

- - - - - Existing tree to be removed
- - - - - Existing walls to be demolished
- - - - - Title Boundary



A - INKERMAN ST - VIEW FROM NORTH



B - LYELL ST - VIEW FROM SOUTH



C - INKERMAN ST - VIEW FROM NORTH-EAST

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PORT PHILLIP PLANNING SCHEME
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Date: 6/09/2022 Sheet: 1 of 16

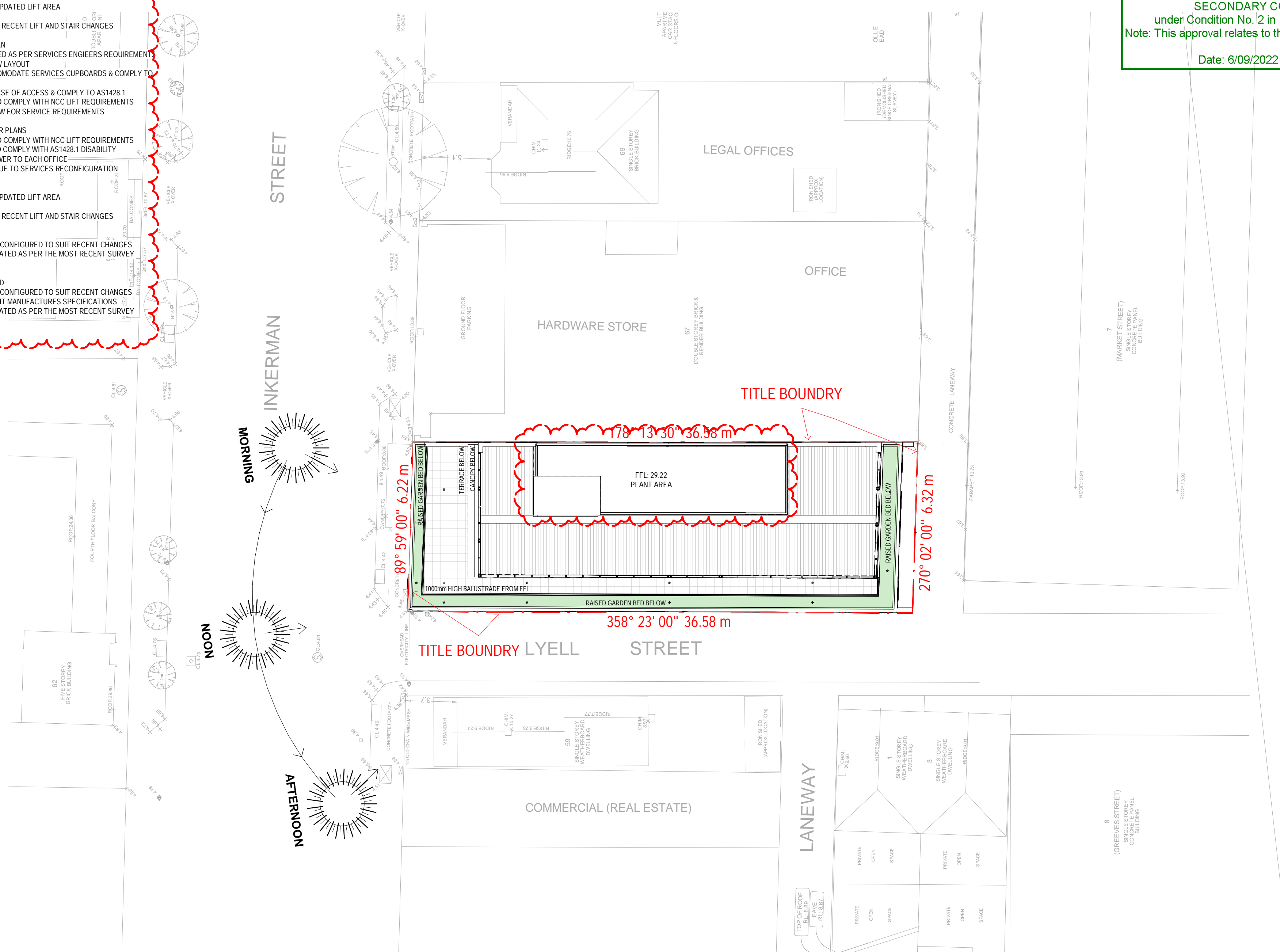
LOCATIONS IN PROXIMITY TO SITE		
120 m	↑	ACCESS TO NAPEAN HWY
350 m	↖	ACCESS TO JIM DUGGAN RESERVE
850 m	↙	ACCESS TO ST. KILDA ADVENTURE PLAYGROUND
1.3 km	↖	ACCESS TO ALMA PARK WEST
900 m	→	ACCESS TO ST. KILDA BOTANICAL GARDEN
1.3 km	↘	ACCESS TO ST. KILDA BEACH
300 m	↗	ACCESS TO LOCAL SHOPS
150 m	↘	ACCESS TO LOCAL RESTAURANTS
2.5 km	↖	ACCESS TO THE AVENUE HOSPITAL
150 m	↗	ACCESS TO ZAP FITNESS
7.0 km	↙	MELBOURNE

1 SITE PLAN (EXISTING COND.)
TP001 SCALE 1 : 200

REV	DESCRIPTION	DATE
P1	REVISION A	19.11.2020
P2	REVISION B	28.06.2021
P3	-	-
P4	REVISION E	16.08.2021
P5	RESPONSE TO PERMIT CONDITIONS	11.02.2022
P6	REVISION F	30.06.2022

SCHEDULE OF CHANGES BY POINT ARCHITECTS DATED 21.04.2022 IS AS FOLLOWS:

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 - PLANT AREA RECONFIGURED
 - ROOF ACCESS RELOCATED TO SUIT RECENT LIFT AND STAIR CHANGES
- TP100 - PROPOSED GROUND FLOOR PLAN**
 - PUMP ROOM ALLOCATION INCREASED AS PER SERVICES ENGINEERS REQUIREMENT
 - BIN ROOM RELOCATED TO SUIT NEW LAYOUT
 - ENTRY RAMP REDESIGNED TO ACCOMMODATE SERVICES CUPBOARDS & COMPLY TO AS1428.1
 - REAR ACCESS REDESIGNED FOR EASE OF ACCESS & COMPLY TO AS1428.1
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 - EXISTING STREET R.L AT REAR UPDATED AS PER THE MOST RECENT SURVEY CONDUCTED ON SITE
- TP203-205 - SECTIONS A-A, C-C, B-B & D-D**
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CONDITION 1(a) Use of light/high transparency glass for the ground floor tenancies
 RESPONSE: Note added to TP 100, TP 200, TP 201 and TP202 to ensure use of light / high transparency glass for the ground floor tenancies

CONDITION 1(b) Increased depth of the level 6 planters together with depiction of an automatic watering system for the planter boxes.
 RESPONSE: Increased planter depth depicted and note regarding automatic watering system added on TP106, TP203, TP204 and TP205.

CONDITION 1(c) Depiction of lift overruns and plant areas on the elevations.
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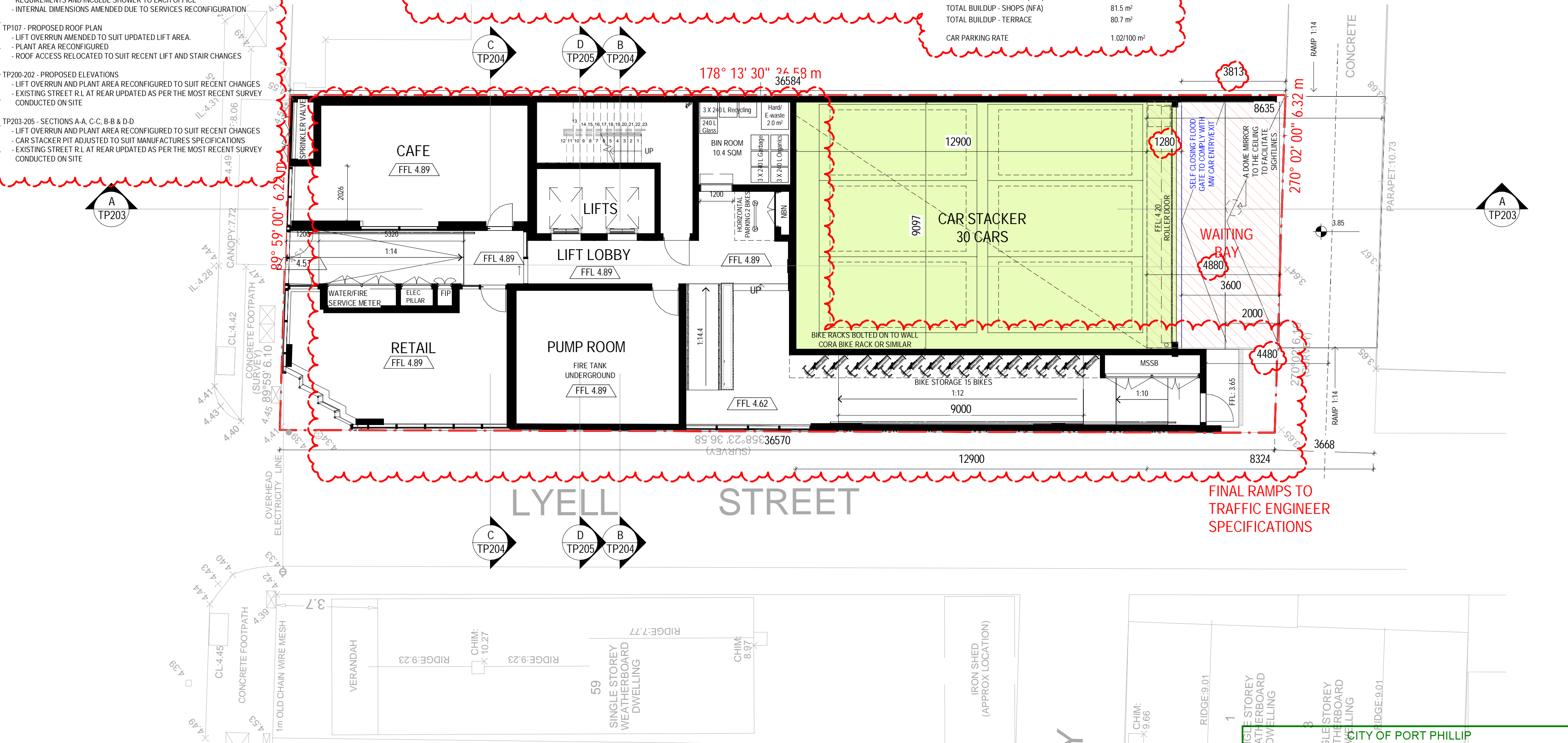
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AREA SCHEDULE		
LEVEL	AREA TYPE	AREA (m ²)
GROUND FLOOR	CAFE	42.9 (39.3 LEASABLE)
GROUND FLOOR	RETAIL/SHOP	37.6 (34.3 LEASABLE)
GROUND FLOOR	CAR STACKER	171.3 TO THE BOUNDARY
GROUND FLOOR	COMMON AREA	188.1
GROUND FLOOR	TOTAL	439.9
LEVEL 1	FACILITY (LEASABLE)	14.7
LEVEL 1	COMMON AREA	35.8
LEVEL 1	CAR STACKER	136.6
LEVEL 1	OFFICES	256.04
LEVEL 1	TOTAL	443.14
LEVEL 2	FACILITY (LEASABLE)	14.7
LEVEL 2	COMMON AREA	35.8
LEVEL 2	OFFICES	398.41
LEVEL 2	TOTAL	448.91

