



Wood / Marsh Pty Ltd Architecture  
30 Beaconsfield Parade Port Melbourne 3207 Australia  
Telephone 03 9676 2600 Facsimile 03 9676 2811  
Email wm@woodmarsh.com.au  
A.B.N. 71 608 734 730



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DATE	NO.	COMMENTS	BY
22.03.2019	01	TP ISSUE	KYL
07.02.2020	02	REVISION AS CLOUDED	KYL
11.05.2021	03	AMENDMENT TO CONDITION 1	VF

PROJECT	V-LEADER
11-17 DORCAS STREET VIC 3004	
TITLE	PROPOSED STREETSCAPE DORCAS STREET

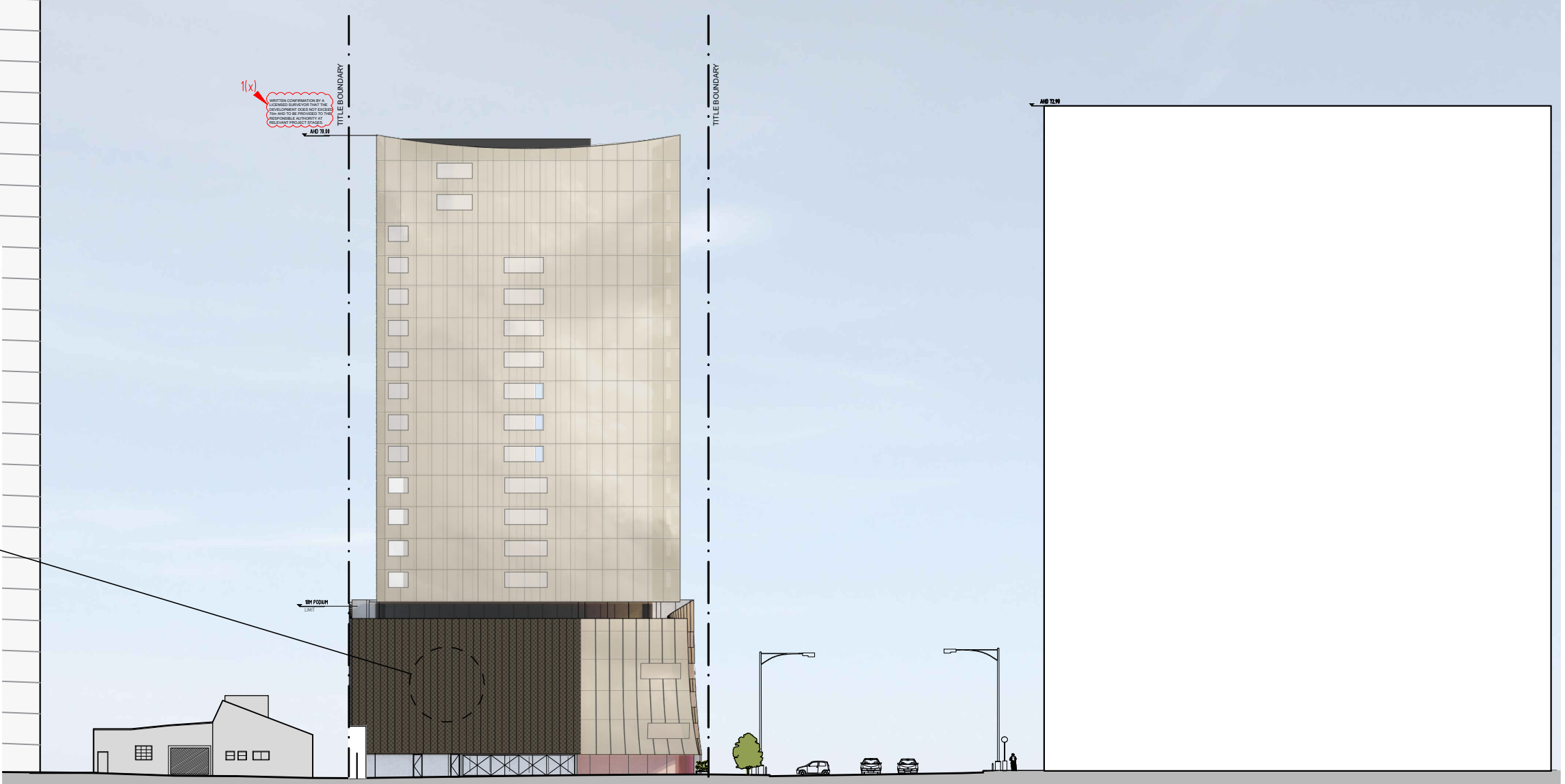
DRAWING NO.	REVISION NO.
TP-009	03
DATE	04.03.2019
JOB NUMBER	329
DESIGNED	RW/RM
SCALE	1:500 @ A3
DRAWN	KYL

CITY OF PORT PHILLIP  
 PORT PHILLIP PLANNING SCHEME  
 Endorsed Plan referred to in Planning Permit No: 217/2019  
 Date: 20/07/2021 Sheet: 2 of 29



1(c)

CARPARK SCREENING (EAST AND SOUTH PODIUM ELEVATIONS) TO CONSIST OF A PERFORATED METAL MESH (BRONZE COLOUR) BEHIND VERTICAL METAL FINS (BRONZE COLOUR). EACH INDIVIDUAL FIN WILL TWIST THROUGH 180deg FROM TOP TO BOTTOM TO CREATE AN UNDULATING PATTERN ACROSS THE FACADE.



MIDDLETON LANE

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11.05.2021	03	AMENDMENT TO CONDITION 1	VF

PROJECT	V-LEADER
	11-17 DORCAS STREET VIC 3004
TITLE	PROPOSED STREETSCAPE
	MIDDLETON LANE

DRAWING NO.	TP-010	REVISION NO.	03
JOB NUMBER	329	DATE	04.03.2019
SCALE	1:500 @ A3	DESIGNED	RW/RM
		DRAWN	KYL

Area Schedule (BUILDING FOOTPRINT)	
Level	Area (m <sup>2</sup> )
PROPOSED - GROUND	1018.6
PROPOSED - LEVEL 01	930.6
PROPOSED - LEVEL 02	893.4
PROPOSED - LEVEL 03	868.2
PROPOSED - LEVEL 04	835.5
PROPOSED - LEVEL 05	838.4
PROPOSED - LEVEL 06	589.5
PROPOSED - LEVEL 07	589.5
PROPOSED - LEVEL 08	589.5
PROPOSED - LEVEL 09	589.5
PROPOSED - LEVEL 10	589.5
PROPOSED - LEVEL 11	589.5
PROPOSED - LEVEL 12	589.5
PROPOSED - LEVEL 13	589.5
PROPOSED - LEVEL 14	589.5
PROPOSED - LEVEL 15	589.5
PROPOSED - LEVEL 16	589.5
PROPOSED - LEVEL 17	589.5
PROPOSED - LEVEL 18	589.5
PROPOSED - LEVEL 19	589.5
PROPOSED - BASEMENT 01	1018.6
PROPOSED - BASEMENT 02	1018.6
GRAND TOTAL	15674.9

CARPARKING ALLOCATION	
ONE BEDROOM APARTMENTS	11 SPACES MIN
TWO BEDROOMS APARTMENTS	20 SPACES MIN
THREE OR MORE BEDROOMS APTS	54 SPACES MIN
RETAIL	2 SPACES
VISITOR	2 SPACES

### Area Schedule (INTERNAL BREAKDOWN)

Name	Internal Area (m <sup>2</sup> )	Terrace Area (m <sup>2</sup> )
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PROPOSED - LEVEL GROUND		
RETAIL	159	
LG CORE	74	
LG LOBBY	96.5	
GRAND TOTAL	329.5	

PROPOSED - LEVEL 01 + 02		
APT. 101 LOWER	74.5	12.6
APT. 101 UPPER	69.2	8.3
APT. 102 LOWER	60.6	10
APT. 102 UPPER	64.2	7.3
APT. 103 LOWER	59.5	10
APT. 103 UPPER	62.8	7
APT. 104 LOWER	89.3	17
APT. 104 UPPER	96	0
L01 LOBBY	29.49	0
TOTAL	605.59	72.2
GRAND TOTAL	677.79	

PROPOSED - LEVEL 03 + 04		
APT. 301 LOWER	71.1	8
APT. 301 UPPER	65.8	1.8
APT. 302 LOWER	51.9	8.7
APT. 302 UPPER	60.2	3
APT. 303 LOWER	49.1	8.6
APT. 303 UPPER	58	2.3
APT. 304 LOWER	73.9	12
APT. 304 UPPER	81.1	0
L03 LOBBY	29.49	0
TOTAL	540.59	44.4
GRAND TOTAL	584.99	

PROPOSED - LEVEL 05		
APT. 501	111.8	24
APT. 502	130.5	78.6
APT. 503	96.8	19.1
L05 LOBBY	27.4	
TOTAL	366.5	121.7
GRAND TOTAL	488.2	

PROPOSED - LEVEL 06 + 07 + 08 + 09		
APT. 601, 701, 801, 901	63.8	8
APT. 602, 702, 802, 902	121.6	12
APT. 603, 703, 803, 903	95.3	8
APT. 604, 704, 804, 904	117.5	12.5
APT. 605, 705, 805, 905	52.2	8.6
LOBBY	25.35	
TOTAL	475.75	49.1
GRAND TOTAL (PER LEVEL)	524.85	
MULTIPLIED BY 4	2099.4	

### Area Schedule (INTERNAL BREAKDOWN)

Name	Internal Area (m <sup>2</sup> )	Terrace Area (m <sup>2</sup> )
------	---------------------------------	--------------------------------

PROPOSED - LEVEL 10 + 11 + 12		
APT. 1001, 1101, 1201	150	20
APT. 1002, 1102, 1202	120	12
APT. 1003, 1103, 1203	124.2	12
APT. 1004, 1104, 1204	58.2	8
LOBBY	23.36	
TOTAL	475.76	52
GRAND TOTAL (PER LEVEL)	527.76	
MULTIPLIED BY 3	1583.28	

PROPOSED - LEVEL 13 + 14 + 15		
APT. 1301, 1401, 1501	185.3	19
APT. 1302, 1402, 1502	120	12
APT. 1303, 1403, 1503	158.8	12
LOBBY	19.12	
TOTAL	483.22	43
GRAND TOTAL (PER LEVEL)	526.22	
MULTIPLIED BY 3	1578.66	

PROPOSED - LEVEL 16 + 17		
SUB-PENTHOUSE 1601	246.1	20
SUB-PENTHOUSE 1602	233.1	12
LOBBY	16	
TOTAL	495.2	32
GRAND TOTAL (PER LEVEL)	527.2	
MULTIPLIED BY 2	1054.4	

PROPOSED - LEVEL 18 + 19		
PENTHOUSE 1801, 1901	486.7	31.7
LOBBY	16	
TOTAL	502.7	31.7
GRAND TOTAL (PER LEVEL)	534.4	
MULTIPLIED BY 2	1068.8	

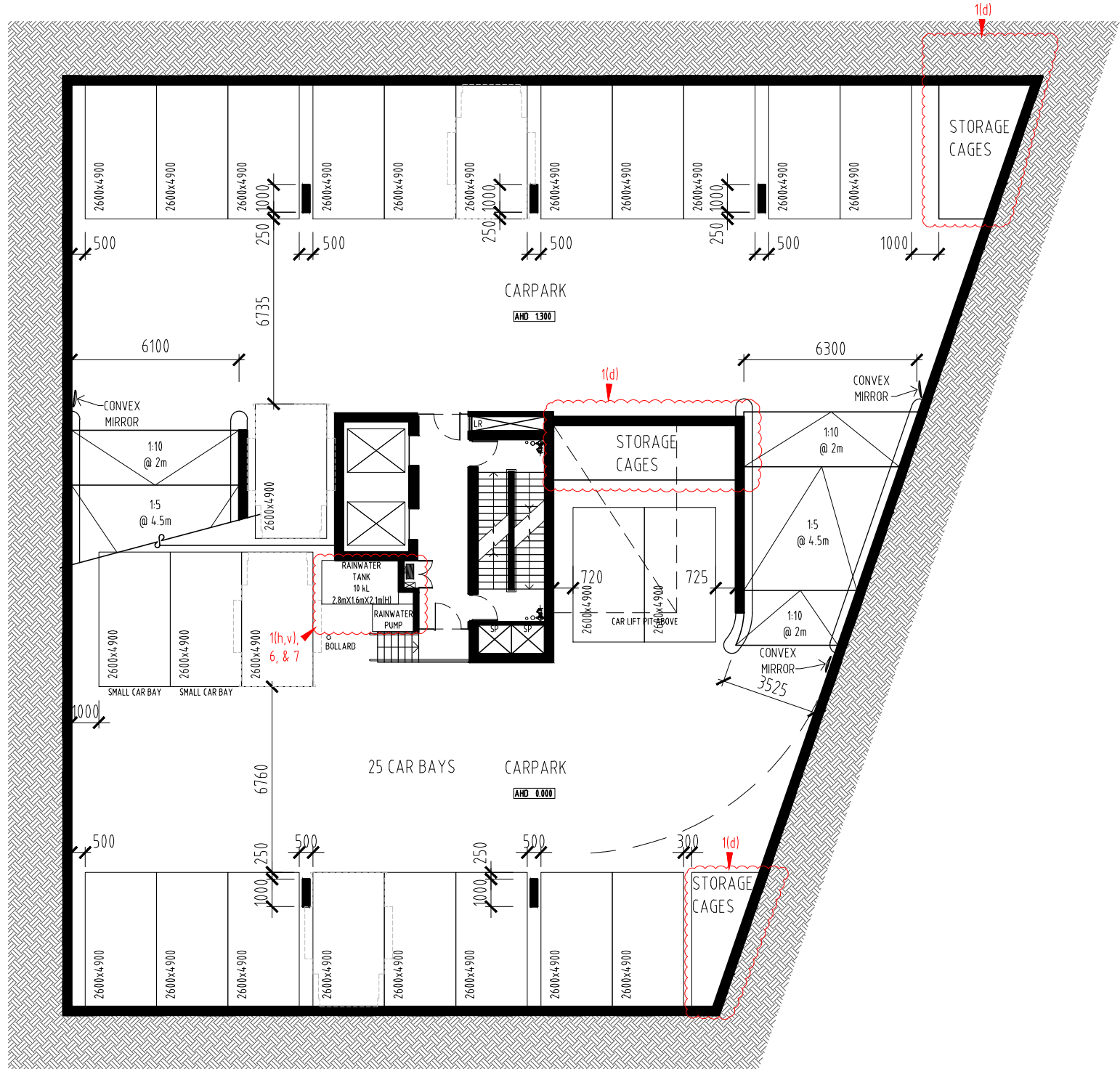
APARTMENT TYPE	
1 BEDDER	11
2 BEDDER	20
3 BEDDER	23
4 BEDDER	2
PENTHOUSE	2
TOTAL	58

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME

Endorsed Plan referred to in Planning Permit No: 217/2019  
Date: 20/07/2021 Sheet: 3 of 29

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME

Endorsed Plan referred to in Planning Permit No: 217/2019  
Date: 20/07/2021 Sheet: 4 of 29



- NOTE:
- RAINWATER TANK COLLECTION FROM ROOF AND USED FOR TOILET FLUSHING, WASH DOWN & LANDSCAPE IRRIGATION. 1(h,v), 6, & 7
  - CARPARK VENTILATION SYSTEM TO INCLUDE VARIABLE SPEED DRIVES (VSDs) ON THE FANS AND CONTROLLED BY CO SENSORS. 7
  - SUB-METERING FACILITIES FOR COMMON AREA. ENERGY AND WATER MONITORING AND CONTROL.



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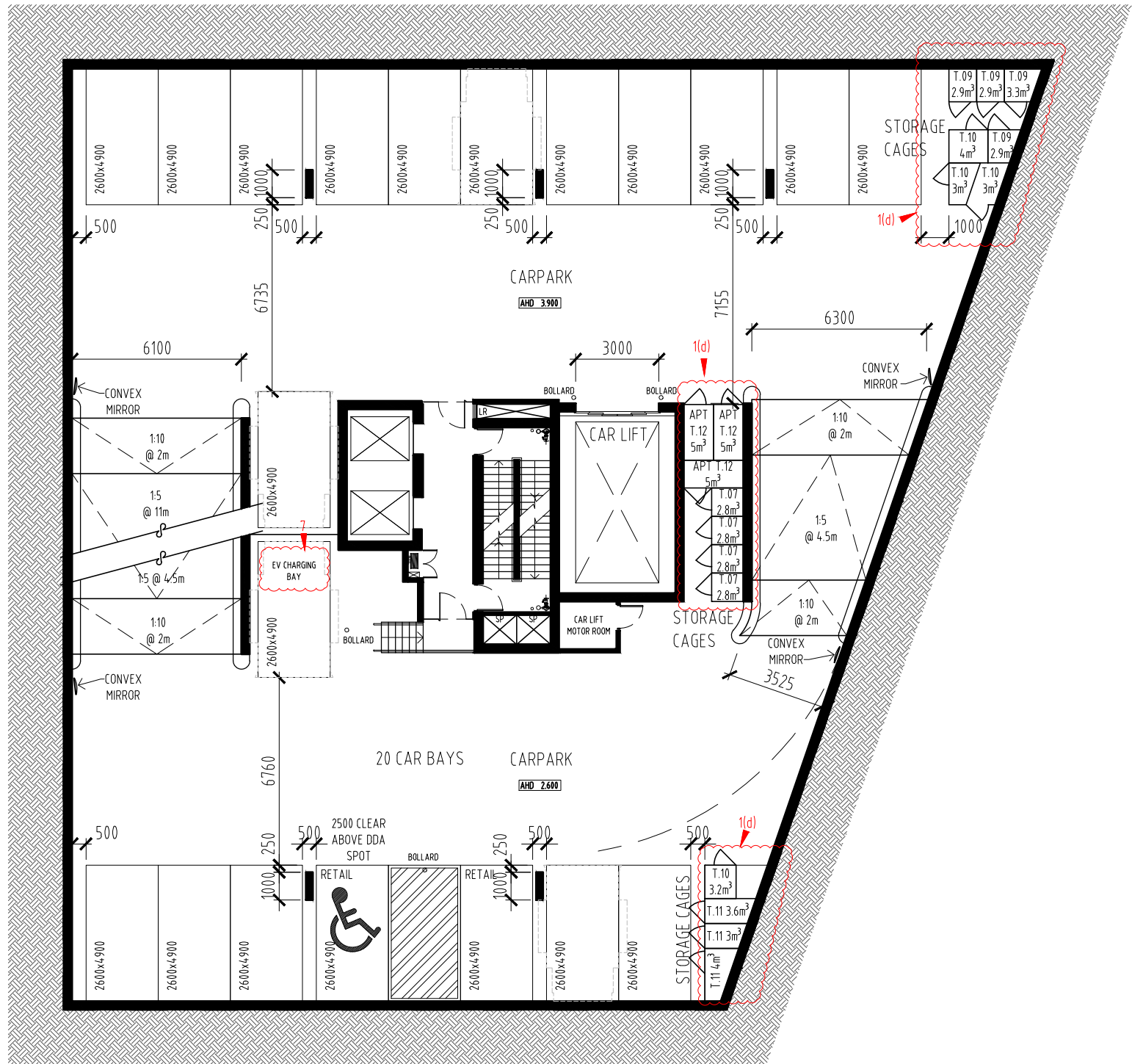
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11.05.2021	03	AMENDMENT TO CONDITION 1	VF

PROJECT	V-LEADER
	11-17 DORCAS STREET VIC 3004
TITLE	BASEMENT 2 - FLOOR PLAN

DRAWING NO.	TP-101	REVISION NO.	03
JOB NUMBER	329	DATE	17.12.2018
SCALE	1:200 @ A3	DESIGNED	RW/RM
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PORT PHILLIP PLANNING SCHEME

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Date: 20/07/2021 Sheet: 5 of 29



- NOTE:
- RAINWATER TANK COLLECTION FROM ROOF AND USED FOR TOILET FLUSHING, WASH DOWN & LANDSCAPE IRRIGATION. 1(h,v), 6, & 7
  - CARPARK VENTILATION SYSTEM TO INCLUDE VARIABLE SPEED DRIVES (VSDs) ON THE FANS AND CONTROLLED BY CO SENSORS. 7
  - SUB-METERING FACILITIES FOR COMMON AREA. ENERGY AND WATER MONITORING AND CONTROL.
  - MIN. 1 EV CARPARKING SPACE WITH SIGNAGE AND CHARGING INFRASTRUCTURE.



