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

AREA SCHEDULE
Project: 157-159 Eastern Road, South Melbourne
Phase: Secondary Consent
Date: Dec-22
Rev: I

Level	Offce NLA	Carpark Area	GFA	No of carparks		Bikes	Motorbikes	Number of storage	Residential NSA	Apartment No	Apartment Area (m2)	Balcony Area (m2)	Total Area (m2)	Types	No of Bed
				Office	Residential										
Lower B3					9	10		9							
B3					11			6							
Total		792	842		20	10	0	15							
Lower B2					8	3		8							
B2					11			6							
Total		785	842		19	3	0	14							
Lower B1					8	8		9							
Basement 1					10	4		9							
Total		799	842		18	12	0	18							
Ground	233	239	783		8	7		2							
Level 1										101	105	47	152	B1.0	2B2B
										102	71	40	111	C1.0	LOFT 2B2.5B
										103	70	46	116	C1.1	LOFT 2B2.5B
										104	140	37	177	B3.0	2B2B+ST
										105	121	28	149	B2.0	2B2B+ST
Total			587						507		507	198	705		
Level 2										201	106	11	117	B1.1	2B2B
										102	55		55	C1.0	LOFT 2B2.5B
										103	55		55	C1.1	LOFT 2B2.5B
										202	140	19	159	B3.1	2B2B+ST
										203	122	28	150	B2.1	2B2B+ST
Total			587						478		478	58	536		
Level 3										301	106	14	120	B1.2	2B2B
										302	71	16	87	C1.2	LOFT 2B2.5B
										303	71	16	87	C1.3	LOFT 2B2.5B
										304	139	22	161	B3.2	2B2B+ST
										305	123	28	151	B2.2	2B2B+ST
Total			587						510		510	96	606		
Level 4										401	178	24	202	D1.0	3B3B+ST
										302	55		55	C1.2	LOFT 2B2.5B
										303	55		55	C1.3	LOFT 2B2.5B
										402	187	33	220	D10.0	3B2B+ST
										N/A					
Total			587						475		475	57	532		
Level 5										501	106	14	120	B1.2	2B2B
										502	94	25	119	B4.0	2B2B
										503	187	28	215	D12.0	3B3B+ST
										504	122	28	150	B2.2	2B2B+ST
Total			587						509		509	95	604		
Level 6										601	106	11	117	B1.1	2B2B
										602	142	32	174	D2.0	3B2B
										603	140	19	159	B3.1	2B2B+ST
										604	122	28	150	B2.1	2B2B+ST
Total			587						510		510	90	600		
Level 7										701	134	25	159	D3.0	3B3B
										702	187	28	215	D4.0	3B3B+ST
										703	187	32	219	D5.0	3B2B+ST
Total			587						508		508	85	593		
Level 8										801	178	33	211	D6.0	3B3B+ST
										802	142	31	173	B5.0	2B2B
										803	187	33	220	D5.1	3B3B+ST
Total			587						507		507	97	604		
Level 9										901	288	56	344	D8.0	3B3.5B+ST
										902	245	42	287	D9.0	3B3.5B+ST
Total			600						533		533	98	631		
Roof Terrace										901		257	257		3B3.5B+ST
										902		199	199		3B3.5B+ST
Total									0		0	456	456		

	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+ST
Grand 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(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

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

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
H	Revised Secondary Consent	MS	05.06.2023

DRAWING LEGEND:

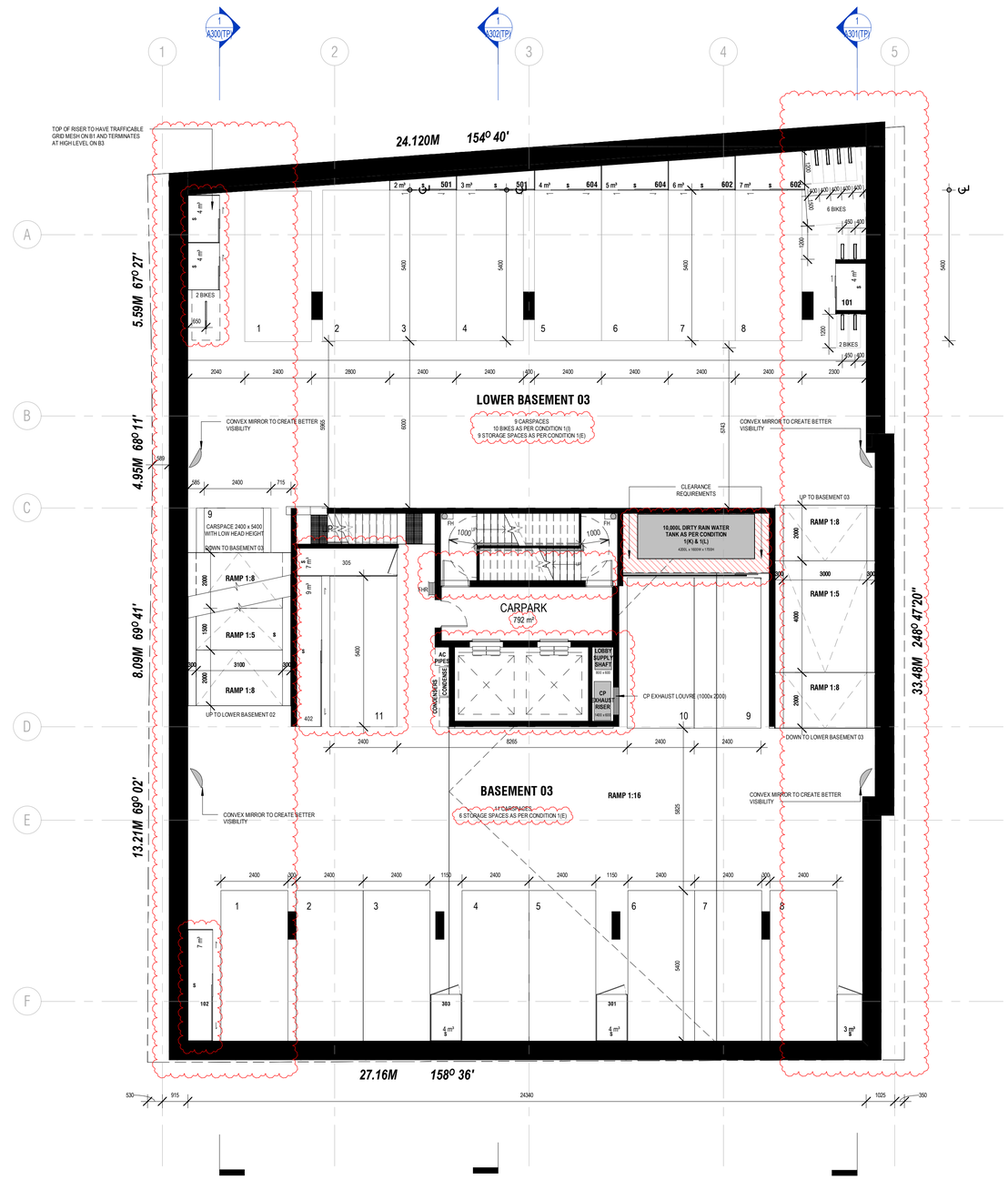
FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IFC - ISSUE FOR CONSTRUCTION

ISSUE FOR TOWN PLANNING

TITLE:
COVER
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 9:33:43 AM** | DRAWN: **TN** | REV: **H** | SCALE: **@A1**

SHEET NO. **A000(TP)**



ESD NOTE: SECONDARY CONSENT APPROVAL
REFER TO SDA & WSUD REPORTS PREPARED BY EDE&E FOR DETAILS.

WATER:
- INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR COMMON AREA SERVICES.
- WATER EFFICIENT WELS RATED WATER FITTINGS WITH THE FOLLOWING FLOW RATES:
  - 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.

ENERGY:
- 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.
- 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 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)".

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

WASTE:
- 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:

WALLS
- 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

ROOF
- CONCRETE SLAB WITH R4.6 INSULATION

GLAZING
- 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

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.

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
GROUND	8	2	3, 8
SUBTOTAL	65	32	

KUD
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REVISION	ISSUE	CHECKED	DATE
G	Revised Endorsement Submission	TN	16.10.2020
H	Revised Endorsement Submission	TN	04.02.2021
I	Amendments Submission	TN	05.05.2021
J	Secondary Consent	TN	29.06.2022
K	Revised Secondary Consent	MS	05.06.2023

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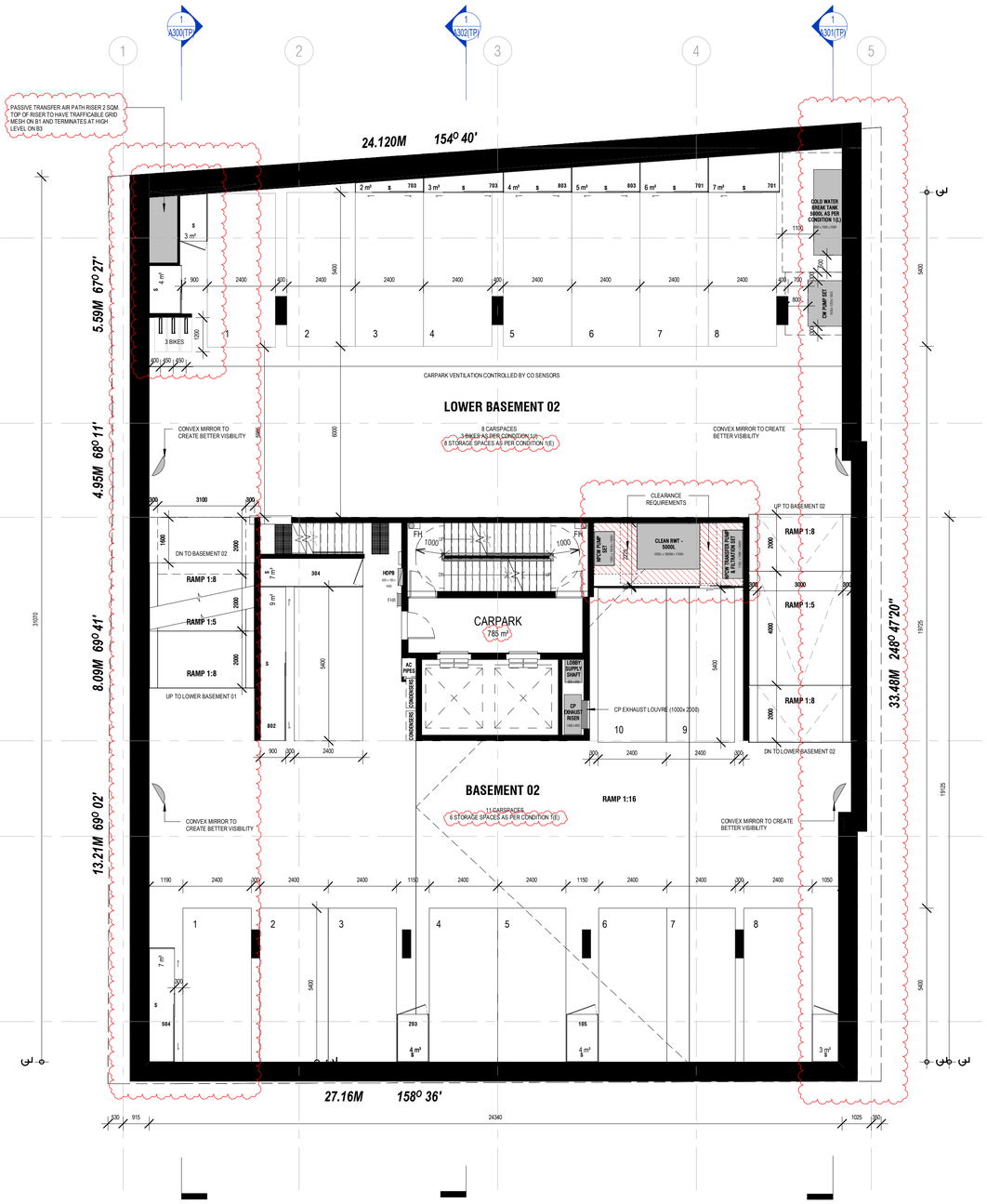
ISSUE FOR TOWN PLANNING

TITLE:
BASEMENT 3 PLAN
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 9:33:50 AM**
DRAWN: **TN**
REV: **K**
SCALE: **1 : 100@A1**
SHEET NO. **A097(TP)**



ESD NOTE:

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WATER:

- INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR COMMON AREA SERVICES.
- WATER EFFICIENT WELS RATED WATER FITTINGS WITH THE FOLLOWING FLOW RATES:
  - TAPS 5 STAR WELS ≤ 5 L/MIN
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  - 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.

