

Report to the Future Melbourne (Planning) Committee

Agenda item 6.5

**Ministerial Planning Referral: TPM-2016-7
582-606 Collins Street, Melbourne**

3 May 2016

Presenter: Jane Birmingham, Practice Leader Statutory Planning

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of a Ministerial referral of a Planning Application at 582-606 Collins Street, Melbourne (refer to Attachment 1 – Locality Plan). Council is a recommending referral authority and has been asked to comment by the Department of Environment, Land, Water and Planning (DELWP) on the application. The application is exempt from third party notice and review rights. The applicant is Urbis, the owner is 600 Collins Pty Ltd, ATF 600 Collins Unit Trust and the architects are Zaha Hadid Architects and Plus Architecture.
2. The subject site is located within the Capital City Zone – Schedule 1 and is affected by the Design and Development Overlay Schedules 1-A2, 3, 4 and 10, and Parking Overlay Schedule 1.
3. The planning application seeks approval for the demolition of the existing building and the construction of a multi-level building (184m) for a mixed use development with a gross floor area of 64,130m² with a plot ratio of 26.4:1. The application proposes 423 apartments, 6237m² of retail space, 4058 m² of offices, 161 car spaces, 334 bicycle spaces, onsite loading bay and residential facilities.

Key issues

4. Key issues in consideration in this application are the built form, the public amenity benefit contribution, public realm impacts and residential amenity.
5. The proposed height and setbacks of the development are acceptable in this context. With a proposed height of 184m and setbacks that comply with the requirements of DDO10, the development will not overwhelm or dominate the public realm or adjoining buildings. However the development does exceed the maximum plot ratio of 24:1. Additional refinement and modification to the ground level, specifically along Francis Street and the proposed through block link are required, however these matters can be addressed via conditions of permit.
6. The provision of a well-designed through block link that encourages movement and stationary activities is supported, subject to the space having unrestricted daylight access, will be open 24 hours/7 days a week and the submission of more detailed drawings regarding the final resolution of the space. The offer of a public arts space at ground level requires further and more robust discussion with the relevant stakeholders from Council and State Government.
7. Impacts on the public realm caused by wind, rain and overshadowing are generally well resolved. However, it is recommended that additional design refinements are explored to increase the level of pedestrian amenity along Collins Street and within the through block link consistent with the requirements of the Melbourne Planning Scheme. Specifically the Capital City Zone Schedule 1 and DDO4 seek weather protection along Collins Street and a good level of wind comfort in publically accessible spaces.
8. The revised layouts for the apartments result in a high level of internal amenity. Apartment sizes are good, with the average size of one bedroom units greater than 50m², two bedroom units between 60-90m² and three bedroom units greater than 105m². Daylight access to habitable areas is generally good with all bedrooms and living areas having direct access to daylight and no reliance on typical saddlebag layouts. Minor refinement is recommended to the architectural fins to provide greater light penetration and outlook to the more constrained apartments.

Recommendation from management

9. That the Future Melbourne Committee resolves to advise Department of Environment, Land, Water and Planning that the Melbourne City Council supports the proposal subject to recommended conditions of permit and the reasons outlined in the delegate report (Attachment 3).

Attachments

1. Supporting Attachment (Page 2 of 82)
2. Locality Plan (Page 3 of 82)
3. Selected Plans (Page 4 of 82)
4. Delegate Report (Page 58 of 82)

Supporting Attachment

Legal

1. The Minister for Planning is the Responsible Authority for determining this application.

Finance

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

Conflict of interest

3. 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.

Stakeholder consultation

4. Council officers have not advertised the application or referred this to any other referral authorities. This is the responsibility of the DELWP acting on behalf of the Minister for Planning.

Relation to Council policy

5. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 3).

Environmental sustainability

6. The sustainable design initiatives incorporated into the proposal indicates that the development has the design potential to achieve 5 Star Green Star for the residential component of the development by achieving a total of 61 points (16 of which are to be confirmed). If the development achieves 61 points then it will have met the policy requirements of Clause 22.19, however it is considered that this is still speculative at this stage. Further justification regarding the unconfirmed 16 points should be encouraged so the policy objectives of Clause 22.19 can be achieved.

Locality Plan

TPM-2016-7, 582-606 Collins Street, Melbourne

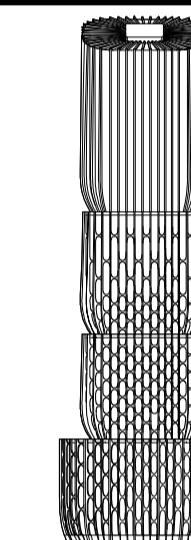


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 3. ALL PLANS ARE CUT AT +1.00 METER EXCEPT FOR GROUND FLOOR PLAN WHICH IS CUT AT ±0.00 METER

GENERAL NOTES:

Attachment 3
Agenda item 6.5
Future Melbourne Committee
3 May 2016

REV	DATE	REVISION	SIGNED BY
02	11.03.2016	Response to RFI 15 January 2016 - Pt. 2	JE
01	29.01.2016	Schematic Design Submission	JE
-	18.12.2015	Town Planning & Development Application Issue	MR



PROJECT

582-606 Collins Street
 Melbourne 3000

CLIENT

600 Collins Pty Ltd
 Level 2
 41 Exhibition Street
 Melbourne Vic 3000
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 TEL:+61 3 8638 7777
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STRUCTURAL & CIVIL Robert Bird Group Level 5, 501 Collins St Melbourne 3000	BUILDING SERVICES & ESD ADP Level 11, 50 Albert Rd Melbourne 3005
TOWN PLANNER urbis Level 12, 120 Collins St Melbourne 3000	FACADE ENGINEER aurecon Level 8, 800 Collins St Docklands Vic 3008
BUILDING SURVEYOR PLP Level 4-5, Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNESHIP WT PARTNERSHIP 14-22, 4 Riverside Quay Southbank 3006
TRAFFIC ratio Level 2, 51 Queen St Melbourne 3000	LANDSCAPE OCULUS Level 2, 135 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL MEL Consultants 34 Cleveland Rd South Dandenong Vic 3187
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Sutherland Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 17-21 Hill St Melbourne 3000

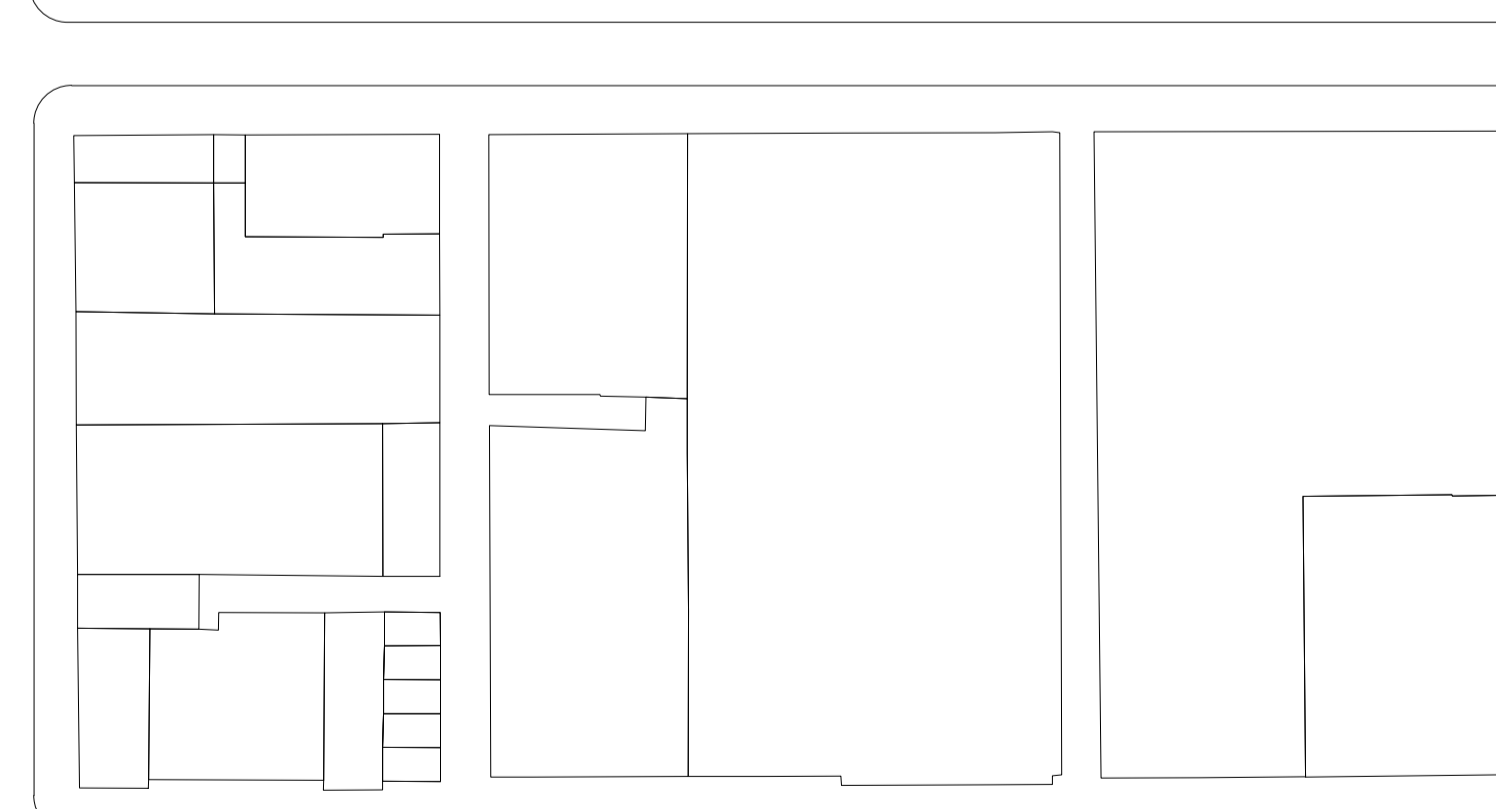
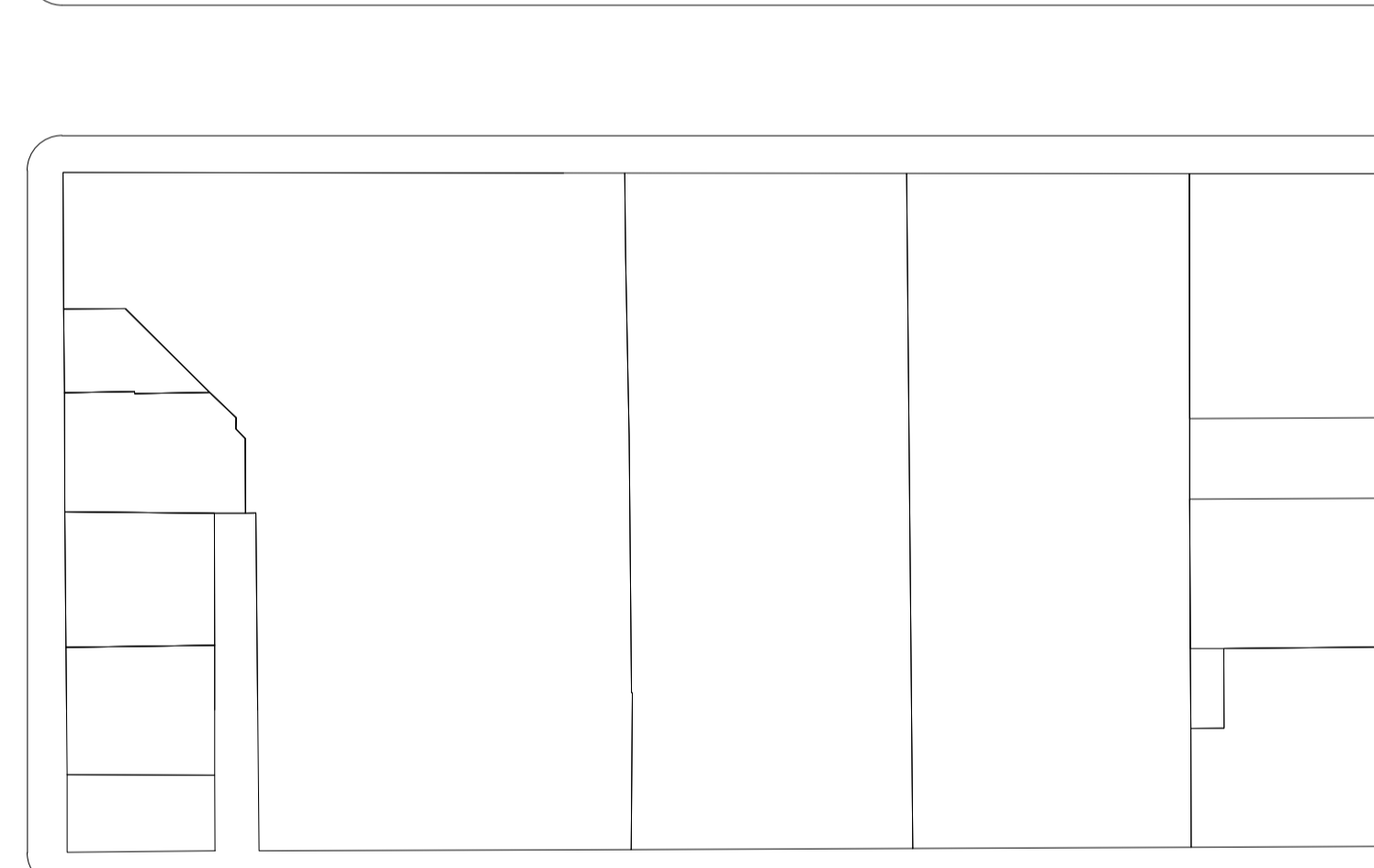
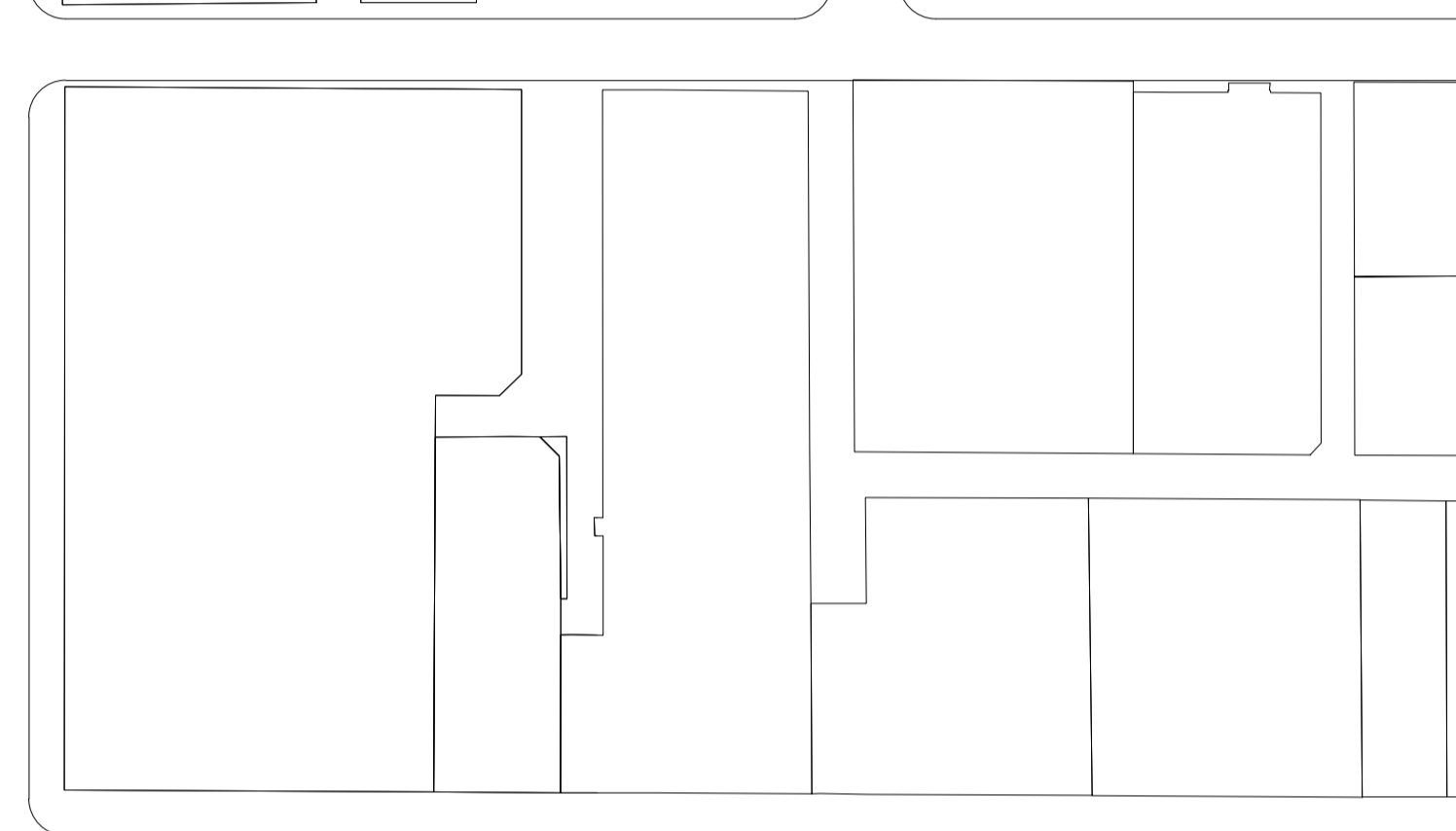
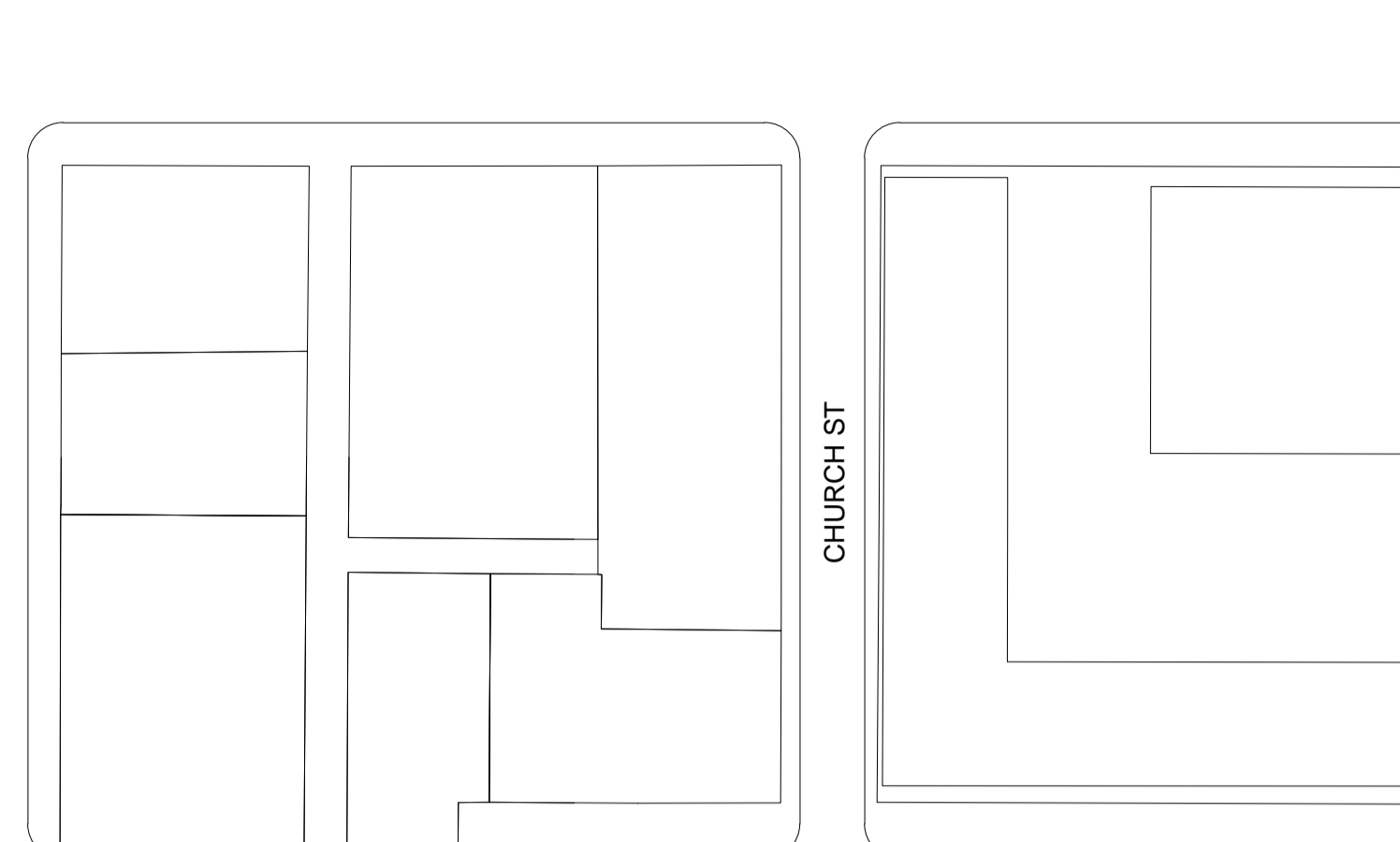
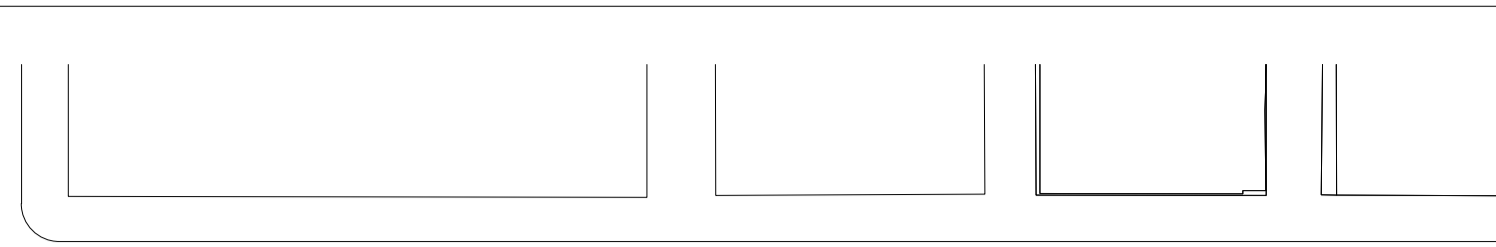
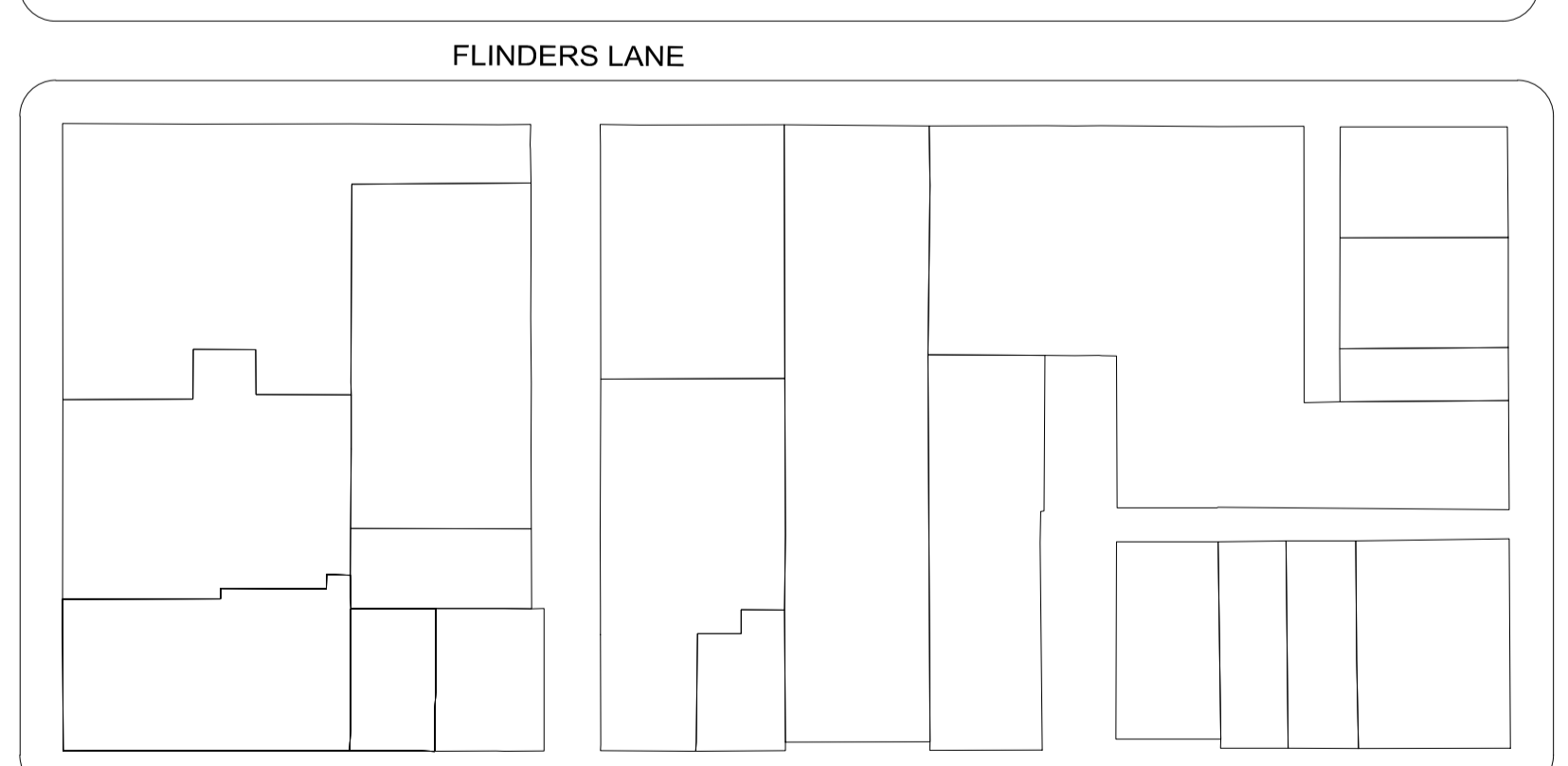
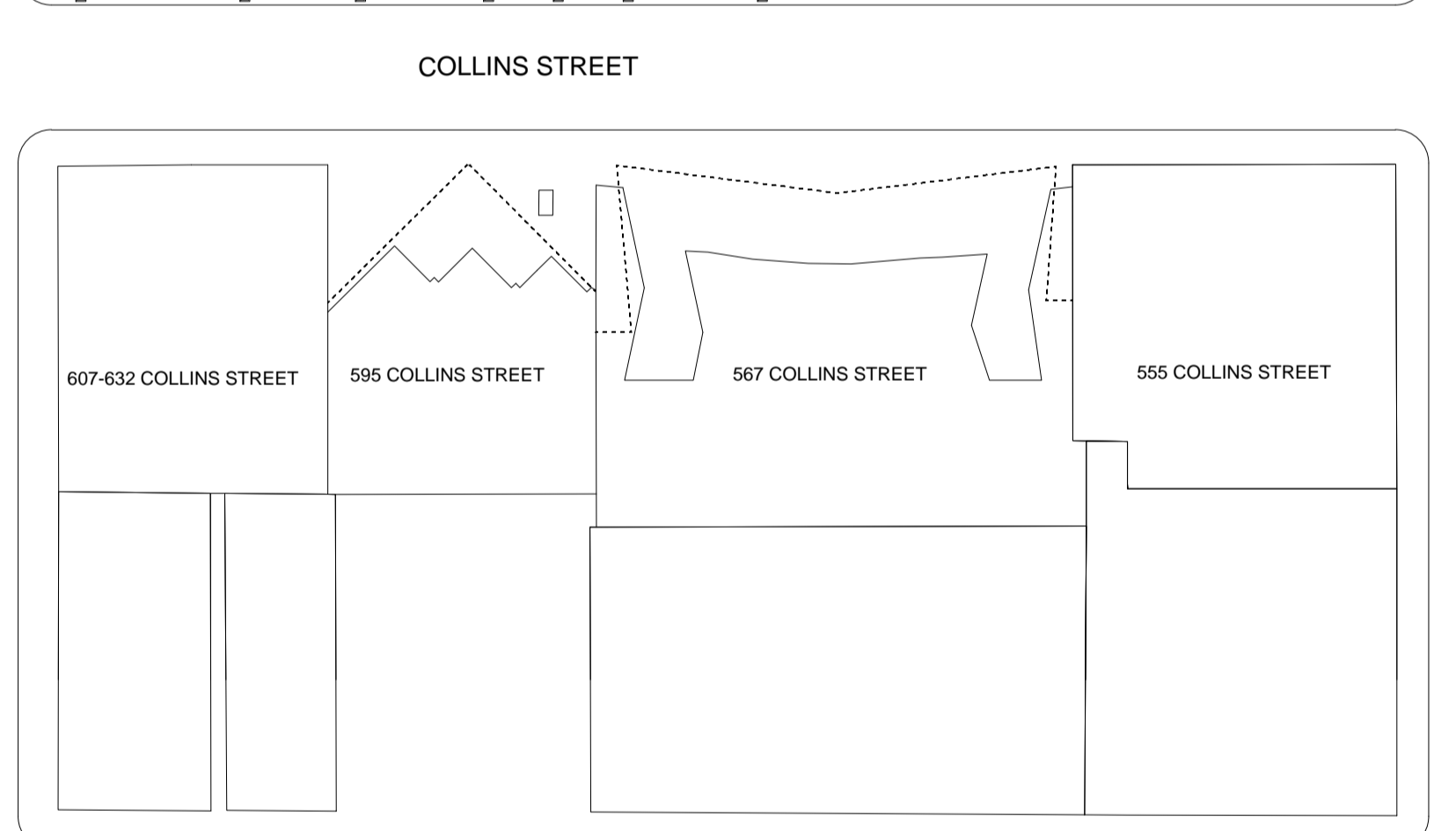
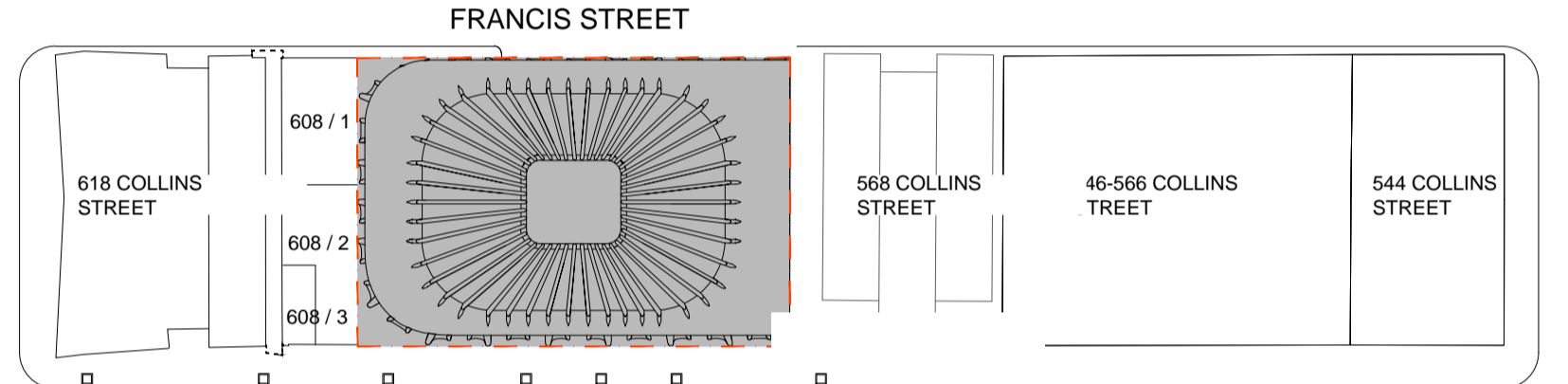
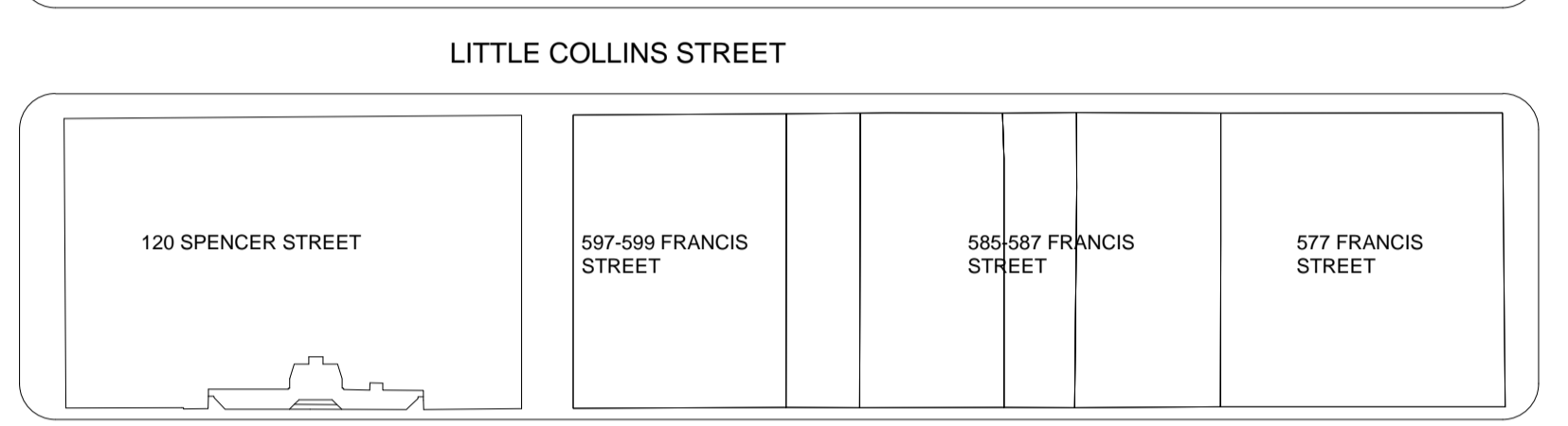
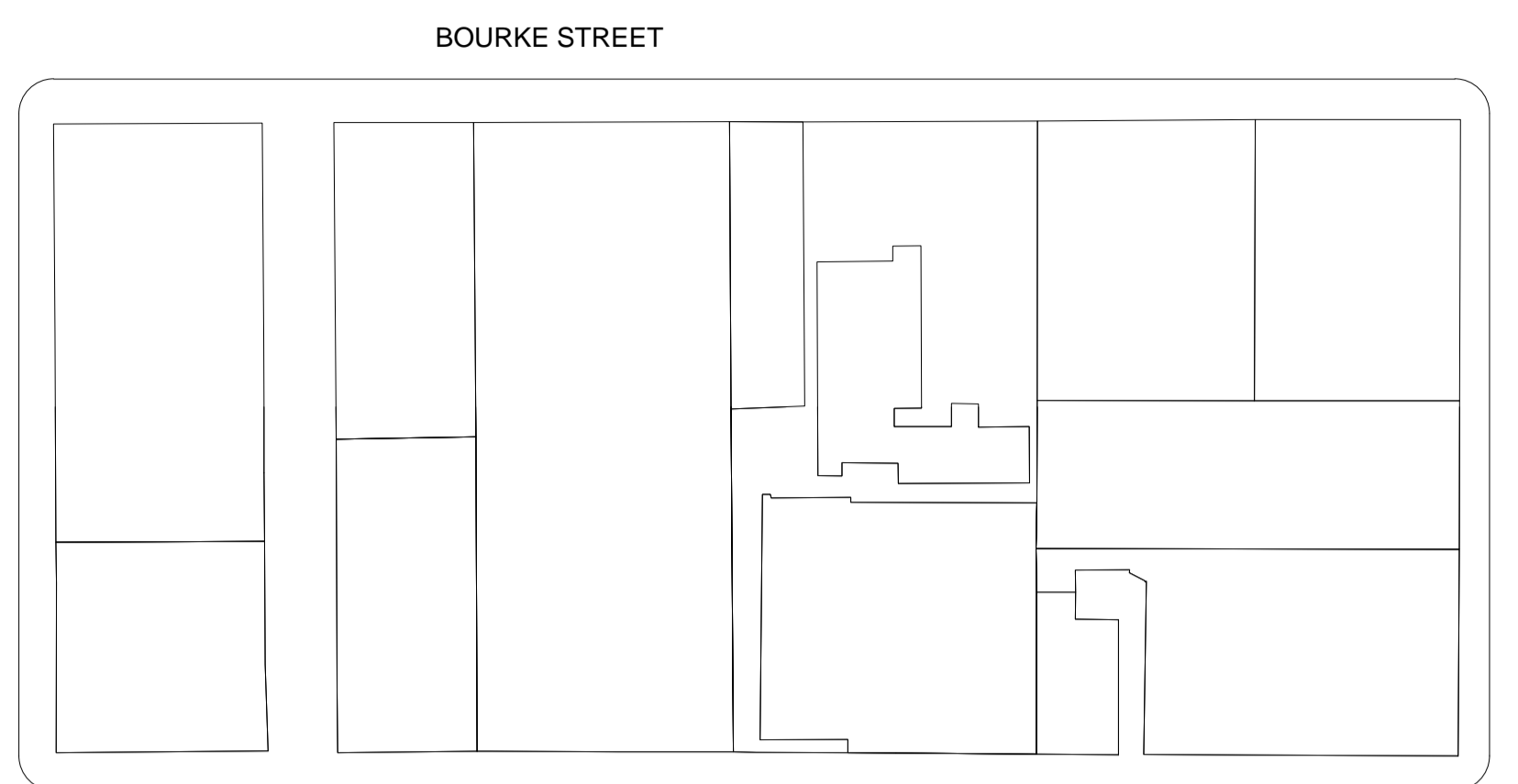
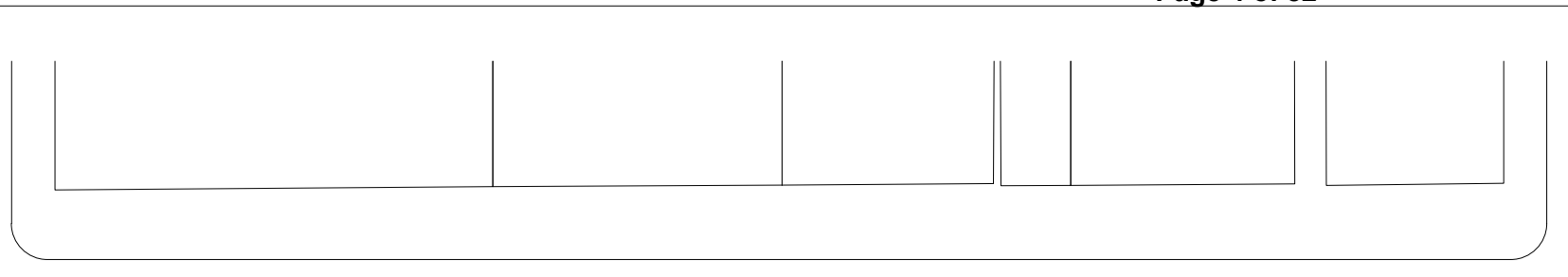
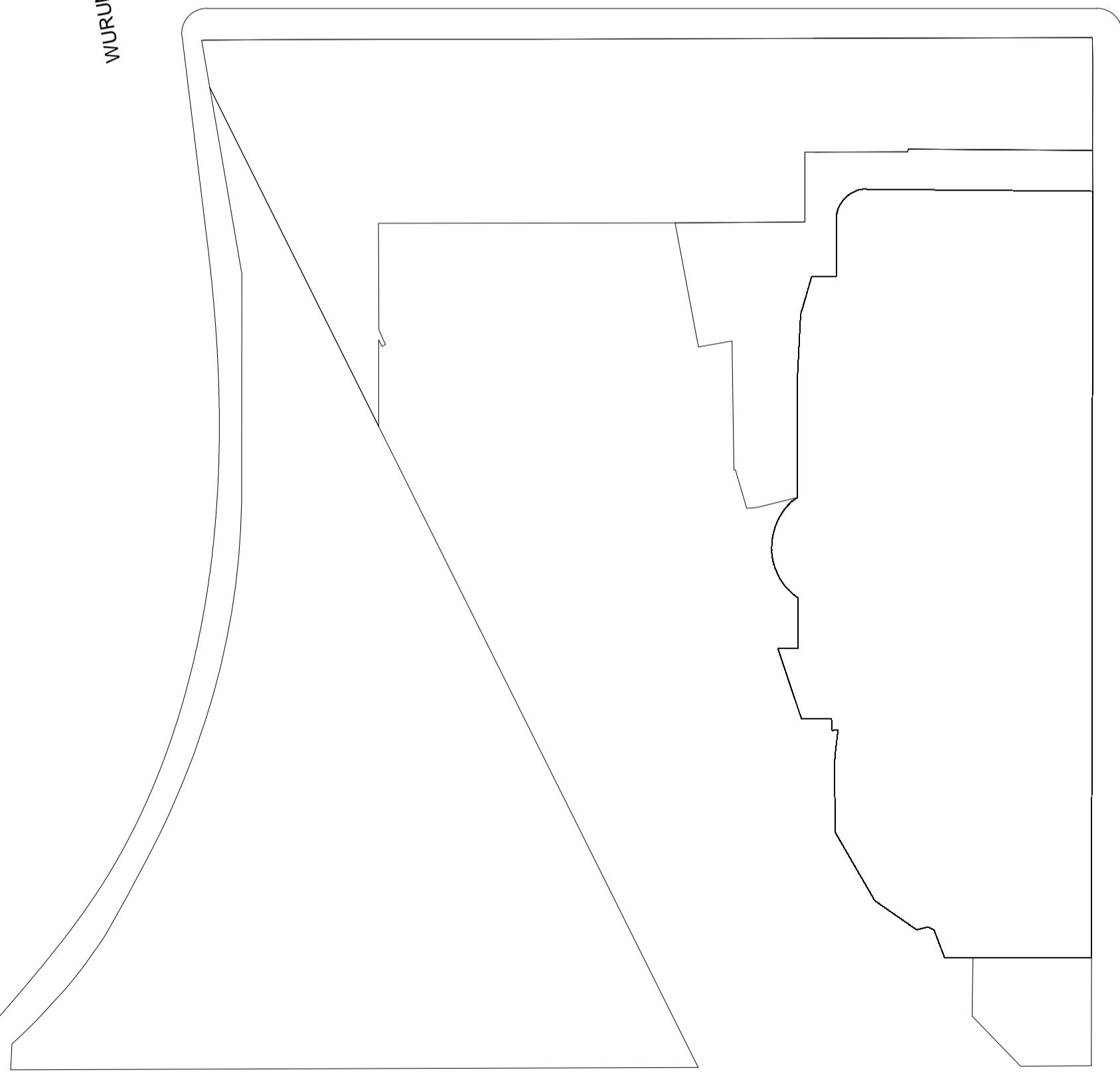
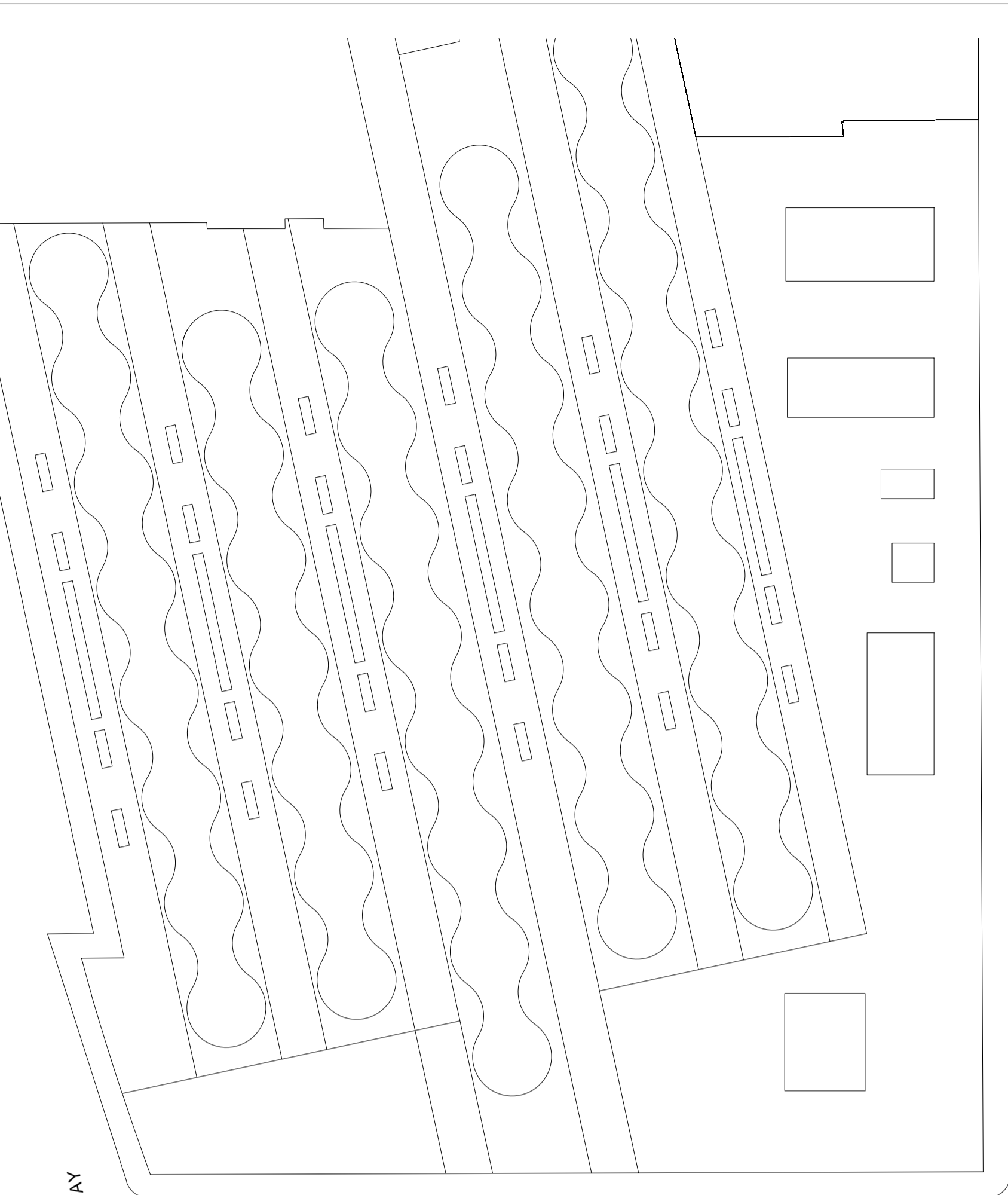
PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

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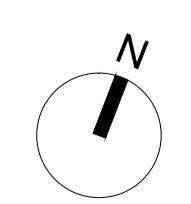
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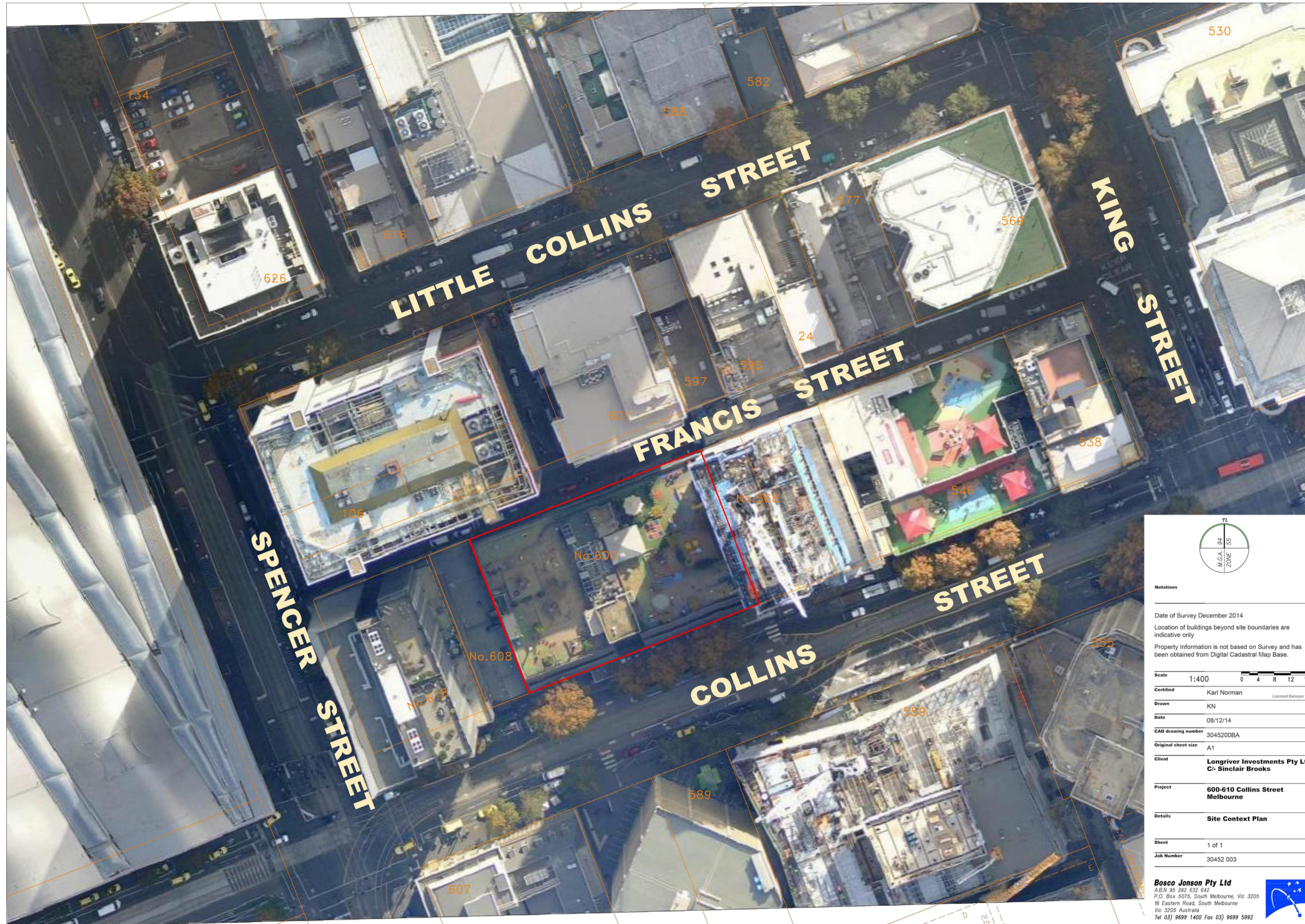
DRAWING BY | DATE | CHECKED | DATE
 JE | 10.03.2016 | MP | 11.03.2016

DRAWING NUMBER | REV
2297_COL-01-001 | **02**



1 **CONTEXT PLAN**
 SCALE 1: 1000 | 1:2000





Notations

Date of Survey December 2014
 Location of buildings beyond site boundaries are indicative only
 Property information is not based on Survey and has been obtained from Digital Cadastral Map Base.

