

WIRRAWAY CENTRAL

PROPOSED MIXED-USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

TOWN PLANNING PACKAGE
DESIGN RESPONSE



REV - DATE 18/12/2020

PROJECT NUMBER 2008

ARMSBY ARCHITECTS

Design Architects and Energy Consultants

37/574 Plummer Street, Port Melbourne, VIC. 3207

T: (03) 9676 2296
F: (03) 9646 1135

E: armsby@armsby.com.au

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

TABLE OF CONTENTS

0.1	COVER PAGE	3.16	TOWER 2 - COLOUR CONCEPT
0.2	CONTENTS	3.17	TOWER 3 - COLOUR CONCEPT
0.3	INTRODUCTION	3.18	COURTYARD - COLOUR CONCEPT
1 URBAN CONTEXT		3.19	LIMITED DEPTH RETAIL CONCEPT
1.1	FISHERMANS BEND	3.20	ARTIST'S IMPRESSION
1.2	WIRRAWAY PRECINCT	3.21	ARTIST'S IMPRESSION
1.3	LOCATION PLAN	3.22	ARTIST'S IMPRESSION
1.4	SITE INFORMATION	3.23	ARTIST'S IMPRESSION
1.5	STREETSCAPE PHOTOS	3.24	ARTIST'S IMPRESSION
1.6	SITE PHOTOS	3.25	ARTIST'S IMPRESSION
1.7	SITE PHOTOS	3.26	ARTIST'S IMPRESSION
1.8	ZONING & OVERLAYS	3.27	ARTIST'S IMPRESSION
1.9	SURROUNDING SITE CONTEXT - WITHIN 100M	3.28	ARTIST'S IMPRESSION - DETAILS
1.10	SURROUNDING SITE CONTEXT - WITHIN 1000M	3.29	ARTIST'S IMPRESSION - DETAILS
1.11	AUDIT OF NEIGHBOURING USES	3.30	ARTIST'S IMPRESSION - DETAILS
1.12	APPROVED & CURRENT APPLICATIONS	3.31	ARTIST'S IMPRESSION - DETAILS
1.13	APPROVED & CURRENT APPLICATIONS	3.32	ARTIST'S IMPRESSION - DETAILS
1.14	APPROVED & CURRENT APPLICATIONS	3.33	ARTIST'S IMPRESSION - SKETCH AERIAL
2 SITE ANALYSIS		3.34	ARTIST'S IMPRESSION - SKETCH
2.1	OPPORTUNITIES & CONSTRAINTS	3.35	ARTIST'S IMPRESSION - SKETCH
2.2	ACCESSIBILITY	3.36	ARTIST'S IMPRESSION - SKETCH
2.3	POTENTIAL VIEWS	3.37	ARTIST'S IMPRESSION - SKETCH
3 PROPOSED CONCEPT		3.38	ARTIST'S IMPRESSION - SKETCH
3.1	FISHERMANS BEND VISION	3.39	ARTIST'S IMPRESSION - SKETCH AERIAL
3.2	DESIGN STATEMENT	3.40	ARTIST'S IMPRESSION - SKETCH
3.3	MASTER SITE PLAN		
3.4	SETBACKS		
3.5	BUILDING CONCEPT		JUNE 21ST WINTER SOLSTICE
3.6	PODIUM CONCEPT		SEPTEMBER 22ND SPRING EQUINOX
3.7	PODIUM CONCEPT		
3.8	PODIUM CONCEPT		
3.9	TOWER 1 CONCEPT		
3.10	TOWER 2 CONCEPT		
3.11	TOWER 3 CONCEPT		
3.12	TOWER COURTYARD CONCEPT		
3.13	PODIUM - COLOUR CONCEPT		
3.14	PODIUM - COLOUR CONCEPT		
3.15	TOWER 1 - COLOUR CONCEPT		

4 SHADOW DIAGRAMS

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

0.3 INTRODUCTION

This Design Report has been prepared by Armsby Architects on behalf of our client Fishermans Bend Management P/L and forms part of the Town Planning Application Submission to the Department of Environment, Land, Water and Planning. It outlines the conceptual drivers of the Architectural Design for the proposed new mixed use development located at 18-22 Salmon Street, Port Melbourne.

DEVELOPMENT PARTICULARS

Site Location: 18-22 Salmon Street, Port Melbourne
TP 301919Y
LOT 2 VOL. 9757 FOL. 814

Site Dimensions: 120.7m x 80.4m
Site Area: 9,712m²
Existing Building Height: 11.9m
Proposed Max Building Height: 80.150m
Proposed Building Gross Floor Area (GFA): 92,827 m²
Proposed Building Storeys: 22 plus 1 Basement

* Note: Refer to the Development Summary in Architectural Drawings for a detailed schedule of areas.

CONSULTANT CONTACT LIST

ARCHITECTS	ARMSBY ARCHITECTS CONTACT: JOHN ARMSBY 37/574 PLUMMER ST PORT MELBOURNE PH: 9676 2296	STRUCTURAL ENGINEER	ROBERT BIRD GROUP CONTACT: JOHN BAMBINO LVL 5, 500 COLLINS ST MELBOURNE PH: 8677 7555
PLANNING	SJB PLANNING CONTACT: MARC ELLENBROEK 1/80 DORCAS ST SOUTHBANK PH: 8648 3500	SERVICES ENGINEER	CUNDALL CONTACT: GARRIT SCHOT L2/ 330 LITTLE COLLINS STREET MELBOURNE PH: 9635 3700
TRAFFIC	TRAFFIX CONTACT: JASON WALSH 8/431 BURKE RD GLEN IRIS PH: 9822 2888	ARBORIST	JOHN PATRICK CONTACT: MICHAEL ROGERS 324 VICTORIA ST RICHMOND PH: 9429 4855
WASTE MANAGEMENT	LEIGH DESIGN CONTACT: CARLOS LEIGH PO BOX 2599 MT WAVERLEY PH: 9888 3943		
ENVIRONMENTAL SUSTAINABILITY	CUNDALL CONTACT: GARRIT SCHOT L2/ 330 LITTLE COLLINS STREET MELBOURNE PH: 9635 3700		
LANDSCAPE ARCHITECT	HAMILTON LANDSCAPE ARCHITECTS CONTACT: PAUL HAMILTON 1 YORK PLACE CARLTON PH: 9348 2800		
LAND SURVEYOR	CARSON SIMPSON CONTACT: CLIFF CARSON PO BOX 1056 CRANBOURNE PH: 5995 1860		
WIND ENGINEER	VIPAC CONTACT: SOPHIE LAMANDE 279 NORMANBY RD PORT MELBOURNE PH: 9647 9827		
ACOUSTIC ENGINEER	ACOUSTIC LOGIC CONTACT: JOHAN DAVYDOV 41 COBDEN ST NORTH MELBOURNE PH: 9272 6800		

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE



FISHERMANS BEND URBAN RENEWAL PROJECT MAP

SOURCE: NEARMAPS

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

1.2 WIRRAWAY PRECINCT

Wirraway is part of Fishermans Bend Urban Renewal Project. It is envisioned that Wirraway will become a family friendly neighbourhood with a diverse variety of housing and shops surrounded by quality green spaces.

JL Murphy Reserve is a prominent green space within Fishermans Bend with many recreational and sports activities occurring throughout the day and night. The intersection of Plummer and Salmon Street is the heart of Wirraway. It currently has public bus transportation running past this location, with a recent increase in the number of bus services. Plummer Street will become a Civic Boulevard with pedestrian sidewalks, cycleways and leafy landscaped areas lined with many small businesses creating an open and active Boulevard. It is proposed that a light rail will run along Plummer Street to connect the precinct to Melbourne CBD. The Plummer Street Boulevard is also being considered for an underground metro rail station. A parkland is designated on the corner of Plummer St and Salmon St and is located on the subject site.



FISHERMANS BEND WIRRAWAY PRECINCT



WIRRAWAY PRECINCT - AERIAL VIEW OF BUILT FORM OUTCOMES PROPOSED IN AMENDMENT GC81

SOURCE:
© City of Port Phillip, May 2018

SOURCE:

© The State of Victoria Department of Environment, Land, Water and Planning 2016

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

1.3 LOCATION PLAN



The site is in the centre of Wirraway Precinct

Source: Nearmaps

--- WIRRAWAY PRECINCT

--- WIRRAWAY CORE PRECINCT

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

1.4 SITE INFORMATION

The proposed Wirraway Central development is located at 18-22 Salmon Street, Port Melbourne. It is within the Wirraway Precinct of Fishermans Bend. The site is rectangular in shape, with a 80m frontage to Plummer Street and a 140m frontage to Salmon Street. It is almost a hectare in size (just over 9700m²).

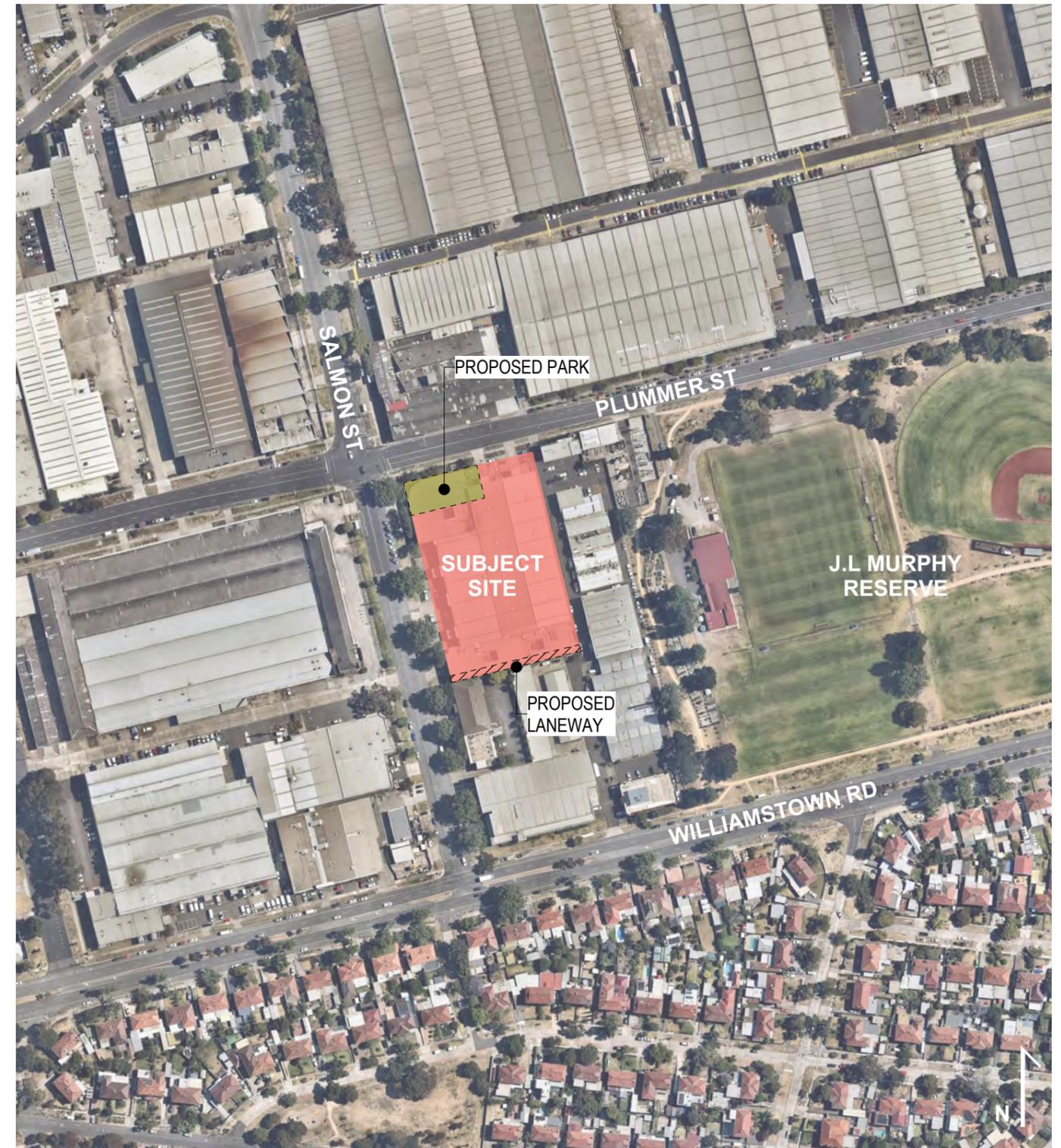
Located at the intersection of Plummer and Salmon Streets, the site is in the heart of Wirraway. Directly east of the site is a complex of warehouses. A number of these warehouses are subject to current planning applications and permits to convert them into mixed use. Further east lies J.L Murphy Reserve, approximately 100m away. Towards the north and west are a series of warehouses, with current applications and/or permits for redevelopment. The site is bounded by existing offices to the south with residential housing running along Williamstown Road (further south of the site).

Currently on site there is an existing DHL couriers warehouse. The site and surrounding area is zoned as Capital City Zone 1, encouraging residential mixed use developments.

A number of high-rise and low-rise developments have been approved to the west of the subject site which will provide over 500 dwellings nearby. Two current applications as well as one approval to the north would provide close to a further two thousand dwellings if approved.

To the south is the established suburb of Garden City, with several hundred existing "bank houses" with stucco concrete grey finish and terracotta tiled roofs.

The planning scheme also gives guidance, seeking a park to the north-west corner of the site and an access laneway to the south of the subject site.



Source: Nearmaps

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

1.5 STREETScape PHOTOS



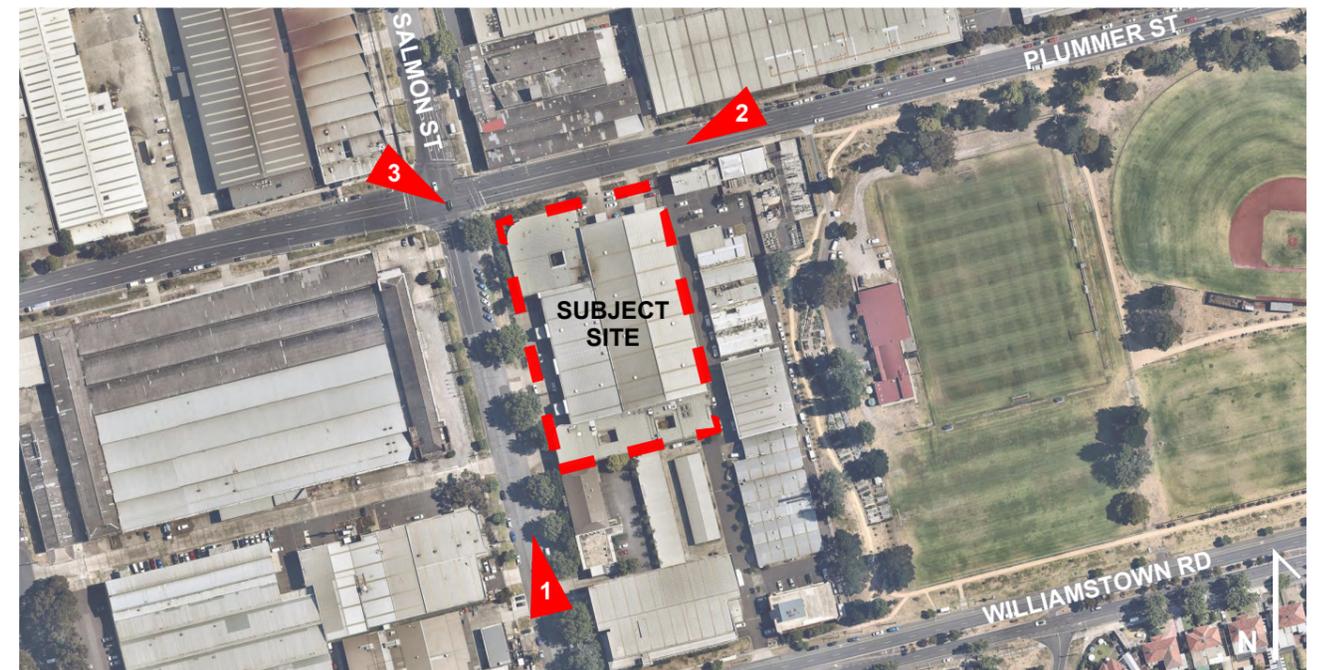
1 SALMON ST - LOOKING NORTH TOWARDS SUBJECT SITE



2 PLUMMER ST - LOOKING WEST TOWARDS SUBJECT SITE



3 CORNER PLUMMER & SALMON ST - LOOKING SOUTH-EAST AT SUBJECT SITE



The general character of the existing neighbourhood is concrete or metal walled warehouses in the order of 10-15 metres high. Streets are also quite wide and open.

Source: Nearmaps & Google Maps

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

1.6 SITE PHOTOS



Building typology is typically industrial modern warehouses with a few older original factories, generally of early modern or art deco style. Streets are tree lined.

Source: Nearmaps

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

1.7 SITE PHOTOS



The neighbouring buildings to the east are of metal and concrete construction with minimal on-site vegetation. A number of existing redevelopment permits indicate the site will redevelop sooner rather than later.

Source: Nearmaps

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

1.8 ZONING & OVERLAYS

Department of
Environment, Land,
Water and Planning

Address: 22 SALMON STREET PORT MELBOURNE 3207

Crown Description: Allot. 2 Sec. 67D CITY OF PORT MELBOURNE, PARISH OF MELBOURNE SOUTH

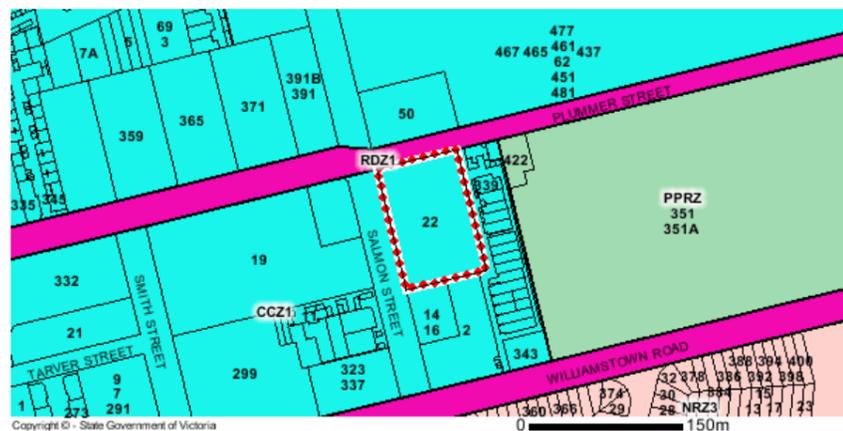
Local Government (Council): PORT PHILLIP Council Property Number: 210741

Directory Reference: Melway 56 J1

Planning Zone

CAPITAL CITY ZONE (CCZ)

CAPITAL CITY ZONE - SCHEDULE 1 (CCZ1)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

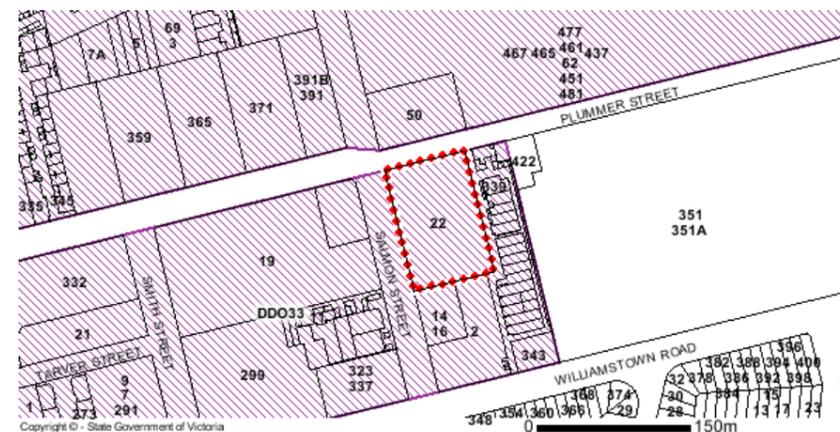
ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	

--- Urban Growth Boundary

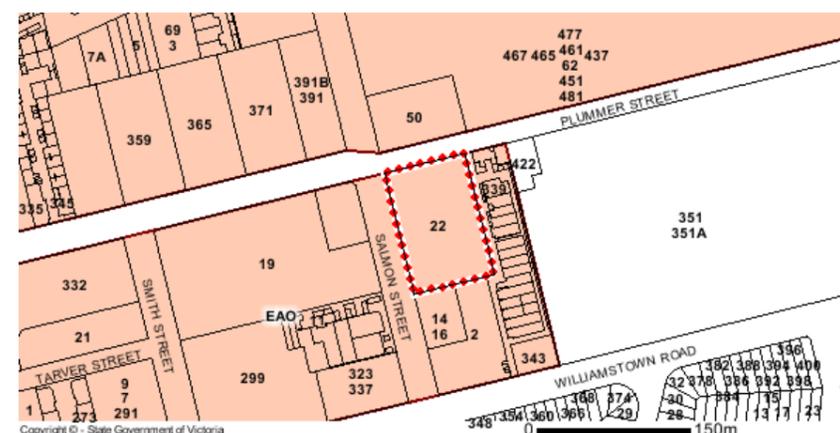
Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 33 (DDO33)

