

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
Date: 18/07/2025 Sheet: 1 of 26

PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™
GROUP

ARCHITECT

SOM
SKIDMORE, OWINGS & MERRILL
(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN



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#	DATE	ISSUE DESCRIPTION
6	28/05/25	Endorsement Referral
5	21/03/25	Endorsement
4	21/10/24	Town Planning Amendments
3	16/05/24	Town Planning RFI Amendments
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

Title sheet

PROJECT NO: 523553 SHEET NO: **A-000**
DATE: 22/05/25
SCALE: NTS #A1

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
Date: 18/07/2025 Sheet: 2 of 26

PROJECT NAME

424 ST KILDA ROAD

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LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN

#	DATE	ISSUE DESCRIPTION
3	28/05/25	Endorsement Referral
2	21/03/25	Endorsement
1	30/04/24	Town Planning RFI

Site Plan

PROJECT NO.

523553

DATE:

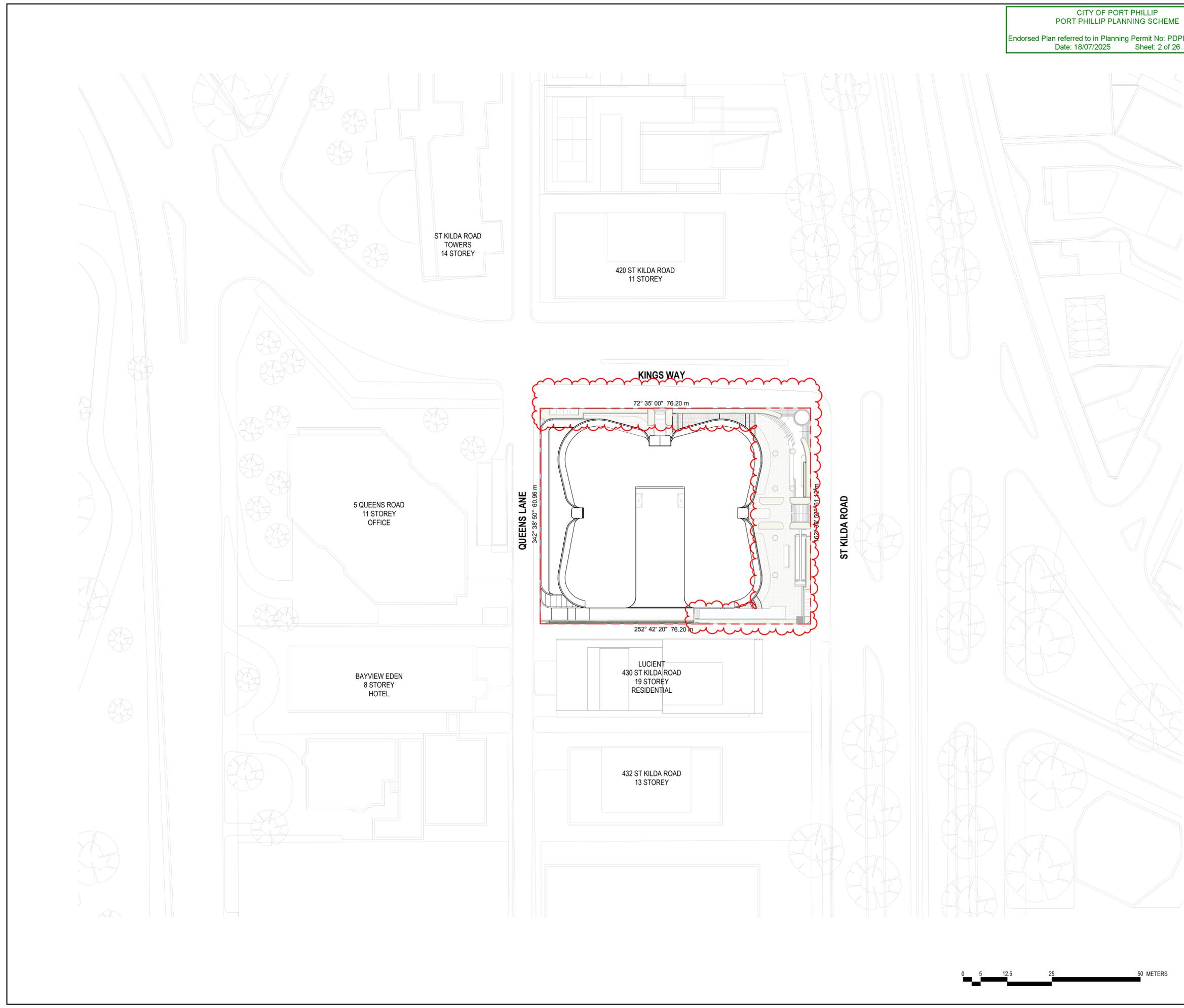
22/05/25

SCALE:

1 : 500 @A1

SHEET NO.

A-001



CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
Date: 18/07/2025 Sheet: 3 of 26

424 ST KILDA ROAD

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SKIDMORE, OWINGS & MERRILL
(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN

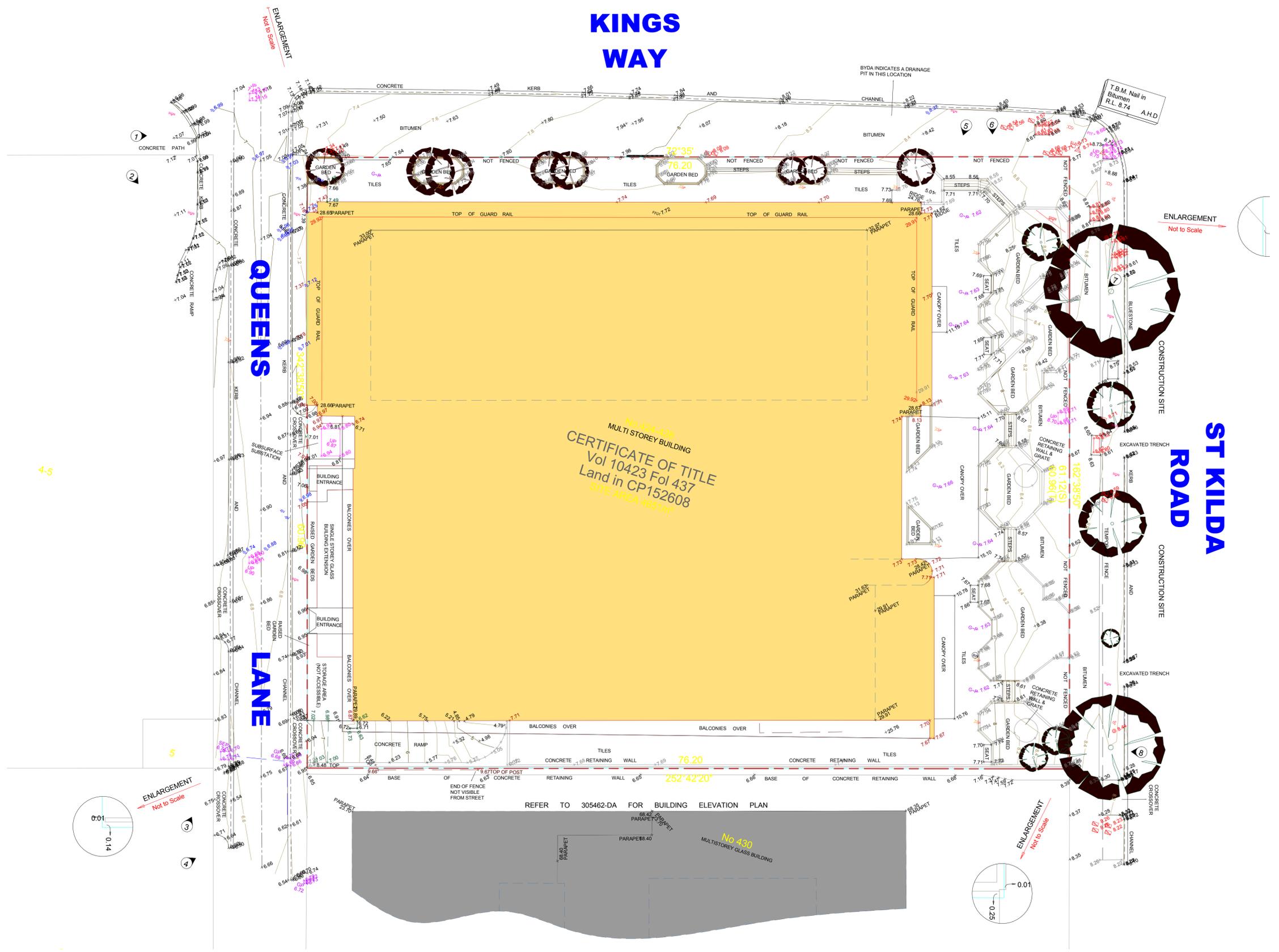
KINGS WAY

QUEENS LANE

ST KILDA ROAD

No.424-426
MULTI STOREY BUILDING
CERTIFICATE OF TITLE
Vol 10423 Fol 437
Land in CP152608
SITE AREA 4651m²

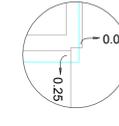
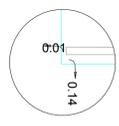
REFER TO 305462-DA FOR BUILDING ELEVATION PLAN



ENLARGEMENT
Not to Scale

ENLARGEMENT
Not to Scale

ENLARGEMENT
Not to Scale



#	DATE	ISSUE DESCRIPTION
3	28/05/25	Endorsement Referral
2	21/03/25	Endorsement
1	30/04/24	Town Planning RFI

Survey Plan

PROJECT NO.	523553	SHEET NO.	A-002
DATE:	22/05/25		
SCALE:	1 : 200 @A1		

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
Date: 18/07/2025 Sheet: 4 of 26

PROJECT NAME
424 ST KILDA ROAD

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ARCHITECT
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SKIDMORE, OWINGS & MERRILL
(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN
LEGEND
DEMOLITION WORKS
PROPERTY BOUNDARY

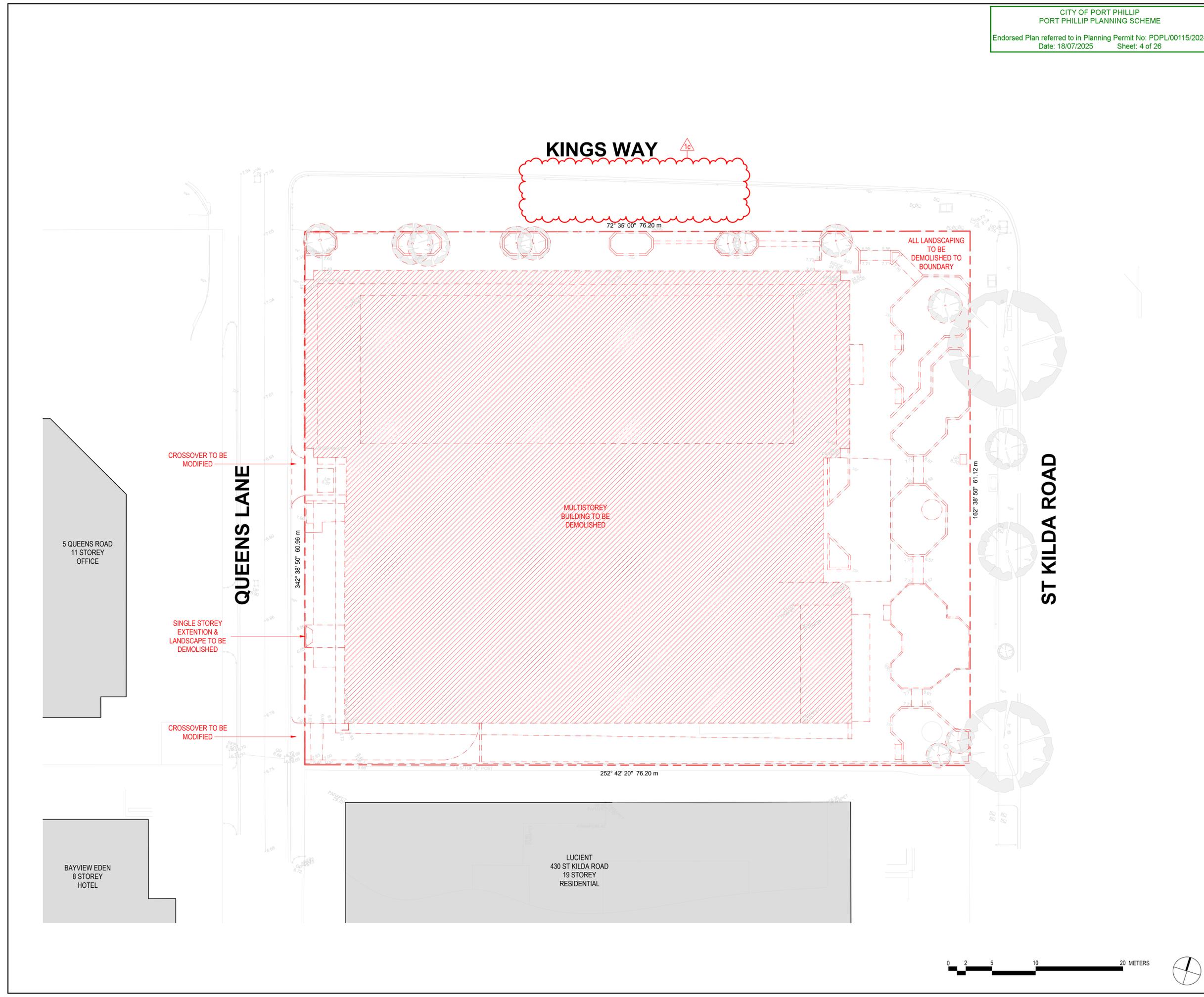
Revision Schedule - Demolition

Mark	Comments
1c	CAR PARKS ON KINGS WAYS REMOVED

#	DATE	ISSUE DESCRIPTION
3	28/05/25	Endorsement Referral
2	21/03/25	Endorsement
1	30/04/24	Town Planning RFI

Demolition Plan

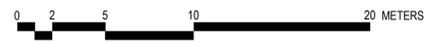
PROJECT NO. 523553
DATE: 22/05/25
SCALE: 1:200 @A1
SHEET NO. **A-003**



5 QUEENS ROAD
11 STOREY
OFFICE

BAYVIEW EDEN
8 STOREY
HOTEL

LUCIENT
430 ST KILDA ROAD
19 STOREY
RESIDENTIAL



CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
Date: 18/07/2025 Sheet: 5 of 26

