	MA	23/07/19
4	ISSUE FOR COORDINATION	MA	23/07/19
5	ISSUE FOR COORDINATION	MA	23/07/19
6	ISSUE FOR COORDINATION	MA	23/07/19
7	ISSUE FOR TENDER	DM	21/11/19

<b>CONSULTANTS</b> PROJECT MANAGER <b>NAME:</b> MITRAL CAPITAL PROJECTS PTY LTD ADDRESS: 120/121 COLLETT STREET MELBOURNE VIC 3000 TEL: 03 9594 1111 <b>NAME:</b> AURECON ADDRESS: 400 COLLETT STREET MELBOURNE VIC 3000 TEL: 03 9594 1111 <b>MECHANICAL ENGINEERS</b> <b>NAME:</b> NORMAN DINIET & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1111 <b>ELECTRICAL ENGINEERS</b> <b>NAME:</b> NORMAN DINIET & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1111	<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> <b>NAME:</b> NORMAN DINIET & YOUNG TEL: 03 9594 1111 <b>NAME:</b> ETHOS URBAN ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1111 <b>BUILDING SURVEYORS AND CONSULTANTS</b> <b>NAME:</b> PJP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1111 <b>QUANTITY SURVEYOR</b> <b>NAME:</b> SLATTERY ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1111 <b>LANDSCAPE DESIGN</b> <b>NAME:</b> SOULUS PTY LTD ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1111	<b>TOWN PLANNERS</b> <b>NAME:</b> ETHOS URBAN ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1111 <b>STRUCTURAL AND CIVIL ENGINEERS</b> <b>NAME:</b> AURECON ADDRESS: 400 COLLETT STREET MELBOURNE VIC AUSTRALIA 3000 TEL: 03 9594 1111 <b>FACE CONSULTANT</b> <b>NAME:</b> AURECON ADDRESS: 400 COLLETT STREET MELBOURNE VIC AUSTRALIA 3000 TEL: 03 9594 1111	<b>CLIENT</b> <b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</b> 	<b>NOTES</b> CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS. ANY DISCREPANCY SHALL BE REFERRED TO THE ARCHITECT IMMEDIATELY. ANY REVISIONS TO THIS DRAWING SHALL BE IN WRITING AND MUST BE APPROVED BY THE ARCHITECT AND THE RELEVANT CONSULTANT PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD. UNLESS OTHERWISE STATED, ALL RIGHTS ARE RESERVED. COX ARCHITECTURE PTY LTD 637 FLINDERS STREET, DOCKLANDS, VIC 3008 TEL: 03 9650 2747 WWW.COXARCHITECTURE.COM.AU	<b>SCALE</b> As indicated @ A0	<b>DATE</b> 21/11/19	<b>COX Architecture</b> Level 2, 167 Flinders Lane Melbourne, VIC 3000, Australia T + 61 3 9650 2747 F + 61 3 9650 2747 www.coxarchitecture.com.au COX ARCHITECTURE PTY LTD (ACN 631 332 821)	<b>DRAWING TITLE</b> <b>GA PLAN - LEVEL 6</b>	<b>REVISION / DOCUMENT STATUS / DRAWING NO.</b> 7 FOR TENDER	<b>A21-060</b>
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1 LEVEL 7  
SCALE 1: 100

**NOTE:**

- ALL EXISTING BUILT STRUCTURAL DIMENSIONS, DETAIL CONDITIONS AND LEVELS ARE TO BE CONFIRMED ON SITE AND VERIFIED WITH ORIGINAL STRUCTURAL DRAWINGS AND SITE SURVEY MODEL.
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- 30 DRAWINGS ARE FOR VISUAL REFERENCE ONLY. JO DRAWINGS TAKE PRECEDENCE OVER VISUAL REFERENCE ONLY.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT SPECIFICATIONS AND DRAWINGS.
- NOTES TO THIS DRAWING ARE TO BE READ IN CONJUNCTION WITH THE RELEVANT CONTRACT SPECIFICATIONS AND DRAWINGS.
- THIS DRAWING IS ISSUED FOR ALL INFORMATION PURPOSES ONLY.
- ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
- ALL COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLAB REINFORCEMENT AND PARTIAL DETAILS REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COORDINATION OF SLAB WALL BLOCKOUTS AND CORED PENETRATIONS.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR CORED PENETRATIONS SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR CORED PENETRATIONS SIZES AND DETAILS.
- REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR SUB-GRADE AND SHORING DETAILS.
- LOCATION OF SUB-GRADE SERVICES.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.
- REFER TO DOOR SCHEDULES FOR DOORS.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL DUCT PENETRATIONS AND CORED PENETRATIONS.
- REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND BLOCKOUTS.
- BUILD IN HIGH LEVEL OPENINGS FOR PLUMBING CEILING SERVICES REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ADDITIONAL SET OUT INFORMATION WHERE NO DIMENSIONS ARE GIVEN.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR CORED PENETRATIONS SIZES AND DETAILS.
- REFER TO MECHANICAL ENGINEER'S SPECIFICATION TABLE FOR CORED PENETRATIONS SIZES AND DETAILS.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR CORED PENETRATIONS SIZES AND DETAILS.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR CORED PENETRATIONS SIZES AND DETAILS.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR COORDINATION	DM	25/07/19
2	ISSUE FOR COORDINATION	MA	25/07/19
3	ISSUE FOR COORDINATION	MA	13/07/19
4	ISSUE FOR COORDINATION	MA	27/06/19
5	ISSUE FOR COORDINATION	MA	25/07/19
6	ISSUE FOR COORDINATION	DM	20/07/19
7	ISSUE FOR TENDER	DM	21/11/19

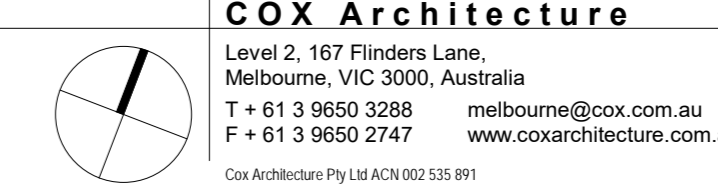
CONSULTANTS	
PROJECT MANAGER <b>NAME:</b> MITAL CAPITAL PROJECTS PTY LTD ADDRESS: 5/111 COLLETT STREET MELBOURNE VIC 3000 TELEPHONE: 03 9412 4444	HYDRAULICS & FIRE PROTECTION CONSULTANTS <b>NAME:</b> NORMAN DINIET & YOUNG TELEPHONE: 03 9412 4444
STRUCTURAL AND CIVIL ENGINEERS <b>NAME:</b> AURECON ADDRESS: 112 BARRACLOUGH STREET MELBOURNE VIC 3000 TELEPHONE: 03 9412 4444	QUANTITY SURVEYOR <b>NAME:</b> BLATNEY ADDRESS: 112 BARRACLOUGH STREET MELBOURNE VIC 3000 TELEPHONE: 03 9412 4444
MECHANICAL ENGINEERS <b>NAME:</b> NORMAN DINIET & YOUNG ADDRESS: 112 BARRACLOUGH STREET MELBOURNE VIC 3000 TELEPHONE: 03 9412 4444	LANDSCAPE DESIGN <b>NAME:</b> SOULS PTY LTD ADDRESS: 112 BARRACLOUGH STREET MELBOURNE VIC 3000 TELEPHONE: 03 9412 4444
ELECTRICAL ENGINEERS <b>NAME:</b> NORMAN DINIET & YOUNG ADDRESS: 112 BARRACLOUGH STREET MELBOURNE VIC 3000 TELEPHONE: 03 9412 4444	

CLIENT			
<b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</b>			
<b>ZONE Q</b> INVESTMENTS PTY LTD			

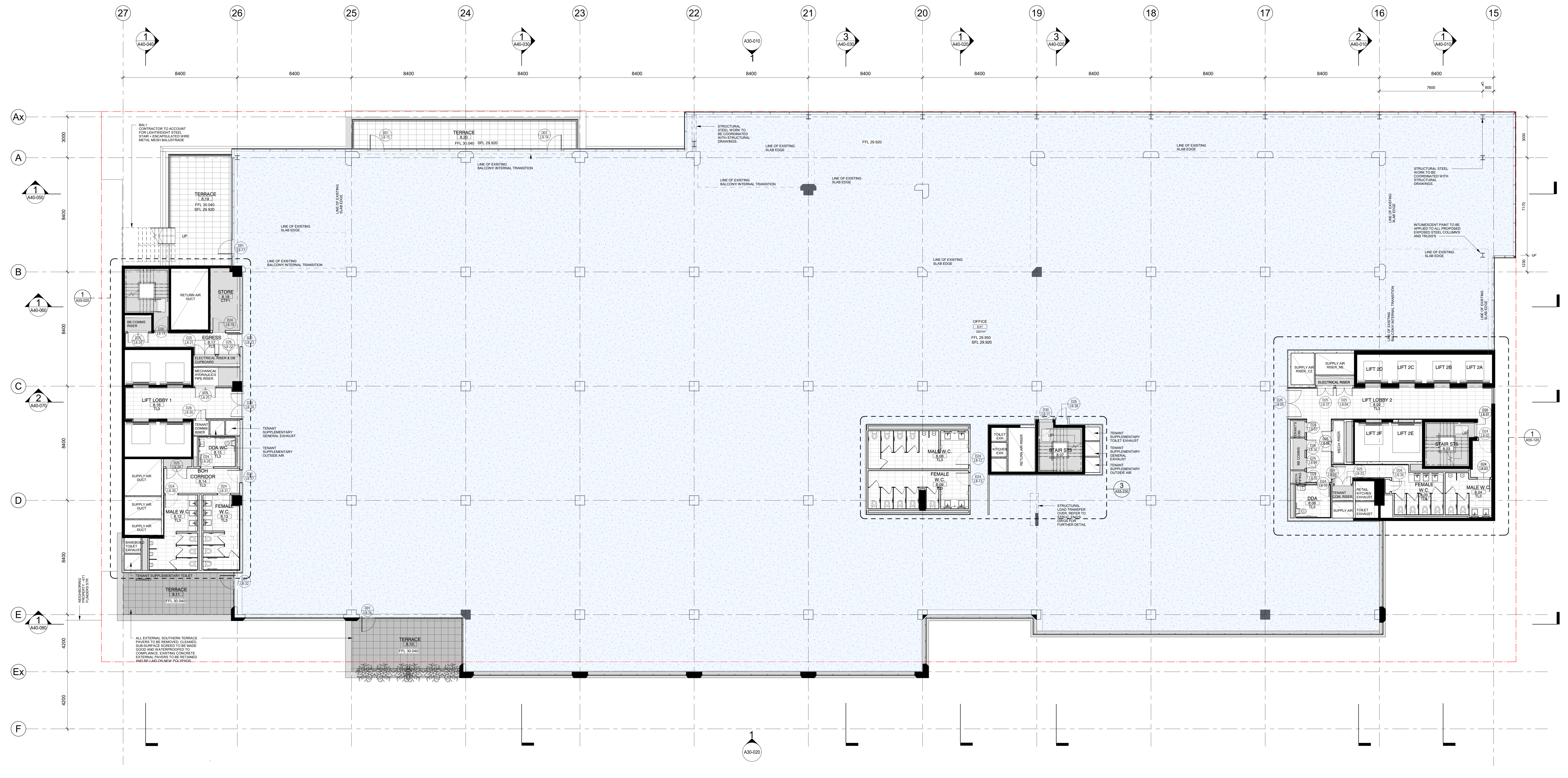
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As indicated @ A0			
DRAWN	DATE	CHECKED	PLOT DATE
DM	01/11/19	DM	1/11/2019 3:02:29 PM
PROJECT ARCHITECT	PROJECT DIRECTOR	CO-ORDINATED	
DM	DM	DM	
PROJECT <b>637 FLINDERS STREET 637 FLINDERS STREET, DOCKLANDS, VIC 3008</b>			
DRAWING TITLE <b>GA PLAN - LEVEL 7</b>			

REVISION / DOCUMENT STATUS / DRAWING No.	
7	FOR TENDER



A21-070



**1 LEVEL 8**  
SCALE 1: 100

**NOTE:**  
ALL EXISTING BUILT STRUCTURAL DIMENSIONS, DETAIL CONDITIONS AND LEVELS ARE TO BE CONFIRMED ON SITE AND VERIFIED WITH ORIGINAL STRUCTURAL DRAWINGS AND SITE SURVEY MODEL.  
ALL STEEL WORK TO BE COORDINATED WITH STRUCTURAL ENGINEER. CONTRACTOR TO ALLOW FOR FIRE RETARDANT FINISH. STEEL WORK TO MEET ADEQUATE FIRE RATING, AS SPECIFIED BY FIRE ENGINEER. INTUMESCENT PAINT TO BE APPLIED TO ALL VISIBLE (NON-CONCEALED) STEEL WORK, INCLUDING COLUMNS, TRUSSES, BEAMERS (BEAMS ETC.). SEE FINISH SCHEDULE FOR FURTHER DETAIL.

- GENERAL NOTES:**
- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING ARE CORRECT PRIOR TO ANY WORK COMMENCING.
  - ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RETURN OF APPROVED SHOP DRAWINGS TO THE CONTRACTOR.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS OF EXISTING WORK PRIOR TO COMMENCING WORK.
  - ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT SYSTEM UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS OF EXISTING WORK PRIOR TO COMMENCING WORK.
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5	ISSUE FOR COORDINATION	MA	20/11/19
6	ISSUE FOR COORDINATION	MA	20/11/19
7	ISSUE FOR TENDER	DM	20/11/19

CONSULTANT	NAME	ADDRESS	TEL	FX
PROJECT MANAGER	NAME: NORMAN DINIEN & YOUNG	ADDRESS: 201 BARBARA STREET, WEST MELBOURNE VIC 3003	TEL: 03 9585 3288	FX: 03 9585 2747
STRUCTURAL AND CIVIL ENGINEERS	NAME: AURECON	ADDRESS: 400 COLLEGE STREET, DOCKLANDS VIC 3008	TEL: 03 9585 2747	FX: 03 9585 2747
MECHANICAL ENGINEERS	NAME: NORMAN DINIEN & YOUNG	ADDRESS: 201 BARBARA STREET, WEST MELBOURNE VIC 3003	TEL: 03 9585 3288	FX: 03 9585 2747
ELECTRICAL ENGINEERS	NAME: NORMAN DINIEN & YOUNG	ADDRESS: 201 BARBARA STREET, WEST MELBOURNE VIC 3003	TEL: 03 9585 3288	FX: 03 9585 2747


CLIENT	NAME	ADDRESS	TEL	FX
CLIENT	ZONE Q NEW CENTRAL INVESTMENTS PTY LTD / ARTIFEX PROPERTY GROUP	637 FLINDERS STREET, DOCKLANDS, VIC 3008	TEL: 03 9585 2747	FX: 03 9585 2747

NOTES	SCALE	DATE
<p>1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING ARE CORRECT PRIOR TO ANY WORK COMMENCING.</p> <p>2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RETURN OF APPROVED SHOP DRAWINGS TO THE CONTRACTOR.</p> <p>3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS OF EXISTING WORK PRIOR TO COMMENCING WORK.</p> <p>4. ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT SYSTEM UNLESS OTHERWISE NOTED.</p> <p>5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS OF EXISTING WORK PRIOR TO COMMENCING WORK.</p> <p>6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS OF EXISTING WORK PRIOR TO COMMENCING WORK.</p> <p>7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS OF EXISTING WORK PRIOR TO COMMENCING WORK.</p> <p>8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS OF EXISTING WORK PRIOR TO COMMENCING WORK.</p> <p>9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS OF EXISTING WORK PRIOR TO COMMENCING WORK.</p> <p>10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS OF EXISTING WORK PRIOR TO COMMENCING WORK.</p>	As indicated @ A0	20/11/19

PROJECT	NAME	ADDRESS	TEL	FX
PROJECT	637 FLINDERS STREET, DOCKLANDS, VIC 3008	637 FLINDERS STREET, DOCKLANDS, VIC 3008	TEL: 03 9585 2747	FX: 03 9585 2747



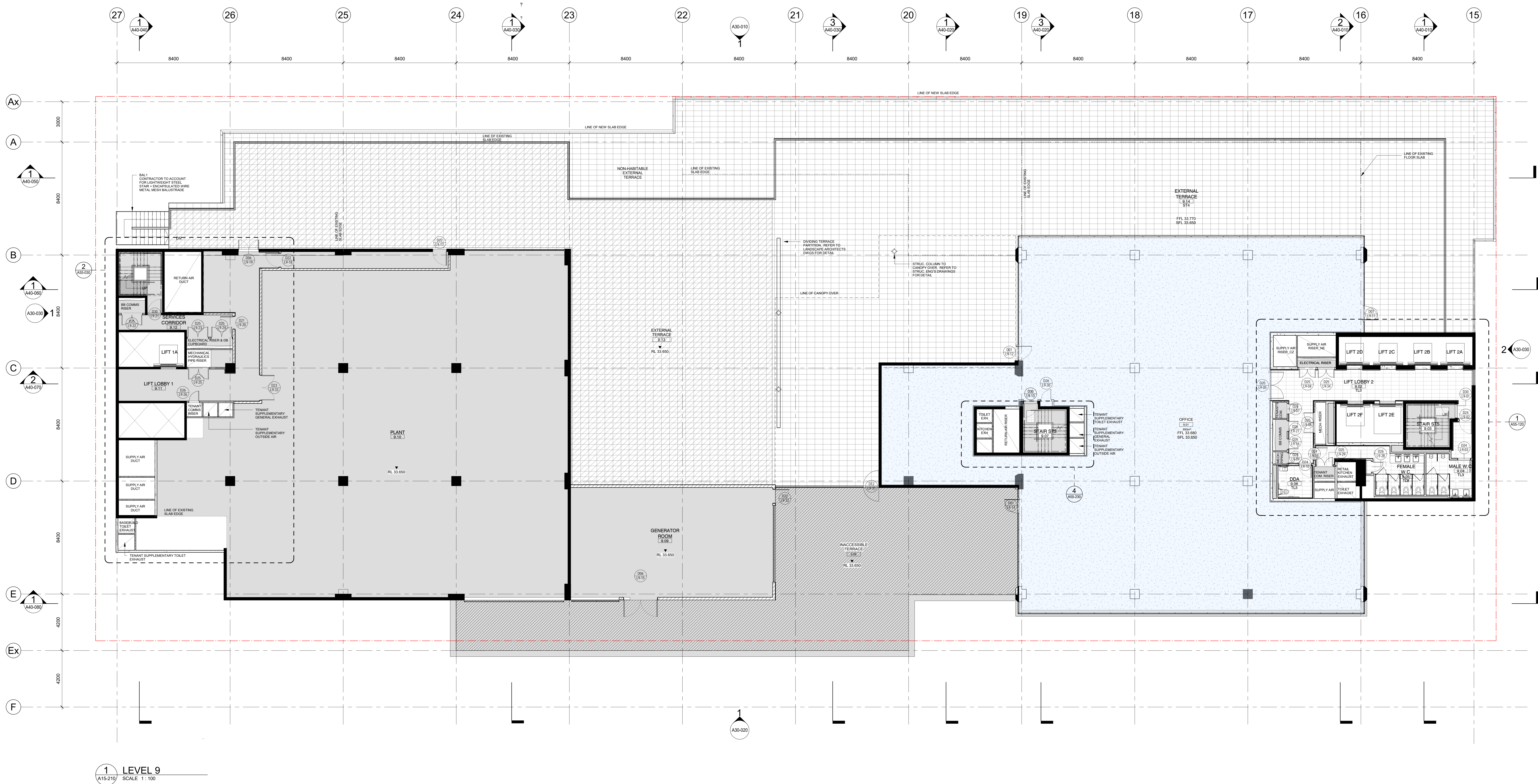
**ZONE Q**  
INVESTMENTS PTY LTD



**artifex property**

**COX Architecture**  
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Melbourne, VIC 3000, Australia  
T + 61 3 9650 2288  
F + 61 3 9650 2747  
www.coxarchitecture.com.au

REVISION / DOCUMENT STATUS / DRAWING NO.  
7 FOR TENDER



1 LEVEL 9  
SCALE 1: 100

**NOTE:**  
 - ALL EXISTING BUILT STRUCTURAL DIMENSIONS, DETAIL CONDITIONS AND LEVELS ARE TO BE CONFIRMED ON SITE AND VERIFIED WITH ORIGINAL STRUCTURAL DRAWINGS AND SITE SURVEY MODEL.  
 - ALL STEEL WORK TO BE COORDINATED WITH STRUCTURAL ENGINEER. CONTRACTOR TO ALLOW FOR FIRE RETARDANT FINISH. STEEL WORK TO MEET ADEQUATE FIRE RATING, AS SPECIFIED BY FIRE ENGINEER.  
 - INTUMESCENT PAINT TO BE APPLIED TO ALL VISIBLE (NON-CONCRETE) STEEL WORK, INCLUDING COLUMNS, TRUSSES, HEADER BEAMS ETC. SEE FINISHES SCHEDULE FOR FURTHER DETAIL.

**GENERAL NOTES:**  
 1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.  
 2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE ARCHITECT CONSULTANT.  
 3. DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.  
 4. 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER VISUAL IMAGES.  
 5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.  
 6. COPYRIGHT OF THIS DRAWING IS VESTED IN OUR ARCHITECTURE.  
 7. NOTE: THIS DRAWING ISSUE INCLUDING ALL CLARIFIED REVISIONS TAGGED AS THIS REVISION IS RELEGED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.  
 8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.  
 9. COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.  
 10. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLIP BEAMS, SLIP JOINTS AND PARTING JOINTS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COORDINATION OF SLAB WALL BLOCKWORK AND CONCRETE PENETRATIONS.  
 11. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.  
 12. REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR SUB SOIL AND SHORING DETAILS.  
 13. LOCATION OF SUB-ALOOR SERVICES.  
 14. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.  
 15. REFER TO SOURCE SCHEDULES FOR DETAILS.  
 16. REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND SQUARE OPENINGS.  
 17. REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND SIZES OF ALL EXISTING PENETRATIONS AND SQUARE OPENINGS.  
 18. BULK IN HIGH LEVEL OPENINGS OR FLEA MARKS IN CEILING SPACES. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ADDITIONAL SET OUT INFORMATION WHERE NO DIMENSIONS ARE GIVEN.  
 19. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR DETAILED ARCHITECTURAL DRAWINGS.  
 20. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR PRECEDENCE OVER DRAWINGS.  
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1	ISSUE FOR COORDINATION	DM	20/07/19
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5	ISSUE FOR COORDINATION	MA	23/07/19
6	ISSUE FOR COORDINATION	DM	20/07/19
7	ISSUE FOR TENDER	DM	21/07/19

CONSULTANTS	
<b>PROJECT MANAGER</b> NAME: NITIAL CAPITAL PROJECTS PTY LTD ADDRESS: LEVEL 15/10 COLLECTIVE BELLEVUE VIC 3085 TELEPHONE: 03 9594 1111	<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 112 SPADINA STREET, MELBOURNE VIC 3000 TELEPHONE: 03 9493 3333
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 401 COLLEGE, DOCKLANDS VIC AUSTRALIA 3008 TELEPHONE: 03 9594 1111	<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: LEVEL 11, 112 SPADINA STREET MELBOURNE VIC3000 TELEPHONE: 03 9493 3333
<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 112 SPADINA STREET, MELBOURNE VIC AUSTRALIA 3003 TELEPHONE: 03 9493 3333	<b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 241 COLLEGE VIC AUSTRALIA VIC 3000 TELEPHONE: 03 9493 3333
<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 112 SPADINA STREET, MELBOURNE VIC AUSTRALIA 3003 TELEPHONE: 03 9493 3333	<b>TOILET PLANNING</b> NAME: ETHOS URBAN ADDRESS: ETHOS URBAN STREET MELBOURNE VIC 3000 TELEPHONE: 03 9493 3333
<b>MECHANICAL ENGINEERS</b> NAME: AURECON ADDRESS: 401 COLLEGE VIC AUSTRALIA 3008 TELEPHONE: 03 9594 1111	<b>BUILDING SURVEYOR</b> NAME: PJP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: LEVEL 11, 112 SPADINA STREET MELBOURNE VIC 3000 TELEPHONE: 03 9493 3333
<b>MECHANICAL ENGINEERS</b> NAME: AURECON ADDRESS: 401 COLLEGE VIC AUSTRALIA 3008 TELEPHONE: 03 9594 1111	<b>FAÇADE CONSULTANT</b> NAME: AURECON ADDRESS: 401 COLLEGE VIC AUSTRALIA 3008 TELEPHONE: 03 9594 1111

CLIENT  
**ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP**

NOTES  
 CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.  
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 THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD. UNLESS OTHERWISE STATED OTHERWISE.

DRAWN	DATE	CHECKED	PLOT DATE	PROJECT NO.
MA	01/11/19	DM	1/11/2019 3:55:59 PM	318034.00

PROJECT ARCHITECT: DM  
 PROJECT DIRECTOR: DM  
 CO-ORDINATED: DM

PROJECT  
**637 FLINDERS STREET DOCKLANDS, VIC 3008**

SCALE: As indicated @ A0

DATE: 1/11/2019

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 Melbourne, VIC 3000, Australia  
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 www.coxarchitecture.com.au  
 info@coxarchitecture.com.au

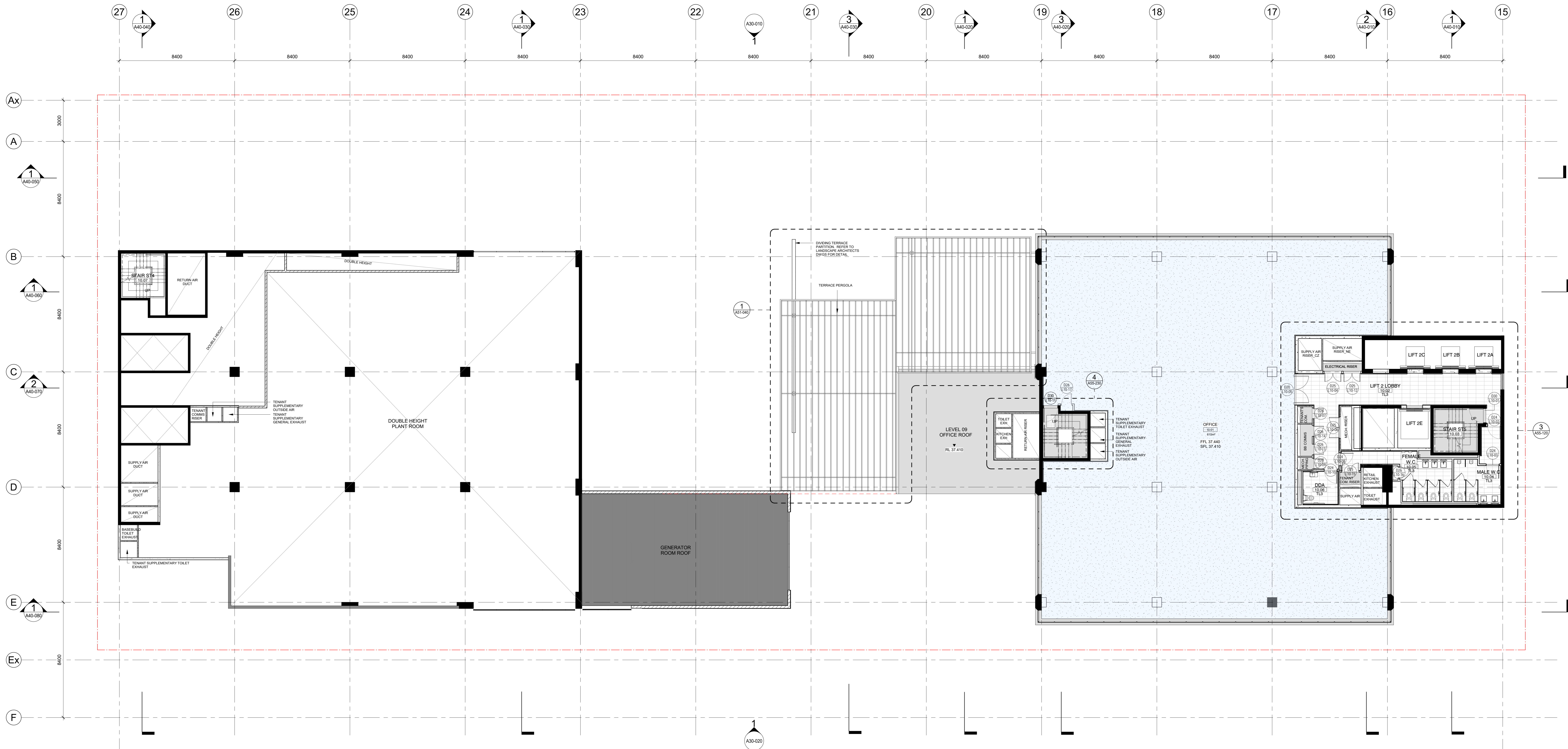
DRAWING TITLE  
**GA PLAN - LEVEL 9**

REVISION / DOCUMENT STATUS / DRAWING NO.  
**7 FOR TENDER A21-090**

**COX**

DRAWING TITLE  
**GA PLAN - LEVEL 9**

REVISION / DOCUMENT STATUS / DRAWING NO.  
**7 FOR TENDER A21-090**



1 LEVEL 10  
SCALE 1: 100

**NOTE:**

- ALL EXISTING BUILDING STRUCTURAL DIMENSIONS, RETAIL CONDITIONS AND LEVELS ARE TO BE CONFIRMED ON SITE AND VERIFIED WITH ORIGINAL STRUCTURAL DRAWINGS AND SITE SURVEY MODEL.
- ALL STEEL WORK TO BE COORDINATED WITH STRUCTURAL ENGINEER. CONTRACTOR TO ALLOW FOR FIRE RETARDANT FINISH STEEL WORK TO MEET ADEQUATE FIRE RATING, AS SPECIFIED BY FIRE ENGINEER.
- INTUMESCENT PAINT TO BE APPLIED TO ALL VISIBLE (NON-CONCEALED) STEEL WORK, INCLUDING COLUMNS, TRUSSES, HEADER BEAMS ETC. SEE FINISHES SCHEDULE FOR FURTHER DETAIL.

**GENERAL NOTES:**

- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND CONDITIONS PRIOR TO ANY WORK COMMENCING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT CONSIDER ANY WORK PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.
- FOUR-DIGIT NUMBERING MAY PRECEDE ALL DIMENSIONS.
- 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER VISUAL IMAGES.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- COPYRIGHT OF THIS DRAWING IS VESTED IN OUR ARCHITECTURE.
- NOTE: THIS DRAWING INCLUDES ALL CLOSED REVISIONS TAGGED AS THIS REVISIONS IS REJECTED FOR ALL PREVIOUS PACKAGE PREVIOUSLY ISSUED.
- ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
- COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
- REFER TO SERVICE ENGINEER'S DRAWINGS FOR LOCATION OF SUPPLY BOXES, PIPES AND PARTING DUCTS. REFER TO SERVICE ENGINEER'S DRAWINGS FOR COORDINATION OF SLAB AND WALL BLOCKOUTS AND CONCRETE PENETRATIONS.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S SIZES AND DETAILS AND WORKING DETAILS.
- REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR SUB-COL AND WORKING DETAILS.
- LOCATION OF SUB-COL SERVICES.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.
- REFER TO OWNER SCHEDULES FOR DETAILS.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND SQUARE OPENINGS.
- REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND DETAILS.
- BUILD IN HIGH LEVEL OPENINGS FOR PLUMBING IN CEILING SPACES. REFER TO MECHANICAL ENGINEER'S DRAWINGS.
- FOR ADDITIONAL SET OUT INFORMATION WHERE NO DIMENSIONS ARE GIVEN, REFER TO THE SERVICE ENGINEER'S DETAILED ARCHITECTURAL DRAWINGS.
- REFER TO SPECIFICATIONS FOR ALL MATERIALS. SPECIFICATION TAKES PRECEDENCE OVER DRAWINGS.
- REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GPO AND LIGHTING SET OUTS.
- REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GPO AND LIGHTING SET OUTS.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.
- REFER TO OWNER SCHEDULES FOR DETAILS.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR COORDINATION	DM	20/07/19
2	ISSUE FOR COORDINATION	MA	21/07/19
3	ISSUE FOR COORDINATION	MA	23/07/19
4	ISSUE FOR COORDINATION	MA	23/07/19
5	ISSUE FOR COORDINATION	MA	23/07/19
6	ISSUE FOR COORDINATION	DM	20/07/19
7	ISSUE FOR TENDER	DM	21/11/19

CONSULTANTS		
<b>PROJECT MANAGER</b> NAME: MITRAL CAPITAL PROJECTS PTY LTD ADDRESS: LEVEL 210 COLLEGE STREET, MELBOURNE, VIC 3008 TEL/FAX: 03 9593 3333	<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 111 BUNDOCK STREET, MELBOURNE, VIC 3000 TEL/FAX: 03 9493 7777	<b>TOWN PLANNING</b> NAME: ETHOS URBAN ADDRESS: 87/88 COLLEGE STREET, MELBOURNE, VIC 3000 TEL/FAX: 03 9493 7777
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLEGE STREET, DOCKLANDS VIC 3008 TEL/FAX: 03 9593 3333	<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: LEVEL 11, HYDRON STREET, MELBOURNE VIC3000 TEL/FAX: 03 9593 3333	<b>BUILDING SURVEYOR</b> NAME: VERID AUSTRALIA PTY LTD ADDRESS: 141 STATION ROAD, STATION VIC 3008 TEL/FAX: 03 9593 3333
<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 111 BUNDOCK STREET, MELBOURNE VIC 3000 TEL/FAX: 03 9493 7777	<b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 501 COLLEGE STREET, MELBOURNE, VIC 3000 TEL/FAX: 03 9593 3333	<b>FACE CONSULTANT</b> NAME: AURECON ADDRESS: 400 COLLEGE STREET, DOCKLANDS VIC 3008 TEL/FAX: 03 9593 3333
<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 111 BUNDOCK STREET, MELBOURNE VIC 3000 TEL/FAX: 03 9493 7777		

**CLIENT**  
**ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/**  
**ARTIFEX PROPERTY GROUP**

NOTES
CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND CONDITIONS PRIOR TO ANY WORK COMMENCING. VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND VERIFIED WITH ORIGINAL STRUCTURAL DRAWINGS AND SITE SURVEY MODEL.

SCALE	DATE
As indicated @ A0	

PROJECT	DATE	CHECKED	PLOT DATE	PROJECT NO.
637 FLINDERS STREET, DOCKLANDS, VIC 3008	01/11/19	DM	1/11/2019 3:50 PM	318034.00

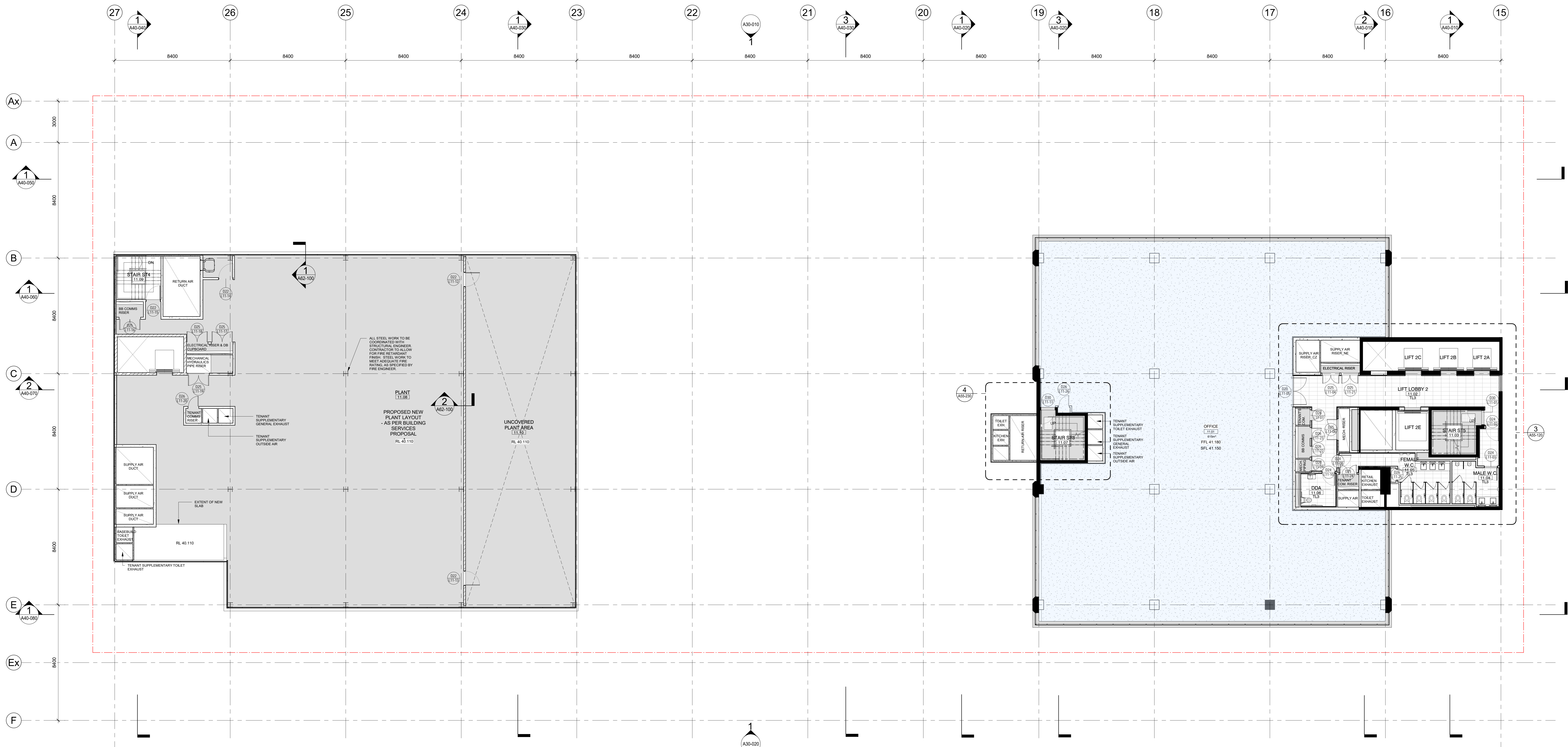
PROJECT ARCHITECT	PROJECT DIRECTOR	CO-ORDINATOR
DM	CP	DM

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**GA PLAN - LEVEL 10**

REVISION / DOCUMENT STATUS / DRAWING NO.  
 7 FOR TENDER

A21-100

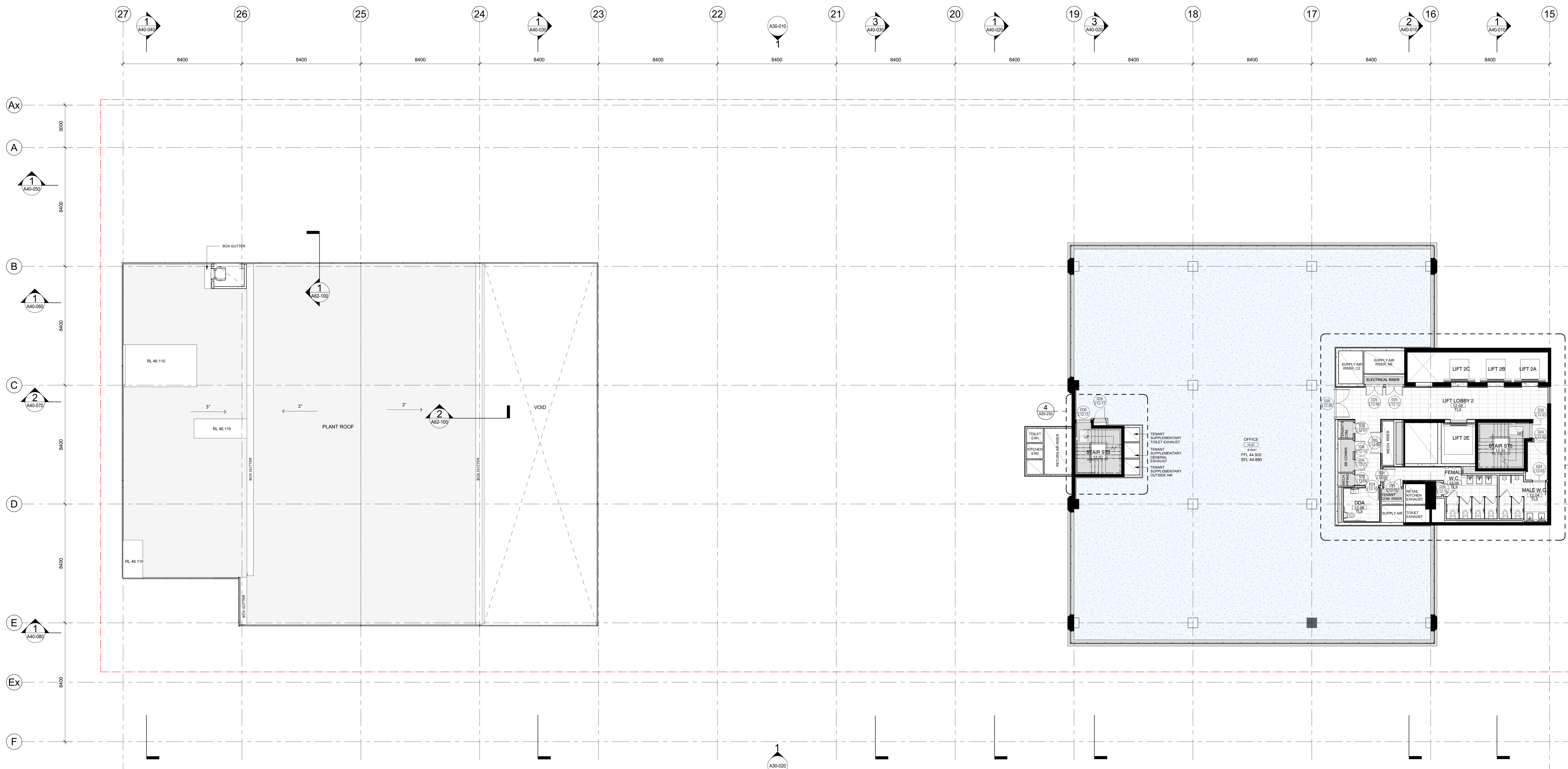


1 LEVEL 11  
SCALE 1: 100

**NOTE:**  
 • ALL EXISTING BUILT STRUCTURAL DIMENSIONS, DETAIL CONDITIONS AND LEVELS ARE TO BE CONFIRMED ON SITE AND VERIFIED WITH ORIGINAL STRUCTURAL DRAWINGS AND SITE SURVEY MODEL.  
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**GENERAL NOTES:**  
 1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING...  
 2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT...  
 3. DIMENSIONS ARE FOR VISUAL REFERENCE ONLY...  
 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS...  
 5. COPIES OF THIS DRAWING ARE TO BE PROVIDED TO THE ARCHITECT...  
 6. THIS DRAWING IS FOR INFORMATION ONLY...  
 7. THIS DRAWING IS FOR INFORMATION ONLY...  
 8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM...  
 9. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR PENETRATIONS AND QUANTITIES...  
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 27. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR PENETRATIONS AND QUANTITIES...

