Report to the Future Melbourne (Planning) Committee

Agenda item 6.2

Ministerial Planning Referral: ID-2022-2
150-188 Turner Street, Port Melbourne

20 September 2022

Presenter: Marjorie Kennedy, Head of Statutory Planning

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of Melbourne Planning Scheme Amendment C420MELB (the Amendment) which seeks to facilitate the redevelopment of land at 150-160 Turner Street, Port Melbourne and 162-188 Turner Street, Port Melbourne (Attachment 2 – Locality Plan).

2. The applicant is Contour Consulting who is acting on behalf of the owner, Springbank Properties Pty Ltd. The architect is Rothelowman.

3. The Amendment seeks to introduce a site specific planning control via a new schedule to the Specific Controls Overlay (SCO) and Incorporated Document (ID) '150-188 Turner Street, Port Melbourne'. The Amendment request was made to the Minister for Planning under section 20(4) of the *Planning and Environment Act 1987* (Act) and referred to Council for comment under section 20(5) of the Act.

4. The site is located in Capital City Zone, Schedule 4 (Fishermans Bend Urban Renewal Area), Design and Development Overlay Schedule 67 (Fisherman's Bend - Lorimer Precinct), Environmental Audit Overlay, Parking Overlay Schedule 13 (Fishermans Bend Urban Renewal Area) and Infrastructure Contributions Overlay Schedule 1 (Fishermans Bend Infrastructure Contributions Plan).

5. The proposal seeks to demolish the existing buildings and construct five new buildings in a podium and tower format (Attachment 3 – Selected Plans). The proposed towers are to be delivered in five stages ranging in height from 31 to 50 storeys. The proposed buildings will contain dwellings, office, retail premises.

6. Tower A (Stage 1) of the masterplan is the first building and is intended to accommodate Acciona Geotech's new National Headquarters which is expected to create up to 860 new direct ongoing jobs within five years and close to 2,000 by 2031.

Key issues

7. While the Incorporated Document can exempt the proposal from Planning Scheme requirements, there are key issues to be considered in regard to the appropriateness of the built form in relation to the CCZ4, DDO67 (Fisherman's Bend - Lorimer Precinct) and the policy provisions of Clause 22.27 (Fishermans Bend Urban Renewal Area Policy).

8. The built form, including podium and tower heights and setback, satisfy relevant requirements. However, the location and dimensions of the roads depart from the Lorimer Urban Structure as identified in Map 1 associated with Schedule 4 of the Capital City Zone. Conditions are recommended to amend the proposed road reserves and to ensure they are unencumbered.

9. The proposed materials and design of the development are generally supported based on best practice urban design principles, subject to a façade strategy to further refine the design of each tower.

10. The proposal provides a minimum non-residential plot ratio of 1.1:1 which is a shortfall from the 1.7:1 required pursuant to Clause 22.27 (Fishermans Bend Urban Renewal Area Policy). An increase in the non-residential offering is addressed via a recommending condition.

11. The proposal provides car parking greater than the rate set by the Parking Overlay, Schedule 13 (PO13). A condition is recommended to ensure that across the site the final car parking offering does not exceed the rate requirement by the PO13.

Recommendation from management

12. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning (DELWP) that the Melbourne City Council supports the proposed planning scheme amendment C420MELB, subject to the updated draft incorporated document, which includes altered and additional conditions as outlined in the delegate report (refer Attachment 4 of the report from management).

Attachments:

1. Supporting Attachment (Page 3 of 191)
2. Locality Plan (Page 4 of 191)
3. Selected Plans (Page 5 of 191)
4. Delegate Report (Page 107 of 191)

Supporting Attachment

Legal

1. Section 20(4) of the Act provides that the Minister may exempt herself from any of the requirements of sections 17, 18 and 19 of the Act and the regulations under the Act in respect to the Amendment (exhibition and notice), if the Minister considers that compliance with any of those requirements is not warranted or that the interests of Victoria or any part of Victoria make such an exemption appropriate.

2. Section 20(5) of the Act provides that the Minister may consult with the responsible authority or any other person before exercising the powers under subsection (4).

3. The proposed controls and development have been assessed against the relevant provisions of the Act and Melbourne Planning Scheme.

Finance

4. Subject to adoption of the recommended conditions, the proposed development will result in future public realm such as road reserves and a community sporting facility to be vested to Council. All vesting of future assets must be to Council requirements and relevant Construction Standards.

Conflict of interest

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

Health and Safety

6. Relevant planning considerations such as traffic and waste management, potential amenity impacts and potentially contaminated land that could impact on health and safety have been considered within the planning permit application and assessment process. No other Occupational Health and Safety issues or opportunities have been identified.

Stakeholder consultation

7. The Minister for Planning referred the application to Council in accordance with Section 20(5) of the Act. The Minister has not required any further public consultation.

Relation to Council policy

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

Environmental sustainability

9. The Environmentally Sustainable Design report submitted with the application confirms the development will achieve the relevant performance measures set out in Clauses 22.19 (Energy, Water and Waste Efficiency) and 22.23 (Stormwater Management) of the Melbourne Planning Scheme.

Attachment 2
Agenda item 6.2
Future Melbourne Committee
20 September 2022

Locality Plan

150-188 Turner Street, Port Melbourne

Drawing Register

No.	Title	Rev
TP00.00	Cover Sheet	A
TP00.01	Existing Conditions	A
TP00.02	Demolition Plan	A
TP00.03	Staging Plan	A
TP01.00	Basement 2	A
TP01.01	Basement	A
TP01.03	Ground	A
TP01.04	Mezzanine	B
TP01.05	Level 1	A
TP01.06	Level 2 & 3	B
TP01.07	Level 4 & 5	A
TP01.08	Podium Amenity	A
TP01.09	Office	A
TP01.10	Apt	A
TP01.11	Apt Amenity	A
TP01.12	Apt Lux	A
TP02.01	North Elevation	A
TP02.02	South Elevation	A
TP02.03	East Elevation	A
TP02.04	West Elevation	A
TP03.01	Section A-B	A
TP03.02	Section C, D, E	A
TP04.01	Shadow Analysis 9am	A
TP04.02	Shadow Analysis 10am	A
TP04.03	Shadow Analysis 11am	A
TP04.04	Shadow Analysis 12pm	A
TP04.05	Shadow Analysis 1pm	A
TP04.06	Shadow Analysis 2pm	A
TP04.07	Shadow Analysis 3pm	A
TP06.01	Typical Floor Plate - Tower A - BADS Assessment	A
TP06.02	Typical Floor Plate - Tower A - Adaptable 3-Bed Plan	A
TP06.03	Typical Floor Plate - Tower B - BADS Assessment	A
TP06.04	Typical Floor Plate - Tower B - Adaptable 3-Bed Plan	A
TP06.05	Typical Floor Plate - Tower C - BADS Assessment	A
TP06.06	Typical Floor Plate - Tower C - Adaptable 3-Bed Plan	A
TP06.07	Typical Floor Plate - Tower D - BADS Assessment	A
TP06.08	Typical Floor Plate - Tower D - Adaptable 3-Bed Plan	A
TP06.09	Typical Floor Plate - Tower E - BADS Assessment	A
TP06.10	Typical Floor Plate - Tower E - Adaptable 3-Bed Plan	A
TP10.01	Development Summary	A
TP10.02	Tower Area Summary - Sheet 1	A
TP10.03	Tower Area Summary - Sheet 2	A
TP10.04	Tower Area Summary - Sheet 3	A

Attachment 3
Agenda item 6.2
Future Melbourne Committee
20 September 2022

150 - 188 Turner Street, Port Melbourne

Project
150 - 188 Turner Street, Port Melbourne, VIC

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Project No **220127**
Date **20.08.2021**
Drawing No. **TP00.00**
Revision **A**

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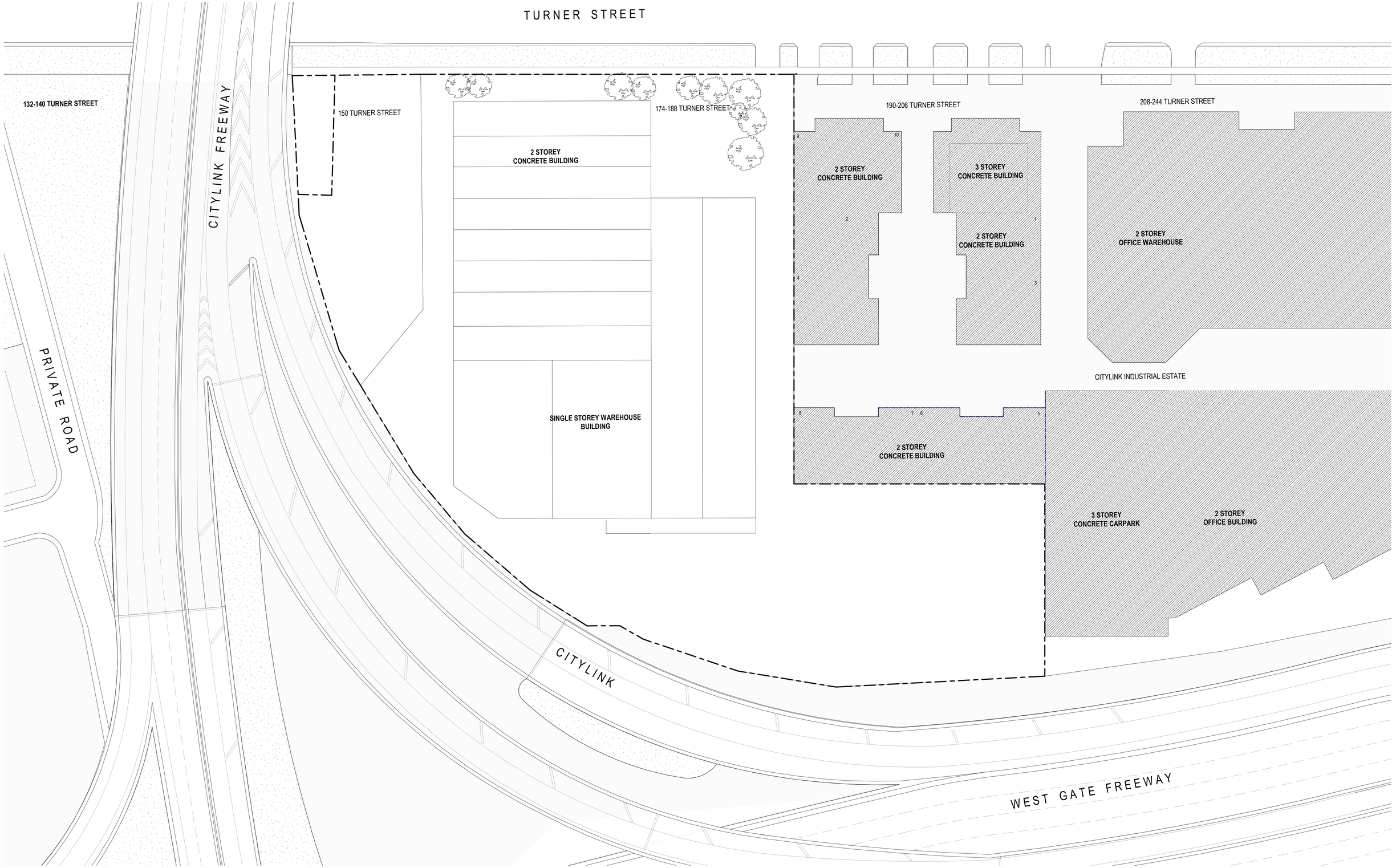

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	A	22.06.2022 RFI Response	ND

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Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Existing Conditions**

Project No: **220127**

Date: **06.10.2021**

Author: **LB**

Scale: @ A1 **1 : 500**

Drawing No.: **TP00.01 A**

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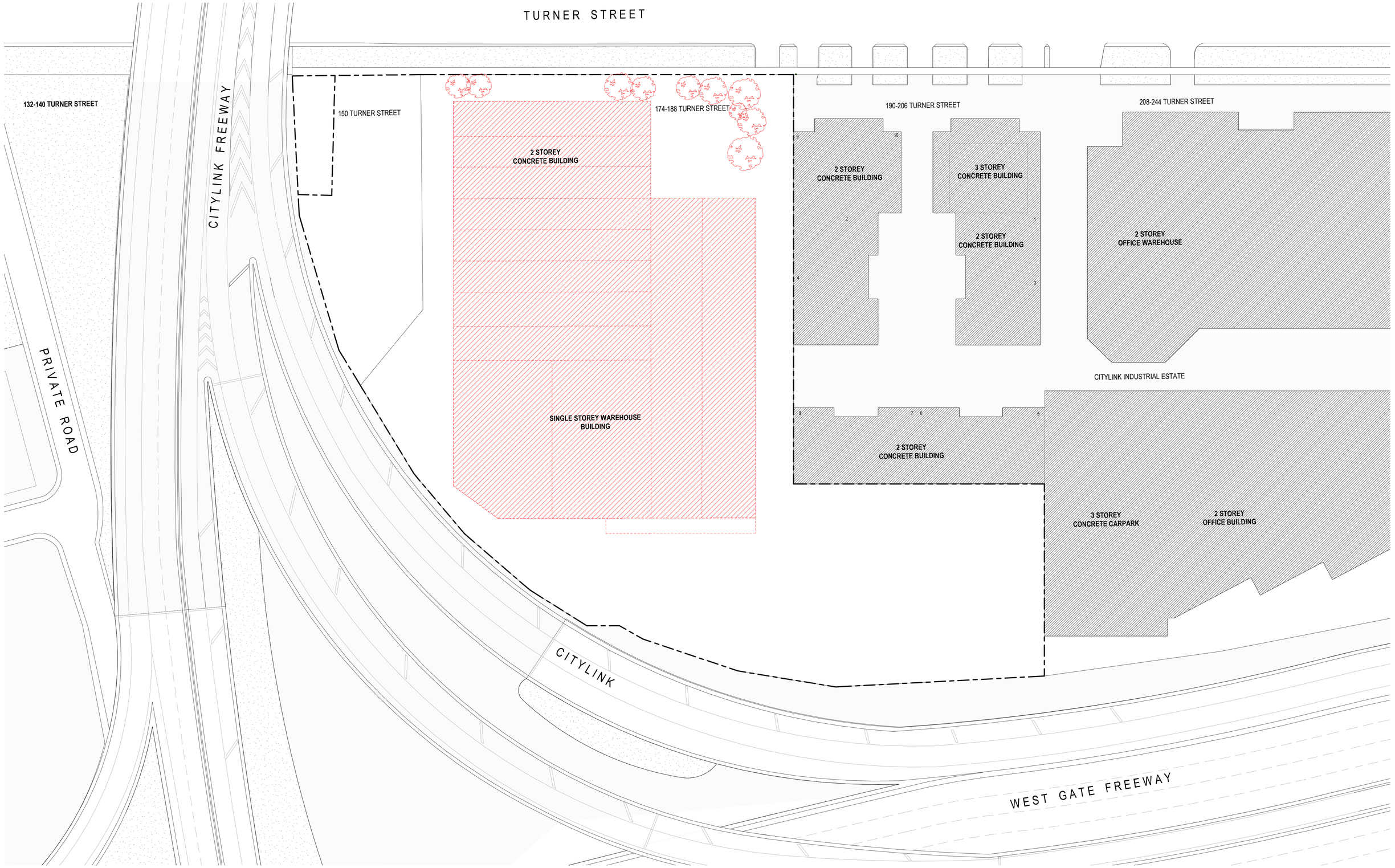

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Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Demolition Plan**

Project No: **220127**

Date: **06.10.2021**

Author: **LB**

Scale: @ A1 **1 : 500**

Drawing No.: **TP00.02 A**

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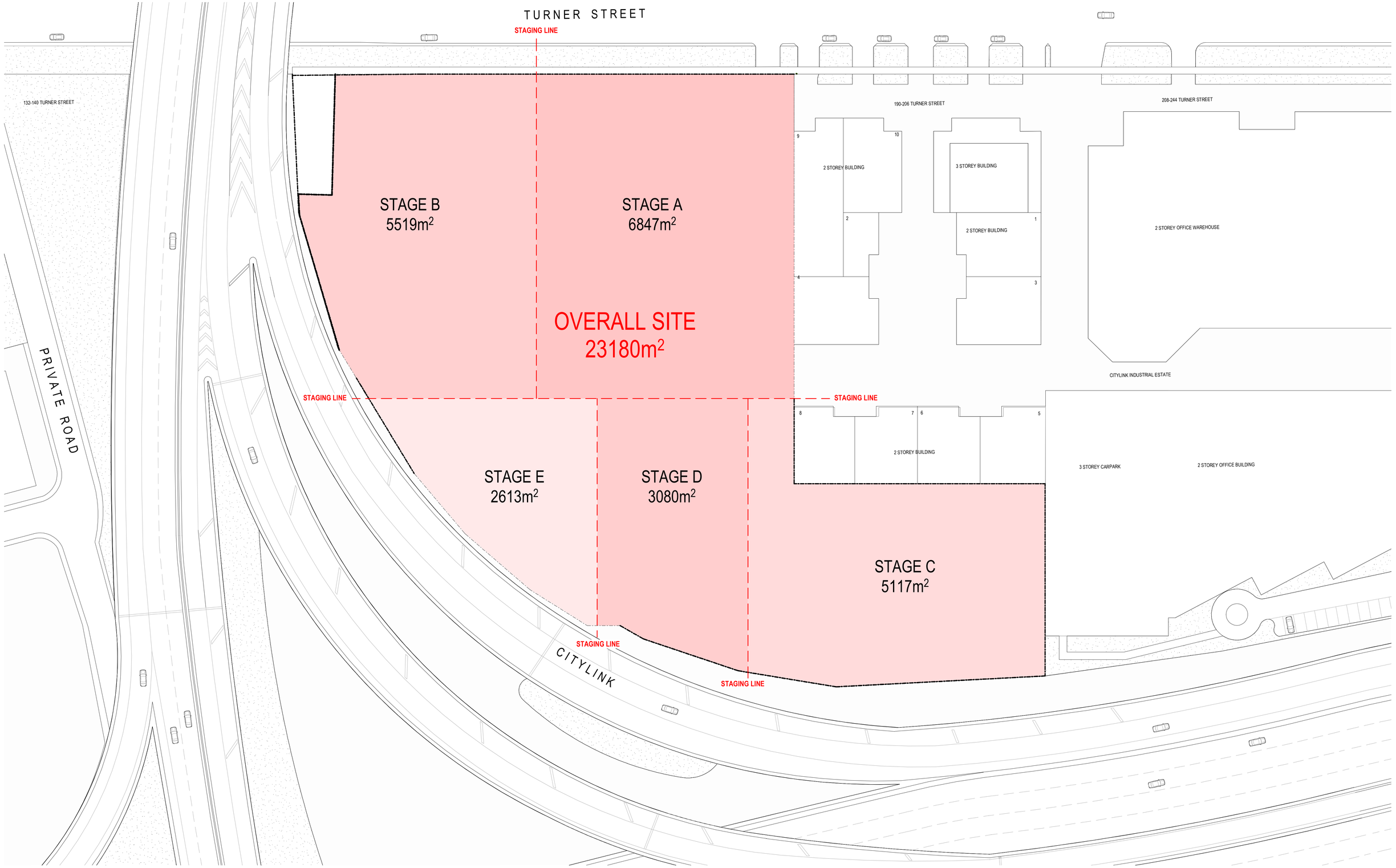

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Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Staging Plan**

Project No: **220127**

Date: **06.10.2021**

Author: **LB**

Scale: @ A1: **1 : 500**

Drawing No.: **TP00.03 A**

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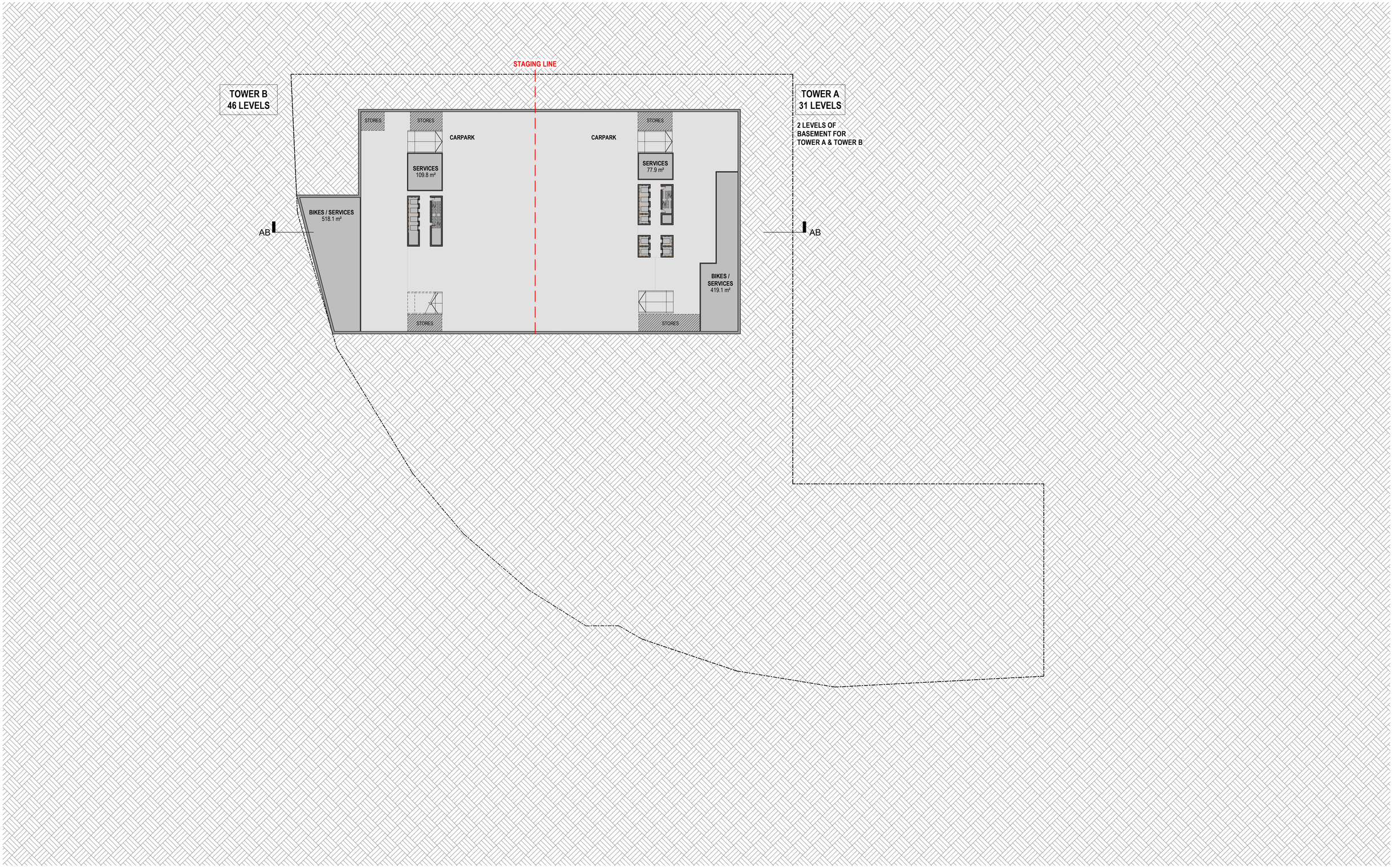

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150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Basement 2**

Project No: **220127**

Date: **06.10.2021**

Author: **ND**

Scale: @ A1: **1 : 500**

Drawing No.: **TP01.00 A**

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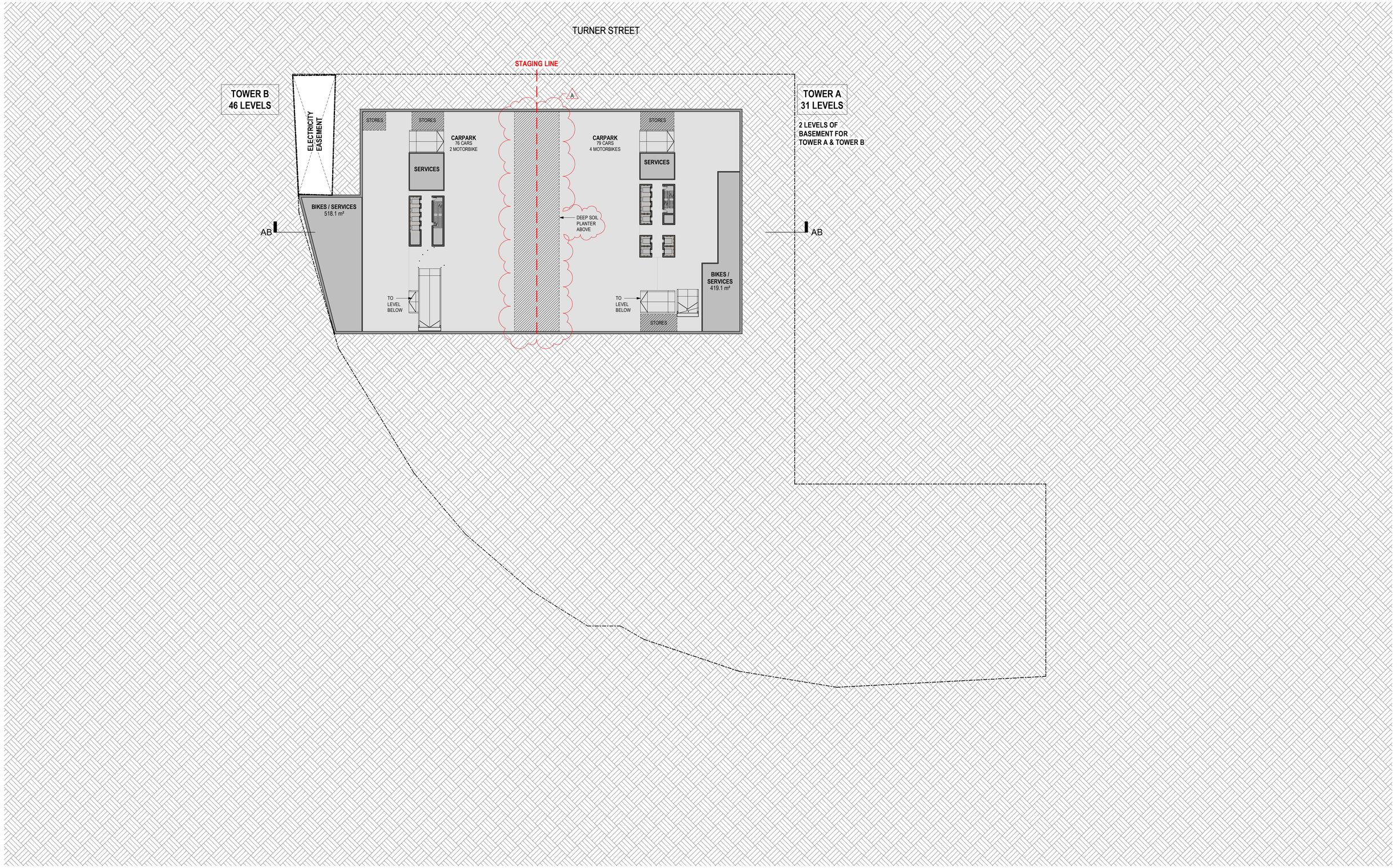

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150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Basement**

Project No: **220127**

Date: **06.10.2021**

Author: **LB**

Scale: @ A1 **1 : 500**

Drawing No.: **TP01.01 A**

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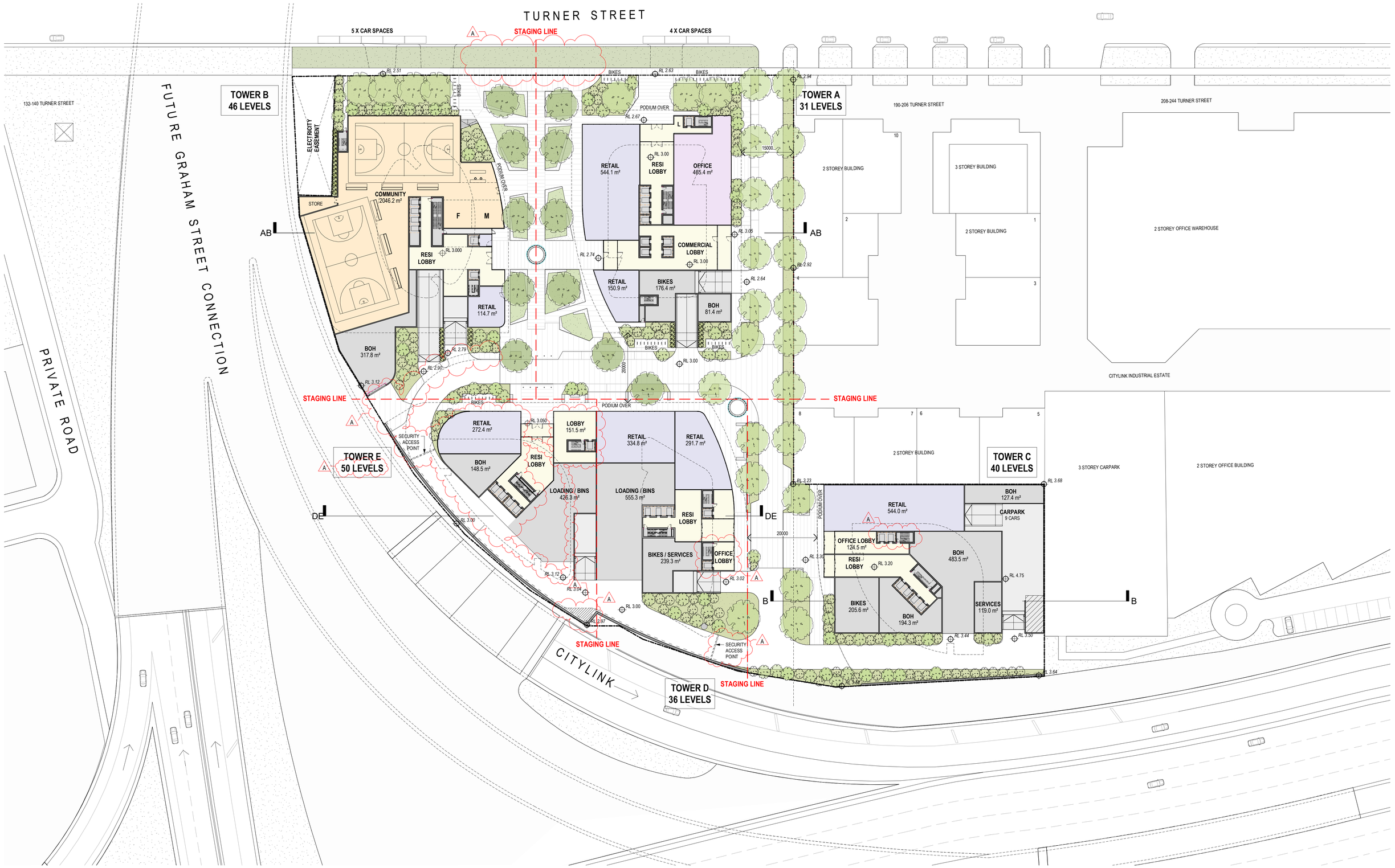

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Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Ground**

Project No: **220127** Date: **06.10.2021** Author: **LB** Scale: @ A1 **1 : 500**

