



TOWN PLANNING REPORT
DEC 2021

11-17 DORCAS ST, SOUTH MELBOURNE, 3205



CONTACTS

CLIENT

DORCAS DEVELOPMENT NOMINEES

ARCHITECTURE

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TOWN PLANNING

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BUILDING SURVEYOR

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STRUCTURAL ENGINEER

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Level 2/31 Queen St, Melbourne, VIC, 3000

SERVICES & ESD CONSULTANTS

Integrated Group Services
Level 4, 108 Elizabeth St, Melbourne, VIC, 3000

WASTE CONSULTANT

Leigh Design Pty Ltd
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TRAFFIC CONSULTANT

Traffix Group
Level 28/459 Collins St, Melbourne, VIC, 3000

QUANTITY SURVEYOR

WT Partnership
4/4 Riverside Quay, Southbank, VIC, 3006



02.01 LOCATION

11-17 Dorcas St, South Melbourne is located less than 1.5km from the CBD, with direct public transport, bike and car access to the centre of Melbourne's CBD.

The site is central to parks, retail and commercial strips, schools, recreational spaces and entertainment precincts. South Melbourne's key shopping strip, Clarendon Street, and the iconic South Melbourne market are all within close proximity of the site.

The subject site currently contains a five-level commercial office building set on 1,019 sqm.

The site is surrounded predominantly by multi-residential and mixed-use buildings as well as low to mid-rise commercial and residential buildings.

11-17 DORCAS STREET



02.02 LOCAL PRECINCT SITE ANALYSIS

The subject site, 11-17 Dorcas Street South Melbourne, is located on the Eastern boundary of South Melbourne, adjacent to the commercial district of St Kilda Road.

The site is positioned between St Kilda Road and Kings Way, with the Shrine of Remembrance opposite.

The site is bound by Dorcas Street, Wells Street and Middleton Lane, with a single storey cafe to its West and a two-storey church on the Eastern side of the Lane.

All major road arterials are easily accessible from the site. The new Anzac station within walking distance will provide connection to the broader rail network.

There exists potential for breathtaking, protected views across Melbourne's Shrine of Remembrance and the Royal Botanic Gardens, as well as the Melbourne cityscape to the North and bayside suburbs to the West.



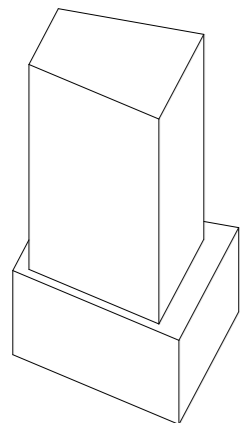
03.01 TOWER/PODIUM DESIGN

The proposed building utilizes site conditions and limitations as a source of inspiration to inform the design concept and form.

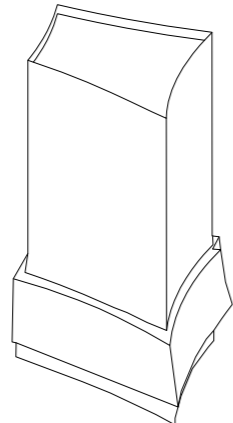
In response, the podium is unapologetically robust in form and materiality, and appropriately presents as a distinct and solid base supporting the tower above. The tower itself is formed by a formal grid, that becomes lighter as it climbs up.

The podium incorporates both the main foyer and townhouse residences at ground floor, and residential and commercial uses above. The tower is a mix of one, two and three bedroom residences.

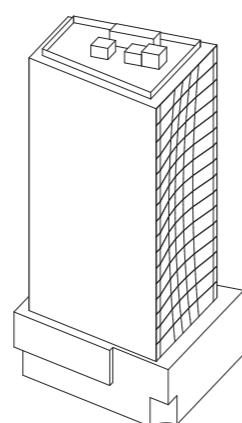
A dramatic concave indentation on the North façade of the tower generates dynamism and perceived movement of the building when viewed along the length of Dorcas St, and affords enhanced views East and West along Dorcas St to North facing apartments.



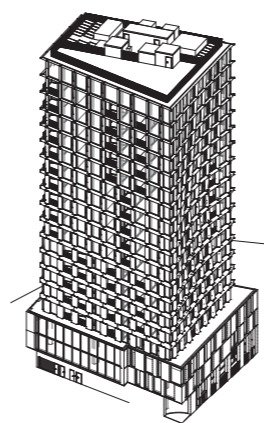
1. PREFERRED SETBACKS



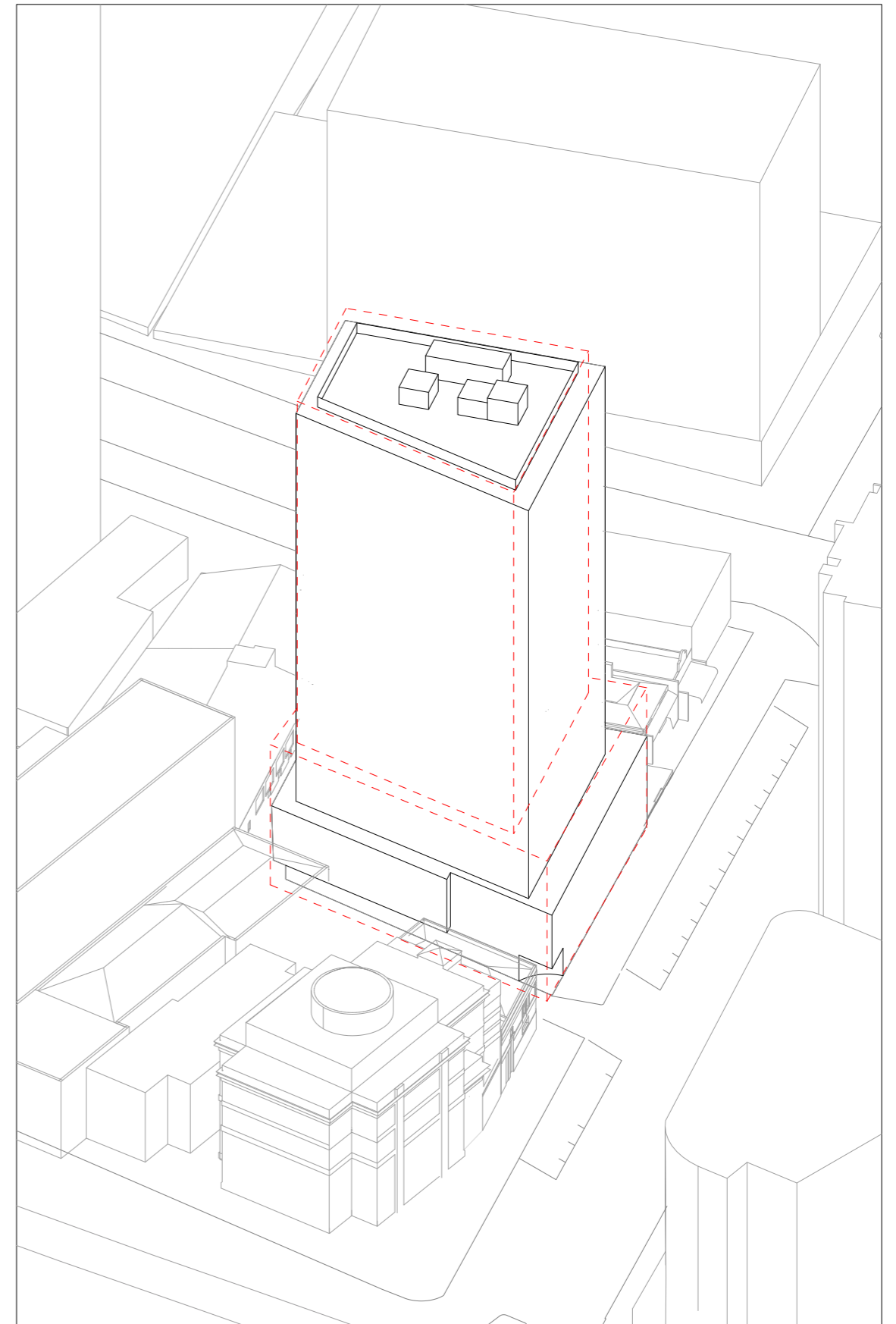
2. PREVIOUS DESIGN ITERATION MASSING



3. CURRENT DESIGN MASSING



4. FACADE DETAIL



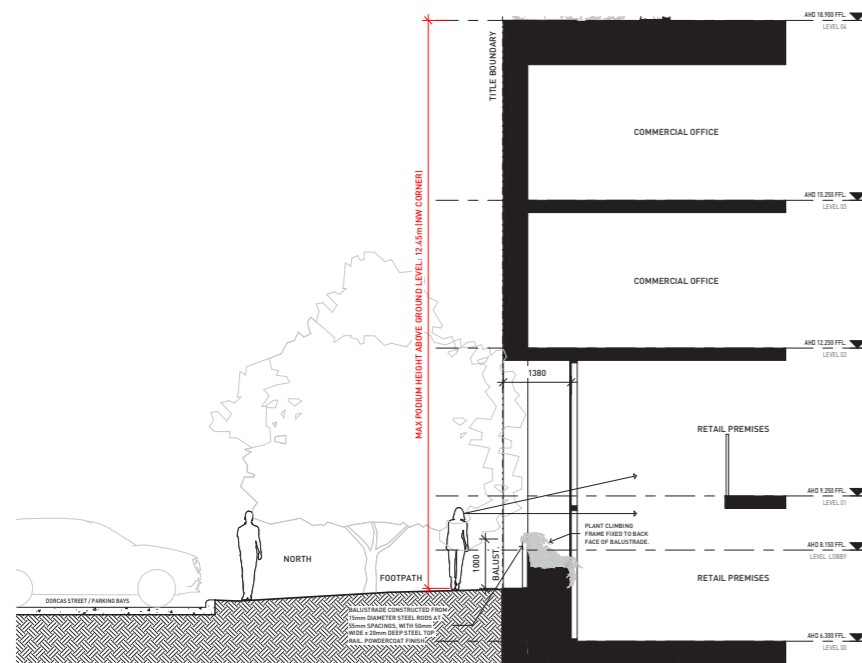
PROPOSED ENVELOPE (OVERLAYED PREFERRED ENVELOPE)

PROPOSED ENVELOPE ———
PREFERRED ENVELOPE - - - -

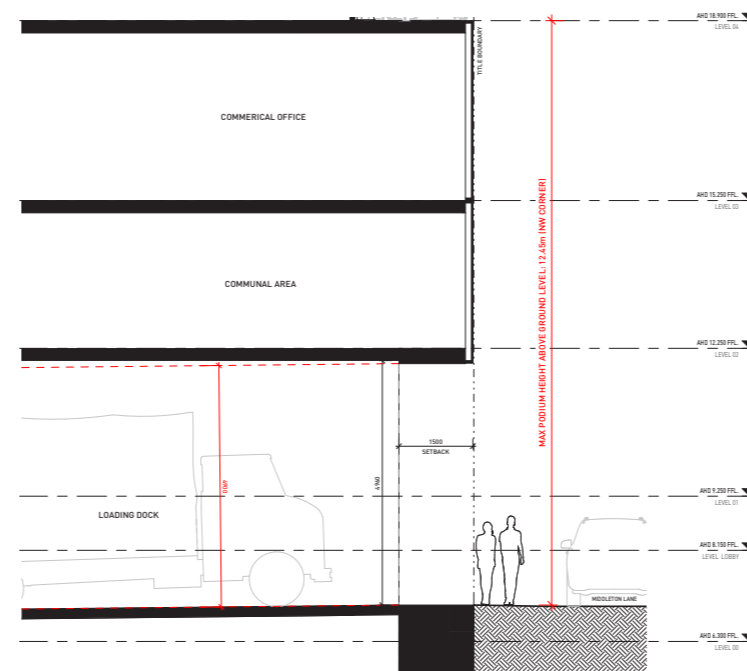
03.02 PODIUM HEIGHTS

The podium's built form and program respond to the existing variation in building typologies along Dorcas St.

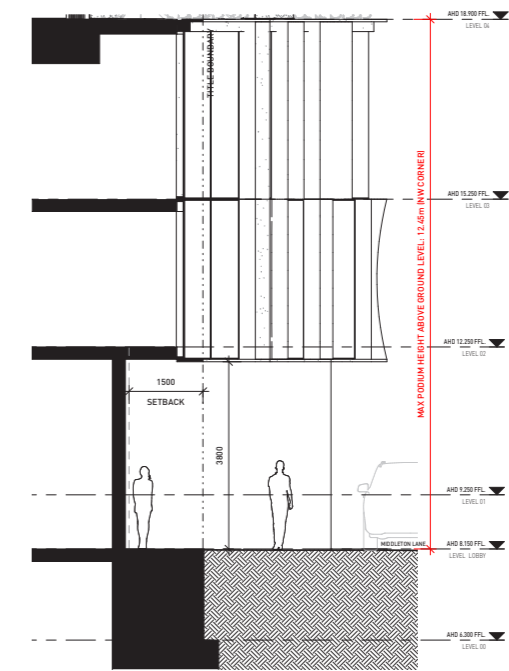
Unlike the existing five storey structure, the proposed podium height responds to its immediate context, respecting its position in the existing streetscape, particularly the heritage listing religious building to the East.



01 PODIUM NORTH INTERFACE WITH DORCAS ST
SECTION 1 : 50

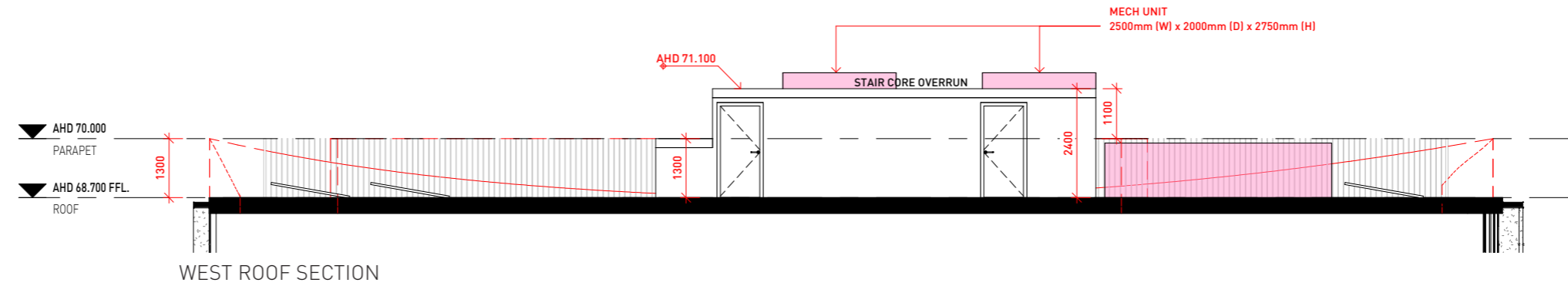
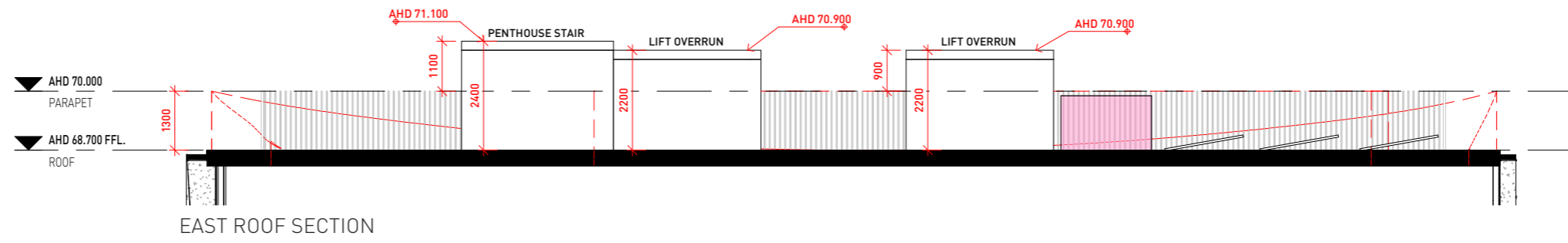
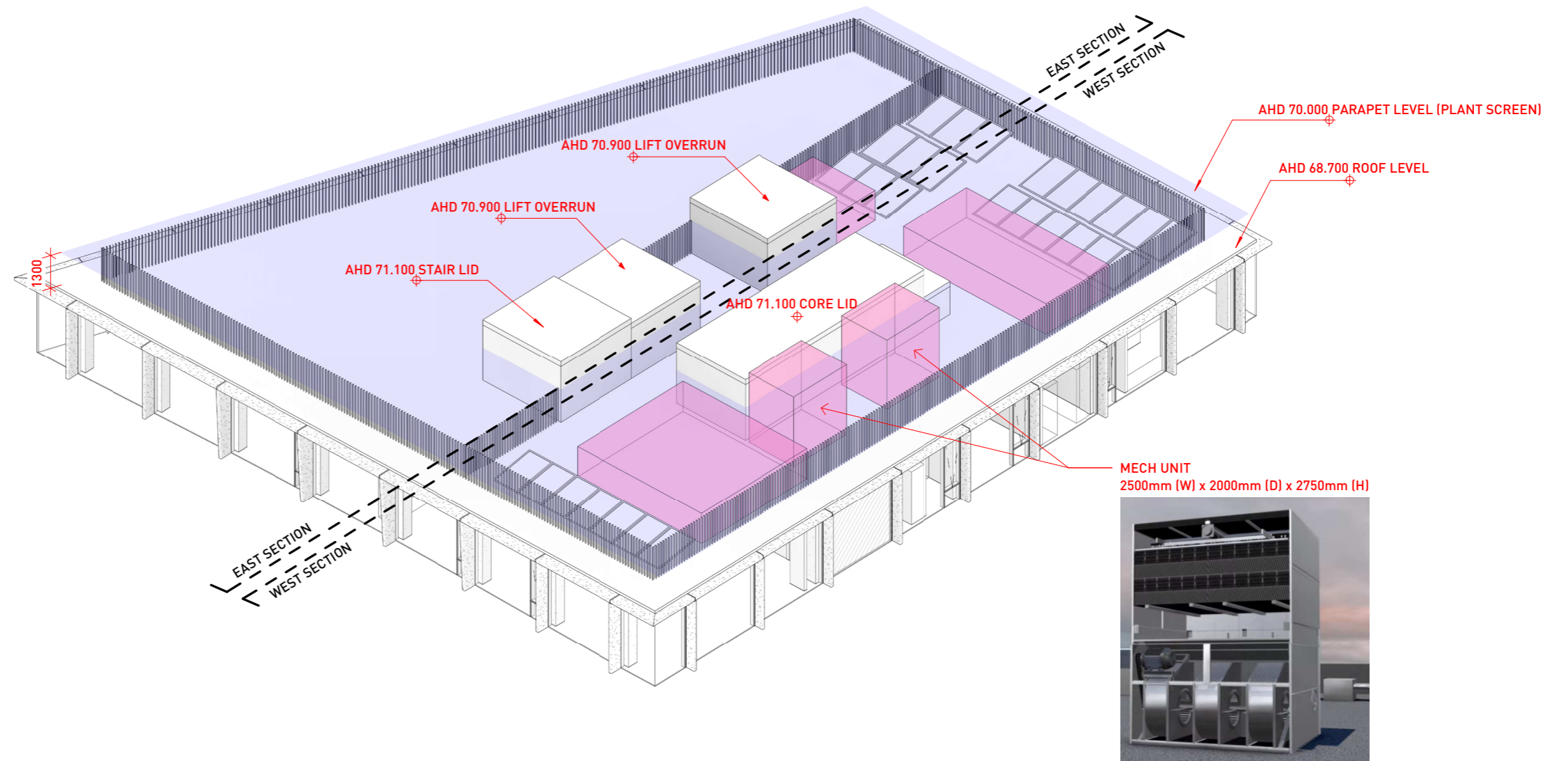


03 PODIUM EAST INTERFACE WITH MIDDLETON LN
SECTION 1 : 50



02 PODIUM SOUTH INTERFACE WITH MIDDLETON LN
SECTION 1 : 50

03.03 ROOF OVERRUNS

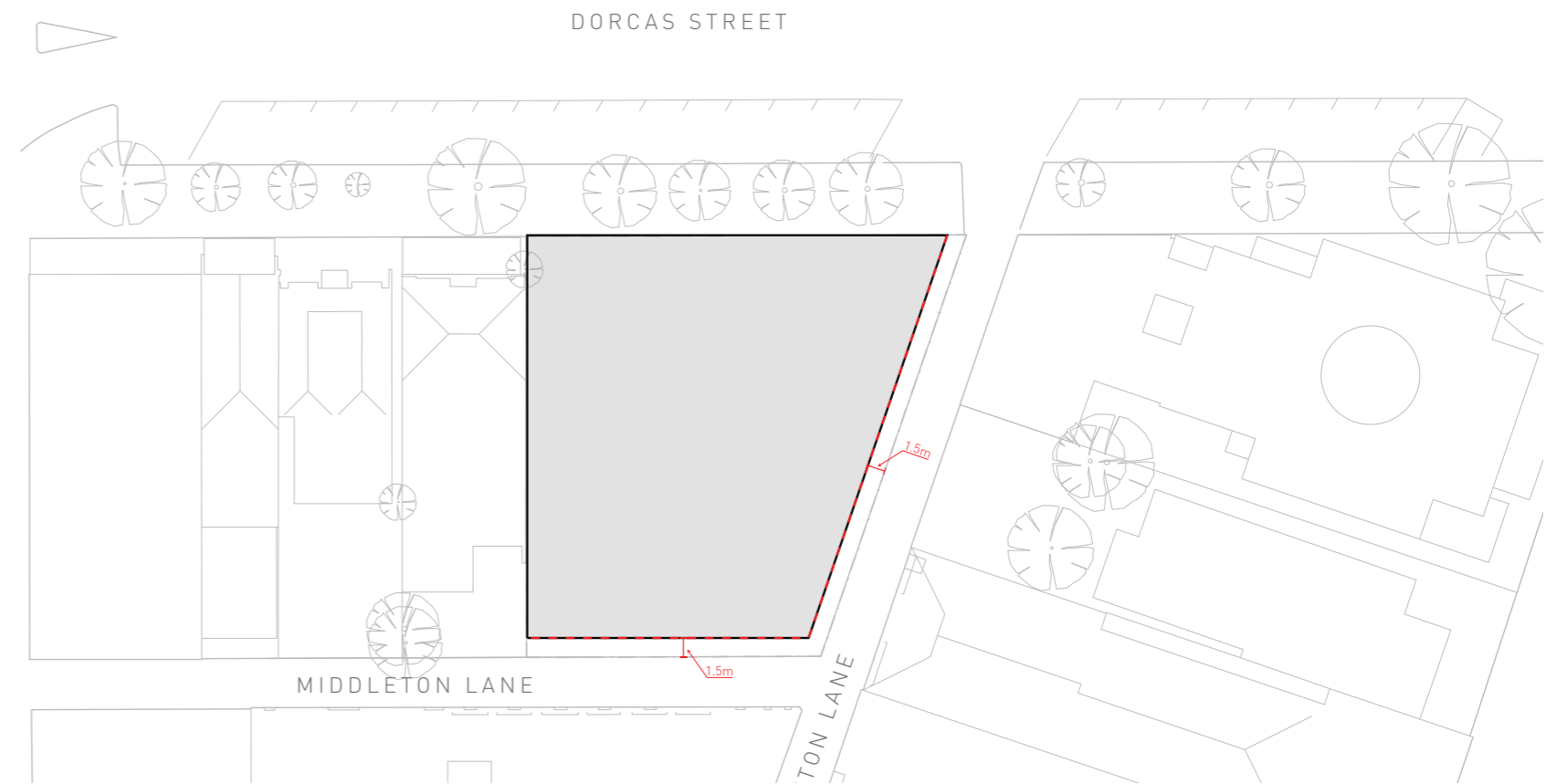


03.04 PODIUM SETBACKS

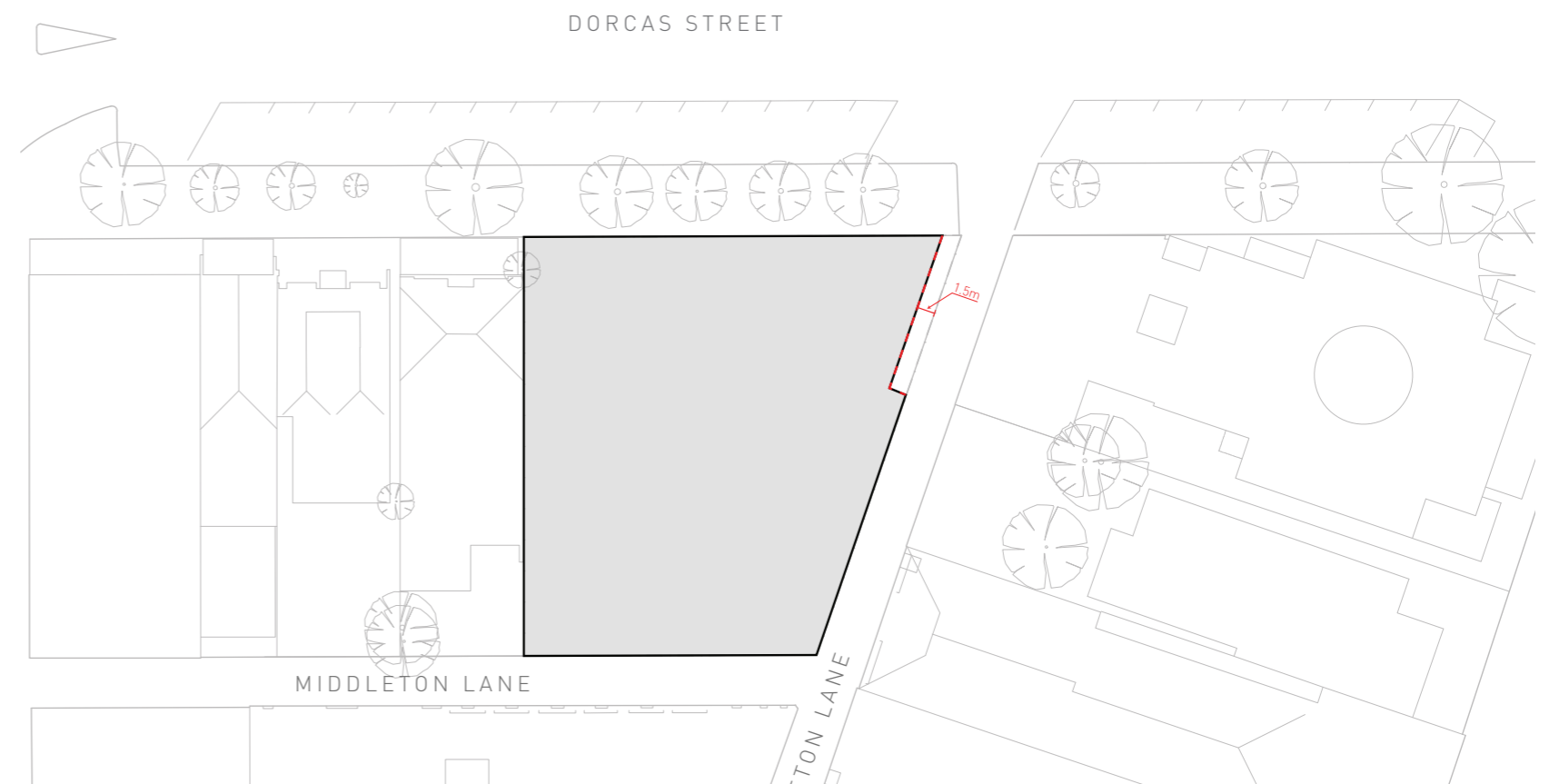
1.5 metre setbacks on both the south and east edge act as an extension of Middleton Lane, increasing accessibility to parking and services. This setback continues through the podiums north-east edge, softening the entrance interface.

