PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/202 PORT PHILLIP PLANNING SCHEME

SECONDARY CONSENT APPROVAL under Condition No. 2 in Planning Permit No: 1140/2015/B (PDPS/00044/2023) Note: This approval relates to ther indicated/highlighted area(s) only

Date: 5/06/2023 Sheet: 1 of 26

157-161 EASTERN ROAD, SOUTH MELBOURNE SECONDARY CONSENT SUBMISSION JUNE 2023

PROJECT TEAM

CLIENT

FORTENUM PTY LTD

157-159 EASTERN ROAD

T: 9699 9080

ARCHITECT

KAVELLARIS URBAN DESIGN

1,76-78 Balmain Street Cremorne Vic 3121

T 03 9429 4733

TRAFFIC

TRAFFIX GROUP PTY LTD

Suite 8, 431 Burke Road, Glen Iris 3146

T (03) 9822 2888

WASTE MANAGEMENT

LEIGH DESIGN PTY LTD

PO Box115, Carnegie 3163

T (03) 8516 5393

ACOUSTIC ENGINEER

RENZO TONIN

2/7 MEADEN ST, SOUTHBANK VIC 3006

T (03) 9690 6005

SERVICES ENGINEERING

WRAP CONSULTING PTY LTD

195 Swan Street, Richmond VIC 3121

T (03) 9428 7987

ESD

EDEFICE

T (03) 9376 1498

DEVELOPMENT SUMMARY

| hase: ate: | Secondary Con Dec-22 | | | | | | | | | | | | | | | |
|---------------------|-------------------------|--------------|-----------|---------------|------------------------|-------------|------------------|-------------------------|-----------------|------------------|------------------------|----------------------|----------------------|------------------|------------------------|---------------|
| Level | Offce NLA | Carpark Area | GFA | No of o | arparks Residential | Bikes | Motorbikes | Number of storage | Residential NSA | Apartment No | Apartment Area (m2) | Balcony Area (m2) | Total Area (m2) | Types | No of Bed | |
| Lower B3 | | | | | 9 | 10 | | 9 | | | | | | | | Ī |
| B3 Total | | 792 | 842 | | 11 20 | 10 | 0 | 15 | | | | | | | | t |
| Lower B2 | | | | | 8 | 3 | | 8 | | | | | 1 | | | ī |
| B2 Total | | 785 | 842 | | 11 19 | 3 | 0 | 6 14 | | | | | | | | + |
| Lower B1 | | | | | 8 | 8 | | 9 | | | | | 1 | | | - T |
| Basement 1 Total | | 799 | 842 | | 10 18 | 4 | 0 | 9 | | | | | | | | ļ |
| | 222 | | | | | - | V | | | | | | | | | 1 7 |
| Ground | 233 | 239 | 783 | | 8 | 7 | | 2 | | | | | | | | 1 |
| | | | | | | | | | | 101 102 | 105 71 | 47 40 | 152 111 | B1.0 C1.0 | 2B2B LOFT 2B2.5B | } |
| Level 1 | | | | | | | | | | 103 104 | 70 140 | 46 37 | 116 177 | C1.1 B3.0 | LOFT 2B2.5B 2B2B+ST | 1 |
| Total | | | 587 | | | | | | 507 | 105 | 121 507 | 28 198 | 149 705 | B2.0 | 2B2B+ST | } |
| . 0131 | | | | | | | | | | 204 | | | | D4.4 | 2B2B | <u>.</u> T |
| 1 | | | | | | | | | | 201 102 | 106 55 | 11 | 117 55 | B1.1 C1.0 | LOFT 2B2.5B | 1 |
| Level 2 | | | | | | | | | | 103 202 | 55 140 | 19 | 55 159 | C1.1 B3.1 | LOFT 2B2.5B 2B2B+ST | ł |
| Total | | | 587 | | | | | | 478 | 203 | 122 478 | 28 58 | 150 536 | B2.1 | 2B2B+ST | 1 |
| | | | | | | | | | | 301 | 106 | 14 | 120 | B1.2 | 2B2B | - T |
| Lovel 3 | | | | | | | | | | 302 | 71 | 16 | 87 | C1.2 | LOFT 2B2.5B | 1 |
| Level 3 | | | | | | | | | | 303 304 | 71 139 | 16 22 | 87 161 | C1.3 B3.2 | LOFT 2B2.5B 2B2B+ST | |
| Total | | | 587 | | | | | | 510 | 305 | 123 510 | 28 96 | 151 606 | B2.2 | 2B2B+ST | 1 |
| | | | | | | | | | | 401 | 178 | 24 | 202 | D1.0 | 3B3B+ST | - T |
| Level 4 | | | | | | | | | | 302 | 55 55 | 2.4 | 55 | C1.2 C1.3 | LOFT 2B2.5B | |
| Level 4 | | | | | | | | | | 303 402 | 187 | 33 | 55 220 | D10.0 | LOFT 2B2.5B 3B2B+ST | |
| Total | | | 587 | | | | | | 475 | N/A | 475 | 57 | 532 | | | ł |
| | | | | | | | | | | 501 | 106 | 14 | 120 | B1.2 | 2B2B | ī |
| Level 5 | | | | | | | | | | 502 | 94 | 25 | 119 | B4.0 | 2B2B | |
| | | | | | | | | | | 503 504 | 187 122 | 28 28 | 215 150 | D12.0 B2.2 | 3B3B+ST 2B2B+ST | |
| Total | | | 587 | | | | | | 509 | | 509 | 95 | 604 | | | I |
| | | | | | | | | | | 601 602 | 106 142 | 11 32 | 117 174 | B1.1 D2.0 | 2B2B 3B2B | Ī |
| Level 6 | | | | | | | | | | 603 | 140 | 19 | 159 | B3.1 | 2B2B+ST | |
| Total | | | 587 | | | | | | 510 | 604 | 122 510 | 28 90 | 150 600 | B2.1 | 2B2B+ST | t |
| T | | I | | | | | | | | 701 | 134 | 25 | 159 | D3.0 | 3B3B | I |
| Level 7 | | | | | | | | | | 702 703 | 187 187 | 28 32 | 215 219 | D4.0 D5.0 | 3B3B+ST 3B2B+ST | ł |
| Total | | | 587 | | | | | | 508 | | 508 | 85 | 593 | | | Ī |
| Level 9 | | | | | | | | | | 801 | 178 | 33 | 211 | D6.0 | 3B3B+ST | I |
| Level 8 | | | | | | | | | | 802 803 | 142 187 | 31 33 | 173 220 | B5.0 D5.1 | 2B2B 3B3B+ST | 1 |
| Total | | | 587 | | | | | | 507 | | 507 | 97 | 604 | | | 1 |
| Level 9 | | | | | | | | | | 901 902 | 288 245 | 56 42 | 344 287 | D8.0 D9.0 | 3B3.5B+ST 3B3.5B+ST | 1 |
| Total | | | 600 | | | | | | 533 | | 533 | 98 | 631 | | | I |
| oof Terrace | | | | | | | | | | 901 | | 257 | 257 | | 3B3.5B+ST | I |
| Total | | | | | | | | | 0 | 902 | 0 | 199 456 | 199 456 | | 3B3.5B+ST | t |
| | Total NLA | Carpark Area | Total GFA | Commercial CP | Residential CP | Total Bikes | Total Motorbikes | Total number of storage | Total NSA | Total no of apts | Total 2B2B | Total 2B2B+ST | Total Loft 2B2.5B | Total 3B2B+ST | Total 3B3B | Total 3B3B+ |
| rand total | 233 | 2615 | 8605 | 0 | 65 | 32 | 0 | 49 | 4537 | 31 | 7 | 9.00 | 4.00 | 2.00 | 1.00 | 8 |
| | | | | | | | | | | | | | | | | |

SHEET LIST

| SHEET NUMBER | SHEET NAME |
|--------------|----------------------------|
| A000/TD\ | OOVED |
| A000(TP) | COVER |
| A097(TP) | BASEMENT 3 PLAN |
| A098(TP) | BASEMENT 2 PLAN |
| A099(TP) | BASEMENT 1 PLAN |
| A100(TP) | GROUND FLOOR PLAN |
| A101(TP) | LEVEL 1 PLAN |
| A102(TP) | LEVEL 2 PLAN |
| A103(TP) | LEVEL 3 PLAN |
| A104(TP) | LEVEL 4 PLAN |
| A105(TP) | LEVEL 5 PLAN |
| A106(TP) | LEVEL 6 PLAN |
| A107(TP) | LEVEL 7 PLAN |
| A108(TP) | LEVEL 8 PLAN |
| A109(TP) | LEVEL 9 PLAN |
| A110(TP) | ROOF PLAN |
| A200(TP) | WEST |
| A201(TP) | EAST |
| A202(TP) | NORTH |
| A203(TP) | SOUTH |
| A205(TP) | MATERIAL SCHEDULES |
| A300(TP) | SECTION AA |
| A301(TP) | SECTION BB |
| A302(TP) | SECTION CC |
| A700(TP) | OVERLOOKING SCREEN DETAILS |
| A701(TP) | LIGHT COURT ELEVATIONS |
| A731(TP) | ARTWORKS DETAILS |



Version: 1, Version Date: 17/09/2025

| REVISION | ISSUE | CHECKED | DATE |
|----------|--------------------------------|---------|------------|
| D | Endorsement Submission | TN | 24.08.2020 |
| E | Revised Endorsement Submission | TN | 16.10.2020 |
| F | Amendments Submission | TN | 05.05.2021 |
| G | Secondary Consent | TN | 29.06.2022 |
| Н | Revised Secondary Consent | MS | 05.06.2023 |

DRAWING LEGEND:

FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT

IFC - ISSUE FOR CONSTRUCTION

ISSUE FOR TOWN PLANNING

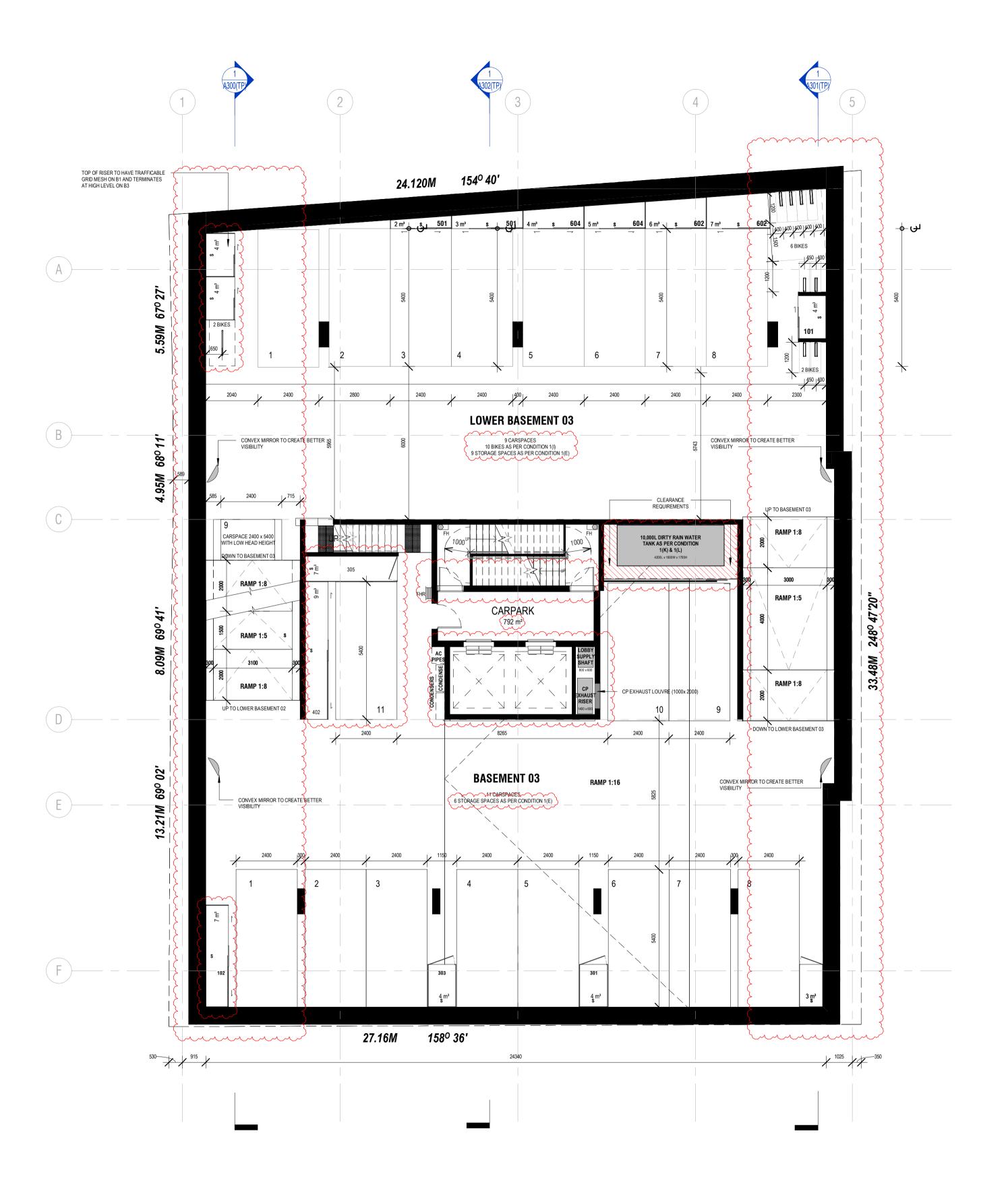
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TITLE:
COVER
ADDRESS:
157-161 Eastern Road, South Melbourne
CLIENT:
Fortenum Pty Ltd

td

START DATE: DATE DRAWN: DRAWN: REV: SCALE:

23.11.2020 5/06/2023 9:33:43 AM TN H @A1 A000(



PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/2023 PORT PHILLIP PLANNING SCHEME

Note: This approval relates to ther indicated/highlighted area(s) only • INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR COMMON AREA SERVICES/06/2023 Sheet: 2 of 26 WATER EFFICIENT WELS RATED WATER FIT

> - TAPS 5 STAR WELS ≤ 5 L/MIN - TOILETS 4 STAR WELS ≤ 3 L/FLUSH (AVERAGE) - SHOWERS 3 STAR WELS ≤ 7.5 L/MIN

FOR GROUND TO L4 TOILETS IN THE APARTMENTS.

• 3 STAR (MINIMUM) DISHWASHERS INSTALLED IN APARTMENTS WATER EFFICIENT LANDSCAPING • A 10KL RAINWATER TANK WILL COLLECT RAINWATER FROM ALL ROOFS TO BE REUSED

 CAR PARK VENTILATION CONTROLLED BY CO SENSORS • ENERGY EFFICIENT LED LIGHTING WITH AUTOMATIC CONTROL TO REDUCE ENERGY CONSUMPTION – TARGET 20% BETTER THAN NCC MAXIMUM ALLOWANCE. • NO LIGHT BEAMS GENERATED EITHER IN OR OUTSIDE THE BUILDING DIRECTED UP TOWARD THE SKY (UNLESS EXPRESSLY ILLUMINATING AN OBJECT). • EXTERNAL LIGHTING CONTROLLED VIA TIME CLOCK AND/OR DAYLIGHT SENSORS. • COMMON AREA LIGHTING CONTROLLED BY MOVEMENT AND DAYLIGHT SENSORS. • SMART METERING TO EACH APARTMENT AND TENANCY TO ENABLE USERS TO MONITOR AND REDUCE ENERGY USAGE IN REAL TIME. • APPLIANCES GAS COOKTOPS IN EACH APARTMENT. • HOT WATER: COMMUNAL GAS HOT WATER TO APARTMENTS; EACH APARTMENT WILL

THEIR

HOT WATER ENERGY USE

• SOLAR DHW ARRAY PROVIDES 25% OF DHW • R2.5 INSULATION APPLIED TO OFFICE WALLS TO FORM INSULATED ENVELOPE. R1.75 $\tilde{\ \ }$ SOFFIT INSULATION TO BE FIXED TO UNDERSIDE OF GROUND FLOOR OFFICE SLAB WITH $\tilde{\ \ }$ 500mm OFFSET TO PREVENT THERMAL BRIDGING. R2.7 INSULATION REQUIRED TO OFFICE SOFFIT UNDERNEATH EXPOSED BALCONIES WITH 500mm OFFSET TO PREVENT THERMAL BRIDGING AS PER ESD REPORT • R1.75 SOFFIT INSULATION TO BE APPLIED DIRECTLY TO THE UNDERSIDE OF APARTMENTS OUTSIDE OF INSULATED OFFICE ENVELOPE WITH 500mm OFFSET TO PREVENT THERMAL BRIDGINGAS PER ESD REPORT (CONDITION 1(K))

BE FITTED WITH A HOT WATER METER ALLOWING RESIDENTS TO MONITOR AND REDUCE

TRANSPORT: • ONE BIKE PARK PER DWELLING IS PROVIDED. • EIGHT VISITOR BIKE PARKS ARE PROVIDED.

• R4.6 INSULATION TO ROOF SLAB AS PER CONDITION 1(K)"

• A CONSTRUCTION WASTE MANAGEMENT PLAN WILL REQUIRE 80% OF ALL WASTE TO BE REUSED OR RECYCLED. • 60% OF MATERIALS FROM DEMOLITION OF EXISTING BUILDINGS ON SITE WILL BE

RECYCLED. • BUILDINGS WILL BE DESIGNED TO STANDARD DIMENSIONS TO REDUCE OFFCUTS AND WASTAGE.

BUILDING MATERIALS:

• EXTERNAL PRECAST CONCRETE WALLS: ADDITIONAL R2.5 INSULATION. • NON-PRECAST WALLS: LIGHTWEIGHT (MODELLED AS FIBRE CEMENT SHEET) WITH ADDITIONAL R2.5 INSULATION.

CEILING/FLOOR • CONCRETE SLAB ABOVE UNCONDITIONED AREAS (E.G. CAR PARK, BOH), R1.2 RIGID BOARD INSULATION (25MM

KINGSPAN K10 PANEL MODELLED) • CEILINGS BETWEEN APARTMENTS: CONCRETE SLAB WITH NO INSULATION • ALL ROOMS HAVE BEEN MODELLED AS POLISHED CONCRETE FLOOR

• CONCRETE SLAB WITH R4.6 INSULATION

BASEMENT 1

GROUND

SUBTOTAL

• LEVEL 1-8: CLEAR DOUBLE GLAZING IN ALUMINIUM FRAMES, U VALUE 3.9 W/M2.K AND SHGC 0.55 AS PER CONDITION 1(K) • LEVEL 9: LOWE DOUBLE GLAZING IN ALUMINIUM FRAMES WITH U VALUE 3.4 W/M2.K AND SHGC 0.48 AS PER CONDITION 1(K)

• CAPRAL 900 SERIES DOUBLE GLAZED SLIDING DOORS USED IN ASSESSMENT.

SEALING • ALL DOORS AND WINDOWS WEATHERSTRIPPED

18

• NO RECESSED DOWNLIGHTS WHERE INSULATION CUT-OUTS ARE REQUIRED • EXHAUST FANS FITTED WITH DAMPERS

In accordance with the Permit Condition 1 (p), the following carparks are identified to have the provision of electric vehicle charging. This provision allows the installation of EV car charging points at a later date. Qty of Car Qty of carparks allocated Specific Car Parks identified Parks (Total) to have the provision for to have the provision for EV EV car charging points Car Charging BASEMENT 3 1, 3, 5, 7, 9, 10, 11, 2, 4, 6, 8 **BASEMENT 2** 1, 3, 5, 7, 10, 11, 2, 4, 6, 8 19



Documerkusen 15421477 Version: 1, Version Date: 17/09/2025

| ISSUE | CHECKED | DATE |
|--------------------------------|---|---|
| Revised Endorsement Submission | TN | 16.10.2020 |
| Revised Endorsement Submission | TN | 04.02.202 |
| Amendments Submission | TN | 05.05.202° |
| Secondary Consent | TN | 29.06.2022 |
| Revised Secondary Consent | MS | 05.06.2023 |
| | Revised Endorsement Submission Revised Endorsement Submission Amendments Submission Secondary Consent Revised Secondary Consent | Revised Endorsement Submission TN Revised Endorsement Submission TN Amendments Submission TN Secondary Consent TN |

DRAWING LEGEND:

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FI - FOR INFORMATION SK - SCHEMATIC DESIGN **TP** - TOWN PLANNING **DD** - DESIGN DEVELOPMENT

TI - TENDER ISSUE

BP - BUILDING PERMIT

MK - MARKETING

ISSUE FOR TOWN PLANNING

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BASEMENT 3 PLAN 157-161 Eastern Road, South Melbourne CLIENT:

START DATE:

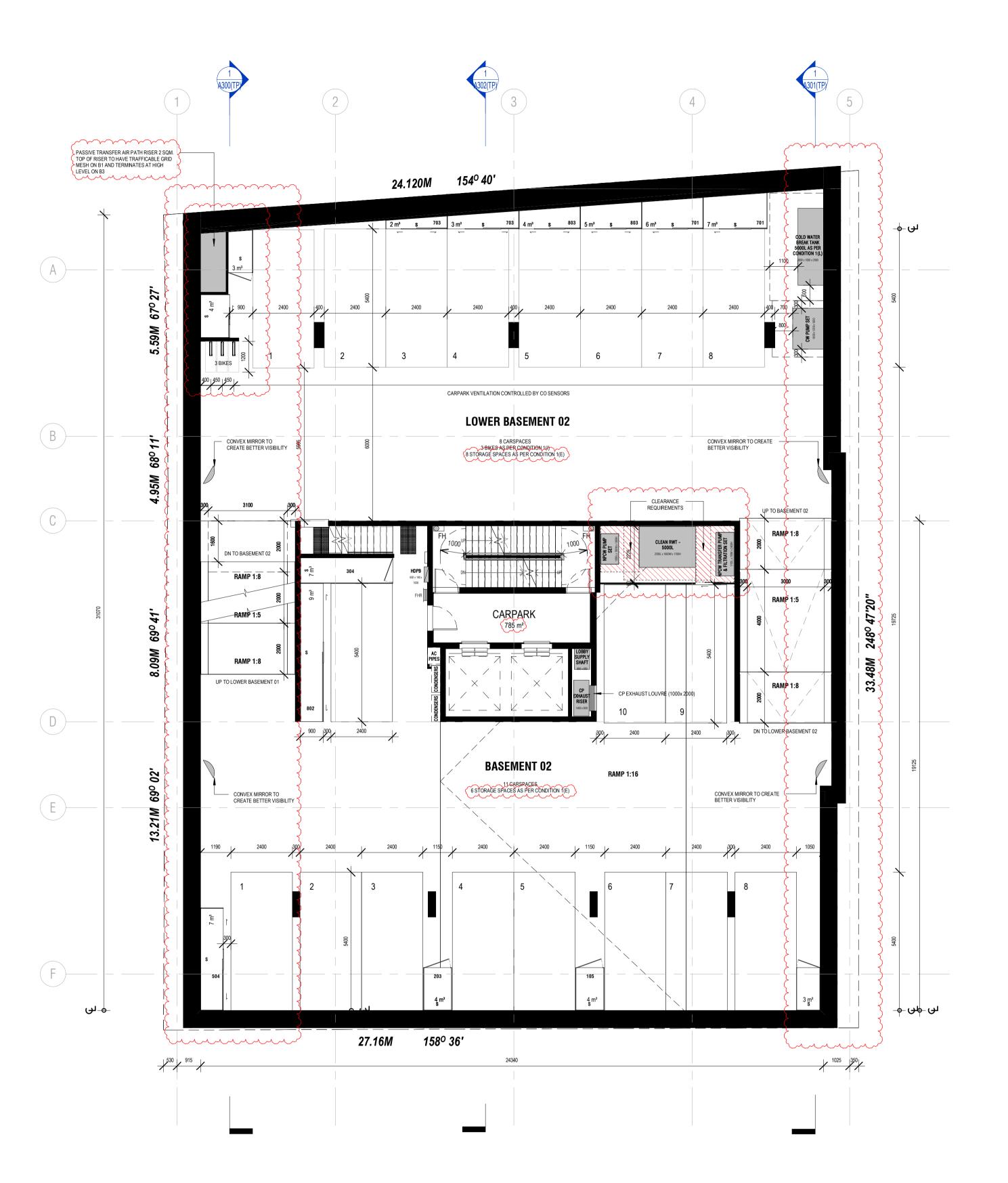
23.11.2020

Fortenum Pty Ltd



3, 5, 7, 10, 11, 2, 4, 6, 8

3, 8



Architecture. Interior. Planning. Unit 1/76-78 Balmain Street, Cremorne,

Victoria, Australia 3121.

enquiries@kud.com.au

Urban Design. Art.