Drawing No.: **TP01.03 A**

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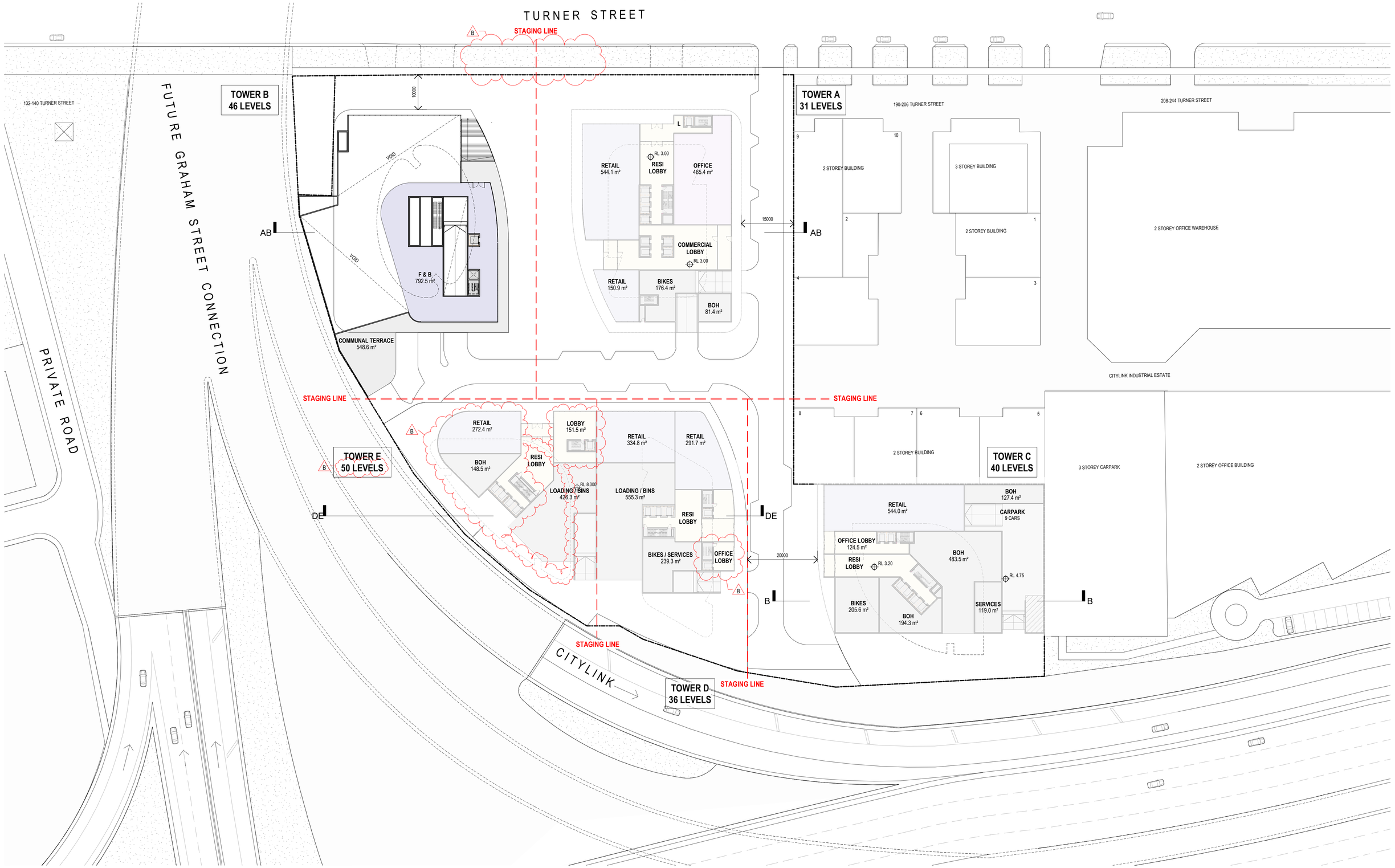

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B	22.06.2022	RFI Response	ND

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Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Mezzanine**

Project No: **220127** Date: **06.10.2021** Author: **ND** Scale: @ A1 **1 : 500** Drawing No.: **TP01.04 B**

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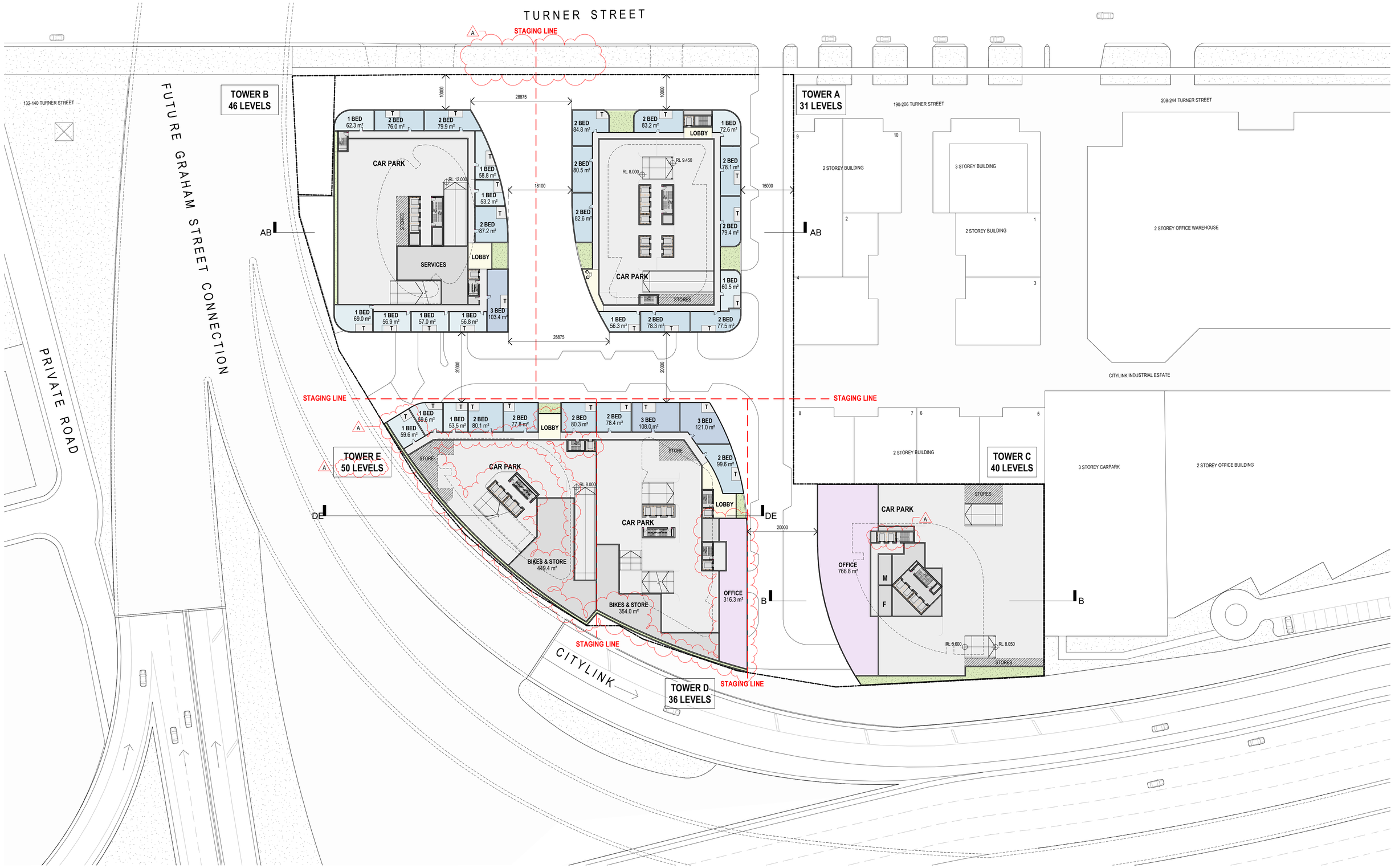

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150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Level 1**

Project No: **220127** Date: **06.10.2021** Author: **LB** Scale: @ A1 **1 : 500**

Drawing No.: **TP01.05 A**

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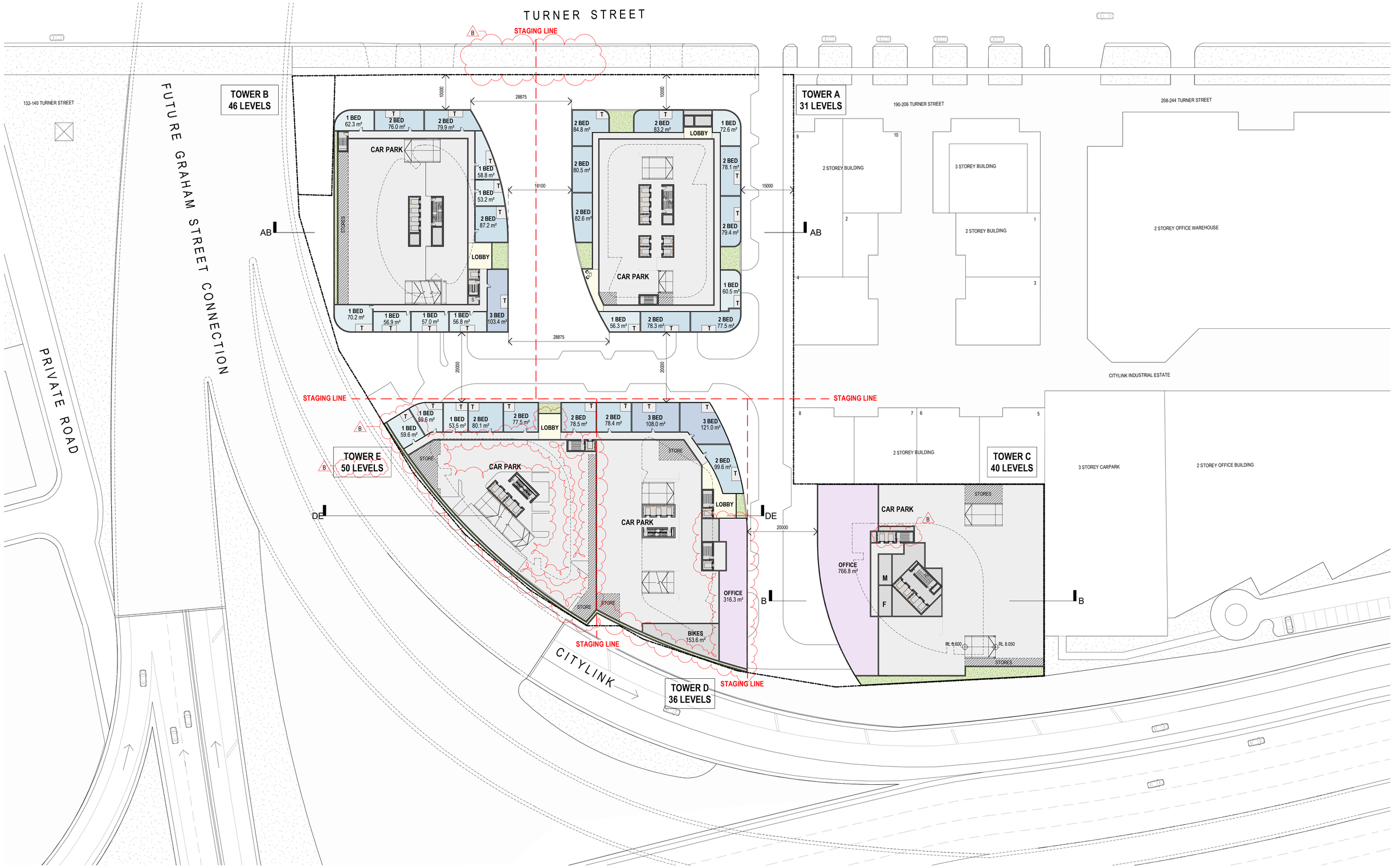

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B	22.06.2022	RFI Response	ND

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Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Level 2 & 3**

Project No: **220127** Date: **28.10.2021** Author: **LB** Scale: @ A1 **1 : 500**

Drawing No.: **TP01.06 B**

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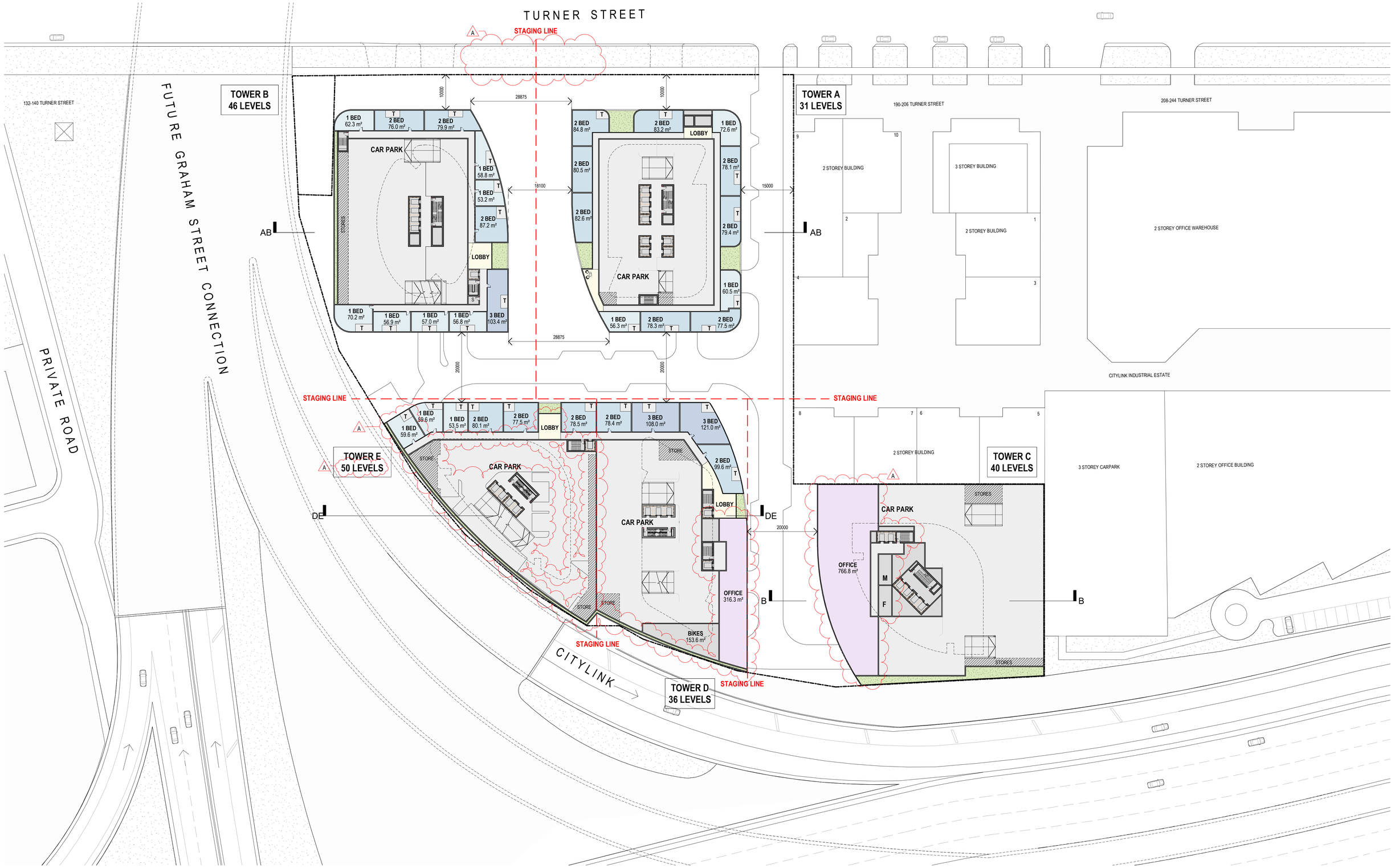

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A	22.06.2022	RFI Response	ND

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Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Level 4 & 5**

Project No: **220127**

Date: **06.10.2021**

Author: **LB**

Scale: @ A1: **1 : 500**

Drawing No.: **TP01.07 A**

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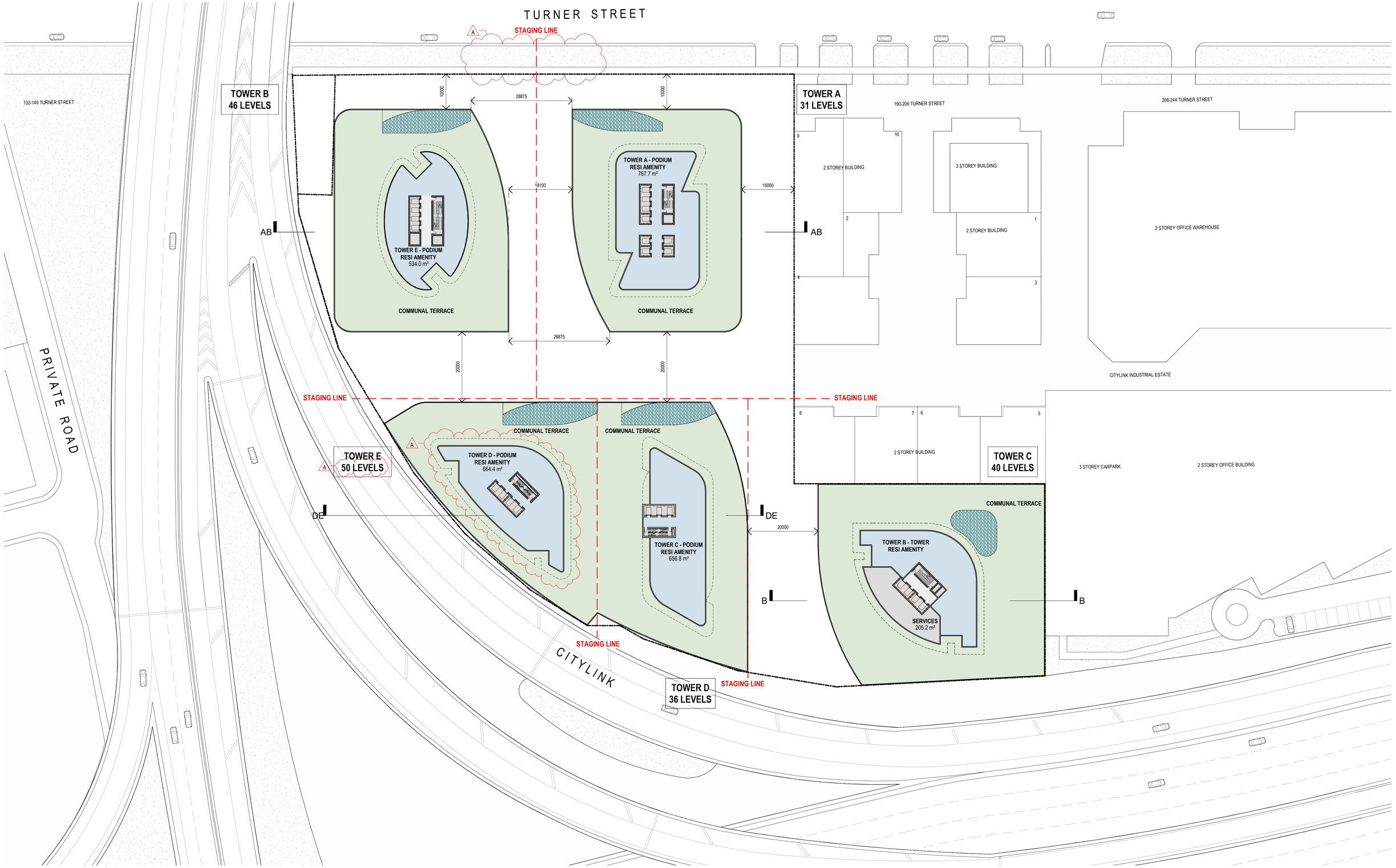

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Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Podium Amenity**

Project No: **220127**

Date: **06.10.2021**

Author: **KV**

Scale: @ A1 **1 : 500**

Drawing No.: **TP01.08 A**

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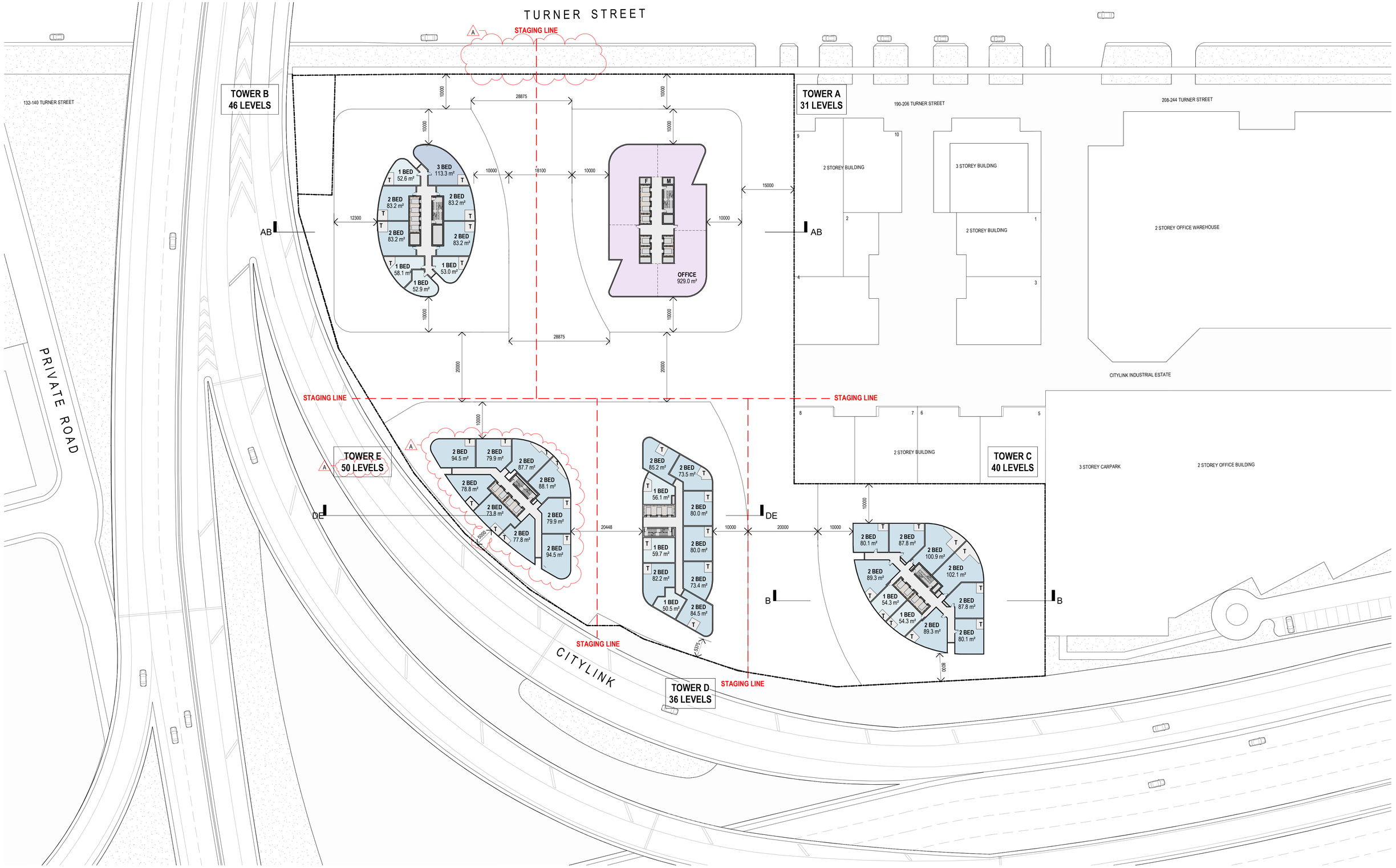

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A	22.06.2022	RFI Response	ND

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150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Office**

Project No: **220127**

Date: **06.10.2021**

Author: **LB**

Scale: @ A1 **1 : 500**

Drawing No.: **TP01.09 A**

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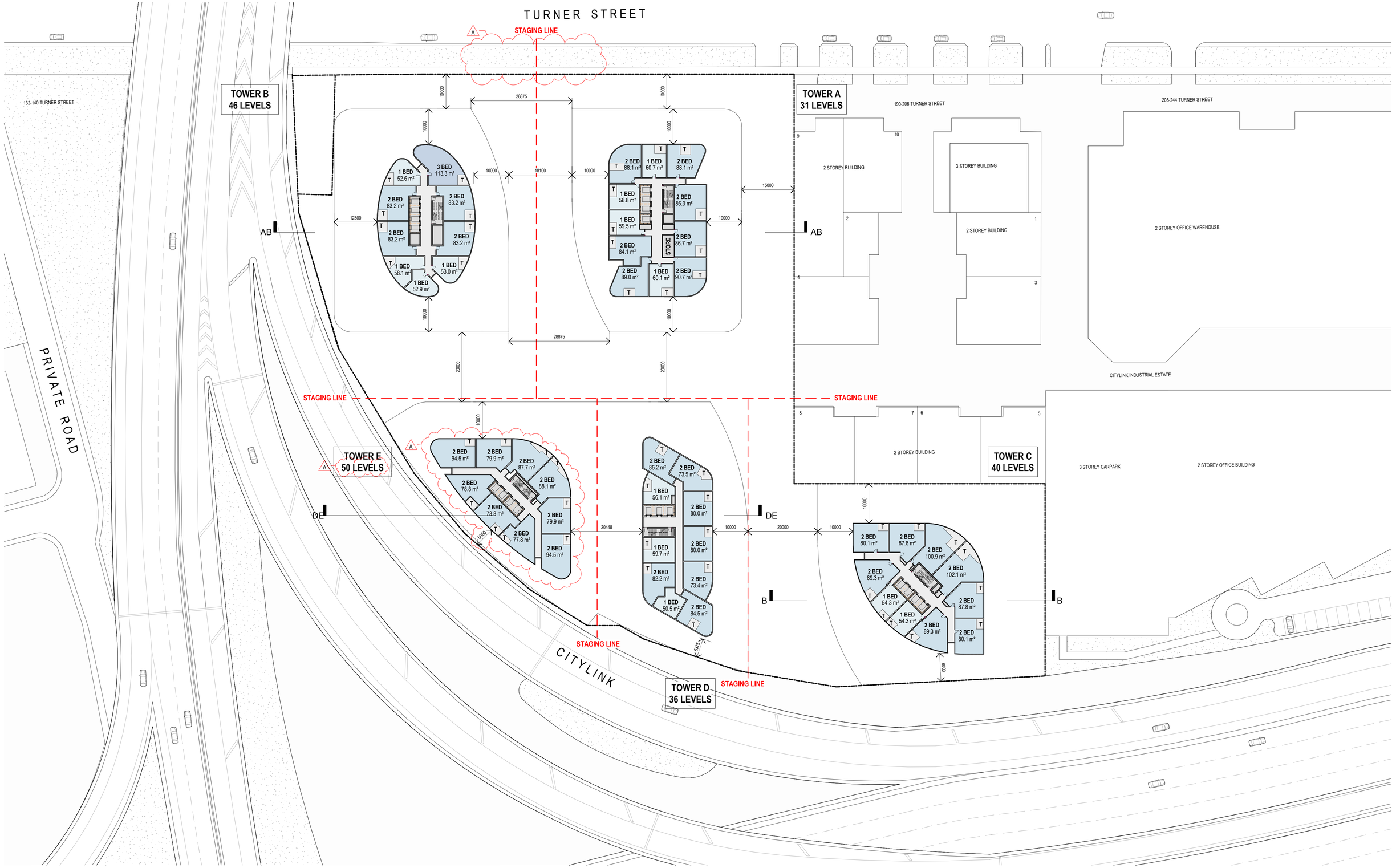

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Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Apt**

Project No: **220127**

Date: **06.10.2021**

Author: **LB**

Scale: @ A1 **1 : 500**

Drawing No.: **TP01.10 A**

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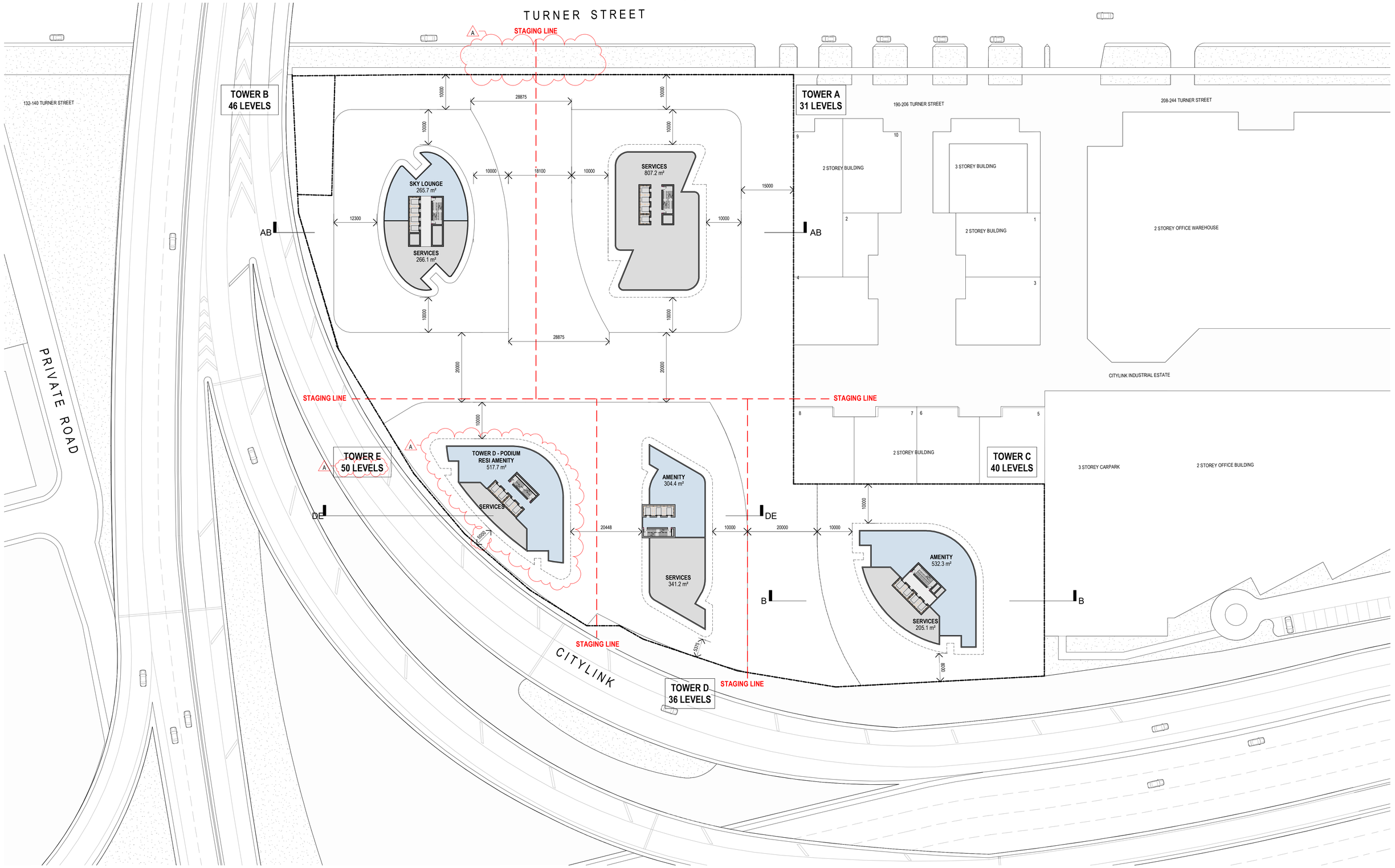

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	A	22.06.2022 RFI Response	ND

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Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Apt Amenity**

Project No: **220127**

Date: **06.10.2021**

Author: **LB**

Scale: @ A1 **1 : 500**

Drawing No.: **TP01.11 A**

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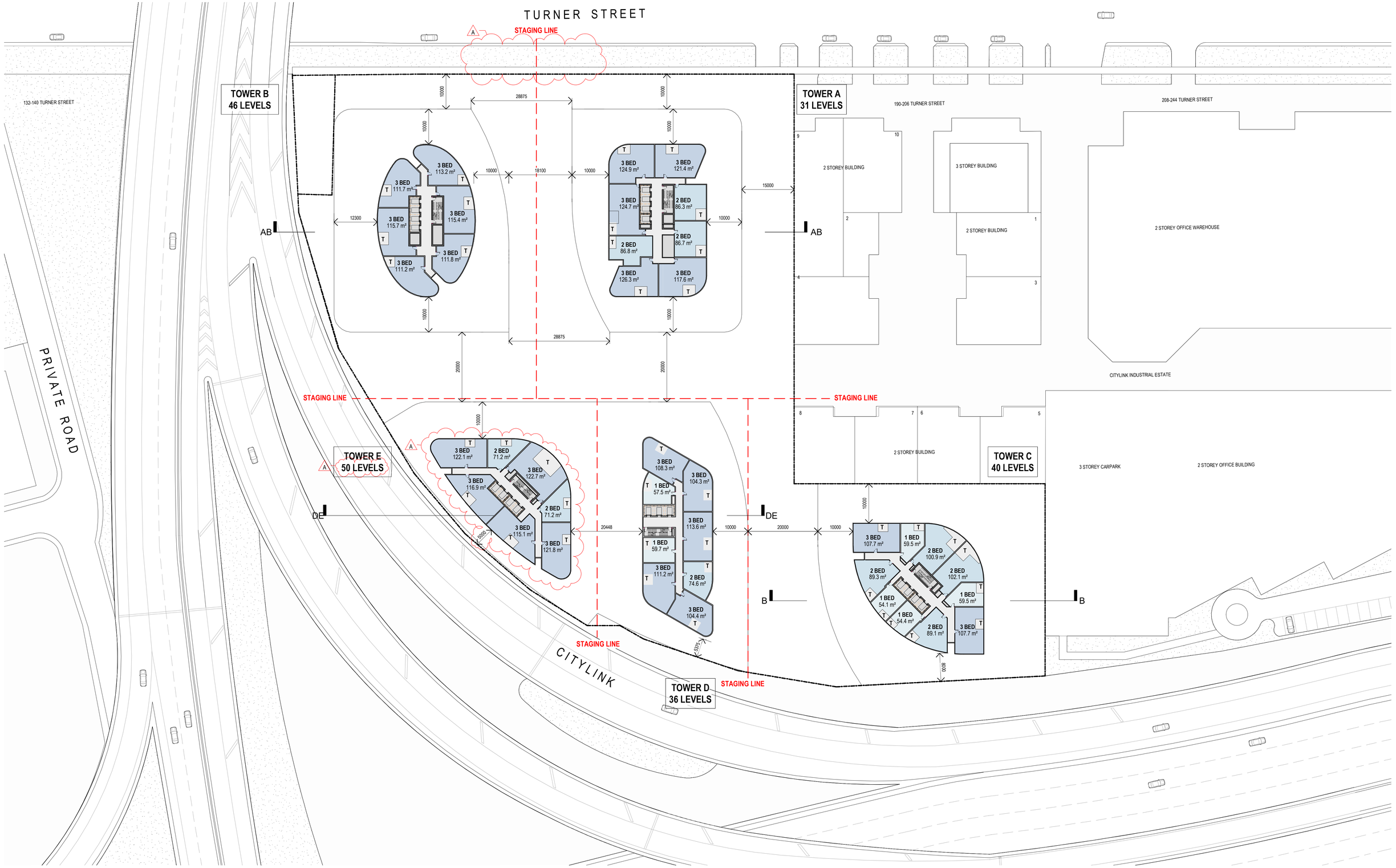

