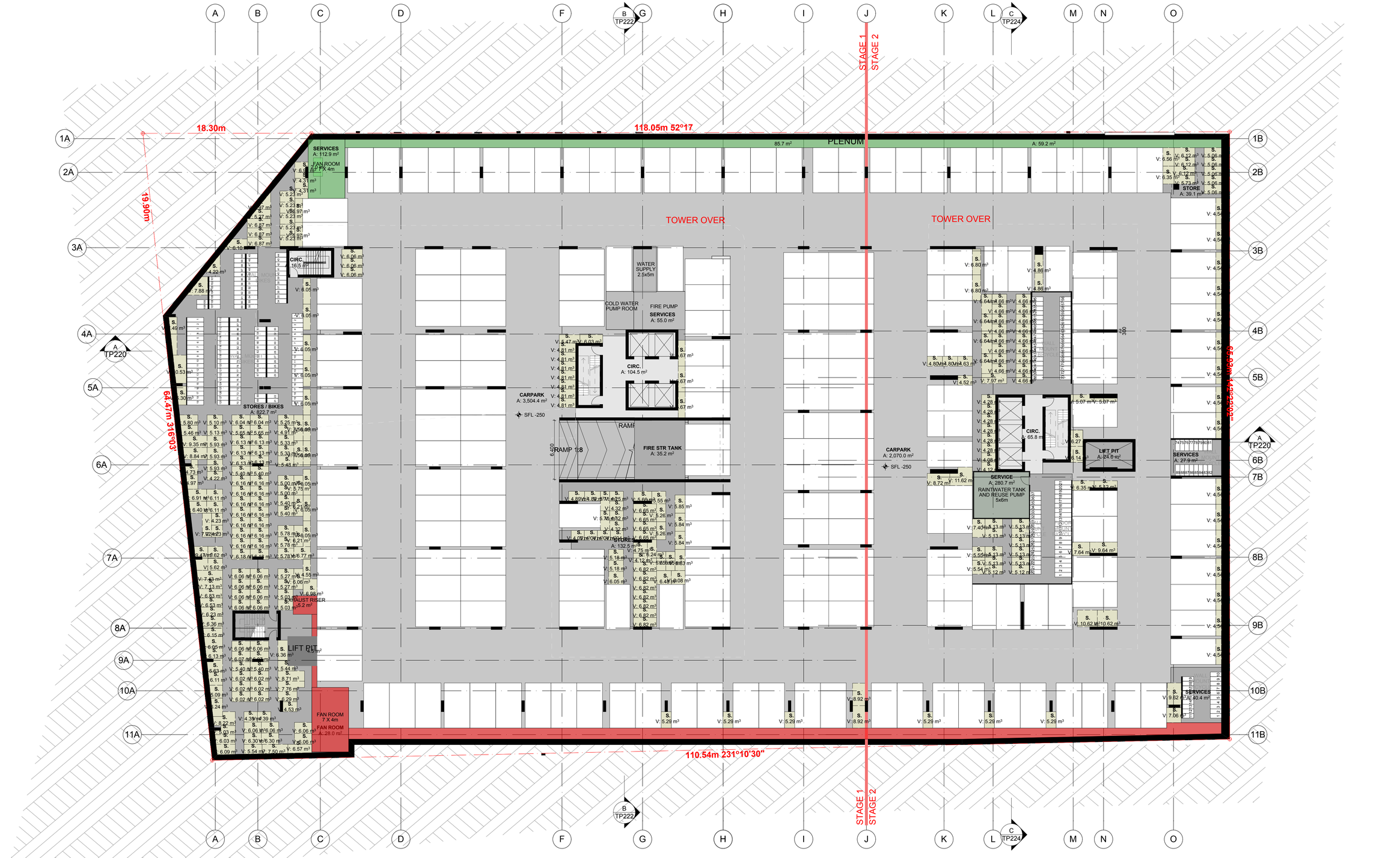

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
07.06.2017	TOWN PLANNING RFI's [1]	JH,GE,MC,SP	RS	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
STRUCTURAL ENGINEER	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
SERVICES ENGINEER	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
BUILDING SURVEYOR	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
FIRE ENGINEER	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
ESD	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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Instagram #plusarchitecture

arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT
253-273 NORMANBY RD, SOUTH MELBOURNE VIC 3205

DRAWING TITLE
BASEMENT PLAN

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SCALE	1:200 @A1
SCALE	1:400 @A3
DATE	2/03/2017
PLOT DATE	14/06/2017
DRAWN	JH,GE,MC,SP
CHECKED	RS
JOB NO.	12261
DRAWING NO.	TP099
REVISION	1

