

18206 21-23 WILLIAM ST, BALACLAVA

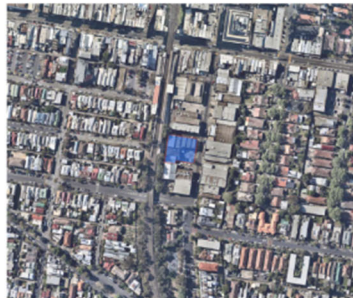
OFFICE DEVELOPMENT

CLIENT:
94 FEET PTY LTD

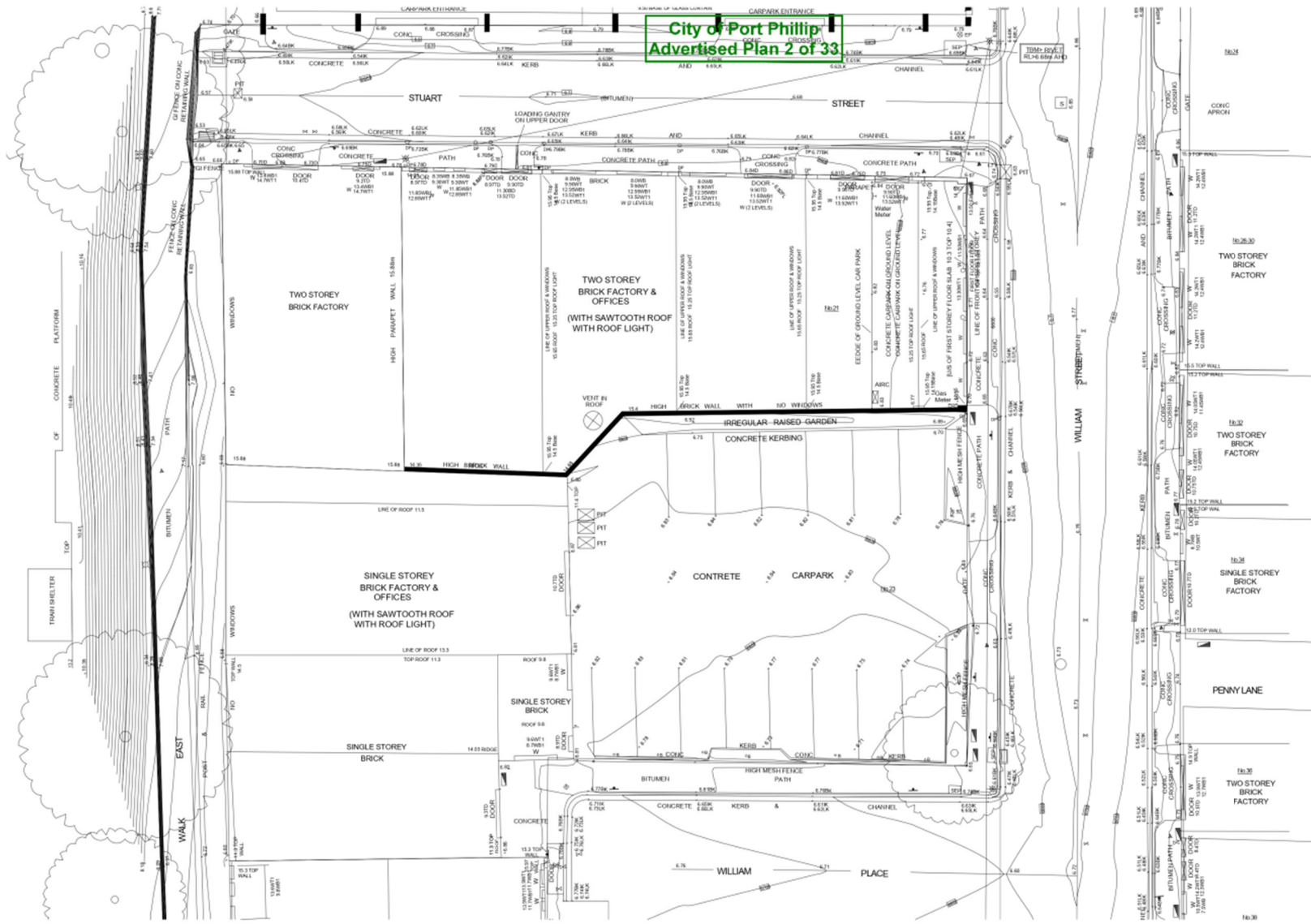
ARCHITECTURAL DRAWING
TOWN PLANNING ISSUE

City of Port Phillip
Advertised Plan 1 of 33

DRAWING LIST	
Drawing No	Client Name
SK 100	WALKWAY CANOPY 00
SK 101	WALKWAY CANOPY 01
SK 102	WALKWAY CANOPY 02
SK 103	WALKWAY CANOPY 04
SK 104	WALKWAY CANOPY 05
SK 105	WALKWAY CANOPY 06
SK 106	PROPOSED SHADOWS SEPT 22
SK 107	PROPOSED SHADOWS SEPT 22
SK 108	GENERAL ARRANGEMENT TYPICAL LEVEL
SK 109	PROPOSED SHADOWS SEPT 22
TP000	COVERPAGE, INDEX, LOCATION PLAN
TP001	CONCEPT PLAN
TP002	SITE PLAN
TP003	LOCATION PLAN
TP004	SITE ANALYSIS
TP005	DESIGN BRIEF/SCOPE
TP006	DESIGN RESPONSE
TP007	BASEMENT FLS
TP008	BASEMENT FLS
TP009	BASEMENT FLS
TP010	GROUND FLOOR PLAN
TP011	LEVEL 1
TP012	LEVEL 2
TP013	LEVEL 3
TP014	LEVEL 4
TP015	LEVEL 5
TP016	LEVEL 6
TP017	LEVEL 7
TP018	ROOF PLAN
TP019	EAST ELEVATION
TP020	NORTH ELEVATION
TP021	WEST ELEVATION
TP022	SOUTH ELEVATION
TP023	SECTION A
TP024	SECTION B
TP025	PLUMB SECTION
TP026	ARTIST IMPRESSION 01
TP027	ARTIST IMPRESSION 02
TP028	ARTIST IMPRESSION 03
TP029	SHADOWS SEPT 22
TP030	SHADOWS SEPT 22
TP031	SHADOWS SEPT 22
TP032	WATERSHED SCHEDULE



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 ABN 85 164 701 491



Issue	Description	Date	Client	Project	Title	Drawing No.	Issue
1	TOWN PLANNING SUBMISSION	10/26/19	94 FEET PTY LTD	21-23 WILLIAM ST, BALACLAVA OFFICE DEVELOPMENT	EXISTING SURVEY	17F001	A
						Scale: 1:100@A1	Drawing Size: A1
						Project No. 18206	Drawn By: CE
						CAD Reference	

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FOR APPROVAL



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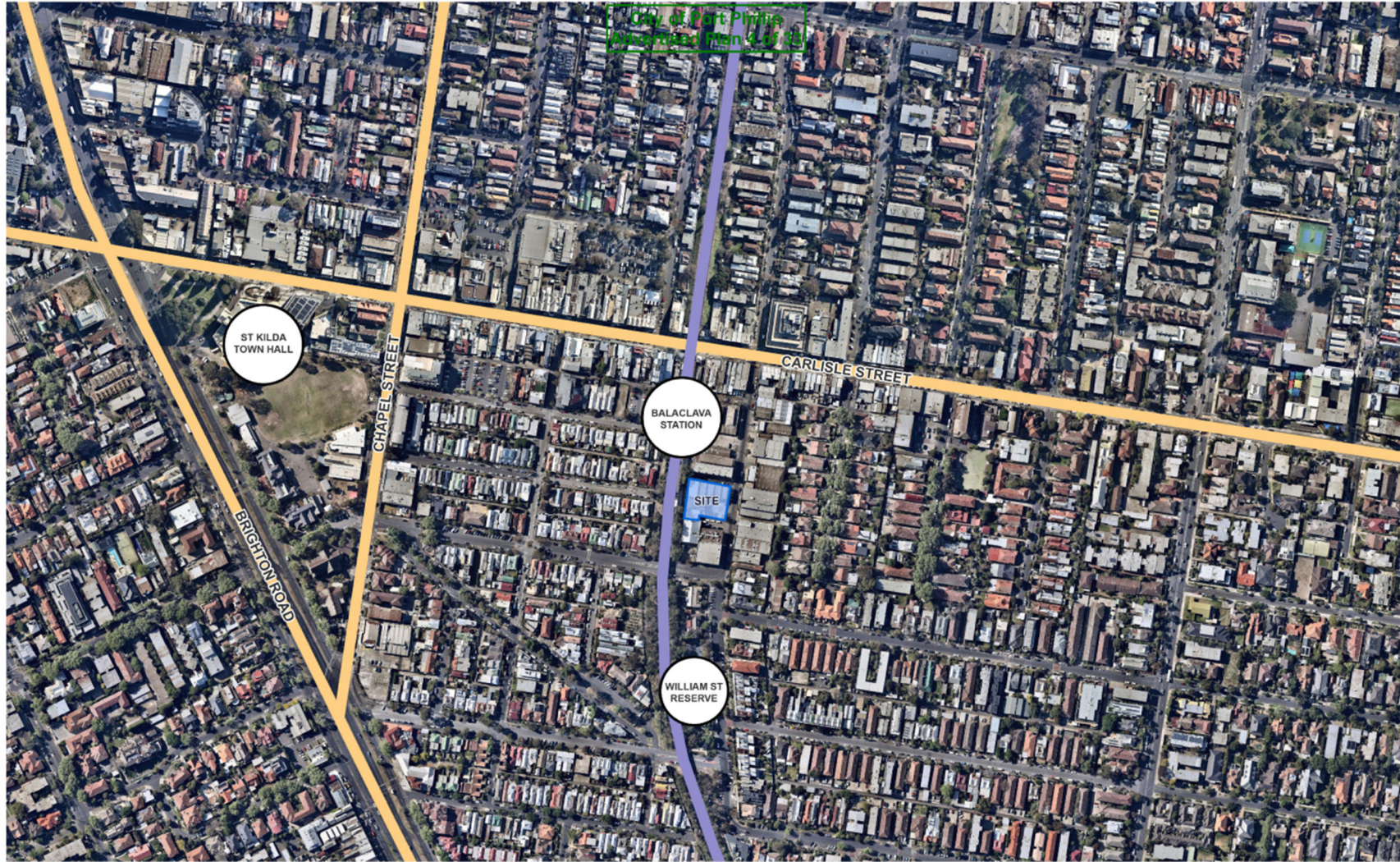
Issue	Description	Date	Client
A	TOWN PLANNING SUBMISSION	10/26/18	94 FEET PTY LTD

Project: 21-23 WILLIAM ST. BALACLAVA OFFICE DEVELOPMENT

Title: SITE PHOTOS

Drawing No.	Issue
TF002	A
Scale	Drawing Size
@A1	A1
Project No.	Drawn By
18206	CE
CAD Reference	
\\s:\s\18206	

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TRAIN LINE
 TRAM LINE

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Issue	Description	Date	Client	Project	Title	Drawing No.	Issue
A	TOWN PLANNING SUBMISSION	10/26/20	94 FEET PTY LTD	21-23 WILLIAM ST, BALACLAVA OFFICE DEVELOPMENT	LOCATION PLAN	TP003	A
						Scale	Drawing Size
						@A1	A1
						Project No.	Drawn By
						18206	CE
						CAD Reference	

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PROPOSED SITE ACTIVATION
● VEHICLE ACCESS ● PED. ACCESS POINTS

FOR APPROVAL



		Issue Description A TOWN PLANNING SUBMISSION	Date 1/28/19	Client 94 FEET PTY LTD	Project 21-23 WILLIAM ST, BALACLAVA OFFICE DEVELOPMENT	Title SITE ANALYSIS	Drawing No. TP004 Scale @A1 Project No. 18206 CAD Reference	Issue A Drawing Size A1 Drawn By DS
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21-23 William Street soon to be known as "The Rucker" is poised to reinvent itself as a unique commercial development offering best practise initiatives in construction methodology, environmental performance and wellness. Enhancing urban design initiatives such as pedestrian connectivity, wayfinding and permeability along William Street and the Balaclava Train Station were fundamental considerations which informed the design response.

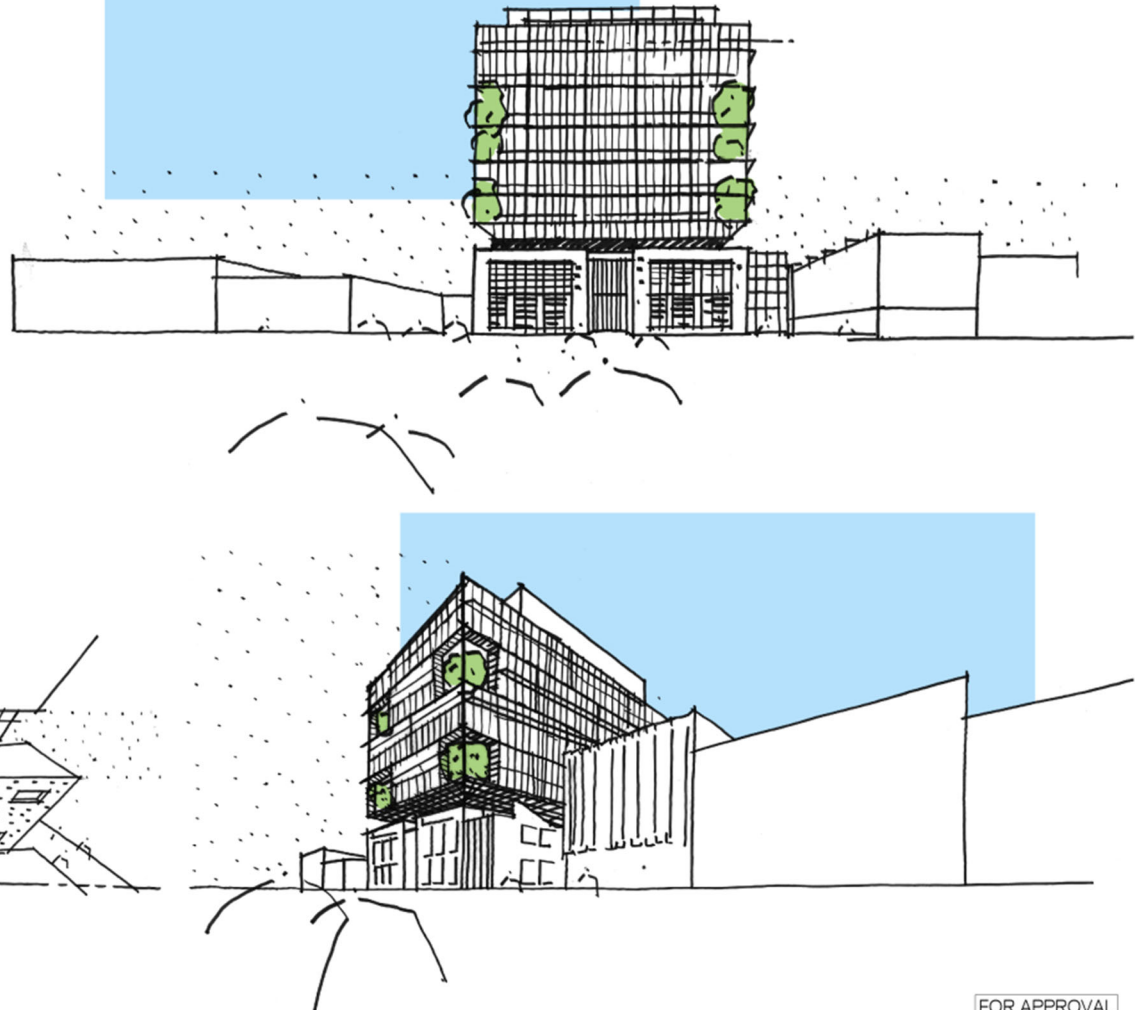
Taking cues from the existing built form and rich industrial past we have sought to echo the proportions and materiality in the proposed design. The lower level street podium reinforces the finer grain of the street. The proposed red brick facades and dark industrial framed windows mirror the past whilst providing a glimpse into the future.