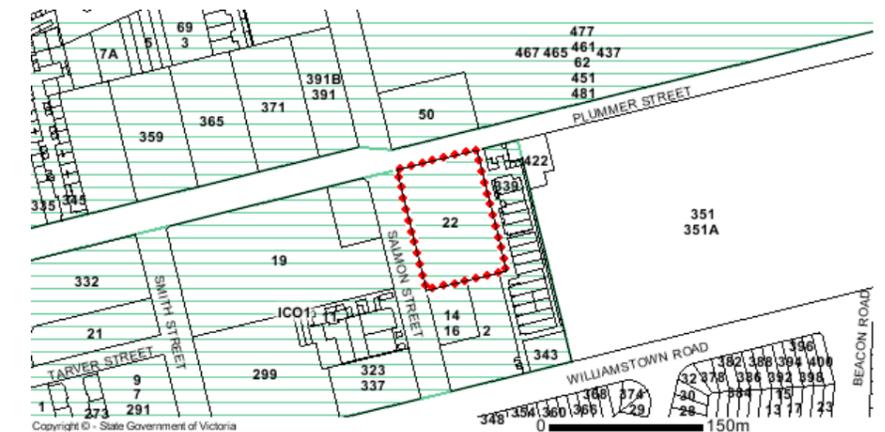


ENVIRONMENTAL AUDIT OVERLAY (EAO)



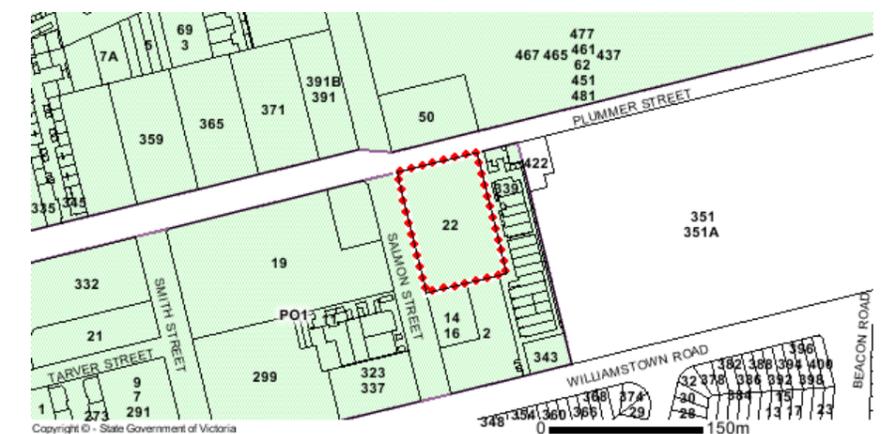
INFRASTRUCTURE CONTRIBUTIONS OVERLAY (ICO)

INFRASTRUCTURE CONTRIBUTIONS OVERLAY - SCHEDULE 1 (ICO1)



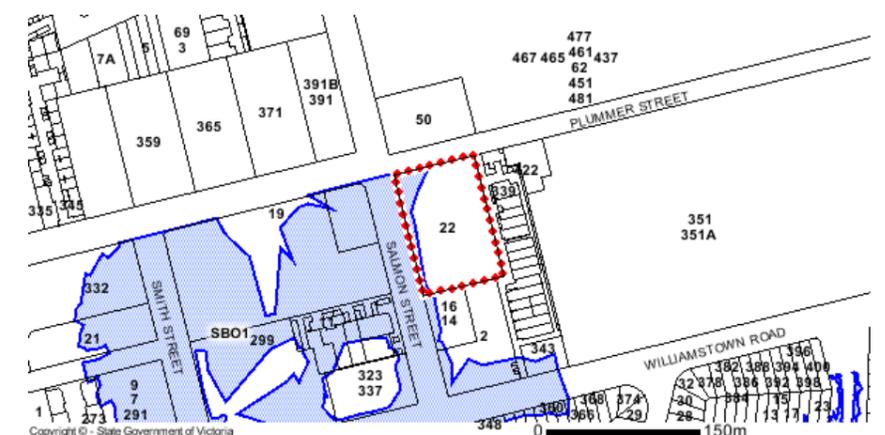
PARKING OVERLAY (PO)

PARKING OVERLAY - PRECINCT 1 SCHEDULE (PO1)



SPECIAL BUILDING OVERLAY (SBO)

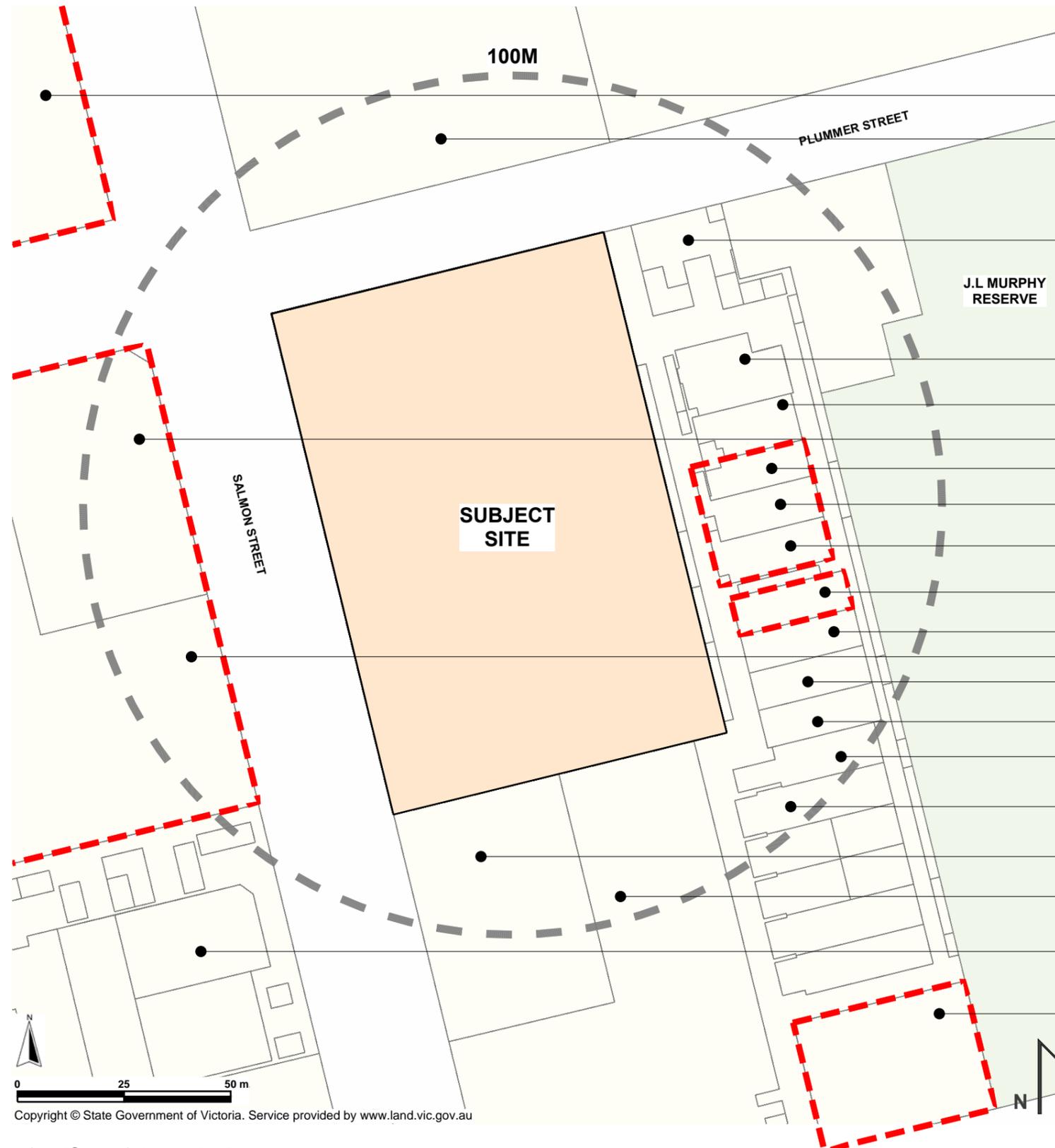
SPECIAL BUILDING OVERLAY - SCHEDULE 1 (SBO1)



WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

1.9 SURROUNDING SITE CONTEXT - WITHIN 100M



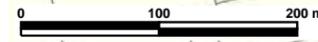
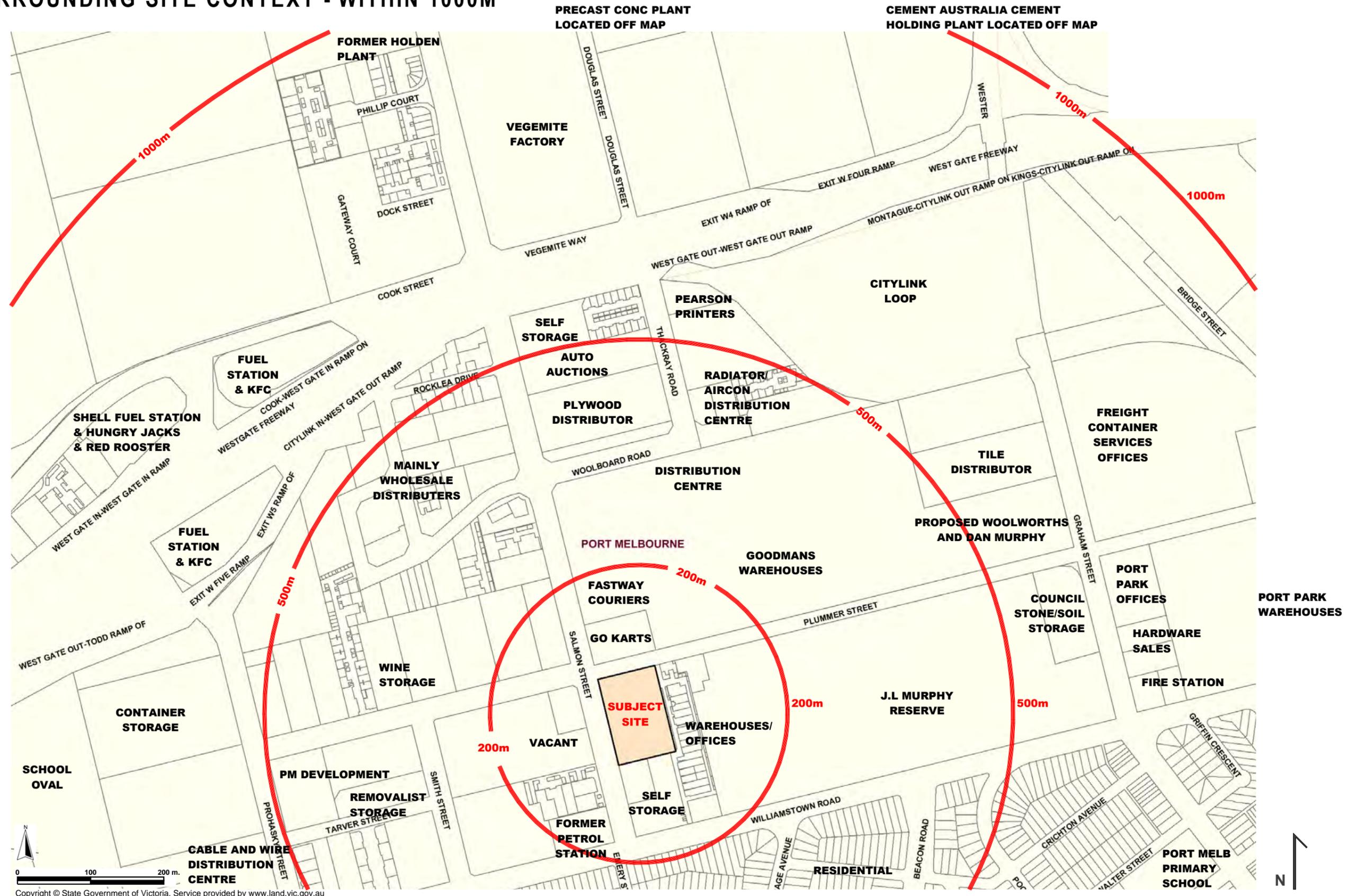
- OFFICES
CURRENT APPLICATION - MIXED USE DEVELOPMENT
DELWP APPLICATION NO: PA1700209 - 1189 DWELLINGS
- ENTERTAINMENT/LEISURE - GO KARTS
- OFFICES
- OFFICES - 415 GRAPHIC DESIGN BUSINESS
- RESIDENTIAL USE - PORT PHILLIP PERMIT NO: PO277/2016
- WAREHOUSE - PREVIOUSLY PAINTBALL
CURRENT PERMIT FOR 4 STOREY
MIXED USE DEVELOPMENT
DELWP APPLICATION NO: 2015/34819 - 148 DWELLINGS
- STUDIO - ATLANTIS SOUND RECORDING
- OFFICE
CURRENT PERMIT FOR
12 STOREY MIXED USE DEVELOPMENT
PLANNING PERMIT NO: P1607/2017 - 50 DWELLINGS
- OFFICES
- WAREHOUSE - VACANT,
FUTURE DEVELOPMENT - 10 STOREY MIXED USE
CURRENT PERMIT NO: 2015/34829 - 7 DWELLINGS
- OFFICES & LIGHT WAREHOUSING
- ENTERTAINMENT/LEISURE - CURRENTLY VACANT
- OFFICES - AUSTRALIAN I.T SUPPORT
- OFFICES & LIGHT WAREHOUSING
- OFFICES
- OFFICES - BLOOM FLORIST
- OFFICES - XEROX
- SELF STORAGE BUILDING - NATIONAL STORAGE
- RECREATION - BOXING & FITNESS CENTRE
- RESIDENTIAL - UNDER CONSTRUCTION
CURRENT PERMIT FOR 4 STOREY
MIXED USE DEVELOPMENT
APPLICATION NO: 1060/2016 - 17 DWELLINGS

Note: The Population and Demographics report dated September 2016 and release to the public October 2017 indicates an anticipated 400 dwellings will exist in Wirraway by 2027. Recent permit activity within close proximity of the subject site would indicate that Wirraway precinct can expect early transformation within the FBURA. It is not unreasonable to expect double that number of dwellings in the proximity within the next decade.

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

1.10 SURROUNDING SITE CONTEXT - WITHIN 1000M



Copyright © State Government of Victoria. Service provided by www.land.vic.gov.au

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

1.11 AUDIT OF NEIGHBOURING USES

AN AUDIT OF INDUSTRY IN AND AROUND THE PROPOSED SITE HAS BEEN UNDERTAKEN.

To the west:

There is a crash repair company specialising in Hail Damage approx 400m away.

There are a series of larger warehouses containing Lorbeek Used Cars, Go Karting and Paintball all approx 100 - 200m away.

A glazier is located approx 400m away

To the north:

There is an event/reception facility approx 300m away

A number of car importer offices such as Fiat are approx 200m away.

The Goodmans series of warehouses are to the north and there were no sensitive uses uncovered in this series of warehouses

To the east:

The JL Murphy reserve occupies approx 100m to the east

To the south:

Residential housing occupies the south on Williamstown Rd

USES WITH ADVERSE AMENITY POTENTIAL

Purpose

To define those types of industries and warehouses which if not appropriately designed and located may cause offence or unacceptable risk to the neighbourhood.

It appears that the purpose of this schedule is to exclude adverse amenity, not exclude residential.

In spite of the schedule contradicting the purpose for which it as written, a study has been undertaken

Basic Metal Products

Production of non-ferrous metals as:
aluminium by electrolysis - none found
other non-ferrous metals in amounts:
up to 100 tonnes a year
between 100 & 2,000 tonnes a year
exceeding 2,000 tonnes a year
Works producing iron or steel products in amounts:
up to 1,000,000 tonnes a year
exceeding 1,000,000 tonnes a year - none found

Chemical, Petroleum & Coal Products

Ammunition, explosives and fireworks production: - none found
Biocides production and storage: - none found
Briquette production: - none found
Chemical Fertiliser production: - none found
Chemical products other than those listed within this group: - none found
Cosmetics and toilet preparations production: (100m) nearest located on Ingalls Street more than 1000m away

Formaldehyde production: - none found
Industrial gases production: - none found
Inks production: - none found
Inorganic industrial chemicals production other than those listed within this group: - none found
Organic industrial chemicals production other than those listed within this group: - none found
Other petroleum or coal production: - none found
Paints and inks :
manufacture - none found
blending and mixing only - none found
Petroleum refinery: - none found
Pharmaceutical and veterinary production: - none found
Polyester resins production - none found
Soap and other detergents production: - none found
Synthetic resins & rubber production other than those listed within this group: (1000m) - none found

Fabricated Metal Products

Abrasive blast cleaning: - none found
Boiler makers 100
Structural or sheet metal production: 500
Works producing iron or steel products in amounts:
up to 1,000,000 tonnes per year
exceeding 1,000,000 tonnes per year - none found

Food, Beverages & Tobacco

Abattoir: 500 - none found
Bakery (other than one ancillary to a shop): 100 - nearest bakery located in Buckhurst Street more than 2km away
- none found
Flour mill: 300
Food or beverage production other than those listed within this group:
Freezing and cool storage 150 - none found
Maltworks: 300 - Vegemite located more than 900m away
- Colonial Brewery more than 1 km away

Manufacture of milk products: 300 - none found
Milk depot 100 - none found
Poultry processing works 100 - none found
Production of vegetable oils and fats using solvents: 300 - none found
Seafood processor: 500 - none found
Smallgoods production 100 - none found
Tobacco and cigarette production: 500 - none found
Miscellaneous Manufacturing
Fibreglass production: 200 - none found
Leather and artificial leather goods production: 300 - none found
Leather tanning and dressing: 300 - none found
Printing and coating works with heated curing ovens: 500 - none found
Rendering and casings works: 1,000 - none found
Rubber production, using either organic solvents or carbon black:300 - none found

Non-metallic Mineral Products

Bitumen batching plant: 500 - none found
Cement production in amounts:
up to 5,000 tonnes a year 300
between 5,000 & 150,000 tonnes a year 500
exceeding 150,000 tonnes a year 1000 -cement australia more than 1.5km away

USES WITH ADVERSE AMENITY POTENTIAL

Non-metallic Mineral Products

Clay bricks, tiles and pipe refractories, with a design production rate exceeding 10,000 tonnes a year:200 - none found
Concrete article or stone article production: 100 - cambar precast more than 1km away
Concrete batching plant: 300 -cement australia more than 1.5km away
Glass and glass production including glass wool: 500 - none found
Plaster or plaster articles production: 100 -boral more than 1km away
Rock wool manufacture: 500 - none found

Other Premises

Panel beating: 100 - none found within 100m
Rural industry handling, processing or packing agricultural produce:300 - none found

Paper & Paper Products:

Paper or paper pulp production: - none found
involving combustion of sulphur or sulphur containing materials from semi-processed materials
from prepared cellulose & rags
by other methods than above - none found

Recreation, Personal & Other Services

Dry cleaning for commercial and institutional customers, or in bulk quantities: - none found
Laundry for commercial and institutional customers, or in bulk quantities: - none found

Recycling and Resource Recovery

Advanced resource recovery technology facility - none found
Combustion, treatment or bio-reaction of waste to produce energy - none found

Commercial and Industrial materials recycling
Composting and other organic materials recycling.
Construction and demolition materials recycling
Other resource recovery or recycling operations

Refuse and used material storage, sorting and recovery in a transfer station:
Accepting organic wastes

Sanitary and garbage disposal in landfill - located on Boundary St more than 1km away
Soil conditioning or blending - none found
Used metals treatment or processing - none found
Used paper and cardboard treatment - none found
Used plastics treatment or processing - none found

Textiles

Carpet backing with latex: 300 - none found
Dyeing or finishing of cotton, linen and woollen yarns and textiles:300 - none found
Production of artificial fibres & textiles:
cellulose nitrate or viscose fibre, cellophane or artificial rubber - none found
other synthetic fibres and textiles - none found
Rope, cordage and twine production: 100 - none found
Treatment or production of textiles:
using carbon disulphide - none found
using other substances - none found
Wool scouring: 200 - none found

Transport and Storage

Depot for refuse collection vehicles 100 - none found
Grain elevators: 300 - none found
Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes: - none found
Storage of petroleum products and crude oil in tanks exceeding 2,000 tonnes capacity: - none found
Storage of wet-salted or unprocessed hides: 300 - none found
Temporary storage of industrial wastes: 300 - none found
Treatment of aqueous waste: 200 - none found
Waste incinerator for:
Woodwaste - none found
Plastic or rubber waste - none found
Chemical, biomedical or organic waste - none found