424 ST KILDA ROAD

CLIENT

GURNER™
GROUP

ARCHITECT

SOM

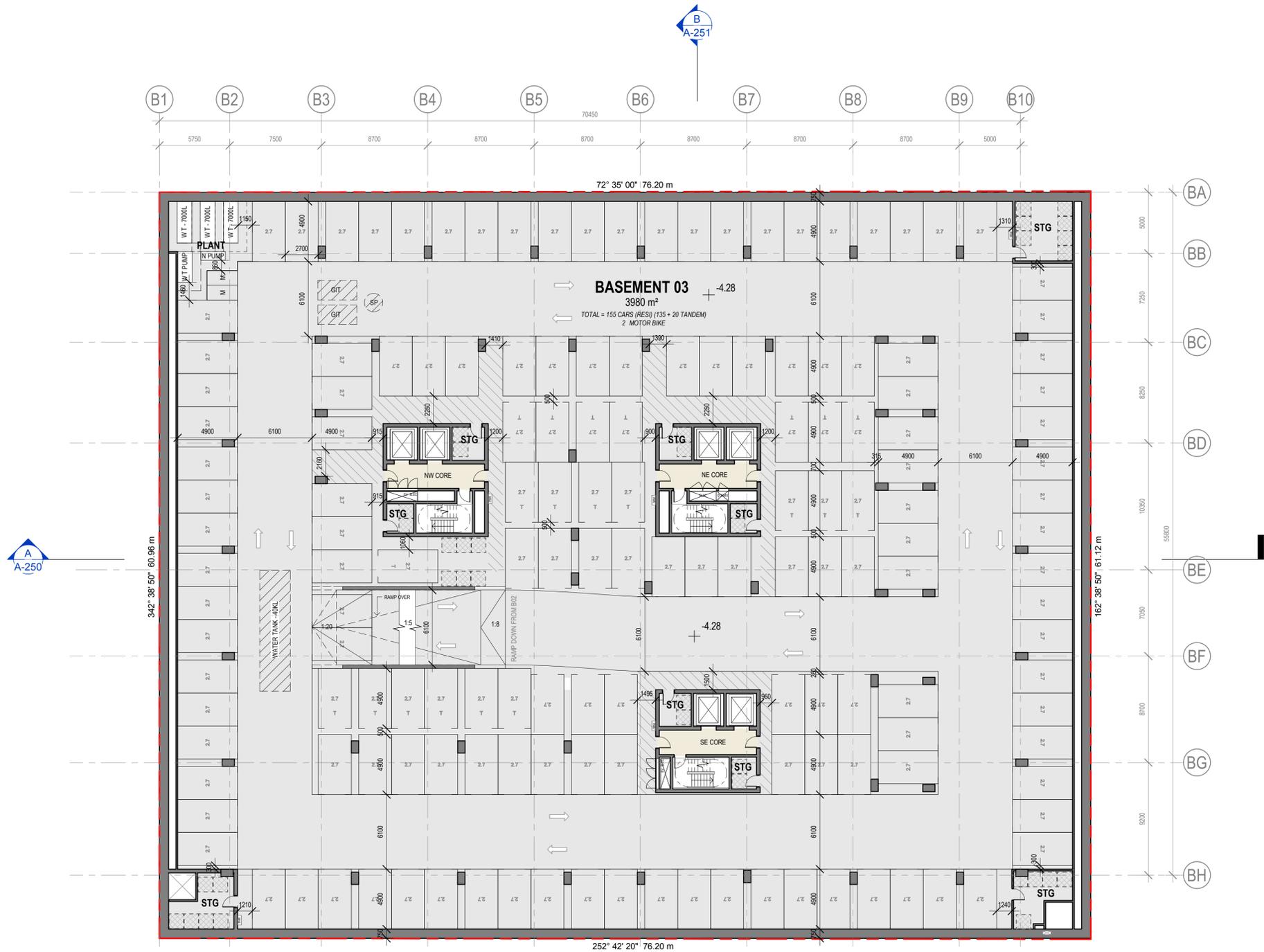
SKIDMORE, OWINGS & MERRILL
(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN
LEGEND

- RETAIL PARKING
- COMMERCIAL PARKING
- RESIDENTIAL VISITOR PARKING
- RESIDENTIAL PARKING
- RESIDENTIAL LOADING
- STORAGE / STORAGE CAGE

NOTE:
- ALL CAR SPACES ARE 2.7m WIDE BY 4.9m LONG UNLESS SPECIFIED
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION
- TOTAL EXTERNAL STORAGE CAGE BASEMENT 3 = 129.6m²



4	28/05/25	Endorsement Referral
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning
#	DATE	ISSUE DESCRIPTION

General Arrangement Plan
Basement 3



PROJECT NO. 523553
DATE: 22/05/25
SCALE: 1 : 200 @A1
A-100

CITY OF PORT PHILLIP
 PORT PHILLIP PLANNING SCHEME
 Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
 Date: 18/07/2025 Sheet: 6 of 26

424 ST KILDA ROAD

CLIENT
GURNER™
 GROUP

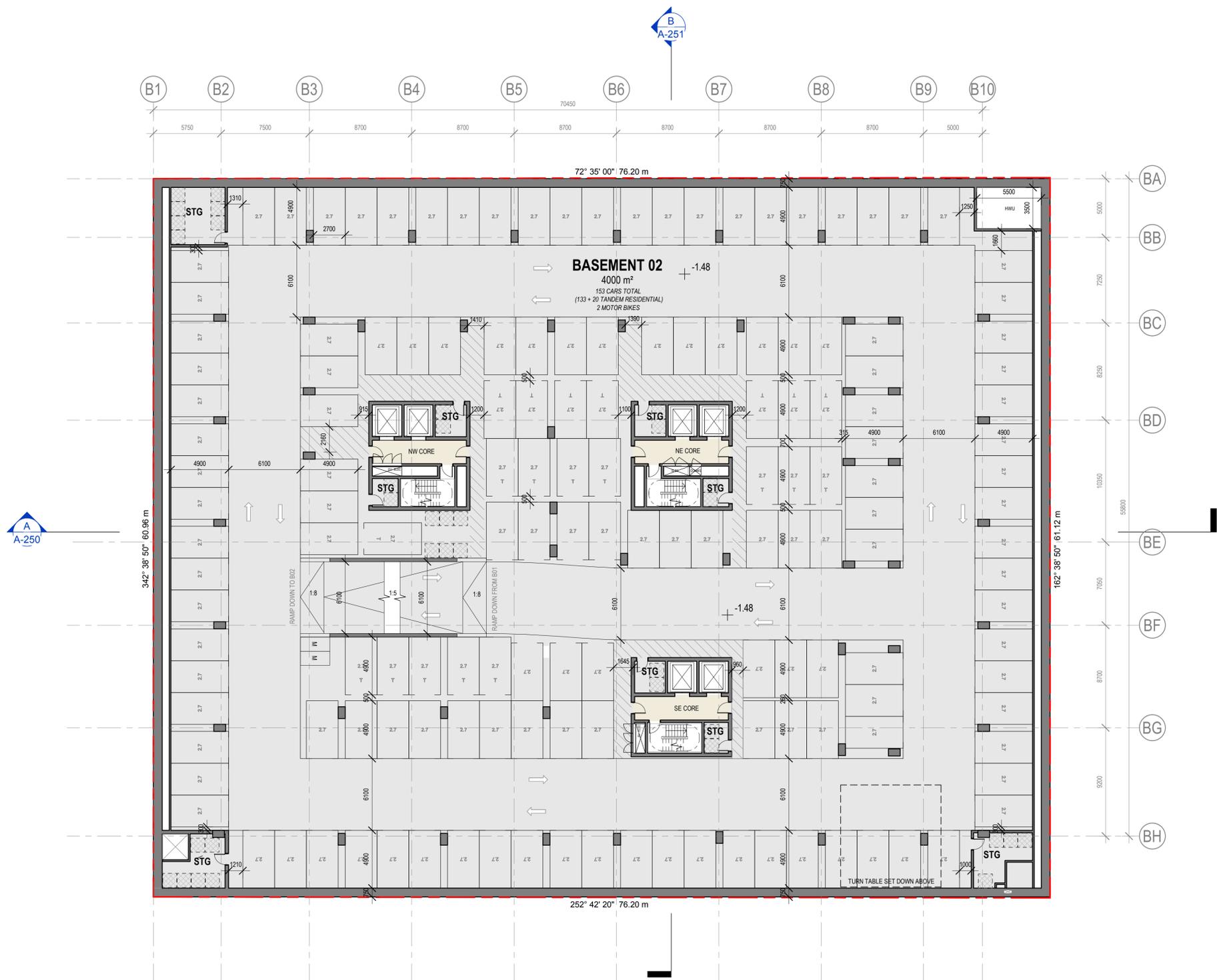
ARCHITECT
SOM
 SKIDMORE, OWINGS & MERRILL
 (AUSTRALIA)
 LEVEL 3, 351-357 ELIZABETH STREET
 MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN
 LEGEND

- RETAIL PARKING
- COMMERCIAL PARKING
- RESIDENTIAL VISITOR PARKING
- RESIDENTIAL PARKING
- RESIDENTIAL LOADING
- STORAGE / STORAGE CAGE

NOTE:
 - ALL CAR SPACES ARE 2.7m WIDE BY 4.9m LONG UNLESS SPECIFIED
 - ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION
 - TOTAL EXTERNAL STORAGE CAGE BASEMENT 2 = 126m²



#	DATE	ISSUE DESCRIPTION
4	28/05/25	Endorsement Referral
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
 Basement 2



PROJECT NO. 523553 SHEET NO.
 DATE: 22/05/25
 SCALE: 1 : 200 @A1
A-101

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
Date: 18/07/2025 Sheet: 8 of 26

PROJECT NAME

424 ST KILDA ROAD

CLIENT

GURNER™
GROUP

ARCHITECT

SOM

SKIDMORE, OWINGS & MERRILL
(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN

LEGEND

- RETAIL
- COMMERCIAL
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE

NOTE:
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION
- 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

Revision Schedule - Ground Floor

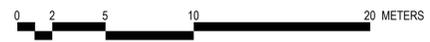
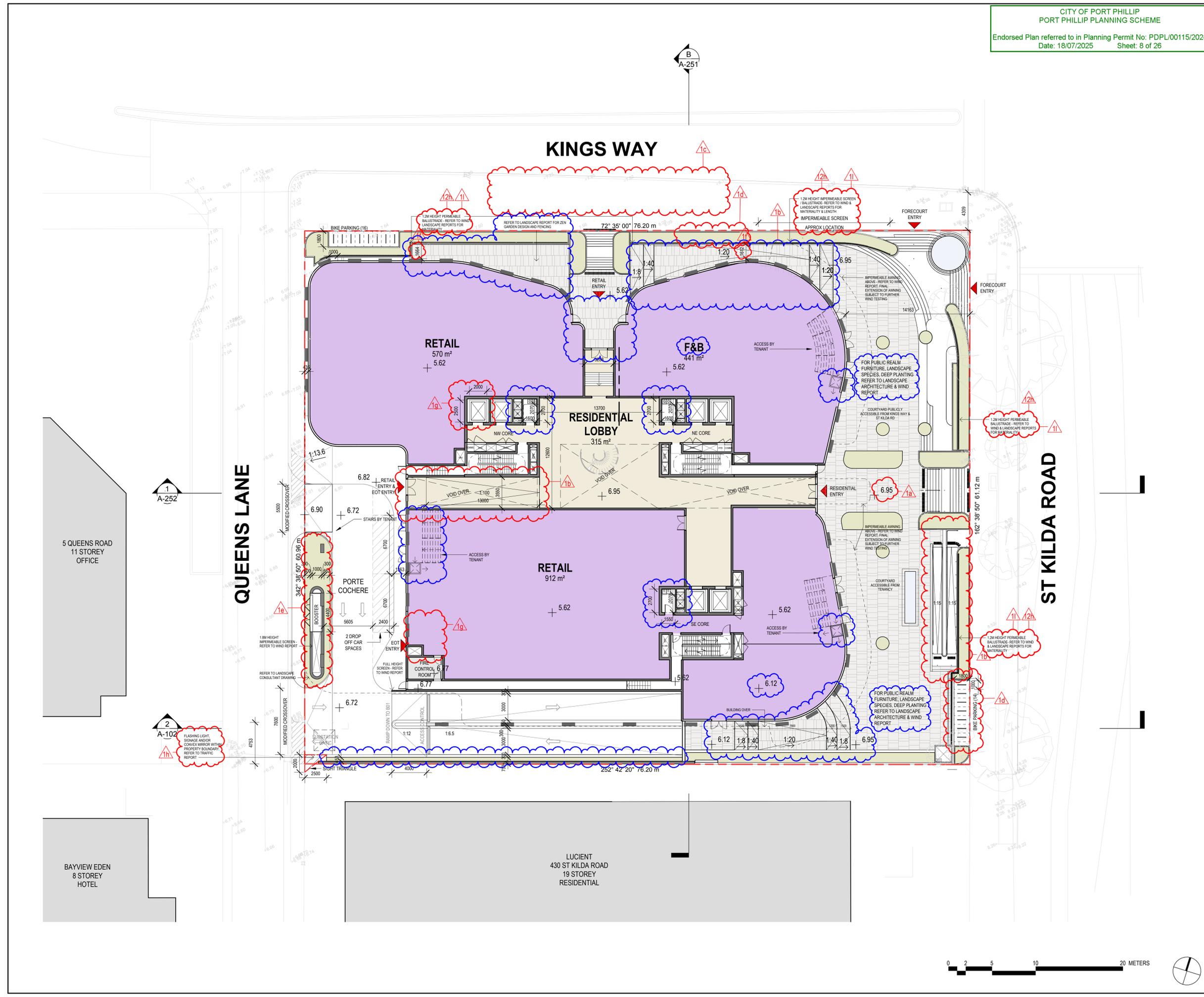
Mark	Comments
1a	FORECOURT SURFACE LEVEL
1b	UNIVERSAL ACCESS TO SITE & ENTRIES
1c	CAR PARKS ON KINGS WAYS REMOVED
1d	RELOCATED BIKES TO ST KILDA ROAD
1e	REDUCED WALL LENGTH TO QUEENS LANE
1g	BIKE LIFT INTERNAL DIMS 2.0M x 2.5M
1h	SIGNAGE OR SIMILAR TO BASEMENT RAMP
1i	ST KILDA RD FENCING MAX 1.2M HIGH
12h	FENCING DETAILS TO ST KILDA ROAD & KINGS WAY

#	DATE	ISSUE DESCRIPTION
4	28/05/25	Endorsement Referral
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
Ground Floor

PROJECT NO. 523553
DATE: 22/05/25
SCALE: 1 : 200 @ A1

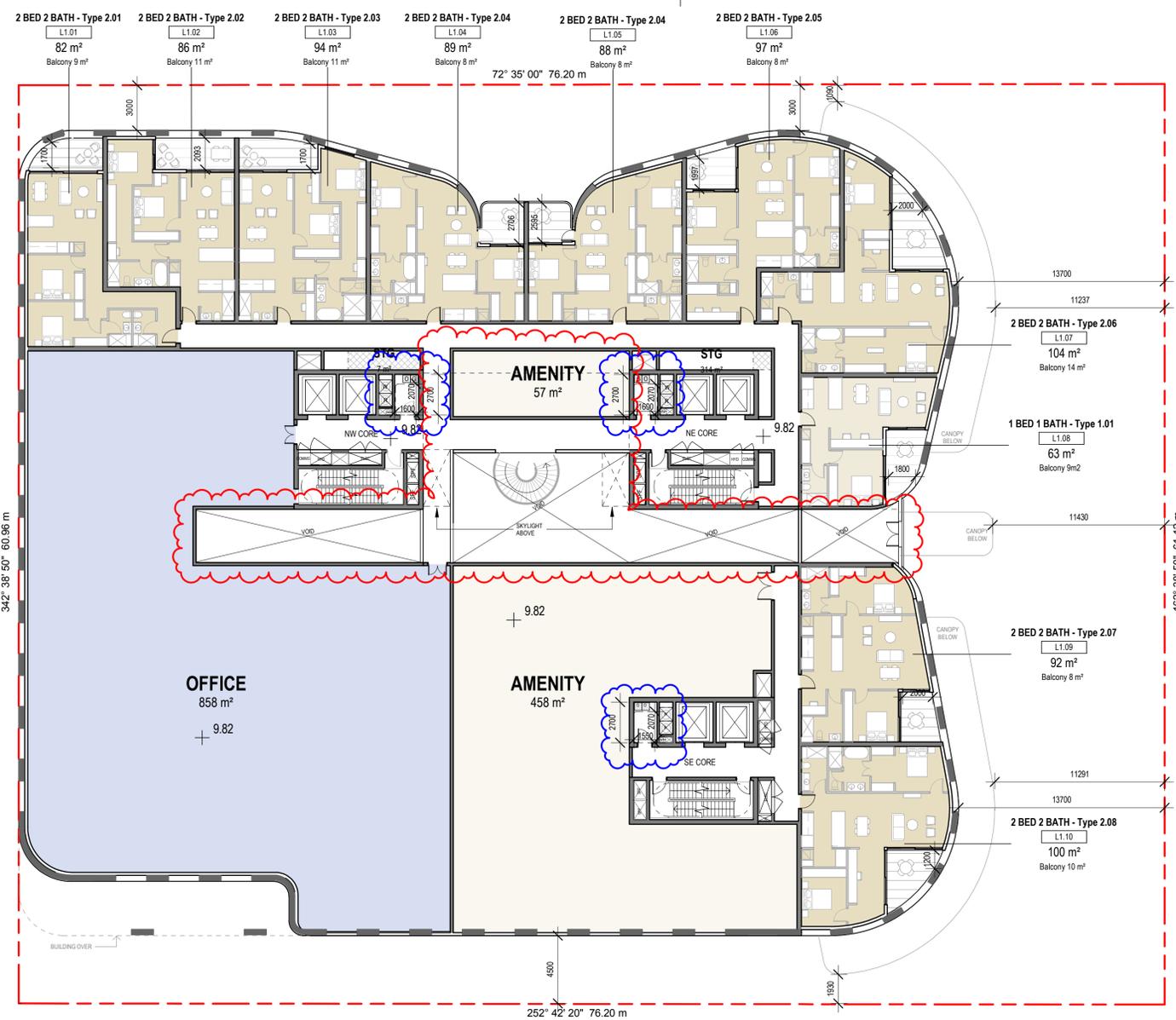
A-103



CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
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PROJECT NAME
424 ST KILDA ROAD
CLIENT
GURNER™
GROUP
ARCHITECT
SOM
SKIDMORE, OWINGS & MERRILL
(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