The existing sawtooth roof form will be incorporated into the proposed development offering unique daylighting opportunities. Views to the sky from the proposed ground level micro-brewery will offer patrons a truly unique experience.

The upper levels have been inspired by the meatpackers district in NY with a working class façade which is in keeping with the sites past. The merging of industry and nature are expressed in the corner conditions of the proposal. Negative corner conditions in the floor plate not only assist with reducing the visual bulk but have provided ideal opportunities for vertical landscape elements in the tower form.

Integrated shading devices are built into the façade which have been informed by the building orientation, solar access and heat gain. This coupled with the glazing system ensures we achieve the most optimum internal quality and life cycle costing.

The Rucker offers a benchmark commercial offering in a part of Balaclava that is being gentrified and redefining it's character and identity. Proximity of public transport and other transport nodes in addition to the thriving food and beverage offering in the precinct are the cornerstones for the success of this development.



FOR APPROVAL

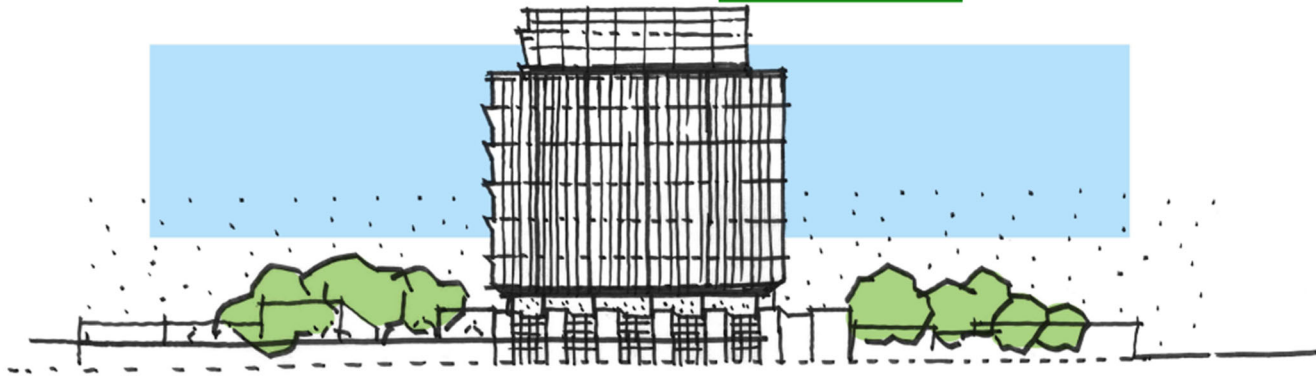


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Issue	Description	Date	Client	Project	Title	Drawing No.	Issue
A	TOWN PLANNING SUBMISSION	1/28/18	94 FEET PTY LTD	21-23 WILLIAM ST, BALACLAVA OFFICE DEVELOPMENT	DESIGN RESPONSE	TF005	A
						Scale @A1	Drawing Size A1
						Project No. 18206	Drawn By CE
						CAD Reference	

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Advertised Plan 7 of 33



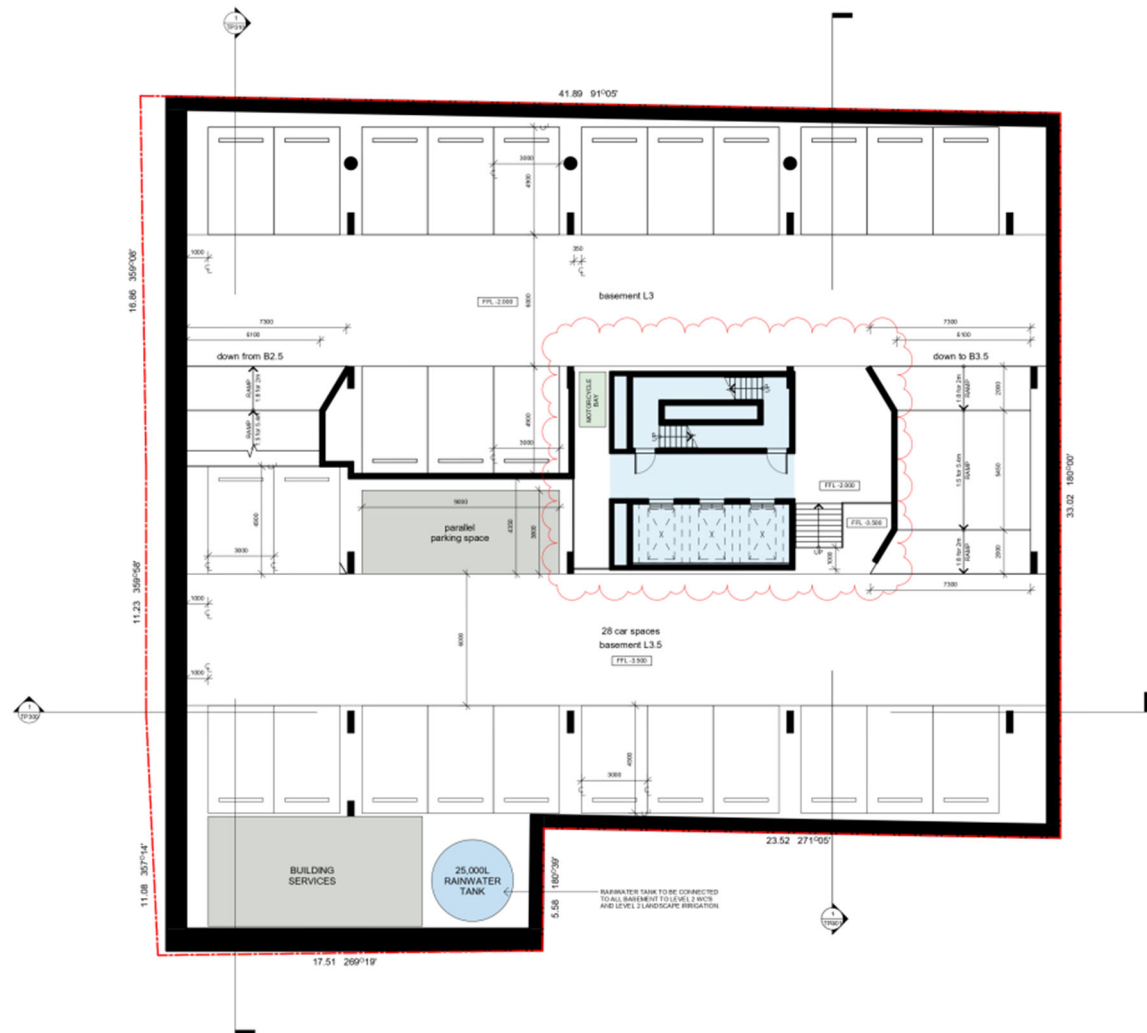
FOR APPROVAL



Issue	Description	Date	Client	Project	Title	Drawing No.	Issue
A	TOWN PLANNING SUBMISSION	10/26/20	94 FEET PTY LTD	21-23 WILLIAM ST. BALACLAVA OFFICE DEVELOPMENT	DESIGN RESPONSE	TR006	A
						Scale @A1	Drawing Size A1
						Project No. 18206	Drawn By CE
						CAD Reference	

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DEVELOPMENT SUMMARY			
CAR PARKING			
BASEMENT L3	28		
BASEMENT L2	22		
BASEMENT L1	22		
TOTAL	72		
AREA SUMMARY (m²)			
LEVEL	GFA	NSA	
B3	1442	0	
B2	1442	0	
B1	1442	0	
GROUND	1155	931	
LEVEL 1	1249	1080	
LEVEL 2	1321	624	
LEVEL 3	1126	975	
LEVEL 4	1126	975	
LEVEL 5	1126	975	
LEVEL 6	1126	975	
LEVEL 7	1126	981	
TOTAL	13,681	7,516	

FOR APPROVAL



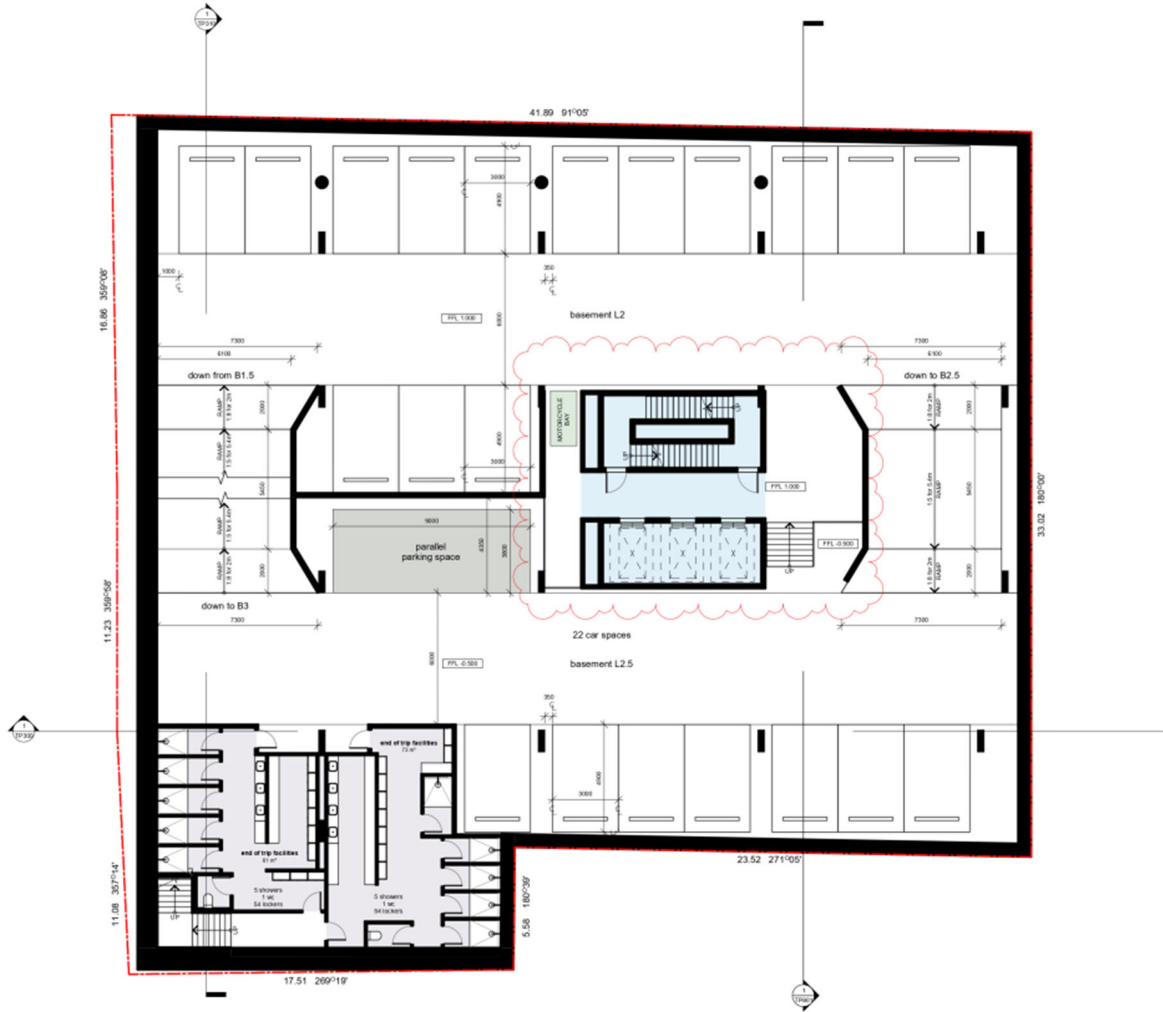
Issue	Description	Date	Client
1	TOWN PLANNING SUBMISSION	10/08/18	84 FEET PTY LTD
2	TOWN PLANNING REV 2	10/08/18	

Project	Title
21-23 WILLIAM ST. BALACLAVA OFFICE DEVELOPMENT	BASEMENT L3

Drawing No.	Issue
TF007	01
Scale	Drawing Size
1:100@A1	A1
Project No.	Drawn By
8206	CE
CAD Reference	
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DEVELOPMENT SUMMARY			
CAR PARKING			
BASEMENT L3	28		
BASEMENT L2	22		
BASEMENT L1	22		
TOTAL	72		
AREA SUMMARY (m²)			
LEVEL	GFA	NSA	
B3	1442	0	
B2	1442	0	
B1	1442	0	
GROUND	1155	931	
LEVEL 1	1249	1080	
LEVEL 2	1321	624	
LEVEL 3	1126	975	
LEVEL 4	1126	975	
LEVEL 5	1126	975	
LEVEL 6	1126	975	
LEVEL 7	1126	981	
TOTAL	13,681	7,516	

FOR APPROVAL



Issue	Description	Date	Client
1	TOWN PLANNING SUBMISSION	1/08/18	84 FEET PTY LTD
2	TOWN PLANNING REV 2	10/8/18	