AREA SCHEDULE		
LEVEL	AREA TYPE	AREA (m ²)
LEVEL 3	FACILITY (LEASABLE)	14.7
LEVEL 3	COMMON AREA	35.8
LEVEL 3	OFFICES	385.12
LEVEL 3	TOTAL	435.62
LEVEL 4	FACILITY (LEASABLE)	14.7
LEVEL 4	COMMON AREA	35.8
LEVEL 4	OFFICES	385.64
LEVEL 4	TOTAL	436.14
LEVEL 5	FACILITY (LEASABLE)	14.7
LEVEL 5	COMMON AREA	35.8
LEVEL 5	OFFICES	385.88
LEVEL 5	TOTAL	436.38

AREA SCHEDULE		
LEVEL	AREA TYPE	AREA (m ²)
LEVEL 6	FACILITY (LEASABLE)	14.7
LEVEL 6	GARDEN BED/MAINTENANCE	70.3
LEVEL 6	COMMON AREA	35.8
LEVEL 6	OFFICES	237.00
LEVEL 6	TERRACE	80.7
LEVEL 6	TOTAL	438.5

TOTAL TO BUILDUP 3078.50 m²
 TOTAL TO BUILDUP - COMMON AREAS 402.9 m²
 TOTAL BUILDUP - CAR STACKERS 307.9 m²
 TOTAL BUILDUP - GARDEN BED 70.3 m²
 TOTAL BUILDUP - OFFICE (NFA) 2048.09 m²
 TOTAL BUILDUP - SHOPS (NFA) 81.5 m²
 TOTAL BUILDUP - TERRACE 80.7 m²
 CAR PARKING RATE 1.02/100 m²



