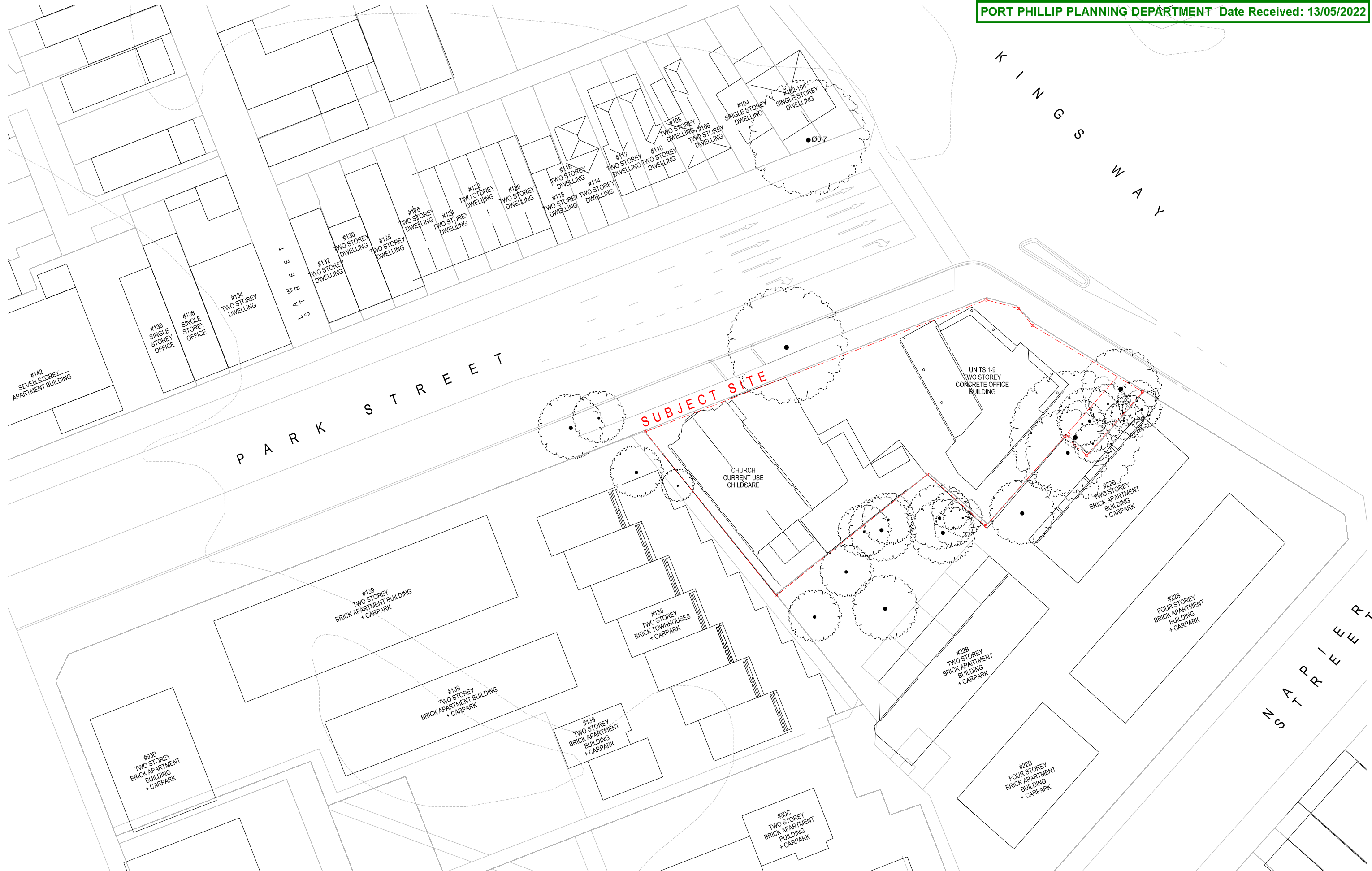
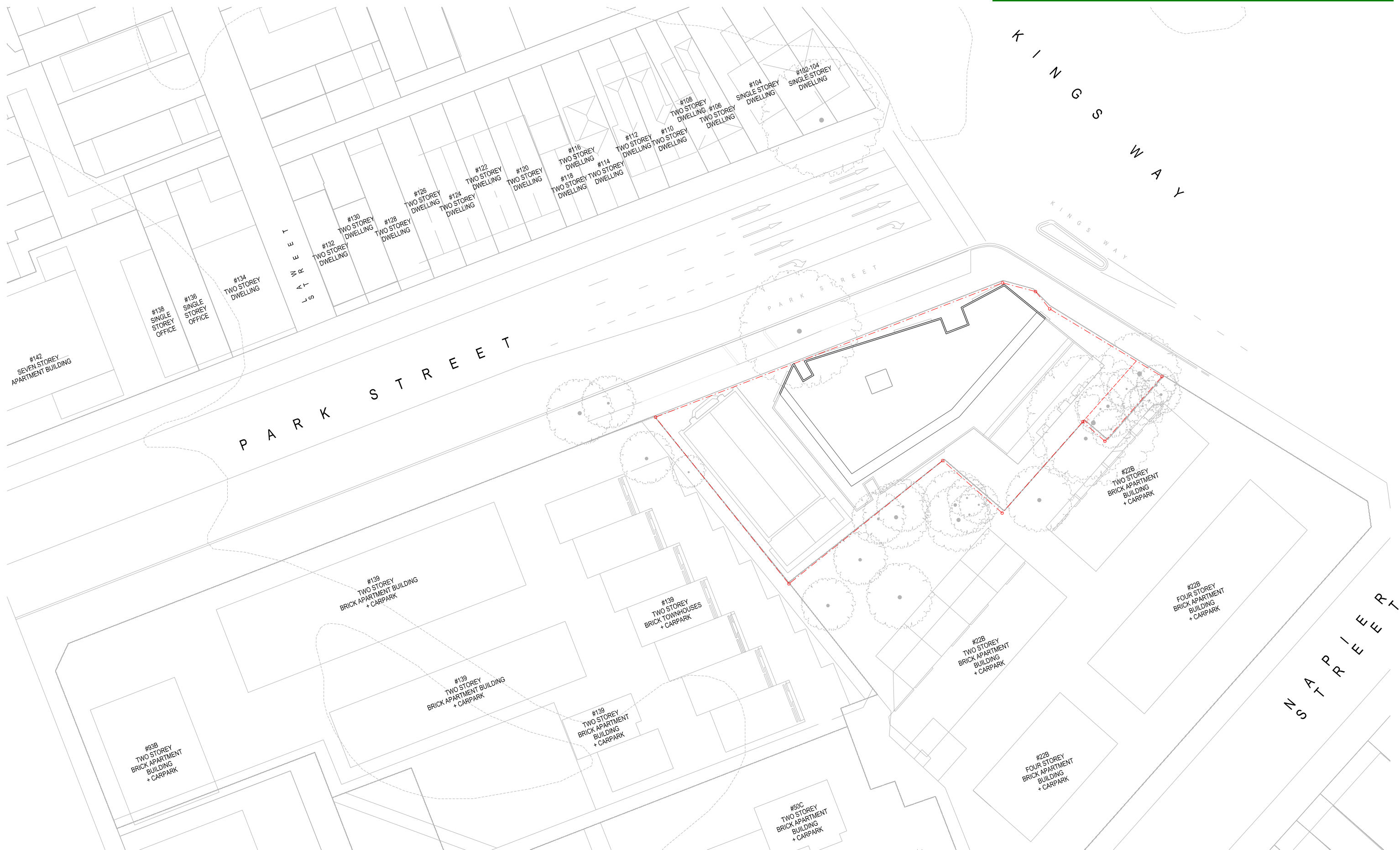




