

Melbourne Planning Scheme

Incorporated Document

70 Southbank Blvd, Southbank, June 2014

This document is an incorporated document in the Melbourne Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987.

Melbourne Planning Scheme

INTRODUCTION:

This document is an incorporated document in the schedules to Clause 52.03 and Clause 81 of the Melbourne Planning Scheme.

The land identified in the document may be developed and used in accordance with the site specific controls in the document. The specific controls may exclude other controls of the Scheme.

If there is any inconsistency between the specific controls and the general provisions of the Scheme, the specific controls will prevail.

ADDRESS OF THE LAND:

This document applies to land known as 70 Southbank Boulevard, Southbank, with a site address of 70 Southbank Boulevard and 115-221 City Road, Southbank across three titles, being Lot 1 and Lot 2 on Plan of Subdivision 334458M and Crown Allotment 45 to 50A, Section 81 of PC354099Q.

THIS DOCUMENT ALLOWS:

Despite any provision to the contrary in the Scheme the land may be used and developed (including partial demolition) for the purpose of a multi level, mixed use high rise building containing dwellings, and retail (café and shop including supermarket, but not tavern, at basement and ground level) and a reduction in the car parking subject to the conditions of this Incorporated Document and generally in accordance with plans endorsed under the conditions of this document, which are to be generally in accordance with the Town Planning drawings prepared by Fender Katsalidis Architects, Job No. 1288, dated 05.06.14.

THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

- 1 Prior to the commencement of the use and development excluding demolition, full architectural plans of the development must be submitted to and be approved by the Minister for Planning. When approved, the plans will form part of the Incorporated Document. The plans must be drawn to scale with dimensions and three hard copies and a digital copy must be provided. The plans must generally be in accordance with the Town Planning drawings prepared by Fender Katsalidis Architects, Job No. 1288, dated 05.06.14, and address the following requirements:
 - (a) A reduction of height of the building if it is required to comply with the Airports (Protection of Airspace) Regulations 1996 unless all approvals as required under the Airports (Protection of Airspace) Regulations 1996 for the development including any temporary structures associated with the construction of the development have been obtained.
 - (b) Details of any changes required as a result of any approvals required under the Airports (Protection of Airspace) Regulations 1996 for the development.
 - (c) The redesign of all apartments that have bedrooms that rely on borrowed light or bedrooms that do not have windows so as to provide daylight access to all bedrooms.
 - (d) Relocation of the bike storage from adjacent to the private road and replacement of it with retail or similar space.
 - (e) Human-scaled articulation introduced to the lower levels of the tower.
 - (f) Modifications required to vehicle access/egress, ramps, car parking and bicycle parking layout required by the traffic engineering assessment and the Car and Bicycle Parking, Traffic and Access conditions.
 - (g) Details at 1:100 scale (or other appropriate scale) of the lower podium levels including the street levels to City Road, Fawkner Street, Southbank Boulevard and the new proposed Little Fawkner Street of the facade including clear sense of address, level of visibility to all area, framing of entries and vertical rhythm to provide a fine grain and human scale response.
 - (h) Further plans and details of the “star burst” architectural feature and the green wall feature at an appropriate scale. The architectural features should not protrude from the title boundary more than illustrated on the concept plans. The architectural features should be reduced in form if appropriate approval is not achieved to project beyond the boundary.

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- (i) Maintaining grass verges and upgrade of footpaths in sawn bluestone to the satisfaction of the City of Melbourne.
- (j) The design details of the ground level treatments along City Road, Southbank Boulevard Street and Fawkner Street at a scale of 1:50 or other appropriate scale.
- (k) The design details of the car park screening and the vertical garden at a scale of 1:50 or other appropriate scale.
- (l) An alternative podium treatment to the car park levels accessed from Southbank Boulevard and City Road in the event of the vertical garden failing, at a scale of 1:50 or other appropriate scale.
- (m) Any modifications required to the car parking areas required by as per the corresponding traffic and access conditions of this Incorporated Document.
- (n) Details of any requirements or modifications resulting from the City Link Exhaust Stack Report as per the corresponding condition of this Incorporated Document.
- (o) Details of any requirements or modifications resulting from the Heritage report as per the corresponding condition of this Incorporated Document.
- (p) Details of any requirements or modifications resulting from the Integrated Public Transport Report as per the corresponding condition of this Incorporated Document.
- (q) Details of any requirements of the Civil Aviation Safety Authority to ensure the building meets air safety standards.
- (r) Details of the new private road and its connection to City Road which has been designed to the requirements of VicRoads or alternative access to the lobby if VicRoads or the Roads Corporation do not consent to the creation of the access to City Road.
- (s) Modifications, if required as a result of the Waste Management Plan are to be incorporated into the amended plans.
- (t) Staging of the development if any.

Layout Not Altered and Satisfactory Completion

- 2 When approved the plans, schedules and reports referred to in the conditions of this Incorporated Document shall be endorsed by the Minister for Planning. The use and development of any land or building must be carried out in accordance with the development plans. The details of the use and development as shown on the plans, schedules and reports must not be altered without the written consent of the Minister for Planning.
- 3 Once the development has started it must be continued and completed to the satisfaction of the Minister for Planning.
- 4 The café must not operate outside the hours of 7am to 11pm daily, unless otherwise agreed with the City of Melbourne.

Developer Contributions

- 5 Prior to the commencement of the development (including demolition), the owner of the land must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 with the City of Melbourne and Vic Roads (if applicable). This agreement shall be prepared by the owner at no cost to the Responsible Authority, the City of Melbourne or VicRoads (if applicable) and provide for a financial contribution of \$3500 per apartment dwelling towards a City Road Enhancement Fund to be established by the City of Melbourne, targeted at capital improvement projects consistent with the Southbank Structure Plan and the City of Melbourne Transport Strategy 2012. This City Road Enhancement Fund will focus on capital projects which will improve the public realm as well as pedestrian amenities within the Southbank areas which are impacted by City Road's traffic volumes.

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Demolition Management Plan

- 6 Prior to the commencement of demolition, a Demolition Management Plan (DMP) must be submitted and be approved by the City of Melbourne. The objective of the DMP is to minimise the impact of works associated with the demolition on neighbouring properties and activities conducted in the area generally. The DMP must address the extent of the heritage fabric to be retained, demolition, bulk excavation, site preparation and retention works soil remediation, piling, footings, ground beams and ground slabs, management of the construction sites and land disturbance, hours of operation, noise, dust, traffic management, soiling of roadways, discharge of polluted waters, disposal of waste material/contaminated soil/asbestos and pollution of ground water. If required, the DMP may be submitted and approved in stages.
- 7 Demolition must not commence unless the Minister for Planning is satisfied that the permit holder has made substantial progress towards obtaining the necessary building permits for the development of the land generally in accordance with the development proposed under this permit and the permit holder has entered into a bona fide contract for the construction of the development, or otherwise as agreed with the Responsible Authority.

Construction Management Plan

- 8 Prior to the commencement of each stage of development, excluding demolition, a detailed Construction Management Plan (CMP) must be prepared to the satisfaction of the City of Melbourne. The CMP must describe how the occupier of the subject land will manage the environmental, construction and amenity impacts associated with the construction of the development. The CMP must address the following:
 - Staging of construction;
 - Management of public access and linkages around the site during construction;
 - Site access and traffic management (including any disruptions to adjoining vehicular and pedestrian access ways);
 - Any works within the adjoining street network road reserves;
 - Sediment control and site drainage;
 - Hours of construction;
 - Control of noise, dust and soiling of roadways;
 - Discharge of polluted waters;
 - Collection and disposal of building and construction waste.
 - Reasonable measures to ensure that disruption to adjacent public transport services are kept to a minimum.
 - Street Tree Protection (as outlined in the endorsed Tree Protection Management Plan (TPMP))

If required, the CMP may be submitted and approved in stages. All development must be carried out in accordance with the approved Construction Management Plan to the satisfaction of the City of Melbourne.

