

Setback to northern boundary not compliant with planning scheme setbacks. Setbacks from boundaries required to be either 0m or 6m min. - current setback is 3.065m.

- CIRCULATION SPACE
- PARKS
- VEHICLE CIRCULATION
- RETAIL
- CORE
- COMMERCIAL / OFFICE
- HOTEL
- APARTMENT
- AFFORDABLE HOUSING
- SUPER MARKET
- RESIDENT FACILITIES



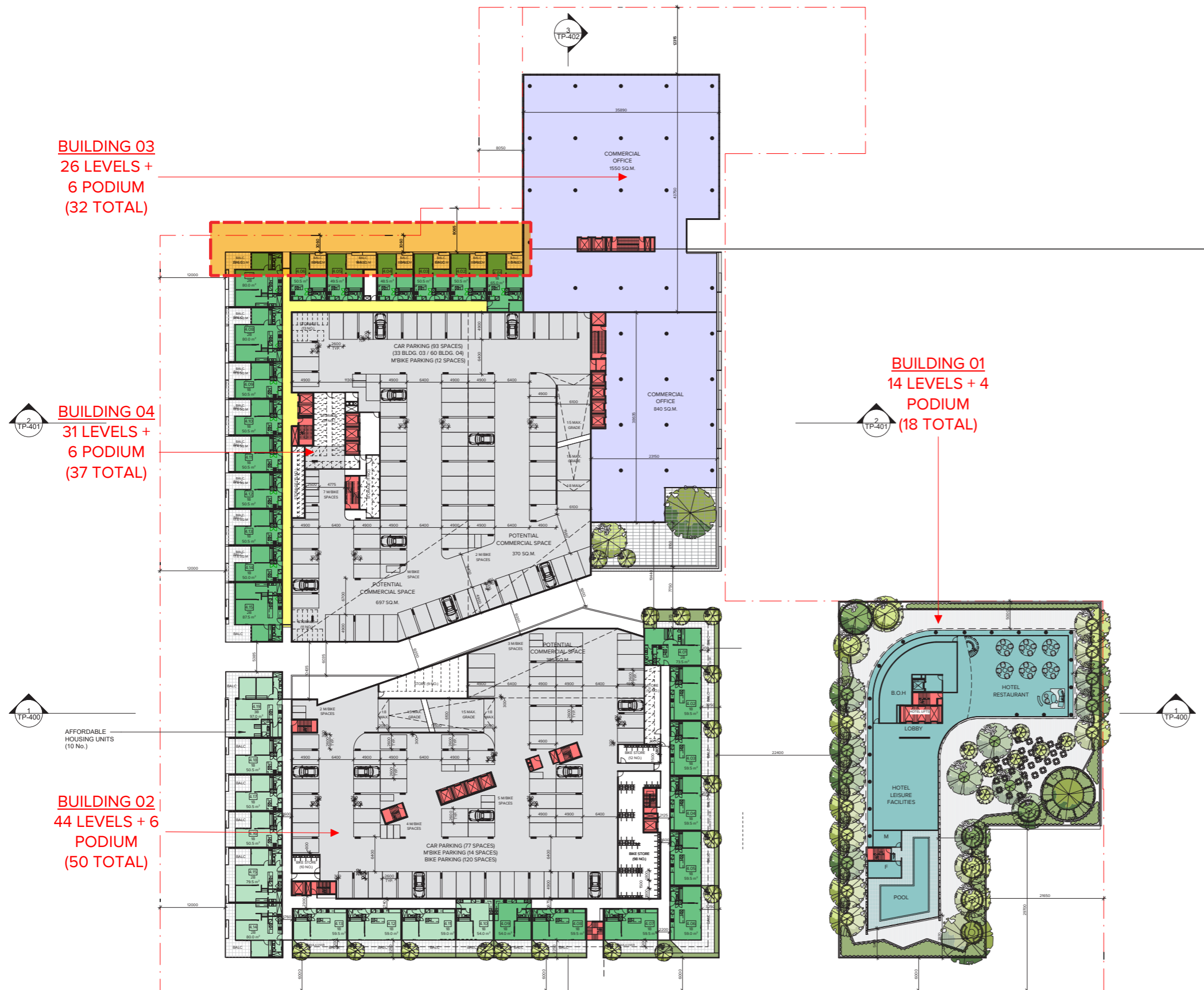
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PROPOSED MIXED USE DEVELOPMENT  
277-281 INGLES STREET, PORT MELBOURNE

33120

PROPOSED GROUND FLOOR PLAN  
AS LODGED FOR APPROVAL

SK-01 -



Setback to northern boundary not compliant with planning scheme setbacks. Setbacks from boundaries required to be either 0m or 6m min. - current setback is 3.060m.