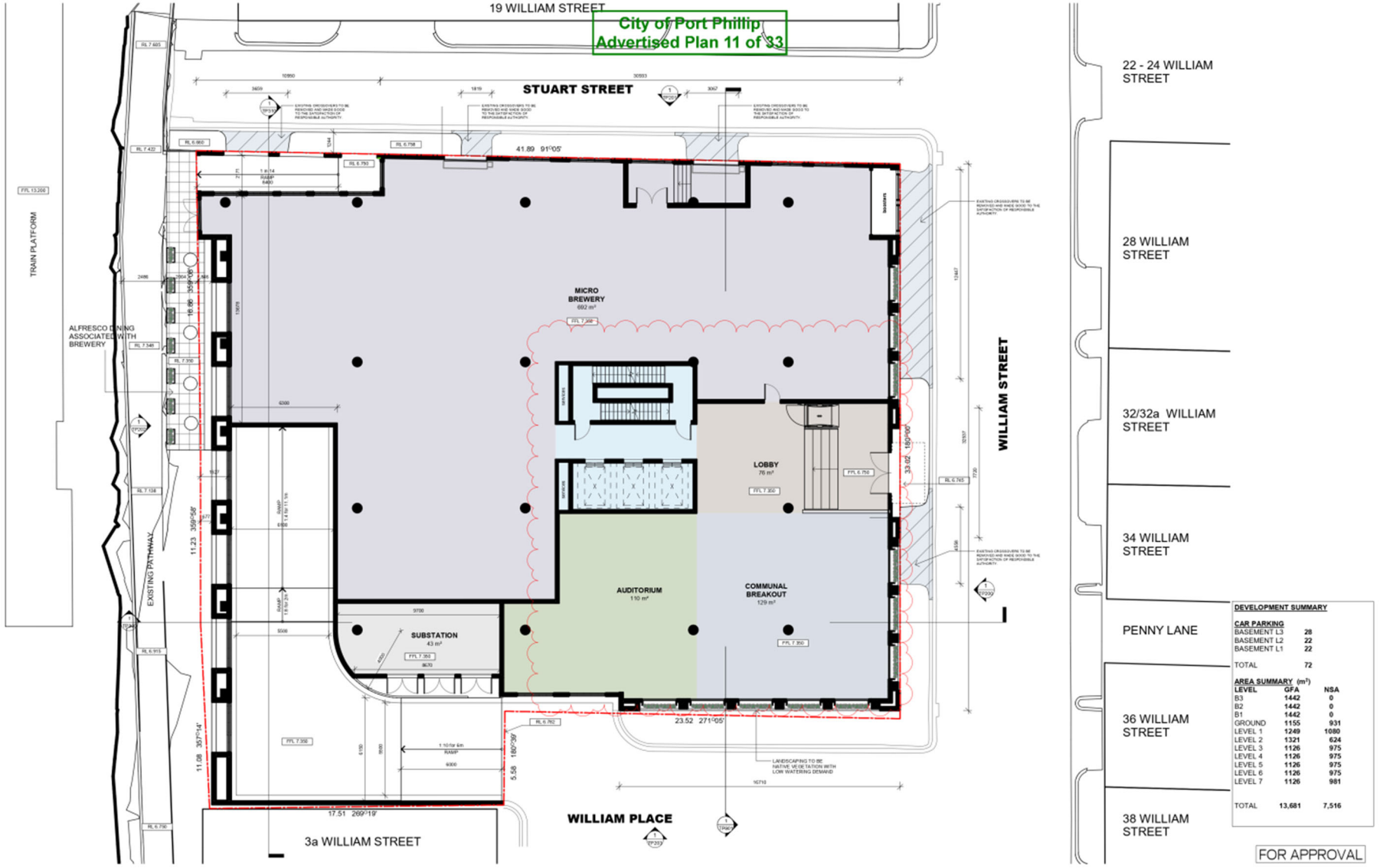
Project
21-23 WILLIAM ST. BALACLAVA
OFFICE DEVELOPMENT

Title
BASEMENT L2

Drawing No.	Issue
TF008	01
Scale	Drawing Size
1:100@A1	A1
Project No.	Drawn By
8206	CE

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CAD Reference
K:\proj\8206\DWG



- 22 - 24 WILLIAM STREET
- 28 WILLIAM STREET
- 32/32a WILLIAM STREET
- 34 WILLIAM STREET
- PENNY LANE
- 36 WILLIAM STREET
- 38 WILLIAM STREET

DEVELOPMENT SUMMARY			
CAR PARKING			
BASEMENT L3	28		
BASEMENT L2	22		
BASEMENT L1	22		
TOTAL	72		
AREA SUMMARY (m²)			
LEVEL	GFA	NSA	
B3	1442	0	
B2	1442	0	
B1	1442	0	
GROUND	1155	931	
LEVEL 1	1249	1080	
LEVEL 2	1321	624	
LEVEL 3	1126	975	
LEVEL 4	1126	975	
LEVEL 5	1126	975	
LEVEL 6	1126	975	
LEVEL 7	1126	981	
TOTAL	13,681	7,516	

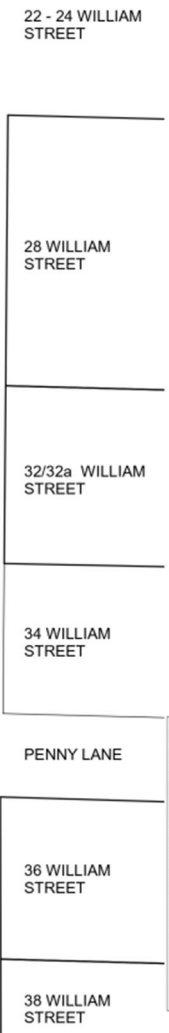
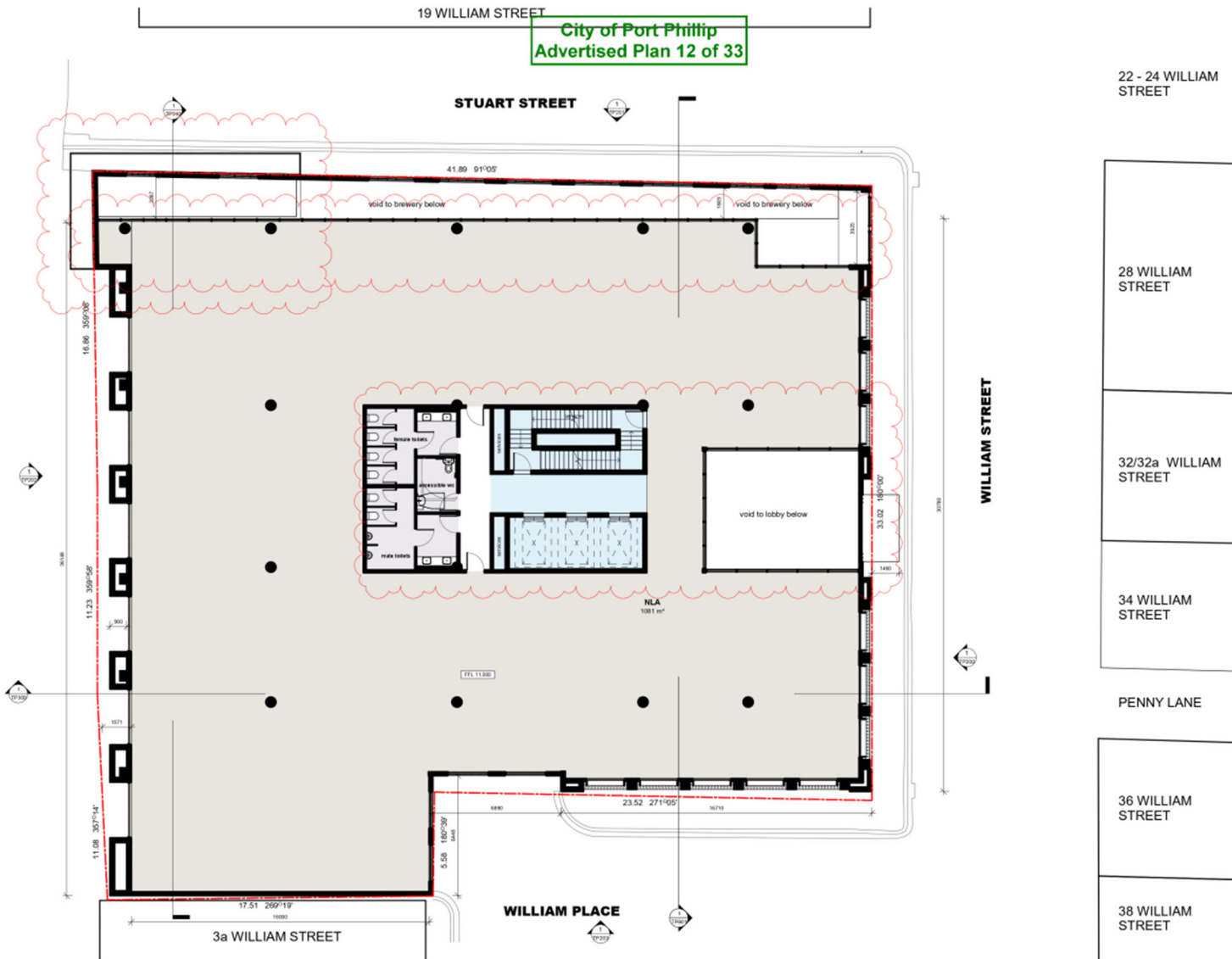
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Issue	Description	Date	Client	Project	Title	Drawing No.	Issue
1	TOWN PLANNING SUBMISSION	10/06/18	94 FEET PTY LTD	21-23 WILLIAM ST, BALACLAVA OFFICE DEVELOPMENT	GROUND FLOOR PLAN	TF100	E1
2	TOWN PLANNING REV 2	10/06/18				1:100@A1	Drawing Size
						Project No. 18206	Drawn By CE
						CAD Reference	

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DEVELOPMENT SUMMARY			
CAR PARKING			
BASEMENT L3	28		
BASEMENT L2	22		
BASEMENT L1	22		
TOTAL	72		
AREA SUMMARY (m²)			
LEVEL	GFA	NSA	
B3	1442	0	
B2	1442	0	
B1	1442	0	
GROUND	1155	931	
LEVEL 1	1249	1080	
LEVEL 2	1321	624	
LEVEL 3	1126	975	
LEVEL 4	1126	975	
LEVEL 5	1126	975	
LEVEL 6	1126	975	
LEVEL 7	1126	981	
TOTAL	13,681	7,516	

FOR APPROVAL

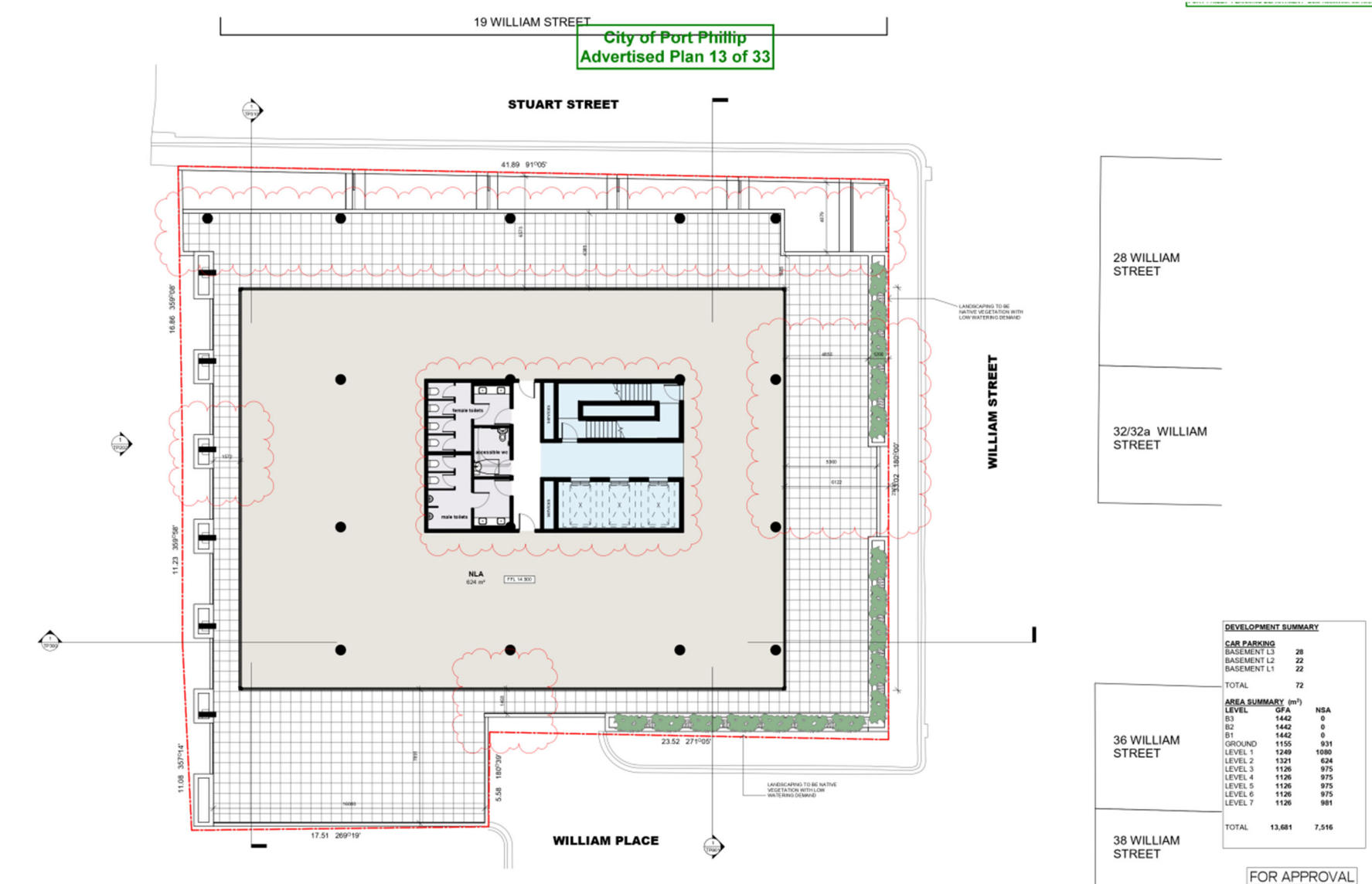


Issue	Description	Date	Client
A	TOWN PLANNING SUBMISSION	10/01/18	94 FEET PTY LTD
B	TOWN PLANNING REV 2	10/06/18	

Project 21-23 WILLIAM ST, BALACLAVA OFFICE DEVELOPMENT
Title LEVEL 1

Drawing No.	TF101	Issue	E1
Scale	1:100@A1	Drawing Size	A1
Project No.	18206	Drawn By	CE
CAD Reference			

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DEVELOPMENT SUMMARY			
CAR PARKING			
BASEMENT L3	28		
BASEMENT L2	22		
BASEMENT L1	22		
TOTAL	72		
AREA SUMMARY (m²)			
LEVEL	GFA	NSA	
B3	1442	0	
B2	1442	0	
B1	1442	0	
GROUND	1155	931	
LEVEL 1	1249	1080	
LEVEL 2	1321	624	
LEVEL 3	1126	975	
LEVEL 4	1126	975	
LEVEL 5	1126	975	
LEVEL 6	1126	975	
LEVEL 7	1126	981	
TOTAL	13,681	7,516	