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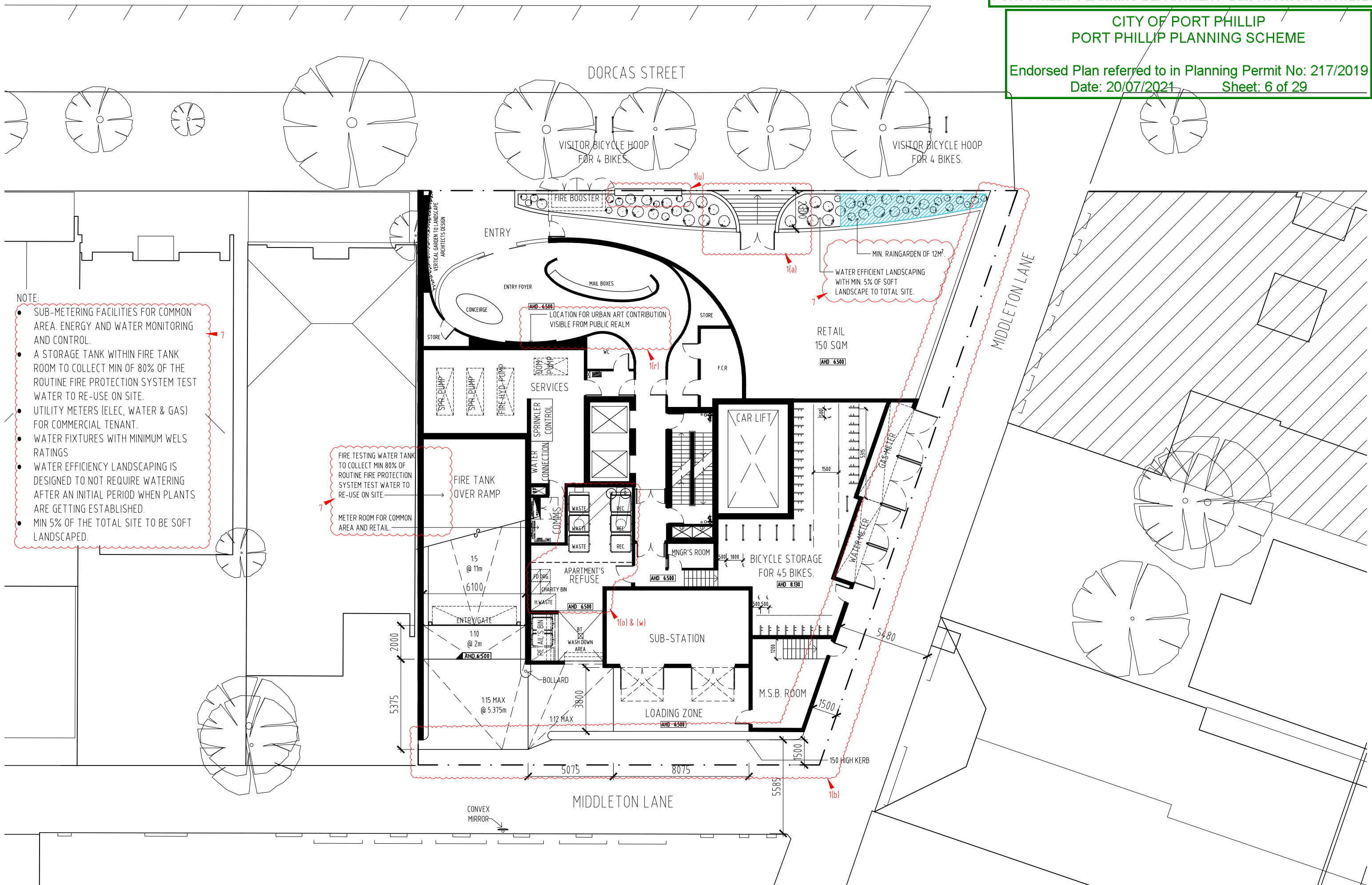
DATE	NO.	COMMENTS	BY
22.03.2019	01	TP ISSUE	KYL
11.02.2019	02	REVISION AS CLOUDED	KYL
11.05.2021	03	AMENDMENT TO CONDITION 1 VF	

PROJECT	V-LEADER
11-17 DORCAS STREET VIC 3004	
<b>TITLE</b>	<b>BASEMENT 1 - FLOOR PLAN</b>

DRAWING NO.	REVISION NO.
TP-102	03
JOB NUMBER	DATE
329	17.12.2018
SCALE	DESIGNED
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PORT PHILLIP PLANNING SCHEME

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Date: 20/07/2021 Sheet: 6 of 29



NOTE:

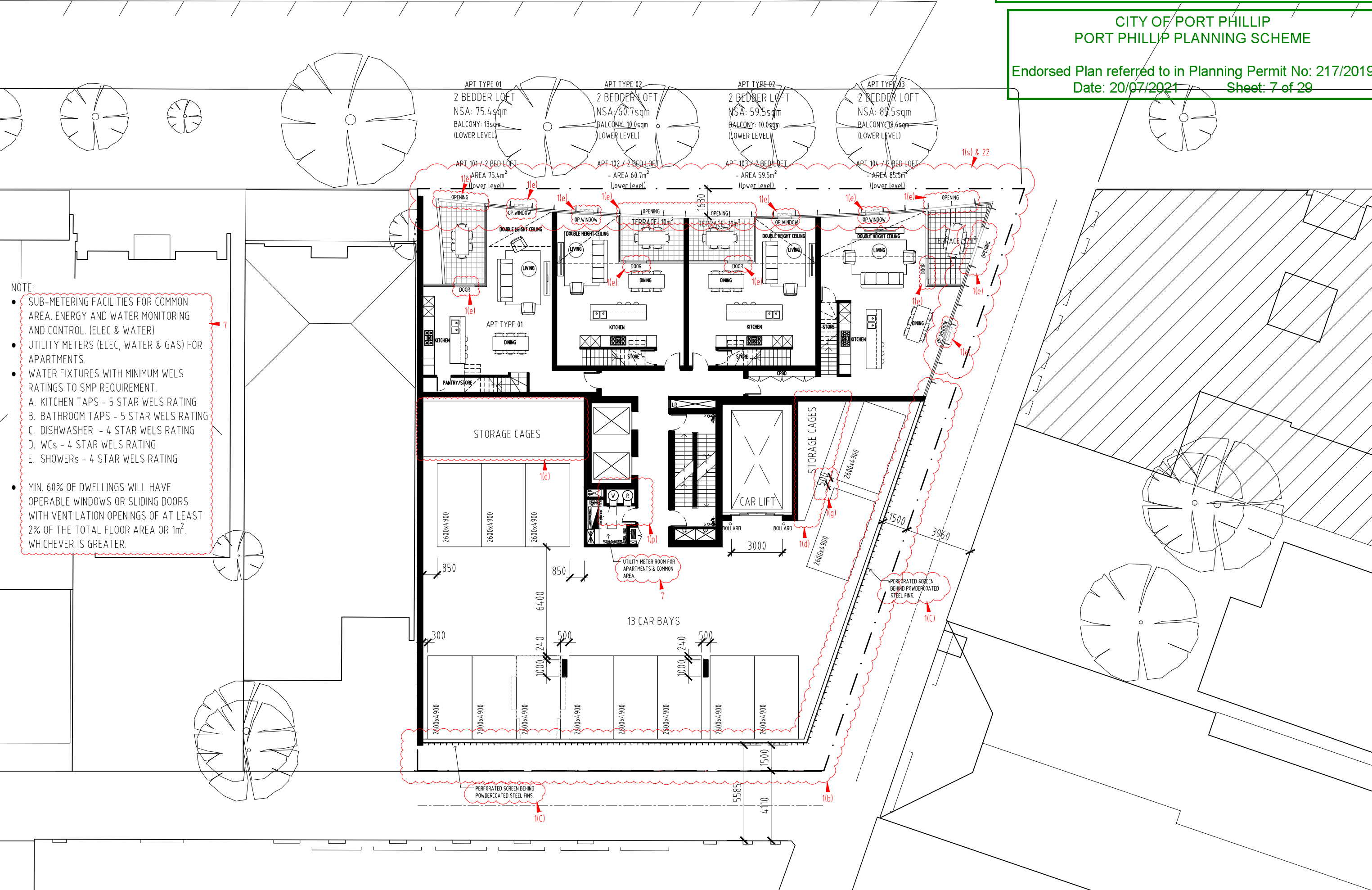
- SUB-METERING FACILITIES FOR COMMON AREA. ENERGY AND WATER MONITORING AND CONTROL.
- A STORAGE TANK WITHIN FIRE TANK ROOM TO COLLECT MIN OF 80% OF THE ROUTINE FIRE PROTECTION SYSTEM TEST WATER TO RE-USE ON SITE.
- UTILITY METERS (ELEC, WATER & GAS) FOR COMMERCIAL TENANT.
- WATER FIXTURES WITH MINIMUM WELS RATINGS
- WATER EFFICIENCY LANDSCAPING IS DESIGNED TO NOT REQUIRE WATERING AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED.
- MIN 5% OF THE TOTAL SITE TO BE SOFT LANDSCAPED.

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22.03.2019	01	TP ISSUE	KYL
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11.05.2021	03	AMENDMENT TO CONDITION 1 VF	VF

PROJECT	V-LEADER
	11-17 DORCAS STREET VIC 3004
TITLE	GROUND FLOOR PLAN

DRAWING NO.	REVISION NO.
TP-103	03
JOB NUMBER	DATE
329	17.12.2018
SCALE	DESIGNED
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 PORT PHILLIP PLANNING SCHEME  
 Endorsed Plan referred to in Planning Permit No: 217/2019  
 Date: 20/07/2021 Sheet: 7 of 29



- NOTE:
- SUB-METERING FACILITIES FOR COMMON AREA. ENERGY AND WATER MONITORING AND CONTROL. (ELEC & WATER)
  - UTILITY METERS (ELEC, WATER & GAS) FOR APARTMENTS.
  - WATER FIXTURES WITH MINIMUM WELS RATINGS TO SMP REQUIREMENT.
    - A. KITCHEN TAPS - 5 STAR WELS RATING
    - B. BATHROOM TAPS - 5 STAR WELS RATING
    - C. DISHWASHER - 4 STAR WELS RATING
    - D. WCs - 4 STAR WELS RATING
    - E. SHOWERS - 4 STAR WELS RATING
  - MIN. 60% OF DWELLINGS WILL HAVE OPERABLE WINDOWS OR SLIDING DOORS WITH VENTILATION OPENINGS OF AT LEAST 2% OF THE TOTAL FLOOR AREA OR 1m<sup>2</sup>. WHICHEVER IS GREATER.



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PROJECT	V-LEADER
11-17 DORCAS STREET VIC 3004	
TITLE	LEVEL 1 FLOOR PLAN

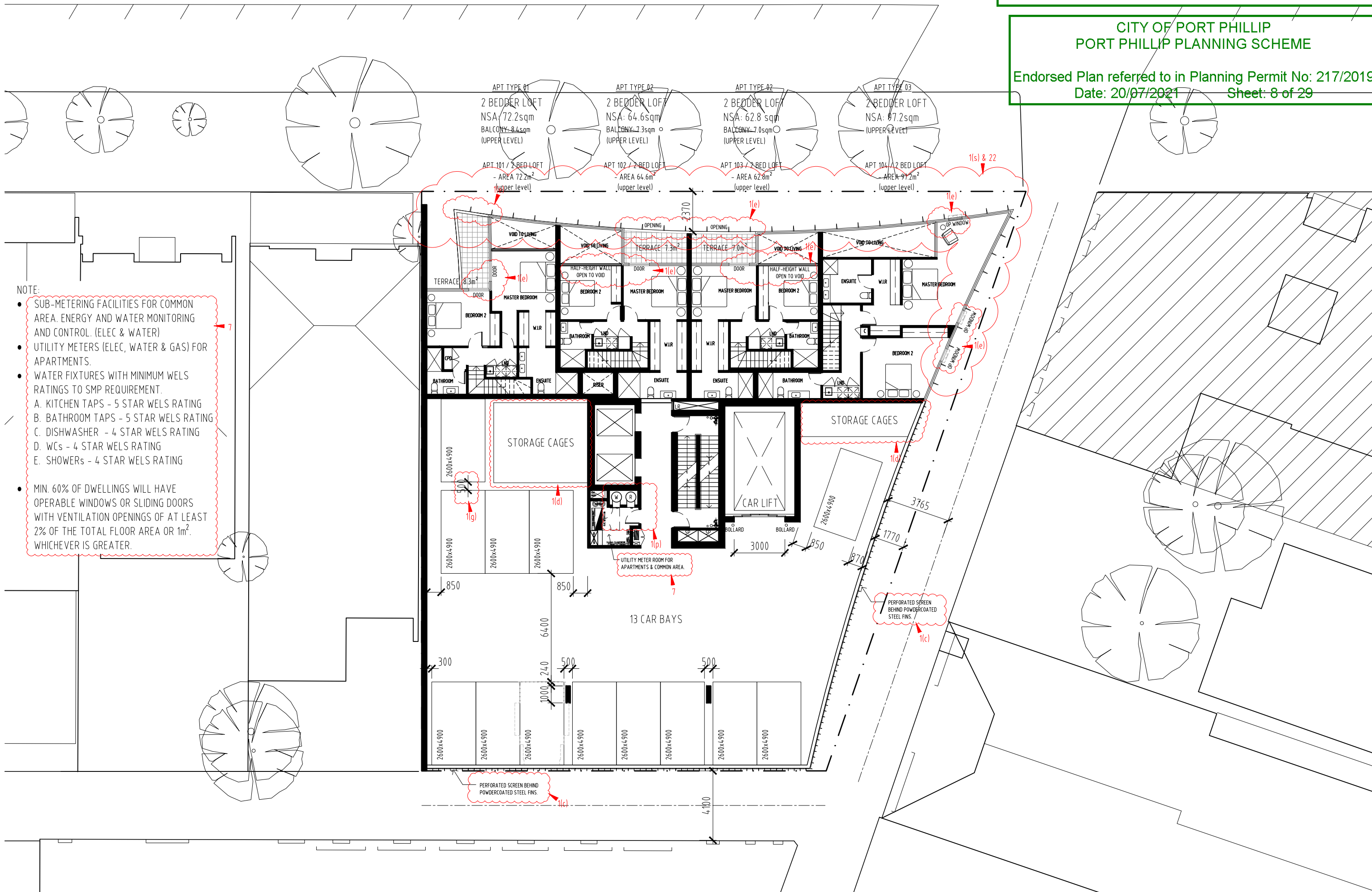
DRAWING NO.	REVISION NO.
TP-104	03
DATE	17.12.2018
DESIGNED	RW/RM
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Endorsed Plan referred to in Planning Permit No: 217/2019  
Date: 20/07/2021 Sheet: 8 of 29

NOTE:

- SUB-METERING FACILITIES FOR COMMON AREA. ENERGY AND WATER MONITORING AND CONTROL. (ELEC & WATER)
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PROJECT	V-LEADER
11-17 DORCAS STREET VIC 3004	
TITLE	LEVEL 2 FLOOR PLAN

DRAWING NO.	REVISION NO.
TP-105	03
JOB NUMBER	DATE
329	17.12.2018
SCALE	DESIGNED
1:200 @ A3	RW/RM
	DRAWN
	KYL

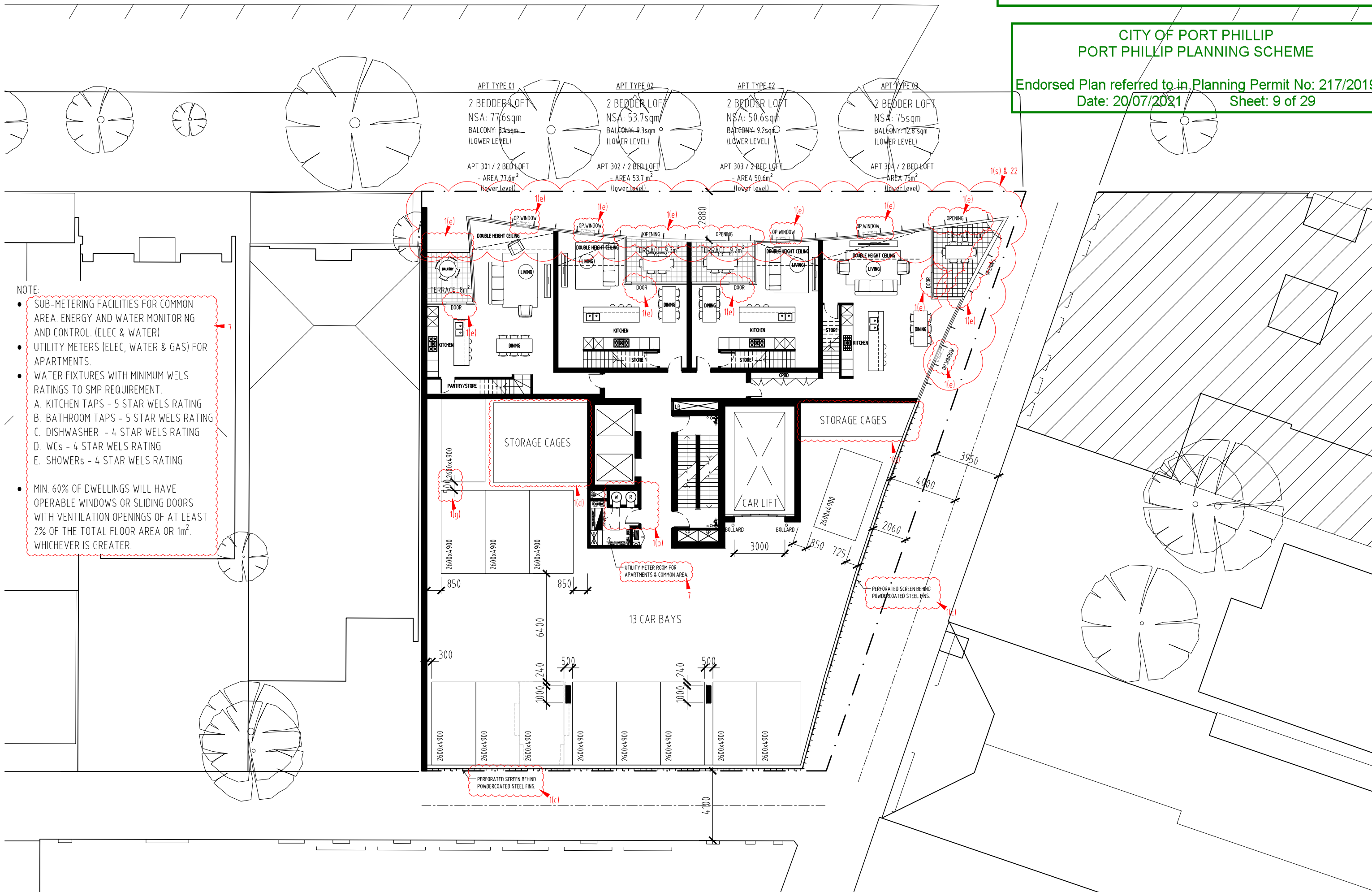


CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME

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Date: 20/07/2021 Sheet: 9 of 29

