

Town Planning Drawing List

DRAWING NO	DRAWING NAME	CURRENT REVISION
TP000	COVER SHEET	TP3
TP001	CONTEXT PLAN	TP1
TP002	SITE CONTEXT	TP1
TP003	OPPORTUNITIES AND CONSTRAINTS	TP1
TP004	SITE CONTEXT ALONG ST KILDA ROAD	TP1
TP005	SITE CONTEXT ALONG QUEENS LANE	TP1
TP006	SITE ANALYSIS	TP1
TP007	SITE PLAN - EXISTING	TP1
TP008	TITLE ESTABLISHMENT SURVEY PLAN	TP1
TP009	SITE PLAN - PROPOSED	TP2
TP010	ARCHITECT STATEMENT	TP1
TP011	BUILDING FORM DEVELOPMENT	TP1
TP012	ORDERING & SEQUENCING	TP1
TP100	BASEMENT LEVEL - EXISTING/DEMOLITION FLOOR PLAN	TP2
TP101	GROUND FLOOR - EXISTING/DEMOLITION PLAN	TP2
TP102	LEVEL 1 - EXISTING/DEMOLITION PLAN	TP2
TP103	LEVEL 2 - EXISTING/DEMOLITION PLAN	TP2
TP104	LEVEL 3 - EXISTING/DEMOLITION PLAN	TP2
TP105	LEVEL 4-7 - EXISTING/DEMOLITION PLAN	TP2
TP106	LEVEL 8 PLANT ROOM - EXISTING/DEMOLITION PLAN	TP2
TP107	ROOF - EXISTING/DEMOLITION PLAN	TP2
TP110	EXISTING/DEMOLITION SOUTH ELEVATION	TP2
TP111	EXISTING/DEMOLITION EAST ELEVATION	TP2
TP112	EXISTING/DEMOLITION NORTH ELEVATION	TP2
TP113	EXISTING/DEMOLITION WEST ELEVATION	TP2
TP200	BASEMENT LEVEL 2 - PROPOSED FLOOR PLAN	TP3
TP201	BASEMENT LEVEL 1 - PROPOSED FLOOR PLAN	TP3
TP202	GROUND - PROPOSED FLOOR PLAN	TP3
TP203	LEVEL 1 - PROPOSED FLOOR PLAN	TP3
TP204	LEVEL 2 - PROPOSED FLOOR PLAN	TP2
TP205	LEVEL 3 - PROPOSED FLOOR PLAN	TP2
TP206	LEVEL 4-7 - PROPOSED TYPICAL FLOOR PLAN	TP2
TP207	LEVEL 8 - PROPOSED FLOOR PLAN	TP2
TP208	LEVEL 9 - PROPOSED FLOOR PLAN	TP2

Town Planning Drawing List

DRAWING NO	DRAWING NAME	CURRENT REVISION
TP209	LEVEL 10 - PROPOSED FLOOR PLAN	TP2
TP210	LEVEL 11 - PROPOSED FLOOR PLAN	TP2
TP211	LEVEL 12-15 PROPOSED TYPICAL FLOOR PLAN	TP2
TP212	ROOF - PROPOSED FLOOR PLAN	TP3
TP213	ROOF UPPER - PROPOSED FLOOR PLAN	TP3
TP300	PROPOSED SOUTH ELEVATION	TP3
TP301	PROPOSED EAST ELEVATION	TP3
TP302	PROPOSED NORTH ELEVATION	TP3
TP303	PROPOSED WEST ELEVATION	TP3
TP304	ST KILDA ELEVATION	TP1
TP310	PROPOSED SECTION	TP3
TP311	PROPOSED SECTION	TP3
TP312	COMPARATIVE SECTION	TP2
TP313	COMPARATIVE SECTION	TP2
TP314	RAMP SECTION	TP2
TP350	ELEVATION COMPARISON	TP3
TP351	ELEVATION COMPARISON	TP1
TP352	3D COMPARISON	TP1
TP353	3D PANEL COMPOSITION COMPARISON	TP1
TP354	3D AXO COMPARISON	TP1
TP355	PLAN DETAIL COMPARISON	TP1
TP356	PROPOSED EXTENSION	TP2
TP400	SHADOW STUDY - SPRING EQUINOX AT 9.00 AND 10.00 AM	TP2
TP401	SHADOW STUDY - SPRING EQUINOX AT 11.00 AND 12.00 PM	TP2
TP402	SHADOW STUDY - SPRING EQUINOX AT 1.00 AND 2.00 PM	TP2
TP403	SHADOW STUDY - SPRING EQUINOX AT 3.00 PM	TP2
TP500	FINISHES BOARD	TP2
TP501	RENDER	TP2
TP502	RENDER	TP2
TP503	RENDER	TP2
TP504	RENDER	TP2
TP505	RENDER	TP1
TP506	RENDER	TP2

City of Port Phillip Advertised Plan 1 of 67



464 ST KILDA ROAD

	Existing		Proposed			Total Additional CAR PARK	Total Additional OFFICE	Total Additional CAFÉ
	CAR PARK /SERVICES	OFFICE	CAR PARK /SERVICES	OFFICE	CAFÉ + RESTAURANT			
Basement 2		0	4653	0	0	4653	0	
Basement 1	2681	0	4653	0	0	1972	0	
Ground		0		655	239	0	655	239
Level 1		2472		2593	0	0	121	
Level 2		2843		2791	0	0	-52	
Level 3		1552		1553	0	0	1	
Level 4		1722		1660	0	0	-62	
Level 5		1725		1660	0	0	-65	
Level 6		1731		1660	0	0	-71	
Level 7		1739		1660	0	0	-79	
Level 8				1384	0	0	1384	
Level 9				1676	0	0	1676	
Level 10				1749	0	0	1749	
Level 11				1678	0	0	1678	
Level 12				1749	0	0	1749	
Level 13				1749	0	0	1749	
Level 14				1749	0	0	1749	
Level 15				1749	0	0	1749	
TOTAL	2,681	13,784	9,306	27,715	239	6,625	13,933	239
	CAR PARK	OFFICE	CAR PARK	OFFICE	CAFÉ	ADDITIONAL CAR PARK	ADDITIONAL OFFICE	ADDITIONAL CAFÉ

Carpark		Total additional Carparks	
Existing	Proposed		
Basement 2	121		121
Basement 1	75	116	41
Ground	94	0	94
TOTAL	169	237	68

Motorcycles		Total additional Motorcycles	
Existing	Proposed		
Basement 2	4		4
Basement 1	6		6
Ground	10		10
TOTAL	20		20

End of Trip Facility		Total Additional EOT	
Existing	Proposed		
Visitor Bike Parking	28		28
Bike Parking	210		210
Female Shower	13		13
Male Shower	13		13
Accessible Shower	1		1
Lockers	252		252
TOTAL	517		517

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TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE	REVISION
TP1	Town Planning Issue	18/12/2020	TP3
TP2	Town Planning Amendments	02/03/2021	PROJECT NO 119070
TP3	Town Planning RFI	21/04/2021	SCALE @ A3
			DRAWN PC
			CHECKED AR
			APPROVED KW

COVER SHEET

New Commercial Building
464 St Kilda Road, Melbourne

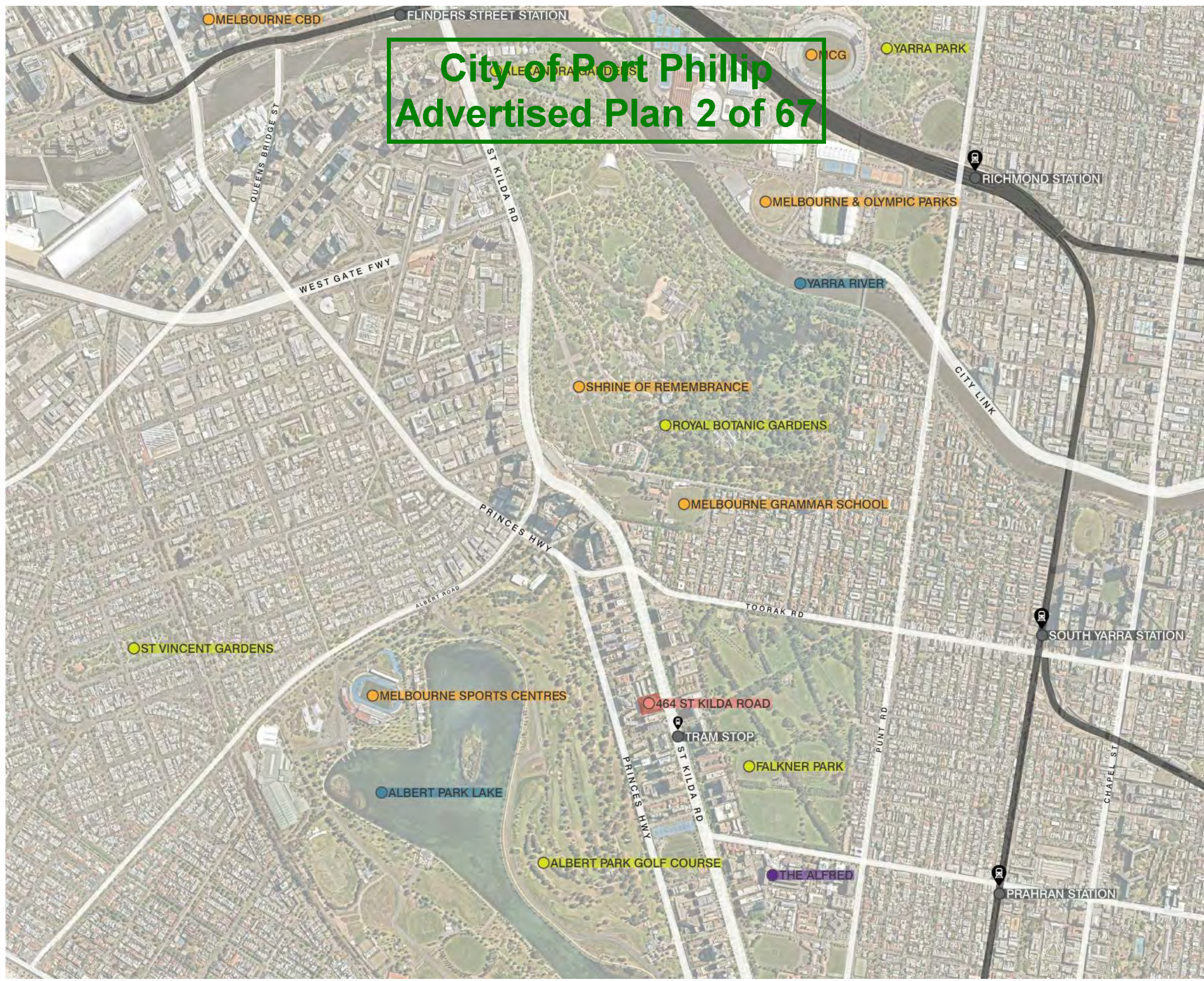
Brisbane Melbourne Sydney 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006 3/577 Little Bourke Street Melbourne VIC 3000 1/156 Clarence Street Sydney NSW 2000

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DRAWING NO. TP000

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TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020

REVISION	TP1
PROJECT NO	119070
SCALE @ A3	
DRAWN	PC
CHECKED	AR
APPROVED	KW

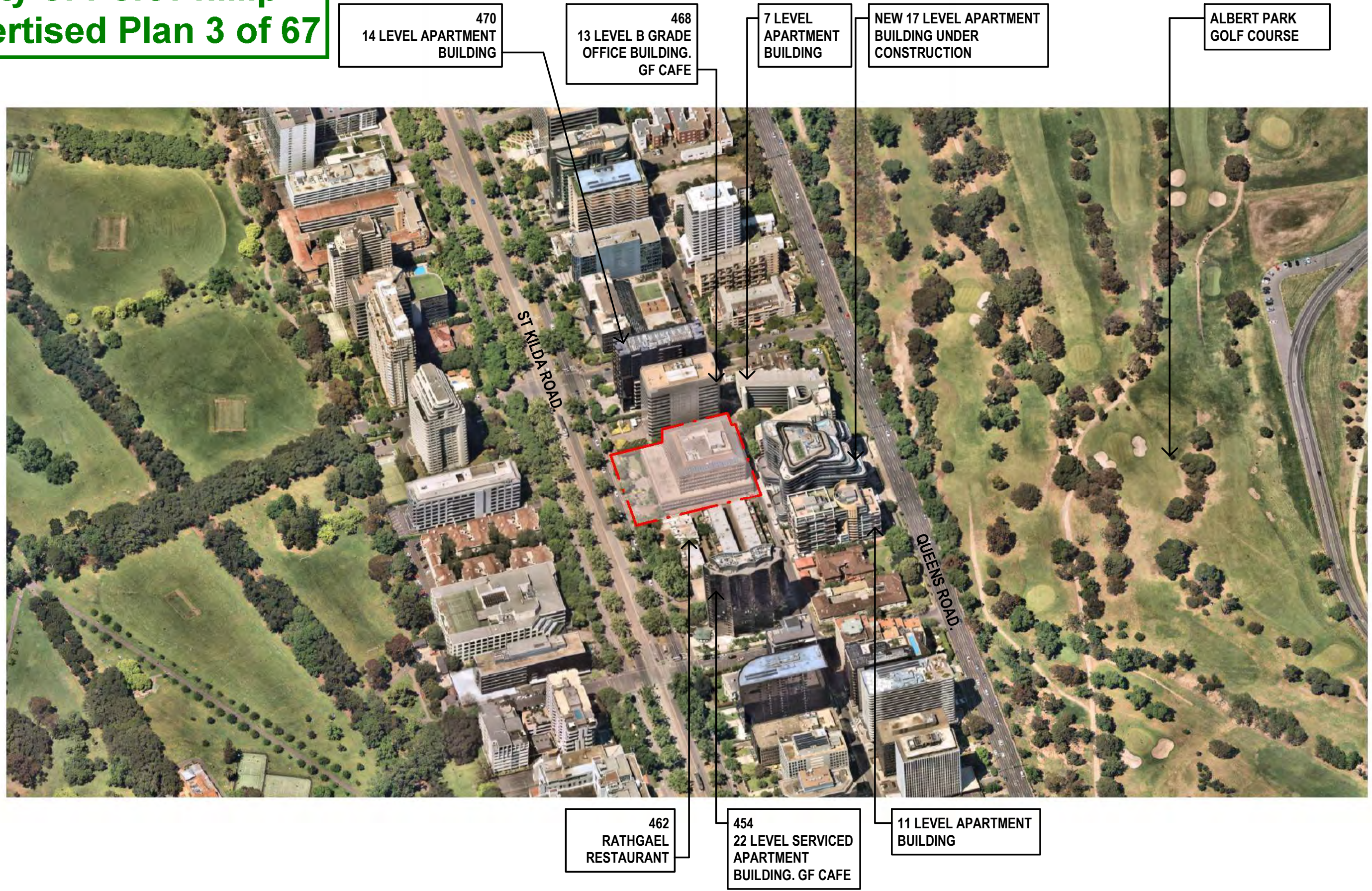
CONTEXT PLAN
DRAWING NO. TP001

New Commercial Building
464 St Kilda Road, Melbourne

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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020

REVISION	TP1
PROJECT NO	119070
SCALE @ A3	1 : NTS
DRAWN	PC
CHECKED	AR
APPROVED	KW

SITE CONTEXT

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane
Melbourne
Sydney

2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
3/577 Little Bourke Street Melbourne VIC 3000
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DRAWING NO. TP002

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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020

REVISION	TP1
PROJECT NO	119070
SCALE @ A3	1 : 1500
DRAWN	PC
CHECKED	AR
APPROVED	KW

OPPORTUNITIES AND CONSTRAINTS
DRAWING NO. TP003

New Commercial Building
464 St Kilda Road, Melbourne

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Advertised Plan 5 of 67



1 DOUBLE STOREY RESIDENTIAL BUILDING AND 454 ST KILDA ROAD (GROUND + 22 STOREY SERVICED APARTMENTS BUILDING) ON THE RIGHT



2 EXISTING VACC BUILDING, 462 RATHGAEL RESTAURANT ON THE RIGHT AND 22 QUEENS STREET (15 STOREY RESIDENTIAL BUILDING) UNDER CONSTRUCTION IN BACKGROUND



3 468 ST KILDA ROAD (14 LEVELS B GRADE COMMERCIAL BUILDING) AND EXISTING VACC BUILDING ON THE RIGHT



4 468 ST KILDA ROAD (B GRAD OFFICE BUILDING, GROUND + 13 LEVELS) AND VACC BUILDING ON THE RIGHT



5 470 ST KILDA ROAD 15 STOREYS RESIDENTIAL BUILDING AND 468 ST KILDA ROAD (B GRAD OFFICE BUILDING, GROUND + 13 LEVELS) ON CORNER OF ARMADALE STREET AND ST KILDA ROAD.



6 15 STOREYS RESIDENTIAL AND COMMERCIAL BUILDINGS ON CORNER OF ARMADALE STREET AND ST KILDA ROAD.

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TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE	REVISION	TP1
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
			SCALE @ A3	
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

SITE CONTEXT
ALONG ST KILDA
ROAD

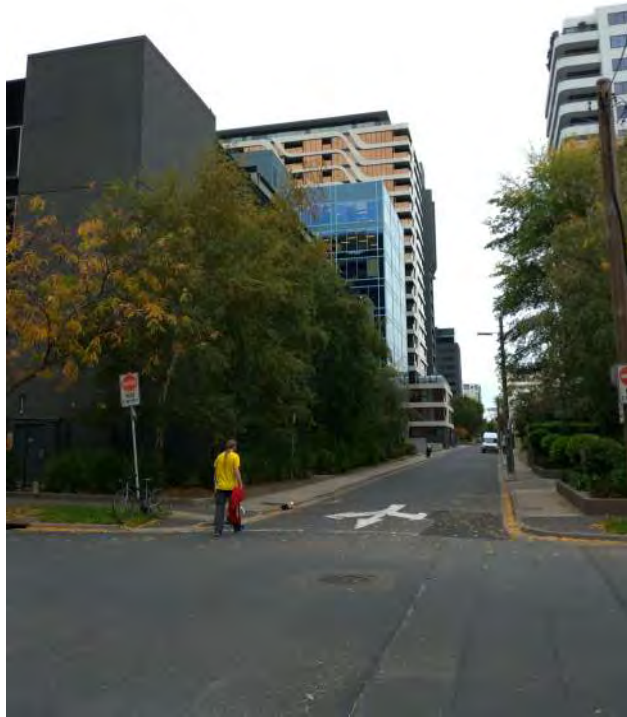
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New Commercial Building
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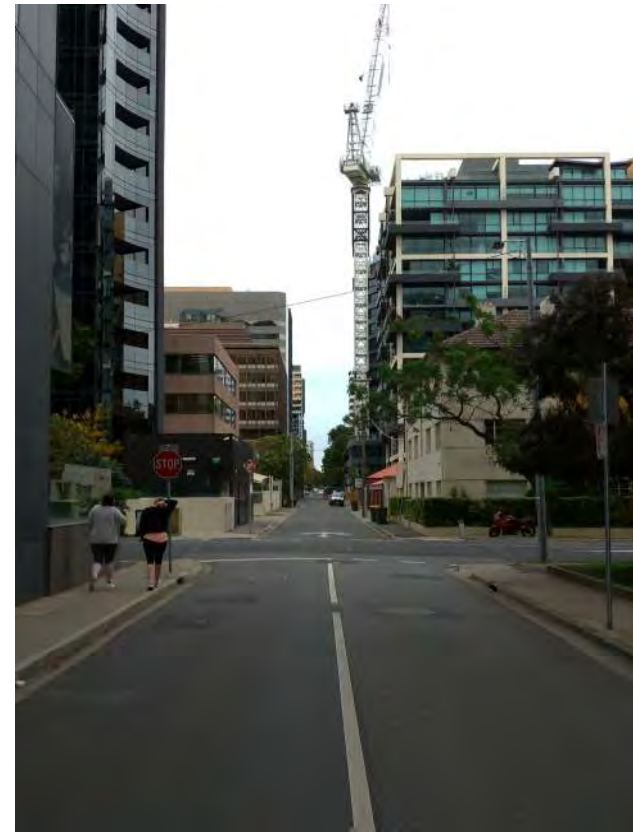
City of Port Phillip Advertised Plan 6 of 67



7 478 ST KILDA ROAD (GROUND + 17 STOREYS RESIDENTIAL BUILDING) ON THE LEFT AND 29 QUEENS ROAD ON THE RIGHT (GROUND + 15 STOREYS RESIDENTIAL BUILDING ON THE RIGHT).



8 470 ST KILDA ROAD 15 STOREYS RESIDENTIAL BUILDING, 468 ST KILDA ROAD (B GRAD OFFICE BUILDING, GROUND + 13 LEVELS) AND EXISTING VACC BUILDING ON THE RIGHT.



9 454 ST KILDA ROAD (GROUND + 22 STOREY SERVICED APARTMENTS BUILDING) ON THE LEFT AND 19 QUEENS ROAD ON THE RIGHT.



10 14 QUEENS ROAD AND 12 QUEENS ROAD.



11 448 ST KILDA ROAD (GROUND + 5 LEVELS OFFICE BUILDING) AND 450 ST KILDA ROAD (GROUND + 20 LEVELS RESIDENTIAL BUILDING)



12 448 ST KILDA ROAD (GROUND + 5 LEVELS OFFICE BUILDING) AND 450 ST KILDA ROAD (GROUND + 20 LEVELS RESIDENTIAL BUILDING) ON THE LEFT.

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TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE	REVISION	TP1
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
			SCALE @ A3	
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

**SITE CONTEXT
ALONG QUEENS
LANE**

DRAWING NO. **TP005**

**New Commercial Building
464 St Kilda Road, Melbourne**

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Melbourne
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- SUNPATH
- VIEWPOINTS
- BICYCLE ROUTES
- TRAM ROUTES
- VEHICLE ROUTES
- TRAM STOP
- TRAIN STATION
- MAIN ENTRY
- SECONDARY ENTRY
- SUMMER PREVAILING WINDS
- WINTER PREVAILING WINDS

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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020

REVISION	TP1
PROJECT NO	119070
SCALE @ A3	
DRAWN	PC
CHECKED	AR
APPROVED	KW

SITE ANALYSIS

New Commercial Building
464 St Kilda Road, Melbourne

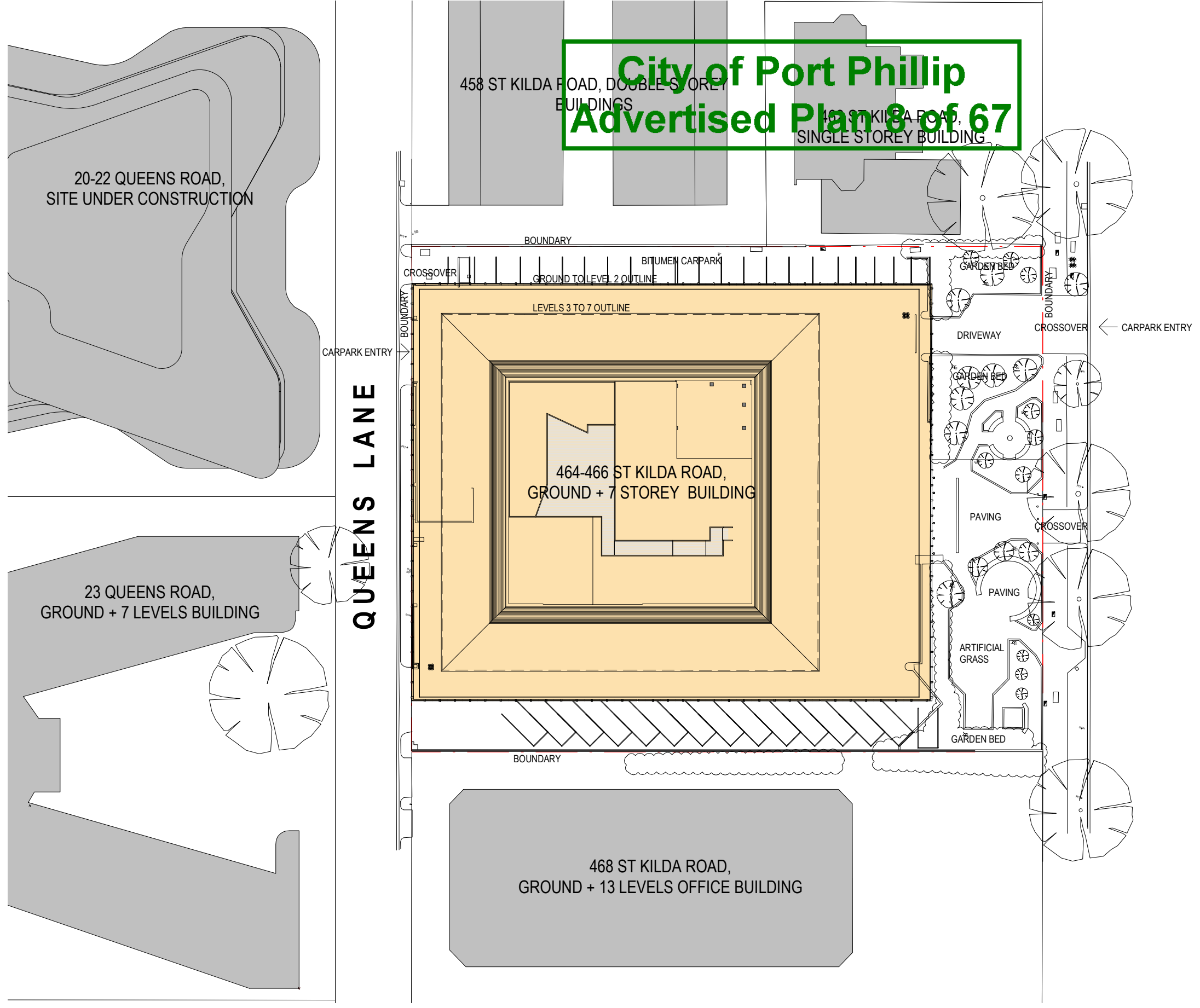
Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
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DRAWING NO. **TP006**

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Advertised Plan 8 of 67



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TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE	REVISION	TP1
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
			SCALE @ A3	1 : 500
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

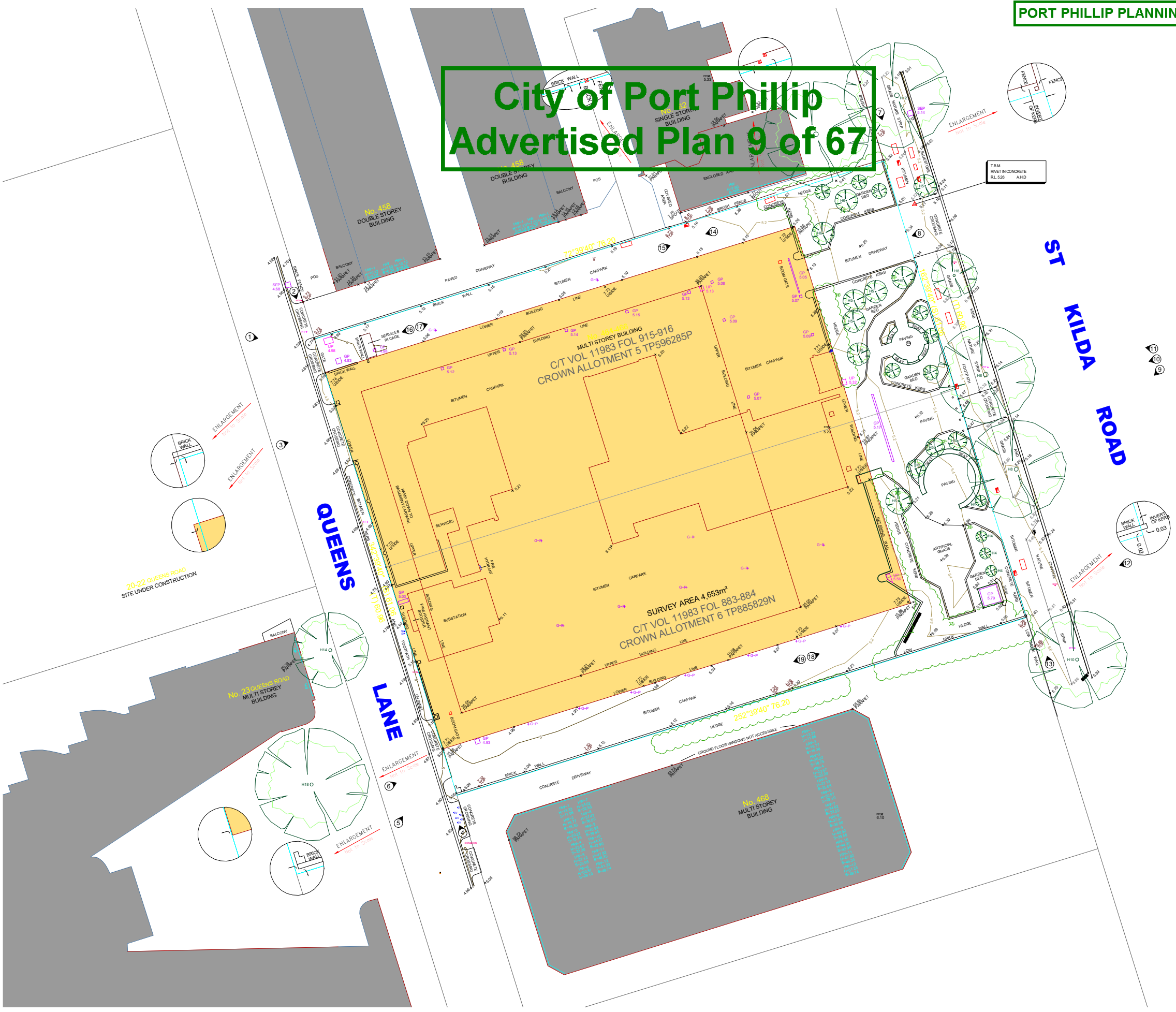
SITE PLAN – EXISTING
DRAWING NO. **TP007**

New Commercial Building
464 St Kilda Road, Melbourne

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TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020

REVISION	TP1
PROJECT NO	119070
SCALE @ A3	1 : 500
DRAWN	PC
CHECKED	AR
APPROVED	KW

TITLE
ESTABLISHMENT
SURVEY PLAN

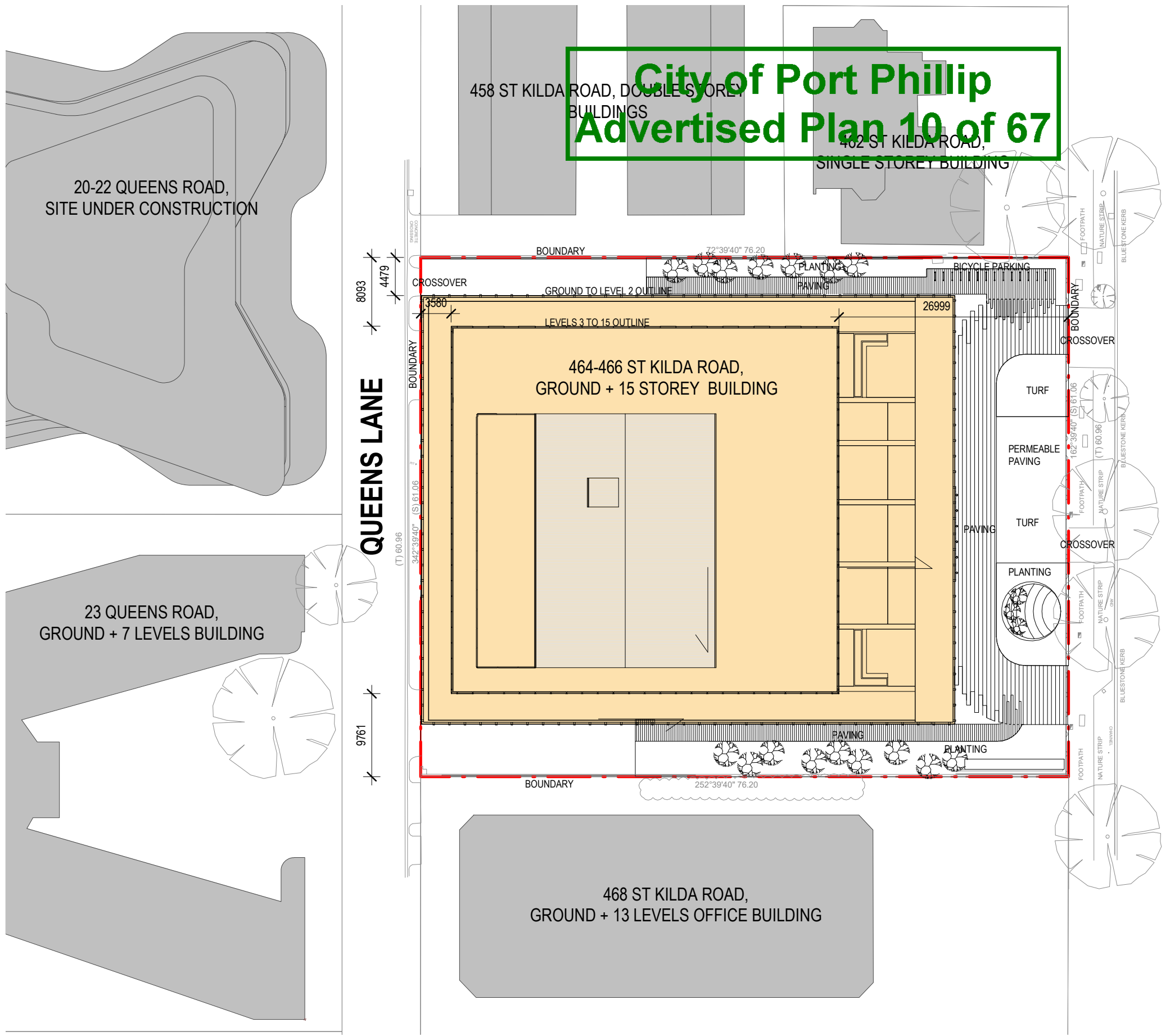
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New Commercial Building
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**City of Port Phillip
Advertised Plan 10 of 67**



ST KILDA ROAD

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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 500
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

SITE PLAN – PROPOSED

DRAWING NO. **TP009**

New Commercial Building
464 St Kilda Road, Melbourne

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City of Port Phillip Advertised Plan 11 of 67

ARCHITECTURAL STATEMENT

As one of the most intact and prominent examples of commercial architecture on St Kilda Road, this project provides an opportunity to Re-Life VACC House designed by Bernard Evans and Associates between 1958-1970.

With outdated office accommodation and the façade at the end of its serviceable life the project is the reconstruction of the existing G + 7 storey heritage building restoring it to its former glory. An addition of 8 levels above will bring the building to G +15 in keeping with the scale of commercial buildings on St Kilda Road today.

In appreciation of the heritage importance, we will reconstruct 464 St Kilda Road reinstating the detail of the existing building within a modern, energy efficient, PCA A-Grade building.

The 8-storey extension above seeks to be unadorned and sympathetic to the proportions and articulation of the existing structure.

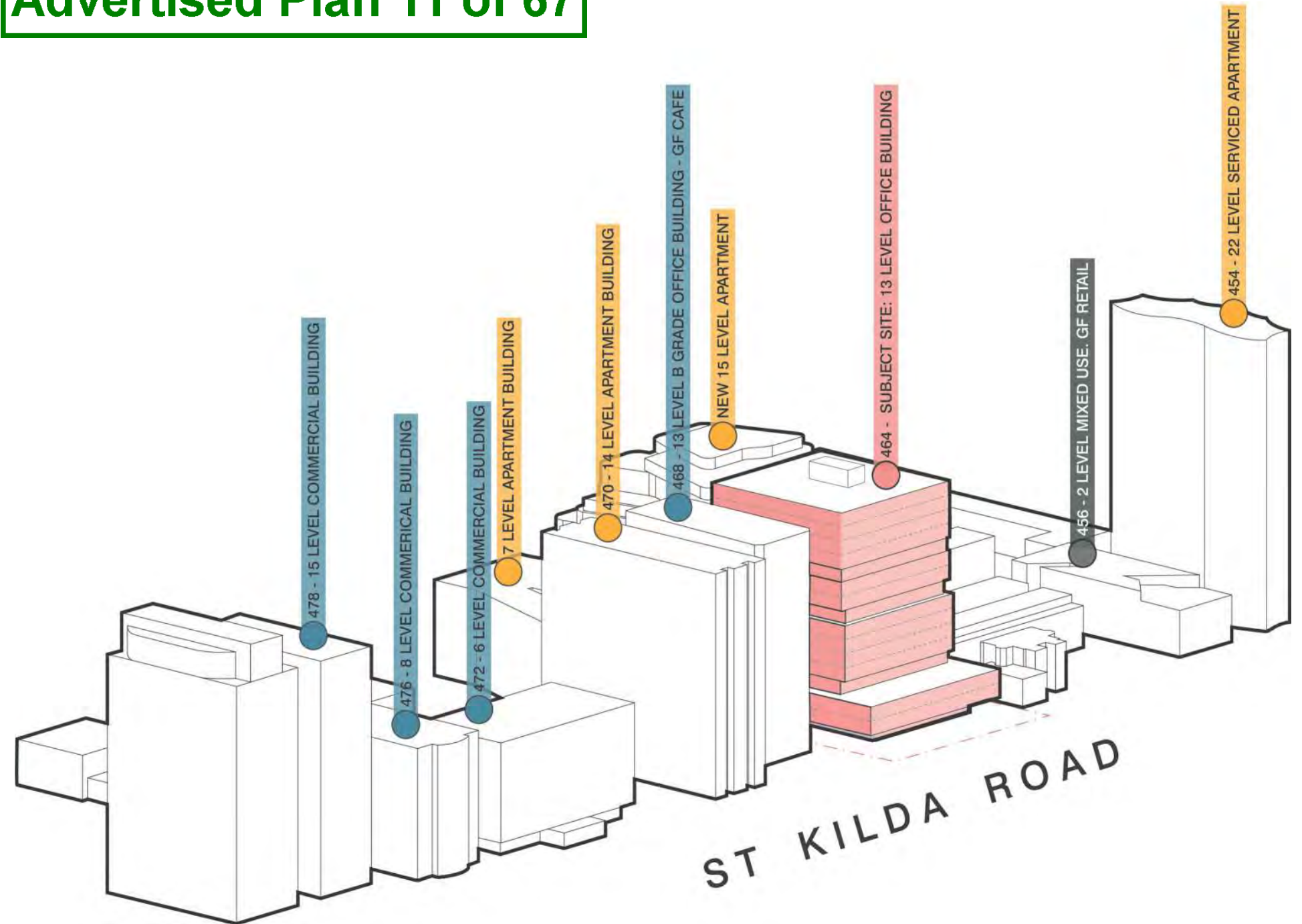
Our massing studies revealed that a separation is required between the new and existing achieved by a recessive floor, which draws upon the proportion of the existing structure.

The articulation of the architectural form was to be a 21st Century interpretation of the façade technology used when the original building was designed.