- 9 Prior to the commencement of the development, excluding demolition, a Construction Traffic Management Plan must be submitted to Public Transport Victoria for approval, which outlines how public transport operations and traffic will be managed throughout the construction of the development stage and mitigate impacts to public transport to the satisfaction of Public Transport Victoria. All traffic management and mitigation costs will be at the full cost of the permit holder.

Materials and Finishes

- 10 Prior to the commencement of the development, excluding demolition, a materials/ finishes strategy and sample board including a colour rendered and notated plan /elevation that illustrates the location and details of all external materials and finishes must be submitted to and be to the satisfaction of the Minister for Planning in consultation the Office of the Victorian Government Architect (OVGA) and when approved will form part of the endorsed plans. The facade strategy for the development must be generally in accordance with plans prepared by Fender Katsalidis Architects and detail a schedule of materials, finishes and details including but not limited to the colour, type of materials (and quality), construction and appearance. The strategy must illustrate the legibility of the proposal from short and distant views, including the

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extent of facade pattern, materials, level of colours and the ability to provide richness, saturation and depth as contained within the architect's studies. All finishes and surfaces of all external buildings and works, including materials and colours must be in conformity with the approved schedule to the satisfaction of the Minister for Planning.

- 11 The owner of the land must retain Fender Katsalidis Architects to complete the design and to provide architectural oversight of the delivery of the detailed design, as shown in the endorsed plans and endorsed schedule of materials and finishes, during construction to the satisfaction of Minister for Planning in consultation with the OVGA.

Wind mitigation

- 12 Prior to the commencement of the development, excluding demolition, a comprehensive wind tunnel testing and environmental Wind Climate Assessment report of the development must be undertaken by a suitably qualified engineering consultant and be submitted to and be to the satisfaction of the Minister for Planning. Any modifications required to the development in order to ensure acceptable wind conditions to the surrounding streets and public areas must be carefully developed as an integrated high quality solution with the architectural and landscape design to the satisfaction of the Minister for Planning.

Environmentally Sustainable Design (ESD)

- 13 Prior to the commencement of the development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab, a report by an accredited professional must be submitted to the satisfaction of the Minister for Planning documenting the energy efficiency measures introduced into the building design. The performance outcomes specified in the report must be implemented prior to the occupation of the development to the satisfaction of the Minister for Planning. The report must demonstrate that the building has the preliminary design potential to achieve the following:
 - (a) A 5 star rating under a current version of Green Star – Multi Unit Residential rating tool or equivalent assessment demonstrating that the building meets the eco city goals and policy objectives referred to in clauses 22.19-1 and 22.19-2 of the Melbourne Planning Scheme.
 - (b) 1 point for Wat-1 credit under a current version of the Green Building Council of Australia's Green Star Multi Unit Residential rating tool or equivalent.

City Link Exhaust Stack Environs

- 14 Prior to the commencement of the development, excluding demolition, a report must be submitted documenting how the proposal meets the design objectives of Design and Development Overlay (DDO27). The report should be done in consultation with the Environment Protection Authority, City Link and the Roads Authority and submitted to the satisfaction of the Minister for Planning.

Site Consolidation

- 15 Prior to the commencement of the development, excluding demolition, a plan of consolidation of the whole of the land into one title must be lodged at the Land Titles Office.

Environmental Audit

- 16 Prior to the commencement of the development, excluding demolition, the applicant must carry out a Preliminary Environmental Assessment (PEA) of the site to determine if it is suitable for the intended uses. This PEA must be submitted to, and be approved by the Minister for Planning prior to the commencement of the development (excluding demolition). The PEA should include:
 - Details of the nature of the land uses previously occupying the site and the activities associated with these land uses. This should include details of how long the uses occupied the site.
 - A review of any previous assessments of the site and surrounding sites including details of the anticipated sources of any contaminated materials.

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Should the PEA reveal that further investigative or remedial work is required to accommodate the intended uses, then prior to the commencement of the development (excluding demolition), the applicant must carry out a Comprehensive Environmental Assessment (CEA) of the site to determine if it is suitable for the intended uses.

This CEA must be carried out by a suitably qualified environmental professional who is a member of the Australian Contaminated Land Consultants Association or a person who is acceptable to the Minister for Planning. This CEA must be submitted to, and be approved by the Minister for Planning prior to the commencement of the development (excluding demolition). The CEA should include:

- Details of the nature of the land uses previously occupying the site and the activities associated with these land uses. This includes details of how long the uses occupied the site.
- A review of any previous assessments of the site and surrounding sites, including details of any on-site or off-site sources of contaminated materials. This includes a review of any previous Environmental Audits of the site and surrounding sites.
- Intrusive soil sampling in accordance with the requirements of Australian Standard (AS) 44582.1. This includes minimum sampling densities to ensure the condition of the site is accurately characterised.
- An appraisal of the data obtained following soil sampling in accordance with ecological, health-based and waste disposal guidelines.
- Recommendations regarding what further investigate and remediation work, if any, may be necessary to ensure the site is suitable for the intended use(s).

Prior to the occupation of the building, the applicant must submit to the Minister for Planning a letter confirming compliance with any findings, requirements, recommendations and conditions of the CEA.

Should the CEA recommend that an Environmental Audit of the site is necessary then prior to the occupation of the building the applicant must provide either:

- a) A Certificate of Environmental Audit in accordance with Section 53Y of the *Environment Protection Act 1970*; or
- b) A Statement of Environmental Audit in accordance with Section 53Z of the *Environment Protection Act 1970*. This Statement must confirm that the site is suitable for the intended use(s).

Where a Statement of Environmental Audit is provided, all the conditions of this Statement must be complied with to the satisfaction of the Minister for Planning and prior to the occupation of the building. Written confirmation of compliance must be provided by a suitably qualified environmental professional who is a member of the Australian Contaminated Land Consultants Association or other person acceptable to the Minister for Planning. In addition, the signing off of the Statement must be in accordance with any requirements in it regarding the verification of works.

If there are conditions on the Statement that the Minister for Planning consider requires significant ongoing maintenance and/or monitoring, the applicant must enter into a legal agreement in accordance with Section 173 of the *Planning and Environment Act 1987* with the Minister for Planning. This Agreement must be executed on title prior to the occupation of the building. The owner of the site must meet all costs associated with the drafting and execution of this agreement including those incurred by the Minister for Planning.

Heritage

- 17 Prior to the commencement of the development, a Heritage Report by a suitably qualified heritage consultant must be submitted to and be approved by the Minister for Planning. The Heritage Report must be based on the adopted design, and must detail the alterations to the heritage buildings that are required as a result of the City Road vehicular access.

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Structural Report

- 18 Prior to the commencement of the development, including demolition, a report prepared by a suitably qualified Structural Engineer, or equivalent, must be submitted to the Minister for Planning and the City of Melbourne, demonstrating the means by which the retained portions of building will be supported during demolition and construction works to ensure their retention, to the satisfaction of the Minister for Planning. The recommendations contained within this report must be implemented at no cost to Minister for Planning and the City of Melbourne and be to the satisfaction of the Minister for Planning and the City of Melbourne.