Version: 1, Version Date: 17/09/2025

Documerkusembu9421477

REVISION **CHECKED** DATE Revised Endorsement Submission 04.02.2021 Amendments Submission 05.05.2021 Secondary Consent 29.06.2022 Revised Secondary Consent 28.07.2022 Revised Secondary Consent MS 05.06.2023

DRAWING LEGEND:

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ISSUE FOR TOWN PLANNING

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TITLE:
BASEMENT 2 PLAN 157-161 Eastern Road, South Melbourne

START DATE:

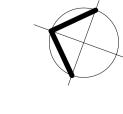
23.11.2020

CLIENT:

Fortenum Pty Ltd

DATE DRAWN:

5/06/2023 9:33:56 AM



1:

100@A1

PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/2023

Sheet: 3 of 26

PORT PHILLIP PLANNING SCHEME

Note: This approval relates to ther indicated/highlighted area(s) only • INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR

• A 10KL RAINWATER TANK WILL COLLECT RAINWATER FROM ALL ROOFS TO BE REUSED

• ENERGY EFFICIENT LED LIGHTING WITH AUTOMATIC CONTROL TO REDUCE ENERGY

• NO LIGHT BEAMS GENERATED EITHER IN OR OUTSIDE THE BUILDING DIRECTED UP

• EXTERNAL LIGHTING CONTROLLED VIA TIME CLOCK AND/OR DAYLIGHT SENSORS. • COMMON AREA LIGHTING CONTROLLED BY MOVEMENT AND DAYLIGHT SENSORS. • SMART METERING TO EACH APARTMENT AND TENANCY TO ENABLE USERS TO

• HOT WATER: COMMUNAL GAS HOT WATER TO APARTMENTS; EACH APARTMENT WILL BE FITTED WITH A HOT WATER METER ALLOWING RESIDENTS TO MONITOR AND REDUCE

• R2.5 INSULATION APPLIED TO OFFICE WALLS TO FORM INSULATED ENVELOPE. R1.75 $\check{}$ SOFFIT INSULATION TO BE FIXED TO UNDERSIDE OF GROUND FLOOR OFFICE SLAB WITH $\check{}$ 500mm OFFSET TO PREVENT THERMAL BRIDGING. R2.7 INSULATION REQUIRED TO OFFICE SOFFIT UNDERNEATH EXPOSED BALCONIES WITH 500mm OFFSET TO PREVENT

• A CONSTRUCTION WASTE MANAGEMENT PLAN WILL REQUIRE 80% OF ALL WASTE TO

• BUILDINGS WILL BE DESIGNED TO STANDARD DIMENSIONS TO REDUCE OFFCUTS AND

• NON-PRECAST WALLS: LIGHTWEIGHT (MODELLED AS FIBRE CEMENT SHEET) WITH

• CONCRETE SLAB ABOVE UNCONDITIONED AREAS (E.G. CAR PARK, BOH), R1.2 RIGID

• LEVEL 1-8: CLEAR DOUBLE GLAZING IN ALUMINIUM FRAMES, U VALUE 3.9 W/M².K AND

• CAPRAL 900 SERIES DOUBLE GLAZED SLIDING DOORS USED IN ASSESSMENT.

• NO RECESSED DOWNLIGHTS WHERE INSULATION CUT-OUTS ARE REQUIRED

In accordance with the Permit Condition 1 (p), the following carparks are identified to have the provision of electric vehicle charging. This provision allows the installation of EV car charging points at a later date.

EV car charging points

Qty of Car Qty of carparks allocated Specific Car Parks identified

Car Charging

1, 3, 5, 7, 9, 10, 11, 2, 4, 6, 8

3, 8

1, 3, 5, 7, 10, 11, 2, 4, 6, 8

3, 5, 7, 10, 11, 2, 4, 6, 8

Parks (Total) to have the provision for to have the provision for EV

• LEVEL 9: LOWE DOUBLE GLAZING IN ALUMINIUM FRAMES WITH U VALUE 3.4 W/M2.K AND

• CEILINGS BETWEEN APARTMENTS: CONCRETE SLAB WITH NO INSULATION

• ALL ROOMS HAVE BEEN MODELLED AS POLISHED CONCRETE FLOOR

• 60% OF MATERIALS FROM DEMOLITION OF EXISTING BUILDINGS ON SITE WILL BE

• EXTERNAL PRECAST CONCRETE WALLS: ADDITIONAL R2.5 INSULATION.

• R1.75 SOFFIT INSULATION TO BE APPLIED DIRECTLY TO THE UNDERSIDE OF APARTMENTS OUTSIDE OF INSULATED OFFICE ENVELOPE WITH 500mm OFFSET TO

PREVENT THERMAL BRIDGINGAS PER ESD REPORT (CONDITION 1(K))

• R4.6 INSULATION TO ROOF SLAB AS PER CONDITION 1(K)"

CONSUMPTION – TARGET 20% BETTER THAN NCC MAXIMUM ALLOWANCE.

TOWARD THE SKY (UNLESS EXPRESSLY ILLUMINATING AN OBJECT).

COMMON AREA SERVICES/06/2023

WATER EFFICIENT LANDSCAPING

THEIR

TRANSPORT:

RECYCLED.

WASTAGE.

BE REUSED OR RECYCLED.

BUILDING MATERIALS:

CEILING/FLOOR

SEALING

LEVEL

BASEMENT 3

BASEMENT 2

BASEMENT 1

GROUND

SUBTOTAL

ADDITIONAL R2.5 INSULATION.

BOARD INSULATION (25MM

KINGSPAN K10 PANEL MODELLED)

• CONCRETE SLAB WITH R4.6 INSULATION

SHGC 0.55 AS PER CONDITION 1(K)

SHGC 0.48 AS PER CONDITION 1(K)

• ALL DOORS AND WINDOWS WEATHERSTRIPPED

• EXHAUST FANS FITTED WITH DAMPERS

19

18

DRAWN:

TN

HOT WATER ENERGY USE

WATER EFFICIENT WELS RATED WATER FI - TAPS 5 STAR WELS ≤ 5 L/MIN

- TOILETS 4 STAR WELS ≤ 3 L/FLUSH (AVERAGE)

• 3 STAR (MINIMUM) DISHWASHERS INSTALLED IN APARTMENTS

- SHOWERS 3 STAR WELS ≤ 7.5 L/MIN

FOR GROUND TO L4 TOILETS IN THE APARTMENTS.

CAR PARK VENTILATION CONTROLLED BY CO SENSORS

MONITOR AND REDUCE ENERGY USAGE IN REAL TIME. • APPLIANCES GAS COOKTOPS IN EACH APARTMENT.

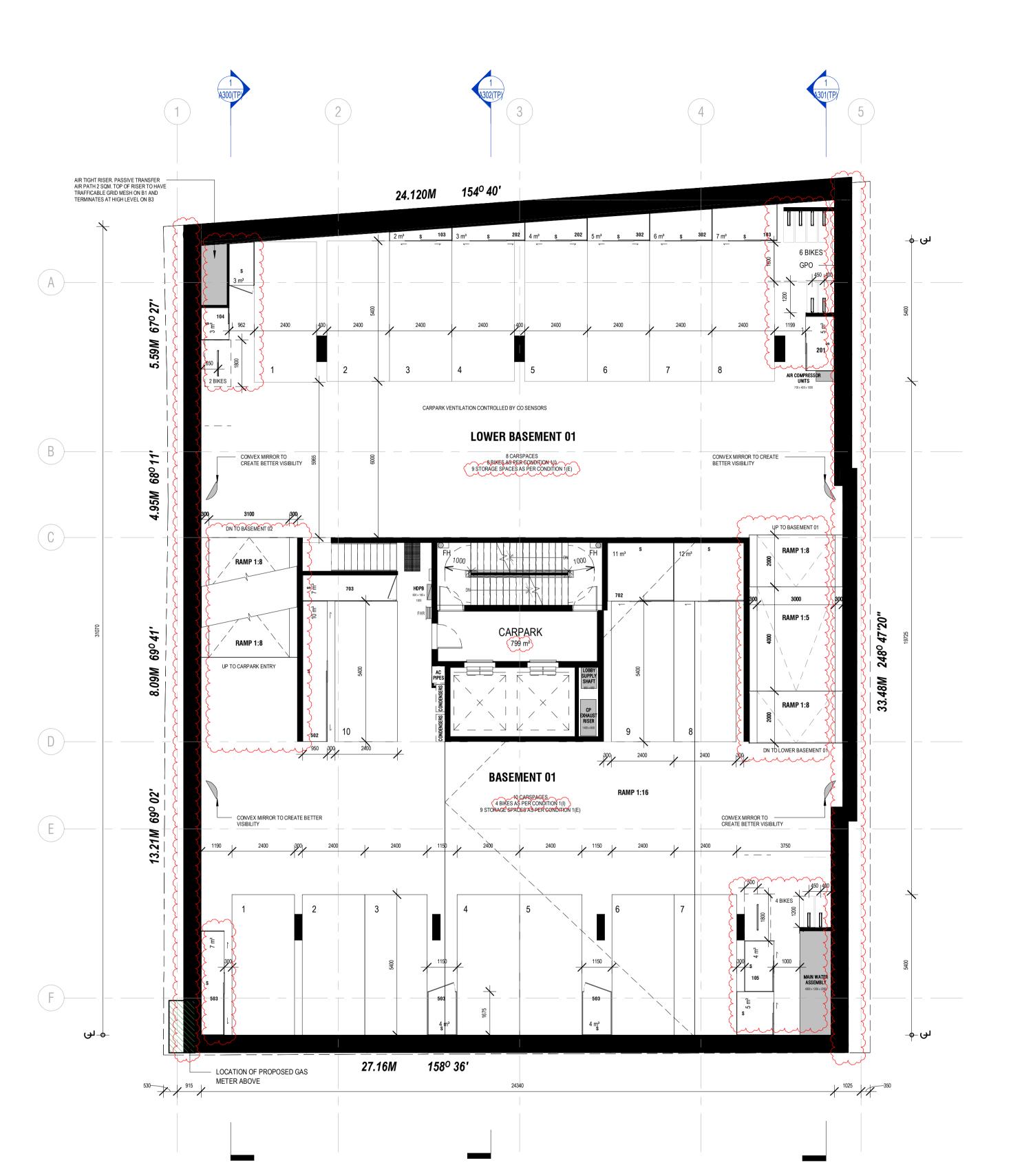
• SOLAR DHW ARRAY PROVIDES 25% OF DHW

THERMAL BRIDGING AS PER ESD REPORT

• ONE BIKE PARK PER DWELLING IS PROVIDED.

• EIGHT VISITOR BIKE PARKS ARE PROVIDED.

A098(TP)



PORT PHILLIP PLANNING SCHEME

Note: This approval relates to ther indicated/highlighted area(s) only • INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR COMMON AREA SERANIEES / 06/2023 Sheet: 4 of 26 WATER EFFICIENT WELS RATED WATER FIT

> - TAPS 5 STAR WELS ≤ 5 L/MIN - TOILETS 4 STAR WELS ≤ 3 L/FLUSH (AVERAGE) - SHOWERS 3 STAR WELS ≤ 7.5 L/MIN

• 3 STAR (MINIMUM) DISHWASHERS INSTALLED IN APARTMENTS

 WATER EFFICIENT LANDSCAPING • A 10KL RAINWATER TANK WILL COLLECT RAINWATER FROM ALL ROOFS TO BE REUSED FOR GROUND TO L4 TOILETS IN THE APARTMENTS.

CAR PARK VENTILATION CONTROLLED BY CO SENSORS

• ENERGY EFFICIENT LED LIGHTING WITH AUTOMATIC CONTROL TO REDUCE ENERGY CONSUMPTION - TARGET 20% BETTER THAN NCC MAXIMUM ALLOWANCE. • NO LIGHT BEAMS GENERATED EITHER IN OR OUTSIDE THE BUILDING DIRECTED UP TOWARD THE SKY (UNLESS EXPRESSLY ILLUMINATING AN OBJECT). • EXTERNAL LIGHTING CONTROLLED VIA TIME CLOCK AND/OR DAYLIGHT SENSORS. • COMMON AREA LIGHTING CONTROLLED BY MOVEMENT AND DAYLIGHT SENSORS. • SMART METERING TO EACH APARTMENT AND TENANCY TO ENABLE USERS TO MONITOR AND REDUCE ENERGY USAGE IN REAL TIME. • APPLIANCES GAS COOKTOPS IN EACH APARTMENT.

• HOT WATER: COMMUNAL GAS HOT WATER TO APARTMENTS; EACH APARTMENT WILL BE FITTED WITH A HOT WATER METER ALLOWING RESIDENTS TO MONITOR AND REDUCE THEIR

HOT WATER ENERGY USE

• SOLAR DHW ARRAY PROVIDES 25% OF DHW • RŽ.5 ĬNSŮLAŤIOŇ APPLIEĎ TO OFFICE WALLS TO FORM INSULATED ENVELOPE. R1.75 SOFFIT INSULATION TO BE FIXED TO UNDERSIDE OF GROUND FLOOR OFFICE SLAB WITH ζ 500mm OFFSET TO PREVENT THERMAL BRIDGING. R2.7 INSULATION REQUIRED TO OFFICE SOFFIT UNDERNEATH EXPOSED BALCONIES WITH 500mm OFFSET TO PREVENT THERMAL BRIDGING AS PER ESD REPORT • R1.75 SOFFIT INSULATION TO BE APPLIED DIRECTLY TO THE UNDERSIDE OF APARTMENTS OUTSIDE OF INSULATED OFFICE ENVELOPE WITH 500mm OFFSET TO PREVENT THERMAL BRIDGINGAS PER ESD REPORT (CONDITION 1(K))

TRANSPORT: • ONE BIKE PARK PER DWELLING IS PROVIDED. • EIGHT VISITOR BIKE PARKS ARE PROVIDED.

• R4.6 INSULATION TO ROOF SLAB AS PER CONDITION 1(K)"

• A CONSTRUCTION WASTE MANAGEMENT PLAN WILL REQUIRE 80% OF ALL WASTE TO BE REUSED OR RECYCLED.

RECYCLED. • BUILDINGS WILL BE DESIGNED TO STANDARD DIMENSIONS TO REDUCE OFFCUTS AND WASTAGE.

• 60% OF MATERIALS FROM DEMOLITION OF EXISTING BUILDINGS ON SITE WILL BE

BUILDING MATERIALS:

• EXTERNAL PRECAST CONCRETE WALLS: ADDITIONAL R2.5 INSULATION. • NON-PRECAST WALLS: LIGHTWEIGHT (MODELLED AS FIBRE CEMENT SHEET) WITH ADDITIONAL R2.5 INSULATION.

CEILING/FLOOR • CONCRETE SLAB ABOVE UNCONDITIONED AREAS (E.G. CAR PARK, BOH), R1.2 RIGID BOARD INSULATION (25MM

KINGSPAN K10 PANEL MODELLED) • CEILINGS BETWEEN APARTMENTS: CONCRETE SLAB WITH NO INSULATION • ALL ROOMS HAVE BEEN MODELLED AS POLISHED CONCRETE FLOOR

• CONCRETE SLAB WITH R4.6 INSULATION

GROUND

SUBTOTAL

• LEVEL 1-8: CLEAR DOUBLE GLAZING IN ALUMINIUM FRAMES, U VALUE 3.9 W/M².K AND SHGC 0.55 AS PER CONDITION 1(K) • LEVEL 9: LOWE DOUBLE GLAZING IN ALUMINIUM FRAMES WITH U VALUE 3.4 W/M2.K AND SHGC 0.48 AS PER CONDITION 1(K)

• CAPRAL 900 SERIES DOUBLE GLAZED SLIDING DOORS USED IN ASSESSMENT.

SEALING • ALL DOORS AND WINDOWS WEATHERSTRIPPED

• NO RECESSED DOWNLIGHTS WHERE INSULATION CUT-OUTS ARE REQUIRED • EXHAUST FANS FITTED WITH DAMPERS

| aı | re identified to ha | e Permit Condition 1 (p), the ave the provision of electric vi installation of EV car chargin | ehicle charging. |
|------------|-----------------------------|---|---|
| LEVEL | Qty of Car Parks (Total) | Qty of carparks allocated to have the provision for EV car charging points | Specific Car Parks identified to have the provision for EV Car Charging |
| BASEMENT 3 | 20 | 11 | 1, 3, 5, 7, 9, 10, 11, 2, 4, 6, 8 |
| BASEMENT 2 | 19 | 10 | 1, 3, 5, 7, 10, 11, 2, 4, 6, 8 |
| BASEMENT 1 | 18 | 9 | 3, 5, 7, 10, 11, 2, 4, 6, 8 |
| | | | |



Documerkusembu9421477

Version: 1, Version Date: 17/09/2025

DRAWING LEGEND:

FI - FOR INFORMATION SK - SCHEMATIC DESIGN TP - TOWN PLANNING **DD** - DESIGN DEVELOPMENT

TI - TENDER ISSUE

BP - BUILDING PERMIT

MK - MARKETING

IFC - ISSUE FOR CONSTRUCTION

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ISSUE FOR TOWN PLANNING

commencement of works.

TITLE:
BASEMENT 1 PLAN 157-161 Eastern Road, South Melbourne CLIENT:

START DATE:

23.11.2020

DATE DRAWN:

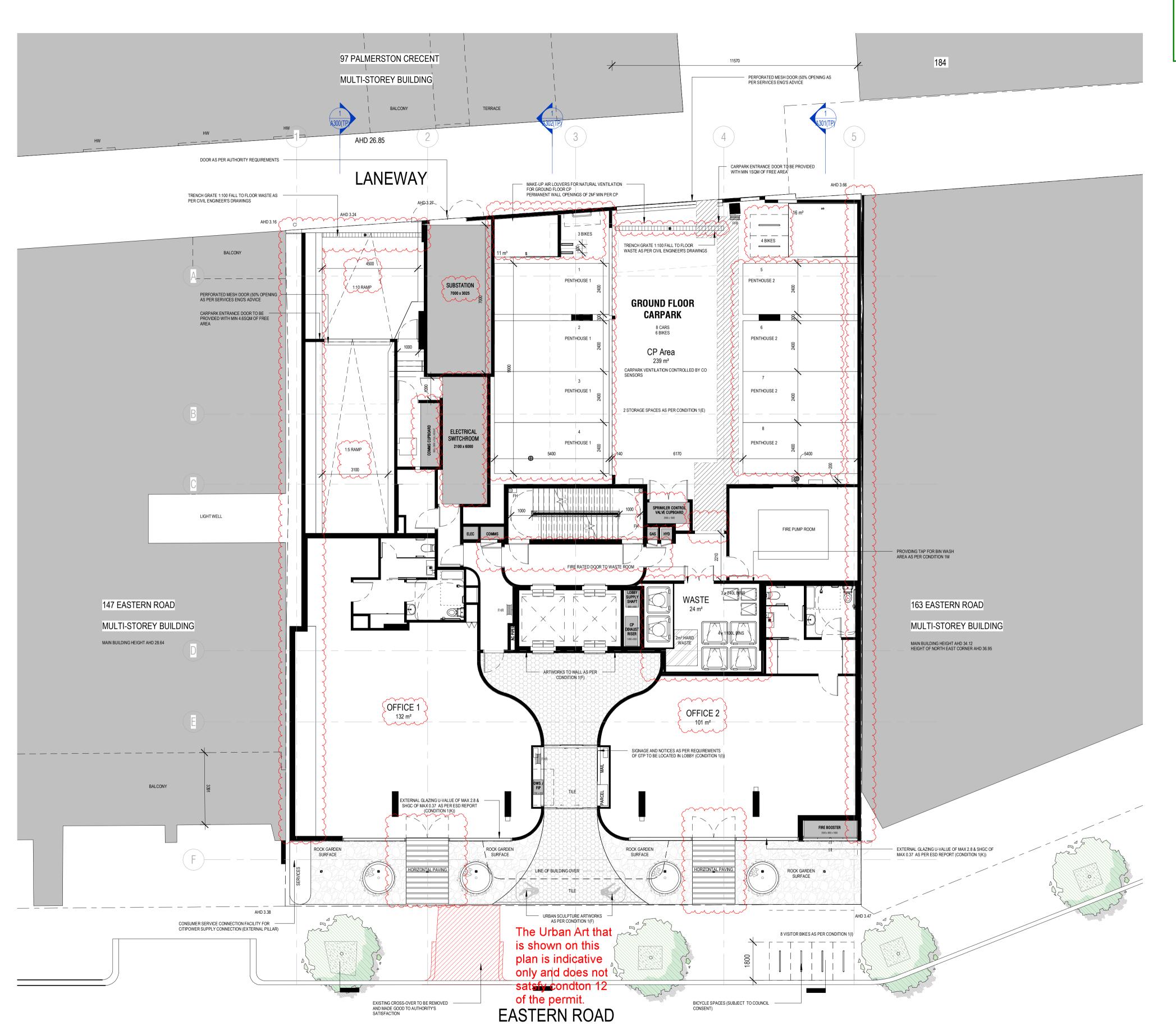
5/06/2023 9:34:02 AM

Fortenum Pty Ltd

TN

1:

3, 8



PORT PHILLIP PLANNING SCHEME

Note: This approval relates to ther indicated/highlighted area(s) only • INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR COMMON AREA SERVICES/06/2023 Sheet: 5 of 26

- TAPS 5 STAR WELS ≤ 5 L/MIN - TOILETS 4 STAR WELS ≤ 3 L/FLUSH (AVERAGE) - SHOWERS 3 STAR WELS ≤ 7.5 L/MIN • 3 STAR (MINIMUM) DISHWASHERS INSTALLED IN APARTMENTS

 WATER EFFICIENT LANDSCAPING • A 10KL RAINWATER TANK WILL COLLECT RAINWATER FROM ALL ROOFS TO BE REUSED FOR GROUND TO L4 TOILETS IN THE APARTMENTS.

