PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017

design response:

1. The proposal is for a 4-storey mixed-use infill development responsive to the existing neighbourhood character and design & development overlay objectives

2. The proposal includes ground floor access and parking, first floor office space and a 2 level residence above in accordance with mixed-use zoning objectives

3. The subject site contains 4 x brick party wall easements, all to redundant following removal of the dwelling. Neighbouring infill developments have not utilised the walls or easement. This proposal seeks approval for the removal of the brickwork and easements

4. The proposal includes ground floor parking for 3 cars and multiple bike spaces. The proposal seeks a parking waiver for reduction of 2 spaces to the commercial parking.

5. An historical assessment (as part 1 of an environmental audit) has been conducted on the site by **Geoaquitards Environmental.** The report and audit certificate will be provided prior to the commencement of any construction works as per Environmental Audit Overlay requirements

6. The first three levels are built to the front title boundary with fenestration for articulation, access, light and ventilation integrating with existing levels and proportions of the streetscape patterns. The upper level is setback 5m from the front in accordance with DDO height and setback objectives

7. The first 3 levels facing Nott Street are to be constructed out of precast concrete panel with profiled concrete paneling to the front. The upper level utilise lightweight construction and metal cladding in conjunction with the recessed footprint to suit DDO objectives

8. Both the proposed ground and first floors maintain an open plan for versatility of use

9. The ground floor ceiling height is 4m to suit the preferred height of DDO1-1A objectives and maintains consistent streetscape levels

10. The proposal includes a flush threshold, direct access from the footpath and easily identifiable entry points ensuring ease of access and egress

11. The overall building height is 14.54m measured from the upper level parapet/front facade to front title boundary (N.G.L.)

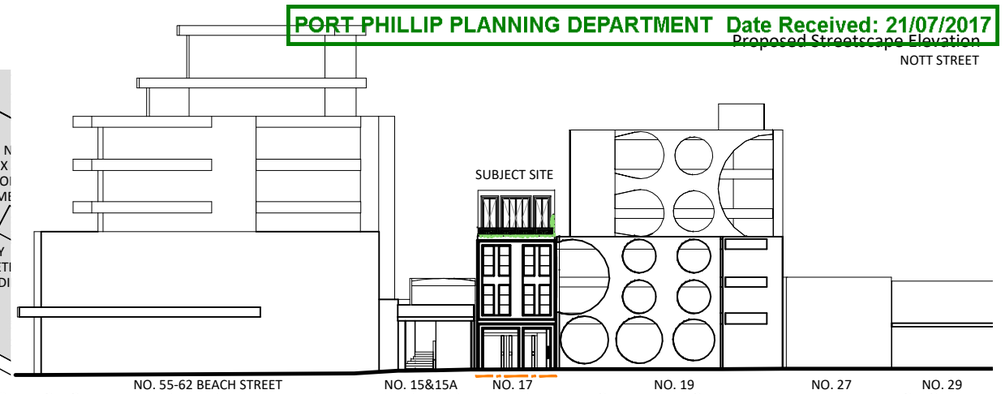
12. Site permeability will reduce by 2.2%. In accordance with the environmental audit & site investigation recommendations the site will have zero permeability. Suitable site drainage & detention will be installed to manage storm water runoff.

13. Total site coverage is 95.1% in accord with the common and preferred site coverage for the immediate area

14. A terrace private open space is provided for the dwelling at third floor level, furthermore, a ground floor northwest facing courtyard also provides additional private outdoor space to the property and improves solar access to the building

SYMBOL	DESCRIPTION
	TREE
	TRAFFIC NOISE DIRECTION
PREVAILING WIND	PREVAILING WIND DIRECTION

Proposed Streetscape Elevation
NOTT STREET



adapt ARCHITECTURE pty ltd P.O. BOX 716 NEWLANDS VIC 3058 **m:** 0419 625 370 **e:** info@adaptarchitecture.com.au **w:** www.adaptarchitecture.com.au a.r.b.v. No. 51409 a.c.n.: 164 575 633 a.b.n.: 98 164 575 633	CLIENT: HIRIA & SIMON ZEQAJ	PROJECT TITLE: PROPOSED MIXED-USE DEVELOPMENT AT: 17 NOTT STREET PORT MELBOURNE	DRAWING TITLE: TOWN PLANNING **DESIGN RESPONSE PLAN** PROPOSED CONDITIONS	THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF **adapt**ARCHITECTURE	DATE:	REVISION:	No.	BY:	ISSUE DATE: 19.07.2017	DRAWING REF. SK8_S57A	DESIGNED: NC	DRAWING No. TP-04 OF TP-19
					23.11.16	PLANNING R.F.I. INFORMATION (7.11.16)							
						ADDED. EXISTING FLOOR PLAN INTERNAL.							
						SURROUND SITE INFO PER LEVEL. SDA INFO & ADDITIONAL SHADOWS	A	NC					
					19.05.17	AMENDED UPPER LEVELS NORTHEAST							
						CORNER	B	NC					
					19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC					
										SCALE: 1:500 @ A3	JOB REF. 1604NOTT	DRAWN: NC	REVISION: C

PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017

SITE STATISTICS:

Site Area: **154.3m²**

Ground Floor:
Parking Area: 119.4m²
Common Area (stair/lift): 27.4m²
Courtyard Area: 6.6m²

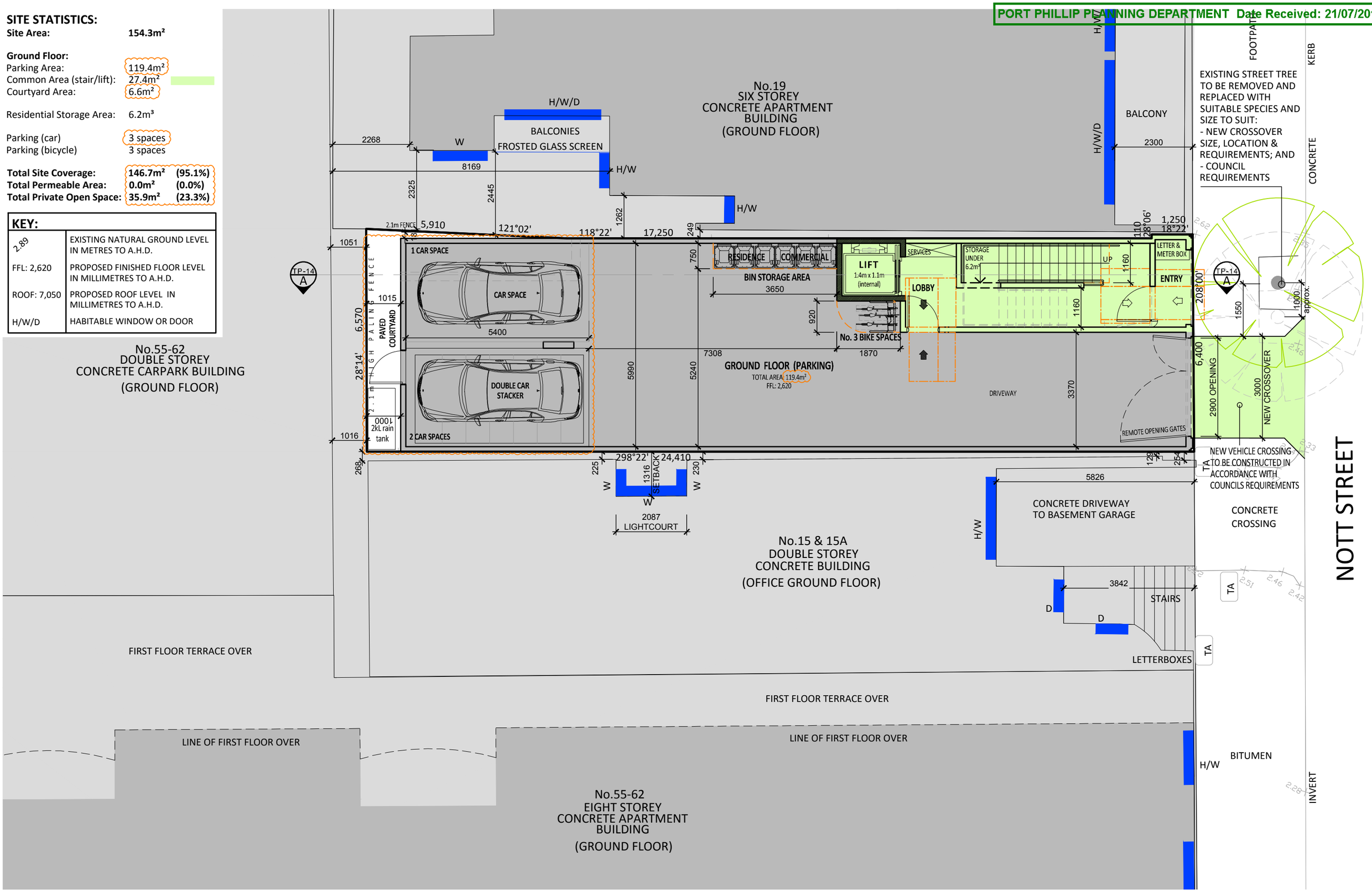
Residential Storage Area: 6.2m³

Parking (car) 3 spaces
Parking (bicycle) 3 spaces

Total Site Coverage: **146.7m²** **(95.1%)**
Total Permeable Area: **0.0m²** **(0.0%)**
Total Private Open Space: **35.9m²** **(23.3%)**

KEY:	
2.89	EXISTING NATURAL GROUND LEVEL IN METRES TO A.H.D.
FFL: 2,620	PROPOSED FINISHED FLOOR LEVEL IN MILLIMETRES TO A.H.D.
ROOF: 7,050	PROPOSED ROOF LEVEL IN MILLIMETRES TO A.H.D.
H/W/D	HABITABLE WINDOW OR DOOR

No.55-62
DOUBLE STOREY
CONCRETE CARPARK BUILDING
(GROUND FLOOR)



adapt ARCHITECTURE pty ltd
P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au
a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT: HIRIA & SIMON ZEQAJ

PROJECT TITLE: PROPOSED MIXED-USE DEVELOPMENT
AT: 17 NOTT STREET PORT MELBOURNE

DRAWING TITLE: TOWN PLANNING AMENDMENT
GROUND FLOOR SITE PLAN
PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF **adapt**ARCHITECTURE

DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16)		
	ADDED. EXISTING FLOOR PLAN INTERNAL.		
	SURROUND SITE INFO PER LEVEL. SDA INFO &		
	ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST		
	CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE:	DRAWING REF.	DESIGNED:	DRAWING No.
19.07.2017	SK8_S57A	NC	TP-05 OF TP-19
SCALE: 1:100 @ A3	JOB REF. 1604NOTT	DRAWN: NC	REVISION: C

PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017

SITE STATISTICS:

Site Area: **154.3m²**

First Floor:
Office Area: 108.3m²
Common Area (stair/lift): 27.4m²

Total Site Coverage: **146.7m²** **(95.1%)**
Total Permeable Area: **0.0m²** **(0.0%)**
Total Private Open Space: **35.9m²** **(23.3%)**

KEY:	
2.89	EXISTING NATURAL GROUND LEVEL IN METRES TO A.H.D.
FFL: 2,620	PROPOSED FINISHED FLOOR LEVEL IN MILLIMETRES TO A.H.D.
ROOF: 7,050	PROPOSED ROOF LEVEL IN MILLIMETRES TO A.H.D.
H/W/D	HABITABLE WINDOW OR DOOR

No.19
SIX STOREY
CONCRETE APARTMENT
BUILDING
(FIRST FLOOR)

No.55-62
DOUBLE STOREY
CONCRETE CAR PARK BUILDING
(FIRST FLOOR)

No.15 & 15A
DOUBLE STOREY
CONCRETE BUILDING
(DWELLING FIRST FLOOR)