NORMANBY ROAD

WOODGATE STREET

BOUNDARY STREET

ARCHITECTURAL FEATURE

EXISTING CROSSOVER TO BE REMOVED

PROPOSED CROSSOVER

EXISTING CROSSOVER AND TREE TO BE REMOVED

STAGE 1

STAGE 2

18.30m

118.05m 52°17

19.96m

64.47m 315°03'

65.93m 142°22'02"

110.54m 231°10'30"

TOWER OVER

ART WALL

ENTRANCE CANOPY

41,420 ENTRANCE CANOPY

CANOPY

LANDSCAPING A: 11.7 m²

EASEMENT A: 290.7 m²

EASEMENT

RETAIL A: 596.6 m² SFL +2,400

RETAIL A: 243.6 m² SFL +2,400

FOYER A: 44.9 m² SFL +3 000

FOYER A: 120.3 m² SFL +2,400

FOYER A: 128.6 m² SFL +2,400

RETAIL A: 63.6 m² SFL +2,400

RETAIL A: 78.2 m² SFL +2,400

RETAIL A: 91.2 m² SFL +2,400

RETAIL A: 75.1 m² SFL +2,400

RETAIL A: 229.4 m² SFL +2,400

FOYER A: 278.0 m² SFL +3,000

LOUNGE A: 191.5 m² SFL +3 000

LOUNGE A: 336.1 m² SFL +3,000

FOYER A: 219.2 m² SFL +3 000

MAIL A: 23.4 m² SFL +3,000

MEETING 01 21.9 m²

MEETING 02 20.1 m²

MEETING 03 21.1 m²

MEETING 04 17.7 m²

MEETING 05 52.1 m²

HOTEL LOBBY A: 126.9 m² SFL +3 000

HOTEL BOH A: 191.7 m²

HOTEL CAFE A: 183.4 m² SFL +3,000

CIRC A: 20.0 m²

CIRC A: 48.5 m² SFL +3,000

BOH A: 15.3 m²

BOH A: 54.3 m²

COMMS ROOM 3x2.6m

HARD WASTE 4.2 m²

RETAIL A: 254.8 m² SFL +2,400

RETAIL A: 299.4 m² SFL +2,400

BOOSTER A: 5.8 m²

GAS MT ROOM A: 19.2 m²

BOH A: 170.8 m² SFL +2,400

SERVICES A: 170.4 m²

HARD WASTE 4.9 m²

FIRE CTRL A: 12.5 m²

KITCHEN 19.6 m²

RAMP 1:5

RAMP 1:8

RAMP 1:10

RAMP 1:12

CARPARK A: 1,097.0 m²

CARPARK A: 278.7 m² SFL +2,400

LOADING 3.6 x 7.6m (4.4m CLEAR FLOOR TO SLAB U/S) TBC BY TRAFFIC ENG.

MOTORBIKE PARKING

MOTORBIKES

CIRC A: 33.4 m²

MAIL

EXHAUST RISER 4.5 m²

HARD WASTE 2.6 m²

BIN A: 50.7 m²

PLANTER A: 9.5 m²

FOYER A: 98.9 m² SFL +3,000

ENTRANCE A: 9.0 m²

PLANTERS A: 5.4 m²

LIFT SETBACK

RETAIL A: 125.2 m² SFL +2,400

ENTRANCE A: 8.4 m²

PLANTER A: 20.4 m²

SERVICES A: 191.3 m² SFL +3,000

SUBSTATION 10x13m

MAIN SWITCH 6x9m

COMMS ROOM 3x4m

NBN FTTN SFL +3,000 3x2.4m

BOH

TH 01 A: 61.0 m² SFL +3,000

TH 02 A: 59.6 m²

TH 03 A: 59.6 m²

04 TH A: 59.6 m²

05 TH A: 55.8 m²

06 TH A: 55.9 m² SFL +3,000

07 TH A: 59.6 m²

08 TH A: 59.7 m²

09 TH A: 59.7 m²

10 TH A: 59.7 m²

B A: 16.9 m²

B A: 15.6 m²

B A: 14.7 m²

B A: 13.7 m²

B A: 16.5 m²

B A: 15.4 m²

B A: 10.7 m²

B A: 9.7 m²

B A: 9.8 m²

B A: 11.6 m²

RAMP 1:20

RAMP 1:14

PEDESTRIAN FOOTPATH

VEHICLE DROP-OFF

DRIVEWAY A: 417.0 m²

ROOF CANOPY ABOVE

PROPOSED PODIUM OUTLINE

PROPOSED TOWER OUTLINE

RAMP 1:20 PROPOSED HIGH WALL LANEWAY

6,000 LANEWAY

3,000 PROPOSED NEIGHBOURING LANEWAY

FURTHER RESOLUTION REQUIRED WITH THE NEIGHBOUR TO RESOLVE THE GROUND GRADE.