Landscaping

- 19 Prior to commencement of the development, excluding demolition, or as otherwise agreed with the Minister for Planning, a qualified landscape architect is to produce a scaled and dimensioned detailed landscape plan that must be submitted to and be to the satisfaction of the Minister for Planning in consultation with the City of Melbourne. Once approved, the landscape plan will be endorsed and will form part of this Incorporated Document, and must be implemented and complied with. The plan must include a schedule of all soft and hard landscape materials and treatments including street trees, automatic irrigation, planting schedule, details of how the vertical garden will be constructed and operated, measures to prevent vegetation debris from falling to ground level, urban design elements including, but not limited to, paving, lighting, seating, and public art, and clear demarcation of public realm and private spaces including arrangements for pedestrian, bicycle, and vehicular circulation in the development. The landscape plan must demonstrate how the project responds to water sensitive urban design principles including how storm water will be captured, cleaned and stored for on site irrigation purposes. The City of Melbourne technical notes should form the basis for all public realm works.
- 20 Prior to the commencement of all landscaping works associated with the vertical garden a landscape management plan detailing the ownership, maintenance regime and management responsibilities of the vertical garden must be prepared and submitted to the satisfaction of the Minister for Planning, in consultation with the City of Melbourne. Once approved, the landscape management plan will be endorsed and will form part of this Incorporated Document, and must be implemented and complied with.
- 21 Should the vertical garden fail the alternative podium treatment is to be undertaken to the satisfaction of the Minister for Planning, in consultation with the City of Melbourne.

Landscaping - Street Trees

- 22 If any trees in the streets are affected by the development or any gantry, or are required to be removed to enable the development to take place, a landscape plan of the footpaths must be submitted to the Minister for Planning for the approval of the Minister for Planning in consultation with the City of Melbourne. Once approved, the landscape plan will be endorsed and will form part of this Incorporated Document, and must be implemented and complied with. All works associated with the approved landscape plan including the replacement of any street tree must be at the cost of the owner of the land.
- 23 Prior to the removal of any street tree, further consent is required to be obtained from the City of Melbourne, and where practicable, a replacement tree may be required to be replanted to the satisfaction of the City of Melbourne, and all fees associated to the removal and replacement must be borne by the applicant requesting the removal of the street tree.

Building appurtenances / appearance etc.

- 24 All building plant and equipment on the roofs is to be concealed to the satisfaction of the Minister for Planning. The construction of any additional plant machinery and equipment, including but not limited to all air-conditioning equipment, ducts, flues, all exhausts including car parking and communications equipment must be to the satisfaction of the Minister for Planning.

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Building appurtenances

- 25 All building plant and equipment on the roofs, balcony areas, common areas, public thoroughfares must be concealed to the satisfaction of the Minister for Planning. The construction of any additional plant machinery and equipment, including but not limited to all air-conditioning equipment, ducts, flues, all exhausts including car parking and communications equipment shall be to the satisfaction of the Minister for Planning.
- 26 Except with the consent of the Minister for Planning, all external glazing must be of a type that does not reflect more than 20% of visible light when measured at an angle of incidence normal to the glass surface.
- 27 No building or works may be constructed over any easement without the written consent of the beneficiary of the easement.
- 28 Any satellite dishes, antennas or similar structures associated with the development must be designed and located at a single point on each building in the development to the satisfaction of the Minister for Planning, unless otherwise approved to the satisfaction of the Minister for Planning.

Outdoor Lighting

- 29 All public lighting should conform to AS1158, AS3771 and the Public Lighting Code September 2001 and must be designed, baffled and located to the satisfaction of the Minister for Planning.

Car and Bicycle Parking, Traffic and Access

- 30 Prior to the commencement of the development, including demolition, approval is required from VicRoads for the redesign of the ingress/egress onto City Road.
- 31 Prior to the commencement of the development (excluding demolition), a Car Parking and Traffic Management Report by a suitably qualified traffic consultant based on the adopted design, must be submitted to and be approved by the Minister for Planning. The Car Parking and Traffic Management Report must be prepared in consultation with VicRoads and the City of Melbourne and must specify and assess all relevant traffic, access and parking matters to the satisfaction of the Minister for Planning.
- 32 All traffic mitigation works and management measures as recommended in the Car Parking and Traffic Management Report must be implemented at no cost to VicRoads, City of Melbourne or City of Port Phillip as applicable, and must be to the satisfaction of both VicRoads and the Minister for Planning.
- 33 The internal design of the car park and loading docks, the positioning of boom gates, card readers, control equipment, including car park control points must be generally in accordance with the Australian and New Zealand Standard 2890.1-2004 to the satisfaction of the Minister for Planning.
- 34 The boundaries of all car parking spaces and access lanes and the direction in which vehicles should proceed along the access lanes must be clearly indicated on the floor of the areas set aside for the parking of vehicles within the site, and must be in conformity with the endorsed plans. The car parking spaces must not be used for any other purpose and all access aisles must be kept clear. There must be no vehicular reversing out of the development's loading dock.
- 35 A warning device/sign must be installed at the car park entry alerting pedestrians when vehicles are exiting the building, to the satisfaction of the Minister for Planning.
- 36 The areas set aside for the parking of vehicles within the site must not be operated as a public car parking facility.
- 37 The car parking area must be lit to the satisfaction of the Minister for Planning and all lights must be designed, fitted with suitable baffles and located to prevent any adverse effect on adjoining land.

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Loading & Unloading

- 38 After the completion of the development the loading or unloading of vehicles or of goods, plant and materials or other items delivered to or despatched from the land must take place within the boundary of the land and be accessed from Fawkner Street.
- 39 The headroom in the area located between the building lobbies must be sufficient to accommodate waste collection and delivery/furniture vehicles off-street.

Street Levels and Crossovers

- 40 The existing footpath/road levels in City Road, Southbank Boulevard or Fawkner Street must not be altered without first obtaining the written approval of the City of Melbourne's Group Manager - Engineering Services.
- 41 The footways in City Road, Southbank Boulevard & Fawkner Street adjacent the subject land must be reconstructed in sawn bluestone paving together with associated works including the renewal and/or relocation of kerb and channel and the relocation of all service pits and covers as necessary at no cost to the City of Melbourne and in accordance with plans and specifications first approved by the City of Melbourne's Group Manager - Engineering Services.
- 42 All necessary vehicle crossings must be constructed, and all unnecessary vehicle crossings adjacent to the subject land must be removed, in accordance with plans and specifications first approved by the City of Melbourne's Group Manager - Engineering Services.

Drainage

- 43 The owner of the subject land must construct a drainage system within the development and make provision to connect this system to the City of Melbourne's underground stormwater drainage system in accordance with plans and specifications first approved by the City of Melbourne's Group Manager - Engineering Services.
- 44 Details engineering drawings of the drainage system, including plan, long section and cross sectional information 1:200 horizontal and 1:20 vertical scales must be submitted a minimum of 21 days before works are due to commence for approval by City of Melbourne's Group Manager - Engineering Services.
- 45 All projections must be drained to legal points of discharge in accordance with plans and specifications first approved by the City of Melbourne's Group Manager - Engineering Services.

Projection

- 46 The owner of the subject land must seek a tenure/ authorisation under the Land Act 1958 from the Department of Environment and Primary Industry (DEPI) and/ or an appropriate road reserve licence under the Road Management Act from VicRoads for the building projections, if any, over Crown Land (City Road and Southbank Blvd). That authorisation must indemnify City of Melbourne, DEPI and VicRoads (as appropriate) against any claims regarding the projections. Should the owner of the property seek to commence works prior to the issue of this authorisation, the owner must first enter into a legal agreement under Section 173 of the *Planning and Environment Act 1987*, concerning the liability for claims relating to or arising from those parts of the development projecting into airspace or sub-soil of land under the care and management of City of Melbourne. The owner of the subject land must pay all of City of Melbourne's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.
- 47 Prior to the commencement of development, excluding any demolition, on the land, the owner of the land must enter into an agreement pursuant to Section 173 of the *Planning and Environment Act 1987* with the City of Melbourne regarding any projections over Fawkner Street. The agreement must provide the following:
 - a) Liability and maintenance of those parts of the development projecting into the air-space or sub-soil of land under the care and management of the City of Melbourne, including provision of an indemnity and comprehensive insurance cover against damage and injury resulting from the erection and use of the projection, to the satisfaction of City of Melbourne;

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- b) Payment of a lump sum licence premium (payable at the outset rather than an annual fee) in respect to the Projections.
- c) A disclaimer of any right or intention to make or cause to be made at any time any claim or application relating to adverse possession of the land occupied by the Projections.

