

**City of Port Phillip
Advertised Plan 1 of 17**



11-17 DORCAS STREET

TOWN PLANNING
ARCHITECTURAL DRAWING SET
06/07/2019

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11-17 DORCAS STREET

THE SITE

11-17 Dorcas St, South Melbourne, is located 3km South-West of Melbourne CBD, easily accessible by foot, public transport or car, with close access to tram stops and major arterial roads. The site is in close proximity to a wide range of amenities, including the commercial strip of Clarendon Street to the west, The Shrine of Remembrance and the Royal Botanic Gardens to the east and the National Gallery of Victoria to the north of the site.

THE PROPOSAL

The proposed development for 11-17 Dorcas Street will stand as a striking architectural precedent within a historically rich context. Expressed as a series of concave curves, the podium and tower seamlessly and elegantly grow from the site boundary, with the building mass visually reduced by the expression of the arcs. The sculptured form creates a series of setbacks to reduce the impact of the development, paying respect to the neighbouring buildings, the adjacent parkland and the Shrine of Remembrance.

Each façade employs a different shade of glazing, resulting in a shifting identity at different times and vantage points. The glazed mass reflects the movement of clouds, trees and the Shrine beyond, varying and changing in tone throughout the day. Generous balconies puncture the façade increasing building porosity and offering desirable amenity for inhabitants.

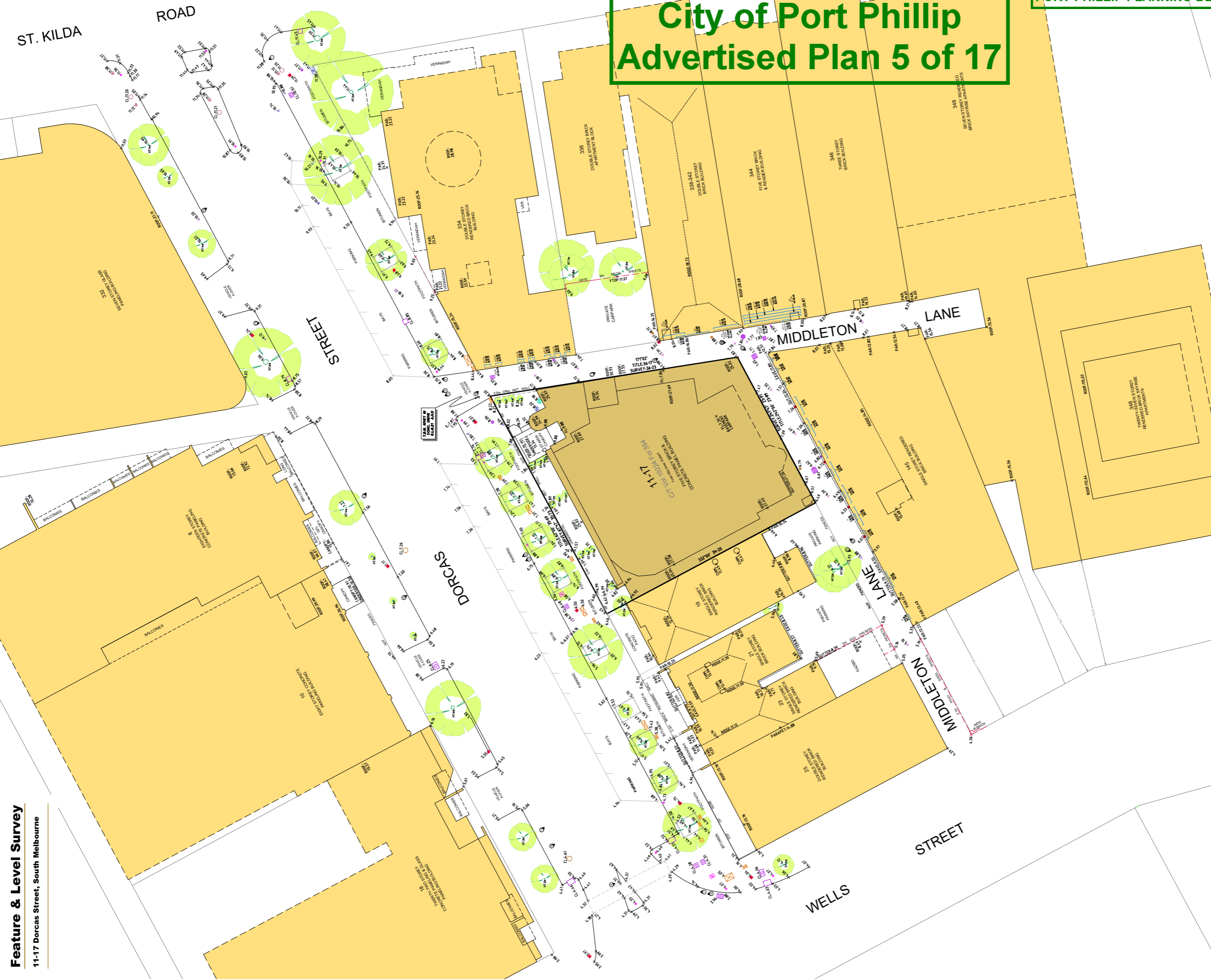
At grade the podium activates the streetscape of Dorcas Street and Middleton Lane with an offering of retail space, an abundance of planting and the opportunity for public artwork. Podium height is derived from its heritage neighbour, whilst the form itself recedes from the boundary in a civic gesture, increasing street amenity. A horizontal band distinguishes the podium from the tower whilst a holistic approach has been taken to ensure a cohesive language is established between the elements, the sweeping curves creating a gentle transition between podium and tower.