ENERGY:

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- NO LIGHT BEAMS GENERATED EITHER IN OR OUTSIDE THE BUILDING DIRECTED UP TOWARD THE SKY (UNLESS EXPRESSLY ILLUMINATING AN OBJECT).
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- 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.
- 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 THERMAL BRIDGING AS PER ESD REPORT
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- R4.6 INSULATION TO ROOF SLAB AS PER CONDITION 1(K)"

TRANSPORT:

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WASTE:

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- 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:

WALLS
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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

ROOF
- CONCRETE SLAB WITH R4.6 INSULATION

GLAZING
- 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

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.

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
GROUND	8	2	3, 8
SUBTOTAL	65	32	

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REVISION	ISSUE	CHECKED	DATE
H	Revised Endorsement Submission	TN	04.02.2021
I	Amendments Submission	TN	05.05.2021
J	Secondary Consent	TN	29.06.2022
K	Revised Secondary Consent	TN	28.07.2022
L	Revised Secondary Consent	MS	05.06.2023

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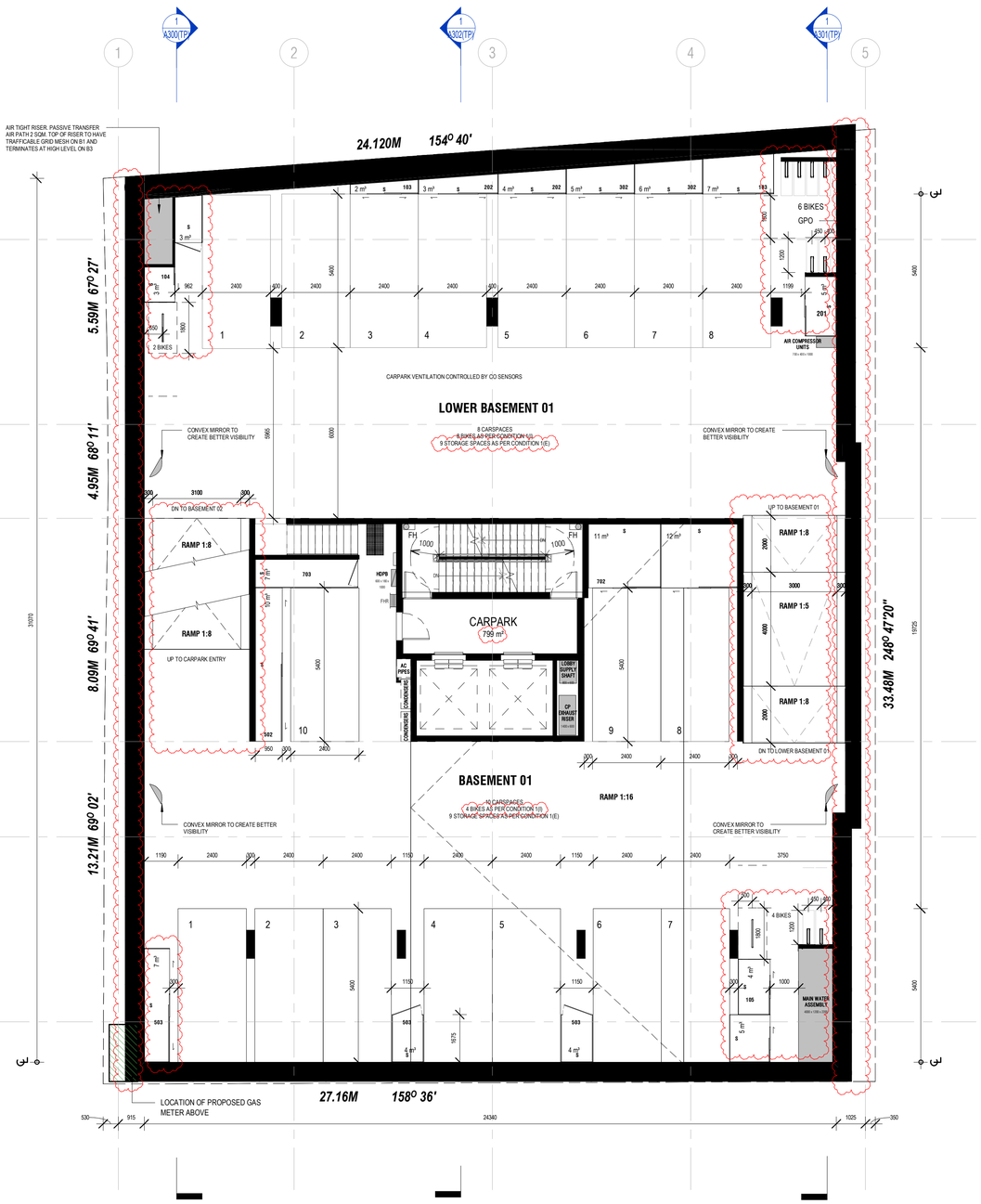
ISSUE FOR TOWN PLANNING

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

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	23.11.2020	5/06/2023 9:33:56 AM	TN	L	1 : 100@A1	A098(TP)



ESD NOTE: REFER TO SDA & WSUD REPORTS PREPARED BY EDE/CE FOR DETAILS.

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

ENERGY:
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- 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.
- 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 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)"

TRANSPORT:
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- 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

ROOF
- CONCRETE SLAB WITH R4.6 INSULATION

GLAZING
- 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

In accordance with the Permit Condition 1 (p), the following carparks are identified to have the provision of electric vehicle charging.
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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
GROUND	8	2	3, 8
SUBTOTAL	65	32	

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+61 3 9429 4733
enquiries@kud.au.au

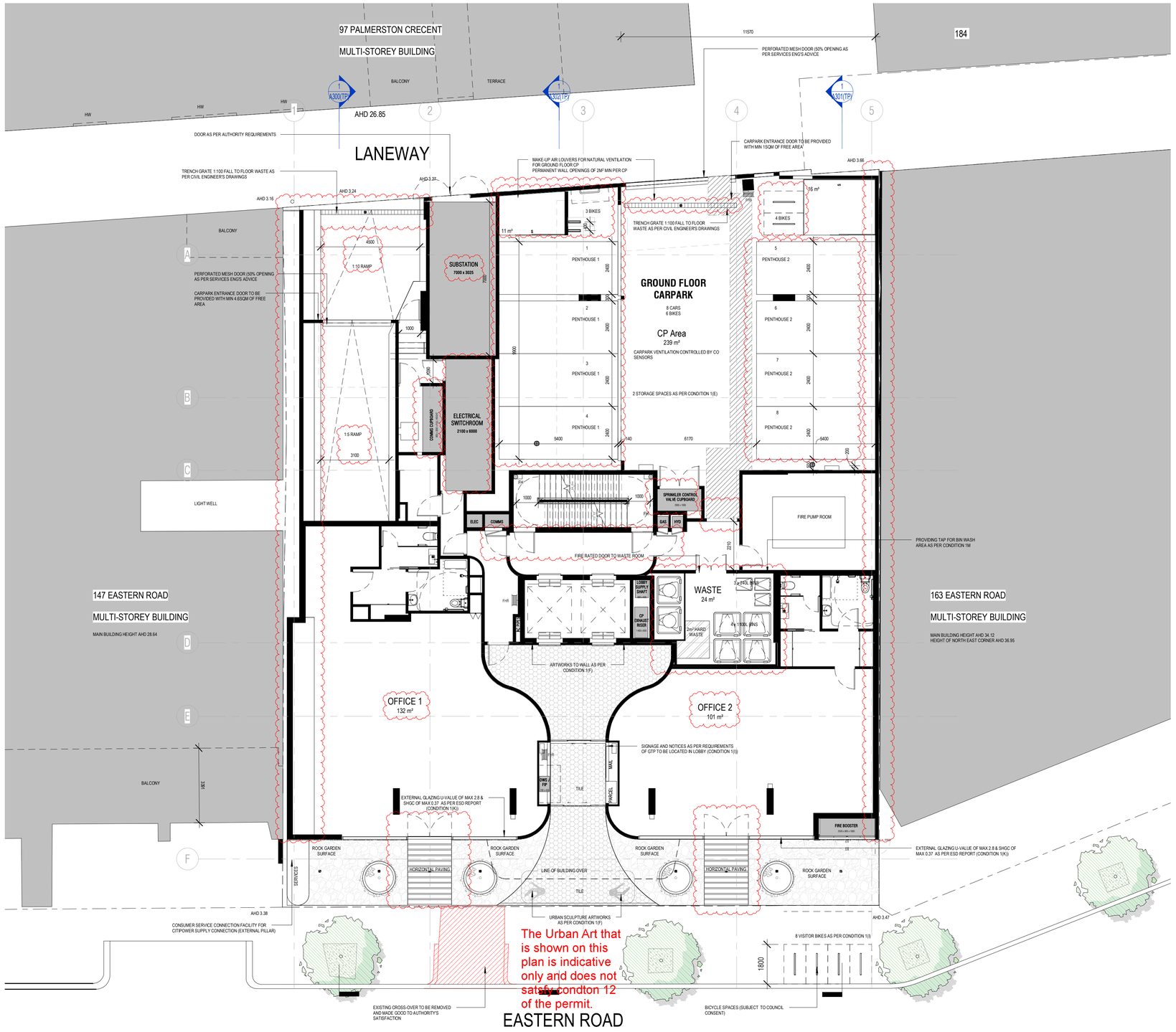
REVISION	ISSUE	CHECKED	DATE
G	Revised Endorsement Submission	TN	16.10.2020
H	Revised Endorsement Submission	TN	04.02.2021
I	Amendments Submission	TN	05.05.2021
J	Secondary Consent	TN	29.06.2022
K	Revised Secondary Consent	MS	05.06.2023

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

ISSUE FOR TOWN PLANNING

TITLE: **BASEMENT 1 PLAN**
ADDRESS: **157-161 Eastern Road, South Melbourne**
CLIENT: **Fortenum Pty Ltd**

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	23.11.2020	5/06/2023 9:34:02 AM	TN	K	1 : 100@A1	A099(TP)



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

ESD NOTE: REFER TO SDA & VDSD REPORTS PREPARED BY EDECE FOR DETAILS.

WATER:
- INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR COMMON AREA SERVICES.
- WATER EFFICIENT WELS RATED WATER FITTINGS WITH THE FOLLOWING FLOW RATES:
  - 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.

ENERGY:
- 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.
- 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 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)"

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

WASTE:
- 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:

WALLS
- 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

ROOF
- CONCRETE SLAB WITH R4.6 INSULATION

GLAZING
- 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

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.