KINGS WAY



QUEENS LANE



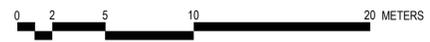
ST KILDA ROAD

NOTES
KEY PLAN LEGEND
RETAIL
COMMERCIAL
1 BEDROOM APARTMENT
2 BEDROOM APARTMENT
3 BEDROOM APARTMENT
PENTHOUSE APARTMENT
STORAGE / STORAGE CAGE
NOTE:
ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION
+30 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

#	DATE	ISSUE DESCRIPTION
4	28/05/25	Endorsement Referral
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
Level 01

PROJECT NO. 523553
DATE: 22/05/25
SCALE: 1:200 @A1
SHEET NO. **A-104**



5 QUEENS ROAD
11 STOREY
OFFICE

BAYVIEW EDEN
8 STOREY
HOTEL

LUCIENT
430 ST KILDA ROAD
19 STOREY
RESIDENTIAL

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
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424 ST KILDA ROAD

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SKIDMORE, OWINGS & MERRILL
(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN
LEGEND
RETAIL
COMMERCIAL
1 BEDROOM APARTMENT
2 BEDROOM APARTMENT
3 BEDROOM APARTMENT
PENTHOUSE APARTMENT
STORAGE / STORAGE CAGE

NOTE:
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION
- 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

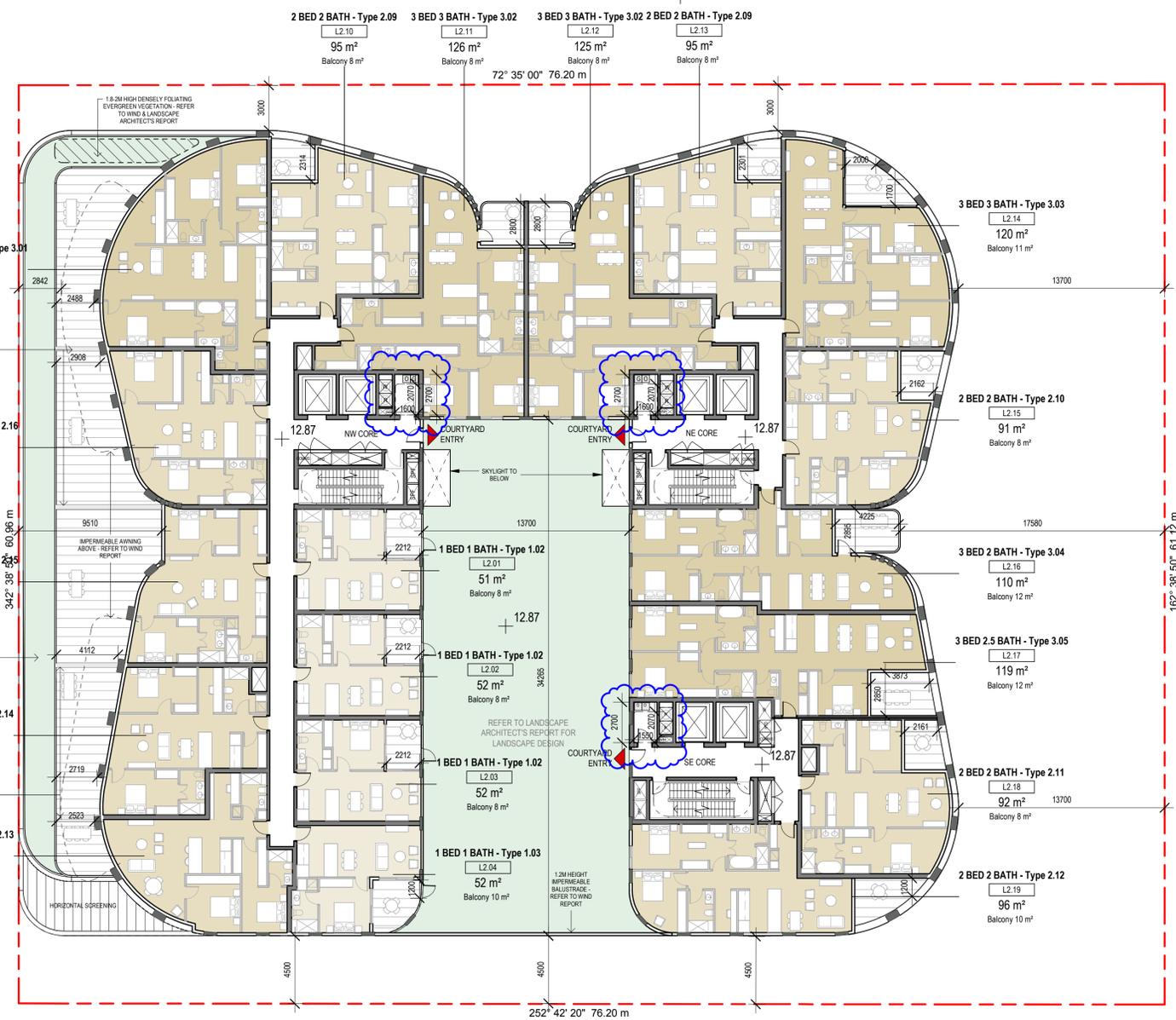
KINGS WAY



QUEENS LANE



ST KILDA ROAD



5 QUEENS ROAD
11 STOREY OFFICE

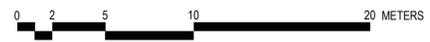
BAYVIEW EDEN
8 STOREY HOTEL

LUCIENT
430 ST KILDA ROAD
19 STOREY RESIDENTIAL

#	DATE	ISSUE DESCRIPTION
4	28/05/25	Endorsement Referral
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
Level 02

PROJECT NO. 523553
DATE: 22/05/25
SCALE: 1 : 200 @A1
SHEET NO. **A-105**



CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
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424 ST KILDA ROAD

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(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN
LEGEND

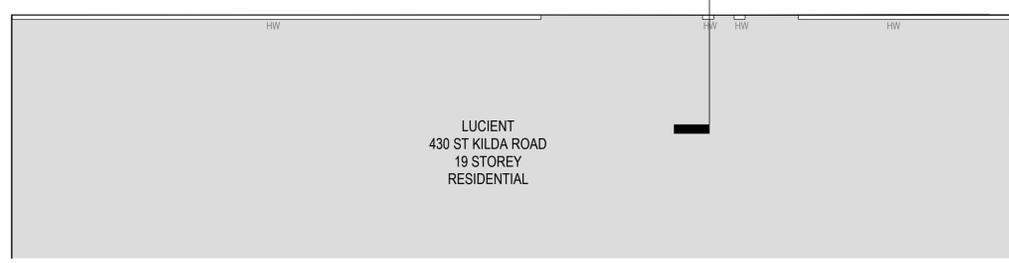
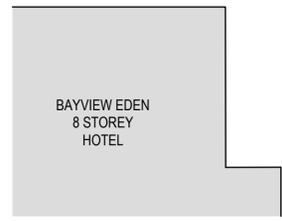
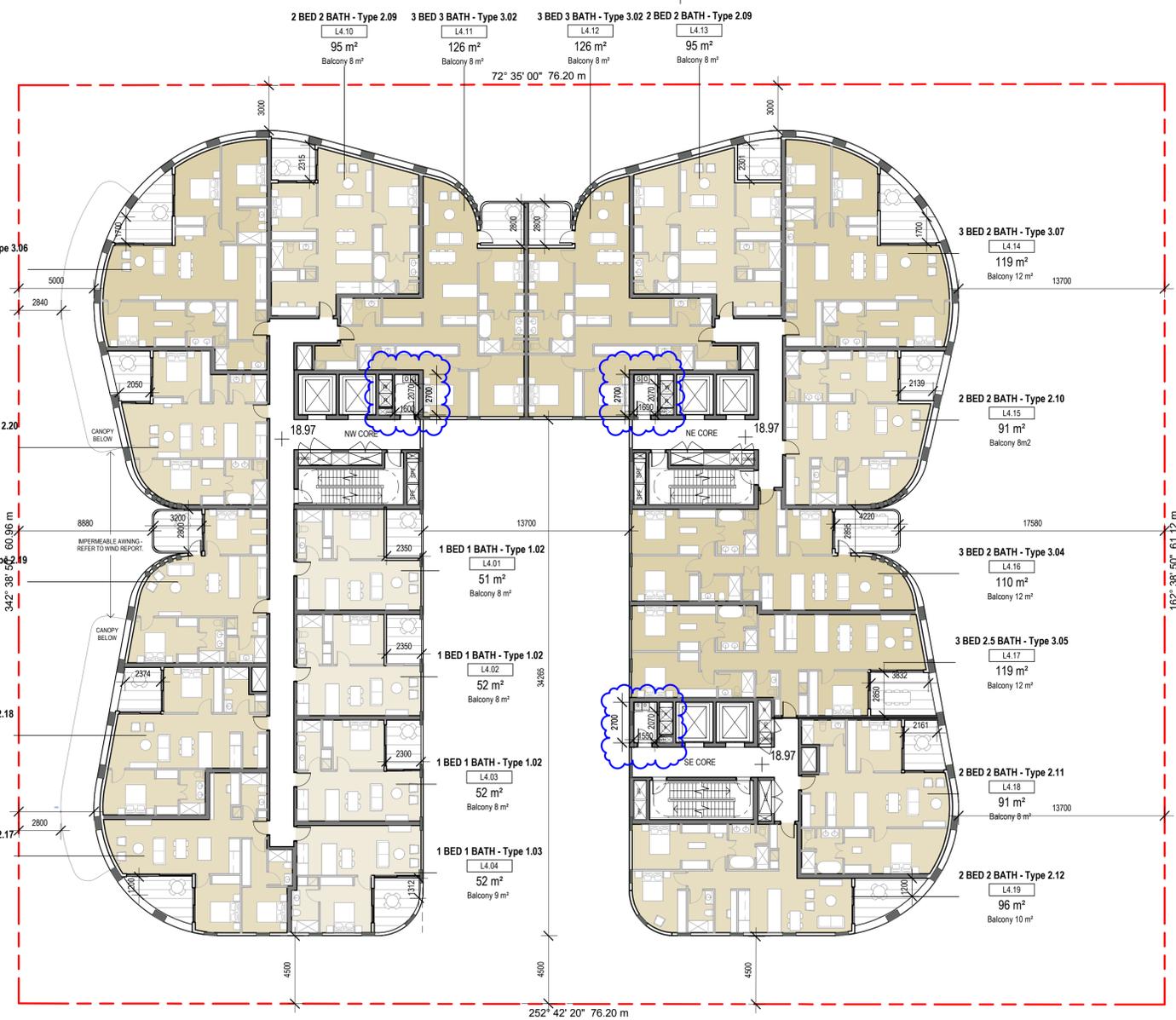
- RETAIL
- COMMERCIAL
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE

NOTE:
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION
- 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

KINGS WAY

QUEENS LANE

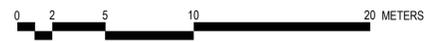
ST KILDA ROAD



#	DATE	ISSUE DESCRIPTION
4	28/05/25	Endorsement Referral
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
Level 03-04

PROJECT NO. 523553
DATE: 22/05/25
SCALE: 1:200 @A1
SHEET NO. **A-106**



CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
Date: 18/07/2025 Sheet: 12 of 26

424 ST KILDA ROAD

CLIENT

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SKIDMORE, OWINGS & MERRILL
(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN

LEGEND

- RETAIL
- COMMERCIAL
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE

NOTE:
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION

- 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

- GL03 - FACADE TREATMENT LEGEND
- TREATED GLASS / SPANDREL
 - 100% VISUAL BLOCKOUT
 - FULL HEIGHT
 - TREATED GLASS
 - SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
 - FULL HEIGHT TO HABITABLE AREA AND 1100mm TO BALUSTRADES (OPERABLE WHERE REQ.)
 - PERMITTED DIRECTIONAL VIEW (WHERE OUTLOOK IS GREATER THAN 25% TRANSPARENCY)
 - (ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
 - DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
 - FULL HEIGHT, SPANDREL FINISH (OPERABLE WHERE REQ.)