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Feature & Level Survey 11-17 Dorcas Street, South Melbourne

PROJECT: 11-17 DORCAS ST DATE: 06/07/19 SCALE: TP01 REV: TP02 DRAWING: TP002 - SITE SURVEY (PREPARED BY LAND DIMENSIONS)

Job Reference No. 16065
Scale 1:250 Lengths are in metres
2.5 0 2.5 5 7.5 10 12.5

Drawn JM **Checked** JM **Date** 21/09/2016
Drawing number 16065FL **Version** -
Original sheet size A1 **Sheet** 1 of 1

Client SM Dorcas Development Pty Ltd

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Tree heights shown thus: Ht:1.5m are approximate only
Contour Interval 0.2 metres
Property information shown thus: is not based on Survey and has been obtained from the Digital Cadastral Map Base.
Location of buildings beyond site fences and shown as dashed lines are indicative only
Windows noted: HAB N/HAB have been determined by external visual appearance at the time of survey. Land Dimensions Pty Ltd can accept no responsibility for any person or corporation who may rely on this for any purpose.
Services shown hereon have been located by field survey. Other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority or 'Dial before you Dig' should be contacted for the possible location of further underground services.
This plan has been prepared for SM Dorcas Development Pty Ltd and is not to be reproduced for use by any other person or corporation without the prior written consent of Land Dimensions Pty Ltd.

Notations
Date of Survey: 16 September 2016
For Title Re-establishment Survey showing relationship between fences and Title Boundaries refer to survey drawing No. 16065R
Direction of Photographs shown thus: Refer to drawing 16065PH for photos
Levels shown thus: are to Australian Height Datum vide MELBOURNE SOUTH PM138 with a stated value of RL 24.288

