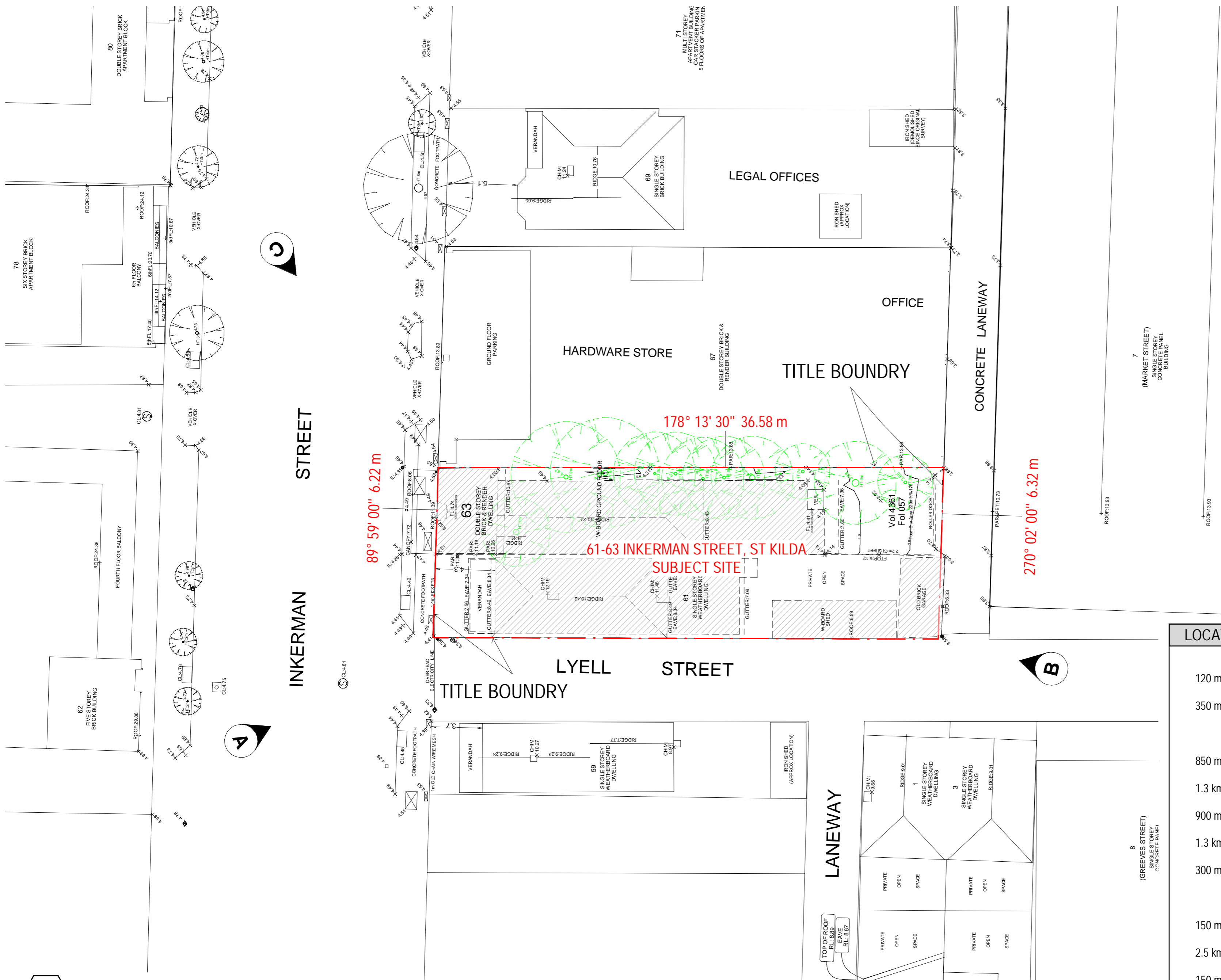


MIXED USE DEVELOPMENT 61-63 INKERMANN STREET, ST. KILDA

TOWN PLANNING

SHEET NO.	SHEET NAME	SHEET NO.	SHEET NAME
TP001	DEMOLITION PLAN & SITE CONTEXT PLAN	TP202	PROPOSED ELEVATIONS (EAST)
TP002	DESIGN RESPONSE	TP203	SECTION A-A
TP100	PROPOSED GROUND FLOOR PLAN	TP204	SECTION C-C & B-B
TP101	PROPOSED LEVEL 1 FLOOR PLAN	TP205	SECTION D-D
TP102	PROPOSED LEVEL 2 FLOOR PLAN	TP300	SHADOW DIAGRAMS SHEET 1
TP103	PROPOSED LEVEL 3 FLOOR PLAN	TP301	SHADOW DIAGRAMS SHEET 2
TP104	PROPOSED LEVEL 4 FLOOR PLAN	TP302	EXISTING SHADOW DIAGRAMS
TP105	PROPOSED LEVEL 5 FLOOR PLAN	TP400	3D VIEW 1
TP106	PROPOSED LEVEL 6 FLOOR PLAN	TP401	3D VIEW 2
TP107	PROPOSED ROOF PLAN	TP402	3D VIEW 3
TP200	PROPOSED ELEVATIONS (NORTH+ SOUTH)	TP403	3D VIEW 4
TP201	PROPOSED ELEVATIONS (WEST)		



- - - - - 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

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	BY	CHK	DATE
P2	REVISION B			28.06.2021
P4	REVISION E			16.08.2021
P5	RESPONSE TO PERMIT CONDITIONS			11.02.2022
P6	REVISION F			30.06.2022
P7	PLANNING AMENDMENT	TA	BP	05.10.22
P8	ISSUE FOR VEAT	MP		14.12.22



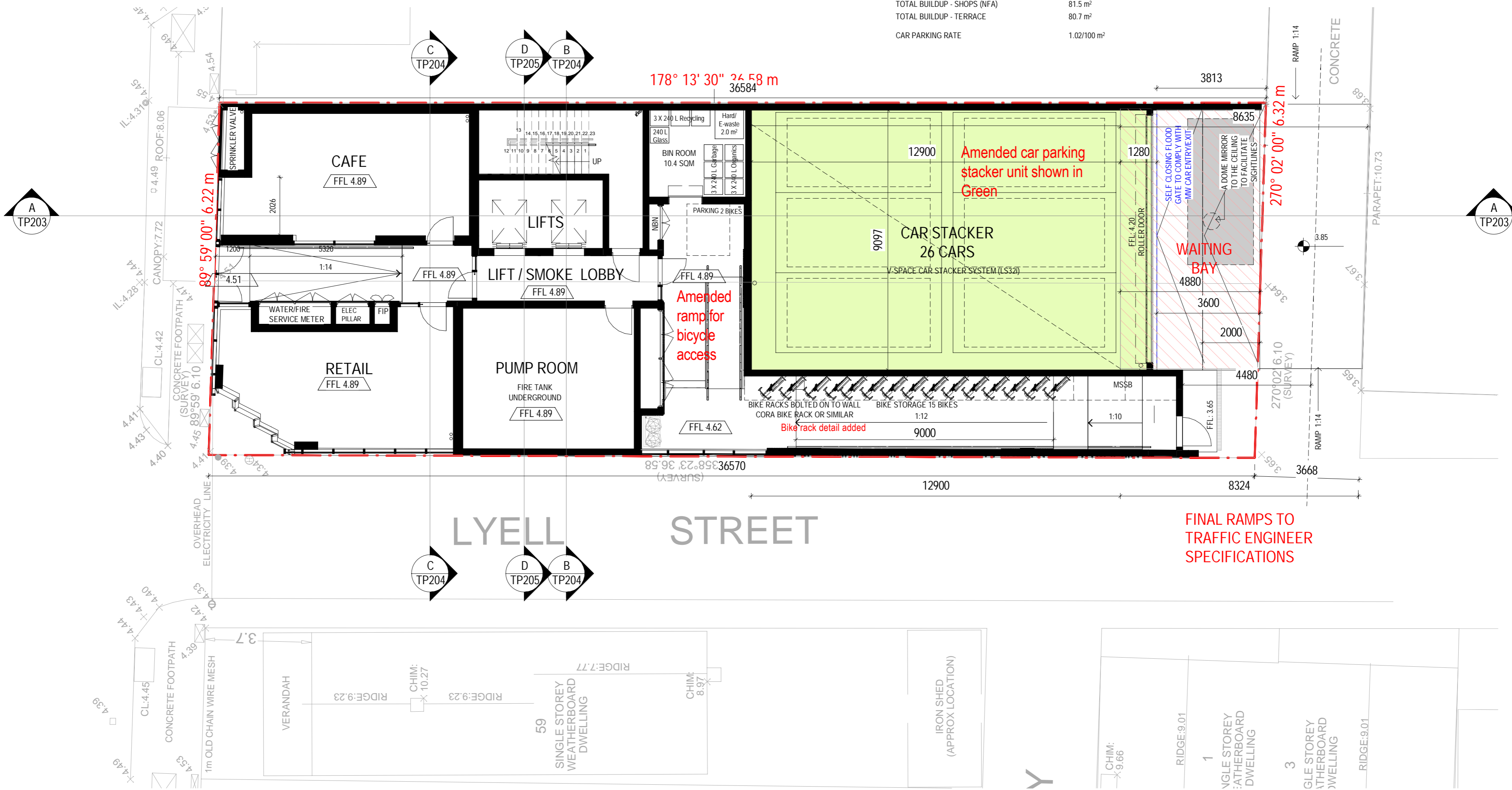
TOWN PLANNING

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

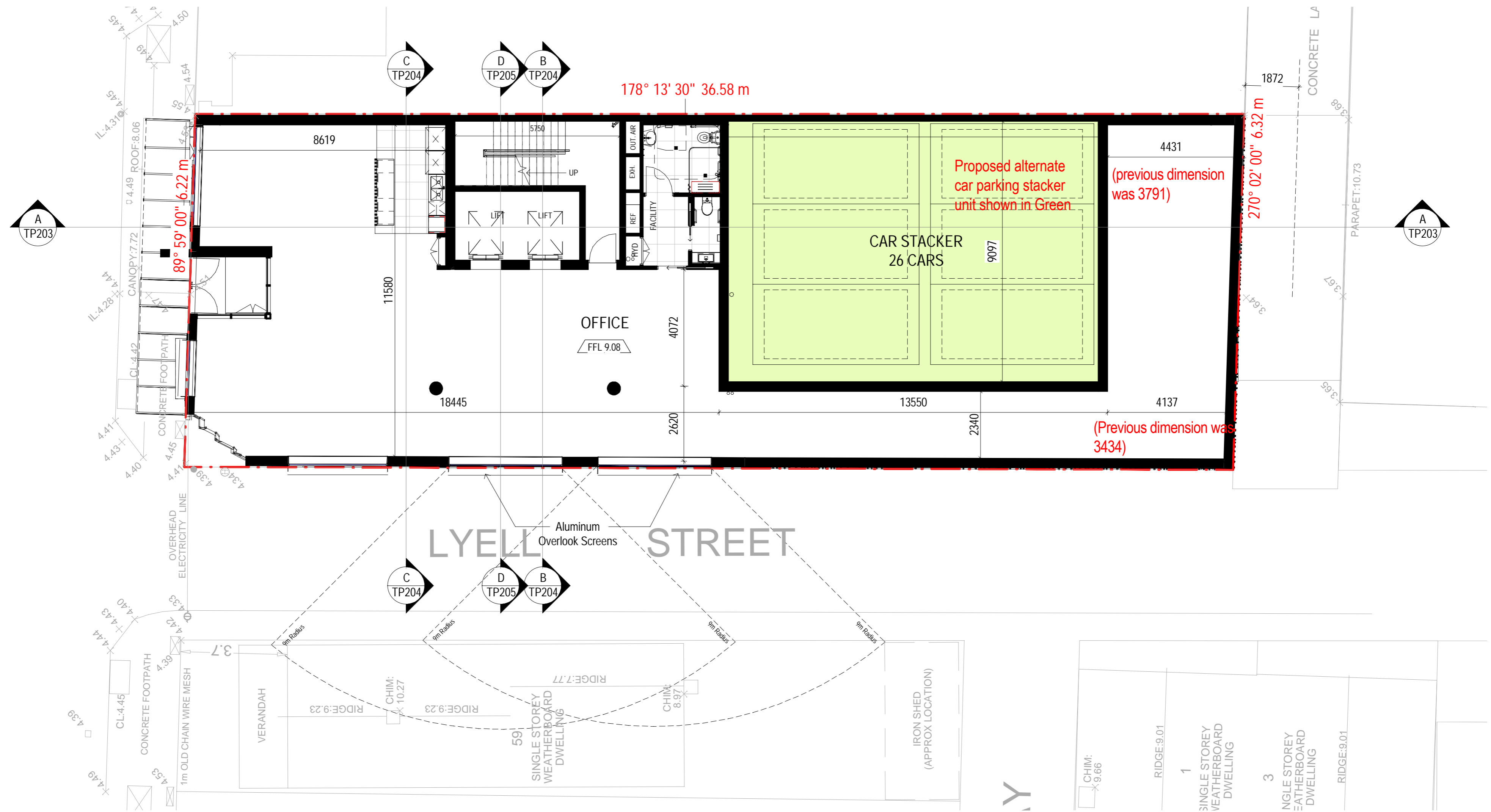
AREA SCHEDULE		
LEVEL	AREA TYPE	AREA (m ²)
LEVEL 3	FACILITY (LEASABLE)	14.7
LEVEL 3	COMMON AREA	35.8
LEVEL 3	OFFICES	385.12
LEVEL 3	TOTAL	435.62
LEVEL 4	FACILITY (LEASABLE)	14.7
LEVEL 4	COMMON AREA	35.8
LEVEL 4	OFFICES	385.64
LEVEL 4	TOTAL	436.14
LEVEL 5	FACILITY (LEASABLE)	14.7
LEVEL 5	COMMON AREA	35.8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