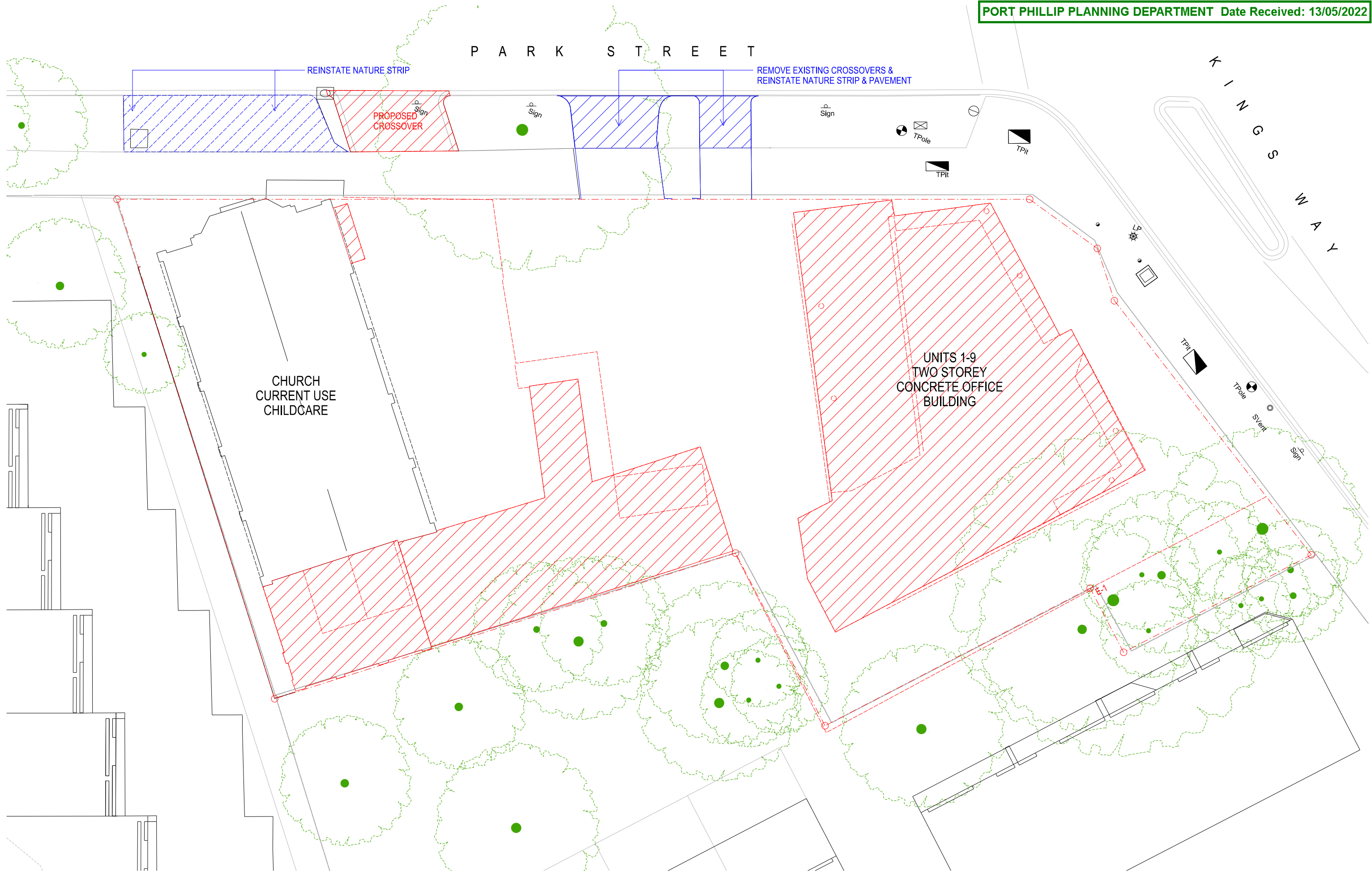
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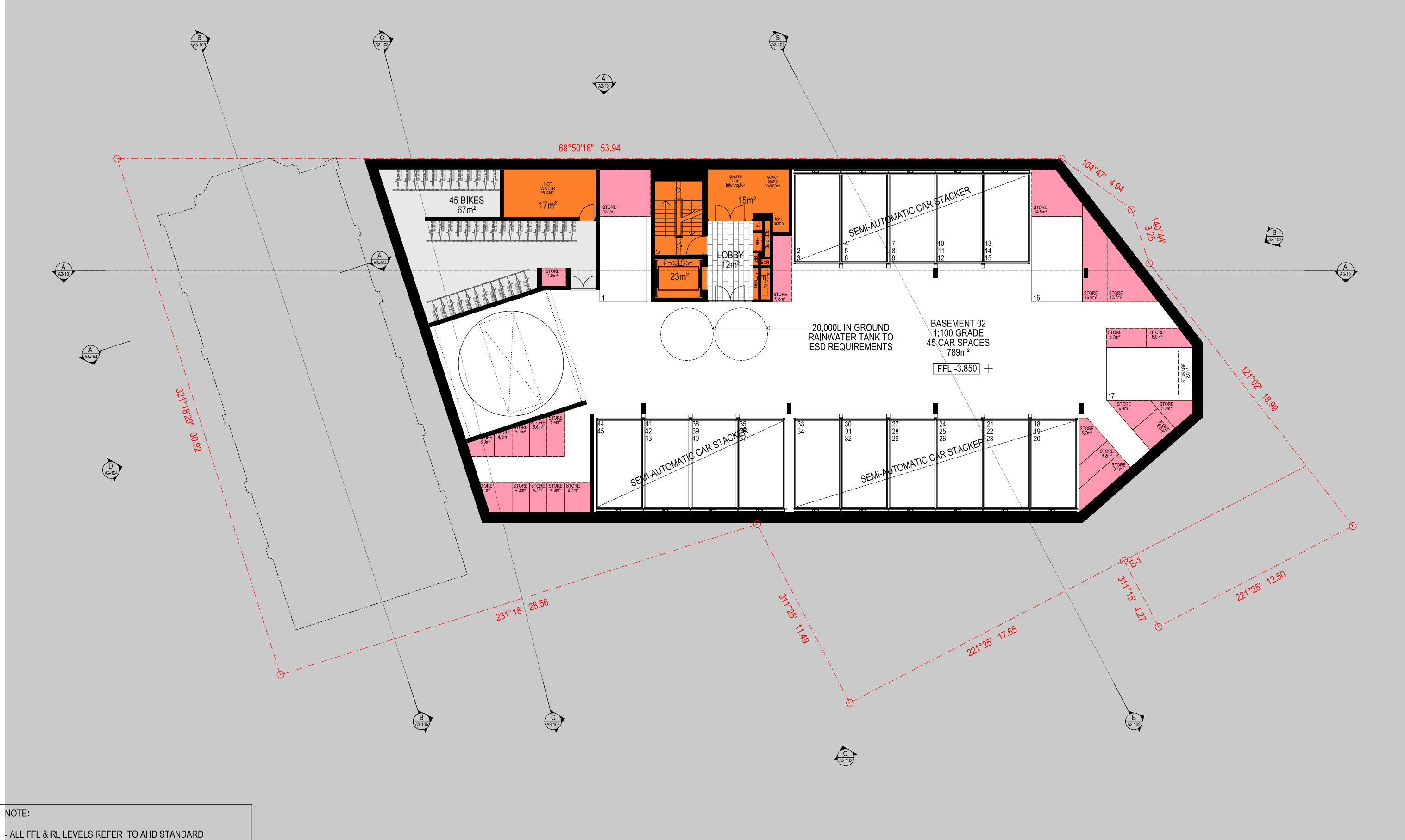




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PROJECT #  
17-005  
DATE  
13.03.2018

SCALE  
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PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
STATUS  
TOWN PLANNING

DRAWING TITLE  
BASEMENT 2  
A0-120

WITHOUT PREJUDICE

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SCALE  
1:200  
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PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
STATUS  
TOWN PLANNING

DRAWING TITLE  
BASEMENT 1  
A0-121

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PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
  
STATUS  
TOWN PLANNING

DRAWING TITLE  
GROUND FLOOR  
  
A0-122

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K I N G S  
W A Y



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SCALE  
1:200  
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PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
  
STATUS  
TOWN PLANNING

DRAWING TITLE  
FIRST FLOOR  
  
A0-123

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P A R K   S T R E E T

K I N G S  
W A Y



PRIVACY SCREEN (MAX. 25%  
TRANSPARENCY) TO INSIDE  
FACE OF BALCONY PARAPET  
1700mm ABOVE FFL

PRIVACY SCREEN (MAX. 25%  
TRANSPARENCY) TO INSIDE  
OF BALCONY PLANTER  
1700mm ABOVE FFL

PERMANENT WINDOW FILM  
(MAX. 25% TRANSPARENCY) TO  
OUTSIDE OF WINDOW TO  
SCREEN TO 1700mm ABOVE FFL

NOTE:  
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SCALE  
1:200  
0 1.0 2.0 4.0 6.0 10.0m



PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
  
STATUS  
TOWN PLANNING

DRAWING TITLE  
SECOND FLOOR  
  
A0-124

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W A Y



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1:200  
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PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
STATUS  
TOWN PLANNING

DRAWING TITLE  
THIRD FLOOR  
A0-125

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W A Y



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SCALE  
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PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
  
STATUS  
TOWN PLANNING

DRAWING TITLE  
FOURTH FLOOR  
  
A0-116

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W A Y



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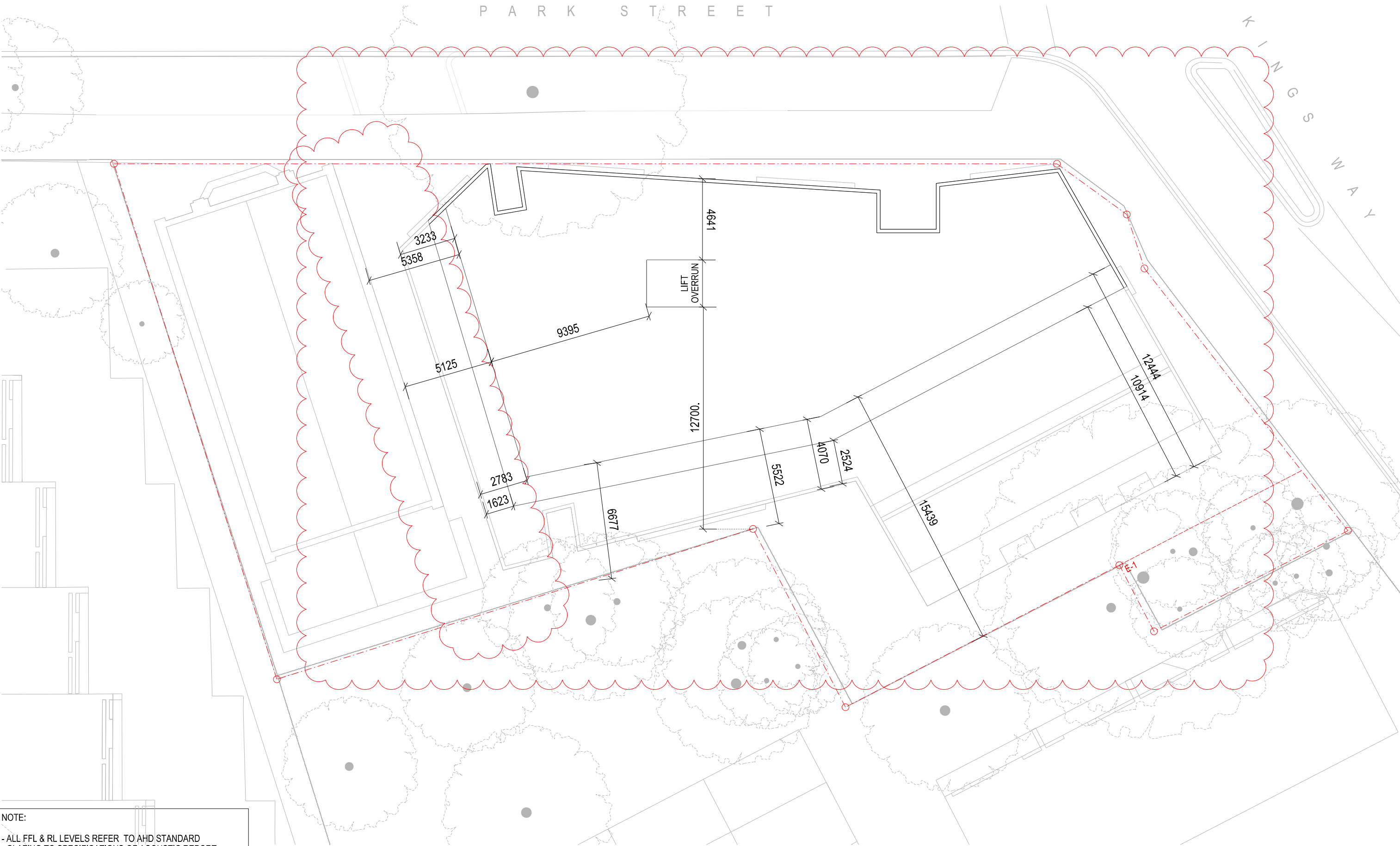
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77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
  
STATUS  
TOWN PLANNING

DRAWING TITLE  
FIFTH FLOOR  
  
A0-127

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SCALE  
1:200  
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PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
  