CAR PARK VENTILATION CONTROLLED BY CO SENSORS

• ENERGY EFFICIENT LED LIGHTING WITH AUTOMATIC CONTROL TO REDUCE ENERGY CONSUMPTION – TARGET 20% BETTER THAN NCC MAXIMUM ALLOWANCE. • NO LIGHT BEAMS GENERATED EITHER IN OR OUTSIDE THE BUILDING DIRECTED UP TOWARD THE SKY (UNLESS EXPRESSLY ILLUMINATING AN OBJECT). • EXTERNAL LIGHTING CONTROLLED VIA TIME CLOCK AND/OR DAYLIGHT SENSORS. • COMMON AREA LIGHTING CONTROLLED BY MOVEMENT AND DAYLIGHT SENSORS. • SMART METERING TO EACH APARTMENT AND TENANCY TO ENABLE USERS TO MONITOR AND REDUCE ENERGY USAGE IN REAL TIME. • APPLIANCES GAS COOKTOPS IN EACH APARTMENT.

• HOT WATER: COMMUNAL GAS HOT WATER TO APARTMENTS; EACH APARTMENT WILL BE FITTED WITH A HOT WATER METER ALLOWING RESIDENTS TO MONITOR AND REDUCE

HOT WATER ENERGY USE • SOLAR DHW ARRAY PROVIDES 25% OF DHW

SOFFIT INSULATION TO BE FIXED TO UNDERSIDE OF GROUND FLOOR OFFICE SLAB WITH 5500mm OFFSET TO PREVENT THERMAL BRIDGING. R2.7 INSULATION REQUIRED TO OFFICE SOFFIT UNDERNEATH EXPOSED BALCONIES WITH 500mm OFFSET TO PREVENT THERMAL BRIDGING AS PER ESD REPORT • R1.75 SOFFIT INSULATION TO BE APPLIED DIRECTLY TO THE UNDERSIDE OF APARTMENTS OUTSIDE OF INSULATED OFFICE ENVELOPE WITH 500mm OFFSET TO PREVENT THERMAL BRIDGINGAS PER ESD REPORT (CONDITION 1(K))

• RŽ.5 ÎNSULATION APPLIED TO OFFICE WALLS TO FORM INSULATED ENVELOPE. R1.75

• ONE BIKE PARK PER DWELLING IS PROVIDED.

• EIGHT VISITOR BIKE PARKS ARE PROVIDED.

• R4.6 INSULATION TO ROOF SLAB AS PER CONDITION 1(K)"

• A CONSTRUCTION WASTE MANAGEMENT PLAN WILL REQUIRE 80% OF ALL WASTE TO BE REUSED OR RECYCLED. • 60% OF MATERIALS FROM DEMOLITION OF EXISTING BUILDINGS ON SITE WILL BE

RECYCLED. • BUILDINGS WILL BE DESIGNED TO STANDARD DIMENSIONS TO REDUCE OFFCUTS AND WASTAGE.

BUILDING MATERIALS:

• EXTERNAL PRECAST CONCRETE WALLS: ADDITIONAL R2.5 INSULATION. • NON-PRECAST WALLS: LIGHTWEIGHT (MODELLED AS FIBRE CEMENT SHEET) WITH ADDITIONAL R2.5 INSULATION.

• CONCRETE SLAB ABOVE UNCONDITIONED AREAS (E.G. CAR PARK, BOH), R1.2 RIGID BOARD INSULATION (25MM

KINGSPAN K10 PANEL MODELLED) • CEILINGS BETWEEN APARTMENTS: CONCRETE SLAB WITH NO INSULATION • ALL ROOMS HAVE BEEN MODELLED AS POLISHED CONCRETE FLOOR

• CONCRETE SLAB WITH R4.6 INSULATION

• LEVEL 1-8: CLEAR DOUBLE GLAZING IN ALUMINIUM FRAMES, U VALUE 3.9 W/M².K AND SHGC 0.55 AS PER CONDITION 1(K) • LEVEL 9: LOWE DOUBLE GLAZING IN ALUMINIUM FRAMES WITH U VALUE 3.4 W/M2.K AND SHGC 0.48 AS PER CONDITION 1(K)

• CAPRAL 900 SERIES DOUBLE GLAZED SLIDING DOORS USED IN ASSESSMENT.

• ALL DOORS AND WINDOWS WEATHERSTRIPPED

• NO RECESSED DOWNLIGHTS WHERE INSULATION CUT-OUTS ARE REQUIRED • EXHAUST FANS FITTED WITH DAMPERS

MATERIALS AS PER CONDITION 8E & 8F:

ROCK GARDEN SURFACE: 20MM PEBBLE MULCH COLOUR: TBD

TILE: 23X23MM ROUND TILE PAVING COLOUR: TBD

HORIZONTAL PAVING: 300X1200MM PAVING COLOUR: TBD

BALCONY & ROOF TERRACE PAVERS 600X600MM PAVERS ON PEDESTALS

COLOUR: TBD

In accordance with the Permit Condition 1 (p), the following carparks are identified to have the provision of electric vehicle charging.

This provision allows the installation of EV car charging points at a later date.

| Qty of Car Parks (Total) | Qty of carparks allocated to have the provision for EV car charging points | Specific Car Parks identified to have the provision for EV Car Charging |
|-----------------------------|--|--|
| 20 | 11 | 1, 3, 5, 7, 9, 10, 11, 2, 4, 6, |
| 19 | 10 | 1, 3, 5, 7, 10, 11, 2, 4, 6, 8 |
| 18 | 9 | 3, 5, 7, 10, 11, 2, 4, 6, 8 |
| 8 | 2 | 3, 8 |
| 0.5 | |] |
| | 20 19 18 | Parks (Total) to have the provision for EV car charging points 20 11 19 10 18 9 8 2 |

TN



Documerkus@MD9421477

Version: 1, Version Date: 17/09/2025

| REVISION | ISSUE | CHECKED | DATE |
|----------|--------------------------------|---------|------------|
| J | Revised Endorsement Submission | TN | 16.12.2020 |
| K | Revised Endorsement Submission | TN | 04.02.2021 |
| L | Amendments Submission | TN | 05.05.2021 |
| M | Secondary Consent | TN | 29.06.2022 |
| N | Revised Secondary Consent | MS | 05.06.2023 |

DRAWING LEGEND:

IFC - ISSUE FOR CONSTRUCTION

FI - FOR INFORMATION SK - SCHEMATIC DESIGN **TP** - TOWN PLANNING

DD - DESIGN DEVELOPMENT TI - TENDER ISSUE MK - MARKETING **BP** - BUILDING PERMIT commencement of works.

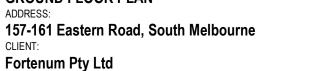
ISSUE FOR TOWN PLANNING

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GROUND FLOOR PLAN 157-161 Eastern Road, South Melbourne CLIENT:

START DATE:

23.11.2020



DATE DRAWN:

5/06/2023 9:34:12 AM

EASTERN ROAD

PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/2023

PORT PHILLIP PLANNING SCHEME

Note: This approval relates to ther indicated/highlighted area(s) only • INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR COMMON AREA SERVICES/06/2023 Sheet: 6 of 26

> - TAPS 5 STAR WELS ≤ 5 L/MIN - TOILETS 4 STAR WELS ≤ 3 L/FLUSH (AVERAGE) - SHOWERS 3 STAR WELS ≤ 7.5 L/MIN

• 3 STAR (MINIMUM) DISHWASHERS INSTALLED IN APARTMENTS WATER EFFICIENT LANDSCAPING

• A 10KL RAINWATER TANK WILL COLLECT RAINWATER FROM ALL ROOFS TO BE REUSED FOR GROUND TO L4 TOILETS IN THE APARTMENTS.

CAR PARK VENTILATION CONTROLLED BY CO SENSORS

• ENERGY EFFICIENT LED LIGHTING WITH AUTOMATIC CONTROL TO REDUCE ENERGY CONSUMPTION – TARGET 20% BETTER THAN NCC MAXIMUM ALLOWANCE. • NO LIGHT BEAMS GENERATED EITHER IN OR OUTSIDE THE BUILDING DIRECTED UP TOWARD THE SKY (UNLESS EXPRESSLY ILLUMINATING AN OBJECT). • EXTERNAL LIGHTING CONTROLLED VIA TIME CLOCK AND/OR DAYLIGHT SENSORS. • COMMON AREA LIGHTING CONTROLLED BY MOVEMENT AND DAYLIGHT SENSORS. • SMART METERING TO EACH APARTMENT AND TENANCY TO ENABLE USERS TO MONITOR AND REDUCE ENERGY USAGE IN REAL TIME. • APPLIANCES GAS COOKTOPS IN EACH APARTMENT.

• HOT WATER: COMMUNAL GAS HOT WATER TO APARTMENTS; EACH APARTMENT WILL BE FITTED WITH A HOT WATER METER ALLOWING RESIDENTS TO MONITOR AND REDUCE HOT WATER ENERGY USE

•SQLAR DHW ARRAY PROVIDES 25% OF DHW

• R2.5 INSULATION APPLIED TO OFFICE WALLS TO FORM INSULATED ENVELOPE. R1.75 CSOFFIT INSULATION TO BE FIXED TO UNDERSIDE OF GROUND FLOOR OFFICE SLAB WITH \S 500mm OFFSET TO PREVENT THERMAL BRIDGING. R2.7 INSULATION REQUIRED TO OFFICE SOFFIT UNDERNEATH EXPOSED BALCONIES WITH 500mm OFFSET TO PREVENT THERMAL BRIDGING AS PER ESD REPORT • R1.75 SOFFIT INSULATION TO BE APPLIED DIRECTLY TO THE UNDERSIDE OF APARTMENTS OUTSIDE OF INSULATED OFFICE ENVELOPE WITH 500mm OFFSET TO PREVENT THERMAL BRIDGINGAS PER ESD REPORT (CONDITION 1(K)) • R4.6 INSULATION TO ROOF SLAB AS PER CONDITION 1(K)"

• ONE BIKE PARK PER DWELLING IS PROVIDED. • EIGHT VISITOR BIKE PARKS ARE PROVIDED.

• A CONSTRUCTION WASTE MANAGEMENT PLAN WILL REQUIRE 80% OF ALL WASTE TO BE REUSED OR RECYCLED. • 60% OF MATERIALS FROM DEMOLITION OF EXISTING BUILDINGS ON SITE WILL BE

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BUILDING MATERIALS:

• EXTERNAL PRECAST CONCRETE WALLS: ADDITIONAL R2.5 INSULATION. • NON-PRECAST WALLS: LIGHTWEIGHT (MODELLED AS FIBRE CEMENT SHEET) WITH ADDITIONAL R2.5 INSULATION.

• CONCRETE SLAB ABOVE UNCONDITIONED AREAS (E.G. CAR PARK, BOH), R1.2 RIGID BOARD INSULATION (25MM

KINGSPAN K10 PANEL MODELLED) • CEILINGS BETWEEN APARTMENTS: CONCRETE SLAB WITH NO INSULATION • ALL ROOMS HAVE BEEN MODELLED AS POLISHED CONCRETE FLOOR

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• LEVEL 1-8: CLEAR DOUBLE GLAZING IN ALUMINIUM FRAMES, U VALUE 3.9 W/M2.K AND SHGC 0.55 AS PER CONDITION 1(K) • LEVEL 9: LOWE DOUBLE GLAZING IN ALUMINIUM FRAMES WITH U VALUE 3.4 W/M2.K AND SHGC 0.48 AS PER CONDITION 1(K) • CAPRAL 900 SERIES DOUBLE GLAZED SLIDING DOORS USED IN ASSESSMENT.

• ALL DOORS AND WINDOWS WEATHERSTRIPPED

• NO RECESSED DOWNLIGHTS WHERE INSULATION CUT-OUTS ARE REQUIRED EXHAUST FANS FITTED WITH DAMPERS

Table 1: Glazing specification for traffic noise, and plant noise from adjacent buildings

| Apartments | Occupancy | Glazing Thickness & Type | Acoustic Rating of Glazing Assembly R _w | Laboratory Test Reference |
|---|---------------------------|--|--|------------------------------|
| West façade: all glazing up to Level 8 (inclusive) | Bedrooms and living rooms | Single or double glazed system incorporating at least one pane of | 28 | ATF 768 |
| East façade: all glazing up to Level 7 (inclusive) | | standard 6mm thick float glass | | |
| North and east façade: Level 8 and 9 | Bedrooms and living rooms | Double glazed system incorporating at least one pane of 10.38mm laminated glass. | 37 | Capral 4870-30 |
| West façade: Level 9 | Bedrooms and living rooms | Double glazed system incorporating at least one pane of 10.38mm laminated glass. | 37 | Capral 4870-30 |

DATE DRAWN:

5/06/2023 9:34:24 AM

AS2107 based criteria 5dB more stringent (quieter) than set out in Permit Condition 25

TN

 SEPP N-1 day, evening and night compliance within apartments of the Subject Development, to address Condition 25A o SEPP N-1 indoor assessment is more stringent (quieter) than AS2107 and Permit Condition 25, applying a 15dB penalty for noise level assessment within habitable rooms.



Documerkusembu9421477

Version: 1, Version Date: 17/09/2025

DRAWING LEGEND:

IFC - ISSUE FOR CONSTRUCTION

FI - FOR INFORMATION SK - SCHEMATIC DESIGN **TP** - TOWN PLANNING **DD** - DESIGN DEVELOPMENT

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ISSUE FOR TOWN PLANNING

commencement of works.

CLIENT:

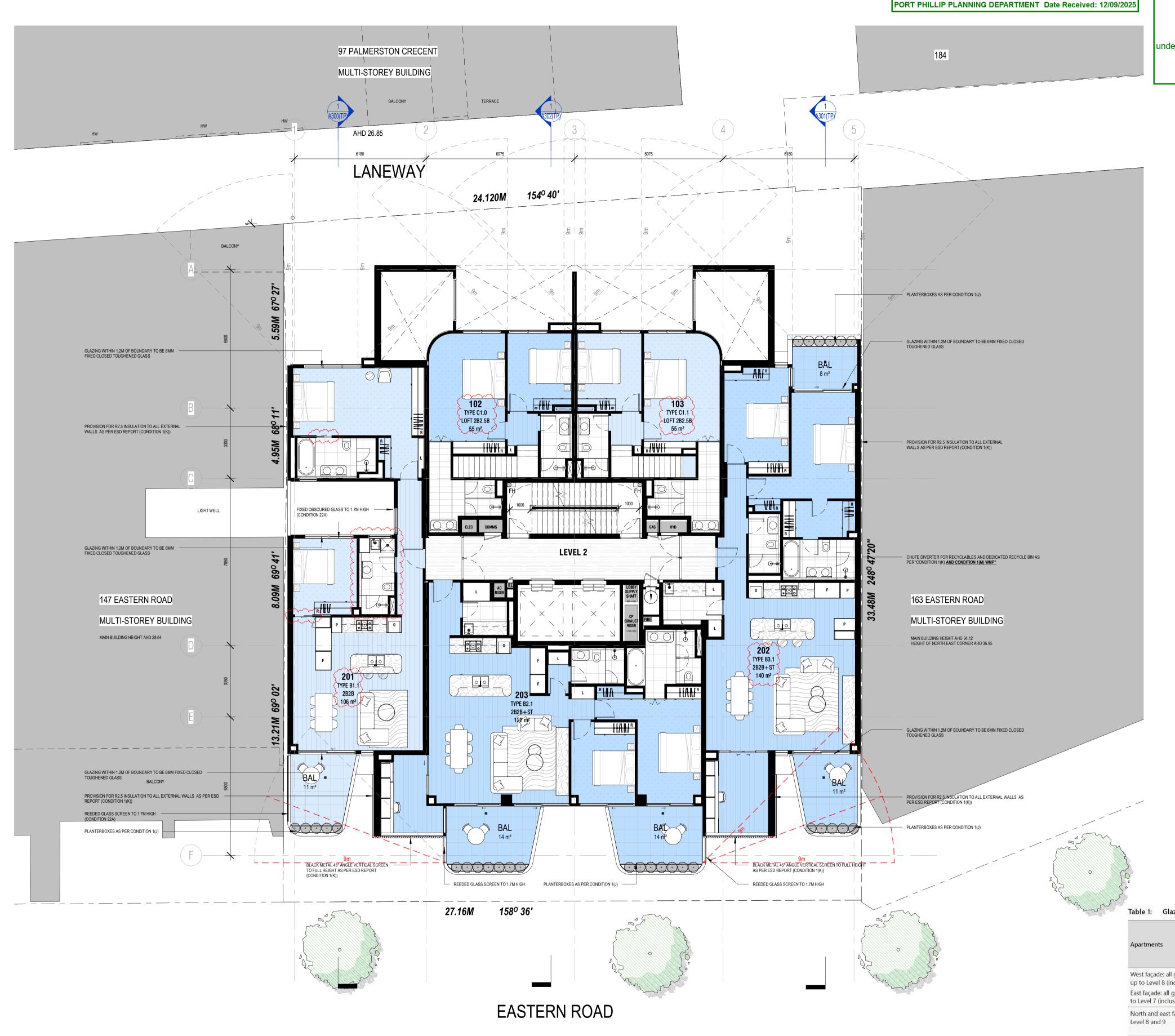
LEVEL 1 PLAN 157-161 Eastern Road, South Melbourne Fortenum Pty Ltd

START DATE:

23.11.2020



A101(TP)



PORT PHILLIP PLANNING SCHEME

Note: This approval relates to ther indicated/highlighted area(s) only • INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR

> COMMON AREA SERVICES/06/2023 Sheet: 7 of 26 - TAPS 5 STAR WELS ≤ 5 L/MIN - TOILETS 4 STAR WELS ≤ 3 L/FLUSH (AVERAGE)

- SHOWERS 3 STAR WELS ≤ 7.5 L/MIN • 3 STAR (MINIMUM) DISHWASHERS INSTALLED IN APARTMENTS WATER EFFICIENT LANDSCAPING

FOR GROUND TO L4 TOILETS IN THE APARTMENTS.

CAR PARK VENTILATION CONTROLLED BY CO SENSORS

• ENERGY EFFICIENT LED LIGHTING WITH AUTOMATIC CONTROL TO REDUCE ENERGY CONSUMPTION – TARGET 20% BETTER THAN NCC MAXIMUM ALLOWANCE. • NO LIGHT BEAMS GENERATED EITHER IN OR OUTSIDE THE BUILDING DIRECTED UP TOWARD THE SKY (UNLESS EXPRESSLY ILLUMINATING AN OBJECT). • EXTERNAL LIGHTING CONTROLLED VIA TIME CLOCK AND/OR DAYLIGHT SENSORS. • COMMON AREA LIGHTING CONTROLLED BY MOVEMENT AND DAYLIGHT SENSORS. • SMART METERING TO EACH APARTMENT AND TENANCY TO ENABLE USERS TO MONITOR AND REDUCE ENERGY USAGE IN REAL TIME. • APPLIANCES GAS COOKTOPS IN EACH APARTMENT.

• A 10KL RAINWATER TANK WILL COLLECT RAINWATER FROM ALL ROOFS TO BE REUSED

• HOT WATER: COMMUNAL GAS HOT WATER TO APARTMENTS; EACH APARTMENT WILL BE FITTED WITH A HOT WATER METER ALLOWING RESIDENTS TO MONITOR AND REDUCE

HOT WATER ENERGY USE SOLAR DHW ARRAY PROVIDES 25% OF DHW

Ć • RŽ.5 ĬNSŮLAŤIOŇ APPLIED TO OFFICĚ WÁLLS TO FÖRM INSULATĚD ENVĚLOPE. R1.75 ullet soffit insulation to be fixed to underside of ground floor office slab with ullet 500mm OFFSET TO PREVENT THERMAL BRIDGING. R2.7 INSULATION REQUIRED TO OFFICE SOFFIT UNDERNEATH EXPOSED BALCONIES WITH 500mm OFFSET TO PREVENT THERMAL BRIDGING AS PER ESD REPORT • R1.75 SOFFIT INSULATION TO BE APPLIED DIRECTLY TO THE UNDERSIDE OF

APARTMENTS OUTSIDE OF INSULATED OFFICE ENVELOPE WITH 500mm OFFSET TO PREVENT THERMAL BRIDGINGAS PER ESD REPORT (CONDITION 1(K)) • R4.6 INSULATION TO ROOF SLAB AS PER CONDITION 1(K)" munimuminami

• ONE BIKE PARK PER DWELLING IS PROVIDED.