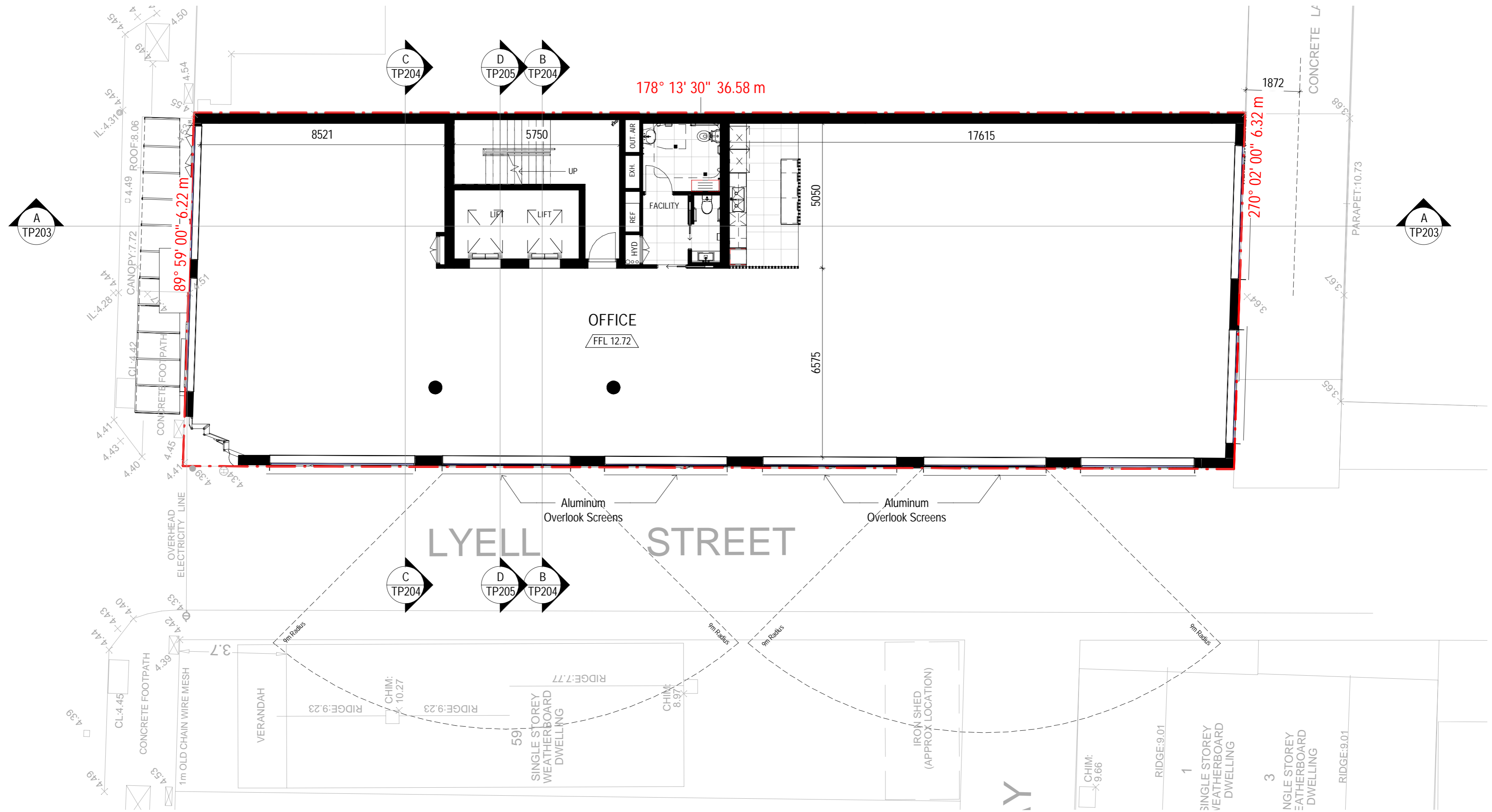
AREA SCHEDULE		
LEVEL	AREA TYPE	AREA (m ²)
LEVEL 6	FACILITY (LEASABLE)	14.7
LEVEL 6	GARDEN BED/MAINTENANCE	70.3
LEVEL 6	COMMON AREA	35.8
LEVEL 6	OFFICES	237.00
LEVEL 6	TERRACE	80.7
LEVEL 6	TOTAL	438.5

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

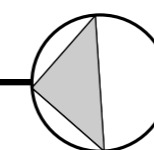


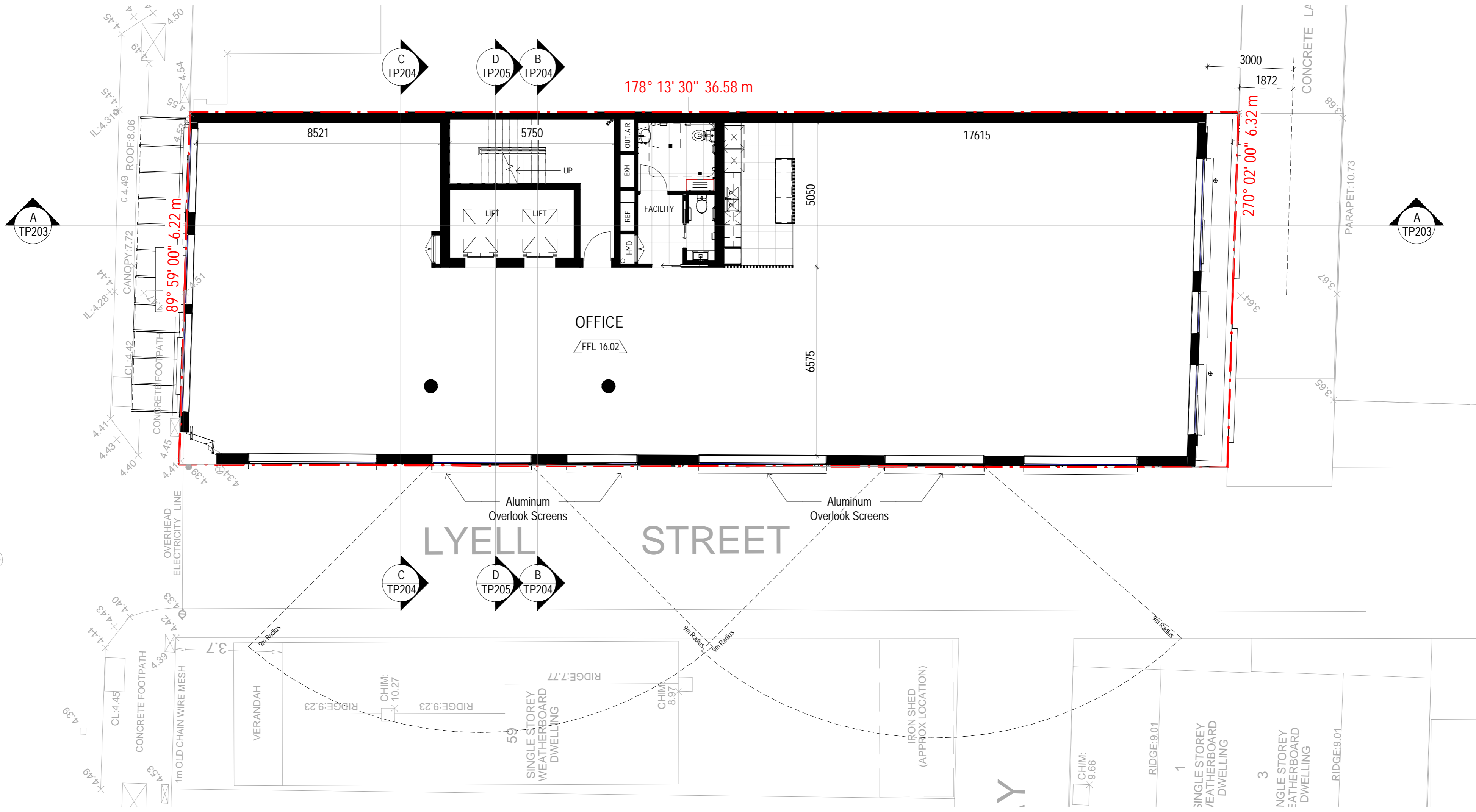
REV	DESCRIPTION	ISSUED	DATE
P3	REVISION E	16.08.2021	
P5	RESPONSE TO PERMIT CONDITIONS	11.02.2022	
P6	SECONDARY CONSENT APPLICATION	24.04.2022	
P7	REVISION F	30.06.2022	
P8	PLANNING AMENDMENT	05.10.22	
P9	ISSUE FOR VCAT	14.12.22	



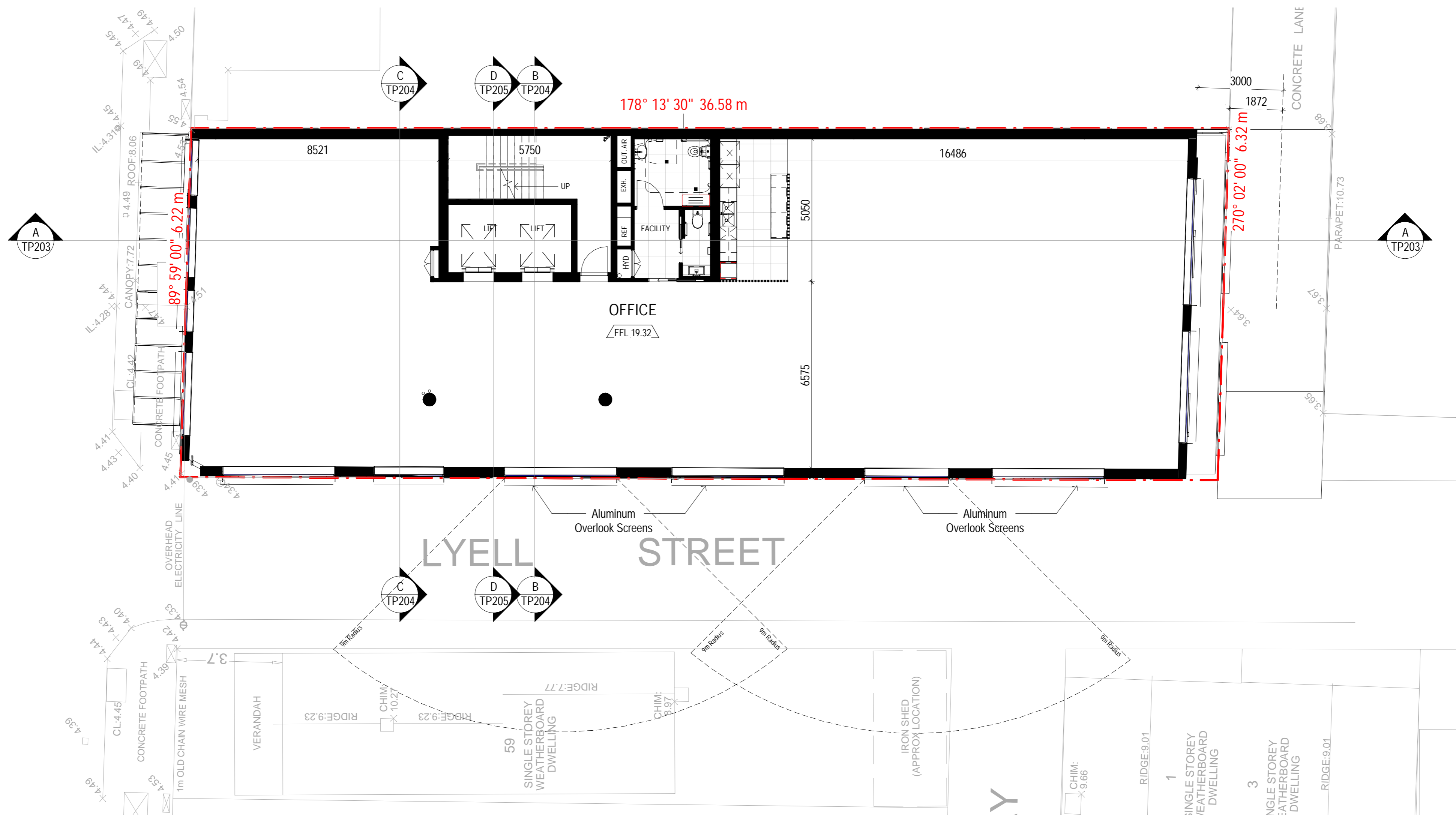


REV.	DESCRIPTION	ISS.	CHK.	DATE
P3	ISSUE FOR VEAT	MP	MP	14.12.22
P8	PLANNING AMENDMENT	TA	BP	05.10.22
P7	REVISION F			30.06.2022
P6	SECONDARY CONSENT APPLICATION			24.04.2022
P5	RESPONSE TO PERMIT CONDITIONS			11.02.2022
P4	REVISION E			16.08.2021

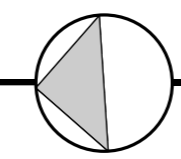


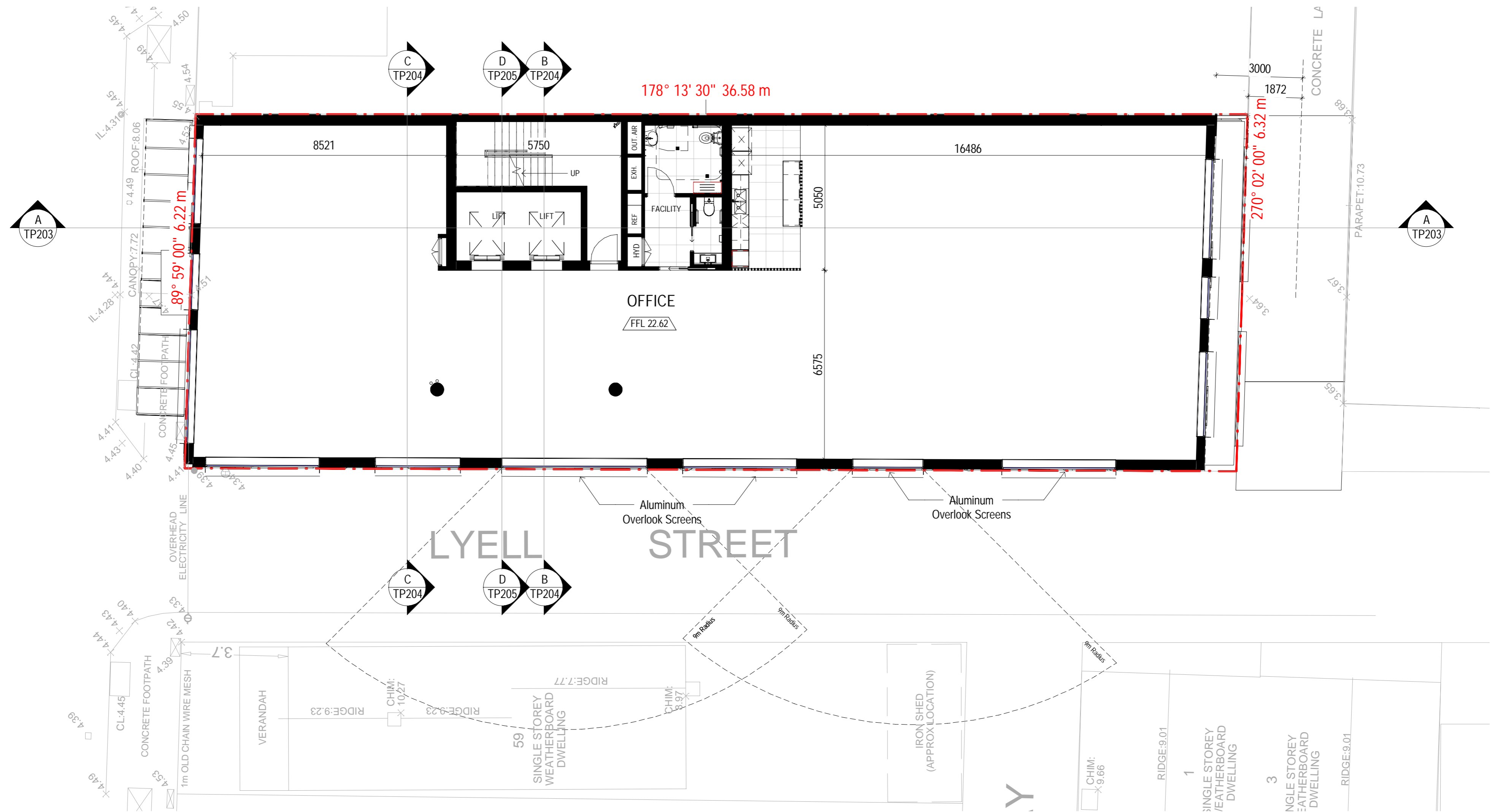


REV	DESCRIPTION	ISS	CHK	DATE
P3	ISSUE FOR VCAT	MP	MP	14.12.22
P2	PLANNING AMENDMENT	TA	BP	05.10.22
P1	REVISION F			30.06.2022
P6	SECONDARY CONSENT APPLICATION			24.04.2023
P5	RESPONSE TO PERMIT CONDITIONS			11.02.2022
P4	REVISION E			16.08.2021