No.55-62
EIGHT STOREY
CONCRETE APARTMENT
BUILDING
(FIRST FLOOR)

1st FLOOR (OFFICE)
TOTAL AREA: 108.3m²
FFL: 6,820

BALCONIES
FROSTED GLASS SCREEN
BALCONY
1.7m HIGH SCREEN
DISABLED BATHROOM
2.7m x 2.5m
LIFT
1.4m x 1.1m (internal)
LOBBY
SERVICES
SHR
KITCHENETTE
DN
UP
PRIVATE ENTRY
LIGHT COURT
3.0m²
SETBACK
2087 LIGHTCOURT
TERRACE
BITUMEN
FOOTPATH
KERB
CONCRETE
NOTT STREET
INVERT
TA
TP-14 A

adapt ARCHITECTURE pty ltd
P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au
a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT: HIRIA & SIMON ZEQAJ

PROJECT TITLE: PROPOSED MIXED-USE DEVELOPMENT
AT: 17 NOTT STREET PORT MELBOURNE

DRAWING TITLE: TOWN PLANNING AMENDMENT
FIRST FLOOR SITE PLAN
PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF **adapt**ARCHITECTURE

DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16)		
	ADDED. EXISTING FLOOR PLAN INTERNAL. SURROUND SITE INFO PER LEVEL. SDA INFO & ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE: 19.07.2017
DRAWING REF.: SK8_S57A
DESIGNED: NC
DRAWING No.: TP-06 OF TP-19
SCALE: 1:100 @ A3
JOB REF.: 1604NOTT
DRAWN: NC
REVISION: C

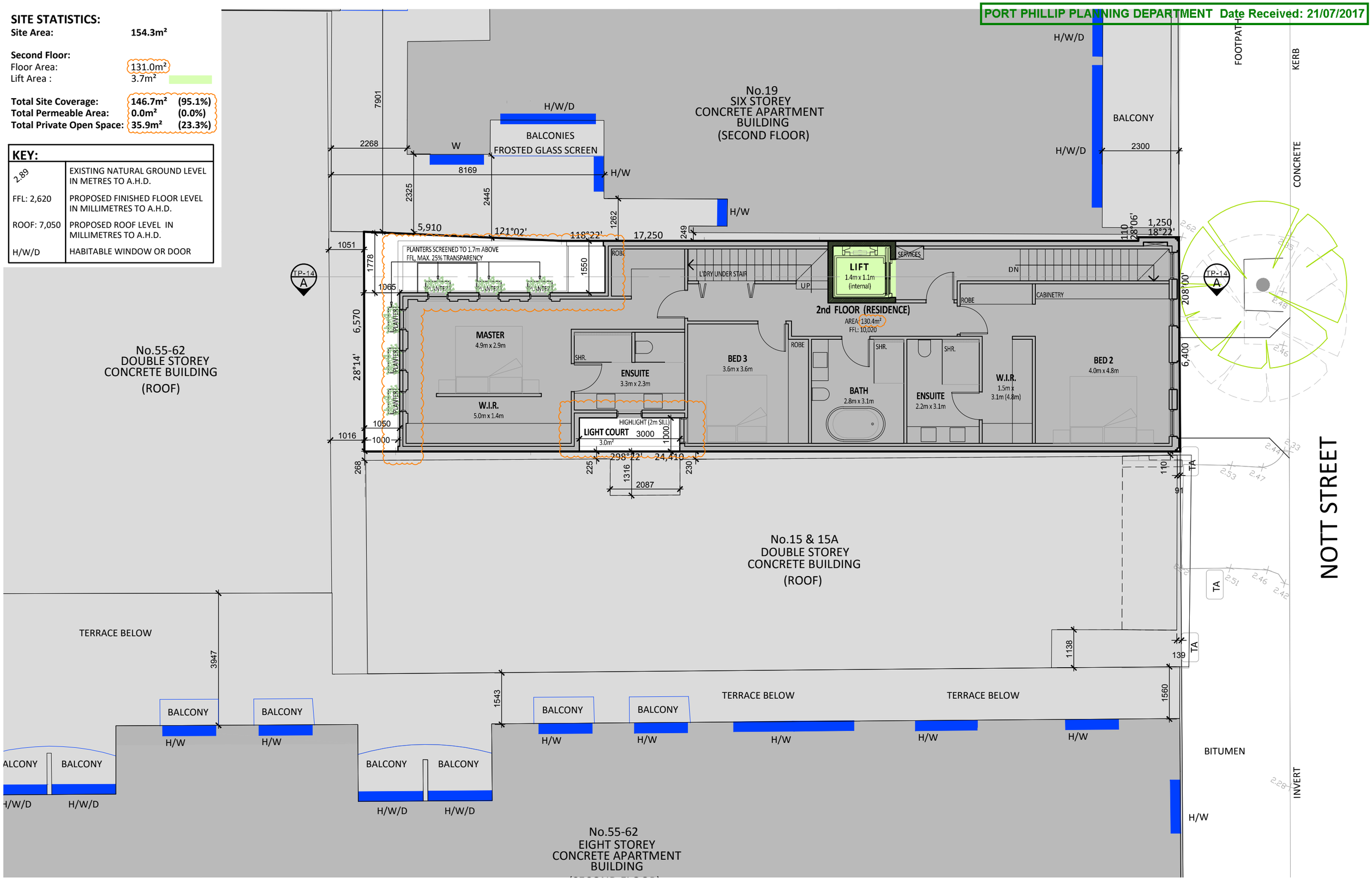
PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017

SITE STATISTICS:

Site Area:	**154.3m²**	
Second Floor:		
Floor Area:	131.0m²	
Lift Area :	3.7m²	
Total Site Coverage:	**146.7m²**	**(95.1%)**
Total Permeable Area:	**0.0m²**	**(0.0%)**
Total Private Open Space:	**35.9m²**	**(23.3%)**

KEY:

2.89	EXISTING NATURAL GROUND LEVEL IN METRES TO A.H.D.
FFL: 2,620	PROPOSED FINISHED FLOOR LEVEL IN MILLIMETRES TO A.H.D.
ROOF: 7,050	PROPOSED ROOF LEVEL IN MILLIMETRES TO A.H.D.
H/W/D	HABITABLE WINDOW OR DOOR



adapt ARCHITECTURE pty ltd P.O. BOX 716 NEWLANDS VIC 3058 m: 0419 625 370 e: info@adaptarchitecture.com.au w: www.adaptarchitecture.com.au a.r.b.v. No. 51409 a.c.n.: 164 575 633 a.b.n.: 98 164 575 633	CLIENT: HIRIA & SIMON ZEQAJ	PROJECT TITLE: PROPOSED MIXED-USE DEVELOPMENT AT: 17 NOTT STREET PORT MELBOURNE	DRAWING TITLE: TOWN PLANNING AMENDMENT **SECOND FLOOR SITE PLAN** PROPOSED CONDITIONS	THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF adaptARCHITECTURE	23.11.16	PLANNING R.F.I. INFORMATION (7.11.16) ADDED. EXISTING FLOOR PLAN INTERNAL. SURROUND SITE INFO PER LEVEL. SDA INFO & ADDITIONAL SHADOWS	A	NC	ISSUE DATE: 19.07.2017	DRAWING REF. SK8_S57A	DESIGNED: NC	DRAWING No. TP-07 OF TP-19
					19.05.17	AMENDED UPPER LEVELS NORTHEAST CORNER	B	NC	SCALE: 1:100 @ A3	JOB REF. 1604NOTT	DRAWN: NC	REVISION: C
					19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC				
					DATE:	REVISION:	No.	BY:				

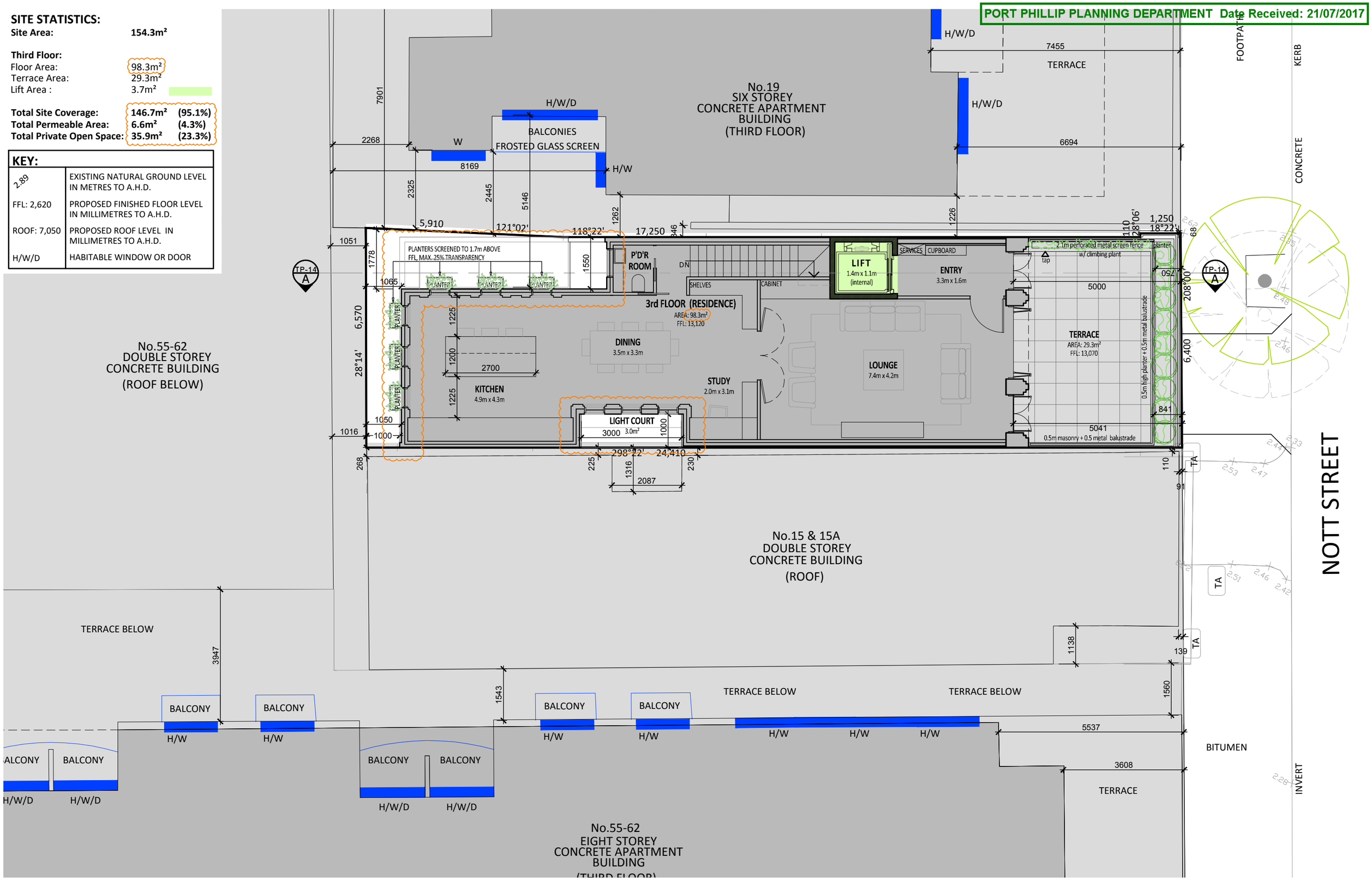
PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017

SITE STATISTICS:

Site Area:	**154.3m²**	
Third Floor:		
Floor Area:	98.3m²	
Terrace Area:	29.3m²	
Lift Area :	3.7m²	
Total Site Coverage:	**146.7m²**	**(95.1%)**
Total Permeable Area:	**6.6m²**	**(4.3%)**
Total Private Open Space:	**35.9m²**	**(23.3%)**