The use of materials in extension is a modern interpretation of the materiality complimenting the design intent of the original building. Specifically: -

- The introduction of a 700mm high textured white horizontal spandrel reinterpreting the opaque white original.
- The 900 and 1800 breakup of the façade panels
- To differentiate the new from the ordered existing façade we have created movement through a variety of vision glass, grey to create differentiation and bronze to complement

The underlying inspiration utilises current glazing technology as the original façade did 50 years ago.



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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020

REVISION	TP1
PROJECT NO	119070
SCALE @ A3	1 : 250
DRAWN	PC
CHECKED	AR
APPROVED	KW

ARCHITECT
STATEMENT

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
Sydney 1/156 Clarence Street Sydney NSW 2000

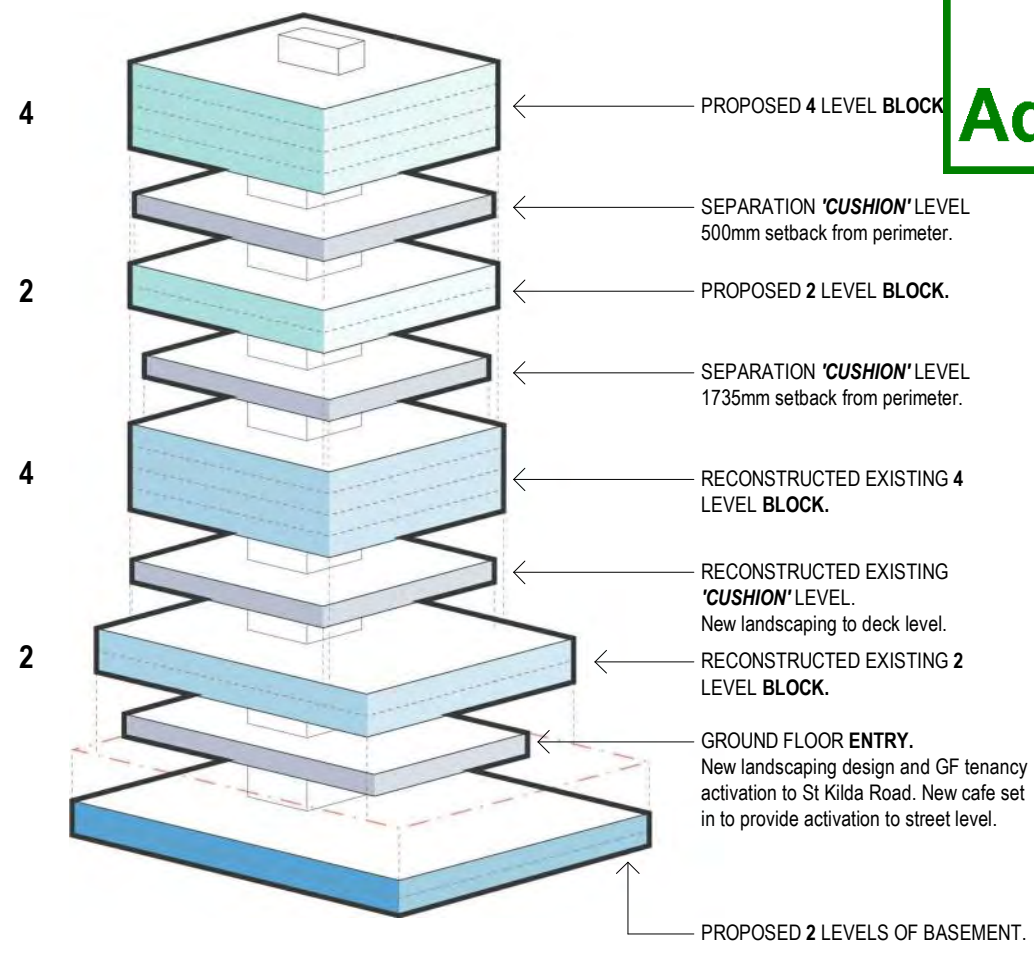
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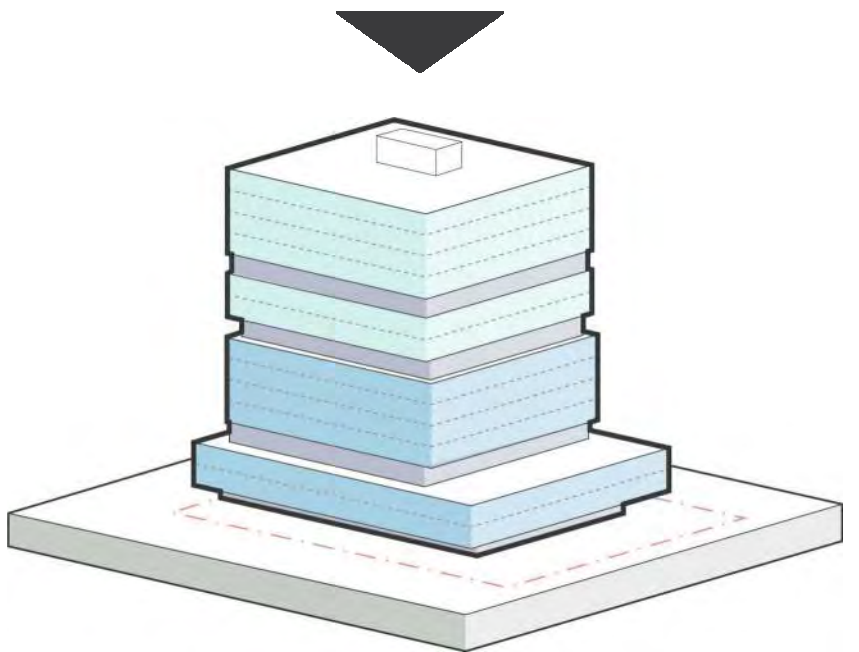
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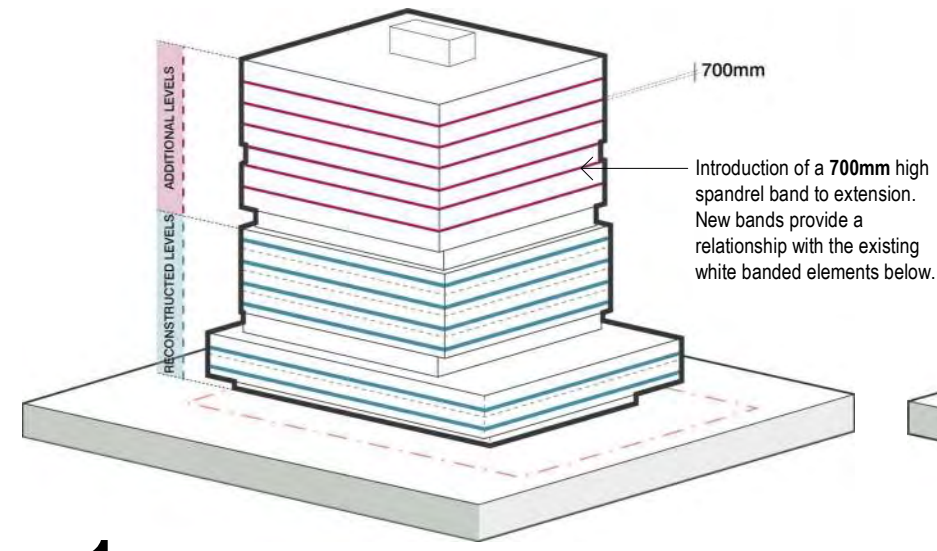
City of Port Phillip Advertised Plan 12 of 67



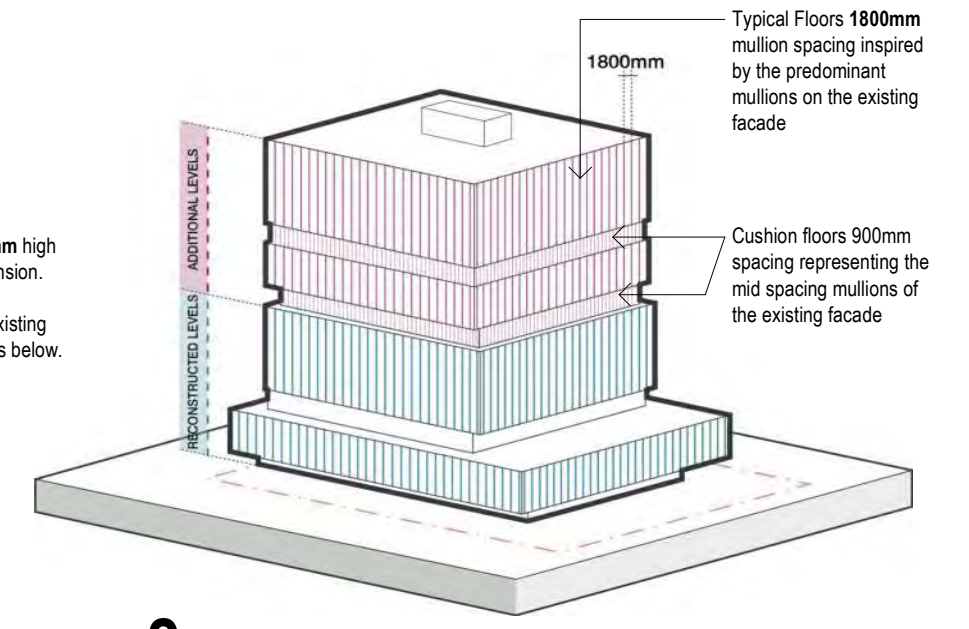
EXPLODED FORM



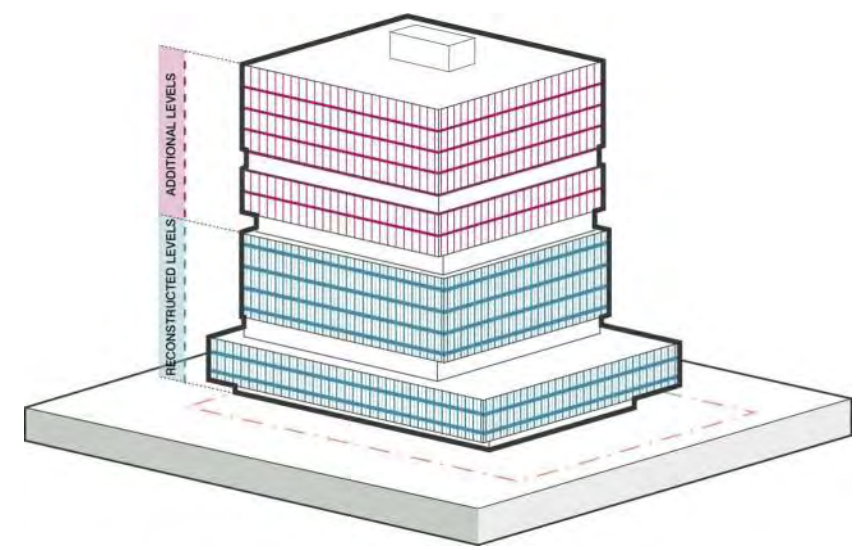
COMBINED FORM



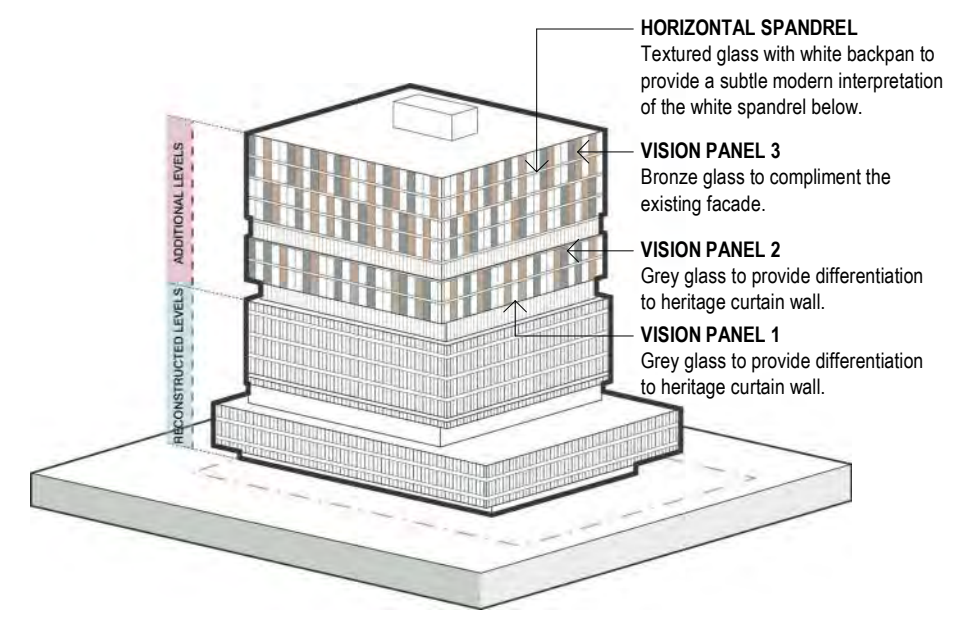
1. FACADE STRATEGY - HORIZONTAL BANDING



2. FACADE STRATEGY - VERTICAL BREAK-UP



3. COMBINED ELEMENTS



4. PROPOSED OUTCOME

21/04/2021 3:14:56 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

TOWN PLANNING APPLICATION



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TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
			SCALE @ A3	
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			CHECKED	AR
			APPROVED	KW

BUILDING FORM DEVELOPMENT

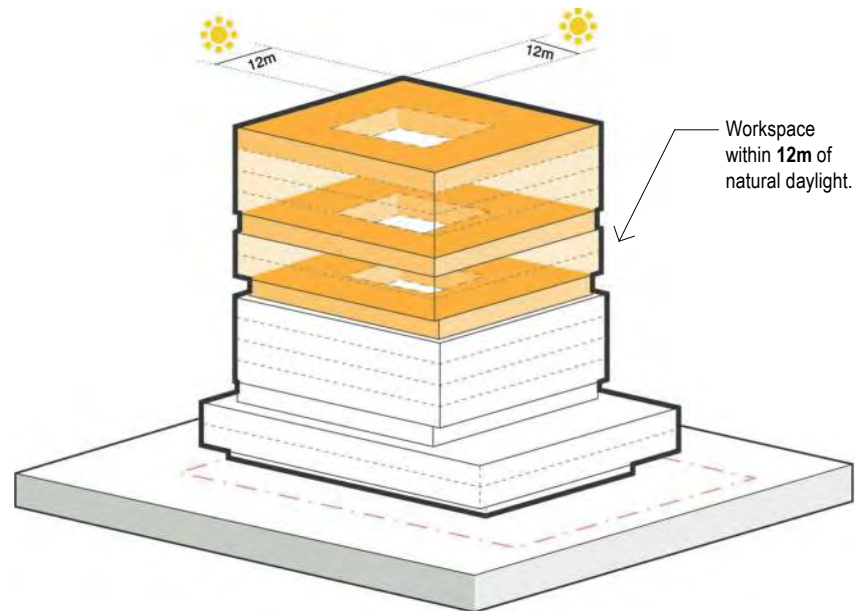
New Commercial Building
464 St Kilda Road, Melbourne

DRAWING NO. **TP011**

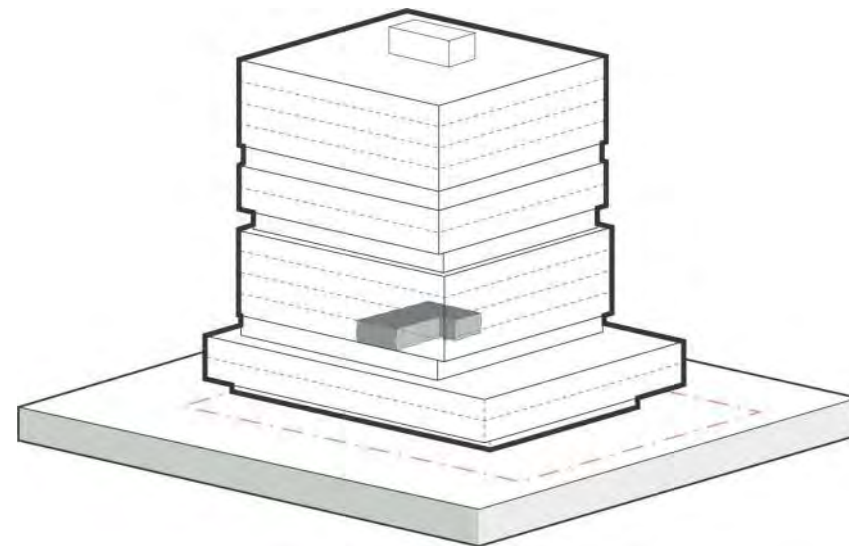
Brisbane Melbourne Sydney 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006 3/577 Little Bourke Street Melbourne VIC 3000 1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au



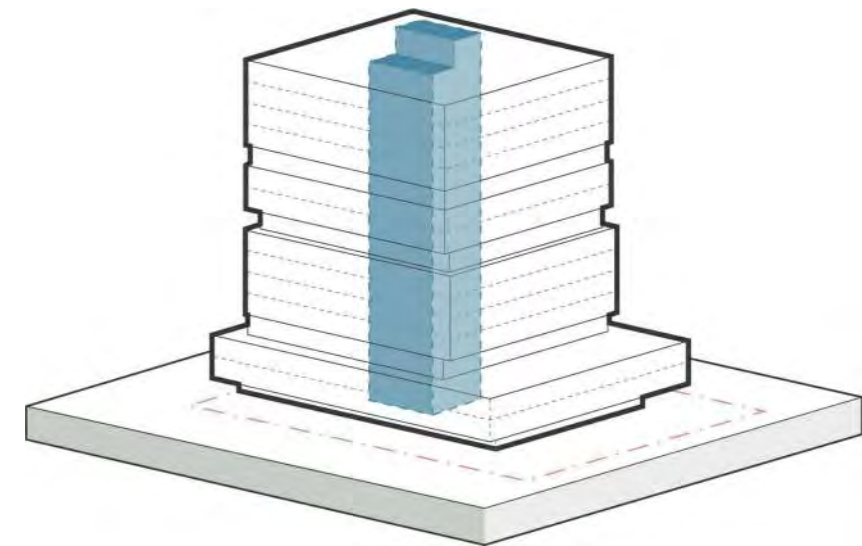
City of Port Phillip Advertised Plan 13 of 67



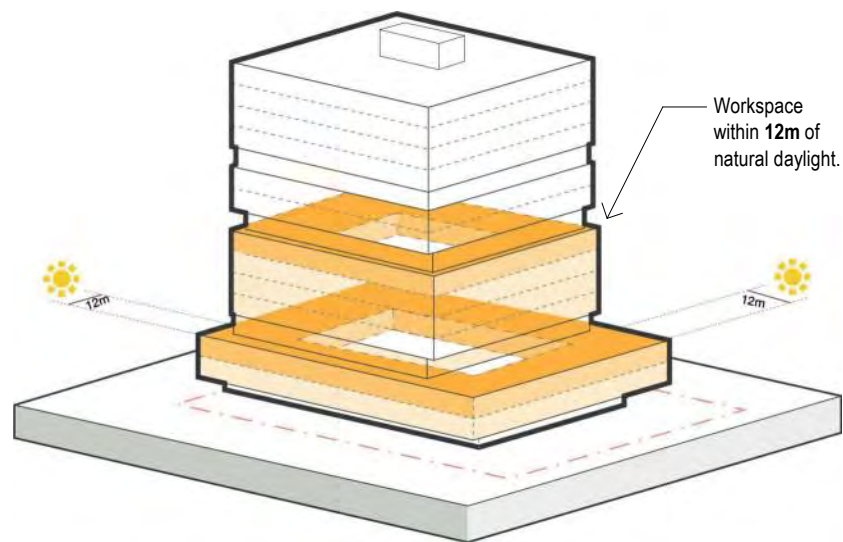
BEST PRACTICE - PROPOSED



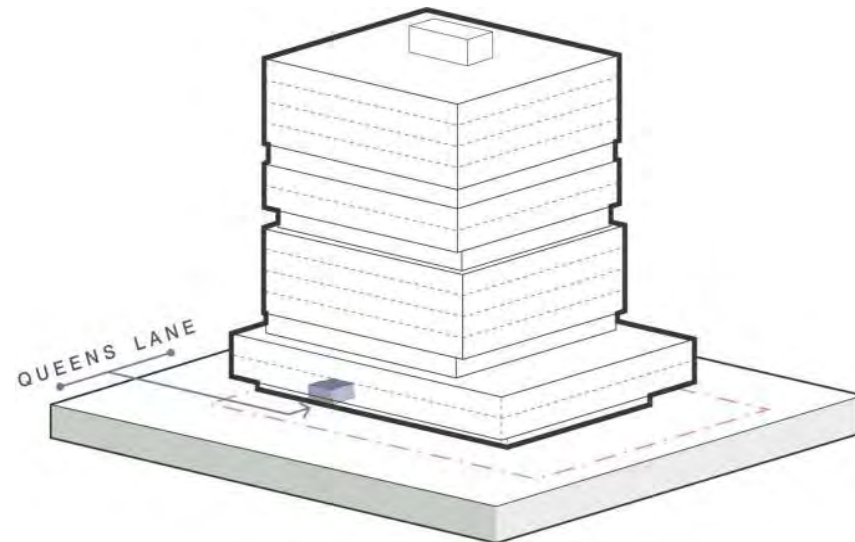
EOT LOCATION



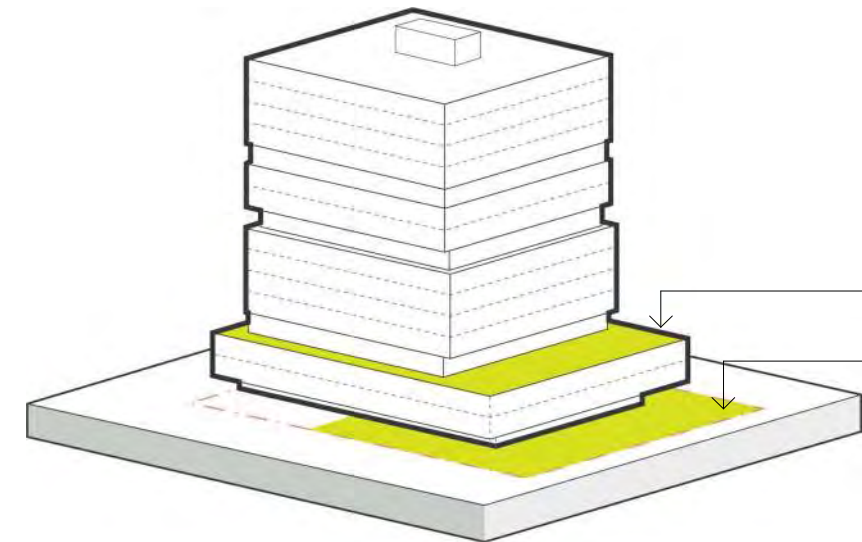
PROPOSED CORE LOCATION



BEST PRACTICE - RECONSTRUCTED LEVELS



CAR PARK ENTRY



ACTIVATION & GREENERY

ACTIVATION 2
New landscaping to deck level.

ACTIVATION 1
Green corridor to setback from ST Kilda Rd. Landscaping to include link to the original water fountain and to express the pilote ground floor.

21/04/2021 3:14:58 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE	REVISION	TP1
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
			SCALE @ A3	
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

ORDERING & SEQUENCING

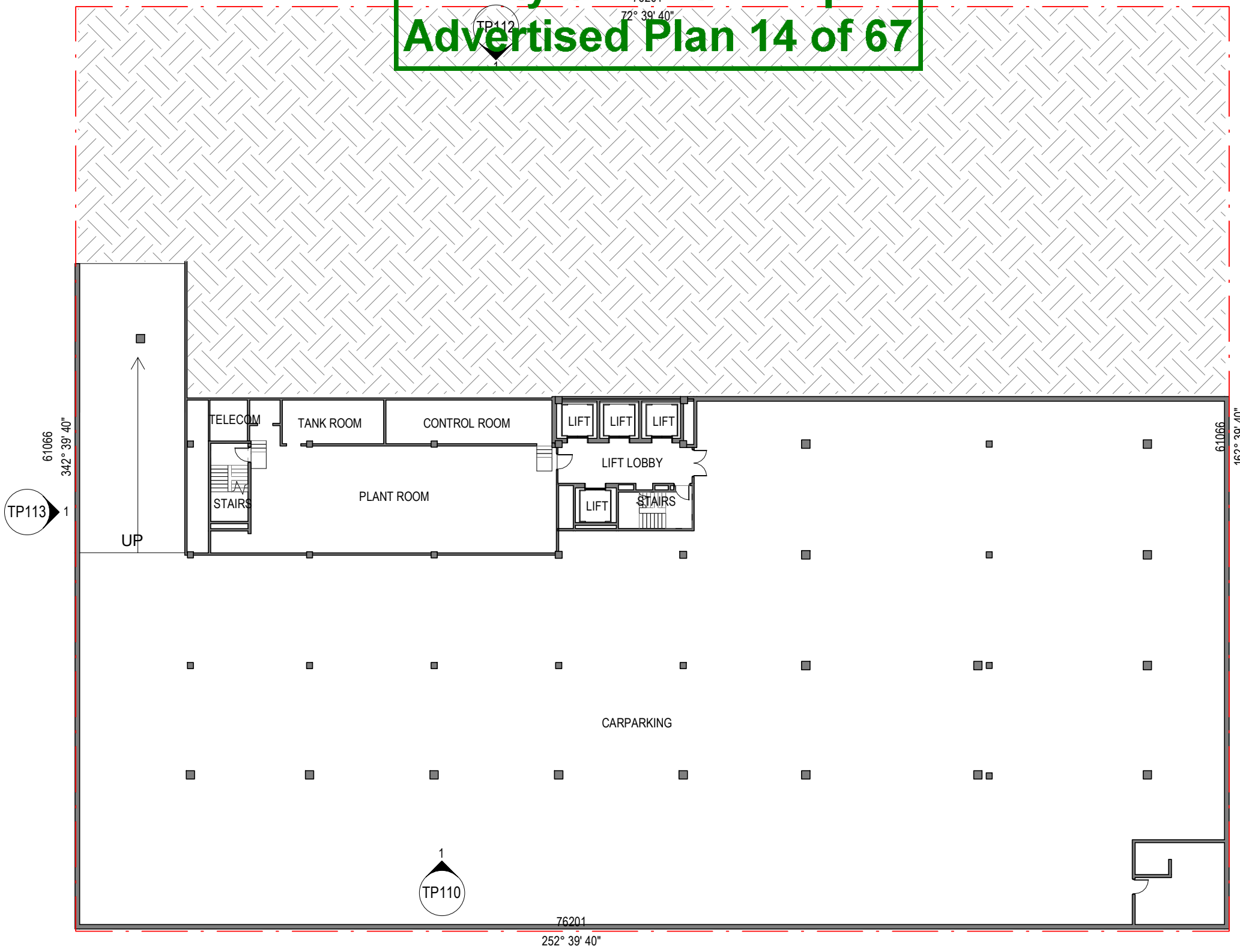
DRAWING NO. **TP012**

New Commercial Building
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City of Port Phillip Advertised Plan 14 of 67



EXISTING BUILDING TO BE ENTIRELY DEMOLISHED

TP111

TP113

TP110



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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

**BASEMENT LEVEL –
EXISTING/DEMOLITION
FLOOR PLAN**

**New Commercial Building
464 St Kilda Road, Melbourne**

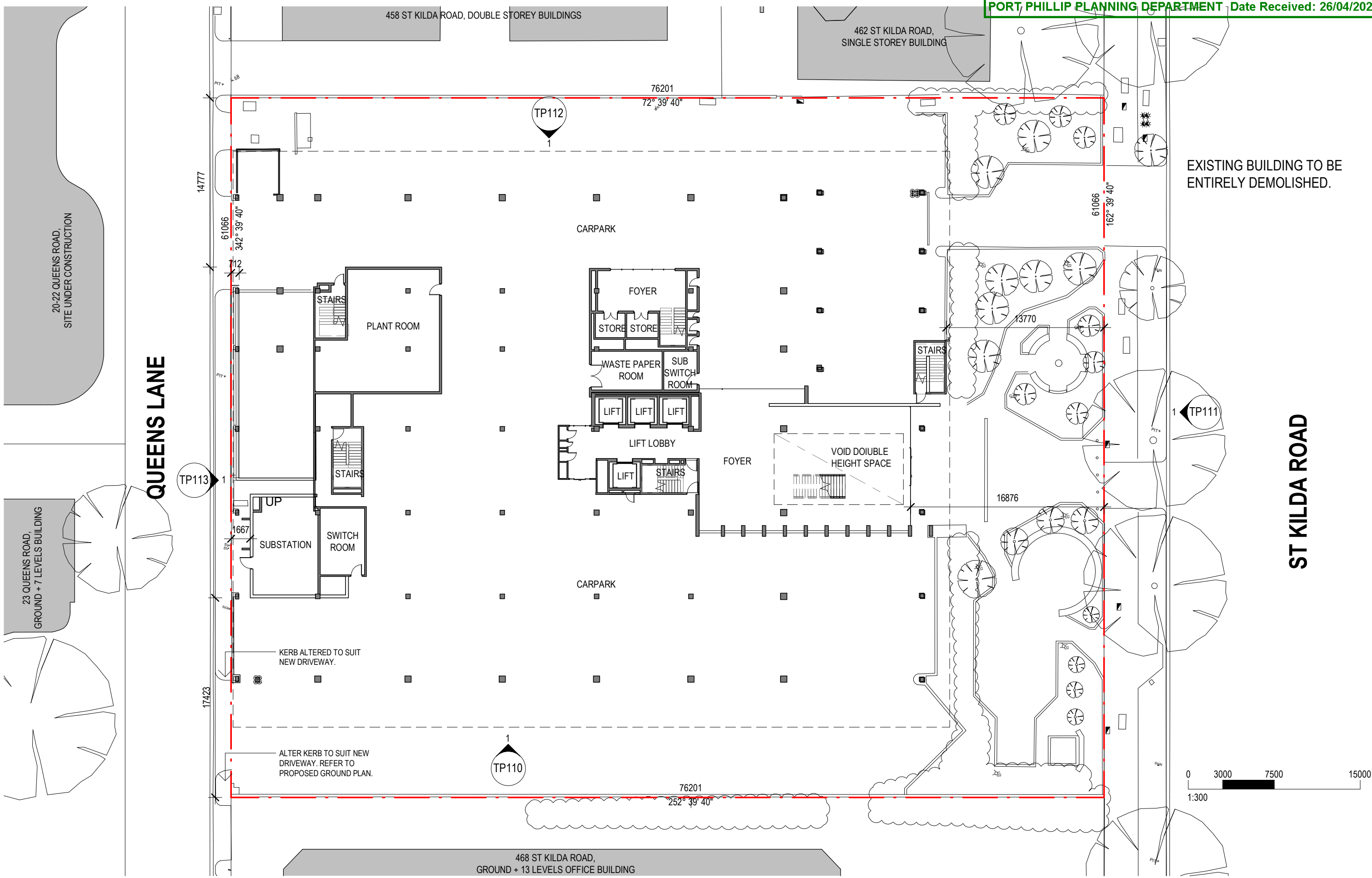
DRAWING NO. **TP100**

Gray PukSand
Brisbane Melbourne Sydney
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3/577 Little Bourke Street Melbourne VIC 3000
1/156 Clarence Street Sydney NSW 2000
graypukSand.com.au



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EXISTING BUILDING TO BE ENTIRELY DEMOLISHED.



TOWN PLANNING APPLICATION
City of Port Phillip
Advertised Plan 15 of 67

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

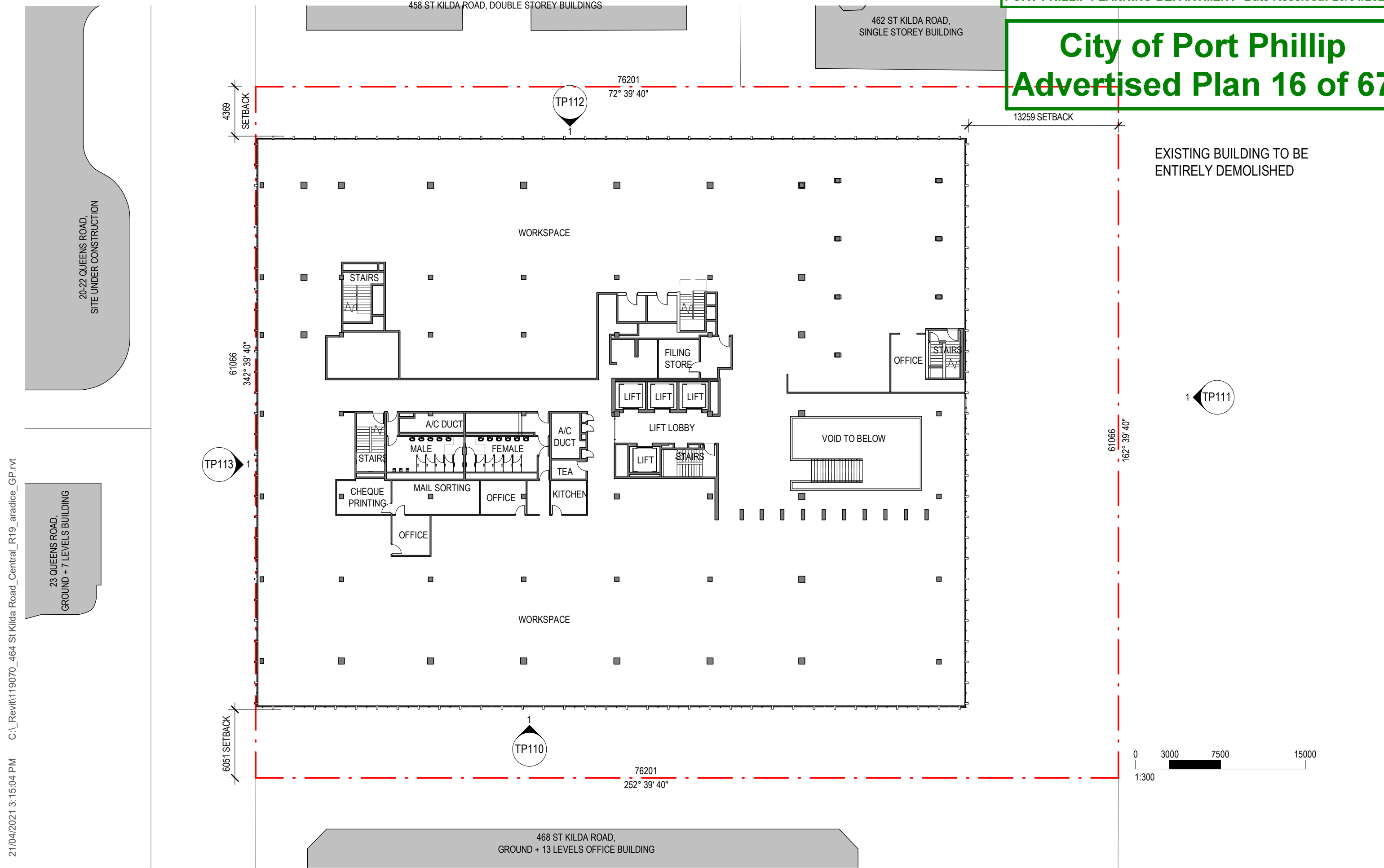
GROUND FLOOR – EXISTING/DEMOLITION PLAN
 DRAWING NO. TP101

New Commercial Building
 464 St Kilda Road, Melbourne

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City of Port Phillip Advertised Plan 16 of 67



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TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021

REVISION	TP2
PROJECT NO	119070
SCALE @ A3	As indicated
DRAWN	PC
CHECKED	AR
APPROVED	KW

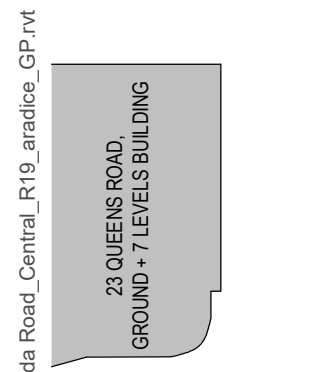
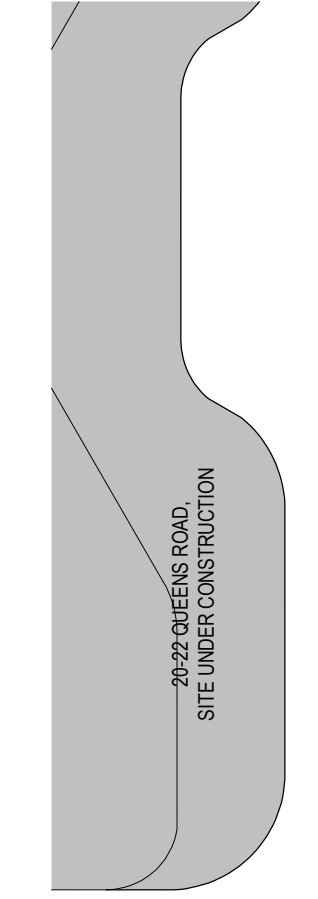
LEVEL 1 – EXISTING/DEMOLITION PLAN
DRAWING NO. **TP102**

New Commercial Building
464 St Kilda Road, Melbourne

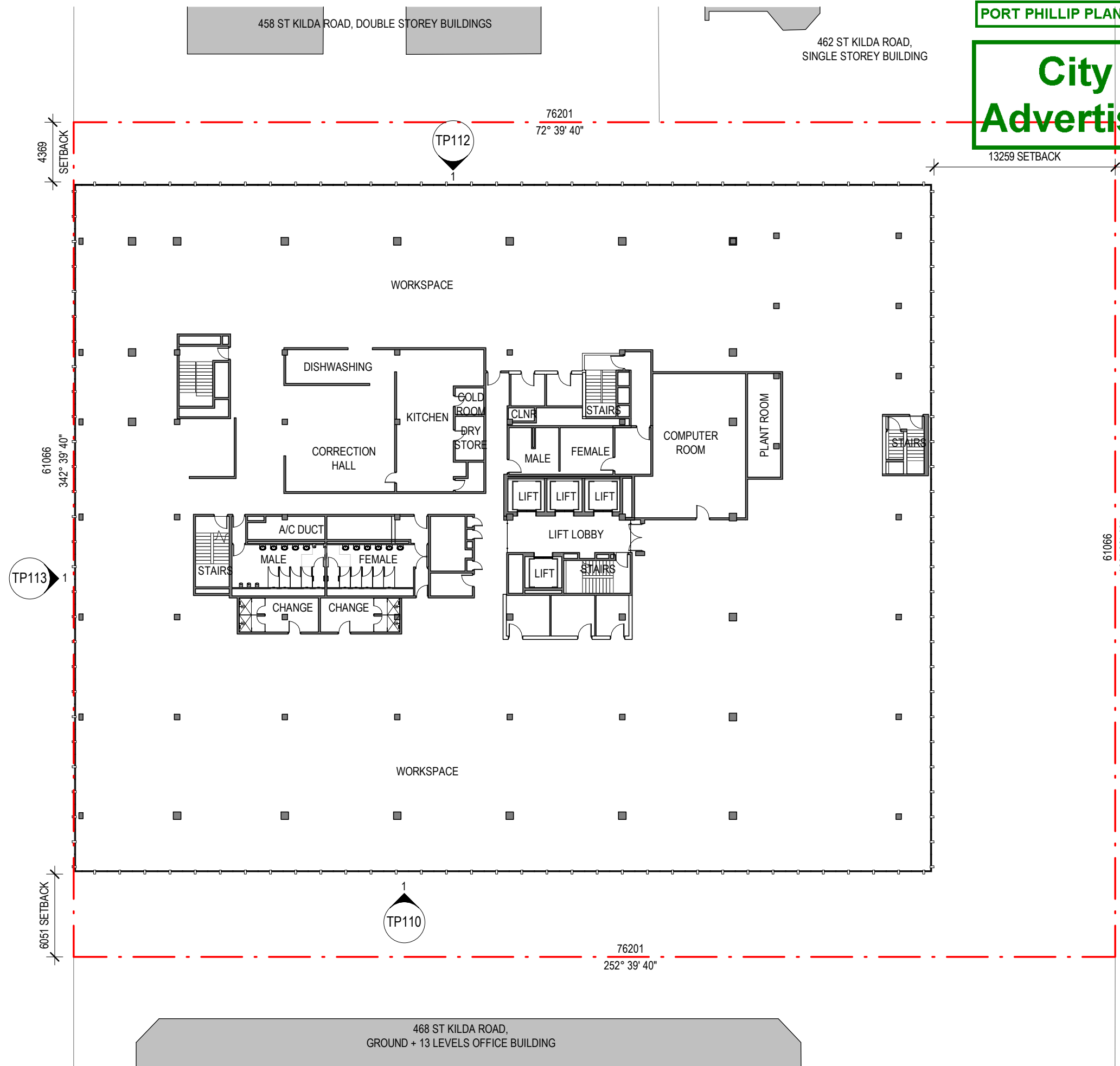
Gray Puksand
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City of Port Phillip Advertised Plan 17 of 67