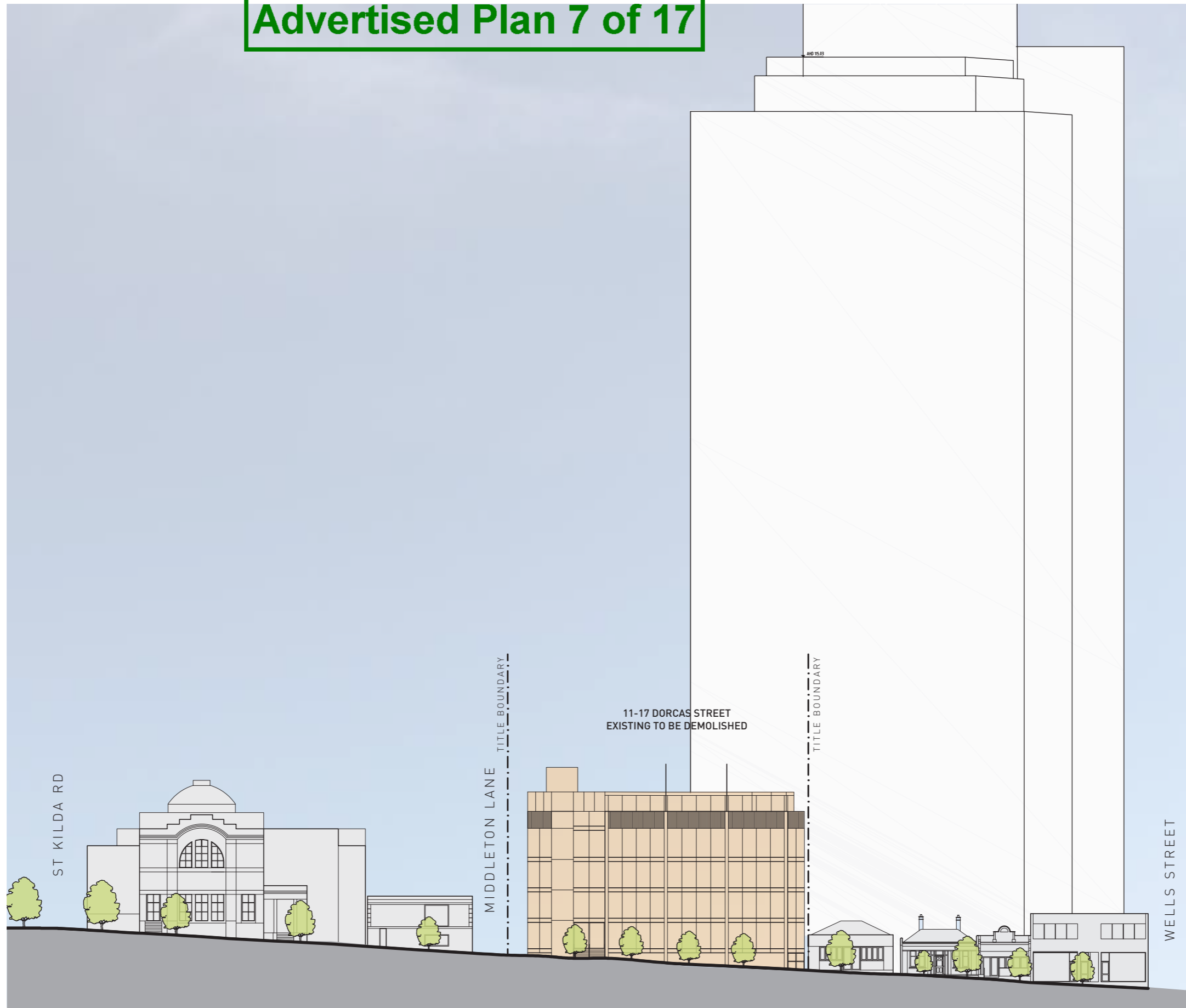
Legend

- 104 Existing Surface
- 107 Floor Level
- 108 Roof Level
- 201 Single Trees > 2m
- 308 Side Entry Drainage Pit
- 309 Grated Drainage Pit
- 310 Junction Drainage Pit
- 403 Edge of Blumens
- 407 Invert of Kerb/Channel
- 408 Back of Kerb/Channel
- 409 Top of Kerb/Channel
- 415 Lane lines Dashed
- 418 Lane lines Solid
- 421 Edge of Paving
- 503 Signs
- 505 Traffic Signal Pole
- 522 Traffic Signal Pit
- 521 Rubbish Bin
- 527 Ticket Machine
- 602 Minor Building
- 603 Master Building
- 604 Verandah/Deck
- 605 Window