Scale: 1:400

Certified: Karl Norman (Licensed Surveyor)
 Drawn: KN
 Date: 08/12/14
 CAD drawing number: 3045200BA
 Original sheet size: A1

Client: Longriver Investments Pty Ltd
 C/- Sinclair Brooks

Project: 600-610 Collins Street Melbourne

Details: Site Context Plan

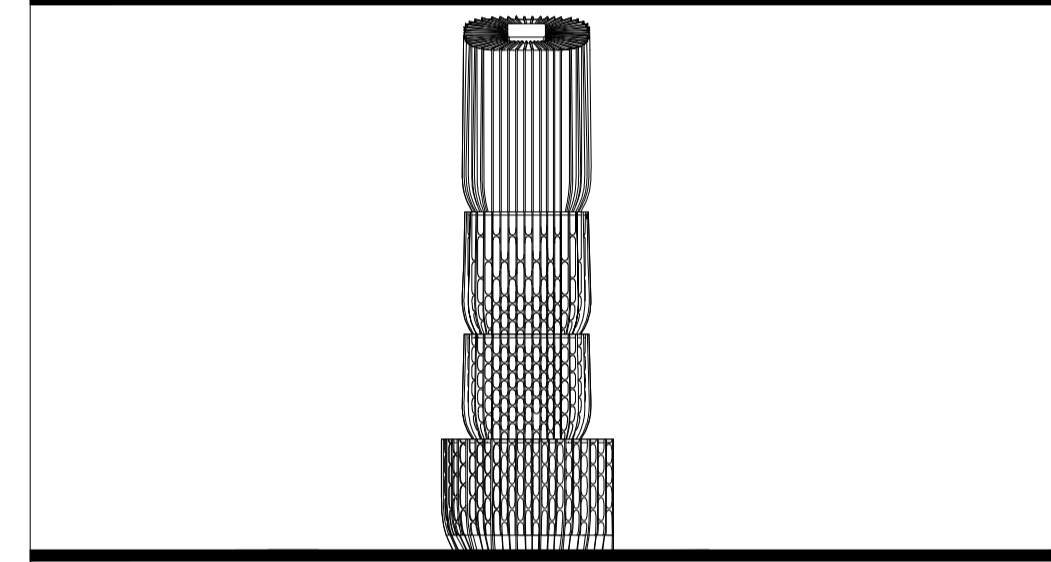
Sheet: 1 of 1
 Job Number: 30452 003

Bosco Jonson Pty Ltd
 A.B.N 95 282 532 642
 P.O. Box 5075, South Melbourne, Vic 3205
 19 Eastern Road, South Melbourne
 Vic 3205 Australia
 Tel 03) 9699 1400 Fax 03) 9699 5992

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GENERAL NOTES:

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-	18.12.2015	Town Planning & Development Application Issue	EK



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FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL MEL Consultants 34 Cleveland Rd South Docklands Vic 3007
LAND SURVEYOR Bosco Jonson Pty Ltd 19 Eastern Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Box 2019 Mt Waverley 3149

PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

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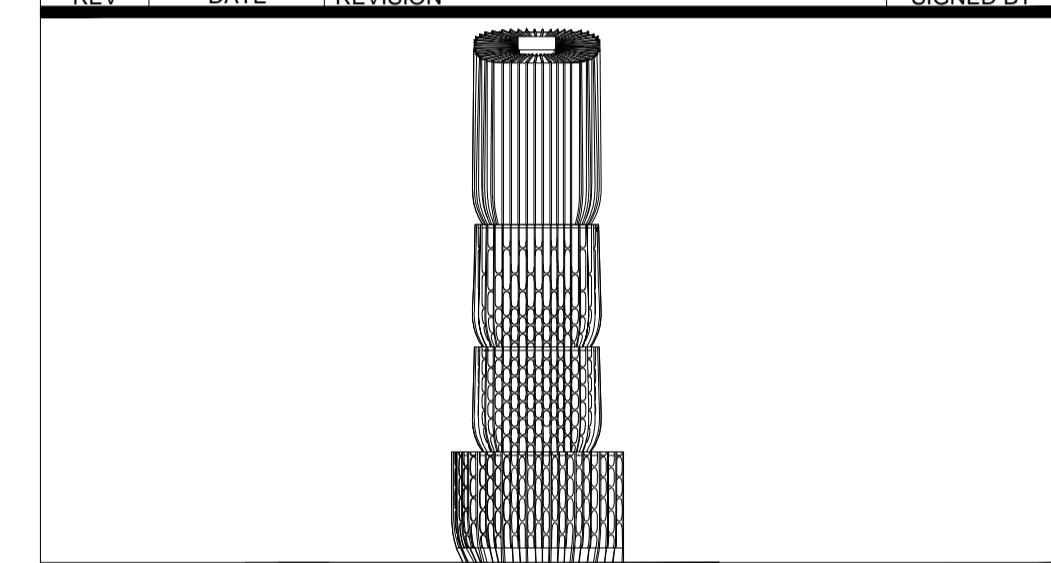
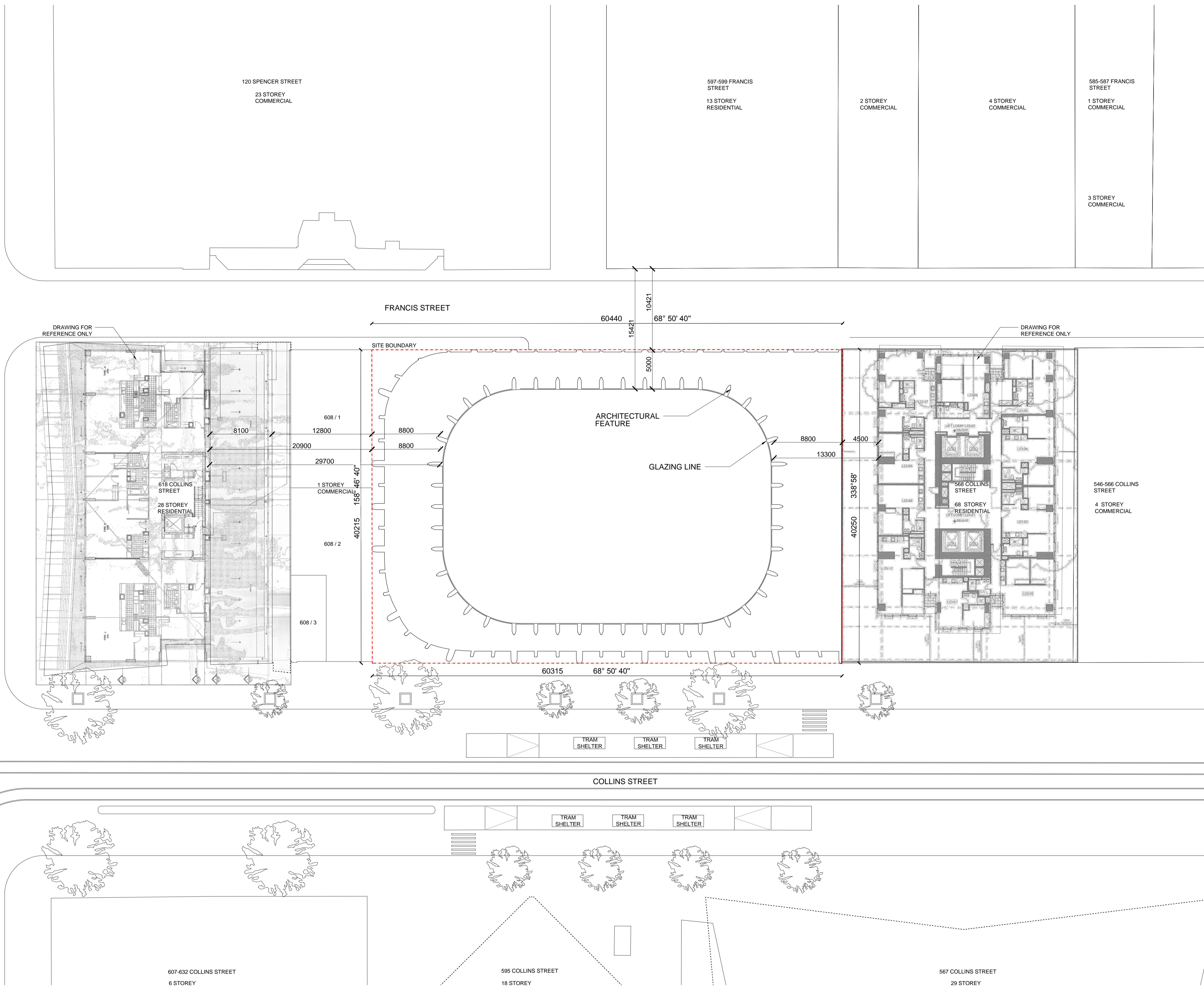
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1 **SITE CONTEXT PLAN**
 SCALE N/S

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01	29.01.2016	Schematic Design Submission	JE
-	18.12.2015	Town Planning & Development Application Issue	MR



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BUILDING SURVEYOR PLP Level 6, 63 Exhibition St Melbourne 3000	QUANTITY SURVEYOR WT PARTNERSHIP 14/12, 4 Flinders Drive Southbank 3006
TRAFFIC ratio Roper Walk 1st Floor 498 Roper Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 31 Guilford Ln Melbourne 3000
FIRE ENGINEER omnii Level 2, 31 Guilford St Melbourne 3000	WIND ENGINEER MEL Consultants 18 Central Rd South Caalagh Vic 3167
LAND SURVEYOR Bosco Jonson Pty Ltd 101 Spring Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 7/200 St Albans Rd Melb Waverley 3169

PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

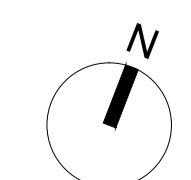
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Setback Plan

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DRAWING BY	DATE	CHECKED	DATE
JE	10.03.2016	MP	11.03.2016

DRAWING NUMBER	REV
2297_COL-03-002	02

1 **SETBACK PLAN**
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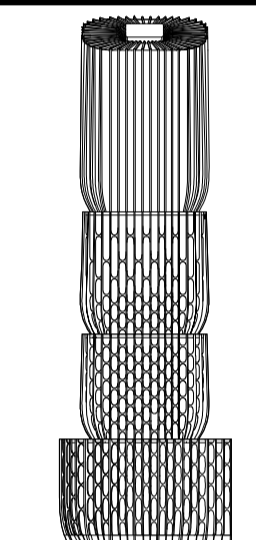


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Level	Area sqm	RESIDENTIAL MIX				TOTAL APTS/FLOOR	SERVICES/CIRC Area sqm	COMMON AREA Area sqm	RETAIL Area (NLA) sqm	COMMERCIAL Area (NLA) sqm	BALCONIES		AREA PER LEVEL	Outline Area sqm	Mechanical Shaft sqm	GFA sqm
		50sqm	60-69sqm	70-90sqm	>105sqm						NSA external sqm	NSA internal sqm				
		1 Bed	2 Bed	2 Bed 2 bath	3 Bed											
Level 54 - MECHANICAL																
Level 53 - PENTHOUSE	680					0	184			342	680		1206	39	1167	
Level 52 - PENTHOUSE	920				5	5	195			91	920		1206	39	1167	
Level 51	904	2		4	4	10	208			94	904		1206	39	1167	
Level 50	904	2		4	4	10	208			94	904		1206	39	1167	
Level 49	904	2		4	4	10	208			94	904		1206	39	1167	
Level 48	904	2		4	4	10	208			94	904		1206	39	1167	
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Level 45	904	2		4	4	10	208			94	904		1206	39	1167	
Level 44	904	2		4	4	10	208			94	904		1206	39	1167	
Level 43	904	2		4	4	10	208			94	904		1206	39	1167	
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Level 41	904	2		4	4	10	208			94	904		1206	39	1167	
Level 40	904	2		4	4	10	208			94	904		1206	39	1167	
Level 39 - TRANSITIONAL	876	4	2	4	2	12	228			90	876		1194	39	1155	
Level 38 - TRANSITIONAL	837	4	2	4	2	12	223			92	837		1152	39	1113	
Level 37 - TRANSITIONAL	708		2	6		8	259			90	708		1057	63	994	
Level 36 - TRANSITIONAL	582		6	2		8	253			64	582		899	63	836	
Level 35 - ENTERTAINMENT						0	245	436			0		681	63	618	
Level 34 - MECHANICAL							1206						1206	63	1143	
Level 33	828	2	4	6		12	278			100	828		1206	63	1143	
Level 32	828	2	4	6		12	278			100	828		1206	63	1143	
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Level 30	828	2	4	6		12	278			100	828		1206	63	1143	
Level 29	828	2	4	6		12	278			100	828		1206	63	1143	
Level 28	828	2	4	6		12	278			100	828		1206	63	1143	
Level 27	828	2	4	6		12	278			100	828		1206	63	1143	
Level 26	828	2	4	6		12	278			100	828		1206	63	1143	
Level 25 - TRANSITIONAL	820	2	4	6		12	284			88	820		1192	63	1129	
Level 24 - TRANSITIONAL	778	2	4	6		12	277			92	778		1147	63	1084	
Level 23 - TRANSITIONAL	696		2	6		8	267			88	696		1051	63	988	
Level 22 - TRANSITIONAL	574		6	2		8	261			60	574		895	63	832	
Level 21 - WELLNESS						0	245	436			0		681	63	618	
Level 20 - TRANSFER	842	4		2	4	10	276			88	842		1206	63	1143	
Level 19	822	2	4	6		12	288			96	822		1206	63	1143	
Level 18	822	2	4	6		12	288			96	822		1206	63	1143	
Level 17	822	2	4	6		12	288			96	822		1206	63	1143	
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Level 13 - TRANSITIONAL	810	2	4	6		12	289			100	810		1199	63	1136	
Level 12 - TRANSITIONAL	788	2	4	6		12	283			96	788		1167	63	1104	
Level 11 - TRANSITIONAL	678		6	2		8	327			84	678		1089	93	997	
Level 10 - TRANSITIONAL	560	2	4	2		8	323			70	560		953	93	860	
Level 09 - F & B						0	323		358	168	358		681	93	588	
Level 08 - OFFICE						0	387				1014		1401	93	1308	
Level 07 - OFFICE						0	386				1015		1401	93	1308	
Level 06 - OFFICE						0	387				1014		1401	93	1308	
Level 05 - OFFICE						0	386				1015		1401	140	1261	
Level 04 - RETAIL						0	837		1218		1218		2055	140	1915	
Level 03 - RETAIL						0	790		1350		1350		2110	140	1970	
Level 02 - REAIL						0	743		1315		1315		2058	140	1918	
Level 01 - RETAIL						0	741		1243		1243		1984	140	1844	
Ground Floor - RETAIL						0	1593		117		117		1710	0	1710	
MECHANICAL CAR PARK (L05-L08)											3705		4171	3258	913	
Basement 01						0	1762		636		636		**	**	**	
Basement 02						0	2398		0		0		**	**	**	
Basement 03						0	2398		0		0		**	**	**	
Totals	33553	74	102	186	61		25738	872	6237	4058	4207	47553	70910	6780	64130	
		TOTAL APARTMENTS = 423														
		17%	24%	44%	14%											

GENERAL NOTES:

02	11.03.2016	Response to RFI 15 January 2016	CC/PLUS
01	29.01.2016	Schematic Design Submission	JE
-	18.12.2015	Town Planning & Development Application Issue	JE
REV	DATE	REVISION	SIGNED BY



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BUILDING SURVEYOR PLP Level 4 & 5, Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP 14, 22, 4 Riverside Quay Southbank 3006
TRAFFIC ratio: Level 10, 101 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 135 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL MEL Consultants 34 Cleveland Rd South Dandenong Vic 3187
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Sayers Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Eric St Mt Waverley 3149

PROJECT NUMBER **2297** PROJECT STATUS **DD**

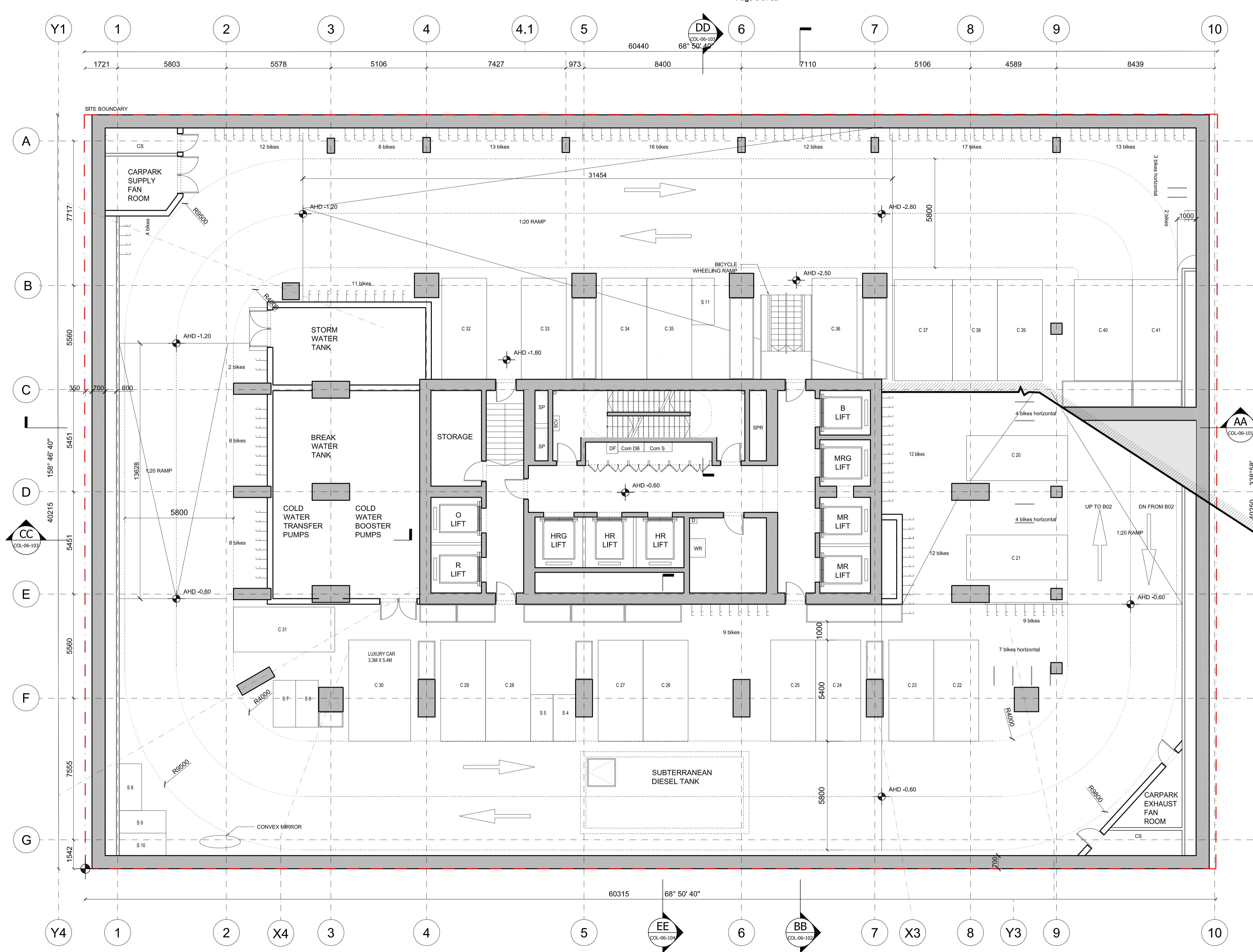
DRAWING TITLE
Development Schedule

SCALE | FORMAT
 N/S @ A1 | N/S @ A3

DRAWING BY | DATE | CHECKED | DATE
 CC/PLUS 10.03.2016 | MP 11.03.2016

DRAWING NUMBER **2297_COL-03-031** REV **02**

GFA above Ground / Plot Area
64130 m² / 2430 m²
26.4 ESTIMATE PLOT RATIO



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- GENERAL NOTES:
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 - HRG-LIFT HIGH RISE GOODS LIFT
 - HR-LIFT HIGH RISE LIFT
 - MRG-LIFT MID RISE GOODS LIFT
 - MR-LIFT MID RISE LIFT
 - O-LIFT OFFICE LIFT
 - OG-LIFT OFFICE GOODS LIFT
 - R-LIFT RETAIL LIFT
 - RG-LIFT RETAIL GOODS LIFT
- MKE: CAR PARK EXHAUST RISER
 - COM DB COMMS DISTRIBUTION BOARD
 - COM S COMMS SECURITY
 - CS CAR PARK SUPPLY AIR RISER
 - CW SECONDARY CONDENSER WATER LOOP
 - CWV HOT WATER LOOP
 - DWV GENERATOR DIESEL FUEL RISER
 - DF DRY FIRE
 - EF EXHAUST RISER FACILITIES
 - EO EXHAUST RISER OFFICE
 - EP EXHAUST RISER POOL
 - GR GAS RISER
 - KA KITCHEN EXHAUST RISER APARTMENT
 - KR KITCHEN EXHAUST RISER RETAIL
 - LR LOBBY SUPPLY RISER
 - OA OUTDOOR AIR RISER APARTMENT
 - OF OUTDOOR AIR RISER FACILITIES
 - OD OUTDOOR AIR RISER OFFICE
 - OP OUTDOOR AIR RISER POOL
 - OR OUTDOOR AIR RISER RETAIL
 - PA POWER RISER APARTMENT
 - PR POWER RISER RETAIL
 - RC RUBBISH CHUTE
 - SCV SCV SPRINKLER CONTROL VALVE
 - SP STAIR PRESSURIZATION RISER
 - SPR STAIR PRESSURIZATION RELIEF SHAFT
 - TA TOILET EXHAUST RISER APARTMENT
 - TR TOILET EXHAUST RISER RETAIL
 - TO TOILET EXHAUST RISER OFFICE
 - WVW WRY UNIT FOR APARTMENT A/C UNIT
 - WA WATER SEWER/ DP AND VENTS
 - WR WATER METER RETAIL

REV	DATE	REVISION	SIGNED BY
02	11.03.2016	Response to RFI 15 January 2016 - Pl. 2, 3(c)	PLUS
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TOWN PLANNER urbis Level 12, 120 Collins St Melbourne 3000	FAÇADE ENGINEER aurecon Level 6, 810 Collins St Melbourne Vic 3008
BUILDING SURVEYOR PLP Level 4, 83 Exhibition St Melbourne 3000	QUANTITY SURVEYOR WT PARTNERSHIP 14, 102, 4 Riverside Quay Southbank 3006
TRAFFIC ratio: River Walk 1st Floor 438 Bridge Rd, Melbourne 3121	LANDSCAPE OCULUS Level 2, 230 Collins St Melbourne 3000
FIRE ENGINEER omni Level 11, 111 Queen St Melbourne 3000	WIND ENGINEER MEL Consultants P.O. Box 2109 South Melbourne 3205
LAND SURVEYOR Bosco Jonson Pty Ltd 15 Eastern Hill South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd P.O. Box 2109 Melbourne 3205

PROJECT NUMBER: 2297 PROJECT STATUS: DD

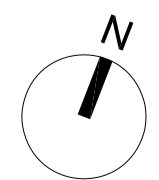
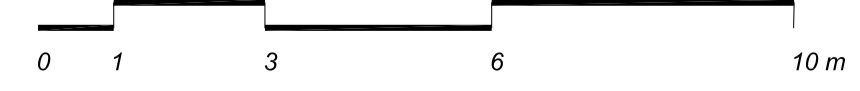
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Basement Floor Plan - B03
 Car-Park

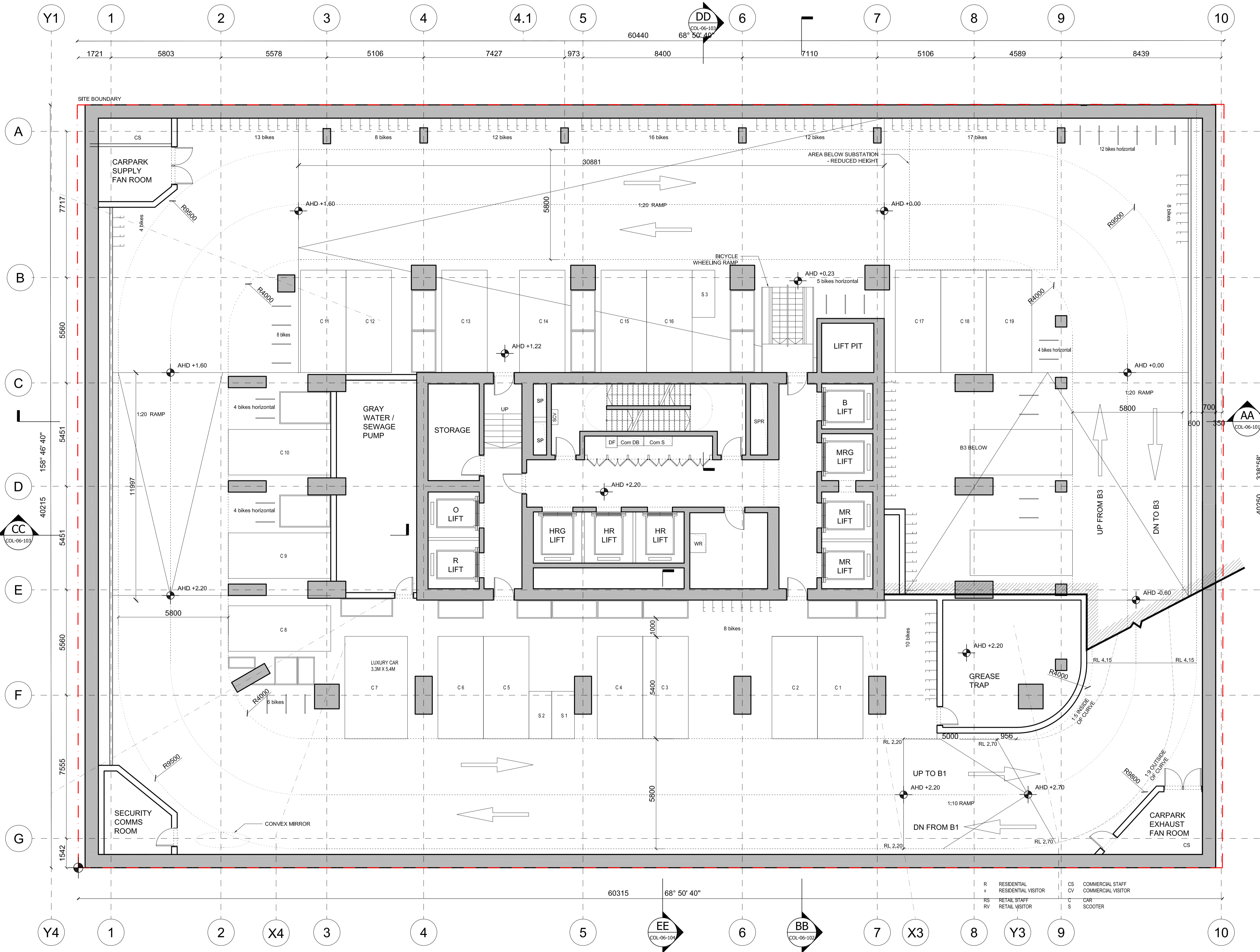
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DRAWING BY | DATE | CHECKED | DATE
 PLUS | 10.03.2016 | MP | 11.03.2016

DRAWING NUMBER: 2297_COL-06-001 REV: 02

GA PLAN - BASEMENT 03 FLOOR PLAN
 SCALE 1:100 | 1:200





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 - M&E: CE COM DB COMMUNICATIONS DISTRIBUTION BOARD, COM S COMMUNICATIONS SECURITY, CS CARPARK SUPPLY AIR RISER, C W SECONDARY CONDENSER WATER LOOP, CWI HW CHILLED-HOT WATER LOOP, D GENERATOR DIESEL FUEL RISER, DF DRY FIRE, EF EXHAUST RISER FACILITIES, EO EXHAUST RISER OFFICE, EP EXHAUST RISER POOL, GR GAS RISER, KA KITCHEN EXHAUST RISER APARTMENT, KR KITCHEN EXHAUST RISER RETAIL, LR LOBBY SUPPLY RISER, OA OUTDOOR AIR RISER APARTMENT, OF OUTDOOR AIR RISER FACILITIES, OD OUTDOOR AIR RISER OFFICE, OP OUTDOOR AIR RISER POOL, OR OUTDOOR AIR RISER RETAIL, PA POWER RISER APARTMENT, PR POWER RISER RETAIL, RC RUBBISH CHUTE, SCV SCV SPRINKLER CONTROL VALVE, SP STAIR PRESSURIZATION RISER, SPR STAIR PRESSURIZATION RELIEF SHAFT, TA TOILET EXHAUST RISER APARTMENT, TR TOILET EXHAUST RISER RETAIL, TO TOILET EXHAUST RISER OFFICE, WRV WRV UNIT FOR APARTMENT A/C UNIT, WA WATER SEWER/DP AND VENTS, WR WATER METER RETAIL

02	11.03.2016	Response to RFI 15 January 2016 - Pl. 2, 3(c)	PLUS
01	29.01.2016	Schematic Design Submission	PLUS
01	18.12.2015	Town Planning & Development Application Issue	MR
REV	DATE	REVISION	SIGNED BY



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TRAFFIC ratio: River Walk 1st Floor 438 Bridge Rd, Melbourne 3121	LANDSCAPE OCULUS Level 2, 230 Collins St Melbourne 3000
FIRE ENGINEER omni Level 11, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Consultants P1 Tower 14 South Dandenong VIC 3167
LAND SURVEYOR Bosco Jonson Pty Ltd 15 Eastern Hill South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd P.O. Box 2309 Melbourne 3001

PROJECT NUMBER
2297
 PROJECT STATUS
DD

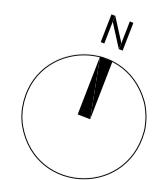
DRAWING TITLE
Basement Floor Plan - B02
 Car-Park

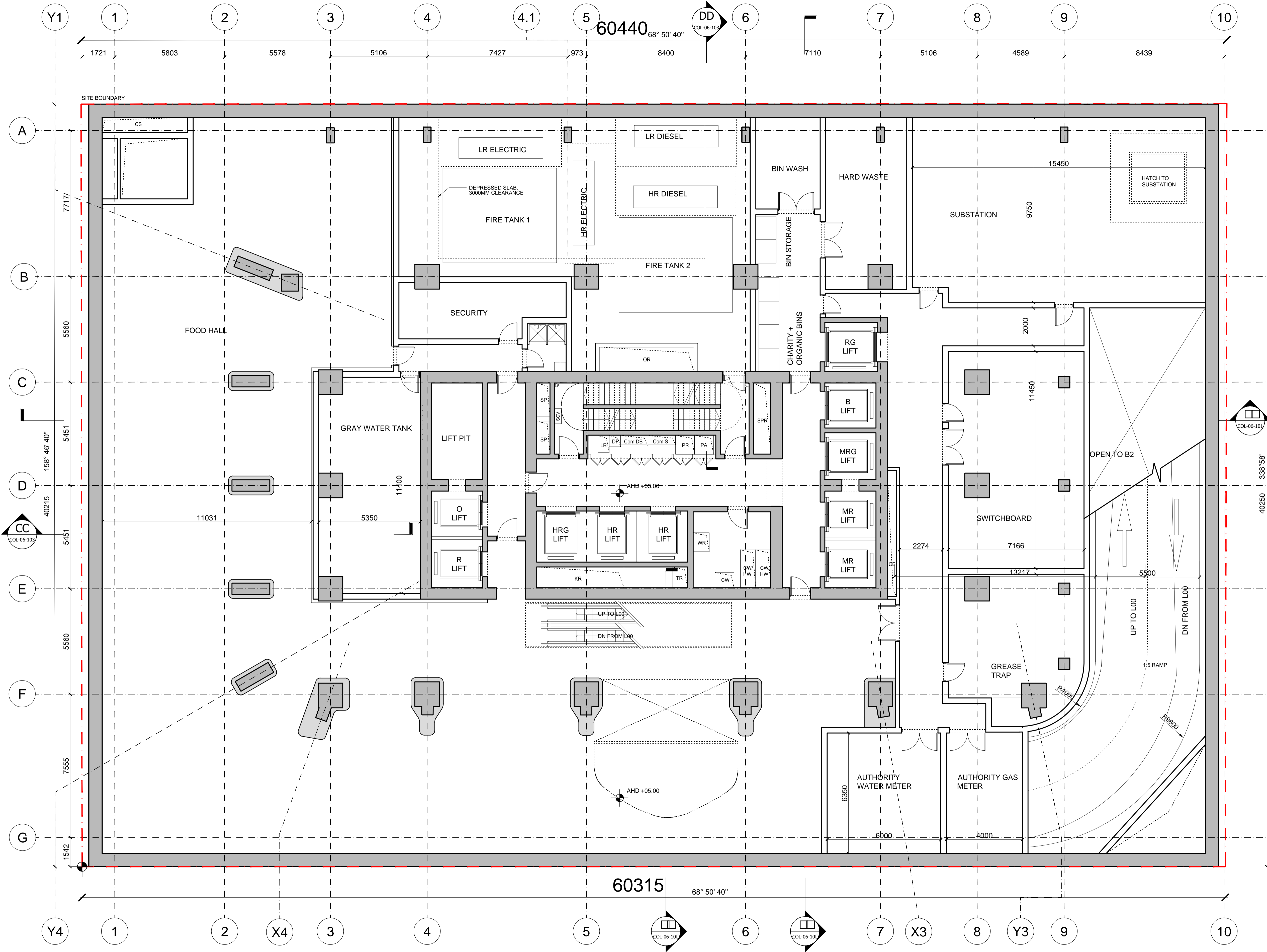
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DRAWING BY | DATE | CHECKED | DATE
 PLUS | 10.03.2016 | MP | 11.03.2016

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2297_COL-06-002
 REV
02

GA PLAN - BASEMENT 02 FLOOR PLAN
 SCALE 1:100 | 1:200



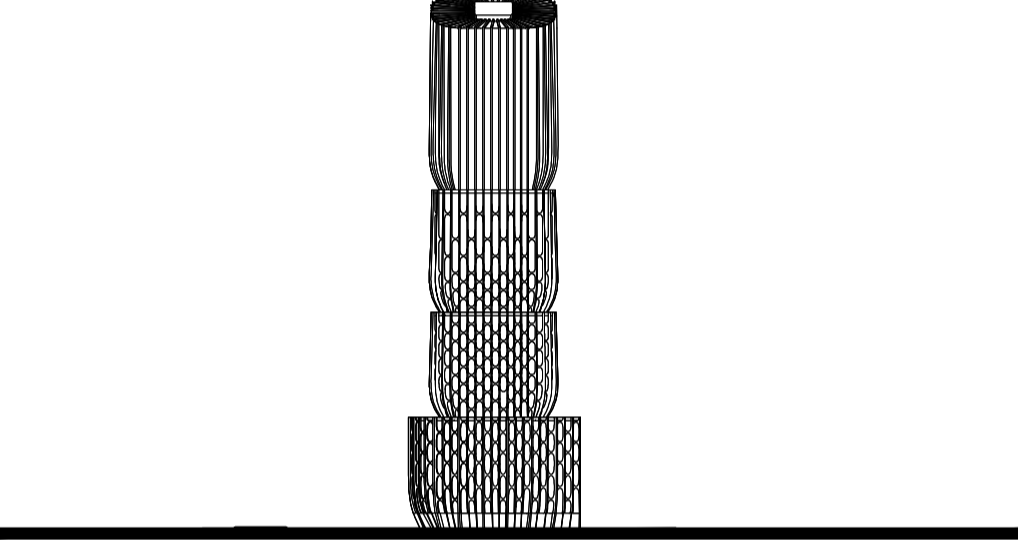


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GENERAL NOTES:

LIFT:	BIKE LIFT
B-LIFT	HIGH RISE LIFT
HR-LIFT	HIGH RISE GOODS LIFT
MR-LIFT	MID RISE LIFT
MRG-LIFT	MID RISE GOODS LIFT
OLIFT	OFFICE LIFT
OG-LIFT	OFFICE GOODS LIFT
R-LIFT	RETAIL LIFT
RG-LIFT	RETAIL GOODS LIFT
M&E:	CAR PARK EXHAUST RISER
CE	COMMS DISTRIBUTION BOARD
COM DB	COMMS SECURITY
COM S	CAR PARK SUPPLY AIR RISER
CS	SECONDARY CONDENSER WATER LOOP
CW	CHILLED / HOT WATER LOOP
CW/HW	GENERATOR DIESEL FUEL RISER
D	DRY FIRE
DF	EXHAUST RISER FACILITIES
EO	EXHAUST RISER OFFICE
EP	EXHAUST RISER POOL
GR	GAS RISER
KA	KITCHEN EXHAUST RISER APARTMENT
KR	KITCHEN EXHAUST RISER RETAIL
LR	LOBBY SUPPLY RISER
OA	OUTDOOR AIR RISER APARTMENT
OF	OUTDOOR AIR RISER FACILITIES
OO	OUTDOOR AIR RISER OFFICE
OP	OUTDOOR AIR RISER POOL
OR	OUTDOOR AIR RISER RETAIL
PA	POWER RISER APARTMENT
PR	POWER RISER RETAIL
RUBBISH CHUTE	RUBBISH CHUTE
SCV	SCV SPRINKLER CONTROL VALVE
SP	STAIR PRESSURIZATION RISER
SPR	STAIR PRESSURIZATION RELIEF SHAFT
TA	TOILET EXHAUST RISER APARTMENT
TR	TOILET EXHAUST RISER RETAIL
TO	TOILET EXHAUST RISER OFFICE
VRV	VRV UNIT FOR APARTMENT A/C UNIT
WA	WATER/SEWER/DP AND VENTS
WR	WATER METER RETAIL

REV	DATE	REVISION	SIGNED BY
02	11.03.2016	Response to RFI 15 January 2016 - Pt. 2, 3(c)	PLUS
01	29.01.2016	Schematic Design Submission	PLUS
-	18.12.2015	Town Planning & Development Application Issue	ML



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TRAFFIC ratio Level 2, 51 Queen St Melbourne 3000	LANDSCAPE OCULUS Level 2, 33 Colford Ln Melbourne 3000
FIRE ENGINEER omni Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Consultants 34 Cleveland Rd Southbank Vic 3006
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Station St South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

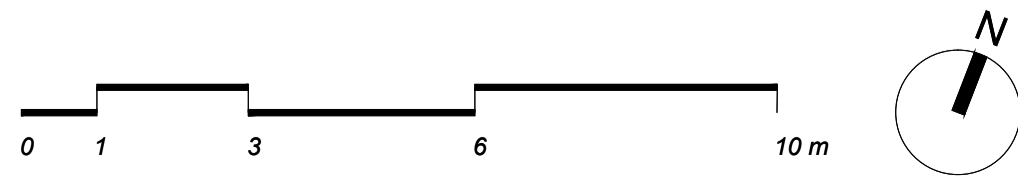
DRAWING TITLE
Basement Floor Plan - B01
Car-Park

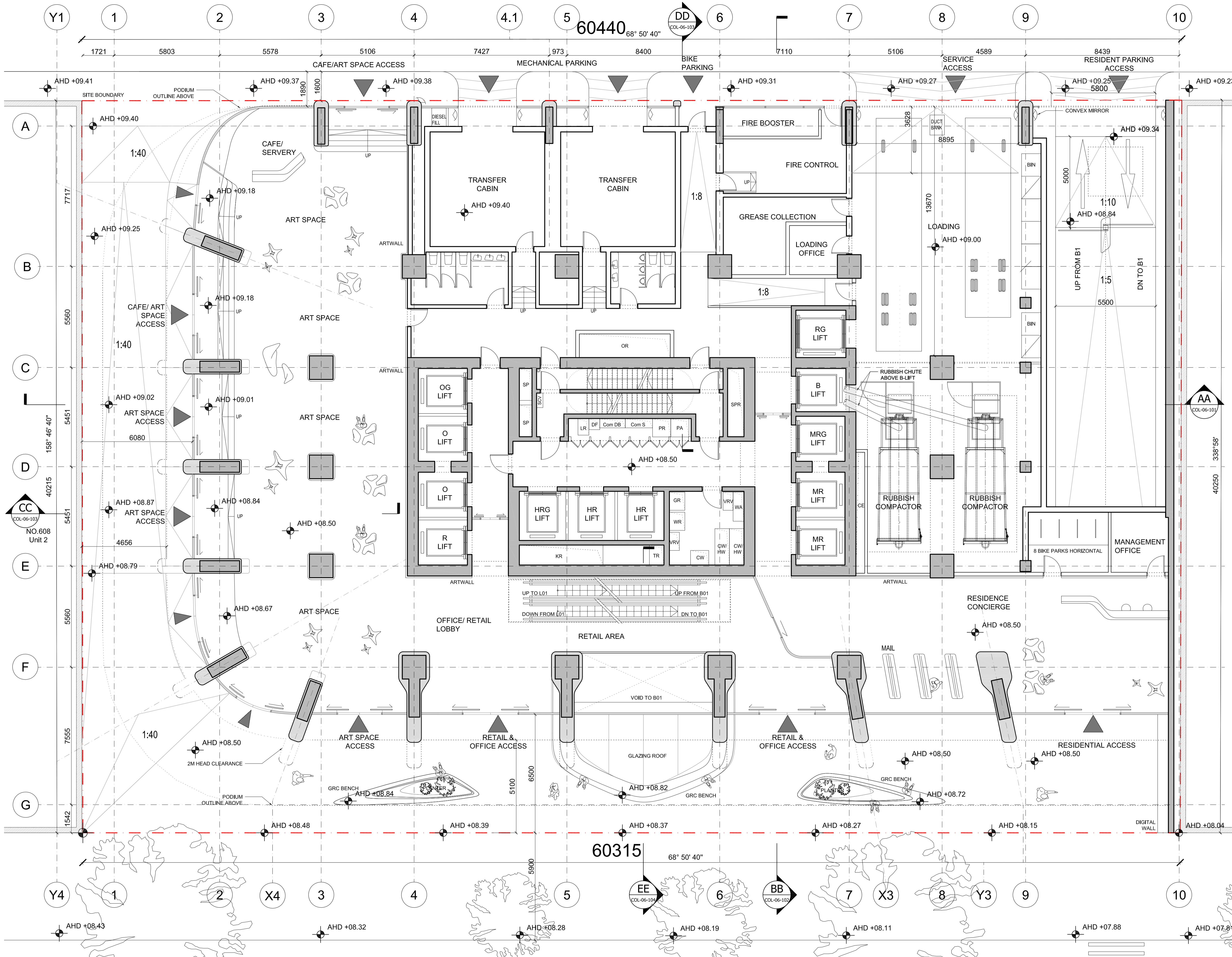
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DRAWING BY: **PLUS** DATE: **10.03.2016** CHECKED: **MP** DATE: **11.03.2016**

DRAWING NUMBER: **2297_COL-06-003** REV: **02**

1 GA PLAN - BASEMENT FLOORPLAN B01
 SCALE 1:100 | 1:200





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M&E:	COM DB	COMMS SECURITY	CAR PARK EXHAUST RISER	COMMS DISTRIBUTION BOARD	CAR PARK SUPPLY AIR RISER	SECONDARY CONDENSER WATER LOOP	CHILLED+ HOT WATER LOOP	GENERATOR DIESEL FUEL RISER	DRY FIRE	EXHAUST RISER FACILITIES	EXHAUST RISER OFFICE	EXHAUST RISER POOL	GAS RISER	KITCHEN EXHAUST RISER APARTMENT	KITCHEN EXHAUST RISER RETAIL	LOBBY SUPPLY RISER	OUTDOOR AIR RISER APARTMENT	OUTDOOR AIR RISER FACILITIES	OUTDOOR AIR RISER OFFICE	OUTDOOR AIR RISER POOL	OUTDOOR AIR RISER RETAIL	POWER RISER APARTMENT	POWER RISER RETAIL	RUBBISH CHUTE	SCV SPRINKLER CONTROL VALVE	STAIR PRESSURIZATION RISER	STAIR PRESSURIZATION RELIEF SHAFT	TOILET EXHAUST RISER APARTMENT	TOILET EXHAUST RISER RETAIL	TOILET EXHAUST RISER OFFICE	VRV UNIT FOR APARTMENT A/C UNIT	WATER SEWER/ DP AND VENTS	WATER METER RETAIL

01	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(b,c), 2, 3(a,b)	JE
02	29.01.2016	Schematic Design Submission	HL
03	18.12.2015	Town Planning & Development Application Issue	HL

REV	DATE	REVISION	SIGNED BY
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BUILDING SURVEYOR	PLP Level 4, 83 Exhibition St Melbourne 3000	QUANTITY SURVEYOR	WT PARTNERSHIP 14, 102, 4 Riverside Quay Southbank 3006
TRAFFIC	ratio River Walk 1st Floor 438 Bridge St, Melbourne 3121	LANDSCAPE	OCULUS Level 2, 230 Collins St Melbourne 3000
FIRE ENGINEER	omni Level 11, 111 Queen St Melbourne 3000	WIND ENGINEER	MEL Consultants 25 St Albans Rd South Melbourne Vic 3207
LAND SURVEYOR	Bosco Jonson Pty Ltd 15 Eastern Hill South Melbourne 3205	WASTE MANAGEMENT	Leigh Design Pty Ltd P.O. Box 2109 Melbourne 3001

PROJECT NUMBER
2297

PROJECT STATUS
DD

DRAWING TITLE
Ground Floor Plan - L00

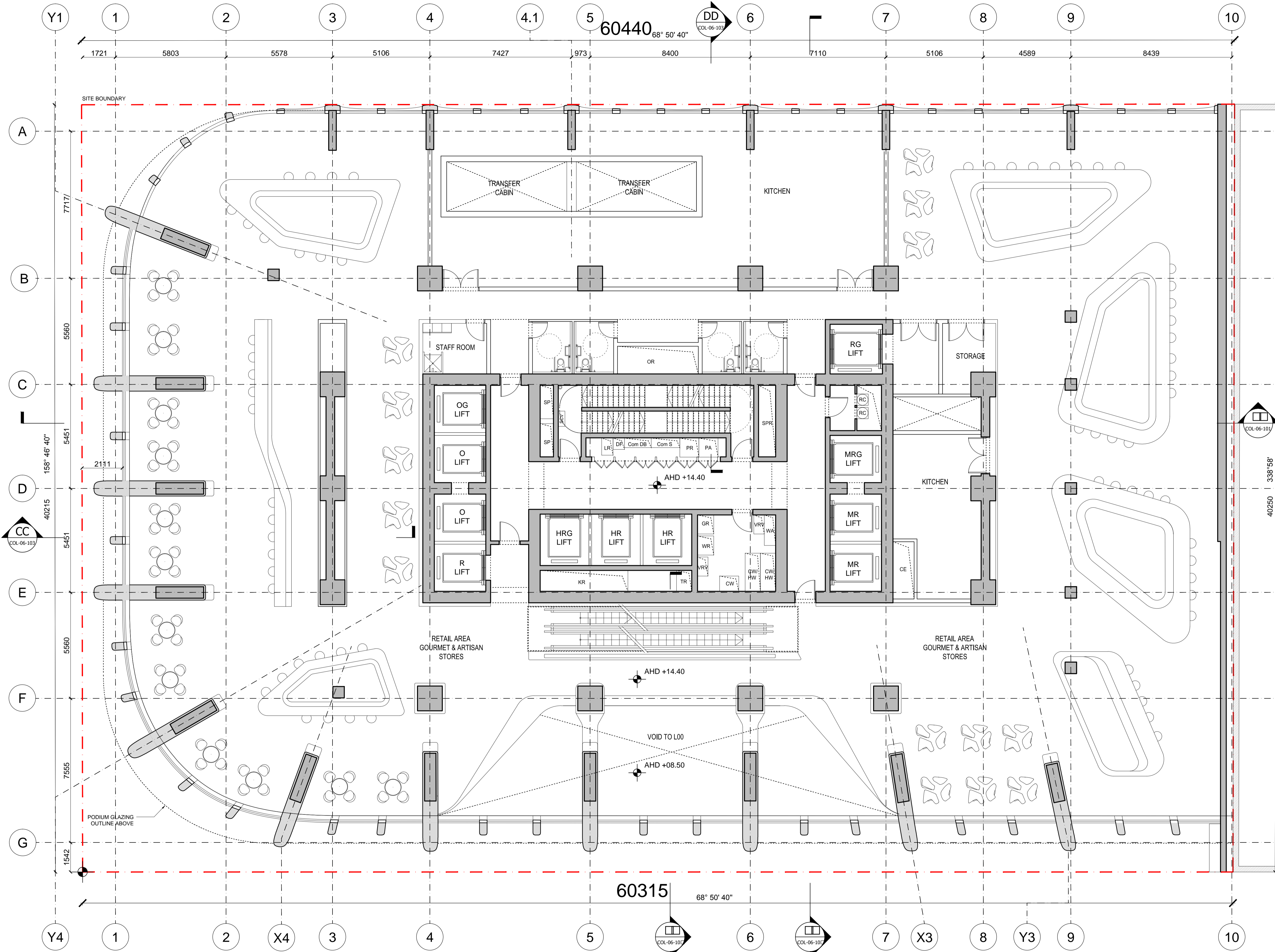
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1:100 @ A1 | 1:200 @ A3

DRAWING BY | DATE | CHECKED | DATE
 JE | 10.03.2016 | MP | 11.03.2016

DRAWING NUMBER | REV
2297_COL-06-004 | **02**

GA PLAN - GROUND FLOORPLAN L00
 SCALE 1:100 | 1:200

1

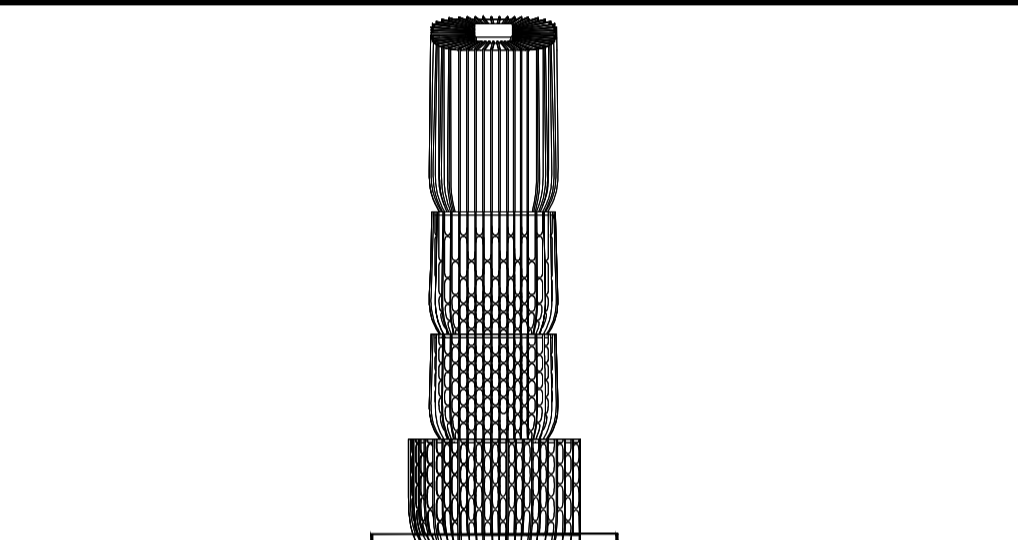


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GR	GAS RISER
KA	KITCHEN EXHAUST RISER APARTMENT
KR	KITCHEN EXHAUST RISER RETAIL
LR	LOBBY SUPPLY RISER
OA	OUTDOOR AIR RISER APARTMENT
OF	OUTDOOR AIR RISER FACILITIES
OO	OUTDOOR AIR RISER OFFICE
OP	OUTDOOR AIR RISER POOL
OR	OUTDOOR AIR RISER RETAIL
PA	POWER RISER APARTMENT
PR	POWER RISER RETAIL
RUBBISH CHUTE	RUBBISH CHUTE
SCV	SCV SPRINKLER CONTROL VALVE
SP	STAIR PRESSURIZATION RISER
SPR	STAIR PRESSURIZATION RELIEF SHAFT
TA	TOILET EXHAUST RISER APARTMENT
TR	TOILET EXHAUST RISER RETAIL
TO	TOILET EXHAUST RISER OFFICE
VRV	VRV UNIT FOR APARTMENT A/C UNIT
WA	WATER / SEWER / DP AND VENTS
WR	WATER METER RETAIL

REV	DATE	REVISION	SIGNED BY
02	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(b), 2, 3(c), 4	HL
01	29.01.2016	Schematic Design Submission	HL
-	18.12.2015	Town Planning & Development Application Issue	HL



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BUILDING SURVEYOR PLP Level 4, 8 Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP Level 2, 33 Colford Ln Southbank 3006
TRAFFIC ratio Level 10, 101 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Consultants 34 Oxford Rd Southbank Vic 3006
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Collins St South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

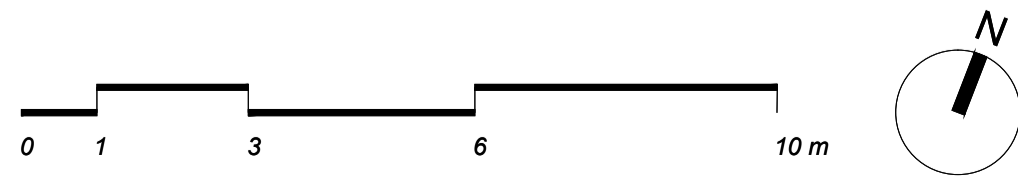
DRAWING TITLE
Floor Plan - L 01
Retail

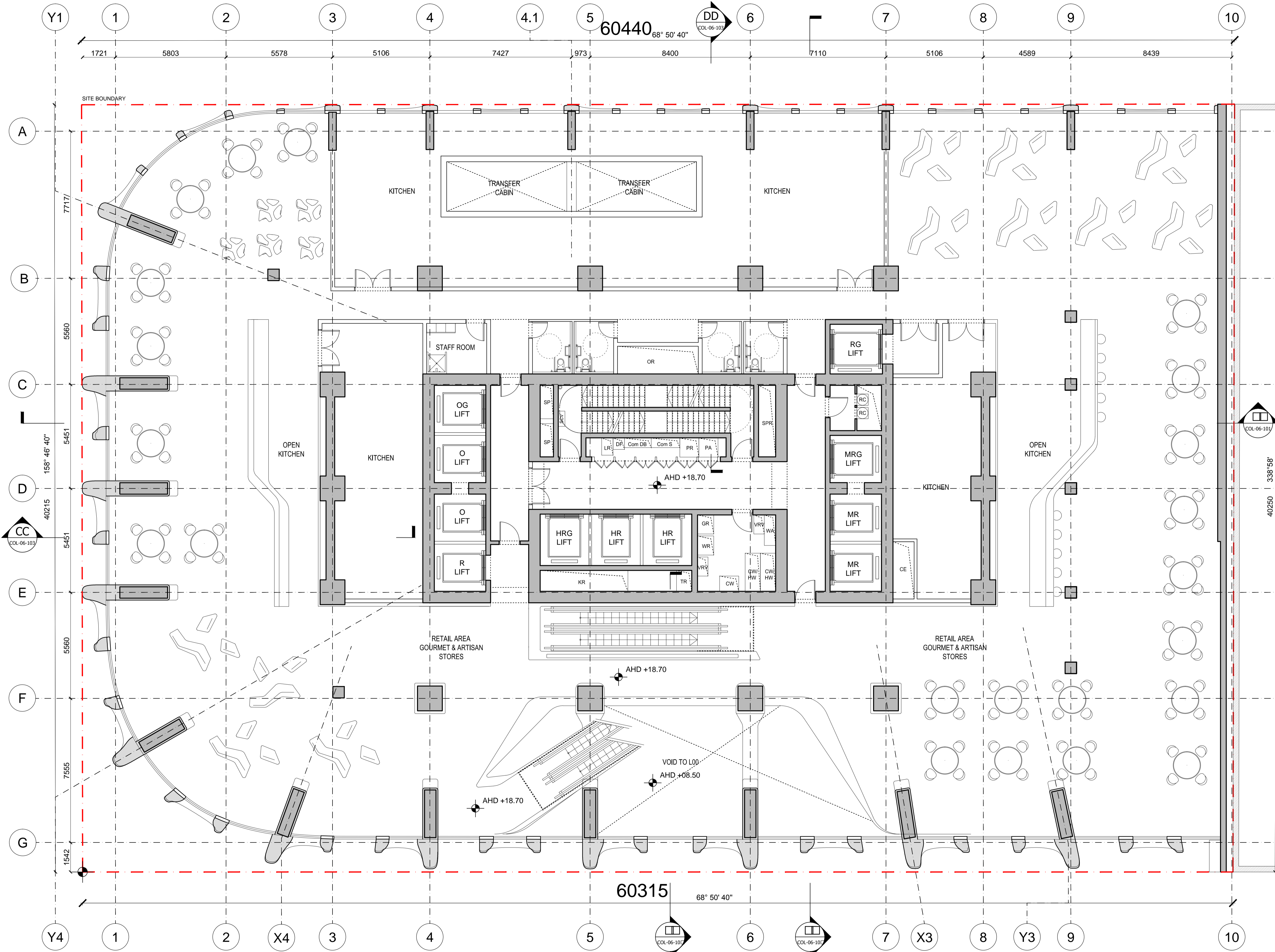
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DRAWING BY: **HL** DATE: **10.03.2016** CHECKED: **MP** DATE: **11.03.2016**

DRAWING NUMBER: **2297_COL-06-005** REV: **02**

1 GA PLAN - FLOORPLAN L 01
 SCALE 1:100 | 1:200



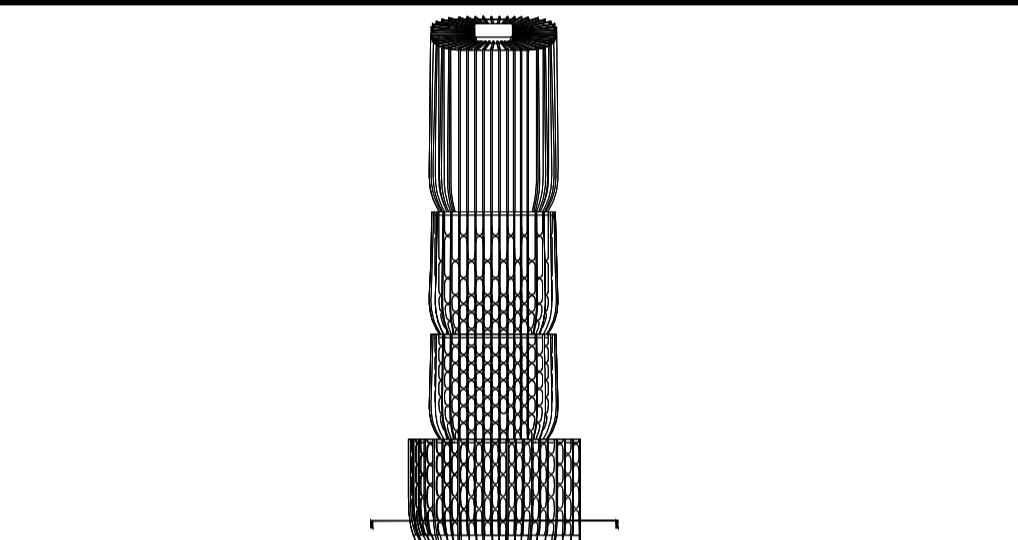


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GENERAL NOTES:

LIFT:	BIKE LIFT
B-LIFT	HIGH RISE LIFT
HR-LIFT	HIGH RISE GOODS LIFT
MR-LIFT	MID RISE LIFT
MRG-LIFT	MID RISE GOODS LIFT
O-LIFT	OFFICE LIFT
OG-LIFT	OFFICE GOODS LIFT
R-LIFT	RETAIL LIFT
RG-LIFT	RETAIL GOODS LIFT
M&E	CAR PARK EXHAUST RISER
CE	COMMS DISTRIBUTION BOARD
COM DB	COMMS SECURITY
COM S	CAR PARK SUPPLY AIR RISER
CS	SECONDARY CONDENSER WATER LOOP
CW	CHILLED / HOT WATER LOOP
CW/HW	GENERATOR DIESEL FUEL RISER
D	DRY FIRE
DF	EXHAUST RISER FACILITIES
EO	EXHAUST RISER OFFICE
EP	EXHAUST RISER POOL
GR	GAS RISER
KA	KITCHEN EXHAUST RISER APARTMENT
KR	KITCHEN EXHAUST RISER RETAIL
LR	LOBBY SUPPLY RISER
OA	OUTDOOR AIR RISER APARTMENT
OF	OUTDOOR AIR RISER FACILITIES
OO	OUTDOOR AIR RISER OFFICE
OP	OUTDOOR AIR RISER POOL
OR	OUTDOOR AIR RISER RETAIL
PA	POWER RISER APARTMENT
PR	POWER RISER RETAIL
RC	RUBBISH CHUTE
SCV	SCV SPRINKLER CONTROL VALVE
SP	STAIR PRESSURIZATION RISER
SPR	STAIR PRESSURIZATION RELIEF SHAFT
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TR	TOILET EXHAUST RISER RETAIL
TO	TOILET EXHAUST RISER OFFICE
VRV	VRV UNIT FOR APARTMENT A/C UNIT
WA	WATER/SEWER/DP AND VENTS
WR	WATER METER RETAIL

02	11.03.2016	Response to Rf1 15 January 2016 - Pt. 1(b), 2, 3(c), 4	HL
01	29.01.2016	Schematic Design Submission	HL
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REV	DATE	REVISION	SIGNED BY



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BUILDING SURVEYOR PLP Level 4, 8 Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP 14, 22, 4, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200
TRAFFIC ratio Level 2, 111 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Consultants 34 Oxford Rd Southbank Vic 3006
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Collins St South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER 2297 **PROJECT STATUS** DD

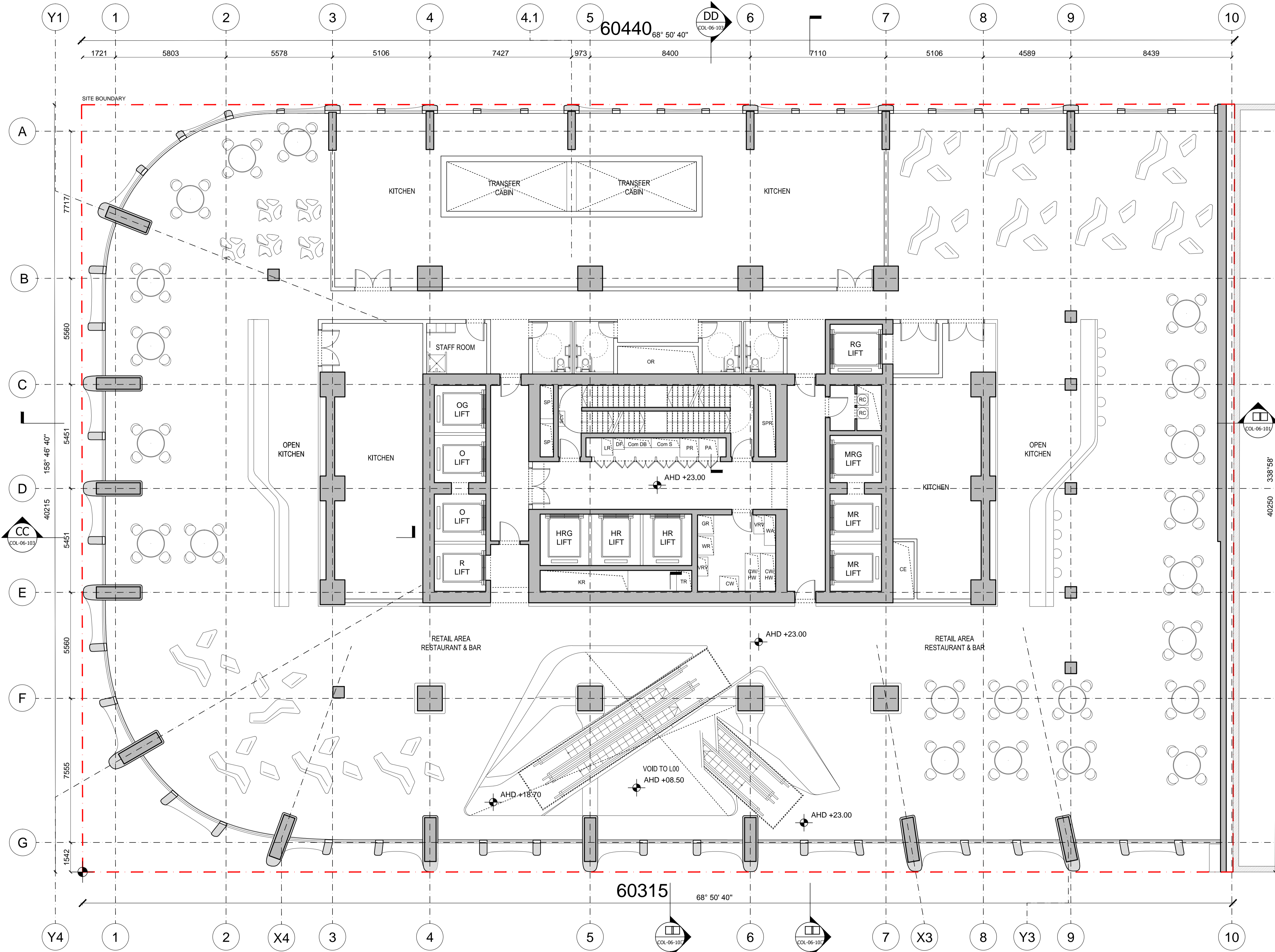
DRAWING TITLE
Floor Plan - L 02
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DRAWING BY HL **DATE** 10.03.2016 **CHECKED BY** MP **DATE** 11.03.2016

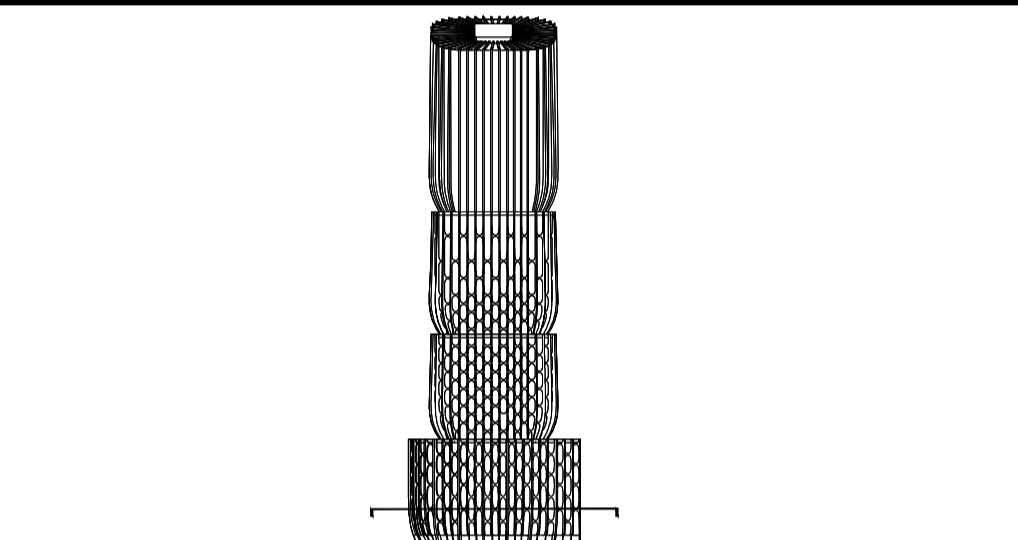
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1 GA PLAN - FLOORPLAN L 02
 SCALE 1:100 | 1:200