STATUS  
TOWN PLANNING

DRAWING TITLE  
ROOF PLAN  
  
A0-130

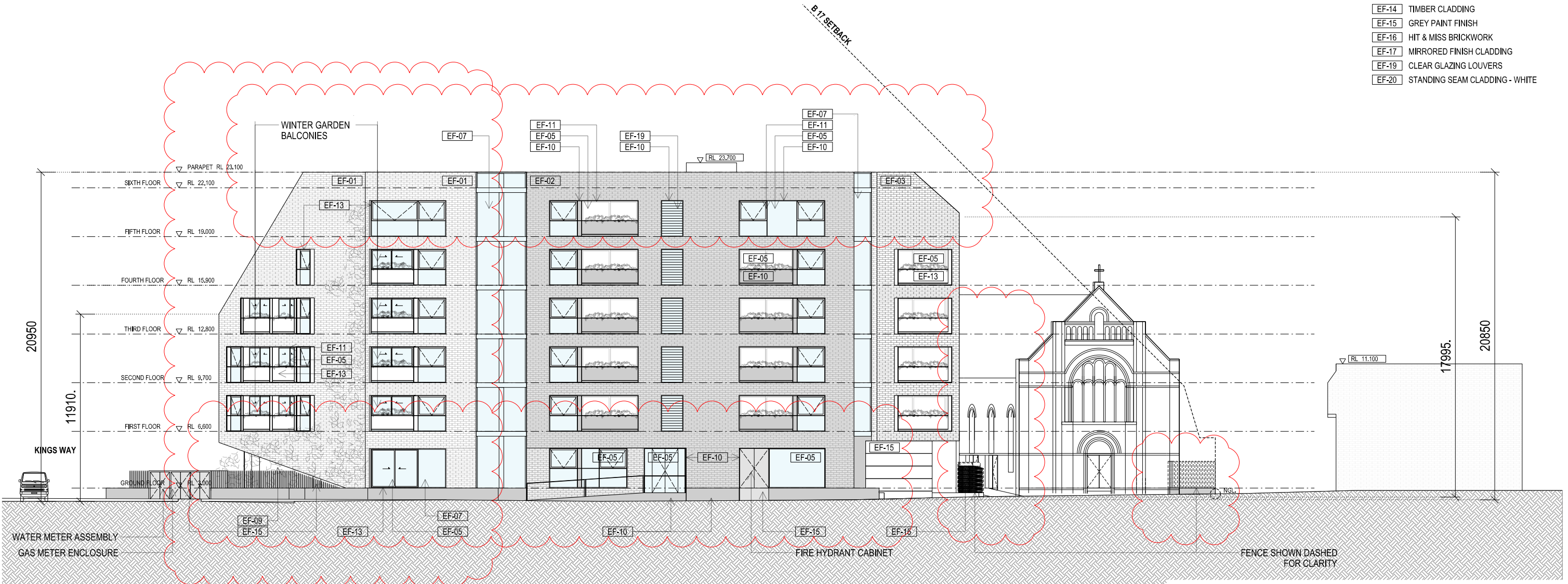
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Architects





- FINISHES:
- EF-01 BRICK MIDTONE
  - EF-02 BRICK DARK
  - EF-03 BRICK LIGHT
  - EF-04 PC CONCRETE
  - EF-05 CLEAR GLAZING
  - EF-07 TINTED GLAZING
  - EF-08 STANDING SEAM CLADDING - GREY
  - EF-09 STEEL NETTING
  - EF-10 STEEL PLATE CHARCOAL
  - EF-11 ALUMINIUM FRAME
  - EF-12 PERMANENT WINDOW FILM
  - EF-13 STEEL PLATE WHITE
  - EF-14 TIMBER CLADDING
  - EF-15 GREY PAINT FINISH
  - EF-16 HIT & MISS BRICKWORK
  - EF-17 MIRRORED FINISH CLADDING
  - EF-19 CLEAR GLAZING LOUVERS
  - EF-20 STANDING SEAM CLADDING - WHITE



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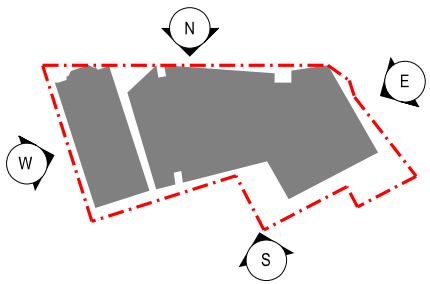
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SCALE  
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PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
STATUS  
TOWN PLANNING

DRAWING TITLE  
NORTH ELEVATION  
A2-101



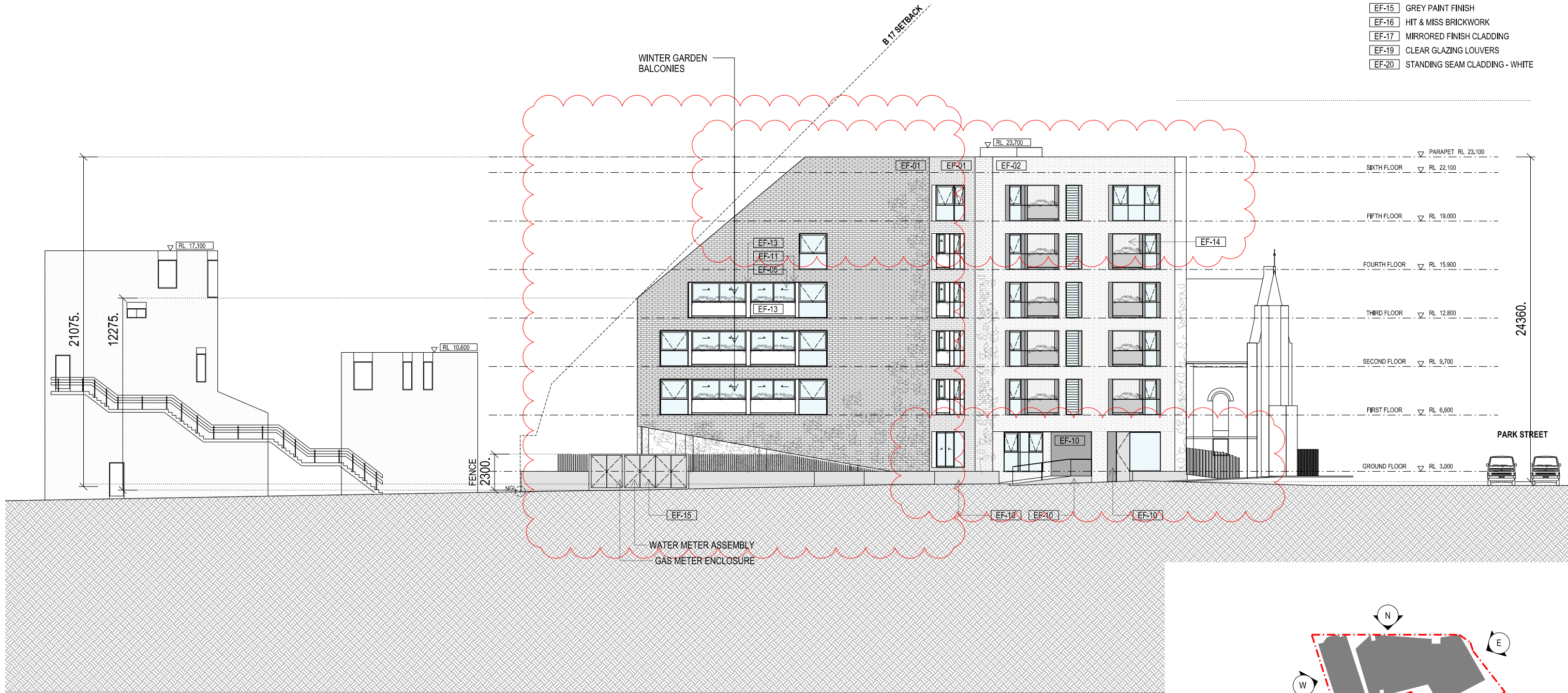
KEY PLAN

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- FINISHES:
- EF-01 BRICK MIDTONE
  - EF-02 BRICK DARK
  - EF-03 BRICK LIGHT
  - EF-04 PC CONCRETE
  - EF-05 CLEAR GLAZING
  - EF-07 TINTED GLAZING
  - EF-08 STANDING SEAM CLADDING - GREY
  - EF-09 STEEL NETTING
  - EF-10 STEEL PLATE CHARCOAL
  - EF-11 ALUMINIUM FRAME
  - EF-12 PERMANENT WINDOW FILM
  - EF-13 STEEL PLATE WHITE
  - EF-14 TIMBER CLADDING
  - EF-15 GREY PAINT FINISH
  - EF-16 HIT & MISS BRICKWORK
  - EF-17 MIRRORRED FINISH CLADDING
  - EF-19 CLEAR GLAZING LOUVERS
  - EF-20 STANDING SEAM CLADDING - WHITE



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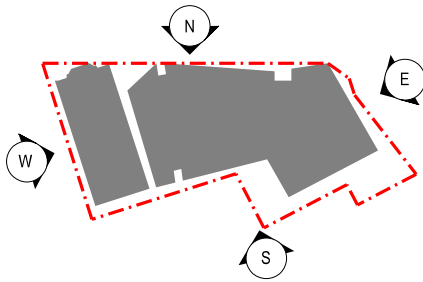
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SCALE  
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PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
  
STATUS  
TOWN PLANNING

DRAWING TITLE  
EAST ELEVATION  
  
A2-102



KEY PLAN

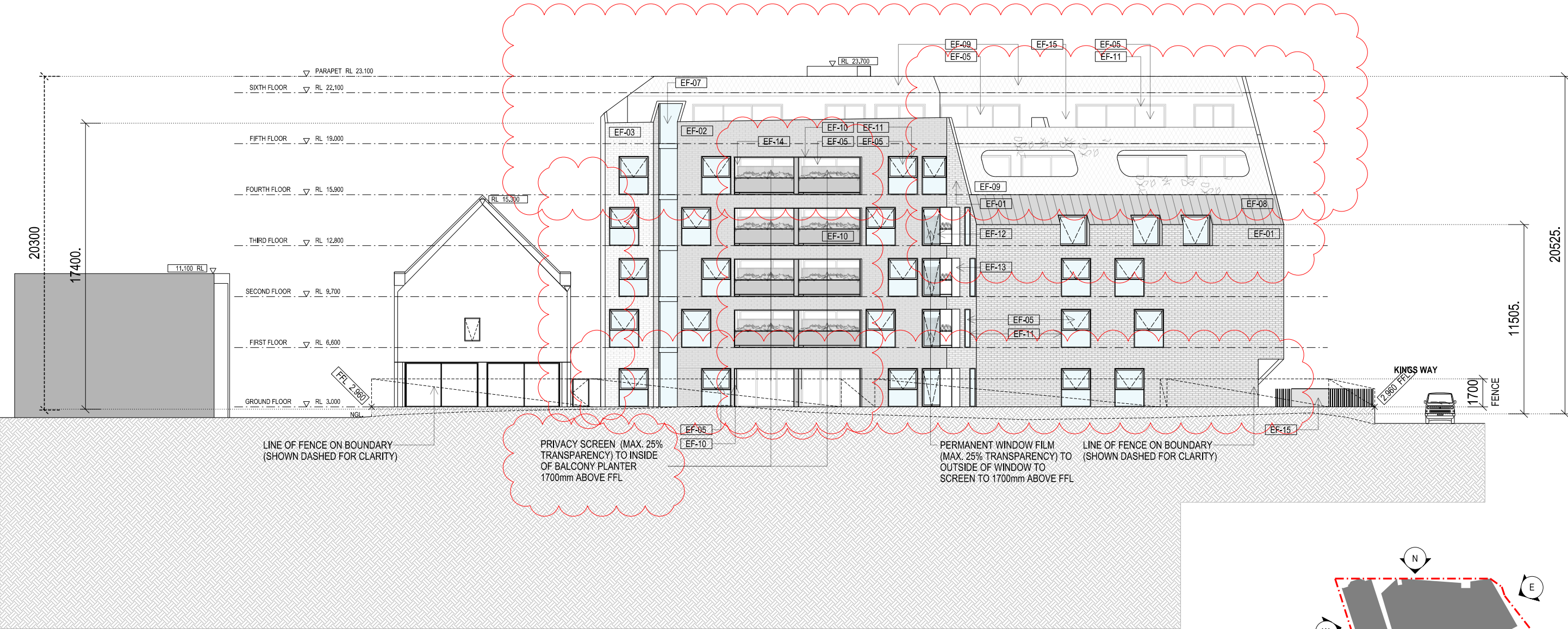
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- FINISHES:
- EF-01 BRICK MIDTONE
  - EF-02 BRICK DARK
  - EF-03 BRICK LIGHT
  - EF-04 PC CONCRETE
  - EF-05 CLEAR GLAZING
  - EF-07 TINTED GLAZING
  - EF-08 STANDING SEAM CLADDING - GREY
  - EF-09 STEEL NETTING
  - EF-10 STEEL PLATE CHARCOAL
  - EF-11 ALUMINIUM FRAME
  - EF-12 PERMANENT WINDOW FILM
  - EF-13 STEEL PLATE WHITE
  - EF-14 TIMBER CLADDING
  - EF-15 GREY PAINT FINISH
  - EF-16 HIT & MISS BRICKWORK
  - EF-17 MIRRORED FINISH CLADDING
  - EF-19 CLEAR GLAZING LOUVERS
  - EF-20 STANDING SEAM CLADDING - WHITE