249-251 NORMANBY RD
40 STOREY MULTI-RESI
PROPOSED

PROPOSED TREE

EXISTING 'NO STOPPING' SIGN

EXISTING STREET SIGN

EXISTING TREE TO BE REMOVED

PARK

WOODGATE STREET RESERVE

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
07.06.2017	TOWN PLANNING RFI's [1]	JH,GE,MC,SP	RS	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
STRUCTURAL ENGINEER	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
SERVICES ENGINEER	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
BUILDING SURVEYOR	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
FIRE ENGINEER	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
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PROJECT	253-273 NORMANBY RD, SOUTH MELBOURNE VIC 3205
DRAWING TITLE	GROUND FLOOR PLAN
SCALE	1:200 @A1
SCALE	1:400 @A3
DATE	2/03/2017
PLOT DATE	14/06/2017
DRAWN	JH,GE,MC,SP
CHECKED	RS
JOB NO.	12261
DRAWING NO.	TP100
REVISION	1

NORMANBY ROAD

WOODGATE STREET

BOUNDARY STREET

PARK

WOODGATE STREET RESERVE

STAGE 1

STAGE 2

ENTRANCE CANOPY

CANOPY

TOWER OVER

18.30m

19.90m

64.47m 315°03'

118.05m 52°17

110.54m 231°10'30"

65.93m 142°22'02"

249-251 NORMANBY RD
40 STOREY MULTI-RESI
PROPOSED

PROPOSED TREE

PROPOSED TREE

ENTRANCE CANOPY

INTAKE 8.1 m²

FAN ROOM

VOID TO FOYER

VOID TO LOBBY

VOID TO CAFE

POROUS PODIUM VENTILATION

SUBSTATION BELOW

CARPARK BELOW

SERVICES A: 46.4 m²

SUPPLY RISER 3.0 m²

CIRC. A: 107.6 m²

CIRC. A: 19.5 m²

CIRC. A: 16.3 m²

CARPARK 2,731.3 m²

CARPARK A: 802.8 m²

RAMP 1:5

RAMP 1:8

RAMP 1:8

STORES A: 32.8 m²

STORES A: 29.7 m²

STORES A: 78.5 m²

SFL +7,000

SFL +7,600

PROPOSED PODIUM OUTLINE

PROPOSED TOWER OUTLINE

DATE	REVISION	BY	CHK	NO.
07.06.2017	TOWN PLANNING RFI's [1]	JH,GE,MC,SP	RS	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
STRUCTURAL ENGINEER	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
SERVICES ENGINEER	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
BUILDING SURVEYOR	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
FIRE ENGINEER	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
ESD	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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PROJECT
253-273 NORMANBY RD, SOUTH MELBOURNE VIC 3205

DRAWING TITLE
MEZZANINE PLAN

SCALE 1:200 @A1	SCALE 1:400 @A3
DATE 2/03/2017	PLOT DATE 14/06/2017
DRAWN JH,GE,MC,SP	CHECKED RS
JOB NO. 12261	DRAWING NO. TP101
	REVISION 1

TOWN PLANNING

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
07.06.2017	TOWN PLANNING RFI's [1]	JH,GE,MC,SP	RS	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
STRUCTURAL ENGINEER	☐	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
SERVICES ENGINEER	☐	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
BUILDING SURVEYOR	☐	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
FIRE ENGINEER	☐	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
ESD	☐	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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PROJECT
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DRAWING TITLE
LEVEL 01

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SCALE	SCALE
1:200 @A1	1:400 @A3
DATE 2/03/2017	PLOT DATE 14/06/2017
DRAWN JH,GE,MC,SP	CHECKED RS
JOB NO. 12261	DRAWING NO. TP102
REVISION 1	

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
07.06.2017	TOWN PLANNING RFI's [1]	JH,GE,MC,SP	RS	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
STRUCTURAL ENGINEER	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
SERVICES ENGINEER	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
BUILDING SURVEYOR	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
FIRE ENGINEER	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
ESD	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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PROJECT	253-273 NORMANBY RD, SOUTH MELBOURNE VIC 3205
DRAWING TITLE	LEVEL 02
SCALE	1:200 @A1
SCALE	1:400 @A3
DATE	2/03/2017
PLOT DATE	14/06/2017
DRAWN	JH,GE,MC,SP
CHECKED	RS
JOB NO.	12261
DRAWING NO.	TP103
REVISION	1