Revision Schedule - Level 05-08

Mark	Comments	
1n	PRIVACY SCREENING MEASURES	
1o	FACADE TREATMENT	
4	28/05/25 Endorsement Referral	
3	21/03/25 Endorsement	
2	30/04/24 Town Planning RFI	
1	05/03/24 Town Planning	
#	DATE	ISSUE DESCRIPTION

General Arrangement Plan
Level 05-08

PROJECT NO. 523553
DATE: 22/05/25
SCALE: 1:200 @A1

SHEET NO.
A-107

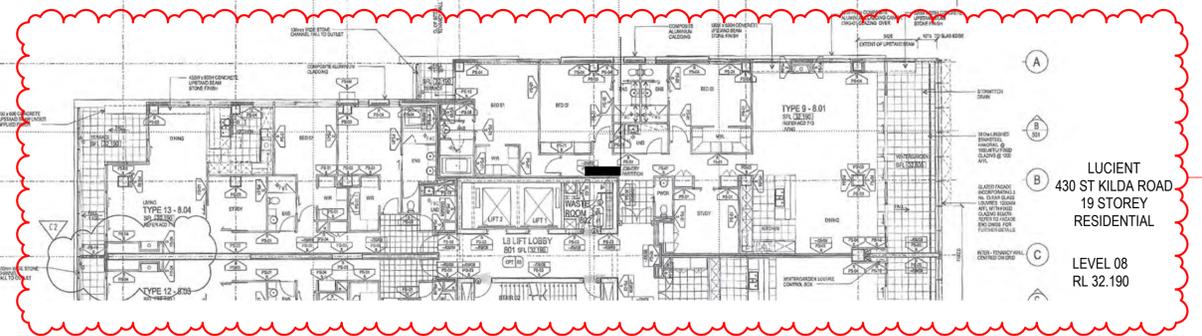
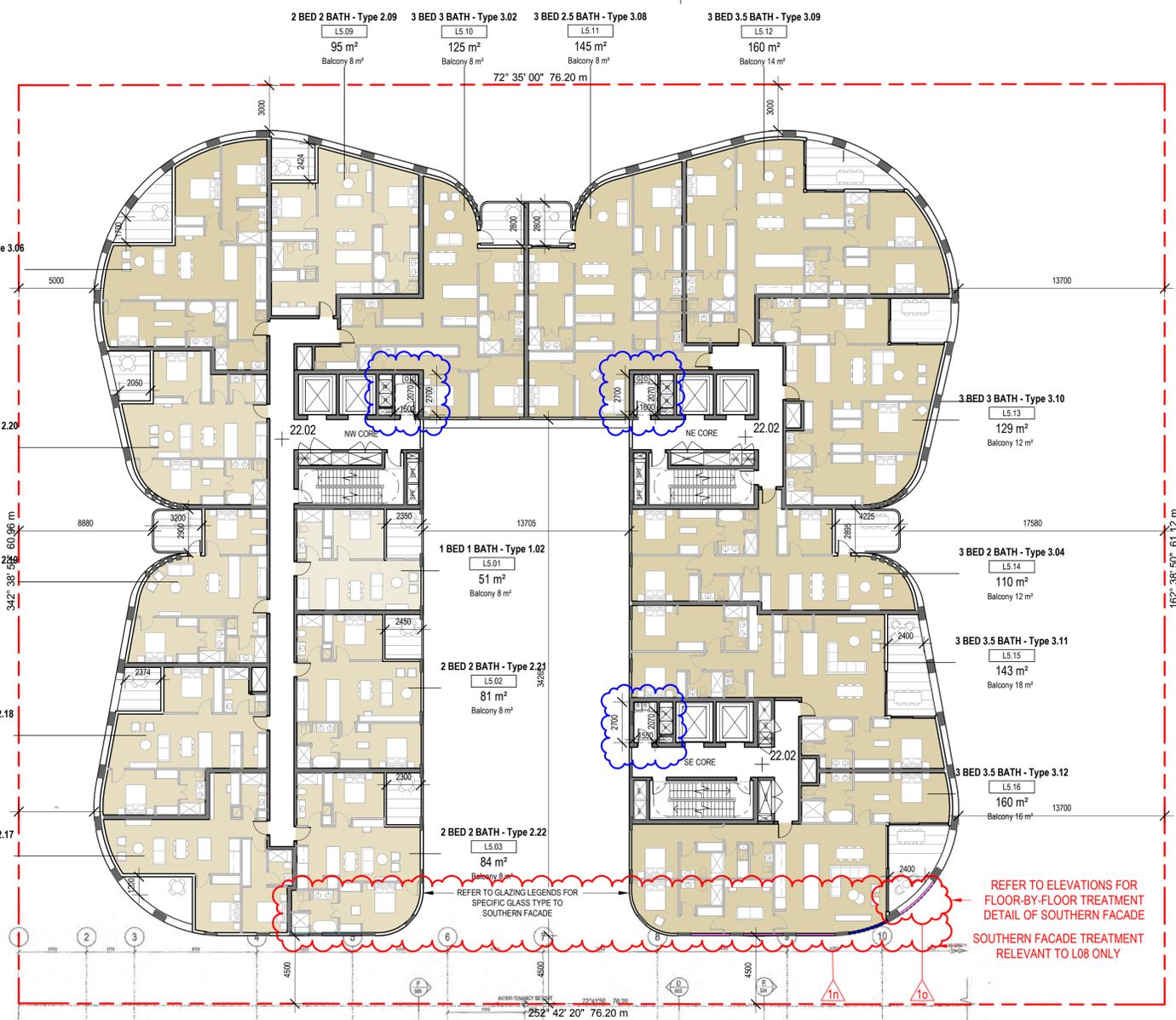
KINGS WAY



QUEENS LANE



ST KILDA ROAD

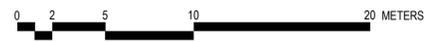


REFER TO ELEVATIONS FOR FLOOR-BY-FLOOR TREATMENT DETAIL OF SOUTHERN FACADE

SOUTHERN FACADE TREATMENT RELEVANT TO L08 ONLY

5 QUEENS ROAD
11 STOREY OFFICE

BAYVIEW EDEN
8 STOREY HOTEL



CITY OF PORT PHILLIP
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Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
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424 ST KILDA ROAD

CLIENT

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ARCHITECT

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SKIDMORE, OWINGS & MERRILL
(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN

LEGEND

- RETAIL
- COMMERCIAL
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE

NOTE:
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION

- 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

- GL03 - FACADE TREATMENT LEGEND
- TREATED GLASS / SPANDREL
 - 100% VISUAL BLOCKOUT
 - FULL HEIGHT
 - TREATED GLASS
 - SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
 - FULL HEIGHT TO HABITABLE AREA AND 1100mm TO BALUSTRADES (OPERABLE WHERE REQ.)
 - PERMITTED DIRECTIONAL VIEW (WHERE OUTLOOK IS GREATER THAN 25% TRANSPARENCY)
 - (ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
 - DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
 - FULL HEIGHT, SPANDREL FINISH
 - (OPERABLE WHERE REQ.)

Revision Schedule - Level 09-10

Mark	Comments
1n	PRIVACY SCREENING MEASURES
1o	FACADE TREATMENT

#	DATE	ISSUE DESCRIPTION
4	28/05/25	Endorsement Referral
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
Level 09-10

PROJECT NO. SHEET NO.

523553
DATE: 22/05/25
SCALE: 1 : 200 @A1

A-109

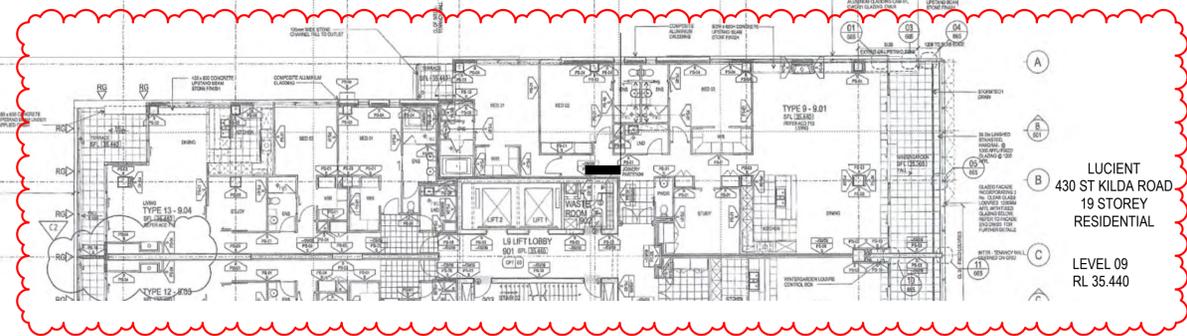
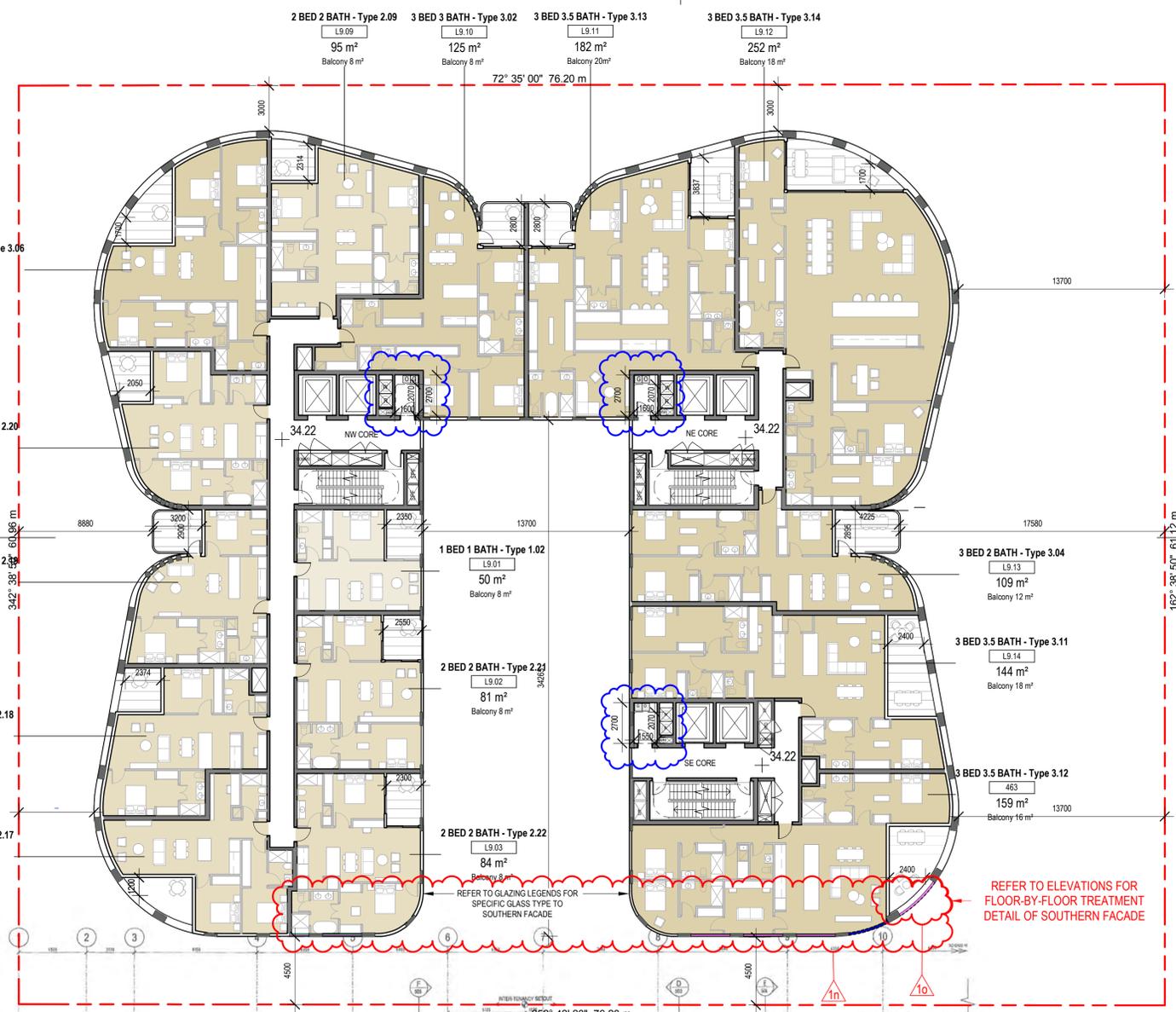
KINGS WAY



QUEENS LANE

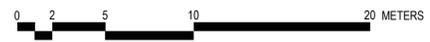


ST KILDA ROAD



REFER TO ELEVATIONS FOR FLOOR-BY-FLOOR TREATMENT
DETAIL OF SOUTHERN FACADE

REFER TO GLAZING LEGENDS FOR
SPECIFIC GLASS TYPE TO
SOUTHERN FACADE



5 QUEENS ROAD
11 STOREY
OFFICE

CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
Date: 18/07/2025 Sheet: 14 of 26

424 ST KILDA ROAD

CLIENT

GURNER™
GROUP

ARCHITECT

SOM

SKIDMORE, OWINGS & MERRILL
(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN

LEGEND

- RETAIL
- COMMERCIAL
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE

NOTE:
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION

- 30 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

GL03 - FACADE TREATMENT LEGEND

- TREATED GLASS / SPANDREL
 - 100% VISUAL BLOCKOUT
 - FULL HEIGHT
- TREATED GLASS
 - SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
 - FULL HEIGHT TO HABITABLE AREA AND 1100mm TO BALUSTRADES (OPERABLE WHERE REQ.)
- PERMITTED DIRECTIONAL VIEW (WHERE OUTLOOK IS GREATER THAN 25% TRANSPARENCY)
 - (ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
 - DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
 - FULL HEIGHT, SPANDREL FINISH (OPERABLE WHERE REQ.)

Revision Schedule - Level 11-13

Mark	Comments
1n	PRIVACY SCREENING MEASURES
1o	FACADE TREATMENT

#	DATE	ISSUE DESCRIPTION
4	28/05/25	Endorsement Referral
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
Level 11-13

PROJECT NO. SHEET NO.

523553

DATE: 22/05/25

SCALE: 1 : 200 @A1

A-111

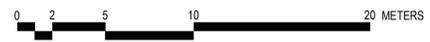
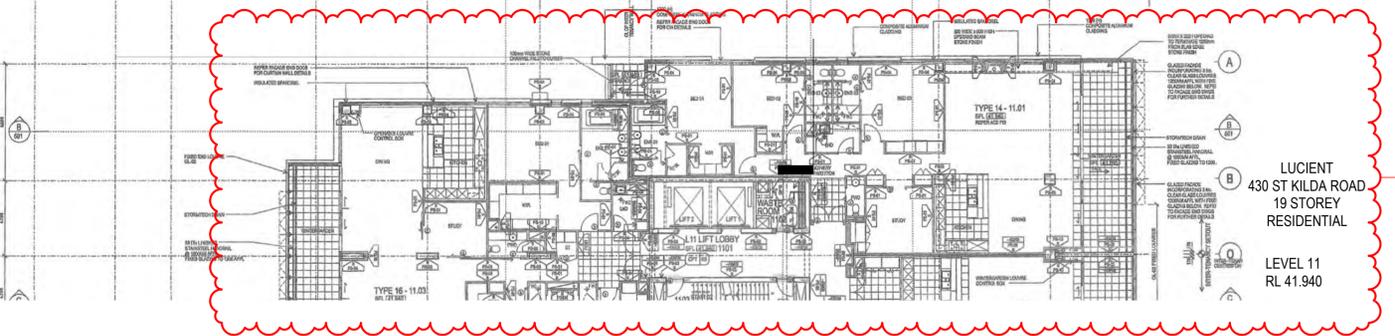
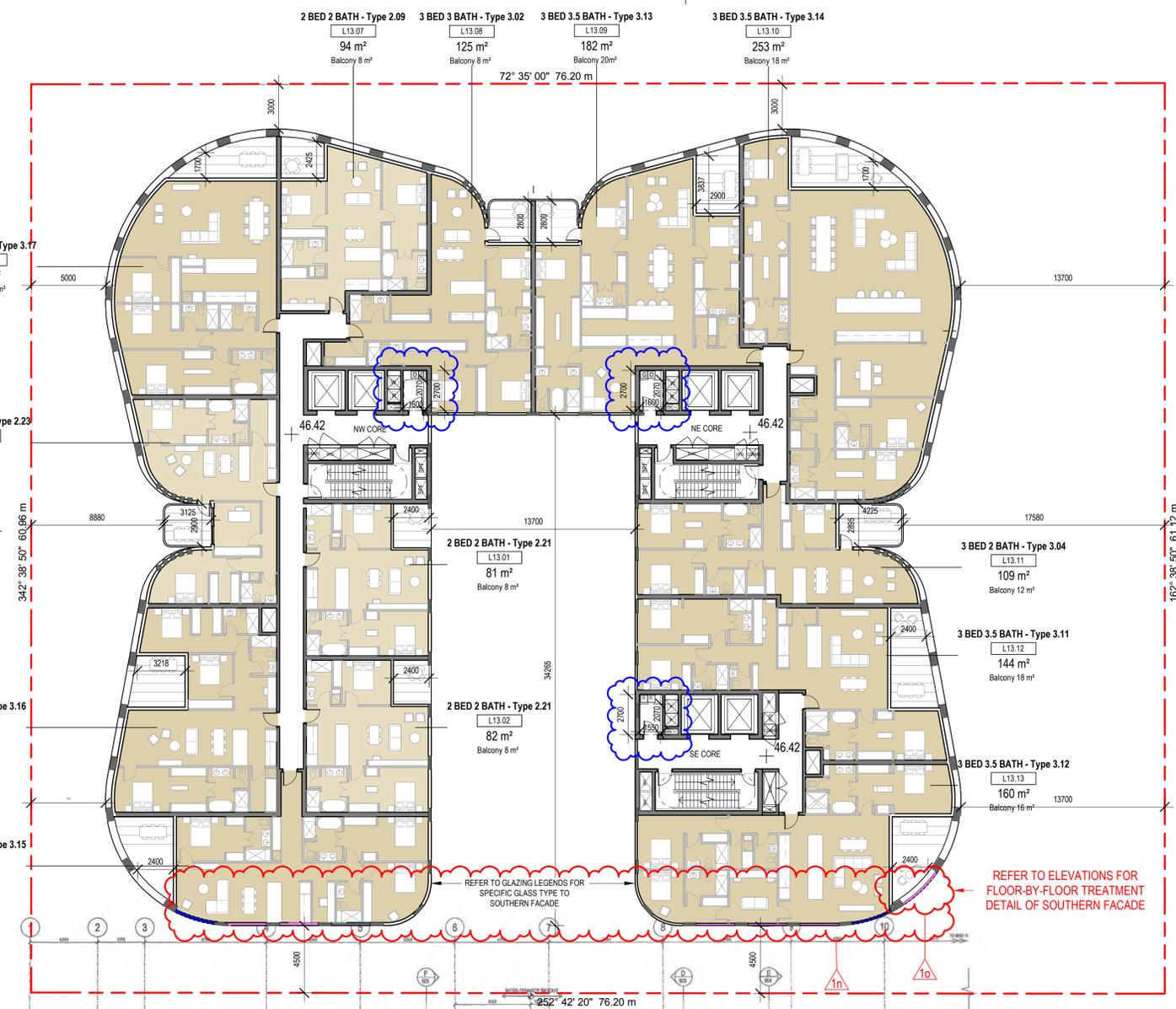
KINGS WAY