NOTE:

- SUB-METERING FACILITIES FOR COMMON AREA. ENERGY AND WATER MONITORING AND CONTROL. (ELEC & WATER)
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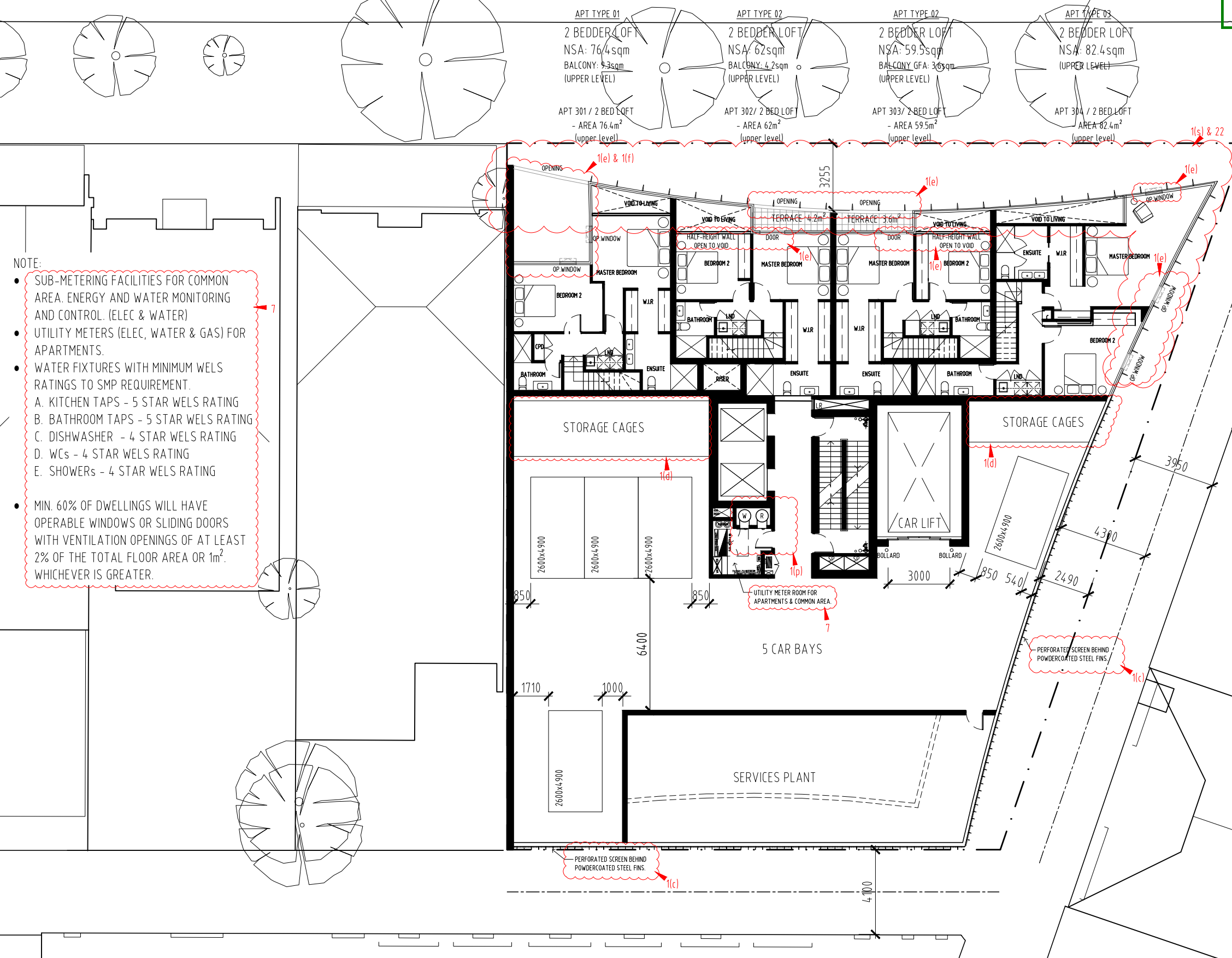
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PROJECT	V-LEADER
11-17 DORCAS STREET VIC 3004	
TITLE	LEVEL 3 FLOOR PLAN

DRAWING NO.	REVISION NO.
TP-106	03
JOB NUMBER	DATE
329	17.12.2018
SCALE	DESIGNED
1:200 @ A3	RW/RM
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Date: 20/07/2021 Sheet: 10 of 29



- NOTE:
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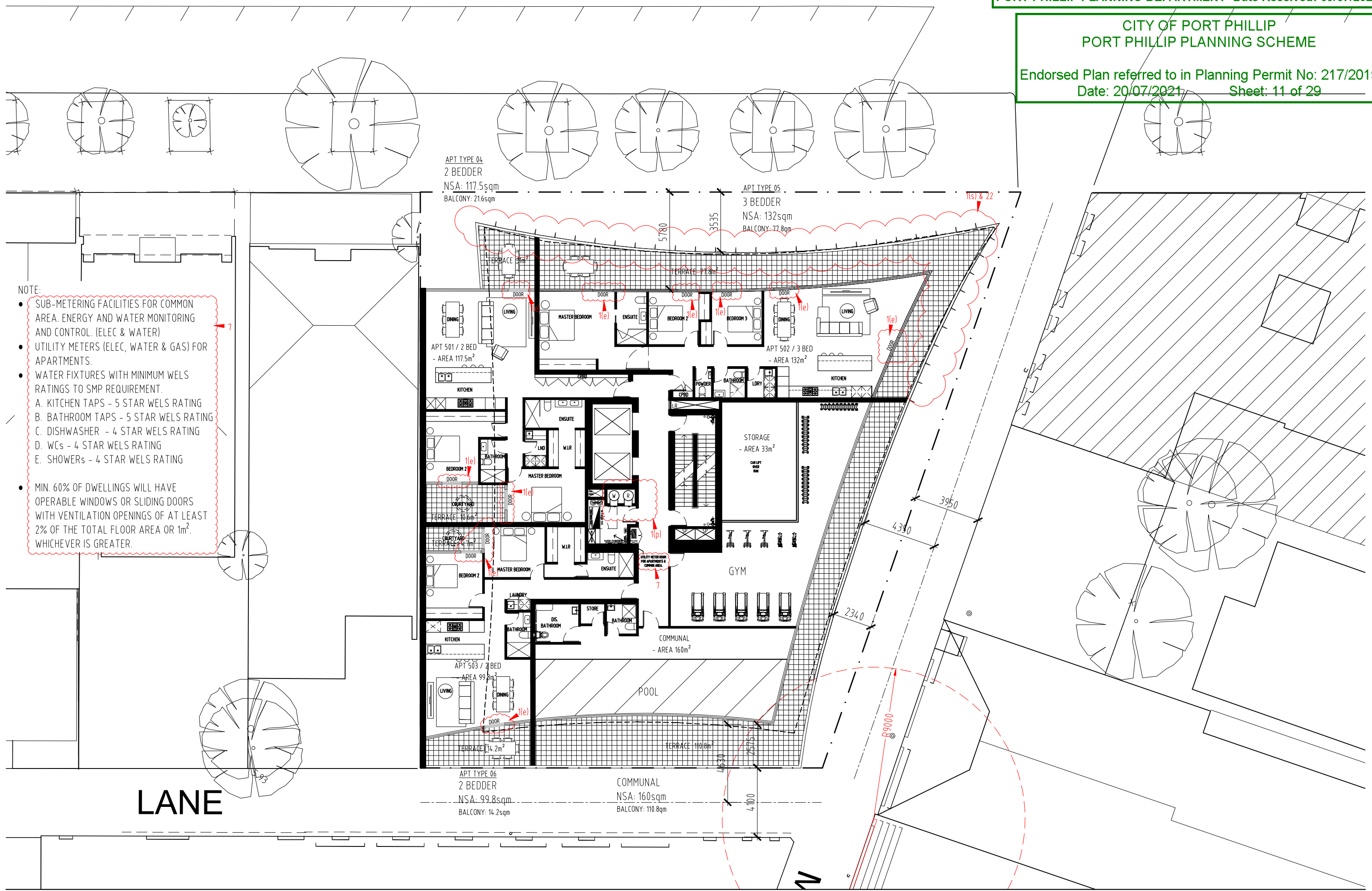
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PROJECT	V-LEADER
11-17 DORCAS STREET VIC 3004	
TITLE	LEVEL 4 FLOOR PLAN

DRAWING NO.	REVISION NO.
TP-107	03
DATE	17.12.2018
DESIGNED	RW/RM
DRAWN	KYL
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Date: 20/07/2021 Sheet: 11 of 29



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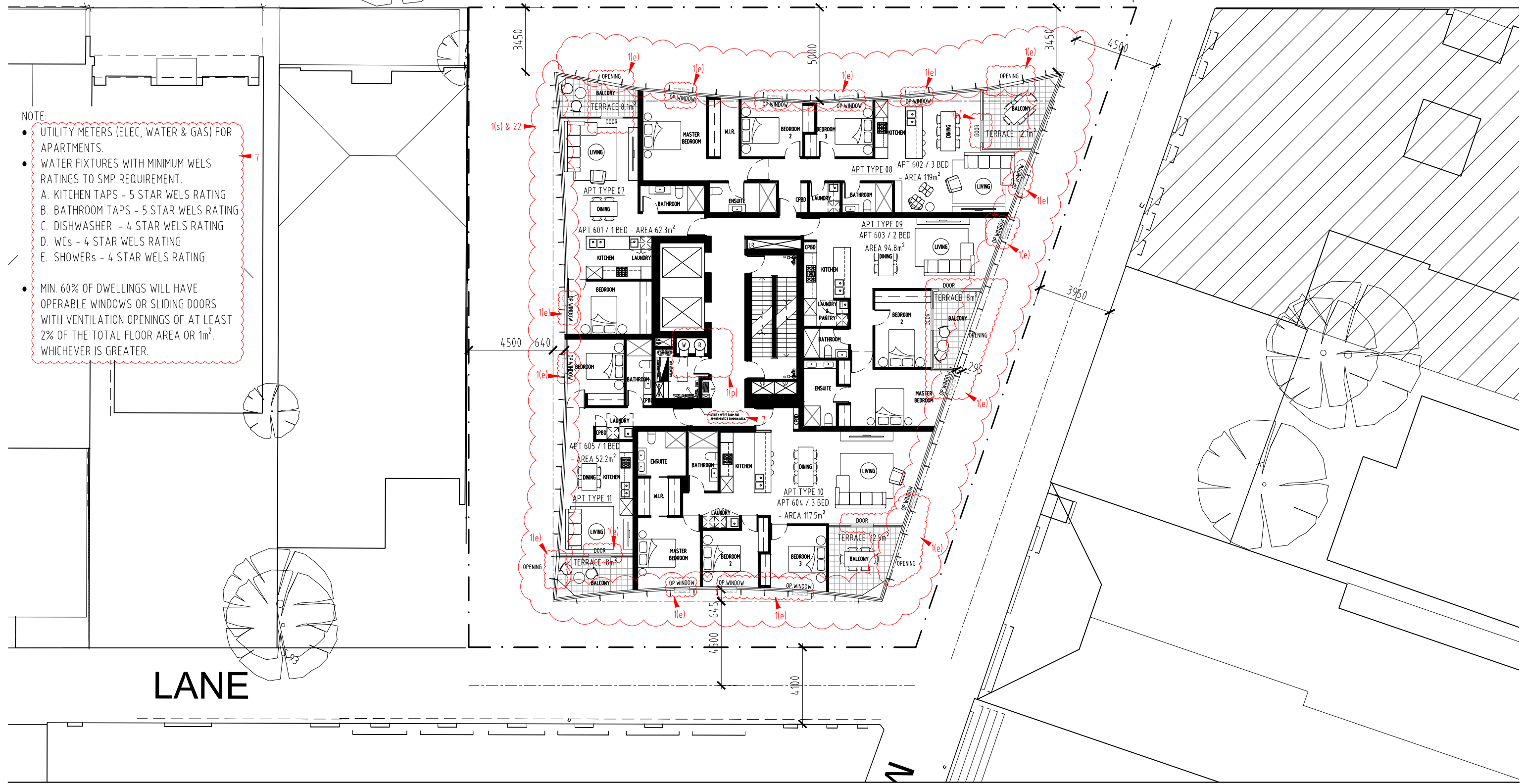
DATE	NO.	COMMENTS	BY
22.03.2019	01	TP ISSUE	KYL
07.02.2020	02	REVISION AS CLOUDED	KYL
11.05.2021	03	AMENDMENT TO CONDITION 1 VF	VF

PROJECT	V-LEADER
TITLE	11-17 DORCAS STREET VIC 3004
TITLE	LEVEL 5 FLOOR PLAN

DRAWING NO.	TP-108	REVISION NO.	03
JOB NUMBER	329	DATE	17.12.2018
SCALE	1:200 @ A3	DESIGNED	RW/RM
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 Endorsed Plan referred to in Planning Permit No: 217/2019  
 Date: 20/07/2021 Sheet: 12 of 29

- NOTE:
- UTILITY METERS (ELEC, WATER & GAS) FOR APARTMENTS.
  - WATER FIXTURES WITH MINIMUM WELS RATINGS TO SMP REQUIREMENT.
    - A. KITCHEN TAPS - 5 STAR WELS RATING
    - B. BATHROOM TAPS - 5 STAR WELS RATING
    - C. DISHWASHER - 4 STAR WELS RATING
    - D. WCs - 4 STAR WELS RATING
    - E. SHOWERS - 4 STAR WELS RATING
  - MIN. 60% OF DWELLINGS WILL HAVE OPERABLE WINDOWS OR SLIDING DOORS WITH VENTILATION OPENINGS OF AT LEAST 2% OF THE TOTAL FLOOR AREA OR 1m<sup>2</sup>. WHICHEVER IS GREATER.



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Wood / Marsh Pty Ltd Architecture  
 30 Beaconsfield Parade Port Melbourne 3207 Australia  
 Telephone 03 9676 2600 Facsimile 03 9676 2811  
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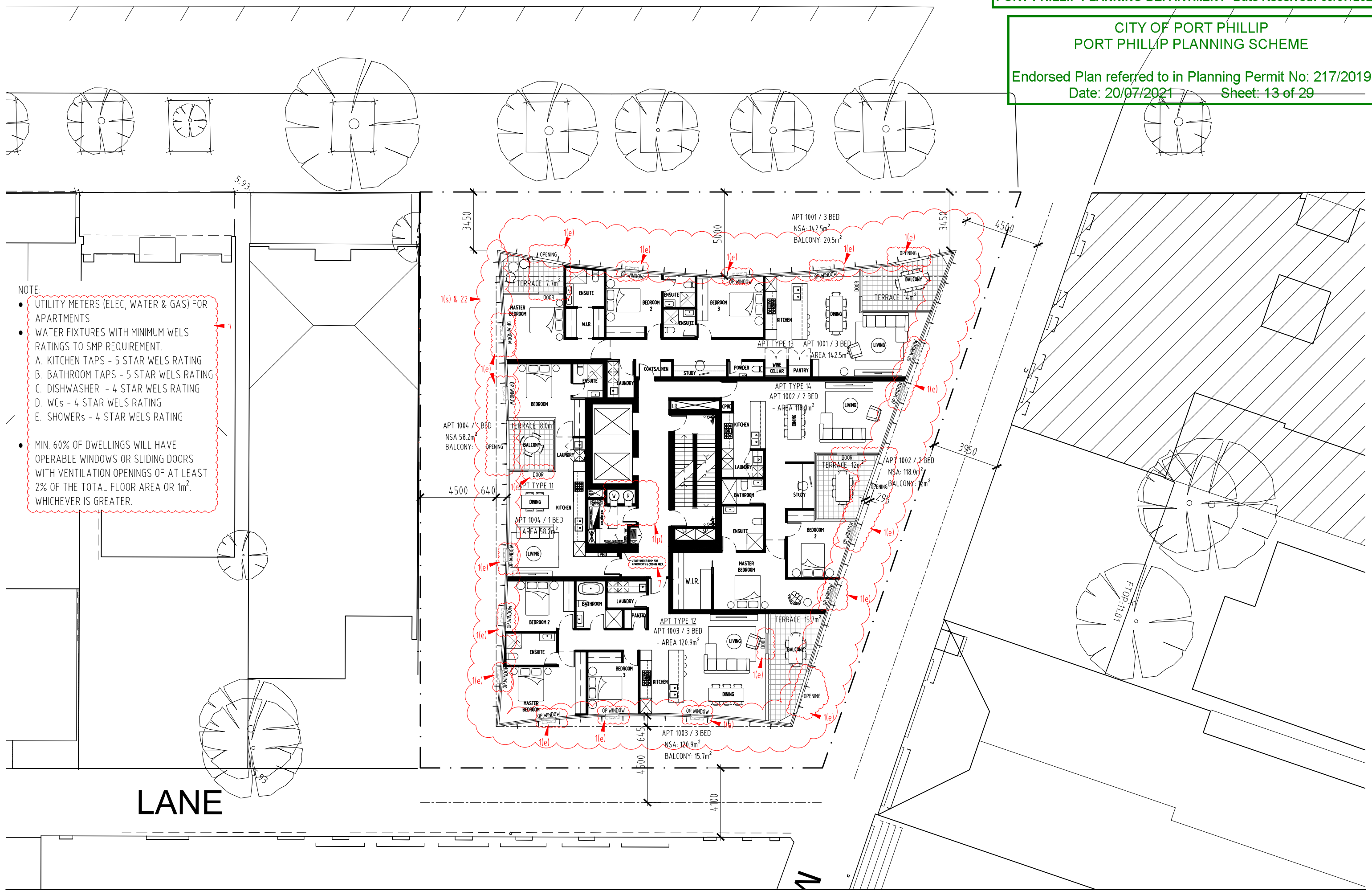
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22.03.2019	01	TP ISSUE	KYL
07.02.2020	02	DIMENSION CORRECTED	KYL
11.05.2021	03	AMENDMENT TO CONDITION 1	VF