• EIGHT VISITOR BIKE PARKS ARE PROVIDED.

• A CONSTRUCTION WASTE MANAGEMENT PLAN WILL REQUIRE 80% OF ALL WASTE TO BE REUSED OR RECYCLED. • 60% OF MATERIALS FROM DEMOLITION OF EXISTING BUILDINGS ON SITE WILL BE

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BUILDING MATERIALS:

• EXTERNAL PRECAST CONCRETE WALLS: ADDITIONAL R2.5 INSULATION. • NON-PRECAST WALLS: LIGHTWEIGHT (MODELLED AS FIBRE CEMENT SHEET) WITH ADDITIONAL R2.5 INSULATION.

CEILING/FLOOR • CONCRETE SLAB ABOVE UNCONDITIONED AREAS (E.G. CAR PARK, BOH), R1.2 RIGID BOARD INSULATION (25MM

KINGSPAN K10 PANEL MODELLED) • CEILINGS BETWEEN APARTMENTS: CONCRETE SLAB WITH NO INSULATION • ALL ROOMS HAVE BEEN MODELLED AS POLISHED CONCRETE FLOOR

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• LEVEL 1-8: CLEAR DOUBLE GLAZING IN ALUMINIUM FRAMES, U VALUE 3.9 W/M².K AND SHGC 0.55 AS PER CONDITION 1(K) • LEVEL 9: LOWE DOUBLE GLAZING IN ALUMINIUM FRAMES WITH U VALUE 3.4 W/M2.K AND SHGC 0.48 AS PER CONDITION 1(K) • CAPRAL 900 SERIES DOUBLE GLAZED SLIDING DOORS USED IN ASSESSMENT.

• ALL DOORS AND WINDOWS WEATHERSTRIPPED

• NO RECESSED DOWNLIGHTS WHERE INSULATION CUT-OUTS ARE REQUIRED • EXHAUST FANS FITTED WITH DAMPERS

Glazing specification for traffic noise, and plant noise from adjacent buildings

| Apartments | Occupancy | Glazing Thickness & Type | Acoustic Rating of Glazing Assembly R _w | Laboratory Test Reference |
|--|------------------------------|--|--|------------------------------|
| West façade: all glazing up to Level 8 (inclusive) East façade: all glazing up to Level 7 (inclusive) | Bedrooms and living rooms | Single or double glazed system incorporating at least one pane of standard 6mm thick float glass | 28 | ATF 768 |
| North and east façade: Level 8 and 9 | Bedrooms and living rooms | Double glazed system incorporating at least one pane of 10.38mm laminated glass. | 37 | Capral 4870-30 |
| West façade: Level 9 | Bedrooms and living rooms | Double glazed system incorporating at least one pane of 10.38mm laminated glass. | 37 | Capral 4870-30 |

AS2107 based criteria 5dB more stringent (quieter) than set out in Permit Condition 25

TN

 SEPP N-1 day, evening and night compliance within apartments of the Subject Development, to address Condition 25A o SEPP N-1 indoor assessment is more stringent (quieter) than AS2107 and Permit Condition 25, applying a 15dB penalty for noise level assessment within habitable rooms.



Documerkusembu9421477

Version: 1, Version Date: 17/09/2025

| REVISION | ISSUE | CHECKED | DATE |
|----------|--------------------------------|---------|------------|
| G | Revised Endorsement Submission | TN | 16.10.2020 |
| Н | Revised Endorsement Submission | TN | 04.02.2021 |
| 1 | Amendments Submission | TN | 05.05.2021 |
| J | Secondary Consent | TN | 29.06.2022 |
| K | Revised Secondary Consent | MS | 05.06.2023 |

DRAWING LEGEND:

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unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work.

In the event that there are any errors or discrepancies in the rawings the constructor must contact our office prior to

ISSUE FOR TOWN PLANNING

commencement of works.

TITLE: LEVEL 2 PLAN 157-161 Eastern Road, South Melbourne CLIENT: Fortenum Pty Ltd

START DATE:

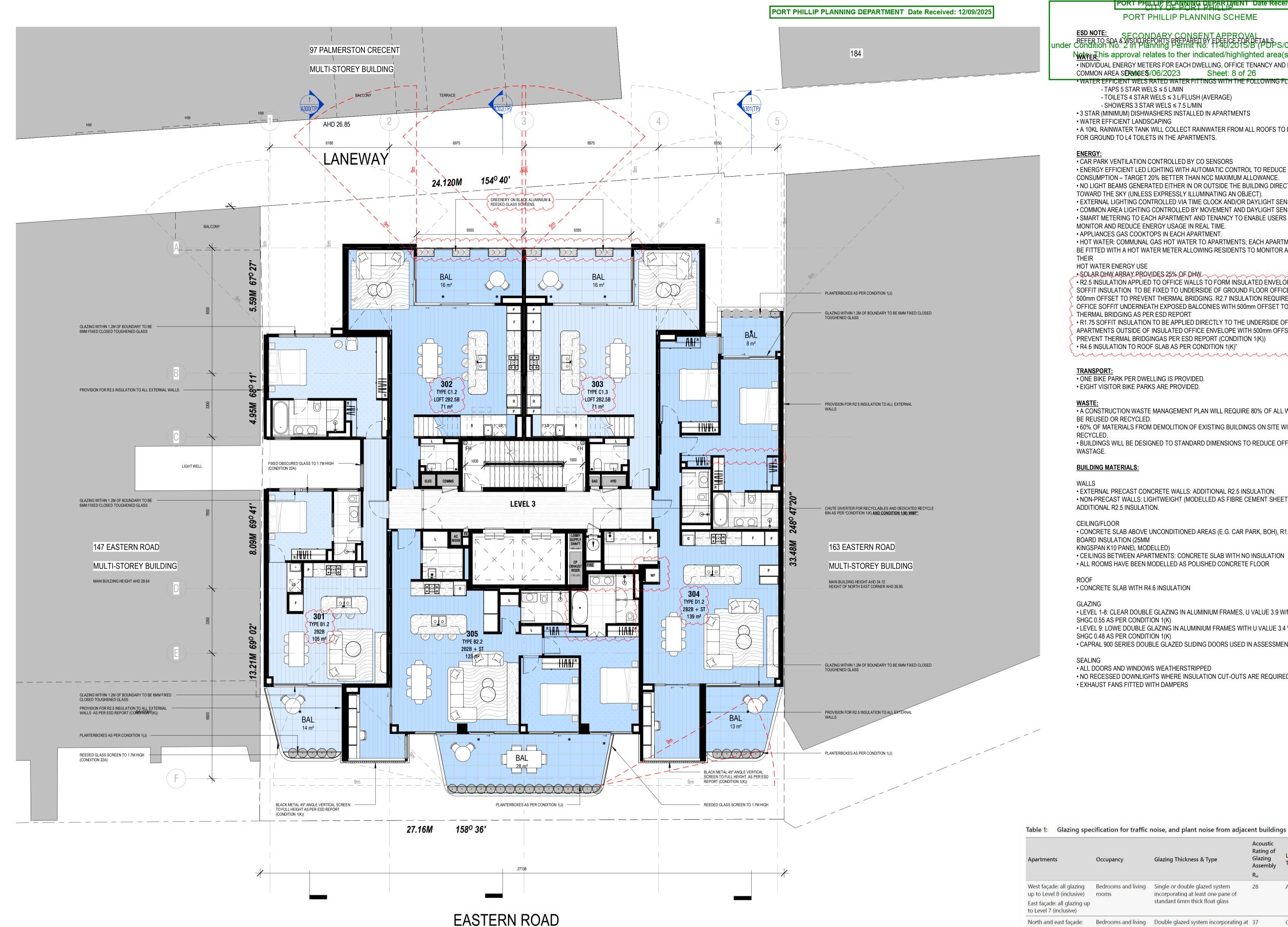
23.11.2020

5/06/2023 9:34:37 AM

DATE DRAWN:



A102(TP)



| Apartments | Occupancy | Glazing Thickness & Type | Acoustic Rating of Glazing Assembly R _w | Laboratory Test Reference | |
|---|---------------------------|--|--|------------------------------|--|
| West façade: all glazing up to Level 8 (inclusive) | Bedrooms and living rooms | Single or double glazed system incorporating at least one pane of | 28 | ATF 768 | |
| East façade: all glazing up to Level 7 (inclusive) | | standard 6mm thick float glass | | | |
| North and east façade: Level 8 and 9 | Bedrooms and living rooms | Double glazed system incorporating at least one pane of 10.38mm laminated glass. | 37 | Capral 4870-30 | |
| West façade: Level 9 | Bedrooms and living rooms | Double glazed system incorporating at least one pane of 10.38mm laminated glass. | 37 | Capral 4870-30 | |

AS2107 based criteria 5dB more stringent (quieter) than set out in Permit Condition 25

TN

SEPP N-1 day, evening and night compliance within apartments of the Subject Development, to address Condition 25A

o SEPP N-1 indoor assessment is more stringent (quieter) than AS2107 and Permit Condition 25, applying a 15dB penalty for noise level assessment within habitable rooms.

PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/2023

Sheet: 8 of 26

PORT PHILLIP PLANNING SCHEME

Note: This approval relates to ther indicated/highlighted area(s) only • INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR

• A 10KL RAINWATER TANK WILL COLLECT RAINWATER FROM ALL ROOFS TO BE REUSED

• ENERGY EFFICIENT LED LIGHTING WITH AUTOMATIC CONTROL TO REDUCE ENERGY

• NO LIGHT BEAMS GENERATED EITHER IN OR OUTSIDE THE BUILDING DIRECTED UP

• EXTERNAL LIGHTING CONTROLLED VIA TIME CLOCK AND/OR DAYLIGHT SENSORS.

• COMMON AREA LIGHTING CONTROLLED BY MOVEMENT AND DAYLIGHT SENSORS. • SMART METERING TO EACH APARTMENT AND TENANCY TO ENABLE USERS TO

• HOT WATER: COMMUNAL GAS HOT WATER TO APARTMENTS; EACH APARTMENT WILL BE FITTED WITH A HOT WATER METER ALLOWING RESIDENTS TO MONITOR AND REDUCE

• R2.5 INSULATION APPLIED TO OFFICE WALLS TO FORM INSULATED ENVELOPE. R1.75

500mm OFFSET TO PREVENT THERMAL BRIDGING. R2.7 INSULATION REQUIRED TO OFFICE SOFFIT UNDERNEATH EXPOSED BALCONIES WITH 500mm OFFSET TO PREVENT

APARTMENTS OUTSIDE OF INSULATED OFFICE ENVELOPE WITH 500mm OFFSET TO

• A CONSTRUCTION WASTE MANAGEMENT PLAN WILL REQUIRE 80% OF ALL WASTE TO

• BUILDINGS WILL BE DESIGNED TO STANDARD DIMENSIONS TO REDUCE OFFCUTS AND

• NON-PRECAST WALLS: LIGHTWEIGHT (MODELLED AS FIBRE CEMENT SHEET) WITH

• CONCRETE SLAB ABOVE UNCONDITIONED AREAS (E.G. CAR PARK, BOH), R1.2 RIGID

• LEVEL 1-8: CLEAR DOUBLE GLAZING IN ALUMINIUM FRAMES, U VALUE 3.9 W/M².K AND

• CAPRAL 900 SERIES DOUBLE GLAZED SLIDING DOORS USED IN ASSESSMENT.

• NO RECESSED DOWNLIGHTS WHERE INSULATION CUT-OUTS ARE REQUIRED

• LEVEL 9: LOWE DOUBLE GLAZING IN ALUMINIUM FRAMES WITH U VALUE 3.4 W/M2.K AND

• CEILINGS BETWEEN APARTMENTS: CONCRETE SLAB WITH NO INSULATION • ALL ROOMS HAVE BEEN MODELLED AS POLISHED CONCRETE FLOOR

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• EXTERNAL PRECAST CONCRETE WALLS: ADDITIONAL R2.5 INSULATION.

• R1.75 SOFFIT INSULATION TO BE APPLIED DIRECTLY TO THE UNDERSIDE OF

PREVENT THERMAL BRIDGINGAS PER ESD REPORT (CONDITION 1(K))

• R4.6 INSULATION TO ROOF SLAB AS PER CONDITION 1(K)"

 $^\circ$ SOFFIT INSULATION. TO BE FIXED TO UNDERSIDE OF GROUND FLOOR OFFICE SLAB WITH $^\circ$

CONSUMPTION - TARGET 20% BETTER THAN NCC MAXIMUM ALLOWANCE.

TOWARD THE SKY (UNLESS EXPRESSLY ILLUMINATING AN OBJECT).

COMMON AREA SERVICES/06/2023

WATER EFFICIENT LANDSCAPING

HOT WATER ENERGY USE

BE REUSED OR RECYCLED.

BUILDING MATERIALS:

ADDITIONAL R2.5 INSULATION.

BOARD INSULATION (25MM

KINGSPAN K10 PANEL MODELLED)

• CONCRETE SLAB WITH R4.6 INSULATION

SHGC 0.55 AS PER CONDITION 1(K)

SHGC 0.48 AS PER CONDITION 1(K)

• ALL DOORS AND WINDOWS WEATHERSTRIPPED

• EXHAUST FANS FITTED WITH DAMPERS

RECYCLED.

WASTAGE.

- TAPS 5 STAR WELS ≤ 5 L/MIN

- SHOWERS 3 STAR WELS ≤ 7.5 L/MIN

FOR GROUND TO L4 TOILETS IN THE APARTMENTS.

CAR PARK VENTILATION CONTROLLED BY CO SENSORS

MONITOR AND REDUCE ENERGY USAGE IN REAL TIME.

• APPLIANCES GAS COOKTOPS IN EACH APARTMENT.

• SOLAR DHW ARRAY PROVIDES 25% OF DHW

THERMAL BRIDGING AS PER ESD REPORT

• ONE BIKE PARK PER DWELLING IS PROVIDED. • EIGHT VISITOR BIKE PARKS ARE PROVIDED.

- TOILETS 4 STAR WELS ≤ 3 L/FLUSH (AVERAGE)

• 3 STAR (MINIMUM) DISHWASHERS INSTALLED IN APARTMENTS



Documerkus@MD9421477

Version: 1, Version Date: 17/09/2025

| REVISION | ISSUE | CHECKED | DATE |
|----------|--------------------------------|---------|------------|
| G | Revised Endorsement Submission | TN | 16.10.2020 |
| Н | Revised Endorsement Submission | TN | 04.02.2021 |
| 1 | Amendments Submission | TN | 05.05.2021 |
| J | Secondary Consent | TN | 29.06.2022 |
| K | Revised Secondary Consent | MS | 05.06.2023 |

DRAWING LEGEND:

FI - FOR INFORMATION SK - SCHEMATIC DESIGN **TP** - TOWN PLANNING **DD** - DESIGN DEVELOPMENT TI - TENDER ISSUE

MK - MARKETING

BP - BUILDING PERMIT

IFC - ISSUE FOR CONSTRUCTION

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ISSUE FOR TOWN PLANNING

TITLE: LEVEL 3 PLAN 157-161 Eastern Road, South Melbourne CLIENT: Fortenum Pty Ltd



A103(TP)



| Apartments | Occupancy | Glazing Thickness & Type | Acoustic Rating of Glazing Assembly R _w | Laboratory Test Reference |
|--|------------------------------|--|--|------------------------------|
| West façade: all glazing up to Level 8 (inclusive) East façade: all glazing up to Level 7 (inclusive) | Bedrooms and living rooms | Single or double glazed system incorporating at least one pane of standard 6mm thick float glass | 28 | ATF 768 |
| North and east façade: Level 8 and 9 | Bedrooms and living rooms | Double glazed system incorporating at least one pane of 10.38mm laminated glass. | 37 | Capral 4870-30 |
| West façade: Level 9 | Bedrooms and living rooms | Double glazed system incorporating at least one pane of 10.38mm laminated glass. | 37 | Capral 4870-30 |

AS2107 based criteria 5dB more stringent (quieter) than set out in Permit Condition 25

 SEPP N-1 day, evening and night compliance within apartments of the Subject Development, to address Condition 25A o SEPP N-1 indoor assessment is more stringent (quieter) than AS2107 and Permit Condition 25, applying a 15dB penalty for noise level assessment within habitable rooms.

PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/2023

Sheet: 9 of 26

PORT PHILLIP PLANNING SCHEME

Note: This approval relates to ther indicated/highlighted area(s) only • INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR

• A 10KL RAINWATER TANK WILL COLLECT RAINWATER FROM ALL ROOFS TO BE REUSED

• ENERGY EFFICIENT LED LIGHTING WITH AUTOMATIC CONTROL TO REDUCE ENERGY

• NO LIGHT BEAMS GENERATED EITHER IN OR OUTSIDE THE BUILDING DIRECTED UP

• EXTERNAL LIGHTING CONTROLLED VIA TIME CLOCK AND/OR DAYLIGHT SENSORS. • COMMON AREA LIGHTING CONTROLLED BY MOVEMENT AND DAYLIGHT SENSORS. • SMART METERING TO EACH APARTMENT AND TENANCY TO ENABLE USERS TO

• HOT WATER: COMMUNAL GAS HOT WATER TO APARTMENTS; EACH APARTMENT WILL BE FITTED WITH A HOT WATER METER ALLOWING RESIDENTS TO MONITOR AND REDUCE

•SOLAR-DHWARRAY PROVIDES 25% OF DHW • R2.5 INSULATION APPLIED TO OFFICE WALLS TO FORM INSULATED ENVELOPE. R1.75 SOFFIT INSULATION TO BE FIXED TO UNDERSIDE OF GROUND FLOOR OFFICE SLAB WITH 500mm OFFSET TO PREVENT THERMAL BRIDGING. R2.7 INSULATION REQUIRED TO OFFICE SOFFIT UNDERNEATH EXPOSED BALCONIES WITH 500mm OFFSET TO PREVENT

• A CONSTRUCTION WASTE MANAGEMENT PLAN WILL REQUIRE 80% OF ALL WASTE TO

• BUILDINGS WILL BE DESIGNED TO STANDARD DIMENSIONS TO REDUCE OFFCUTS AND

• NON-PRECAST WALLS: LIGHTWEIGHT (MODELLED AS FIBRE CEMENT SHEET) WITH

• CONCRETE SLAB ABOVE UNCONDITIONED AREAS (E.G. CAR PARK, BOH), R1.2 RIGID

• LEVEL 1-8: CLEAR DOUBLE GLAZING IN ALUMINIUM FRAMES, U VALUE 3.9 W/M2.K AND

• CAPRAL 900 SERIES DOUBLE GLAZED SLIDING DOORS USED IN ASSESSMENT.

• NO RECESSED DOWNLIGHTS WHERE INSULATION CUT-OUTS ARE REQUIRED

• LEVEL 9: LOWE DOUBLE GLAZING IN ALUMINIUM FRAMES WITH U VALUE 3.4 W/M2.K AND

• CEILINGS BETWEEN APARTMENTS: CONCRETE SLAB WITH NO INSULATION • ALL ROOMS HAVE BEEN MODELLED AS POLISHED CONCRETE FLOOR

• 60% OF MATERIALS FROM DEMOLITION OF EXISTING BUILDINGS ON SITE WILL BE

• EXTERNAL PRECAST CONCRETE WALLS: ADDITIONAL R2.5 INSULATION.

• R1.75 SOFFIT INSULATION TO BE APPLIED DIRECTLY TO THE UNDERSIDE OF APARTMENTS OUTSIDE OF INSULATED OFFICE ENVELOPE WITH 500mm OFFSET TO

PREVENT THERMAL BRIDGINGAS PER ESD REPORT (CONDITION 1(K))

• R4.6 INSULATION TO ROOF SLAB AS PER CONDITION 1(K)"

CONSUMPTION – TARGET 20% BETTER THAN NCC MAXIMUM ALLOWANCE.

TOWARD THE SKY (UNLESS EXPRESSLY ILLUMINATING AN OBJECT).

COMMON AREA SERVICES/06/2023

WATER EFFICIENT LANDSCAPING

HOT WATER ENERGY USE

BE REUSED OR RECYCLED.

BUILDING MATERIALS:

CEILING/FLOOR

ADDITIONAL R2.5 INSULATION.

BOARD INSULATION (25MM

KINGSPAN K10 PANEL MODELLED)

• CONCRETE SLAB WITH R4.6 INSULATION

SHGC 0.55 AS PER CONDITION 1(K)

SHGC 0.48 AS PER CONDITION 1(K)

• ALL DOORS AND WINDOWS WEATHERSTRIPPED

EXHAUST FANS FITTED WITH DAMPERS

RECYCLED.

WASTAGE.

THERMAL BRIDGING AS PER ESD REPORT

• ONE BIKE PARK PER DWELLING IS PROVIDED. • EIGHT VISITOR BIKE PARKS ARE PROVIDED.

- TAPS 5 STAR WELS ≤ 5 L/MIN

- SHOWERS 3 STAR WELS ≤ 7.5 L/MIN

FOR GROUND TO L4 TOILETS IN THE APARTMENTS.

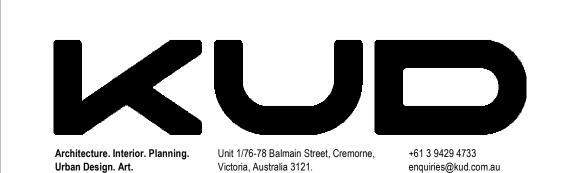
CAR PARK VENTILATION CONTROLLED BY CO SENSORS

MONITOR AND REDUCE ENERGY USAGE IN REAL TIME.

