

Report to the Future Melbourne (Planning) Committee

Agenda item 6.5

**Ministerial Referral: TPMR-2016-14 - Demolition of the existing building and construction of a multi storey mixed use development
383 La Trobe Street, Melbourne**

20 September 2016

Presenter: Evan Counsel, Practice Leader Statutory Planning

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of a Ministerial Application for Planning Permit seeking approval to develop the land at 383 La Trobe Street, Melbourne (refer Attachment 2 – Locality plan).
2. The Department of Environment, Land, Water and Planning (DELWP) has referred the application to Council as a recommending referral authority.
3. The applicant is Sterling Global Pty Ltd (Aecom), the owner is Investa Listed Funds Management Ltd and the architect is Ateliers Jean Nouvel and Architectus.
4. It is proposed to demolish the existing building and construct a multi-storey mixed-use development containing retail, residential hotel and dwellings, video art public arcade and pedestrian links throughout the site (refer Attachment 3 – Selected Plans). Specifically the proposal includes a podium height of 28.5 metres (5 storeys) and a tower component that is 242.50 metres (70 storeys).

Key issues

5. The key issues relate to height, built form, wind and the provision of public amenity improvements to allow for an exceedance of the specified site plot ratio of 24:1.
6. The proposed plot ratio of 29.1:1 exceeds 24:1 as required by Schedule 10 of the Design and Development Overlay (DDO10). A permit cannot be granted for buildings or works which exceed the site plot ratio unless the buildings and works achieve relevant policy requirements and 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.
7. The proposed development readily meets the podium height and setback requirements of DDO10 and the proposed built form offers a positive contribution beyond the immediate site to significantly enhance the precinct. The overall high quality of the architecture ensure that the built form presents a balanced and engaging design response at ground, podium and tower levels.
8. Public amenity improvements provided within the development include a new rear laneway (being a logical extension of Guilford Lane), and the reveal of the adjoining 'Mint' heritage wall through the ground level gallery space. Internally it is proposed to provide a central arcade which will house a series of curated video art screen displays. The central arcade is an expansive space entirely open to the public 24/7. The proposed public amenity improvements are supported and have been calculated and deemed to exceed that which would be required under the proposed controls as part of Amendment C270.
9. The proposal will make a positive contribution to the city and generally satisfies the requirements of the Melbourne Planning Scheme. Conditions have been included to predominantly address detailed matters relating to wind, street trees, and management (including curation) of new publically accessible spaces.

Recommendation from management

10. That the Future Melbourne Committee resolves to advise Department of Environment, Land, Water and Planning that the Melbourne City Council supports the application subject to the conditions outlined in the Delegate Report (Attachment 4).

Attachments:

1. Supporting Attachment (page 2 of 87)
2. Locality Plan (page 3 of 87)
3. Selected Plans (page 4 of 87)
4. Delegate Report (page 57 of 87)

Supporting Attachment

Legal

1. The Minister for Planning is the Responsible Authority for determining this application.
2. Council is a recommending referral authority under Section 55 of the *Planning and Environment Act 1987* and Clause 66 of the Melbourne Planning Scheme.

Finance

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

Conflict of interest

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

Stakeholder consultation

5. 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 who is the responsible authority.

Relation to Council policy

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

Environmental sustainability

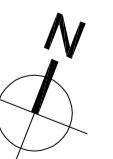
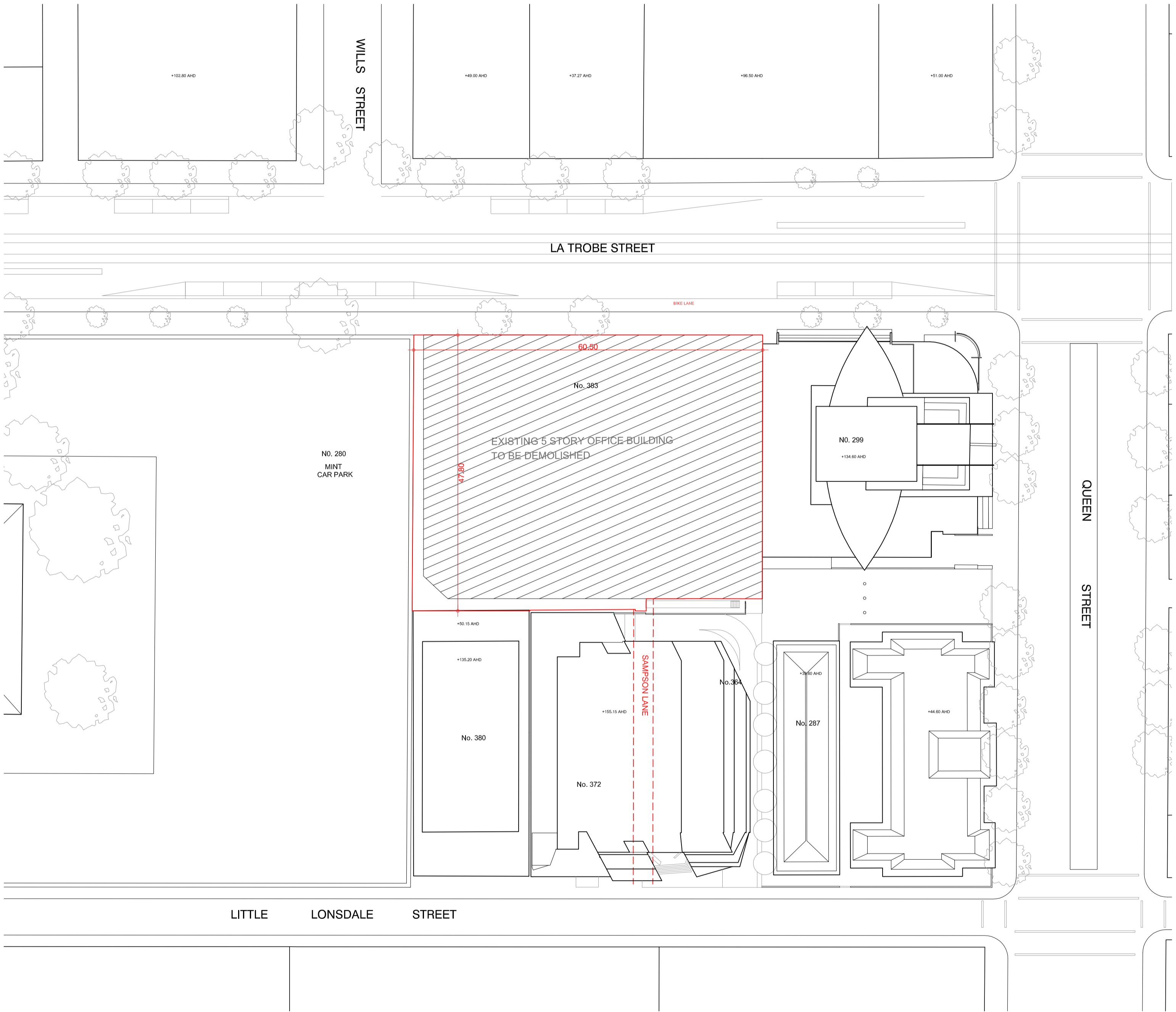
7. The application asserts a number of green initiatives to be incorporated into the design to achieve 4 Star Green Star. If a permit were to issue it is recommended that a condition require the development achieve a 5 Star Green Star rating.

Locality Plan

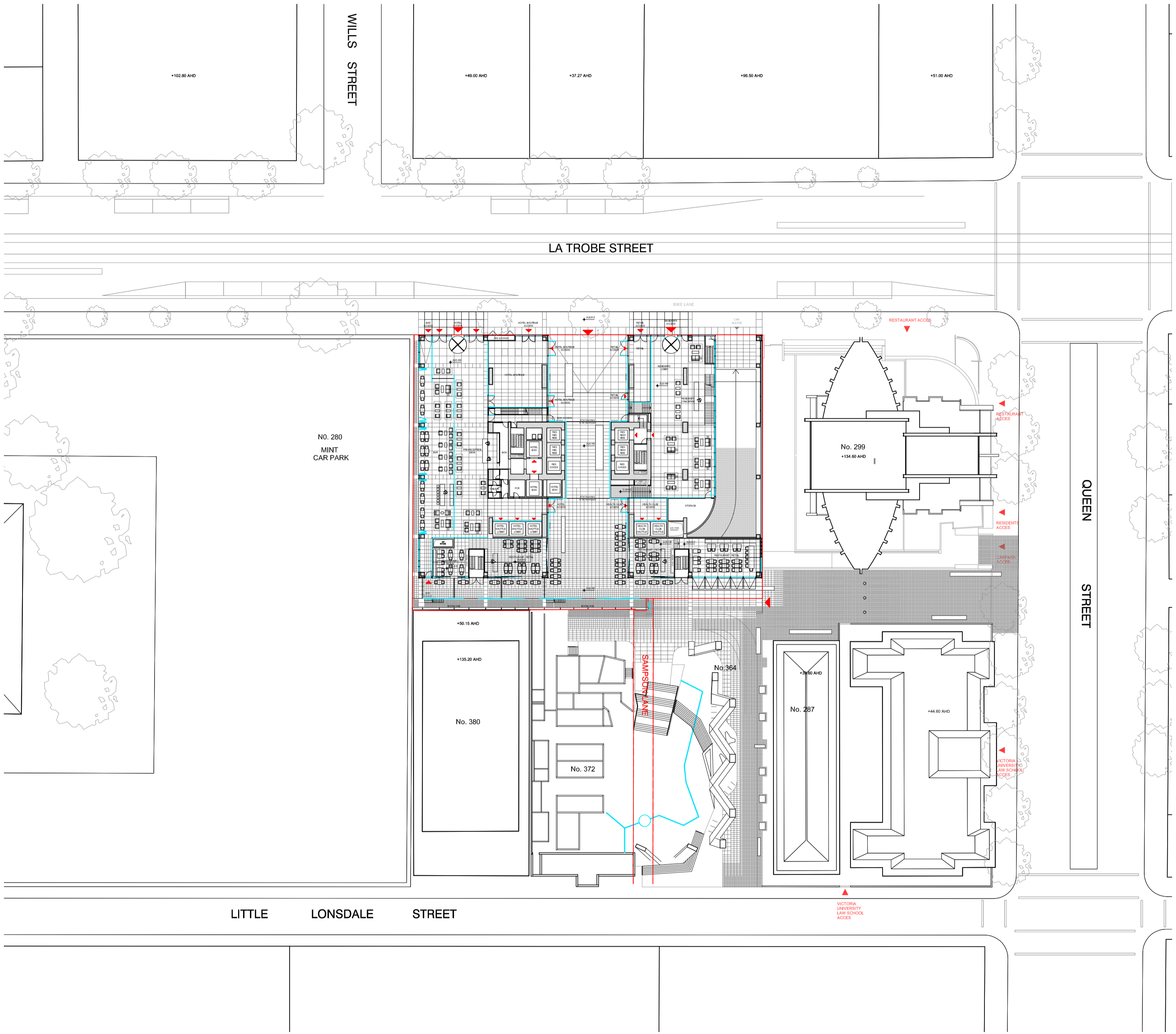
Attachment 2
Agenda item 6.5
Future Melbourne Committee
20 September 2016

383 La Trobe Street, Melbourne





383 La Trobe MELBOURNE	DEVELOPER Sterling Global <small>Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au</small>	TOWN PLANNING AECOM <small>L45, 80 Collyer Street, Melbourne VIC 3000 tel: +61 3 9513 8227 Zia.Cookson@aecom.com</small>	QUANTITY SURVEYING WT PARTNERSHIP <small>Level 4, 62 - 6 Riverside Quay, Southbank VIC 3006 tel: +61 3 9807 3077 joff@wtpartnership.com.au</small>	URBAN DESIGN OCULUS <small>Level 2, 23 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9670 0999 info@oculusinfo.com</small>	DRAWING TITLE DEVELOPMENT APPLICATION EXISTING CONDITIONS AND DEMOLITIONS		
	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CIVIL 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9622 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9698 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Broudie Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org</small>	SCALE 1/500 @A2	DATE 18.5.2016	FILE NAME 890-MLB-MASSE-1-500
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 978 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 1000 gavin.wood@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 501 Bourke St, Melbourne VIC 3000 tel: +61 3 9596 5116 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 11 Collyer Street, Melbourne VIC 3000 tel: +61 3 9698 5000 info@broached.com.au</small>	DRAWING NUMBER A0050	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Chagford Rd, South Okeleigh VIC 3181 tel: +61 3 9516 9682 lisa@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9698 5000 gerrard.fedrysh@arup.com</small>				



**383 La Trobe
MELBOURNE**

DEVELOPER Sterling Global Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	TOWN PLANNING AECOM 145, 81 Collyer Street Melbourne VIC 3000 tel: +61 3 9593 8227 Zia.Coleman@aecom.com	QUANTITY SURVEYING WT PARTNERSHIP Level 4, 62 - 6 Riverside Quay, Shepparton VIC 3630 tel: +61 3 5887 3077 jordan@wtpartnership.com.au	URBAN DESIGN OCULUS Level 2, 33 Guilford Lane, Melbourne VIC 3000 tel: +61 3 9670 0099 oculus@oculusinfo.com
DEVELOPMENT MANAGER Sinclair Brook 1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au	STRUCTURE / CIVIL 4D Workshop Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9593 6200 info@4dworkshop.com.au	FACADE ENGINEER ARUP Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9598 5000 David.Andrew@arup.com	PLACEMAKING VILLAGE WELL Level 1, 134 Broudie Street, Melbourne VIC 3000 tel: +61 3 9550 0000 info@villagewell.org
DESIGN ARCHITECT Ateliers Jean Nouvel 10, Cité d'Alger/Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS Level 22, 973 Blythe Street, Melbourne VIC 3000 tel: +61 3 9554 1000 gavin.stewart@wgeng.com.au	TRAFFIC ENGINEERING CARDNO Level 5/11, 111/113 St Albans VIC 3011 tel: +61 3 9478 1111 info@cardno.com.au	CURATION CONSULTANT BROACHED COMMISSIONS Level 1, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9600 0000 info@broached.com.au
EXECUTIVE ARCHITECT Architectus Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au	WIND ENGINEERING MEL CONSULTING 34 Chagford Rd, South Okeleigh VIC 3186 tel: +61 3 9516 9982 haz@melconsultants.com	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9598 5016 gerrard.feltham@arup.com	VICTORIA UNIVERSITY LAW SCHOOL ACCES

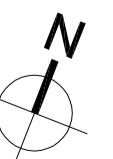
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EXECUTIVE ARCHITECT Architectus Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au	WIND ENGINEERING MEL CONSULTING 34 Chagford Rd, South Okeleigh VIC 3186 tel: +61 3 9516 9982 haz@melconsultants.com	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9598 5016 gerrard.feltham@arup.com	VICTORIA UNIVERSITY LAW SCHOOL ACCES

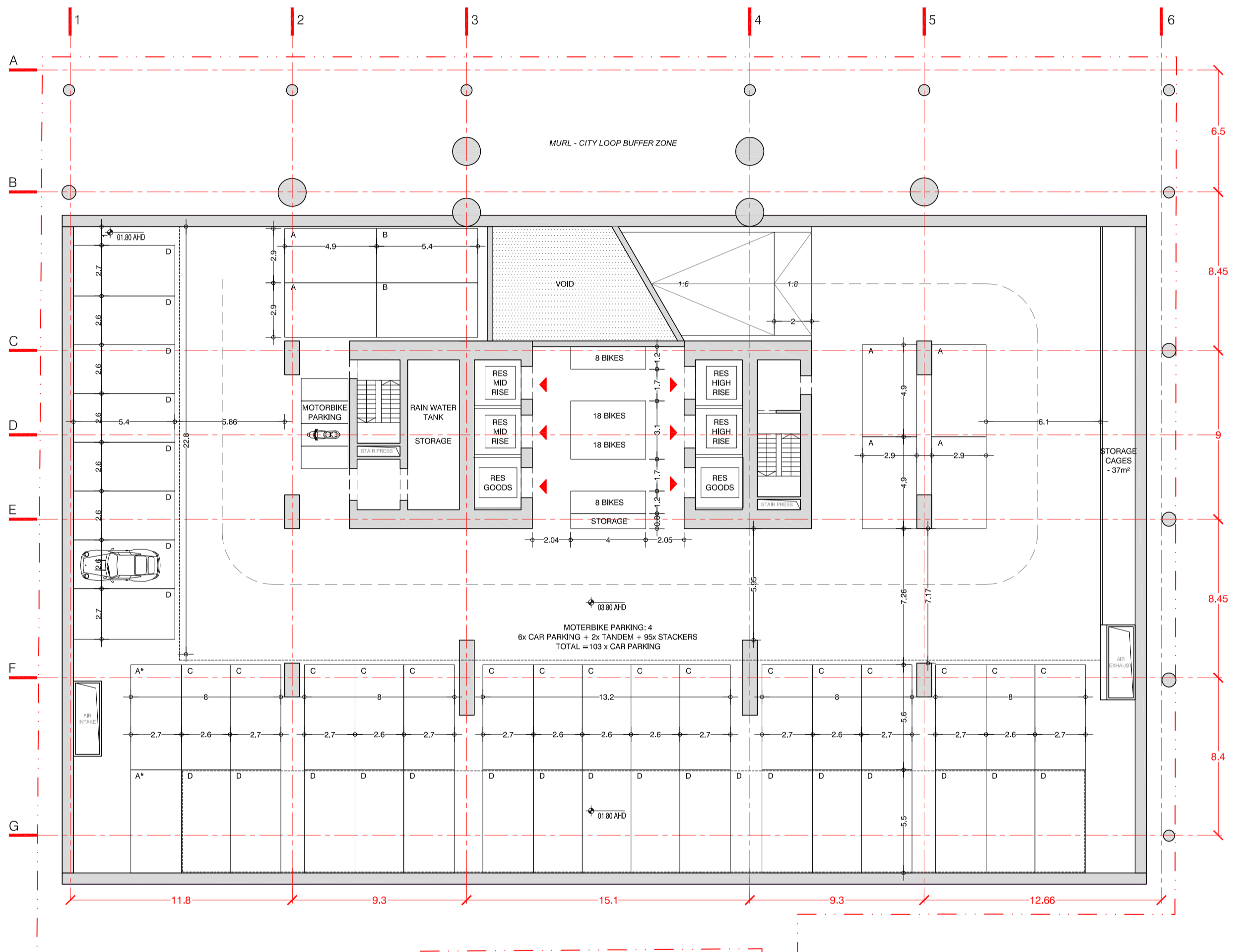
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EXECUTIVE ARCHITECT Architectus Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au	WIND ENGINEERING MEL CONSULTING 34 Chagford Rd, South Okeleigh VIC 3186 tel: +61 3 9516 9982 haz@melconsultants.com	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9598 5016 gerrard.feltham@arup.com	VICTORIA UNIVERSITY LAW SCHOOL ACCES

DRAWING TITLE DEVELOPMENT APPLICATION SITE PLAN WITH GROUND PLAN		
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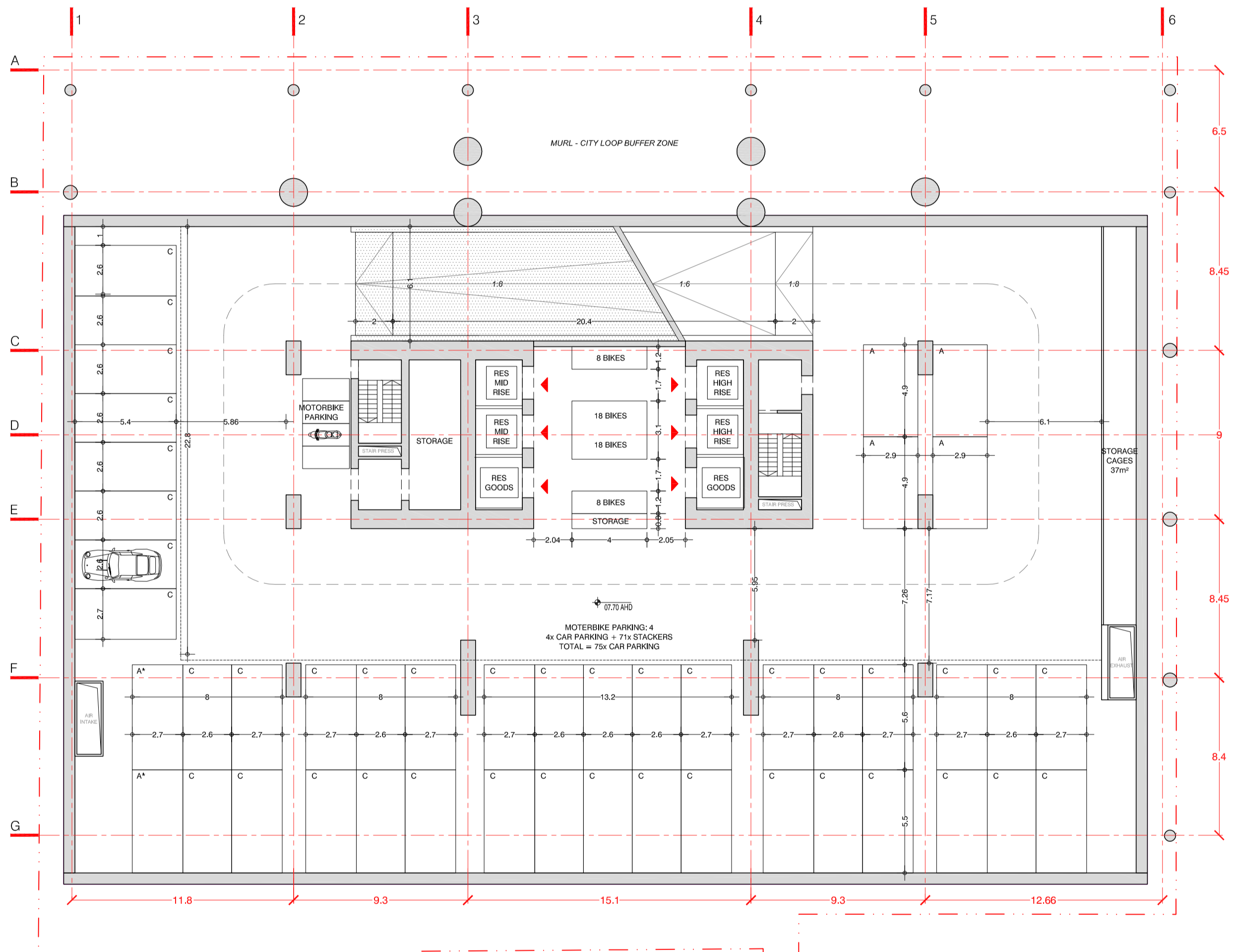
383 La Trobe MELBOURNE	DEVELOPER Sterling Global <small>Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au</small>	TOWN PLANNING AECOM <small>145, 81 Collyer Street Melbourne VIC 3000 tel: +61 3 9513 8227 Zia.Cookson@aecom.com</small>	QUANTITY SURVEYING WT PARTNERSHIP <small>Level 4, 62, 8 Riverside Quay, Shepparton VIC 3630 tel: +61 3 5887 3077 joff@wtpartnership.com.au</small>	URBAN DESIGN OCULUS <small>Level 2, 23 Guilford Lane, Melbourne VIC 3000 tel: +61 3 9675 0999 info@oculusinfo.com</small>	DRAWING TITLE DEVELOPMENT APPLICATION LANDSCAPE PLAN		
	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CIVIL 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 8622 6200 800.228888@4dworkshop.com.au</small>	FACADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9628 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 124 Broders Street, Melbourne VIC 3000 tel: +61 3 9650 0900 info@villagewell.org</small>	SCALE 1/500 @A2	DATE 18.5.2016	FILE NAME 890-MLB-LANDSCAPE-200
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VTI) WOOD & GRIEVE ENGINEERS <small>Level 22, 278 Bourke Street, Melbourne VIC 3000 tel: +61 3 8554 1000 gavin.wood@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 811 Bourke St, Melbourne VIC 3000 tel: +61 3 9628 5000 www.cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 11 Collier Street, Melbourne VIC 3000 tel: +61 3 9628 5000 info@broached.com.au</small>	DRAWING NUMBER A0090	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Cleveland Rd, South Okeleigh VIC 3186 tel: +61 3 8516 9682 ton@mclconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9628 5000 gerrard.fedryshyn@arup.com</small>				



LEGEND:
 A : CAR PARK
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 C : 2 CAR STACKERS
 D : 3 CAR STACKERS
 * : SINGLE HEIGHT STACKER

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 MELBOURNE**

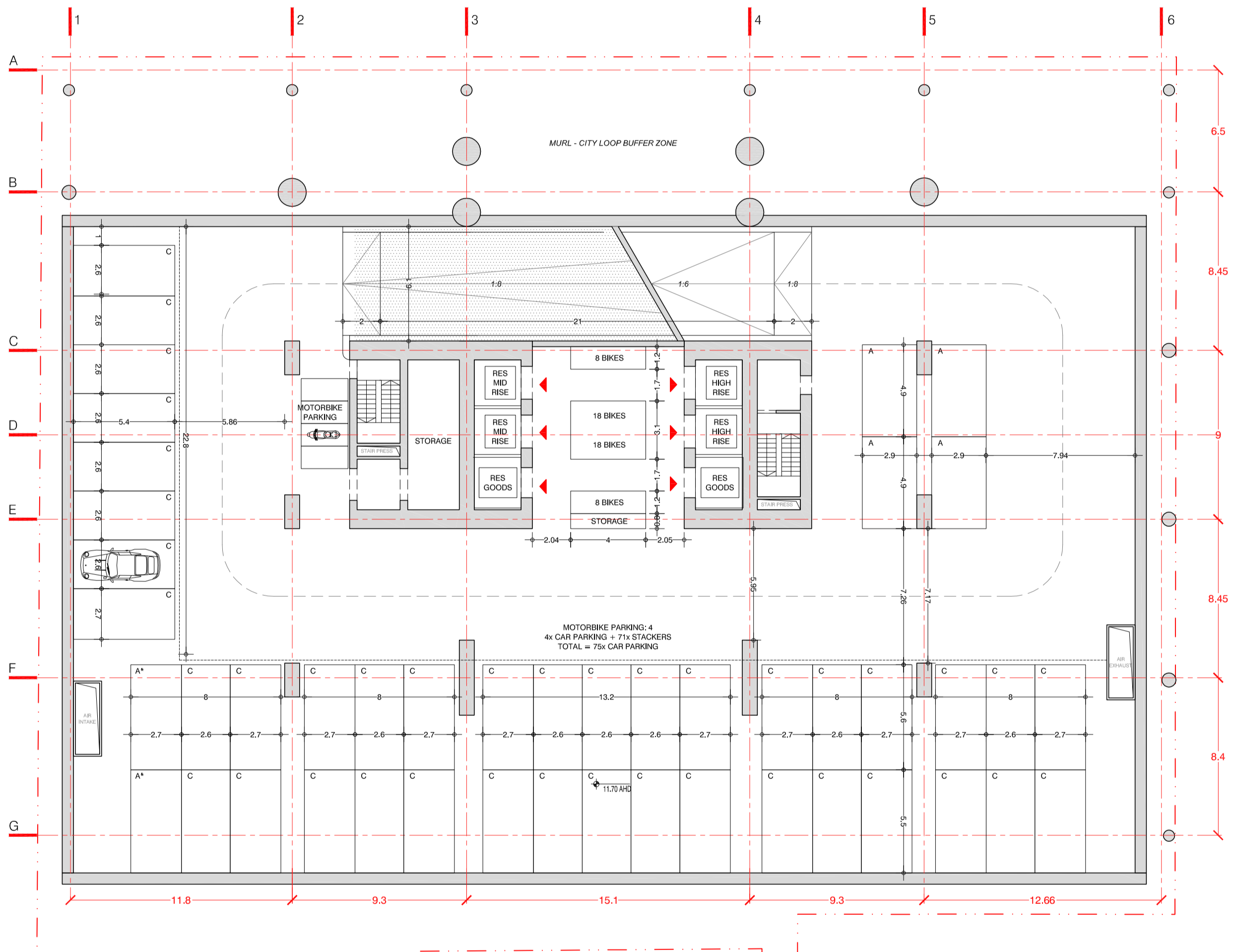
DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	TOWN PLANNING AECOM STRUCTURE / CML 4D Workshop BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS WIND ENGINEERING MEL CONSULTING	Lvl 80, 81 Collins Street, Melbourne VIC 3000 tel: +61 3 9551 8227 24.Collins@aecom.com	QUANTITY SURVEYING WT PARTNERSHIP FACADE ENGINEER ARUP TRAFFIC ENGINEERING CARDNO ACOUSTICS, ESD & WASTE MANAGEMENT ARUP	Lvl 4, 67 Riverside Quay, Southport, QLD 4215 tel: +61 3 9887 3077 jforbes@wtpartnership.com.au	Lvl 17, 1 Nicholson Street, Melbourne VIC 3000 tel: +61 3 9548 5000 David.Andrew@arup.com	Lvl 4, 67 Riverside Quay, Southport, QLD 4215 tel: +61 3 9887 3077 jforbes@wtpartnership.com.au	URBAN DESIGN OCULUS PLACEMAKING VILLAGE WELL CURATION CONSULTANT BROACHED COMMISSIONS	Lvl 2, 33 Guilford Lane, Melbourne VIC 3000 tel: +61 3 9670 0999 info@oculusinfo.com	Lvl 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9550 0000 info@villagewell.com	Lvl 1, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9593 0000 info@broached.com.au	DRAWING TITLE DEVELOPMENT APPLICATION PLAN BL 05/ +03.80 AHD RESIDENTS CAR PARKING-STACKER	SCALE 1/200 @ A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-BL05-PARKING
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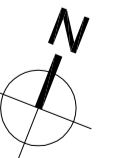
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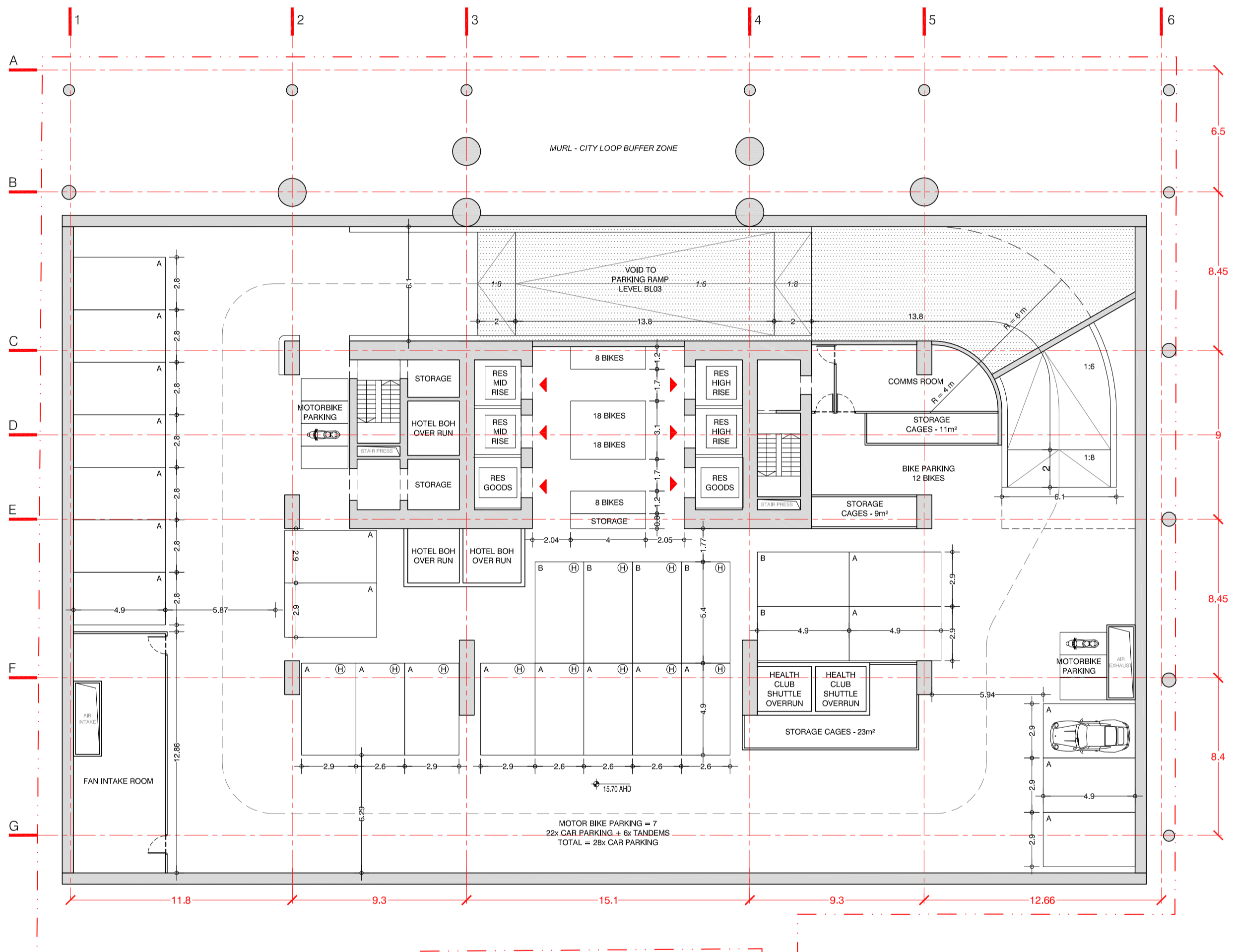
<h1 style="color: red; margin: 0;">383 La Trobe MELBOURNE</h1>	DEVELOPER Sterling Global <small>Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au</small>	TOWN PLANNING AECOM <small>145, 80 Collyer Street, Melbourne VIC 3000 tel: +61 3 9551 8227 zia.c@aecom.com.au</small>	QUANTITY SURVEYING WT PARTNERSHIP <small>Level 4, 67 Riverside Quay, Southport, QLD 4215 tel: +61 3 5887 3077 jforbes@wtpartnership.com.au</small>	URBAN DESIGN OCULUS <small>Level 2, 33 Guilford Lane, Melbourne VIC 3000 tel: +61 3 9670 0999 info@oculusinfo.com</small>	DRAWING TITLE DEVELOPMENT APPLICATION PLAN BL 04/ +07.70 AHD RESIDENTS CAR PARKING-STACKER		
	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 8888 john.brady@sinclairbrook.com.au</small>	STRUCTURE / CIVIL 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9601 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9458 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-BL04-PARKING
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger/Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 270 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.wood@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 801 Bourke St, Melbourne VIC 3000 tel: +61 3 9668 5116 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 110 Collins Street, Melbourne VIC 3000 tel: +61 3 9668 5116 info@broached.com.au</small>	DRAWING NUMBER A0095	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 mel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Cleveland Rd, South Okeleigh VIC 3186 tel: +61 3 8516 9682 helen@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne, VIC 3000 tel: +61 3 9668 5116 gerald.felshy@arup.com</small>				



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 * : SINGLE HEIGHT STACKER



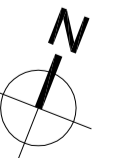
383 La Trobe MELBOURNE	DEVELOPER Sterling Global <small>Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au</small>	TOWN PLANNING AECOM <small>145, 80 Collyer Street, Melbourne VIC 3000 tel: +61 3 9593 8227 Zia.Culivern@aecom.com</small>	QUANTITY SURVEYING WT PARTNERSHIP <small>Level 4, 62, Riverside Quay, Southport, QLD 4215 tel: +61 3 5887 3077 jordan@wtpartnership.com.au</small>	URBAN DESIGN OCULUS <small>Level 2, 33 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9670 0999 info@oculusinfo.com</small>	DRAWING TITLE DEVELOPMENT APPLICATION PLAN BL 03/ +11.70 AHD RESIDENTS CAR PARKING-CONVENTIONAL		
	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.brady@sinclairbrook.com.au</small>	STRUCTURE / CIVIL 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9651 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9458 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-BL03-PARKING
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger/Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 270 Bunker Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.wood@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 4, 801 Bourke St, Melbourne VIC 3000 tel: +61 3 9668 5116 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 11 Collyer Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au</small>	DRAWING NUMBER A0096	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Chagford Rd, South Okeleigh VIC 3186 tel: +61 3 9516 9682 lisa@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9668 5116 gerrard.finch@arup.com</small>				

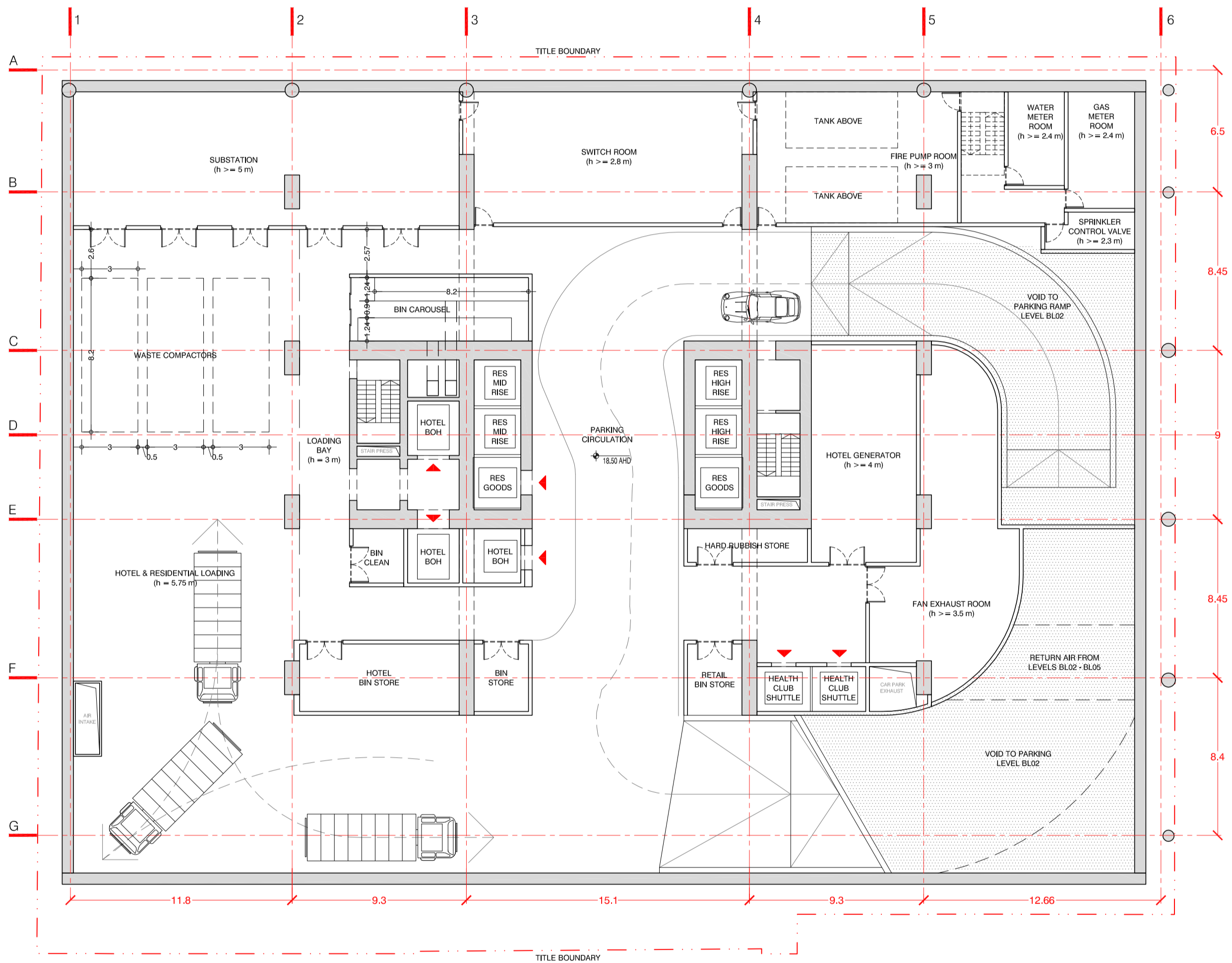


LEGEND:
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 B : TANDEM
 (H) : HOTEL PARK