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- GENERAL NOTES:
- LIFT: BIKE LIFT
 - B-LIFT: HIGH RISE LIFT
 - HR-LIFT: HIGH RISE GOODS LIFT
 - HRG-LIFT: MID RISE LIFT
 - MR-LIFT: MID RISE GOODS LIFT
 - MRG-LIFT: OFFICE LIFT
 - O-LIFT: OFFICE GOODS LIFT
 - OG-LIFT: RETAIL LIFT
 - R-LIFT: RETAIL GOODS LIFT
 - RG-LIFT: RETAIL GOODS LIFT
 - MSE: CAR PARK EXHAUST RISER
 - CE: COMMS DISTRIBUTION BOARD
 - COM DB: COMMS SECURITY
 - COM S: CAR PARK SUPPLY AIR RISER
 - CS: SECONDARY CONDENSER WATER LOOP
 - CW: CHILLED / HOT WATER LOOP
 - CW/HW: GENERATOR DIESEL FUEL RISER
 - D: DRY FIRE
 - DF: EXHAUST RISER FACILITIES
 - EO: EXHAUST RISER OFFICE
 - EP: EXHAUST RISER POOL
 - GR: GAS RISER
 - KA: KITCHEN EXHAUST RISER APARTMENT
 - KR: KITCHEN EXHAUST RISER RETAIL
 - LR: LOBBY SUPPLY RISER
 - OA: OUTDOOR AIR RISER APARTMENT
 - OF: OUTDOOR AIR RISER FACILITIES
 - OO: OUTDOOR AIR RISER OFFICE
 - OP: OUTDOOR AIR RISER POOL
 - OR: OUTDOOR AIR RISER RETAIL
 - PA: POWER RISER APARTMENT
 - PR: POWER RISER RETAIL
 - RC: RUBBISH CHUTE
 - SCV: SCV SPRINKLER CONTROL VALVE
 - SP: STAIR PRESSURIZATION RISER
 - SPR: STAIR PRESSURIZATION RELIEF SHAFT
 - TA: TOILET EXHAUST RISER APARTMENT
 - TR: TOILET EXHAUST RISER RETAIL
 - TO: TOILET EXHAUST RISER OFFICE
 - VRV: VRV UNIT FOR APARTMENT A/C UNIT
 - WA: WATER/SEWER/DP AND VENTS
 - WR: WATER METER RETAIL

REV	DATE	REVISION	SIGNED BY
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01	29.01.2016	Schematic Design Submission	HL
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BUILDING SURVEYOR PLP Level 4, 4 Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP 14, 22, 4 Memorial Quay Southbank 3006
TRAFFIC ratio Level 1, 111 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 13 Guilford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Consultants 34 Cleveland Rd South Melbourne Vic 3207
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Siders Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

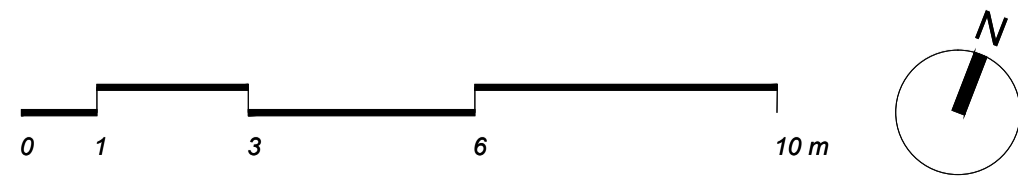
DRAWING TITLE
Floor Plan - L03
Retail

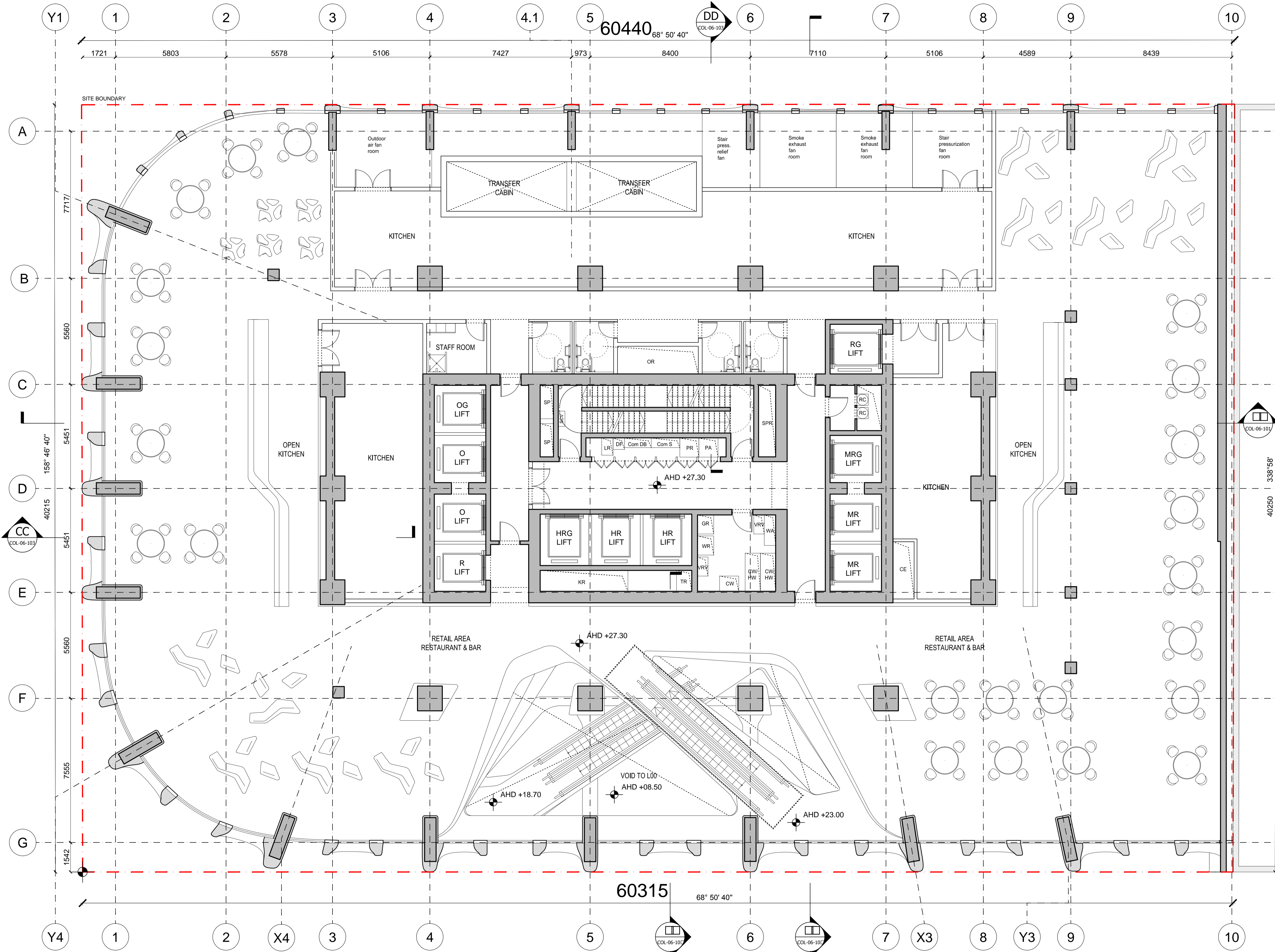
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DRAWING BY: **HL** DATE: **10.03.2016** CHECKED: **MP** DATE: **11.03.2016**

DRAWING NUMBER: **2297_COL-06-007** REV: **02**

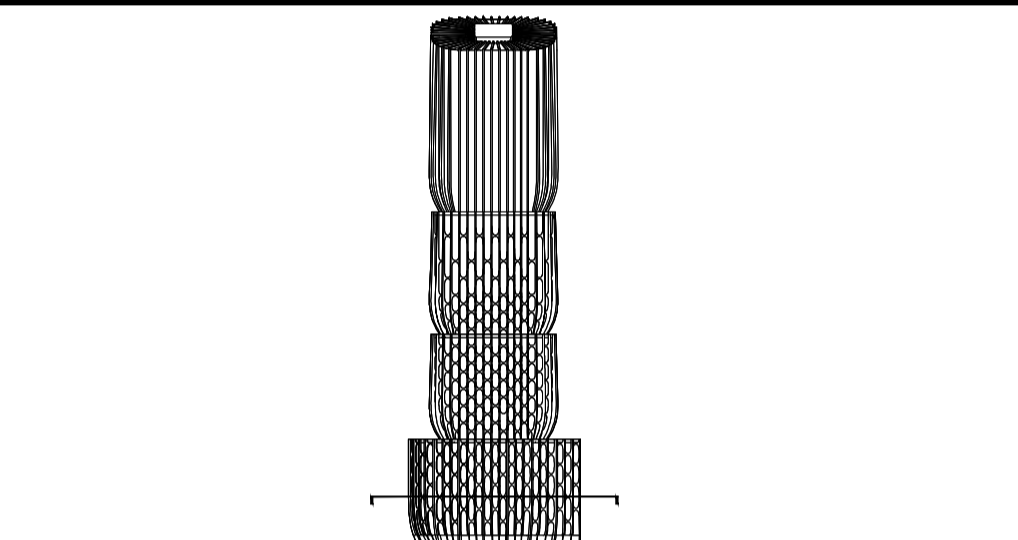
1 **GA PLAN - FLOORPLAN L 03**
 SCALE 1:100 | 1:200





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 - MR-LIFT: MID RISE GOODS LIFT
 - MRG-LIFT: OFFICE LIFT
 - OLIFT: OFFICE GOODS LIFT
 - OG-LIFT: RETAIL LIFT
 - R-LIFT: RETAIL GOODS LIFT
 - RG-LIFT: RETAIL GOODS LIFT
 - MSE: CAR PARK EXHAUST RISER
 - CE: COMMS DISTRIBUTION BOARD
 - COM DB: COMMS SECURITY
 - COM S: CAR PARK SUPPLY AIR RISER
 - CS: SECONDARY CONDENSER WATER LOOP
 - CW: CHILLED-HOT WATER LOOP
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BUILDING SURVEYOR PLP Level 4, 8 Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP 14, 22, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200
TRAFFIC ratio Level 2, 111 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 133 Colford Ln Melbourne 3000
FIRE ENGINEER omni Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Consultants 34 Cleveland Rd South Dandenong Vic 3182
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PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

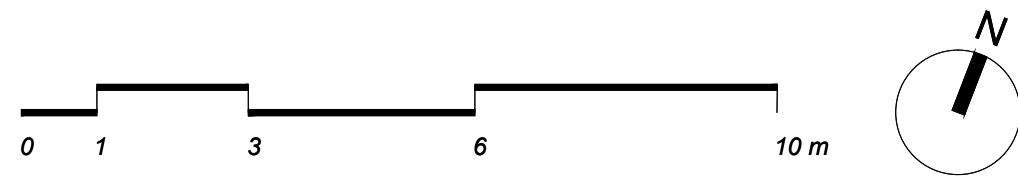
DRAWING TITLE
Floor Plan - L04
 Retail

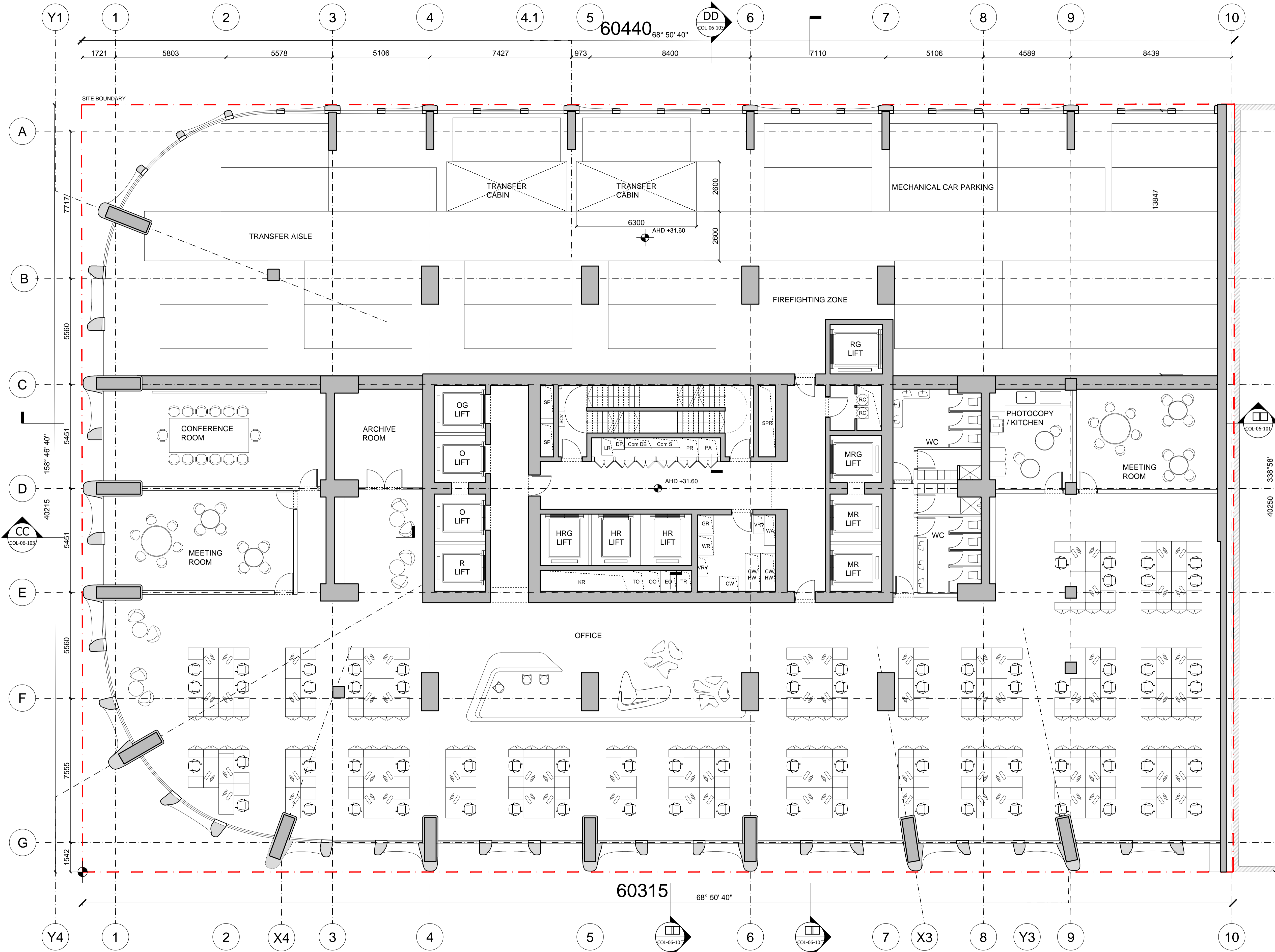
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DRAWING BY: **HL** DATE: **10.03.2016** CHECKED BY: **MP** DATE: **11.03.2016**

DRAWING NUMBER: **2297_COL-06-008** REV: **02**

1 GA PLAN - FLOORPLAN L 04
 SCALE 1:100 | 1:200



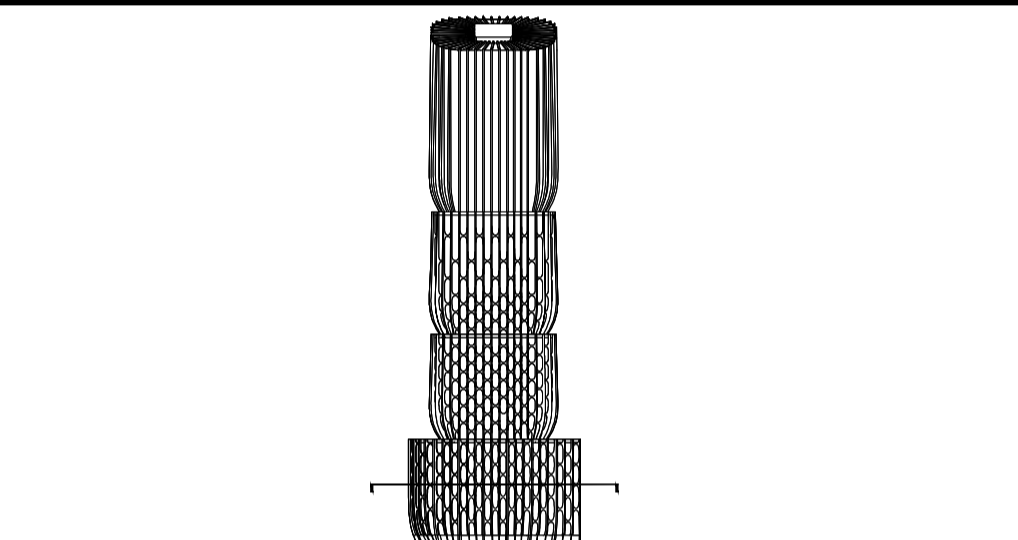


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02	04.03.2016	Response to RFI 15 January 2016 - Pt. 1(b), 2, 3(c), 4	JN
01	29.01.2016	Schematic Design Submission	JN
-	18.12.2015	Town Planning & Development Application Issue	JN
REV	DATE	REVISION	SIGNED BY



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BUILDING SURVEYOR PLP Level 4, 5 Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP 41-42, 41-42, 41-42 Southbank 3006
TRAFFIC ratio Level 10, 100 Collins St Melbourne 3000	LANDSCAPE OCULUS Level 2, 13 Guilford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Consultants 34 Cleveland Rd Southbank Vic 3006
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Collins St South Melbourne 3005	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER: 2297 PROJECT STATUS: DD

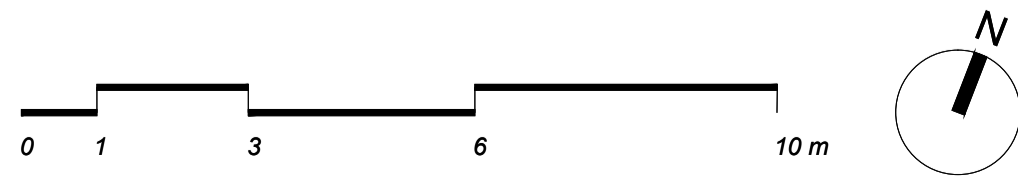
DRAWING TITLE
Floor Plan - L05
 Office

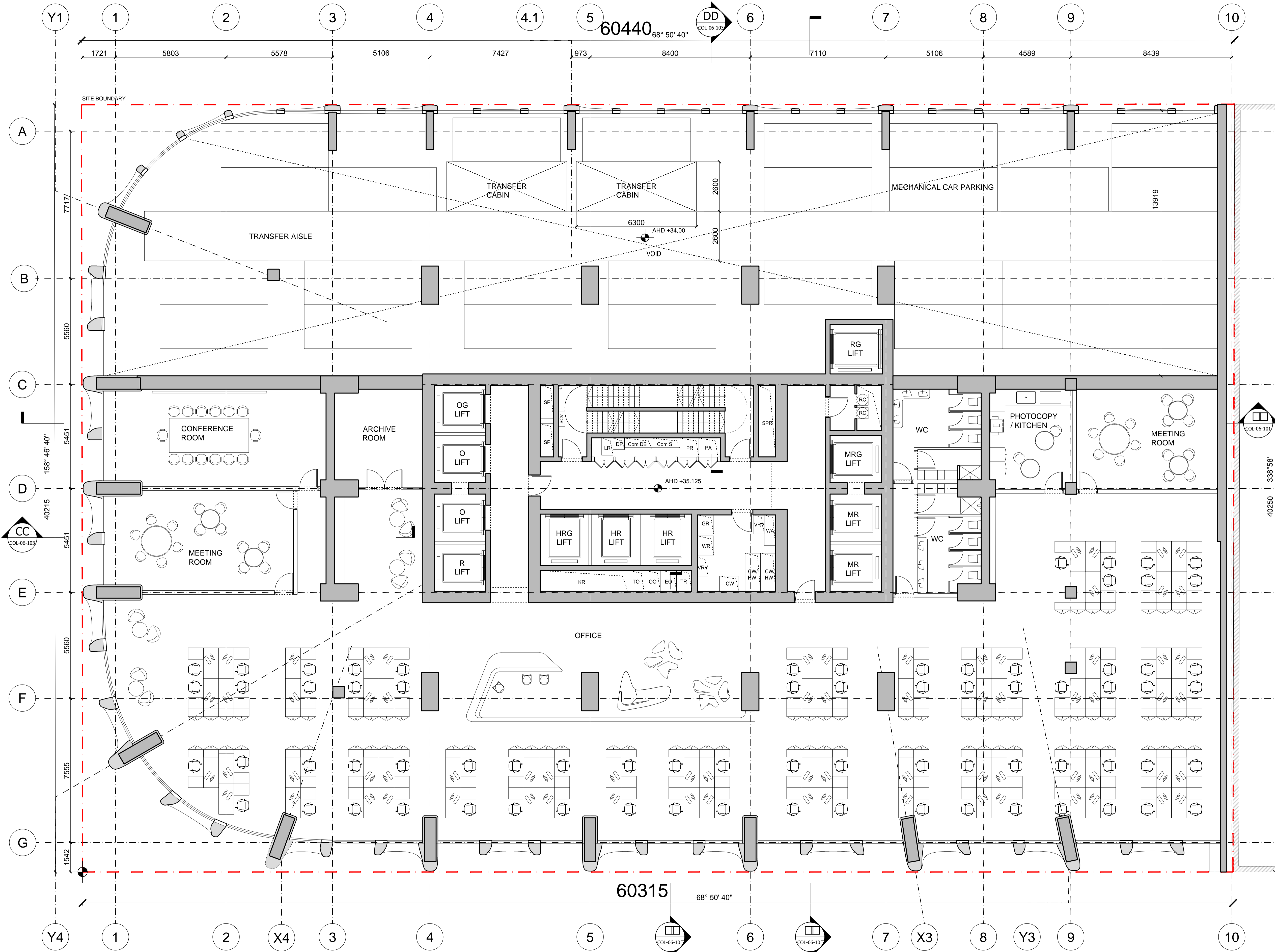
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DRAWING BY: JN DATE: 03.03.2016 CHECKED: MP DATE: 11.03.2016

DRAWING NUMBER: 2297_COL-06-009 REV: 02

1 GA PLAN - FLOORPLAN L 05
 SCALE 1:100 | 1:200





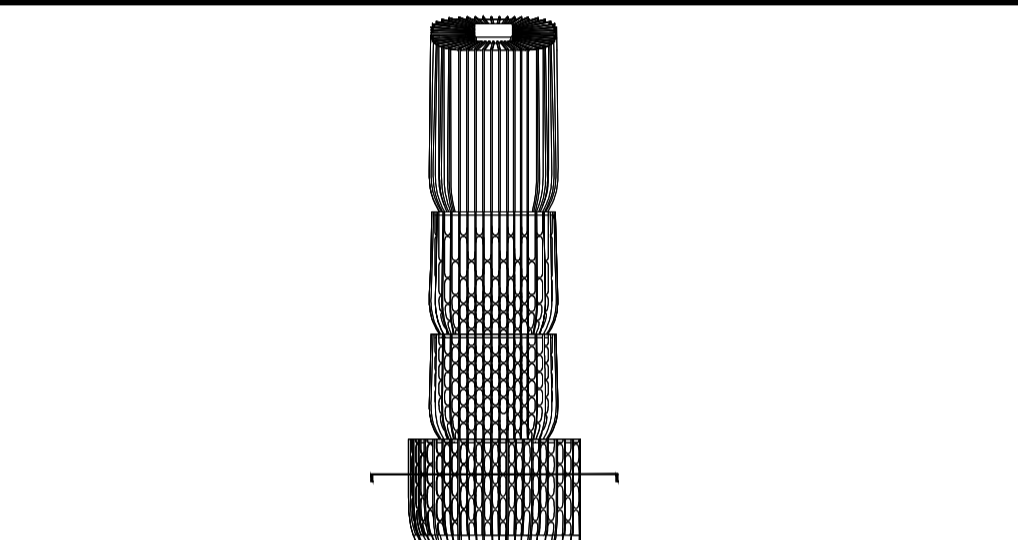
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GENERAL NOTES:

LIFT:	BIKE LIFT
B-LIFT	HIGH RISE LIFT
HR-LIFT	HIGH RISE GOODS LIFT
HRG-LIFT	MID RISE LIFT
MR-LIFT	MID RISE GOODS LIFT
MRG-LIFT	OFFICE LIFT
O-LIFT	OFFICE GOODS LIFT
OG-LIFT	RETAIL LIFT
R-LIFT	RETAIL GOODS LIFT
RG-LIFT	

M&E	CAR PARK EXHAUST RISER
CE	COMMS DISTRIBUTION BOARD
COM DB	COMMS SECURITY
COM S	CAR PARK SUPPLY AIR RISER
CS	SECONDARY CONDENSER WATER LOOP
CW	CHILLED / HOT WATER LOOP
CW/HW	GENERATOR DIESEL FUEL RISER
D	DRY FIRE
DF	EXHAUST RISER FACILITIES
EF	EXHAUST RISER OFFICE
EO	EXHAUST RISER POOL
EP	GAS RISER
GR	KITCHEN EXHAUST RISER APARTMENT
KA	KITCHEN EXHAUST RISER RETAIL
KR	LOBBY SUPPLY RISER
LR	OUTDOOR AIR RISER APARTMENT
OA	OUTDOOR AIR RISER FACILITIES
OF	OUTDOOR AIR RISER OFFICE
OO	OUTDOOR AIR RISER RETAIL
OP	POWER RISER APARTMENT
OR	POWER RISER RETAIL
PA	RUBBISH CHUTE
PR	SCV SPRINKLER CONTROL VALVE
RC	STAIR PRESSURIZATION RISER
RCV	STAIR PRESSURIZATION RELIEF SHAFT
SP	TOILET EXHAUST RISER APARTMENT
SPR	TOILET EXHAUST RISER RETAIL
TA	TOILET EXHAUST RISER OFFICE
TR	VRV UNIT FOR APARTMENT A/C UNIT
TO	WATER / SEWER / DP AND VENTS
VRV	WATER METER RETAIL
WA	
WR	

REV	DATE	REVISION	SIGNED BY
02	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(b), 2, 3(c), 4	JN
01	29.01.2016	Schematic Design Submission	JN
-	18.12.2015	Town Planning & Development Application Issue	JN



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PROJECT NUMBER: 2297 PROJECT STATUS: DD

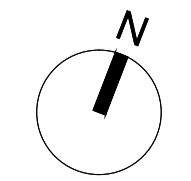
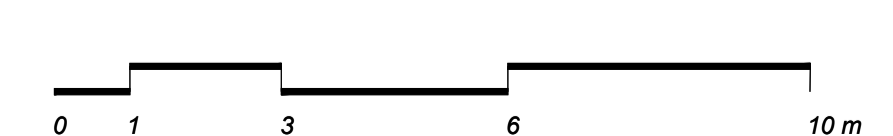
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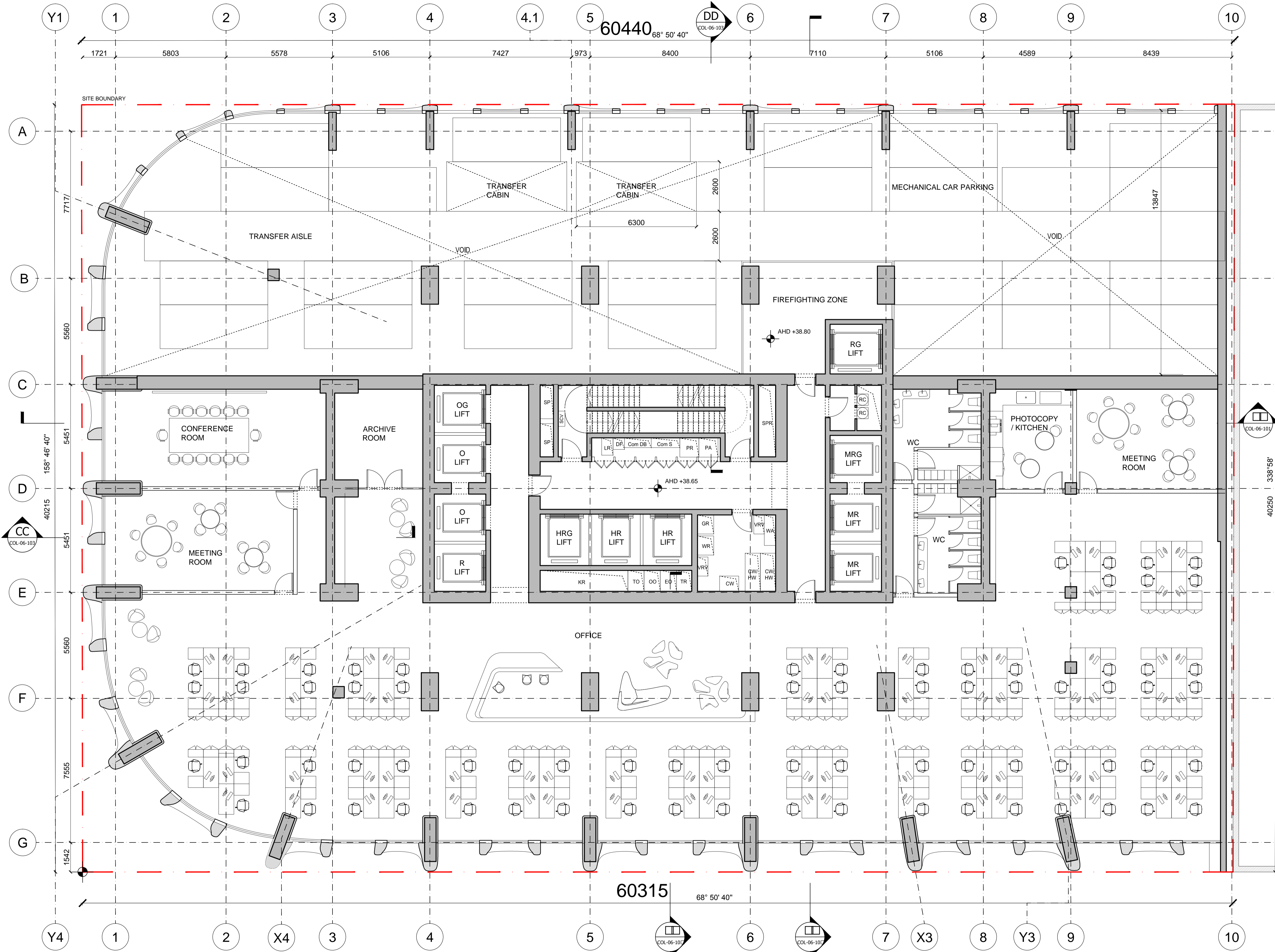
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DRAWING NUMBER: 2297_COL-06-010 REV: 02

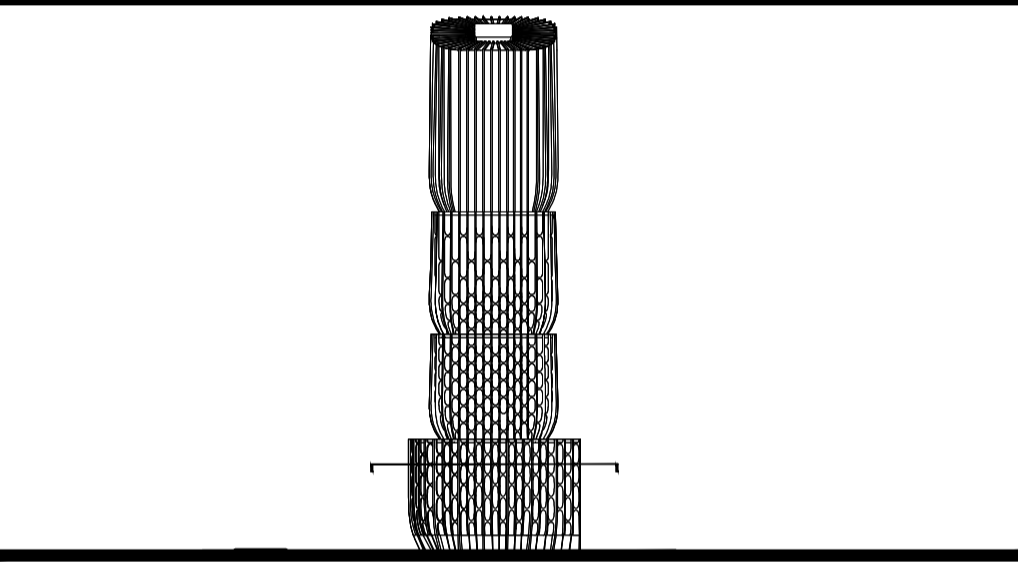
1 GA PLAN - FLOORPLAN L 06
 SCALE 1:100 | 1:200





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 - MR-LIFT: MID RISE GOODS LIFT
 - MRG-LIFT: OFFICE LIFT
 - OLIFT: OFFICE GOODS LIFT
 - OG-LIFT: RETAIL LIFT
 - R-LIFT: RETAIL GOODS LIFT
 - RG-LIFT: RETAIL GOODS LIFT
 - MSE: CAR PARK EXHAUST RISER
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 - WR: WATER METER RETAIL

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TRAFFIC ratio Level 10, 100 Collins St Melbourne 3000	LANDSCAPE OCULUS Level 2, 130 Collins St Melbourne 3000
FIRE ENGINEER omni Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Consultants 34 Cleveland Rd South Melbourne Vic 3207
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Collins St South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER: 2297 PROJECT STATUS: DD

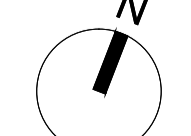
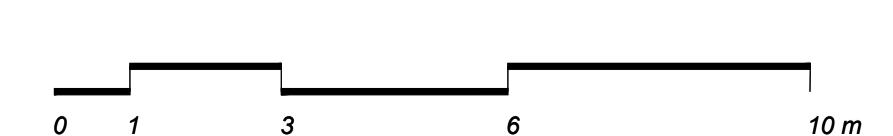
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 Office

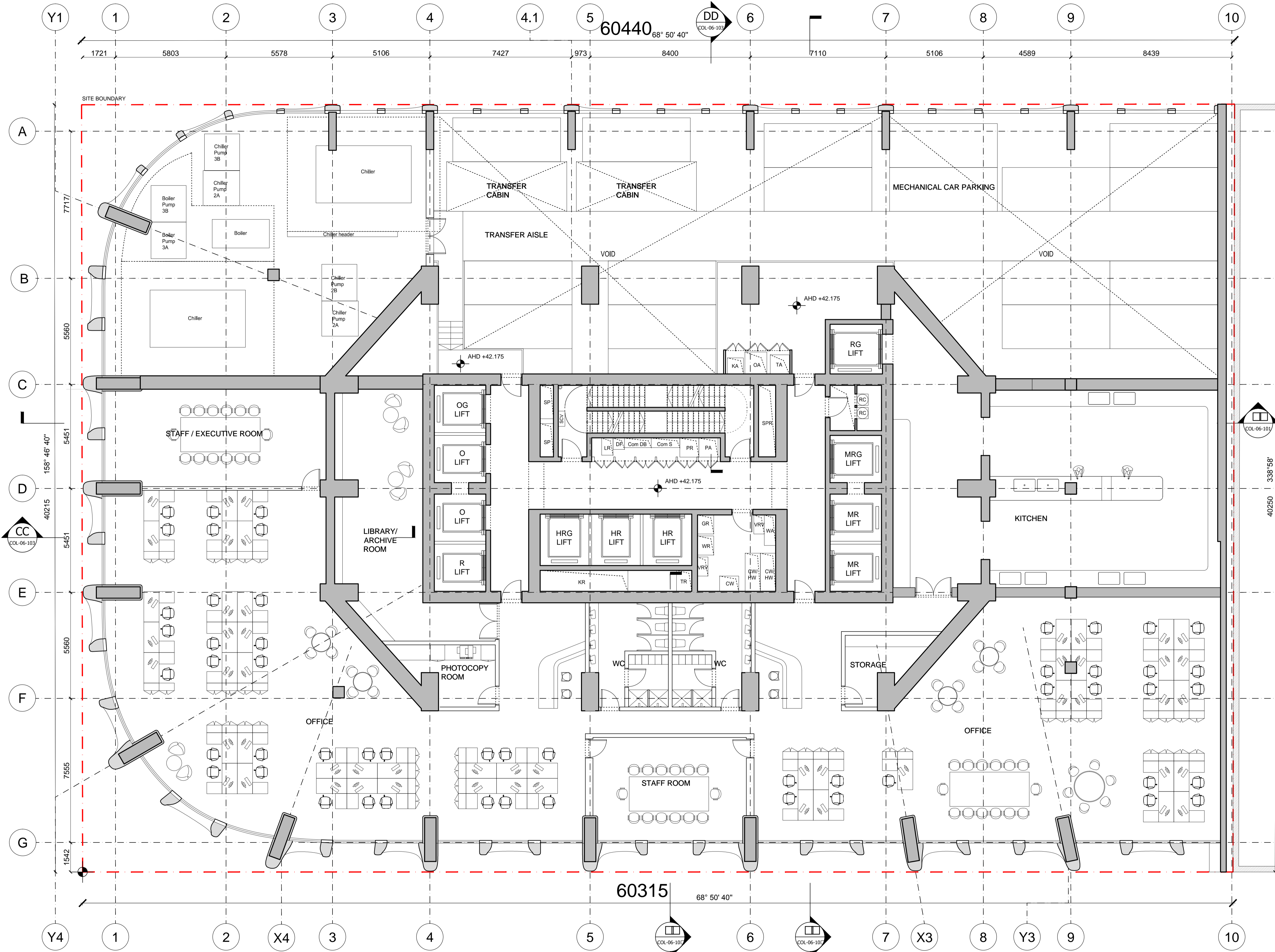
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DRAWING BY | DATE | CHECKED | DATE
 JN | 10.03.2016 | MP | 11.03.2016

DRAWING NUMBER: 2297_COL-06-011 REV: 02

1 GA PLAN - FLOORPLAN L 07
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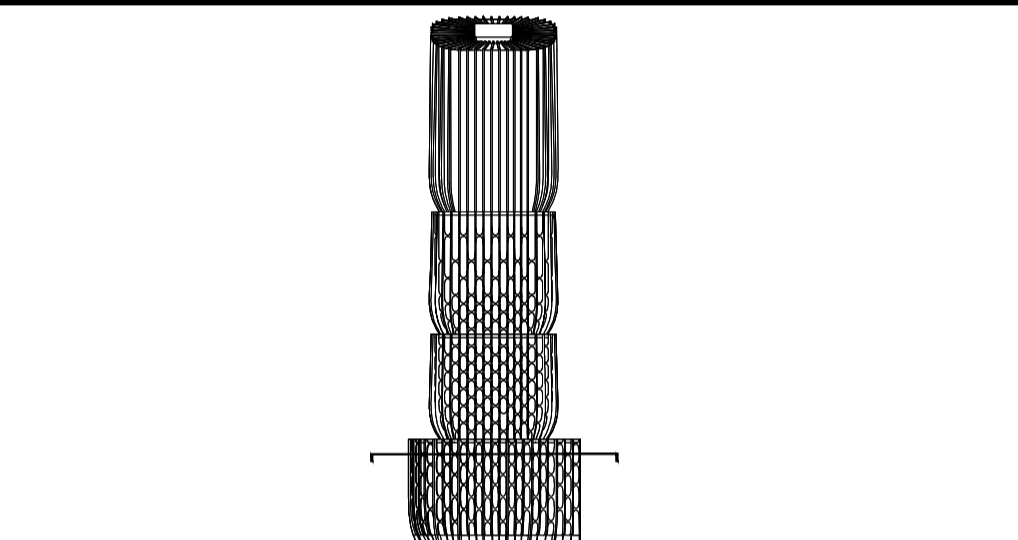


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D	DRY FIRE
DF	EXHAUST RISER FACILITIES
EF	EXHAUST RISER OFFICE
EO	EXHAUST RISER POOL
EP	GAS RISER
GR	KITCHEN EXHAUST RISER APARTMENT
KA	KITCHEN EXHAUST RISER RETAIL
KR	LOBBY SUPPLY RISER
LR	OUTDOOR AIR RISER APARTMENT
OA	OUTDOOR AIR RISER FACILITIES
OF	OUTDOOR AIR RISER OFFICE
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TO	TOILET EXHAUST RISER OFFICE
VRV	VRV UNIT FOR APARTMENT A/C UNIT
WA	WATER/SEWER/DP AND VENTS
WR	WATER METER RETAIL

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02	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(b), 2, 3(c), 4	JN
01	29.01.2016	Schematic Design Submission - Pt. 1(b), 2, 3(c), 4	JN
-	18.12.2015	Town Planning & Development Application Issue	JN



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BUILDING SURVEYOR PLP Level 4, 8 Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP 14, 22, 4, Riverside Quay Southbank 3006
TRAFFIC ratio Level 1, 111 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 13 Guilford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Consultants 34 Cleveland Rd South Melbourne Vic 3207
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Station Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER: 2297 PROJECT STATUS: DD

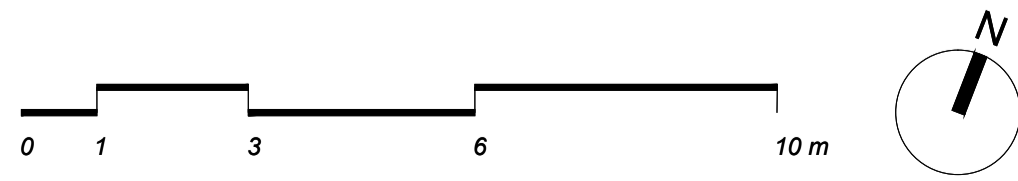
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Floor Plan - L08
 Office

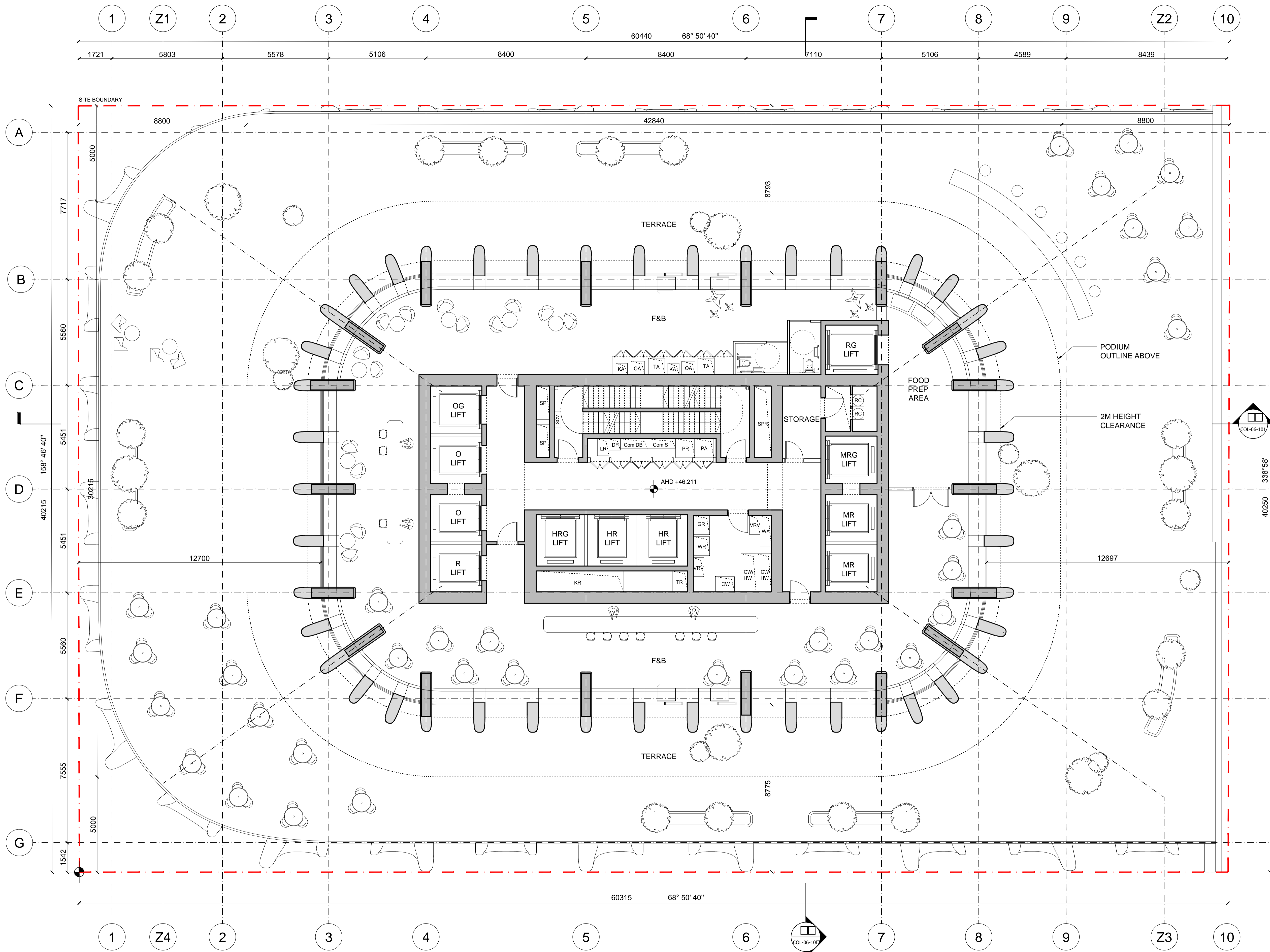
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DRAWING BY: JN DATE: 10.03.2016 CHECKED: MP DATE: 11.03.2016

DRAWING NUMBER: 2297_COL-06-012 REV: 02

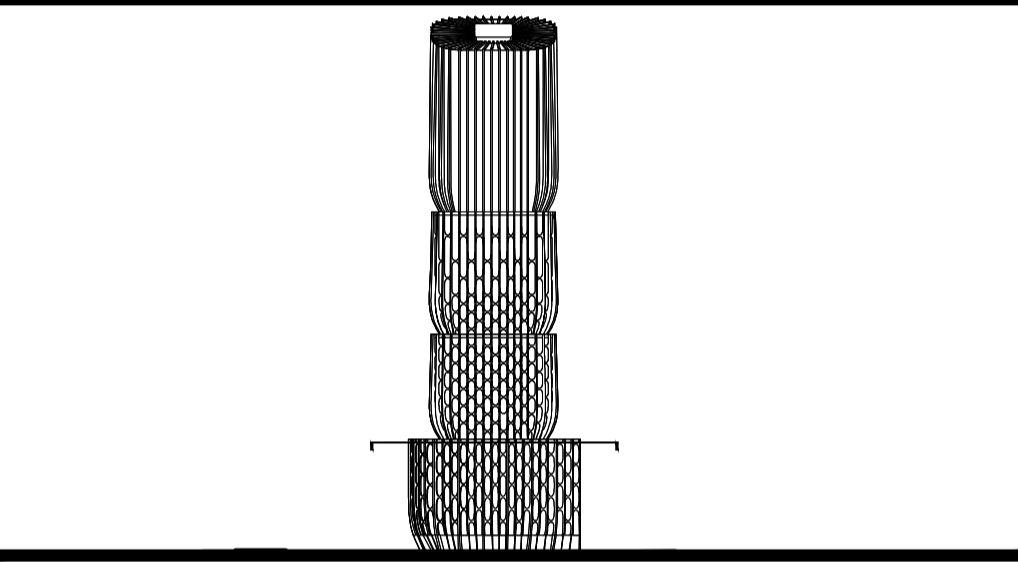
1 GA PLAN - FLOORPLAN L 08
 SCALE 1:100 | 1:200





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PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

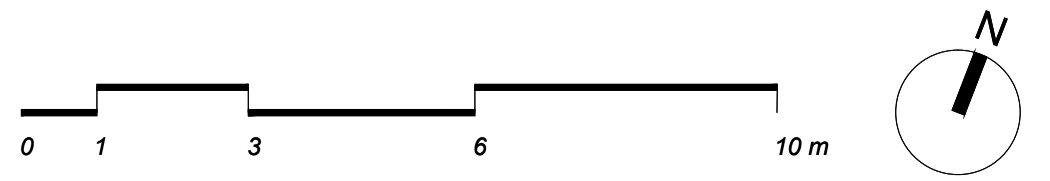
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Floor Plan - L09
F&B and Terrace

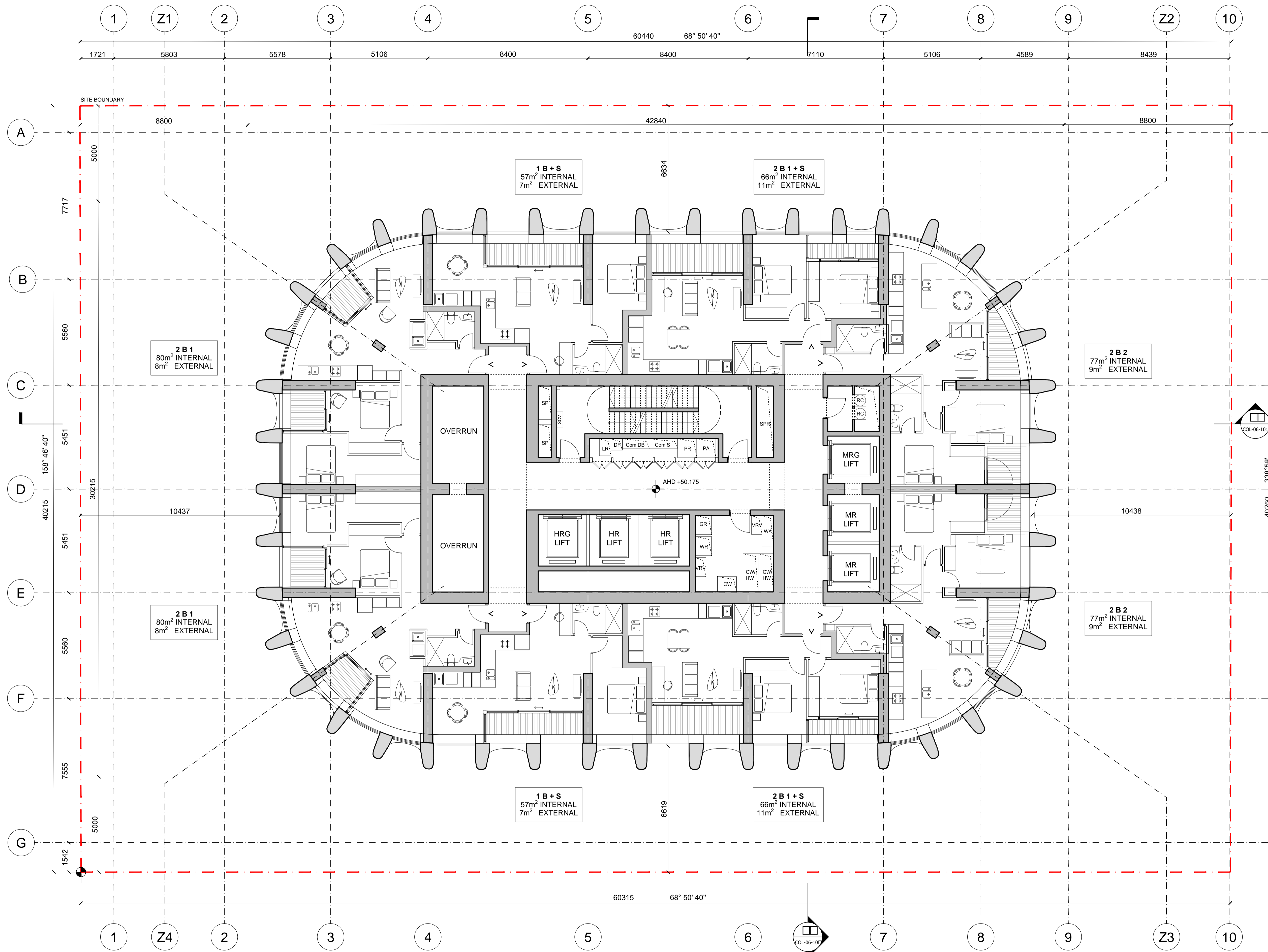
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DRAWING NUMBER: **2297_COL-06-013** REV: **02**

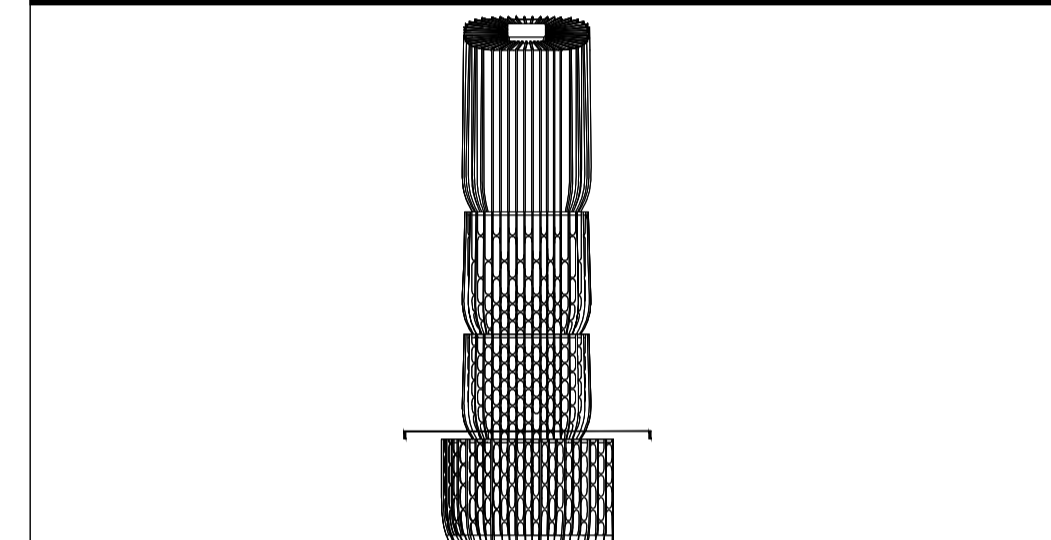
1 GA PLAN - FLOORPLAN L 09
 SCALE 1:100 | 1:200





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 - VRV: VRV UNIT FOR APARTMENT A/C UNIT
 - WA: WATER/SEWER/DP AND VENTS
 - WR: WATER METER RETAIL

REV	DATE	REVISION	SIGNED BY
02	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(b). 2	CC
01	29.01.2016	Schematic Design Submission	CC
-	18.12.2015	Town Planning & Development Application Issue	JE



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TOWN PLANNER urbis Level 12, 120 Collins St Melbourne 3000	FACADE ENGINEER aurecon Level 6, 800 Collins St Southbank Vic 3008
BUILDING SURVEYOR PLP Level 4, 5 Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP 14, 22, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200
TRAFFIC ratio Level 2, 51 Queen St Melbourne 3000	LANDSCAPE OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Level 2, 13 Colford Ln Melbourne 3000
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Station St South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER **2297** PROJECT STATUS **DD**

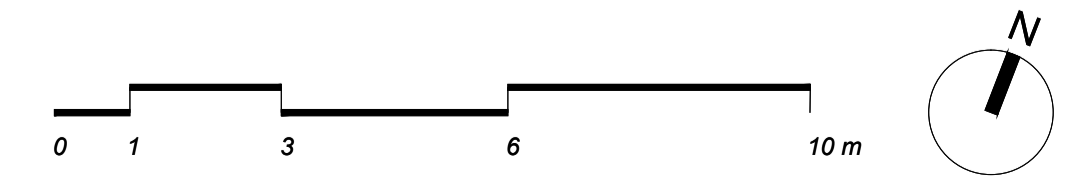
DRAWING TITLE
Floor Plan - L10
 Residential (Transition Floor)

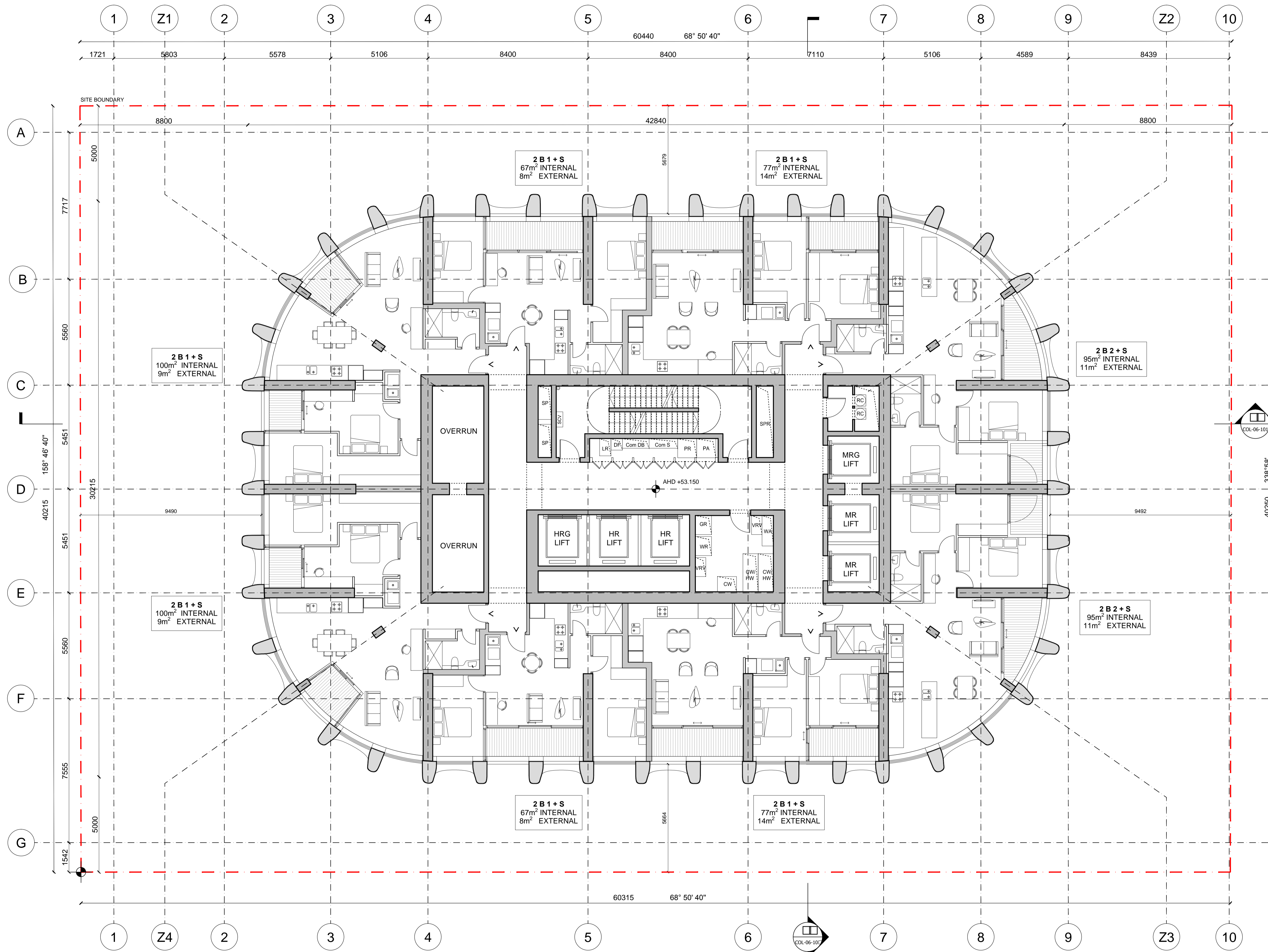
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DRAWING BY | DATE | CHECKED | DATE
 CC | 10.03.2016 | MP | 11.03.2016