Revisions	-	27.10.2021 TP Submission	JM
	A	22.06.2022 RFI Response	ND

22/06/2022 10:04:13 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Apt Lux**

Project No: **220127** Date: **06.10.2021** Author: **LB** Scale: @ A1 **1 : 500**

Drawing No.: **TP01.12 A**

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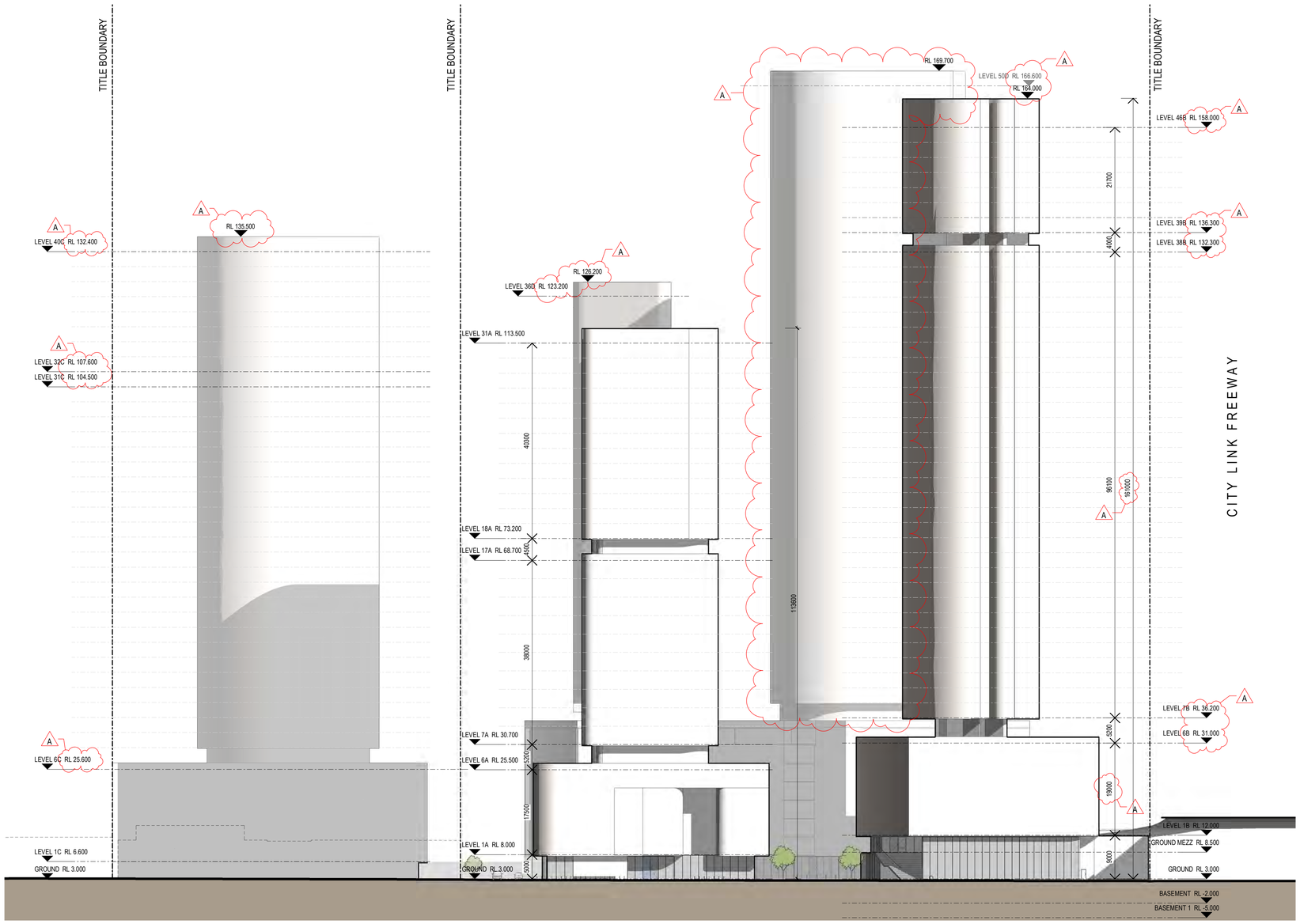

North Elevation

TOWER A

TOWER B

Revisions

-	27.10.2021 TP Submission	JM
A	22.06.2022 RFI Response	ND

22/06/2022 10:04:29 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **North Elevation**

Project No: **220127**

Date: **06.10.2021**

Author: **LB**

Scale: @ A1: **1 : 500**

Drawing No.: **TP02.01 A**

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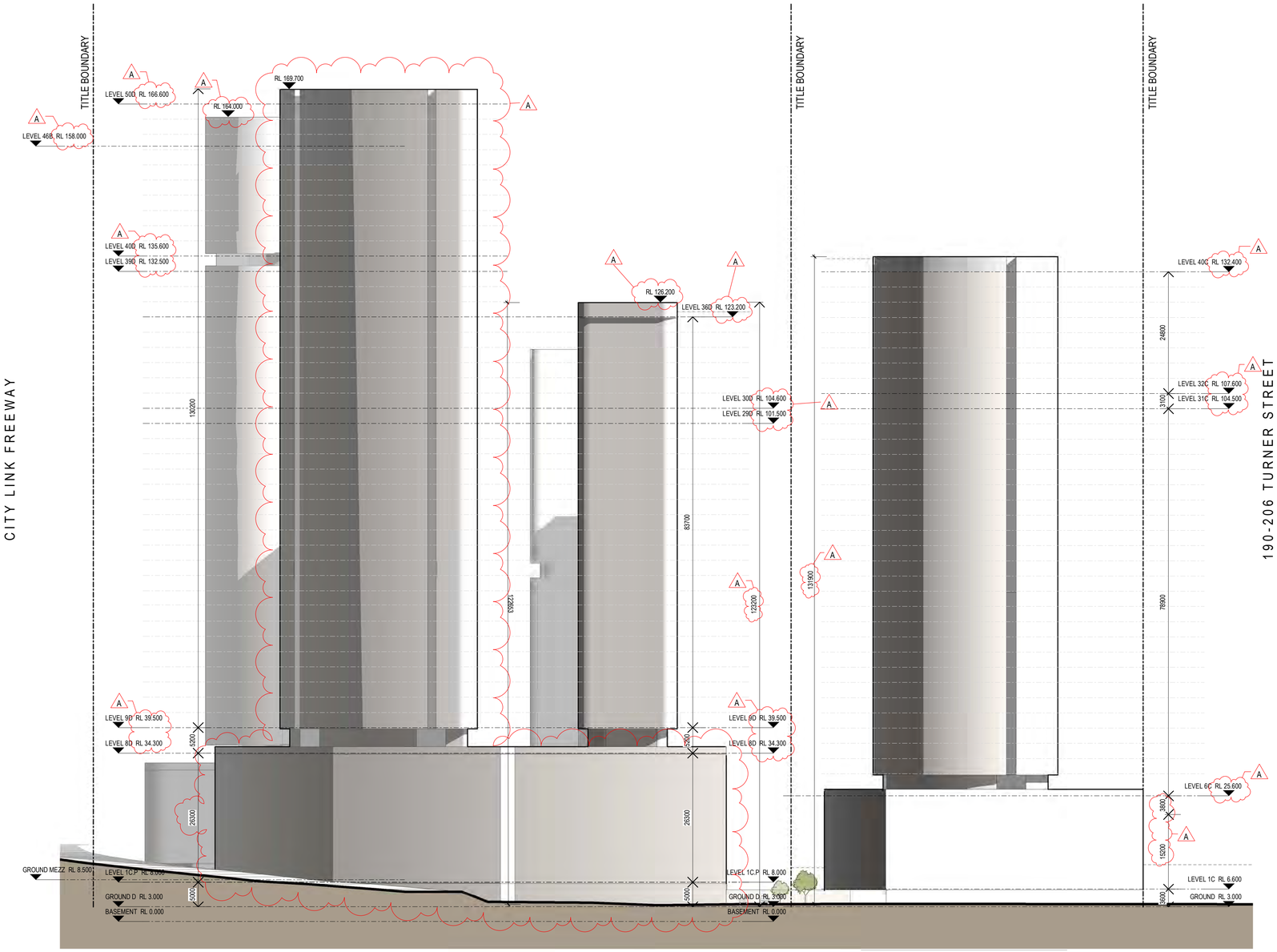

South Elevation

TOWER E TOWER D TOWER C

Revisions			
-	27.10.2021	TP Submission	JM
A	22.06.2022	RFI Response	ND

22/06/2022 10:04:46 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **South Elevation**

Project No: **220127**

Date: **06.10.2021**

Author: **LB**

Scale: @ A1 **1 : 500**

Drawing No.: **TP02.02 A**

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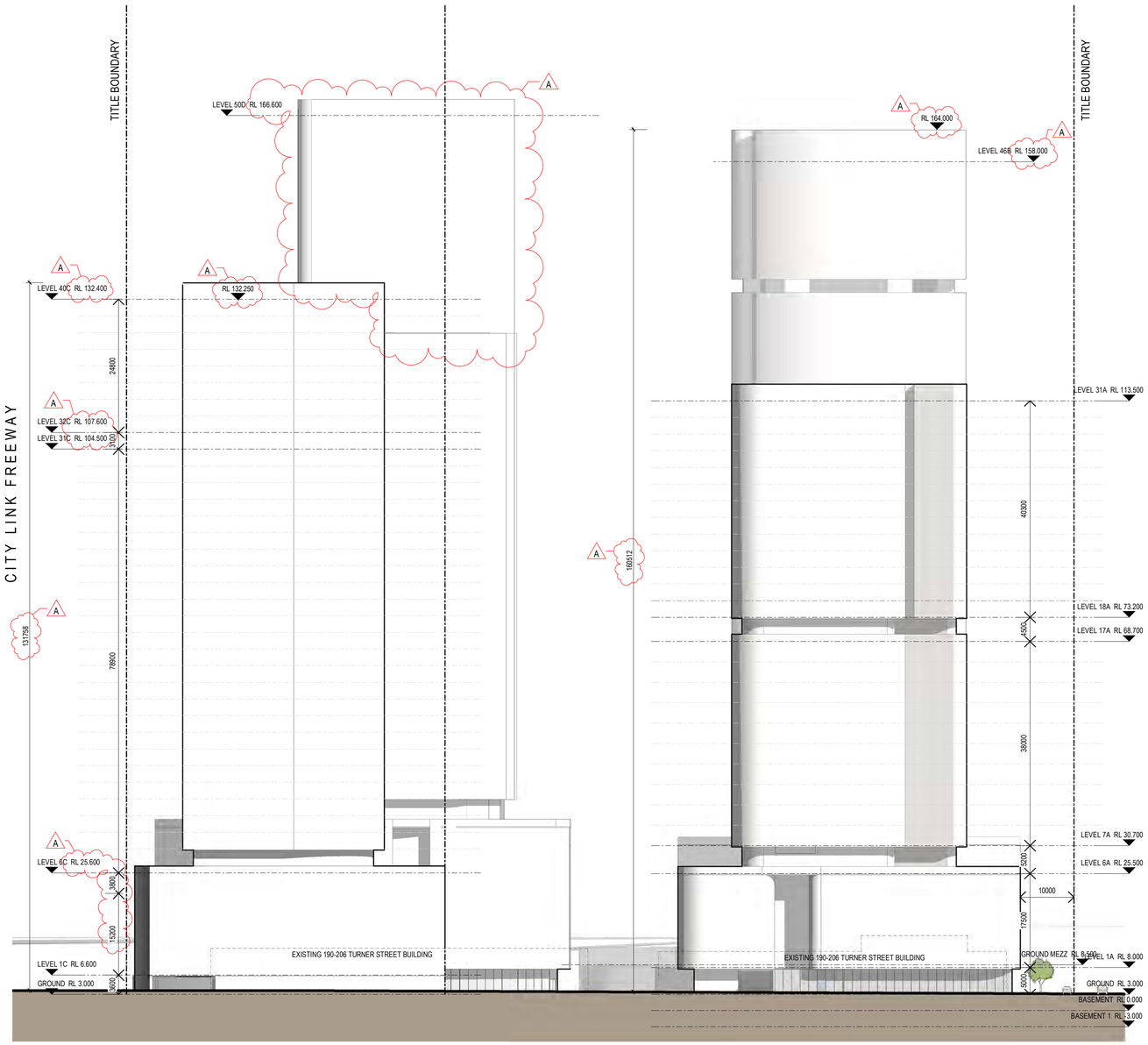

East Elevation

Revisions			
-	27.10.2021	TP Submission	JM
A	22.06.2022	RFI Response	ND

22/06/2022 10:05:08 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **East Elevation**

Project No: **220127**

Date: **06.10.2021**

Author: **LB**

Scale: @ A1 **1 : 500**

Drawing No.: **TP02.03 A**

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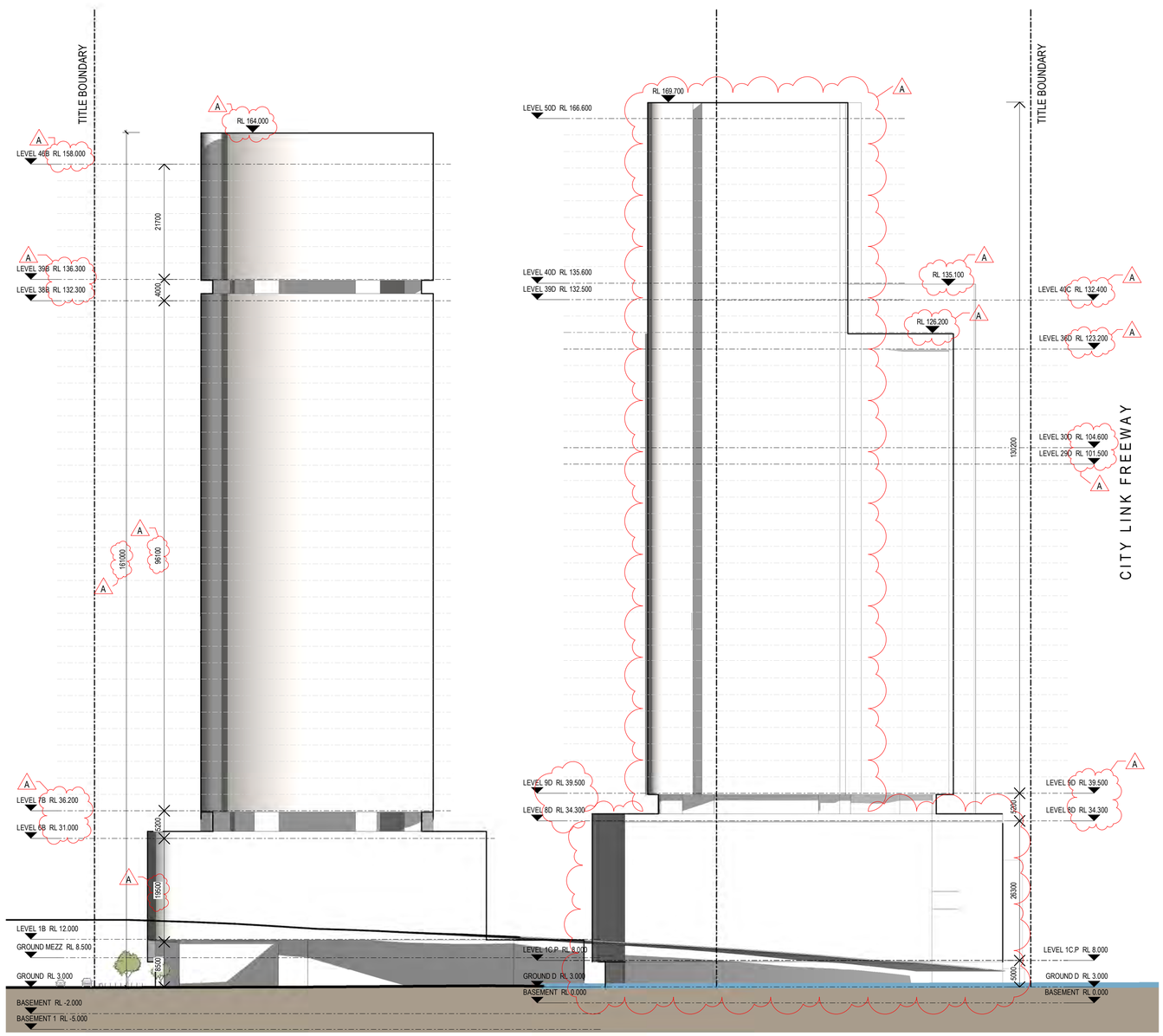

West Elevation

Revisions			
-	27.10.2021	TP Submission	JM
A	22.06.2022	RFI Response	ND

22/06/2022 10:05:25 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **West Elevation**

Project No: **220127**

Date: **06.10.2021**

Author: **LB**

Scale: @ A1: **1 : 500**

Drawing No.: **TP02.04 A**

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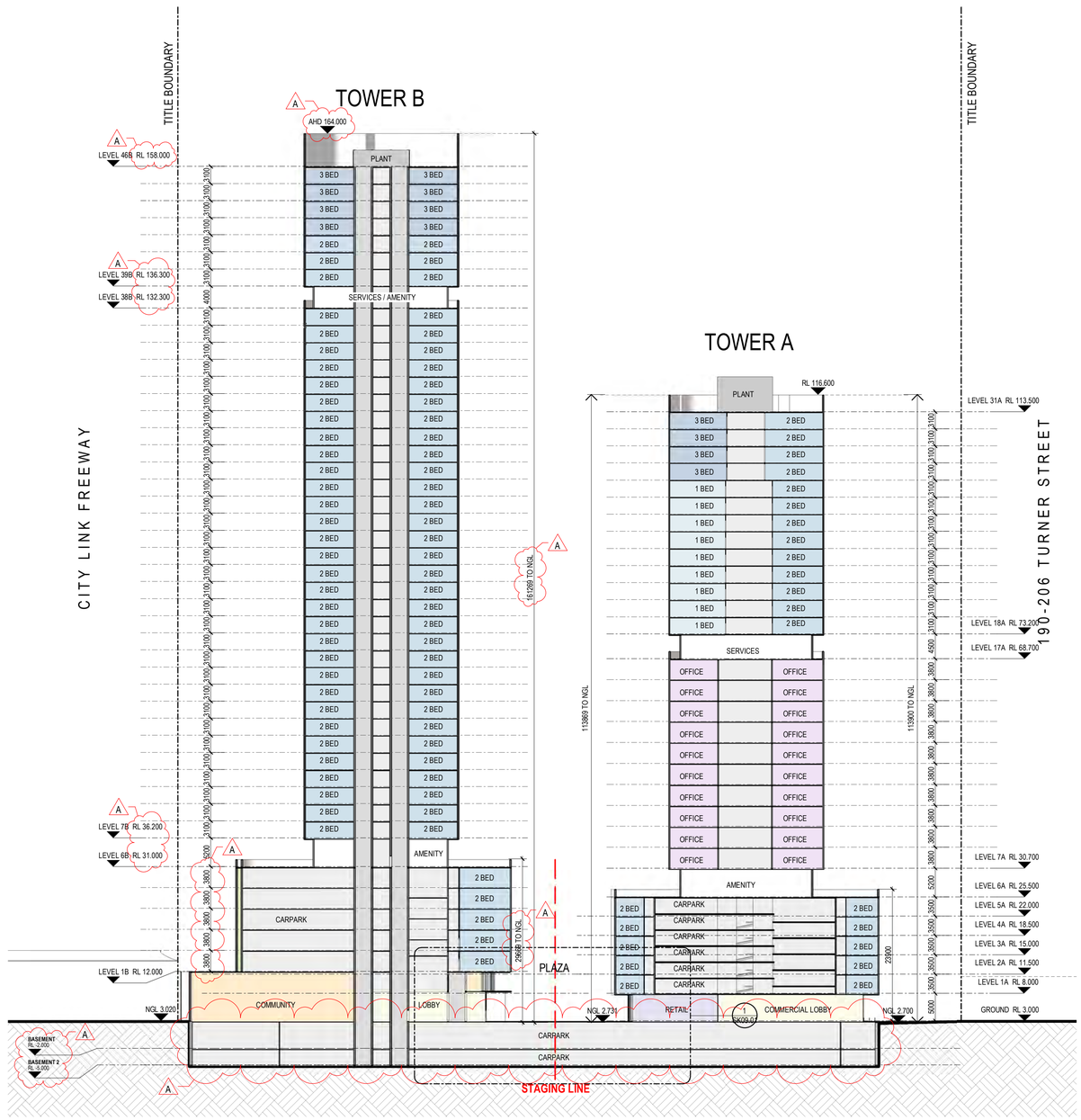

Section - Tower A & B

Revisions

-	27.10.2021 TP Submission	JM
A	22.06.2022 RFI Response	ND

22/06/2022 10:05:38 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Section A-B** (A)

Project No: **220127** Date: **06.10.2021** Author: **ND/KV** Scale: @ A1 **1 : 500** Drawing No.: **TP03.01 A**

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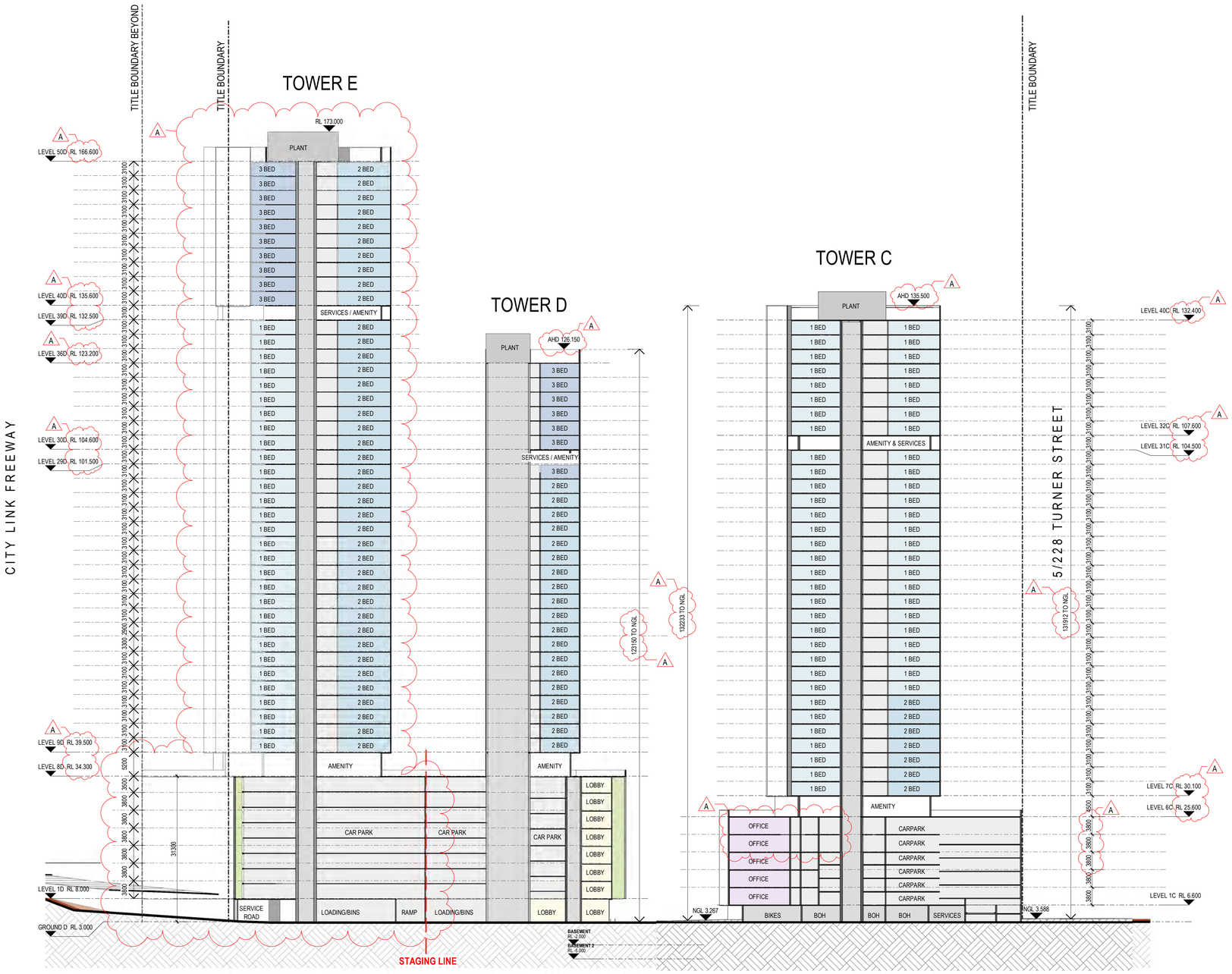

Section - Tower D & E

Section - Tower C

Revisions			
-	27.10.2021	TP Submission	JM
A	22.06.2022	RFI Response	ND

22/06/2022 10:05:51 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Section C, D, E** A

Project No: **220127** Date: **06.10.2021** Author: **ND/KV** Scale: @ A1 **1 : 500** Drawing No.: **TP03.02 A**

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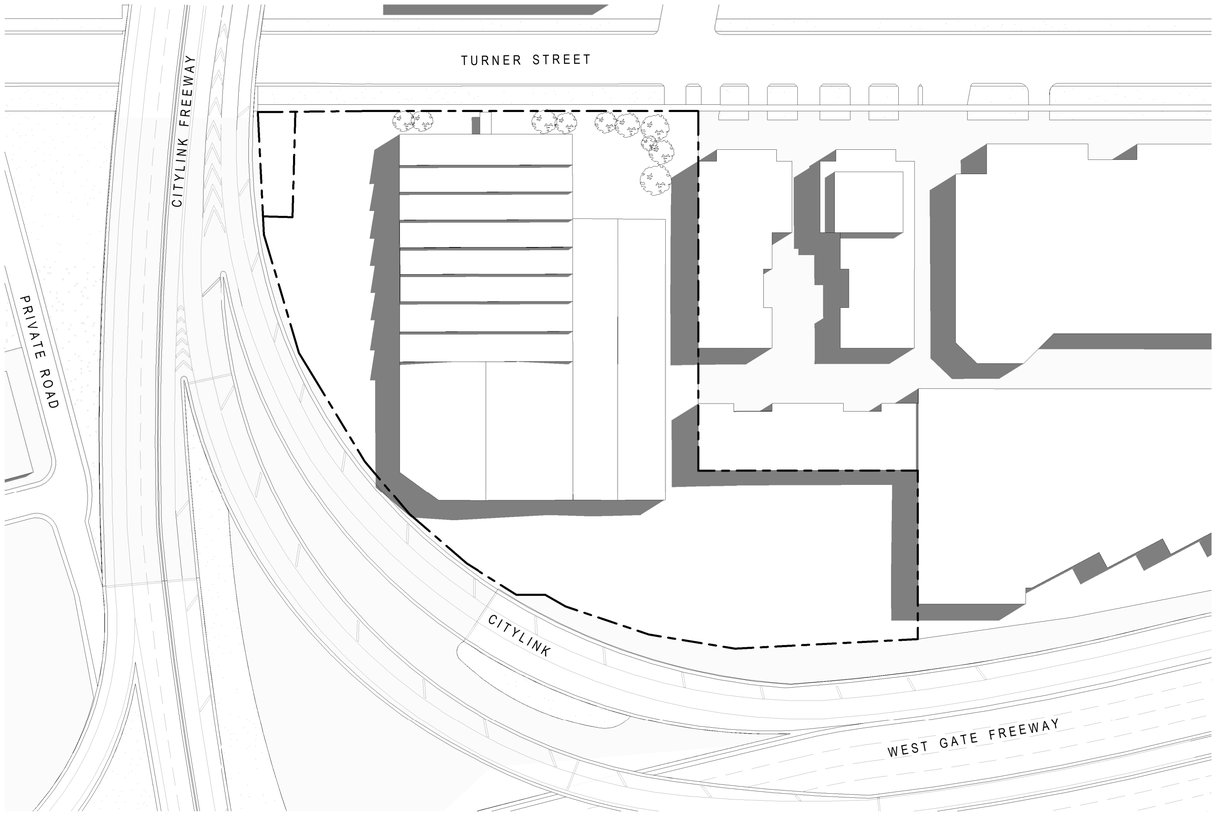
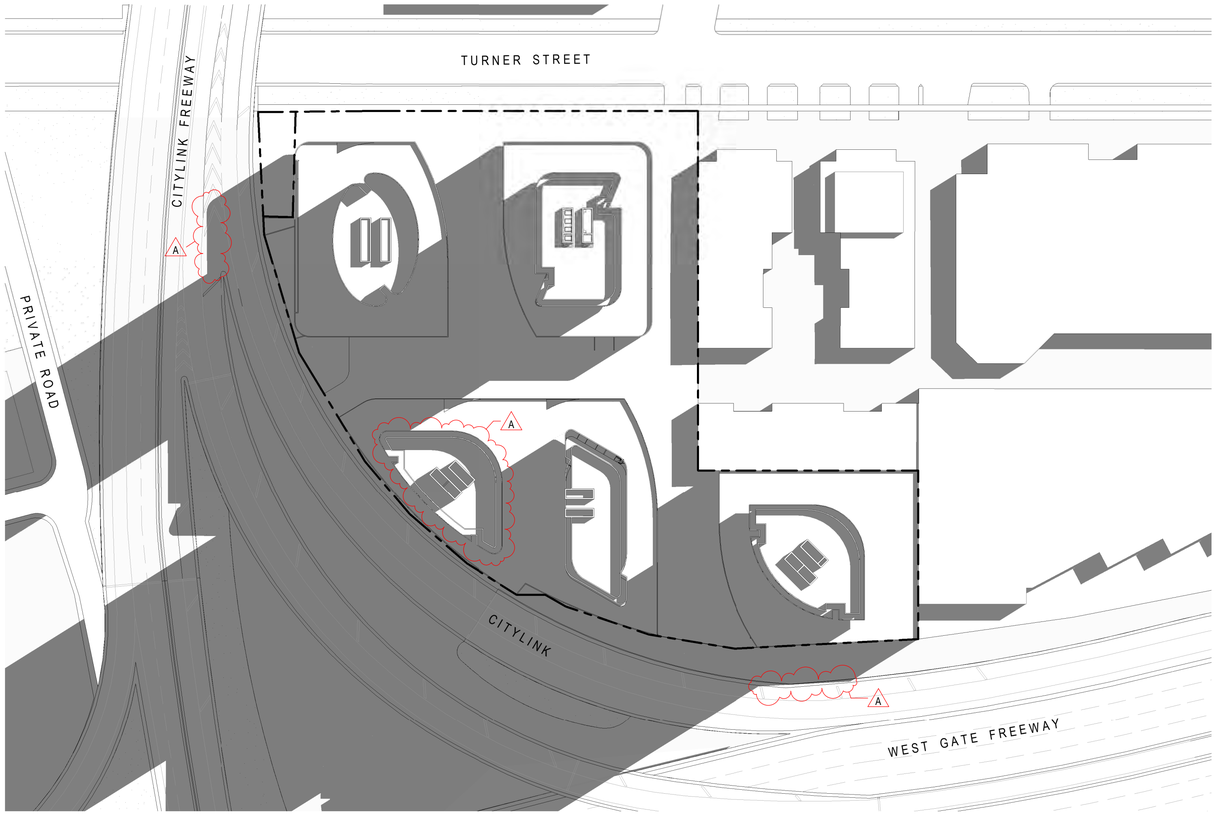