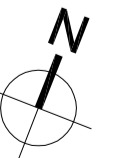
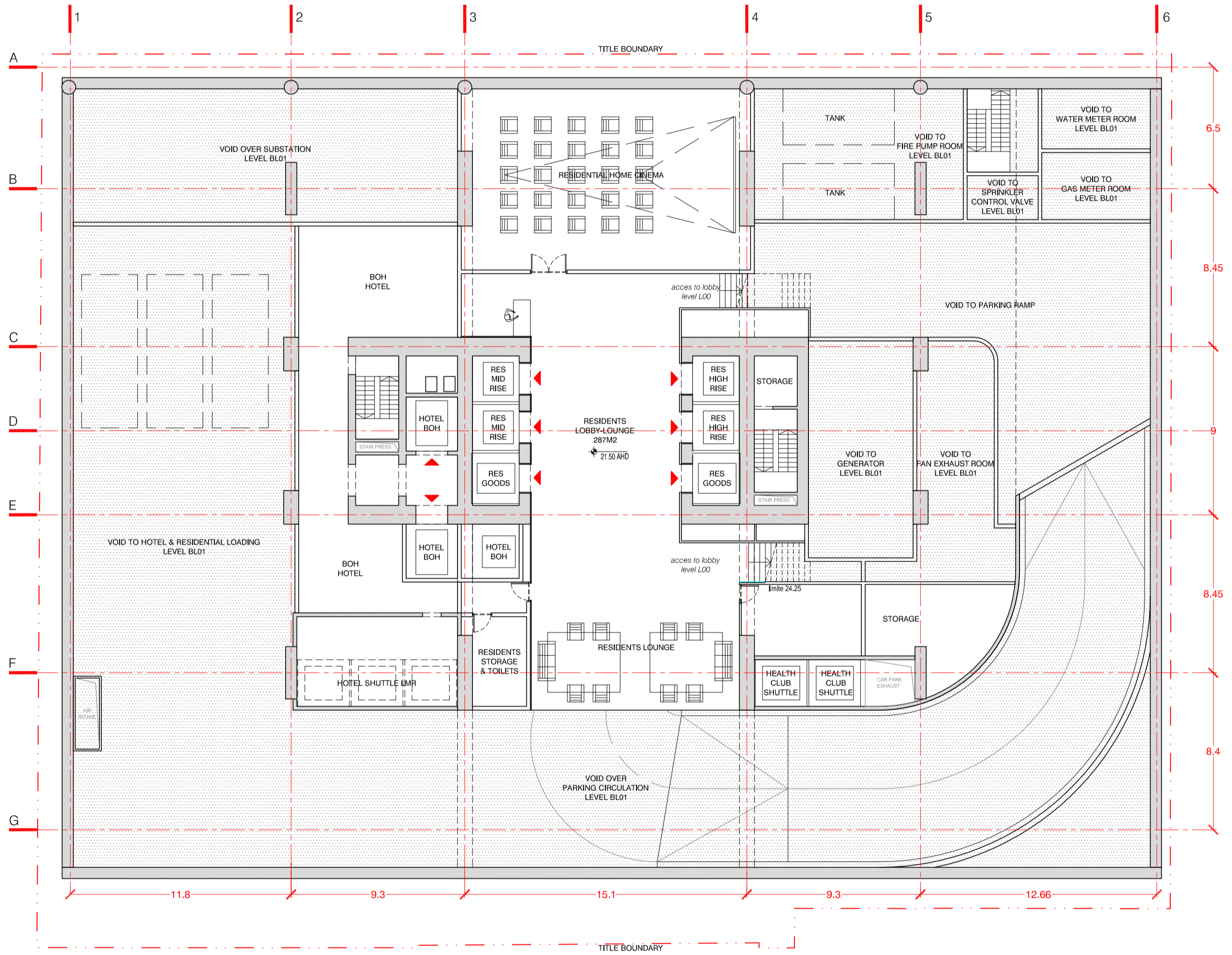
**383 La Trobe
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DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	TOWN PLANNING AECOM STRUCTURE / CML 4D Workshop BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS WIND ENGINEERING MEL CONSULTING	145, 81 Collyer Street, Melbourne VIC 3000 tel: +61 3 9512 8227 info@4dworkshop.com.au Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9551 4000 info@woodandgrieve.com.au 34 O'Connell Rd, South Melbourne VIC 3200 tel: +61 3 8516 9682 info@melconsultants.com	QUANTITY SURVEYING WT PARTNERSHIP FACADE ENGINEER ARUP TRAFFIC ENGINEERING CARDNO ACOUSTICS, ESD & WASTE MANAGEMENT ARUP	Level 4, 62, 4 Riverside Quay, Southport QLD 4215 tel: +61 3 9887 3077 info@wtpartnership.com.au Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9548 5000 info@arup.com.au Level 4, 81 Bourke St, Melbourne VIC 3000 tel: +61 3 9594 1788 info@cardno.com.au Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9598 5016 graham.feltham@arup.com	URBAN DESIGN OCULUS PLACEMAKING VILLAGE WELL CURATION CONSULTANT BROACHED COMMISSIONS	Level 2, 33 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9670 0999 info@oculusinfo.com.au Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9550 0000 info@villagewell.com Level 1, 111 Collyer Street, Melbourne VIC 3000 tel: +61 3 9594 1788 info@broached.com.au	DRAWING TITLE DEVELOPMENT APPLICATION PLAN BL 02/ +15.70 AHD SERVICES & CAR PARKING SCALE 1/200 @ A2 DATE 18.5.2016 DRAWING NUMBER A0097	FILE NAME 890-AJN-PLN-BL02-PARKING REV 00
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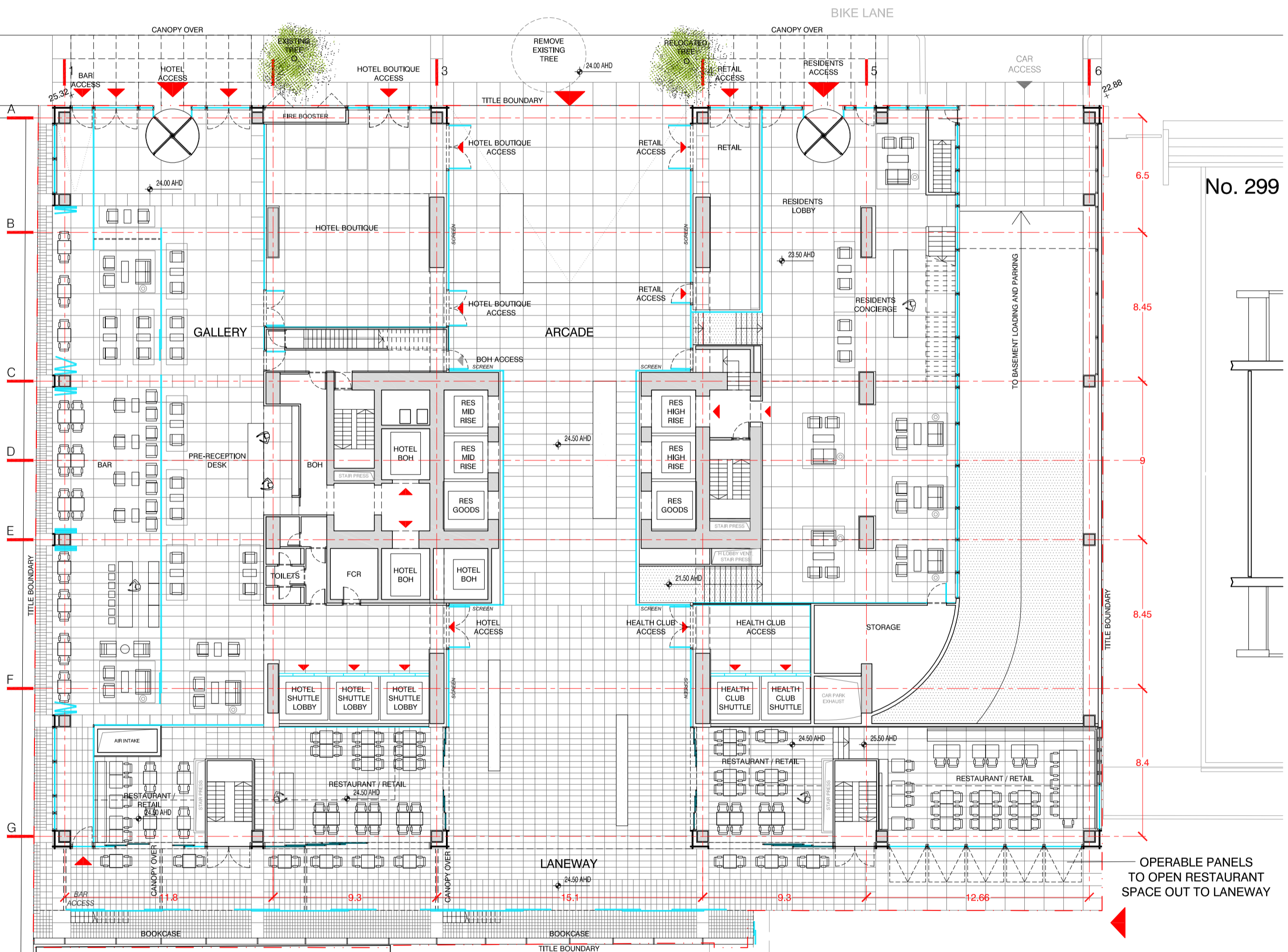


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	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CIVIL 4D Workshop <small>Ground Floor, 164 Finders Lane, Melbourne VIC 3000 tel: +61 3 9502 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, Melbourne VIC 3000 tel: +61 3 9598 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9550 0000 info@villagewell.org</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-BL01-LOADING
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger/Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 278 Blythe Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.wood@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 801 Bourke St, Melbourne VIC 3000 tel: +61 3 9516 1788 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 11 Collyer Street, Melbourne VIC 3000 tel: +61 3 9598 5000 info@broached.com</small>	DRAWING NUMBER A0098	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Cleveland Rd, South Ovensh VIC 3180 tel: +61 3 9516 9682 lisa@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3000 tel: +61 3 9598 5000 gerrard.fedry@arup.com</small>				



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	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CIVIL 4D Workshop <small>Ground Floor, 164 Finders Lane, Melbourne VIC 3000 tel: +61 3 9592 6200 info@4dworkshop.com.au</small>	FACADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9668 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9550 0000 info@villagewell.org</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L00-GROUND-FLOOR-RES
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger/Algeria - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 270 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.wood@gwg.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 5, 501 Bourke St, Melbourne VIC 3000 tel: +61 3 9616 1788 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 110 Collins Street, Melbourne VIC 3000 tel: +61 3 9629 5000 info@broached.com.au</small>	DRAWING NUMBER A0099	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Clarendon Rd, South Melbourne VIC 3129 tel: +61 3 9516 9982 haz@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9668 5016 gemma.felby@arup.com</small>				

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NO. 280

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+50.15 AHD

No. 380
+135.20 AHD

No. 372

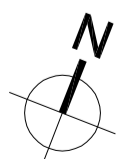
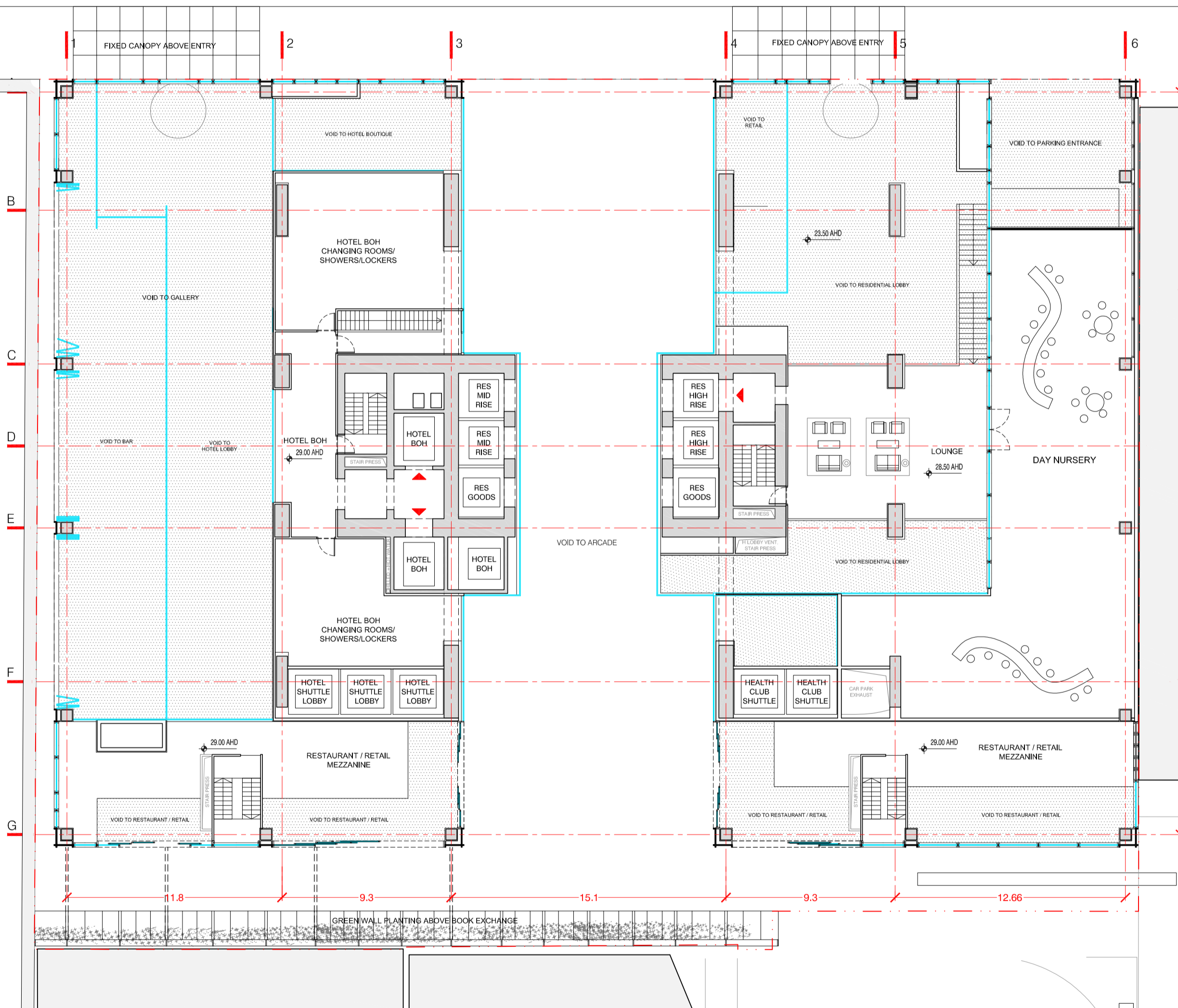
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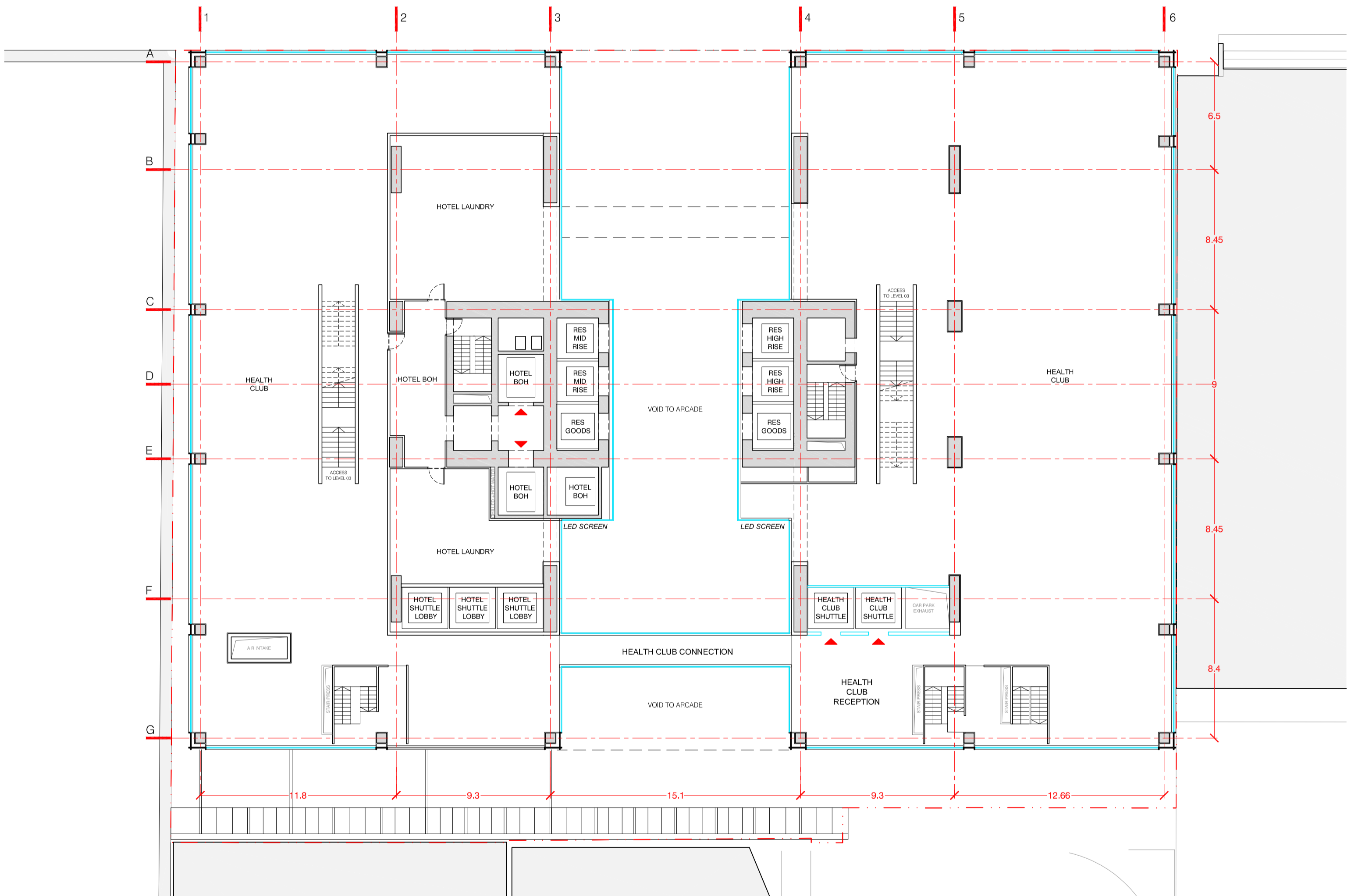
DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	TOWN PLANNING AECOM STRUCTURE / CIVIL 4D Workshop BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS WIND ENGINEERING MEL CONSULTING	QUANTITY SURVEYING WT PARTNERSHIP FACADE ENGINEER ARUP TRAFFIC ENGINEERING CARDNO ACOUSTICS, ESD & WASTE MANAGEMENT ARUP	URBAN DESIGN OCULUS PLACEMAKING VILLAGE WELL CURATION CONSULTANT BROACHED COMMISSIONS	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L00 +24.50 AHD HOTEL - LOBBY - PUBLIC ATRIUM SCALE 1/200 @A2 DATE 18.5.2016 FILE NAME 890-AJN-PLN-LOB-GROUND-FLOOR-HOTEL DRAWING NUMBER A0100 REV 00
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	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CIVIL 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9551 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9598 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Broudie Street, Melbourne VIC 3000 tel: +61 3 9550 0000 info@villagewell.org</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L01-NURSERY
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Algalianne - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 270 Blythe Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.wood@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 801 Bourke St, Melbourne VIC 3000 tel: +61 3 9516 1788 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 110 Glen Street, Melbourne VIC 3000 tel: +61 3 9550 0000 info@broached.com.au</small>	DRAWING NUMBER A0101	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Clarendon Rd, South Melbourne VIC 3129 tel: +61 3 9516 9982 lisa@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9598 5016 gemma.feltham@arup.com</small>				

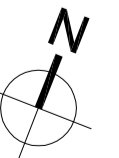
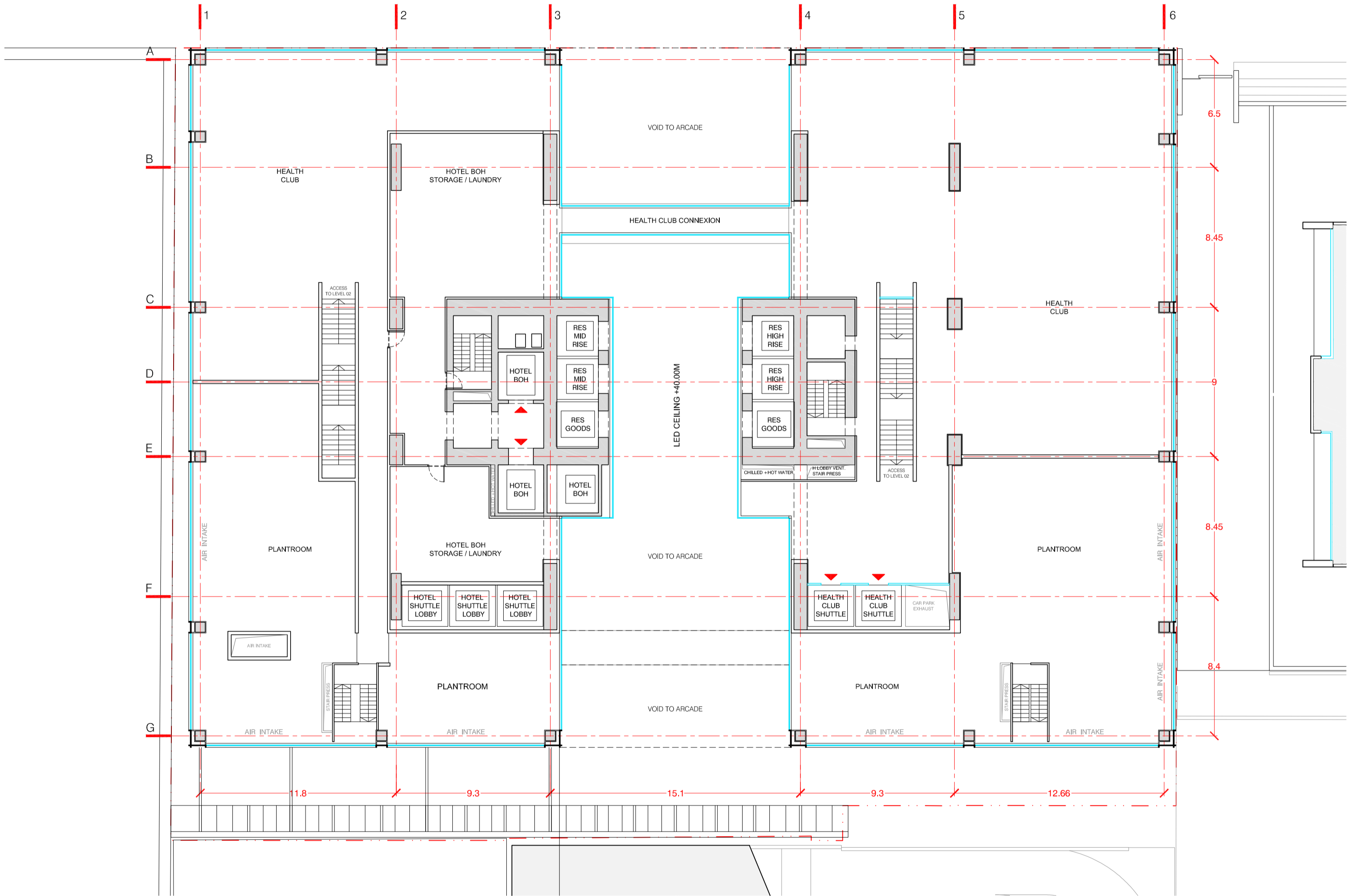
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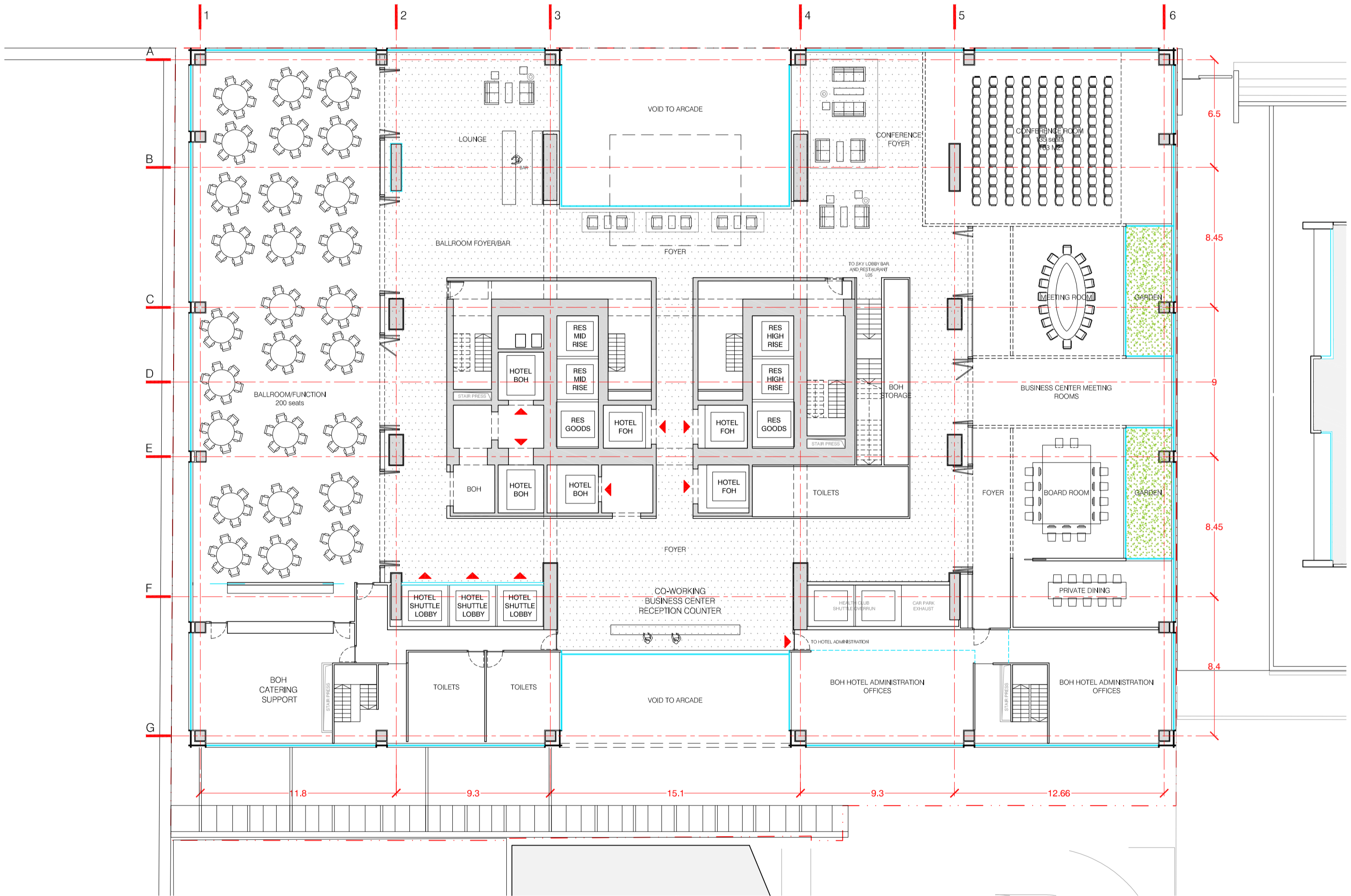
DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	TOWN PLANNING AECOM 145, 81 Collyer Street Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	QUANTITY SURVEYING WT PARTNERSHIP Level 4, 62, 4 Riverside Quay, Shepparton VIC 3630 tel: +61 3 5807 3077 jordan@wtpartnership.com.au	URBAN DESIGN OCULUS Level 2, 33 Guilford Lane, Melbourne VIC 3000 tel: +61 3 9605 0099 info@oculus.com.au	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L02 +33.50 AHD HOTEL - HEALTH CLUB			
	STRUCTURE / CML 4D Workshop Ground Floor, 164 Finders Lane, Melbourne VIC 3000 tel: +61 3 9601 6200 info.4d@4dworkshop.com.au	FAÇADE ENGINEER ARUP Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 David.Andrew@arup.com	PLACEMAKING VILLAGE WELL Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org	CURATION CONSULTANT BROACHED COMMISSIONS Level 1, 11 Collyer Street, Melbourne VIC 3000 tel: +61 3 9605 0000 info@broached.com.au	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L02-HEALTH CLUB
	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS Level 22, 278 Blythe Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.wood@gwe.com.au	TRAFFIC ENGINEERING CARDNO Level 6, 801 Bourke St, Melbourne VIC 3000 tel: +61 3 9616 1788 info@cardno.com.au	ACoustics, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9648 5000 gerrard.feltham@arup.com	WIND ENGINEERING MEL CONSULTING 34 Chagford Rd, South Ovenside VIC 3109 tel: +61 3 9516 9682 lisa@melconsultants.com	DRAWING NUMBER A0102	REV 00	
	WIND ENGINEERING MEL CONSULTING 34 Chagford Rd, South Ovenside VIC 3109 tel: +61 3 9516 9682 lisa@melconsultants.com	ACoustics, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9648 5000 gerrard.feltham@arup.com	WIND ENGINEERING MEL CONSULTING 34 Chagford Rd, South Ovenside VIC 3109 tel: +61 3 9516 9682 lisa@melconsultants.com	WIND ENGINEERING MEL CONSULTING 34 Chagford Rd, South Ovenside VIC 3109 tel: +61 3 9516 9682 lisa@melconsultants.com	DRAWING NUMBER A0102	REV 00	

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	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9638 9888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CIVIL 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9601 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L03-HEALTH CLUB
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger/Alger - 75011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 270 Blythe Street, Melbourne VIC 3000 tel: +61 3 954 4000 gavin.wood@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 801 Bourke St, Melbourne VIC 3000 tel: +61 3 9616 1788 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 110 Collins Street, Melbourne VIC 3000 tel: +61 3 9616 0000 info@broached.com.au</small>	DRAWING NUMBER A0103	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Caspary Rd, South Ovens Vic 3716 tel: +61 3 8516 9982 haz@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9648 5016 gemma.feltham@arup.com</small>				

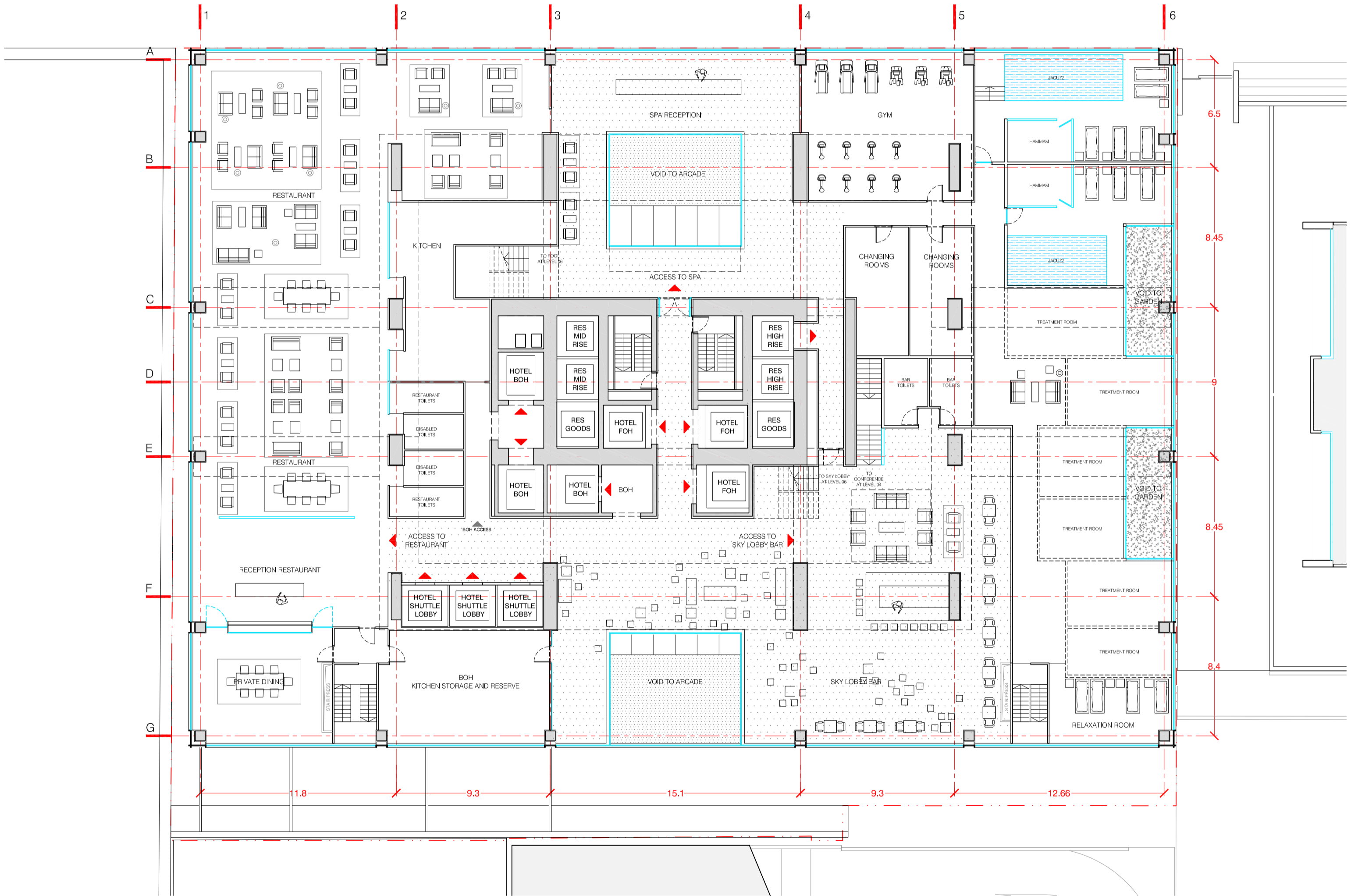
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DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	TOWN PLANNING AECOM 145, 81 Collyer Street Melbourne VIC 3000 tel: +61 3 9629 8388 info@aecon.com.au	QUANTITY SURVEYING WT PARTNERSHIP Level 4, 62, 4 Riverside Quay, Shepparton VIC 3630 tel: +61 3 5887 3077 jforbes@wtpartnership.com.au	URBAN DESIGN OCULUS Level 2, 33 Guilford Lane, Melbourne VIC 3000 tel: +61 3 9670 0999 info@oculusinfo.com.au	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L04 +42.50 AHD HOTEL CONFERENCE CENTER		
	STRUCTURE / CML 4D Workshop Ground Floor, 164 Finders Lane, Melbourne VIC 3000 tel: +61 3 9601 6200 info@4dworkshop.com.au	FACADE ENGINEER ARUP Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 David.Andrew@arup.com	PLACEMAKING VILLAGE WELL Level 1, 134 Broun Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org	CURATION CONSULTANT BROACHED COMMISSIONS Level 1, 110 Glen Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au	SCALE 1/200 @A2	DATE 18.5.2016
	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS Level 22, 270 Blythe Street, Melbourne VIC 3000 tel: +61 3 9554 4000 griev@woodandgrieve.com.au	TRAFFIC ENGINEERING CARDNO Level 4, 801 Bourke St, Melbourne VIC 3000 tel: +61 3 9646 1788 info@cardno.com.au	ACCOMMODATION CONSULTANT BROACHED COMMISSIONS Level 1, 134 Broun Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au	FILE NAME 890-AJN-PLN-L04-HOTEL-CONF. CENTER	DRAWING NUMBER A0104	REV 00
	WIND ENGINEERING MEL CONSULTING 34 Chagford Rd, South Okeleigh VIC 3186 tel: +61 3 9516 9682 info@melconsultants.com	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9648 5000 gemma.ford@arup.com	BOH HOTEL ADMINISTRATION OFFICES	DRAWING NUMBER A0104	REV 00	