- CIRCULATION SPACE
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- RESIDENT FACILITIES

**BUILDING 03**  
26 LEVELS +  
6 PODIUM  
(32 TOTAL)

**BUILDING 04**  
31 LEVELS +  
6 PODIUM  
(37 TOTAL)

**BUILDING 02**  
44 LEVELS + 6  
PODIUM  
(50 TOTAL)

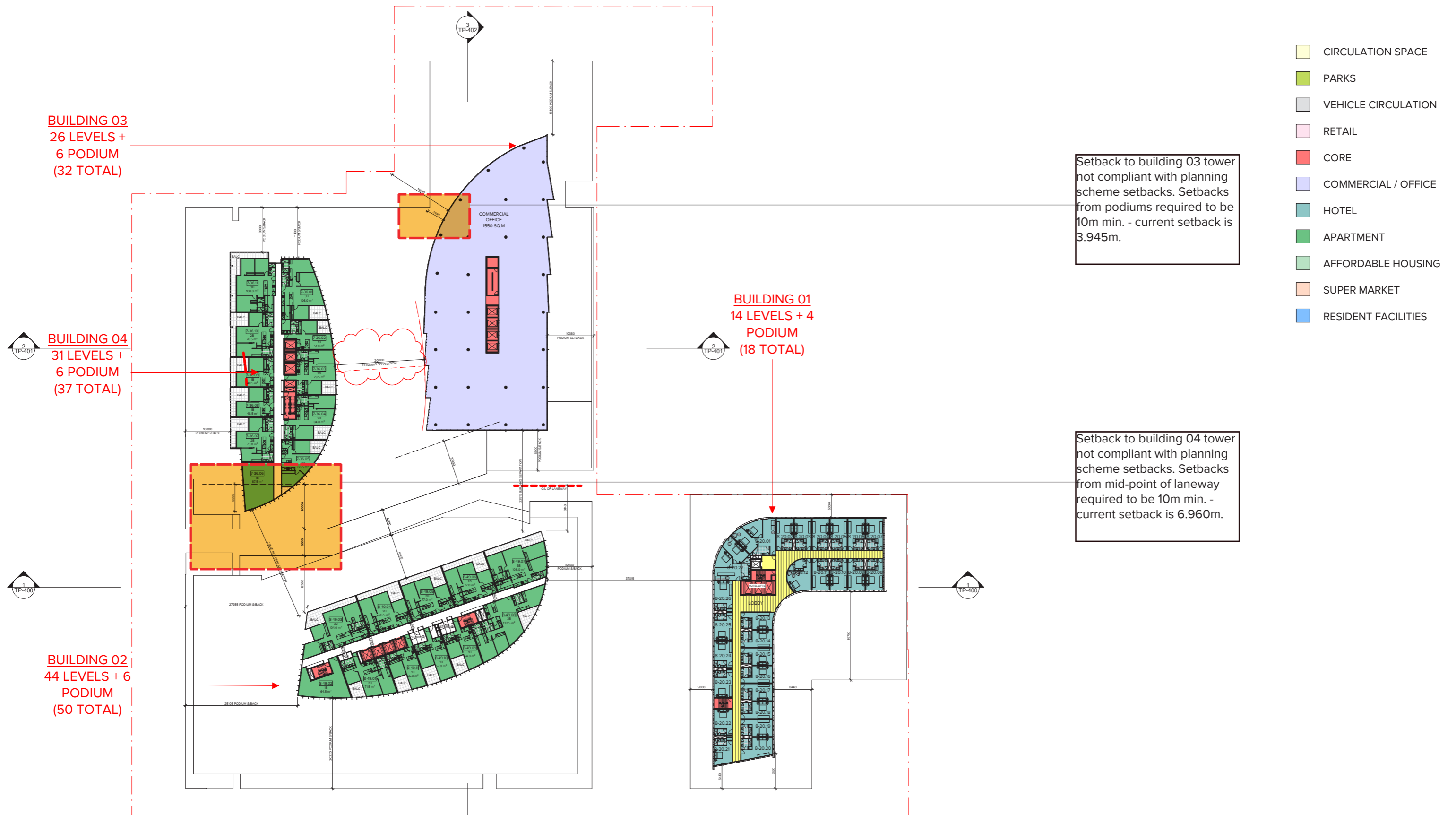
**BUILDING 01**  
14 LEVELS + 4  
PODIUM  
(18 TOTAL)






AFFORDABLE HOUSING UNITS (10 No.)