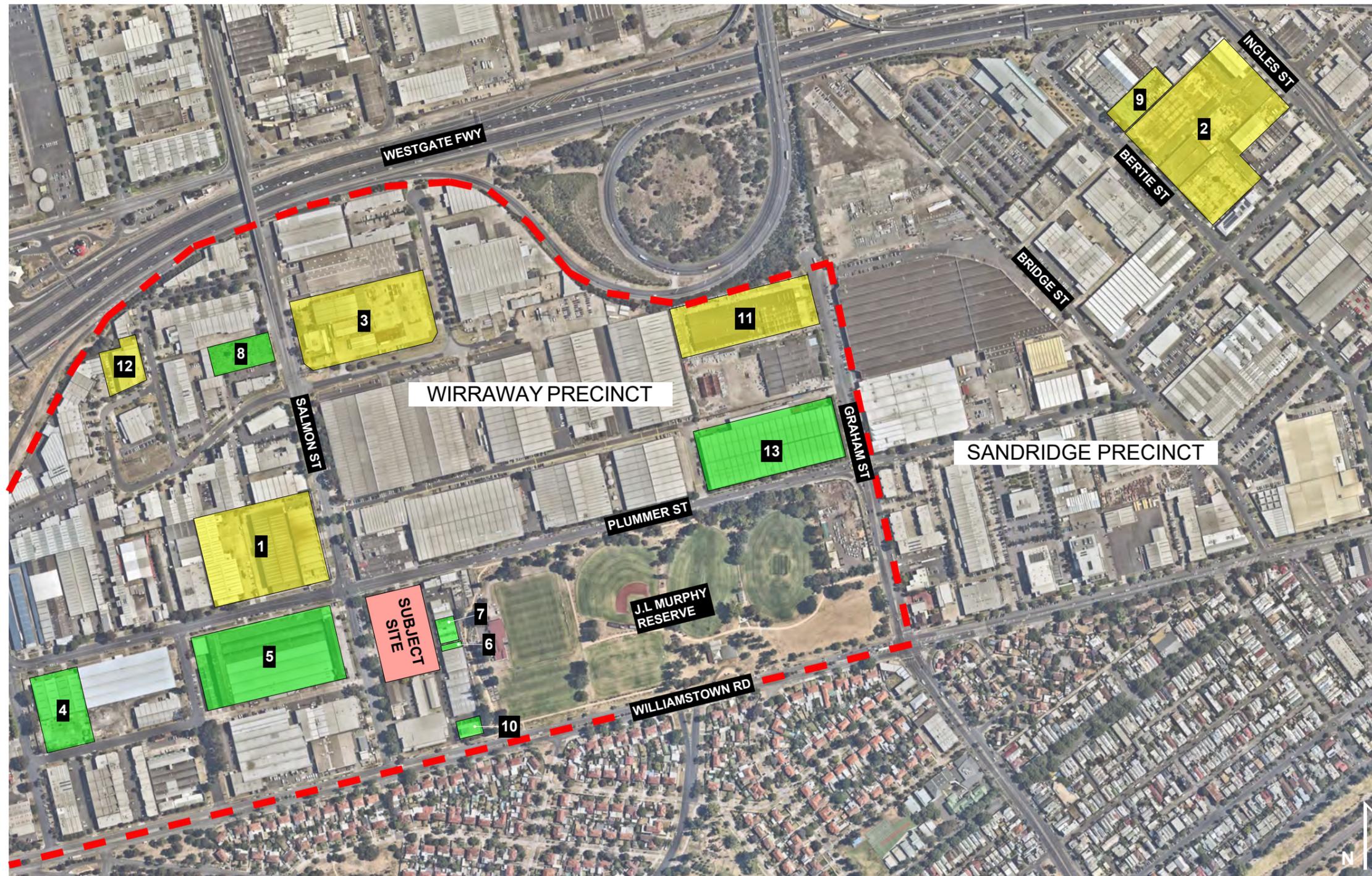
Wood, Wood Products & Furniture

Charcoal production: - none found
by the retort process - none found
other than by the retort process - none found
Joinery: 100 - none found
within 100m
Sawmill: 500 - none found
Wood preservation plant: 100 - none found
Wood-fibre or wood-chip products: 1,500 - none found

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

1.12 APPROVED & CURRENT APPLICATIONS



DEVELOPMENT DESCRIPTION	
1	365-391 PLUMMER ST, PORT MELBOURNE 3 TOWERS - 1,189 DWELLINGS
2	261-281 INGLES ST, PORT MELBOURNE 3 TOWERS - 1,290 DWELLINGS
3	112 SALMON ST, PORT MELBOURNE 6 TOWERS - 636 DWELLINGS
4	320 PLUMMER ST, PORT MELBOURNE 3 TOWERS - 547 DWELLINGS
5	19 SALMON ST, PORT MELBOURNE 4 STOREYS - 148 DWELLINGS
6	9A/339 WILLIAMSTOWN RD, PORT MELBOURNE 10 STOREYS - 7 DWELLINGS
7	LOTS 10,11,12/339 WILLIAMSTOWN RD, PORT MELBOURNE 12 STOREYS - 50 DWELLINGS
8	101 SALMON ST, PORT MELBOURNE 12 STOREYS - 157 DWELLINGS
9	118 BERTIE ST, PORT MELBOURNE 18 STOREYS - 264 DWELLINGS
10	LOT 3A/339 WILLIAMSTOWN RD, PORT MELBOURNE 4 STOREYS - 17 DWELLINGS
11	541 GRAHAM ST, PORT MELBOURNE 4 TOWERS - 680 DWELLINGS
12	17 ROCKLEA DR, PORT MELBOURNE 18 STOREYS - 224 DWELLINGS
13	481 PLUMMER STREET, PORT MELBOURNE SUPERMARKET AND LIQUOR

■ APPROVED - PLANNING PERMIT ISSUED
 ■ PENDING - APPLICATION IN PROGRESS

Source: Nearmaps
REFER TO PAGE 16 & 17 FOR PROJECT IMAGES

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

1.13 APPROVED & CURRENT APPLICATIONS



1 365-391 PLUMMER ST, PORT MELBOURNE
13, 19, 19 STOREYS (3 TOWERS)



2 261-281 INGLES ST, PORT MELBOURNE
34,34,52 STOREYS (3 TOWERS)



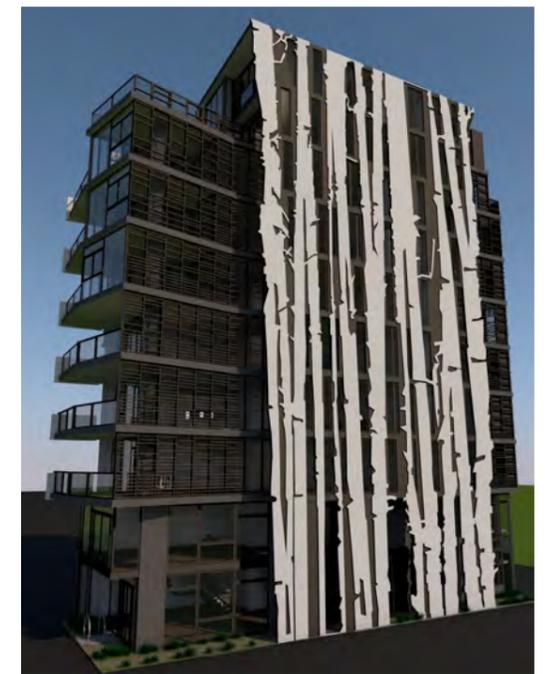
3 112 SALMON ST, PORT MELBOURNE
18, 12, 18, 18, 12, 18 STOREYS (6 TOWERS)



4 320 PLUMMER ST, PORT MELBOURNE
12,15,12 STOREYS (3 TOWERS)



5 19 SALMON ST, PORT MELBOURNE
4 STOREYS



6 9A/339 WILLIAMSTOWN RD, PORT MELBOURNE
10 STOREYS

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

1.14 APPROVED & CURRENT APPLICATIONS



7 LOTS 10,11,12/339 WILLIAMSTOWN RD, PORT MELBOURNE
12 STOREYS



8 101 SALMON ST, PORT MELBOURNE
12 STOREYS



9 118 BERTIE ST, PORT MELBOURNE
18 STOREYS



10 LOT 3A/339 WILLIAMSTOWN RD, PORT MELBOURNE
4 STOREYS

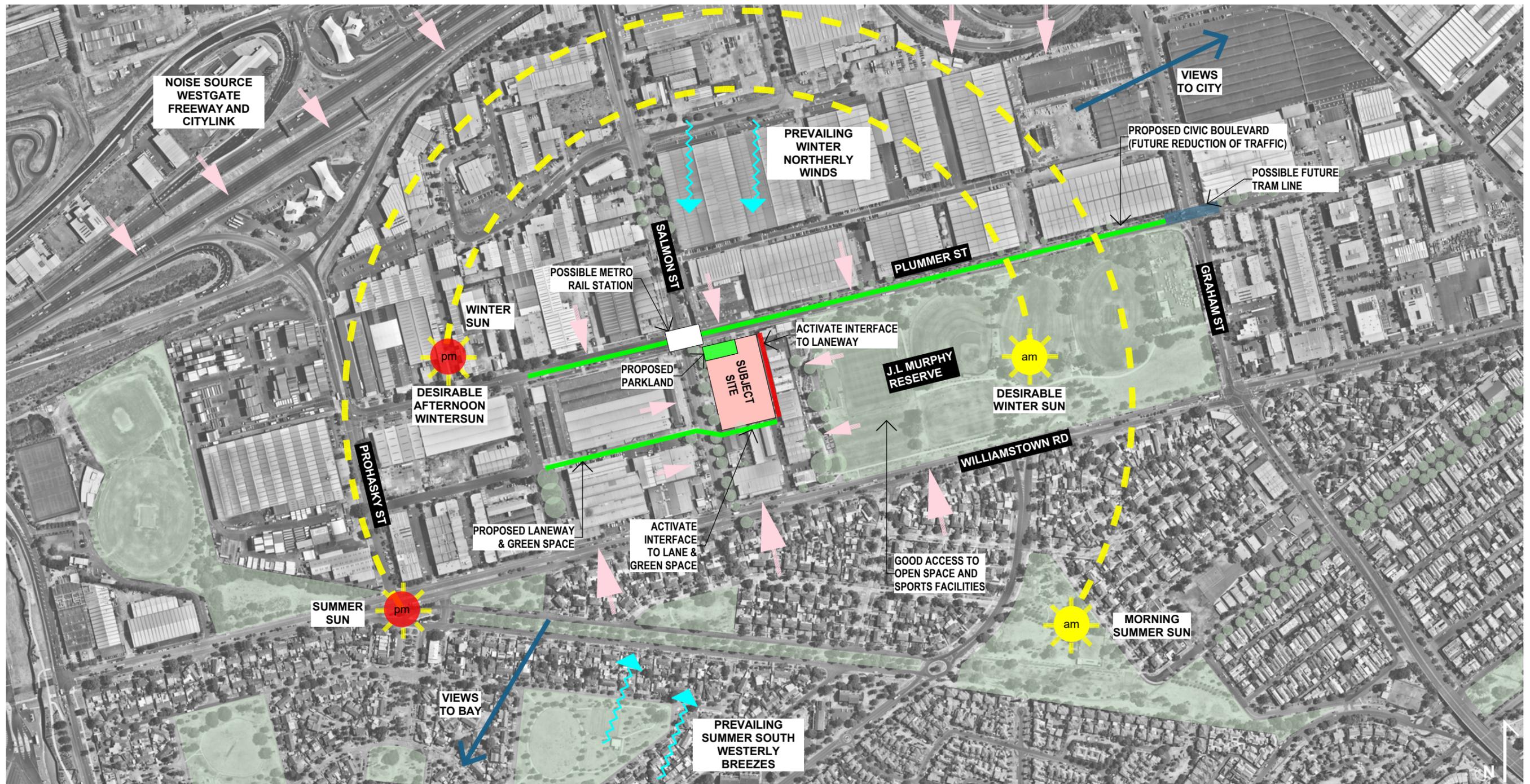


11 541 GRAHAM ST, PORT MELBOURNE
15 -18 STOREYS (4 TOWERS)

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

2.1 OPPORTUNITIES & CONSTRAINTS



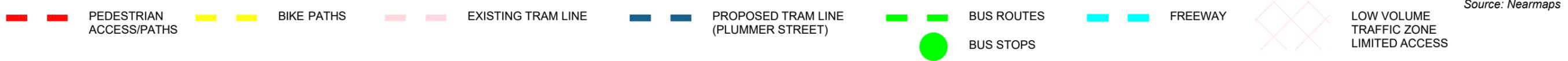
— WIND PATHS
 — SUN PATHS
 — NOISE PATH
 — TREES & GREEN SPACES

Source: Nearmaps

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

2.2 ACCESSIBILITY



Source: Nearmaps

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

2.3 POTENTIAL VIEWS



1 MELBOURNE EXHIBITION CENTRE, SOUTHBANK, EUREKA TOWER & AUSTRALIA 108



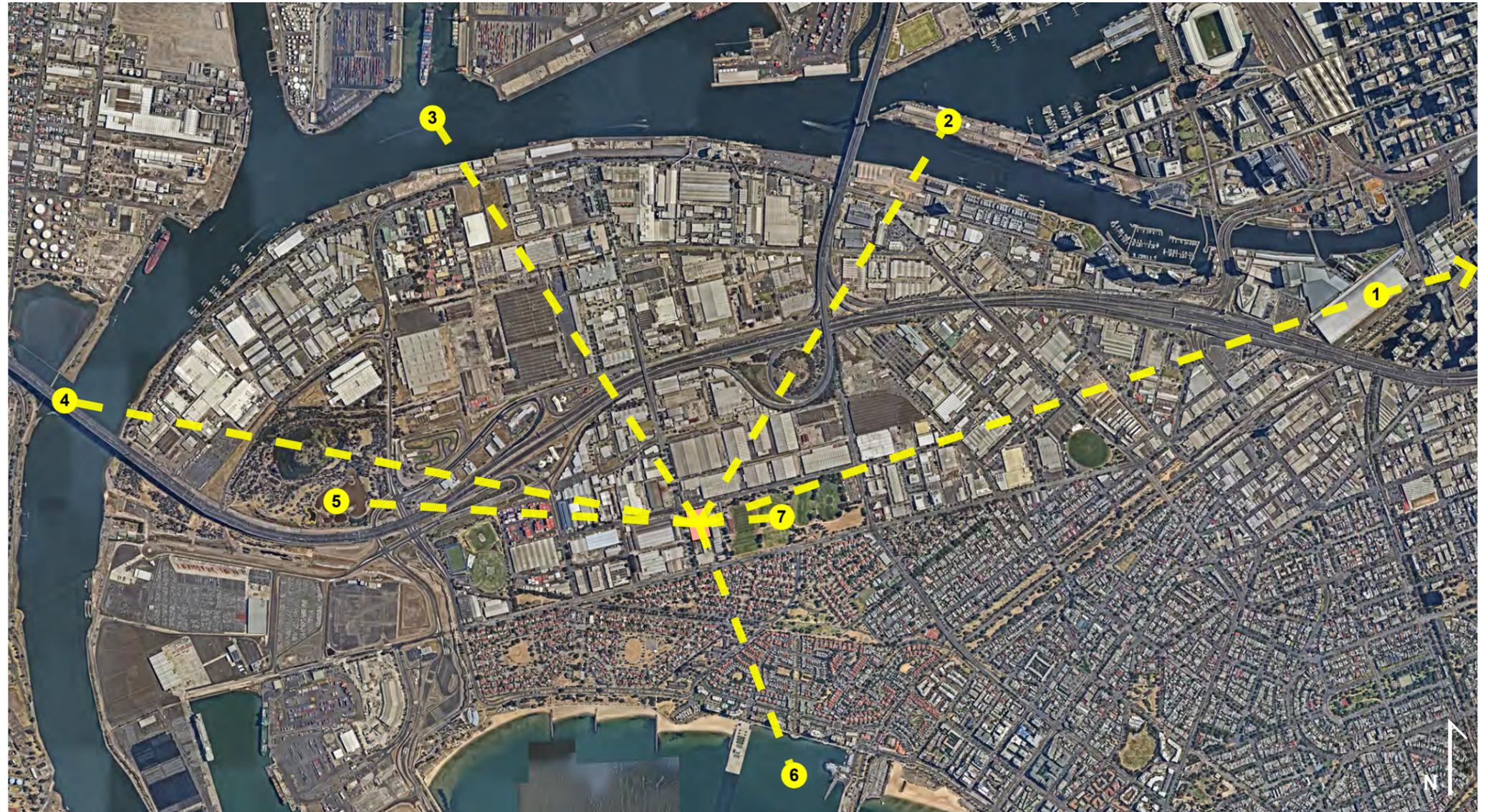
2 YARRA RIVER & CBD



3 COODES ISLAND & YARRA RIVER



4 WESTGATE BRIDGE



Source: Nearmaps



5 WESTGATE PARK



6 PORT PHILLIP BAY



7 J.L. MURPHY RESERVE

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.1 FISHERMANS BEND VISION

The Fishermans Bend Vision seeks to establish a local centre with a mix of uses at the corner of Plummer and Salmon Streets. The subject site is located within this location, the town centre of Wirraway. Fishermans Bend is in the initial stages of transformation, this project will become an early development that will provide opportunities for retail, commercial and residential uses.

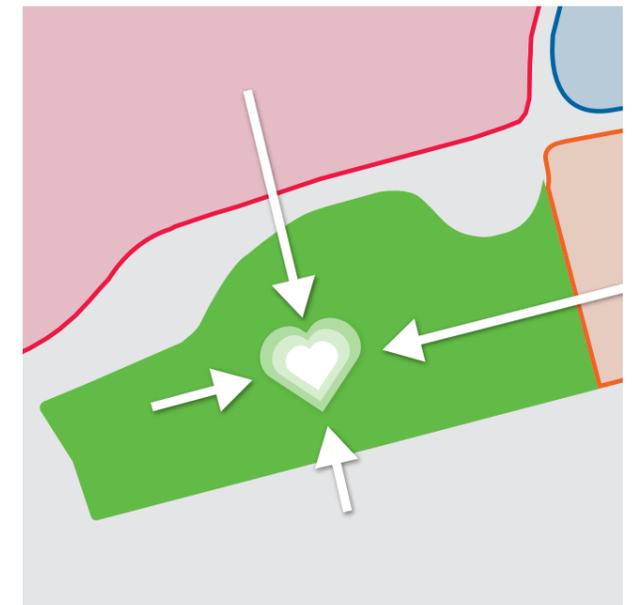
Wirraway aims to become a family friendly neighbourhood with plenty of green spaces and amenities within short walking distances. J.L Murphy Reserve is 100m to the east of the site providing residents and the public with a large reserve for recreation and sports. With such a large presence of greenery, the proposed design will seek to incorporate leafy sidewalks and landscaped areas and rooftops for residents to enjoy.

Fishermans Bend will have new infrastructure to connect the precincts to Melbourne CBD and beyond. One major new infrastructure is the proposed light rail along Plummer Street. The location of the new light rail will provide the residents and the public with an easily accessible public transport system immediately outside the site. Combined with new pedestrian sidewalks and cycleways, Plummer Street will become an engaging and active area of Fishermans Bend. The corner of Salmon and Plummer Street is also earmarked as a potential site for an underground metro rail station. The proposal seeks to reinforce the Fishermans Bend Vision and build on the guidance offered throughout the strategic framework.

FISHERMANS BEND VISION CITY OF PORT PHILLIP & CITY OF MELBOURNE



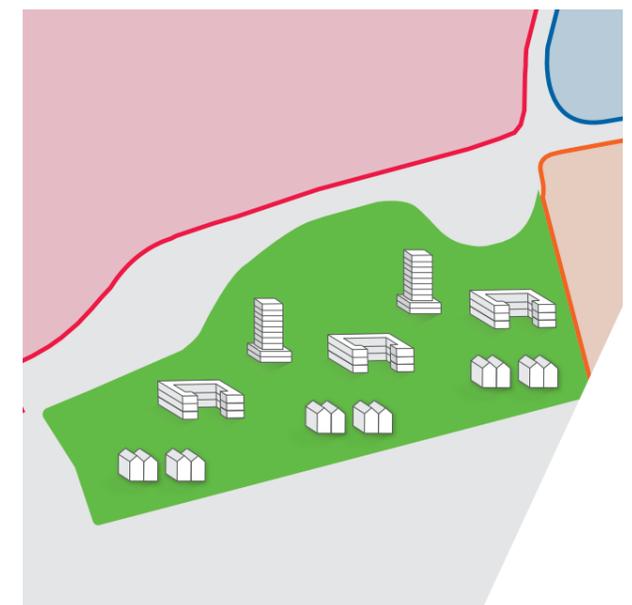
1 CONNECTION TO SURROUNDING PRECINCTS, MELBOURNE CBD & BEYOND



2 ESTABLISH A LOCAL CENTRE WITH MIX OF USES AT INTERSECTION OF PLUMMER & SALMON STREETS



3 PROVIDE GREEN LINKS



4 ENCOURAGE DIVERSE BUILDING TYPES & SCALES

SOURCE:

© The State of Victoria Department of Environment, Land, Water and Planning 2016

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.2 DESIGN STATEMENT

The proposed development offers the perfect location to kick start the new Wirraway precinct and will act as a catalyst to stimulate development and urban renewal within Fishermans Bend, which has seen very few projects get out of the ground to date.

The proposed development seeks to implement key strategies from the Fishermans Bend Framework along with the Fishermans Bend Planning Scheme, providing vital and necessary amenities such as a neighbourhood shopping centre with supermarkets and retail stores for all residents and a variety of commercial use for new businesses. The proposal provides much needed new facilities for a growing community within the Wirraway precinct.

The following pages explain the design process and underlying architectural concepts which inform and drive the design. It seeks to explain the building program which locates supermarket parking in the basement and other parking (both residential and commercial) above ground and plans for future redundancy of car parking. Large format retail by way of supermarkets are to be located at ground level, however the blind sides to these premises will be "sleeved" in smaller scale tight grain shops, other commercial spaces and cafes.

The proposal will activate and enliven the southern laneway through the south of the site, adding vibrancy to the future green space to be located on the neighbouring site. High ceilinged, versatile and adaptable commercial spaces are located above ground floor. This adaptable space, is office space as well as potentially housing civic facilities. Other local government hub facilities such as a library, computer facilities and offices might also be expected in these spaces should council desire.

Above this lower podium are the residential terraces, communal facilities and landscaped areas, out of which rise the residential towers. Atop each tower is a series of residential amenities and communal facilities such as sun area, barbeque and dining areas and childrens play areas to cater to families.



