

21035 - 313-317 KINGS WAY

SOUTH MELBOURNE, MELBOURNE

PORT PHILLIP PLANNING DEPARTMENT
Date Received: 21 July 2022

DRAWING SET

DRAWING LIST

SITE INFORMATION

- A0000 - LOCATION PLAN & DRAWING LIST
- A0001 - SITE PLAN
- A0002 - TITLE BOUNDARY PLAN
- A0003 - SITE SURVEY PLAN
- A0004 - EXISTING CONTEXT PLAN
- A0005 - PROPOSED CONTEXT PLAN

GENERAL ARRANGEMENT FLOOR PLANS

- A0096 - BASEMENT 4 FLOOR PLAN
- A0097 - BASEMENT 3 FLOOR PLAN
- A0098 - BASEMENT 2 FLOOR PLAN
- A0099 - BASEMENT 1 FLOOR PLAN
- A0100 - GROUND FLOOR PLAN
- A0100M - GROUND MEZZANINE FLOOR PLAN
- A0101 - LEVEL 01 - 04 FLOOR PLAN
- A0105 - LEVEL 05 FLOOR PLAN
- A0106 - LEVEL 06 - 10 FLOOR PLAN
- A0111 - LEVEL 11 FLOOR PLAN
- A0112 - LEVEL 12 FLOOR PLAN
- A0113 - LEVEL 13 - 17 FLOOR PLAN
- A0118 - LEVEL 18 ROOF PLAN
- A0119 - CORE LID PLAN

ELEVATIONS

- A0900 - NORTH ELEVATION
- A0901 - SOUTH ELEVATION
- A0902 - EAST ELEVATION

- A0910 - NORTH STREETSCAPE ELEVATION
- A0911 - SOUTH STREETSCAPE ELEVATION
- A0912 - EAST STREETSCAPE ELEVATION

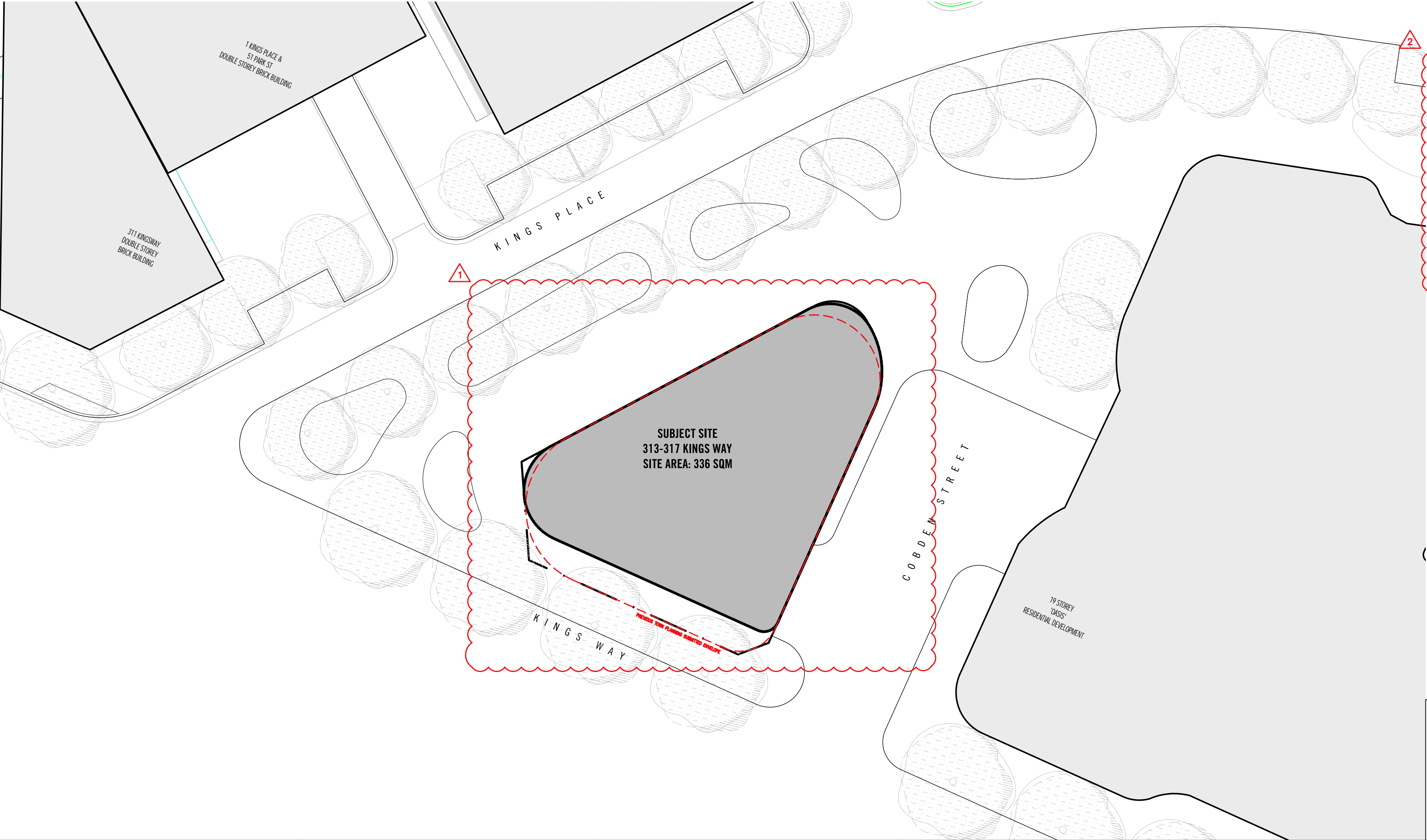
SECTIONS

- A0950 - SECTION A-A
- A0951 - SECTION B-B
- A0952 - SECTION C-C

- A0960 - STREETSCAPE SECTION A-A
- A0961 - STREETSCAPE SECTION B-B
- A0962 - STREETSCAPE SECTION C-C

SCHEDULE OF CHANGES:

- BUILDING ENVELOPE UPDATED TO SHOW AMENDED SETBACK AND FORM INTO CORNERS OF SITE.
- DRAWING LIST UPDATED TO INCLUDE ECCENTRIC FLOOR PLANS.



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ABN 97 556 188 726

Project Title

313-317 KINGS WAY,
SOUTH MELBOURNE

Client

FORTIS PTY LTD

Drawing Title

SITE INFORMATION
LOCATION PLAN & DRAWING LIST

Project Number

21035

Drawing Status

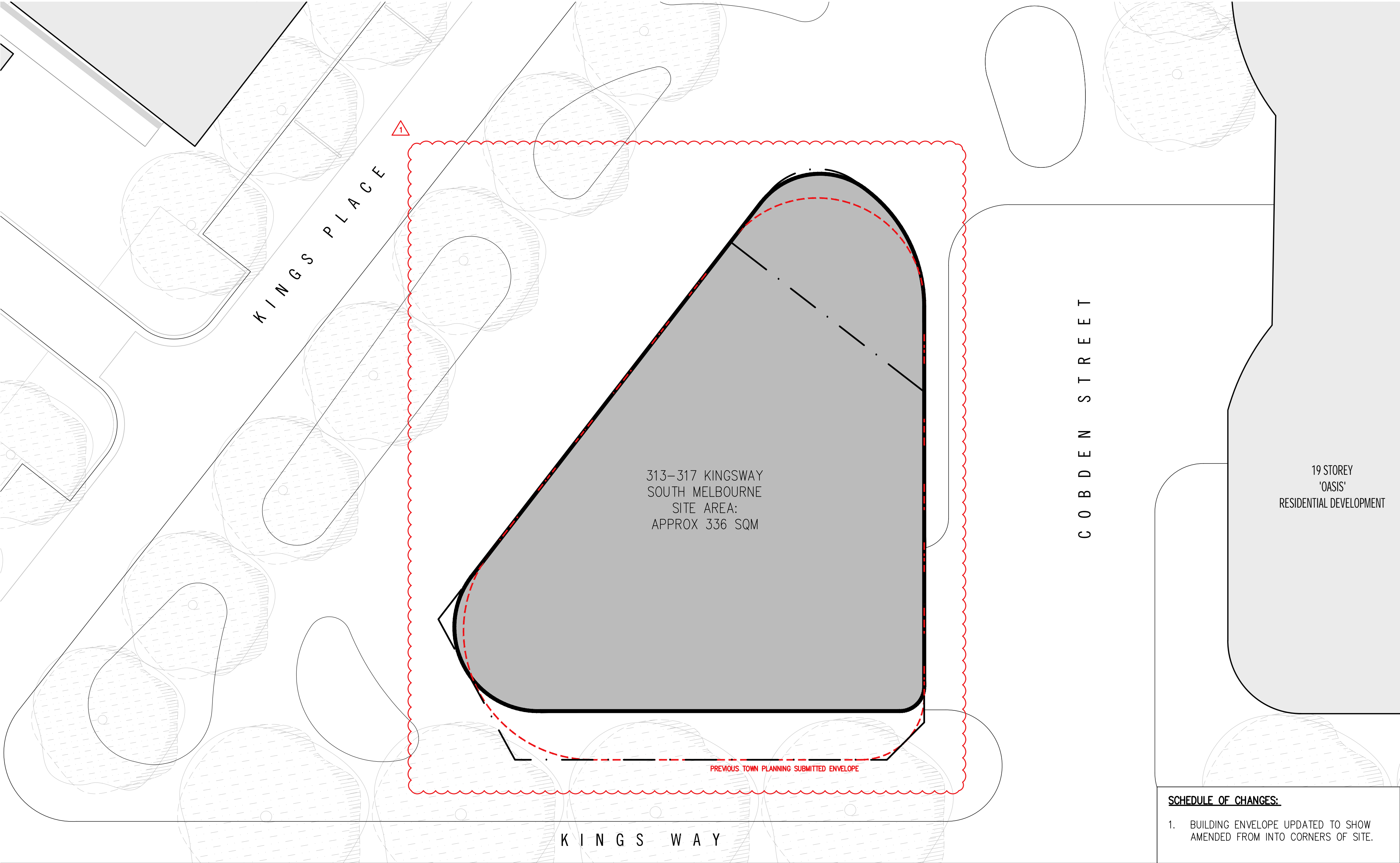
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Drawing Number

A0000

Revision

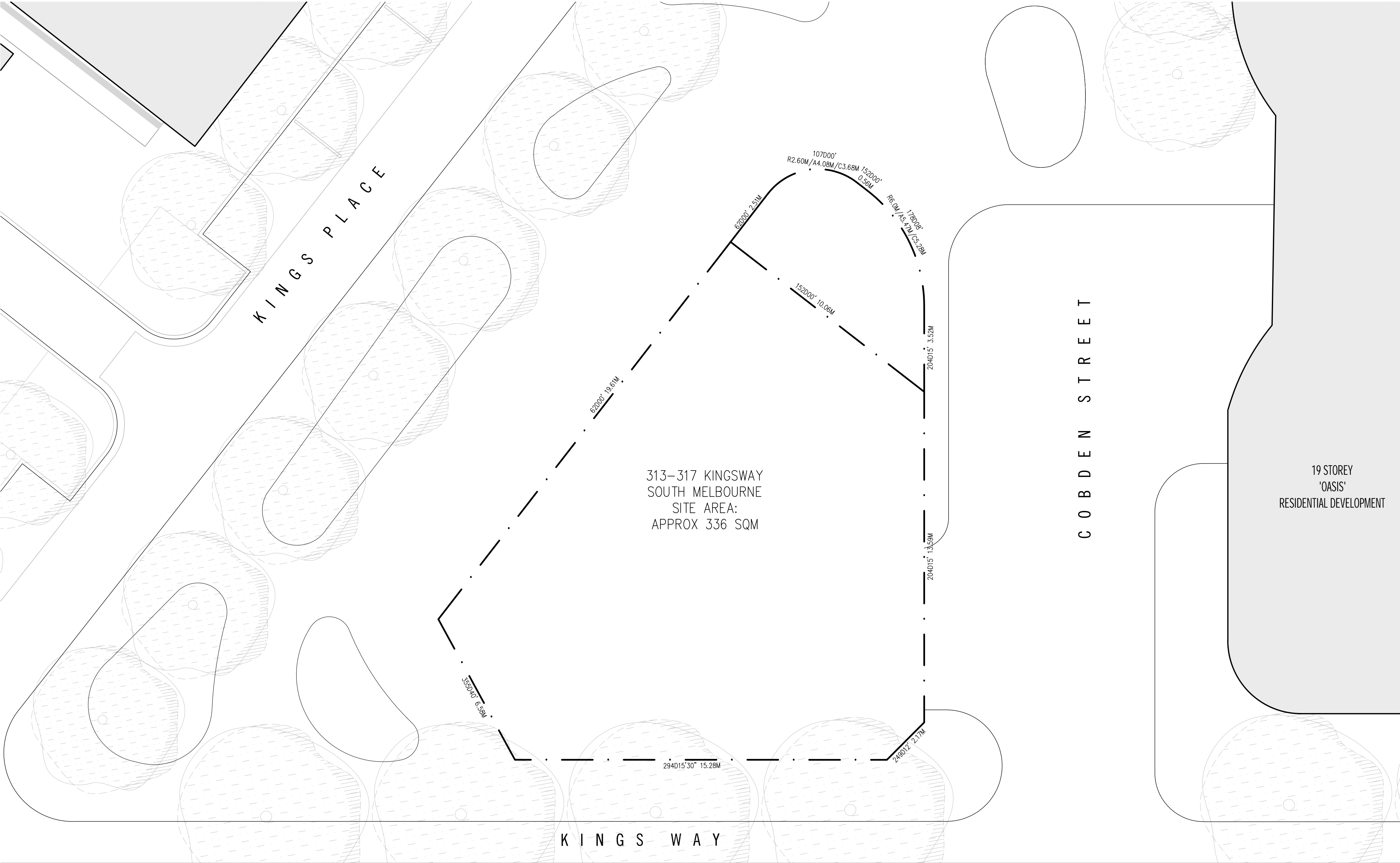
C



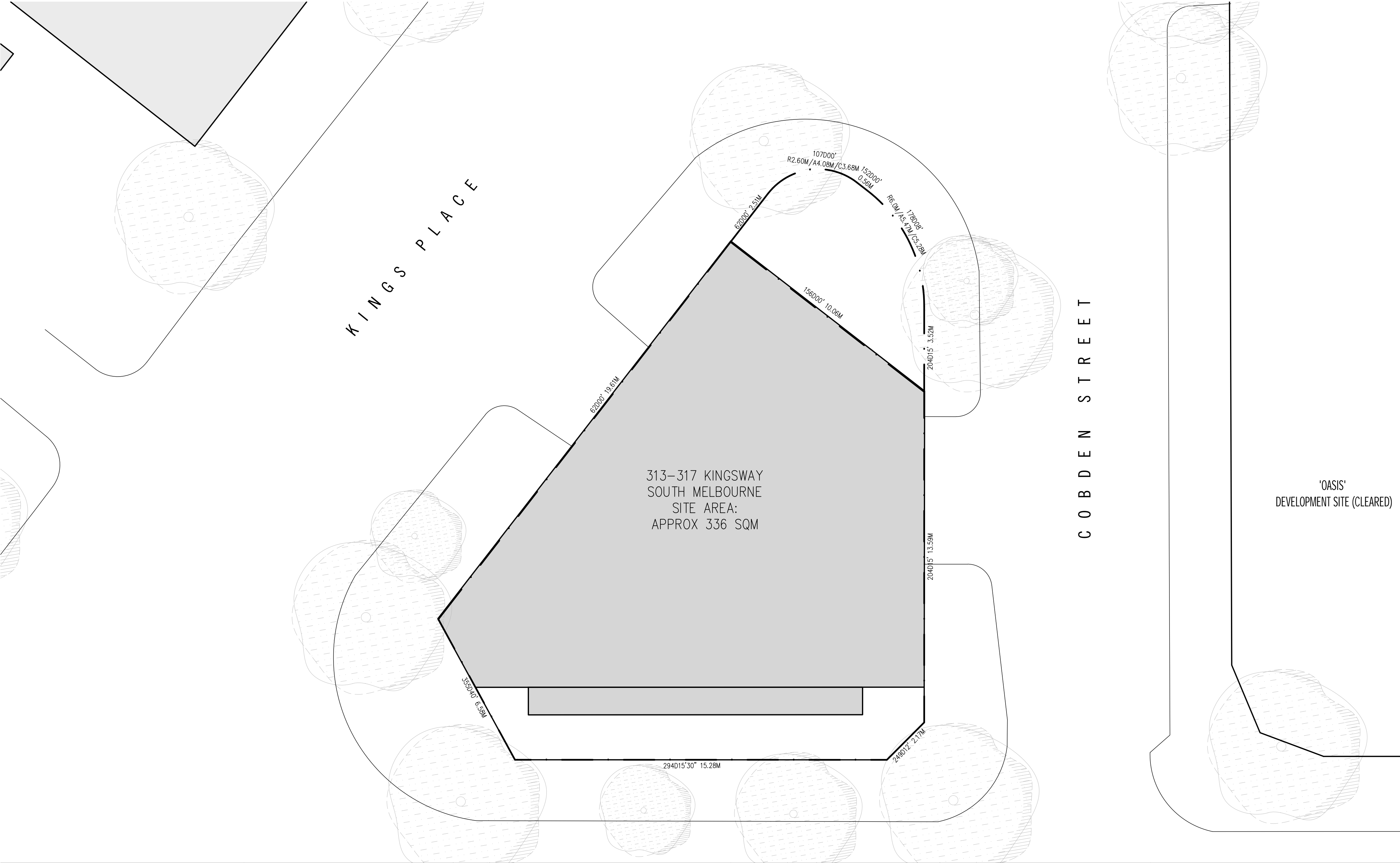
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1. BUILDING ENVELOPE UPDATED TO SHOW AMENDED FROM INTO CORNERS OF SITE.