• APPLIANCES GAS COOKTOPS IN EACH APARTMENT.

- TOILETS 4 STAR WELS ≤ 3 L/FLUSH (AVERAGE)

• 3 STAR (MINIMUM) DISHWASHERS INSTALLED IN APARTMENTS



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Version: 1, Version Date: 17/09/2025

| REVISION | ISSUE | CHECKED | DATE |
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| G | Revised Endorsement Submission | TN | 16.10.2020 |
| Н | Amendments Submission | TN | 05.05.2021 |
| 1 | Secondary Consent | TN | 29.06.2022 |
| J | Revised Secondary Consent | MS | 05.06.2023 |

DRAWING LEGEND:

IFC - ISSUE FOR CONSTRUCTION

FI - FOR INFORMATION SK - SCHEMATIC DESIGN **TP** - TOWN PLANNING **DD** - DESIGN DEVELOPMENT

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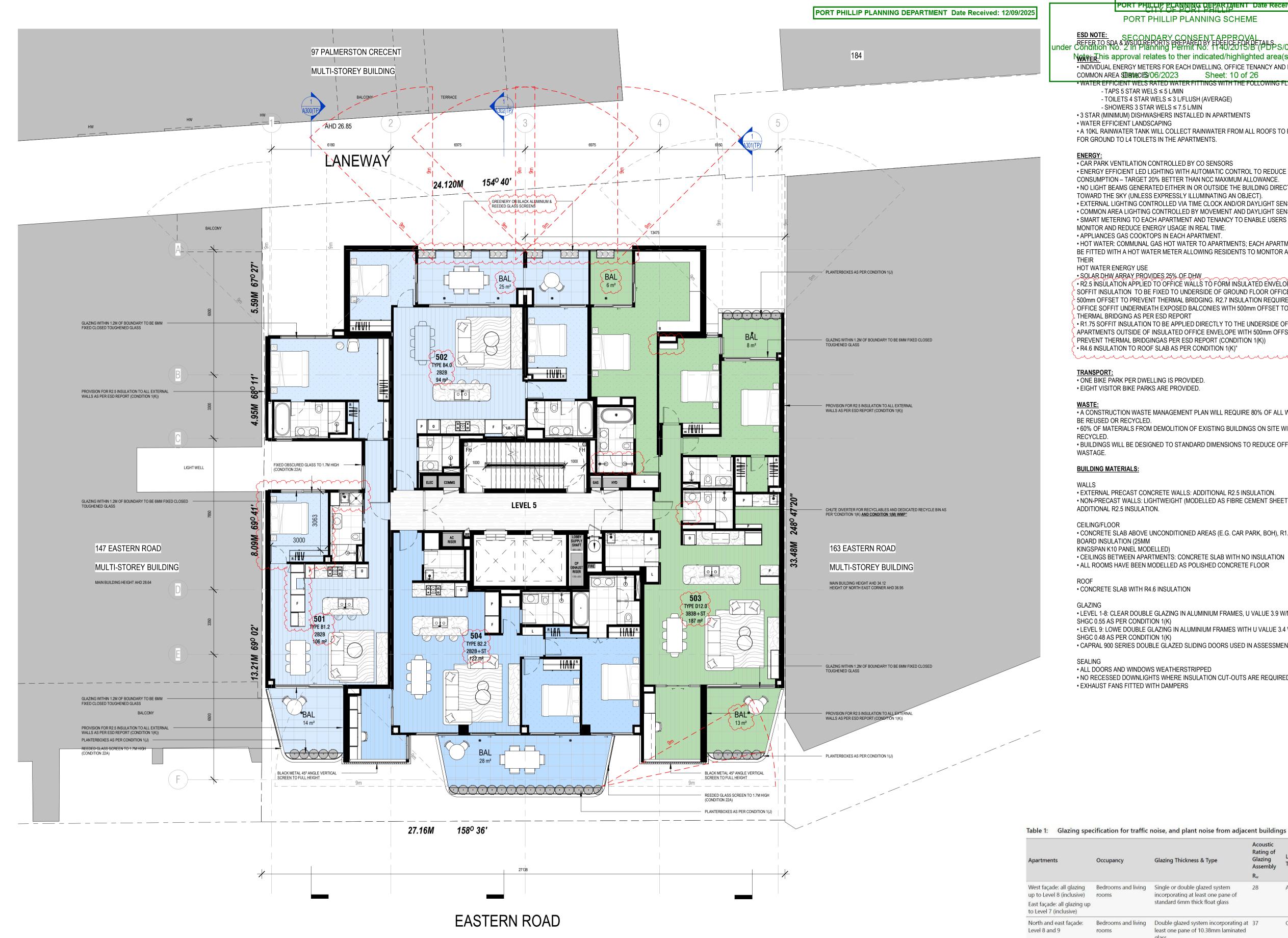
ISSUE FOR TOWN PLANNING

commencement of works.

TITLE: LEVEL 4 PLAN 157-161 Eastern Road, South Melbourne CLIENT: Fortenum Pty Ltd



START DATE: DATE DRAWN: 23.11.2020 5/06/2023 9:35:06 AM TN



Bedrooms and living Double glazed system incorporating at 37 least one pane of 10.38mm laminated

AS2107 based criteria 5dB more stringent (quieter) than set out in Permit Condition 25

TN

 SEPP N-1 day, evening and night compliance within apartments of the Subject Development, to address Condition 25A o SEPP N-1 indoor assessment is more stringent (quieter) than AS2107 and Permit Condition 25, applying a 15dB penalty for noise level assessment within habitable rooms.

Glazing Thickness & Type

Bedrooms and living Double glazed system incorporating at 37

incorporating at least one pane of standard 6mm thick float glass

least one pane of 10.38mm laminated

PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/2023

Sheet: 10 of 26

PORT PHILLIP PLANNING SCHEME

Note: This approval relates to ther indicated/highlighted area(s) only • INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR

• A 10KL RAINWATER TANK WILL COLLECT RAINWATER FROM ALL ROOFS TO BE REUSED

• ENERGY EFFICIENT LED LIGHTING WITH AUTOMATIC CONTROL TO REDUCE ENERGY

• NO LIGHT BEAMS GENERATED EITHER IN OR OUTSIDE THE BUILDING DIRECTED UP

• EXTERNAL LIGHTING CONTROLLED VIA TIME CLOCK AND/OR DAYLIGHT SENSORS.

• COMMON AREA LIGHTING CONTROLLED BY MOVEMENT AND DAYLIGHT SENSORS.

• HOT WATER: COMMUNAL GAS HOT WATER TO APARTMENTS; EACH APARTMENT WILL BE FITTED WITH A HOT WATER METER ALLOWING RESIDENTS TO MONITOR AND REDUCE

• RŽ.5 ĬNSŮLAŤIOŇ APPLĬED TO OFFICĚ WÁLLS TO FÖRM INŠULATED ENVĚLOPE. R1.75 SOFFIT INSULATION TO BE FIXED TO UNDERSIDE OF GROUND FLOOR OFFICE SLAB WITH 500mm OFFSET TO PREVENT THERMAL BRIDGING. R2.7 INSULATION REQUIRED TO OFFICE SOFFIT UNDERNEATH EXPOSED BALCONIES WITH 500mm OFFSET TO PREVENT

• A CONSTRUCTION WASTE MANAGEMENT PLAN WILL REQUIRE 80% OF ALL WASTE TO

• BUILDINGS WILL BE DESIGNED TO STANDARD DIMENSIONS TO REDUCE OFFCUTS AND

• NON-PRECAST WALLS: LIGHTWEIGHT (MODELLED AS FIBRE CEMENT SHEET) WITH

• CONCRETE SLAB ABOVE UNCONDITIONED AREAS (E.G. CAR PARK, BOH), R1.2 RIGID

• LEVEL 1-8: CLEAR DOUBLE GLAZING IN ALUMINIUM FRAMES, U VALUE 3.9 W/M².K AND

• CAPRAL 900 SERIES DOUBLE GLAZED SLIDING DOORS USED IN ASSESSMENT.

• NO RECESSED DOWNLIGHTS WHERE INSULATION CUT-OUTS ARE REQUIRED

• LEVEL 9: LOWE DOUBLE GLAZING IN ALUMINIUM FRAMES WITH U VALUE 3.4 W/M2.K AND

• CEILINGS BETWEEN APARTMENTS: CONCRETE SLAB WITH NO INSULATION • ALL ROOMS HAVE BEEN MODELLED AS POLISHED CONCRETE FLOOR

• 60% OF MATERIALS FROM DEMOLITION OF EXISTING BUILDINGS ON SITE WILL BE

• EXTERNAL PRECAST CONCRETE WALLS: ADDITIONAL R2.5 INSULATION.

• R1.75 SOFFIT INSULATION TO BE APPLIED DIRECTLY TO THE UNDERSIDE OF APARTMENTS OUTSIDE OF INSULATED OFFICE ENVELOPE WITH 500mm OFFSET TO

PREVENT THERMAL BRIDGINGAS PER ESD REPORT (CONDITION 1(K))

• R4.6 INSULATION TO ROOF SLAB AS PER CONDITION 1(K)"

• SMART METERING TO EACH APARTMENT AND TENANCY TO ENABLE USERS TO

CONSUMPTION – TARGET 20% BETTER THAN NCC MAXIMUM ALLOWANCE.

TOWARD THE SKY (UNLESS EXPRESSLY ILLUMINATING AN OBJECT).

COMMON AREA SERVECES/06/2023

WATER EFFICIENT LANDSCAPING

HOT WATER ENERGY USE

- TAPS 5 STAR WELS ≤ 5 L/MIN

- SHOWERS 3 STAR WELS ≤ 7.5 L/MIN

FOR GROUND TO L4 TOILETS IN THE APARTMENTS.

CAR PARK VENTILATION CONTROLLED BY CO SENSORS

MONITOR AND REDUCE ENERGY USAGE IN REAL TIME.

• APPLIANCES GAS COOKTOPS IN EACH APARTMENT.

SOLAR DHW ARRAY PROVIDES 25% OF DHW

THERMAL BRIDGING AS PER ESD REPORT

• ONE BIKE PARK PER DWELLING IS PROVIDED.

• EIGHT VISITOR BIKE PARKS ARE PROVIDED.

BE REUSED OR RECYCLED.

BUILDING MATERIALS:

ADDITIONAL R2.5 INSULATION.

BOARD INSULATION (25MM

KINGSPAN K10 PANEL MODELLED)

• CONCRETE SLAB WITH R4.6 INSULATION

SHGC 0.55 AS PER CONDITION 1(K)

SHGC 0.48 AS PER CONDITION 1(K)

• ALL DOORS AND WINDOWS WEATHERSTRIPPED

• EXHAUST FANS FITTED WITH DAMPERS

RECYCLED.

WASTAGE.

- TOILETS 4 STAR WELS ≤ 3 L/FLUSH (AVERAGE)

• 3 STAR (MINIMUM) DISHWASHERS INSTALLED IN APARTMENTS



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Version: 1, Version Date: 17/09/2025

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| 1 | Secondary Consent | TN | 29.06.2022 |
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TI - TENDER ISSUE

BP - BUILDING PERMIT

IFC - ISSUE FOR CONSTRUCTION

MK - MARKETING

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ISSUE FOR TOWN PLANNING

commencement of works.

LEVEL 5 PLAN 157-161 Eastern Road, South Melbourne CLIENT: Fortenum Pty Ltd

START DATE:

23.11.2020

5/06/2023 9:35:22 AM

DATE DRAWN:

Notes: Glazing scheme designed to achieve:



Rating of

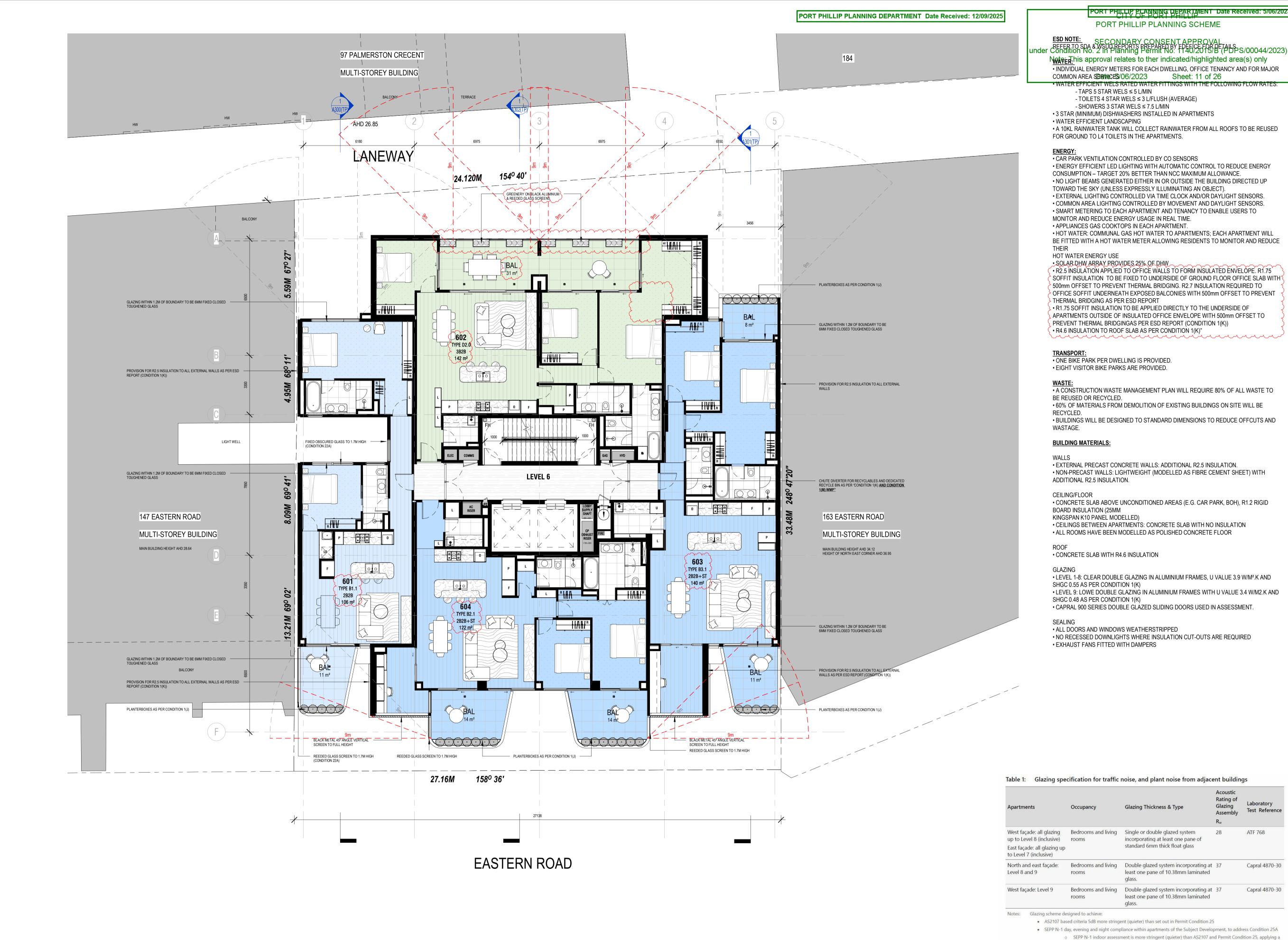
Assembly

Laboratory

Capral 4870-30

Capral 4870-30

A105(TP)



| Architecture. Interior. Planning. | Unit 1/76-78 Balmain Street, Cremorne, | +61 3 9429 4733 |
|-----------------------------------|--|-----------------|

enquiries@kud.com.au

Victoria, Australia 3121.

Urban Design. Art.

Version: 1, Version Date: 17/09/2025

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| 1 | Secondary Consent | TN | 29.06.2022 |
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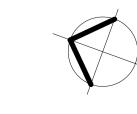
commencement of works.

CLIENT:

LEVEL 6 PLAN 157-161 Eastern Road, South Melbourne Fortenum Pty Ltd

START DATE:

23.11.2020



Rating of

Assembly

Laboratory

Capral 4870-30

Capral 4870-30

A106(TP)

15dB penalty for noise level assessment within habitable rooms.

Glazing Thickness & Type

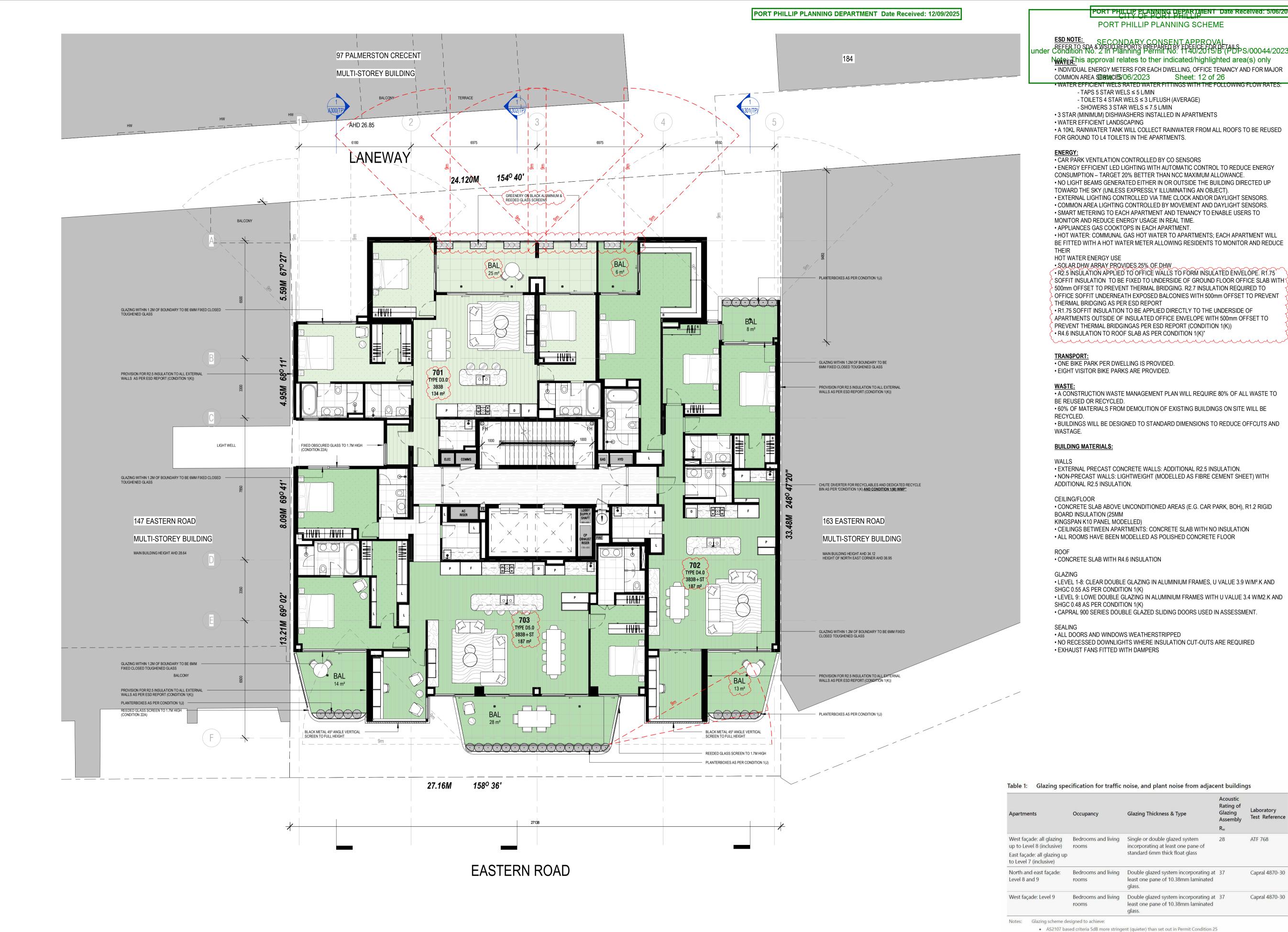
incorporating at least one pane of standard 6mm thick float glass

least one pane of 10.38mm laminated

least one pane of 10.38mm laminated

PORT PHILLIP PLANNING SCHEME

Sheet: 11 of 26



o SEPP N-1 indoor assessment is more stringent (quieter) than AS2107 and Permit Condition 25, applying a 15dB penalty for noise level assessment within habitable rooms.

CHECKED DATE **Endorsement Submission** 24.08.2020 Revised Endorsement Submission 16.10.2020 Amendments Submission 05.05.2021 Secondary Consent 29.06.2022 **Revised Secondary Consent** 05.06.2023

FI - FOR INFORMATION SK - SCHEMATIC DESIGN

DD - DESIGN DEVELOPMENT

IFC - ISSUE FOR CONSTRUCTION

TP - TOWN PLANNING

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ISSUE FOR TOWN PLANNING

commencement of works.

TITLE: LEVEL 7 PLAN CLIENT:

157-161 Eastern Road, South Melbourne Fortenum Pty Ltd

START DATE:

23.11.2020

DATE DRAWN:

TN

5/06/2023 9:35:54 AM

Glazing Thickness & Type

incorporating at least one pane of standard 6mm thick float glass

least one pane of 10.38mm laminated

least one pane of 10.38mm laminated

1:

SEPP N-1 day, evening and night compliance within apartments of the Subject Development, to address Condition 25A

PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/202

Sheet: 12 of 26

PORT PHILLIP PLANNING SCHEME

A107(TP)

Rating of

Assembly

Laboratory

Capral 4870-30

Capral 4870-30



Version: 1, Version Date: 17/09/2025



Table 1: Glazing specification for traffic noise, and plant noise from adjacent buildings

| Apartments | Occupancy | Glazing Thickness & Type | Acoustic Rating of Glazing Assembly R _w | Laboratory Test Referenc |
|---|---------------------------|--|--|-----------------------------|
| West façade: all glazing up to Level 8 (inclusive) | Bedrooms and living rooms | Single or double glazed system incorporating at least one pane of | 28 | ATF 768 |
| East façade: all glazing up to Level 7 (inclusive) | | standard 6mm thick float glass | | |
| North and east façade: Level 8 and 9 | Bedrooms and living rooms | Double glazed system incorporating at least one pane of 10.38mm laminated glass. | 37 | Capral 4870-30 |
| West façade: Level 9 | Bedrooms and living rooms | Double glazed system incorporating at least one pane of 10.38mm laminated glass. | 37 | Capral 4870-30 |

 SEPP N-1 day, evening and night compliance within apartments of the Subject Development, to address Condition 25A o SEPP N-1 indoor assessment is more stringent (quieter) than AS2107 and Permit Condition 25, applying a 15dB penalty for noise level assessment within habitable rooms.

PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/2023

Sheet: 13 of 26

PORT PHILLIP PLANNING SCHEME

Note: This approval relates to ther indicated/highlighted area(s) only • INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR

• A 10KL RAINWATER TANK WILL COLLECT RAINWATER FROM ALL ROOFS TO BE REUSED

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• EXTERNAL LIGHTING CONTROLLED VIA TIME CLOCK AND/OR DAYLIGHT SENSORS.

• COMMON AREA LIGHTING CONTROLLED BY MOVEMENT AND DAYLIGHT SENSORS. • SMART METERING TO EACH APARTMENT AND TENANCY TO ENABLE USERS TO

• HOT WATER: COMMUNAL GAS HOT WATER TO APARTMENTS; EACH APARTMENT WILL BE FITTED WITH A HOT WATER METER ALLOWING RESIDENTS TO MONITOR AND REDUCE

• RŽ.5 INSULATION APPLIED TO OFFICE WALLS TO FORM INSULATED ENVELOPE. R1.75 $\stackrel{>}{\sim}$ SOFFIT INSULATION TO BE FIXED TO UNDERSIDE OF GROUND FLOOR OFFICE SLAB WITH $\stackrel{\checkmark}{\sim}$

• A CONSTRUCTION WASTE MANAGEMENT PLAN WILL REQUIRE 80% OF ALL WASTE TO

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• EXTERNAL PRECAST CONCRETE WALLS: ADDITIONAL R2.5 INSULATION.

500mm OFFSET TO PREVENT THERMAL BRIDGING. R2.7 INSULATION REQUIRED TO OFFICE SOFFIT UNDERNEATH EXPOSED BALCONIES WITH 500mm OFFSET TO PREVENT

• R1.75 SOFFIT INSULATION TO BE APPLIED DIRECTLY TO THE UNDERSIDE OF APARTMENTS OUTSIDE OF INSULATED OFFICE ENVELOPE WITH 500mm OFFSET TO

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CONSUMPTION - TARGET 20% BETTER THAN NCC MAXIMUM ALLOWANCE.

TOWARD THE SKY (UNLESS EXPRESSLY ILLUMINATING AN OBJECT).

COMMON AREA SERVECES/06/2023

WATER EFFICIENT LANDSCAPING

HOT WATER ENERGY USE

- TAPS 5 STAR WELS ≤ 5 L/MIN

- SHOWERS 3 STAR WELS ≤ 7.5 L/MIN

FOR GROUND TO L4 TOILETS IN THE APARTMENTS.

CAR PARK VENTILATION CONTROLLED BY CO SENSORS

MONITOR AND REDUCE ENERGY USAGE IN REAL TIME.

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THERMAL BRIDGING AS PER ESD REPORT

• ONE BIKE PARK PER DWELLING IS PROVIDED.

• EIGHT VISITOR BIKE PARKS ARE PROVIDED.

BE REUSED OR RECYCLED.

BUILDING MATERIALS:

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BOARD INSULATION (25MM

KINGSPAN K10 PANEL MODELLED)

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SHGC 0.55 AS PER CONDITION 1(K)

SHGC 0.48 AS PER CONDITION 1(K)

• ALL DOORS AND WINDOWS WEATHERSTRIPPED

• EXHAUST FANS FITTED WITH DAMPERS

RECYCLED.

WASTAGE.

- TOILETS 4 STAR WELS ≤ 3 L/FLUSH (AVERAGE)

• 3 STAR (MINIMUM) DISHWASHERS INSTALLED IN APARTMENTS

Victoria, Australia 3121.

Unit 1/76-78 Balmain Street, Cremorne,

enquiries@kud.com.au

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Urban Design. Art.

Version: 1, Version Date: 17/09/2025

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| Secondary Consent | TN | 29.06.2022 |
| Revised Secondary Consent | MS | 05.06.2023 |
| | Revised Endorsement Submission Revised Endorsement Submission Amendments Submission Secondary Consent | Revised Endorsement Submission TN Revised Endorsement Submission TN Amendments Submission TN Secondary Consent TN |

DRAWING LEGEND:

FI - FOR INFORMATION SK - SCHEMATIC DESIGN **TP** - TOWN PLANNING **DD** - DESIGN DEVELOPMENT

TI - TENDER ISSUE

BP - BUILDING PERMIT

IFC - ISSUE FOR CONSTRUCTION

MK - MARKETING

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ISSUE FOR TOWN PLANNING

commencement of works.

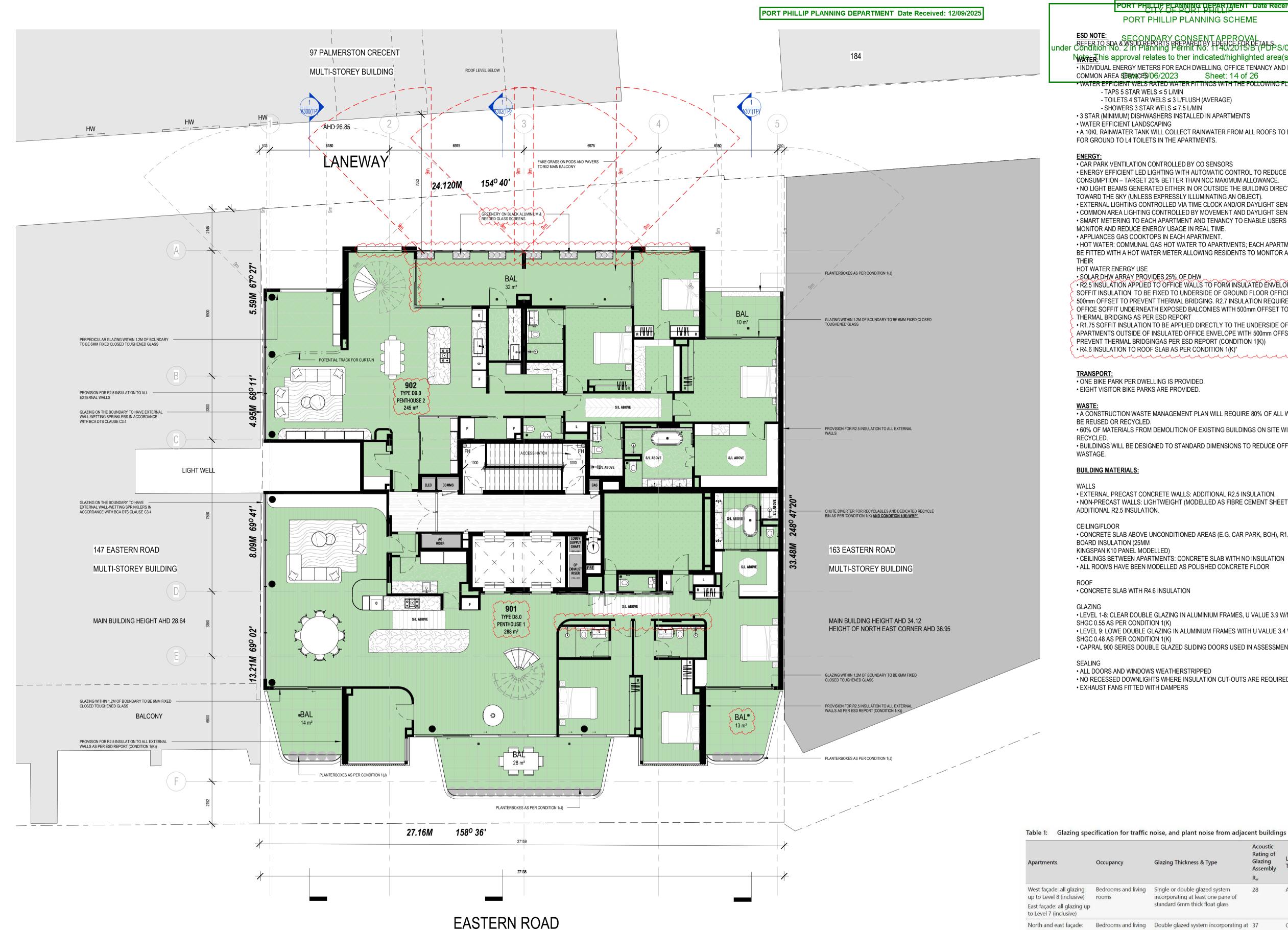
TITLE: LEVEL 8 PLAN 157-161 Eastern Road, South Melbourne CLIENT: Fortenum Pty Ltd

START DATE:

23.11.2020



DATE DRAWN: 5/06/2023 9:36:10 AM TN



| Apartments | Occupancy | Glazing Thickness & Type | Acoustic Rating of Glazing Assembly | Laboratory Test Reference |
|--|---------------------------|--|--|------------------------------|
| | | | R _w | |
| West façade: all glazing up to Level 8 (inclusive) East façade: all glazing up to Level 7 (inclusive) | Bedrooms and living rooms | Single or double glazed system incorporating at least one pane of standard 6mm thick float glass | 28 | ATF 768 |
| North and east façade: Level 8 and 9 | Bedrooms and living rooms | Double glazed system incorporating at least one pane of 10.38mm laminated glass. | 37 | Capral 4870-30 |
| West façade: Level 9 | Bedrooms and living rooms | Double glazed system incorporating at least one pane of 10.38mm laminated glass. | 37 | Capral 4870-30 |

AS2107 based criteria 5dB more stringent (quieter) than set out in Permit Condition 25

SEPP N-1 day, evening and night compliance within apartments of the Subject Development, to address Condition 25A

o SEPP N-1 indoor assessment is more stringent (quieter) than AS2107 and Permit Condition 25, applying a 15dB penalty for noise level assessment within habitable rooms.

PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/202

Sheet: 14 of 26

PORT PHILLIP PLANNING SCHEME

Note: This approval relates to ther indicated/highlighted area(s) only • INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR

• A 10KL RAINWATER TANK WILL COLLECT RAINWATER FROM ALL ROOFS TO BE REUSED

• ENERGY EFFICIENT LED LIGHTING WITH AUTOMATIC CONTROL TO REDUCE ENERGY

• NO LIGHT BEAMS GENERATED EITHER IN OR OUTSIDE THE BUILDING DIRECTED UP

• EXTERNAL LIGHTING CONTROLLED VIA TIME CLOCK AND/OR DAYLIGHT SENSORS. • COMMON AREA LIGHTING CONTROLLED BY MOVEMENT AND DAYLIGHT SENSORS.

• SMART METERING TO EACH APARTMENT AND TENANCY TO ENABLE USERS TO

• HOT WATER: COMMUNAL GAS HOT WATER TO APARTMENTS; EACH APARTMENT WILL BE FITTED WITH A HOT WATER METER ALLOWING RESIDENTS TO MONITOR AND REDUCE

· RZ.5 ÎNSÛLATION APPLÎED TO OFFICE WALLS TO FORM INSULATED ENVELOPE. R1.75 SOFFIT INSULATION TO BE FIXED TO UNDERSIDE OF GROUND FLOOR OFFICE SLAB WITH 5 500mm OFFSET TO PREVENT THERMAL BRIDGING. R2.7 INSULATION REQUIRED TO OFFICE SOFFIT UNDERNEATH EXPOSED BALCONIES WITH 500mm OFFSET TO PREVENT

• R1.75 SOFFIT INSULATION TO BE APPLIED DIRECTLY TO THE UNDERSIDE OF

PREVENT THERMAL BRIDGINGAS PER ESD REPORT (CONDITION 1(K))

• R4.6 INSULATION TO ROOF SLAB AS PER CONDITION 1(K)"

APARTMENTS OUTSIDE OF INSULATED OFFICE ENVELOPE WITH 500mm OFFSET TO

• A CONSTRUCTION WASTE MANAGEMENT PLAN WILL REQUIRE 80% OF ALL WASTE TO

• BUILDINGS WILL BE DESIGNED TO STANDARD DIMENSIONS TO REDUCE OFFCUTS AND

• NON-PRECAST WALLS: LIGHTWEIGHT (MODELLED AS FIBRE CEMENT SHEET) WITH

• CONCRETE SLAB ABOVE UNCONDITIONED AREAS (E.G. CAR PARK, BOH), R1.2 RIGID

• LEVEL 1-8: CLEAR DOUBLE GLAZING IN ALUMINIUM FRAMES, U VALUE 3.9 W/M².K AND

• CAPRAL 900 SERIES DOUBLE GLAZED SLIDING DOORS USED IN ASSESSMENT.

• NO RECESSED DOWNLIGHTS WHERE INSULATION CUT-OUTS ARE REQUIRED

• LEVEL 9: LOWE DOUBLE GLAZING IN ALUMINIUM FRAMES WITH U VALUE 3.4 W/M2.K AND

• CEILINGS BETWEEN APARTMENTS: CONCRETE SLAB WITH NO INSULATION • ALL ROOMS HAVE BEEN MODELLED AS POLISHED CONCRETE FLOOR

• 60% OF MATERIALS FROM DEMOLITION OF EXISTING BUILDINGS ON SITE WILL BE

• EXTERNAL PRECAST CONCRETE WALLS: ADDITIONAL R2.5 INSULATION.

CONSUMPTION - TARGET 20% BETTER THAN NCC MAXIMUM ALLOWANCE.

TOWARD THE SKY (UNLESS EXPRESSLY ILLUMINATING AN OBJECT).

COMMON AREA SERVECES/06/2023

WATER EFFICIENT LANDSCAPING

HOT WATER ENERGY USE

BE REUSED OR RECYCLED.

BUILDING MATERIALS:

CEILING/FLOOR

ADDITIONAL R2.5 INSULATION.

BOARD INSULATION (25MM

KINGSPAN K10 PANEL MODELLED)

• CONCRETE SLAB WITH R4.6 INSULATION

SHGC 0.55 AS PER CONDITION 1(K)

SHGC 0.48 AS PER CONDITION 1(K)

• ALL DOORS AND WINDOWS WEATHERSTRIPPED

• EXHAUST FANS FITTED WITH DAMPERS

RECYCLED.

WASTAGE.

- TAPS 5 STAR WELS ≤ 5 L/MIN

- SHOWERS 3 STAR WELS ≤ 7.5 L/MIN

FOR GROUND TO L4 TOILETS IN THE APARTMENTS.

CAR PARK VENTILATION CONTROLLED BY CO SENSORS

MONITOR AND REDUCE ENERGY USAGE IN REAL TIME. • APPLIANCES GAS COOKTOPS IN EACH APARTMENT.

• SOLAR DHW ARRAY PROVIDES 25% OF DHW

THERMAL BRIDGING AS PER ESD REPORT

• ONE BIKE PARK PER DWELLING IS PROVIDED. • EIGHT VISITOR BIKE PARKS ARE PROVIDED.

- TOILETS 4 STAR WELS ≤ 3 L/FLUSH (AVERAGE)

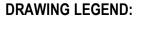
• 3 STAR (MINIMUM) DISHWASHERS INSTALLED IN APARTMENTS



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Version: 1, Version Date: 17/09/2025

| REVISION | ISSUE | CHECKED | DATE |
|----------|--------------------------------|---------|------------|
| I | Revised Endorsement Submission | TN | 28.01.2021 |
| J | Revised Endorsement Submission | TN | 04.02.2021 |
| K | Amendments Submission | TN | 05.05.2021 |
| L | Secondary Consent | TN | 29.06.2022 |
| M | Revised Secondary Consent | MS | 05.06.2023 |



IFC - ISSUE FOR CONSTRUCTION

FI - FOR INFORMATION SK - SCHEMATIC DESIGN **TP** - TOWN PLANNING **DD** - DESIGN DEVELOPMENT

TI - TENDER ISSUE

BP - BUILDING PERMIT

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ISSUE FOR TOWN PLANNING

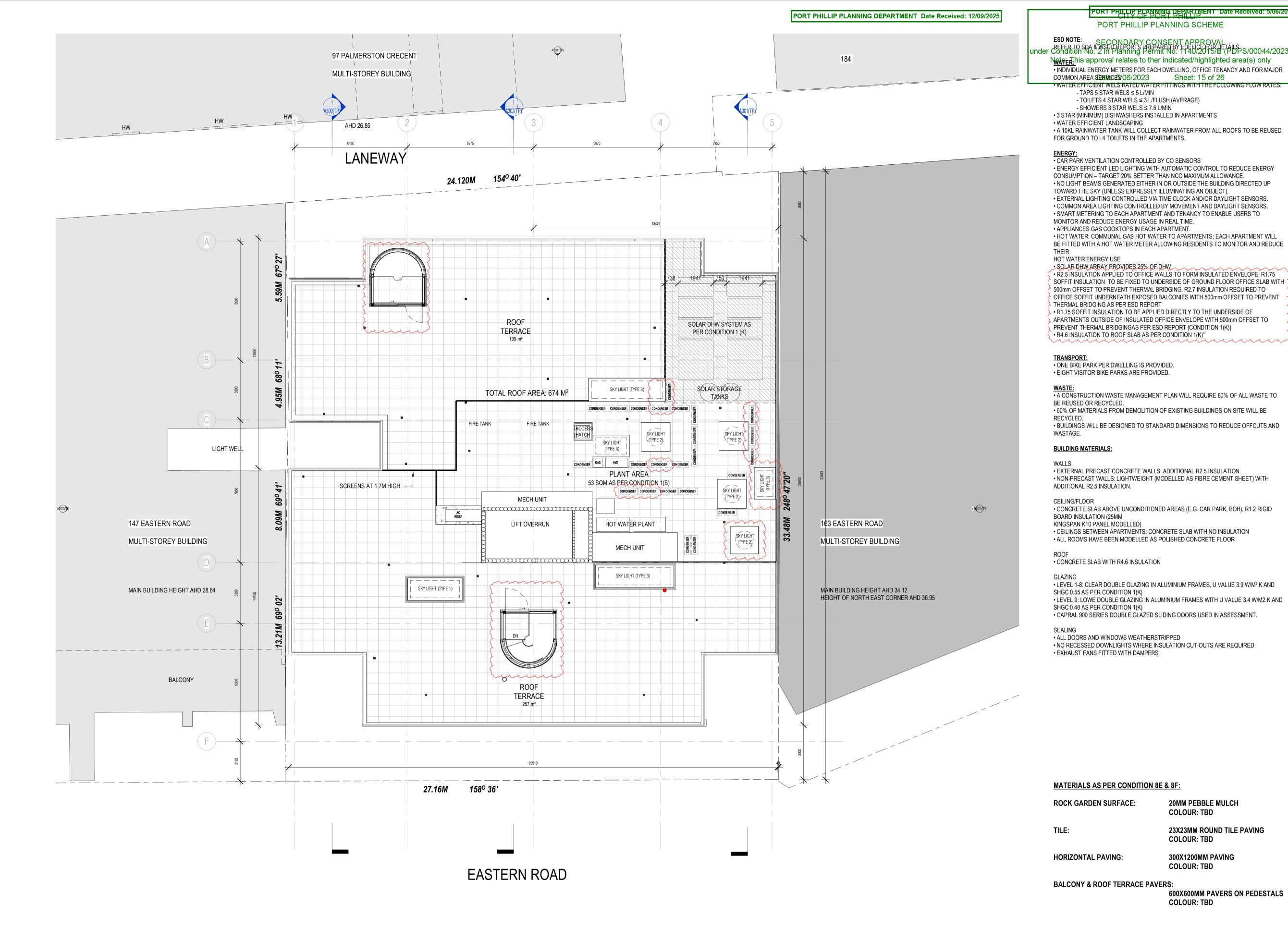
commencement of works.

TITLE: LEVEL 9 PLAN 157-161 Eastern Road, South Melbourne CLIENT: Fortenum Pty Ltd



TN

A109(TP)



enquiries@kud.com.au

Architecture. Interior. Planning.

Urban Design. Art.

Version: 1, Version Date: 17/09/2025

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Unit 1/76-78 Balmain Street, Cremorne,

Victoria, Australia 3121.