KEY:

2.89	EXISTING NATURAL GROUND LEVEL IN METRES TO A.H.D.
FFL: 2,620	PROPOSED FINISHED FLOOR LEVEL IN MILLIMETRES TO A.H.D.
ROOF: 7,050	PROPOSED ROOF LEVEL IN MILLIMETRES TO A.H.D.
H/W/D	HABITABLE WINDOW OR DOOR



adapt ARCHITECTURE pty ltd

P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au

a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT:
HIRIA & SIMON ZEQAJ

PROJECT TITLE:
PROPOSED MIXED-USE DEVELOPMENT

AT:
17 NOTT STREET
PORT MELBOURNE

DRAWING TITLE:
TOWN PLANNING AMENDMENT

THIRD FLOOR SITE PLAN

PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF adaptARCHITECTURE

DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16) ADDED. EXISTING FLOOR PLAN INTERNAL. SURROUND SITE INFO PER LEVEL. SDA INFO & ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE:	DRAWING REF.	DESIGNED:	DRAWING No.
19.07.2017	SK8_S57A	NC	TP-08 OF TP-19
SCALE:	JOB REF.	DRAWN:	REVISION:
1:100 @ A3	1604NOTT	NC	C

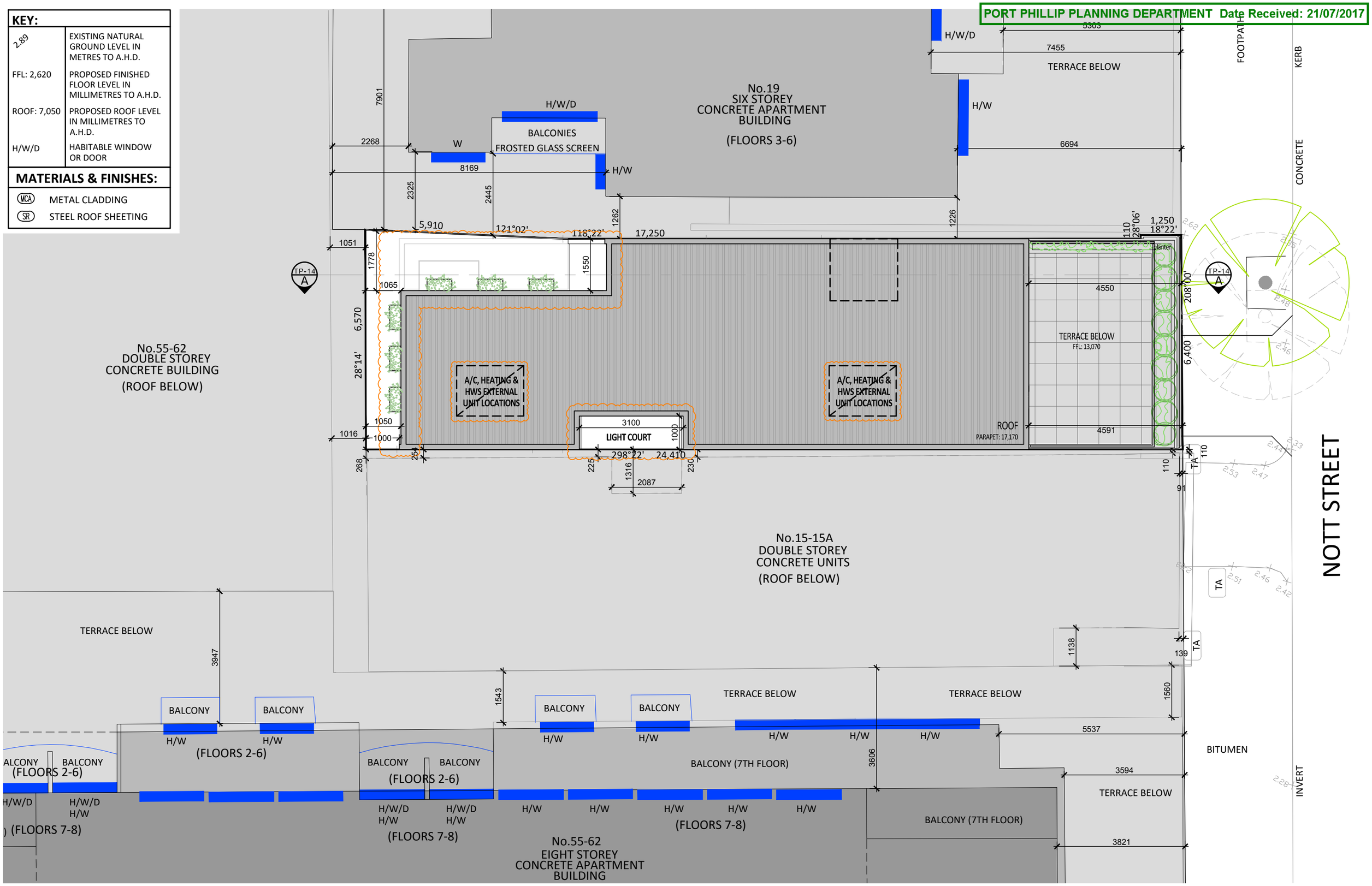
PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017

KEY:

2.89	EXISTING NATURAL GROUND LEVEL IN METRES TO A.H.D.
FFL: 2,620	PROPOSED FINISHED FLOOR LEVEL IN MILLIMETRES TO A.H.D.
ROOF: 7,050	PROPOSED ROOF LEVEL IN MILLIMETRES TO A.H.D.
H/W/D	HABITABLE WINDOW OR DOOR

MATERIALS & FINISHES:

MCA	METAL CLADDING
SR	STEEL ROOF SHEETING



adapt ARCHITECTURE pty ltd

P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au

a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT:
HIRIA & SIMON ZEQAJ

PROJECT TITLE:
PROPOSED MIXED-USE DEVELOPMENT

AT:
17 NOTT STREET
PORT MELBOURNE

DRAWING TITLE:
TOWN PLANNING AMENDMENT

ROOF PLAN

PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF adaptARCHITECTURE

DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16) ADDED. EXISTING FLOOR PLAN INTERNAL. SURROUND SITE INFO PER LEVEL. SDA INFO & ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE:	DRAWING REF.	DESIGNED:	DRAWING No.
19.07.2017	SK8_S57A	NC	TP-09 OF TP-19
SCALE: 1:100 @ A3	JOB REF. 1604NOTT	DRAWN: NC	REVISION: C

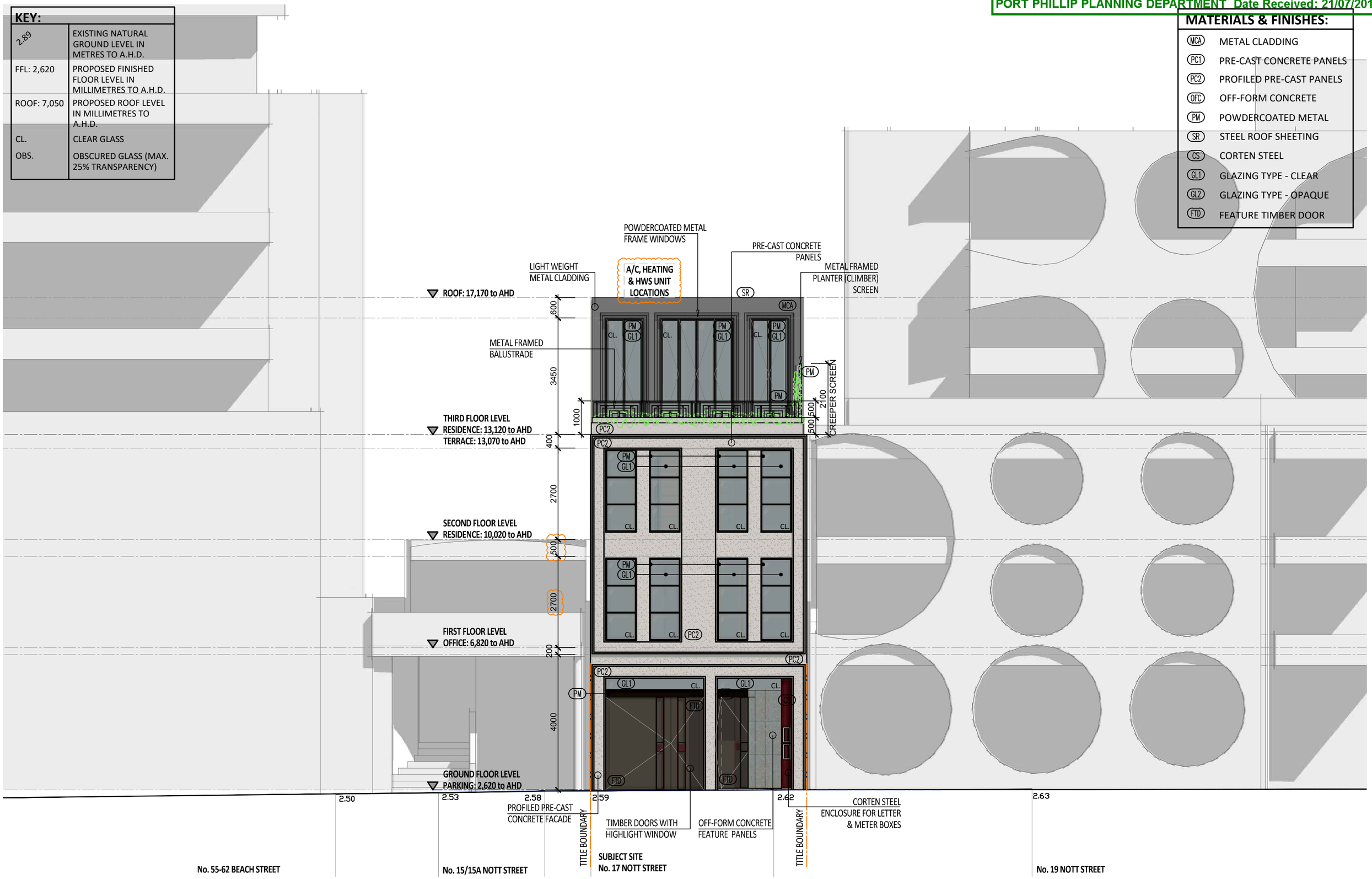
PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017

KEY:

2.89	EXISTING NATURAL GROUND LEVEL IN METRES TO A.H.D.
FFL: 2,620	PROPOSED FINISHED FLOOR LEVEL IN MILLIMETRES TO A.H.D.
ROOF: 7,050	PROPOSED ROOF LEVEL IN MILLIMETRES TO A.H.D.
CL.	CLEAR GLASS
OBS.	OBSCURED GLASS (MAX. 25% TRANSPARENCY)

MATERIALS & FINISHES:

MCA	METAL CLADDING
PC1	PRE-CAST CONCRETE PANELS
PC2	PROFILED PRE-CAST PANELS
OFC	OFF-FORM CONCRETE
PM	POWDERCOATED METAL
SR	STEEL ROOF SHEETING
CS	CORTEN STEEL
GL1	GLAZING TYPE - CLEAR
GL2	GLAZING TYPE - OPAQUE
FTD	FEATURE TIMBER DOOR



adapt ARCHITECTURE pty ltd
P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au
a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT:
HIRIA & SIMON ZEQAJ

PROJECT TITLE:
PROPOSED MIXED-USE DEVELOPMENT
AT:
17 NOTT STREET
PORT MELBOURNE

DRAWING TITLE:
TOWN PLANNING AMENDMENT
SOUTHEAST ELEVATION NOTT STREET (FRONT)
PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF adaptARCHITECTURE

DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16)		
	ADDED. EXISTING FLOOR PLAN INTERNAL. SURROUND SITE INFO PER LEVEL. SDA INFO & ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE: 19.07.2017	DRAWING REF. SK8_S57A	DESIGNED: NC	DRAWING No. TP-10 OF TP-19
SCALE: 1:100 @ A3	JOB REF. 1604NOTT	DRAWN: NC	REVISION: C