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EXISTING BUILDING TO BE ENTIRELY DEMOLISHED



TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021

REVISION	TP2
PROJECT NO	119070
SCALE @ A3	1 : 300
DRAWN	PC
CHECKED	AR
APPROVED	KW

LEVEL 2 – EXISTING/DEMOLITION PLAN
DRAWING NO. TP103

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane Melbourne Sydney
2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
3/577 Little Bourke Street Melbourne VIC 3000
1/156 Clarence Street Sydney NSW 2000
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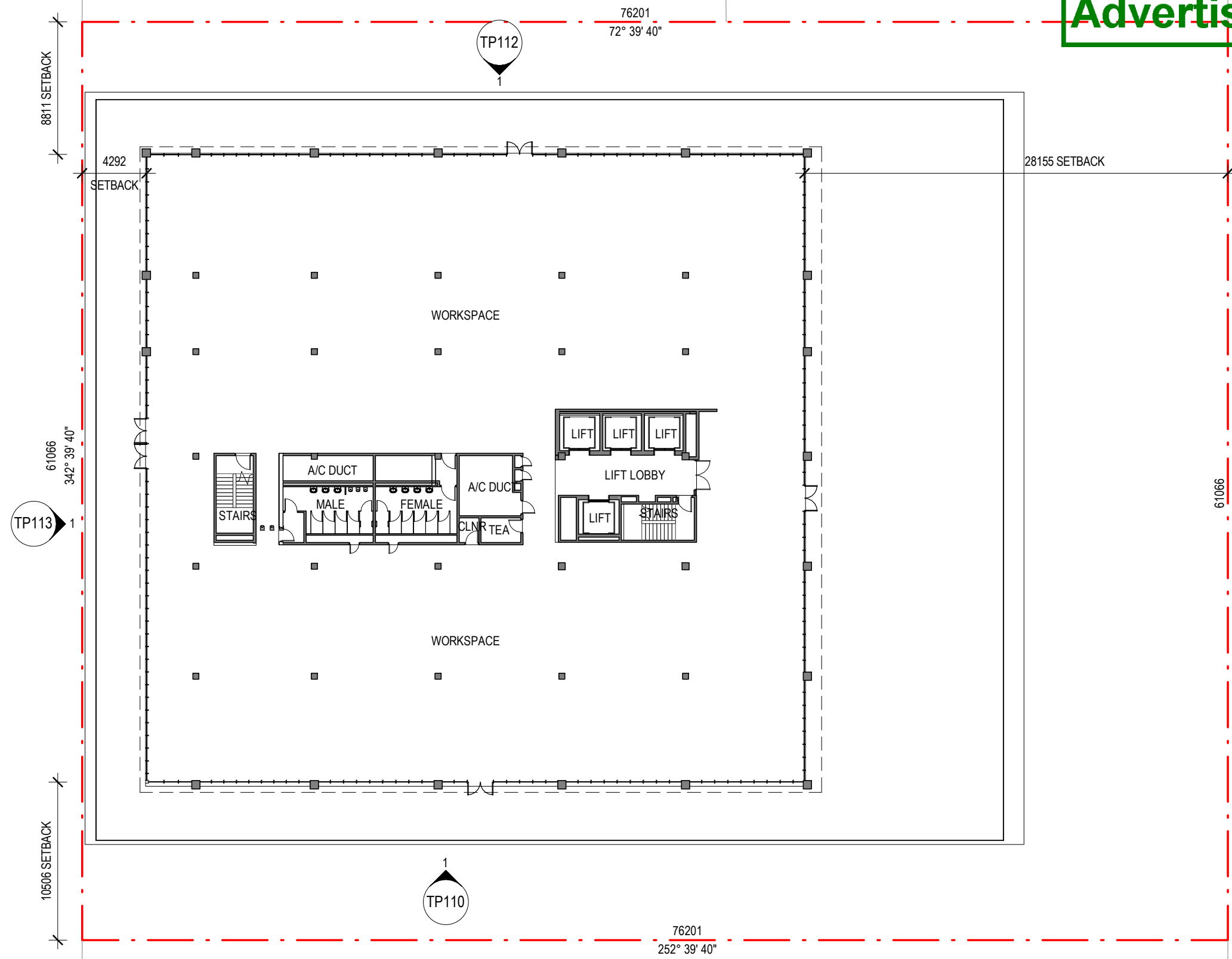


City of Port Phillip Advertised Plan 18 of 67

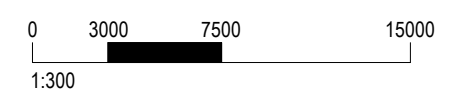
21/04/2021 3:15:08 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

20-22 QUEENS ROAD,
SITE UNDER CONSTRUCTION

23 QUEENS ROAD,
GROUND + 7 LEVELS BUILDING



EXISTING BUILDING TO BE ENTIRELY DEMOLISHED



468 ST KILDA ROAD,
GROUND + 13 LEVELS OFFICE BUILDING

TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021

REVISION	TP2
PROJECT NO	119070
SCALE @ A3	1 : 300
DRAWN	PC
CHECKED	AR
APPROVED	KW

**LEVEL 3 –
EXISTING/DEMOLITION
PLAN**

DRAWING NO. **TP104**

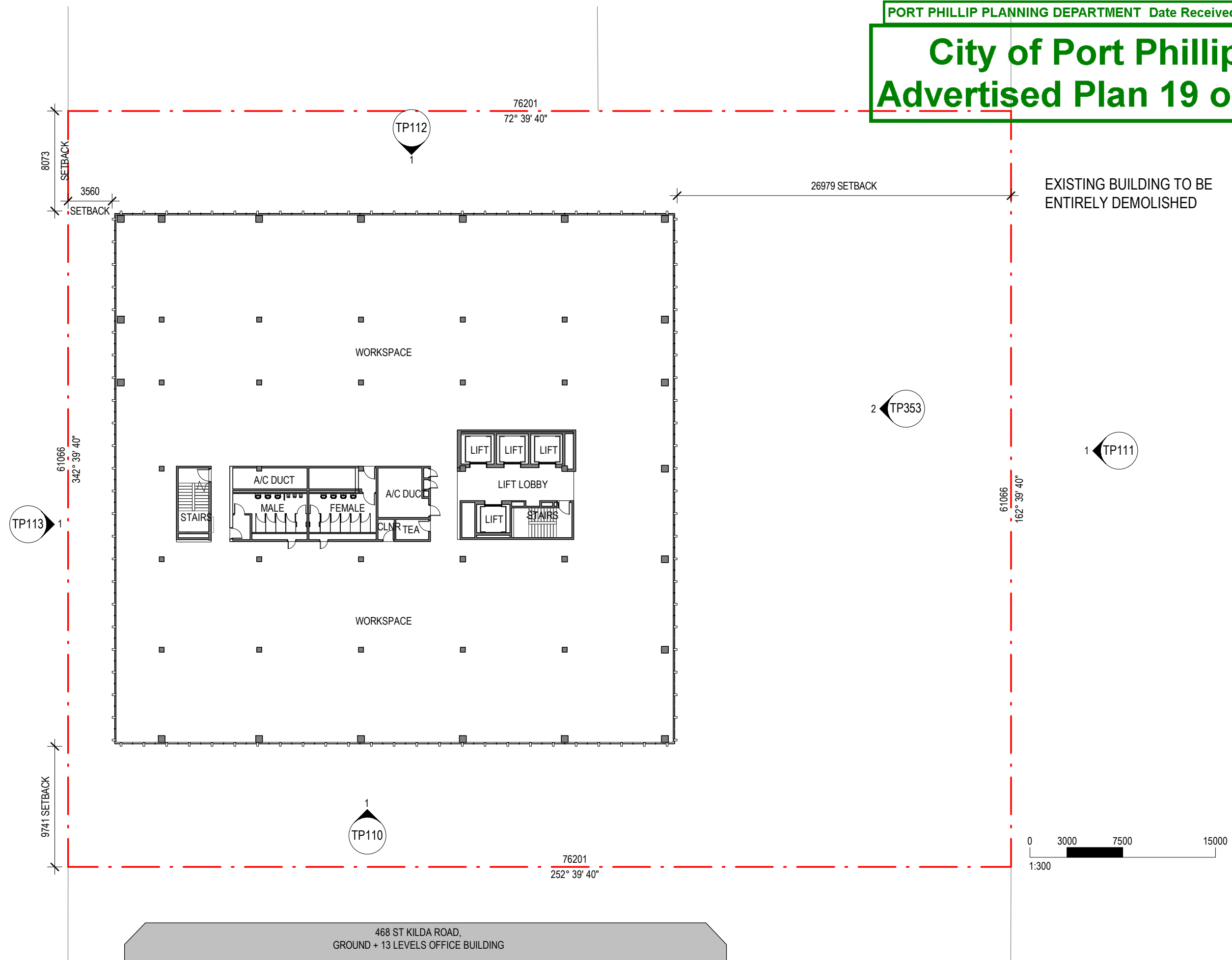
New Commercial Building
464 St Kilda Road, Melbourne

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City of Port Phillip Advertised Plan 19 of 67

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468 ST KILDA ROAD,
GROUND + 13 LEVELS OFFICE BUILDING



TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021

REVISION	TP2
PROJECT NO	119070
SCALE @ A3	1 : 300
DRAWN	PC
CHECKED	AR
APPROVED	KW

**LEVEL 4-7 –
EXISTING/DEMOLITION
PLAN**

DRAWING NO. **TP105**

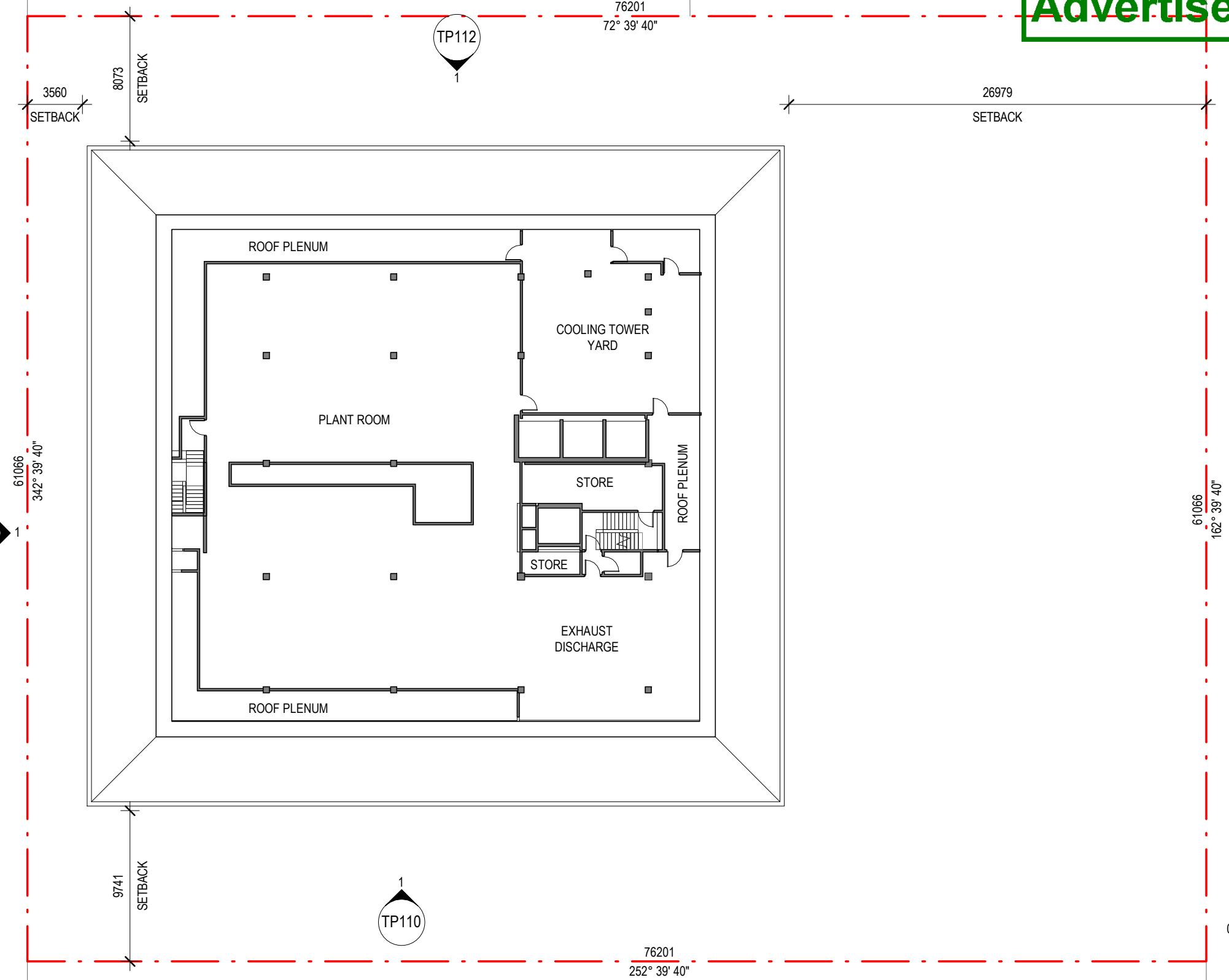
New Commercial Building
464 St Kilda Road, Melbourne

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3/577 Little Bourke Street Melbourne VIC 3000
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City of Port Phillip Advertised Plan 20 of 67

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EXISTING BUILDING TO BE ENTIRELY DEMOLISHED



468 ST KILDA ROAD,
GROUND + 13 LEVELS OFFICE BUILDING

TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

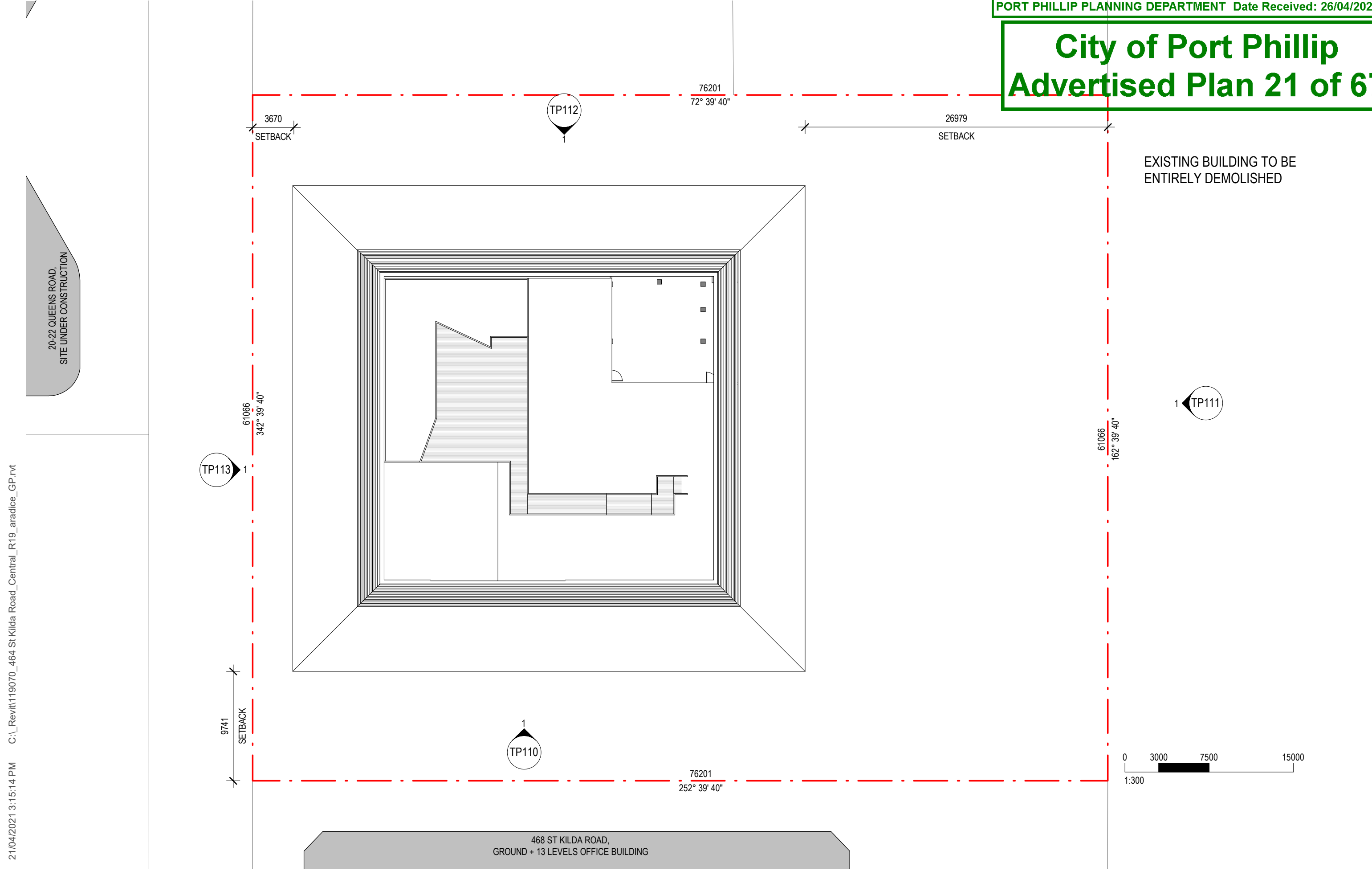
LEVEL 8 PLANT ROOM – EXISTING/DEMOLITION PLAN
DRAWING NO. TP106

New Commercial Building
464 St Kilda Road, Melbourne

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City of Port Phillip Advertised Plan 21 of 67



20-22 QUEENS ROAD, SITE UNDER CONSTRUCTION

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TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

ROOF – EXISTING/DEMOLITION PLAN
DRAWING NO. TP107

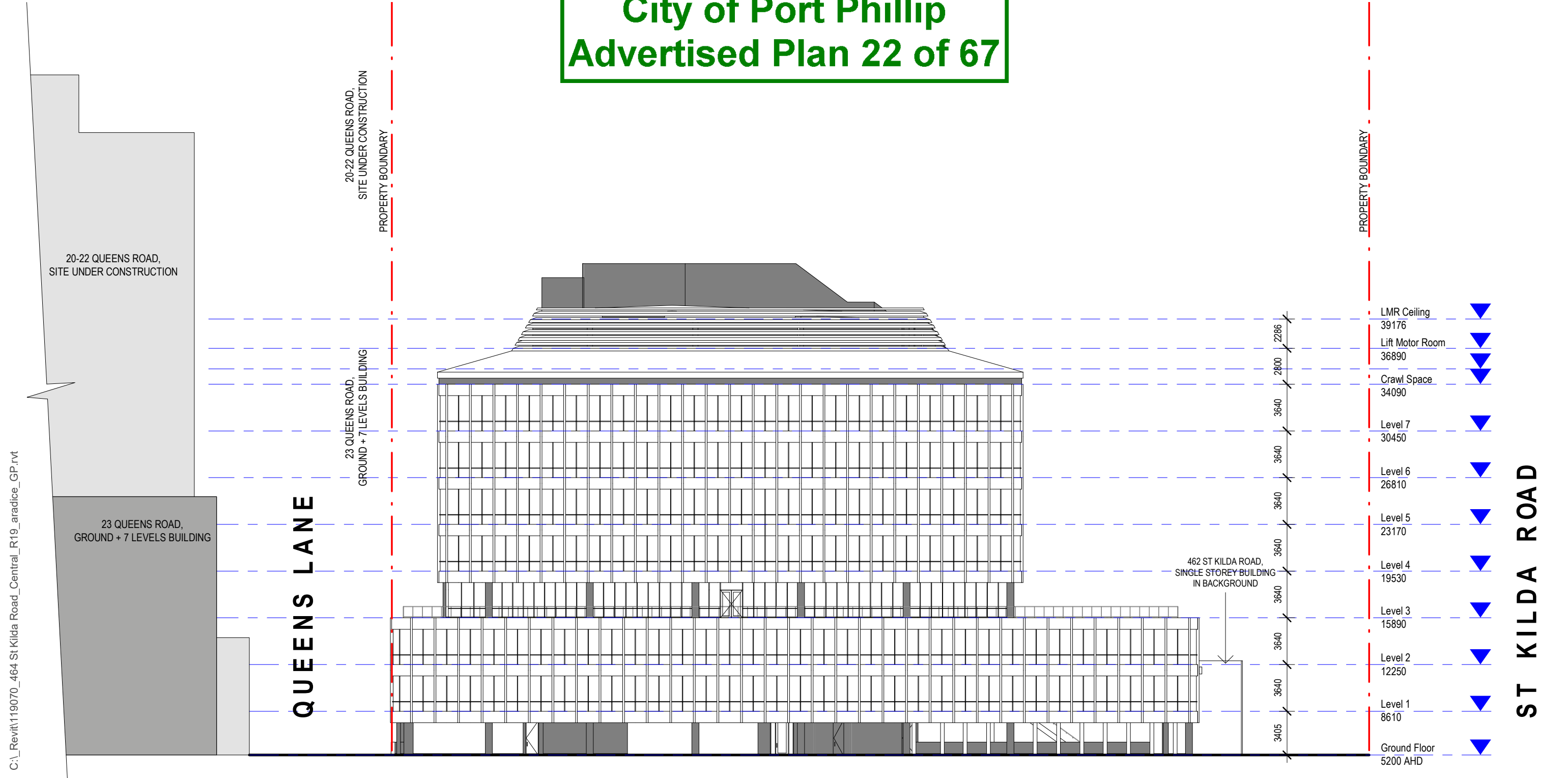
New Commercial Building
464 St Kilda Road, Melbourne



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City of Port Phillip Advertised Plan 22 of 67



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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

EXISTING/DEMOLITION SOUTH ELEVATION
New Commercial Building
 464 St Kilda Road, Melbourne

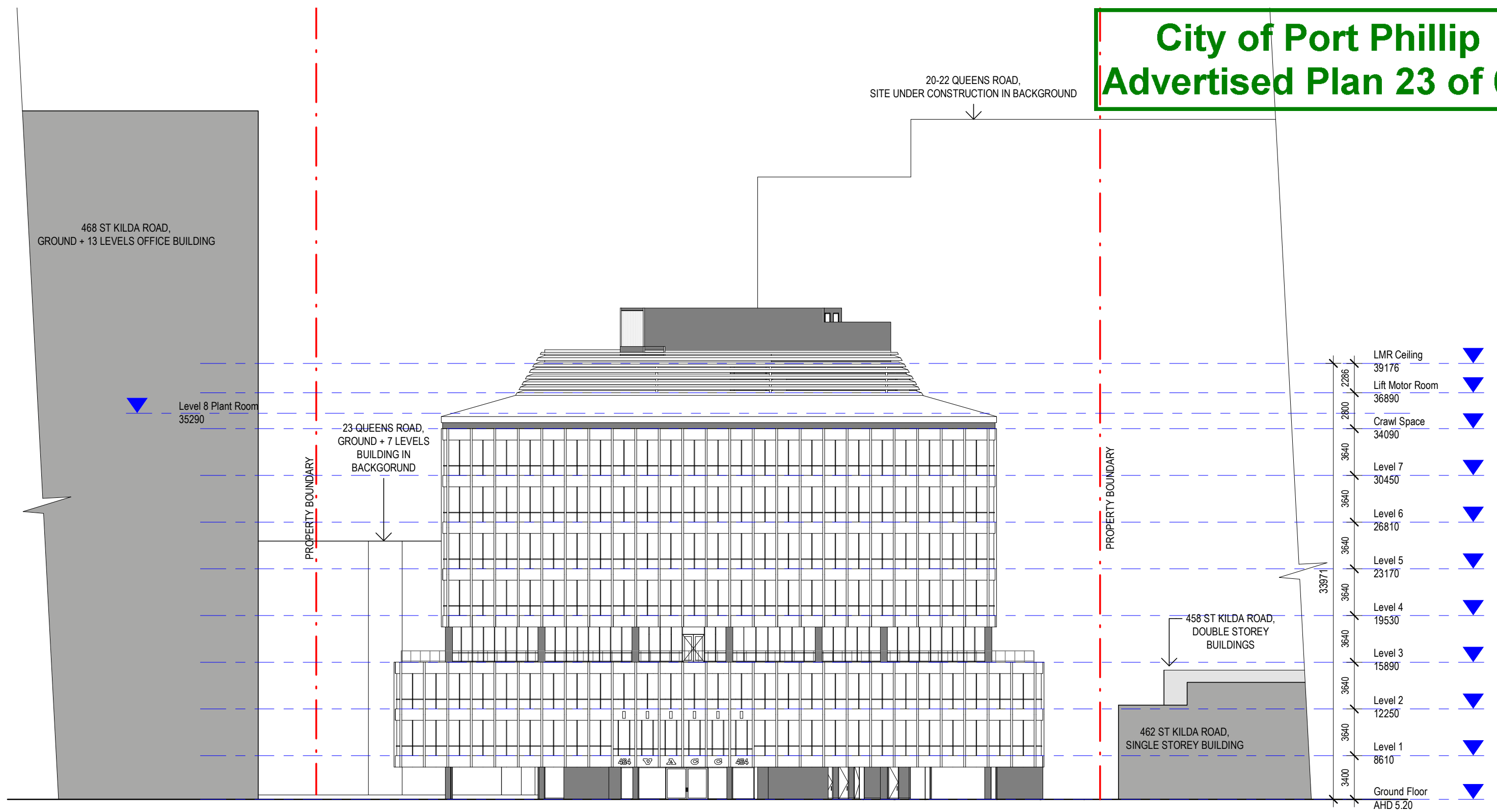
Brisbane Melbourne Sydney
 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
 3/577 Little Bourke Street Melbourne VIC 3000
 1/156 Clarence Street Sydney NSW 2000
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DRAWING NO. **TP110**



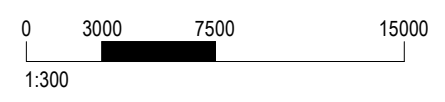
City of Port Phillip Advertised Plan 23 of 67



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EXISTING BUILDING TO BE ENTIRELY DEMOLISHED



TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

EXISTING/DEMOLITION EAST ELEVATION **New Commercial Building**
464 St Kilda Road, Melbourne

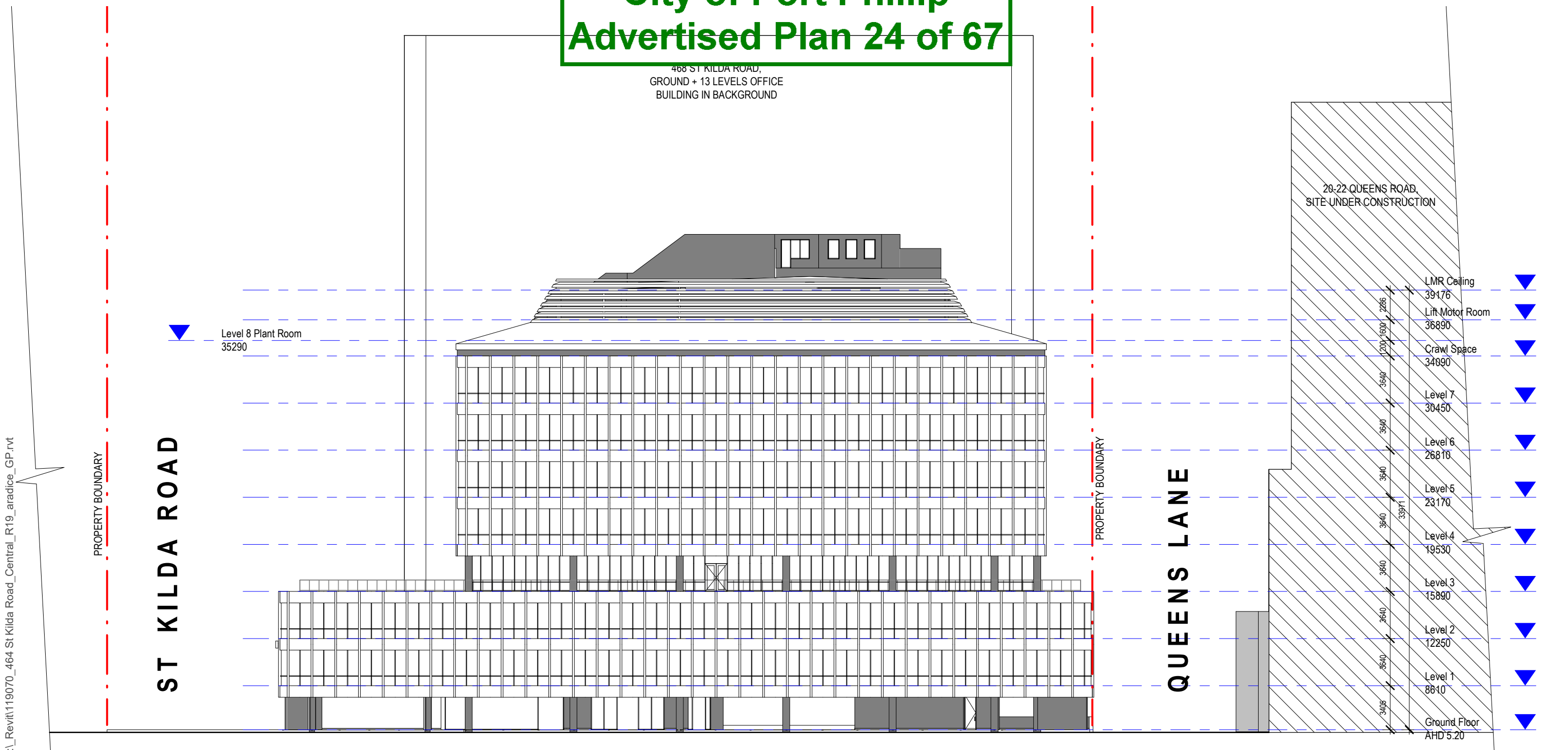
Brisbane Melbourne Sydney 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
3/577 Little Bourke Street Melbourne VIC 3000
1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au



DRAWING NO. TP111

City of Port Phillip Advertised Plan 24 of 67

468 ST KILDA ROAD,
GROUND + 13 LEVELS OFFICE
BUILDING IN BACKGROUND



Level 8 Plant Room
35290

20-22 QUEENS ROAD,
SITE UNDER CONSTRUCTION

- LMR Ceiling 39176
- Lift Motor Room 36890
- Crawl Space 34090
- Level 7 30450
- Level 6 26810
- Level 5 23170
- Level 4 19530
- Level 3 15890
- Level 2 12250
- Level 1 8610
- Ground Floor AHD 5.20

EXISTING BUILDING TO BE
ENTIRELY DEMOLISHED



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21/04/2021 3:15:25 PM

TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

EXISTING/DEMOLITION
NORTH ELEVATION
New Commercial Building
464 St Kilda Road, Melbourne

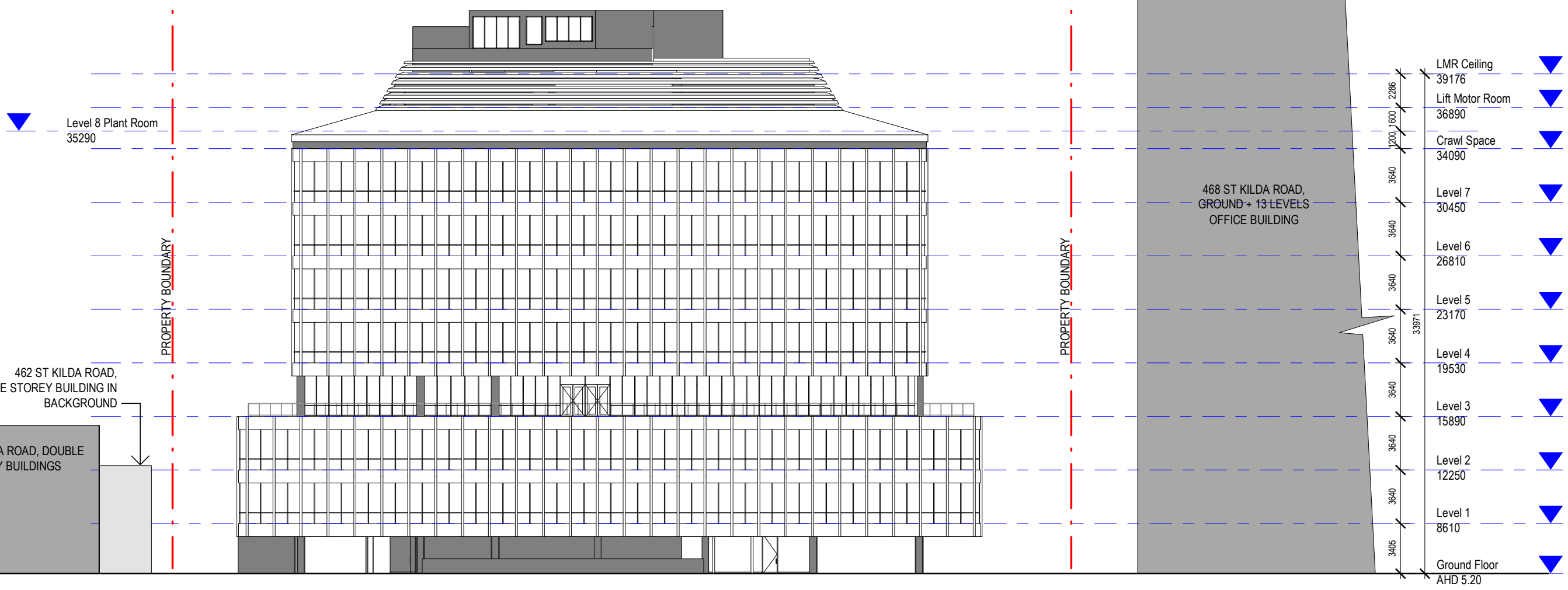
Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
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DRAWING NO. TP112



City of Port Phillip Advertised Plan 25 of 67



EXISTING BUILDING TO BE
ENTIRELY DEMOLISHED



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21/04/2021 3:15:28 PM

TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

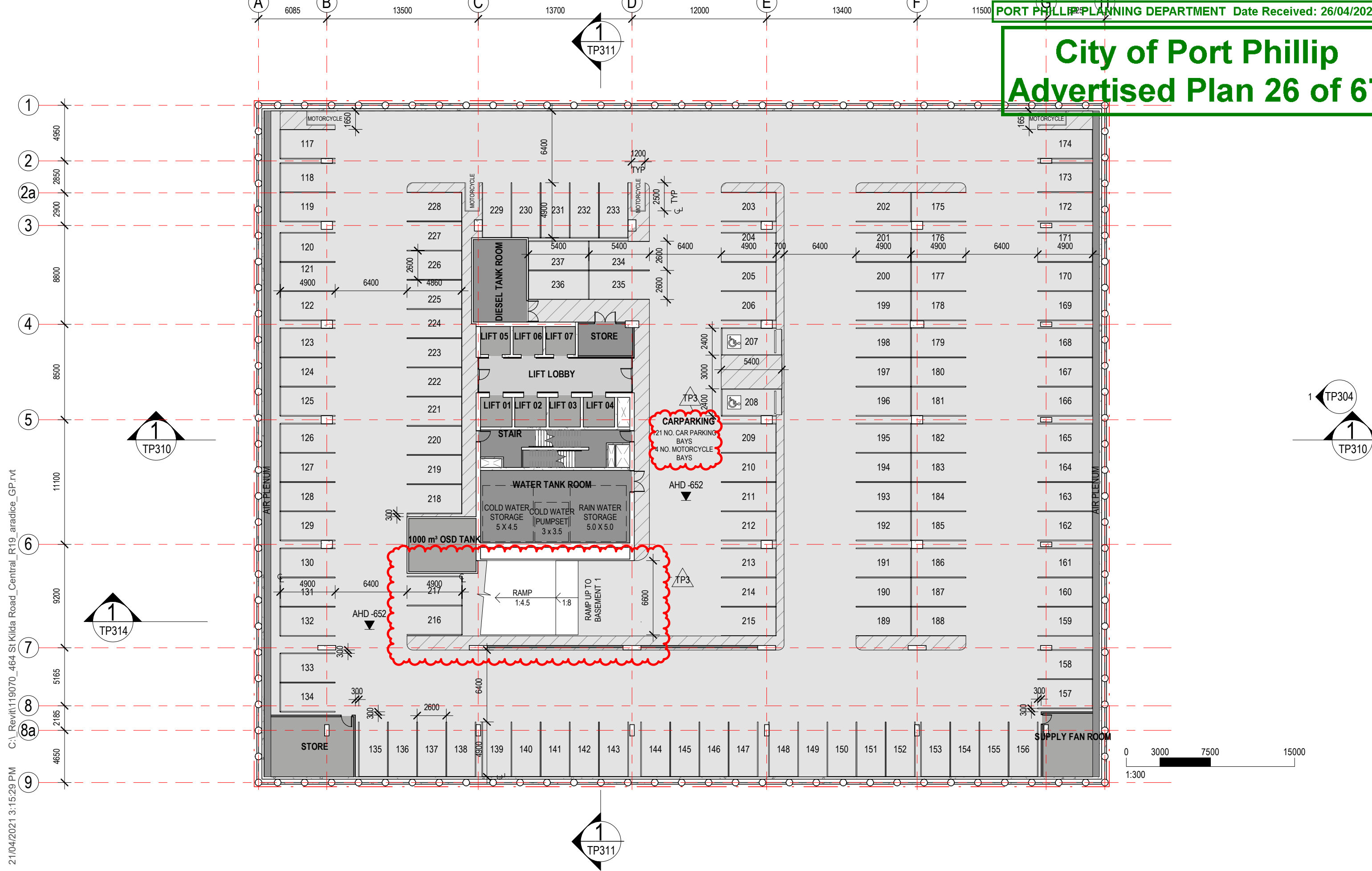
EXISTING/DEMOLITION WEST ELEVATION
New Commercial Building
464 St Kilda Road, Melbourne