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
GROUND	8	2	3, 8
SUBTOTAL	65	32	

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Australia

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

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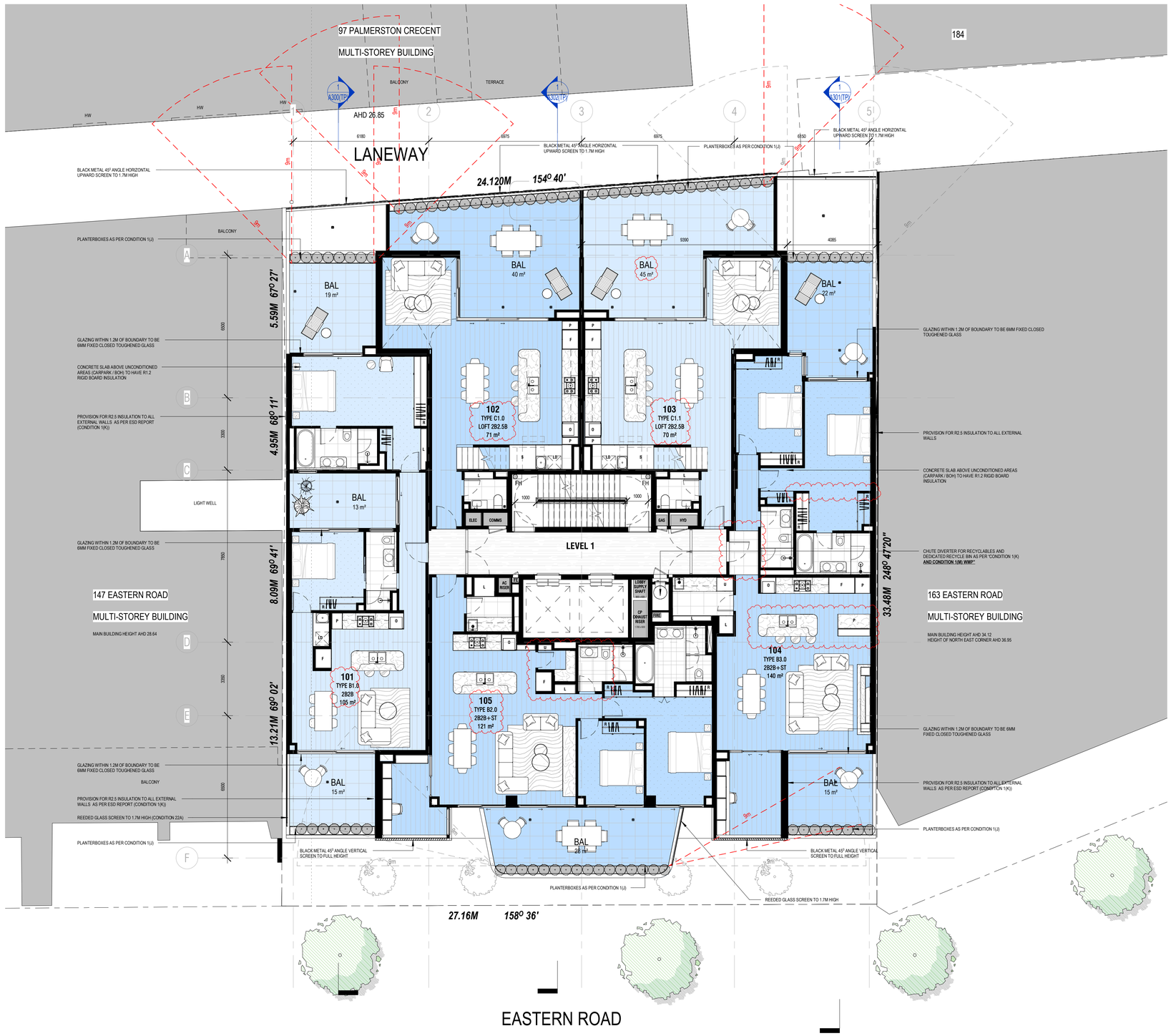
MK - MARKETING
BP - BUILDING PERMIT
IFC - ISSUE FOR CONSTRUCTION

ISSUE FOR TOWN PLANNING

TITLE:
GROUND FLOOR PLAN
ADDRESS:
157-161 Eastern Road, South Melbourne
CLIENT:
Fortenum Pty Ltd

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	**23.11.2020**	**5/06/2023 9:34:12 AM**	**TN**	**N**	**1 : 100@A1**	**A100(TP)**



ESD NOTE: REFER TO SDA & WSUD REPORTS PREPARED BY FDE/CE FOR DETAILS.

WATER:
- INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR COMMON AREA SERVICES.
- WATER EFFICIENT WELS RATED WATER FITTINGS WITH THE FOLLOWING FLOW RATES:
  - 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.

ENERGY:
- 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.
- 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 THERMAL BRIDGING AS PER ESD REPORT
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- R4.6 INSULATION TO ROOF SLAB AS PER CONDITION 1(K)"

TRANSPORT:
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WASTE:
- 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.
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BUILDING MATERIALS:

WALLS
- 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

ROOF
- CONCRETE SLAB WITH R4.6 INSULATION

GLAZING
- 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

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) 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

Notes: Glazing scheme designed to achieve:
- 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
  - 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.

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REVISION	ISSUE	CHECKED	DATE
G	Revised Endorsement Submission	TN	16.10.2020
H	Revised Endorsement Submission	TN	04.02.2021
I	Amendments Submission	TN	05.05.2021
J	Secondary Consent	TN	29.06.2022
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ISSUE FOR TOWN PLANNING

TITLE: **LEVEL 1 PLAN**
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 9:34:24 AM** | DRAWN: **TN** | REV: **K** | SCALE: **1 : 100@A1**

SHEET NO. **A101(TP)**

ESD NOTE:
REFER TO SDA & WSUD REPORTS PREPARED BY EDEFICE FOR DETAILS

WATER:
- INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR COMMON AREA SERVICES
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  - 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.

ENERGY:
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- R4.6 INSULATION TO ROOF SLAB AS PER CONDITION 1(K)"

TRANSPORT:
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- EIGHT VISITOR BIKE PARKS ARE PROVIDED.

WASTE:
- 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.
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BUILDING MATERIALS:

WALLS
- EXTERNAL PRECAST CONCRETE WALLS: ADDITIONAL R2.5 INSULATION.
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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
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ROOF
- CONCRETE SLAB WITH R4.6 INSULATION

GLAZING
- 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)
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SEALING
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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
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Notes: Glazing scheme designed to achieve:
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MK - MARKETING
BP - BUILDING PERMIT
IFC - ISSUE FOR CONSTRUCTION

ISSUE FOR TOWN PLANNING

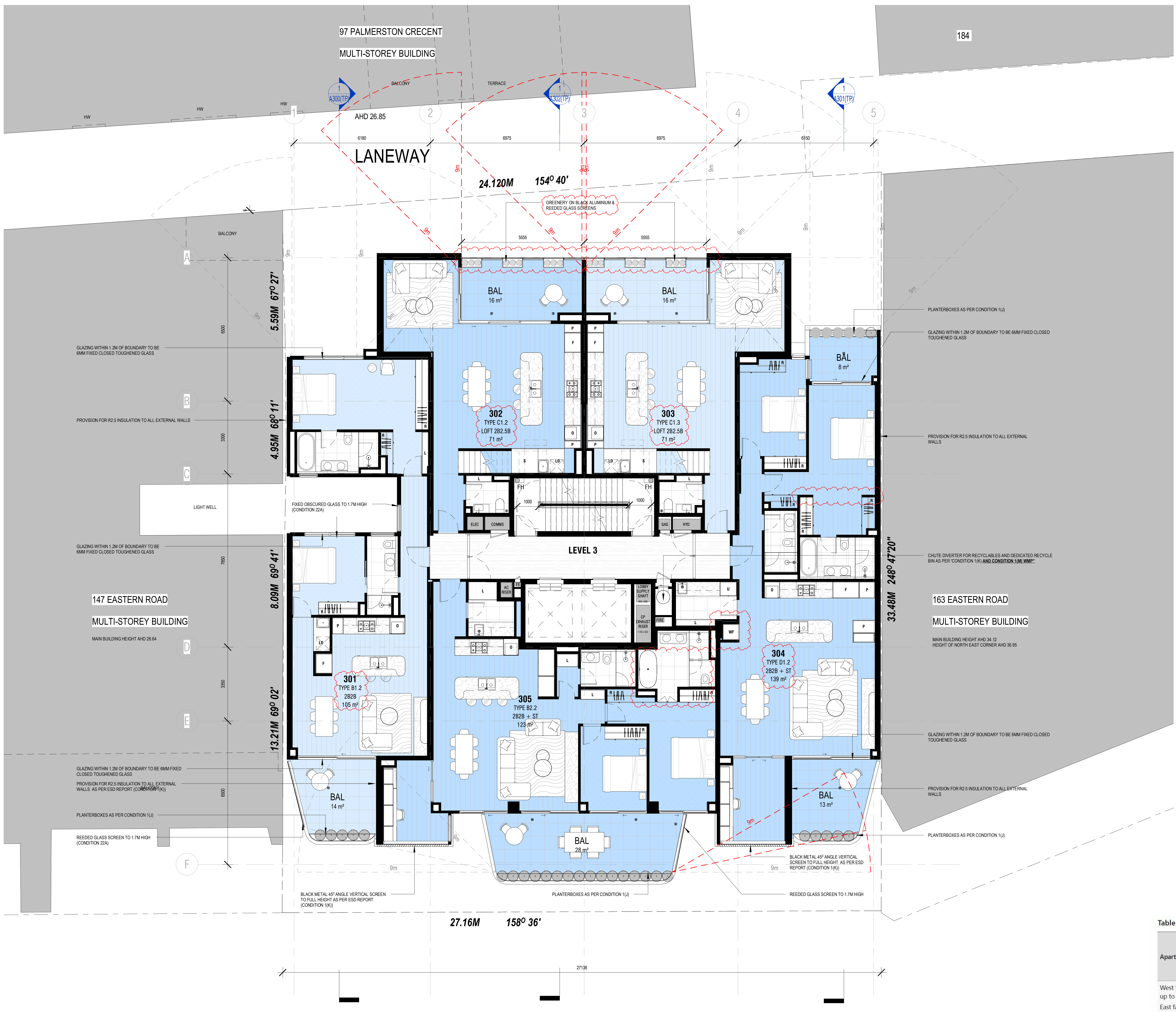
TITLE: **LEVEL 2 PLAN**
ADDRESS: **157-161 Eastern Road, South Melbourne**
CLIENT: **Fortenum Pty Ltd**

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	23.11.2020	5/06/2023 9:34:37 AM	TN	K	1 : 100@A1	A102(TP)

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

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

CITY OF PORT PHILLIP
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: 8 of 26



ESD NOTE:
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WATER:
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  - SHOWERS 3 STAR WELS ≤ 7.5 L/MIN
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ENERGY:
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- R4.6 INSULATION TO ROOF SLAB AS PER CONDITION 1(K)"

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

WASTE:
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BUILDING MATERIALS:

WALLS
- 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

ROOF
- CONCRETE SLAB WITH R4.6 INSULATION

GLAZING
- 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

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) 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

Notes: Glazing scheme designed to achieve:
- 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
  - 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.

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REVISION	ISSUE	CHECKED	DATE
G	Revised Endorsement Submission	TN	16.10.2020
H	Revised Endorsement Submission	TN	04.02.2021
I	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

ISSUE FOR TOWN PLANNING

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

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	23.11.2020	5/06/2023 9:34:50 AM	TN	K	1 : 100@A1	A103(TP)

Document Set ID: 9421477
Version: 1, Version Date: 17/09/2025

ESD NOTE: REFER TO SDA & WSUD REPORTS PREPARED BY EDEFICE FOR DETAILS.

WATER:
- INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR COMMON AREA SERVICES.
- WATER EFFICIENT WELS RATED WATER FITTINGS WITH THE FOLLOWING FLOW RATES:
  - 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.

ENERGY:
- 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.
- 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 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)"

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

WASTE:
- 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:

WALLS
- 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

ROOF
- CONCRETE SLAB WITH R4.6 INSULATION

GLAZING
- 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

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) 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

Notes: Glazing scheme designed to achieve:
- 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
  - 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.