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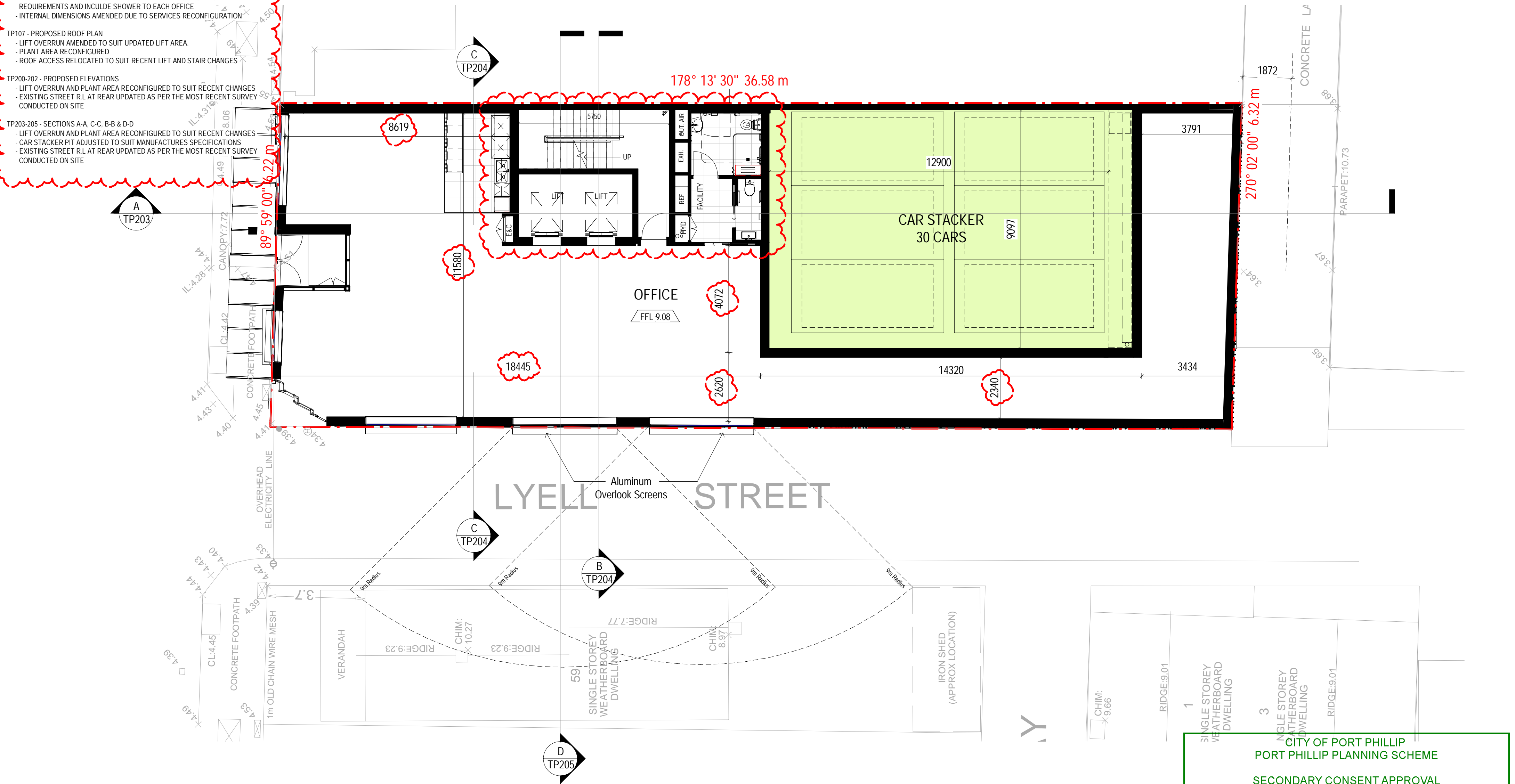
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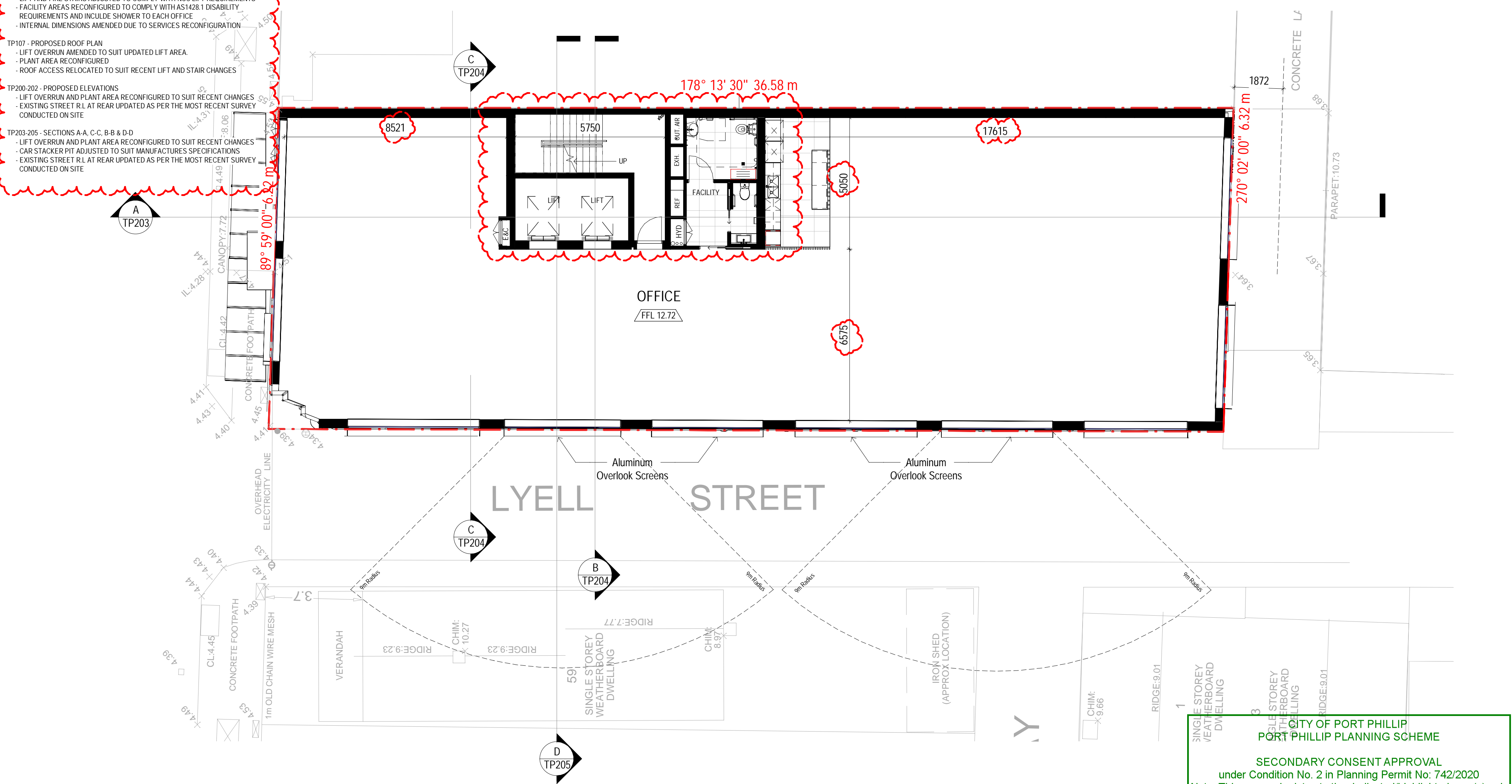
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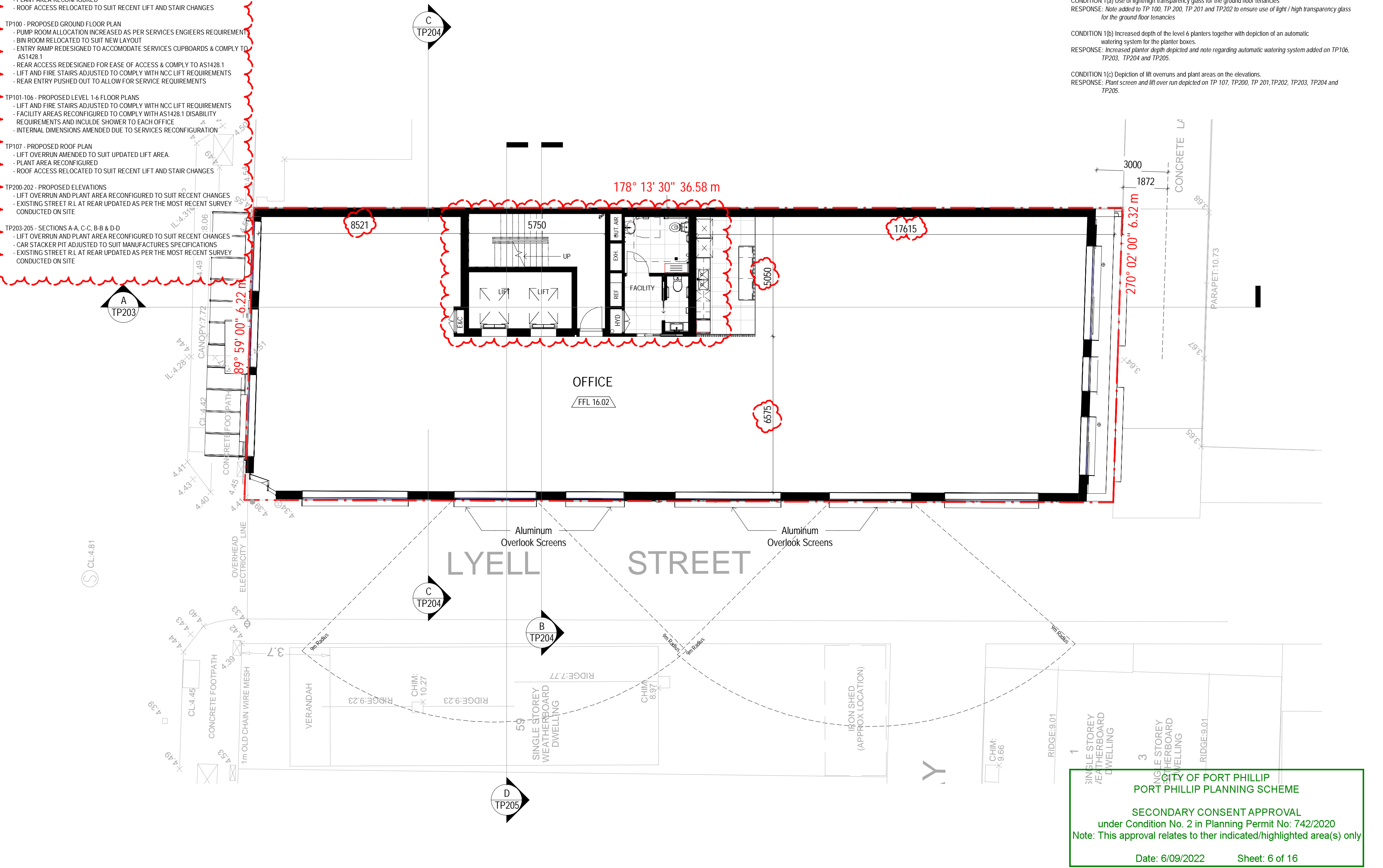
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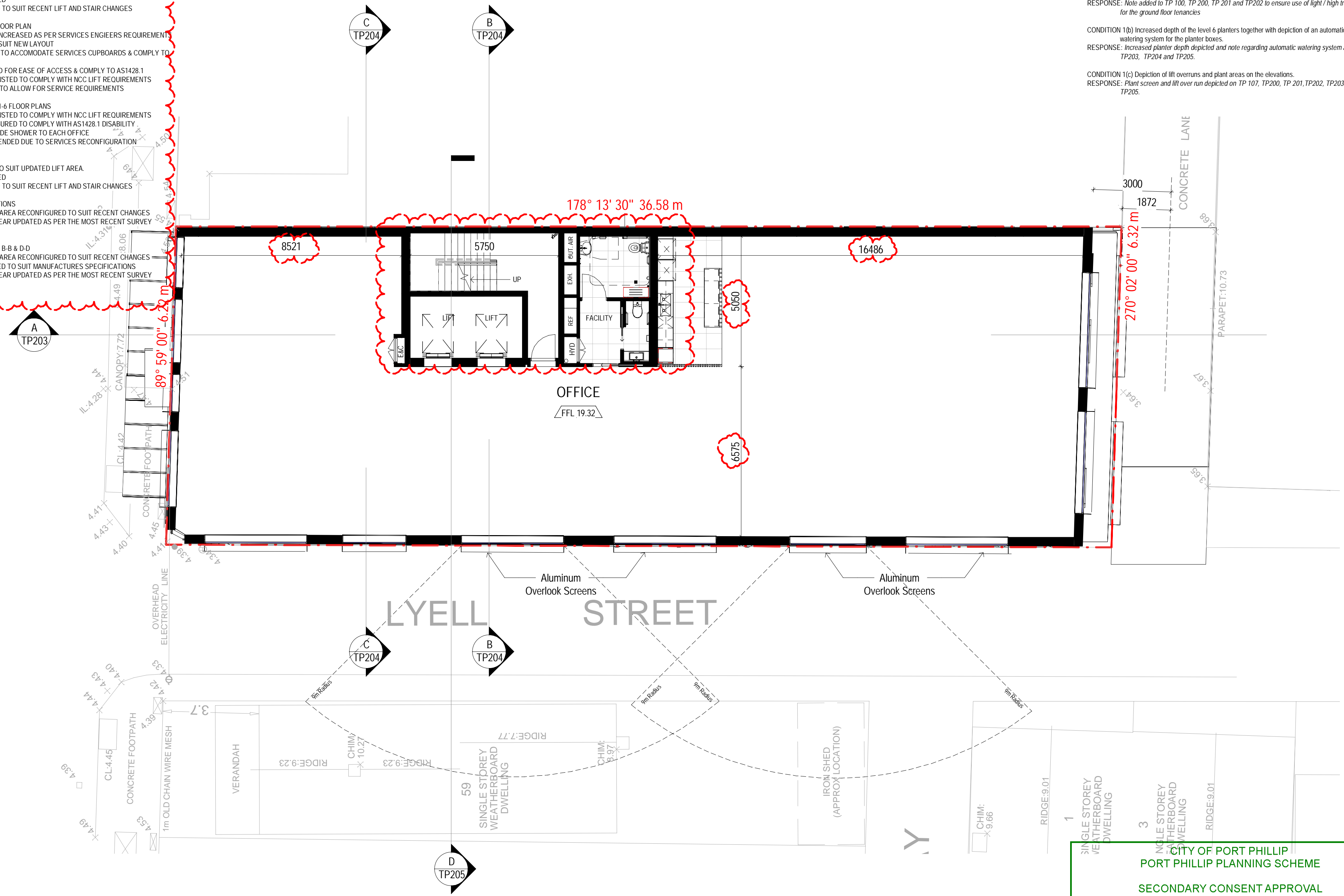
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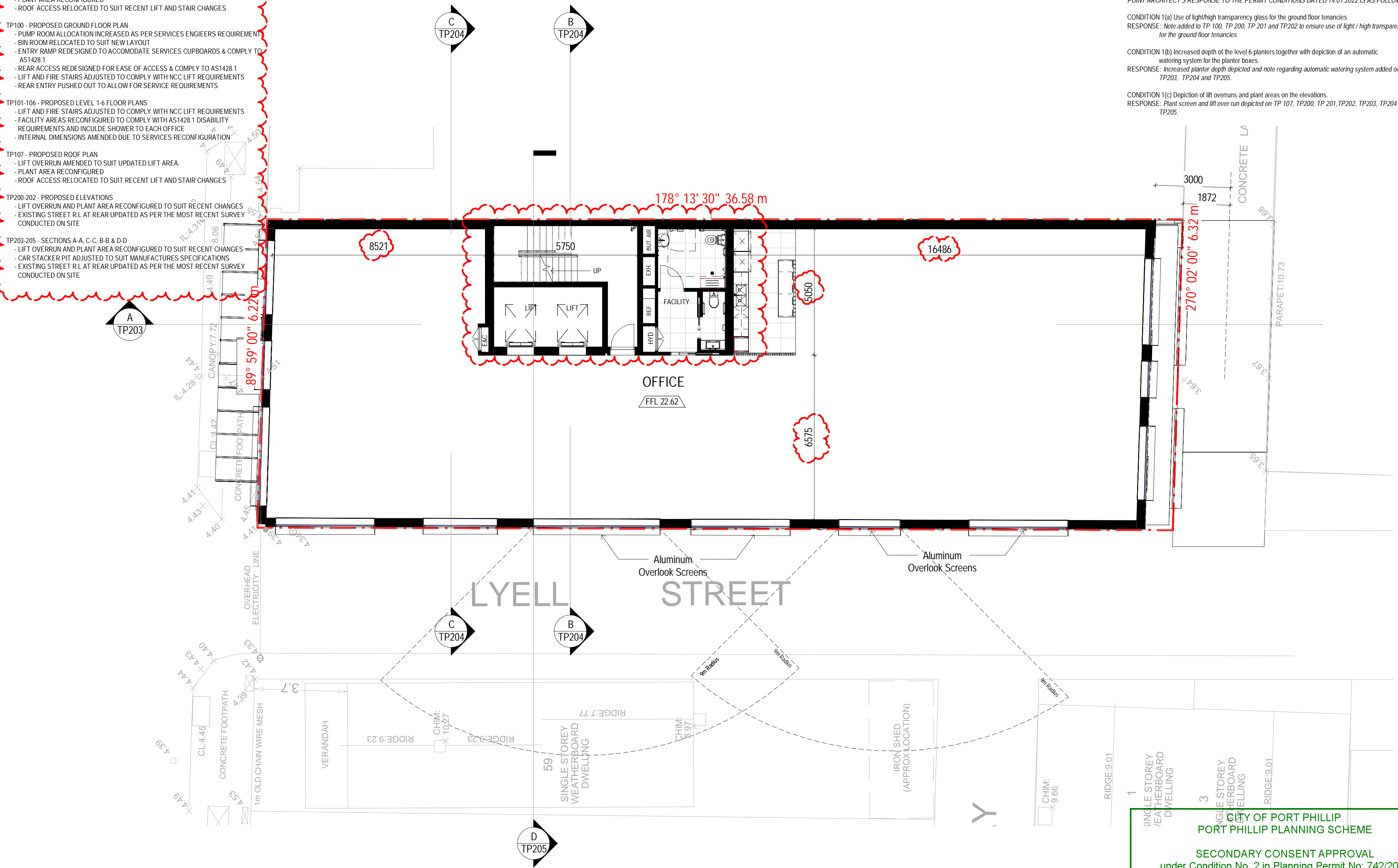
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- TP200-202 - PROPOSED ELEVATIONS
 - LIFT OVERRUN AND PLANT AREA RECONFIGURED TO SUIT RECENT CHANGES
 - EXISTING STREET R.L. AT REAR UPDATED AS PER THE MOST RECENT SURVEY CONDUCTED ON SITE
- TP203-205 - SECTIONS A-A, C-C, B-B & D-D
 - LIFT OVERRUN AND PLANT AREA RECONFIGURED TO SUIT RECENT CHANGES
 - CAR STACKER PIT ADJUSTED TO SUIT MANUFACTURES SPECIFICATIONS
 - EXISTING STREET R.L. AT REAR UPDATED AS PER THE MOST RECENT SURVEY CONDUCTED ON SITE

POINT ARCHITECT'S RESPONSE TO THE PERMIT CONDITIONS DATED 14.01.2022 IS AS FOLLOWS:

- CONDITION 1(a) Use of light/high transparency glass for the ground floor tenancies
 RESPONSE: Note added to TP 100, TP 200, TP 201 and TP202 to ensure use of light / high transparency glass for the ground floor tenancies
- CONDITION 1(b) Increased depth of the level 6 planters together with depiction of an automatic watering system for the planter boxes.
 RESPONSE: Increased planter depth depicted and note regarding automatic watering system added on TP106, TP203, TP204 and TP205.
- CONDITION 1(c) Depiction of lift overruns and plant areas on the elevations.
 RESPONSE: Plant screen and lift over run depicted on TP 107, TP200, TP 201, TP202, TP203, TP204 and TP205.