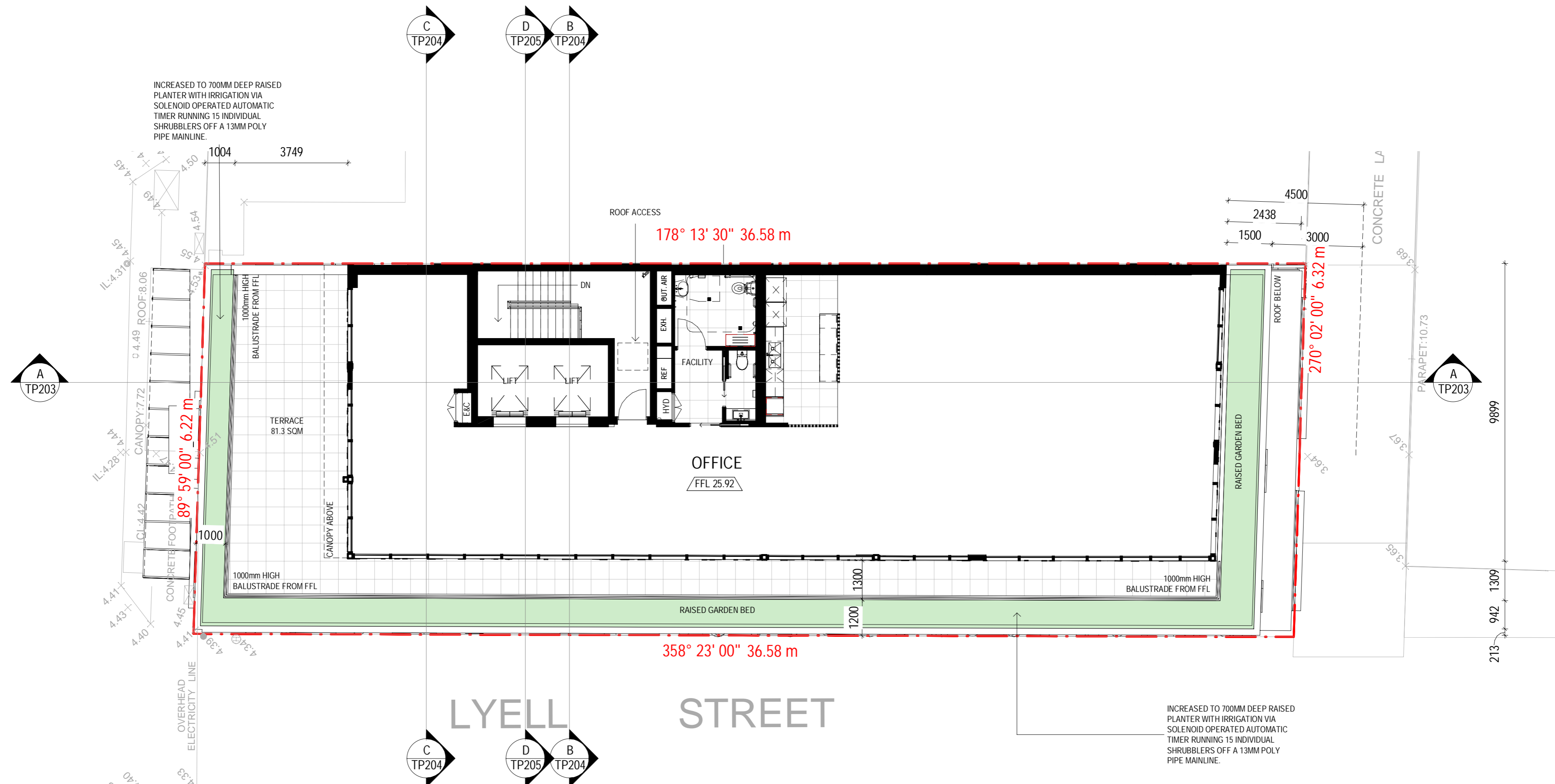


REV	DESCRIPTION	ISS	CHK	DATE
P3	REVISION E			16.08.2021
P5	RESPONSE TO PERMIT CONDITIONS			11.02.2022
P6	SECONDARY CONSENT APPLICATION			24.04.2022
P7	REVISION F			30.06.2022
P8	PLANNING AMENDMENT	TA	BP	05.10.22
P9	ISSUE FOR VEAT	MP		14.12.22

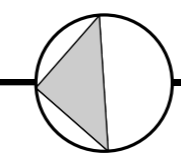


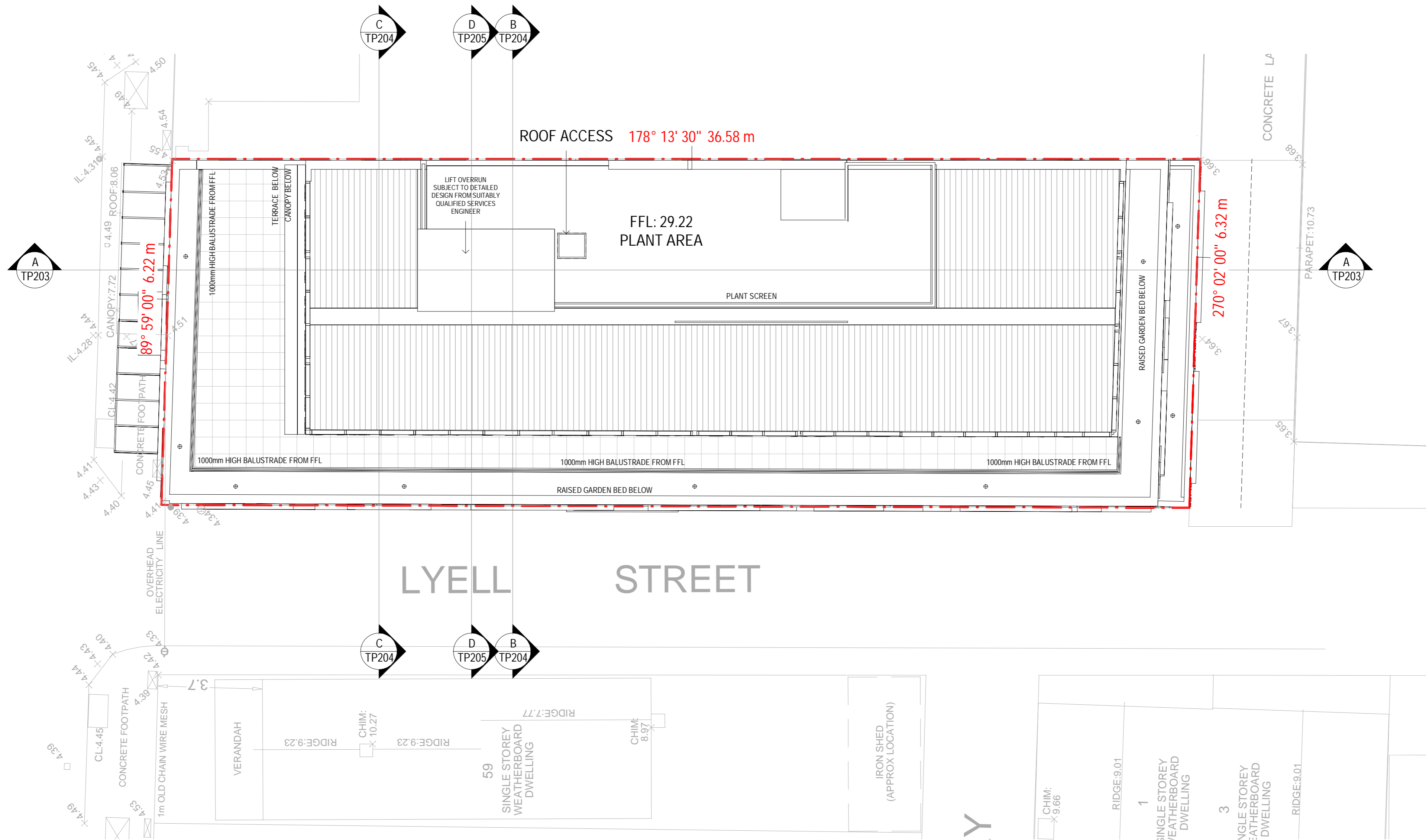


REV	DESCRIPTION	ISS	CHK	DATE
P3	REVISION E			16.08.2021
P5	RESPONSE TO PERMIT CONDITIONS			11.02.2022
P6	SECONDARY CONSENT APPLICATION			24.04.2022
P7	REVISION F			30.06.2022
P8	PLANNING AMENDMENT	TA	BP	05.10.22
P9	ISSUE FOR VCAT	MP		14.12.22

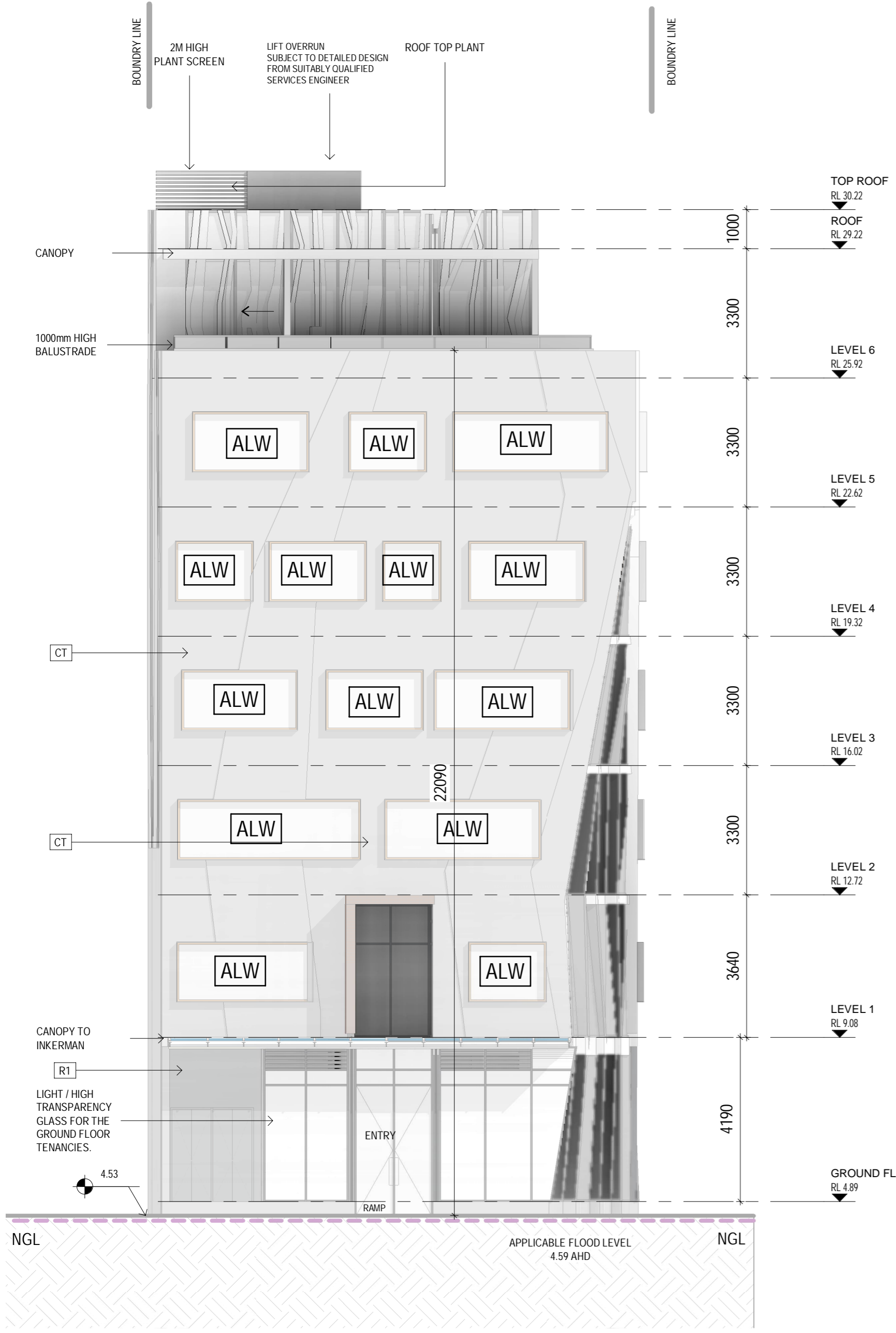


REV	DESCRIPTION	ISS	CHK	DATE
P3	ISSUE FOR VEAT	MP		14.12.22
P8	PLANNING AMENDMENT	TA	BP	05.10.22
P7	REVISION F			30.06.2022
P6	SECONDARY CONSENT APPLICATION			24.04.2022
P5	RESPONSE TO PERMIT CONDITIONS			11.02.2022
P4	REVISION E			16.08.2021