<b>REVISION</b> 1 ISSUE FOR COORDINATION 2 ISSUE FOR COORDINATION 3 ISSUE FOR COORDINATION 4 ISSUE FOR COORDINATION 5 ISSUE FOR COORDINATION 6 ISSUE FOR COORDINATION 7 ISSUE FOR TENDER		<b>CONSULTANTS</b> PROJECT MANAGER <b>NAME: MITRAL CAPITAL PROJECTS PTY LTD</b> ADDRESS: 100 COLLETT STREET, MELBOURNE, VIC 3000 TEL: 03 9594 1000 <b>NAME: AURECON</b> ADDRESS: 400 COLLETT STREET, DOCKLANDS VIC AUSTRALIA 3008 TEL: 03 9594 1000 <b>MECHANICAL ENGINEERS</b> <b>NAME: NORMAN DINNEY &amp; YOUNG</b> ADDRESS: 110 BARRAMORE STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1000 <b>ELECTRICAL ENGINEERS</b> <b>NAME: NORMAN DINNEY &amp; YOUNG</b> ADDRESS: 110 BARRAMORE STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1000		<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> <b>NAME: NORMAN DINNEY &amp; YOUNG</b> ADDRESS: 110 BARRAMORE STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1000 <b>QUANTITY SURVEYOR</b> <b>NAME: BLAYNEY</b> ADDRESS: 110 BARRAMORE STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1000 <b>LANDSCAPE DESIGN</b> <b>NAME: SOLUS PTY LTD</b> ADDRESS: 110 BARRAMORE STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1000		<b>TOWN PLANNERS</b> <b>NAME: ETHOS URBAN</b> ADDRESS: 110 BARRAMORE STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1000 <b>BUILDING SURVEYORS AND CONSULTANTS</b> <b>NAME: PJP BUILDING SURVEYORS AND CONSULTANTS</b> ADDRESS: 110 BARRAMORE STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1000 <b>FAÇADE CONSULTANT</b> <b>NAME: AURECON</b> ADDRESS: 400 COLLETT STREET, DOCKLANDS VIC AUSTRALIA 3008 TEL: 03 9594 1000		<b>CLIENT</b> <b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</b> 		<b>NOTES</b> CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE REVIEWED AND CORRECTED WITH ALL OTHER DRAWINGS IN THIS SET PRIOR TO COMMENCEMENT OF WORK. ANY CORRECTIONS SHALL BE MADE TO ALL DRAWINGS AND ALL DIMENSIONS SHALL BE VERIFIED ON SITE. ANY REVISIONS TO THIS DRAWING SHALL BE MADE TO ALL DRAWINGS AND ALL DIMENSIONS SHALL BE VERIFIED ON SITE. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE.		<b>SCALE</b> As indicated @ A0 <b>DATE</b> PROJECT <b>637 FLINDERS STREET, DOCKLANDS, VIC 3008</b> <b>637 FLINDERS STREET, DOCKLANDS, VIC 3008</b>		<b>COX Architecture</b> Level 2, 167 Flinders Lane Melbourne, VIC 3000, Australia T + 61 3 9650 2088 F + 61 3 9650 2747 www.coxarchitecture.com.au DRAWING TITLE <b>GA PLAN - LEVEL 11</b>		<b>REVISION / DOCUMENT STATUS / DRAWING NO.</b> 7 FOR TENDER <b>A21-110</b>	
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1 LEVEL 12  
SCALE 1: 100

**NOTE:**  
 ALL EXISTING BUILDING STRUCTURAL DIMENSIONS, DETAIL CONDITIONS AND LEVELS ARE TO BE CONFIRMED ON SITE AND VERIFIED WITH ORIGINAL STRUCTURAL DRAWINGS AND SITE SURVEY MODEL.  
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 INTENSIFY PAINT TO BE APPLIED TO ALL VISIBLE NON-CONCRETE STEEL WORK, INCLUDING COLUMNS, TRUSSES, HEADER BEAMS ETC'S. SEE FINISHES SCHEDULE FOR FURTHER DETAIL.

**GENERAL NOTES:**  
 1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.  
 2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT CONSIDER ANY WORK FROM THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.  
 3. EXISTING DIMENSIONS TAKE PRECEDENCE OVER ALL DIMENSIONS.  
 4. 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER VISUAL REFERENCE.  
 5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.  
 6. COPYRIGHT OF THIS DRAWING IS VESTED IN OUR ARCHITECTURE.  
 7. NOTE: THIS DRAWING ISSUE INCLUDING ALL CLOSED REVISIONS TAGGED AS THIS REVISIONS IS REJECTED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.  
 8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.  
 9. COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.  
 10. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR LOCATION OF SUPPLY AIR RISERS AND EXHAUSTS.  
 11. BUILD IN HIGH LEVEL OPENINGS OR PLUMBING CEILING SPACES REFER TO MECHANICAL ENGINEERS DRAWINGS.  
 12. SLAB WALL BLOCKOUTS AND CONCRETE PENETRATIONS REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR SLAB SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR PENETRATIONS AND DETAILS.  
 13. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR COLUMN SIZES AND DETAILS.  
 14. REFER TO OTHER TRADE PACKAGES FOR DETAILS.  
 15. REFER TO MECHANICAL ENGINEERS DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND SQUARE OPENINGS.  
 16. REFER TO MECHANICAL ENGINEERS DETAILS FOR PENETRATIONS AND DETAILS.  
 17. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR DETAILS OF BUILD IN HIGH LEVEL OPENINGS OR PLUMBING CEILING SPACES.  
 18. FOR ADDITIONAL SET OUT INFORMATION WHERE NO DIMENSIONS ARE PROVIDED, REFER TO THE CONTRACT DOCUMENTATION AND ARCHITECTURAL DRAWINGS.  
 19. REFER TO SPECIFICATIONS FOR ALL MATERIALS. SPECIFICATION TAKES PRECEDENCE OVER DRAWINGS.  
 20. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GFA AND LIGHTING SET OUTS.  
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 95. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GFA AND LIGHTING SET OUTS.  
 96. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GFA AND LIGHTING SET OUTS.  
 97. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GFA AND LIGHTING SET OUTS.  
 98. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GFA AND LIGHTING SET OUTS.  
 99. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GFA AND LIGHTING SET OUTS.  
 100. REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GFA AND LIGHTING SET OUTS.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR COORDINATION	DM	20/11/19
2	ISSUE FOR COORDINATION	MA	20/11/19
3	ISSUE FOR COORDINATION	MA	13/09/19
4	ISSUE FOR COORDINATION	MA	23/09/19
5	ISSUE FOR COORDINATION	MA	20/11/19
6	ISSUE FOR COORDINATION	DM	20/11/19
7	ISSUE FOR TENDER	DM	20/11/19

CONSULTANTS	PROJECT MANAGER
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLETT STREET DOCKLANDS VIC AUSTRALIA 3008 TEL/FAX: 40 391 9000	<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL/FAX: 40 396 2200

HYDRAULICS & FIRE PROTECTION CONSULTANTS	TOWN PLANNERS
NAME: NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL/FAX: 40 396 2200	<b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: LEVEL 11 110 BUNDESN STREET MELBOURNE VIC 3000 TEL/FAX: 40 386 0171

CONTRACTOR	CLIENT
<b>CONTRACTOR</b> NAME: AURECON ADDRESS: 400 COLLETT STREET DOCKLANDS VIC AUSTRALIA 3008 TEL/FAX: 40 391 9000	<b>CLIENT</b> NAME: ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP ADDRESS: 637 FLINDERS STREET DOCKLANDS VIC 3008 TEL/FAX: 40 396 2200

NOTES	SCALE	DATE
CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE REVIEWED IN CONJUNCTION WITH ALL OTHER RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT OR ARCHITECTURE PTY LTD. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD. ALL RIGHTS RESERVED.	As indicated @ A0	20/11/19

PROJECT INFORMATION	DATE	CHECKED	PLOT DATE	PROJECT No
<b>PROJECT</b> 637 FLINDERS STREET 637 FLINDERS STREET, DOCKLANDS, VIC 3008	20/11/19	DM	1/11/2019 3:50:12 PM	318034.00

PROJECT ARCHITECT	PROJECT DIRECTOR	CO-ORDINATED
DM	CP	DM

**COX Architecture**  
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 Melbourne, VIC 3000, Australia  
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 F + 61 3 9650 2747  
 www.coxarchitecture.com.au  
 COX ARCHITECTURE P/L (ACN 628 138 891)

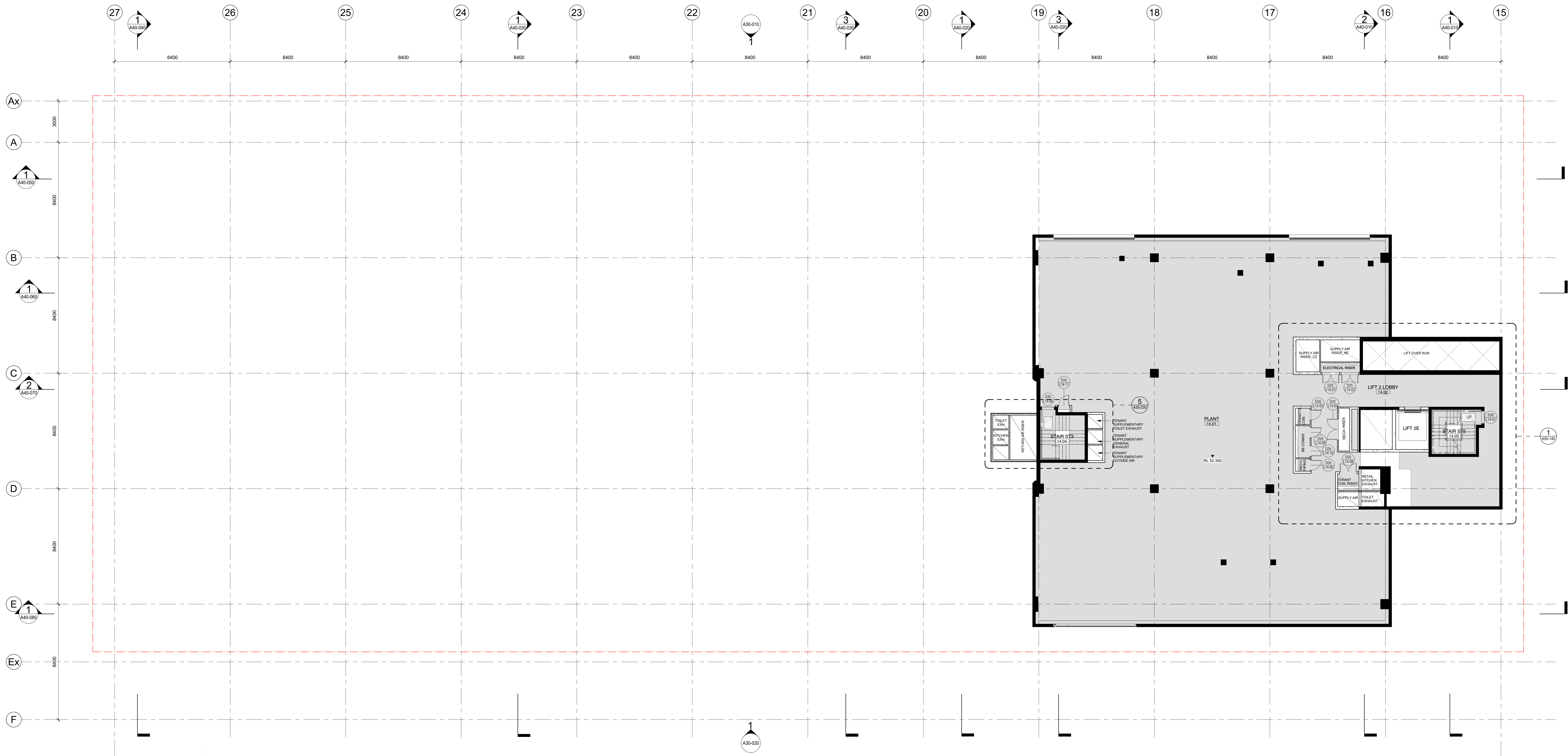
**GA PLAN - LEVEL 12**

REVISION / DOCUMENT STATUS / DRAWING No: 7 FOR TENDER

**A21-120**







1 LEVEL 14 (PLANT LEVEL)  
SCALE: 1: 100

**NOTE:**

- ALL EXISTING BUILT STRUCTURAL DIMENSIONS, DETAIL CONDITIONS AND LEVELS ARE TO BE CONFIRMED ON SITE AND VERIFIED WITH ORIGINAL STRUCTURAL DRAWINGS AND SITE SURVEY MODEL.
- ALL STEEL WORK TO BE COORDINATED WITH STRUCTURAL ENGINEER. CONTRACTOR TO ALLOW FOR FIRE RETARDANT FINISH STEEL WORK TO MEET ADEQUATE FIRE RATING, AS SPECIFIED BY FIRE ENGINEER.
- INTUMESCENT PAINT TO BE APPLIED TO ALL VISIBLE (NON-CONCEALED) STEEL WORK, INCLUDING COLUMNS, TRUSSES, HEADER BEAMS ETC. SEE FINISHES SCHEDULE FOR FURTHER DETAIL.

**GENERAL NOTES:**

- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT CONSIDER ANYTHING FROM THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.
- WORKING DIMENSIONS TAKE PRECEDENCE OVER ALL DIMENSIONS OF THIS DRAWING.
- 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER VISUAL IMAGES.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- COPYRIGHT OF THIS DRAWING IS VESTED IN OUR ARCHITECTURE.
- NOTE: THIS DRAWING IS FOR ALL INFORMATION PURPOSES. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.
- ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
- COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLIP JOINTS, JOISTS AND PARTING JOISTS. REFER TO SPECIFICATIONS FOR DETAILS OF SLIP JOINTS.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SLAB TO WALL BLOCKOUTS AND CONCRETE PENETRATIONS.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB SIZES AND DETAILS.
- REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR SUB-FLOOR AND ROOFING DETAILS.
- LOCATION OF SUB-FLOOR SERVICES.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.
- REFER TO OWNER SCHEDULES FOR DETAILS.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND SQUARE OPENINGS.
- REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND BLOCKOUTS.
- BUILD IN HIGH LEVEL OPENINGS OR FLEXIBLE IN CEILING SPACES. REFER TO MECHANICAL ENGINEER'S DRAWINGS.
- FOR ADDITIONAL SET OUT INFORMATION WHERE NO DIMENSIONS ARE SHOWN, REFER TO MECHANICAL ENGINEER'S DETAILED ARCHITECTURAL DRAWINGS.
- REFER TO SPECIFICATIONS FOR ALL MATERIALS. SPECIFICATION TAKES PRECEDENCE OVER DRAWINGS.
- REFER TO ARCHITECT'S DRAWINGS FOR CONCRETE FINISHES.
- ALL BLOCKS, SLABS AND FILL MUST BE CONNECTED TO BLACK TANK AND APPROPRIATE FITTINGS AND PIPING TO CONNECT FILL POINT TO BLACK TANK WITHIN THE DESIGN TASK ROOM.
- ALL DRAWINGS ARE INTENDED FOR INQUIRY AND OTHER KEY STAKEHOLDERS, WHICH MAY CONTAIN CONFLICTING DATA, ERRORS AND OMISSIONS. THESE DRAWINGS ARE BASED ON OTHER CONSULTANT'S DRAWINGS WHICH ARE KNOWN TO BE ONLY PARTIALLY COMPLETE.
- THE SUCCESS OF THIS PROJECT AND THE CONTRACTORS WILL BE REQUIRED TO WORK WITH THE CONSULTANT TEAM, ARCHITECTS, STRUCTURAL ENGINEERS AND CLIENT GROUPS TO DEVELOP THE DESIGN TO COMPLY WITH ALL RELEVANT REGULATORY REQUIREMENTS AND CONTRACT DOCUMENTATION.
- THE SUCCESS OF THIS PROJECT AND THE CONTRACTORS ARE ADVISED TO MAKE AN ASSUMPTION BASED ON THEIR OWN EXPERIENCE WITH PRODUCTS OF THIS NATURE. OF THE RISK INVOLVED IN CHANGES IN REQUIREMENTS, INVESTIGATION, REVISIONS, SCOPE, CONCEPT AND DESIGN AND TO PROVIDE IN THEIR TENDER AN ADEQUATE CONTINGENCY TO ENABLE TO ACCOMMODATE ANY CHANGES AND FURTHER DEVELOPMENT.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR COORDINATION	DM	20/07/19
2	ISSUE FOR COORDINATION	MA	21/09/19
3	ISSUE FOR COORDINATION	MA	13/09/19
4	ISSUE FOR COORDINATION	MA	23/09/19
5	ISSUE FOR COORDINATION	MA	26/07/19
6	ISSUE FOR COORDINATION	DM	20/09/19
7	ISSUE FOR TENDER	DM	21/11/19

CONSULTANTS	
<b>PROJECT MANAGER</b> NAME: <b>BITRAL CAPITAL PROJECTS PTY LTD</b> ADDRESS: LEVEL 20 COLLEGE STREET MELBOURNE VIC 3008 TEL: 03 9593 1000	<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: <b>NORMAN DINIEN &amp; YOUNG</b> ADDRESS: 45 STURGEON STREET MELBOURNE VIC 3000 TEL: 03 9419 3000
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: <b>AURECON</b> ADDRESS: 800 COLLEGE STREET MELBOURNE VIC 3008 TEL: 03 9593 1000	<b>QUANTITY SURVEYOR</b> NAME: <b>SLATTERY</b> ADDRESS: 170 STURGEON STREET MELBOURNE VIC 3000 TEL: 03 9419 3000
<b>MECHANICAL ENGINEERS</b> NAME: <b>NORMAN DINIEN &amp; YOUNG</b> ADDRESS: 45 STURGEON STREET MELBOURNE VIC 3000 TEL: 03 9419 3000	<b>LANDSCAPE DESIGN</b> NAME: <b>SOULUS PTY LTD</b> ADDRESS: 201 COLLEGE STREET MELBOURNE VIC 3008 TEL: 03 9593 1000
<b>ELECTRICAL ENGINEERS</b> NAME: <b>NORMAN DINIEN &amp; YOUNG</b> ADDRESS: 45 STURGEON STREET MELBOURNE VIC 3000 TEL: 03 9419 3000	

TOWN PLANNER	
NAME: <b>ETROS URSAN</b> ADDRESS: 275 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9419 3000	<b>BUILDING SURVEYOR</b> NAME: <b>PIP BUILDING SURVEYORS AND CONSULTANTS</b> ADDRESS: 101 STURGEON STREET MELBOURNE VIC 3000 TEL: 03 9419 3000
<b>FAÇADE CONSULTANT</b> NAME: <b>AURECON</b> ADDRESS: 800 COLLEGE STREET MELBOURNE VIC 3008 TEL: 03 9593 1000	

**CLIENT**

**ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/  
ARTIFEX PROPERTY GROUP**

**NOTES**

CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS. ANY CHANGES SHALL BE APPROVED BY THE ARCHITECT. ANY REVISIONS TO THIS DRAWING SHALL BE APPROVED BY THE ARCHITECT. ANY REVISIONS TO THIS DRAWING SHALL BE APPROVED BY THE ARCHITECT.

**SCALE**

As indicated @ A0

DRAWN	DATE	CHECKED	PLOT DATE	PROJECT NO.
DM	01/11/19	DM	1/11/2019 5:46:11 PM	318034.00

**PROJECT ARCHITECT** CP     **PROJECT DIRECTOR** DM     **CO-ORDINATOR** DM

**SCALE**

As indicated @ A0

**PROJECT**

**637 FLINDERS STREET  
637 FLINDERS STREET, DOCKLANDS, VIC 3008**

**DRAWING TITLE**

**GA PLAN - LEVEL 14**

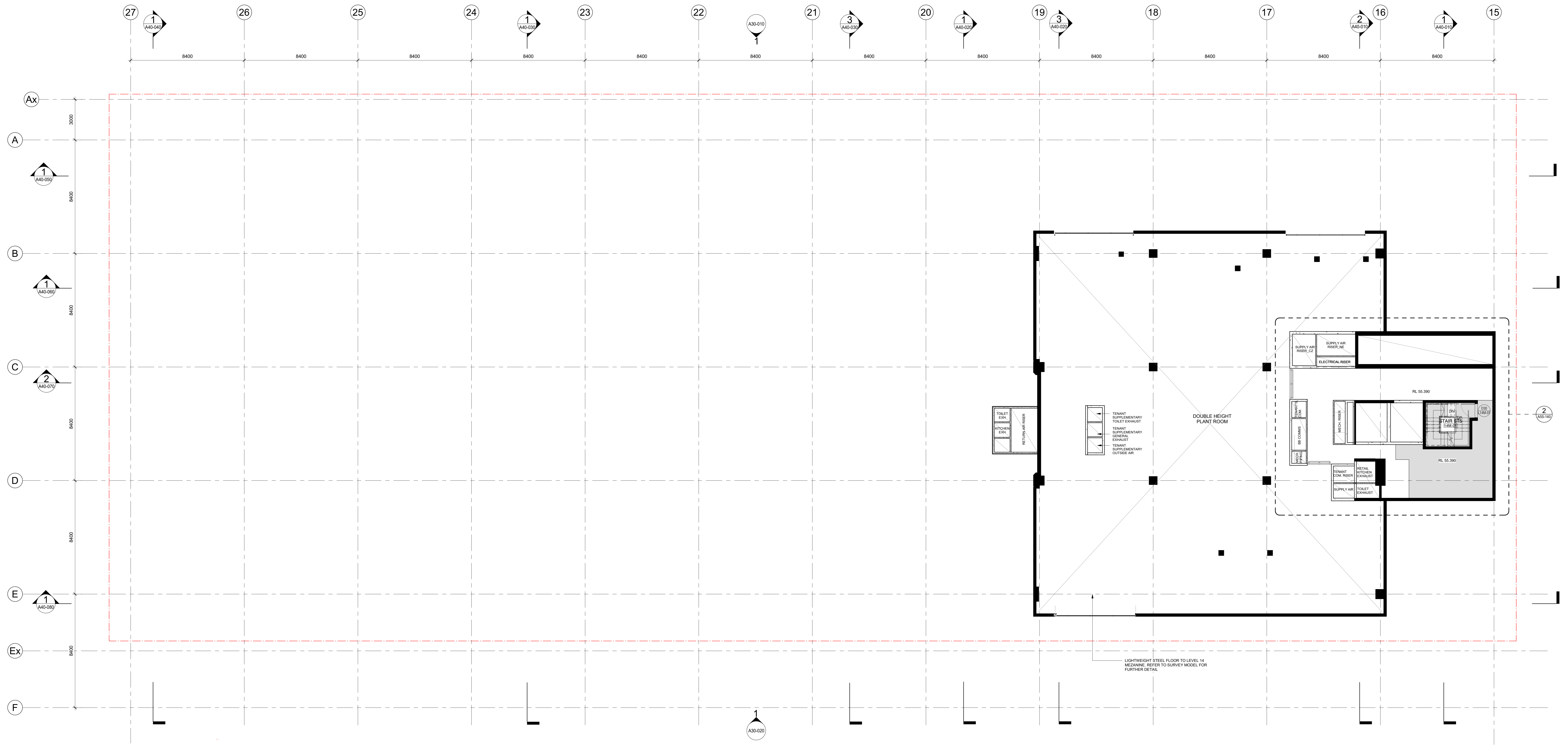
**REVISION / DOCUMENT STATUS / DRAWING NO.**

7 FOR TENDER

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F + 61 3 9650 2747  
www.coxarchitecture.com.au

**A21-140**



**1 LEVEL 14 (PLANT MEZZ)**  
SCALE: 1:100

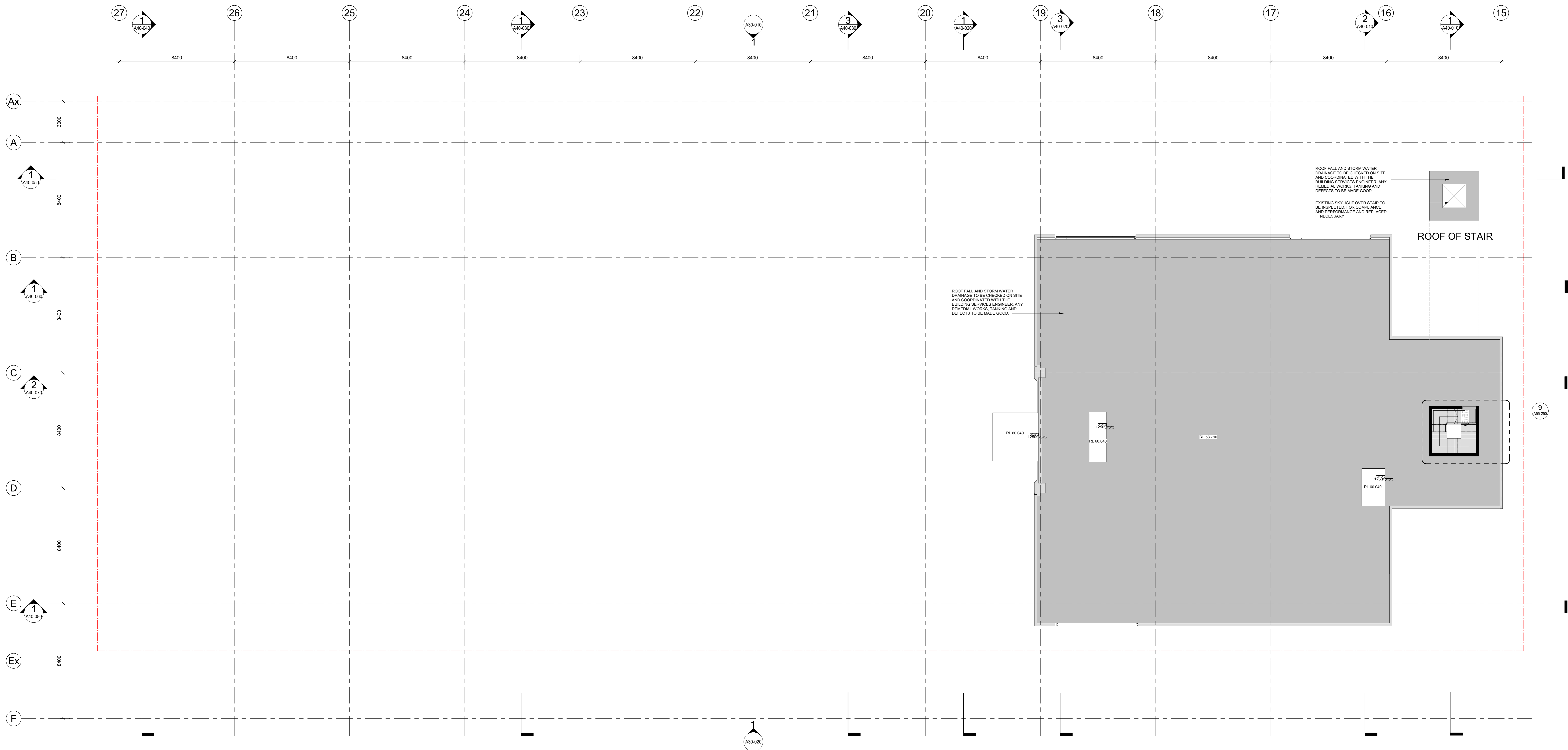
**NOTE:**

- ALL EXISTING BUILT STRUCTURAL DIMENSIONS, DETAIL CONDITIONS AND LEVELS ARE TO BE CONFIRMED ON SITE AND VERIFIED WITH ORIGINAL STRUCTURAL DRAWINGS AND SITE SURVEY MODEL.
- ALL STEEL WORK TO BE COORDINATED WITH STRUCTURAL ENGINEER. CONTRACTOR TO ALLOW FOR FIRE RETARDANT FINISH STEEL WORK TO MEET ADEQUATE FIRE RATING, AS SPECIFIED BY FIRE ENGINEER.
- INTUMESCENT PAINT TO BE APPLIED TO ALL VISIBLE (NON-CONCEALED) STEEL WORK, INCLUDING COLUMNS, TRUSS'S, HEADER BEAMS ETC. SEE FINISHES SCHEDULE FOR FURTHER DETAIL.

**GENERAL NOTES:**

- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT COMMENCE ANY WORK PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE ARCHITECT.
- EXISTING DIMENSIONS TAKE PRECEDENCE OVER ALL DIMENSIONS.
- 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER VISUAL IMAGES.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- COPYRIGHT OF THIS DRAWING IS VESTED IN COX ARCHITECTURE.
- NOTE: THIS DRAWING ISUE INCLUDING ALL CLOSED REVISIONS TAGGED AS THIS REVISIONS IS REISED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.
- ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT SYSTEM.
- COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLAB BEAMS, PITS AND PARTING JOINTS. REFER TO SPECIFICATIONS FOR MECHANICAL ENGINEER'S DRAWINGS FOR COORDINATION OF SLAB TO WALL BLOCKOUTS AND CORNER PENETRATIONS.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SLAB SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SUB-FLOOR AND SHORING DETAILS.
- REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR LOCATION OF SUB-FLOOR SERVICES.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND CORNER OPENINGS.
- REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND BEAMS.
- BUILD IN HIGH LEVEL OPENINGS FOR FLEMMING CEILING SERVICES. REFER TO MECHANICAL ENGINEER'S DRAWINGS.
- FOR ADDITIONAL SETOUT INFORMATION WHERE NO DIMENSIONS SHOWN, REFER TO CONTRACT DOCUMENTATION FOR DETAILED ARCHITECTURAL DRAWINGS.
- REFER TO SPECIFICATIONS FOR ALL MATERIALS, SPECIFICATION TAKES PRECEDENCE OVER DRAWINGS.
- REFER TO ARCHITECT'S CONTRACTOR TO PROVIDE CURB AND APPROPRIATE FITTINGS AND FINISH TO CONNECT FILL POINT TO BLACK TANK WITHIN THE DETAIL TASK ROOM.
- ATTENTION CONTRACTORS AND SUB CONTRACTORS: THESE DRAWINGS ARE INTENDED FOR SHARED TENDER PURPOSES ONLY. THEY ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND OTHER KEY STAKEHOLDERS, WHICH MAY CONTAIN CONFLICTING DATA, ERRORS AND OMISSIONS. CONTRACTORS AND SUB CONTRACTORS ARE ADVISED TO VERIFY ALL INFORMATION AND TO CONSIDER THE RISK OF CONFLICTING DATA, ERRORS AND OMISSIONS. CONTRACTORS AND SUB CONTRACTORS SHALL BE REQUIRED TO WORK WITH THE CONSULTANT TEAM, ARCHITECTURAL ENGINEERS AND CLIENT GROUPS TO DEVELOP THE DESIGN TO COMPLETE THE CONTRACTOR AND SUB CONTRACTOR DOCUMENTATION.
- THE SUCCESSFUL CONTRACTOR AND SUB CONTRACTORS ARE ADVISED TO MAKE AN ASSUMPTION BASED ON THEIR OWN EXPERIENCE WITH PROJECTS OF THIS NATURE, OF THE RISK INVOLVED IN CHANGES TO REQUIREMENTS, AMENDMENTS TO THE SCOPE, CONFLICTING REQUIREMENTS AND PROVIDE IN THEIR TENDER AN ADEQUATE CONTINGENCY TO ENABLE TO ACCOMMODATE ANY CHANGES AND FURTHER DEVELOPMENT.

<b>REVISION</b> 1 ISSUE FOR COORDINATION 2 ISSUE FOR COORDINATION 3 ISSUE FOR COORDINATION 4 ISSUE FOR COORDINATION 5 ISSUE FOR COORDINATION 6 ISSUE FOR COORDINATION 7 ISSUE FOR TENDER	<b>DESCRIPTION</b> 1 ISSUE FOR COORDINATION 2 ISSUE FOR COORDINATION 3 ISSUE FOR COORDINATION 4 ISSUE FOR COORDINATION 5 ISSUE FOR COORDINATION 6 ISSUE FOR COORDINATION 7 ISSUE FOR TENDER	<b>BY</b> DM MA MA MA MA MA MA DM	<b>DATE</b> 20/07/19 20/07/19 20/07/19 20/07/19 20/07/19 20/07/19 20/07/19 20/07/19	<b>CONSULTANTS</b> PROJECT MANAGER <b>NAME:</b> MITRAL CAPITAL PROJECTS PTY LTD ADDRESS: 10/11 COLLEGE STREET, MELBOURNE, VIC 3008 TEL: 03 9594 1111 STRUCTURAL AND CIVIL ENGINEERS <b>NAME:</b> AURECON ADDRESS: 400 COLLEGE STREET, DOCKLANDS VIC AUSTRALIA 3008 TEL: 03 9594 1111 <b>MECHANICAL ENGINEERS</b> <b>NAME:</b> NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1111 <b>ELECTRICAL ENGINEERS</b> <b>NAME:</b> NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1111	<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> <b>NAME:</b> NORMAN DINNEY & YOUNG ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1111 <b>QUANTITY SURVEYOR</b> <b>NAME:</b> SLATTERY ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1111 <b>LANDSCAPE DESIGN</b> <b>NAME:</b> SOULUS PTY LTD ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1111	<b>TOWN PLANNING</b> <b>NAME:</b> ETHOS URBAN ADDRESS: 87/88 COLLIER STREET, MELBOURNE, VIC 3000 TEL: 03 9594 1111 <b>BUILDING SURVEYOR</b> <b>NAME:</b> PJP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: 110 BARBARA STREET, WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9594 1111 <b>FAÇADE CONSULTANT</b> <b>NAME:</b> AURECON ADDRESS: 400 COLLEGE STREET, DOCKLANDS VIC AUSTRALIA 3008 TEL: 03 9594 1111	<b>CLIENT</b> <b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</b> <b>637 FLINDERS STREET, DOCKLANDS, VIC 3008</b> 	<b>NOTES</b> CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE COX ARCHITECTURE PTY LTD IS STRICTLY PROHIBITED. © THIS DRAWING IS COPYRIGHTED AND SHALL REMAIN THE PROPERTY OF COX ARCHITECTURE PTY LTD	<b>SCALE</b> As indicated @ A0	<b>DATE</b> 20/07/19	<b>COX Architecture</b> Level 2, 167 Flinders Lane Melbourne, VIC 3000, Australia T + 61 3 9650 2288 F + 61 3 9650 2747 www.coxarchitecture.com.au info@coxarchitecture.com.au c@coxarchitecture.com.au	<b>PROJECT</b> <b>637 FLINDERS STREET, DOCKLANDS, VIC 3008</b>	<b>DRAWING TITLE</b> <b>GA PLAN - LEVEL 14 (MEZZ)</b>	<b>REVISION / DOCUMENT STATUS / DRAWING NO.</b> 7 FOR TENDER	<b>A21-145</b>
				<b>PROJECT ARCHITECT</b> DM			<b>PROJECT DIRECTOR</b> CP			<b>CO-ORDINATED</b> DM			<b>PROJECT NO.</b> 318034.00		



1 ROOF PLAN SCALE 1:100

NOTE: ALL EXISTING BUILT STRUCTURAL DIMENSIONS, DETAIL CONDITIONS AND LEVELS ARE TO BE CONFIRMED ON SITE AND VERIFIED WITH ORIGINAL STRUCTURAL DRAWINGS AND SITE SURVEY MODEL.

GENERAL NOTES: 1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.

Table with 3 columns: REVISION, DESCRIPTION, BY, DATE. Contains 7 revision entries.

Table with 2 columns: CONSULTANTS, NAME, ADDRESS, TEL/FAX. Lists various engineering and architectural firms.

Table with 2 columns: CONSULTANTS, NAME, ADDRESS, TEL/FAX. Lists additional consultants and their contact information.

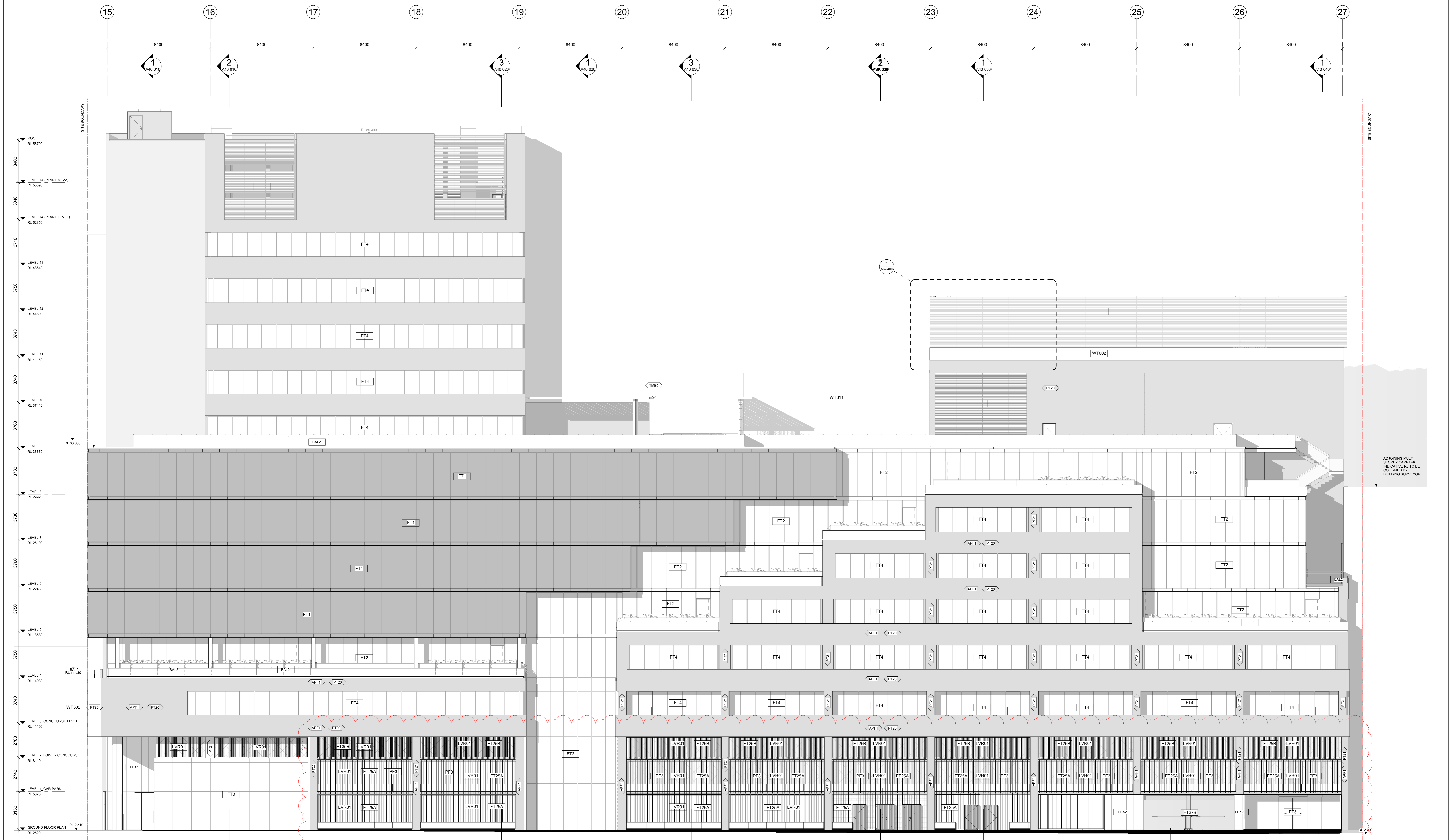
Table with 2 columns: CONSULTANTS, NAME, ADDRESS, TEL/FAX. Lists consultants for town planning and building supervision.

Client information for ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP, including logos and contact details.

Table with 2 columns: DRAWN, DATE, CHECKED, PLOT DATE, PROJECT No. Includes drawing metadata.

Project address: 637 FLINDERS STREET, DOCKLANDS, VIC 3008. Includes project architect and director information.

COX Architecture logo and contact information, including address, phone, and email. Includes drawing title 'GA PLAN - ROOF' and revision '7 FOR TENDER'.



1 NORTH ELEVATION SCALE 1 : 100

FAÇADE TYPE	DESCRIPTION	BY	DATE
FT1	UNITISED CURTAIN WALL	DA	20/01/19
FT2	UNITISED CURTAIN WALL	DA	20/01/19
FT3	UNITISED CURTAIN WALL	DA	20/01/19
FT4	WINDOW WALL	DA	20/01/19
FT5	UNITISED CURTAIN WALL	DA	20/01/19
FT6	WINDOW WALL	DA	20/01/19
FT7	RETAIL FAÇADE - HORIZONTAL BIFOLD WINDOWS	DA	20/01/19
FT25	VERTICAL WIRE SCREEN	DA	20/01/19
FT27A	METAL SCREEN WITH VERTICAL LANCES	DA	20/01/19
FT27B	METAL SCREEN WITH VERTICAL LANCES	DA	20/01/19
EG001	TINTED GLASS	DA	20/01/19
EG002	TINTED GLASS	DA	20/01/19
EG003	TINTED GLASS	DA	20/01/19
EG004	TINTED GLASS	DA	20/01/19
EG005	TINTED GLASS	DA	20/01/19
EG006	FROSTED GLASS	DA	20/01/19

**GENERAL NOTES:**

- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF APPROVED SHOP DRAWINGS UNLESS THEY ARE PART OF THE DESIGN OF APPROVED SHOP DRAWINGS SUBMITTED BY THE ARCHITECT.
- FOR DRAWINGS NOT FOR VISUAL REFERENCE ONLY, 3D DRAWINGS TAKE PRECEDENCE OVER 2D DRAWINGS.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- NOTE: THIS DRAWING IS FOR VISUAL REFERENCE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE COX ARCHITECTURE PTY LTD.