DRAWING NUMBER **2297_COL-06-014** REV **02**

1 GA PLAN - FLOORPLAN L 10
 SCALE 1:100 | 1:200





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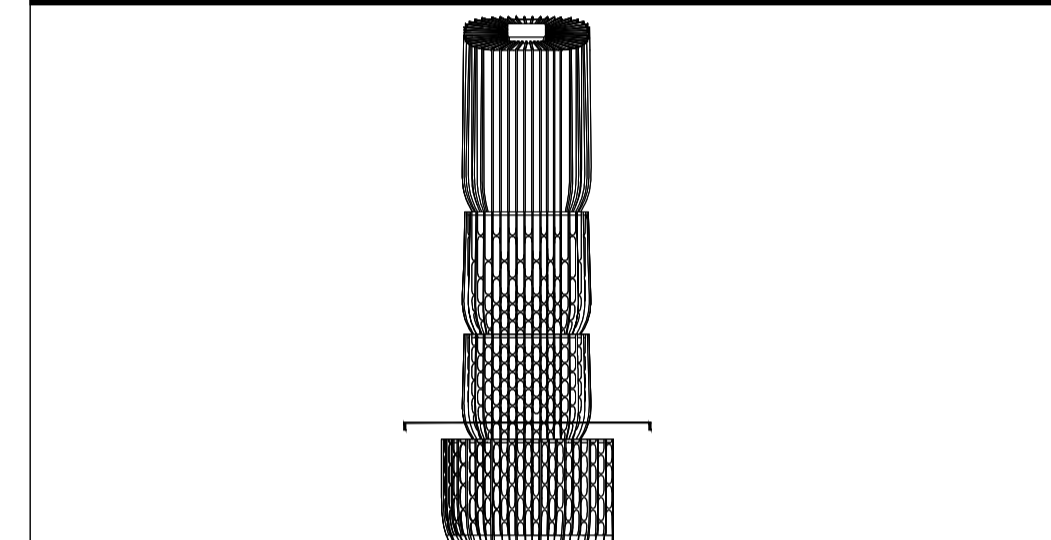
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3. ALL PLANS ARE CUT AT +1.00 METER EXCEPT FOR GROUND FLOOR PLAN WHICH IS CUT AT ±0.00 METER

GENERAL NOTES:

LIFT:	BIKE LIFT
B-LIFT	HIGH RISE LIFT
HR-LIFT	HIGH RISE GOODS LIFT
MR-LIFT	MID RISE LIFT
MRG-LIFT	MID RISE GOODS LIFT
OLIFT	OFFICE LIFT
OG-LIFT	OFFICE GOODS LIFT
R-LIFT	RETAIL LIFT
RG-LIFT	RETAIL GOODS LIFT
M&E:	CAR PARK EXHAUST RISER
CE	COMMS DISTRIBUTION BOARD
COM DB	COMMS SECURITY
COM S	CAR PARK SUPPLY AIR RISER
CS	SECONDARY CONDENSER WATER LOOP
CW	CHILLED / HOT WATER LOOP
CW/HW	GENERATOR DIESEL FUEL RISER
D	DRY FIRE
DF	EXHAUST RISER FACILITIES
EF	EXHAUST RISER OFFICE
EO	EXHAUST RISER POOL
EP	GAS RISER
GR	KITCHEN EXHAUST RISER APARTMENT
KA	KITCHEN EXHAUST RISER RETAIL
KR	LOBBY SUPPLY RISER
LR	OUTDOOR AIR RISER APARTMENT
OA	OUTDOOR AIR RISER FACILITIES
OF	OUTDOOR AIR RISER OFFICE
OP	OUTDOOR AIR RISER POOL
OR	OUTDOOR AIR RISER RETAIL
PA	POWER RISER APARTMENT
PR	POWER RISER RETAIL
RC	RUBBISH CHUTE
SCV	SCV SPRINKLER CONTROL VALVE
SP	STAIR PRESSURIZATION RISER
SPR	STAIR PRESSURIZATION RELIEF SHAFT
TA	TOILET EXHAUST RISER APARTMENT
TR	TOILET EXHAUST RISER RETAIL
TO	TOILET EXHAUST RISER OFFICE
VRV	VRV UNIT FOR APARTMENT A/C UNIT
WA	WATER/SEWER/DP AND VENTS
WR	WATER METER RETAIL

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BUILDING SURVEYOR	PLP Level 4, 5 Exhibition St Melbourne 3000	QUANTITY SURVEYOR	WT PARTNERSHIP 14, 22, 4 Memorial Quay Southbank 3006
TRAFFIC	ratio Level 11, 111 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE	OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER	omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER	MEL Consultants 34 Colford Rd Southbank Vic 3006
LAND SURVEYOR	Bosco Jonson Pty Ltd 18 Station Rd South Melbourne 3205	WASTE MANAGEMENT	Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER **2297** PROJECT STATUS **DD**

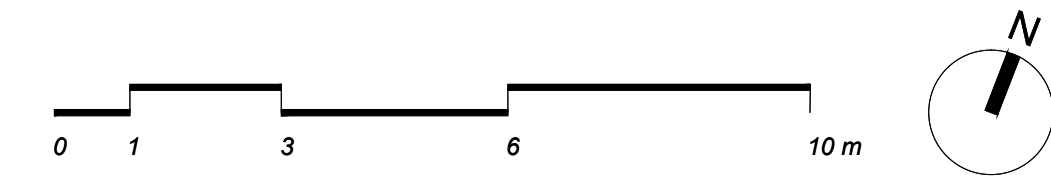
DRAWING TITLE
Floor Plan - L11
 Residential (Transition Floor)

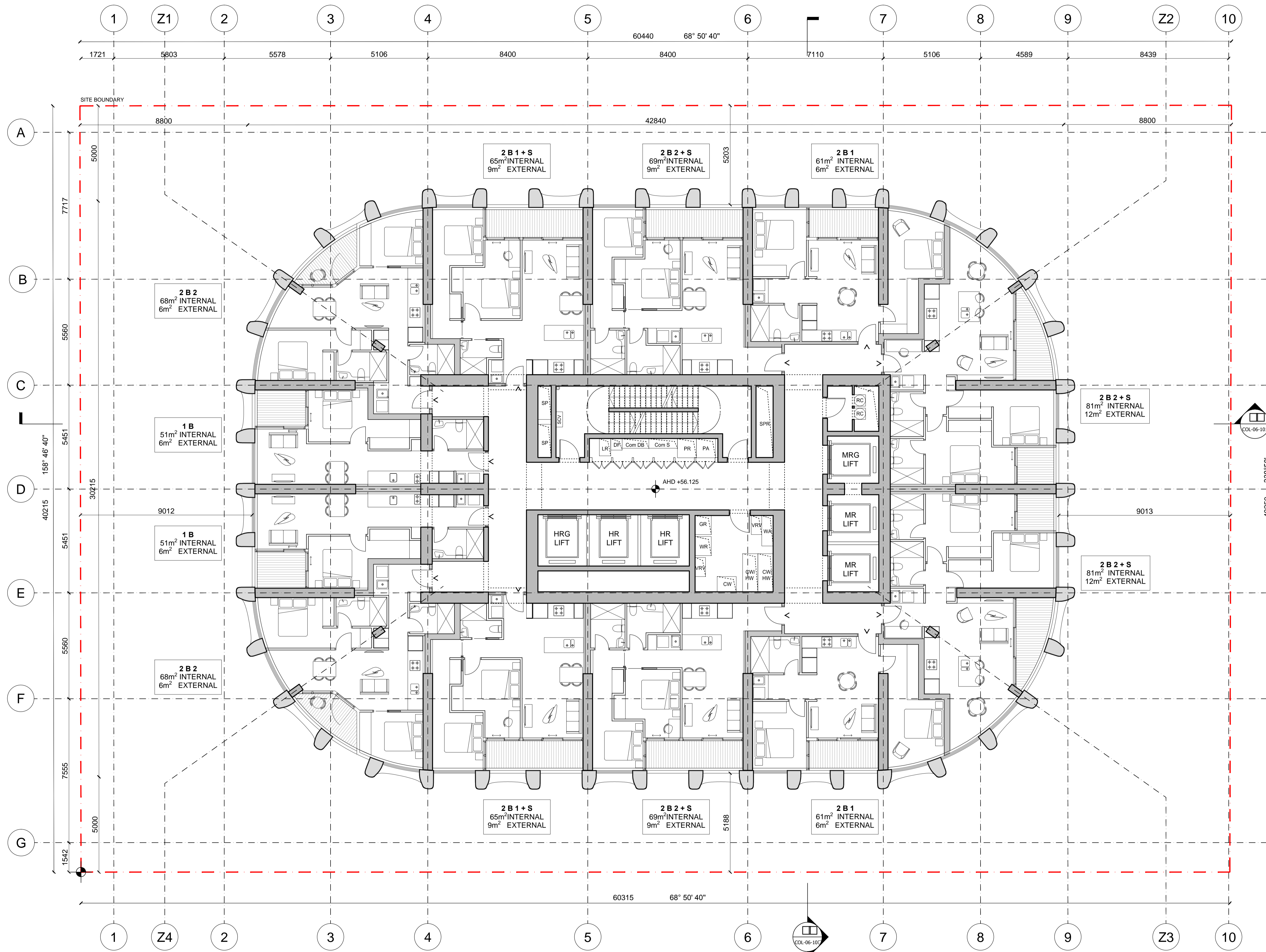
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DRAWING BY | DATE | CHECKED | DATE
 CC | 10.03.2016 | MP | 11.03.2016

DRAWING NUMBER **2297_COL-06-015** REV **02**

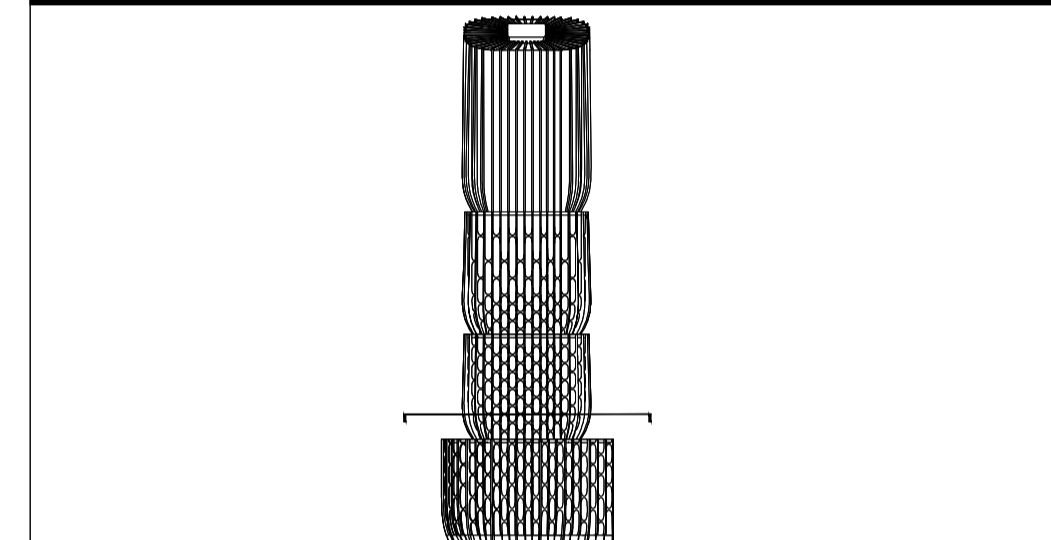
1 GA PLAN - FLOORPLAN L 11
 SCALE 1:100 | 1:200





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- GENERAL NOTES:
- LIFT: BIKE LIFT
 - HR-LIFT HIGH RISE LIFT
 - HRG-LIFT HIGH RISE GOODS LIFT
 - MR-LIFT MID RISE LIFT
 - MRG-LIFT MID RISE GOODS LIFT
 - OLIFT OFFICE LIFT
 - OG-LIFT OFFICE GOODS LIFT
 - R-LIFT RETAIL LIFT
 - RG-LIFT RETAIL GOODS LIFT
- M&E: CAR PARK EXHAUST RISER
 - CE: COMMS DISTRIBUTION BOARD
 - COM DB: COMMS SECURITY
 - COM S: CAR PARK SUPPLY AIR RISER
 - CS: SECONDARY CONDENSER WATER LOOP
 - CW: CHILLED / HOT WATER LOOP
 - HW: GENERATOR DIESEL FUEL RISER
 - D: DRY FIRE
 - DF: EXHAUST RISER FACILITIES
 - EF: EXHAUST RISER OFFICE
 - EO: EXHAUST RISER POOL
 - EP: GAS RISER
 - GR: KITCHEN EXHAUST RISER APARTMENT
 - KA: KITCHEN EXHAUST RISER RETAIL
 - KR: LOBBY SUPPLY RISER
 - LR: OUTDOOR AIR RISER APARTMENT
 - OA: OUTDOOR AIR RISER FACILITIES
 - OF: OUTDOOR AIR RISER OFFICE
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 - PR: POWER RISER RETAIL
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 - SCV: SCV SPRINKLER CONTROL VALVE
 - SP: STAIR PRESSURIZATION RISER
 - SPR: STAIR PRESSURIZATION RELIEF SHAFT
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BUILDING SURVEYOR PLP Level 4, 5 Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP 14, 24, 44 Moorabool Quay Southbank 3006
TRAFFIC ratio Level 1, 111 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Level 2, 13 Colford Ln Melbourne 3000
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Sayers Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melb Waverley 3149

PROJECT NUMBER **2297** PROJECT STATUS **DD**

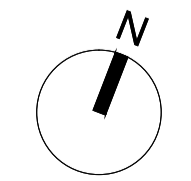
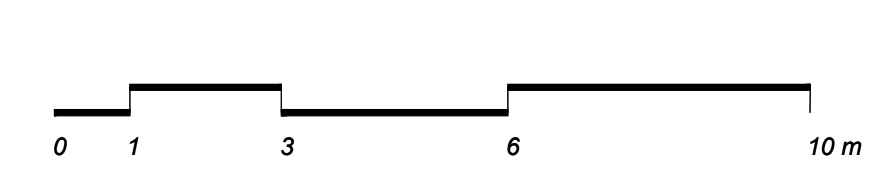
DRAWING TITLE
Floor Plan - L12
 Residential (Transition Floor)

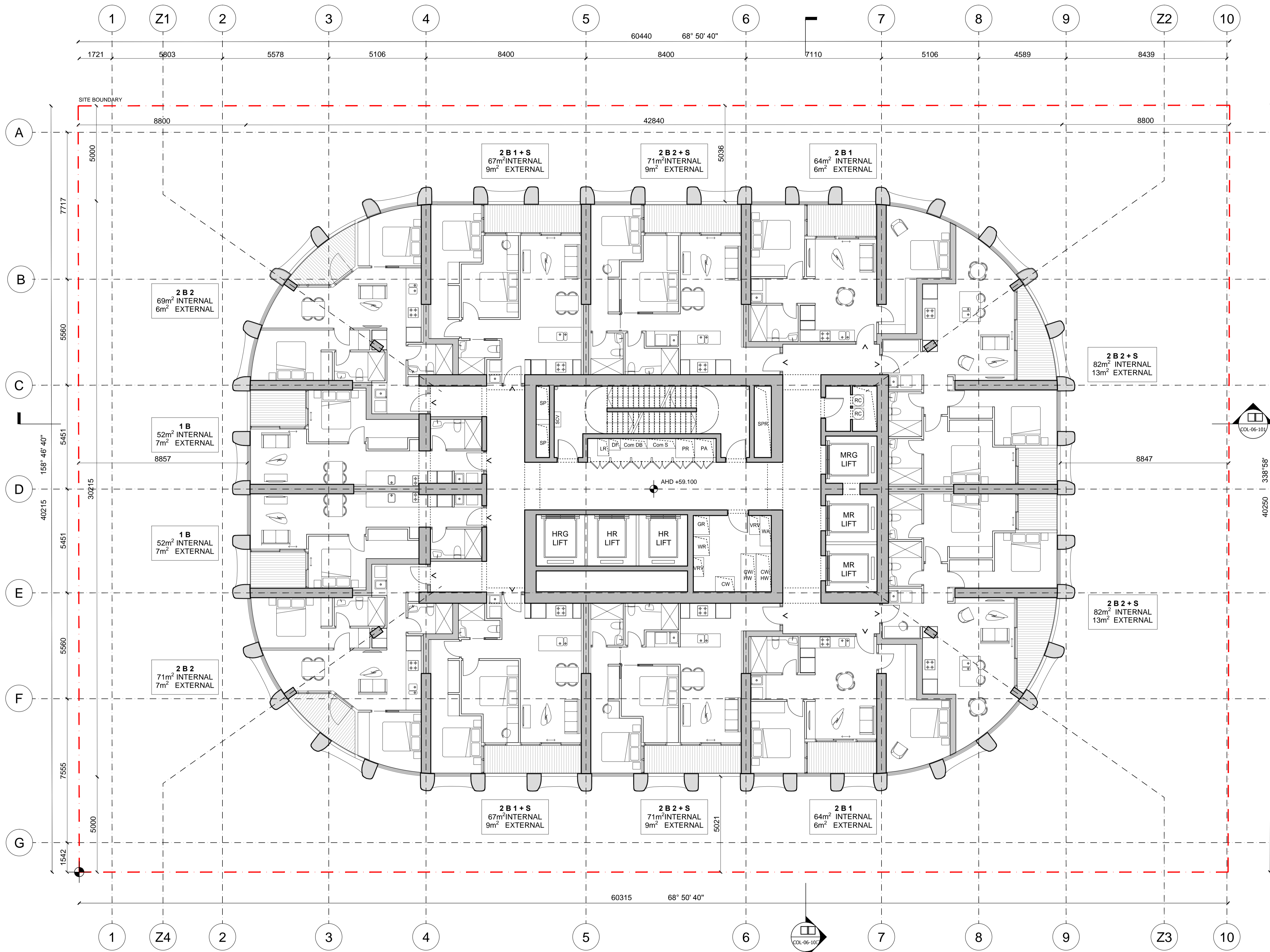
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DRAWING BY | DATE | CHECKED | DATE
 CC | 10.03.2016 | MP | 11.03.2016

DRAWING NUMBER **2297_COL-06-016** REV **02**

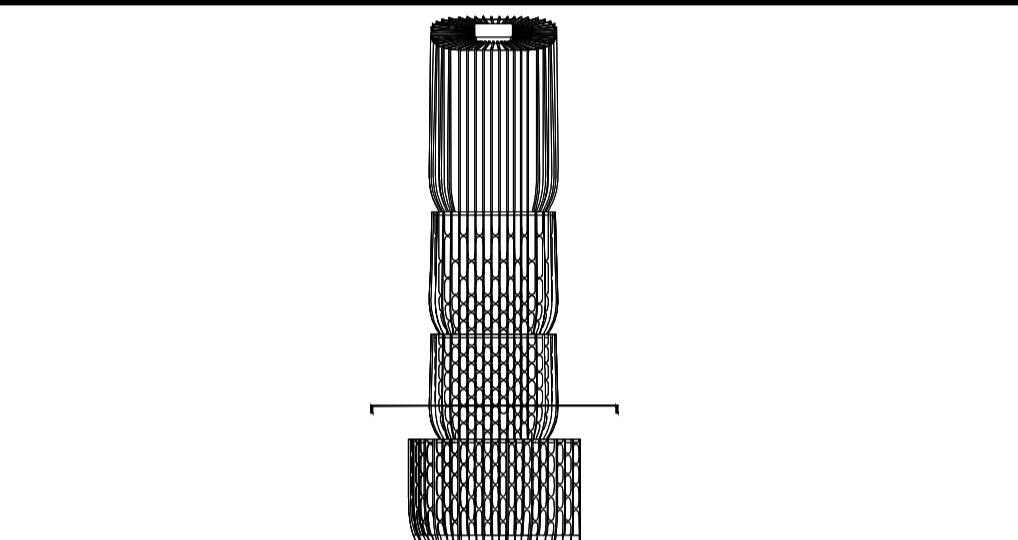
1 GA PLAN - FLOORPLAN L 12
 SCALE 1:100 | 1:200





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PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

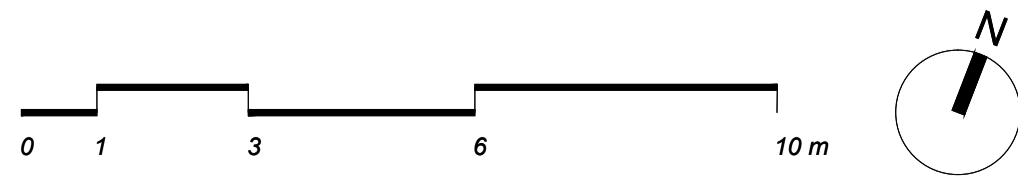
DRAWING TITLE
Floor Plan - L13
 Residential (Transition Floor)

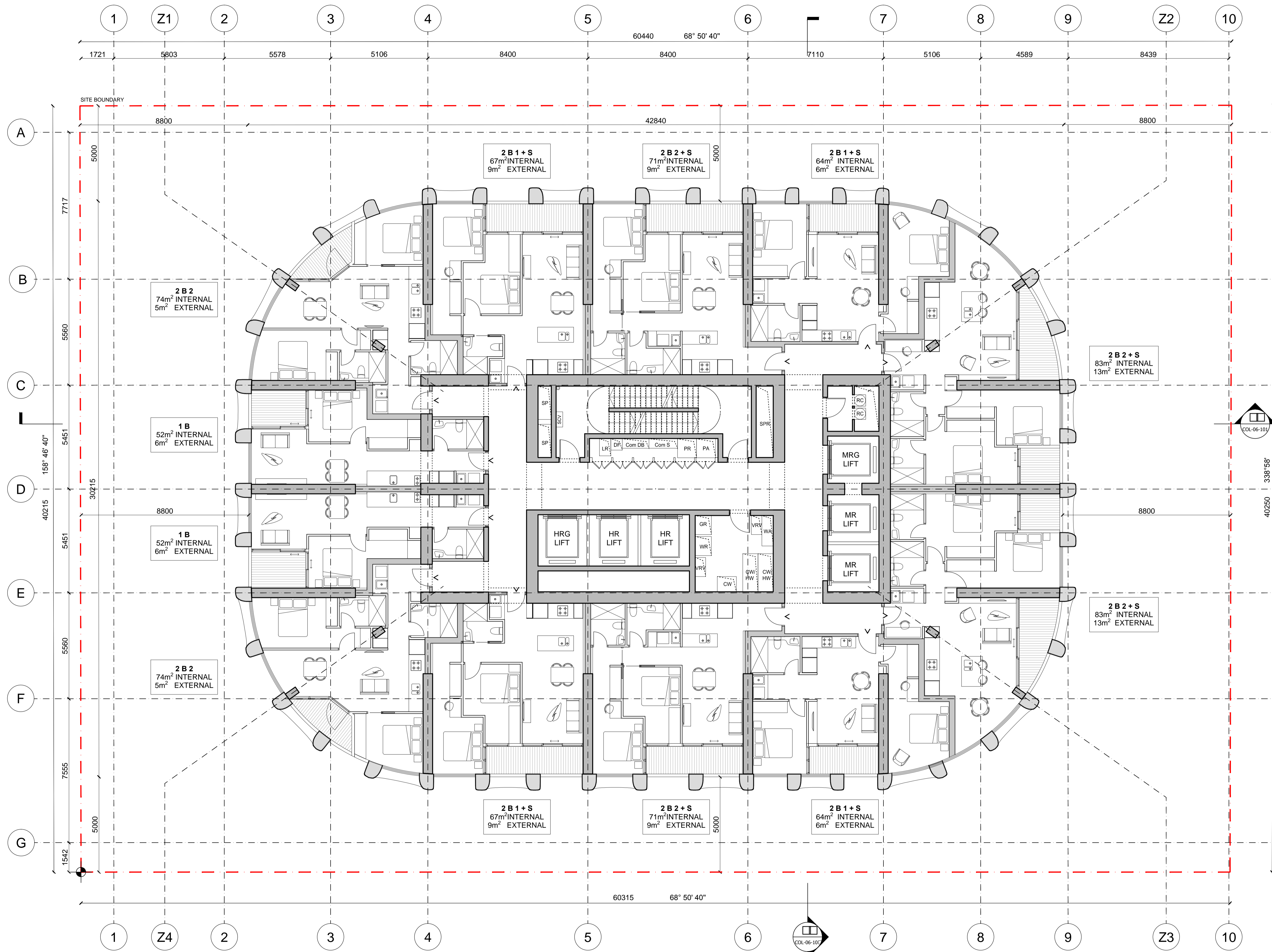
SCALE | FORMAT
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DRAWING NUMBER: **2297_COL-06-017** REV: **02**

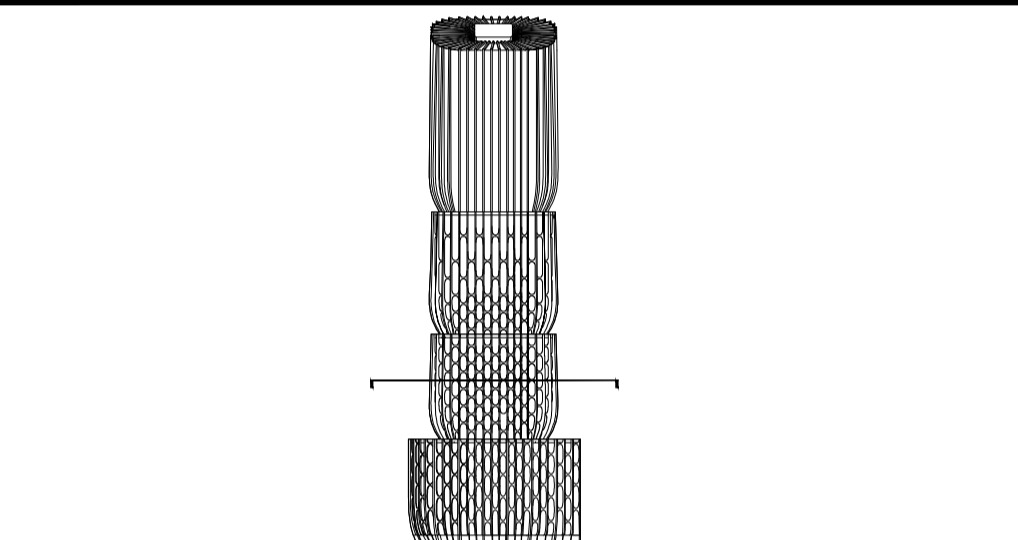
1 GA PLAN - FLOORPLAN L 13
 SCALE 1:100 | 1:200





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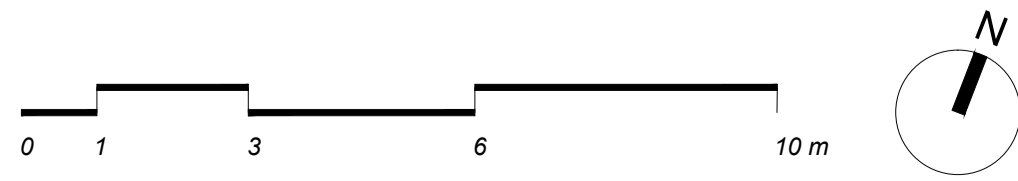
PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

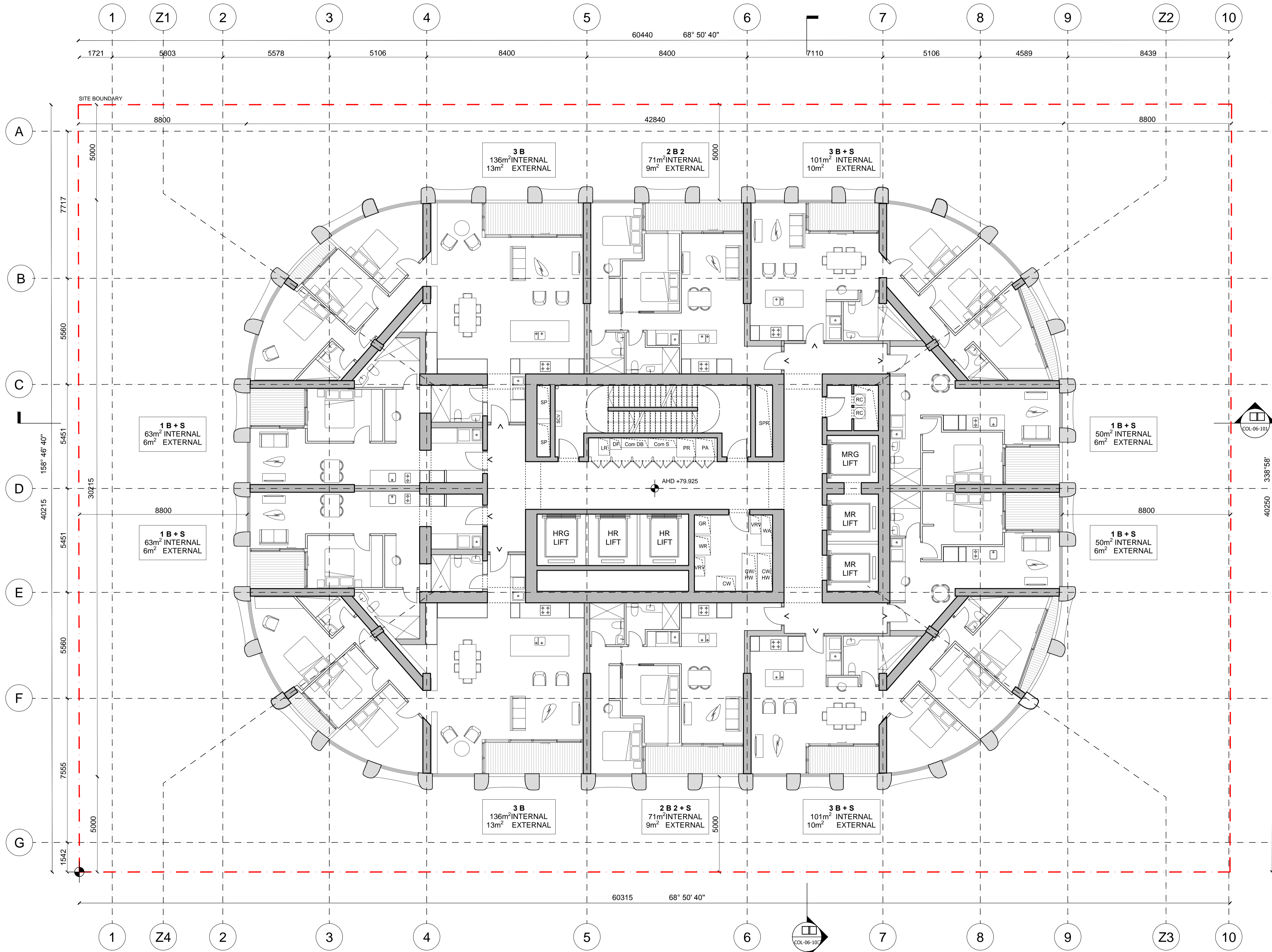
DRAWING TITLE
Floor Plan - L14-19
Residential (Low Rise Typical Floor)

SCALE | FORMAT
1:100 @ A1 | 1:200 @ A3

DRAWING BY: CC DATE: 10.03.2016 CHECKED: MP DATE: 11.03.2016

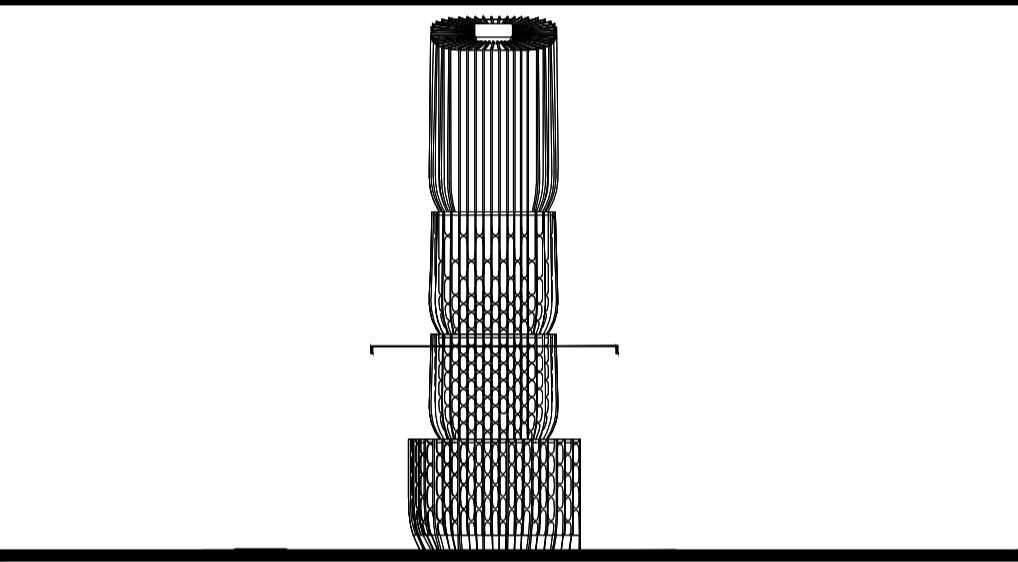
DRAWING NUMBER: **2297_COL-06-018** REV: **02**





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 - MR-LIFT: MID RISE LIFT
 - MRG-LIFT: MID RISE GOODS LIFT
 - OLIFT: OFFICE LIFT
 - OG-LIFT: OFFICE GOODS LIFT
 - R-LIFT: RETAIL LIFT
 - RG-LIFT: RETAIL GOODS LIFT
 - M&E: CAR PARK EXHAUST RISER
 - CE: COMMS DISTRIBUTION BOARD
 - COM S: COMMS SECURITY
 - CS: CAR PARK SUPPLY AIR RISER
 - CW: SECONDARY CONDENSER WATER LOOP
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 - VRV: VRV UNIT FOR APARTMENT A/C UNIT
 - WA: WATER/SEWER/DP AND VENTS
 - WR: WATER METER RETAIL

REV	DATE	REVISION	SIGNED BY
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-	18.12.2015	Town Planning & Development Application Issue	JE



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BUILDING SURVEYOR PLP Level 4, 5 Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP 14, 22, 4 Howard Quay Southbank 3006
TRAFFIC ratio: Level 11 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL MEL Consultants 34 Cleveland Rd South Melbourne Vic 3207
LAND SURVEYOR Bosco Jonson Pty Ltd 18 Siders Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melb Waverley 3149

PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

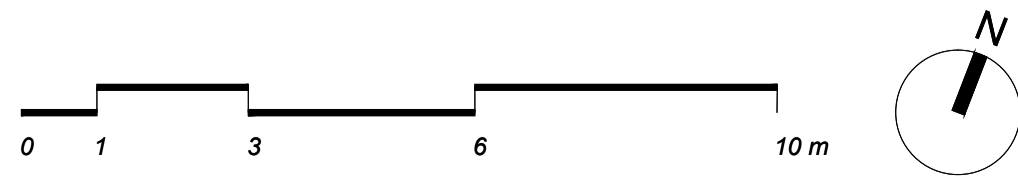
DRAWING TITLE
Floor Plan - L 20
 Residential

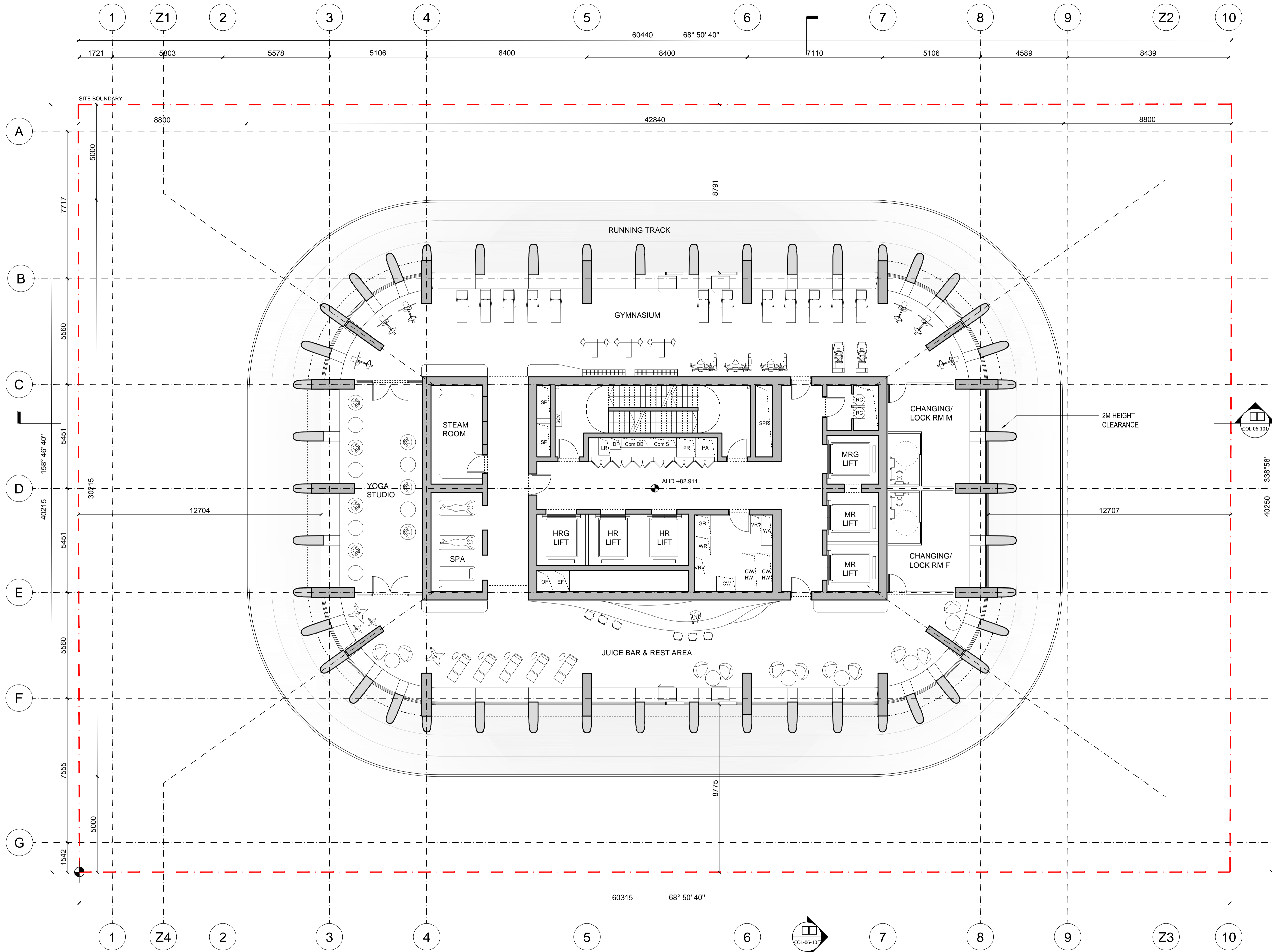
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DRAWING NUMBER: **2297_COL-06-019** REV: **02**

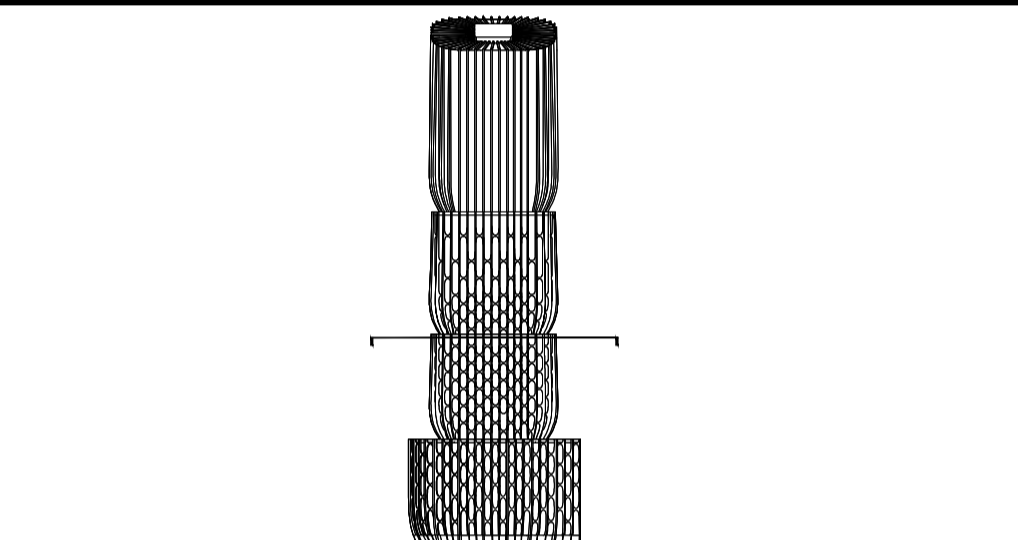
1 GA PLAN - FLOORPLAN L 20
 SCALE 1:100 | 1:200





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 - PA: POWER RISER RETAIL
 - PR: RUBBISH CHUTE
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TRAFFIC ratio Level 2, 51 Queen St Melbourne 3000	LANDSCAPE OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER omni Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Level 2, 13 Colford Ln Melbourne 3000
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Station St South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER 2297 **PROJECT STATUS** DD

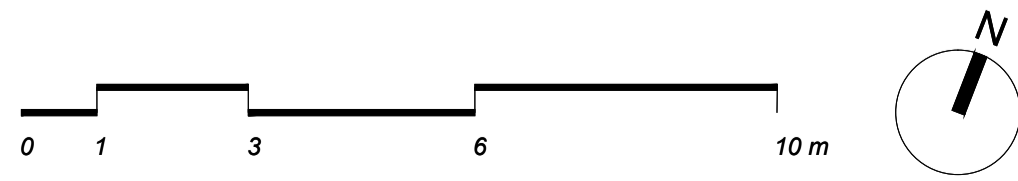
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 Facilities - Wellness & Terrace

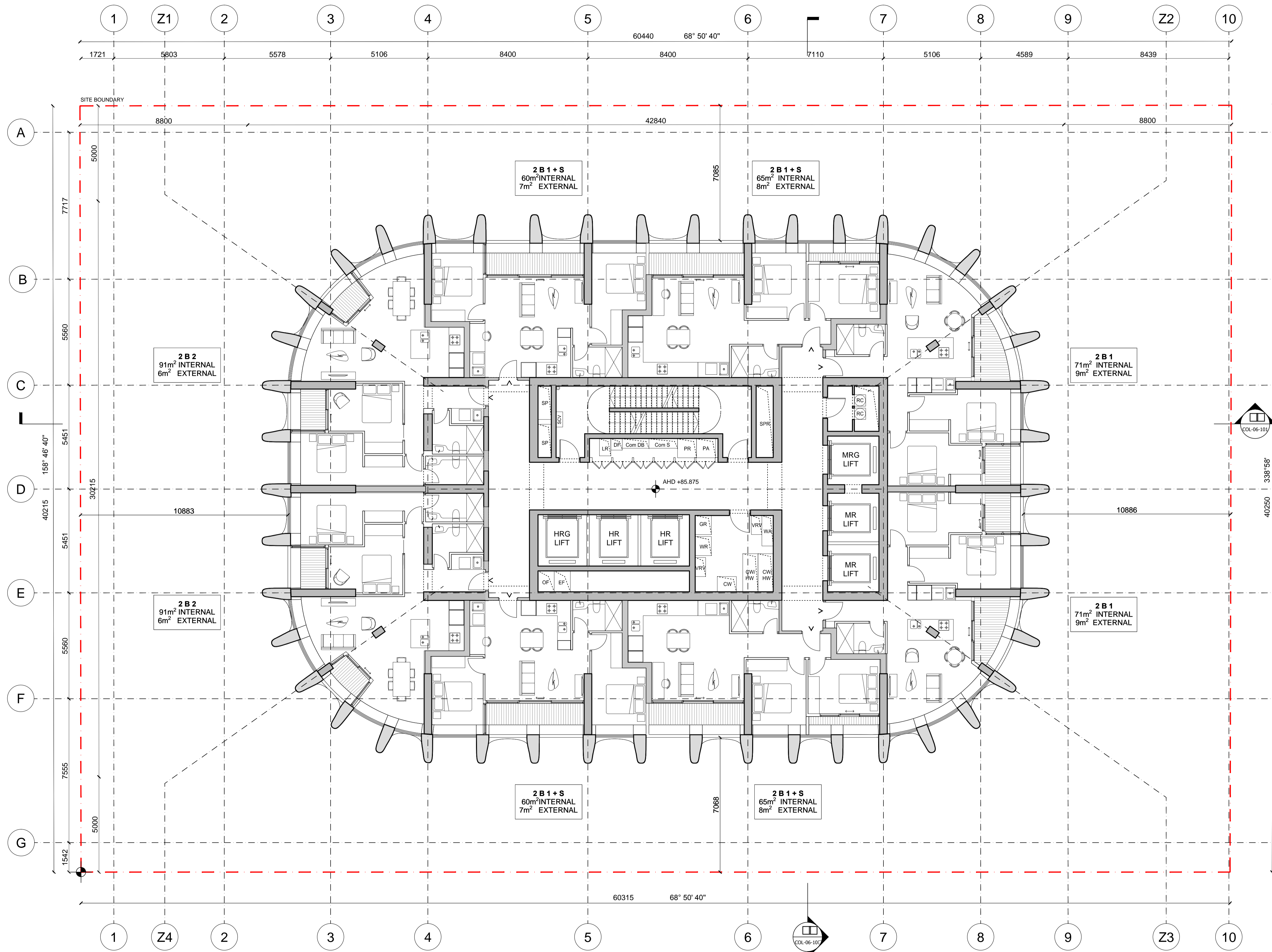
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DRAWING BY JN **DATE** 10.03.2016 **CHECKED BY** MP **DATE** 11.03.2016

DRAWING NUMBER 2297_COL-06-020 **REV** 02

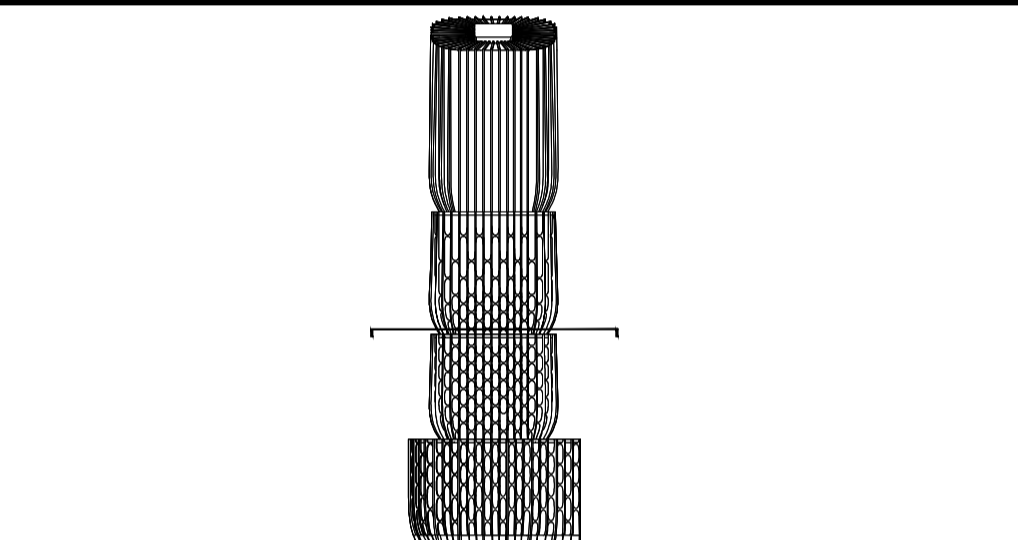
1 **GA PLAN - FLOORPLAN L 21**
 SCALE 1:100 | 1:200





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BUILDING SURVEYOR	PLP Level 4, 5 Exhibition St Melbourne 3000	QUANTITY SURVEYOR	WT PARTNERSHIP 41, 21, 41 Howard Quay Southbank 3006
TRAFFIC	ratio Level 11, 111 Floor 449 Bridge Rd Richmond 3121	LANDSCAPE	OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER	omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER	MEL Consultants 34 Oxford Rd Southbank Vic 3006
LAND SURVEYOR	Bosco Jonson Pty Ltd 10 Station St South Melbourne 3205	WASTE MANAGEMENT	Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

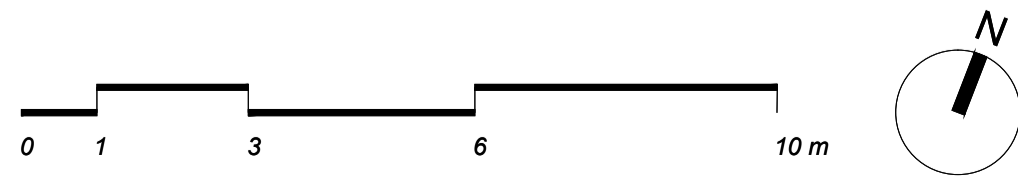
DRAWING TITLE
Floor Plan - L 22
 Residential (Transition Floor)

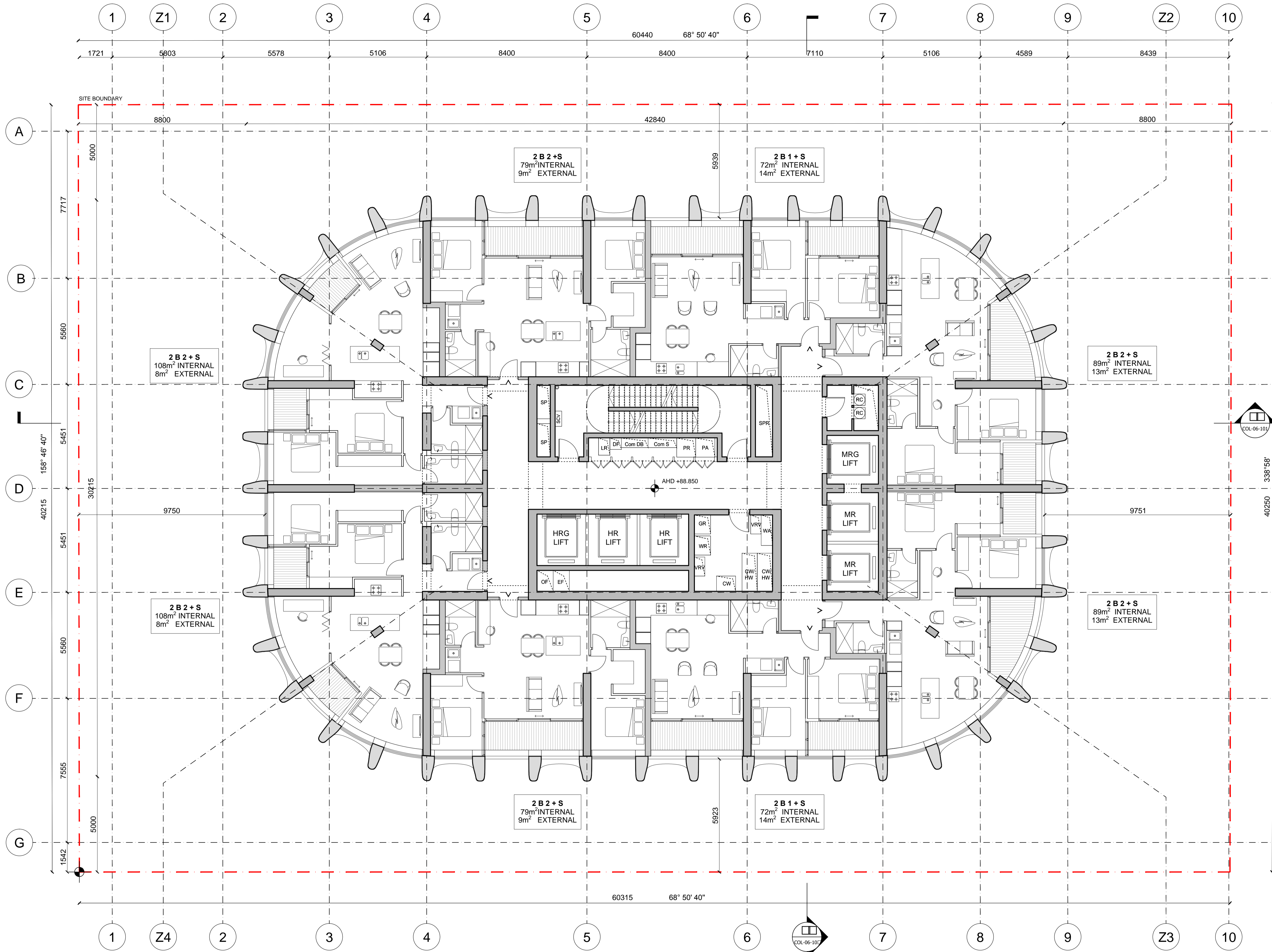
SCALE | FORMAT
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DRAWING BY: CC DATE: 10.03.2016 CHECKED: MP DATE: 11.03.2016

DRAWING NUMBER: **2297_COL-06-021** REV: **02**

1 GA PLAN - FLOORPLAN L 22
 SCALE 1:100 | 1:200

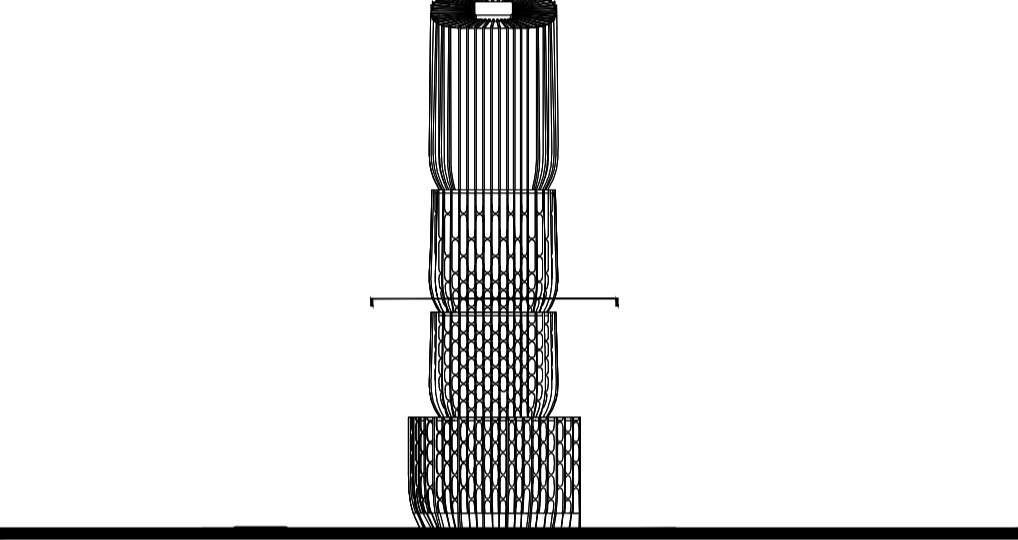




GENERAL NOTES:

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B-LIFT	HIGH RISE LIFT
HR-LIFT	HIGH RISE GOODS LIFT
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GR	GAS RISER
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LR	LOBBY SUPPLY RISER
OA	OUTDOOR AIR RISER APARTMENT
OF	OUTDOOR AIR RISER FACILITIES
OP	OUTDOOR AIR RISER OFFICE
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TA	TOILET EXHAUST RISER APARTMENT
TR	TOILET EXHAUST RISER RETAIL
TO	TOILET EXHAUST RISER OFFICE
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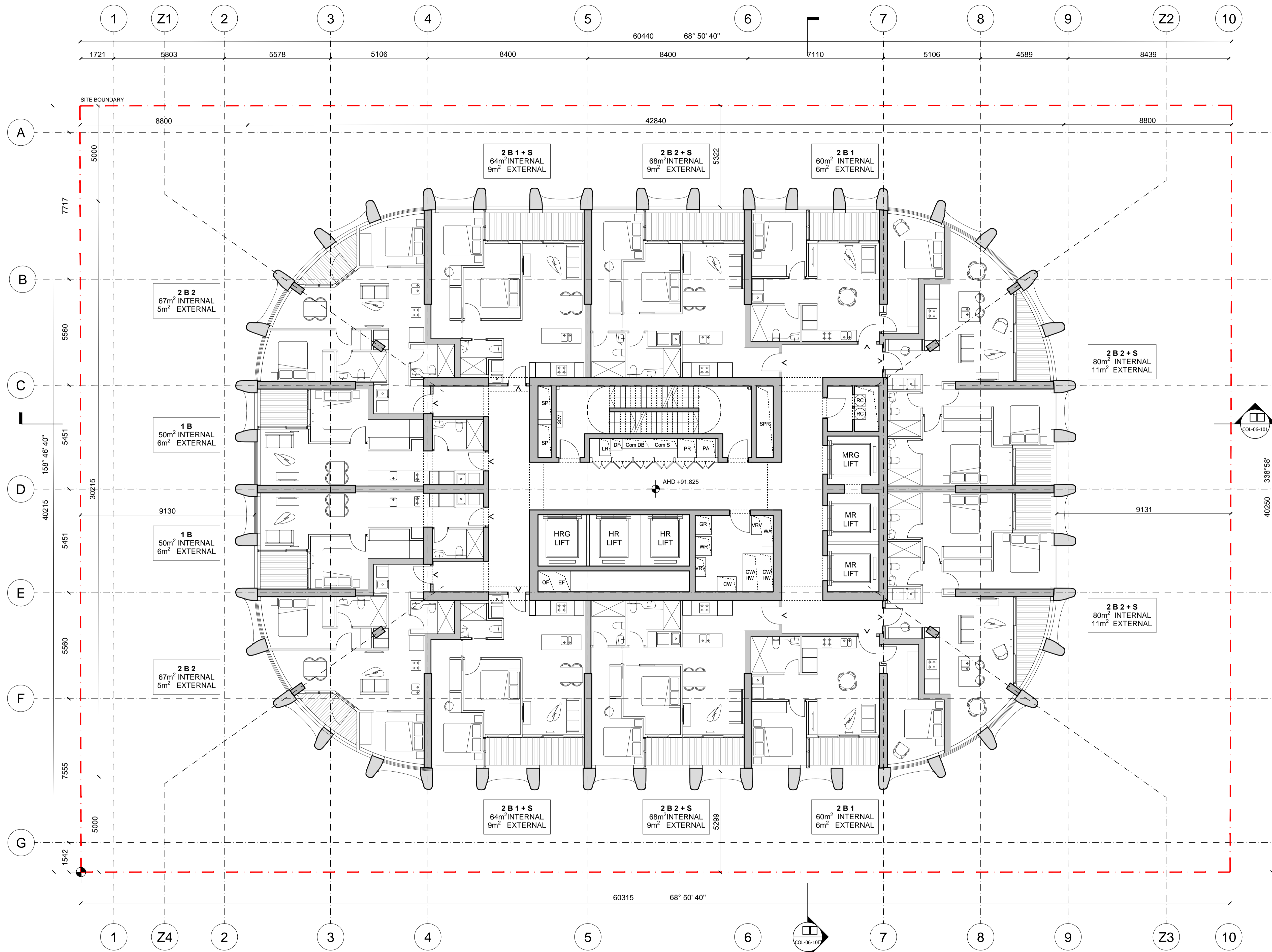
DRAWING TITLE
Floor Plan - L 23
 Residential (Transition Floor)

SCALE | FORMAT
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DRAWING BY | DATE | CHECKED | DATE
 CC | 10.03.2016 | MP | 11.03.2016

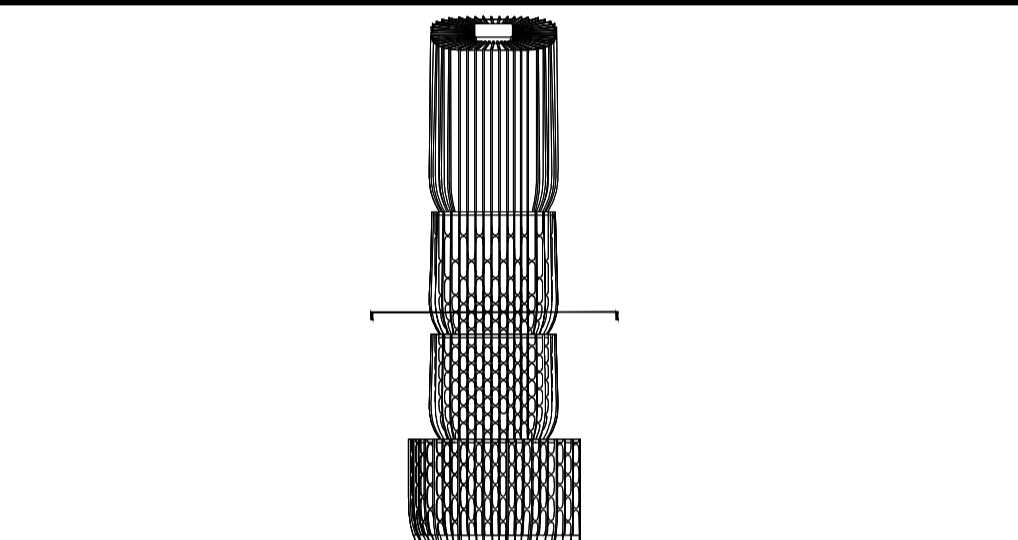
DRAWING NUMBER **2297_COL-06-022** REV **02**