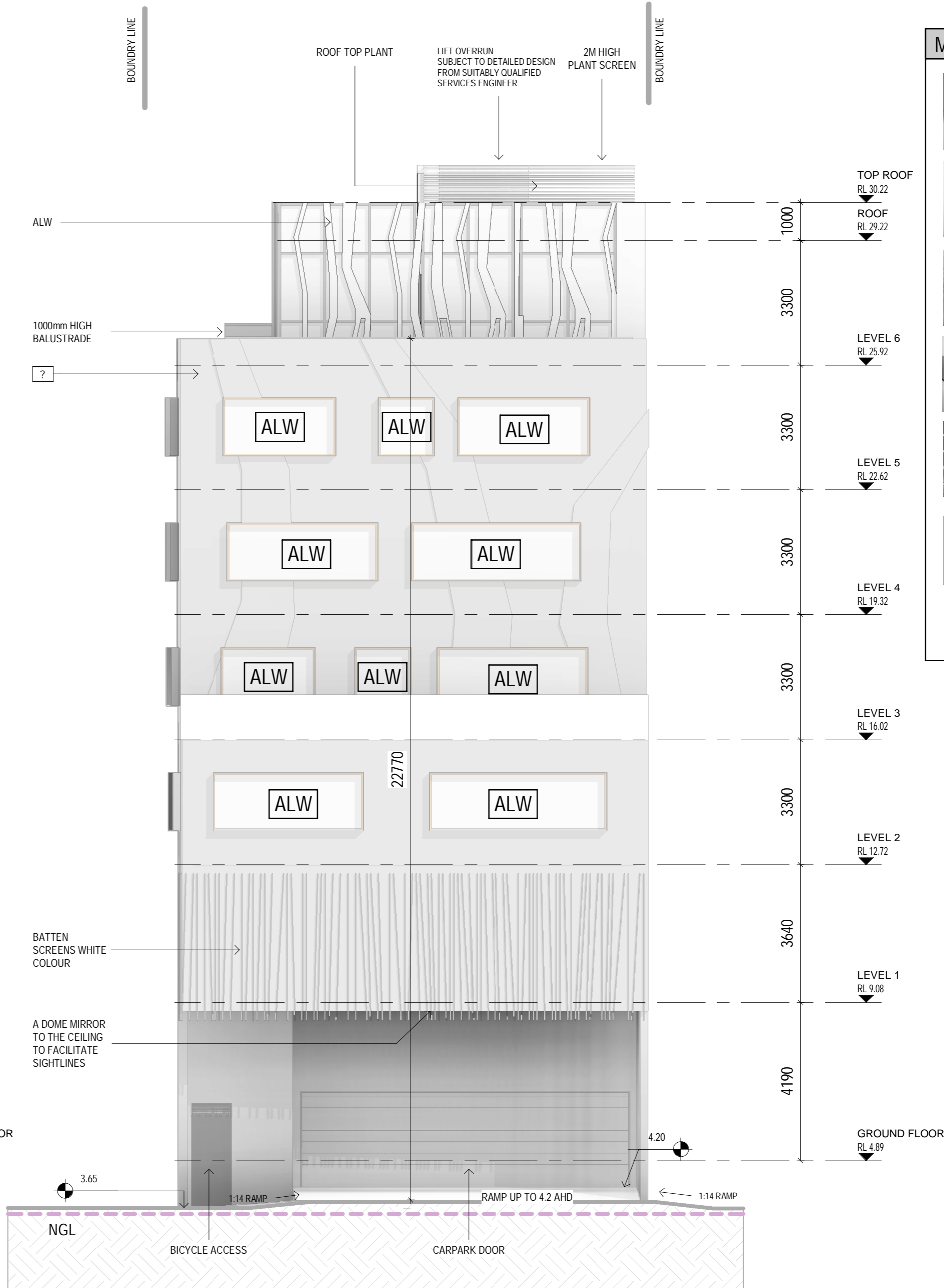






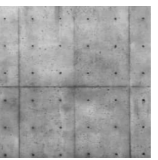
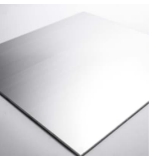


REV	DESCRIPTION	ISSN	CHK	DATE
P3	ISSUE FOR VEAT	MP	MP	14.12.22
P8	PLANNING AMENDMENT	TA	BP	05.10.22
P7	REVISION F			30.06.2022
P6	SECONDARY CONSENT APPLICATION			24.04.2022
P5	RESPONSE TO PERMIT CONDITIONS			11.02.2022
P4	REVISION E			16.08.2021



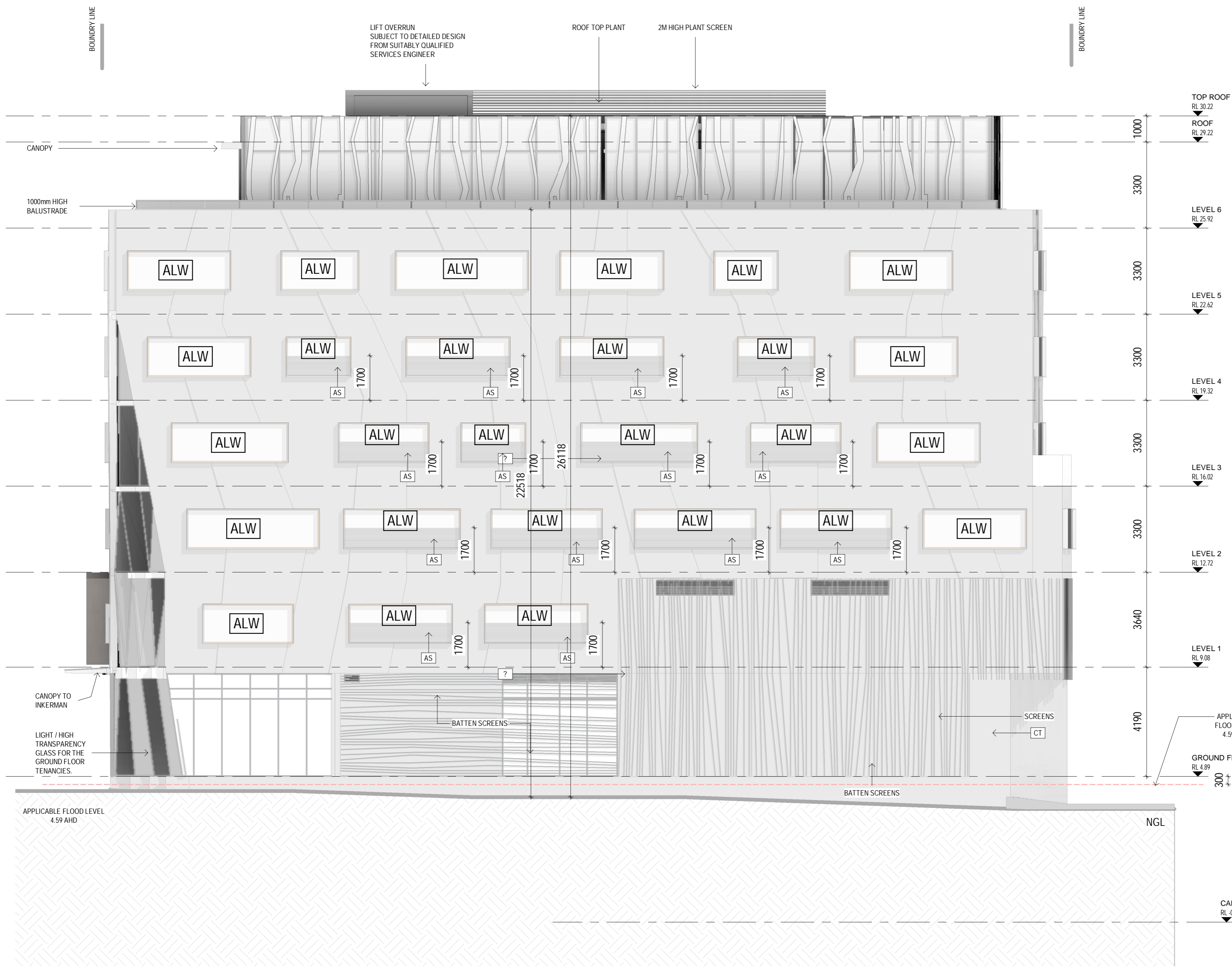
1 ELEVATION - NORTH
TP200 SCALE 1 : 100

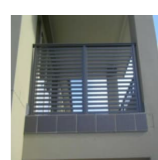

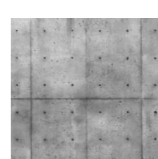
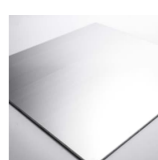
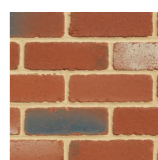



2 ELEVATION - SOUTH
TP200 SCALE 1 : 100

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.	

REV	DESCRIPTION	FOR	DATE
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
P8	ISSUE FOR VCAT	---	14.12.22



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
	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.

REV	DESCRIPTION	FOR	DATE
P3	ISSUE FOR VEAT	MP	14.12.22
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
P8	PLANNING AMENDMENT	TA BP	05.10.22