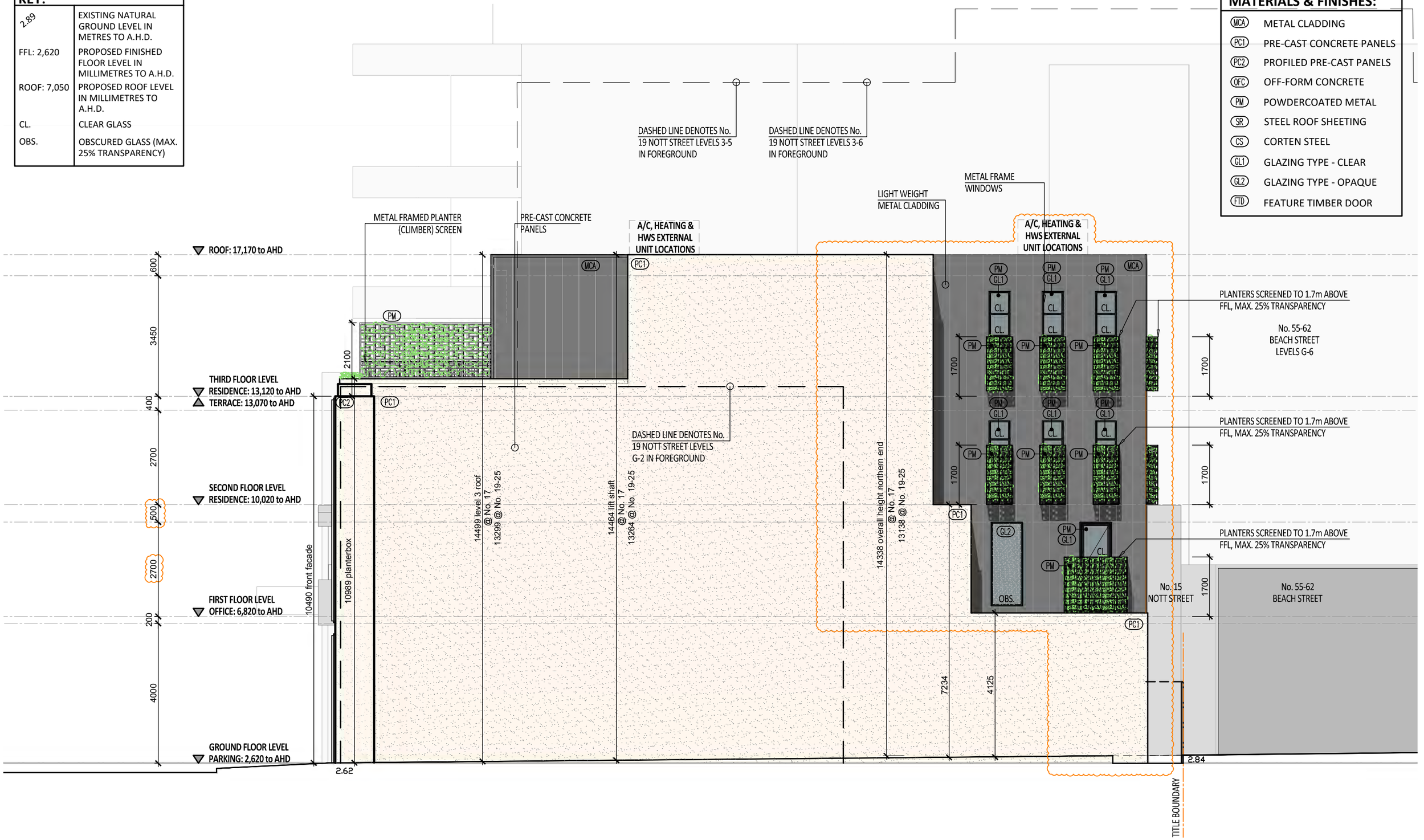
PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017

KEY:

2.89	EXISTING NATURAL GROUND LEVEL IN METRES TO A.H.D.
FFL: 2,620	PROPOSED FINISHED FLOOR LEVEL IN MILLIMETRES TO A.H.D.
ROOF: 7,050	PROPOSED ROOF LEVEL IN MILLIMETRES TO A.H.D.
CL.	CLEAR GLASS
OBS.	OBSCURED GLASS (MAX. 25% TRANSPARENCY)

MATERIALS & FINISHES:

MCA	METAL CLADDING
PC1	PRE-CAST CONCRETE PANELS
PC2	PROFILED PRE-CAST PANELS
OFC	OFF-FORM CONCRETE
PM	POWDERCOATED METAL
SR	STEEL ROOF SHEETING
CS	CORTEN STEEL
GL1	GLAZING TYPE - CLEAR
GL2	GLAZING TYPE - OPAQUE
FTD	FEATURE TIMBER DOOR



adapt ARCHITECTURE pty ltd
P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au
a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT:
HIRIA & SIMON ZEQAJ

PROJECT TITLE:
PROPOSED MIXED-USE DEVELOPMENT
AT:
17 NOTT STREET
PORT MELBOURNE

DRAWING TITLE:
TOWN PLANNING AMENDMENT
NORTHEAST ELEVATION (SIDE)
PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF **adapt**ARCHITECTURE

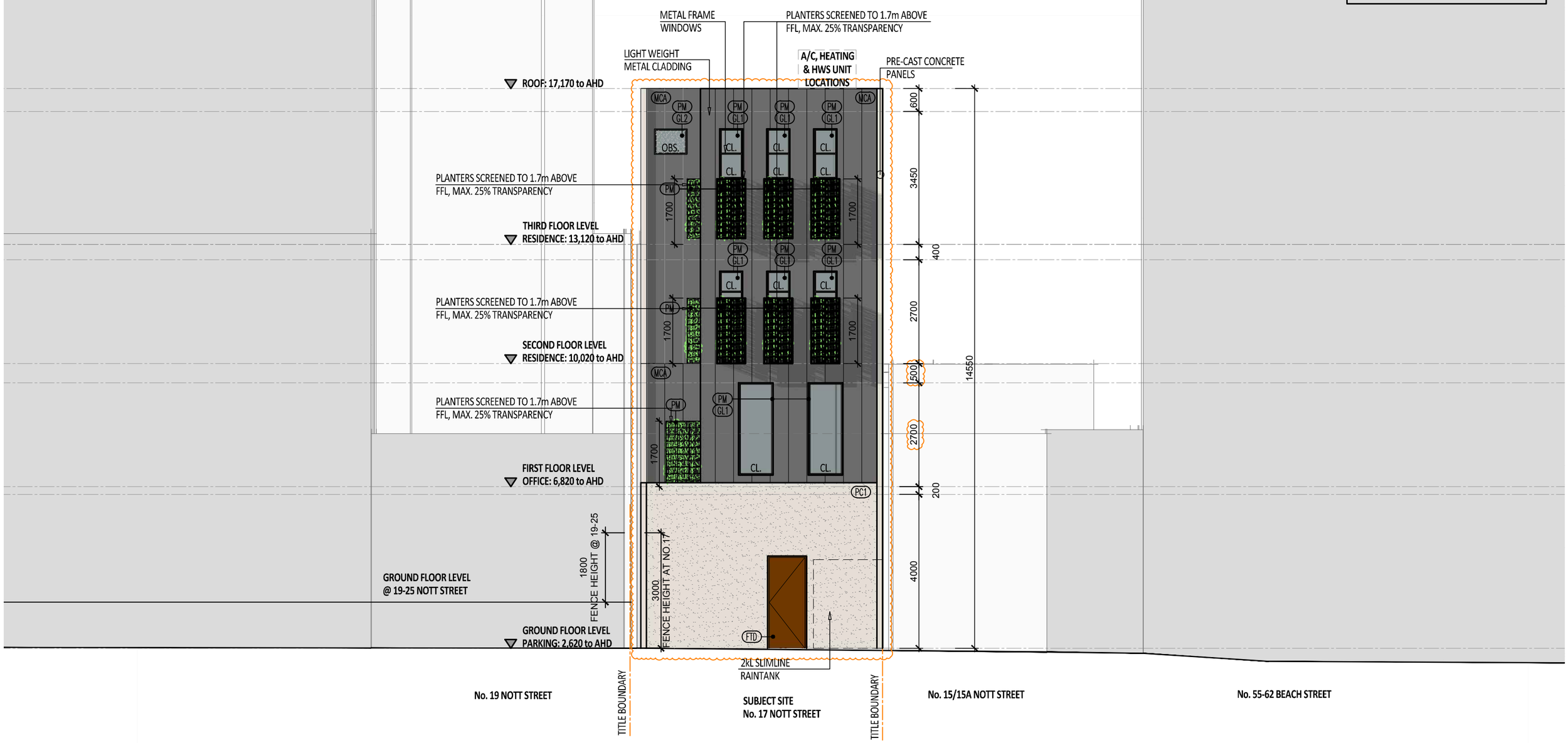
DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16) ADDED. EXISTING FLOOR PLAN INTERNAL. SURROUND SITE INFO PER LEVEL. SDA INFO & ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE: 19.07.2017
DRAWING REF.: SK8_S57A
DESIGNED: NC
DRAWING No.: TP-11 OF TP-19
SCALE: 1:100 @ A3
JOB REF.: 1604NOTT
DRAWN: NC
REVISION: C

PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017

KEY:	
2.89	EXISTING NATURAL GROUND LEVEL IN METRES TO A.H.D.
FFL: 2,620	PROPOSED FINISHED FLOOR LEVEL IN MILLIMETRES TO A.H.D.
ROOF: 7,050	PROPOSED ROOF LEVEL IN MILLIMETRES TO A.H.D.
CL.	CLEAR GLASS
OBS.	OBSCURED GLASS (MAX. 25% TRANSPARENCY)

MATERIALS & FINISHES:	
MCA	METAL CLADDING
PC1	PRE-CAST CONCRETE PANELS
PC2	PROFILED PRE-CAST PANELS
OFC	OFF-FORM CONCRETE
PM	POWDERCOATED METAL
SR	STEEL ROOF SHEETING
CS	CORTEN STEEL
GL1	GLAZING TYPE - CLEAR
GL2	GLAZING TYPE - OPAQUE
FTD	FEATURE TIMBER DOOR



adapt ARCHITECTURE pty ltd
P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au
a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT:
HIRIA & SIMON ZEQAJ

PROJECT TITLE:
PROPOSED MIXED-USE DEVELOPMENT
AT:
17 NOTT STREET
PORT MELBOURNE

DRAWING TITLE:
TOWN PLANNING AMENDMENT
NORTHWEST ELEVATION (REAR)
PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF **adapt**ARCHITECTURE