**SCALE:** As indicated @ A0

**PROJECT:** 637 FLINDERS STREET, DOCKLANDS, VIC 3008

**COX Architecture**  
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**ZONE Q**  
ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/  
ARTIFEX PROPERTY GROUP

**ARTIFEX PROPERTY**

**MECHANICAL ENGINEERS:**  
NAME: NORMAN DINI & YOUNG  
ADDRESS: 110 BARBARA STREET, WEST MELBOURNE, VIC 3003  
TEL: 03 9399 8000

**ELECTRICAL ENGINEERS:**  
NAME: NORMAN DINI & YOUNG  
ADDRESS: 110 BARBARA STREET, WEST MELBOURNE, VIC 3003  
TEL: 03 9399 8000

**QUANTITY SURVEYOR:**  
NAME: BLAYNEY  
ADDRESS: 110 BARBARA STREET, WEST MELBOURNE, VIC 3003  
TEL: 03 9399 8000

**LANDSCAPE DESIGN:**  
NAME: SOULAS PTY LTD  
ADDRESS: 100/1001 ST CLAIR ROAD, MELBOURNE, VIC 3000  
TEL: 03 9594 0000

**TOWN PLANNER:**  
NAME: ETHOS URBAN  
ADDRESS: 110 BARBARA STREET, WEST MELBOURNE, VIC 3003  
TEL: 03 9399 8000

**BUILDING SURVEYOR:**  
NAME: VERO AUSTRALIA PTY LTD  
ADDRESS: 110 BARBARA STREET, WEST MELBOURNE, VIC 3003  
TEL: 03 9399 8000

**FAÇADE CONSULTANT:**  
NAME: AURECON  
ADDRESS: 110 BARBARA STREET, WEST MELBOURNE, VIC 3003  
TEL: 03 9399 8000

**CLIENT:** ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/  
ARTIFEX PROPERTY GROUP

**DATE:** 20/01/19

**CHECKED:** DA

**PLOT DATE:** 20/01/19

**PROJECT No:** 318034.00

**PROJECT ARCHITECT:** DA

**PROJECT DIRECTOR:** DP

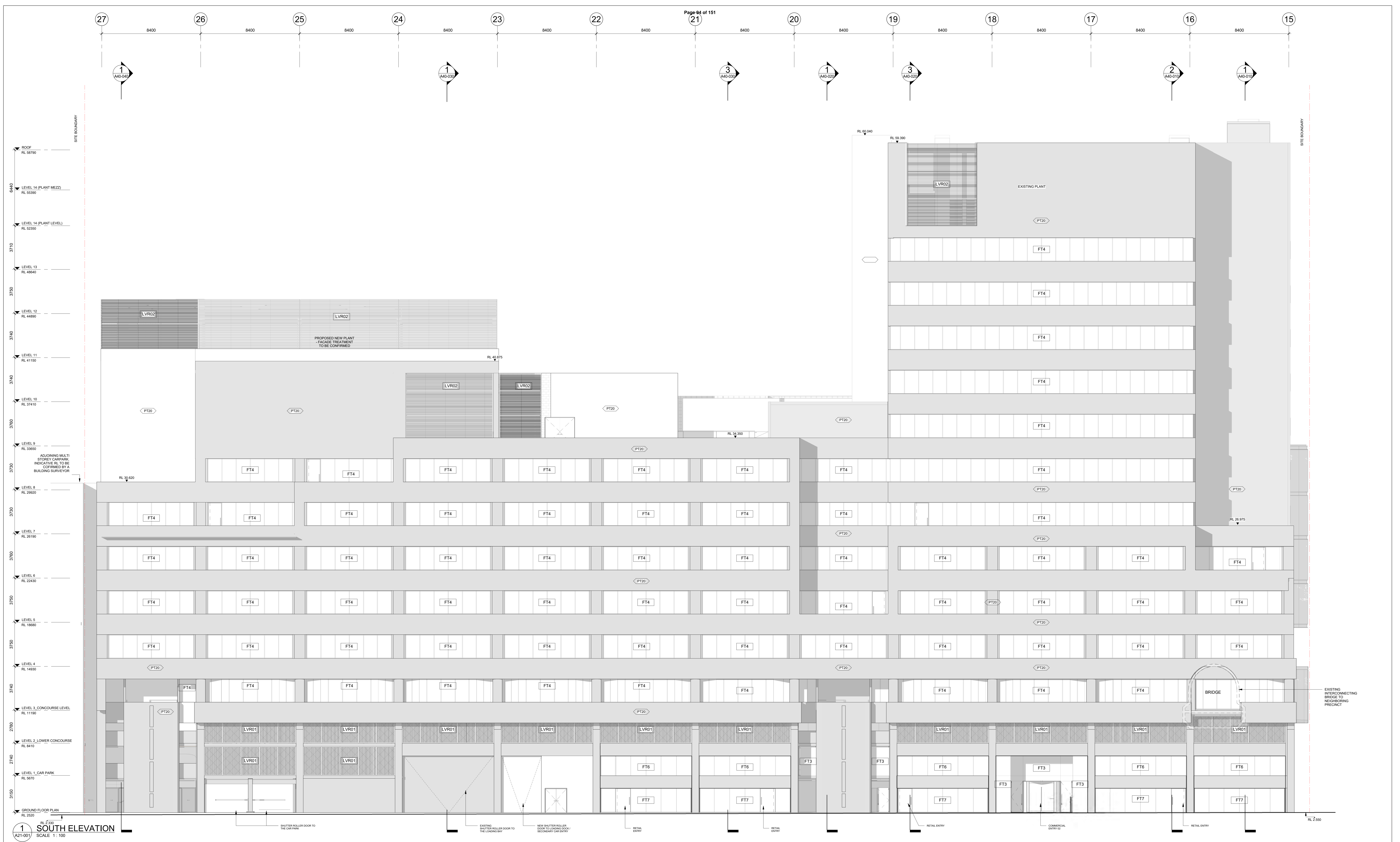
**CO-ORDINATOR:** DB

**REVISION / DOCUMENT STATUS / DRAWING No:** 7 FOR TENDER

**DRAWING TITLE:** ELEVATIONS - NORTH ELEVATION

**SCALE:** As indicated @ A0

**DATE:** 20/01/19



1 SOUTH ELEVATION SCALE 1:100

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR COORDINATION	DM	20/01/19
2	ISSUE FOR COORDINATION	MA	20/01/19
3	ISSUE FOR COORDINATION	MA	20/01/19
4	ISSUE FOR COORDINATION	DM	20/01/19
5	ISSUE FOR COORDINATION	DM	20/01/19
6	ISSUE FOR TENDER	DM	21/01/19

<p><b>PROJECT MANAGER</b> NAME: NICHOLAS DENNY &amp; YOUNG ADDRESS: 100 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: 03 9592 3388</p> <p><b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: 03 9592 3388</p> <p><b>MECHANICAL ENGINEERS</b> NAME: NORMAN DENNY &amp; YOUNG ADDRESS: 100 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: 03 9592 3388</p> <p><b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DENNY &amp; YOUNG ADDRESS: 100 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: 03 9592 3388</p>	<p><b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DENNY &amp; YOUNG ADDRESS: 100 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: 03 9592 3388</p> <p><b>TOWN PLANNER</b> NAME: ETHOS URBAN ADDRESS: 100 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: 03 9592 3388</p> <p><b>BUILDING SURVEYOR</b> NAME: VERO AUSTRALIA PTY LTD ADDRESS: 400 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: 03 9592 3388</p> <p><b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 100 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: 03 9592 3388</p> <p><b>LANDSCAPE DESIGN</b> NAME: SOULS PTY LTD ADDRESS: 100 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: 03 9592 3388</p>	<p><b>CLIENT</b> ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</p> <p><b>NOTES</b> CHECK AND VERIFY ALL DIMENSIONS FROM TO CORNER POINTS OF WORK. THE DRAWING SHALL BE REVIEWED WITH ALL OTHER DRAWINGS AND SPECIFICATIONS BY THE ARCHITECT, ENGINEER AND ALL OTHER CONSULTANTS. THESE DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT, ENGINEER AND ALL OTHER CONSULTANTS. THESE DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT, ENGINEER AND ALL OTHER CONSULTANTS. THESE DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT, ENGINEER AND ALL OTHER CONSULTANTS.</p>	<p><b>GENERAL NOTES:</b> 1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING. 2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF WORK. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p>	<p><b>SCALE</b> As indicated @ A0</p> <p><b>DATE</b> 1/11/2019 2:27 PM</p> <p><b>PROJECT No</b> 318034.00</p> <p><b>PROJECT</b> 637 FLINDERS STREET, DOCKLANDS, VIC 3008</p> <p><b>DRAWING TITLE</b> ELEVATIONS - SOUTH ELEVATION</p> <p><b>REVISION / DOCUMENT STATUS / DRAWING No</b> 6 FOR TENDER</p>
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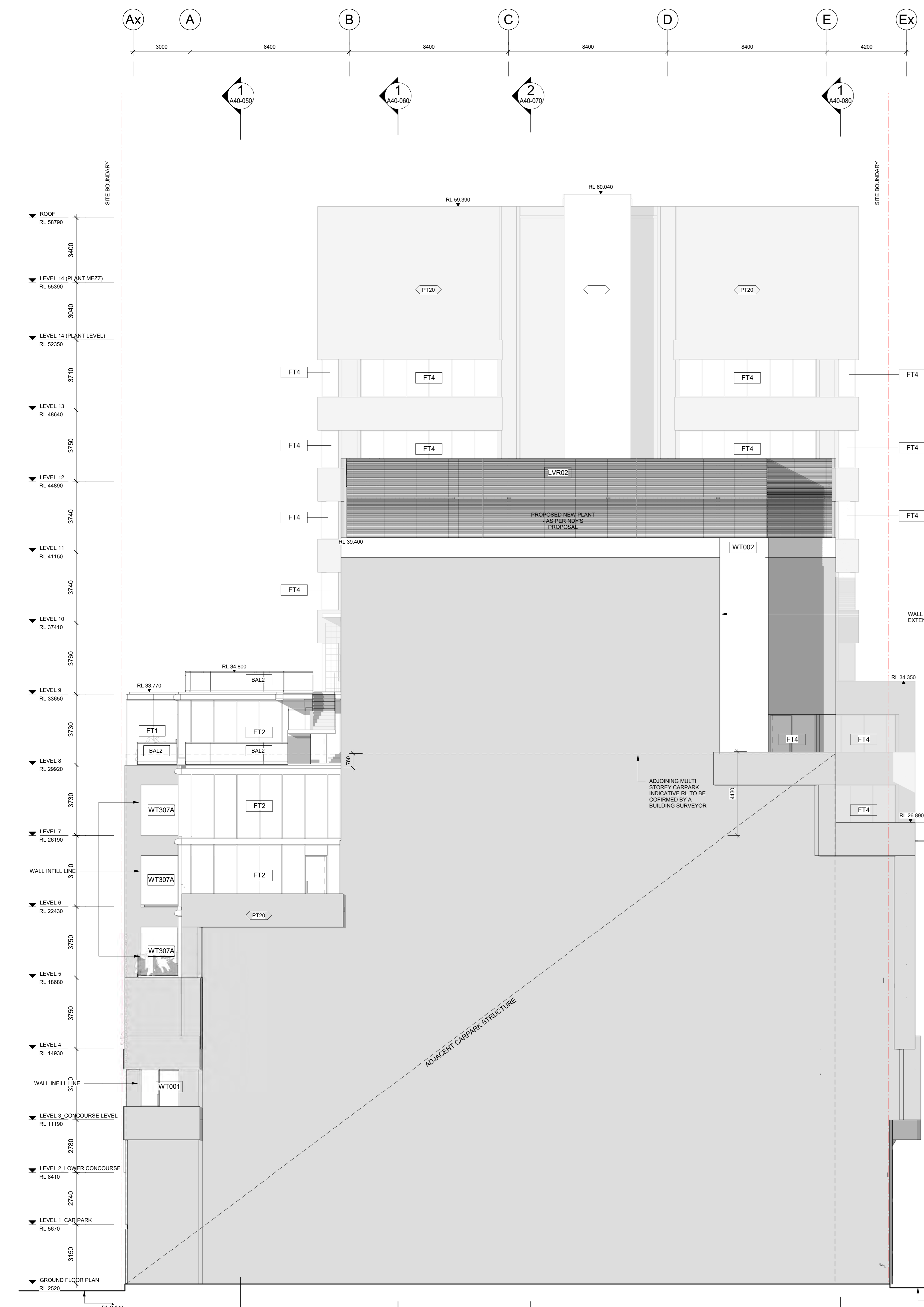


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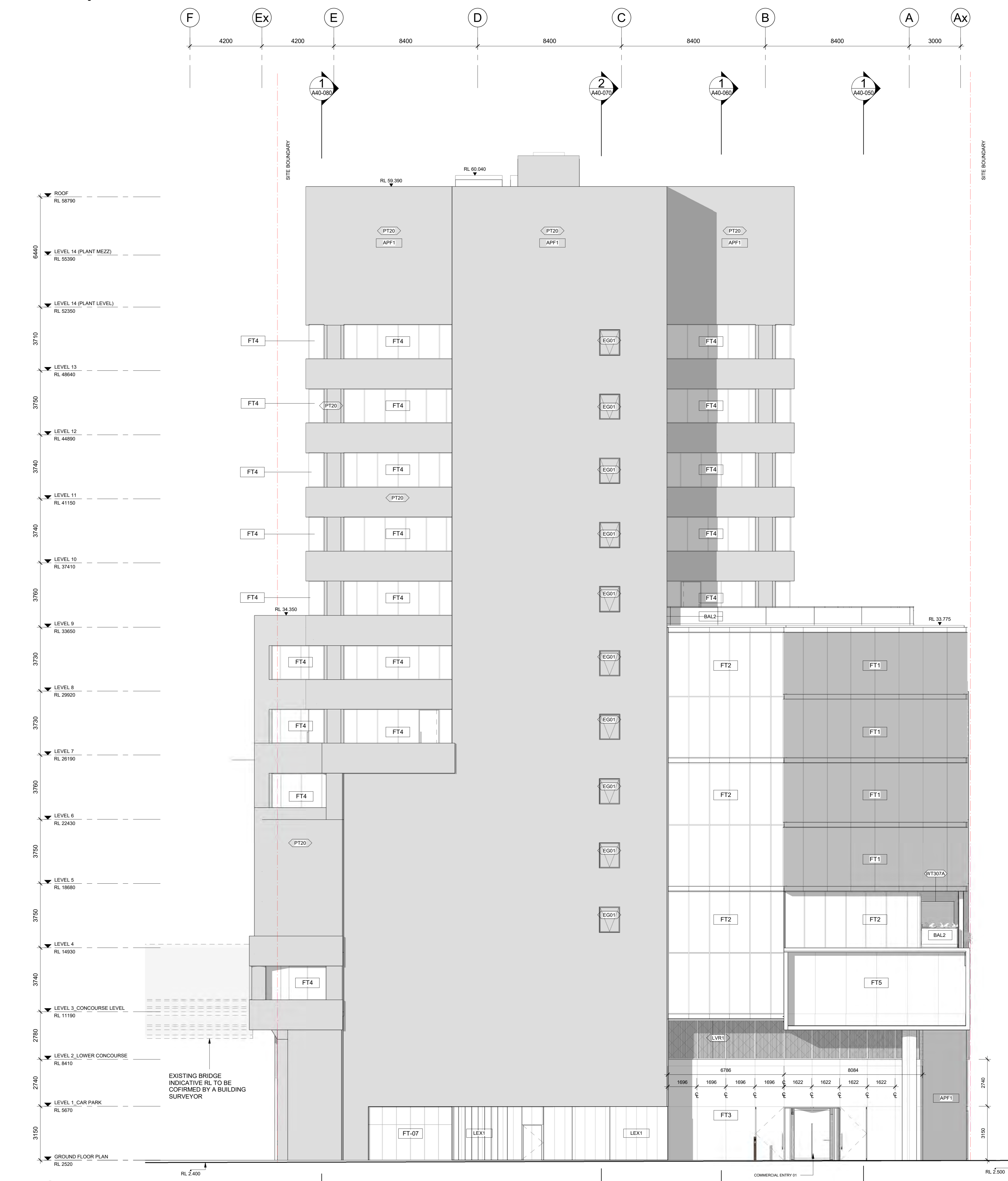
**DRAWING TITLE**  
ELEVATIONS - SOUTH ELEVATION

**REVISION / DOCUMENT STATUS / DRAWING No**  
6 FOR TENDER

**A30-020**



1 WEST ELEVATION  
SCALE 1:100



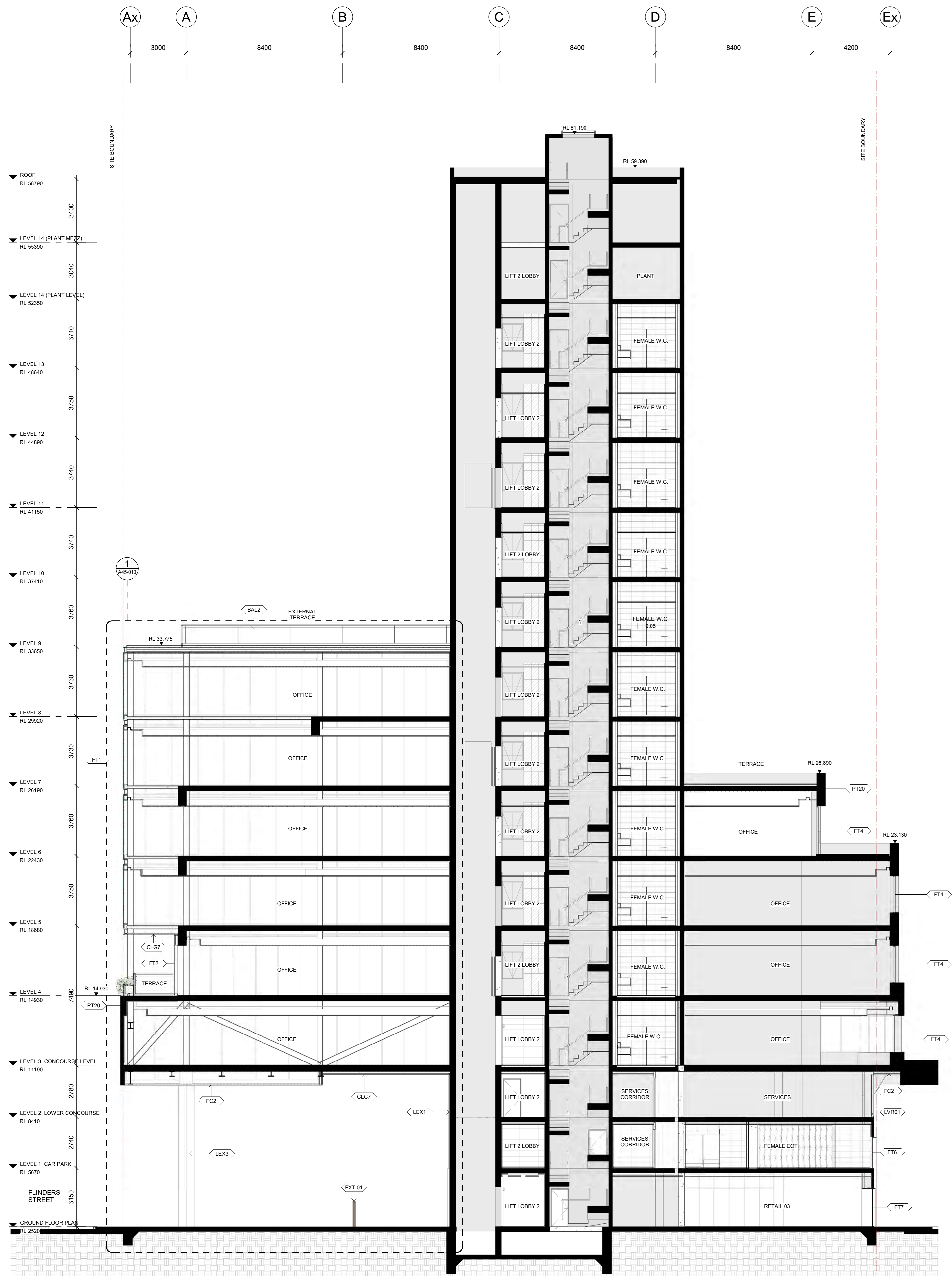
2 EAST ELEVATION  
SCALE 1:100

FACADE TYPES		GLAZING TYPES	
<b>FT1</b> UNITISED CURTAIN WALL	<b>FT2</b> CURTAIN WALL - UNITISED CURTAIN WALL	<b>EG01</b> TINTED GLASS	<b>EG02</b> CLEAR GLASS
<b>FT3</b> UNITISED CURTAIN WALL	<b>FT4</b> WINDOW WALL	<b>EG03</b> CLEAR GLASS LOBBY GLAZING	<b>EG04</b> TINTED GLASS
<b>FT5</b> UNITISED CURTAIN WALL	<b>FT6</b> WINDOW WALL	<b>EG05</b> CLEAR GLASS LOBBY GLAZING	<b>EG06</b> FROSTED GLASS
<b>FT7</b> RETAIL FACADE - HORIZONTAL BIFOLD WINDOWS	<b>FT8</b> WINDOW WALL	<b>EG07</b> TINTED GLASS (SPANDREL PANEL)	<b>EG08</b> CLEAR GLASS (SPANDREL PANEL)
<b>FT15</b> VERTICAL WIRE SCREEN	<b>FT17</b> METAL SCREEN WITH VERTICAL LANTERNS	<b>EG09</b> TINTED GLASS WITH BACKPAN	<b>EG10</b> CLEAR GLASS WITH FULL BACKPAN
<b>FT27A</b> METAL SCREEN WITH VERTICAL LANTERNS	<b>FT27B</b> METAL SCREEN WITH VERTICAL LANTERNS	<b>EG11</b> TINTED GLASS	<b>EG12</b> CLEAR GLASS

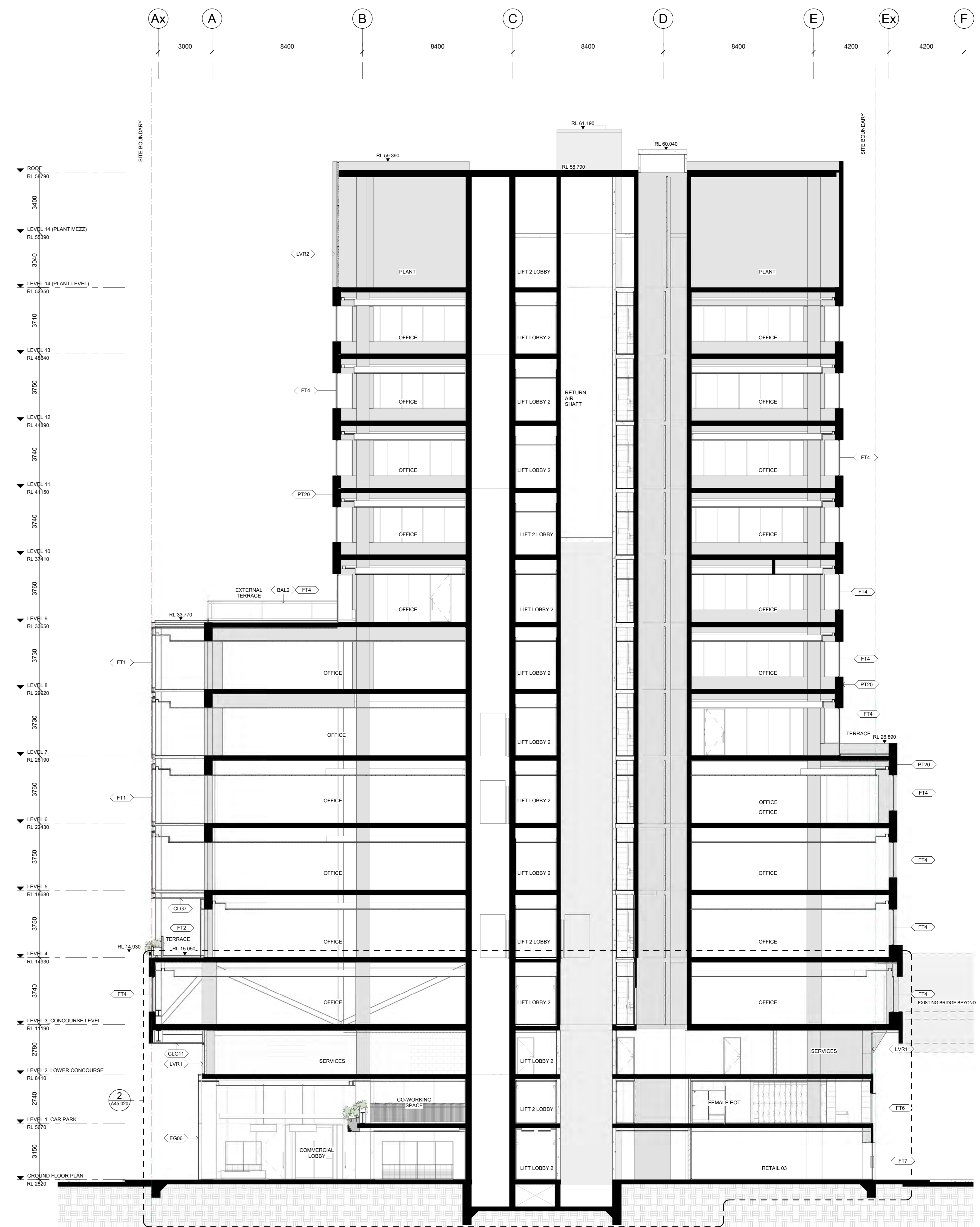
**GENERAL NOTES:**

- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY WORK COMMENCING WITHOUT APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT. ARCHITECTURAL DRAWINGS FOR DETAIL.
- EXISTING CONDITIONS SHALL BE SHOWN WITH DASHED LINES.
- 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER VISUAL IMAGES.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- COPYRIGHT OF THIS DRAWING IS VESTED IN THE ARCHITECT.
- NOTE: THIS DRAWING IS A PRELIMINARY DESIGN AND SUBJECT TO CHANGE. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL CLARIFICATIONS AND REVISIONS. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR ALL EXISTING PENETRATIONS AND LOOSE OPENINGS.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR PENETRATIONS AND LOOSE OPENINGS.
- REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR PENETRATIONS AND LOOSE OPENINGS.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR PENETRATIONS AND LOOSE OPENINGS.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR PENETRATIONS AND LOOSE OPENINGS.
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<p><b>PROJECT MANAGER</b> NAME: NICHOLAS DUNN ADDRESS: 1/111 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: +61 3 9650 2747</p> <p><b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 601 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: +61 3 9650 2747</p> <p><b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINI &amp; YOUNG ADDRESS: 110 BARON STREET, WEST MELBOURNE, VIC 3003 TEL: +61 3 9380 1100</p> <p><b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINI &amp; YOUNG ADDRESS: 110 BARON STREET, WEST MELBOURNE, VIC 3003 TEL: +61 3 9380 1100</p>	<p><b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINI &amp; YOUNG ADDRESS: 110 BARON STREET, WEST MELBOURNE, VIC 3003 TEL: +61 3 9380 1100</p> <p><b>TOWN PLANNING</b> NAME: ETHOS URBAN ADDRESS: 1/111 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: +61 3 9650 2747</p> <p><b>BUILDING SURVEYOR</b> NAME: AURECON ADDRESS: 601 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: +61 3 9650 2747</p> <p><b>QUANTITY SURVEYOR</b> NAME: BLATNEY ADDRESS: 1/111 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: +61 3 9650 2747</p> <p><b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 1/111 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: +61 3 9650 2747</p>	<p><b>CLIENT</b> ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</p> <p><b>NOTES</b> CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS. ANY REVISIONS SHALL BE INDICATED BY THE ARCHITECT. ANY REVISIONS SHALL BE INDICATED BY THE ARCHITECT.</p> <p><b>DATE</b> 01/11/2023</p> <p><b>PROJECT NO</b> 318034.00</p> <p><b>PROJECT</b> 637 FLINDERS STREET, 637 FLINDERS STREET, DOCKLANDS, VIC 3008</p>	<p><b>SCALE</b> As indicated @ A0</p> <p><b>DATE</b> 01/11/2023</p> <p><b>PROJECT</b> 637 FLINDERS STREET, 637 FLINDERS STREET, DOCKLANDS, VIC 3008</p> <p><b>DRAWING TITLE</b> ELEVATIONS - EAST &amp; WEST ELEVATION</p> <p><b>REVISION / DOCUMENT STATUS / DRAWING NO</b> 6 FOR TENDER</p>
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**1 SECTION A-A**  
SCALE 1:100



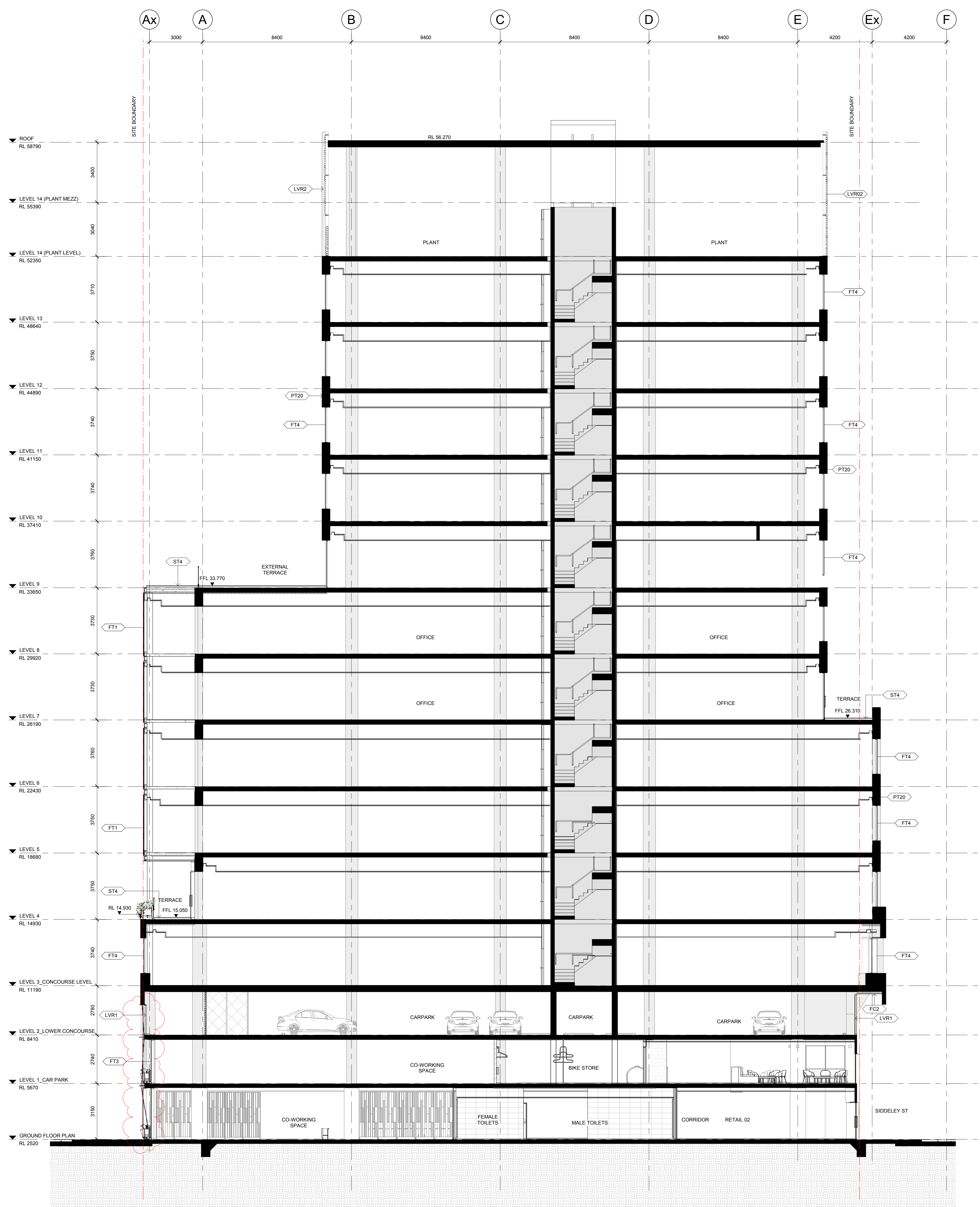
**2 SECTION B-B**  
SCALE 1:100

**GENERAL NOTES:**

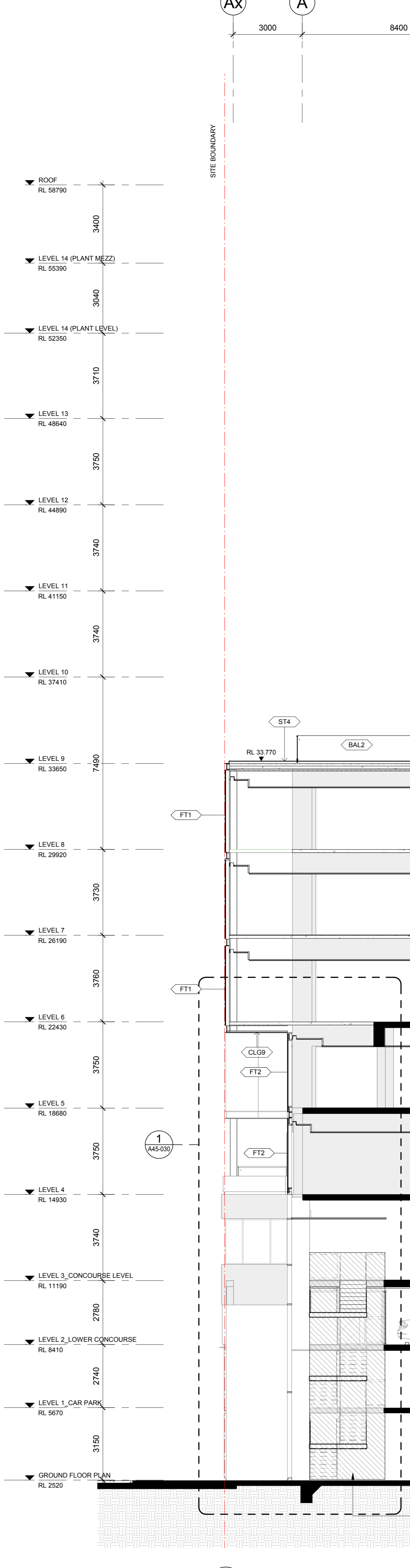
- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND ONE COORDINATE FROM TO ANY WORK COMMENCING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY WORK COMMENCING WITHOUT THE SIGNATURE OF APPROVED SHOP DRAWINGS SIGNED BY THE ARCHITECT.
- FOR INFORMATION ONLY, THE CONTRACTOR SHALL VERIFY THE DIMENSIONS OF ALL EXISTING WORK.
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<p>REVISION</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUE FOR CONSTRUCTION</td> <td>DM</td> <td>21/07/19</td> </tr> <tr> <td>2</td> <td>ISSUE FOR CO-ORDINATION</td> <td>DM</td> <td>28/07/19</td> </tr> <tr> <td>3</td> <td>ISSUE FOR CO-ORDINATION</td> <td>DM</td> <td>28/07/19</td> </tr> <tr> <td>4</td> <td>ISSUE FOR TENDER</td> <td>DM</td> <td>21/11/19</td> </tr> </tbody> </table>				NO.	DESCRIPTION	BY	DATE	1	ISSUE FOR CONSTRUCTION	DM	21/07/19	2	ISSUE FOR CO-ORDINATION	DM	28/07/19	3	ISSUE FOR CO-ORDINATION	DM	28/07/19	4	ISSUE FOR TENDER	DM	21/11/19	<p>CONSULTANTS</p> <p><b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: 100/110 COLLETT STREET MELBOURNE VIC 3000 TEL: 03 9594 1111</p> <p><b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLETT STREET MELBOURNE VIC 3000 TEL: 03 9594 1111</p> <p><b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINIEN &amp; YOUNG ADDRESS: 110 BARKAN STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9398 8888</p> <p><b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINIEN &amp; YOUNG ADDRESS: 110 BARKAN STREET WEST MELBOURNE VIC AUSTRALIA 3003 TEL: 03 9398 8888</p>				<p>CLIENT</p> <p><b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</b></p> <p>PROJECT ARCHITECT: DM PROJECT DIRECTOR: CP DRAWING TITLE: SECTIONS - CROSS SECTIONS N/S 1</p>				<p>NOTES</p> <p>CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE REVIEWED CONSTRUCTION WITH ALL OTHER DRAWINGS AND ONE COORDINATE FROM TO ANY WORK COMMENCING.</p> <p>ANY OTHER REPRODUCTION OF THIS DRAWING IS FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE COX ARCHITECTURE PTY LTD. THIS PERMISSION IS NOT A WARRANTY OF ANY KIND.</p> <p>THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF COX ARCHITECTURE PTY LTD.</p>				<p>SCALE</p> <p>1:100 @ A0</p> <p>PROJECT</p> <p>637 FLINDERS STREET, DOCKLANDS, VIC 3008</p> <p>DATE: 01/11/19 CHECKED: DM PLOT DATE: 1/11/2019 2:25:56 PM PROJECT NO: 318034.00</p> <p>PROJECT ARCHITECT: DM PROJECT DIRECTOR: CP DRAWING TITLE: SECTIONS - CROSS SECTIONS N/S 1</p>				<p>COX Architecture</p> <p>Level 2, 167 Flinders Lane Melbourne, VIC 3000, Australia T + 61 3 9650 2388 F + 61 3 9650 2747 www.coxarchitecture.com.au</p> <p>REVISION / DOCUMENT STATUS: DRAWING No. 4 FOR TENDER</p>			
NO.	DESCRIPTION	BY	DATE																																								
1	ISSUE FOR CONSTRUCTION	DM	21/07/19																																								
2	ISSUE FOR CO-ORDINATION	DM	28/07/19																																								
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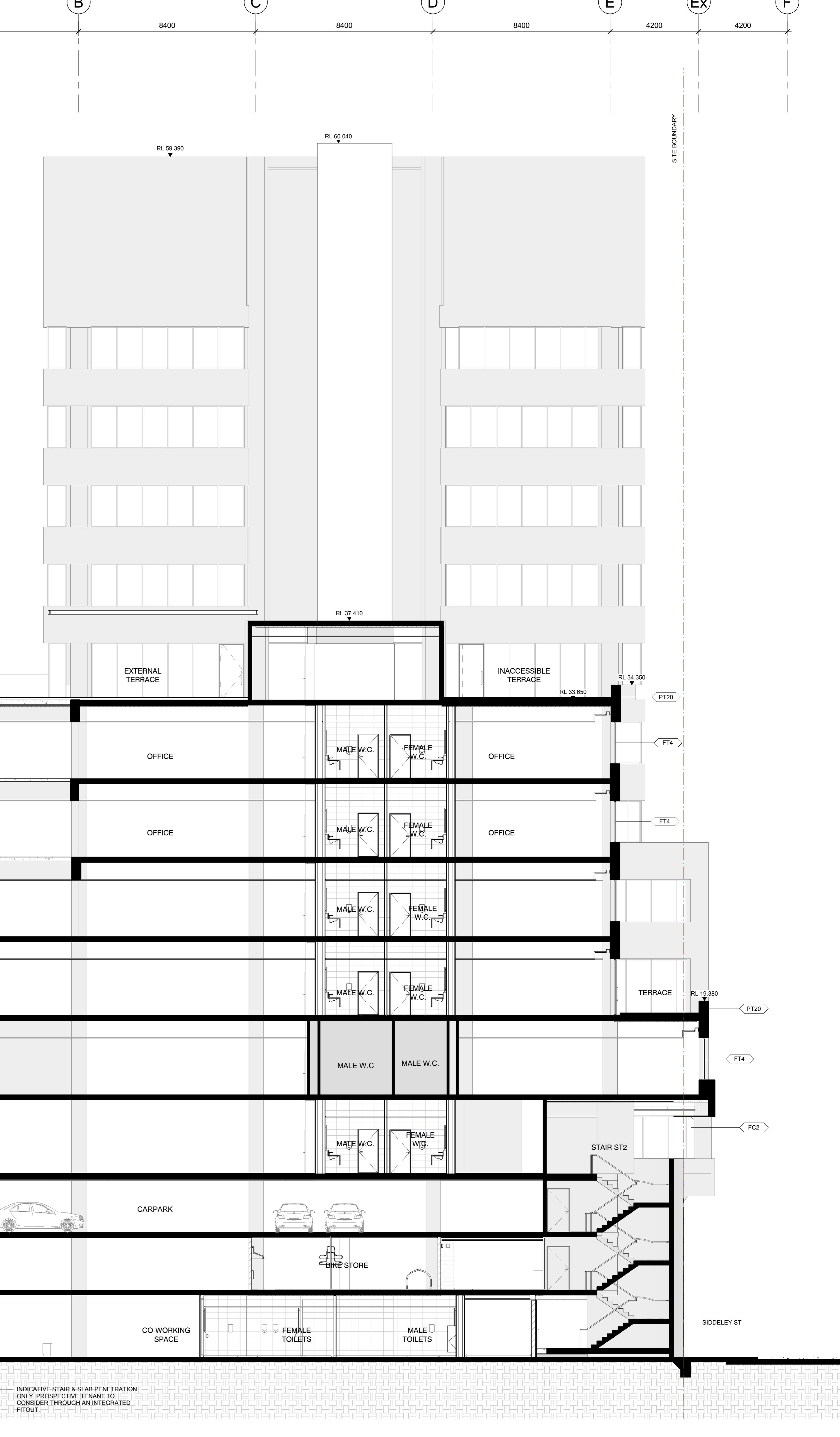




3 SECTION B-B2  
A21-001 SCALE 1:100



1 SECTION C-C  
A21-001 SCALE 1:100



INDICATIVE STAIR & SLAB PENETRATION  
ONLY. PROSPECTIVE TENANT TO  
CONSIDER THROUGH AN INTEGRATED  
FITOUT.

**GENERAL NOTES:**  
 1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.  
 2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF APPROVED SHOP DRAWINGS UNLESS THEY ARE THE DESIGN OF APPROVED SHOP DRAWINGS PREPARED BY THE ARCHITECT'S CONSULTANT.  
 3. DIMENSIONS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER 3D VISUALS.  
 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.  
 5. COPYRIGHT OF THIS DRAWING IS RESERVED BY COX ARCHITECTURE.  
 6. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD.  
 7. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF COX ARCHITECTURE PTY LTD.  
 8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT SYSTEM.  
 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 10. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR LOCATION OF SLAB BEAMS, STAIRS AND PARTING JOINTS.  
 11. REFER TO MECHANICAL ENGINEERING DRAWINGS FOR LOCATION OF SLAB WALL BLOCKWORK AND CONCRETE PENETRATIONS.  
 12. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR LOCATION OF SERVICES AND DETAILS.  
 13. REFER TO MECHANICAL ENGINEERING DRAWINGS FOR LOCATION OF SERVICES AND DETAILS.  
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 20. REFER TO MECHANICAL ENGINEERING DRAWINGS FOR LOCATION OF SERVICES AND DETAILS.