BOUNDARY LINE

BOUNDARY LINE

ROOF TOP PLANT

2M HIGH PLANT SCREEN

LIFT OVERRUN
SUBJECT TO DETAILED
DESIGN FROM SUITABLY
QUALIFIED SERVICES
ENGINEER

CANOPY

1000mm HIGH
BALUSTRADE

26030

TOP ROOF
RL 30.22

ROOF
RL 29.22

LEVEL 6
RL 25.92

LEVEL 5
RL 22.62

LEVEL 4
RL 19.32

LEVEL 3
RL 16.02

LEVEL 2
RL 12.72

LEVEL 1
RL 9.08

GROUND FLOOR
RL 4.89

NGL

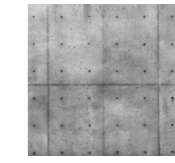
MATERIAL SCHEDULE



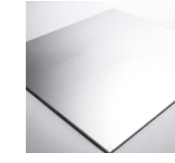
AS ALUMINIUM SCREENS
COLOUR: DARK GREY



ALW ALUMINIUM AWNING
WINDOWS TINTED GLAZING
COLOUR: GREY



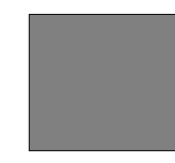
CT CONCRETE TILES
COLOUR: LIGHT GREY



ALS ALUMINIUM STEEL FINISH
COLOUR: WHITE

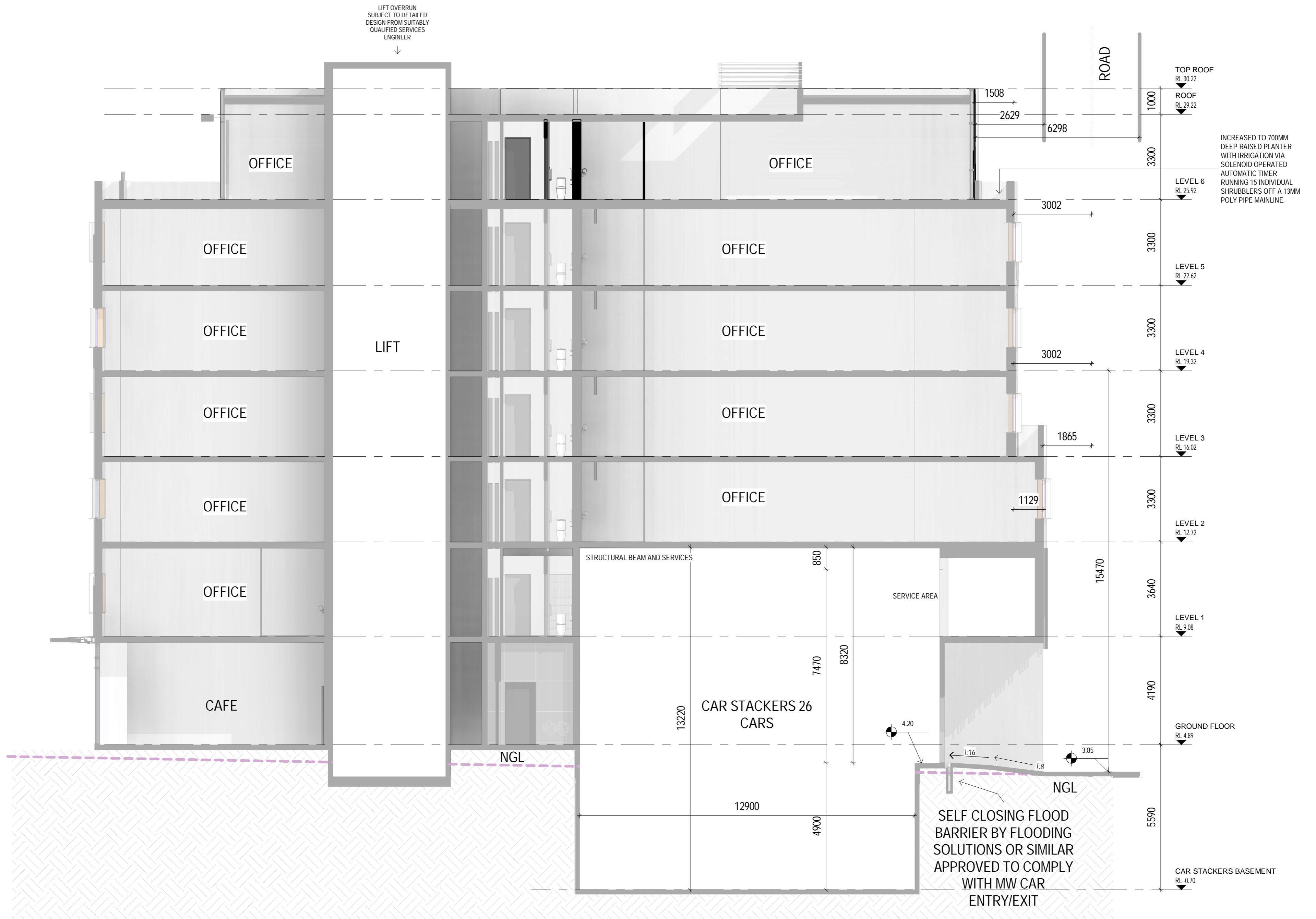


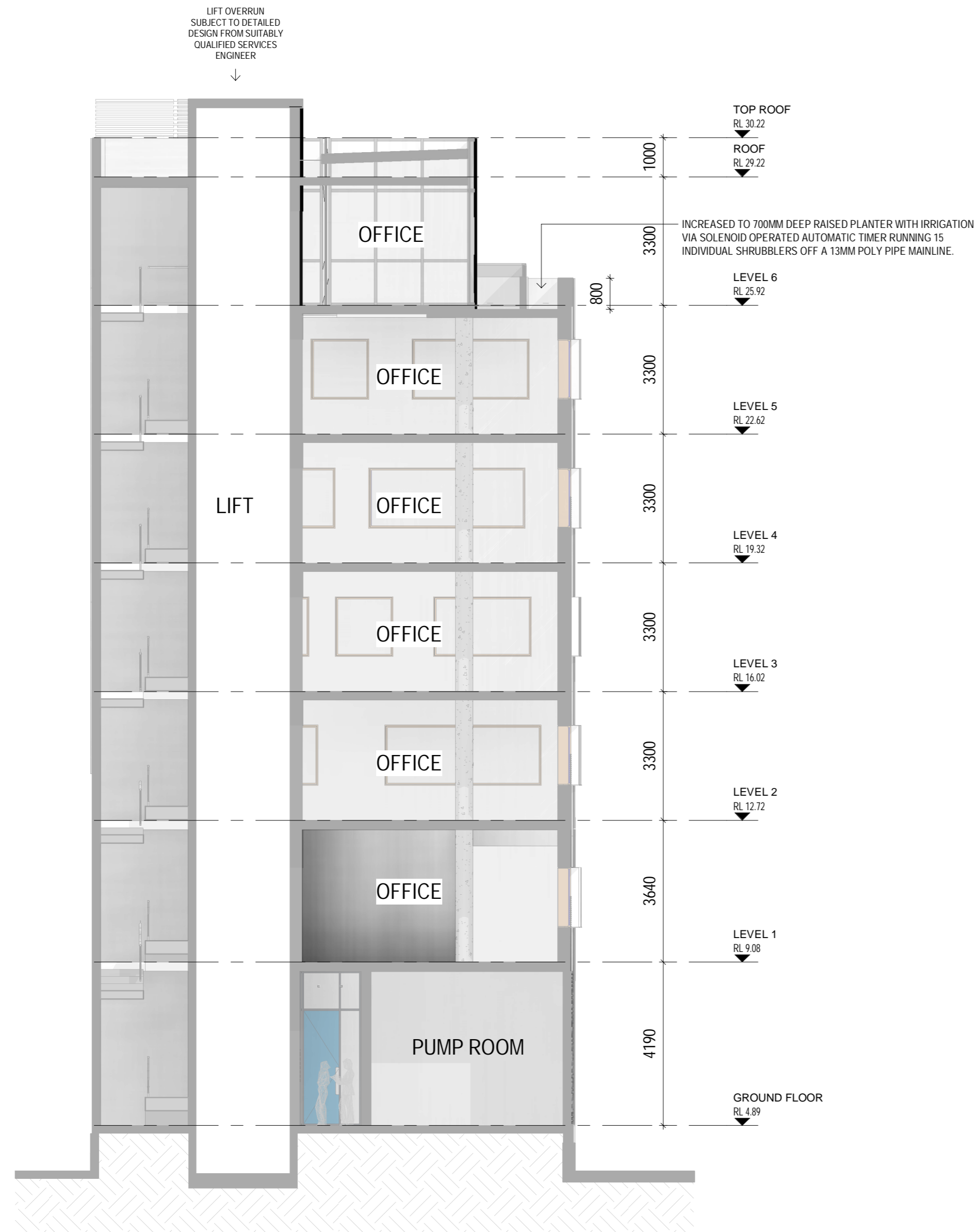
BR BRICK FINISH
COLOUR: RED



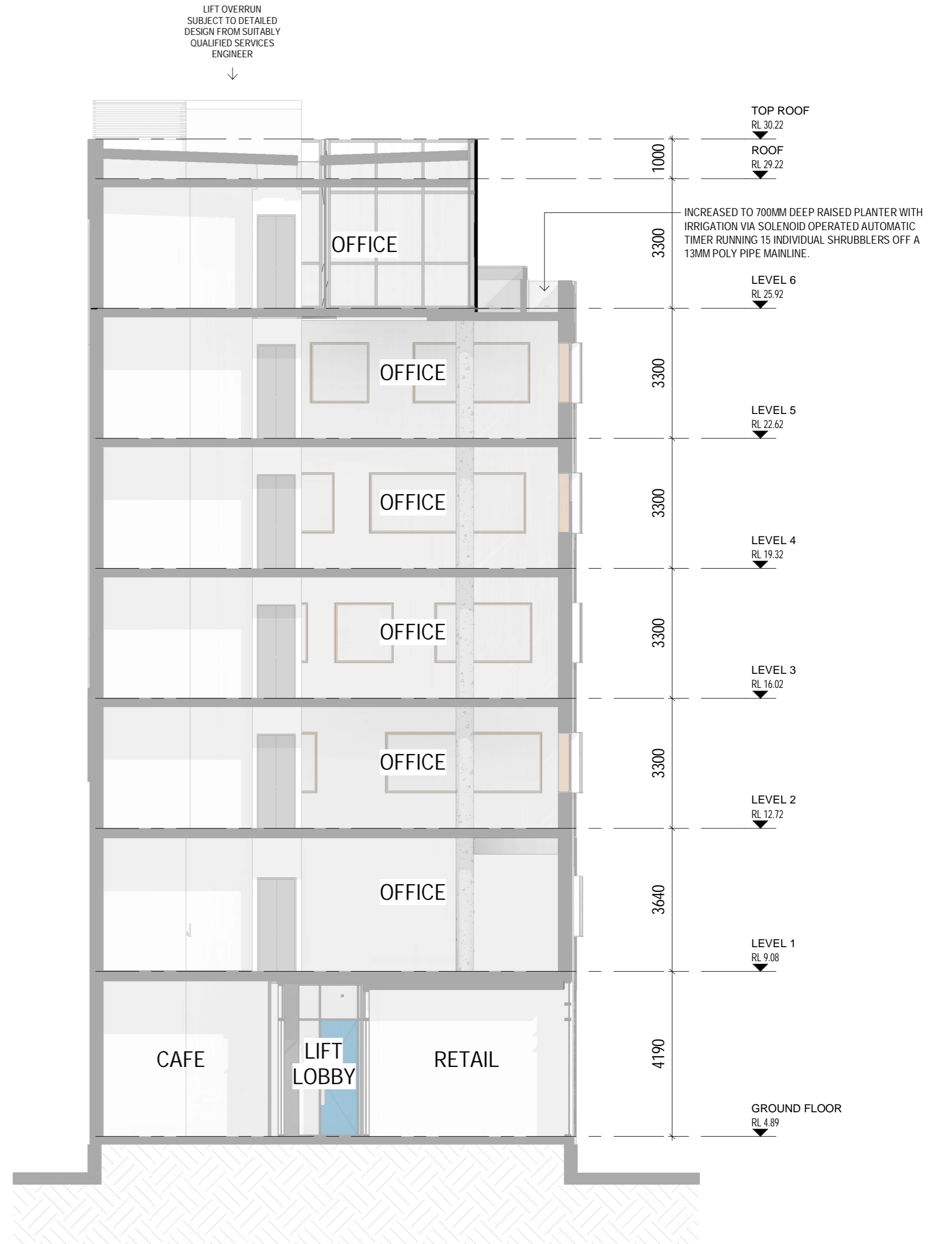
R1 RENDER /PAINT FINISH
COLOUR: GREY TO MATCH
TINTED GLASS COLOUR

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





B Section B
TP204 SCALE 1 : 100



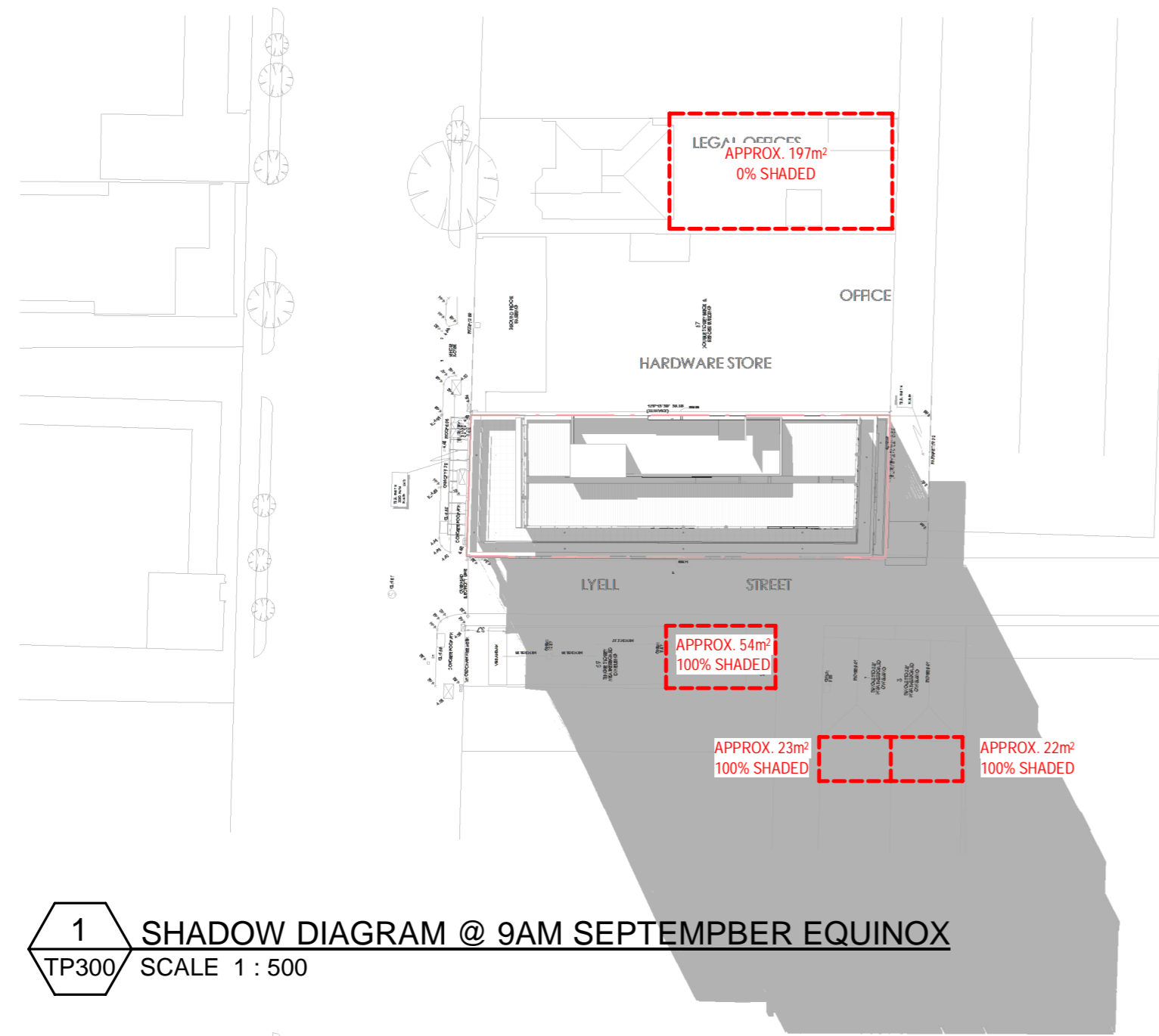
C Section C
TP204 SCALE 1 : 100

REV	DESCRIPTION	FOR	DATE
P3	REVISION E	TA	16.08.2021
P5	RESPONSE TO PERMIT CONDITIONS	BP	11.02.2022
P6	SECONDARY CONSENT APPLICATION	MP	24.04.2022
P7	REVISION F	TA	30.06.2022
P8	PLANNING AMENDMENT	BP	05.10.22
P9	ISSUE FOR VC&T	MP	14.12.22