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REVISION	ISSUE	CHECKED	DATE
F	Endorsement Submission	TN	24.08.2020
G	Revised Endorsement Submission	TN	16.10.2020
H	Amendments Submission	TN	05.05.2021
I	Secondary Consent	TN	29.06.2022
J	Revised Secondary Consent	MS	05.06.2023

DRAWING LEGEND:
FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
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DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IFC - ISSUE FOR CONSTRUCTION

ISSUE FOR TOWN PLANNING

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

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	23.11.2020	5/06/2023 9:35:06 AM	TN	J	1 : 100@A1	A104(TP)

ESD NOTE: REFER TO SDA & WSUD REPORTS PREPARED BY EDECE FOR DETAILS.

WATER:
- INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR COMMON AREA SERVICES
- WATER EFFICIENT WELS RATED WATER FITTINGS WITH THE FOLLOWING FLOW RATES:
  - 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.

ENERGY:
- 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
- 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 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)"

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

WASTE:
- 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:

WALLS
- 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

ROOF
- CONCRETE SLAB WITH R4.6 INSULATION

GLAZING
- 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

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) 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

Notes: Glazing scheme designed to achieve:
- 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
  - 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.

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REVISION	ISSUE	CHECKED	DATE
F	Endorsement Submission	TN	24.08.2020
G	Revised Endorsement Submission	TN	16.10.2020
H	Amendments Submission	TN	05.05.2021
I	Secondary Consent	TN	29.06.2022
J	Revised Secondary Consent	MS	05.06.2023

DRAWING LEGEND:

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TP - TOWN PLANNING
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IFC - ISSUE FOR CONSTRUCTION

ISSUE FOR TOWN PLANNING

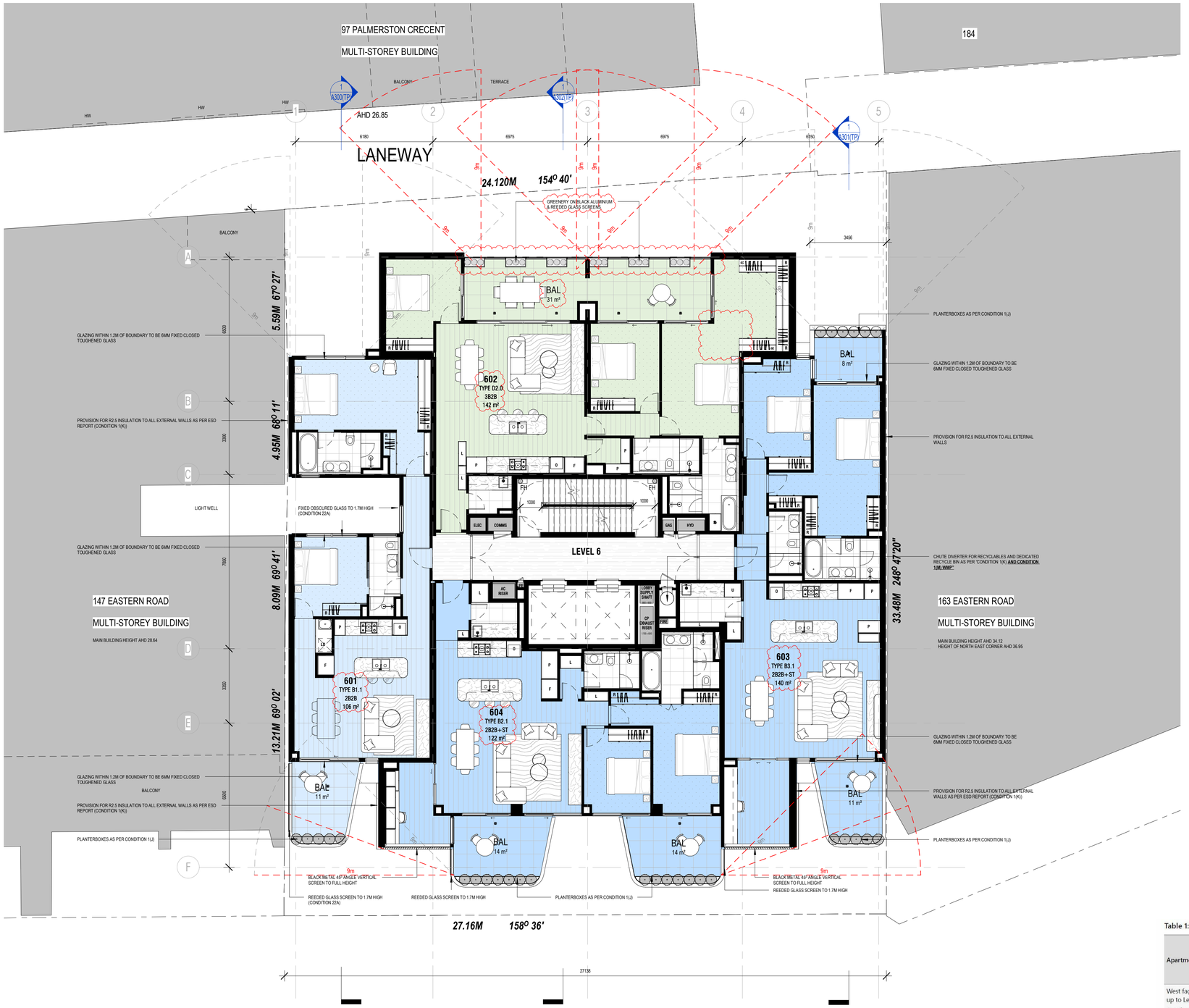
TITLE: **LEVEL 5 PLAN**
ADDRESS: **157-161 Eastern Road, South Melbourne**
CLIENT: **Fortenum Pty Ltd**

PROJECT NO. **15-007** | START DATE: **23.11.2020** | DATE DRAWN: **5/06/2023 9:35:22 AM** | DRAWN: **TN** | REV: **J** | SCALE: **1 : 100@A1**

SHEET NO. **A105(TP)**

CITY OF PORT PHILLIP
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: 11 of 26



ESD NOTE: REFER TO SDA & WSUD REPORTS PREPARED BY FDE&CE FOR DETAILS.

WATER:
- INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR COMMON AREA SERVICES.
- WATER EFFICIENT WELS RATED WATER FITTINGS WITH THE FOLLOWING FLOW RATES:
  - 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.

ENERGY:
- 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.
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- SOLAR DHW ARRAY 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 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)"

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

WASTE:
- 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:

WALLS
- 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

ROOF
- CONCRETE SLAB WITH R4.6 INSULATION

GLAZING
- 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

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
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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

Notes: Glazing scheme designed to achieve:
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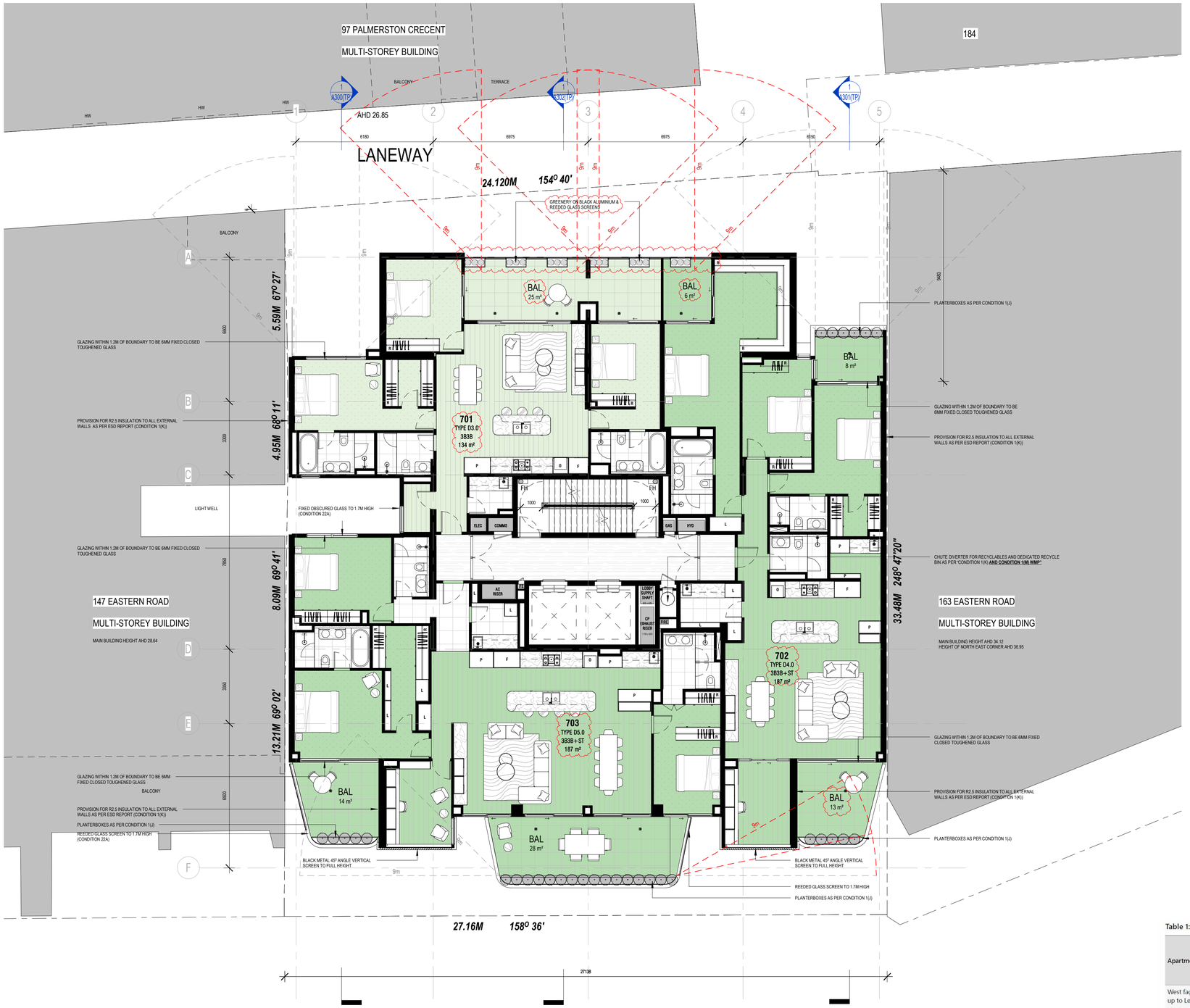
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IFC - ISSUE FOR CONSTRUCTION

ISSUE FOR TOWN PLANNING

TITLE: **LEVEL 6 PLAN**
ADDRESS: **157-161 Eastern Road, South Melbourne**
CLIENT: **Fortenum Pty Ltd**

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	**23.11.2020**	**5/06/2023 9:35:38 AM**	**TN**	**J**	**1 : 100@A1**	**A106(TP)**



ESD NOTE: REFER TO SDA & WSUD REPORTS PREPARED BY EDELEC FOR DETAILS.

WATER:
- INDIVIDUAL ENERGY METERS FOR EACH DWELLING, OFFICE TENANCY AND FOR MAJOR COMMON AREA SERVICES
- WATER EFFICIENT WELS RATED WATER FITTINGS WITH THE FOLLOWING FLOW RATES:
  - 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.