DRAWING NO. **TP113**

Brisbane Melbourne Sydney
2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
3/577 Little Bourke Street Melbourne VIC 3000
1/156 Clarence Street Sydney NSW 2000
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City of Port Phillip Advertised Plan 26 of 67



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TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021
TP3	Town Planning RFI	21/04/2021

REVISION	TP3
PROJECT NO	119070
SCALE @ A3	1 : 300
DRAWN	PC
CHECKED	AR
APPROVED	KW

**BASEMENT LEVEL 2 -
PROPOSED FLOOR
PLAN**

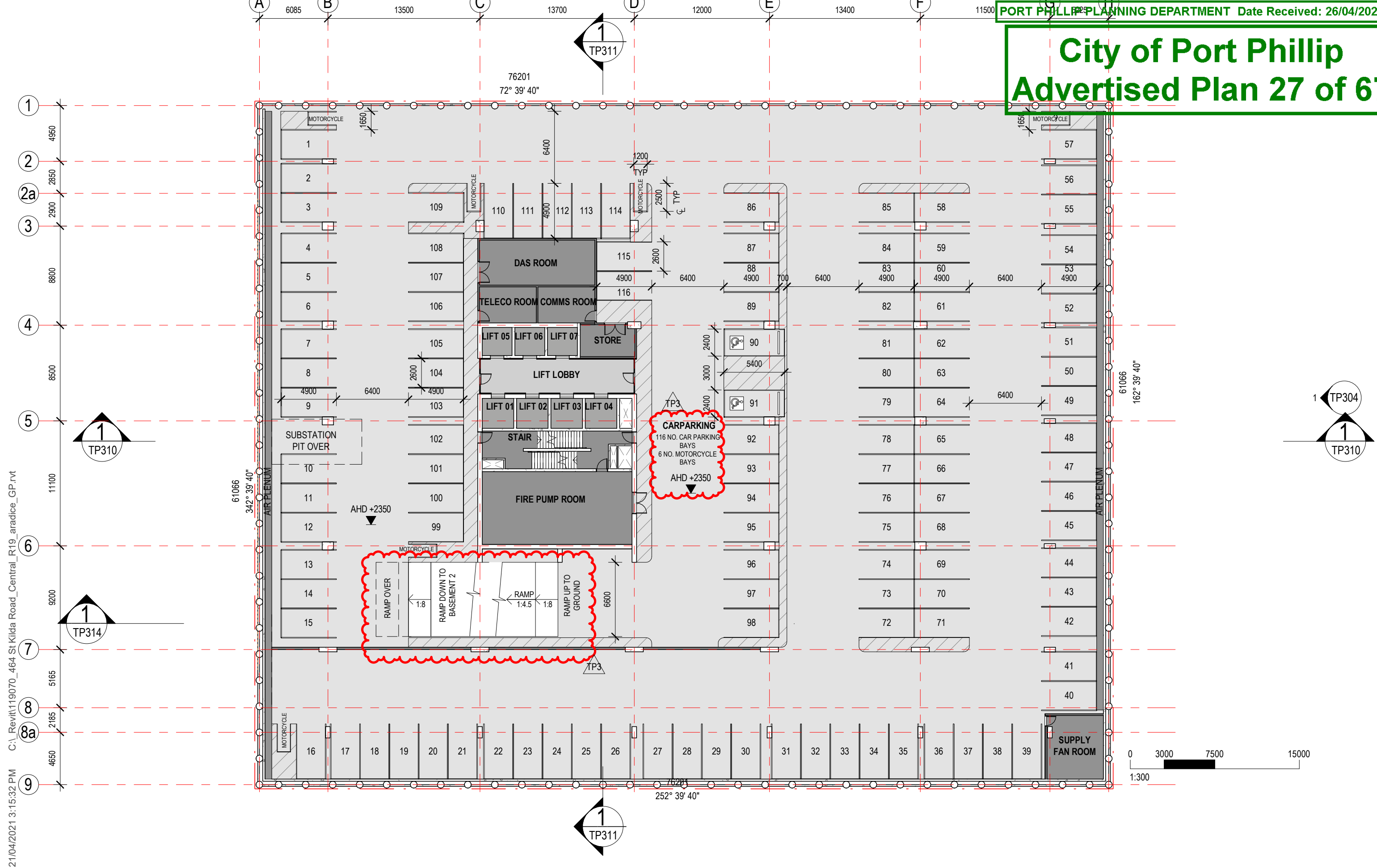
DRAWING NO. **TP200**

**New Commercial Building
464 St Kilda Road, Melbourne**

Brisbane Melbourne Sydney 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006 3/577 Little Bourke Street Melbourne VIC 3000 1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au



City of Port Phillip Advertised Plan 27 of 67



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TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021
TP3	Town Planning RFI	21/04/2021

REVISION	TP3
PROJECT NO	119070
SCALE @ A3	1:300
DRAWN	PC
CHECKED	AR
APPROVED	KW

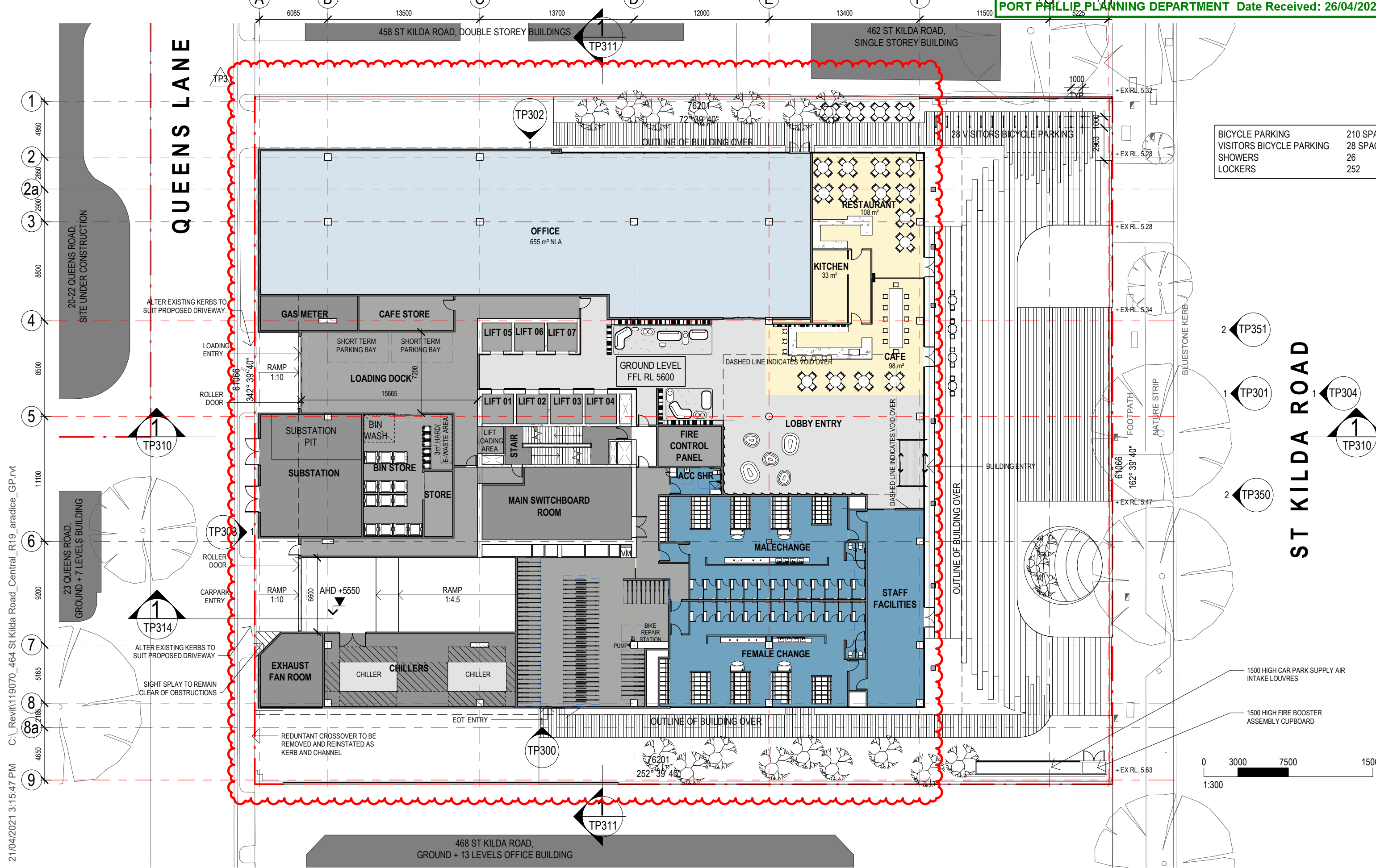
**BASEMENT LEVEL 1
- PROPOSED FLOOR
PLAN**

**New Commercial Building
464 St Kilda Road, Melbourne**

DRAWING NO. **TP201**

Brisbane Melbourne Sydney
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BICYCLE PARKING	210 SPACES
VISITORS BICYCLE PARKING	28 SPACES
SHOWERS	26
LOCKERS	252

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TOWN PLANNING APPLICATION

City of Port Phillip
Advertised Plan 28 of 67

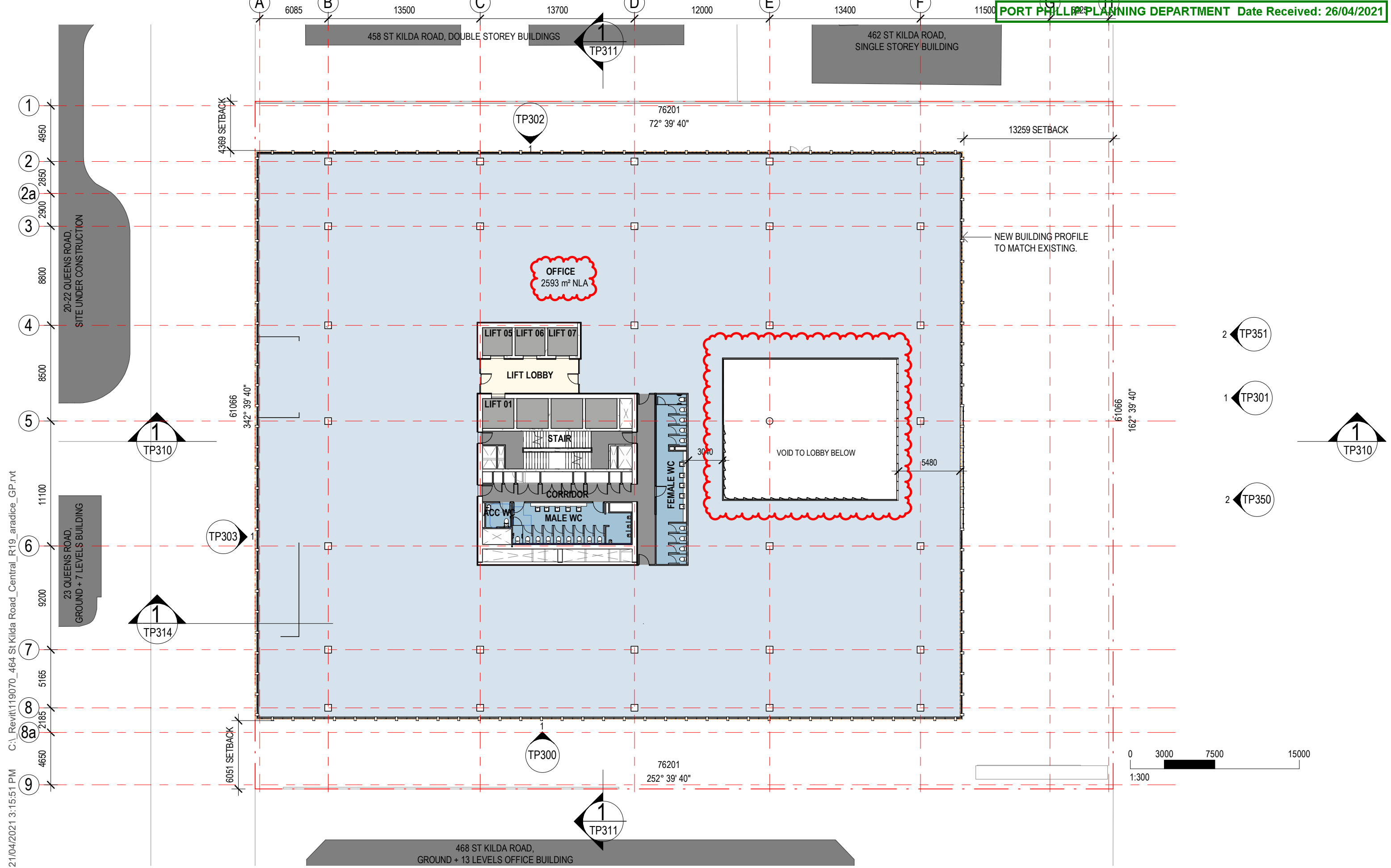
REV	DESCRIPTION	DATE	REVISION	TP3
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TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
TP3	Town Planning RFI	21/04/2021	DRAWN	PC
			CHECKED	AR
			APPROVED	KW

GROUND - PROPOSED FLOOR PLAN
 DRAWING NO. **TP202**

New Commercial Building
 464 St Kilda Road, Melbourne

Brisbane Melbourne Sydney
 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
 3/577 Little Bourke Street Melbourne VIC 3000
 1/156 Clarence Street Sydney NSW 2000
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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP3
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
TP3	Town Planning RFI	21/04/2021	DRAWN	PC
			CHECKED	AR
			APPROVED	KW

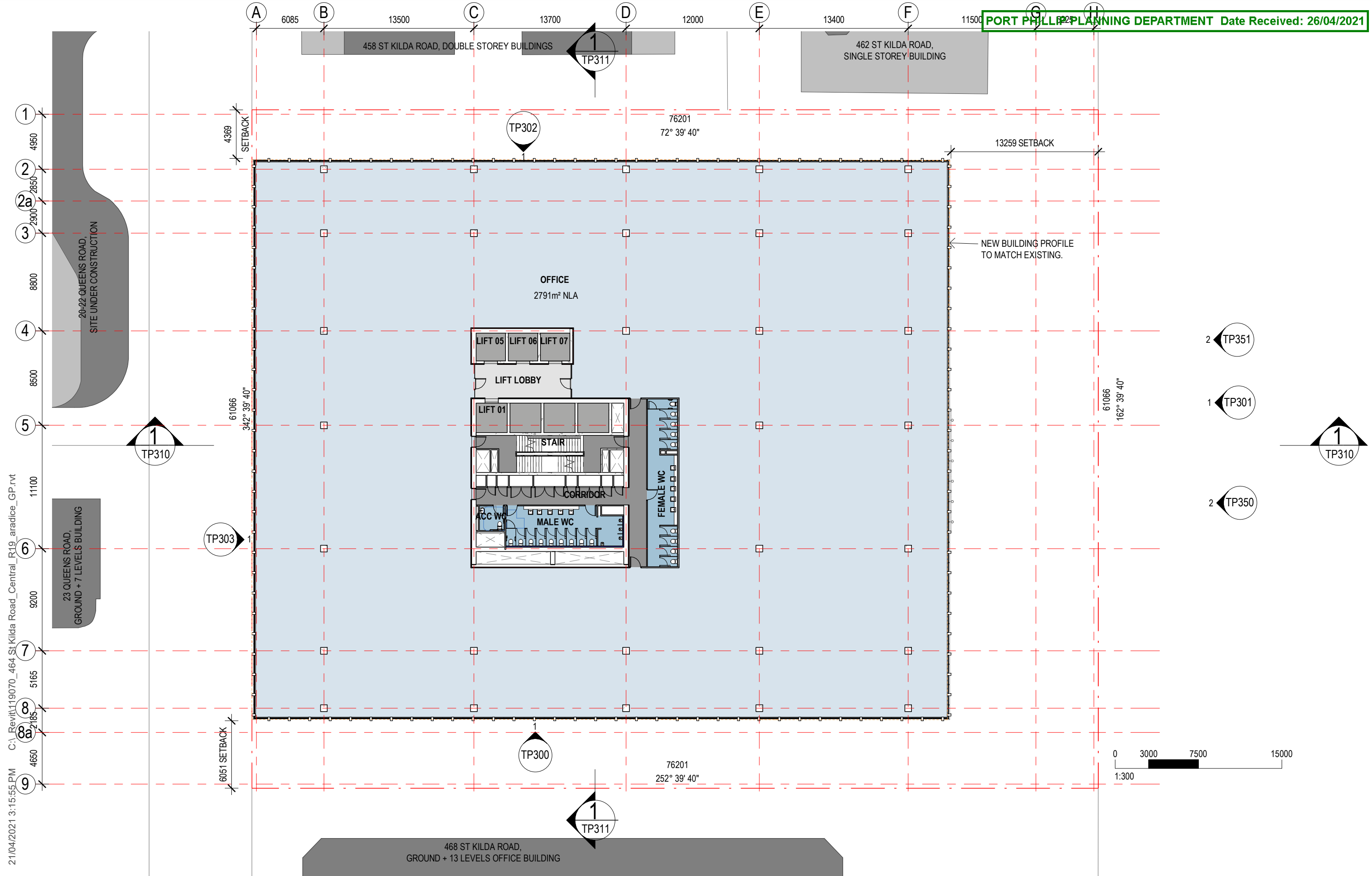
LEVEL 1 - PROPOSED FLOOR PLAN
DRAWING NO. TP203

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane Melbourne Sydney
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3/577 Little Bourke Street Melbourne VIC 3000
1/156 Clarence Street Sydney NSW 2000
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City of Port Phillip
Advertised Plan 29 of 67



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21/04/2021 3:15:55 PM

TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

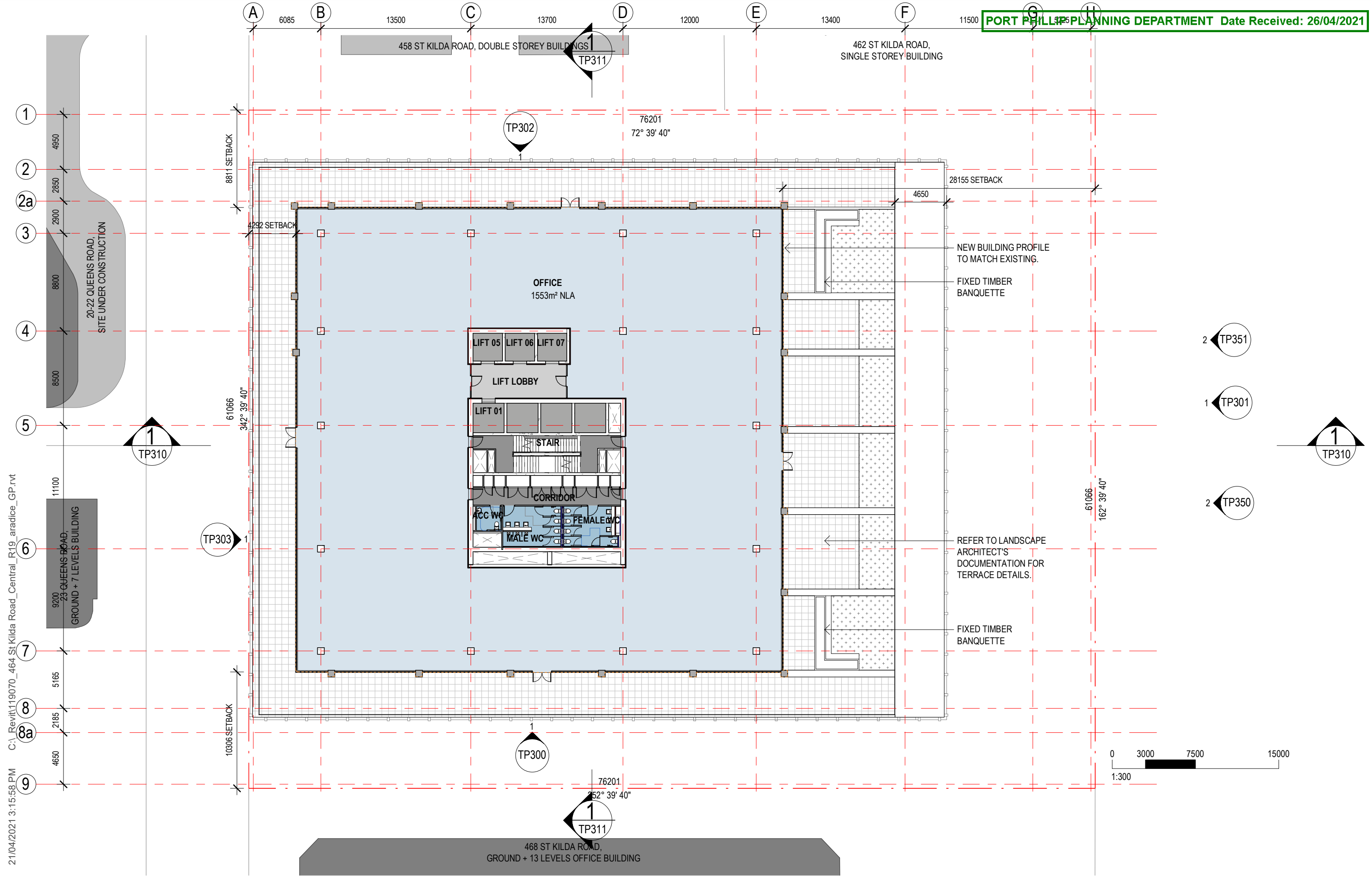
LEVEL 2 – PROPOSED FLOOR PLAN
DRAWING NO. **TP204**

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane Melbourne Sydney
2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
3/577 Little Bourke Street Melbourne VIC 3000
1/156 Clarence Street Sydney NSW 2000
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City of Port Phillip
Advertised Plan 30 of 67



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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
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			CHECKED	AR
			APPROVED	KW

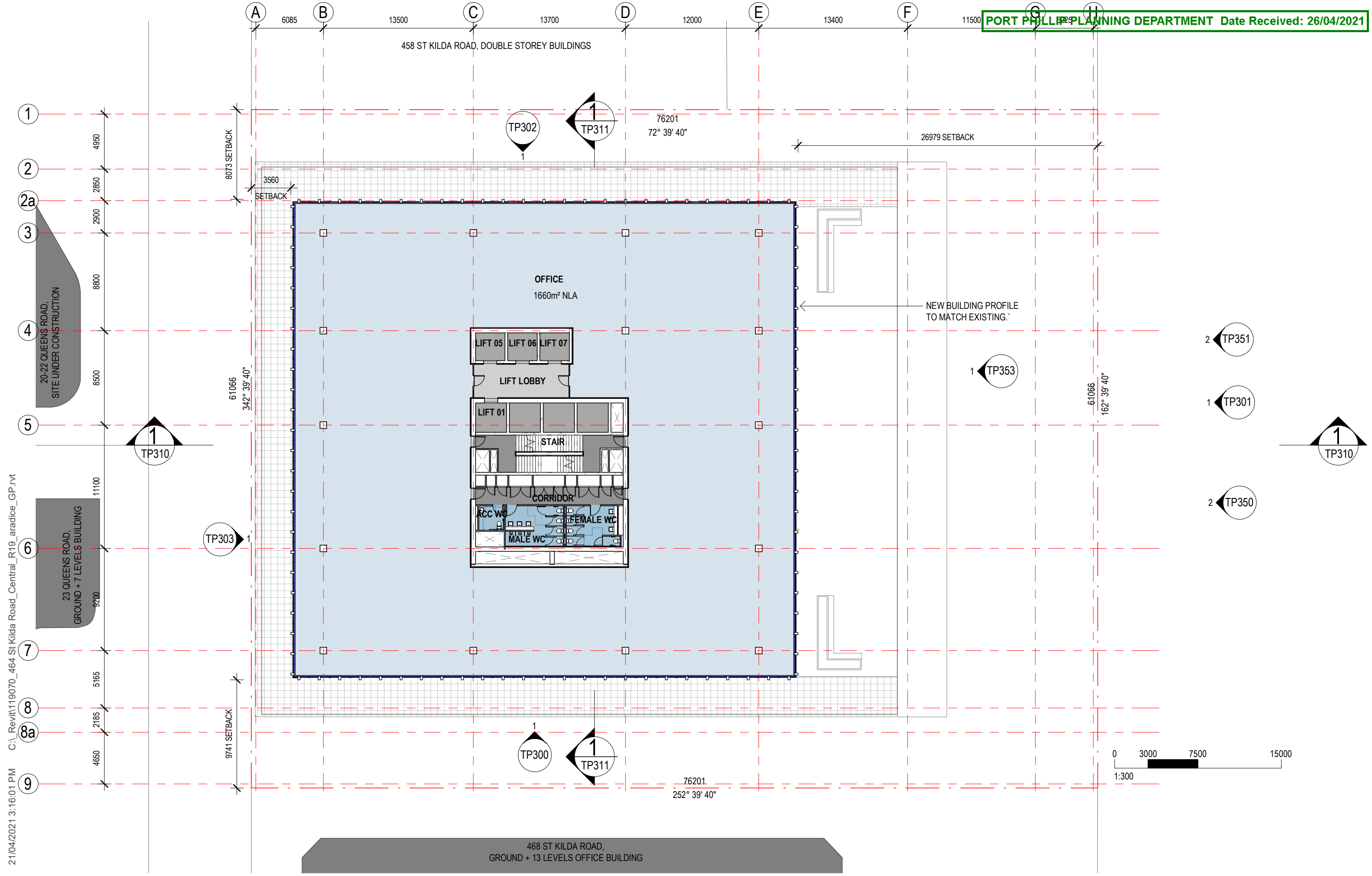
LEVEL 3 – PROPOSED FLOOR PLAN
DRAWING NO. TP205

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane Melbourne Sydney 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006 3/577 Little Bourke Street Melbourne VIC 3000 1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au

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City of Port Phillip
Advertised Plan 31 of 67



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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021

REVISION	TP2
PROJECT NO	119070
SCALE @ A3	1 : 300
DRAWN	PC
CHECKED	AR
APPROVED	KW

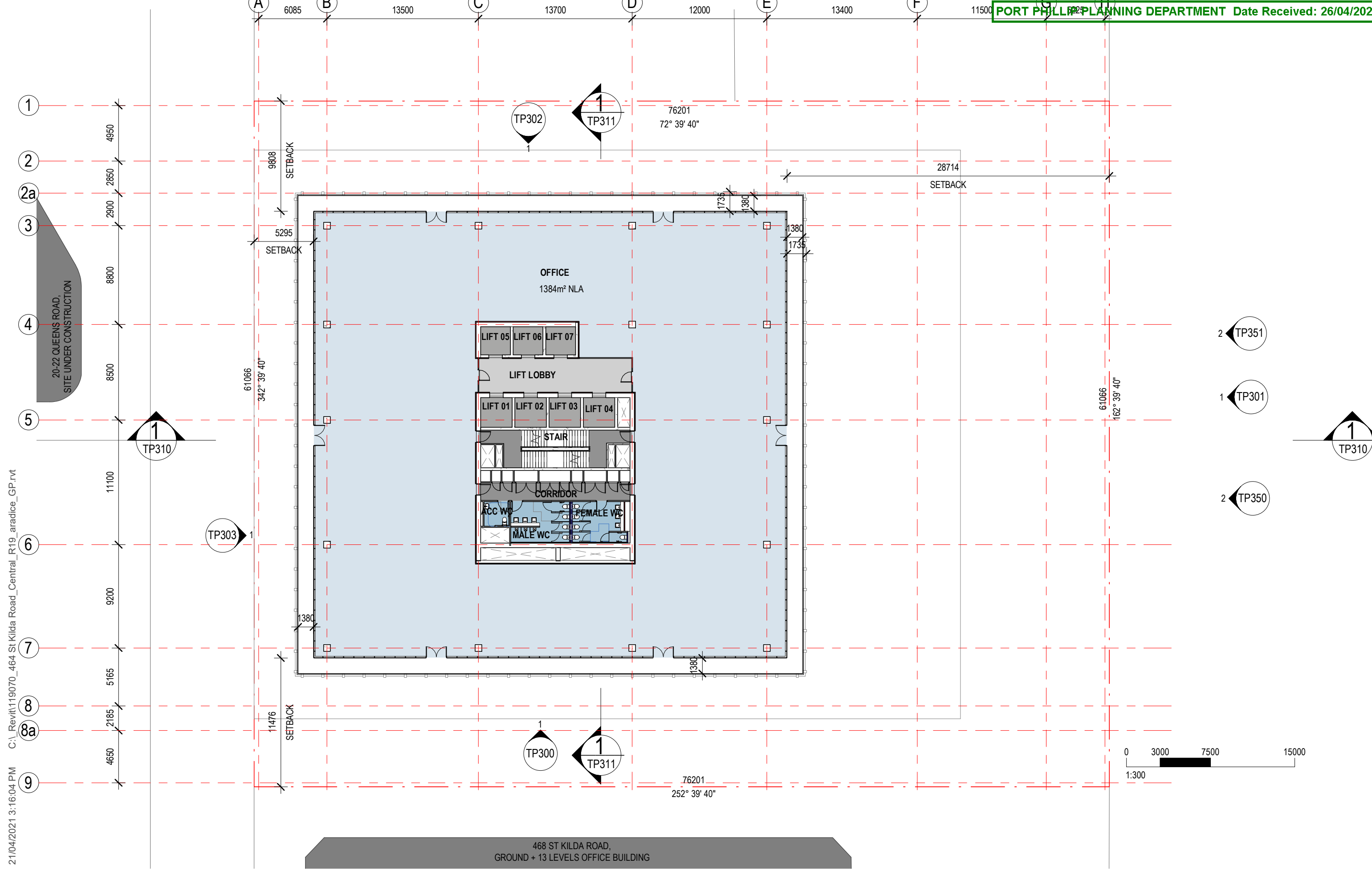
LEVEL 4-7 – PROPOSED TYPICAL FLOOR PLAN
DRAWING NO. **TP206**

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
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City of Port Phillip
Advertised Plan 32 of 67



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468 ST KILDA ROAD,
GROUND + 13 LEVELS OFFICE BUILDING



TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

**LEVEL 8 –
PROPOSED FLOOR
PLAN**

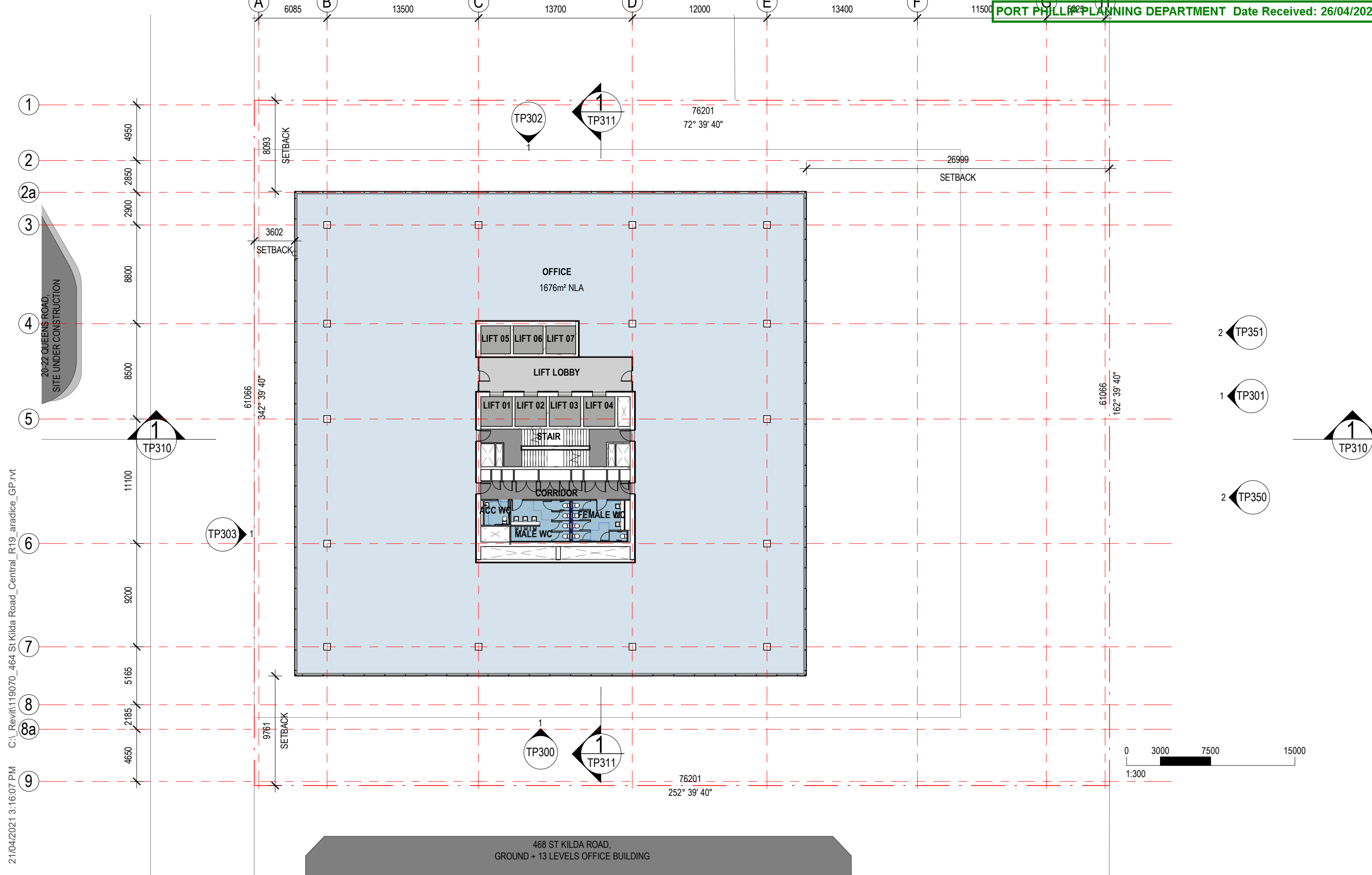
DRAWING NO. TP207

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
Sydney 1/156 Clarence Street Sydney NSW 2000
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City of Port Phillip
Advertised Plan 33 of 67



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21/04/2021 3:16:07 PM

468 ST KILDA ROAD,
GROUND + 13 LEVELS OFFICE BUILDING



TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
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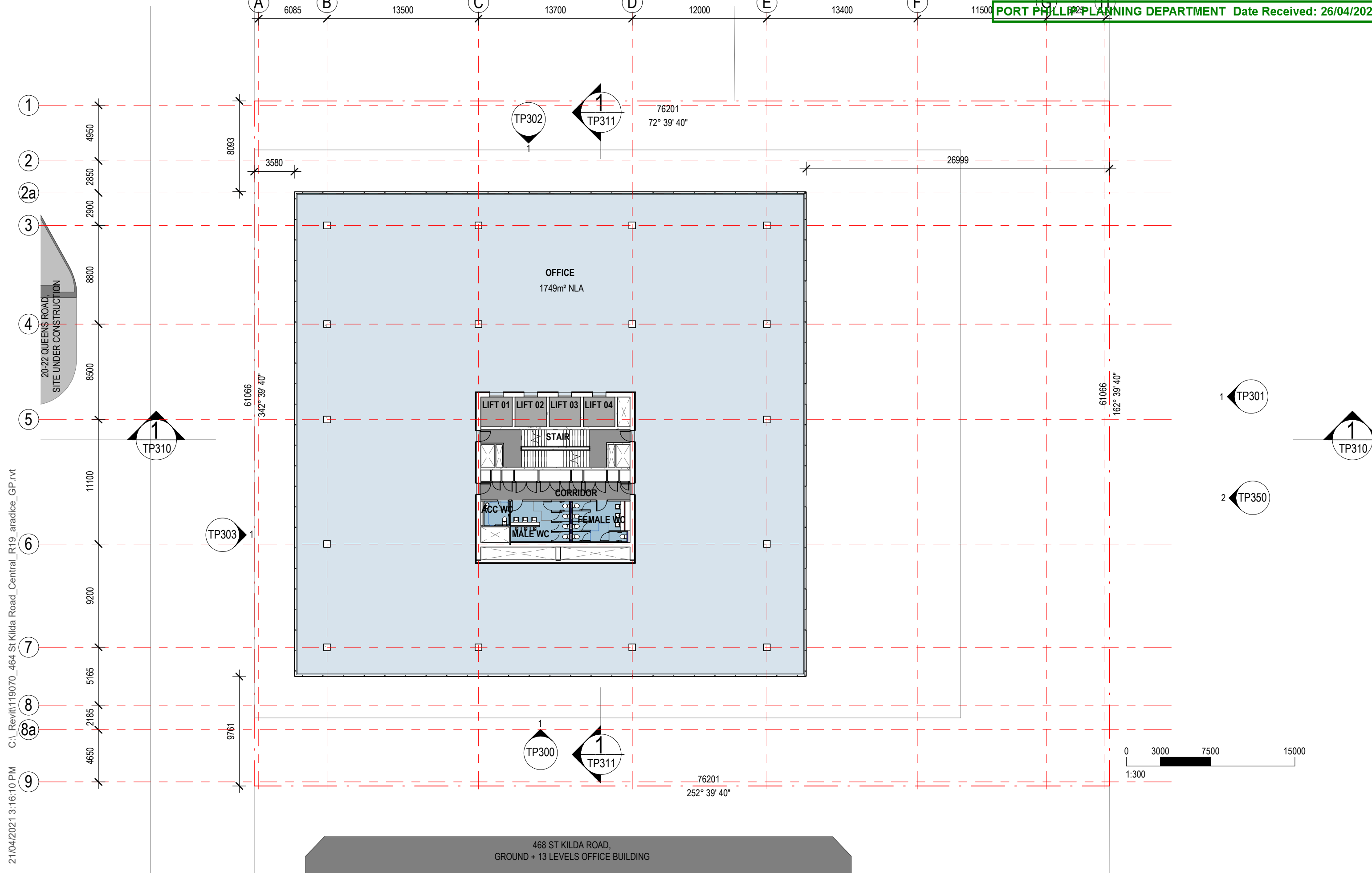
LEVEL 9 - PROPOSED FLOOR PLAN
DRAWING NO. **TP208**

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane Melbourne Sydney
2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
3/577 Little Bourke Street Melbourne VIC 3000
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City of Port Phillip
Advertised Plan 34 of 67