Existing - 9am



Proposed - 9am

PRELIMINARY

Revisions			
-	27.10.21	TP Submission	JM
A	22.06.22	RFI Response	ND

22/06/2022 10:37:31 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Shadow Analysis 9am** | Project No: **220127** | Date: **04.10.2021** | Author: **KV** | Scale: @ A1 **1 : 1000** | Drawing No.: **TP04.01 A**

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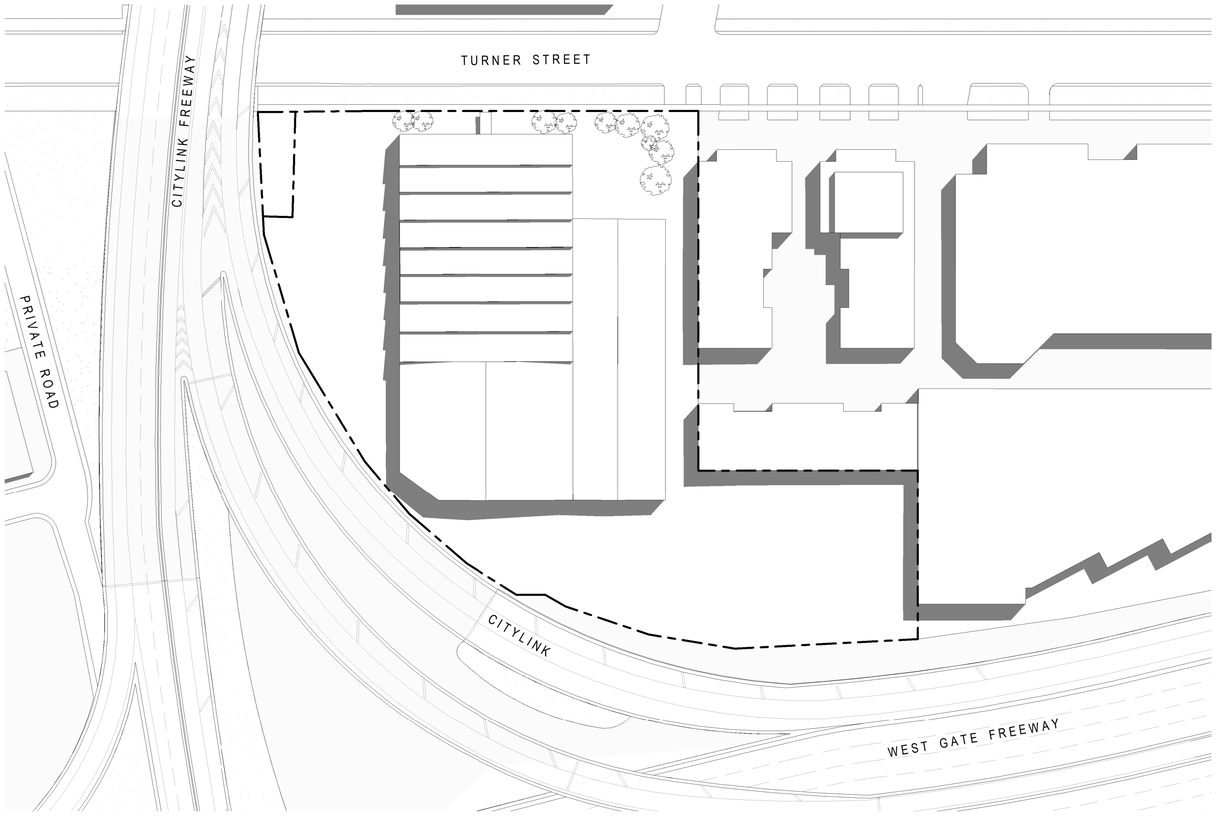
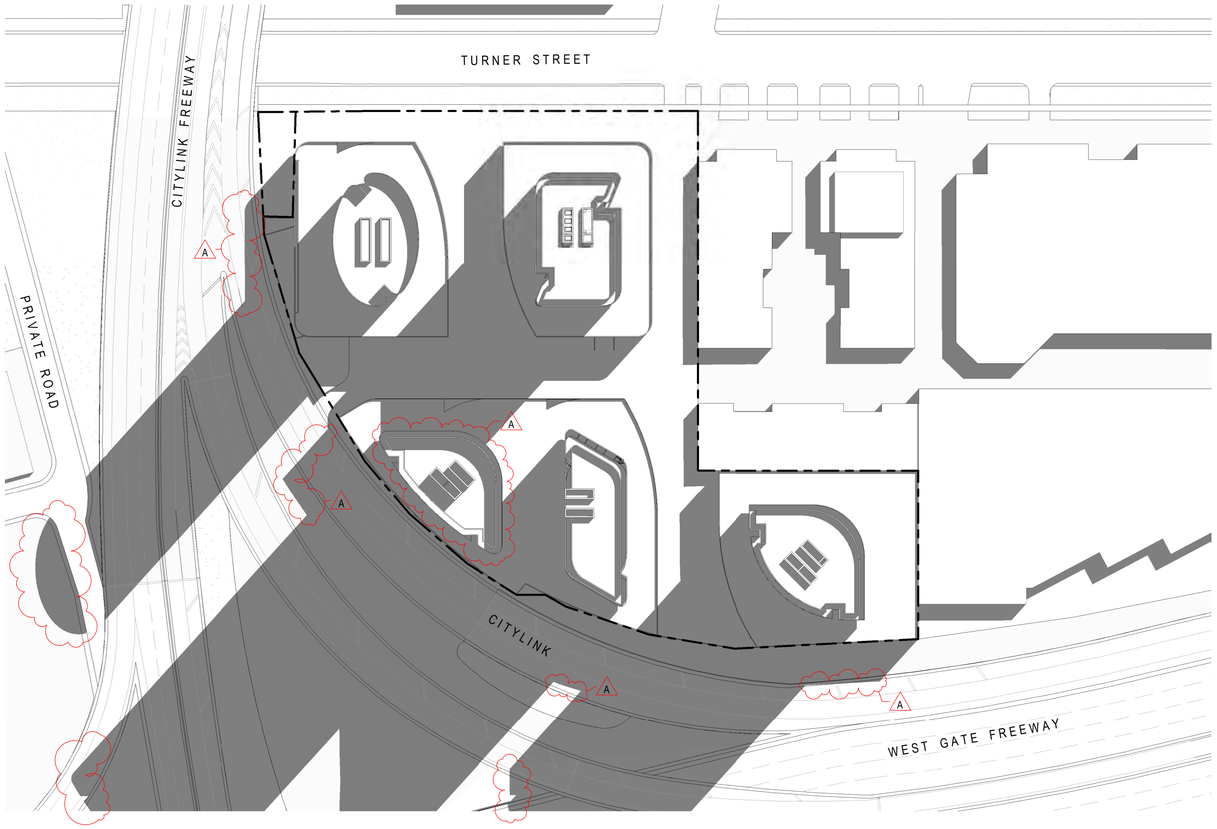


Existing - 10am



Proposed - 10am

TOWN PLANNING
~~PRELIMINARY~~

Revisions				
	-	27.10.21	TP Submission	JM
	A	22.06.22	RFI Response	ND

22/06/2022 10:37:45 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Shadow Analysis 10am** | Project No: **220127** | Date: **04.10.2021** | Author: **KV** | Scale: @ A1: **1 : 1000** | Drawing No.: **TP04.02 A**

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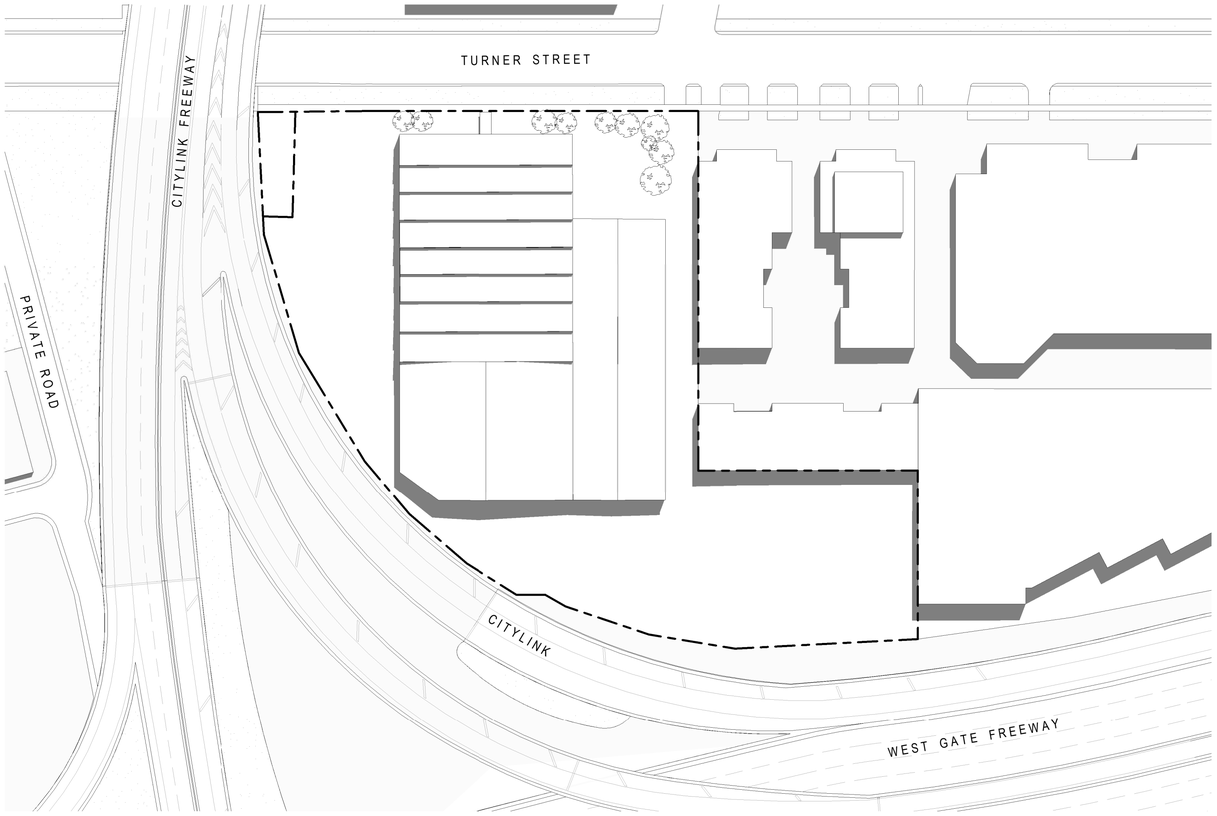
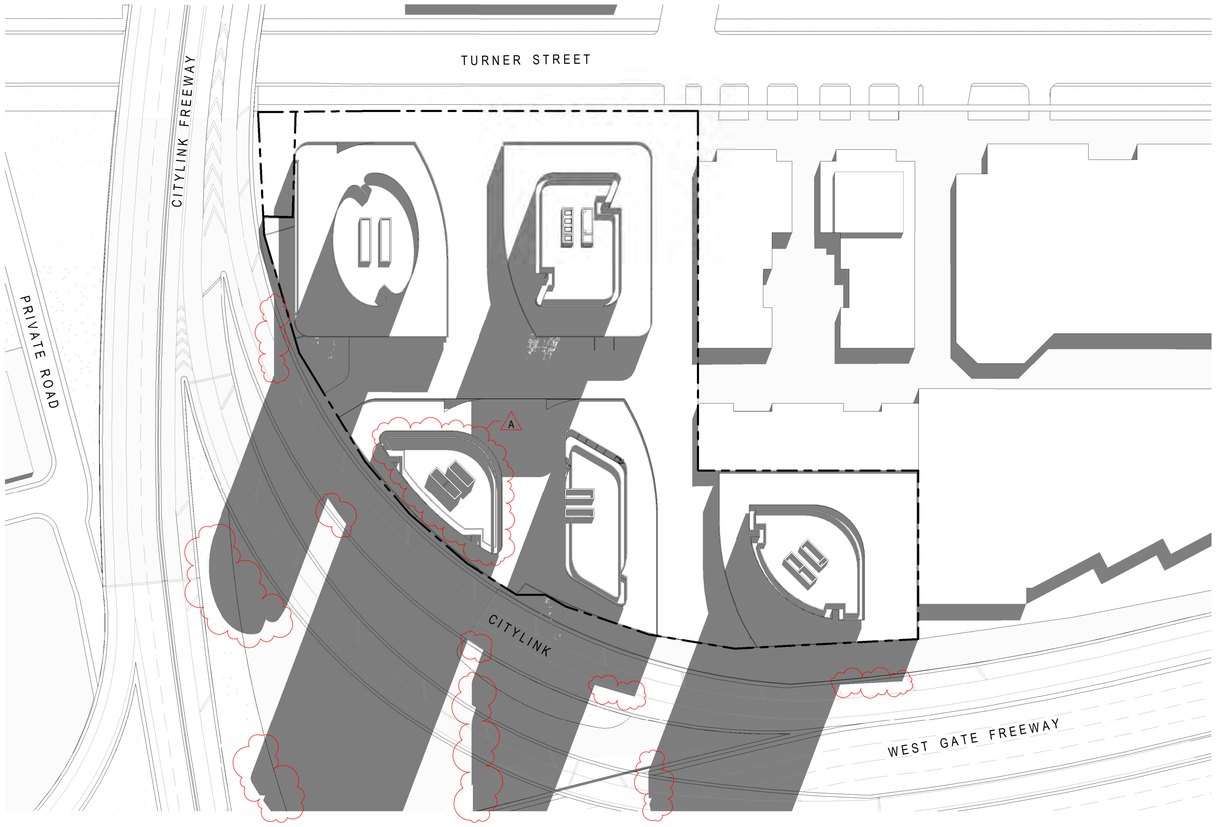


Existing - 11am



Proposed - 11am

PRELIMINARY

Revisions			
-	27.10.21	TP Submission	JM
A	22.06.22	RFI Response	ND

22/06/2022 10:37:59 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Shadow Analysis 11am** | Project No: **220127** | Date: **04.10.2021** | Author: **KV** | Scale: @ A1: **1 : 1000** | Drawing No.: **TP04.03 A**

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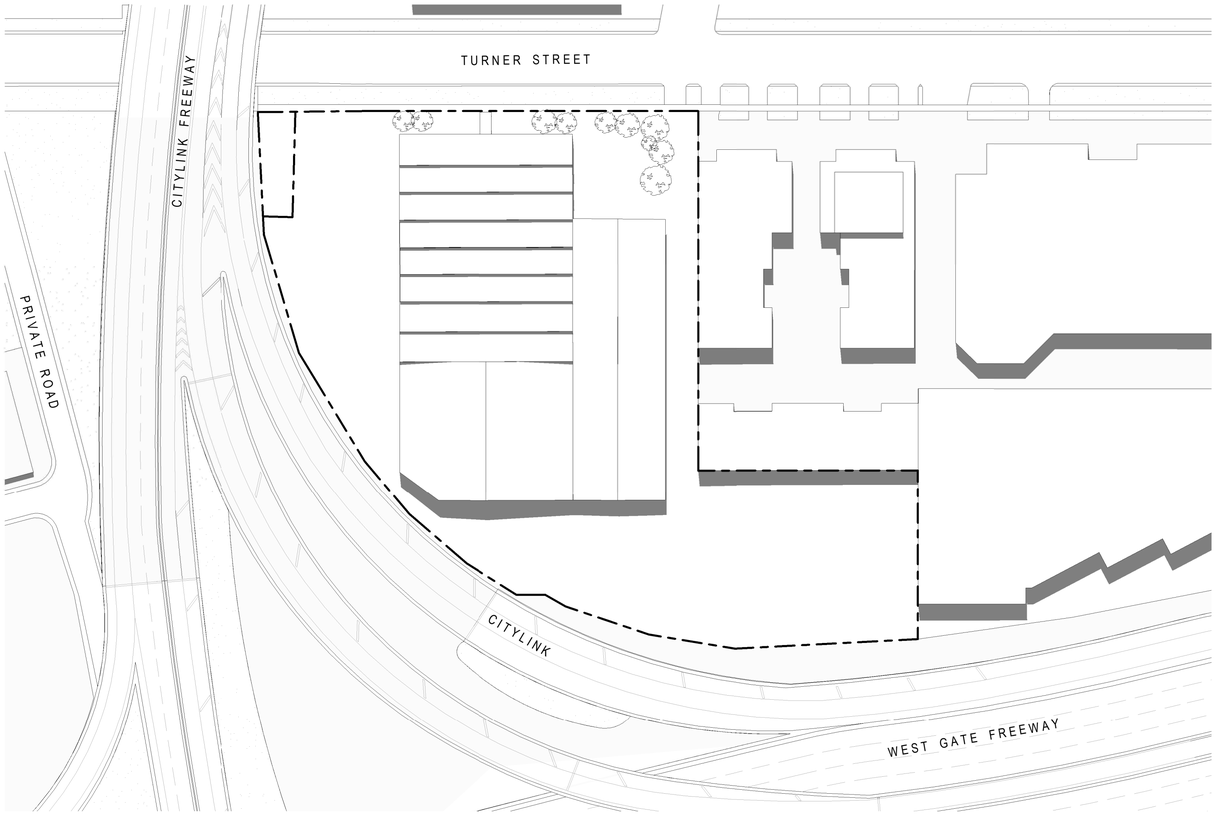
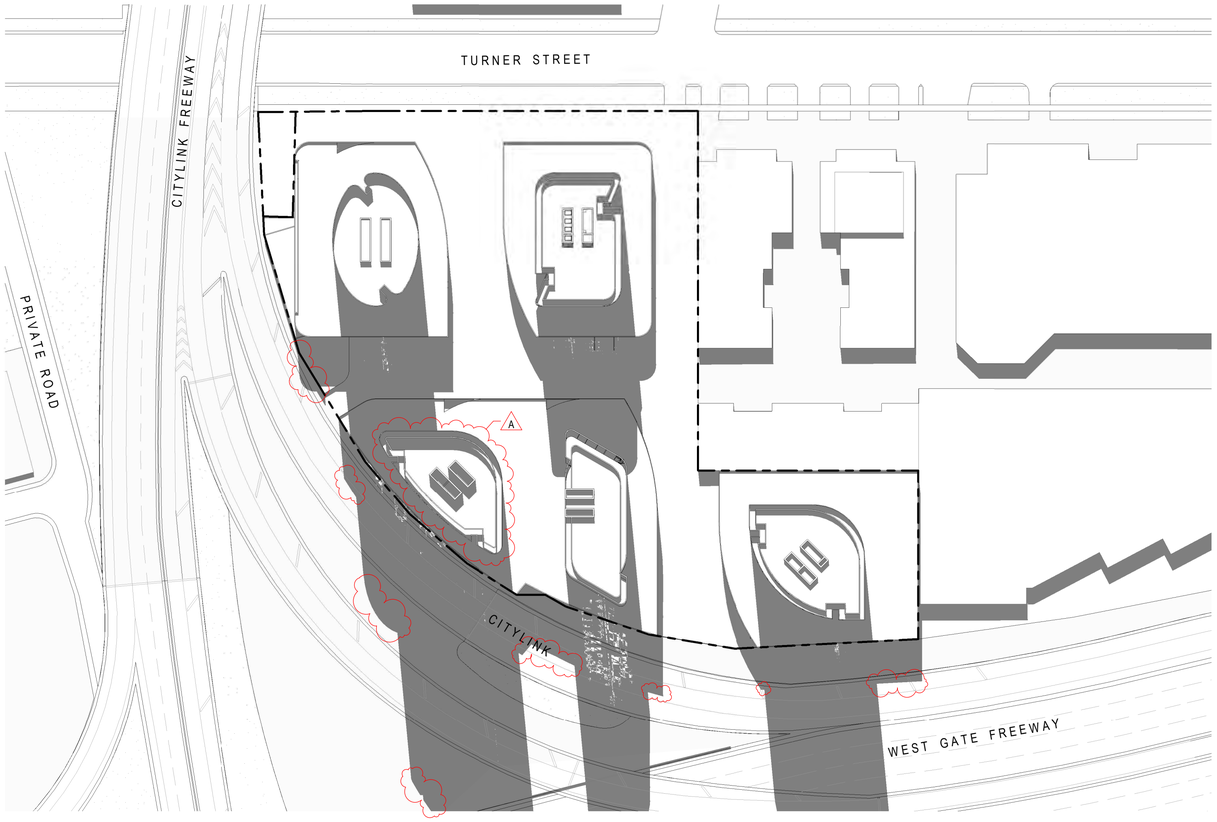


Existing - 12pm



Proposed - 12pm

PRELIMINARY

Revisions				
	-	27.10.21	TP Submission	JM
	A	22.06.22	RFI Response	ND

22/06/2022 10:38:13 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Shadow Analysis 12pm** | Project No: **220127** | Date: **04.10.2021** | Author: **KV** | Scale: @ A1: **1 : 1000** | Drawing No.: **TP04.04 A**

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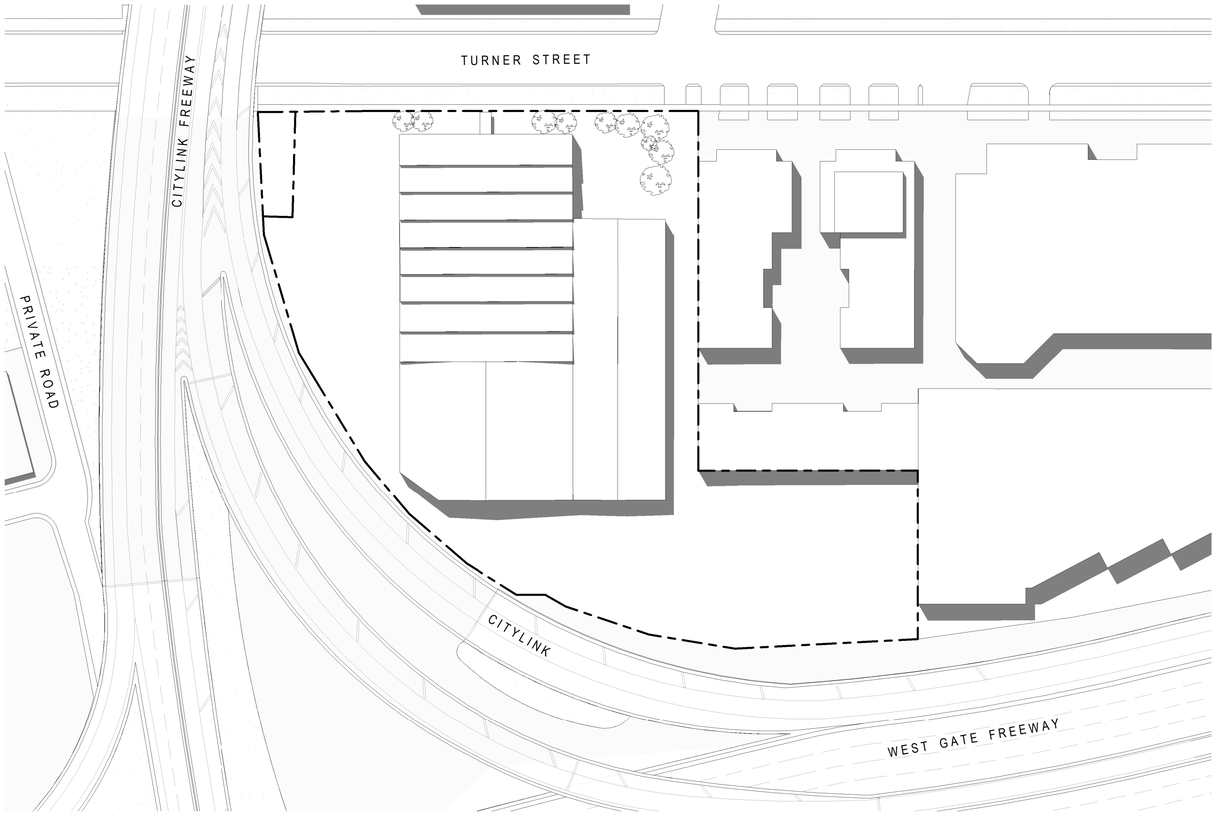
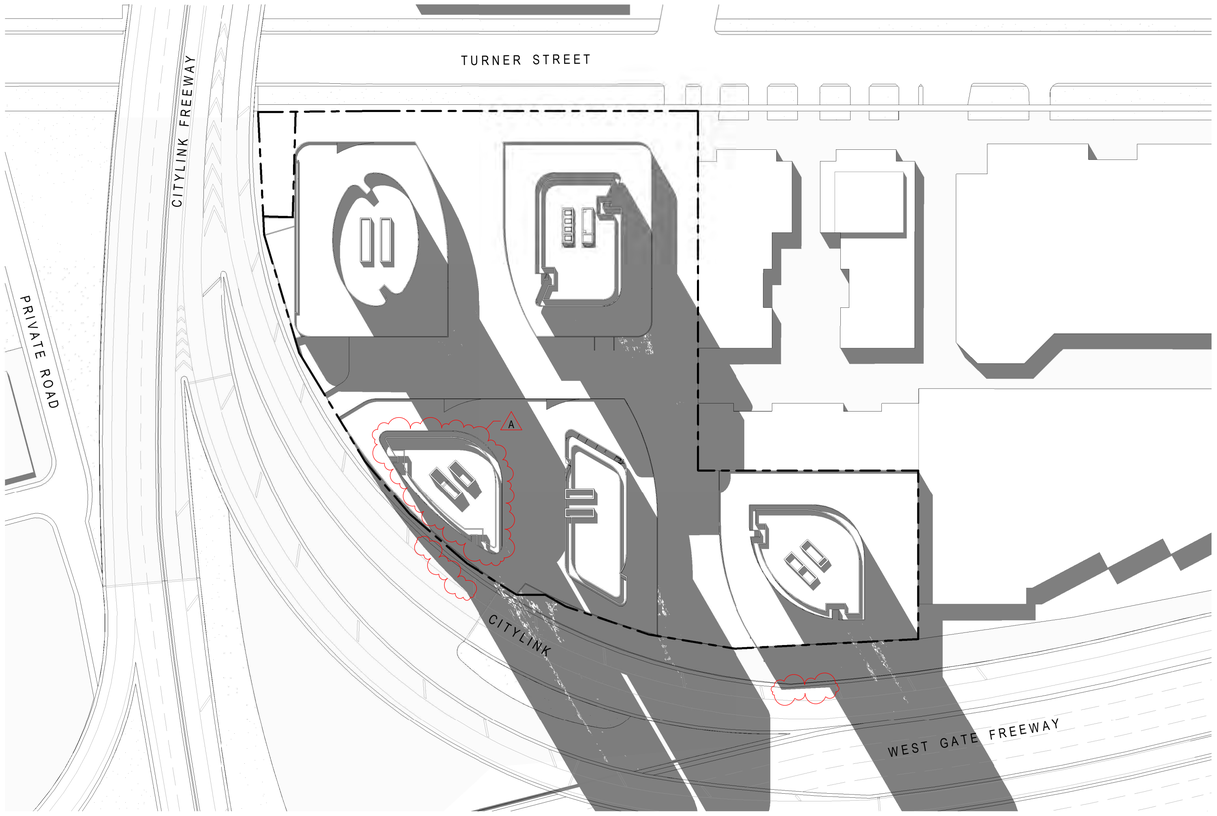


Existing - 1pm



Proposed - 1pm

PRELIMINARY

Revisions				
	-	27.10.21	TP Submission	JM
	A	22.06.22	RFI Response	ND

22/06/2022 10:38:27 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Shadow Analysis 1pm** | Project No: **220127** | Date: **04.10.2021** | Author: **KV** | Scale: @ A1: **1 : 1000** | Drawing No.: **TP04.05 A**

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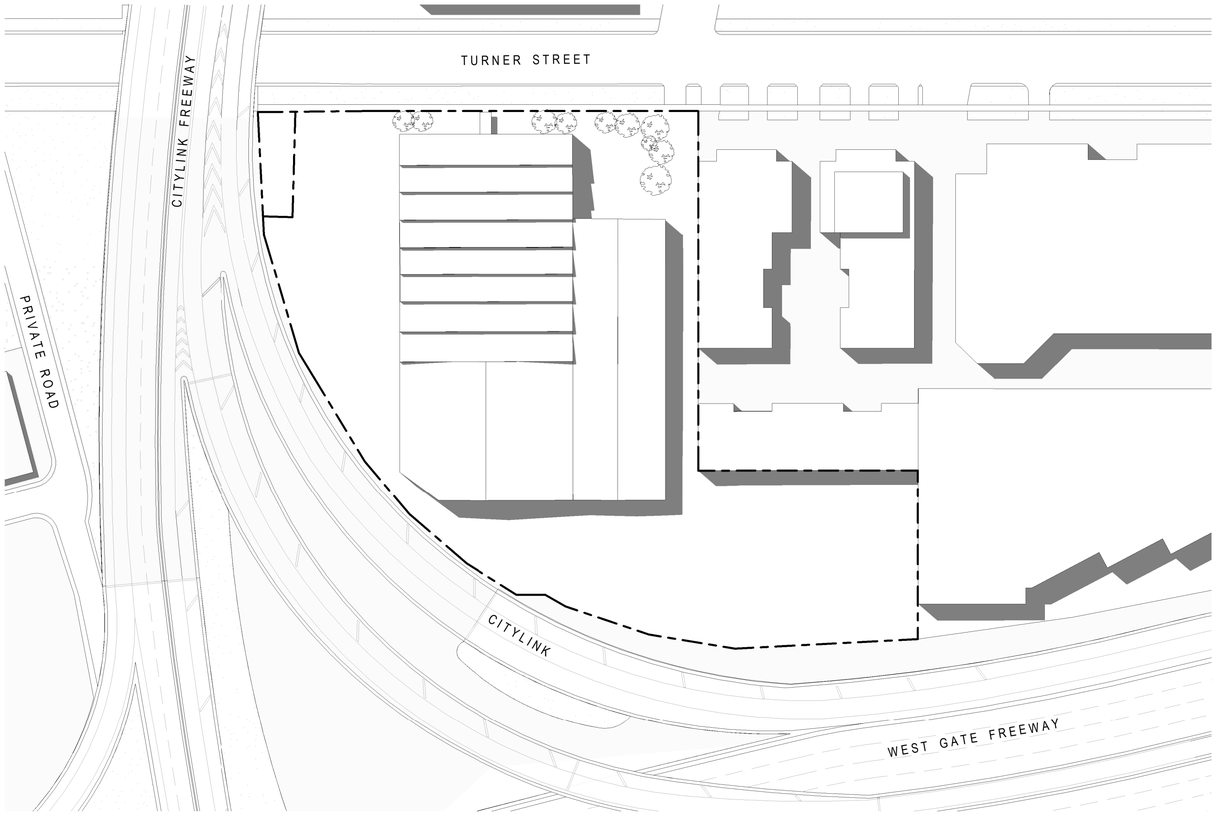
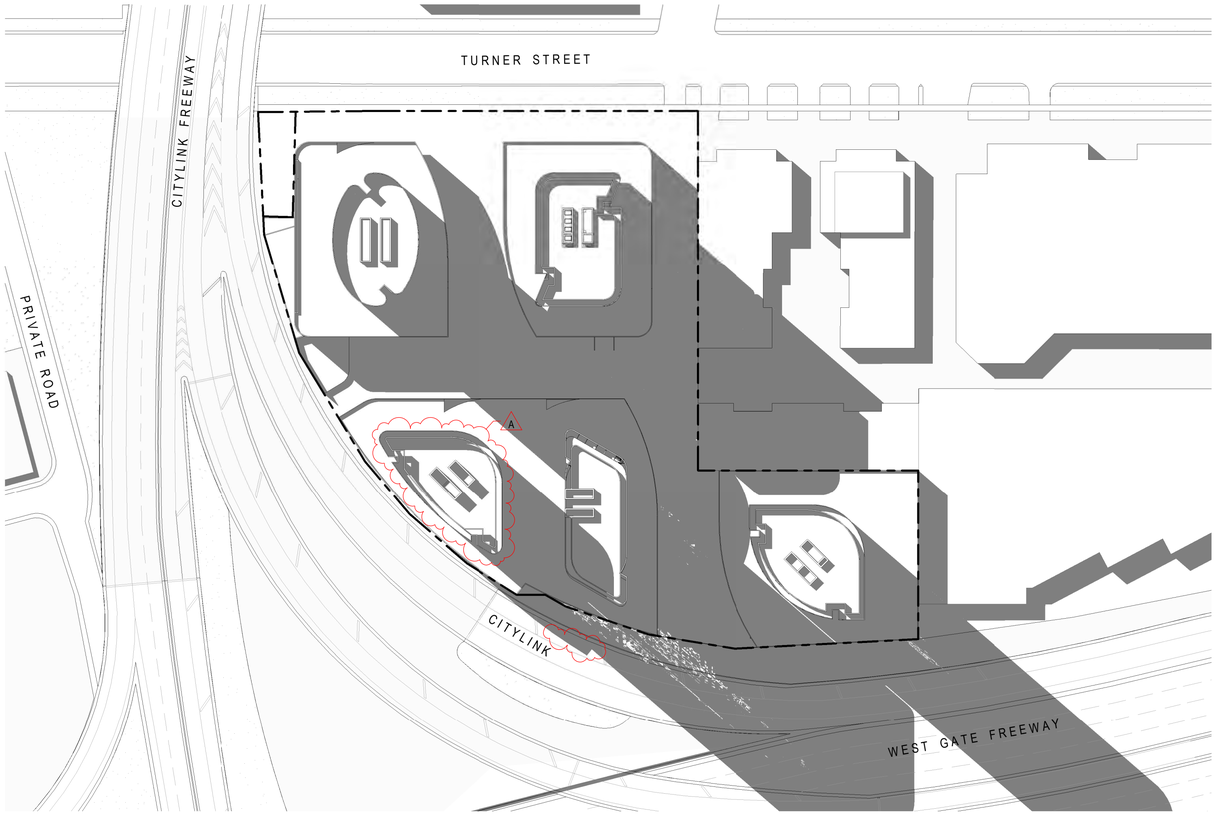