**ATTENTION CONTRACTORS AND SUB CONTRACTORS:**  
 THESE DRAWINGS ARE INTENDED FOR INFORMATION AND OTHER PURPOSES ONLY. THEY ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND OTHER KEY STAKEHOLDERS, WHICH MAY CONTAIN ERRORS AND OMISSIONS. THESE DRAWINGS ARE BASED ON OTHER CONSULTANT DRAWINGS WHICH ARE KNOWN TO BE ONLY PARTIALLY COMPLETE. THE CONTRACTOR AND SUB CONTRACTORS SHALL BE REQUIRED TO WORK WITH THE ARCHITECT AND CLIENT GROUPS TO DEVELOP THE DESIGN TO COMPLETE THE DESIGN AND CONTRACT DOCUMENTATION.  
 THE CONTRACTOR AND SUB CONTRACTORS ARE ADVISED TO MAKE AN ASSUMED BASED ON THE INFORMATION PROVIDED BY THE ARCHITECT. OF THE RISK INVOLVED IN CHANGES TO THE DESIGN AND CONTRACT DOCUMENTATION. CONFLICTS BETWEEN THE DRAWINGS AND THE CONTRACT DOCUMENTATION SHALL BE RESOLVED BY THE ARCHITECT. THE CONTRACTOR AND SUB CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT.  
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REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR COORDINATION	DM	20/03/20
2	ISSUE FOR COORDINATION	MA	23/03/20
3	ISSUE FOR COORDINATION	MA	23/03/20
4	ISSUE FOR COORDINATION	MA	23/03/20
5	ISSUE FOR COORDINATION	DM	23/03/20
6	ISSUE FOR COORDINATION	DM	23/03/20
7	ISSUE FOR TENDER	DM	23/03/20
8	COUNCIL SET	DM	23/03/20

CONSULTANTS	CLIENT
<b>PROJECT MANAGER</b> NAME: NICHOLAS DIAMANTIS ADDRESS: 10/11 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: 03 9650 2747 <b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLEGE STREET, DOCKLANDS VIC 3008 TEL: 03 9397 9000 <b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINIEN & YOUNG ADDRESS: 10/11 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: 03 9650 2747 <b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINIEN & YOUNG ADDRESS: 10/11 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: 03 9650 2747	<b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</b> <b>CLIENT</b> NAME: NICHOLAS DIAMANTIS ADDRESS: 10/11 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: 03 9650 2747

NOTES	SCALE	DATE
CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT OR HIS CONSULTANT. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD. COPYRIGHT © 2020 COX ARCHITECTURE PTY LTD.	1:100 @ A0	20/03/20

PROJECT	PROJECT NO.
637 FLINDERS STREET, DOCKLANDS, VIC 3008	318034.00

PROJECT	PROJECT NO.
637 FLINDERS STREET, DOCKLANDS, VIC 3008	318034.00

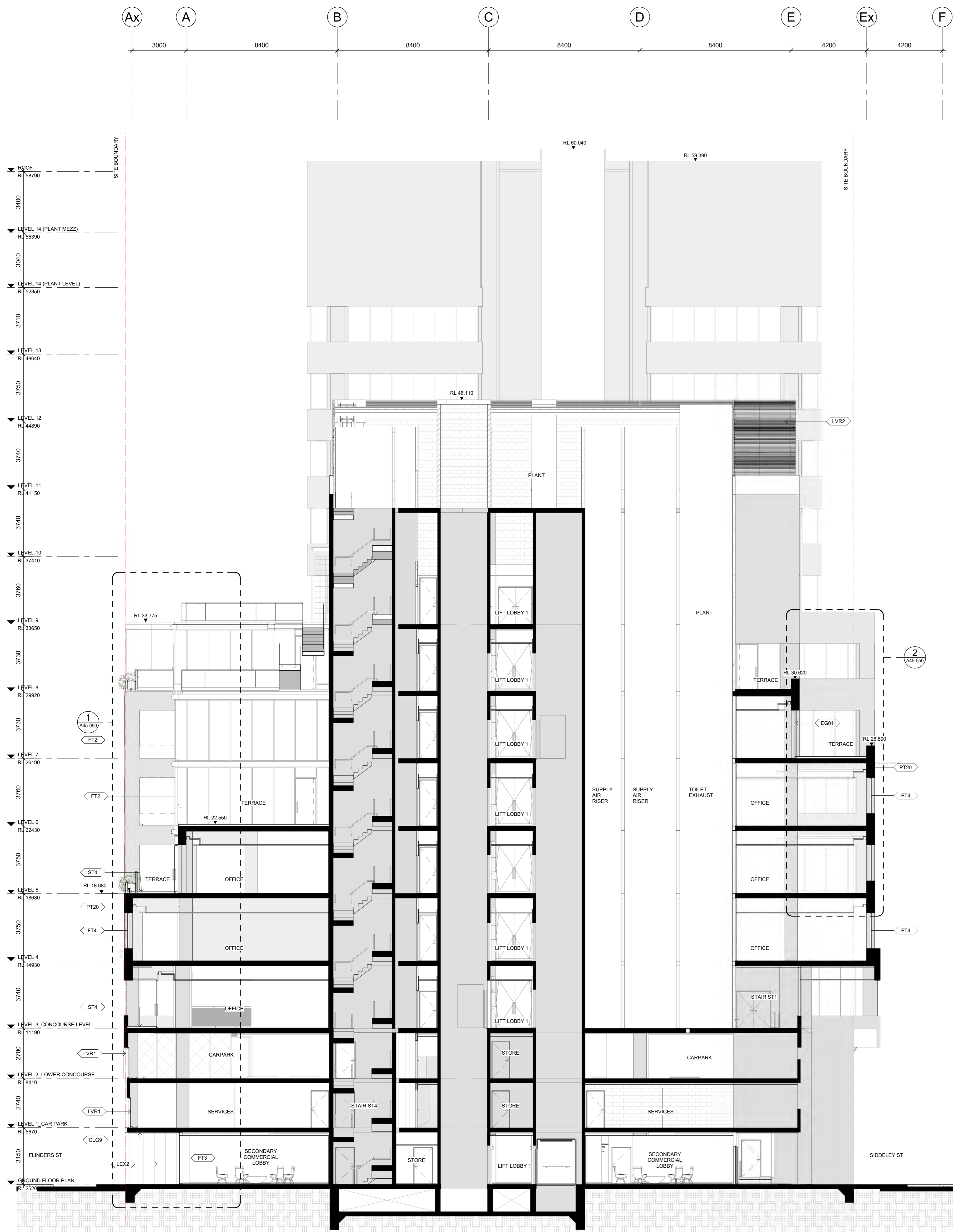
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 F +61 3 9650 2747  
 www.coxarchitecture.com.au

SECTION - CROSS SECTIONS N/S 2

8 FOR TENDER

A40-020





SECTION F-F  
SCALE 1:100

**GENERAL NOTES:**

- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT COMMENCE ANY WORK PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.
- FIXED TRENCHING TAKE PRECEDENCE OVER SCHEDULE DIMENSIONS.
- 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER VISUAL IMAGES.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT SUB-OIL AND SHIELDING DETAILS.
- COPYRIGHT OF THIS DRAWING IS VESTED TO COX ARCHITECTURE.
- NOTE: THIS DRAWING ISSUE INCLUDING ALL CLOURED REVISIONS TAGGED AS THIS REVISION IS INTENDED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.
- ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT SYSTEM.
- COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SIZES OF PITS AND STARTING QUITS. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR COORDINATION OF SIZES OF WALLS, BLOCKWORK AND CONCRETE PENETRATIONS.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SUB-OIL AND SHIELDING DETAILS.
- LOCATION OF SUB-OIL SERVICES.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND SQUARE OPENINGS.
- REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND BLOCKWORK.
- BUILD IN HIGH LEVEL OPENINGS FOR FLEATHS IN CEILING SPACE. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ADDITIONAL SETOUT INFORMATION WHERE NO DIMENSIONS ARE GIVEN. REFER TO ENGINEERING DRAWING FOR DETAILED ARCHITECTURAL DRAWINGS.
- REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR SIZES AND DETAILS.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR SIZES AND DETAILS.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL EXISTING PENETRATIONS AND SQUARE OPENINGS.

ATTENTION CONTRACTORS AND SUB CONTRACTORS:  
PLEASE DRAWINGS ARE INTENDED FOR MONTHLY TENDER PURPOSES ONLY. THEY ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND OTHER KEY STAKEHOLDERS WHICH MAY CONTAIN CONFLICTING DATA, OMISSIONS AND ERRORS. THE DRAWINGS ARE BASED ON OTHER CONSULTANT DRAWINGS WHICH ARE KNOWN TO BE ONLY PARTIALLY COMPLETE. THE SUCCESSFUL CONTRACTOR AND SUB CONTRACTORS WILL BE REQUIRED TO WORK WITH THE CONSULTANT TEAM ARCHITECTS, STRUCTURAL ENGINEERS AND CLIENT GROUPS TO DEVELOP THE DESIGN TO COMPLETE THE CONTRACT AND CONTRACT DOCUMENTATION.  
THE SUCCESSFUL CONTRACTOR AND SUB CONTRACTORS ARE ADVISED TO MAKE AN ASSUMPTION BASED ON THEIR OWN EXPERIENCE WITH PROJECTS OF THIS NATURE. OF THE RISK INVOLVED IN CHANGES IN REQUIREMENTS, INVESTIGATION OF OTHERS. SCOPE, CONCEPT AND DESIGN DETAIL AND PROVIDE IN THEIR TENDER AN ADEQUATE CONINGENCY TO ENABLE TO ACCOMMODATE ANY CHANGES AND FURTHER DEVELOPMENT.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR TENDER	DM	20/11/19

CONSULTANTS	
<b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: LEVEL 21 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9615 1000	<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> NAME: NORMAN DINNEN & YOUNG ADDRESS: 111 STATION ROAD STATION VIC 3008 TEL: 03 9582 2000
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLEGE DOCKLANDS VIC 3008 TEL: 03 9494 7000	<b>QUANTITY SURVEYOR</b> NAME: BLATNEY ADDRESS: 111 STATION ROAD STATION VIC 3008 TEL: 03 9582 2000
<b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINNEN & YOUNG ADDRESS: 111 STATION ROAD STATION VIC 3008 TEL: 03 9582 2000	<b>LANDSCAPE DESIGN</b> NAME: SOULAS PTY LTD ADDRESS: 240 COLLEGE DOCKLANDS VIC 3008 TEL: 03 9494 7000
<b>ELECTRICAL ENGINEERS</b> NAME: NORMAN DINNEN & YOUNG ADDRESS: 111 STATION ROAD STATION VIC 3008 TEL: 03 9582 2000	<b>TOWN PLANNERS</b> NAME: ETROS URBAN ADDRESS: 87/88 COLLEGE STREET MELBOURNE VIC 3000 TEL: 03 9417 7000
<b>BUILDING SURVEYOR</b> NAME: PJP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: LEVEL 8, 111 STATION ROAD STATION VIC 3008 TEL: 03 9582 2000	<b>FACE CONSULTANT</b> NAME: AURECON ADDRESS: 400 COLLEGE DOCKLANDS VIC 3008 TEL: 03 9494 7000

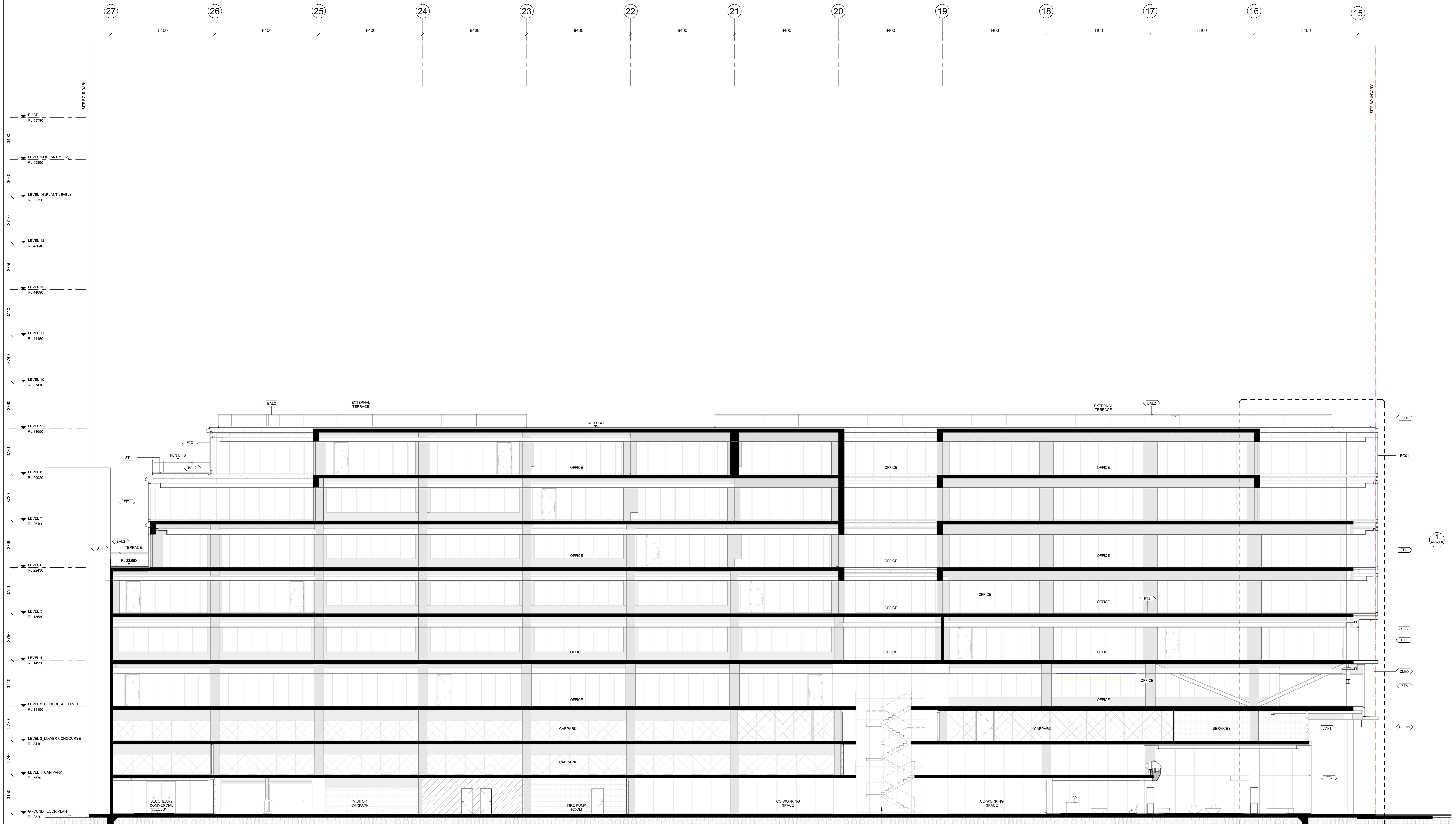
CLIENT	
ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP	



NOTES			
CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS INCLUDING THOSE BY OTHER CONSULTANTS AND INCLUDING SPECIFICATIONS. SEE GENERAL NOTES FOR MORE INFORMATION.			
DRAWN	DATE	CHECKED	PLOT DATE
ADP	01/11/19	CHD	11/11/2019 2:48:03 PM
PROJECT ARCHITECT	DESIGNER	PROJECT DIRECTOR	CO-ORDINATED
Designer	Designer	Approver	Checker

SCALE		DATE	
1:100 @ A0			
PROJECT 637 FLINDERS STREET 637 FLINDERS STREET, DOCKLANDS, VIC 3008			

COX Architecture	
Level 2, 167 Flinders Lane Melbourne, VIC 3000, Australia T + 61 3 9650 2008 F + 61 3 9650 2747 www.coxarchitecture.com.au	
DRAWING TITLE SECTIONS - CROSS SECTIONS N/S 4	
REVISION / DOCUMENT STATUS / DRAWING NO. 1 FOR TENDER A40-040	



INDICATIVE STAIR & SLAB PENETRATION ONLY PROSPECTIVE TENANT TO CONSIDER THROUGH AN INTEGRATED FITOUT.

**GENERAL NOTES:**

- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT COMMENCE ANY WORK PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.
- FIXED FURNITURE SHALL TAKE PRECEDENCE OVER ALL DIMENSIONS.
- 3D DRAWINGS ARE FOR VISUAL REFERENCE ONLY. 2D DRAWINGS TAKE PRECEDENCE OVER VISUAL IMAGES.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- COPYRIGHT OF THIS DRAWING IS RESERVED TO COX ARCHITECTURE.
- NOTE: THIS DRAWING INCLUDES ALL CLASSED REVISIONS TAGGED AS THIS REVISION IS REQUIRED FOR ALL PREVIOUS TRADE PACKAGES PREVIOUSLY ISSUED.
- ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
- ALL COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SLAB BEAMS, STAYS AND PARTING JOINTS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COORDINATION OF SLAB WALL BLOCKOUTS AND CONCRETE PENETRATIONS.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB BEAMS AND PARTING JOINTS.
- REFER TO STRUCTURAL ENGINEER'S SERVICE PLAN FOR LOCATION OF SUB-FLOOR SERVICES.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND APPROPRIATE FITTINGS AND FIXING TO CONNECT FILL POINT TO SLAB TANK WITHIN THE DETAIL TANK ROOM.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL DUCT PENETRATIONS AND GASKETTING DETAILS.
- REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND GASKETS. THESE SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND SPECIFICATIONS.
- BUILD IN HIGH LEVEL OPENINGS FOR FLEXIBLE CEILING SERVICES TO MECHANICAL ENGINEER'S DRAWINGS.
- FOR ADDITIONAL SET OUT INFORMATION WHERE NO DIMENSIONS ARE GIVEN, REFER TO THE CONTRACT DOCUMENTATION.
- REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR DETAILED ARCHITECTURAL DRAWINGS.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ALL MATERIALS, SPECIFICATION TAGS AND PRECEDENCE OVER DRAWINGS.
- REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GPO AND LIGHTING SET OUTS.
- REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GPO AND LIGHTING SET OUTS.
- REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GPO AND LIGHTING SET OUTS.
- REFER TO ARCHITECT'S DRAWINGS FOR ADDITIONAL GPO AND LIGHTING SET OUTS.

**SECTION G-G**  
SCALE: 1:100

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR COORDINATION	DM	21/09/23
2	ISSUE FOR COORDINATION	DM	21/09/23
3	ISSUE FOR COORDINATION	DM	21/09/23
4	ISSUE FOR COORDINATION	DM	21/09/23
5	ISSUE FOR COORDINATION	DM	21/09/23
6	ISSUE FOR TENDER	DM	21/09/23

CONSULTANTS	PROJECT MANAGER
<b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLETT STREET, DOCKLANDS VIC AUSTRALIA 3008 TEL: 03 9593 1000	<b>PROJECT MANAGER</b> NAME: NICHOLAS DENNEY & YOUNG ADDRESS: 110 BARRACLOUGH STREET, MELBOURNE VIC 3000 TEL: 03 9593 1000

MECHANICAL ENGINEERS	ELECTRICAL ENGINEERS
NAME: NICHOLAS DENNEY & YOUNG ADDRESS: 110 BARRACLOUGH STREET, MELBOURNE VIC 3000 TEL: 03 9593 1000	NAME: NICHOLAS DENNEY & YOUNG ADDRESS: 110 BARRACLOUGH STREET, MELBOURNE VIC 3000 TEL: 03 9593 1000

HYDRAULICS & FIRE PROTECTION CONSULTANTS	TOWN PLANNING
NAME: NICHOLAS DENNEY & YOUNG ADDRESS: 110 BARRACLOUGH STREET, MELBOURNE VIC 3000 TEL: 03 9593 1000	NAME: ETHOS URBAN ADDRESS: 110 BARRACLOUGH STREET, MELBOURNE VIC 3000 TEL: 03 9593 1000

CLIENT	NOTES
<b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP</b>	CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING. SEE GENERAL NOTES FOR MORE INFORMATION.

PROJECT ARCHITECT	PROJECT DIRECTOR	PROJECT NO.
DM	DM	318034.00

SCALE	DATE
1:100 @ A0	

PROJECT	DRAWING TITLE
637 FLINDERS STREET 637 FLINDERS STREET, DOCKLANDS, VIC 3008	SECTIONS - LONG SECTIONS E/W 1

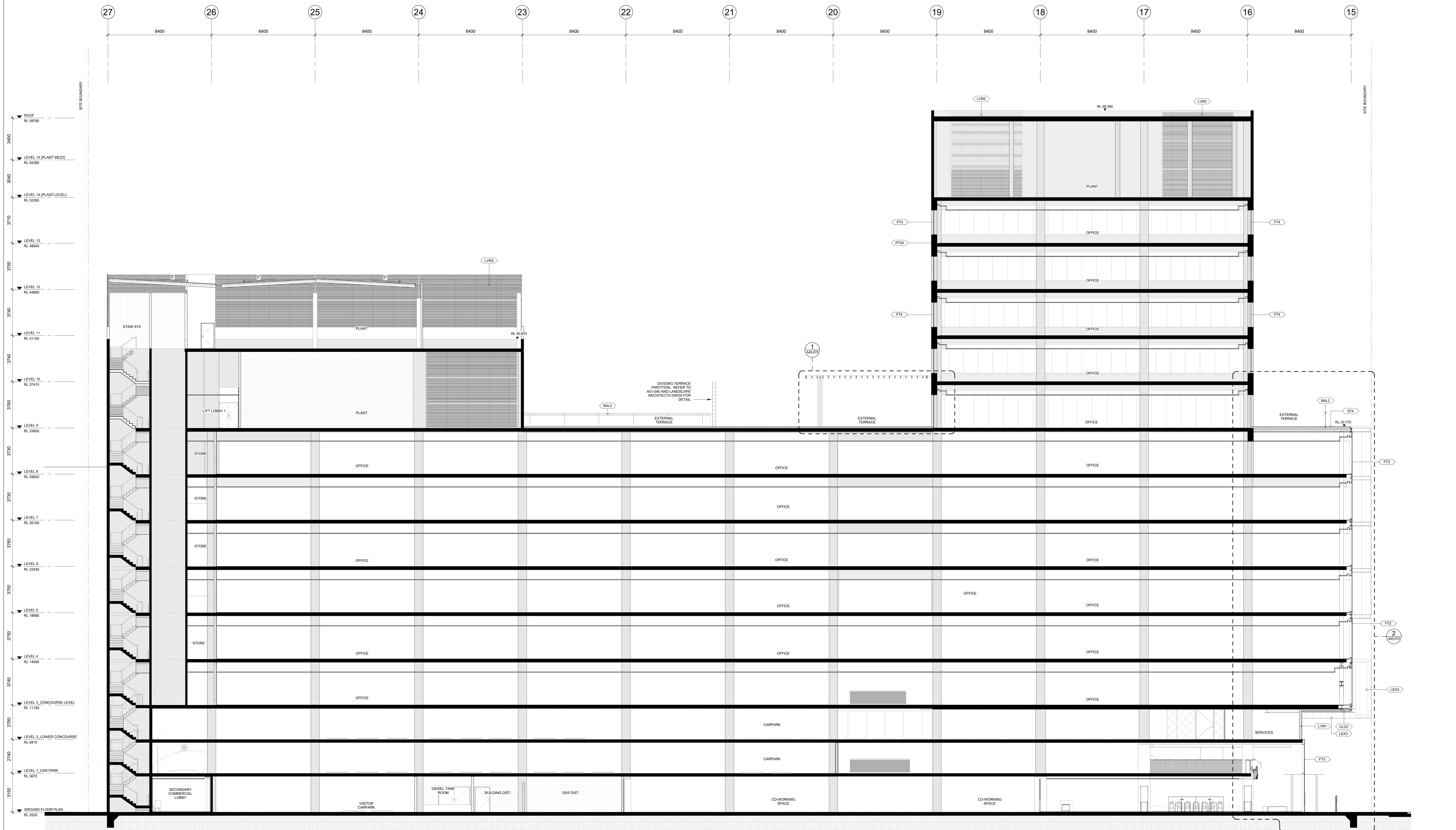
REVISION / DOCUMENT STATUS / DRAWING NO.
6 FOR TENDER

**COX Architecture**  
Level 2, 167 Flinders Lane  
Melbourne, VIC 3000, Australia  
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F +61 3 9650 2747  
www.coxarchitecture.com.au

**ARTIFEX PROPERTY**

**ZONE Q**  
INVESTMENTS PTY LTD

**A40-050**



1 SECTION H-H  
SCALE 1:100

**GENERAL NOTES:**

- CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING ARE CORRECT PRIOR TO ANY WORK COMMENCING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF APPROVED SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR.
- FOUR-DIGIT DIMENSIONS TAKE PRECEDENCE OVER ALL DIMENSIONS.
- 3D DIMENSIONS ARE FOR VISUAL REFERENCE ONLY. 2D DIMENSIONS TAKE PRECEDENCE OVER VISUAL DIMENSIONS.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- COPYRIGHT OF THIS DRAWING RESTS WITH THE ARCHITECTURE.
- NOTE: THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION.
- THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION.
- ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.
- COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR LOCATION OF SOLE PLATES, JOISTS AND PARTING JOISTS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR CONNECTIONS OF SLAB TO WALLS, BLOCKWORK AND CONCRETE PENETRATIONS.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SLAB SIZES AND DETAILS. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SUB-FLOOR AND SPACING DETAILS.
- LOCATION OF SUB-FLOOR SERVICES.
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR COLUMN SIZES AND DETAILS.
- REFER TO OWNER SCHEDULES FOR DOORS.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS AND SHOP DRAWINGS FOR SIZES OF ALL DUCT PENETRATIONS AND LOUVER OPENINGS.
- REFER TO MECHANICAL ENGINEER'S DETAILS FOR PENETRATIONS AND DETAILS.
- BUILD IN HIGH LEVEL OPENINGS FOR FLEASING IN CEILING SPACES TO BE REFERRED TO MECHANICAL ENGINEER'S DRAWINGS FOR ADDITIONAL SET OUT AND INFORMATION WHERE NO DIMENSIONS ARE GIVEN. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ADDITIONAL SET OUT AND INFORMATION WHERE NO DIMENSIONS ARE GIVEN.
- REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR SUB-FLOOR AND SPACING DETAILS.
- REFER TO MECHANICAL ENGINEER'S SERVICE PLAN FOR ADDITIONAL GPO AND LIGHTING SET OUTS.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR CONNECTIONS AND DETAILS.
- REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR CONNECTIONS AND DETAILS.

REVISION	DESCRIPTION	BY	DATE
1	ISSUE FOR COORDINATION	DM	21/01/19
2	ISSUE FOR COORDINATION	DM	21/01/19
3	ISSUE FOR COORDINATION	DM	21/01/19
4	ISSUE FOR COORDINATION	DM	21/01/19
5	ISSUE FOR COORDINATION	DM	21/01/19
6	ISSUE FOR TENDER	DM	21/01/19

CONSULTANTS	CLIENT
<p><b>PROJECT MANAGER</b> NAME: MITAL CAPITAL PROJECTS PTY LTD ADDRESS: 1111 COLLEGE STREET MELBOURNE VIC 3008 TEL: 03 9593 9000</p> <p><b>STRUCTURAL AND CIVIL ENGINEERS</b> NAME: AURECON ADDRESS: 400 COLLEGE STREET MELBOURNE VIC 3008 TEL: 03 9593 9000</p> <p><b>MECHANICAL ENGINEERS</b> NAME: NORMAN DINIEN &amp; YOUNG ADDRESS: 1111 COLLEGE STREET MELBOURNE VIC 3008 TEL: 03 9593 9000</p>	<p><b>TOWN PLANNER</b> NAME: ETHOS URBAN ADDRESS: 1111 COLLEGE STREET MELBOURNE VIC 3008 TEL: 03 9593 9000</p> <p><b>BUILDING SURVEYOR</b> NAME: PJP BUILDING SURVEYORS AND CONSULTANTS ADDRESS: 1111 COLLEGE STREET MELBOURNE VIC 3008 TEL: 03 9593 9000</p> <p><b>QUANTITY SURVEYOR</b> NAME: SLATTERY ADDRESS: 1111 COLLEGE STREET MELBOURNE VIC 3008 TEL: 03 9593 9000</p> <p><b>LANDSCAPE DESIGN</b> NAME: SOULUS PTY LTD ADDRESS: 1111 COLLEGE STREET MELBOURNE VIC 3008 TEL: 03 9593 9000</p>

**ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP**

637 FLINDERS STREET, DOCKLANDS, VIC 3008

**ZONE Q**

NOTES
<p>CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS AND SHALL BE USED IN FULL IN THE CONTRACT.</p> <p>NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTURE PTY LTD.</p> <p>THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION.</p>

SCALE	DATE
1:100 @ A0	

**COX Architecture**

Level 2, 167 Flinders Lane  
Melbourne, VIC 3000, Australia  
T + 61 3 9650 2088  
F + 61 3 9650 2747  
www.coxarchitecture.com.au

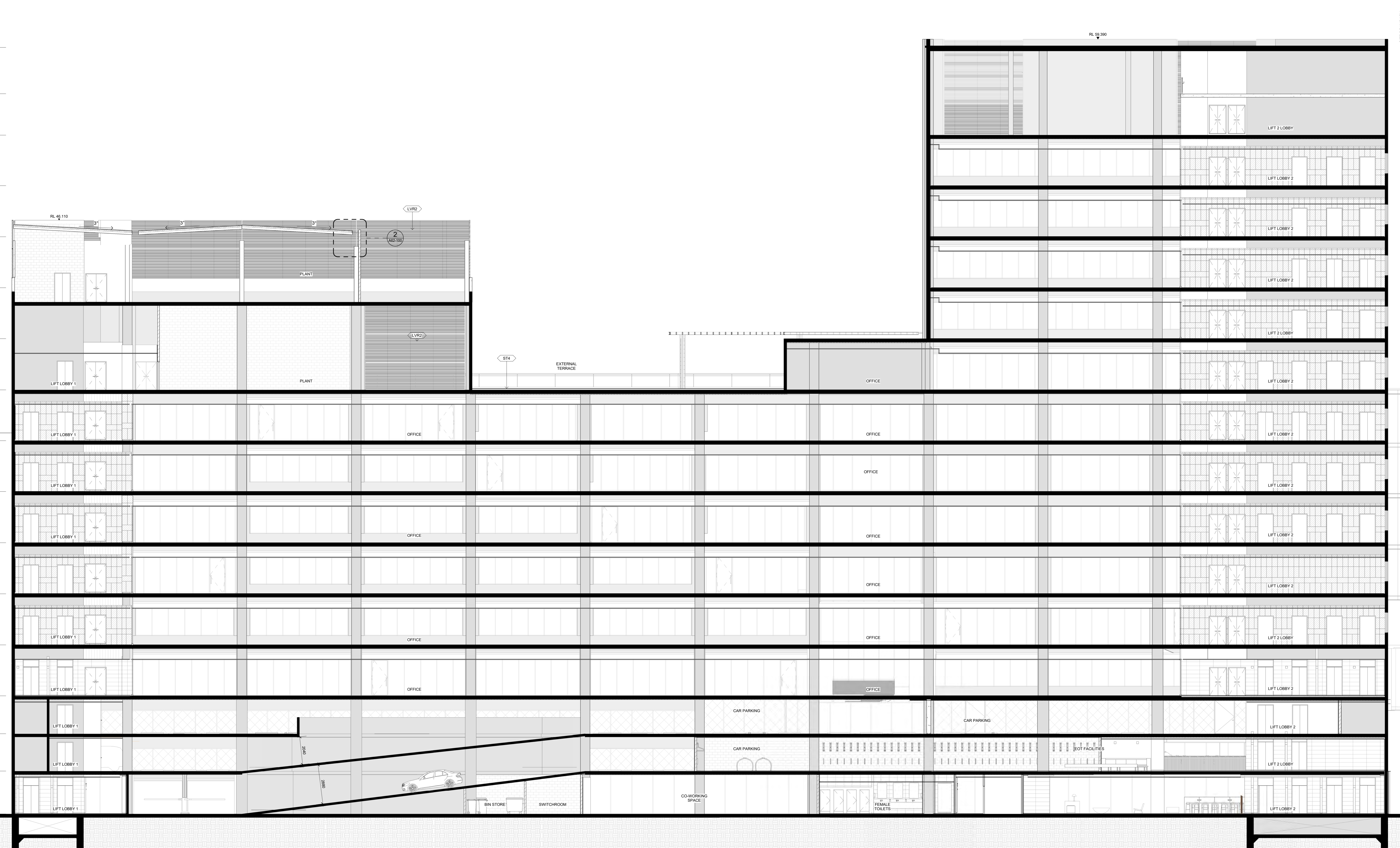
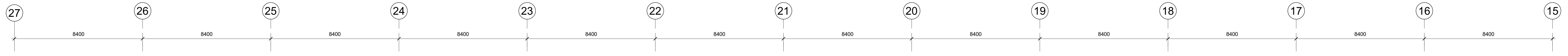
**COX**

637 FLINDERS STREET, DOCKLANDS, VIC 3008

SECTIONS - LONG SECTIONS E/W 2

6 FOR TENDER

A40-060



SECTION J-J SCALE 1:100

GENERAL NOTES: 1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING...

Table with 3 columns: REVISION, DESCRIPTION, DATE. Contains 6 revision entries.

Table with 2 columns: CONSULTANTS, NAME, ADDRESS, TEL/FAX. Lists various engineering and architectural firms.

Table with 2 columns: NAME, ADDRESS, TEL/FAX. Lists project manager and building surveyor.

Table with 2 columns: NAME, ADDRESS, TEL/FAX. Lists building surveyor and facade consultant.

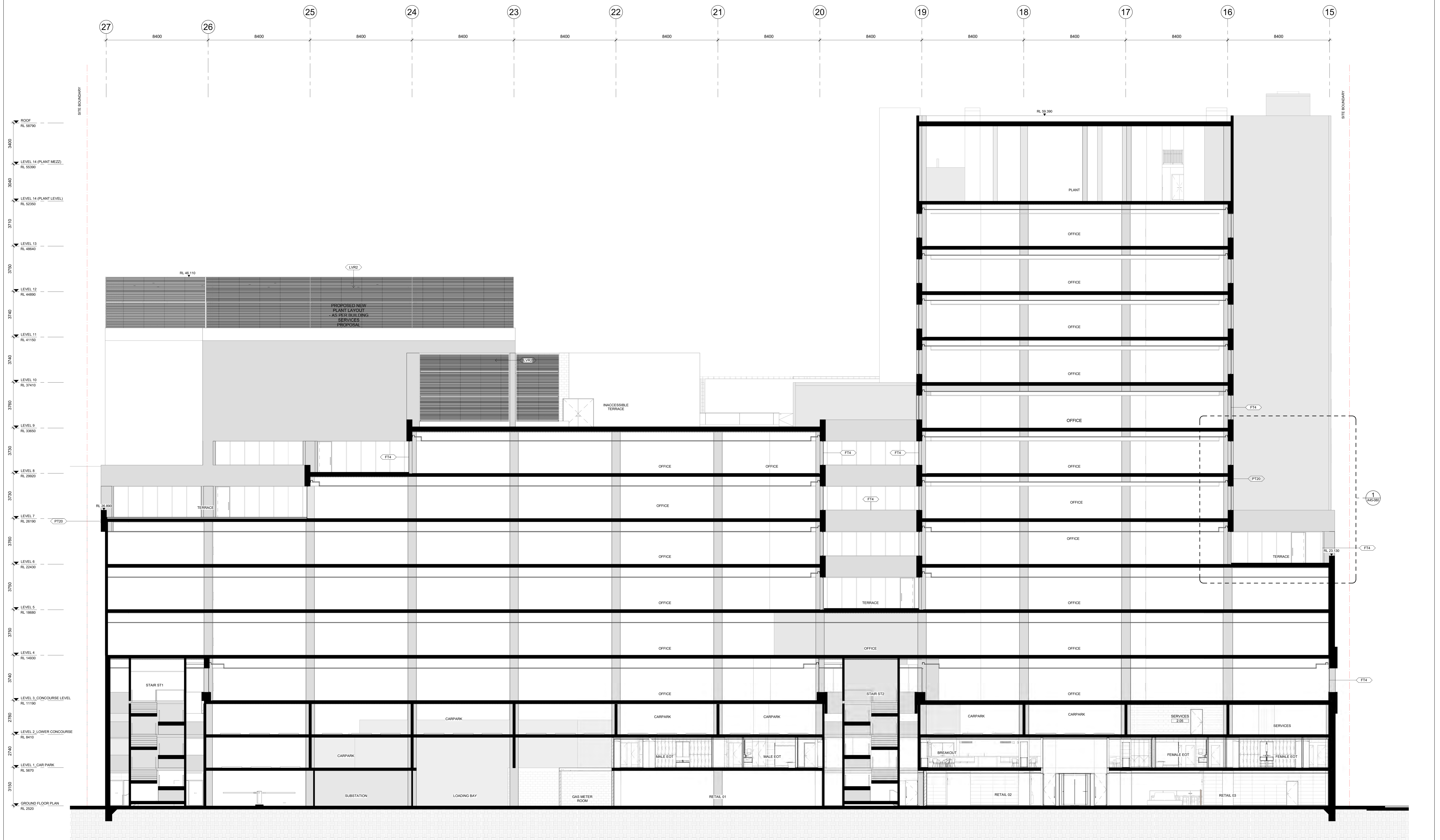
Table with 2 columns: NAME, ADDRESS, TEL/FAX. Lists quantity surveyor and landscape design.

Client information for ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP, including logos and contact details.

Table with 4 columns: DRAWN, DATE, CHECKED, PLOT DATE, PROJECT No. Includes project details and dates.

NOTES: CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS...

Project information for COX Architecture, including address (637 FLINDERS STREET, DOCKLANDS, VIC 3008), drawing title (SECTIONS - LONG SECTIONS E/W 3), and revision status (6 FOR TENDER).



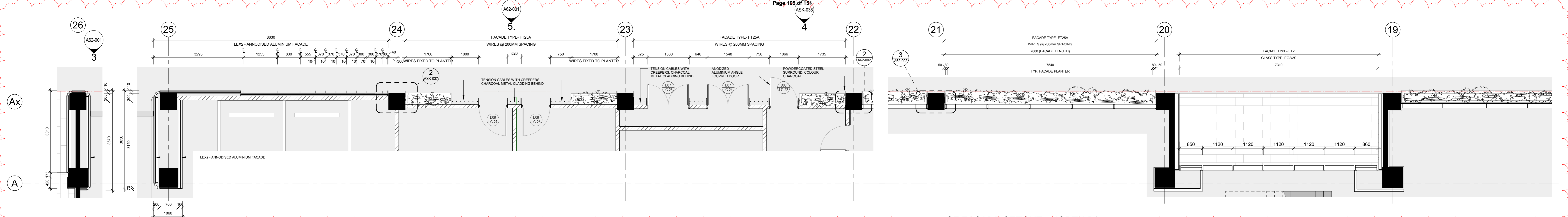
SECTION K-K  
SCALE 1:100

**GENERAL NOTES:**  
 1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING AND SITE CONDITIONS PRIOR TO ANY WORK COMMENCING.  
 2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. THE ARCHITECT SHALL NOT COMMENCE ANY WORK PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.  
 3. EXISTING DIMENSIONS TAKE PRECEDENCE OVER CALLED DIMENSIONS.  
 4. SHOP DRAWINGS ARE FOR VISUAL REFERENCE ONLY. JO DRAWINGS TAKE PRECEDENCE OVER VISUAL DIMENSIONS.  
 5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT SPECIFICATIONS AND DRAWINGS.  
 6. COPYRIGHT OF THIS DRAWING IS VESTED IN OUR ARCHITECTURE.  
 7. NOTE: THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS AND DETAILS ARE TO BE CONFIRMED BY THE ARCHITECT.  
 8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM.  
 9. ALL COLUMNS CENTRED ON GRID UNLESS NOTED OTHERWISE.  
 10. REFER TO SERVICE ENGINEERING DRAWINGS FOR LOCATION OF SCOPES OF WORK.  
 11. REFER TO MECHANICAL ENGINEERING DRAWINGS FOR LOCATION OF SCOPES OF WORK.  
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 16. REFER TO MECHANICAL ENGINEERING DETAILS FOR PENETRATIONS AND LOUVER OPENINGS.  
 17. BUILD IN HIGH LEVEL SPANNELS FOR FLEXIBLE IN CEILING SPANNELS TO BE USED FOR MECHANICAL ENGINEERING DRAWINGS.  
 18. FOR ADDITIONAL SET OUT INFORMATION REFER TO THE CONSULTANT TEAM AUTHORITY'S STAKEHOLDER AND CLIENT GROUPS TO DEVELOP THE DESIGN TO COMPLETE THE CONTRACTOR AND SUBCONTRACTOR DOCUMENTATION.  
 19. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR SCOPES OF WORK AND MATERIALS SPECIFICATION TABLES.  
 20. REFER TO MECHANICAL ENGINEERING SERVICE PLAN FOR SCOPES OF WORK AND MATERIALS SPECIFICATION TABLES.  
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<b>REVISION</b> 1. ISSUE FOR COORDINATION 2. ISSUE FOR COORDINATION 3. ISSUE FOR COORDINATION 4. ISSUE FOR COORDINATION 5. ISSUE FOR TENDER		<b>BY</b> DA BR EM EM EM		<b>DATE</b> 22/03/23 21/03/23 18/03/23 20/03/23 21/03/23		<b>CONSULTANTS</b> PROJECT MANAGER <b>NAME: DIGITAL CAPITAL PROJECTS PTY LTD</b> ADDRESS: 155 LINDSEY STREET, MELBOURNE, VIC 3000 TEL: 03 9420 1111 STRUCTURAL AND CIVIL ENGINEERS <b>NAME: AURECON</b> ADDRESS: 401 COLLINGWOOD ROAD, COLLINGWOOD VIC 3068 TEL: 03 9387 4500 MECHANICAL ENGINEERS <b>NAME: NORMAN DINIEN &amp; YOUNG</b> ADDRESS: 212 BARRACLOUGH STREET, MELBOURNE VIC 3000 TEL: 03 9636 1111 ELECTRICAL ENGINEERS <b>NAME: NORMAN DINIEN &amp; YOUNG</b> ADDRESS: 212 BARRACLOUGH STREET, MELBOURNE VIC 3000 TEL: 03 9636 1111			<b>HYDRAULICS &amp; FIRE PROTECTION CONSULTANTS</b> <b>NAME: NORMAN DINIEN &amp; YOUNG</b> ADDRESS: 212 BARRACLOUGH STREET, MELBOURNE VIC 3000 TEL: 03 9636 1111 SURVEYOR <b>NAME: VEID AUSTRALIA PTY LTD</b> ADDRESS: 401 COLLINGWOOD ROAD, COLLINGWOOD VIC 3068 TEL: 03 9387 4500 QUANTITY SURVEYOR <b>NAME: AURECON</b> ADDRESS: 401 COLLINGWOOD ROAD, COLLINGWOOD VIC 3068 TEL: 03 9387 4500 FACADE CONSULTANT <b>NAME: AURECON</b> ADDRESS: 401 COLLINGWOOD ROAD, COLLINGWOOD VIC 3068 TEL: 03 9387 4500			<b>TOWN PLANNER</b> <b>NAME: ETHOS URBAN</b> ADDRESS: 87 COLLEGE STREET, MELBOURNE, VIC 3000 TEL: 03 9412 7111 BUILDING SURVEYOR <b>NAME: PJP BUILDING SURVEYORS AND CONSULTANTS</b> ADDRESS: 1/100 COLLINGWOOD ROAD, COLLINGWOOD VIC 3068 TEL: 03 9387 4500			<b>CLIENT</b> <b>ZONE Q NEW CENTRAL INVESTMENTS PTY LTD / ARTIFEX PROPERTY GROUP</b> 637 FLINDERS STREET, DOCKLANDS, VIC 3008 TEL: 03 9483 1111			<b>NOTES</b> CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT SPECIFICATIONS AND DRAWINGS. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT AND SHALL BE TAGGED AS SUCH. THIS DRAWING IS THE PROPERTY OF COX ARCHITECTURE PTY LTD AND SHALL REMAIN THE PROPERTY OF COX ARCHITECTURE PTY LTD.			<b>SCALE</b> 1:100 @ A0			<b>DATE</b> 22/03/23		
<b>PROJECT</b> 637 FLINDERS STREET, DOCKLANDS, VIC 3008						<b>PROJECT NO.</b> 318034.00			<b>COX Architecture</b> Level 2, 167 Flinders Lane Melbourne, VIC 3000, Australia T +61 3 9650 2288 F +61 3 9650 2747 www.coxarchitecture.com.au COX ARCHITECTURE PTY LTD ABN 55 629 832 228			<b>DRAWING TITLE</b> SECTIONS - LONG SECTIONS E/W 4														
<b>PROJECT ARCHITECT</b> DA						<b>PROJECT DIRECTOR</b> DP			<b>CO-ORDINATOR</b> DB			REVISION / DOCUMENT STATUS / DRAWING NO. 5 FOR TENDER														