2 ARTIST'S IMPRESSION - AERIAL VIEW FROM SOUTH EAST CORNER

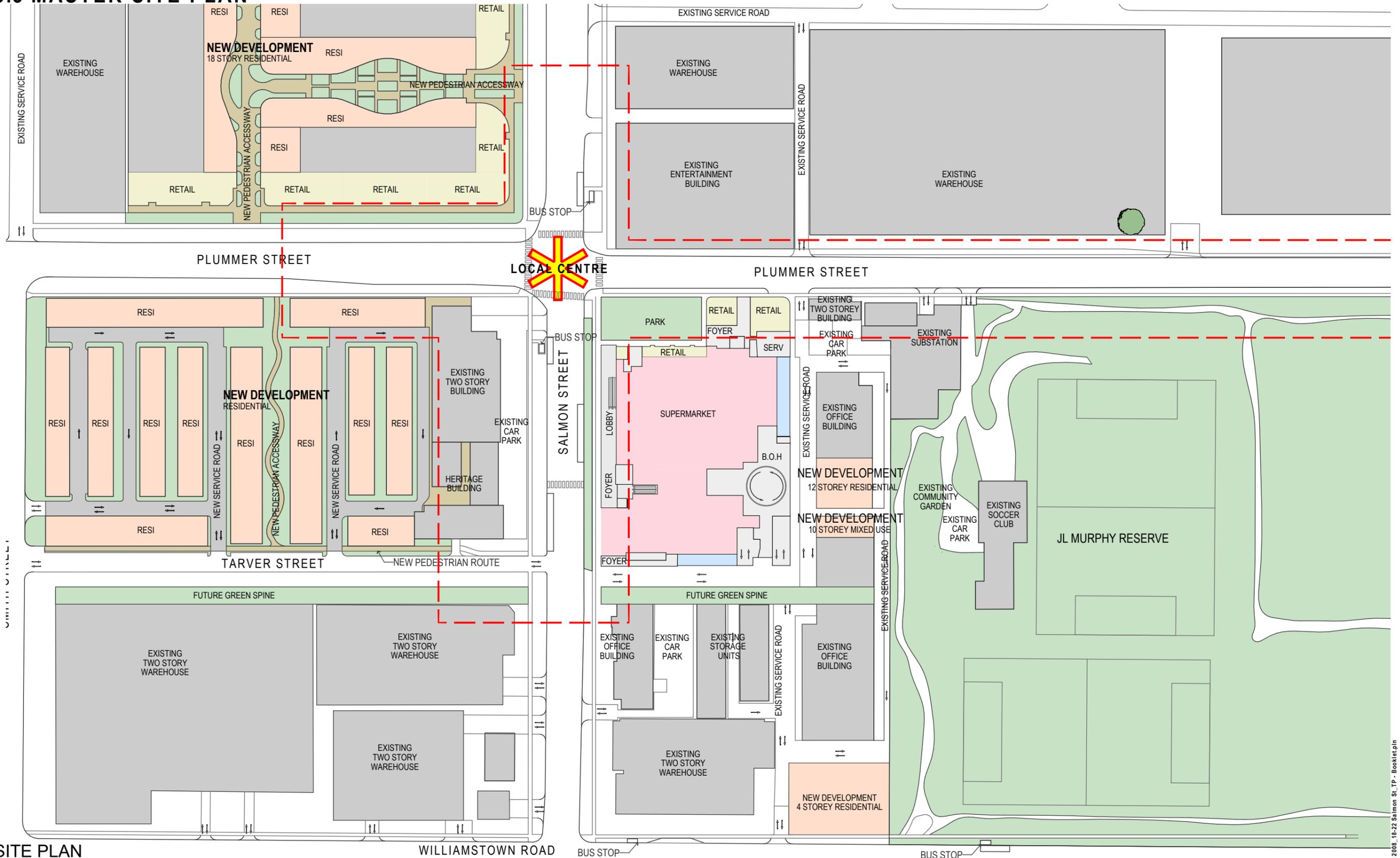


1 ARTIST'S IMPRESSION - VIEW FROM PLAZA LOOKING SOUTH DOWN SALMON ST AND LOBBY SPACE

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.3 MASTER SITE PLAN

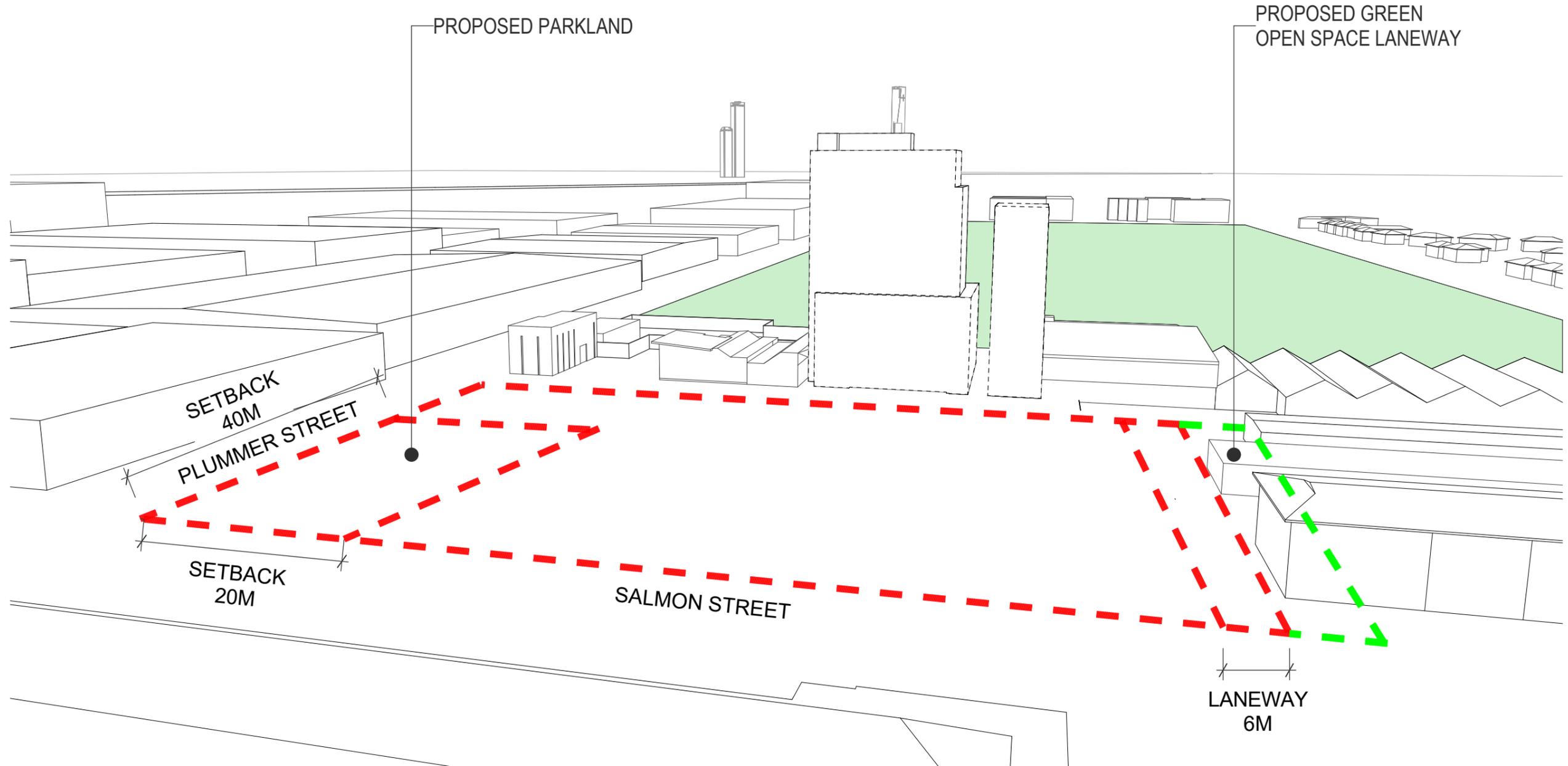


SITE PLAN
ARMSBY ARCHITECTS

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.4 SETBACKS



WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.5 BUILDING CONCEPT

The design creates a series of 3 towers each located towards the edges of the site, with towers 2 and 3 each visually split in two and linked via visually recessed and less visual forms. Accordingly each tower steps down at each of these visual breaks creating a vision of a number of smaller forms.

Each of the lower tower forms has a structured grid expressed externally as a unifying thread that is neither horizontal or vertical in nature, while the two taller tower forms embrace their height, expressing the vertical nature of a tower, albeit a stunted tower in the instance of Tower 3.

The building makes reference to geological landmarks and expresses the features of these landmarks in an architectural way.

The tower elements seek to visually separate themselves from the grounding podium, 'floating above' and rising out of the podium.

The podium is divided into a series of distinctly different elements which are visually broken between the towers, offering a tighter grain to the podium and perhaps appearing as though the site is a collection of towers and podiums rather than a single building, however the collection is linked via texture, colour and some unifying elements.

The palette has been inspired by natural hues and earthy tones with glazing comprising a series of grey tones punctuated with gold and bronze glazed elements. This uniform palette seeks to unify the built forms.

At the top of the podium level is the majority of residents public open space, which has been located to the north of the site as has the residents pool area, which has been located in the north east corner of the site maximising this prominent position. The landscaped public open space and green nature of this central space is reinforced by the numerous planter boxes located to the internal face of the towers.

Atop each tower is a series of residents activity spaces comprising areas for light play such as mini golf or just enjoying the sunshine. Other residents amenities include childrens play areas above Tower 3, a semi enclosed movie space located at podium level under Tower 3 and a spa area located at roof level of Tower 1



1 ARTIST'S IMPRESSION - VIEW FROM INTERSECTION OF SALMON STREET & PLUMMER STREET LOOKING SOUTH-EAST

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.6 PODIUM CONCEPT

The ground floor offers a mix of grain to its street frontages. Larger format glazed frontages address the longer Salmon Street frontage. It is further activated by glazed fronts and checkouts behind the glass. Plummer Street contains smaller retail as well as lobby spaces to activate the vibrant civic plaza space to the north. This space should contain cafes with alfresco dining and future metro exits.

The retail tenancies engage with the proposed plaza/park space to be provided on the Salmon Street and Plummer Street corner. The undulating canopy and base beneath add grain and relief, visually breaking the length of the building whilst still cohesively holding the building together.

Above the canopy sits a unifying podium like the bay, from which a series of rock-like towers emerge. An orderly but broken series of stepping patterns create light, shade, depth and relief to the streetscape.



1 ARTIST'S IMPRESSION - VIEW FROM INTERSECTION OF SALMON STREET & PLUMMER STREET LOOKING SOUTH-EAST

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.7 PODIUM CONCEPT

The design of the North East Podium has been informed by lattice like patterns found in coral and fishing nets. The Podium is of a smaller scale and begins as a mass, similar to how coral can form a large mass when grouped together. A lattice structured facade is delicately draped over the mass, reminiscent of a fishing net and the patterns seen within coral formations.



1 ARTIST'S IMPRESSION - Portion of Podium



2 FISHING NET LACE PATTERN



3 NATURAL CORAL FORMATIONS



4 TOUR D2 - PARIS



5 HONG KONG INSTITUTE OF DESIGN - HONG KONG

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.8 PODIUM CONCEPT

The podium forms a grounding element to the proposal, whilst the towers above seek to visually float and hover over the podium the introduction of heavier masonry elements tie the podium to the ground.

The introduction of a series of arched punctuations to the facade subtly acknowledge the grandeur of a bygone era, an era which saw similar arched colonnades to prominent local architecture as seen at the original St Kilda Sea Baths or nearby Pier Hotel but to mention two.

The arches are clad with decorative brickwork and render, while also incorporating simple capping details, creating a detailed and fine grain base to the project. Above ground the arches provide 'doorways' to balcony spaces, filled with recessed glazing and balconies with minimal framing.

The podium introduces an aesthetic that draws people to the ground floor entry points. For occupants of the upper commercial levels, the arches will frame views out to the scenic Melbourne surrounds and new plaza space below. Exemplar images adjacent demonstrate arches bringing sophistication to the building design in as nostalgic yet contemporary manor.



1 ARTIST'S IMPRESSION - Portion of Podium



2 ST KILDA SEA BATHS



4 ST KILDA SEA BATHS



3 PIER HOTEL PORT MELBOURNE



5 CALILE HOTEL IN BRISBANE

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.9 TOWER 1 CONCEPT

Tower 1 is of a smaller scale than the other towers. The design of Tower 1 has been informed by the tessellated pavement of Pirates Bay in Tasmania. What makes this bayside form intriguing is the manner in which the rock has eroded to leave "proud" seams in the formation. These remaining stone "pans" fill with water and create unique reflective ponds, which the facade of this building uses as inspiration and seeks to replicate architecturally.

Similarly the façade displays a regular expressed frame with dark reflective "pools of" glares inset from the frame work. The design and break-up of Tower 1 is structured and dominant. The grey reflective glass has not only been chosen for its thermal performance but to recreate the reflective ponds experience at Pirates Bay.



1 ARTIST'S IMPRESSION - TOWER 1 FACADE



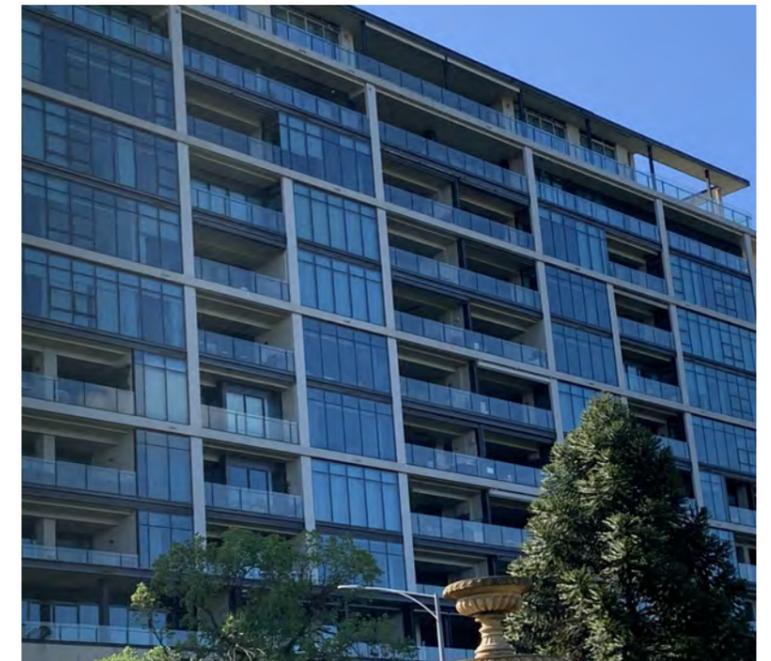
2 PIRATE'S BAY TESSELLATED PAVEMENT - TASMANIA



4 FRESH WATER PLACE - MELBOURNE



3 PIRATE'S BAY TESSELLATED PAVEMENT - TASMANIA



4 FRESH WATER PLACE - MELBOURNE

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.10 TOWER 2 CONCEPT

The design of the Residential Tower 2 has been informed by a number of elements which celebrate nearby Victorian natural heritage sites. The forms are reminiscent of the natural rock formations at the Organ Pipes National Park located in Keilor and the Arapiles rock formations west of Horsham.

Crystalline facades that "hover" above the podium "eroded" where meeting the lower built forms.

The main colouration and inspiration of Tower 2 is informed by the golden/brown of natural rock formations and the way the formaions have eroded at the base. This is a natural phenomenon seen along the Victorian coastline at monuments such as the 12 Apostles and at the Organ Pipes National Park.



1 ARTIST'S IMPRESSION - TOWER 2 FACADE



2 ORGAN PIPES NATIONAL PARK - VICTORIA



3 FUKOKU TOWER - JAPAN



4 ORGAN PIPES NATIONAL PARK - VICTORIA



5 STRANDEN 1 - NORWAY

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.11 TOWER 3 CONCEPT

Tower 3 is the middle sized tower, with its finer grain of small individual silver grey facade panels to the building. The facade panels are broken up in a structured pattern, reminiscent of the individual exposed pylon piers, displaying fine elements which work together to complete the much larger picture of the long gone Princes Pier.

The conceptual imagery for Tower 3 is inspired by the eroded silver white piers from the nearby Princes Pier. The piers float over the shimmering blue/grey water base of Port Phillip Bay in an orderly yet slightly discordant pattern. Sometimes slightly staggered straight lines appear, other times nothing but a solid mass being the tops of the pylons.

The proportions and scale of the building also draws on a level of inspiration seen in the shipping container "buildings" along Prohasky Street in Port Melbourne.



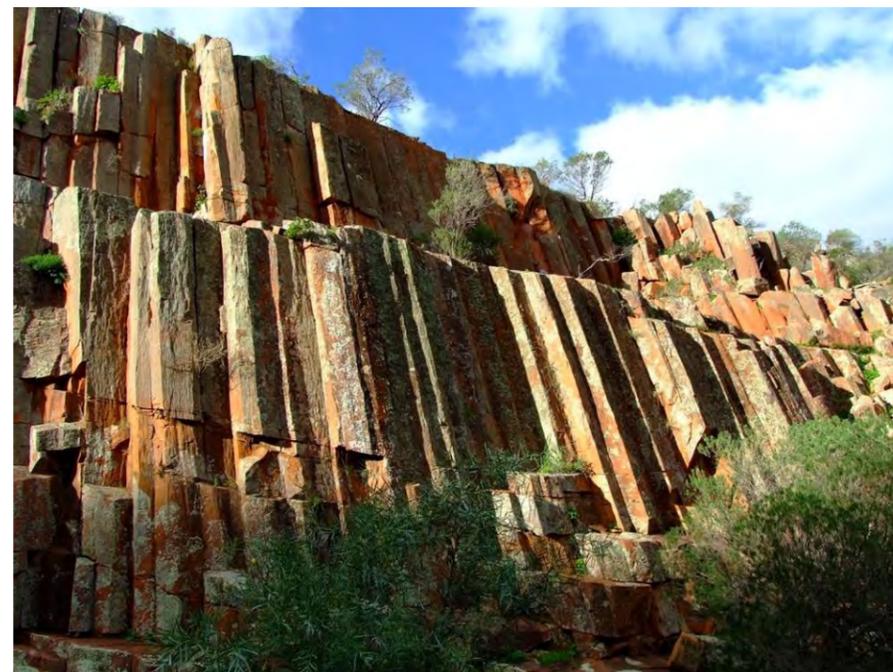
1 ARTIST'S IMPRESSION - TOWER 3 FACADE



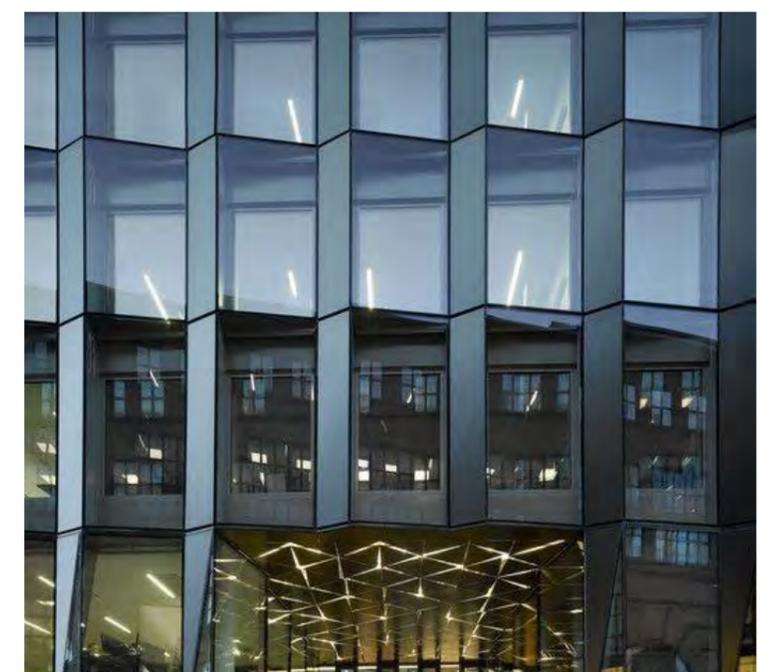
4 PRINCES PIER - PORT MELBOURNE



3 DELOITTE BUILDING - CHILE



2 THE ORGAN PIPES. GAWLER RANGES SA



4 STRANDEN 1 - NORWAY

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.12 TOWER COURTYARD CONCEPT

The central courtyard and plaza spaces of the proposal are representative of the fertile valleys surrounding Melbourne, just as the Yarra has carved its way through the Dandenongs to the bay leaving us with the magnificent Yarra Valley.



2 BOSCO VERTICALE - MILAN, ITALY



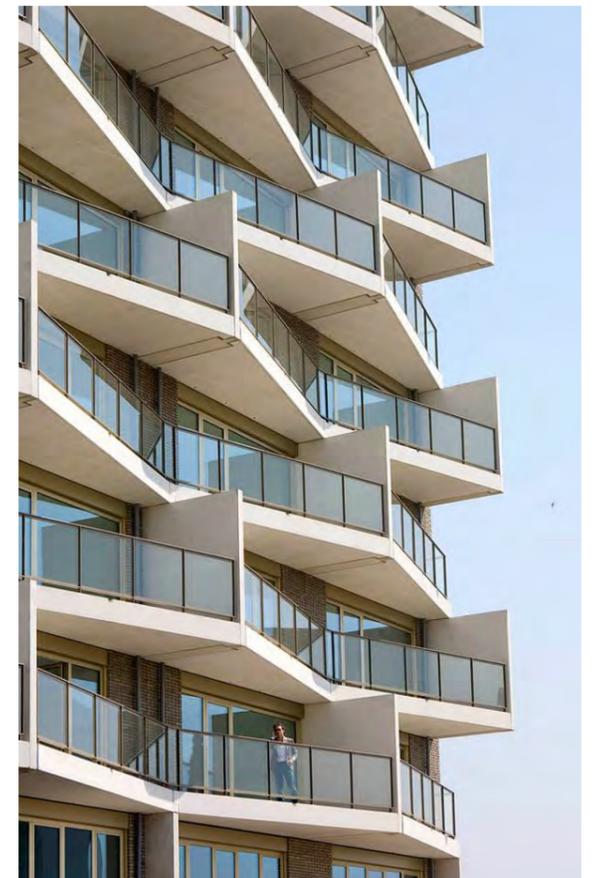
3 ONE CENTRAL PARK - SYDNEY, AUSTRALIA



1 ARTIST'S IMPRESSION - COURTYARD



4 PARKROYAL ON PICKERING - SINGAPORE



5 DE KAMELEON - NETHERLANDS

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.13 PODIUM - COLOUR CONCEPT

The podium colour palette has been inspired as the silt base of the ocean and with the waters of the bay over. A mixture of light grey/beige and bronze/golds float over the tan base. An undulating canopy provides grain to the lower level, acting as a break between the upper and lower podium levels.