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DATE	REVISION	BY	CHK	NO.
07.06.2017	TOWN PLANNING RFI's [1]	JH,GE,MC,SP	RS	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
STRUCTURAL ENGINEER	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
SERVICES ENGINEER	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
BUILDING SURVEYOR	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
FIRE ENGINEER	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
ESD	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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PROJECT
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DRAWING TITLE
LEVEL 03

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SCALE 1:200 @A1	SCALE 1:400 @A3
DATE 2/03/2017	PLOT DATE 14/06/2017
DRAWN JH,GE,MC,SP	CHECKED RS
JOB NO. 12261	DRAWING NO. TP104
	REVISION 1

TOWN PLANNING

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
07.06.2017	TOWN PLANNING RFI's [1]	JH,GE,MC,SP	RS	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
STRUCTURAL ENGINEER	☐	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
SERVICES ENGINEER	☐	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
BUILDING SURVEYOR	☐	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
FIRE ENGINEER	☐	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
ESD	☐	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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PROJECT
253-273 NORMANBY RD, SOUTH MELBOURNE VIC 3205

DRAWING TITLE
LEVEL 04

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SCALE	SCALE
1:200 @A1	1:400 @A3
DATE 2/03/2017	PLOT DATE 14/06/2017
DRAWN JH,GE,MC,SP	CHECKED RS
JOB NO. 12261	DRAWING NO. TP105
	REVISION 1

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
07.06.2017	TOWN PLANNING RFI's [1]	JH,GE,MC,SP	RS	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
STRUCTURAL ENGINEER	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE	
SERVICES ENGINEER	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE	
BUILDING SURVEYOR	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE	
FIRE ENGINEER	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE	
ESD	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE	

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PROJECT	253-273 NORMANBY RD, SOUTH MELBOURNE VIC 3205
DRAWING TITLE	LEVEL 05 PODIUM DECK
SCALE	1:200 @A1
SCALE	1:400 @A3
DATE	2/03/2017
PLOT DATE	14/06/2017
DRAWN	JH,GE,MC,SP
CHECKED	RS
JOB NO.	12261
DRAWING NO.	TP106
REVISION	1

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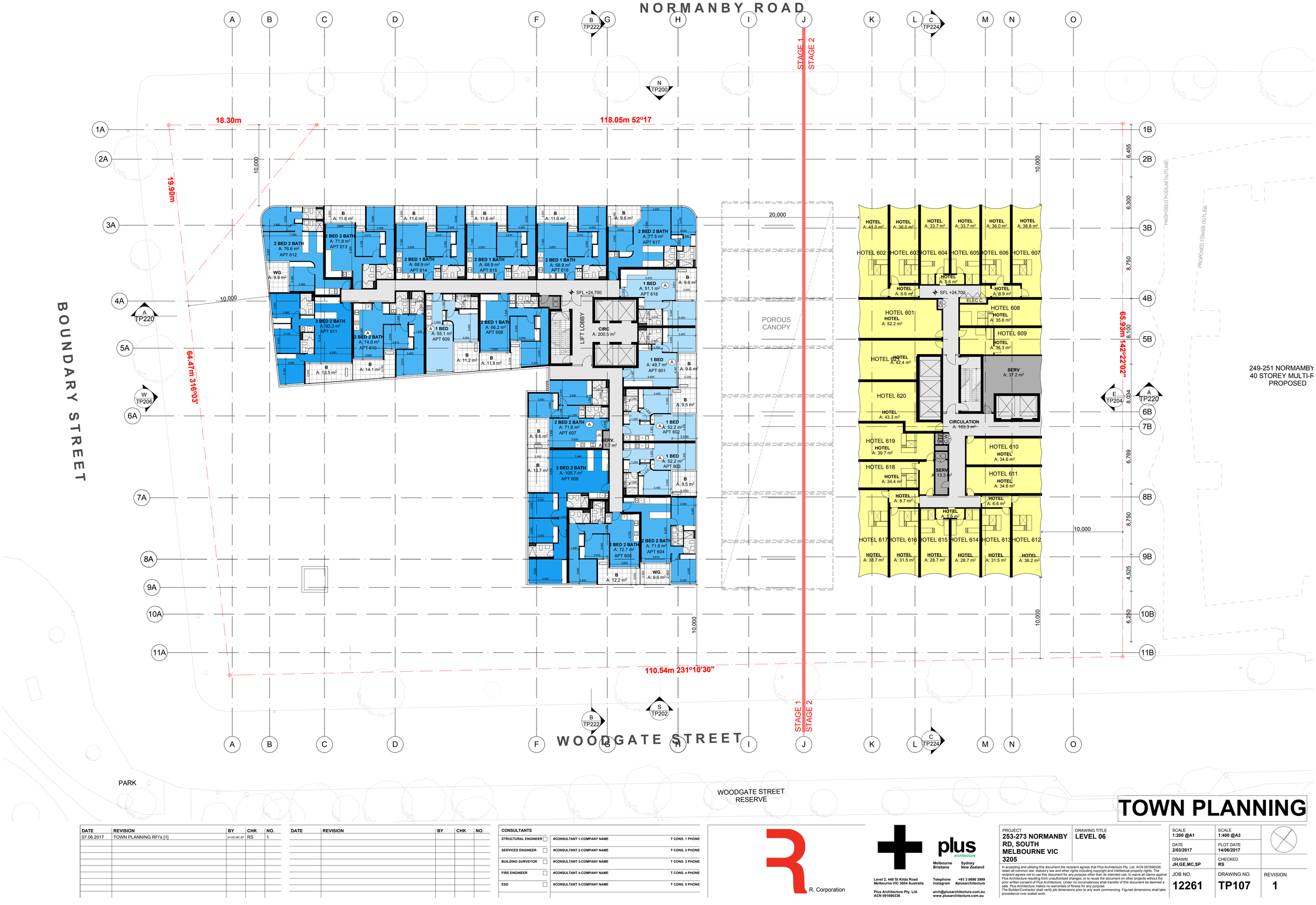