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468 ST KILDA ROAD,
GROUND + 13 LEVELS OFFICE BUILDING



TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

**LEVEL 10 –
PROPOSED FLOOR
PLAN**

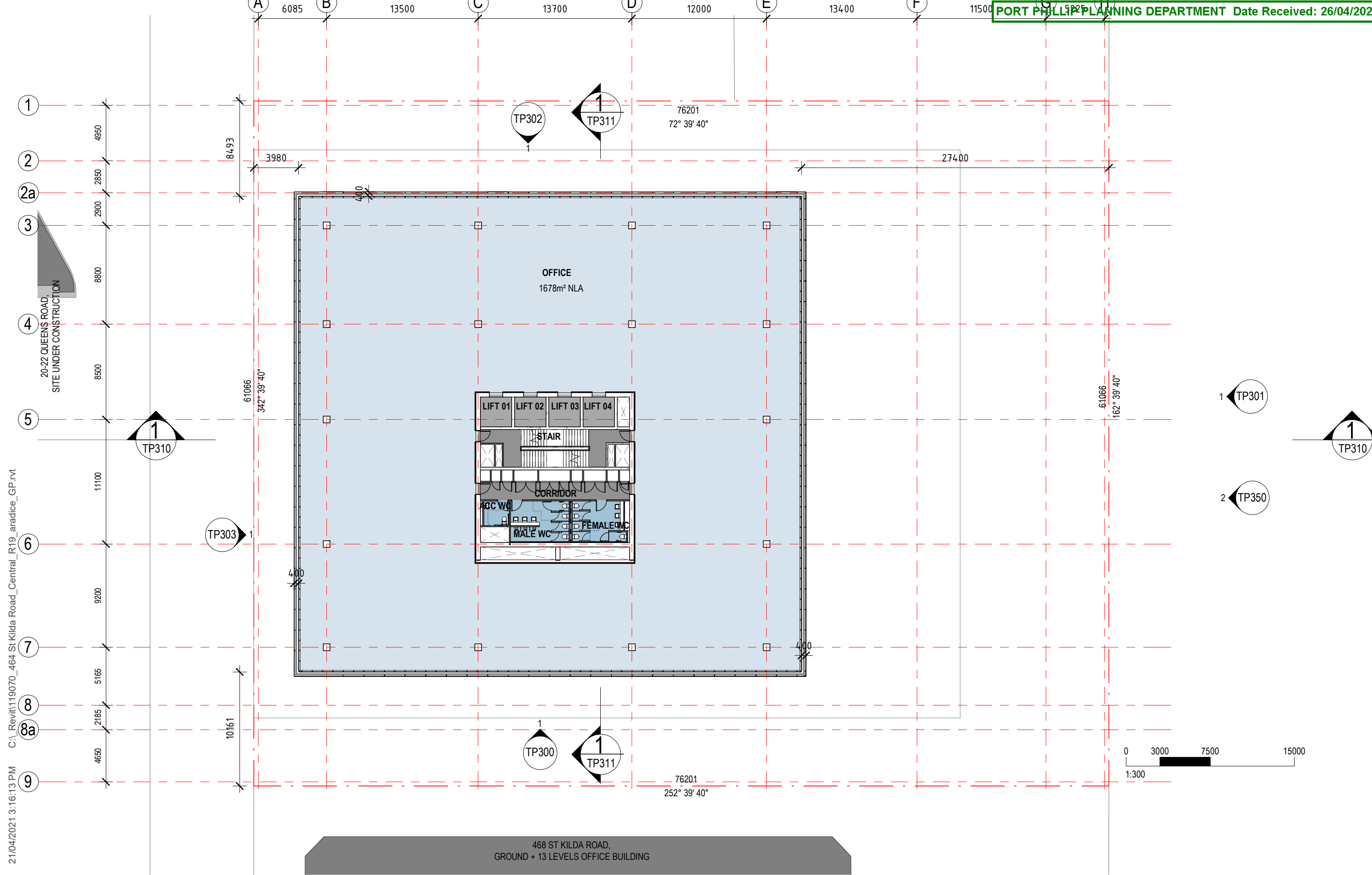
DRAWING NO. **TP209**

New Commercial Building
464 St Kilda Road, Melbourne

Gray Puksand
Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
Sydney 1/156 Clarence Street Sydney NSW 2000
graypuksand.com.au

GRAY PUKSAND

City of Port Phillip
Advertised Plan 35 of 67



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21/04/2021 3:16:13 PM

468 ST KILDA ROAD,
GROUND + 13 LEVELS OFFICE BUILDING



TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

**LEVEL 11 -
PROPOSED FLOOR
PLAN**

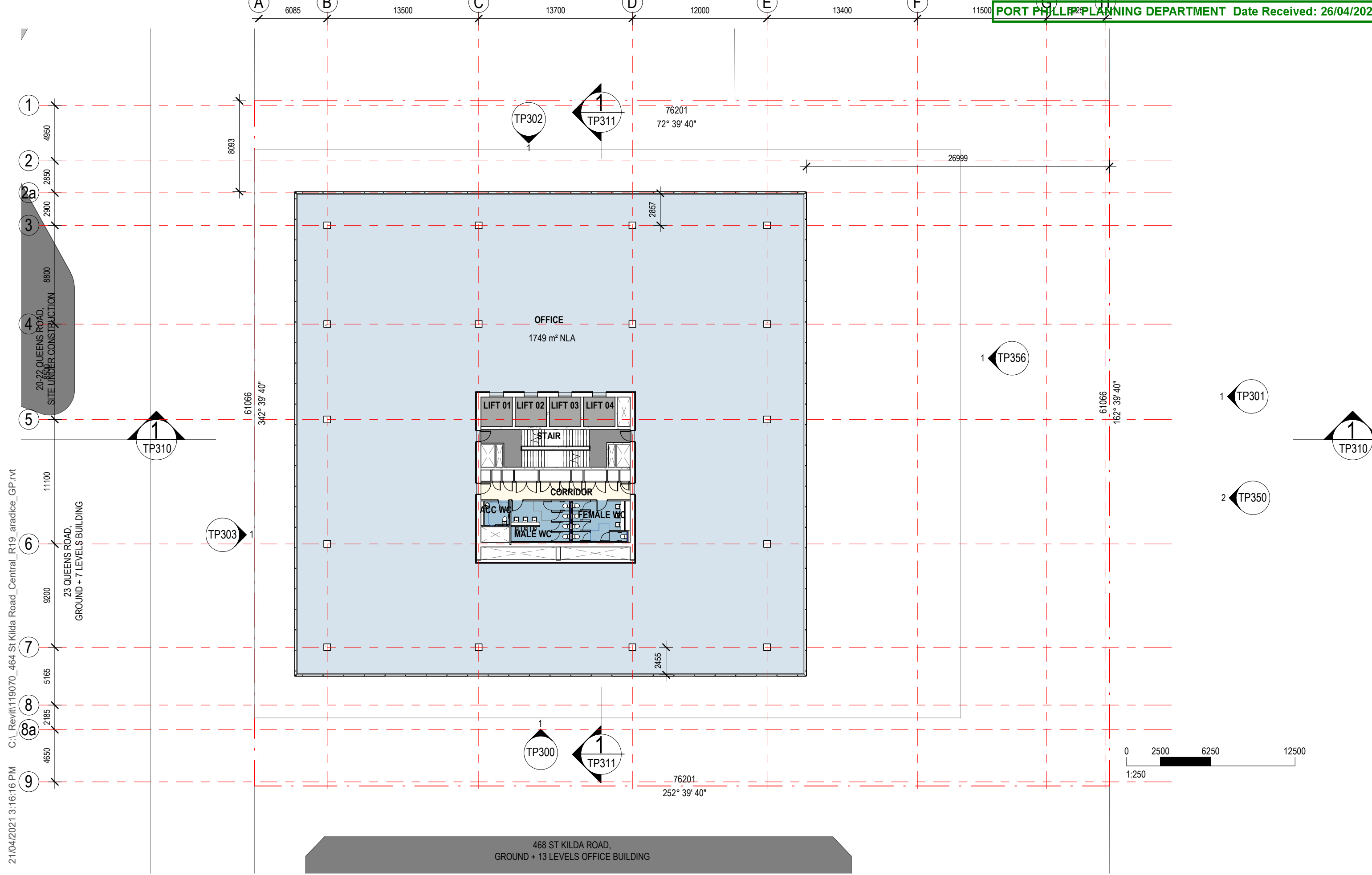
DRAWING NO. TP210

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane Melbourne Sydney
2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
3/577 Little Bourke Street Melbourne VIC 3000
1/156 Clarence Street Sydney NSW 2000
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City of Port Phillip
Advertised Plan 36 of 67



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21/04/2021 3:16:16 PM

468 ST KILDA ROAD,
GROUND + 13 LEVELS OFFICE BUILDING

TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

**LEVEL 12-15
PROPOSED TYPICAL
FLOOR PLAN**

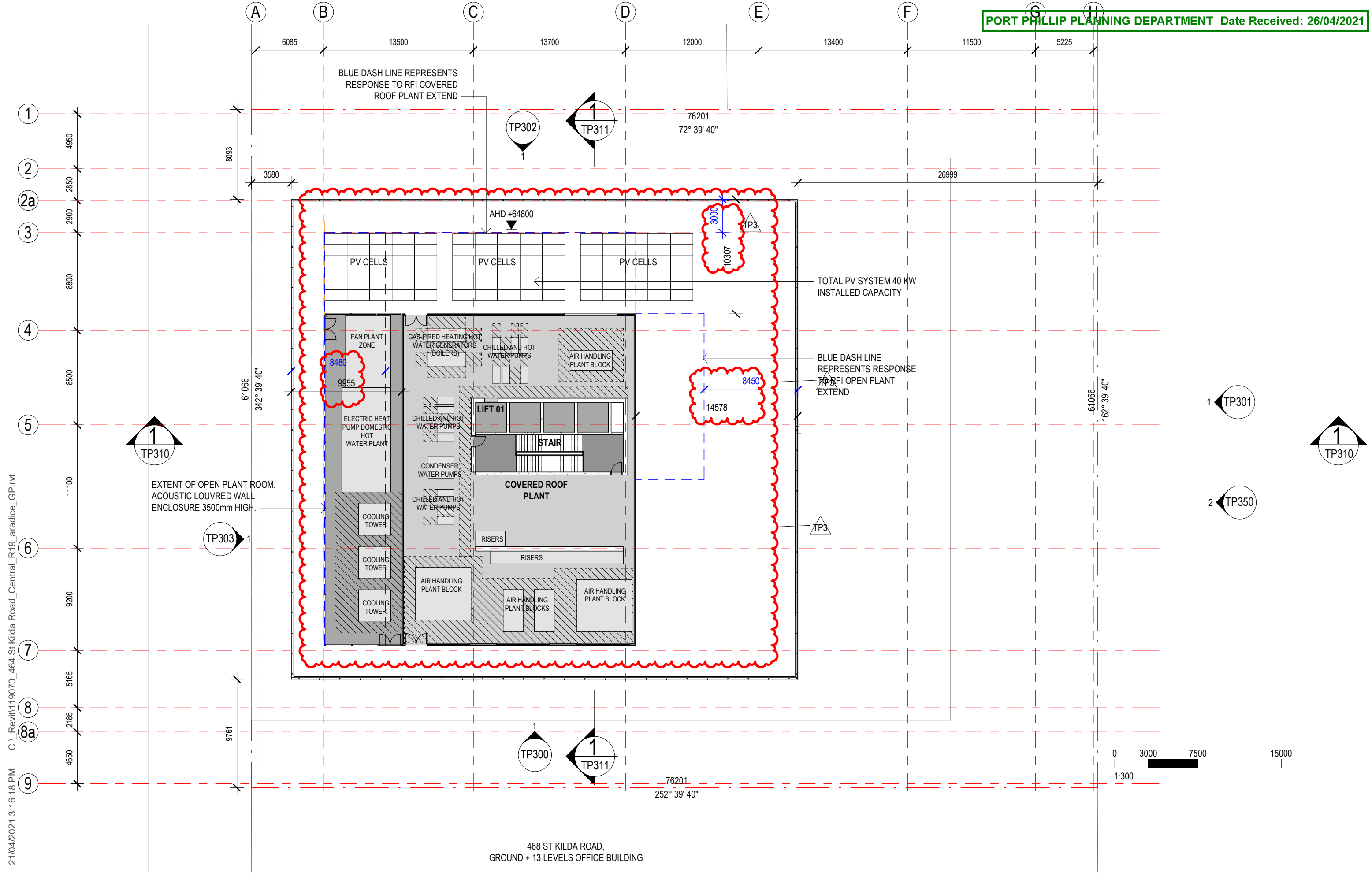
DRAWING NO. TP211

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
Sydney 1/156 Clarence Street Sydney NSW 2000
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City of Port Phillip
Advertised Plan 37 of 67



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21/04/2021 3:16:18 PM

468 ST KILDA ROAD,
GROUND + 13 LEVELS OFFICE BUILDING



TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP3
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1: 300
TP3	Town Planning RFI	21/04/2021	DRAWN	PC
			CHECKED	AR
			APPROVED	KW

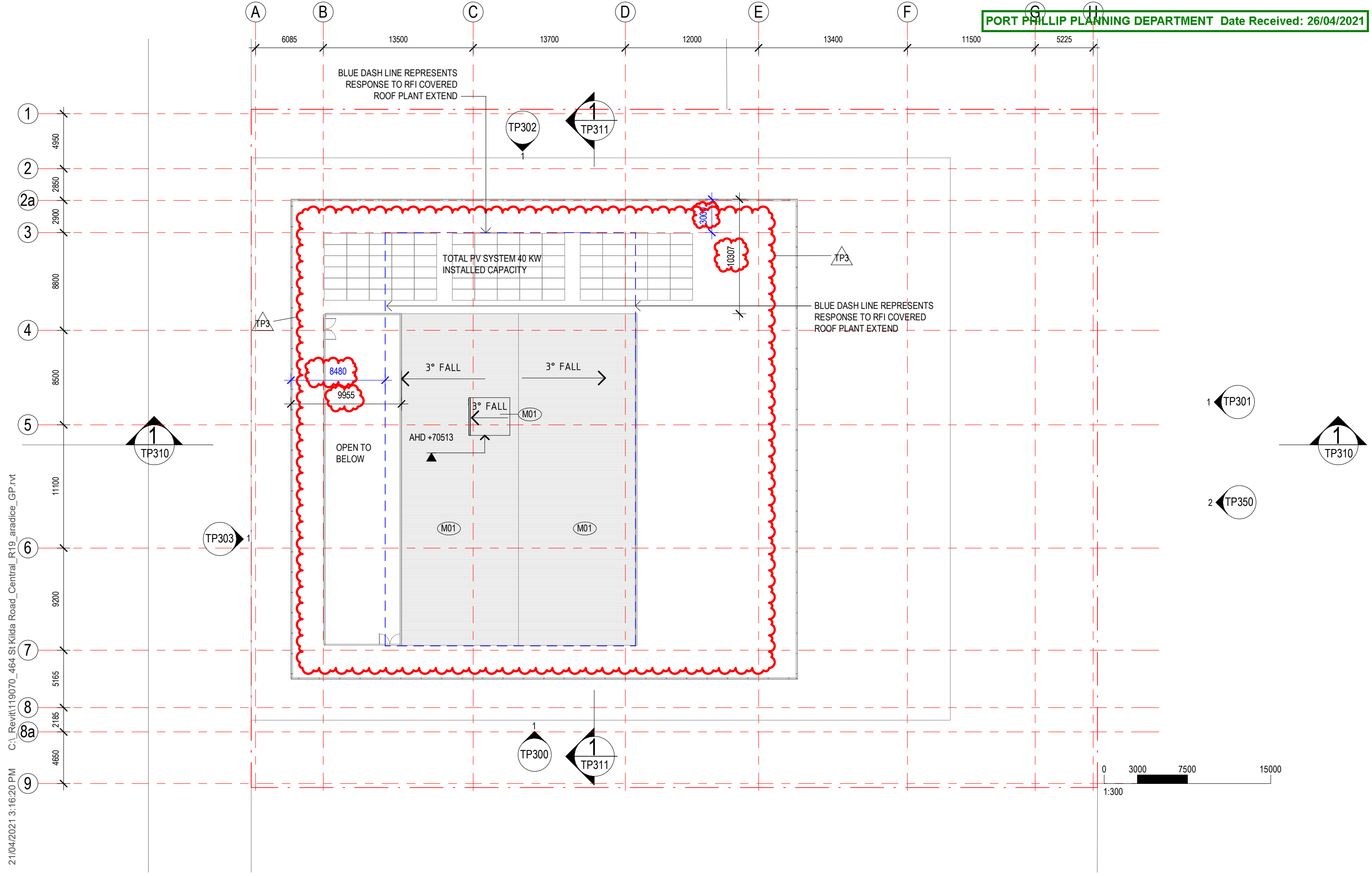
ROOF - PROPOSED FLOOR PLAN
DRAWING NO. **TP212**

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane Melbourne Sydney
2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
3/577 Little Bourke Street Melbourne VIC 3000
1/156 Clarence Street Sydney NSW 2000
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City of Port Phillip
Advertised Plan 38 of 67



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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP3
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
TP3	Town Planning RFI	21/04/2021	DRAWN	PC
			CHECKED	AR
			APPROVED	KW

ROOF UPPER - PROPOSED FLOOR PLAN
DRAWING NO. TP213

New Commercial Building
464 St Kilda Road, Melbourne

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Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
Sydney 1/156 Clarence Street Sydney NSW 2000
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City of Port Phillip
Advertised Plan 39 of 67

EXTERNAL FINISHES LEGEND

NOTE: FINISHES TO LEVEL 1 TO 7 TO MATCH ORIGINAL FINISHES.

- GL01 VISION PANEL. BRONZE COLOUR TO MATCH EXISTING.
- GL02 SPANDREL PANEL WITH 100% WHITE OPAQUE FINISH. NON-COMBUSTIBLE THERMALLY INSULATED PANEL ZONE.
- GL03 VISION PANEL. LIGHT GREY GLASS TO PROVIDE DIFFERENTIATION TO EXISTING CURTAIN WALL BELOW.
- GL05 VISION PANEL. MEDIUM GREY GLASS TO PROVIDE DIFFERENTIATION TO EXISTING CURTAIN WALL BELOW.
- GL06 HORIZONTAL SPANDREL. TEXTURED GLASS WITH WHITE BACKPAN. PROVIDES A SUBTLE MODERN INTERPRETATION OF THE EXISTING WHITE PANELS BELOW.
- GL07 HORIZONTAL SPANDREL. GREY GLASS WITH GREY PACKPAN.
- GL08 CLEAR VISION GLASS.
- AL01 NEW ALUMINIUM CLADDING TO BE REINSTATED AS PER ORIGINAL DESIGN FINISH. PANELS TO BE NON-COMBUSTIBLE WITH THERMALLY INSULATED PANEL ZONE. DARK DURANODIC ANODIZED FINISH.
- PC01 POWDERCOAT FINISH. MEDIUM GREY
- PC02 POWDERCOAT FINISH. BLACK
- CN01 CONCRETE WITH FORMLINER PATTERN.
- M01 METAL ROOF CLADDING. KLIPLOCK IN COLOUR WINDSPRAY.
- CP01 SOLID PANEL WALL CLADDING. MID GREY.
- P01 WHITE PAINT.



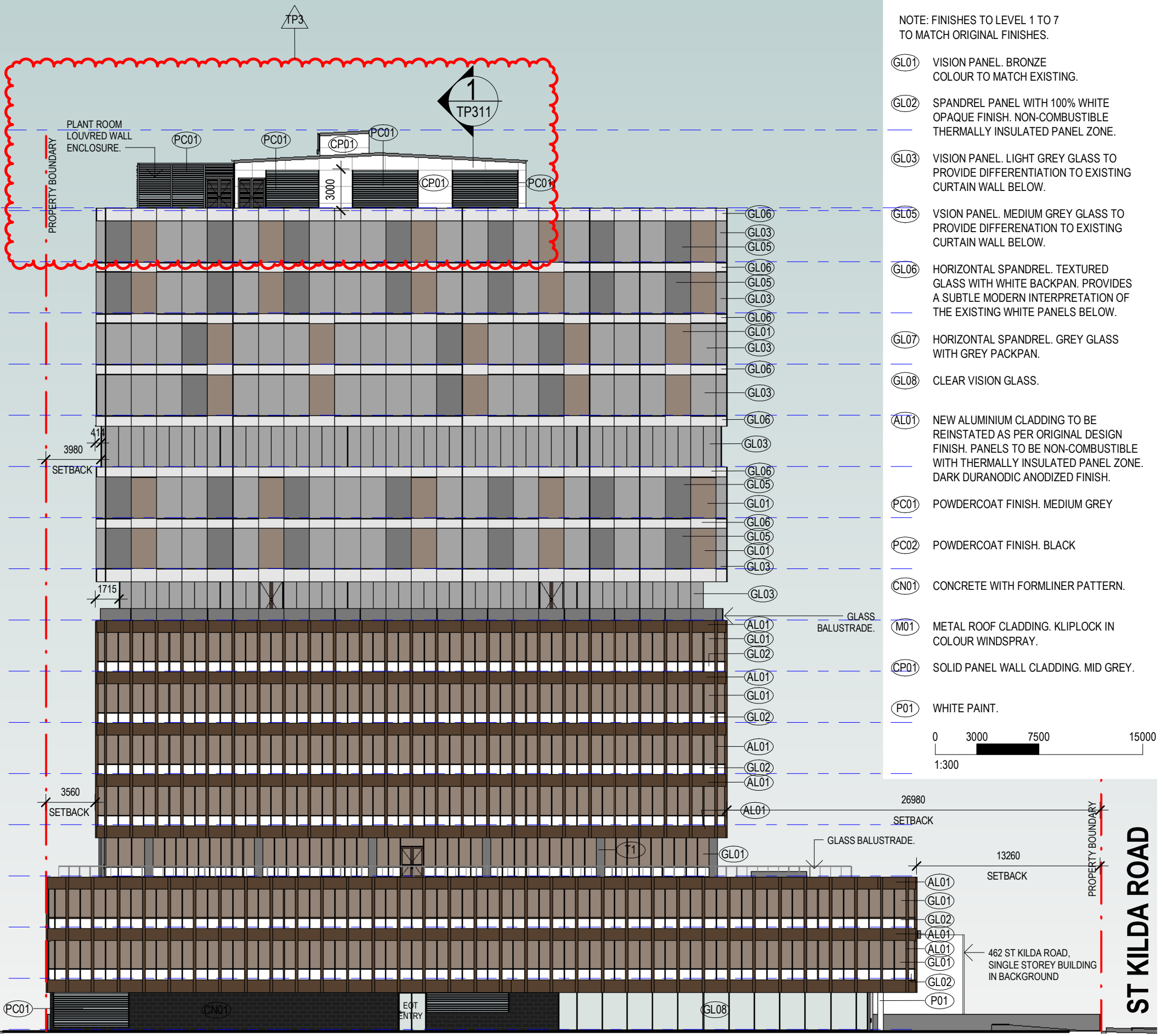
- ▼ LIFT OVER RUN 70623
- ▼ PARAPET 65000
- ▼ ROOF LEVEL 64800
- ▼ LEVEL 15 61100
- ▼ LEVEL 14 57400
- ▼ LEVEL 13 53700
- ▼ LEVEL 12 50000
- ▼ LEVEL 11 46300
- ▼ LEVEL 10 42600
- ▼ LEVEL 09 38900
- ▼ LEVEL 08 35200
- ▼ LEVEL 07 31500
- ▼ LEVEL 06 27800
- ▼ LEVEL 05 24100
- ▼ LEVEL 04 20400
- ▼ LEVEL 03 16700
- ▼ LEVEL 02 13000
- ▼ LEVEL 01 9300
- ▼ GROUND LEVEL 5600

20-22 QUEENS ROAD. SITE UNDER CONSTRUCTION IN BACKGROUND

23 QUEENS ROAD. GROUND + 7 LEVELS BUILDING

QUEENS LANE

ST KILDA ROAD



TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP3
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	As indicated
TP3	Town Planning RFI	21/04/2021	DRAWN	PC
			CHECKED	AR
			APPROVED	KW

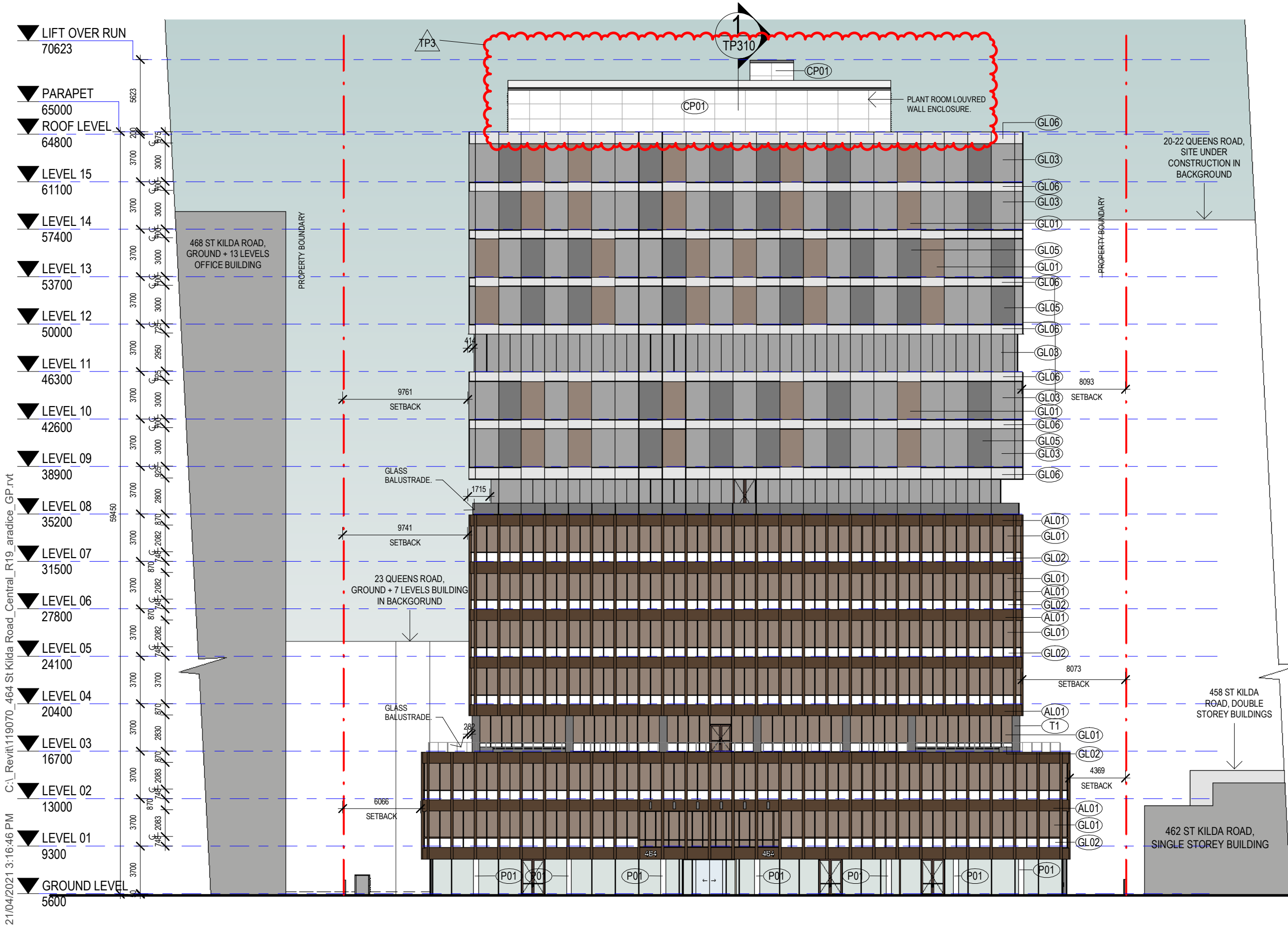
PROPOSED SOUTH ELEVATION
DRAWING NO. TP300

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane Melbourne Sydney
2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
3/577 Little Bourke Street Melbourne VIC 3000
1/156 Clarence Street Sydney NSW 2000
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21/04/2021 3:16:39 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt



EXTERNAL FINISHES LEGEND

NOTE: FINISHES TO LEVEL 1 TO 7 TO MATCH ORIGINAL FINISHES.

- (GL01) VISION PANEL. BRONZE COLOUR TO MATCH EXISTING.
- (GL02) SPANDREL PANEL WITH 100% WHITE OPAQUE FINISH. NON-COMBUSTIBLE THERMALLY INSULATED PANEL ZONE.
- (GL03) VISION PANEL. LIGHT GREY GLASS TO PROVIDE DIFFERENTIATION TO EXISTING CURTAIN WALL BELOW.
- (GL05) VISION PANEL. MEDIUM GREY GLASS TO PROVIDE DIFFERENTIATION TO EXISTING CURTAIN WALL BELOW.
- (GL06) HORIZONTAL SPANDREL. TEXTURED GLASS WITH WHITE BACKPAN. PROVIDES A SUBTLE MODERN INTERPRETATION OF THE EXISTING WHITE PANELS BELOW.
- (GL07) HORIZONTAL SPANDREL. GREY GLASS WITH GREY PACKPAN.
- (GL08) CLEAR VISION GLASS.
- (AL01) NEW ALUMINIUM CLADDING TO BE REINSTATED AS PER ORIGINAL DESIGN FINISH. PANELS TO BE NON-COMBUSTIBLE WITH THERMALLY INSULATED PANEL ZONE. DARK DURANODIC ANODIZED FINISH.
- (PC01) POWDERCOAT FINISH. MEDIUM GREY
- (PC02) POWDERCOAT FINISH. BLACK
- (CN01) CONCRETE WITH FORMLINER PATTERN.
- (M01) METAL ROOF CLADDING. KLIPLOCK IN COLOUR WINDSPRAY.
- (CP01) SOLID PANEL WALL CLADDING. MID GREY.
- (P01) WHITE PAINT.

21/04/2021 3:16:46 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP3
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	As indicated
TP3	Town Planning RFI	21/04/2021	DRAWN	PC
			CHECKED	AR
			APPROVED	KW

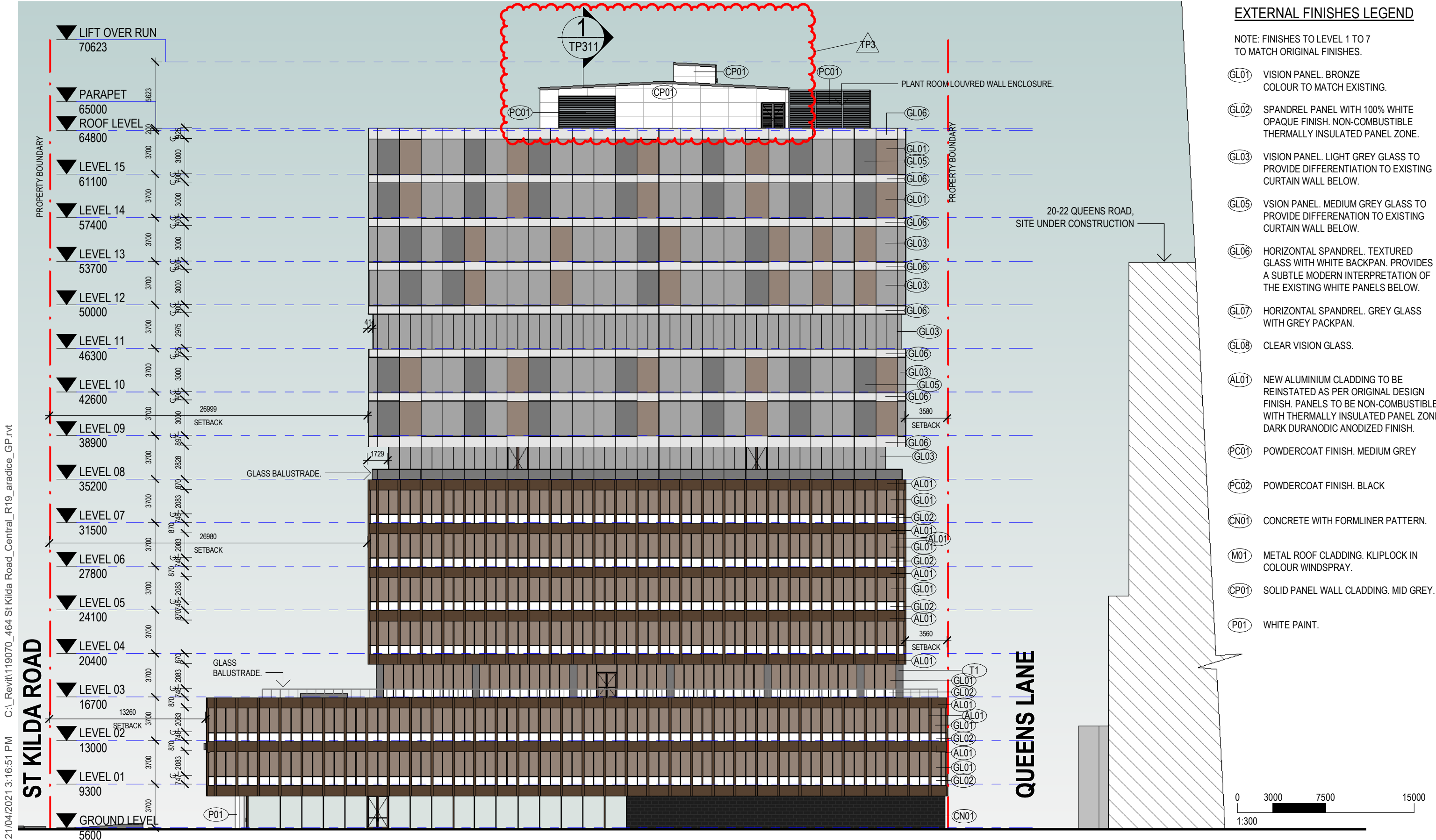
PROPOSED EAST ELEVATION
DRAWING NO. **TP301**

New Commercial Building
464 St Kilda Road, Melbourne

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City of Port Phillip
Advertised Plan 41 of 67



EXTERNAL FINISHES LEGEND

NOTE: FINISHES TO LEVEL 1 TO 7 TO MATCH ORIGINAL FINISHES.

- GL01 VISION PANEL. BRONZE COLOUR TO MATCH EXISTING.
- GL02 SPANDREL PANEL WITH 100% WHITE OPAQUE FINISH. NON-COMBUSTIBLE THERMALLY INSULATED PANEL ZONE.
- GL03 VISION PANEL. LIGHT GREY GLASS TO PROVIDE DIFFERENTIATION TO EXISTING CURTAIN WALL BELOW.
- GL05 VISION PANEL. MEDIUM GREY GLASS TO PROVIDE DIFFERENTIATION TO EXISTING CURTAIN WALL BELOW.
- GL06 HORIZONTAL SPANDREL. TEXTURED GLASS WITH WHITE BACKPAN. PROVIDES A SUBTLE MODERN INTERPRETATION OF THE EXISTING WHITE PANELS BELOW.
- GL07 HORIZONTAL SPANDREL. GREY GLASS WITH GREY PACKPAN.
- GL08 CLEAR VISION GLASS.
- AL01 NEW ALUMINIUM CLADDING TO BE REINSTATED AS PER ORIGINAL DESIGN FINISH. PANELS TO BE NON-COMBUSTIBLE WITH THERMALLY INSULATED PANEL ZONE. DARK DURANODIC ANODIZED FINISH.
- PC01 POWDERCOAT FINISH. MEDIUM GREY
- PC02 POWDERCOAT FINISH. BLACK
- CN01 CONCRETE WITH FORMLINER PATTERN.
- M01 METAL ROOF CLADDING. KLIPLOCK IN COLOUR WINDSPRAY.
- CP01 SOLID PANEL WALL CLADDING. MID GREY.
- P01 WHITE PAINT.

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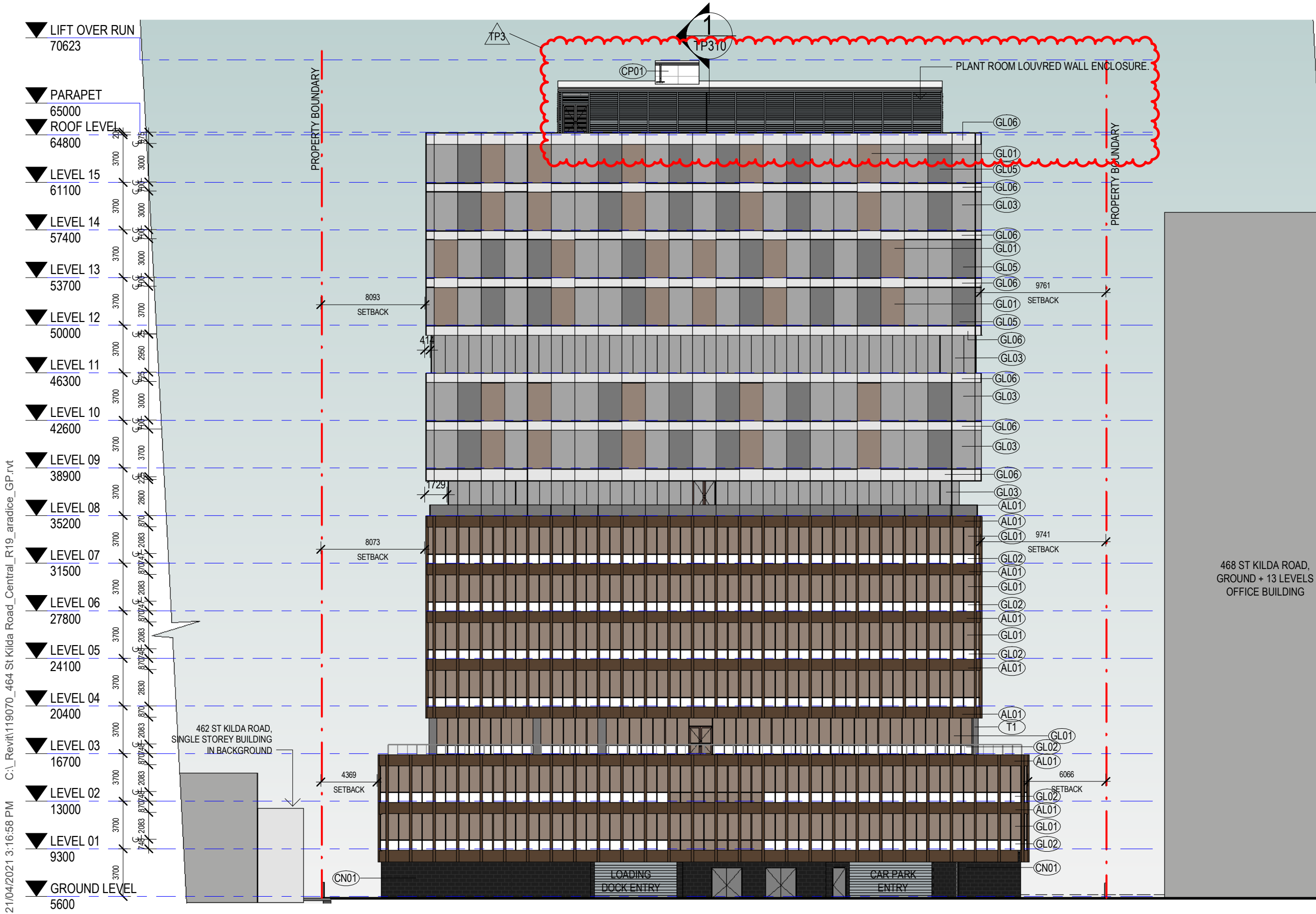
TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE	REVISION	TP3
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	As indicated
TP3	Town Planning RFI	21/04/2021	DRAWN	PC
			CHECKED	AR
			APPROVED	KW

PROPOSED NORTH ELEVATION
New Commercial Building
 464 St Kilda Road, Melbourne
 DRAWING NO. TP302

Brisbane Melbourne Sydney
 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
 3/577 Little Bourke Street Melbourne VIC 3000
 1/156 Clarence Street Sydney NSW 2000
 graypuksand.com.au
GRAY PUKSAND



EXTERNAL FINISHES LEGEND

NOTE: FINISHES TO LEVEL 1 TO 7 TO MATCH ORIGINAL FINISHES.