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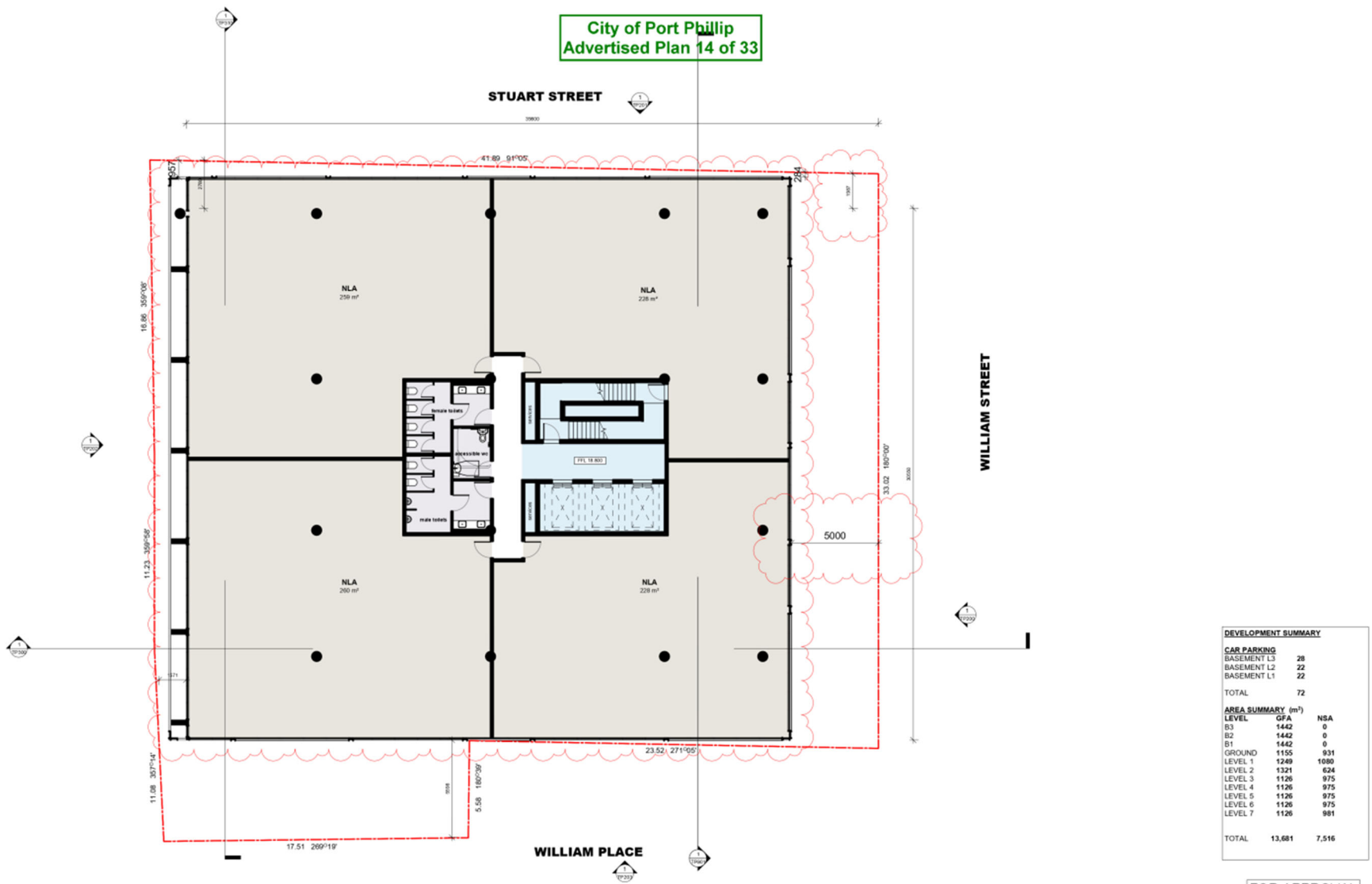
Issue	Description	Date	Client
1	TOWN PLANNING SUBMISSION	10/06/18	94 FEET PTY LTD
2	TOWN PLANNING REV 2	10/06/18	

Project	Title
21-23 WILLIAM ST, BALACLAVA OFFICE DEVELOPMENT	LEVEL 2

Drawing No.	Issue
TFP02	01
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Project No.	Drawn By
18206	CE
CAD Reference	
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DEVELOPMENT SUMMARY		
CAR PARKING		
BASEMENT L3	28	
BASEMENT L2	22	
BASEMENT L1	22	
TOTAL	72	
AREA SUMMARY (m²)		
LEVEL	GFA	NSA
B3	1442	0
B2	1442	0
B1	1442	0
GROUND	1155	931
LEVEL 1	1249	1080
LEVEL 2	1321	624
LEVEL 3	1126	975
LEVEL 4	1126	975
LEVEL 5	1126	975
LEVEL 6	1126	975
LEVEL 7	1126	981
TOTAL	13,681	7,516

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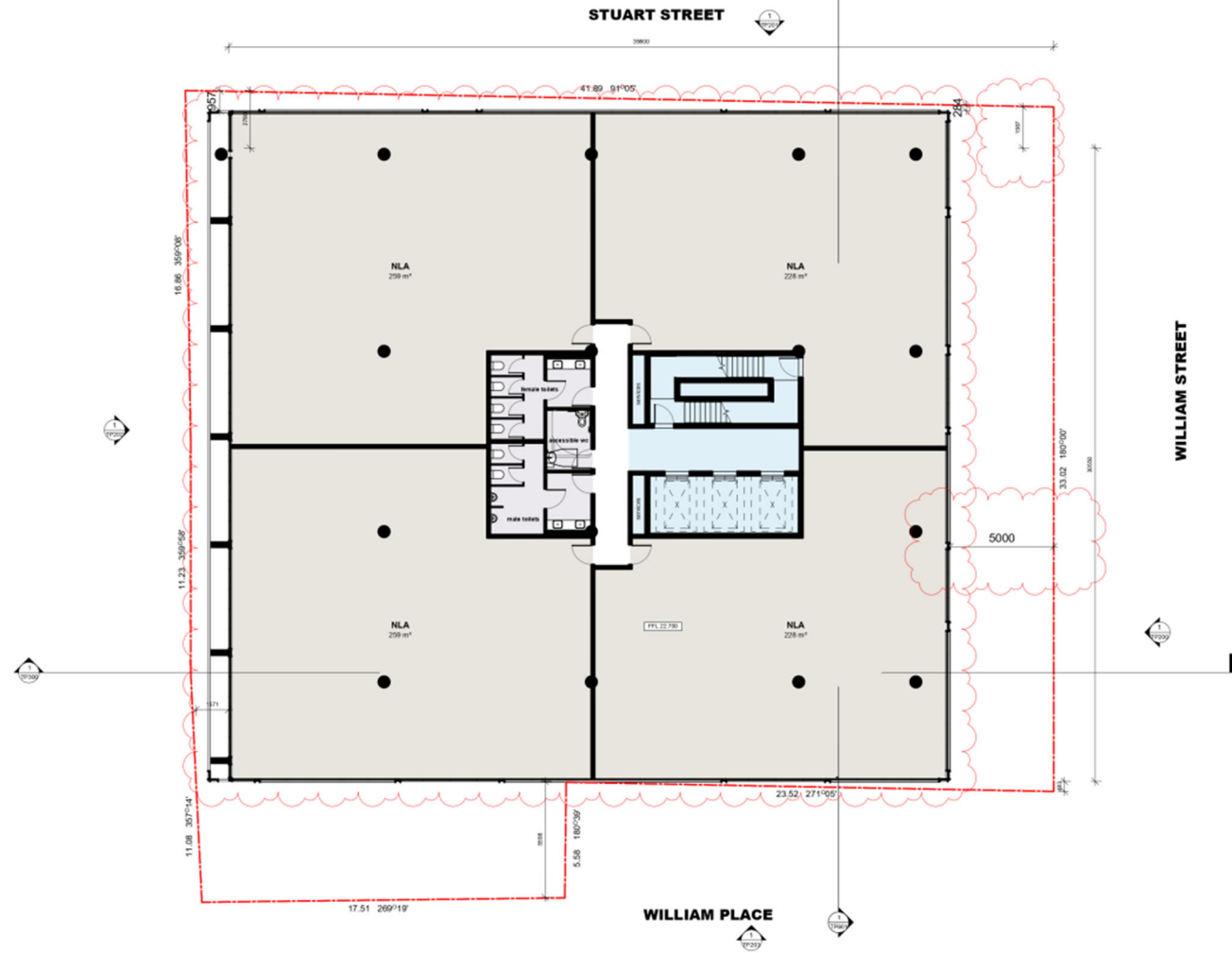


Issue	Description	Date	Client
1	TOWN PLANNING SUBMISSION	10/06/18	94 FEET PTY LTD
2	TOWN PLANNING REV 2	10/06/18	

Drawing No.	Issue
TF-903	03
Scale	Drawing Size
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Project No.	Drawn By
18206	CE
CAD Reference	
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DEVELOPMENT SUMMARY

CAR PARKING		
BASEMENT L3	28	
BASEMENT L2	22	
BASEMENT L1	22	
TOTAL	72	
AREA SUMMARY (m²)		
LEVEL	GFA	NSA
B3	1442	0
B2	1442	0
B1	1442	0
GROUND	1155	931
LEVEL 1	1249	1080
LEVEL 2	1321	624
LEVEL 3	1126	975
LEVEL 4	1126	975
LEVEL 5	1126	975
LEVEL 6	1126	975
LEVEL 7	1126	981
TOTAL	13,681	7,516

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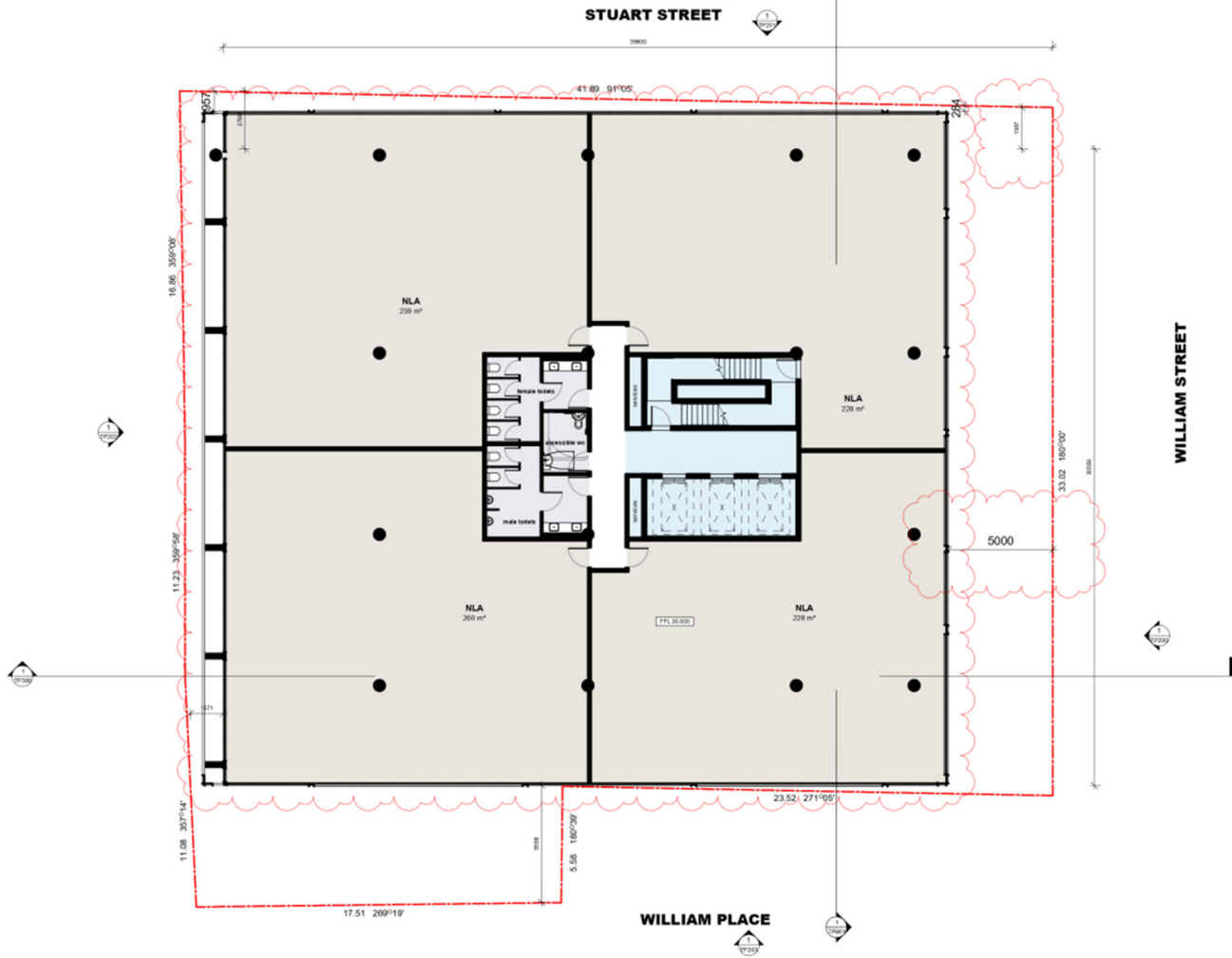
Issue	Description	Date	Client
1	TOWN PLANNING SUBMISSION	10/01/18	94 FEET PTY LTD
2	TOWN PLANNING REV 2	10/06/18	

Project: 21-23 WILLIAM ST. BALACLAVA OFFICE DEVELOPMENT
 Title: LEVEL 4

Drawing No.	TF104	Issue	01
Scale	1:100@A1	Drawing Size	A1
Project No.	18206	Drawn By	CE
CAD Reference			

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DEVELOPMENT SUMMARY		
CAR PARKING		
BASEMENT L3	28	
BASEMENT L2	22	
BASEMENT L1	22	
TOTAL	72	
AREA SUMMARY (m²)		
LEVEL	GFA	NSA
B3	1442	0
B2	1442	0
B1	1442	0
GROUND	1155	931
LEVEL 1	1249	1080
LEVEL 2	1321	624
LEVEL 3	1126	975
LEVEL 4	1126	975
LEVEL 5	1126	975
LEVEL 6	1126	975
LEVEL 7	1126	981
TOTAL	13,681	7,516