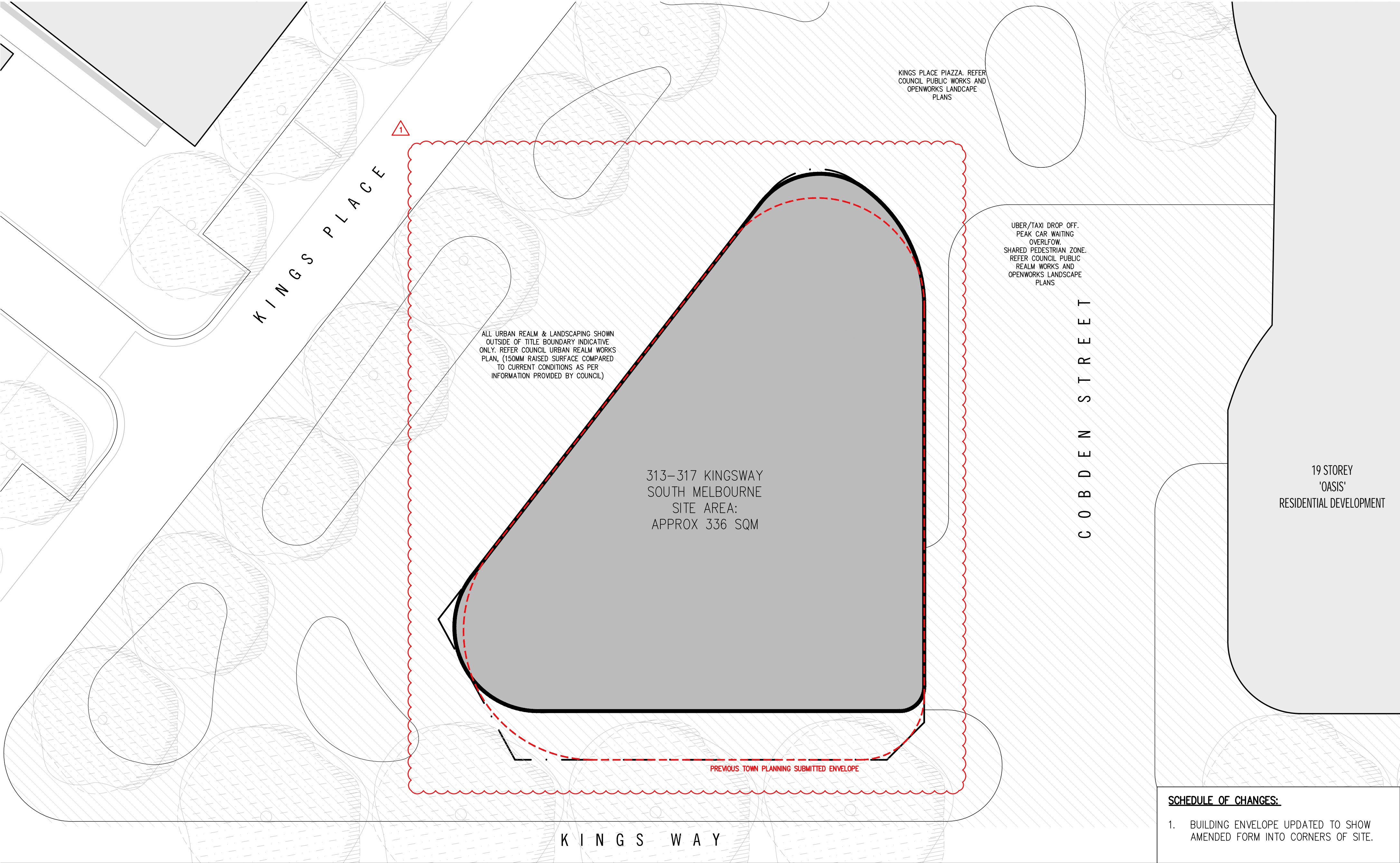
<div>Rev No.</div> <div>REV A</div> <div>REV B</div> <div>REV C</div>	<div>Date</div> <div>20.08.2021</div> <div>05.11.2021</div> <div>13.07.2022</div>	<div>Reason for issue</div> <div>ISSUED FOR TOWN PLANNING</div> <div>ISSUED FOR TOWN PLANNING RFI</div> <div>ISSUED FOR VCAT HEARING</div>	<div>Issued by</div> <div>LM</div> <div>LM</div> <div>LM</div>	<div>Conditions of Use</div> <div>This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by Elenberg Fraser; and by authorized persons who agree to these conditions.</div> <div>Subject only to the Consultancy Agreement:</div> <div>1. this document and all intellectual property rights in it remain the property of Elenberg Fraser and may not be changed, used, reproduced, provided or disclosed by or to any person without the written consent of Elenberg Fraser, and only then with clear identification of Elenberg Fraser as author and owner and of all changes made.</div> <div>2. each user must:</div> <div>(a) not scale any drawing, use figured dimensions only and verify all dimensions;</div> <div>(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;</div> <div>(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;</div> <div>(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify Elenberg Fraser immediately upon becoming aware of any issue;</div> <div>3. to the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies Elenberg Fraser from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.</div>	<div>SCALE@A2 1:100</div> <div>PRELIMINARY</div> <div>NOT FOR CONSTRUCTION</div> <div>Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect for decision before proceeding with the work.</div> <div>Copyright</div>	<div>ELENBERG FRASER</div> <div>LEVEL 1, 160 QUEEN STREET</div> <div>MELBOURNE VICTORIA 3000 AUSTRALIA</div> <div>TEL +61 3 9600 2260</div> <div>EMAIL MAIL@ELENBERGFRASER.COM</div> <div>WWW.ELENBERGFRASER.COM</div> <div>ABN 97 556 188 726</div>	<div>Project Title</div> <div>313-317 KINGS WAY,</div> <div>SOUTH MELBOURNE</div> <div>Client</div> <div>FORTIS PTY LTD</div>	<div>Drawing Title</div> <div>SITE INFORMATION</div> <div>SITE PLAN</div> <div>Project Number</div> <div>21035</div> <div>Drawing Status</div> <div>TP</div> <div>Drawing Number</div> <div>A0001</div> <div>Revision</div> <div>C</div>
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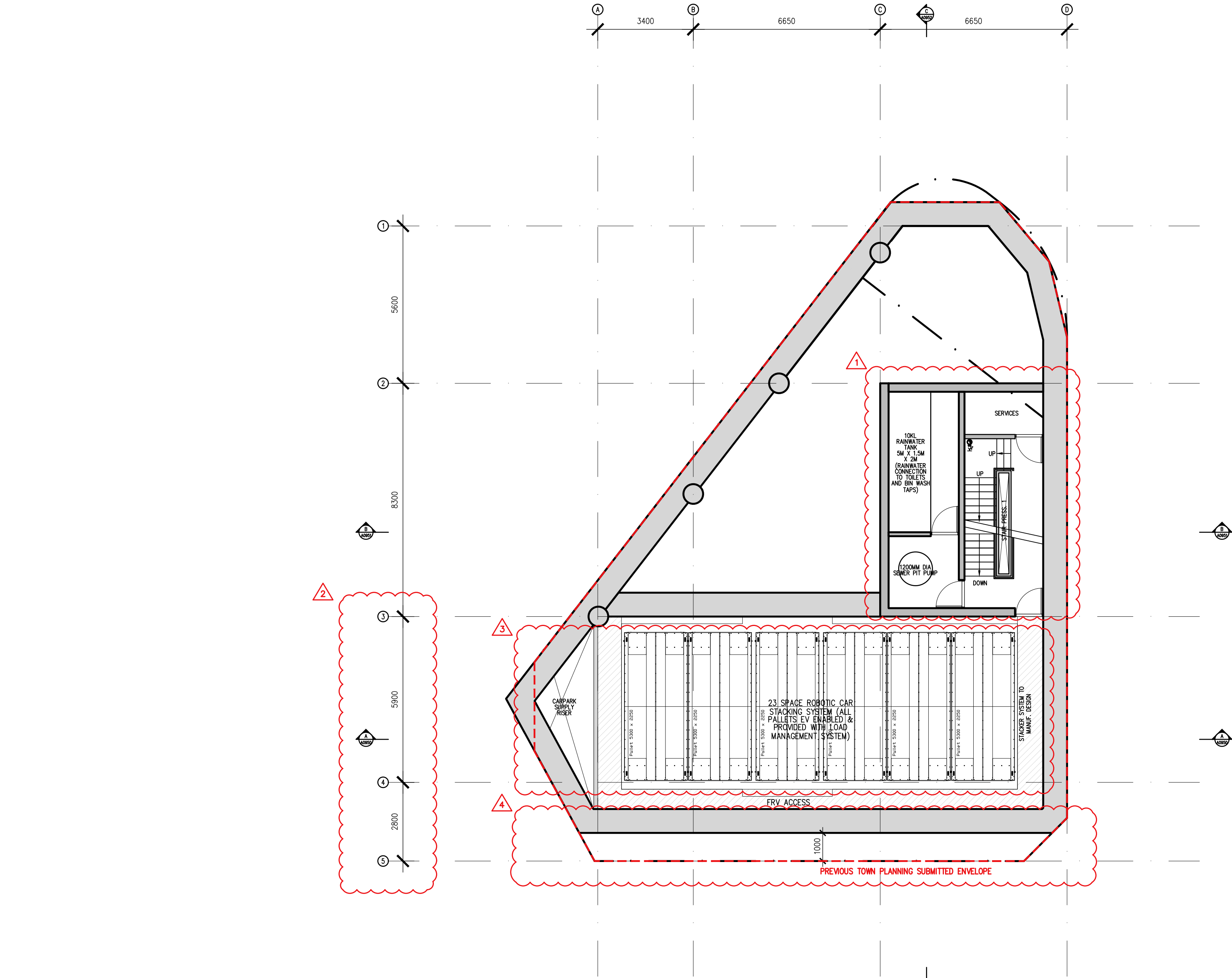
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SCHEDULE OF CHANGES:

1. CORE RECONFIGURE TO ALLOW FURTHER SERVICES.
2. GRID ADJUSTED TO SUIT REVISED STRUCTURES.
3. SERVICES AND CAR STACKER LAYOUT UPDATED TO SHOW 23 CAR PALLETS.
4. SOUTHERN RETENTION WALL SETBACK 1M FROM BOUNDARY.

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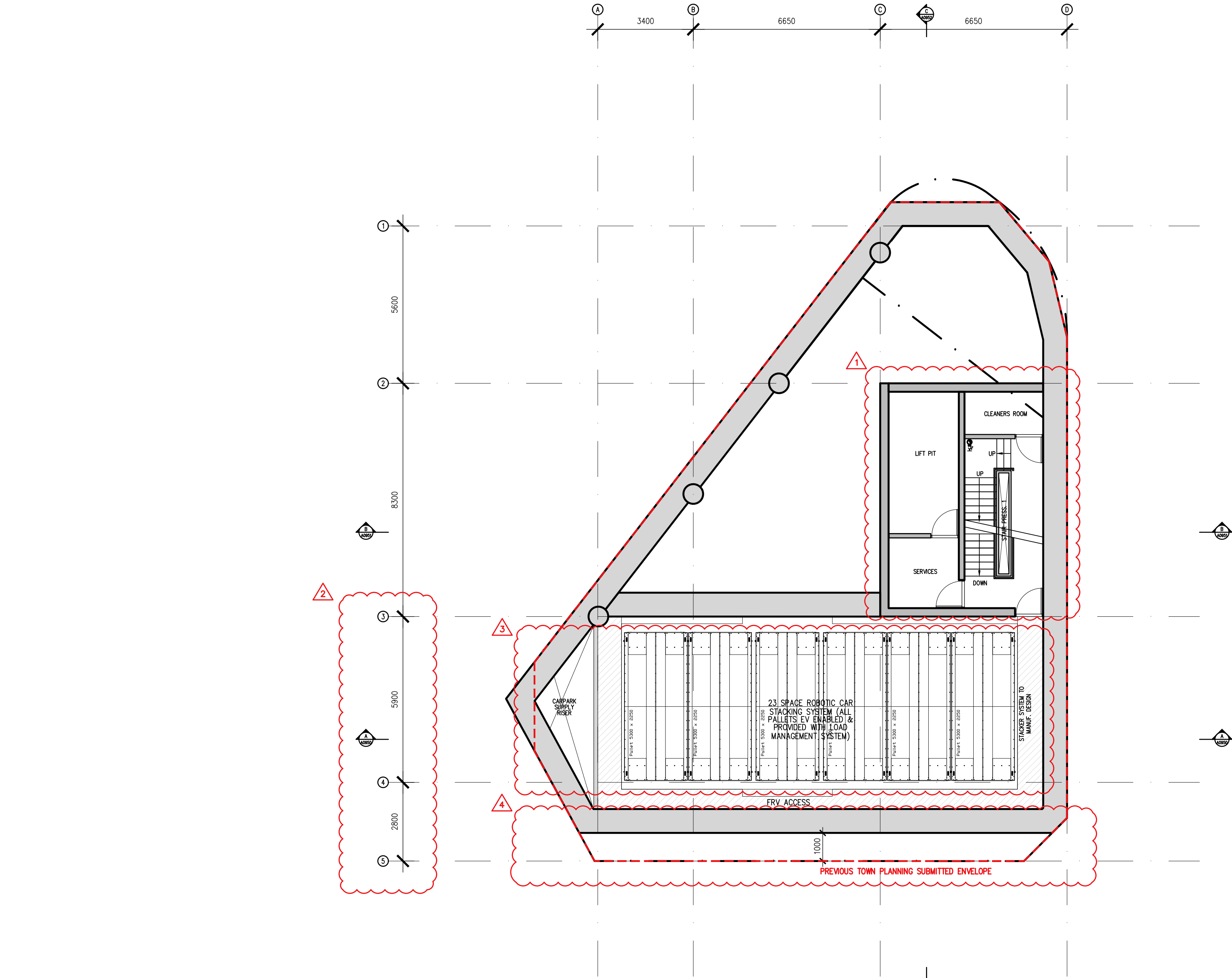
TEL +61 3 9600 2260
EMAIL MAIL@ELENBERGFRASER.COM
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ABN 97 556 188 726

Project Title
**313-317 KINGS WAY,
SOUTH MELBOURNE**
Client
FORTIS PTY LTD

Drawing Title
**GENERAL ARRANGEMENT PLAN
BASEMENT 4**

Project Number
21035
Drawing Status
TP

Drawing Number
A0096
Revision
C



SCHEDULE OF CHANGES:

1. CORE RECONFIGURE TO ALLOW FURTHER SERVICES.
2. GRID ADJUSTED TO SUIT REVISED STRUCTURES.
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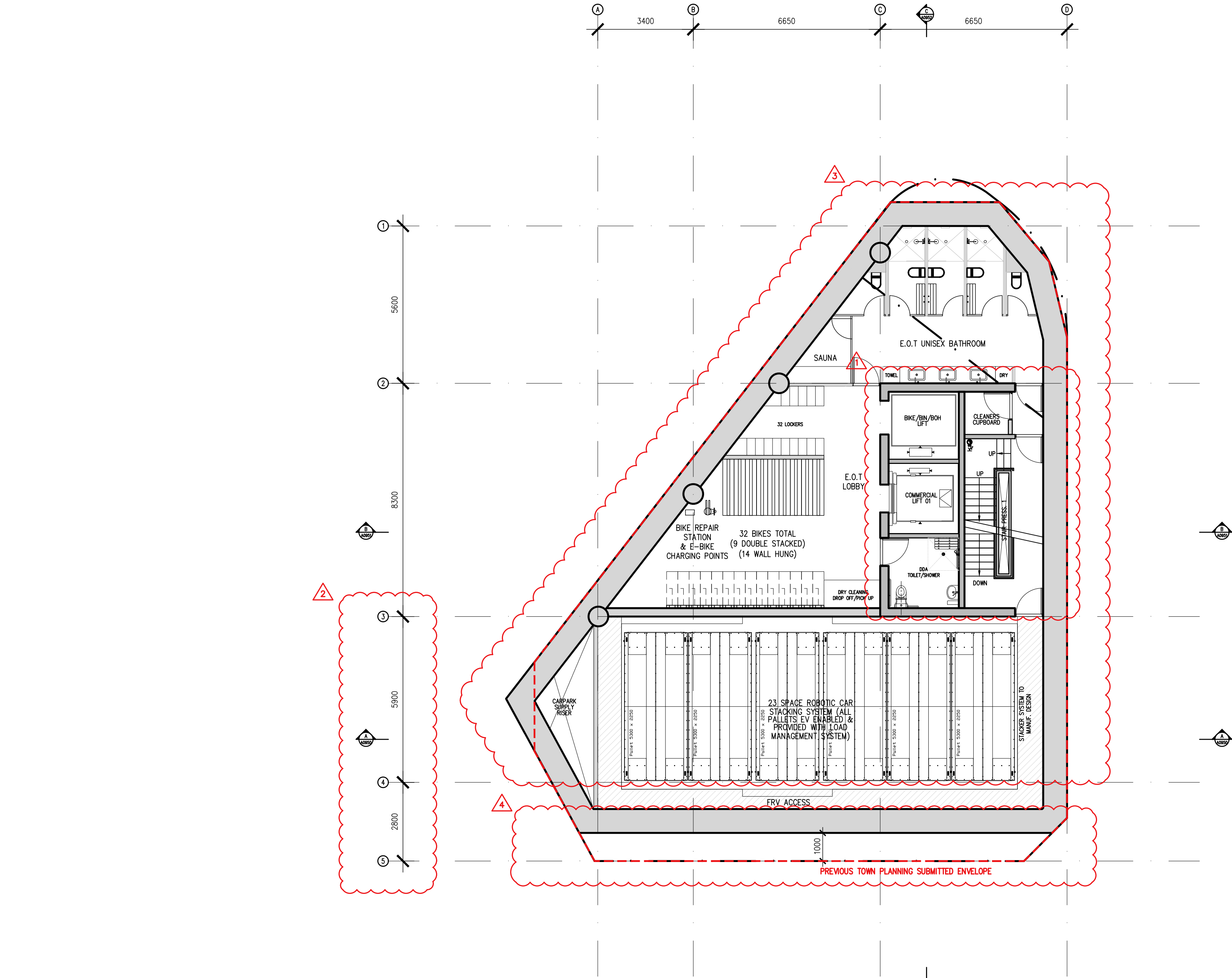
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ABN 97 556 188 726

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**313-317 KINGS WAY,
SOUTH MELBOURNE**
Client
FORTIS PTY LTD

Drawing Title
**GENERAL ARRANGEMENT PLAN
BASEMENT 3**

Project Number
21035
Drawing Status
TP

Drawing Number
A0097
Revision
C



SCHEDULE OF CHANGES:

- CORE RECONFIGURE TO ALLOW FURTHER SERVICES.
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- END OF TRIP FACILITIES, SERVICES AND CAR STACKER LAYOUT UPDATED TO SHOW 23 CAR PALLETS.
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Project Title

**313-317 KINGS WAY,
SOUTH MELBOURNE**

Client

FORTIS PTY LTD

Drawing Title

**GENERAL ARRANGEMENT PLAN
BASEMENT 2**

Project Number

21035

Drawing Status

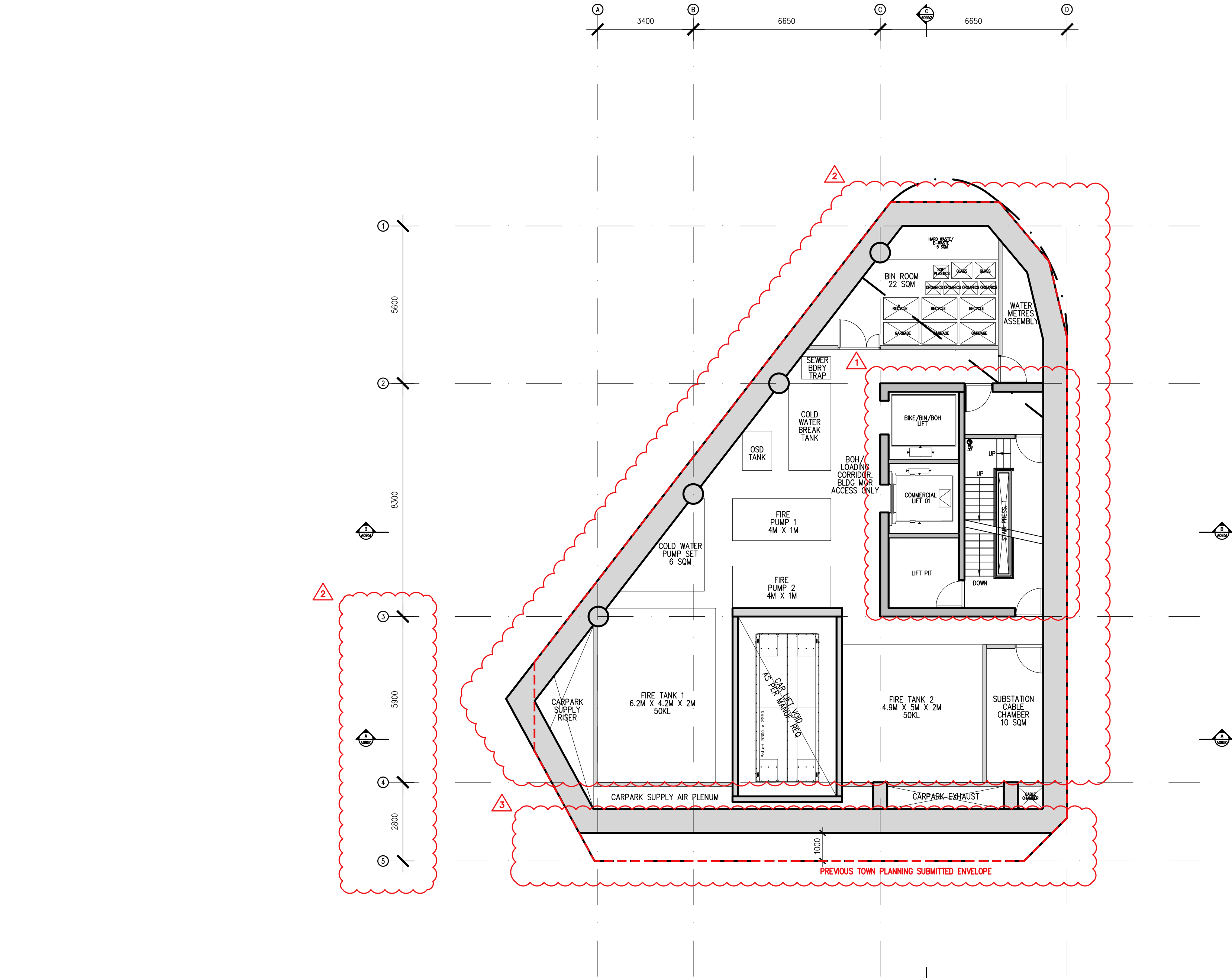
TP

Drawing Number

A0098

Revision

C



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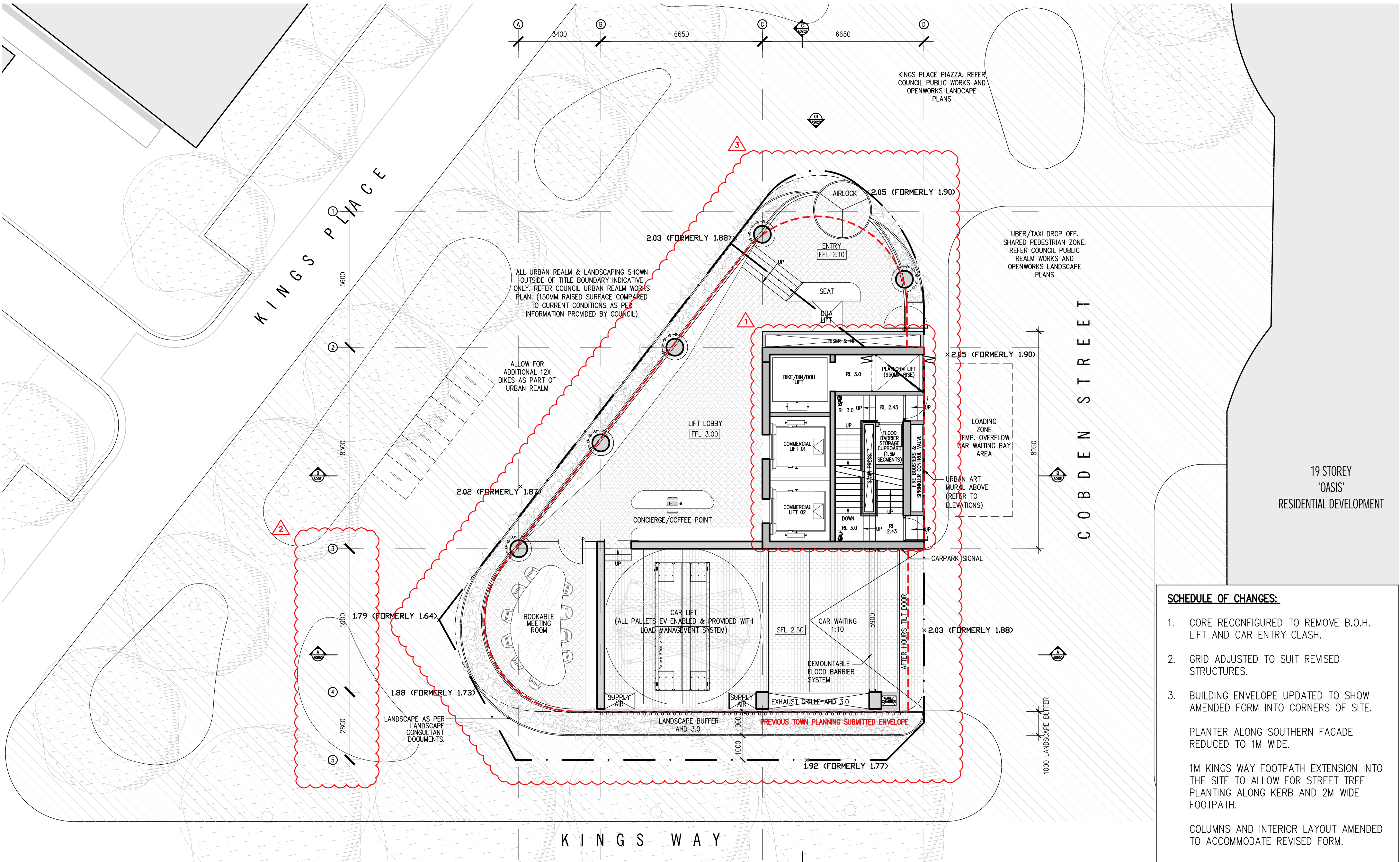
Project Title

**313-317 KINGS WAY,
SOUTH MELBOURNE**

Client

FORTIS PTY LTD

Drawing Title	Drawing Number
GENERAL ARRANGEMENT PLAN BASEMENT 1	A0099
Project Number	Revision
21035	C
Drawing Status	
TP	



SCHEDULE OF CHANGES:

- CORE RECONFIGURED TO REMOVE B.O.H. LIFT AND CAR ENTRY CLASH.
- GRID ADJUSTED TO SUIT REVISED STRUCTURES.
- BUILDING ENVELOPE UPDATED TO SHOW AMENDED FORM INTO CORNERS OF SITE.

PLANTER ALONG SOUTHERN FACADE REDUCED TO 1M WIDE.

1M KINGS WAY FOOTPATH EXTENSION INTO THE SITE TO ALLOW FOR STREET TREE PLANTING ALONG KERB AND 2M WIDE FOOTPATH.

COLUMNS AND INTERIOR LAYOUT AMENDED TO ACCOMMODATE REVISED FORM.

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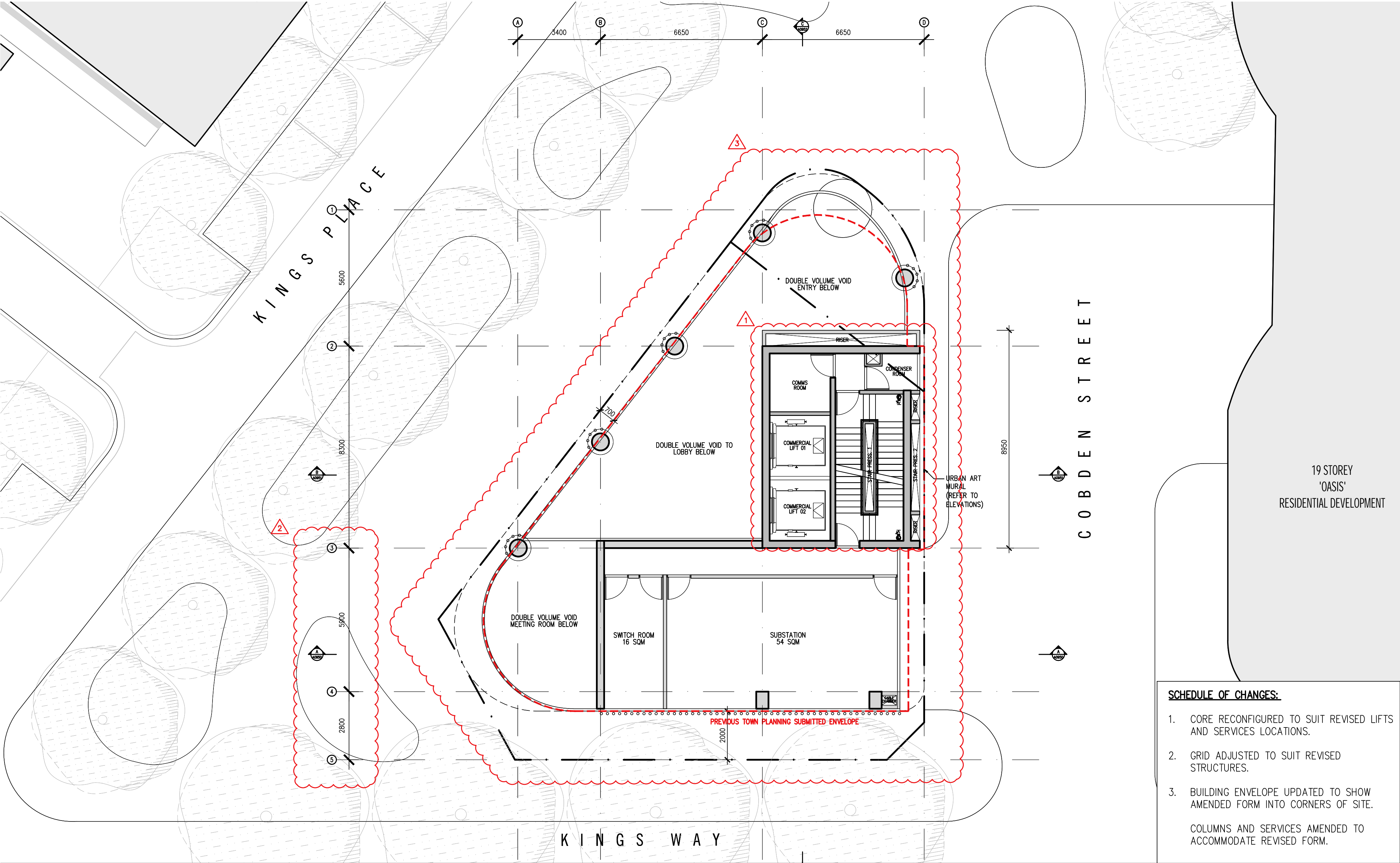
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EMAIL MAIL@ELENBERGFRASER.COM
WWW.ELENBERGFRASER.COM
ABN 97 556 188 726

Project Title
**313-317 KINGS WAY,
SOUTH MELBOURNE**
Client
FORTIS PTY LTD

Drawing Title
**GENERAL ARRANGEMENT PLAN
GROUND FLOOR**

Project Number
21035
Drawing Status
TP

Drawing Number
A0100
Revision
C



- SCHEDULE OF CHANGES:**
- CORE RECONFIGURED TO SUIT REVISED LIFTS AND SERVICES LOCATIONS.
 - GRID ADJUSTED TO SUIT REVISED STRUCTURES.
 - BUILDING ENVELOPE UPDATED TO SHOW AMENDED FORM INTO CORNERS OF SITE.
- COLUMNS AND SERVICES AMENDED TO ACCOMMODATE REVISED FORM.