- 606 Door
- 609 Retaining Wall
- 617 Wall
- 618 Chimney
- 628 Steps
- 632 Parapet
- 634 Ridge Line
- 635 Spouting/Gutter
- 712 Electricity Pole only
- 721 Electricity Pole with Light
- 722 Telecommunications Pit
- 739 Gas Meter
- 741 Sewerage Pit
- 745 Sewer Vent Pipe
- 751 Stop Valve
- 754 Water Meter
- 761 Stay for Pole
- 764 Unclassified Utility
- 903 Fence

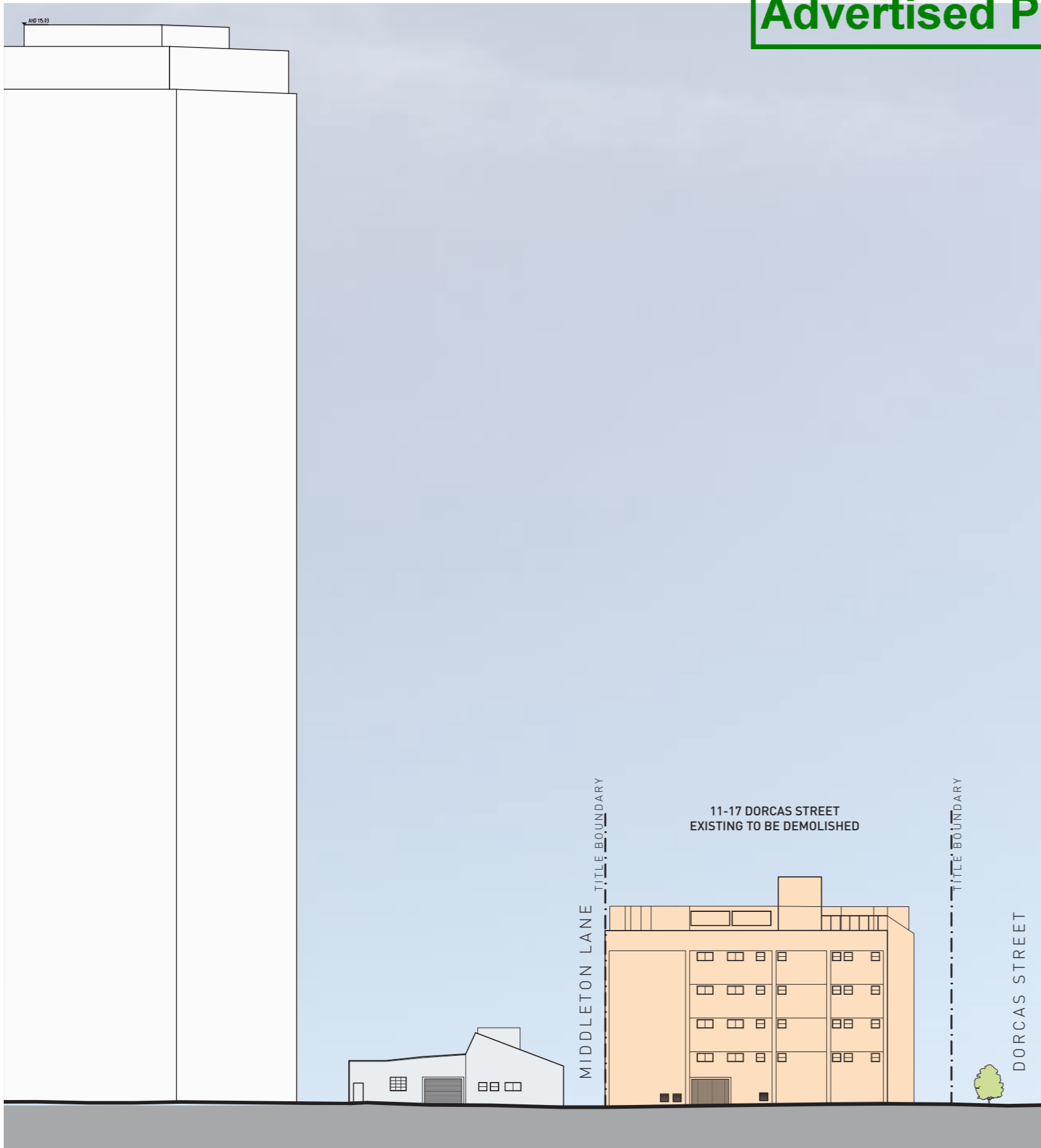
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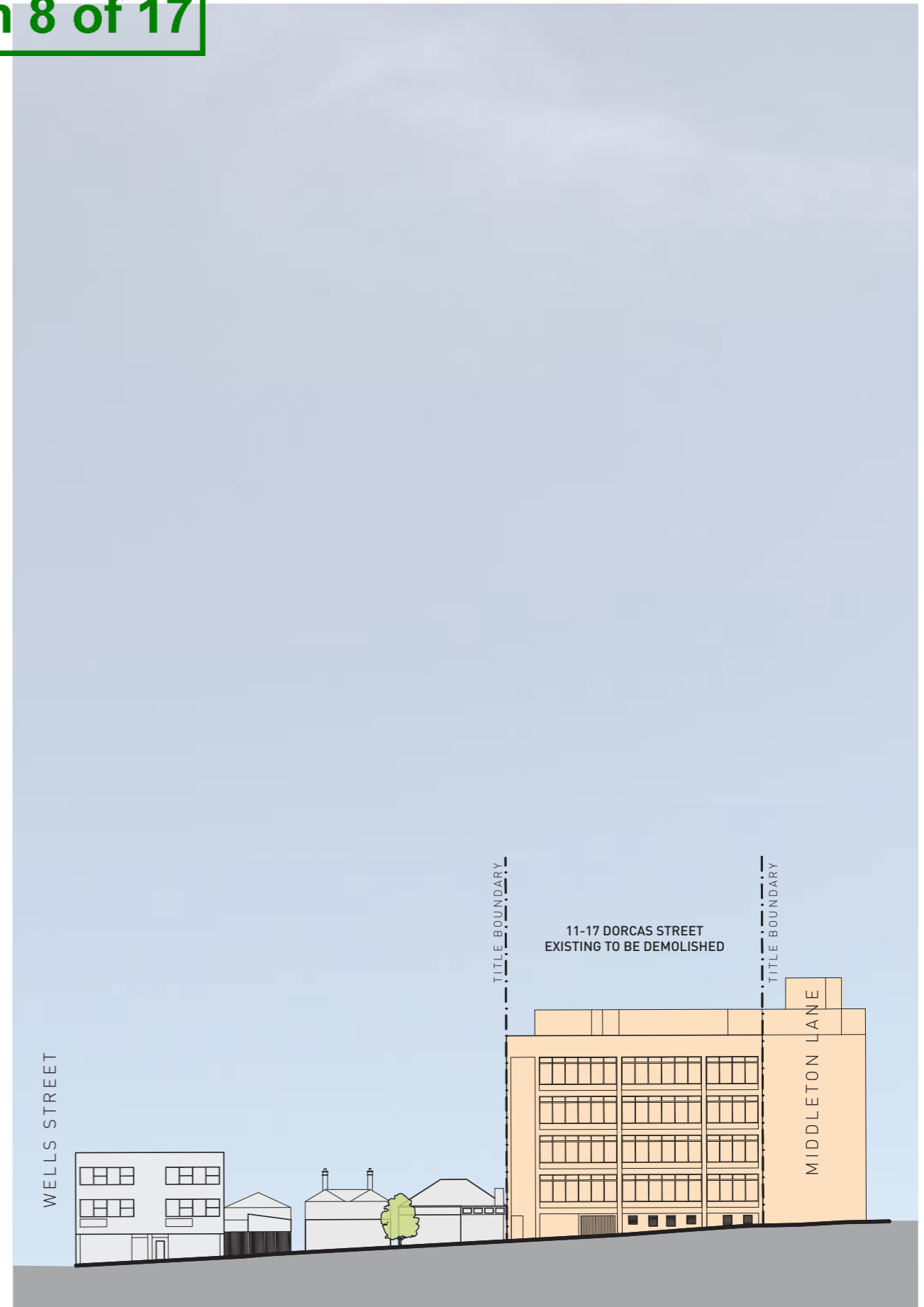
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Middleton Lane East