The owner of the land must pay all of the City of Melbourne's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

- 48 All projections over the street alignment must be drained to a legal point of discharge in accordance with the plans and specifications first approved by the City of Melbourne.

Waste Management

- 49 Prior to the commencement of the development, a detailed waste management plan/report must be prepared in consultation with the City of Melbourne and submitted to and approved by the Minister for Planning. The waste collection arrangements must be to the satisfaction of the City of Melbourne.
- 50 The report must detail the overall waste storage areas and dimensions and fully specify collection arrangements. Once approved the requirements of the waste management plan must be adhered to.
- 51 Sufficient garbage storage facilities must be provided within the property boundary. Garbage facilities must be to the satisfaction of the City of Melbourne.
- 52 No garbage bin or surplus materials generated by the permitted use may be deposited or stored outside the site and bins must be returned to the garbage storage areas as soon as practicable after garbage collection to the satisfaction of the City of Melbourne.
- 53 The area shown on the endorsed plans as garbage storage must contain a floor waste tap and the area must only be used for garbage storage.

Noise Attenuation

- 54 Prior to the commencement of the development, excluding demolition, a report from a qualified acoustic engineer, must be submitted to the satisfaction of the Minister for Planning certifying that the residential components of the development will achieve a maximum noise level of 45dB(A) in habitable rooms with windows closed.

Public Transport Victoria

- 55 Unless otherwise agreed in writing with Public Transport Victoria, before the occupation of the development, a Green Travel Plan must be prepared to the satisfaction of Public Transport Victoria. The plan must be prepared by a suitably qualified person and must demonstrate how the use of non-private vehicle transport modes will be encouraged by the staff and residents.

The plan must include the following:

- a) Objectives for the Green Travel Plan.
- b) A description and location map of the development in the context of alternate modes of transport.
- c) Provide an outline of the measures proposed to facilitate non-private vehicle transport use. This must include, but are not limited to, "Welcome Packs" to be provided to staff and residents upon commencement of employment/occupation of development which includes:
 - i) tram, train and bus timetables relevant to the local area;
 - ii) A plan depicting the location of bicycle parking and facilities available on the land;
 - iii) A Myki Pass within the household welcome pack to the value of one week pass Zone 1 and registration information.
- d) Provision of a 'real time' public transport information display in the entry lobby (or alternative location(s) agreed by Public Transport Victoria)

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- e) An information display in the lobby (or alternative location agreed by Public Transport Victoria) including map depicting the site and the locations of key public transport stops (such as Flinders Street Station, tram stops on Queens Bridge Street and Sturt Street and bus stops on City Road and Southbank Boulevard etc):
- i) Details of the approximate distances and trip times to these stops;
 - ii) Pedestrian, cycling and public transport routes to key destinations;
 - iii) A plan showing the bicycle parking areas provided for use by staff/residents;
 - iv) Where possible, multi-lingual information/brochures regarding transport timetables, routes, destinations, etc.

- 56 Unless otherwise agreed in writing, before the occupation of the development, the Green Travel Plan must be implemented, including the installation of the real time travel information display, to the satisfaction of the Public Transport Victoria.
- 57 The Green Travel Plan must not be amended without the written consent of the Minister for Planning and Public Transport Victoria.
- 58 Once approved, the Green Travel Plan must form part of the incorporated document and any ongoing management plan for the land to ensure the Green Travel Plan continues to be implemented by staff / residents to the satisfaction of the Minister for Planning.

Air Safety

- 59 If the development is deemed a controlled activity under the Airports (Protection of Airspace) Regulations 1996, approval will be required from the Commonwealth Department of Infrastructure and Transport prior to the commencement of development excluding demolition.

Bicycle facilities

- 60 Provision of bicycle parking and signage, must be provided generally in accordance with Clause 52.34 of the planning scheme to the satisfaction of the Minister for Planning.

Disability Audit

- 61 Prior to commencement of development, excluding site preparation works, demolition, piling, footings, ground beams and ground slabs, a Disability Audit of the development must be commissions and any modifications to the development as required by the audit must be undertaken to the satisfaction of the Minister for Planning.

Advertising signage

- 62 Before any signage is displayed on the site, other than signage erected during the construction phase in relation to the redevelopment of the site, an overall site signage strategy is to be submitted to and be to the satisfaction of the Minister for Planning in consultation with Melbourne City Council. The signage strategy should include the location and dimensions of proposed signs and structures, their definition category, type of illumination, colours and materials. The signage strategy may be amended to the satisfaction of the Minister for Planning.
- 63 No advertising signs may be erected, painted or displayed on the land without the permission of the Minister for Planning unless in accordance with the provisions of the Melbourne Planning Scheme and the signage strategy required under condition 53.
- 64 No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose in relation to advertising signs unless approved by the Minister for Planning.
- 65 All advertising signs, including their structure and advertising material, must be maintained in good order and condition to the satisfaction of the Minister for Planning.

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Public Art

- 66 Within six months of the approval of the Incorporated Document or as may otherwise be agreed with the Minister for Planning, a Public Art Strategy must be submitted identifying the location, type, theme and commission process of urban art for the building including ownership and management arrangements for the approval of the Minister for Planning.

3D Modelling

- 67 Prior to the commencement of the development excluding demolition a 3D digital model of the development and its immediate surrounds, as appropriate, must be submitted to the Minister for Planning and be to the satisfaction of the Minister for Planning in conformity with the Department of Planning and Community Development Advisory note- 3D Digital modelling.

Time Limit

- 68 Notwithstanding other provisions of these conditions, the controls in this incorporated document will expire if one of the following circumstances applies:
- (a) The development is not commenced within four years of the date of the approval of the amendment that incorporates this document into the planning scheme.
 - (b) The development is not completed within seven years of the date of the approval of the amendment that incorporates this document into the planning scheme.
 - (c) The use is not commenced within seven years of the date of this permit.

The Minister for Planning may extend the periods referred to if a request is made in writing before these controls expire, or within three months afterwards.