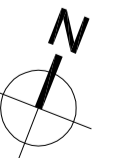
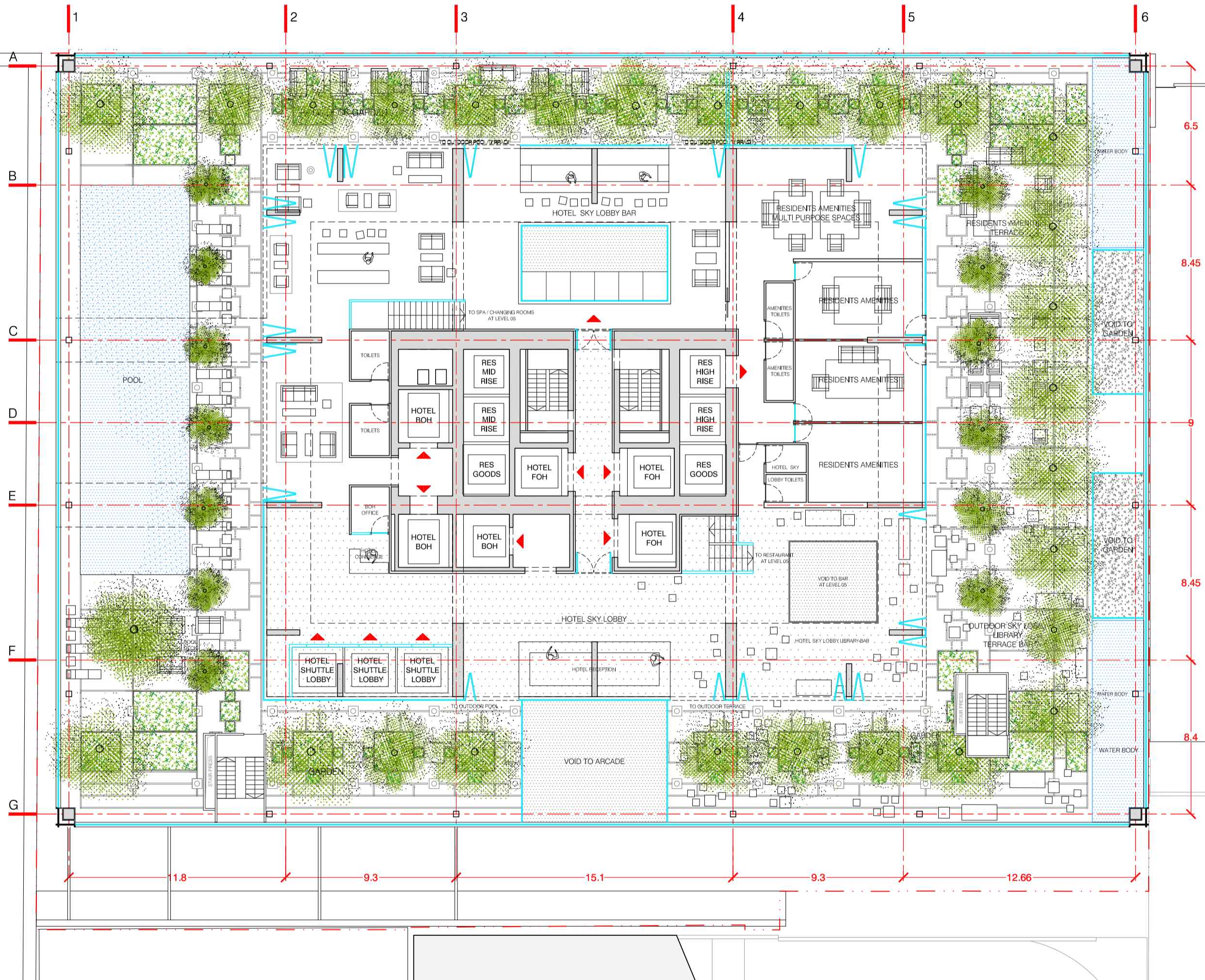
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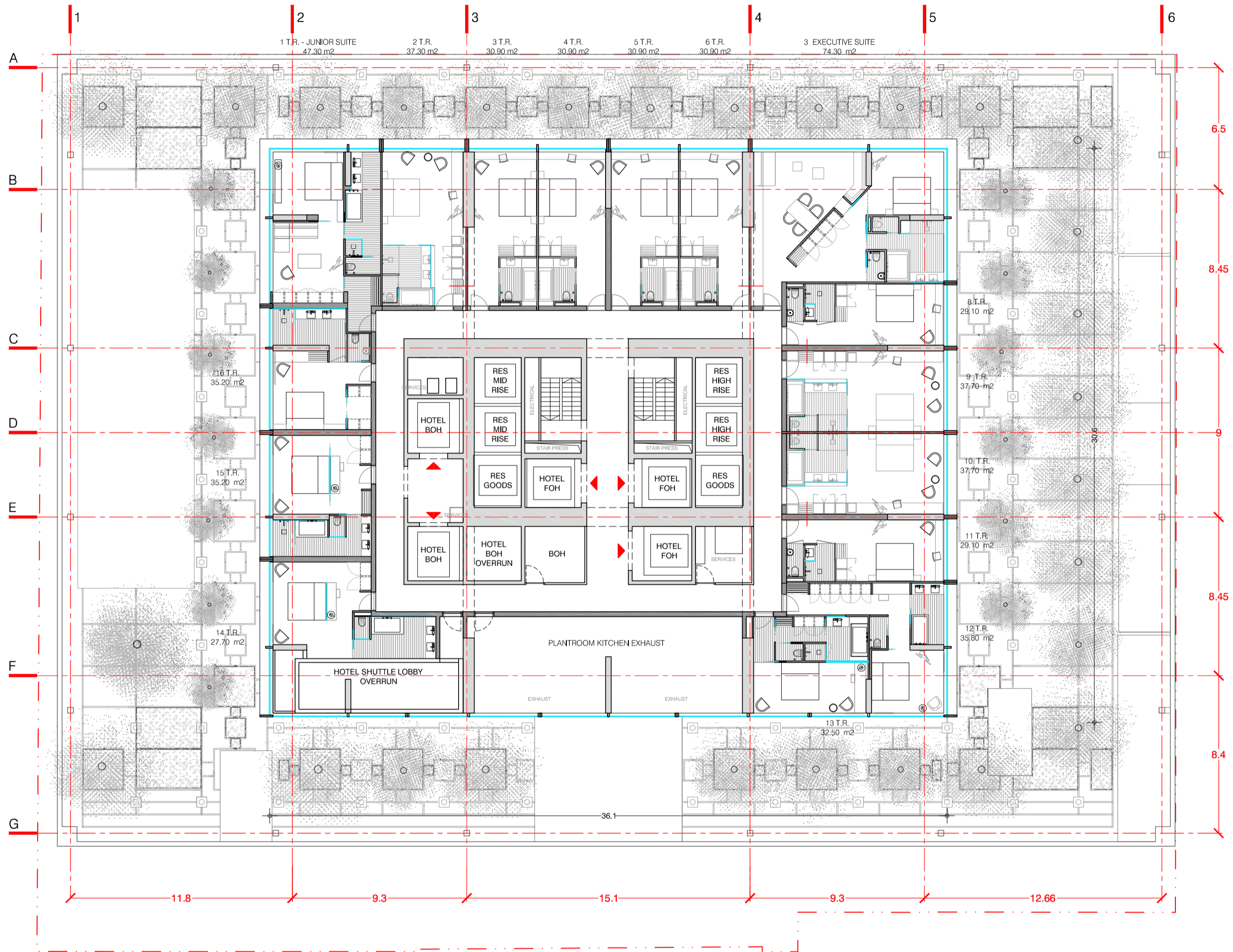
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DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	TOWN PLANNING AECOM 145, 81 Collyer Street Melbourne VIC 3000 tel: +61 3 9613 8227 Zia.Cookson@aecom.com	QUANTITY SURVEYING WT PARTNERSHIP Level 4, 62, Riverside Quay, Southport, QLD 4215 tel: +61 3 5887 3077 jforbes@wtpartnership.com.au	URBAN DESIGN OCULUS Level 2, 33 Guilford Lane, Melbourne VIC 3000 tel: +61 3 9675 0999 info@oculusinfo.com.au	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L05 +47.00 AHD HOTEL RESTAURANT		
	1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9628 9888 john.bradbury@sinclairbrook.com.au	STRUCTURE / CIVIL 4D Workshop Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9602 6200 info@4dworkshop.com.au	FAÇADE ENGINEER ARUP Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 David.Anderson@arup.com	PLACEMAKING VILLAGE WELL Level 1, 134/136 Boro Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L05-HOTEL-RESTAURANT
	10, Clive #10 Argaluma - 75/111 BARRIE tel: +31 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE Level 22, 270 Blythe Street, Melbourne VIC 3000 tel: +61 3 9554 1000 gavin.wood@wog.com.au	TRAFFIC ENGINEERING CARDNO Level 6, 801 Bourke St, Melbourne VIC 3000 tel: +61 3 9646 6788 info@cardno.com.au	CURATION CONSULTANT BROACHED COMMISSIONS Level 1, 11 Collyer Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au	DRAWING NUMBER A0105	REV 00	
	Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au	WIND ENGINEERING MEL CONSULTING 34 Clarendon Rd, South Okeleigh VIC 3186 tel: +61 3 9516 9982 info@melconsultants.com	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9648 5016 gerald.finch@arup.com				

LA TROBE STREET

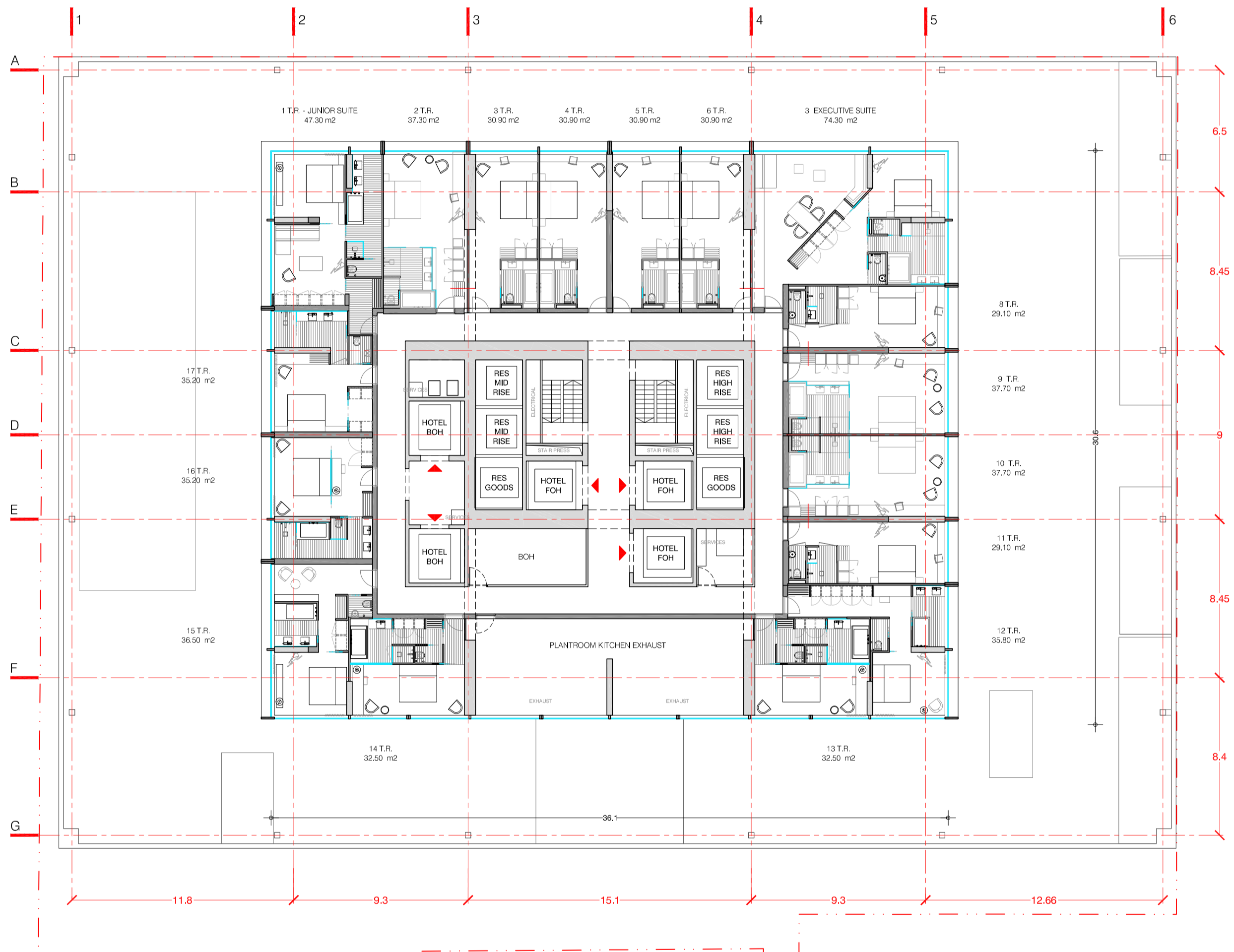


<p>383 La Trobe MELBOURNE</p>	<p>DEVELOPER Sterling Global Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au</p>	<p>TOWN PLANNING AECOM 145, 81 Collyer Street Melbourne VIC 3000 tel: +61 3 9593 8227 Zia.Clark@aecom.com</p>	<p>QUANTITY SURVEYING WT PARTNERSHIP Level 4, 62 - 6 Riverside Quay, Geelong VIC 3206 tel: +61 3 5887 3077 jordan@wtpartnership.com.au</p>	<p>URBAN DESIGN OCULUS Level 2, 33 Guilford Lane, Melbourne VIC 3000 tel: +61 3 9670 0999 info@oculusinfo.com.au</p>	<p>DRAWING TITLE DEVELOPMENT APPLICATION PLAN L06 +53.00 AHD HOTEL SKY LOBBY - AMENITIES</p>			
	<p>DEVELOPMENT MANAGER Sinclair Brook 1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9638 9888 john.brady@sinclairbrook.com.au</p>	<p>STRUCTURE / CIVIL 4D Workshop BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS Level 22, 270 Blythe Street, Melbourne VIC 3000 tel: +61 3 8554 4000 gavin.wood@4dworkshop.com.au</p>	<p>FAÇADE ENGINEER ARUP Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 David.Andrew@arup.com</p>	<p>PLACEMAKING VILLAGE WELL Level 1, 134 Bowers Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com.au</p>	<p>CURATION CONSULTANT BROACHED COMMISSIONS Level 1, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au</p>	<p>SCALE 1/200 @A2</p>	<p>DATE 18.5.2016</p>	<p>FILE NAME 890-AJN-PLN-L06-HOTEL-TERRACE</p>
	<p>DESIGN ARCHITECT Ateliers Jean Nouvel 10, Cité d'Algalianne - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</p>	<p>WIND ENGINEERING MEL CONSULTING 34 Cleveland Rd, South Okeleigh VIC 3186 tel: +61 3 9516 9982 lisa@mconsultants.com</p>	<p>TRAFFIC ENGINEERING CARDNO Level 4, 501 Bourke St, Melbourne VIC 3000 tel: +61 3 9614 1788 info@cardno.com.au</p>	<p>ACOUSTICS, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9668 5016 gemma.ford@arup.com</p>	<p>DRAWING NUMBER A0106</p>	<p>REV 00</p>		
	<p>EXECUTIVE ARCHITECT Architectus Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9620 5753 melbourne@architectus.com.au</p>							



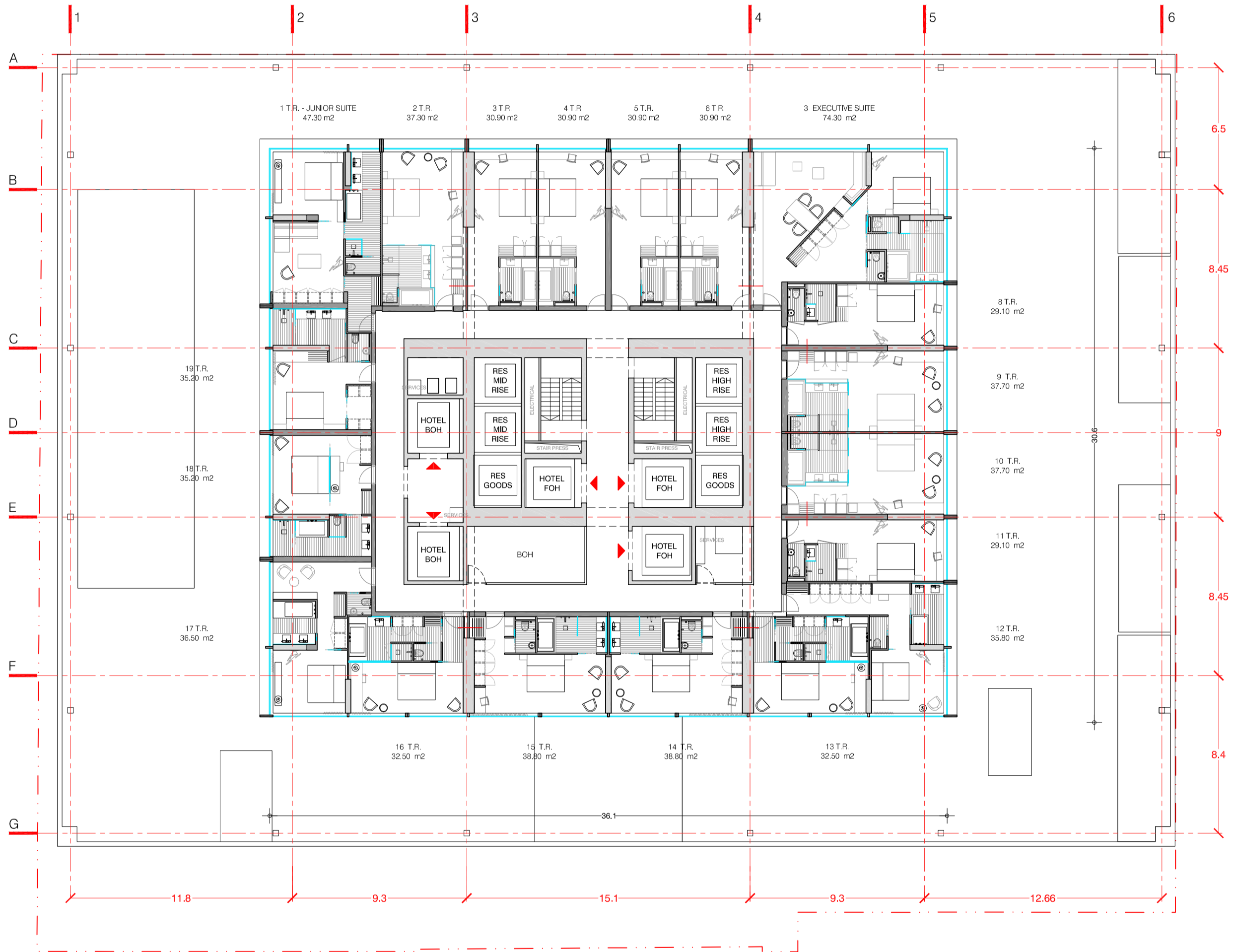
**383 La Trobe
MELBOURNE**

DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	TOWN PLANNING AECOM 145, 81 Coltrane Street Melbourne VIC 3000 tel: +61 3 9629 8388 info@aecom.com.au	QUANTITY SURVEYING WT PARTNERSHIP Level 4, 62, 4 Riverside Quay, Shepparton VIC 3630 tel: +61 3 9807 3077 jordan@wtpartnership.com.au	URBAN DESIGN OCULUS Level 2, 33 Guilford Lane, Melbourne VIC 3000 tel: +61 3 9605 0000 info@oculus.com.au	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L07 +57.50 AHD HOTEL GUESTROOMS		
	STRUCTURE / CML 4D Workshop Ground Floor, 164 Finders Lane, Melbourne VIC 3000 tel: +61 3 9602 6200 info@4dworkshop.com.au	FACADE ENGINEER ARUP Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 David.Andrew@arup.com	PLACEMENT VILLAGE WELL Level 1, 134 Broun Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com.au	CURATION CONSULTANT BROACHED COMMISSIONS Level 4, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au	SCALE 1/200 @A2	DATE 18.5.2016
	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS Level 22, 270 Bunker Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.woodward@wge.com.au	TRAFFIC ENGINEERING CARDNO Level 6, 801 Bourke St, Melbourne VIC 3000 tel: +61 3 9646 6100 info@cardno.com.au	PLACEMENT BROACHED COMMISSIONS Level 4, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au	FILE NAME 890-AJN-PLN-L07-HOTEL-GUESTROOMS	DRAWING NUMBER A0107	REV 00
	WIND ENGINEERING MEL CONSULTING 34 O'Connell Rd, South O'Connell VIC 3100 tel: +61 3 9516 9982 info@mconsultants.com	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9648 5000 gemma.ford@arup.com				



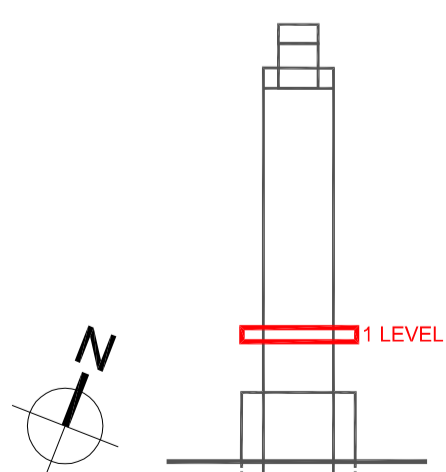
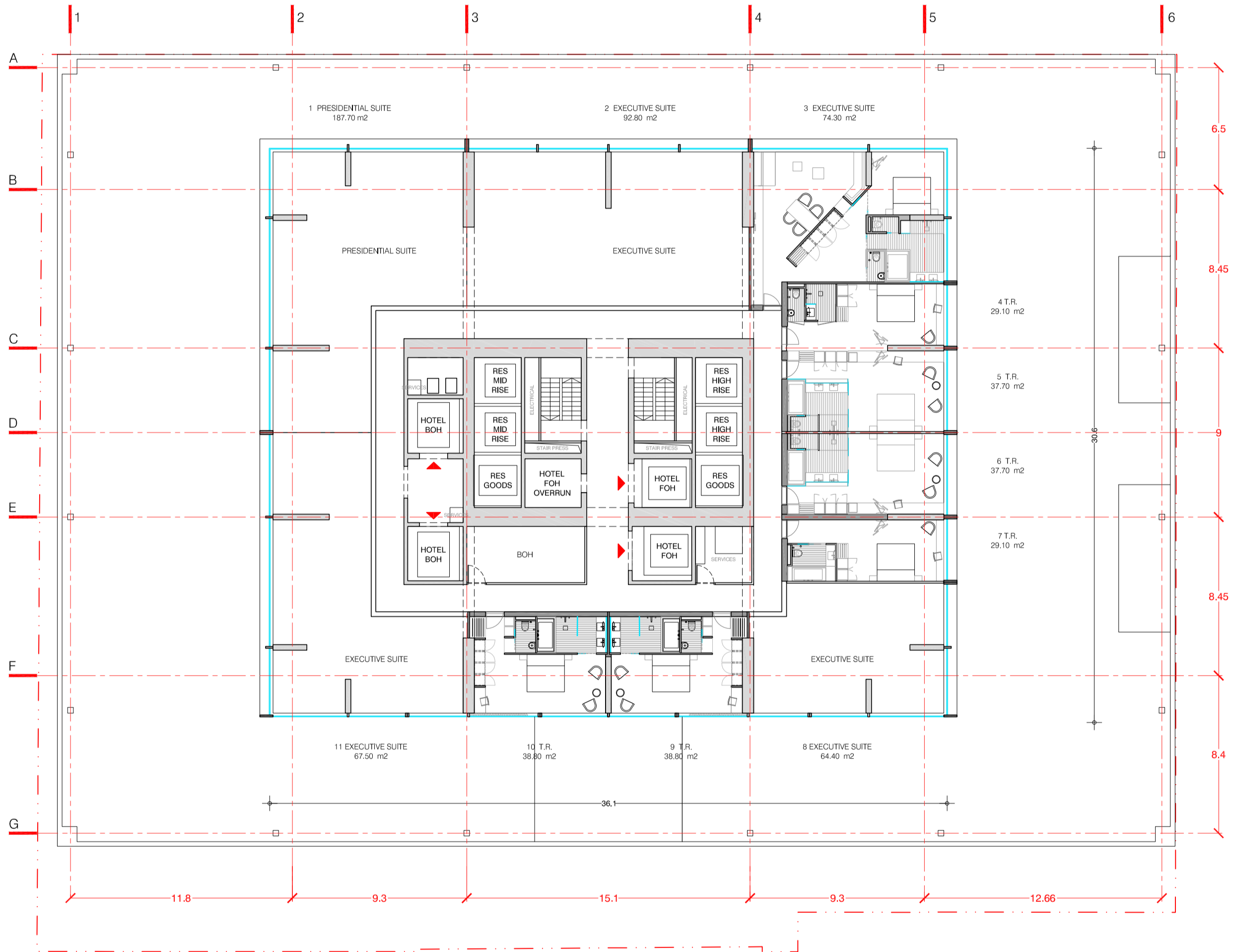
**383 La Trobe
MELBOURNE**

DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	DEVELOPER Sterling Global Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	TOWN PLANNING AECOM 145, 81 Collyer Street, Melbourne VIC 3000 tel: +61 3 9613 8227 z.c.c@aecom.com.au	QUANTITY SURVEYING WT PARTNERSHIP Level 4, 62, 4 Riverside Quay, Southport, Qld 4215 tel: +61 3 5807 3077 j.p@wtpartnership.com.au	URBAN DESIGN OCULUS Level 2, 33 Guilford Lane, Melbourne VIC 3000 tel: +61 3 9670 0999 info@oculusinfo.com.au	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L08 +60.00 AHD HOTEL GUESTROOMS		
	DESIGN ARCHITECT Ateliers Jean Nouvel 10, Ché d'Alger/Alger - 75 011 PARIS tel: +33 1 40 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com	STRUCTURE / CIVIL 4D Workshop Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9652 6200 info@4dworkshop.com.au	FAÇADE ENGINEER ARUP Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 david.andrew@arup.com	PLACEMAKING VILLAGE WELL Level 1, 134 Broun Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L08-HOTEL-GUESTROOMS
	EXECUTIVE ARCHITECT Architectus Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9620 5753 melbourne@architectus.com.au	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS Level 22, 270 Blythe Street, Melbourne VIC 3000 tel: +61 3 9554 1000 gavin.wood@wge.com.au	TRAFFIC ENGINEERING CARDNO Level 6, 801 Bourke St, Melbourne VIC 3000 tel: +61 3 9616 1788 info@cardno.com.au	CURATION CONSULTANT BROACHED COMMISSIONS Level 1, 11 Collyer Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au	DRAWING NUMBER A0108	REV 00	
	WIND ENGINEERING MEL CONSULTING 34 O'Connell Rd, South Melbourne VIC 3207 tel: +61 3 9516 9682 info@melconsultants.com	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9648 5000 gerald.fedryshyn@arup.com					

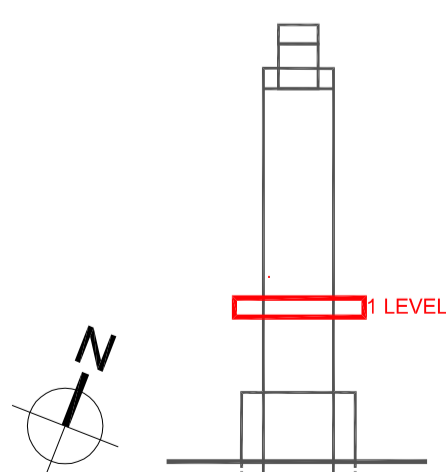
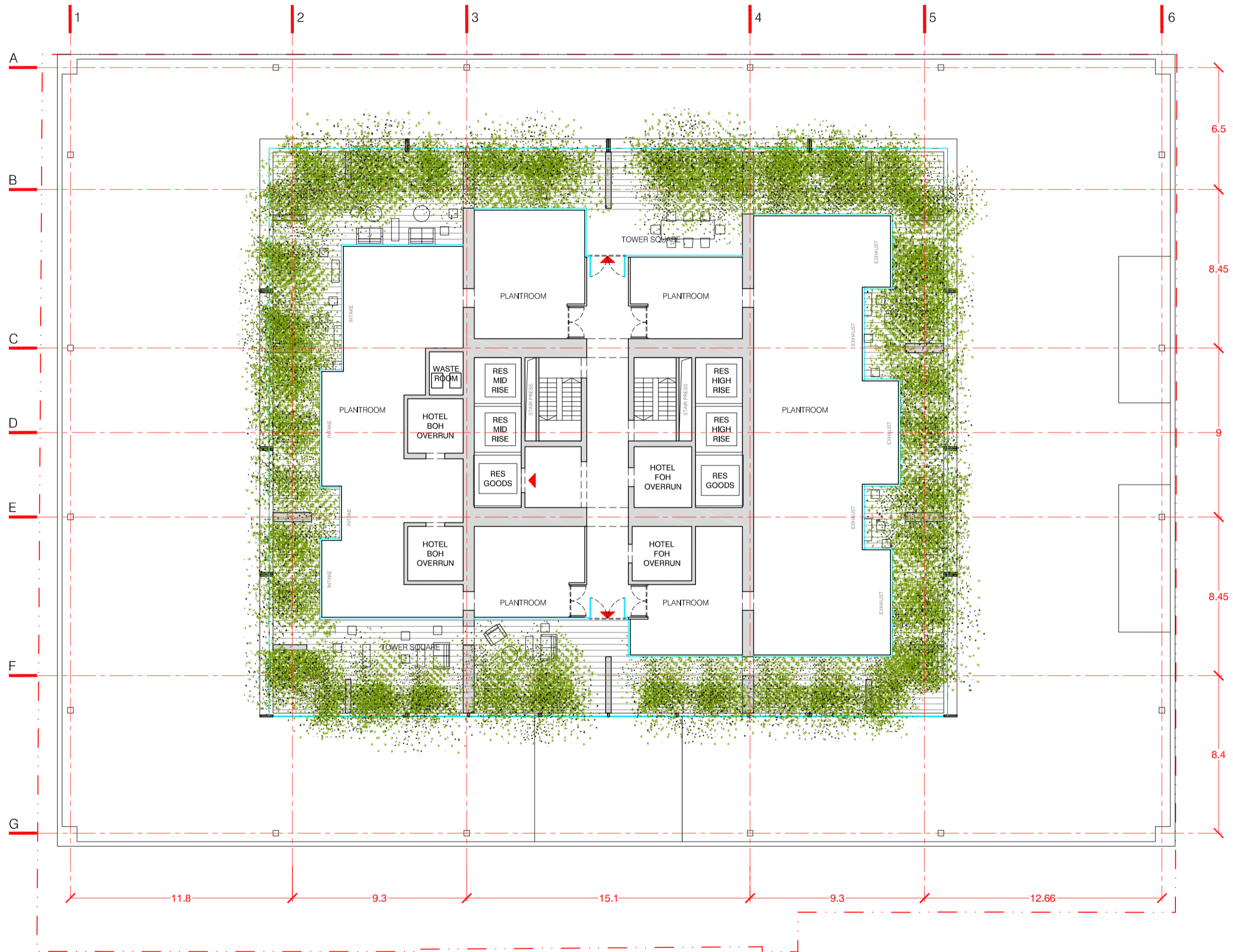


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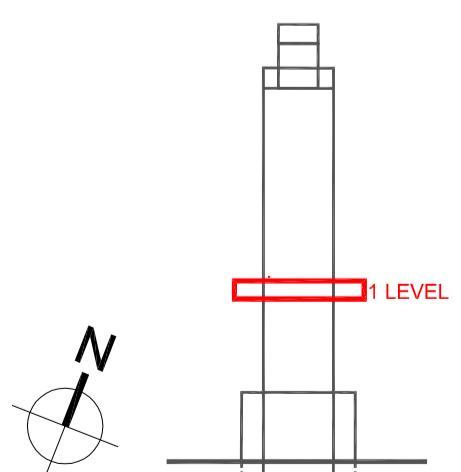
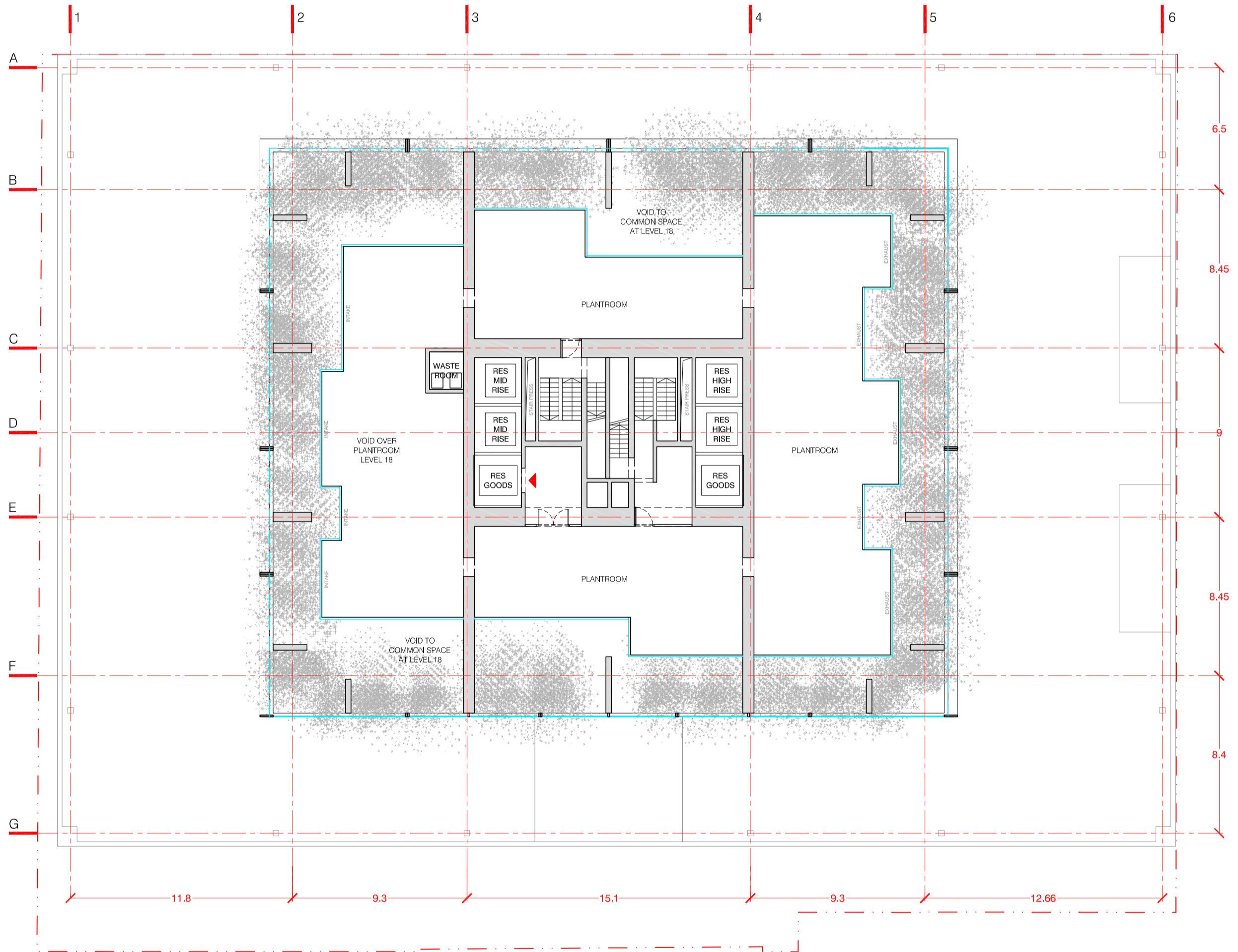
DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	TOWN PLANNING AECOM 145, 81 Coltrane Street, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	QUANTITY SURVEYING WT PARTNERSHIP Level 4, 62, 4 Riverside Quay, Shepparton VIC 3630 tel: +61 3 5887 3077 jordan@wtpartnership.com.au	URBAN DESIGN OCULUS Level 2, 33 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9670 0999 info@oculusinfo.com.au	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L09-L16 +63.50 - +84.50 AHD HOTEL GUESTROOMS			
	STRUCTURE / CIVIL 4D Workshop Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9652 6200 info@4dworkshop.com.au	FAÇADE ENGINEER ARUP Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9668 5000 David.Andrew@arup.com	PLACEMAKING VILLAGE WELL Level 1, 134 Broun Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org	CURATION CONSULTANT BROACHED COMMISSIONS Level 1, 11 Collyer Street, Melbourne VIC 3000 tel: +61 3 9668 5000 info@broachedcommissions.com	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L09-16-HOTEL-GUESTROOMS
	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS Level 22, 270 Blythe Street, Melbourne VIC 3000 tel: +61 3 9554 1000 gavin.wood@wge.com.au	TRAFFIC ENGINEERING CARDNO Level 6, 801 Bourke St, Melbourne VIC 3000 tel: +61 3 9668 5000 info@cardno.com.au	VILLAGE WELL BROACHED COMMISSIONS Level 1, 134 Broun Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9668 5000 gemma.fedryshyn@arup.com	DRAWING NUMBER A0109	REV 00	
	WIND ENGINEERING MEL CONSULTING 34 Cleveland Rd, South Ovenside VIC 3169 tel: +61 3 9516 9682 info@mconsultants.com						



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	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CML 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9601 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L17-HOTEL-SUITES
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger/Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 270 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.wood@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 601 Bourke St, Melbourne VIC 3000 tel: +61 3 9616 1788 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 110 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au</small>	DRAWING NUMBER A0107	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9620 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Clarendon Rd, South Okeleigh Vic 3186 tel: +61 3 8516 9682 lisa@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9668 5016 gerrard.fedryk@arup.com</small>				

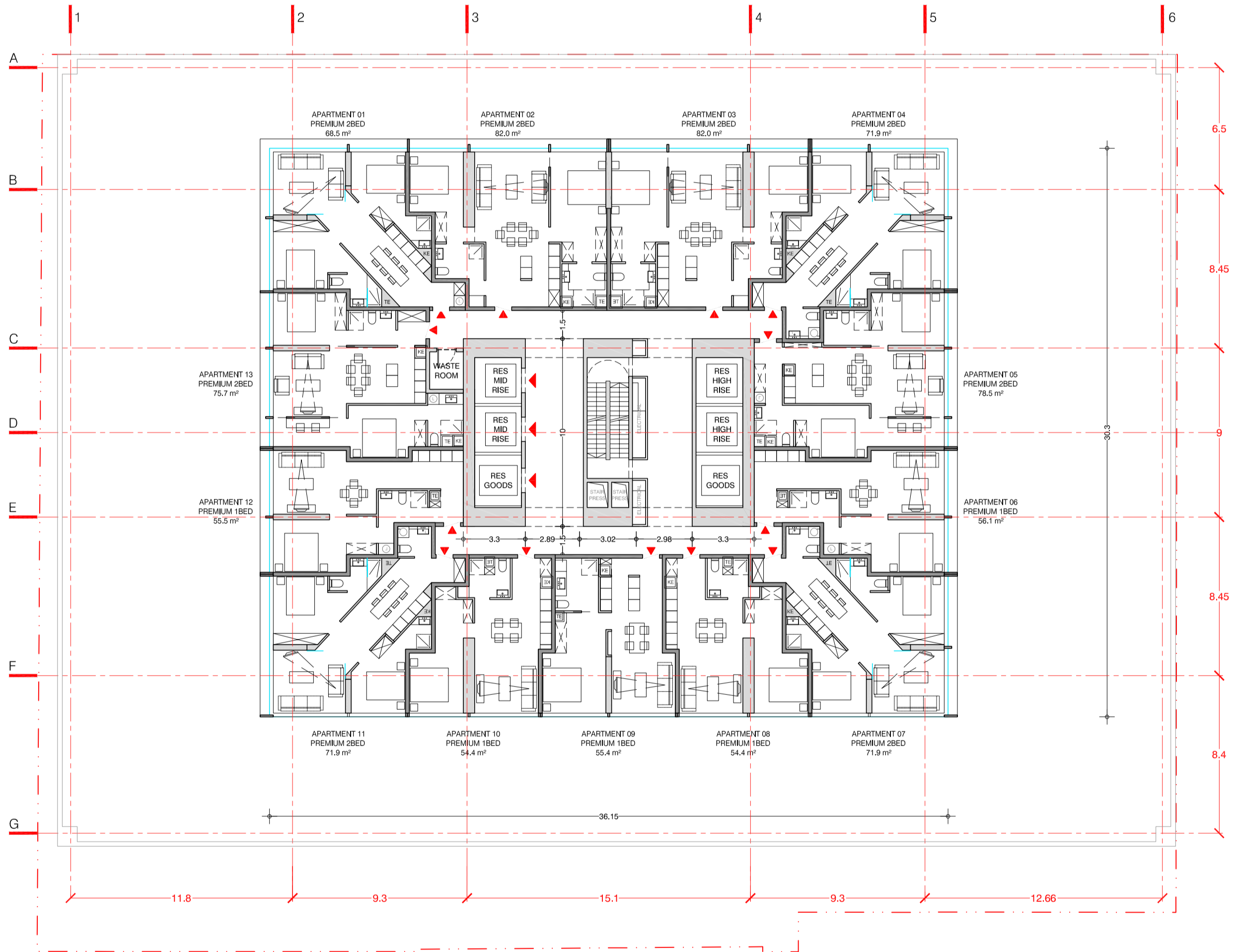


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	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.brady@sinclairbrook.com.au</small>	STRUCTURE / CML 4D Workshop <small>Ground Floor, 164 Finders Lane, Melbourne VIC 3000 tel: +61 3 9601 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L18-RES-MECHANICAL
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger/Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 270 Blythe Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.wood@gwg.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 801 Bourke St, Melbourne VIC 3000 tel: +61 3 9646 1788 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au</small>	DRAWING NUMBER A0108	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Chagford Rd, South Ovenshott Vic 3700 tel: +61 3 9516 9982 lisa@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne, Vic 3002 tel: +61 3 9668 5516 gemma.feltham@arup.com</small>				