QUEENS LANE



ST KILDA ROAD



CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
Date: 18/07/2025 Sheet: 15 of 26

PROJECT NAME
424 ST KILDA ROAD

CLIENT
GURNER™
GROUP

ARCHITECT
SOM
SKIDMORE, OWINGS & MERRILL
(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN
LEGEND
RETAIL
COMMERCIAL
1 BEDROOM APARTMENT
2 BEDROOM APARTMENT
3 BEDROOM APARTMENT
PENTHOUSE APARTMENT
STORAGE / STORAGE CAGE
NOTE:
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION
- 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

GL03 - FACADE TREATMENT LEGEND
TREATED GLASS / SPANDREL
- 100% VISUAL BLOCKOUT
- FULL HEIGHT
TREATED GLASS
- SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
- FULL HEIGHT TO HABITABLE AREA AND 1100mm TO BALUSTRADES (OPERABLE WHERE REQ.)
PERMITTED DIRECTIONAL VIEW (WHERE OUTLOOK IS GREATER THAN 25% TRANSPARENCY)
(ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
- DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
- FULL HEIGHT, SPANDREL FINISH
(OPERABLE WHERE REQ.)

Revision Schedule - Level 14-15

Mark	Comments
1n	PRIVACY SCREENING MEASURES
1o <i>i</i>	FACADE TREATMENT
1o <i>ii</i>	FACADE TREATMENT

#	DATE	ISSUE DESCRIPTION
5	28/05/25	Endorsement Referral
4	21/03/25	Endorsement
3	21/10/24	Town Planning Amendments
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
Level 14-15

PROJECT NO. 523553
DATE: 22/05/25
SCALE: 1:200 @A1
SHEET NO.
A-114

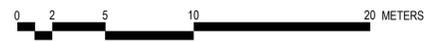
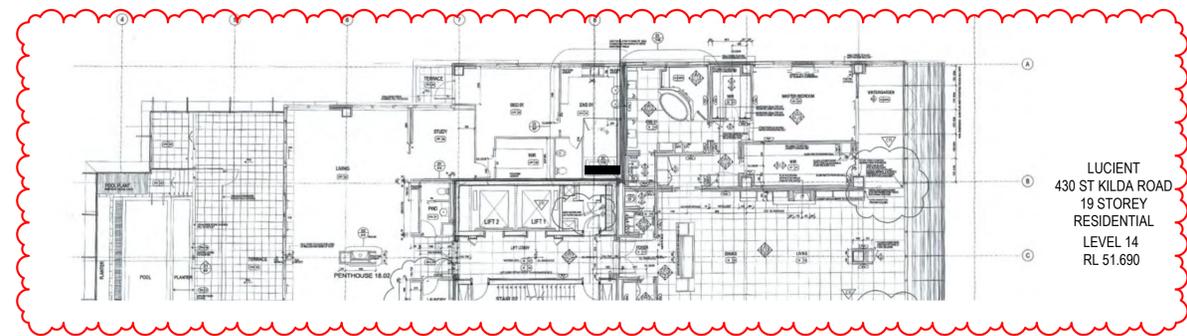
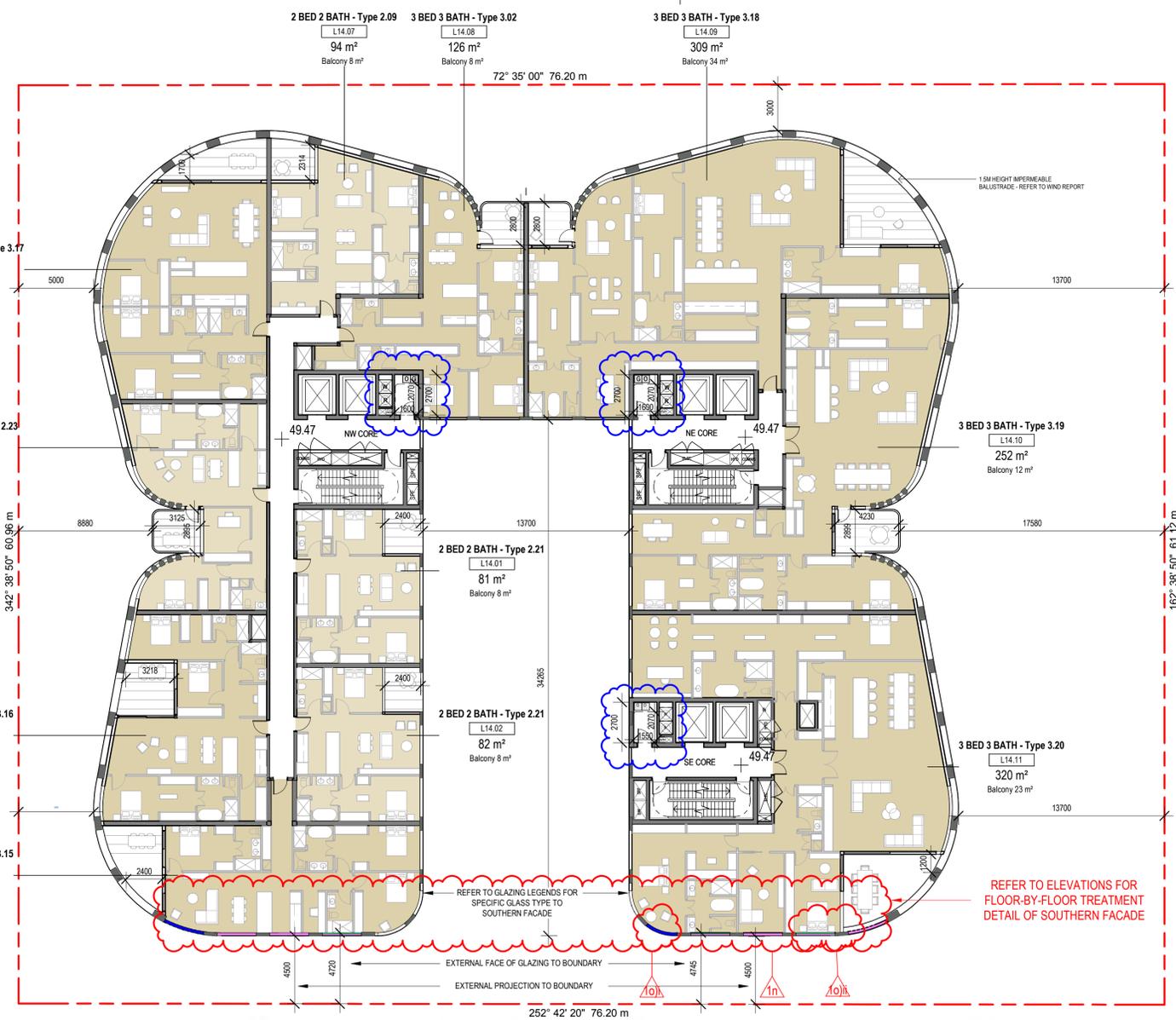
KINGS WAY



QUEENS LANE



ST KILDA ROAD



CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
Date: 18/07/2025 Sheet: 16 of 26

424 ST KILDA ROAD

CLIENT

GURNER™
GROUP

ARCHITECT

SOM

SKIDMORE, OWINGS & MERRILL
(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN

- LEGEND
- RETAIL
 - COMMERCIAL
 - 1 BEDROOM APARTMENT
 - 2 BEDROOM APARTMENT
 - 3 BEDROOM APARTMENT
 - PENTHOUSE APARTMENT
 - STORAGE / STORAGE CAGE

NOTE:
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION

- 30 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

GL03 - FACADE TREATMENT LEGEND

- TREATED GLASS / SPANDREL
 - 100% VISUAL BLOCKOUT
 - FULL HEIGHT
- TREATED GLASS
 - SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
 - FULL HEIGHT TO HABITABLE AREA AND 1100mm TO BALUSTRADES (OPERABLE WHERE REQ.)
- PERMITTED DIRECTIONAL VIEW (WHERE OUTLOOK IS GREATER THAN 25% TRANSPARENCY)
 - (ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
 - DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
 - FULL HEIGHT, SPANDREL FINISH (OPERABLE WHERE REQ.)

Revision Schedule - Level 16

Mark	Comments
1n	PRIVACY SCREENING MEASURES

#	DATE	ISSUE DESCRIPTION
5	28/05/25	Endorsement Referral
4	21/03/25	Endorsement
3	21/10/24	Town Planning Amendments
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
Level 16

PROJECT NO. SHEET NO.

523553

DATE: 22/05/25

SCALE: 1 : 200 @A1

A-116

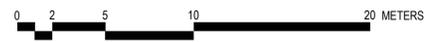
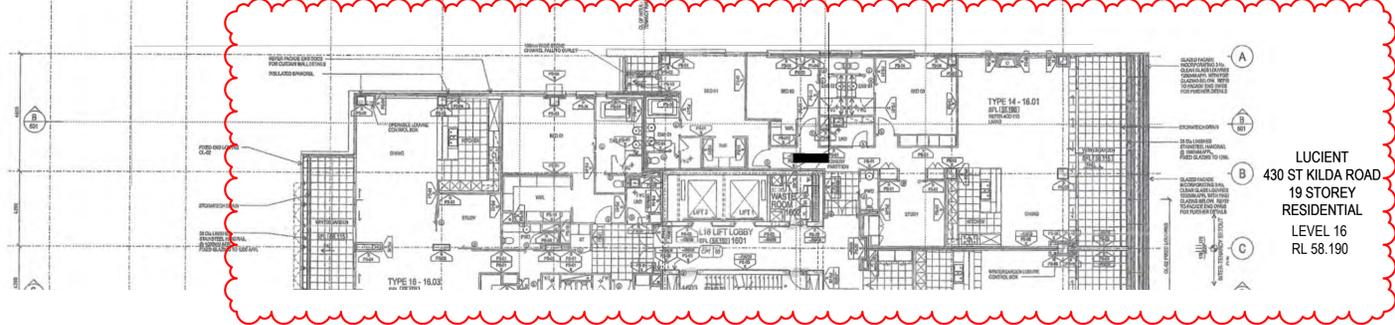
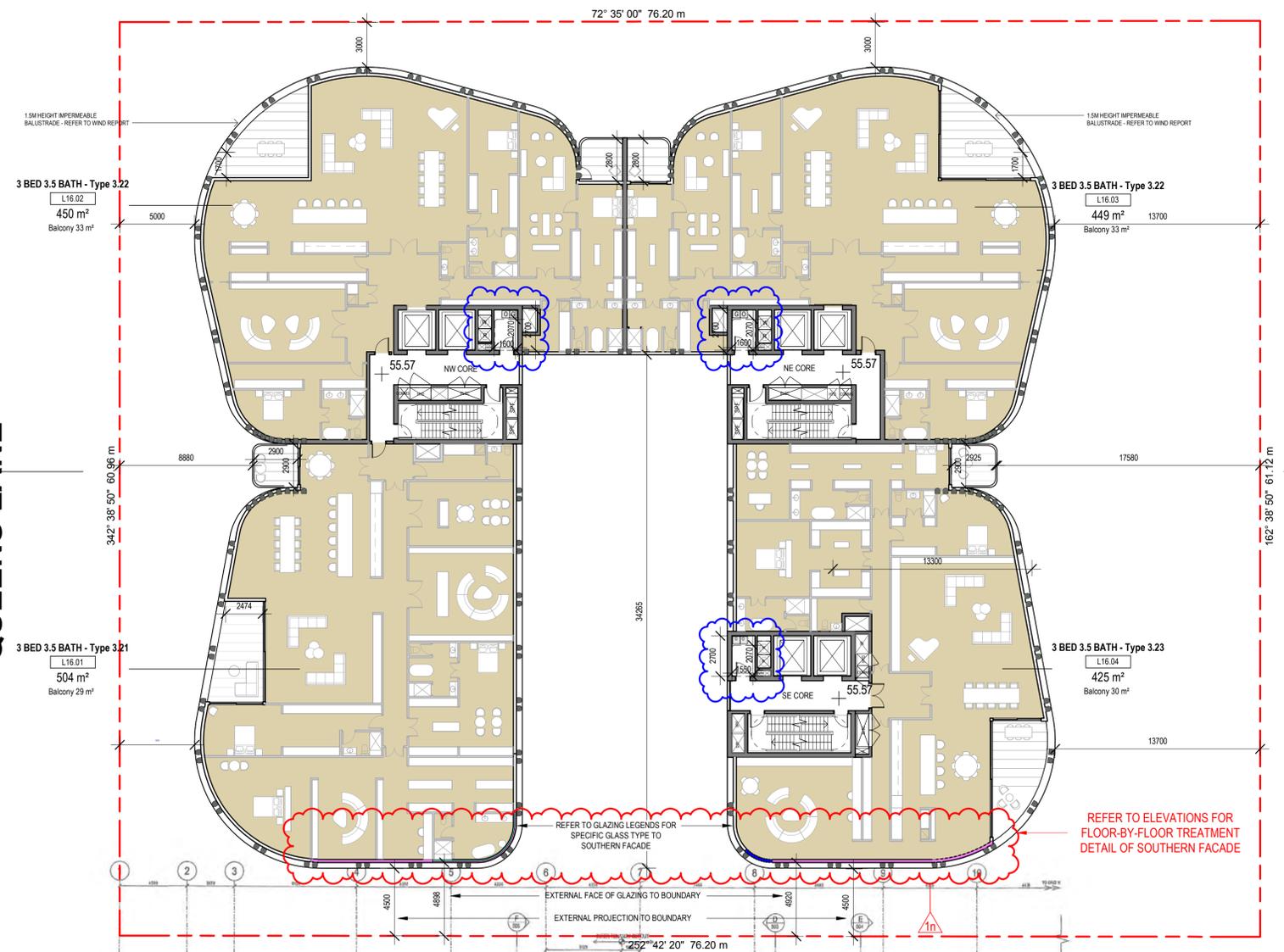
KINGS WAY



QUEENS LANE



ST KILDA ROAD



CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
Date: 18/07/2025 Sheet: 17 of 26

PROJECT NAME
424 ST KILDA ROAD

CLIENT
GURNER™
GROUP

ARCHITECT
SOM
SKIDMORE, OWINGS & MERRILL
(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN LEGEND
RETAIL
COMMERCIAL
1 BEDROOM APARTMENT
2 BEDROOM APARTMENT
3 BEDROOM APARTMENT
PENTHOUSE APARTMENT
STORAGE / STORAGE CAGE
NOTE:
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION
- 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

GL03 - FACADE TREATMENT LEGEND
TREATED GLASS / SPANDREL
- 100% VISUAL BLOCKOUT
- FULL HEIGHT
TREATED GLASS
- SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBTURED.
- FULL HEIGHT TO HABITABLE AREA AND 1100mm TO BALUSTRADES (OPERABLE WHERE REQ.)
PERMITTED DIRECTIONAL VIEW (WHERE OUTLOOK IS GREATER THAN 25% TRANSPARENCY)
(ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
- DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
- FULL HEIGHT, SPANDREL FINISH (OPERABLE WHERE REQ.)