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PROPOSED MIXED USE DEVELOPMENT 277-281 INGLES STREET, PORT MELBOURNE		33120
PROPOSED TYPICAL PODIUM PLAN (L5) AS LODGED FOR APPROVAL		SK-02 -



-  CIRCULATION SPACE
-  PARKS
-  VEHICLE CIRCULATION
-  RETAIL
-  CORE
-  COMMERCIAL / OFFICE
-  HOTEL
-  APARTMENT
-  AFFORDABLE HOUSING
-  SUPER MARKET
-  RESIDENT FACILITIES

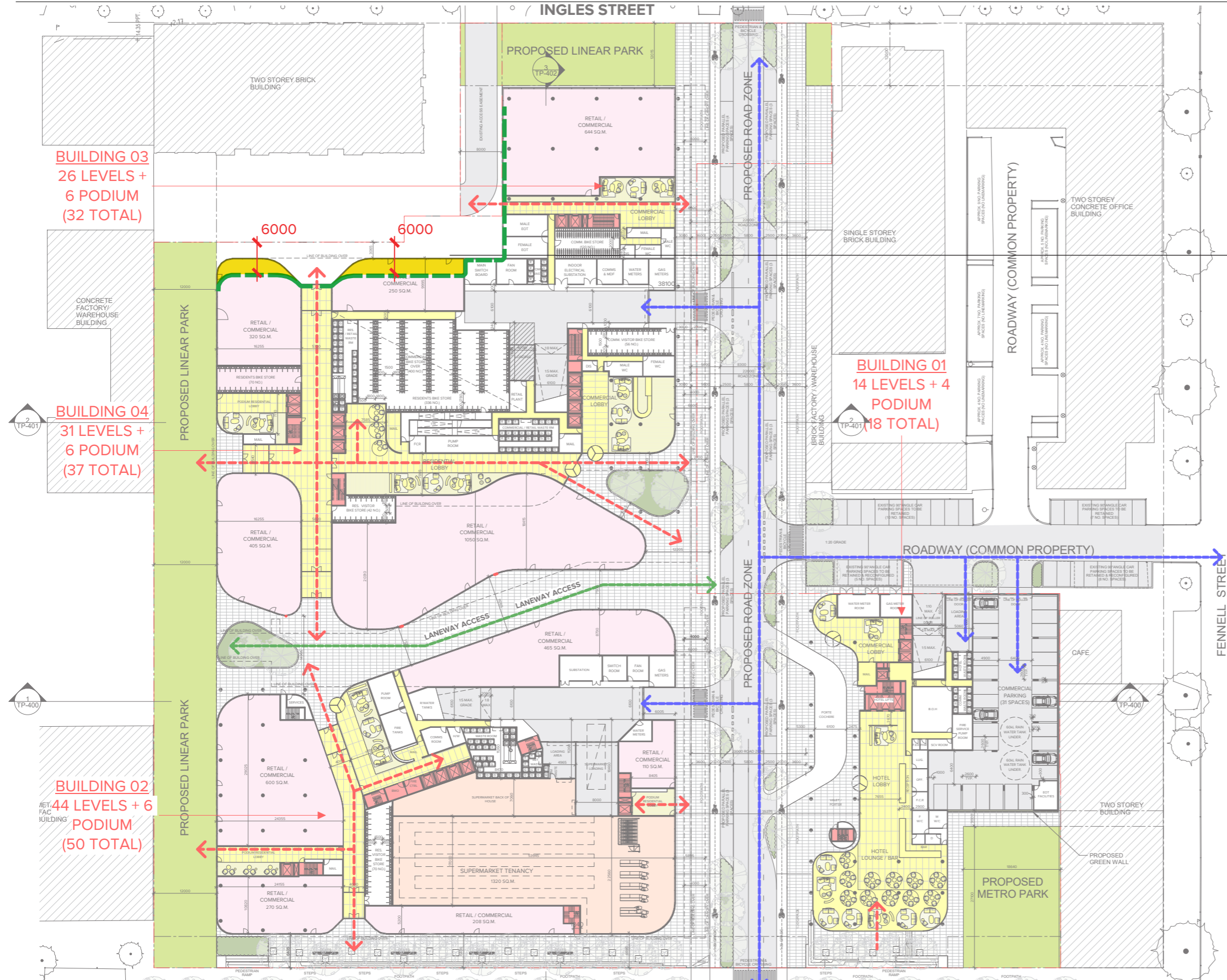