- GL01 VISION PANEL. BRONZE COLOUR TO MATCH EXISTING.
- GL02 SPANDREL PANEL WITH 100% WHITE OPAQUE FINISH. NON-COMBUSTIBLE THERMALLY INSULATED PANEL ZONE.
- GL03 VISION PANEL. LIGHT GREY GLASS TO PROVIDE DIFFERENTIATION TO EXISTING CURTAIN WALL BELOW.
- GL05 VISION PANEL. MEDIUM GREY GLASS TO PROVIDE DIFFERENTIATION TO EXISTING CURTAIN WALL BELOW.
- GL06 HORIZONTAL SPANDREL. TEXTURED GLASS WITH WHITE BACKPAN. PROVIDES A SUBTLE MODERN INTERPRETATION OF THE EXISTING WHITE PANELS BELOW.
- GL07 HORIZONTAL SPANDREL. GREY GLASS WITH GREY PACKPAN.
- GL08 CLEAR VISION GLASS.
- AL01 NEW ALUMINIUM CLADDING TO BE REINSTATED AS PER ORIGINAL DESIGN FINISH. PANELS TO BE NON-COMBUSTIBLE WITH THERMALLY INSULATED PANEL ZONE DARK DURANODIC ANODIZED FINISH.
- PC01 POWDERCOAT FINISH. MEDIUM GREY
- PC02 POWDERCOAT FINISH. BLACK
- CN01 CONCRETE WITH FORMLINER PATTERN.
- M01 METAL ROOF CLADDING. KLIPLOCK IN COLOUR WINDSPRAY.
- CP01 SOLID PANEL WALL CLADDING. MID GREY.
- P01 WHITE PAINT.

468 ST KILDA ROAD, GROUND + 13 LEVELS OFFICE BUILDING

21/04/2021 3:16:58 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP3
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	As indicated
TP3	Town Planning RFI	21/04/2021	DRAWN	PC
			CHECKED	AR
			APPROVED	KW

PROPOSED WEST ELEVATION
DRAWING NO. **TP303**

New Commercial Building
464 St Kilda Road, Melbourne

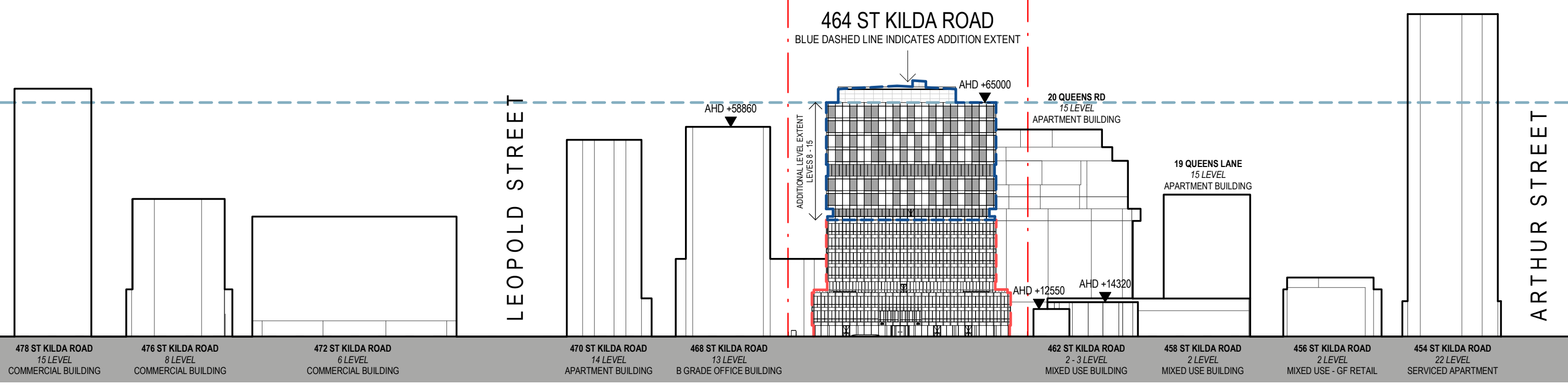
Brisbane Melbourne Sydney 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006 3/577 Little Bourke Street Melbourne VIC 3000 1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au

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City of Port Phillip
Advertised Plan 43 of 67



ST KILDA ROAD



21/04/2021 3:17:03 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

TOWN PLANNING APPLICATION

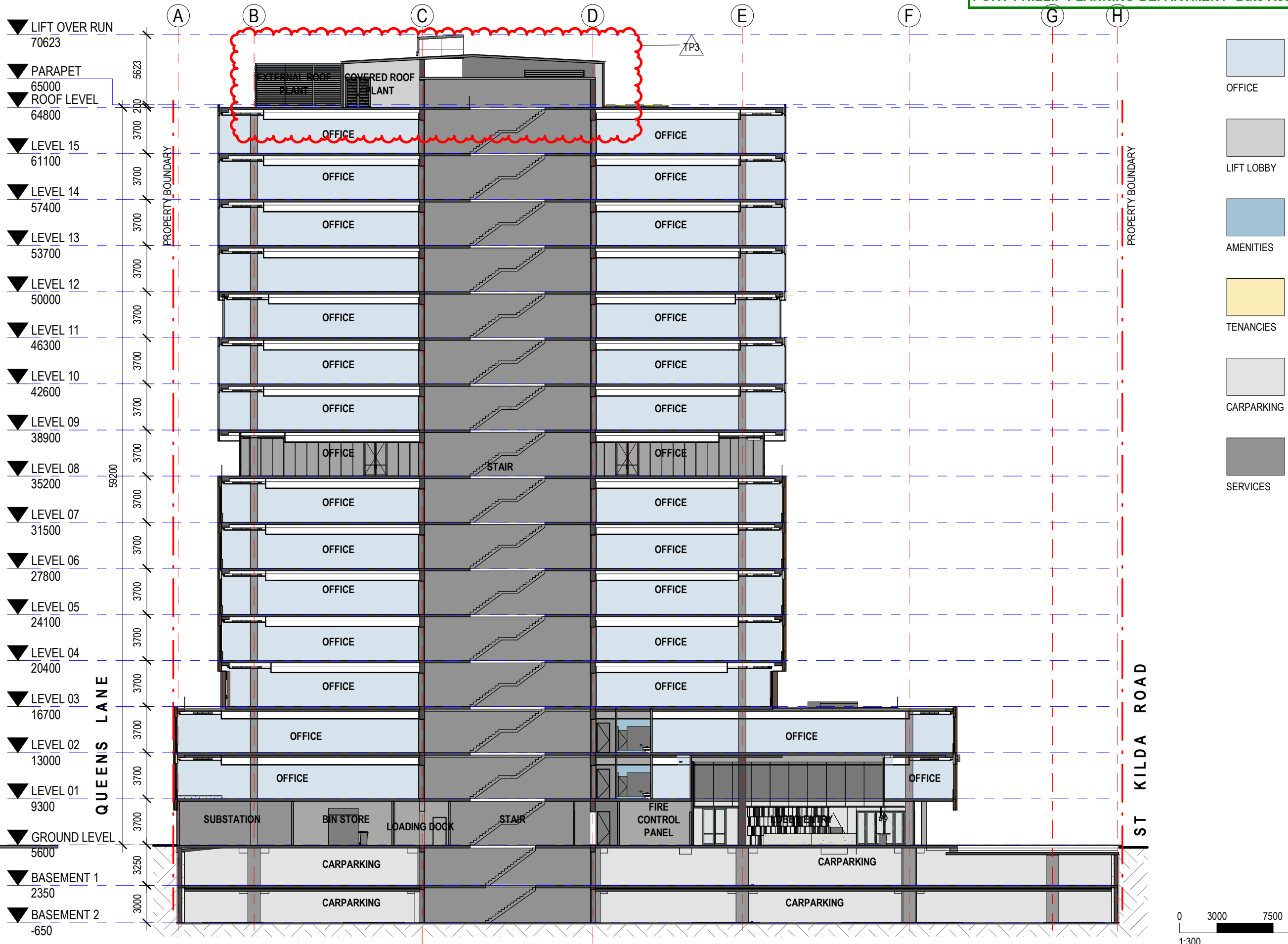
City of Port Phillip
Advertised Plan 44 of 67

REV	DESCRIPTION	DATE	REVISION	TP1
TP1	Town Planning Amendments	02/03/2021	PROJECT NO	119070
			SCALE @ A3	1 : 1000
			DRAWN	AD
			CHECKED	AR
			APPROVED	KW

ST KILDA ELEVATION
New Commercial Building
 464 St Kilda Road, Melbourne
 DRAWING NO. **TP304**

Brisbane Melbourne Sydney 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006 3/577 Little Bourke Street Melbourne VIC 3000 1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au

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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP3
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
TP3	Town Planning RFI	21/04/2021	DRAWN	PC
			CHECKED	AR
			APPROVED	KW

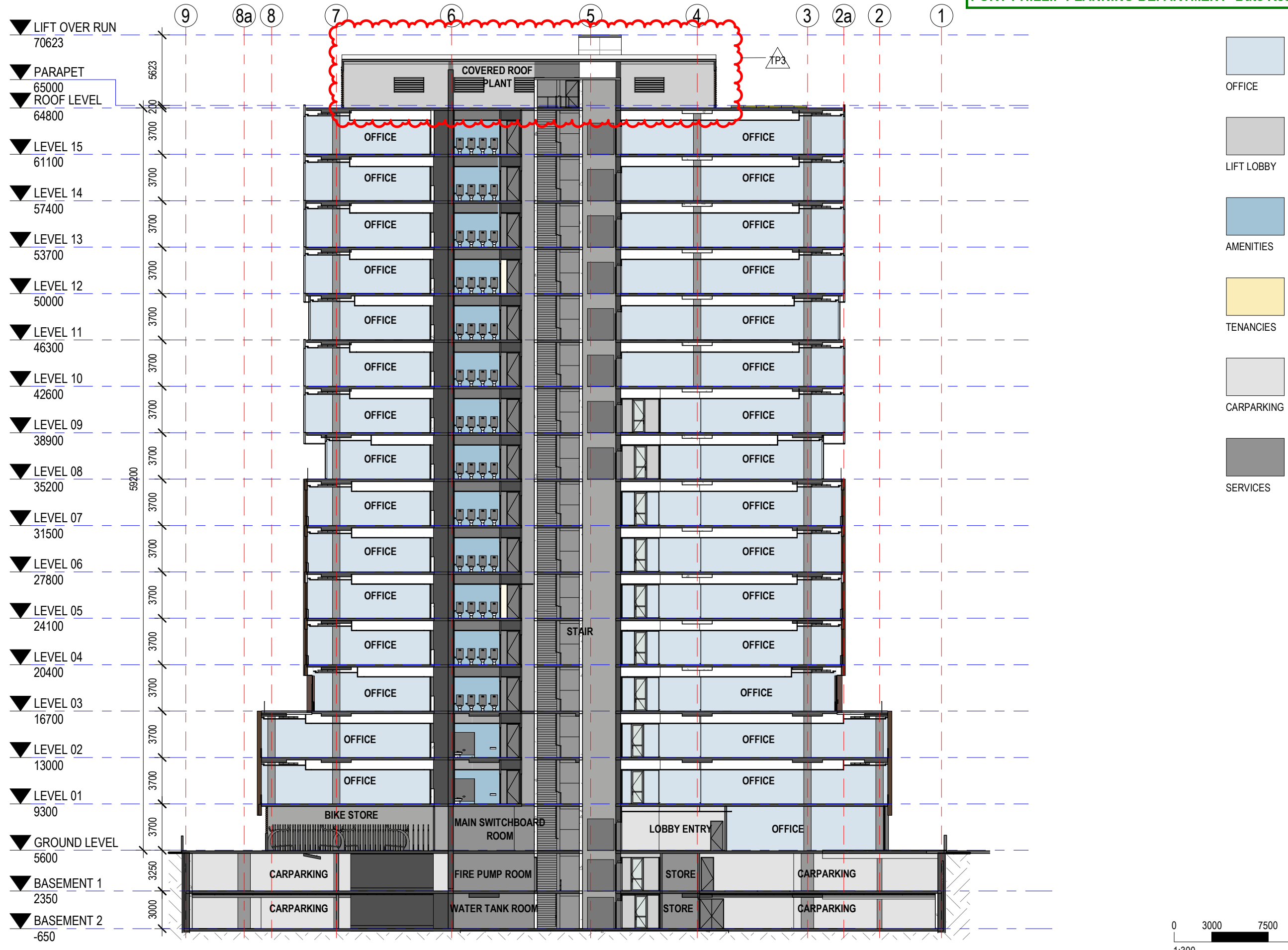
PROPOSED SECTION **New Commercial Building**
 464 St Kilda Road, Melbourne

DRAWING NO. **TP310**

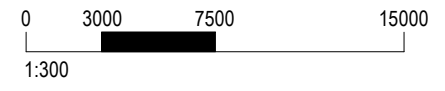
Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
 Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
 Sydney 1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au

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City of Port Phillip
 Advertised Plan 45 of 67



- ▼ LIFT OVER RUN 70623
- ▼ PARAPET 65000
- ▼ ROOF LEVEL 64800
- ▼ LEVEL 15 61100
- ▼ LEVEL 14 57400
- ▼ LEVEL 13 53700
- ▼ LEVEL 12 50000
- ▼ LEVEL 11 46300
- ▼ LEVEL 10 42600
- ▼ LEVEL 09 38900
- ▼ LEVEL 08 35200
- ▼ LEVEL 07 31500
- ▼ LEVEL 06 27800
- ▼ LEVEL 05 24100
- ▼ LEVEL 04 20400
- ▼ LEVEL 03 16700
- ▼ LEVEL 02 13000
- ▼ LEVEL 01 9300
- ▼ GROUND LEVEL 5600
- ▼ BASEMENT 1 2350
- ▼ BASEMENT 2 -650



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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP3
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	1 : 300
TP3	Town Planning RFI	21/04/2021	DRAWN	PC
			CHECKED	AR
			APPROVED	KW

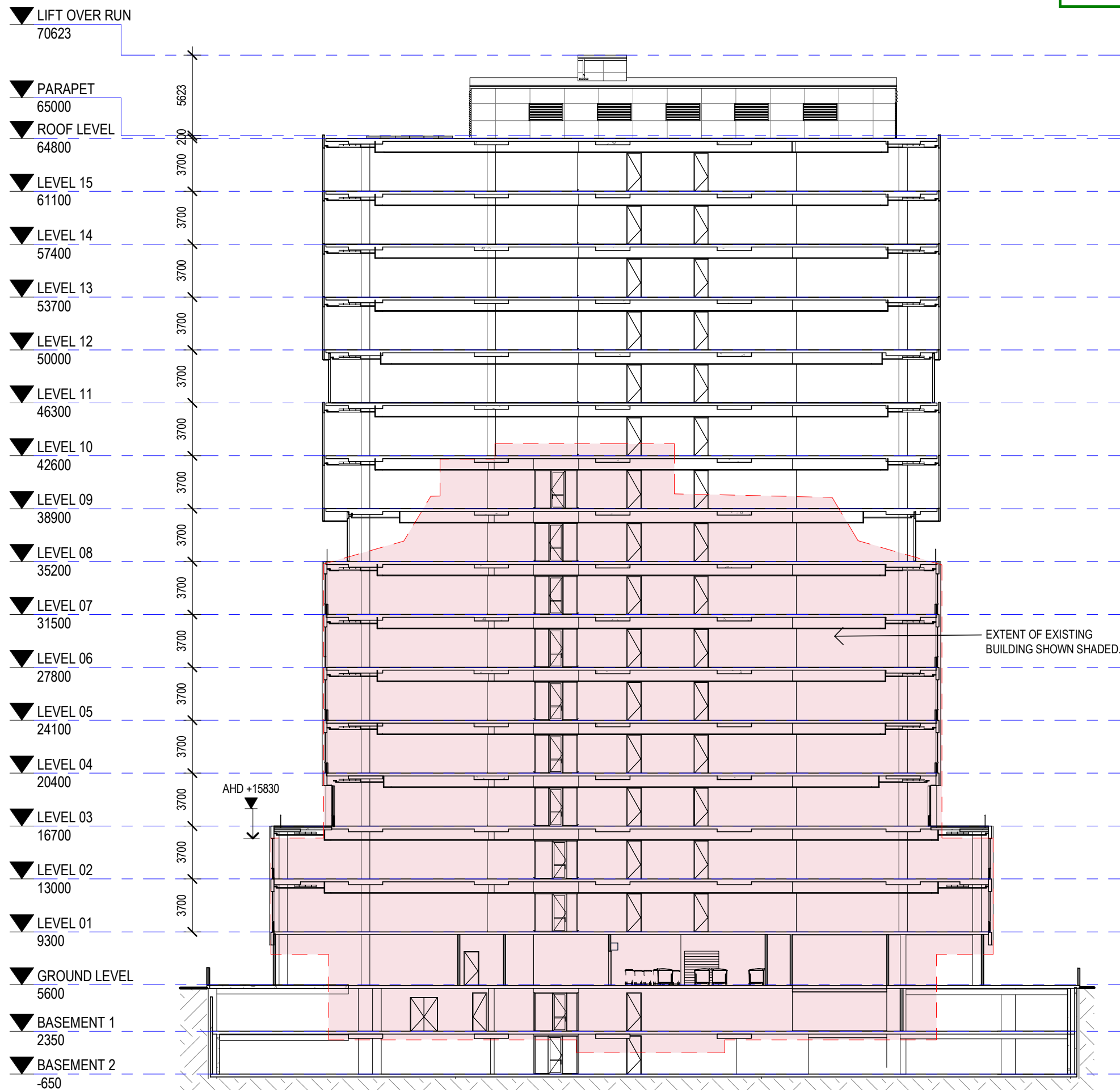
PROPOSED SECTION **New Commercial Building**
464 St Kilda Road, Melbourne

DRAWING NO. **TP311**

Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
 Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
 Sydney 1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au

City of Port Phillip
Advertised Plan 46 of 67

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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021

REVISION	TP2
PROJECT NO	119070
SCALE @ A3	1 : 300
DRAWN	PC
CHECKED	AR
APPROVED	KW

COMPARATIVE SECTION

New Commercial Building
464 St Kilda Road, Melbourne

DRAWING NO. **TP312**

Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
Sydney 1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au

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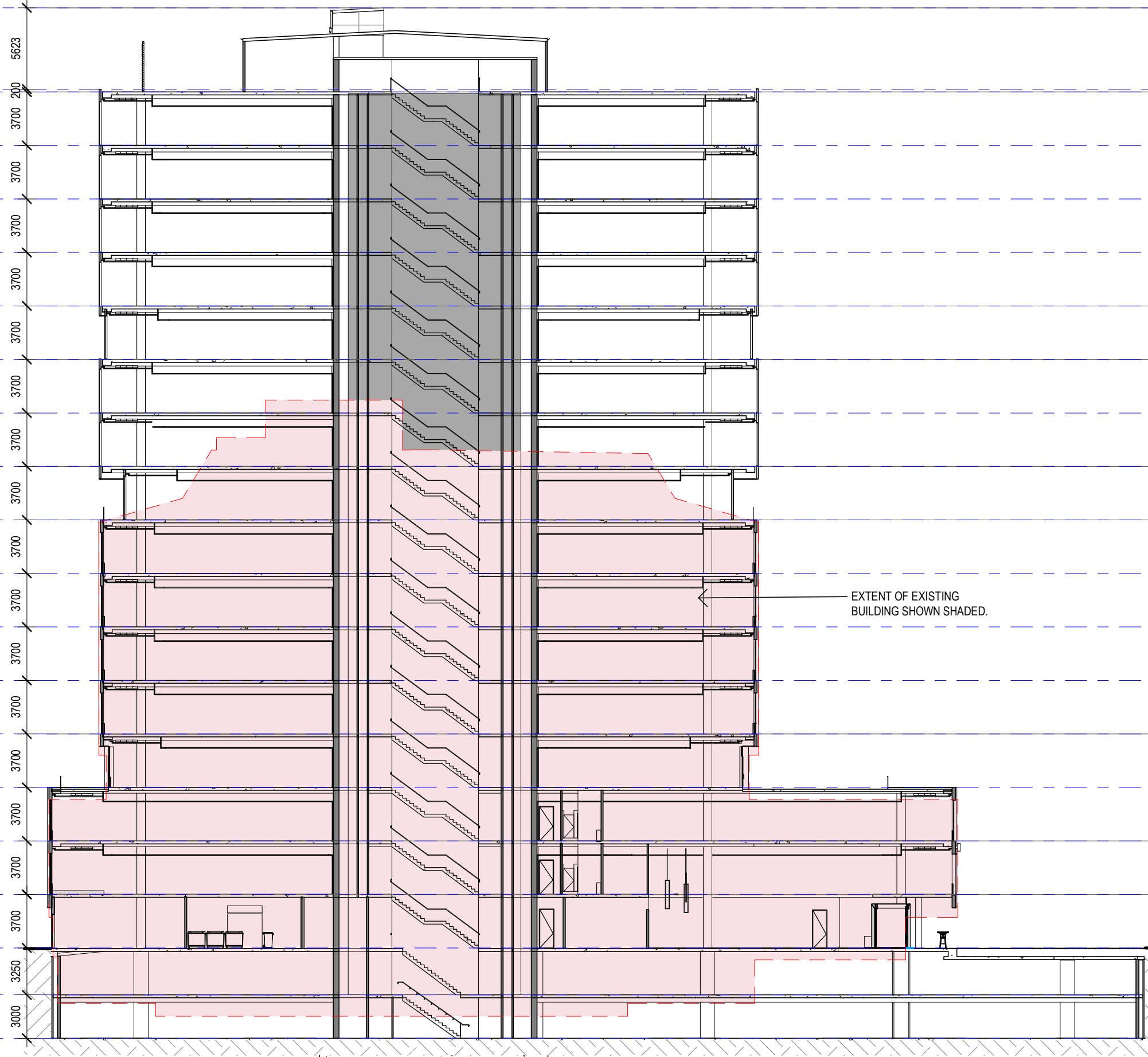
City of Port Phillip
Advertised Plan 47 of 67

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- ▼ LIFT OVER RUN
70623
- ▼ PARAPET
65000
- ▼ ROOF LEVEL
64800
- ▼ LEVEL 15
61100
- ▼ LEVEL 14
57400
- ▼ LEVEL 13
53700
- ▼ LEVEL 12
50000
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42600
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35200
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31500
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27800
- ▼ LEVEL 05
24100
- ▼ LEVEL 04
20400
- ▼ LEVEL 03
16700
- ▼ LEVEL 02
13000
- ▼ LEVEL 01
9300
- ▼ GROUND LEVEL
5600
- ▼ BASEMENT 1
2350
- ▼ BASEMENT 2
-650

QUEENS LANE

ST KILDA ROAD



EXTENT OF EXISTING BUILDING SHOWN SHADED.

TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021

REVISION	TP2
PROJECT NO	119070
SCALE @ A3	1 : 300
DRAWN	PC
CHECKED	AR
APPROVED	KW

COMPARATIVE SECTION

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane
Melbourne
Sydney

2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
3/577 Little Bourke Street Melbourne VIC 3000
1/156 Clarence Street Sydney NSW 2000

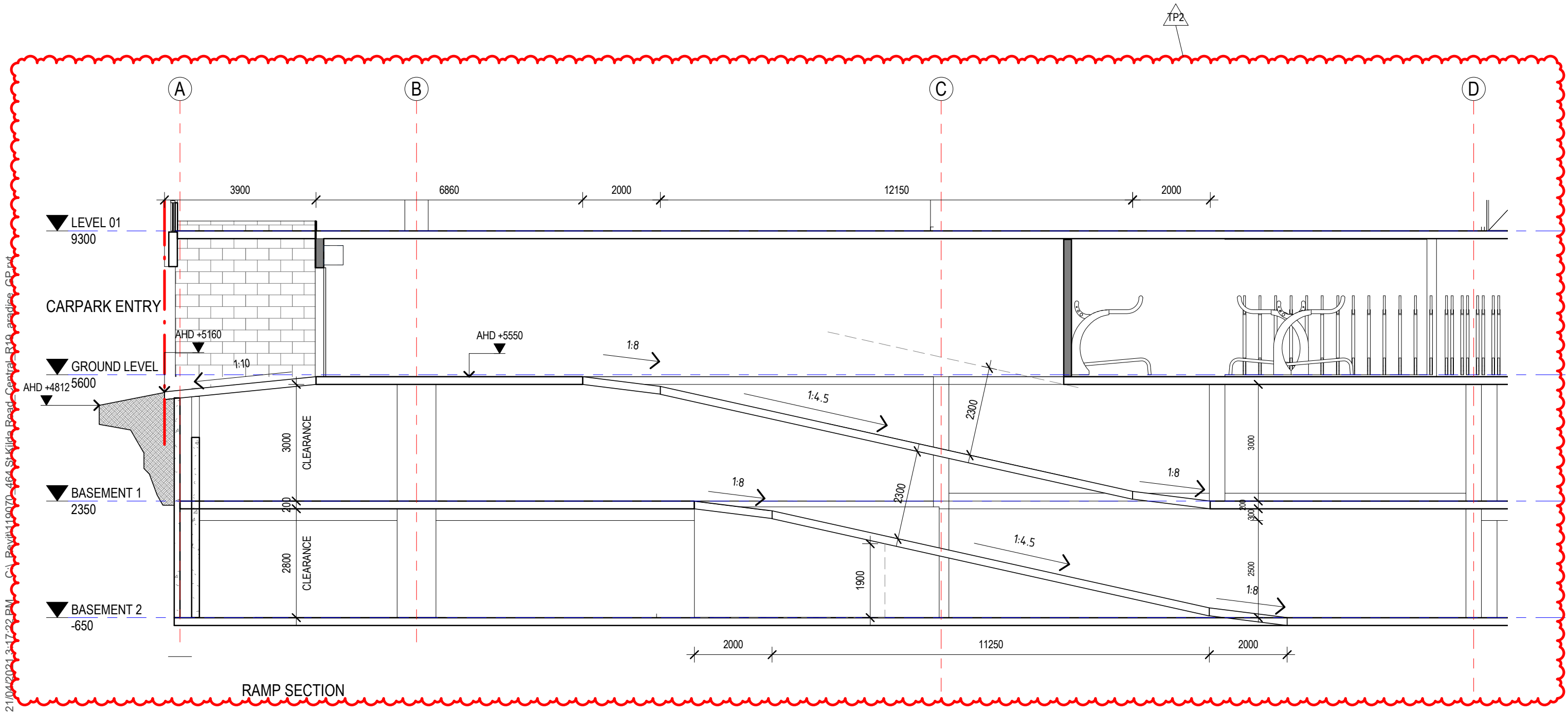
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DRAWING NO. TP313

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City of Port Phillip
Advertised Plan 48 of 67

City of Port Phillip Advertised Plan 49 of 67



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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Amendments	02/03/2021	PROJECT NO	119070
TP2	Town Planning RFI	21/04/2021	SCALE @ A3	1 : 100
			DRAWN	AD
			CHECKED	AR
			APPROVED	KW

RAMP SECTION

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
Sydney 1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au



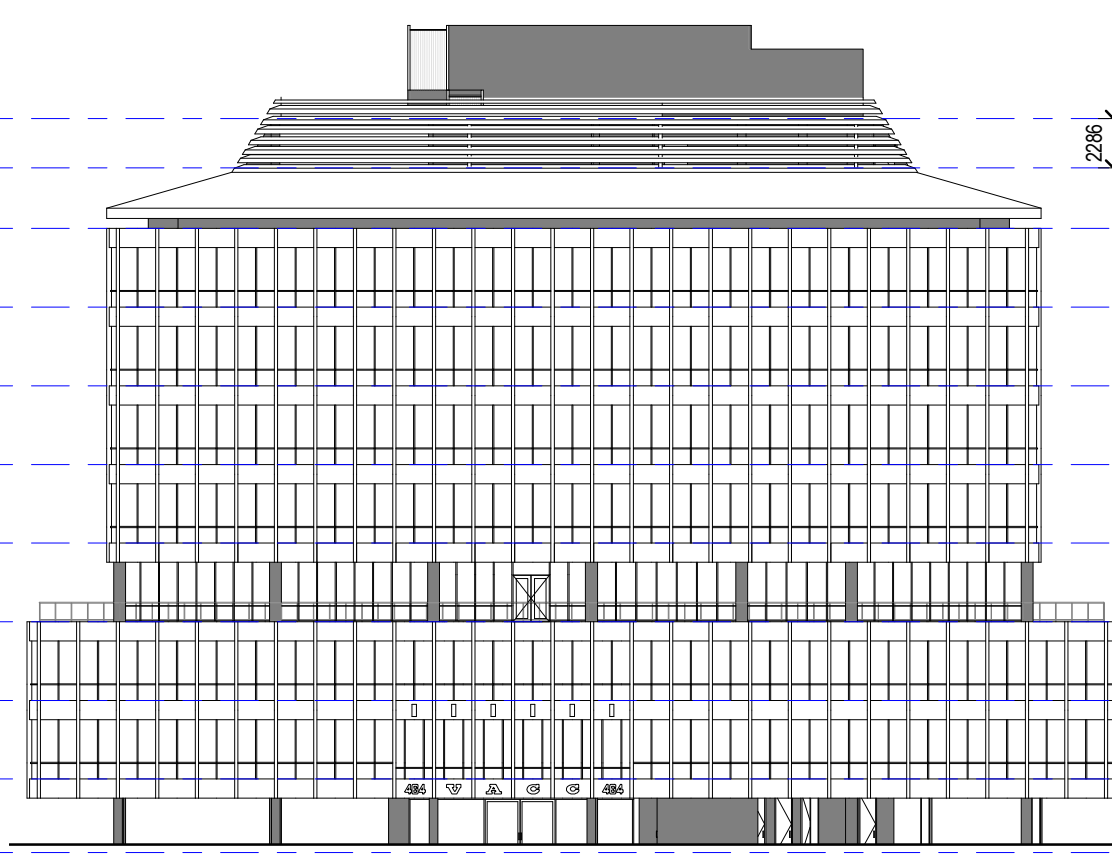
DRAWING NO. **TP314**



City of Port Phillip Advertised Plan 50 of 67

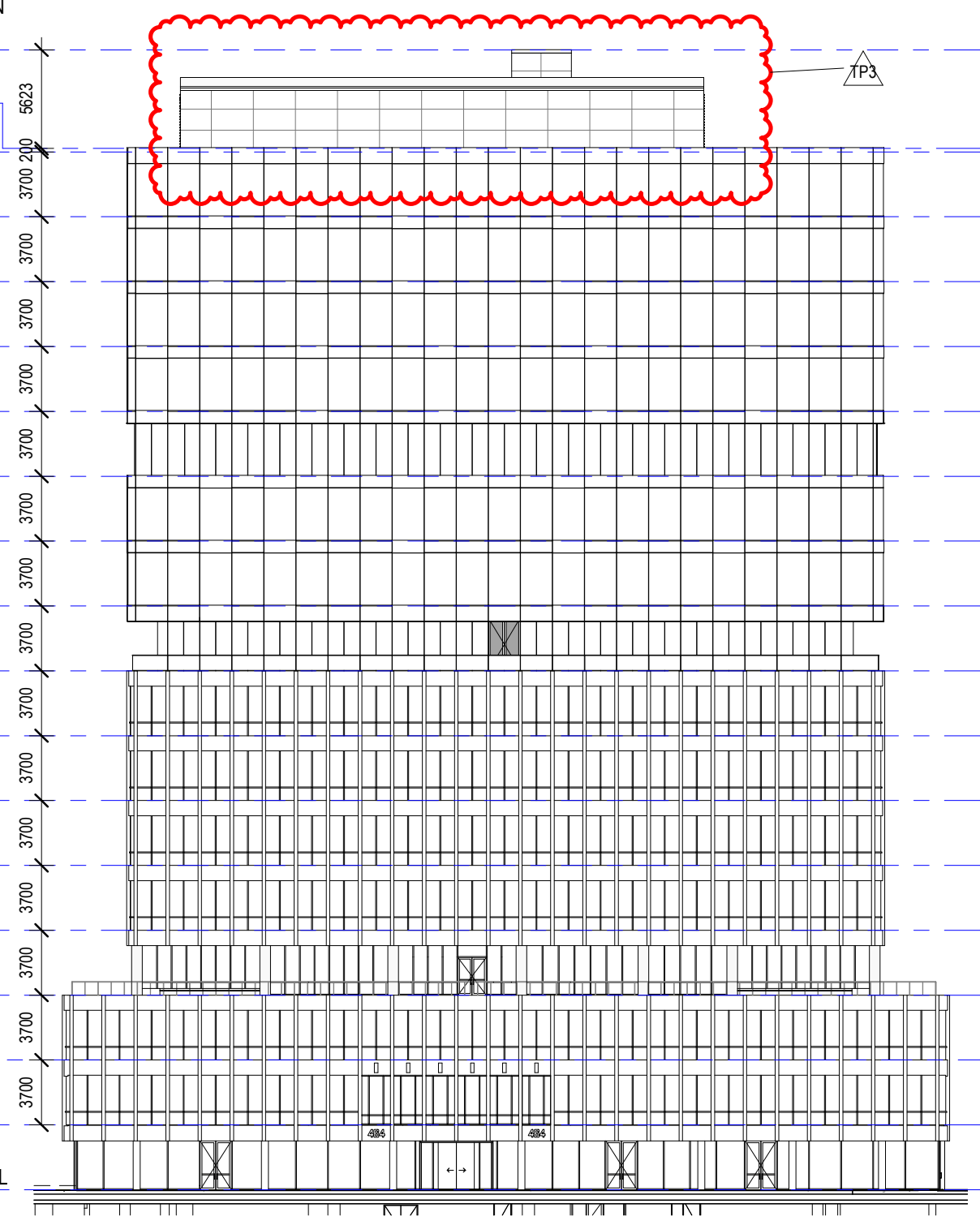
▼ LMR Ceiling
39176

C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt
21/04/2021 3:17:28 PM



▼ 2286 Lift Motor Room
▼ 2800 Crawl Space
▼ 34090 Level 7
▼ 30450 Level 6
▼ 26810 Level 5
▼ 23170 Level 4
▼ 19530 Level 3
▼ 15890 Level 2
▼ 12250 Level 1
▼ 8610 Ground Floor
AHD 5.20

▼ LIFT OVER RUN
70623
▼ PARAPET
65000
▼ ROOF LEVEL
64800
▼ LEVEL 15
61100
▼ LEVEL 14
57400
▼ LEVEL 13
53700
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42600
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31500
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27800
▼ LEVEL 05
24100
▼ LEVEL 04
20400
▼ LEVEL 03
16700
▼ LEVEL 02
13000
▼ LEVEL 01
9300
▼ GROUND LEVEL
5600



Existing East Elevation Overall Comparison

1 : 350

Proposed East Elevation Overall Comparison

1 : 350

TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021
TP3	Town Planning RFI	21/04/2021