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SCALE  
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PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
STATUS  
TOWN PLANNING

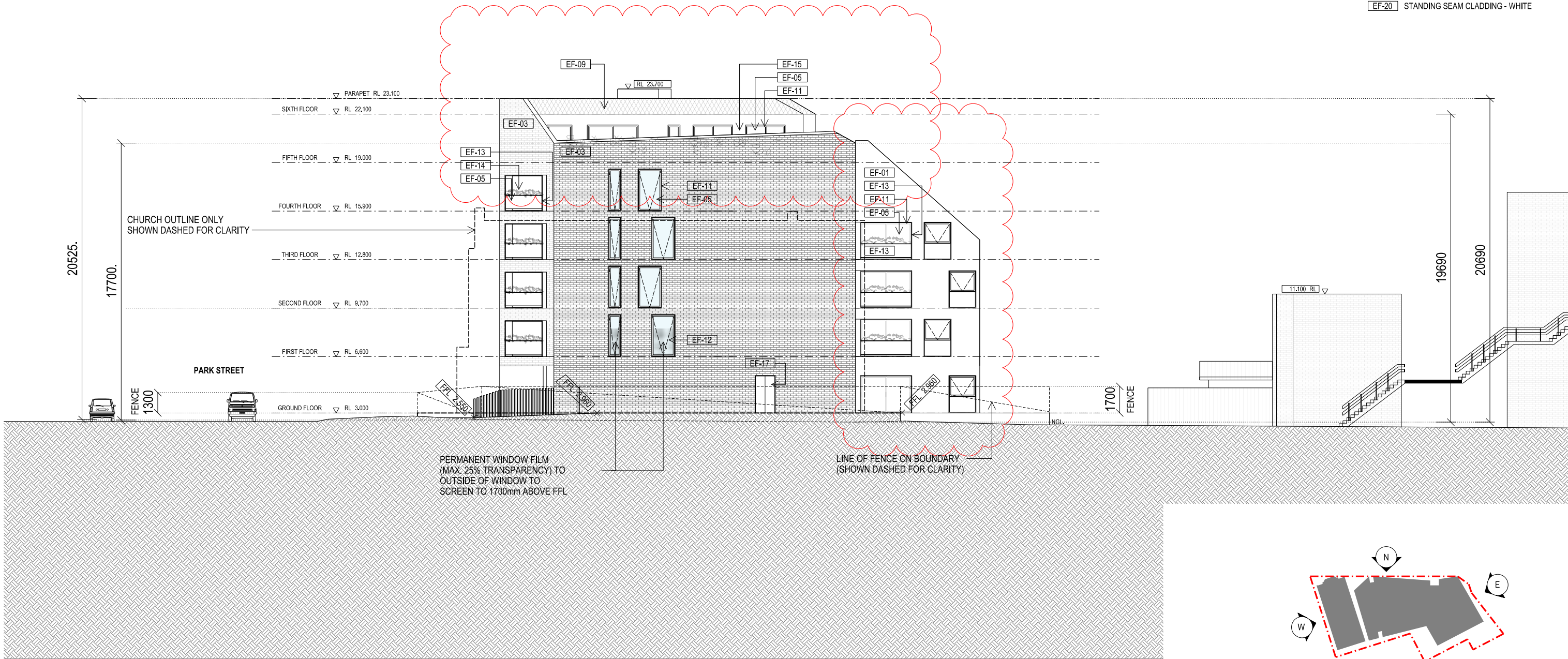
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SOUTH ELEVATION  
A2-103

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- FINISHES:
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  - EF-02 BRICK DARK
  - EF-03 BRICK LIGHT
  - EF-04 PC CONCRETE
  - EF-05 CLEAR GLAZING
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  - EF-14 TIMBER CLADDING
  - EF-15 GREY PAINT FINISH
  - EF-16 HIT & MISS BRICKWORK
  - EF-17 MIRRORED FINISH CLADDING
  - EF-19 CLEAR GLAZING LOUVERS
  - EF-20 STANDING SEAM CLADDING - WHITE



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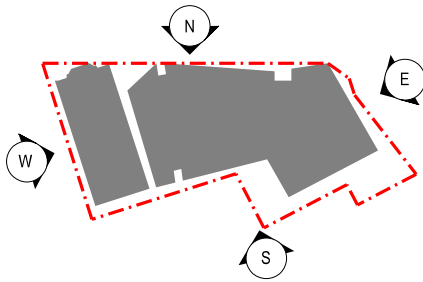
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SCALE  
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PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
STATUS  
TOWN PLANNING

DRAWING TITLE  
WEST ELEVATION  
A2-104



KEY PLAN

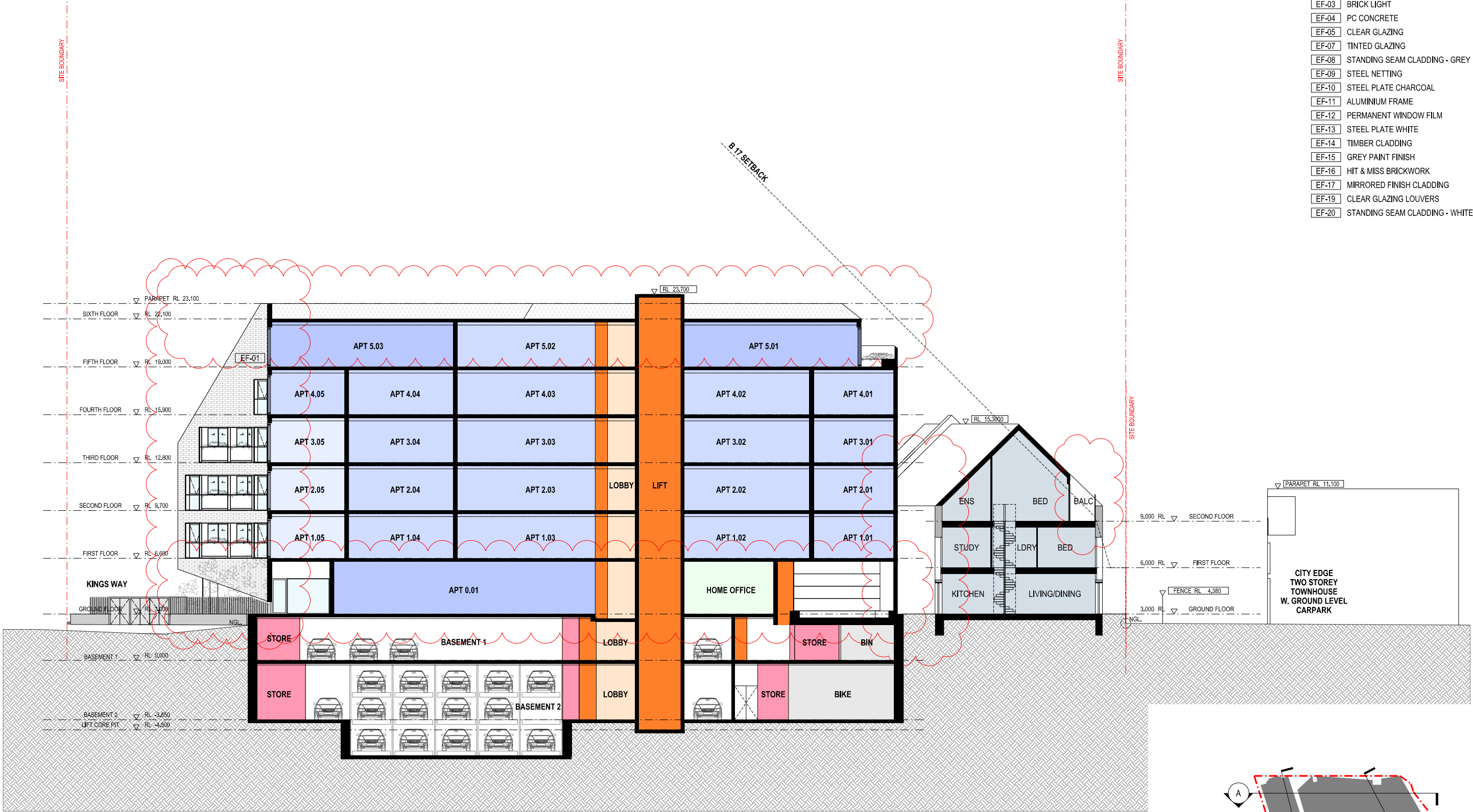
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- FINISHES:
- EF-01 BRICK MIDTONE
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  - EF-04 PC CONCRETE
  - EF-05 CLEAR GLAZING
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  - EF-17 MIRRORED FINISH CLADDING
  - EF-19 CLEAR GLAZING LOUVERS
  - EF-20 STANDING SEAM CLADDING - WHITE



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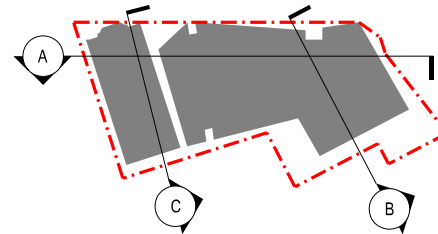
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PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
  