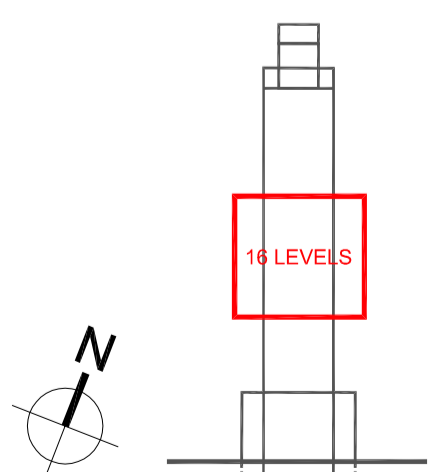
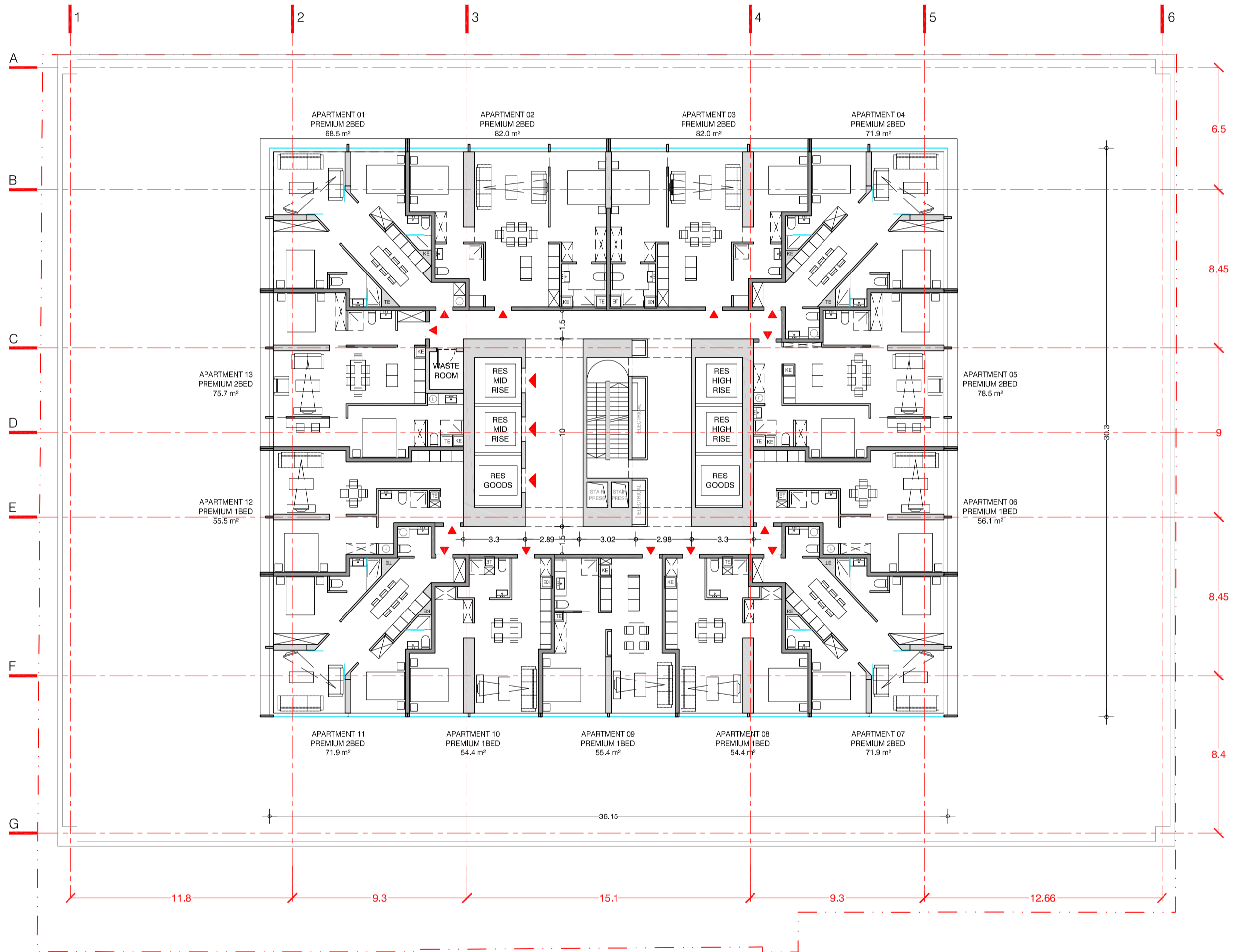
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DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	TOWN PLANNING AECOM STRUCTURE / CML 4D Workshop BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS WIND ENGINEERING MEL CONSULTING	QUANTITY SURVEYING WT PARTNERSHIP FACADE ENGINEER ARUP TRAFFIC ENGINEERING CARDNO ACOUSTICS, ESD & WASTE MANAGEMENT ARUP	URBAN DESIGN OCULUS PLACEMAKING VILLAGE WELL CURATION CONSULTANT BROACHED COMMISSIONS	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L19 +93.50 AHD MECHANICAL PLANTROOM MEZZANINE SCALE 1/200 @A2 DATE 18.5.2016 DRAWING NUMBER A0109	FILE NAME 890-AJN-PLN-L19-RES-MECHANICAL REV 00	
	Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	145, 81 Coltrane Street, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	Lvl 4, 62, 6 Riverside Quay, Southport QLD 4215 tel: +61 3 9607 3077 info@wtpartnership.com.au	Level 2, 33 Guilford Lane, Melbourne VIC 3000 tel: +61 3 9670 0099 info@oculus.com.au	Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com	Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com
	1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au	Ground Floor, 164 Finders Lane, Melbourne VIC 3000 tel: +61 3 9601 6200 info@4dworkshop.com.au	Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9668 5000 David.Andrew@arup.com	Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com	Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com	Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com
	10, Clie d'Argentan - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com	Level 22, 273 Bunker Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.burton@melconsulting.com.au	Level 6, 501 Bourke St, Melbourne VIC 3000 tel: +61 3 9594 1700 info@cardno.com.au	Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9668 5016 gerald.fedryk@arup.com	Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com	Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com



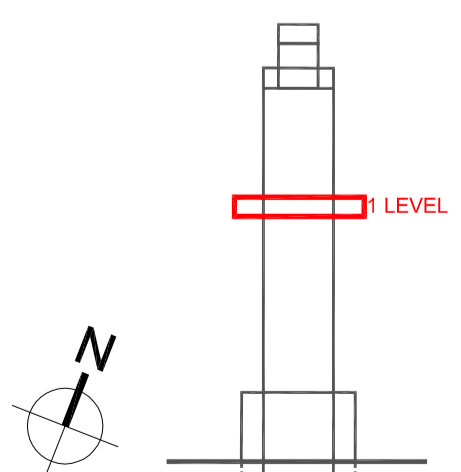
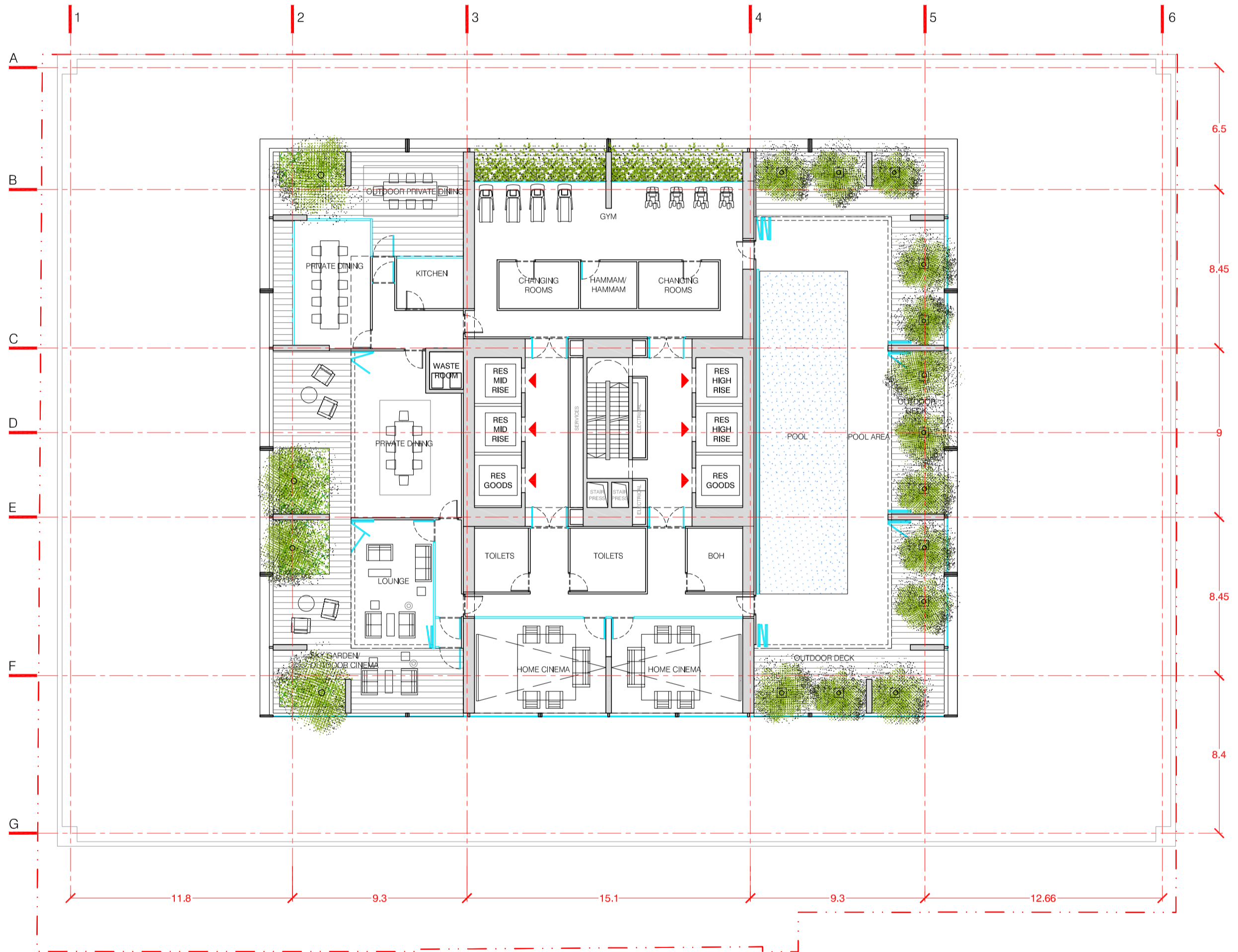
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DEVELOPER Sterling Global <small>Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au</small>	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au</small>	TOWN PLANNING AECOM <small>145, 81 Coltrane Street, Melbourne VIC 3000 tel: +61 3 9593 8227 Zia.Cookson@aecom.com</small>	QUANTITY SURVEYING WT PARTNERSHIP <small>Level 4, 62 - 6 Riverside Quay, Shepparton VIC 3630 tel: +61 3 5887 3077 jordan@wtpartnership.com.au</small>	URBAN DESIGN OCULUS <small>Level 2, 33 Guilford Lane, Melbourne VIC 3000 tel: +61 3 9670 0999 info@oculusinfo.com</small>	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L20-L32 +93.50 - +132.50 AHD PREMIUM APARTMENTS				
		DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger/Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	STRUCTURE / CML 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9602 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9668 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Bowers Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 110 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L20-32-RES-MIDLOW
		EXECUTIVE ARCHITECT Architectus <small>Level 1, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9620 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Caspary Rd, South Ovenshup VIC 3191 tel: +61 3 9516 9982 haz@melconsultants.com</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 501 Bourke St, Melbourne VIC 3000 tel: +61 3 9668 5116 info@cardno.com.au</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9668 5000 gemma.felby@arup.com</small>	DRAWING NUMBER A0120	REV 00		

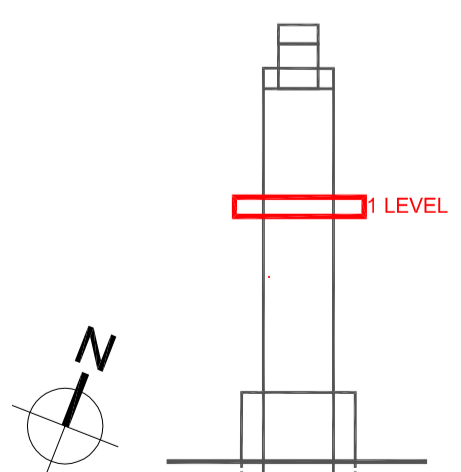
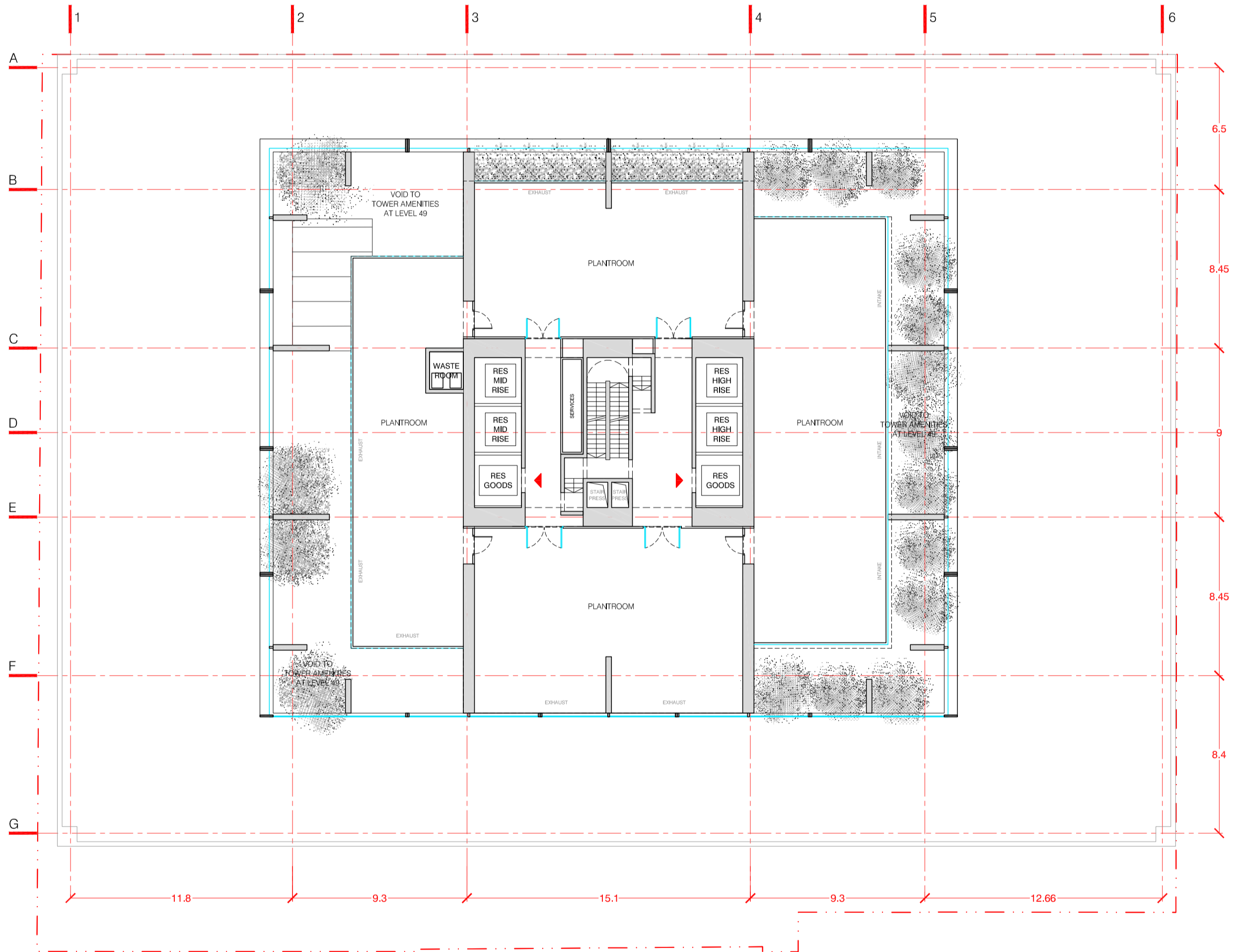


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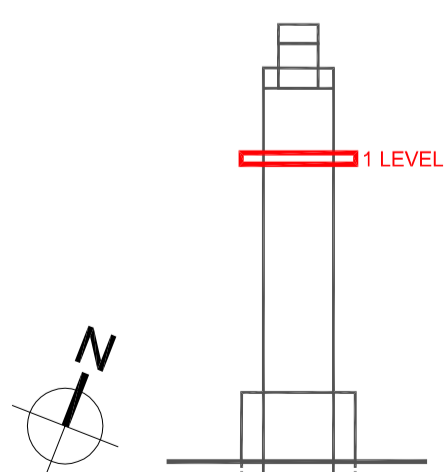
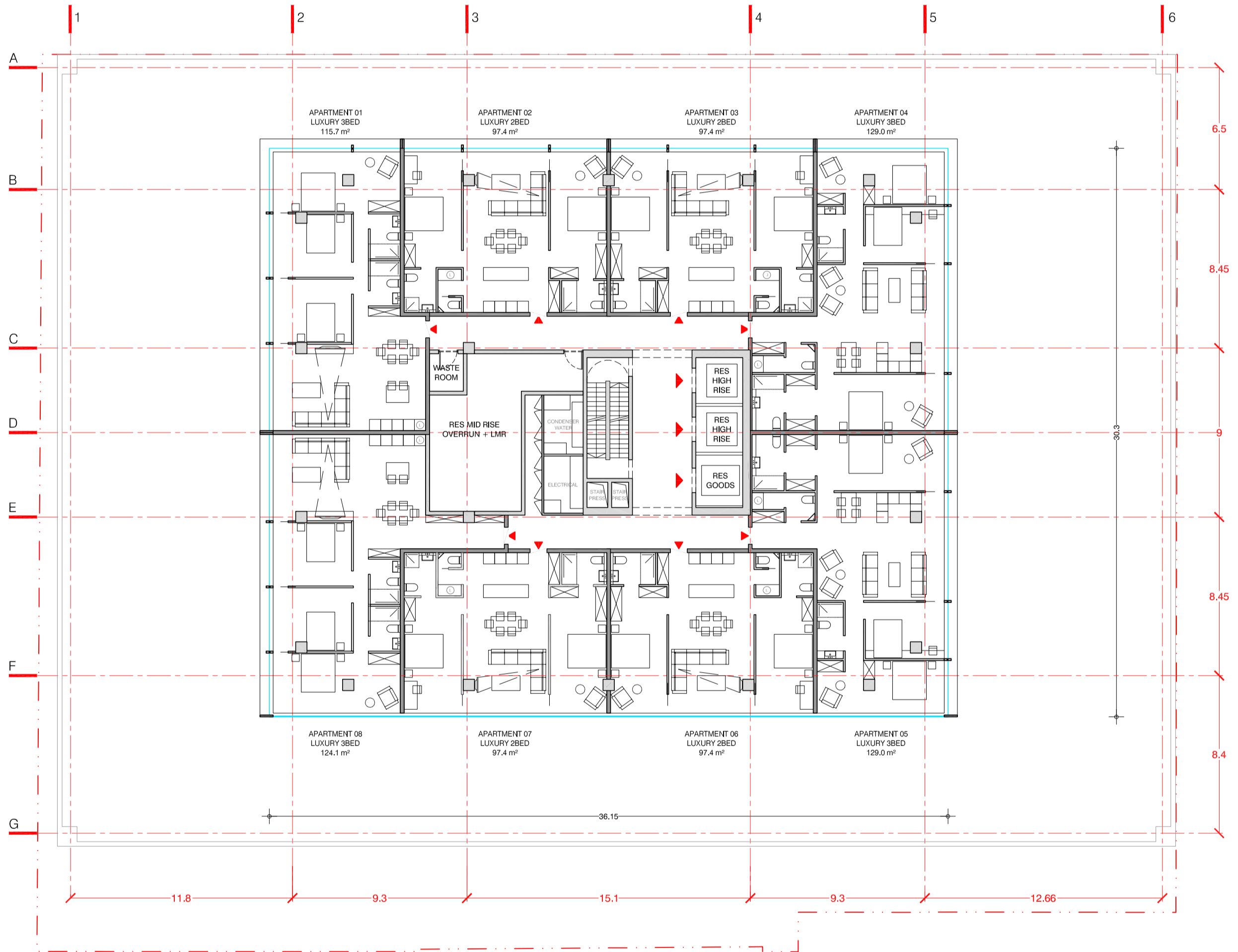
DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	TOWN PLANNING AECOM 145, 81 Coltrane Street, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	QUANTITY SURVEYING WT PARTNERSHIP Level 4, 62 - 6 Riverside Quay, Shepparton VIC 3630 tel: +61 3 5887 3077 jforbes@wtpartnership.com.au	URBAN DESIGN OCULUS Level 2, 33 Guilford Lane, Melbourne VIC 3000 tel: +61 3 9670 0999 info@oculusinfo.com.au	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L33-L48 +135.50 - +180.50 AHD PREMIUM APARTMENTS			
	STRUCTURE / CML 4D Workshop Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9602 6200 info@4dworkshop.com.au	FAÇADE ENGINEER ARUP Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9668 5000 David.Andrew@arup.com	PLACEMAKING VILLAGE WELL Level 1, 134 Bowers Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org	CURATION CONSULTANT BROACHED COMMISSIONS Level 1, 110 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L33-48-RES-MIDLOW
	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS Level 22, 273 Blyth Street, Melbourne VIC 3000 tel: +61 3 9554 4000 griev@woodandgrieve.com.au	TRAFFIC ENGINEERING CARDNO Level 6, 501 Bourke Street, Melbourne VIC 3000 tel: +61 3 9668 5000 info@cardno.com.au	ACURATION CONSULTANT BROACHED COMMISSIONS Level 1, 110 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au	REV 00			
	WIND ENGINEERING MEL CONSULTING 34 Chagford Rd, South Okeleigh VIC 3186 tel: +61 3 9516 9982 info@mconsultants.com	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9668 5000 gforbes@arup.com	DRAWING NUMBER A0132				



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	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CML 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9651 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L49-RES-AMENITIES
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 270 Bunker Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.wood@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 501 Bourke St, Melbourne VIC 3000 tel: +61 3 9616 1788 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 110 Glen Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au</small>	DRAWING NUMBER A0149	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Chagford Rd, South Okeleigh VIC 3186 tel: +61 3 9516 9982 haz@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9668 5016 gemma.felton@arup.com</small>				

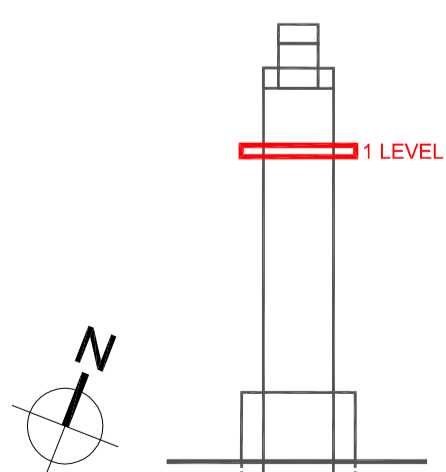
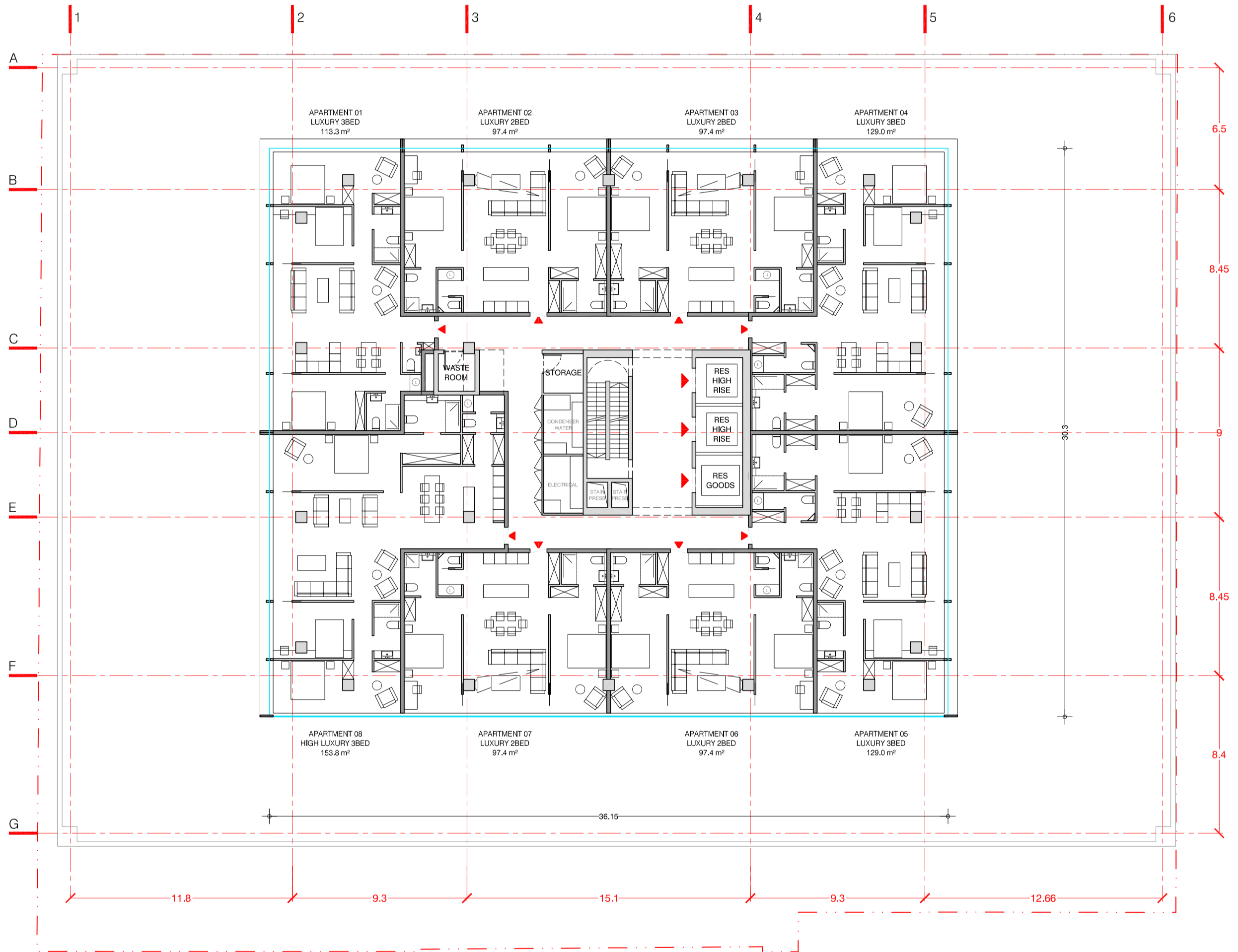


383 La Trobe MELBOURNE	DEVELOPER Sterling Global <small>Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au</small>	TOWN PLANNING AECOM <small>145, 81 Collyer Street, Melbourne VIC 3000 tel: +61 3 9593 8227 z.c.cook@aecom.com</small>	QUANTITY SURVEYING WT PARTNERSHIP <small>Level 4, 62, 4 Riverside Quay, Southport, QLD 4215 tel: +61 3 5887 3077 joe@wtpartnership.com.au</small>	URBAN DESIGN OCULUS <small>Level 2, 23 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9670 0999 info@oculusinfo.com</small>	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L50 +189.80 AHD MECHANICAL PLANTROOM		
	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CML 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9601 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L50-RES-MECHANICAL
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 273 Blythe Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.wood@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 501 Bourke St, Melbourne VIC 3000 tel: +61 3 9616 1788 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au</small>	DRAWING NUMBER A0150	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Cleveland Rd, South Okeleigh VIC 3186 tel: +61 3 9516 9682 haz@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9648 5000 gemma.felton@arup.com</small>				

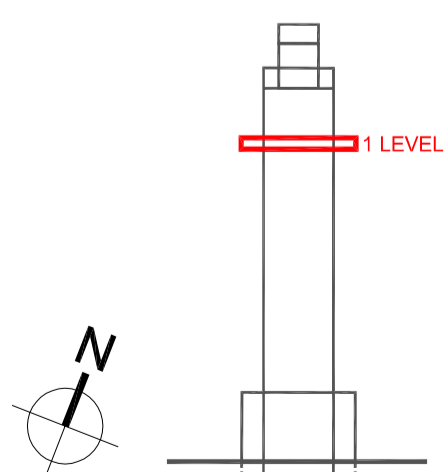
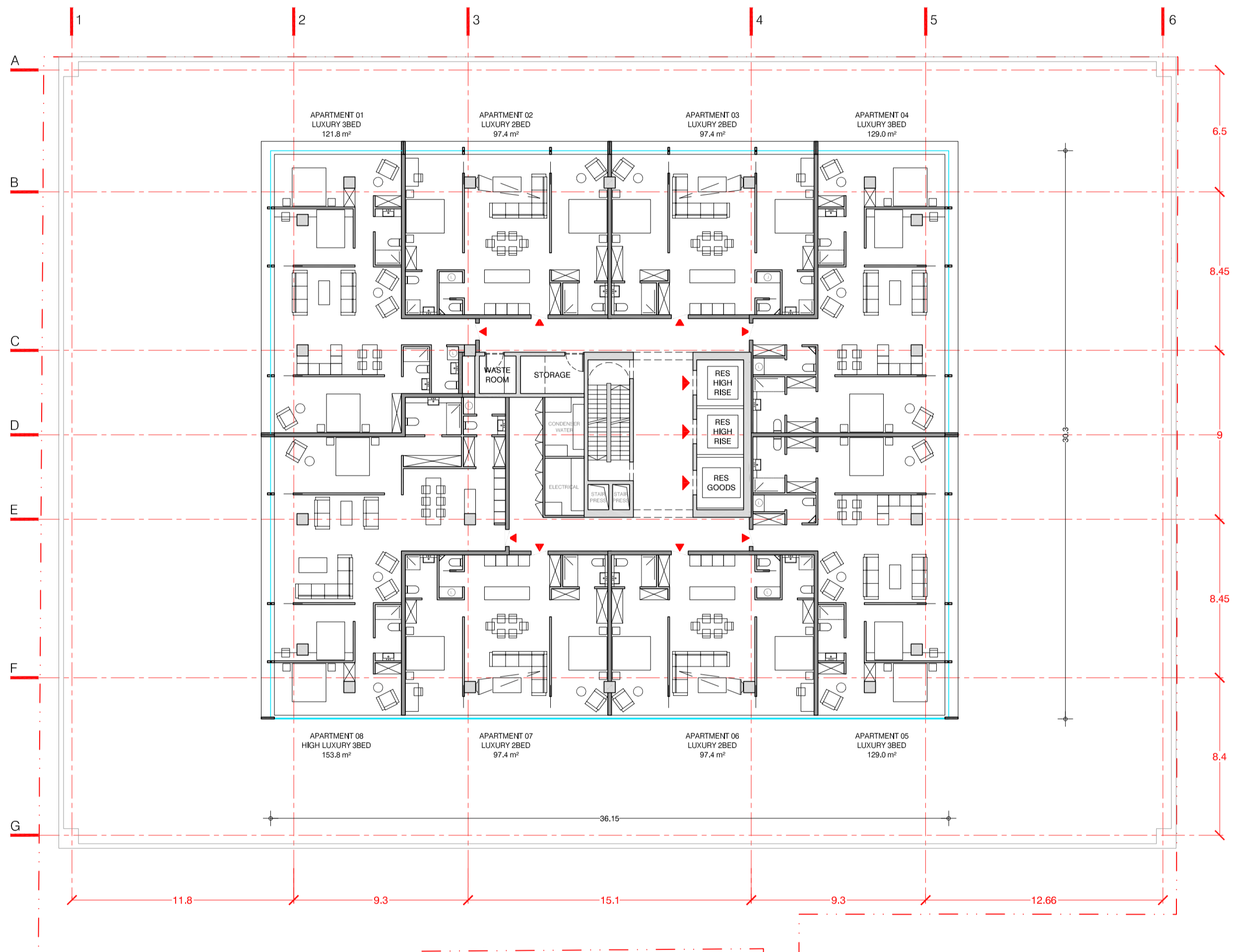


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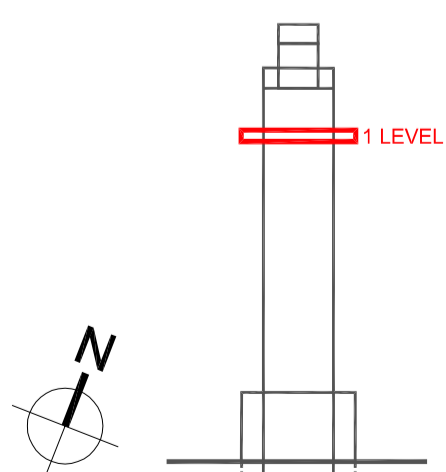
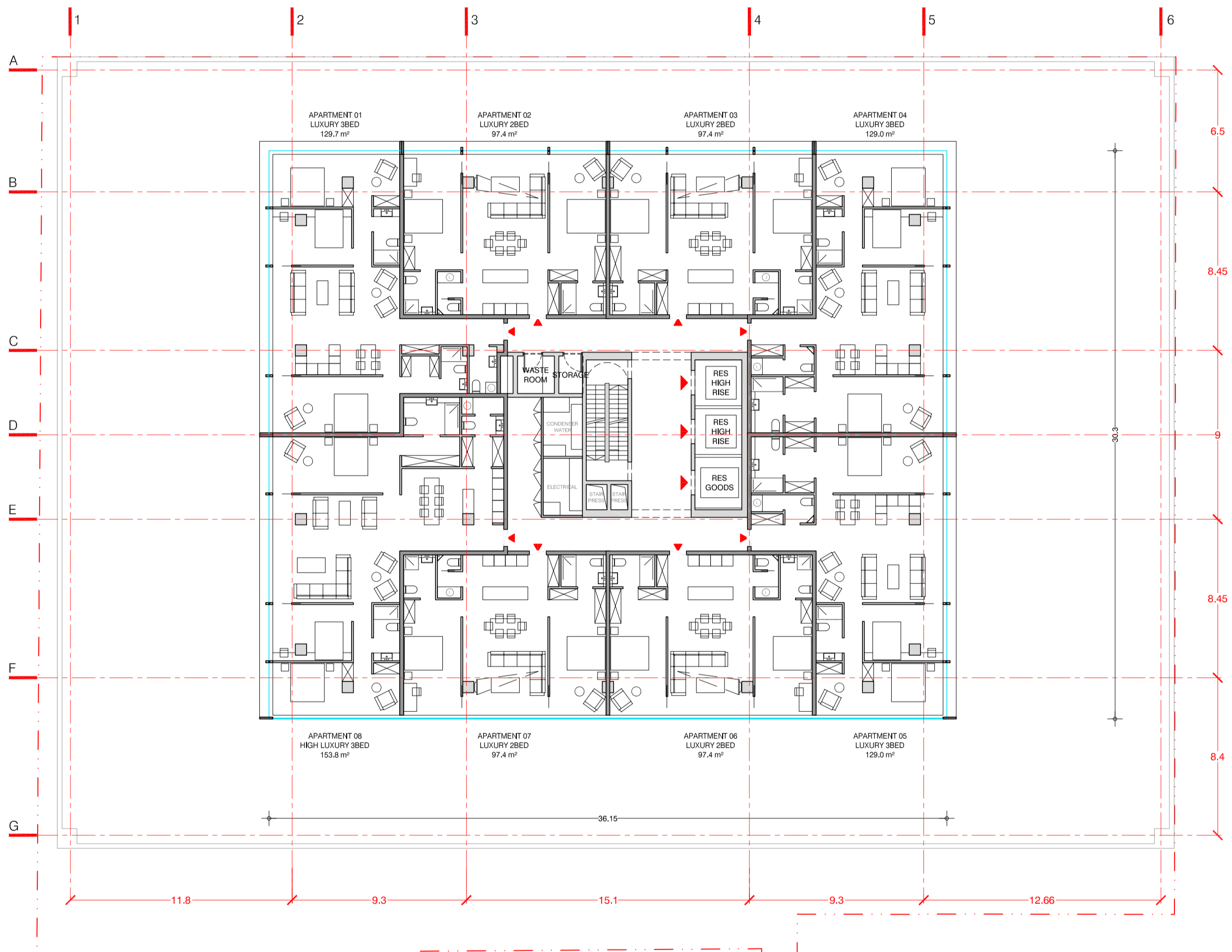
DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	TOWN PLANNING AECOM	QUANTITY SURVEYING WT PARTNERSHIP	URBAN DESIGN OCULUS	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L51 +194.30 AHD LUXURY APARTMENTS		
	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS	FACADE ENGINEER ARUP	PLACEMENT VILLAGE WELL	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L51-RES-HIGH
	WIND ENGINEERING MEL CONSULTING	TRAFFIC ENGINEERING CARDNO	CURATION CONSULTANT BROACHED COMMISSIONS	DRAWING NUMBER A0151	REV 00	
		ACoustics, ESD & WASTE MANAGEMENT ARUP				



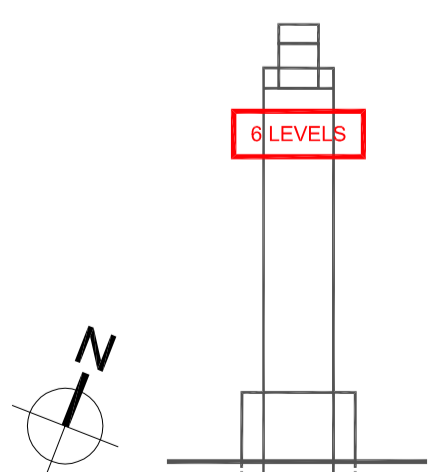
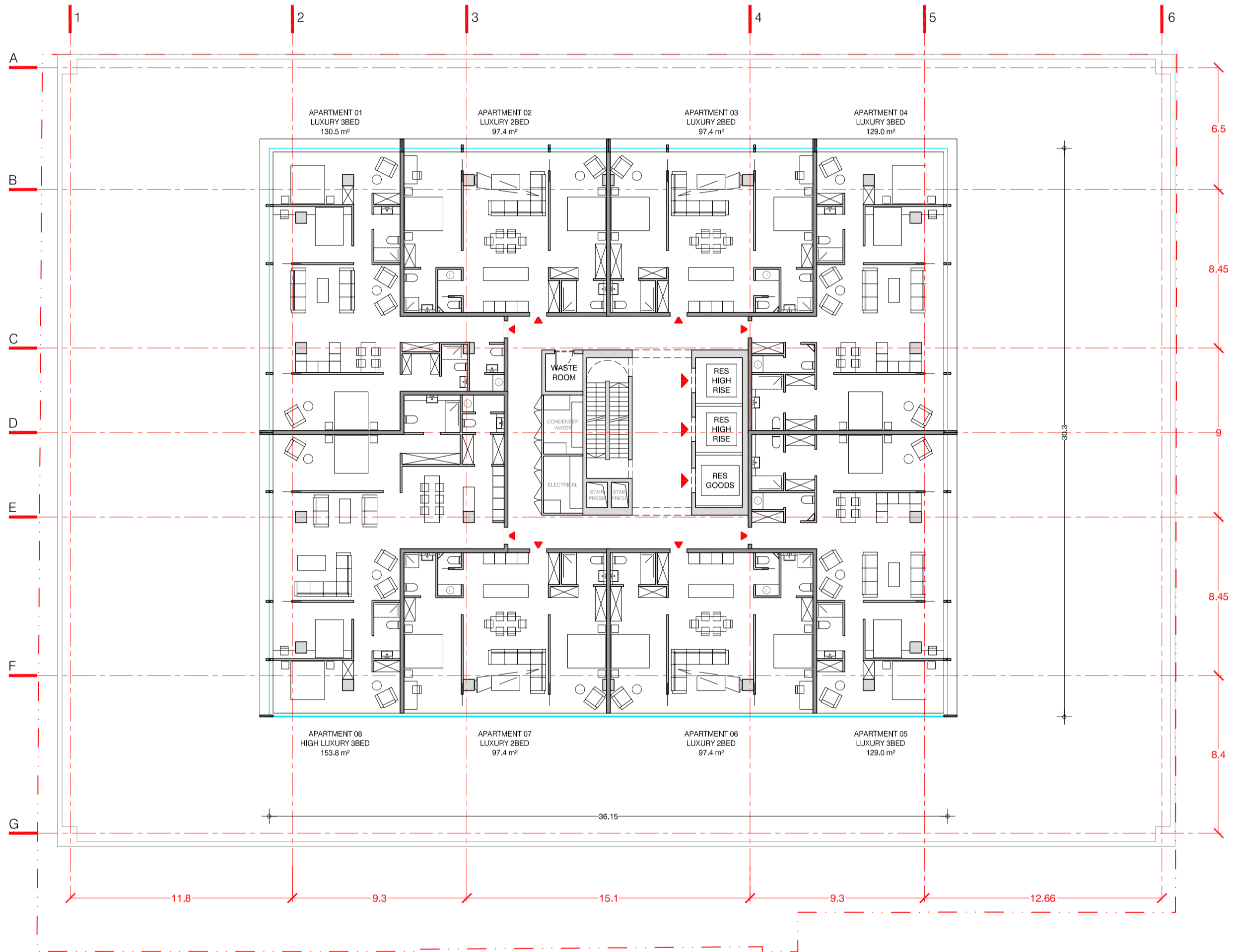
383 La Trobe MELBOURNE	DEVELOPER Sterling Global <small>Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au</small>	TOWN PLANNING AECOM <small>145, 81 Coltrane Street, Melbourne VIC 3000 tel: +61 3 9601 8227 z.c.cook@aecom.com</small>	QUANTITY SURVEYING WT PARTNERSHIP <small>Level 4, 62 - 6 Riverside Quay, Geelong VIC 3205 tel: +61 3 5887 3077 joe@wtpartnership.com.au</small>	URBAN DESIGN OCULUS <small>Level 2, 23 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9670 0999 info@oculusinfo.com</small>	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L52 +197.50 AHD LUXURY APARTMENTS		
	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 8888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CML 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9601 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9668 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Broun Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L52-RES-HIGH
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger/Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@ajnouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 273 Brough Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.woodward@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 501 Bourke St, Melbourne VIC 3000 tel: +61 3 9616 1788 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au</small>	DRAWING NUMBER A0152	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Chesham Rd, South Okeleigh VIC 3187 tel: +61 3 9516 9982 lisa@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9668 5016 gemma.felshy@arup.com</small>				



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	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 8888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CML 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9592 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9698 5000 David.Anderson@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Bowers Street, Melbourne VIC 3000 tel: +61 3 9550 0000 info@villagewell.com</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L53-RES-HIGH
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger/Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 273 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.woodward@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 501 Bourke St, Melbourne VIC 3000 tel: +61 3 9616 1788 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au</small>	DRAWING NUMBER A0153	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Chagford Rd, South Okeleigh VIC 3186 tel: +61 3 9516 9982 lisa@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9698 5016 gemma.felshy@arup.com</small>				