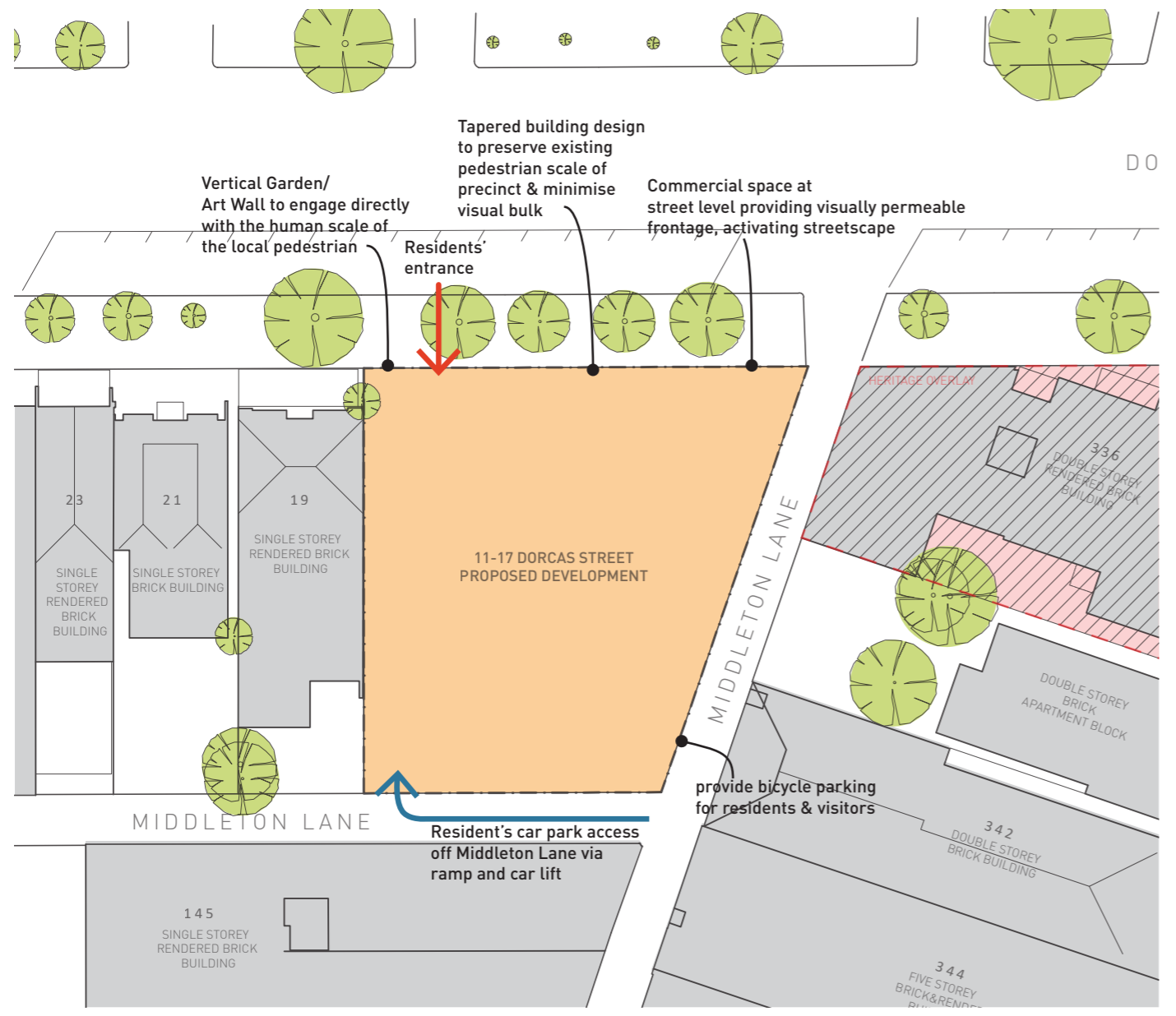


Middleton Lane South

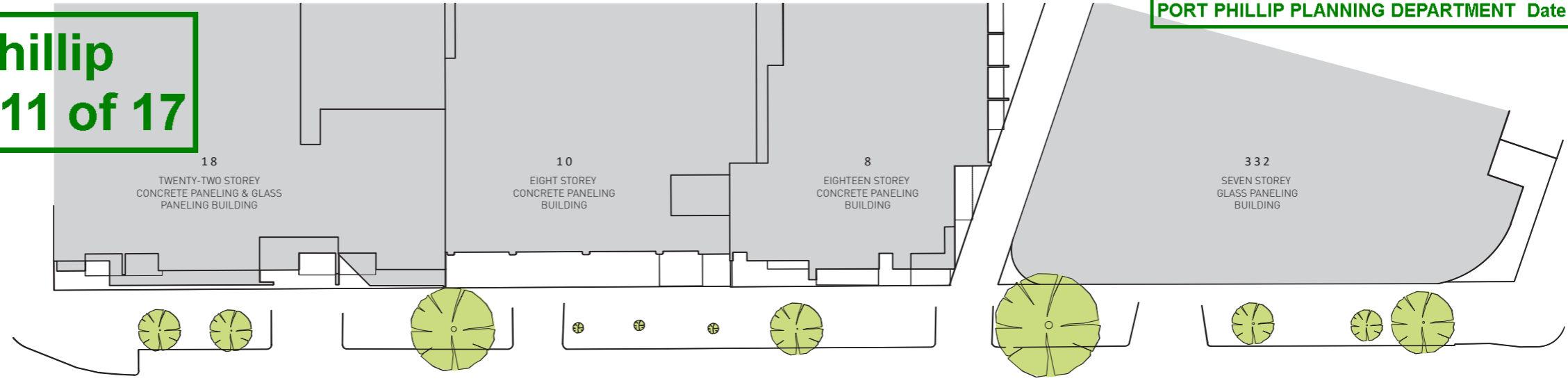
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DORCAS STREET