PODIUM COLOUR PALETTE



- G4**
GLASS;
CLEAR LOW E
- G3**
GLASS;
CLEAR
- G2**
GLASS;
LIGHT GREY
- G9**
GLASS; COLOURBACK
MID GREY ON CLEAR
- MF2**
POWDERCOATED METAL
FINISH; CHARCOAL
- P3**
PAINT FINISH; SURFMIST
- BR3**
BRICK FINISH; CREAM

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.14 PODIUM - COLOUR CONCEPT



TOWER 4 - COLOUR PALETTE

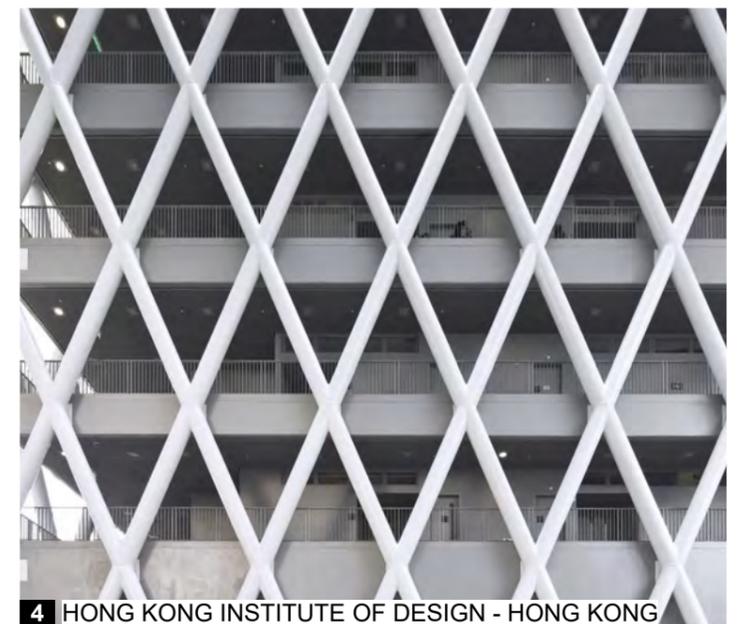
-  **G1**
GLASS;
BRONZE
-  **G6**
GLASS; COLOURBACK
MID GREY ON BRONZE
-  **MF3**
POWDERCOATED METAL
FINISH; SURFMIST
-  **MF4**
POWDERCOATED METAL
FINISH; DARK BRONZE
(Ventilation grille to
apartments. Locations TBC)



2 FISHING NET LACE PATTERN



3 NATURAL CORAL FORMATIONS



4 HONG KONG INSTITUTE OF DESIGN - HONG KONG

1 ARTIST'S IMPRESSION

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.15 TOWER 1 - COLOUR CONCEPT



1 ARTIST'S IMPRESSION

TOWER 2 - COLOUR PALETTE

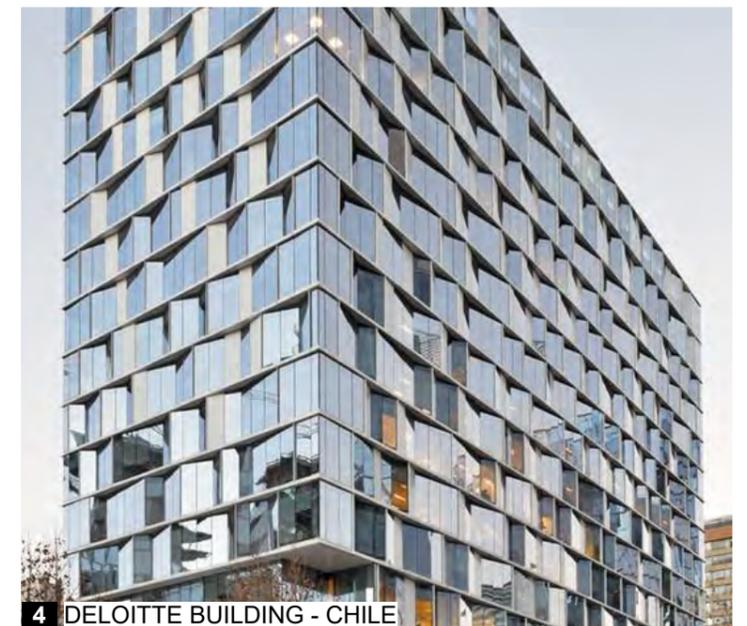
-  **G5**
GLASS;
MID GREY
-  **P1**
PAINT FINISH;
CHARCOAL
-  **G1**
GLASS;
BRONZE
-  **P3**
PAINT FINISH;
SURFMIST
-  **G9**
GLASS; COLOURBACK
MID GREY ON CLEAR
(spandrel panels)
-  **MF6**
POWDERCOATED METAL
FINISH; WALLABY
(Ventilation grille/ louvres to
apartments. Locations TBC)
-  **P5**
TEXTURE PAINT FINISH;
WALLABY



2 PIRATES BAY - TASMANIA



3 DELOITTE BUILDING - CHILE



4 DELOITTE BUILDING - CHILE

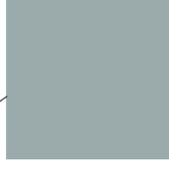
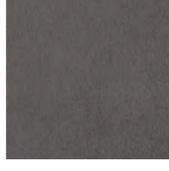
WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

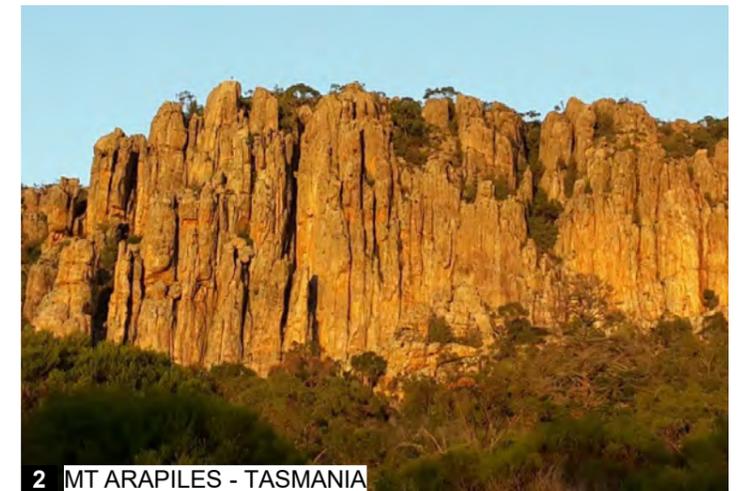
18-22 SALMON STREET, PORT MELBOURNE

3.16 TOWER 2 - COLOUR CONCEPT



TOWER 2 - COLOUR PALETTE

-  **G5**
GLASS;
MID GREY
-  **P1**
PAINT FINISH;
CHARCOAL
-  **G1**
GLASS;
BRONZE
-  **P3**
PAINT FINISH;
SURFMIST
-  **MF6**
POWDERCOATED METAL
FINISH; WALLABY
(Ventilation grille/ louvres to
apartments. Locations TBC)
-  **G9**
GLASS; COLOURBACK
MID GREY ON CLEAR
(spandrel panels)
-  **P5**
TEXTURE PAINT FINISH;
WALLABY



2 MT ARAPILES - TASMANIA



3 ORGAN PIPES NATIONAL PARK - VICTORIA



4 FUKOKU TOWER - JAPAN

1 ARTIST'S IMPRESSION

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

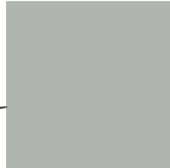
18-22 SALMON STREET, PORT MELBOURNE

3.17 TOWER 3 - COLOUR CONCEPT



1 ARTIST'S IMPRESSION

TOWER 3 - COLOUR PALETTE

-  **P4**
PAINT/PANEL FINISH;
SHALE GREY
-  **G5**
GLASS;
MID GREY
-  **P3**
PAINT FINISH;
SURFMIST
-  **G1**
GLASS;
BRONZE
-  **G2**
GLASS;
LIGHT GREY
-  **G9**
GLASS; COLOURBACK
MID GREY ON CLEAR
-  **P5**
PAINT FINISH; WALLABY
(Ventilation grille/ louvres and
walls to apartments. Locations
TBC)



2 PRINCES PIER



3 GALLERY OF FORNEBUPORTEN - NORWAY



4 SOHO NEW YORK APARTMENTS - NEW YORK

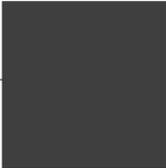
WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.18 COURTYARD - COLOUR CONCEPT



COURTYARD COLOUR PALETTE -

-  **MF1**
POWDERCOATED METAL
FINISH; CHARCOAL
(WINDOW & DOOR FRAMES)
-  **P3**
PAINT FINISH;
SURFMIST
-  **P5**
PAINT FINISH;
TO MATCH
COLORBOND WALLABY



2 DE KAMELEON - NETHERLANDS



3 BOSCO VERTICALE - MILAN, ITALY

1 ARTIST'S IMPRESSION

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.19 LIMITED DEPTH RETAIL CONCEPT



1 BREAD & MEAT CO. - GOLDSBROUGH LANE, MELBOURNE



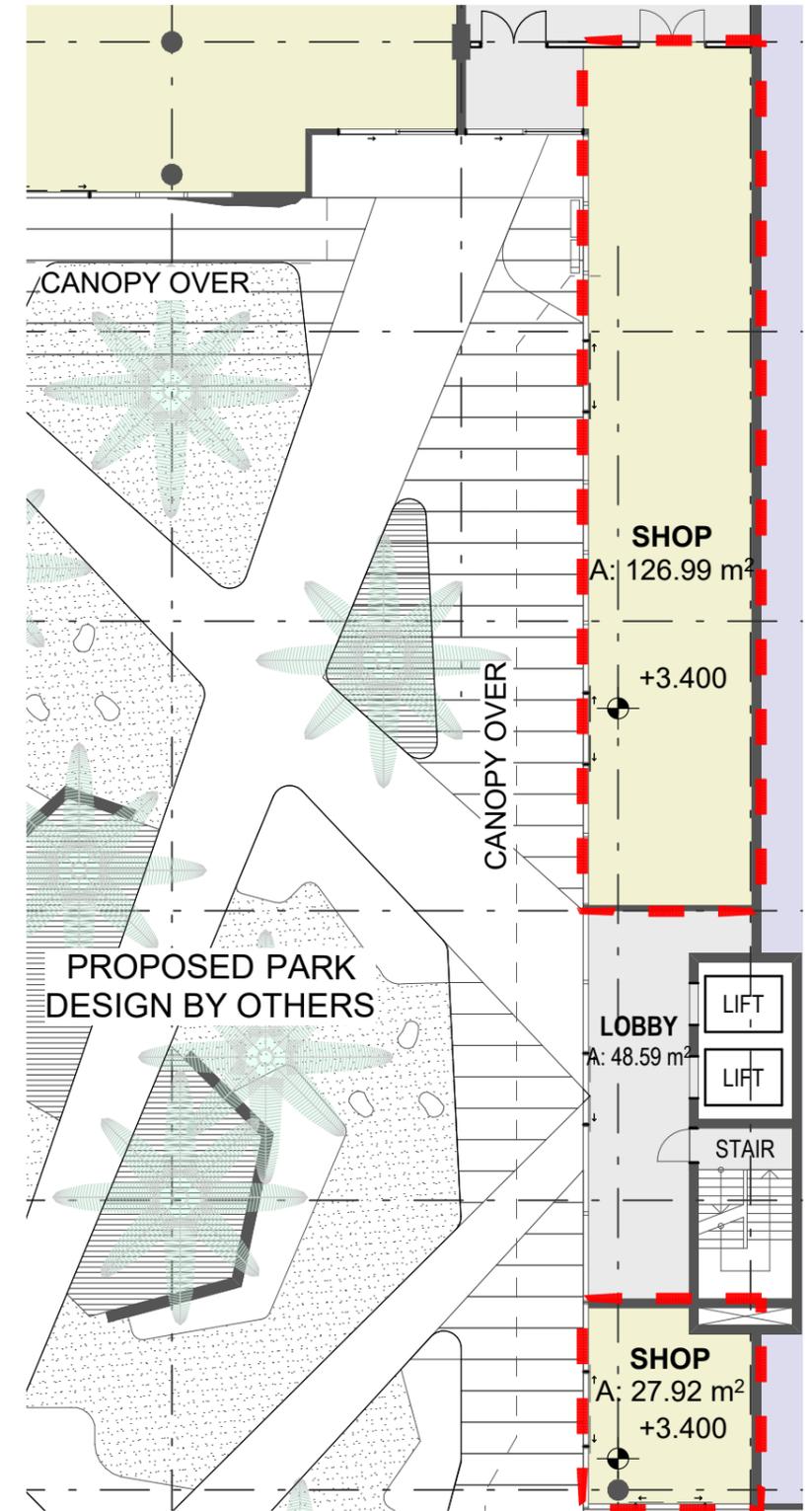
2 LITTLE CUPCAKE - GOLDSBROUGH LANE, MELBOURNE



3 CRISP - GOLDSBROUGH LANE, MELBOURNE



4 LT OSTERIA - GOLDSBROUGH LANE, MELBOURNE



5 PROPOSED GROUND FLOOR SHOPS

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.20 ARTIST'S IMPRESSION



1 ARTIST'S IMPRESSION - VIEW FROM SALMON STREET LOOKING SOUTH-EAST

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.21 ARTIST'S IMPRESSION



1 ARTIST'S IMPRESSION - VIEW FROM INTERSECTION OF SALMON STREET & PLUMMER STREET LOOKING SOUTH-EAST

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.22 ARTIST'S IMPRESSION



1 ARTIST'S IMPRESSION - VIEW FROM SALMON STREET LOOKING NORTH

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.23 ARTIST'S IMPRESSION



1 ARTIST'S IMPRESSION - VIEW FROM SALMON STREET LOOKING NORTH

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.24 ARTIST'S IMPRESSION



1 ARTIST'S IMPRESSION - VIEW FROM PLUMMER STREET LOOKING WEST

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.25 ARTIST'S IMPRESSION



1 ARTIST'S IMPRESSION - DISTANT VIEW FROM PLUMMER STREET LOOKING EAST

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.26 ARTIST'S IMPRESSION



1 ARTIST'S IMPRESSION - VIEW FROM PLUMMER STREET LOOKING EAST

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.27 ARTIST'S IMPRESSION

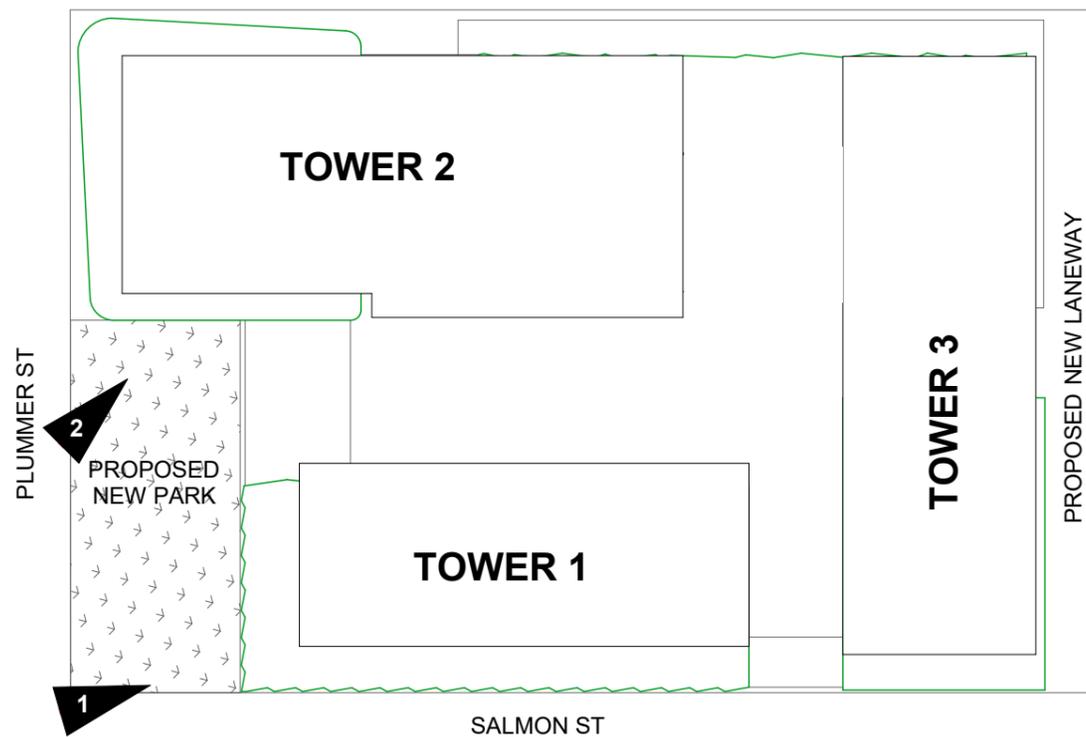


1 ARTIST'S IMPRESSION - VIEW FROM WILLIAMSTOWN ROAD LOOKING NORTH-WEST

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.28 ARTIST'S IMPRESSION - DETAILS



KEY PLAN - NTS

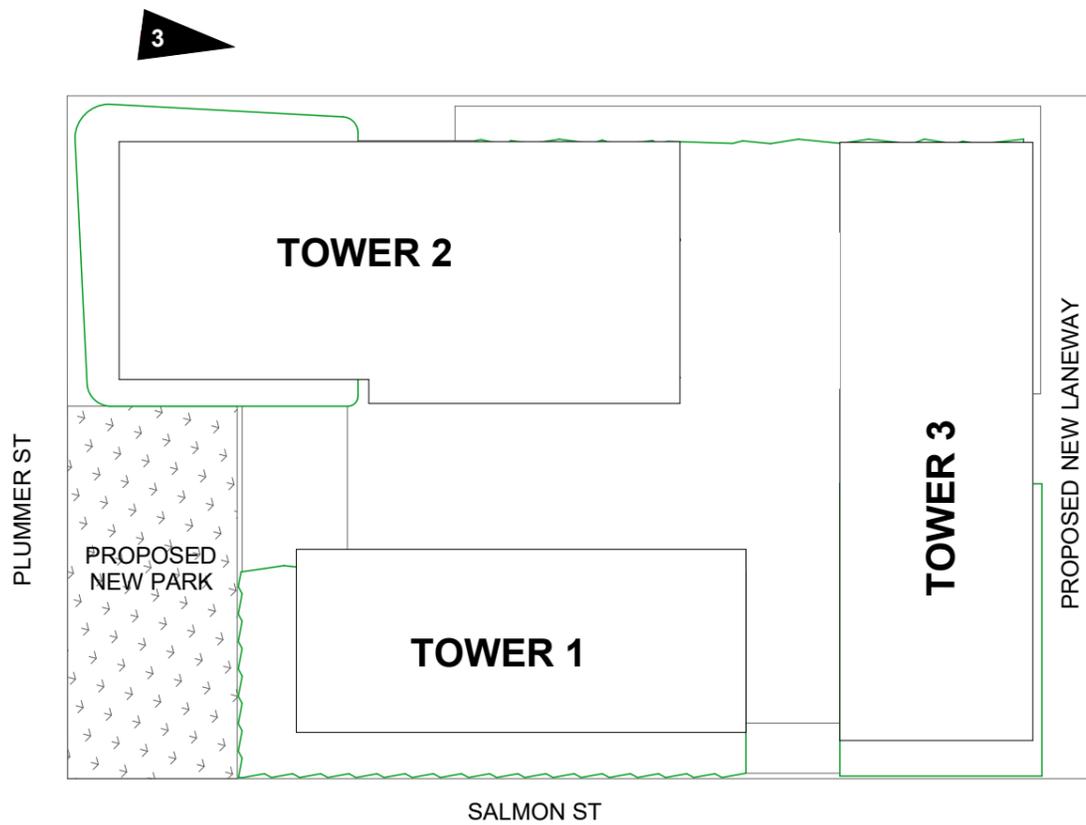


ARMSBY ARCHITECTS

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.29 ARTIST'S IMPRESSION - DETAILS