PROJECT	TITLE
V-LEADER	TYPICAL LEVEL 6-9 FLOOR PLAN
11-17 DORCAS STREET VIC 3004	

DRAWING NO.	REVISION NO.
TP-109	03
JOB NUMBER	DATE
329	17.12.2018
SCALE	DESIGNED
1:200 @ A3	RW/RM
	DRAWN
	KYL

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 PORT PHILLIP PLANNING SCHEME  
 Endorsed Plan referred to in Planning Permit No: 217/2019  
 Date: 20/07/2021 Sheet: 13 of 29



NOTE:

- UTILITY METERS (ELEC, WATER & GAS) FOR APARTMENTS.
- WATER FIXTURES WITH MINIMUM WELS RATINGS TO SMP REQUIREMENT.
  - A. KITCHEN TAPS - 5 STAR WELS RATING
  - B. BATHROOM TAPS - 5 STAR WELS RATING
  - C. DISHWASHER - 4 STAR WELS RATING
  - D. WCs - 4 STAR WELS RATING
  - E. SHOWERS - 4 STAR WELS RATING
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 30 Beaconsfield Parade Port Melbourne 3207 Australia  
 Telephone 03 9676 2600 Facsimile 03 9676 2811  
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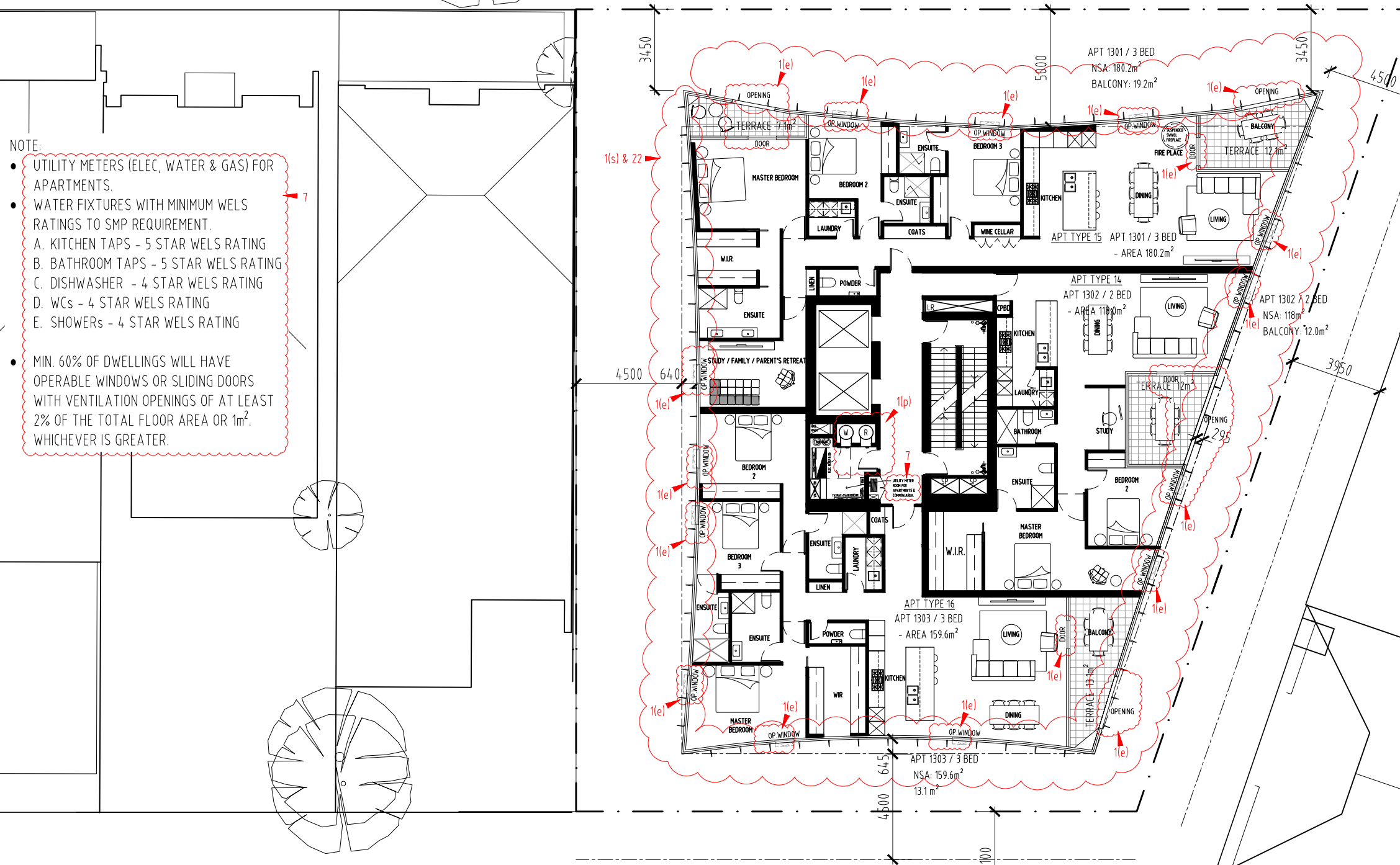
DATE	NO.	COMMENTS	BY
22.03.2019	01	TP ISSUE	KYL
07.02.2020	02	DIMENSION CORRECTED	KYL
11.05.2021	03	AMENDMENT TO CONDITION 1	VF

PROJECT	TITLE
V-LEADER	TYPICAL LEVEL 10-12 FLOOR PLAN
11-17 DORCAS STREET VIC 3004	

DRAWING NO.	REVISION NO.
TP-110	03
DATE	DESIGNED
17.12.2018	RW/RM
JOB NUMBER	DRAWN
329	KYL
SCALE	DO NOT SCALE
1:200 @ A3	VERIFY ON SITE
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Date: 20/07/2021 Sheet: 14 of 29



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  - WATER FIXTURES WITH MINIMUM WELS RATINGS TO SMP REQUIREMENT.
    - A. KITCHEN TAPS - 5 STAR WELS RATING
    - B. BATHROOM TAPS - 5 STAR WELS RATING
    - C. DISHWASHER - 4 STAR WELS RATING
    - D. WCs - 4 STAR WELS RATING
    - E. SHOWERS - 4 STAR WELS RATING
  - MIN. 60% OF DWELLINGS WILL HAVE OPERABLE WINDOWS OR SLIDING DOORS WITH VENTILATION OPENINGS OF AT LEAST 2% OF THE TOTAL FLOOR AREA OR 1m<sup>2</sup>. WHICHEVER IS GREATER.



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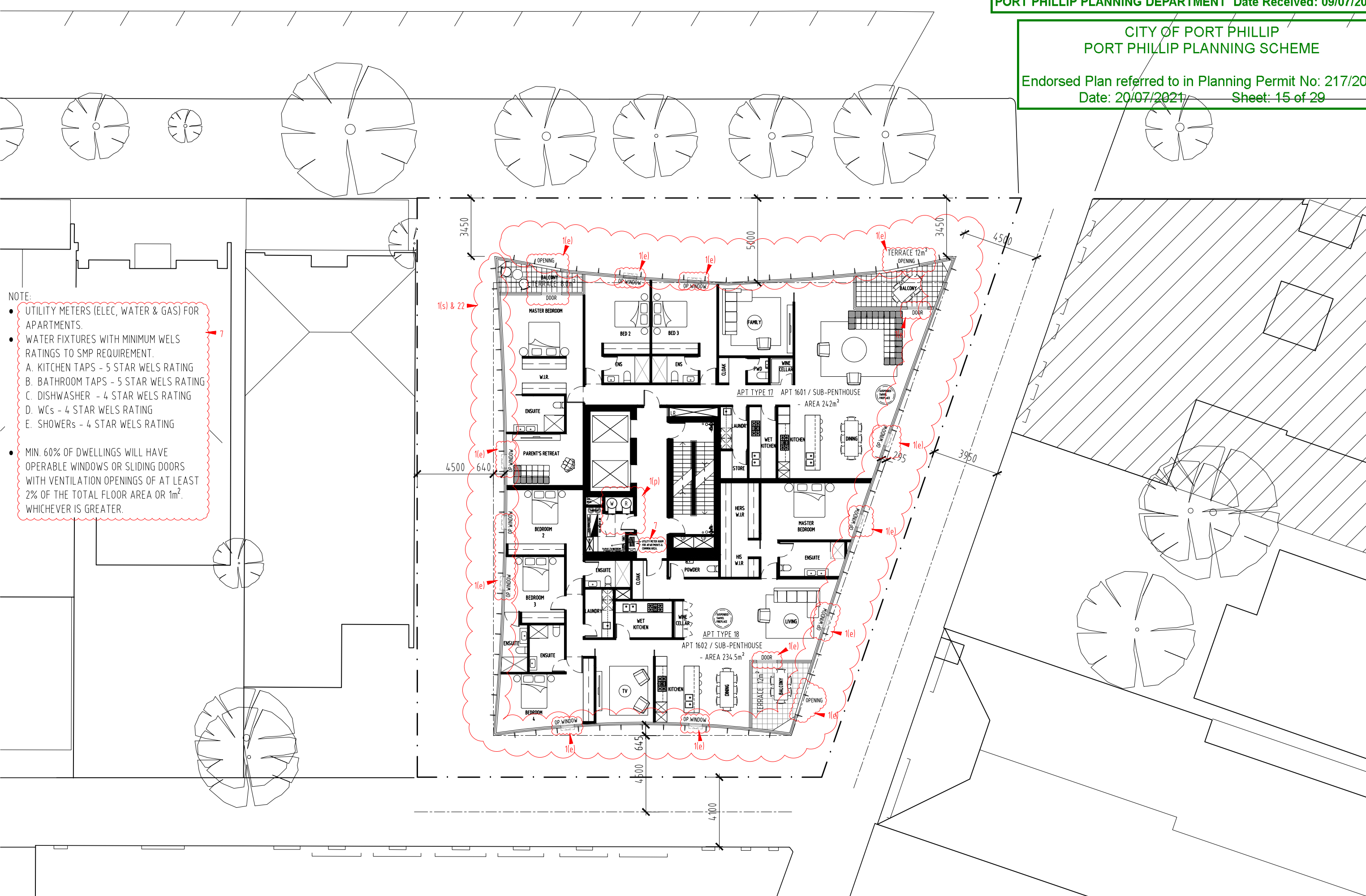


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11.05.2021	03	AMENDMENT TO CONDITION 1	VF

PROJECT **V-LEADER**  
11-17 DORCAS STREET VIC 3004  
TITLE **TYPICAL LEVEL 13-15 FLOOR PLAN**

DRAWING NO.	REVISION NO.
TP-111	03
JOB NUMBER 329	DATE 17.12.2018
SCALE 1:200 @ A3	DESIGNED RW/RM
	DRAWN KYL



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- WATER FIXTURES WITH MINIMUM WELS RATINGS TO SMP REQUIREMENT.
  - A. KITCHEN TAPS - 5 STAR WELS RATING
  - B. BATHROOM TAPS - 5 STAR WELS RATING
  - C. DISHWASHER - 4 STAR WELS RATING
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  - E. SHOWERS - 4 STAR WELS RATING
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Wood / Marsh Pty Ltd Architecture  
 30 Beaconsfield Parade Port Melbourne 3207 Australia  
 Telephone 03 9676 2600 Facsimile 03 9676 2811  
 Email wm@woodmarsh.com.au  
 A.B.N. 71 808 734 730



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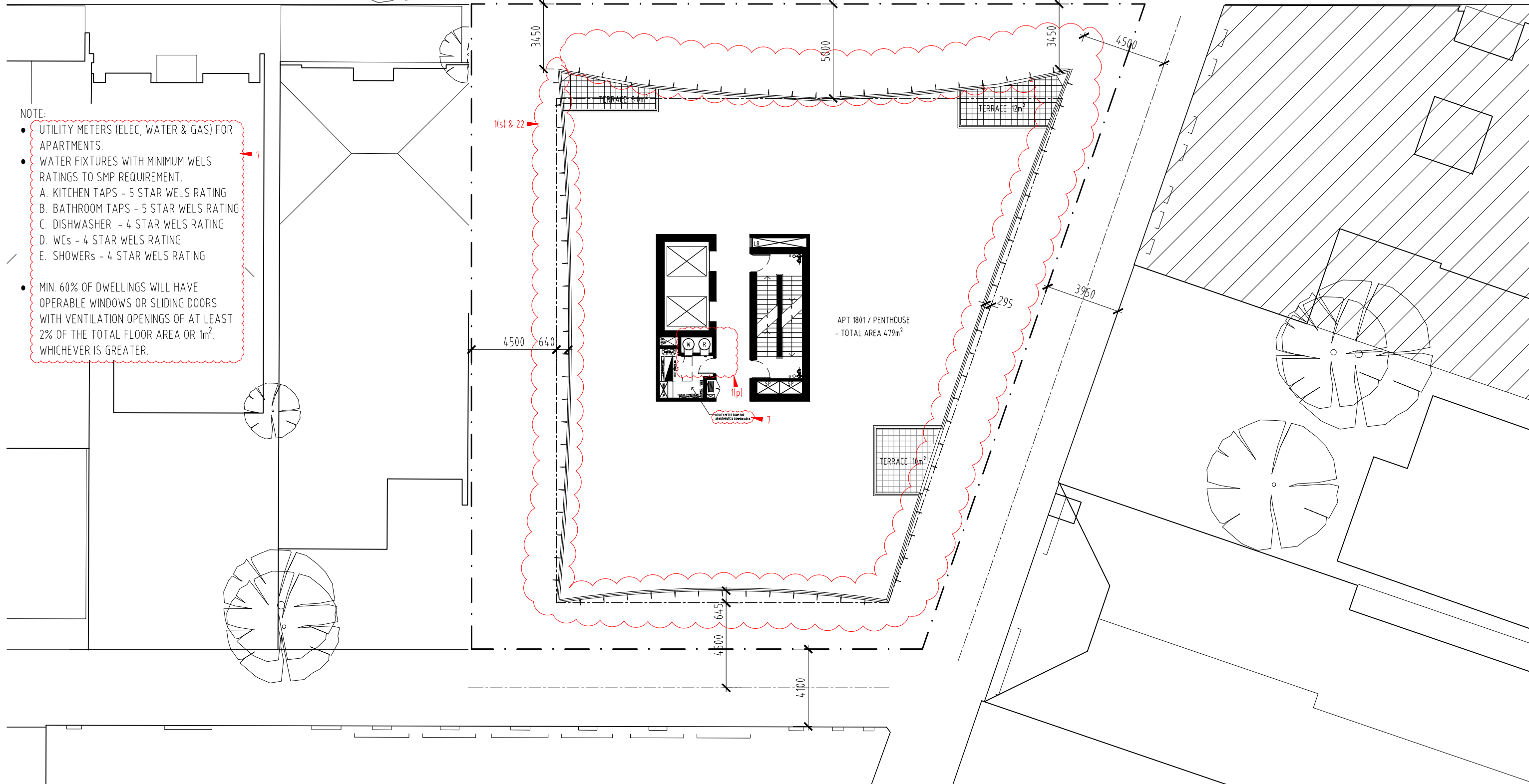
DATE	NO.	COMMENTS	BY
22.03.2019	01	TP ISSUE	KYL
07.02.2020	02	DIMENSION CORRECTED	KYL
11.05.2021	03	AMENDMENT TO CONDITION 1	VF

PROJECT	TITLE
V-LEADER	TYPICAL LEVEL 16-17 FLOOR PLAN

DRAWING NO.	REVISION NO.
TP-112	03
JOB NUMBER	DATE
329	17.12.2018
SCALE	DESIGNED
1:200 @ A3	RW/RM
	DRAWN
	KYL

NOTE:

- UTILITY METERS (ELEC, WATER & GAS) FOR APARTMENTS.
- WATER FIXTURES WITH MINIMUM WELS RATINGS TO SMP REQUIREMENT.
  - A. KITCHEN TAPS - 5 STAR WELS RATING
  - B. BATHROOM TAPS - 5 STAR WELS RATING
  - C. DISHWASHER - 4 STAR WELS RATING
  - D. WCs - 4 STAR WELS RATING
  - E. SHOWERS - 4 STAR WELS RATING
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Wood / Marsh Pty Ltd Architecture

30 Beaconsfield Parade Port Melbourne 3207 Australia  
Telephone 03 9676 2600 Facsimile 03 9676 2811  
Email [wm@woodmarsh.com.au](mailto:wm@woodmarsh.com.au)  
A.B.N. 71 858 734 730



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11.05.2021	03	AMENDMENT TO CONDITION 1	VF