CITY ROAD

SOUTHBANK BOULEVARD

FAWKNER STREET

PROPOSED
43 LEVEL
BUILDING
ADJACENT

ADJACENT
41 LEVEL
BUILDING

BUILDING
ADJACENT
AHD 58.8

BUILDING
ADJACENT
AHD 72.20

REVISION

NOTES

SCALE

FENDER KATSALIDIS Architects

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies/ conflicts. Figured dimensions shall take precedence to scaled dimensions.
This drawing is COPYRIGHT and shall remain the property of FENDER KATSALIDIS (AUST) PTY LTD

1:250 @A1

70 CITY ROAD SOUTHBANK
3006 VICTORIA AUSTRALIA
61 3 8696 3888 TELEPHONE
61 3 9682 5925 FACSIMILE

DRAWN DATE CHECKED PLOT DATE JOB NO.
10.06.2014 1288

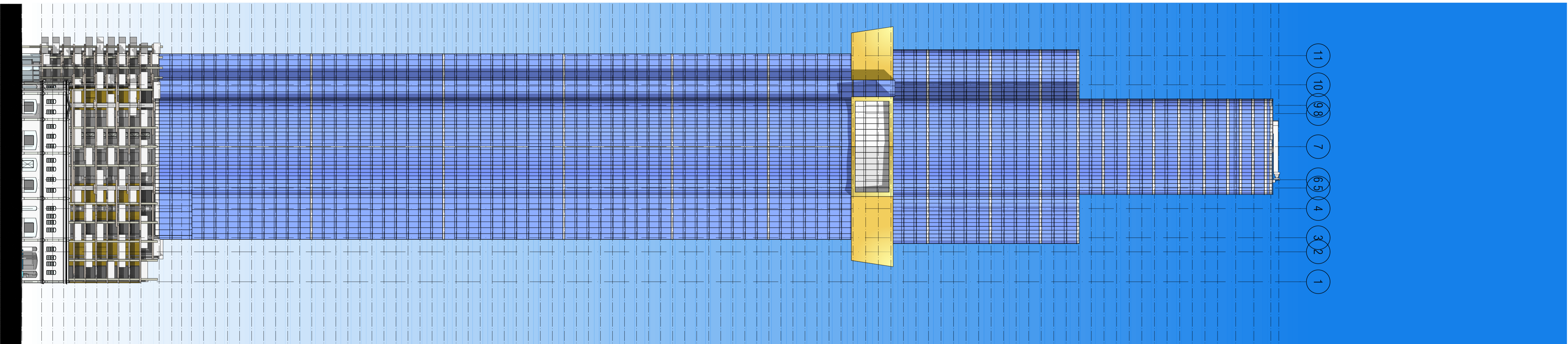
PROJECT
AUSTRALIA 108
70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006

DRAWING TITLE
SITE PLAN

REVISION/ DRAWING NO.
INCORPORATED PLAN

A0001

11 10 9 8 7 6 5 4 3 2 1



N NORTH ELEVATION
SCALE 1:500 @ A1

RL 27000 PLANTS HEIGHT LIMIT
RL 26875 GROUND
RL 26875 PLANT
RL 26875 LEVEL 100 SWY LOBBY
RL 26875 LEVEL 99 SW PLANT
RL 26875 LEVEL 98 SW PLANT
RL 26875 LEVEL 97 N/WA
RL 26875 LEVEL 96 N/WA
RL 26875 LEVEL 95 STELLAR
RL 26875 LEVEL 94
RL 26875 LEVEL 93
RL 26875 LEVEL 92
RL 26875 LEVEL 91
RL 26875 LEVEL 90
RL 26875 LEVEL 89
RL 26875 LEVEL 88
RL 26875 LEVEL 87 STELLAR RISE
RL 26875 LEVEL 86 STELLAR RISE
RL 26875 LEVEL 85
RL 26875 LEVEL 84
RL 26875 LEVEL 83
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RL 26875 LEVEL 73
RL 26875 LEVEL 72 STELLAR RISE
RL 26875 LEVEL 71 SWY PLANT / MEZZANINE
RL 26875 LEVEL 70 SWY LOBBY
RL 26875 LEVEL 69 OUTRIGGER PLANT
RL 26875 LEVEL 68 OUTRIGGER PLANT
RL 26875 LEVEL 67 SWY RISE 2
RL 26875 LEVEL 66
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RL 26875 LEVEL 44 SWY RISE 2
RL 26875 LEVEL 43 OUTRIGGER PLANT
RL 26875 LEVEL 42 OUTRIGGER PLANT
RL 26875 LEVEL 41 SWY RISE 1
RL 26875 LEVEL 40
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RL 26875 LEVEL 16
RL 26875 LEVEL 15
RL 26875 LEVEL 14 SWY RISE 1
RL 26875 LEVEL 13 OUTRIGGER / PLANT
RL 26875 LEVEL 12 OUTRIGGER / PLANT
RL 26875 LEVEL 11 REFLECTION
RL 26875 LEVEL 10 CARPARK
RL 26875 LEVEL 9 CARPARK
RL 26875 LEVEL 8 CARPARK
RL 26875 LEVEL 7 CARPARK
RL 26875 LEVEL 6 CARPARK
RL 26875 LEVEL 5 CARPARK
RL 26875 LEVEL 4 CARPARK
RL 26875 LEVEL 3 CARPARK
RL 26875 LEVEL 2 CARPARK
RL 26875 LEVEL 1 CARPARK
RL 26875 GROUND
RL 26875 BASEMENT 1

- (G1A) SILVER/BLUE VISION GLAZING
- (G1B) SILVER/BLUE SPANDREL GLAZING
- (G2) WHITE SPANDREL GLAZING
- (G3) VISION GLAZING
- (G4) CLEAR VISION GLAZING
- (M1) COLOURED METAL PANEL CLADDING - GOLD
- (M2) COLOURED METAL PANEL CLADDING -
- (M3) CHARCOAL GLAZING FRAMES
- (C1) LIGHT GREY RENDERED PAINTED FINISH
- (C2) PRECAST CONCRETE
- (C3) INTEGRALLY COLOURED CONCRETE 1
- (C4) INTEGRALLY COLOURED CONCRETE 2
- (S1) STONE
- (S2) WIRE MESH SCREENING
- (S3) PERFORATED METAL SCREENING
- (S4) PARKING/LOADING BAY SCREEN

FENDER KATSALIDIS Architects
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032 ABN 54 092 943 032

70 CITY ROAD SOUTHBANK
3006 VICTORIA AUSTRALIA
3 8696 3888 TELEPHONE
3 9682 5925 FACSIMILE

REVISION/ DRAWING NO.
1 TOWN PLANNING

TP200

NOTES
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
KT	05.06.2014	CB	10.06.2014	1288

SCALE
1:500

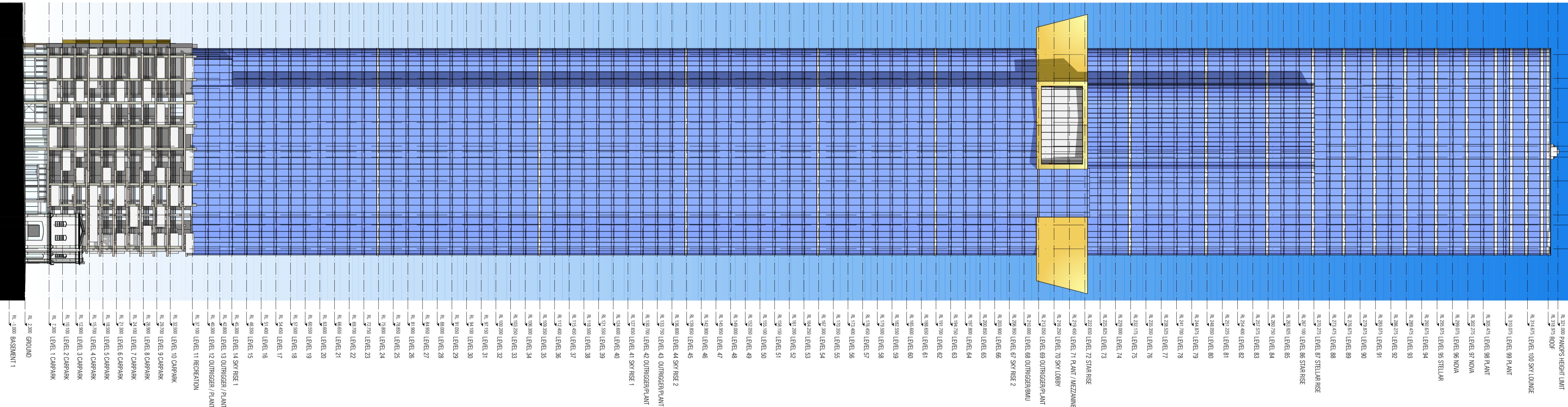
PROJECT
AUSTRALIA 108
70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006