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Advertised Plan 12 of 17**



DORCAS STREET

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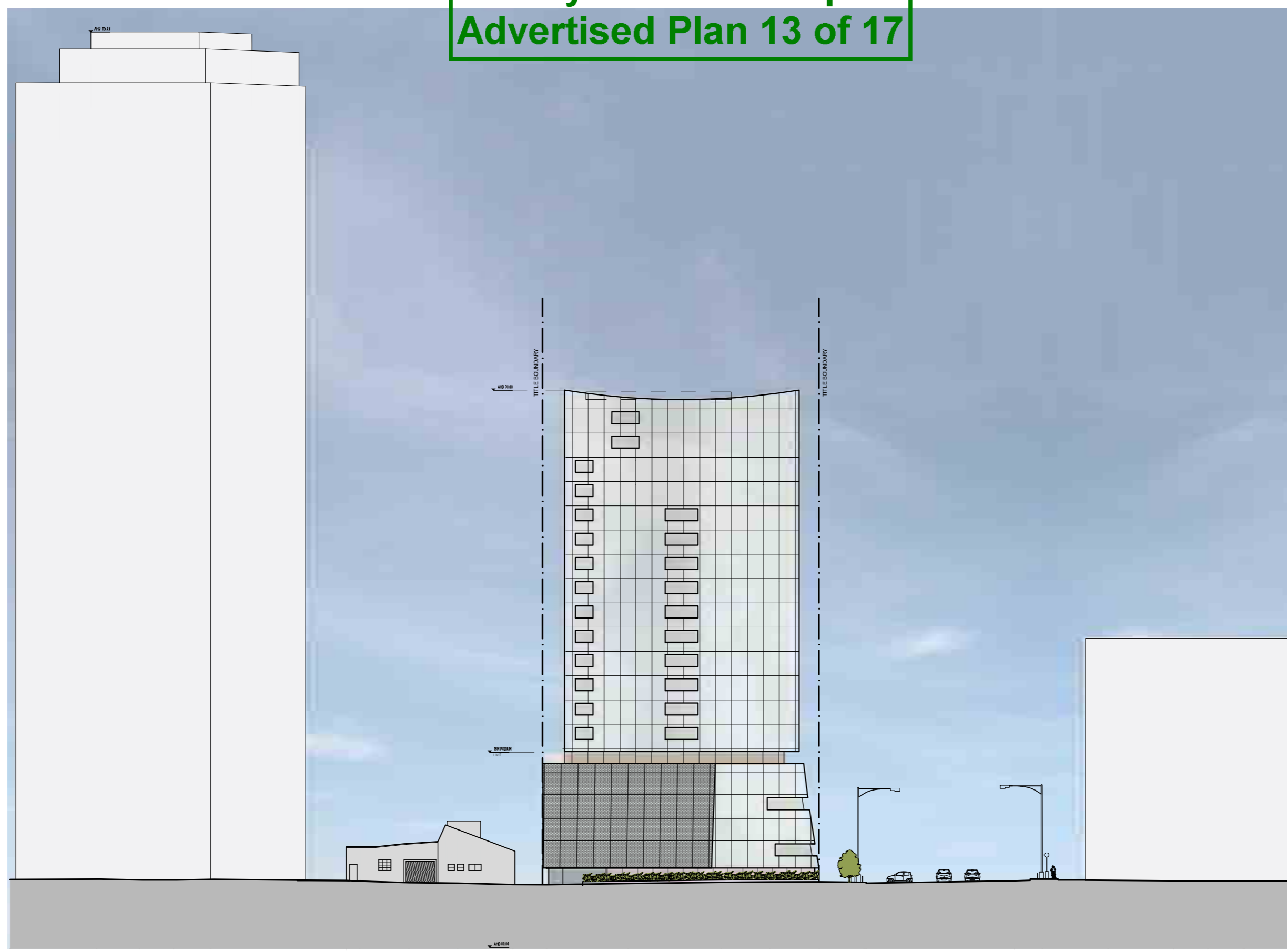
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22.03.2019 01 TP ISSUE KYL

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

DRAWING NO.	TP-009	REVISION NO.	02
JOB NUMBER	329	DATE	04.03.2019
SCALE	1:500 @ A3	DESIGNED	
		DRAWN	KYL

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MIDDLETON LANE

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DATE	NO.	COMMENTS	BY
22.03.2019	01	TP ISSUE	KYL

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

DRAWING NO.	REVISION NO.
TP-010	02
JOB NUMBER	DATE
329	04.03.2019
SCALE	DESIGNED
1:500 @ A3	DRAWN
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Area Schedule (BUILDING FOOTPRINT)	
Level	Area (m ²)
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

Area Schedule (INTERNAL BREAKDOWN)		
Name	Internal Area (m ²)	Terrace Area (m ²)
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 ²)	Terrace Area (m ²)
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	