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Project Title

**313-317 KINGS WAY,
SOUTH MELBOURNE**

Client

FORTIS PTY LTD

Drawing Title

**GENERAL ARRANGEMENT PLAN
LEVEL 00 MEZZANINE**

Project Number

21035

Drawing Status

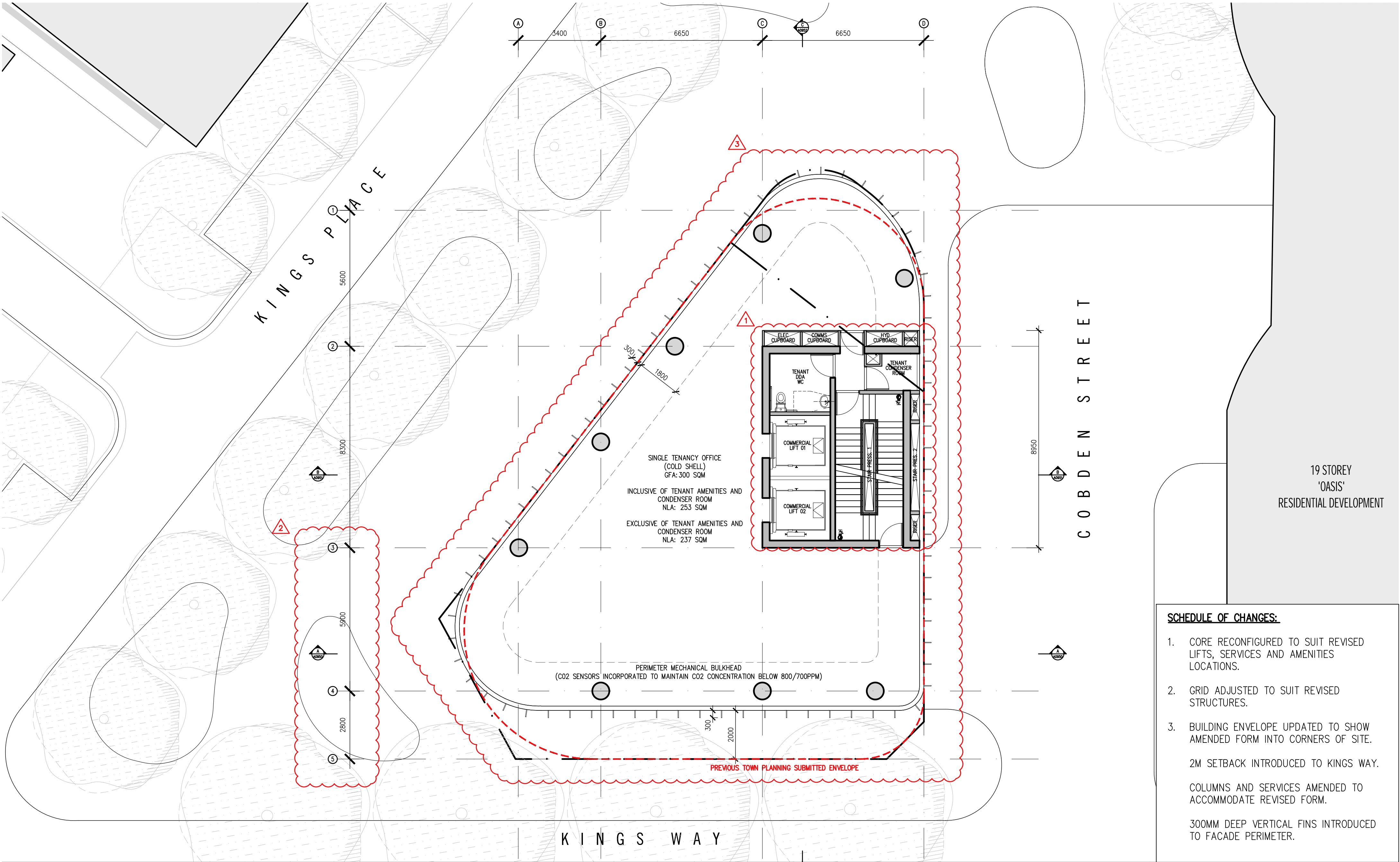
TP

Drawing Number

A0100M

Revision

C



SCHEDULE OF CHANGES:

- CORE RECONFIGURED TO SUIT REVISED LIFTS, SERVICES AND AMENITIES LOCATIONS.
 - GRID ADJUSTED TO SUIT REVISED STRUCTURES.
 - BUILDING ENVELOPE UPDATED TO SHOW AMENDED FORM INTO CORNERS OF SITE.
- 2M SETBACK INTRODUCED TO KINGS WAY.
- COLUMNS AND SERVICES AMENDED TO ACCOMMODATE REVISED FORM.
- 300MM DEEP VERTICAL FINS INTRODUCED TO FACADE PERIMETER.

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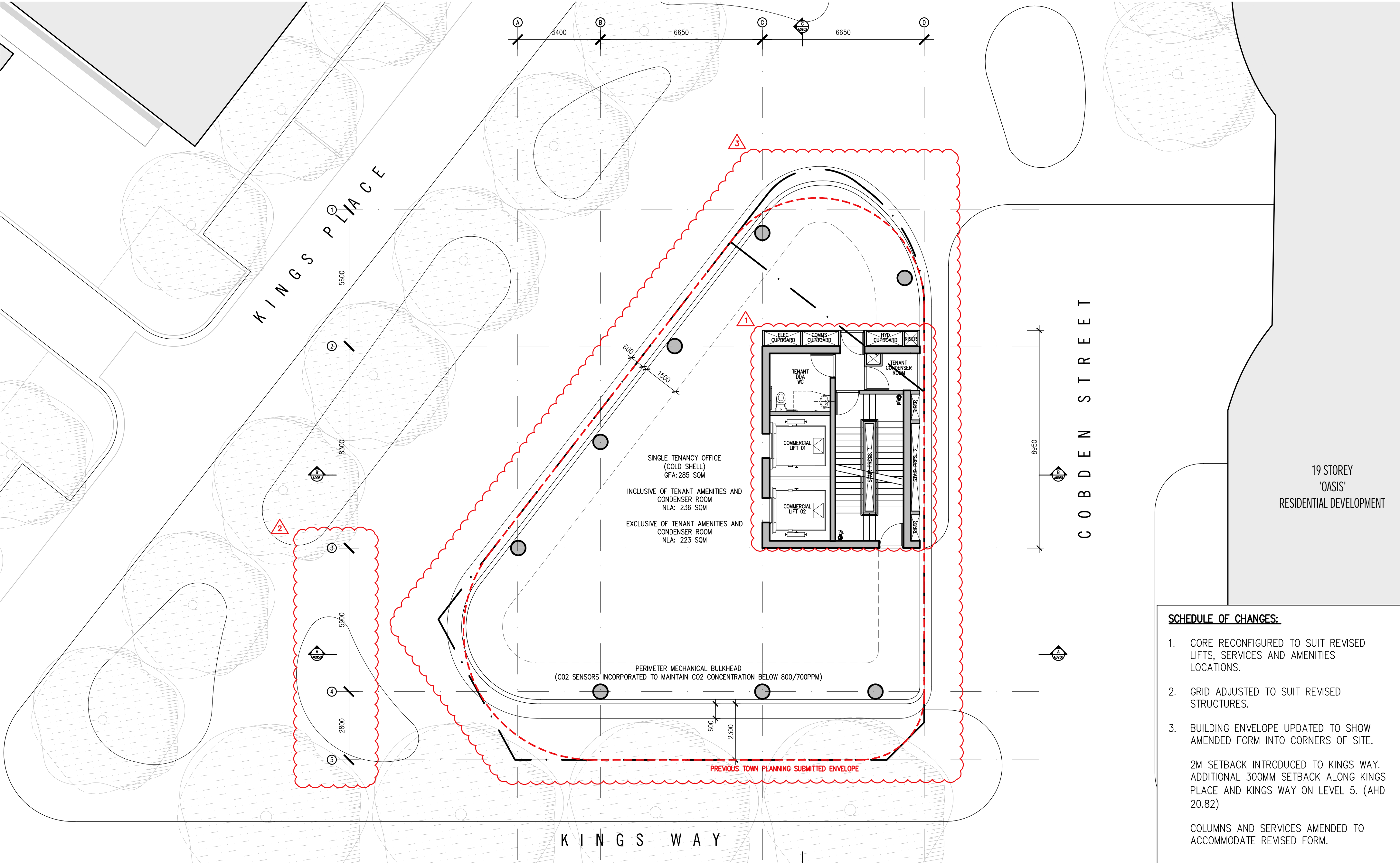
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ABN 97 556 188 726

Project Title
**313-317 KINGS WAY,
SOUTH MELBOURNE**
Client
FORTIS PTY LTD

Drawing Title
**GENERAL ARRANGEMENT PLAN
LEVEL 01 - LEVEL 04**

Project Number
21035
Drawing Status
TP

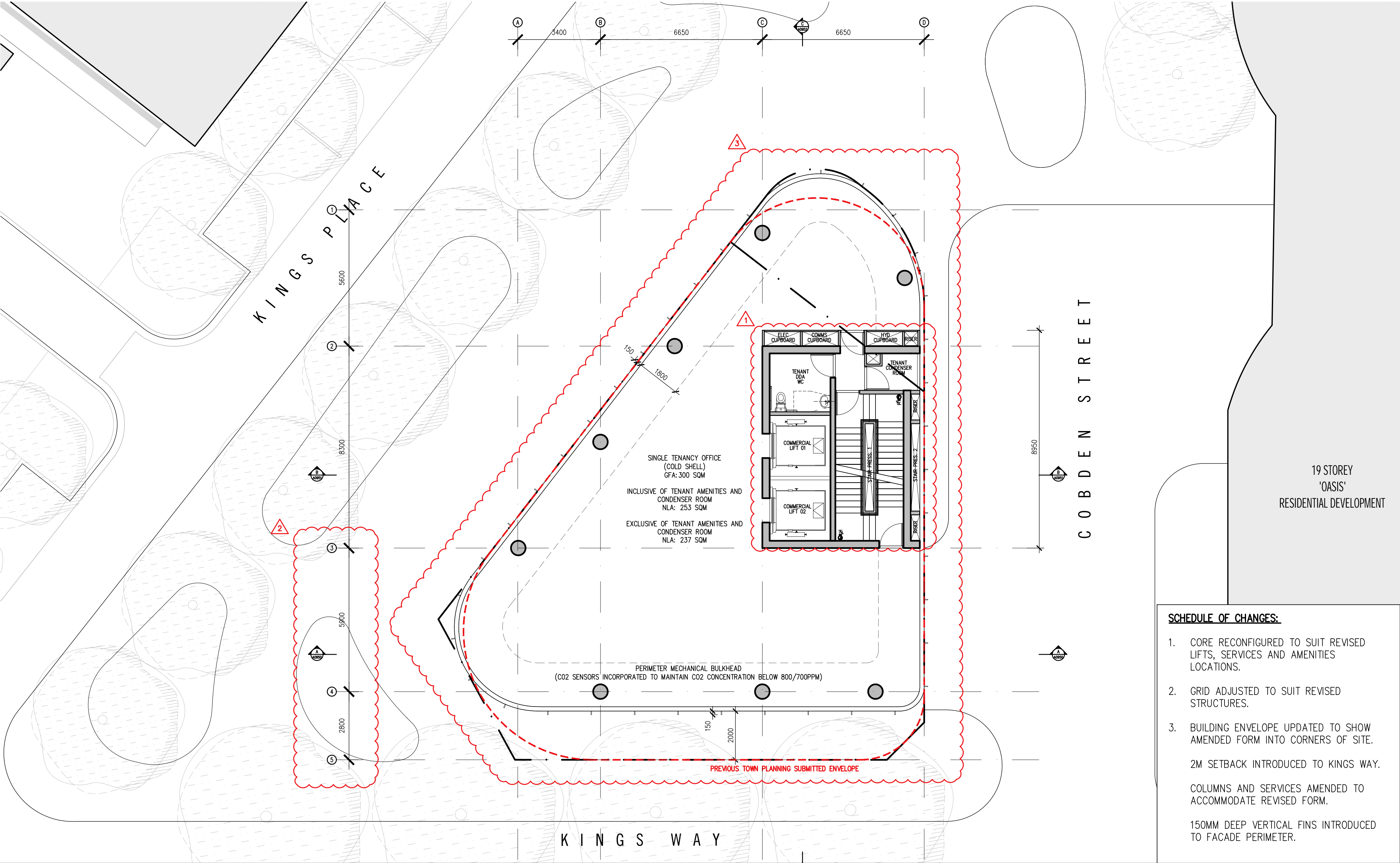
Drawing Number
A0101
Revision
C



SCHEDULE OF CHANGES:

- CORE RECONFIGURED TO SUIT REVISED LIFTS, SERVICES AND AMENITIES LOCATIONS.
 - GRID ADJUSTED TO SUIT REVISED STRUCTURES.
 - BUILDING ENVELOPE UPDATED TO SHOW AMENDED FORM INTO CORNERS OF SITE.
- 2M SETBACK INTRODUCED TO KINGS WAY. ADDITIONAL 300MM SETBACK ALONG KINGS PLACE AND KINGS WAY ON LEVEL 5. (AHD 20.82)
- COLUMNS AND SERVICES AMENDED TO ACCOMMODATE REVISED FORM.

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 - BUILDING ENVELOPE UPDATED TO SHOW AMENDED FORM INTO CORNERS OF SITE.
- 2M SETBACK INTRODUCED TO KINGS WAY.
- COLUMNS AND SERVICES AMENDED TO ACCOMMODATE REVISED FORM.
- 150MM DEEP VERTICAL FINS INTRODUCED TO FACADE PERIMETER.

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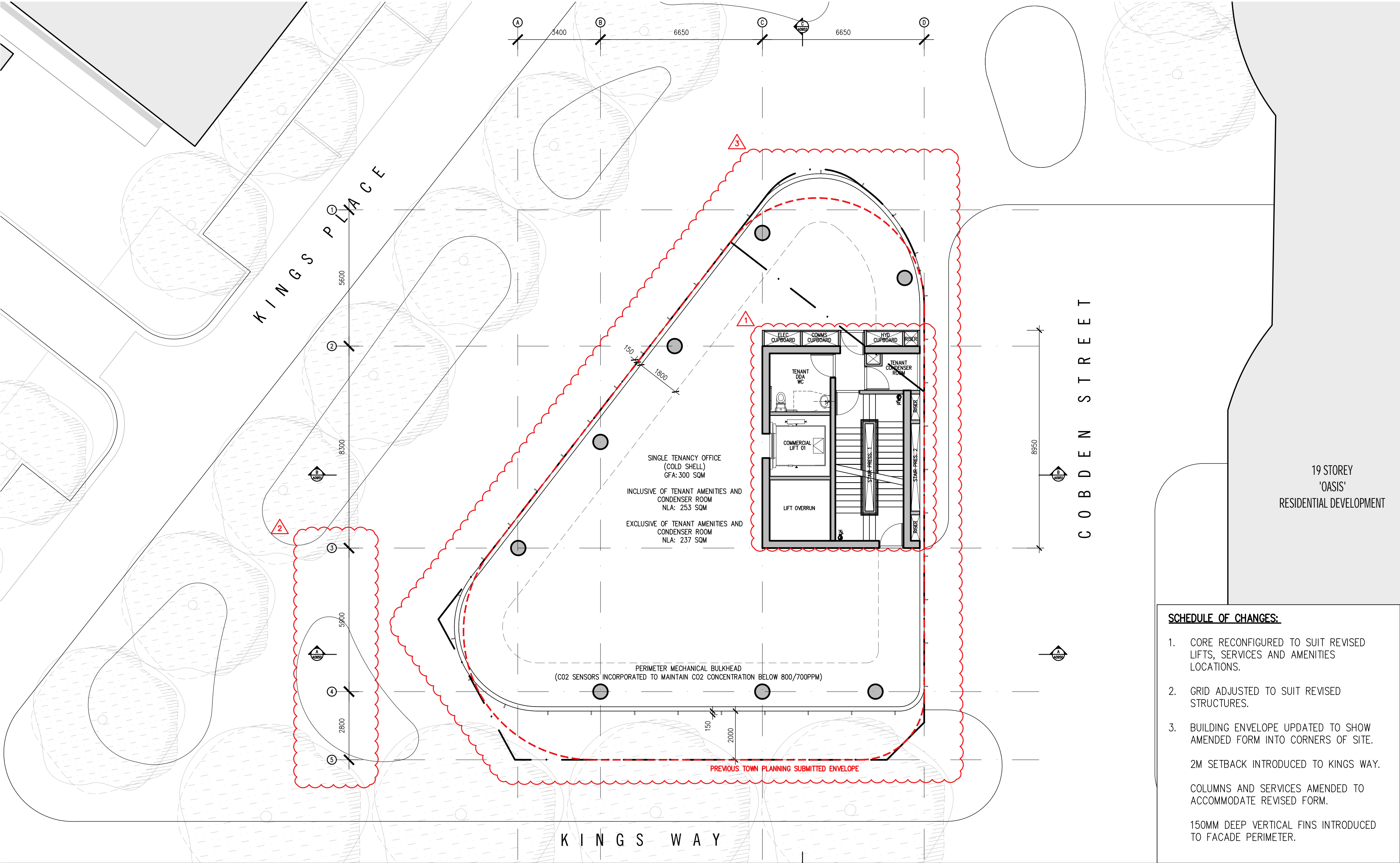
Project Title