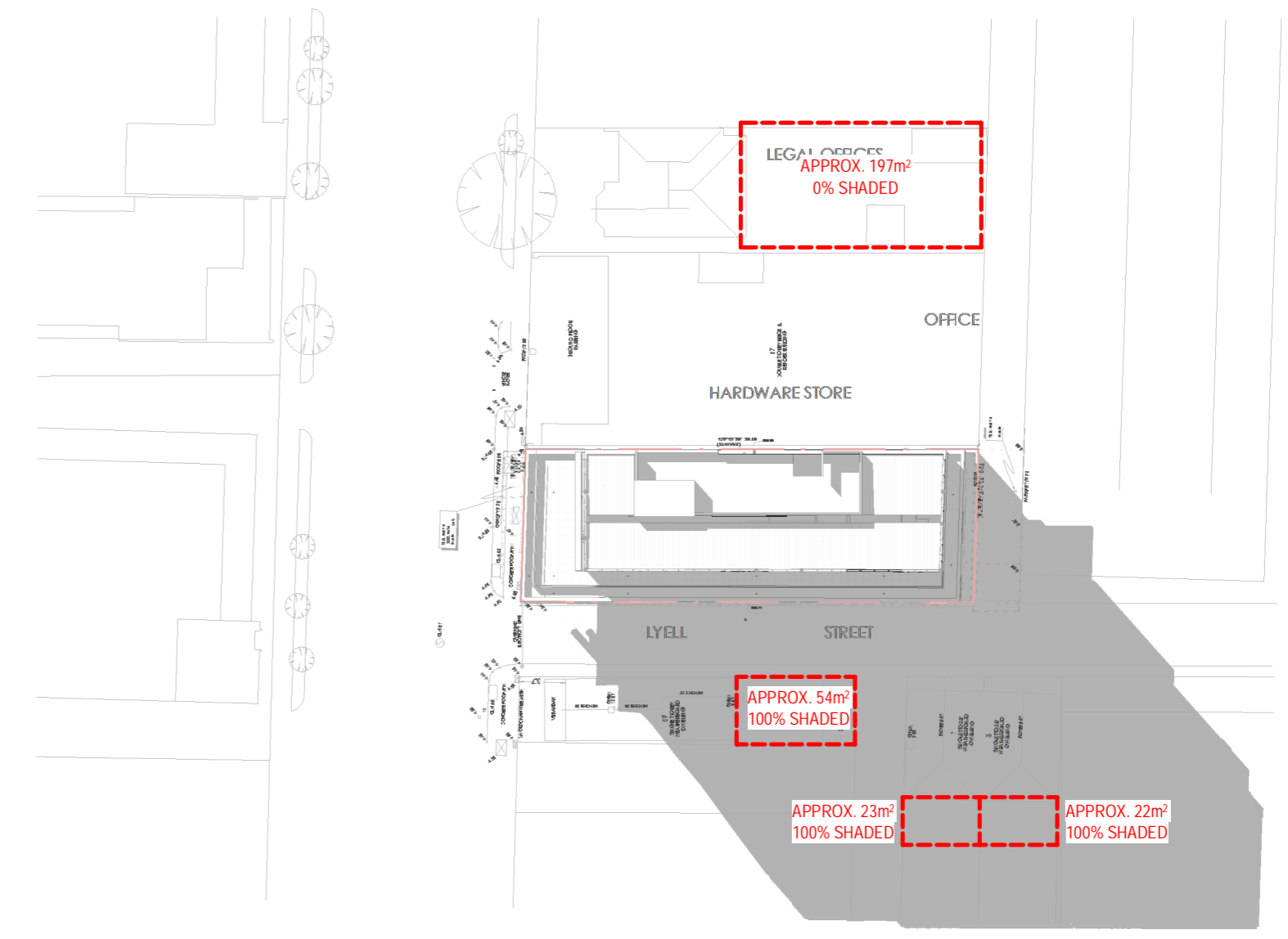


D Section D
TP205 SCALE 1 : 100

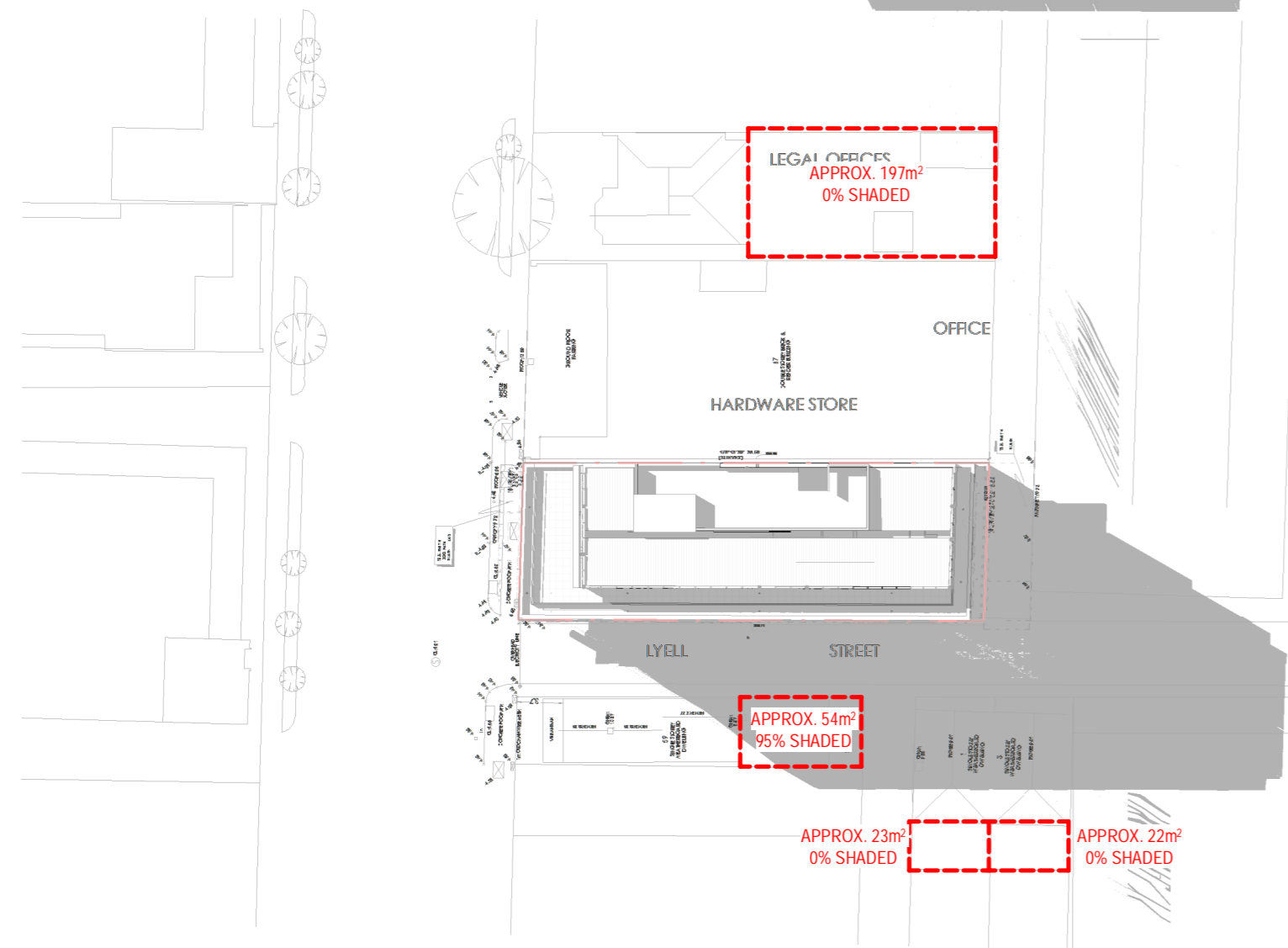
REV	DESCRIPTION	BY	CHK	DATE
P2	REVISION B			28.06.2021
P3	--			--
P4	REVISION E			16.08.2021
P5	RESPONSE TO PERMIT CONDITIONS			11.02.2022
P6	SECONDARY CONSENT APPLICATION			24.04.2022
P7	REVISION F			30.06.2022
P8	PLANNING AMENDMENT	TA	BP	05.10.22



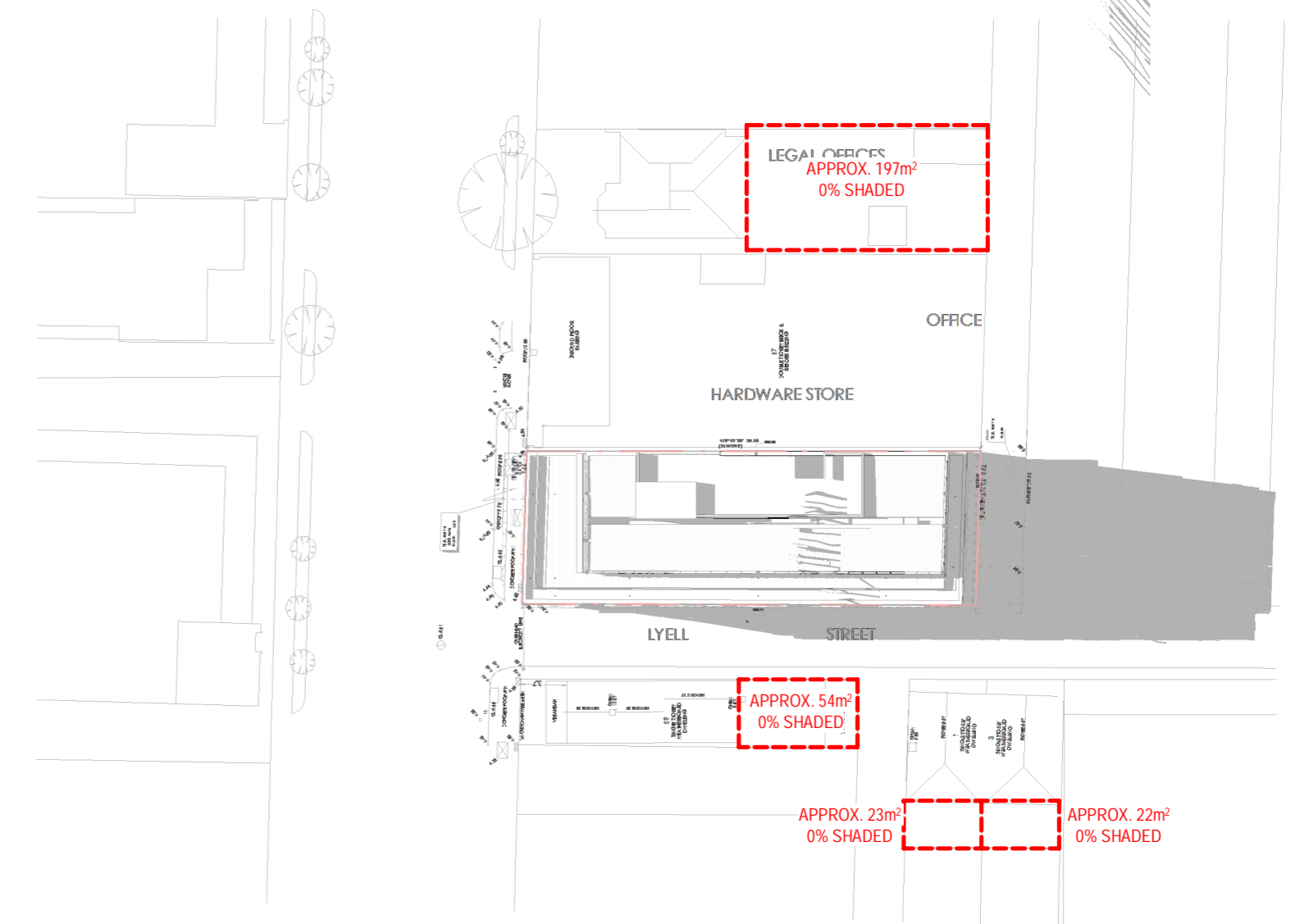
1 SHADOW DIAGRAM @ 9AM SEPTEMPBER EQUINOX
TP300 SCALE 1 : 500



2 SHADOW DIAGRAM @ 10AM SEPTEMPBER EQUINOX
TP300 SCALE 1 : 500

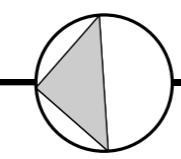


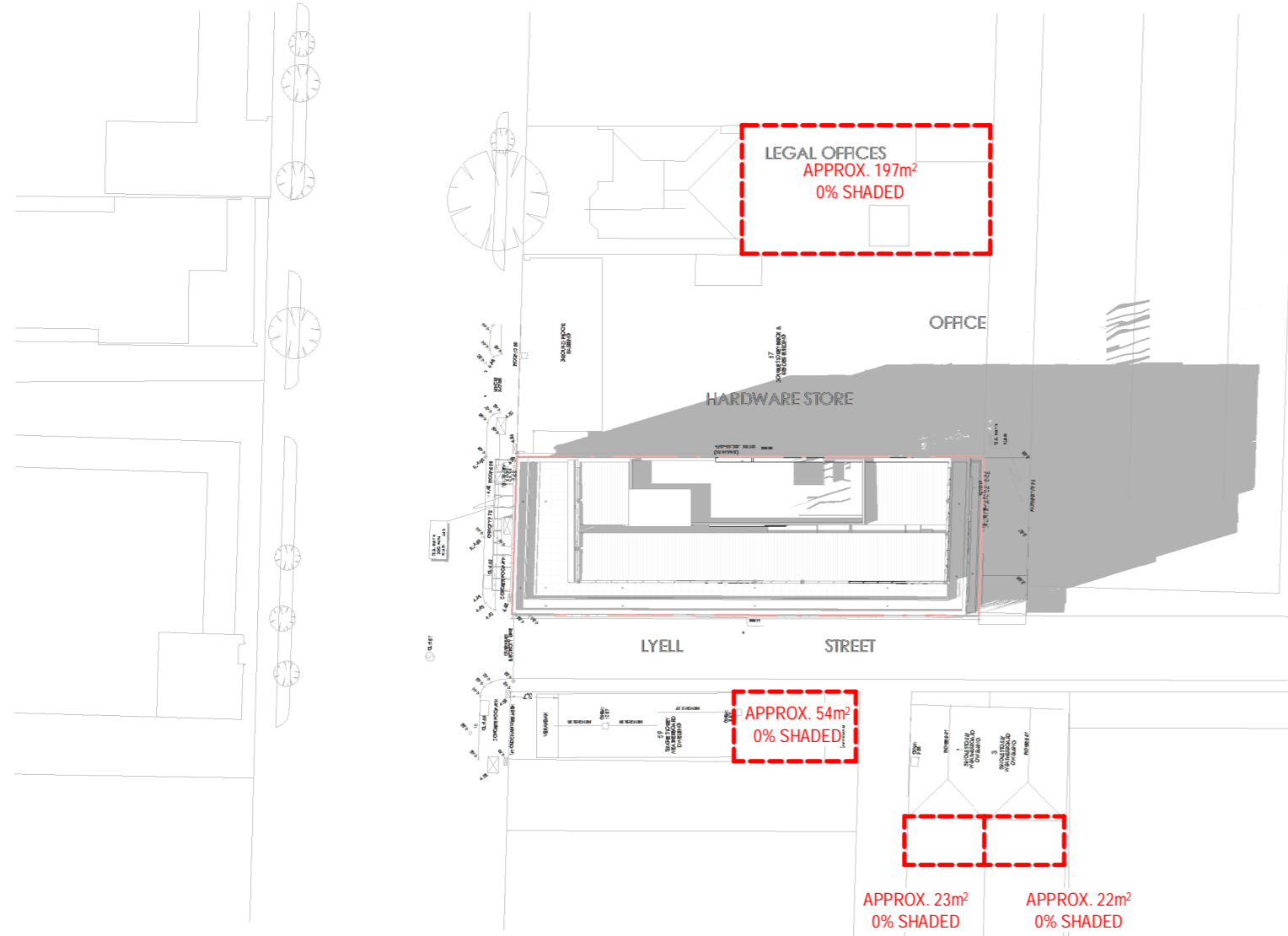
3 SHADOW DIAGRAM @ 11AM SEPTEMPBER EQUINOX
TP300 SCALE 1 : 500



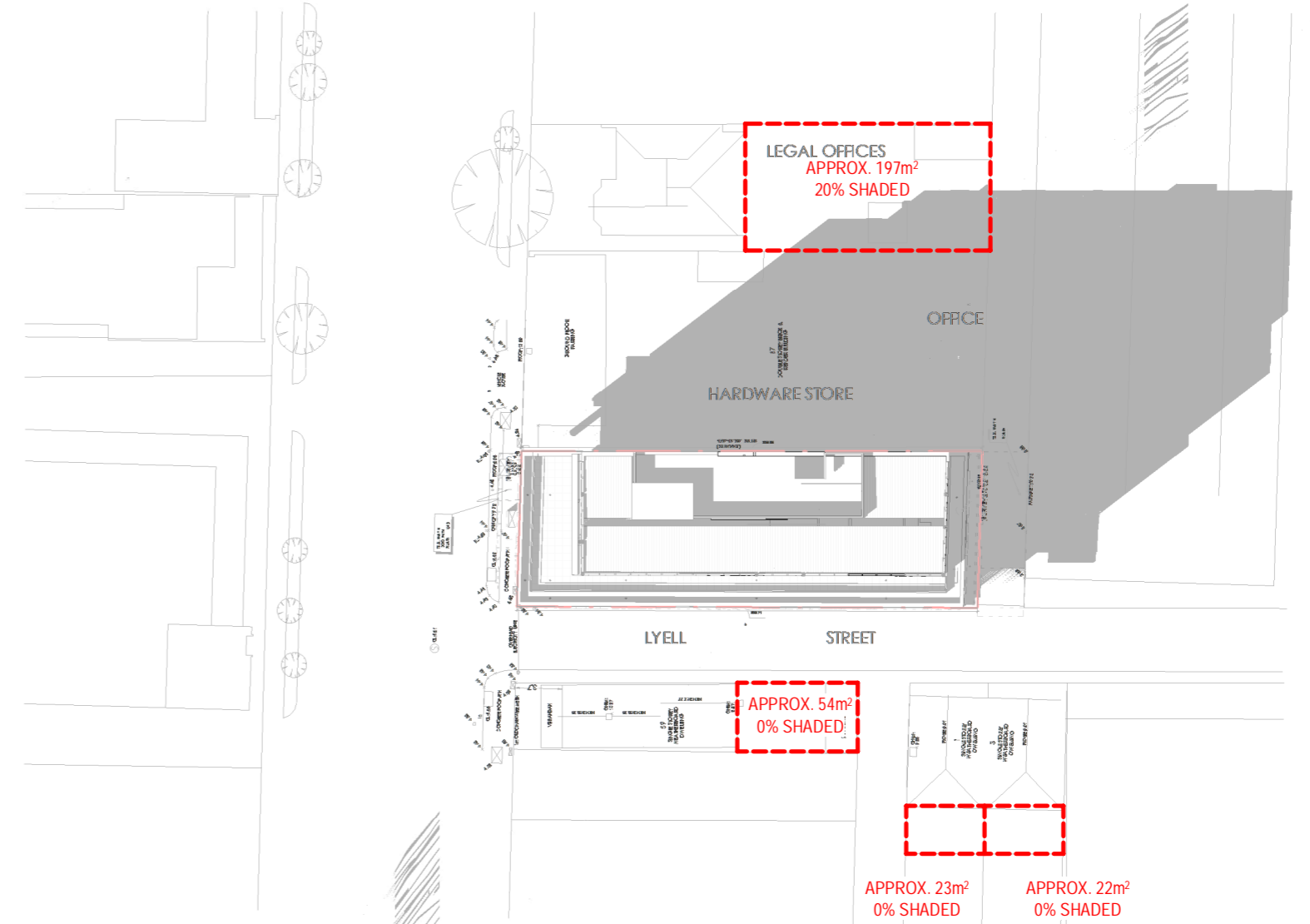
4 SHADOW DIAGRAM @ 12PM SEPTEMPBER EQUINOX
TP300 SCALE 1 : 500

REV	DESCRIPTION	DATE
P1	REVISION A	19.11.2020
P2	REVISION B	28.06.2021
P3	-	-
P4	REVISION E	16.08.2021
P5	REVISION F	30.06.2022
P6	PLANNING AMENDMENT	05.10.22
P7	ISSUE FOR VEAT	14.12.22