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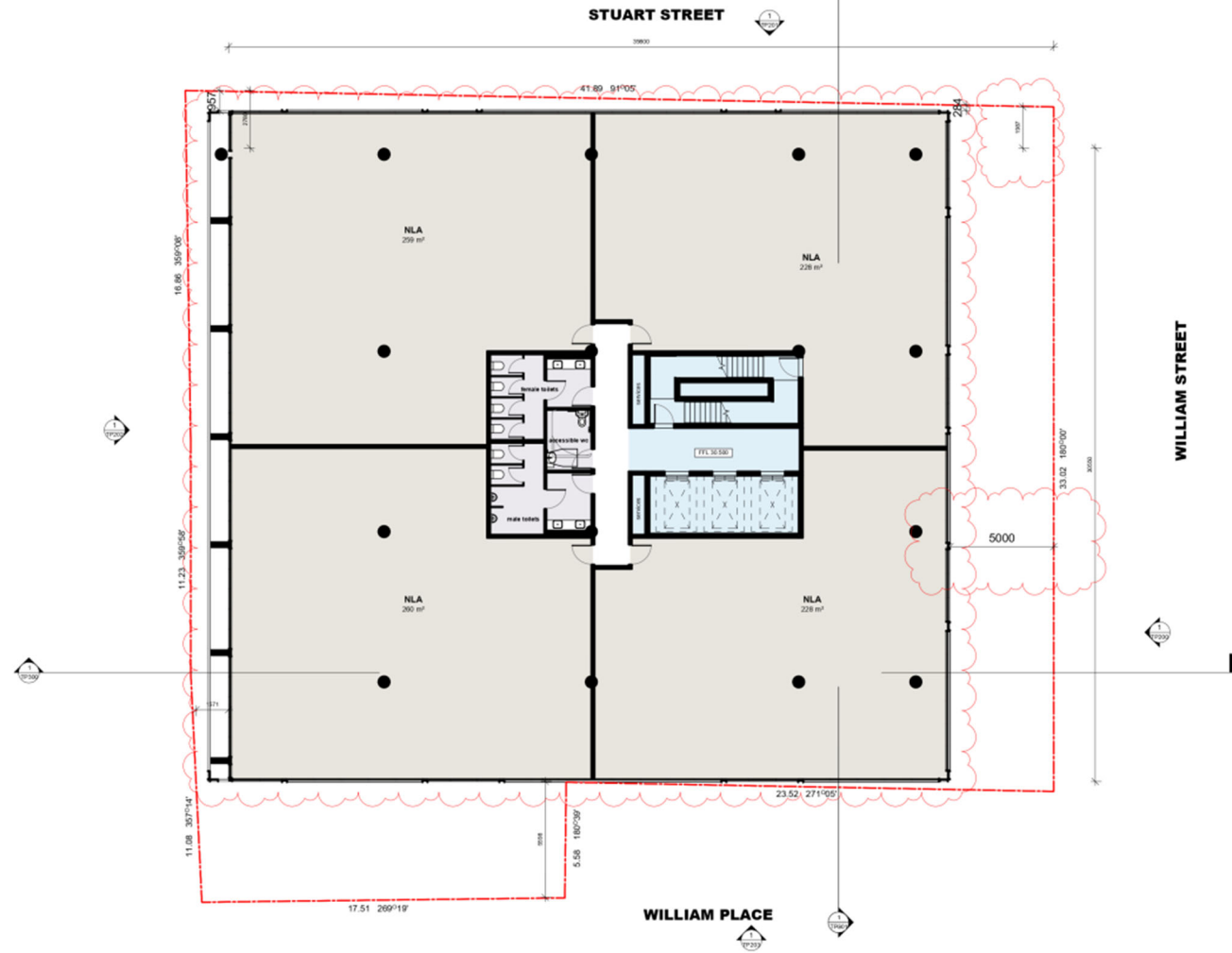
Issue	Description	Date	Client
1	TOWN PLANNING SUBMISSION	10/01/18	94 FEET PTY LTD
2	TOWN PLANNING REV 2	10/06/18	

Project	Title
21-23 WILLIAM ST. BALACLAVA OFFICE DEVELOPMENT	LEVEL 5

Drawing No.	Issue
TFP05	01
Scale	Drawing Size
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Project No.	Drawn By
18206	CE
CAD Reference	
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DEVELOPMENT SUMMARY			
CAR PARKING			
BASEMENT L3	28		
BASEMENT L2	22		
BASEMENT L1	22		
TOTAL	72		
AREA SUMMARY (m²)			
LEVEL	GFA	NSA	
B3	1442	0	
B2	1442	0	
B1	1442	0	
GROUND	1155	931	
LEVEL 1	1249	1080	
LEVEL 2	1321	624	
LEVEL 3	1126	975	
LEVEL 4	1126	975	
LEVEL 5	1126	975	
LEVEL 6	1126	975	
LEVEL 7	1126	981	
TOTAL	13,681	7,516	

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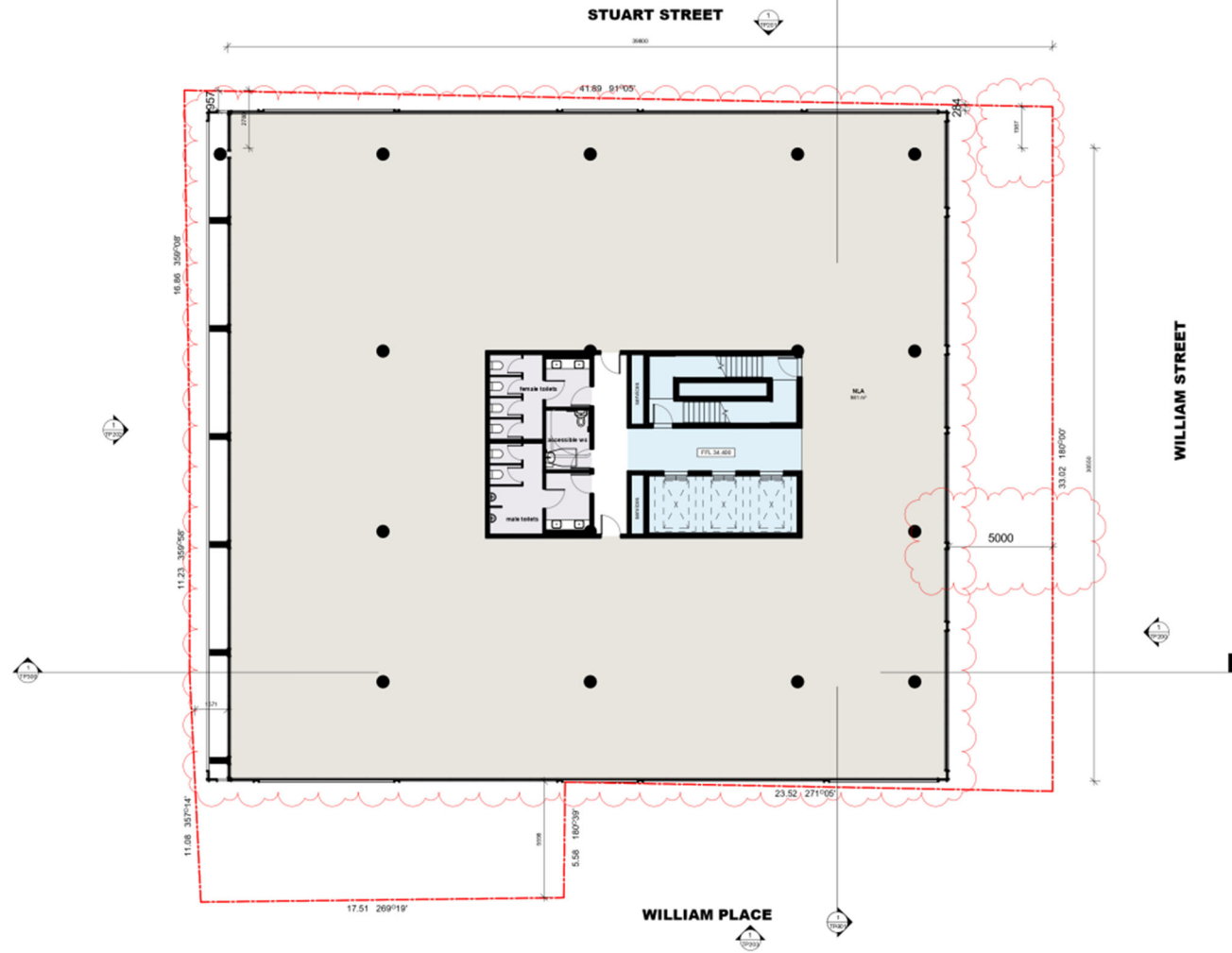
Issue	Description	Date	Client
1	TOWN PLANNING SUBMISSION	10/06/18	94 FEET PTY LTD
2	TOWN PLANNING REV 2	10/06/18	

Project	Title
21-23 WILLIAM ST. BALACLAVA OFFICE DEVELOPMENT	LEVEL 8

Drawing No.	Issue
TFP003	01
Scale	Drawing Size
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Project No.	Drawn By
18206	CE
CAD Reference	
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DEVELOPMENT SUMMARY

CAR PARKING		
BASEMENT L3	28	
BASEMENT L2	22	
BASEMENT L1	22	
TOTAL	72	
AREA SUMMARY (m²)		
LEVEL	GFA	NSA
B3	1442	0
B2	1442	0
B1	1442	0
GROUND	1155	931
LEVEL 1	1249	1080
LEVEL 2	1321	624
LEVEL 3	1126	975
LEVEL 4	1126	975
LEVEL 5	1126	975
LEVEL 6	1126	975
LEVEL 7	1126	981
TOTAL	13,681	7,516

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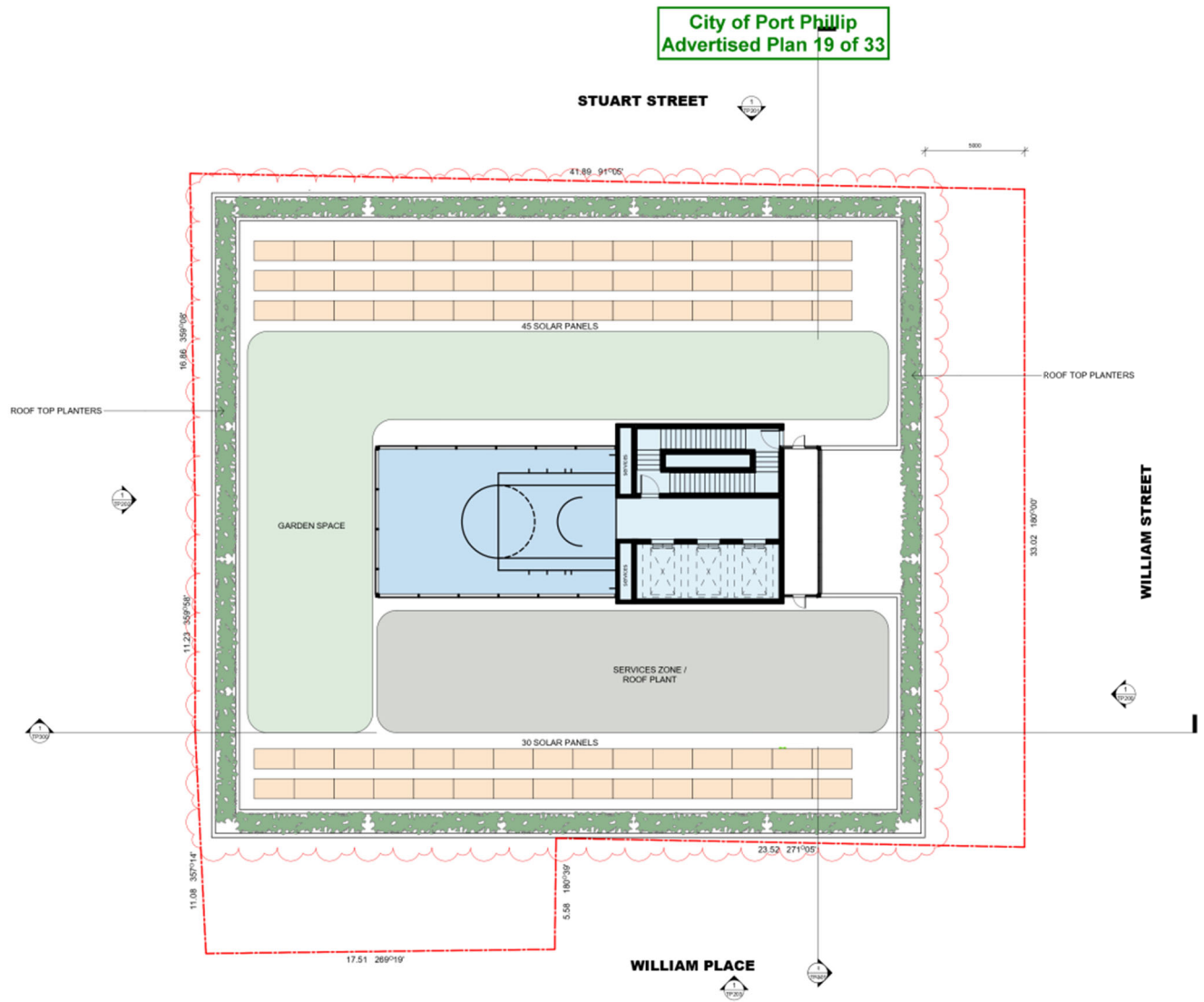
Issue	Description	Date	Client
1	TOWN PLANNING SUBMISSION	10/01/18	94 FEET PTY LTD
2	TOWN PLANNING REV 2	10/06/18	

Project: 21-23 WILLIAM ST, BALACLAVA OFFICE DEVELOPMENT

Title: LEVEL 7

Drawing No.	TF107	Issue	E1
Scale	1:100@A1	Drawing Size	A1
Project No.	18206	Drawn By	CE
CAD Reference			

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STUART STREET

WILLIAM STREET

WILLIAM PLACE



Issue	Description	Date	Client
1	TOWN PLANNING SUBMISSION	10/08/19	84 FEET PTY LTD
2	TOWN PLANNING REV 2	10/08/19	

Project
21-23 WILLIAM ST, BALACLAVA
OFFICE DEVELOPMENT

Title
ROOF PLAN

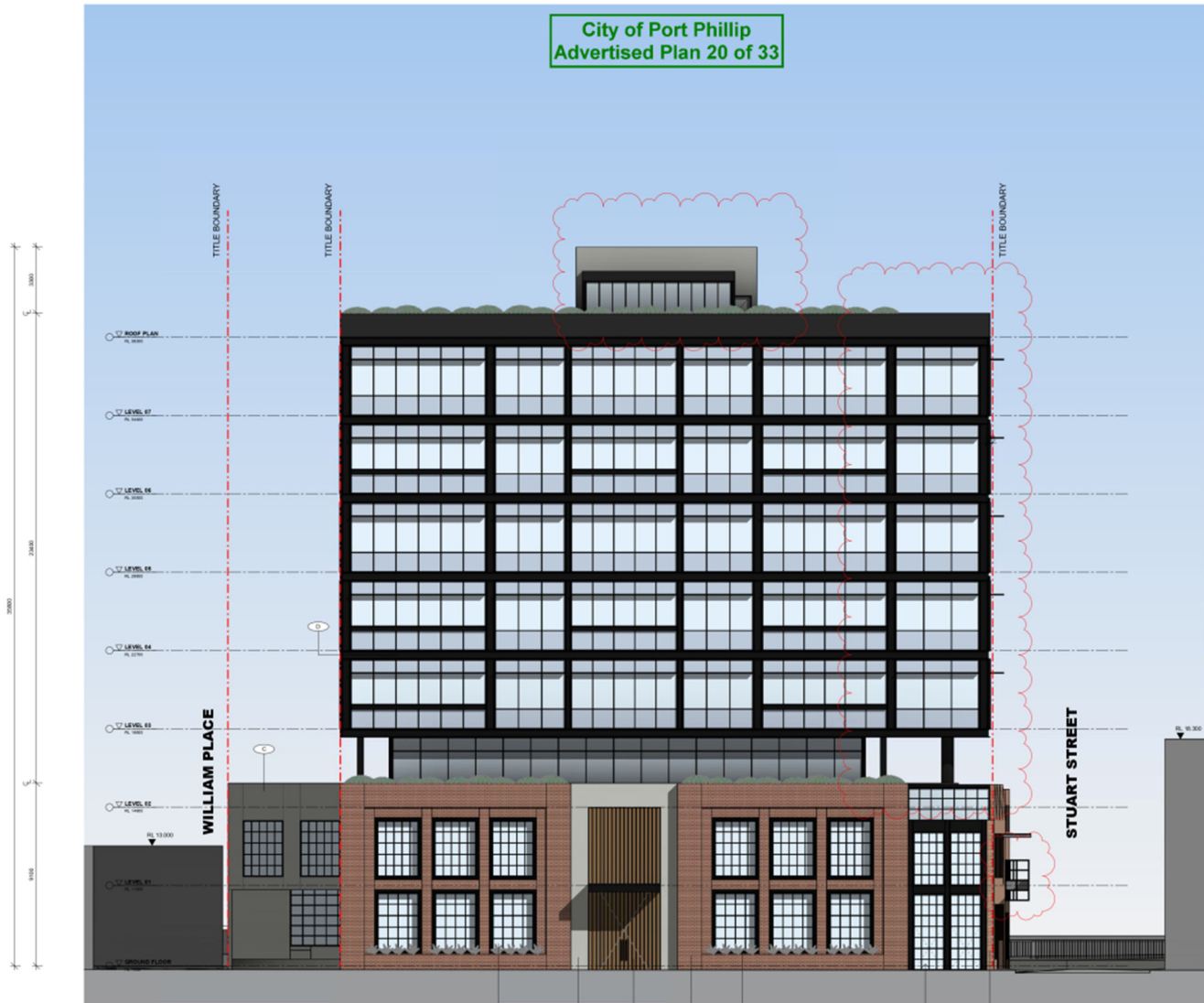
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Drawing No.	Issue
1P108	01
Scale	Drawing Size
1:100@A1	A1
Project No.	Drawn By
18206	CE