CITY OF PORT PHILLIP
 PORT PHILLIP PLANNING SCHEME
 SECONDARY CONSENT APPROVAL
 under Condition No. 2 in Planning Permit No: 742/2020
 Note: This approval relates to ther indicated/highlighted area(s) only
 Date: 6/09/2022 Sheet: 8 of 16

REV	DESCRIPTION	DATE
P1	REVISION A	19.11.2020
P2	REVISION B	28.06.2021
P3	-	-
P4	REVISION E	16.08.2021
P5	RESPONSE TO PERMIT CONDITIONS	11.02.2022
P6	SECONDARY CONSENT APPLICATION	24.04.2022
P7	REVISION F	30.06.2022

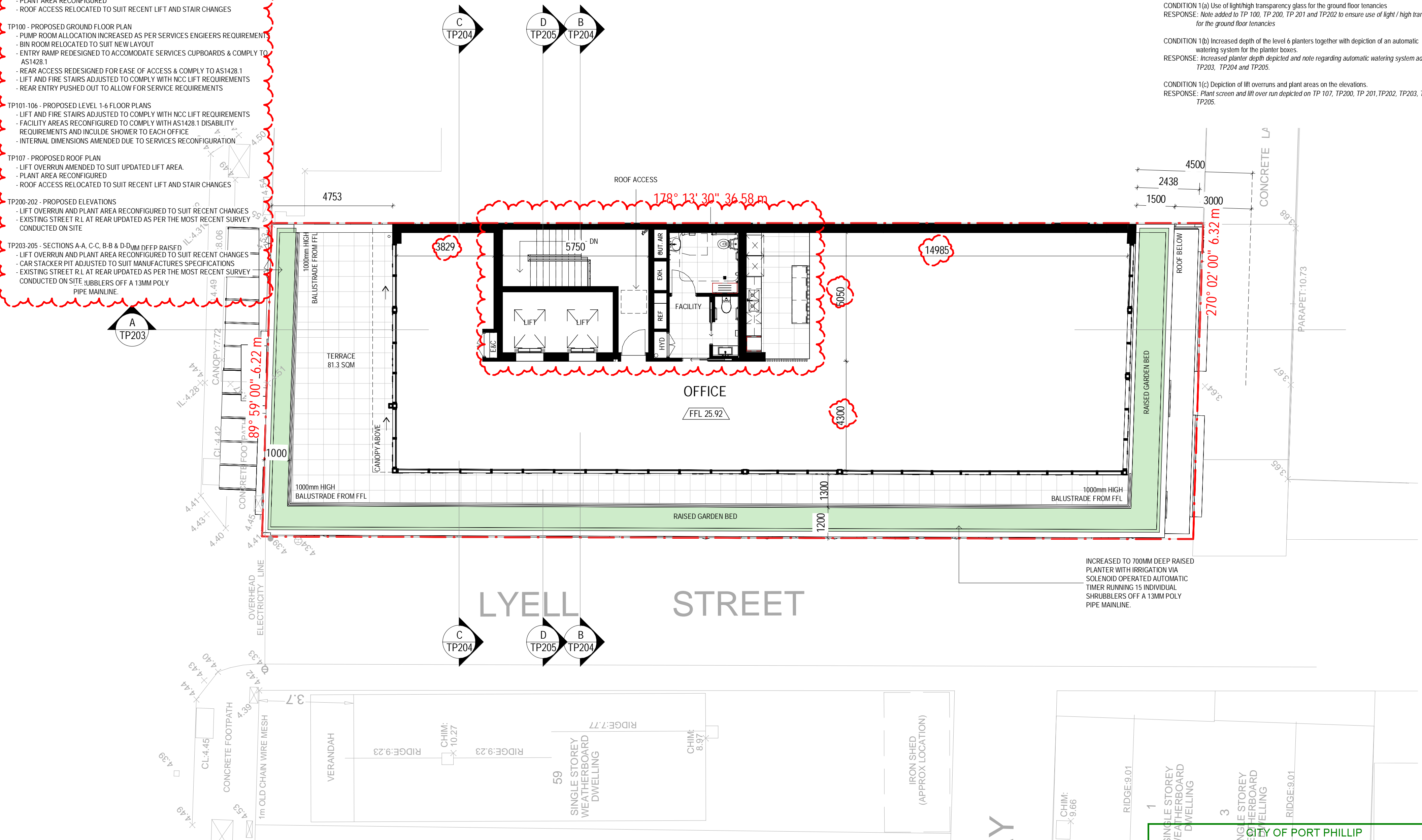


SCHEDULE OF CHANGES BY POINT ARCHITECT'S DATED 21.04.2022 IS AS FOLLOWS:

- TP002 - DESIGN RESPONSE
 - LIFT OVERRUN AMENDED TO SUIT UPDATED LIFT AREA.
 - PLANT AREA RECONFIGURED
 - ROOF ACCESS RELOCATED TO SUIT RECENT LIFT AND STAIR CHANGES
- TP100 - PROPOSED GROUND FLOOR PLAN
 - PUMP ROOM ALLOCATION INCREASED AS PER SERVICES ENGINEERS REQUIREMENT
 - BIN ROOM RELOCATED TO SUIT NEW LAYOUT
 - ENTRY RAMP REDESIGNED TO ACCOMMODATE SERVICES CUPBOARDS & COMPLY TO AS1428.1
 - REAR ACCESS REDESIGNED FOR EASE OF ACCESS & COMPLY TO AS1428.1
 - LIFT AND FIRE STAIRS ADJUSTED TO COMPLY WITH NCC LIFT REQUIREMENTS
 - REAR ENTRY PUSHED OUT TO ALLOW FOR SERVICE REQUIREMENTS
- TP101-106 - PROPOSED LEVEL 1-6 FLOOR PLANS
 - LIFT AND FIRE STAIRS ADJUSTED TO COMPLY WITH NCC LIFT REQUIREMENTS
 - FACILITY AREAS RECONFIGURED TO COMPLY WITH AS1428.1 DISABILITY REQUIREMENTS AND INCLUDE SHOWER TO EACH OFFICE
 - INTERNAL DIMENSIONS AMENDED DUE TO SERVICES RECONFIGURATION
- TP107 - PROPOSED ROOF PLAN
 - LIFT OVERRUN AMENDED TO SUIT UPDATED LIFT AREA.
 - PLANT AREA RECONFIGURED
 - ROOF ACCESS RELOCATED TO SUIT RECENT LIFT AND STAIR CHANGES
- TP200-202 - PROPOSED ELEVATIONS
 - LIFT OVERRUN AND PLANT AREA RECONFIGURED TO SUIT RECENT CHANGES
 - EXISTING STREET R.L. AT REAR UPDATED AS PER THE MOST RECENT SURVEY CONDUCTED ON SITE
- TP203-205 - SECTIONS A-A, C-C, B-B & D-D MM DFPF RAISED
 - LIFT OVERRUN AND PLANT AREA RECONFIGURED TO SUIT RECENT CHANGES
 - CAR STACKER PIT ADJUSTED TO SUIT MANUFACTURERS SPECIFICATIONS
 - EXISTING STREET R.L. AT REAR UPDATED AS PER THE MOST RECENT SURVEY CONDUCTED ON SITE
 - RUBBLERS OFF A 13MM POLY PIPE MAINLINE.

POINT ARCHITECT'S RESPONSE TO THE PERMIT CONDITIONS DATED 14.01.2022 IS AS FOLLOWS:

- CONDITION 1(a) Use of light/high transparency glass for the ground floor tenancies
 RESPONSE: Note added to TP 100, TP 200, TP 201 and TP202 to ensure use of light / high transparency glass for the ground floor tenancies
- CONDITION 1(b) Increased depth of the level 6 planters together with depiction of an automatic watering system for the planter boxes.
 RESPONSE: Increased planter depth depicted and note regarding automatic watering system added on TP106, TP203, TP204 and TP205.
- CONDITION 1(c) Depiction of lift overruns and plant areas on the elevations.
 RESPONSE: Plant screen and lift over run depicted on TP 107, TP200, TP 201, TP202, TP203, TP204 and TP205.



INCREASED TO 700MM DEEP RAISED PLANTER WITH IRRIGATION VIA SOLENOID OPERATED AUTOMATIC TIMER RUNNING 15 INDIVIDUAL SHRUBBLERS OFF A 13MM POLY PIPE MAINLINE.

CITY OF PORT PHILLIP
 PORT PHILLIP PLANNING SCHEME
 SECONDARY CONSENT APPROVAL
 under Condition No. 2 in Planning Permit No: 742/2020
 Note: This approval relates to their indicated/highlighted area(s) only
 Date: 6/09/2022 Sheet: 9 of 16

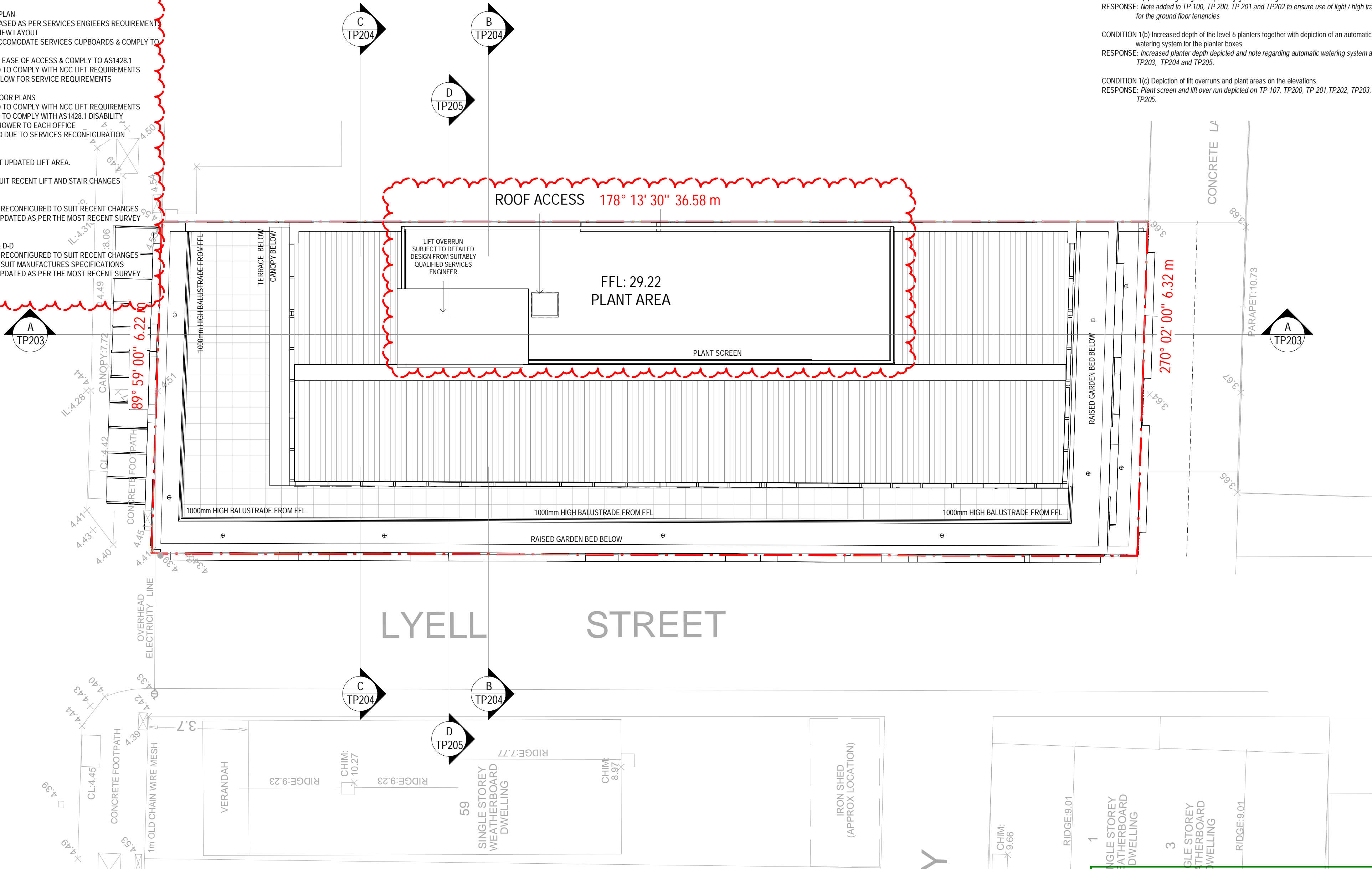
REV	DESCRIPTION	DATE
P1	REVISION A	19.11.2020
P2	REVISION B	28.06.2021
P3	-	-
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P5	RESPONSE TO PERMIT CONDITIONS	11.02.2022
P6	SECONDARY CONSENT APPLICATION	24.04.2022
P7	REVISION F	30.06.2022