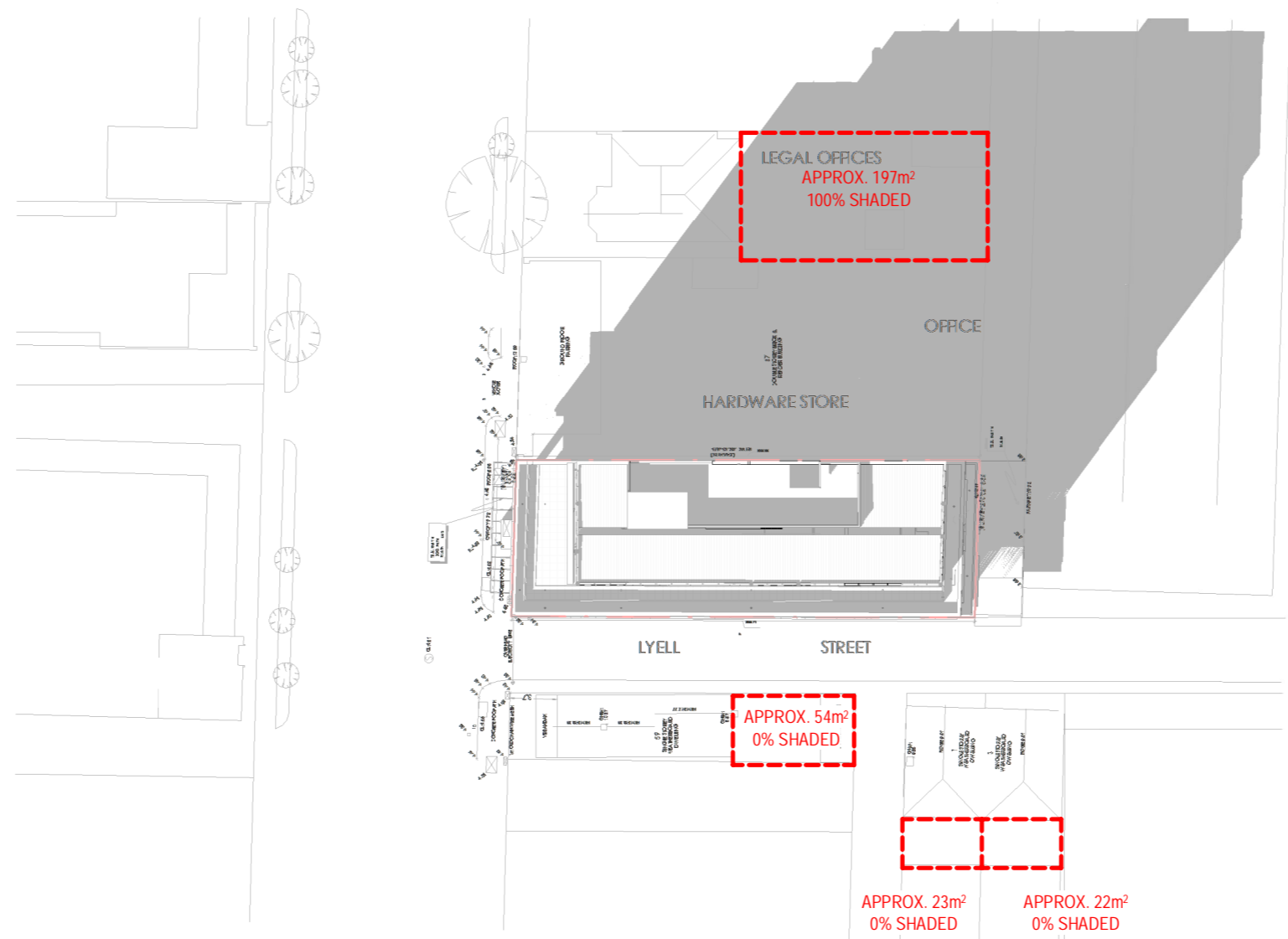




1 SHADOW DIAGRAM @ 1PM SEPTEMBER EQUINOX
 TP301 SCALE 1 : 500

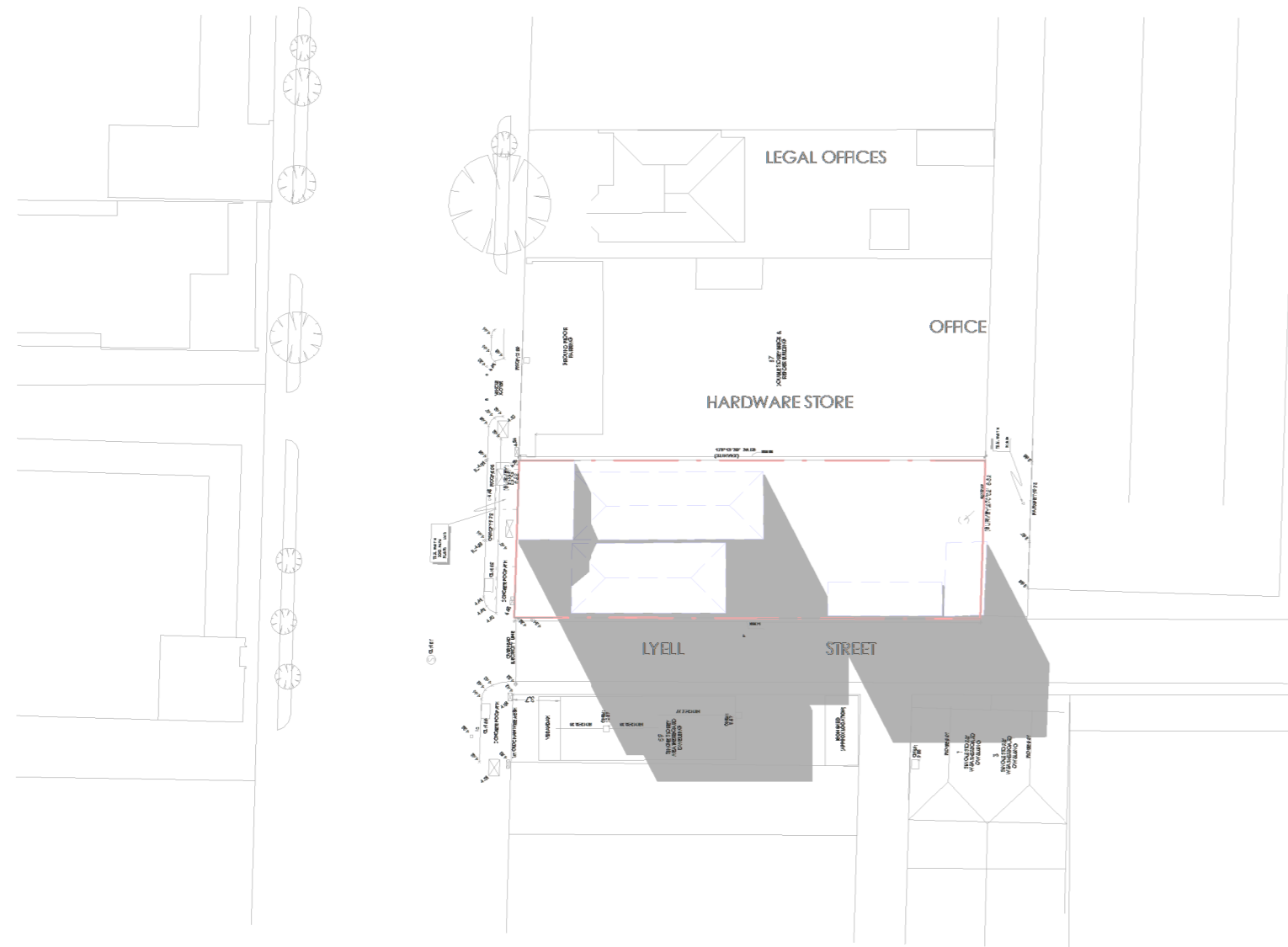


2 SHADOW DIAGRAM @ 2PM SEPTEMBER EQUINOX
 TP301 SCALE 1 : 500

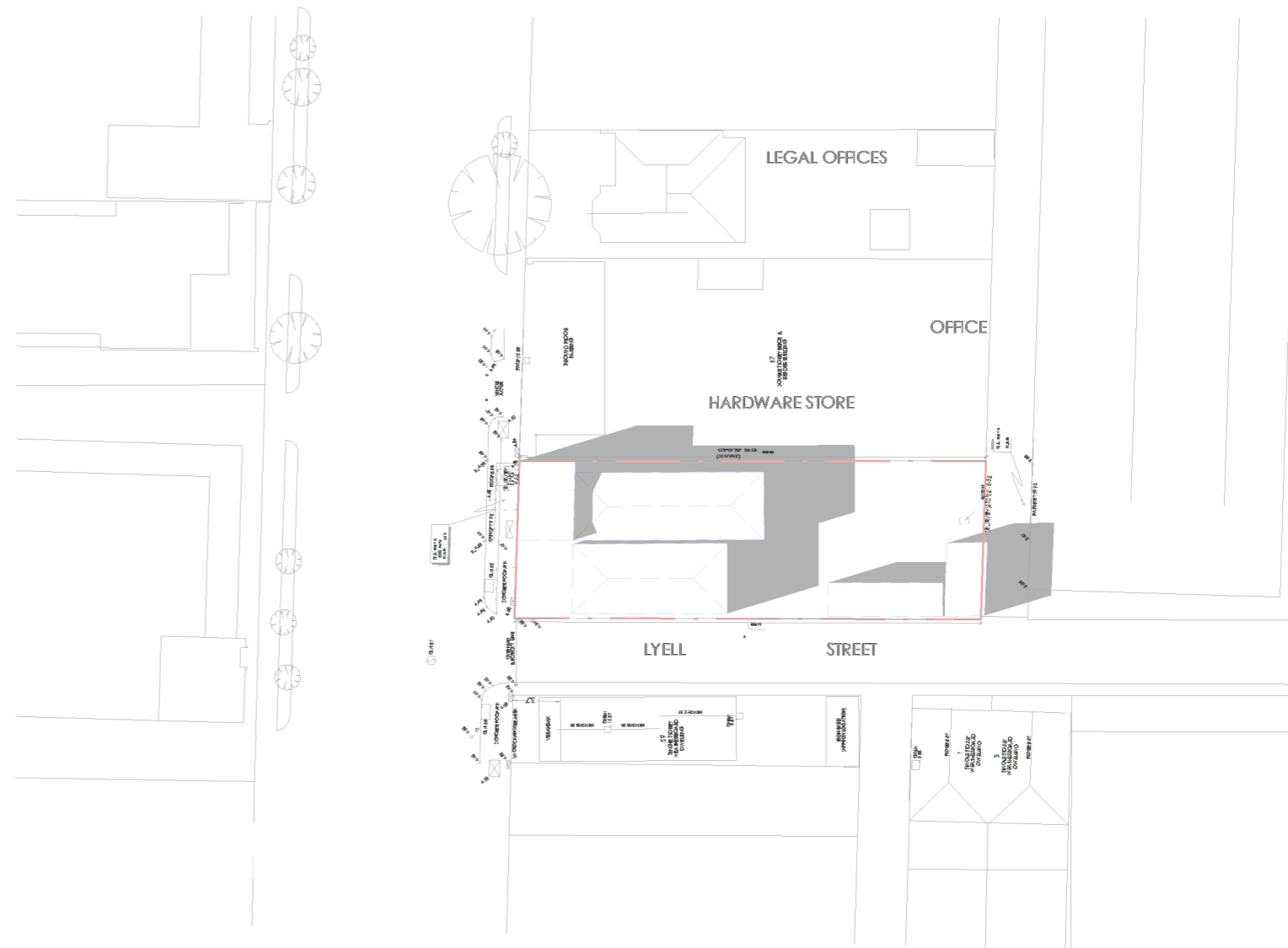


3 SHADOW DIAGRAM @ 3PM SEPTEMBER EQUINOX
 TP301 SCALE 1 : 500

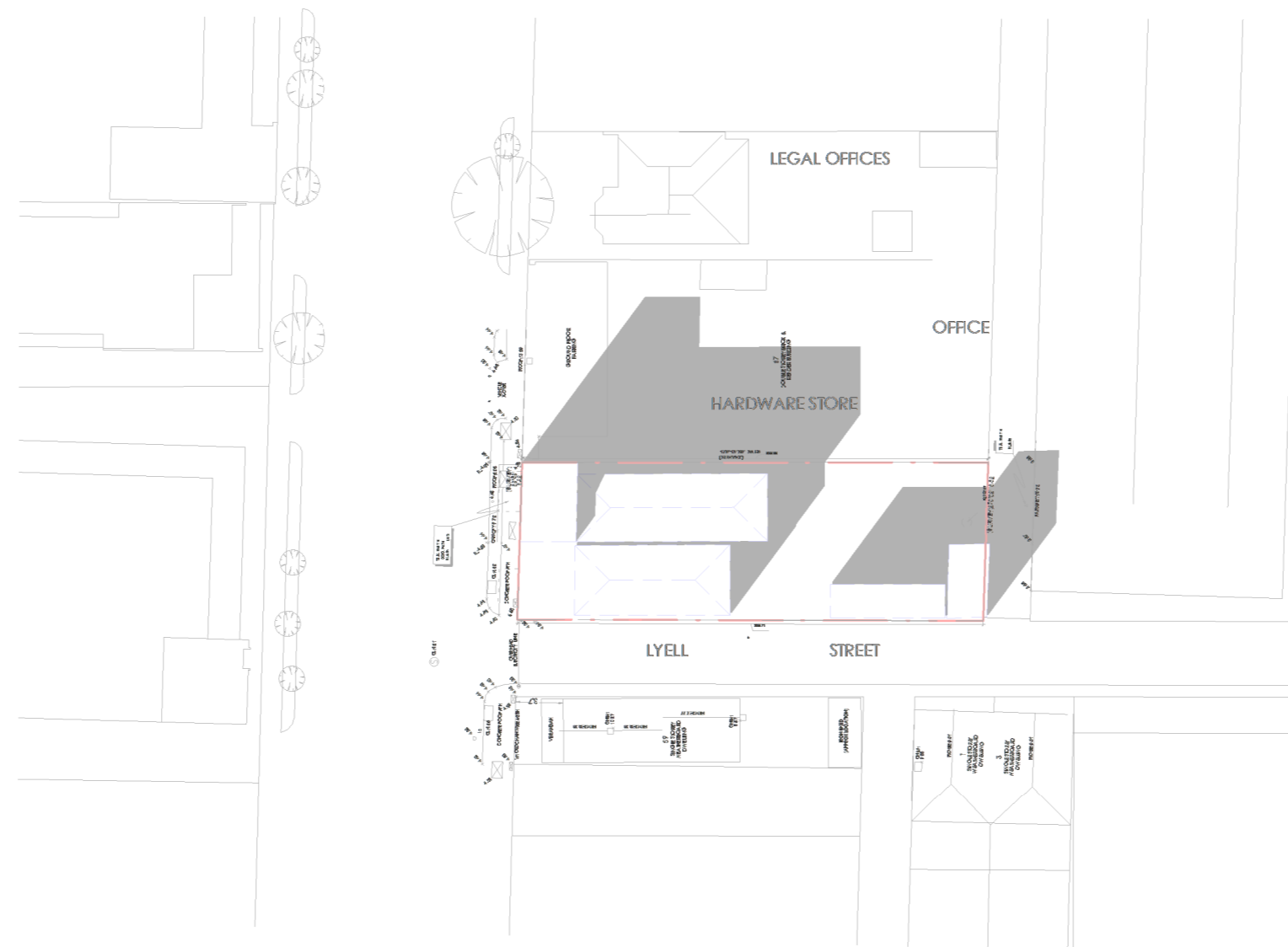
REV	DESCRIPTION	DATE
P1	REVISION A	19.11.2020
P2	REVISION B	28.06.2021
P3	-	-
P4	REVISION E	16.08.2021
P5	REVISION F	30.06.2022
P6	PLANNING AMENDMENT	05.10.22
P7	ISSUE FOR VEAT	14.12.22



1 SHADOW DIAGRAM @ 9AM SEPTEMPBER EQUINOX (EXISTING)
 TP302 SCALE 1 : 500

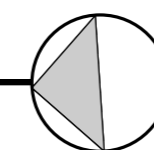


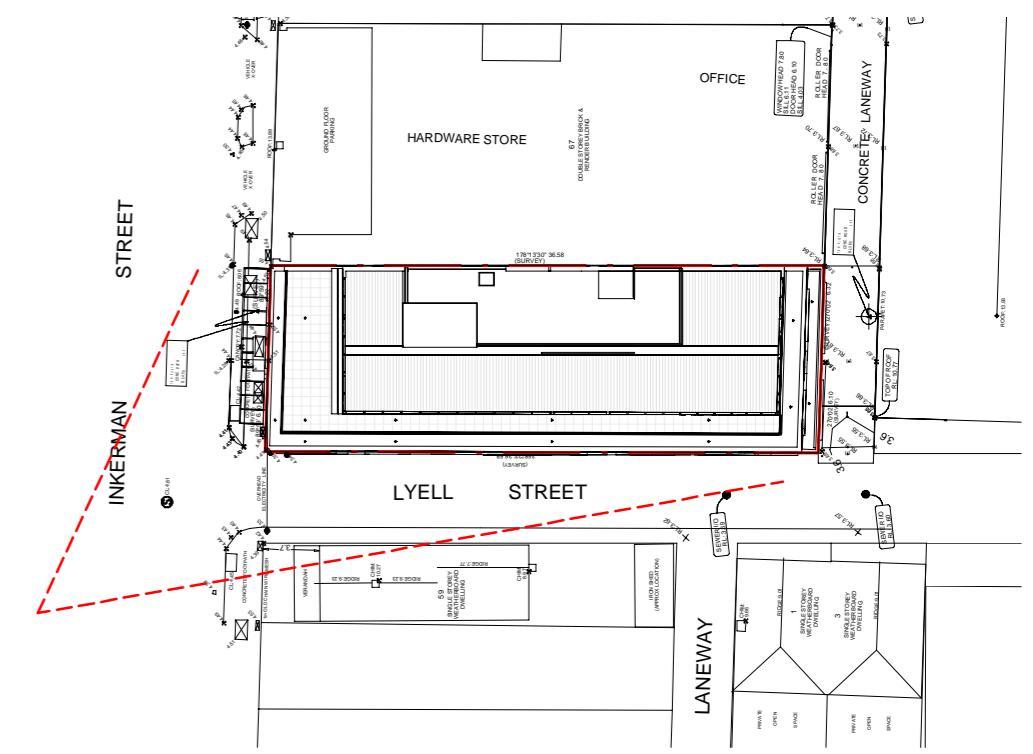
2 SHADOW DIAGRAM @ 1PM SEPTEMPBER EQUINOX (EXISTING)
 TP302 SCALE 1 : 500



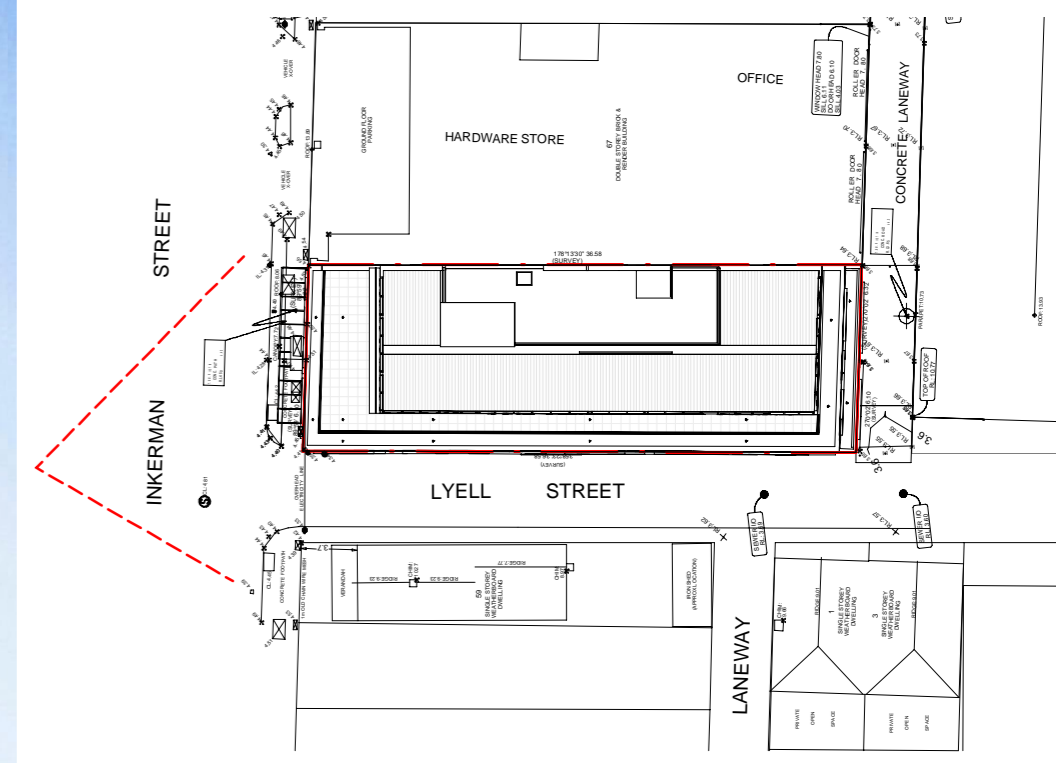
3 SHADOW DIAGRAM @ 3PM SEPTEMPBER EQUINOX (EXISTING)