313-317 KINGS WAY,
SOUTH MELBOURNE

Client

FORTIS PTY LTD

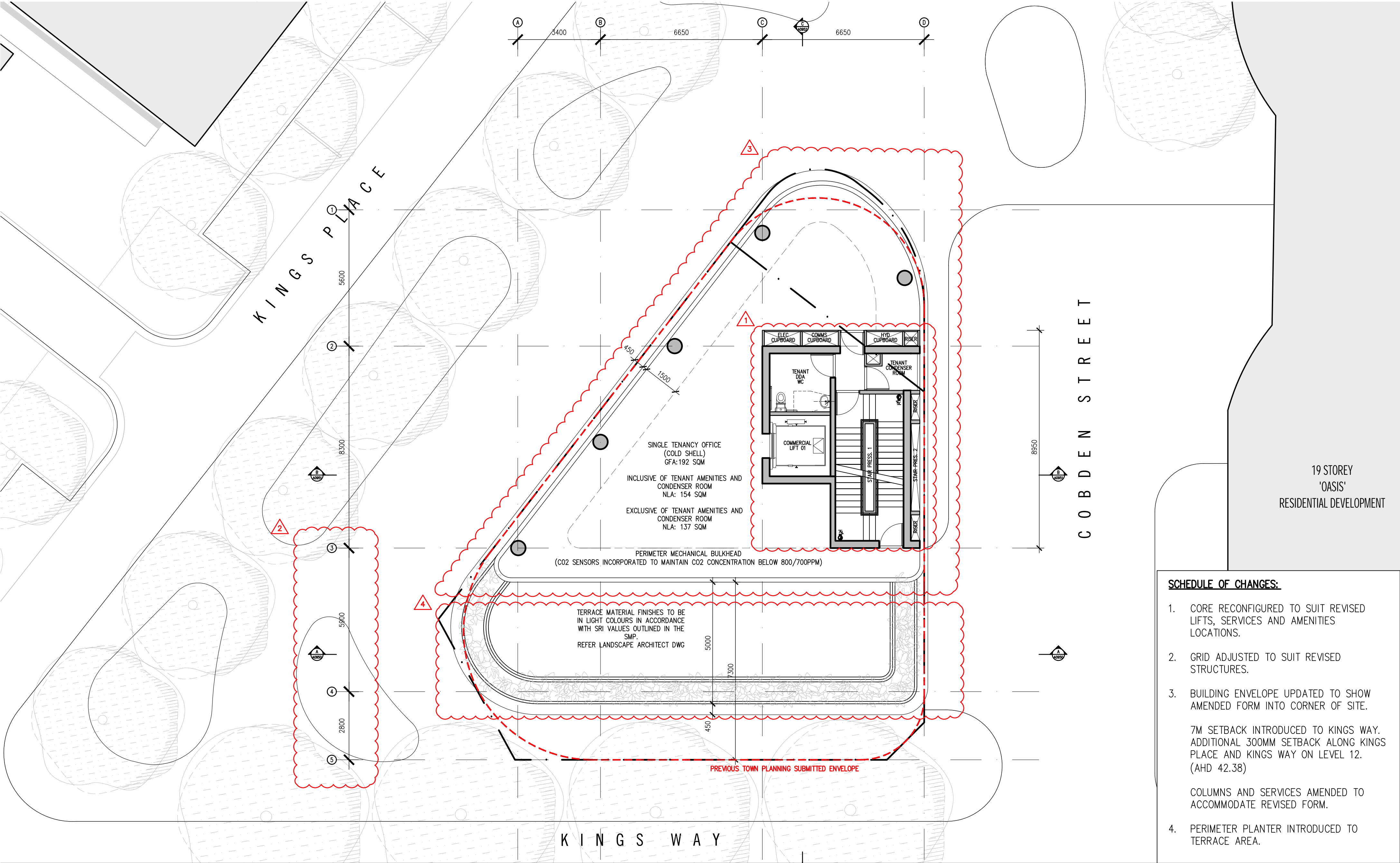
Drawing Title	
GENERAL ARRANGEMENT PLAN LEVEL 06 - LEVEL 10	
Project Number	Drawing Number
21035	A0106
Drawing Status	Revision
TP	A



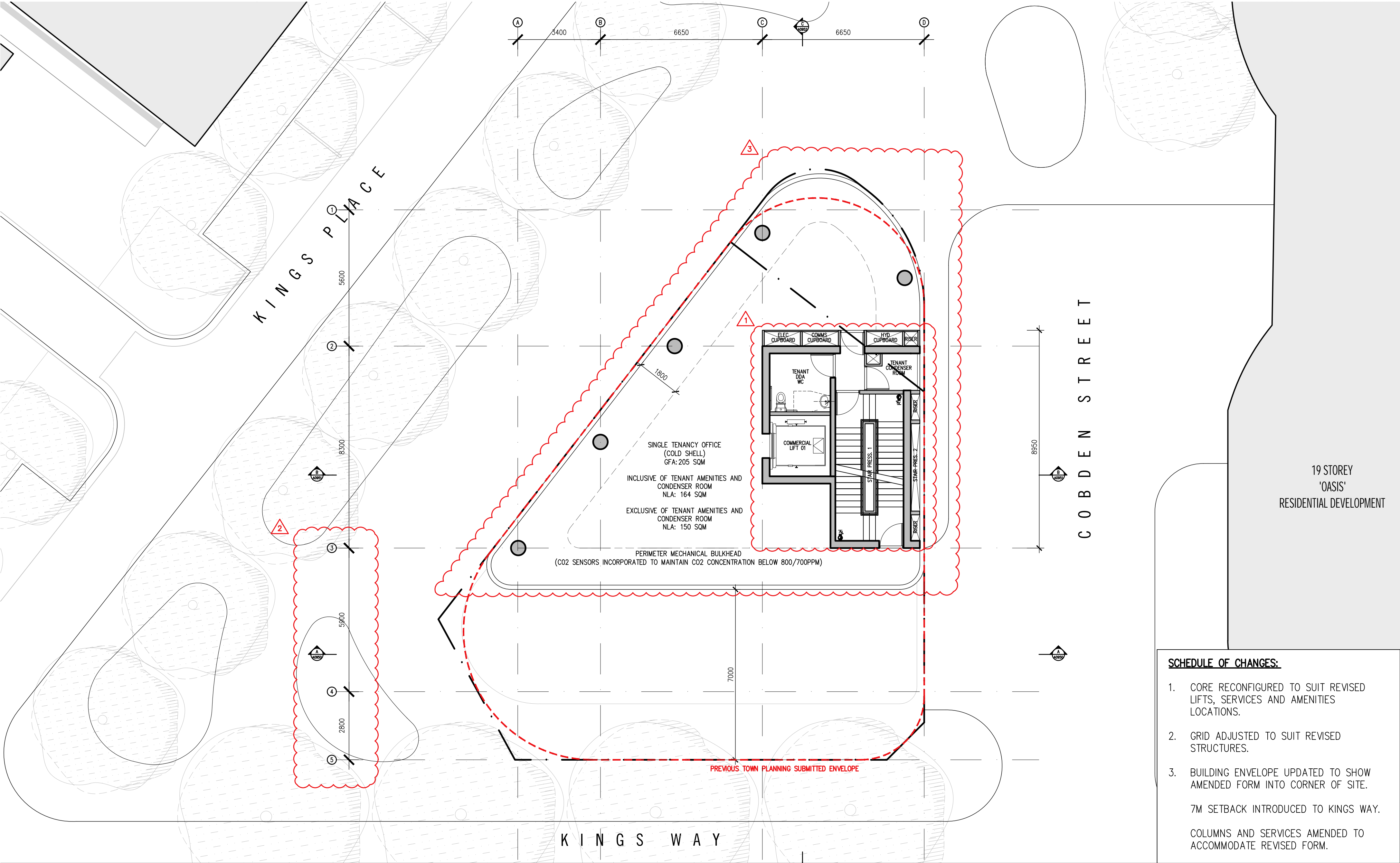
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 - BUILDING ENVELOPE UPDATED TO SHOW AMENDED FORM INTO CORNERS OF SITE.
- 2M SETBACK INTRODUCED TO KINGS WAY.
- COLUMNS AND SERVICES AMENDED TO ACCOMMODATE REVISED FORM.
- 150MM DEEP VERTICAL FINS INTRODUCED TO FACADE PERIMETER.

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						<p>Project Title</p> <p>313-317 KINGS WAY, SOUTH MELBOURNE</p> <p>Client</p> <p>FORTIS PTY LTD</p>	
				Drawing Title		<p>GENERAL ARRANGEMENT PLAN LEVEL 12</p>	
				Project Number		Drawing Number	
				21035		A0112	
				Drawing Status		Revision	
				TP		A	



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 - GRID ADJUSTED TO SUIT REVISED STRUCTURES.
 - BUILDING ENVELOPE UPDATED TO SHOW AMENDED FORM INTO CORNER OF SITE.
- 7M SETBACK INTRODUCED TO KINGS WAY.
- COLUMNS AND SERVICES AMENDED TO ACCOMMODATE REVISED FORM.

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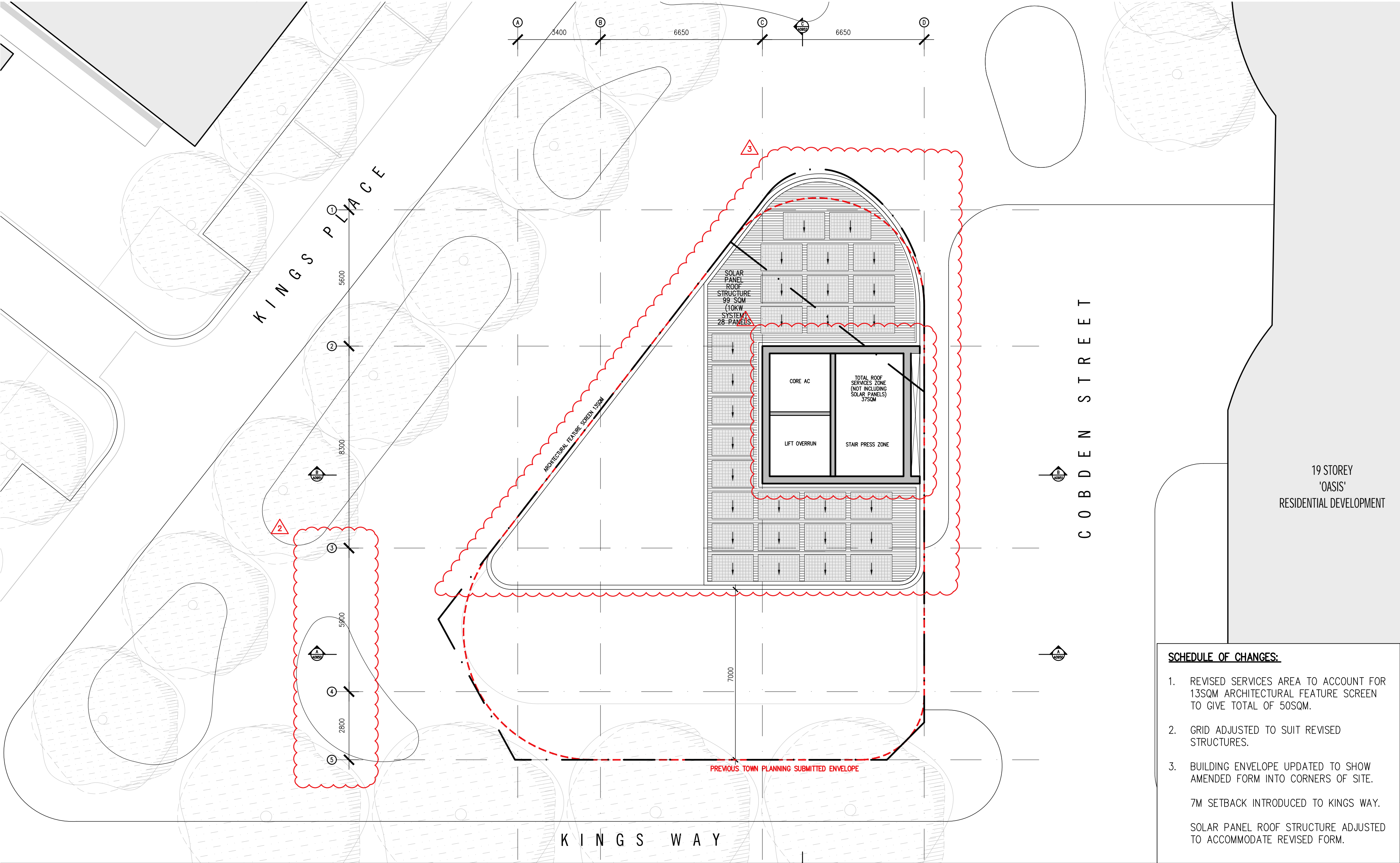
Project Title

313-317 KINGS WAY,
SOUTH MELBOURNE

Client

FORTIS PTY LTD

Drawing Title	
GENERAL ARRANGEMENT PLAN LEVEL 13 - LEVEL 17	
Project Number	Drawing Number
21035	A0113
Drawing Status	Revision
TP	A



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ABN 97 556 188 726

Project Title

**313-317 KINGS WAY,
SOUTH MELBOURNE**

Client

FORTIS PTY LTD

Drawing Title

**GENERAL ARRANGEMENT PLAN
CORE LID**

Project Number

21035

Drawing Status

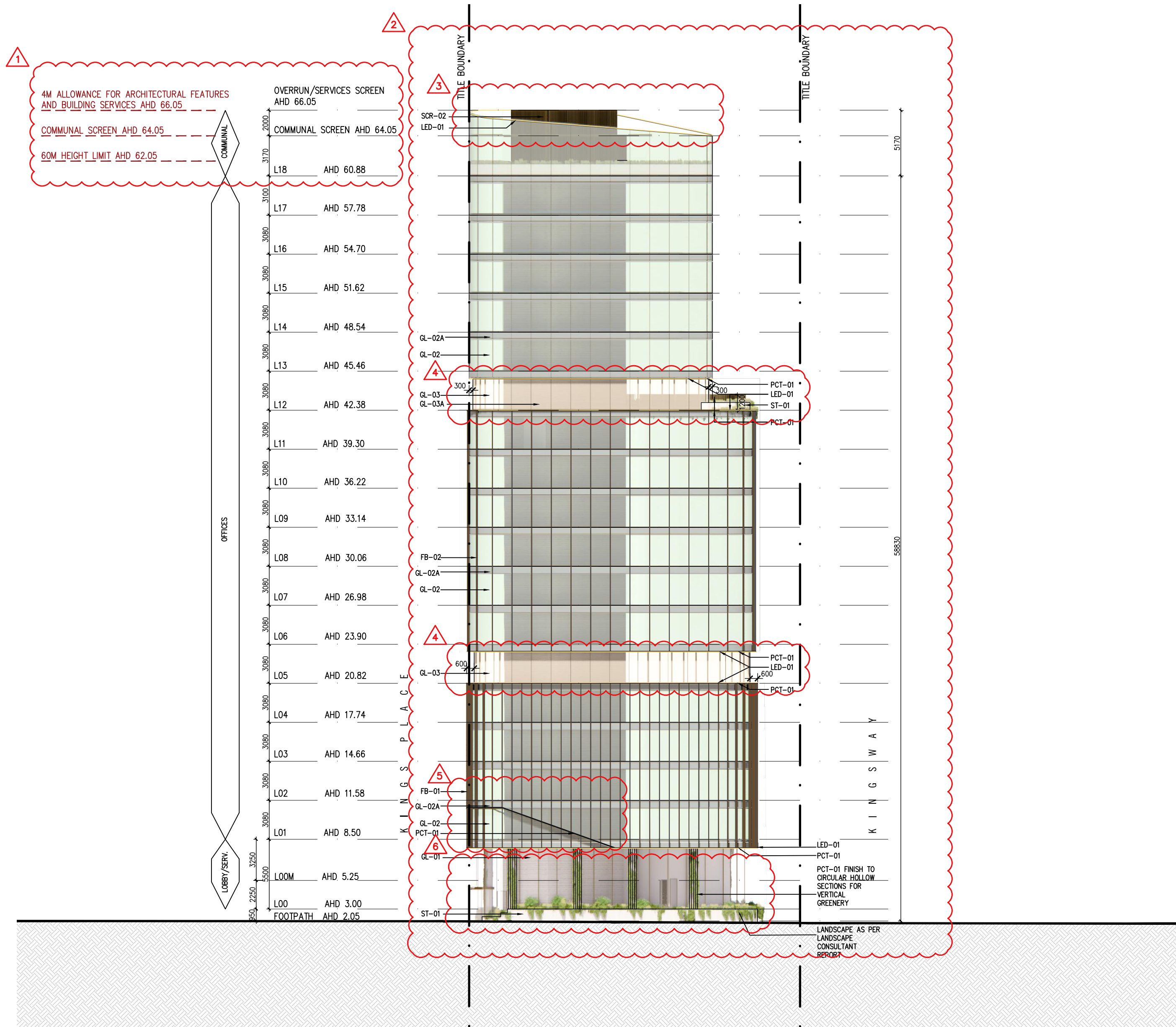
TP

Drawing Number

A0119

Revision

C



NOTE: TO BE READ IN CONJUNCTION WITH EXTERNAL FINISHES SCHEDULE SCH-002

LEGEND	
CONC-01	TEXTURED PRECAST/INSITU CONCRETE
FB-01	FACADE BLADES 300MM DEEP
FB-02	FACADE BLADES 150MM DEEP
GL-01	GLAZING - GROUND FLOOR LOBBY (CLEAR)
GL-02	GLAZING - (TEAL/SILVER)
GL-02A	SPANDREL GLAZING - (TEAL/SILVER)
GL-02L	GLAZED HORIZONTAL LOUVERS - (TEAL/SILVER)
GL-03	GLAZING - (CHAMPAGNE)
GL-03A	SPANDREL GLAZING - (CHAMPAGNE)
GL-03L	GLAZED HORIZONTAL LOUVERS - (CHAMPAGNE)
GRC-01	GLASS REINFORCED CONCRETE
LED-01	LED STRIP LIGHTING
LVR-01	ALUMINUM WEATHERPROOF LOUVERS
LVR-02	ALUMINUM MOTORISED PERGOLA
MF-01	CHAMPAGNE ANODISED METAL FINISH
PCT-01	MEDIUM BRONZE POWDERCOAT FINISH
SCR-01	POWDERCOATED MESH SCREEN
SCR-02	ROOF PLANT SCREEN
ST-01	WHITE TEXTURED STONE
ST-02	BLUESTONE PAVING
TPD-01	PERFORATED TILT PANEL DOOR