The setback provides for 4500mm clearance along both Middleton Lane interfaces.

The public entry is directed to the North East corner, focusing activity to one area and provides the opportunity to utilise and pedestrianize the Dorcas St / Middleton Ln interface.



PODIUM SETBACKS - GROUND FLOOR & LEVEL 1

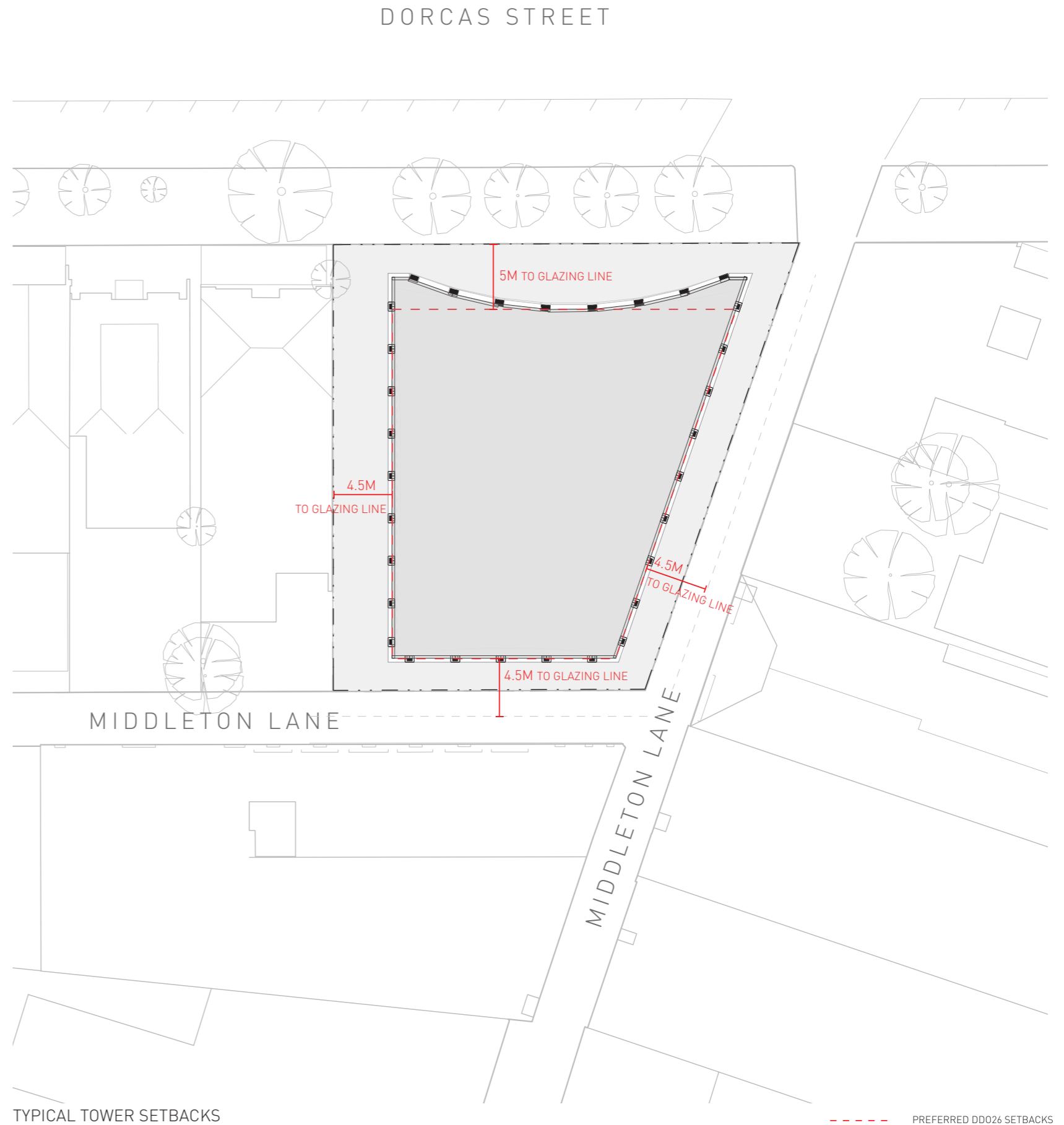
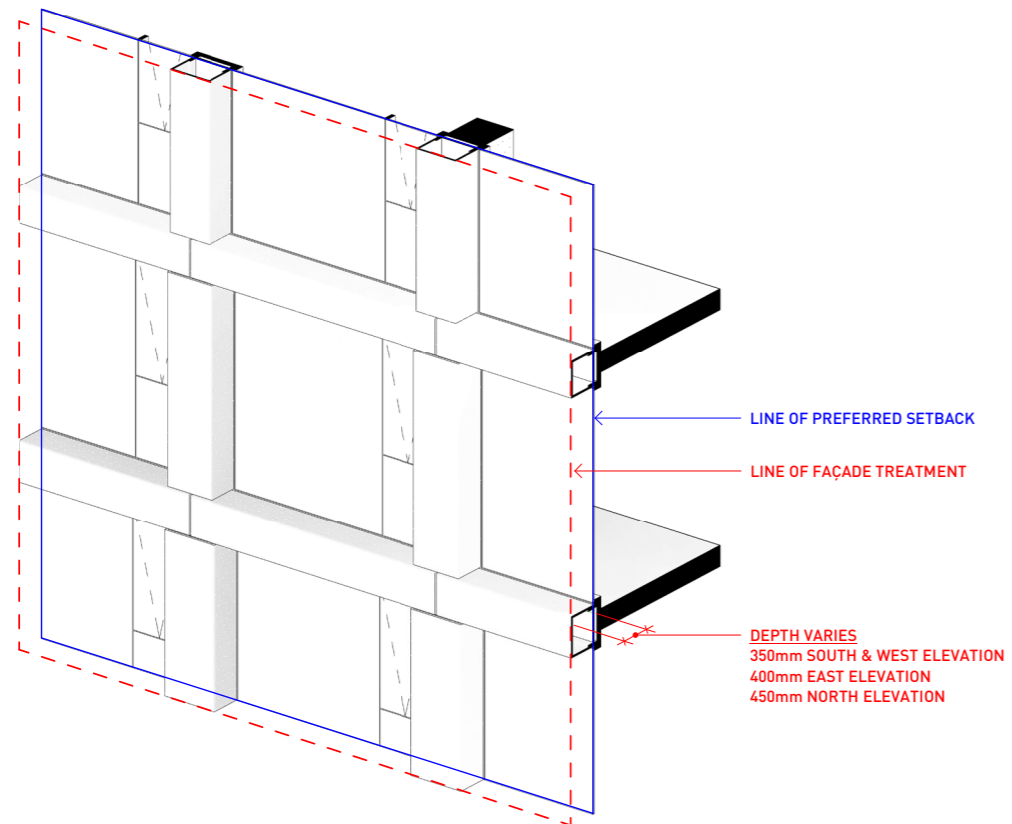
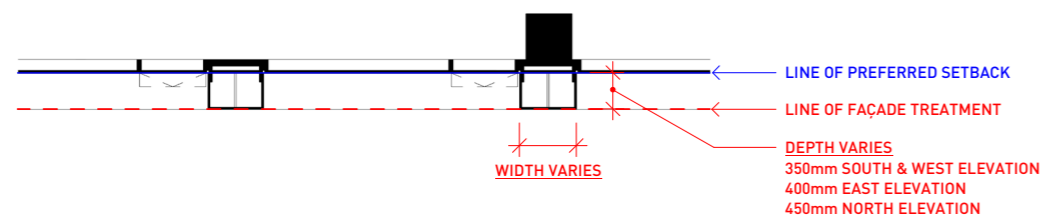


PODIUM SETBACKS - LEVEL 2 & 3

03.05 TOWER SETBACKS

The formal grid forming the tower façade begins as a solid, progressing to a light and ephemeral structure as it ascends.

The glazing sits at the required setback with a formal grid wrapping around, this grid sits 350/400/450mm proud of the setback.



TYPICAL TOWER SETBACKS

--- PREFERRED DD026 SETBACKS

DORCAS ST
PRELIMINARY AREA SCHEDULE
21-Dec-21



PODIUM + BASEMENT	LEVEL	RL	FFL to FFL	GFA / BALC.		OFFICE / RETAIL	AMENITIES	LANDSCAPE / TERRACE	SERVICES / PLANT / STORAGE	CAR PARKING (m²)	CIRC / LOBBY	UNITS PER FLOOR	BEDR. PER FLOOR
				(m²)	(m²)								
	BASEMENT 5A / 5B	-8250 / -9600	2700						12	809			
	BASEMENT 4A / 4B	-5550 / -6900	2700						12	809			
	BASEMENT 3A / 3B	-2850 / -4200	2700						12	809			
	BASEMENT 2A / 2B	-0150 / -1500	2700						12	809			
	BASEMENT 1A / 1B	2550 / 1200	2700						12	809			
	BASEMENT MEZZANINE	3850 / 5050	-				58		288		36		
	LEVEL 00	6300 / 6700 / 8150	2950			151		30	239		269		
	LEVEL 1		9250	3000		215	63		41		48		
	LEVEL 2		12250	3000		784	63				41		
	LEVEL 3		15250	3650		786	63				41		
	SUBTOTAL AREA					1936	247	30	628	4045	435		

TOWER	LEVEL	GFA (m²)	BALC. (m²)	OFFICE / RETAIL	AMENITIES	LANDSCAPE / TERRACE	SERVICES / PLANT	CAR PARKING (m²)	CIRC / LOBBY	UNITS PER FLOOR	BEDR. PER FLOOR		
	LEVEL 4	18900	3000	413	53				12	3	7		
	LEVEL 5	21900	3000	549	64				10	5	11		
	LEVEL 6	24900	3000	546	64				10	5	11		
	LEVEL 7	27900	3000	542	64				10	5	11		
	LEVEL 8	30900	3100	539	64				10	5	11		
	LEVEL 9	34000	3100	537	49				6	4	10		
	LEVEL 10	37100	3100	534	49				6	4	10		
	LEVEL 11	40200	3100	530	48				6	4	10		
	LEVEL 12	43300	3100	528	48				6	4	10		
	LEVEL 13	46400	3100	530	48				6	4	10		
	LEVEL 14	49500	3100	537	35				4	3	8		
	LEVEL 15	52600	3100	540	35				4	3	8		
	LEVEL 16	55700	3100	543	35				4	3	8		
	LEVEL 17	58800	3300	547	35				4	3	8		
	LEVEL 18	62100	3300	550	35				4	3	8		
	LEVEL 19	65400	3300	554					3	1	4		
	ROOF	68700		245				203					
	SUBTOTAL AREA			8519	971	0	289	0	203	0	1627	59	145

TOTAL AREAS	8519	971	1936	536	30	831	4045	2062	59	145
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APARTMENT UNIT	STATUTORY PARKING RATE	PARKING REQUIREMENT	PARKING PROVIDED
1 BED UNITS 4	1 SPACE PER DWELLING	4	4
2 BED UNITS 25		25	25
3 BED UNIT 29	2 SPACES PER DWELLING	58	58
4 BED UNIT 1		2	6
VISITOR		2	2
ELECTRIC VEHICLE		1	1
TOTAL UNITS 59		SUB TOTAL 92	SUB TOTAL 96
OFFICE			
TOTAL NLA: 1570	3 SPACES PER 100M2	47	9 + 1 DDA
RETAIL PREMISES			
TOTAL NLA: 366	3.5 SPACES PER 100M2	12	0
	TOTAL	151	106

NOTES:
AREAS ABOVE ARE APPROXIMATE
AND BASED ON PRELIMINARY
PI ANS

AVAILABLE CAR PARKING ON PROPOSED SCHEME: 106
AVAILABLE BICYCLE STORAGE ON PROPOSED SCHEME: 94

11-17 DORCAS STREET, SOUTH MELBOURNE, VICTORIA 3205

VCAT SUBMISSION

SHEET NUMBER	SHEET NAME
A00-002	DEVELOPMENT SUMMARY
A00-010	SITE SURVEY PLAN
A00-100	SITE PLAN
A03-001	BASEMENT 05
A03-002	BASEMENT 04
A03-003	BASEMENT 03
A03-004	BASEMENT 02
A03-005	BASEMENT 01
A03-006	BASEMENT MEZZANINE
A03-007	LEVEL 00
A03-010	LEVEL 01
A03-020	LEVEL 02
A03-030	LEVEL 03
A03-040	LEVEL 04
A03-050	LEVEL 05
A03-060	LEVEL 06
A03-070	LEVEL 07
A03-080	LEVEL 08
A03-090	LEVEL 09
A03-100	LEVEL 10
A03-110	LEVEL 11
A03-120	LEVEL 12
A03-130	LEVEL 13
A03-140	LEVEL 14
A03-150	LEVEL 15
A03-160	LEVEL 16
A03-170	LEVEL 17
A03-180	LEVEL 18
A03-190	LEVEL 19
A03-200	LEVEL ROOF
A05-000	ELEVATION SOUTH & WEST
A05-001	ELEVATIONS NORTH & EAST
A06-001	SECTION AA
A06-002	SECTION BB
A06-003	SECTION CC
A06-004	SECTION DD

FOR INFORMATION ONLY

16/12/21	10	VCAT SUBMISSION	KL	LA
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DATE NO. COMMENTS BY CHECKED

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WOOD / MARSH PTY LTD ARCHITECTURE
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Telephone 03 9476 2400 Facsimile 03 9476 2811
Email wmm@woodmarsh.com.au
AAA 118819438

CLIENT TIME AND PLACE
LEVEL 26, 35 COLLINS ST,
MELBOURNE VIC 3000
PROJECT DORCAS STREET TOWER
11-17 DORCAS STREET,
SOUTH MELBOURNE VIC 3205
TITLE TITLE + DRAWING SCHEDULE

DRAWING NO.	A00-000	REVISION NO.	10
JOB NUMBER	329	DATE	16/12/2021 12:15:23 PM
SCALE	@A1	DESIGNED	RW
DRAWN	TH	CHECKED	LA
		APPROVED	RM



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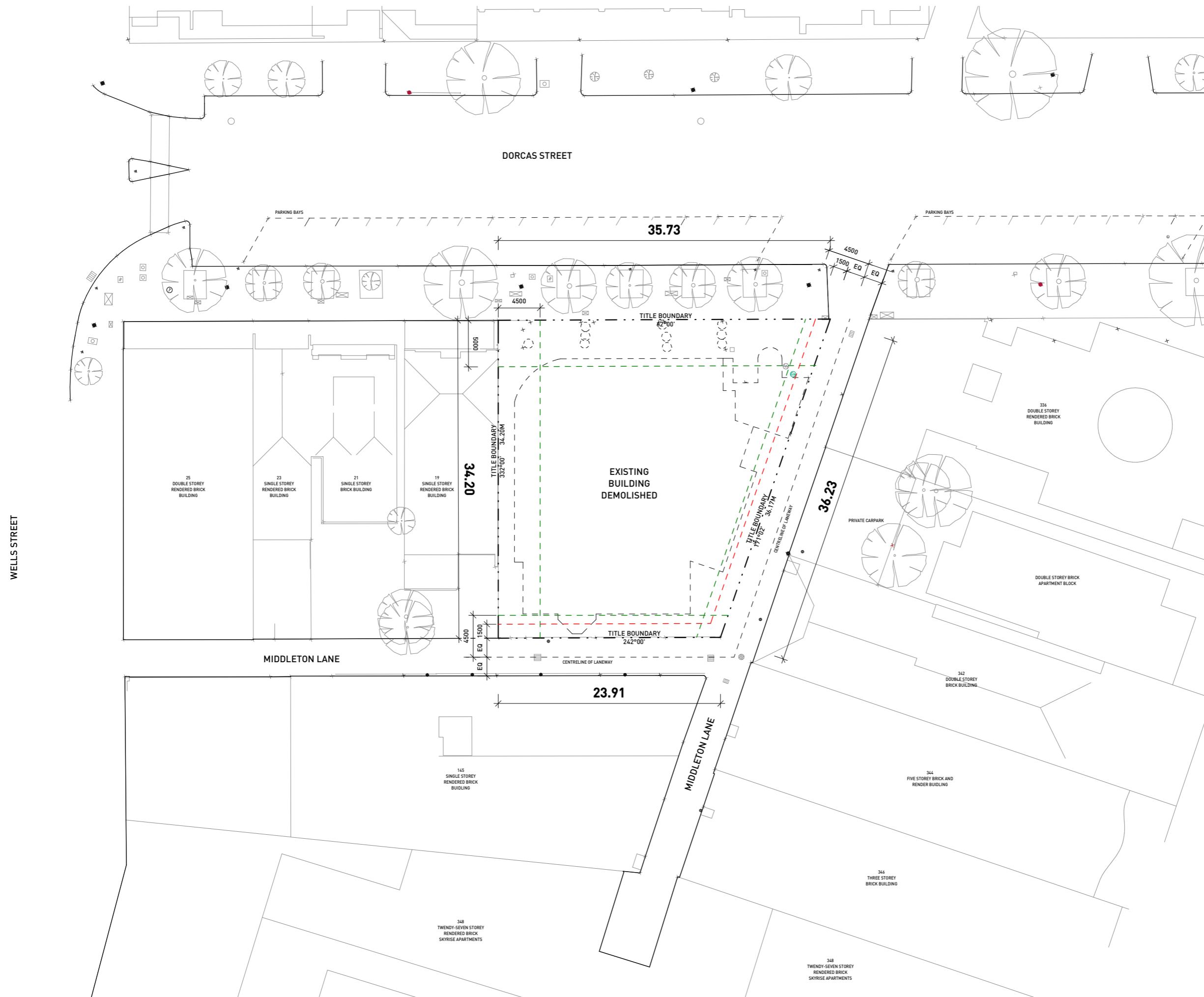
CLIENT: **TIME AND PLACE**
LEVEL 26, 35 COLLINS ST,
MELBOURNE VIC 3000

PROJECT: **DORCAS STREET TOWER**
11-17 DORCAS STREET,
SOUTH MELBOURNE VIC 3205

TITLE: **SITE SURVEY PLAN**

1 SITE SURVEY PLAN
1 : 500

DRAWING NO.	REFUSION NO.	DATE	DESIGNED	CHECKED	APPROVED
A00-010	10	16/12/2021 12:15:32 PM	RW	LA	RM
JOB NUMBER	DESIGNED	CHECKED	APPROVED	DATE	COPYRIGHT
329	RW	LA	RM		
SCALE	DESIGNED	CHECKED	APPROVED	DATE	COPYRIGHT
1 : 500 @A1	RW	LA	RM		
DRAWN	DESIGNED	CHECKED	APPROVED	DATE	COPYRIGHT
TH	RW	LA	RM		
DATE	DESIGNED	CHECKED	APPROVED	DATE	COPYRIGHT



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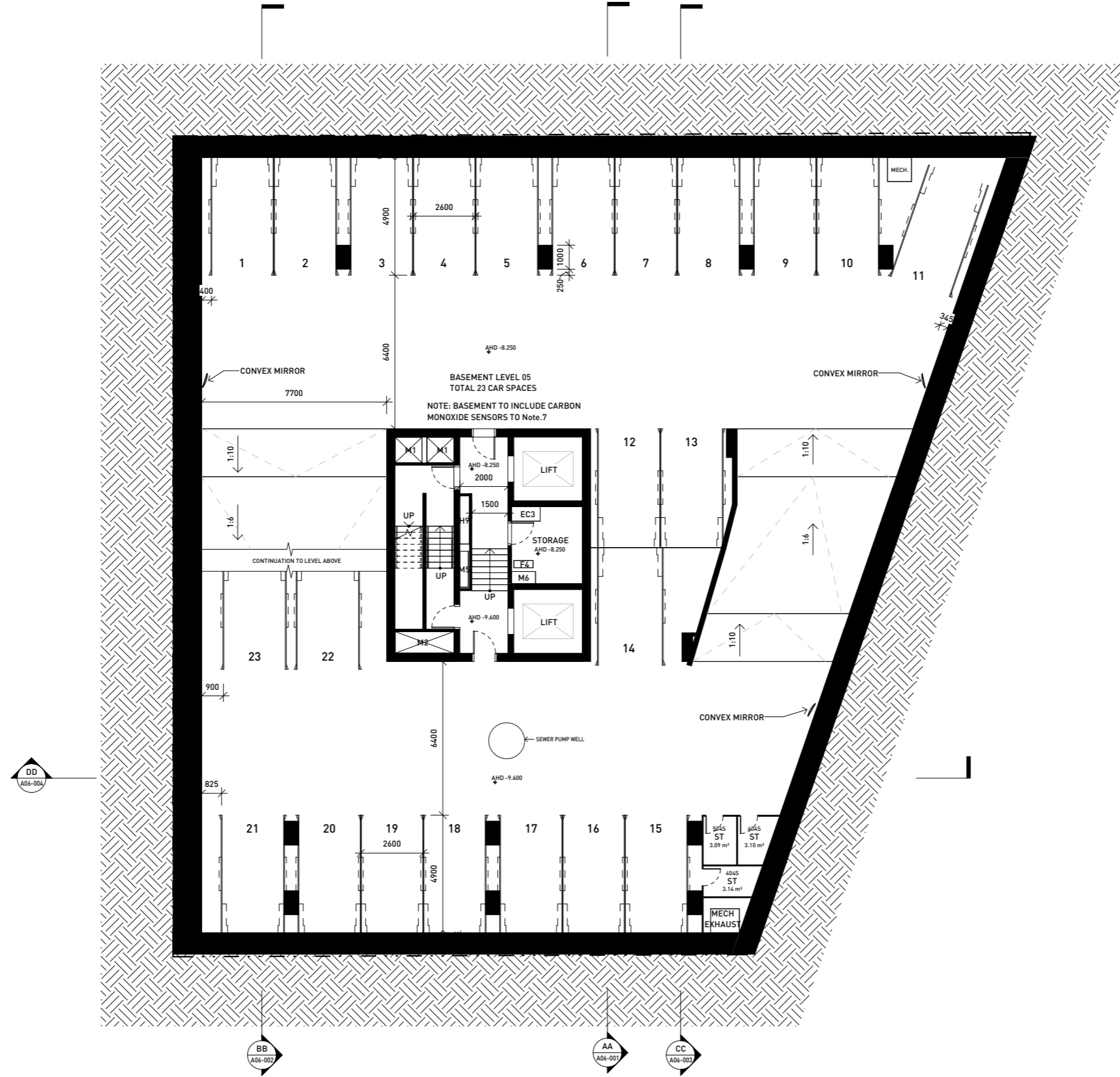
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DATE	NO.	COMMENTS	BY	CHECKED

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CLIENT **TIME AND PLACE**
LEVEL 26, 35 COLLINS ST,
MELBOURNE VIC 3000
 PROJECT **DORCAS STREET TOWER**
11-17 DORCAS STREET,
SOUTH MELBOURNE VIC 3205
 TITLE **SITE PLAN**

DRAWING NO.	A00-100	REVISION NO.	10
JOB NUMBER	329	PLT DATE	16/12/2021 12:15:35 PM
SCALE	1 : 200 @A1	DESIGNED	RW
DRAWN	TH	CHECKED	LA
DATE		APPROVED	RM



ESD NOTES

- UTILITY METERS (ELECTRICITY, WATER) FOR ALL INDIVIDUAL DWELLINGS AND COMMERCIAL TENANTS.
- SUB-METERING FACILITIES FOR COMMON AREA ENERGY AND WATER MONITORING AND CONTROL.
- WATER FIXTURES MINIMUM WELS RATING
 - KITCHEN TAPS - 5 STAR WELS RATING
 - BATHROOM TAPS - 5 STAR WELS RATING
 - DISHWASHER - 4 STAR WELS RATING
 - WC'S - 4 STAR WELS RATING
 - URINALS - 5 STAR WELS RATING
 - SHOWERS - 4 STAR WELS RATING (≤ 7.5L/MIN)
 - WASHING MACHIENE - 4 STAR WELS RATING
- MINIMUM 10,000 - LITRE RAINWATER TANK(S) TO COLLECT RAINWATER ON THE ROOF AND USED FOR TOILET FLUSHING, WASH-DOWN AND LANDSCAPING IRRIGATION.
- WATER EFFICIENT LANDSCAPING IS DESIGNED TO NOT REQUIRE WATERING AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED.
- A STORAGE TANK WITHIN THE FIRE TANK ROOM TO COLLECT A MINIMUM OF 80% OF THE ROUTINE FIRE PROTECTION SYSTEM TEST WATER FOR RE-USE ON-SITE.
- THE CAR PARK VENTILATION SYSTEM IS TO INCLUDE VARIABLE SPEED DRIVERS (VSDS) ON THE FANS CONTROLLED BY CO SENSORS.
- MINIMUM 10KW SOLAR PV PANELS ON THE ROOF.
- MINIMUM 60% OF DWELLINGS WILL HAVE OPERABLE WINDOWS OR SLIDING DOORS WITH VENTILATION OPENINGS AT LEAST 2% OF THE TOTL FLOOR AREA OR 1M², WHICHEVER IS GREATER.
- MINIMUM ONE PARKING SPACE SHOULD BE NOMINATED FOR EV CHARGING, WITH APPROPRIATE SIGNAGE AND CHARGING INFASRUCTURE INSTALLED.
- MINIMUM 5% OF THE TOTAL SITE WILL BE SOFT LANDSCAPED.