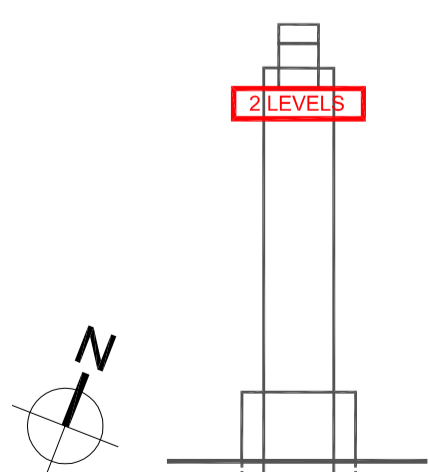
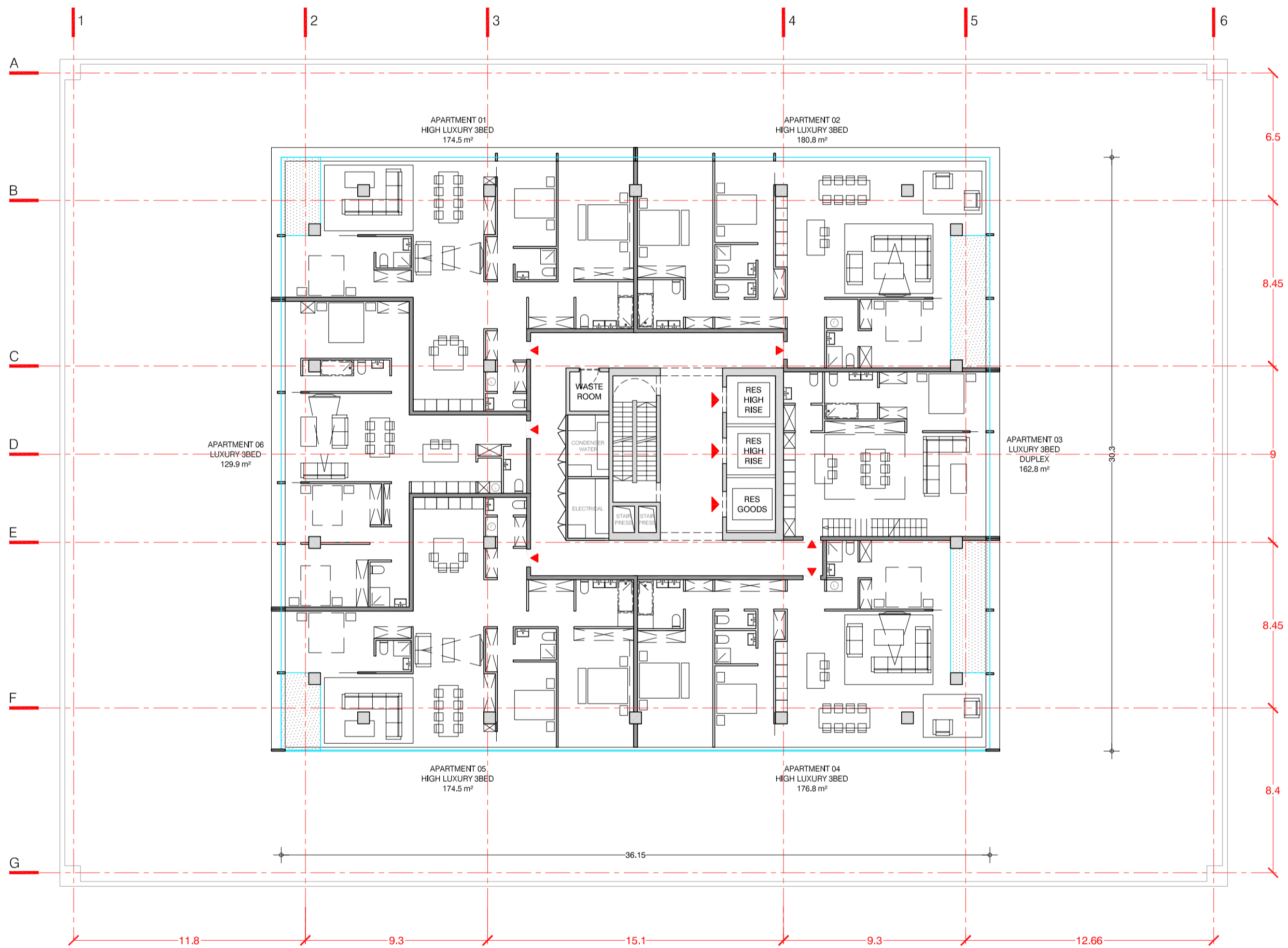


383 La Trobe MELBOURNE	DEVELOPER Sterling Global <small>Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au</small>	TOWN PLANNING AECOM <small>145, 81 Collyer Street, Melbourne VIC 3000 tel: +61 3 9613 8227 Zia.Cookson@aecom.com</small>	QUANTITY SURVEYING WT PARTNERSHIP <small>Level 4, 62 - 6 Riverside Quay, Shepparton VIC 3630 tel: +61 3 5887 3077 jordan@wtpartnership.com.au</small>	URBAN DESIGN OCULUS <small>Level 2, 23 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9670 0999 info@oculusinfo.com</small>	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L54 +203.90 AHD LUXURY APARTEMENTS		
	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 8888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CIVIL 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9652 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9668 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Bowers Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L54-RES-HIGH
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger/Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 273 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 1000 gavin.woodward@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 501 Bourke St, Melbourne VIC 3000 tel: +61 3 9616 1788 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 11 Collyer Street, Melbourne VIC 3000 tel: +61 3 9668 5000 info@broached.com.au</small>	DRAWING NUMBER A0154	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9620 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Chagford Rd, South Okeleigh VIC 3186 tel: +61 3 9516 9682 ton@mclconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9668 5000 gerrard.fedryshyn@arup.com</small>				

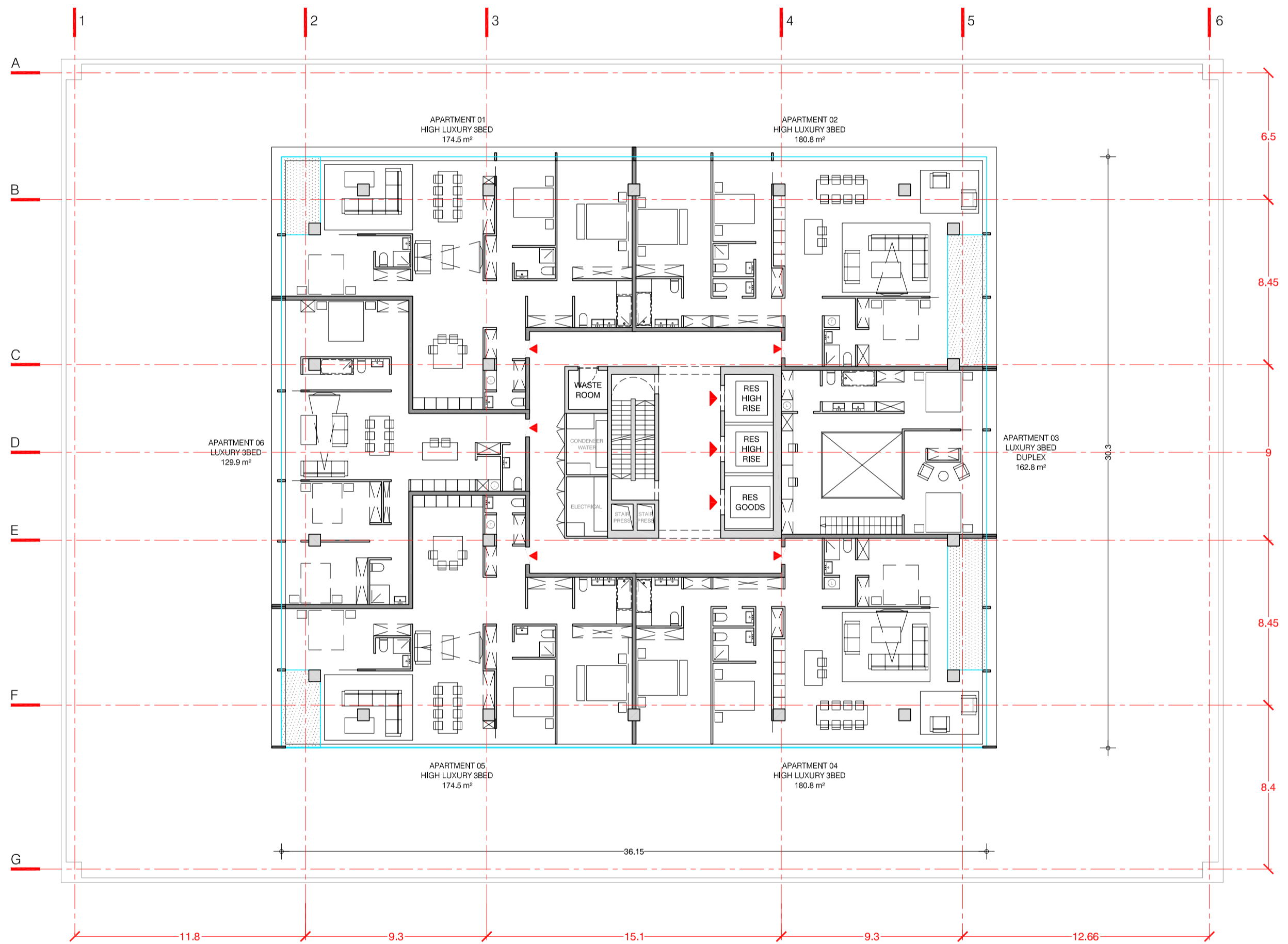


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DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	TOWN PLANNING AECOM 145, 81 Coltrane Street, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	QUANTITY SURVEYING WT PARTNERSHIP Level 4, 62, 4 Riverside Quay, Shepparton VIC 3630 tel: +61 3 5807 3077 jordan@wtpartnership.com.au	URBAN DESIGN OCULUS Level 2, 23 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9670 0999 info@oculusinfo.com.au	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L55-L60 +207.10- +223.10 AHD LUXURY APARTMENTS			
	STRUCTURE / CIVIL 4D Workshop Ground Floor, 164 Finders Lane, Melbourne VIC 3000 tel: +61 3 9601 6200 info@4dworkshop.com.au	FAÇADE ENGINEER ARUP Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 David.Andrew@arup.com	PLACEMAKING VILLAGE WELL Level 1, 134 Bakers Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org	CURATION CONSULTANT BROACHED COMMISSIONS Level 1, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L55-60-RES-HIGH
	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS Level 22, 273 Blythe Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.wood@gwe.com.au	TRAFFIC ENGINEERING CARDNO Level 6, 501 Bourke St, Melbourne VIC 3000 tel: +61 3 9666 5516 info@cardno.com.au	ACURATION CONSULTANT BROACHED COMMISSIONS Level 1, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au	REV 00			
	WIND ENGINEERING MEL CONSULTING 34 Chagford Rd, South Okeleigh VIC 3186 tel: +61 3 8516 9682 info@melconsultants.com	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9648 5016 gemma.fedrysh@arup.com	DRAWING NUMBER A0155				

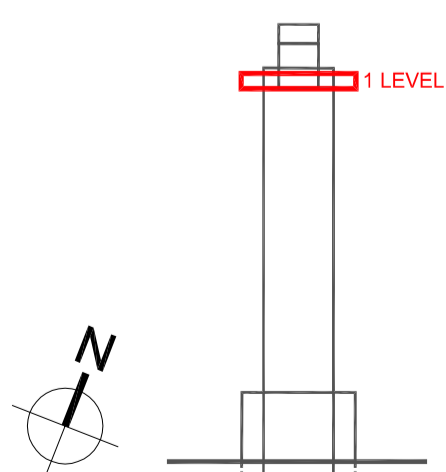
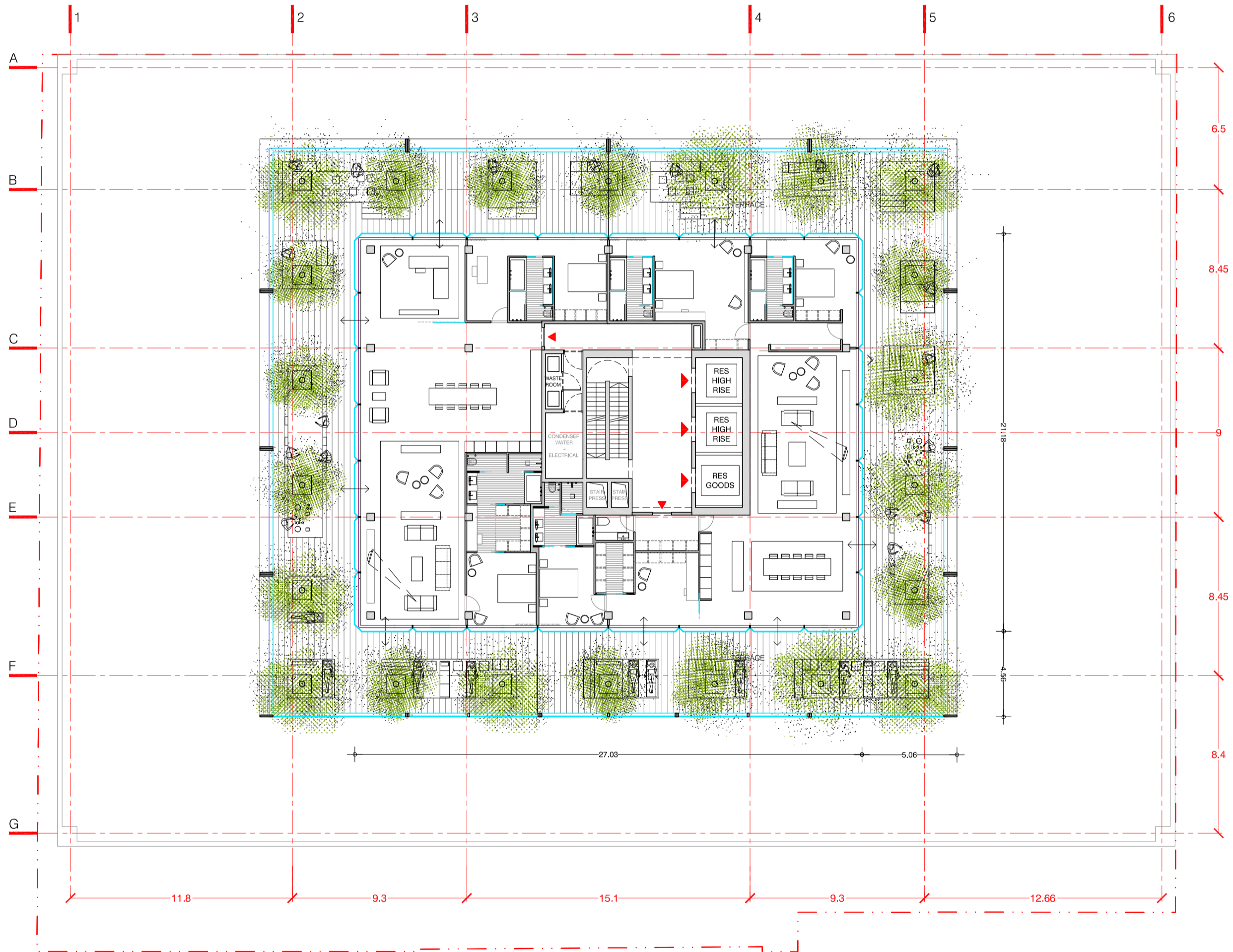


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	DEVELOPMENT MANAGER Sinclair Brook 1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9638 9888 john.bradbury@sinclairbrook.com.au	STRUCTURE / CML 4D Workshop Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9602 6200 info@4dworkshop.com.au	FAÇADE ENGINEER ARUP Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9668 5000 David.Andrew@arup.com	PLACEMAKING VILLAGE WELL Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L61+63-RES-HIGH
	DESIGN ARCHITECT Ateliers Jean Nouvel 10, Cité d'Alger/Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS Level 22, 270 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.wood@wge.com.au	TRAFFIC ENGINEERING CARDNO Level 6, 81 Bourke Street, Melbourne VIC 3000 tel: +61 3 9668 5116 info@cardno.com.au	CURATION CONSULTANT BROACHED COMMISSIONS Level 1, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9668 5116 info@broached.com.au	DRAWING NUMBER A0161	REV 00	
	EXECUTIVE ARCHITECT Architectus Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9620 5753 melbourne@architectus.com.au	WIND ENGINEERING MEL CONSULTING 34 Chagford Rd, South Okeleigh Vic 3186 tel: +61 3 8516 9982 lion@mecconsultants.com	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne, Vic 3002 tel: +61 3 9668 5116 gerald.fedrysh@arup.com				



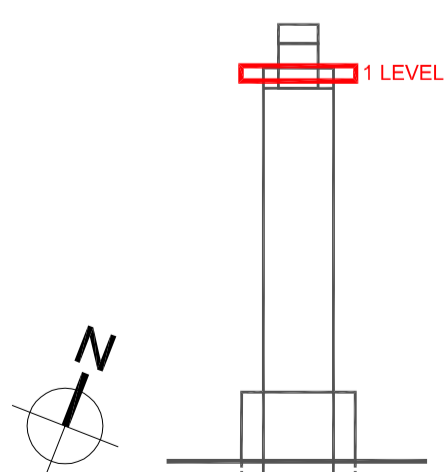
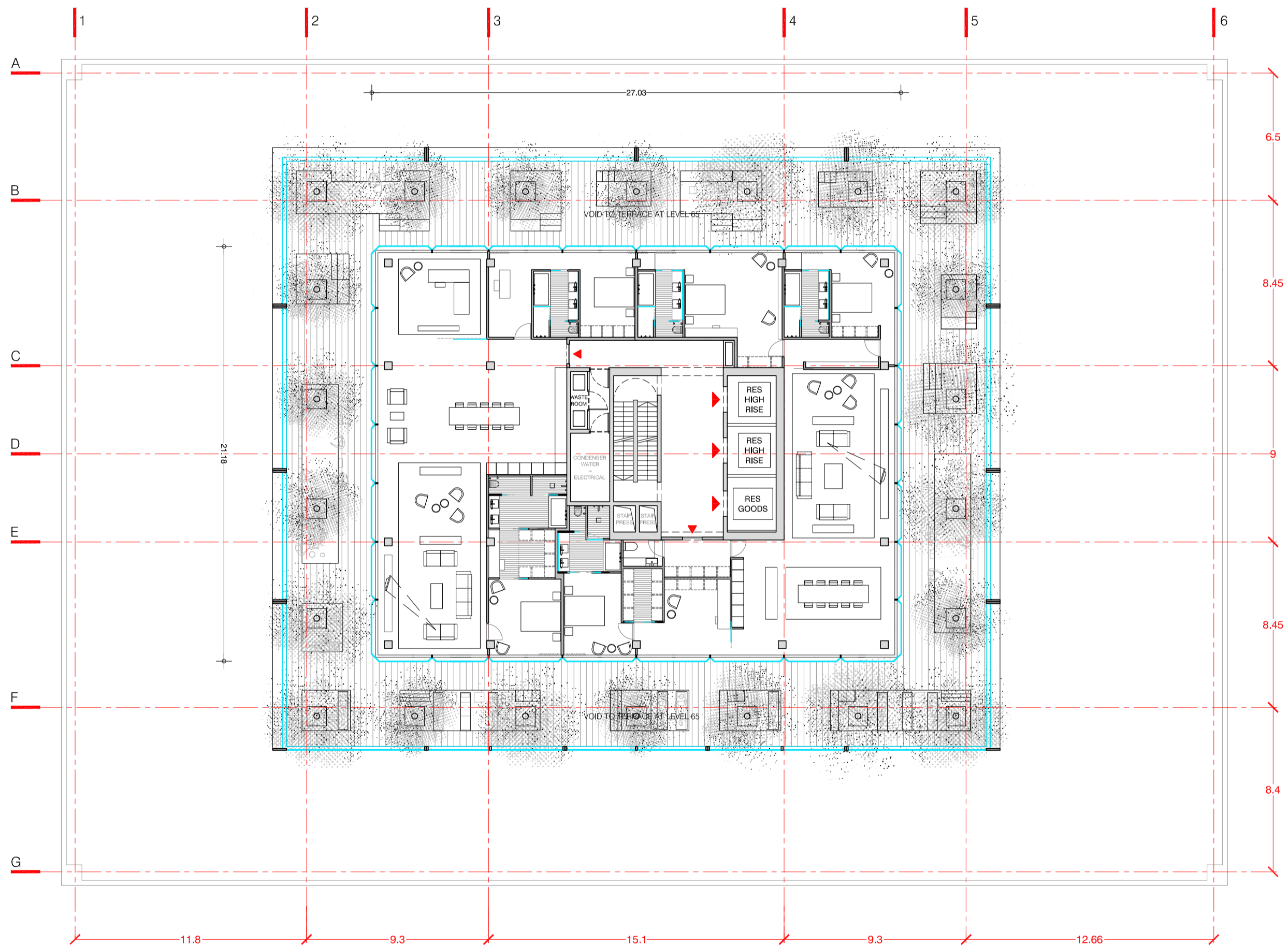
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DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	TOWN PLANNING AECOM STRUCTURE / CML 4D Workshop BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS WIND ENGINEERING MEL CONSULTING	QUANTITY SURVEYING WT PARTNERSHIP FACADE ENGINEER ARUP TRAFFIC ENGINEERING CARDNO ACOUSTICS, ESD & WASTE MANAGEMENT ARUP	URBAN DESIGN OCULUS PLACEMARKING VILLAGE WELL CURATION CONSULTANT BROACHED COMMISSIONS	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L62 & L64 +229.50 +235.90 AHD LUXURY APARTMENTS SCALE 1/200 @A2 DATE 18.5.2016 FILE NAME 890-AJN-PLN-L62+64-RES-HIGH DRAWING NUMBER A0162 REV 00	
	145, 81 Coltrane Street, Melbourne VIC 3000 tel: +61 3 9551 8227 zia.c@coltrane@aecom.com	Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9551 6200 info@4dworkshop.com.au	Level 4, 62, 4 Riverside Quay, Southport, QLD 4215 tel: +61 3 9887 3077 jforde@wtpartnership.com.au	Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 david.andrew@arup.com	Level 2, 23 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9670 0999 info@oculusinfo.com	SCALE 1/200 @A2 DATE 18.5.2016 FILE NAME 890-AJN-PLN-L62+64-RES-HIGH DRAWING NUMBER A0162 REV 00
	1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.brady@sinclairbrook.com.au	Level 22, 270 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.todd@woodandgrieve.com.au	Level 4, 62, 4 Riverside Quay, Southport, QLD 4215 tel: +61 3 9887 3077 jforde@wtpartnership.com.au	Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 david.andrew@arup.com	Level 1, 134 Broun Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com	SCALE 1/200 @A2 DATE 18.5.2016 FILE NAME 890-AJN-PLN-L62+64-RES-HIGH DRAWING NUMBER A0162 REV 00
	10, Cnr of Argus Lane - 75/111 PARADE tel: +61 3 9629 5753 info@jeanouvel.com	34 Cleveland Rd, South Okeleigh VIC 3186 tel: +61 3 8516 9682 helen@melconsultants.com	Level 4, 62, 4 Riverside Quay, Southport, QLD 4215 tel: +61 3 9887 3077 jforde@wtpartnership.com.au	Level 17, 1 Nicholson St, East Melbourne, VIC 3002 tel: +61 3 9648 5000 david.andrew@arup.com	Level 1, 134 Broun Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com	SCALE 1/200 @A2 DATE 18.5.2016 FILE NAME 890-AJN-PLN-L62+64-RES-HIGH DRAWING NUMBER A0162 REV 00



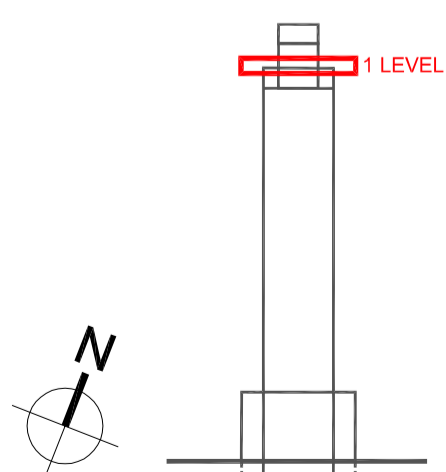
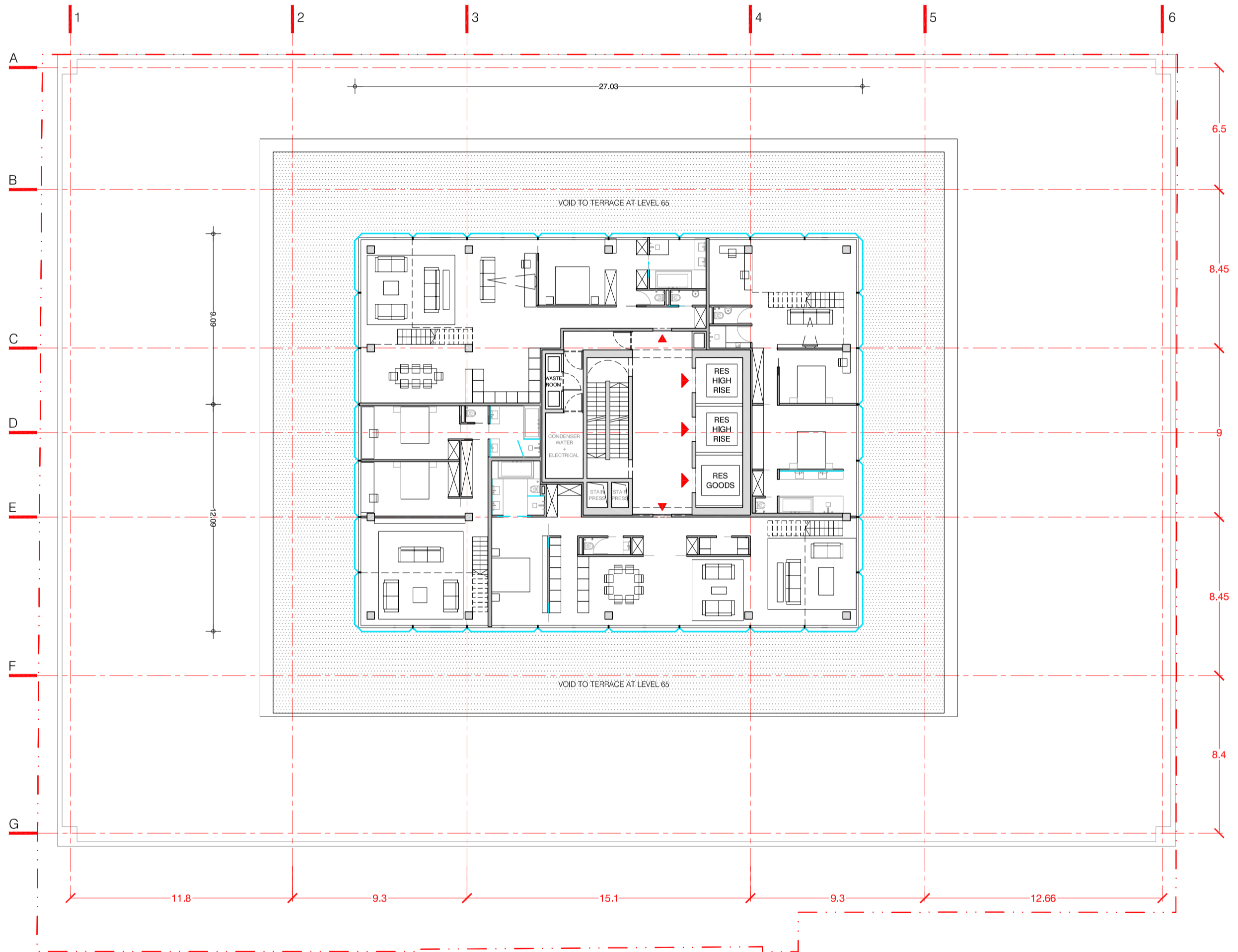
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DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	TOWN PLANNING AECOM	QUANTITY SURVEYING WT PARTNERSHIP	URBAN DESIGN OCULUS	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L65 +240.10 AHD TERRACE PENTHOUSES 1&2		
	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS	FACADE ENGINEER ARUP	CURATION CONSULTANT BROACHED COMMISSIONS	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L65-PENT-TERRACE
	WIND ENGINEERING MEL CONSULTING	TRAFFIC ENGINEERING CARDNO	ACoustics, ESD & WASTE MANAGEMENT ARUP	DRAWING NUMBER A0165	REV 00	

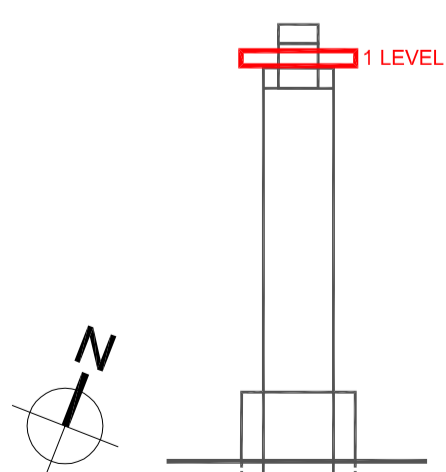
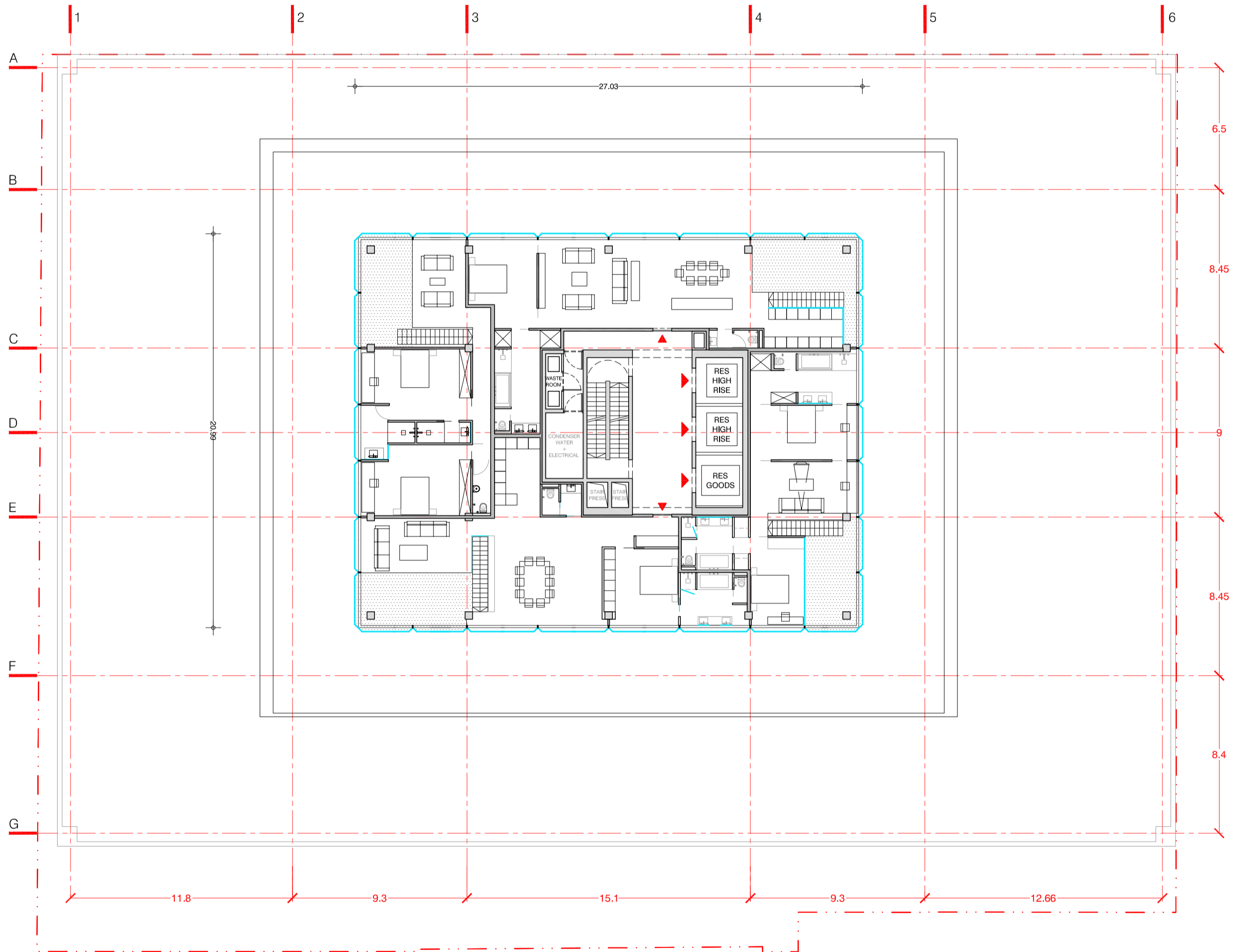


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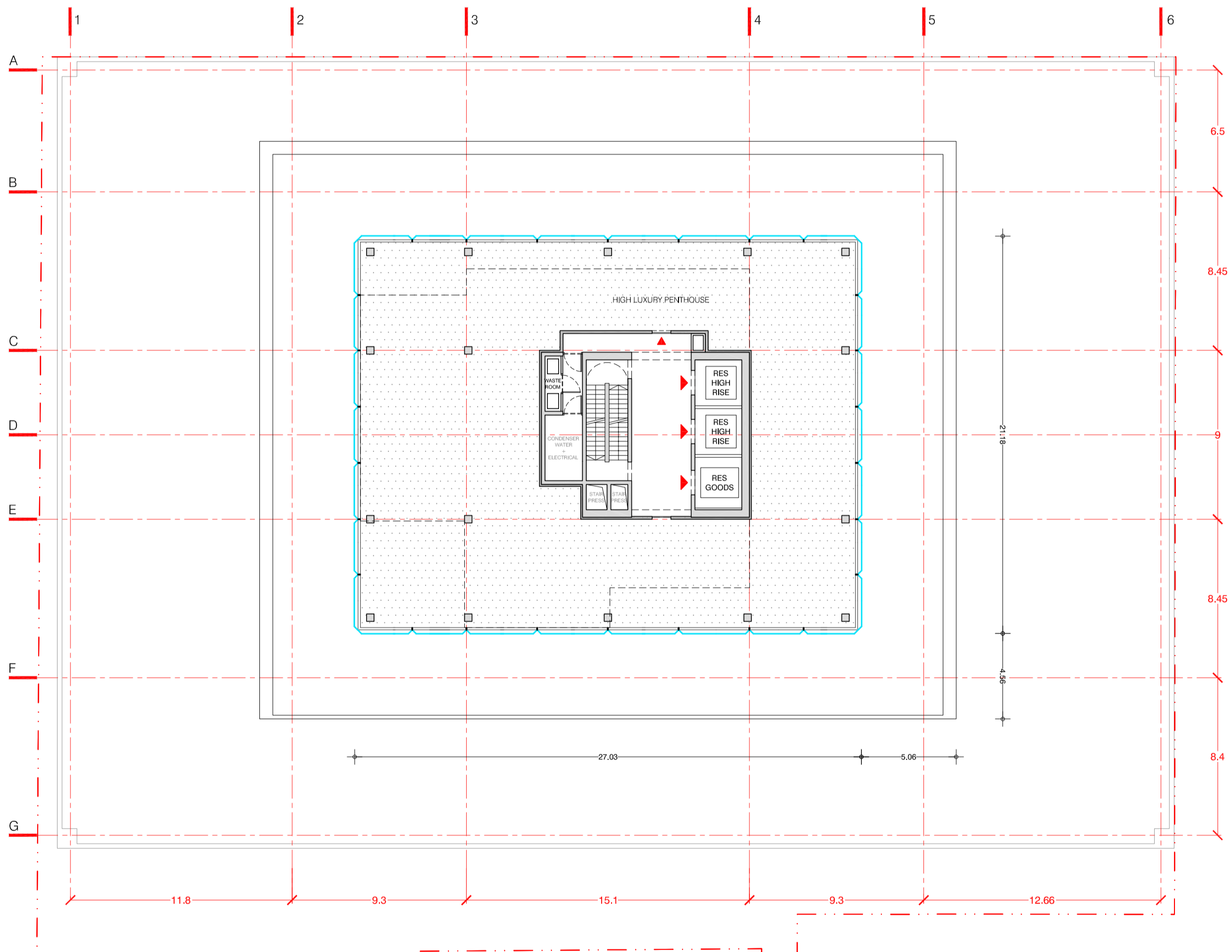
DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	TOWN PLANNING AECOM STRUCTURE / CML 4D Workshop BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS WIND ENGINEERING MEL CONSULTING	QUANTITY SURVEYING WT PARTNERSHIP FACADE ENGINEER ARUP TRAFFIC ENGINEERING CARDNO ACOUSTICS, ESD & WASTE MANAGEMENT ARUP	URBAN DESIGN OCULUS PLACEMAKING VILLAGE WELL CURATION CONSULTANT BROACHED COMMISSIONS	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L 66/ + 243.60 AHD BALCONY PENTHOUSES SCALE 1/200 @A2 DATE 18.5.2016 DRAWING NUMBER A0166	FILE NAME 890-AJN-PLN-L66-RES PENT REV 00	
	Lvl 50-525 Coltrane St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	145, 81 Coltrane Street, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	Lvl 4, G2, 4 Riverside Quay, Southport QLD 4215 tel: +61 3 9607 3077 info@wtpartnership.com.au	Level 2, 23 Guilford Lane, Melbourne VIC 3000 tel: +61 3 9670 0099 info@oculusinfo.com.au	Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com	10, Clive #10 Argus Lane - 75 011 #AUBS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com
	1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9628 9888 john.brady@sinclairbrook.com.au	Ground Floor, 164 Finders Lane, Melbourne VIC 3000 tel: +61 3 9601 6200 info@4dworkshop.com.au	Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 David.Andrew@arup.com	Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com	Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com	34 Cleveland Rd, South Melbourne VIC 3200 tel: +61 3 8516 9682 info@melconsultants.com
	Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au	34 Cleveland Rd, South Melbourne VIC 3200 tel: +61 3 8516 9682 info@melconsultants.com	Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9648 5000 david.fedrysh@arup.com	Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com	Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com	



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	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CML 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9601 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9698 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L67-PENT DUPLEX
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 270 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.wood@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 501 Bourke St, Melbourne VIC 3000 tel: +61 3 9616 1788 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 110 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au</small>	DRAWING NUMBER A0167	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Chagford Rd, South Okeleigh VIC 3186 tel: +61 3 9516 9982 lisa@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9698 5000 gemma.felshy@arup.com</small>				