Existing - 2pm



Proposed - 2pm

PRELIMINARY

Revisions				
	-	27.10.21	TP Submission	JM
	A	22.06.22	RFI Response	ND

22/06/2022 10:38:41 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Shadow Analysis 2pm** | Project No: **220127** | Date: **04.10.2021** | Author: **KV** | Scale: @ A1: **1 : 1000** | Drawing No.: **TP04.06 A**

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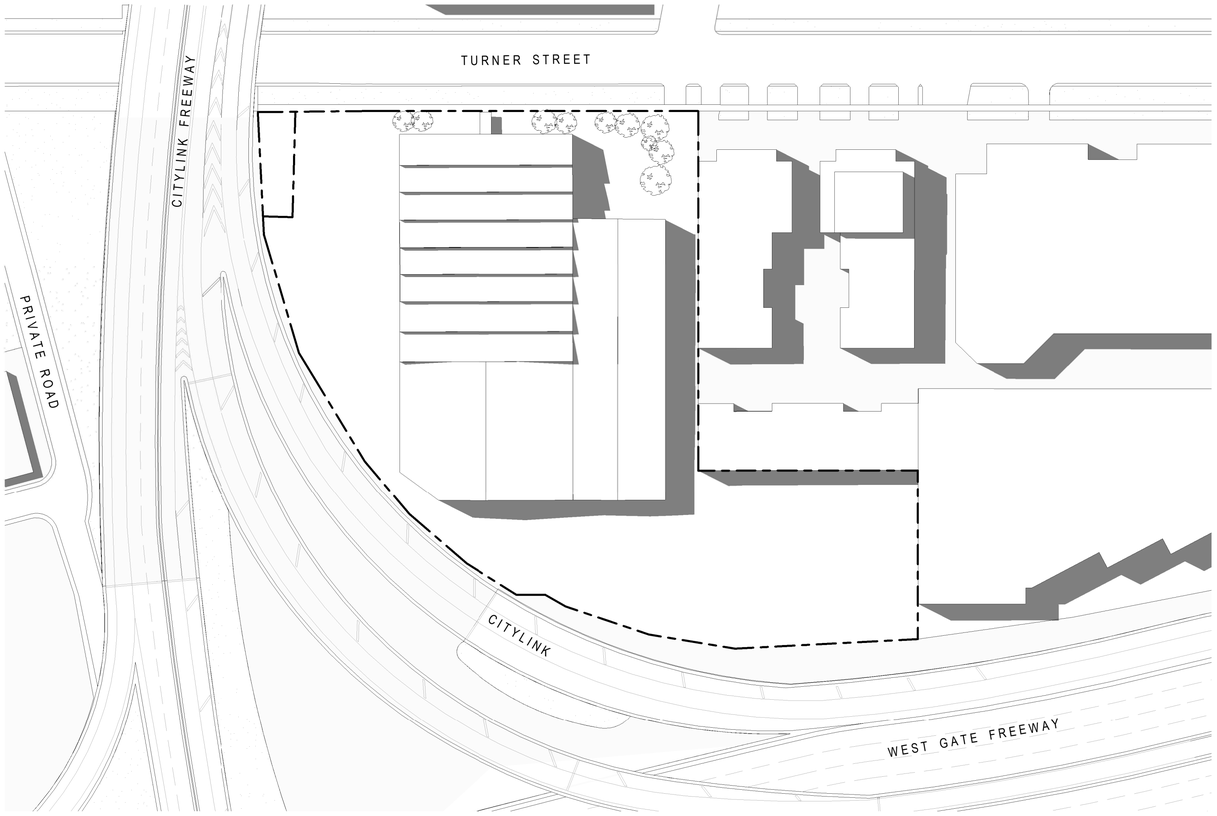
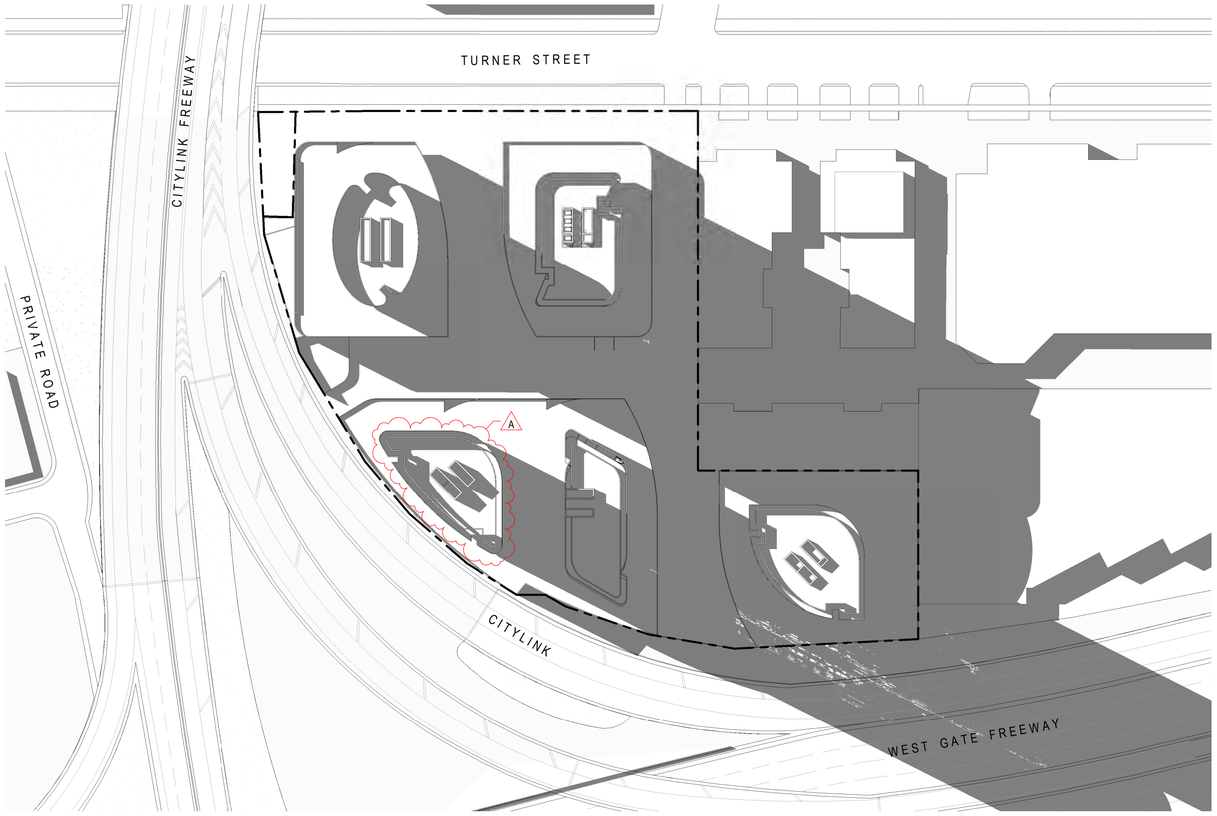


Existing - 3pm



Proposed - 3pm

PRELIMINARY

Revisions			
-	27.10.21	TP Submission	JM
A	22.06.22	RFI Response	ND

22/06/2022 10:38:56 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Shadow Analysis 3pm** | Project No: **220127** | Date: **04.10.2021** | Author: **KV** | Scale: @ A1: **1 : 1000** | Drawing No.: **TP04.07 A**

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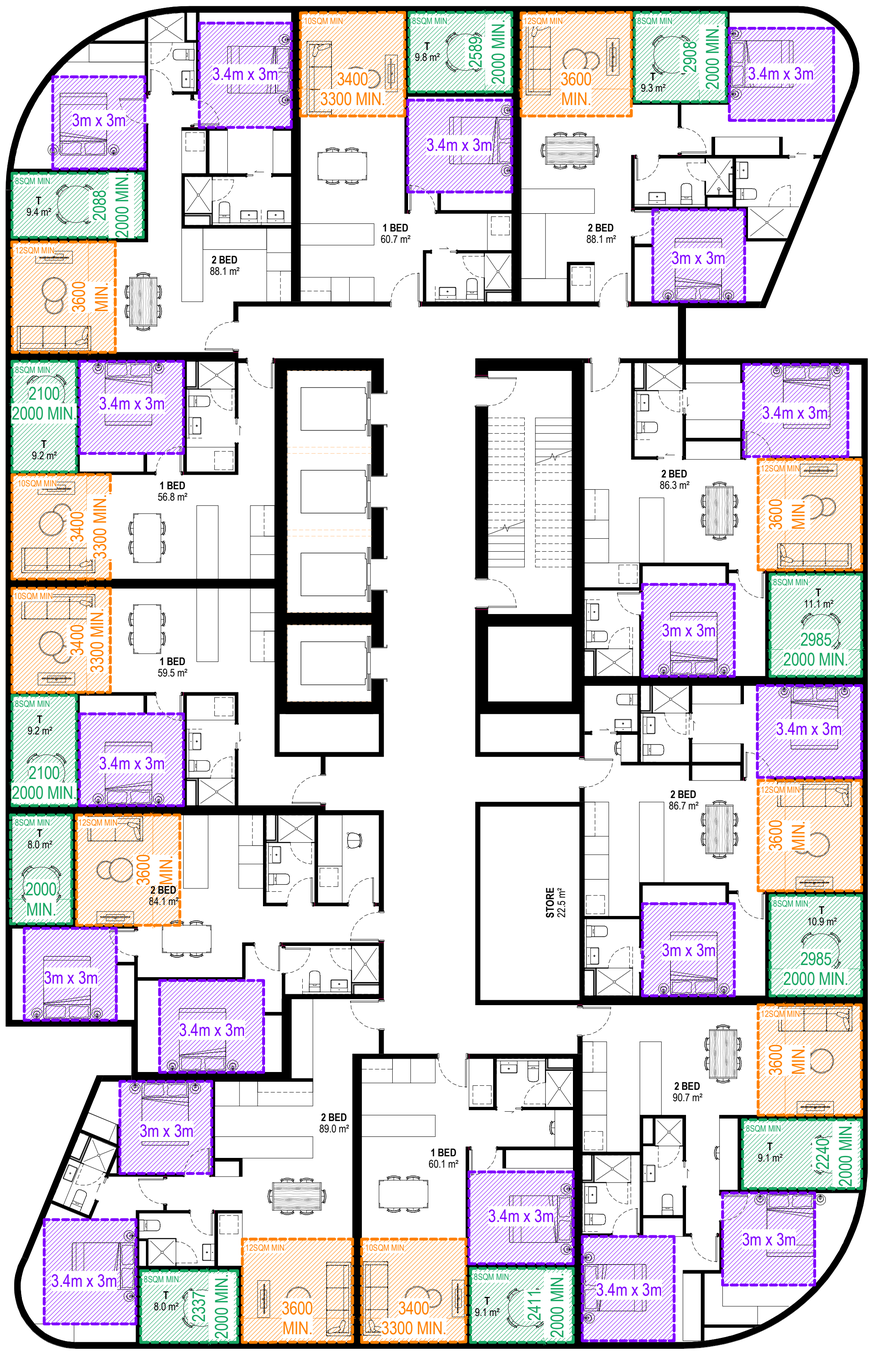
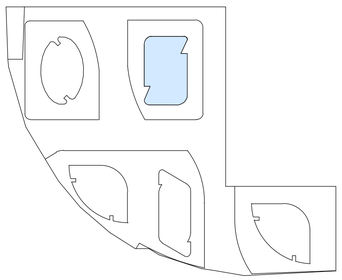
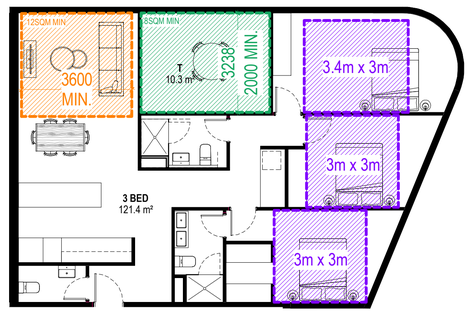




TOWER A - TYPICAL APARTMENTS



TOWER A - 3 BED

Revisions			
-	27.10.2021	TP Submission	JM
A	22.06.2022	RFI Response	ND

22/06/2022 10:06:03 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Typical Floor Plate - Tower A - BADS Assessment**

Project No: **220127** Date: **06.10.2021** Author: **LB** Scale: @ A1 **1 : 100** Drawing No.: **TP06.01 A**

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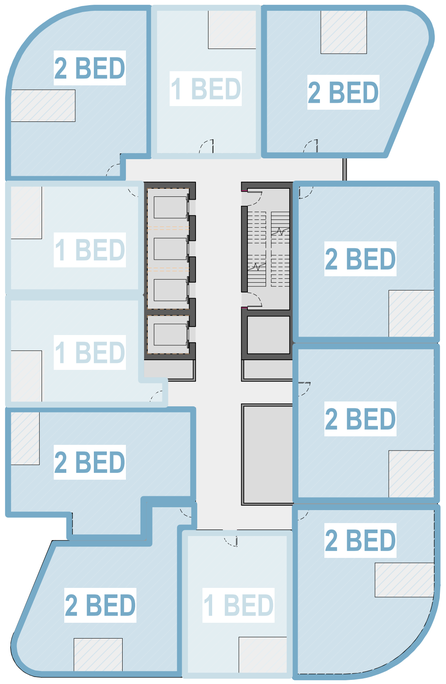
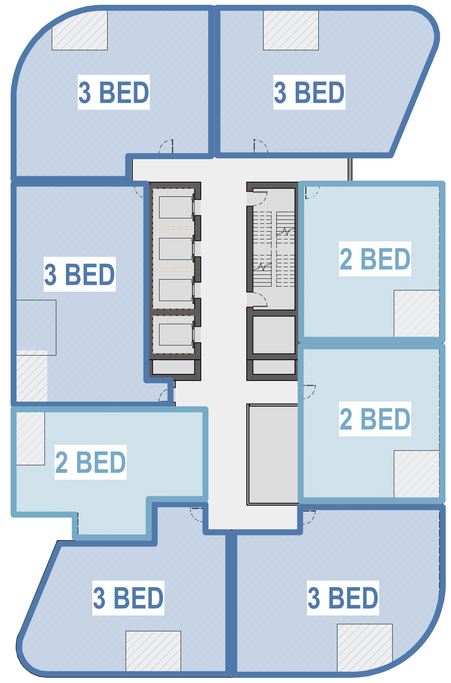
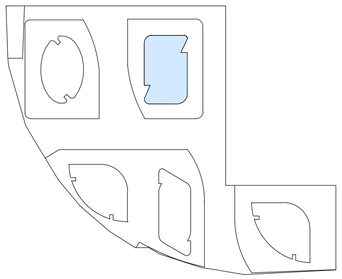


TOWER A - TYPICAL APARTMENTS



TOWER A - LUX APARTMENTS
ADAPTABLE 3 BED PLAN
A



Revisions

-	27.10.2021 TP Submission	JM
A	22.06.2022 RFI Response	ND

22/06/2022 10:06:08 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Typical Floor Plate - Tower A - Adaptable 3-Bed Plan** A

Project No: **220127** Date: **06.10.2021** Author: **LB** Scale: @ A1 **1 : 200** Drawing No.: **TP06.02 A**

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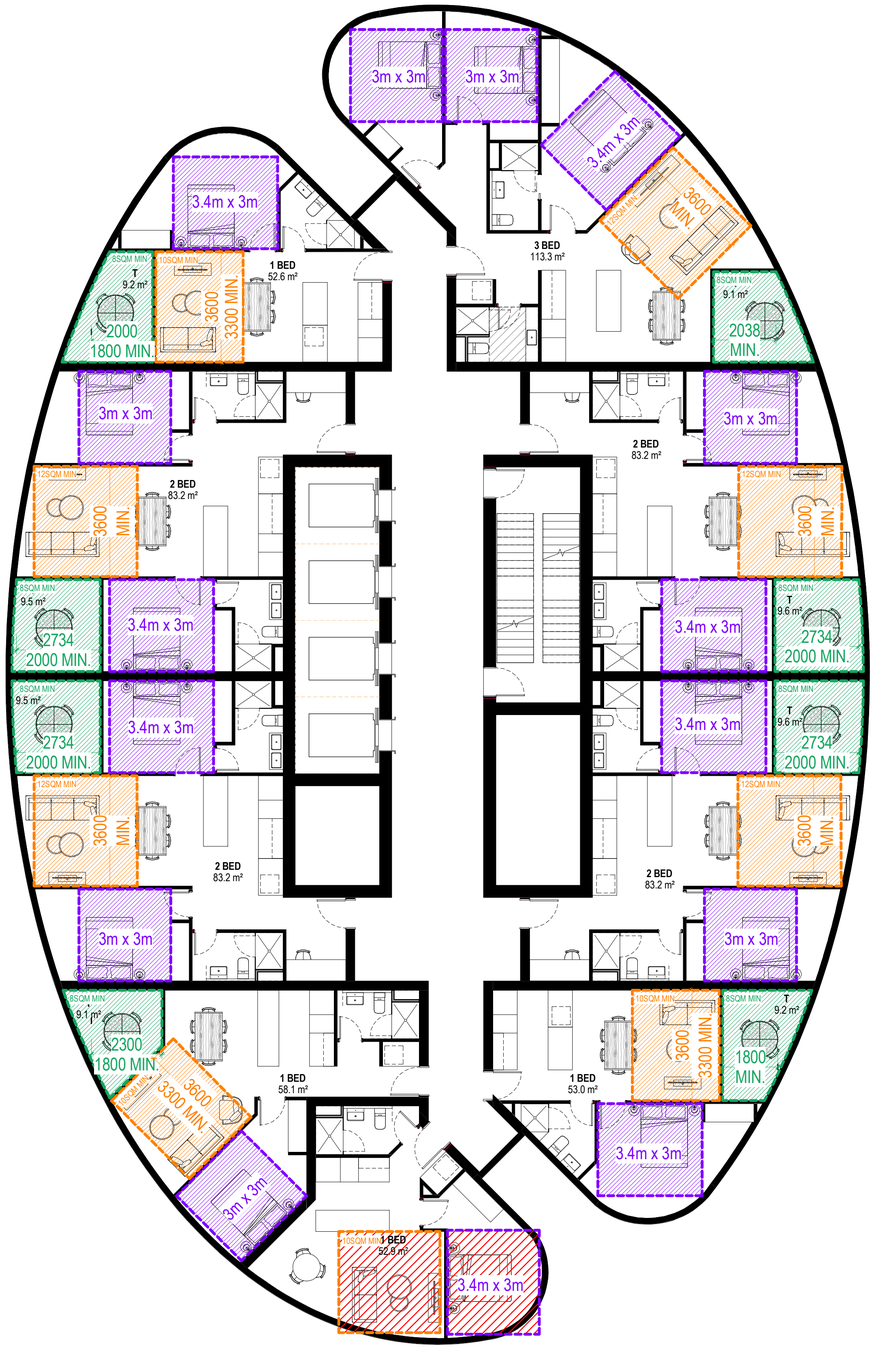
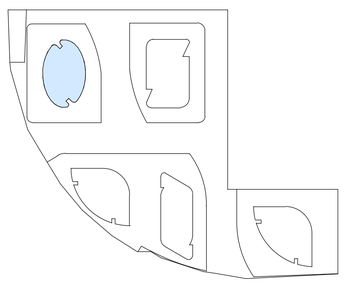
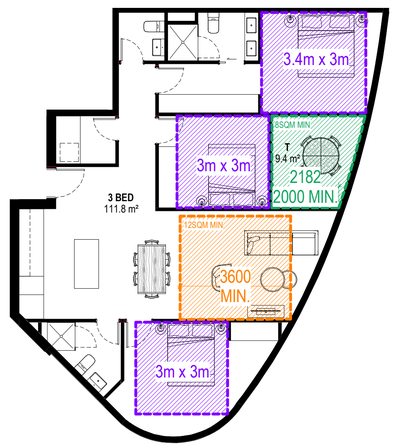


TOWER B - TYPICAL APARTMENTS





TOWER B - 3 BED

Revisions			
-	27.10.2021	TP Submission	JM
A	22.06.2022	RFI Response	ND

22/06/2022 10:06:14 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Typical Floor Plate - Tower B - BADS Assessment**

Project No: **220127** Date: **06.10.2021** Author: **LB** Scale: @ A1 **1 : 100** Drawing No.: **TP06.03 A**

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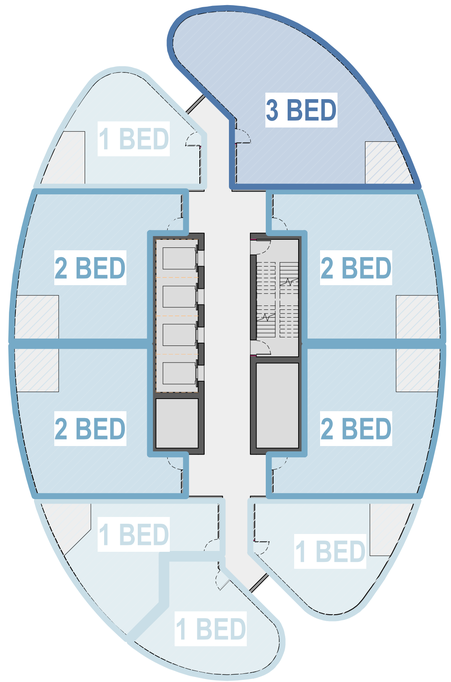
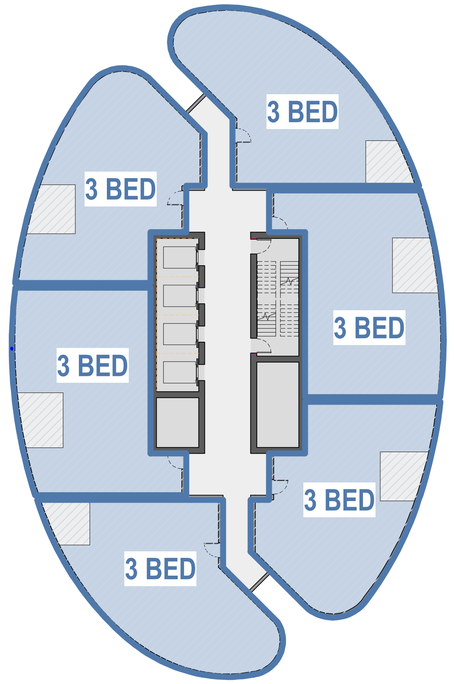
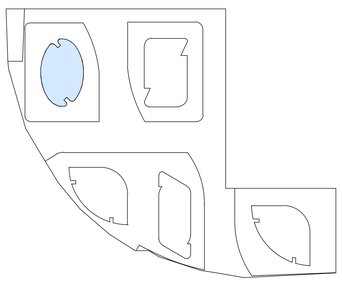


TOWER B - TYPICAL APARTMENTS



TOWER B - LUX APARTMENTS
ADAPTABLE 3 BED PLAN
A



Revisions			
	-	27.10.2021 TP Submission	JM
	A	22.06.2022 RFI Response	ND

22/06/2022 10:06:19 AM

Project: 150 - 188 Turner Street, Port Melbourne
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: Typical Floor Plate - Tower B - Adaptable 3-Bed Plan A

Project No: 220127
Date: 06.10.2021
Author: KV
Scale: @ A1: 1 : 200
Drawing No.: TP06.04 A

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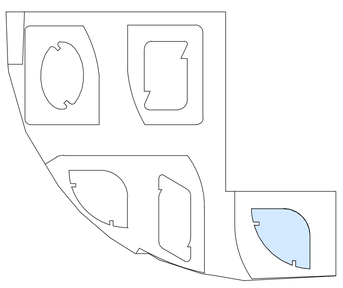
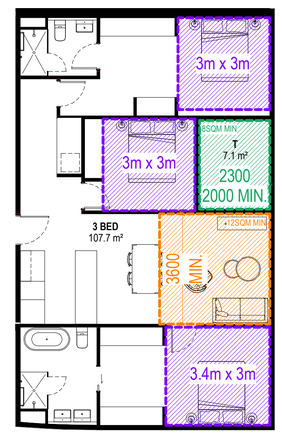


TOWER C - TYPICAL APARTMENTS



TOWER C - 3 BED

Revisions

-	27.10.2021	TP Submission	JM
A	22.06.2022	RFI Response	ND

22/06/2022 10:06:24 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Typical Floor Plate - Tower C - BADS Assessment**

Project No: **220127**

Date: **06.10.2021**

Author: **LB**

Scale: @ A1 **1 : 100**

Drawing No.: **TP06.05 A**

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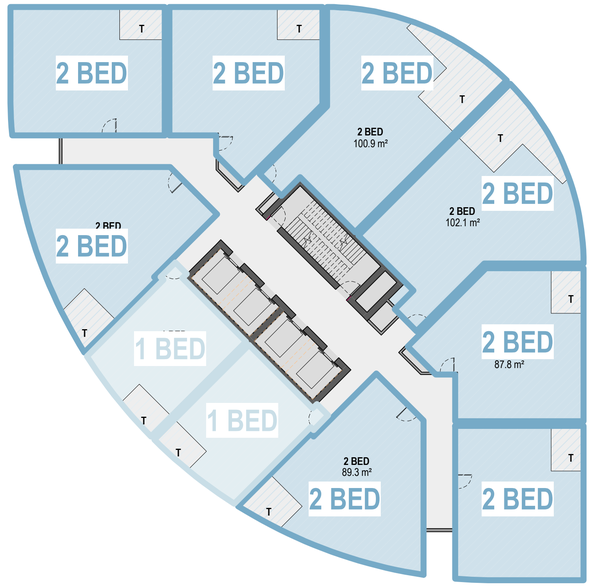
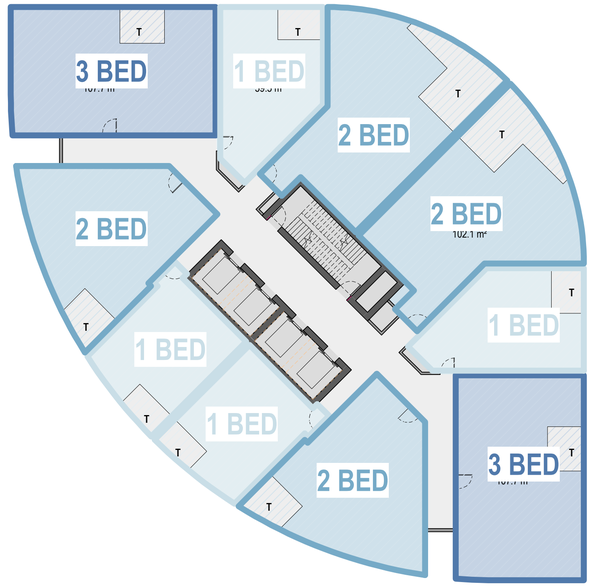
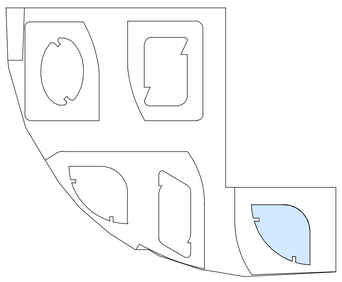


TOWER C - TYPICAL APARTMENTS



TOWER C - LUX APARTMENTS
ADAPTABLE 3 BED PLAN
A



Revisions
- 27.10.2021 TP Submission JM
A 22.06.2022 RFI Response ND

22/06/2022 10:06:29 AM

Project: 150 - 188 Turner Street, Port Melbourne
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: Typical Floor Plate - Tower C - Adaptable 3-Bed Plan A

Project No: 220127
Date: 06.10.2021
Author: KV
Scale: @ A1: 1 : 200
Drawing No.: TP06.06 A

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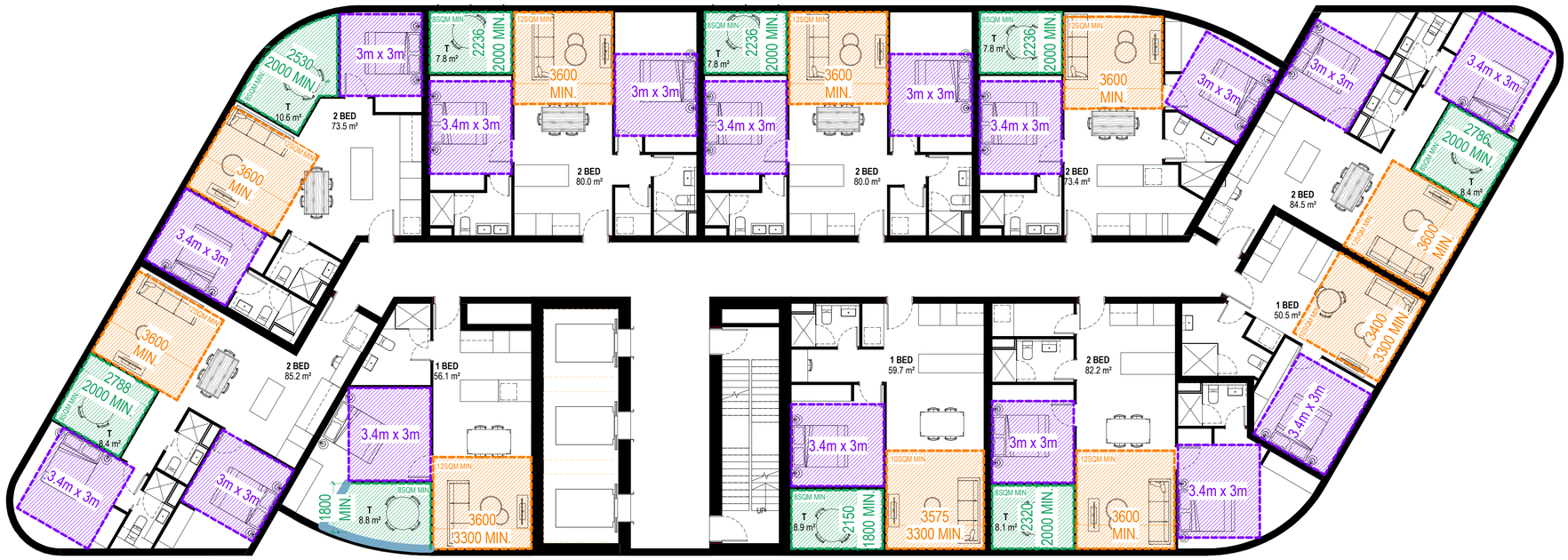
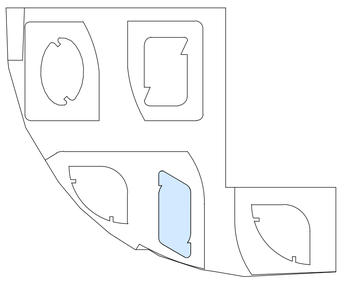
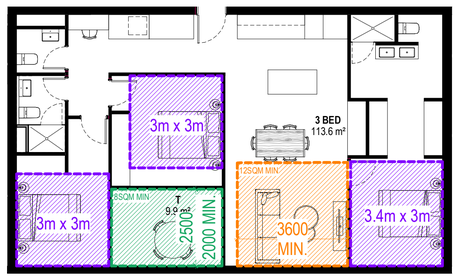


TOWER D - TYPICAL APARTMENTS





TOWER D - 3 BED

Revisions			
-	27.10.2021	TP Submission	JM
A	22.06.2022	RFI Response	ND

22/06/2022 10:06:35 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Typical Floor Plate - Tower D - BADS Assessment**

Project No: **220127** Date: **06.10.2021** Author: **ND** Scale: @ A1 **1 : 100** Drawing No.: **TP06.07 A**