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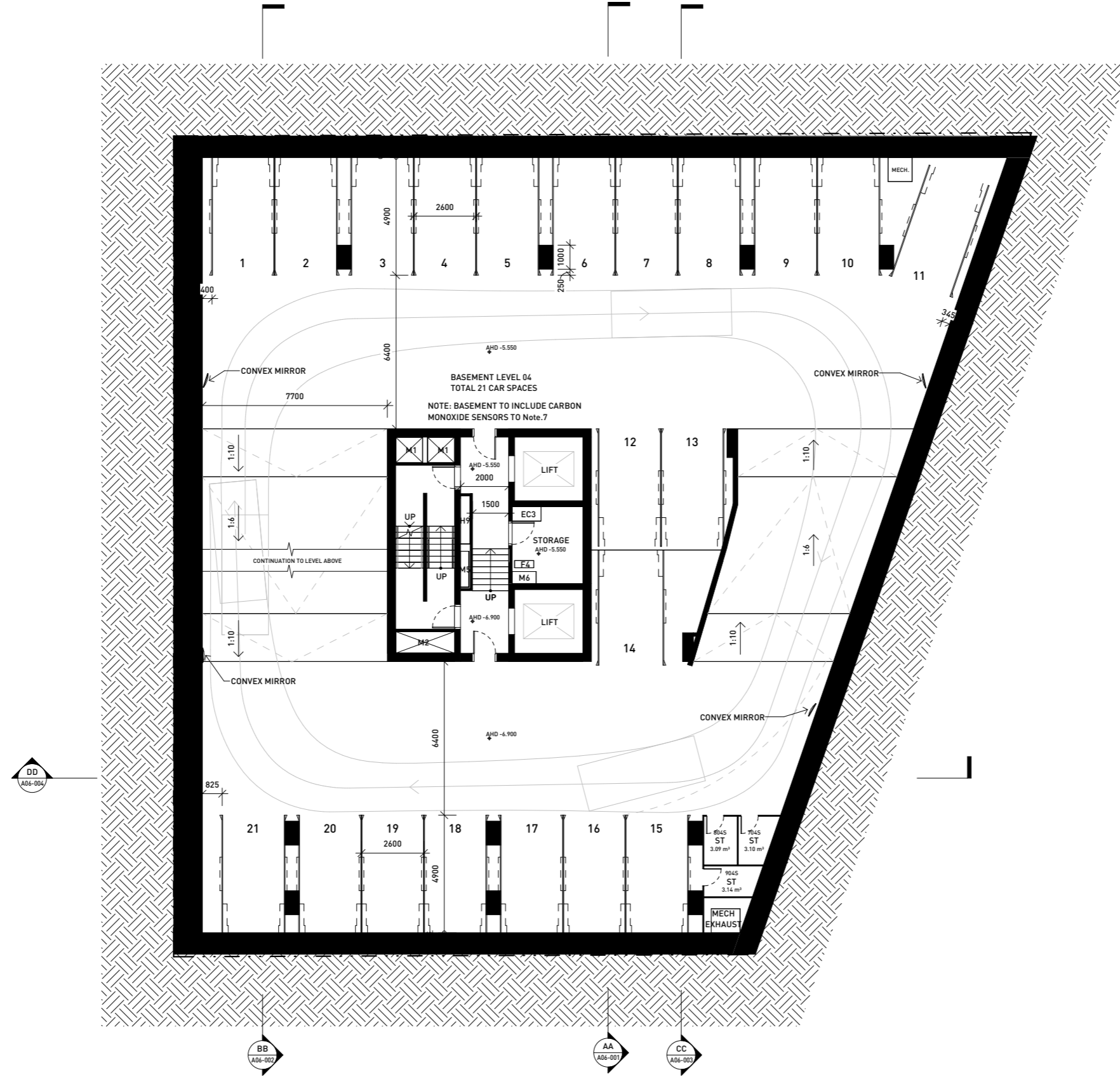
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CLIENT: TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT: DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE: BASEMENT 05

DRAWING NO.	REVISION NO.
A03-001	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM



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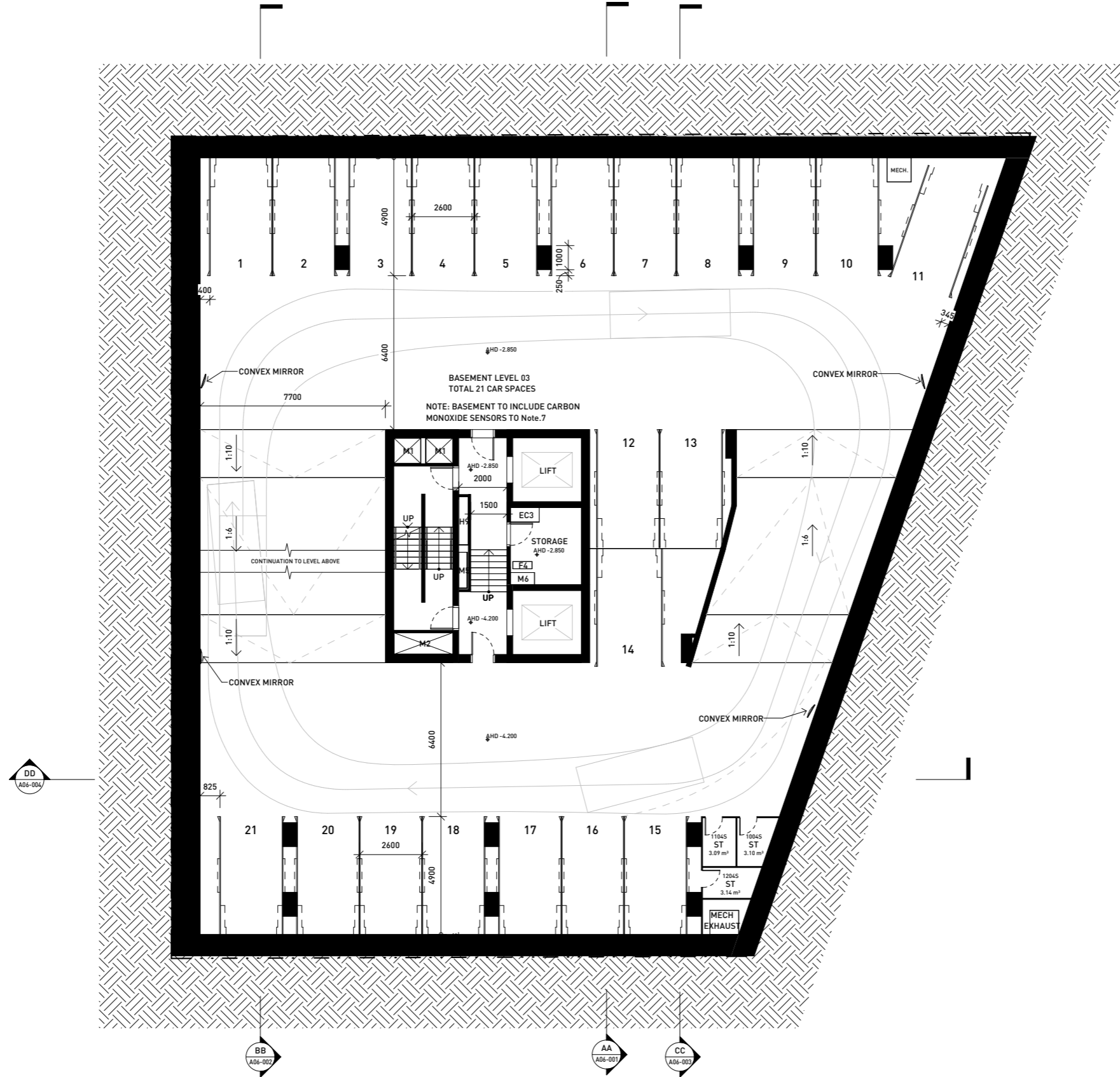
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 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT: DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE: BASEMENT 04

DRAWING NO.	REVISION NO.
A03-002	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM



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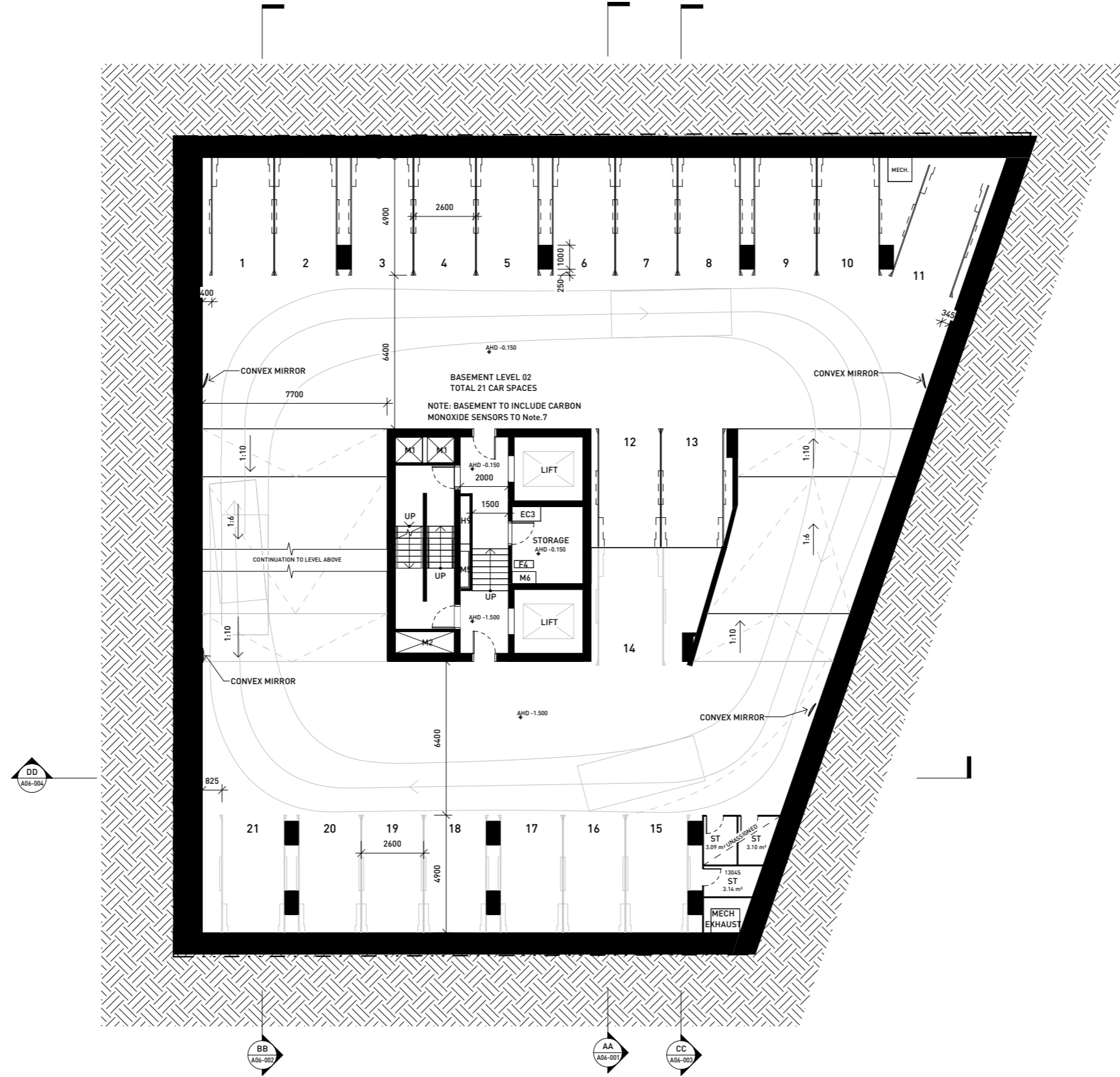


CLIENT: **TIME AND PLACE**
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000

PROJECT: **DORCAS STREET TOWER**
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205

TITLE: **BASEMENT 03**

DRAWING NO.	REVISION NO.
A03-003	10
JOB NUMBER: 329	DESIGNER: RW
SCALE: 1 : 100 @A1	CHECKED: LA
DRAWN: TH	APPROVED: RM



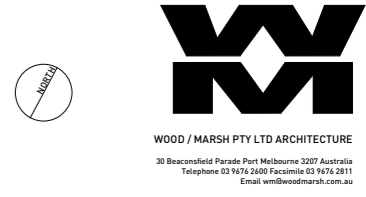
ESD NOTES

1. UTILITY METERS (ELECTRICITY, WATER) FOR ALL INDIVIDUAL DWELLINGS AND COMMERCIAL TENANTS.
2. SUB-METERING FACILITIES FOR COMMON AREA ENERGY AND WATER MONITORING AND CONTROL.
3. WATER FIXTURES MINIMUM WELS RATING
 - KITCHEN TAPS - 5 STAR WELS RATING
 - BATHROOM TAPS - 5 STAR WELS RATING
 - DISHWASHER - 4 STAR WELS RATING
 - WC'S - 4 STAR WELS RATING
 - URINALS - 5 STAR WELS RATING
 - SHOWERS - 4 STAR WELS RATING (≤ 7.5L/MIN)
 - WASHING MACHIENE - 4 STAR WELS RATING
4. MINIMUM 10,000 - LITRE RAINWATER TANK(S) TO COLLECT RAINWATER ON THE ROOF AND USED FOR TOILET FLUSHING, WASH-DOWN AND LANDSCAPING IRRIGATION.
5. WATER EFFICIENT LANDSCAPING IS DESIGNED TO NOT REQUIRE WATERING AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED.
6. A STORAGE TANK WITHIN THE FIRE TANK ROOM TO COLLECT A MINIMUM OF 80% OF THE ROUTINE FIRE PROTECTION SYSTEM TEST WATER FOR RE-USE ON-SITE.
7. THE CAR PARK VENTILATION SYSTEM IS TO INCLUDE VARIABLE SPEED DRIVERS (VSDS) ON THE FANS CONTROLLED BY CO SENSORS.
8. MINIMUM 10KW SOLAR PV PANELS ON THE ROOF.
9. MINIMUM 60% OF DWELLINGS WILL HAVE OPERABLE WINDOWS OR SLIDING DOORS WITH VENTILATION OPENINGS AT LEAST 2% OF THE TOTL FLOOR AREA OR 1M², WHICHEVER IS GREATER.
10. MINIMUM ONE PARKING SPACE SHOULD BE NOMINATED FOR EV CHARGING, WITH APPROPRIATE SIGNAGE AND CHARGING INFASRUCTURE INSTALLED.
11. MINIMUM 5% OF THE TOTAL SITE WILL BE SOFT LANDSCAPED.

FOR INFORMATION ONLY

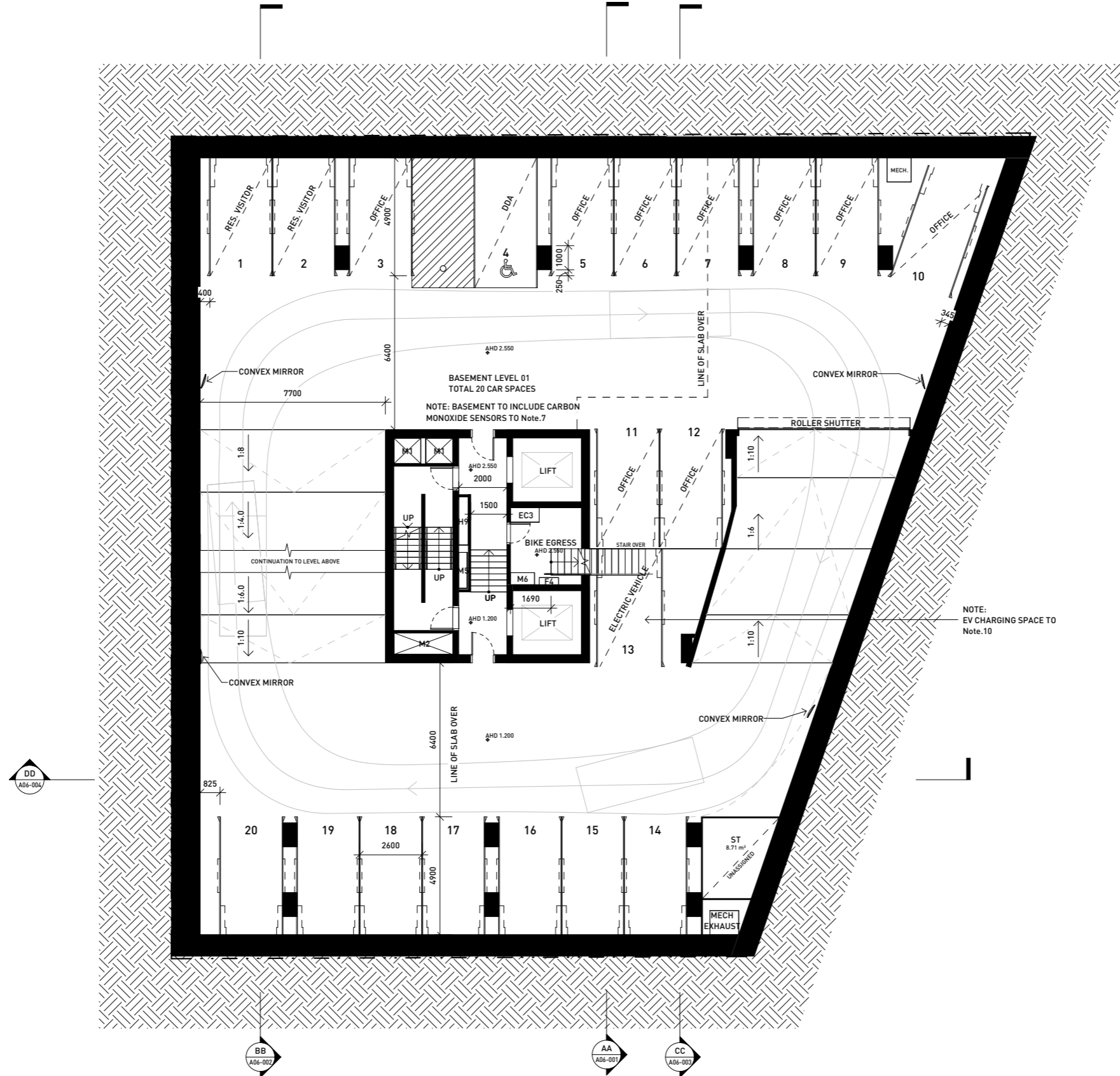
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CLIENT: TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT: DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE: BASEMENT 02

DRAWING NO.	REVISION NO.
A03-004	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM



ESD NOTES

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- MINIMUM 10KW SOLAR PV PANELS ON THE ROOF.
- MINIMUM 60% OF DWELLINGS WILL HAVE OPERABLE WINDOWS OR SLIDING DOORS WITH VENTILATION OPENINGS AT LEAST 2% OF THE TOTL FLOOR AREA OR 1M², WHICHEVER IS GREATER.
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- MINIMUM 5% OF THE TOTAL SITE WILL BE SOFT LANDSCAPED.

FOR INFORMATION ONLY

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16/12/21	10	VCAT SUBMISSION	KL	LA

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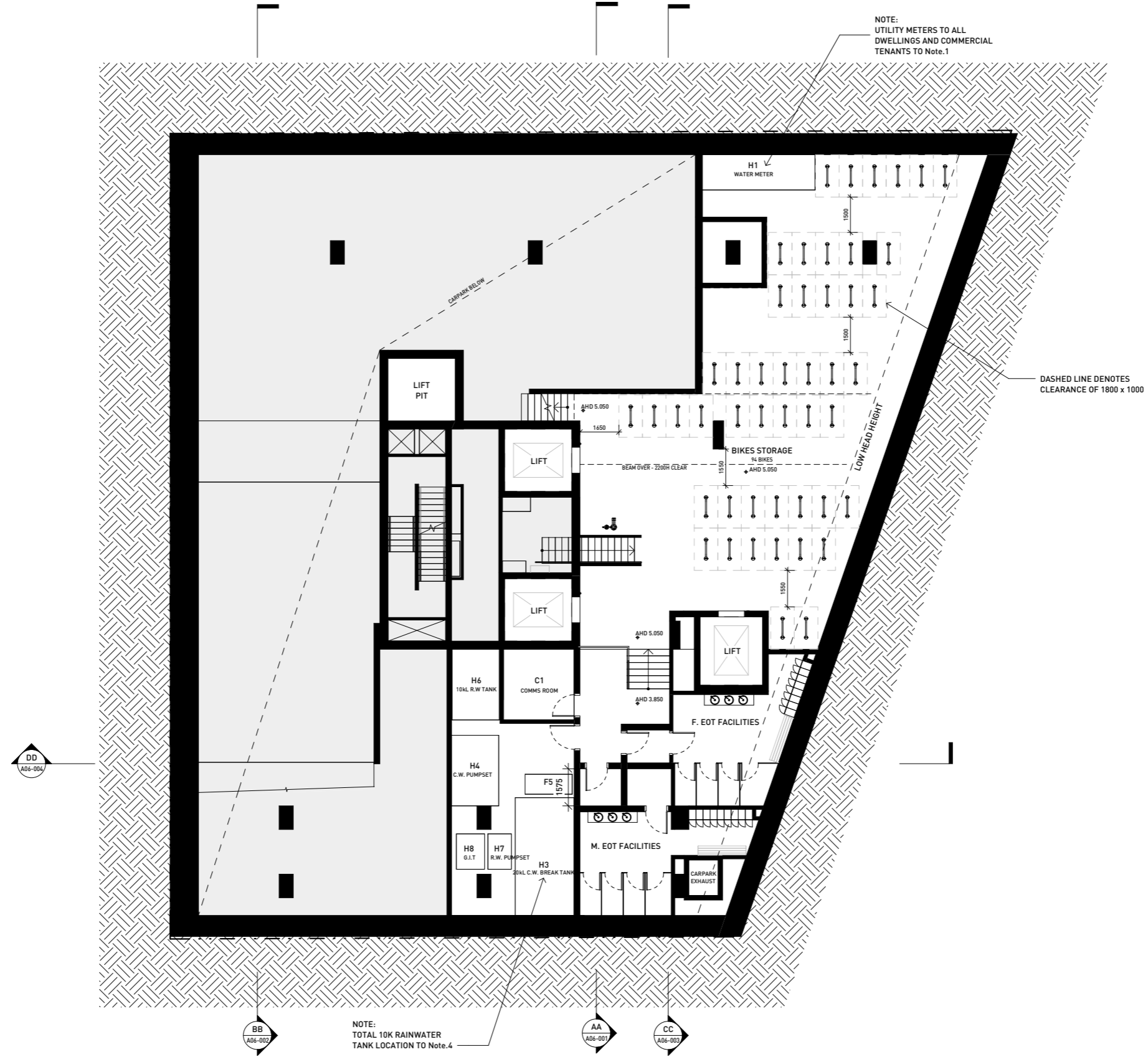


CLIENT **TIME AND PLACE**
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000

PROJECT **DORCAS STREET TOWER**
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205

TITLE **BASEMENT 01**

DRAWING NO.	REVISION NO.
A03-005	10
JOB NUMBER	DESIGNED
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM
DO NOT SCALE	VERIFY ON SITE