DRAWING TITLE
NORTH WEST ELEVATION CITY ROAD

teamwork/tdm/revs/4/1288 General

REVISION	DATE	DESCRIPTION
1	05.06.2014	TOWN PLANNING AMENDMENT

K
JH
G
DE
D
GB
A



E EAST ELEVATION
SCALE 1:500 (B/A)

R. 21.000 PLANNING HEIGHT LIMIT
R. 21.000 ROOF
R. 21.000 LEVEL 100 SIVY LOBBY
R. 21.000 LEVEL 99 PLANT
R. 20.950 LEVEL 98 PLANT
R. 20.900 LEVEL 97 NOVIA
R. 20.850 LEVEL 96 NOVIA
R. 20.800 LEVEL 95 STELLAR
R. 20.750 LEVEL 94
R. 20.700 LEVEL 93
R. 20.650 LEVEL 92
R. 20.600 LEVEL 91
R. 20.550 LEVEL 90
R. 20.500 LEVEL 89
R. 20.450 LEVEL 88
R. 20.400 LEVEL 87 STELLAR RISE
R. 20.350 LEVEL 86 STAIRS
R. 20.300 LEVEL 85
R. 20.250 LEVEL 84
R. 20.200 LEVEL 83
R. 20.150 LEVEL 82
R. 20.100 LEVEL 81
R. 20.050 LEVEL 80
R. 20.000 LEVEL 79
R. 19.950 LEVEL 78
R. 19.900 LEVEL 77
R. 19.850 LEVEL 76
R. 19.800 LEVEL 75
R. 19.750 LEVEL 74
R. 19.700 LEVEL 73
R. 19.650 LEVEL 72 SHARISE
R. 19.600 LEVEL 71 PLANT / MEZANINE
R. 19.550 LEVEL 70 SIVY LOBBY
R. 19.500 LEVEL 69 OMBRESSA PLANT
R. 19.450 LEVEL 68 OMBRESSA PLANT
R. 19.400 LEVEL 67 SIVY RISE 2
R. 19.350 LEVEL 66
R. 19.300 LEVEL 65
R. 19.250 LEVEL 64
R. 19.200 LEVEL 63
R. 19.150 LEVEL 62
R. 19.100 LEVEL 61
R. 19.050 LEVEL 60
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R. 18.500 LEVEL 49
R. 18.450 LEVEL 48
R. 18.400 LEVEL 47
R. 18.350 LEVEL 46
R. 18.300 LEVEL 45
R. 18.250 LEVEL 44 SIVY RISE 2
R. 18.200 LEVEL 43 OMBRESSA PLANT
R. 18.150 LEVEL 42 OMBRESSA PLANT
R. 18.100 LEVEL 41 SIVY RISE 1
R. 18.050 LEVEL 40
R. 18.000 LEVEL 39
R. 17.950 LEVEL 38
R. 17.900 LEVEL 37
R. 17.850 LEVEL 36
R. 17.800 LEVEL 35
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R. 16.800 LEVEL 15
R. 16.750 LEVEL 14 SIVY RISE 1
R. 16.700 LEVEL 13 OMBRESSA PLANT
R. 16.650 LEVEL 12 OMBRESSA PLANT
R. 16.600 LEVEL 11 RECREATION
R. 16.550 LEVEL 10 CARPARK
R. 16.500 LEVEL 9 CARPARK
R. 16.450 LEVEL 8 CARPARK
R. 16.400 LEVEL 7 CARPARK
R. 16.350 LEVEL 6 CARPARK
R. 16.300 LEVEL 5 CARPARK
R. 16.250 LEVEL 4 CARPARK
R. 16.200 LEVEL 3 CARPARK
R. 16.150 LEVEL 2 CARPARK
R. 16.100 LEVEL 1 CARPARK
R. 16.050 BASEMENT 1
R. 16.000 GROUND

- (G1A) SILVER/BLUE VISION GLAZING
- (G1B) SILVER/BLUE SPANDREL GLAZING
- (G2) WHITE SPANDREL GLAZING
- (G3) VISION GLAZING
- (G4) CLEAR VISION GLAZING
- (M1) COLOURED METAL PANEL CLADDING - GOLD
- (M2) COLOURED METAL PANEL CLADDING -
- (M3) CHARCOAL GLAZING FRAMES
- (C1) LIGHT GREY RENDERED PAINTED FINISH
- (C2) PRECAST CONCRETE
- (C3) INTEGRALLY COLOURED CONCRETE 1
- (C4) INTEGRALLY COLOURED CONCRETE 2
- (ST1) STONE
- (S1) WIRE MESH SCREENING
- (S2) PERFORATED METAL SCREENING
- (S3) PARKING/LOADING BAY SCREEN

FENDER KATSALIDIS Architects
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032 ABN 54 092 943 032

70 CITY ROAD SOUTHBANK
VICTORIA AUSTRALIA
3006
TELEPHONE 3888
FACSIMILE 5925

REVISION/ DRAWING NO.
1 TOWN PLANNING

TP201

SCALE
1:500

PROJECT
AUSTRALIA 108
70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006

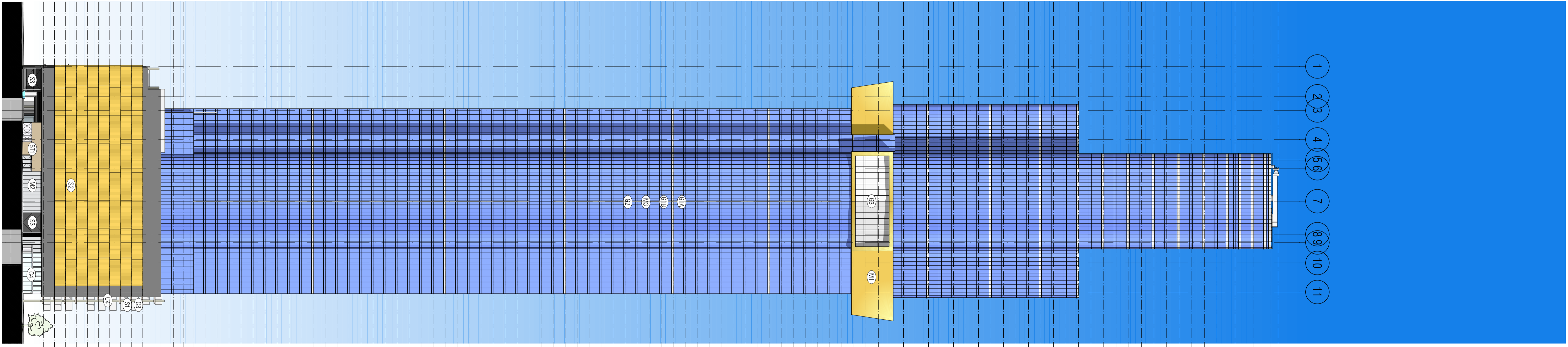
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
SJK	05.06.2014	cb	10.06.2014	1288

REVISION	DATE	BY
1. TOWN PLANNING AMENDMENT	05.06.2014	SJK

teamwork/01mraevv4/1288 General

1 2 3 4 5 6 7 8 9 10 11



S SOUTH ELEVATION
SCALE 1:500 (A1)