REVISION	TP3
PROJECT NO	119070
SCALE @ A3	1 : 350
DRAWN	PC
CHECKED	AR
APPROVED	KW

ELEVATION COMPARISON

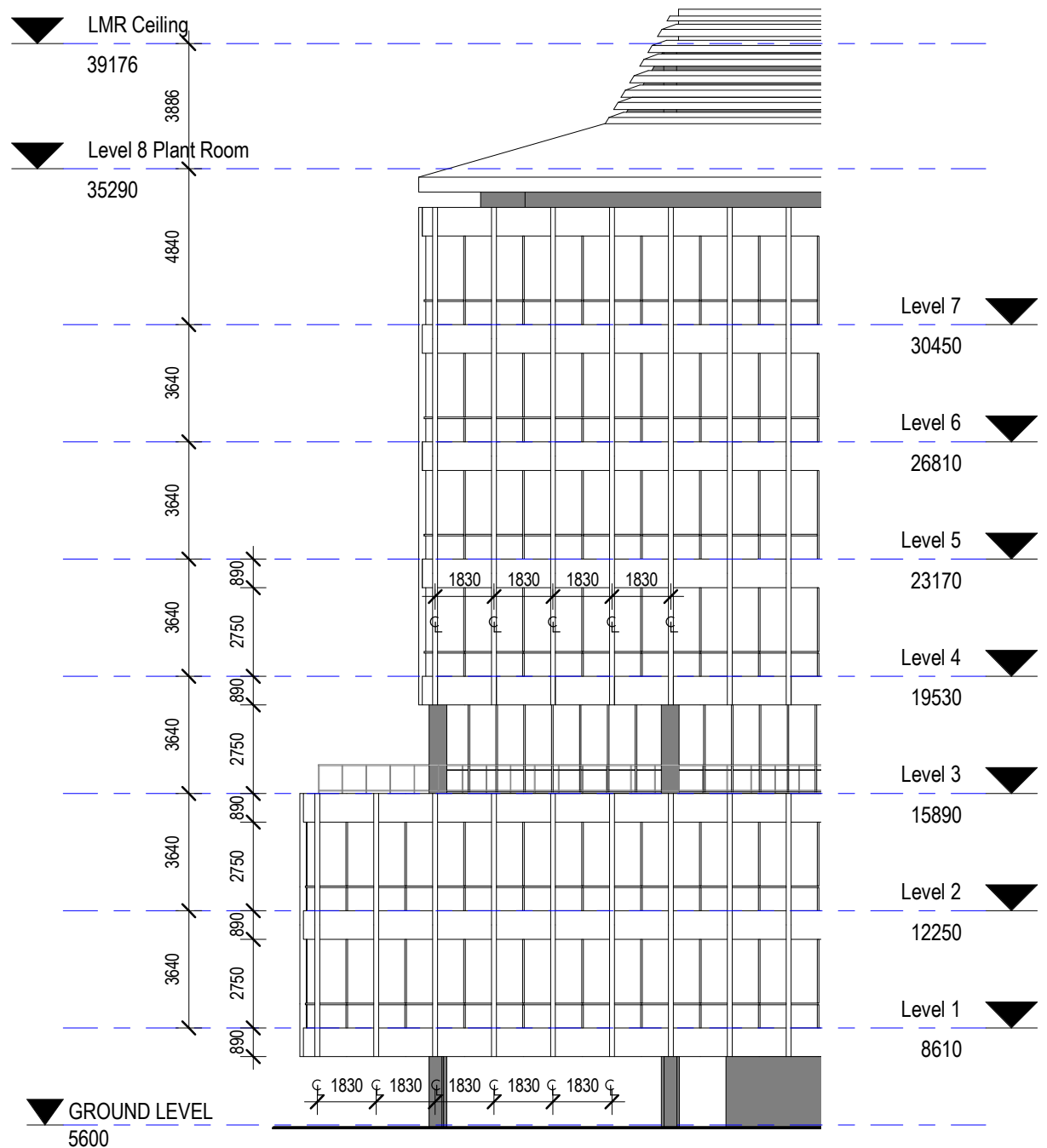
DRAWING NO. TP350

New Commercial Building
464 St Kilda Road, Melbourne

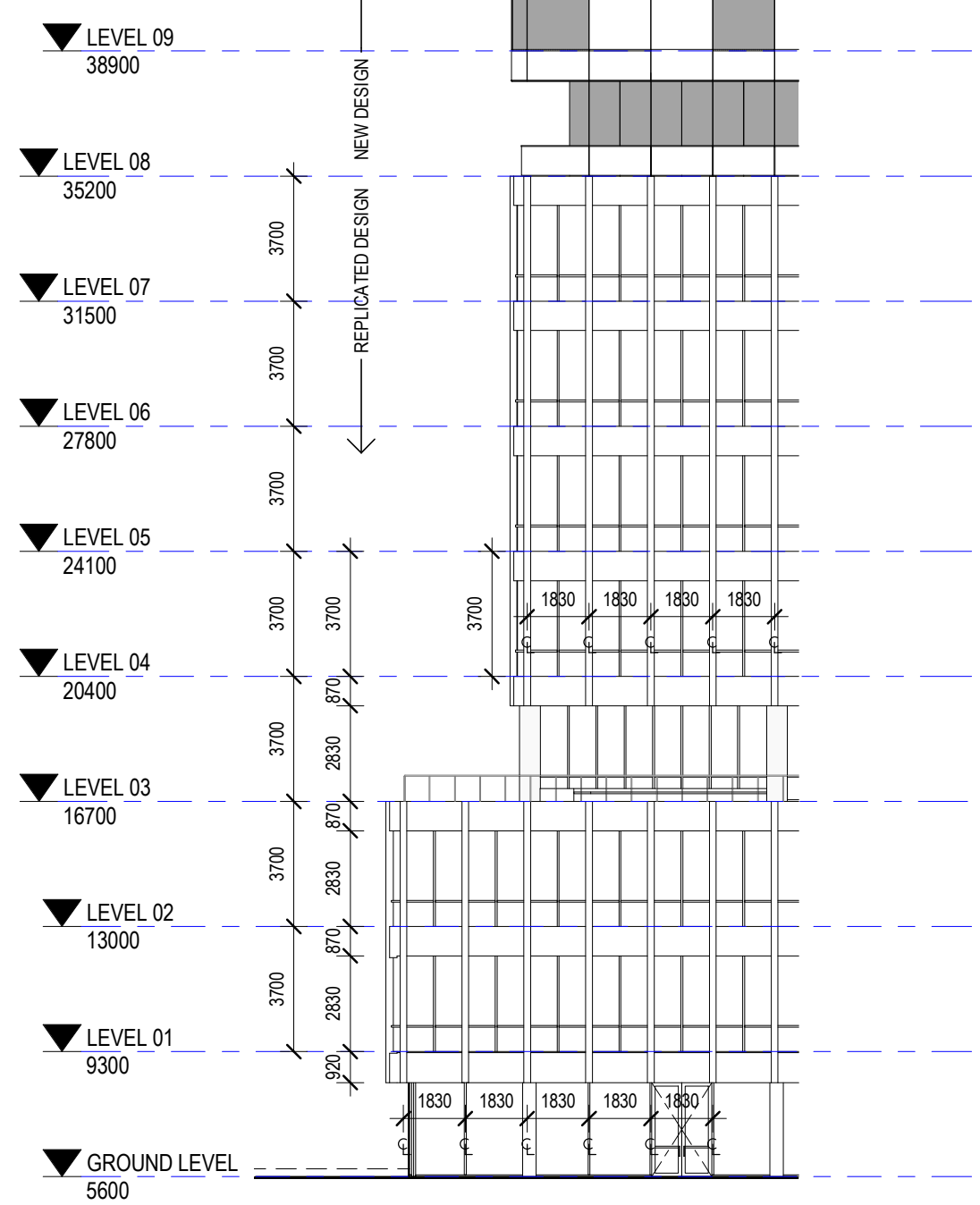
Brisbane Melbourne Sydney
2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
3/577 Little Bourke Street Melbourne VIC 3000
1/156 Clarence Street Sydney NSW 2000
graypuksand.com.au



City of Port Phillip Advertised Plan 51 of 67



Existing Part East Elevation Part Comparison
1 : 200



Proposed Part East Elevation Part Comparison
1 : 200

21/04/2021 3:17:31 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020

REVISION	TP1
PROJECT NO	119070
SCALE @ A3	1 : 200
DRAWN	PC
CHECKED	AR
APPROVED	KW

ELEVATION COMPARISON

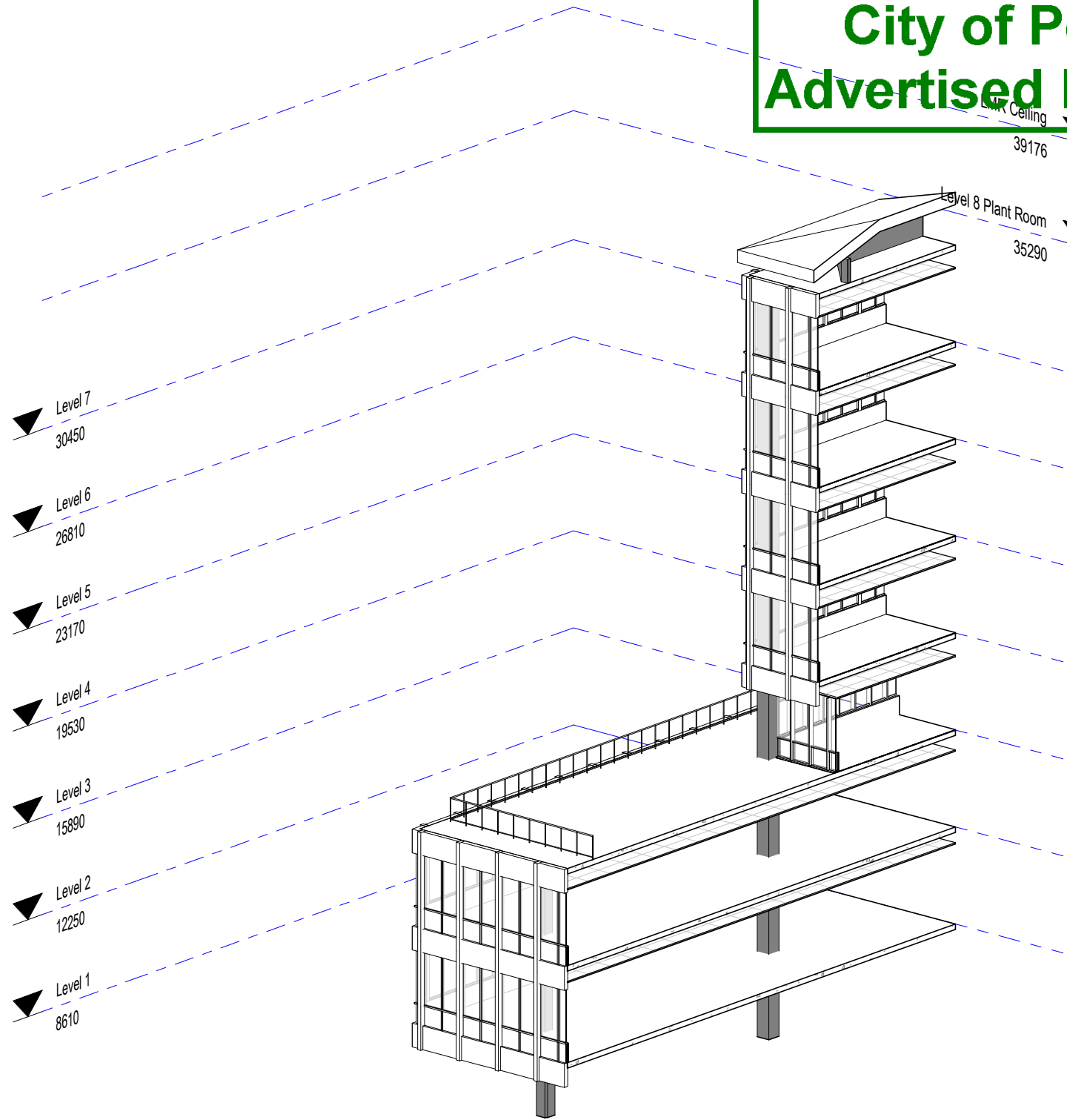
DRAWING NO. **TP351**

**New Commercial Building
464 St Kilda Road, Melbourne**

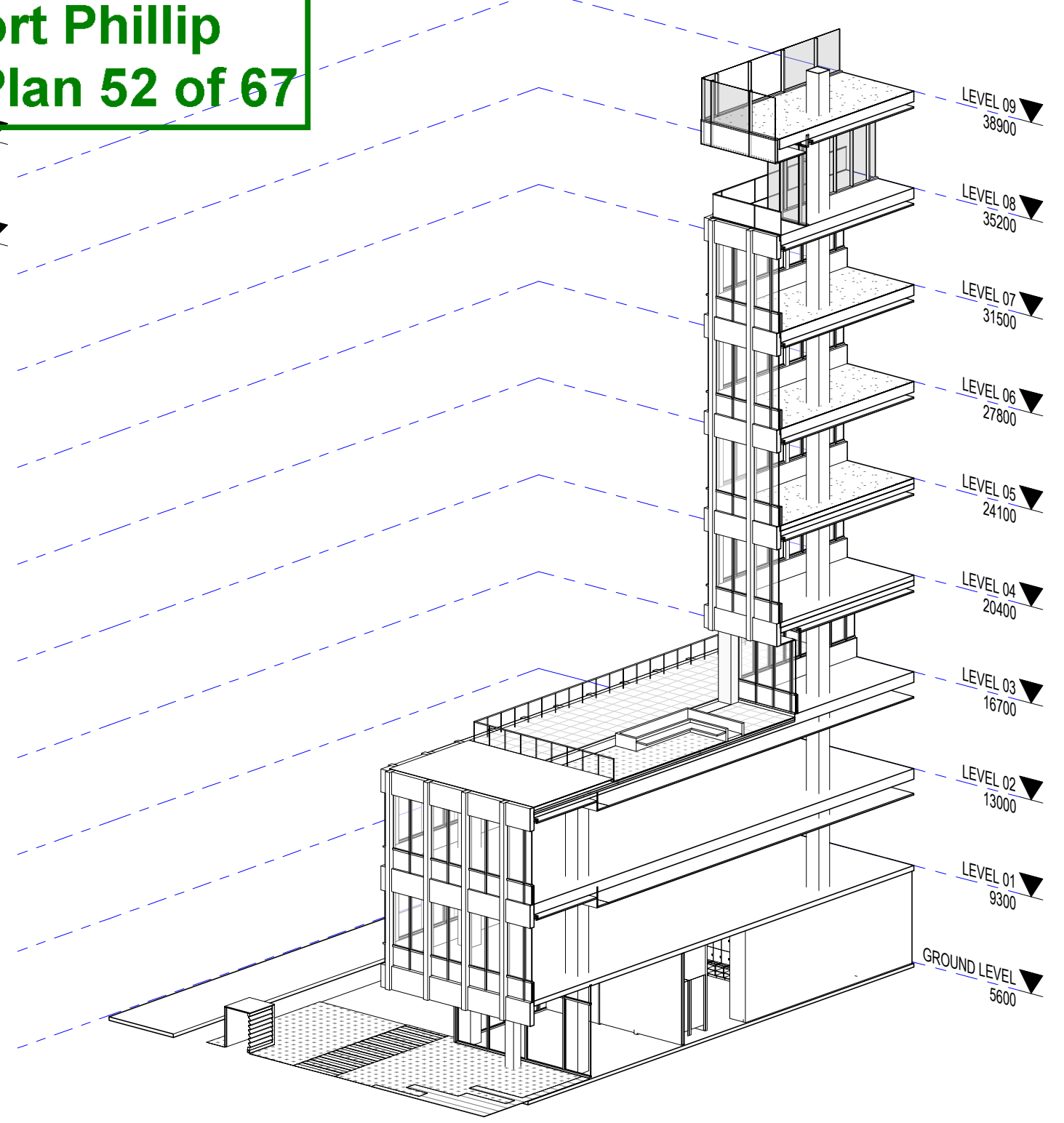
Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
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City of Port Phillip Advertised Plan 52 of 67



Cut Through Existing



Cut Through Proposed

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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP1
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
			SCALE @ A3	
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

3D COMPARISON

New Commercial Building
464 St Kilda Road, Melbourne

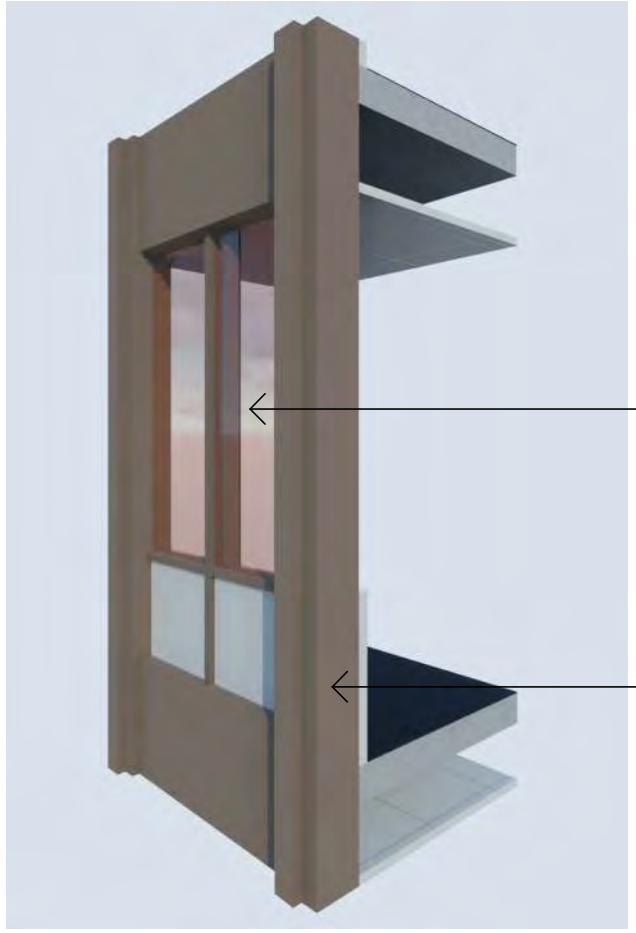
Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
Sydney 1/156 Clarence Street Sydney NSW 2000
graypuksand.com.au



DRAWING NO. TP352

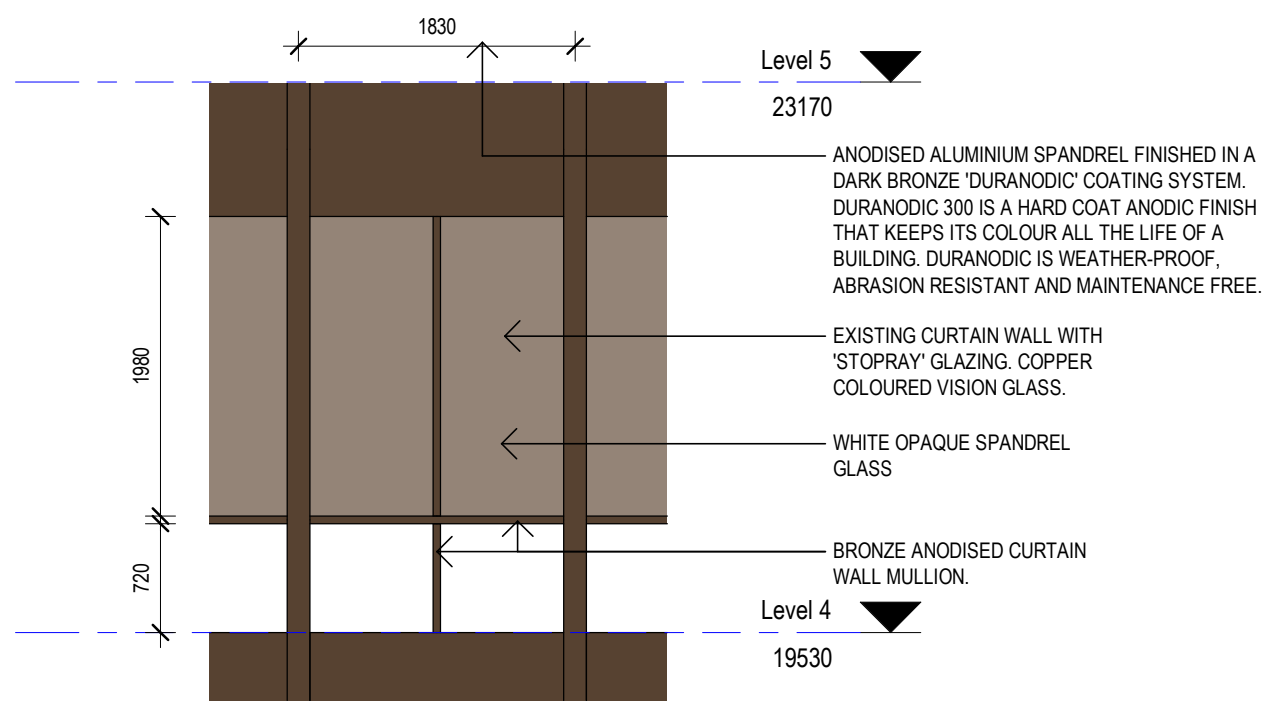
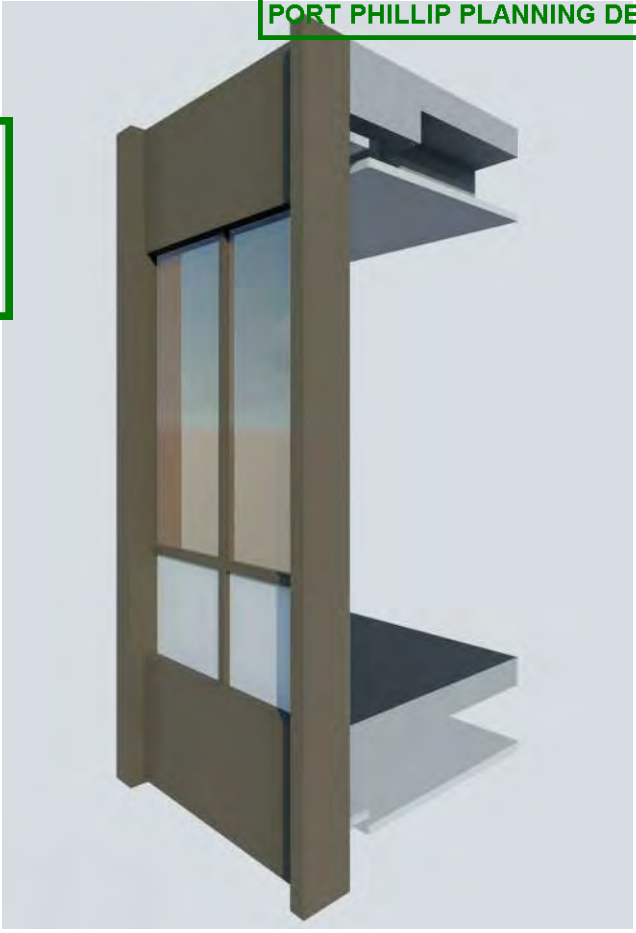


City of Port Phillip Advertised Plan 53 of 67

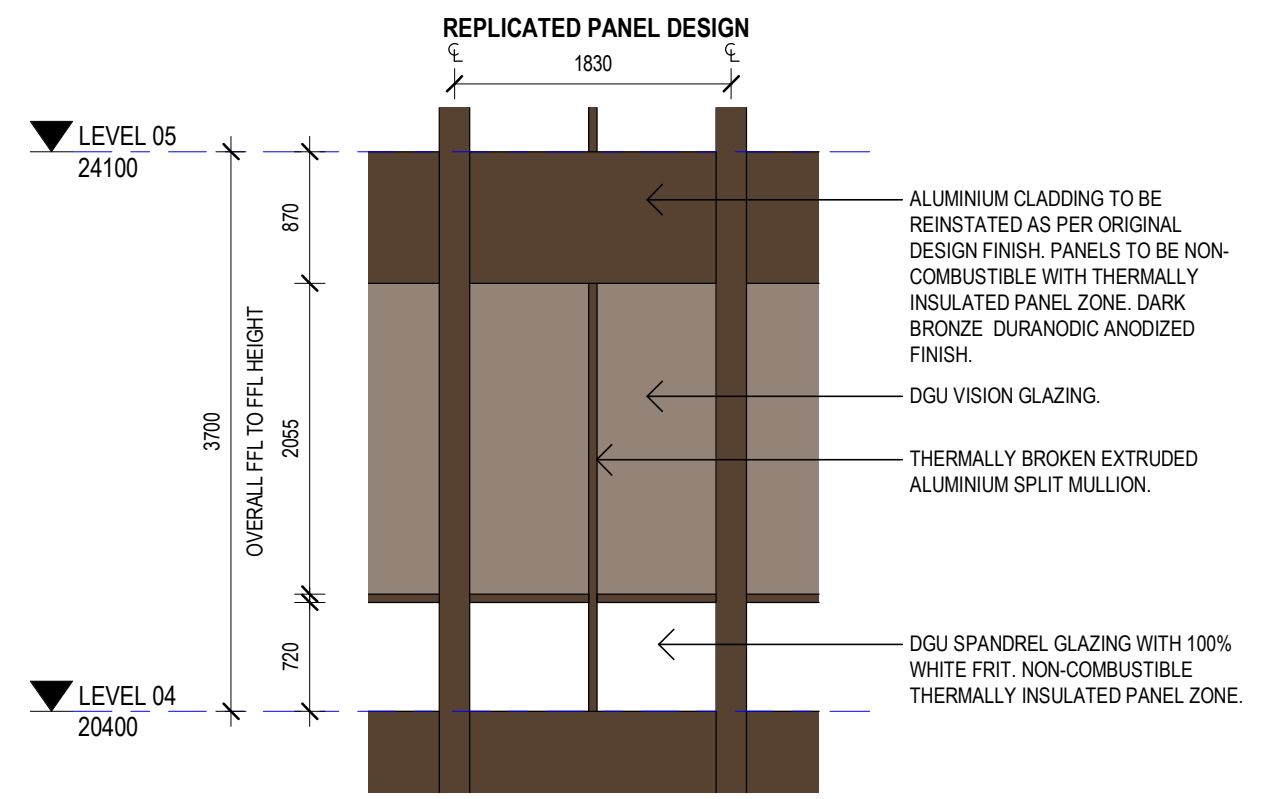


'STOPRAY' GLAZING COMPRISES OF TWIN-PANES OF BELGIAN GLASS. EACH PANE IS TWO SHEETS OF GLASS WITH A PARTIAL VACUUM BETWEEN: ONE SHEET HAS A LIGHT COATING OF COPPER. EXCESSIVE HEAT IS STOPPED FROM ENTERING THE BUILDING.

THE FABRICATION OF THE CURTAIN WALLING SYSTEM WAS BY LOCAL INDUSTRIES, A DIVISION OF DOWELL AUSTRALIA LIMITED.



Existing Panel Design - Elevation
1 : 50



Proposed Panel Design - Elevation
1 : 50

21/04/2021 3:17:36 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP1
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
			SCALE @ A3	1 : 50
			DRAWN	PC
			CHECKED	AR
			APPROVED	KW

3D PANEL COMPOSITION COMPARISON

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane Melbourne Sydney 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006 3/577 Little Bourke Street Melbourne VIC 3000 1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au



DRAWING NO. **TP353**



City of Port Phillip Advertised Plan 54 of 67



EXISTING PANEL DESIGN



PROPOSED PANEL DESIGN

C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

21/04/2021 3:17:37 PM

TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020

REVISION	TP1
PROJECT NO	119070
SCALE @ A3	
DRAWN	PC
CHECKED	AR
APPROVED	KW

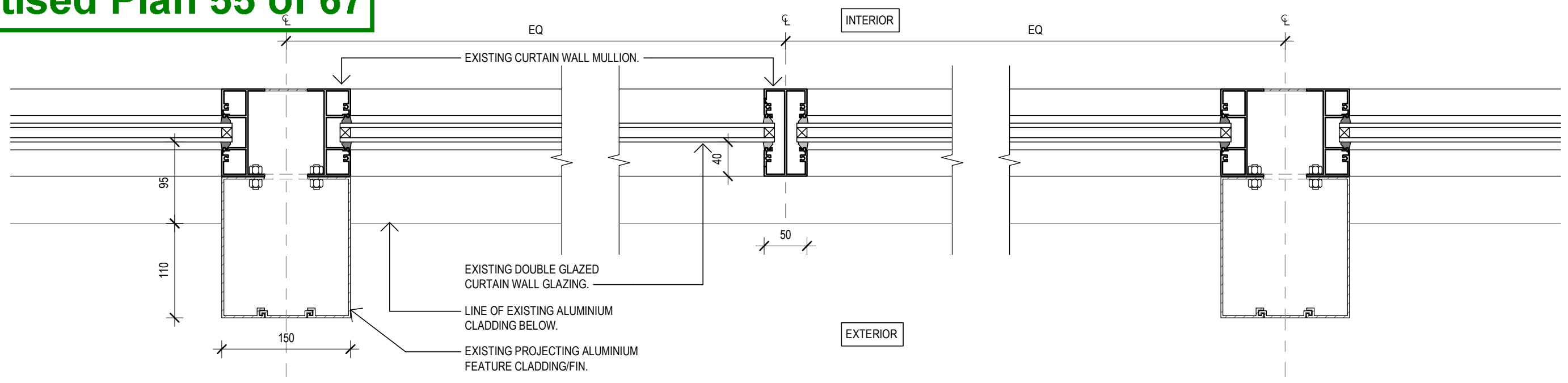
**3D AXO
COMPARISON**

DRAWING NO. **TP354**

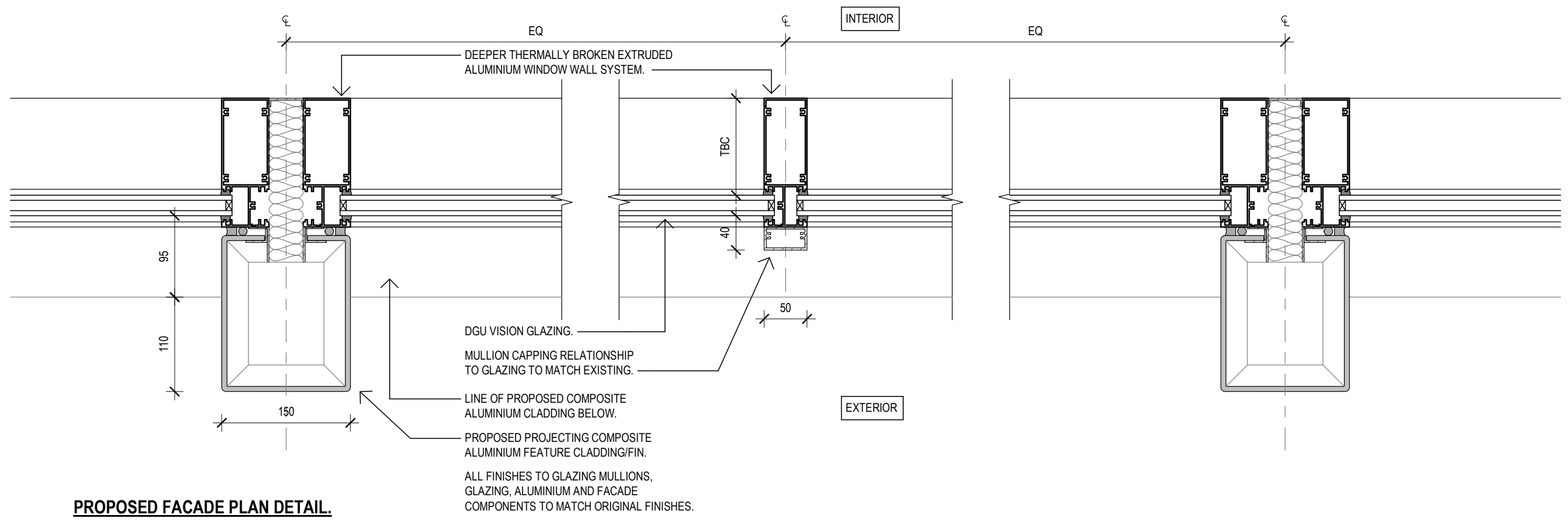
**New Commercial Building
464 St Kilda Road, Melbourne**

Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
Sydney 1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au

GRAY PUKSAND



EXISTING FACADE PLAN DETAIL.



PROPOSED FACADE PLAN DETAIL.

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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020

REVISION	TP1
PROJECT NO	119070
SCALE @ A3	1 : 5
DRAWN	PC
CHECKED	AR
APPROVED	KW

**PLAN DETAIL
COMPARISON**

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane Melbourne Sydney
2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
3/577 Little Bourke Street Melbourne VIC 3000
1/156 Clarence Street Sydney NSW 2000
graypuksand.com.au



DRAWING NO. **TP355**



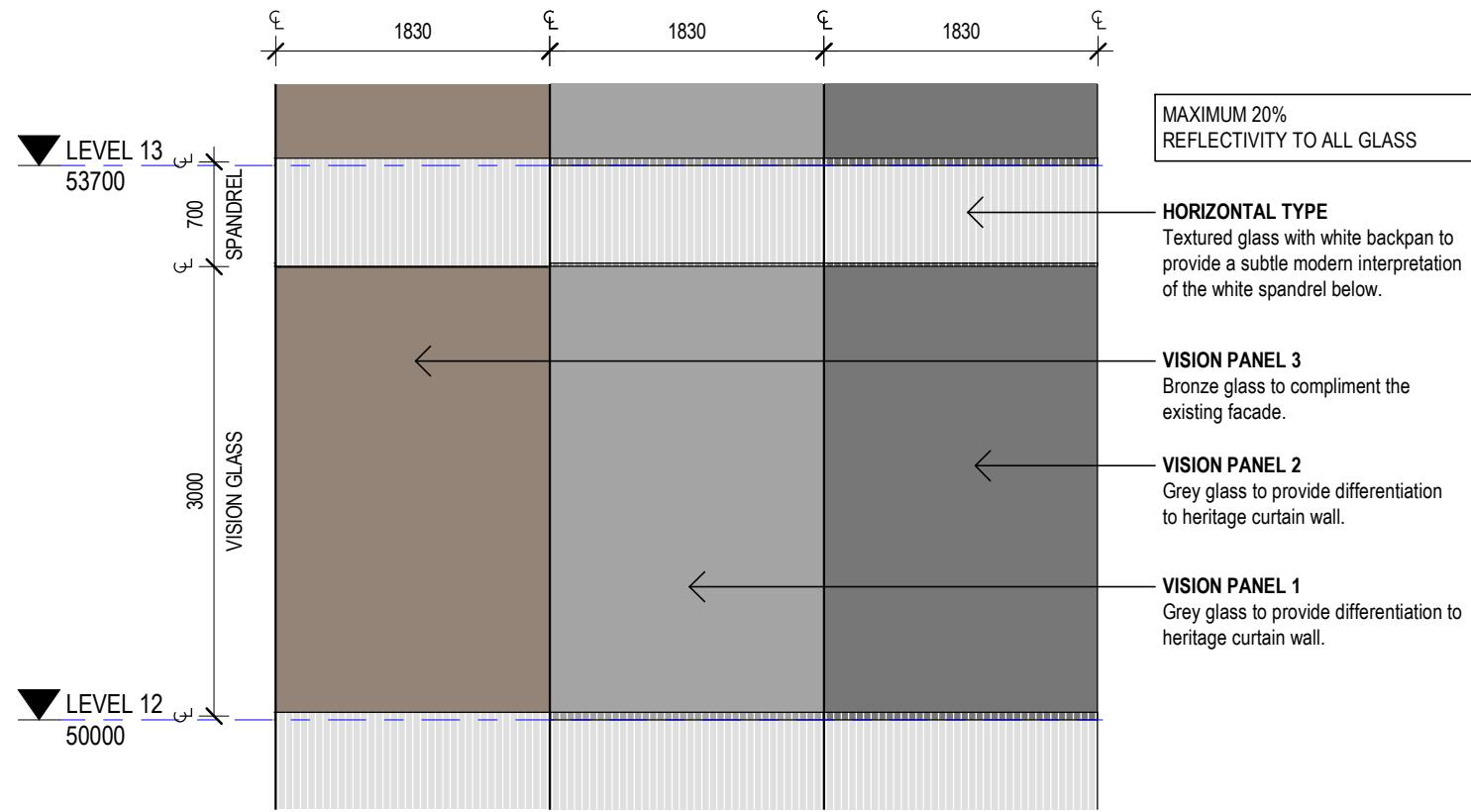
City of Port Phillip Advertised Plan 56 of 67



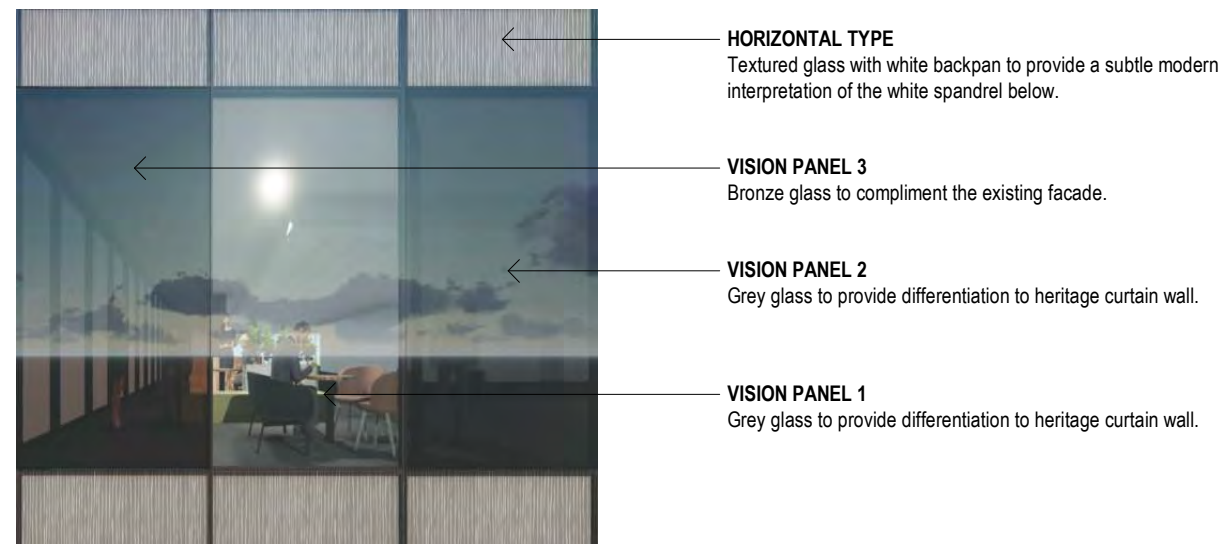
PROPOSED PANEL DESIGN - 3D VIEW



PROPOSED EXTENSION PANEL DESIGN



PROPOSED PANEL DESIGN - ELEVATION



21/04/2021 3:17:40 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021

REVISION	TP2
PROJECT NO	119070
SCALE @ A3	1 : 50
DRAWN	PC
CHECKED	AR
APPROVED	KW

PROPOSED EXTENSION

New Commercial Building
464 St Kilda Road, Melbourne

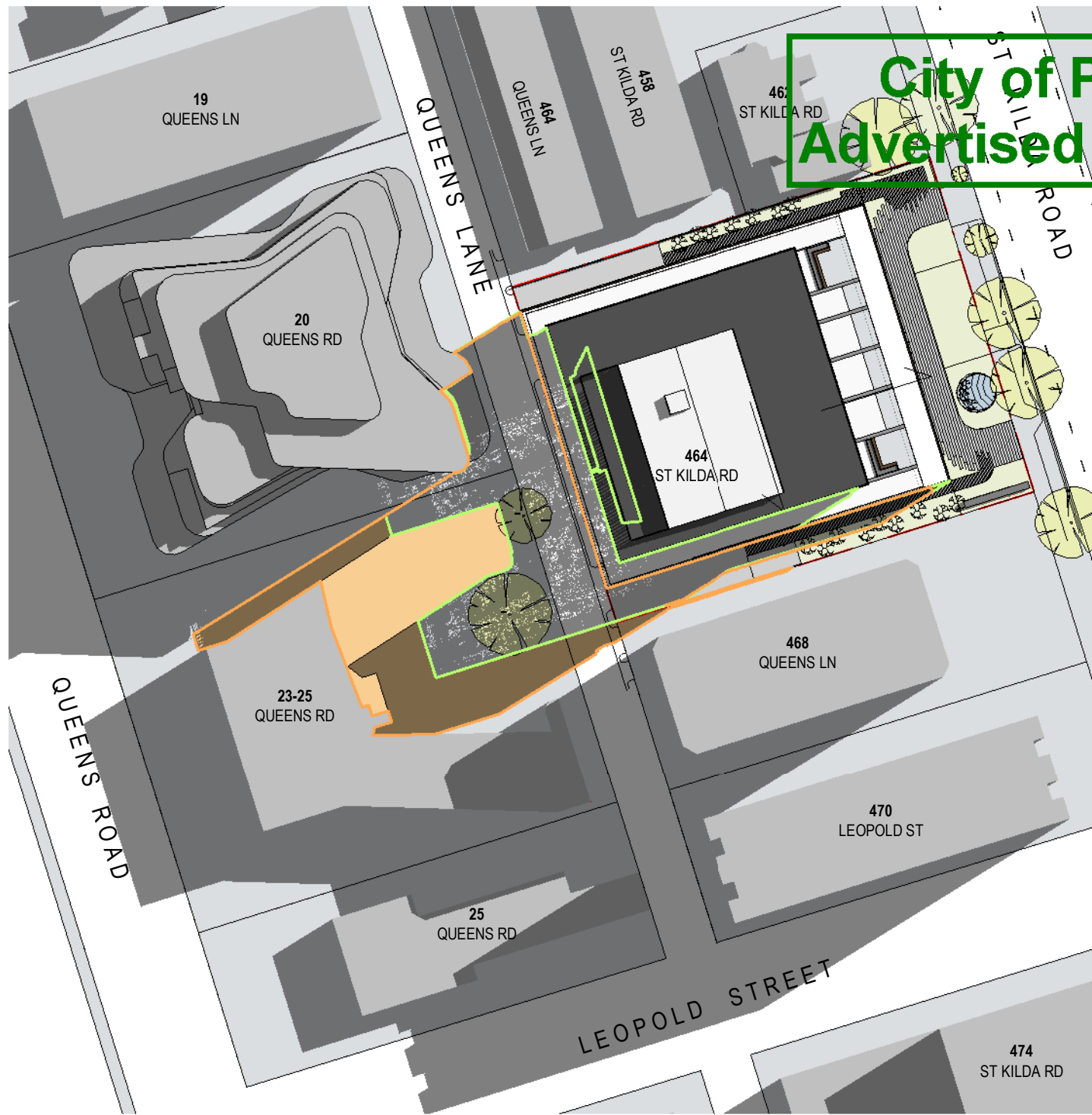
Brisbane Melbourne Sydney 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006 3/577 Little Bourke Street Melbourne VIC 3000 1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au