NOTE:
UTILITY METERS TO ALL
DWELLINGS AND COMMERCIAL
TENANTS TO Note.1

DASHED LINE DENOTES
CLEARANCE OF 1800 x 1000

NOTE:
TOTAL 10K RAINWATER
TANK LOCATION TO Note.4

- ESD NOTES
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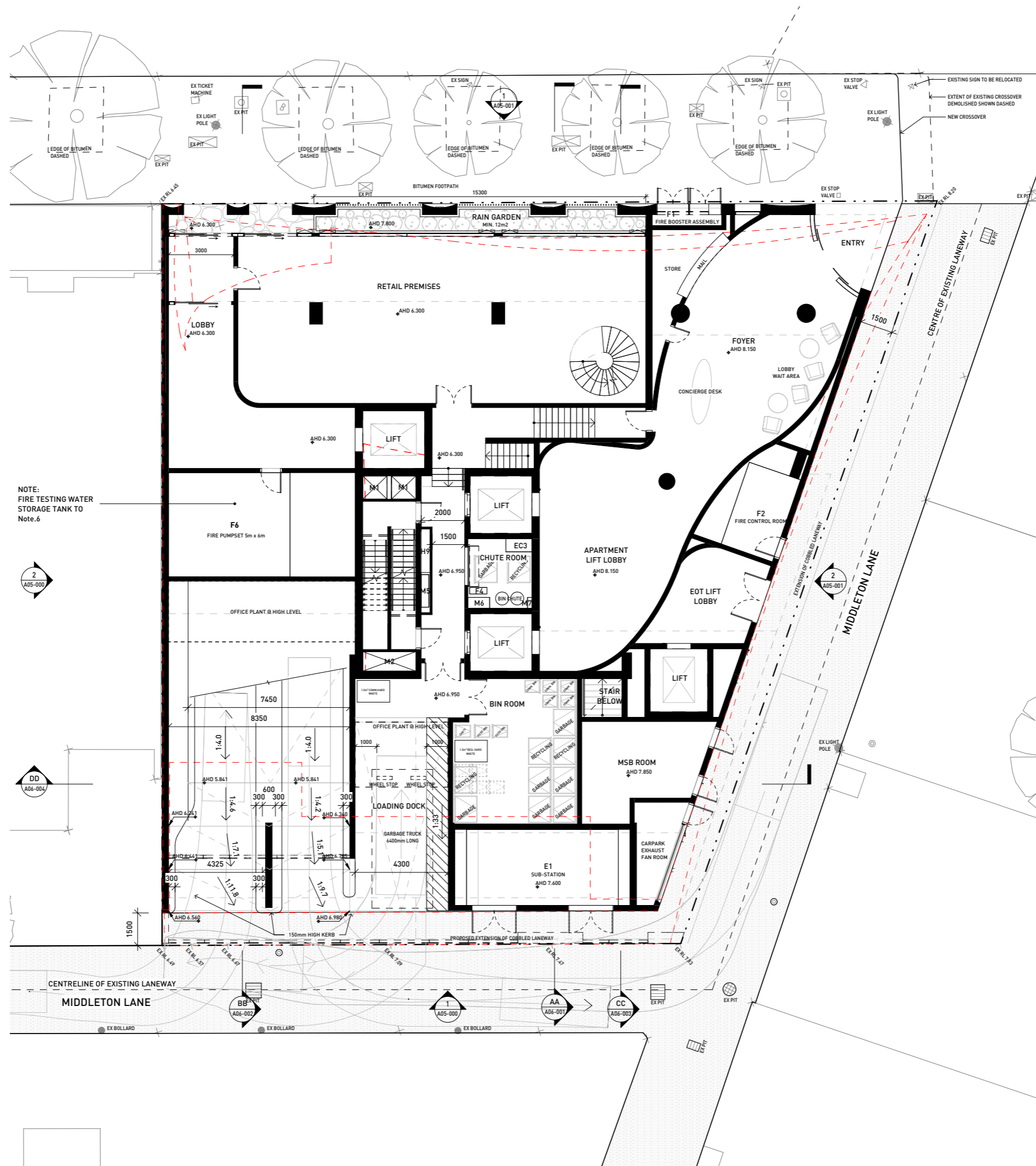


CLIENT TIME AND PLACE
LEVEL 26, 35 COLLINS ST,
MELBOURNE VIC 3000

PROJECT DORCAS STREET TOWER
11-17 DORCAS STREET,
SOUTH MELBOURNE VIC 3205

TITLE BASEMENT MEZZANINE

DRAWING NO.	REVISION NO.
A03-006	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM
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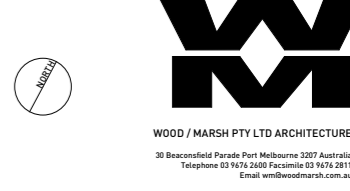


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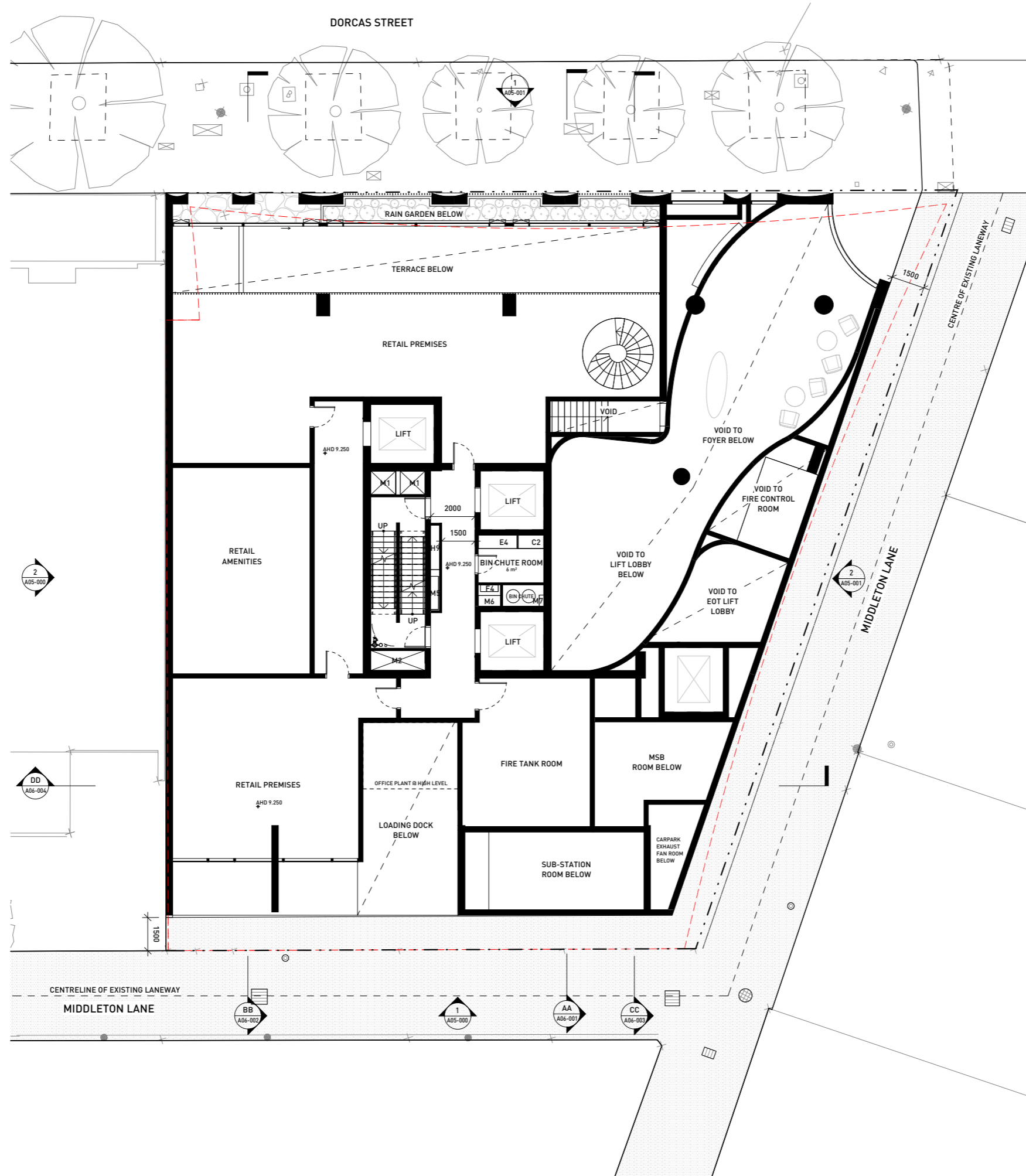
CLIENT TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000

PROJECT DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205

TITLE LEVEL 00

DRAWING NO.	REVISION NO.
A03-007	10
JOB NUMBER	DESIGNED
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM

DATE: 21/12/2021 7:36:08 PM
 CHECKED: RM
 APPROVED: RM



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16/12/21	10	VCAT SUBMISSION	KL	LA

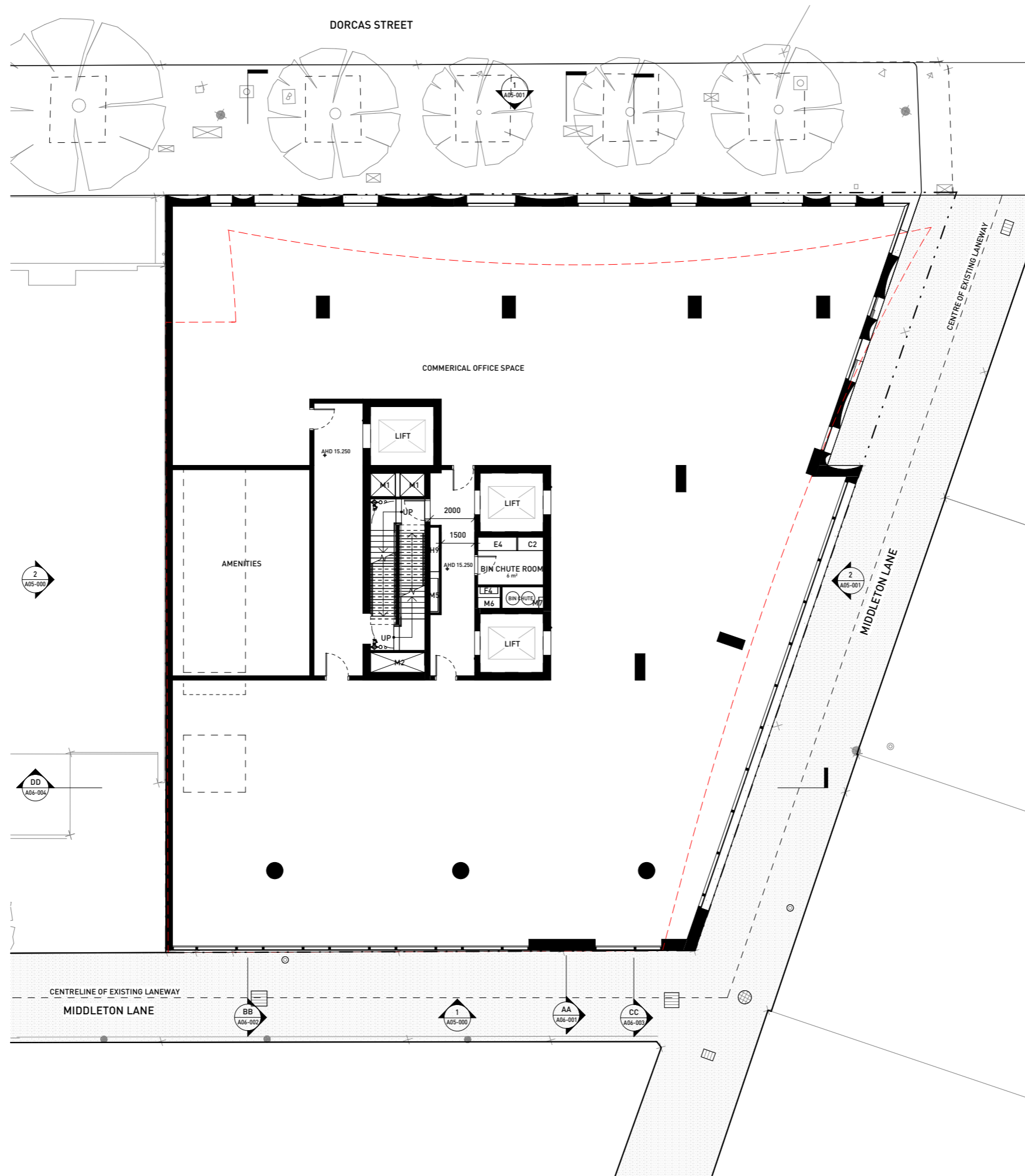
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 30 Beaconsfield Parade Port Melbourne 3207 Australia
 Telephone 03 9476 2900 Facsimile 03 9476 2911
 Email wms@woodmarsh.com.au
 A.S.A. 11/08/19/158

CLIENT **TIME AND PLACE**
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT **DORCAS STREET TOWER**
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE **LEVEL 01**

DRAWING NO.	REVISION NO.
A03-010	10
JOB NUMBER	DESIGNED
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM

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- ESD NOTES
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DATE	REV.	COMMENTS	BY	CHECKED

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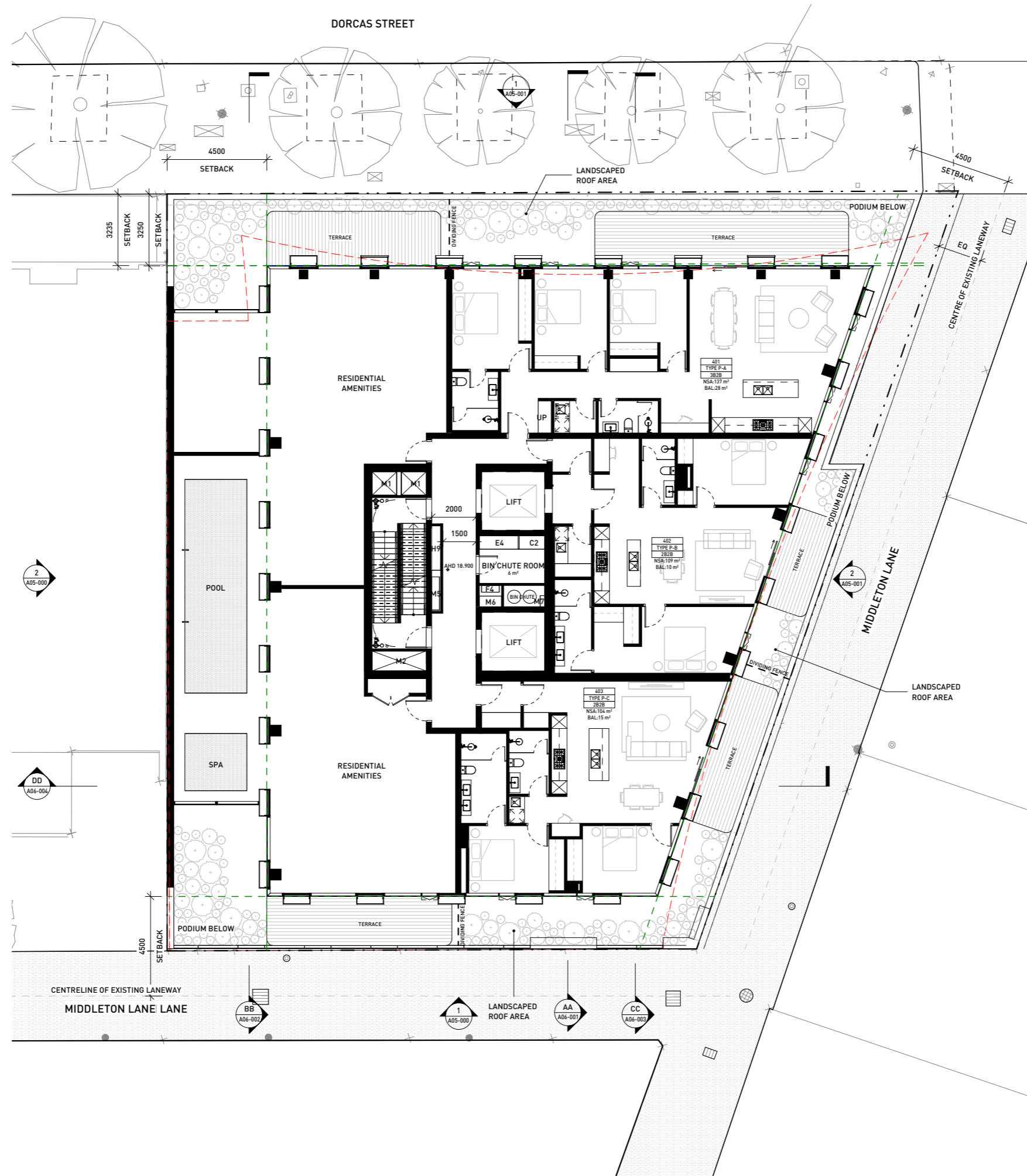


CLIENT TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000

PROJECT DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205

TITLE LEVEL 03

DRAWING NO.	REVISION NO.
A03-030	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM
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FOR INFORMATION ONLY

16/12/21	10	VCAT SUBMISSION	KL	LA
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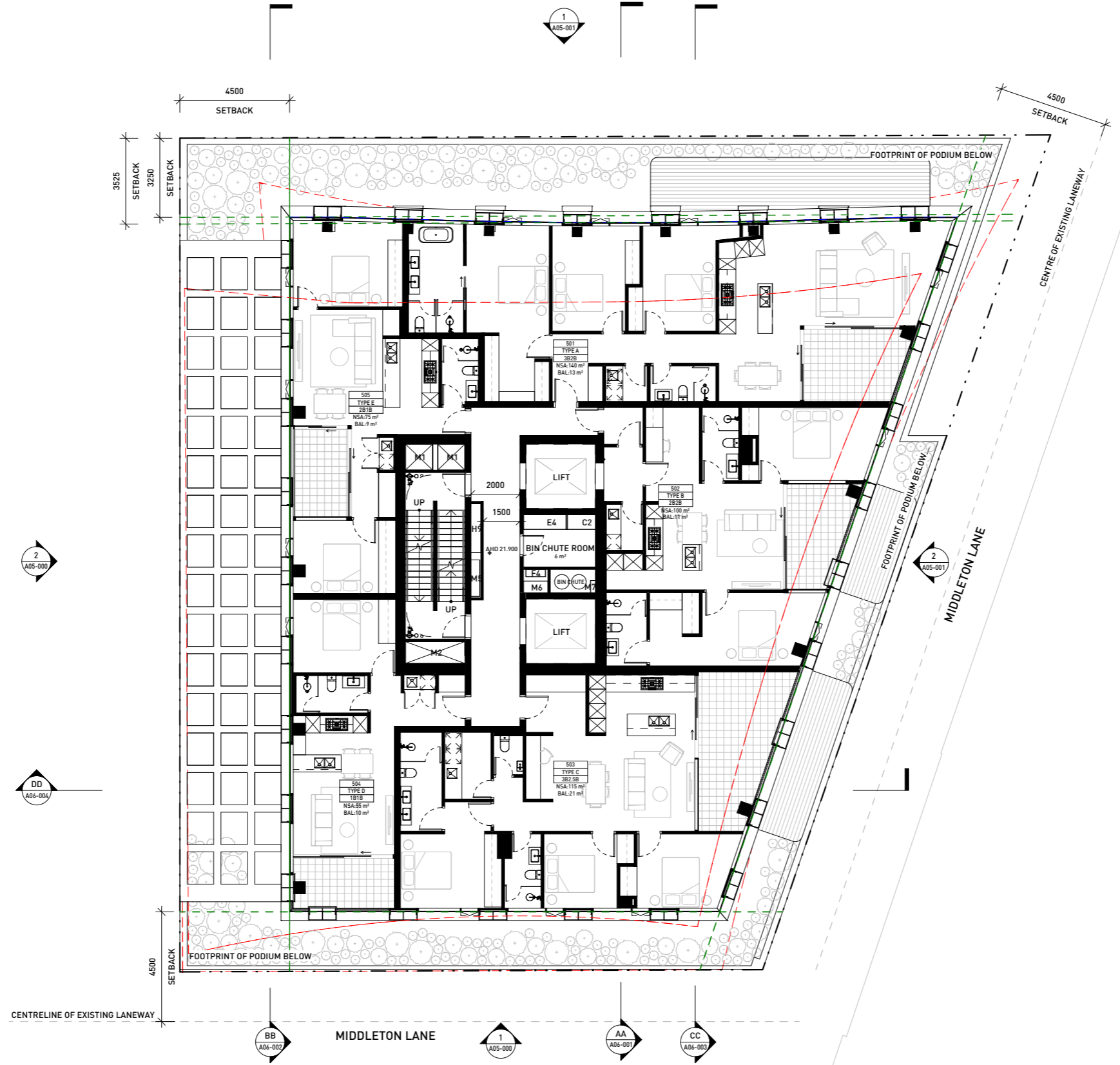
WOOD / MARSH PTY LTD ARCHITECTURE
 30 Beaconsfield Parade Port Melbourne 3207 Australia
 Telephone 03 9476 2600 Facsimile 03 9476 2811
 Email w@woodmarsh.com.au
 A.B.N. 75 00 10 120

CLIENT: TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000

PROJECT: DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205

TITLE: LEVEL 04

DRAWING NO.	A03-040	REVISION NO.	10
JOB NUMBER	329	DESIGNED BY	RW
SCALE	1 : 100 @A1	CHECKED BY	LA
DRAWN BY	TH	APPROVED BY	RM
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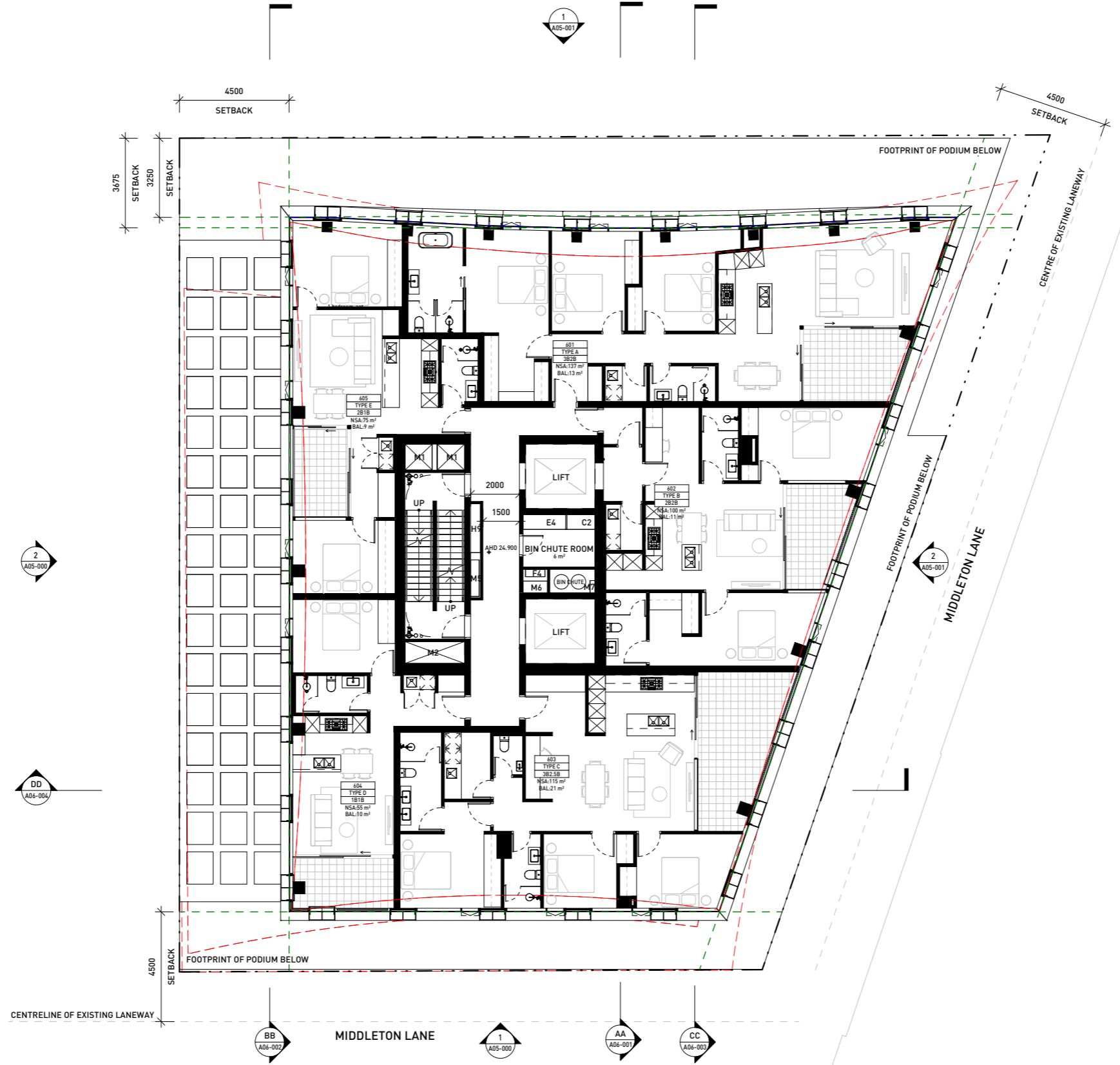
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CLIENT TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE LEVEL 05

DRAWING NO.	REVISION NO.
A03-050	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM

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- ESD NOTES
- UTILITY METERS (ELECTRICITY, WATER) FOR ALL INDIVIDUAL DWELLINGS AND COMMERCIAL TENANTS.
 - SUB-METERING FACILITIES FOR COMMON AREA ENERGY AND WATER MONITORING AND CONTROL.
 - WATER FIXTURES MINIMUM WELS RATING
 - KITCHEN TAPS - 5 STAR WELS RATING
 - BATHROOM TAPS - 5 STAR WELS RATING
 - DISHWASHER - 4 STAR WELS RATING
 - WC'S - 4 STAR WELS RATING
 - URINALS - 5 STAR WELS RATING
 - SHOWERS - 4 STAR WELS RATING (≤ 7.5L/MIN)
 - WASHING MACHIENE - 4 STAR WELS RATING
 - MINIMUM 10,000 - LITRE RAINWATER TANK(S) TO COLLECT RAINWATER ON THE ROOF AND USED FOR TOILET FLUSHING, WASH-DOWN AND LANDSCAPING IRRIGATION.
 - WATER EFFICIENT LANDSCAPING IS DESIGNED TO NOT REQUIRE WATERING AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED.
 - A STORAGE TANK WITHIN THE FIRE TANK ROOM TO COLLECT A MINIMUM OF 80% OF THE ROUTINE FIRE PROTECTION SYSTEM TEST WATER FOR RE-USE ON-SITE.
 - THE CAR PARK VENTILATION SYSTEM IS TO INCLUDE VARIABLE SPEED DRIVERS (VSDS) ON THE FANS CONTROLLED BY CO SENSORS.
 - MINIMUM 10KW SOLAR PV PANELS ON THE ROOF.
 - MINIMUM 60% OF DWELLINGS WILL HAVE OPERABLE WINDOWS OR SLIDING DOORS WITH VENTILATION OPENINGS AT LEAST 2% OF THE TOTL FLOOR AREA OR 1M², WHICHEVER IS GREATER.
 - MINIMUM ONE PARKING SPACE SHOULD BE NOMINATED FOR EV CHARGING, WITH APPROPRIATE SIGNAGE AND CHARGING INFRASTRUCTURE INSTALLED.
 - MINIMUM 5% OF THE TOTAL SITE WILL BE SOFT LANDSCAPED.