 TP302 SCALE 1 : 500

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	PLANNING AMENDMENT	TA	BP	05.10.22
P6	ISSUE FOR VICAT	MP		14.12.22

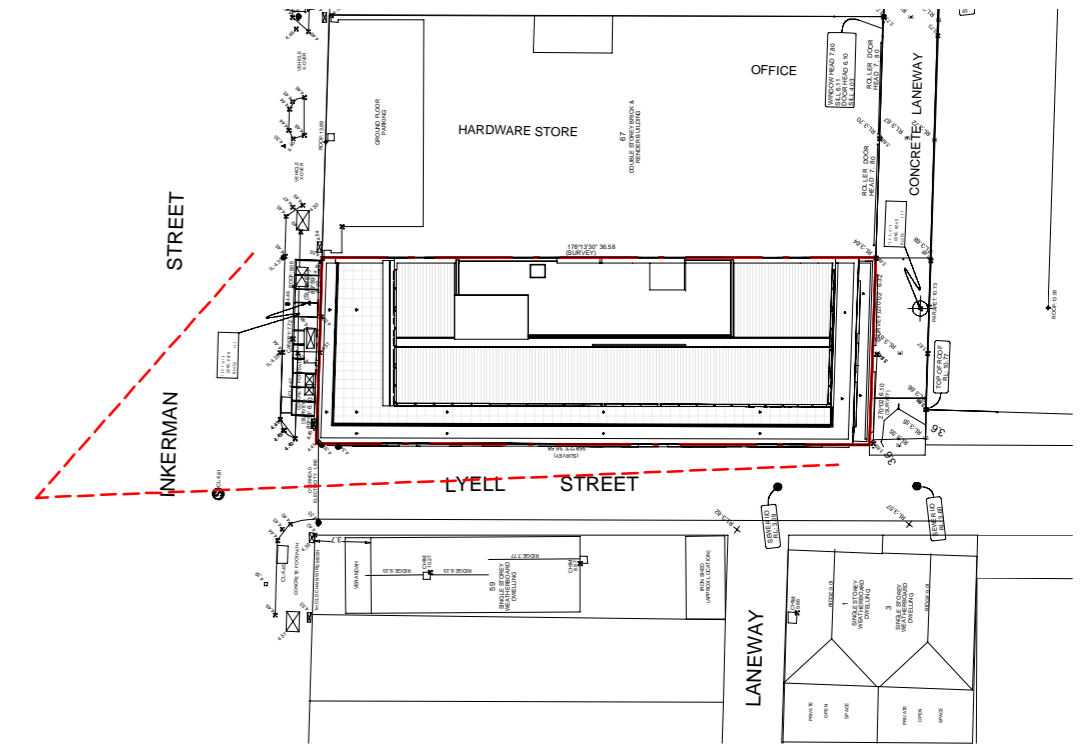




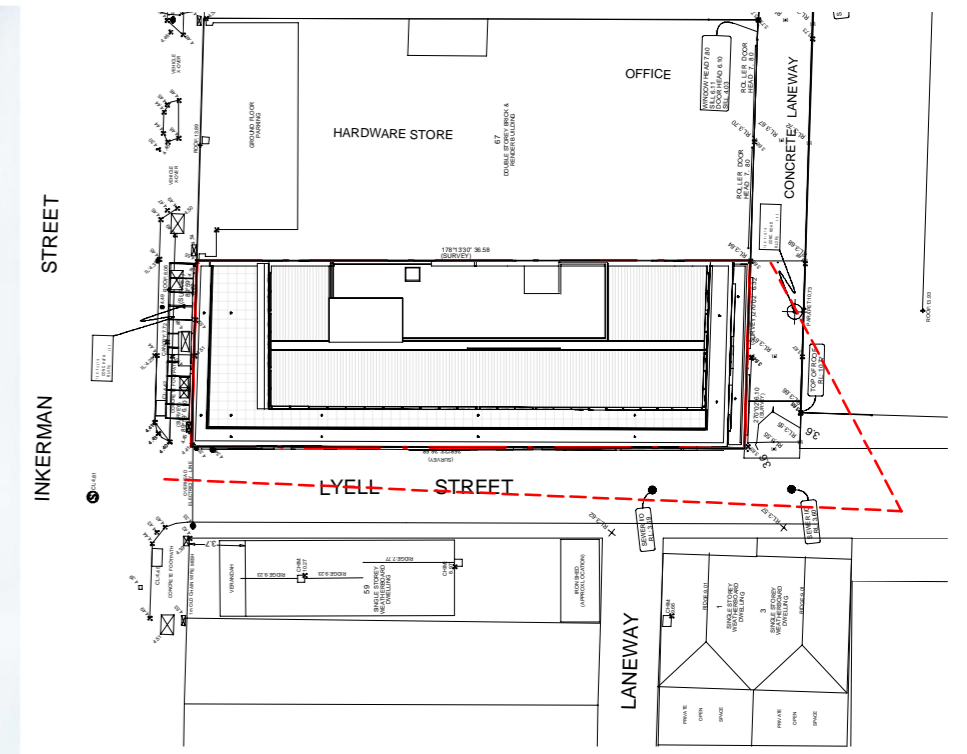
REV	DESCRIPTION	FOR	DATE
P1	REVISION A		19.11.2020
P2	REVISION B		28.06.2021
P3	-		-
P4	REVISION E		16.08.2021
P5	REVISION F		30.06.2022
P6	PLANNING AMENDMENT	TA BP	05.10.22
P7	ISSUE FOR VCAT	MP	14.12.22



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	REVISION F			30.06.2022
P6	PLANNING AMENDMENT	TA	BP	05.10.22
P7	ISSUE FOR VCAT	MP		14.12.22



REV	DESCRIPTION	FOR	DATE
P1	REVISION A		19.11.2020
P2	REVISION B		28.06.2021
P3	--		--
P4	REVISION E		16.08.2021
P5	PLANNING AMENDMENT	TA BP	05.10.22
P6	ISSUE FOR VCAT	MP	14.12.22



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	PLANNING AMENDMENT	TA	BP	05.10.22
P6	ISSUE FOR VCAT	MP		14.12.22