1 GA PLAN - FLOORPLAN L 23
 SCALE 1:100 | 1:200



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TRAFFIC ENGINEER ratio Level 1, 111 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Level 2, 13 Colford Ln Melbourne 3000
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Siders Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER **2297** PROJECT STATUS **DD**

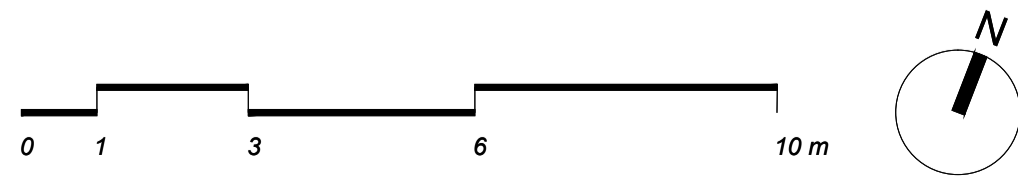
DRAWING TITLE
Floor Plan - L 24
 Residential (Transition Floor)

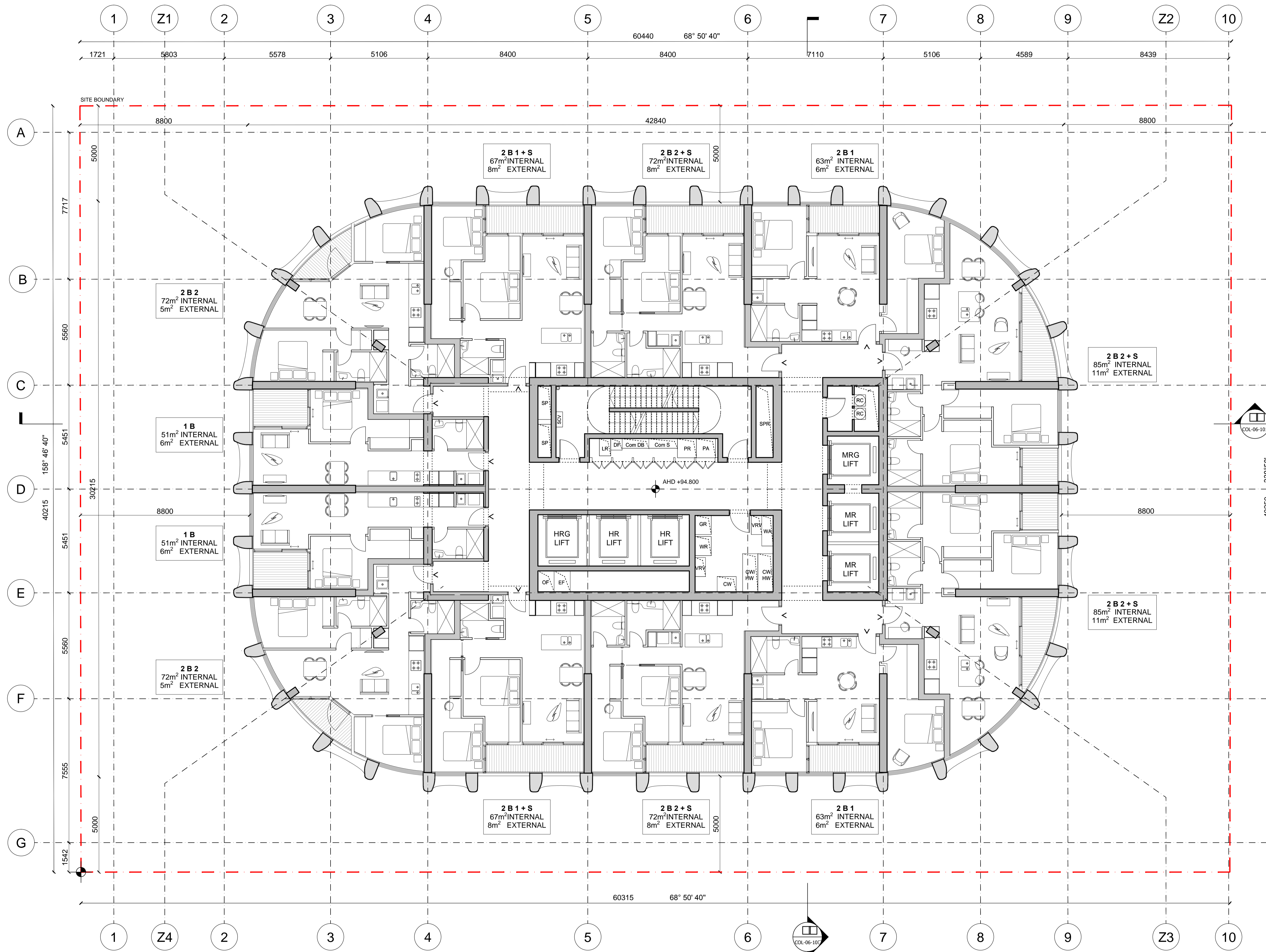
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DRAWING BY | DATE | CHECKED | DATE
 CC | 10.03.2016 | MP | 11.03.2016

DRAWING NUMBER **2297_COL-06-023** REV **02**

1 GA PLAN - FLOORPLAN L 24
 SCALE 1:100 | 1:200



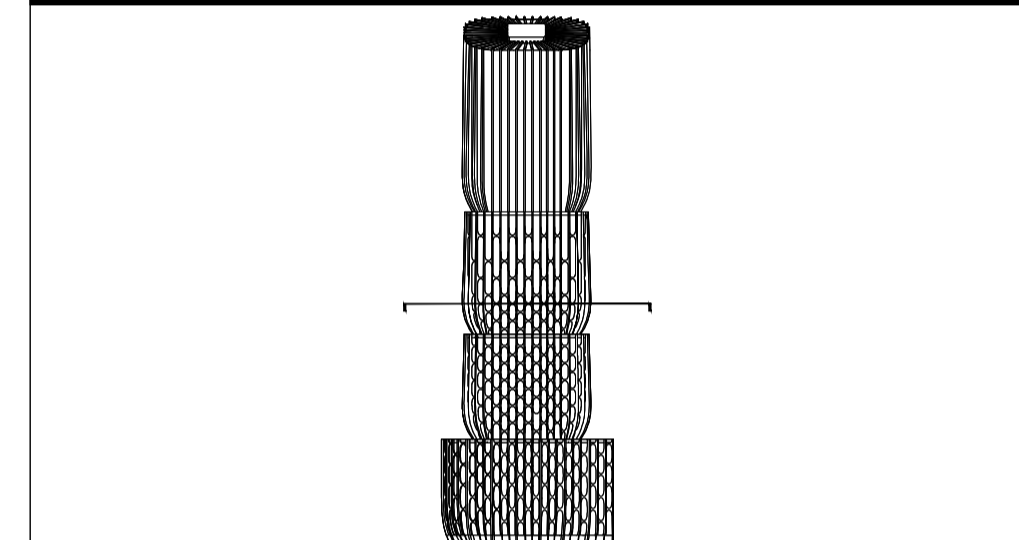


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 3. ALL PLANS ARE CUT AT +1.00 METER EXCEPT FOR GROUND FLOOR PLAN WHICH IS CUT AT ±0.00 METER

GENERAL NOTES:

LIFT:	BIKE LIFT
B-LIFT	HIGH RISE LIFT
HR-LIFT	HIGH RISE GOODS LIFT
MR-LIFT	MID RISE LIFT
MRG-LIFT	MID RISE GOODS LIFT
OLIFT	OFFICE LIFT
OG-LIFT	OFFICE GOODS LIFT
R-LIFT	RETAIL LIFT
RG-LIFT	RETAIL GOODS LIFT
M&E:	CAR PARK EXHAUST RISER
CE	COMMS DISTRIBUTION BOARD
COM DB	COMMS SECURITY
COM S	CAR PARK SUPPLY AIR RISER
CS	SECONDARY CONDENSER WATER LOOP
CW	CHILLED / HOT WATER LOOP
CW/HW	GENERATOR DIESEL FUEL RISER
D	DRY FIRE
DF	EXHAUST RISER FACILITIES
EF	EXHAUST RISER OFFICE
EO	EXHAUST RISER POOL
EP	GAS RISER
GR	KITCHEN EXHAUST RISER APARTMENT
KA	KITCHEN EXHAUST RISER RETAIL
KR	LOBBY SUPPLY RISER
LR	OUTDOOR AIR RISER APARTMENT
OA	OUTDOOR AIR RISER FACILITIES
OF	OUTDOOR AIR RISER OFFICE
OP	OUTDOOR AIR RISER POOL
OR	OUTDOOR AIR RISER RETAIL
PA	POWER RISER APARTMENT
PR	POWER RISER RETAIL
RC	RUBBISH CHUTE
SCV	SCV SPRINKLER CONTROL VALVE
SP	STAIR PRESSURIZATION RISER
SPR	STAIR PRESSURIZATION RELIEF SHAFT
TA	TOILET EXHAUST RISER APARTMENT
TR	TOILET EXHAUST RISER RETAIL
TO	TOILET EXHAUST RISER OFFICE
VRV	VRV UNIT FOR APARTMENT A/C UNIT
WA	WATER/SEWER/DP AND VENTS
WR	WATER METER RETAIL

REV	DATE	REVISION	SIGNED BY
02	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(b). 2	CC
01	29.01.2016	Schematic Design Submission	CC
-	18.12.2015	Town Planning & Development Application Issue	JE



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TOWN PLANNER	urbis Level 12, 120 Collins St Melbourne 3000	FACADE ENGINEER	arecon Level 8, 800 Collins St Docklands Vic 3008
BUILDING SURVEYOR	PLP Level 4, 5 Exhibition St Melbourne 3000	QUANTITY SURVEYOR	WT PARTNERSHIP 14, 22, 4 Moorabak Quay Southbank 3006
TRAFFIC	ratio Level 1, 111 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE	OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER	omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER	MEL Consultants 34 Cleveland Rd South Melbourne Vic 3207
LAND SURVEYOR	Bosco Jonson Pty Ltd 10 Siders Rd South Melbourne 3205	WASTE MANAGEMENT	Leigh Design Pty Ltd 172 Hill St Melb Waverley 3145

PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

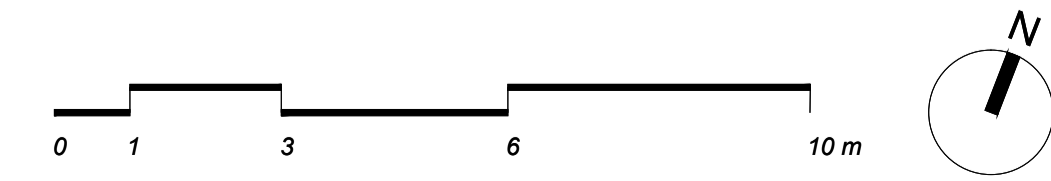
DRAWING TITLE
Floor Plan - L 25
 Residential (Transition Floor)

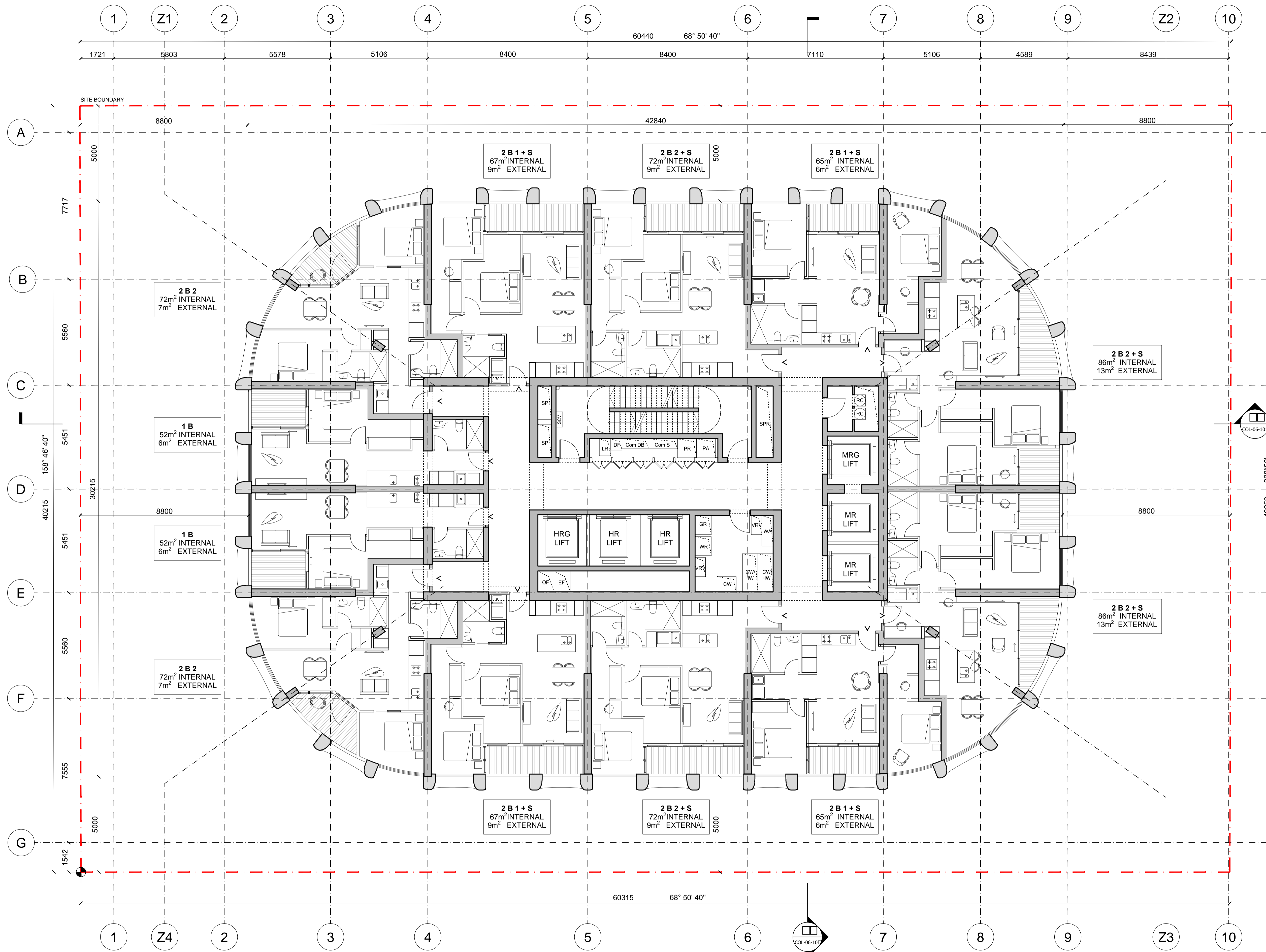
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DRAWING BY: CC DATE: 10.03.2016 CHECKED: MP DATE: 11.03.2016

DRAWING NUMBER: **2297_COL-06-024** REV: **02**

1 GA PLAN - FLOORPLAN L 25
 SCALE 1:100 | 1:200



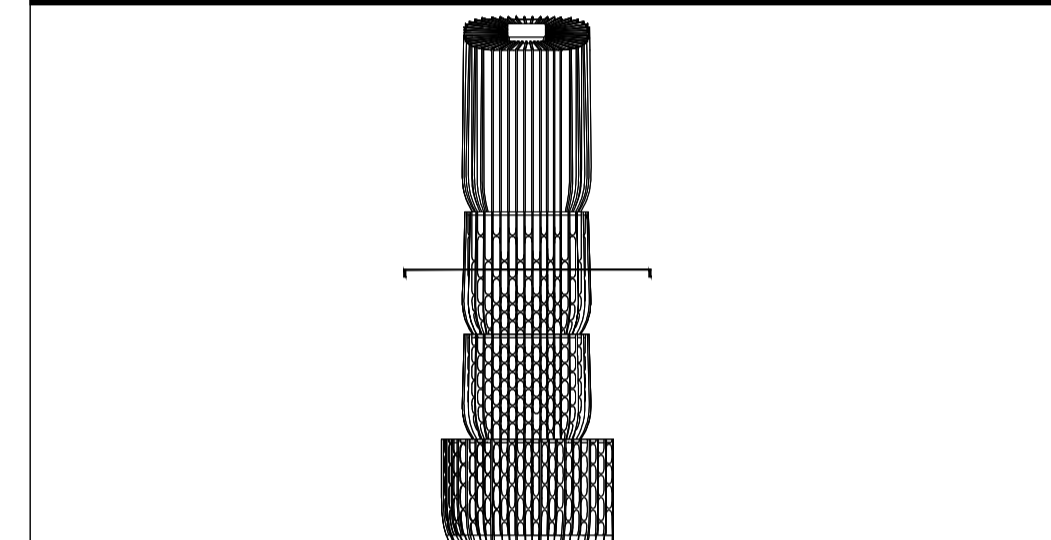


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CE	COMMS DISTRIBUTION BOARD
COM DB	COMMS SECURITY
COM S	CAR PARK SUPPLY AIR RISER
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CW	CHILLED / HOT WATER LOOP
CW/HW	GENERATOR DIESEL FUEL RISER
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EO	EXHAUST RISER POOL
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TO	TOILET EXHAUST RISER OFFICE
VRV	VRV UNIT FOR APARTMENT A/C UNIT
WA	WATER/SEWER/DP AND VENTS
WR	WATER METER RETAIL

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BUILDING SURVEYOR PLP Level 4, 4 Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP 14, 22, 4 Memorial Quay Southbank 3006
TRAFFIC ratio Level 2, 111 Collins St Melbourne 3000	LANDSCAPE OCULUS Level 2, 111 Collins St Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Level 2, 111 Collins St Melbourne 3000
LAND SURVEYOR Bosco Jonson Pty Ltd 18 Station St South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

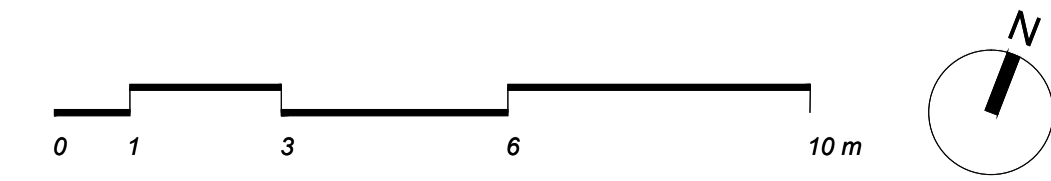
DRAWING TITLE
Floor Plan - L 26-33
 Residential (Mid Rise Typical Floor)

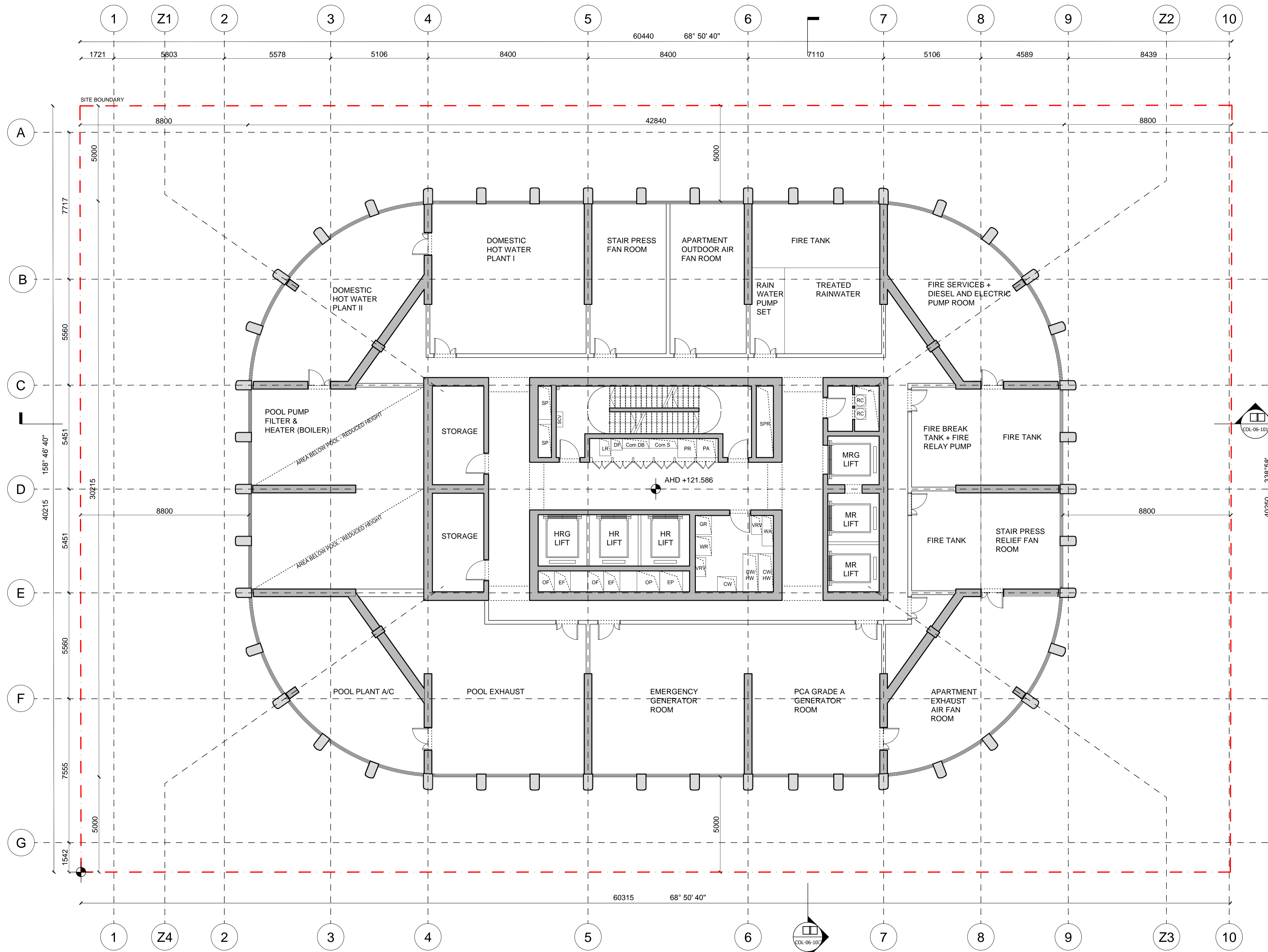
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DRAWING BY: CC DATE: 10.03.2016 CHECKED: MP DATE: 11.03.2016

DRAWING NUMBER: **2297_COL-06-025** REV: **02**

1 GA PLAN - FLOORPLAN L 26-33
 SCALE 1:100 | 1:200





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REV	DATE	REVISION	SIGNED BY
02	11.03.2016	Response to RfI 15 January 2016 - Pt. 1(b). 2	JE
01	29.01.2016	Schematic Design Submission	JE
-	18.12.2015	Town Planning & Development Application Issue	JE

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TOWN PLANNER urbis Level 12, 120 Collins St Melbourne 3000	FACADE ENGINEER aurecon Level 8, 800 Collins St Docklands Vic 3008
BUILDING SURVEYOR PLP Level 4, 8 Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP 14, 22, 4 Monmouth Quay Southbank 3006
TRAFFIC ratio: Level 2, 111 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 111 Colford Ln Melbourne 3000
FIRE ENGINEER omni Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL MEL Consultants 34 O'Connell St Southbank Vic 3006
LAND SURVEYOR Bosco Jonson Pty Ltd 18 Siders Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER 2297 **PROJECT STATUS** DD

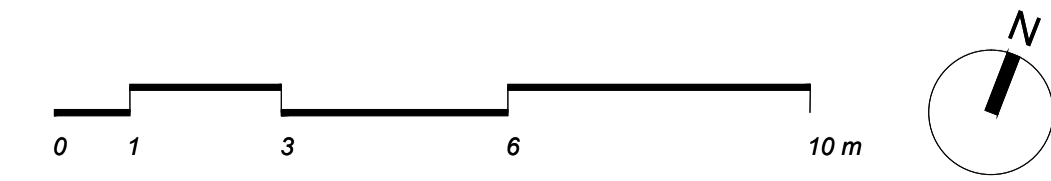
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Floor Plan - L 34
Mechanical

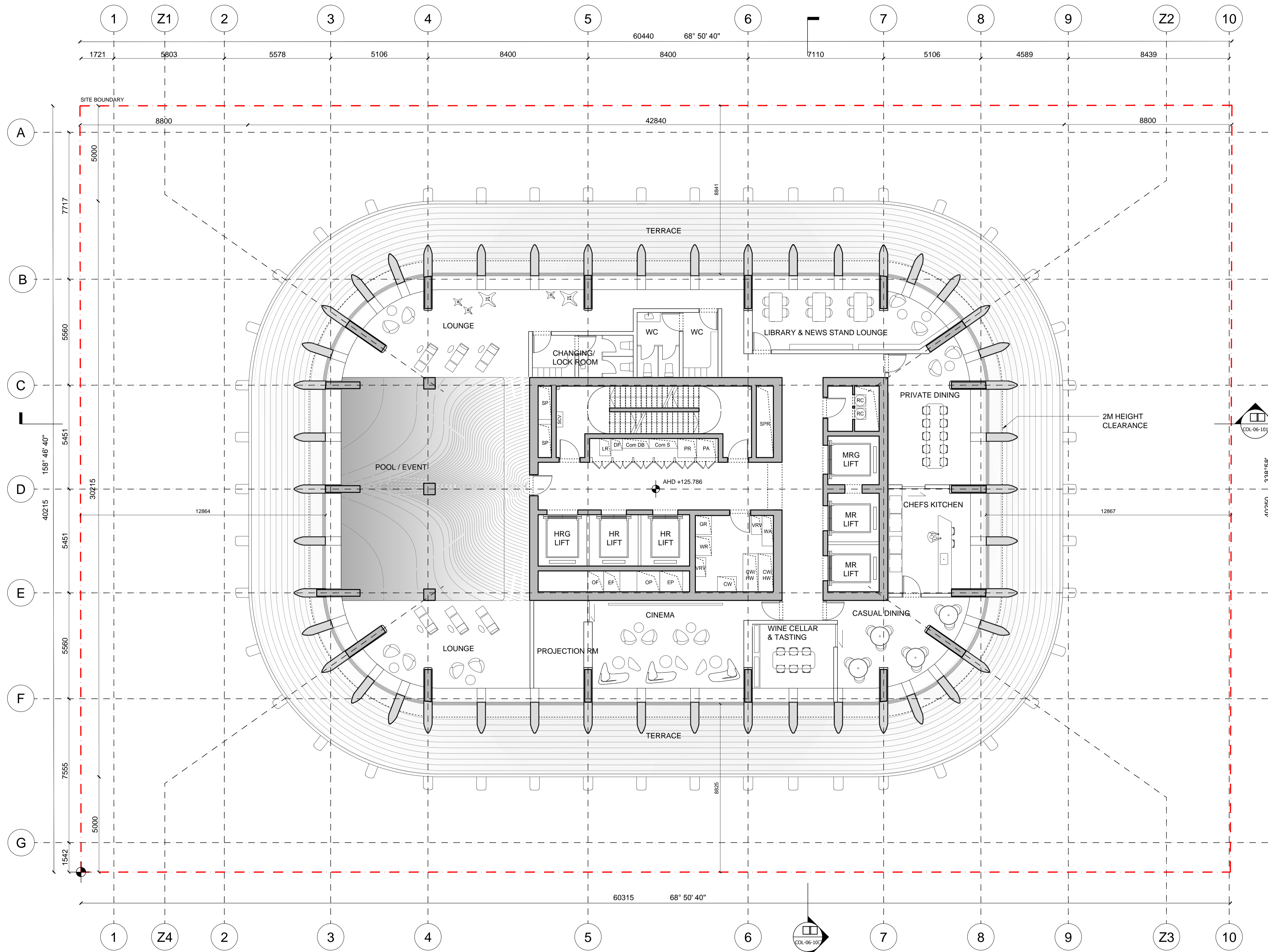
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DRAWING BY JE **DATE** 10.03.2016 **CHECKED BY** MP **DATE** 11.03.2016

DRAWING NUMBER 2297_COL-06-026 **REV** 02

1 GA PLAN - FLOORPLAN L 34
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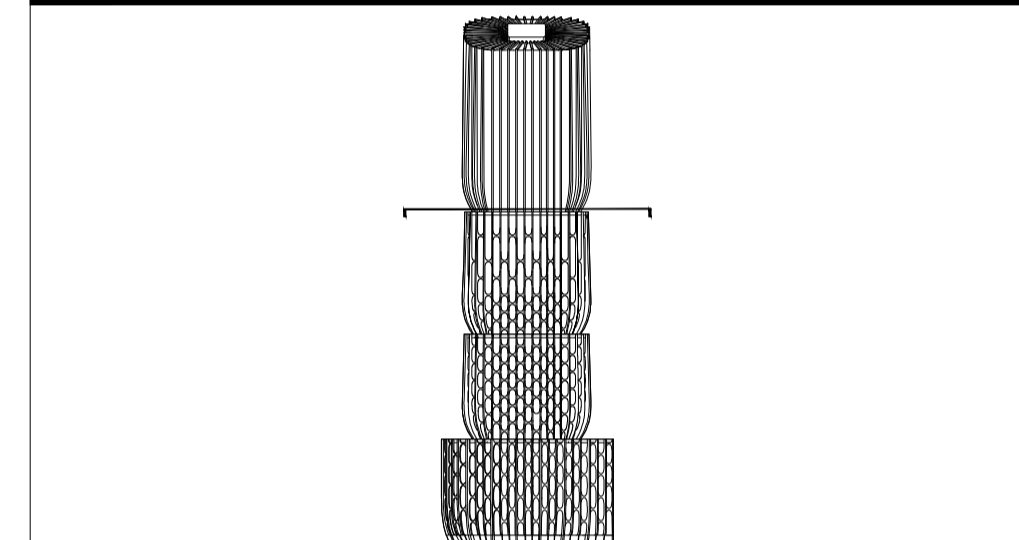


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REV	DATE	REVISION	SIGNED BY
02	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(b). 2	JN
01	29.01.2016	Schematic Design Submission	JN
-	18.12.2015	Town Planning & Development Application Issue	JN



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FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Consultants 34 O'Connell Rd Southbank Vic 3007
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Siders Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melb Waverley 3149

PROJECT NUMBER 2297 **PROJECT STATUS** DD

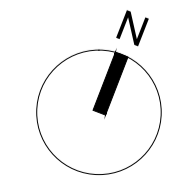
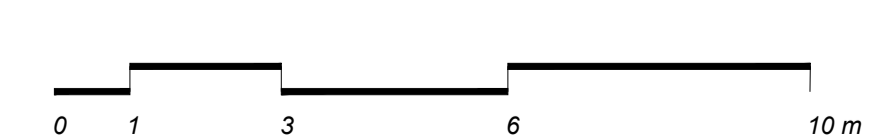
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Floor Plan - L 35
 Facilities - Entertainment & Terrace

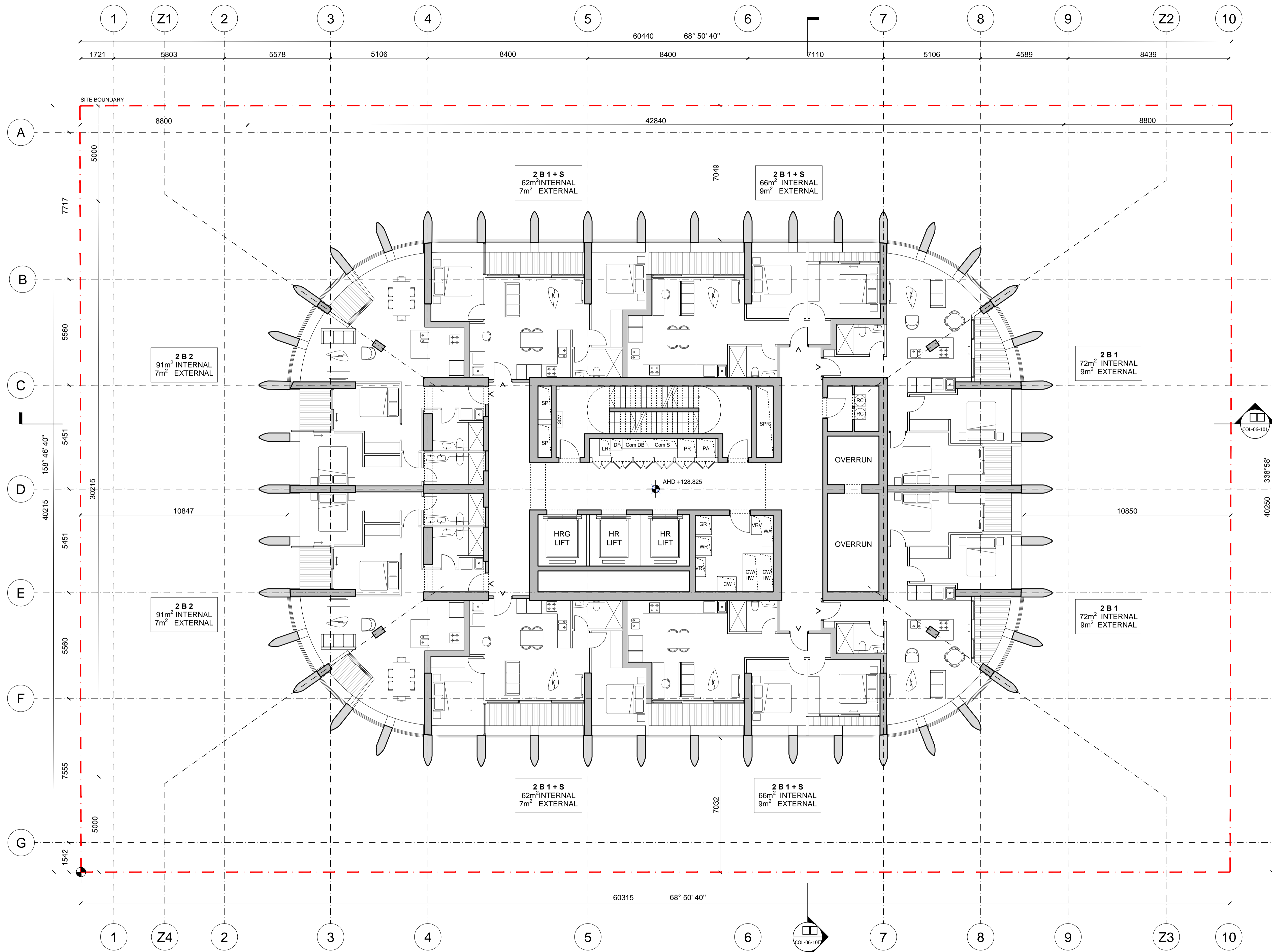
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DRAWING BY JN **DATE** 10.03.2016 **CHECKED BY** MP **DATE** 11.03.2016

DRAWING NUMBER 2297_COL-06-027 **REV** 02

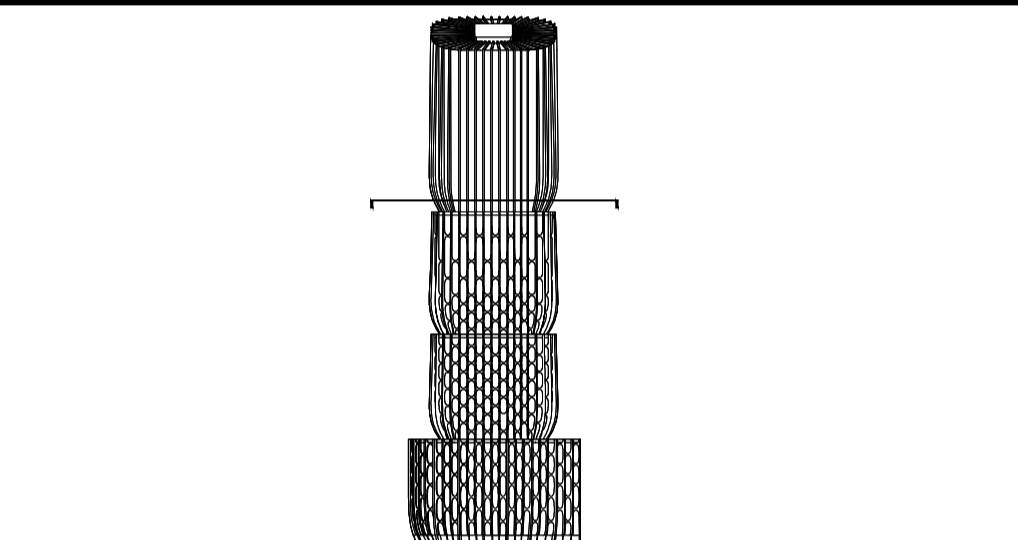
1 GA PLAN - FLOORPLAN L 35
 SCALE 1:100 | 1:200





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 - TO: TOILET EXHAUST RISER OFFICE
 - VRV: VRV UNIT FOR APARTMENT A/C UNIT
 - WA: WATER / SEWER / DP AND VENTS
 - WR: WATER METER RETAIL

02	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(b). 2	CC
01	29.01.2016	Schematic Design Submission	CC
-	18.12.2015	Town Planning & Development Application Issue	JE
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BUILDING SURVEYOR PLP Level 4, 5 Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP A/C 22, 4 Memorial Quay Southbank 3006
TRAFFIC ratio Level 2, 51 Queen St Melbourne 3000	LANDSCAPE OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Level 2, 13 Colford Ln Melbourne 3000
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Station St South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

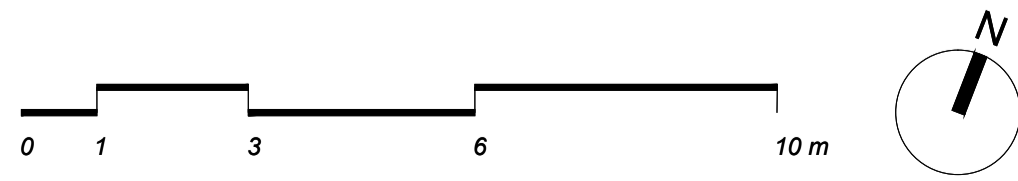
DRAWING TITLE
Floor Plan - L 36
 Residential (Transition Floor)

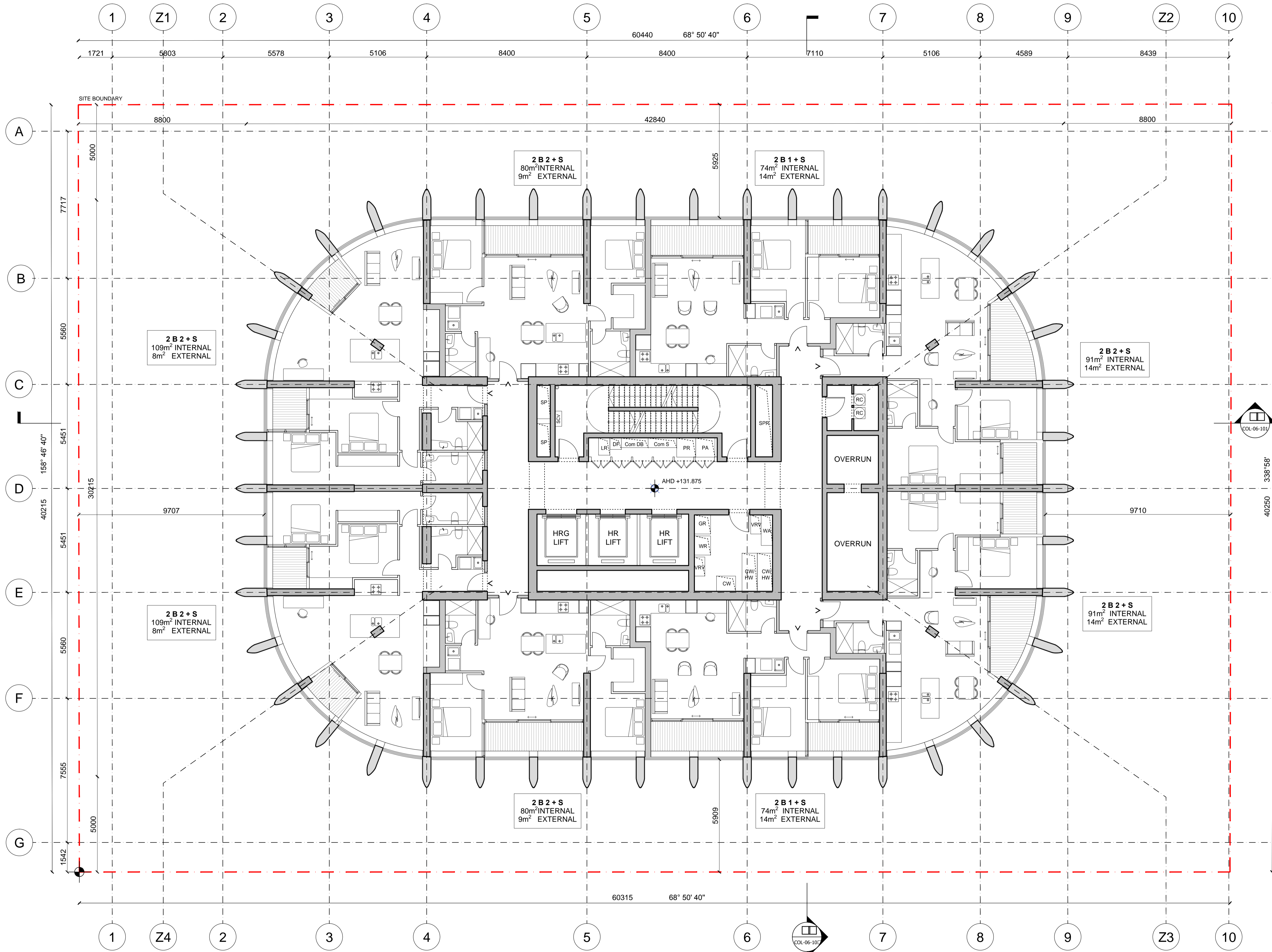
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DRAWING BY: CC DATE: 10.03.2016 CHECKED: MP DATE: 11.03.2016

DRAWING NUMBER: **2297_COL-06-028** REV: **02**

1 GA PLAN - FLOORPLAN L 36
 SCALE 1:100 | 1:200



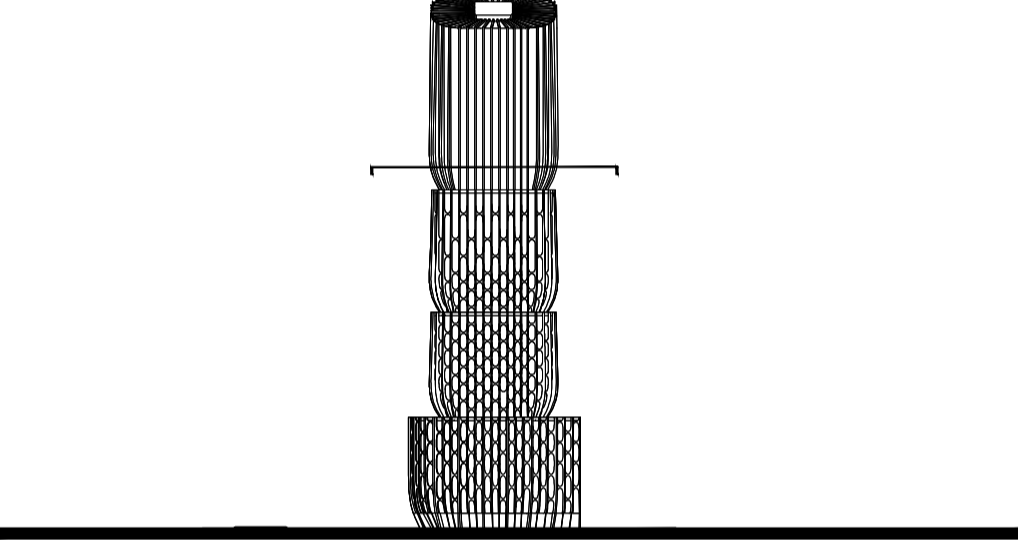


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 3. ALL PLANS ARE CUT AT +1.00 METER EXCEPT FOR GROUND FLOOR PLAN WHICH IS CUT AT ±0.00 METER

GENERAL NOTES:

LIFT:	BIKE LIFT
B-LIFT	HIGH RISE LIFT
HR-LIFT	HIGH RISE GOODS LIFT
MR-LIFT	MID RISE LIFT
MGR-LIFT	MID RISE GOODS LIFT
OLIFT	OFFICE LIFT
OG-LIFT	OFFICE GOODS LIFT
R-LIFT	RETAIL LIFT
RG-LIFT	RETAIL GOODS LIFT
M&E:	CAR PARK EXHAUST RISER
CE	COMMS DISTRIBUTION BOARD
COM DB	COMMS SECURITY
COM S	CAR PARK SUPPLY AIR RISER
CS	SECONDARY CONDENSER WATER LOOP
CW	CHILLED / HOT WATER LOOP
CW/HW	GENERATOR DIESEL FUEL RISER
D	DRY FIRE
DF	EXHAUST RISER FACILITIES
EF	EXHAUST RISER OFFICE
EO	EXHAUST RISER POOL
EP	GAS RISER
GR	KITCHEN EXHAUST RISER APARTMENT
KA	KITCHEN EXHAUST RISER RETAIL
KR	LOBBY SUPPLY RISER
LR	OUTDOOR AIR RISER APARTMENT
OA	OUTDOOR AIR RISER FACILITIES
OF	OUTDOOR AIR RISER OFFICE
OP	OUTDOOR AIR RISER POOL
OR	OUTDOOR AIR RISER RETAIL
PA	POWER RISER APARTMENT
PR	POWER RISER RETAIL
RC	RUBBISH CHUTE
SCV	SCV SPRINKLER CONTROL VALVE
SP	STAIR PRESSURIZATION RISER
SPR	TOILET EXHAUST RISER APARTMENT
TA	TOILET EXHAUST RISER RETAIL
TR	TOILET EXHAUST RISER OFFICE
TO	VRV UNIT FOR APARTMENT A/C UNIT
VRV	WATER/SEWER/DP AND VENTS
WA	WATER METER RETAIL
WR	

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BUILDING SURVEYOR	PLP Level 4-5, Exhibition St Melbourne 3000	QUANTITY SURVEYOR	WT PARTNERSHIP 14-22, 4 Howard Quay Southbank 3006
TRAFFIC	ratio Level 1, 111 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE	OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER	omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER	MEL Consultants 34 O'Connell St Southbank Vic 3006
LAND SURVEYOR	Bosco Jonson Pty Ltd 18 Station St South Melbourne 3205	WASTE MANAGEMENT	Leigh Design Pty Ltd 172 Hill St Melbourne 3000

PROJECT NUMBER 2297 **PROJECT STATUS** DD

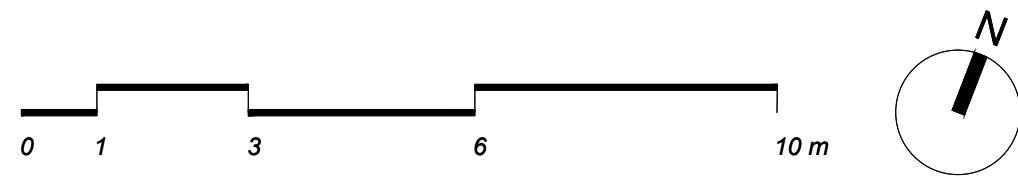
DRAWING TITLE
Floor Plan - L 37
 Residential (Transition Floor)

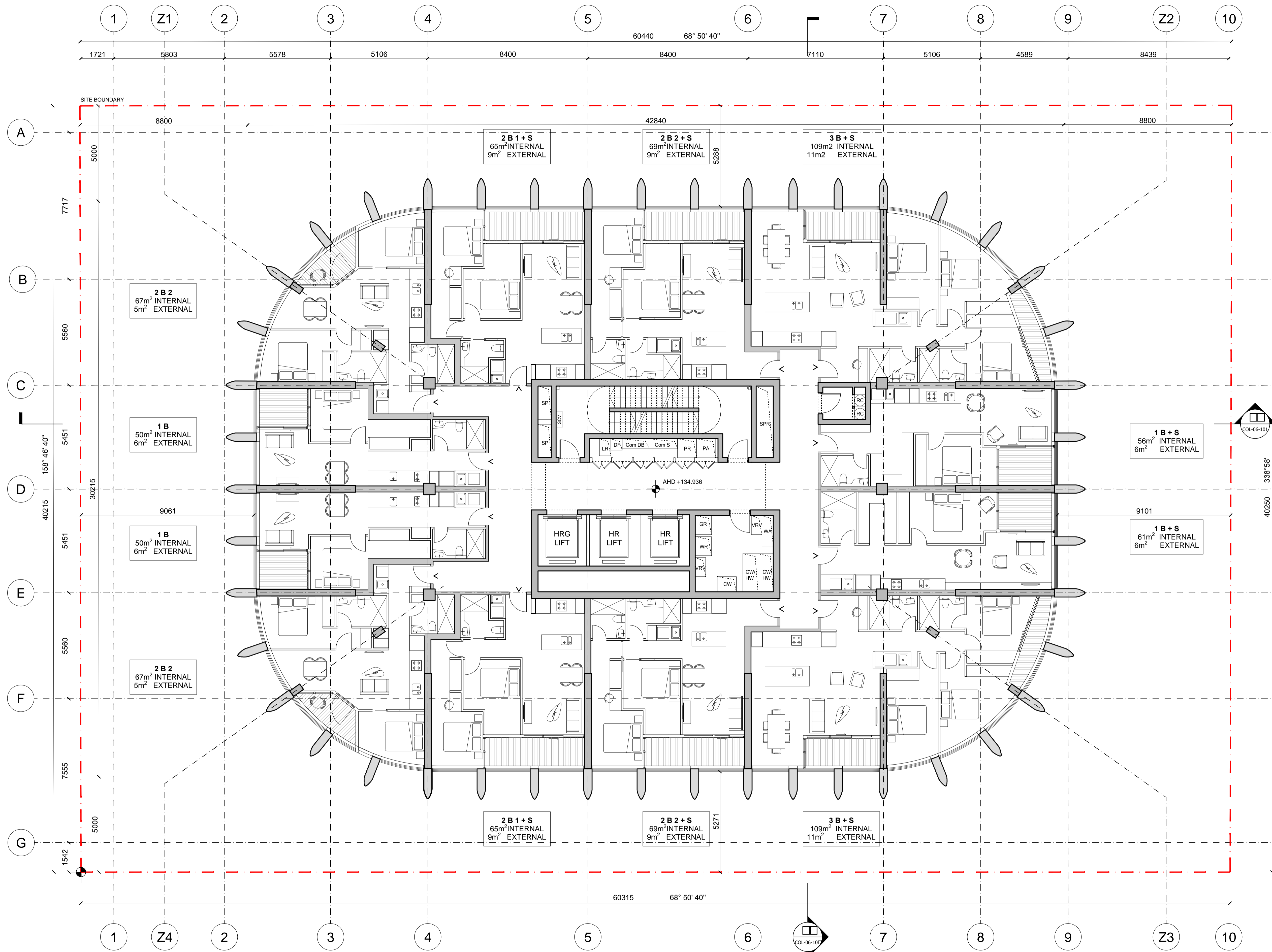
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DRAWING BY CC **DATE** 10.03.2016 **CHECKED BY** MP **DATE** 11.03.2016

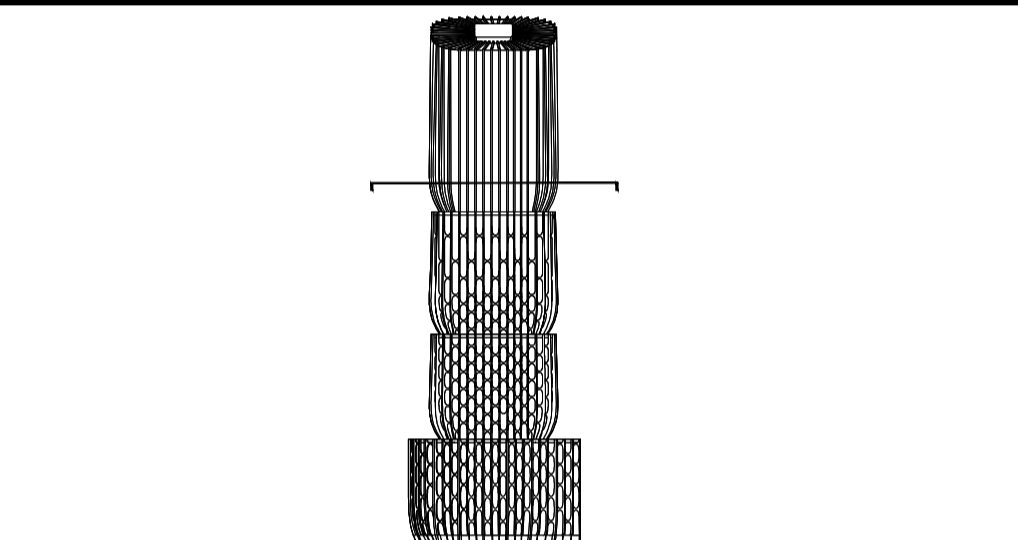
DRAWING NUMBER 2297_COL-06-029 **REV** 02

1 **GA PLAN - FLOORPLAN L 37**
 SCALE 1:100 | 1:200





REV	DATE	REVISION	SIGNED BY
02	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(b). 2	CC
01	29.01.2016	Schematic Design Submission	CC
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BUILDING SURVEYOR PLP Level 4, 5 Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP 14, 22, 4 Memorial Quay Southbank 3006
TRAFFIC ratio Level 10, 110 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL MEL Consultants 34 Cleveland Rd Southbank Vic 3006
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Station Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melb Waverley 3145

PROJECT NUMBER **2297** PROJECT STATUS **DD**

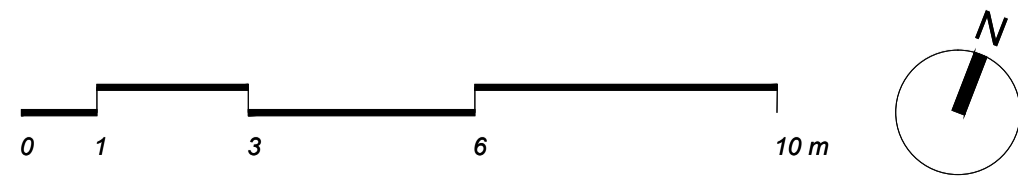
DRAWING TITLE
Floor Plan - L 38
 Residential (Transition Floor)

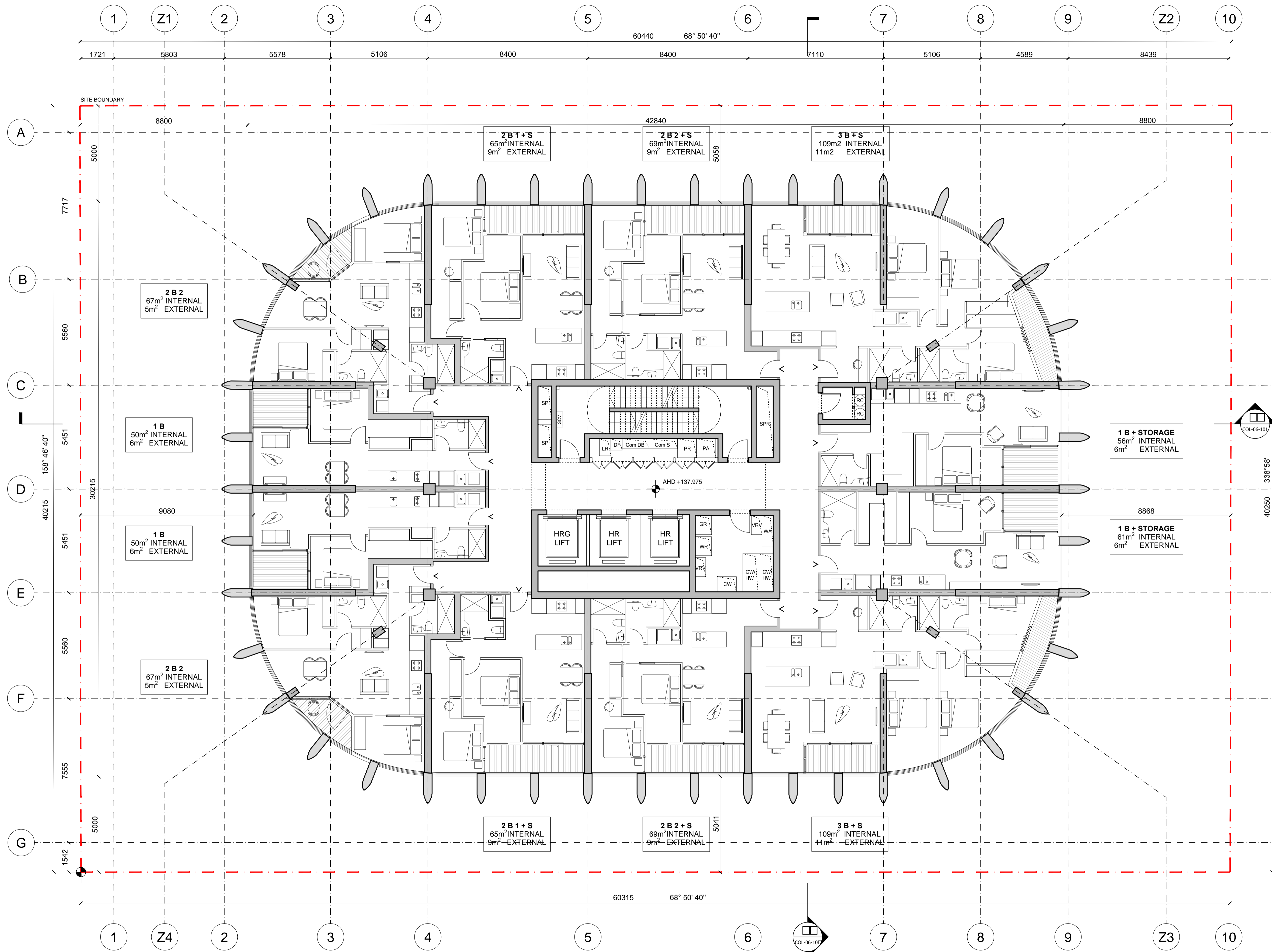
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DRAWING BY | DATE | CHECKED | DATE
 CC | 10.03.2016 | MP | 11.03.2016