GENERAL NOTES

- BUILDING CONTRACTOR TO CONFIRM TITLE BOUNDARY WITH LAND SURVEYORS DOCUMENTATION.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ELEMENTAL DESIGN SPECIFICATION BRIEF, ARCHITECTURAL SPECIFICATION, CIVIL, GEOTECHNICAL, STRUCTURAL, SERVICES, LANDSCAPE & OTHER ALL OTHER CONSULTANTS DOCUMENTATION.
- BUILDING CONTRACTOR TO NOTIFY ARCHITECT/ SUPER INTENDENT OF ANY DISCREPANCY IN DOCUMENTATION & WAIT FOR INSTRUCTION PRIOR TO CONTINUING WITH THE WORK.
- MATERIALS LISTED, REFER MATERIALS SCHEDULED IN EXTERNAL FINISHES SCHEDULE

SCHEDULE OF CHANGES:

- GRID ADJUSTED TO SHOW COMMUNAL SCREEN AND SERVICES SCREEN HEIGHT.
- BUILDING ENVELOPE UPDATED TO SHOW AMENDED FORM INTO CORNERS OF SITE.

2M SETBACK INTRODUCED TO KINGS WAY FROM GROUND TO LEVEL 11 .ADDITIONAL 5M SETBACK ALONG KINGS WAY FROM LEVEL 12 (AHD 42.38) TO ROOF.

VERTICAL FINS INTRODUCED TO FACADE PERIMETER.
- DIGITAL SCREEN REMOVED. ANGLED COMMUNAL SCREEN INTRODUCED.
- CHAMPAGNE GLAZING WITH 300MM INDENT INTRODUCED TO LEVEL 5 (AHD 20.82) AND LEVEL 12 (AHD 42.38) TO PROVIDE PODIUM LANGUAGE AND BREAK DOWN TOWER FORM. LED STRIP LIGHTS PROVIDED AT TOP AND BOTTOM SURROUNDS.

PERIMETER PLANTER INTRODUCED TO LEVEL 12 TERRACE AREA.
- COBDEN STREET AND KINGS PLACE CORNER ENTRY EXPRESSED WITH METAL BAND.
- COLUMNS AND PERIMETER PLANTER ADJUSTED TO ACCOMMODATE REVISED FORM.
- MATERIAL LEGEND AMENDED.

Rev No.	Date	Reason for Issue
REV A	20.08.2021	ISSUED FOR TOWN PLANNING
REV B	05.11.2021	ISSUED FOR TOWN PLANNING RFI
REV C	17.06.2022	ISSUED FOR VCAT COMPULSORY CONFERENCE
REV D	20.07.2022	ISSUED FOR VCAT HEARING

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ABN 97 556 188 726

Project Title

**313-317 KINGS WAY,
SOUTH MELBOURNE**
Client
FORTIS PTY LTD

Drawing Title

NORTH ELEVATION

Project Number

21035

Drawing Status

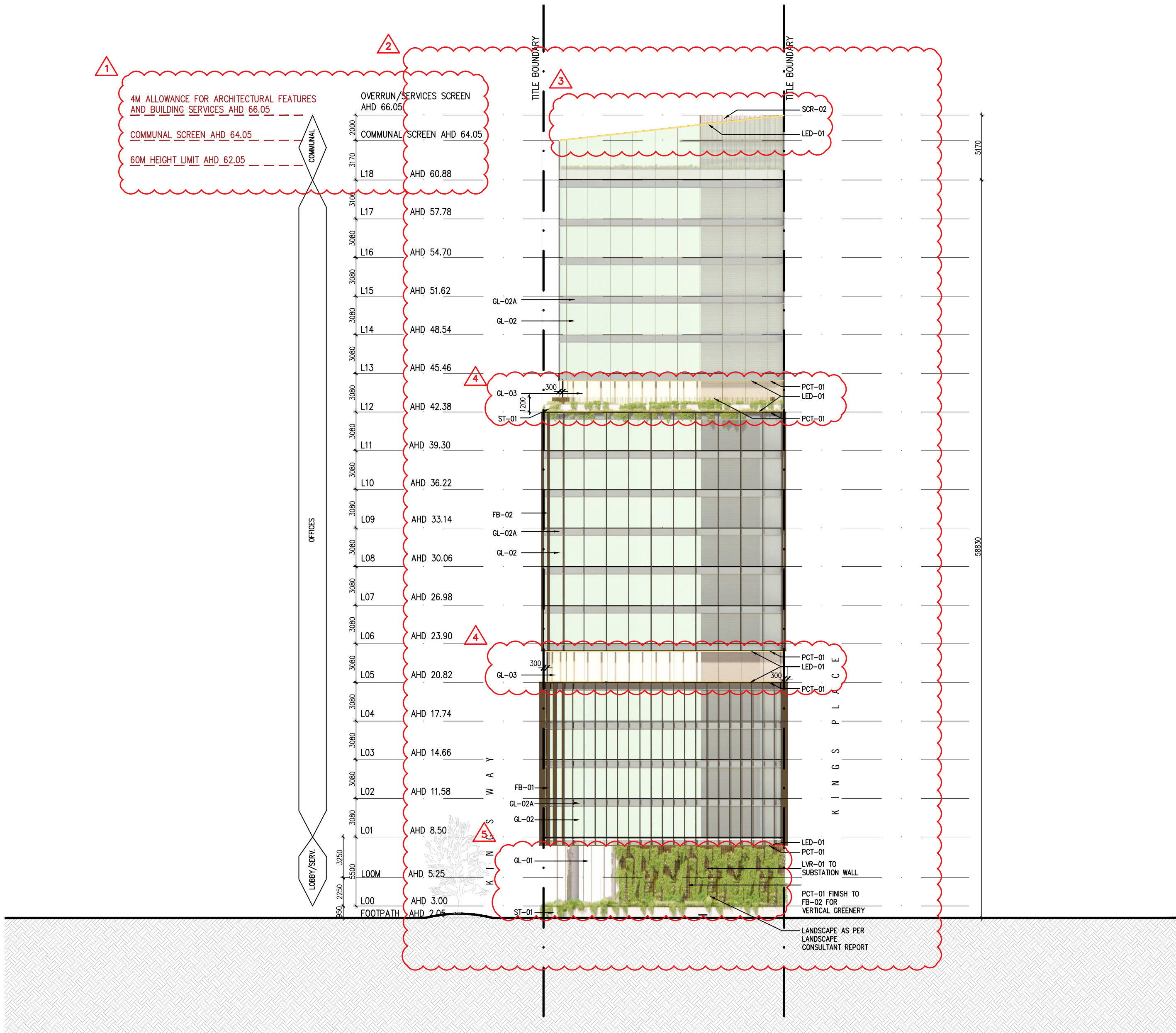
TP

Drawing Number

A0900

Revision

D



NOTE: TO BE READ IN CONJUNCTION WITH EXTERNAL FINISHES SCHEDULE SCH-002

LEGEND	
CONC-01	TEXTURED PRECAST/INSITU CONCRETE
FB-01	FACADE BLADES 300MM DEEP
FB-02	FACADE BLADES 150MM DEEP
GL-01	GLAZING - GROUND FLOOR LOBBY (CLEAR)
GL-02	GLAZING - (TEAL/SILVER)
GL-02A	SPANDREL GLAZING - (TEAL/SILVER)
GL-02L	GLAZED HORIZONTAL LOUVERS - (TEAL/SILVER)
GL-03	GLAZING - (CHAMPAGNE)
GL-03A	SPANDREL GLAZING - (CHAMPAGNE)
GL-03L	GLAZED HORIZONTAL LOUVERS - (CHAMPAGNE)
GRC-01	GLASS REINFORCED CONCRETE
LED-01	LED STRIP LIGHTING
LVR-01	ALUMINUM WEATHERPROOF LOUVERS
LVR-02	ALUMINUM MOTORISED PERGOLA
MF-01	CHAMPAGNE ANODISED METAL FINISH
PCT-01	MEDIUM BRONZE POWDERCOAT FINISH
SCR-01	POWDERCOATED MESH SCREEN
SCR-02	ROOF PLANT SCREEN
ST-01	WHITE TEXTURED STONE
ST-02	BLUESTONE PAVING
TPD-01	PERFORATED TILT PANEL DOOR

GENERAL NOTES

- BUILDING CONTRACTOR TO CONFIRM TITLE BOUNDARY WITH LAND SURVEYORS DOCUMENTATION.
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- MATERIALS LISTED, REFER MATERIALS SCHEDULED IN EXTERNAL FINISHES SCHEDULE

SCHEDULE OF CHANGES:

- GRID ADJUSTED TO SHOW COMMUNAL SCREEN AND SERVICES SCREEN HEIGHT.
- BUILDING ENVELOPE UPDATED TO SHOW AMENDED FORM INTO CORNERS OF SITE.

2M SETBACK INTRODUCED TO KINGS WAY FROM GROUND TO LEVEL 11 .ADDITIONAL 5M SETBACK ALONG KINGS WAY FROM LEVEL 12 (AHD 42.38) TO ROOF.

VERTICAL FINS INTRODUCED TO FACADE PERIMETER.
- DIGITAL SCREEN REMOVED. ANGLED COMMUNAL SCREEN INTRODUCED.
- CHAMPAGNE GLAZING WITH 300MM INDENT INTRODUCED TO LEVEL 5 (AHD 20.82) AND LEVEL 12 (AHD 42.38) TO PROVIDE PODIUM LANGUAGE AND BREAK DOWN TOWER FORM.LED STRIP LIGHTS PROVIDED AT TOP AND BOTTOM SURROUNDS.

PERIMETER PLANTER INTRODUCED TO LEVEL 12 TERRACE AREA.
- COLUMNS AND PERIMETER PLANTER ADJUSTED TO ACCOMMODATE REVISED FORM.
- MATERIAL LEGEND AMENDED.

Rev No.	Date	Reason for Issue
REV A	20.08.2021	ISSUED FOR TOWN PLANNING
REV B	05.11.2021	ISSUED FOR TOWN PLANNING RFI
REV C	17.06.2022	ISSUED FOR VCAT COMPULSORY CONFERENCE
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ABN 97 556 188 726

Project Title

313-317 KINGS WAY,
SOUTH MELBOURNE
Client
FORTIS PTY LTD

Drawing Title

SOUTH ELEVATION

Project Number

21035

Drawing Status

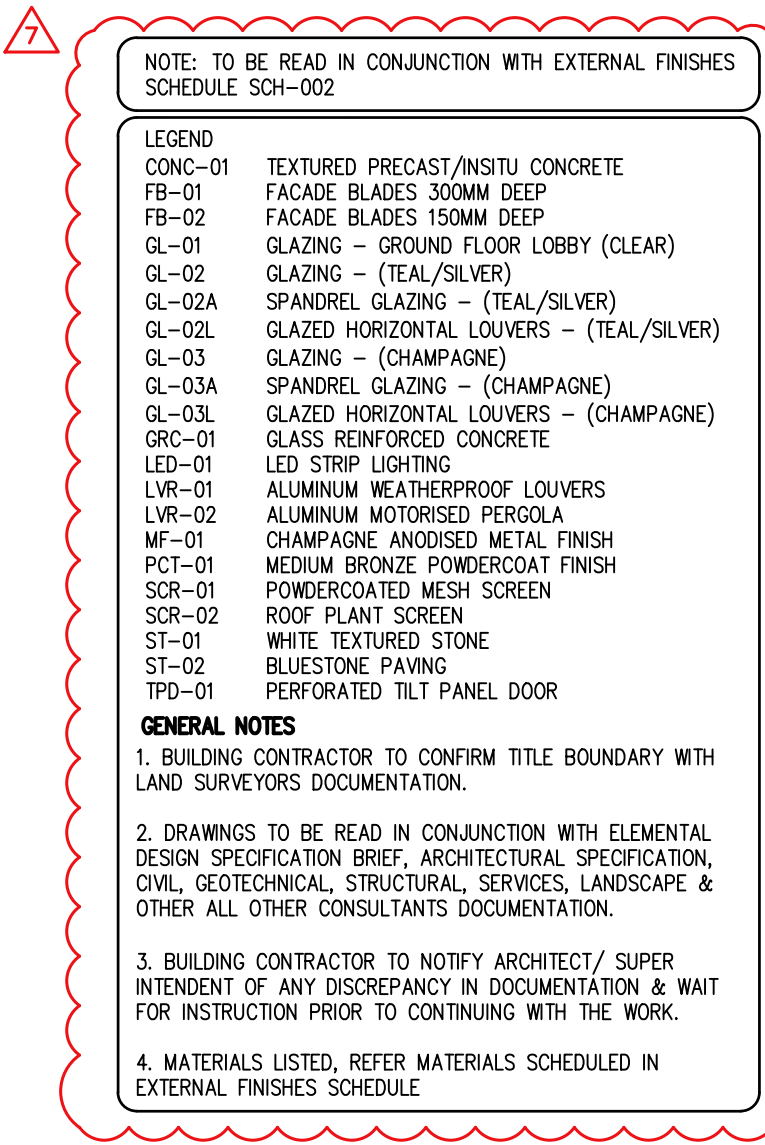
TP

Drawing Number

A0901

Revision

D

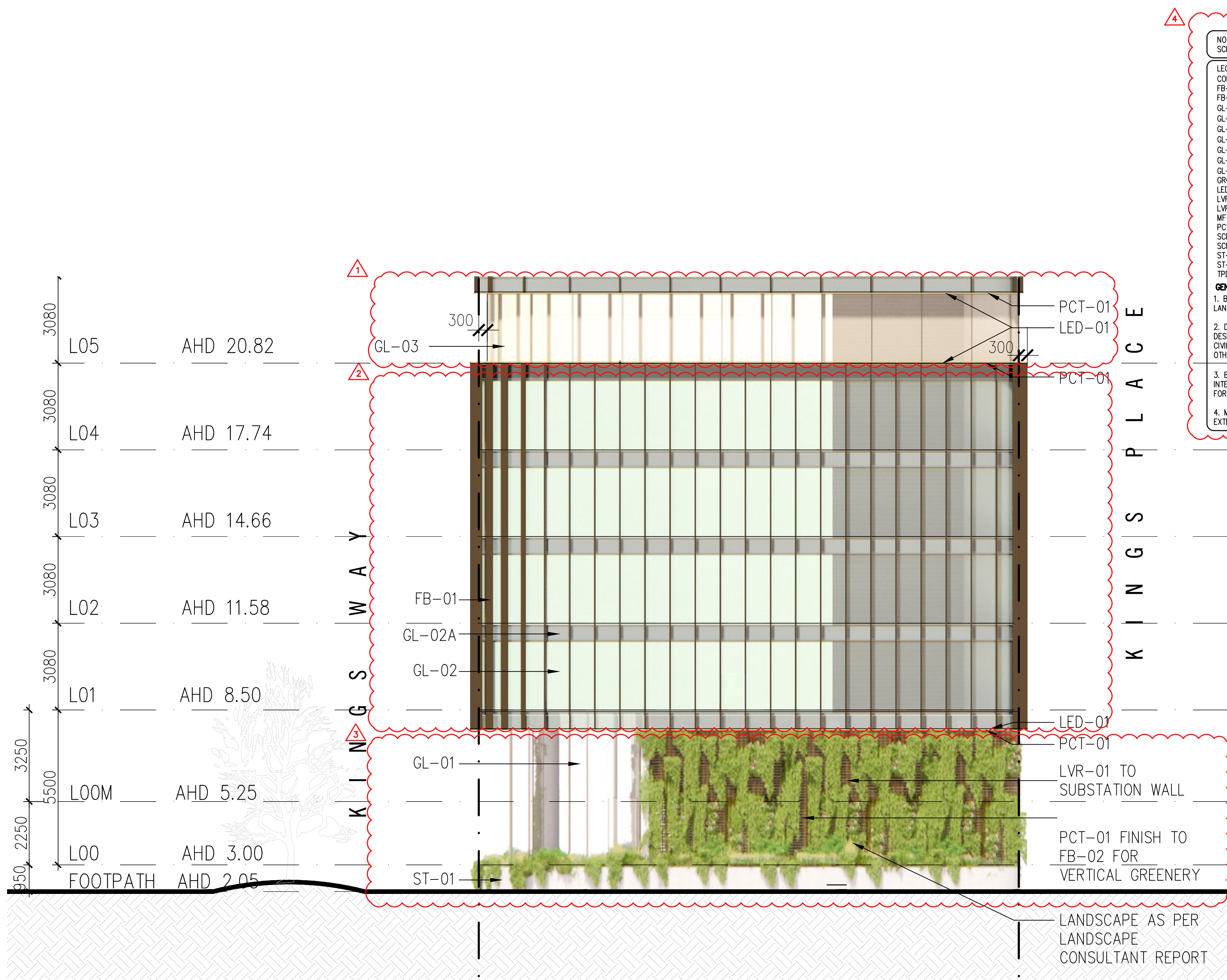


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**313-317 KINGS WAY,
SOUTH MELBOURNE**
Client
FORTIS PTY LTD