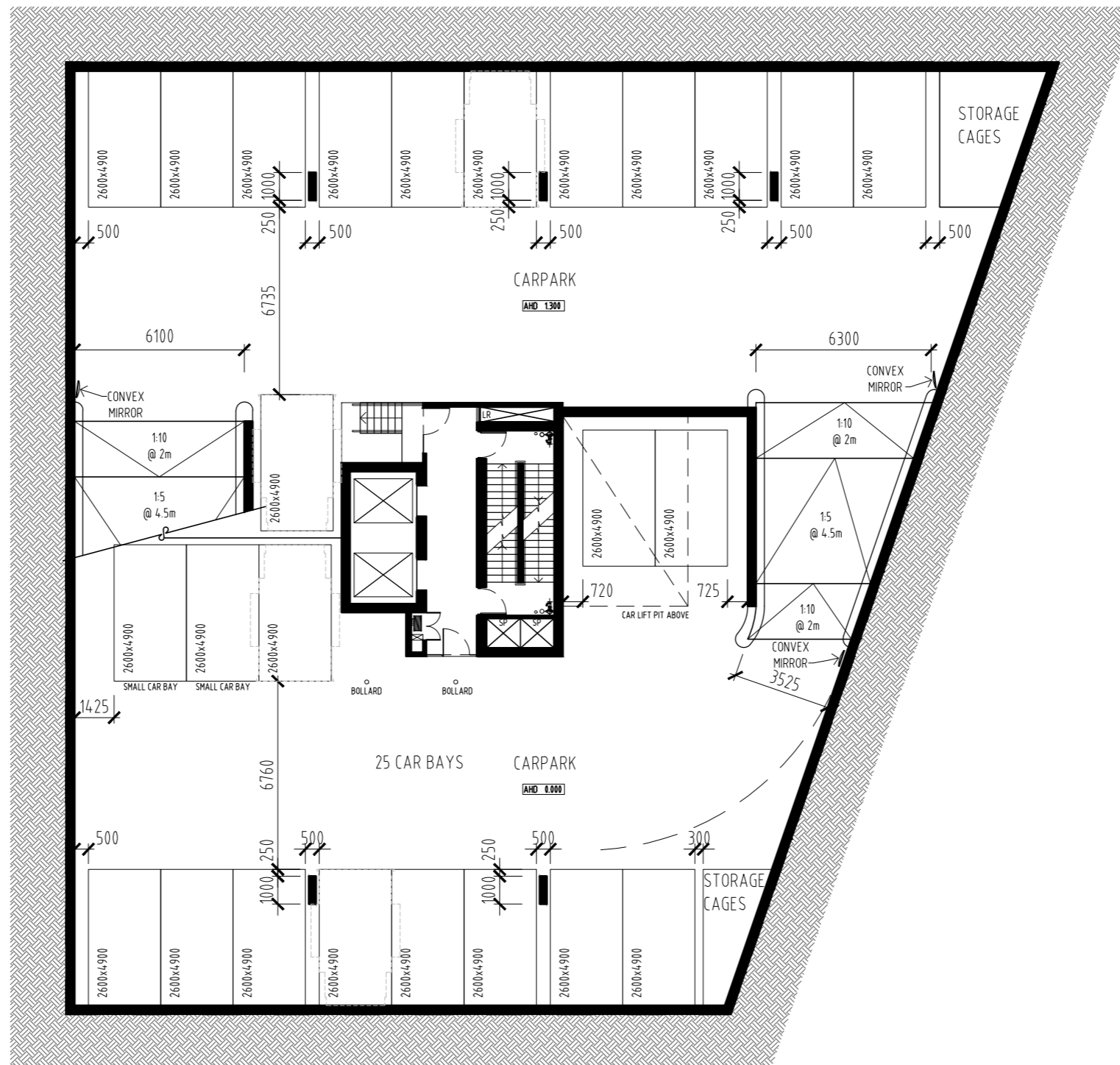
PROPOSED - LEVEL 13 + 14 + 15		
APT. 1301, 1401, 1501	185.3	19
APT. 1302, 1402, 1502	120	12
APT. 1303, 1403, 1503	158.8	12
LOBBY	19.12	
TOTAL	483.22	43
GRAND TOTAL (PER LEVEL)	526.22	
MULTIPLIED BY 3	1578.66	

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

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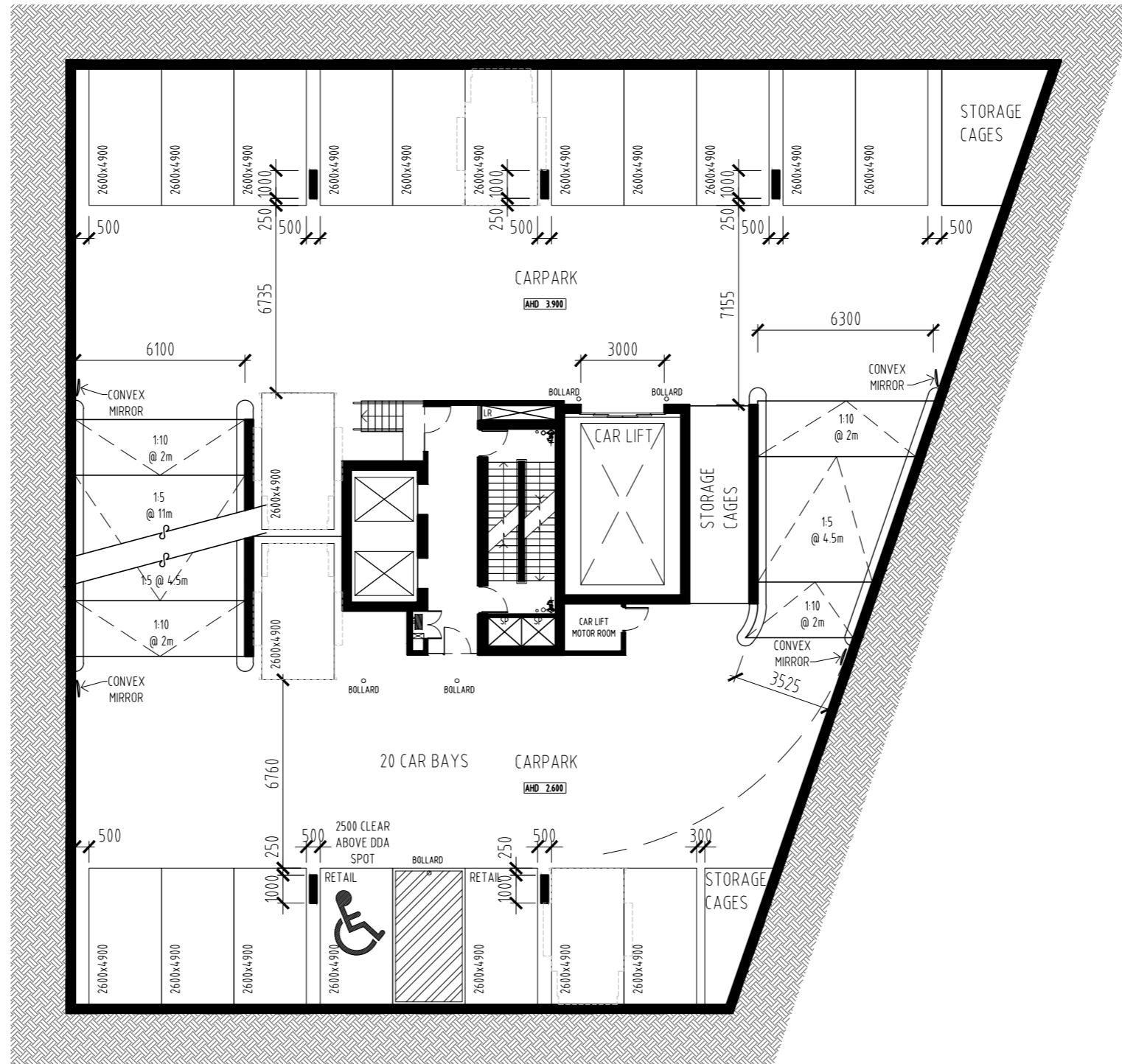
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DATE	NO.	COMMENTS	BY
22.03.2019	01	TP ISSUE	KYL