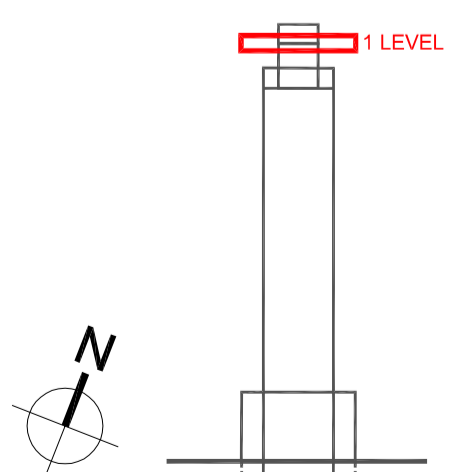
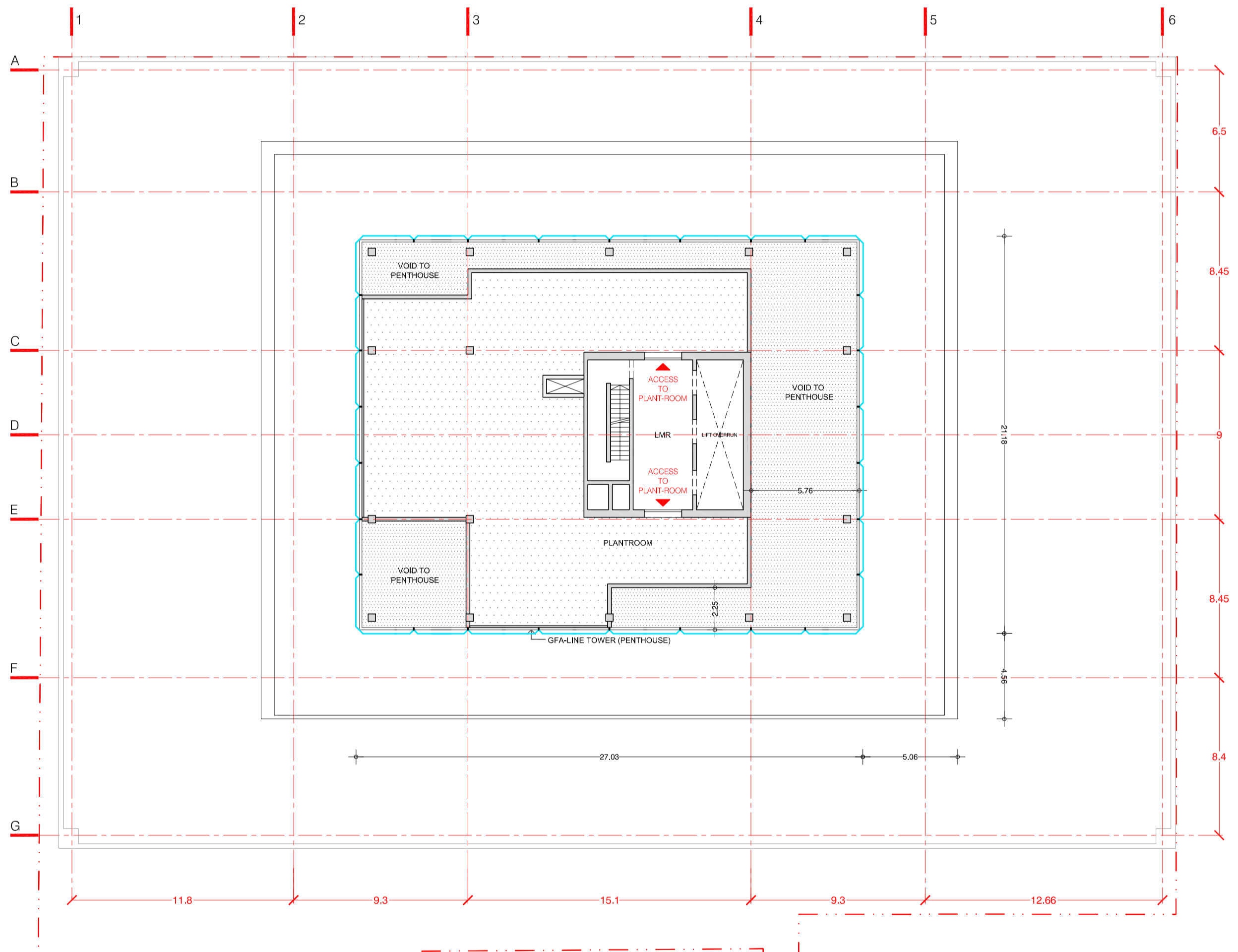


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	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CML 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9551 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9498 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Benders Street, Melbourne VIC 3000 tel: +61 3 9550 0000 info@villagewell.org</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L68-PENT DUPLEX
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 270 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.woodward@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 501 Bourke St, Melbourne VIC 3000 tel: +61 3 9416 1788 info@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 11 Colburn Street, Melbourne VIC 3000 tel: +61 3 9550 0000 info@broached.com.au</small>	DRAWING NUMBER A0168	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Chagford Rd, South Okeleigh VIC 3181 tel: +61 3 8516 9682 lisa@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9498 5016 gerrard.fedrysh@arup.com</small>				

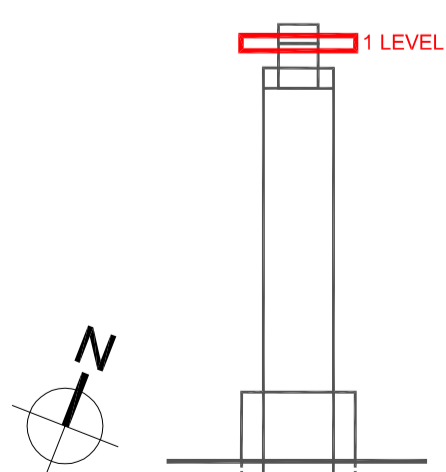
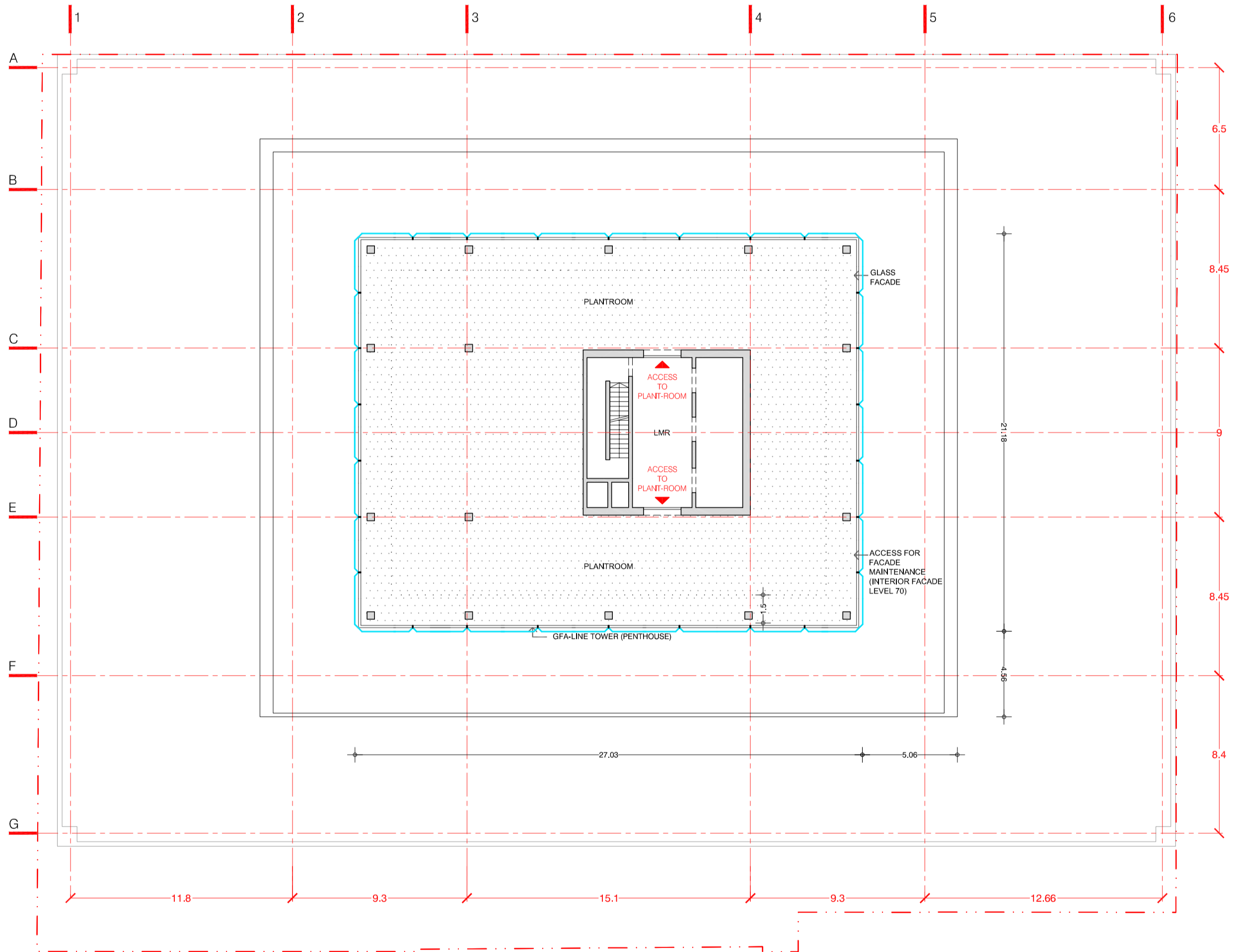


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DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	TOWN PLANNING AECOM STRUCTURE / CML 4D Workshop BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS WIND ENGINEERING MEL CONSULTING	145, 81 Collyer Street, Melbourne VIC 3000 tel: +61 3 9551 8227 Zia.Cookson@aecom.com	QUANTITY SURVEYING WT PARTNERSHIP FACADE ENGINEER ARUP TRAFFIC ENGINEERING CARDNO ACOUSTICS, ESD & WASTE MANAGEMENT ARUP	Level 4, 62 - 6 Riverside Quay, Southport QLD 4215 tel: +61 3 9887 3077 jforbes@wtpartnership.com.au	URBAN DESIGN OCULUS PLACEMAKING VILLAGE WELL CURATION CONSULTANT BROACHED COMMISSIONS	Level 2, 23 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9670 0999 info@oculusinfo.com.au	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L 69/ + 254.10 AHD LUXURY PENTHOUSE	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L69-LUX PENT	DRAWING NUMBER A0169	REV 00
	1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au	10, Cnr of Argus Street - 75/111 PARADE tel: +61 3 149 23 83 83 fax: +61 3 143 14 81 10 info@jeanouvel.com	Ground Floor, 164 Finders Lane, Melbourne VIC 3000 tel: +61 3 9601 6200 info@4dworkshop.com.au	Level 17, 1 Nicholson Street, Melbourne VIC 3000 tel: +61 3 9648 5000 David.Andrew@arup.com	Level 4, 62 - 6 Riverside Quay, Southport QLD 4215 tel: +61 3 9887 3077 jforbes@wtpartnership.com.au	Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org	Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org	DEVELOPMENT APPLICATION PLAN L 69/ + 254.10 AHD LUXURY PENTHOUSE	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L69-LUX PENT	DRAWING NUMBER A0169	REV 00
	1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au	10, Cnr of Argus Street - 75/111 PARADE tel: +61 3 149 23 83 83 fax: +61 3 143 14 81 10 info@jeanouvel.com	Ground Floor, 164 Finders Lane, Melbourne VIC 3000 tel: +61 3 9601 6200 info@4dworkshop.com.au	Level 17, 1 Nicholson Street, Melbourne VIC 3000 tel: +61 3 9648 5000 David.Andrew@arup.com	Level 4, 62 - 6 Riverside Quay, Southport QLD 4215 tel: +61 3 9887 3077 jforbes@wtpartnership.com.au	Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org	Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org	DEVELOPMENT APPLICATION PLAN L 69/ + 254.10 AHD LUXURY PENTHOUSE	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L69-LUX PENT	DRAWING NUMBER A0169	REV 00
	Level 1, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9620 5753 melbourne@architectus.com.au	34 Chagford Rd, South Ovensleigh VIC 3181 tel: +61 3 8516 9682 info@melconsultants.com	Level 4, 62 - 6 Riverside Quay, Southport QLD 4215 tel: +61 3 9887 3077 jforbes@wtpartnership.com.au	Level 17, 1 Nicholson Street, Melbourne VIC 3000 tel: +61 3 9648 5000 David.Andrew@arup.com	Level 4, 62 - 6 Riverside Quay, Southport QLD 4215 tel: +61 3 9887 3077 jforbes@wtpartnership.com.au	Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org	Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org	DEVELOPMENT APPLICATION PLAN L 69/ + 254.10 AHD LUXURY PENTHOUSE	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L69-LUX PENT	DRAWING NUMBER A0169	REV 00

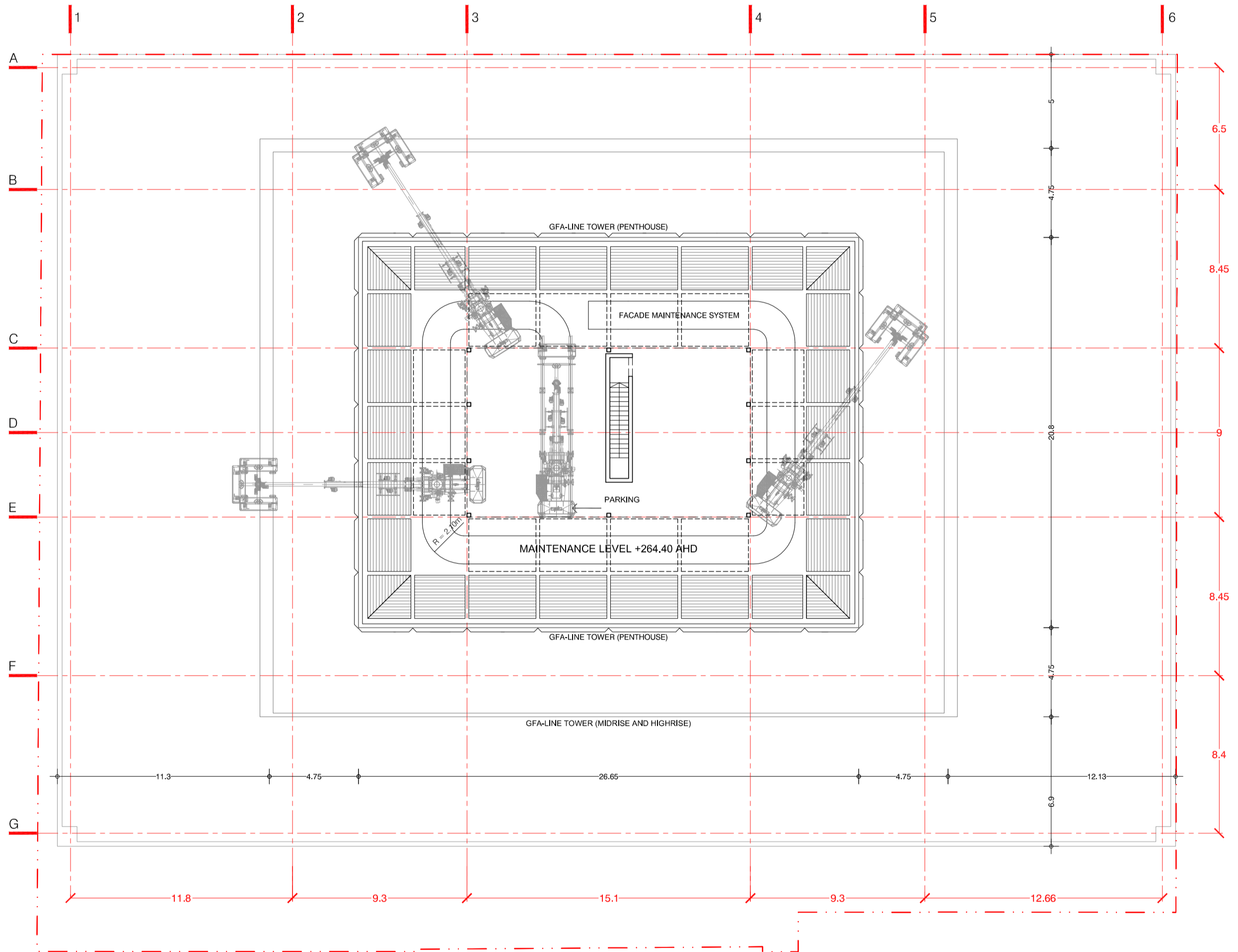


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	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 8888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CML 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9551 6200 info@4dworkshop.com.au</small>	FAÇADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9458 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Broun Street, Melbourne VIC 3000 tel: +61 3 9550 0000 info@villagewell.org</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 110 Collins Street, Melbourne VIC 3000 tel: +61 3 9550 0000 info@broached.com.au</small>	SCALE 1/200 @A2	DATE 18.5.2016	FILE NAME 890-AJN-PLN-L70-MECHANICAL A
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 273 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.wood@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 4, 501 Bourke St, Melbourne VIC 3000 tel: +61 3 9416 1788 info@cardno.com.au</small>	VILLAGE WELL BROACHED COMMISSIONS <small>Level 1, 110 Collins Street, Melbourne VIC 3000 tel: +61 3 9550 0000 info@broached.com.au</small>	DRAWING NUMBER A0170 A	REV 00		
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Chagford Rd, South Ovensh VIC 3191 tel: +61 3 8516 9982 lisa@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9458 5000 gemma.ford@arup.com</small>	DRAWING NUMBER A0170 A	REV 00			



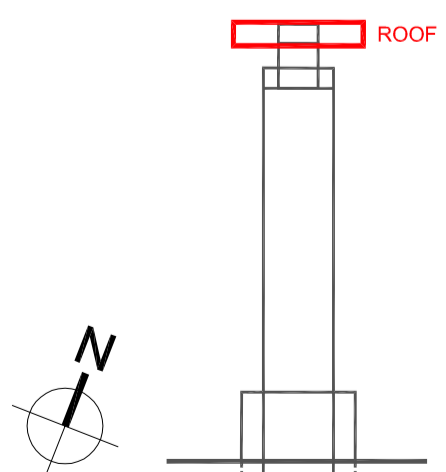
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DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	TOWN PLANNING AECOM STRUCTURE / CML 4D Workshop BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS WIND ENGINEERING MEL CONSULTING	QUANTITY SURVEYING WT PARTNERSHIP FACADE ENGINEER ARUP TRAFFIC ENGINEERING CARDNO ACOUSTICS, ESD & WASTE MANAGEMENT ARUP	URBAN DESIGN OCULUS PLACEMAKING VILLAGE WELL CURATION CONSULTANT BROACHED COMMISSIONS	DRAWING TITLE DEVELOPMENT APPLICATION PLAN L 70/ + 261.40 AHD MECHANICAL SCALE 1/200 @A2 DATE 18.5.2016 FILE NAME 890-AJN-PLN-L70-MECHANICAL B DRAWING NUMBER A0170 B REV 00	
	Lvl 50-525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	145, 81 Collyer Street, Melbourne VIC 3000 tel: +61 3 9593 8227 info@4dworkshop.com.au	Level 4, 62, 6 Riverside Quay, Southbank VIC 3006 tel: +61 3 9807 3077 info@wtpartnership.com.au	Level 2, 33 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9670 0999 info@oculus.com.au	
	1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au	Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9601 6200 info@woodandgrieve.com.au	Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 david.andrew@arup.com	Level 1, 134 Flinders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com	
	10, Cnr of Argus Street - 75, 011 (PARIS) tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com	Level 22, 273 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 4000 gavin.burton@melconsulting.com.au	Level 4, 601 Bourke St, Melbourne VIC 3000 tel: +61 3 9616 1788 info@cardno.com.au	Level 1, 110 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com	
Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au	34 Chadford Rd, South Ovensleigh VIC 3181 tel: +61 3 9516 9682 info@melconsultants.com	Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9668 5016 gerald.fedrysh@arup.com			

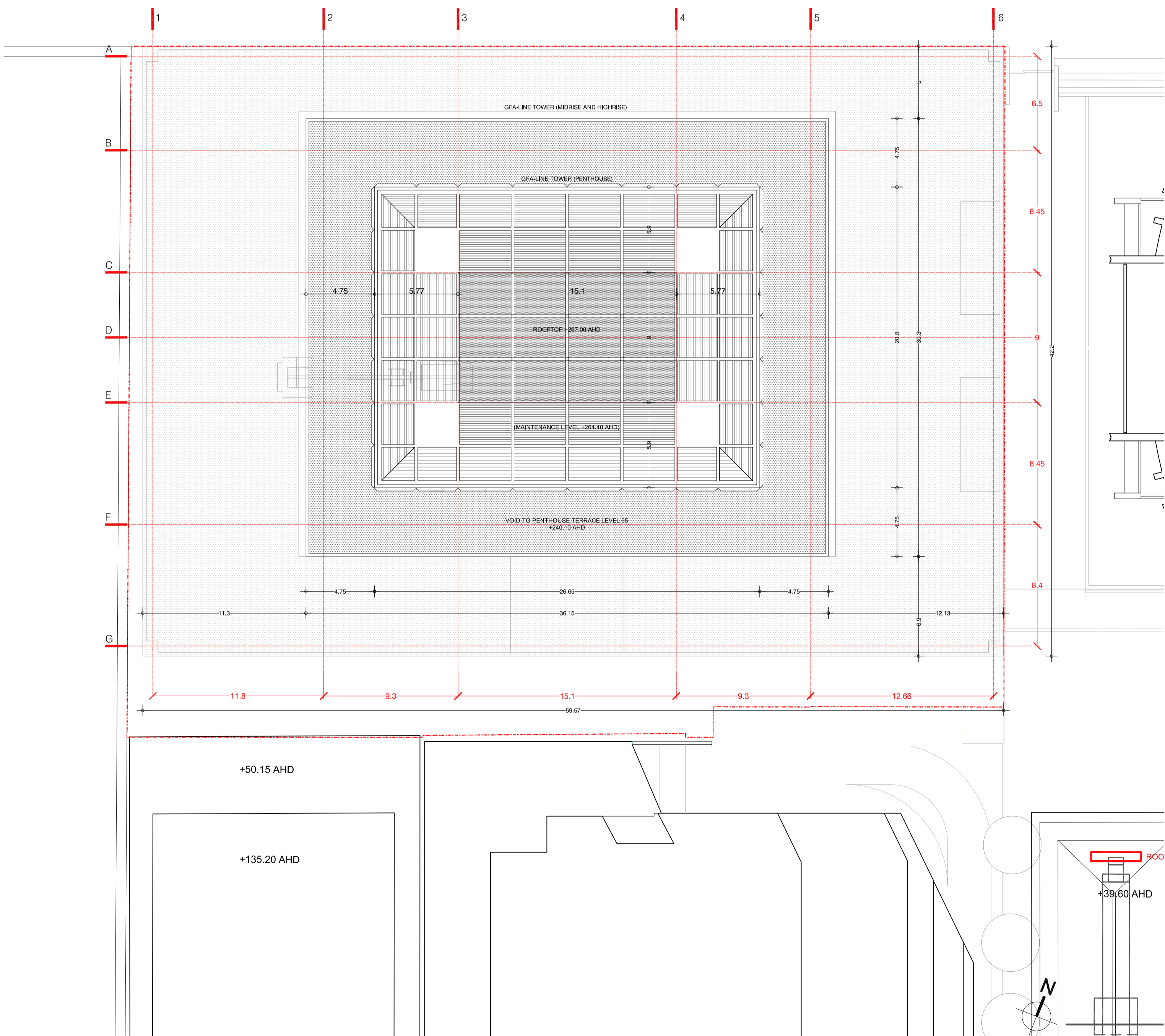


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DEVELOPER Sterling Global DEVELOPMENT MANAGER Sinclair Brook DESIGN ARCHITECT Ateliers Jean Nouvel EXECUTIVE ARCHITECT Architectus	TOWN PLANNING AECOM STRUCTURE / CML 4D Workshop BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS WIND ENGINEERING MEL CONSULTING	QUANTITY SURVEYING WT PARTNERSHIP FACADE ENGINEER ARUP TRAFFIC ENGINEERING CARDNO ACOUSTICS, ESD & WASTE MANAGEMENT ARUP	URBAN DESIGN OCULUS PLACEMAKING VILLAGE WELL CURATION CONSULTANT BROACHED COMMISSIONS	DRAWING TITLE DEVELOPMENT APPLICATION PLAN LR0/ + 264.40 AHD ROOF-MAINTENANCE SYSTEM SCALE 1/200 @A2 DATE 18.5.2016 FILE NAME 890-AJN-PLN-LR0-MAINTENANCE DRAWING NUMBER A01R0 REV 00												
	Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	145, 81 Collyer Street, Melbourne VIC 3000 tel: +61 3 9593 8227 info@4dworkshop.com.au	Level 4, 62, Riverside Quay, Southport, QLD 4215 tel: +61 3 9807 3077 info@wtpartnership.com.au	Level 2, 33 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9670 0999 info@villagewell.com.au	10, Clive #10 Argus Lane - 75/111 PARADE tel: +61 3 9629 5753 info@ateliersnouvel.com	1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9638 9888 info@sinclairbrook.com.au	Ground Floor, 164 Finders Lane, Melbourne VIC 3000 tel: +61 3 9593 8227 info@woodandgrieve.com.au	Level 22, 270 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 4000 info@arup.com.au	Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 info@cardno.com.au	Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com.au	Level 1, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9666 5515 info@melconsultants.com.au	Level 4, 62, Riverside Quay, Southport, QLD 4215 tel: +61 3 9807 3077 info@wtpartnership.com.au	Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com.au	Level 1, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9666 5515 info@melconsultants.com.au	Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 info@cardno.com.au	Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com.au
	34 Cleveland Rd, South Outer Ring, VIC 3181 tel: +61 3 8516 9682 info@melconsultants.com.au	Level 4, 62, Riverside Quay, Southport, QLD 4215 tel: +61 3 9807 3077 info@wtpartnership.com.au	Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com.au	Level 1, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9666 5515 info@melconsultants.com.au	Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 info@cardno.com.au	Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com.au										
	34 Cleveland Rd, South Outer Ring, VIC 3181 tel: +61 3 8516 9682 info@melconsultants.com.au	Level 4, 62, Riverside Quay, Southport, QLD 4215 tel: +61 3 9807 3077 info@wtpartnership.com.au	Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com.au	Level 1, 111 Collins Street, Melbourne VIC 3000 tel: +61 3 9666 5515 info@melconsultants.com.au	Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 info@cardno.com.au	Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com.au										

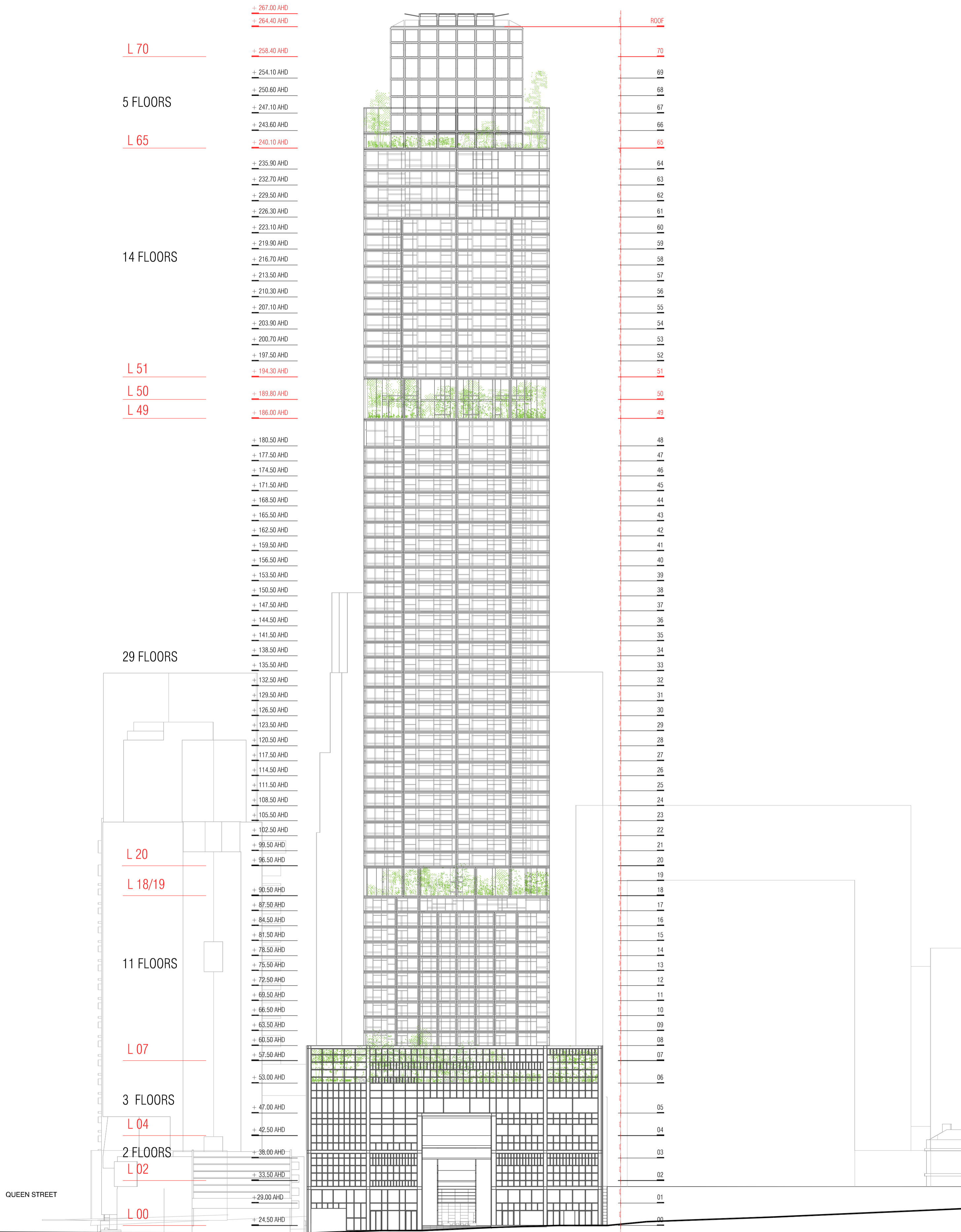


LA TROBE STREET



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DEVELOPER Sterling Global <small>Lvl 50/525 Collins St, Melbourne VIC 3000 tel +61 3 9429 6388 info@sterlingglobal.com.au</small>	TOWN PLANNING AECOM <small>L45, 80 Collins Street, Melbourne VIC 3000 tel +61 3 9553 8227 Zac.Culkin@aecom.com</small>	QUANTITY SURVEYING WT PARTNERSHIP <small>Level 4, 62, 4 Riverside Quay, St Albans VIC 3025 tel +61 3 9467 3077 zofia@wtpartnership.com.au</small>	URBAN DESIGN OCULUS <small>Level 2, 33 Guilford Lane, Melbourne VIC 3000 tel +61 3 9670 5999 info@oculusinfo.com.au</small>	DRAWING TITLE DEVELOPMENT APPLICATION PLAN ROOF LEVEL	
	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel +61 3 9038 9988 john.braithwaite@sinclairbrook.com.au</small>	STRUCTURE / CIVIL 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel +61 3 9202 8200 info@4dworkshop.com.au</small>	FACADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel +61 3 9698 5000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Flinders Street, Melbourne VIC 3000 tel +61 3 9650 0300 info@villagewell.org</small>	SCALE 1/200 @A2
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger, 75 011 PARIS tel +33 1 4923 83 83 fax +33 1 43 14 81 10 info@atelierjeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 270 Bourke Street, Melbourne VIC 3000 tel +61 3 9554 7000 greg@woodandgrieve.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 4, 811 Bourke St, Melbourne VIC 3000 tel +61 3 9518 7788 cardno@cardno.com.au</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 17 Collins Street, Melbourne VIC 3000 tel +61 3 9650 0300 info@broached.com.au</small>	DATE 18.5.2016
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel +61 3 9629 5773 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Dandenong Rd, South Oakleigh VIC 3166 tel +61 3 9516 9962 isa@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3000 tel +61 3 9698 5000 greg@arup.com</small>	FILE NAME 890-AJN-PLN-ROOF	DRAWING NUMBER A0190
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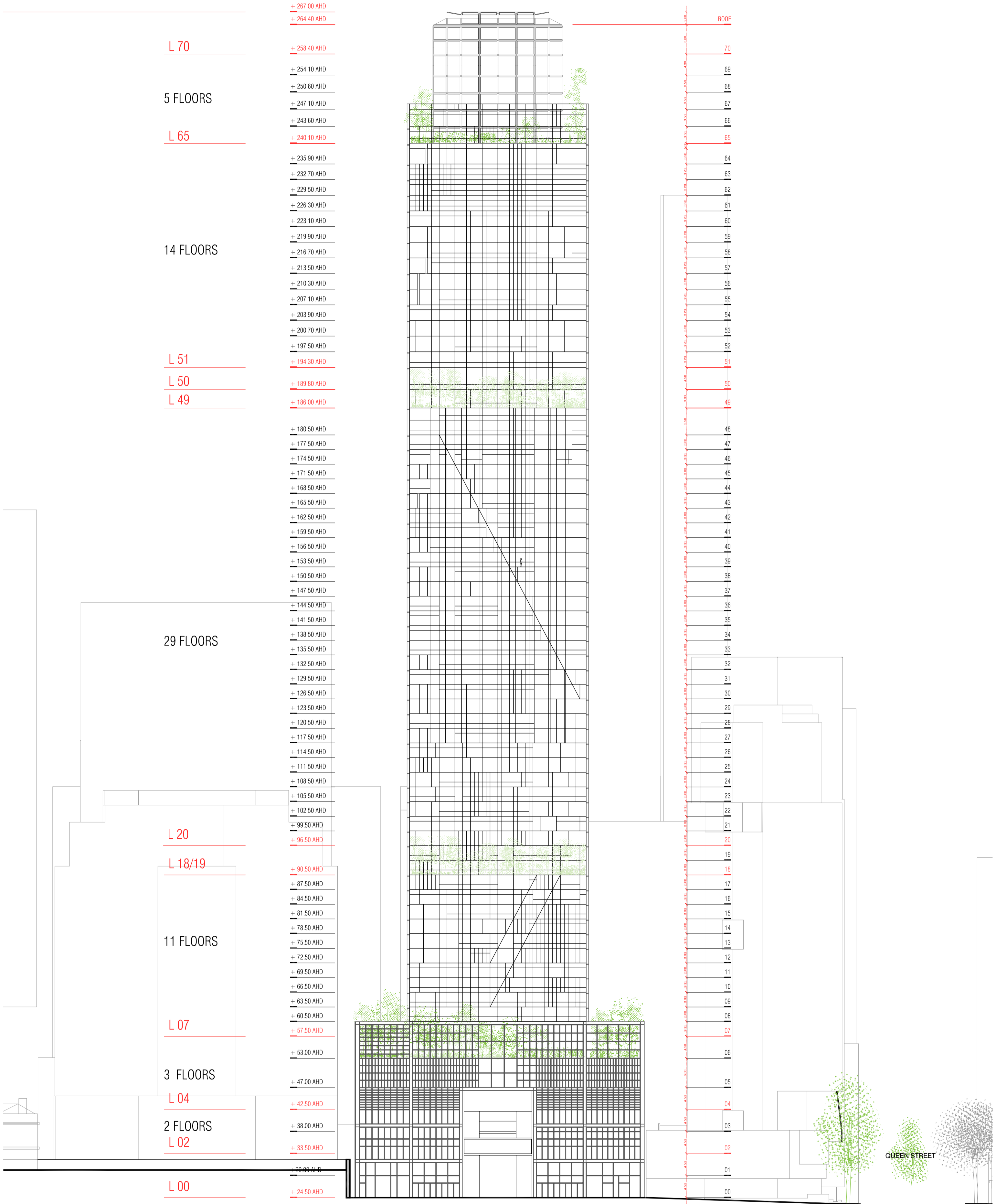
**383 La Trobe
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DEVELOPER Sterling Global Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	TOWN PLANNING AECOM 140, 80 Collyer Street Melbourne VIC 3000 tel: +61 3 9593 8227 zha.chen@aecom.com
DEVELOPMENT MANAGER Sinclair Brook 1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9628 9888 john.bradbury@sinclairbrook.com.au	STRUCTURE / CIVIL 4D Workshop Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9603 6200 info@4dworkshop.com.au
DESIGN ARCHITECT Ateliers Jean Nouvel 10, Cité d'Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS Level 22, 270 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 4000 griev.wood@wge.com.au
EXECUTIVE ARCHITECT Architectus Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9620 5753 melbourne@architectus.com.au	WIND ENGINEERING MEL CONSULTING 34 Chagford Rd, South Melbourne VIC 3146 tel: +61 3 9516 9982 info@melconsultants.com

QUANTITY SURVEYING WT PARTNERSHIP Level 4, 62, Riverside Quay, Shepparton VIC 3630 tel: +61 3 9807 3077 jforbes@wtpartnership.com.au	URBAN DESIGN OCULUS Level 2, 33 Gullford Lane, Melbourne VIC 3000 tel: +61 3 9670 0999 info@oculusinfo.com.au
FACADE ENGINEER ARUP Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9698 5000 David.Andrew@arup.com	PLACEMAKING VILLAGE WELL Level 1, 134 Broudie Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org
TRAFFIC ENGINEERING CARDNO Level 6/11, Bourke St, Melbourne VIC 3000 tel: +61 3 9666 5016 garry.felby@cardno.com.au	BROACHED COMMISSIONS Level 1, 134 Broudie Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org
ACOUSTICS, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9698 5016 garry.felby@arup.com	

DRAWING TITLE DEVELOPMENT APPLICATION ELEVATION - NORTH - FROM LA TROBE STREET	SCALE 1/500 @A2	DATE 18.5.2016	FILE NAME 890-AJN-FAC-NORTH
DRAWING NUMBER A0211	REV 00		





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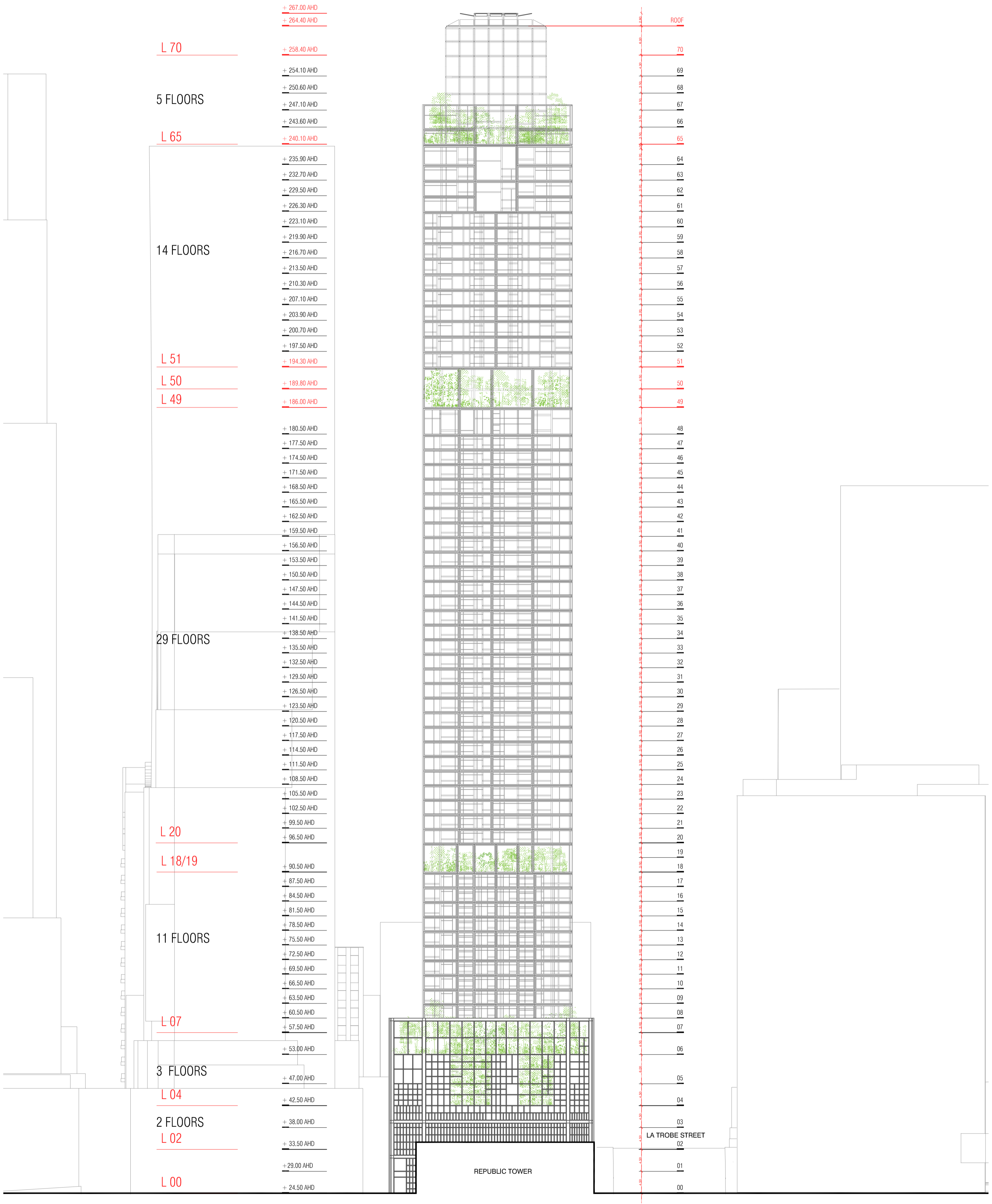
DEVELOPER Sterling Global Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au	TOWN PLANNING AECOM 145, 81 Collyer Street Melbourne VIC 3000 tel: +61 3 9553 8227 Zia.Cookson@aecom.com	QUANTITY SURVEYING WT PARTNERSHIP Level 4, 62 Riverside Quay, Shepparton VIC 3630 tel: +61 3 9807 3077 josh@wtpartnership.com.au	URBAN DESIGN OCULUS Level 2, 33 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9670 0999 info@oculusurban.com.au
DEVELOPMENT MANAGER Sinclair Brook 1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9638 9888 john.bradbury@sinclairbrook.com.au	STRUCTURE / CIVIL 4D Workshop Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9552 6000 info@4dworkshop.com.au	FACADE ENGINEER ARUP Level 22, 270 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 7000 gina.cookson@arup.com.au	PLACEMAKING VILLAGE WELL Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9550 0000 info@villagewell.org
DESIGN ARCHITECT Ateliers Jean Nouvel 10, Cité d'Alger, 75011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS Level 22, 270 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 7000 gina.cookson@wge.com.au	TRAFFIC ENGINEERING CARDNO Level 6, 501 Bourke St, Melbourne VIC 3000 tel: +61 3 9556 5116 info@cardno.com.au	DURATION CONSULTANT BROACHED COMMISSIONS Level 1, 11 Collyer Street, Melbourne VIC 3000 tel: +61 3 9550 0000 info@broached.com.au
EXECUTIVE ARCHITECT Architectus Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9620 5753 melbourne@architectus.com.au	WIND ENGINEERING MEL CONSULTING 34 Chagford Rd, South Melbourne VIC 3186 tel: +61 3 9516 9682 haz@melconsultants.com	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9596 5116 gina@arup.com.au	SCALE 1/500 @A2