ENERGY:
- 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.
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- 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.
- 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 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)"

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

WASTE:
- 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:

WALLS
- 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

ROOF
- CONCRETE SLAB WITH R4.6 INSULATION

GLAZING
- 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)
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SEALING
- ALL DOORS AND WINDOWS WEATHERSTRIPPED
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Table 1: Glazing specification for traffic noise, and plant noise from adjacent buildings

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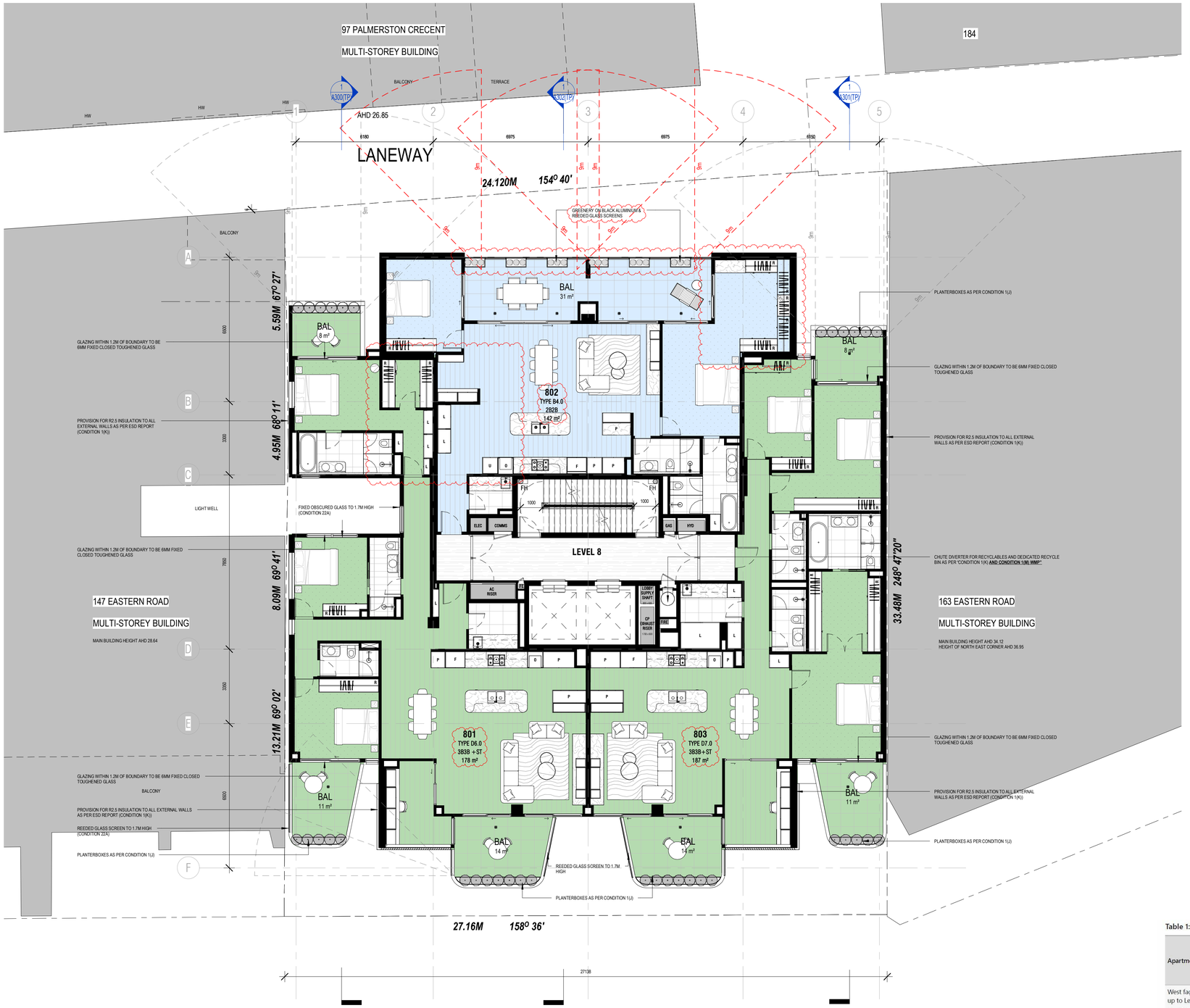
REVISION	ISSUE	CHECKED	DATE
F	Endorsement Submission	TN	24.08.2020
G	Revised Endorsement Submission	TN	16.10.2020
H	Amendments Submission	TN	05.05.2021
I	Secondary Consent	TN	29.06.2022
J	Revised Secondary Consent	MS	05.06.2023

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

TITLE:
LEVEL 7 PLAN
ADDRESS:
157-161 Eastern Road, South Melbourne
CLIENT:
Fortenum Pty Ltd

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	23.11.2020	5/06/2023 9:35:54 AM	TN	J	1 : 100@A1	A107(TP)



ESD NOTE:
REFER TO SDA & WSUD REPORTS PREPARED BY EDECE FOR DETAILS.

WATER:
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• 3 STAR (MINIMUM) DISHWASHERS INSTALLED IN APARTMENTS
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Table 1: Glazing specification for traffic noise, and plant noise from adjacent buildings

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H	Revised Endorsement Submission	TN	28.01.2021
I	Amendments Submission	TN	05.05.2021
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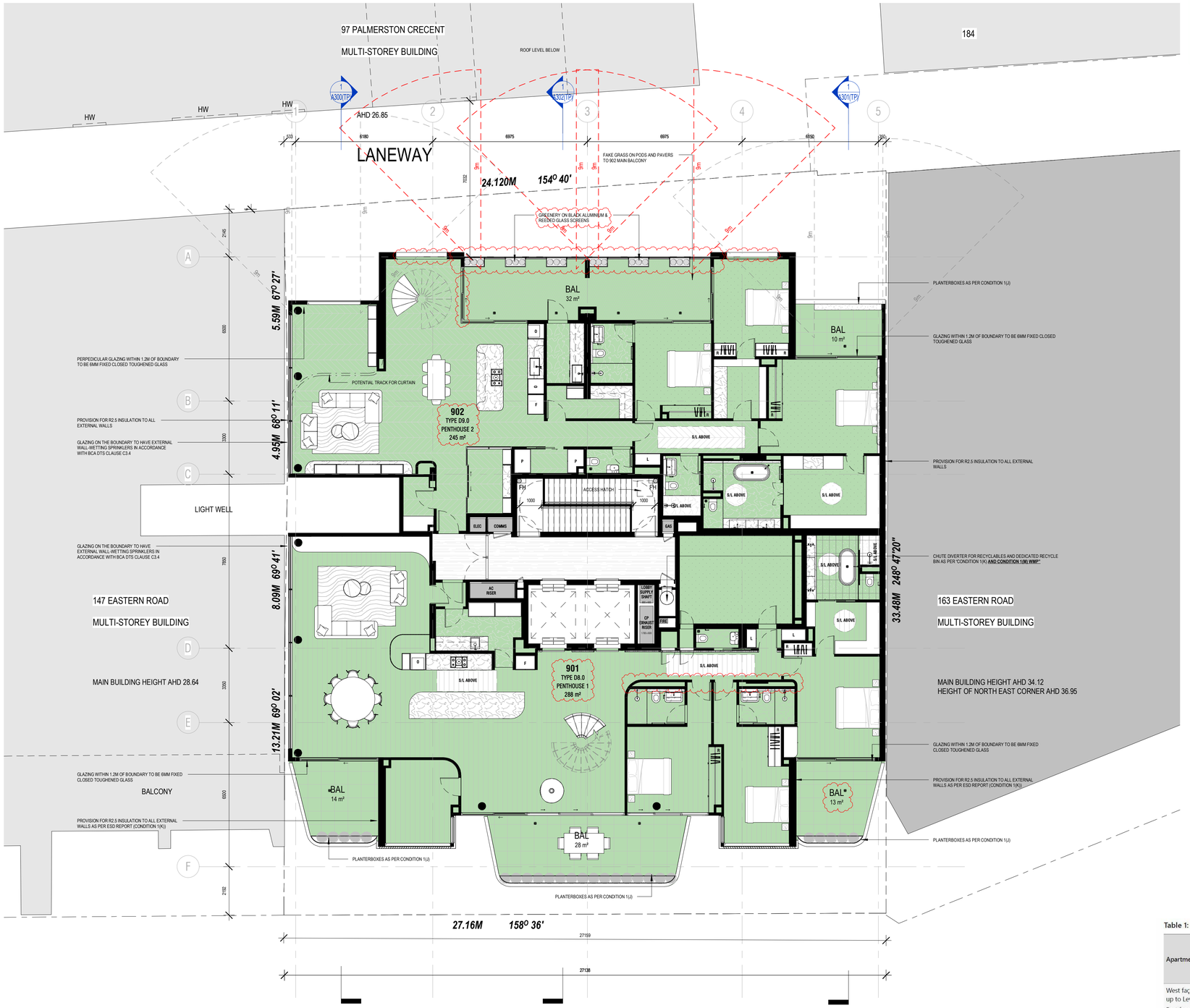
IFC - ISSUE FOR CONSTRUCTION

ISSUE FOR TOWN PLANNING

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

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	**23.11.2020**	**5/06/2023 9:36:10 AM**	**TN**	**K**	**1 : 100@A1**	**A108(TP)**



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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

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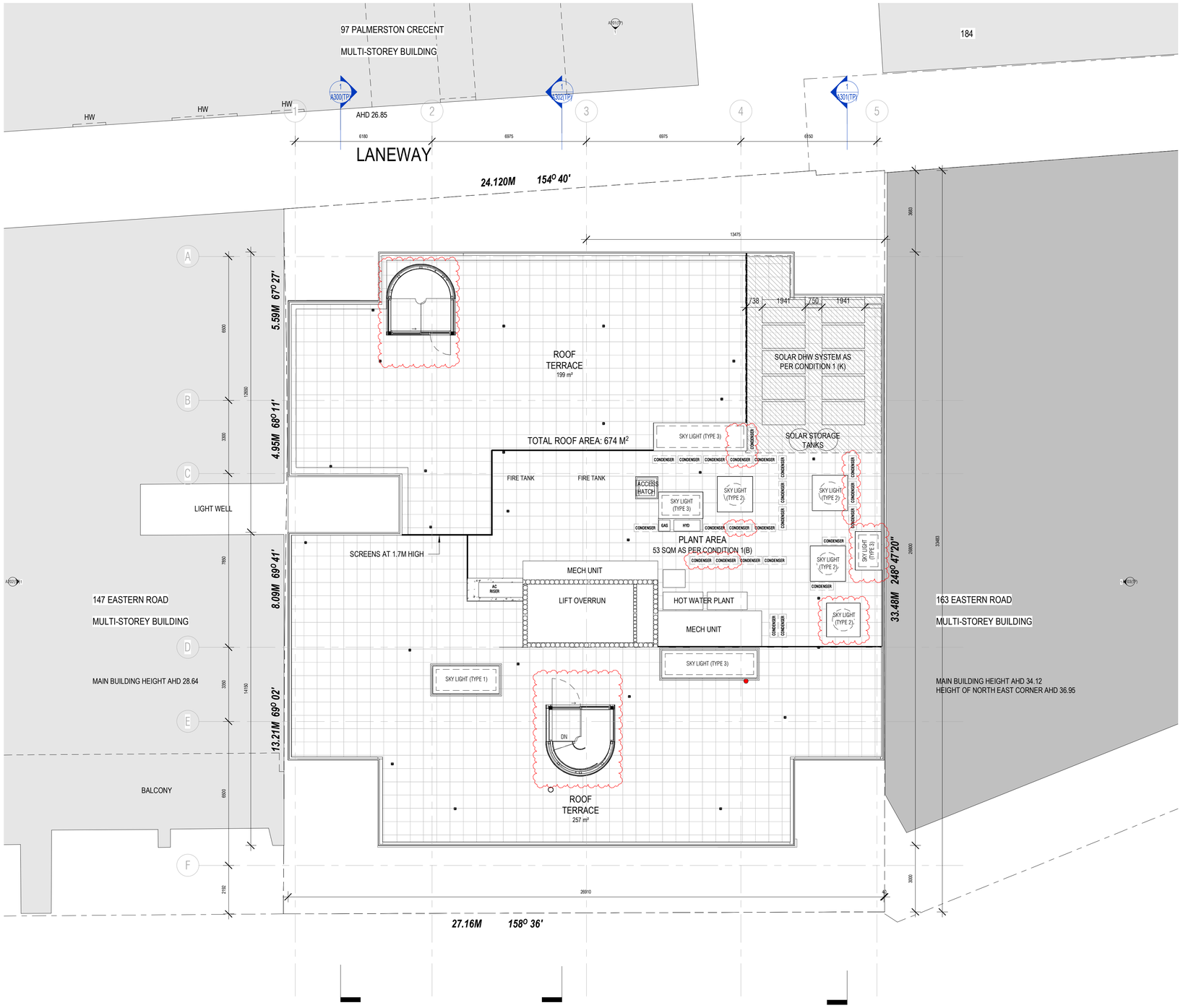
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IFC - ISSUE FOR CONSTRUCTION