KEY PLAN - NTS



ARMSBY ARCHITECTS

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

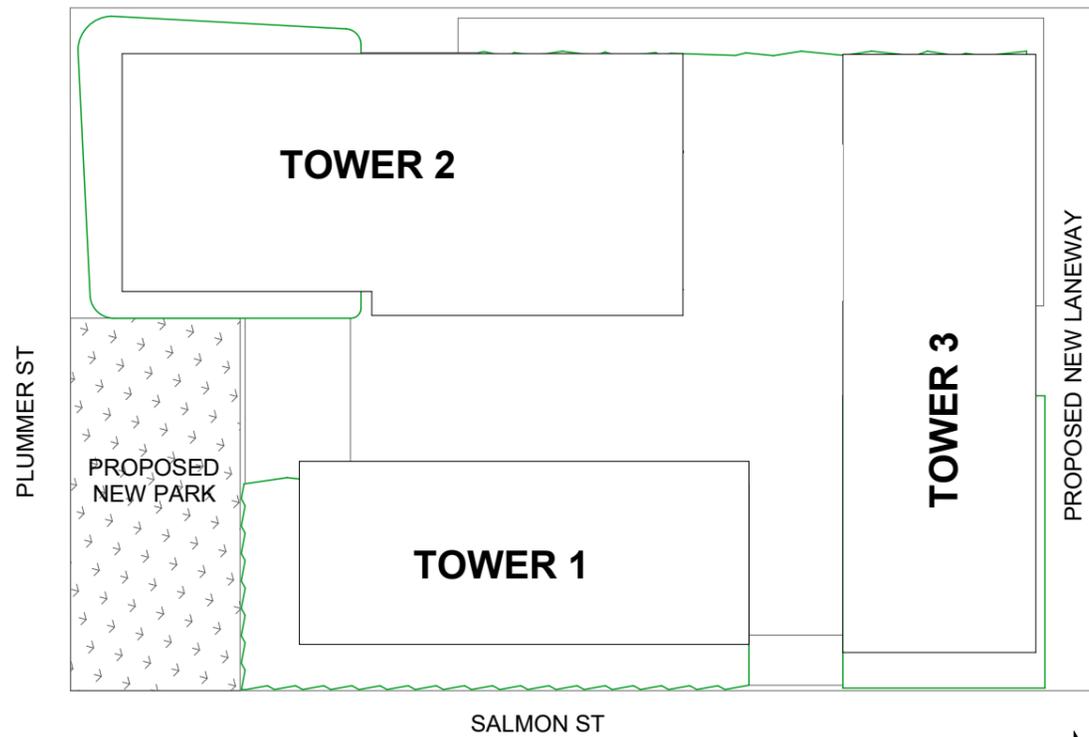
3.30 ARTIST'S IMPRESSION - DETAILS



5 VIEW FROM SALMON ST LOOKING NORTH-EAST TOWARDS PROPOSED LANEWAY AND TOWER 3



6 VIEW FROM SALMON ST LOOKING SOUTH-EAST TOWARDS SUPERMARKET ENTRANCE AND TOWER 1



WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

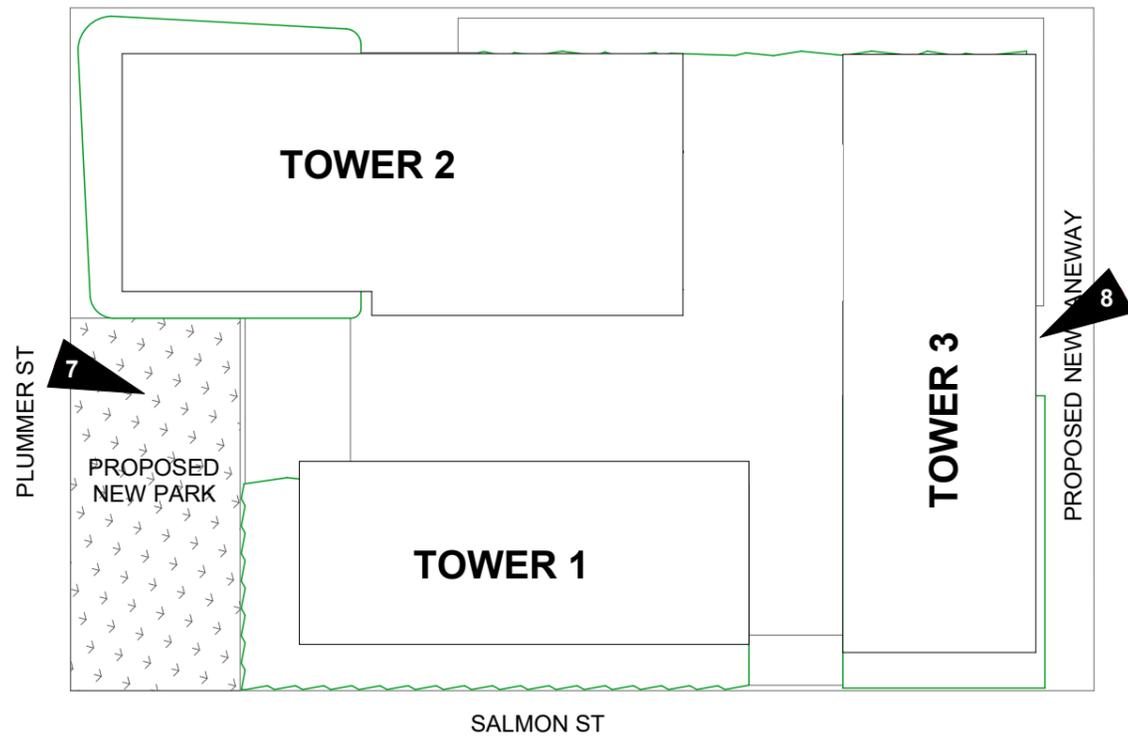
3.31 ARTIST'S IMPRESSION - DETAILS



7 AERIAL VIEW FROM PLUMMER ST LOOKING SOUTH AT TOWER 1, ROOF TERRACE & COURTYARD



8 AERIAL VIEW FROM PROPOSED LANEWAY LOOKING NORTH TOWARDS TOWER 2, ROOF TERRACE & COURTYARD



KEY PLAN - NTS



ARMSBY ARCHITECTS

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

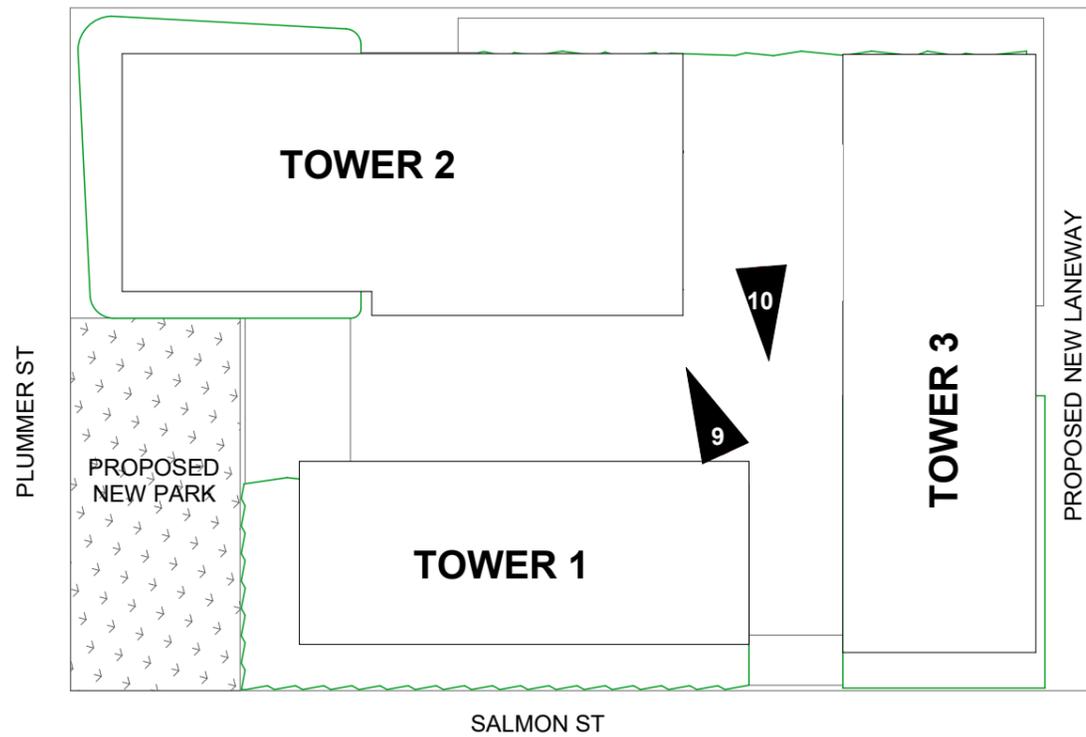
3.32 ARTIST'S IMPRESSION - DETAILS



9 AERIAL VIEW FROM SALMON ST LOOKING NORTH-EAST TOWARDS TOWER 2 & PLUMMER STREET



10 AERIAL VIEW FROM SALMON ST LOOKING SOUTH-WEST TOWARDS TOWER 3 & ROOF TERRACE



KEY PLAN - NTS



ARMSBY ARCHITECTS

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.33 ARTIST'S IMPRESSION - SKETCH AERIAL



1 ARTIST'S IMPRESSION - AERIAL VIEW FROM CORNER PLUMMER STREET / SALMON STREET

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.34 ARTIST'S IMPRESSION - SKETCH



1 ARTIST'S IMPRESSION - VIEW FROM INTERSECTION OF SALMON STREET & PLUMMER STREET LOOKING SOUTH-EAST

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.35 ARTIST'S IMPRESSION - SKETCH



1 ARTIST'S IMPRESSION - VIEW FROM SALMON STREET (SOUTH-WEST CORNER) LOOKING EAST AT PROPOSED GREEN LANEWAY

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.36 ARTIST'S IMPRESSION - SKETCH



1 ARTIST'S IMPRESSION - VIEW FROM PLAZA LOOKING SOUTH DOWN SALMON ST AND LOBBY SPACE

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.37 ARTIST'S IMPRESSION - SKETCH



1 ARTIST'S IMPRESSION - VIEW FROM SALMON ST LOOKING NORTH AT LOBBY SPACE AND SUPERMARKET ENTRANCE

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.38 ARTIST'S IMPRESSION - SKETCH



1 ARTIST'S IMPRESSION - VIEW FROM LOBBY SPACE & SUPERMARKET ENTRANCE LOOKING NORTH TOWARDS PUBLIC PLAZA

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.39 ARTIST'S IMPRESSION - SKETCH AERIAL



1 ARTIST'S IMPRESSION - AERIAL VIEW FROM SOUTH EAST CORNER

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

3.40 ARTIST'S IMPRESSION - SKETCH



1 ARTIST'S IMPRESSION - VIEW FROM SOUTH EAST CORNER

OVERSHADOWING GUIDELINES

PORT PHILLIP PLANNING SCHEME SCHEDULE 33 TO CLAUSE 43.02 DESIGN & DEVELOPMENT OVERLAY

2.6 Overshadowing

05/10/2018
GC81

Buildings must not cast any additional shadow above the shadows cast by hypothetical buildings built to the Maximum street wall height and existing buildings over:

- The existing residential zoned land south of Williamstown Road between the hours of 11.00am and 2.00pm on 22 September.
- The existing or new public open spaces or streets shown in Map 4 of this schedule for the hours specified in Table 2.

For the purpose of determining the shadow cast by the Maximum street wall height, the Maximum street wall height must be converted from storeys to metres using the following formula:

- Height in metres = 3.8 x number of storeys + 3.2

These requirements do not apply to buildings and works constructed within the open space.

Table 2: Overshadowing

Area on Map	Hours and dates
A	11:00am to 2:00pm, 21 June to 22 September
B	11:00am to 2:00pm, 22 September
C	12:30pm to 3:30pm, 22 September
D	10:00am to 1:00pm, 22 September

4.0 OVERSHADOWING MAP



LEGEND

	New and existing public open space With overshadowing controls (refer to table 2)		New and existing public open space No overshadowing controls
	Plummer St Boulevard (first 6m north of property boundaries) With overshadowing controls (refer to table 2)		

BETTER APARTMENT - DESIGN STANDARDS SOLAR ACCESS TO COMMUNAL OPEN SPACE - STANDARD D8

Why this is important

Providing good solar access to communal open space ensures these spaces are desirable and usable for residents. Well-designed communal outdoor open spaces are used more frequently and support a sense of community.

Application

Clause 55.07-3 (Solar access to communal open space) applies to apartment developments of four storeys or less (excluding a basement).

Clause 58.03-3 (Solar access to communal outdoor open space) applies to apartment developments of five or more storeys (excluding a basement) in a residential zone and all apartment developments in other zones.

Solar access to communal outdoor open space objective (Clause 58.03-3 or Clause 55.07-3)

To allow solar access into communal outdoor open space.

Standard (D8 or B37)

The communal outdoor open space should be located on the north side of a building, if appropriate.

At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.

Decision guidelines

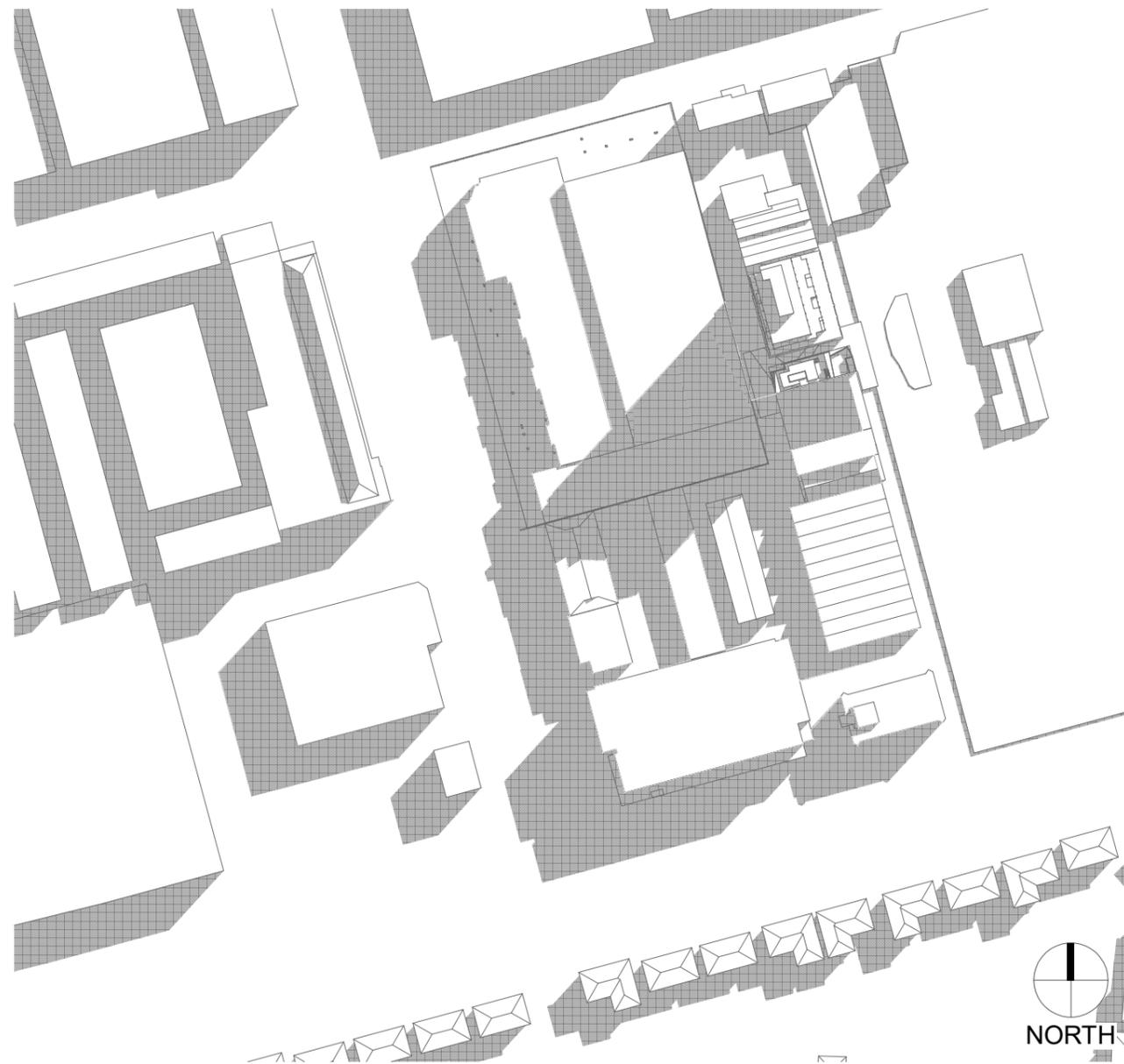
Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the primary communal outdoor open space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive.

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

JUNE 21ST - 9AM



1 EXISTING SHADOWS OF SUBJECT SITE

- EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
- ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
- SHADOWS CAST ON PROPOSED ROOFTOP COMMUNAL SPACES



2 ADDITIONAL SHADOWS OF PROPOSED DEVELOPMENT

SOLAR ACCESS TO COMMUNAL OPEN SPACES (BETTER APARTMENT DESIGNS - STANDARD D8)
AT LEAST 50% OR 125 SQUARE METRES, WHICHEVER IS LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A **MINIMUM OF TWO HOURS** OF SUNLIGHT BETWEEN 9:00am TO 3:00pm ON 21ST JUNE.

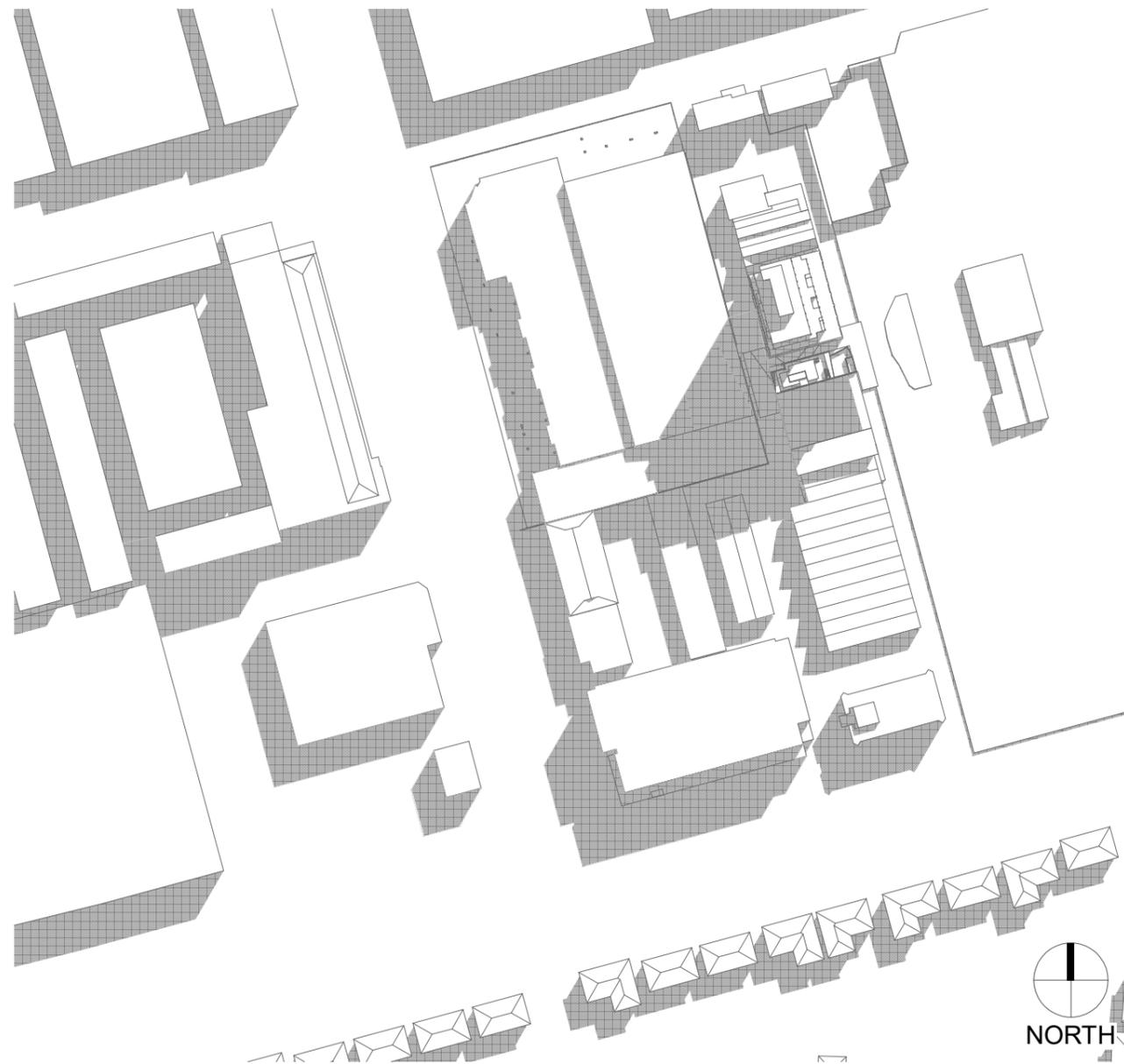
OVERSHADOWING (CLAUSE 43.02 - 2.6)
BUILDINGS MUST NOT CAST ANY ADDITIONAL SHADOW ABOVE THE SHADOWS CAST BY HYPOTHETICAL BUILDINGS BUILT TO THE MAXIMUM STREET WALL HEIGHT AND EXISTING BUILDINGS OVER.

AREA A - 11:00am TO 2:00pm, 21ST JUNE TO 22ND SEPTEMBER
AREA B - 11:00am TO 2:00pm, 22ND SEPTEMBER

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

JUNE 21ST - 10AM



1 EXISTING SHADOWS OF SUBJECT SITE

- EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
- ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
- SHADOWS CAST ON PROPOSED ROOFTOP COMMUNAL SPACES

ARMSBY ARCHITECTS



2 ADDITIONAL SHADOWS OF PROPOSED DEVELOPMENT

SOLAR ACCESS TO COMMUNAL OPEN SPACES (BETTER APARTMENT DESIGNS - STANDARD D8)
AT LEAST 50% OR 125 SQUARE METRES, WHICHEVER IS LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A **MINIMUM OF TWO HOURS** OF SUNLIGHT BETWEEN 9:00am TO 3:00pm ON 21ST JUNE.

OVERSHADOWING (CLAUSE 43.02 - 2.6)
BUILDINGS MUST NOT CAST ANY ADDITIONAL SHADOW ABOVE THE SHADOWS CAST BY HYPOTHETICAL BUILDINGS BUILT TO THE MAXIMUM STREET WALL HEIGHT AND EXISTING BUILDINGS OVER.