- R. 131.000 LEVEL 100 SERVICE LOUNGE
- R. 131.000 LEVEL 99 PLANT
- R. 130.000 LEVEL 98 PLANT
- R. 129.000 LEVEL 98 PLANT
- R. 128.000 LEVEL 97 WINDOW
- R. 128.000 LEVEL 96 WINDOW
- R. 127.000 LEVEL 95 STEEL/ALU
- R. 126.000 LEVEL 94
- R. 125.000 LEVEL 93
- R. 124.000 LEVEL 92
- R. 123.000 LEVEL 91
- R. 122.000 LEVEL 90
- R. 121.000 LEVEL 89
- R. 120.000 LEVEL 88
- R. 119.000 LEVEL 87 STEEL/ALU RISE
- R. 118.000 LEVEL 86 STEEL RISE
- R. 117.000 LEVEL 85
- R. 116.000 LEVEL 84
- R. 115.000 LEVEL 83
- R. 114.000 LEVEL 82
- R. 113.000 LEVEL 81
- R. 112.000 LEVEL 80
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- R. 109.000 LEVEL 77
- R. 108.000 LEVEL 76
- R. 107.000 LEVEL 75
- R. 106.000 LEVEL 74
- R. 105.000 LEVEL 73
- R. 104.000 LEVEL 72 STEEL RISE
- R. 103.000 LEVEL 71 PLANT / MEZZANINE
- R. 102.000 LEVEL 70 SKY LOBBY
- R. 101.000 LEVEL 69 OUTRIGGER PLANT
- R. 100.000 LEVEL 68 OUTRIGGER PLANT
- R. 99.000 LEVEL 67 SKY RISE 2
- R. 98.000 LEVEL 66
- R. 97.000 LEVEL 65
- R. 96.000 LEVEL 64
- R. 95.000 LEVEL 63
- R. 94.000 LEVEL 62
- R. 93.000 LEVEL 61
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- R. 79.000 LEVEL 47
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- R. 77.000 LEVEL 45
- R. 76.000 LEVEL 44 SKY RISE 2
- R. 75.000 LEVEL 43 OUTRIGGER PLANT
- R. 74.000 LEVEL 42 OUTRIGGER PLANT
- R. 73.000 LEVEL 41 SKY RISE 1
- R. 72.000 LEVEL 40
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- R. 48.000 LEVEL 16
- R. 47.000 LEVEL 15
- R. 46.000 LEVEL 14 SKY RISE 1
- R. 45.000 LEVEL 13 OUTRIGGER PLANT
- R. 44.000 LEVEL 12 OUTRIGGER PLANT
- R. 43.000 LEVEL 11 RECREATION
- R. 42.000 LEVEL 10 CARPARK
- R. 41.000 LEVEL 9 CARPARK
- R. 40.000 LEVEL 8 CARPARK
- R. 39.000 LEVEL 7 CARPARK
- R. 38.000 LEVEL 6 CARPARK
- R. 37.000 LEVEL 5 CARPARK
- R. 36.000 LEVEL 4 CARPARK
- R. 35.000 LEVEL 3 CARPARK
- R. 34.000 LEVEL 2 CARPARK
- R. 33.000 LEVEL 1 CARPARK
- R. 32.000 BASKETBALL COURT
- R. 31.000 BASKETBALL COURT
- R. 30.000 BASKETBALL COURT
- R. 29.000 BASKETBALL COURT
- R. 28.000 BASKETBALL COURT
- R. 27.000 BASKETBALL COURT
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- R. 5.000 BASKETBALL COURT
- R. 4.000 BASKETBALL COURT
- R. 3.000 BASKETBALL COURT
- R. 2.000 BASKETBALL COURT
- R. 1.000 BASKETBALL COURT
- R. 0.000 BASKETBALL COURT

- G1A SILVER/BLUE VISION GLAZING
- G1B SILVER/BLUE SPANDREL GLAZING
- G2 WHITE SPANDREL GLAZING
- G3 VISION GLAZING
- G4 CLEAR VISION GLAZING
- M1 COLOURED METAL PANEL CLADDING - GOLD
- M2 COLOURED METAL PANEL CLADDING -
- M3 CHARCOAL GLAZING FRAMES
- C1 LIGHT GREY RENDERED PAINTED FINISH
- C2 PRECAST CONCRETE
- C3 INTEGRALLY COLOURED CONCRETE 1
- C4 INTEGRALLY COLOURED CONCRETE 2
- ST1 STONE
- ST2 WIRE MESH SCREENING
- ST3 PERFORATED METAL SCREENING
- ST4 PARKING/LOADING BAY SCREEN

FENDER KATSALIDIS Architects
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3006 VICTORIA AUSTRALIA
61 3 8696 3888 TELEPHONE
61 3 9682 5925 FACSIMILE

REVISION/ DRAWING NO.
1 TOWN PLANNING

TP202

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
SJK	05.06.2014	CB	10.06.2014	1288

SCALE
1:500

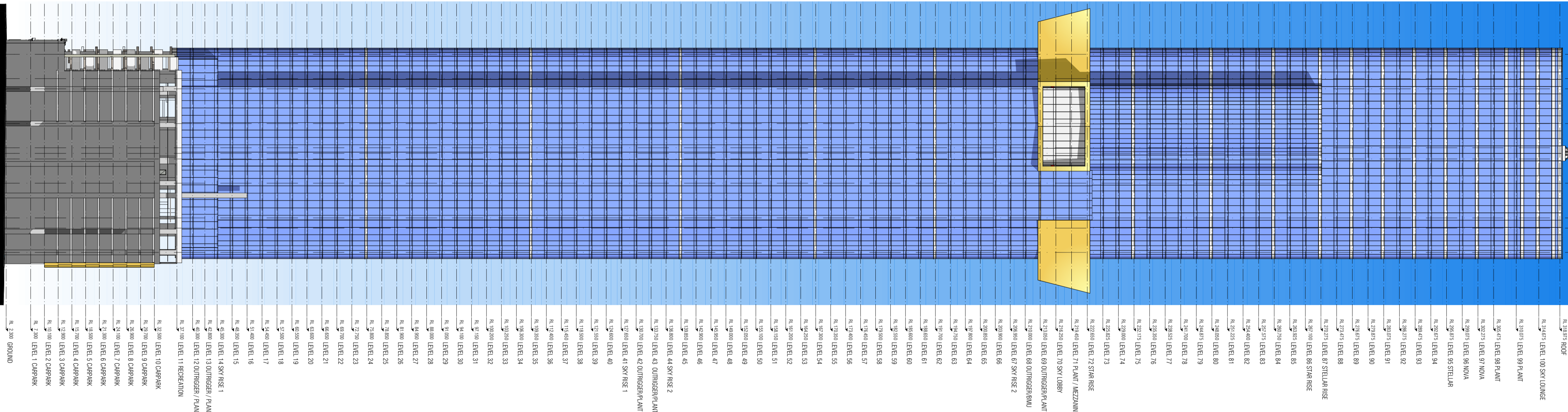
PROJECT
AUSTRALIA 108
70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006