Drawing Number
A0902
Revision
D



NOTE: TO BE READ IN CONJUNCTION WITH EXTERNAL FINISHES SCHEDULE SCH-002

LEGEND	
CONC-01	TEXTURED PRECAST/INSITU CONCRETE
FB-01	FACADE BLADES 300MM DEEP
FB-02	FACADE BLADES 150MM DEEP
GL-01	GLAZING - GROUND FLOOR LOBBY (CLEAR)
GL-02	GLAZING - (TEAL/SILVER)
GL-02A	SPANDREL GLAZING - (TEAL/SILVER)
GL-02L	GLAZED HORIZONTAL LOUVERS - (TEAL/SILVER)
GL-03	GLAZING - (CHAMPAGNE)
GL-03A	SPANDREL GLAZING - (CHAMPAGNE)
GL-03L	GLAZED HORIZONTAL LOUVERS - (CHAMPAGNE)
GRC-01	GLASS REINFORCED CONCRETE
LED-01	LED STRIP LIGHTING
LVR-01	ALUMINUM WEATHERPROOF LOUVERS
LVR-02	ALUMINUM MOTORISED PERGOLA
MF-01	CHAMPAGNE ANODISED METAL FINISH
PCT-01	MEDIUM BRONZE POWDERCOAT FINISH
SCR-01	POWDERCOATED MESH SCREEN
SCR-02	ROOF PLANT SCREEN
ST-01	WHITE TEXTURED STONE
ST-02	BLUESTONE PAVING
TPD-01	PERFORATED TILT PANEL DOOR

GENERAL NOTES

- BUILDING CONTRACTOR TO CONFIRM TITLE BOUNDARY WITH LAND SURVEYORS DOCUMENTATION.
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- MATERIALS LISTED, REFER MATERIALS SCHEDULED IN EXTERNAL FINISHES SCHEDULE

SCHEDULE OF CHANGES:

- CHAMPAGNE GLAZING WITH 300MM INDENT INTRODUCED TO LEVEL 5 (AHD 20.82) TO PROVIDE PODIUM LANGUAGE AND BREAK DOWN TOWER FORM.LED STRIP LIGHTS PROVIDED AT TOP AND BOTTOM SURROUNDS.
- BUILDING ENVELOPE UPDATED TO SHOW AMENDED FORM INTO CORNERS OF SITE. 2M SETBACK INTRODUCED TO KINGS WAY FROM GROUND TO LEVEL 11. ADDITIONAL 5M SETBACK ALONG KINGS WAY FROM LEVEL 12 (AHD 42.38) TO ROOF.

VERTICAL FINS INTRODUCED TO FACADE PERIMETER.
- COLUMNS AND PERIMETER PLANTER ADJUSTED TO ACCOMMODATE REVISED FORM.
- MATERIAL LEGEND AMENDED.

Rev No. Date Reason for Issue
REV A 05.11.2021 ISSUED FOR TOWN PLANNING RFI
REV B 20.07.2022 ISSUED FOR VCAT HEARING

Issued by
LM
LM

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ABN 97 556 188 726

Project Title

**313-317 KINGS WAY,
SOUTH MELBOURNE
FORTIS PTY LTD**

Client

Drawing Title

SOUTH STREETSCAPE ELEVATION

Project Number

21035

Drawing Status

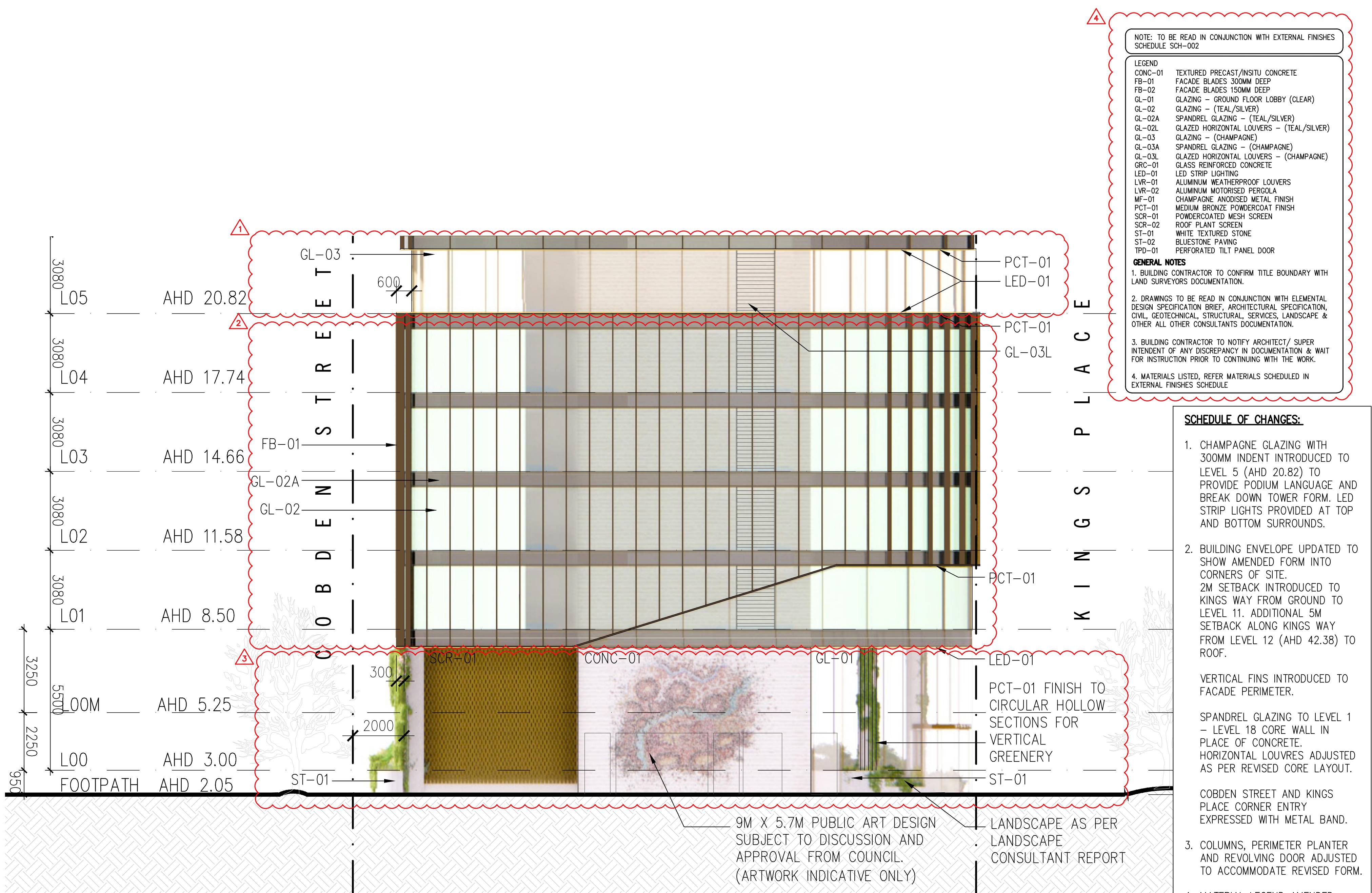
TP

Drawing Number

A0911

Revision

B



Rev No.	Date	Reason for Issue
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REV B	20.07.2022	ISSUED FOR VCAT HEARING

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Project Title

**313-317 KINGS WAY,
SOUTH MELBOURNE**

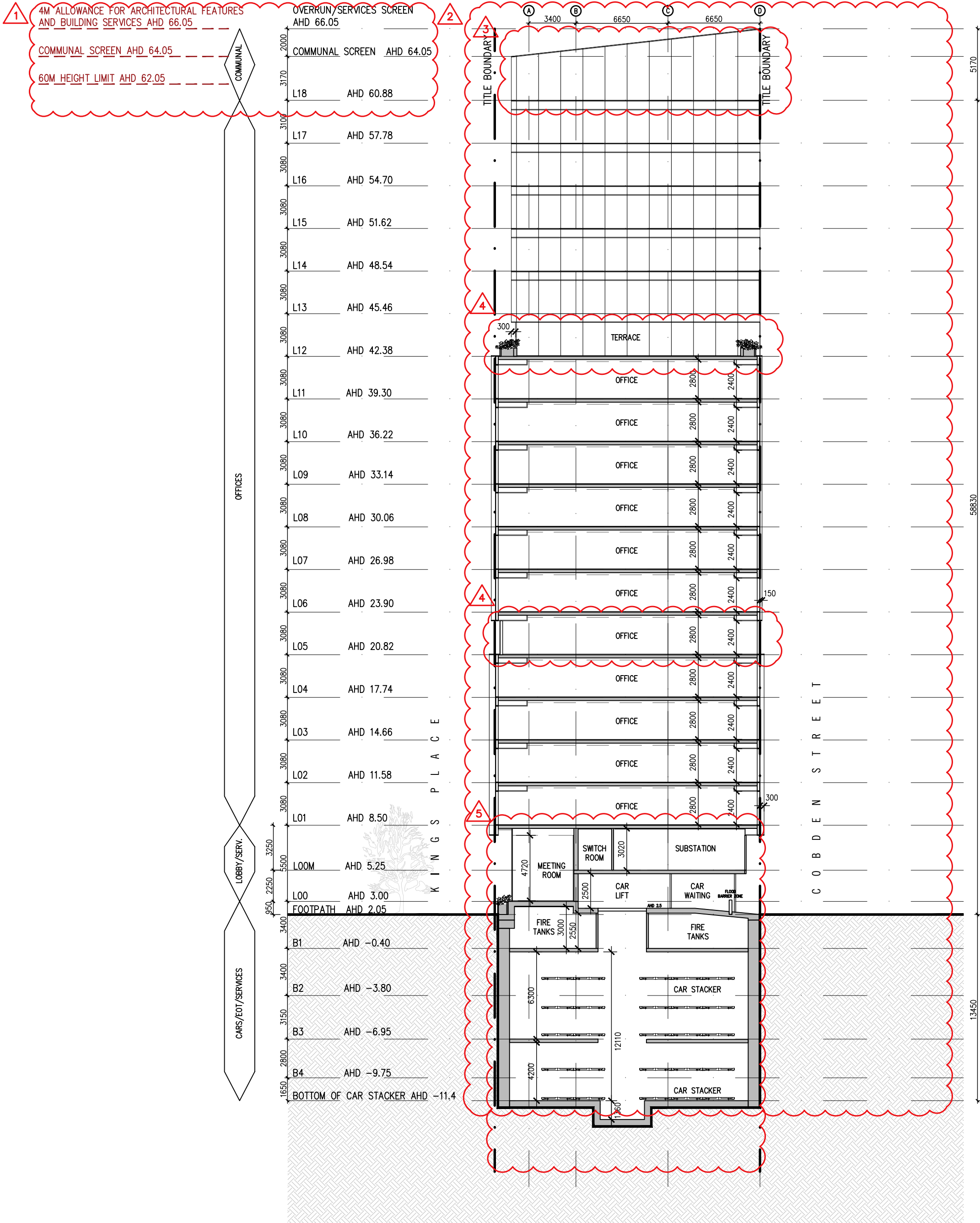
Client

FORTIS PTY LTD

Drawing Title

EAST STREETSCAPE ELEVATION

Project Number	Drawing Number
21035	A0912
Drawing Status	Revision
TP	B



SCHEDULE OF CHANGES:

1. GRID ADJUSTED TO SHOW COMMUNAL SCREEN AND SERVICES SCREEN HEIGHT.
2. BUILDING ENVELOPE UPDATED TO SHOW AMENDED FORM INTO CORNERS OF SITE.

2M SETBACK INTRODUCED TO KINGS WAY FROM GROUND TO LEVEL 11 .ADDITIONAL 5M SETBACK ALONG KINGS WAY FROM LEVEL 12 (AHD 42.38) TO ROOF.

VERTICAL FINS INTRODUCED TO FACADE PERIMETER.
3. DIGITAL SCREEN REMOVED. ANGLED COMMUNAL SCREEN INTRODUCED.
4. CHAMPAGNE GLAZING WITH 300MM INDENT INTRODUCED TO LEVEL 5 (AHD 20.82) AND LEVEL 12 (AHD 42.38) TO PROVIDE PODIUM LANGUAGE AND BREAK DOWN TOWER FORM.

PERIMETER PLANTER INTRODUCED TO LEVEL 12 TERRACE AREA.
5. SECTIONAL LAYOUT ADJUSTED TO ACCOMMODATE REVISED FORM.

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REV C	20.07.2022	ISSUED FOR VCAT HEARING	LM	

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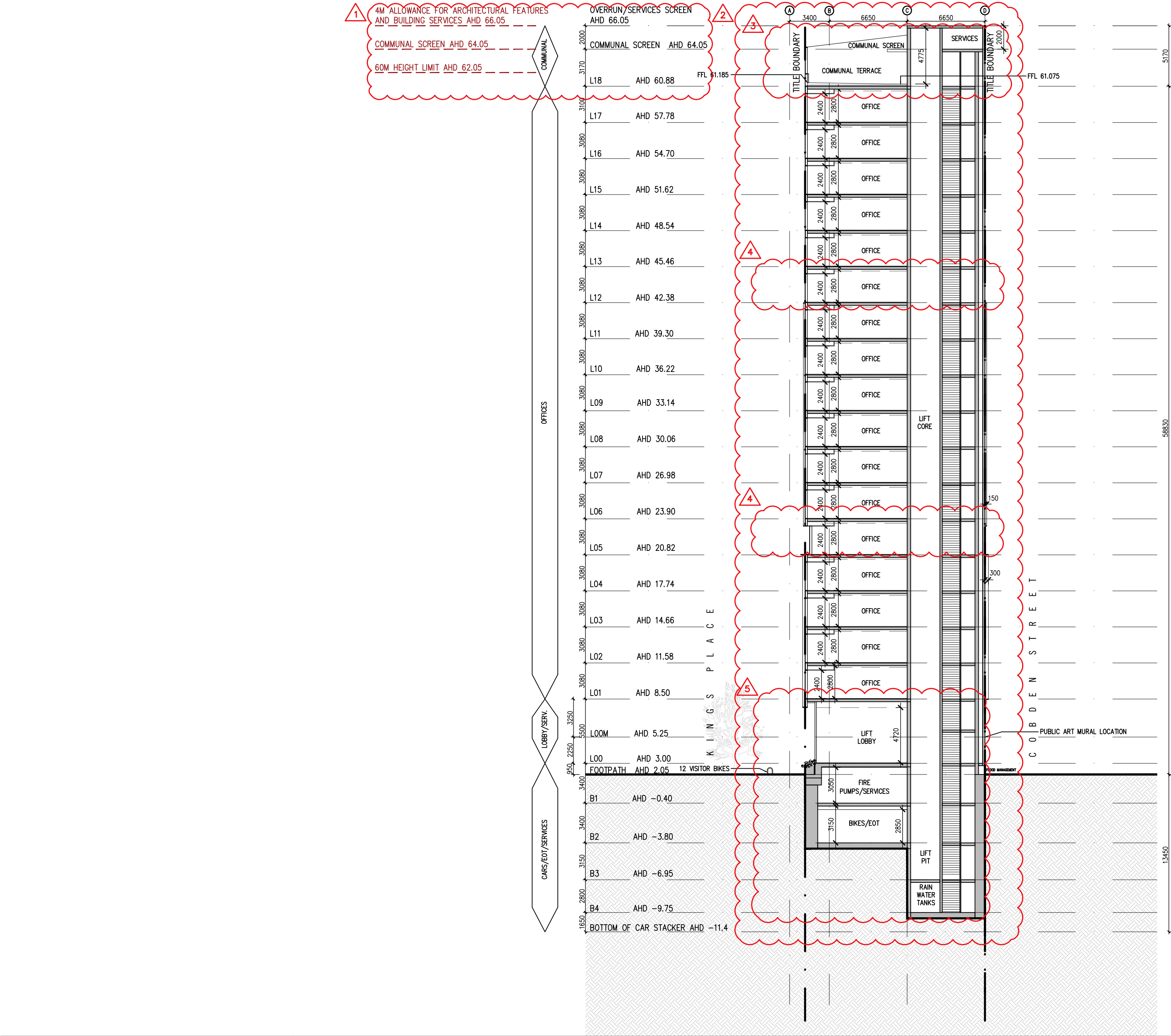
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Project Title
313-317 KINGS WAY,
SOUTH MELBOURNE
Client
FORTIS PTY LTD

Drawing Title
SECTIONS
SECTION AA

Project Number
21035
Drawing Status
TP

Drawing Number
A0950
Revision
C



SCHEDULE OF CHANGES:

- GRID ADJUSTED TO SHOW COMMUNAL SCREEN AND SERVICES SCREEN HEIGHT.
- BUILDING ENVELOPE UPDATED TO SHOW AMENDED FORM INTO CORNERS OF SITE.