SCHEDULE OF CHANGES BY POINT ARCHITECT'S DATED 21.04.2022 IS AS FOLLOWS:

- TP002 - DESIGN RESPONSE
 - LIFT OVERRUN AMENDED TO SUIT UPDATED LIFT AREA.
 - PLANT AREA RECONFIGURED
 - ROOF ACCESS RELOCATED TO SUIT RECENT LIFT AND STAIR CHANGES
- TP100 - PROPOSED GROUND FLOOR PLAN
 - PUMP ROOM ALLOCATION INCREASED AS PER SERVICES ENGINEERS REQUIREMENT
 - BIN ROOM RELOCATED TO SUIT NEW LAYOUT
 - ENTRY RAMP REDESIGNED TO ACCOMMODATE SERVICES CUPBOARDS & COMPLY TO AS1428.1
 - REAR ACCESS REDESIGNED FOR EASE OF ACCESS & COMPLY TO AS1428.1
 - LIFT AND FIRE STAIRS ADJUSTED TO COMPLY WITH NCC LIFT REQUIREMENTS
 - REAR ENTRY PUSHED OUT TO ALLOW FOR SERVICE REQUIREMENTS
- TP101-106 - PROPOSED LEVEL 1-6 FLOOR PLANS
 - LIFT AND FIRE STAIRS ADJUSTED TO COMPLY WITH NCC LIFT REQUIREMENTS
 - FACILITY AREAS RECONFIGURED TO COMPLY WITH AS1428.1 DISABILITY REQUIREMENTS AND INCLUDE SHOWER TO EACH OFFICE
 - INTERNAL DIMENSIONS AMENDED DUE TO SERVICES RECONFIGURATION
- TP107 - PROPOSED ROOF PLAN
 - LIFT OVERRUN AMENDED TO SUIT UPDATED LIFT AREA.
 - PLANT AREA RECONFIGURED
 - ROOF ACCESS RELOCATED TO SUIT RECENT LIFT AND STAIR CHANGES
- TP200-202 - PROPOSED ELEVATIONS
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- TP203-205 - SECTIONS A-A, C-C, B-B & D-D
 - LIFT OVERRUN AND PLANT AREA RECONFIGURED TO SUIT RECENT CHANGES
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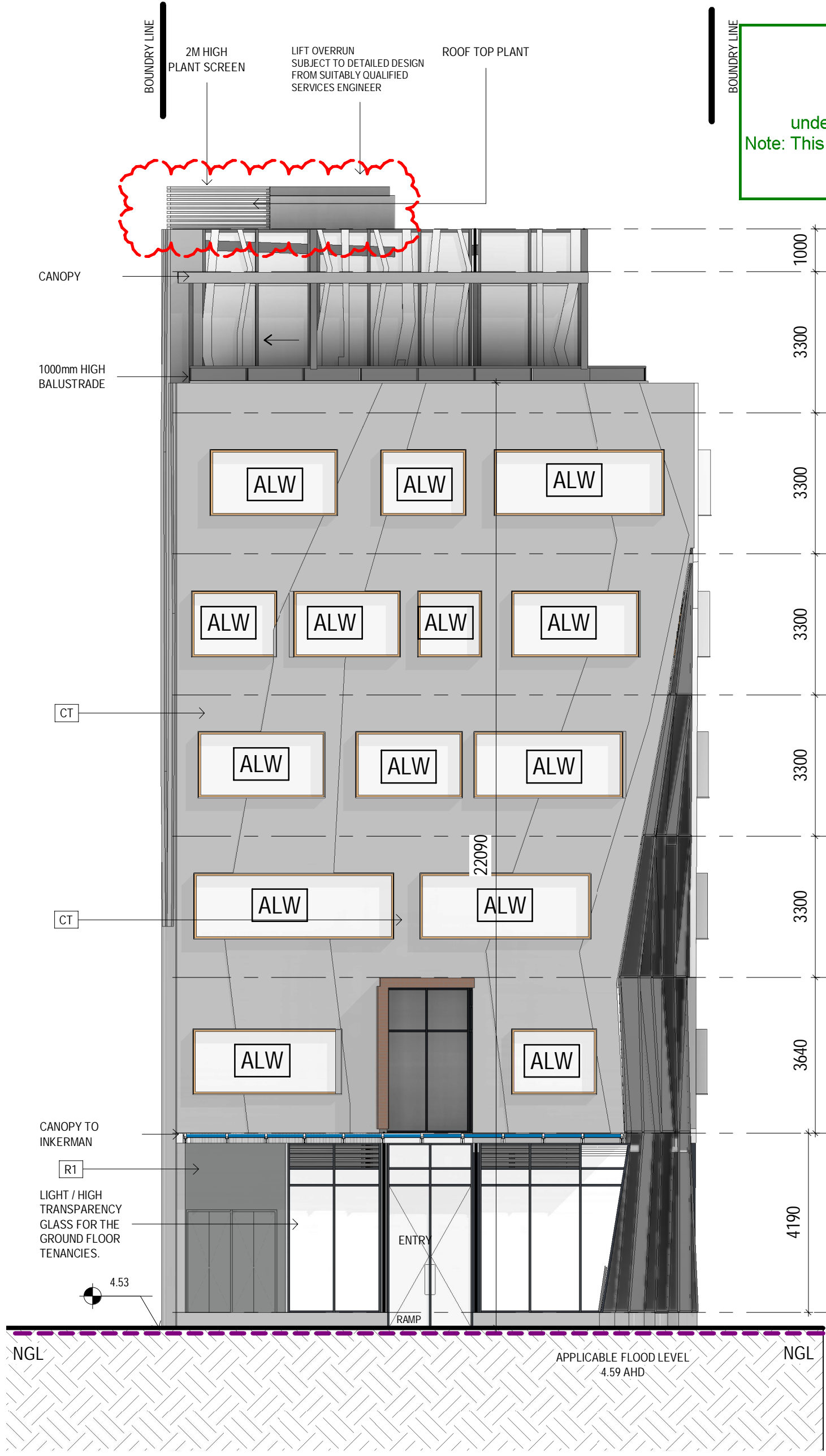
- POINT ARCHITECT'S RESPONSE TO THE PERMIT CONDITIONS DATED 14.01.2022 IS AS FOLLOWS:
- CONDITION 1(a) Use of lighthigh transparency glass for the ground floor tenancies
 RESPONSE: Note added to TP 100, TP 200, TP 201 and TP202 to ensure use of light / high transparency glass for the ground floor tenancies
- CONDITION 1(b) Increased depth of the level 6 planters together with depiction of an automatic watering system for the planter boxes.
 RESPONSE: Increased planter depth depicted and note regarding automatic watering system added on TP106, TP203, TP204 and TP205.
- CONDITION 1(c) Depiction of lift overruns and plant areas on the elevations.
 RESPONSE: Plant screen and lift over run depicted on TP 107, TP200, TP 201, TP202, TP203, TP204 and TP205.



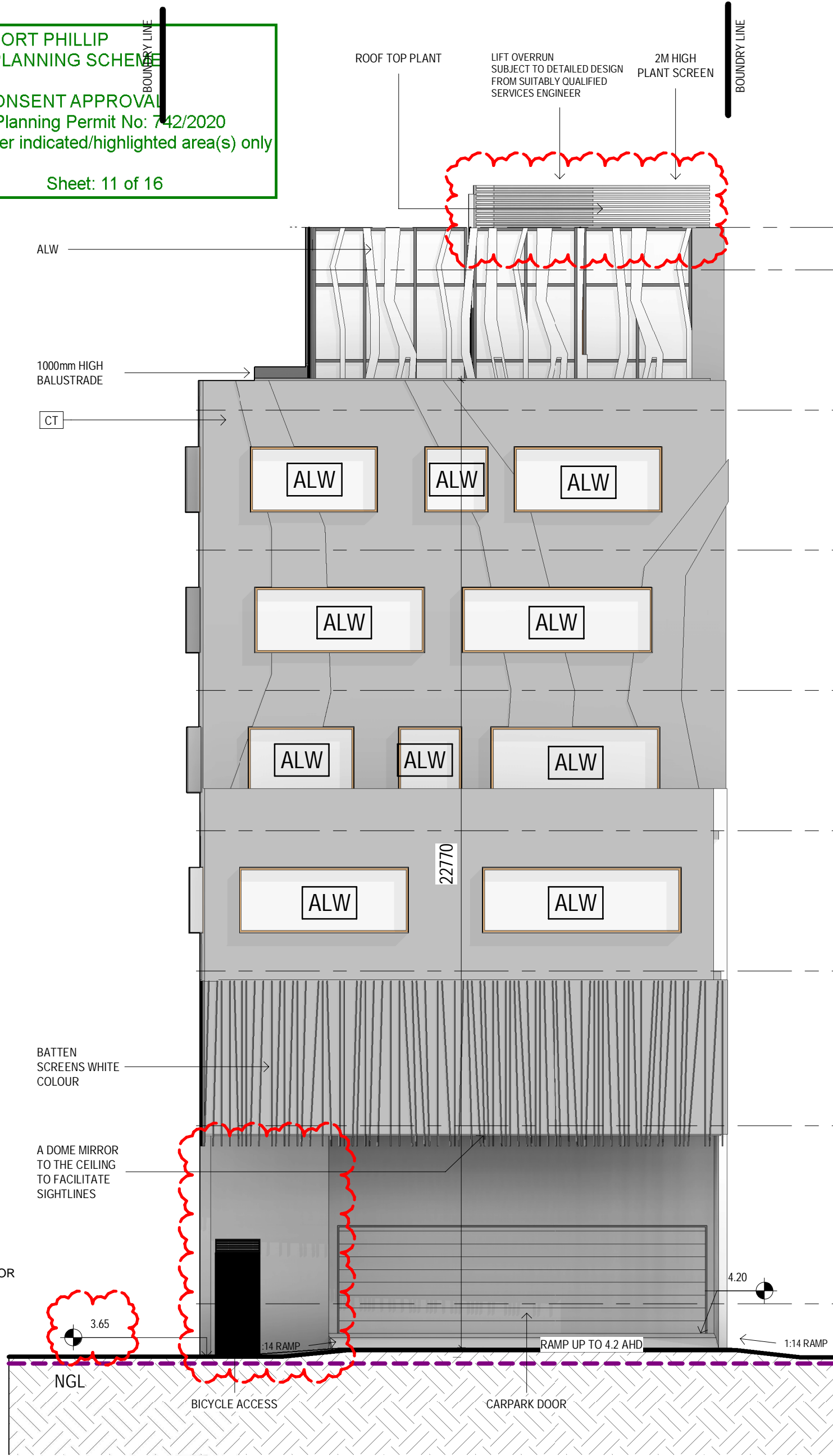
CITY OF PORT PHILLIP
 PORT PHILLIP PLANNING SCHEME
 SECONDARY CONSENT APPROVAL
 under Condition No. 2 in Planning Permit No: 742/2020
 Note: This approval relates to ther indicated/highlighted area(s) only
 Date: 6/09/2022 Sheet: 10 of 16

REV	DESCRIPTION	DATE
P1	REVISION A	19.11.2020
P2	REVISION B	28.06.2021
P3	-	-
P4	REVISION E	16.08.2021
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CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
SECONDARY CONSENT APPROVAL
under Condition No. 2 in Planning Permit No: 742/2020
Note: This approval relates to their indicated/highlighted area(s) only
Date: 6/09/2022 Sheet: 11 of 16



1 ELEVATION - NORTH
TP200 SCALE 1 : 100



2 ELEVATION - SOUTH
TP200 SCALE 1 : 100

MATERIAL SCHEDULE

	AS ALUMINIUM SCREENS COLOUR: DARK GREY
	ALW ALUMINIUM AWNING WINDOWS TINTED GLAZING COLOUR: GREY
	CT CONCRETE TILES COLOUR: LIGHT GREY
	ALS ALUMINIUM STEEL FINISH COLOUR: WHITE
	BR BRICK FINISH COLOUR: RED
	R1 RENDER /PAINT FINISH COLOUR: GREY TO MATCH TINTED GLASS COLOUR

NOTE:
USE LIGHT /HIGH TRANSPARENCY GLASS FOR THE GROUND FLOOR TENANCIES.