DRAWING TITLE
SOUTH EAST ELEVATION FAWKNER STREET

REVISION	DATE	BY
1. TOWN PLANNING AMENDMENT	05.06.2014	SJK

teamwork/tdm/revs/4/1288 General

A
B
C
D
E
F
G
H
J
K



RL 270.000 PLANT/5'S HEIGHT LIMIT
 RL 270.000 RAMP
 RL 274.000 LEVEL 1100 SKY LOBBY
 RL 270.000 LEVEL 99 PLANT
 RL 269.000 LEVEL 98 PLANT
 RL 268.000 LEVEL 97 PLANT
 RL 267.000 LEVEL 96 NOVA
 RL 266.000 LEVEL 95 STELLAR
 RL 265.000 LEVEL 94
 RL 264.000 LEVEL 93
 RL 263.000 LEVEL 92
 RL 262.000 LEVEL 91
 RL 261.000 LEVEL 90
 RL 260.000 LEVEL 89
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 RL 258.000 LEVEL 87 STELLAR ROSE
 RL 257.000 LEVEL 86 STAR ROSE
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 RL 244.000 LEVEL 73
 RL 243.000 LEVEL 72 STAR ROSE
 RL 242.000 LEVEL 71 PLANT /MEZZANINE
 RL 241.000 LEVEL 70 SKY LOBBY
 RL 240.000 LEVEL 69 DIMENSION PLANT
 RL 239.000 LEVEL 68 DIMENSION PLANT
 RL 238.000 LEVEL 67 SKY ROSE 2
 RL 237.000 LEVEL 66
 RL 236.000 LEVEL 65
 RL 235.000 LEVEL 64
 RL 234.000 LEVEL 63
 RL 233.000 LEVEL 62
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 RL 217.000 LEVEL 46
 RL 216.000 LEVEL 45
 RL 215.000 LEVEL 44 SKY ROSE 2
 RL 214.000 LEVEL 43 DIMENSION PLANT
 RL 213.000 LEVEL 42 DIMENSION PLANT
 RL 212.000 LEVEL 41 SKY ROSE 1
 RL 211.000 LEVEL 40
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 RL 187.000 LEVEL 16
 RL 186.000 LEVEL 15
 RL 185.000 LEVEL 14 SKY ROSE 1
 RL 184.000 LEVEL 13 DIMENSION PLANT
 RL 183.000 LEVEL 12 DIMENSION PLANT
 RL 182.000 LEVEL 11 RECREATION
 RL 181.000 LEVEL 10 CARPARK
 RL 180.000 LEVEL 9 CARPARK
 RL 179.000 LEVEL 8 CARPARK
 RL 178.000 LEVEL 7 CARPARK
 RL 177.000 LEVEL 6 CARPARK
 RL 176.000 LEVEL 5 CARPARK
 RL 175.000 LEVEL 4 CARPARK
 RL 174.000 LEVEL 3 CARPARK
 RL 173.000 LEVEL 2 CARPARK
 RL 172.000 LEVEL 1 CARPARK
 RL 171.000 GROUND
 RL 170.000 BASEMENT 1

- (G1A) SILVER/BLUE VISION GLAZING
- (G1B) SILVER/BLUE SPANDREL GLAZING
- (G2) WHITE SPANDREL GLAZING
- (G3) VISION GLAZING
- (G4) CLEAR VISION GLAZING
- (M1) COLOURED METAL PANEL CLADDING - GOLD
- (M2) COLOURED METAL PANEL CLADDING -
- (M3) CHARCOAL GLAZING FRAMES
- (C1) LIGHT GREY RENDERED PAINTED FINISH
- (C2) PRECAST CONCRETE
- (C3) INTEGRALLY COLOURED CONCRETE 1
- (C4) INTEGRALLY COLOURED CONCRETE 2
- (S1) STONE
- (S2) WIRE MESH SCREENING
- (S3) PERFORATED METAL SCREENING
- (S4) PARKING/LOADING BAY SCREEN

FENDER KATSALIDIS Architects
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032 ABN 54 092 943 032

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 8696 3888
 61 3 9682 5925 FACSIMILE

REVISION/ DRAWING NO.
 1 TOWN PLANNING

TP203

SCALE
 1:500

PROJECT
 AUSTRALIA 108
 70 SOUTHBANK BOULEVARD
 SOUTHBANK VIC 3006

DRAWING TITLE
 SOUTH WEST ELEVATION

NOTES
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SIK	05.06.2014	CB	10.06.2014	1288

teamwork/03mraevv4/1288 General

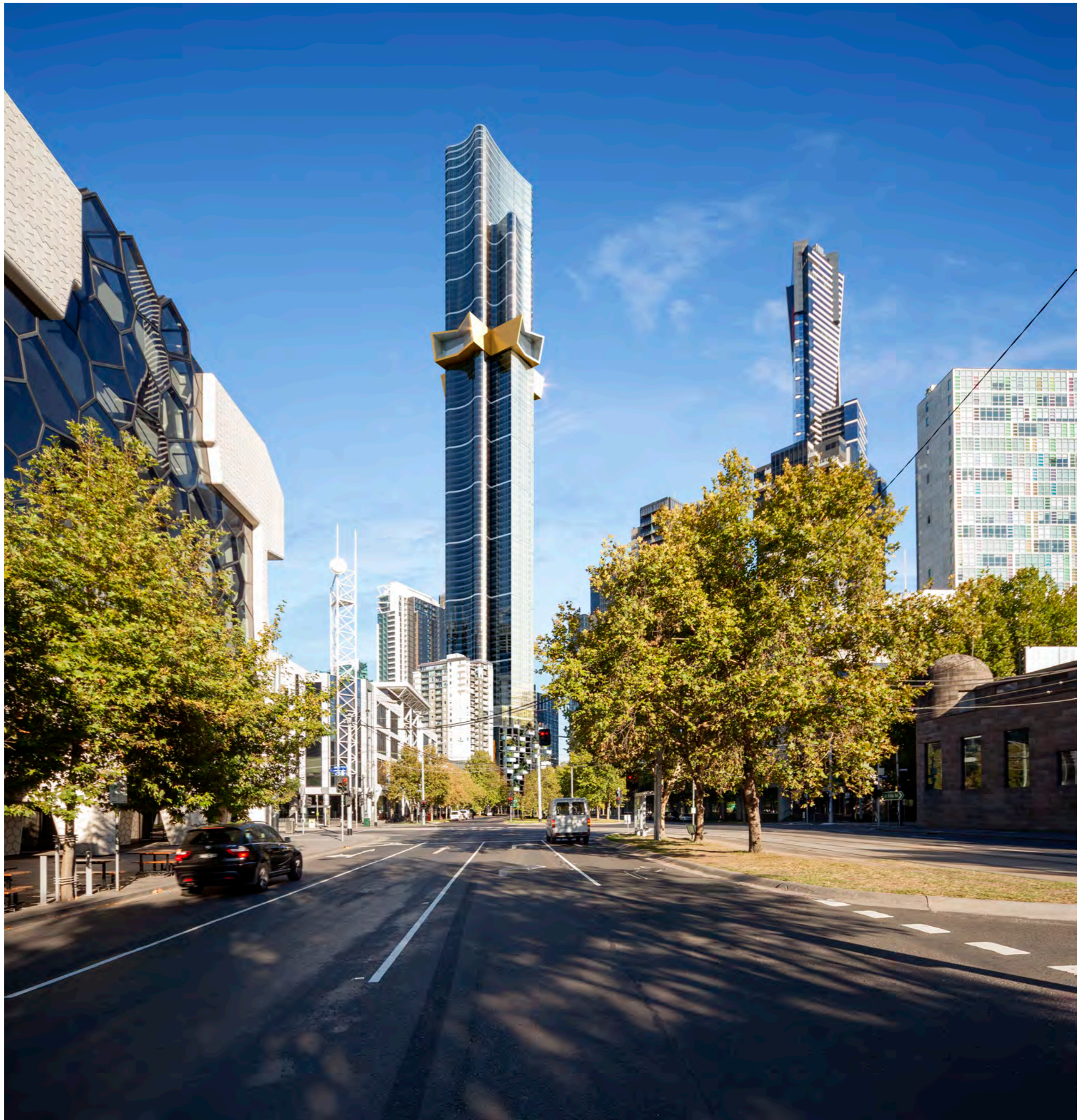
REVISION	DATE	BY
1	05.06.2014	SIK

Corner City Road and Southbank Boulevard looking south-west - day



Corner City Road and Southbank Boulevard looking south-west - night





Arts Precinct - Southbank Boulevard
looking north-east



Podium from Southbank Boulevard and City Rd Intersection



Southbank Boulevard and City Road Streetscape



Fawkner Street and Southbank Boulevard

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