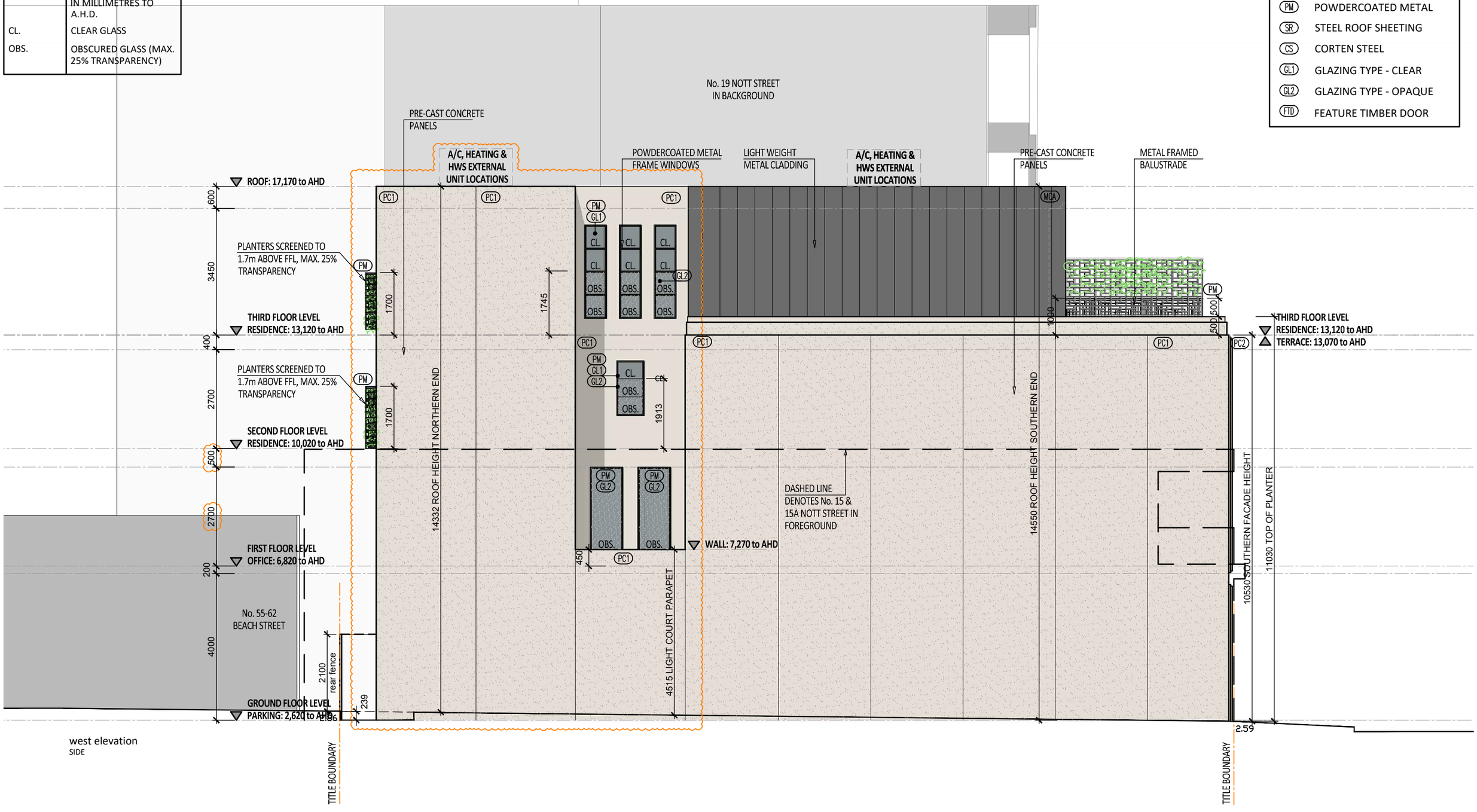
DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16) ADDED. EXISTING FLOOR PLAN INTERNAL. SURROUND SITE INFO PER LEVEL. SDA INFO & ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE:	DRAWING REF.	DESIGNED:	DRAWING No.
19.07.2017	SK8_S57A	NC	TP-12 OF TP-19
SCALE: 1:100 @ A3	JOB REF. 1604NOTT	DRAWN: NC	REVISION: C

PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017

KEY:	
2.89	EXISTING NATURAL GROUND LEVEL IN METRES TO A.H.D.
FFL: 2,620	PROPOSED FINISHED FLOOR LEVEL IN MILLIMETRES TO A.H.D.
ROOF: 7,050	PROPOSED ROOF LEVEL IN MILLIMETRES TO A.H.D.
CL.	CLEAR GLASS
OBS.	OBSCURED GLASS (MAX. 25% TRANSPARENCY)

MATERIALS & FINISHES:	
MCA	METAL CLADDING
PC1	PRE-CAST CONCRETE PANELS
PC2	PROFILED PRE-CAST PANELS
OFC	OFF-FORM CONCRETE
PM	POWDERCOATED METAL
SR	STEEL ROOF SHEETING
CS	CORTEN STEEL
GL1	GLAZING TYPE - CLEAR
GL2	GLAZING TYPE - OPAQUE
FTD	FEATURE TIMBER DOOR



west elevation
SIDE

adapt ARCHITECTURE pty ltd
P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au
a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT:
HIRIA & SIMON ZEQAJ

PROJECT TITLE:
PROPOSED MIXED-USE DEVELOPMENT
AT:
17 NOTT STREET
PORT MELBOURNE

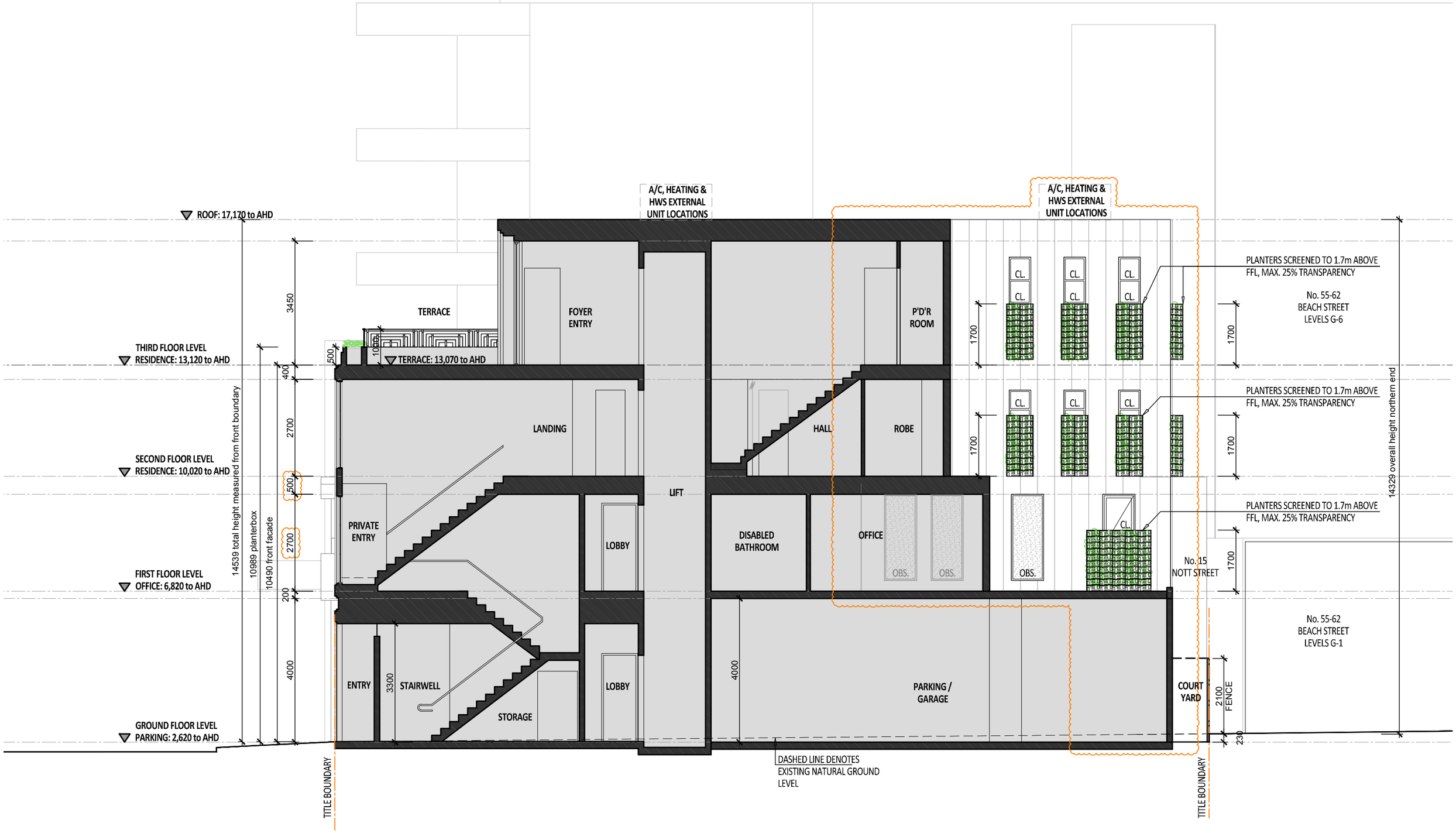
DRAWING TITLE:
TOWN PLANNING AMENDMENT
SOUTHWEST ELEVATION (SIDE)
PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF **adapt**ARCHITECTURE

DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16) ADDED. EXISTING FLOOR PLAN INTERNAL. SURROUND SITE INFO PER LEVEL. SDA INFO & ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE:	DRAWING REF.	DESIGNED:	DRAWING No.
19.07.2017	SK8_S57A	NC	TP-13 OF TP-19
SCALE: 1:100 @ A3	JOB REF. 1604NOTT	DRAWN: NC	REVISION: C

PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017



adapt ARCHITECTURE pty ltd
P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au
a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT:
HIRIA & SIMON ZEQAJ

PROJECT TITLE:
PROPOSED MIXED-USE DEVELOPMENT
AT:
17 NOTT STREET
PORT MELBOURNE

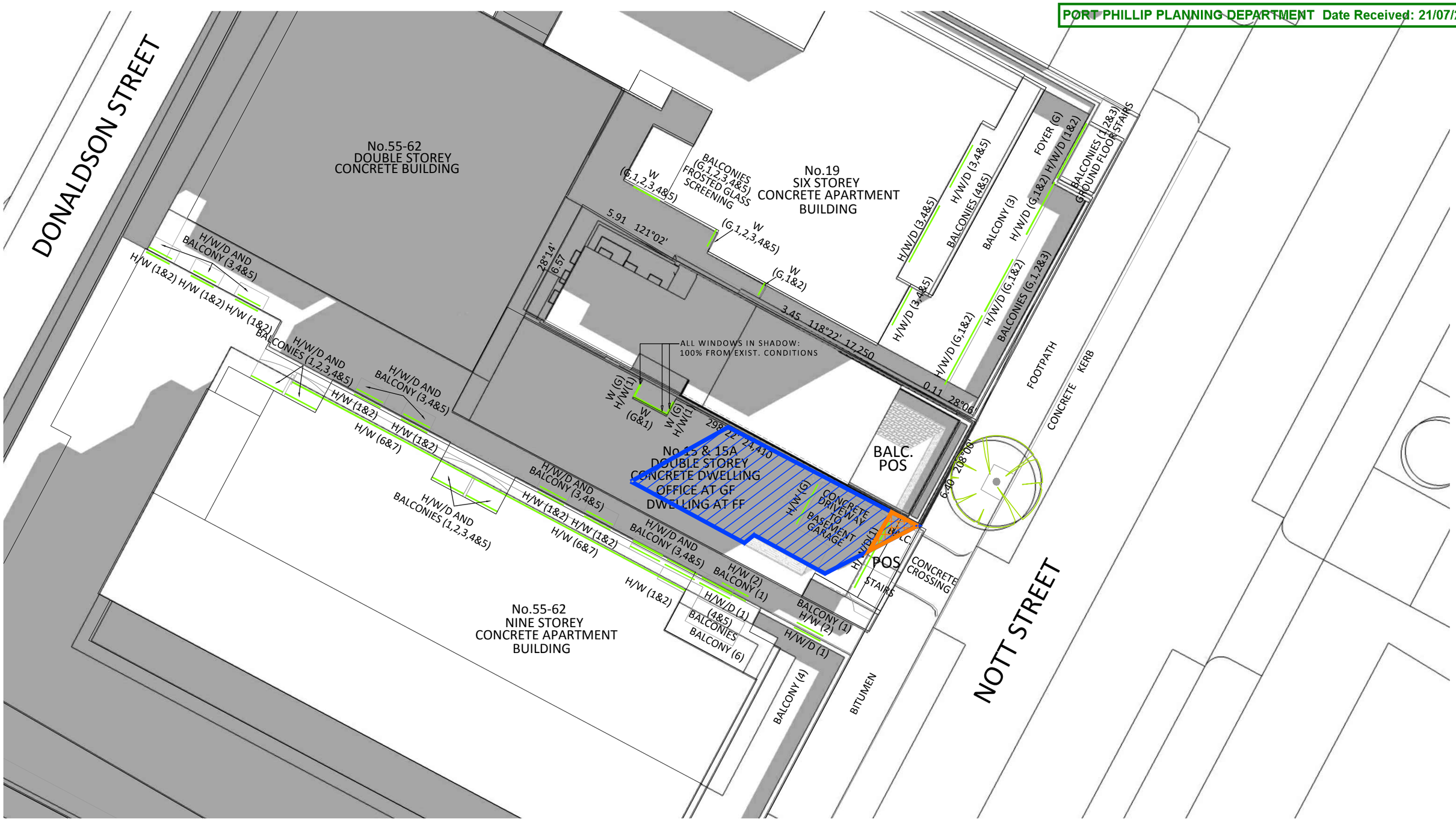
DRAWING TITLE:
TOWN PLANNING AMENDMENT
SECTION A-A
PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF **adapt**ARCHITECTURE

DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16)		
	ADDED. EXISTING FLOOR PLAN INTERNAL.		
	SURROUND SITE INFO PER LEVEL. SDA INFO &		
	ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST		
	CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE: 19.07.2017
DRAWING REF. SK8_S57A
DESIGNED: NC
DRAWING No. TP-14 OF TP-19
SCALE: 1:100 @ A3
JOB REF. 1604NOTT
DRAWN: NC
REVISION: C

PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017



9am, 22nd September

9:00 AM SHADOW ANALYSIS OF NEIGHBOURING PRIVATE OPEN SPACE (P.O.S.)		
No.15a NOTT STREET, PORT MELBOURNE		
TOTAL P.O.S.:	15.0m²	
Amount of Existing Shadow:	2.3m²	(15.3%)
Amount of Additional Shadow:	1.9m²	(12.6%)

KEY: EXISTING SHADOW CAST BY BUILDINGS, FENCES & OUTBUILDINGS

KEY: ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

KEY: ADDITIONAL SHADOW CAST TO P.O.S. BY PROPOSED BUILDING

adapt ARCHITECTURE pty ltd
P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au
a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT: HIRIA & SIMON ZEQAJ

PROJECT TITLE: PROPOSED MIXED-USE DEVELOPMENT
AT: 17 NOTT STREET PORT MELBOURNE

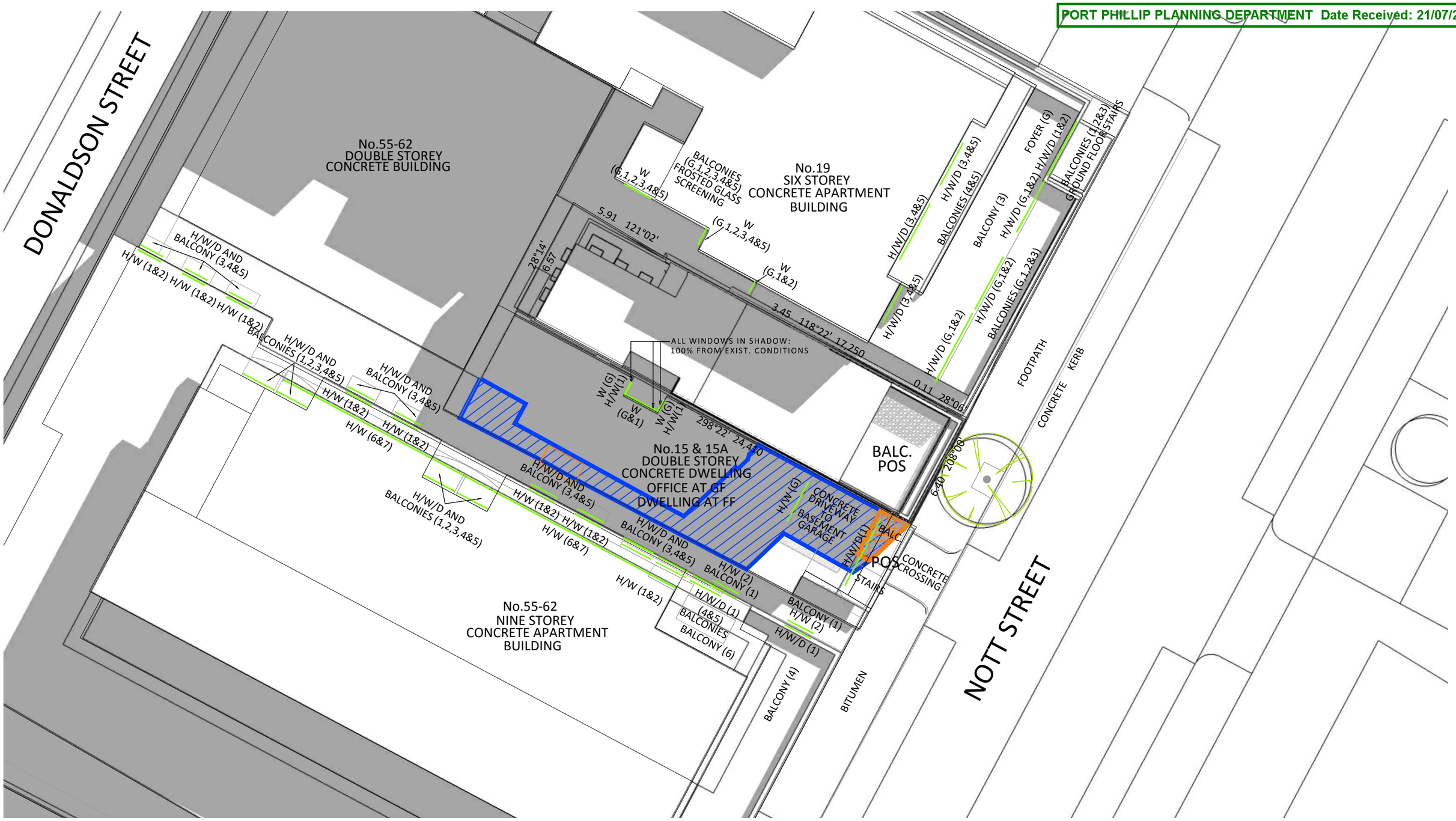
DRAWING TITLE: TOWN PLANNING
9am SHADOW ANALYSIS
PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF **adapt**ARCHITECTURE

DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16) ADDED. EXISTING FLOOR PLAN INTERNAL. SURROUND SITE INFO PER LEVEL. SDA INFO & ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE:	DRAWING REF.	DESIGNED:	DRAWING No.
19.07.2017	SK8_S57A	NC	TP-15 OF TP-19
SCALE: 1:200 @ A3	JOB REF. 1604NOTT	DRAWN: NC	REVISION: C

PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017



10am, 22nd September

10:00 AM SHADOW ANALYSIS OF NEIGHBOURING PRIVATE OPEN SPACE (P.O.S.)		
No.15a NOTT STREET, PORT MELBOURNE		
TOTAL P.O.S.:	15.0m²	
Amount of Existing Shadow:	6.1m²	(40.6%)
Amount of Additional Shadow:	3.3m²	(22.0%)

KEY:
EXISTING SHADOW CAST BY BUILDINGS, FENCES & OUTBUILDINGS

KEY:
ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

KEY:
ADDITIONAL SHADOW CAST TO P.O.S. BY PROPOSED BUILDING

adapt ARCHITECTURE pty ltd
P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au
a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT:
HIRIA & SIMON ZEQAJ

PROJECT TITLE:
PROPOSED MIXED-USE DEVELOPMENT
AT:
17 NOTT STREET
PORT MELBOURNE

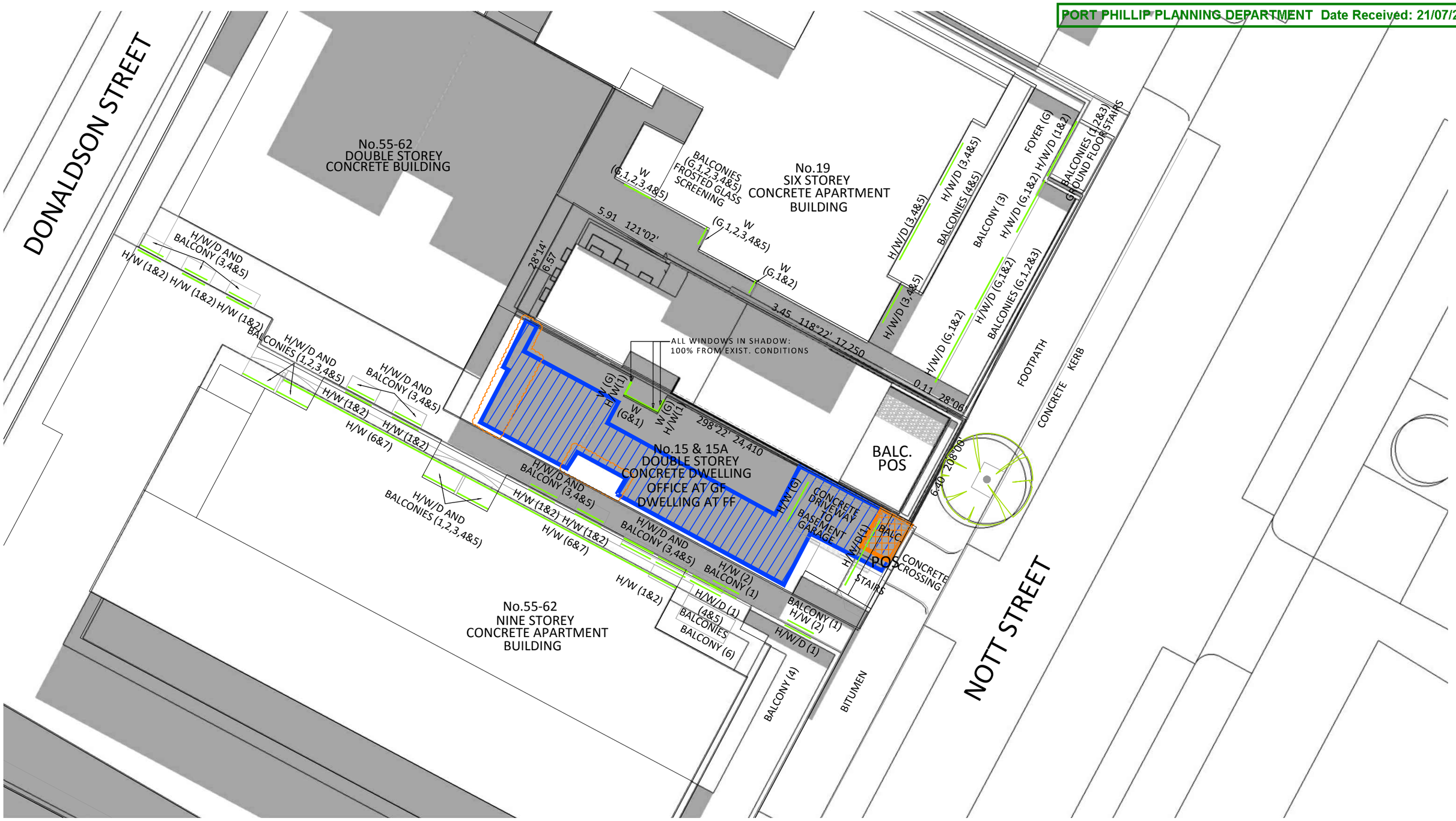
DRAWING TITLE:
TOWN PLANNING
10am SHADOW ANALYSIS
PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF **adapt**ARCHITECTURE

DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16) ADDED. EXISTING FLOOR PLAN INTERNAL. SURROUND SITE INFO PER LEVEL. SDA INFO & ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE: 19.07.2017
DRAWING REF.: SK8_S57A
DESIGNED: NC
DRAWING No.: TP-15a (OF TP-19)
SCALE: 1:200 @ A3
JOB REF.: 1604NOTT
DRAWN: NC
REVISION: C

PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017



11am, 22nd September

11:00 AM SHADOW ANALYSIS OF NEIGHBOURING PRIVATE OPEN SPACE (P.O.S.)		
No.15a NOTT STREET, PORT MELBOURNE		
TOTAL P.O.S.:	15.0m²	
Amount of Existing Shadow:	10.7m²	(71.3%)
Amount of Additional Shadow:	3.9m²	(26.0%)

KEY: EXISTING SHADOW CAST BY BUILDINGS, FENCES & OUTBUILDINGS

KEY: ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

KEY: ADDITIONAL SHADOW CAST TO P.O.S. BY PROPOSED BUILDING

adapt ARCHITECTURE pty ltd
P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au
a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT: HIRIA & SIMON ZEQAJ

PROJECT TITLE: PROPOSED MIXED-USE DEVELOPMENT
AT: 17 NOTT STREET PORT MELBOURNE

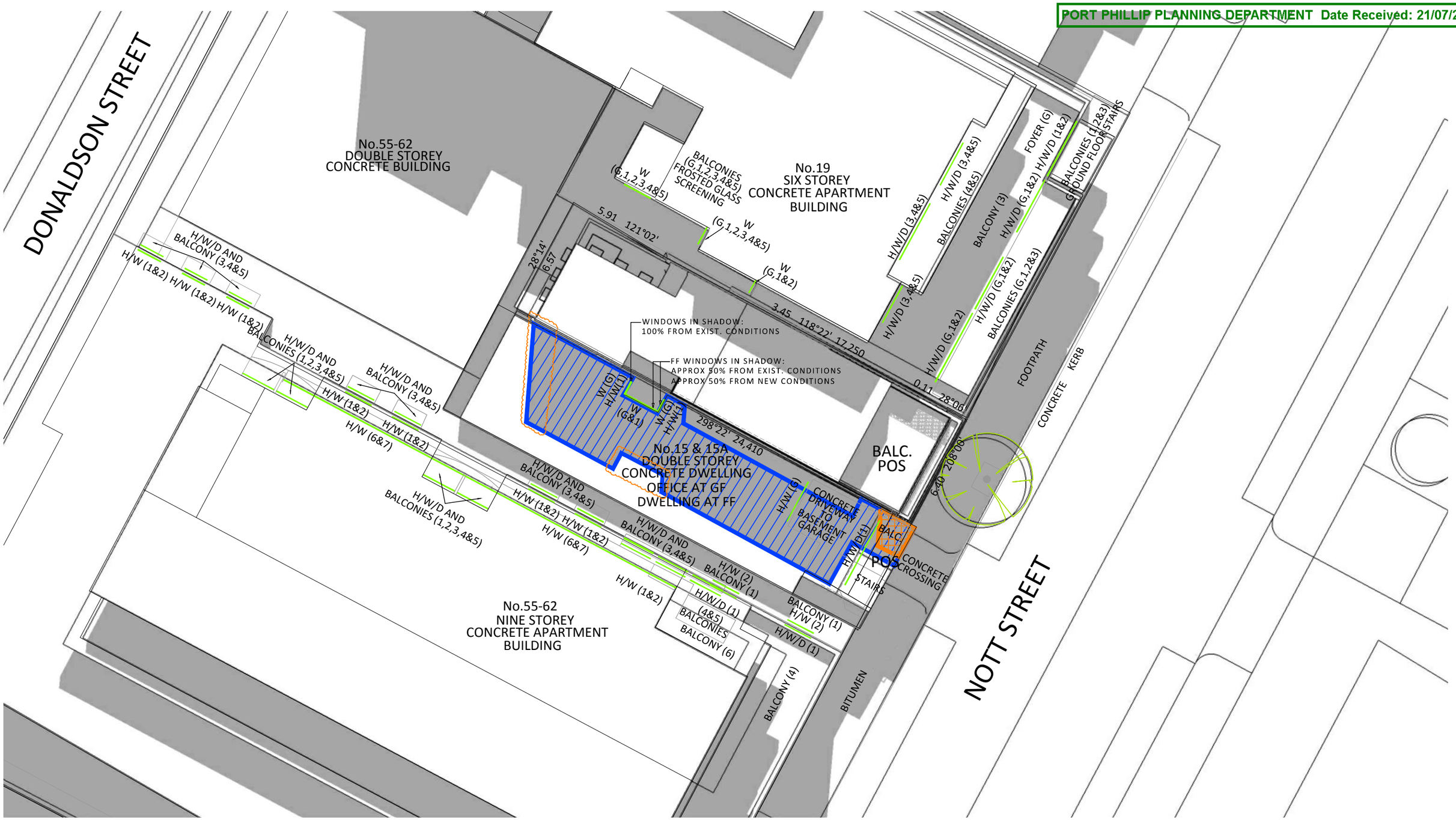
DRAWING TITLE: TOWN PLANNING
11am SHADOW ANALYSIS
PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF **adapt**ARCHITECTURE

DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16) ADDED. EXISTING FLOOR PLAN INTERNAL. SURROUND SITE INFO PER LEVEL. SDA INFO & ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE: 19.07.2017
DRAWING REF.: SK8_S57A
DESIGNED: NC
DRAWING No.: TP-16 OF TP-19
SCALE: 1:200 @ A3
JOB REF.: 1604NOTT
DRAWN: NC
REVISION: C

PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017



12noon, 22nd September

12:00 NOON SHADOW ANALYSIS OF NEIGHBOURING PRIVATE OPEN SPACE (P.O.S.)		
No.15a NOTT STREET, PORT MELBOURNE		
TOTAL P.O.S.:	15.0m²	
Amount of Existing Shadow:	12.0m²	(80.0%)
Amount of Additional Shadow:	3.0m²	(20.0%)

KEY: EXISTING SHADOW CAST BY BUILDINGS, FENCES & OUTBUILDINGS

KEY: ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

KEY: ADDITIONAL SHADOW CAST TO P.O.S. BY PROPOSED BUILDING

adapt ARCHITECTURE pty ltd
P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au
a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT: HIRIA & SIMON ZEQAJ

PROJECT TITLE: PROPOSED MIXED-USE DEVELOPMENT
AT: 17 NOTT STREET PORT MELBOURNE

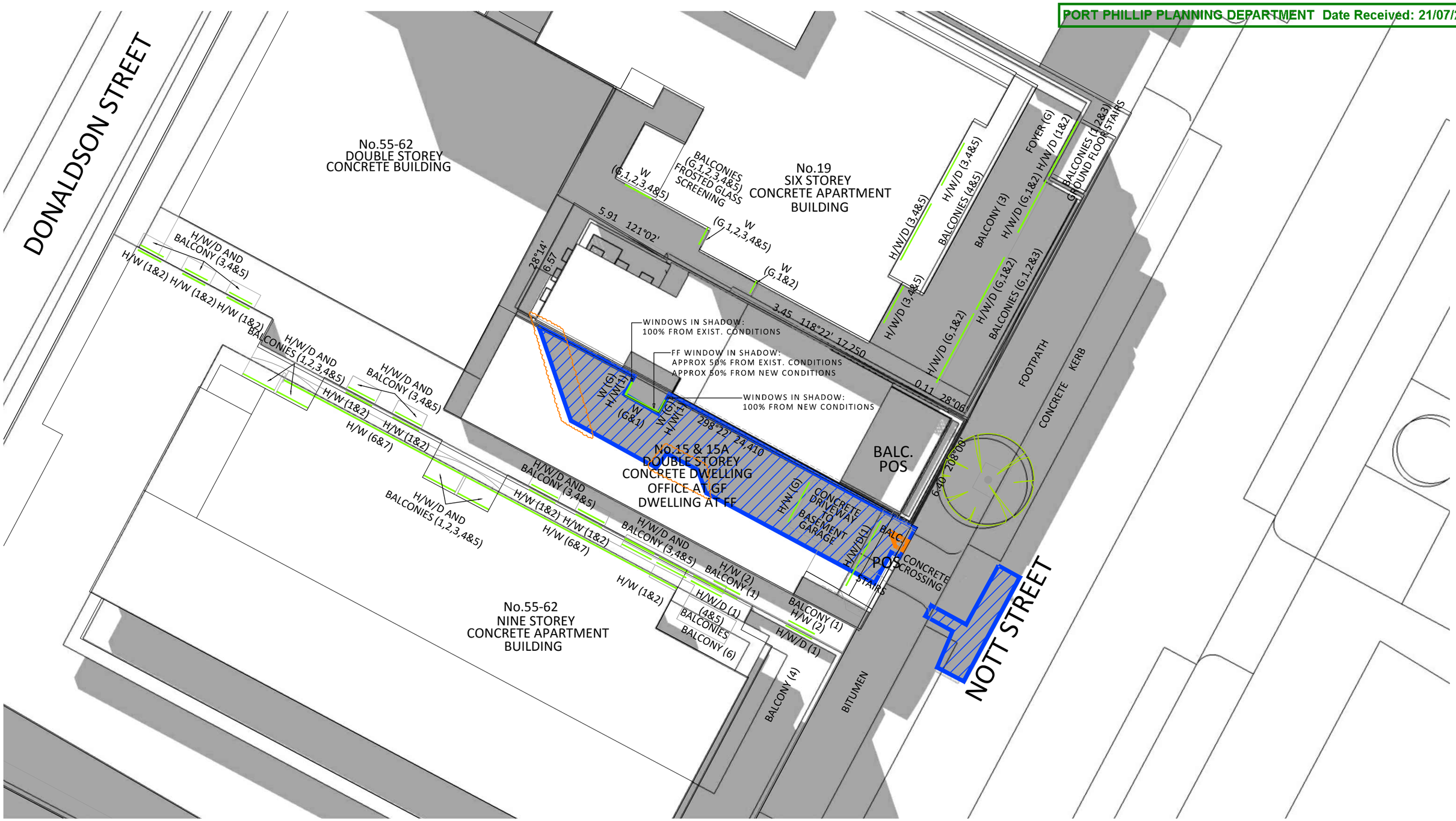
DRAWING TITLE: TOWN PLANNING
12noon SHADOW ANALYSIS
PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF **adapt**ARCHITECTURE

DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16) ADDED. EXISTING FLOOR PLAN INTERNAL SURROUND SITE INFO PER LEVEL. SDA INFO & ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE:	DRAWING REF.	DESIGNED:	DRAWING No.
19.07.2017	SK8_S57A	NC	TP-16a OF TP-19
SCALE: 1:200 @ A3	JOB REF. 1604NOTT	DRAWN: NC	REVISION: C

PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017



1pm, 22nd September

01:00 PM SHADOW ANALYSIS OF NEIGHBOURING PRIVATE OPEN SPACE (P.O.S.)		
No.15a NOTT STREET, PORT MELBOURNE		
TOTAL P.O.S.:	15.0m²	
Amount of Existing Shadow:	14.5m²	(96.6%)
Amount of Additional Shadow:	0.5m²	(3.4%)

KEY: EXISTING SHADOW CAST BY BUILDINGS, FENCES & OUTBUILDINGS

KEY: ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

KEY: ADDITIONAL SHADOW CAST TO P.O.S. BY PROPOSED BUILDING

adapt ARCHITECTURE pty ltd
P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au
a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT: HIRIA & SIMON ZEQAJ