STATUS  
TOWN PLANNING

DRAWING TITLE  
SECTION A-A  
  
A3-101

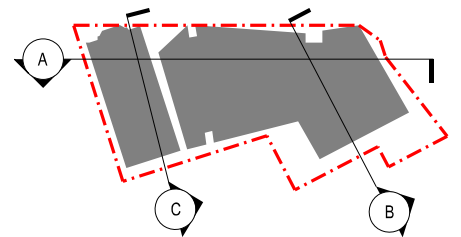
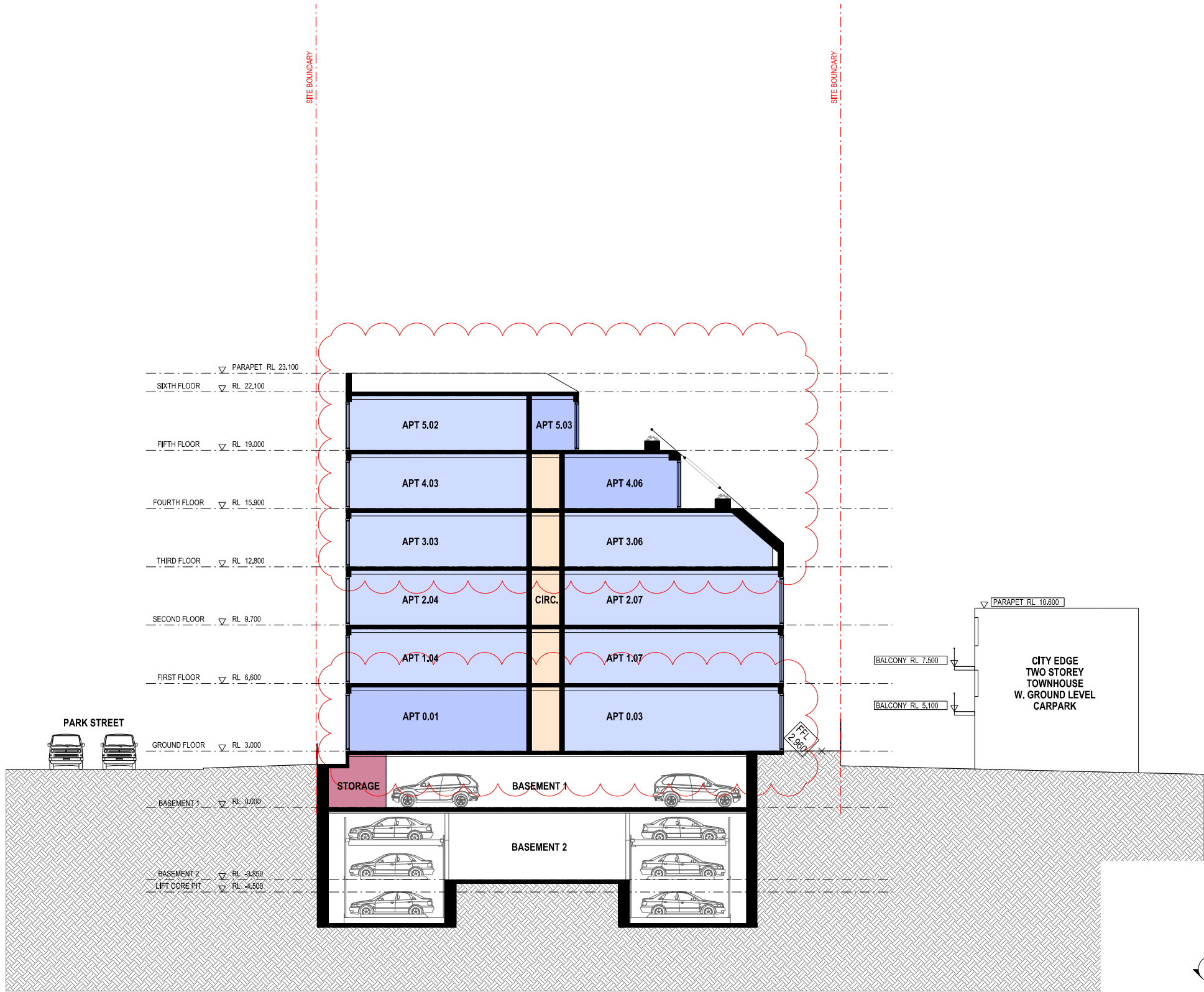


KEY PLAN

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KEY PLAN

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PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
  
STATUS  
TOWN PLANNING

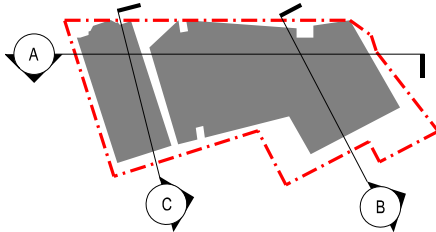
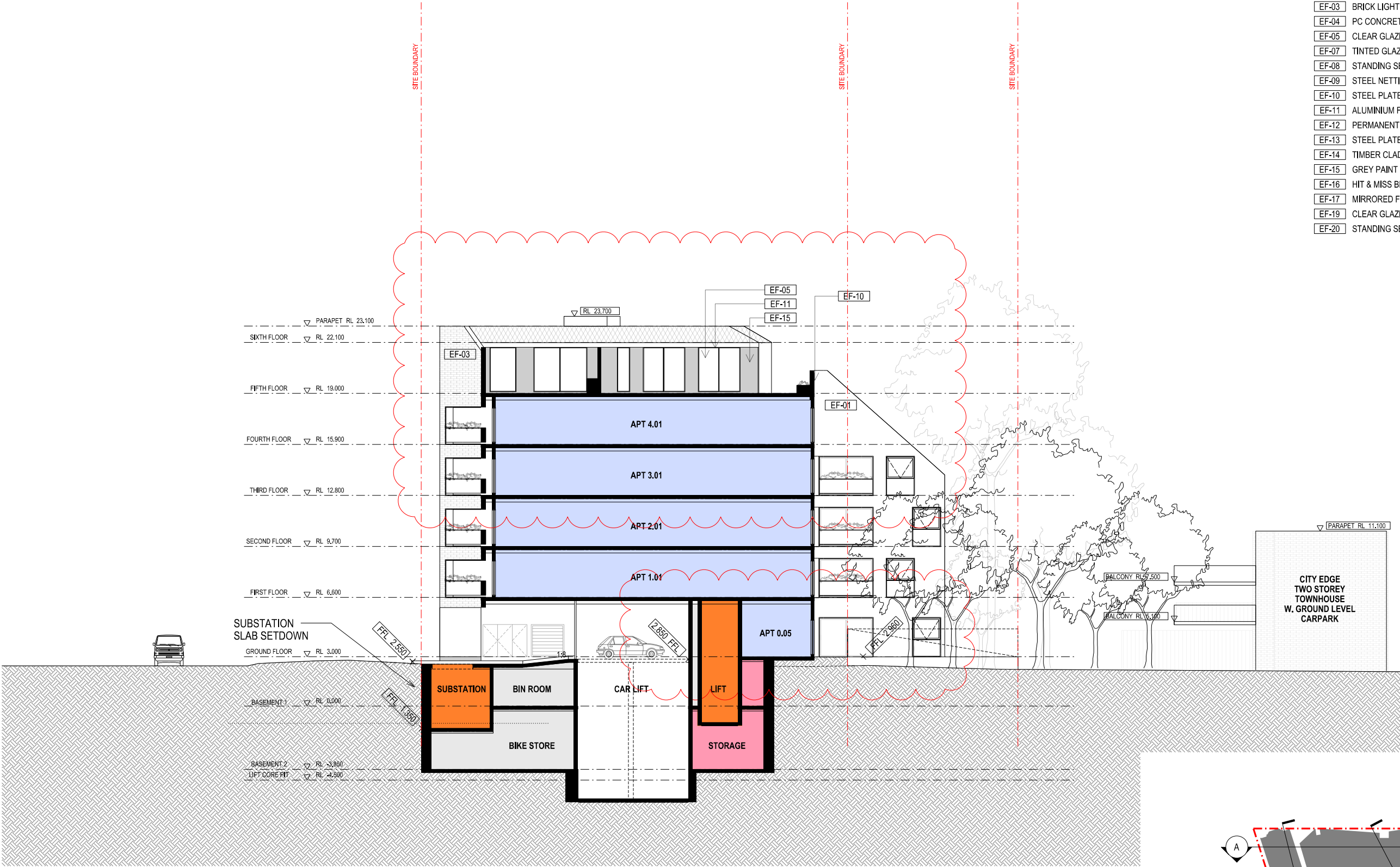
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SECTION B-B  
  
A3-102

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- FINISHES:
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  - EF-04 PC CONCRETE
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  - EF-16 HIT & MISS BRICKWORK
  - EF-17 MIRRORED FINISH CLADDING
  - EF-19 CLEAR GLAZING LOUVERS
  - EF-20 STANDING SEAM CLADDING - WHITE



KEY PLAN

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DATE  
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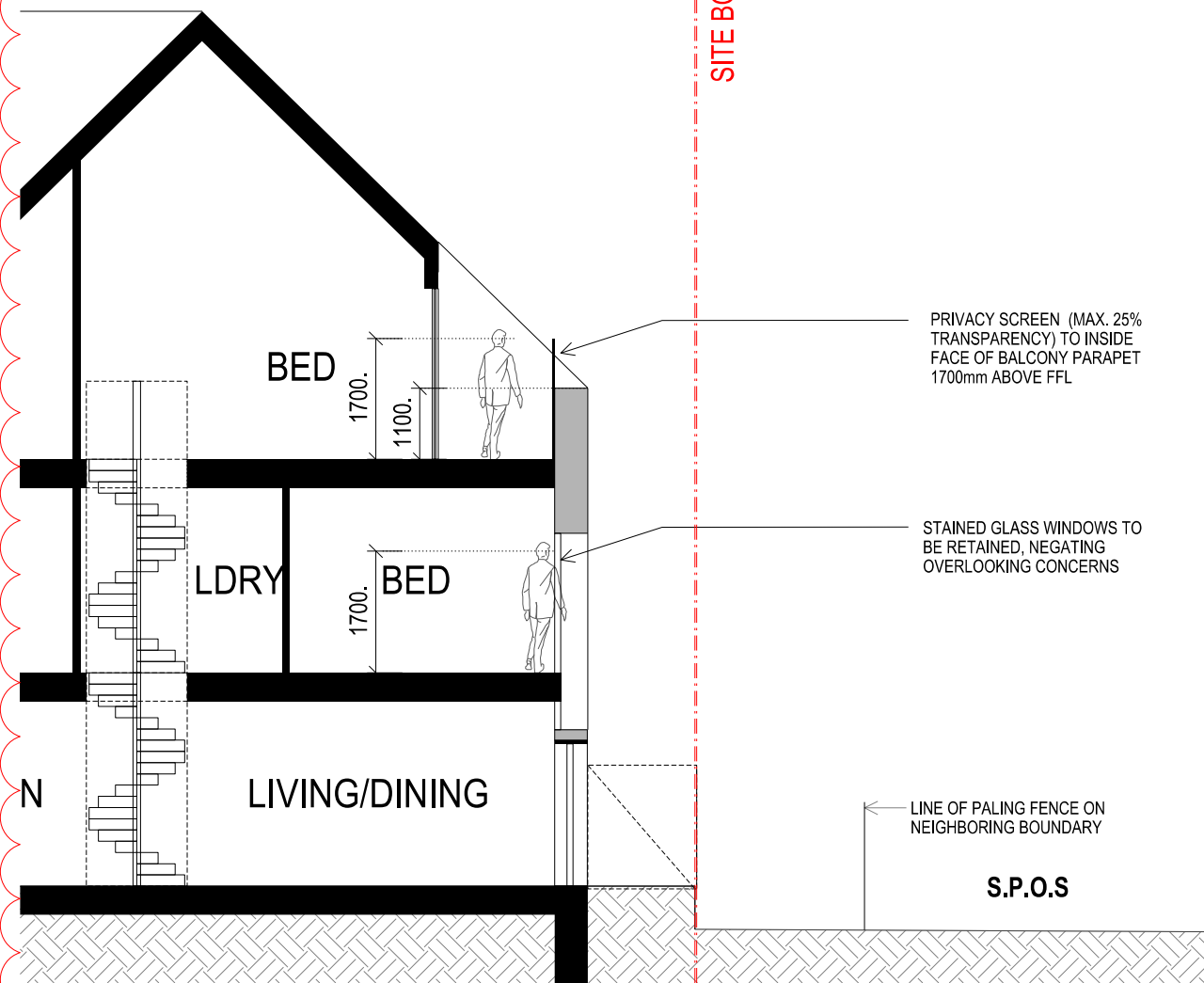
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PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
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STATUS  
TOWN PLANNING