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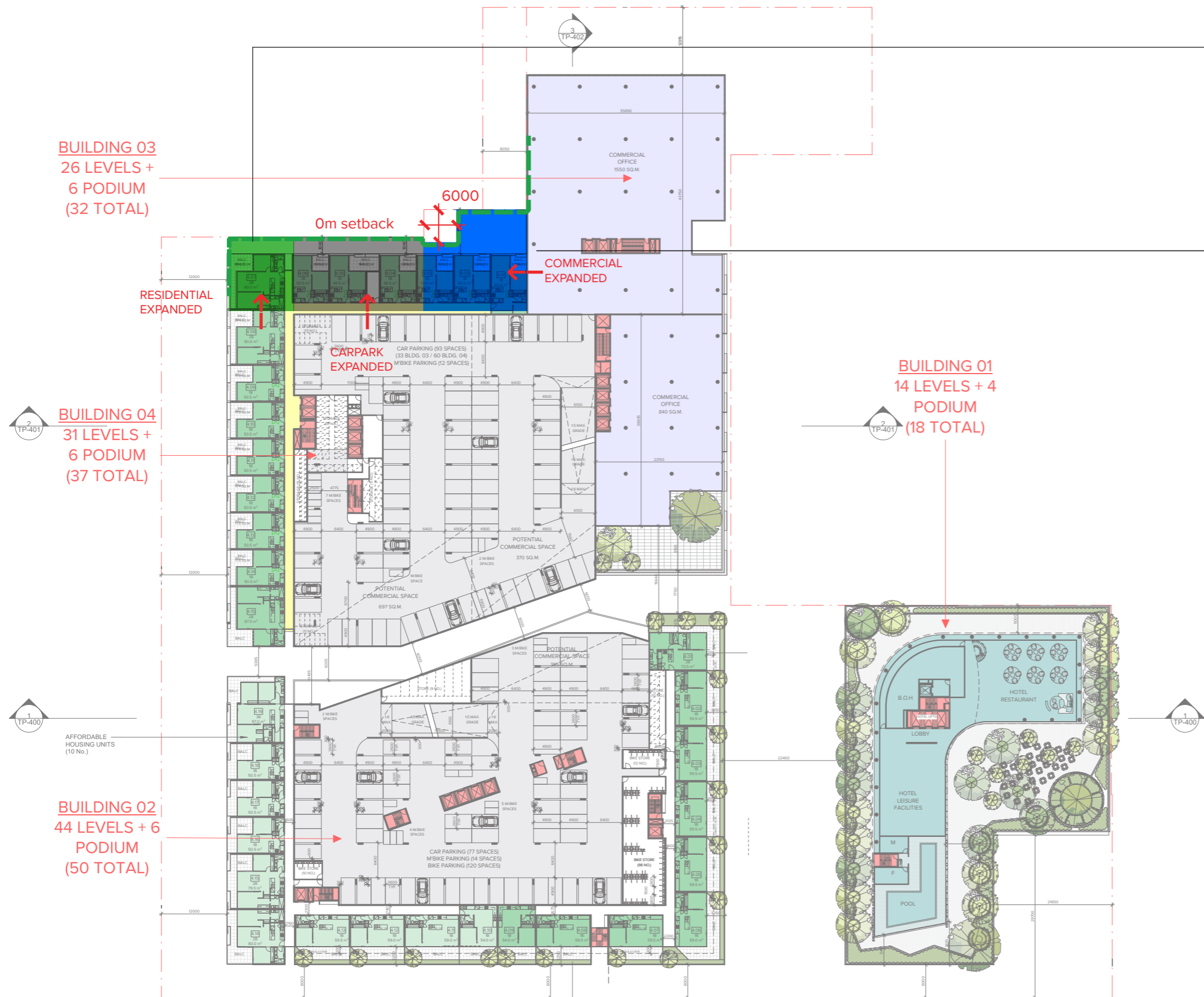
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PROPOSED MIXED USE DEVELOPMENT 277-281 INGLES STREET, PORT MELBOURNE		33120
PROPOSED TYPICAL TOWER PLAN AS LODGED FOR APPROVAL		SK-03 -



Setback from northern boundary to Ground Floor of Building 04 increased to 6000mm in compliance with Planning Scheme requirements.