PROJECT	TITLE
V-LEADER	TYPICAL LEVEL 18-19 FLOOR PLAN
11-17 DORCAS STREET VIC 3004	

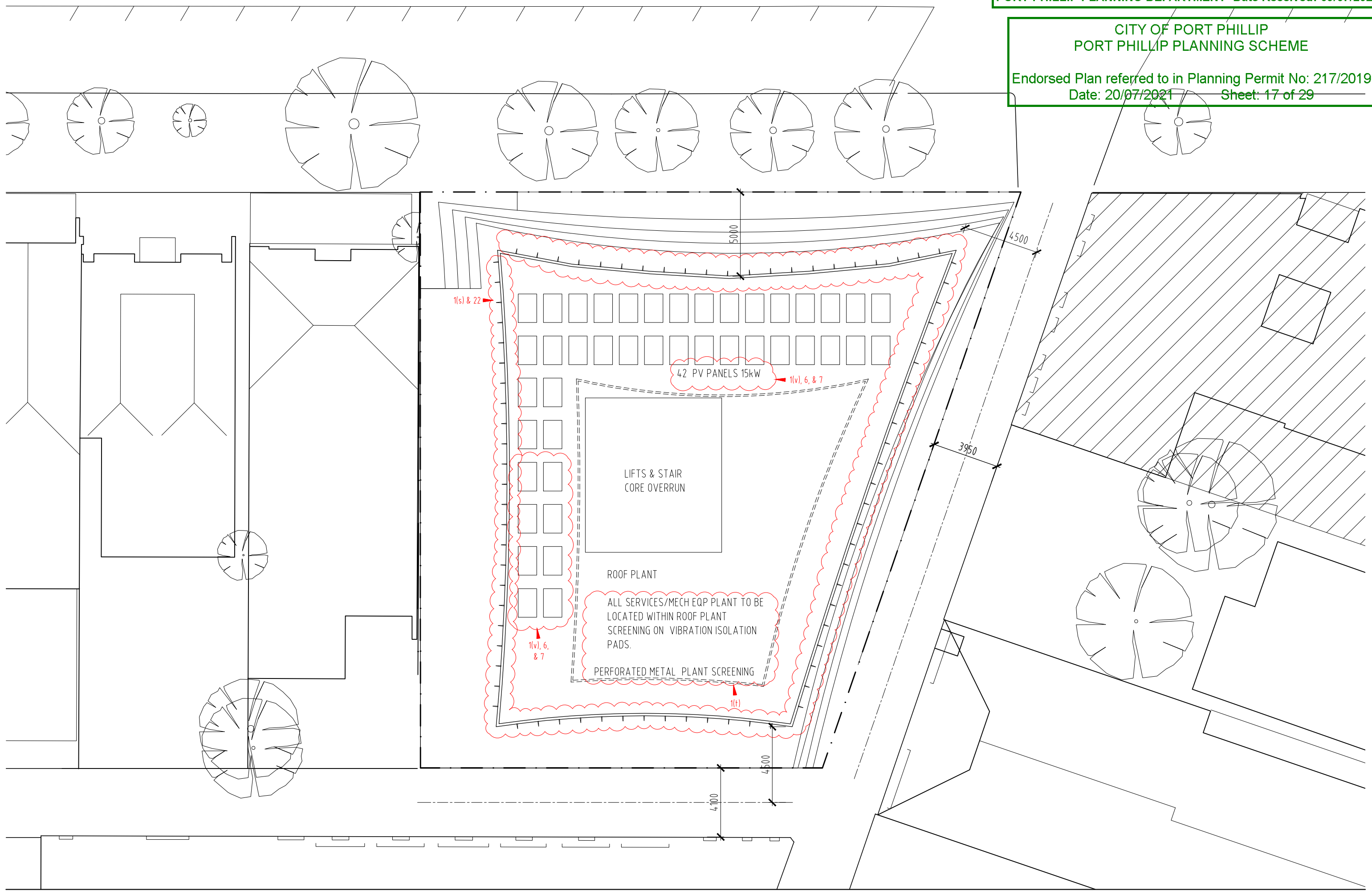
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TP-113	03
JOB NUMBER	DATE
329	17.12.2018
SCALE	DESIGNED
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	DRAWN
	KYL





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Date: 20/07/2021 Sheet: 17 of 29



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30 Beaconsfield Parade Port Melbourne 3207 Australia  
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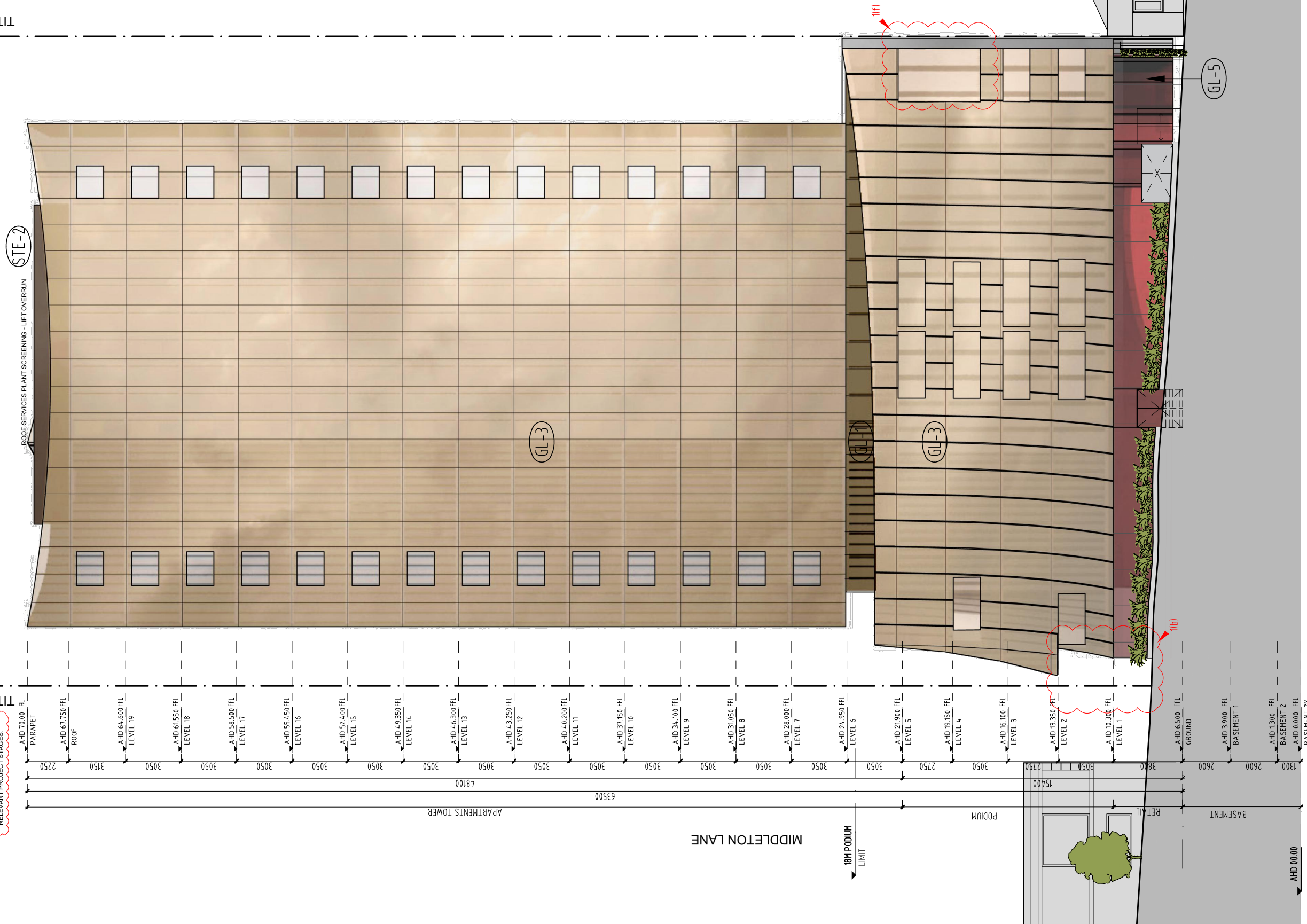
PROJECT	TITLE
V-LEADER	ROOF PLAN
11-17 DORCAS STREET VIC 3004	

DRAWING NO.	REVISION NO.
TP-114	02
JOB NUMBER	DATE
329	17.12.2018
SCALE	DESIGNED
1:200 @ A3	RW/RM
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	KYL



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Date: 20/07/2021 Sheet: 18 of 29

TITLE BOUNDARY



DORCAS STREET

TITLE BOUNDARY

WRITTEN CONFIRMATION BY A LICENSED SURVEYOR THAT THE DEVELOPMENT DOES NOT EXCEED 70m AHD TO BE PROVIDED TO THE RESPONSIBLE AUTHORITY AT RELEVANT PROJECT STAGES

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30 Beaconsfield Parade Port Melbourne 3207 Australia  
Telephone 03 9676 2600 Facsimile 03 9676 2811  
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22.03.2019	01	TP ISSUE	KYL
07.02.2020	02	REVISION AS CLOUDED	KYL
11.05.2021	03	AMENDMENT TO CONDITION 1 VF	VF

PROJECT	V-LEADER
TITLE	11-17 DORCAS STREET VIC 3004 PROPOSED NORTH ELEVATION

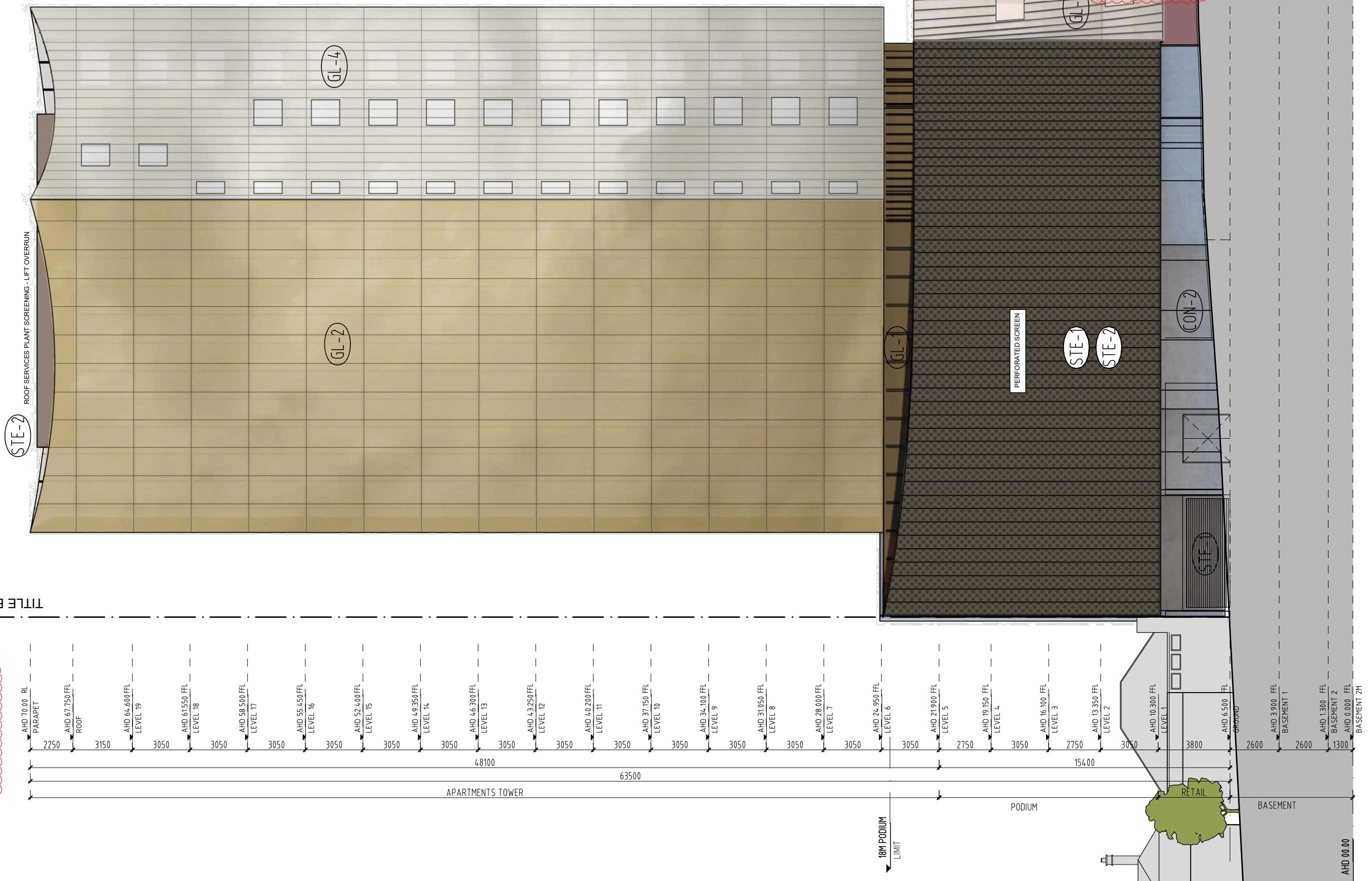
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JOB NUMBER	329	DATE	04.03.2019
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DO NOT SCALE		DRAWN	KYL

TITLE BOUNDARY

MIDDLETON LANE

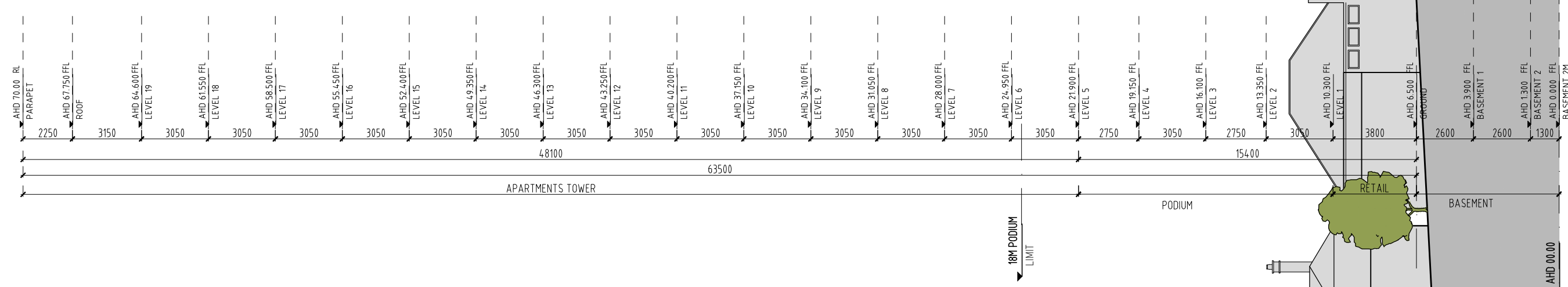
CITY OF PORT PHILLIP  
 PORT PHILLIP PLANNING SCHEME  
 Endorsed Plan referred to in Planning Permit No: 217/2019  
 Date: 20/07/2021 Sheet: 19 of 29

PORT PHILLIP PLANNING DEPARTMENT Date Received: 09/07/2021



TITLE BOUNDARY

WRITTEN CONFIRMATION BY A LICENSED SURVEYOR THAT THE DEVELOPMENT DOES NOT EXCEED 70m AHD TO BE PROVIDED TO THE RESPONSIBLE AUTHORITY AT RELEVANT PROJECT STAGES.



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 30 Beaconsfield Parade Port Melbourne 3207 Australia  
 Telephone 03 9676 2600 Facsimile 03 9676 2811  
 Email wrm@woodmarsh.com.au  
 A.B.N. 71 808 734 730



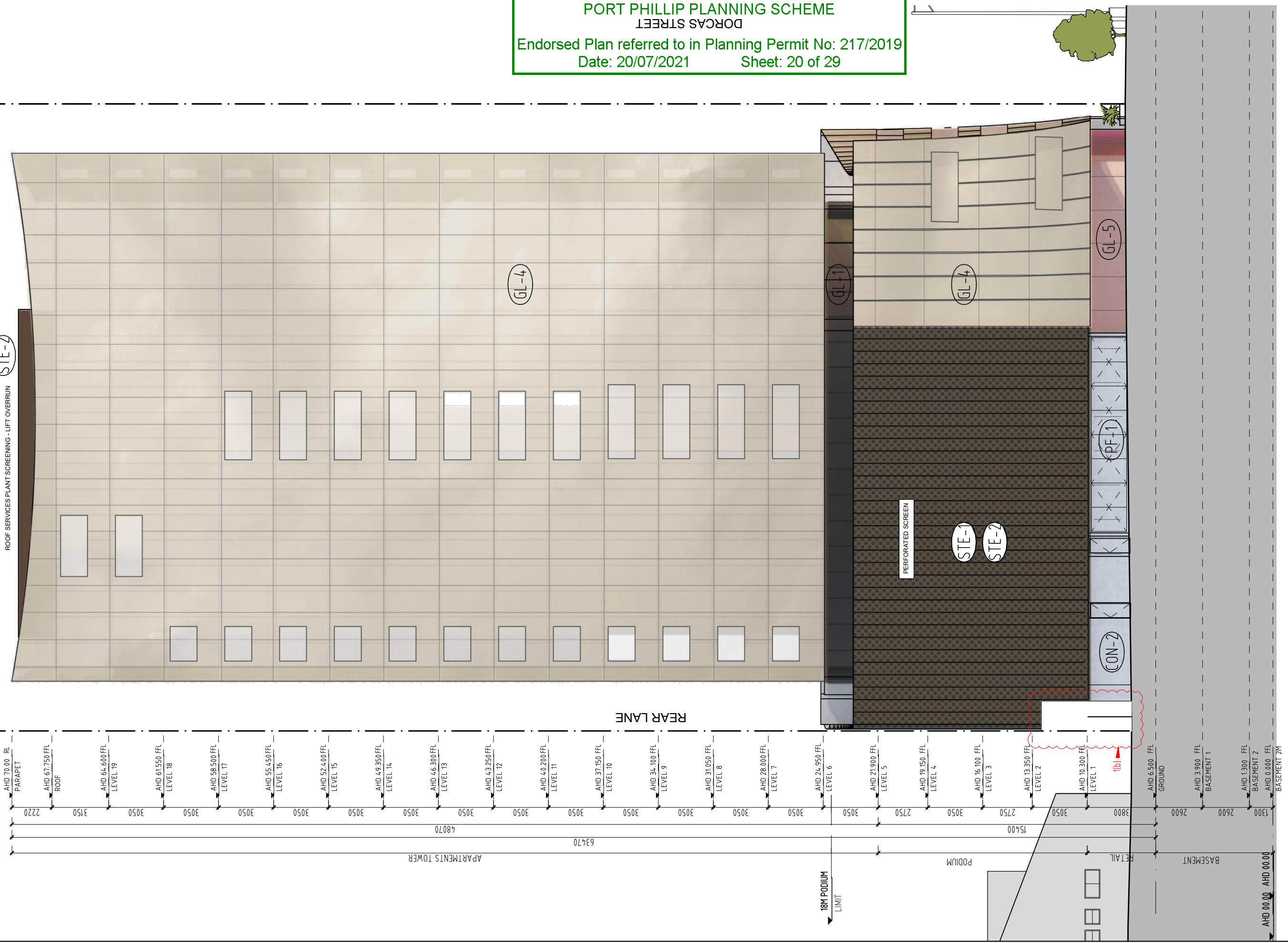
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22.03.2019	01	TP ISSUE	KYL
07.02.2020	02	REVISION AS CLOUDED	KYL
11.05.2021	03	AMENDMENT TO CONDITION 1	VF

PROJECT	V-LEADER
TITLE	11-17 DORCAS STREET VIC 3004
TITLE	PROPOSED SOUTH ELEVATION

DRAWING NO.	TP-202	REVISION NO.	03
JOB NUMBER	329	DATE	04.03.2019
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TITLE BOUNDARY