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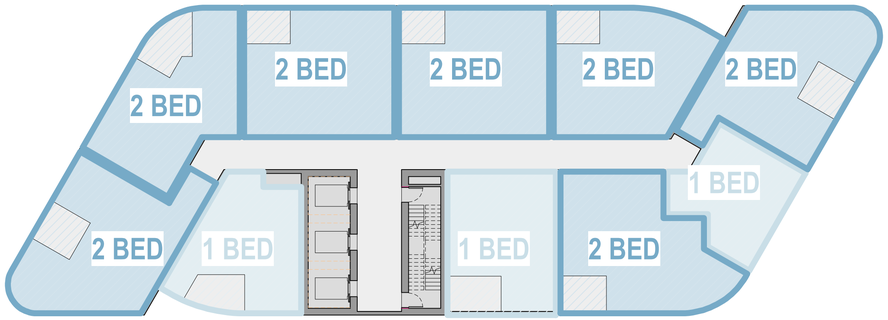
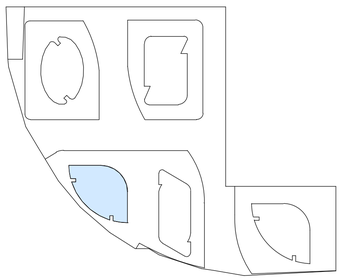
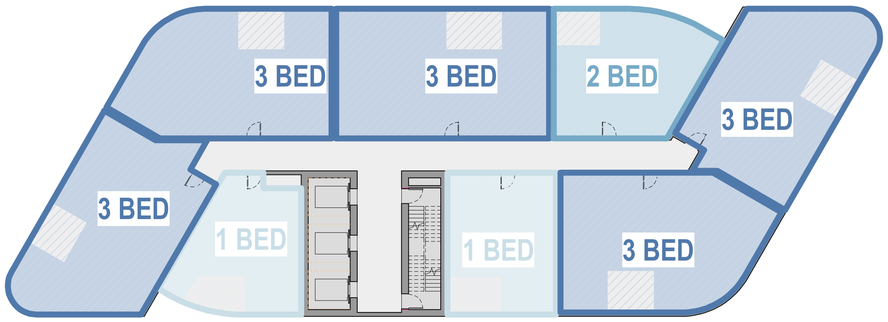


TOWER D - TYPICAL APARTMENTS





TOWER D - LUX APARTMENTS
ADAPTABLE 3 BED PLAN
A

Revisions			
-	27.10.2021	TP Submission	JM
A	22.06.2022	RFI Response	ND

22/06/2022 10:06:39 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Typical Floor Plate - Tower D - Adaptable 3-Bed Plan** A

Project No: **220127**
Date: **06.10.2021**
Author: **KV**
Scale: @ A1 **1 : 200**
Drawing No.: **TP06.08 A**

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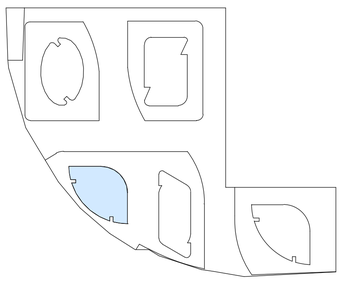
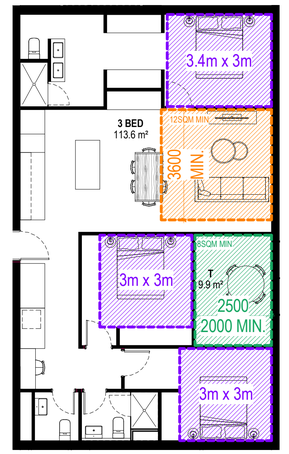


TOWER E - TYPICAL APARTMENTS



TOWER E - 3 BED

Revisions			
-	27.10.2021	TP Submission	JM
A	22.06.2022	RFI Response	ND

22/06/2022 10:06:45 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Typical Floor Plate - Tower E - BADS Assessment**

Project No: **220127** Date: **06.10.2021** Author: **ND** Scale: @ A1 **1 : 100**

Drawing No.: **TP06.09 A**

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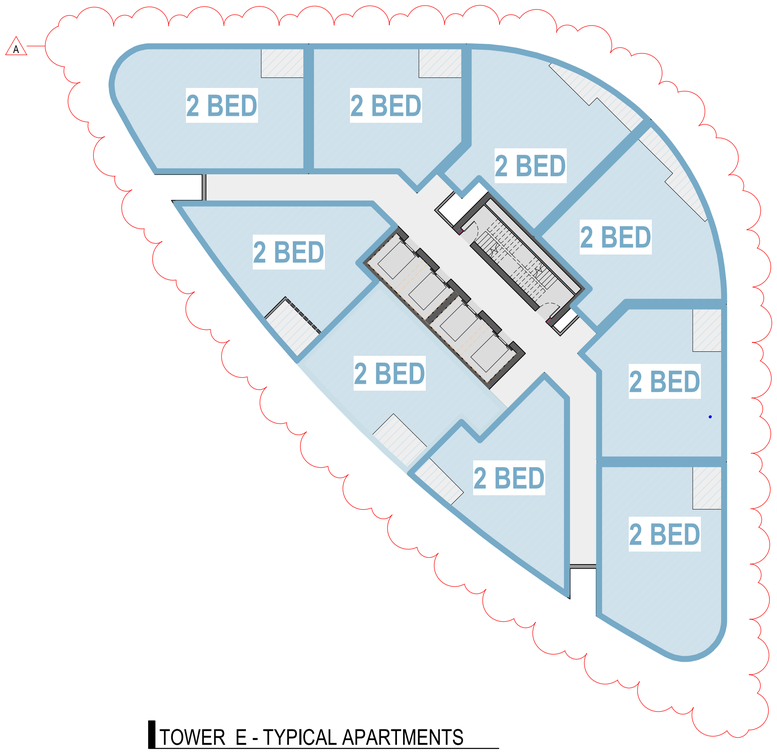
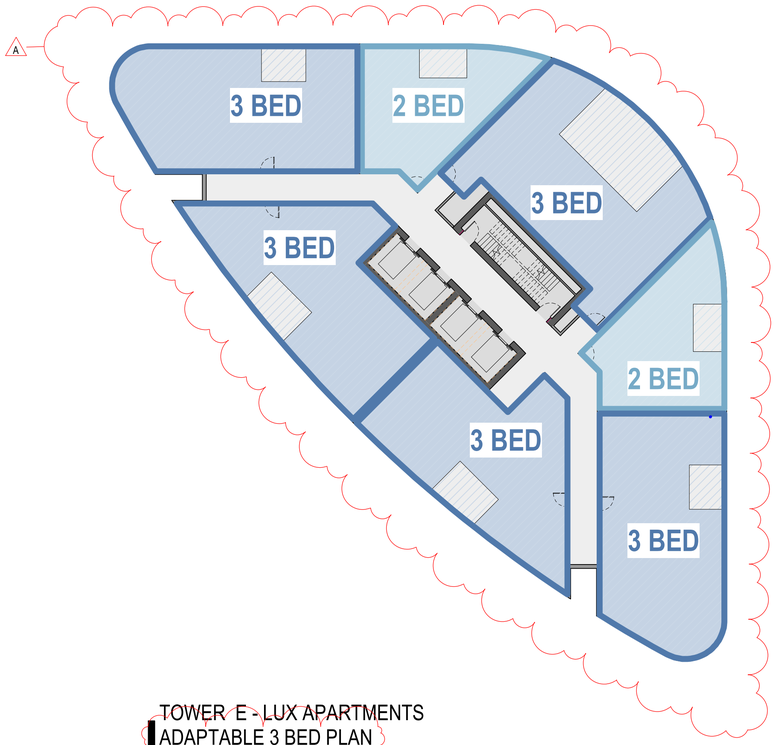
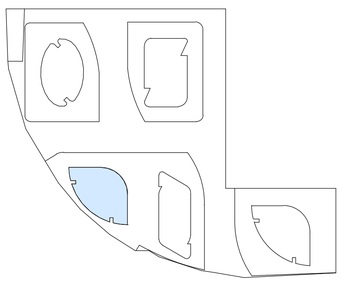


TOWER E - TYPICAL APARTMENTS



TOWER E - LUX APARTMENTS
ADAPTABLE 3 BED PLAN A



Revisions
- 27.10.2021 TP Submission JM
A 22.06.2022 RFI Response ND

22/06/2022 10:06:50 AM

Project: 150 - 188 Turner Street, Port Melbourne
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: Typical Floor Plate - Tower E - Adaptable 3-Bed Plan A

Project No: 220127 Date: 06.10.2021 Author: KV Scale: @ A1: 1 : 200 Drawing No.: TP06.10 A

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OVERALL DEVELOPMENT

TOWER	GFA (Excluding Terrace)	GFA Parking	NSA Residential	Circulation & Services	NLA Retail	NLA Office	Community Centre	Residential Amenities	Communal Terrace	1 Bed	2 Bed	3 Bed	Totals
A	52440.7 m²	13169.1 m²	15174.7 m²	12879.2 m²	695.0 m²	9755.1 m²	0.0 m²	767.7 m²	2062.1 m²	47	109	25	181
B	60934.8 m²	14258.3 m²	28903.2 m²	14007.3 m²	920.2 m²	0.0 m²	2046.2 m²	799.7 m²	2842.8 m²	171	149	63	383
C	54826.0 m²	10704.6 m²	26392.3 m²	12286.7 m²	544.0 m²	3833.8 m²	0.0 m²	1064.6 m²	2662.7 m²	114	156	50	320
D	46277.0 m²	10224.6 m²	21455.4 m²	10795.1 m²	626.5 m²	2214.2 m²	0.0 m²	961.2 m²	2156.5 m²	71	153	47	271
E	55343.3 m²	9739.3 m²	31989.6 m²	12159.7 m²	272.4 m²	0.0 m²	0.0 m²	1182.2 m²	1729.7 m²	21	300	50	371
	269821.8 m²	58095.9 m²	123915.2 m²	62128.0 m²	3058.1 m²	15803.0 m²	2046.2 m²	4775.2 m²	11453.8 m²	424	867	235	1526

A

A

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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Revisions
- 27.10.2021 TP Submission JM
A 22.06.2022 RFI Response ND

22/06/2022 10:07:01 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Development Summary**

Project No: **220127**

Date: **06.10.2021**

Author: **ND/KV**

Scale: @ A1

Drawing No.: **TP10.01 A**

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TOWER A

TOWER	LEVEL	GFA (Excluding Terrace)	GFA Parking	NSA Residential	Circulation & Services	NLA Retail	NLA Office	Community Centre	Residential Amenities	Communal Terrace	1 Bed	2 Bed	3 Bed	Totals
A	BASEMENT	3475.2 m²	2637.4 m²	0.0 m²	837.8 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
A	BASEMENT 2	3530.1 m²	2596.3 m²	0.0 m²	933.8 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
A	GROUND	2370.9 m²	162.4 m²	0.0 m²	1048.0 m²	695.0 m²	465.4 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
A	LEVEL 1A	2771.6 m²	1389.4 m²	833.8 m²	548.4 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	8	0	11
A	LEVEL 2A	2771.6 m²	1407.7 m²	833.8 m²	530.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	8	0	11
A	LEVEL 3A	2771.6 m²	1407.7 m²	833.8 m²	530.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	8	0	11
A	LEVEL 4A	2771.6 m²	1407.7 m²	833.8 m²	530.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	8	0	11
A	LEVEL 5A	2603.5 m²	1407.7 m²	665.7 m²	530.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	6	0	9
A	LEVEL 6A	894.7 m²	0.0 m²	0.0 m²	127.1 m²	0.0 m²	0.0 m²	0.0 m²	767.7 m²	2062.1 m²	0	0	0	0
A	LEVEL 6A.P	897.3 m²	752.8 m²	0.0 m²	144.4 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
A	LEVEL 7A	1179.4 m²	0.0 m²	0.0 m²	250.5 m²	0.0 m²	929.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
A	LEVEL 8A	1179.4 m²	0.0 m²	0.0 m²	250.5 m²	0.0 m²	929.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
A	LEVEL 9A	1179.4 m²	0.0 m²	0.0 m²	250.5 m²	0.0 m²	929.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
A	LEVEL 10A	1179.4 m²	0.0 m²	0.0 m²	250.5 m²	0.0 m²	929.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
A	LEVEL 11A	1179.4 m²	0.0 m²	0.0 m²	250.5 m²	0.0 m²	929.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
A	LEVEL 12A	1179.4 m²	0.0 m²	0.0 m²	250.5 m²	0.0 m²	929.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
A	LEVEL 13A	1179.4 m²	0.0 m²	0.0 m²	250.5 m²	0.0 m²	929.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
A	LEVEL 14A	1179.4 m²	0.0 m²	0.0 m²	250.5 m²	0.0 m²	929.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
A	LEVEL 15A	1179.4 m²	0.0 m²	0.0 m²	250.5 m²	0.0 m²	929.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
A	LEVEL 16A	1179.4 m²	0.0 m²	0.0 m²	250.5 m²	0.0 m²	929.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
A	LEVEL 17A	889.6 m²	0.0 m²	0.0 m²	889.6 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
A	LEVEL 18A	1069.5 m²	0.0 m²	850.1 m²	219.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	7	0	11
A	LEVEL 19A	1069.5 m²	0.0 m²	850.1 m²	219.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	7	0	11
A	LEVEL 20A	1069.5 m²	0.0 m²	850.1 m²	219.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	7	0	11
A	LEVEL 21A	1069.5 m²	0.0 m²	850.1 m²	219.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	7	0	11
A	LEVEL 22A	1069.5 m²	0.0 m²	850.1 m²	219.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	7	0	11
A	LEVEL 23A	1069.5 m²	0.0 m²	850.1 m²	219.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	7	0	11
A	LEVEL 24A	1069.5 m²	0.0 m²	850.1 m²	219.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	7	0	11
A	LEVEL 25A	1069.5 m²	0.0 m²	850.1 m²	219.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	7	0	11
A	LEVEL 26A	1092.2 m²	0.0 m²	874.7 m²	217.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	3	5	8
A	LEVEL 27A	1092.2 m²	0.0 m²	874.7 m²	217.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	3	5	8
A	LEVEL 28A	1092.2 m²	0.0 m²	874.7 m²	217.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	3	5	8
A	LEVEL 29A	1092.2 m²	0.0 m²	874.7 m²	217.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	3	5	8
A	LEVEL 30A	1092.2 m²	0.0 m²	874.7 m²	217.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	3	5	8
A	LEVEL 31A	881.8 m²	0.0 m²	0.0 m²	881.8 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
		52440.7 m²	13169.1 m²	15174.7 m²	12879.2 m²	695.0 m²	9755.1 m²	0.0 m²	767.7 m²	2062.1 m²	47	109	25	181

TOWER B

TOWER	LEVEL	GFA (Excluding Terrace)	GFA Parking	NSA Residential	Circulation & Services	NLA Retail	NLA Office	Community Centre	Residential Amenities	Communal Terrace	1 Bed	2 Bed	3 Bed	Totals
B	BASEMENT	4033.4 m²	3305.5 m²	0.0 m²	727.9 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
B	BASEMENT 2	3978.4 m²	3250.5 m²	0.0 m²	727.9 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
B	GROUND	3268.3 m²	283.5 m²	0.0 m²	810.9 m²	127.7 m²	0.0 m²	2046.2 m²	0.0 m²	0.0 m²	0	0	0	0
B	GROUND MEZZ	831.4 m²	0.0 m²	0.0 m²	38.9 m²	792.5 m²	0.0 m²	0.0 m²	0.0 m²	548.6 m²	0	0	0	0
B	LEVEL 1B	2833.4 m²	1352.1 m²	760.5 m²	720.8 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	7	3	1	11
B	LEVEL 2B	2838.3 m²	1513.4 m²	761.7 m²	563.2 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	7	3	1	11
B	LEVEL 3B	2832.2 m²	1517.8 m²	763.1 m²	551.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	7	3	1	11
B	LEVEL 4B	2832.2 m²	1517.8 m²	763.1 m²	551.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	7	3	1	11
B	LEVEL 5B	2676.2 m²	1517.8 m²	607.1 m²	551.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	7	1	1	9
B	LEVEL 6B	679.9 m²	0.0 m²	0.0 m²	146.0 m²	0.0 m²	0.0 m²	0.0 m²	534.0 m²	2294.2 m²	0	0	0	0
B	LEVEL 7B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 8B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 9B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 10B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 11B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 12B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 13B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 14B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 15B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 16B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 17B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 18B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 19B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 20B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 21B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 22B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 23B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 24B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 25B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 26B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 27B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 28B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 29B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 30B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 31B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 32B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 33B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 34B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 35B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 36B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 37B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 38B	677.8 m²	0.0 m²	0.0 m²	412.0 m²	0.0 m²	0.0 m²	0.0 m²	265.7 m²	0.0 m²	0	0	0	0
B	LEVEL 39B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 40B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 41B	861.0 m²	0.0 m²	662.7 m²	198.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	1	9
B	LEVEL 42B	877.2 m²	0.0 m²	679.0 m²	198.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	6	6
B	LEVEL 43B	877.2 m²	0.0 m²	679.0 m²	198.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	6	6
B	LEVEL 44B	877.2 m²	0.0 m²	679.0 m²	198.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	6	6
B	LEVEL 45B	877.2 m²	0.0 m²	679.0 m²	198.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	6	6
B	LEVEL 46B	670.2 m²	0.0 m²	0.0 m²	670.2 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
		60934.8 m²	14258.3 m²	28903.2 m²	14007.3 m²	920.2 m²	0.0 m²	2046.2 m²	799.7 m²	2842.8 m²	171	149	63	383

Revisions
- 27.10.2021 TP Submission JM
A 22.06.2022 RFI Response ND

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Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Tower Area Summary - Sheet 1**

Project No: **220127**

Date: **06.10.2021**

Author: **ND/KV**

Scale: @ A1

Drawing No.: **TP10.02 A**

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TOWER C

TOWER	LEVEL	GFA (Excluding Terrace)	GFA Parking	NSA Residential	Circulation & Services	NLA Retail	NLA Office	Community Centre	Residential Amenities	Communal Terrace	1 Bed	2 Bed	3 Bed	Totals
C	GROUND	2643.5 m²	524.0 m²	0.0 m²	1575.5 m²	544.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
C	LEVEL 1C	3383.3 m²	2036.1 m²	0.0 m²	580.4 m²	0.0 m²	766.8 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
C	LEVEL 2C	3383.3 m²	2036.1 m²	0.0 m²	580.4 m²	0.0 m²	766.8 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
C	LEVEL 3C	3383.3 m²	2036.1 m²	0.0 m²	580.4 m²	0.0 m²	766.8 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
C	LEVEL 4C	3383.3 m²	2036.1 m²	0.0 m²	580.4 m²	0.0 m²	766.8 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
C	LEVEL 5C	3383.3 m²	2036.1 m²	0.0 m²	580.4 m²	0.0 m²	766.8 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
C	LEVEL 6C	853.8 m²	0.0 m²	0.0 m²	321.5 m²	0.0 m²	0.0 m²	0.0 m²	532.3 m²	2662.7 m²	0	0	0	0
C	LEVEL 7C	1022.2 m²	0.0 m²	826.0 m²	196.2 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	2	8	0	10
C	LEVEL 8C	1022.2 m²	0.0 m²	826.0 m²	196.2 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	2	8	0	10
C	LEVEL 9C	1022.2 m²	0.0 m²	826.0 m²	196.2 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	2	8	0	10
C	LEVEL 10C	1022.2 m²	0.0 m²	826.0 m²	196.2 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	2	8	0	10
C	LEVEL 11C	1022.2 m²	0.0 m²	826.0 m²	196.2 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	2	8	0	10
C	LEVEL 12C	1022.2 m²	0.0 m²	826.0 m²	196.2 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	2	8	0	10
C	LEVEL 13C	1022.2 m²	0.0 m²	826.0 m²	196.2 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	2	8	0	10
C	LEVEL 14C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 15C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 16C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 17C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 18C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 19C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 20C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 21C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 22C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 23C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 24C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 25C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 26C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 27C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 28C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 29C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 30C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 31C	853.8 m²	0.0 m²	0.0 m²	321.5 m²	0.0 m²	0.0 m²	0.0 m²	532.3 m²	0.0 m²	0	0	0	0
C	LEVEL 32C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 33C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 34C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 35C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 36C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 37C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 38C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 39C	1021.5 m²	0.0 m²	824.4 m²	197.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4	4	2	10
C	LEVEL 40C	866.0 m²	0.0 m²	0.0 m²	866.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
		54826.0 m²	10704.6 m²	26392.3 m²	12286.7 m²	544.0 m²	3833.8 m²	0.0 m²	1064.6 m²	2662.7 m²	114	156	50	320

TOWER D

TOWER	LEVEL	GFA (Excluding Terrace)	GFA Parking	NSA Residential	Circulation & Services	NLA Retail	NLA Office	Community Centre	Residential Amenities	Communal Terrace	1 Bed	2 Bed	3 Bed	Totals
D	GROUND D	1902.2 m²	88.2 m²	0.0 m²	1187.5 m²	626.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
D	LEVEL 1D	2805.5 m²	1311.8 m²	407.0 m²	770.4 m²	0.0 m²	316.3 m²	0.0 m²	0.0 m²	0.0 m²	0	2	2	4
D	LEVEL 2D	2806.0 m²	1471.1 m²	407.0 m²	611.7 m²	0.0 m²	316.3 m²	0.0 m²	0.0 m²	0.0 m²	0	2	2	4
D	LEVEL 3D	2806.0 m²	1471.1 m²	407.0 m²	611.7 m²	0.0 m²	316.3 m²	0.0 m²	0.0 m²	0.0 m²	0	2	2	4
D	LEVEL 4D	2806.0 m²	1471.1 m²	407.0 m²	611.7 m²	0.0 m²	316.3 m²	0.0 m²	0.0 m²	0.0 m²	0	2	2	4
D	LEVEL 5D	2806.0 m²	1471.1 m²	407.0 m²	611.7 m²	0.0 m²	316.3 m²	0.0 m²	0.0 m²	0.0 m²	0	2	2	4
D	LEVEL 6D	2806.0 m²	1471.1 m²	407.0 m²	611.7 m²	0.0 m²	316.3 m²	0.0 m²	0.0 m²	0.0 m²	0	2	2	4
D	LEVEL 7D	2392.5 m²	1469.3 m²	99.6 m²	507.4 m²	0.0 m²	316.3 m²	0.0 m²	0.0 m²	0.0 m²	0	1	0	1
D	LEVEL 8D	720.0 m²	0.0 m²	0.0 m²	63.2 m²	0.0 m²	0.0 m²	0.0 m²	656.8 m²	2156.5 m²	0	0	0	0
D	LEVEL 9D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 10D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 11D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 12D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 13D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 14D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 15D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 16D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 17D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 18D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 19D	891.1 m²	0.0 m²	725.2 m²	165.9 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 20D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 21D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 22D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 23D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 24D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 25D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 26D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 27D	884.6 m²	0.0 m²	725.2 m²	159.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	7	0	10
D	LEVEL 28D	891.8 m²	0.0 m²	733.7 m²	158.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	2	1	5	8
D	LEVEL 29D	708.8 m²	0.0 m²	0.0 m²	404.4 m²	0.0 m²	0.0 m²	0.0 m²	304.4 m²	0.0 m²	0	0	0	0
D	LEVEL 30D	891.8 m²	0.0 m²	733.7 m²	158.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	2	1	5	8
D	LEVEL 31D	891.8 m²	0.0 m²	733.7 m²	158.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	2	1	5	8
D	LEVEL 32D	891.8 m²	0.0 m²	733.7 m²	158.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	2	1	5	8
D	LEVEL 33D	891.8 m²	0.0 m²	733.7 m²	158.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	2	1	5	8
D	LEVEL 34D	891.8 m²	0.0 m²	733.7 m²	158.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	2	1	5	8
D	LEVEL 35D	891.8 m²	0.0 m²	733.7 m²	158.1 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	2	1	5	8
D	LEVEL 36D	661.0 m²	0.0 m²	0.0 m²	661.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
		46277.0 m²	10224.6 m²	21455.4 m²	10795.1 m²	626.5 m²	2214.2 m²	0.0 m²	961.2 m²	2156.5 m²	71	153	47	271

Revisions

-	27.10.2021	TP Submission	JM
A	22.06.2022	RFI Response	ND

22/06/2022 10:07:16 AM

Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Tower Area Summary - Sheet 2**

Project No: **220127**

Date: **06.10.2021**

Author: **ND/KV**

Scale: @ A1

Drawing No.: **TP10.03 A**

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TOWER E

TOWER	LEVEL	GFA (Excluding Terrace)	GFA Parking	NSA Residential	Circulation & Services	NLA Retail	NLA Office	Community Centre	Residential Amenities	Communal Terrace	1 Bed	2 Bed	3 Bed	Totals
E	GROUND D	1436.1 m²	118.0 m²	0.0 m²	1045.6 m²	272.4 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0
E	LEVEL 1D A	2276.4 m²	1084.6 m²	410.8 m²	781.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	3	0	6
E	LEVEL 2D	2281.1 m²	1439.7 m²	408.6 m²	432.8 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	3	0	6
E	LEVEL 3D	2238.5 m²	1439.7 m²	400.5 m²	398.2 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	3	0	6
E	LEVEL 4D	2238.5 m²	1439.7 m²	400.5 m²	398.2 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	3	0	6
E	LEVEL 5D	2238.5 m²	1439.7 m²	400.5 m²	398.2 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	3	0	6
E	LEVEL 6D	2281.1 m²	1439.7 m²	408.6 m²	432.8 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	3	0	6
E	LEVEL 7D	2024.6 m²	1338.1 m²	249.2 m²	437.2 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	3	1 A	0	4
E	LEVEL 8D	739.3 m²	0.0 m²	0.0 m²	74.9 m²	0.0 m²	0.0 m²	0.0 m²	664.4 m²	1729.7 m²	0	0	0	0
E	LEVEL 9D	928.4 m²	0.0 m²	755.0 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 10D	928.4 m²	0.0 m²	755.0 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 11D	928.4 m²	0.0 m²	755.0 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 12D	928.4 m²	0.0 m²	755.0 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 13D	928.4 m²	0.0 m²	755.0 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 14D	928.4 m²	0.0 m²	755.0 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 15D	928.4 m²	0.0 m²	755.0 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 16D	928.4 m²	0.0 m²	755.0 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 17D	928.4 m²	0.0 m²	755.0 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 18D	928.4 m²	0.0 m²	755.0 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 19D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 20D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 21D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 22D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 23D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 24D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 25D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 26D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 27D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 28D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 29D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 30D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 31D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 32D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 33D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 34D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 35D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 36D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 37D	928.8 m²	0.0 m²	755.4 m²	173.3 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	9	0	9
E	LEVEL 38D	920.2 m²	0.0 m²	740.7 m²	179.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m² A	0.0 m²	0	2	5	7
E	LEVEL 39D	720.5 m²	0.0 m²	0.0 m²	202.8 m²	0.0 m²	0.0 m²	0.0 m²	517.7 m²	0.0 m²	0	0	0	0
E	LEVEL 40D	920.2 m²	0.0 m²	740.7 m²	179.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	2	5	7
E	LEVEL 41D	920.2 m²	0.0 m²	740.7 m²	179.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	2	5	7
E	LEVEL 42D	920.2 m²	0.0 m²	740.7 m²	179.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	2	5	7
E	LEVEL 43D	920.2 m²	0.0 m²	740.7 m²	179.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	2	5	7
E	LEVEL 44D	920.2 m²	0.0 m²	740.7 m²	179.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	2	5	7
E	LEVEL 45D	920.2 m²	0.0 m²	740.7 m²	179.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	2	5	7
E	LEVEL 46D	920.6 m²	0.0 m²	740.9 m²	179.7 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	2	5	7
E	LEVEL 47D	920.2 m²	0.0 m²	740.7 m²	179.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	2	5	7
E	LEVEL 48D	920.2 m²	0.0 m²	740.7 m²	179.5 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	2	5	7
E	LEVEL 50D	736.4 m²	0.0 m²	0.0 m²	736.4 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0	0	0	0 A
		55343.3 m²	9739.3 m²	31989.6 m²	12159.7 m²	272.4 m²	0.0 m²	0.0 m²	1182.2 m²	1729.7 m²	21	300	50	371

Revisions

-	27.10.2021 TP Submission	JM
A	22.06.2022 RFI Response	ND

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Project: **150 - 188 Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne, VIC

Drawing: **Tower Area Summary - Sheet 3**

Project No: **220127**

Date: **06.10.2021**

Author: **ND/KV**

Scale: @ A1

Drawing No.: **TP10.04 A**

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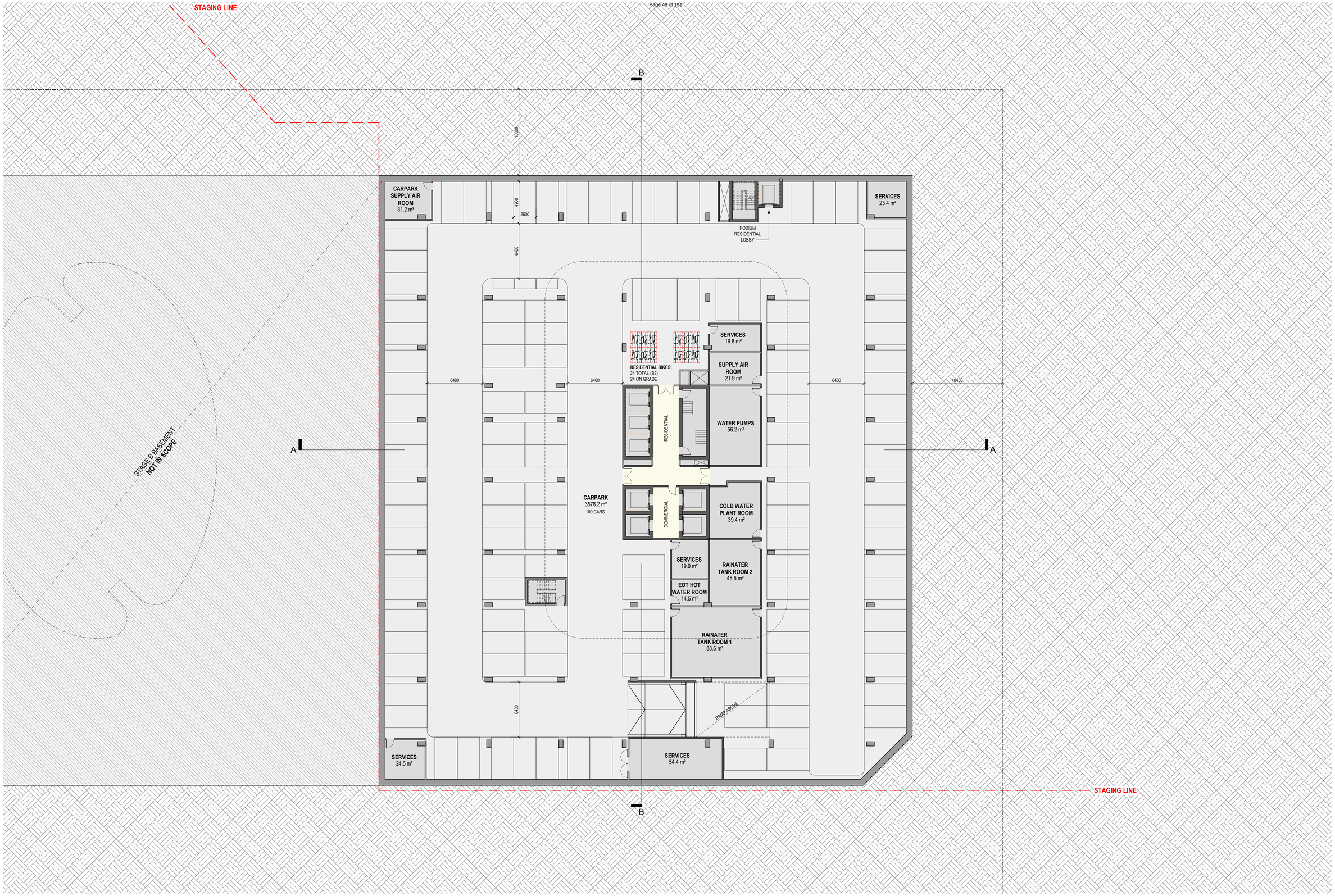

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:16:13 PM

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **Basement 2**

Project No: **220127** Date: **10.03.22** Author: **ND** Scale: @ A1 **1 : 200** Drawing No.: **TP01.01** -