SCHEDULE OF CHANGES BY POINT ARCHITECT'S DATED 21.04.2022 IS AS FOLLOWS:

- TP002 - DESIGN RESPONSE
 - LIFT OVERRUN AMENDED TO SUIT UPDATED LIFT AREA.
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- TP100 - PROPOSED GROUND FLOOR PLAN
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- TP101-106 - PROPOSED LEVEL 1-6 FLOOR PLANS
 - LIFT AND FIRE STAIRS ADJUSTED TO COMPLY WITH NCC LIFT REQUIREMENTS
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 - INTERNAL DIMENSIONS AMENDED DUE TO SERVICES RECONFIGURATION
- TP107 - PROPOSED ROOF PLAN
 - LIFT OVERRUN AMENDED TO SUIT UPDATED LIFT AREA.
 - PLANT AREA RECONFIGURED
 - ROOF ACCESS RELOCATED TO SUIT RECENT LIFT AND STAIR CHANGES
- TP200-202 - PROPOSED ELEVATIONS
 - LIFT OVERRUN AND PLANT AREA RECONFIGURED TO SUIT RECENT CHANGES
 - EXISTING STREET R.L AT REAR UPDATED AS PER THE MOST RECENT SURVEY CONDUCTED ON SITE
- TP203-205 - SECTIONS A-A, C-C, B-B & D-D
 - LIFT OVERRUN AND PLANT AREA RECONFIGURED TO SUIT RECENT CHANGES
 - CAR STACKER PIT ADJUSTED TO SUIT MANUFACTURERS SPECIFICATIONS
 - EXISTING STREET R.L AT REAR UPDATED AS PER THE MOST RECENT SURVEY CONDUCTED ON SITE

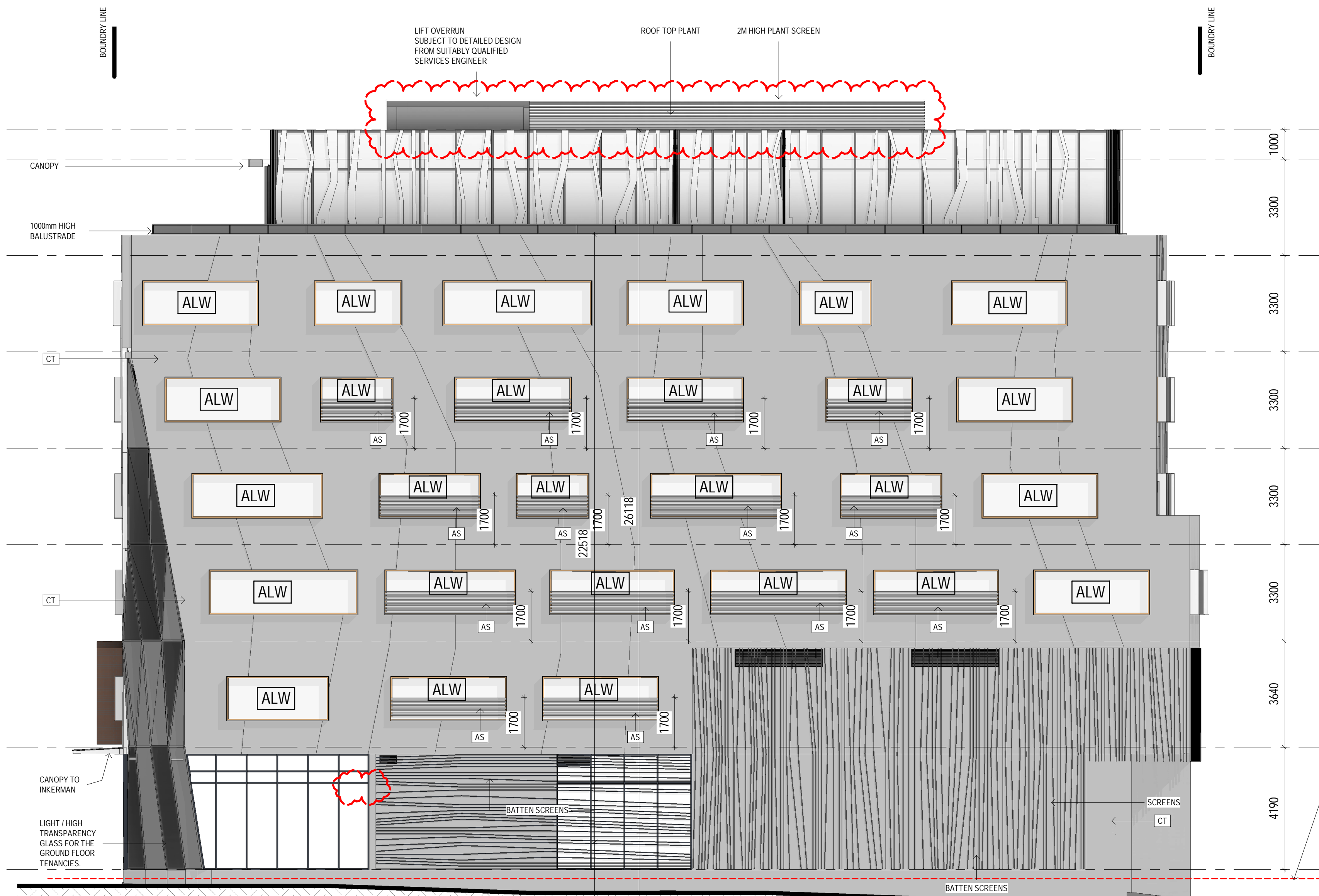
POINT ARCHITECT'S RESPONSE TO THE PERMIT CONDITIONS DATED 14.01.2022 IS AS FOLLOWS:

CONDITION 1(a) Use of light/high transparency glass for the ground floor tenancies
RESPONSE: Note added to TP 100, TP 200, TP 201 and TP202 to ensure use of light / high transparency glass for the ground floor tenancies

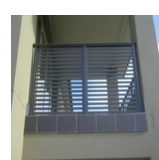

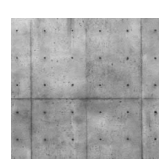
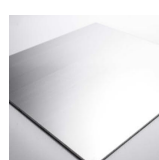

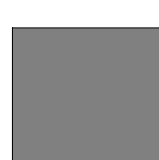
CONDITION 1(b) Increased depth of the level 6 planters together with depiction of an automatic watering system for the planter boxes.
RESPONSE: Increased planter depth depicted and note regarding automatic watering system added on TP106, TP203, TP204 and TP205.

CONDITION 1(c) Depiction of lift overruns and plant areas on the elevations.
RESPONSE: Plant screen and lift over run depicted on TP 107, TP200, TP 201, TP202, TP203, TP204 and TP205.

REV	DESCRIPTION	BY	CHK	DATE
P1	REVISION A			19.11.2020
P2	REVISION B			28.06.2021
P3	-			-
P4	REVISION E			16.08.2021
P5	RESPONSE TO PERMIT CONDITIONS			11.02.2022
P6	SECONDARY CONSENT APPLICATION			24.04.2022
P7	REVISION F			30.06.2022



MATERIAL SCHEDULE

	AS	ALUMINIUM SCREENS COLOUR: DARK GREY
	ALW	ALUMINIUM AWNING WINDOWS TINTED GLAZING COLOUR: GREY
	CT	CONCRETE TILES COLOUR: LIGHT GREY
	ALS	ALUMINUM STEEL FINISH COLOUR: WHITE
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	R1	RENDER /PAINT FINISH COLOUR: GREY TO MATCH TINTED GLASS COLOUR

NOTE:
USE LIGHT / HIGH TRANSPARENCY GLASS FOR THE GROUND FLOOR TENANCIES.

SCHEDULE OF CHANGES BY POINT ARCHITECTS DATED 21.04.2022 IS AS FOLLOWS:

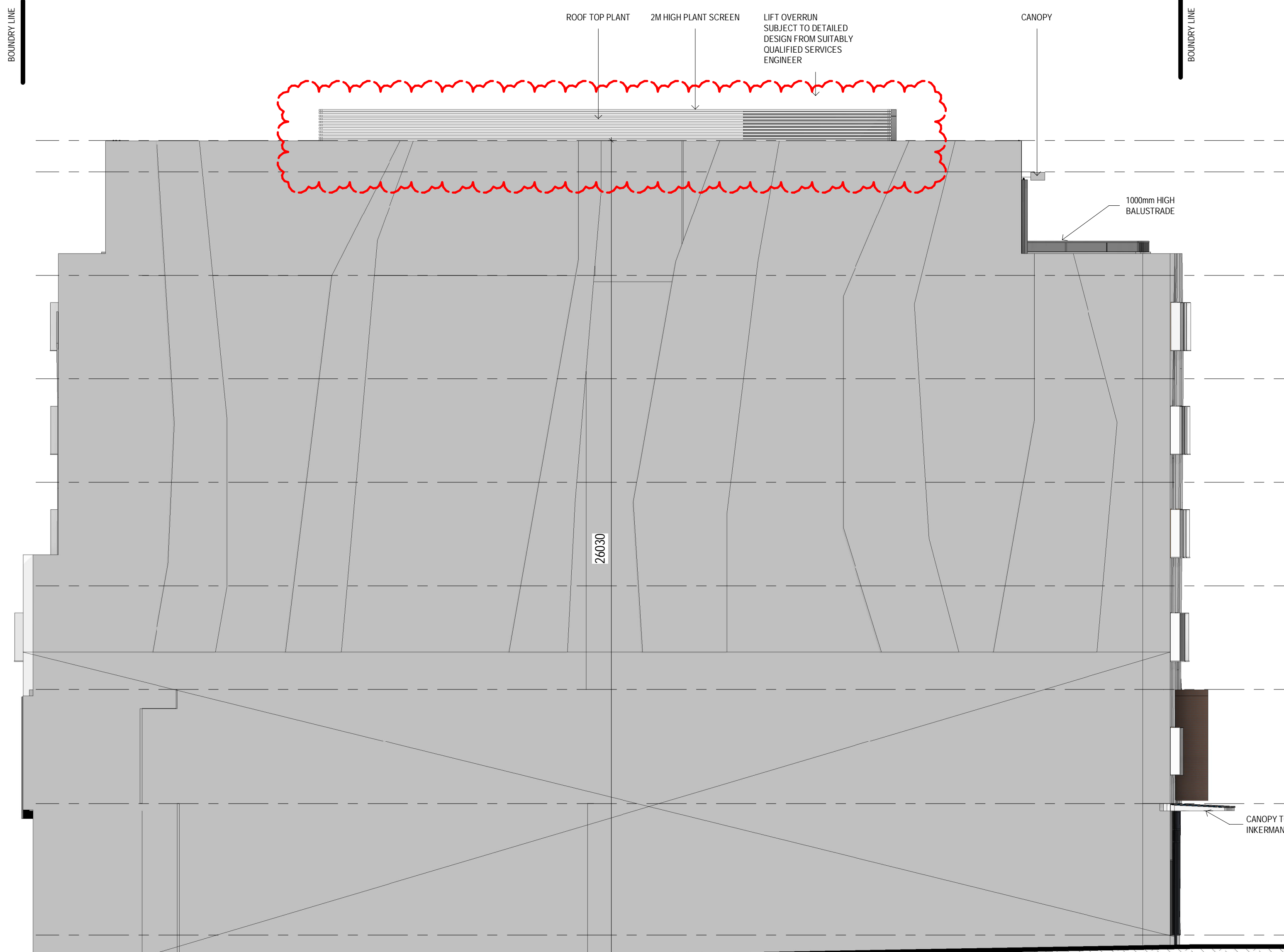
- TP002 - DESIGN REPONSE
 - LIFT OVERRUN AMENDED TO SUIT UPDATED LIFT AREA.
 - PLANT AREA RECONFIGURED
 - ROOF ACCESS RELOCATED TO SUIT RECENT LIFT AND STAIR CHANGES
- TP100 - PROPOSED GROUND FLOOR PLAN
 - PUMP ROOM ALLOCATION INCREASED AS PER SERVICES ENGINEERS REQUIREMENTS
 - BIN ROOM RELOCATED TO SUIT NEW LAYOUT
 - ENTRY RAMP REDESIGNED TO ACCOMMODATE SERVICES CUPBOARDS & COMPLY TO AS1428.1
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- TP107 - PROPOSED ROOF PLAN
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 - PLANT AREA RECONFIGURED
 - ROOF ACCESS RELOCATED TO SUIT RECENT LIFT AND STAIR CHANGES
- TP200-202 - PROPOSED ELEVATIONS
 - LIFT OVERRUN AND PLANT AREA RECONFIGURED TO SUIT RECENT CHANGES
 - EXISTING STREET R.L AT REAR UPDATED AS PER THE MOST RECENT SURVEY CONDUCTED ON SITE
- TP203-205 - SECTIONS A-A, C-C, B-B & D-D
 - LIFT OVERRUN AND PLANT AREA RECONFIGURED TO SUIT RECENT CHANGES
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 - EXISTING STREET R.L AT REAR UPDATED AS PER THE MOST RECENT SURVEY CONDUCTED ON SITE



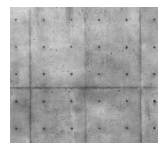
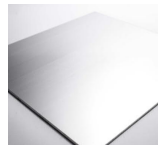


CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
SECONDARY CONSENT APPROVAL
under Condition No. 2 in Planning Permit No. 742/2020
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Date: 6/09/2022 Sheet: 12 of 16

POINT ARCHITECT'S RESPONSE TO THE PERMIT CONDITIONS DATED 14.01.2022 IS AS FOLLOWS:

- CONDITION 1(a) Use of light/high transparency glass for the ground floor tenancies
RESPONSE: Note added to TP 100, TP 200, TP 201 and TP202 to ensure use of light / high transparency glass for the ground floor tenancies
- CONDITION 1(b) Increased depth of the level 6 planters together with depiction of an automatic watering system for the planter boxes.
RESPONSE: Increased planter depth depicted and note regarding automatic watering system added on TP106, TP203, TP204 and TP205.
- CONDITION 1(c) Depiction of lift overruns and plant areas on the elevations.
RESPONSE: Plant screen and lift over run depicted on TP 107, TP200, TP 201, TP202, TP203, TP204 and TP205.

REV	DESCRIPTION	BY	CHK	DATE
P1	REVISION A			19.11.2020
P2	REVISION B			28.06.2021
P3	-			-
P4	REVISION E			16.08.2021
P5	RESPONSE TO PERMIT CONDITIONS			11.02.2022
P6	SECONDARY CONSENT APPLICATION			24.04.2022
P7	REVISION F			30.06.2022



MATERIAL SCHEDULE	
	AS ALUMINIUM SCREENS COLOUR: DARK GREY
	ALW ALUMINIUM AWNING WINDOWS TINTED GLAZING COLOUR: GREY
	CT CONCRETE TILES COLOUR: LIGHT GREY
	ALS ALUMINIUM STEEL FINISH COLOUR: WHITE
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	R1 RENDER /PAINT FINISH COLOUR: GREY TO MATCH TINTED GLASS COLOUR

NOTE:
USE LIGHT / HIGH TRANSPARENCY GLASS FOR THE GROUND FLOOR TENANCIES.

SCHEDULE OF CHANGES BY POINT ARCHITECT'S DATED 21.04.2022 IS AS FOLLOWS:

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 - LIFT OVERRUN AMENDED TO SUIT UPDATED LIFT AREA.
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CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
SECONDARY CONSENT APPROVAL
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Date: 6/09/2022 Sheet: 13 of 16

POINT ARCHITECT'S RESPONSE TO THE PERMIT CONDITIONS DATED 14.01.2022 IS AS FOLLOWS:

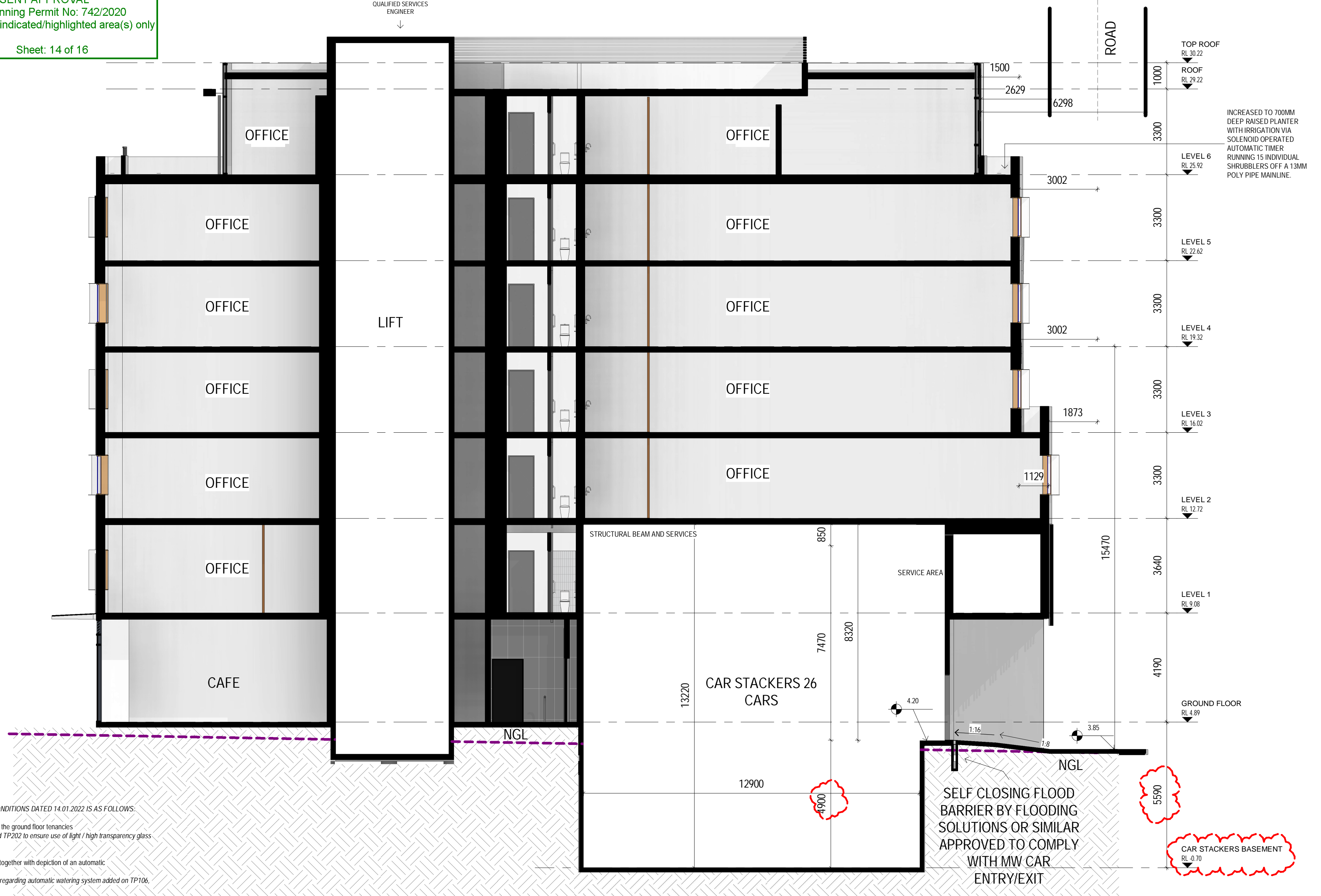
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LIFT OVERRUN
SUBJECT TO DETAILED
DESIGN FROM SUITABLY
QUALIFIED SERVICES
ENGINEER