DRAWING TITLE  
SECTION C-C  
  
A3-103

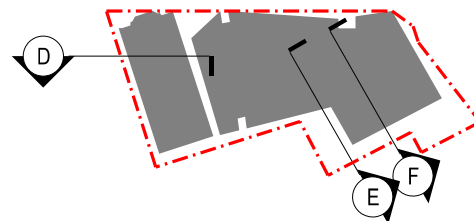
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01 **PRIVACY SECTION D-D**

1:100



## KEY PLAN

NOTE:

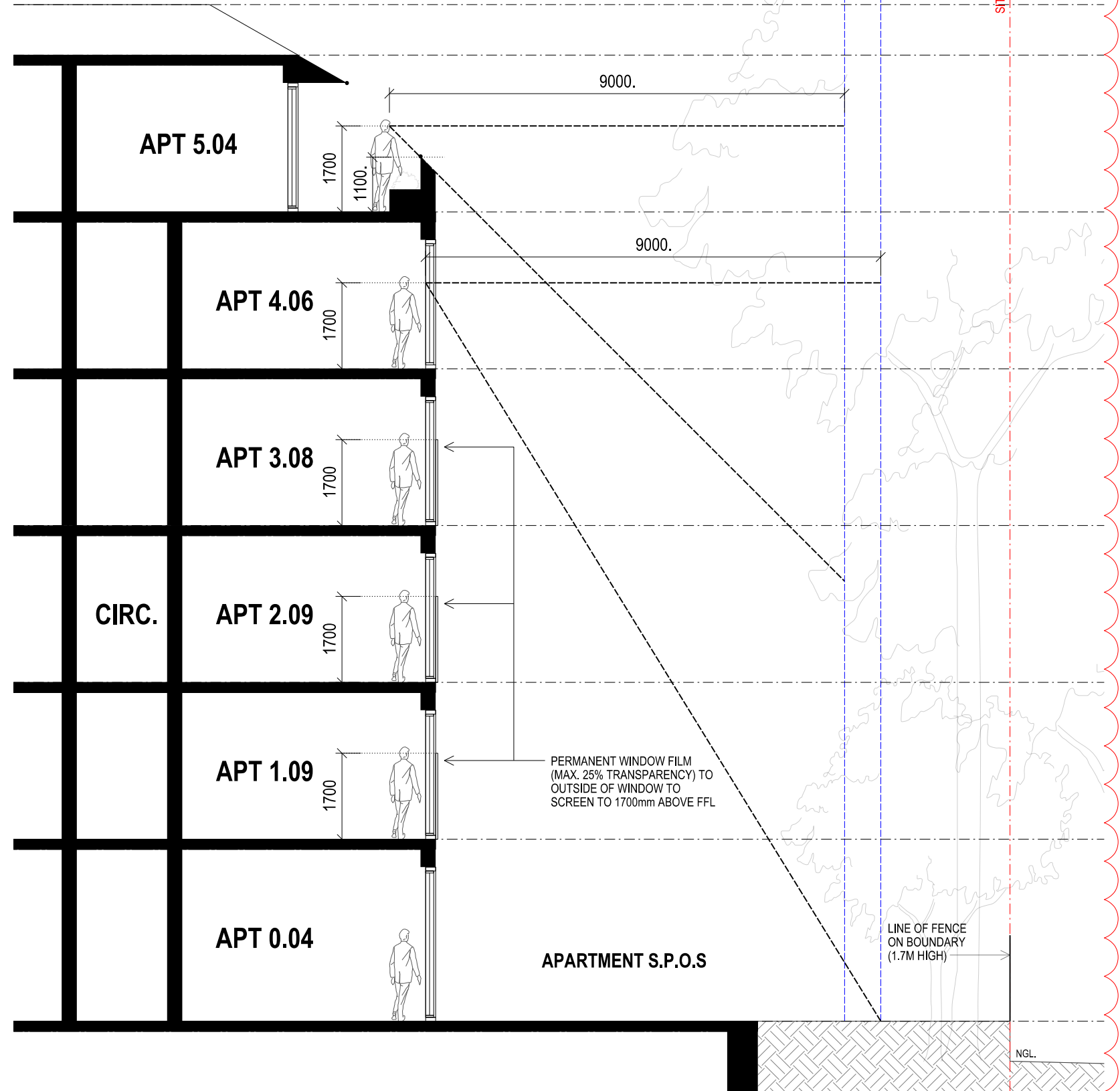
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DATE  
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SCALE  
@A3



02 **PRIVACY SECTION E-E**

1:100

PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE

STATUS  
TOWN PLANNING

DRAWING TITLE  
PRIVACY SECTIONS

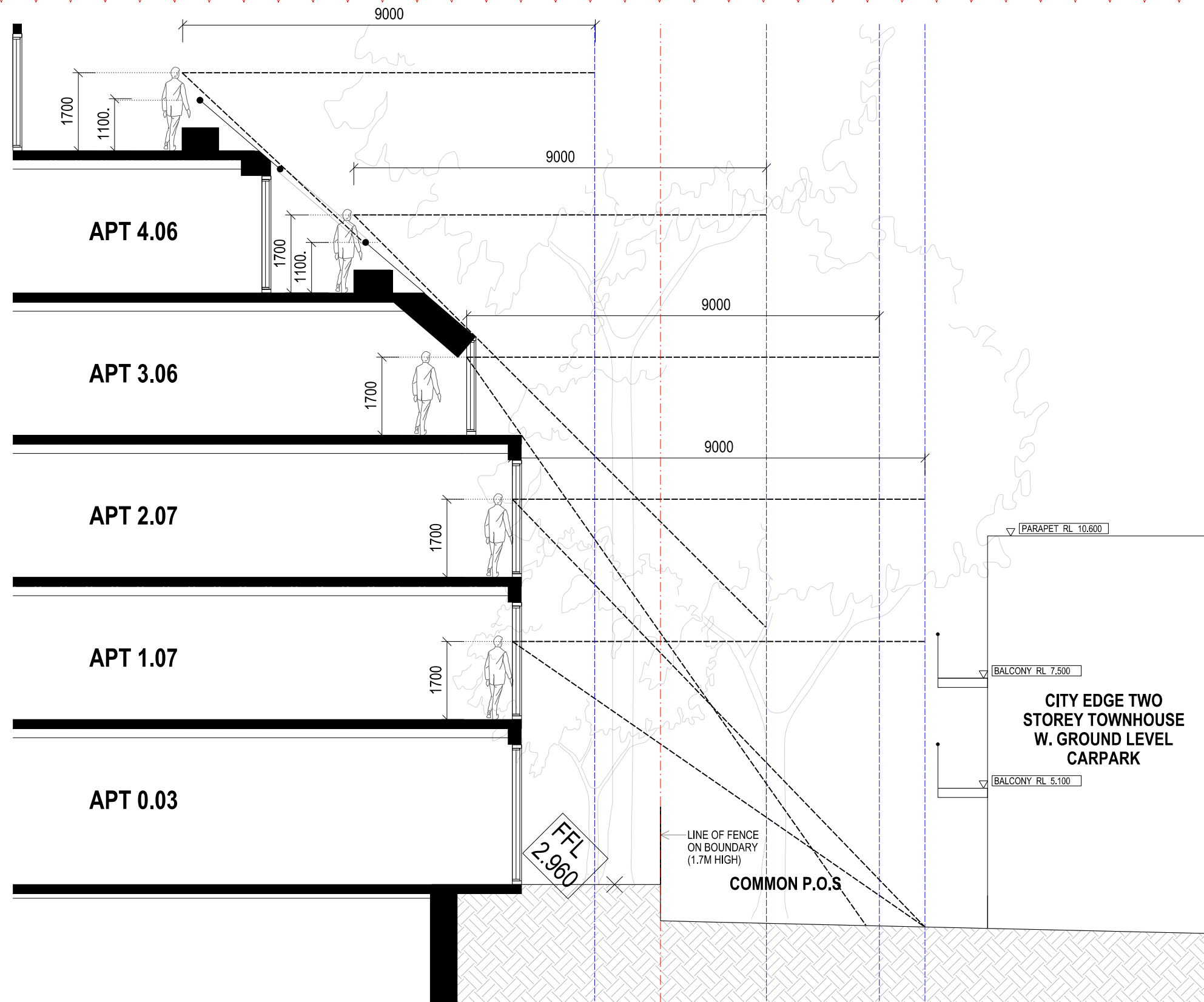
A3-106

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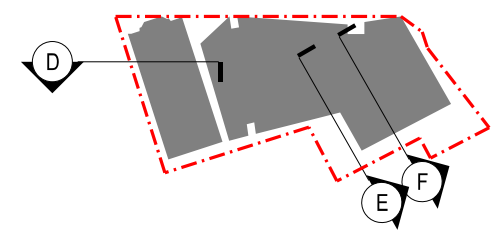
Jackson  
Clements  
Burrows  
Architects







01 **PRIVACY SECTION F-F**  
1:100



**KEY PLAN**

NOTE:  
- ALL FFL & RL LEVELS REFER TO AHD STANDARD  
- GLAZING TO SPECIFICATIONS OF ACOUSTIC REPORT  
- TAP & FLOORWASTE TO BE PROVIDED TO ALL BALCONIES