DEVELOPMENT MANAGER Sinclair Brook 1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9638 9888 john.bradbury@sinclairbrook.com.au	DESIGN ARCHITECT Ateliers Jean Nouvel 10, Cité d'Alger, 75011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com	EXECUTIVE ARCHITECT Architectus Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9620 5753 melbourne@architectus.com.au
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DEVELOPMENT MANAGER Sinclair Brook 1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9638 9888 john.bradbury@sinclairbrook.com.au	DESIGN ARCHITECT Ateliers Jean Nouvel 10, Cité d'Alger, 75011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com	EXECUTIVE ARCHITECT Architectus Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9620 5753 melbourne@architectus.com.au
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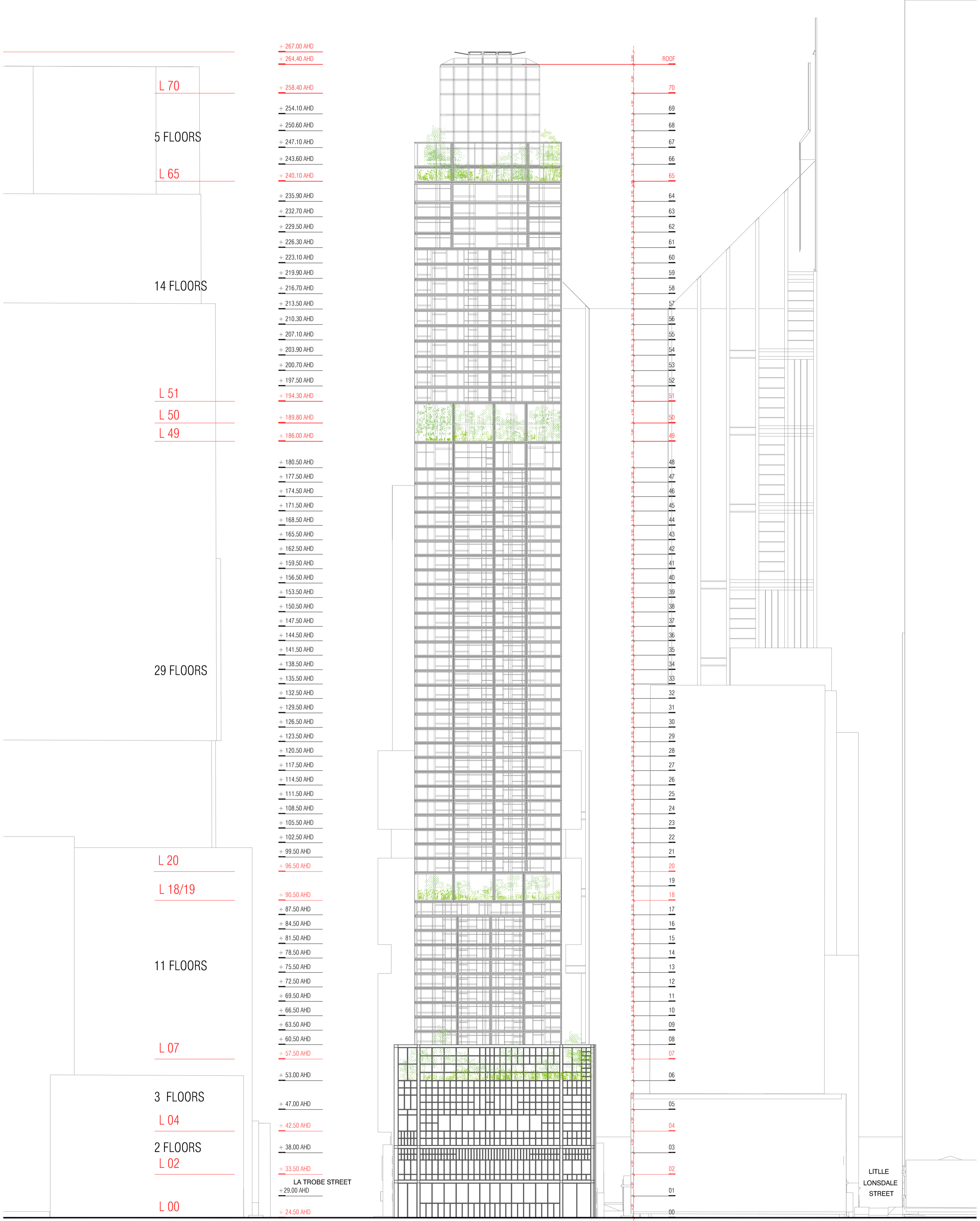
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SCALE 1/500 @A2	DATE 18.5.2016	REV 00
DRAWING NUMBER A0221		



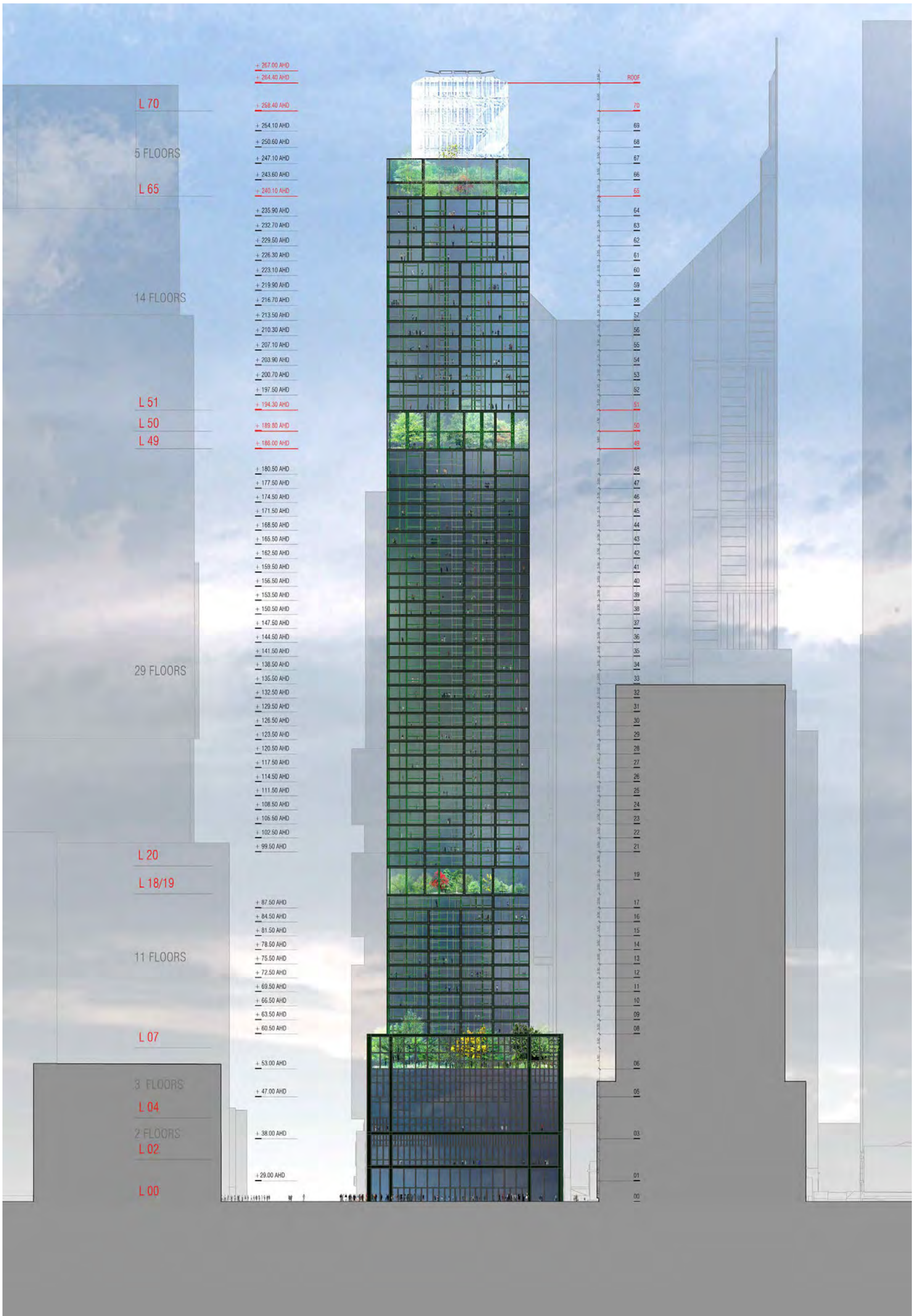


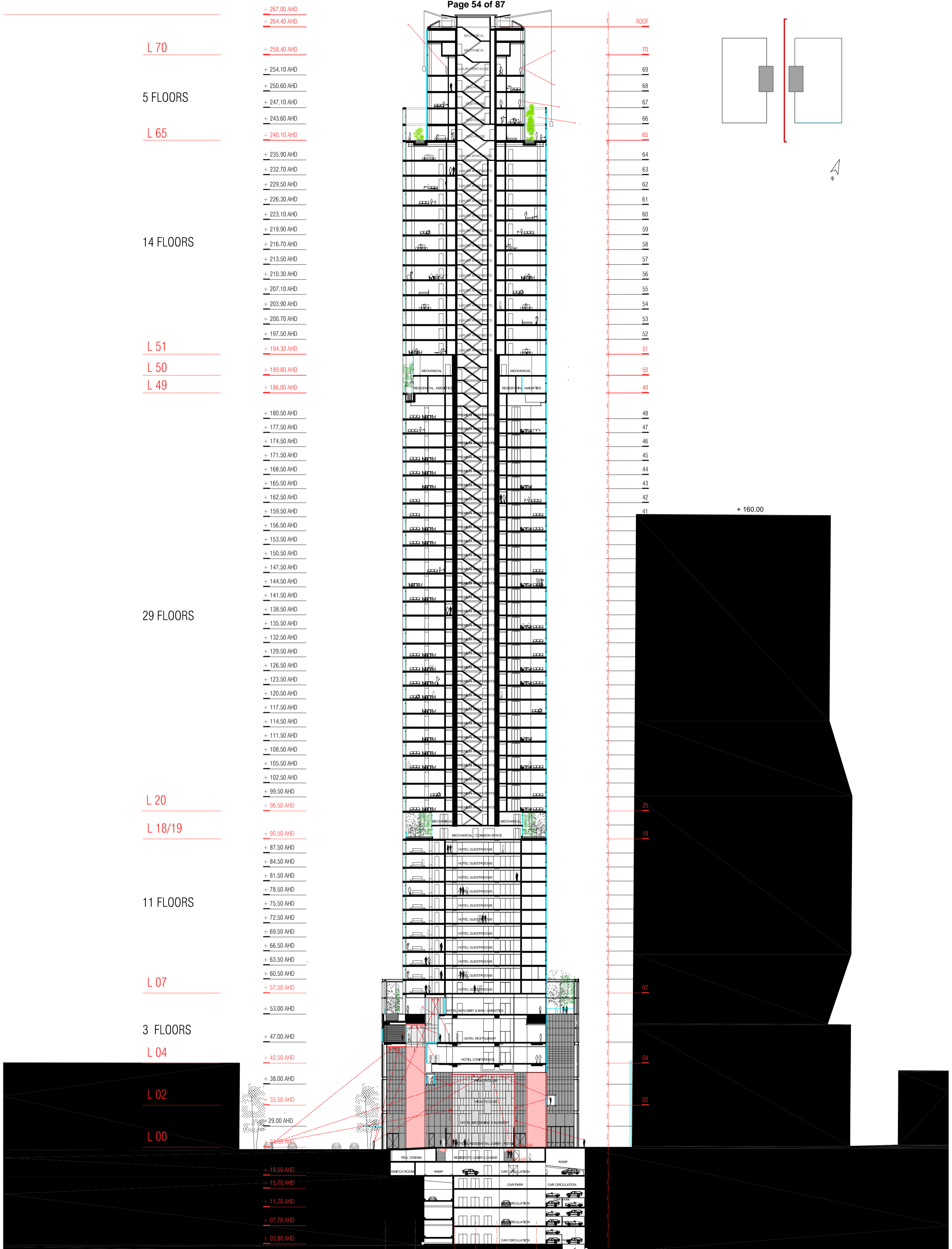
<h1 style="color: red; margin: 0;">383 La Trobe MELBOURNE</h1>	DEVELOPER Sterling Global <small>Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 6388 info@sterlingglobal.com.au</small>	TOWN PLANNING AECOM <small>L45, 81 Collyer Street Melbourne VIC 3000 tel: +61 3 9653 8227 Zac.Cook@aecom.com</small>	QUANTITY SURVEYING WT PARTNERSHIP <small>Level 4, 60 Riverside Quay, Shepparton VIC 3630 tel: +61 3 9887 3077 jane@wtpartnership.com.au</small>	URBAN DESIGN OCULUS <small>Level 2, 33 Gullford Lane, Melbourne VIC 3000 tel: +61 3 9675 0999 info@oculusinfo.com</small>	DRAWING TITLE DEVELOPMENT APPLICATION ELEVATION - EAST - FROM REPUBLIC TOWER			
	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9638 9888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CIVIL 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9552 6200 info@4dworkshop.com.au</small>	FACADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, Shepparton VIC 3630 tel: +61 3 9658 3000 David.Andrew@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Boulders Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com</small>	CURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 11 Collier Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com</small>	SCALE 1/500 @A2	DATE 18.5.2016	FILE NAME 890-AJN-FAC-EAST
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger - 75 011 PARIS tel: +33 1 40 23 83 83 fax: +33 1 43 14 81 10 info@ajnouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 278 Blythe Street, Melbourne VIC 3000 tel: +61 3 9554 7000 gavin.wood@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 6, 601 Bourke St, Melbourne VIC 3000 tel: +61 3 9666 5516 garry.felby@cardno.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3000 tel: +61 3 9658 3000 garry.felby@arup.com</small>	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9620 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Chagford Rd, South Melbourne VIC 3191 tel: +61 3 9516 9682 ton@mclconsultants.com</small>	DRAWING NUMBER A0231	REV 00
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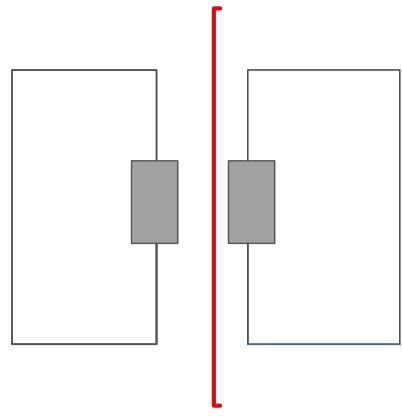


<h1 style="margin: 0;">383 La Trobe MELBOURNE</h1>	DEVELOPER Sterling Global <small>Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 6388 info@sterlingglobal.com.au</small>	TOWN PLANNING AECOM <small>145, 81 Collyer Street Melbourne VIC 3000 tel: +61 3 9513 8227 Zia.Cookson@aecom.com</small>	QUANTITY SURVEYING WT PARTNERSHIP <small>Level 4, 60 Riverside Quay, Shepparton VIC 3630 tel: +61 3 9887 2077 jforbes@wtpartnership.com.au</small>	URBAN DESIGN OCULUS <small>Level 2, 33 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9670 0999 info@oculus.com.au</small>	DRAWING TITLE DEVELOPMENT APPLICATION <h2 style="text-align: center;">ELEVATION - WEST - FROM FLAGSTAFF'S GARDEN</h2>			
	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9938 9888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CIVIL 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9521 6200 info@4dworkshop.com.au</small>	FACADE ENGINEER ARUP <small>Level 22, 278 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 1000 gina.burton@arup.com.au</small>	PLACEMAKING VILLAGE WELL <small>Level 17, 1 Nicholson Street, Shepparton VIC 3630 tel: +61 3 9658 5000 David.Andrew@villagewell.com.au</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.com.au</small>	SCALE 1/500 @A2	DATE 18.5.2016	FILE NAME 890-AJN-FAC-WEST
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger - 75 011 PARIS tel: +33 1 40 23 83 83 fax: +33 1 43 14 81 10 info@atelierjournouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 278 Bourke Street, Melbourne VIC 3000 tel: +61 3 9554 1000 gina.burton@wge.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 4, 60 Riverside Quay, Shepparton VIC 3630 tel: +61 3 9887 2077 David.Andrew@cardno.com.au</small>	DURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au</small>	COMMISSIONS BROACHED COMMISSIONS <small>Level 1, 134 Bourke Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com.au</small>	DRAWING NUMBER A0241	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5553 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Caspary Rd, South Melbourne VIC 3190 tel: +61 3 9516 9682 ton@melconsultants.com</small>	ACOUSTICS, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9596 5016 gina.burton@arup.com</small>					





<h1 style="color: red; margin: 0;">383 La Trobe MELBOURNE</h1>	DEVELOPER Sterling Global <small>Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 6388 info@sterlingglobal.com.au</small>	TOWN PLANNING AECOM <small>140, 81 Collyer Street Melbourne VIC 3000 tel: +61 3 9629 6388 Zia.Collins@aecom.com</small>	QUANTITY SURVEYING WT PARTNERSHIP <small>Level 4, 62 Riverside Quay, Shepparton VIC 36300 tel: +61 3 9627 3077 jordan@wtpartnership.com.au</small>	URBAN DESIGN OCULUS <small>Level 2, 33 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9625 0099 info@oculus.net.au</small>	DRAWING TITLE DEVELOPMENT APPLICATION BUILDING SECTION A-A			
	DEVELOPMENT MANAGER Sinclair Brook <small>1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9628 9888 john.bradbury@sinclairbrook.com.au</small>	STRUCTURE / CIVIL 4D Workshop <small>Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9621 6200 info@4dworkshop.com.au</small>	FACADE ENGINEER ARUP <small>Level 17, 1 Nicholson Street, Melbourne VIC 3000 tel: +61 3 9628 3000 David.Anderson@arup.com</small>	PLACEMAKING VILLAGE WELL <small>Level 1, 134 Bolders Street, Melbourne VIC 3001 tel: +61 3 9625 0000 info@villagewell.org</small>	SCALE 1/500 @A2		DATE 18.5.2016	FILE NAME 890-AJN-MLB-CP-AA
	DESIGN ARCHITECT Ateliers Jean Nouvel <small>10, Cité d'Alger/Alger - 75 011 PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com</small>	BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT) WOOD & GRIEVE ENGINEERS <small>Level 22, 278 Blythe Street, Melbourne VIC 3000 tel: +61 3 9624 7000 gavin.wood@grieve.com.au</small>	TRAFFIC ENGINEERING CARDNO <small>Level 4, 601 Bourke St, Melbourne VIC 3000 tel: +61 3 9628 3000 info@cardno.com.au</small>	DURATION CONSULTANT BROACHED COMMISSIONS <small>Level 1, 134 Bolders Street, Melbourne VIC 3001 tel: +61 3 9625 0000 info@broached.com.au</small>	ACoustics, ESD & WASTE MANAGEMENT ARUP <small>Level 17, 1 Nicholson St, East Melbourne VIC 3002 tel: +61 3 9628 3000 gordon.finch@arup.com</small>	DRAWING NUMBER A0301	REV 00	
	EXECUTIVE ARCHITECT Architectus <small>Level 7, 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au</small>	WIND ENGINEERING MEL CONSULTING <small>34 Chagford Rd, South Cheltenham VIC 3191 tel: +61 3 9516 9682 ton@mconsultants.com</small>						



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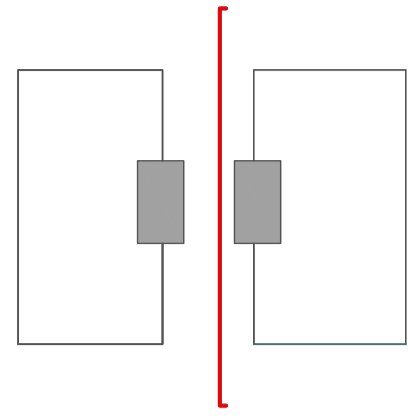
DEVELOPER	Sterling Global Lvl 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 8388 info@sterlingglobal.com.au
DEVELOPMENT MANAGER	Sinclair Brook 1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9629 8888 john.bradbury@sinclairbrook.com.au
DESIGN ARCHITECT	Ateliers Jean Nouvel 10, Cité d'Alger/Algeria - 75 011 9PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com
EXECUTIVE ARCHITECT	Architectus Level 7 50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au

TOWN PLANNING	AECOM 145, 81 Collyer Street Melbourne VIC 3000 tel: +61 3 9593 8227 Zia.Cook@aecom.com
STRUCTURE / CML	4D Workshop Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9593 8227 Rita.Dillon@4dworkshop.com.au
BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT)	WOOD & GRIEVE ENGINEERS Level 22, 273 Blythe Street, Melbourne VIC 3000 tel: +61 3 9594 7000 gavin.wood@wg-engineers.com.au
WIND ENGINEERING	MEL CONSULTING 34 Cleveland Rd, South Melbourne VIC 3122 tel: +61 3 9516 9682 lisa@melconsultants.com

QUANTITY SURVEYING	WT PARTNERSHIP Level 4, 62, 8 Riverside Quay, Shepparton VIC 3630 tel: +61 3 5887 3077 jordan@wtpartnership.com.au
FAÇADE ENGINEER	ARUP Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9648 5000 David.Andrew@arup.com
TRAFFIC ENGINEERING	CARDNO Level 4, 801 Bourke St, Melbourne VIC 3000 tel: +61 3 9616 1788 Rachael@cardno.com.au
ACOUSTICS, ESD & WASTE MANAGEMENT	ARUP Level 17, 1 Nicholson St, East Melbourne, VIC 3002 tel: +61 3 9668 5016 gemma.finch@arup.com

URBAN DESIGN	OCULUS Level 2, 33 Guilford Lane, Melbourne VIC 3000 tel: +61 3 9670 0999 oculus@oculusinfo.com
PLACEMAKING	VILLAGE WELL Level 1, 134 Blythe Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org
CURATION CONSULTANT	BROACHED COMMISSIONS Level 4, 110 Collins Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@broached.com

DRAWING TITLE			
DEVELOPMENT APPLICATION PARTIAL SECTION A-A Top of tower -Highrise			
SCALE	DATE	FILE NAME	
1/200 @A2	18.5.2016	890-AJN-MLB-CP-AA	
DRAWING NUMBER			REV
A0302			00



450	L50 +189.80 AHD
380	L49 +186.00 AHD
350	L48 +180.50 AHD
300	L47 +177.50 AHD
300	L46 +174.50 AHD
300	L45 +171.50 AHD
300	L44 +168.50 AHD
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300	L23 +105.50 AHD
300	L22 +102.50 AHD
300	L21 +99.50 AHD
300	L20 +96.50 AHD
300	L19 +93.50 AHD

**383 La Trobe
MELBOURNE**

DEVELOPER	Sterling Global Level 50/525 Collins St, Melbourne VIC 3000 tel: +61 3 9629 6388 info@sterlingglobal.com.au
DEVELOPMENT MANAGER	Sinclair Brook 1460 Bourke St, Melbourne VIC 3000 tel: +61 3 9628 9888 john.bradbury@sinclairbrook.com.au
DESIGN ARCHITECT	Ateliers Jean Nouvel 10, Cité d'Alger/Alger - 75 011 9PARIS tel: +33 1 49 23 83 83 fax: +33 1 43 14 81 10 info@jeanouvel.com
EXECUTIVE ARCHITECT	Architectus Level 7/50 Victoria Parade, East Melbourne VIC 3002 tel: +61 3 9629 5753 melbourne@architectus.com.au

TOWN PLANNING	AECOM 140, 81 Collyer Street, Melbourne VIC 3000 tel: +61 3 9553 8227 25a.Collins@aecom.com.au
STRUCTURE / CML	4D Workshop Ground Floor, 164 Flinders Lane, Melbourne VIC 3000 tel: +61 3 9621 6200 info.4dworkshop@4dworkshop.com.au
BUILDING SERVICES (MECH / ELEC / HYD / FIRE / VT)	WOOD & GRIEVE ENGINEERS Level 22, 270 Bouverie Street, Melbourne VIC 3000 tel: +61 3 9554 7000 gavin.wood@gwg.com.au
WIND ENGINEERING	MEL CONSULTING 34 Chagford Rd, South Melbourne VIC 3129 tel: +61 3 9516 9982 haz@melconsultants.com

QUANTITY SURVEYING	WT PARTNERSHIP Level 4, 62, 4 Riverside Quay, Shepparton VIC 3630 tel: +61 3 9807 3077 jordan@wtpartnership.com.au
FAÇADE ENGINEER	ARUP Level 17, 1 Nicholson Street, East Melbourne VIC 3002 tel: +61 3 9628 5000 David.Andrew@arup.com
TRAFFIC ENGINEERING	CARDNO Level 6, 81 Bourke St, Melbourne VIC 3000 tel: +61 3 9616 1786 info@cardno.com.au
ACOUSTICS, ESD & WASTE MANAGEMENT	ARUP Level 17, 1 Nicholson St, East Melbourne, VIC 3002 tel: +61 3 9628 5000 gerrard.finch@arup.com

URBAN DESIGN	OCULUS PLACEMARKING Level 2, 33 Guilford Lane, Melbourne VIC 3001 tel: +61 3 9670 0999 info@oculus.net.au
VILLAGE WELL	BROACHED COMMISSIONS Level 1, 134 Bouverie Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org
DURATION CONSULTANT	BROACHED COMMISSIONS Level 1, 134 Bouverie Street, Melbourne VIC 3000 tel: +61 3 9650 0000 info@villagewell.org

DRAWING TITLE			
DEVELOPMENT APPLICATION			
PARTIAL SECTION A-A			
MIDRISE			
SCALE	DATE	FILE NAME	
1/200 @A2	18.5.2016	890-AJN-MLB-CP-AA	
DRAWING NUMBER	REV		
A0303			00

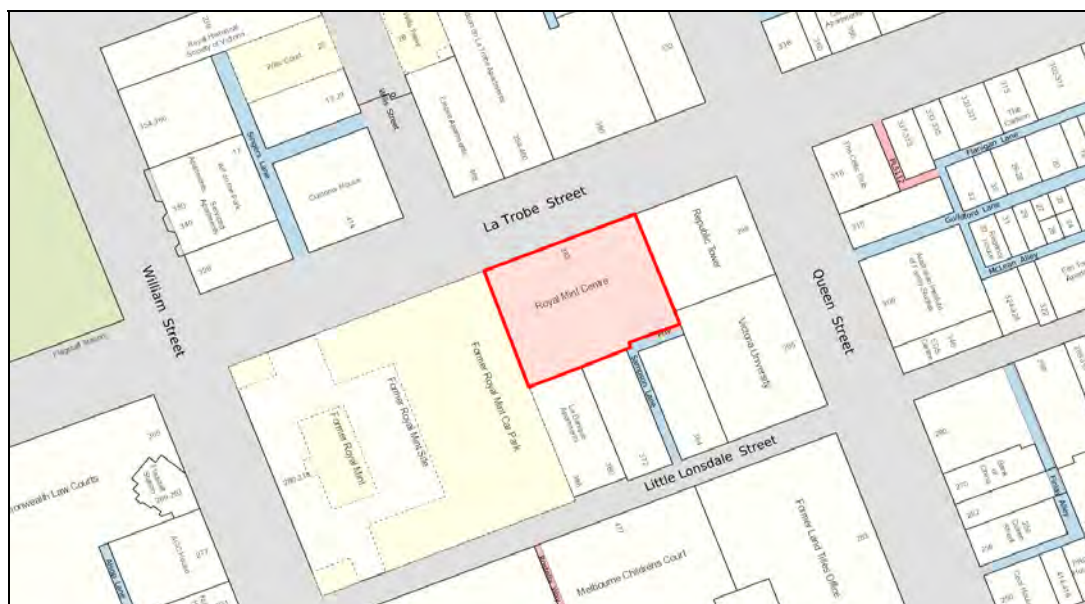
PLANNING REPORT

MINISTERIAL REFERRAL

Application number:	TPMR-2016-14
DTPLI Application number:	PA1600102FOL/16/17823
Applicant / Owner / Architect:	Sterling Global Pty Ltd / Investa Listed Funds Management Ltd / Ateliers Jean Nouvel & Architectus
Address:	383 La Trobe Street, MELBOURNE VIC 3000
Proposal:	Demolition of the existing building and construction of a multi storey mixed use building
Cost of works:	\$285,000,000
Date received by City of Melbourne:	6 June 2016
Responsible officer:	Nicholas McLennan
Report Date:	29 August 2016

1. SUBJECT SITE AND SURROUNDS

The subject site at 383 La Trobe Street, Melbourne sits on the south side of La Trobe Street between Queen Street and William Street. The site connects with Sampson Lane to the south which provides access to Little Lonsdale Street further to the south.

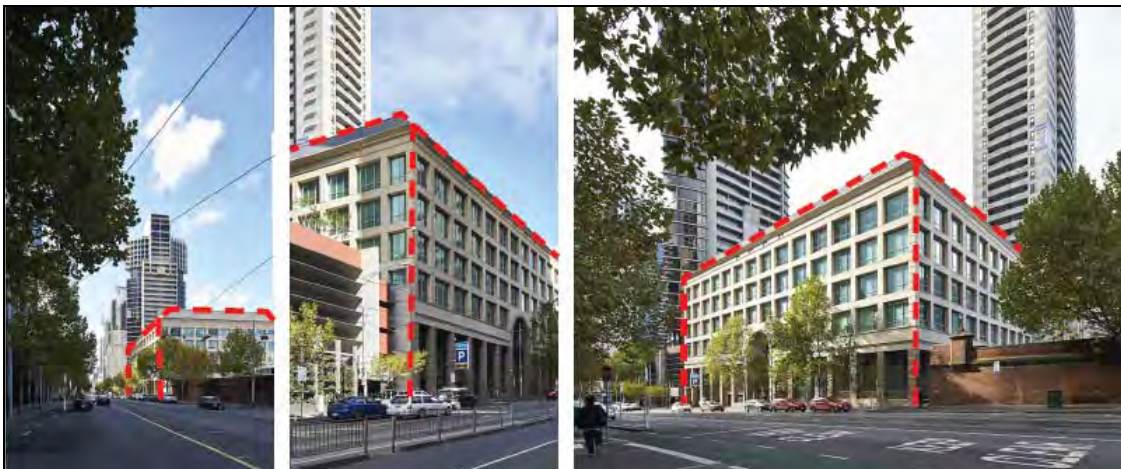


City of Melbourne CoMPASS 2016



City of Melbourne CoMPASS 2016

The site is rectangular in shape with a frontage to La Trobe Street to the north of 60.46m, a depth of an average 46.76m and a total site area of approximately 2,850sqm. The site slopes from a low point to the east and rises evenly approximately 2.5m across the site to the west. The site is occupied by a five storey commercial building and car park and is known as the 'Royal Mint Centre.' The site includes a 24 hour commercial car park at basement level and provides parking for a total of 560 cars. Vehicle access and egress to the car park is via three (3) consecutive driveways to La Trobe Street at the eastern (Queen Street) end of the site.



Existing views of site along La Trobe Street – Source – Application documentation.

1.1. Surrounds

The main characteristics observed in the area include;

- To the east of the site is the 36 storey Republic Tower, a residential development which sits at 365 La Trobe Street on the south western corner of Queen and La Trobe Street intersection.
- To the west the site abuts the Victorian Heritage listed former Royal Mint and current Hellenic Museum. The brick and bluestone Royal Mint Wall borders the western boundary of 383 La Trobe Street.
- To the south of the site at 380 Little Lonsdale Street is the recently constructed 36 storey 'La Banque' apartment tower. Behind the subject site is the Former Women's Clinic at 364-372 Little Lonsdale Street which has been

approved to be redeveloped into a 30 storey tower servicing the expanding Victoria University Law campus. Victoria University also occupies the heritage protected former State Records Office at 287-297 Queen Street further east as part of this campus.



Subject site and surrounds – Source Google Maps 2016

Further south of the site lies the heart of Melbourne’s Legal Precinct, containing the County and the Supreme Courts of Victoria, whilst to the north is the Queen Victoria Market Precinct.

2. THE PROPOSAL

The plans referred to the Melbourne City Council (MCC) for comment were received on 6 June 2016.

Broadly, the application proposes the demolition of the existing building and the construction of a multi-storey mixed-use development comprising retail, residential hotel and dwellings, video art public arcade and pedestrian links throughout the site.

The application proposes the following uses:

Dwelling	Total number of dwellings: 488 One bedroom dwellings/apartments: 145 Two bedroom dwellings/apartments: 272 Three or more bedroom dwellings/apartments: 71
Residential hotel	Number of rooms: 196
The Arcade	492 sqm
The Laneway	325 sqm
The Gallery	204m2 (36m2 external plus 168m2 internal)

The specific details of the proposal are as follows:

Building height	70 storeys + Roof Plant 242.50m (267.0 AHD)
Podium height	5 storeys 28.5m (53.00AHD)
Front, side and rear setbacks	North (La Trobe Street) – 5 metres South - 12.15m setback from west end of title then centreline of Sampson Lane. (5% of overall height) East - 12.15m setback (5% of overall height) West - 12.15m setback (5% of overall height)
Gross floor area (GFA)	82, 935 sqm
Plot Ratio	29.1:1
Car parking spaces	Hotel – 14 spaces Residential – 267 spaces Total – 281 spaces
Motorcycle Parking	20 spaces over four levels of basement
Bicycle facilities and spaces	208 spaces
Loading/unloading	Provided within basement – 84 sqm
Vehicle access	La Trobe Street



Perspective of proposed development – Source – application documentation



Perspective of proposed development – Source – application documentation

3. BACKGROUND

3.1. Pre-application discussions

Pre-application discussions were held with the applicant with the main focus of these meetings based on built form outcomes and the resolution of the through block links with adjoining property owners.

3.2. Site history

Within the immediate area there have been several applications considered and approved. Two of these approvals have been constructed including;

- La Banque Apartments 380-386 Little Lonsdale Street, Melbourne - TP-2006-414 – Constructed.
- Republic Tower – 299 Queen Street, Melbourne – Constructed.
- Victoria University - Partial demolition of 372-378 Little Lonsdale Street, demolition of 364-370 Little Lonsdale Street and building and works to develop a multi-storey tower comprising of education centre with cafe and retail areas at ground level. It is noted that that this approval for a consolidated development of the lands at the rear require Sampson Lane to be discontinued, sold and built over.

The diagram below highlights the existing and approved developments within the immediate area around the subject site.



Perspective of approved and constructed development within area – Source – application documentation

4. 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, Settlement • Clause 15.01-2, Urban design principles • Clause 15.02-1, Energy and resource efficiency • Clause 16, Housing • Clause 17 Economic Development • 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

	<ul style="list-style-type: none"> • Clause 21.05, City Structure and Built Form • Clause 21.06, Built Environment and Heritage • Clause 21.07, Housing • Clause 21.08, Economic Development • Clause 21.09, Transport • Clause 21.10 Infrastructure • 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 22.02, Sunlight to Public Spaces • Clause 22.19, Energy, Water and Waste Efficiency • Clause 22.20, CBD Lanes • Clause 22.23, Stormwater Management (Water Sensitive Urban Design)

Statutory Controls	
<p>Clause 37.04 Capital City Zone, Schedule 1 (Outside the retail core) (CCZ1)</p>	<p>Pursuant to Clause 37.04-1 and 1.0 of CCZ1, a planning permit is not required to use the land for accommodation (including dwelling and residential hotel) and restaurant / 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>
<p>Clause 43.02 Design and Development Overlay Schedule 1 A2</p>	<p>Pursuant to Schedule 1 of Clause 43.02, a permit is required for</p> <ul style="list-style-type: none"> • Buildings and works at ground level
<p>Clause 43.02 Design and Development Overlay Schedule 10</p>	<p>Pursuant to Clause 43.02-2 a planning permit is required to construct a building or carry out works unless exempted by the 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

	<p>Planning and Environment Act 1987,</p> <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 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 281 car parking spaces are proposed to be supplied for the site which is less than the maximum rate stipulated by the overlay, therefore a planning permit is not required pursuant to Clause 45.09.</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 restaurant, café and bar component only. The loading area will be in excess of 27.4sqm (approximately 84sqm) 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 208 bicycle parking spaces which is consistent with the requirements of Clause 52.34-3.</p>
<p>Clause 52.36 Integrated Public Transport Planning</p>	<p>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.</p>

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.

5. PUBLIC NOTIFICATION

The application has been referred to the City of Melbourne as a recommending referral authority.

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.

6. REFERRALS

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

Engineering

Engineering Services have suggested several conditions to be placed on any permit that may issue including ensuring that traffic entering the site are not required to stop or que within La Trobe Street.

City Design, Urban Strategy and Urban Sustainability

Melbourne City Council's City Design, Urban Strategy and Urban Sustainability teams have prepared consolidated design advice for the proposal.

Waste

Melbourne City Council Waste Services have reviewed the Waste Management Plans provided with the application and have raised concerns with the proposal in regard to the size of the proposed compactors.

Civil Design

Melbourne City Council Civil Engineers have viewed the proposal and are generally supportive of the application subject to conditions.

Land Survey

Melbourne City Council Land Survey team have viewed the application and have noted conditions which would require the Owner to maintain 24-hour unobstructed public access (7 days a week) to the proposed links throughout the site.

Urban Sustainability

Melbourne City Council Urban Sustainability team noted that standard tree protection requirements apply if any works/loading zones are proposed near trees within council property/public space.

7. ASSESSMENT

The key issues in the consideration of this application are:

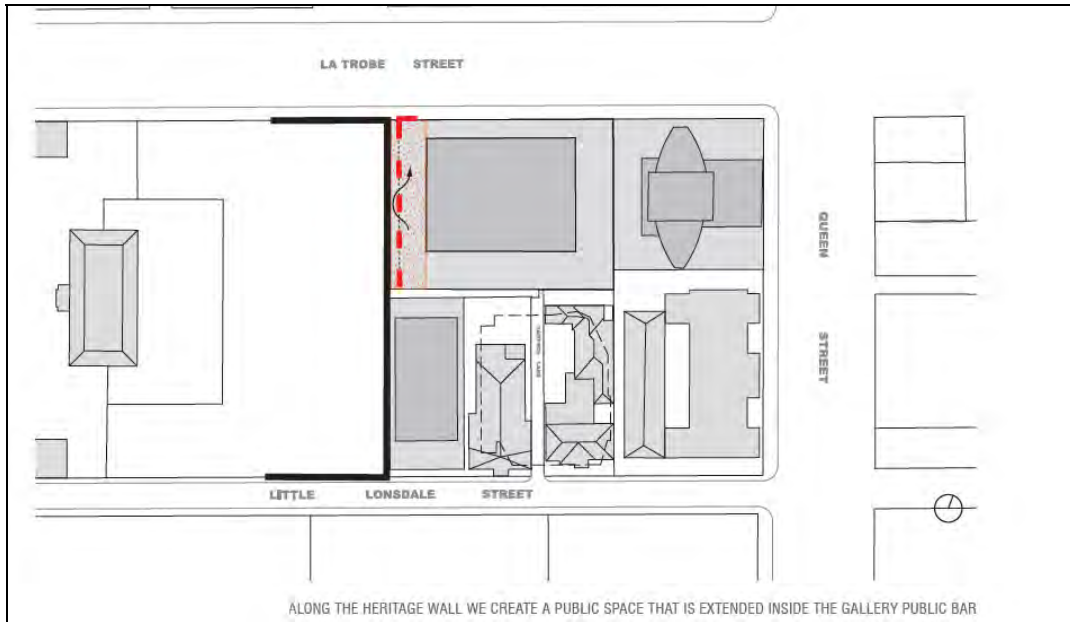
- Built form
- Public amenity benefit contribution
- Public realm impacts
- Residential amenity
- ESD
- Engineering matters

7.1 Built Form

The proposed development is for a mixed use building of 70 levels plus roof plant at 383 La Trobe Street, Melbourne. Within the building will be the provision of 488 residential apartments and 196 hotel rooms. It also provides for a variety of curated public, retail and hospitality based uses at ground level and within the building's podium. Basement bicycle, motorcycle and car parking, loading/unloading facilities and waste management are accessed from La Trobe Street at the eastern extremity of the site.