AREA A - 11:00am TO 2:00pm, 21ST JUNE TO 22ND SEPTEMBER
AREA B - 11:00am TO 2:00pm, 22ND SEPTEMBER

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

JUNE 21ST - 10AM - ROOFTOP SOLAR ACCESS



1 SHADOWS OF PROPOSED DEVELOPMENT

EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)

ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

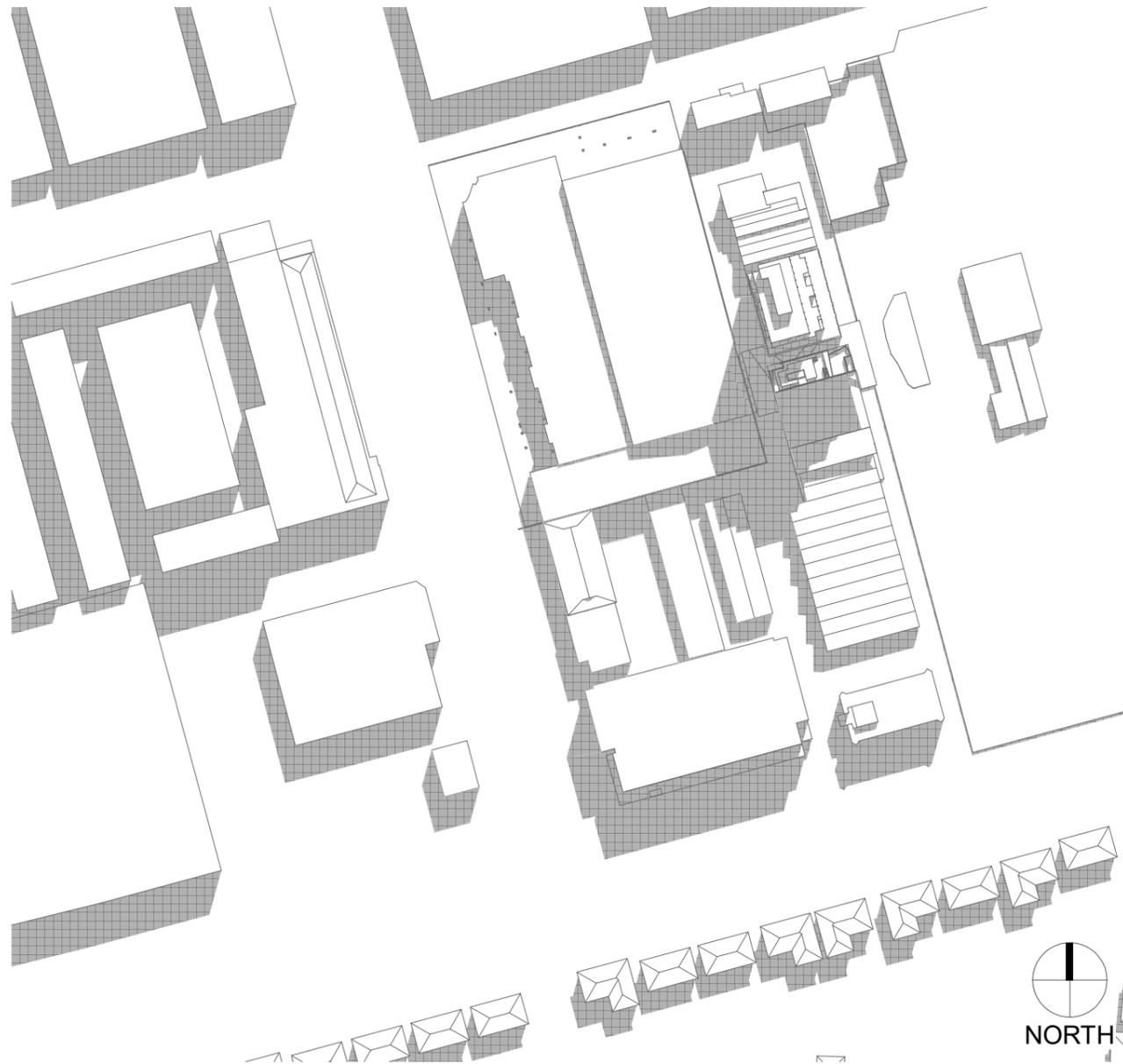
SHADOWS CAST ON PROPOSED ROOFTOP COMMUNAL SPACES

SOLAR ACCESS TO COMMUNAL OPEN SPACES (BETTER APARTMENT DESIGNS - STANDARD D8)
AT LEAST 50% OR 125 SQUARE METRES, WHICHEVER IS LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A **MINIMUM OF TWO HOURS** OF SUNLIGHT BETWEEN 9:00am TO 3:00pm ON 21ST JUNE.

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

JUNE 21ST - 11AM



1 EXISTING SHADOWS OF SUBJECT SITE

-  EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
-  ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
-  SHADOWS CAST ON PROPOSED ROOFTOP COMMUNAL SPACES

ARMSBY ARCHITECTS



2 ADDITIONAL SHADOWS OF PROPOSED DEVELOPMENT

SOLAR ACCESS TO COMMUNAL OPEN SPACES (BETTER APARTMENT DESIGNS - STANDARD D8)
 AT LEAST 50% OR 125 SQUARE METRES, WHICHEVER IS LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A **MINIMUM OF TWO HOURS** OF SUNLIGHT BETWEEN 9:00am TO 3:00pm ON 21ST JUNE.

OVERSHADOWING (CLAUSE 43.02 - 2.6)
 BUILDINGS MUST NOT CAST ANY ADDITIONAL SHADOW ABOVE THE SHADOWS CAST BY HYPOTHETICAL BUILDINGS BUILT TO THE MAXIMUM STREET WALL HEIGHT AND EXISTING BUILDINGS OVER.

AREA A - 11:00am TO 2:00pm, 21ST JUNE TO 22ND SEPTEMBER
AREA B - 11:00am TO 2:00pm, 22ND SEPTEMBER

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

JUNE 21ST - 11AM - ROOFTOP SOLAR ACCESS



1 SHADOWS OF PROPOSED DEVELOPMENT

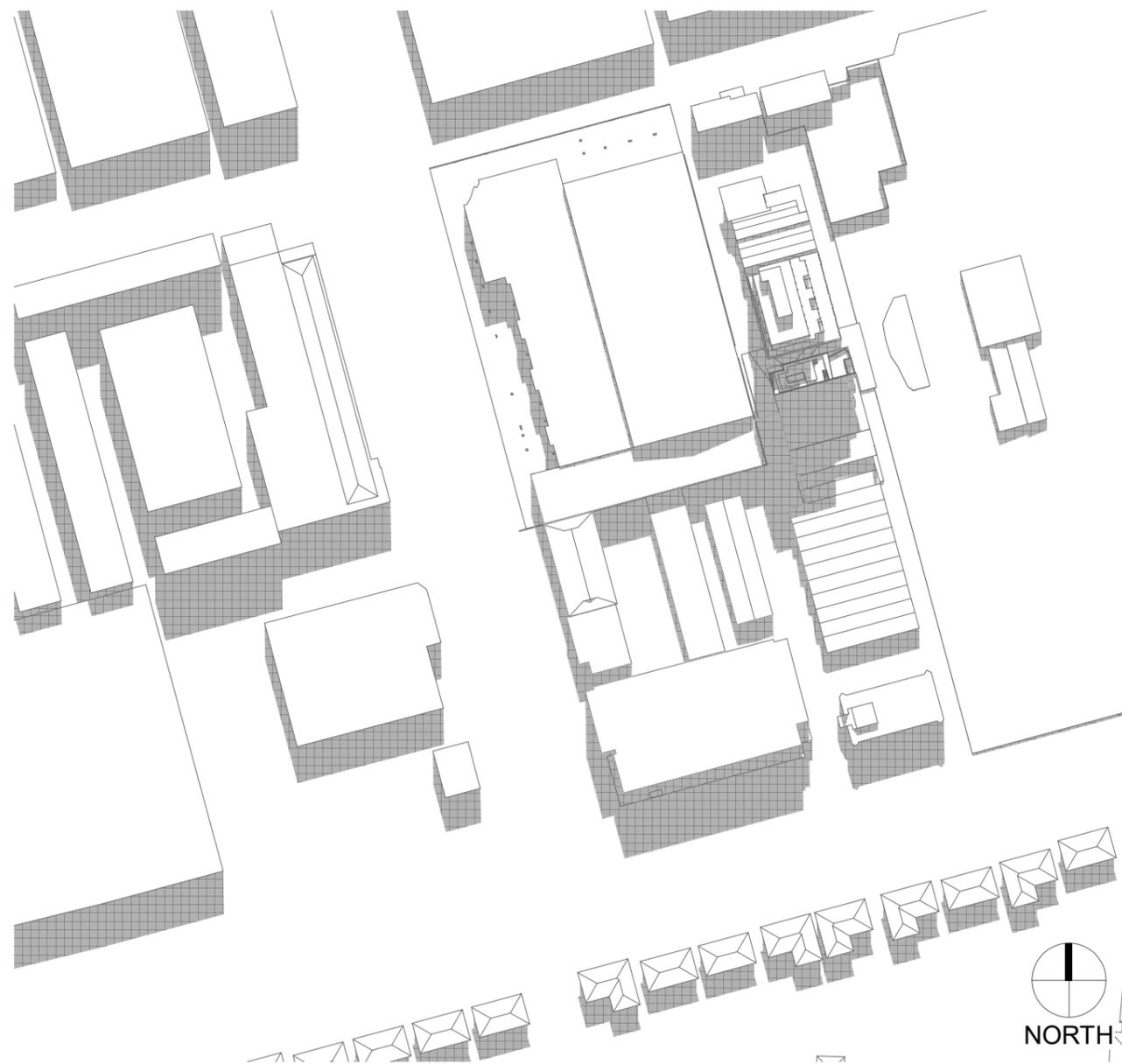
-  EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
-  ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
-  SHADOWS CAST ON PROPOSED ROOFTOP COMMUNAL SPACES

 **SOLAR ACCESS TO COMMUNAL OPEN SPACES (BETTER APARTMENT DESIGNS - STANDARD D8)**
 AT LEAST 50% OR 125 SQUARE METRES, WHICHEVER IS LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A **MINIMUM OF TWO HOURS** OF SUNLIGHT BETWEEN 9:00am TO 3:00pm ON 21ST JUNE.

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

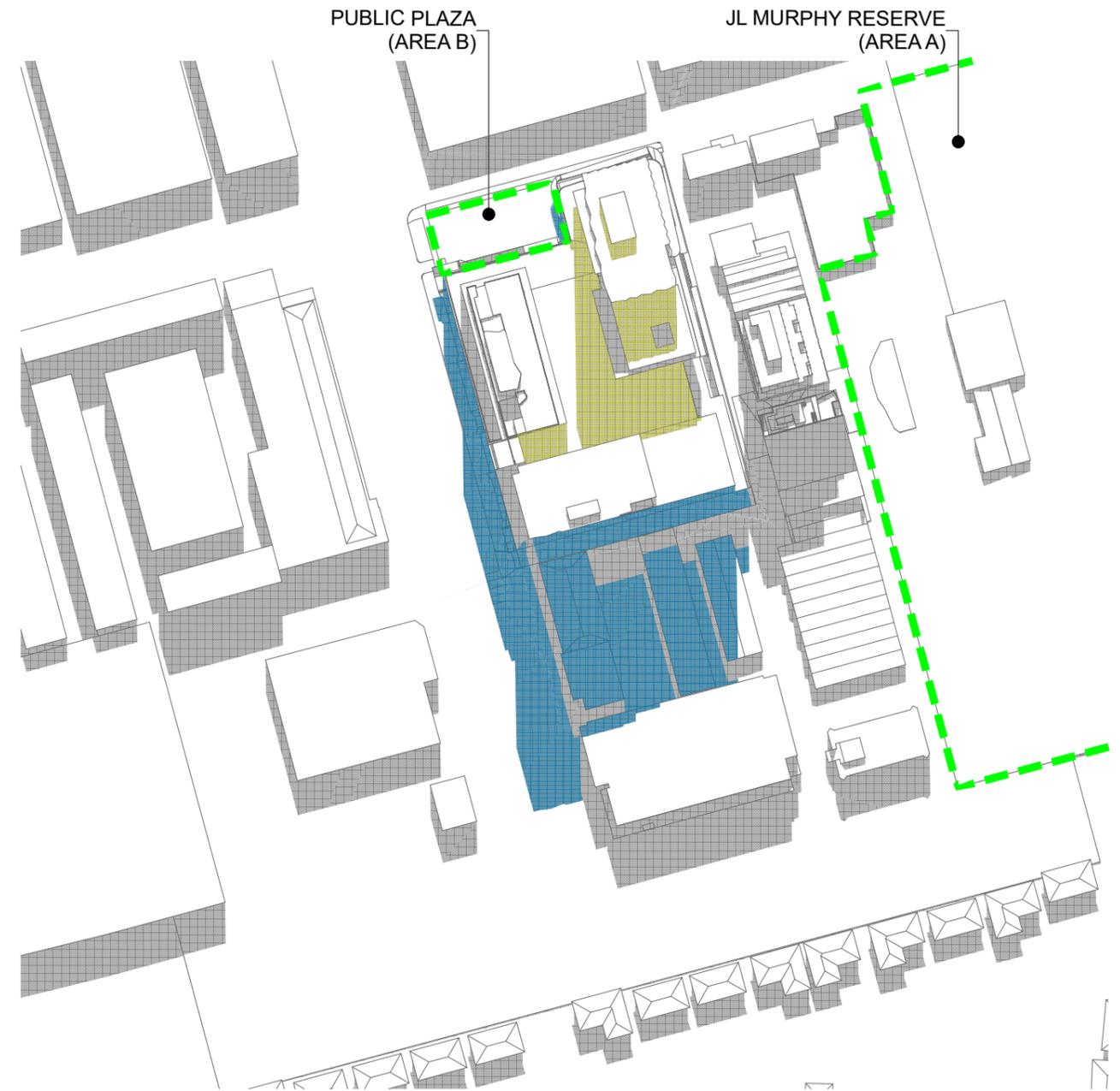
18-22 SALMON STREET, PORT MELBOURNE

JUNE 21ST - 12PM



1 EXISTING SHADOWS OF SUBJECT SITE

-  EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
-  ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
-  SHADOWS CAST ON PROPOSED ROOFTOP COMMUNAL SPACES



2 ADDITIONAL SHADOWS OF PROPOSED DEVELOPMENT

SOLAR ACCESS TO COMMUNAL OPEN SPACES (BETTER APARTMENT DESIGNS - STANDARD D8)
AT LEAST 50% OR 125 SQUARE METRES, WHICHEVER IS LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A **MINIMUM OF TWO HOURS** OF SUNLIGHT BETWEEN 9:00am TO 3:00pm ON 21ST JUNE.

OVERSHADOWING (CLAUSE 43.02 - 2.6)
BUILDINGS MUST NOT CAST ANY ADDITIONAL SHADOW ABOVE THE SHADOWS CAST BY HYPOTHETICAL BUILDINGS BUILT TO THE MAXIMUM STREET WALL HEIGHT AND EXISTING BUILDINGS OVER.

AREA A - 11:00am TO 2:00pm, 21ST JUNE TO 22ND SEPTEMBER
AREA B - 11:00am TO 2:00pm, 22ND SEPTEMBER

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

JUNE 21ST - 12PM - ROOFTOP SOLAR ACCESS



1 SHADOWS OF PROPOSED DEVELOPMENT

- EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
- ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
- SHADOWS CAST ON PROPOSED ROOFTOP COMMUNAL SPACES

SOLAR ACCESS TO COMMUNAL OPEN SPACES (BETTER APARTMENT DESIGNS - STANDARD D8)
 AT LEAST 50% OR 125 SQUARE METRES, WHICHEVER IS LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A **MINIMUM OF TWO HOURS** OF SUNLIGHT BETWEEN 9:00am TO 3:00pm ON 21ST JUNE.

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

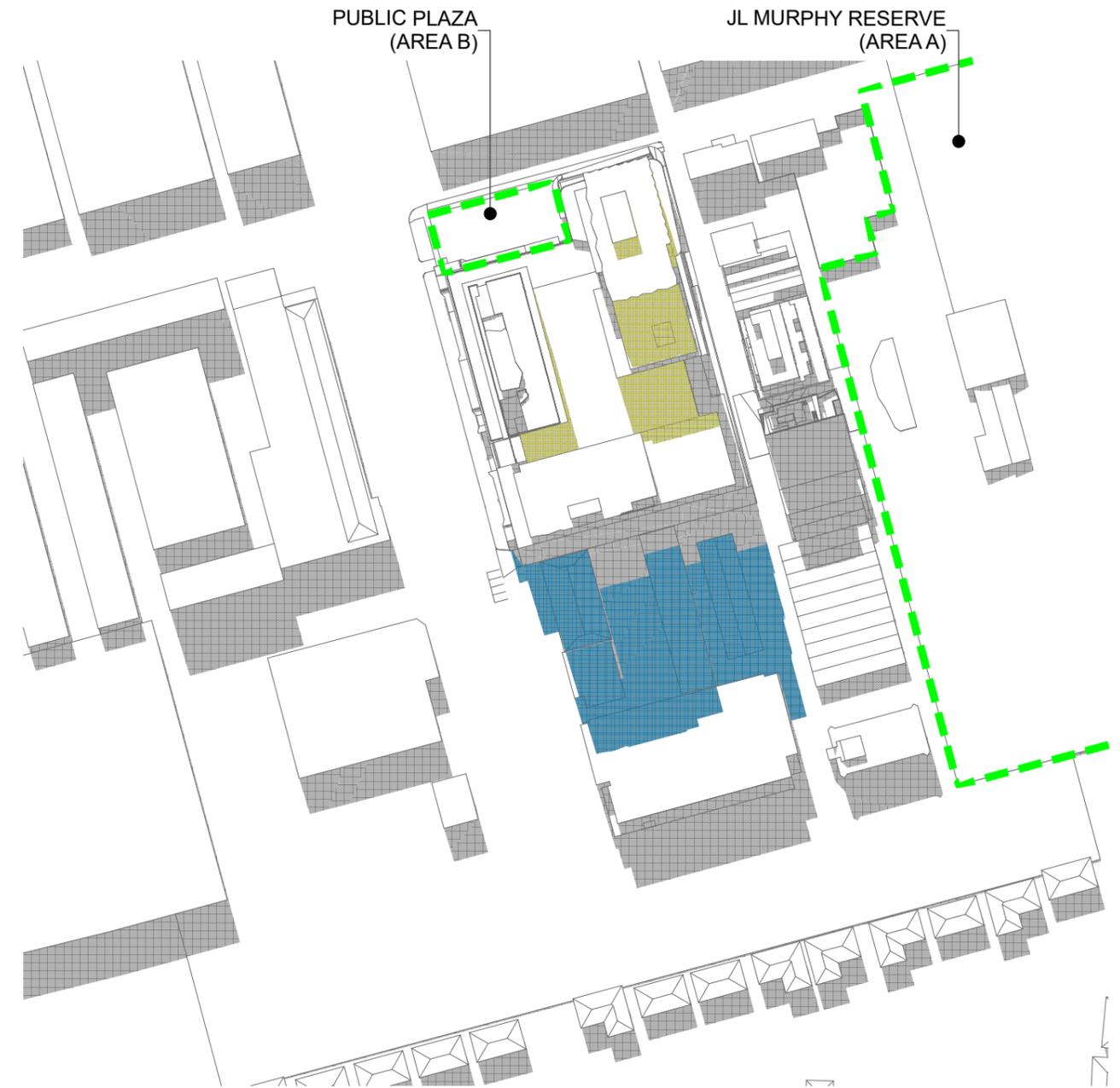
18-22 SALMON STREET, PORT MELBOURNE

JUNE 21ST - 1PM



1 EXISTING SHADOWS OF SUBJECT SITE

-  EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
-  ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
-  SHADOWS CAST ON PROPOSED ROOFTOP COMMUNAL SPACES



2 ADDITIONAL SHADOWS OF PROPOSED DEVELOPMENT

SOLAR ACCESS TO COMMUNAL OPEN SPACES (BETTER APARTMENT DESIGNS - STANDARD D8)
 AT LEAST 50% OR 125 SQUARE METRES, WHICHEVER IS LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A **MINIMUM OF TWO HOURS** OF SUNLIGHT BETWEEN 9:00am TO 3:00pm ON 21ST JUNE.

OVERSHADOWING (CLAUSE 43.02 - 2.6)
 BUILDINGS MUST NOT CAST ANY ADDITIONAL SHADOW ABOVE THE SHADOWS CAST BY HYPOTHETICAL BUILDINGS BUILT TO THE MAXIMUM STREET WALL HEIGHT AND EXISTING BUILDINGS OVER.