Revision Schedule - Level 17

Mark	Comments
1n	PRIVACY SCREENING MEASURES
1o	FACADE TREATMENT

#	DATE	ISSUE DESCRIPTION
5	28/05/25	Endorsement Referral
4	21/03/25	Endorsement
3	21/10/24	Town Planning Amendments
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
Level 17

PROJECT NO. 523553
DATE: 22/05/25
SCALE: 1:200 @A1
SHEET NO. A-117
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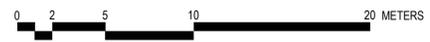
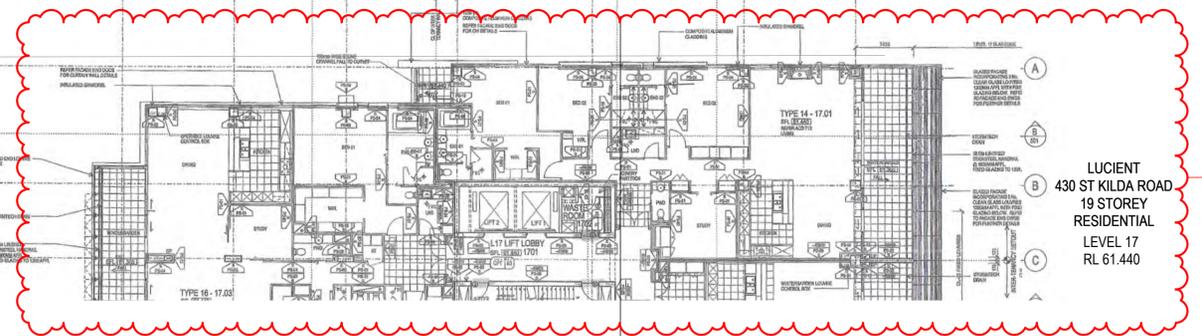
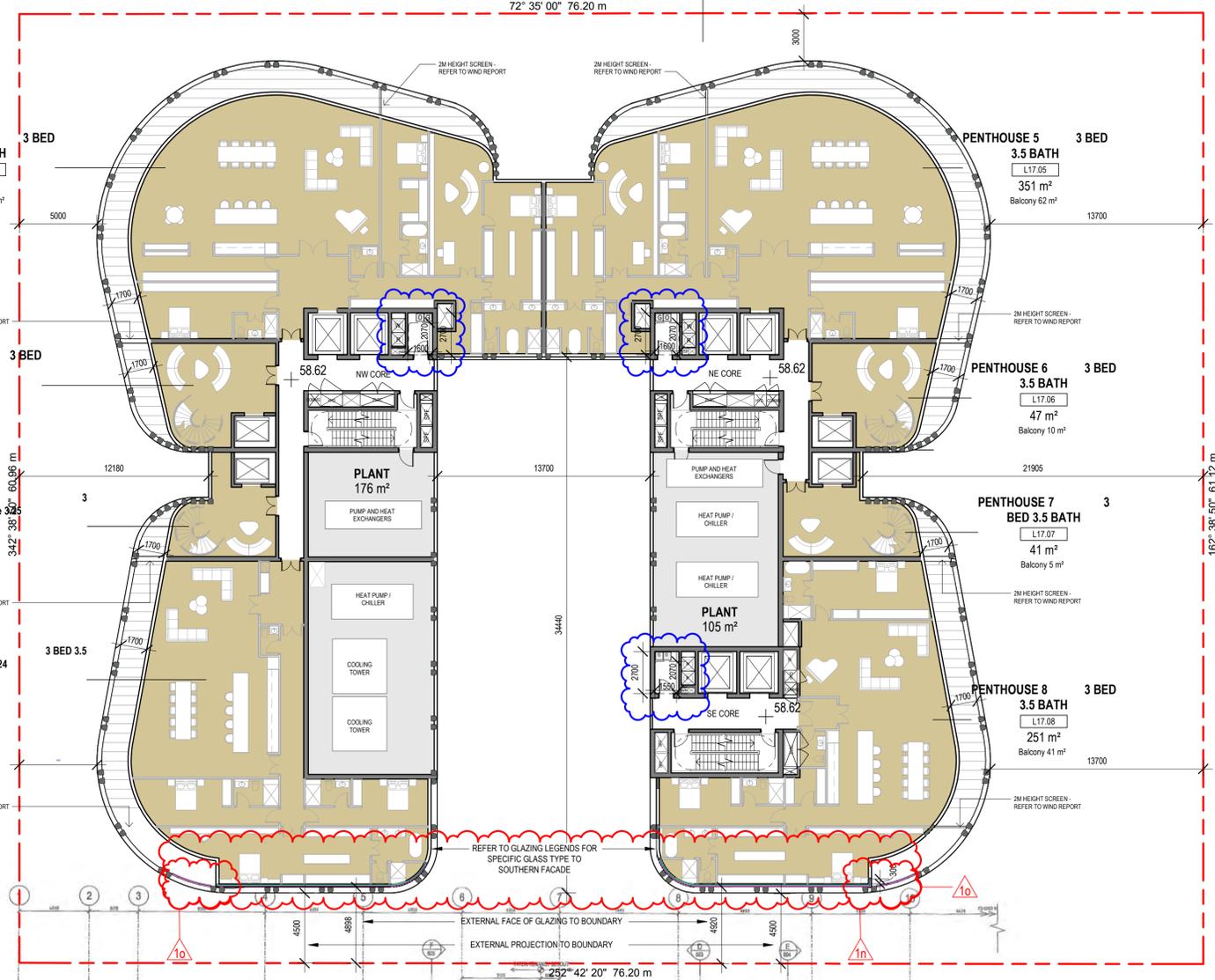
KINGS WAY



QUEENS LANE



ST KILDA ROAD



CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
Date: 18/07/2025 Sheet: 18 of 26

PROJECT NAME
424 ST KILDA ROAD

CLIENT
GURNER™
GROUP

ARCHITECT
SOM
SKIDMORE, OWINGS & MERRILL
(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN LEGEND
RETAIL
COMMERCIAL
1 BEDROOM APARTMENT
2 BEDROOM APARTMENT
3 BEDROOM APARTMENT
PENTHOUSE APARTMENT
STORAGE / STORAGE CAGE
NOTE:
- ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION
- 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

GL03 - FACADE TREATMENT LEGEND
TREATED GLASS / SPANDREL
- 100% VISUAL BLOCKOUT
- FULL HEIGHT
TREATED GLASS
- SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
- FULL HEIGHT TO HABITABLE AREA AND 1100mm TO BALUSTRADES (OPERABLE WHERE REQ.)
PERMITTED DIRECTIONAL VIEW (WHERE OUTLOOK IS GREATER THAN 25% TRANSPARENCY)
(ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
- DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
- FULL HEIGHT, SPANDREL FINISH
(OPERABLE WHERE REQ.)

Revision Schedule - Level 18

Mark	Comments
1n	PRIVACY SCREENING MEASURES

#	DATE	ISSUE DESCRIPTION
5	28/05/25	Endorsement Referral
4	21/03/25	Endorsement
3	21/10/24	Town Planning Amendments
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
Level 18

PROJECT NO. 523553
DATE: 22/05/25
SCALE: 1:200 @A1
SHEET NO. A-118

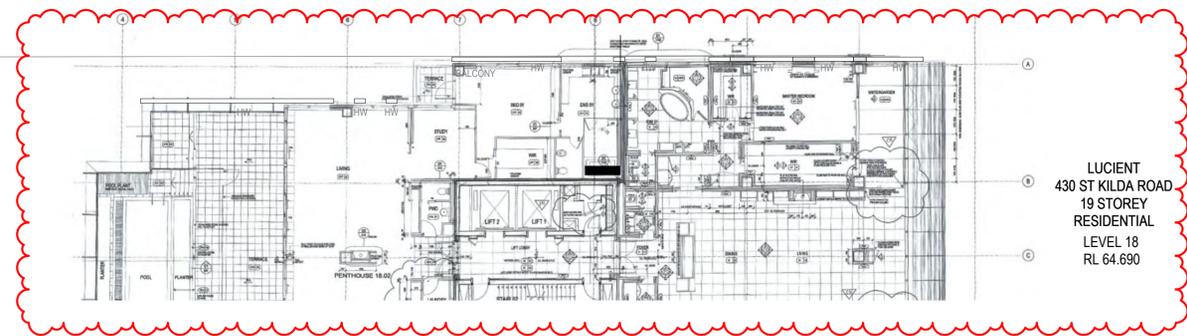
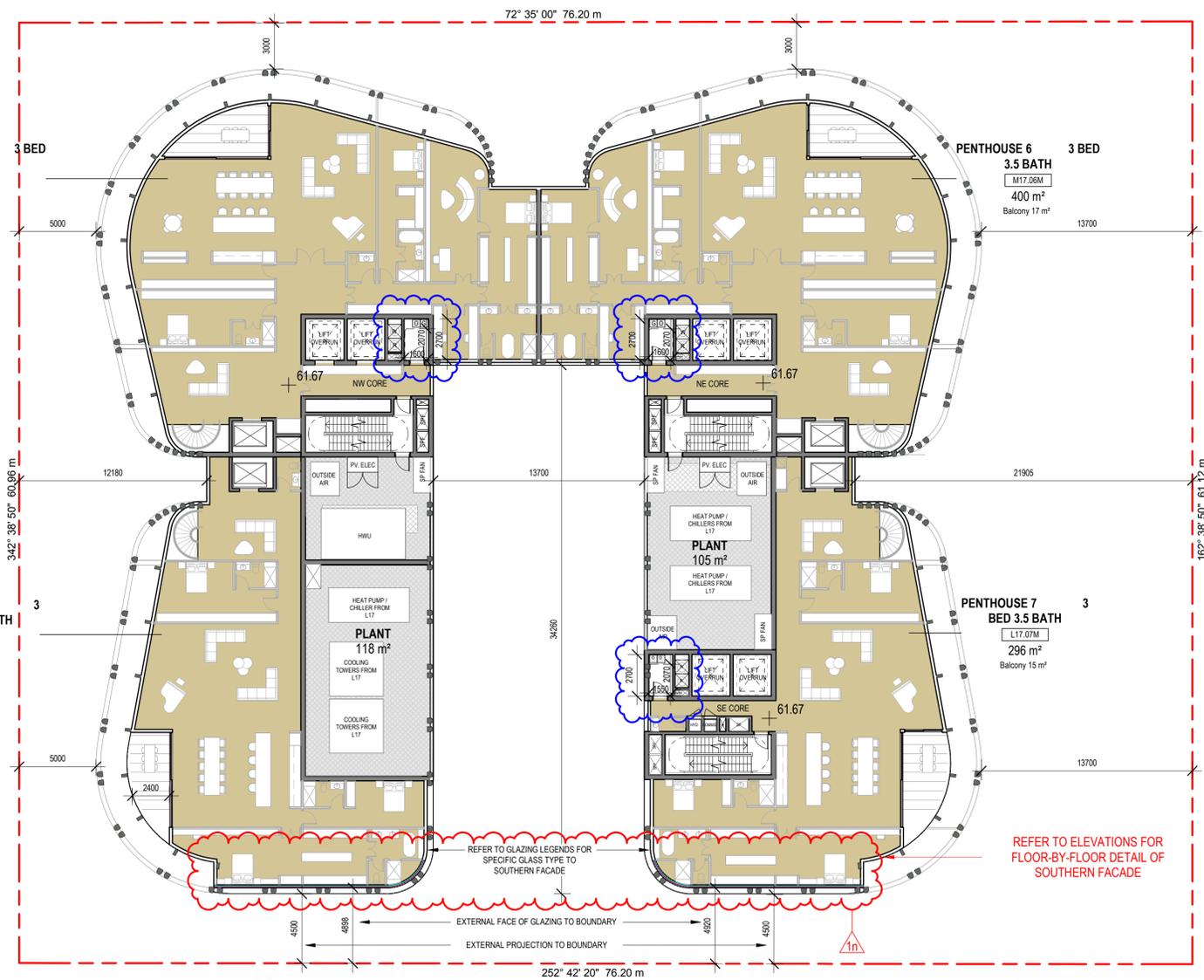
KINGS WAY



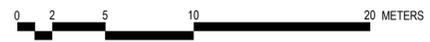
QUEENS LANE



ST KILDA ROAD



LUCIENT
430 ST KILDA ROAD
19 STOREY
RESIDENTIAL
LEVEL 18
RL 64.690



CITY OF PORT PHILLIP
 PORT PHILLIP PLANNING SCHEME
 Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
 Date: 18/07/2025 Sheet: 19 of 26

PROJECT NAME
 424 ST KILDA ROAD

CLIENT
GURNER™
 GROUP

ARCHITECT
SOM
 SKIDMORE, OWINGS & MERRILL
 (AUSTRALIA)
 LEVEL 3, 351-357 ELIZABETH STREET
 MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN