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

DRAWING NO.	TP-101	REVISION NO.	01
JOB NUMBER	329	DESIGNED	RW/RM
SCALE	1:200 @ A3	DRAWN	KYL

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DATE	22.03.2019	NO.	01	COMMENTS	TP ISSUE	BY	KYL
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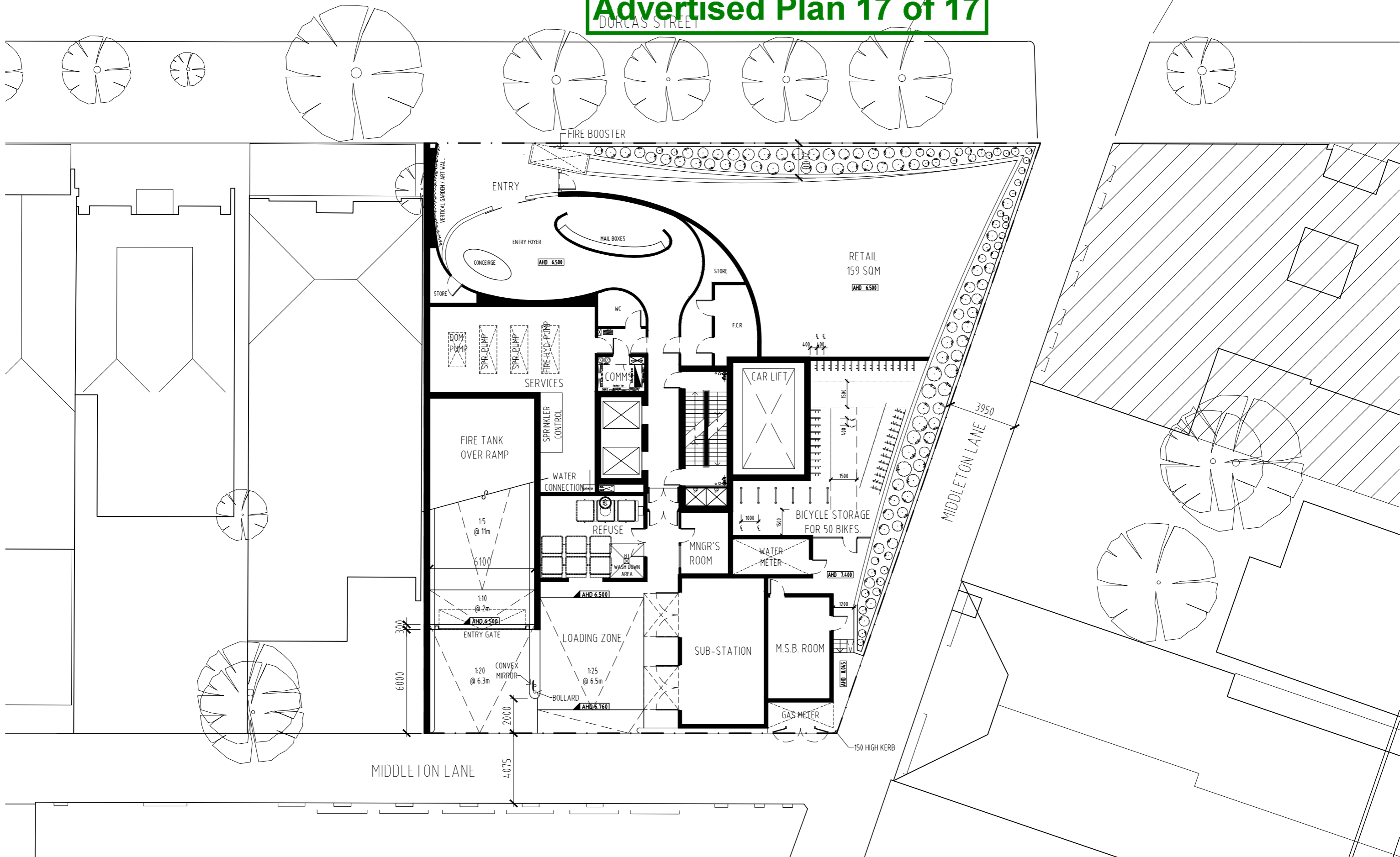
PROJECT	V-LEADER
TITLE	11-17 DORCAS STREET VIC 3004
	BASEMENT 1 - FLOOR PLAN

DRAWING NO.	TP-102	REVISION NO.	01
JOB NUMBER	329	DESIGNED	RW/RM
SCALE	1:200 @ A3	DRAWN	KYL

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PORT PHILLIP PLANNING DEPARTMENT Date Received: 22/08/2019



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DATE	NO.	COMMENTS	BY

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

DRAWING NO. **TP-103** REVISION NO. **T01**
DATE
JOB NUMBER **329** DESIGNED **RW/RM**
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