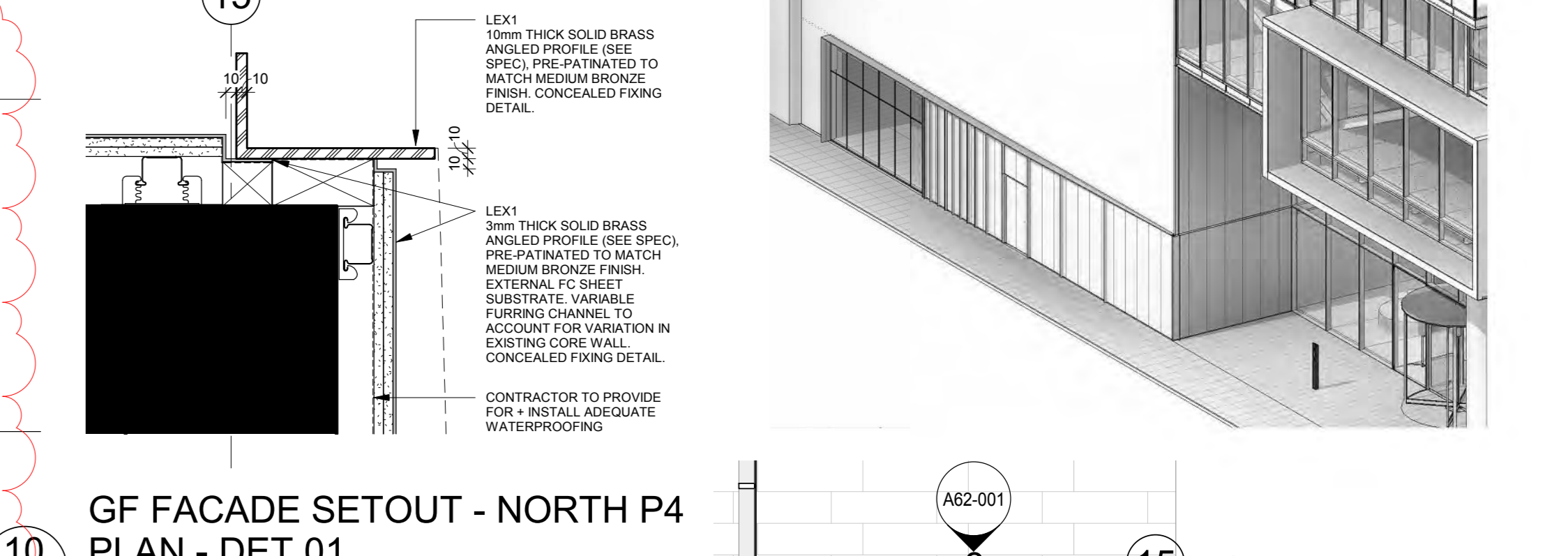
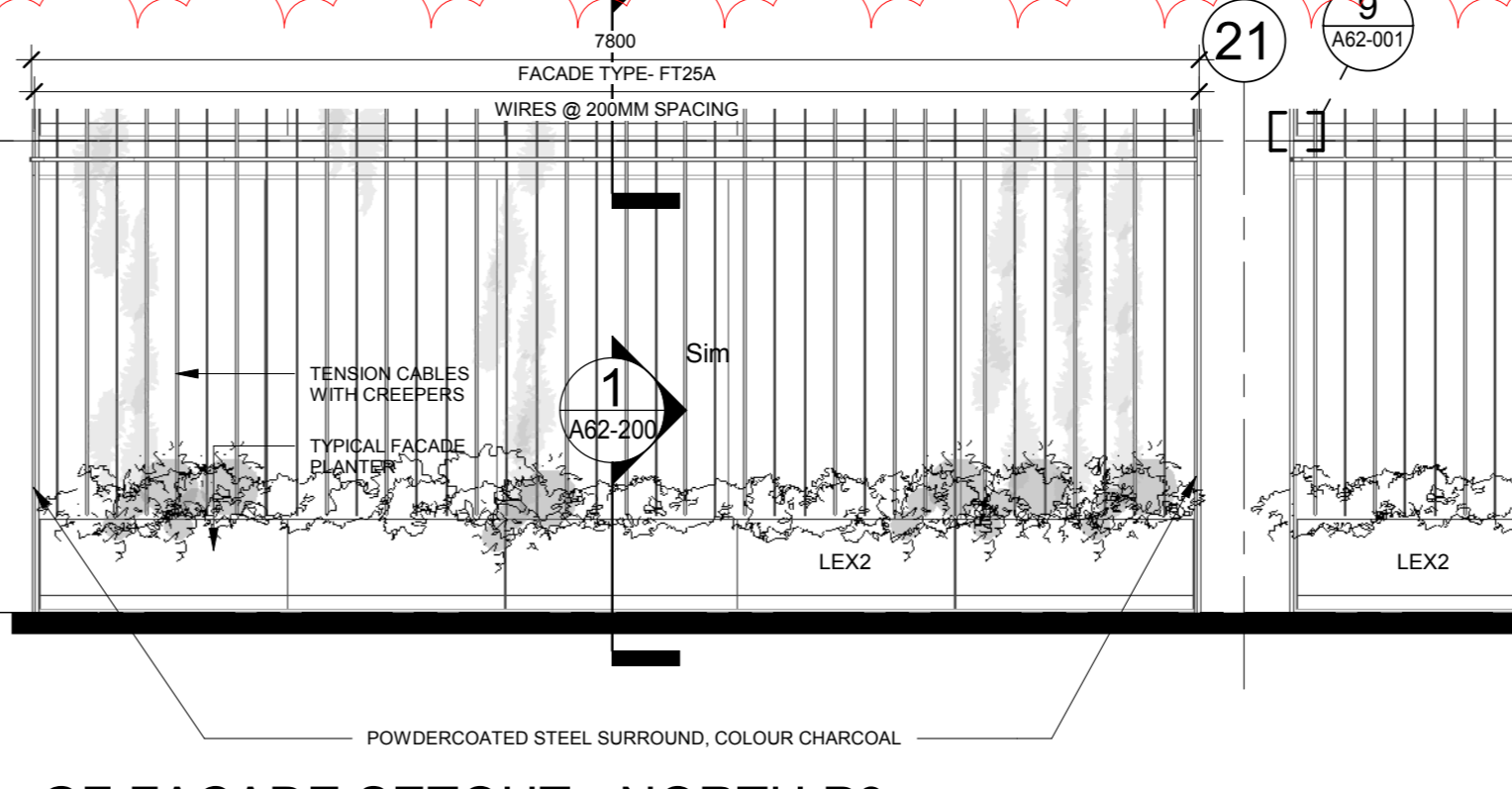
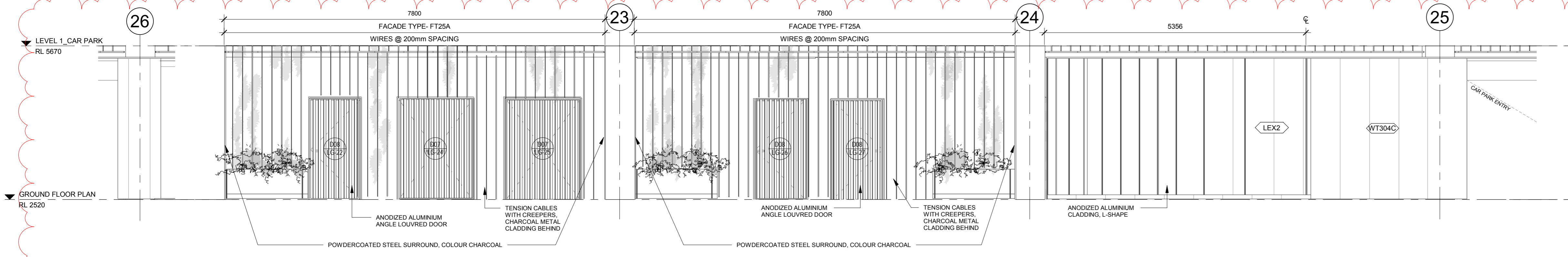




1 GF FACADE SETOUT - NORTH P1 PLAN SCALE 1:50

2 GF FACADE SETOUT - NORTH P2 PLAN SCALE 1:50

3 GF FACADE SETOUT - NORTH P3 PLAN SCALE 1:50

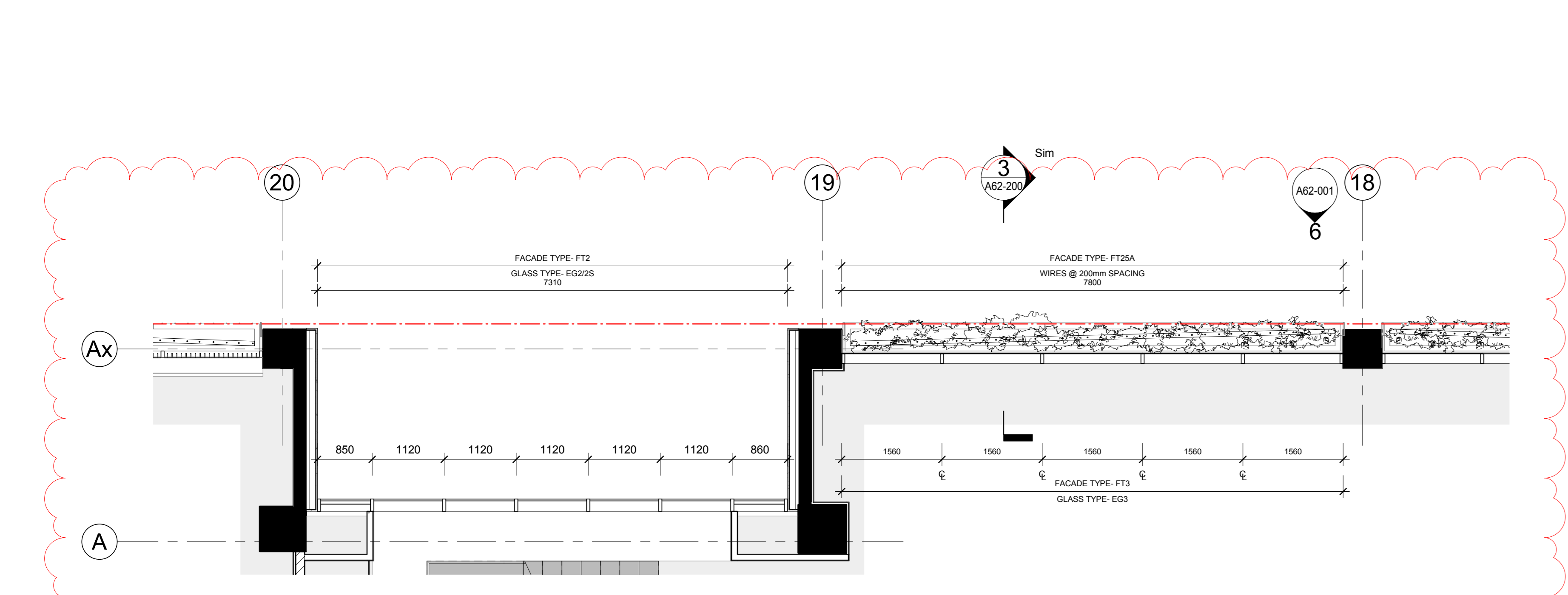


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6 GF FACADE SETOUT - NORTH P3 ELEVATION SCALE 1:50

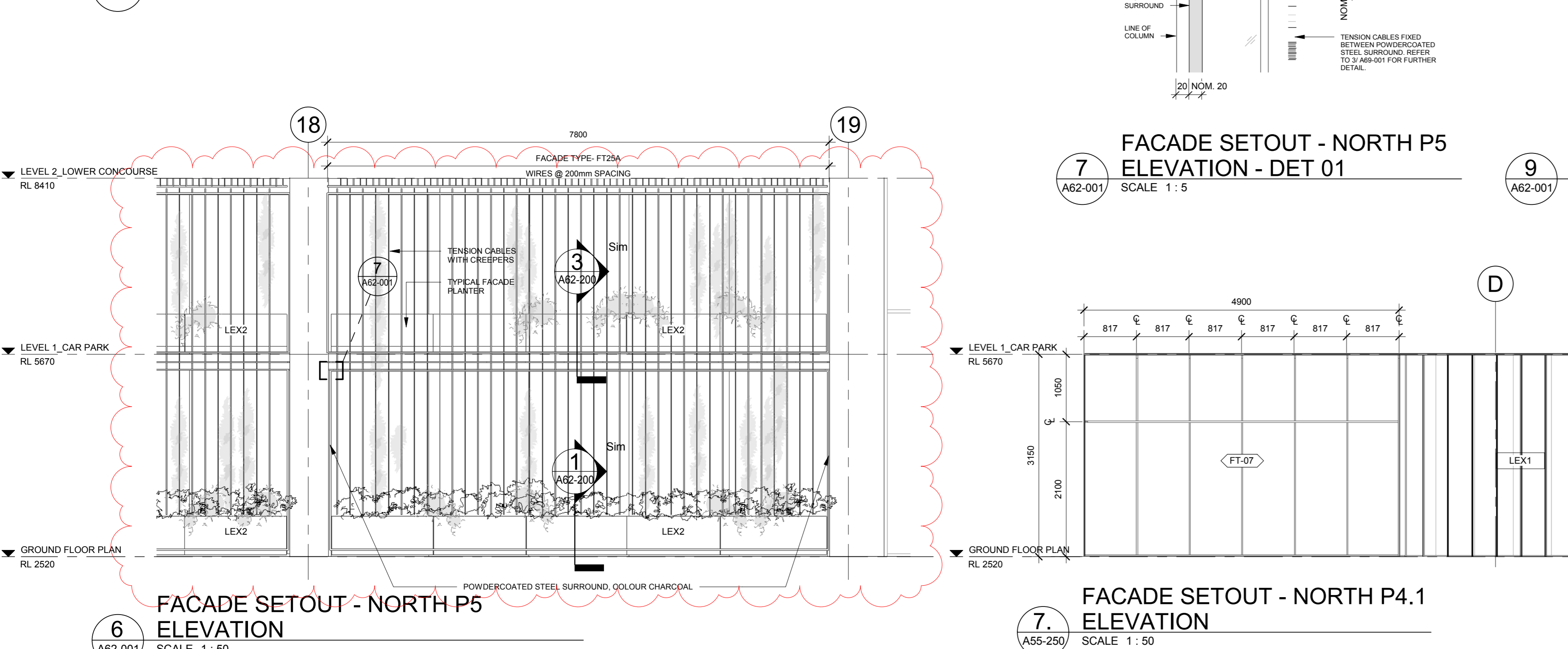
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16 GF FACADE SETOUT - NORTH P4 PLAN - DET 04 SCALE 1:5

11 GF FACADE SETOUT - NORTH P4 PLAN - DET 02 SCALE 1:5

5 L1 FACADE SETOUT - NORTH P5 PLAN SCALE 1:50



6 FACADE SETOUT - NORTH P5 ELEVATION SCALE 1:50

7 FACADE SETOUT - NORTH P5 ELEVATION - DET 01 SCALE 1:5

9 GF FACADE SETOUT - NORTH P3 ELEVATION - DET 02 SCALE 1:5

12 GF FACADE SETOUT - NORTH P4 ELEVATION - DET 3 SCALE 1:5

13 GF FACADE SETOUT - NORTH P4 ELEVATION - DET 5 SCALE 1:5

15 GF FACADE SETOUT - NORTH P4 PLAN - DET 03 SCALE 1:5

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7 FACADE SETOUT - NORTH P4.2 ELEVATION SCALE 1:50

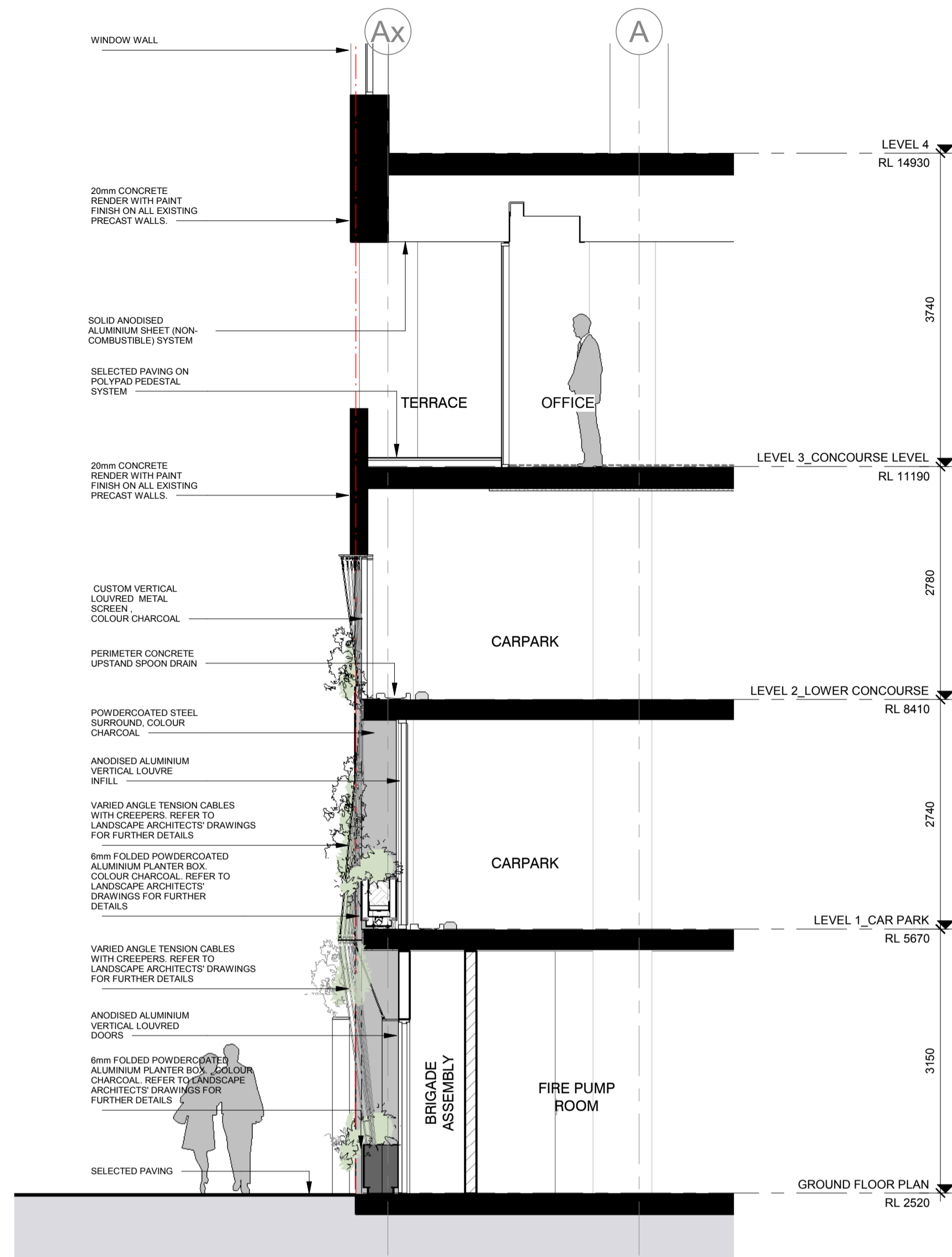
8 FACADE SETOUT - NORTH P4.2 ELEVATION SCALE 1:50

4 GF FACADE SETOUT - NORTH P4 PLAN SCALE 1:50

GENERAL NOTES:
1. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THIS DRAWING...
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT...
3. COORDINATING THE CONTRACTOR'S WORK WITH OTHER TRADES...
4. SHOP DRAWINGS ARE FOR VISUAL REFERENCE ONLY...
5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT SPECIFICATIONS AND DRAWINGS...
6. COPYRIGHT OF THIS DRAWING IS VESTED IN OUR ARCHITECTURE...
7. NOTE: THIS DRAWING IS FOR ALL INFORMATION PURPOSES...
8. ALL LEVELS SHOWN ON THE DRAWINGS ARE TO THE AUSTRALIAN HEIGHT SYSTEM...
9. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ALL EXISTING PENETRATIONS AND CORE DRUMS...
10. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ALL PENETRATIONS...
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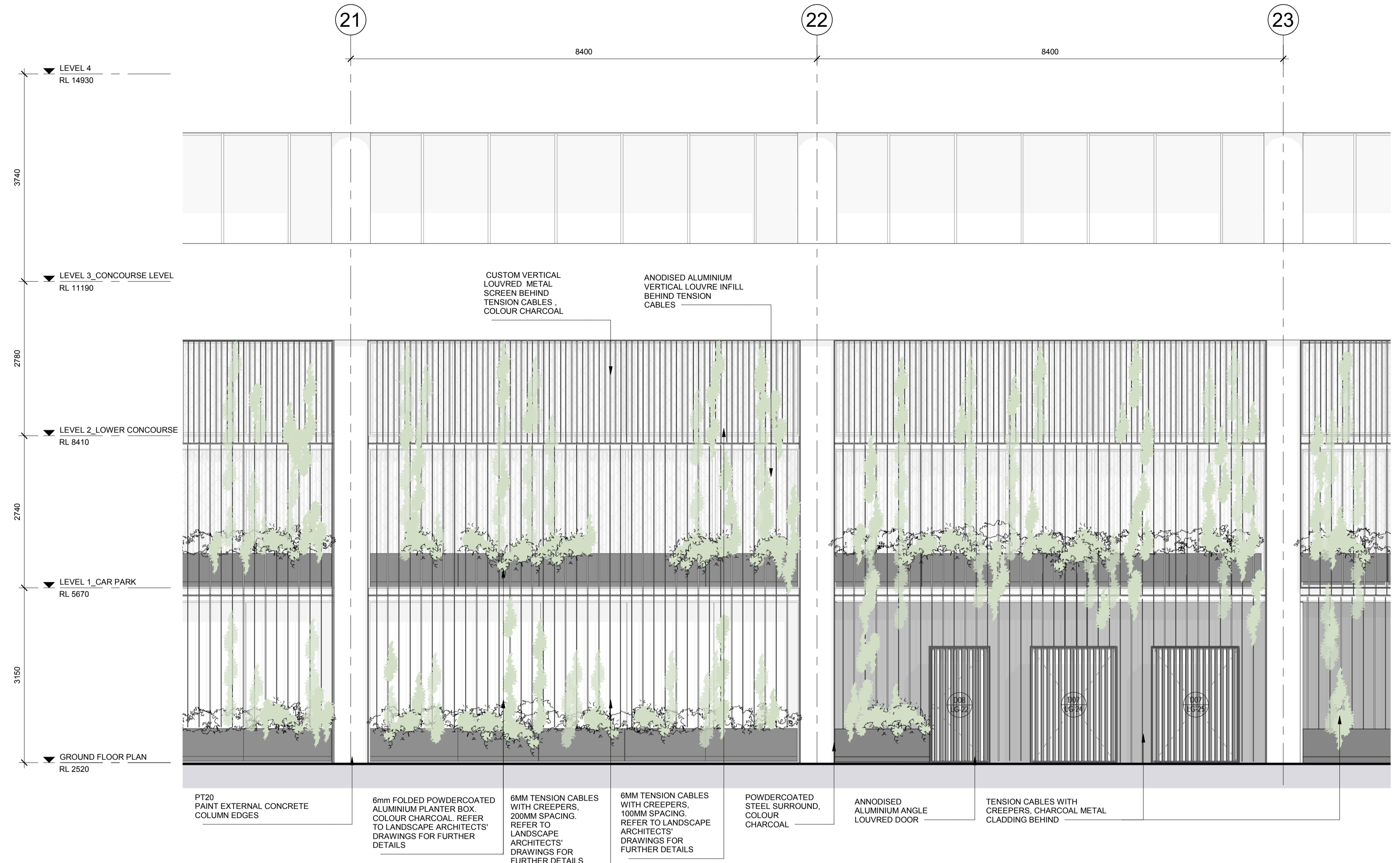
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CONSULTANTS table with columns: NAME, ADDRESS, TEL, FAX.
CLIENT: ZONE Q NEW CENTRAL INVESTMENTS PTY LTD/ ARTIFEX PROPERTY GROUP.
DRAWING TITLE: FACADE DETAILS, PODIUM.
DRAWING NO: A62-001.
DATE: 19/03/20.
PROJECT NO: 318034.00.
PROJECT: 637 FLINDERS STREET, DOCKLANDS, VIC 3008.





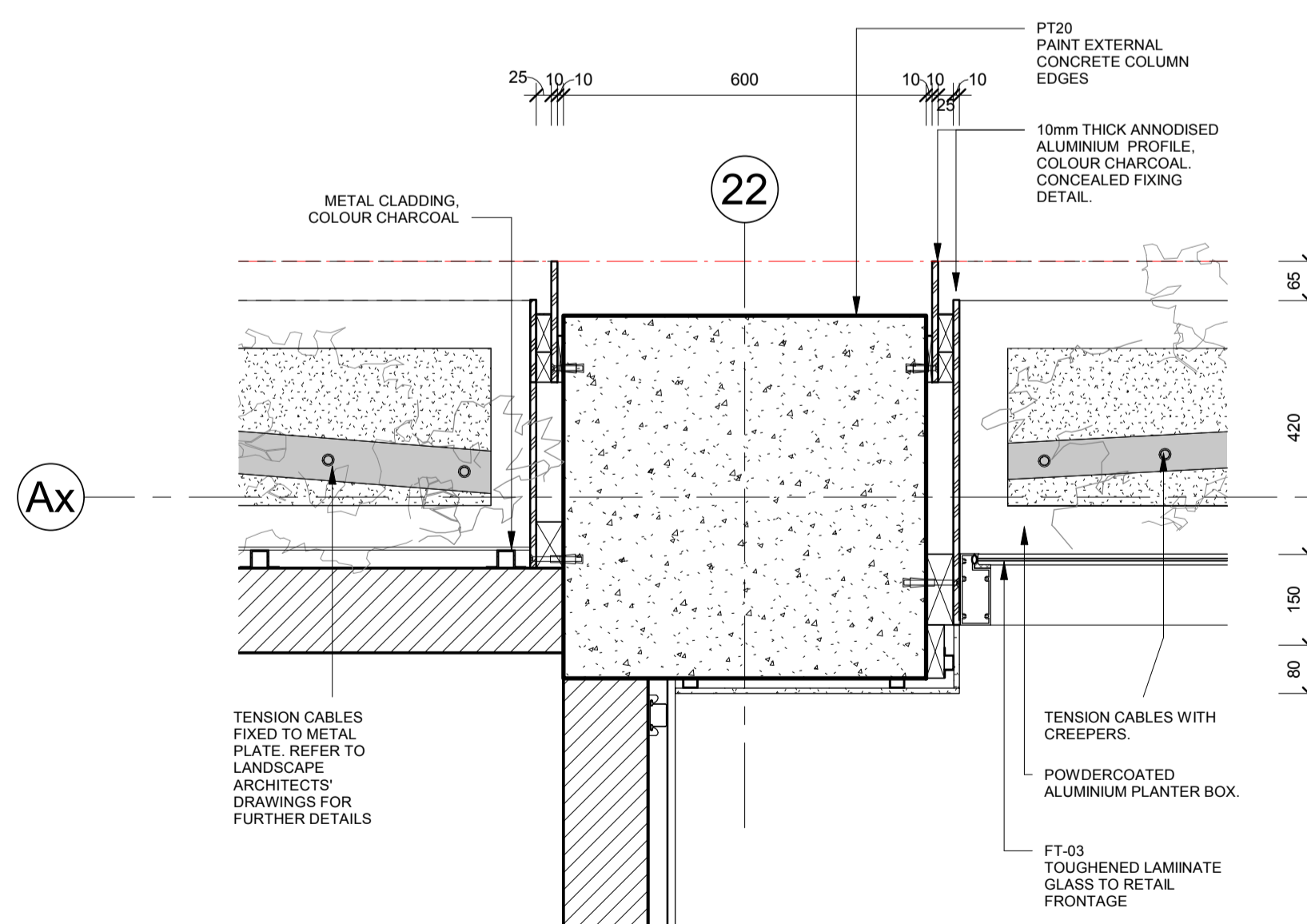
**CAR PARKING FACADE SECTION**

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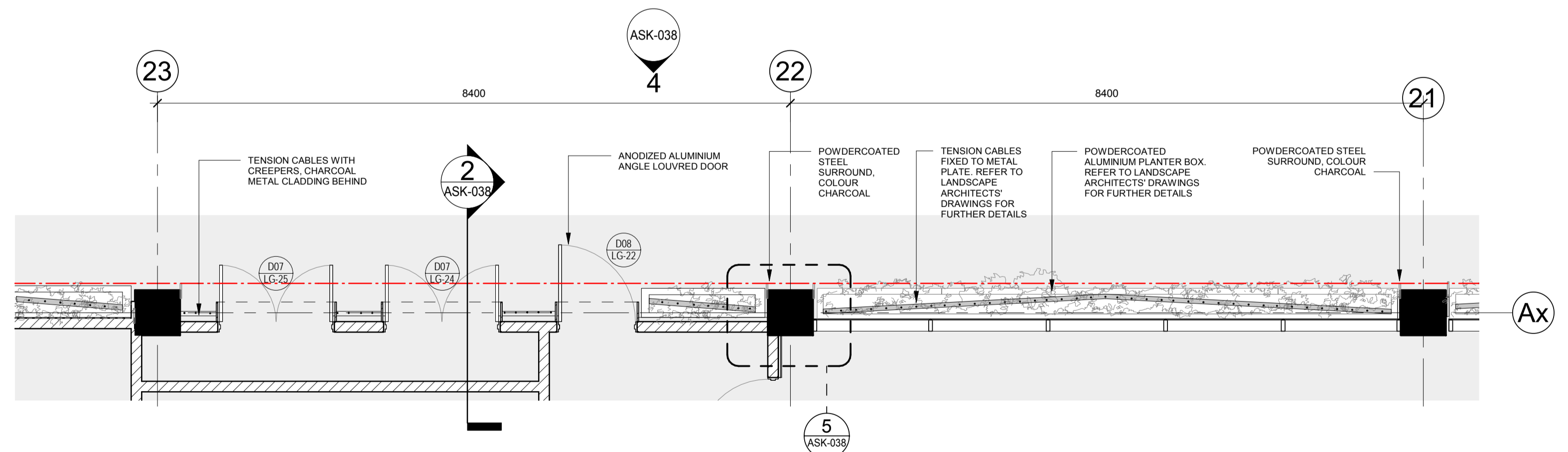
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**GF FACADE PLAN DETAIL - SHROUD**

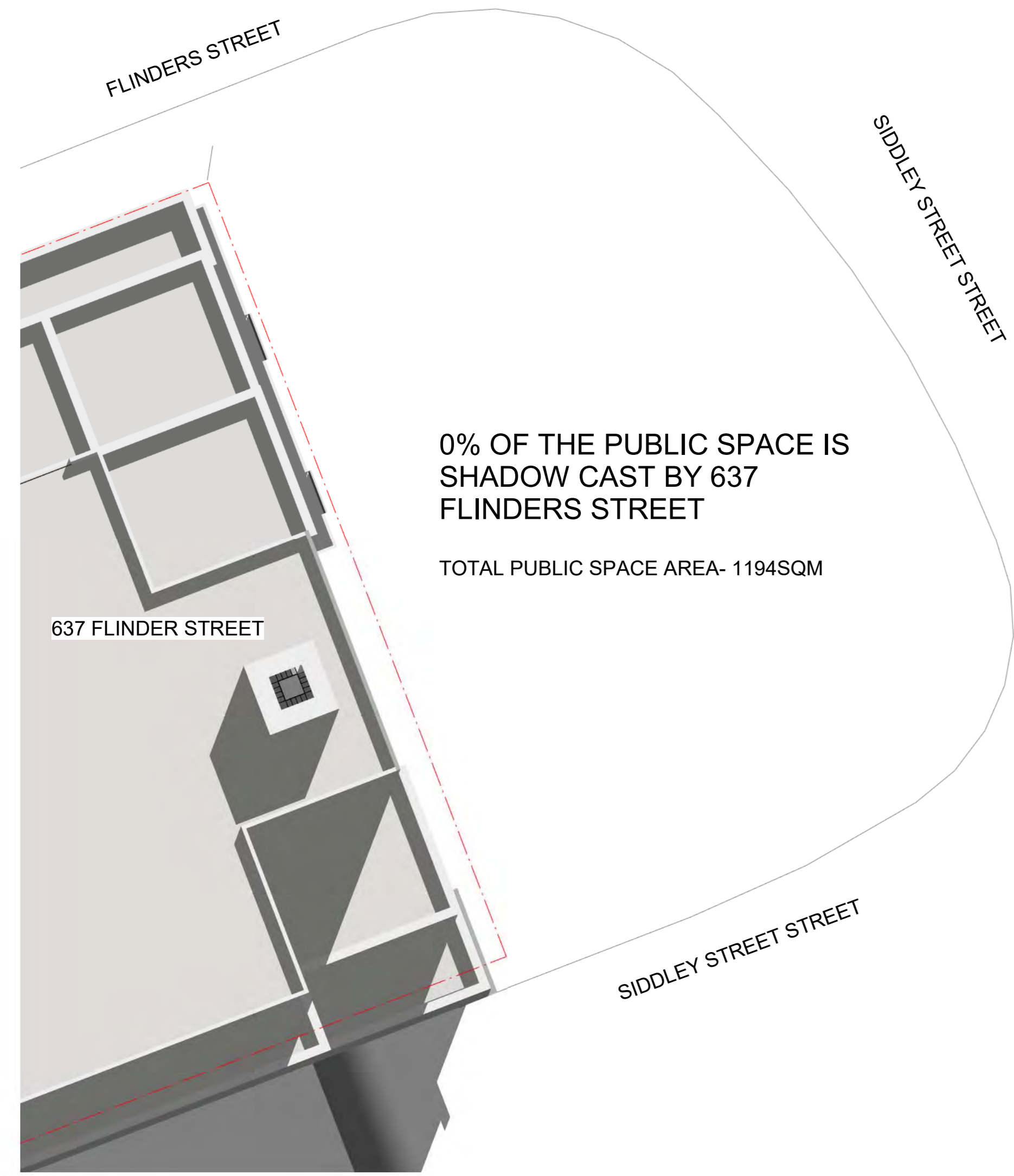
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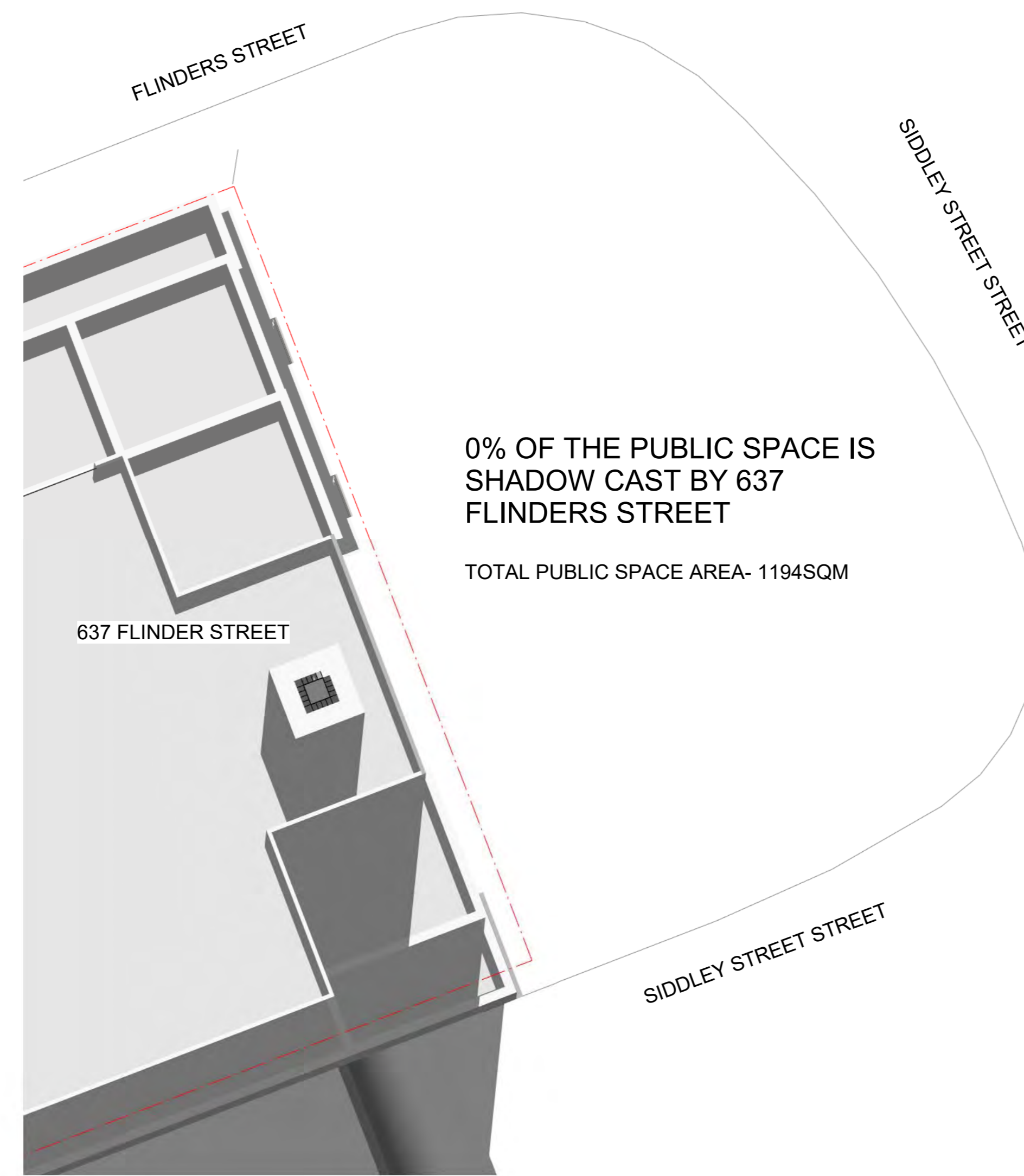
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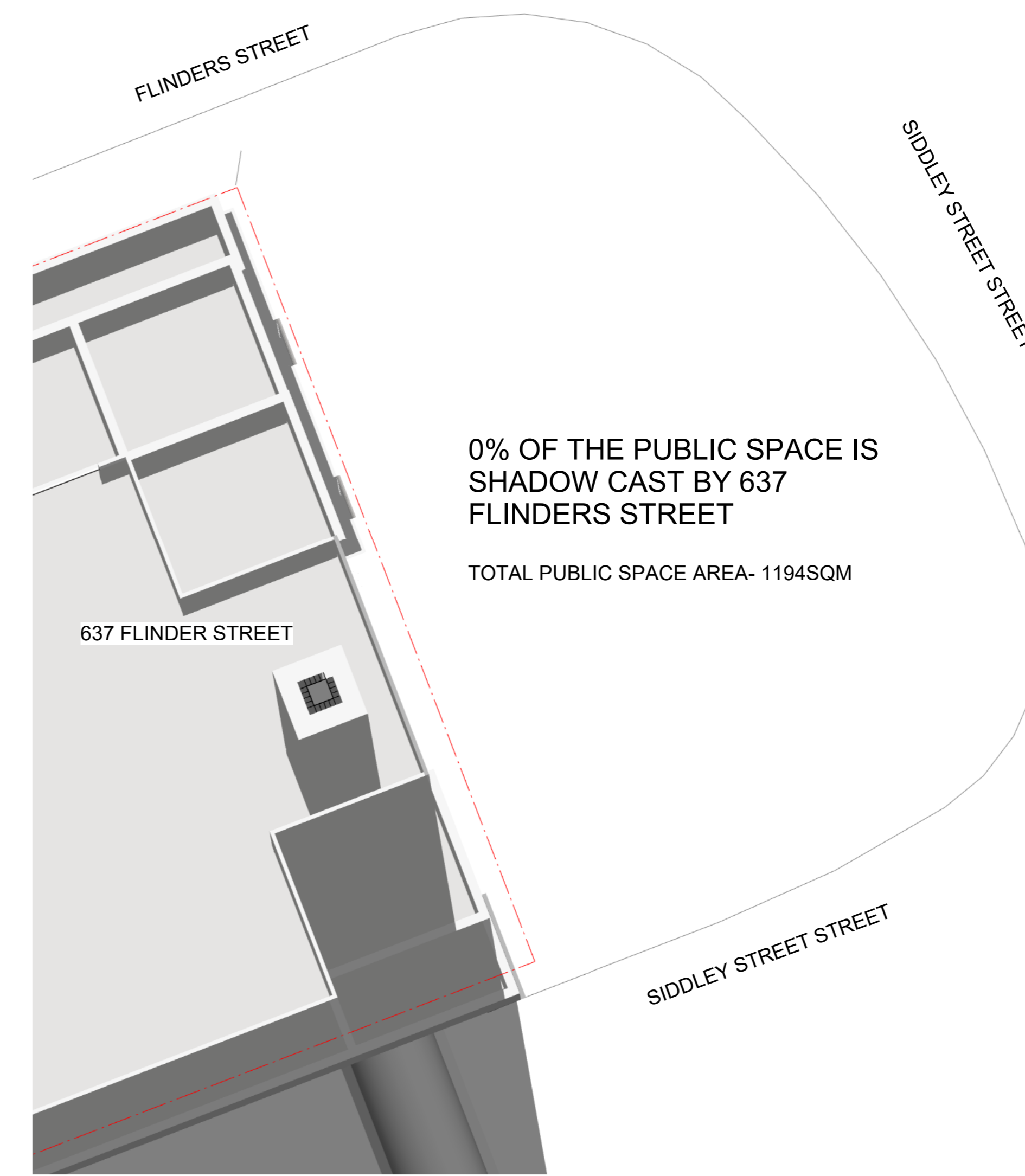