ISSUE FOR TOWN PLANNING

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

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	23.11.2020	5/06/2023 9:36:27 AM	TN	M	1 : 100@A1	A109(TP)



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- ALL DOORS AND WINDOWS WEATHERSTRIPPED
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- 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**

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REVISION	ISSUE	CHECKED	DATE
H	Revised Endorsement Submission	TN	16.10.2020
I	Revised Endorsement Submission	TN	16.12.2020
J	Amendments Submission	TN	05.05.2021
K	Secondary Consent	TN	29.06.2022
L	Revised Secondary Consent	MS	05.06.2023

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IFC - ISSUE FOR CONSTRUCTION

ISSUE FOR TOWN PLANNING

TITLE: **ROOF PLAN**
ADDRESS: **157-161 Eastern Road, South Melbourne**
CLIENT: **Fortenum Pty Ltd**

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	23.11.2020	5/06/2023 9:36:40 AM	TN	L	1 : 100@A1	A110(TP)

155 EASTERN ROAD

157-161 EASTERN ROAD
(SUBJECT SITE)

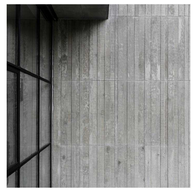
163 EASTERN ROAD

EASTERN ROAD

01 CHARCOAL BRICK

02 BLACK METAL SCREEN

03 TIMBER EMBOSSED CONCRETE

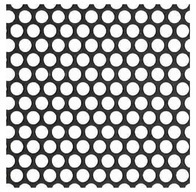


04 CLEAR GLASS

05 PRECAST CONCRETE WITH GROOVES

06 BLACK PRECAST CONCRETE WITH GROOVES

07 PERFORATED METAL MESH



08 PRECAST CONCRETE PANEL
08A CONCRETE RENDER TO MATCH PRECAST

09 REEDED GLASS

10 OBSCURED GLASS

11 DARK GREY NON-COMBUSTIBLE METAL CLADDING

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TITLE:
WEST
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 9:36:59 AM**
DRAWN: **TN**
REV: **J**
SCALE: **1 : 100@A1**
SHEET NO. **A200(TP)**

163 EASTERN ROAD

157-161 EASTERN ROAD
(SUBJECT SITE)

155 EASTERN ROAD

01 CHARCOAL BRICK

02 BLACK METAL SCREEN

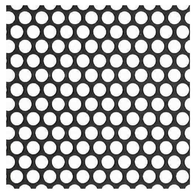
03 TIMBER EMBOSSED CONCRETE

04 CLEAR GLASS

05 PRECAST CONCRETE WITH GROOVES

06 BLACK PRECAST CONCRETE WITH GROOVES

07 PERFORATED METAL MESH



08 PRECAST CONCRETE PANEL

08A CONCRETE RENDER TO MATCH PRECAST

09 REEDED GLASS

10 OBSCURED GLASS

11 DARK GREY NON-COMBUSTIBLE METAL CLADDING

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enquiries@kud.com.au

REVISION	ISSUE	CHECKED	DATE
I	Revised Endorsement Submission	TN	13.01.2021
J	Revised Endorsement Submission	TN	28.01.2021
K	Amendments Submission	TN	05.05.2021
L	Secondary Consent	TN	29.06.2022
M	Revised Secondary Consent	MS	05.06.2023

DRAWING LEGEND:

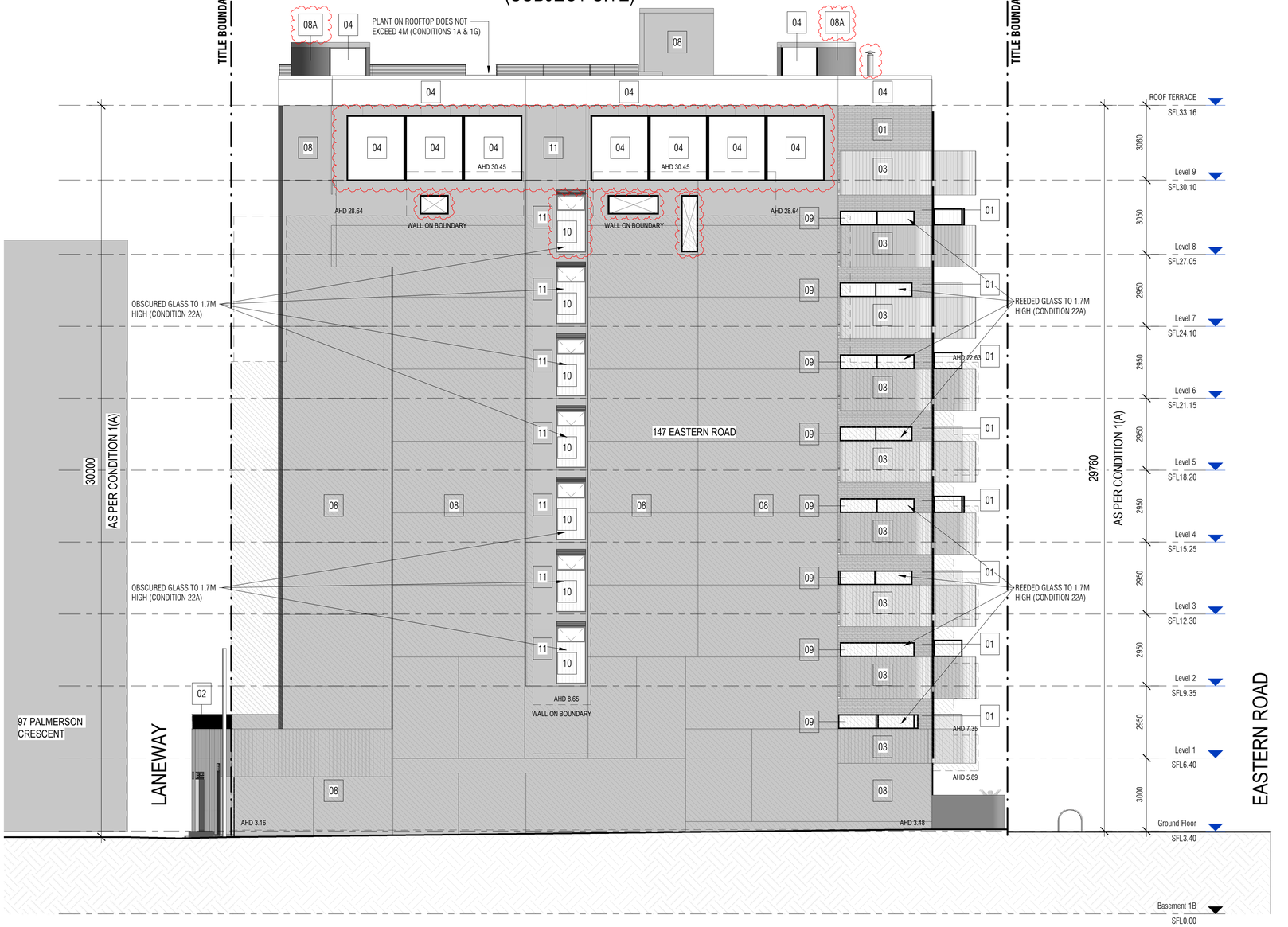
FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
TP - TOWN PLANNING
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IFC - ISSUE FOR CONSTRUCTION

ISSUE FOR TOWN PLANNING

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

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	**23.11.2020**	**5/06/2023 9:37:25 AM**	**TN**	**M**	**1 : 100@A1**	**A201(TP)**

157-161 EASTERN ROAD (SUBJECT SITE)



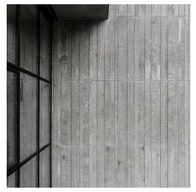
01

CHARCOAL BRICK

02

BLACK METAL SCREEN

03



TIMBER EMBOSSED CONCRETE

04

CLEAR GLASS

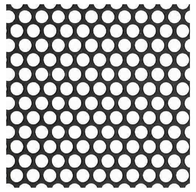
05

PRECAST CONCRETE WITH GROOVES

06

BLACK PRECAST CONCRETE WITH GROOVES

07



PERFORATED METAL MESH

08

PRECAST CONCRETE PANEL

08A CONCRETE RENDER TO MATCH PRECAST

09

REEDED GLASS

10

OBSCURED GLASS

11

DARK GREY NON-COMBUSTIBLE METAL CLADDING

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REVISION	ISSUE	CHECKED	DATE
F	Endorsement Submission	TN	24.08.2020
G	Revised Endorsement Submission	TN	16.10.2020
H	Amendments Submission	TN	05.05.2021
I	Secondary Consent	TN	29.06.2022
J	Revised Secondary Consent	MS	05.06.2023

DRAWING LEGEND:

FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
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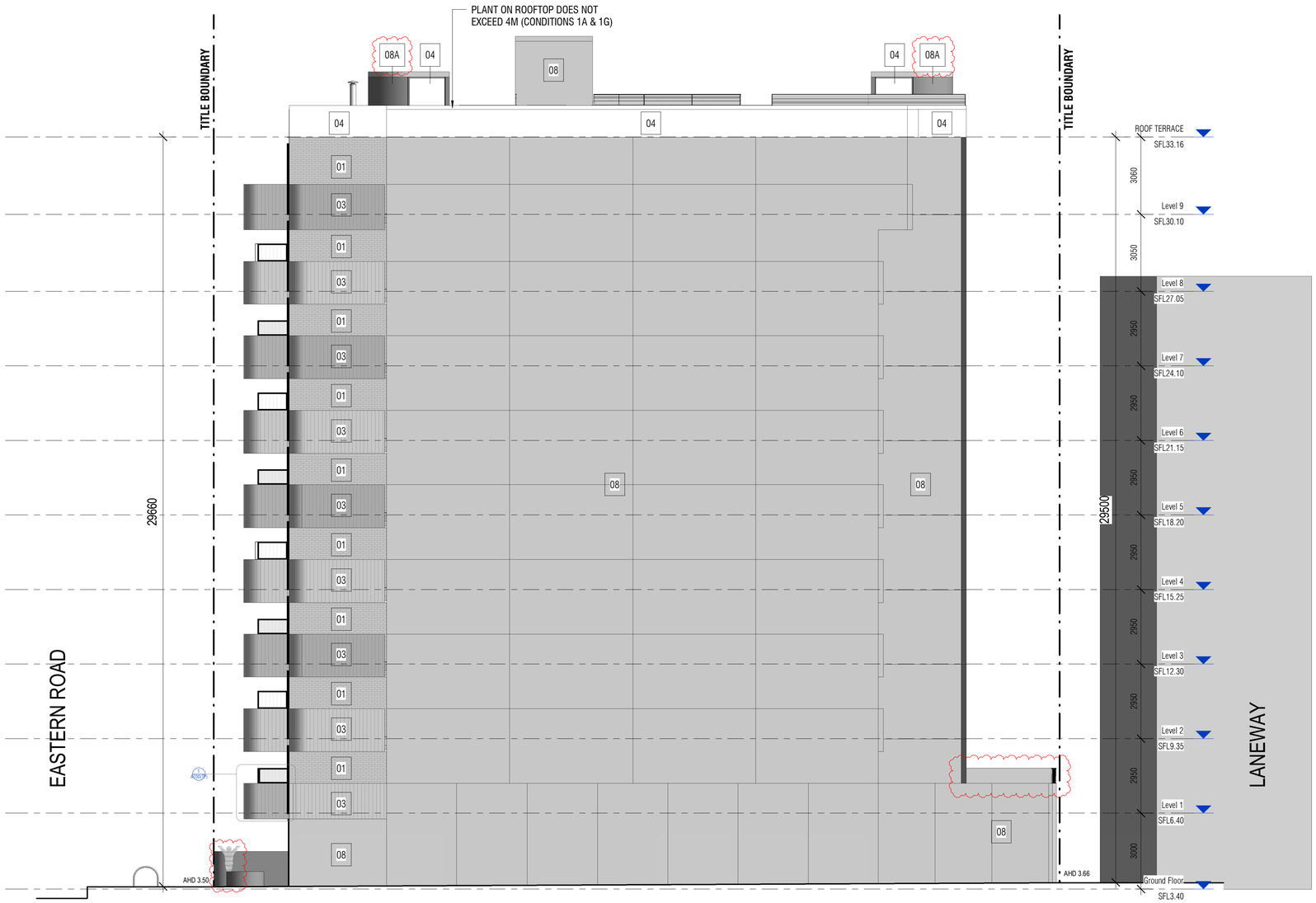
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IFC - ISSUE FOR CONSTRUCTION