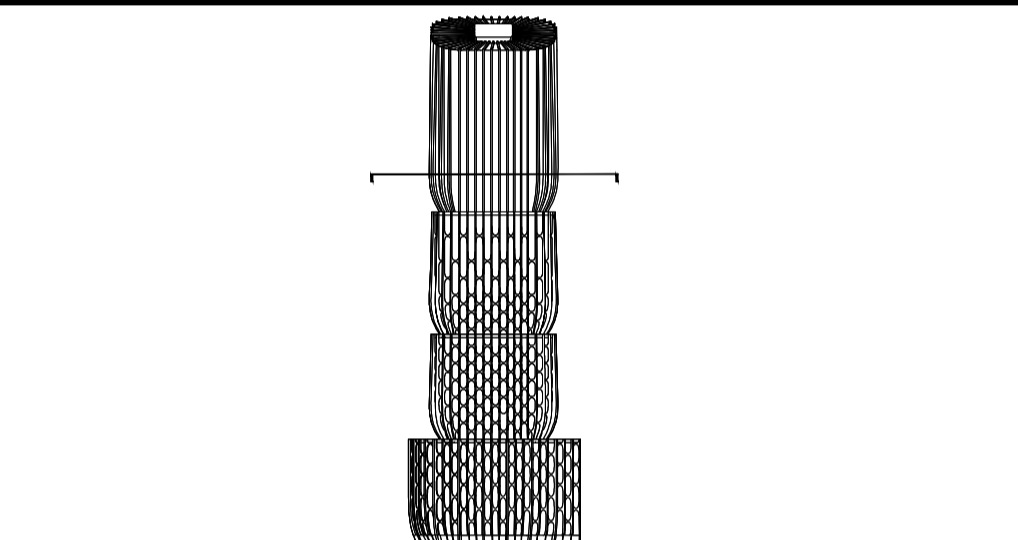
DRAWING NUMBER **2297_COL-06-030** REV **02**

1 GA PLAN - FLOORPLAN L 38
 SCALE 1:100 | 1:200





REV	DATE	REVISION	SIGNED BY
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-	18.12.2015	Town Planning & Development Application Issue	JE



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BUILDING SURVEYOR PLP Level 4-5, Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP 14, 22, 4, Fitzroy St Southbank 3006
TRAFFIC ratio Level 10, 111 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER omni Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL MEL Consultants 34 Cleveland Rd Southbank Vic 3006
LAND SURVEYOR Bosco Jonson Pty Ltd 18 Station Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melb Waverley 3145

PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

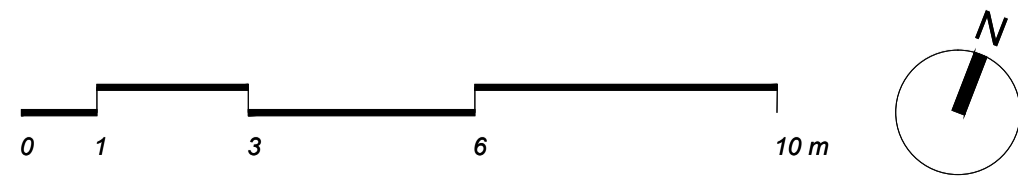
DRAWING TITLE
Floor Plan - L 39
 Residential (Transition Floor)

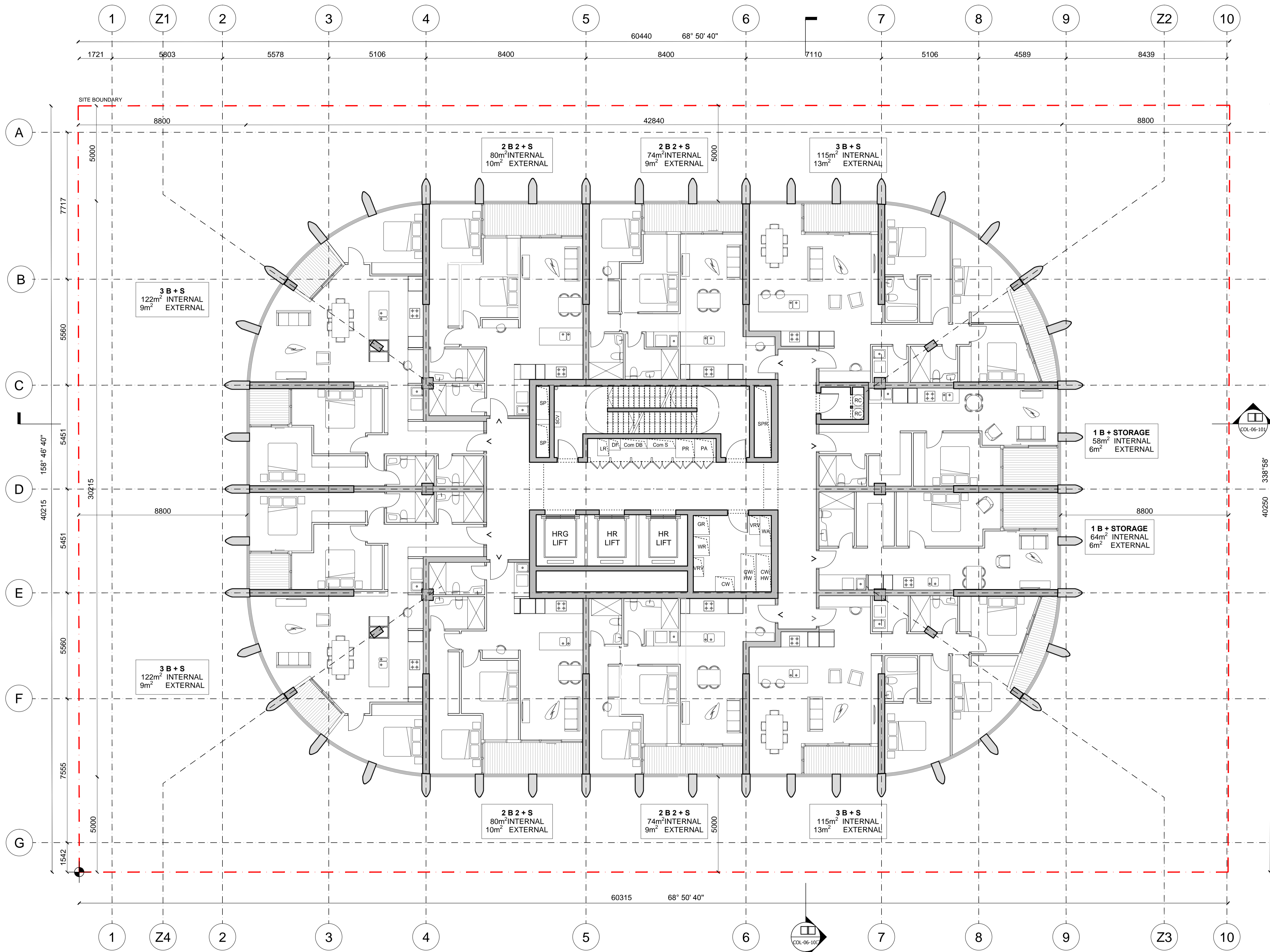
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DRAWING BY: CC DATE: 10.03.2016 CHECKED: MP DATE: 11.03.2016

DRAWING NUMBER: **2297_COL-06-031** REV: **02**

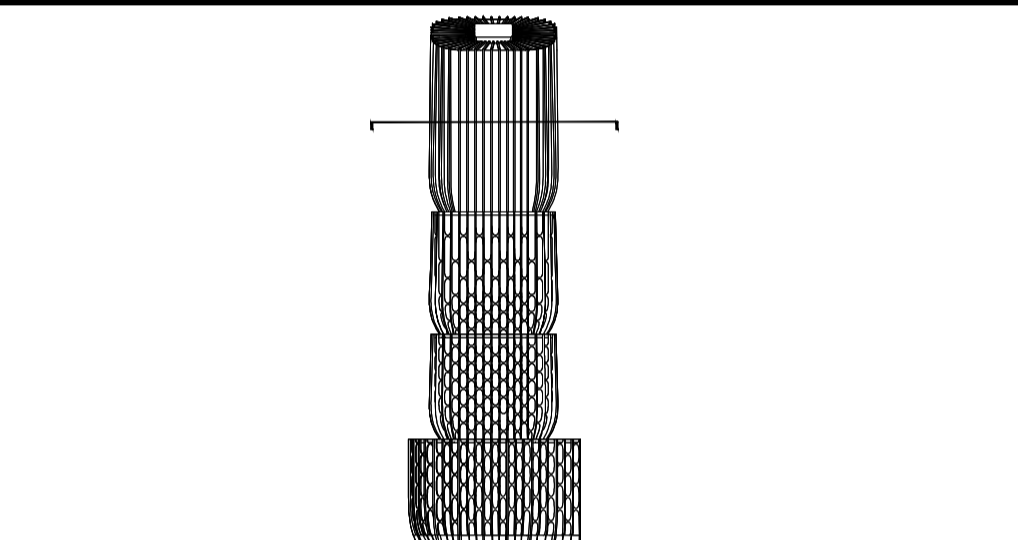
1 GA PLAN - FLOORPLAN L 39
 SCALE 1:100 | 1:200





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- GENERAL NOTES:
- LIFT: BIKE LIFT
 - B-LIFT: HIGH RISE LIFT
 - HR-LIFT: HIGH RISE GOODS LIFT
 - MR-LIFT: MID RISE LIFT
 - MRG-LIFT: MID RISE GOODS LIFT
 - O-LIFT: OFFICE LIFT
 - OG-LIFT: OFFICE GOODS LIFT
 - R-LIFT: RETAIL LIFT
 - RG-LIFT: RETAIL GOODS LIFT
- M&E: CAR PARK EXHAUST RISER
 - CE: COMMS DISTRIBUTION BOARD
 - COM DB: COMMS SECURITY
 - COM S: CAR PARK SUPPLY AIR RISER
 - CS: SECONDARY CONDENSER WATER LOOP
 - CW: CHILLED / HOT WATER LOOP
 - CW/HW: GENERATOR DIESEL FUEL RISER
 - D: DRY FIRE
 - EF: EXHAUST RISER FACILITIES
 - EO: EXHAUST RISER OFFICE
 - EP: EXHAUST RISER POOL
 - GR: GAS RISER
 - KA: KITCHEN EXHAUST RISER APARTMENT
 - KR: KITCHEN EXHAUST RISER RETAIL
 - LR: LOBBY SUPPLY RISER
 - OA: OUTDOOR AIR RISER APARTMENT
 - OF: OUTDOOR AIR RISER FACILITIES
 - OO: OUTDOOR AIR RISER OFFICE
 - OP: OUTDOOR AIR RISER POOL
 - OR: OUTDOOR AIR RISER RETAIL
 - PA: POWER RISER APARTMENT
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 - RC: RUBBISH CHUTE
 - SCV: SCV SPRINKLER CONTROL VALVE
 - SP: STAIR PRESSURIZATION RISER
 - SPR: TOILET EXHAUST RISER APARTMENT
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 - TO: TOILET EXHAUST RISER OFFICE
 - VRV: VRV UNIT FOR APARTMENT A/C UNIT
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-	18.12.2015	Town Planning & Development Application Issue	JE



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TRAFFIC ratio Level 1, 111 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL MEL Consultants 34 Cleveland Rd South Melbourne Vic 3207
LAND SURVEYOR Bosco Jonson Pty Ltd 18 Station Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melb Waverley 3145

PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

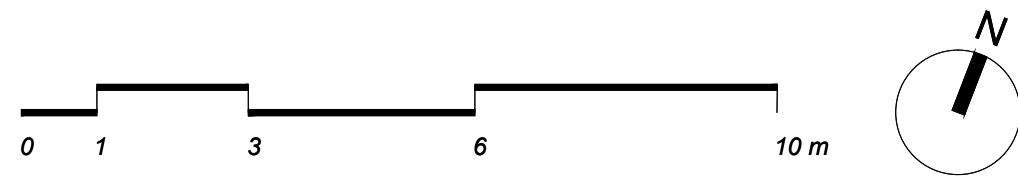
DRAWING TITLE
Floor Plan - L 40-51
 Residential (High rise Typical)

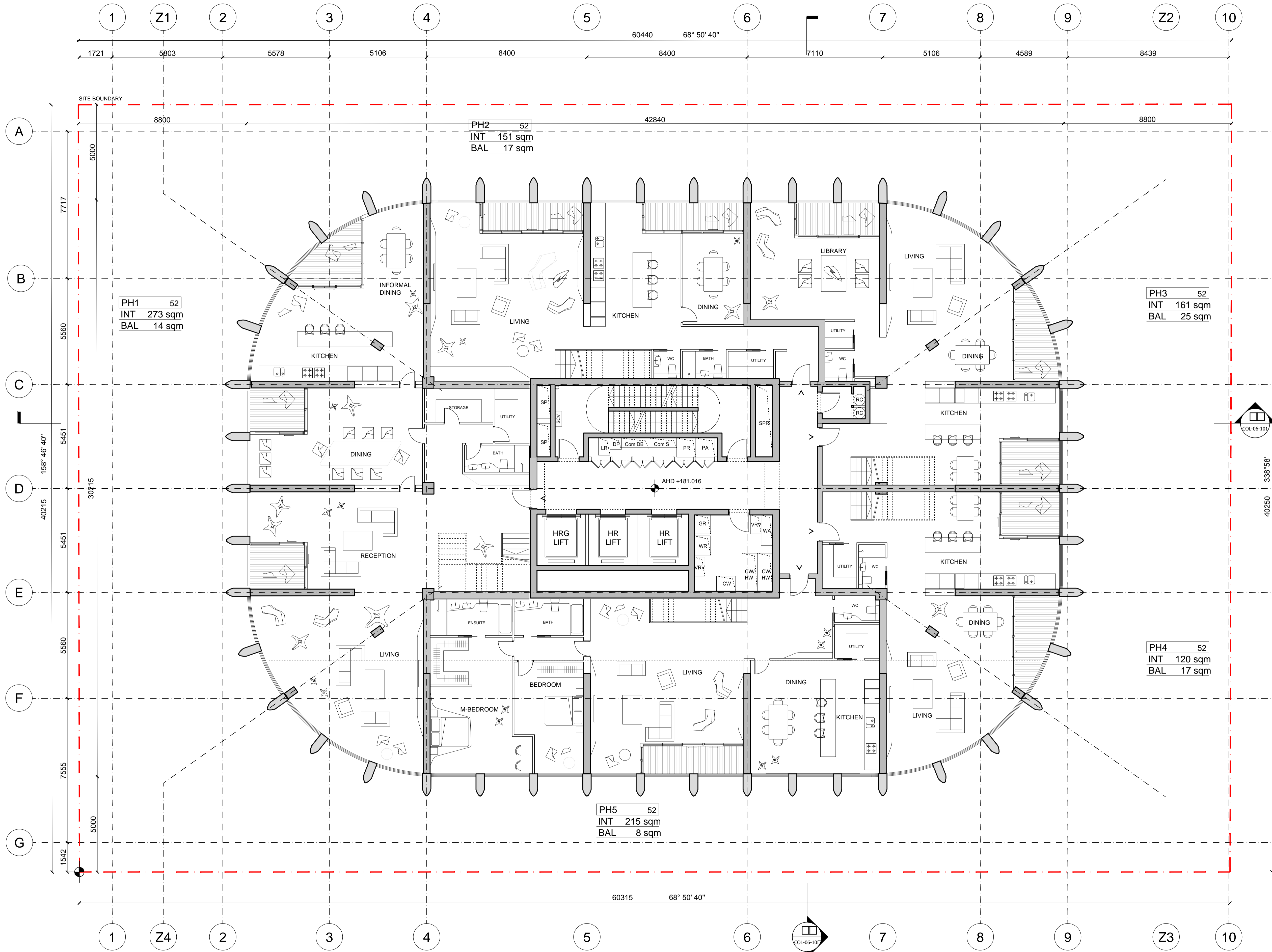
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DRAWING NUMBER: **2297_COL-06-032** REV: **02**

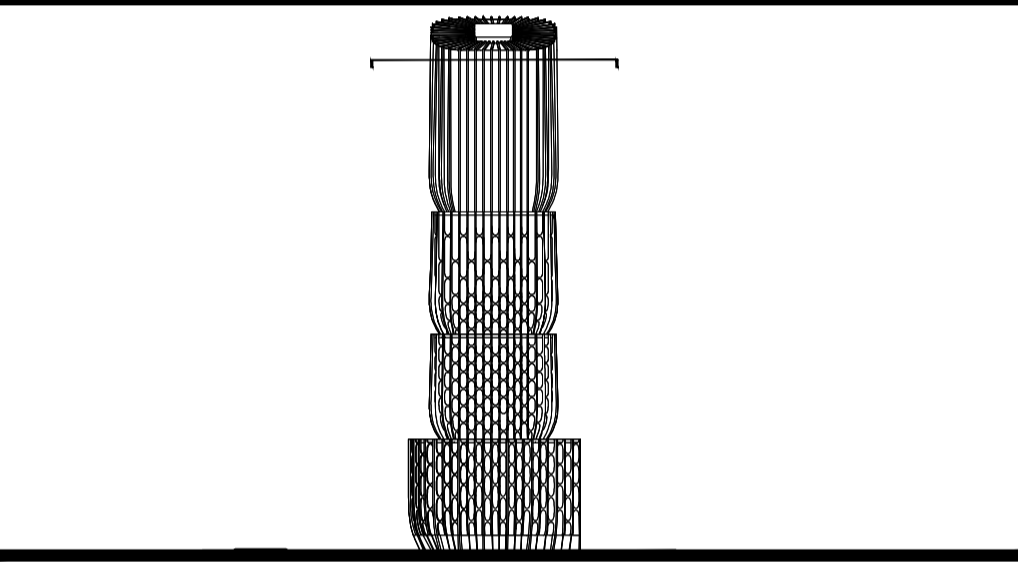
1 GA PLAN - FLOORPLAN L 40-51
 SCALE 1:100 | 1:200





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PROJECT NUMBER **2297** PROJECT STATUS **DD**

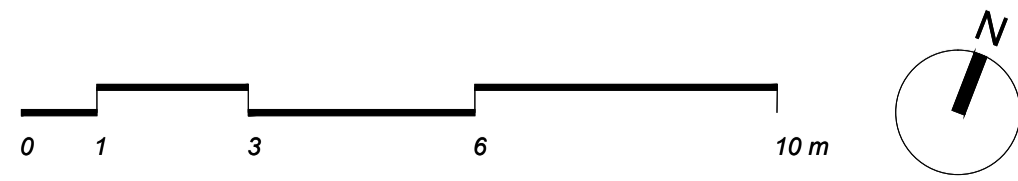
DRAWING TITLE
Floor Plan - L 52
 Penthouse

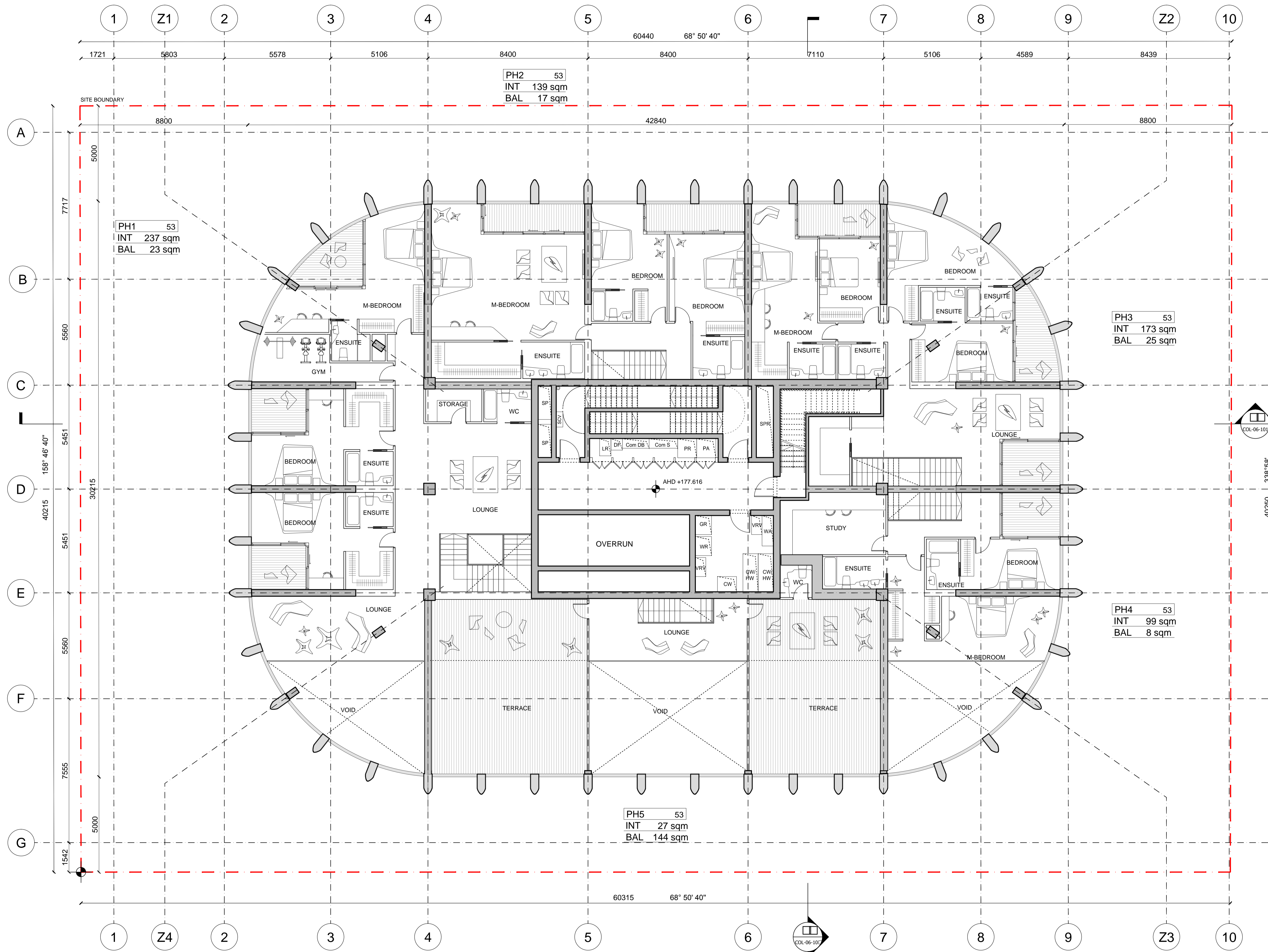
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DRAWING BY | DATE | CHECKED | DATE
 JE | 10.03.2016 | MP | 11.03.2016

DRAWING NUMBER **2297_COL-06-033** REV **02**

1 GA PLAN - FLOORPLAN L 52
 SCALE 1:100 | 1:200





PH2 53
INT 139 sqm
BAL 17 sqm

PH1 53
INT 237 sqm
BAL 23 sqm

PH3 53
INT 173 sqm
BAL 25 sqm

PH4 53
INT 99 sqm
BAL 8 sqm

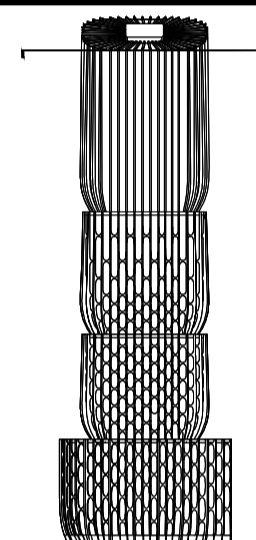
PH5 53
INT 27 sqm
BAL 144 sqm

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GENERAL NOTES:

LIFT:	BIKE LIFT
B-LIFT	HIGH RISE LIFT
HR-LIFT	HIGH RISE GOODS LIFT
MR-LIFT	MID RISE LIFT
MRG-LIFT	MID RISE GOODS LIFT
OLIFT	OFFICE LIFT
OG-LIFT	OFFICE GOODS LIFT
R-LIFT	RETAIL LIFT
RG-LIFT	RETAIL GOODS LIFT
M&E:	CAR PARK EXHAUST RISER
CE	COMMS DISTRIBUTION BOARD
COM DB	COMMS SECURITY
COM S	CAR PARK SUPPLY AIR RISER
CS	SECONDARY CONDENSER WATER LOOP
CW	CHILLED / HOT WATER LOOP
CW/HW	GENERATOR DIESEL FUEL RISER
D	DRY FIRE
DF	EXHAUST RISER FACILITIES
EF	EXHAUST RISER OFFICE
EO	EXHAUST RISER POOL
EP	GAS RISER
GR	KITCHEN EXHAUST RISER APARTMENT
KA	KITCHEN EXHAUST RISER RETAIL
KR	LOBBY SUPPLY RISER
LR	OUTDOOR AIR RISER APARTMENT
OA	OUTDOOR AIR RISER FACILITIES
OF	OUTDOOR AIR RISER OFFICE
OP	OUTDOOR AIR RISER POOL
OR	OUTDOOR AIR RISER RETAIL
PA	POWER RISER APARTMENT
PR	POWER RISER RETAIL
RC	RUBBISH CHUTE
SCV	SCV SPRINKLER CONTROL VALVE
SP	STAIR PRESSURIZATION RISER
SPR	STAIR PRESSURIZATION RELIEF SHAFT
TA	TOILET EXHAUST RISER APARTMENT
TR	TOILET EXHAUST RISER RETAIL
TO	TOILET EXHAUST RISER OFFICE
VRV	VRV UNIT FOR APARTMENT A/C UNIT
WA	WATER/SEWER/DP AND VENTS
WR	WATER METER RETAIL

02	11.03.2016	Response to RfI 15 January 2016 - Pt. 1(b). 2	CC
01	29.01.2016	Schematic Design Submission	JE
-	18.12.2015	Town Planning & Development Application Issue	EK
REV	DATE	REVISION	SIGNED BY



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STRUCTURAL & CIVIL	Robert Bird Group ADP Level 5, 500 Collins St Melbourne 3000	BUILDING SERVICES & ESD	ADP Level 11, 50 Albert Rd Melbourne 3000
TOWN PLANNER	urbis Level 12, 120 Collins St Melbourne 3000	FACADE ENGINEER	aurecon Level 8, 800 Collins St Docklands Vic 3008
BUILDING SURVEYOR	PLP Level 4, 8 Exhibition St Melbourne 3000	QUANTITY SURVEYOR	WT PARTNERSHIP 14, 22, 4, 4th Floor, Quay Southbank 3006
TRAFFIC	ratio Level 11, 111 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE	OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER	omni Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER	MEL Consultants 34 Oxford Rd Southbank Vic 3006
LAND SURVEYOR	Bosco Jonson Pty Ltd 10 Station Rd South Melbourne 3205	WASTE MANAGEMENT	Leigh Design Pty Ltd 172 Hill St Melb Waverley 3149

PROJECT NUMBER **2297** PROJECT STATUS **DD**

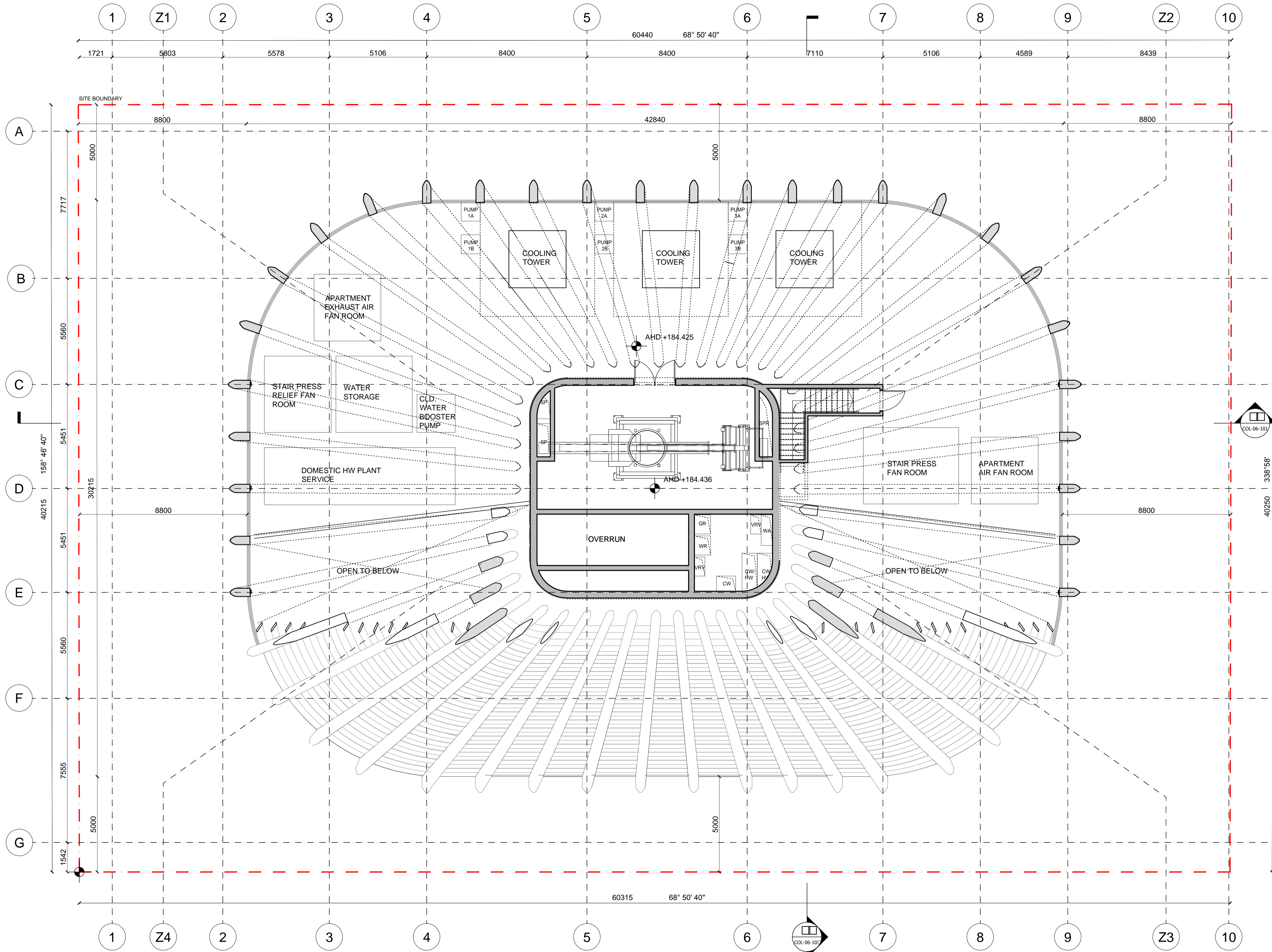
DRAWING TITLE
Floor Plan - L 53
Penthouse

SCALE | FORMAT
1:100 @ A1 | 1:200 @ A3

DRAWING BY | DATE | CHECKED | DATE
JE | 10.03.2016 | MP | 11.03.2016

DRAWING NUMBER **2297_COL-06-034** REV **02**

1 GA PLAN - FLOORPLAN L 53
SCALE 1:100 | 1:200

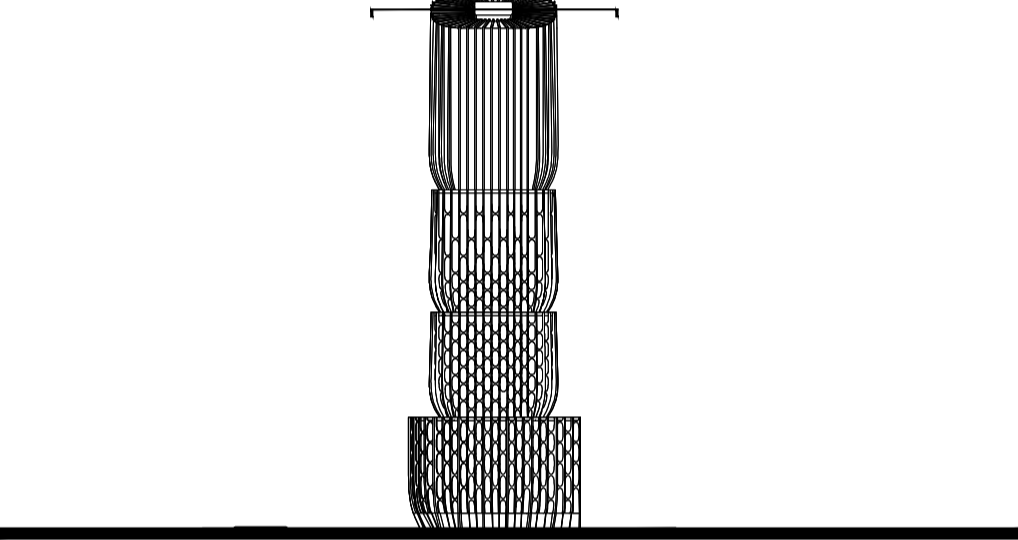


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GENERAL NOTES:

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COM DB	COMMS SECURITY
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CW/HW	GENERATOR DIESEL FUEL RISER
D	DRY FIRE
DF	EXHAUST RISER FACILITIES
EF	EXHAUST RISER OFFICE
EO	EXHAUST RISER POOL
EP	GAS RISER
GR	KITCHEN EXHAUST RISER APARTMENT
KA	KITCHEN EXHAUST RISER RETAIL
KR	LOBBY SUPPLY RISER
LR	OUTDOOR AIR RISER APARTMENT
OA	OUTDOOR AIR RISER FACILITIES
OF	OUTDOOR AIR RISER OFFICE
OP	OUTDOOR AIR RISER POOL
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PA	POWER RISER APARTMENT
PR	POWER RISER RETAIL
RUB	RUBBISH CHUTE
SCV	SCV SPRINKLER CONTROL VALVE
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SPR	STAIR PRESSURIZATION RELIEF SHAFT
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TR	TOILET EXHAUST RISER RETAIL
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VRV	VRV UNIT FOR APARTMENT A/C UNIT
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WR	WATER METER RETAIL

02	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(b). 2	JE
01	29.01.2016	Schematic Design Submission	JE
-	18.12.2015	Town Planning & Development Application Issue	JE
REV	DATE	REVISION	SIGNED BY



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STRUCTURAL & CIVIL ADP Level 5, 500 Collins St Melbourne 3000	BUILDING SERVICES & ESD ADP Level 11, 50 Albert Rd Melbourne 3000
TOWN PLANNER urbis Level 12, 120 Collins St Melbourne 3000	FACADE ENGINEER aurecon Level 8, 800 Collins St Southbank Vic 3008
BUILDING SURVEYOR PLP Level 4, 5 Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP 14, 22, 4 Howard Quay Southbank 3006
TRAFFIC ratio Level 1, 111 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Level 2, 13 Colford Ln Melbourne 3000
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Siders Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Hill St Melb Waverley 3149

PROJECT NUMBER **2297** PROJECT STATUS **DD**

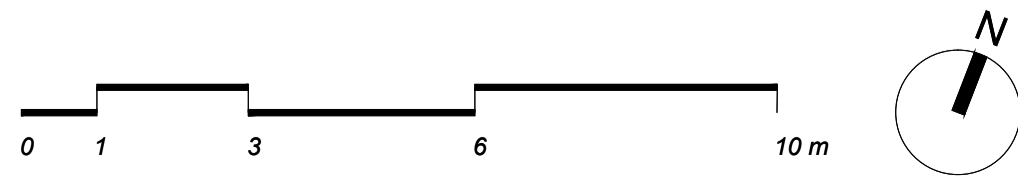
DRAWING TITLE
Floor Plan - L 54
 Mechanical

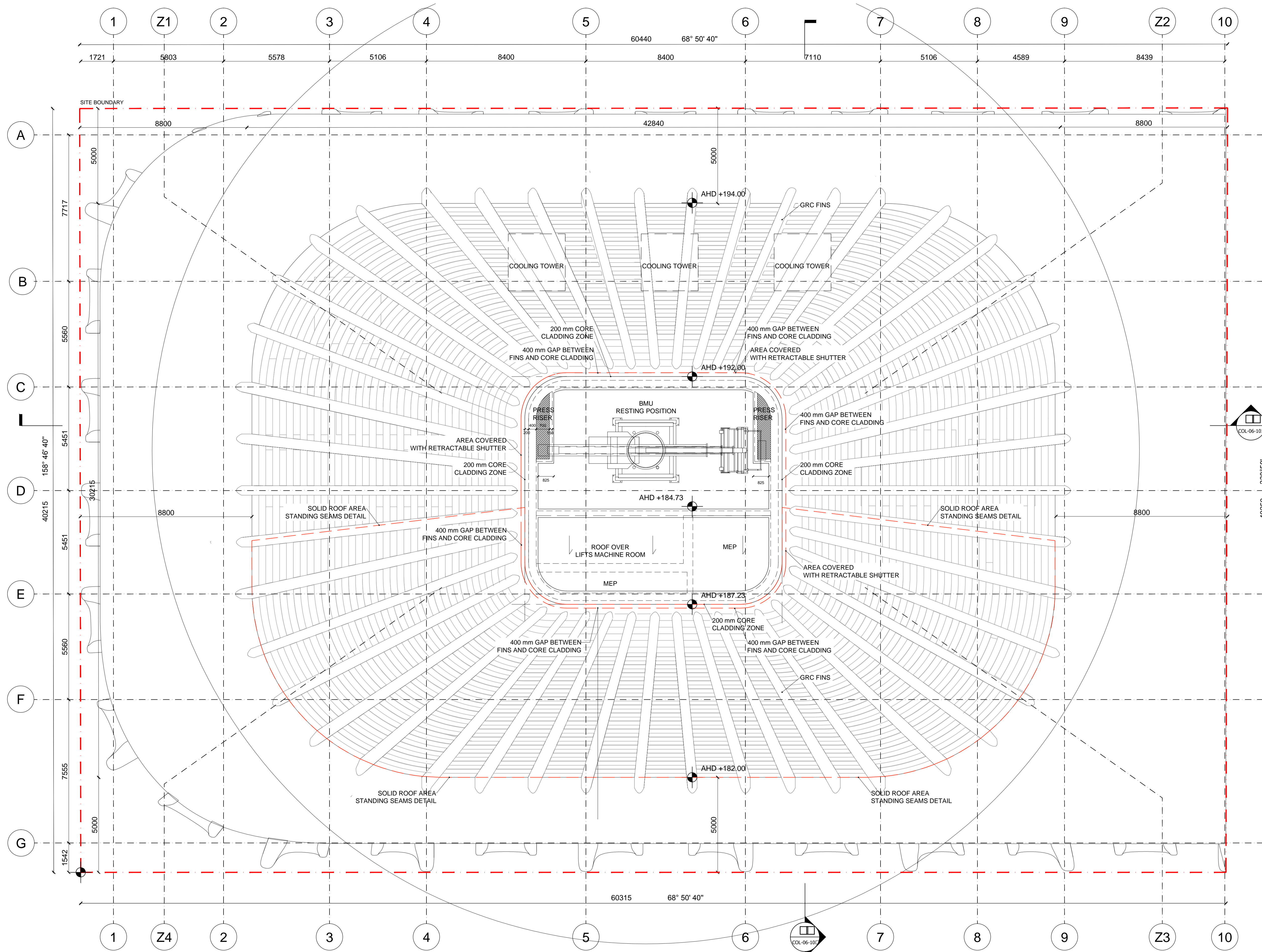
SCALE | FORMAT
 1:100 @ A1 | 1:200 @ A3

DRAWING BY | DATE | CHECKED | DATE
 JE | 10.03.2016 | MP | 11.03.2016

DRAWING NUMBER **2297_COL-06-035** REV **02**

1 GA PLAN - FLOORPLAN L 54
 SCALE 1:100 | 1:200

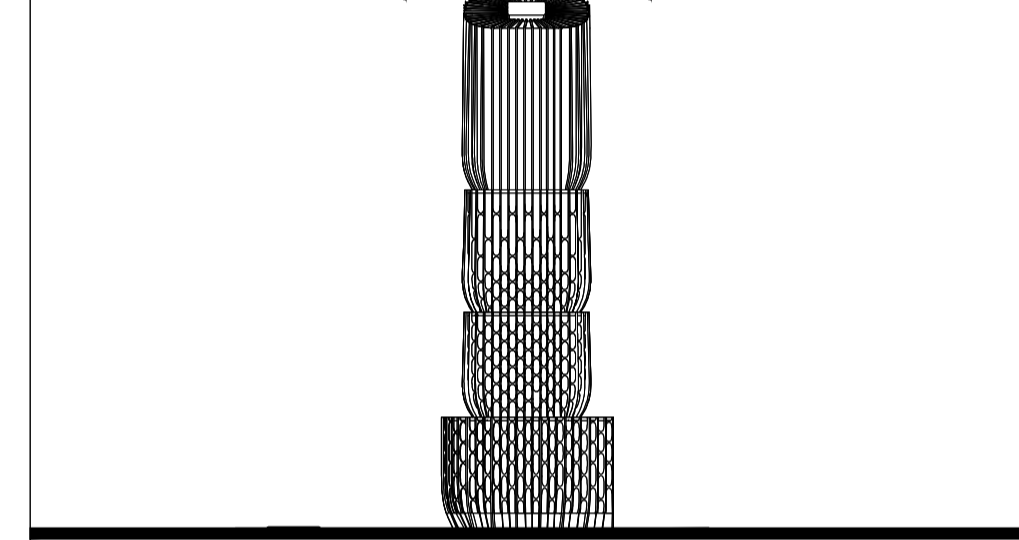




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GENERAL NOTES:

REV	DATE	REVISION	SIGNED BY
02	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(b). 2	MN
01	29.01.2016	Schematic Design Submission	MN
-	18.12.2015	Town Planning & Development Application Issue	JE



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TOWN PLANNER	urbis Level 12, 120 Collins St Melbourne 3000	FACADE ENGINEER	aurecon Level 6, 800 Collins St Southbank Vic 3008
BUILDING SURVEYOR	PLP Level 4, 5 Exhibition St Melbourne 3000	QUANTITY SURVEYOR	WT PARTNERSHIP 14, 22, 4 Howard Quay Southbank 3006
TRAFFIC	ratio Level 10, 11 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE	OCULUS Level 2, 13 Guilford Ln Melbourne 3000
FIRE ENGINEER	omni Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER	MEL Consultants 34 Oxford Rd Southbank Vic 3006
LAND SURVEYOR	Bosco Jonson Pty Ltd 10 Station Rd South Melbourne 3205	WASTE MANAGEMENT	Leigh Design Pty Ltd 172 Hill St Melb Waverley 3145

PROJECT NUMBER **2297** PROJECT STATUS **DD**

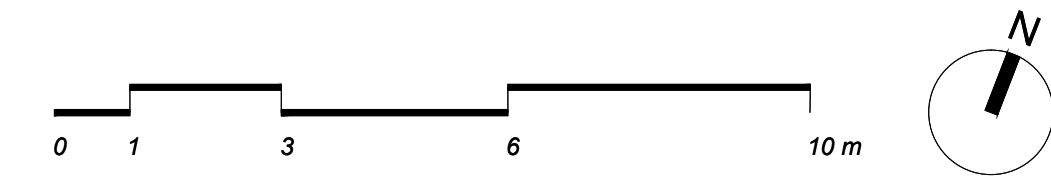
DRAWING TITLE
Roof Plan

SCALE | FORMAT
 1:100 @ A1 | 1:200 @ A3

DRAWING BY | DATE | CHECKED | DATE
 MN | 10.03.2016 | MP | 11.03.2016

DRAWING NUMBER **2297_COL-06-036** REV **02**

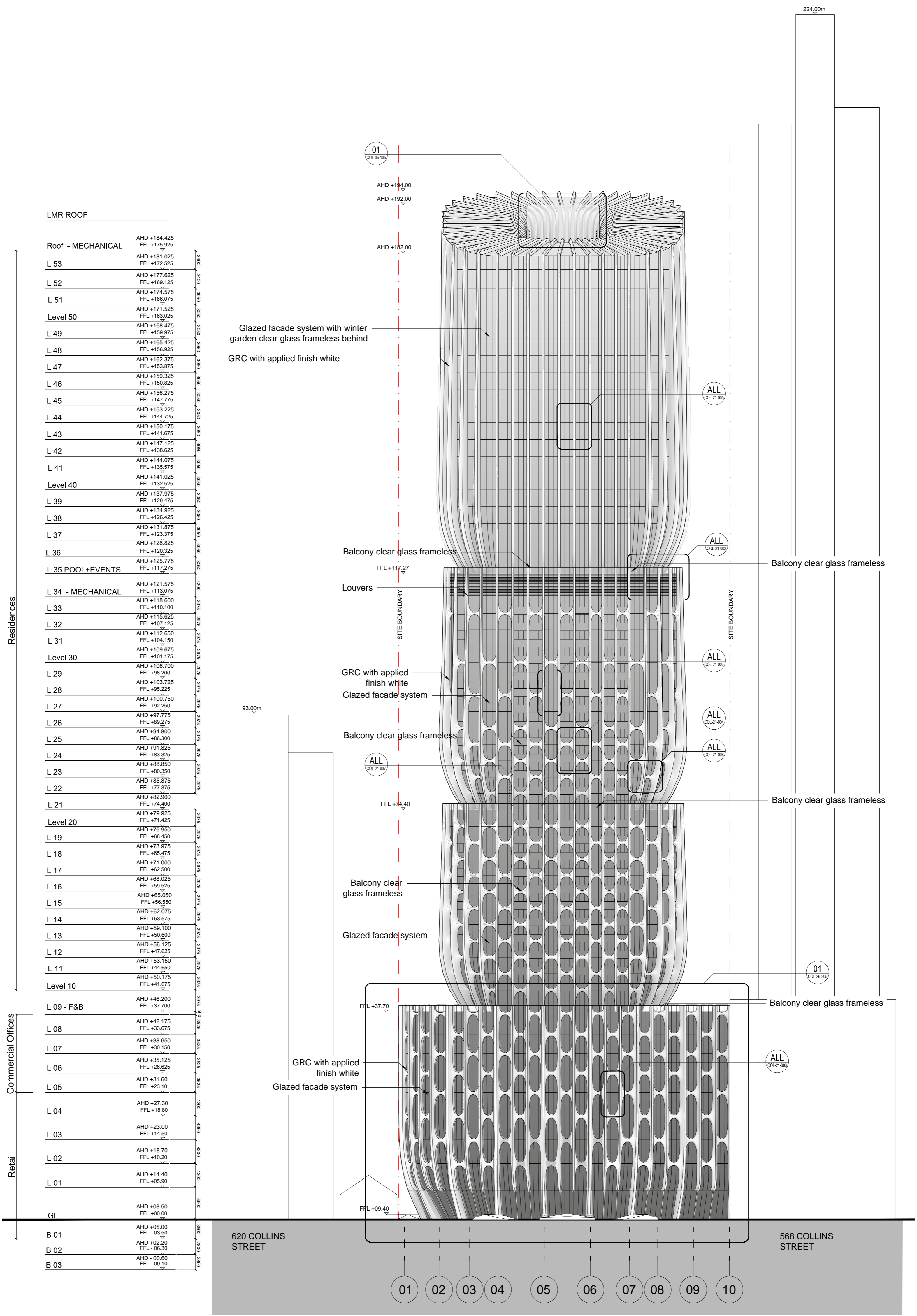
1 GA PLAN - ROOFPLAN
 SCALE 1:100 | 1:200



1

GENERAL ELEVATION SOUTH

SCALE 1:400 | 1:800



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GENERAL NOTES

REV	DATE	REVISION	SIGNED BY
02	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(D), 3(D)	AG
01	29.01.2016	Schematic Design Submission	AG
-	18.12.2015	Team Planning & Development Application Issue	AG

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TOWN PLANNER
 urbs
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 Melbourne VIC 3000
 AUSTRALIA

BUILDING SURVEYOR
 Pip
 Level 11, 100 Collins Street
 Melbourne VIC 3000
 AUSTRALIA

LANDSCAPE
 OCULUS
 Level 2, 100 Collins Street
 Melbourne VIC 3000
 AUSTRALIA

TRAFFIC
 RATIO
 Level 11, 100 Collins Street
 Melbourne VIC 3000
 AUSTRALIA

FIRE ENGINEER
 GPHIL
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 Melbourne VIC 3000
 AUSTRALIA

LAND SURVEYOR
 BOSCO JONSON PTY LTD
 Level 11, 100 Collins Street
 Melbourne VIC 3000
 AUSTRALIA

WASTE MANAGEMENT
 WASTE MANAGEMENT
 Level 11, 100 Collins Street
 Melbourne VIC 3000
 AUSTRALIA

WIND ENGINEER
 MEL CONSULTANTS
 Level 11, 100 Collins Street
 Melbourne VIC 3000
 AUSTRALIA

PROJECT NUMBER
 2297

PROJECT STATUS
 DD

DRAWING TITLE
General Elevation South

SCALE FORMAT
 1:400 @ A1 | 1:800 @ A3

DRAWING BY
 AG

DATE
 10.03.2016

CHECKED BY
 MP

DATE
 11.03.2016

DRAWING NUMBER
 2297_COL-06-201

REV
 02

SCALE
 1:400 @ A1 | 1:800 @ A3

DRAWING BY
 AG

DATE
 10.03.2016

CHECKED BY
 MP

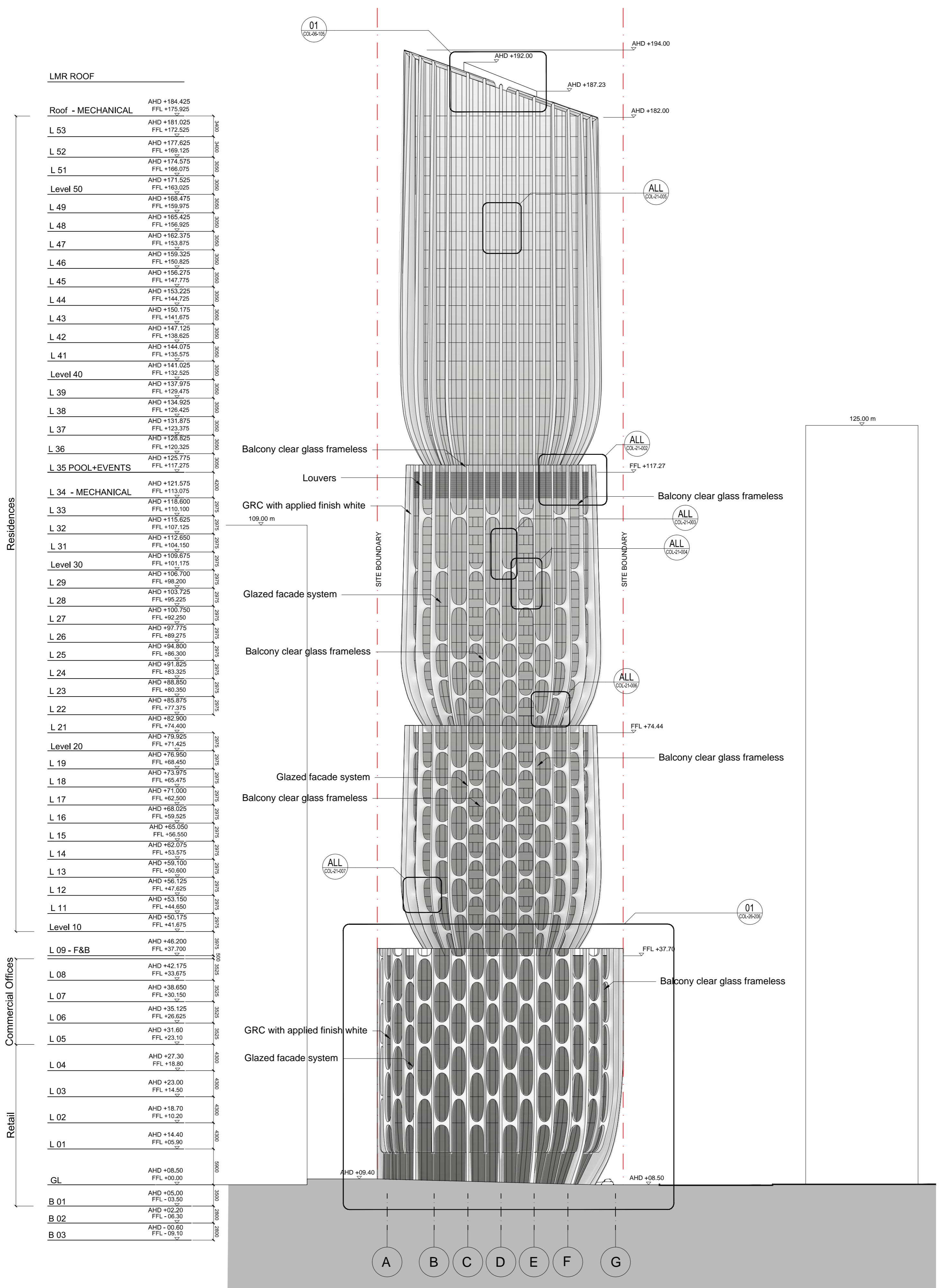
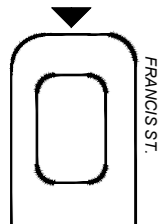
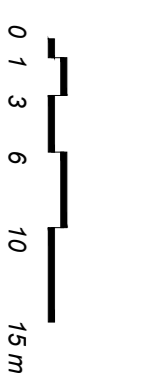
DATE
 11.03.2016

DRAWING NUMBER
 2297_COL-06-201

REV
 02

1

GENERAL ELEVATION WEST
SCALE 1:400 | 1:800



Level	AHD	FFL
LMR ROOF		
Roof - MECHANICAL	AHD +184.425	FFL +175.925
L 53	AHD +181.025	FFL +172.525
L 52	AHD +177.625	FFL +169.125
L 51	AHD +174.225	FFL +165.725
Level 50	AHD +171.525	FFL +163.025
L 49	AHD +168.475	FFL +159.975
L 48	AHD +165.425	FFL +156.925
L 47	AHD +162.375	FFL +153.875
L 46	AHD +159.325	FFL +150.825
L 45	AHD +156.275	FFL +147.775
L 44	AHD +153.225	FFL +144.725
L 43	AHD +150.175	FFL +141.675
L 42	AHD +147.125	FFL +138.625
L 41	AHD +144.075	FFL +135.575
Level 40	AHD +141.025	FFL +132.525
L 39	AHD +137.975	FFL +129.475
L 38	AHD +134.925	FFL +126.425
L 37	AHD +131.875	FFL +123.375
L 36	AHD +128.825	FFL +120.325
L 35 POOL+EVENTS	AHD +125.775	FFL +117.275
L 34 - MECHANICAL	AHD +121.575	FFL +113.075
L 33	AHD +118.600	FFL +110.100
L 32	AHD +115.625	FFL +107.125
L 31	AHD +112.650	FFL +104.150
Level 30	AHD +109.675	FFL +101.175
L 29	AHD +106.700	FFL +98.200
L 28	AHD +103.725	FFL +95.225
L 27	AHD +100.750	FFL +92.250
L 26	AHD +97.775	FFL +89.275
L 25	AHD +94.800	FFL +86.300
L 24	AHD +91.825	FFL +83.325
L 23	AHD +88.850	FFL +80.350
L 22	AHD +85.875	FFL +77.375
L 21	AHD +82.900	FFL +74.400
Level 20	AHD +79.925	FFL +71.425
L 19	AHD +76.950	FFL +68.450
L 18	AHD +73.975	FFL +65.475
L 17	AHD +71.000	FFL +62.500
L 16	AHD +68.025	FFL +59.525
L 15	AHD +65.050	FFL +56.550
L 14	AHD +62.075	FFL +53.575
L 13	AHD +59.100	FFL +50.600
L 12	AHD +56.125	FFL +47.625
L 11	AHD +53.150	FFL +44.650
Level 10	AHD +50.175	FFL +41.675
L 09 - F&B	AHD +46.200	FFL +37.700
L 08	AHD +42.175	FFL +33.675
L 07	AHD +38.650	FFL +30.150
L 06	AHD +35.125	FFL +26.625
L 05	AHD +31.600	FFL +23.100
L 04	AHD +27.300	FFL +18.800
L 03	AHD +23.000	FFL +14.500
L 02	AHD +18.700	FFL +10.200
L 01	AHD +14.400	FFL +5.900
GL	AHD +08.500	FFL +00.000
B 01	AHD +05.000	FFL -03.500
B 02	AHD +02.500	FFL -6.000
B 03	AHD -00.600	FFL -9.100

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GENERAL NOTES

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BUILDING SURVEYOR
PIP
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TRAFFIC
ratio
Melbourne 3000

FIRE ENGINEER
GPHL
Melbourne 3000

LAND SURVEYOR
Bosco Johnson Pty Ltd
Melbourne 3000

WASTE MANAGEMENT
Leghi Design Pty Ltd
Melbourne 3000

WIND ENGINEER
MEL Consultants
Melbourne 3000

LANDSCAPE
OCULUS
Melbourne 3000

QUANTITY SURVEYOR
durecon
Melbourne 3000

WATER PARTNERSHIP
WIP PARTNERSHIP
Melbourne 3000

PROJECT NUMBER
2297

PROJECT STATUS
DD

DRAWING TITLE
General Elevation West

SCALE FORMAT
1:400 @ A1 | 1:800 @ A3

DRAWING BY
AG

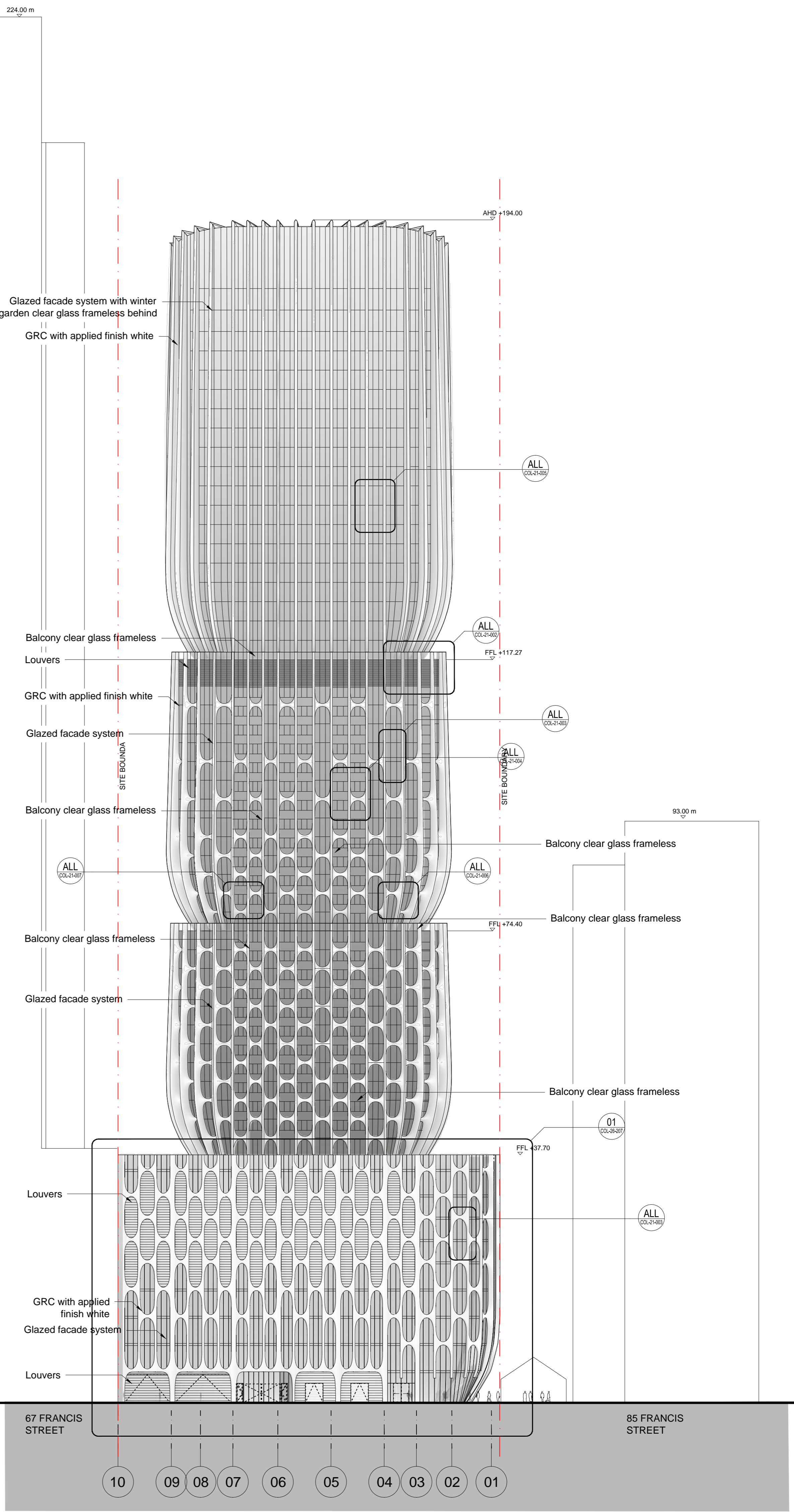
DATE
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MP