FOR INFORMATION ONLY

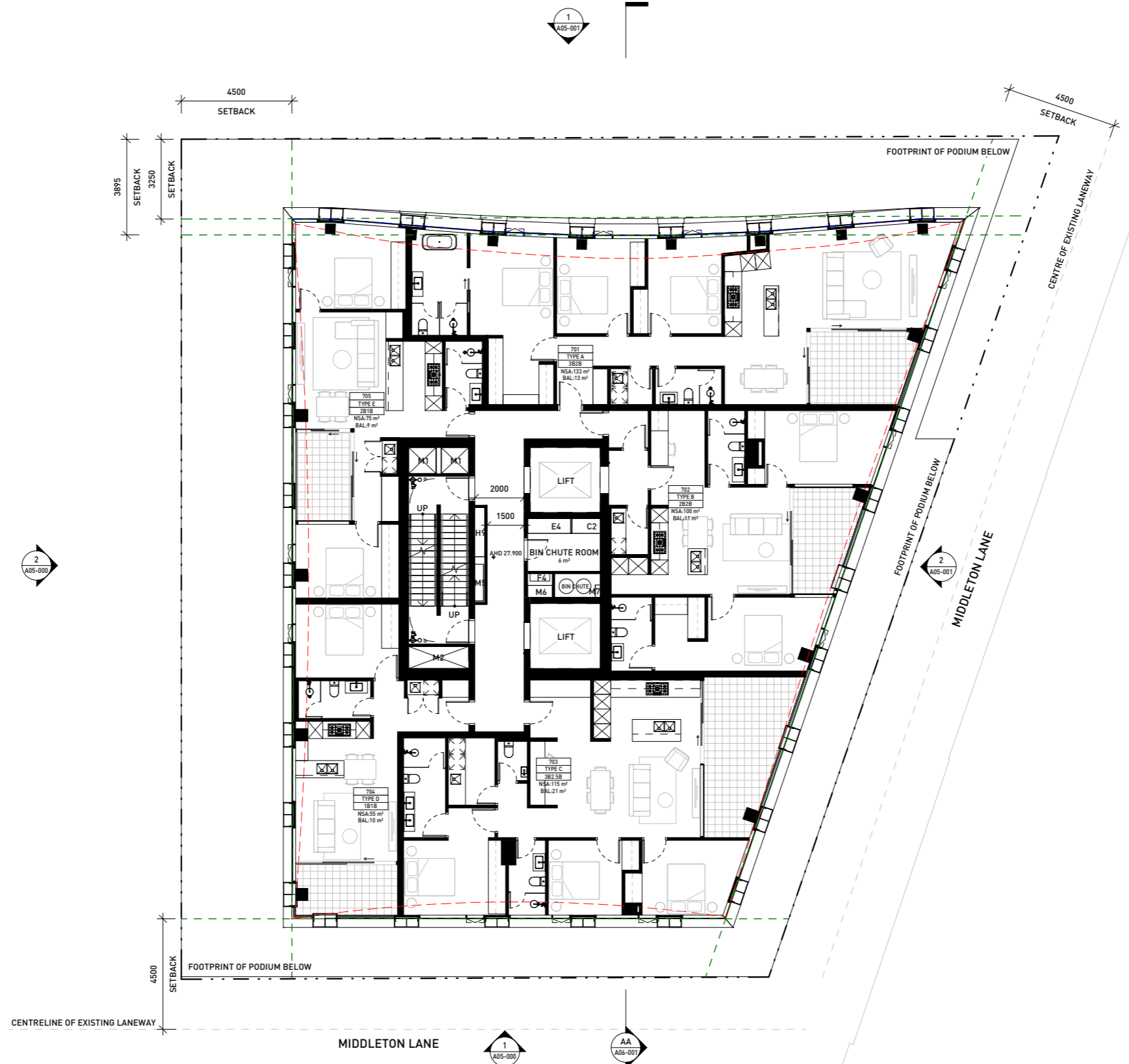
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16/12/21	10	VCAT SUBMISSION	KL	LA

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CLIENT: TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT: DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE: LEVEL 06

DRAWING NO.	REVISION NO.
A03-060	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM



ESD NOTES

- UTILITY METERS (ELECTRICITY, WATER) FOR ALL INDIVIDUAL DWELLINGS AND COMMERCIAL TENANTS.
- SUB-METERING FACILITIES FOR COMMON AREA ENERGY AND WATER MONITORING AND CONTROL.
- WATER FIXTURES MINIMUM WELS RATING
 - KITCHEN TAPS - 5 STAR WELS RATING
 - BATHROOM TAPS - 5 STAR WELS RATING
 - DISHWASHER - 4 STAR WELS RATING
 - WC'S - 4 STAR WELS RATING
 - URINALS - 5 STAR WELS RATING
 - SHOWERS - 4 STAR WELS RATING (≤ 7.5L/MIN)
 - WASHING MACHIENE - 4 STAR WELS RATING
- MINIMUM 10,000 - LITRE RAINWATER TANK(S) TO COLLECT RAINWATER ON THE ROOF AND USED FOR TOILET FLUSHING, WASH-DOWN AND LANDSCAPING IRRIGATION.
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- MINIMUM 5% OF THE TOTAL SITE WILL BE SOFT LANDSCAPED.

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16/12/21	10	VCAT SUBMISSION	KL	LA

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CLIENT TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE LEVEL 07

DRAWING NO.	REVISION NO.
A03-070	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM



ESD NOTES

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- SUB-METERING FACILITIES FOR COMMON AREA ENERGY AND WATER MONITORING AND CONTROL.
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 - KITCHEN TAPS - 5 STAR WELS RATING
 - BATHROOM TAPS - 5 STAR WELS RATING
 - DISHWASHER - 4 STAR WELS RATING
 - WC'S - 4 STAR WELS RATING
 - URINALS - 5 STAR WELS RATING
 - SHOWERS - 4 STAR WELS RATING (≤ 7.5L/MIN)
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FOR INFORMATION ONLY

DATE	NO.	COMMENTS	BY	CHECKED
16/12/21	10	VCAT SUBMISSION	KL	LA

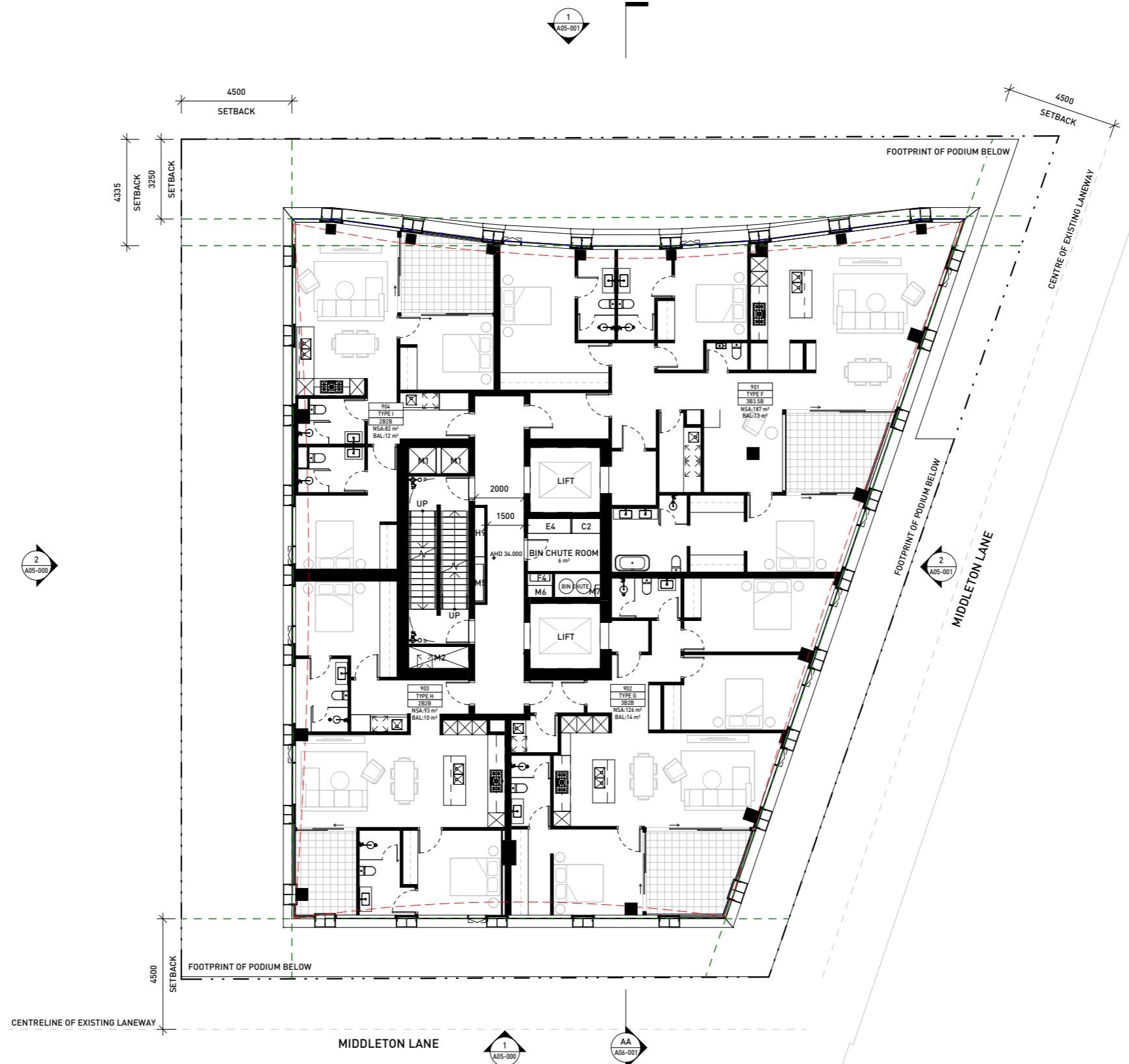
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CLIENT TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE LEVEL 08

DRAWING NO.	REVISION NO.
A03-080	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM

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- ESD NOTES**
- UTILITY METERS (ELECTRICITY, WATER) FOR ALL INDIVIDUAL DWELLINGS AND COMMERCIAL TENANTS.
 - SUB-METERING FACILITIES FOR COMMON AREA ENERGY AND WATER MONITORING AND CONTROL.
 - WATER FIXTURES MINIMUM WELS RATING
 - KITCHEN TAPS - 5 STAR WELS RATING
 - BATHROOM TAPS - 5 STAR WELS RATING
 - DISHWASHER - 4 STAR WELS RATING
 - WC'S - 4 STAR WELS RATING
 - URINALS - 5 STAR WELS RATING
 - SHOWERS - 4 STAR WELS RATING (≤ 7.5L/MIN)
 - WASHING MACHIENE - 4 STAR WELS RATING
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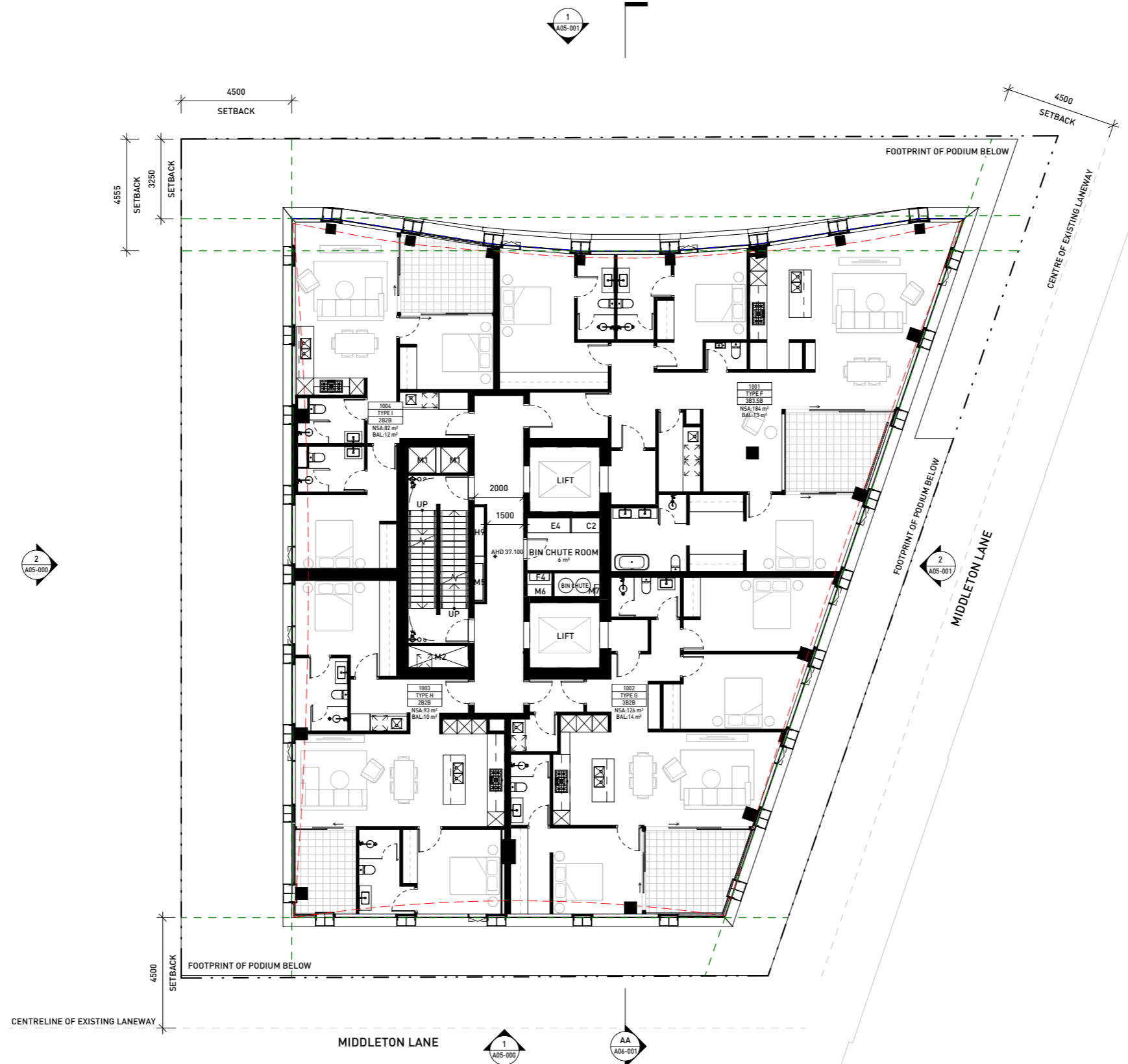
CLIENT TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000

PROJECT DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205

TITLE LEVEL 09

DRAWING NO.	REVISION NO.
A03-090	10
JOB NUMBER	DESIGNED
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM

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- ESD NOTES
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 - SUB-METERING FACILITIES FOR COMMON AREA ENERGY AND WATER MONITORING AND CONTROL.
 - WATER FIXTURES MINIMUM WELS RATING
 - KITCHEN TAPS - 5 STAR WELS RATING
 - BATHROOM TAPS - 5 STAR WELS RATING
 - DISHWASHER - 4 STAR WELS RATING
 - WC'S - 4 STAR WELS RATING
 - URINALS - 5 STAR WELS RATING
 - SHOWERS - 4 STAR WELS RATING (≤ 7.5L/MIN)
 - WASHING MACHIENE - 4 STAR WELS RATING
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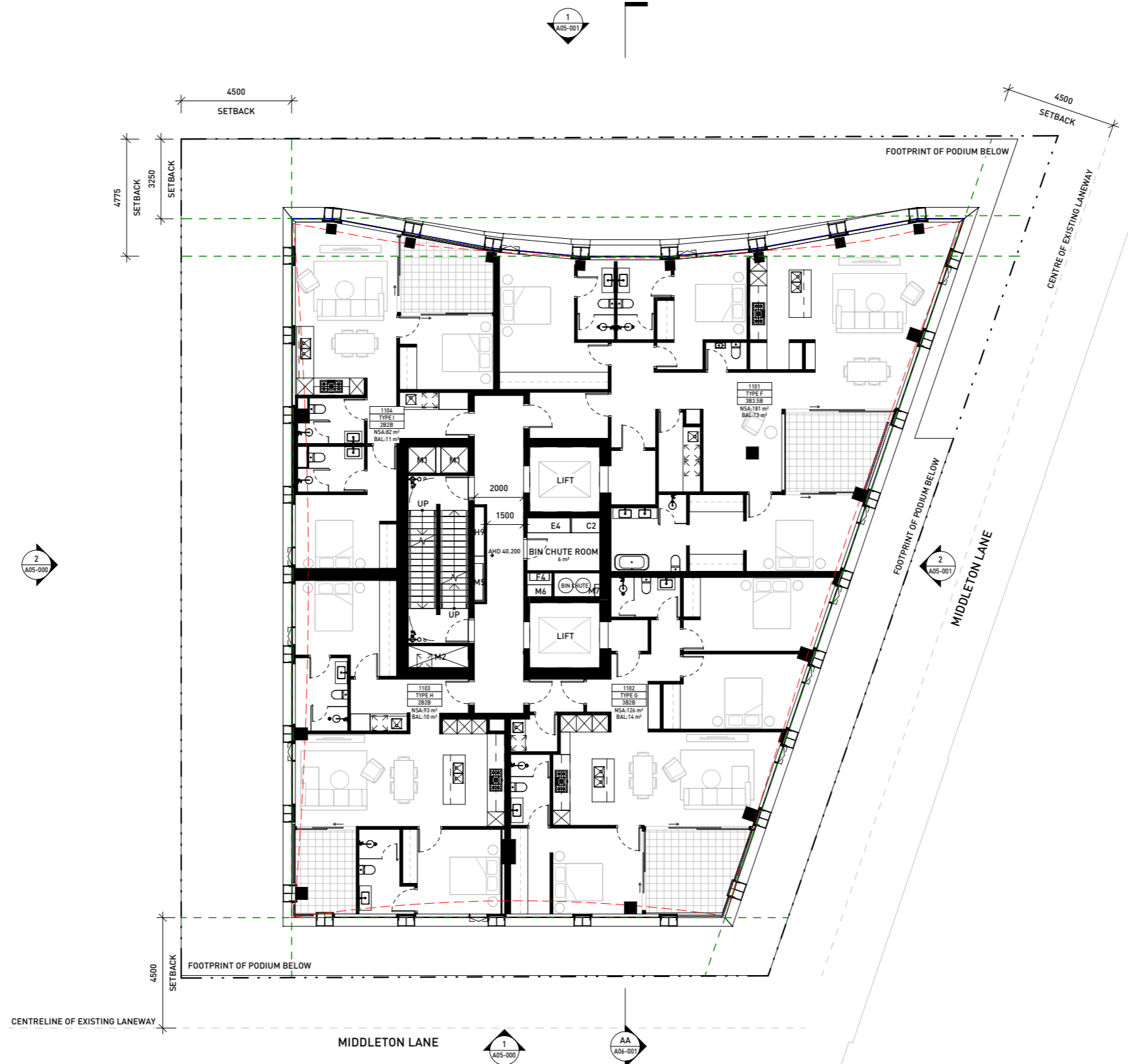
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CLIENT: TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT: DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE: LEVEL 10

DRAWING NO.	REVISION NO.
A03-100	10
JOB NUMBER	DESIGNED
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM



ESD NOTES

- UTILITY METERS (ELECTRICITY, WATER) FOR ALL INDIVIDUAL DWELLINGS AND COMMERCIAL TENANTS.
- SUB-METERING FACILITIES FOR COMMON AREA ENERGY AND WATER MONITORING AND CONTROL.
- WATER FIXTURES MINIMUM WELS RATING
 - KITCHEN TAPS - 5 STAR WELS RATING
 - BATHROOM TAPS - 5 STAR WELS RATING
 - DISHWASHER - 4 STAR WELS RATING
 - WC'S - 4 STAR WELS RATING
 - URINALS - 5 STAR WELS RATING
 - SHOWERS - 4 STAR WELS RATING (≤ 7.5L/MIN)
 - WASHING MACHIENE - 4 STAR WELS RATING
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FOR INFORMATION ONLY

DATE	NO.	COMMENTS	BY	CHECKED
16/12/21	10	VCAT SUBMISSION	KL	LA

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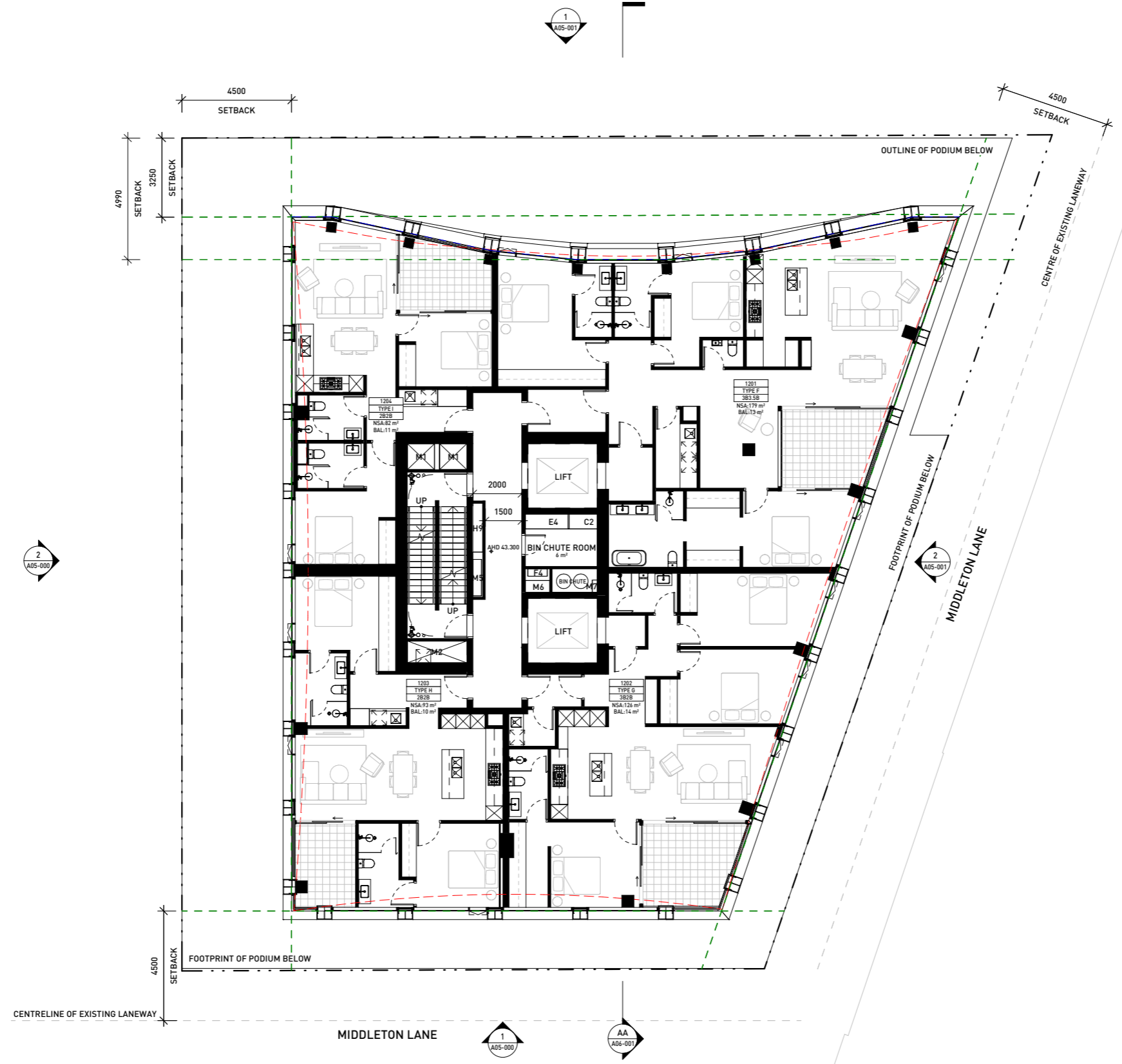
CLIENT **TIME AND PLACE**
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000

PROJECT **DORCAS STREET TOWER**
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205

TITLE **LEVEL 11**

DRAWING NO.	REVISION NO.
A03-110	10
JOB NUMBER	DESIGNED
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM

DATE PLOTTED: 21/12/2021 7:38:52 PM



- ESD NOTES
- UTILITY METERS (ELECTRICITY, WATER) FOR ALL INDIVIDUAL DWELLINGS AND COMMERCIAL TENANTS.
 - SUB-METERING FACILITIES FOR COMMON AREA ENERGY AND WATER MONITORING AND CONTROL.
 - WATER FIXTURES MINIMUM WELS RATING
 - KITCHEN TAPS - 5 STAR WELS RATING
 - BATHROOM TAPS - 5 STAR WELS RATING
 - DISHWASHER - 4 STAR WELS RATING
 - WC'S - 4 STAR WELS RATING
 - URINALS - 5 STAR WELS RATING
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FOR INFORMATION ONLY