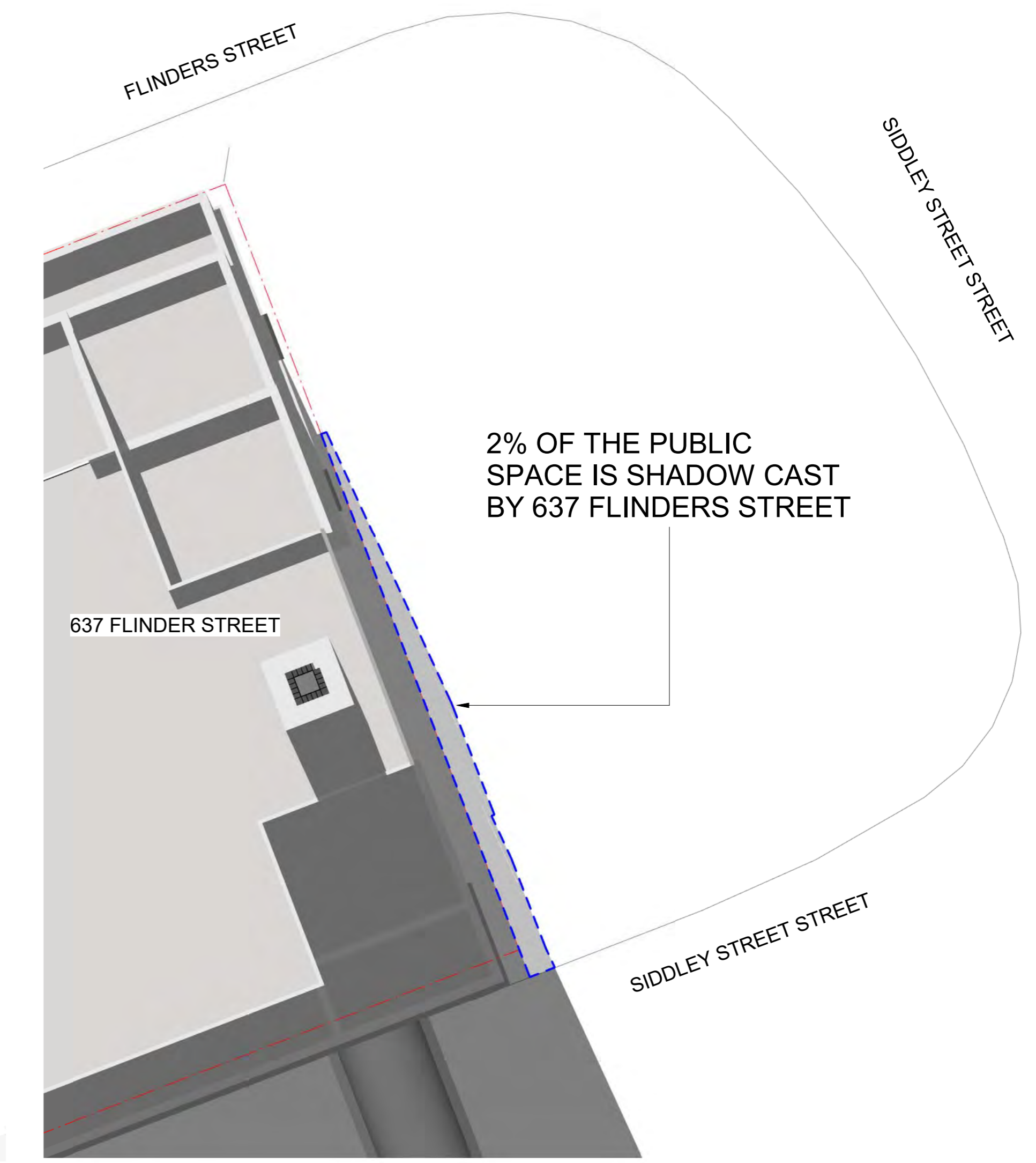
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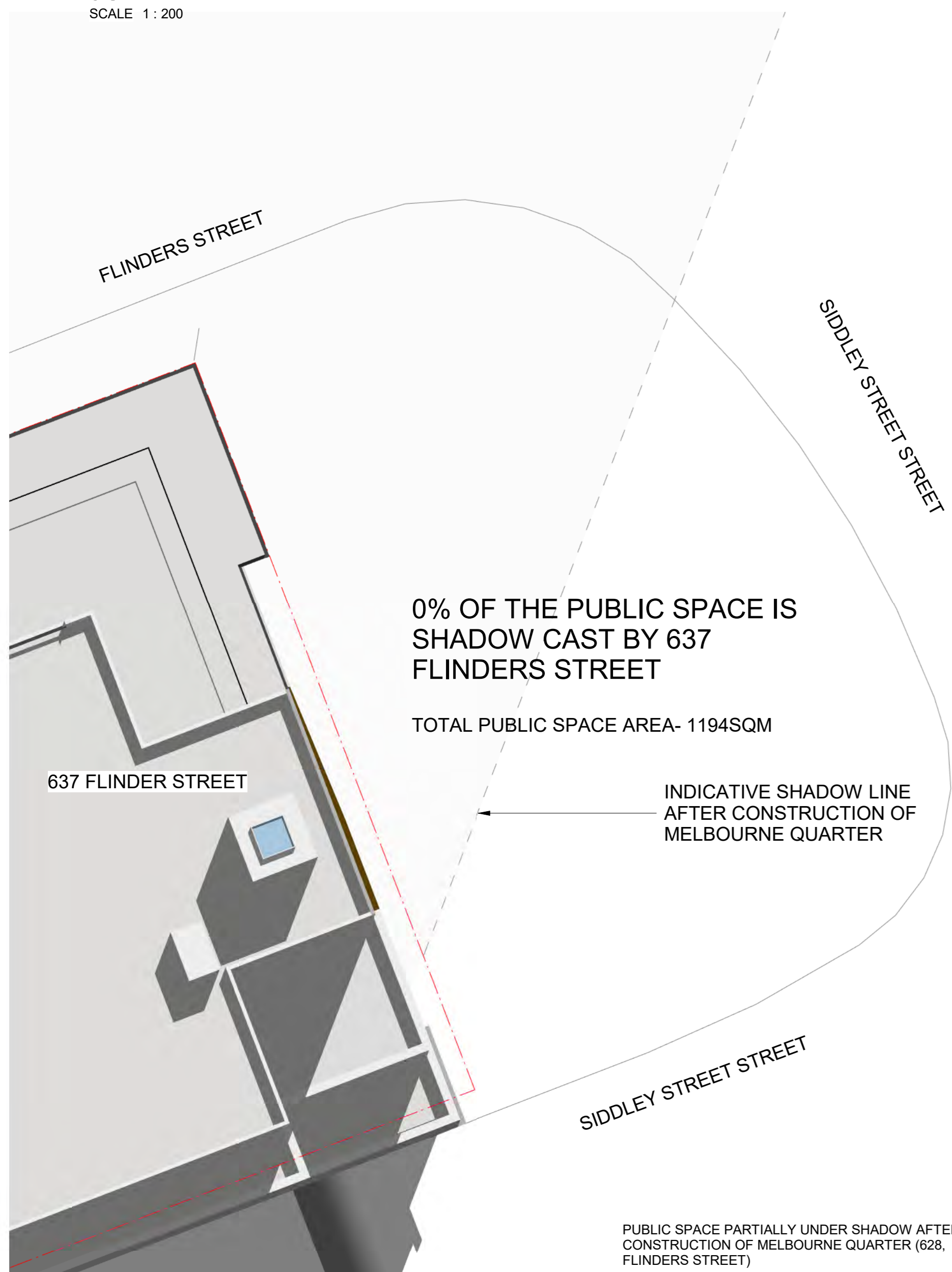
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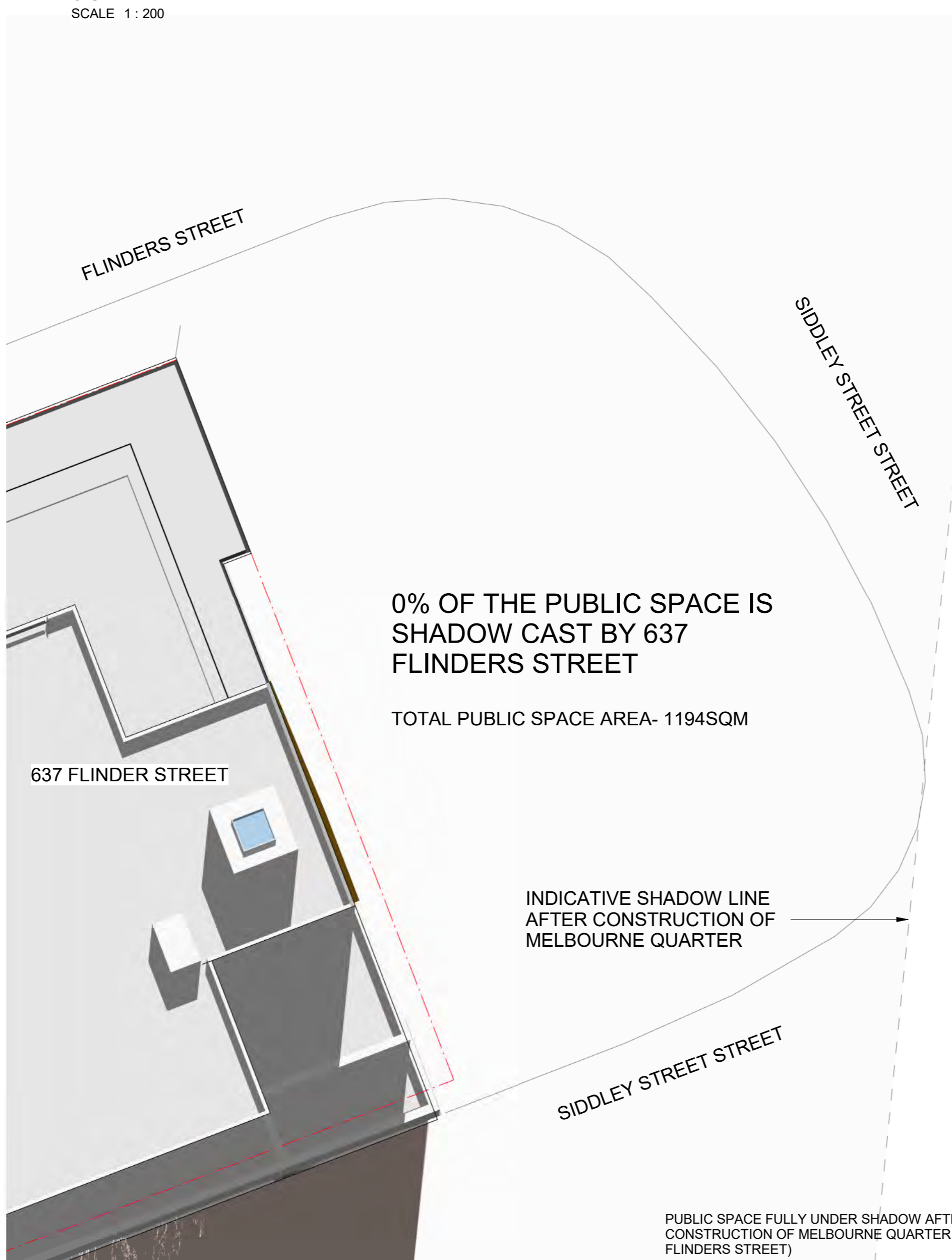
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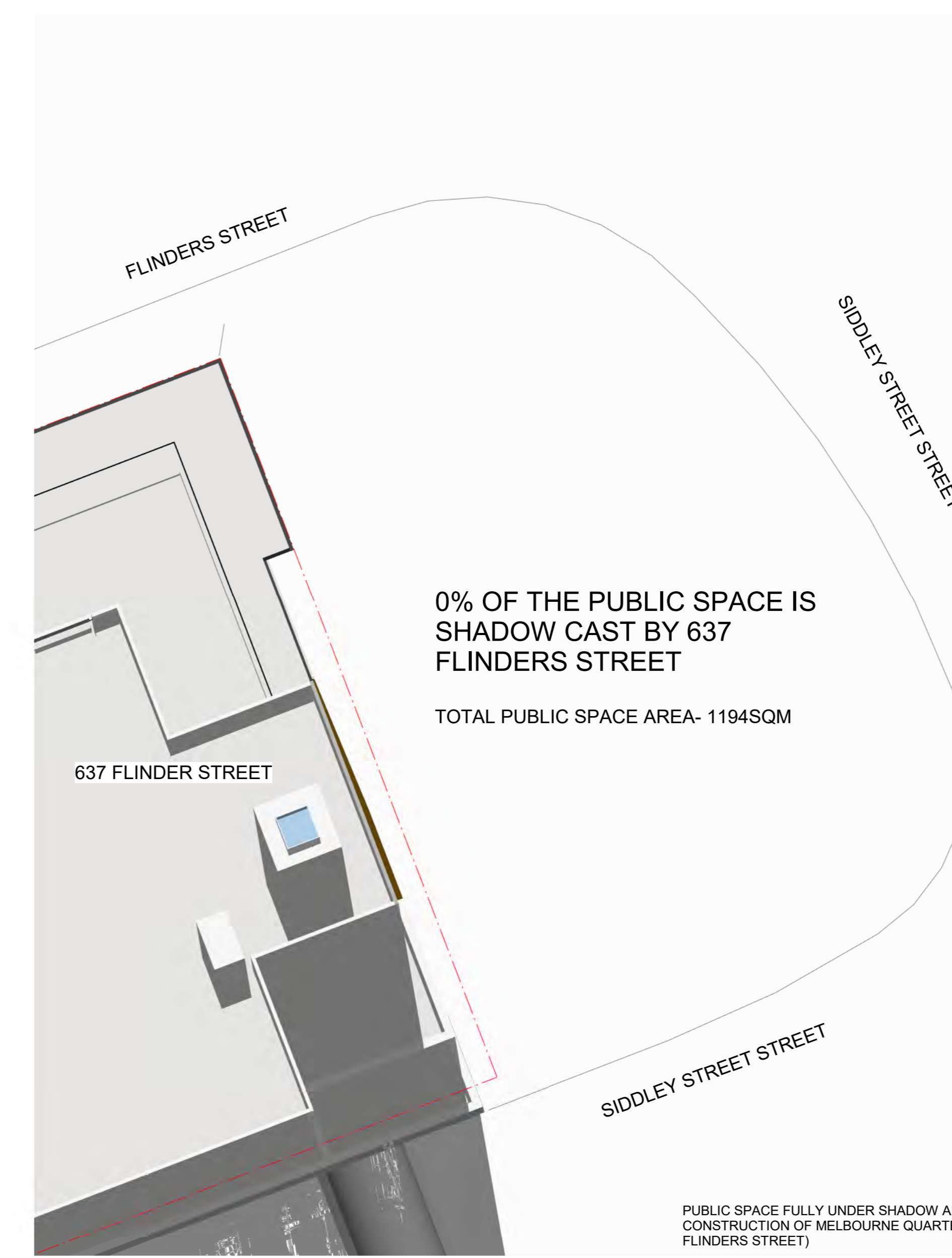
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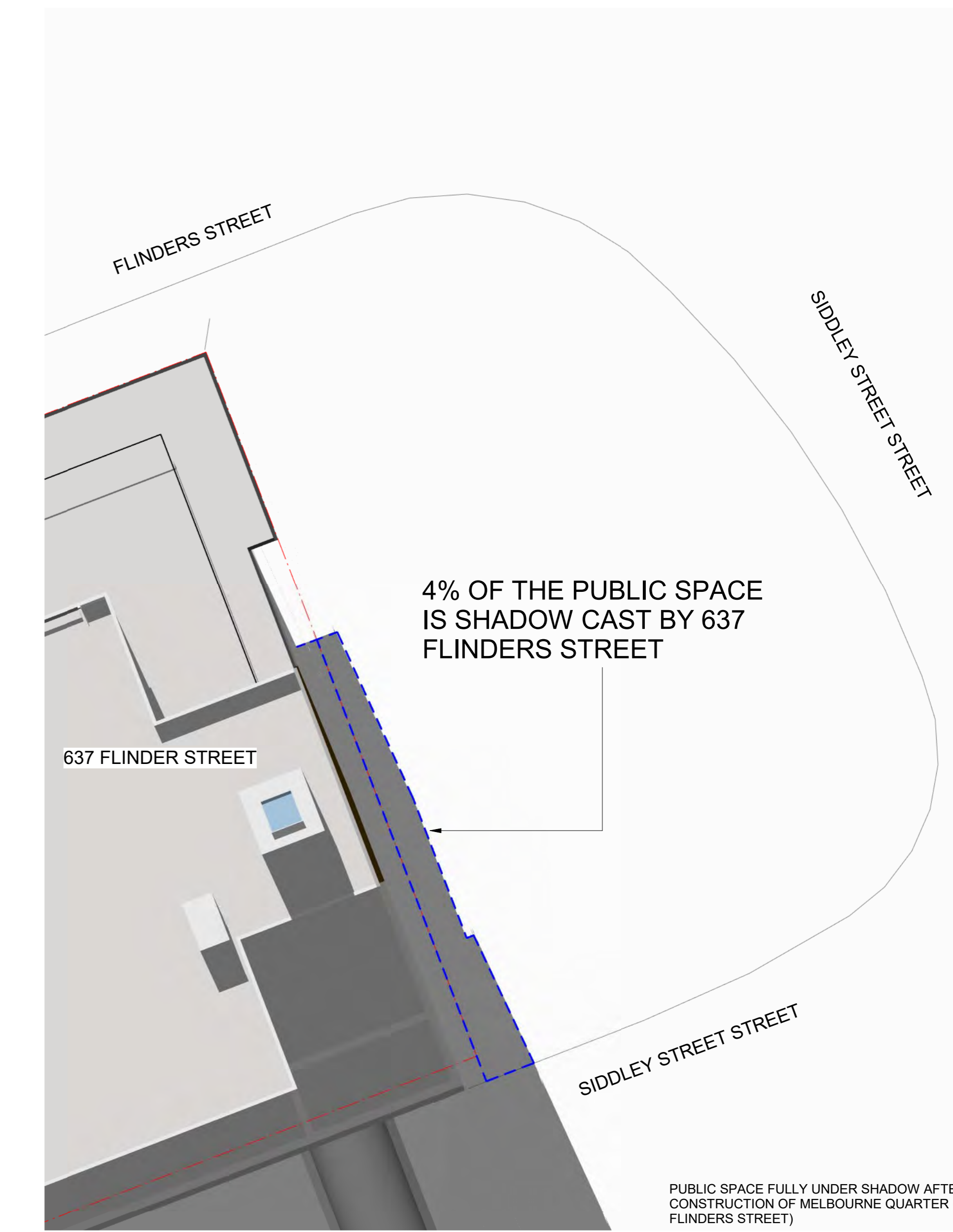
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PROPOSED PLAZA SHADOW 12PM 22ND JUNE  
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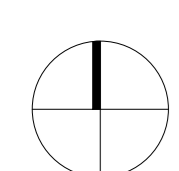


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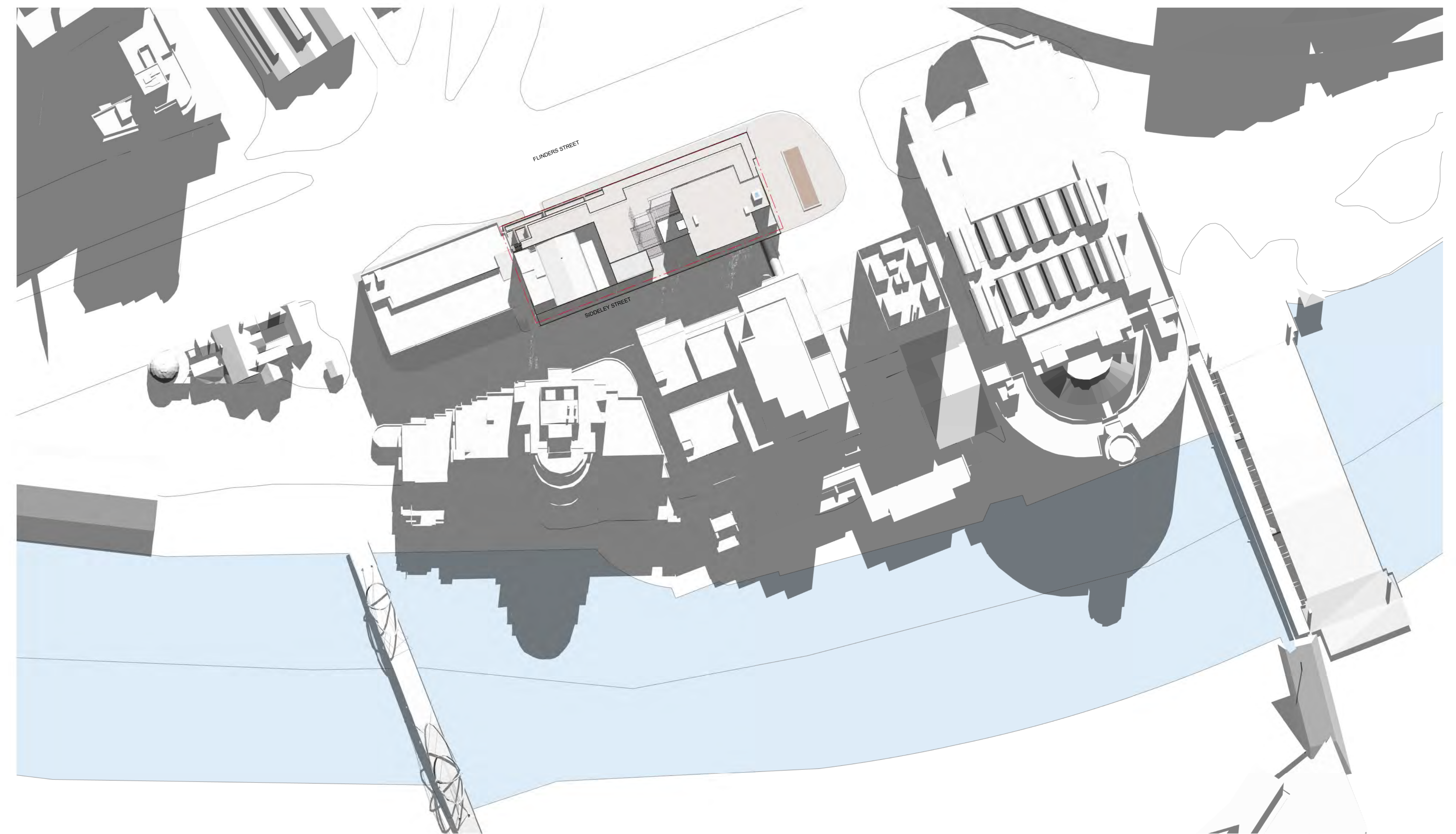
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SCALE 1: 200

2% INCREASE IN SHADOW CAST AFTER REFURBISHMENT ON 22ND JUNE 2PM

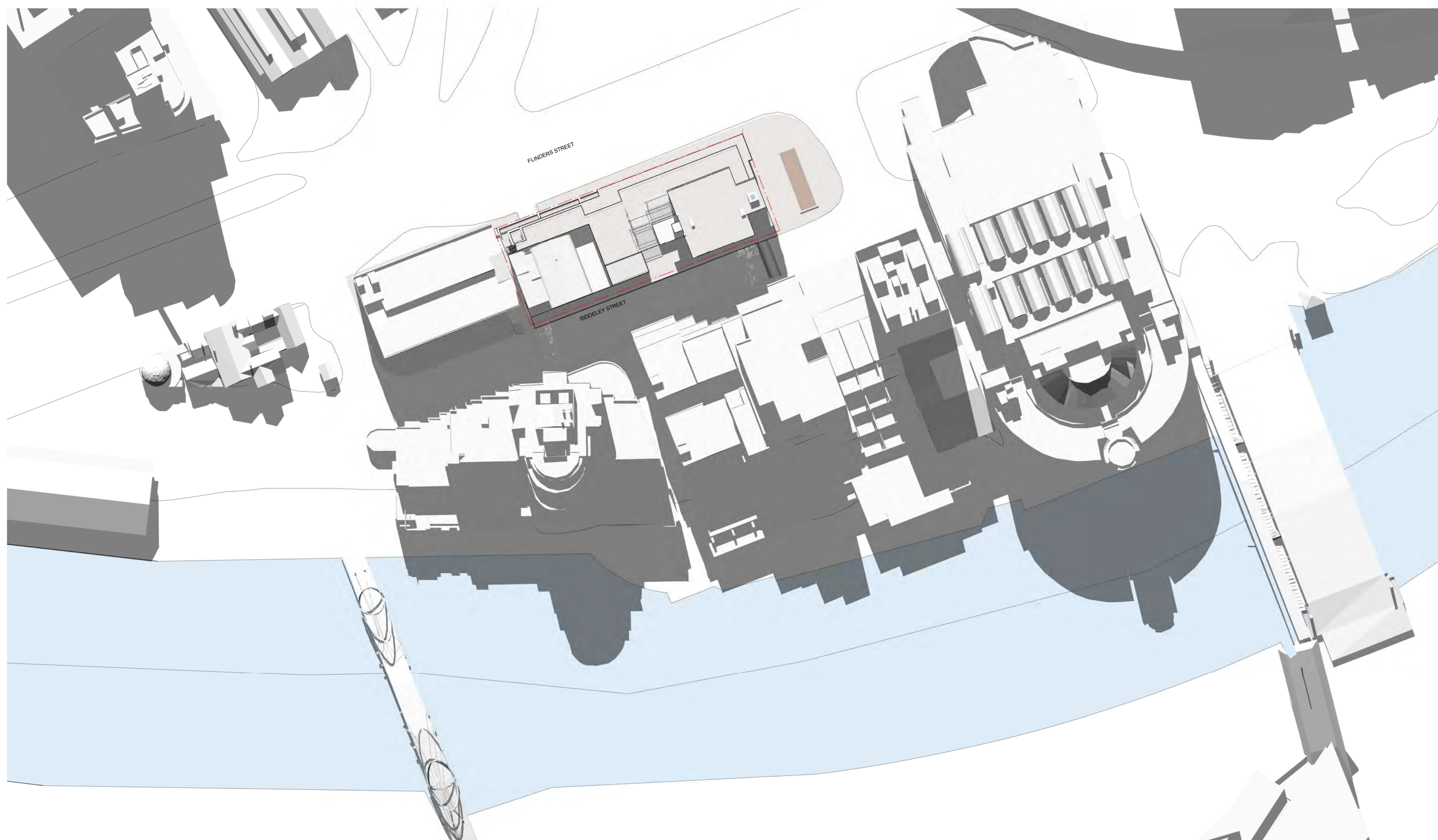




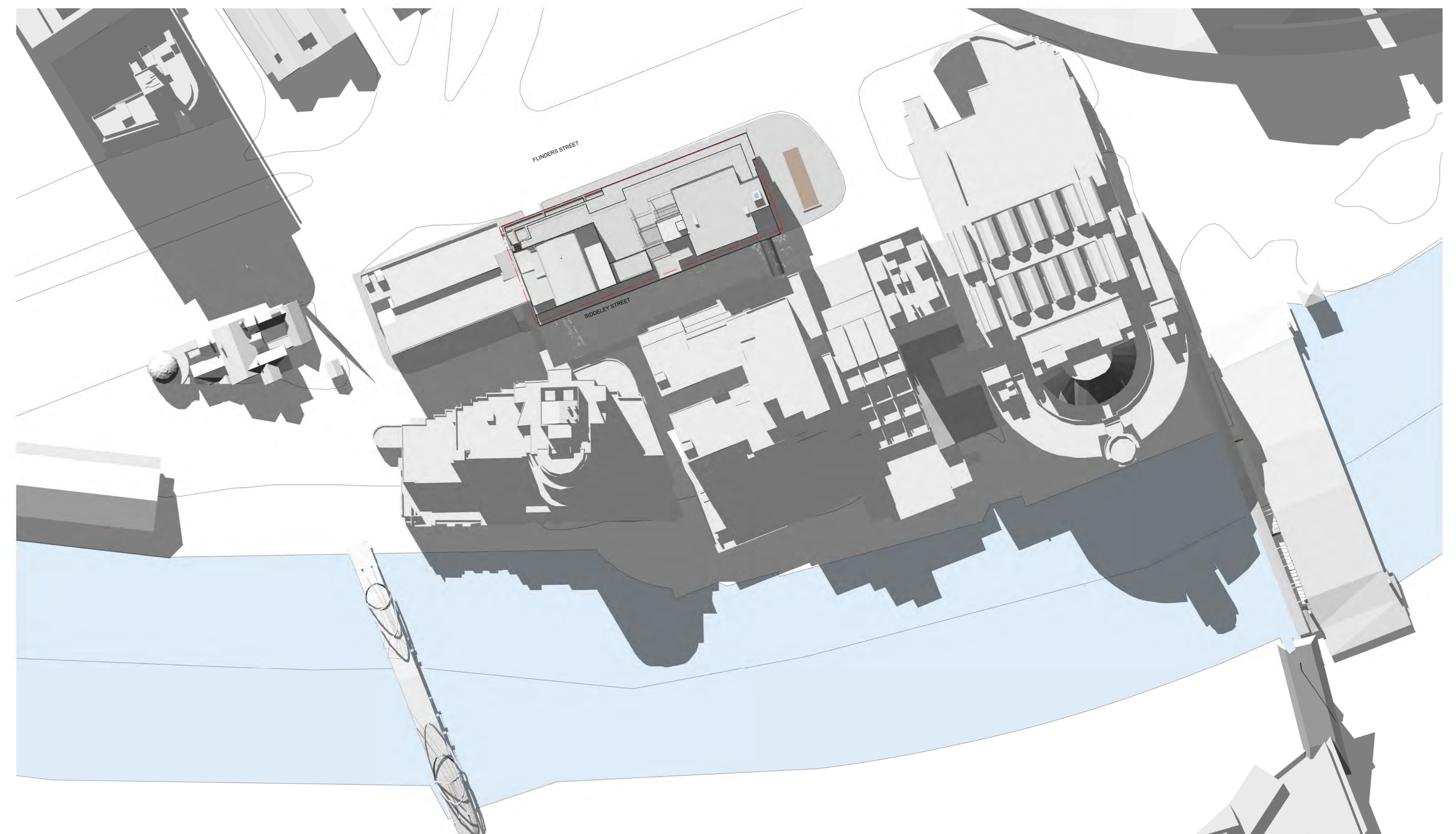
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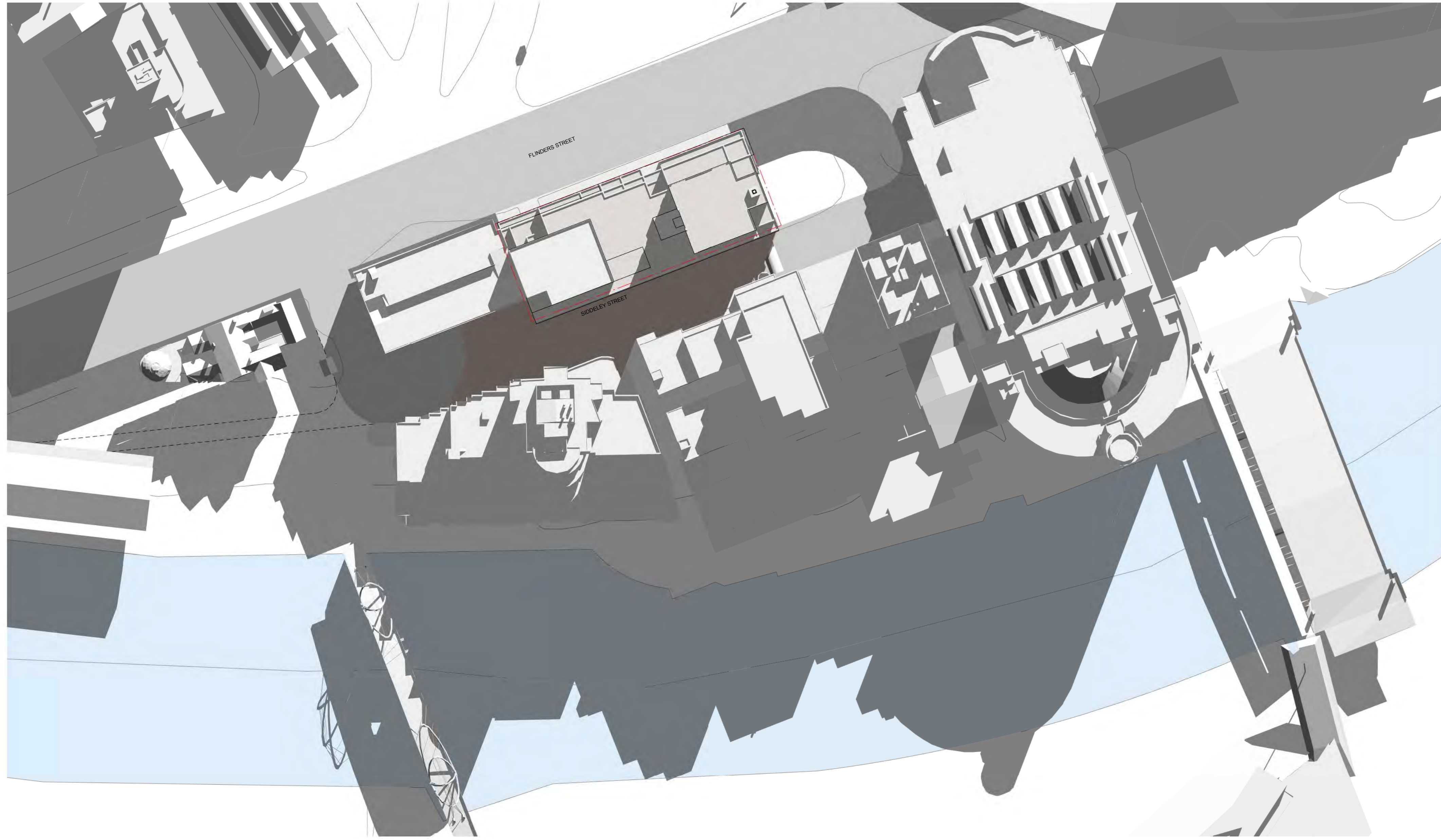
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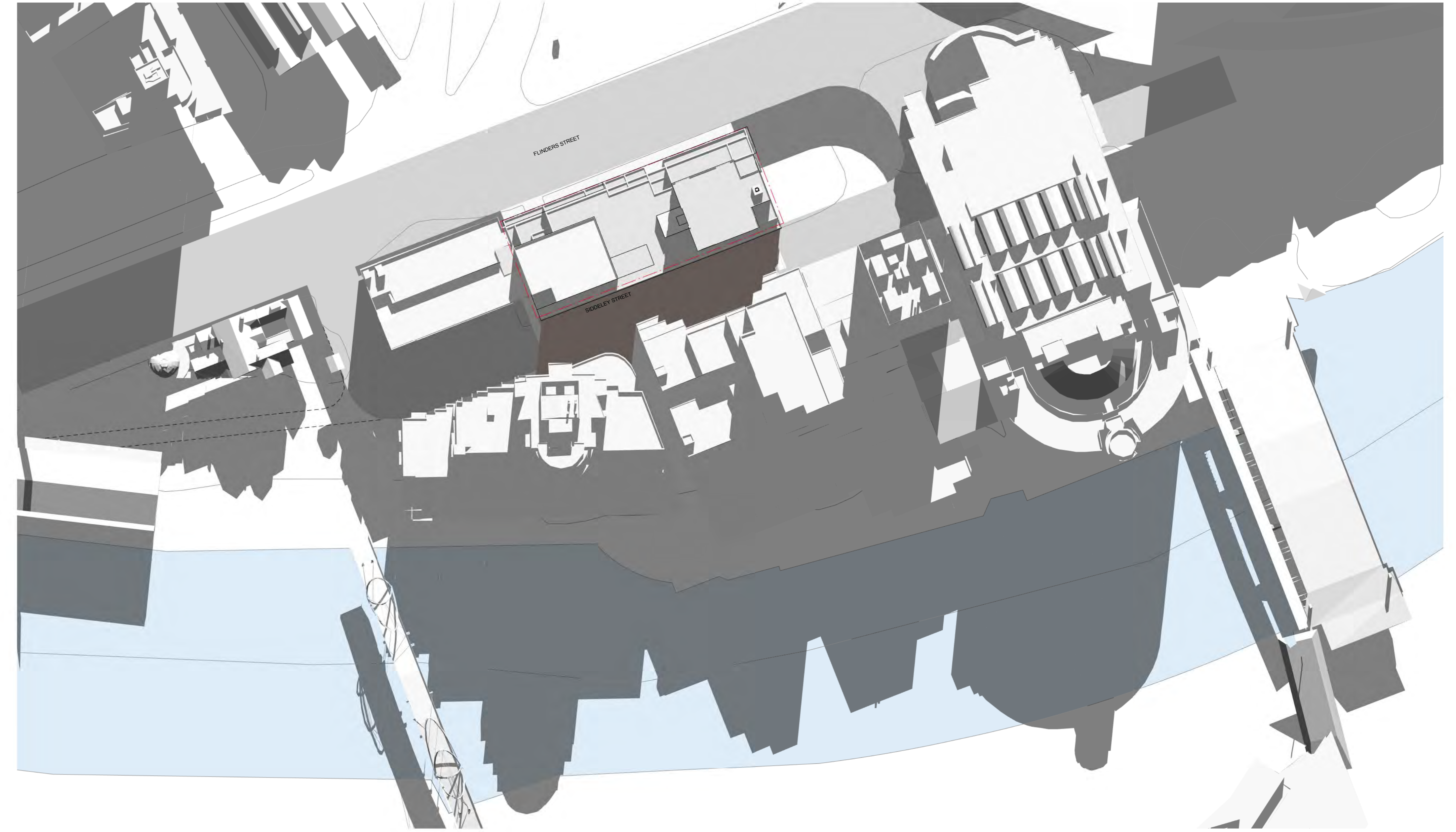
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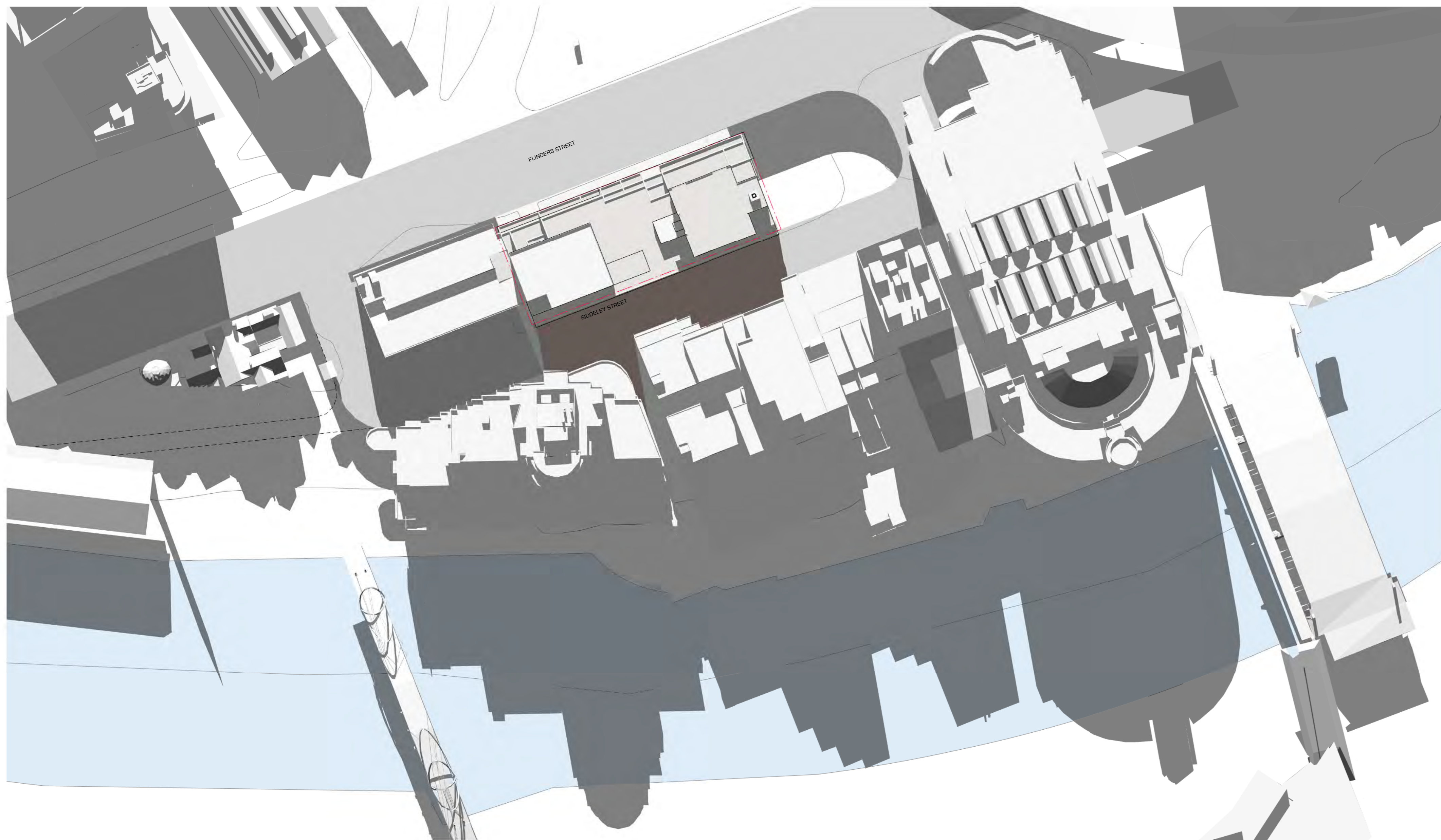
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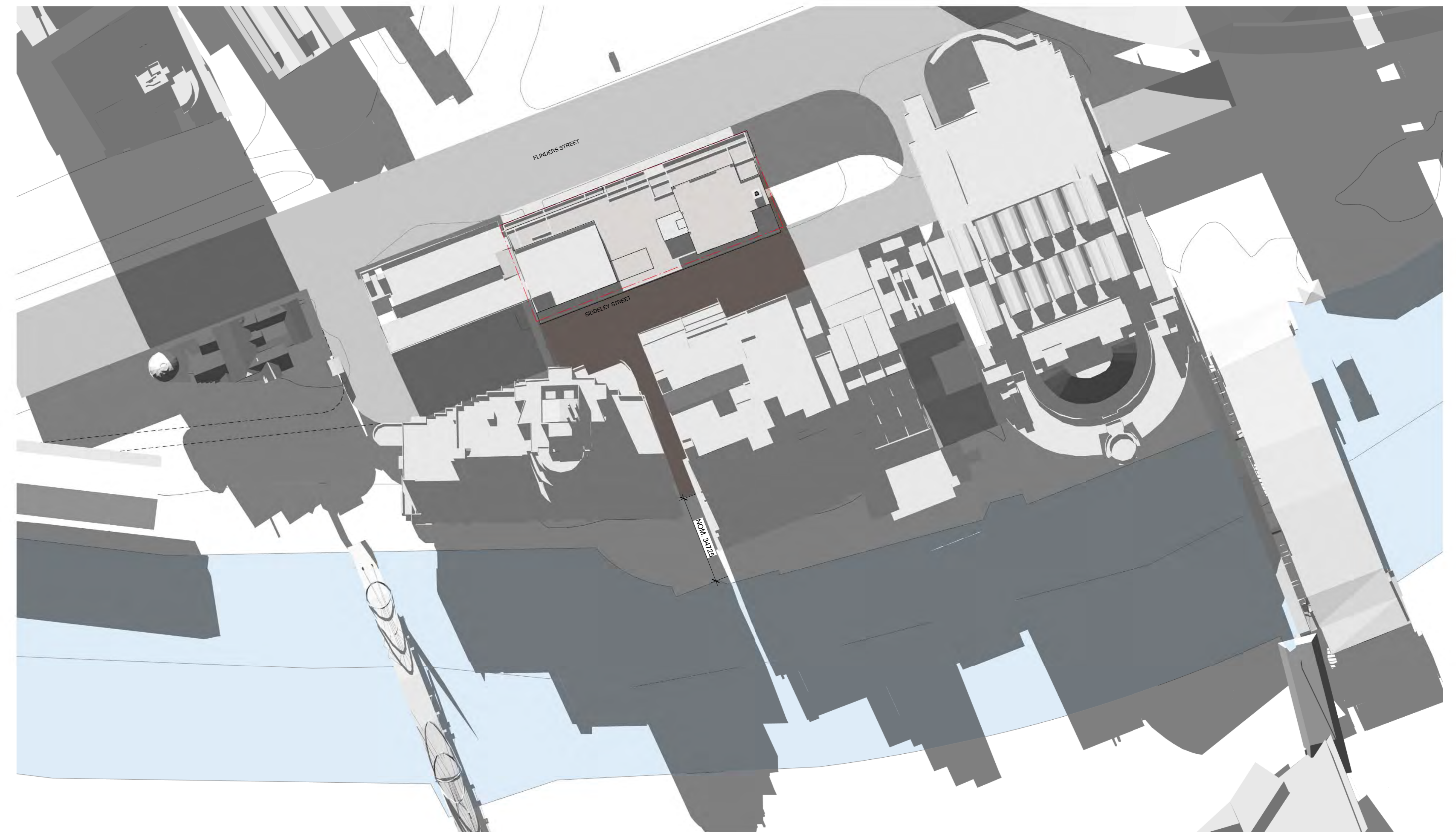
EXISTING BUILDING SHADOW 11AM 22ND JUNE.