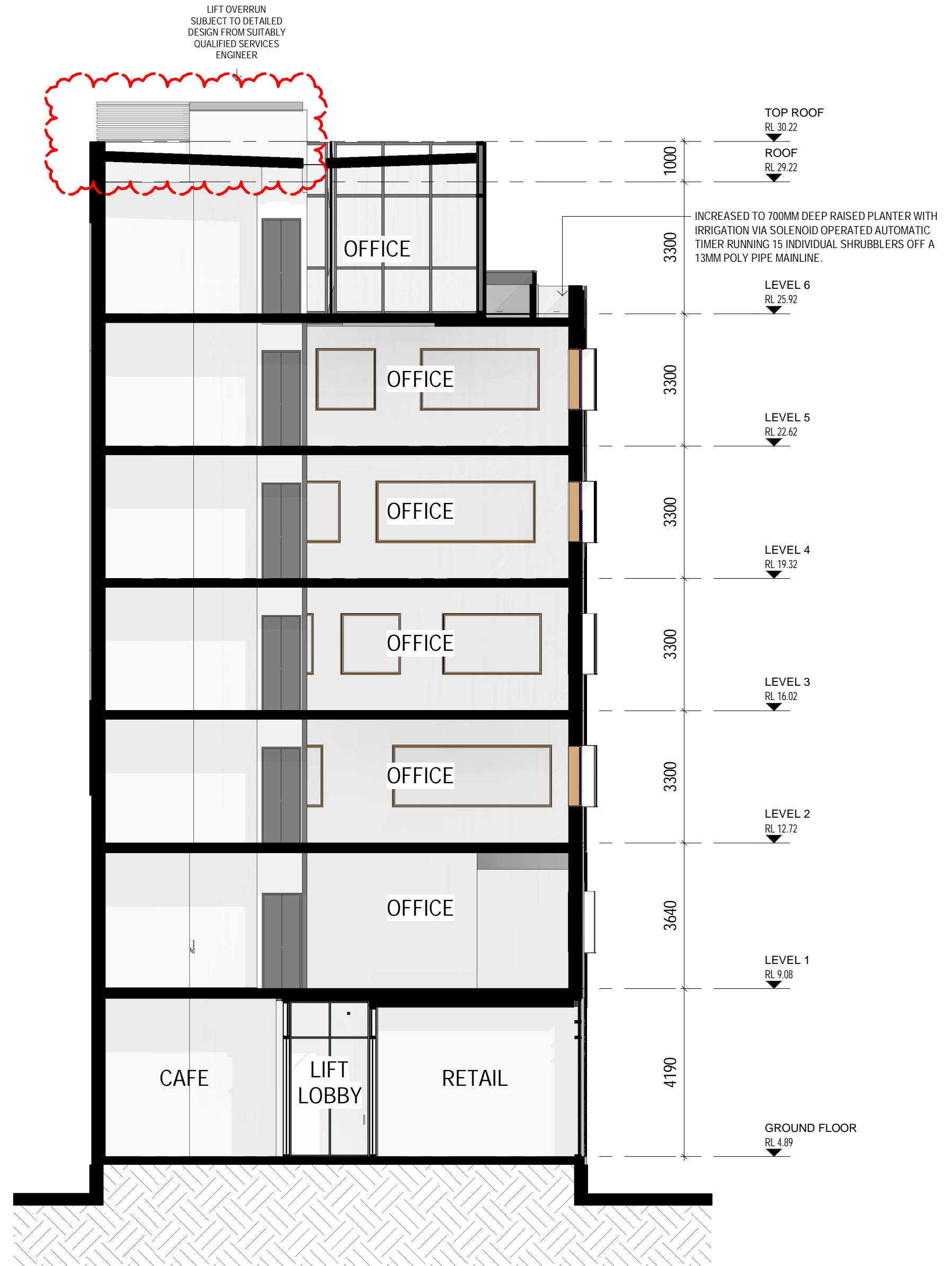
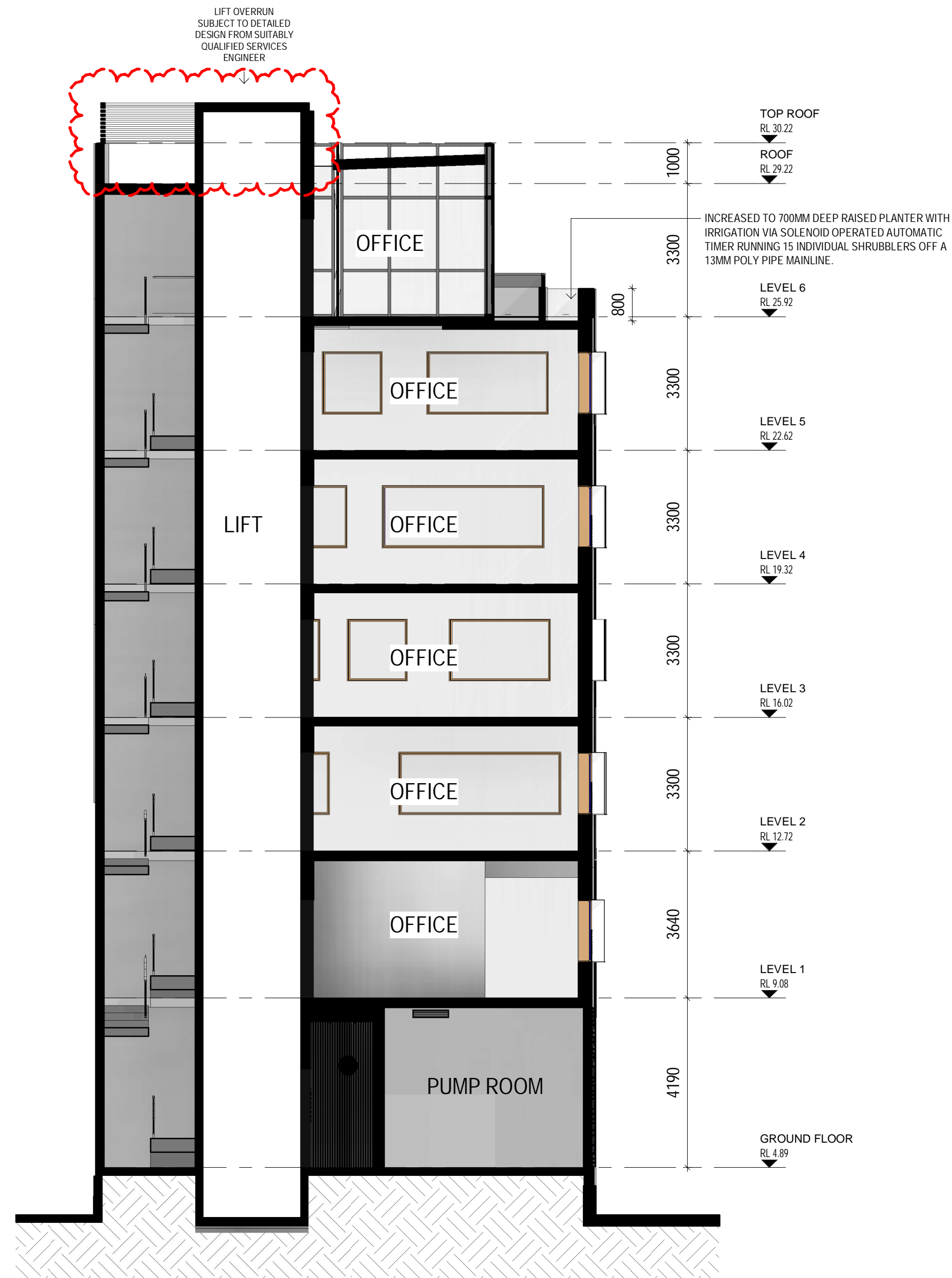


POINT ARCHITECT'S RESPONSE TO THE PERMIT CONDITIONS DATED 14.01.2022 IS AS FOLLOWS:

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B Section B
TP204 SCALE 1 : 100

C Section C
TP204 SCALE 1 : 100

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME

SECONDARY CONSENT APPROVAL
under Condition No. 2 in Planning Permit No: 742/2020
Note: This approval relates to ther indicated/highlighted area(s) only

Date: 6/09/2022 Sheet: 15 of 16

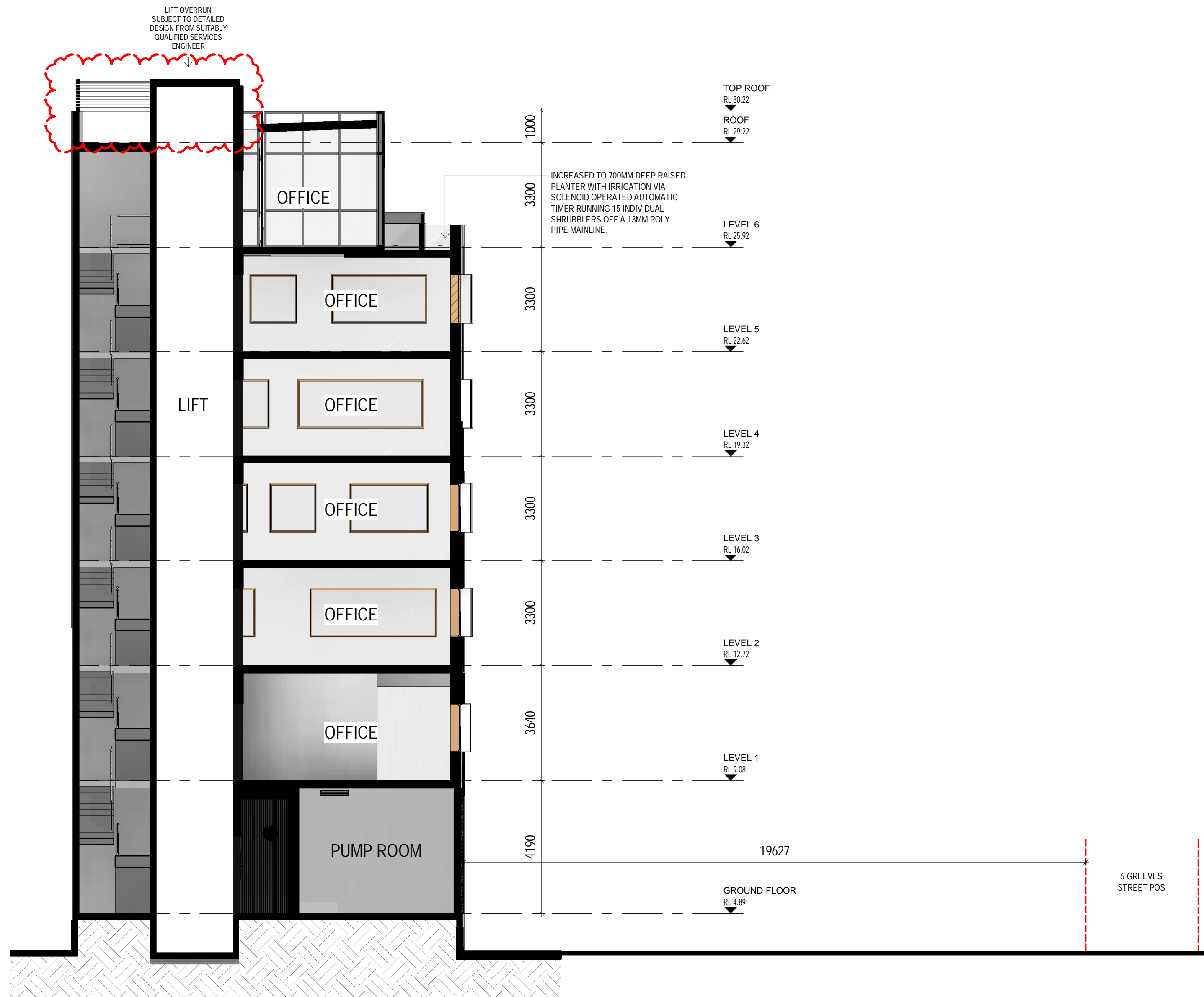
POINT ARCHITECT'S RESPONSE TO THE PERMIT CONDITIONS DATED 14.01.2022 IS AS FOLLOWS:

CONDITION 1(a) Use of light/high transparency glass for the ground floor tenancies
RESPONSE: Note added to TP 100, TP 200, TP 201 and TP202 to ensure use of light / high transparency glass for the ground floor tenancies

CONDITION 1(b) Increased depth of the level 6 planters together with depiction of an automatic watering system for the planter boxes.
RESPONSE: Increased planter depth depicted and note regarding automatic watering system added on TP106, TP203, TP204 and TP205.

CONDITION 1(c) Depiction of lift overruns and plant areas on the elevations.
RESPONSE: Plant screen and lift over run depicted on TP 107, TP200, TP 201, TP202, TP203, TP204 and TP205.

REV	DESCRIPTION	BY	CHK	DATE
P1	REVISION A			19.11.2020
P2	REVISION B			28.06.2021
P3	-			-
P4	REVISION E			16.08.2021
P5	RESPONSE TO PERMIT CONDITIONS			11.02.2022
P6	SECONDARY CONSENT APPLICATION			24.04.2022
P7	REVISION F			30.06.2022



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RESPONSE: Note added to TP 100, TP 200, TP 201 and TP202 to ensure use of light / high transparency glass for the ground floor tenancies

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CONDITION 1(c) Depiction of lift overruns and plant areas on the elevations.
RESPONSE: Plant screen and lift over run depicted on TP 107, TP200, TP 201, TP202, TP203, TP204 and TP205.

D Section D
TP205 SCALE 1 : 100

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
SECONDARY CONSENT APPROVAL
under Condition No. 2 in Planning Permit No: 742/2020
Note: This approval relates to ther indicated/highlighted area(s) only
Date: 6/09/2022 Sheet: 16 of 16