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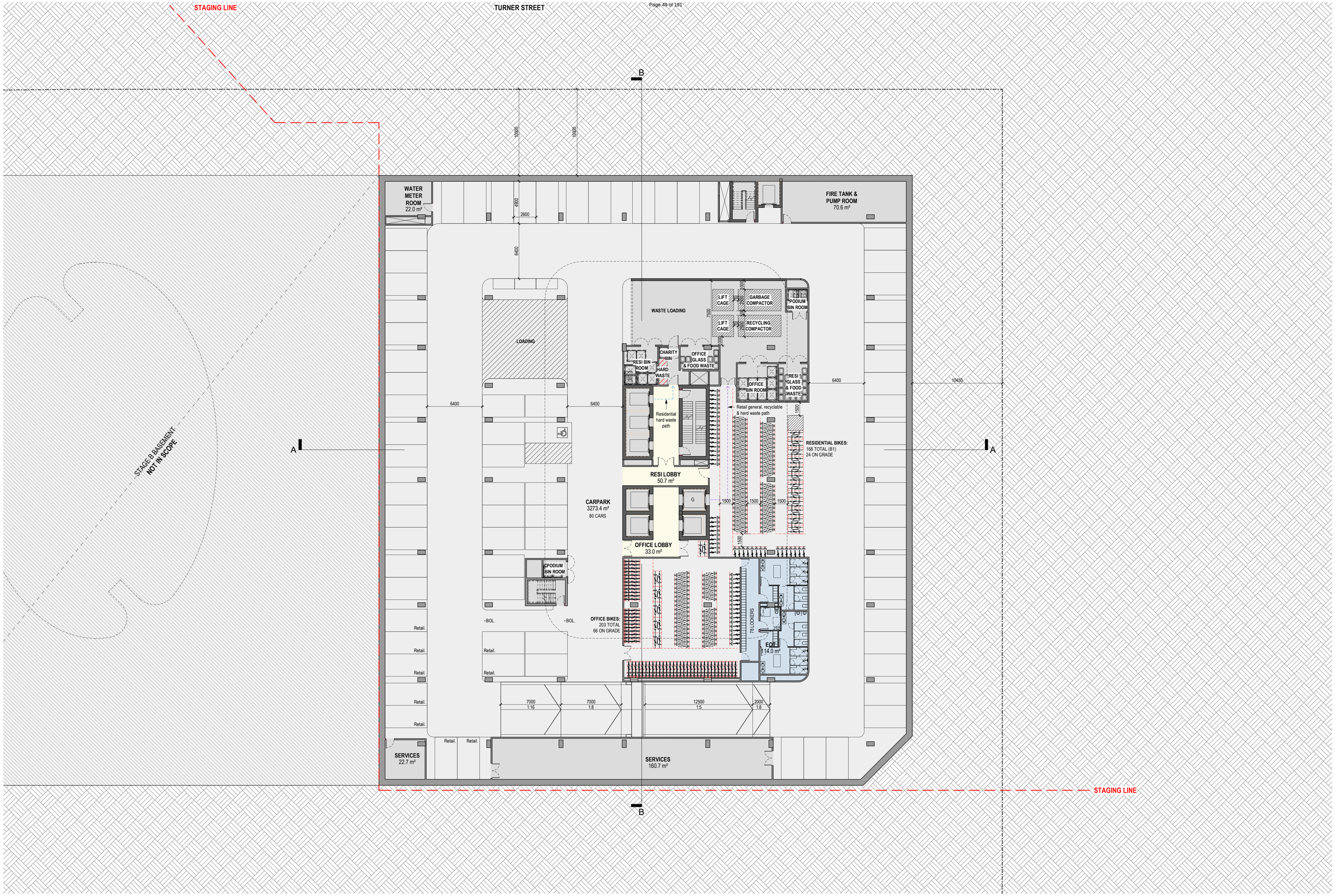

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:16:22 PM

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **Basement 1**

Project No: **220127**

Date: **10.03.22**

Author: **ND**

Scale: @ A1: **1 : 200**

Drawing No.: **TP01.02** -

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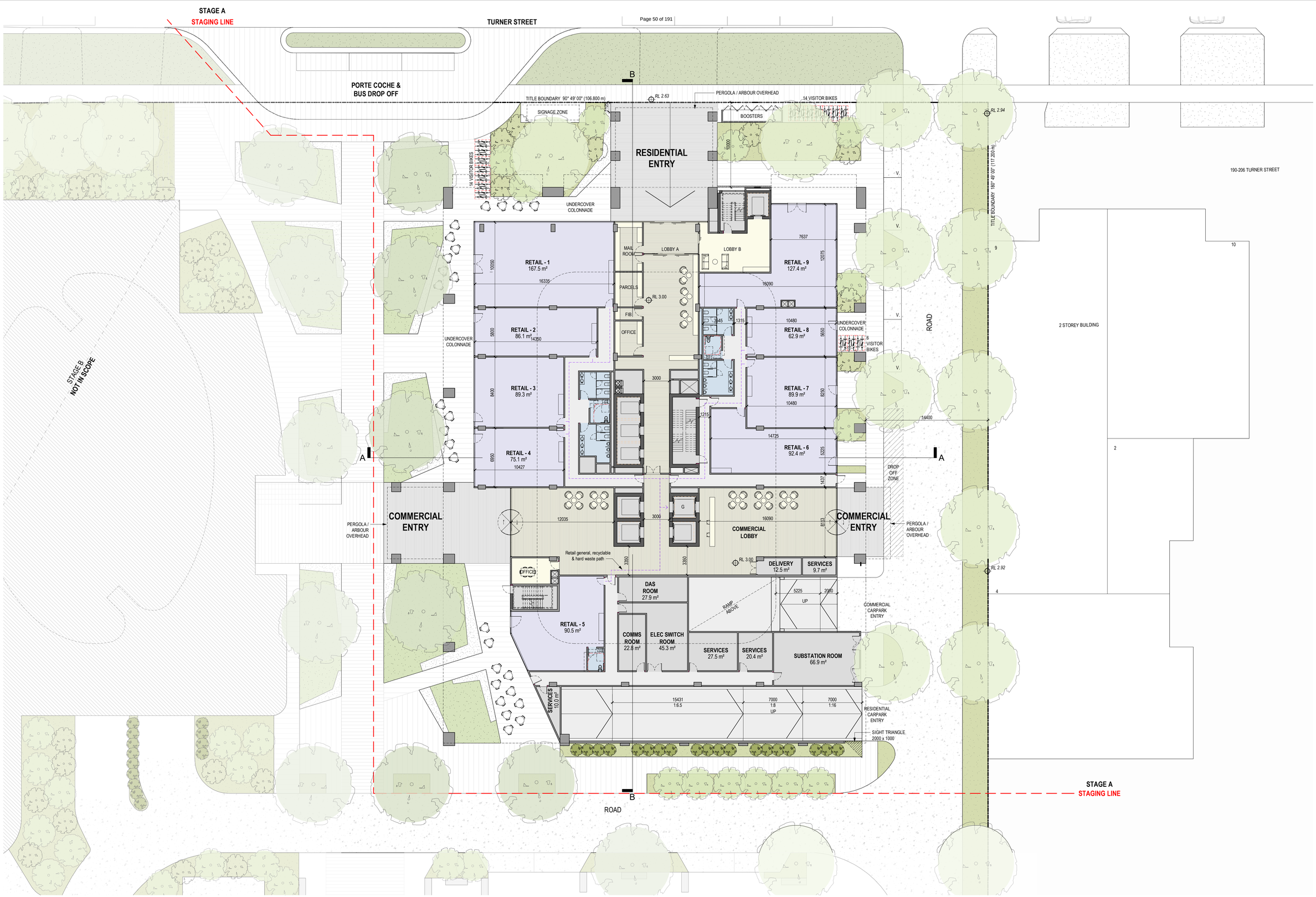

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:16:34 PM

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **Ground**

Project No: **220127** Date: **10.03.22** Author: **ND** Scale: @ A1 **1 : 200** Drawing No.: **TP01.03** -

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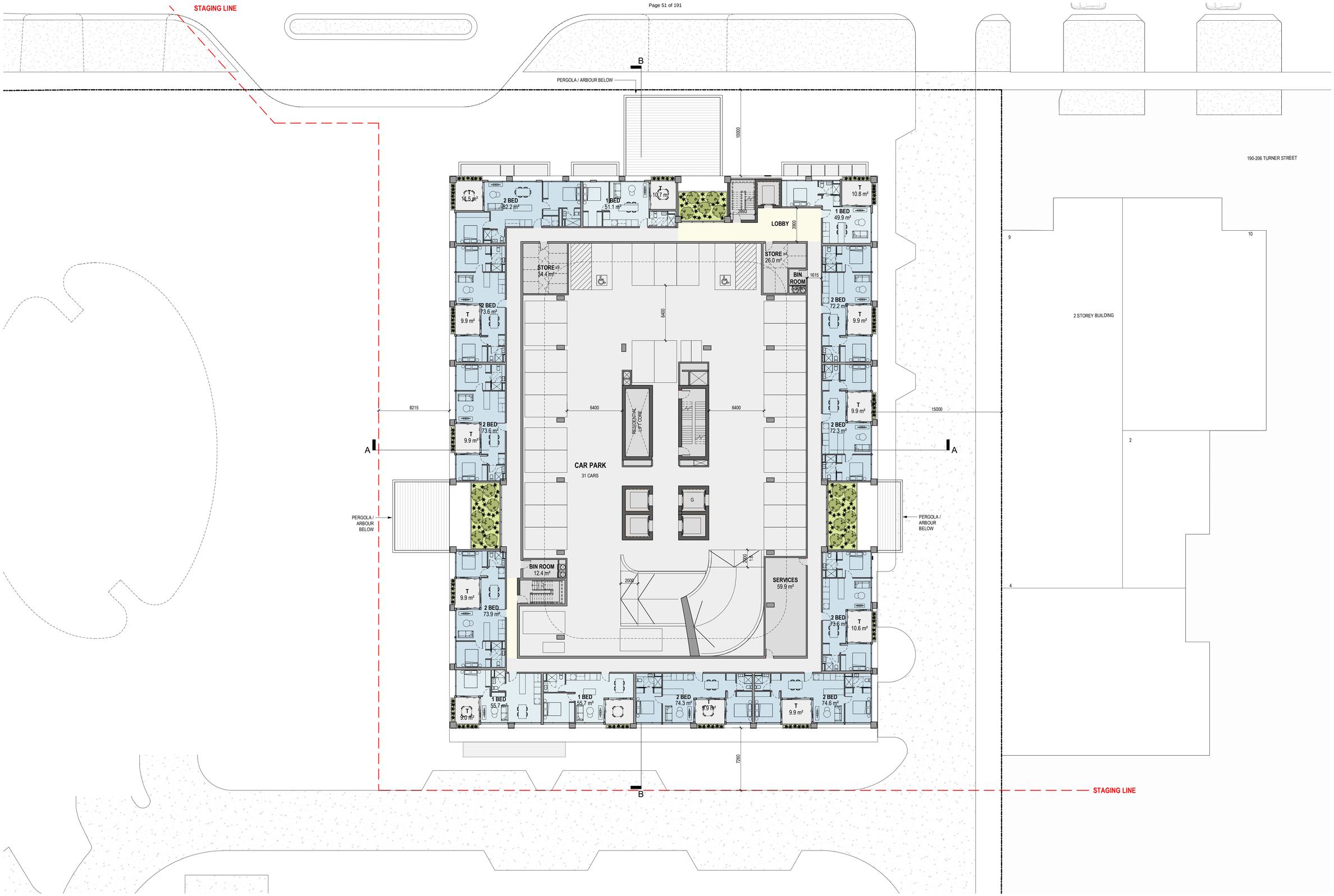

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:16:49 PM

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **Level 1**

Project No: **220127** Date: **10.03.22** Author: **ND** Scale: @ A1 **1 : 200**

Drawing No.: **TP01.04** -

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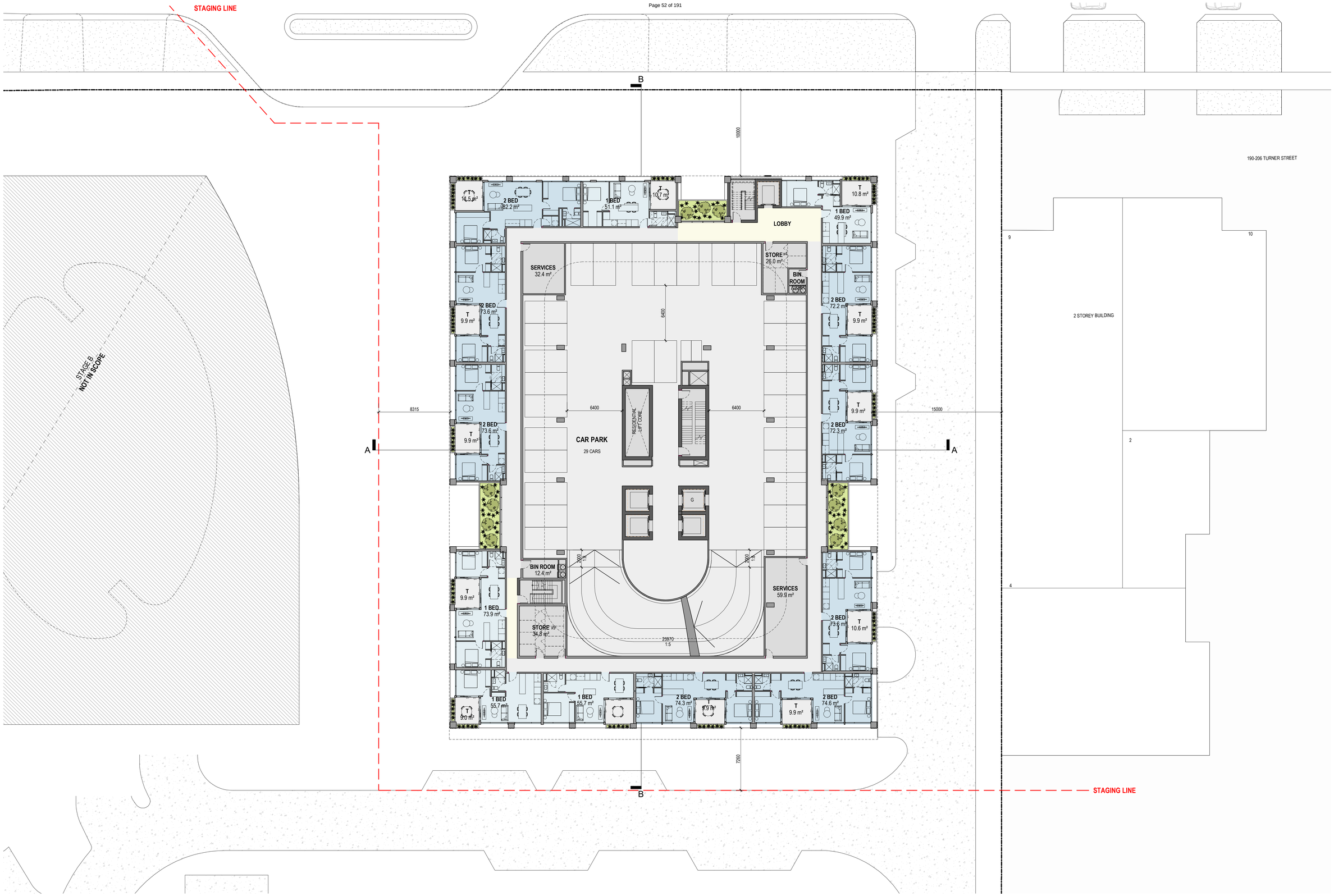

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:17:02 PM

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **Level 2 - 4**

Project No: **220127**

Date: **10.03.22**

Author: **ND**

Scale: @ A1 **1 : 200**

Drawing No.: **TP01.05** -

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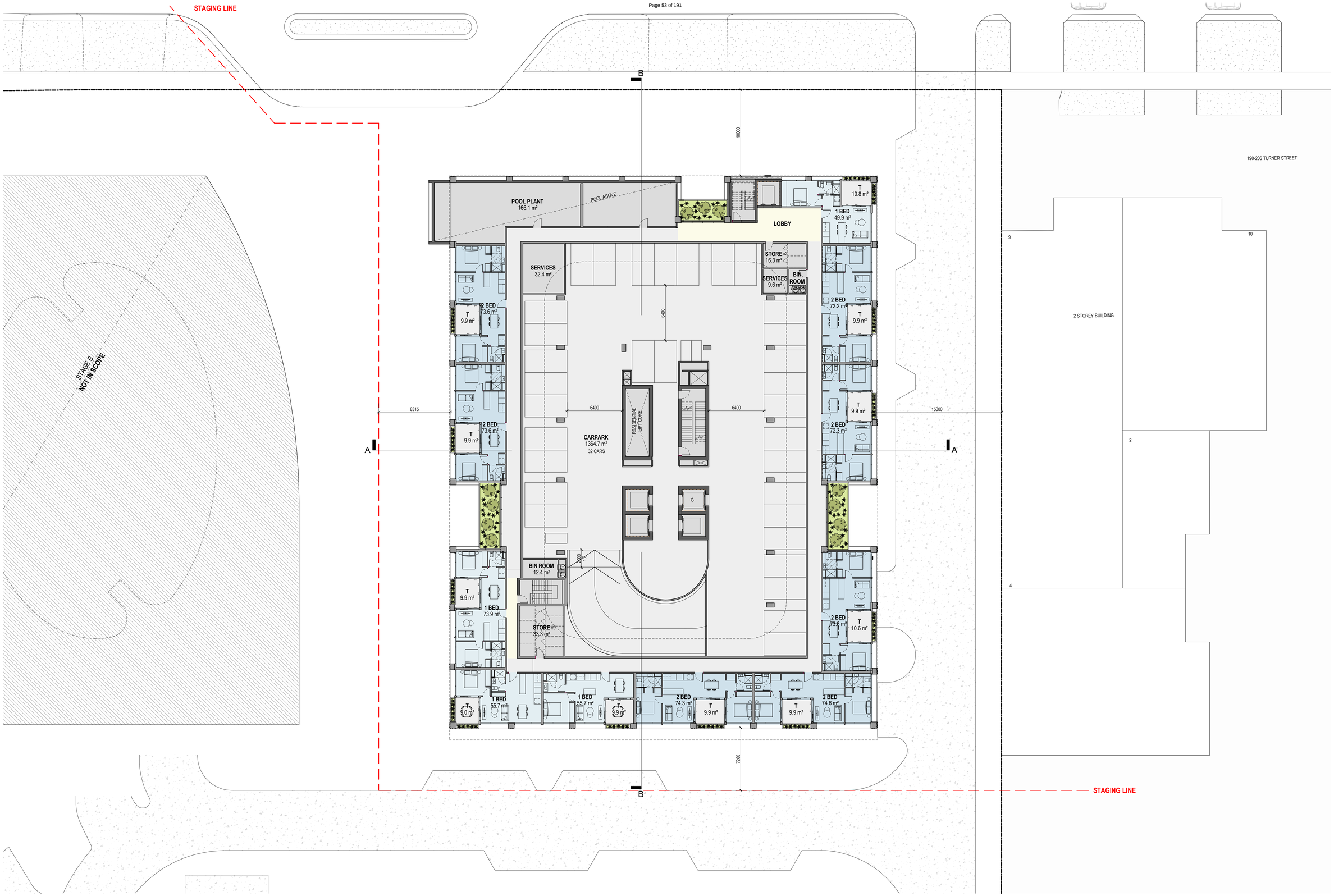

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:17:14 PM

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **Level 5**

Project No: **220127**

Date: **10.03.22**

Author: **ND**

Scale: @ A1 **1 : 200**

Drawing No.: **TP01.06** -

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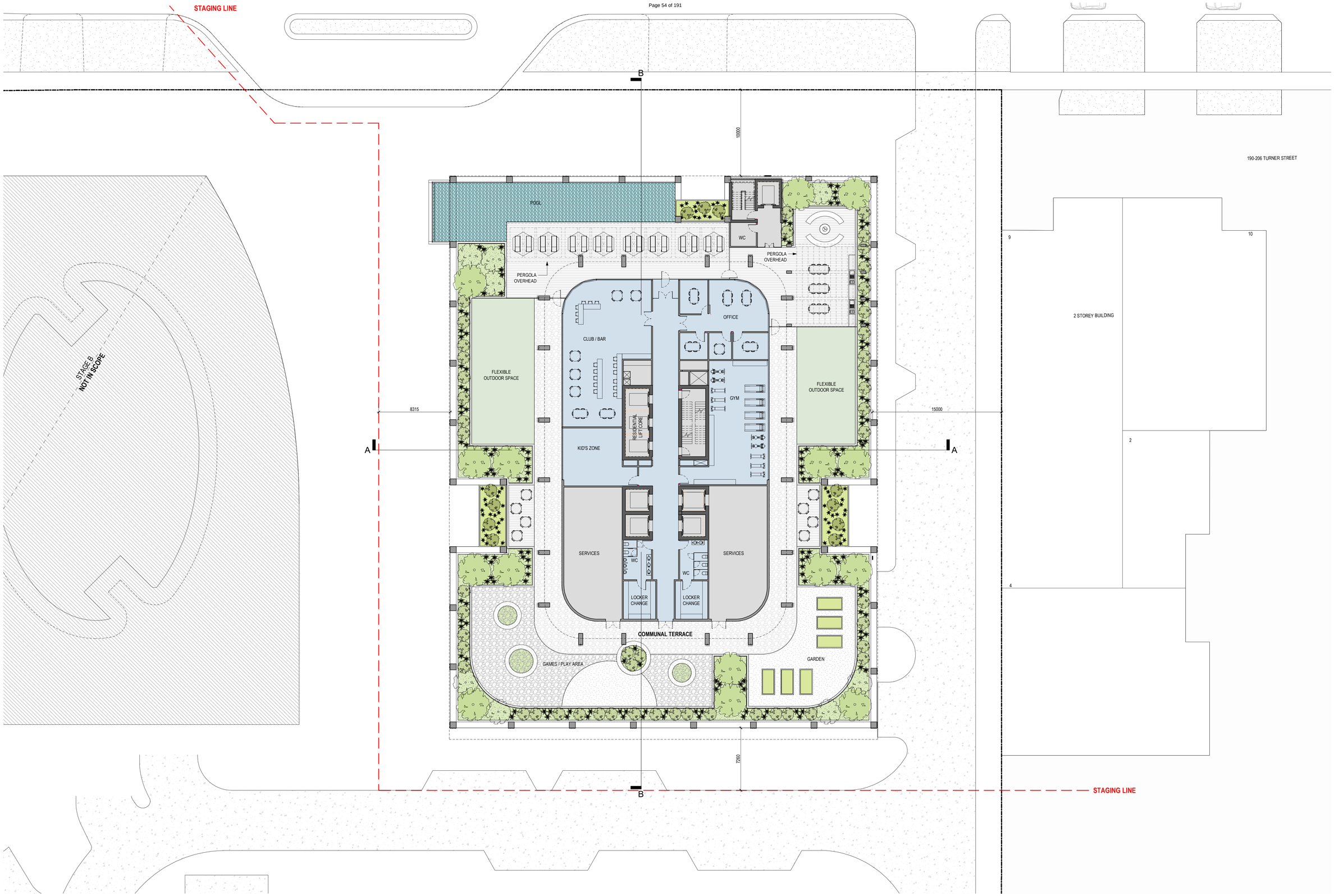

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:17:29 PM

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **Level 6**

Project No: **220127**

Date: **10.03.22**

Author: **ND**

Scale: @ A1: **1 : 200**

Drawing No.: **TP01.07** -

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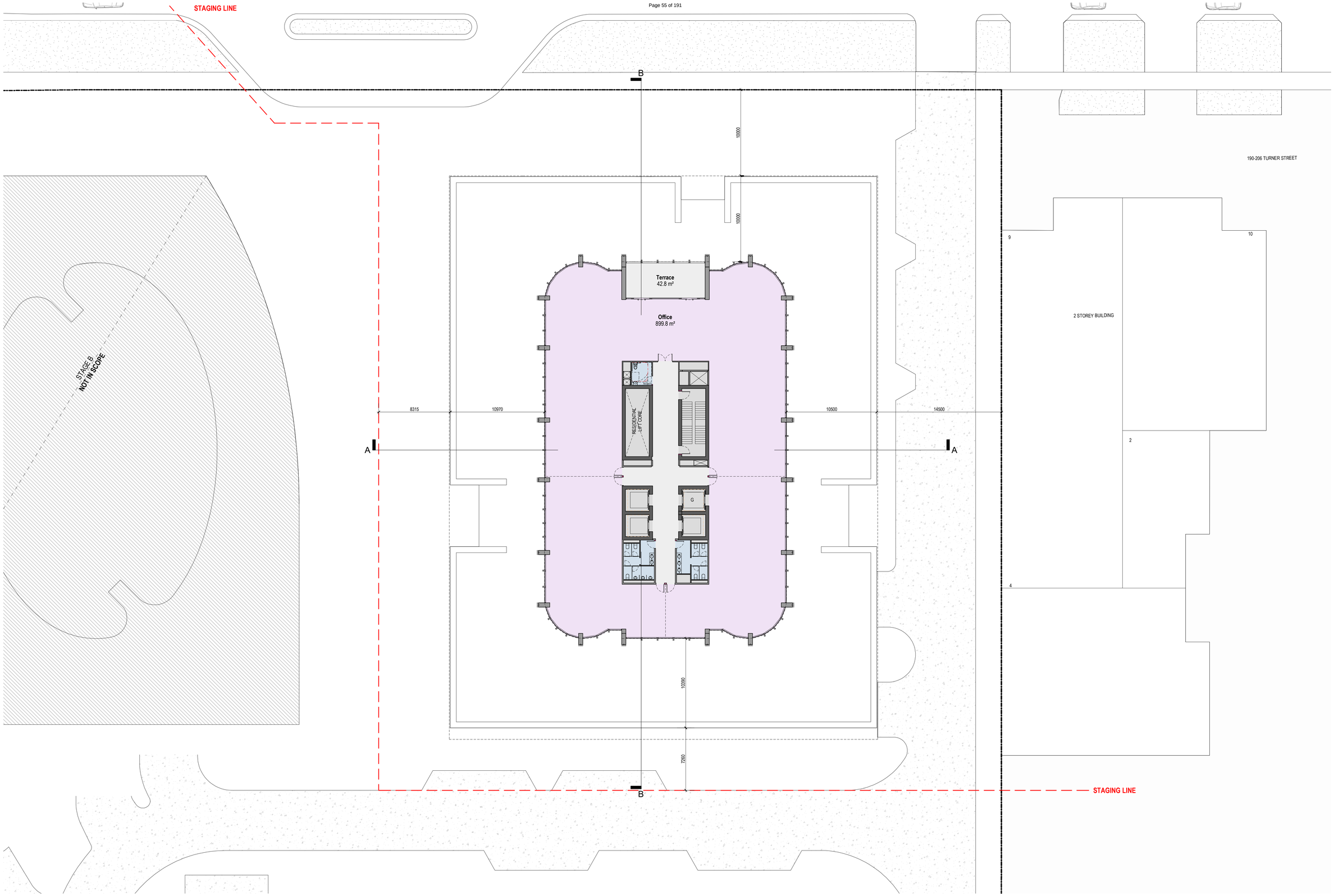

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:17:37 PM

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **Level 7, 9, 11, 13, 15**

Project No: **220127**

Date: **10.03.22**

Author: **ND**

Scale: @ A1 **1 : 200**

Drawing No.: **TP01.08** -

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STAGING LINE

STAGE B
NOT IN SCOPE

B

10000

10000

Terrace
23.5 m²

OFFICE
919.2 m²

RESIDENTIAL LIFT CORE

8315

10970

10500

14500

A

A

10350

7250

B

190-206 TURNER STREET

9

10

2 STOREY BUILDING

2

4

STAGING LINE

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:17:42 PM

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **Level 8, 10, 12, 14, 16**

Project No: **220127**

Date: **10.03.22**

Author: **ND**

Scale: @ A1 **1 : 200**

Drawing No.: **TP01.09** -

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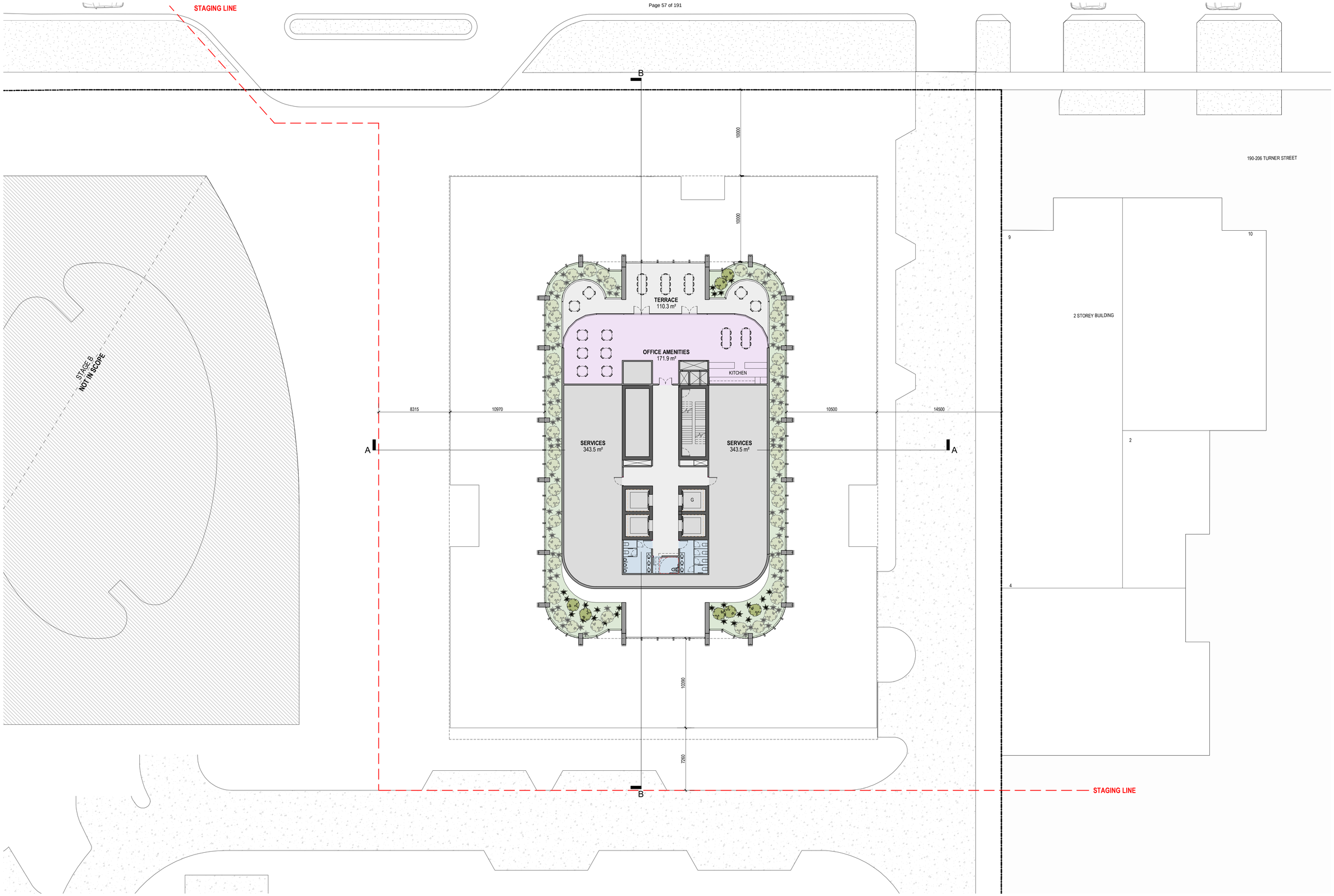