DATE
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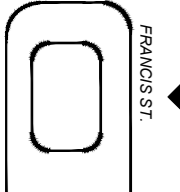
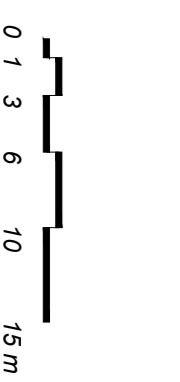
REV
02



Level	AHD	FFL
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L 47	AHD +162.375 FFL +153.875	
L 46	AHD +159.325 FFL +150.825	
L 45	AHD +156.275 FFL +147.775	
L 44	AHD +153.225 FFL +144.725	
L 43	AHD +150.175 FFL +141.675	
L 42	AHD +147.125 FFL +138.625	
L 41	AHD +144.075 FFL +135.575	
Level 40	AHD +141.025 FFL +132.525	
L 39	AHD +137.975 FFL +129.475	
L 38	AHD +134.925 FFL +126.425	
L 37	AHD +131.875 FFL +123.375	
L 36	AHD +128.825 FFL +120.325	
L 35 POOL+EVENTS	AHD +125.775 FFL +117.275	
L 34 - MECHANICAL	AHD +121.575 FFL +113.075	
L 33	AHD +118.600 FFL +110.100	
L 32	AHD +115.625 FFL +107.125	
L 31	AHD +112.650 FFL +104.150	
Level 30	AHD +109.675 FFL +101.175	
L 29	AHD +106.700 FFL +98.200	
L 28	AHD +103.725 FFL +95.225	
L 27	AHD +100.750 FFL +92.250	
L 26	AHD +97.775 FFL +89.275	
L 25	AHD +94.800 FFL +86.300	
L 24	AHD +91.825 FFL +83.325	
L 23	AHD +88.850 FFL +80.350	
L 22	AHD +85.875 FFL +77.375	
L 21	AHD +82.900 FFL +74.400	
Level 20	AHD +79.925 FFL +71.425	
L 19	AHD +76.950 FFL +68.450	
L 18	AHD +73.975 FFL +65.475	
L 17	AHD +71.000 FFL +62.500	
L 16	AHD +68.025 FFL +59.525	
L 15	AHD +65.050 FFL +56.550	
L 14	AHD +62.075 FFL +53.575	
L 13	AHD +59.100 FFL +50.600	
L 12	AHD +56.125 FFL +47.625	
L 11	AHD +53.150 FFL +44.650	
Level 10	AHD +50.175 FFL +41.675	
L 09 - F&B	AHD +46.200 FFL +37.700	
L 08	AHD +42.275 FFL +33.775	
L 07	AHD +38.350 FFL +29.850	
L 06	AHD +34.425 FFL +25.925	
L 05	AHD +30.500 FFL +22.000	
L 04	AHD +26.575 FFL +18.075	
L 03	AHD +22.650 FFL +14.150	
L 02	AHD +18.725 FFL +10.225	
L 01	AHD +14.800 FFL +6.300	
GL	AHD +08.500 FFL +00.000	
B 01	AHD +05.000 FFL -03.500	
B 02	AHD +02.200 FFL -06.300	
B 03	AHD -00.600 FFL -09.100	

1

GENERAL ELEVATION NORTH
SCALE 1:400 | 1:800



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GENERAL NOTES

REV	DATE	REVISION	SIGNED BY
02	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(b), 3(d)	AG
01	29.01.2016	Schematic Design Submission	AG
-	18.12.2015	Team Planning & Development Application Issue	AG

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URBS CONSULTANTS
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BUILDING SURVEYOR
PIP
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Melbourne VIC 3004

QUANTITY SURVEYOR
QUANTITY SURVEYORS
Level 1, 100 Collins Street
Melbourne VIC 3004

LANDSCAPE
LANDSCAPE
Level 1, 100 Collins Street
Melbourne VIC 3004

TRAFFIC
RATIO
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Melbourne VIC 3004

FIRE ENGINEER
GPHL
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Melbourne VIC 3004

LAND SURVEYOR
Bosco Johnson Pty Ltd
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Melbourne VIC 3004

WASTE MANAGEMENT
WASTE MANAGEMENT
Level 1, 100 Collins Street
Melbourne VIC 3004

WIND ENGINEER
WIND ENGINEER
Level 1, 100 Collins Street
Melbourne VIC 3004

MEL CONSULTANTS
MEL CONSULTANTS
Level 1, 100 Collins Street
Melbourne VIC 3004

PROJECT NUMBER
2297

PROJECT STATUS
DD

DRAWING TITLE
General Elevation North

SCALE FORMAT
1:400 @ A1 | 1:800 @ A3

DRAWING BY
AG

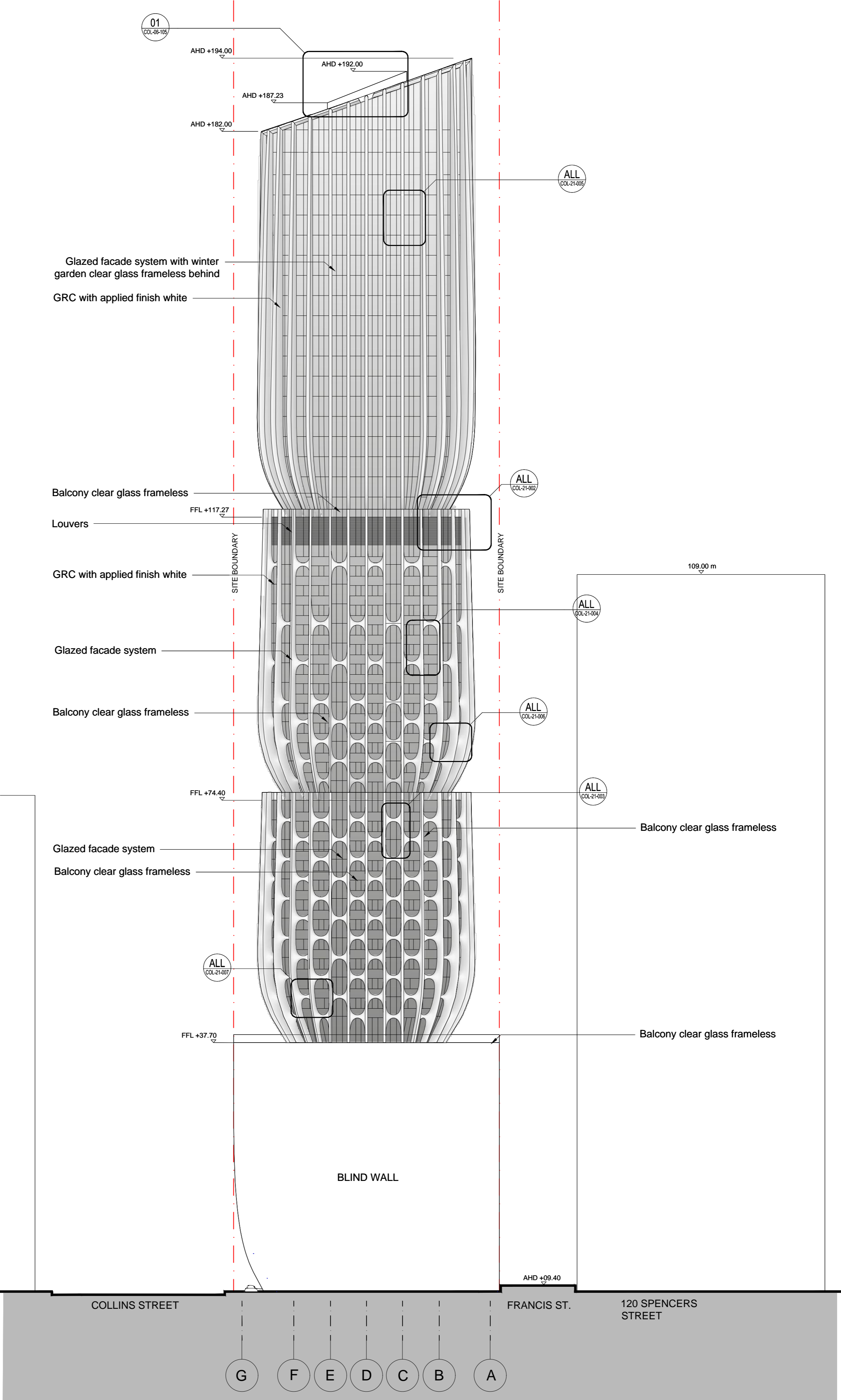
DATE
10.03.2016

CHECKED BY
MP

DATE
11.03.2016

DRAWING NUMBER
2297_COL-06-203

REV
02

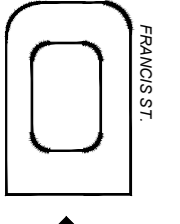
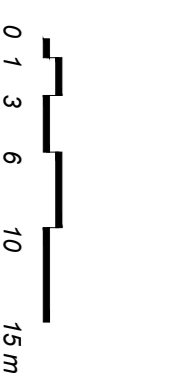


Level	Room	AHD	FFL
LMR ROOF			
Roof - MECHANICAL		AHD +184.425	FFL +175.925
L 53		AHD +181.025	FFL +172.525
L 52		AHD +177.625	FFL +169.125
L 51		AHD +174.225	FFL +165.725
Level 50		AHD +171.225	FFL +163.025
L 49		AHD +168.475	FFL +160.975
L 48		AHD +165.425	FFL +158.925
L 47		AHD +162.375	FFL +156.875
L 46		AHD +159.325	FFL +154.825
L 45		AHD +156.275	FFL +152.775
L 44		AHD +153.225	FFL +150.725
L 43		AHD +150.175	FFL +148.675
L 42		AHD +147.125	FFL +146.625
L 41		AHD +144.075	FFL +144.575
Level 40		AHD +141.025	FFL +142.525
L 39		AHD +137.975	FFL +140.475
L 38		AHD +134.925	FFL +138.425
L 37		AHD +131.875	FFL +136.375
L 36		AHD +128.825	FFL +134.325
L 35 POOL+EVENTS		AHD +125.775	FFL +132.275
L 34 - MECHANICAL		AHD +121.575	FFL +128.075
L 33		AHD +118.600	FFL +125.100
L 32		AHD +115.625	FFL +122.125
L 31		AHD +112.650	FFL +119.150
Level 30		AHD +109.675	FFL +116.175
L 29		AHD +106.700	FFL +113.200
L 28		AHD +103.725	FFL +110.225
L 27		AHD +100.750	FFL +107.250
L 26		AHD +97.775	FFL +104.275
L 25		AHD +94.800	FFL +101.300
L 24		AHD +91.825	FFL +98.325
L 23		AHD +88.850	FFL +95.350
L 22		AHD +85.875	FFL +92.375
L 21		AHD +82.900	FFL +89.400
Level 20		AHD +79.925	FFL +86.425
L 19		AHD +76.950	FFL +83.450
L 18		AHD +73.975	FFL +80.475
L 17		AHD +71.000	FFL +77.500
L 16		AHD +68.025	FFL +74.525
L 15		AHD +65.050	FFL +71.550
L 14		AHD +62.075	FFL +68.575
L 13		AHD +59.100	FFL +65.600
L 12		AHD +56.125	FFL +62.625
L 11		AHD +53.150	FFL +59.650
Level 10		AHD +50.175	FFL +56.675
L 09 - F&B		AHD +46.200	FFL +52.700
L 08		AHD +42.175	FFL +48.675
L 07		AHD +38.150	FFL +44.650
L 06		AHD +34.125	FFL +40.625
L 05		AHD +30.100	FFL +36.600
L 04		AHD +26.075	FFL +32.575
L 03		AHD +22.050	FFL +28.550
L 02		AHD +18.025	FFL +24.525
L 01		AHD +14.000	FFL +20.500
GL		AHD +08.500	FFL +00.000
B 01		AHD +05.000	FFL -03.500
B 02		AHD +02.200	FFL -06.300
B 03		AHD -00.600	FFL -09.100

Residences
Commercial Offices
Retail

1

GENERAL ELEVATION EAST
SCALE 1:400 | 1:800



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01	29.01.2016	Schematic Design Submission	AG
-	18.12.2015	Team Planning & Development Application Issue	AG

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CLIENT
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Level 12
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Melbourne VIC 3004
AUSTRALIA

BUILDING SURVEYOR
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Melbourne VIC 3004
AUSTRALIA

TRAFFIC
RATO
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AUSTRALIA

FIRE ENGINEER
GPHL
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AUSTRALIA

WASTE MANAGEMENT
MEL Consultants
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Melbourne VIC 3004
AUSTRALIA

WIND ENGINEER
WIND ENGINEER
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Melbourne VIC 3004
AUSTRALIA

MECHANICAL ENGINEER
MECHANICAL ENGINEER
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AUSTRALIA

ELECTRICAL ENGINEER
ELECTRICAL ENGINEER
Level 11, 100 Collins Street
Melbourne VIC 3004
AUSTRALIA

PLUMBING ENGINEER
PLUMBING ENGINEER
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Melbourne VIC 3004
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LANDSCAPE ARCHITECT
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WATER PARTNERSHIP
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Level 11, 100 Collins Street
Melbourne VIC 3004
AUSTRALIA

OCULUS
OCULUS
Level 11, 100 Collins Street
Melbourne VIC 3004
AUSTRALIA

DRAWING TITLE
General Elevation East

DRAWING NUMBER
2297

PROJECT STATUS
DD

SCALE FORMAT
1:400 @ A1 | 1:800 @ A3

DRAWING BY
AG

DATE
10.03.2016

CHECKED BY
MP

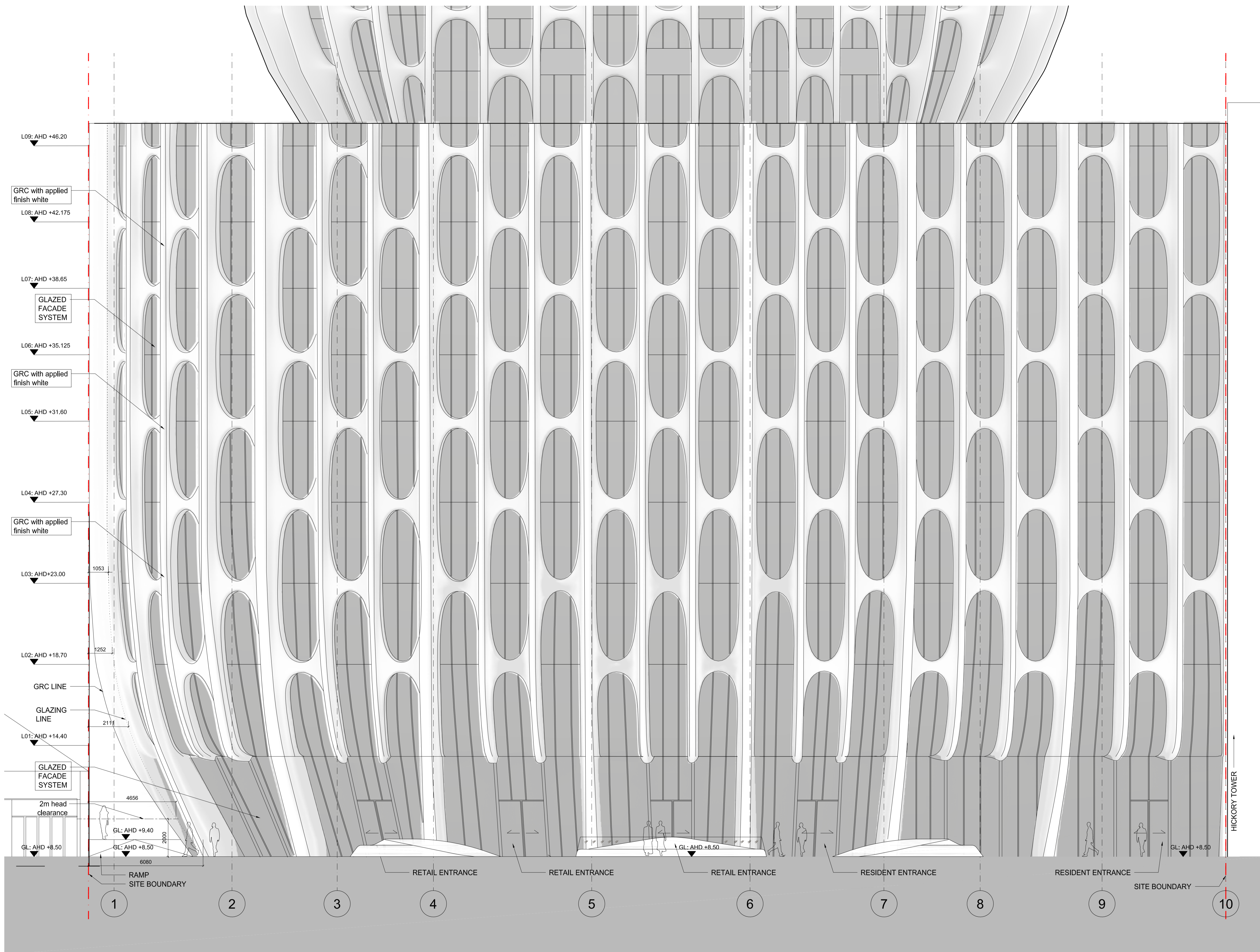
DATE
11.03.2016

DRAWING NUMBER
2297_COL-06-204

REV
02

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 3. ALL PLANS ARE CUT AT +1.00 METER EXCEPT FOR GROUND FLOOR PLAN WHICH IS CUT AT ±0.00 METER

GENERAL NOTES:



REV	DATE	REVISION	SIGNED BY
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01	29.01.2016	Schematic Design Submission	MR
-	18.12.2015	Town Planning & Development Application Issue	MR

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 Melbourne 3000

BUILDING SURVEYOR
 PLP
 Level 4, 83 Exhibition St
 Melbourne 3000

TRAFFIC
 ratio:
 River Walk 1st Floor
 448 St Kilda Rd, Melbourne 3121

FIRE ENGINEER
 omhii
 Level 4, 51 Queen St
 Melbourne 3000

LAND SURVEYOR
 Bosco Jonson Pty Ltd
 16 Eastern Rd
 South Melbourne 3205

PROJECT NUMBER
 2297

PROJECT STATUS
 DD

DRAWING TITLE
Detail Elevation
 Podium South

SCALE | FORMAT
 1:100 @ A1 | 1:200 @ A3

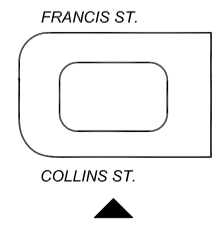
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 MR 10.03.2016

CHECKED | DATE
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DRAWING NUMBER
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REV
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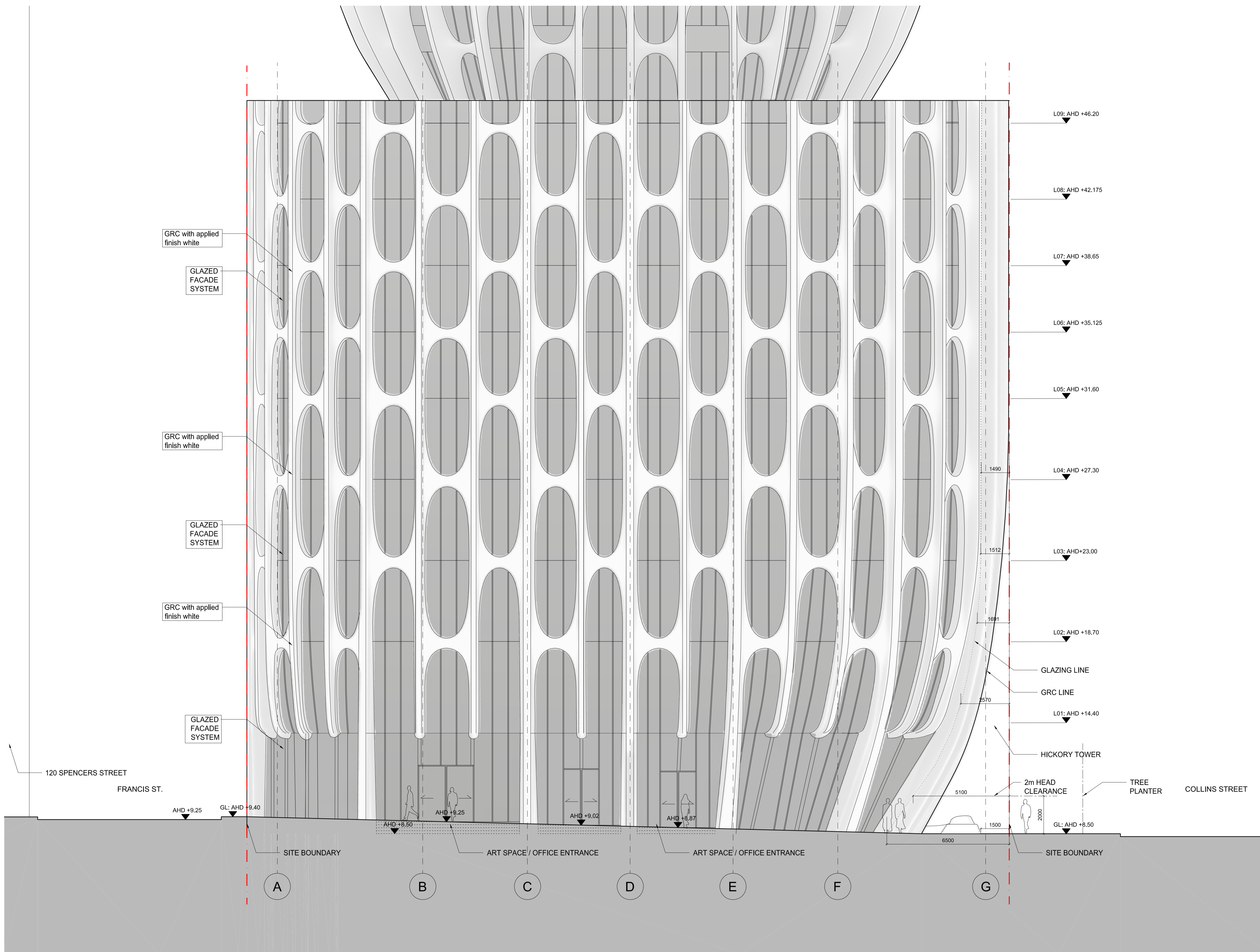
1 **DETAIL ELEVATION SOUTH**
 SCALE 1:100 | 1:200



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-	18.12.2015	Town Planning & Development Application Issue	MR



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TOWN PLANNER urbis Level 12, 120 Collins St Melbourne 3000	FACADE ENGINEER aurecon Level 6, 810 Collins St Melbourne Vic 3008
BUILDING SURVEYOR PLP Level 4, 83 Exhibition St Melbourne 3000	QUANTITY SURVEYOR WT PARTNERSHIP Level 2, 220 Collins St Melbourne 3006
TRAFFIC ratio: River Walk 1st Floor 448 St Kilda Rd Melbourne 3121	LANDSCAPE OCULUS Level 2, 220 Collins St Melbourne 3000
FIRE ENGINEER omni Level 11, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Consultants 25 Dandenong Rd South Dandenong Vic 3167
LAND SURVEYOR Bosco Jonson Pty Ltd 16 Eastern Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd P.O. Box 2409 Melbourne 3001

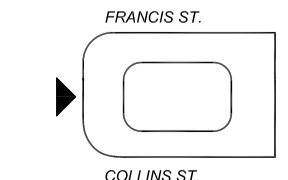
PROJECT NUMBER
2297
 PROJECT STATUS
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DRAWING TITLE
**Detail Elevation
 Podium West**

SCALE | FORMAT
 1:100 @ A1 | 1:200 @ A3

DRAWING NUMBER
2297_COL-06-206
 REV
02

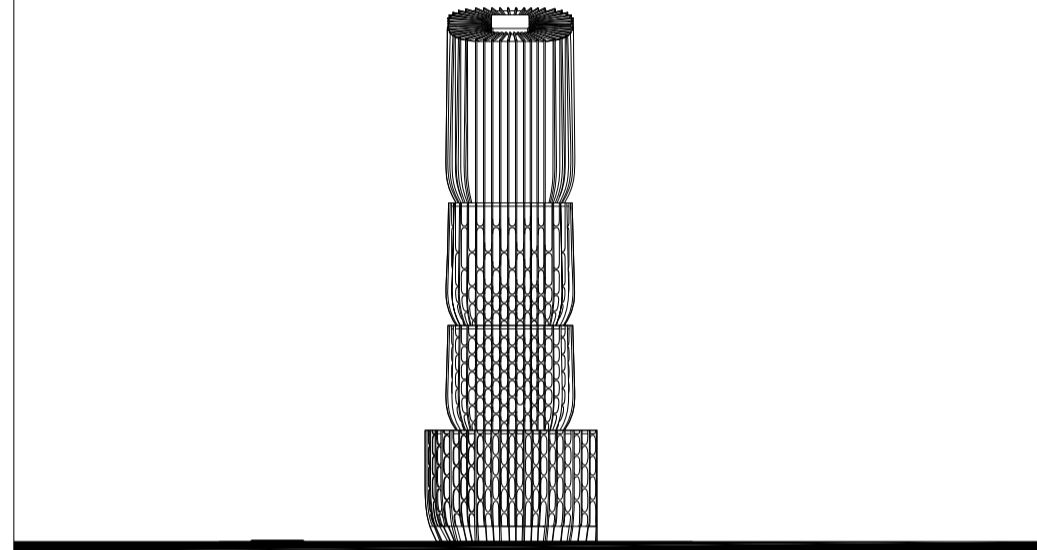
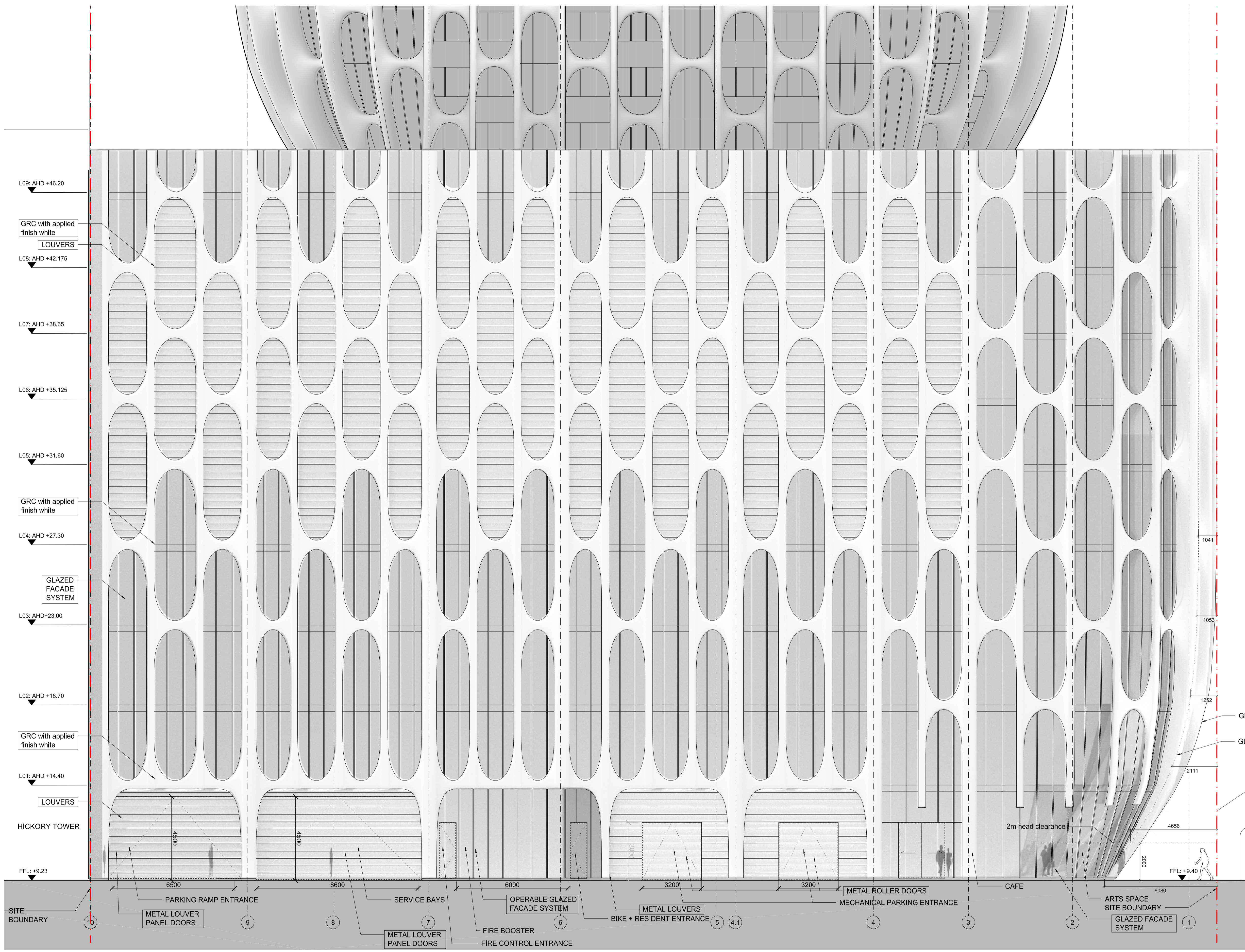
1 **DETAIL ELEVATION WEST**
 SCALE 1:100 | 1:200



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GENERAL NOTES:

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01	29.01.2016	Schematic Design Submission	MR
-	18.12.2015	Town Planning & Development Application Issue	MR



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TOWN PLANNER urbis Level 12, 120 Collins St Melbourne 3000	FACADE ENGINEER aurecon Level 6, 810 Collins St Melbourne Vic 3008
BUILDING SURVEYOR PLP Level 4, 83 Exhibition St Melbourne 3000	QUANTITY SURVEYOR WT PARTNERSHIP 1A, 102, 4 Riverside Quay Southbank 3006
TRAFFIC ratio: River Walk 1st Floor 448 Bridge Rd, Midland 3121	LANDSCAPE OCULUS Level 2, 210 Collins St Melbourne 3000
FIRE ENGINEER omnil Level 5, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Consultants 25 Dorland Rd South Galloway Vic 3167
LAND SURVEYOR Bosco Jonsson Pty Ltd 16 Easton St South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd P.O. Box 2409 Melbourne 3001

PROJECT NUMBER: **2297** PROJECT STATUS: **DD**

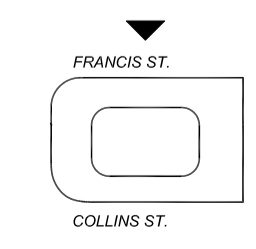
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Detail Elevation
 Podium North

SCALE | FORMAT
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DRAWING BY: MR DATE: 10.03.2016 CHECKED: MP DATE: 11.03.2016

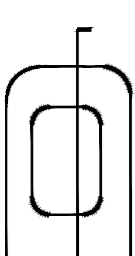
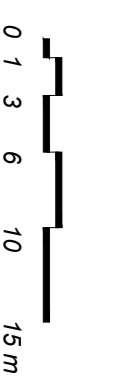
DRAWING NUMBER: **2297_COL-06-207** REV: **02**

1 **DETAIL ELEVATION NORTH**
 SCALE 1:100 | 1:200

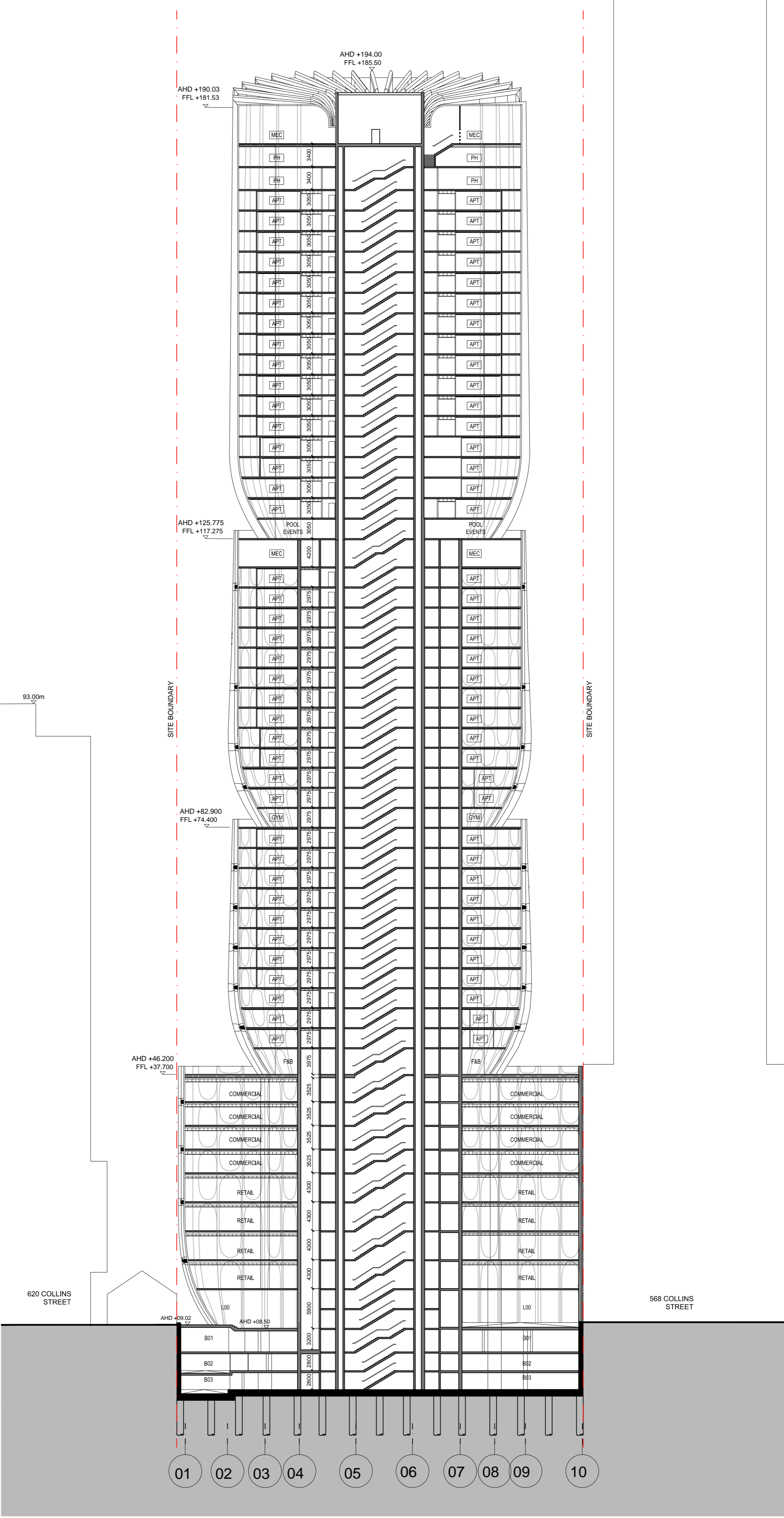


1

GENERAL SECTION AA
SCALE 1:400 | 1:800



Level	Room	AHD	FFL
LMR ROOF			
Roof - MECHANICAL		AHD +184.425	FFL +175.925
L 53		AHD +181.025	FFL +172.525
L 52		AHD +177.625	FFL +169.125
L 51		AHD +174.225	FFL +165.725
Level 50		AHD +171.525	FFL +163.025
L 49		AHD +168.475	FFL +159.975
L 48		AHD +165.425	FFL +156.925
L 47		AHD +162.375	FFL +153.875
L 46		AHD +159.325	FFL +150.825
L 45		AHD +156.275	FFL +147.775
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L 42		AHD +147.125	FFL +138.625
L 41		AHD +144.075	FFL +135.575
Level 40		AHD +141.025	FFL +132.525
L 39		AHD +137.975	FFL +129.475
L 38		AHD +134.925	FFL +126.425
L 37		AHD +131.875	FFL +123.375
L 36		AHD +128.825	FFL +120.325
L 35 POOL+EVENTS		AHD +125.775	FFL +117.275
L 34 - MECHANICAL		AHD +121.575	FFL +113.075
L 33		AHD +118.600	FFL +110.100
L 32		AHD +115.625	FFL +107.125
L 31		AHD +112.650	FFL +104.150
Level 30		AHD +109.675	FFL +101.175
L 29		AHD +106.700	FFL +98.200
L 28		AHD +103.725	FFL +95.225
L 27		AHD +100.750	FFL +92.250
L 26		AHD +97.775	FFL +89.275
L 25		AHD +94.800	FFL +86.300
L 24		AHD +91.825	FFL +83.325
L 23		AHD +88.850	FFL +80.350
L 22		AHD +85.875	FFL +77.375
L 21		AHD +82.900	FFL +74.400
Level 20		AHD +79.925	FFL +71.425
L 19		AHD +76.950	FFL +68.450
L 18		AHD +73.975	FFL +65.475
L 17		AHD +71.000	FFL +62.500
L 16		AHD +68.025	FFL +59.525
L 15		AHD +65.050	FFL +56.550
L 14		AHD +62.075	FFL +53.575
L 13		AHD +59.100	FFL +50.600
L 12		AHD +56.125	FFL +47.625
L 11		AHD +53.150	FFL +44.650
Level 10		AHD +50.175	FFL +41.675
L 09 - F&B		AHD +46.200	FFL +37.700
L 08		AHD +42.275	FFL +33.775
L 07		AHD +38.350	FFL +29.850
L 06		AHD +34.425	FFL +25.925
L 05		AHD +30.500	FFL +22.000
L 04		AHD +26.575	FFL +18.075
L 03		AHD +22.650	FFL +14.150
L 02		AHD +18.725	FFL +10.225
L 01		AHD +14.800	FFL +6.300
GL		AHD +08.500	FFL +00.000
B 01		AHD +05.000	FFL -03.500
B 02		AHD +02.500	FFL -06.000
B 03		AHD +00.000	FFL -08.500



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REV	DATE	REVISION	SIGNED BY
02	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(1)	AG
01	29.01.2016	Schematic Design Submission	AG
-	18.12.2015	Team Planning & Development Application Issue	JC

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PROJECT NUMBER
2297

PROJECT STATUS
DD

DRAWING TITLE
General Section AA

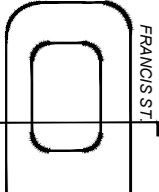
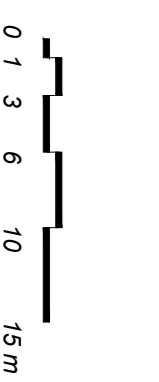
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DRAWING BY | **DATE** | **CHECKED** | **DATE**
AG | 10.03.2016 | MP | 11.03.2016

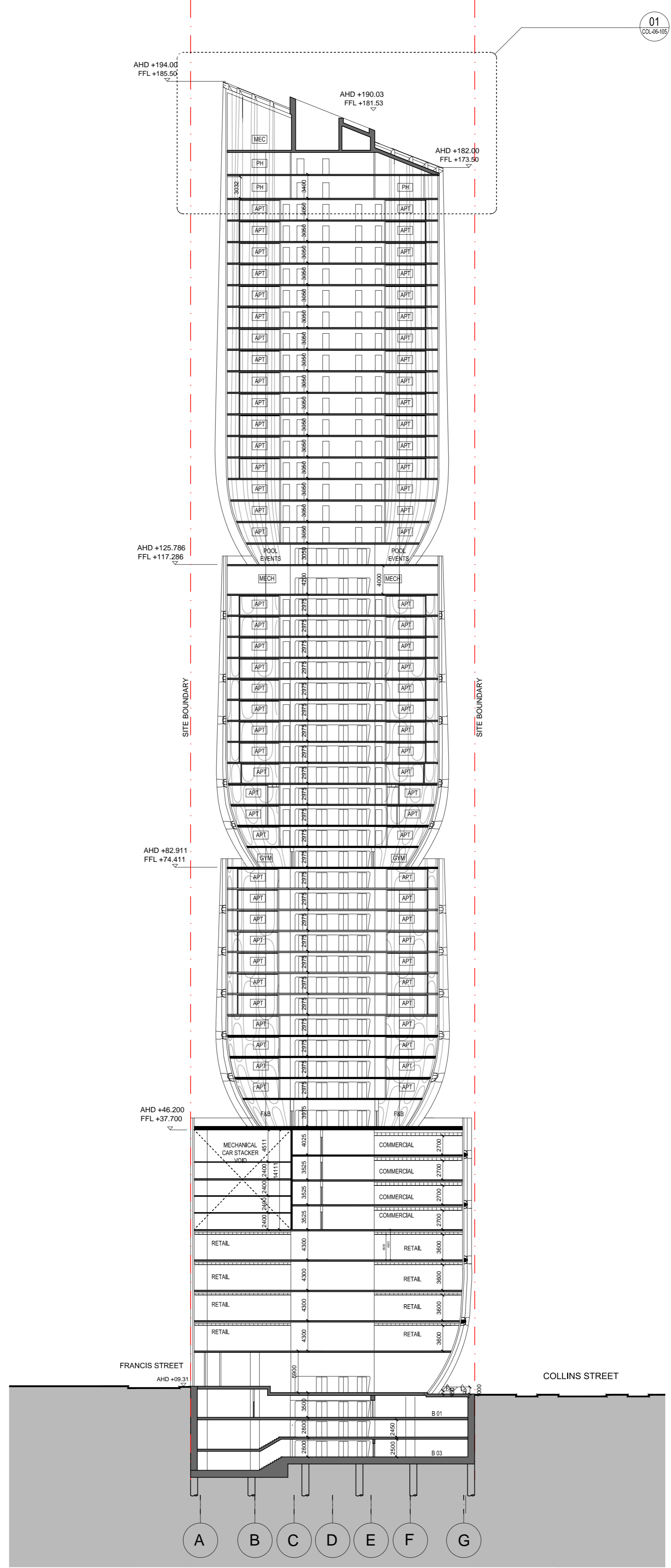
DRAWING NUMBER | **REV**
2297_COL-06-101 | 02

1

GENERAL SECTION BB
SCALE 1:400 | 1:800



Level	Room	AHD	FFL	Grid
LMR ROOF				
Roof - MECHANICAL				
		AHD +184.425	FFL +175.925	
L 53		AHD +181.025	FFL +172.525	
L 52		AHD +177.825	FFL +169.125	
L 51		AHD +174.575	FFL +166.075	
Level 50				
L 49		AHD +168.475	FFL +159.975	
L 48		AHD +165.425	FFL +156.925	
L 47		AHD +162.375	FFL +153.875	
L 46		AHD +159.325	FFL +150.825	
L 45		AHD +156.275	FFL +147.775	
L 44		AHD +153.225	FFL +144.725	
L 43		AHD +150.175	FFL +141.675	
L 42		AHD +147.125	FFL +138.625	
L 41		AHD +144.075	FFL +135.575	
Level 40				
L 39		AHD +137.975	FFL +129.475	
L 38		AHD +134.925	FFL +126.425	
L 37		AHD +131.875	FFL +123.375	
L 36		AHD +128.825	FFL +120.325	
L 35	POOL+EVENTS	AHD +125.775	FFL +117.275	
Residences				
L 34	MECHANICAL	AHD +121.575	FFL +113.075	
L 33		AHD +118.600	FFL +110.100	
L 32		AHD +115.625	FFL +107.125	
L 31		AHD +112.650	FFL +104.150	
Level 30				
L 29		AHD +106.700	FFL +98.200	
L 28		AHD +103.725	FFL +95.225	
L 27		AHD +100.750	FFL +92.250	
L 26		AHD +97.775	FFL +89.275	
L 25		AHD +94.800	FFL +86.300	
L 24		AHD +91.825	FFL +83.325	
L 23		AHD +88.850	FFL +80.350	
L 22		AHD +85.875	FFL +77.375	
L 21		AHD +82.900	FFL +74.400	
Level 20				
L 19		AHD +79.925	FFL +71.425	
L 18		AHD +76.950	FFL +68.450	
L 17		AHD +73.975	FFL +65.475	
L 16		AHD +71.000	FFL +62.500	
L 15		AHD +68.025	FFL +59.525	
L 14		AHD +65.050	FFL +56.550	
L 13		AHD +62.075	FFL +53.575	
L 12		AHD +59.100	FFL +50.600	
L 11		AHD +56.125	FFL +47.625	
Level 10				
L 09	F&B	AHD +46.200	FFL +37.700	
Commercial Offices				
L 08		AHD +42.175	FFL +33.675	
L 07		AHD +38.150	FFL +29.650	
L 06		AHD +34.125	FFL +25.625	
L 05		AHD +30.100	FFL +21.600	
L 04		AHD +26.075	FFL +17.575	
L 03		AHD +22.050	FFL +13.550	
Retail				
L 02		AHD +18.025	FFL +9.525	
L 01		AHD +14.000	FFL +5.500	
GL		AHD +08.500	FFL +00.000	
B 01		AHD +05.000	FFL -03.500	
B 02		AHD +02.000	FFL -06.500	
B 03		AHD -00.500	FFL -09.500	



01 COL-06-102

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REV	DATE	REVISION	SIGNED BY
02	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(1)	AG
01	29.01.2016	Schematic Design Submission	AG
	18.12.2015	Town Planning & Development Application Issue	JC

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WIND ENGINEER
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Melbourne VIC 3000

DRAWING TITLE
General Section BB

DRAWING NUMBER
2297

PROJECT STATUS
DD

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DRAWING BY
AG

DATE
10.03.2016

CHECKED BY
MP

DATE
11.03.2016

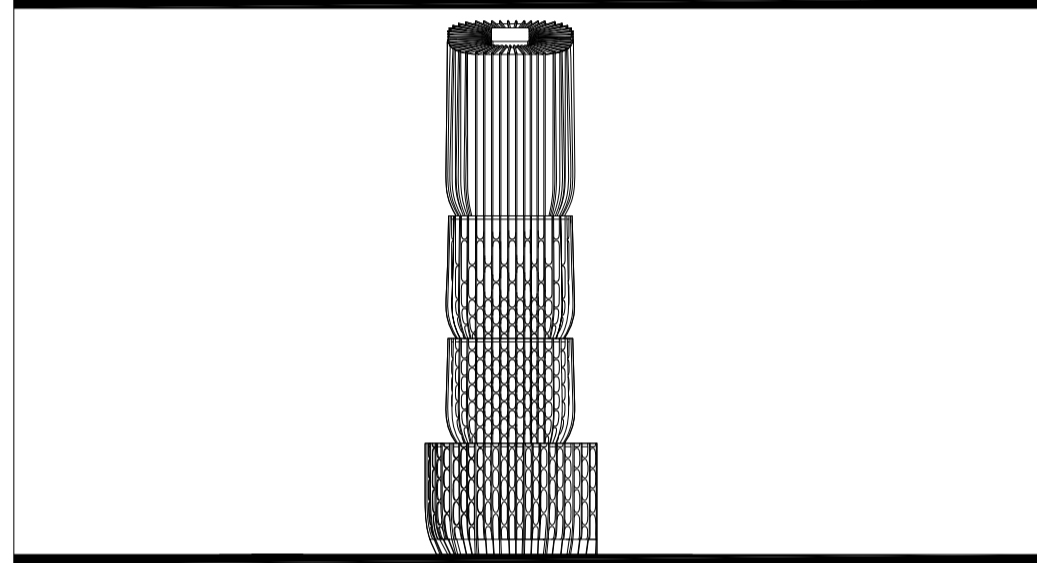
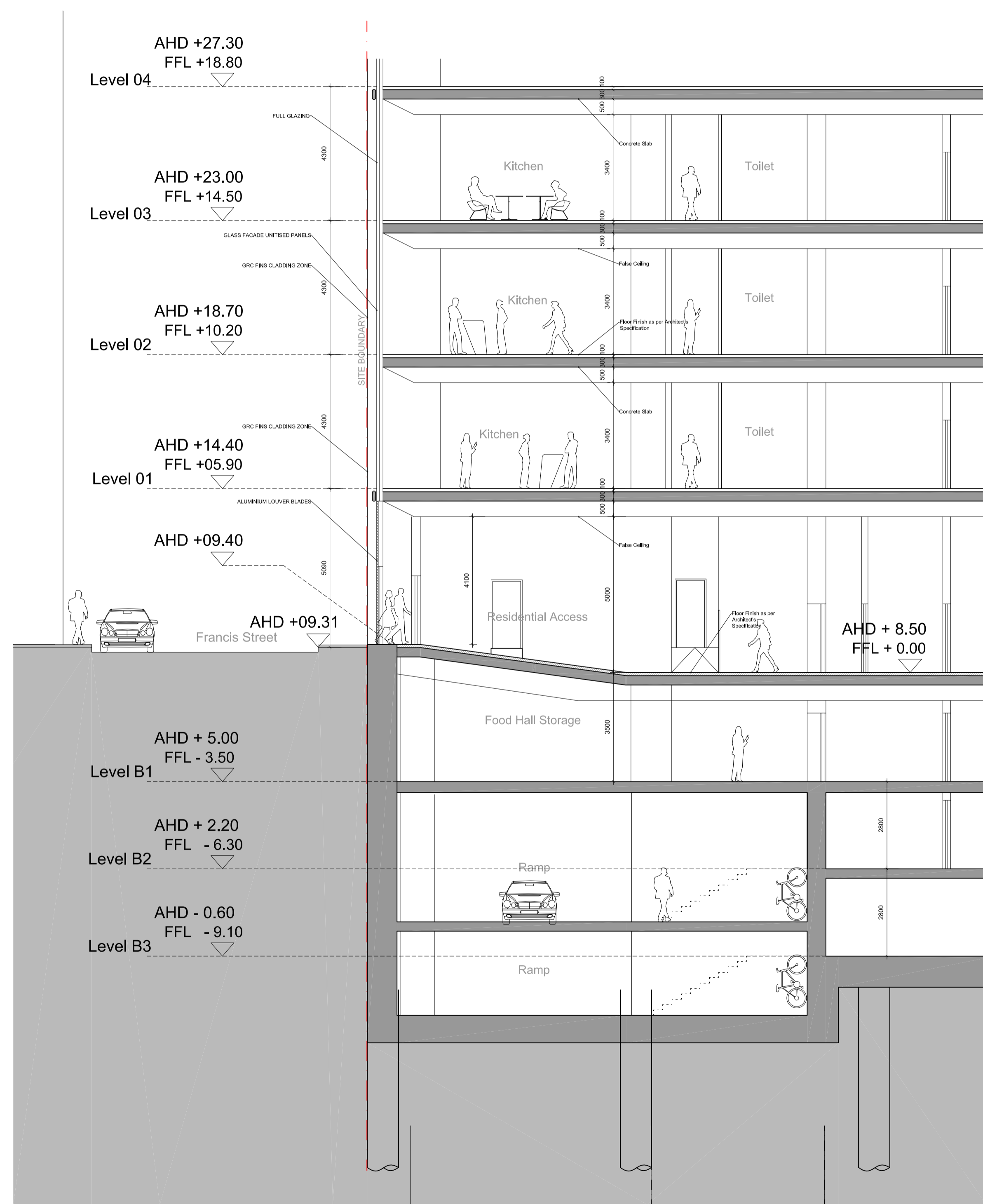
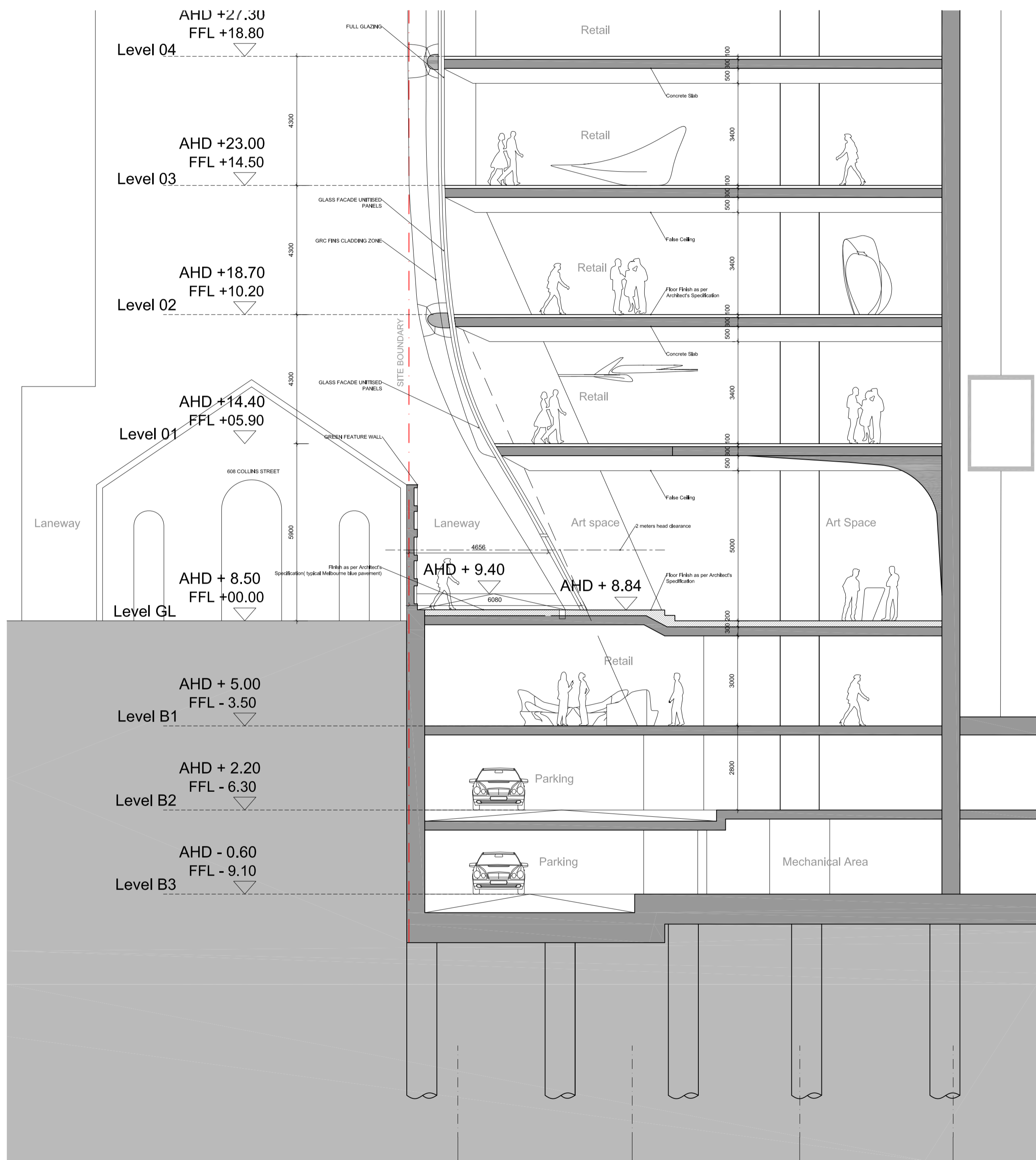
DRAWING NUMBER
2297_COL-06-102

REV
02

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GENERAL NOTES:

REV	DATE	REVISION	SIGNED BY
01	11.03.2016	Response to RFI 15 January 2016 - Pt. 1(b), 3(a)	AG
	29.01.2016	Schematic Design Submission	AG



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TOWN PLANNER urbis Level 12, 120 Collins St Melbourne 3000	FAÇADE ENGINEER aurecon Level 6, 810 Collins St Melbourne Vic 3008
BUILDING SURVEYOR PLP Level 4, 83 Exhibition St Melbourne 3000	QUANTITY SURVEYOR WT PARTNERSHIP LA, 02, 4 Riverside Quay Southbank 3006
TRAFFIC ratio: River Walk 1st Floor 448 Bridge Rd, Melbourne 3121	LANDSCAPE OCULUS Level 2, 220 Collins St Melbourne 3000
FIRE ENGINEER omni Level 11, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Consultants 25 Dorland Rd South Dandenong Vic 3167
LAND SURVEYOR Bosco Jonson Pty Ltd 15 Eastern Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd P.O. Box 2409 Melbourne 3181

PROJECT NUMBER
2297
 PROJECT STATUS
DD

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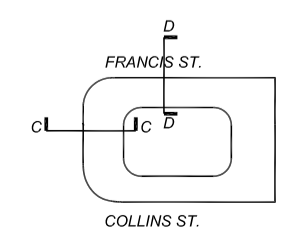
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DRAWING BY | DATE | CHECKED | DATE
 AG | 10.03.2016 | MP | 11.03.2016

DRAWING NUMBER | REV
2297_COL-06-103 | **01**

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2 SECTION DD - FRANCIS STREET
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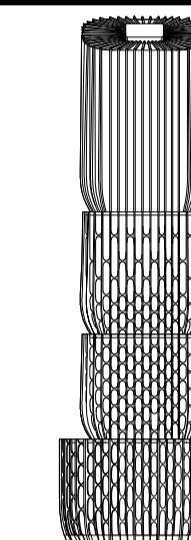


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GENERAL NOTES:



REV	DATE	REVISION	SM
-	11.03.2016	Response to RFI 15 January 2016 - Pt. 3(a)	SM



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TOWN PLANNER urbis Level 12, 120 Collins St Melbourne 3000	FACADE ENGINEER aurecon Level 8, 800 Collins St Docklands Vic 3008
BUILDING SURVEYOR PLP Level 4-5, Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP 14, 22, 40 Franklin Quay Southbank 3006
TRAFFIC ratio Level 10, 101 Floor 649 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 13 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL MEL Consultants 34 O'Connell Rd Southbank Vic 3006
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Sayers Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Glen 2019 Mt Waverley 3149

PROJECT NUMBER	PROJECT STATUS
2297	DD

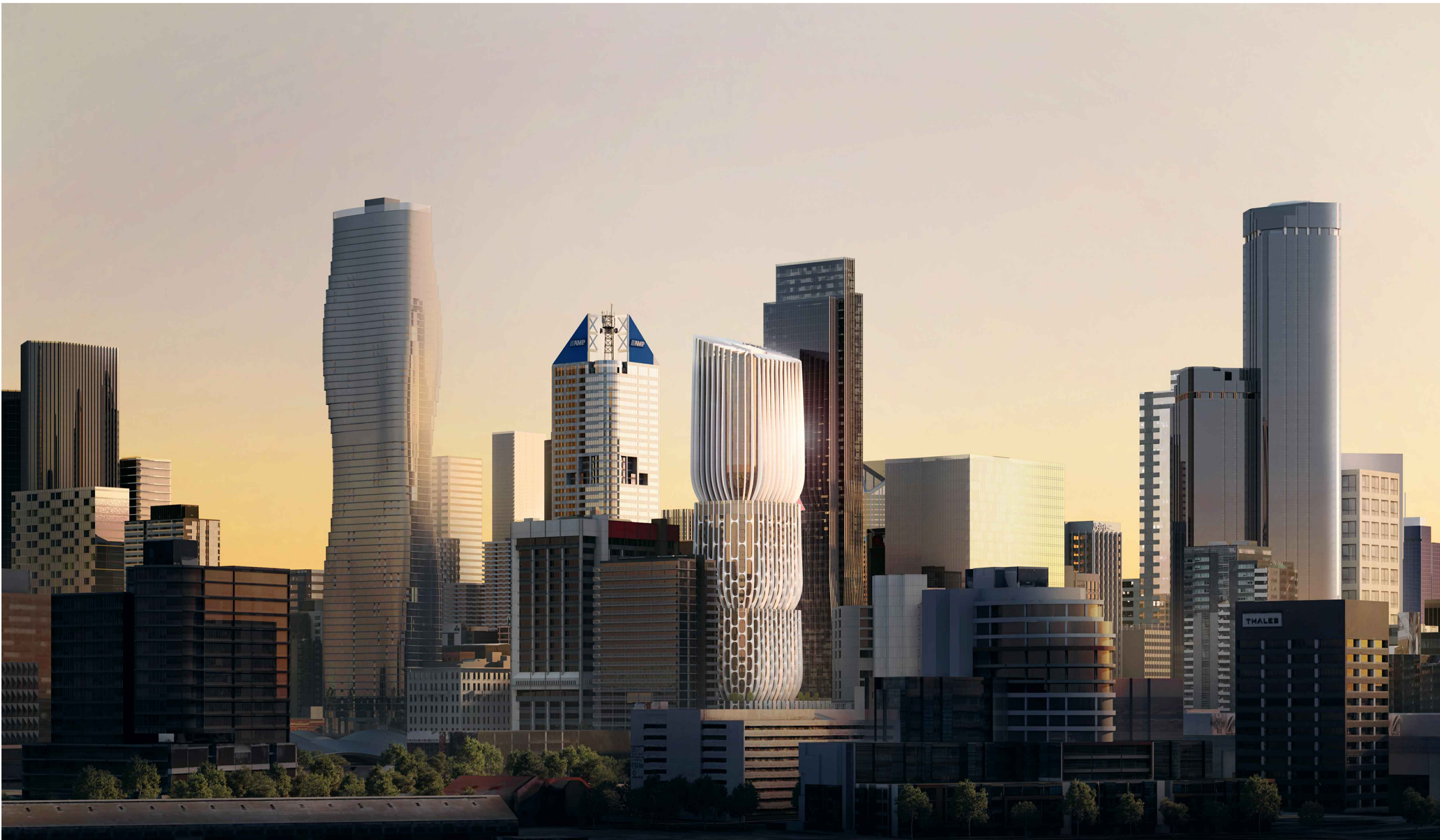
DRAWING TITLE
Visualisations
 Sheet 1

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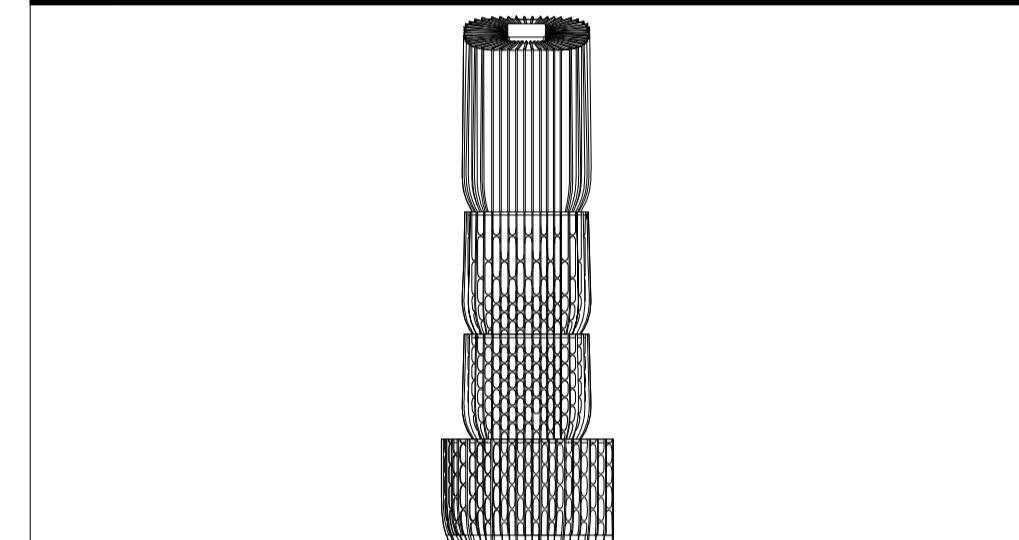
1 VISUALISATIONS - SHEET 1
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GENERAL NOTES:



REV	DATE	REVISION	SIGNED BY
-	11.03.2016	Response to RFI 15 January 2016 - Pt. 3(a)	SM



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BUILDING SURVEYOR PLP Level 4-5, Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP 14, 22, 40 Howard Quay Southbank 3006
TRAFFIC ratio Level 2, 51 Queen St 449 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 135 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL 34 Cleveland Rd South Coleridge Vic 3107
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Siskin Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Glen 2019 Mt Waverley 3149

PROJECT NUMBER **2297** PROJECT STATUS **DD**

DRAWING TITLE
Visualisations
 Sheet 2

SCALE | FORMAT
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DRAWING BY	DATE	CHECKED	DATE
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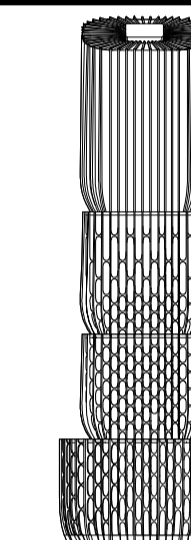
DRAWING NUMBER **2297_COL-100-012** REV **00**



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GENERAL NOTES:

REV	DATE	REVISION	SIGNED BY
-	11.03.2016	Response to RFI 15 January 2016 - Pt. 3(a)	SM



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TOWN PLANNER urbis Level 12, 120 Collins St Melbourne 3000	FACADE ENGINEER aurecon Level 8, 805 Collins St Docklands Vic 3008
BUILDING SURVEYOR PLP Level 4, 5 Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP 14, 22, 4 Westbank Quay Southbank 3006
TRAFFIC ratio: Level 10, 101 Floor 949 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 135 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL Level 2, 135 Colford Ln Melbourne 3000
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Station Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Eric St Mt Waverley 3149

PROJECT NUMBER 2297	PROJECT STATUS DD
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DRAWING TITLE
Visualisations
Sheet 3

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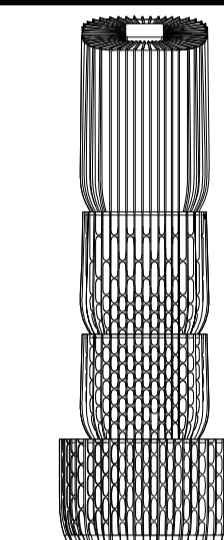
DRAWING NUMBER	REV
2297_COL-100-013	00

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GENERAL NOTES:



REV	DATE	REVISION	SM	SIGNED BY
-	11.03.2016	Response to RFI 15 January 2016 - Pt. 3(a)	SM	



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TOWN PLANNER urbis Level 12, 120 Collins St Melbourne 3000	FACADE ENGINEER aurecon Level 8, 805 Collins St Docklands Vic 3008
BUILDING SURVEYOR PLP Level 4-5, Exhibition St Melbourne 3000	QUANTITY SURVEYOR PARTNERSHIP WT PARTNERSHIP 14-22, 4th Floor, Quay Southbank 3006
TRAFFIC ratio Level 10, 101 Floor 449 Bridge Rd Richmond 3121	LANDSCAPE OCULUS Level 2, 135 Colford Ln Melbourne 3000
FIRE ENGINEER omnil Level 2, 51 Queen St Melbourne 3000	WIND ENGINEER MEL 34 O'Connell Rd South Yarra Vic 3147
LAND SURVEYOR Bosco Jonson Pty Ltd 10 Sayers Rd South Melbourne 3205	WASTE MANAGEMENT Leigh Design Pty Ltd 172 Glen 2019 Mt Waverley 3149

PROJECT NUMBER **2297** PROJECT STATUS **DD**

DRAWING TITLE
Visualisations
Sheet 4

SCALE | FORMAT
 N/S @ A1 | N/S @ A3

DRAWING BY	DATE	CHECKED	DATE
SM	10.03.2016	MP	11.03.2016

DRAWING NUMBER **2297_COL-100-014** REV **00**

1 **VISUALISATIONS - SHEET 4**
 SCALE N/S

PLANNING REPORT - MINISTERIAL REFERRAL

Application number:	TPM-2016-7
DTPLI Application number:	PA1600065
Applicant / Owner / Architect:	Urbis / 600 Collins Pty Ltd ATF 600 Collins Unit Trust/Zaha Hadid Architects and Plus Architecture
Address:	582-606 Collins Street, MELBOURNE VIC 3000
Proposal:	Demolition of existing building and construction of multi-level building
Cost of works:	\$300 million
Date received by City of Melbourne:	11 January 2016
Responsible officer:	Brendan Cousins
Report Date:	20 April 2016
(DM# 9788664)	

1. SUBJECT SITE AND SURROUNDS**1.1. The site**

The site is generally rectangular in shape and located on the north side of Collins Street between Spencer Street and King Street. The site has a frontage to Collins Street and Francis Street of approximately 60 metres and a large site area of 2,430sqm.