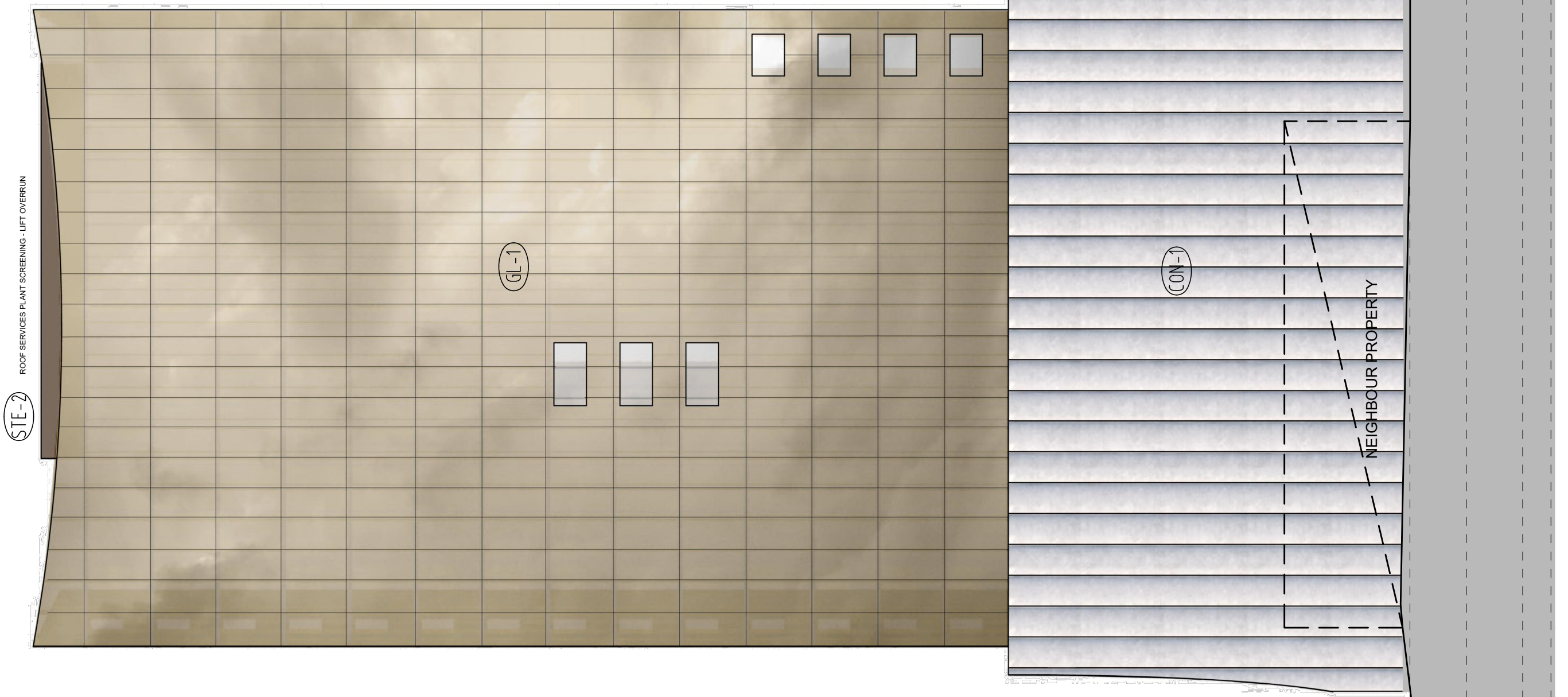
TITLE BOUNDARY

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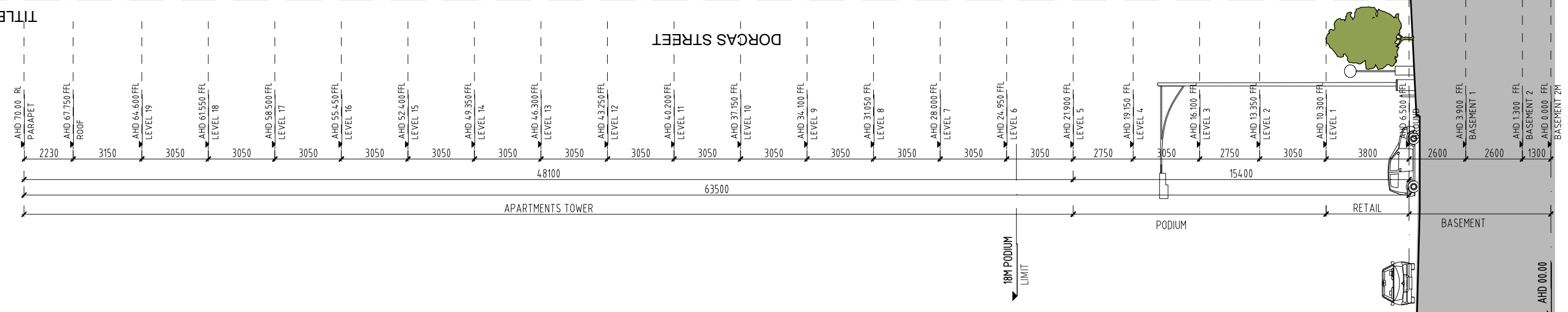
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Date: 20/07/2021 Sheet: 21 of 29

TITLE BOUNDARY

TITLE BOUNDARY



1(x) WRITTEN CONFIRMATION BY A LICENSED SURVEYOR THAT THE DEVELOPMENT DOES NOT EXCEED 70m AHD TO BE PROVIDED TO THE RESPONSIBLE AUTHORITY AT RELEVANT PROJECT STAGES.



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Telephone 03 9676 2600 Facsimile 03 9676 2811  
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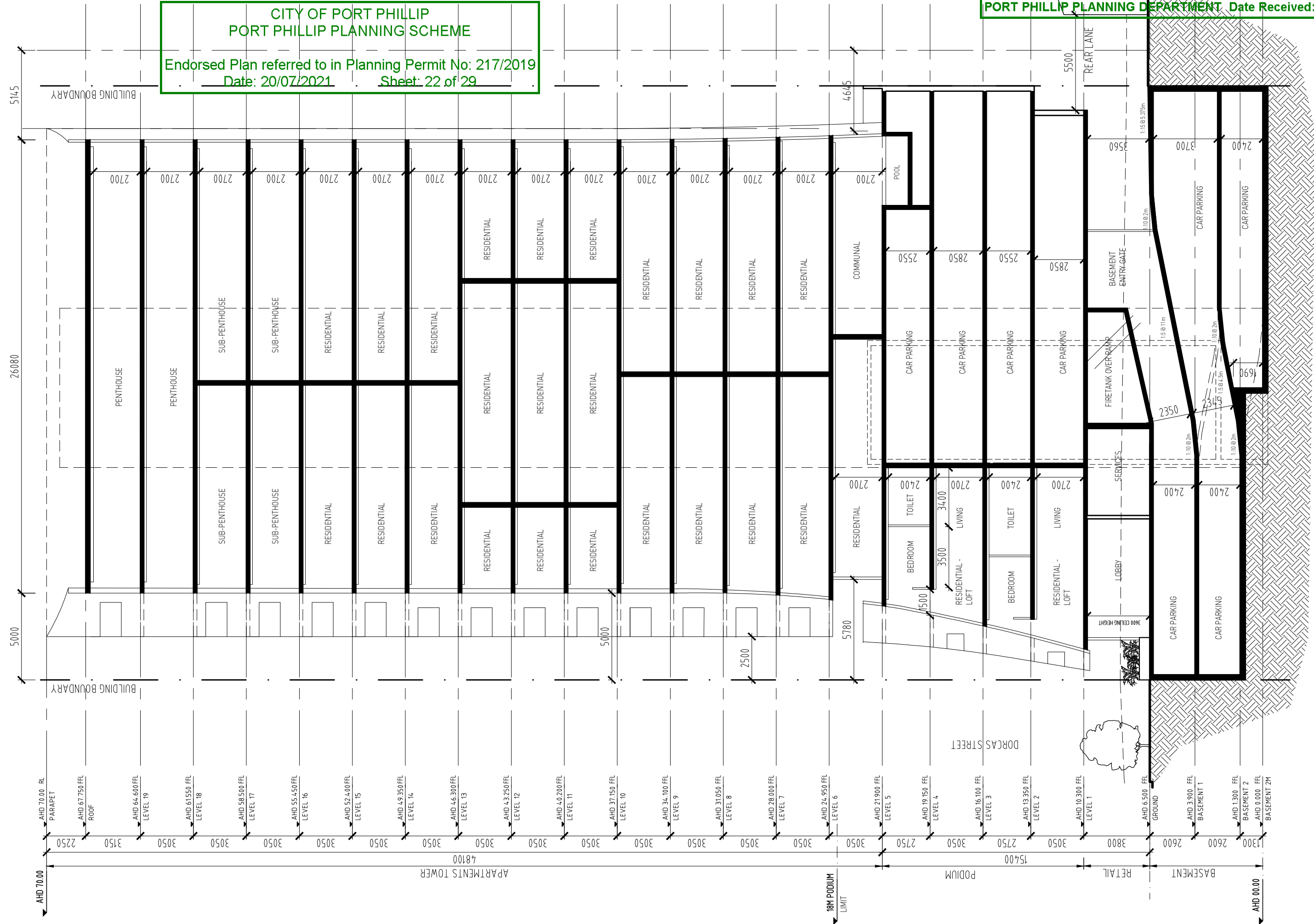
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22.03.2019	01	TP ISSUE	KYL
07.02.2020	02	REVISION AS CLOUDED	KYL
11.05.2021	03	AMENDMENT TO CONDITION 1	VF

PROJECT	TITLE
V-LEADER	PROPOSED WEST ELEVATION
11-17 DORCAS STREET VIC 3004	

DRAWING NO.	REVISION NO.
TP-204	03
JOB NUMBER	DATE
329	04.03.2019
SCALE	DESIGNED
1:200 @ A3	RW/RM
	DRAWN
	KYL

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 PORT PHILLIP PLANNING SCHEME  
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 Date: 20/07/2021 Sheet: 22 of 29



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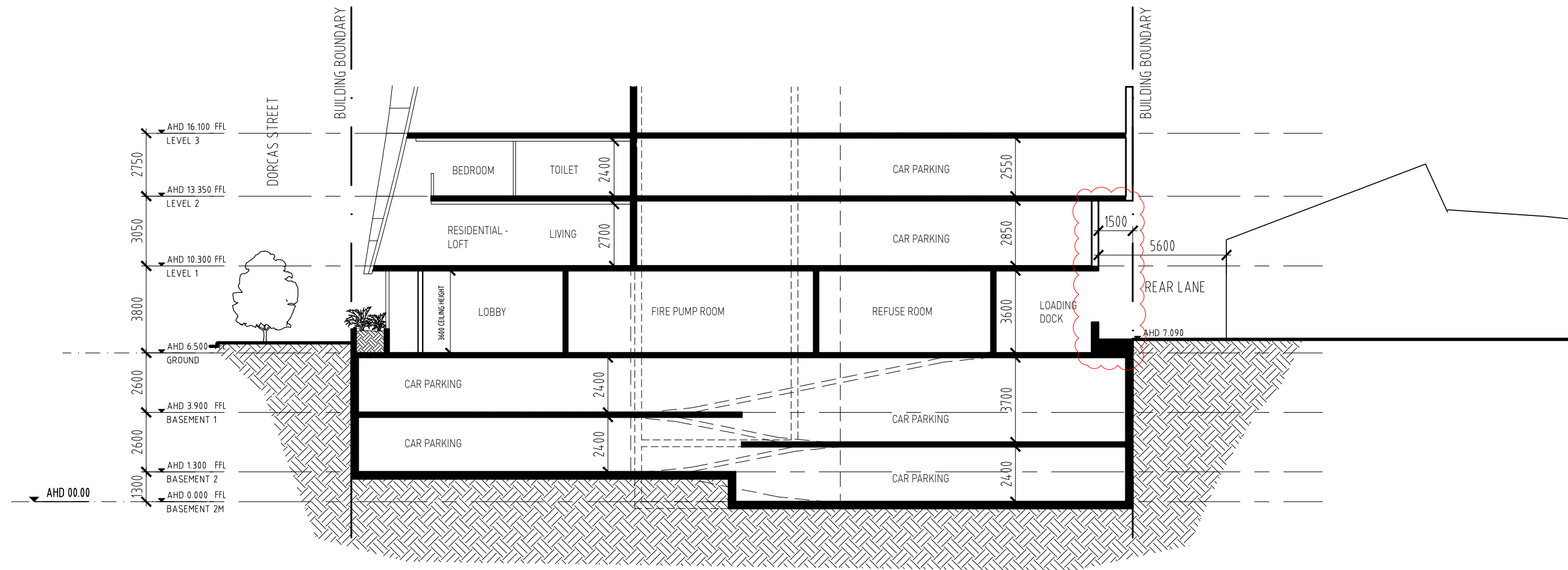
DATE	NO.	COMMENTS	BY
22.03.2019	01	TP ISSUE	KYL
07.02.2020	02	REVISION AS CLOUDED	KYL
11.05.2021	03	AMENDMENT TO CONDITION 1	KYL

PROJECT	V-LEADER
TITLE	11-17 DORCAS STREET VIC 3004
	SECTION A-A

DRAWING NO.	TP-251	REVISION NO.	03
JOB NUMBER	329	DATE	17.12.2018
SCALE	1:200 @ A3	DESIGNED	RW/RM
		DRAWN	KYL

CITY OF PORT PHILLIP  
PORT PHILLIP PLANNING SCHEME

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Date: 20/07/2021 Sheet: 23 of 29



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Email wrm@woodmarsh.com.au  
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07.02.2020	02	REVISION AS CLOUDED	KYL
11.05.2021	03	AMENDMENT TO CONDITION 1	KYL

PROJECT	TITLE
V-LEADER	SECTION THROUGH LOADING DOCK
11-17 DORCAS STREET VIC 3004	

DRAWING NO.	REVISION NO.
TP-252	03
JOB NUMBER	DATE
329	17.12.2018
SCALE	DESIGNED
1:200 @ A3	RW/RM
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**WINDOW GLAZING**



**GL-01**  
FACADE GLAZING  
BRONZE



**GL-02**  
FACADE GLAZING  
GOLD



**GL-03**  
FACADE GLAZING  
CHAMPAGNE



**GL-04**  
FACADE GLAZING  
SILVER



**GL-05**  
FACADE GLAZING  
PINK

**NOTE**

COLOURED GLAZING PANE TO BE ON  
INNER PANE OF DGU. APPEARANCE  
MAY BE AFFECTED BY PERFORMANCE  
CHARACTERISTICS OF DGU SELECTED.  
REFER TO FACADE REPORT FOR  
GLASS PERFORMANCE VALUES AND  
CHARACTERISTIC.

**CONCRETE**

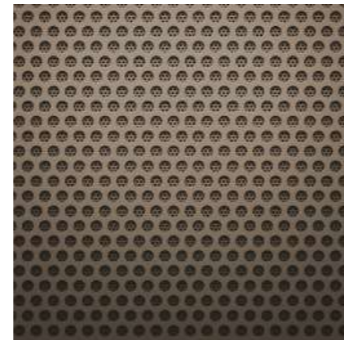


**CON-1**  
CONCRETE FINISH

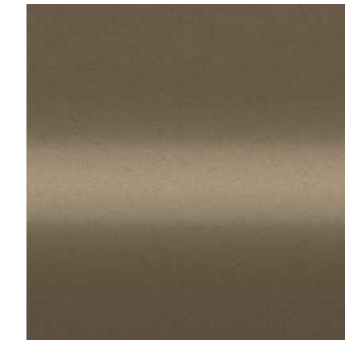


**CON-2**  
RENDERED FINISH  
CHARCOAL

**STEEL**



**STE-1**  
STAINLESS STEEL  
PERFORATED  
DARK BRONZE



**STE-2**  
STAINLESS STEEL  
CLADDING/FINS  
DARK BRONZE

**PAINT**



**PF-1**  
PAINT FINISH  
CHARCOAL

**FLOOR**



**FL-1**  
TERRAZO  
FLOOR TILE



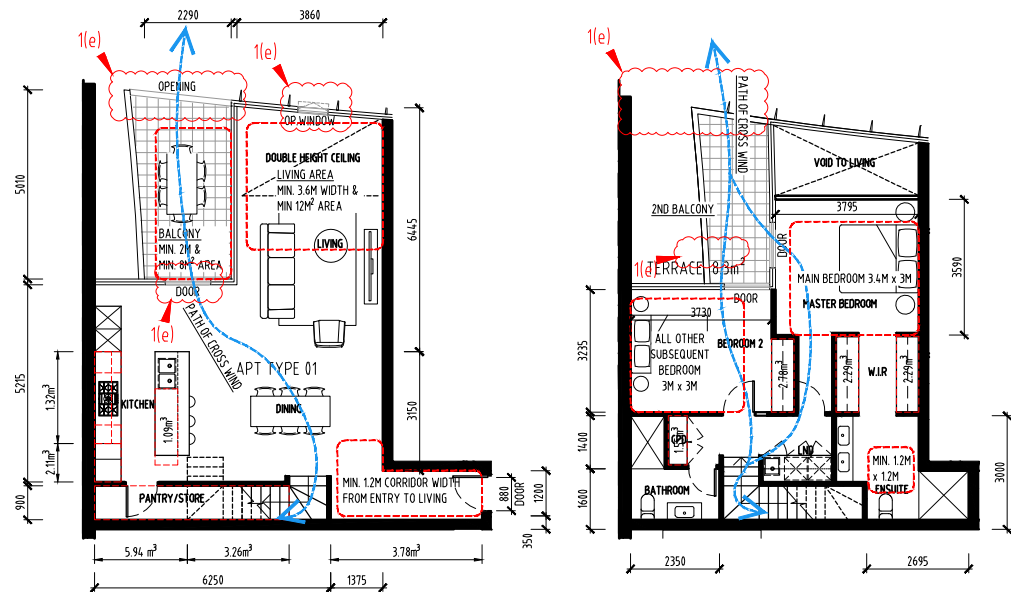
**FL-2**  
BLUESTONE  
FLOOR TILE

**FACADE FINS**



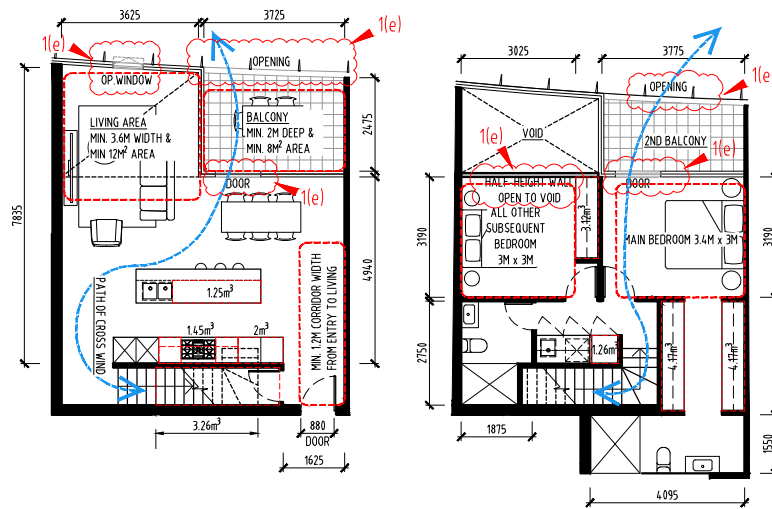
**PC-1**  
FACADE FINS - 350MM DEEP  
MATTE BLACK





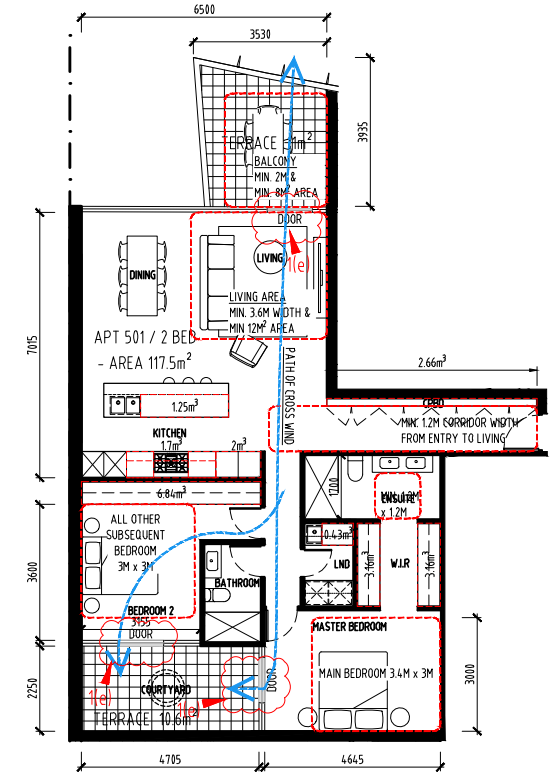
**APARTMENT TYPE 01 (LOFT)**  
2 BED + 2 BATH

INTERNAL : 140.3 m<sup>2</sup>  
BALCONY : 20.9 m<sup>2</sup>  
STORAGE : 17.5 m<sup>3</sup> (LOWER FLOOR)  
8.91 m<sup>3</sup> (UPPER LEVEL)  
MIN. STORAGE REQ IS 14 m<sup>3</sup>  
UNDER TABLE D6 OF STANDARD  
D20 (STORAGE) OF CLAUSE 58.