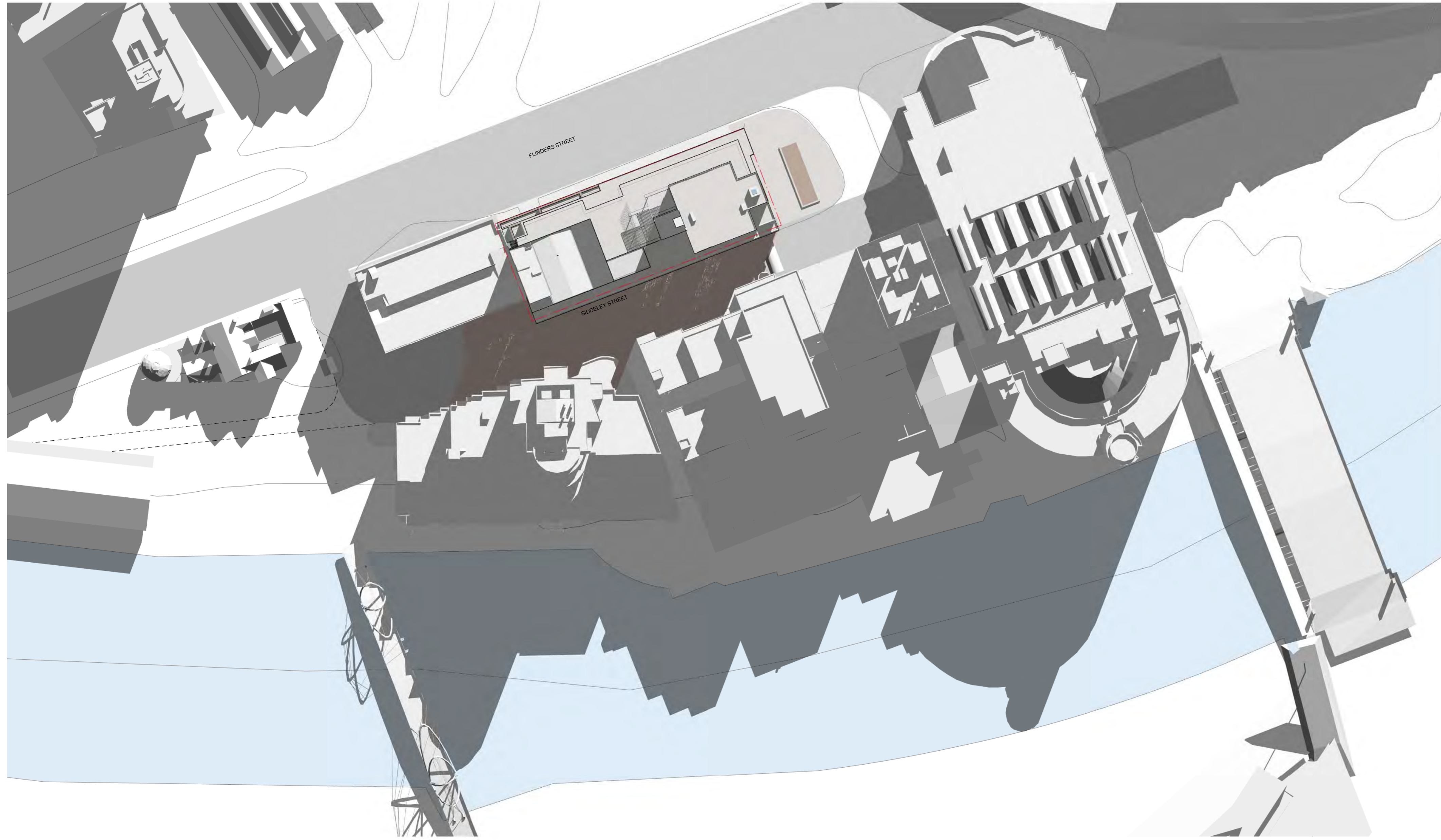
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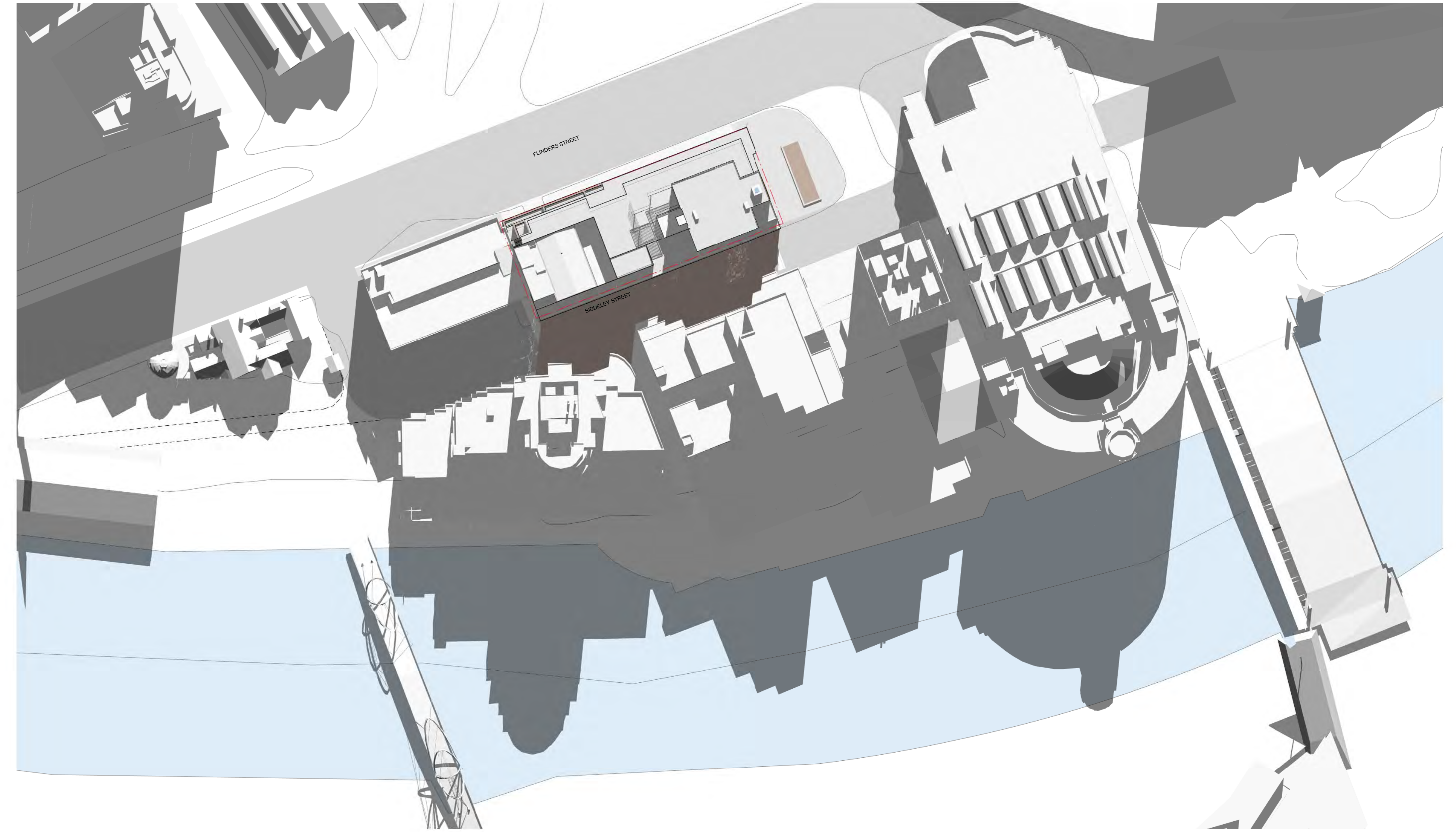
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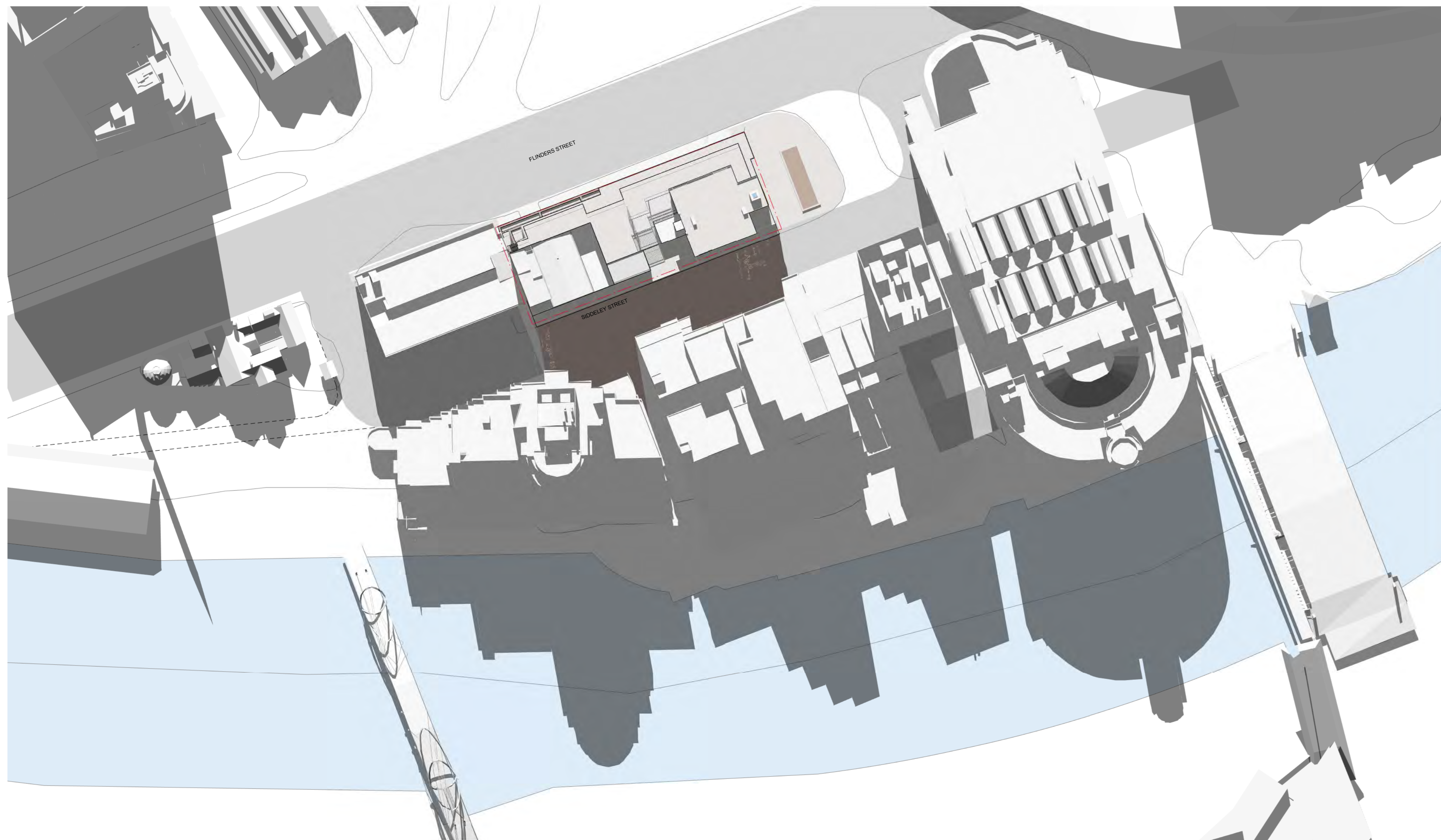
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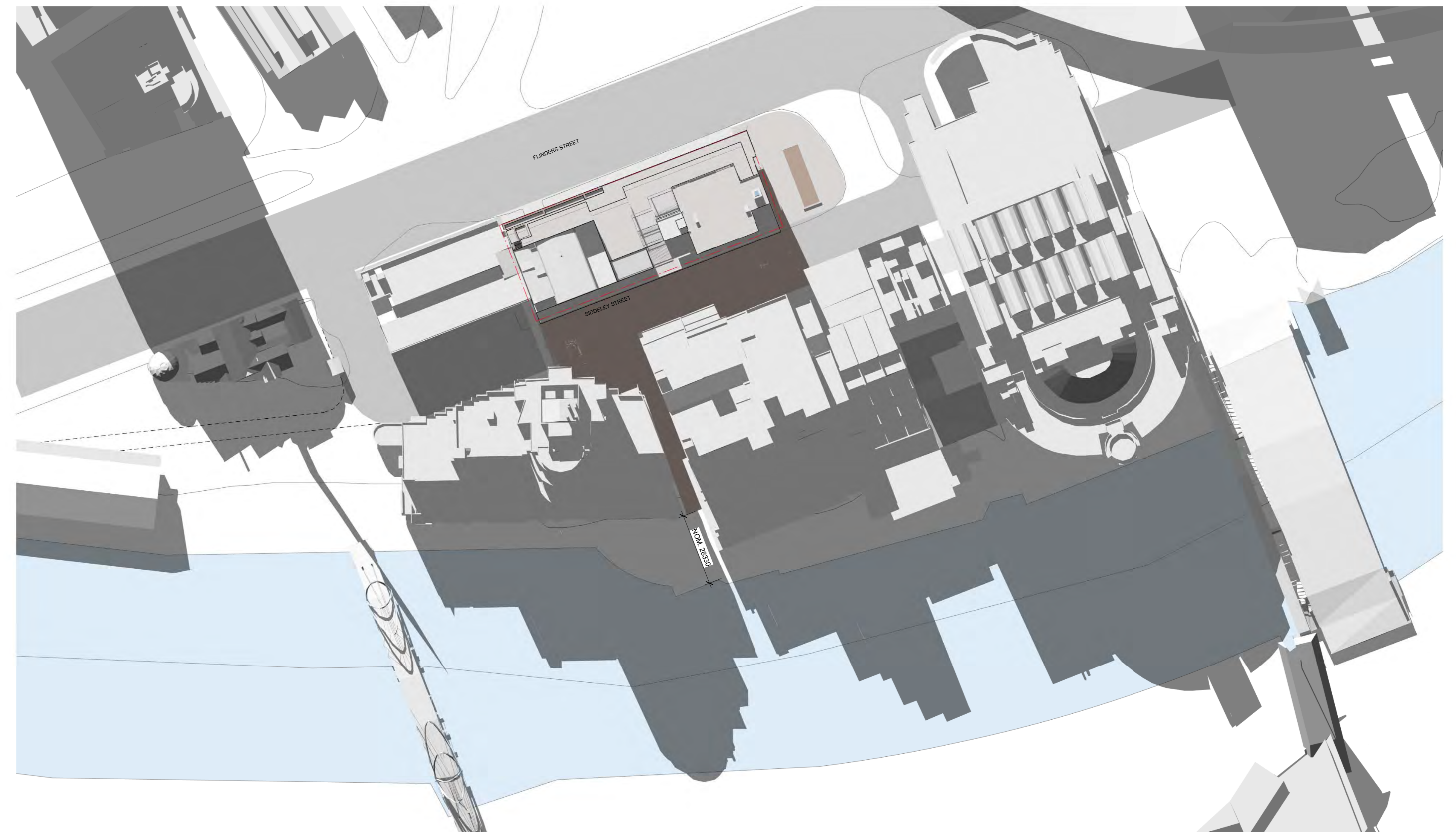
PROPOSED BUILDING SHADOW 11AM  
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PROPOSED BUILDING SHADOW 12PM  
22ND JUNE.



PROPOSED BUILDING SHADOW 1PM  
22ND JUNE.

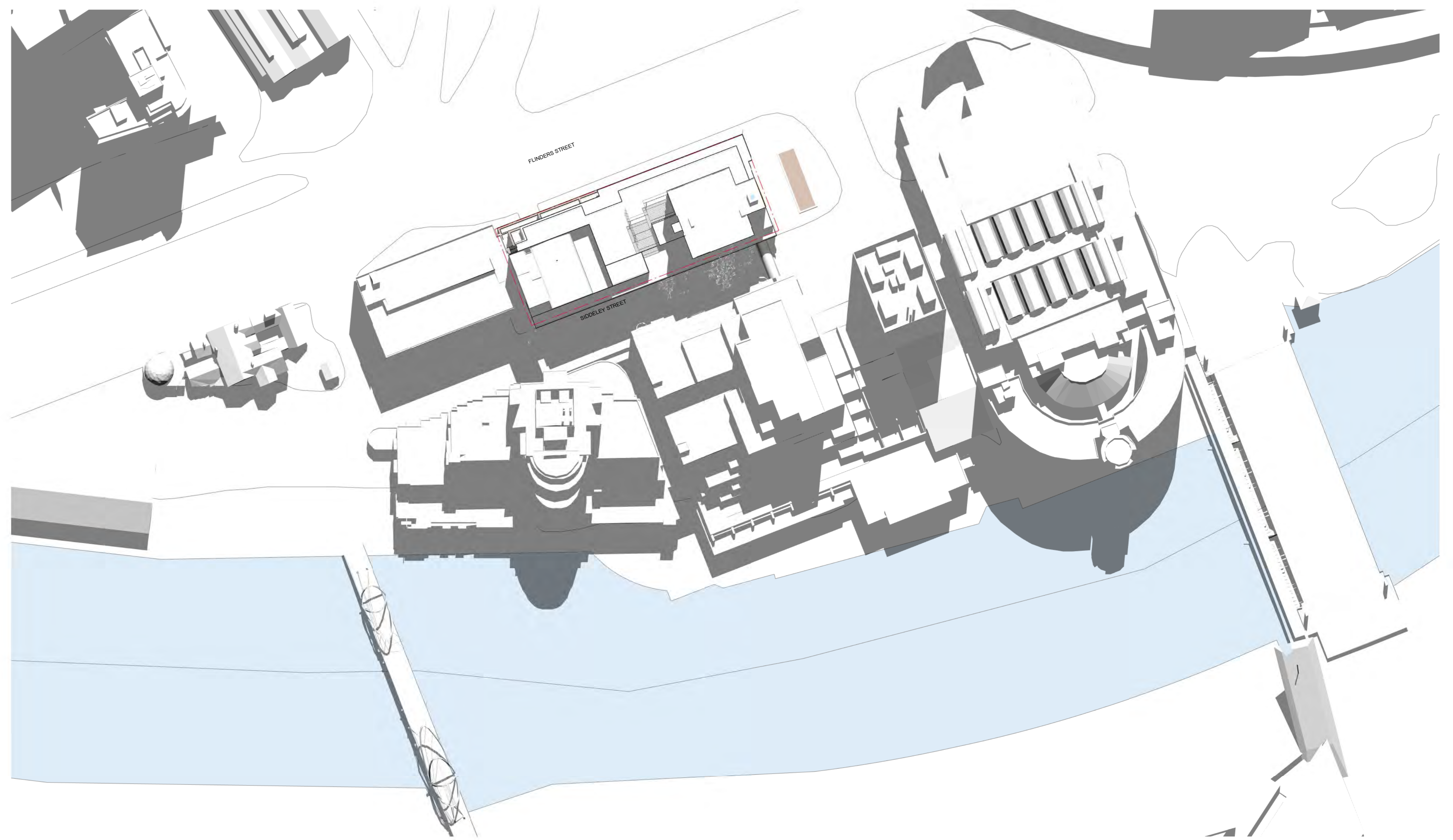


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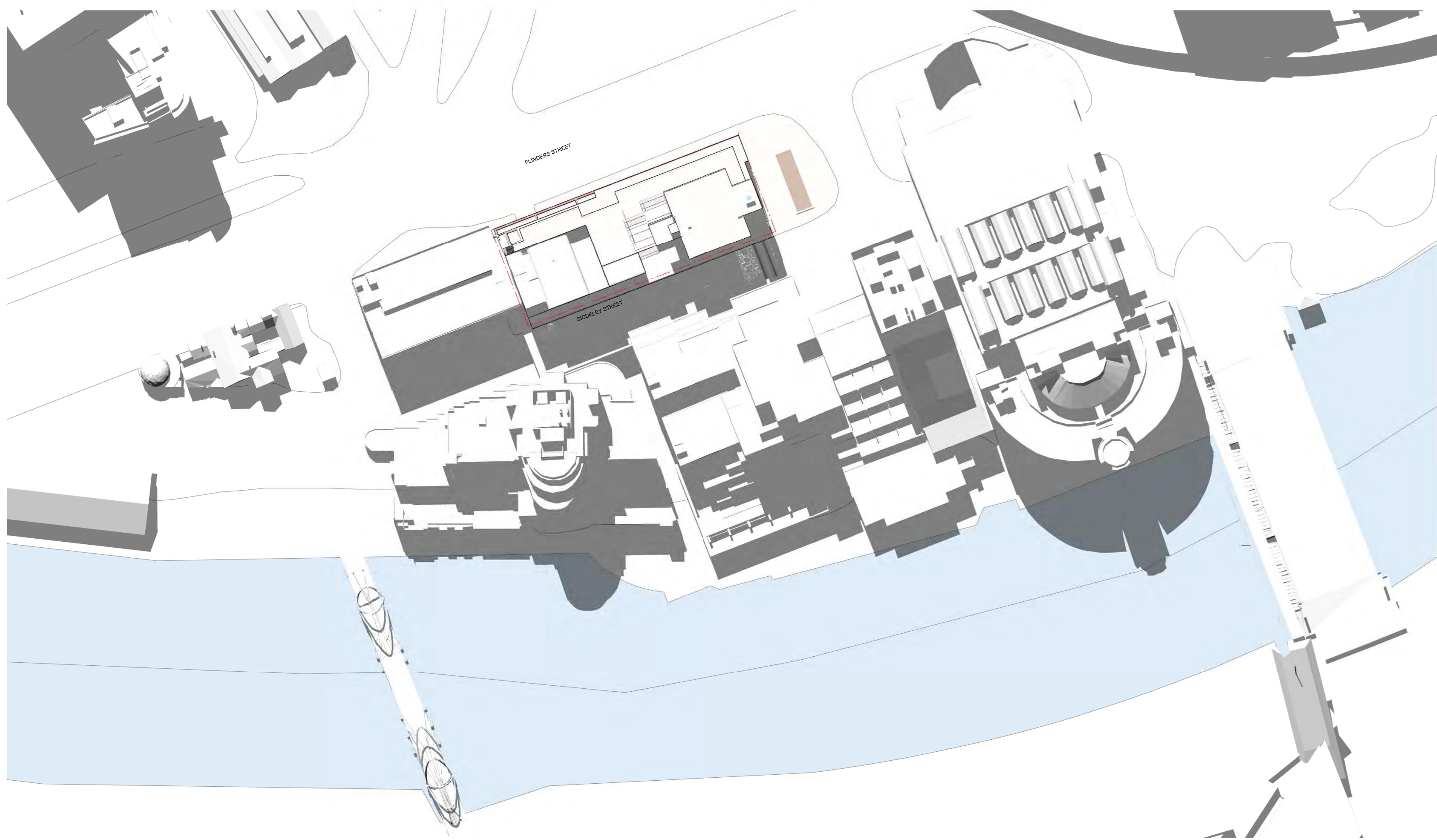




PROPOSED BUILDING SHADOW 11AM  
22ND SEPT.



PROPOSED BUILDING SHADOW 12PM  
22ND SEPT.



PROPOSED BUILDING SHADOW 1PM  
22ND SEPT.



PROPOSED BUILDING SHADOW 2PM  
22ND SEPT.

## MINISTERIAL PLANNING REFERRAL

### DELEGATE REPORT

<b>Application number:</b>	<b>TPMR-2019-27</b>
<b>DELWP Application number:</b>	PA1900686
<b>Applicant / Owner / Architect:</b>	Ethos Urban / Zone Q New Central Investments Pty Ltd / Cox Architects
<b>Address:</b>	633-669 Flinders Street, Docklands VIC 3008
<b>Proposal:</b>	Ministerial Planning Permit Application PA1900686 for the partial demolition and buildings and works for refurbishment of the existing building.
<b>Cost of works:</b>	\$73,329,000
<b>Date received by City of Melbourne:</b>	9 October 2019
<b>Responsible officer:</b>	Markus Tschech, Senior Urban Planner
<b>Report Date:</b>	3 July 2020
<b>(DM# 13713464)</b>	

## 1. SUBJECT SITE AND SURROUNDS

### 1.1. The site

The subject site is located on the southern side of Flinders Street, between Spencer Street to the east and Siddeley Street to the west (and south). The site is formally described as Crown Allotment 6, Section 98, City of Melbourne Parish of Melbourne North (Vol. 11630, Fol. 575).

It is noted however, that the Siddeley Street road reserve, which adjoins the site to the south, has a maximum height of 9.58 metres AHD, above which Lot 2 on TP005183A (Vol. 11893, Fol. 436) exists. The existing building, constructed in 1983, extends partially into Lot 2 on TP005183A at levels 3 and above.

This matter has been discussed with Council's Surveyors and Property Team who have confirmed that the existing building does not occupy Council or Crown land; that the air space forms part of Lot 2 on TP005183A, and that a boundary realignment is required so that the title boundaries reflect the existing built form. The permit applicant has advised that an application will shortly be lodged with the City of Melbourne to realign the title boundary to match the existing building. (This matter is also addressed by condition 8 in section 9 of this report).

The site is rectangular in shape with a frontage of 104 metres to Flinders Street, a depth of 40.46 metres and a total site area of 4,209m<sup>2</sup>.

The subject site is improved by a 14 storey concrete office building, known as 'Tower 1' of the World Trade Centre complex, and is occupied by Victoria Police. The first

three levels of the building are primarily used for parking, with offices on levels 3-13. The existing building has an enclosed pedestrian bridge across Siddeley Street to the building to the south.

The permit applicant has advised that an application will shortly be lodged with the City of Melbourne to realign the title boundary to match the existing building.

The site is not encumbered by any easements, agreements or restrictions on title. The accompanying Title Plan TP302822K does, however, include conditions guaranteeing rights in relation to natural resources.

The site is located within an area of Aboriginal Cultural Heritage Sensitivity.

An inspection of the site and surrounding area was undertaken on 10 June 2020.

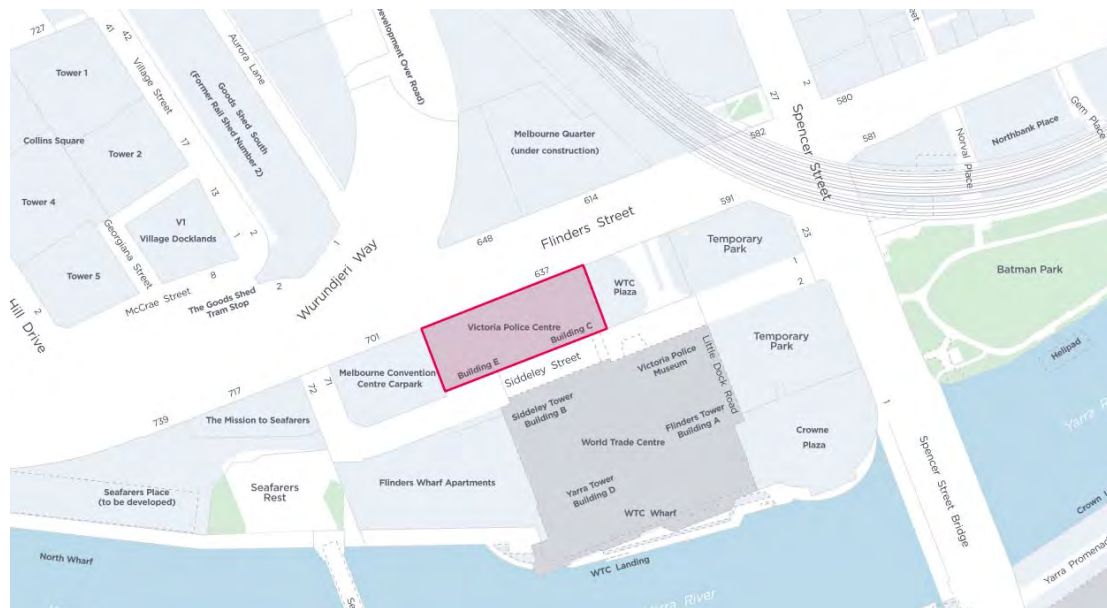


Figure 1 - Site Context Map



Figure 2 - View of site from the north-east, along Flinders Street



Figure 2 - View west along Siddeley Street, with subject site on right



Figure 3 - View east along Flinders Street, with subject site on right

## 1.2. Surrounds

The existing building forms part of the World Trade Centre comprising five concrete office buildings ranging in height from eight to fourteen storeys and interconnected with an above-ground concourse, constructed in 1983.

The site is located near the southern edge of the Docklands precinct between Flinders Street to the north and the Yarra River less than 100 metres to the south.

In terms of direct abutments:

- To the **north** of the site is Flinders Street as it intersects with Wurundjeri Way. A tram line, serviced by Routes 35, 70 and 75, is located in the centre median, with a tram stop located immediately opposite the site. The site has a double width crossover to Flinders Street.

Across Flinders Street to the north is the Melbourne Quarter development. This development is partially completed and will ultimately comprise four multi-storey commercial buildings and two residential buildings.

- To the **south** is Siddeley Street, which provides a second vehicular access point to the site and on-street parking.

Across Siddeley Street to the south, at 18-38 Siddeley Street, is the remainder of the World Trade Centre, which contains a number of offices, retail premises and a commercial carpark.

Also to the south is the Flinders Wharf Apartments at 40-66 Siddeley Street. This site contains a 19 storey residential building with 297 dwellings.

- Adjoining the site to the **east** is the World Trade Centre Plaza, which is private land that provides a road connection between Flinders Street and Siddeley Street.
- Adjoining the site to the **west**, at 671-701 Flinders Street, is a ten storey commercial carpark containing 690 spaces that forms part of the World Trade Centre. This site benefits from Planning Permit No. TP-2018-722 for an 'Urban Farm' on the rooftop.



Figure 4 - View north-east across World Trade Centre plaza and Siddeley Street



Figure 5 - Melbourne Quarter buildings R1 (left) and MQ2 (right)



Figure 6 - 3D render of the approved 'Melbourne Sky Farm' at 671-701 Flinders Street



## 2. BACKGROUND AND HISTORY

### 2.1. Pre-application discussions (PA-2019-255)

The permit applicant met with Department of Environment, Land, Water and Planning (DELWP) and Council Officers on 5 June 2019 to discuss the proposal.

A number of matters to be resolved were raised at the meeting, including:

- Resolution of title anomalies; and
- Activation of the public realm.

### 2.2. Planning application history

There is no relevant planning application history for the subject site.

## 3. THE PROPOSAL

The application seeks planning permission for the partial demolition and buildings and works for refurbishment of the existing building. The proposal primarily involves a variation to the building envelope and appearance, an increase in office floor space, a reduction in the number of car spaces and introduction of ground level retail tenancies.

The plans that have been considered in this assessment are those prepared by Cox Architects dated 1 November 2019 and 19 March 2020 (Drawings A01-000 – A40-080).

The proposal can be summarised as follows:

- Partial demolition of the external building, including all windows and frames, large parts of the northern façade and some areas of the eastern façade.
- An extension to the built form towards the eastern end of the Flinders Street frontage on levels 3-14, creating an additional 1,177m<sup>2</sup> of Gross Floor Area (GFA).
- Replacement of the majority of car parking spaces and Victoria Police lobby and service areas at **ground level** with:
  - A large commercial lobby accessible via entries to both Flinders Street and Siddeley Street.
  - A 670m<sup>2</sup> co-working space fronting Flinders Street.
  - A 323m<sup>2</sup> retail tenancy fronting Siddeley Street.
  - A further two retail tenancies within the commercial lobby, fronting Siddeley Street.
  - A secondary commercial lobby at the western end of the building, with entries off both Flinders Street and Siddeley Street.
  - Building services.
- Replacement of the car parking spaces in the eastern half of the building on **level 1** with a co-working space, bicycle parking and end-of-trip facilities.
- Internal reconfiguration of **levels 3-13** to accommodate flexible office space.

Further details of the proposal can be summarised as follows:

	Existing	Proposed
<b>Building height</b>	15 storeys / 58.8 metres (incl. plant)	15 storeys / 58.8 metres (incl. plant)
<b>Gross Floor Area (GFA)</b>	41,613m <sup>2</sup>	42,790m <sup>2</sup>
<b>Net Lettable Area (NLA)</b>	23,927m <sup>2</sup>	27,270m <sup>2</sup>
<b>Floor Area Ratio (FAR)</b>	9.89:1	10.16:1
<b>Office Space</b>	-	21,508m <sup>2</sup>
<b>Co-Working Space</b>	-	1,842m <sup>2</sup>
<b>Retail Premises</b>	-	619m <sup>2</sup>
<b>Car spaces</b>	263	121
<b>Motorcycle spaces</b>	Unknown	5
<b>Bicycle parking</b>	Unknown	202
<b>Vehicular access</b>	Double width crossovers to Flinders and Siddeley Streets	Double width crossovers to Flinders and Siddeley Streets
<b>Loading / unloading</b>	Separate loading dock with a double width crossover to Siddeley Street	Separate loading dock with a double width crossover to Siddeley Street

Relevant extracts of the proposed development are provided on the following pages.



Figure 7 - 3D render of the proposed development from the NE corner

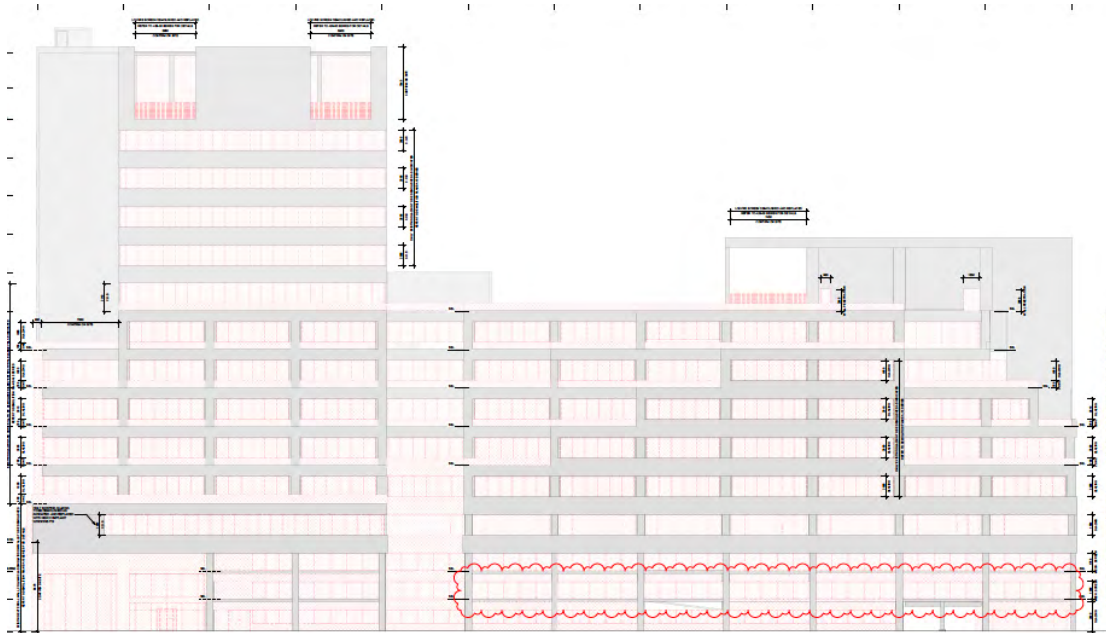


Figure 8 - Proposed Demolition Elevation depicting extent of demolition to the northern facade. From Drawing A15-210

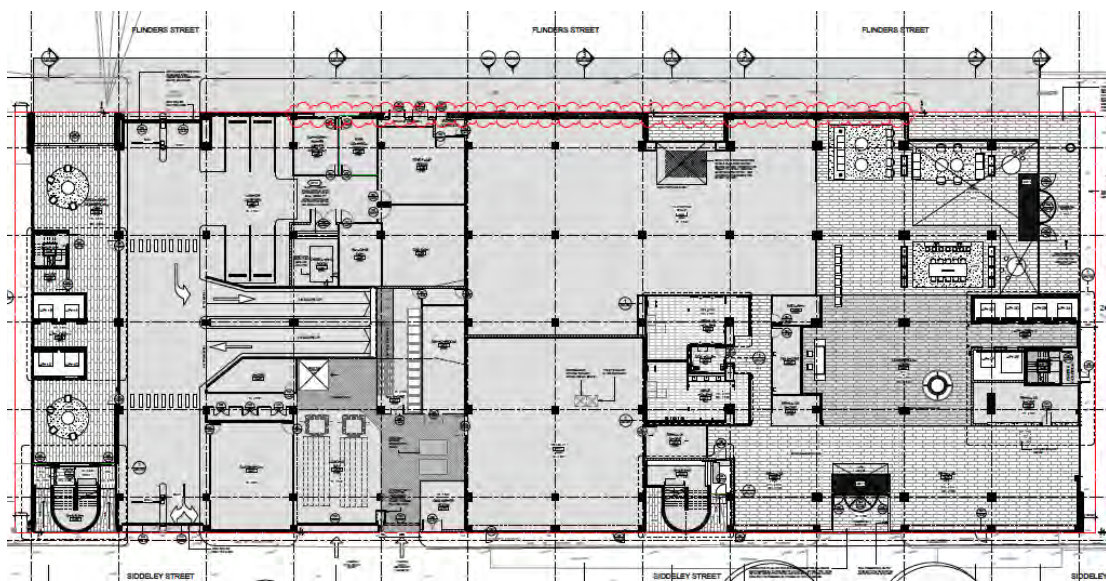


Figure 9 - Proposed Ground Level Plan. From Drawing A21-001

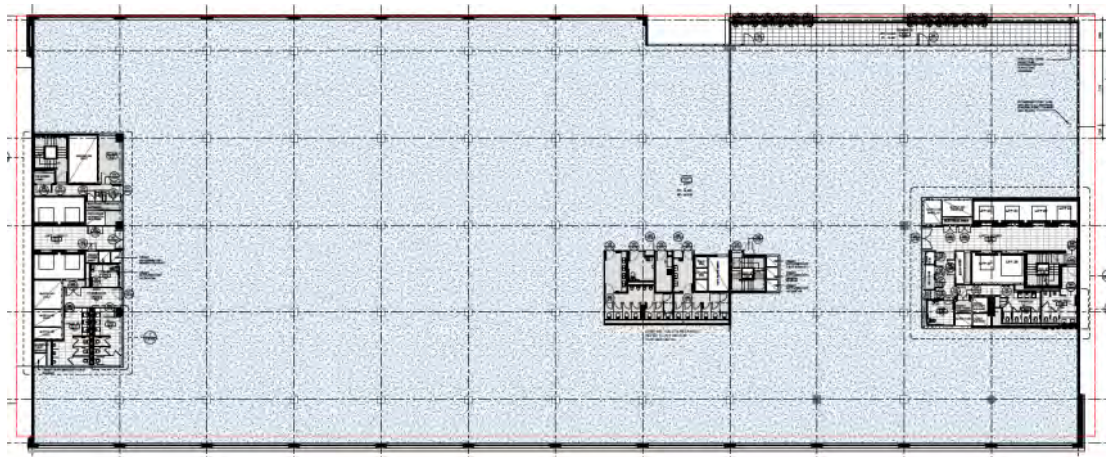


Figure 10 - Proposed Level 4 Plan. From Drawing A21-040

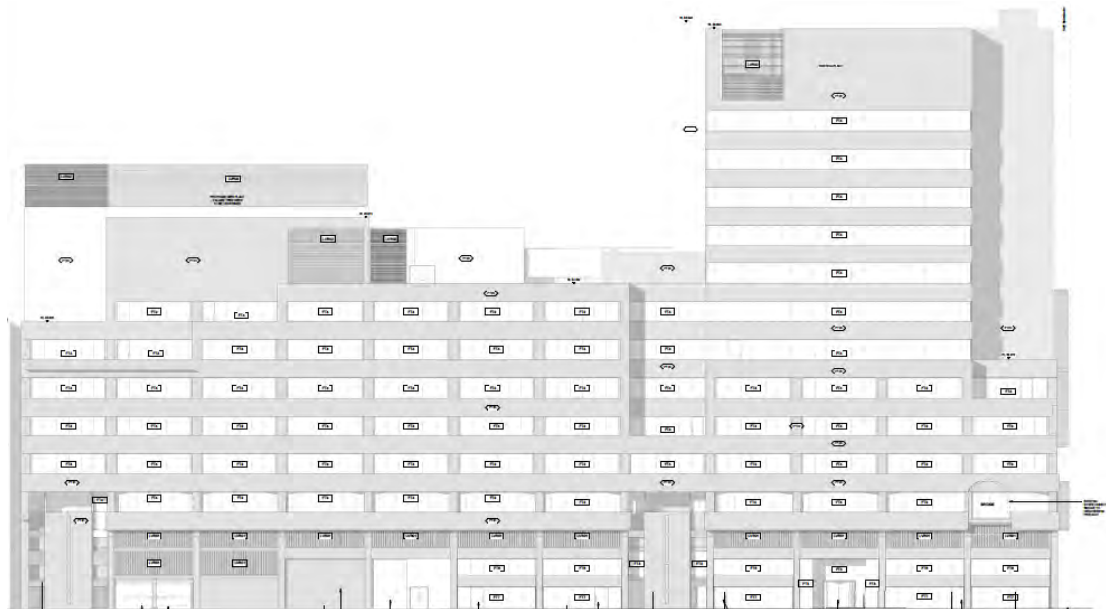


Figure 11 - Proposed South Elevation. From Drawing A30-020

#### 4. PLANNING SCHEME PROVISIONS

##### 4.1. Statutory Controls

The following provisions of the Melbourne Planning Scheme apply:

State Planning Policies	Clause 10: Planning Policy Framework Clause 11: Settlement Clause 15: Built Environment and Heritage Clause 17: Economic Development Clause 18: Transport
Municipal Strategic Statement	Clause 21.04: Settlement Clause 21.06: Built Environment and Heritage Clause 21.08: Economic Development

	<p>Clause 21.09: Transport</p> <p>Clause 21.10: Infrastructure</p> <p>Clause 21.13-2: Docklands</p>
Local Planning Policies	<p>Clause 22.01: Urban Design within the Capital City Zone</p> <p>Clause 22.02 Sunlight to Public Spaces</p> <p>Clause 22.19: Energy, Water and Waste Efficiency</p> <p>Clause 22.23: Stormwater Management (Water Sensitive Urban Design)</p>

Statutory Controls	
<p>Clause 37.04</p> <p>Capital City Zone - Schedule 1</p> <p>Outside the Retail Core</p>	<p>A planning permit <b>is not</b> required to use the land for an Office or Retail premises (other than Adult sex bookshop, Department store, Hotel, Supermarket and Bar).</p> <p>A permit <b>is required</b> to construct a building or construct or carry out works, and to demolish or remove a building or works.</p> <p>A permit must not be granted to construct a building or construct or carry out works with a floor area ratio in excess of 18:1 unless a public benefit is agreed to by the Responsible Authority. This application does not seek permission for a building with an FAR above 18:1.</p>
<p>Clause 43.02</p> <p>Design and Development Overlay - Schedule 10</p> <p>General Development Area – Built Form</p>	<p>A permit <b>is required</b> to construct a building or construct or carry out works, unless the Schedule states that a permit is not required.</p> <p>Schedule 10 does not exempt buildings and works from requiring a permit and sets out mandatory building height and setback requirements.</p>
<p>Parking Overlay 1</p> <p>Capital City Zone – Outside the Retail Core</p>	<p>A permit is required to provide car parking spaces in excess of the car parking rates in Clause 3.0 of this schedule.</p> <p>The proposal provides 121 car parking spaces which is below the maximum requirement of 136 spaces. A permit is therefore <b>not required</b> pursuant to this Overlay.</p>

Particular Provisions	
<p>Clause 52.06</p> <p>Car Parking</p>	<p>Plans must be prepared to the satisfaction of the responsible authority before a new use commences and the floor area is increased.</p>
<p>Clause 52.29</p> <p>Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road</p>	<p>A permit is required to create or alter access to a road in a Road Zone, Category 1.</p> <p>The north-western corner of the site is adjacent to a Road Zone, Category 1. The proposal <b>does not</b> seek to vary current access arrangements. As such, no permit is required under this Clause.</p>

Clause 52.34 Bicycle Facilities	A new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land. A permit may be granted to reduce or waive the bicycle parking requirement.  The proposal provides in excess of the minimum requirements and a permit <b>is not</b> required pursuant to Clause 52.34.
Clause 66.02-11 Integrated Public Transport Planning	An application for an office development of 10,000 or more square metres of leasable floor area must be referred to the Department of Transport as a Determining Referral Authority.

General Provisions	
Clause 72.01 Responsible authority for administering and enforcing a provision of this planning scheme	The Minister for Planning is the Responsible Authority for this matter as the total floor area of the proposal exceeds 25,000 square metres.
Clause 65 Approval of an application or plan	The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause, which include the matters set out in Section 60 of the Planning and Environment Act 1987.

## 4.2. Planning Scheme Amendments

### 4.2.1. Amendment C308

Amendment C308 proposes new urban design provisions to the Melbourne Planning Scheme by:

- Deleting Clause 22.01 (Urban Design within the Capital City Zone).
- Replacing Schedule 1 to the Design and Development Overlay (Active Street Frontages) with a new Schedule 1 (Urban Design within the Central City and Southbank).
- Deleting Schedule 4 to the Design and Development Overlay (Weather Protection) and incorporating these provisions into the new DDO1.

Council has considered the panel report and submitted a final amendment to the Minister for Planning for approval, as such Amendment C308 is considered to be seriously entertained.

## 5. PUBLIC NOTIFICATION

Pursuant to Schedule 1 of the Capital City Zone, this application is exempt from the notice requirements of Section 52 (1) (a), (b) and (d), the decision requirements of Section 64 (1), (2) and (3) and the review rights of Section 82 (1) of the Act.

Pursuant to Schedule 10 of the Design and Development Overlay an application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

The Minister for Planning has referred the application to the City of Melbourne as a Recommending Referral Authority in accordance with Section 1.0 of the Schedule to Clause 66.04 (Referral of permit applications under local provisions).

## **6. REFERRALS**

The application was referred to the following areas of the City of Melbourne for comment with the responses provided below.

### **6.1. Urban Design**

Initial urban design comments were provided to the permit applicant on 28 October 2019 and noted overall support for the application; in particular the reuse of the existing building, reduction of car parking, greater diversity of functions and pedestrian permeability. The advice did, however, note concerns with the:

- Lack of articulation within the additions;
- Extent of inactive façade along the street frontages;
- Legibility of the secondary pedestrian entrance at the western end of the site;
- Reduced extent of landscaped terraces (compared with the design presented at the pre-application meeting);
- Retention of car parking within the podium;
- Use of dark metal louvres to screen the car parking areas;
- Use of metal cladding to screen the building services areas;
- Detailed design of the shopfronts; and
- Lack of weather protection to the public realm.