DRAWING NO. **TP356**

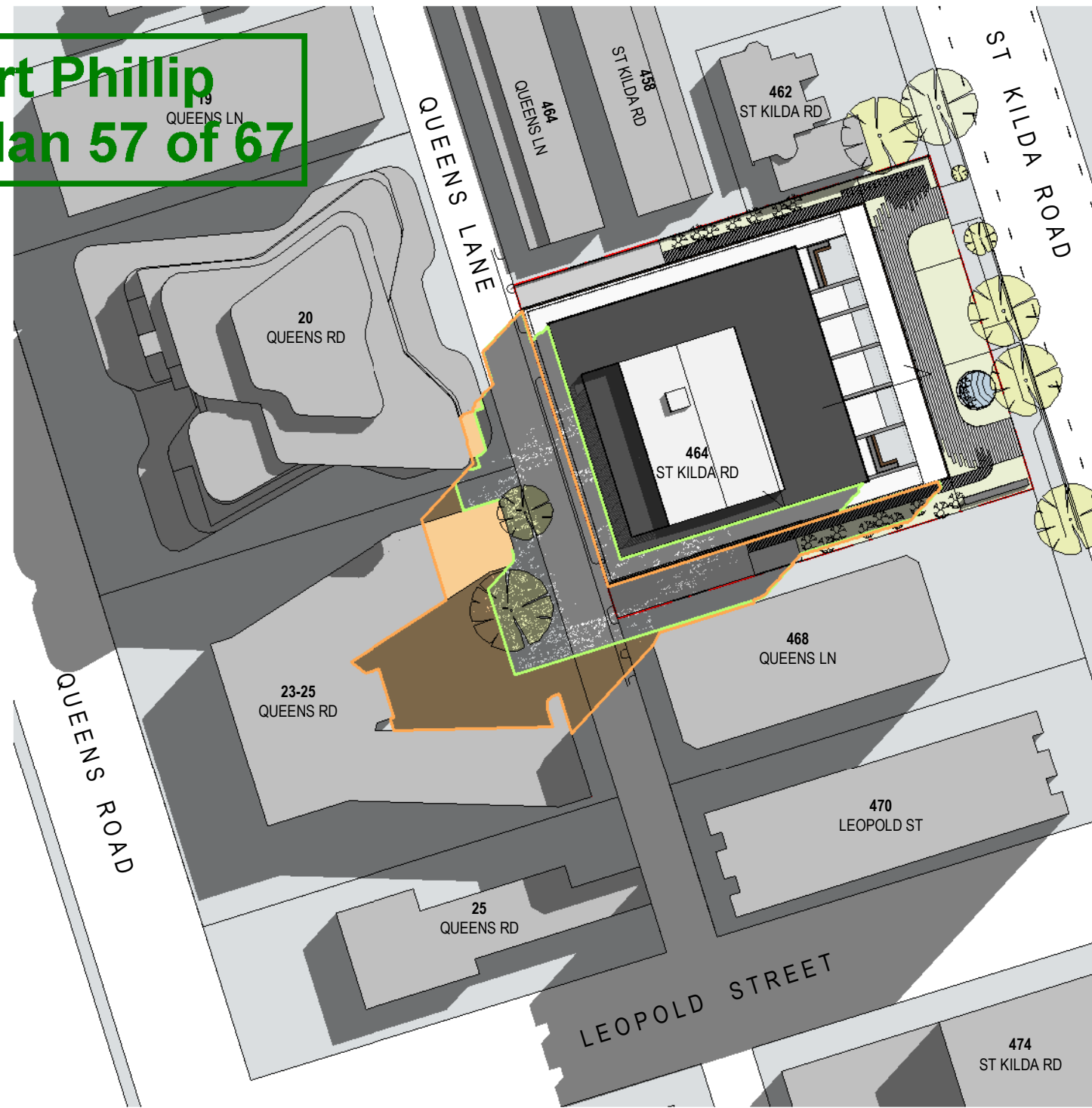
GRAY PUKSAND

City of Port Phillip
Advertised Plan 57 of 67



Proposed_September 22nd_0900 Hours

1 : 1000



Proposed_September 22nd_1000 Hours

1 : 1000

LEGEND

- OUTLINE OF SHADOW CAST BY EXISTING
- OUTLINE OF SHADOW CAST BY PROPOSED WORKS
- EXTENT OF ADDITIONAL SHADOW CAST

C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

21/04/2021 3:17:54 PM

TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021

REVISION	TP2
PROJECT NO	119070
SCALE @ A3	As indicated
DRAWN	PC
CHECKED	AR
APPROVED	KW

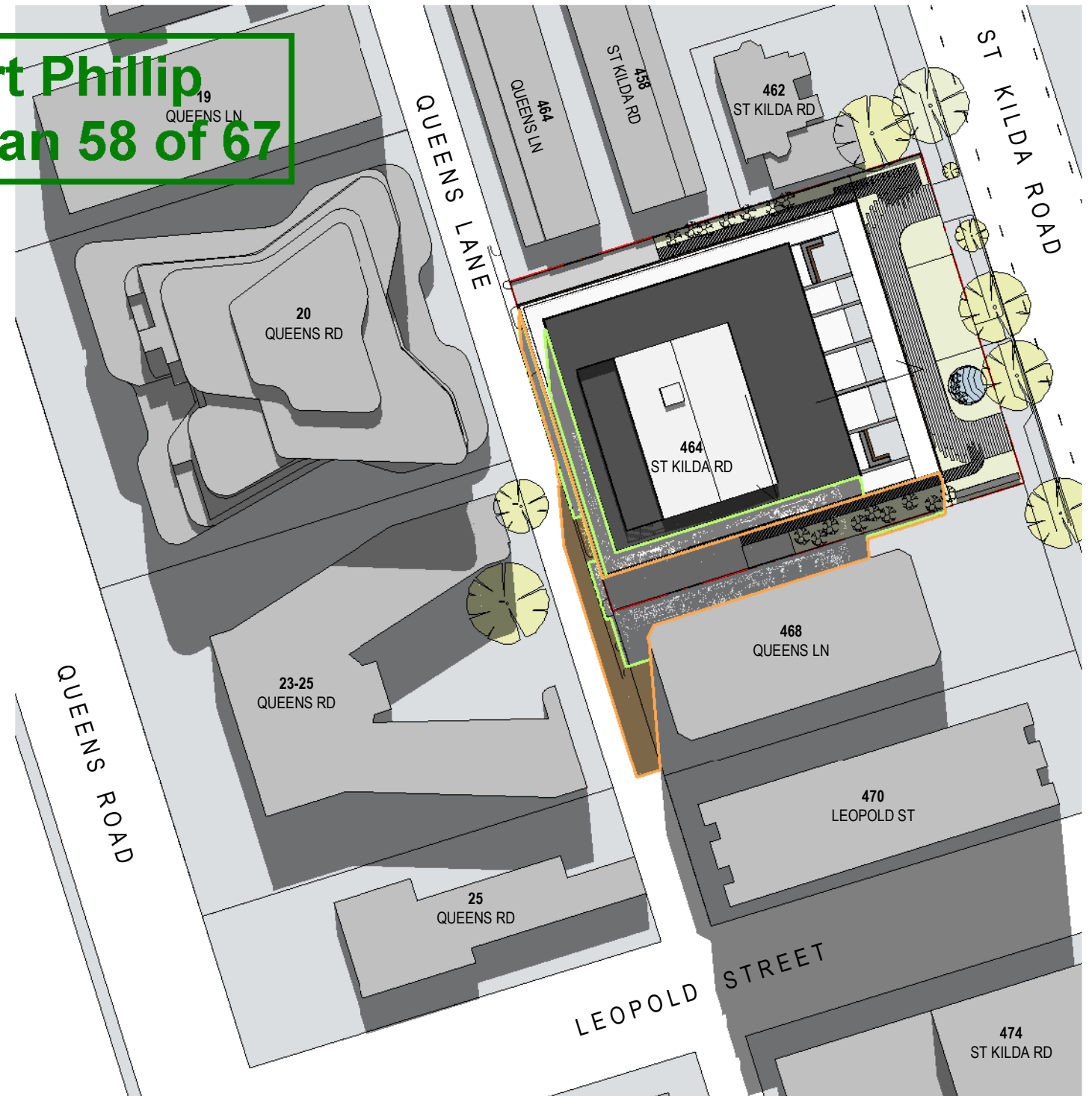
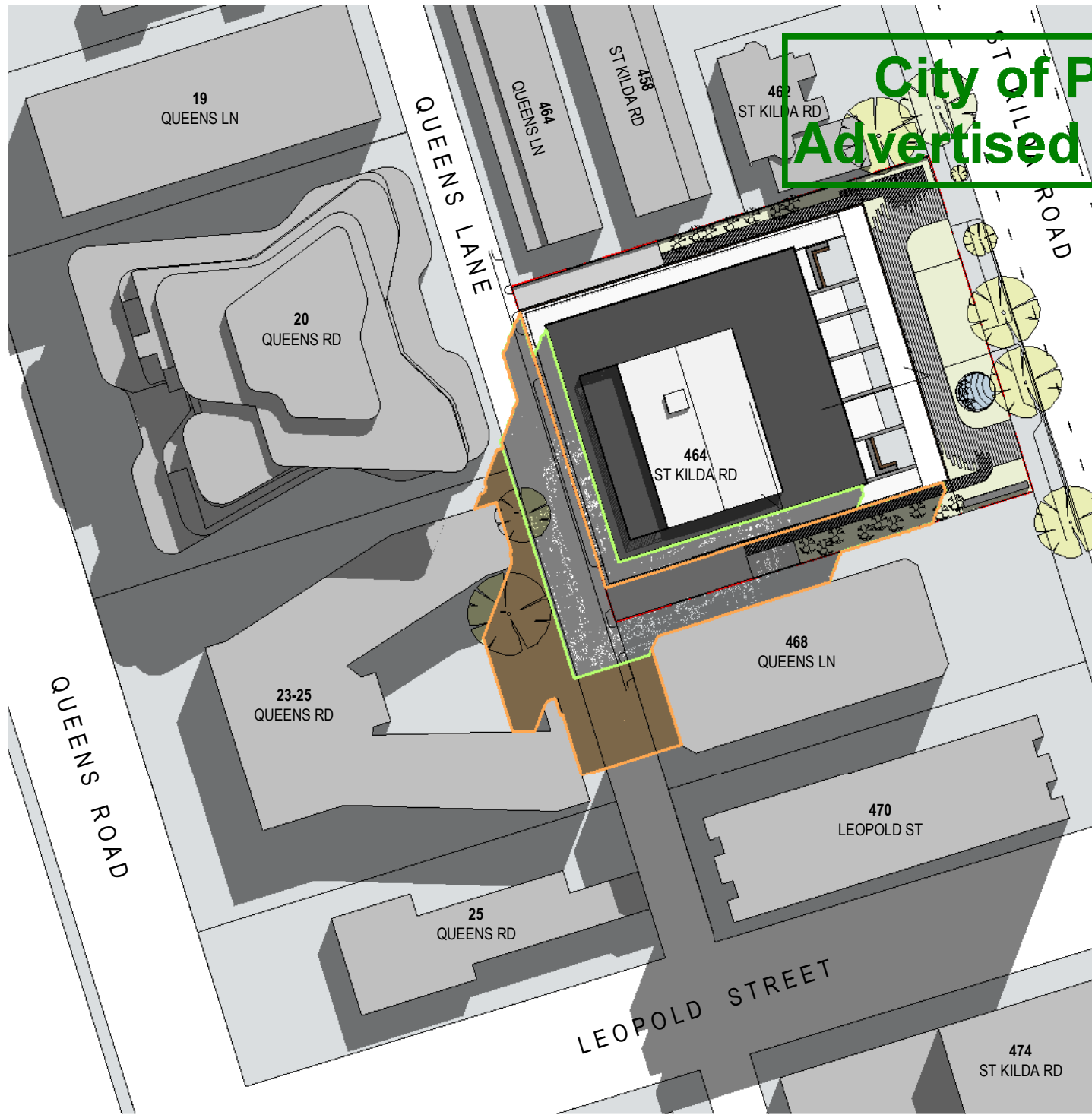
SHADOW STUDY -
SPRING EQUINOX AT
9.00 AND 10.00 AM
DRAWING NO. TP400

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane Melbourne Sydney 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006 3/577 Little Bourke Street Melbourne VIC 3000 1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au

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City of Port Phillip
Advertised Plan 58 of 67



Proposed_September 22nd_1100 Hours

1 : 1000

Proposed_September 22nd_1200 Hours

1 : 1000

LEGEND

- OUTLINE OF SHADOW CAST BY EXISTING
- OUTLINE OF SHADOW CAST BY PROPOSED WORKS
- EXTENT OF ADDITIONAL SHADOW CAST

TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021

REVISION	TP2
PROJECT NO	119070
SCALE @ A3	As indicated
DRAWN	PC
CHECKED	AR
APPROVED	KW

SHADOW STUDY -
SPRING EQUINOX AT
11.00 AND 12.00 PM
DRAWING NO. TP401

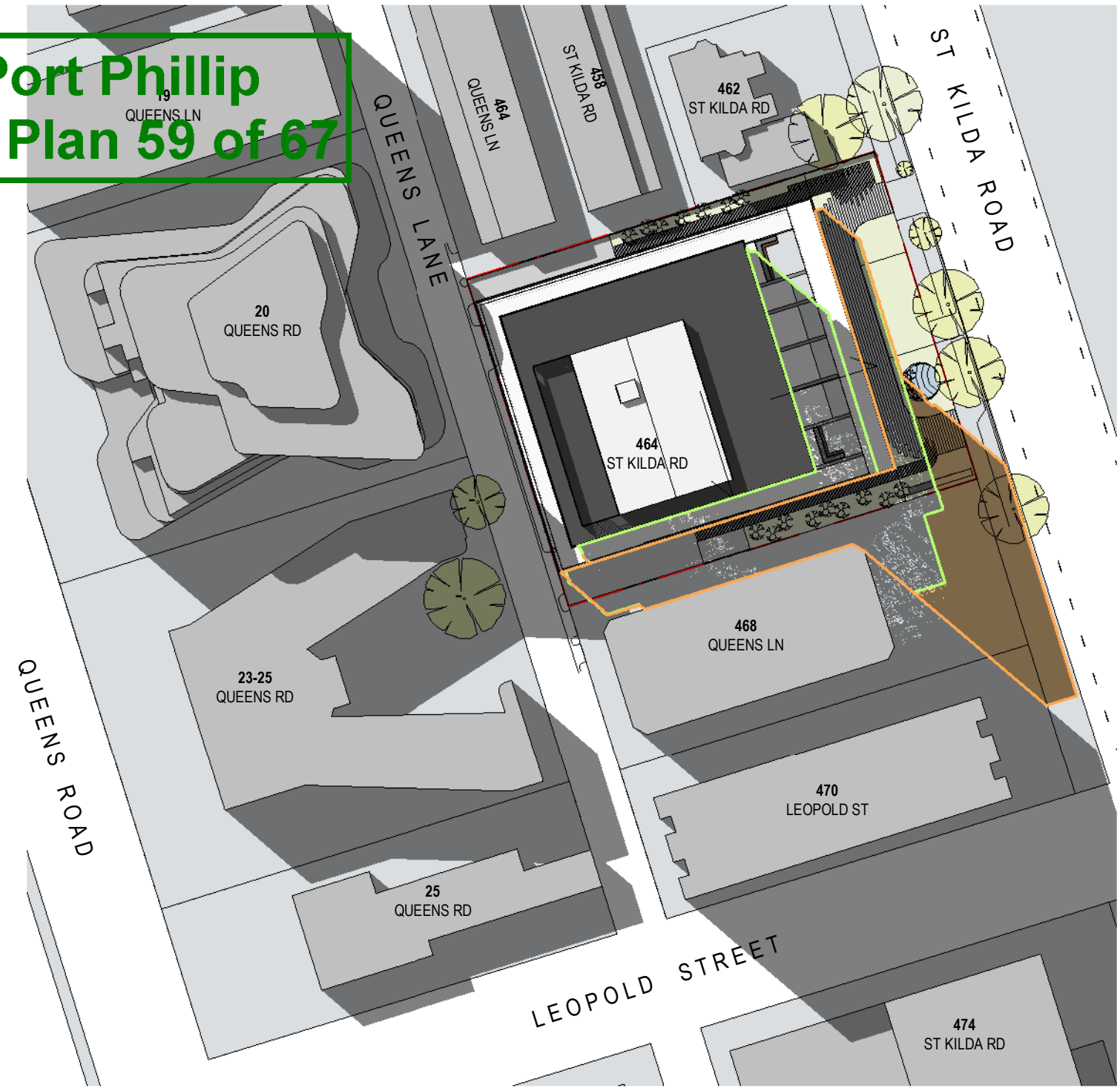
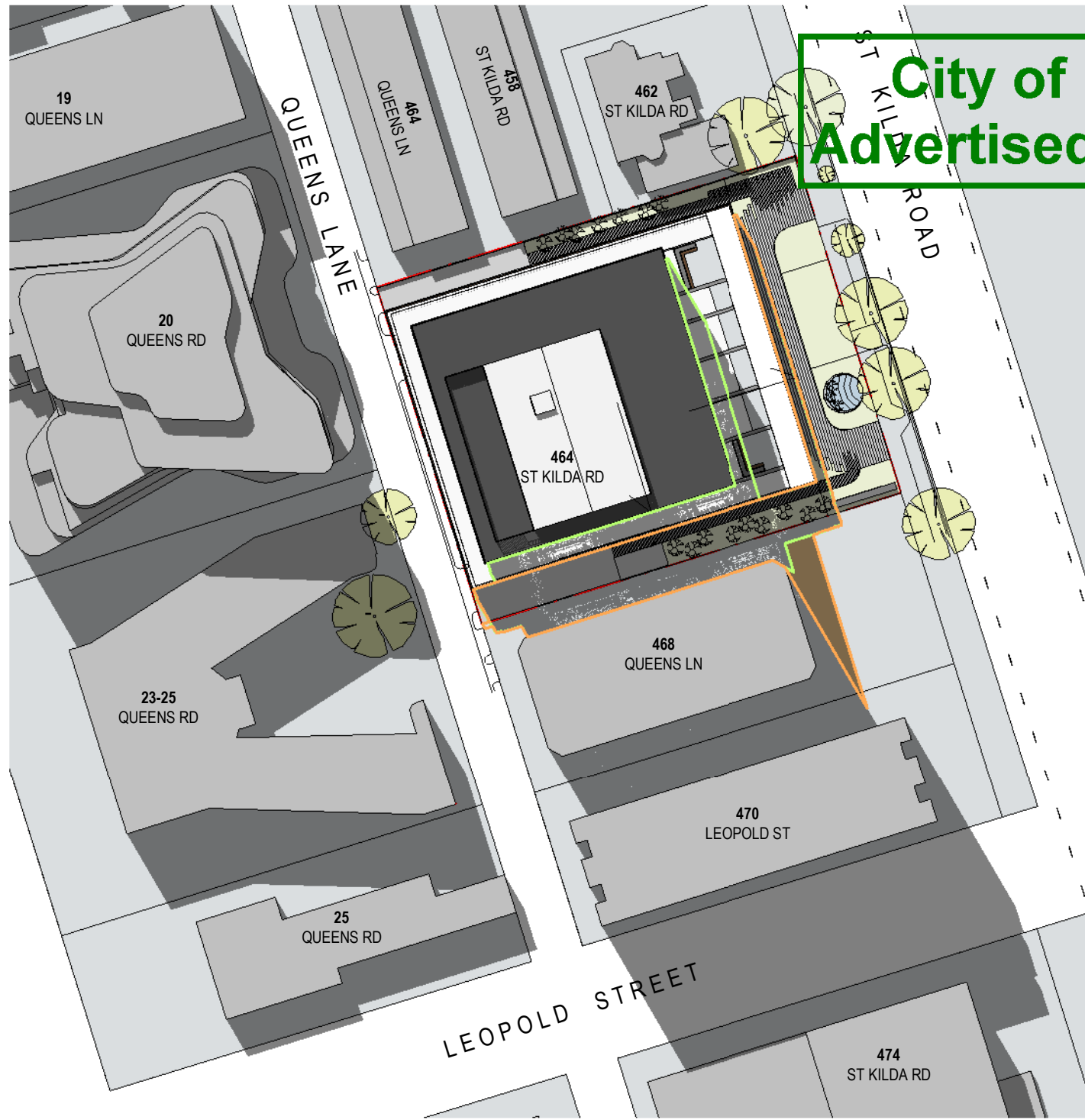
New Commercial Building
464 St Kilda Road, Melbourne

Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
Sydney 1/156 Clarence Street Sydney NSW 2000
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C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt 21/04/2021 3:18:08 PM

City of Port Phillip Advertised Plan 59 of 67



Proposed_September 22nd_1300 Hours

Proposed_September 22nd_1400 Hours

1: 1000

1: 1000

LEGEND

— OUTLINE OF SHADOW CAST BY EXISTING
 — OUTLINE OF SHADOW CAST BY PROPOSED WORKS
 EXTENT OF ADDITIONAL SHADOW CAST

C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt 21/04/2021 3:18:21 PM

TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021

REVISION	TP2
PROJECT NO	119070
SCALE @ A3	As indicated
DRAWN	PC
CHECKED	AR
APPROVED	KW

**SHADOW STUDY -
SPRING EQUINOX AT
1.00 AND 2.00 PM**

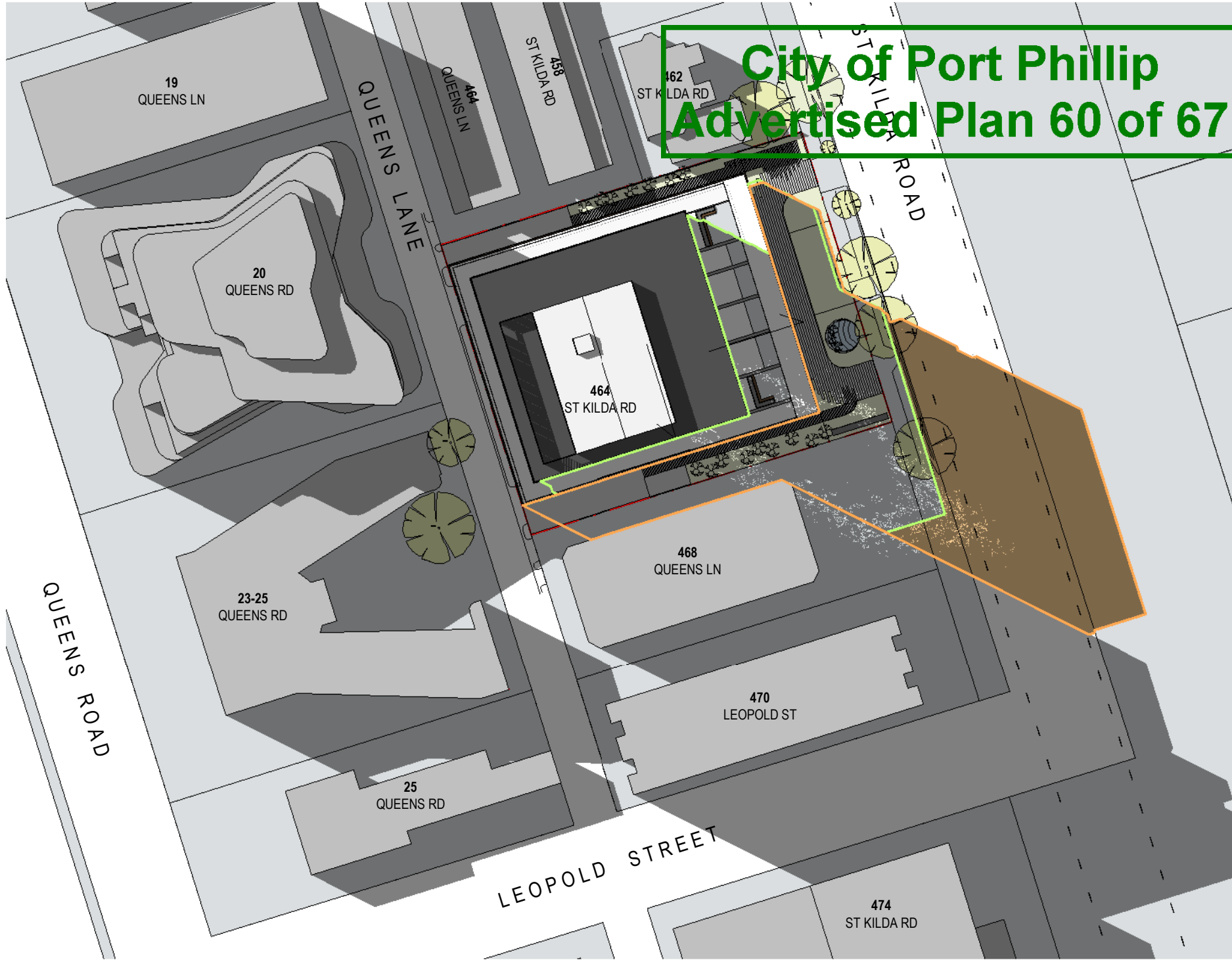
DRAWING NO. **TP402**

**New Commercial Building
464 St Kilda Road, Melbourne**

Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
 Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
 Sydney 1/156 Clarence Street Sydney NSW 2000
graypuksand.com.au



City of Port Phillip Advertised Plan 60 of 67



Proposed_September 22nd_1500 Hours

1 : 1000

LEGEND

	OUTLINE OF SHADOW CAST BY EXISTING		OUTLINE OF SHADOW CAST BY PROPOSED WORKS		EXTENT OF ADDITIONAL SHADOW CAST
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C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt
21/04/2021 3:18:30 PM

TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021

REVISION	TP2
PROJECT NO	119070
SCALE @ A3	As indicated
DRAWN	PC
CHECKED	AR
APPROVED	KW

**SHADOW STUDY -
SPRING EQUINOX AT
3.00 PM**

DRAWING NO. **TP403**

**New Commercial Building
464 St Kilda Road, Melbourne**

Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
Sydney 1/156 Clarence Street Sydney NSW 2000
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City of Port Phillip Advertised Plan 61 of 67



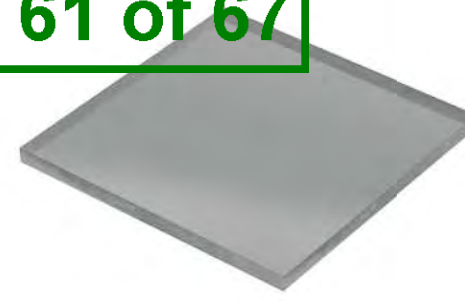
GL01 GLASS VISION PANEL
DEEP BRONZE IN COLOUR



GL02 SPANDREL GLASS
WHITE OPAQUE GLASS



GL03 GLASS VISION PANEL
LIGHT GREY TRANSPARENT GLASS



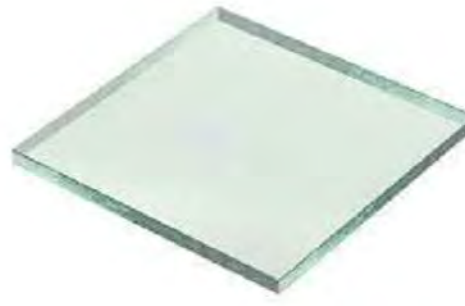
GL05 GLASS VISION PANEL
MEDIUM GREY TRANSPARENT GLASS



GL06 TEXTURED GLASS
WHITE FINISH

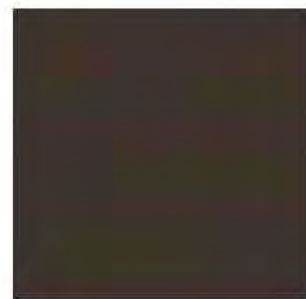


GL07 GREY GLASS WITH GREY BACKPAN



GL08 CLEAR VISION GLASS

MAXIMUM 20%
REFLECTIVITY TO ALL GLASS



AL01 ALUMINIUM CLADDING
DARK 'DURANODIC' ANODIZED FINISH



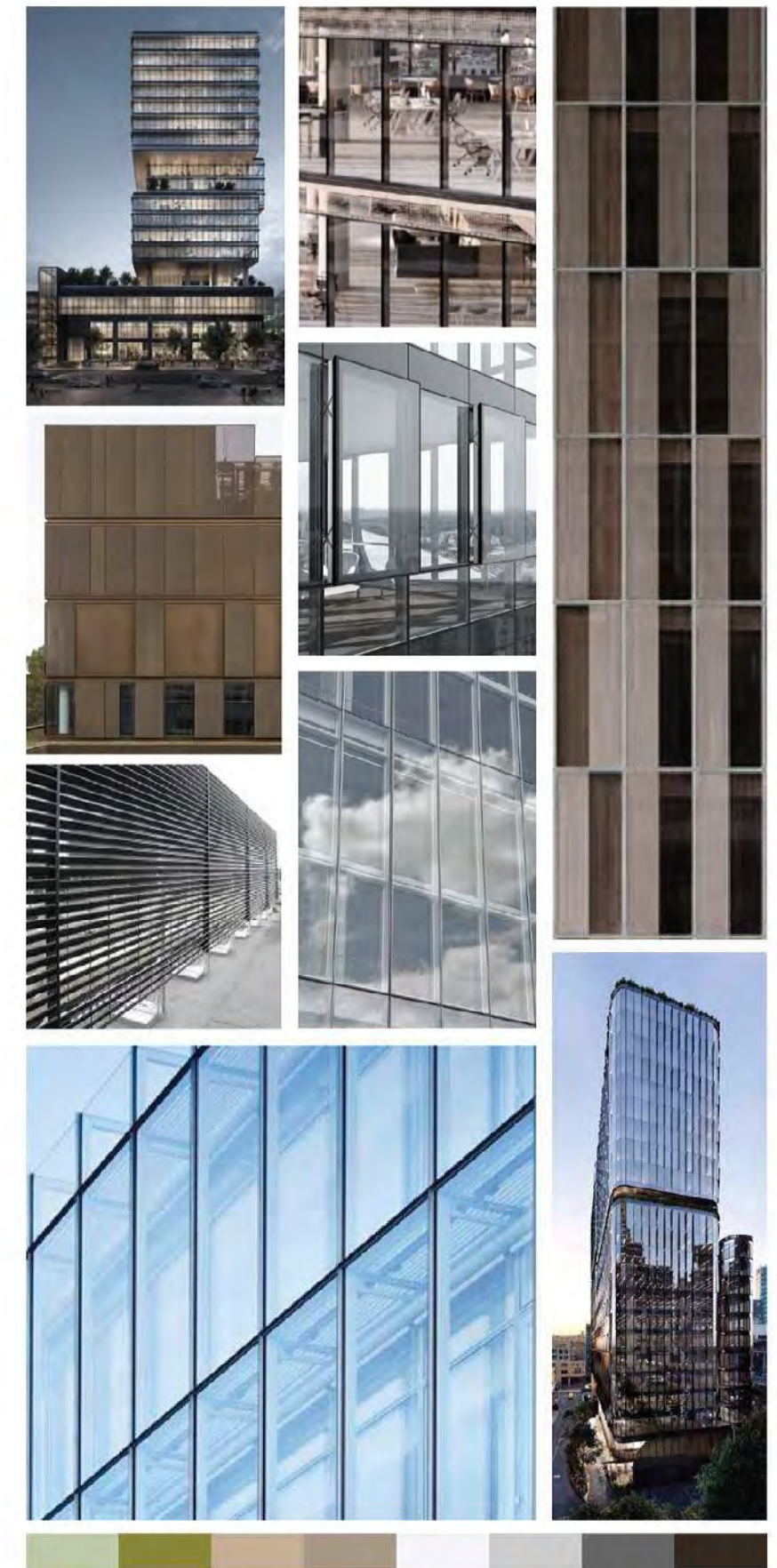
PC01 ROOF PLANT SCREEN
MEDIUM GREY POWDERCOAT FINISH



PC02 BLACK POWDERCOAT FINISH



CP01 ROOF PLANT WALL CLADDING



COLOUR PALETTE

21/04/2021 3:21:42 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021

REVISION	TP2
PROJECT NO	119070
SCALE @ A3	1 : 200
DRAWN	AD
CHECKED	AR
APPROVED	KW

FINISHES BOARD

DRAWING NO. **TP500**

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane Melbourne Sydney 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006 3/577 Little Bourke Street Melbourne VIC 3000 1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au

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**City of Port Phillip
Advertised Plan 62 of 67**



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TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	
			DRAWN	AD
			CHECKED	AR
			APPROVED	KW

RENDER

**New Commercial Building
464 St Kilda Road, Melbourne**

Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
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DRAWING NO. **TP501**

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**City of Port Phillip
Advertised Plan 63 of 67**



21/04/2021 3:18:32 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	
			DRAWN	AD
			CHECKED	AR
			APPROVED	KW

RENDER

**New Commercial Building
464 St Kilda Road, Melbourne**

Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
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DRAWING NO. **TP502**

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City of Port Phillip
Advertised Plan 64 of 67



21/04/2021 3:18:33 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021

REVISION	TP2
PROJECT NO	119070
SCALE @ A3	
DRAWN	AD
CHECKED	AR
APPROVED	KW

RENDER

DRAWING NO. TP503

New Commercial Building
464 St Kilda Road, Melbourne

Brisbane 2/172 Robertson Street Fortitude Valley Brisbane QLD 4006
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City of Port Phillip
Advertised Plan 65 of 67



21/04/2021 3:18:35 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

TOWN PLANNING APPLICATION



REV	DESCRIPTION	DATE
TP1	Town Planning Issue	18/12/2020
TP2	Town Planning Amendments	02/03/2021

REVISION	TP2
PROJECT NO	119070
SCALE @ A3	
DRAWN	AD
CHECKED	AR
APPROVED	KW

RENDER

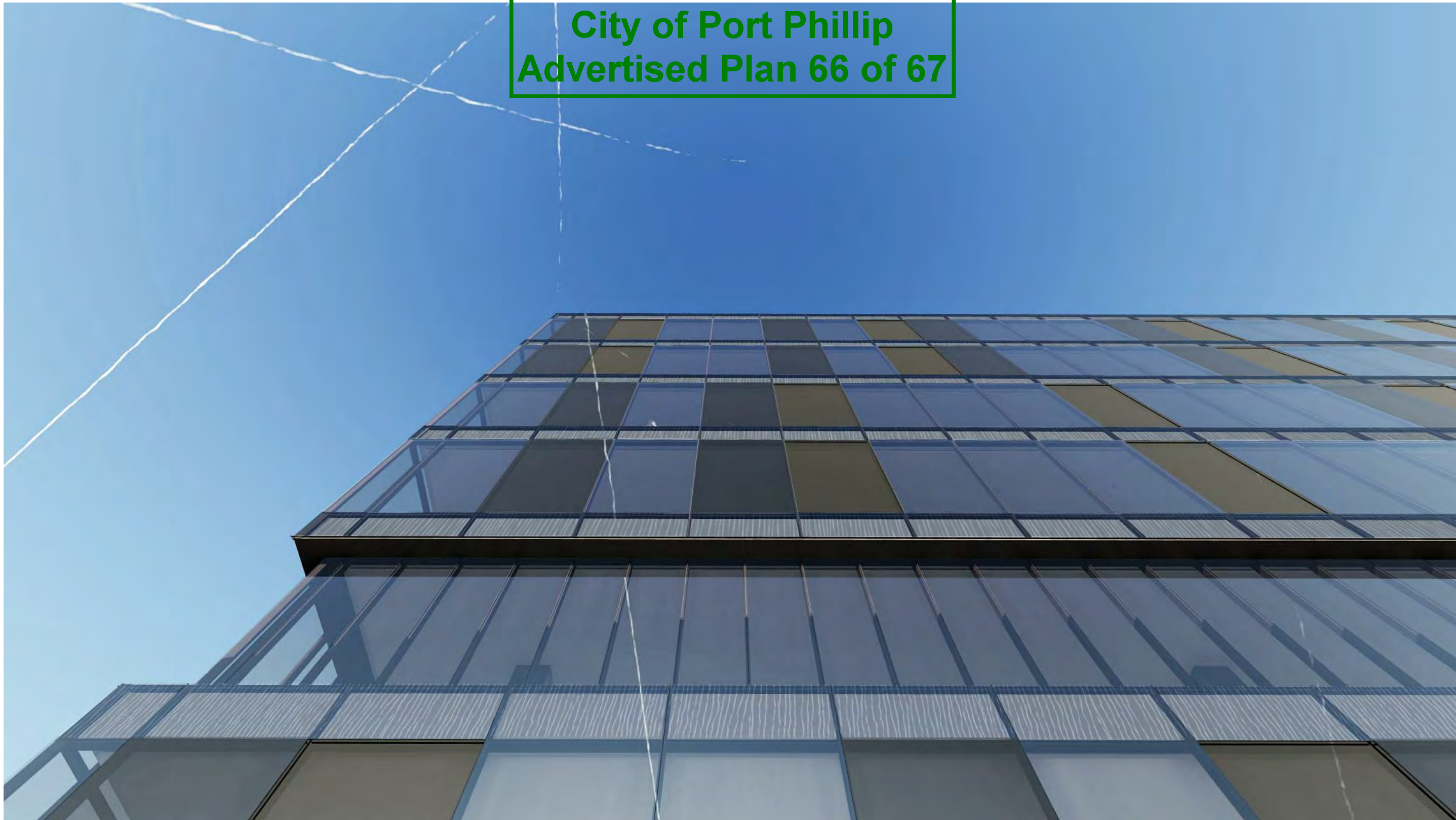
DRAWING NO. TP504

New Commercial Building
464 St Kilda Road, Melbourne

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Melbourne 3/577 Little Bourke Street Melbourne VIC 3000
Sydney 1/156 Clarence Street Sydney NSW 2000 graypuksand.com.au

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**City of Port Phillip
Advertised Plan 66 of 67**



21/04/2021 3:18:36 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP1
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
			SCALE @ A3	
			DRAWN	AD
			CHECKED	AR
			APPROVED	KW

RENDER

New Commercial Building
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DRAWING NO. **TP505**

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City of Port Phillip
Advertised Plan 67 of 67



21/04/2021 3:18:37 PM C:_Revit\119070_464 St Kilda Road_Central_R19_aradice_GP.rvt

TOWN PLANNING APPLICATION

REV	DESCRIPTION	DATE	REVISION	TP2
TP1	Town Planning Issue	18/12/2020	PROJECT NO	119070
TP2	Town Planning Amendments	02/03/2021	SCALE @ A3	
			DRAWN	AD
			CHECKED	AR
			APPROVED	KW

RENDER

New Commercial Building
464 St Kilda Road, Melbourne

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DRAWING NO. **TP506**

GRAY PUKSAND