CAD Reference
 01/26/19 01:03:04PM

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MATERIALS SCHEDULE

- A: NEW RED BRICK OR SIMILAR
- B: GREY TINTED GLASS
- C: CONCRETE FINISH OR SIMILAR
- D: BLACK ALUMINIUM FINISH OR SIMILAR
- E: BRICK FROM EXISTING BUILDING TO BE REUSED
- F: CHARCOAL PAINT FINISH OR SIMILAR
- G: COPPER FINISH OR SIMILAR
- H: GREY TINTED GLASS WITH SPANDREL BACKING
- J: PERFORATED MESH OR SIMILAR

1 EAST ELEVATION SCALE: 1:100



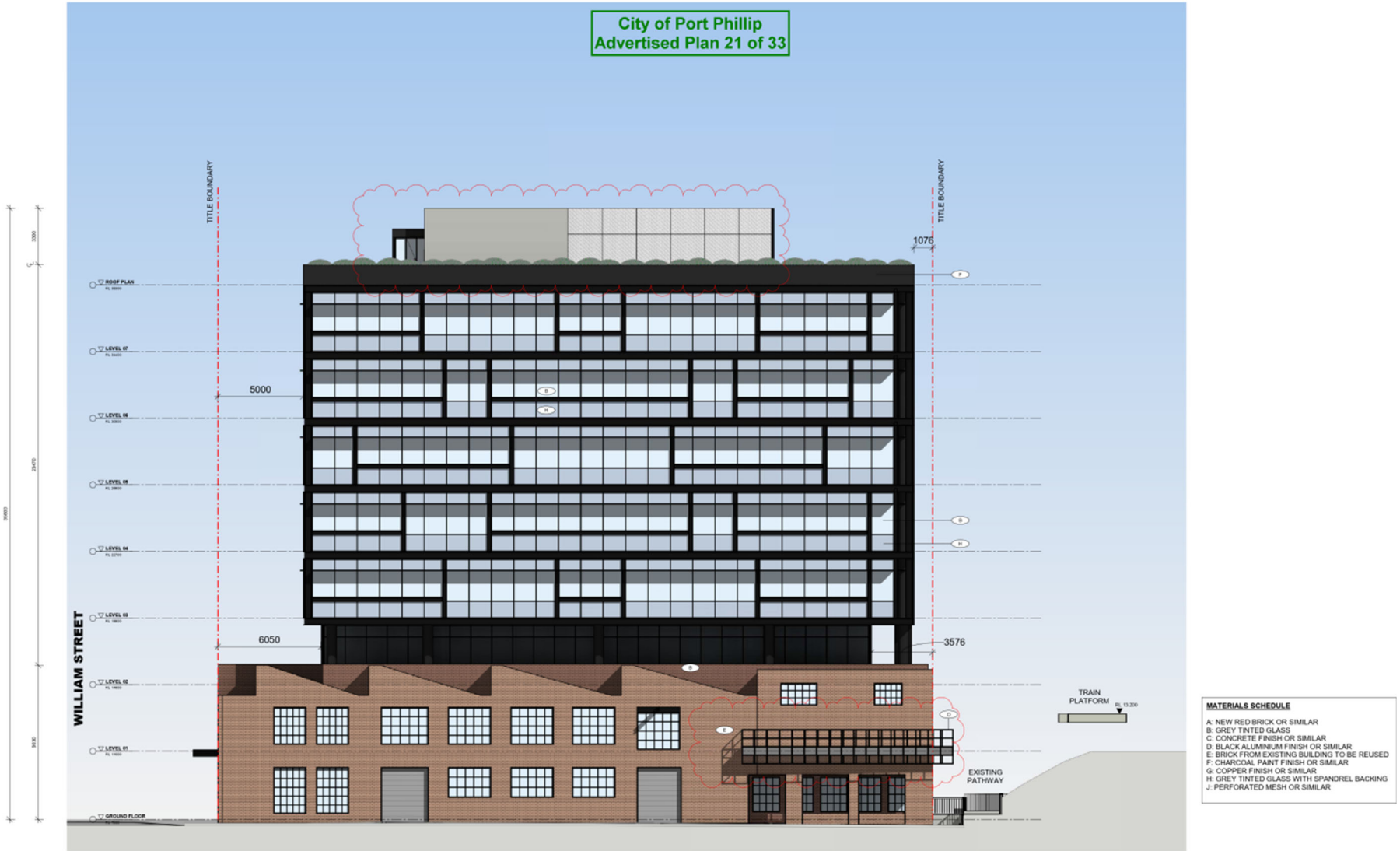
Issue	Description	Date	Client
1	TOWN PLANNING SUBMISSION	10/06/18	94 FEET PTY LTD
2	TOWN PLANNING REV 2	10/06/18	

Project: 21-23 WILLIAM ST. BALACLAVA OFFICE DEVELOPMENT
 Title: EAST ELEVATION

FOR APPROVAL

Drawing No.	Issue
TF200	E
Scale	Drawing Size
As Indicated@A1	A1
Project No.	Drawn By
18206	CE
CAD Reference	

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1 NORTH ELEVATION

SCALE 1:100



Issue	Description	Date	Client
A	TOWN PLANNING SUBMISSION	10/06/18	94 FEET PTY LTD
B	TOWN PLANNING REV 2	30/06/18	

Project
21-23 WILLIAM ST. BALACLAVA
OFFICE DEVELOPMENT

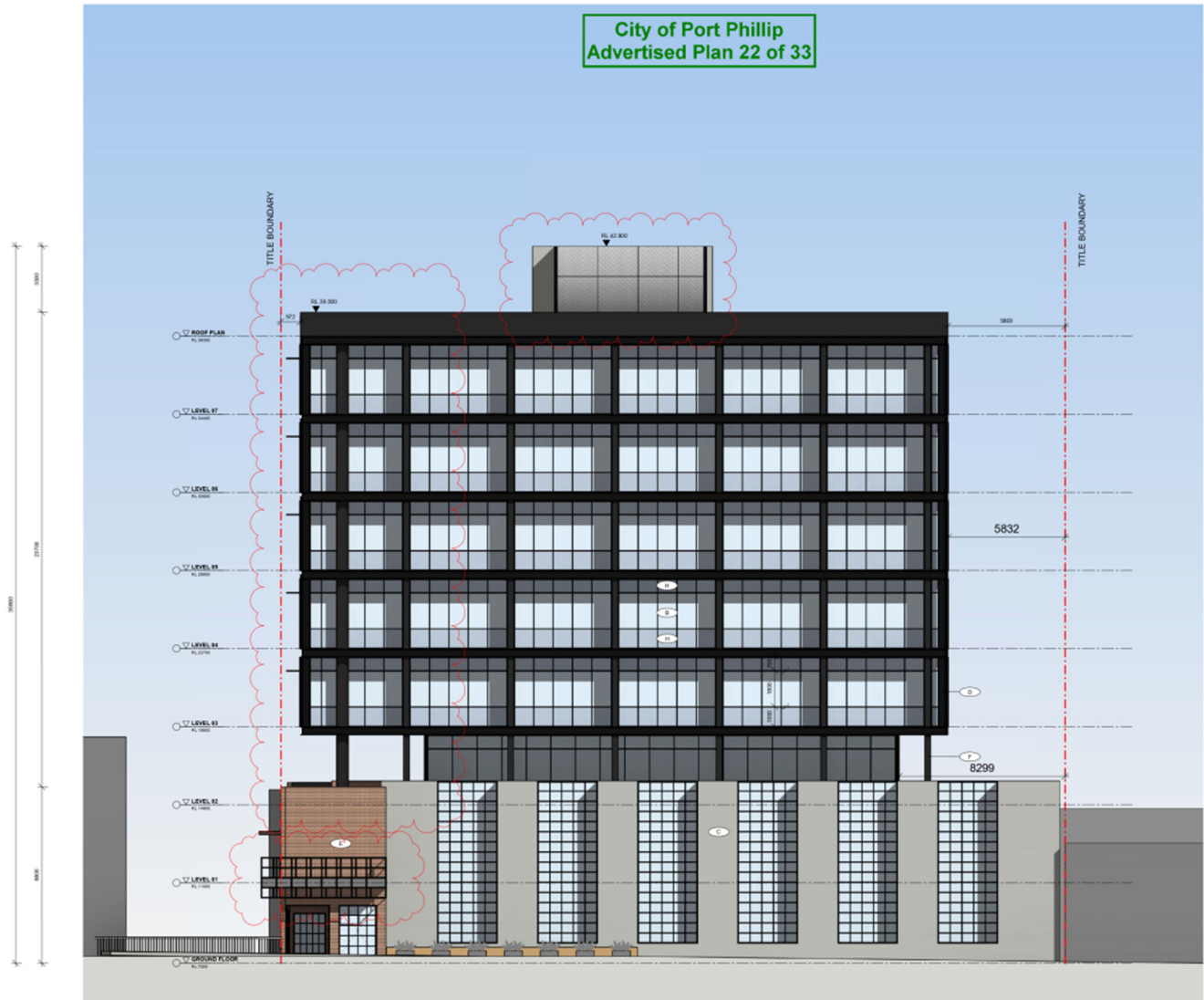
Title
NORTH ELEVATION

FOR APPROVAL

Drawing No.	Issue
TF201	B
Scale	Drawing Size
As Indicated@A1	A1
Project No.	Drawn By
18206	CE
CAD Reference	
03/26/18/03/01/01	

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City of Port Phillip
Advertised Plan 22 of 33



MATERIALS SCHEDULE

- A: NEW RED BRICK OR SIMILAR
- B: GREY TINTED GLASS
- C: CONCRETE FINISH OR SIMILAR
- D: BLACK ALUMINIUM FINISH OR SIMILAR
- E: BRICK FROM EXISTING BUILDING TO BE REUSED
- F: CHARCOAL PAINT FINISH OR SIMILAR
- G: COPPER FINISH OR SIMILAR
- H: GREY TINTED GLASS WITH SPANDREL BACKING
- J: PERFORATED MESH OR SIMILAR

1 WEST ELEVATION

SCALE: 1:100



Issue	Description	Date	Client
A	TOWN PLANNING SUBMISSION	10/06/18	G4 FEET PTY LTD
B	TOWN PLANNING REV 2	10/06/18	

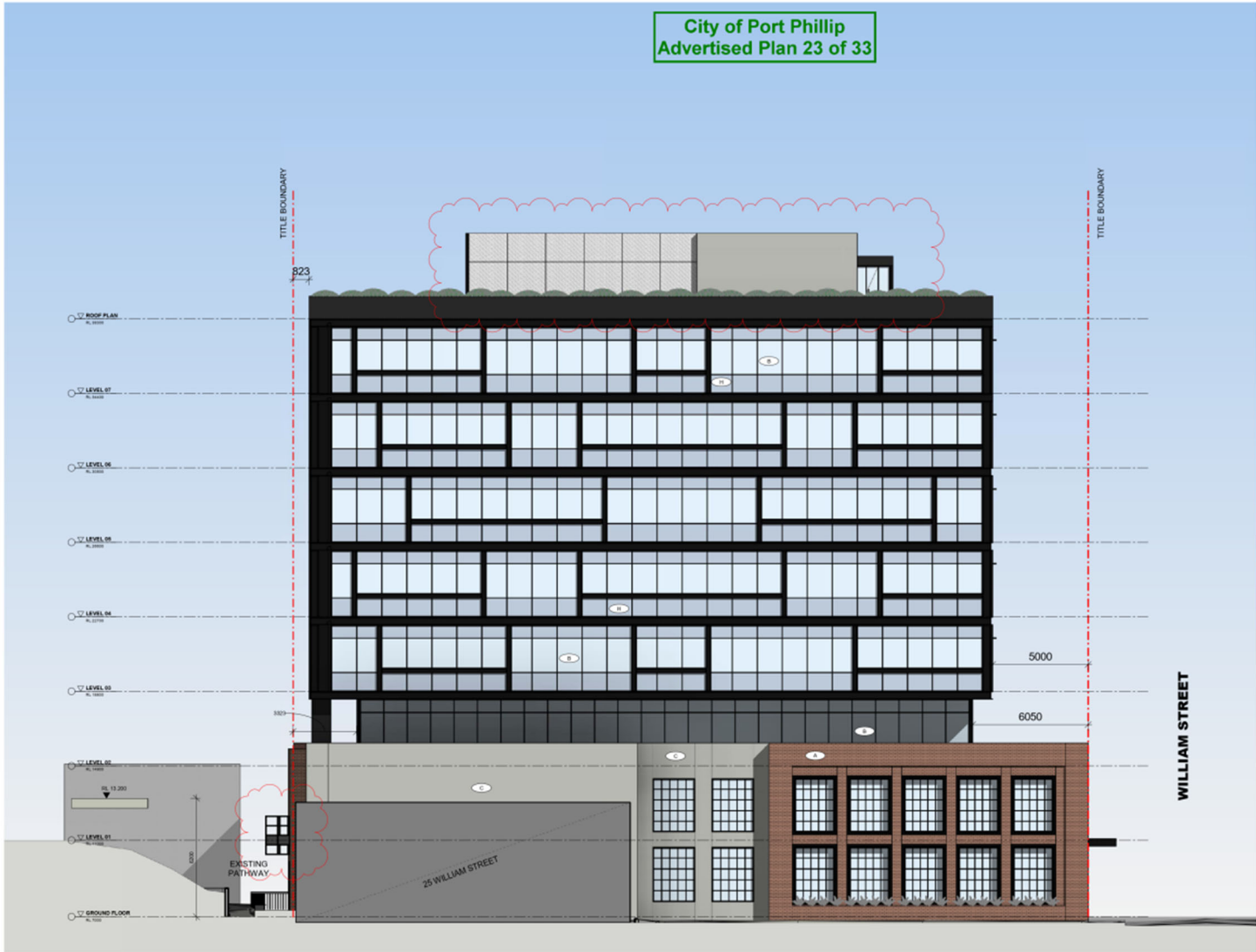
Project: 21-23 WILLIAM ST. BALACLAVA OFFICE DEVELOPMENT