**APARTMENT TYPE 02 (LOFT)**  
2 BED + 2 BATH

INTERNAL : 116.1 m<sup>2</sup>  
BALCONY : 17.4 m<sup>2</sup>  
STORAGE : 9.51 m<sup>3</sup> (LOWER LEVEL)  
12.73 m<sup>3</sup> (UPPER LEVEL)  
MIN. STORAGE REQ IS 14 m<sup>3</sup>  
UNDER TABLE D6 OF STANDARD  
D20 (STORAGE) OF CLAUSE 58.

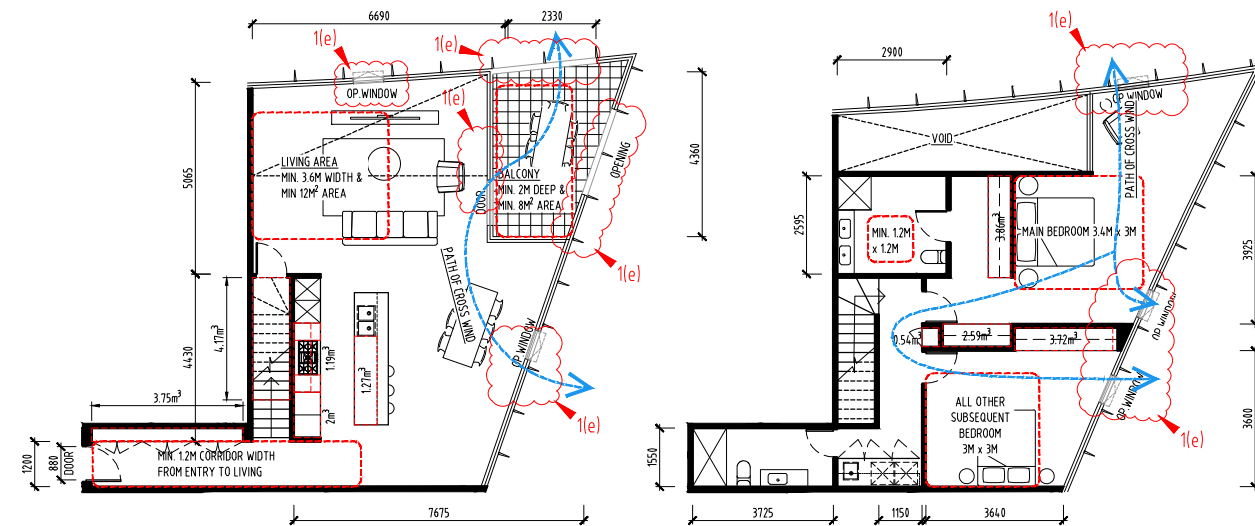


**APARTMENT TYPE 04**  
2 BED + 2 BATH

INTERNAL : 117.5 m<sup>2</sup>  
BALCONY : 21.6 m<sup>2</sup>  
STORAGE : 21.21 m<sup>3</sup>  
MIN. STORAGE REQ IS 14 m<sup>3</sup>  
UNDER TABLE D6 OF STANDARD  
D20 (STORAGE) OF CLAUSE 58.

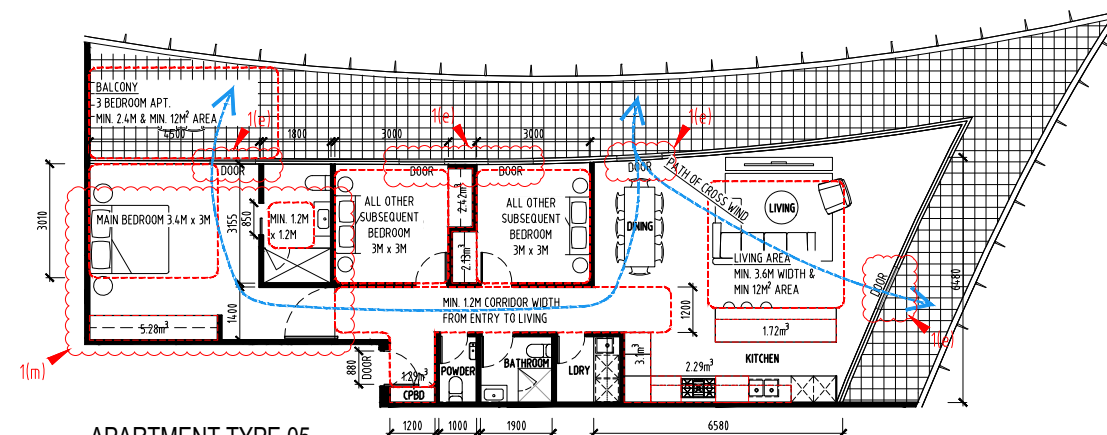
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**APARTMENT TYPE 03 (LOFT)**  
2 BED + 2 BATH

INTERNAL : 169.9 m<sup>2</sup>  
BALCONY : 12 m<sup>2</sup>  
STORAGE : 12.38 m<sup>3</sup> (LOWER LEVEL)  
10.71 m<sup>3</sup> (UPPER LEVEL)  
MIN. STORAGE REQ IS 14 m<sup>3</sup>  
UNDER TABLE D6 OF STANDARD  
D20 (STORAGE) OF CLAUSE 58.



**APARTMENT TYPE 05**  
3 BED + 2 BATH (ACCESSIBILITY - COMPLY WITH STANDARD D17 OF CLAUSE 58).

INTERNAL : 131.9 m<sup>2</sup>  
BALCONY : 77.8 m<sup>2</sup>  
STORAGE : 18.23 m<sup>3</sup>  
MIN. STORAGE REQ IS 18 m<sup>3</sup>  
UNDER TABLE D6 OF STANDARD  
D20 (STORAGE) OF CLAUSE 58.



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30 Beaconsfield Parade Port Melbourne 3207 Australia  
Telephone 03 9676 2600 Facsimile 03 9676 2811  
Email wrm@woodmarsh.com.au  
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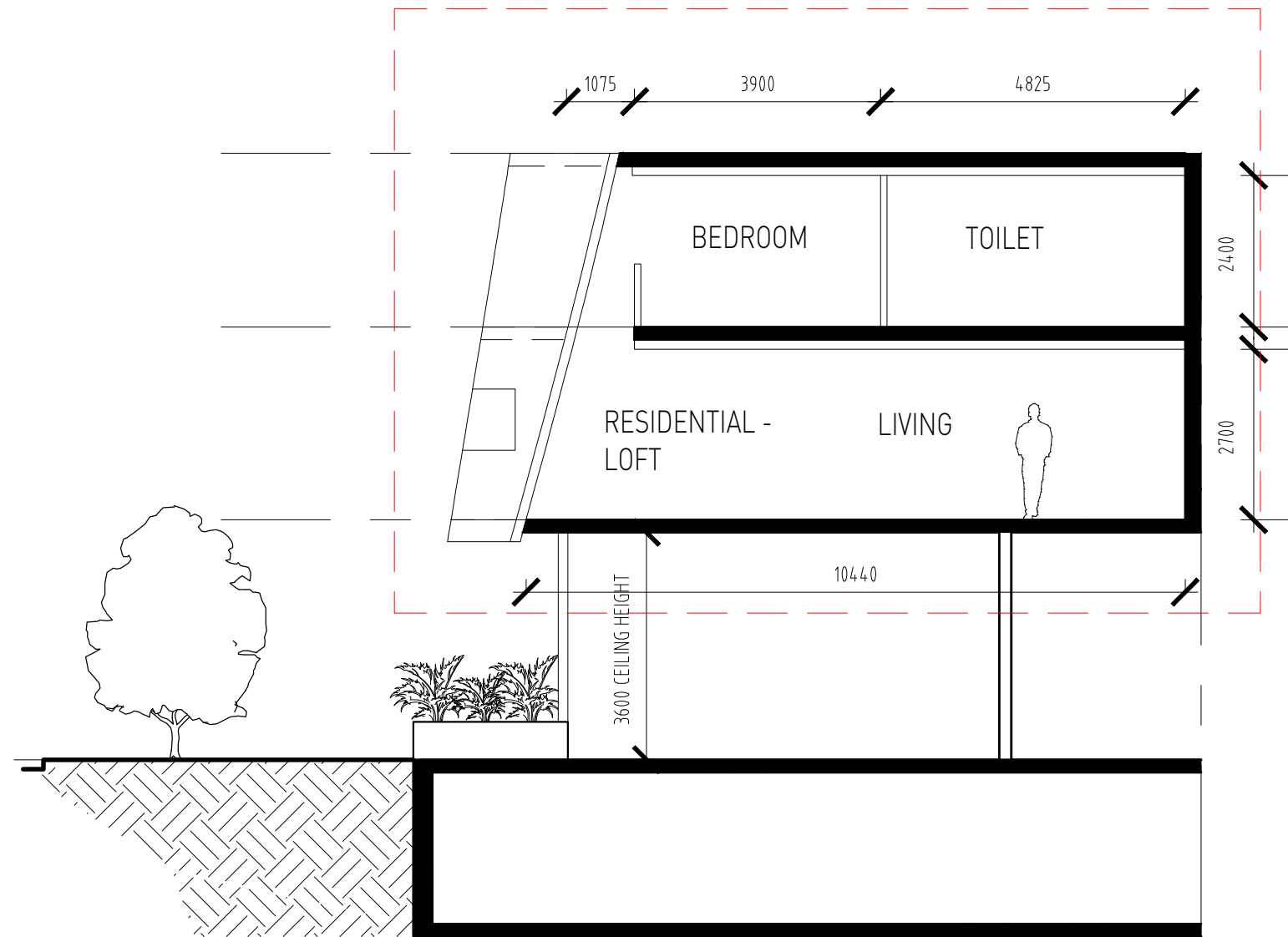
DATE	NO.	COMMENTS	BY
22.03.2019	01	TP ISSUE	KYL
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11.05.2021	03	AMENDMENT TO CONDITION 1	VF

PROJECT	V-LEADER
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TITLE	B.A.D.S ASSESSMENT

DRAWING NO.	REVISION NO.
TP-700	03
JOB NUMBER	DATE
329	17.12.2018
SCALE	DESIGNED
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	KYL

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30 Beaconsfield Parade Port Melbourne 3207 Australia  
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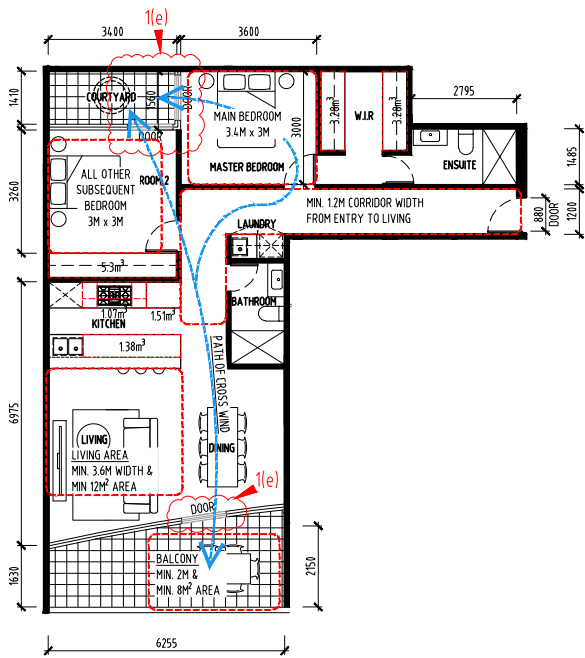
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11.05.2021	03	AMENDMENT TO CONDITION 1	KYL

PROJECT	V-LEADER
	11-17 DORCAS STREET VIC 3004
TITLE	SECTION THROUGH LOADING DOCK
	-

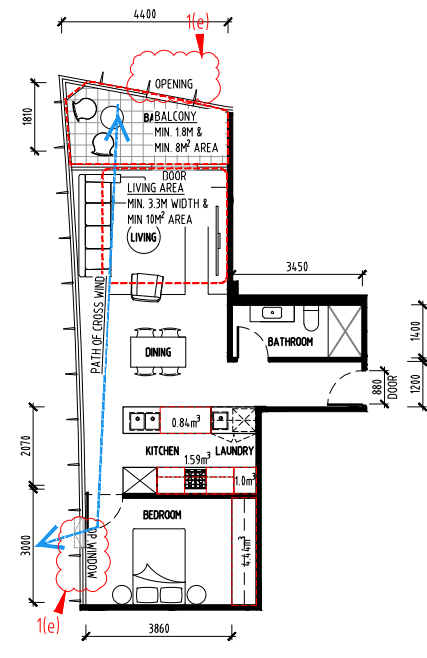
DRAWING NO.	TP-700A	REVISION NO.	03
JOB NUMBER	329	DATE	17.12.2018
SCALE	1:200 @ A3	DESIGNED	RW/RM
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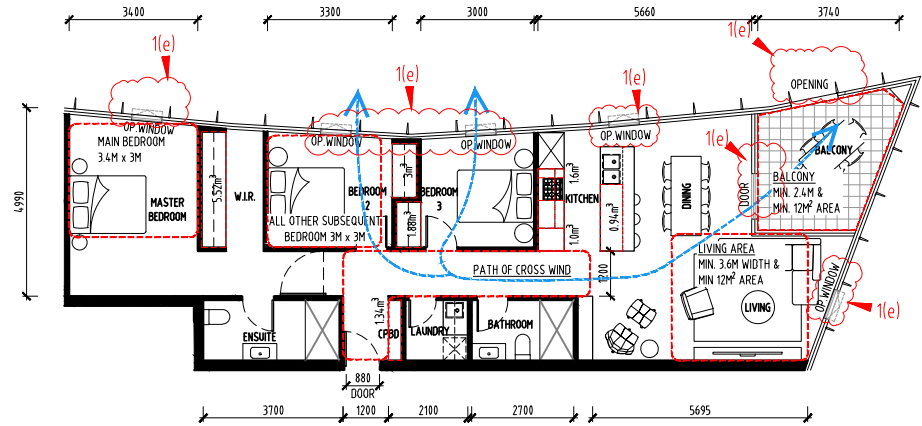
**APARTMENT TYPE 06**  
 2 BED + 2 BATH

INTERNAL : 99.8 m<sup>2</sup>  
 BALCONY : 14.2 m<sup>2</sup>  
 STORAGE : 15.82 m<sup>3</sup>  
 MIN. STORAGE REQ IS 14m<sup>3</sup>,  
 UNDER TABLE D6 OF STANDARD  
 D20 (STORAGE) OF CLAUSE 58. 1(n)



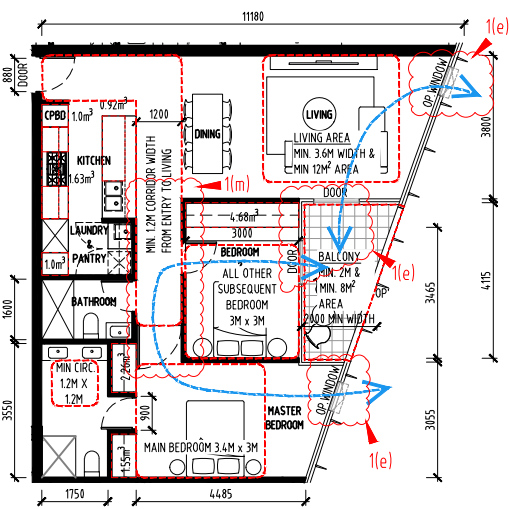
**APARTMENT TYPE 07**  
 1 BED + 1 BATH

INTERNAL : 62.3m<sup>2</sup>  
 BALCONY : 8.1m<sup>2</sup>  
 STORAGE : 7.83m<sup>3</sup> + 2.17m<sup>3</sup> (CARPARK STORAGE)  
 MIN. STORAGE REQ IS 10m<sup>3</sup>,  
 UNDER TABLE D6 OF STANDARD  
 D20 (STORAGE) OF CLAUSE 58. 1(n)



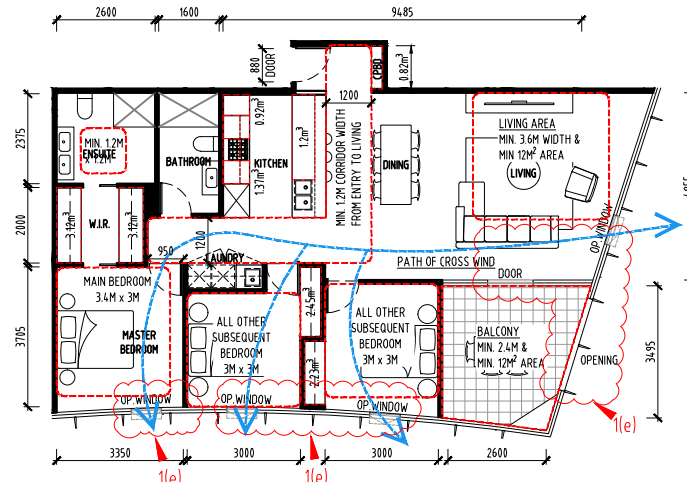
**APARTMENT TYPE 08**  
 2 BED + 2 BATH

INTERNAL : 119 m<sup>2</sup>  
 BALCONY : 12.1 m<sup>2</sup>  
 STORAGE : 15.28 m<sup>3</sup>  
 MIN. STORAGE REQ IS 14m<sup>3</sup>,  
 UNDER TABLE D6 OF STANDARD  
 D20 (STORAGE) OF CLAUSE 58. 1(n)