ISSUE FOR TOWN PLANNING

TITLE:
NORTH
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 9:37:53 AM**
DRAWN: **TN**
REV: **J**
SCALE: **1 : 100@A1**
SHEET NO. **A202(TP)**

157-161 EASTERN ROAD
(SUBJECT SITE)

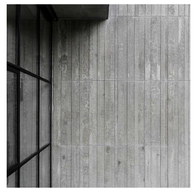


01

CHARCOAL BRICK

02

BLACK METAL SCREEN

03

TIMBER EMBOSSED CONCRETE

04

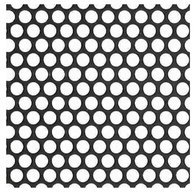
CLEAR GLASS

05

PRECAST CONCRETE WITH GROOVES

06

BLACK PRECAST CONCRETE WITH GROOVES

07

PERFORATED METAL MESH

08

PRECAST CONCRETE PANEL
08A CONCRETE RENDER TO MATCH PRECAST

09

REEDED GLASS

10

OBSCURED GLASS

11

DARK GREY NON-COMBUSTIBLE METAL CLADDING

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REVISION	ISSUE	CHECKED	DATE
F	Endorsement Submission	TN	24.08.2020
G	Revised Endorsement Submission	TN	16.10.2020
H	Amendments Submission	TN	05.05.2021
I	Secondary Consent	TN	29.06.2022
J	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

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

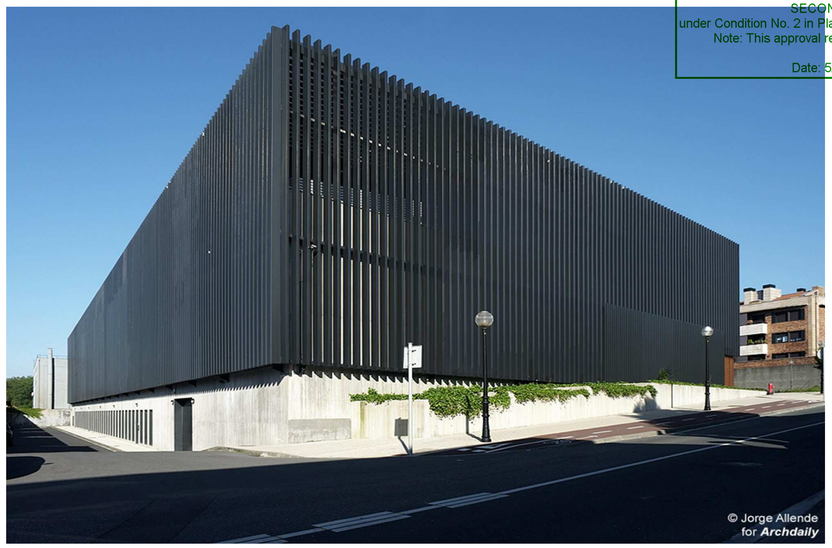
PROJECT NO. **15-007**
START DATE: **23.11.2020**
DATE DRAWN: **5/06/2023 9:38:24 AM**
DRAWN: **TN**
REV: **J**
SCALE: **1 : 100@A1**
SHEET NO. **A203(TP)**

01

PRECEDENT STUDIES

BARKERS ROAD
MELBOURNE

02



PRECEDENT STUDIES

GORDAILU BUILDING
SPAIN

03

PRECEDENT STUDIES

2 GIRLS
MELBOURNE

07

PRECEDENT STUDIES

101 MAILING ROAD
MELBOURNE

01

CHARCOAL BRICK

02

BLACK METAL SCREEN

03

TIMBER EMBOSSED CONCRETE

04

CLEAR GLASS

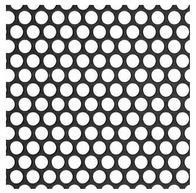
05

PRECAST CONCRETE WITH GROOVES

06

BLACK PRECAST CONCRETE WITH GROOVES

07



PERFORATED METAL MESH

08

PRECAST CONCRETE PANEL

08A CONCRETE RENDER TO MATCH PRECAST

09

REEDED GLASS

10

OBSCURED GLASS

11

DARK GREY NON-COMBUSTIBLE METAL CLADDING

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REVISION	ISSUE	CHECKED	DATE
A	Issue for Coordination	TN	22.06.2020
B	Endorsement Submission_Draft	TN	24.07.2020
C	Endorsement Submission	TN	24.08.2020
D	Amendments Submission	TN	05.05.2021

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

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

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	23.11.2020	5/06/2023 9:38:49 AM	TN	D	@A1	A205(TP)

REVISION	ISSUE	CHECKED	DATE
C	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:

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

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	23.11.2020	5/06/2023 9:39:22 AM	TN	G	1 : 100@A1	A300(TP)

REVISION	ISSUE	CHECKED	DATE
C	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:

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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A N Group Pty Ltd
Unit 1/76-78 Balmain Street, Cremorne, Victoria, Australia 3121.
+61 3 9429 4733
enquiries@kud.com.au

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

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	**23.11.2020**	**5/06/2023 9:39:49 AM**	**TN**	**G**	**1 : 100@A1**	**A301(TP)**

REVISION	ISSUE	CHECKED	DATE
A	Endorsement Submission_Draft	TN	24.07.2020
B	Endorsement Submission	TN	24.08.2020
C	Amendments Submission	TN	05.05.2021
D	Secondary Consent	TN	29.06.2022
E	Revised Secondary Consent	MS	05.06.2023

DRAWING LEGEND:

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

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ACN 119 9421477
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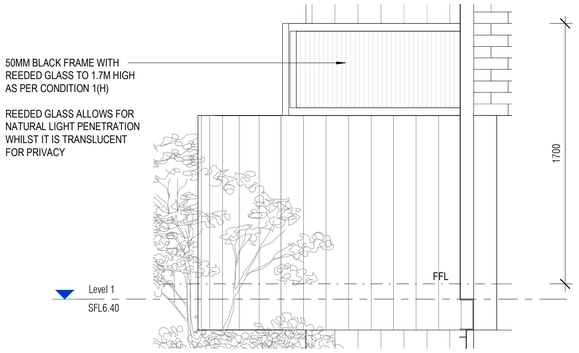
+61 3 9429 4733
enquiries@kud.com.au

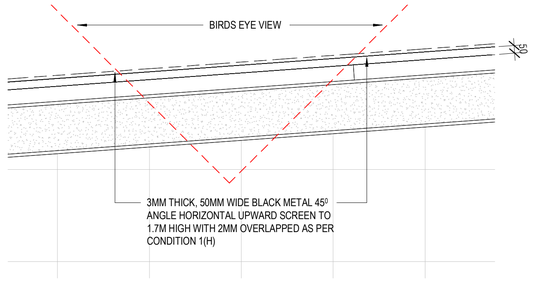
TITLE: **SECTION CC**
ADDRESS: **157-161 Eastern Road, South Melbourne**
CLIENT: **Fortenum Pty Ltd**

PROJECT NO. **15-007** | START DATE: **23.11.2020** | DATE DRAWN: **5/06/2023 9:40:19 AM** | DRAWN: **TN** | REV: **E** | SCALE: **1 : 100@A1**