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PROJECT #  
**17-005**  
  
DATE  
**13.03.2018**

SCALE  
BA3

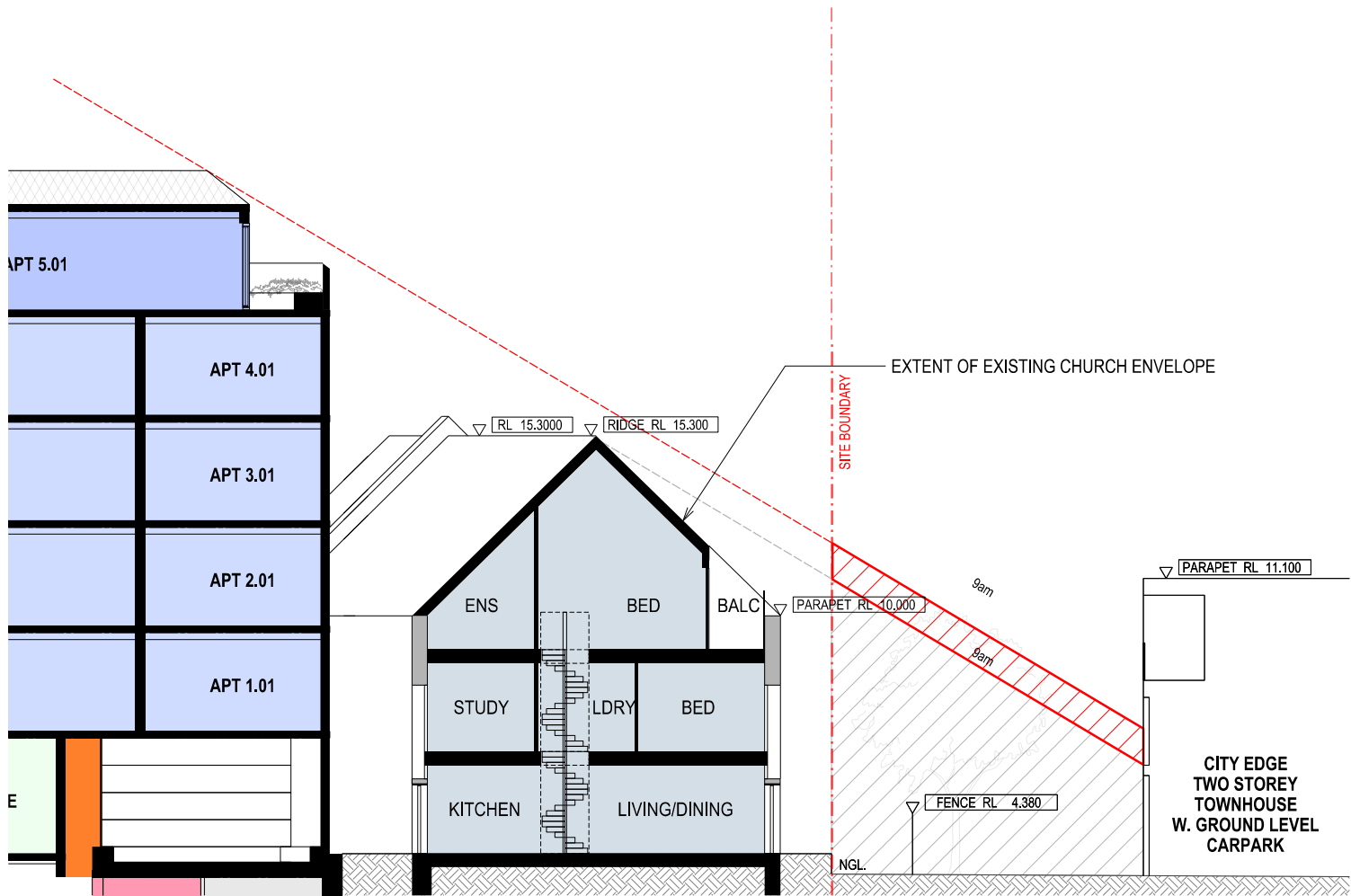
PROJECT  
**77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE**  
  
STATUS  
**TOWN PLANNING**

DRAWING TITLE  
**PRIVACY SECTIONS**  
  
A3-107

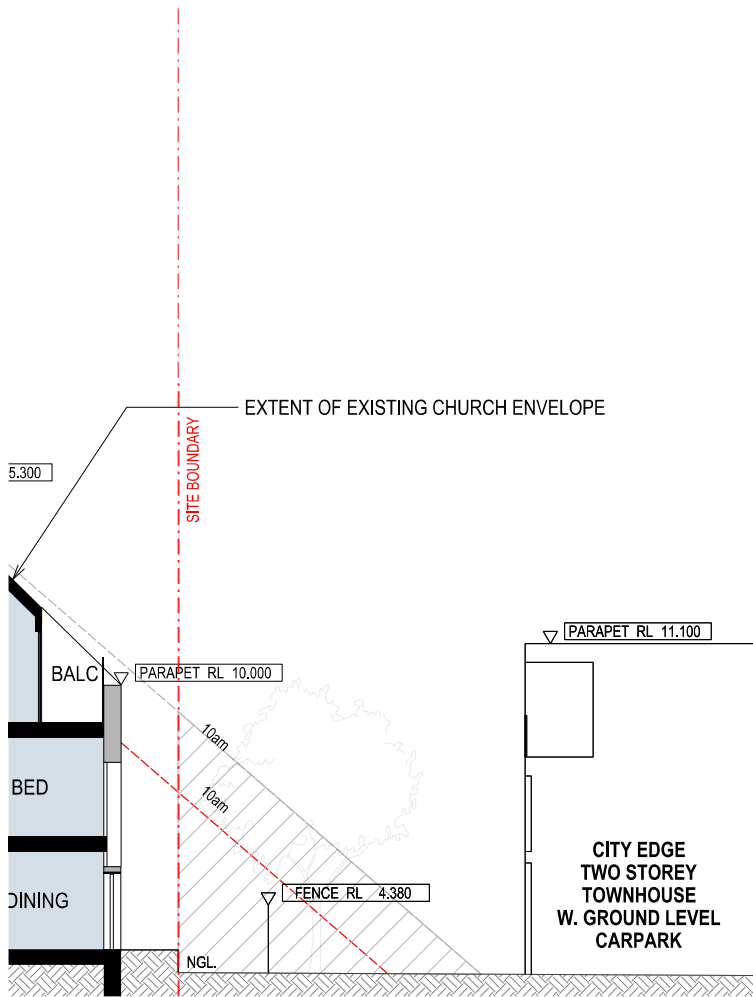
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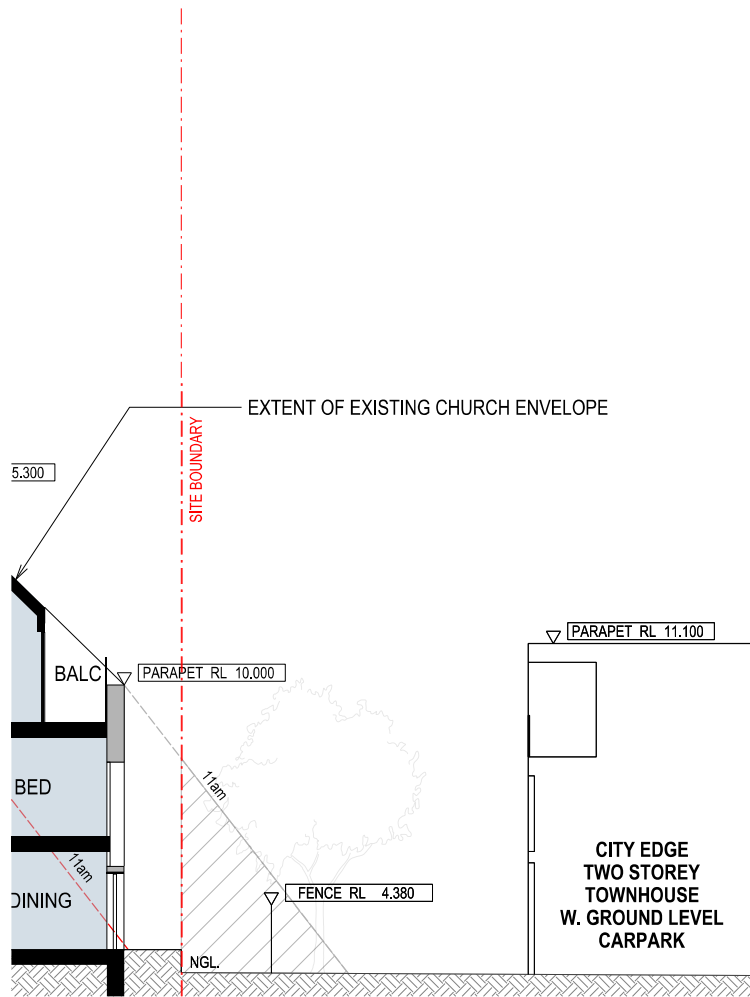




9 AM @ SEPTEMBER 23



10 AM @ SEPTEMBER 23



11 AM @ SEPTEMBER 23

01 OVERSHADOWING SECTION G-G

1:200

KEY:

- NEW BUILT FORM SHADOW LINE (EXC. CHURCH)
- EXISTING BUILT FORM SHADOW LINE (INC. CHURCH)
- NEW SHADOW
- EXISTING SHADOW

NOTE:

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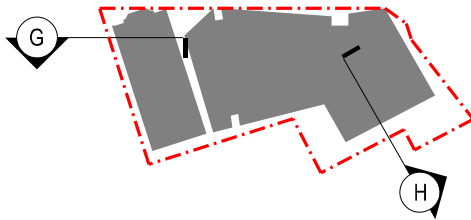
PROJECT #  
17-005  
  