The amended drawings which formed part of the RFI response on 15 December 2019 and 25 March 2020 were also forwarded to Council's Urban Design Team for review and comment. Although some matters have been addressed, the concerns relating to the articulation, materiality, secondary entry and weather protection remain.

### **6.2. Land Survey**

Council's Land Surveyor reviewed the original application, as well as the RFI response of 15 December 2019. They noted a number of concerns relating to the title boundary, proposed windows on boundary, property access and Council liability in relation to the pedestrian bridge.

These issues do not impact the design of the development and can be resolved via conditions recommended by Council's Land Surveyor.

### **6.3. City Design**

Having provided feedback on the original application in relation to the width of the Siddeley Street footpath, Council's Principal Landscape Architect provided the following comments on 9 April 2020:

*'Point 16 in the response addresses the issue raised by City Design concerning the pedestrian conditions in Siddeley Street. We advise that the response is reasonable and constructive, referring to a current working group (that we were unaware of) and to the overarching need for a masterplan and for the City of Melbourne's implementation. As stated, most of this is outside the applicant's responsibility. This issue is discussed in a similar way in points 37 and 40.*

*Point 23 in the response refers to maintenance of the proposed landscape works and we are satisfied with this response. In this context, please note our advice of 16 January 2020 which refers to a condition to cover management.'*

Council's Principal Landscape Architect also recommended a condition relating to the landscape plan which will be recommended for inclusion on any permit issued.

#### **6.4. ESD & Green Infrastructure**

Council's ESD & Green Infrastructure Officer provided feedback in relation to the original application, as well as revised versions of the ESD Report prepared by Norman Disney & Young. They advised on 5 June 2020 that the most recent version of the report, dated 12 February 2020, was generally acceptable and provided conditions requiring the development to be undertaken in accordance with the report, which will be recommended for inclusion on any permit issued.

#### **6.5. Urban Forestry**

Council's Urban Forester provided the following comments on 29 October 2019:

*'The most significant public trees are adjacent to the site's southern elevation within the Siddeley Street central median. Should a permit be issued, these trees will need to be protected during the works, including any civil upgrades.*

*There appears to be scope for new tree plots within the Flinders Street footpath. The applicant should undertake a feasibility study to demonstrate the viability of new plots, especially in relation to any existing or proposed below ground utilities.'*

Conditions that address these matters were provided on 26 June 2020, and will be recommended for inclusion on any permit issued.

#### **6.6. Traffic**

Final comments were received from Council's Traffic Engineer on 9 April 2020. Most of the initial concerns have been addressed in an updated traffic report, though the following concerns, which the permit applicant does not agree with, remain:

- *At least 1 car share and electric charging space should be provided on-site.*
- *A Loading Management Plan (LMP) must be prepared, specifying how the access/egress of loading vehicles is to be managed.*
- *The developer should fund the reconstruction of Siddeley Street.*
- *A formal independent desktop Road Safety Audit of the proposed development must be undertaken prior to construction, at the developer's expense, which should include the vehicular/bicycle/pedestrian access arrangements, loading arrangements, internal circulation/layout and all works within the public realm.*

The recommended conditions are discussed at Section 7.4 of this report.



## 6.7. Civil Design

Final comments were received from Council's Infrastructure Engineer on 15 May 2020. All matters, including removal of the Victoria Police security bollards at the building entry and a tram pole located centrally within the footpath can be addressed via conditions.

It is noted however, that the permit applicant opposes the following condition:

- *The vehicle crossings shall be redesigned in alignment with the driveways in Flinders Street and Siddeley Street.*

This matter is discussed at Section 7.4 of this report.

## 6.8. Waste Engineering

Council's Waste Engineer advised on 15 April 2020 that the Waste Management Plan (WMP) prepared by Impact dated 27 February 2020 was acceptable.

## 7. ASSESSMENT

The key issues in the consideration of this application are:

- Built form
- Public realm
- Sustainability
- Traffic and engineering
- Other matters, including Aboriginal Cultural Heritage and Land Survey issues

Each is addressed in turn below.

### 7.1. Built Form

The subject site is located within the 'Batman's Hill' precinct of Docklands, where Clause 21.13-2 seeks, inter alia, to:

- *Ensure Docklands is physically and visually linked with the west end of the Hoddle Grid.*
- *Ensure that buildings provide weather protection and an attractive built form to promote an attractive, vibrant, safe and comfortable street environment.*
- *Ensure that the design of buildings encourages sustainable outcomes.*
- *Encourage a built form profile in the Docklands that forms an extension of the Hoddle Grid building profile.*
- *Ensure development in Docklands extends and reinforces Council's public environment initiatives and practices.*

Clause 22.01 (Urban Design within the Capital City Zone) also provides guidance on the design of new buildings. Objectives that relate to the proposal seek:

- *To enhance the physical quality and character of Melbourne's streets, lanes and Capital City Zone form through sensitive and innovative design.*
- *To ensure developments contribute to a high quality public realm and to passive surveillance of the public domain.*

- *To improve the experience of the city for pedestrians by providing a human scale to the street wall, weather protection, sunlight access, summer shadow, comfortable wind conditions, active [sic].*

Schedule 10 to the Design and Development Overlay (DDO10), which applies to the site, provides the following additional Design Objectives:

- *To ensure development achieves a high quality of pedestrian amenity in the public realm in relation to human scale and microclimate conditions such as acceptable levels of sunlight access and wind.*
- *To ensure that development respects and responds to the built form outcomes sought for the Central City.*
- *To encourage a level of development that maintains and contributes to the valued public realm attributes of the Central City.*
- *To ensure that new buildings provide equitable development rights for adjoining sites and allow reasonable access to privacy, sunlight, daylight and outlook for habitable rooms.*
- *To provide a high level of internal amenity for building occupants.*
- *To ensure the design of public spaces and buildings is of a high quality.*
- *To encourage intensive developments in the Central City to adopt a podium and tower format.*

An assessment of the proposal, having regard to the Design Objectives and Built Form Requirements of DDO10 follows.

#### **7.1.1. Street Wall Height**

'Total building height' is defined at Section 2.0 of DDO10 as:

*"...the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the building, with the exception of non-habitable architectural features not more than 3.0 metres in height and building services setback at least 3.0 metres behind the façade."*

'Street wall' is defined as:

*"...any part of the building constructed within 0.3 metres of a lot boundary fronting the street."*

'Street wall height' is defined as:

*"...the vertical distance between the footpath or natural surface level at the centre of the site frontage and the highest point of the street wall, with the exception of non-habitable architectural features not more than 3.0 metres in height and building services setback at least 3.0 metres behind the street wall."*

The existing building has a height of 56.88 metres (not including the lift overrun), with street wall heights of up to 28 metres to Flinders Street and 31.8 metres to Siddeley Street, noting that the existing building extends up to 1.5 metres beyond its southern title boundary.

Pursuant to Table 3 to DDO10, the preferred street wall height is 20 metres, with a modified (mandatory) height of no greater than 40 metres (or 80 metres if certain criteria are met).

The relevant Built Form Outcomes, which are of increased importance where the preferred street wall height is exceeded, are as follows:

- *Street wall height is scaled to ensure:*
  - *A human scale.*
  - *An appropriate level of street enclosure having regard to the width of the street with lower street wall heights to narrower streets.*
  - *Consistency with the prevalent parapet height of adjoining buildings.*
  - *Height that respects the scale of adjoining heritage places.*
  - *Adequate opportunity for daylight, sunlight and skyviews in the street.*
  - *Definition of main street corners and/or public space where there are no significant impacts on the amenity of public spaces.*
  - *Maintenance of the prevailing street wall height and vertical rhythm on the street.*

The proposed works would maintain the existing street wall height to Siddeley Street and increase the street wall height to Flinders Street from 28 metres to 31.09 metres. The revised street wall height is less than the 40 metre maximum, though greater than the 20 metre preferred height; and an assessment against the relevant Design Objectives and Built Form Outcomes is warranted. They have been grouped and addressed as follows:

### **Human Scale and Pedestrian Amenity**

The Flinders Street frontage is characterised by three levels of car parking, with offices and some narrow terraces above.

This frontage will be substantially redesigned with active uses (including building entries, office and terraces) located along the ground level. Above ground level, the proposed works will bring a fully glazed façade to the street frontage, providing an active frontage and increased opportunities for passive surveillance.

A condition requiring weather protection along both street frontages will further improve the pedestrian amenity.

It is noted that Council's Urban Design Team expressed concern with the scale of the glazed infill and recommended that some form of horizontal rebate be introduced to moderate the mass. The glazed infill is four storeys in height with an expressed slab edge on each level. It is separated from surrounding built form by a series of terraces. Notwithstanding the Urban Design Team's concern, the glazed infill is considered to be appropriately scaled and articulated within this context and the additional 3.09 metre street wall height is an acceptable design response.

### **Street Enclosure**

This section of Flinders Street is relatively wide and presents as a generally hostile environment due to a lack of active frontages and high level of vehicular traffic. It is not heavily used by pedestrians.

Based on the substantial width of Flinders Street and adjoining buildings, it is considered that a podium height up to 31.8 metres can be comfortably accommodated within this location without overwhelming the street.

### **Consistency with Adjoining Parapets**

The proposal involves a 3.08 metre increase in the street wall height at the eastern half of the building's Flinders Street frontage. As illustrated in Figure 12, this nine

storey street wall would step down to an eight storey street wall to the west, which would be retained.



**Figure 12 - 3D Render showing proposed extension (curtain wall glazing) in relation to the existing street wall (white concrete and glazing)**

In terms of wider context, the proposed 31.8 metre street wall also relates appropriately to the 27.1 metre high street wall of the building at 671-701 Flinders Street to the west.

### **Contribution to the Public Realm**

The existing building's ground level frontage relates poorly to its Flinders Street frontage, with car parking extending across the majority of the interface.

The proposal would remove all but four car parking spaces at ground level and locate a new building lobby, secondary building entry and co-working office space along the Flinders Street frontage.

The existing and proposed conditions are provided in the images at Figure 13.



Figure 13 – Street view image of existing building (left) and 3D render of proposed ground level

As a result, the proposal would substantially improve the building's contribution to the public realm along Flinders Street.

Notwithstanding the above, as identified by Council's Urban Design Team, the secondary building entry is not sufficiently legible within the streetscape due to its low height and materiality. It is recommended that this matter be addressed via a condition requiring an increase in the height of the entry and provision of a canopy.

### Daylight, Sunlight and Skyviews

Shadow diagrams prepared by the permit applicant, which depict the equinox and winter solstice, indicate that the shadow cast by the proposal falls almost entirely within shadows cast by the existing building. The only additional shadow caused by the taller street wall occurs to the land to the east, which currently functions as a public plaza (despite being private land), occurs after 2pm and represents two percent of the space.

Furthermore, the proposal by virtue of its minimal additional built form also meets the mandatory overshadowing controls of DDO10 and pedestrian amenity objectives at Clause 22.01 as discussed in Section 7.2 of this report.

The impact of the proposal on 'skyviews' is considered to be acceptable given the height and articulation of the street wall.

### Definition of the Main Street Corners / Public Spaces

The subject site is not on a main street corner, though it does adjoin a parcel of private land which currently functions as public space. As depicted in Figure 2 on page 2 of this report, the building's eastern elevation to this public space is characterised by a solid concrete wall and minimal glazing.

The proposal would significantly improve this interface through:

- A larger and more transparent building entry at the north-eastern corner;
- The creation of a new retail tenancy at the south-eastern corner;
- The replacement of car parking with office space; and
- The introduction of a high level of glazing above ground level.

## Maintenance of the Prevailing Street Wall Height

As noted in the sections relating to ‘consistency with adjoining parapets’ and ‘human scale and pedestrian amenity’, the 31.8 metre street wall height will sit comfortably within this section of Flinders Street.

### 7.1.2. Building Setbacks

DDO10 encourages a robust, boundary-to-boundary built form at lower levels and provides recommended setbacks for buildings that include a tower or addition component above the street wall.

‘Setback’ is defined at Section 2.0 of DDO10 as:

*‘Setback is the shortest horizontal distance from a building façade, including projections such as balconies, building services and architectural features greater than 300mm, to the boundary.’*

Specifically, the preferred and mandatory setback requirements are as follows:

Design Element	Preferred Requirement	Modified Requirement (Mandatory)
Building setback(s) above street wall	Above the street wall, towers and additions should be setback 10 metres from the title boundary.	Above the street wall, towers must be setback a minimum of 5 metres from the title boundary.
Building setbacks from side boundaries and rear boundaries (or from the centre line of an adjoining laneway) and tower separation within a site	Above the street wall or 40 metres, towers should be setback a minimum of 5 metres or 6% of the total building height whichever is greater.	Above the street wall or 40 metres (where there is no street wall), towers and additions must be setback a minimum of 5 metres and must meet the design element requirements for tower floorplate.

The tallest element of the existing building (not including the stairwell enclosure) is located towards the eastern boundary and is setback at least 10.1 metres from the northern boundary (front), 1.55 metres from the eastern boundary (side) and 1.82 metres from the southern boundary (rear). The side and rear setbacks are less than the five metre requirement of DD10. The existing non-compliance is depicted by the blue shading in Figure 14.

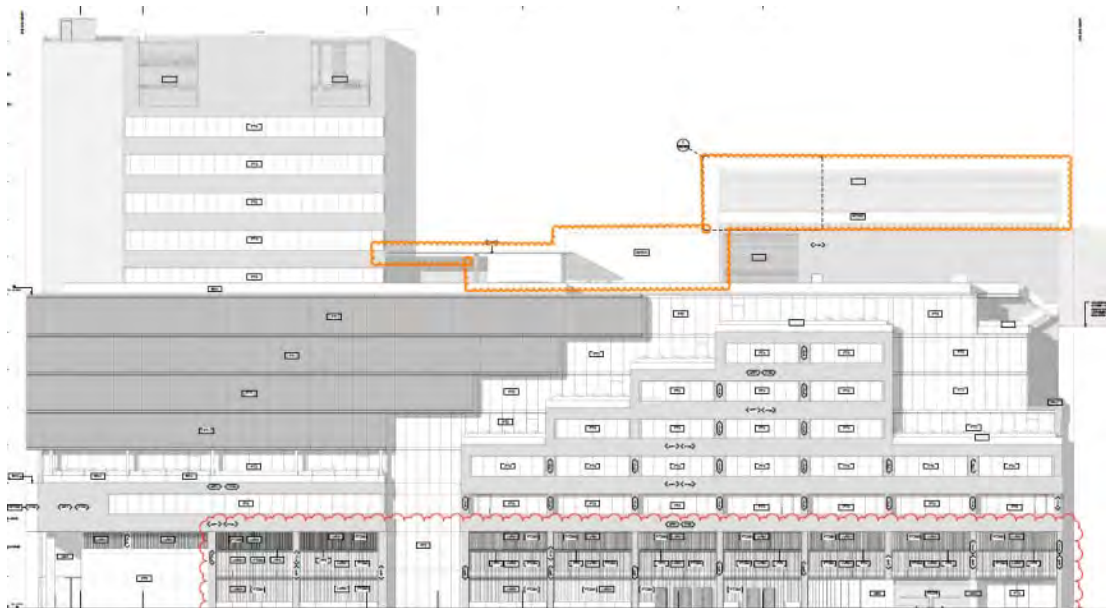


**Figure 14 - Proposed North (left) and East (right) Elevations depicting extent of non-compliance of existing building with the setback requirements of DDO10**

The proposed elements above the existing built form are:

- Pergolas to an outdoor terrace on level 9;
- A new generator room enclosure on level 9; and
- A new plant services enclosure on level 11 towards the western boundary.

These additions are highlighted in Figure 15 on the following page.



**Figure 15 - Marked up East Elevation (A30-1010) highlighting additions above the street wall with orange clouds**

In terms of compliance with the setback provisions of DDO10:

- The centrally located pergola structures on level 9 are setback at least 10.45 metres from the street wall below and therefore meet the setback requirements.
- Pursuant to Section 2.2 of DDO10, a permit is not required for:
  - *Buildings and works to install or modify plant and service fixtures to an existing building.*

The additional plant on levels 9 and 11 benefits from this exemption.

### 7.1.3. Façade Design and Materiality

The proposal involves the refurbishment of the existing building and seeks to integrate contemporary built form elements.

The primary changes occur within the ground floor and podium levels, where solid concrete walls and mesh screens to the carpark are replaced with glazing to the lobby areas and office space.

Screening to some areas of car parking and building services comprise a mix of vertical wire screens with integrated planting and metal louvres.

The appearance and materiality of the refurbished building is, in the main, a significant improvement to the existing condition. Council's Urban Design Team has, however, expressed some concern with the materiality within the ground floor and podium levels, stating that:

*'While the requirements for natural ventilation to the carpark may limit material selection, the dark coloured metal louvres puts forward a visually impermeable and low quality interface close to the public realm. While we acknowledge that planting wire is proposed to front this interface, we require the design quality of this facade to be of high quality on its own merits, should planting not propagate in the future. We are unconvinced that the proposed solution will provide a better public interface than what is existing.'*

This matter can be resolved via conditions as part of a revised façade strategy and detailed landscape plans. Such conditions are recommended for inclusion on any permit issued.

### 7.1.4. Streetscape Design

In accordance with the Application Requirements of the CCZ1:

*'An application to construct a building or to construct or carry out works must include, as appropriate, upgrading of adjacent footpaths or laneways to the satisfaction of the responsible authority.'*

The Siddeley Street footpath adjacent to the subject site has a width of as little as 1.1 metres, which is not conducive to pedestrian amenity or safety.

Council's Principal Landscape Architect and Infrastructure Engineer have both recommended that the footpath be widened to at least 2.4 metres in front of the building. This will require the removal of a No Standing Zone used by police vehicles, which will become redundant once Victoria Police vacate the building. A condition is recommended accordingly.



### 7.1.5. Amendment C308

As noted at Section 4.2.1 of this report, Planning Scheme Amendment C308 is seriously entertained and proposes a new Schedule 1 to the Design and Development Overlay (DDO1) that would affect the subject site.

An assessment of the proposal against the key Design Requirements of the new DDO1 follows:

- The existing building has a frontage of 104 metres to Flinders Street and forms part of a block that is over 270 metres in length. The proposal retains the 1.55 metre setback from the eastern boundary at ground level; thereby retaining the 24-hour mid-block pedestrian connection that is almost entirely open-to-sky.
- The retained pedestrian connection along the eastern boundary will be improved by the inclusion of active uses along the interface.
- Recommended conditions require an upgrade of the immediately surrounding public realm, including a widening of Siddeley Street. These conditions have been discussed with the permit applicant and are not opposed.
- The proposal will improve the streetscape interface through the replacement of car parking with active uses and a substantial increase in glazing.
- The ground plane does not include any entrapment spaces.
- The building mass will remain highly modulated, with varying parapet heights and setbacks.
- The site is not within a 'Special Character Area' or Heritage Overlay. The frontage requirements therefore do not apply. The refurbished building will, nevertheless, significantly increase the active frontages at ground level.
- A façade strategy condition is recommended to require a more tactile and high quality finish to the shopfronts and facades of the ground floor and podium levels.
- As the proposal involves the refurbishment of an existing building, it is unable to meet the recommended floor-to-ceiling heights on all levels.
- Building services comprise less than 40 percent of the street frontages.
- Council's Waste Engineer has deemed the waste storage and collection arrangements to be acceptable.
- A total of 142 above ground car parking spaces would be removed as part of the proposal, with the remaining spaces partially sleeved within the podium.
- A condition is recommended to provide weather protection canopies along both street frontages (where possible).

Noting that the proposal is for the refurbishment of an existing building, it is considered that, subject to conditions, the proposal appropriately responds to Amendment C308 DDO1.

## 7.2. Public Realm Impacts

### 7.2.1. Wind

Section 2.3 of DDO10 includes both mandatory and preferred requirements to minimise wind effects on public areas surrounding development sites. These are set out below:

A permit must not be granted for buildings and works with a total building height in excess of 40 metres that would cause unsafe wind conditions in publicly accessible areas within a distance equal to half the longest width of the building above 40 metres in height measured from all façades, or half the total height of the building, whichever is greater as shown in Figure 1.

A permit should not be granted for buildings and works with a total building height in excess of 40 metres that do not achieve comfortable wind conditions in publicly accessible areas within a distance equal to half the longest width of the building above 40 metres in height measured from all façades, or half the total height of the building, whichever is greater as shown in Figure 1.

(emphasis added)

As highlighted above, the development should maintain comfortable wind conditions, and must not cause unsafe conditions within close proximity of the subject site. What constitutes 'unsafe' and 'comfortable' wind conditions is defined at Section 2.1 of DDO10.

With a maximum building width of 102 metres, the applicable area for the wind assessment is 51 metres from the site's title boundaries. The submitted Wind Tunnel Report prepared by MEL Consultants dated February 2020 is based on a study area which includes test points located up to (approximately) 64 metres from the site's title boundaries.



Figure 16 - Wind analysis study area, pursuant to DDO10

While DDO10 specifies different wind speed criteria for 'sitting', 'standing' and 'walking' areas, it does not provide any guidance on which parts of the surrounding public realm need to meet these criteria. In lieu of this, the submitted Wind Tunnel Report deems that compliance with the following would result in a 'comfortable' wind environment:

- Sitting Criterion: outdoor seating areas
- Standing Criterion: building entrances

- Walking Criterion: pedestrian transit areas and terraces / balconies

The results of the wind tunnel study, which tested both the existing and proposed building configurations, is summarised in the extract at Figure 17.



Figure 17 - Wind Tunnel Study results for the proposed development

A review of the above results indicates that all areas surrounding the site would meet the safety criterion and the footpath on Siddeley Street would meet the sitting criterion. Although test locations 15 and 18 do not meet the walking criterion, the wind conditions in these locations already fall short of meeting the walking criterion under the existing conditions.

The proposed development therefore achieves the preferred wind conditions set out at Section 2.3 of DDO10, as well as the mandatory requirements. Importantly, the report does not recommend any design changes to achieve this result.

**7.2.2. Overshadowing**

Tables 1 and 2 to DDO10 list key locations that must not be affected by additional shadow at certain times of the day and year. The following area is of particular relevance to this site:

Space	Hours between	Date(s)
The Yarra River corridor, including 15 metres from the edge of the north bank of the river to the south bank of the river	11.00am and 2.00pm	22 June

Furthermore, Clause 22.02 (Sunlight to Public Spaces) states that:

*'Development should not unreasonably reduce the amenity of public spaces by casting additional shadows on any public space, public parks and gardens, public squares, major pedestrian routes including streets and lanes, open spaces associated with a place of worship and privately owned plazas accessible to the public between 11.00 am and 2.00 pm on 22 September.'*

As the bulk of the additional form is proposed along the northern elevation and the overall building height is not increased, the extent of additional shadow to the surrounding public realm is restricted to a small portion of Siddeley Street and the laneway connecting Siddeley Street to the Yarra River. The neighbouring plaza to the east (which remains private land), will also receive a small amount of additional overshadowing (an additional two percent of this space on the equinox). The increase in overshadowing to the plaza is not considered to be unreasonable.

Importantly, the submitted shadow diagrams show that the proposed building will not result in any shadow to land within 15 metres of the north bank of the Yarra River on the winter solstice (refer to Figure 18).



**Figure 18 - Winter Solstice Shadow Diagram, confirming that the shadow at 2pm would fall approximately 28 metres short of the north bank of the Yarra River**

### **7.3. Sustainability**

Clause 22.19 (Energy, Water and Waste Efficiency) requires office developments over 5,000m<sup>2</sup> to achieve:

- A 5 star rating under a current version of Green Star – Office rating tool or equivalent.
- NABERS Office – Energy 5 Stars or equivalent.
- 3 points for Wat-1 credit under a current version of the Green Building Council of Australia's Green Star – Office rating tool or equivalent.
- A Waste Management Plan prepared in accordance with the current version of the City of Melbourne's Guidelines for Waste Management Plans.

The proposal will significantly improve the environmental performance of the existing building through the incorporation of a range of sustainable design measures, including high performance glazing, energy efficient lighting and rainwater collection and reuse.

The Sustainable Management Plan prepared by Norman Disney Young dated February 2020 demonstrates that the building has the design potential to meet the following benchmarks:

- A 5 Star rating against the Green Star Design & As Built v1.2 tool, which represents the current relevant tool in the Green Star suite.
- 4 points for the Green Star Design & As Built v1.2 Water credit.

As noted in Section 6.8 of this report, Council's Waste Team found the submitted Waste Management Plan to be acceptable.

Although a NABERS assessment has not been provided, it is considered that achieving a 5 Star Green Star rating in a refurbished building is a commendable achievement. The ESD strategy is also supported by Council's ESD and Green Infrastructure Officer.

It is recommended that a condition on any permit issued require compliance with the recommendations of the Environmentally Sustainable Design Statement.

## **7.4. Traffic and Engineering**

### **7.4.1. Traffic Impacts**

The proposal will retain the existing vehicle access and egress arrangements, and reduce the number of car parking spaces on the site from 263 to 121. The traffic impact on the surrounding road network will therefore be significantly reduced.

Council's Traffic Engineer has nevertheless raised a number of concerns relating to pedestrian sightlines, turning movements and loading arrangements. These matters can be addressed via permit conditions.

They have also recommended that a Road Safety Audit be prepared to the satisfaction of Council. As the existing access and egress arrangements are not proposed to be varied, and the number of car parking spaces will be more than halved, this condition is considered an unreasonable and unnecessary imposition.

Similarly, Council's Infrastructure Engineer recommended conditions requiring a redesign of the crossovers and driveways, including the provision of a pedestrian refuge to the main loading dock crossover. As the proposal does not seek to vary existing vehicle access and egress arrangements, it is not considered reasonable to impose such requirements.

### **7.4.2. Bicycle Parking**

Pursuant to Clause 52.34 (Bicycle Facilities), a total of 111 bicycle parking spaces, including 85 staff spaces and 26 visitor spaces is required. As well as nine showers and change rooms for staff.

The development will provide a total of 202 bicycle parking spaces on level 1, and 24 showers and 192 lockers within separate male and female change rooms. This is well in excess of the minimum requirements and is commendable.

### **7.4.3. Car Parking**

The subject site is located within Parking Overlay – Schedule 1 where a permit is required to provide in excess of 136 spaces. The proposal involves a reduction of existing car parking from 263 to 121 spaces.

Although Council's Traffic Engineer would prefer the removal of all car parking spaces to encourage alternative modes of transport, it is considered that the substantial reduction proposed is a positive outcome.

Council's Traffic Engineer has also recommended at least one car share and one electric vehicle charging space. The proposal includes the provision of six electric vehicle charging spaces, however the recommended car share space is disputed by the permit applicant. While the provision of a car share space would be a positive outcome for the site, there is no requirement for such in the Melbourne Planning Scheme and such a condition is therefore not recommended.

## **7.5. Other matters**

### **7.5.1. Aboriginal Cultural Heritage**

The land is within an area of cultural heritage sensitivity as described in the *Aboriginal Heritage Regulations 2007*.

A 'Process List' questionnaire completed by the permit applicant indicates that a Cultural Heritage Management Plan is not required due to existing significant ground disturbance.

### **7.5.2. Title Boundary**

As noted in Section 1 of this report, the title boundaries do not reflect the existing building.

Council's Land Surveyor has recommended a condition requiring this matter to be rectified prior to the commencement of works. The permit applicant does not oppose this condition and has advised that a boundary realignment application will be submitted to Council in August of this year.

### **7.5.3. Windows on Boundary**

Portions of the proposed addition on levels 5 to 8 are built to the eastern boundary with windows along this interface.

The offices on these levels do not rely on these windows for light and outlook, and the glazing along this façade is considered to be a positive aspect of the design.

Locating windows on a boundary to private land, does however, negatively impact the equitable development of the adjoining land. This matter can be resolved via a Section 173 Agreement, which would be registered on title and require the removal of the windows should the neighbouring land be redeveloped in a manner that necessitates such.

### **7.5.4. Pedestrian Bridge**

The proposal seeks to retain the existing pedestrian bridge across Siddeley Street. It is understood that this bridge is not subject to any agreements with Council in relation to maintenance or indemnity. This matter can be resolved via a Section 173 Agreement, which would be registered on Title and set out requirements in relation to maintenance and indemnify Council from any liability.

## 8. CONCLUSION

The proposal is generally consistent with the relevant sections of the Melbourne Planning Scheme.

## 9. OFFICER RECOMMENDATION

That a letter be sent to the Department of Environment, Land, Water and Planning (DELWP) advising that the Melbourne City Council does not object to the proposal subject to the following conditions:

### *Amended Plans*

1. Prior to the commencement of development, including demolition, an electronic set of plans drawn to scale must be submitted to and approved by the Responsible Authority in consultation with Melbourne City Council, generally in accordance with the plans prepared by Cox Architects, dated 1 November 2019 and 19 March 2020 (Drawings A01-000 – A62-002 and the development schedule), but amended to show:
  - a) Integrated weather protection canopies along both street frontages.
  - b) The footpath along Siddeley Street adjacent to the subject site widened to at least 2.4 metres.
  - c) All doors to the public realm to open inwards.
  - d) Further activation and legibility to the secondary lobby entrance from the Flinders Street frontage (to the west) including:
    - i. An identifying canopy of a high quality materiality.
    - ii. The provision of a double height glazed entry.
  - e) Any changes required by Traffic Engineering at Conditions 19 to 22.
  - f) Any changes required by the Façade Strategy at Condition 5.

These amended plans must be to the satisfaction of the Responsible Authority and when approved shall be the endorsed plans of this permit.

### *Endorsed Plans*

2. The development as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

### *Completion of Development*

3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

### *Glare*

4. Glazing materials used on all external walls must be of a type that does not reflect more than 20% of visible light when measured at an angle of 90 degrees to the glass surface to the satisfaction of the Responsible Authority.

### *Façade strategy*

5. Prior to the commencement of the development a revised Façade Strategy must be submitted to and approved by the Responsible Authority. Unless otherwise

approved by the Responsible Authority, the Façade Strategy must be generally in accordance with the endorsed plans and must show:

- a) All podium and ground level car-parking frontages to have a high quality, visually interesting and interactive interface with material and design detail that allows for adequate ventilation to podium car-parking, as well as adequate levels of visual interest, human scale and a higher level of transparency.
- b) All frontages which interface with or are close to the street level, including: service cabinets, service doors, and service frontages must demonstrate a high level of design detail and material quality where additional sleeved activation is not possible. The materials must be high quality, robust, durable, visually interesting with a high level of visual interest and human scale.
- c) All shopfront and lobby entrances must demonstrate a high level of façade depth, including: an increase in solid elements such as plinths, framing of entries and glazing, and integrated awnings over key building entries.
- d) Detailed design information regarding external materials, colours and finishes and glazing, to ensure a high quality interface is achieved to all works to the building façade as per requirements of façade strategy conditions. This must include annotated, coloured building elevations, with corresponding descriptions of all annotations as a legend on each page and a material schedule with detailed finish descriptions and images of all materials annotated on building elevations.
- e) Elevation and section details to scale of at least 1:50, illustrating a high level of detail to key components of the façade, including detailed drawings depicting service frontages and cabinets, the car-park podium frontage, awnings over key building entries, other shopfront awnings, and ground level elevations of shopfronts and lobby frontages.

### **Landscape Design**

6. Prior to the commencement of development, including demolition, a landscape plan prepared by suitably qualified professional(s) must be submitted to the satisfaction of the Responsible Authority and in consultation with the Melbourne City Council. When approved the landscape plan will be endorsed and will then form part of the permit. The landscape plan should be generally in accordance with and derived from the Oculus Town Planning Report of 17 September 2019 and must include the following specific details for the ground level, façade and entrance lobby planting proposed in that report:
  - a) Plans and planting schedules of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
  - b) Ground level and raised planter soil, irrigation and drainage provision, including planter designs and the planting medium depths and volumes to be provided.

### **Use of Retail Tenancies**

7. The Retail tenancies are not to be used for Adult sex product shop, Hotel or Tavern, except with a further permit from the Responsible Authority.

### **Land Survey**



8. Prior to the commencement of the development (including demolition), all the land for the development (not including weather protection canopies and the existing pedestrian bridge) must be owned by the one entity and consolidated onto the one certificate of title to the satisfaction of the Responsible Authority.

### **Legal Agreements**

#### *Windows on boundary*

9. Prior to the commencement of the development (excluding any demolition, bulk excavation, construction or carrying out of works) on the land, the owner of the land must enter into an agreement with Melbourne City Council pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement must provide the following:

- a) The windows/openings on the boundary must be removed when the adjoining property is further developed in a manner that the Responsible Authority considers would affect these windows/openings.

The owner of the land must pay all of the Melbourne City Council's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

#### *Projections*

10. Prior to the commencement of the development (excluding any demolition, bulk excavation, construction or carrying out of works) on the land, the owner of the land must enter into an agreement with Melbourne City Council pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement must provide the following:

- a) Liability and maintenance of the pedestrian bridge over Siddeley Street which is under the care and maintenance of the City of Melbourne and disclaiming any right or intention to make any claim or application relating to adverse possession of the land.
- b) Liability and maintenance of the pedestrian bridge over Siddeley Street under the care and management of the City of Melbourne, including provision of an indemnity and comprehensive insurance cover against damage and injury resulting from the erection and use of the pedestrian bridge, to the satisfaction of the City of Melbourne.
- c) The owner shall maintain and repair all projections and structures beyond the title boundary at their cost and to the satisfaction of the City of Melbourne.

The owner of the land must pay all of the Melbourne City Council's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

#### *Pedestrian Link*

11. Prior to the commencement of the development, including demolition, the owner of the land must enter into a legal agreement pursuant to Section 173 of the *Planning and Environment Act 1987* with Melbourne City Council. The agreement must provide the following:
  - a) Give rights of 24 hour public access to the north-south pedestrian link located along the eastern boundary; but to remain at all times in private ownership as part of the subject land.

The owner of the land must pay all of the City of Melbourne's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

## ESD

### *Implementation of Environmentally Sustainable Design (ESD)*

12. Prior to occupation of the refurbished building approved under this permit, a report from the author of the endorsed ESD report, or similarly qualified persons or companies, outlining how the performance outcomes specified in the amended ESD report have been implemented must be submitted to the Responsible Authority.

The report must be to the satisfaction of the Responsible Authority and must confirm and provide sufficient evidence that all measures specified in the approved ESD report have been implemented in accordance with the relevant approved plans. The report must include all final calculations and modelling reports, commissioning and testing reports, building user guides and other supplementary materials etc. that have been produced to demonstrate compliance with the relevant targets included in the endorsed ESD report.

### *Landscape Management Plan*

13. Prior to commencement of development, a Landscape Management Plan providing details of proposed maintenance regimes with provision for maintenance beyond the fifty two week period following Practical Completion and a Landscape Irrigation Performance Specification must be submitted to and approved by the Melbourne City Council. Except with the prior written consent of the Melbourne City Council the approved landscaping must be implemented prior to the occupation of the development. The landscaped area(s) must be maintained to the satisfaction of the Responsible Authority.

## **Construction management plan**

14. Prior to the commencement of the development, including demolition, a detailed Construction Management Plan (CMP) must be submitted to and approved by Melbourne City Council – Construction Management Group.

The CMP must be prepared in accordance with the City of Melbourne – Construction Management Plan Guidelines and is to consider the following:

- a) Management of public access and linkages around the site during construction.
- b) Site access and traffic management (including any disruptions to adjoining vehicular and pedestrian accessways).
- c) Any works within the adjoining street network road reserves.
- d) Sediment control and site drainage.
- e) Discharge of polluted waters.
- f) Public safety and site security.
- g) Hours of construction.
- h) Control of noise, dust and soiling of roadways.
- i) Collection and disposal of building and construction waste.

- j) Reasonable measures to ensure that disruption to adjacent public transport services are kept to a minimum.

## Urban Forestry

### *Tree Protection Plan*

15. Prior to the commencement of any works, including demolition, a Tree Protection Plan (TPP) must be provided to the satisfaction of Melbourne City Council Urban Forestry & Ecology). The TPP must identify all impacts to public trees, be in accordance with AS 4970-2009 – Protection of trees on development sites and include:
  - a) City of Melbourne asset numbers for all public trees potentially impacted (Asset numbers can be found at <http://melbourneurbanforestvisual.com.au>).
  - b) Reference to the finalised Construction and Traffic Management Plan, including any public protection gantries or scaffolding.
  - c) Site specific details of the temporary tree protection measures to be used to isolate publicly owned trees from the demolition and construction activities or details of any other tree protection measures considered necessary and appropriate to the site and associated works.
  - d) Specific details of any special construction methodologies to be used within the Tree Protection Zone of any public trees. These must be provided for any utility connections or civil engineering works.
  - e) Full specifications of any pruning required to public trees with reference to marked images.
  - f) Any special arrangements required to allow ongoing maintenance of public trees for the duration of the development.
  - g) Details of the frequency of the Project Arborist monitoring visits, interim reporting periods and final completion report (necessary for bond release).

### *Public Tree Protection*

16. All works (including demolition), within the Tree Protection Zone of public trees must be undertaken in accordance with the endorsed Tree Protection Plan and supervised by a suitably qualified Arborist where identified in the report, except with the further written consent of the Melbourne City Council.
17. Following the approval of a Tree Protection Plan (TPP) a bank guarantee equivalent to the combined environmental and amenity values of public trees that may be affected by the development will be held against the TPP for the duration of construction activities. The bond amount will be calculated by Council and provided to the applicant/developer/owner of the site. Should any tree be adversely impacted on, the City of Melbourne will be compensated for any loss of amenity, ecological services or amelioration works incurred.
18. In the event that public trees are proposed for removal at any stage of the development, the applicant must submit plans for the approval of council that show replacement and or additional tree plots of a larger size and increased soil volume than currently exists in the street frontages adjacent to the development.

## Traffic Engineering

19. Prior to the commencement of works (including demolition), a revised Traffic Report shall be prepared and submitted to the satisfaction of the City of Melbourne. The report must be generally in accordance with the report prepared by Traffix, dated 15 December 2019, but modified to include:
  - a) A detailed assessment of all turning movements at both access vehicle points.
  - b) Swept Path Diagrams for all vehicle access points, clearly showing all vehicles accessing / egressing the carpark and loading bays, with the required clearances and all infrastructure (including kerbs, poles, parking bays, etc.) shown on dimensioned functional layout plans.
20. Flashing / warning devices must be installed to alert pedestrians of exiting vehicles.
21. A convex mirror must be installed for drivers to see pedestrians as they exit the carpark.
22. A narrow road hump must be provided close to the carpark exit points, to facilitate low speed for exiting vehicles.
23. All roller doors to the street frontages are to remain open between 7am and 10am, Monday to Friday.
24. Unless with the prior written consent of the Responsible Authority, the loading and unloading of vehicles and delivery of goods to and from the site must at all times take place within the boundaries of the site to the satisfaction of the Responsible Authority.

### **Civil Design**

25. All projections over the street alignment must conform to Building Regulations 2018, Part 6, Sections 98 to 110 as appropriate. Reference may be made to the City of Melbourne's Road Encroachment Operational Guidelines with respect to projections impacting on street trees and clearances from face/back of kerb.
26. The tram pole along Flinders Street, which is less than one metre from the building line, shall be relocated to the satisfaction of the Responsible Authority.
27. The two security bollards located within the footpath along Flinders Street shall be removed to the satisfaction of the City of Melbourne.
28. Drainage connection underground

Prior to the commencement of the development, a stormwater drainage system, incorporating integrated water management design principles, must be submitted to and approved by the City of Melbourne. This system must be constructed prior to the occupation of the development and provision made to connect this system to the City of Melbourne's underground stormwater drainage system.
29. Demolish and construct access

Prior to the commencement of the use/occupation of the development, all necessary vehicle crossings must be constructed and all unnecessary vehicle crossings must be demolished and the footpath, kerb and channel reconstructed, in accordance with plans and specifications first approved by the City of Melbourne.

30. Road

The road adjoining the site along Siddeley Street must be reconstructed together with associated works including widening and construction of footpath in sawn bluestone, reconstruction of median islands, the provision of drainage, street lighting and modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the City of Melbourne.

31. Sawn bluestone footpath

The footpath adjoining the site along Flinders Street must be reconstructed in sawn bluestone together with associated works including the renewal of kerb and channel, removal of security bollards and modification/relocation of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the City of Melbourne.

32. Street levels not to be altered

Existing street levels in roads adjoining the site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from the City of Melbourne.

33. Existing street lighting not altered without approval

All street lighting assets temporarily removed or altered to facilitate construction works shall be reinstated once the need for removal or alteration has been ceased. Existing public street lighting must not be altered without first obtaining the written approval of the City of Melbourne.

34. Public lighting

Prior to the commencement of the development, excluding demolition and any other works as may be agreed with the City of Melbourne, a lighting plan must be prepared to the satisfaction of Council. The lighting plan should be generally consistent with Council's Lighting Strategy, and include the review of public lighting in Siddeley Street. The lighting works must be undertaken prior to the commencement of the use, in accordance with plans and specifications first approved by the City of Melbourne.

**Waste Management**

35. The waste storage and collection arrangements must be in accordance with the Waste Management Plan (WMP) prepared by Impact dated 27 February 2020.

The WMP must not be altered without prior consent of the City of Melbourne – Waste and Recycling.

**3D digital model**

36. Prior to the commencement of the development, excluding demolition, a 3D digital model of the development must be submitted to and approved by the Responsible Authority in consultation with Melbourne City Council.

The model should be prepared having regard to the Advisory Note – 3D Digital Modelling Melbourne City Council. Digital Models provided to Council and other government organisations for planning purposes. The Council may also derive a representation of the model which is suitable for viewing and use within its own 3D modelling environment. In the event that substantial modifications are made

to the building envelope, a revised 3D digital model must be submitted to and approved by the Responsible Authority.

### Permit expiry

37. This permit will expire if one of the following circumstances applies:

- a) The development is not started within three years of the date of this permit.
- b) The development is not completed within five years of the date of this permit.

The Responsible Authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The Responsible Authority may extend the time for completion of the development if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

## NOTES

### Land Survey

- The proposal projects over Siddeley Street (south western portion of the building). Siddeley Street is a Government Road and may require a Land Tenure Authorisation.

### Street Trees

- In accordance with the Tree Retention and Removal Policy a bank guarantee must be:
  1. Issued to City of Melbourne, ABN: 55 370 219 287.
  2. From a recognised Australian bank.
  3. Unconditional (i.e. no end date)
  4. Executed (i.e. signed and dated with the bank stamp)
- Please note that insurance bonds are not accepted by the City of Melbourne. An acceptable bank guarantee is to be supplied to Council House 2, to a representative from Council's Urban Forest and Ecology Team. Please email [trees@melbourne.vic.gov.au](mailto:trees@melbourne.vic.gov.au) to arrange a suitable time for the bank guarantee to be received. A receipt will be provided at this time.
- At the time of lodgement of the bank guarantee the completed Project Arborist Confirmation Form must be provided. On completion of the works the bank guarantee will only be released when evidence is provided of Project Arborist supervision throughout the works and a final completion report confirms that the health of the subject public trees has not been compromised.
- Approval for any tree removal is subject to the Tree Retention and Removal Policy, Council's Delegations Policy and requirements for public notification, and a briefing paper to Councillors. It should be noted that certain tree removals including but not limited significant or controversial tree removals, may be subject to decision by Council or a Committee of Council.
- All costs in connection with the removal and replacement of public trees, including any payment for the amenity and ecological services value of a tree to be removed, must be met by the applicant/developer/owner of the site. The

costs of these works will be provided and must be agreed to before council remove the subject trees.

**Civil Design**

- All necessary approvals and permits are to be first obtained from the City of Melbourne and the works performed to the satisfaction of the Responsible Authority.