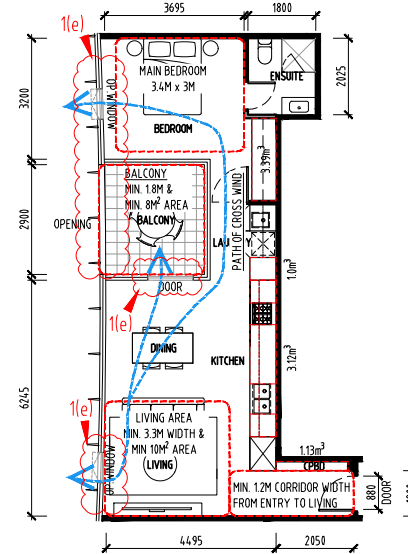
**APARTMENT TYPE 09**  
 2 BED + 2 BATH (ACCESSIBILITY - COMPLY WITH STANDARD D17 OF CLAUSE 58) 1(m)

INTERNAL : 94.8 m<sup>2</sup>  
 BALCONY : 8 m<sup>2</sup>  
 STORAGE : 13.04 m<sup>3</sup> + 2m<sup>3</sup> (CARPARK STORAGE)  
 MIN. STORAGE REQ IS 14m<sup>3</sup>,  
 UNDER TABLE D6 OF STANDARD  
 D20 (STORAGE) OF CLAUSE 58. 1(n)



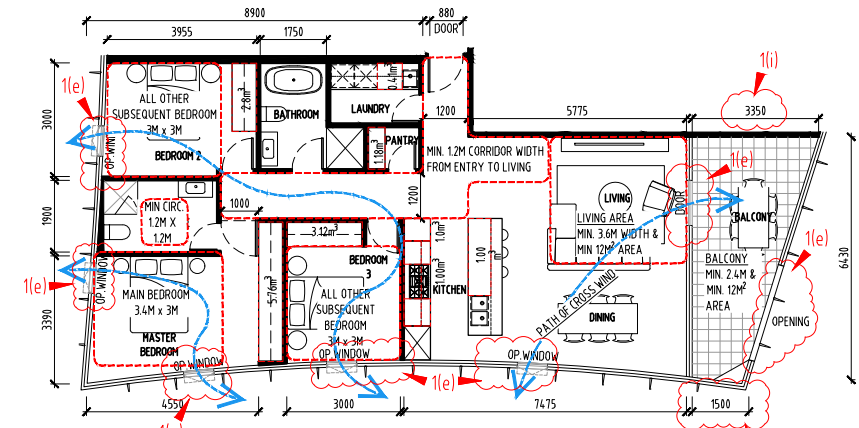
**APARTMENT TYPE 10**  
 3 BED + 2 BATH (ACCESSIBILITY - COMPLY WITH STANDARD D17 OF CLAUSE 58) 1(m)

INTERNAL : 117.5m<sup>2</sup>  
 BALCONY : 12.5m<sup>2</sup>  
 STORAGE : 15.23m<sup>3</sup> + 3m<sup>3</sup> (CARPARK STORAGE)  
 MIN. STORAGE REQ IS 18m<sup>3</sup>,  
 UNDER TABLE D6 OF STANDARD  
 D20 (STORAGE) OF CLAUSE 58. 1(n)



**APARTMENT TYPE 11**  
 1 BED + 1 BATH

INTERNAL : 58.2 m<sup>2</sup>  
 BALCONY : 8 m<sup>2</sup>  
 STORAGE : 8.64m<sup>3</sup> + 1.36m<sup>3</sup> (CARPARK STORAGE)  
 MIN. STORAGE REQ IS 10m<sup>3</sup>,  
 UNDER TABLE D6 OF STANDARD  
 D20 (STORAGE) OF CLAUSE 58. 1(n)



**APARTMENT TYPE 12**  
 3 BED + 2 BATH (ACCESSIBILITY - COMPLY WITH STANDARD D17 OF CLAUSE 58) 1(m)

INTERNAL : 120.9 m<sup>2</sup>  
 BALCONY : 15.7 m<sup>2</sup>  
 STORAGE : 15.1 m<sup>3</sup> + 3m<sup>3</sup> (CARPARK STORAGE)  
 MIN. STORAGE REQ IS 18m<sup>3</sup>,  
 UNDER TABLE D6 OF STANDARD  
 D20 (STORAGE) OF CLAUSE 58. 1(n)



Wood / Marsh Pty Ltd Architecture  
 30 Beaconsfield Parade Port Melbourne 3207 Australia  
 Telephone 03 9676 2600 Facsimile 03 9676 2811  
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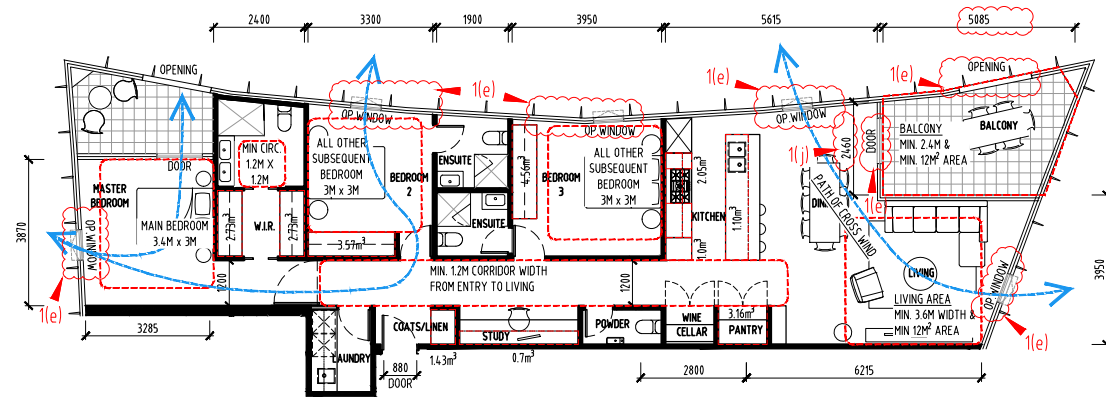
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PROJECT	V-LEADER
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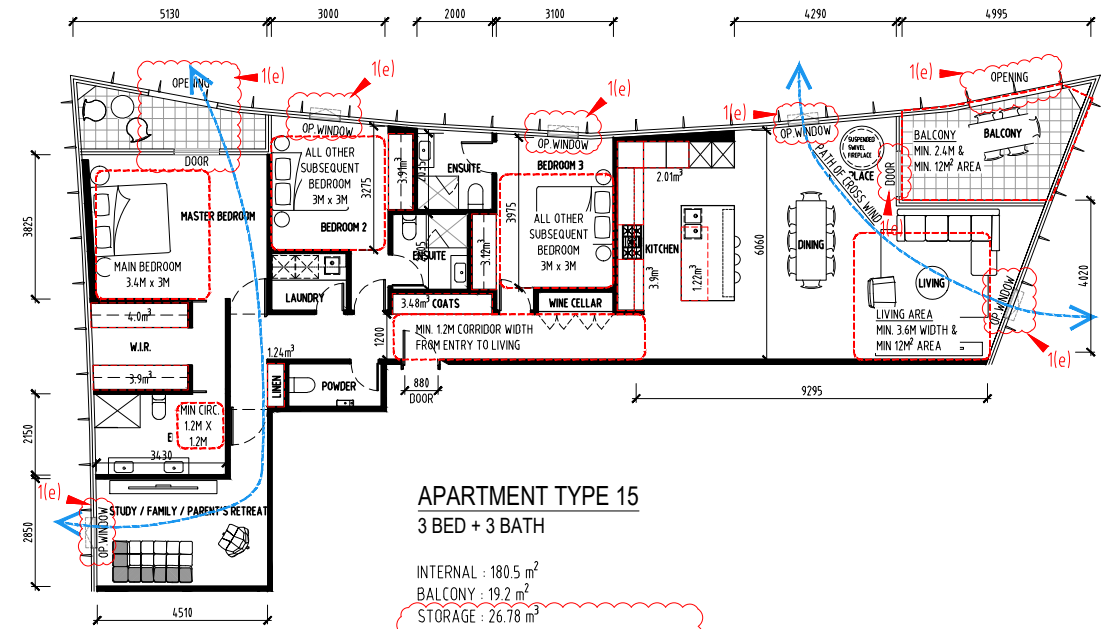
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**APARTMENT TYPE 13**

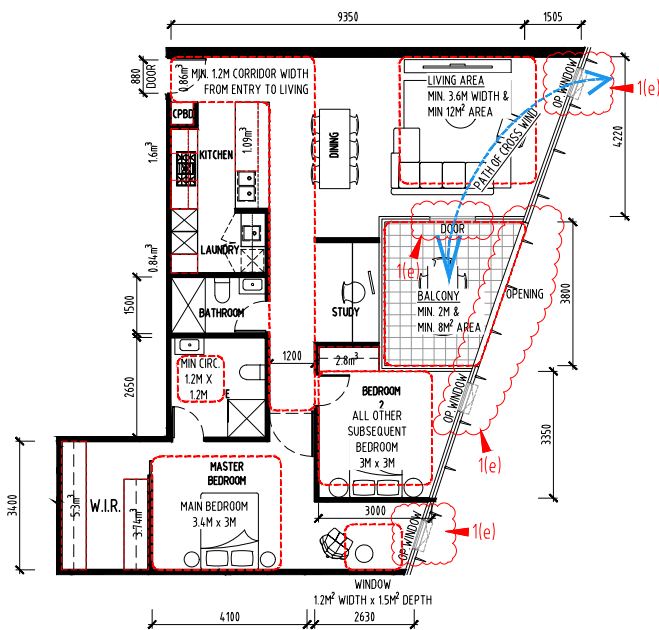
3 BED + 3 BATH (ACCESSIBILITY - COMPLY WITH STANDARD D17 OF CLAUSE 58) 1(m)

INTERNAL : 142.5 m<sup>2</sup>  
BALCONY : 20.5 m<sup>2</sup>  
STORAGE : 23.03 m<sup>3</sup>  
MIN. STORAGE REQ IS 18m<sup>3</sup>,  
UNDER TABLE D6 OF STANDARD  
D20 (STORAGE) OF CLAUSE 58 1(n)



**APARTMENT TYPE 15**  
3 BED + 3 BATH

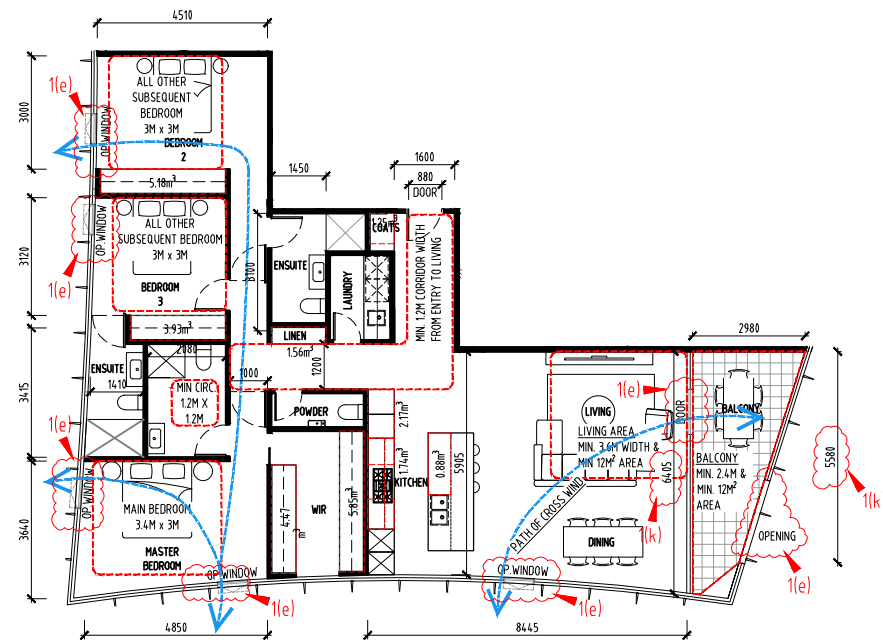
INTERNAL : 180.5 m<sup>2</sup>  
BALCONY : 19.2 m<sup>2</sup>  
STORAGE : 26.78 m<sup>3</sup>  
MIN. STORAGE REQ IS 18m<sup>3</sup>,  
UNDER TABLE D6 OF STANDARD  
D20 (STORAGE) OF CLAUSE 58. 1(n)



**APARTMENT TYPE 14**

2 BED + 2 BATH (ACCESSIBILITY - COMPLY WITH STANDARD D17 OF CLAUSE 58) 1(m)

INTERNAL : 118 m<sup>2</sup>  
BALCONY : 12 m<sup>2</sup>  
STORAGE : 16.23 m<sup>3</sup>  
MIN. STORAGE REQ IS 14m<sup>3</sup>,  
UNDER TABLE D6 OF STANDARD  
D20 (STORAGE) OF CLAUSE 58 1(n)



**APARTMENT TYPE 16**

3 BED + 3 BATH (ACCESSIBILITY - COMPLY WITH STANDARD D17 OF CLAUSE 58) 1(m)

INTERNAL : 159.6 m<sup>2</sup>  
BALCONY : 13.1 m<sup>2</sup>  
STORAGE : 26.96 m<sup>3</sup>  
MIN. STORAGE REQ IS 18m<sup>3</sup>,  
UNDER TABLE D6 OF STANDARD  
D20 (STORAGE) OF CLAUSE 58. 1(n)



Wood / Marsh Pty Ltd Architecture  
30 Beaconsfield Parade Port Melbourne 3207 Australia  
Telephone 03 9676 2600 Facsimile 03 9676 2811  
Email wrm@woodmarsh.com.au  
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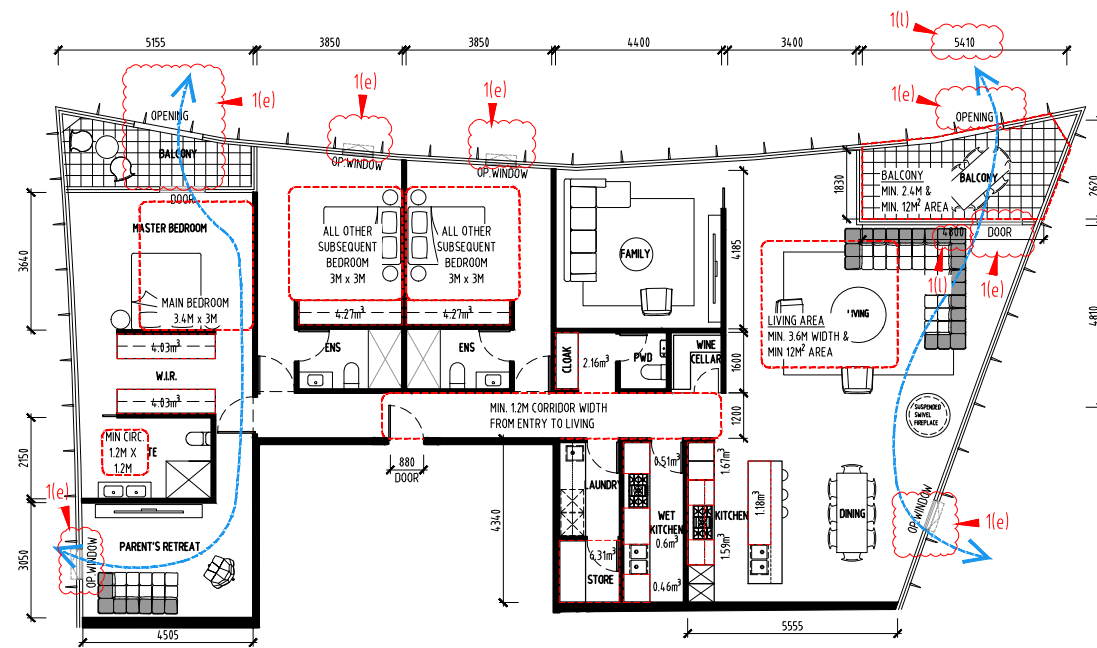
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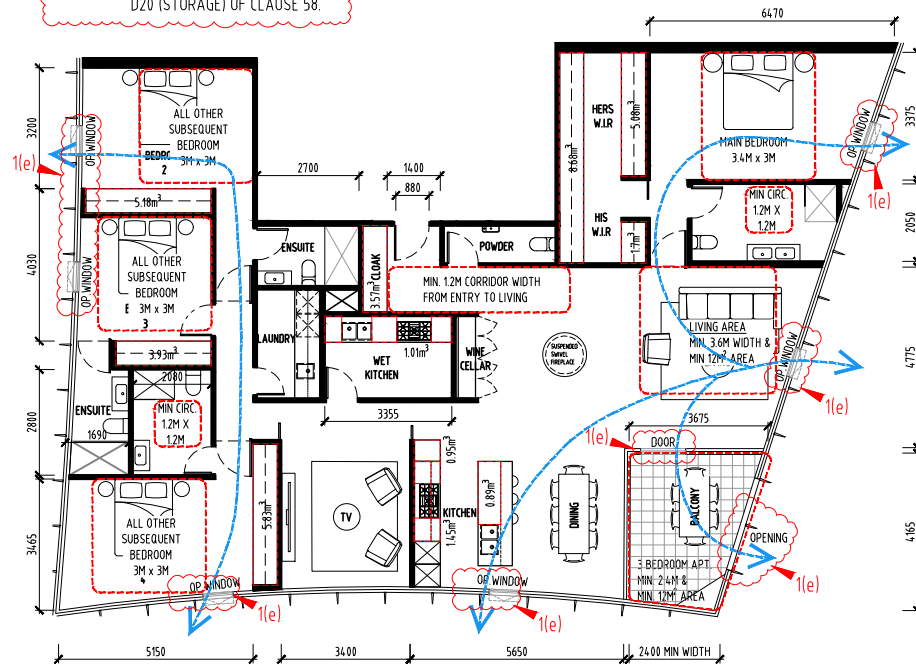
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APARTMENT TYPE 17  
3 BED + 3 BATH

INTERNAL : 242 m<sup>2</sup>  
BALCONY : 20 m<sup>2</sup>  
STORAGE : 31.08 m<sup>3</sup>

MIN. STORAGE REQ IS 18m<sup>3</sup>  
UNDER TABLE D6 OF STANDARD  
D20 (STORAGE) OF CLAUSE 58.



APARTMENT TYPE 18  
4 BED + 4 BATH

INTERNAL : 234.5m<sup>2</sup>  
BALCONY : 12 m<sup>2</sup>  
STORAGE : 38.27 m<sup>3</sup>

MIN. STORAGE REQ IS 18m<sup>3</sup>  
UNDER TABLE D6 OF STANDARD  
D20 (STORAGE) OF CLAUSE 58.



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PROJECT	V-LEADER
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TITLE	B.A.D.S ASSESSMENT

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TP-703	03
JOB NUMBER	DATE
329	17.12.2018
SCALE	DESIGNED
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