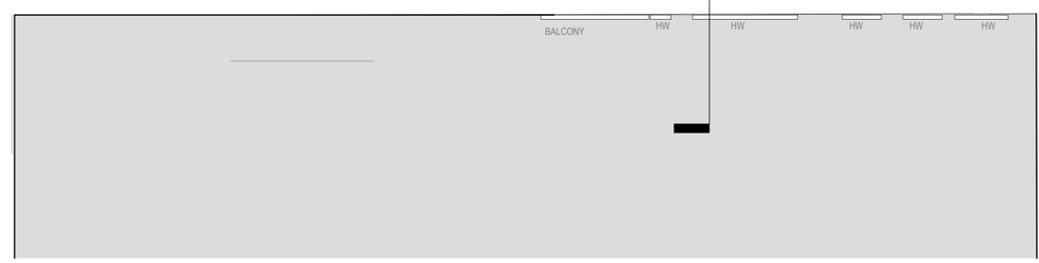
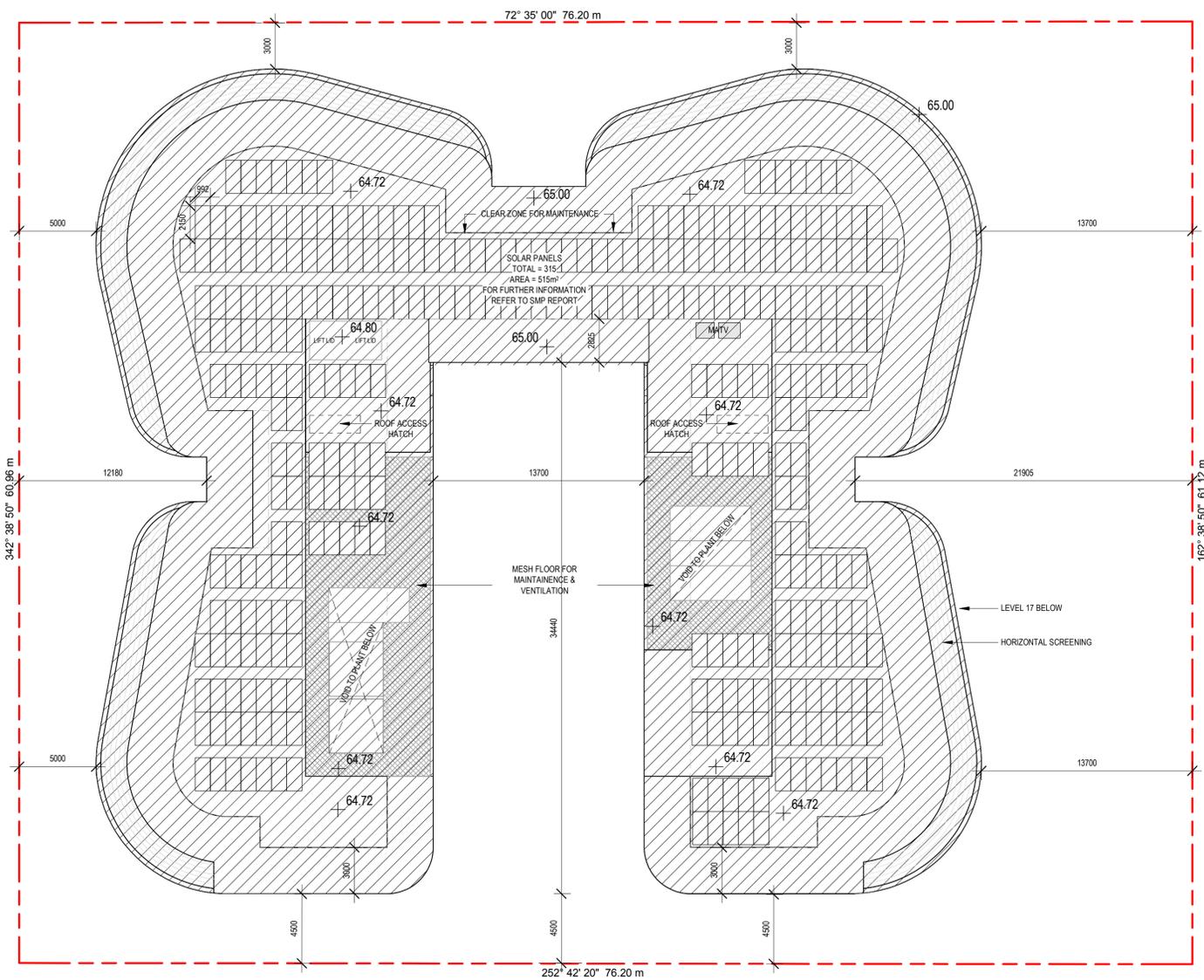
KINGS WAY



QUEENS LANE



ST KILDA ROAD

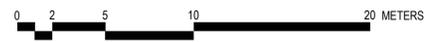


LUCIENT
 430 ST KILDA ROAD
 19 STOREY
 RESIDENTIAL

NOTE
 - SOLAR PANELS ARE 320W WITH A DIMENSION 1650mm BY 922mm
 - SOLAR PANEL DIMENSIONS SHOWN ON PLANS (2150mm BY 992mm)
 INCLUDE SPATIAL ALLOWANCE TO MITIGATE SOLAR PANEL SELF-SHADING
 - 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

#	DATE	ISSUE DESCRIPTION
4	28/05/25	Endorsement Referral
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Arrangement Plan
 Roof Plan



PROJECT NO. 523553 SHEET NO. A-119
 DATE: 22/05/25
 SCALE: 1 : 200 @A1

424 ST KILDA ROAD

CLIENT
GURNER™
 GROUP

ARCHITECT
SOM
 SKIDMORE, OWINGS & MERRILL
 (AUSTRALIA)
 LEVEL 3, 351-357 ELIZABETH STREET
 MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN LEGEND
 NOTE:
 - GLA02 APPLIED TO ALL GROUND LEVEL WINDOWS
 - EXISTING BUILDING OUTLINE IS INDICATIVE ONLY
 - 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.
 CL01 - GLASS
 CL02 - CLEAR VISION GLASS
 CL03 - OBUSSURE GLAZING REEDED GLASS OR SIMILAR, 75% OPACITY
 SP01 - SPANDREL PANEL TO MATCH GLAZING APPEARANCE
 CL01 - CLADDING 1
 CL02 - CLADDING 2
 MT01 - METAL

GL03 - FACADE TREATMENT LEGEND
 TREATED GLASS / SPANDREL
 - 100% VISUAL BLOCKOUT
 - FULL HEIGHT
 TREATED GLASS
 - SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBUSSURED.
 - FULL HEIGHT TO HABITABLE AREA AND 1100mm TO BALUSTRADES (OPERABLE WHERE REQ.)
 PERMITTED DIRECTIONAL VIEW (WHERE OUTLOOK IS GREATER THAN 25% TRANSPARENCY)
 (ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
 - DIRECTED VIEW ANGLED AWAY FROM LUCENT BUILDING
 - FULL HEIGHT SPANDREL FINISH (OPERABLE WHERE REQ.)

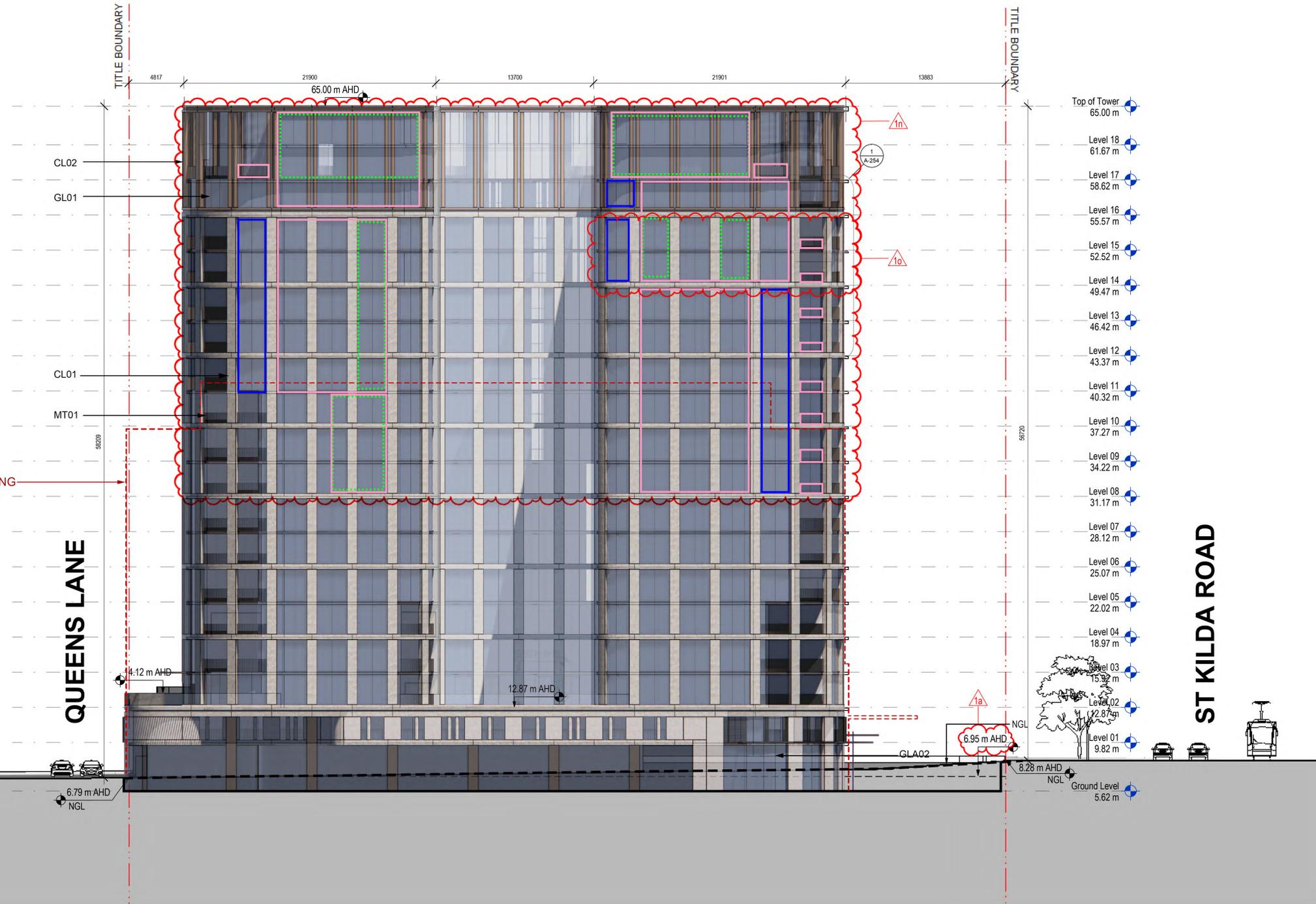
Revision Schedule - South Elevation

Mark	Comments
1a	FORECOURT SURFACE LEVEL
1n	PRIVACY SCREENING MEASURES
1o	FACADE TREATMENT

6	28/05/25	Endorsement Referral
5	21/03/25	Endorsement
4	21/10/24	Town Planning Amendments
3	16/05/24	Town Planning RFI Amendments
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning
#	DATE	ISSUE DESCRIPTION

General Building
 South Elevation

PROJECT NO: 523553
 DATE: 22/05/25
 SCALE: 1 : 200 @A1
 SHEET NO: A-201



OUTLINE OF EXISTING BUILDING INDICATIVE ONLY

5 QUEENS ROAD
 11 STOREY OFFICE

QUEENS LANE

ST KILDA ROAD



PROJECT NAME
424 ST KILDA ROAD

CLIENT
GURNER™ GROUP

ARCHITECT
SOM
 SKIDMORE, OWINGS & MERRILL (AUSTRALIA)
 LEVEL 3, 351-357 ELIZABETH STREET
 MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN LEGEND

NOTE:
 - GLA02 APPLIED TO ALL GROUND LEVEL WINDOWS
 - EXISTING BUILDING OUTLINE IS INDICATIVE ONLY
 - 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC, ALL WINDOWS ASSUMED HABITABLE.

GL01 - GLASS
 GL02 - CLEAR VISION GLASS
 GL03 - OBSCURE GLAZING REEDED GLASS OR SIMILAR, 75% OPACITY
 SP01 - SPANDREL PANEL TO MATCH GLAZING APPEARANCE
 CL01 - CLADDING 1
 CL02 - CLADDING 2
 MT01 - METAL

GL03 - FACADE TREATMENT LEGEND

GL03 - TREATED GLASS / SPANDREL
 - 100% VISUAL BLOCKOUT
 - FULL HEIGHT

GL03 - TREATED GLASS
 - SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
 - FULL HEIGHT TO HABITABLE AREA AND 1100mm TO BALUSTRADES (OPERABLE WHERE REQ.)

GL03 - PERMITTED DIRECTIONAL VIEW (WHERE OUTLOOK IS GREATER THAN 25% TRANSPARENCY)
 (ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
 - DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
 - FULL HEIGHT, SPANDREL FINISH (OPERABLE WHERE REQ.)

Revision Schedule - East Elevation

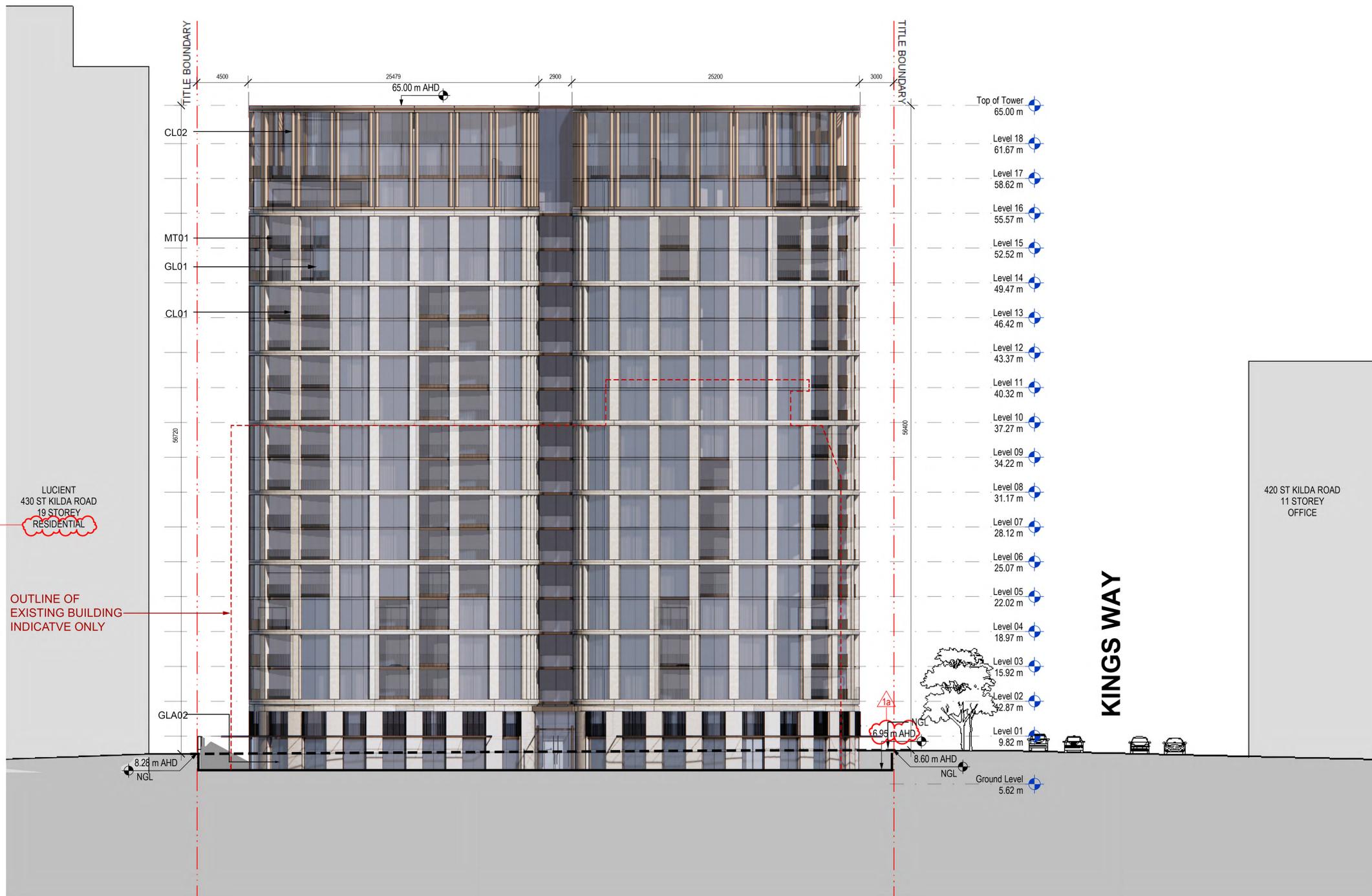
Mark	Comments
1a	FORECOURT SURFACE LEVEL
1i	TEXT UPDATE TO RESIDENTIAL