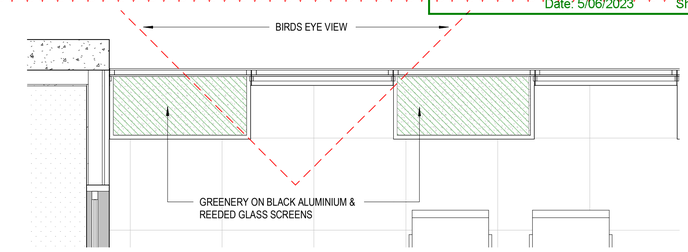
SHEET NO. **A302(TP)**



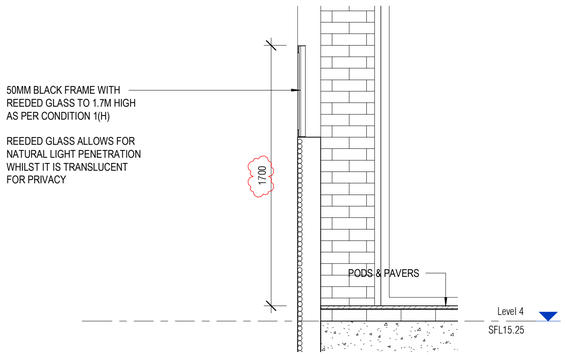
1 A700(TP) EASTERN RD OVERLOOKING SCREEN TYPE 2 - REEDED GLASS ELEVATION
1 : 20



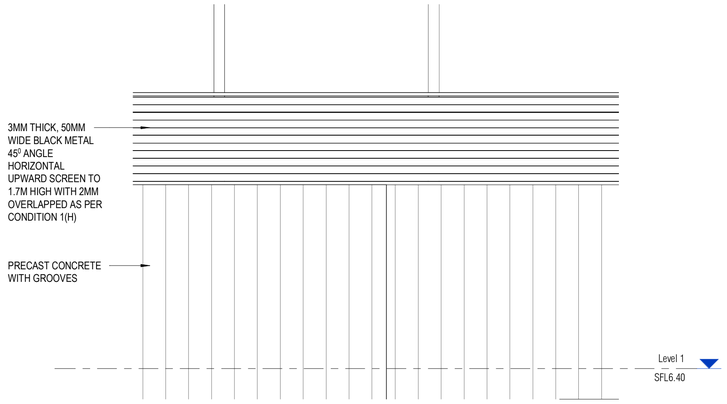
7 A700(TP) REAR LANEWAY OVERLOOKING SCREEN TYPE1 PLAN
1 : 20



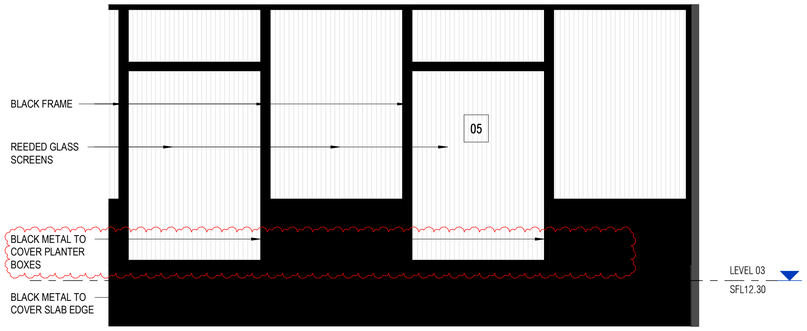
3 A700(TP) REAR LANEWAY OVERLOOKING SCREEN TYPE 3 PLAN
1 : 20



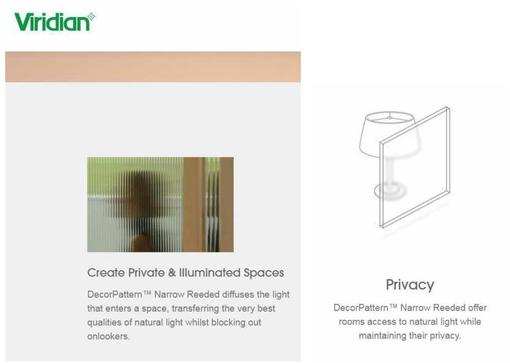
2 A700(TP) 97&99 PALMERSTON OVERLOOKING SECTION (SCREEN TYPE 2)
1 : 20

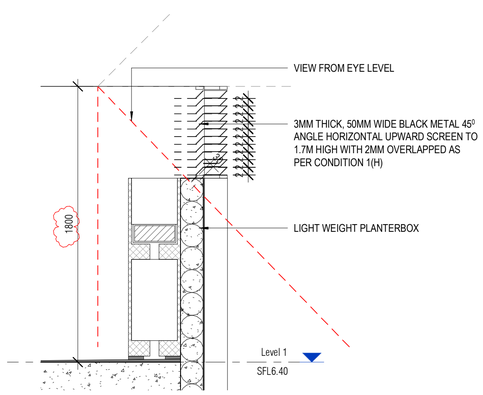


4 A700(TP) REAR LANEWAY OVERLOOKING SCREEN TYPE 1 ELEVATION
1 : 20

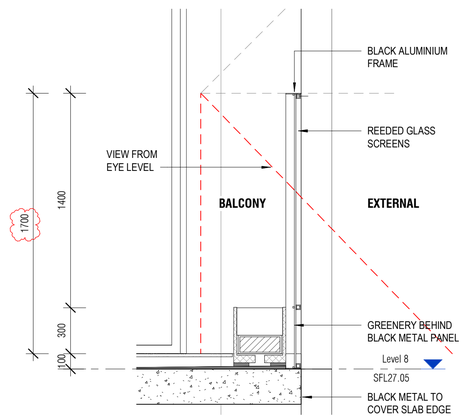


8 A700(TP) REAR LANEWAY OVERLOOKING SCREEN TYPE 3 ELEVATION
1 : 20





6 A700(TP) REAR LANEWAY OVERLOOKING SCREEN TYPE 1 SECTION
1 : 20



5 A700(TP) REAR LANEWAY OVERLOOKING SCEEN TYPE 3 SECTION
1 : 20

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REVISION	ISSUE	CHECKED	DATE
B	Endorsement Submission	TN	24.08.2020
C	Revised Endorsement Submission	TN	16.10.2020
D	Amendments Submission	TN	05.05.2021
E	Secondary Consent	TN	29.06.2022
F	Revised Secondary Consent	MS	05.06.2023

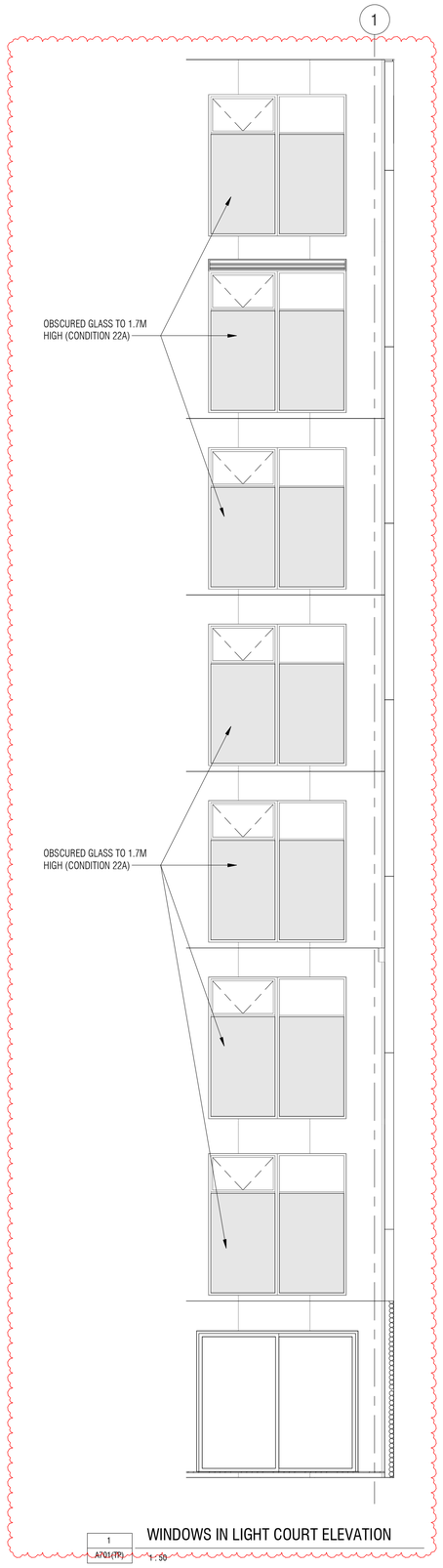
DRAWING LEGEND:

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

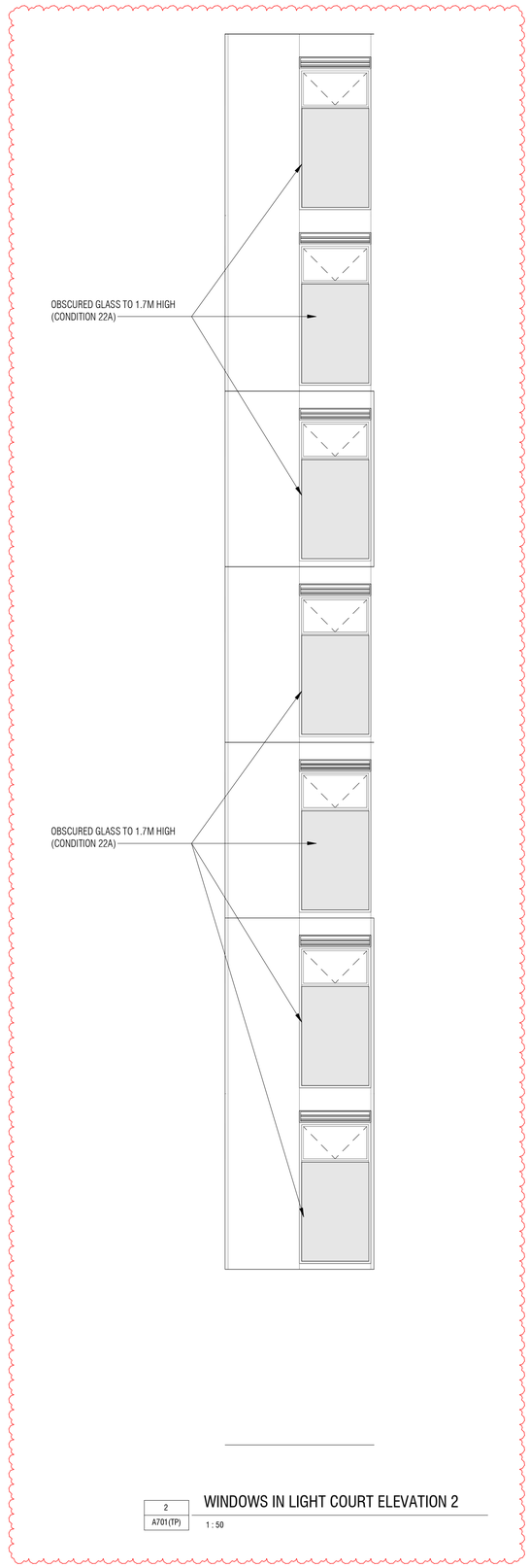
ISSUE FOR TOWN PLANNING

TITLE:
OVERLOOKING SCREEN DETAILS
ADDRESS:
157-161 Eastern Road, South Melbourne
CLIENT:
Fortenum Pty Ltd

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	23.11.2020	5/06/2023 9:40:42 AM	TN	F	1 : 20@A1	A700(TP)



1 A701(TP) WINDOWS IN LIGHT COURT ELEVATION
1 : 50



2 A701(TP) WINDOWS IN LIGHT COURT ELEVATION 2
1 : 50

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REVISION	ISSUE	CHECKED	DATE
B	Endorsement Submission	TN	24.08.2020
C	Revised Endorsement Submission	TN	16.10.2020
D	Amendments Submission	TN	05.05.2021
E	Secondary Consent	TN	29.06.2022
F	Revised Secondary Consent	MS	05.06.2023

DRAWING LEGEND:

FI - FOR INFORMATION
SK - SCHEMATIC DESIGN
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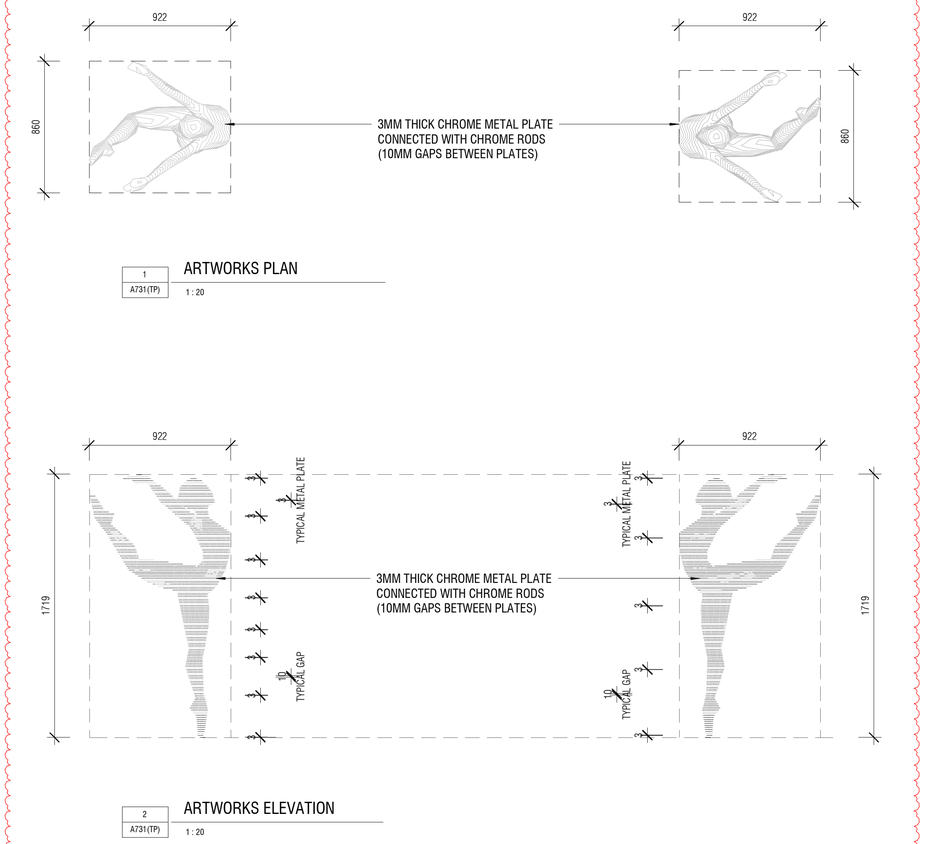
DD - DESIGN DEVELOPMENT
TI - TENDER ISSUE
MK - MARKETING
BP - BUILDING PERMIT
IFC - ISSUE FOR CONSTRUCTION

ISSUE FOR TOWN PLANNING

TITLE:
LIGHT COURT ELEVATIONS
ADDRESS:
157-161 Eastern Road, South Melbourne
CLIENT:
Fortenum Pty Ltd

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	**23.11.2020**	**5/06/2023 9:41:05 AM**	**TN**	**F**	**1 : 50@A1**	**A701(TP)**



1
A731(TP)
ARTWORKS PLAN
1 : 20

2
A731(TP)
ARTWORKS ELEVATION
1 : 20

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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REVISION	ISSUE	CHECKED	DATE
A	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

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

PROJECT NO.	START DATE:	DATE DRAWN:	DRAWN:	REV:	SCALE:	SHEET NO.
15-007	23.11.2020	5/06/2023 9:41:29 AM	TN	A	1 : 20@A1	A731(TP)