Title: WEST ELEVATION

Drawing No.	Issue
TF202	B
Scale	Drawing Size
As Indicated@A1	A1
Project No.	Drawn By
18206	CE
CAD Reference	

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MATERIALS SCHEDULE

- A: NEW RED BRICK OR SIMILAR
- B: GREY TINTED GLASS
- C: CONCRETE FINISH OR SIMILAR
- D: BLACK ALUMINIUM FINISH OR SIMILAR
- E: BRICK FROM EXISTING BUILDING TO BE REUSED
- F: CHARCOAL PAINT FINISH OR SIMILAR
- G: COPPER FINISH OR SIMILAR
- H: GREY TINTED GLASS WITH SPANDREL BACKING
- J: PERFORATED MESH OR SIMILAR

1 SOUTH ELEVATION

SCALE: 1:100



Issue	Description	Date	Client
1	TOWN PLANNING SUBMISSION	10/06/18	94 FEET PTY LTD
2	TOWN PLANNING REV 2	10/06/18	

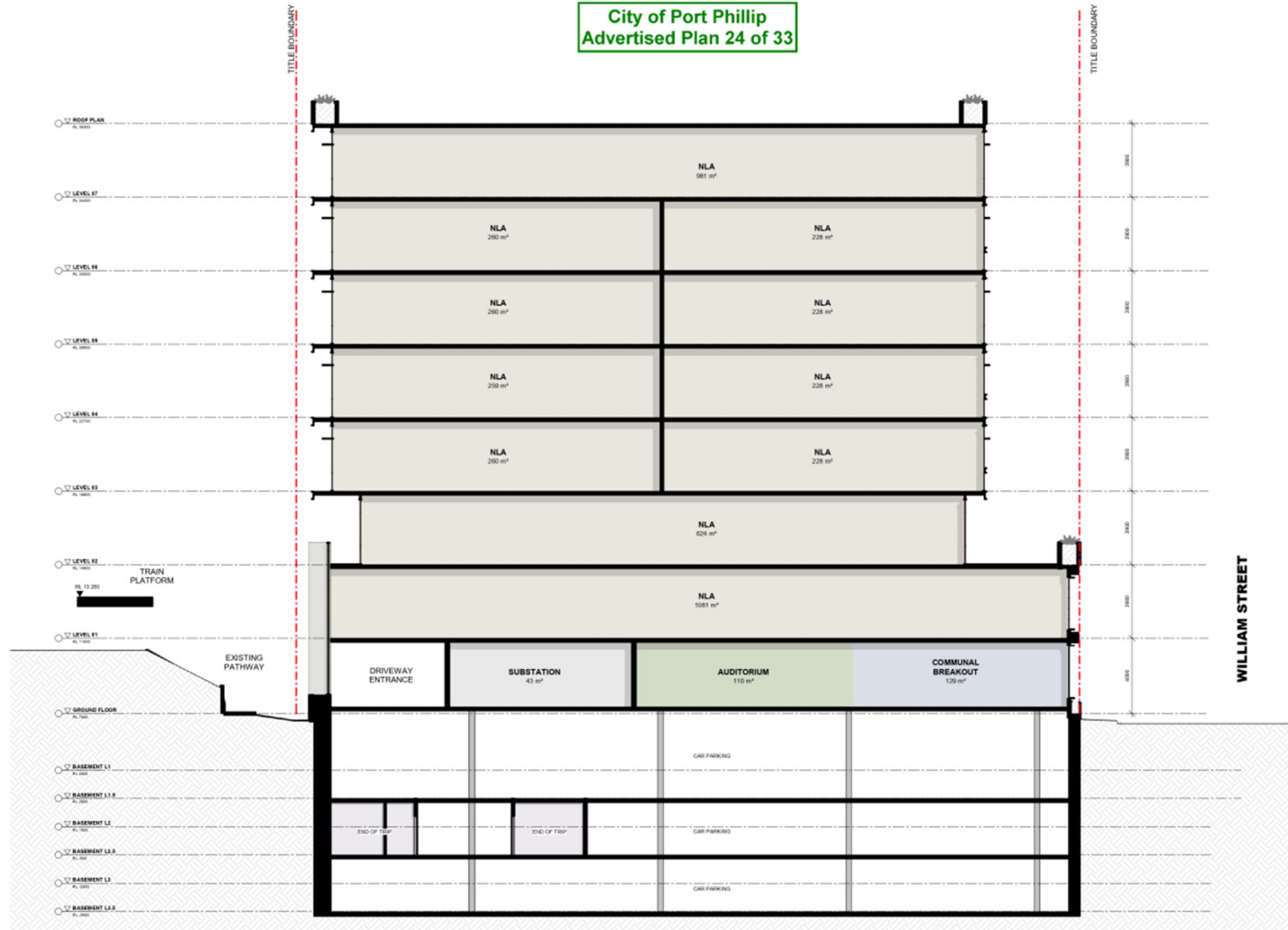
Project: 21-23 WILLIAM ST. BALACLAVA OFFICE DEVELOPMENT

Title: SOUTH ELEVATION

Drawing No.	Issue
TF203	03
Scale	Drawing Size
As Indicated@A1	A1
Project No.	Drawn By
18206	CE
CAD Reference	

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Advertised Plan 24 of 33



FOR APPROVAL



WMK Architecture
1,3-15 Queen Street
Melbourne VIC 3000
Telephone 03 9399 1800
www.wmkarchitecture.com.au
ABN 85 164 101 491

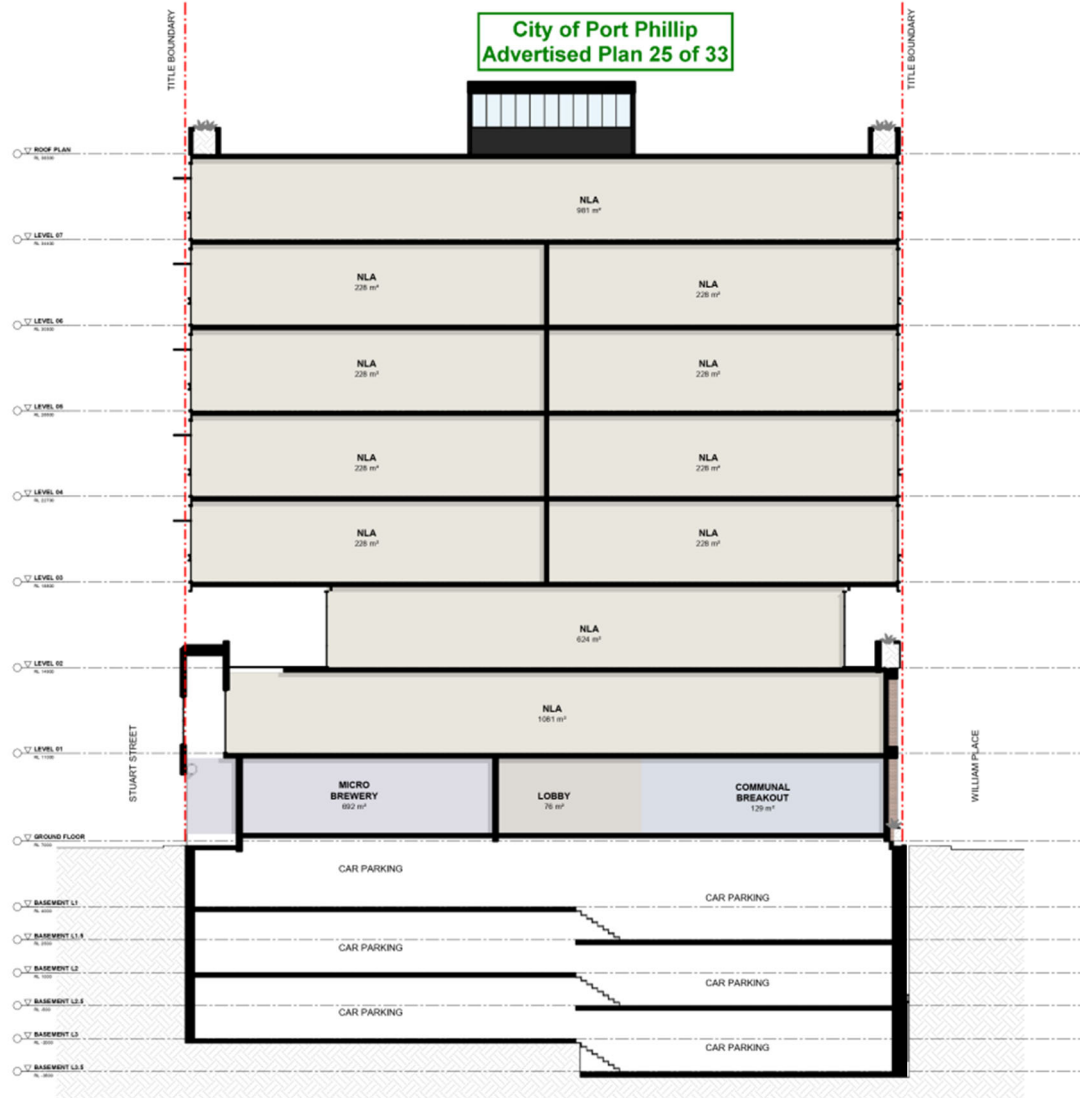
Issue	Description	Date	Client
A	TOWN PLANNING SUBMISSION	10/26/20	94 FEET PTY LTD

Project
21-23 WILLIAM ST. BALACLAVA
OFFICE DEVELOPMENT

Title
SECTION A

Drawing No.	Issue
TF-503	A
Scale	Drawing Size
1:100@A1	A1
Project No.	Drawn By
18206	CE
CAD Reference	
W:\2018\18206	

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Issue	Description	Date	Client
A	TOWN PLANNING SUBMISSION	1/28/19	84 FEET PTY LTD

Project: 21-23 WILLIAM ST, BALACLAVA OFFICE DEVELOPMENT

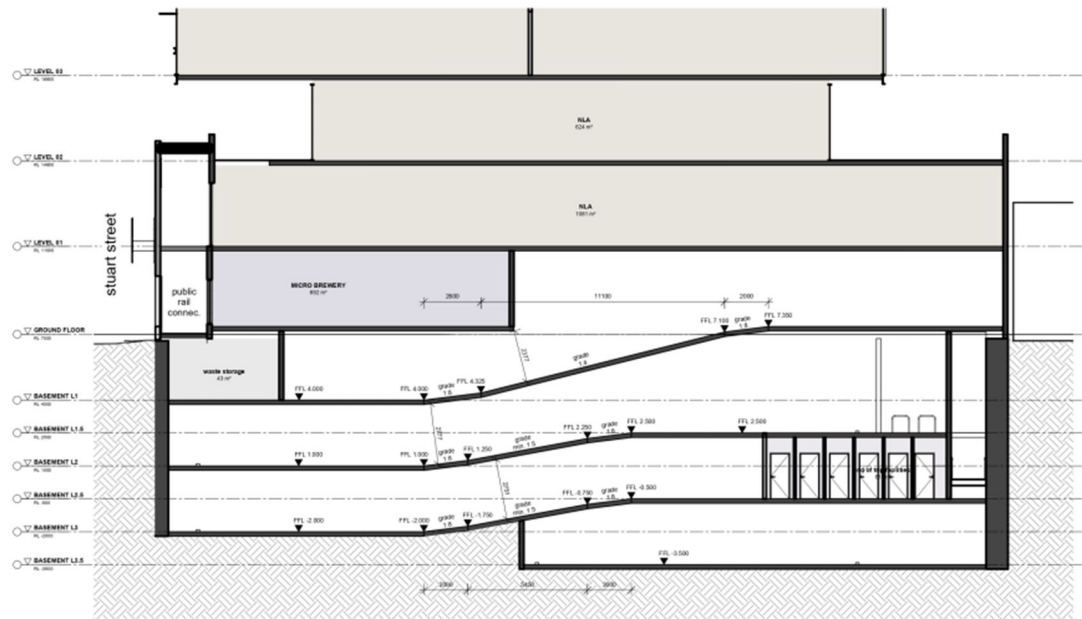
Title: SECTION B

Drawing No.	Issue
TF501	A
Scale	Drawing Size
1:100@A1	A1
Project No.	Drawn By
8206	CE

CAD Reference
 K:\2018\8206.rvt

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FOR APPROVAL



Issue	Description	Date	Client	Project	Title	Drawing No.	Issue
A	TOWN PLANNING SUBMISSION	10/26/19	G4 FEET PTY LTD	21-23 WILLIAM ST. BALACLAVA OFFICE DEVELOPMENT	RAMP SECTION	TF510	A
						Scale 1:100@A1	Drawing Size A1
						Project No. 18206	Drawn By CE
						CAD Reference	

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Advertised Plan 27 of 33



FOR APPROVAL



Issue	Description	Date	Client
1	TOWN PLANNING SUBMISSION	10/01/18	94 FEET PTY LTD
2	TOWN PLANNING REV 2	10/06/18	

Project
21-23 WILLIAM ST. BALACLAVA
OFFICE DEVELOPMENT

Title
ARTIST IMPRESSION 01

Drawing No.	Issue
TF-400	01
Scale	Drawing Size
@A1	A1
Project No.	Drawn By
18206	CE

CAD Reference
k:\p\18206\18206.dwg



FOR APPROVAL



1.3 9/5 Queen Street
Melbourne VIC 3000
Telephone 03 9399 1810
www.wmkarchitecture.com
ABN 85 164 101 491

Issue	Description	Date	Client
4	TOWN PLANNING SUBMISSION	10/06/18	94 FEET PTY LTD
5	TOWN PLANNING REV 5	10/06/18	

Project
21-23 WILLIAM ST. BALACLAVA
OFFICE DEVELOPMENT

Title
ARTIST IMPRESSION 02

Drawing No.	Issue
TF-401	5
Scale	Drawing Size
@A1	A1
Project No.	Drawn By
18206	CE

CAD Reference
K:\18206\18206.rvt

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Issue	Description	Date	Client
4	TOWN PLANNING SUBMISSION	10/06/18	94 FEET PTY LTD
5	TOWN PLANNING REV 2	10/06/18	