REVISION **CHECKED** DATE Revised Endorsement Submission 16.10.2020 Revised Endorsement Submission 16.12.2020 Amendments Submission 05.05.2021 Secondary Consent 29.06.2022 **Revised Secondary Consent** MS 05.06.2023

DRAWING LEGEND:

IFC - ISSUE FOR CONSTRUCTION

FI - FOR INFORMATION SK - SCHEMATIC DESIGN TP - TOWN PLANNING **DD** - DESIGN DEVELOPMENT TI - TENDER ISSUE

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ROOF PLAN ADDRESS: 157-161 Eastern Road, South Melbourne CLIENT:

Fortenum Pty Ltd

A110(TP)

START DATE: DATE DRAWN: 23.11.2020

5/06/2023 9:36:40 AM

TN

1:

100@A1

20MM PEBBLE MULCH

23X23MM ROUND TILE PAVING

600X600MM PAVERS ON PEDESTALS

COLOUR: TBD

COLOUR: TBD

COLOUR: TBD

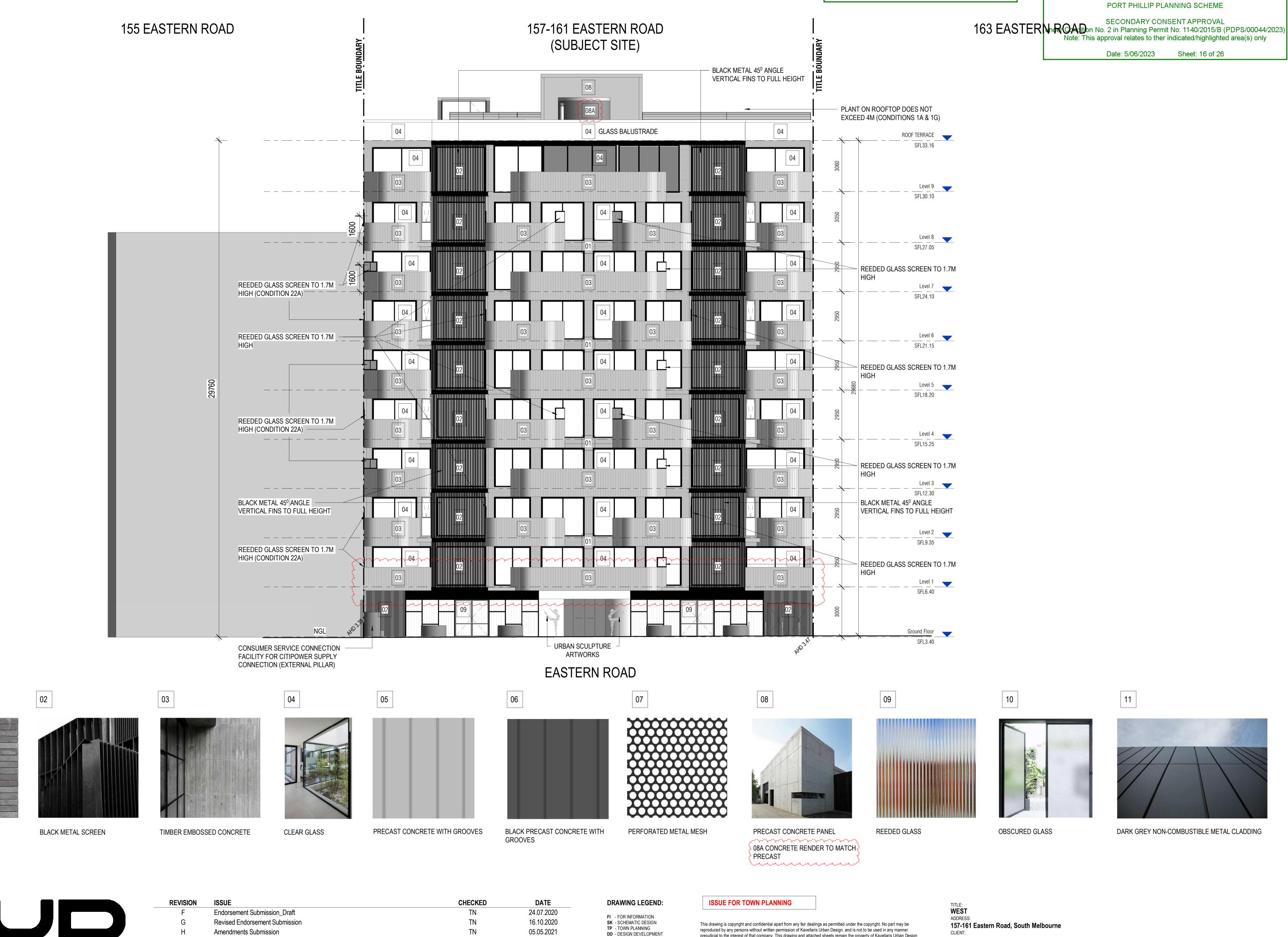
COLOUR: TBD

300X1200MM PAVING

PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/2023

Sheet: 15 of 26

PORT PHILLIP PLANNING SCHEME



PORT PHILLIP PLANNING DEPARTMENT Date Received: 12/09/2025

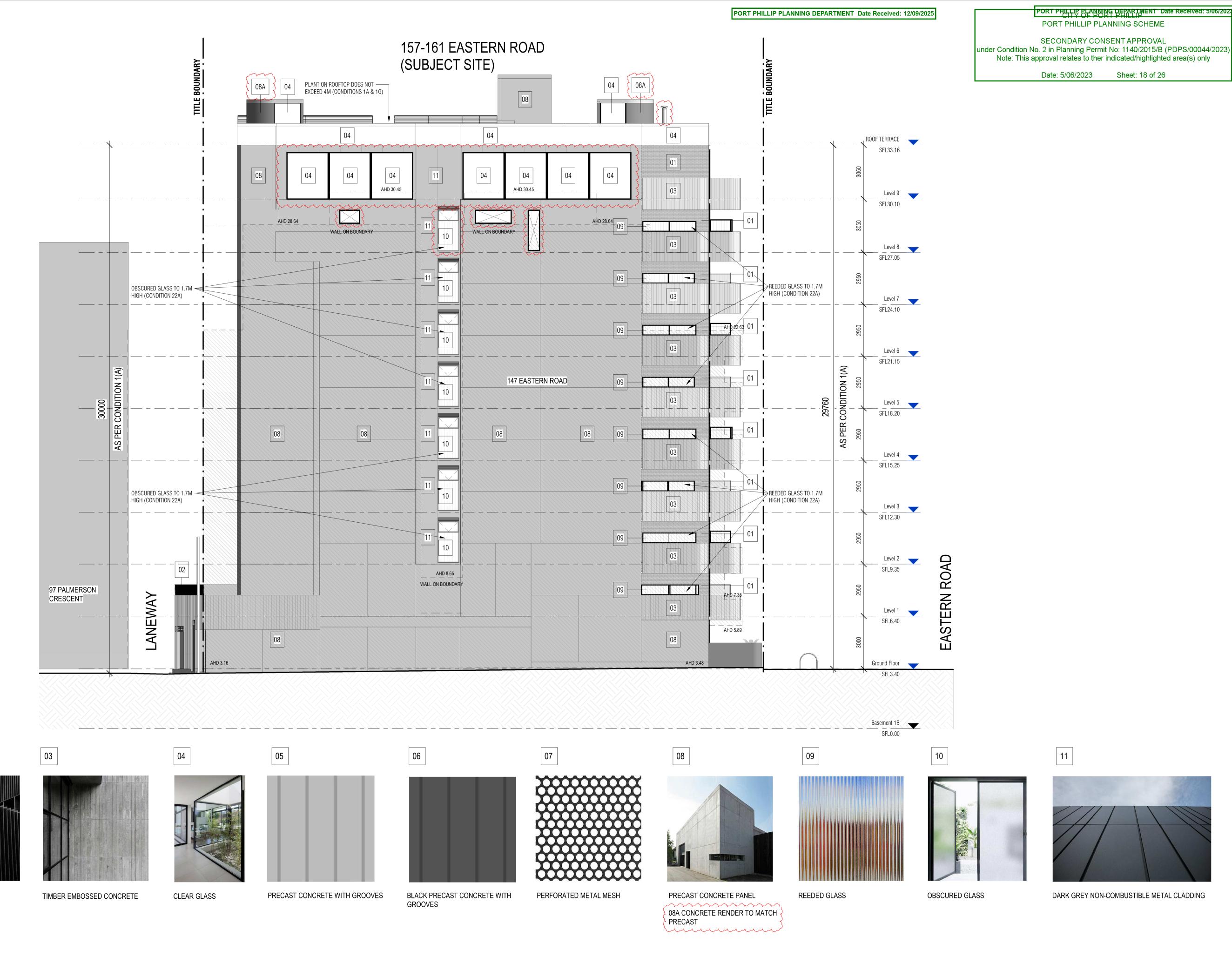
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CHARCOAL BRICK

PORT PHILLIP PLANNING SCHEME

PORT PHILLIP PLANNING DEPARTMENT Date Received: 12/09/2025

TI - TENDER ISSUE Fortenum Pty Ltd Secondary Consent 29.06.2022 unless otherwise specified. All dimensions are in millimeters and all drawing content must be verified on site prior to any work. MK - MARKETING In the event that there are any errors or discrepancies in the rawings the constructor must contact our office prior to Architecture. Interior. Planning. Unit 1/76-78 Balmain Street, Cremorne, 05.06.2023 Revised Secondary Consent **BP** - BUILDING PERMIT START DATE: DATE DRAWN: commencement of works. Urban Design. Art. Victoria, Australia 3121. enquiries@kud.com.au IFC - ISSUE FOR CONSTRUCTION 23.11.2020 5/06/2023 9:37:25 AM TN Documerkusen 15421477 Version: 1, Version Date: 17/09/2025





CHARCOAL BRICK

Docume หมรัตทาง 9421477 Version: 1, Version Date: 17/09/2025 02

BLACK METAL SCREEN

| REVISION | ISSUE | CHECKED | DATE |
|----------|--------------------------------|---------|------------|
| F | Endorsement Submission | TN | 24.08.2020 |
| G | Revised Endorsement Submission | TN | 16.10.2020 |
| Н | Amendments Submission | TN | 05.05.2021 |
| 1 | Secondary Consent | TN | 29.06.2022 |
| J | Revised Secondary Consent | MS | 05.06.2023 |



MK - MARKETING

BP - BUILDING PERMIT

IFC - ISSUE FOR CONSTRUCTION



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ISSUE FOR TOWN PLANNING

| Fortenum Pty Ltd |
|---------------------------------------|
| CLIENT: |
| 157-161 Eastern Road, South Melbourne |
| ADDRESS: |
| NORTH |
| TITLE: |

Example I Eastern Road, South Melbourne

Sum Pty Ltd

NO. START DATE: DATE DRAWN: DRAWN: 23.11.2020 5/06/2023 9:37:53 AM TN

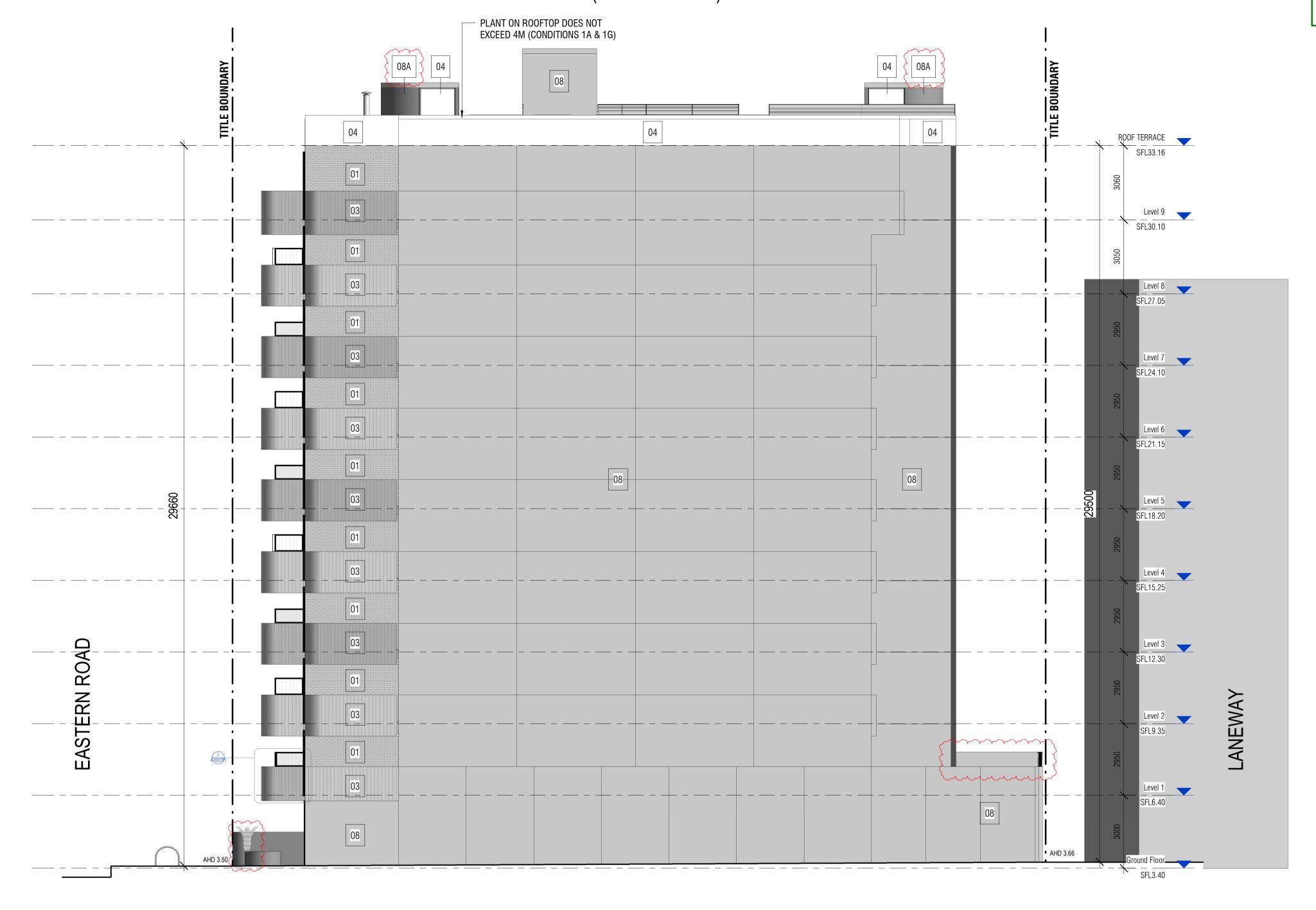
157-161 EASTERN ROAD (SUBJECT SITE)

PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/202 PORT PHILLIP PLANNING SCHEME

SECONDARY CONSENT APPROVAL under Condition No. 2 in Planning Permit No: 1140/2015/B (PDPS/00044/2023)

Note: This approval relates to ther indicated/highlighted area(s) only

Date: 5/06/2023 Sheet: 19 of 26





CHARCOAL BRICK

Urban Design. Art.

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BLACK METAL SCREEN

02

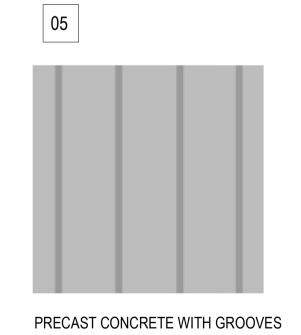


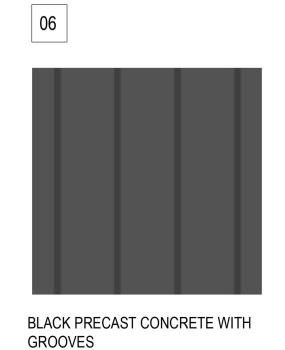
enquiries@kud.com.au

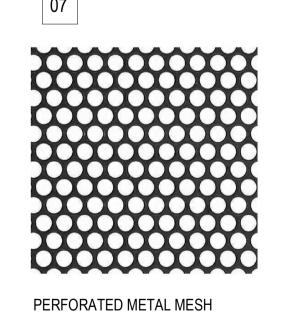


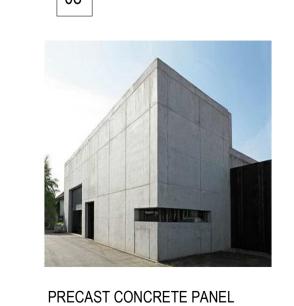
TIMBER EMBOSSED CONCRETE





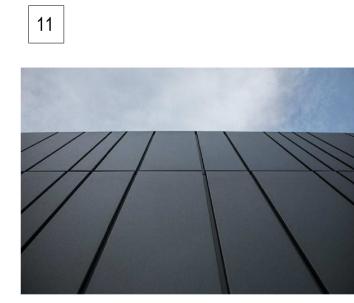












DARK GREY NON-COMBUSTIBLE METAL CLADDING

| Planning. | Unit 1/76-78 Balmain Street, Cremorne, | +61 3 9429 4733 |
|-----------|--|-----------------|

Victoria, Australia 3121.

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|----------|--------------------------------|---------|------------|
| F | Endorsement Submission | TN | 24.08.2020 |
| G | Revised Endorsement Submission | TN | 16.10.2020 |
| Н | Amendments Submission | TN | 05.05.2021 |
| 1 | Secondary Consent | TN | 29.06.2022 |
| J | Revised Secondary Consent | MS | 05.06.2023 |



TP - TOWN PLANNING

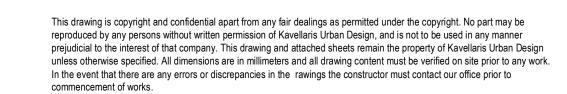
TI - TENDER ISSUE

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MK - MARKETING

DD - DESIGN DEVELOPMENT

IFC - ISSUE FOR CONSTRUCTION



08A CONCRETE RENDER TO MATCH

mmmmmm

PRECAST

ISSUE FOR TOWN PLANNING



| ADDRESS: 157-161 Eastern Road, South Melbourne CLIENT: Fortenum Pty Ltd | | | |
|---|-------------------------------|-------------------------------------|--|
| PROJECT NO. 15-007 | START DATE: 23.11.2020 | DATE DRAWN: 5/06/2023 9:38:24 AM | |

OBSCURED GLASS

Date: 5/06/2023 Sheet: 20 of 26

02

07



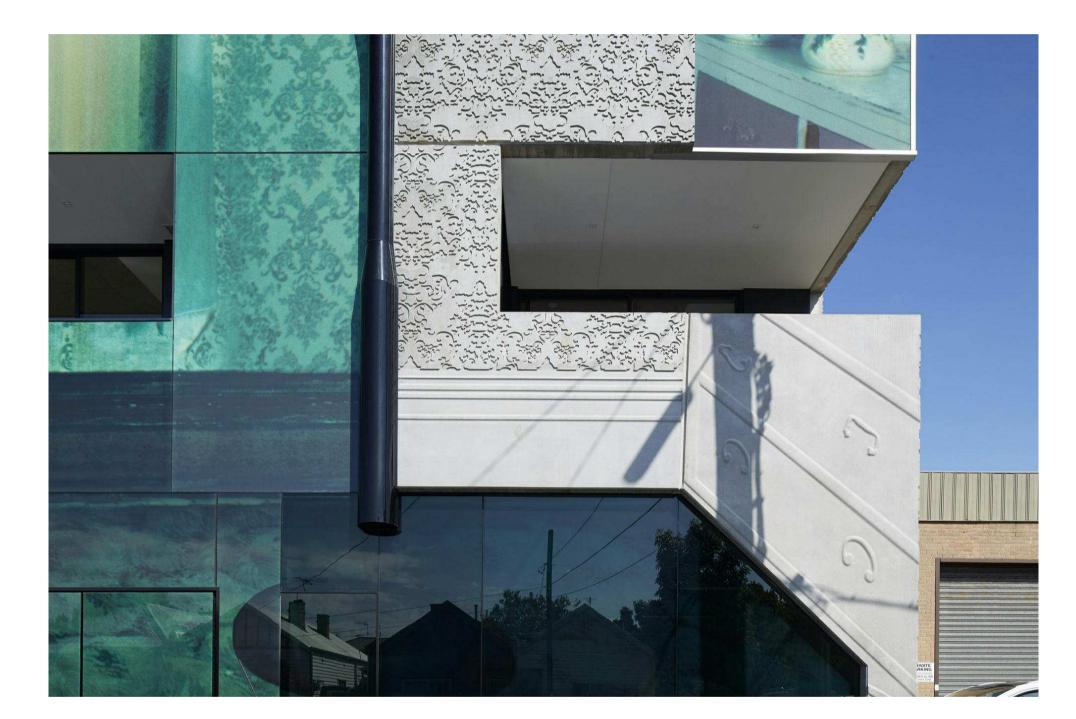
PRECEDENT STUDIES BARKERS ROAD **MELBOURNE**



PRECEDENT STUDIES GORDAILU BUILDING **SPAIN**

03

01



PRECEDENT STUDIES 2 GIRLS **MELBOURNE**



PRECEDENT STUDIES 101 MAILING ROAD

09

Documerkt Sem 19421477 Version: 1, Version Date: 17/09/2025



CHARCOAL BRICK **BLACK METAL SCREEN**

02

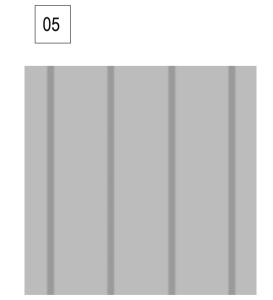


03

TIMBER EMBOSSED CONCRETE



CLEAR GLASS

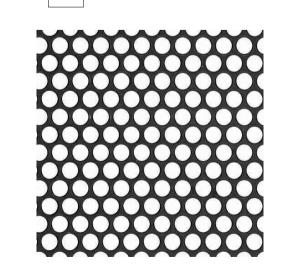


PRECAST CONCRETE WITH GROOVES



06

BLACK PRECAST CONCRETE WITH **GROOVES**



PERFORATED METAL MESH



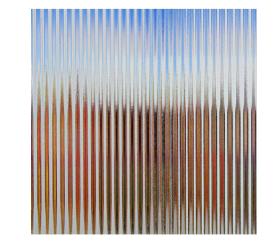
PRECAST CONCRETE PANEL

PRECAST

ISSUE FOR TOWN PLANNING

commencement of works.

08A CONCRETE RENDER TO MATCH



REEDED GLASS



MELBOURNE

11

OBSCURED GLASS

10



DARK GREY NON-COMBUSTIBLE METAL CLADDING

Architecture. Interior. Planning. Unit 1/76-78 Balmain Street, Cremorne, Urban Design. Art. Victoria, Australia 3121. enquiries@kud.com.au

| EVISION | ISSUE | CHECKED | DATE |
|---------|------------------------------|---------|------------|
| Α | Issue for Coordination | TN | 22.06.2020 |
| В | Endorsement Submission_Draft | TN | 24.07.2020 |
| С | Endorsement Submission | TN | 24.08.2020 |
| D | Amendments Submission | TN | 05.05.2021 |

DRAWING LEGEND:

IFC - ISSUE FOR CONSTRUCTION

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TITLE:
MATERIAL SCHEDULES 157-161 Eastern Road, South Melbourne

| Fortenum Pty Ltd | | | |
|---------------------------------------|-------------|------------------------------------|--|
| PROJECT NO. 15 - 007 | START DATE: | DATE DRAWN: 5/06/2023 0:38:40 A | |

| Architecture. Interior. Planning. Urban Design. Art. Documeᢥtీ\$⊛™୭ч9421477 | Unit 1/76-78 Balmain Street, Cremorne, Victoria, Australia 3121. | +61 3 9429 4733 enquiries@kud.com.au |
|---|--|---|

Version: 1, Version Date: 17/09/2025

____Carpark Entrance ____

SFL3.20

FOLD TRANSFER BEAM TO SUIT RAMP LEVEL - REFER TO ENG'S DRAWINGS

LOWER BASEMENT B1 SFL-1.30

LOWER BASEMENT B2 SFL-4.10

LOWER BASEMENT B3
SFL-6.80

| REVISION | ISSUE | CHECKED | DATE |
|----------|--------------------------------|---------|------------|
| С | Endorsement Submission | TN | 24.08.2020 |
| D | Revised Endorsement Submission | TN | 16.10.2020 |
| Е | Amendments Submission | TN | 05.05.2021 |
| F | Secondary Consent | TN | 29.06.2022 |
| G | Revised Secondary Consent | MS | 05.06.2023 |

DRAWING LEGEND:

IFC - ISSUE FOR CONSTRUCTION

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1700

5400

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ISSUE FOR TOWN PLANNING

commencement of works.