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Residential units extended along western facade to northern boundary. 1 no. additional residential unit per typical level.

Setback from northern boundary to podium of Building 04 reduced to 0mm in compliance with Planning Scheme requirements (partial 6m setback retained for daylight). 6 no. residential units replaced with additional carparking and commercial space.

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(32 TOTAL)

**BUILDING 04**  
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(37 TOTAL)

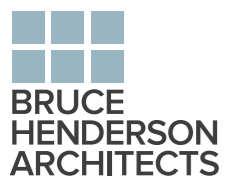
**BUILDING 02**  
44 LEVELS + 6  
PODIUM  
(50 TOTAL)

**BUILDING 01**  
14 LEVELS + 4  
PODIUM  
(18 TOTAL)

**1** TP-400  
AFFORDABLE  
HOUSING UNITS  
(10 No.)

**2** TP-401

**1** TP-400



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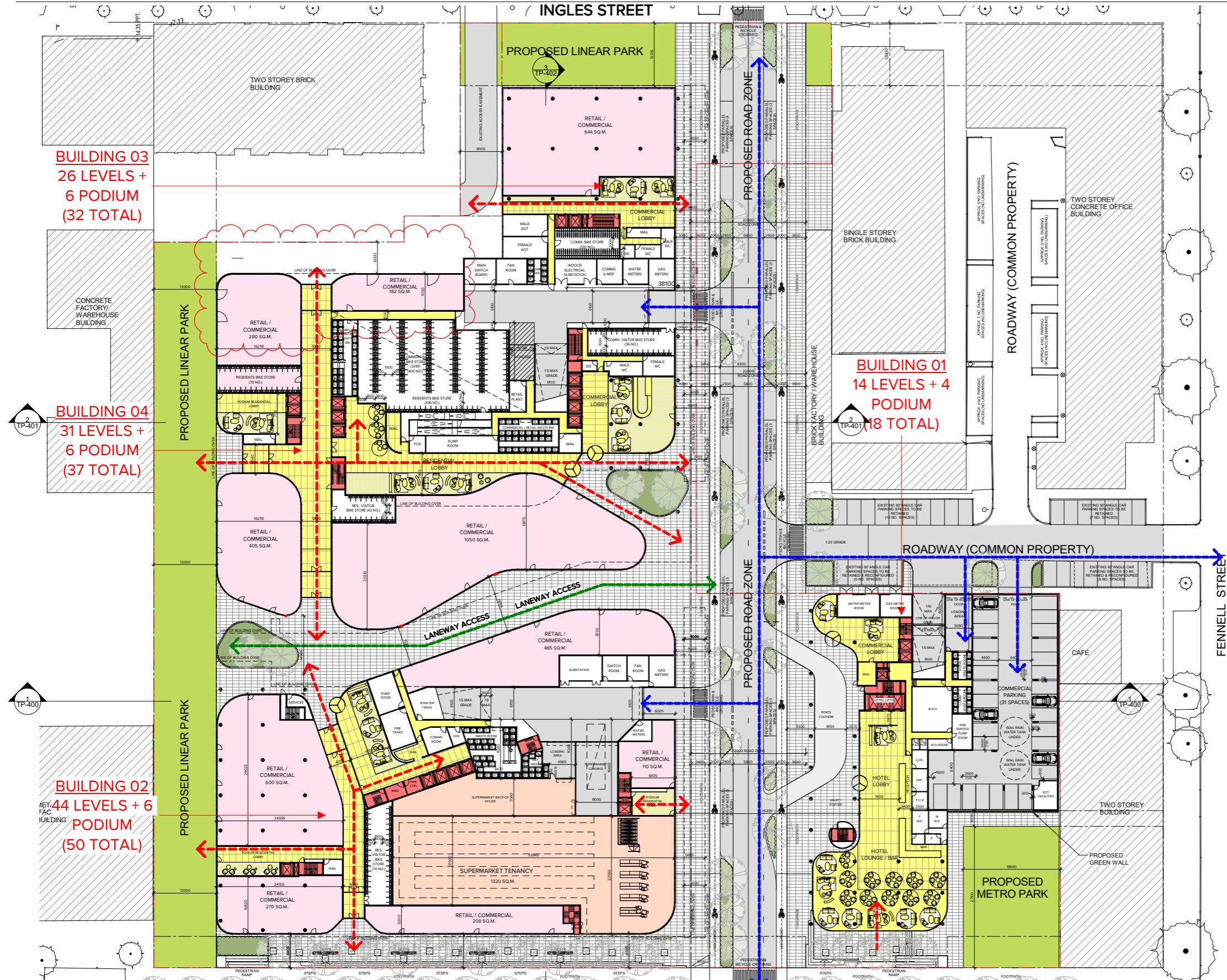
PROPOSED MIXED USE DEVELOPMENT  
277-281 INGLES STREET, PORT MELBOURNE