Aerial Photo / Locality Plan

The site is currently occupied by a four storey retail and office building containing a mix of commercial tenancies. Vehicles access to the building is via Francis Street, which has been treated primarily as a service access.

Southern Cross Railway Station is located approximately 70m from the subject site and Collins Street accommodates a tram 'super stop' adjacent to the site

On the north side of Francis Street is 120 Spencer Street and 601 Little Collins Street. 120 Spencer Street contains a 23 storey office building with a 2 level basement car park. 601 Little Collins Street contains a 14 storey mixed-use building.

Collins Street directly abuts the southern border, running in an east-west direction. Directly opposite the subject site on the southern side of Collins Street is 595 Collins Street and the recently completed 567 Collins Street. 595 Collins Street is an office building comprising two interconnected 18 storey towers plus basement car parking.

To the east of the subject site is 568 Collins Street. A 65 storey residential tower with associated car parking was completed in 2015. The building has a typical podium tower form, with the tower setback 4.5 metres from the shared boundary. West of the subject site is 608-610 Collins Street which contains a single storey brick building. Further west, is 620 Collins Street (Liberty Tower) which contains a 28 storey residential building. A narrow laneway currently connects Collins and Francis Streets, which houses small retail outlets.

1. THE PROPOSAL

The plans referred to the Melbourne City Council (MCC) for comment were received on 11 January 2016. A request for further information (RFI) was sent by DELWP on the 13 January 2016. The response to the RFI was re-referred to MCC on the 5 April 2016. Comments were requested within 21 days of the date of the letter

Broadly, the application proposes a mixed-use development comprising retail, residential, office and ground level arts space, with north south pedestrian link.



Figure 1 – image of proposed location of the development

The application proposes the following uses:

Dwelling	Total number of dwellings: 423 over 41 levels (up to level 53) One bedroom dwellings/apartments: 74 Two bedroom dwellings/apartments: 288 Three or more bedroom dwellings/apartments: 61
-----------------	---

Communal facilities (for residents)	Wellness facilities including gymnasium on Level 21, and an Entertainment facilities floor and pool on Level 35
Retail	6237m ² of net leasable floor area (6 levels)
Commercial (office)	4058m ² of net leasable floor area (5 levels)
Arts space	370 m ² Located at ground level adjacent to north south through block link



Figure 2 – Perspective of the proposed development

The specific details of the proposal are as follows:

Building height	184 metres (54 Levels)
Podium height	37.7 metres
Front, side and rear setbacks	North – 5 metres South -5 metres East - 8.8 metres West – 8.8 metres
Gross floor area (GFA)	64,130m ² (excluding basement)
Plot ratio	26.4:1
Car parking spaces	120 spaces within car stackers 41 spaces within two basement levels
Bicycle facilities and spaces	334
Motorcycle spaces	12
Loading/unloading	Accessed from Francis Street
Vehicle access	Accessed from Francis Street

2. BACKGROUND

2.1. Site history

There is no directly relevant history or background for this application.

3. PLANNING SCHEME PROVISIONS

The following provisions of the Melbourne Planning Scheme apply:

State Planning Policies	<ul style="list-style-type: none"> • Clause 9, Plan Melbourne • Clause 11.01, Activity Centres • Clause 15.01-2, Urban design principles • Clause 15.02-1, Energy and resource efficiency • Clause 18.02-1, Sustainable personal transport • Clause 18.02-2, Cycling • Clause 18.02-5, Car parking
Municipal Strategic Statement	<ul style="list-style-type: none"> • Clause 21.02, Municipal Profile • Clause 21.03, Vision • Clause 21.04, Settlement • Clause 21.05, City Structure and Built Form • Clause 21.06, Built Environment and Heritage

	<ul style="list-style-type: none"> • Clause 21.08, Economic Development • Clause 21.12, Hoddle Grid
Local Planning Policies	<ul style="list-style-type: none"> • Clause 22.01, Urban Design within the Capital City Zone • Clause 22.19, Energy, Water and Waste Efficiency • Clause 22.20, CBD Lanes • Clause 22.23, Stormwater Management (Water Sensitive Urban Design)

Statutory Controls	
Clause 37.04 Capital City Zone, Schedule 1 (Outside the retail core) (CCZ1)	<p>Pursuant to Clause 37.04-1 and 1.0 of CCZ1, a planning permit is not required to use the land for accommodation or retail premises.</p> <p>Pursuant to Clause 37.04-4 and 3.0 of CCZ1, a permit is required to construct a building or construct or carry out works.</p> <p>Pursuant to Clause 37.04-4 and 4.0 of CCZ1, a permit is required to construct a building or construct or carry out works, and to demolish or remove a building or works.</p>
Clause 43.02 Design and Development Overlay Schedule 1A2	<p>Pursuant to Schedule 1 of Clause 43.02, a permit is not required for</p> <ul style="list-style-type: none"> • Buildings and works other than at ground level • External works to provide disabled access that complies with all legislative requirements to the satisfaction of the responsible authority.
Clause 43.02 Design and Development Overlay Schedule 3	<p>Pursuant to Schedule 3 of Clause 43.02, a permit is not required to construct a building or carry out works other than those associated with the creation or alteration of a crossover or vehicle access way.</p>
Clause 43.02 Design and Development Overlay Schedule 4	<p>A building with a road frontage marked Weather Protection must provide a verandah for weather protection over the footpath unless it is demonstrated to the satisfaction of the responsible authority that the particular circumstances do not require it.</p>
Clause 43.02 Design and Development Overlay Schedule 10	<p>Pursuant to Clause 43.02-2 a planning permit is required to construct a building or carry out works unless exempted by the relevant schedule.</p> <p>A planning permit cannot be granted for buildings and works which exceed the requirements specified in Table 1 to DDO10, with the exception of architectural features, building services and landscaping, amongst other things.</p> <p>A planning permit also cannot be granted for buildings or works which exceed the site plot ratio specified in Table 2 to DDO10 unless it can be demonstrated that the buildings and works will achieve the Design Objectives and Built Form Outcomes of the schedule, and at least one of the following requirements is met:</p> <ul style="list-style-type: none"> • The development or proposed development is declared to be of State or regional significance under section 201F of the Planning and Environment Act 1987,

	<ul style="list-style-type: none"> The applicant demonstrates a commitment and ability to deliver public amenity improvements as agreed to by the Responsible Authority and performance of which can be appropriately secured to the satisfaction of the Responsible Authority.
<p>Clause 43.02 Design and Development Overlay Schedule 12</p>	<p>A permit is not required for buildings and works other than buildings and works associated with new, refurbished or converted developments for noise sensitive uses. As the development proposes residential uses a planning permit is required.</p>
<p>Clause 45.09 Parking Overlay, Schedule 1 (PO1) (Capital City Zone – Outside the Retail Core)</p>	<p>Schedule 1 to the Parking Overlay of the Melbourne Planning Scheme specifies that where a site is used partly for dwellings and partly for other uses, the maximum number of spaces allowed:</p> <ul style="list-style-type: none"> for that part of the site devoted to dwellings (including common areas serving the dwellings) must not exceed one (1) space per dwelling. for that part of the site devoted to other uses, (excluding common areas serving the dwellings) must not exceed the number calculated using one of the following formulas: 5 x net floor area of the building on the site in m² / 1000m² or 12 x that part of the site area in m² / 1000m² <p>A total of 161 car parking spaces are proposed to be supplied for the site which is less than the maximum rate stipulated by the overlay.</p>

Particular Provisions	
<p>Clause 52.06 Car Parking</p>	<p>Refer to PO1 regarding car parking rates. Clause 52.06-8 provides design standards for car parking.</p>
<p>Clause 52.07 Loading and unloading of vehicles</p>	<p>Pursuant to Clause 52.07, no building or works may be constructed for the manufacture, servicing, storage or sale of goods or materials unless:</p> <ul style="list-style-type: none"> 'Space is provided on the land for loading and unloading vehicles as specified in the table below. The driveway to the loading bay is at least 3.6 metres wide. If a driveway changes direction or intersects another driveway, the internal radius at the change of direction or intersection must be at least 6 metres. The road that provides access to the loading bay is at least 3.6 metres wide.' <p>The development requires a loading area of 27.4 for the retail component only. The loading area will be in excess of 27.4sqm (approximately 40sqm) therefore a planning permit is not required pursuant to Clause 52.07.</p>
<p>Clause 52.34 Bicycle Facilities</p>	<p>Pursuant to Clause 52.34-2, a permit is required to reduce or waive any requirement of Clause 52.34-3 and 52.34-4. The proposal includes 81 bicycle parking spaces which is consistent with the requirements of Clause 52.34-3 however no shower facilities have been provided.</p>

Clause 52.36 Integrated Public Transport Planning	An application for a residential development in excess of 60 dwellings must be referred to PTV for comment. DELWP is responsible for this referral requirement.
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General Provisions	
Clause 61.01 Administration and enforcement of this scheme	The Minister for Planning is the responsible authority for this planning permit application as the total floor area of the development exceeds 25,000 square metres.
Clause 65 Decision Guidelines	Before deciding on an application or approval of a plan, the responsible authority must consider the decision guidelines of Clause 65
Clause 66 Referral and Notice Provisions	These provisions set out the types of applications which must be referred under Section 55 of the Act or for which notice must be given under Section 52(1) (c) of the Act.

4. PUBLIC NOTIFICATION

The application has been referred to MCC for comment by the DELWP.

Pursuant to CCZ1 and DDO1, the 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.

5. REFERRALS

The application was referred to the following internal departments with comments provided below (summarised):

5.1. Urban Design

Urban design advice has been provided in relation to the plans received on 11 January 2016. A number of concerns were raised including the provision of public space, through block link, Francis Street pedestrian realm, weather protection along Collins Street, Collins forecourt, internal amenity and pedestrian movement

The following points are made in relation to the amended plans received 5 April 2016:

- Regarding the public benefit from the forecourt setback, the ARUP report is helpful in clarifying the benefit of a widening is limited to between 1-2m beyond the public realm. The addition of Oculus planter box / seats and new architectural void in a position that is clear of this strip of overflow pedestrian movement space is supported. However we maintain that the public benefit of this forecourt space should be considered a 'secondary' and lesser offering when compared to the art space and public through-block link when considering the plot ratio bonus.

- Whilst weather protection is provided to this additional pedestrian space within the title boundary, ARUP acknowledge that no weather protection is provided to the public realm which will remain the primary movement corridor. Consistent with earlier advice we re-iterate that some weather protection be integrated over the public realm in addition to this proposed expanded private realm, as the current under-croft is insufficient to provide protection along one of the highest intensity pedestrian zones in the Central City.
- The ARUP work suggests the proposed through block link is optimally located for future opportunity value, as distinct from response to current demand. Based on the further information provided around Francis Street, interface conditions and benefit of the single storey neighbour, we are comfortable with the proposed through-block link location.
- We support the continued resolution of the through block link, with the removal of stairs at the northern end and ramped profile. The resolution of the internal levels relative to the profile of this external ramp is successful, and the stairs to the edge of the gallery space should be exploited further for potential to double as seating perches.
- The revised Oculus Landscape strategy now includes a series of tear-drop shaped planters with trees in the forecourt which is supported, along with the pill shaped seating and 'wet objects'. However the resolution of the green wall along the lane in our view is unsuccessful. Seating should be integrated along this laneway link given its primary function as a destination rather than a required link. We encourage Oculus to explore a sequence of seating objects or terracing effect along this wall which integrate with the green wall treatment. Further, we encourage this green wall treatment to more strongly relate to the rhythm and proportion of the western colonnade, to create a reciprocal architectural experience.
- The incorporation of operable glazing to the full western perimeter to encourage public access to the gallery space as an arcade which augments the laneway width is supported, however we encourage the design team to explore a glazing system which minimises physical obstruction between the columns, including pivot doors or similar, in lieu of sliders where a section of fixed glazing remains as a barrier to entry. Presently we are concerned that this sliding door strategy will negative impact the perception of a 'public feeling' threshold.
- We remain concerned with the potential for the western neighbour to redevelop, which would significantly compromise the amenity of the retail podium, and public laneway space which is heavily reliant on the existing single storey form. If this site were to redevelop, the resultant covered lane would not be considered to provide a substantive public benefit worthy of a plot ratio bonus. Accordingly a permit condition, 173 agreement or similar should be pursued to secure the retention of this low rise element.
- We remain unconvinced with the functionality, proportion and outlook of the single bedroom apartments in the upper segment of the tower. Whilst a large number have been flipped to face west, we still encourage these modules to explore an operable wall or similar to the bedroom to allow for greater flexibility, reduce the long corridor effect and achieve a more proportionate

living area. The local design partner Plus have used a similar technique, in The Elfin Apartments South Yarra employing curtains which would be successful in this instance.

- Consistent with earlier comments, we encourage the applicant to refine the array of fins in the residential floorplate to allow oblique views away from Liberty Tower and the Hickory Tower, through an angling effect or reduced depth to the east or west. This is pertinent particularly where single aspect apartments are positioned facing directly east into the Hickory Tower.
- No improvements of consequence are noted at the Francis Street elevation, and ARUP's analysis and commentary in respect to the importance of this interface do not provide sufficient justification. We encourage the integration of further active tenancies and reduction of extent of exposed services and vehicle entries. However, if a screen and conceal approach is being pursued, then this should be integral to the public art strategy, encompassing changeable artwork to benefit from the available blank canvas offered by these service spaces. In this way, the blank elevation can still contribute in some way to the pedestrian experience of an evolving laneway environment.

5.2. Engineering

5.2.1. Civil

A number of matters were raised specifically in relation to construction of stairs to the property boundary and for the maximum width of crossovers not to exceed 7.6 metres.

Civil generally accepted the changes to the plans received 6 April 2016 however made the following comment in relation to crossovers:

The revised plans now show pedestrian refuges between the entries for the two transfer cabins and between the car park entry and the loading bay, with a minimum refuge width of 2.0m. The crossovers for the transfer cabins are 3.2m wide and the crossover for the car park entry is 5.8m wide.

The crossover width for the loading bay is at 8.73m which is 1.13m above the maximum permissible width of 7.6m. The adoption of the wider crossover for the loading bays is necessary to ensure that the design vehicles can enter and exit the loading bays adequately. The introduction of a pedestrian refuge would require two separate crossovers to be provided. The width of each crossover would need to be 5.5m, due to the turning width the truck requires on exit. This would result in a total crossover width of 11.0m, plus a 2.0m refuge in between, i.e. 13.0m crossing distance in total. Providing a shared crossover for the two loading bays as proposed, the crossover width, means the total pedestrian crossing distance is some 4.3m less.

On balance, it is considered preferable from a pedestrian safety perspective to allow a slightly wider, shared crossover over an alternative one that adopts two wide crossovers with a pedestrian refuge separating them. The additional width being sought equates to approximately one additional step which is not significant. Further, the pedestrian volumes along Francis St are observed to be very low, with Collins St carrying the bulk of pedestrian traffic in the area, thus providing further support to the slight increase in width being sought.

Standard conditions have also been recommended.

5.2.2. Traffic

Comments dated 2 February 2016 raised a number of matters to be addressed by the applicant. The plans and documents received 5 April 2016 sought to address a number of the concerns raised by traffic comments.

The outstanding matters are detailed below:

- Swept path diagrams to be provided to demonstrate adequacy of manoeuvres for the required design vehicles into Francis St via King St, and from Francis St into Spencer St

While swept path diagrams have been provided, they don't clearly show locations of kerbs/other infrastructure. Revised swept path diagrams are required, clearly showing the delineations of all kerbs, building lines, street infrastructure, signs, poles, tram stop kerbing, car parking spaces, etc., with key dimensions shown, in order to ensure that a 10.7m long truck is able to adequately manoeuvre both into/from Francis St, with sufficient clearances from all obstructions. If access by 12.5m trucks is required, swept path diagrams are requested demonstrating that these vehicles can undertake the required turning manoeuvres & independently access the 2 loading bays, while the adjacent bay is occupied by another loading vehicle, including both ingress/egress movements. Alternatively, access into the site should be restricted to 10.7m trucks, and a 12.5m truck should not be shown within the loading bay

- The adjacent car parking conditions on Francis St should be confirmed and detailed as part of the revised swept path analysis.

The on-street parking spaces along the north side of Francis St provide a pick-up/set-down facility for the Kids on Collins childcare centre during the morning/afternoon peak periods. It would therefore not be appropriate to remove these spaces. However, in order to enable access to the loading dock, parking in the 2 spaces on the north side of the street could be prohibited during certain periods. A loading management plan should be prepared, to the satisfaction of ES, to ensure that both the deliveries & the waste collection activities could take place outside the morning/afternoon children's pick-up/set-down periods. The need to alter parking restrictions in the 3rd space on the north side of the street is questioned, as swept path diagrams seem to indicate that it may be possible to retain the existing restrictions in this space. The removal of a parking space on the south side of the street, immediately adjacent to the basement car park access is acceptable. The developer is to reimburse the City of Melbourne for all costs associated with the parking changes.

- A functional plan detailing the operation of the traffic signal system should be prepared, to the satisfaction of ES.

Accepted in principle, subject to the detailed operation of the traffic signal system being to the satisfaction of ES

5.2.3. Waste

A condition of permit should be included that requires that a WMP is submitted to Melbourne City Council which is to comply with the City of Melbourne Guidelines for preparing a Waste Management Plan.

The applicant should confirm that adequate height clearance is provided within the internal loading bay and that trucks carrying the waste compactors have sufficient height clearance at the access control point.

5.3. Parks and Waterways

Parks and Waterways branch have no comment to make on this application as:

- There is no public parkland proposed as part of this application, and there will be no impact on existing parkland.
- The public realm proposals include paved pedestrian links which fall out outside our area of responsibility
- It is assumed that the reference to the Plaza at 600 Collins Street in the planning report is an area on private land (the developable site) and is not proposed as a public asset.

5.4. Open Space planning

As no Public Open Space land contribution is proposed in this location (the area of 7.06% would likely not meet the requirements anyway) a cash contribution will be provided to the Open Space Fund at subdivision stage.

Current plans and discussions with MCC planners indicate that no existing Public open spaces will be overshadowed, or, further overshadowed by this application.

Should this change or be inaccurate further advice will need to be provided on this matter.

5.5. Tree planning

The proposed development appears to be quite sympathetic to tree retention along the Collins Street frontage, with no awnings proposed from the development. There is not likely to be any other significant impacts from the proposal that would require the removal of these trees.

5.6. City Design

It is noted that the information is submitted primarily in response to an RFI generated by previous City of Melbourne Traffic and Urban Design queries. The information also responds to urban design feedback from OVGA.

Some of these queries and feedback concerned the location and amenity of the 'Laneway Plaza', or 'Colonnade'. Whilst City Design has no comments to add at this point, it is requested that the City of Melbourne is given the opportunity to provide Landscape Architect review of any landscape and 'greened edge' plans that are developed should the development proceed.

It is further noted that the applicant considers its ownership of part of the site immediately to the west 'will ensure that the planned amenity to the north-south link and the commercial space within the podium will be retained in perpetuity and can be protected and controlled' (p7 Urbis letter of 29 March 2016). Will such retention and protection of the link and its amenity be part of a development approval?

5.7. Land survey

It appears that the proposed plans show openings within close proximity to the western title boundary. The proposed setback from the western title boundary to the openings should be assessed by a Building Surveyor in relation to compliance with the Building Regulations.

6. ASSESSMENT

The key issues for consideration in the assessment of this application are:

- Built form
- Public amenity benefit contribution
- Public realm impacts
- Residential amenity
- ESD
- Engineering matters

These issues are addressed in the following sections.

6.1. Built Form

Clause 22.01 Urban Design within the Capital City Zone, Clause 22.02 Sunlight to public places, 22.20 CBD Lanes provides policy guidance in relation to building design, facades and public spaces. Design and Development Overlay Schedule 10 (DDO10) sets out specific requirements that must be met by a development in relation to plot ration and setbacks. The table below details out the relevant requirements of DDO10 in relation to the proposed development:

Built form	Requirement	Design Response	Compliance
Podium Height	Up to 40 metres	The maximum height of the podium is 40m which is measured at the top of the balustrade.	Yes
Street Setbacks	Above the podium height, towers are setback a minimum of 5 metres to the street.	The tower form is setback 5 metres from Collins Street and Francis Street	Yes
Tower setbacks to all boundaries excluding streets	Buildings in excess of 100 metres in height A minimum tower setback from all boundaries and from the centre of the laneway above the podium height of 5% of the overall building height (115.2 x 5%) = 5.76m	The tower, where no part of the existing building structure, is set back 8.8m from the west and eastern boundaries property boundary; -	Yes

Built form	Requirement	Design Response	Compliance
Site Plot Ratio	24:1	26.4:1	No

As show in the table above, the proposal does meet the mandatory requirements of DDO10 in relation to plot ratio. The plot ratio of 26.4:1 does not include voids and other areas such a mechanical lifts (excluding the base and platform of the lift). As such in order to exceed the site plot ration of 24:1, the applicant must demonstrate a commitment and ability to deliver public amenity improvements as agreed to by the Responsible Authority and performance of which can be appropriately secured to the satisfaction of the Responsible Authority. This matter will be covered in more detail later in section 6.2.

6.1.1. Height and setbacks

It is considered that the proposed height and setbacks of the development are acceptable in this context. With a proposed height of 184 metres and setbacks that comply with the requirements of DDO10, the development will not overwhelm or dominate the public realm or adjoining buildings. The building height is consistent with the scale and broad cluster of taller built form in the immediate area. It is significantly shorter that the recently constructed tower (214 metres) at 568 Collins Street.

The side setbacks of 8.8 metres will allow sufficient separation between existing towers for daylight and primary outlook for the majority of apartments within the development. The setbacks will also allow adequate sun penetration to street level and avoid a continuous wall of towers which can occur with minimal or nil side side setbacks.

6.1.2. Building Design

Broadly, the proposed design and general composition of the development in a series of segments is support by Council’s urban design group. The design of the building generally of a high quality that is visually interesting and responsive to the objectives and decision guidelines of Clause 22.01 and DDO10.

However there are a number of detailed matters, primarily at ground level along Francis Street, within the proposed through block link and to arts space which are considered to require further refinement and potential modification. Urban Design has also commented that architectural fins in the residential floorplate be refined to allow oblique views away from Liberty Tower and the Hickory Tower, through an angling effect or reduced depth to the east or west. This last point can be recommended by condition however the ground level modification will be discussed in more detail below.

6.1.3. Ground level

The amended ground level of the development to Collins Street and along the through block link has been significantly improved from the originally submitted development. The removal of the stairs within the through block link and introduction of 1:40 grade ramp helps improve legibility through the site and to the arts space area. However further refinement is recommended to help improve the amenity of this space with opportunities to introduce additional seating and stationary type uses/activities which will help active and provide flexibility for the space. Consideration should also be given for the detailing of the entry points to the arts

space to help encourage public access and movement between the through link and this space. Urban design has recommended a glazing system which minimises physical obtrusions between columns such as pivot door or similar.

The addition of planter box / seats and new architectural void in a position that is clear of this strip of overflow pedestrian movement space improves pedestrian flow and amenity along Collins Street whilst providing a safe and attractive entry to the building.

However the ground level treatment to Francis Street is still problematic with a dominance of back of house services and crossovers to car parking and loading areas. It is recommended, that where possible, entries and services be consolidated to help reduce the impact of inactive facades to the public realm. Although identified as a Class 3 laneway under Clause 22.20 and typically used for servicing and loading purposes, the consolidation of services and access points would help improve pedestrian amenity and safety which is consistent with objectives of Clause 22.20. The further refinement and introduction of active uses or façade to Francis Street is strongly encouraged. It may be possible to further integrate the arts space and through block link to the Francis Street façade.

6.2. Public amenity benefit contribution

As the proposed site plot ratio will exceed 24:1, the applicant must demonstrate a commitment and ability to deliver public amenity improvements. In response, the applicant has offered four areas that they consider to be public amenity benefits including a public plaza/forecourt to Collins Street, a north south through block link, a public arts space and a publically accessible podium terrace.

Support is provided in relation to the through block link however it is considered that further refinement and design work is required to ensure that this area has a high level of amenity that is open to the public 24/7. Urban design have noted that 'the resolution of the internal levels relative to the profile of this external ramp is successful, and the stairs to the edge of the gallery space should be exploited further for potential to double as seating perches'. However the success of the through block link as a public space is somewhat linked to the potential for the western lot being redeveloped with a building that would compromise the amenity of the space and elements such as the green wall.

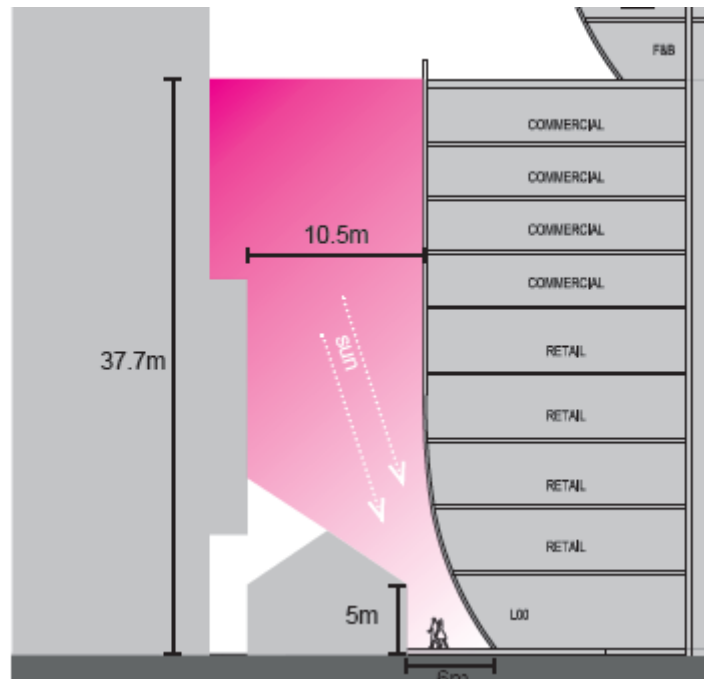


Figure 3 – Applicant submission of daylight penetration possible to through block link

The applicant has noted the client part owns the adjoining land at 608 -610 Collins Street which will ensure that planned amenity of the through block link and the podium commercial space is retained in perpetuity and can be protected and controlled.

The applicant has also indicated that there is an intention to explore methods of further activating and open up the western site, to increase activation of the through block link. Given the importance of the through block link in relation to the additional plot ratio sought, it is considered stronger future protection of the public space is required over the property at 608 -610 Collins Street.

City Design have also raised some concern with the location and amenity of the 'Laneway Plaza', or 'Colonnade' (through block link) and have recommended that additional details be provided in relation to the landscaped areas. As such it is recommended that further design work is required which may include the submission of the amended plans and landscaping to ensure a high level of amenity and integration to Collins Street, Francis Street and the ground level of the building.

A publically accessible arts space has been offered as part of the public amenity benefit, which an arts institution such as City of Melbourne Arts and the Australian Centre for Contemporary Art (ACCA) could operate out of. Preliminary discussions have occurred between the applicant and City of Melbourne Arts and ACCA however at this stage it is considered that the discussions are very preliminary. Further and more robust discussion will need to occur between the relevant stakeholders in order to full realise this element of the public realm benefit.

The public plaza/forecourt is considered to be secondary when compared to the through block link. However it is acknowledged that the amended plans show a forecourt that is relatively well resolved with 1-2 metre widening beyond the property boundary that will help pedestrian flow along busy Collins Street. The area is well defined and activated through landscaping furniture and the void space through to the basement retail area. It is recommended that further weather protection and wind amelioration methods are explored to ensure that the space is of quality generally consistent with the Melbourne Planning Scheme.

Whilst the publically accessible podium terrace is potentially a good space for the public it should not be consider a public amenity benefit being wholly privatised and significantly separated from the ground level.

6.3. Public realm impacts

6.3.1. Wind

The Mel Consultants wind report November 2015 submitted by the applicant concludes that pedestrian level wind conditions have been shown to achieve walking comfort for all wind directions. Capital City Zone Schedule 1 requires:

Developments affected by Schedule 1 to the Design and Development Overlay (Active Street Frontages – Capital City Zone) should be designed to be generally acceptable for stationary long term wind exposure (where the peak gust speed during the hourly average with a probability of exceedence of 0.1% in any 22.5o wind direction sector must not exceed 10 ms⁻¹); and

All other areas should be designed to be generally acceptable for short term wind exposure (where the peak gust speed during the hourly average with a probability of exceedence of 0.1% in any 22.5o wind direction sector must not exceed 13ms⁻¹). However, if it can be demonstrated that the street frontage or trafficable area is only likely to be used as a thoroughfare for the life of the development, the building interface should be designed to be generally acceptable for walking (where the peak gust speed during the hourly average with a probability of exceedence of 0.1% in any 22.5o wind direction sector must not exceed 16ms⁻¹).



Figure 4 – ground level wind conditions

Collins Street is affected by a DDO1 and as such wind conditions should be generally acceptable for stationary long term wind exposure. It has been indicated that this area will achieve short term/walking criteria. It is recommended that additional testing and design work is undertaken to ensure better compliance with the above requirements.

Furthermore, it is considered that a target of short term/long term stationary should be achieved within the through block link. It has been encouraged that seating and stationary uses/activities are utilised within this space and as such the wind conditions within this space should not be detrimental to enable a good level of pedestrian amenity and usability.

The wind conditions within Francis Street are considered acceptable.

6.3.2. Overshadowing

Schedule 1 to the Capital City Zone and Clause 20.02 states that “the construction of buildings and works which would cast any additional shadow across the north bank of the Yarra, 15 metres north from its edge (north bank as defined within Clause 22.02) is prohibited”. In addition, it is policy under Clause 22.02 that “development should not reduce the amenity of public spaces by casting any additional shadows on public parks and gardens, public squares, major pedestrian routes including streets and lanes (including all streets within the retail core of the Capital City Zone), and privately owned plazas accessible to the public between 11.00 am and 2.00 pm on 22 September.

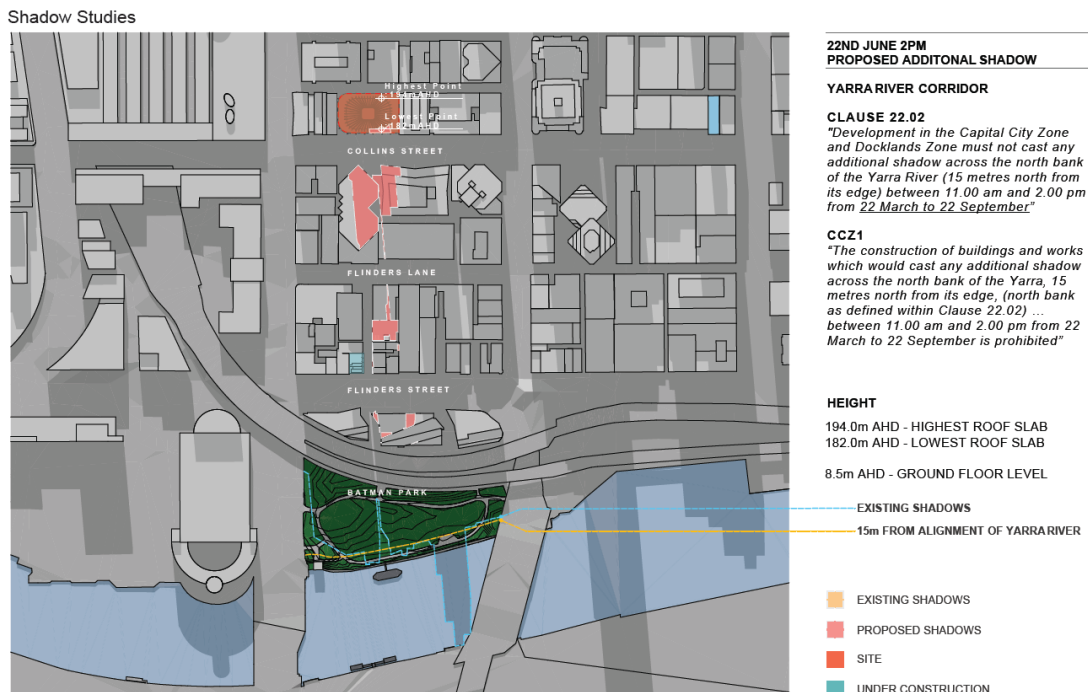


Figure 5 - overshadowing diagram

The building has been design to so that it will not overshadow the north bank and will not detrimentally overshadow key public spaces including Batman Park on 22 September between 11.00am and 2.00pm. Importantly, at 22 June the extent of shadow falls within existing shadow of other buildings and is therefore compliant with the requirements of the Capital City Zone and Clause 22.02.

A small degree of shadow will impact the Age building forecourt to the west, however the impact will be during the morning period only and is not considered to be detrimental to this space.

6.3.3. Weather protection

Design and Development Overlay Schedule 4 extends along the Collins Street frontage and seeks for the provision of weather protection for pedestrian amenity, unless particular circumstances do not require it.

Although the proposed podium overhang provides some weather protection within the property boundary, no weather protection is provided over the public realm (footpath) areas which are one of the highest pedestrian zones in the Central City.

It is considered that insufficient justification has been provided to suggest the particular circumstances do require weather protection along Collins Street. It is therefore recommended that weather protection is provided to be generally consistent with design objectives of the DDO4.

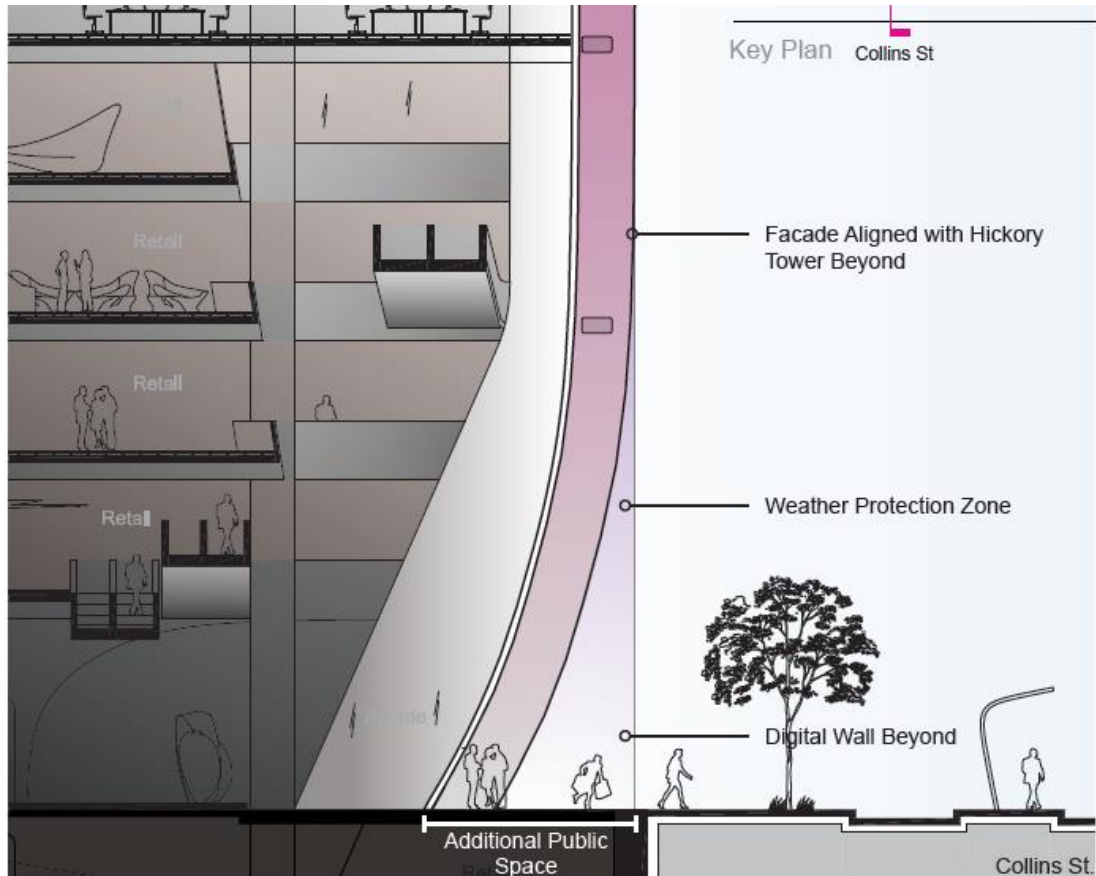


Figure 6 – Cross-section detailing the proposed level of weather protection to Collins Street

6.4. Residential amenity

The revised layouts for the apartments results in a high level of internal amenity. Apartment sizes are good, with the average size of 1 bedroom greater than 50m², 2 bedroom between 60-90m² and 3 bedroom greater than 105m².

Daylight access to habitable areas is generally good with all bedrooms and living areas with direct access to daylight and no reliance on typical saddlebag design (deep and narrow snorkles).

Outlook from apartments is generally good with the exception of 4 east facing apartments to levels 21 and 38. As previously noted outlook could be improved through refinement of the external architectural fins.

Overall, it is considered that the layout of the development is generally compliant with the Guidelines for Higher Density Residential Development and ensures that a good standard of natural light and ventilation is provided to internal building spaces.

Generous communal areas have been provided two levels of the building. These services / amenities include a dedicated running track, large gym, juice bar, rest area and yoga studio on Level 21 and a 3600 terrace, library, lounge, chef's kitchen, cinema and pool on Level 35

DO12 requires that all new residential uses area appropriately attenuated to protect the Docklands Major Sports and Recreation Facility (Etihad Stadium). This can be required as a condition of permit.

6.5. ESD

Clause 22.19 encourages new development to meet a 5 star rating under Green Star.

The sustainable design initiatives incorporated into the proposal indicates that the development has the design potential to seeks to achieve 5 Star Green Star for the residential component of the development by achieving a total of 61 points (16 of which are to be confirmed). If the development achieves 61 points then it will have met the policy requirements of Clause 22.19 however it is considered that this is still speculative at this stage. Further justification regarding the unconfirmed 16 points should be encouraged so the policy objectives of Clause 22.19 can be achieved.

6.6. Engineering matters

There are a number of civil and traffic matters that have been raised relating to internal parking layout arrangements and vehicle access. It is considered that these matters can be resolved through conditions of permit.

11 motorcycle spaces have been provided within the development. ESG have indicated they are very supportive of this number which exceeds their recommended requirements of 10 spaces.

7. OFFICER RECOMMENDATION

That a letter be sent to DTPLI advising that the Melbourne City Council does not object to the application subject to the following conditions being considered for the permit:

Amended Plans

1. Prior to the commencement of the development on the land, two copies of plans, drawn to scale must be submitted to the Responsible Authority and in consultation with Melbourne City Council, generally in accordance with the plans referred by DELWP on 6 April 2016 but amended to show:
 - a. Modifications to the Francis Street ground level façade to improve activation to the public realm and reduce the extent of exposed services and vehicle entries.
 - b. Elevation design details at a scale of 1:50 of the Ground Level, including the through block link, Francis Street and Collins Street forecourt.
 - c. Additional details in regard to the features within the through block link which encourage an active inviting public space that is not simply a transit space but a place for pedestrians to dwell.
 - d. Exploration of active spaces along the western elevation of the through block link.

- e. Architectural fins refined to allow greater outlook and light penetration to the residential apartments.
- f. The provision of weather protection over Collins Street.
- g. Refinement of operable glazing to the full western ground floor elevation between the through block link and arts space which minimises physical obstruction between the columns, which could include pivot doors or similar.
- h. Access to all bicycle spaces is convenient and safe.
- i. Any changes required as a result of any recommendations contained in the revised amended environmental wind assessment.
- j. Any changes required as a result of the recommendations within the acoustic report as required by this permit.
- k. Any changes required as a result of the recommendations within the landscape plan as required by this permit.

The amended plans must be to the satisfaction of the Responsible Authority and when approved will be the endorsed plans of this permit.

Through block link amenity

- 2. Prior to the development, the applicant must demonstrate, to the satisfaction of the responsible authority, that the adjoining property at 608-610 Collins Street, Melbourne cannot be developed a manner which would negatively impact upon the amenity of the proposed north south through block link.

Legal Agreement

- 3. Prior to the commencement of the development, the owner of the land must enter into an agreement with the City of Melbourne pursuant to Section 173 of the Planning and Environment Act 1987 regarding the north south through block link between Francis Street and Collins Street (Link). The Agreement must:
 - a. provide that the Link will remain privately owned and controlled
 - b. require the Owner to maintain 24-hour unobstructed public access (7 days a week) to the Link
 - c. provide that the Owner is solely responsible for the care and maintenance of the Link at the Owners cost and to the satisfaction of Council
 - d. be to the satisfaction of the Council's Manager Engineering Services and Chief Legal Counsel.

The Owner must pay all of the City of Melbourne's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

Operational management plan (arts/community space)

- 4. Prior to the commencement of the use the applicant must submit an operational management plan for the ground level public art/community space describing:
 - a. Details of the proposed hours of operation of the publically accessible arts/community space.
 - b. Details of the future management/curation of the space and any other

- c. Security arrangements including the number of personnel and their hours of operation for times which security is required.

The management plan must be to the satisfaction of, and be approved by, Melbourne City Council. Once approved, the management plan will form a part of the endorsed documents under this permit. The operation of the use must be carried out in accordance with the endorsed operational management plan unless with the prior written consent of the Melbourne City Council.

Landscape plan

5. Prior to the commencement of the development, a revised detailed landscape plan prepared by a suitably qualified landscape architect, and in association with Melbourne City Council's Open Space Planning branch, must be submitted and approved by the Responsible Authority. This plan must include:
 - a. A schedule of all soft and hard landscaping and treatments including all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes and maturity, and quantities of each plant.
 - b. A schedule of all hardscape and urban design elements including, but not limited to, paving, retaining walls, lighting, seating, irrigation and public art.
 - c. Clear demarcation of public realm and private spaces, including arrangements for pedestrian, bicycle and vehicular circulation.
 - d. Response to water sensitive urban design principles and type of irrigation systems to be used.
 - e. Details of all landscaping works associated with the western boundary wall/green wall.

Street Trees

6. In accordance with Council's Tree Retention and Removal Policy, 2012, a Tree Protection Management Plan (TPMP) must be supplied to Urban Forest and Ecology to review and approve prior to any works commencement (demolition or construction) at the site.
7. The TPMP must be developed in accordance with AS 4970-2009 and follow the layout of Section 5 (i.e. General, Tree Protection Plan, Pre-construction, Construction stage and Post Construction). This must be prepared by a certified project arborist (minimum Australian Qualification Framework Level 5 and/or equivalent experience).
8. All TPMPs will be accompanied by a bond or bank guarantee totaling the combined tree amenity and ecological value of subject trees. This will be held against the council approved TPMP for the duration of the works. Council may withhold part or the entire bond or bank guarantee should damage be sustained to any Council tree as a direct result of development activities.

Acoustic

9. Prior to the commencement of the development, an acoustic report prepared by a qualified acoustic consultant must be submitted to and be to the satisfaction of the Responsible Authority. The report must provide for noise attenuation measures to achieve a maximum noise level of 45dB(A)Leq in unfurnished and uncarpeted habitable rooms with all windows and doors closed, unless there is no suitable air conditioning and/or mechanical ventilation, in which case the

maximum noise level of 45dB(A)Leq in unfurnished and uncarpeted habitable rooms must be achieved with all the windows half open and the doors closed. The report must be based on average external noise levels measured as part of a noise level assessment. The recommendations in the approved acoustic report must be implemented, at no cost to the Responsible Authority, prior to the occupation of the dwelling(s).

Traffic report

10. Prior to the commencement of the development, a revised Traffic and Transport Assessment must be submitted to and be to the satisfaction of Melbourne City Council, Engineering Services providing further information/confirmation as follows:
 - a. Revised swept path diagrams are required, clearly showing the delineations of all kerbs, building lines, street infrastructure, signs, poles, tram stop kerbing, car parking spaces, etc., with key dimensions shown, in order to ensure that a 10.7m long truck is able to adequately manoeuvre both into/from Francis St, with sufficient clearances from all obstructions. If access by 12.5m trucks is required, swept path diagrams are requested demonstrating that these vehicles can undertake the required turning manoeuvres & independently access the 2 loading bays, while the adjacent bay is occupied by another loading vehicle, including both ingress/egress movements. Alternatively, access into the site should be restricted to 10.7m trucks, and a 12.5m truck should not be shown within the loading bay
 - b. Swept path diagrams that clearly show locations of kerbs/other infrastructure.
 - c. Detailed operation of the traffic signal system.
 - d. Confirmation that adequate height clearance is provided within the internal loading bay and that trucks carrying the waste compactors have sufficient height clearance at the access control point.

Loading management plan

11. Prior to the commence of the development, a loading management plan should be prepared, to the satisfaction of Melbourne City Council, Engineering Services demonstrating the means in which both the deliveries & the waste collection activities could take place outside the morning/afternoon children's pick-up/set-down periods. The owner must reimburse Melbourne City Council for all costs associated with any parking changes.

Wind Assessment

12. Prior to the commencement of the development, an amended wind tunnel test and Environmental Wind Climate Assessment report of the development by a suitably qualified engineering consultant must be undertaken which takes in to consideration the requirements of Capital City Zone Schedule 1 and will achieve stationary wind criteria conditions along Collins Street (affected by Design and Development Overlay Schedule 1 A2) and within the north south through block link to the satisfaction of the Responsible Authority and Melbourne City Council.

Environmentally Sustainable Design

13. Prior to the commencement of the development, a revised Environmentally Sustainable Design (ESD) Statement shall be prepared by a suitably qualified

professional and submitted to the satisfaction of the Responsible Authority. The ESD Statement must provide further justification within regards to any unconfirmed points as outlined in the ADP Consulting: Engineering report dated 17 December 2015 to ensure that the policy objectives of Clause 22.19 can be satisfied.

14. The performance outcomes specified in the Environmentally Sustainable Design (ESD) Statement prepared by (specify person or accredited professional) and dated (insert date) for the development must be implemented prior to occupancy at no cost to the Responsible Authority or the City of Melbourne and be to the satisfaction of the Responsible Authority.

Any change during detailed design, which affects the approach of the endorsed ESD Statement, must be assessed by an accredited professional. The revised statement must be endorsed by the Responsible Authority prior to the commencement of construction.

Construction Management Plan

15. Prior to the commencement of each stage of the development, excluding demolition, bulk excavation, site preparation and retention works, soil remediation, piling, footings, ground beams and ground slabs, a detailed Construction Management Plan (CMP) must be prepared to and be approved by the City of Melbourne. All development must be carried out in accordance with the approved Construction Management Plan to the satisfaction of the City of Melbourne. The CMP must describe how the occupier of the subject land will manage the environmental, construction and amenity impacts associated with the construction of the development. The CMP must address the following:

- a) Staging of construction;
- b) Management of public access and linkages around the site during construction;
- c) Site access and traffic management (including any disruptions to adjoining vehicular and pedestrian access ways);
- d) Any works within the adjoining street network road reserves;
- e) Sediment control and site drainage;
- f) Hours of construction;
- g) Control of noise, dust and soiling of roadways;
- h) Discharge of polluted waters;
- 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.

Building appurtenances

16. All building plant and equipment on the roofs, balcony areas, common areas, public through fares must be concealed to the satisfaction of the Responsible Authority. The construction of any additional plant machinery and equipment, including but not limited to all air-conditioning equipment, ducts, flues, all exhausts including car parking and communications equipment shall be to the satisfaction of the Responsible Authority.
17. Any satellite dishes, antennas or similar structures associated with the development must be designed and located at a single point on each building in

the development to the satisfaction of the Responsible Authority, unless otherwise approved to the satisfaction of the Responsible Authority.

Civil works

18. All projections over the street alignment must be drained to a legal point of discharge in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services
19. 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 Melbourne City Council – Engineering Services. 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.
20. 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 Melbourne City Council – Engineering Services..
21. The footpaths adjoining the site along Collins Street and Francis Street must be reconstructed in sawn bluestone together with associated works including the renewal of kerb and channel and/or services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Melbourne City Council – Engineering Services..
22. Existing street levels in Collins Street and Francis Street must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from the Melbourne City Council – Engineering Services.
23. Existing public street lighting must not be altered without first obtaining the written approval of the Melbourne City Council – Engineering Services..
24. Existing street furniture must not be removed or relocated without first obtaining the written approval of the Melbourne City Council – Engineering Services..
25. All street furniture such as street litter bins recycling bins, seats and bicycle rails must be supplied and installed on Collins Street and Francis Street footpaths outside the proposed building to plans and specifications first approved by the Melbourne City Council – Engineering Services.

Lighting

26. All public lighting must conform to AS1158, AS3771 and The Public Lighting Code September 2001 to the satisfaction of the Melbourne City Council – Engineering Services. All light poles and specifications first approved by the City of Melbourne (Engineering Services).

Waste

27. Prior to the commencement of the development or any stage (excluding bulk excavation and demolition) a Waste Management Plan (WMP) shall be prepared and submitted to the City of Melbourne (Engineering Services). The WMP should detail waste storage and collection arrangements and be prepared with reference to the City of Melbourne Guidelines for Preparing a Waste Management Plan. Waste storage and collection arrangements must not be altered without prior consent of the Melbourne City Council – Engineering Services.

28. No garbage bin or surplus materials generated by the permitted use may be deposited or stored outside the site and bins must be returned to the garbage storage areas as soon as practicable after garbage collection.
29. The loading and unloading of vehicles and delivery of goods to and from the premises must at all times take place within the boundaries of the site.

Architect to be retained

30. Except with the consent of the Responsible Authority, Zaha Hadid Architects must be retained to complete and provide architectural oversight during construction of the detailed design as shown in the endorsed plans and endorsed schedule of materials to the satisfaction of Responsible Authority.

Glazing

31. Glazing materials used on all external walls must be of a type that does not reflect more than 15% of visible light when measured at an angle of 90 degrees to the glass surface, to the satisfaction of the Responsible Authority.

3D Model

32. Before the development starts or as otherwise agreed with the Melbourne City Council an updated 3D digital model of the development and its immediate surrounds which reflects the required modifications under condition 1 of this permit, as appropriate, must be submitted to the Melbourne City Council and the City of Melbourne and be to the satisfaction of the Responsible Authority in conformity with the Department of Transport, Planning and Local Infrastructure Advisory Note 3D Digital Modelling. In the event that further substantial modifications are made to the building envelope a revised 3D digital model must be submitted to and be to the satisfaction of the Melbourne City Council.

Development time limit

33. This permit will expire if one of the following circumstances applies:
 - a. The development is not started within two years of the date of this permit.
 - b. The development is not completed within four 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

- a) All necessary approvals and permits are to be first obtained from the Melbourne City Council and the works performed to the satisfaction of the responsible authority – Manager Engineering Services Branch.