At Ground Floor level the development sets aside 30% of the site for 24/7 public access, comprising a video art arcade and new lane at the rear of the site with a public book exchange.

Internally, the Arcade and Laneway merge with the ground level Gallery, a multipurpose, publically accessible space providing a variety of places for residents and visitors to congregate. The Gallery is grounded with the heritage feature backdrop of the Mint Wall to the west and also provides access to the Podium level Hotel lobby on Level 6. The ground level also provides for a separate and private residential lobby east of the Arcade.



Extent of Heritage wall to be revealed – Source – application documentation



Heritage wall revealed internal – Source – application documentation

The ground floor has been designed in a way that engages activity and provides a level of visual interest that is to be commended. The provision of cross connections throughout the site creates a form without dead ends or rear facades encouraging a high level of pedestrian activity.

Built form	Requirement	Design Response	Compliance
Podium Height	Up to 40 metres	28.5 metres (5 storeys) plus an architectural feature around the perimeter of the podium	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 La Trobe 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	South: 12.15 metres East: 12.15 metres West: 12.15 metres	Yes
Site Plot Ratio	24:1	29.1:1	Variation required

The proposed development provides a true podium/tower built form with a distinct podium of 28.5 metres (5 storeys) which is consistent with the existing building on site and a tower that stands to an overall height of approximately 242.5 metres. Both the podium and tower are aligned to La Trobe Street, consistent with the surrounding streetscape and successfully reinforces the street pattern of the Hoddle Grid.

The architectural feature proposed around the perimeter of the podium helps to provide transition between the podium and the tower and adds visual interest to the proposal. The podium provides for a range of uses with a variety of shared social spaces, recreational spaces and publicly accessible restaurant and bar.

The podium is proposed to have no setback to the eastern boundary, directly abutting the boundary wall of the adjoining Republic Tower. To the south the podium is proposed to be set back an average of 4.55 metres to allow for the creation of a new public laneway open space and direct integration with the proposed Victoria University tower at 370-372 Little Lonsdale Street and with 380-386 Little Lonsdale Street.

To the west, the podium is proposed to be set back 0.8 metres from the boundary. This is consistent with the existing building and provides an offset which enables the incorporation of the heritage wall into the ground floor Gallery, ensuring that the wall is visible through the Arcade and Gallery, while creating an openable area to provide for public access and views within this space.



Podium perspective – Source – application documentation

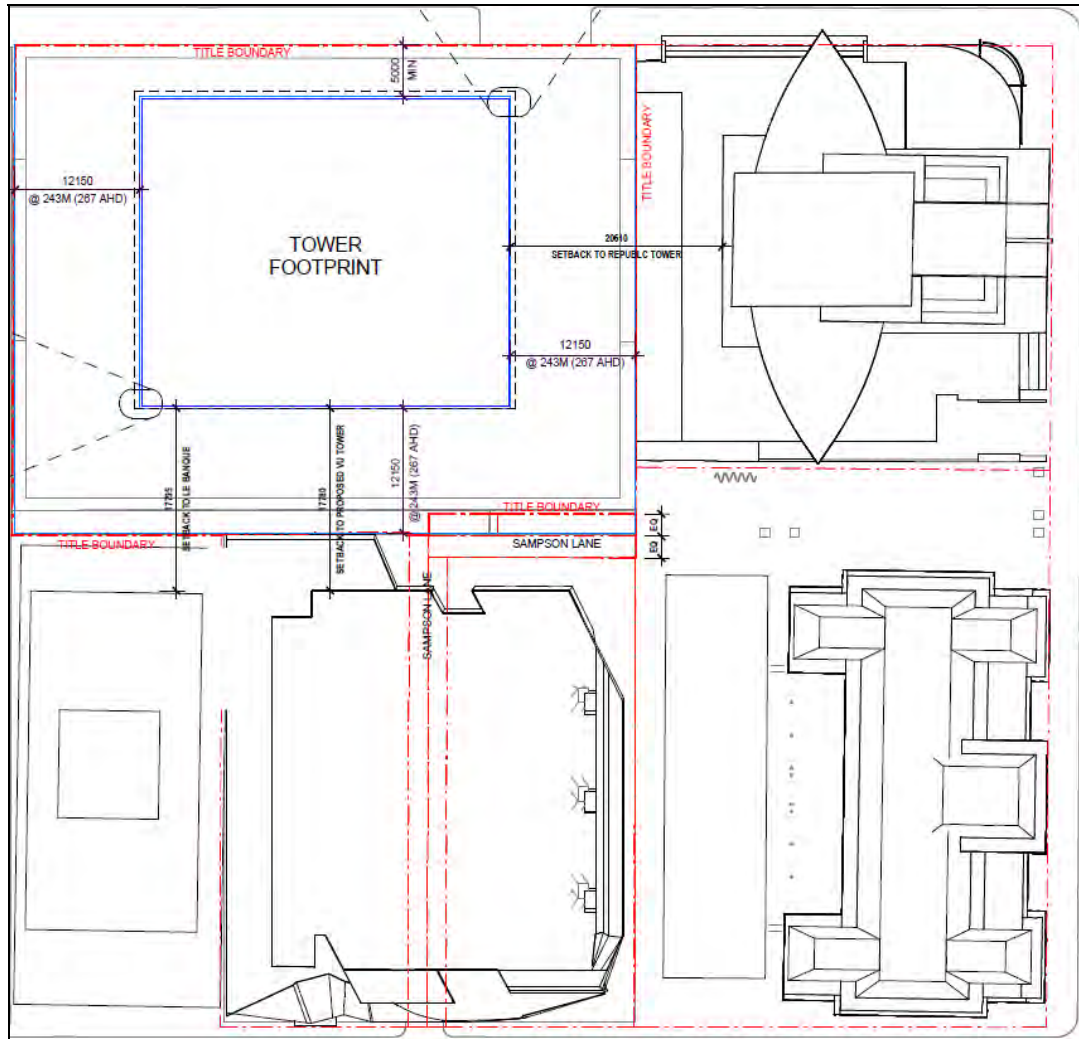
The tower that rises above the podium is setback 5 metres from La Trobe Street and 12.15 metres to the southern, eastern and western boundaries to ensure the tower does not dominate the surrounding streetscape and maintains the podium as the dominant built form when viewed from the street.

The shape and balance of the tower to the podium is considered to appropriately respond to the built form outcomes sought by DDO10 and the design is considered to present a balanced, engaging and uplifting design response at ground, podium and tower levels.

The proposed tower setback of 12.15 meters from the eastern boundary and (20.61m) between towers, combined with the existing layout of Republic Tower ensures that the new development respects the interface between the two developments. Similarly the 12.15 metre setback from the southern boundary provides for a separation distance of approximately 18 metres between the La Banque apartments and the approved future Victoria University building ensuring there is generous spacing's between the towers within the area.

To the west, the 12.15 metre setback is considered to provide an appropriate separation to respect the existing condition of the former Royal Ming Site whilst also protecting any future development potential of the site.

A diagram of the proposed setbacks in respect to the existing and proposed adjoining towers is provided below.



Proposed tower footprint and setbacks – Source – application documentation

The application has been reviewed by Melbourne City Councils Urban Strategy, Urban Sustainability and City Design Studio teams who have noted that:

‘The Application provides a high level of analysis of city and site context and this is commended. The analysis appears to have led to a proposal that offers a positive contribution beyond the immediate site to significantly enhance the precinct and greater context through ground plane connections, uses and the adopted design approach. The proposed tower is simple in form, but is also responsive to the city context in its proposed expression, façade design and selection of materials.’

In regard to the Architectural form it is noted that the proposed building is essentially a symmetrical rectilinear tower on a tall podium which is modulated and varied by four horizontal ‘bands’ of skygarden, and by a lattice-like façade which is treated differently on each face.

The quality of the building form will rely on the proposed variation for each façade and on the quality of materials, finishes, detailing and execution. Proposed conditions will require that the design architect ‘Atelier Jean Nouvel’ be retained to complete and provide architectural oversight during construction of the detailed design and for a facade strategy for the redevelopment to be prepared and approved by the Responsible Authority in consultation with Melbourne City Council.

Comment has been made on the proposed landscaping and its importance within the development:

‘The proposed skygardens are important elements in modulating the overall form, contributing to the overall perception of visual bulk and the elegance of the tower, as well as in providing amenity for the building’s users. It is critical that the conditions and species selections are appropriate to ensure viability of these gardens. Appropriate soil planting depths, design to address the specific and varying microclimatic conditions for each part of each garden, integrated irrigation and ongoing maintenance are all aspects requiring resolution. It is recommended that further information be provided through appropriate expertise in horticulture and plant science to provide confidence in this important aspect of the proposal.’

A condition of permit will require detailed landscape plans to be provided to ensure the proposed landscaping is provided and maintained appropriately given its significance within the development.

In regard to the proposed arcade and the provision of publically available visual art it has been noted within the collective referral that:

‘The proposed Art installation would be an excellent component to animate and extend the value of the precinct, however for this to be successful, it would require a formalised process for management, curation and maintenance as a program, including commitment to operational costs to ensure its on going viability.’

A condition of permit will require the submission of an operational management plan for the ground plane art/community space which will provide details of the operation, future management and curation of the space to ensure the offering is one that is of high quality and will provide a true public benefit to the community.

7.2 Public Amenity Benefit Contribution

The proposed plot ratio for the development is 29.1:1 which exceeds the 24:1 site plot ratio introduced within Amendment C262 (DDO10). This plot ratio can only be exceeded where it can be demonstrated that:

The buildings and works will achieve the Design Objectives and Built Form Outcomes of this schedule, any local planning policy requirements, and at least one of the following requirements is met:

- The development or proposed development is declared to be of State or regional significance under section 201F of the Planning and Environment Act 1987,
- 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.’

‘Public amenity improvements’ are not defined within C262, but are generally understood to be actions which deliver a public benefit as a part of the development proposal.

As part of Amendment C270 the Department of Environment, Land, Water and Planning (DELWP) have released ‘How to calculate Floor Area Uplifts and Public Benefits (DEWLP, April 2016) guidelines which provides details of how to calculate Floor Area Uplifts and Public Benefits.

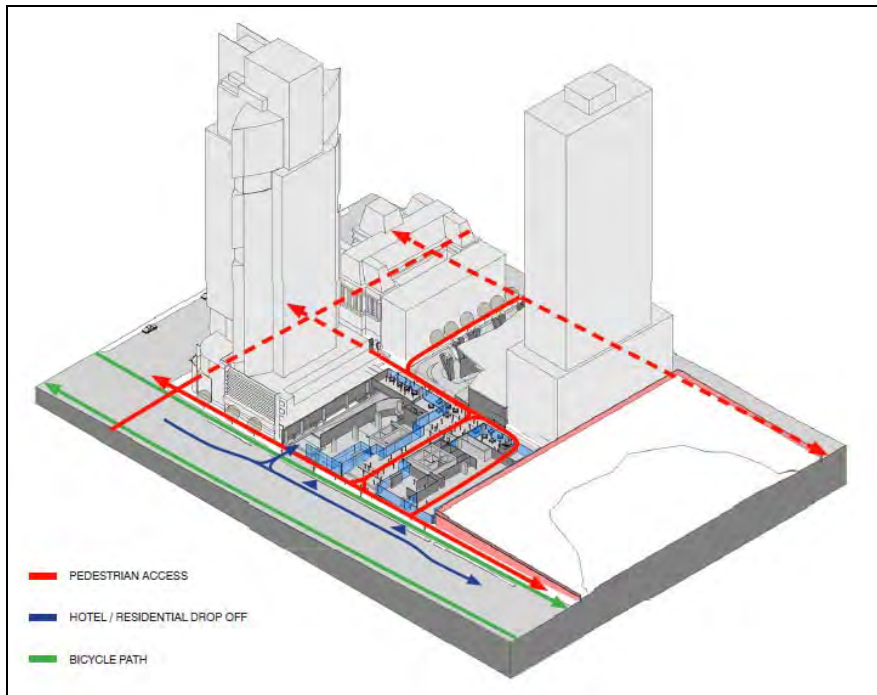
The applicant has noted the following contributions to the public realm being provided within the development:

- 30% of the site area released for 24/7 public access by way of a curated central arcade and rear laneway, and the reveal of the heritage wall through the ground level Gallery space;
- A wide variety of amenities can be accessed including retail and hospitality as well as connections to the proposed Victoria University tower via the new rear pedestrian laneway which it is intended will be populated by cafes and seating areas, echoing the Laneway and Arcade activation that has been part of Melbourne's culture for generations;
- The framing of the Arcade with a series of curated and artistic video art displays;
- The inclusion of a public book exchange as part of the Laneway;
- The reveal of the hidden Mint wall from the Arcade, the Gallery and the Laneway;
- The connection of both the Arcade, the Laneway and the Gallery through the careful choice of materials and textures drawn from the urban context analysis of the site and the area, transitioning between the Mint wall and the bluestone of Melbourne's street and laneway networks;
- Transparent lift cores and viewpoints from upper levels down into the Arcade and Laneway, engaging with the Arcade and Laneway spaces;
- Active and passive participation points through the Arcade, Laneway, Gallery and podium.
- A world class, contextual architectural response that is innovative, alluring and inspirational that will not only redefine this part of the central city and become a Melbourne icon and destination, but lift the community's aspirations and expectations from architecture in this city.

Further it has been noted that:

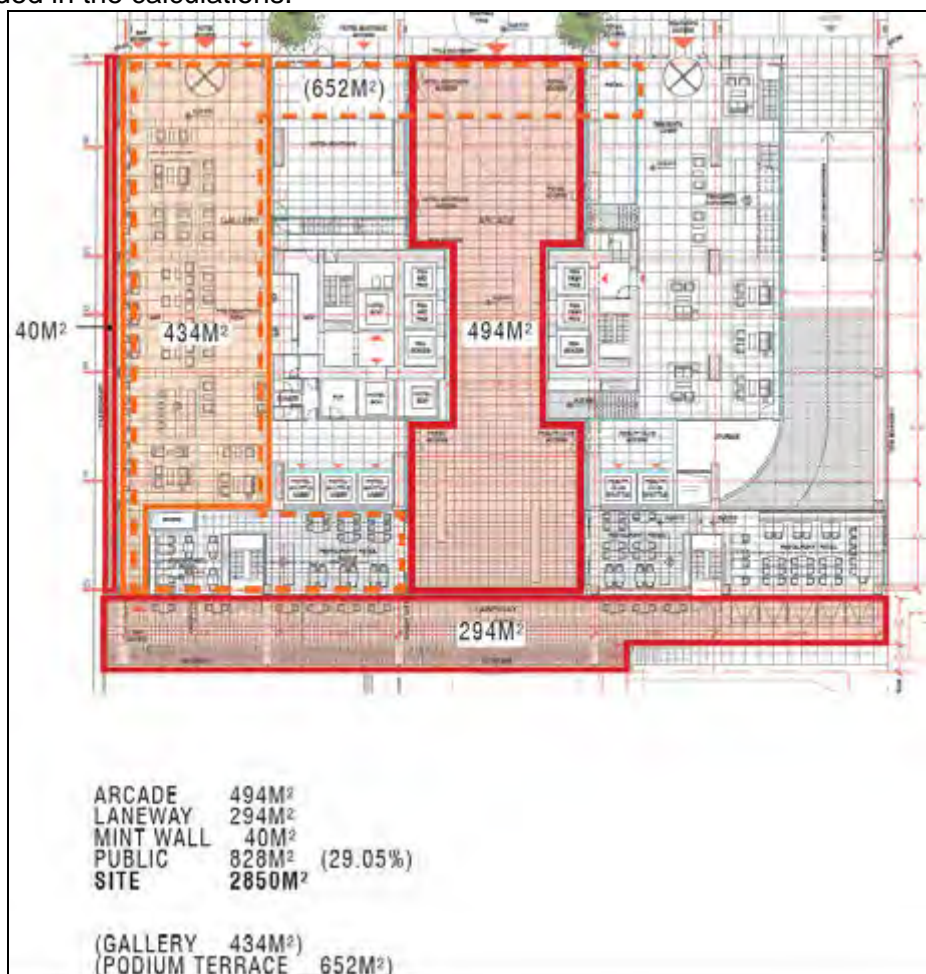
'There is also a commitment to the construction and curation of the spaces created. The detail of the curation strategy for the entire development, including the rear Laneway (and the public book exchange library), the Video Art Arcade and the Gallery continues to be developed, ensuring each space adds significant public benefit...

383 La Trobe Street brings with it a remarkable philosophy and design, elevating it well beyond an expected condition of good design to an exemplary design, commended as such by the Office of the Victorian Government Architect. Notwithstanding this, we submit that an applicant sponsored competitive design process has been undertaken by the applicant, resulting in the appointment of Ateliers Jean Nouvel.'



Public access and movement diagram – Source – application documentation

In undertaking their calculation of the benefit of the public realm the applicant provided the following diagram highlighting the specific areas in which have been included in the calculations:



Publically accessible spaces included in Public Benefit calculation – Source – application documentation

Using the guidelines provided within C270 in calculating the Floor Area Uplift (FAU) required for a plot ration of 29.1:1 in lieu of 24:1 it has been agreed that there would be a requirement for a net contribution in the order of \$10 million. Calculations undertaken to date indicate that the proposed development would in fact provide in the order of \$19 million of public benefit, significantly exceeding what would be required under future FAU requirements and therefore representing a development that could be readily supported.

7.3 Public Realm Impacts

Wind

The proposed development has been assessed by MEL Consultants in the accompanying Environmental Wind Assessment (April, 2016) and ARUP in the Desktop Microclimate Study (April, 2016).

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

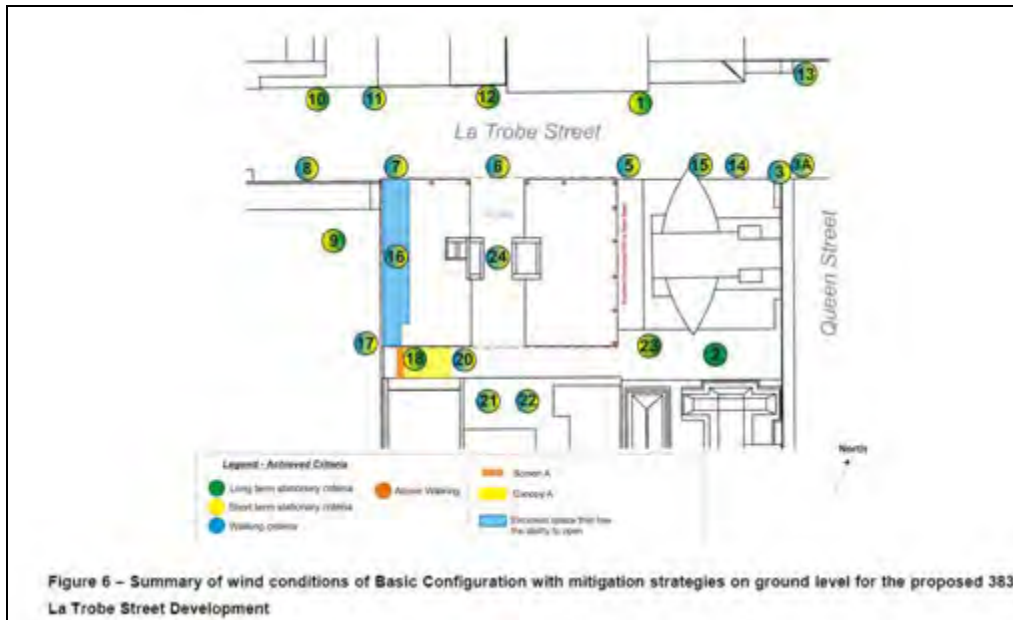
All other areas should be designed to be generally acceptable for short term wind exposure (where the peak gust speed during the hourly average with a probability of exceedence of 0.1% in any 22.5o wind direction sector must not exceed 13ms⁻¹). However, if it can be demonstrated that the street frontage 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).

Developments should not rely on street trees for wind protection.

The report found that for the basic configuration, for which there were no street trees, wind effects were generally either on or within the criterion for maintaining comfort. Operable canopies or screening are suggested for alfresco areas during the cooler months when long term stationary activities are taking place.

A recommended condition of any permit will require further details to be provided to highlight how the southern laneway will be treated to ensure appropriate wind conditions suitable for alfresco activities.

The proposed wind conditions are highlighted in the diagram below:



Ground level wind conditions – Source – application documentation

Based on the findings in the MEL Consultants report, it has been identified that La Trobe Street will achieve short term/walking criteria. La Trobe Street is affected by a DDO1 and as such wind conditions should be generally acceptable for stationary long term wind exposure. It is recommended that additional testing and design work is undertaken to ensure better compliance with the above requirements.

Overshadowing

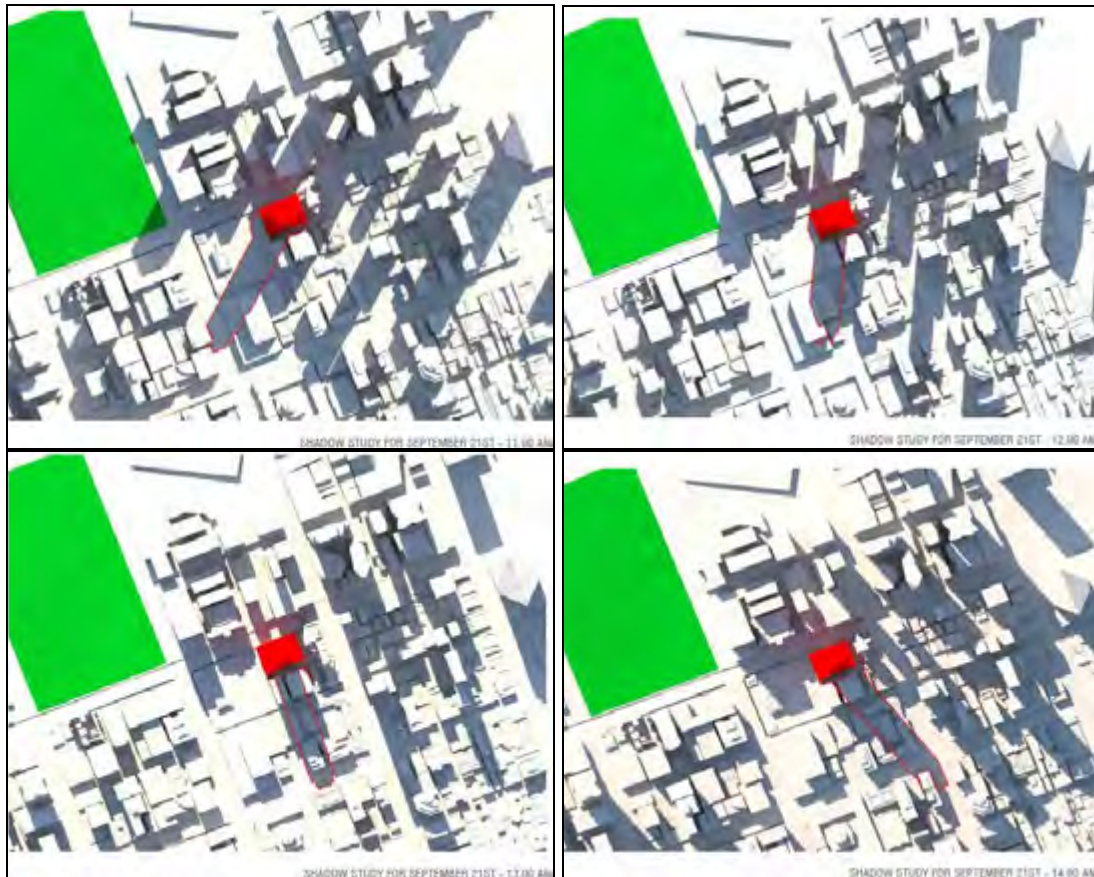
Schedule 1 to the Capital City Zone, amongst other things, that;

‘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.’

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.’

The proposed shadow diagrams provided with the application highlight the extent of the proposed shadowing of the proposal:



Overshadowing diagrams from 11am – 2pm – Source – application documentation

The proposed development will not overshadow either bank of the Yarra River, public parks and gardens or public squares. There will be minimal overshadowing of William Street and Queen Street for short periods between 11.00 am and 2.00 pm from 22 March to 22 September. Further the proposed development will not result in any unreasonable shadow impacts on the public realm and the proposal is therefore compliant with the requirements of the Capital City Zone and Clause 22.02.

Street Trees

It is proposed as a part of the development to remove an existing street tree on La Trobe Street and to relocate a new planting further along La Trobe Street.

The application has been referred to Melbourne City Councils Urban Forest team who have raised concern with the proposed removal of the well-established tree and with the proposed location of the new tree given the proposed canopy over the footpath.

Discussions have been held with the applicant who has noted that the tree in its current position impacts on the important view lines to the arcade entry noting:

‘The replacement and relocation of the street tree is proposed to frame and reveal the Video Art Arcade.

It is a considered design proposition that reflects the contribution this development can and should make to La Trobe Street and one which enables this very genuine development proposition and its civic contribution to the city to be integrated with the maintenance of a well-landscaped street environment.

It is one which we believe offers a greater net public benefit to the city, incorporating vegetation and the Arcade.'

It is considered that the proposed removal of the street tree, the location of the relocated tree and the construction of the proposed canopy has not been fully resolved and as such a condition of any permit that may issue will require further details of the proposed removal and relocation to be provided to the satisfaction of Melbourne City Council – Manager Urban Sustainability. An additional condition will be required ensuring that the all costs in connection with any potential removal, relocation or replacement of the trees, including any payment for the amenity value of a tree to be removed, must be met by the developer/owner.



Proposed view facing south on La Trobe Street with street tree removed and relocated – Source – application documentation

7.4 Residential Amenity

The proposed apartment layouts are well proportioned with good access to daylight, views and natural ventilation as well as being detailed with luxury fittings and finishes. Apartment sizes are acceptable, with 1 bedroom dwellings between 54-56sqm, 2 bedrooms between 69-217sqm, 3 bedrooms between 113-243sqm and the penthouse measuring 482sqm.

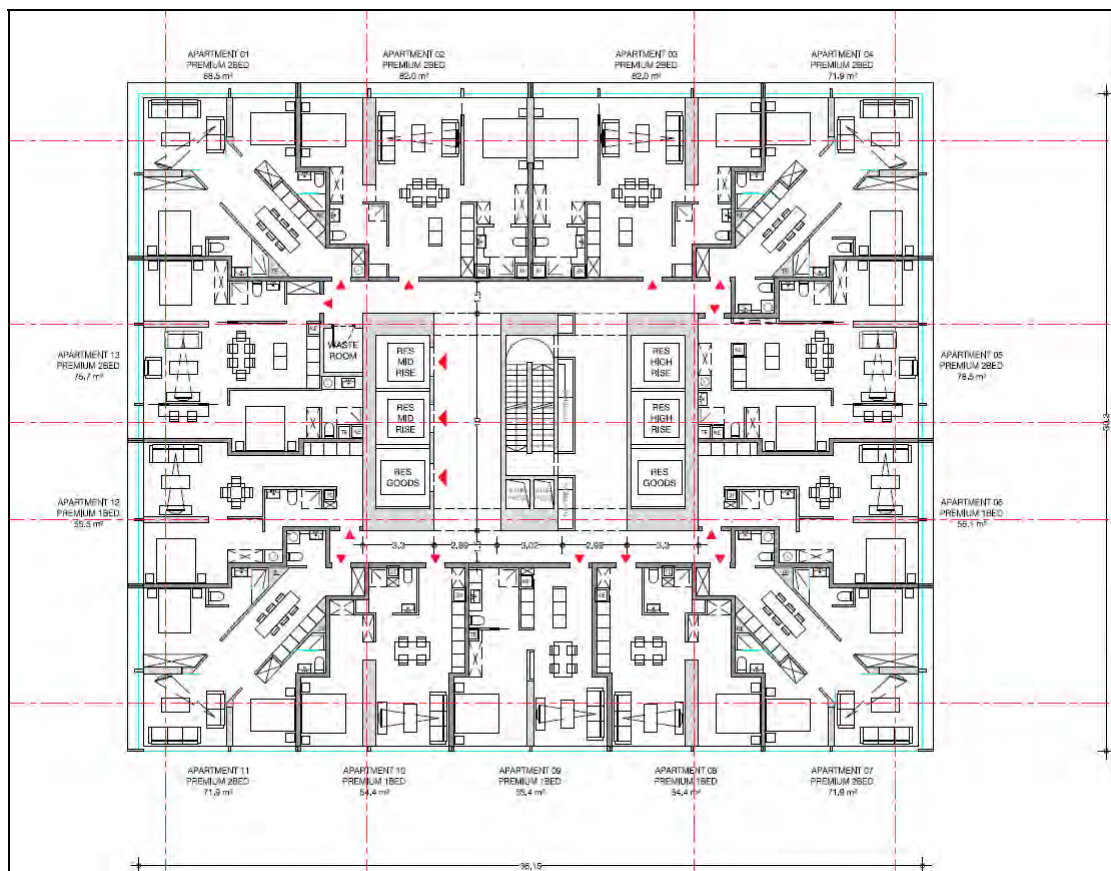
Daylight access to habitable areas is generally good with all bedrooms and living areas with direct access to daylight.

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

Residents of the proposed development are also afforded excellent communal facilities with approximately 1,516m² of internal communal spaces is set aside at lower basement and ground level, and on Levels 1, 6, 18 and 49 for uses including a residents day nursery, lounge areas, pools, dining areas, indoor recreation, indoor and outdoor cinema's, multi-purpose rooms, co-working areas and similar. Several levels of garden areas will also be provided to create spaces for quiet enjoyment within the tower.

The Better Apartments Discussion Paper were released in May 2015 to stimulate a state-wide conversation on how to better manage the amenity of apartment living. The Discussion Paper covers a number of issues affecting apartment amenity including, daylight, sunlight, space, outlook, natural ventilation, noise, outdoor space, adaptability, landscape, universal design, energy and resources, waste, car parking, and entry and circulation.

As discussed above, the proposed development satisfactorily addresses all of the issues affecting apartment amenity covered in the Discussion Paper.



Typical floor plate Levels 33-48 – Source – application documentation

7.5 Environmentally Sustainable Design

Clause 22.19 (Energy, Water and Waste Efficiency) requires that applications be accompanied by:

- A Waste Management Plan.
- An ESD Statement demonstrating how the development meets relevant policy objectives and requirements.

For buildings over 5,000 square metres in gross floor area the Sustainable Design Statement must include a statement from a suitably qualified professional verifying

that the building has the preliminary design potential to achieve the relevant Performance Measures set out in Clause 22.19-5.

A Sustainable Design Statement forms part of the application. It notes that the proposed development incorporates a wide range of ESD features and sets out primary goals to enhance the building's environmental performance and meet the objectives of the Melbourne Planning Scheme. It also lists a number of these features.

The intent of Clause 22.19 is to encourage 'Australian Excellence' for new multi-unit residential developments.

The report concludes that the performance outcomes are consistent with the objectives of Clause 22.19. The report notes however that the building will only achieve a Four Star Green Star Rating. More particularly the report identifies that the proposal will achieve 47 weighted points (with 60 points being the requirement to achieve the 5 star green star).

The submitted report also includes a table which outlines areas where the development could potentially score higher in order to achieve a 5 star green star rating, which satisfies the policy requirement that a proposal must have the 'preliminary design potential' to achieve the 5 star rating.

The report notes:

In order for 383 La Trobe St to achieve a 5 Star Green Star equivalent rating, a number of initiatives will be required beyond the 4 Star commitment which will be challenging to the project, in terms of:

- Significant construction cost increases affecting the viability of the development. Detailed cost modelling is underway to establish the full impact.
- Plant and core space affecting yield and housing affordability.
- Ongoing maintenance requirements and costs that will encumber the Owners Corporation and be passed on to occupants.

The project team and ESD consultant considers that the current strategy represents the highest viable solution for the project using best endeavours at concept stage, but will continue to assess the most appropriate sustainability solutions during Design Development.

Given the nature of the development and its exceedance of the relevant built form controls, it is considered appropriate in this instance to require the proposal to achieve a 5 Star Green Star as built rating.

7.6 Engineering matters

Melbourne City Council traffic, civil and waste engineers have viewed the proposal and are all generally supportive subject to conditions.

Concerns were raised by traffic in regard to potential impacts on the road network due to queuing and the location of the door to the basement garage. The applicant provided the following response to these matters:

Access to the site is maintained at the north-eastern corner of the site to La Trobe Street. The development provides for approximately half of the existing number of vehicles which currently access this site at the same point. The net impact of the development is to significantly reduce the number of

vehicles accessing the site and their impact on pedestrians and cyclists using La Trobe Street.

Access will be controlled by gates located at 8m from the property boundary which is approximately 14.4m from the edge of the bike lane on the southern edge of La Trobe Street.

The proposed access arrangements are considered to be appropriate and a condition of permit will require a formal independent Road Safety Audit to be undertaken of the proposed access arrangements, internal car parking layout/circulation, loading arrangements & the laneways, in order to assess any road safety issues & possible conflicts between all road users. The findings of the Audit are to be incorporated into the design at the developer's expense prior to the commencement of construction, to the satisfaction of Melbourne City Council, Manager - Engineering Services.

Conclusion

The application documentation provided shows that the proposal will make a positive contribution to the city and will enhance the historic pedestrian scaled streetscape including its laneways, public spaces and public realm and will create a new Melbourne destination which activates the precinct, the block and the site.

8. OFFICER RECOMMENDATION

That a letter be sent to DELWP advising that the City of Melbourne offers support for the proposal subject to the following conditions:

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 June 2016 but amended to show:
 - a. Additional evidence and justification for the removal and/or relocation of the street tree to be provided in accordance with Condition 7.
 - b. The provision of a plan showing how the pedestrian connections would work in the event that the site to the south is not developed prior to the proposal on the subject site.
 - c. The proposed details of the management and curation of the ground plane spaces and proposed art installation.
 - d. Any changes required as a result of any recommendations contained in the revised amended Environmental Wind Assessment.
 - e. Any changes as required as a result of the requirement for a revised Waste Management Plan.
 - f. Any changes as required as a result of the requirement for a Road Safety Audit.

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

2. The development as shown on the endorsed plans must not be altered or modified unless with the prior written consent of the Responsible Authority.

Façade Strategy

3. Before the development starts, a facade strategy must be submitted to and approved by the Responsible Authority. The facade Strategy for the redevelopment must be generally in accordance with the plans prepared by Ateliers Jean Nouvel and detail a schedule of materials, finishes and details, including but not limited to the colour, type of materials (and quality), construction and appearance. The strategy must illustrate the legibility of the proposal from short and distant views, including the extent of facade pattern, level of colours and the ability to provide richness, saturation and depth. This can be provided through montages from various vantage points and/or a built model. The facade strategy must be submitted to and be to the satisfaction of the Responsible Authority in consultation with Melbourne City Council and when approved will form part of the endorsed plans.

Legal Agreement

4. 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 La Trobe Street, Little Lonsdale Street, Queen Street through to Guilford Lane (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 Melbourne City Council's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

Operational management plan (arcade/community space)

5. Prior to the commencement of the development the applicant must submit an operational management plan for the ground plane 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

6. Prior to commencement of development, a scheme for landscaping, planting and landscaping management in connection with the proposed development must be

submitted to, and be approved by the Responsible Authority in consultation with Melbourne City Council. The scheme must incorporate water sensitive urban design features to the satisfaction of the Responsible Authority. Except with the prior written consent of the Responsible Authority the approved landscaping must be implemented prior to the occupation of the development. The landscaped areas must be maintained to the satisfaction of the Responsible Authority.

Street Trees

7. Any trees in adjoining streets which are proposed to be removed, relocated or replaced must not be removed, lopped or pruned without the prior written consent of the Melbourne City Council – Att. Manager Urban Sustainability.

All costs in connection with the removal, relocation or replacement of the trees, including any payment for the amenity value of a tree to be removed, must be met by the developer/owner of the site.

8. Prior to commencement of the development, including demolition, a Tree Protection Management Plan (TPMP) must be prepared in accordance with Council's Tree Retention and Removal Policy 2012 and approved by the Melbourne City Council – Att. Manager Urban Forest and Ecology

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).

9. 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.

Traffic management

10. A Road Safety Audit undertaken of the proposed access arrangements, internal car parking layout/circulation, loading arrangements & the laneways, in order to assess any road safety issues & possible conflicts between all road users. The findings of the Audit are to be incorporated into the design at the developer's expense prior to the commencement of construction, to the satisfaction of Melbourne City Council – Att. Manager Engineering Services.

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 La Trobe Street (affected by Design and Development Overlay Schedule 1 A2) and along the proposed southern laneway 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 be submitted to the satisfaction of the Responsible Authority. The ESD Statement must demonstrate how the development achieves a 5 Star Green Star (Multi Unit Residential rating) generally in accordance with the ARUP ESD Statement dated 16 May 2016.

The performance outcomes specified in the Environmentally Sustainable Design (ESD) Statement must be implemented prior to occupancy at no cost to the Responsible Authority or the Melbourne City Council 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

14. 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 Melbourne City Council. All development must be carried out in accordance with the approved Construction Management Plan to the satisfaction of the Melbourne City Council. 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

15. 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.
16. 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

17. 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 Melbourne City Council – Att. Engineering Services
18. 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 Melbourne City Council's underground stormwater drainage system.
19. 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.
20. The footpaths adjoining the site along La Trobe 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.
21. Existing street levels in La Trobe 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.
22. Existing public street lighting must not be altered without first obtaining the written approval of the Melbourne City Council – Engineering Services.
23. Existing street furniture must not be removed or relocated without first obtaining the written approval of the Melbourne City Council – Engineering Services.
24. All street furniture such as street litter bins recycling bins, seats and bicycle rails must be supplied and installed on La Trobe street footpaths outside the proposed building to plans and specifications first approved by the Melbourne City Council – Engineering Services.

Lighting

25. 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 Melbourne City Council – Manager Engineering Services.

Waste

26. Prior to the commencement (excluding bulk excavation and demolition) a revised Waste Management Plan (WMP) shall be prepared and submitted to the City of Melbourne (Engineering Services). The WMP should be generally in accordance with the WMP prepared by ARUP and dated 27 April 2016 but amended to show modified compactor sizes and associated updated swept paths. Waste storage and collection arrangements must not be altered without prior consent of the Melbourne City Council – Manager Engineering Services.
27. 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.
28. 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

29. Except with the consent of the Responsible Authority, Ateliers Jean Nouvel 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

30. Glazing materials used on all external walls must be of a type that does not reflect more than 20% of visible light when measured at an angle of 90 degrees to the glass surface, to the satisfaction of the Responsible Authority.

3D Model

31. 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

32. 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

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.

Council may not change the on-street parking restrictions to accommodate the access, servicing, delivery & parking needs of this development. As per Council's policy, developments in this area are not entitled to resident parking permits. Therefore, the residents/occupants/staff/visitors of this development will not be eligible to receive parking permits & will not be exempt from any on-street parking restrictions. Council will not accept responsibility for any damage incurred to the vehicles within the carpark

All projections over the street alignment must conform to Building Regulations 2006, Part 5, Sections 505 to 514 as appropriate. Reference may be made to the City of Melbourne's Road Encroachment Operational Guidelines with respect to projections impacting on street trees and clearances from face/back of kerb.