Project
 21-23 WILLIAM ST. BALACLAVA
 OFFICE DEVELOPMENT

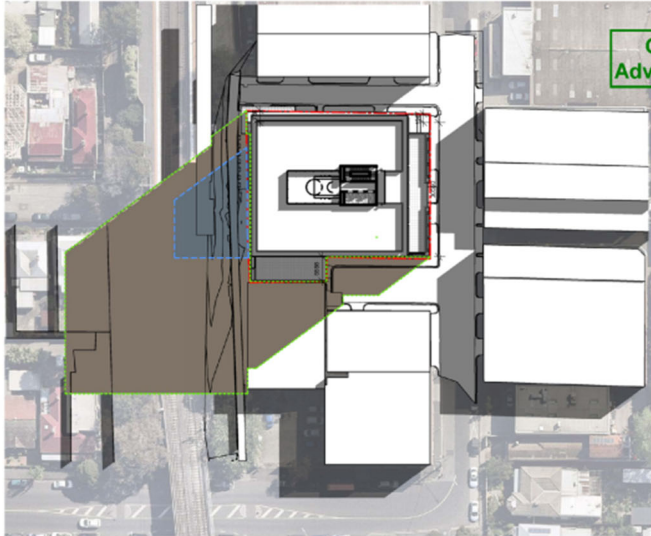
Title
 ARTIST IMPRESSION 03

FOR APPROVAL

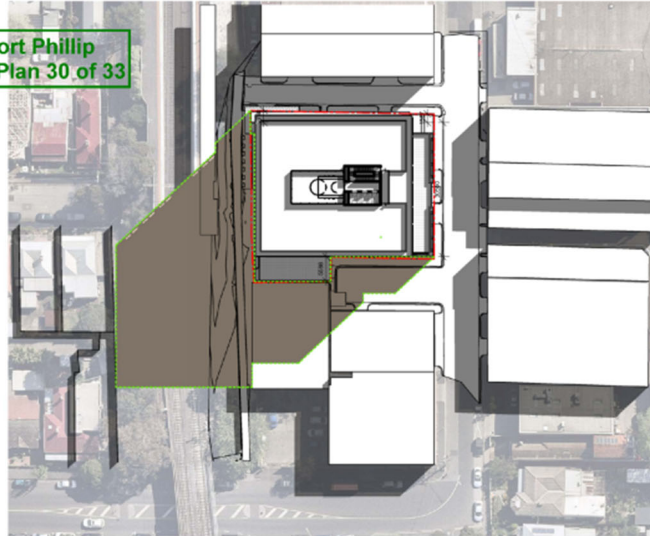
Drawing No.	Issue
TF-402	3
Scale	Drawing Size
@A1	A1
Project No.	Drawn By
18206	CE
CAD Reference	
18206-030301.rvt	

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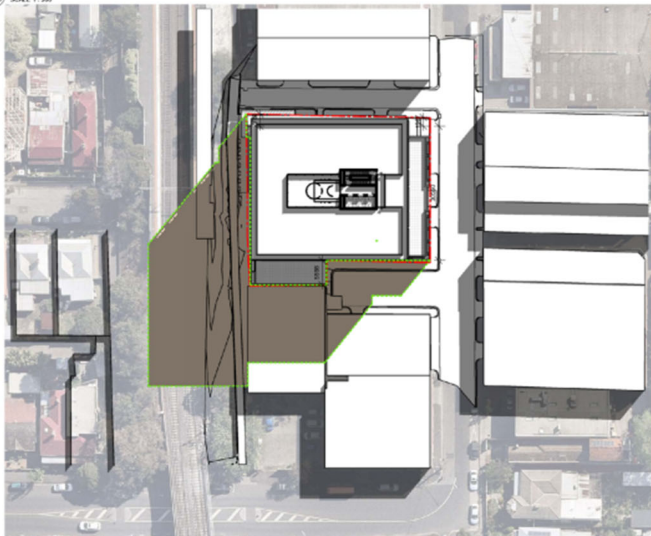
City of Port Phillip
Advertised Plan 30 of 33



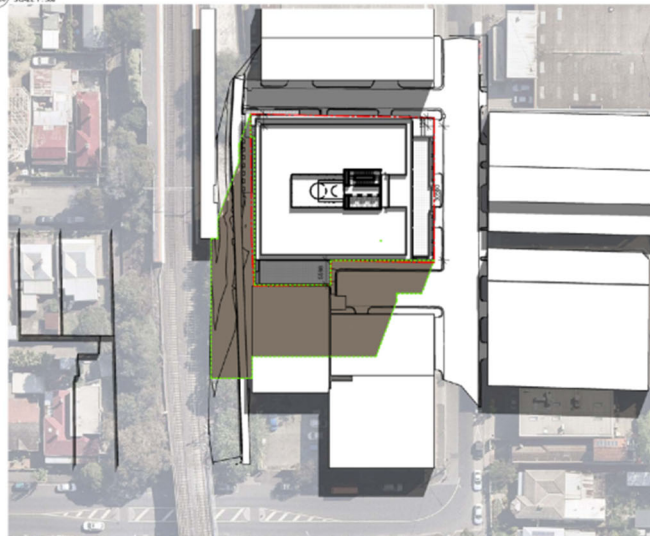
01 SHADOWS - 9AM
SCALE 1:300



02 SHADOWS - 9.30AM
SCALE 1:300



03 SHADOWS - 10AM
SCALE 1:300



04 SHADOWS - 11AM
SCALE 1:300

SHADOW LEGEND

	PREVIOUSLY PERMITTED SHADOWS
	PROPOSED SHADOWS
	EXISTING SHADOWS

FOR APPROVAL



WMK Architecture
1.3.95 Queen Street
Melbourne VIC 3002
Telephone 03 9399 7810
www.wmkarch.com.au
AS/NZS 1845:2011



Issue	Description
A	TOWN PLANNING SUBMISSION
B	TOWN PLANNING REV 2

Date
1/28/18
10/26/18

Client
94 FEET PTY LTD

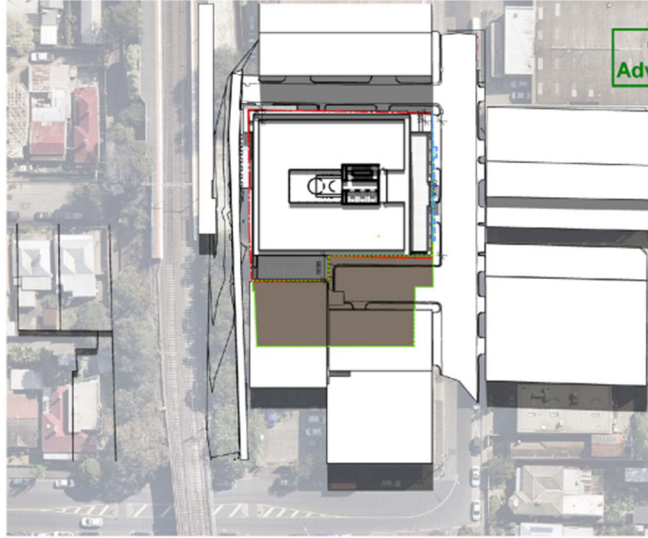
Project
21-23 WILLIAM ST, BALACLAVA
OFFICE DEVELOPMENT

Title
SHADOWS SEPT 22

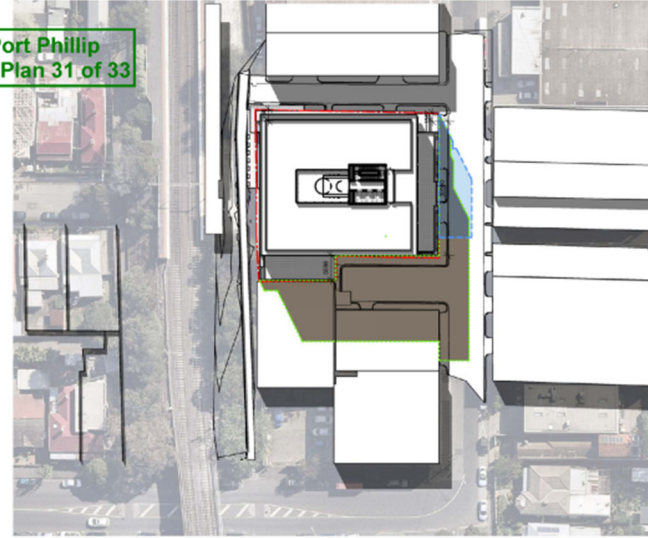
Drawing No.	Issue
TP500	B
Scale	Drawing Size
As Indicated@A1	A1
Project No.	Drawn By
18206	CE

CAD Reference
1/26/18 08:02:19Z

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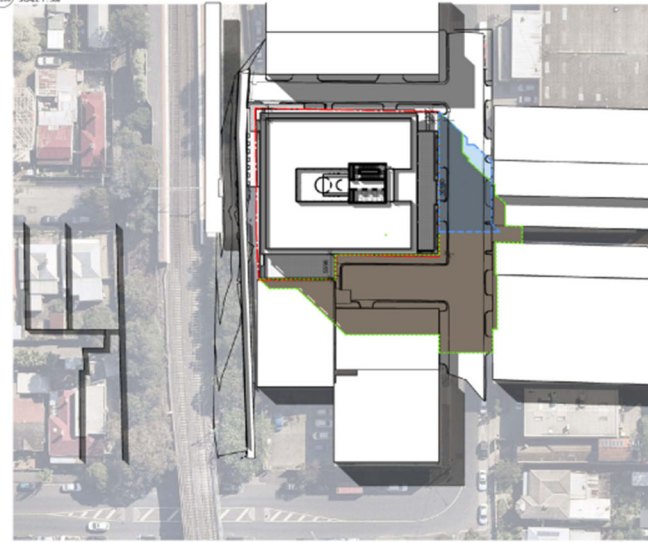
05 SHADOWS - 12PM
SCALE 1:300



06 SHADOWS - 1PM
SCALE 1:300



07 SHADOWS - 1.30PM
SCALE 1:300



08 SHADOWS - 2PM
SCALE 1:300

SHADOW LEGEND	
	PREVIOUSLY PERMITTED SHADOWS
	PROPOSED SHADOWS
	EXISTING SHADOWS

FOR APPROVAL



Issue	Description
A	TOWN PLANNING SUBMISSION
B	TOWN PLANNING REV 2

Date	Client
1/28/18	94 FEET PTY LTD
10/06/18	

Project	Title
21-23 WILLIAM ST. BALACLAVA	SHADOWS SEPT 22
OFFICE DEVELOPMENT	

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Drawing No.	Issue
TF501	B
Scale	Drawing Size
As Indicated@A1	A1
Project No.	Drawn By
18206	CE
CAD Reference	

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Advertised Plan 32 of 33



09 SHADOWS - 3PM
SCALE 1:300

SHADOW LEGEND	
	PREVIOUSLY PERMITTED SHADOWS
	PROPOSED SHADOWS
	EXISTING SHADOWS

FOR APPROVAL



Issue	Description	Date	Client
A	TOWN PLANNING REV B	10/26/19	B4 FEET PTY LTD

Project
21-23 WILLIAM ST, BALACLAVA
OFFICE DEVELOPMENT

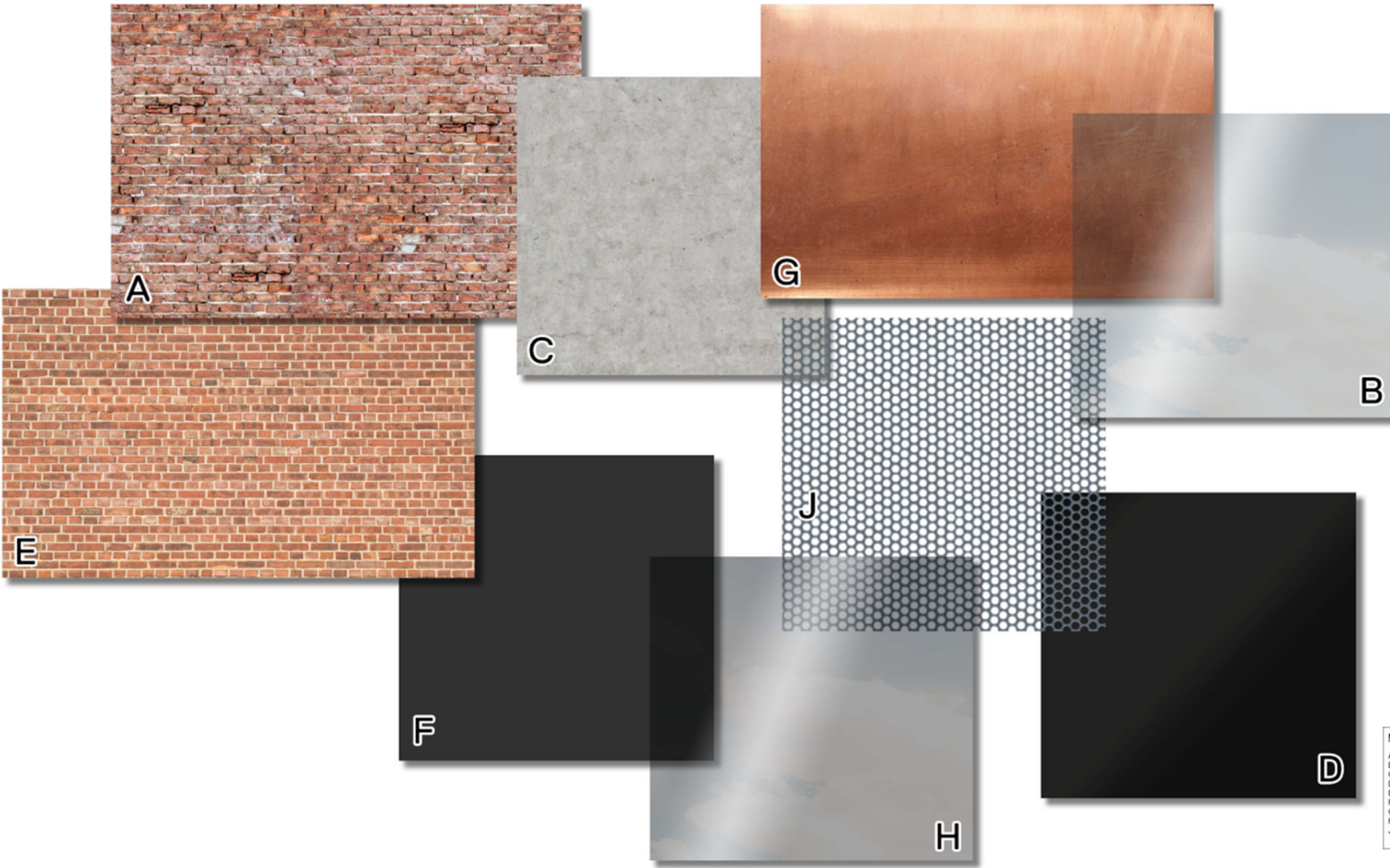
Title
SHADOWS SEPT 22

Drawing No.	Issue
TF302	A
Scale	Drawing Size
As Indicated@A1	A1
Project No.	Drawn By
18206	CE

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CAD Reference
03/26/2019/18206

City of Port Phillip
Advertised Plan 33 of 33



MATERIALS SCHEDULE

- A: NEW RED BRICK OR SIMILAR
- B: GREY TINTED GLASS
- C: CONCRETE FINISH OR SIMILAR
- D: BLACK ALUMINIUM FINISH OR SIMILAR
- E: BRICK FROM EXISTING BUILDING TO BE REUSED
- F: CHARCOAL PAINT FINISH OR SIMILAR
- G: COPPER FINISH OR SIMILAR
- H: GREY TINTED GLASS WITH SPANDREL BACKING
- J: PERFORATED MESH OR SIMILAR

FOR APPROVAL



Issue	Description	Date	Client	Project	Title	Drawing No.	Issue
A	TOWN PLANNING SUBMISSION	10/26/18	94 FEET PTY LTD	21-23 WILLIAM ST. BALACLAVA OFFICE DEVELOPMENT	MATERIAL SCHEDULE	TF700	A
						Scale 1:5@A1	Drawing Size A1
						Project No. 18206	Drawn By CE
						CAD Reference N:\p\18206.rvt	

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