DATE  
13.03.2018

SCALE  
BA3

PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
  
STATUS  
TOWN PLANNING

DRAWING TITLE  
OVERSHADOWING SECTION  
  
A3-108

WITHOUT PREJUDICE

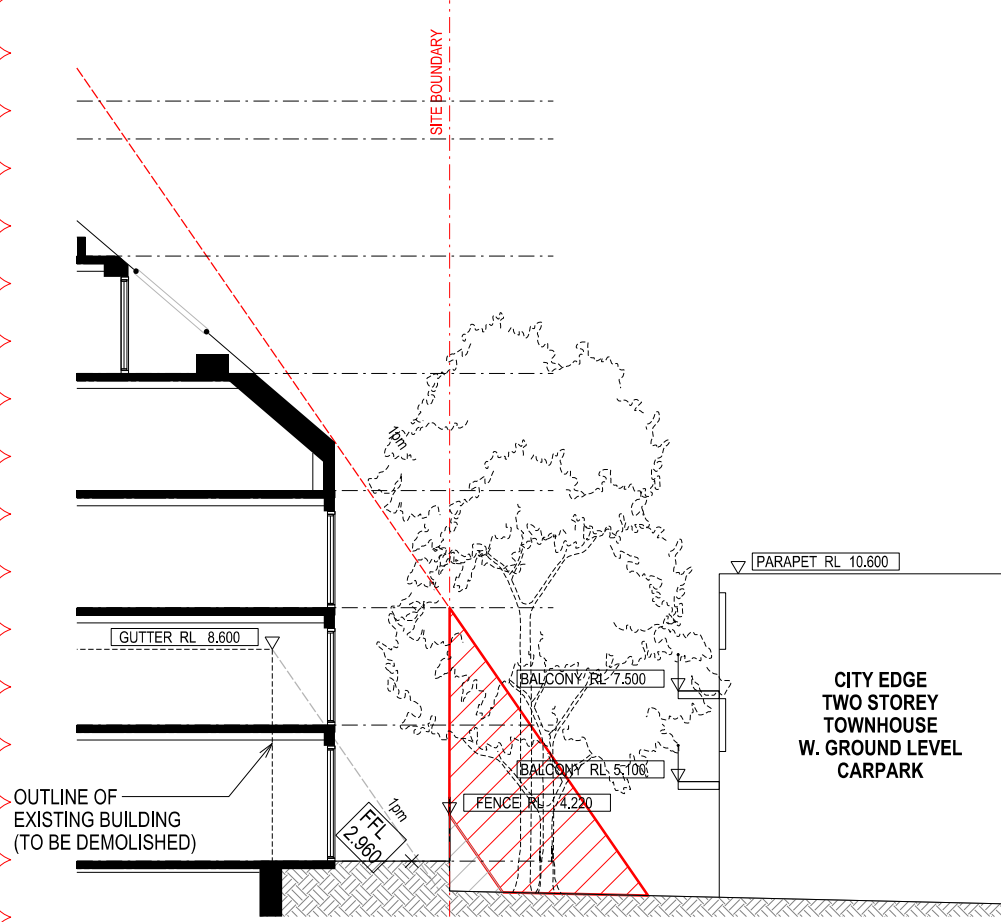


KEY PLAN

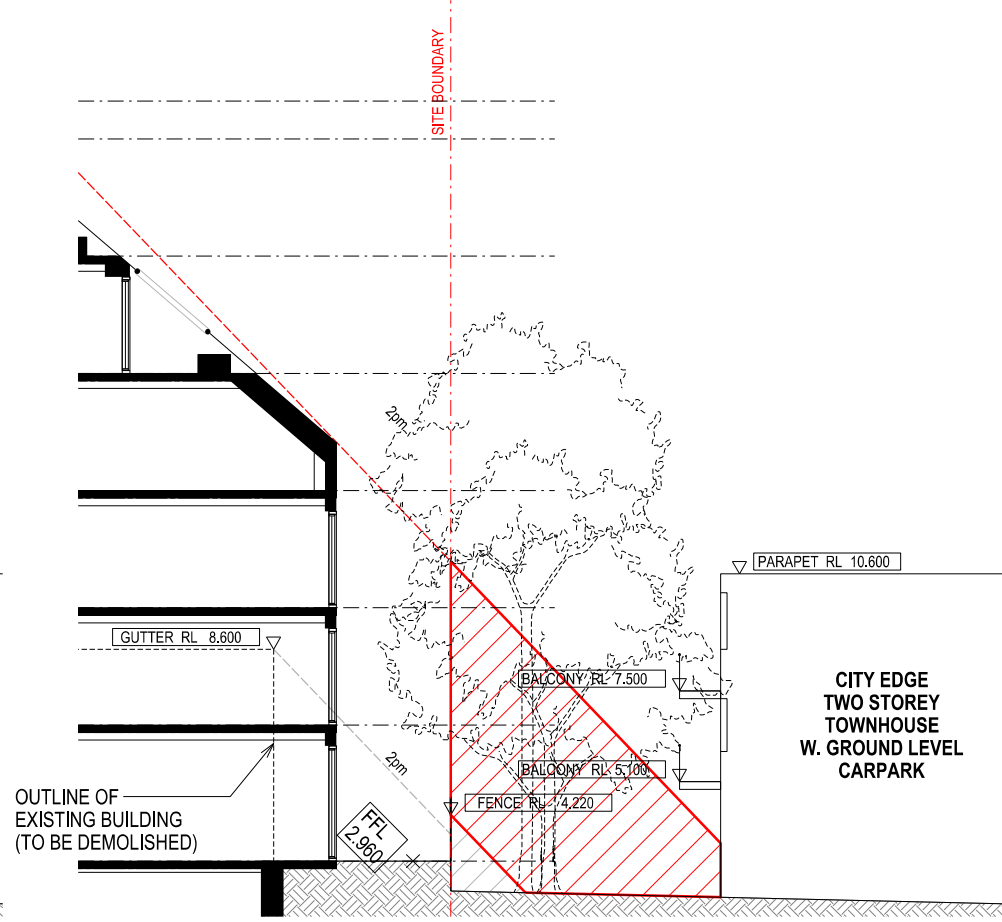
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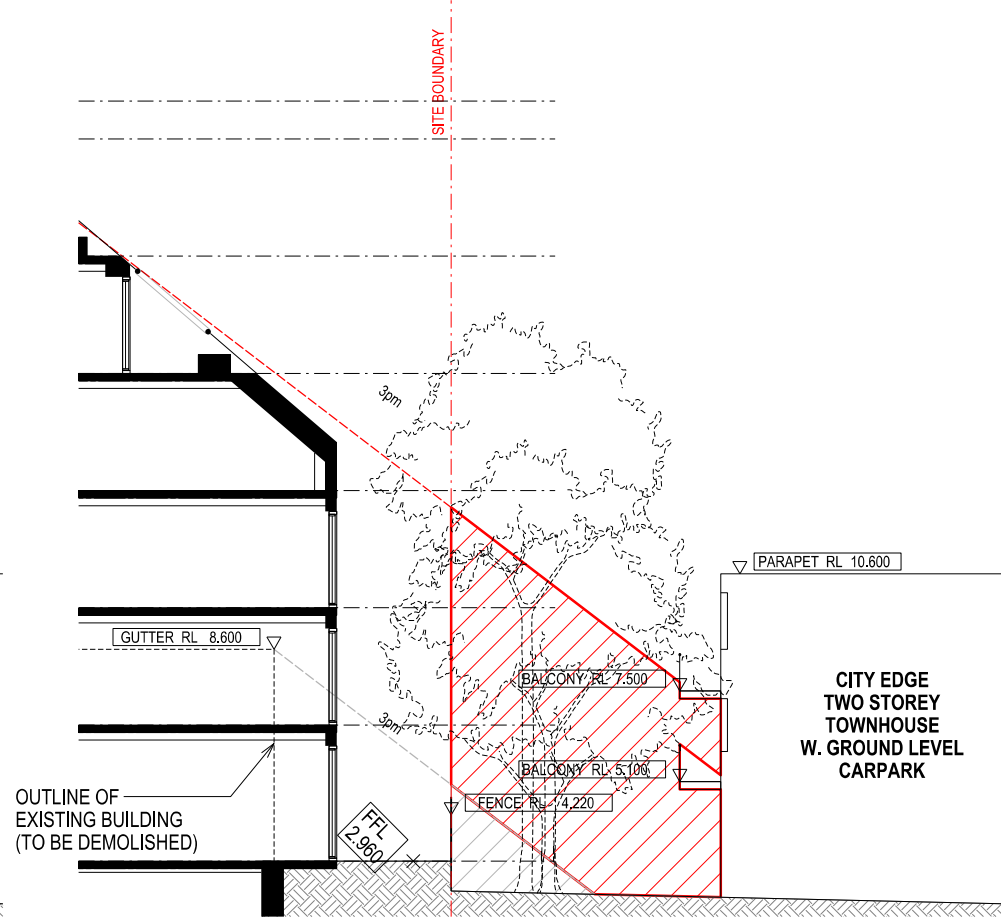




1 PM @ SEPTEMBER 23



2 PM @ SEPTEMBER 23



3 PM @ SEPTEMBER 23

01 OVERSHADOWING SECTION H-H

1:200

- KEY:
- NEW BUILT FORM SHADOW LINE (EXC. CHURCH)
  - EXISTING BUILT FORM SHADOW LINE (INC. CHURCH)
  - NEW SHADOW
  - EXISTING SHADOW

NOTE:

- ALL FFL & RL LEVELS REFER TO AHD STANDARD
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PROJECT #  
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DATE  
13.03.2018

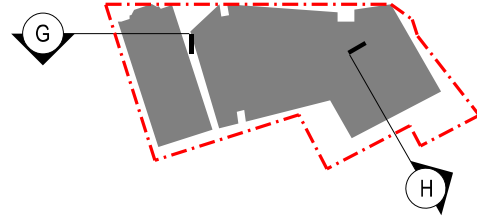
SCALE  
BA3

PROJECT  
77 PARK STREET & 286-294 KINGS WAY  
SOUTH MELBOURNE  
STATUS  
TOWN PLANNING

DRAWING TITLE  
OVERSHADOWING SECTION  
A3-109

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Architects



KEY PLAN

KINGS PARK, SOUTH MELBOURNE  
DEVELOPMENT SUMMARY  
17-005  
TOWN PLANNING  
9 MARCH 2018

LAND AREA: 1531 sqm

| LEVELS      | NSA  | TOWNHOUSE | NLA | GFA  | CORE | CIRC.<br>INT | SRV | CHILDCARE<br>OUTDOOR | COMMUNITY<br>ROOFTOP | BLC/<br>GARDEN | EFF. | CAR | 1 BED | 2 BED | 3 BED      | TOWNHOUSE<br>2 BED |
|-------------|------|-----------|-----|------|------|--------------|-----|----------------------|----------------------|----------------|------|-----|-------|-------|------------|--------------------|
| BASEMENT 02 |      |           |     | 789  | 23   | 12           | 106 |                      |                      |                |      | 45  |       |       |            |                    |
| BASEMENT 01 |      |           |     | 789  | 32   | 22           | 78  |                      |                      |                |      | 18  |       |       |            |                    |
| LEVEL 00    | 484  | 248       | 68  | 886  | 32   | 29           | 25  |                      |                      | 362            | 90%  |     |       | 3     | 2          | 6                  |
| LEVEL 01    | 654  | 256       |     | 996  | 23   | 52           | 11  |                      |                      | 76             | 91%  |     | 1     | 8     |            |                    |
| LEVEL 02    | 654  | 206       |     | 946  | 23   | 52           | 11  |                      |                      | 124            | 91%  |     | 1     | 8     |            |                    |
| LEVEL 03    | 648  |           |     | 731  | 23   | 49           | 11  |                      |                      | 72             | 89%  |     |       | 7     | 1          |                    |
| LEVEL 04    | 578  |           |     | 660  | 23   | 48           | 11  |                      |                      | 114            | 88%  |     | 1     | 7     |            |                    |
| LEVEL 05    | 428  |           |     | 503  | 23   | 41           | 11  |                      |                      | 201            | 85%  |     | 1     | 2     | 2          |                    |
| TOTAL       | 3446 | 710       | 68  | 6300 | 202  | 305          | 264 | 0                    | 0                    | 949            |      | 63  | 4     | 35    | 5          | 6                  |
|             |      |           |     |      |      |              |     |                      |                      |                |      |     | 8.0%  | 70.0% | 10.0%      | 12.0%              |
|             |      |           |     |      |      |              |     |                      |                      |                |      |     |       |       | TOTAL APT. | 50                 |
|             |      |           |     |      |      |              |     |                      |                      |                |      |     |       |       | TOTAL CAR  | 63                 |
|             |      |           |     |      |      |              |     |                      |                      |                |      |     |       |       | CAR/APT    | 1.26               |