2M SETBACK INTRODUCED TO KINGS WAY FROM GROUND TO LEVEL 11 .ADDITIONAL 5M SETBACK ALONG KINGS WAY FROM LEVEL 12 (AHD 42.38) TO ROOF.

VERTICAL FINS INTRODUCED TO FACADE PERIMETER.
- DIGITAL SCREEN REMOVED. ANGLED COMMUNAL SCREEN INTRODUCED.
- CHAMPAGNE GLAZING WITH 300MM INDENT INTRODUCED TO LEVEL 5 (AHD 20.82) AND LEVEL 12 (AHD 42.38) TO PROVIDE PODIUM LANGUAGE AND BREAK DOWN TOWER FORM.
- SECTIONAL LAYOUT ADJUSTED TO ACCOMMODATE REVISED FORM.

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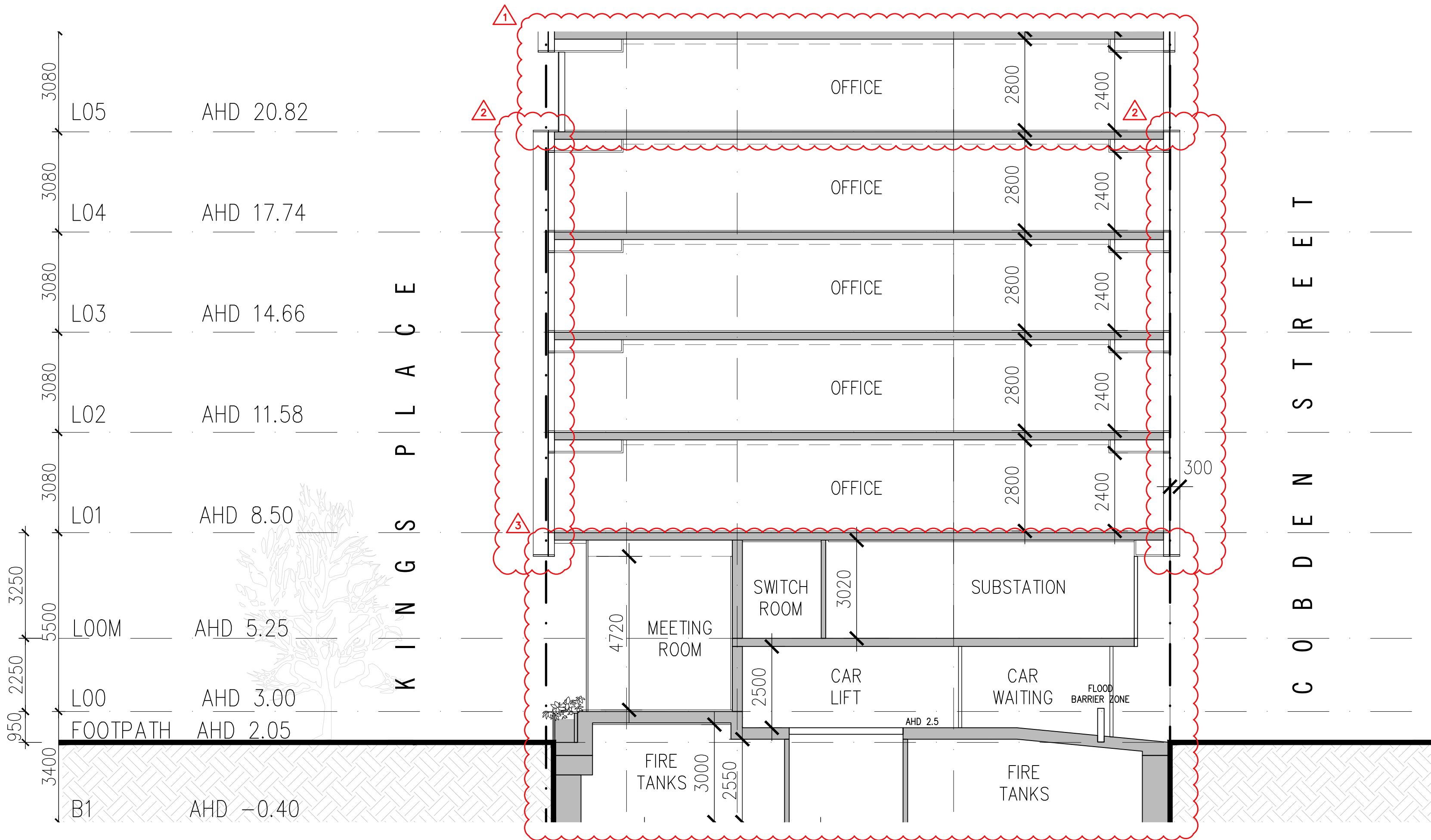
Project Title

**313-317 KINGS WAY,
SOUTH MELBOURNE**

Client

FORTIS PTY LTD

Project Number	Drawing Number
21035	A0951
Drawing Status	Revision
TP	C



SCHEDULE OF CHANGES:

- 1. CHAMPAGNE GLAZING WITH 300MM INDENT INTRODUCED TO LEVEL 5 (AHD 20.82) TO PROVIDE PODIUM LANGUAGE AND BREAK DOWN TOWER FORM.
- 2. BUILDING ENVELOPE UPDATED TO SHOW AMENDED FORM INTO CORNERS OF SITE

VERTICAL FINS INTRODUCED TO FACADE PERIMETER.
- 3. SECTIONAL LAYOUT ADJUSTED TO ACCOMMODATE REVISED FORM.

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Project Title

313-317 KINGS WAY,
SOUTH MELBOURNE

Client

FORTIS PTY LTD

Drawing Title

SECTIONS
STREETSCAPE SECTION AA

Project Number

21035

Drawing Status

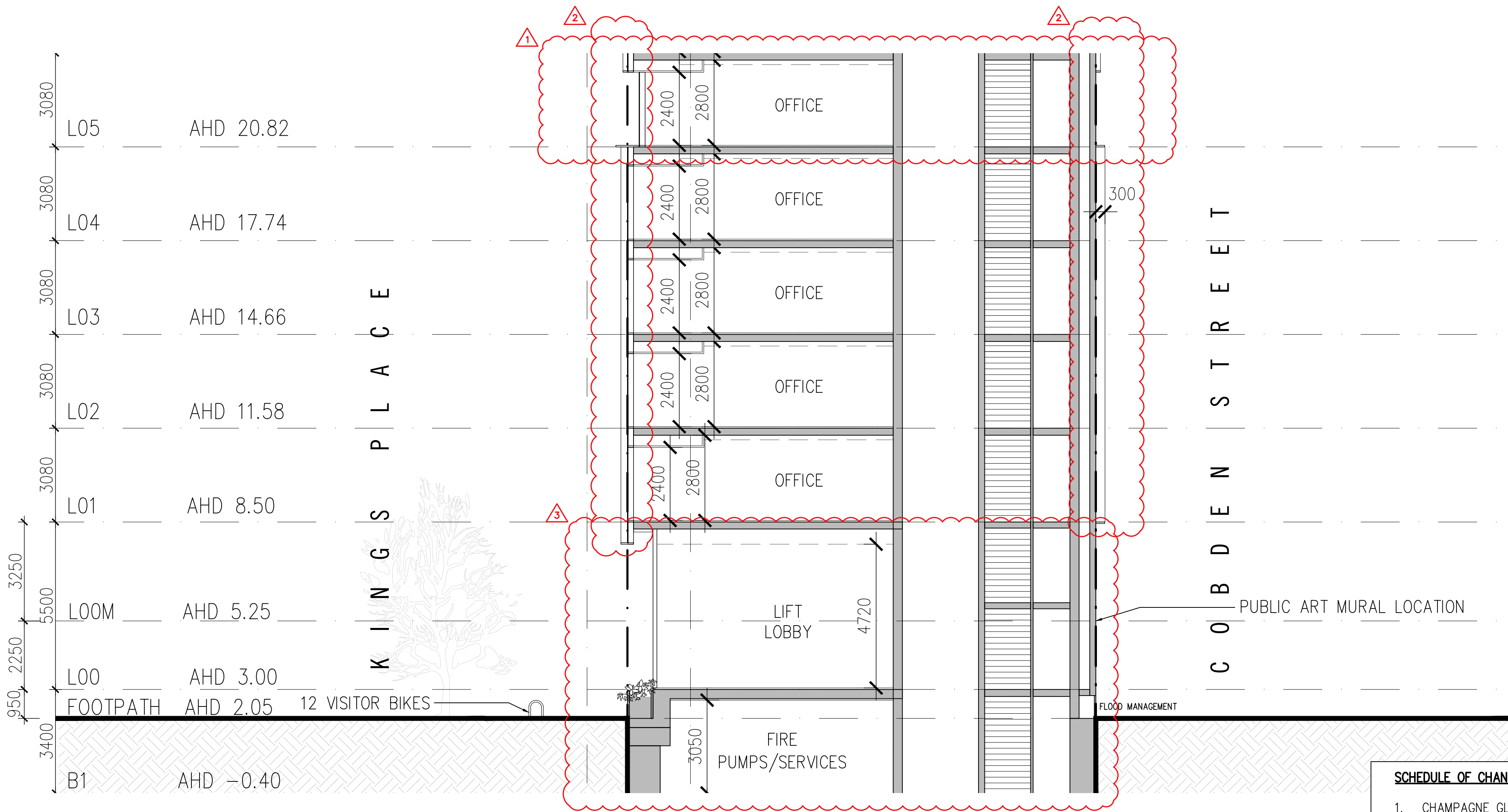
TP

Drawing Number

A0960

Revision

B



SCHEDULE OF CHANGES:

1. CHAMPAGNE GLAZING WITH 300MM INDENT INTRODUCED TO LEVEL 5 (AHD 20.82) TO PROVIDE PODIUM LANGUAGE AND BREAK DOWN TOWER FORM.
2. BUILDING ENVELOPE UPDATED TO SHOW AMENDED FORM INTO CORNERS OF SITE

VERTICAL FINS INTRODUCED TO FACADE PERIMETER.
3. SECTIONAL LAYOUT ADJUSTED TO ACCOMMODATE REVISED FORM.

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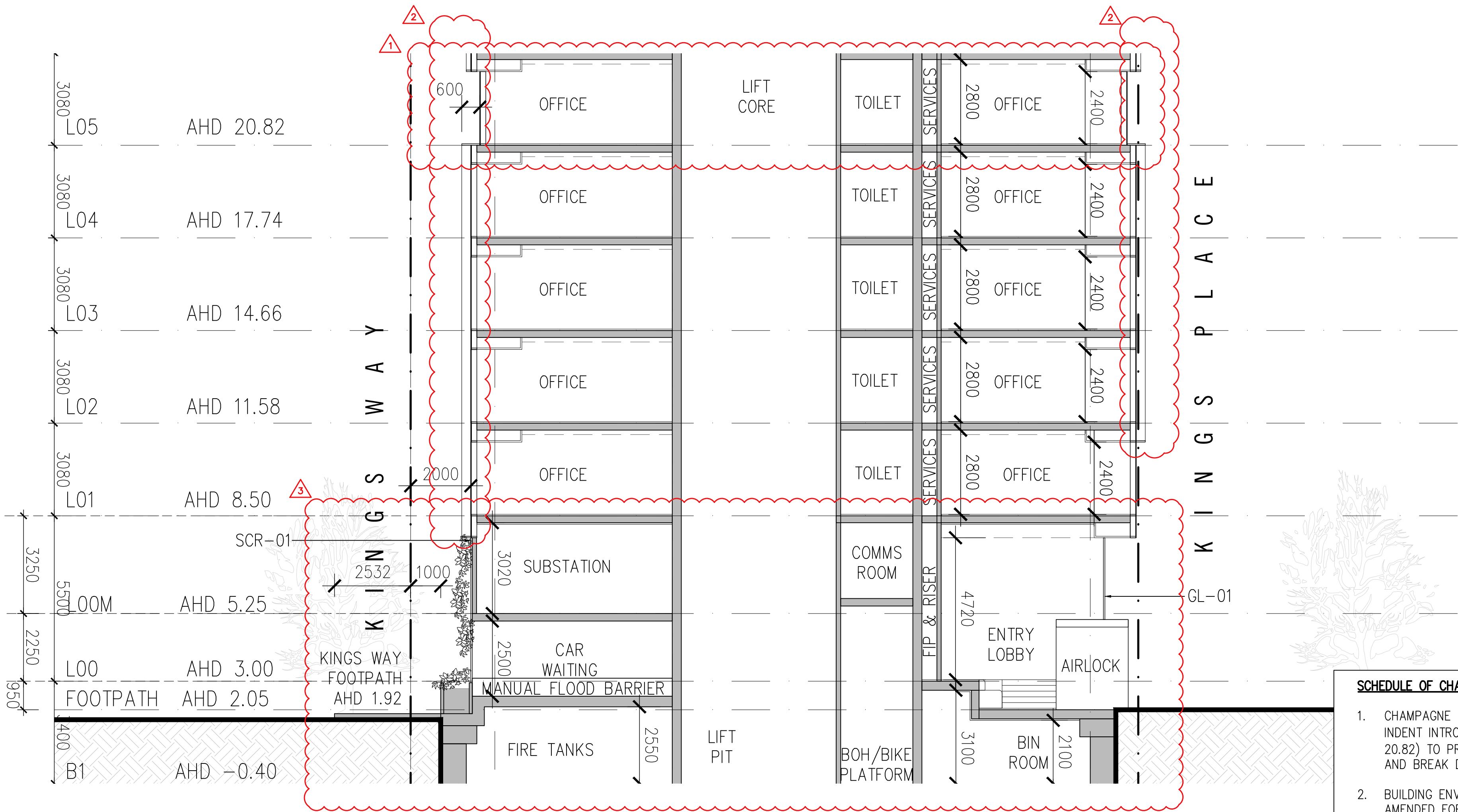
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Project Title
**313-317 KINGS WAY,
SOUTH MELBOURNE**

Client
FORTIS PTY LTD

Drawing Title
**SECTIONS
STREETSCAPE SECTION BB**

Project Number 21035	Drawing Number A0961
Drawing Status TP	Revision B



SCHEDULE OF CHANGES:

1. CHAMPAGNE GLAZING WITH 300MM INDENT INTRODUCED TO LEVEL 5 (AHD 20.82) TO PROVIDE PODIUM LANGUAGE AND BREAK DOWN TOWER FORM.
2. BUILDING ENVELOPE UPDATED TO SHOW AMENDED FORM INTO CORNERS OF SITE.

2M SETBACK INTRODUCED TO KINGS WAY FROM GROUND TO LEVEL 11.

VERTICAL FINS INTRODUCED TO FACADE PERIMETER.
3. SECTIONAL LAYOUT ADJUSTED TO ACCOMMODATE REVISED FORM.

GROUND FLOOR PERIMETER PLANTER SETBACK 1M FROM KINGS WAY.

Rev No. Date Reason for issue
REV A 05.11.2021 ISSUED FOR TOWN PLANNING RFI
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Project Title
**313-317 KINGS WAY,
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Client
FORTIS PTY LTD

Drawing Title
**SECTIONS
STREETSCAPE SECTION CC**

Project Number
21035
Drawing Status
TP

Drawing Number
A0962
Revision
B