PROJECT TITLE: PROPOSED MIXED-USE DEVELOPMENT
AT: 17 NOTT STREET PORT MELBOURNE

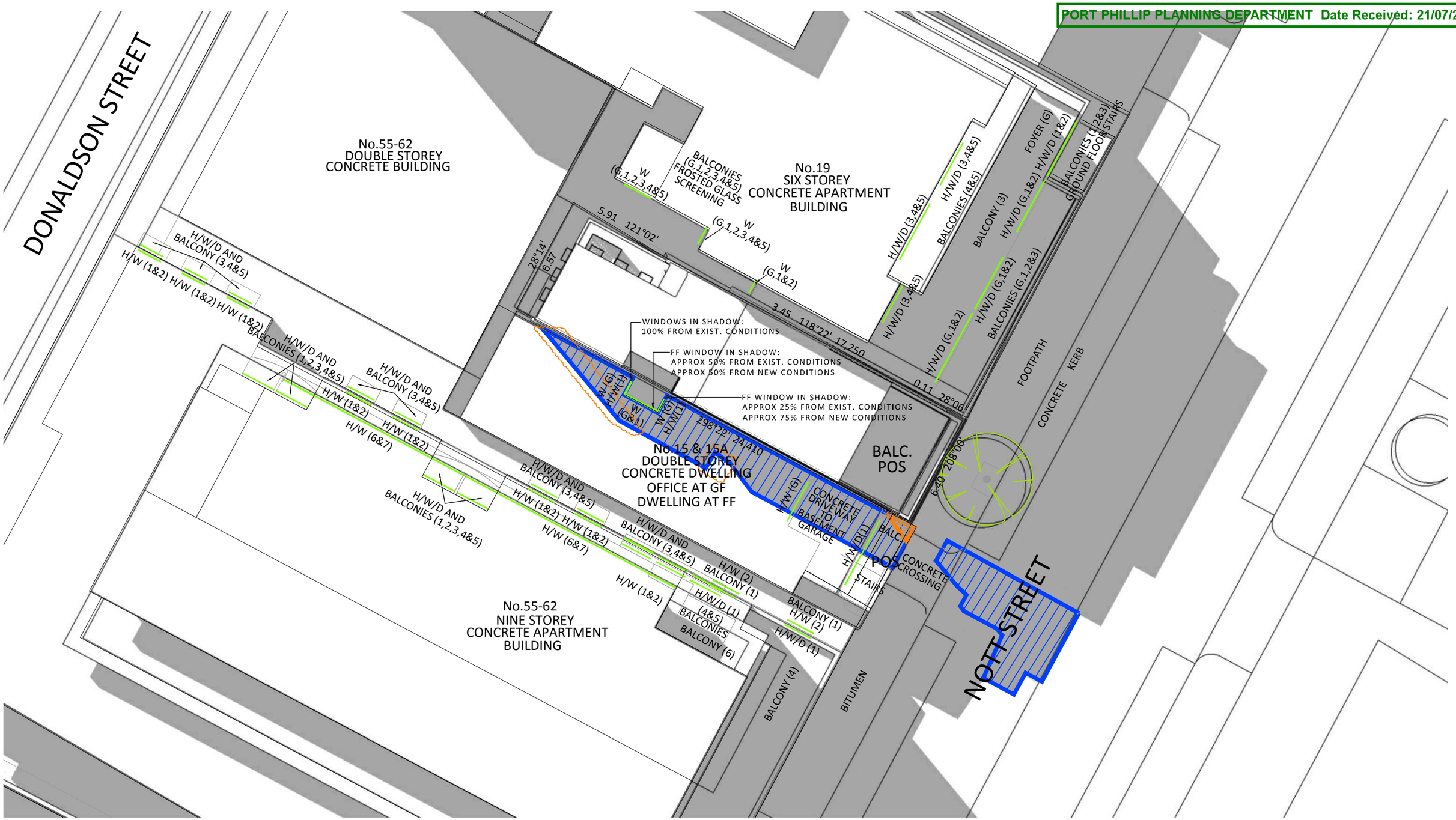
DRAWING TITLE: TOWN PLANNING
1pm SHADOW ANALYSIS
PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF **adapt**ARCHITECTURE

DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16) ADDED. EXISTING FLOOR PLAN INTERNAL SURROUND SITE INFO PER LEVEL. SDA INFO & ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE: 19.07.2017
DRAWING REF.: SK8_S57A
DESIGNED: NC
DRAWING No.: TP-17 OF TP-19
SCALE: 1:200 @ A3
JOB REF.: 1604NOTT
DRAWN: NC
REVISION: C

PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017



2pm, 22nd September

02:00 PM SHADOW ANALYSIS OF NEIGHBOURING PRIVATE OPEN SPACE (P.O.S.)		
No.15a NOTT STREET, PORT MELBOURNE		
TOTAL P.O.S.:	15.0m²	
Amount of Existing Shadow:	14.3m²	(95.3%)
Amount of Additional Shadow:	0.7m²	(4.7%)

KEY:
EXISTING SHADOW CAST BY BUILDINGS, FENCES & OUTBUILDINGS

KEY:
ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

KEY:
ADDITIONAL SHADOW CAST TO P.O.S. BY PROPOSED BUILDING

adapt ARCHITECTURE pty ltd
P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au
a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT: HIRIA & SIMON ZEQAJ

PROJECT TITLE: PROPOSED MIXED-USE DEVELOPMENT
AT: 17 NOTT STREET PORT MELBOURNE

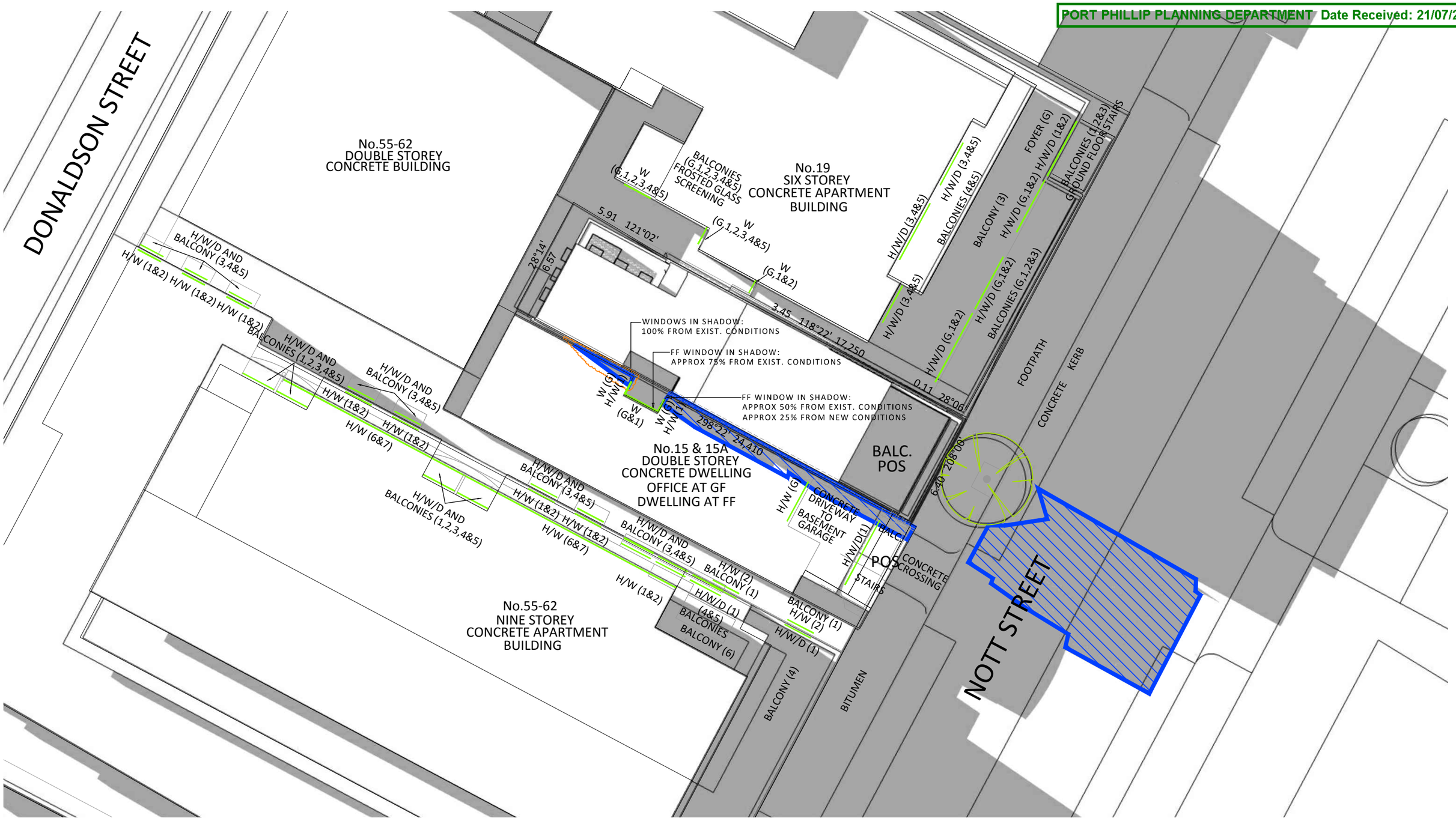
DRAWING TITLE: TOWN PLANNING
2pm SHADOW ANALYSIS
PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF **adapt**ARCHITECTURE

DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16) ADDED. EXISTING FLOOR PLAN INTERNAL SURROUND SITE INFO PER LEVEL. SDA INFO & ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE:	DRAWING REF.	DESIGNED:	DRAWING No.
19.07.2017	SK8_S57A	NC	TP-17a OF TP-19
SCALE: 1:200 @ A3	JOB REF. 1604NOTT	DRAWN: NC	REVISION: C

PORT PHILLIP PLANNING DEPARTMENT Date Received: 21/07/2017



3pm, 22nd September

03:00 PM SHADOW ANALYSIS OF NEIGHBOURING PRIVATE OPEN SPACE (P.O.S.)		
No.15a NOTT STREET, PORT MELBOURNE		
TOTAL P.O.S.:	15.0m²	
Amount of Existing Shadow:	15.0m²	(100.0%)
Amount of Additional Shadow:	0.0m²	(0.0%)

KEY: EXISTING SHADOW CAST BY BUILDINGS, FENCES & OUTBUILDINGS

KEY: ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

KEY: ADDITIONAL SHADOW CAST TO P.O.S. BY PROPOSED BUILDING

adapt ARCHITECTURE pty ltd
P.O. BOX 716
NEWLANDS VIC 3058
m: 0419 625 370
e: info@adaptarchitecture.com.au
w: www.adaptarchitecture.com.au
a.r.b.v. No. 51409
a.c.n.: 164 575 633
a.b.n.: 98 164 575 633

CLIENT: HIRIA & SIMON ZEQAJ

PROJECT TITLE: PROPOSED MIXED-USE DEVELOPMENT
AT: 17 NOTT STREET PORT MELBOURNE

DRAWING TITLE: TOWN PLANNING
3pm SHADOW ANALYSIS
PROPOSED CONDITIONS

THIS DRAWING AT ALL TIMES REMAINS THE COPYRIGHT OF **adapt**ARCHITECTURE

DATE:	REVISION:	No.	BY:
23.11.16	PLANNING R.F.I. INFORMATION (7.11.16)		
	ADDED. EXISTING FLOOR PLAN INTERNAL.		
	SURROUND SITE INFO PER LEVEL. SDA INFO &		
	ADDITIONAL SHADOWS	A	NC
19.05.17	AMENDED UPPER LEVELS NORTHEAST		
	CORNER	B	NC
19.07.17	SECTION 57A TOWN PLANNING AMENDMENT	C	NC

ISSUE DATE: 19.07.2017
DRAWING REF.: SK8_S57A
DESIGNED: NC
DRAWING No.: TP-18 OF TP-19
SCALE: 1:200 @ A3
JOB REF.: 1604NOTT
DRAWN: NC
REVISION: C