#	DATE	ISSUE DESCRIPTION
4	28/05/25	Endorsement Referral
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Building
 East Elevation

PROJECT NO. 523553
 DATE: 22/05/25
 SCALE: 1:200 @A1

SHEET NO.
A-202



CITY OF PORT PHILLIP
PORT PHILLIP PLANNING SCHEME
Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
Date: 18/07/2025 Sheet: 24 of 26

424 ST KILDA ROAD

CLIENT
GURNER™
GROUP

ARCHITECT
SOM
SKIDMORE, OWINGS & MERRILL
(AUSTRALIA)
LEVEL 3, 351-357 ELIZABETH STREET
MELBOURNE, VIC 3000, AUSTRALIA

NOTES
KEY PLAN LEGEND
RETAIL
COMMERCIAL
1 BEDROOM APARTMENT
2 BEDROOM APARTMENT
3 BEDROOM APARTMENT
PENTHOUSE APARTMENT
STORAGE / STORAGE CAGE
NOTE:
- TYPICAL RESIDENTIAL CEILING HEIGHTS ARE 2700MM UNLESS INDICATED. FLOOR TO CEILING HEIGHTS ELSEWHERE ARE TBC WITH SERVICES REQUIREMENTS.
- 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

Revision Schedule - Section A-250
Mark Comments

1a FORECOURT SURFACE LEVEL

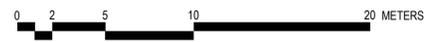
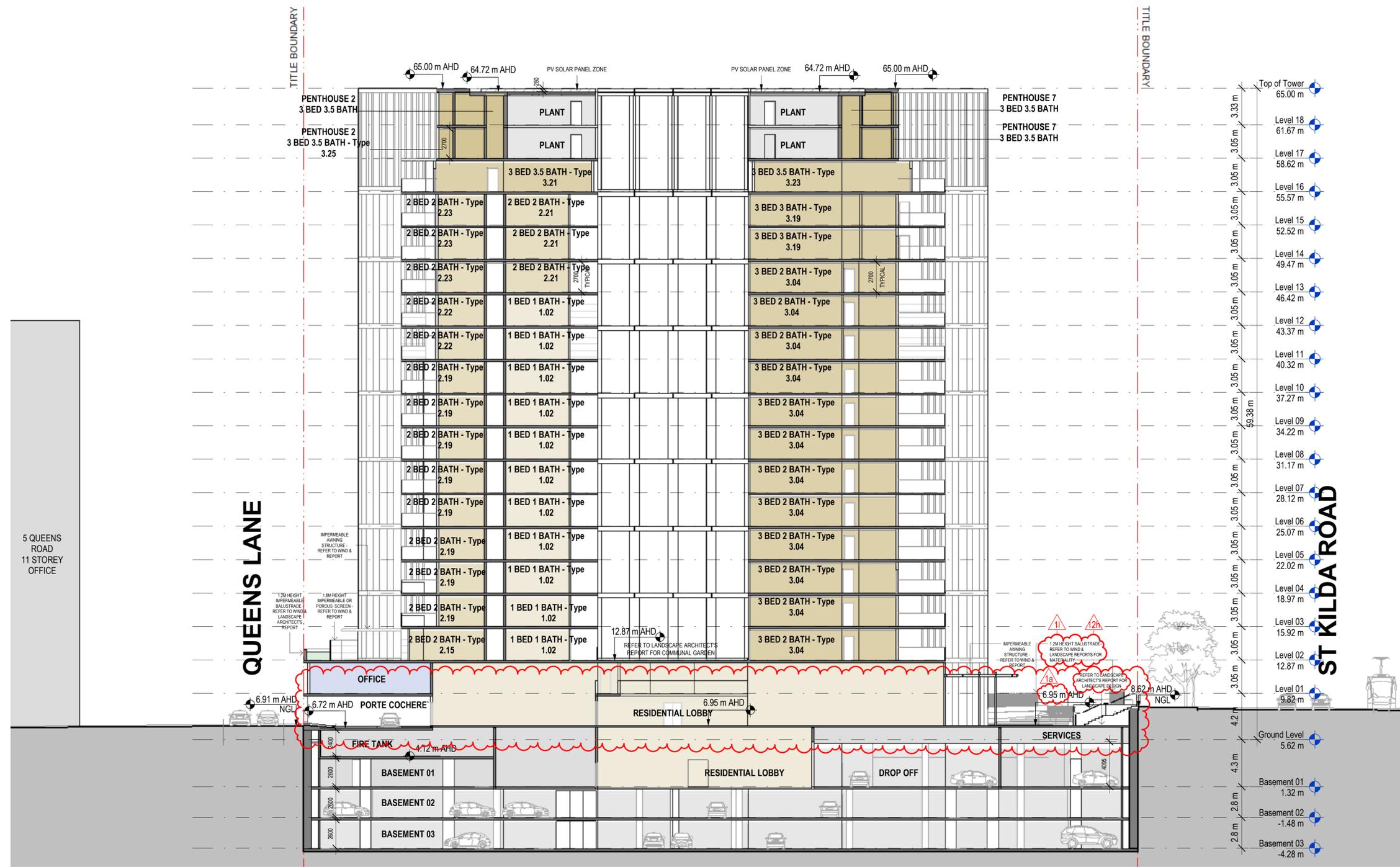
11 ST KILDA RD FENCING MAX 1.2M HIGH

12h ST KILDA RD FENCING MAX 1.2M HIGH

#	DATE	ISSUE DESCRIPTION
4	28/05/25	Endorsement Referral
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Building Section

PROJECT NO. 523553
DATE: 22/05/25
SCALE: 1:200 @A1
SHEET NO.
A-250
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28/05/2025 12:07:38 PM



CITY OF PORT PHILLIP
 PORT PHILLIP PLANNING SCHEME
 Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
 Date: 18/07/2025 Sheet: 25 of 26

424 ST KILDA ROAD

GURNER™
 GROUP

SOM

SKIDMORE, OWINGS & MERRILL
 (AUSTRALIA)
 LEVEL 3, 351-357 ELIZABETH STREET
 MELBOURNE, VIC 3000, AUSTRALIA

NOTES

KEY PLAN LEGEND

- RETAIL
- COMMERCIAL
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE

NOTE:
 - TYPICAL RESIDENTIAL CEILING HEIGHTS ARE 2700MM UNLESS INDICATED. FLOOR TO CEILING HEIGHTS ELSEWHERE ARE TBC WITH SERVICES REQUIREMENTS.
 - 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

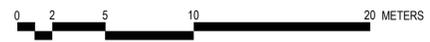
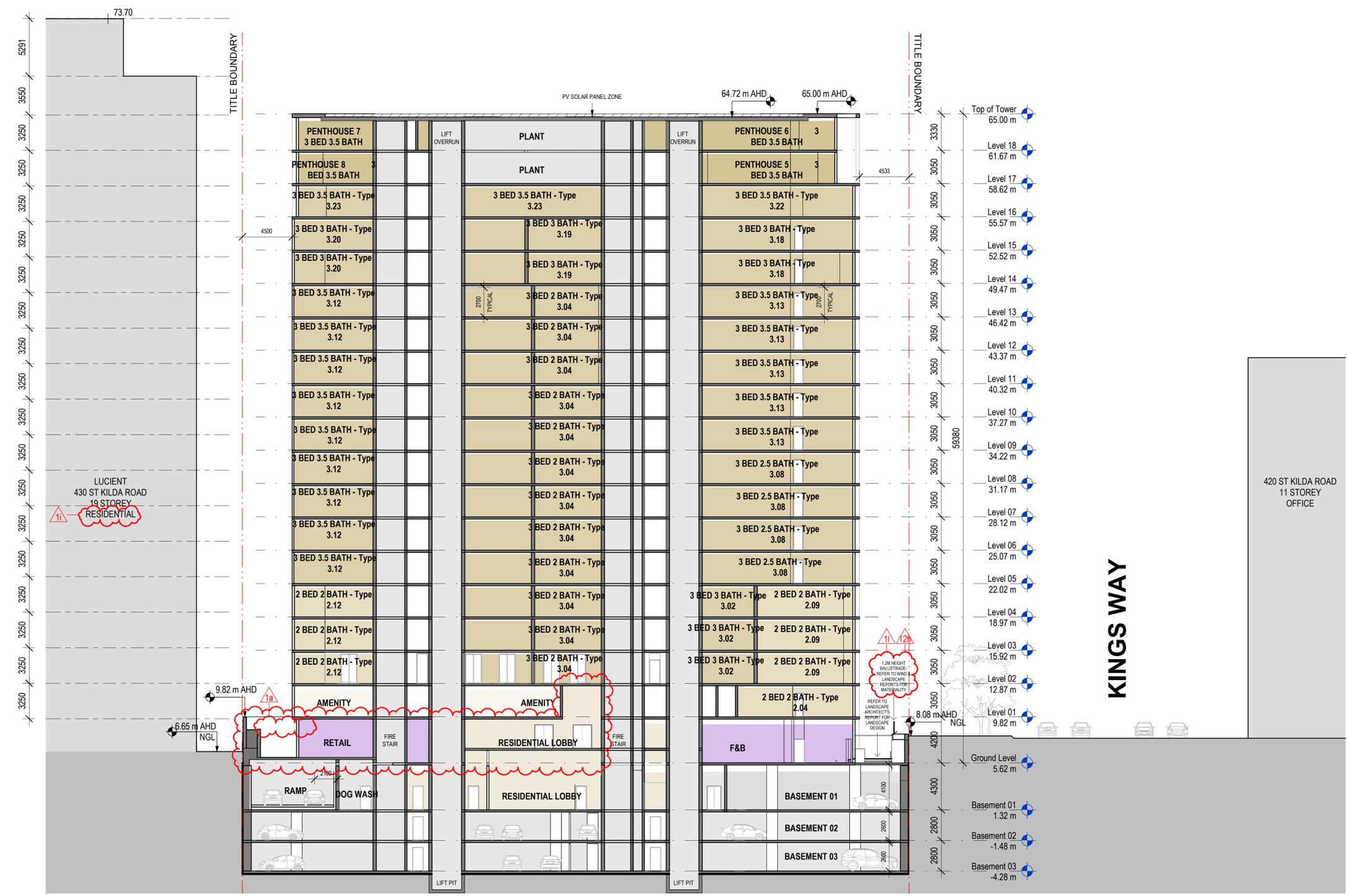
Revision Schedule - Section A-251

Mark	Comments
1a	FORECOURT SURFACE LEVEL
1i	TEXT UPDATE TO RESIDENTIAL
1l	
12h	

#	DATE	ISSUE DESCRIPTION
4	28/05/25	Endorsement Referral
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

General Building Section

PROJECT NO.	523553	SHEET NO.	A-251
DATE:	22/05/25		
SCALE:	1 : 200 @A1		



CITY OF PORT PHILLIP
 PORT PHILLIP PLANNING SCHEME
 Endorsed Plan referred to in Planning Permit No: PDPL/00115/2024
 Date: 18/07/2025 Sheet: 26 of 26

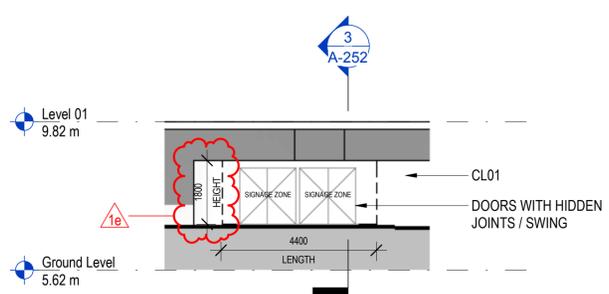
424 ST KILDA ROAD

CLIENT
GURNER™
 GROUP

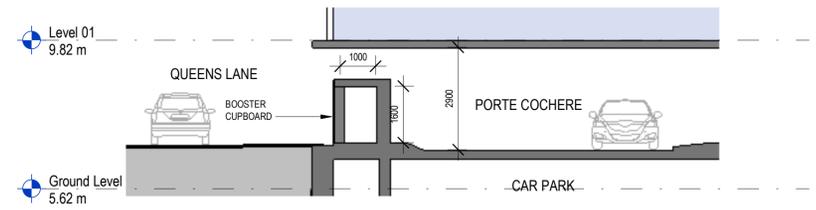
ARCHITECT
SOM
 SKIDMORE, OWINGS & MERRILL
 (AUSTRALIA)
 LEVEL 3, 351-357 ELIZABETH STREET
 MELBOURNE, VIC 3000, AUSTRALIA



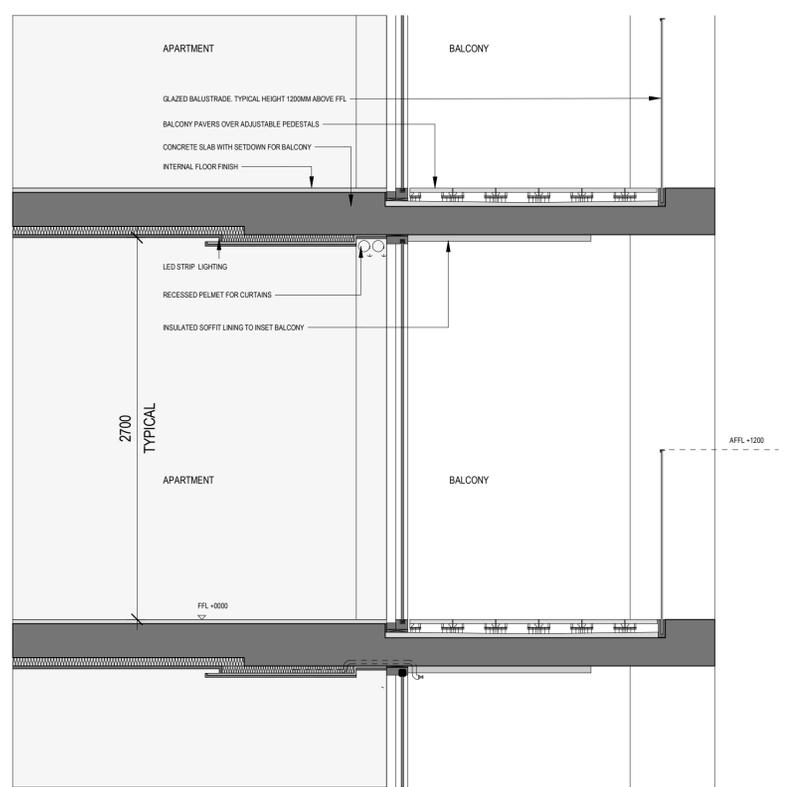
1 Section E-E - St Kilda Entry
 1 : 100



2 Elevation - Fire Booster Cupboard
 1 : 100



3 Section D-D- Fire Booster Cupboard
 1 : 100



4 Typical Section
 1 : 25

NOTES

KEY PLAN

Revision Schedule - Section A-252

Mark	Comments	
1a	FORECOURT SURFACE LEVEL	
1e	REDUCED WALL LENGTH TO QUEENS LANE	
3	28/05/25 Endorsement Referral	
2	21/03/25 Endorsement	
1	30/04/24 Town Planning RFI	
#	DATE	ISSUE DESCRIPTION

Design Details



PROJECT NO. 523553 SHEET NO. A-252
 DATE: 22/05/25
 SCALE: As indicated @A1
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