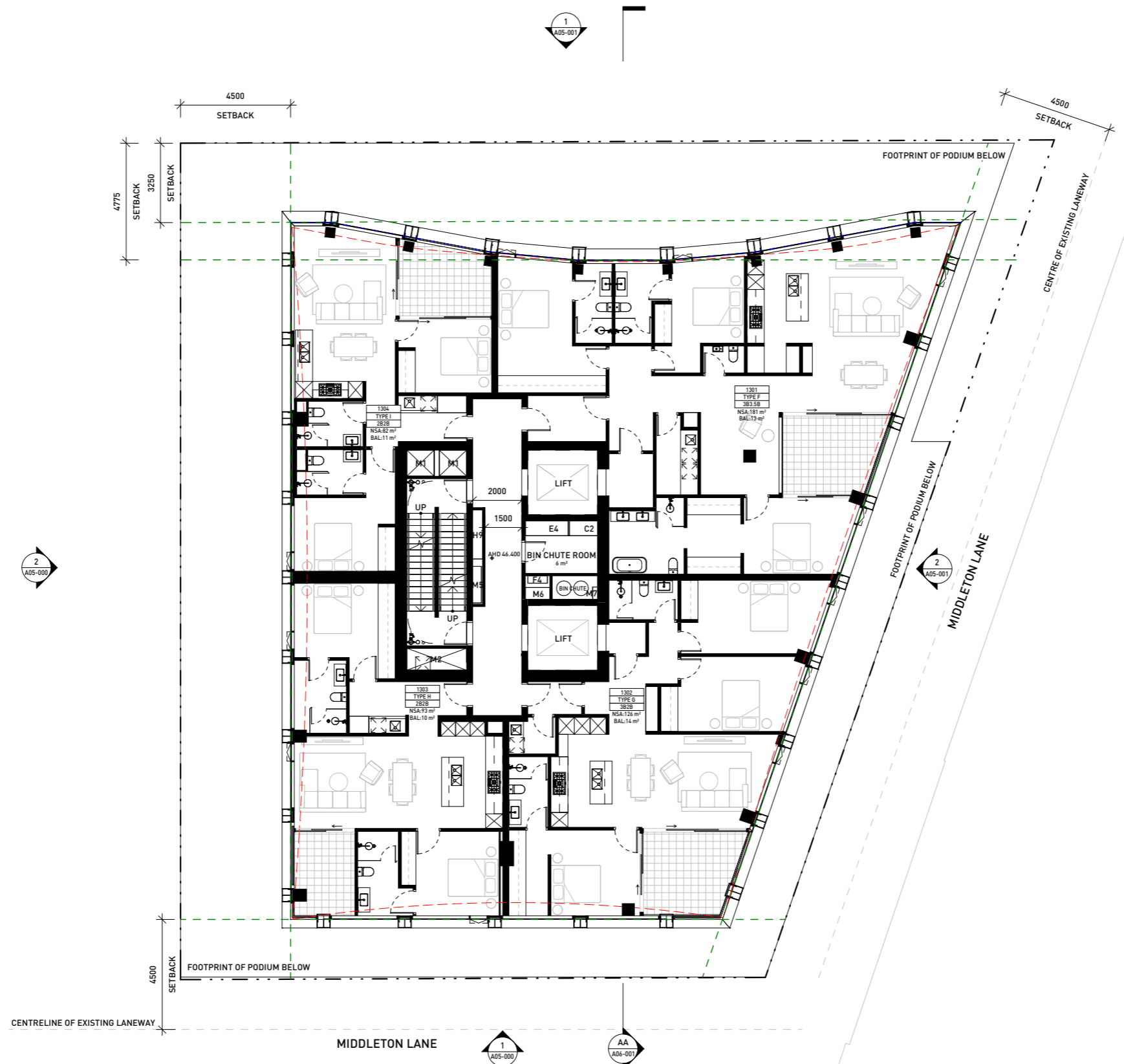
DATE	NO.	COMMENTS	BY	CHECKED
16/12/21	10	VCAT SUBMISSION	KL	LA

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CLIENT: TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT: DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE: LEVEL 12

DRAWING NO.	REVISION NO.
A03-120	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM
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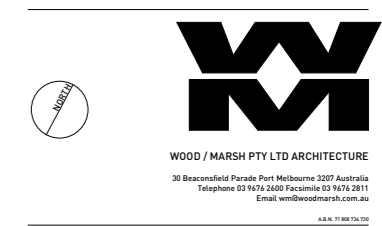


- ESD NOTES**
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 - WATER FIXTURES MINIMUM WELS RATING
 - KITCHEN TAPS - 5 STAR WELS RATING
 - BATHROOM TAPS - 5 STAR WELS RATING
 - DISHWASHER - 4 STAR WELS RATING
 - WC'S - 4 STAR WELS RATING
 - URINALS - 5 STAR WELS RATING
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FOR INFORMATION ONLY

DATE	NO.	COMMENTS	BY	CHECKED
16/12/21	10	VCAT SUBMISSION	KL	LA

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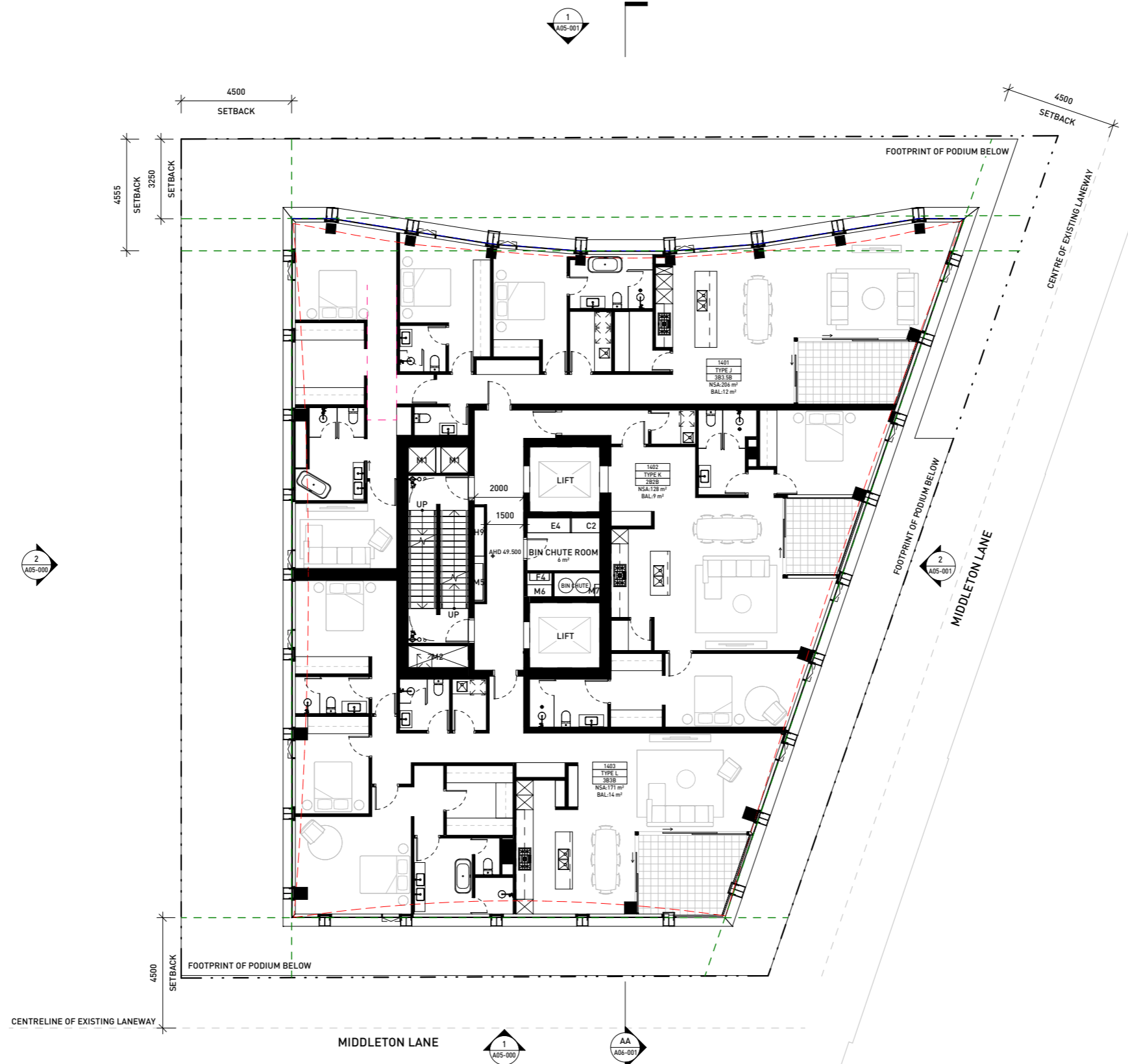


CLIENT **TIME AND PLACE**
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000

PROJECT **DORCAS STREET TOWER**
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205

TITLE **LEVEL 13**

DRAWING NO.	REVISION NO.
A03-130	10
JOB NUMBER	DESIGNED
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM
DATE	CHECKED
21/12/2021 7:39:32 PM	



- ESD NOTES
- UTILITY METERS (ELECTRICITY, WATER) FOR ALL INDIVIDUAL DWELLINGS AND COMMERCIAL TENANTS.
 - SUB-METERING FACILITIES FOR COMMON AREA ENERGY AND WATER MONITORING AND CONTROL.
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 - WC'S - 4 STAR WELS RATING
 - URINALS - 5 STAR WELS RATING
 - SHOWERS - 4 STAR WELS RATING (≤ 7.5L/MIN)
 - WASHING MACHIENE - 4 STAR WELS RATING
 - MINIMUM 10,000 - LITRE RAINWATER TANK(S) TO COLLECT RAINWATER ON THE ROOF AND USED FOR TOILET FLUSHING, WASH-DOWN AND LANDSCAPING IRRIGATION.
 - WATER EFFICIENT LANDSCAPING IS DESIGNED TO NOT REQUIRE WATERING AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED.
 - A STORAGE TANK WITHIN THE FIRE TANK ROOM TO COLLECT A MINIMUM OF 80% OF THE ROUTINE FIRE PROTECTION SYSTEM TEST WATER FOR RE-USE ON-SITE.
 - THE CAR PARK VENTILATION SYSTEM IS TO INCLUDE VARIABLE SPEED DRIVERS (VSDS) ON THE FANS CONTROLLED BY CO SENSORS.
 - MINIMUM 10KW SOLAR PV PANELS ON THE ROOF.
 - MINIMUM 60% OF DWELLINGS WILL HAVE OPERABLE WINDOWS OR SLIDING DOORS WITH VENTILATION OPENINGS AT LEAST 2% OF THE TOTL FLOOR AREA OR 1M², WHICHEVER IS GREATER.
 - MINIMUM ONE PARKING SPACE SHOULD BE NOMINATED FOR EV CHARGING, WITH APPROPRIATE SIGNAGE AND CHARGING INFRASTRUCTURE INSTALLED.
 - MINIMUM 5% OF THE TOTAL SITE WILL BE SOFT LANDSCAPED.

FOR INFORMATION ONLY

DATE	NO.	COMMENTS	BY	CHECKED
16/12/21	10	VCAT SUBMISSION	KL	LA

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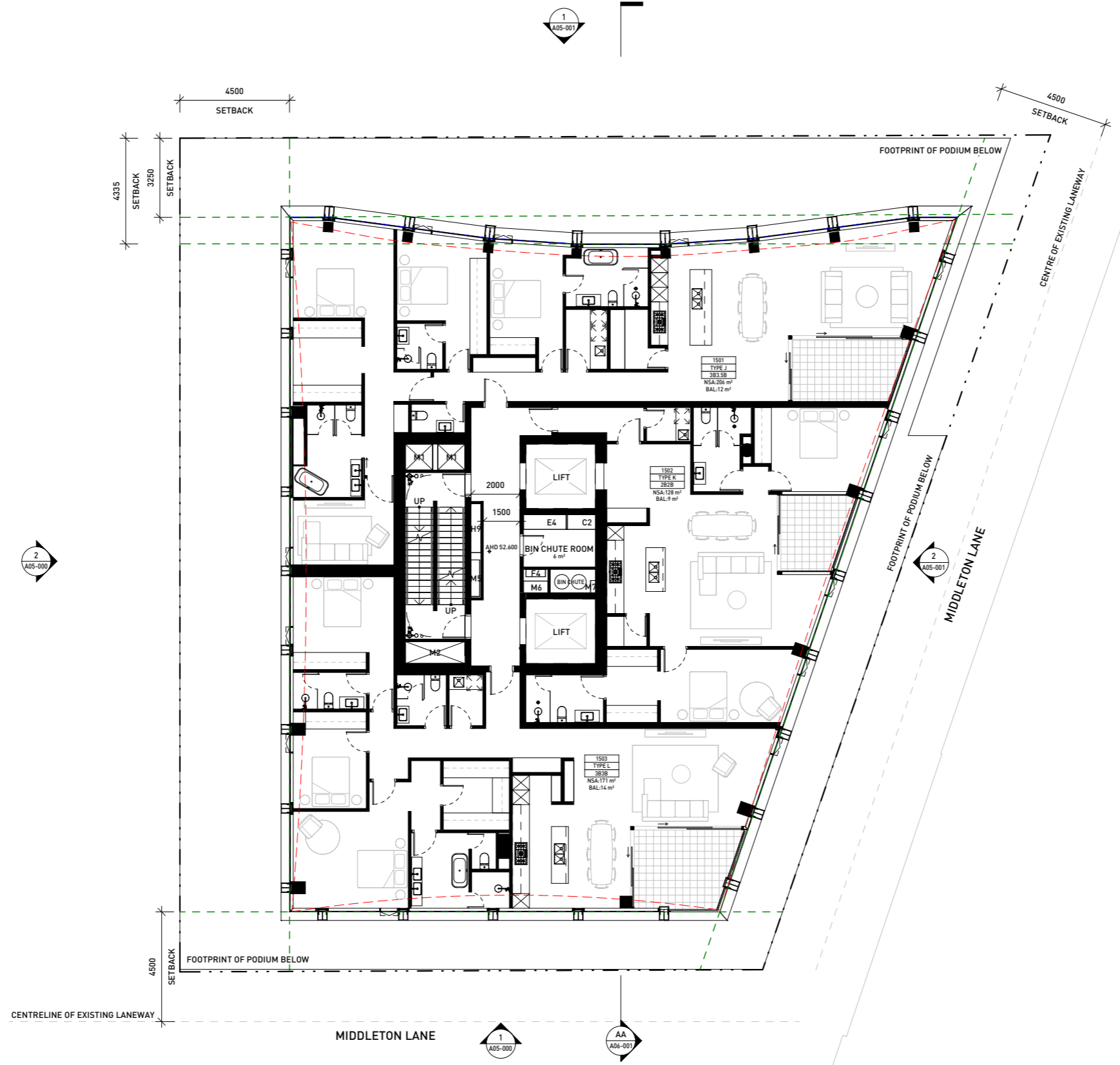
CLIENT TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000

PROJECT DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205

TITLE LEVEL 14

DRAWING NO.	REVISION NO.
A03-140	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM

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ESD NOTES

- UTILITY METERS (ELECTRICITY, WATER) FOR ALL INDIVIDUAL DWELLINGS AND COMMERCIAL TENANTS.
- SUB-METERING FACILITIES FOR COMMON AREA ENERGY AND WATER MONITORING AND CONTROL.
- WATER FIXTURES MINIMUM WELS RATING
 - KITCHEN TAPS - 5 STAR WELS RATING
 - BATHROOM TAPS - 5 STAR WELS RATING
 - DISHWASHER - 4 STAR WELS RATING
 - WC'S - 4 STAR WELS RATING
 - URINALS - 5 STAR WELS RATING
 - SHOWERS - 4 STAR WELS RATING (≤ 7.5L/MIN)
 - WASHING MACHIENE - 4 STAR WELS RATING
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- MINIMUM 5% OF THE TOTAL SITE WILL BE SOFT LANDSCAPED.

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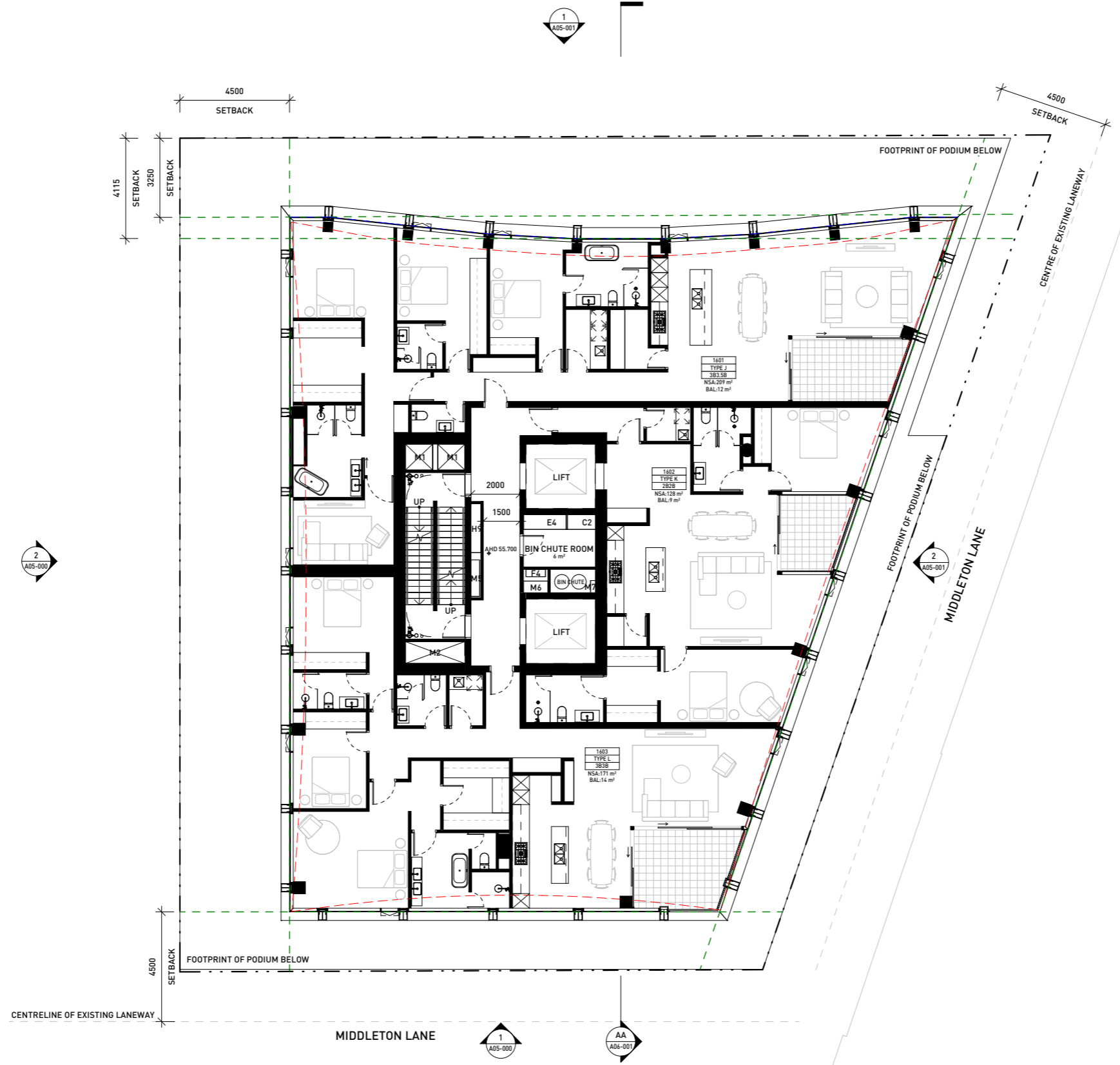
DATE	NO.	COMMENTS	BY	CHECKED
16/12/21	10	VCAT SUBMISSION	KL	LA

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CLIENT TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE LEVEL 15

DRAWING NO.	REVISION NO.
A03-150	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM



ESD NOTES

1. UTILITY METERS (ELECTRICITY, WATER) FOR ALL INDIVIDUAL DWELLINGS AND COMMERCIAL TENANTS.
2. SUB-METERING FACILITIES FOR COMMON AREA ENERGY AND WATER MONITORING AND CONTROL.
3. WATER FIXTURES MINIMUM WELS RATING
 - KITCHEN TAPS - 5 STAR WELS RATING
 - BATHROOM TAPS - 5 STAR WELS RATING
 - DISHWASHER - 4 STAR WELS RATING
 - WC'S - 4 STAR WELS RATING
 - URINALS - 5 STAR WELS RATING
 - SHOWERS - 4 STAR WELS RATING (≤ 7.5L/MIN)
 - WASHING MACHIENE - 4 STAR WELS RATING
4. MINIMUM 10,000 - LITRE RAINWATER TANK(S) TO COLLECT RAINWATER ON THE ROOF AND USED FOR TOILET FLUSHING, WASH-DOWN AND LANDSCAPING IRRIGATION.
5. WATER EFFICIENT LANDSCAPING IS DESIGNED TO NOT REQUIRE WATERING AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED.
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7. THE CAR PARK VENTILATION SYSTEM IS TO INCLUDE VARIABLE SPEED DRIVERS (VSDS) ON THE FANS CONTROLLED BY CO SENSORS.
8. MINIMUM 10KW SOLAR PV PANELS ON THE ROOF.
9. MINIMUM 60% OF DWELLINGS WILL HAVE OPERABLE WINDOWS OR SLIDING DOORS WITH VENTILATION OPENINGS AT LEAST 2% OF THE TOTL FLOOR AREA OR 1M², WHICHEVER IS GREATER.
10. MINIMUM ONE PARKING SPACE SHOULD BE NOMINATED FOR EV CHARGING, WITH APPROPRIATE SIGNAGE AND CHARGING INFRASTRUCTURE INSTALLED.
11. MINIMUM 5% OF THE TOTAL SITE WILL BE SOFT LANDSCAPED.

FOR INFORMATION ONLY

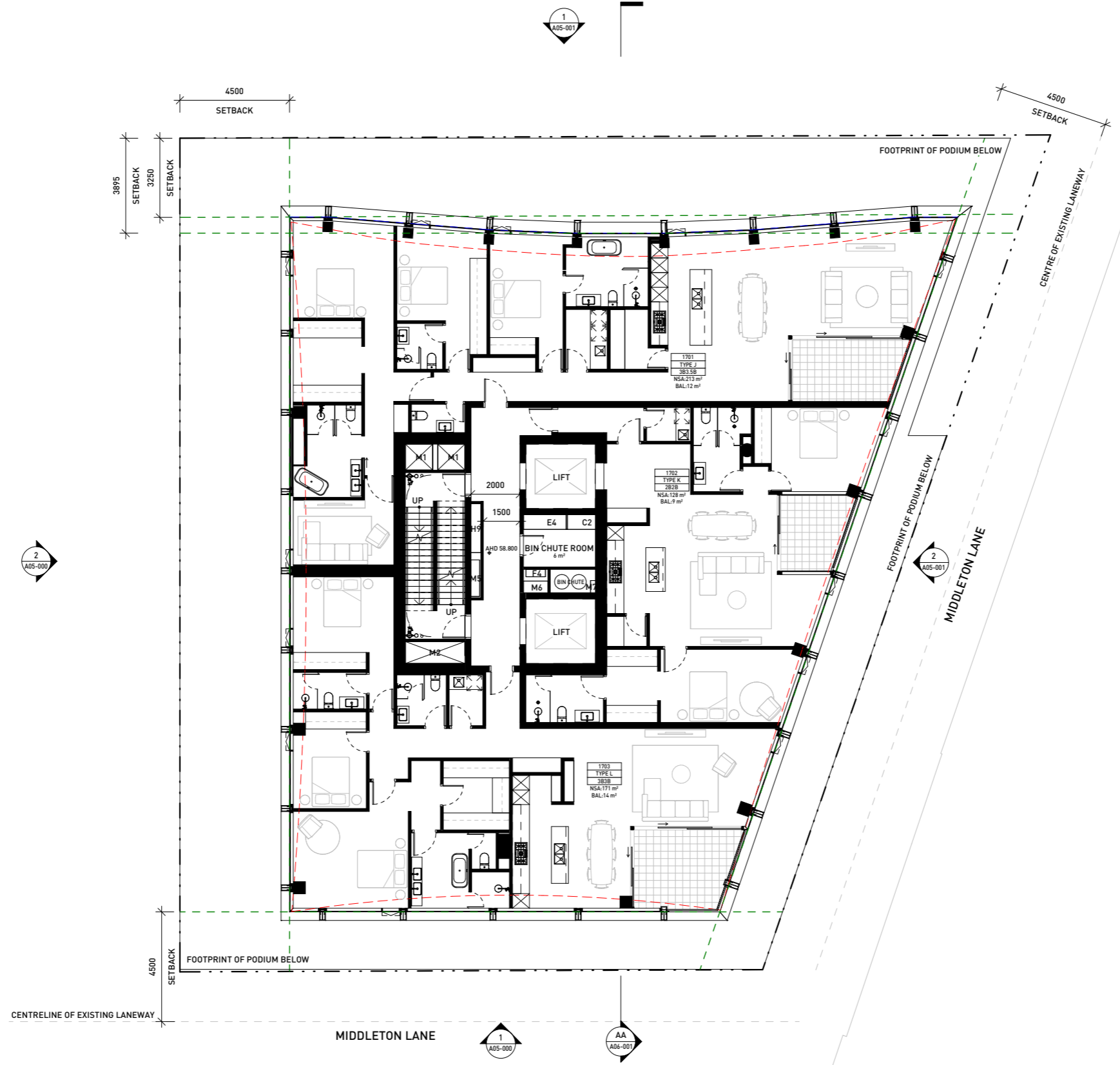
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CLIENT TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE LEVEL 16

DRAWING NO.	REVISION NO.
A03-160	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM



ESD NOTES

1. UTILITY METERS (ELECTRICITY, WATER) FOR ALL INDIVIDUAL DWELLINGS AND COMMERCIAL TENANTS.
2. SUB-METERING FACILITIES FOR COMMON AREA ENERGY AND WATER MONITORING AND CONTROL.
3. WATER FIXTURES MINIMUM WELS RATING
 - KITCHEN TAPS - 5 STAR WELS RATING
 - BATHROOM TAPS - 5 STAR WELS RATING
 - DISHWASHER - 4 STAR WELS RATING
 - WC'S - 4 STAR WELS RATING
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8. MINIMUM 10KW SOLAR PV PANELS ON THE ROOF.
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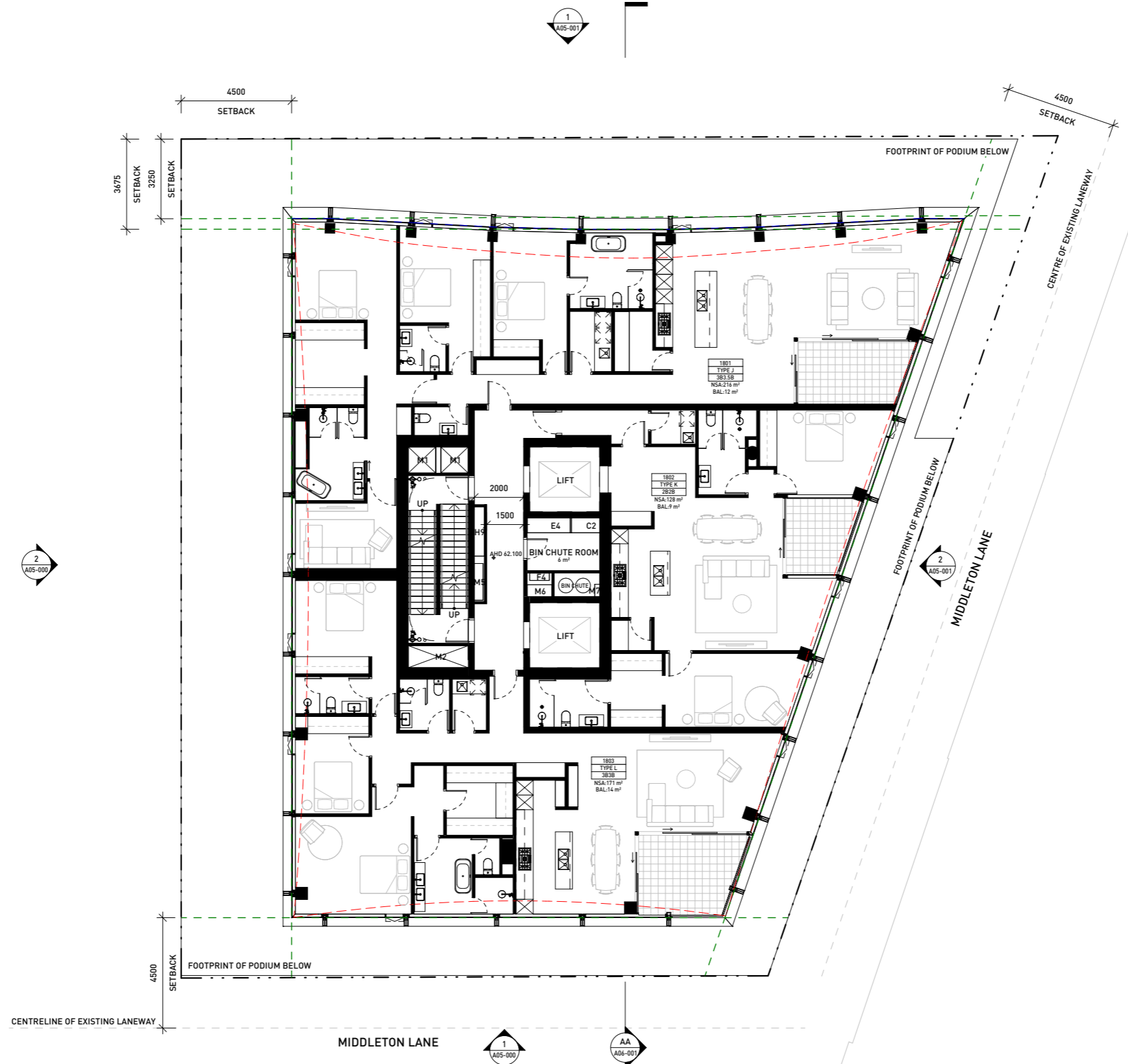
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CLIENT TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE LEVEL 17

DRAWING NO.	REVISION NO.
A03-170	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM



- ESD NOTES**
- UTILITY METERS (ELECTRICITY, WATER) FOR ALL INDIVIDUAL DWELLINGS AND COMMERCIAL TENANTS.
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 - KITCHEN TAPS - 5 STAR WELS RATING
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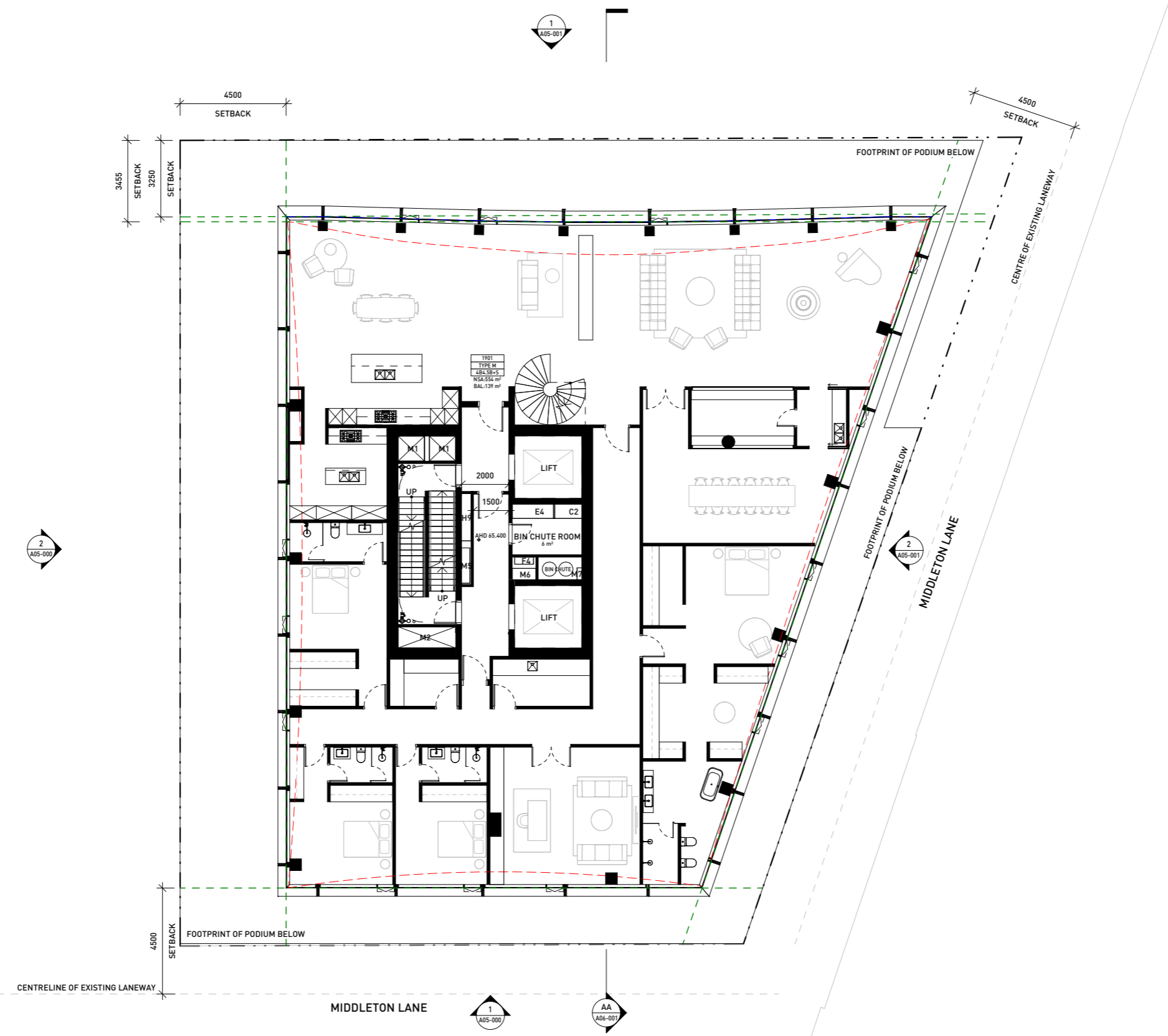
CLIENT TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000

PROJECT DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205

TITLE LEVEL 18

DRAWING NO.	REVISION NO.
A03-180	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM

DATE: 21/12/2021 7:41:09 PM



- ESD NOTES
- UTILITY METERS (ELECTRICITY, WATER) FOR ALL INDIVIDUAL DWELLINGS AND COMMERCIAL TENANTS.
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 - WATER FIXTURES MINIMUM WELS RATING
 - KITCHEN TAPS - 5 STAR WELS RATING
 - BATHROOM TAPS - 5 STAR WELS RATING
 - DISHWASHER - 4 STAR WELS RATING
 - WC'S - 4 STAR WELS RATING
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FOR INFORMATION ONLY

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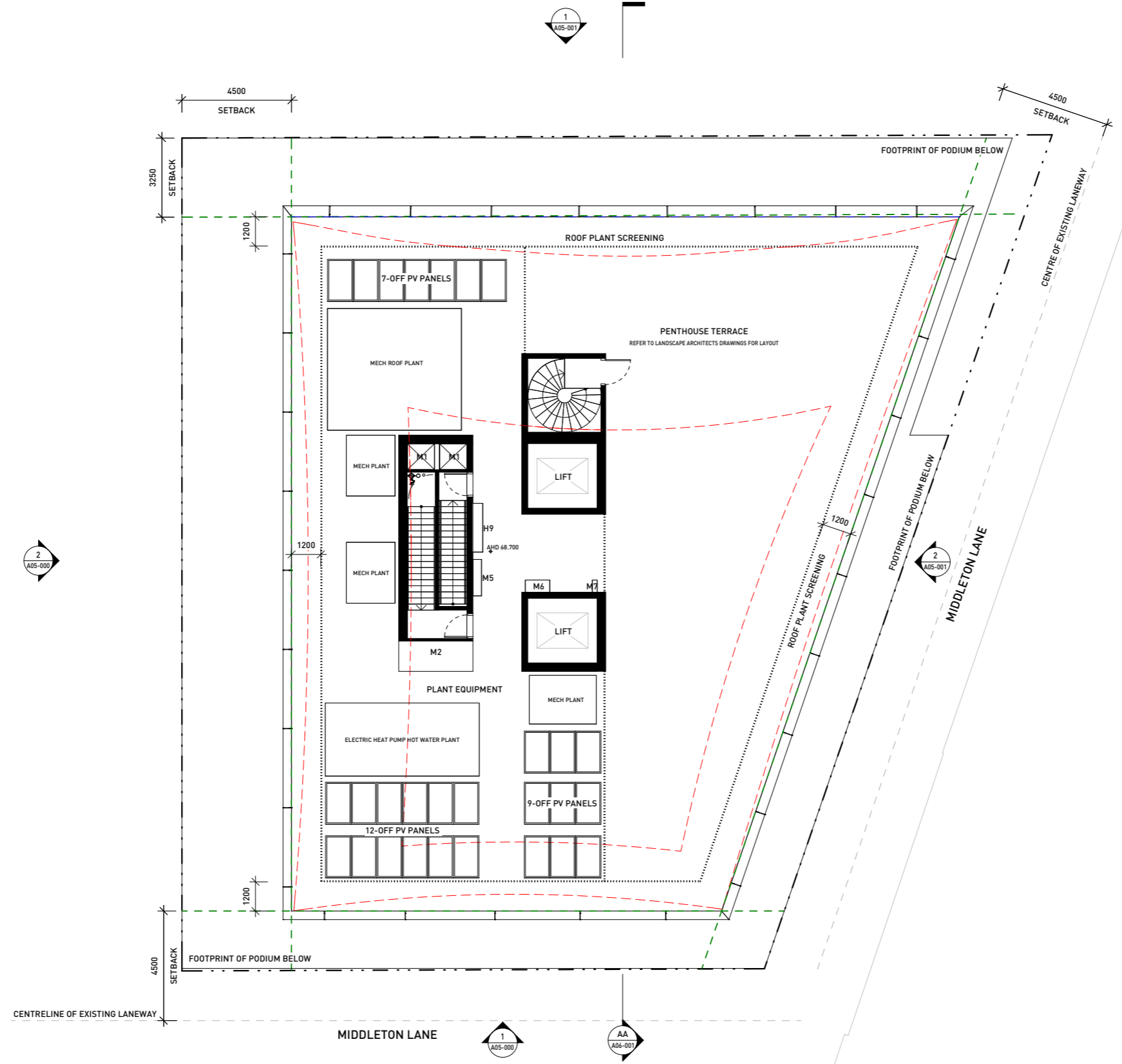
CLIENT TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000

PROJECT DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205

TITLE LEVEL 19

DRAWING NO.	REVISION NO.
A03-190	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM

DATE: 21/12/2021 7:41:27 PM



ESD NOTES

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CLIENT: TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT: DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE: LEVEL ROOF

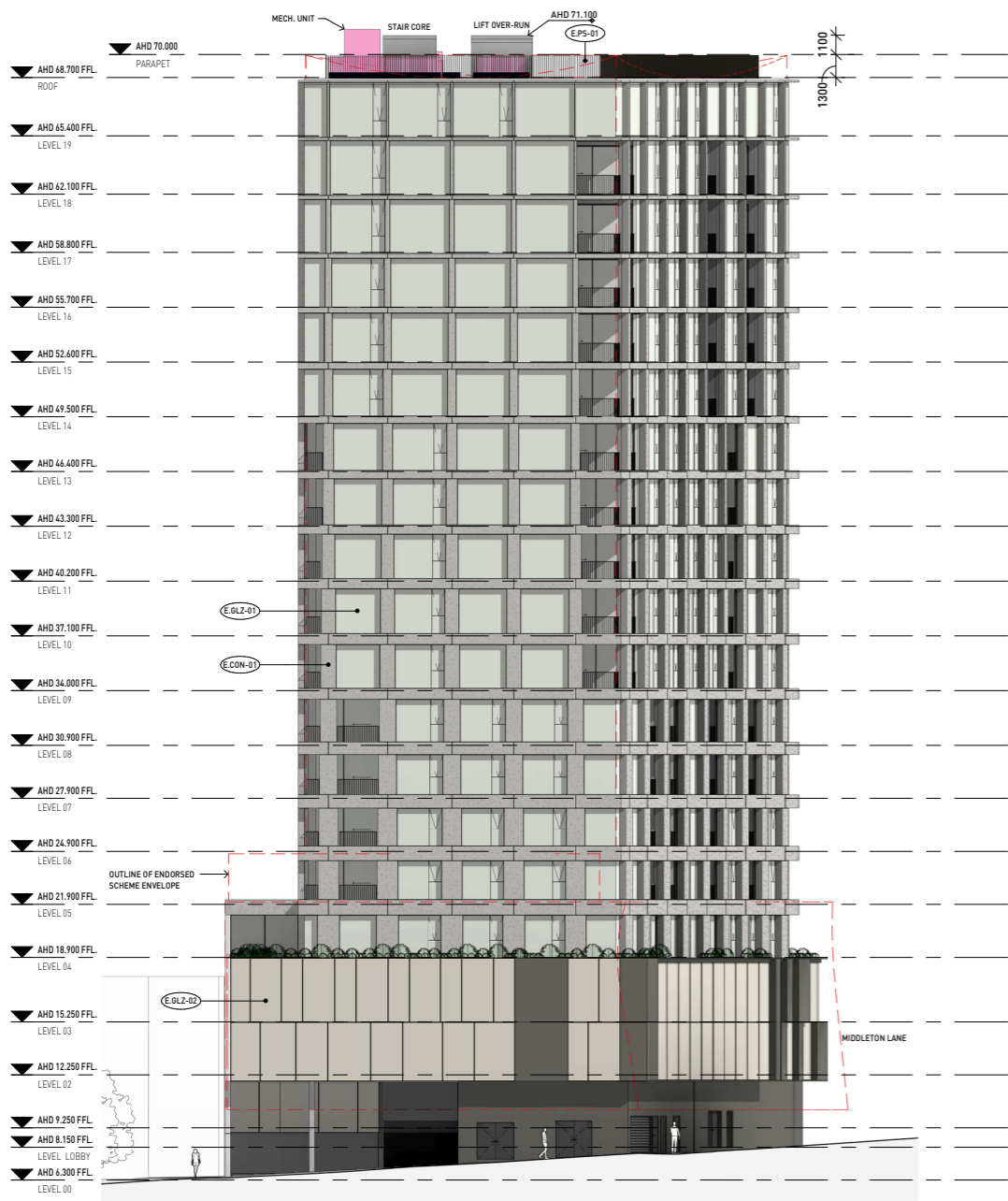
DRAWING NO.	REVISION NO.
A03-200	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1 : 100 @A1	LA
DRAWN	APPROVED
TH	RM

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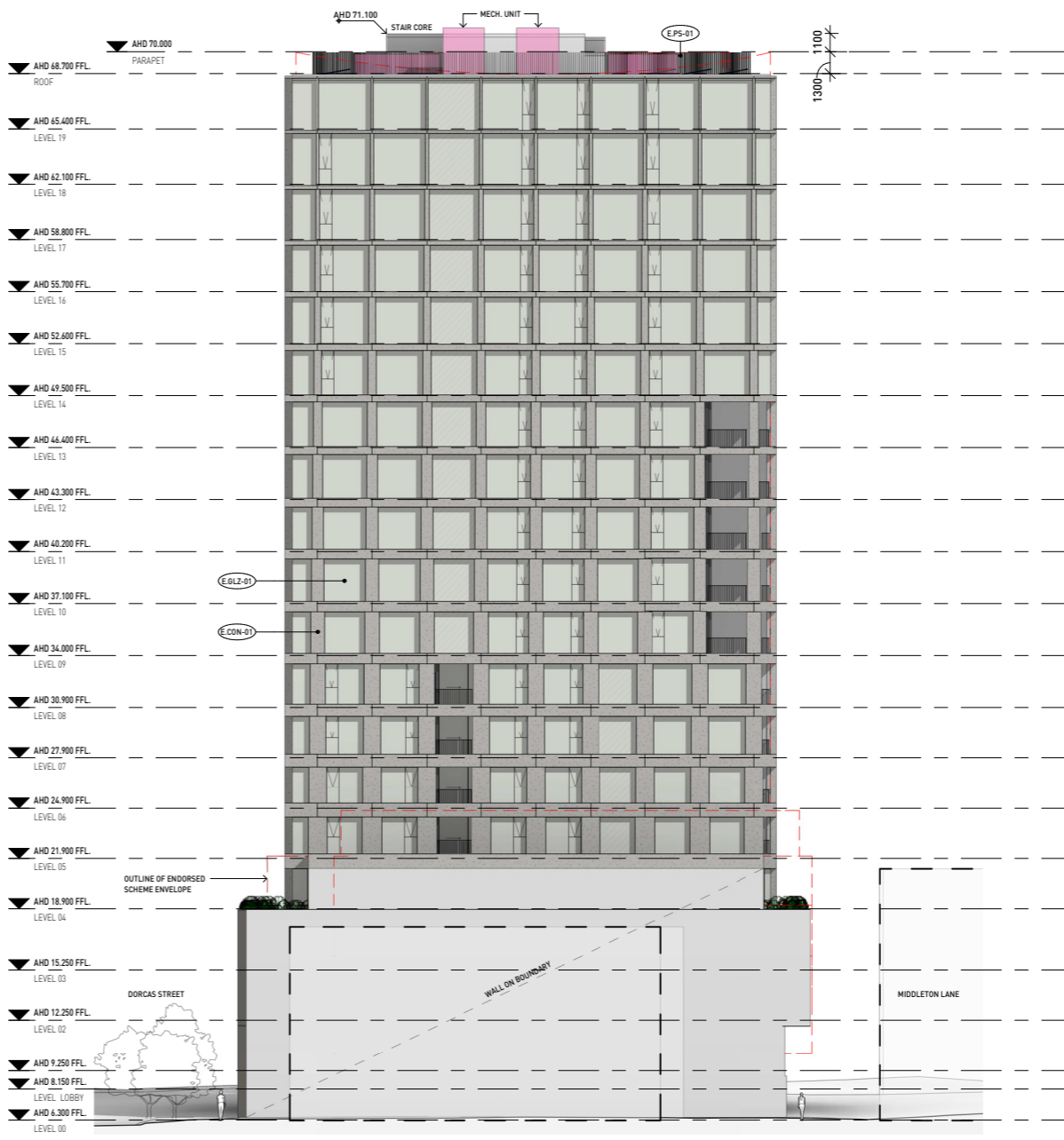
NOTE:
 AT RELEVANT STAGES DURING THE CONSTRUCTION OF THE BUILDING, AS NOMINATED BY THE RESPONSIBLE AUTHORITY, AND BEFORE THE BUILDING IS OCCUPIED, WRITTEN CONFIRMATION BY A LICENSED LAND SURVEYOR IS TO BE PROVIDED TO THE RESPONSIBLE AUTHORITY VERIFYING THAT THE DEVELOPMENT DOES NOT EXCEED 70m AHD.

EXTERNAL FINISHES LEGEND

E.CON-01 BUSH HAMMERED CONCRETE FINISH
 E.GLZ-01 EXTERNAL GLAZING CLEAR SILVER
 E.GLZ-02 EXTERNAL GLAZING LIGHT BRONZE
 E.PS-01 POWDERCOAT PLANT SCREEN



1 SOUTH ELEVATION 1:200



2 WEST ELEVATION 1:200

FOR INFORMATION ONLY

16/12/21	10	VCAT SUBMISSION	KL	LA
DATE	NO.	COMMENTS	BY	DRAWN

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WOOD / MARSH PTY LTD ARCHITECTURE
 30 Beaconsfield Parade Port Melbourne 3207 Australia
 Telephone 03 9376 2400 Facsimile 03 9376 2811
 Email wmm@woodmarsh.com.au

CLIENT **TIME AND PLACE**
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000

PROJECT **DORCAS STREET TOWER**
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205

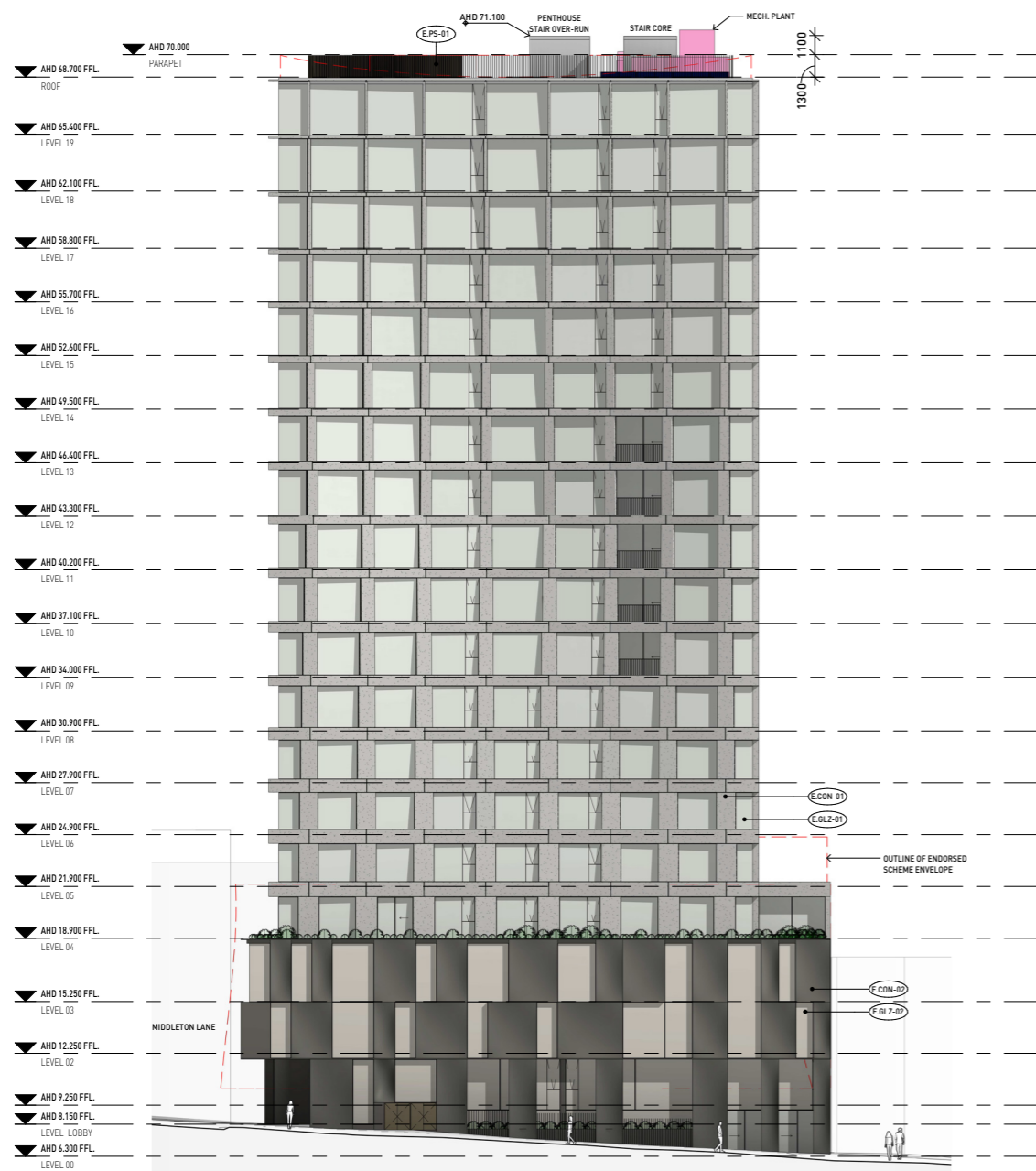
TITLE **ELEVATION SOUTH & WEST**

DRAWING NO.	A05-000	REVISION NO.	10
JOB NUMBER	329	PLT DATE	22/12/2021 3:32:17 PM
SCALE	1:200 @A1	DESIGNED	RW
DRAWN	TH	CHECKED	LA
DATE	16/12/21	APPROVED	RM