33120

PROPOSED TYPICAL PODIUM PLAN (L5)  
PROPOSED MODIFICATIONS

SK-05 -





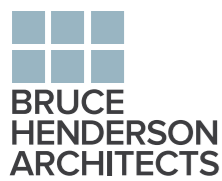
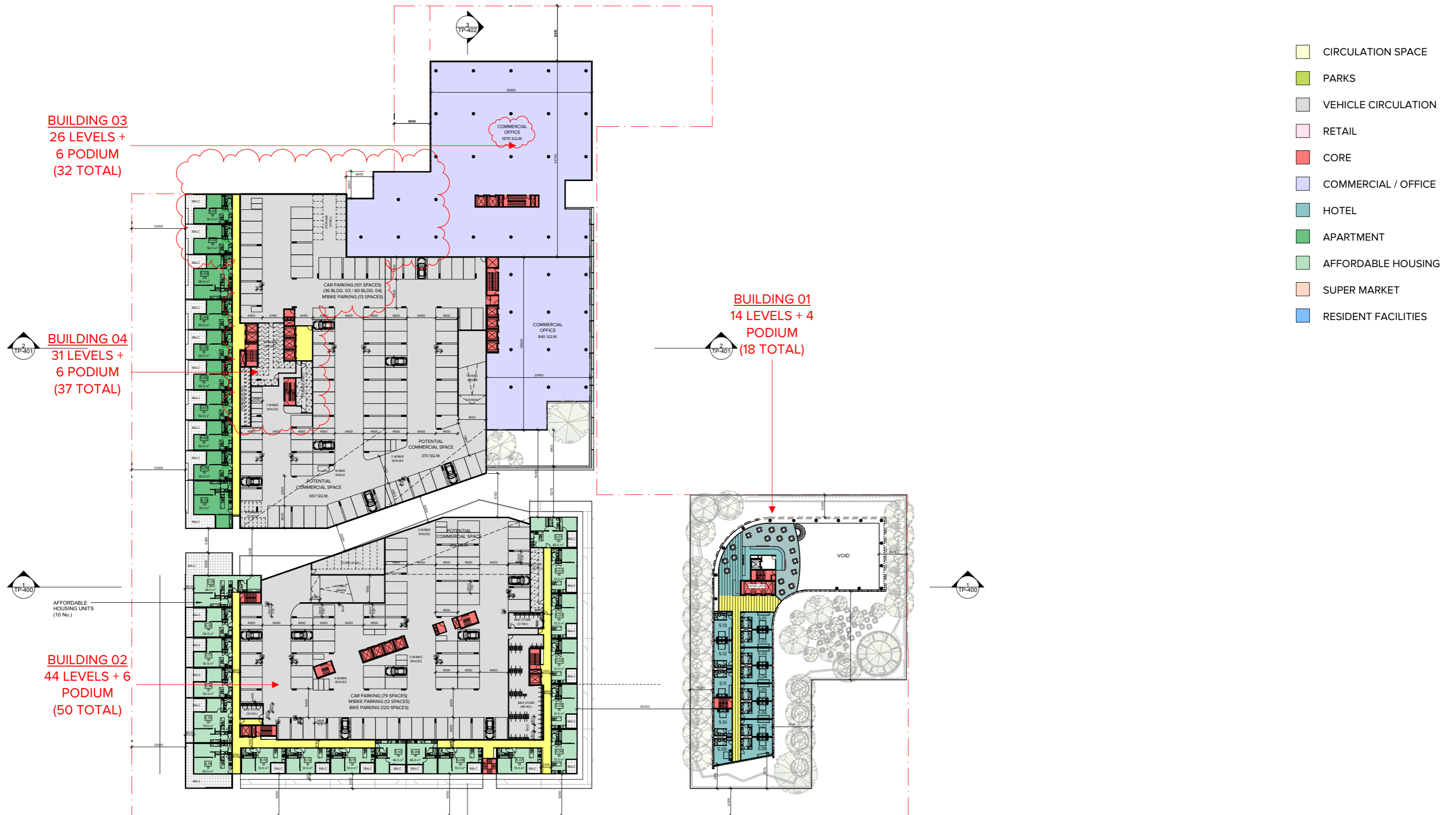
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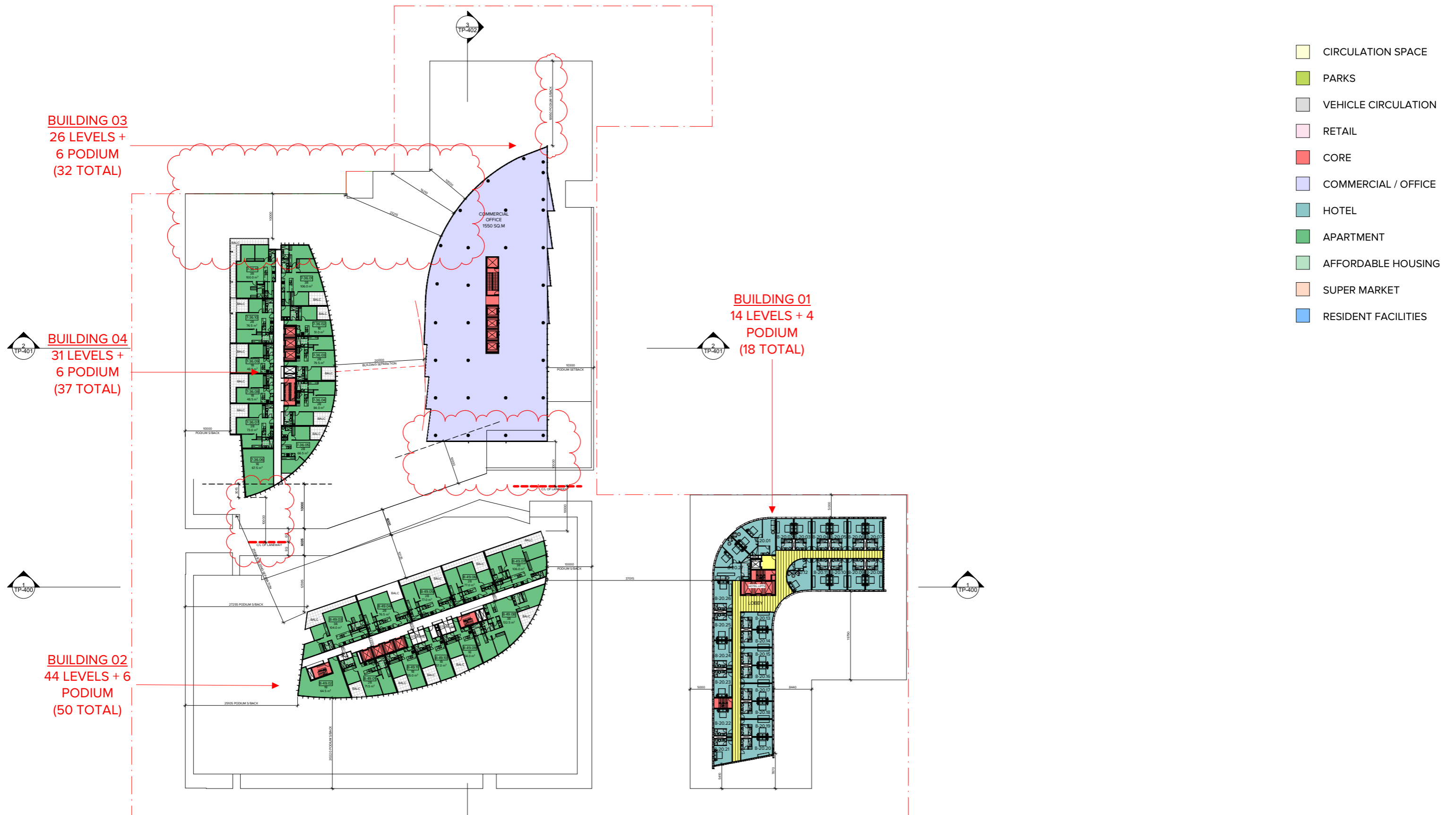
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PROPOSED MIXED USE DEVELOPMENT 277-281 INGLES STREET, PORT MELBOURNE		33120
PROPOSED TYPICAL PODIUM PLAN (L5) PROPOSED MODIFIED ARRANGEMENT		SK-08 -