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:17:53 PM

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **Level 17**

Project No: **220127**

Date: **10.03.22**

Author: **ND**

Scale: @ A1 **1 : 200**

Drawing No.: **TP01.10** -

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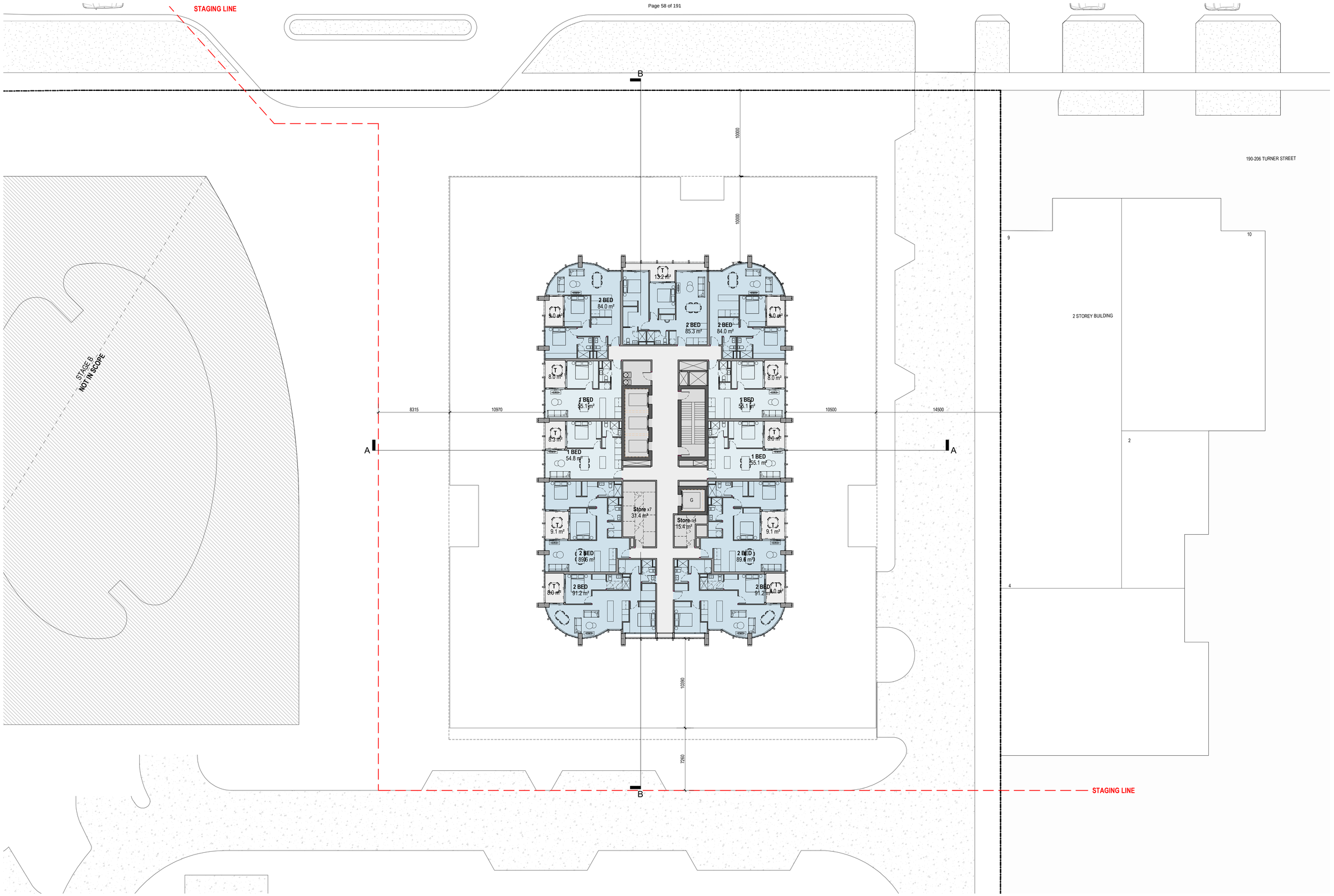

PRELIMINARY

Revisions / - 19.05.22 TP Submission ND

19/05/2022 3:18:03 PM

Project / **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing / **Level 18 - 25**

Project No / **220127**

Date / **10.03.22**

Author / **ND**

Scale: @ A1 / **1 : 200**

Drawing No. / **TP01.11 -**

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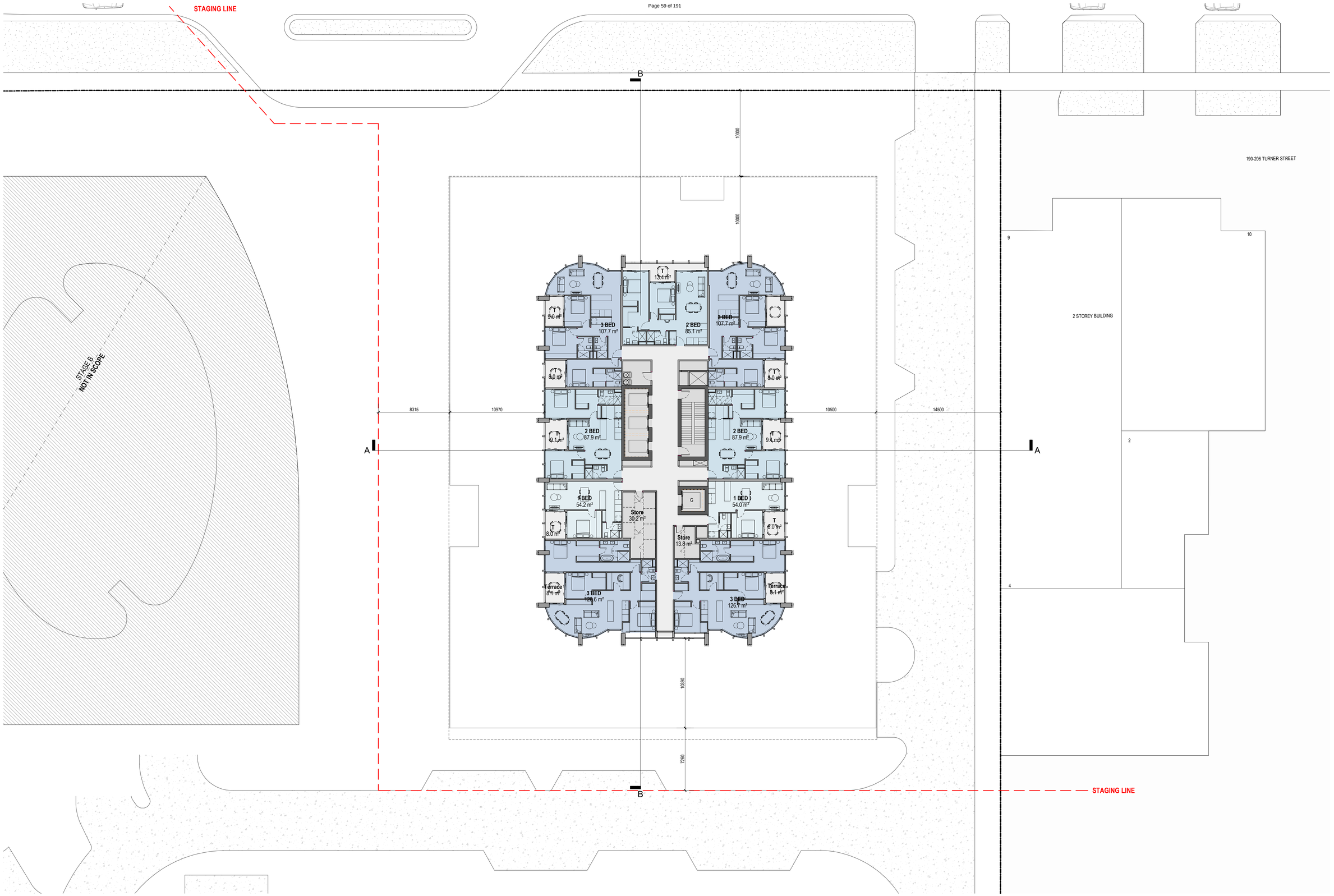

PRELIMINARY

Revisions / - 19.05.22 TP Submission ND

19/05/2022 3:18:14 PM

Project / **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing / **Level 26 - 30**

Project No / **220127**

Date / **10.03.22**

Author / **ND**

Scale: @ A1 / 8 **1 : 200**

Drawing No. / **TP01.12 -**

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STAGING LINE

B

10000

10000

190-206 TURNER STREET

9

10

2 STOREY BUILDING

2

4

STAGE B
NOT IN SCOPE

SERVICES
828.4 m²

8315

10970

10500

14500

A

G

1500

272 PV Modules Above

10390

7260

B

STAGING LINE

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:18:19 PM

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **Roof**

Project No: **220127**

Date: **10.03.22**

Author: **ND**

Scale: @ A1: **1 : 200**

Drawing No.: **TP01.13** -

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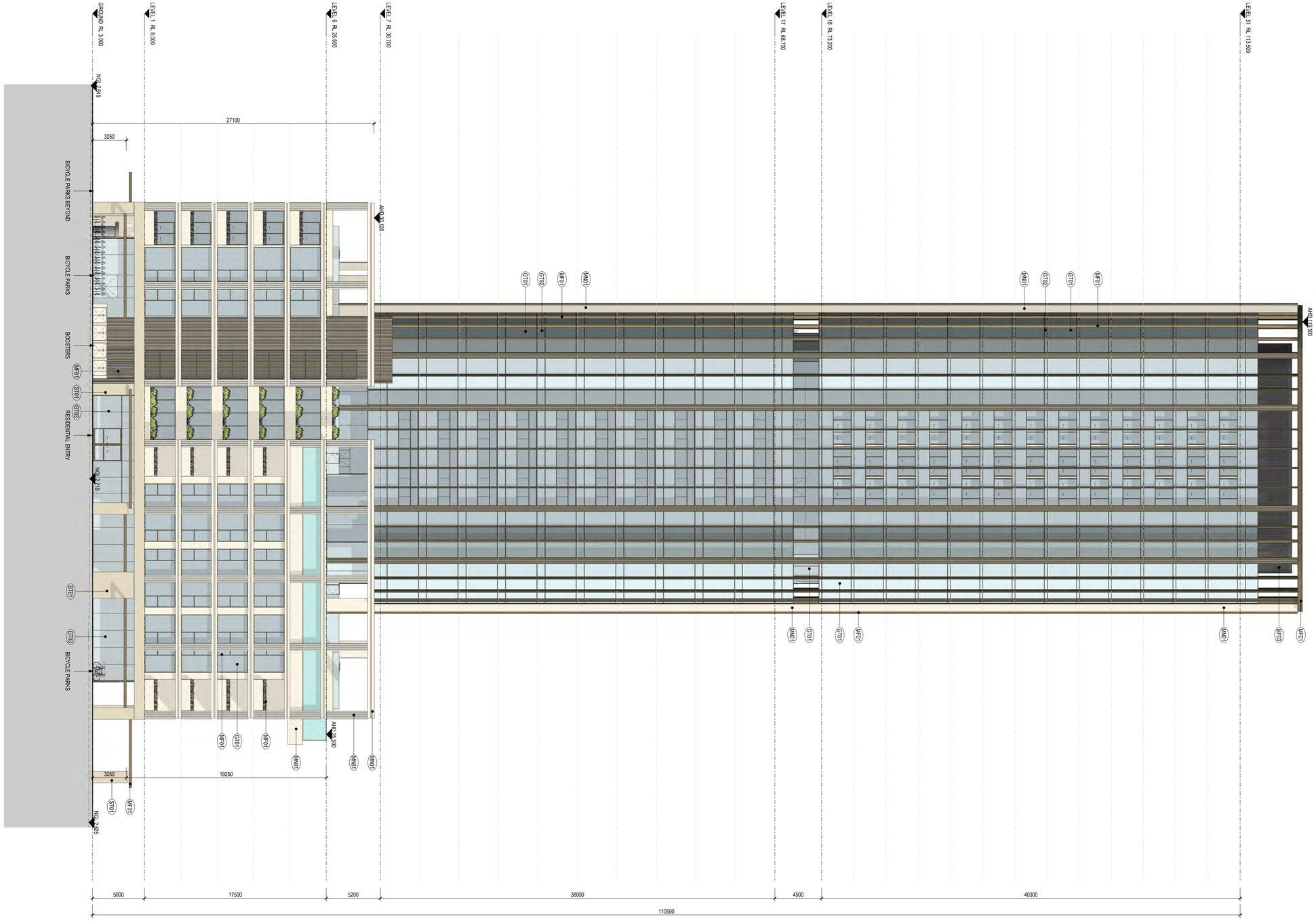

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:19:46 PM

Materials Legend:

- GT01 Glazing - Dark Grey
- GT02 Spandrel Glazing - Dark Grey
- GT03 Glazing - Translucent Grey
- MN01 Masonry Finish - Grey
- ST01 Travertine Cladding
- MF01 Metal Finish - Bronze
- MF03 Metal Finish - Champagne
- MF03 Metal Finish - Dark Grey

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **North Elevation**

Project No: **220127** Date: **10.03.22** Author: **ND** Scale: @ A1 **1 : 200** Drawing No.: **TP02.01 -**

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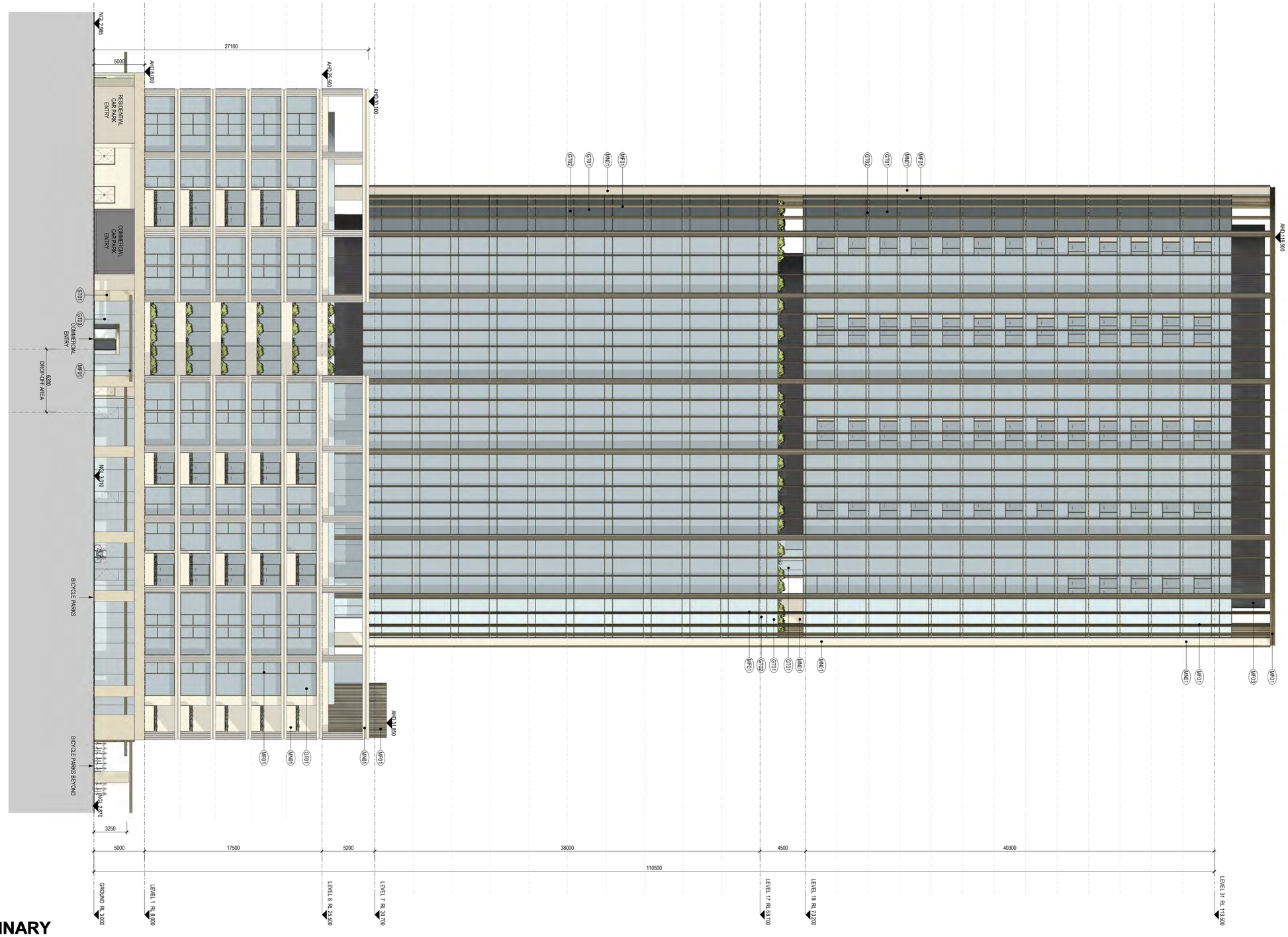

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:21:26 PM

Materials Legend:

- GT01 Glazing - Dark Grey
- GT02 Spandrel Glazing - Dark Grey
- GT03 Glazing - Translucent Grey
- MN01 Masonry Finish - Grey
- ST01 Travertine Cladding
- MF01 Metal Finish - Bronze
- MF03 Metal Finish - Champagne
- MF03 Metal Finish - Dark Grey

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **East Elevation**

Project No: **220127** Date: **04/29/22** Author: **Author** Scale: @ A1 **1 : 200** Drawing No.: **TP02.02** -

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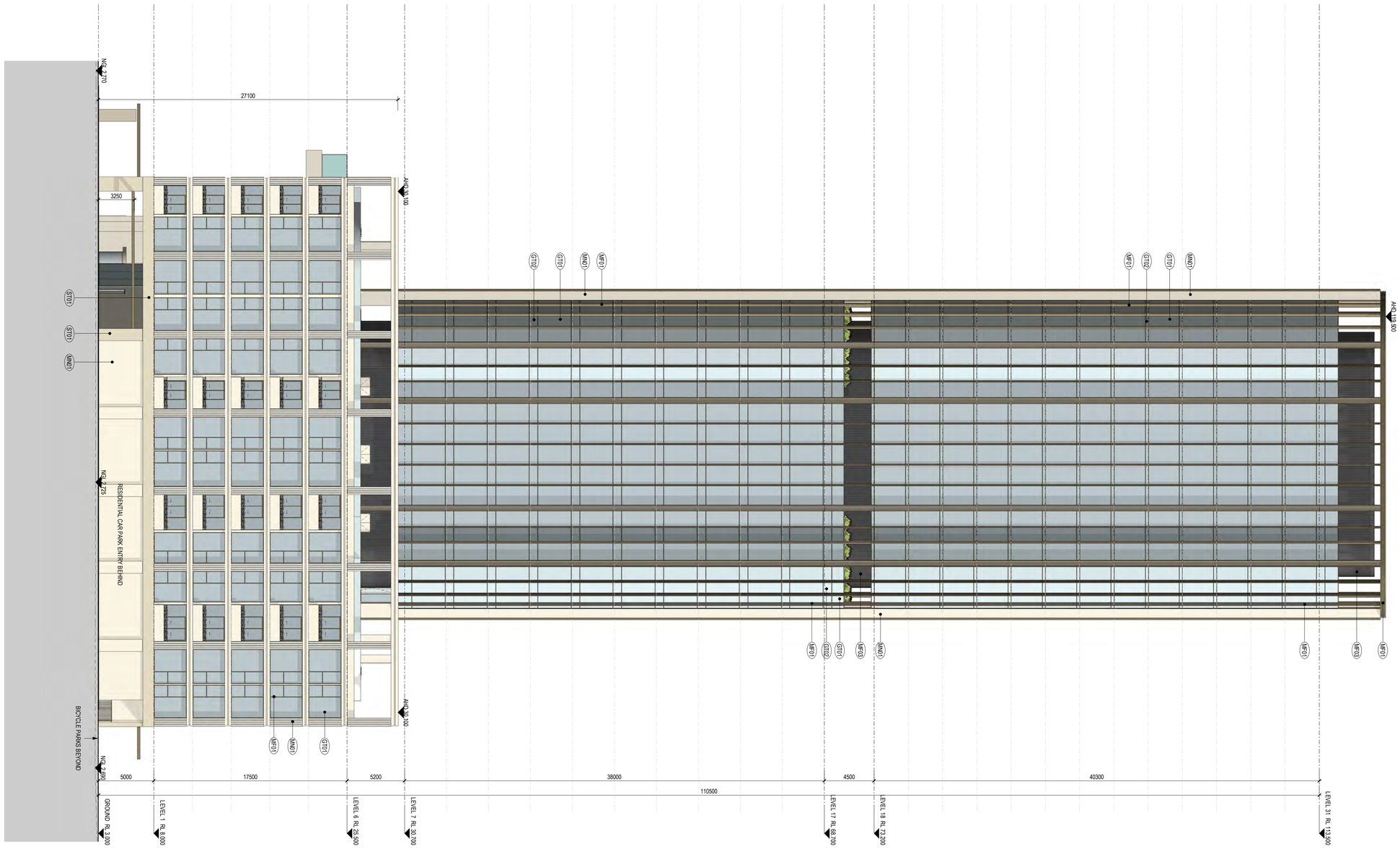

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:23:03 PM

Materials Legend:

- GT01 Glazing - Dark Grey
- GT02 Spandrel Glazing - Dark Grey
- GT03 Glazing - Translucent Grey
- MN01 Masonry Finish - Grey
- ST01 Travertine Cladding
- MF01 Metal Finish - Bronze
- MF03 Metal Finish - Champagne
- MF03 Metal Finish - Dark Grey

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **South Elevation**

Project No: **220127**

Date: **04/29/22**

Author: **Author**

Scale: @ A1 **1 : 200**

Drawing No.: **TP02.03 -**

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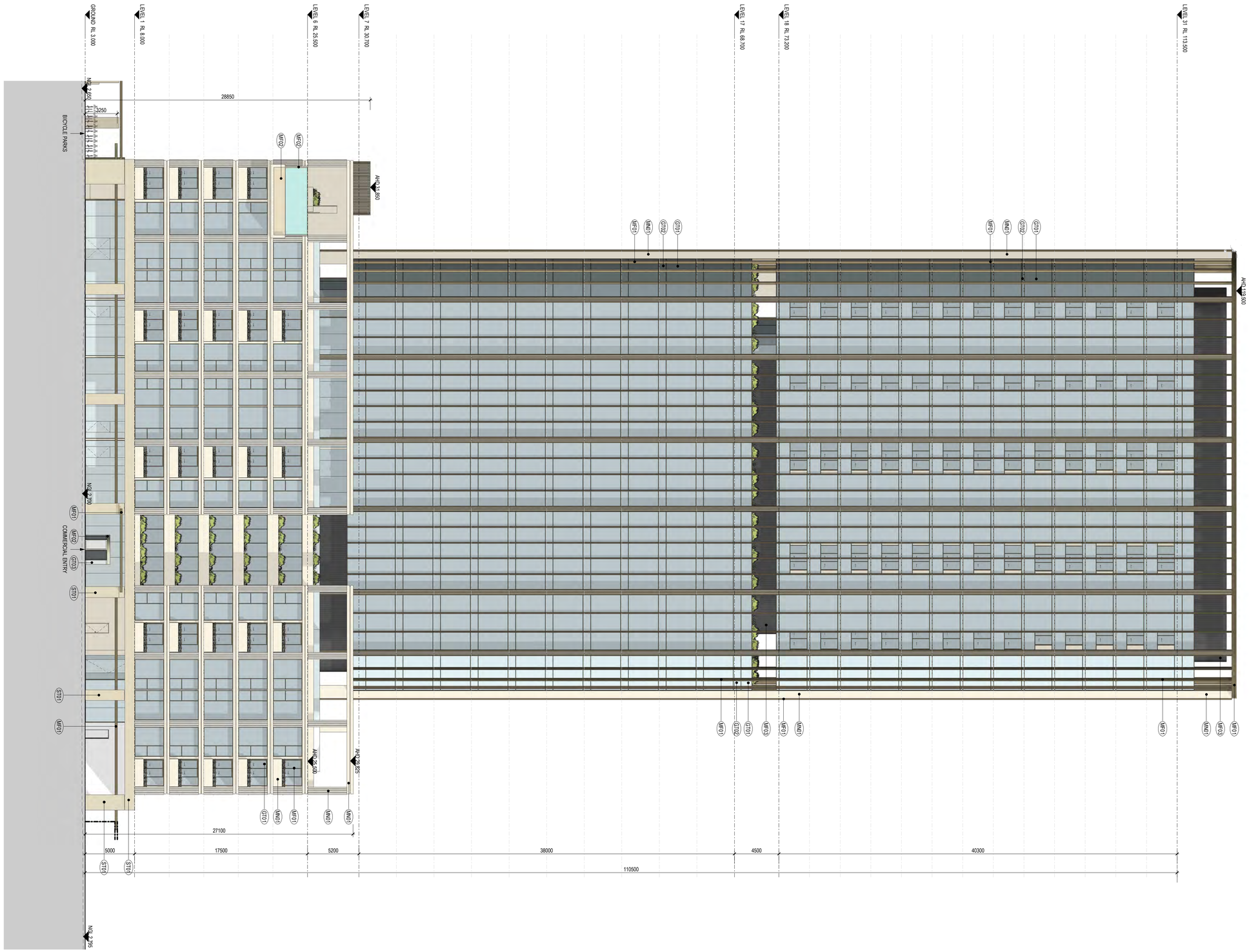

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:24:56 PM

Materials Legend:

- GT01 Glazing - Dark Grey
- GT02 Spandrel Glazing - Dark Grey
- GT03 Glazing - Translucent Grey
- MN01 Masonry Finish - Grey
- ST01 Travertine Cladding
- MF01 Metal Finish - Bronze
- MF03 Metal Finish - Champagne
- MF03 Metal Finish - Dark Grey

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **West Elevation**

Project No: **220127** Date: **04/29/22** Author: **Author** Scale: @ A1 **1 : 200**

Drawing No.: **TP02.04 -**

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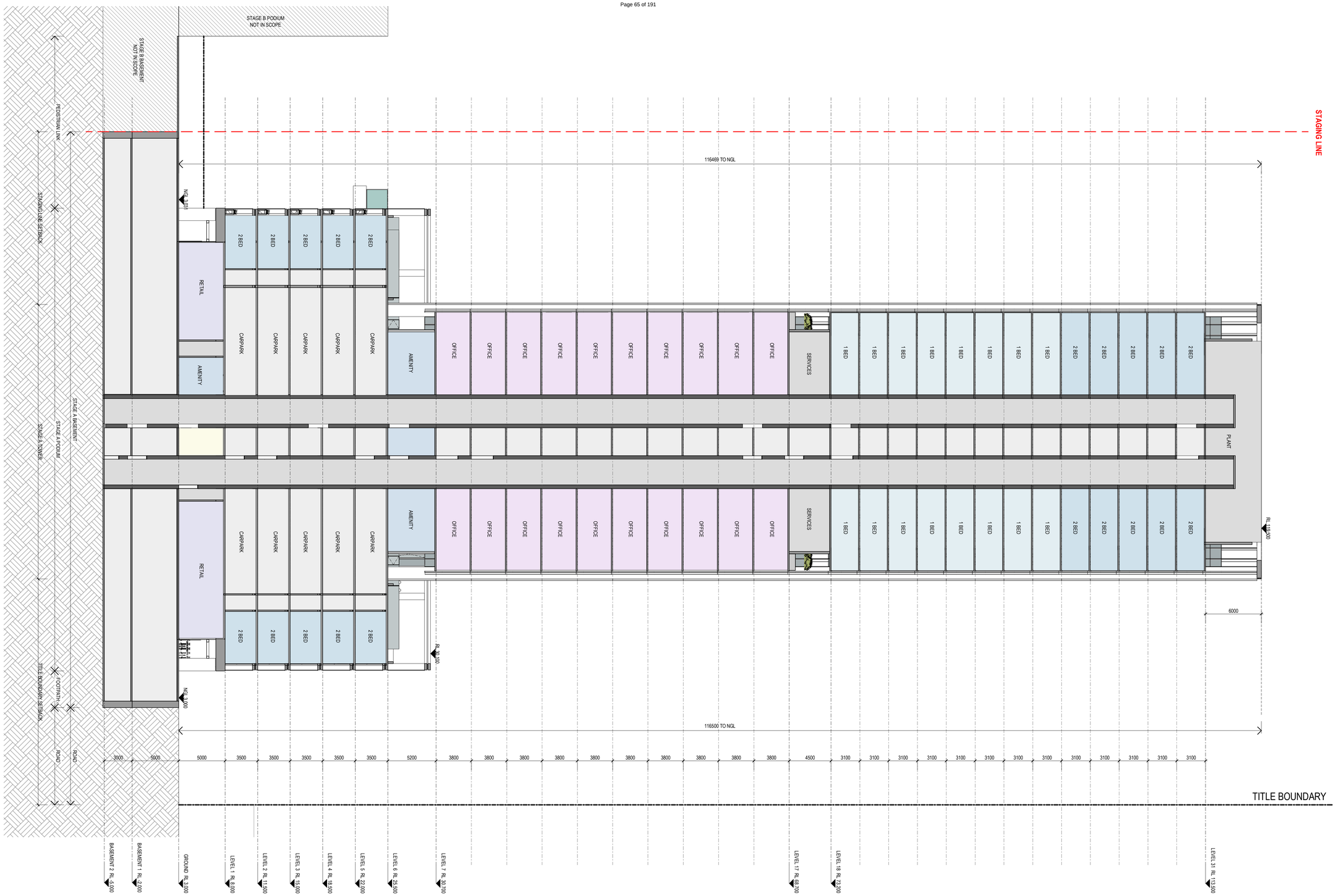

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:25:15 PM

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **Sections AA**

Project No: **220127** Date: **10.03.22** Author: **ND** Scale: @ A1 **1 : 200** Drawing No.: **TP03.01 -**

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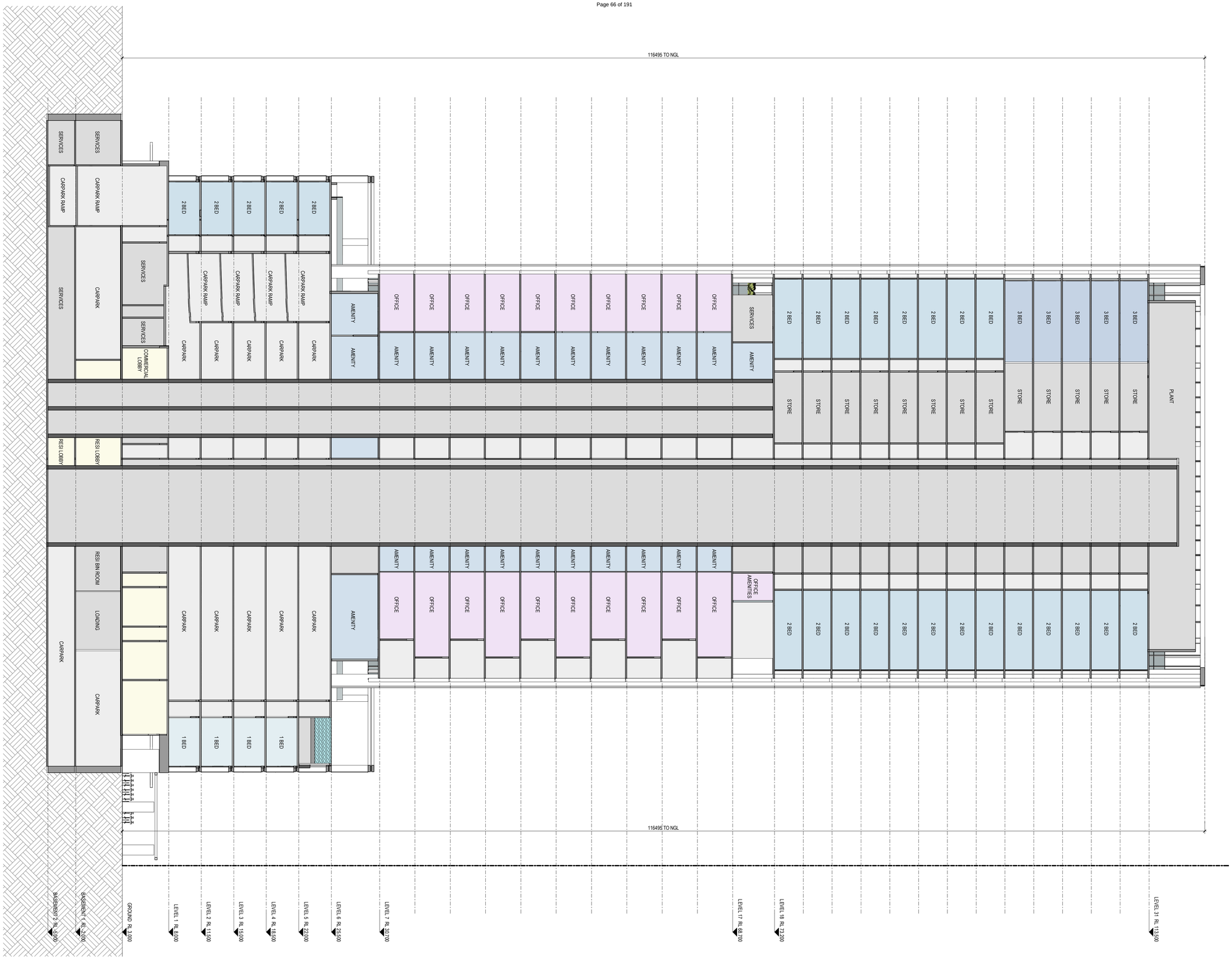

PRELIMINARY

Revisions			
-	19.05.22	TP Submission	ND

19/05/2022 3:25:25 PM

Project: **Stage A - Turner Street, Port Melbourne**
150 - 188 Turner Street, Port Melbourne

Drawing: **Section BB**

Project No: **220127** Date: **06.05.22** Author: **ND** Scale: @ A1 **1 : 200** Drawing No.: **TP03.02 -**

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