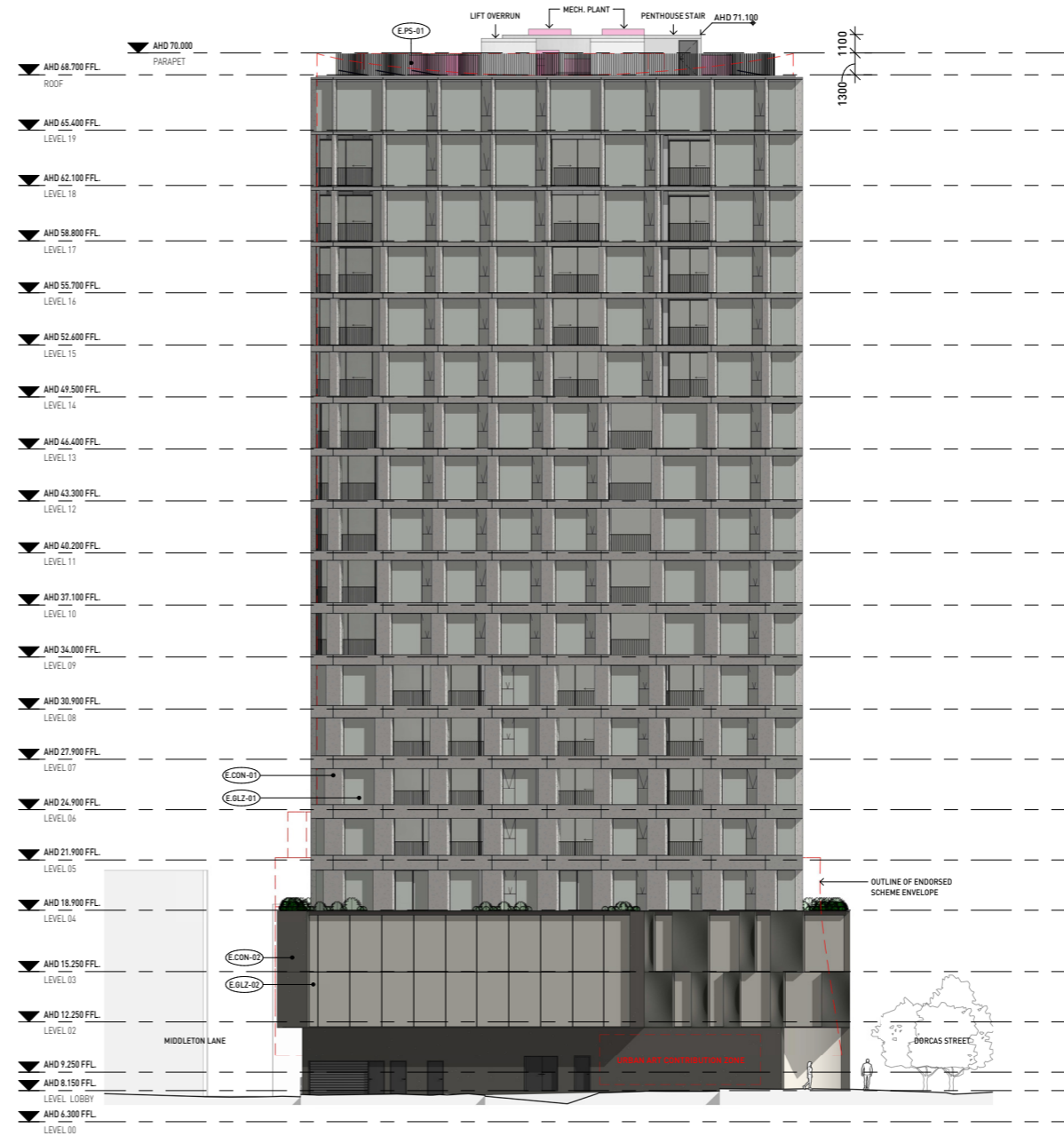
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EXTERNAL FINISHES LEGEND

- E.CON-01 BUSH HAMMERED CONCRETE FINISH
- E.CON-02 HONED CONCRETE FINISH
- E.GLZ-01 EXTERNAL GLAZING CLEAR SILVER
- E.GLZ-02 EXTERNAL GLAZING LIGHT BRONZE
- E.PS-01 POWDERCOAT PLANT SCREEN



1 NORTH ELEVATION 1 : 200



2 EAST ELEVATION 1 : 200

FOR INFORMATION ONLY

16/12/21	10	VCAT SUBMISSION	KL	LA
DATE	NO.	COMMENTS	BY	CHECKED

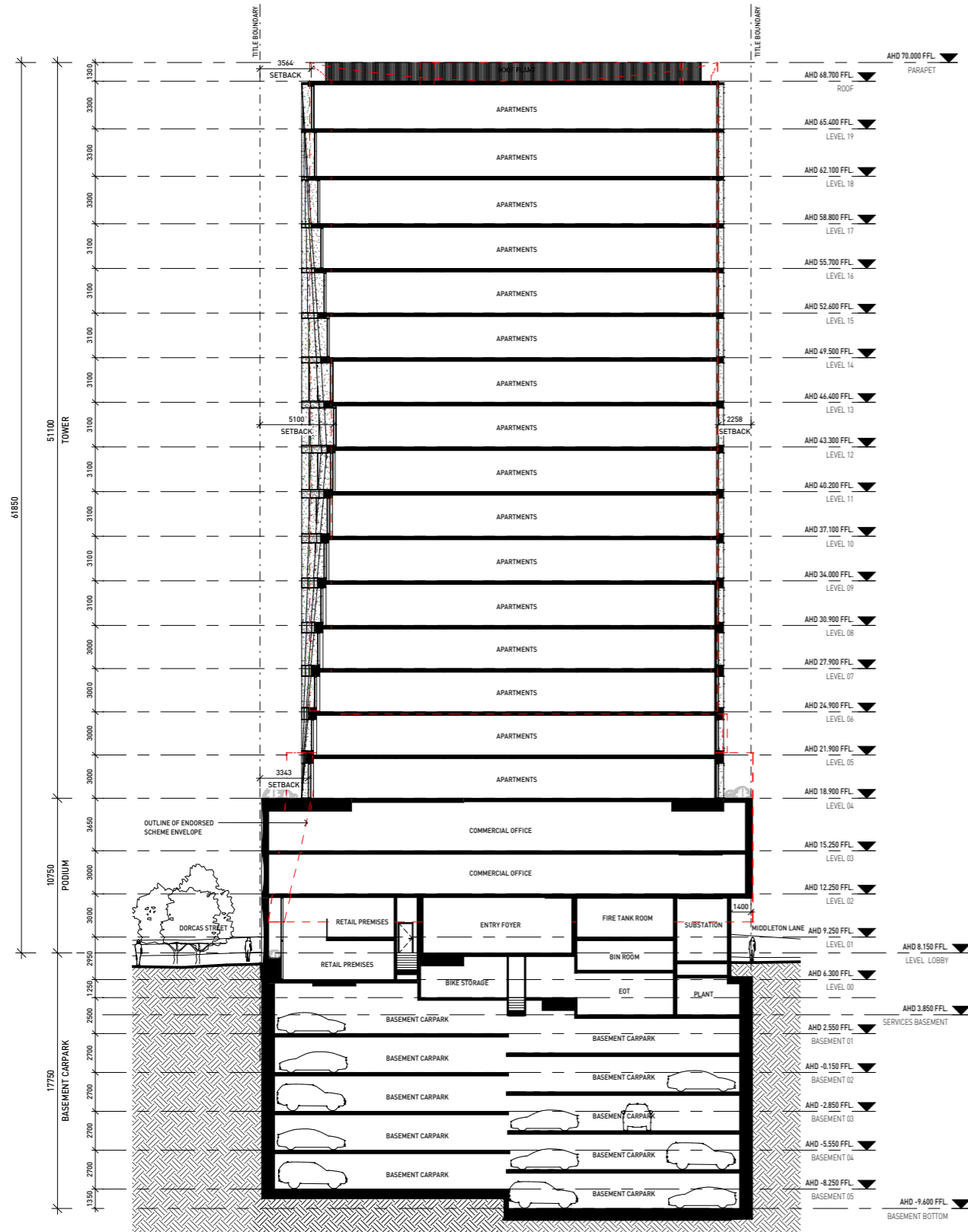
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WOOD / MARSH PTY LTD ARCHITECTURE
 30 Beaconsfield Parade Port Melbourne 3207 Australia
 Telephone 03 9376 2800 Facsimile 03 9376 2811
 Email wml@woodmarsh.com.au

CLIENT TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE ELEVATIONS NORTH & EAST

DRAWING NO	REVISION NO	10
A05-001	DATE	22/12/2021 3:03:41 PM
JOB NUMBER	DESIGNED	RW
329	CHECKED	LA
SCALE	DRAWN	TH
1 : 200 (BA1)	APPROVED	RM



AA SECTION AA
SECTION 1 : 200

FOR INFORMATION ONLY

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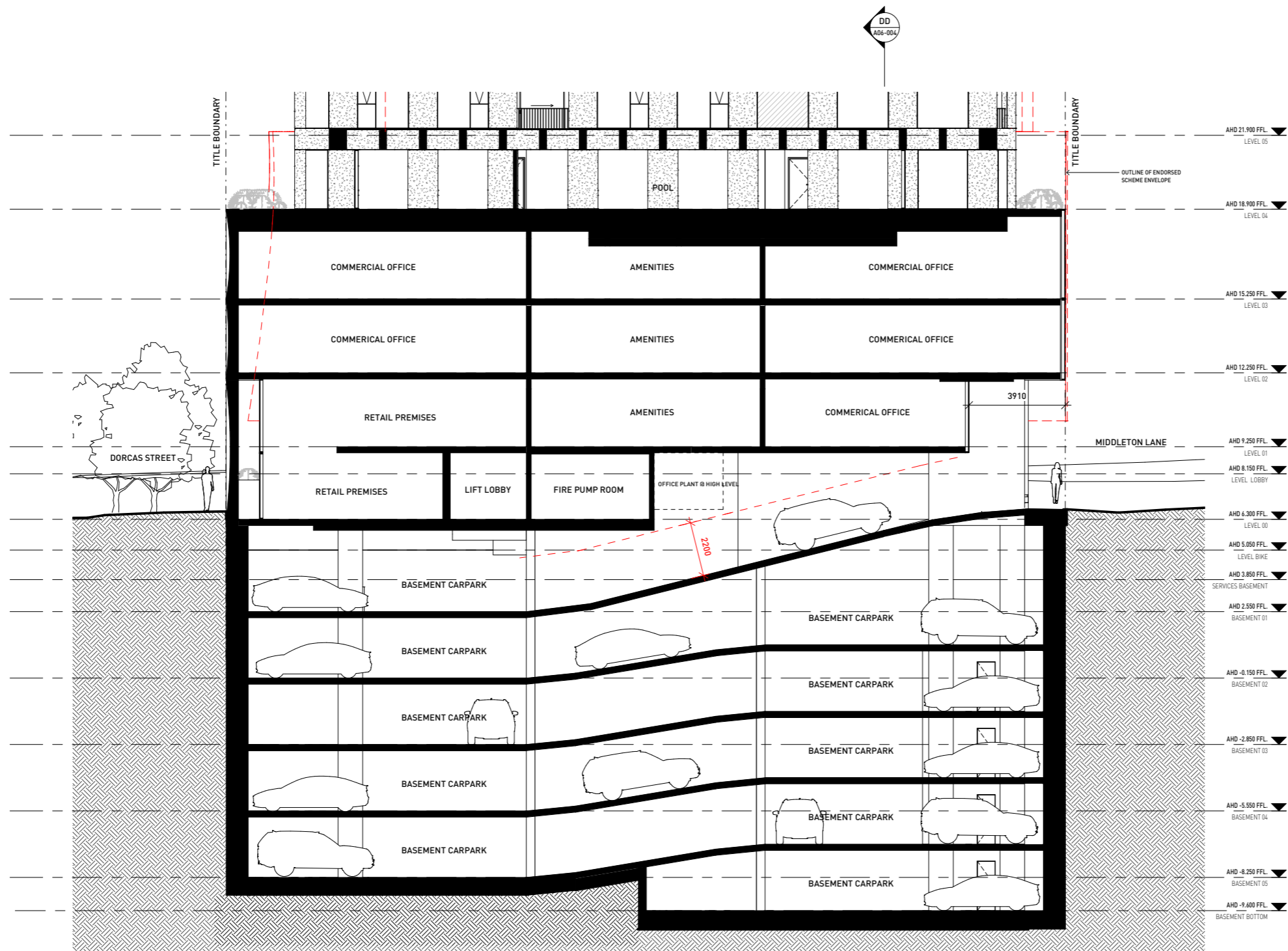


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Email w@woodmarsh.com.au
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CLIENT: TIME AND PLACE
LEVEL 26, 35 COLLINS ST,
MELBOURNE VIC 3000
PROJECT: DORCAS STREET TOWER
11-17 DORCAS STREET,
SOUTH MELBOURNE VIC 3205
TITLE: SECTION AA

DRAWING NO.	REVISION NO.
A06-001	10
JOB NUMBER	DESIGNED
329	RW
SCALE	CHECKED
1 : 200 @A1	LA
DRAWN	APPROVED
TH	RM

DATE: 16/12/2021 12:25:59 PM
SCALE: 1 : 200 @A1
DRAWN: TH
APPROVED: RM



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16/12/21	10	VCAT SUBMISSION	KL	LA

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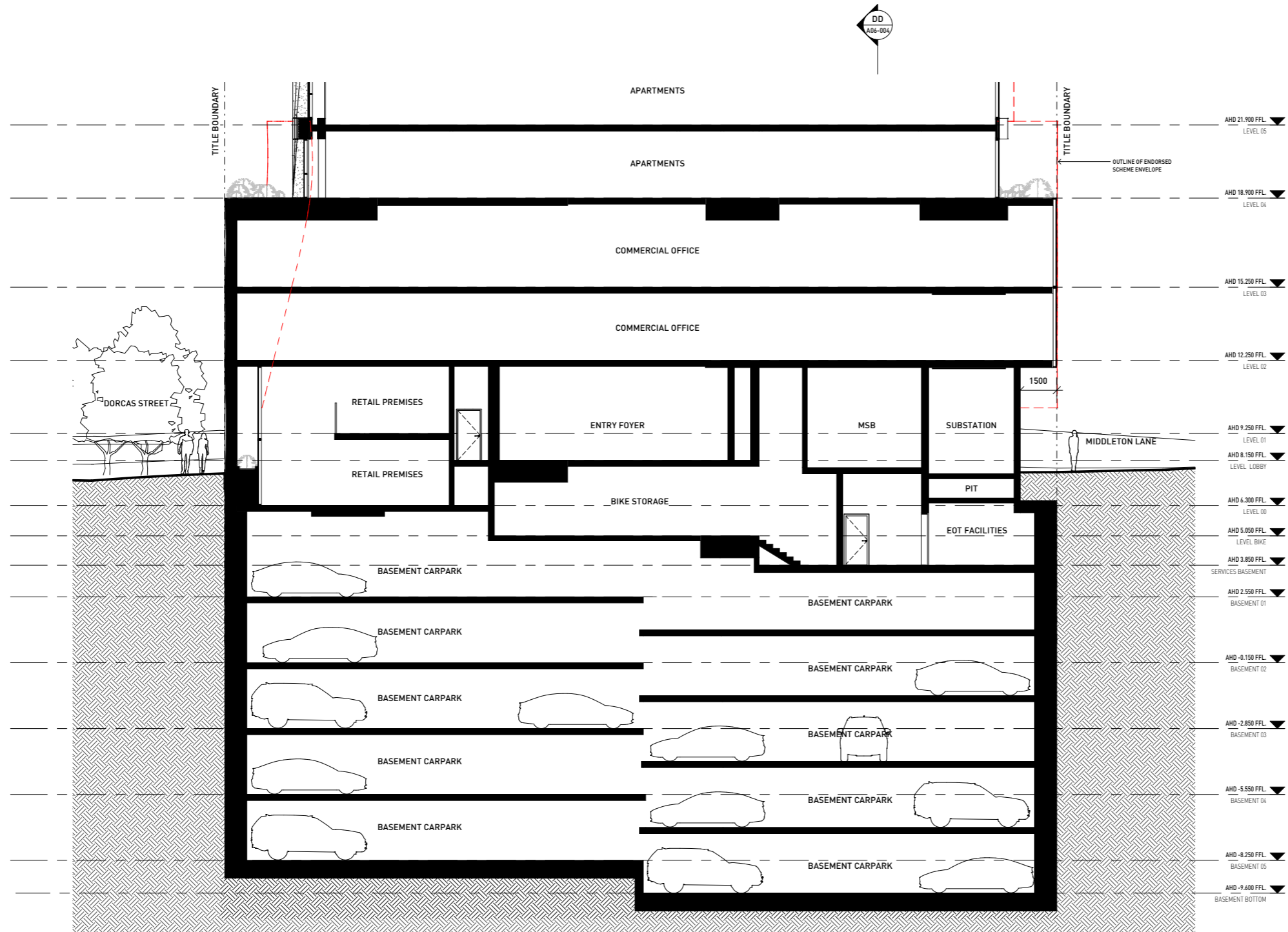


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SECTION BB SECTION 1:100

CLIENT TIME AND PLACE
 LEVEL 26, 35 COLLINS ST,
 MELBOURNE VIC 3000
 PROJECT DORCAS STREET TOWER
 11-17 DORCAS STREET,
 SOUTH MELBOURNE VIC 3205
 TITLE SECTION BB

DRAWING NO.	REVISION NO.
A06-002	10
JOB NUMBER	DESIGNER
329	RW
SCALE	CHECKED
1:100 @A1	LA
DRAWN	APPROVED
TH	RM
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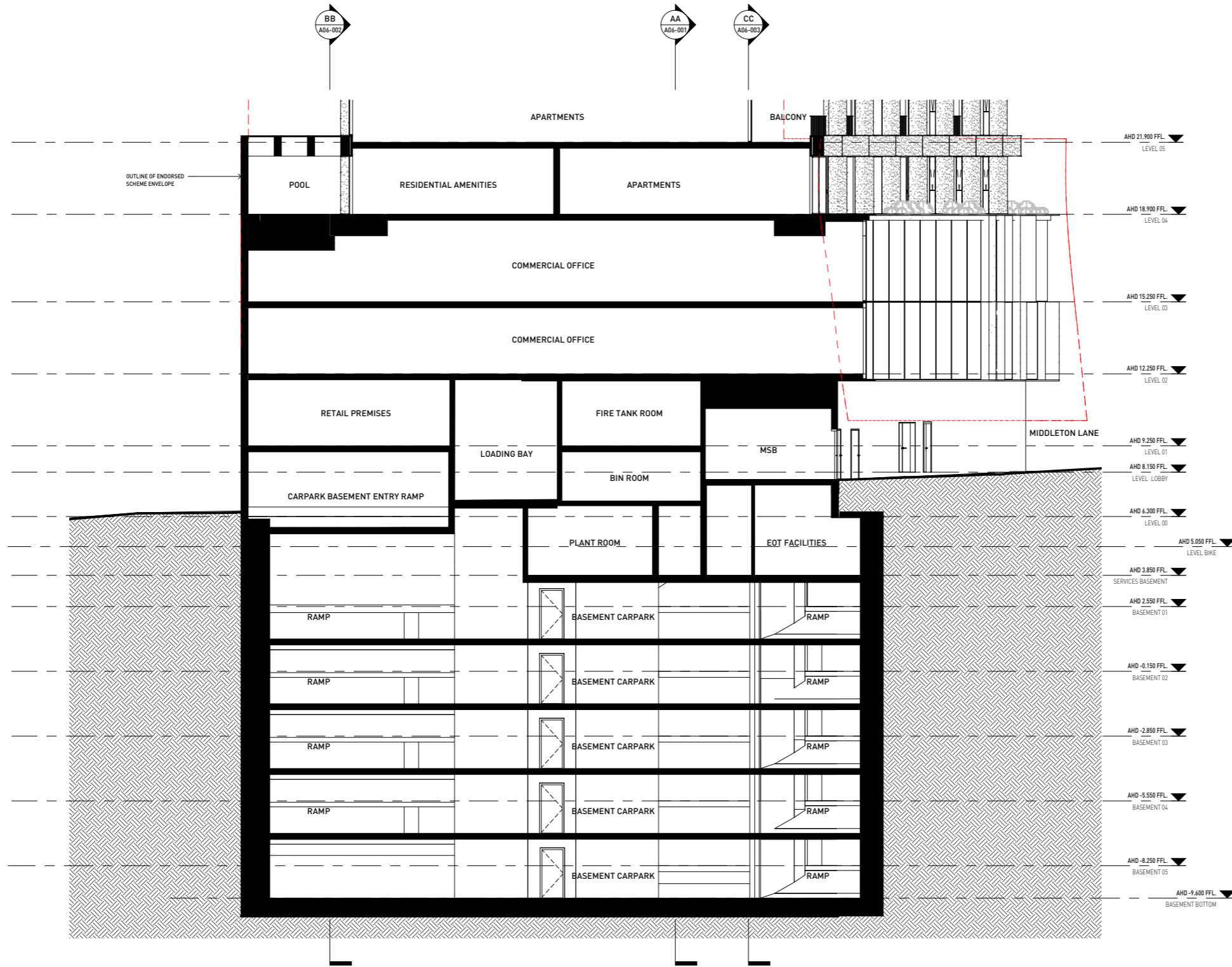
CLIENT TIME AND PLACE
LEVEL 26, 35 COLLINS ST,
MELBOURNE VIC 3000

PROJECT DORCAS STREET TOWER
11-17 DORCAS STREET,
SOUTH MELBOURNE VIC 3205

TITLE SECTION CC

DRAWING NO.	REVISION NO.	DATE	DESIGNED	CHECKED	DRAWN	APPROVED
A06-003	10	16/12/2021 12:26:04 PM	RW	LA	TH	RM

CC SECTION CC SECTION 1 : 100



SECTION DD
SECTION 1 : 100

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A.S.A. 17/08/2018

CLIENT	TIME AND PLACE LEVEL 26, 35 COLLINS ST, MELBOURNE VIC 3000
PROJECT	DORCAS STREET TOWER 11-17 DORCAS STREET, SOUTH MELBOURNE VIC 3205
TITLE	SECTION DD

DRAWING NO.	A06-004	REVISION NO.	10
JOB NUMBER	329	DESIGNED BY	RW
SCALE	1 : 100 @A1	CHECKED BY	LA
DRAWN BY	TH	APPROVED BY	RM
DATE	16/12/2021 12:26:09 PM	DATE	

PODIUM MATERIALS



E.GLZ-02
FACADE GLAZING
LIGHT BRONZE
15% VLR MAX

GLAZING



E.CON-02
HONED
CONCRETE FINISH

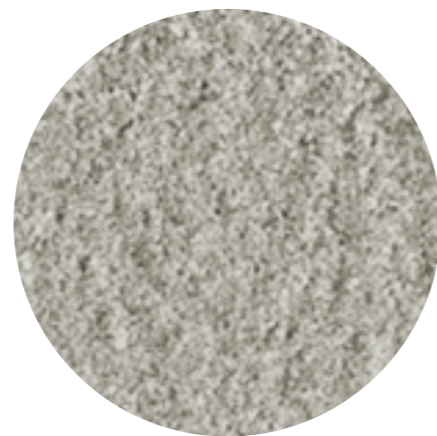
FACADE

TOWER MATERIALS



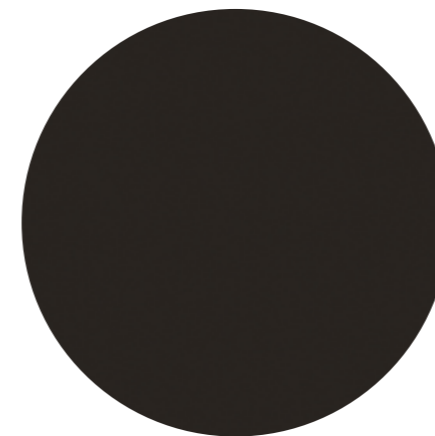
E.GLZ-01
GLAZING
CLEAR / SILVER
15% VLR MAX

GLAZING



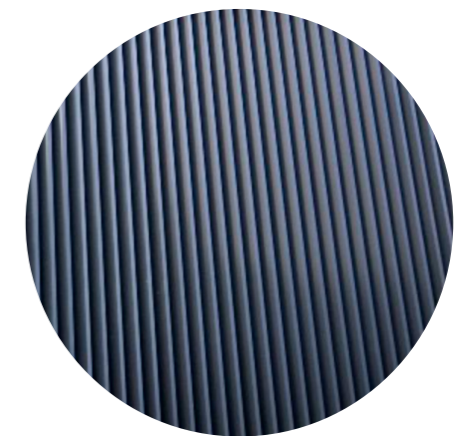
E.CON-01
BUSH HAMMERED
CONCRETE FINISH

FACADE



E.PF-01
PAINT FINISH
CHARCOAL

BALUSTRADES



E.PS-01
POWDERCOAT
ATTENUATED AS REQUIRED TO MEET
SEPP N - 1

PLANT SCREEN

06.01
PERSPECTIVE 1



06.02
PERSPECTIVE 2



06.03
PERSPECTIVE 3



06.04
PERSPECTIVE 4