TITLE: SECTION AA ADDRESS: 157-161 Eastern Road, South Melbourne CLIENT:

23.11.2020

Ground Floor

BASEMENT B1 SFL0.60

BASEMENT B2 SFL-2.20

BASEMENT B3 SFL-4.90

SFL3.40

Fortenum Pty Ltd START DATE: DATE DRAWN:

5/06/2023 9:39:22 AM

DRAWN: REV:

TN G

PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/2023

PORT PHILLIP PLANNING SCHEME

SECONDARY CONSENT APPROVAL

under Condition No. 2 in Planning Permit No: 1140/2015/B (PDPS/00044/2023)

Note: This approval relates to ther indicated/highlighted area(s) only

Date: 5/06/2023 Sheet: 21 of 26



| Architecture. Interior. Planning. | Unit 1/76-78 Balmain Street, Cremorne, | +61 3 9429 4733 |
|-----------------------------------|--|----------------------|
| Urban Design. Art. | Victoria, Australia 3121. | enquiries@kud.com.au |

Documer# \$69139421477 Version: 1, Version Date: 17/09/2025

| REVISION | ISSUE | CHECKED | DATE |
|----------|--------------------------------|---------|------------|
| С | Endorsement Submission | TN | 24.08.2020 |
| D | Revised Endorsement Submission | TN | 16.10.2020 |
| E | Amendments Submission | TN | 05.05.2021 |
| F | Secondary Consent | TN | 29.06.2022 |
| G | Revised Secondary Consent | MS | 05.06.2023 |

DRAWING LEGEND:

IFC - ISSUE FOR CONSTRUCTION

FI - FOR INFORMATION SK - SCHEMATIC DESIGN TP - TOWN PLANNING **DD** - DESIGN DEVELOPMENT TI - TENDER ISSUE MK - MARKETING

BP - BUILDING PERMIT

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In the event that there are any errors or discrepancies in the rawings the constructor must contact our office prior to commencement of works.

ISSUE FOR TOWN PLANNING

TITLE: SECTION BB ADDRESS: 157-161 Eastern Road, South Melbourne CLIENT:

Fortenum Pty Ltd

START DATE:

23.11.2020

DATE DRAWN:

5/06/2023 9:39:49 AM

TN G

PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/2023

PORT PHILLIP PLANNING SCHEME

SECONDARY CONSENT APPROVAL

Note: This approval relates to ther indicated/highlighted area(s) only

Date: 5/06/2023 Sheet: 22 of 26





Documer# \$69139421477 Version: 1, Version Date: 17/09/2025

| REVISION | ISSUE | CHECKED | DATE |
|-----------------|------------------------------|---------|------------|
| Α | Endorsement Submission_Draft | TN | 24.07.2020 |
| В | Endorsement Submission | TN | 24.08.2020 |
| С | Amendments Submission | TN | 05.05.2021 |
| D | Secondary Consent | TN | 29.06.2022 |
| Е | Revised Secondary Consent | MS | 05.06.2023 |

DRAWING LEGEND:

FI - FOR INFORMATION SK - SCHEMATIC DESIGN TP - TOWN PLANNING **DD** - DESIGN DEVELOPMENT TI - TENDER ISSUE

MK - MARKETING

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ISSUE FOR TOWN PLANNING

commencement of works.

TITLE: SECTION CC ADDRESS: CLIENT: Fortenum Pty Ltd

START DATE:

23.11.2020

DATE DRAWN:

5/06/2023 9:40:19 AM

TN

157-161 Eastern Road, South Melbourne

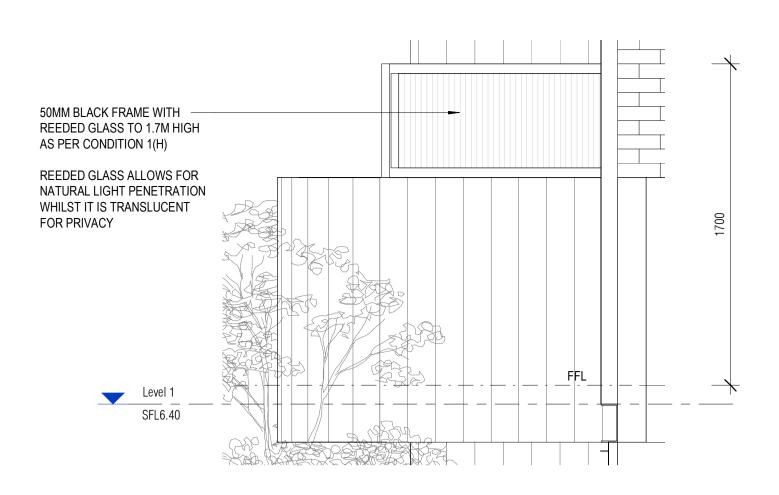
A302(TP)

PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/2023

PORT PHILLIP PLANNING SCHEME

SECONDARY CONSENT APPROVAL under Condition No. 2 in Planning Permit No: 1140/2015/B (PDPS/00044/2023) Note: This approval relates to ther indicated/highlighted area(s) only

Date: 5/06/2023 Sheet: 23 of 26

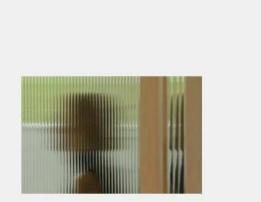


EASTERN RD OVERLOOKING SCREEN TYPE 2 - REEDED 1 A700(TP) GLASS ELEVATION

50MM BLACK FRAME WITH REEDED GLASS TO 1.7M HIGH AS PER CONDITION 1(H) REEDED GLASS ALLOWS FOR NATURAL LIGHT PENETRATION WHILST IT IS TRANSLUCENT FOR PRIVACY PODS & PAVERS

97&99 PALMERSTON OVERLOOKING SECTION (SCREEN
TYPE 2)
1:20

Viridian®



Create Private & Illuminated Spaces DecorPattern™ Narrow Reeded diffuses the light that enters a space, transferring the very best qualities of natural light whilst blocking out

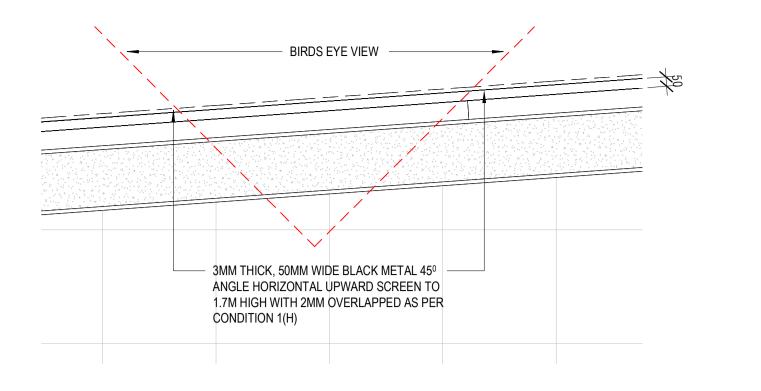


SFL15.25

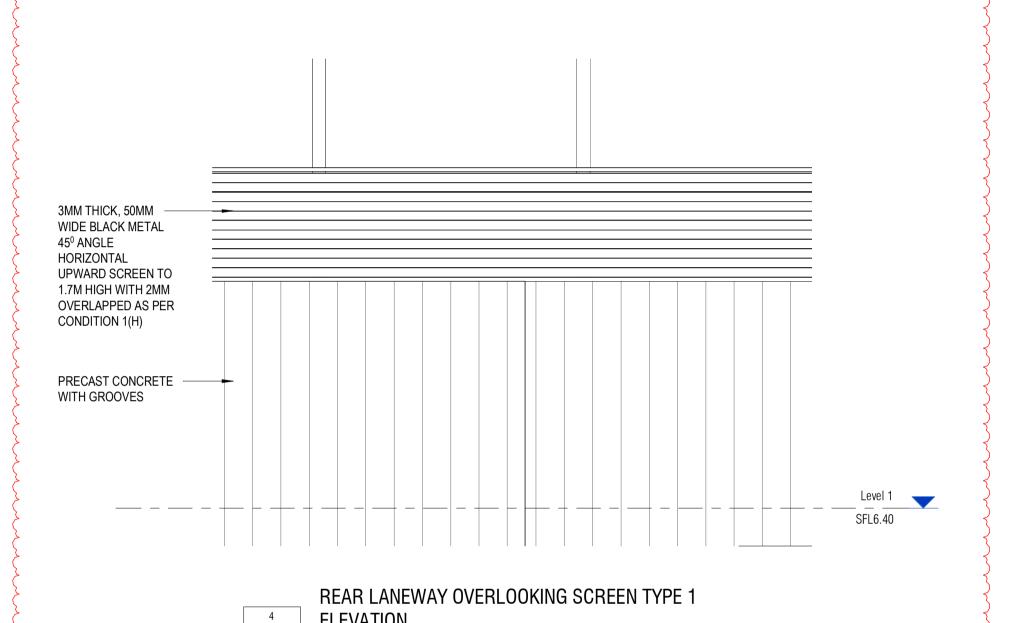
Privacy DecorPattern™ Narrow Reeded offer

rooms access to natural light while

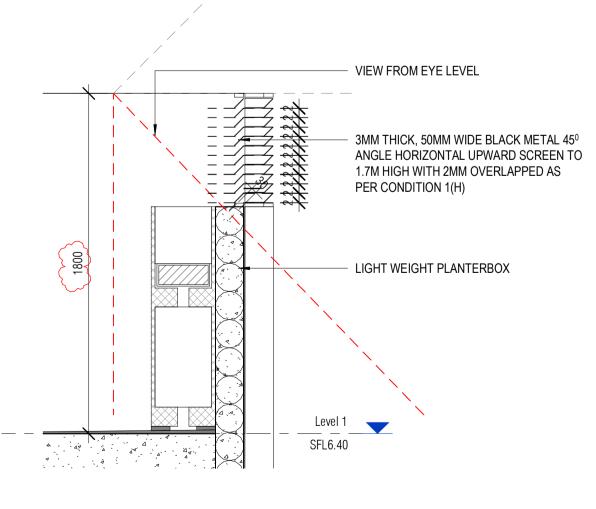
maintaining their privacy.



REAR LANEWAY OVERLOOKING SCREEN TYPE1 PLAN A700(TP)

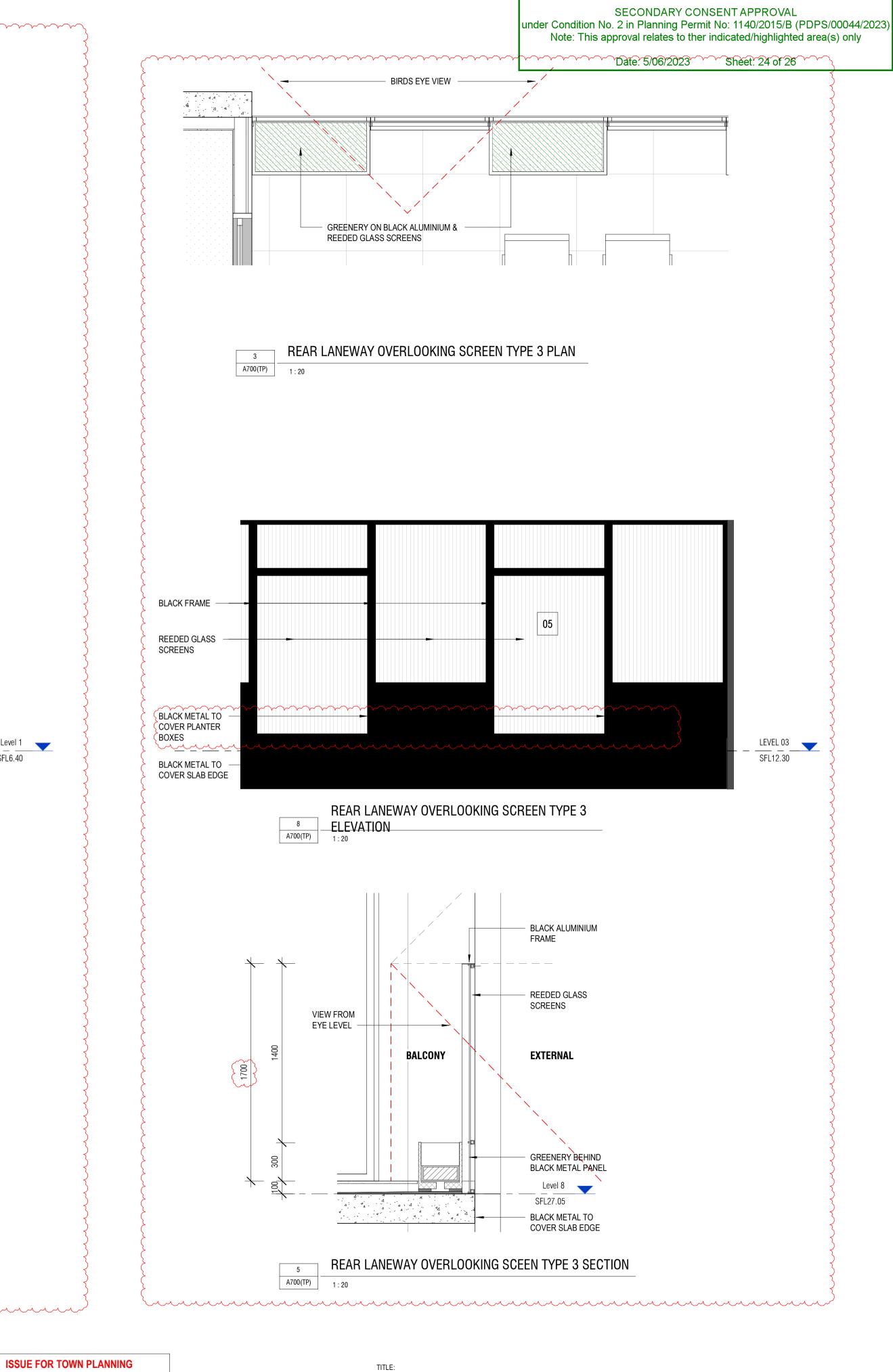


A700(TP)



REAR LANEWAY OVERLOOKING SCREEN TYPE 1

manne ma



PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/202

PORT PHILLIP PLANNING SCHEME



Documerkusembu9421477

Version: 1, Version Date: 17/09/2025

onlookers.

| REVISION | ISSUE | CHECKED | DATE |
|----------|--------------------------------|---------|------------|
| В | Endorsement Submission | TN | 24.08.2020 |
| С | Revised Endorsement Submission | TN | 16.10.2020 |
| D | Amendments Submission | TN | 05.05.2021 |
| Е | Secondary Consent | TN | 29.06.2022 |
| F | Revised Secondary Consent | MS | 05.06.2023 |

DRAWING LEGEND: FI - FOR INFORMATION

IFC - ISSUE FOR CONSTRUCTION

BP - BUILDING PERMIT

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PORT PHILLIP PLANNING DEPARTMENT Date Received: 12/09/2025

TITLE:
OVERLOOKING SCREEN DETAILS 157-161 Eastern Road, South Melbourne CLIENT:

Fortenum Pty Ltd START DATE: DATE DRAWN: 5/06/2023 9:40:42 AM TN 23.11.2020

PORT PHILLIP PLANNING SCHEME

SECONDARY CONSENT APPROVAL under Condition No. 2 in Planning Permit No: 1140/2015/B (PDPS/00044/2023)

Note: This approval relates to ther indicated/highlighted area(s) only

Date: 5/06/2023 Sheet: 25 of 26

Architecture. Interior. Planning. Unit 1/76-78 Balmain Street, Cremorne, +61 3 9429 4733

enquiries@kud.com.au

Victoria, Australia 3121.

Urban Design. Art.

Documer##\$@MD9.421477 Version: 1, Version Date: 17/09/2025 WINDOWS IN LIGHT COURT ELEVATION

 \cdots

OBSCURED GLASS TO 1.7M

OBSCURED GLASS TO 1.7M

HIGH (CONDITION 22A) ----

HIGH (CONDITION 22A) —

CHECKED DATE 24.08.2020 **Endorsement Submission** Revised Endorsement Submission 16.10.2020 Amendments Submission 05.05.2021 Secondary Consent 29.06.2022 Revised Secondary Consent 05.06.2023

DRAWING LEGEND:

WINDOWS IN LIGHT COURT ELEVATION 2

A701(TP) 1 : 50

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TITLE: LIGHT COURT ELEVATIONS

157-161 Eastern Road, South Melbourne CLIENT: Fortenum Pty Ltd

START DATE:

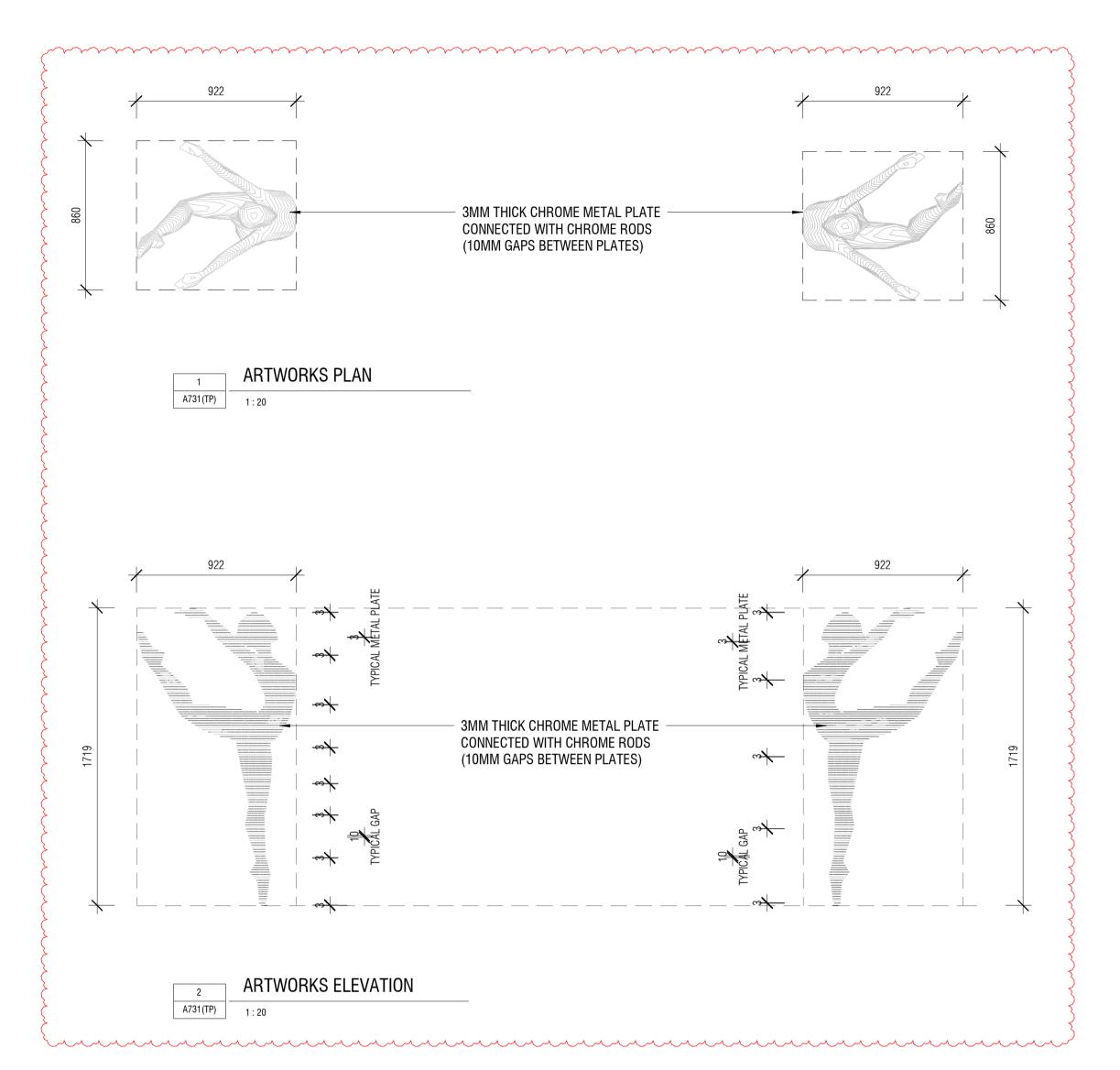
23.11.2020

DATE DRAWN: 5/06/2023 9:41:05 AM TN F

PORT PHILLIP PLANNING DEPARTMENT Date Received: 5/06/2023 PORT PHILLIP PLANNING SCHEME

SECONDARY CONSENT APPROVAL under Condition No. 2 in Planning Permit No: 1140/2015/B (PDPS/00044/2023) Note: This approval relates to ther indicated/highlighted area(s) only

Date: 5/06/2023 Sheet: 26 of 26



The Urban Art that is shown on this plan is indicative only and does not satsfy condton 12 of the permit.



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Documer# \$69139421477 Version: 1, Version Date: 17/09/2025

CHECKED DATE Revised Secondary Consent 05.06.2023 DRAWING LEGEND:

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IFC - ISSUE FOR CONSTRUCTION

TI - TENDER ISSUE MK - MARKETING **BP** - BUILDING PERMIT **ISSUE FOR TOWN PLANNING**

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TITLE: ARTWORKS DETAILS

157-161 Eastern Road, South Melbourne

CLIENT: Fortenum Pty Ltd

START DATE: DATE DRAWN: 5/06/2023 9:41:29 AM 23.11.2020 TN A