DATE	REVISION	BY	CHK	NO.
07.06.2017	TOWN PLANNING RFI's [1]	JH,GE,MC,SP	RS	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
STRUCTURAL ENGINEER	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE	
SERVICES ENGINEER	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE	
BUILDING SURVEYOR	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE	
FIRE ENGINEER	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE	
ESD	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE	

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TOWN PLANNING

PROJECT
253-273 NORMANBY RD, SOUTH MELBOURNE VIC 3205

DRAWING TITLE
LEVEL 06

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SCALE	SCALE
1:200 @A1	1:400 @A3
DATE	PLOT DATE
2/03/2017	14/06/2017
DRAWN	CHECKED
JH,GE,MC,SP	RS
JOB NO.	DRAWING NO.
12261	TP107
REVISION	
1	

NORMANBY ROAD

BOUNDARY STREET

WOODGATE STREET

STAGE 1
STAGE 2

18.30m
118.05m 52°17
19.90m
64.47m 316°03'
65.93m 142°22'02"
110.54m 231°10'30"

PROPOSED TOWER OUTLINE
PROPOSED PODIUM OUTLINE

249-251 NORMANBY
40 STOREY MULTI-F
PROPOSED

PARK

WOODGATE STREET
RESERVE

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
07.06.2017	TOWN PLANNING RFI's [1]	JH,GE,MC,SP	RS	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
STRUCTURAL ENGINEER	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
SERVICES ENGINEER	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
BUILDING SURVEYOR	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
FIRE ENGINEER	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
ESD	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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PROJECT
253-273 NORMANBY RD, SOUTH MELBOURNE VIC 3205

DRAWING TITLE
LEVEL 11

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SCALE	1:200 @A1
SCALE	1:400 @A3
DATE	2/03/2017
PLOT DATE	14/06/2017
DRAWN	JH,GE,MC,SP
CHECKED	RS
JOB NO.	12261
DRAWING NO.	TP112
REVISION	1

NORMANBY ROAD

BOUNDARY STREET

WOODGATE STREET

STAGE 1
STAGE 2

18.30m
118.05m 52°17
19.90m
64.47m 316°03'
110.54m 231°10'30"
65.93m 142°22'02"
20,000
10,000
6,455
6,300
8,750
8,100
6,769
4,525
6,250
8,034

PROPOSED TOWER OUTLINE
PROPOSED PODIUM OUTLINE

249-251 NORMANBY
40 STOREY MULTI-F
PROPOSED

PARK

WOODGATE STREET
RESERVE

TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
07.06.2017	TOWN PLANNING RFI's [1]	JH,GE,MC,SP	RS	1

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
STRUCTURAL ENGINEER	#CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
SERVICES ENGINEER	#CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
BUILDING SURVEYOR	#CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
FIRE ENGINEER	#CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
ESD	#CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

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The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.

PROJECT	253-273 NORMANBY RD, SOUTH MELBOURNE VIC 3205
DRAWING TITLE	LEVEL 14
SCALE	1:200 @A1
SCALE	1:400 @A3
DATE	2/03/2017
PLOT DATE	14/06/2017
DRAWN	JH,GE,MC,SP
CHECKED	RS
JOB NO.	12261
DRAWING NO.	TP115
REVISION	1