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PROPOSED MIXED USE DEVELOPMENT 277-281 INGLES STREET, PORT MELBOURNE		33120
PROPOSED TYPICAL TOWER PLAN PROPOSED MODIFIED ARRANGEMENT		SK-09 -



OVERALL DEVELOPMENT AREA (GFA sq.m.)									
LEVEL	RETAIL	SUPERMKT	COMMERCIAL	POTENTIAL ADDITIONAL COMMERCIAL	HOTEL	RESIDENTIAL	COMMUNAL FACILITIES	PRIVATE OPEN SPACE	COMMUNAL OPEN SPACE
BUILDING 01	-	-	4115	-	14270	-	-	-	1965
BUILDING 02	2118	1320	-	1780	-	42821	1582	8917	2858
BUILDING 03/04	3916	-	54409	4268	-	26165	1620	5999	4049
<b>TOTAL</b>	<b>6034</b>	<b>1320</b>	<b>58524</b>	<b>6048</b>	<b>14270</b>	<b>68986</b>	<b>3202</b>	<b>14917</b>	<b>8872</b>

Reduction in retail space by 108 sq.m.  
Increase in commercial space by 1600 sq.m.  
Reduction in residential space by 1330 sq.m.

OVERALL APARTMENT SCHEDULE (including affordable component)				
LEVEL	1B	2B	3B	TOTAL
BUILDING 01	-	-	-	0
BUILDING 02	228	191	136	555
BUILDING 03/04	144	164	59	367
<b>TOTAL</b>	<b>372</b>	<b>355</b>	<b>195</b>	<b>922</b>
<b>PERCENT</b>	<b>40%</b>	<b>39%</b>	<b>21%</b>	<b>100%</b>

Reduction in Building 03/04 apartments by 25 (21 x 1B, 4 x 2B).  
Overall apartment count reduces from 947 to 922.

AFFORDABLE APARTMENT SCHEDULE				
LEVEL	1B	2B	3B	TOTAL
BUILDING 01	-	-	-	0
BUILDING 02	31	16	4	51
BUILDING 03/04	4	1	-	5
<b>TOTAL</b>	<b>35</b>	<b>17</b>	<b>4</b>	<b>56</b>
<b>PERCENT</b>	<b>63%</b>	<b>30%</b>	<b>7%</b>	<b>100%</b>
<b>PERCENT OF O/ALL</b>	<b>6.1%</b>			

Reduction in affordable housing units by 5 (4 x 1B, 1 x 2B).  
Overall affordable housing component remains at 6.1%.

EMPLOYMENT-GENERATING USAGES						
LEVEL	RETAIL	S'MARKET	COMMERCIAL OFFICE	POTENTIAL ADDITIONAL COMMERCIAL	HOTEL	TOTAL
BUILDING 01	-	-	4115	-	14270	18385
BUILDING 02	2118	1320	-	1780	-	5218
BUILDING 03/04	3916	-	54409	4268	-	62593
<b>TOTAL</b>	<b>6034</b>	<b>1320</b>	<b>58524</b>	<b>6048</b>	<b>14270</b>	<b>86196</b>
<b>F.A.R. OF SITE</b>	<b>3.89 OF OVERALL SITE (22130 SQ.M.)</b>					

Overall employment-generating usages increases by 1490 sq.m. and increases to 3.89 FAR of overall site.