AREA A - 11:00am TO 2:00pm, 21ST JUNE TO 22ND SEPTEMBER
AREA B - 11:00am TO 2:00pm, 22ND SEPTEMBER

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

JUNE 21ST - 1PM - ROOFTOP SOLAR ACCESS



1 SHADOWS OF PROPOSED DEVELOPMENT

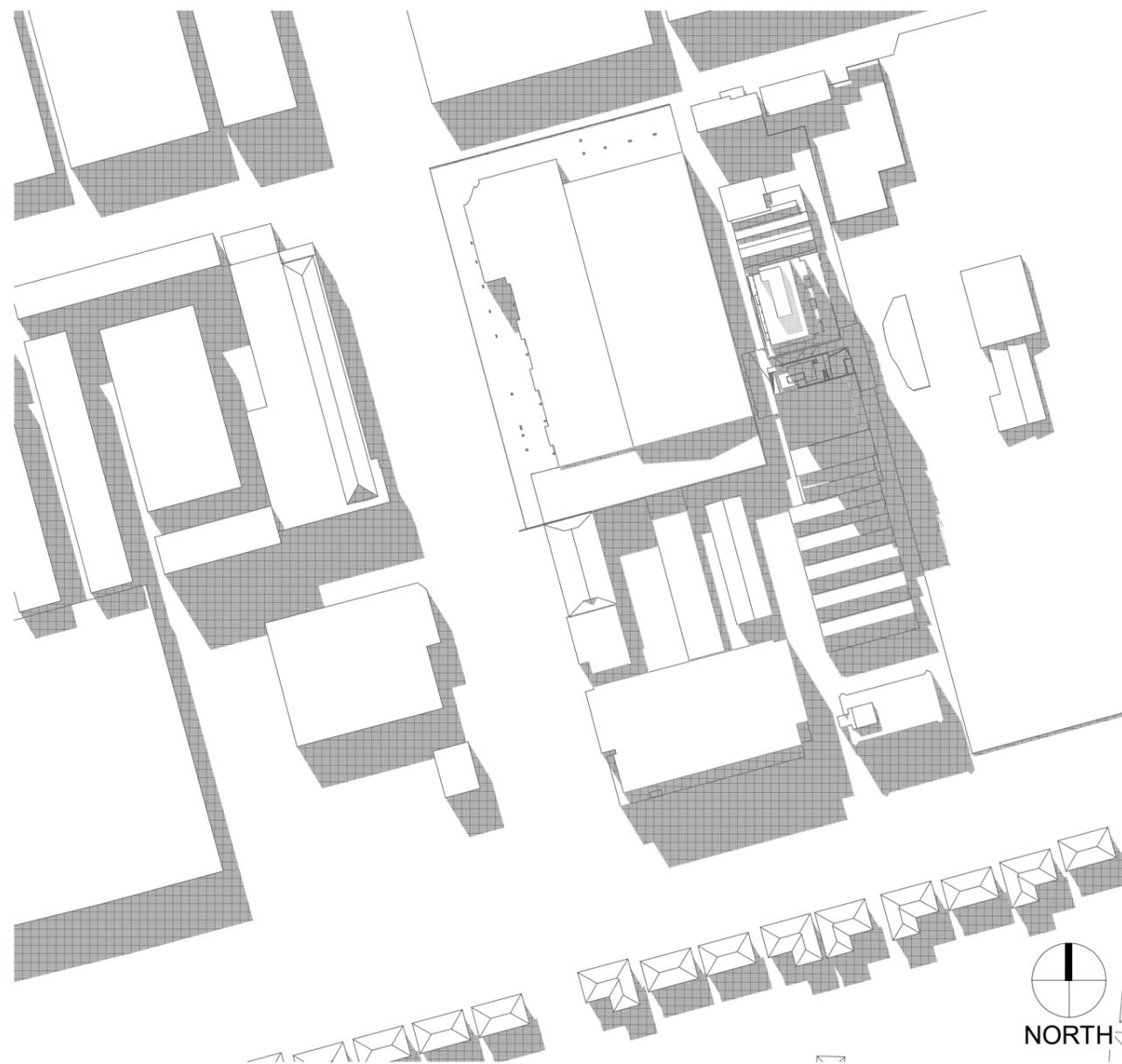
-  EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
-  ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
-  SHADOWS CAST ON PROPOSED ROOFTOP COMMUNAL SPACES

SOLAR ACCESS TO COMMUNAL OPEN SPACES (BETTER APARTMENT DESIGNS - STANDARD D8)
 AT LEAST 50% OR 125 SQUARE METRES, WHICHEVER IS LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A **MINIMUM OF TWO HOURS** OF SUNLIGHT BETWEEN 9:00am TO 3:00pm ON 21ST JUNE.

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

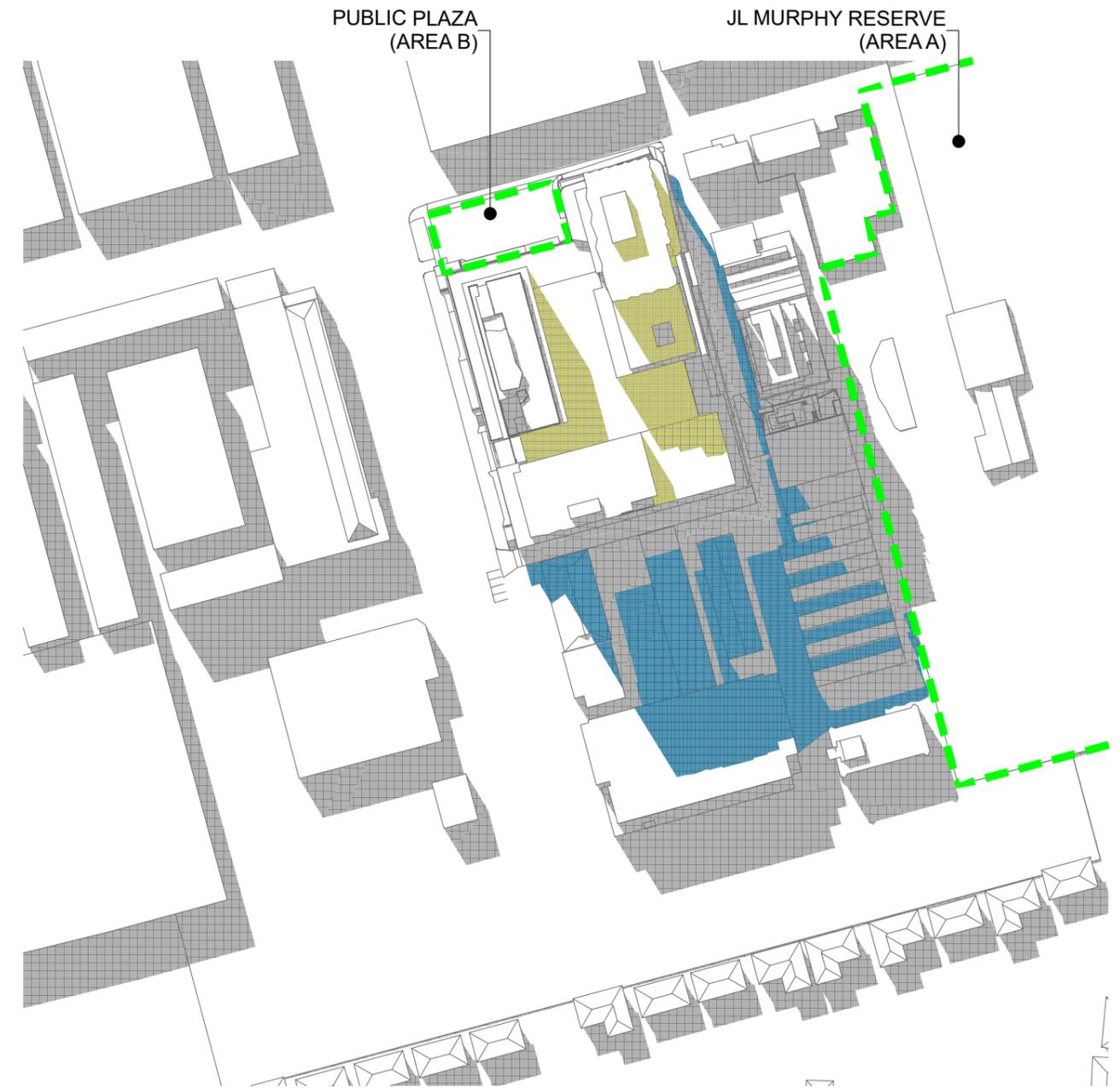
18-22 SALMON STREET, PORT MELBOURNE

JUNE 21ST - 2PM



1 EXISTING SHADOWS OF SUBJECT SITE

-  EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
-  ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
-  SHADOWS CAST ON PROPOSED ROOFTOP COMMUNAL SPACES



2 ADDITIONAL SHADOWS OF PROPOSED DEVELOPMENT

SOLAR ACCESS TO COMMUNAL OPEN SPACES (BETTER APARTMENT DESIGNS - STANDARD D8)
AT LEAST 50% OR 125 SQUARE METRES, WHICHEVER IS LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A **MINIMUM OF TWO HOURS** OF SUNLIGHT BETWEEN 9:00am TO 3:00pm ON 21ST JUNE.

OVERSHADOWING (CLAUSE 43.02 - 2.6)
BUILDINGS MUST NOT CAST ANY ADDITIONAL SHADOW ABOVE THE SHADOWS CAST BY HYPOTHETICAL BUILDINGS BUILT TO THE MAXIMUM STREET WALL HEIGHT AND EXISTING BUILDINGS OVER.

AREA A - 11:00am TO 2:00pm, 21ST JUNE TO 22ND SEPTEMBER
AREA B - 11:00am TO 2:00pm, 22ND SEPTEMBER

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

JUNE 21ST - 2PM - ROOFTOP SOLAR ACCESS



1 SHADOWS OF PROPOSED DEVELOPMENT

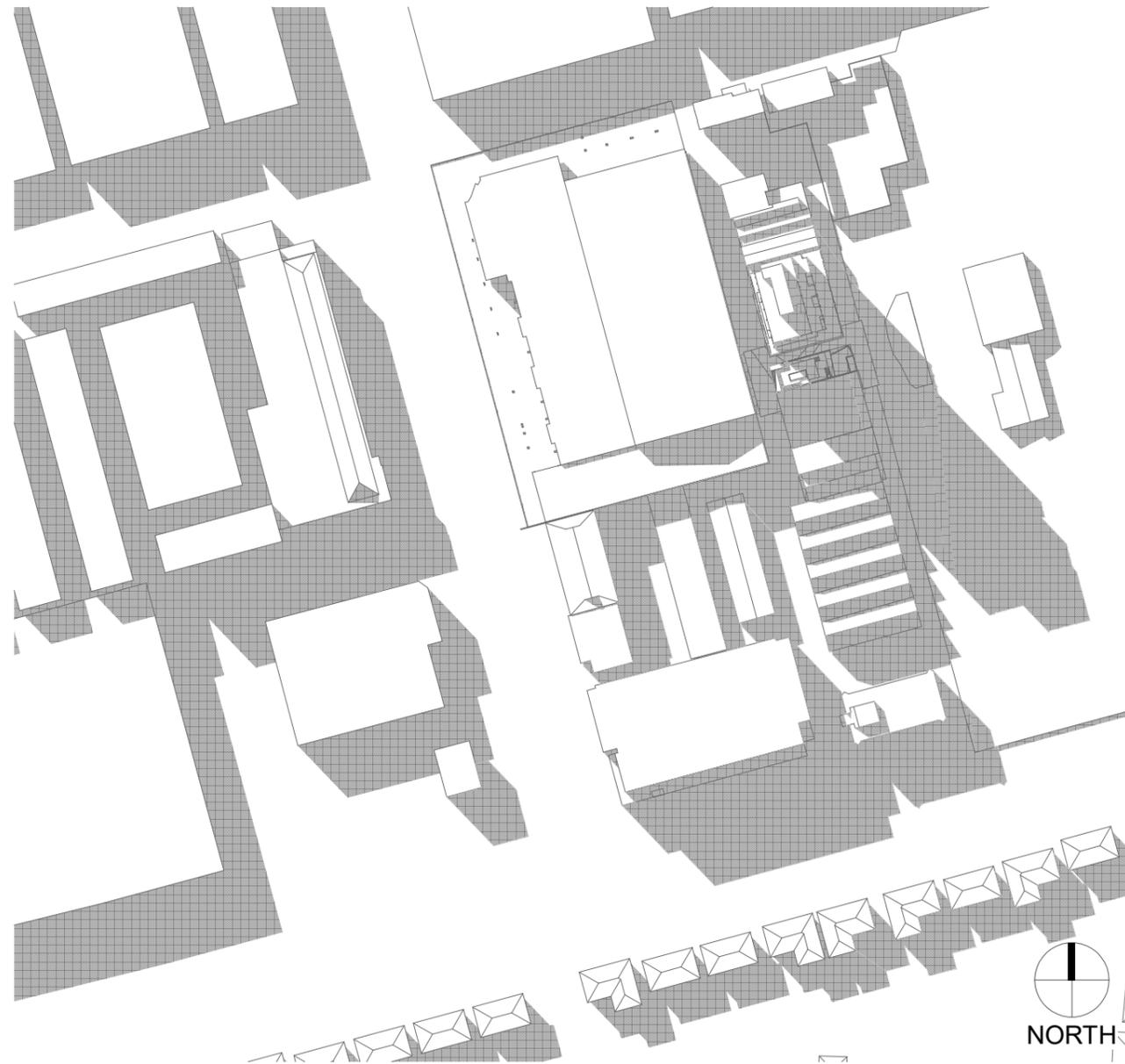
-  EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
-  ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
-  SHADOWS CAST ON PROPOSED ROOFTOP COMMUNAL SPACES

SOLAR ACCESS TO COMMUNAL OPEN SPACES (BETTER APARTMENT DESIGNS - STANDARD D8)
 AT LEAST 50% OR 125 SQUARE METRES, WHICHEVER IS LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A **MINIMUM OF TWO HOURS** OF SUNLIGHT BETWEEN 9:00am TO 3:00pm ON 21ST JUNE.

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

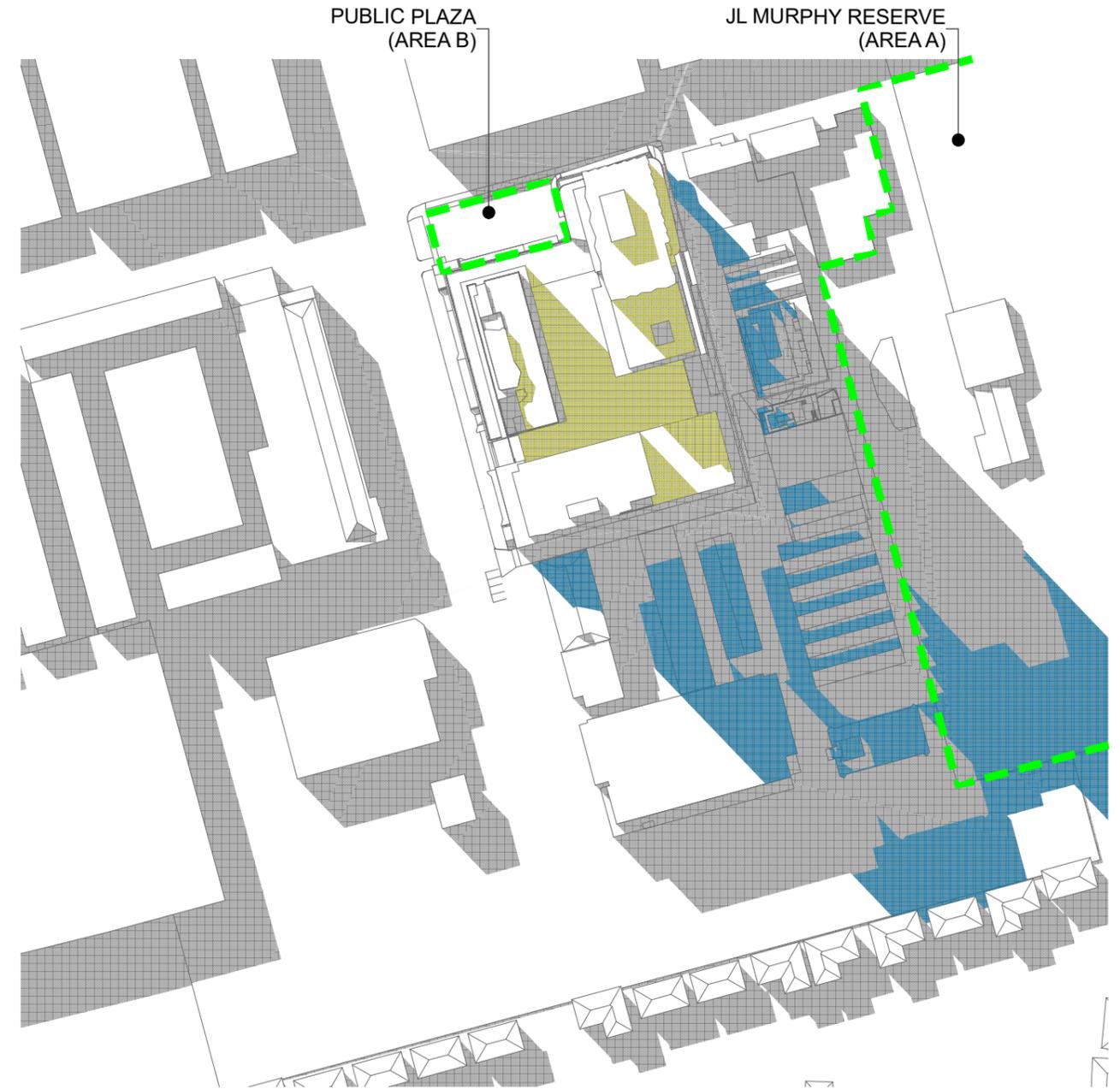
18-22 SALMON STREET, PORT MELBOURNE

JUNE 21ST - 3PM



1 EXISTING SHADOWS OF SUBJECT SITE

- EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
- ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT
- SHADOWS CAST ON PROPOSED ROOFTOP COMMUNAL SPACES



2 ADDITIONAL SHADOWS OF PROPOSED DEVELOPMENT

SOLAR ACCESS TO COMMUNAL OPEN SPACES (BETTER APARTMENT DESIGNS - STANDARD D8)
AT LEAST 50% OR 125 SQUARE METRES, WHICHEVER IS LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A **MINIMUM OF TWO HOURS** OF SUNLIGHT BETWEEN 9:00am TO 3:00pm ON 21ST JUNE.

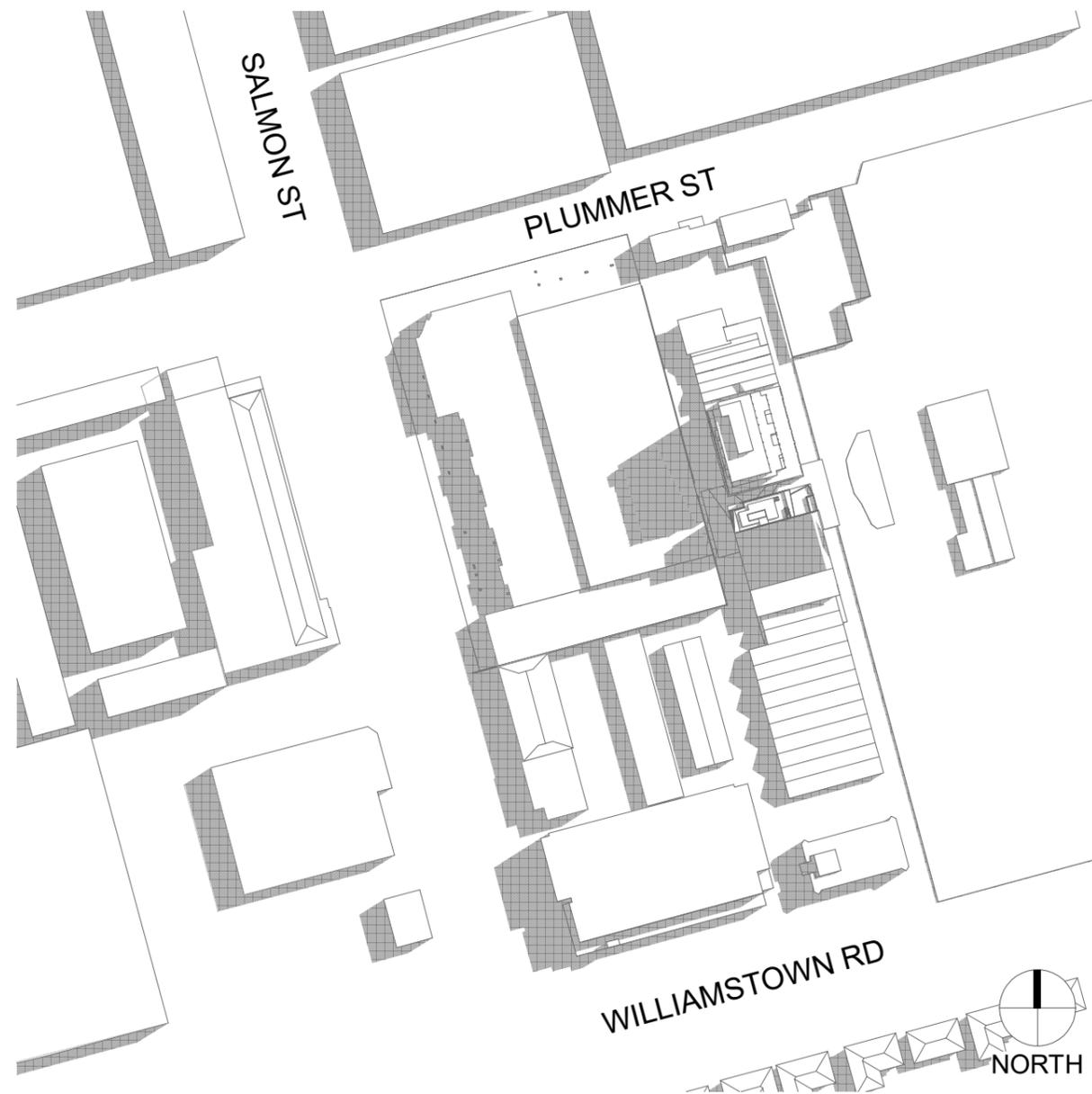
OVERSHADOWING (CLAUSE 43.02 - 2.6)
BUILDINGS MUST NOT CAST ANY ADDITIONAL SHADOW ABOVE THE SHADOWS CAST BY HYPOTHETICAL BUILDINGS BUILT TO THE MAXIMUM STREET WALL HEIGHT AND EXISTING BUILDINGS OVER.

AREA A - 11:00am TO 2:00pm, 21ST JUNE TO 22ND SEPTEMBER
AREA B - 11:00am TO 2:00pm, 22ND SEPTEMBER

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

SEPTEMBER 22ND - 9AM



1 EXISTING SHADOWS OF SUBJECT SITE



2 ADDITIONAL SHADOWS OF PROPOSED DEVELOPMENT

-  EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
-  ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

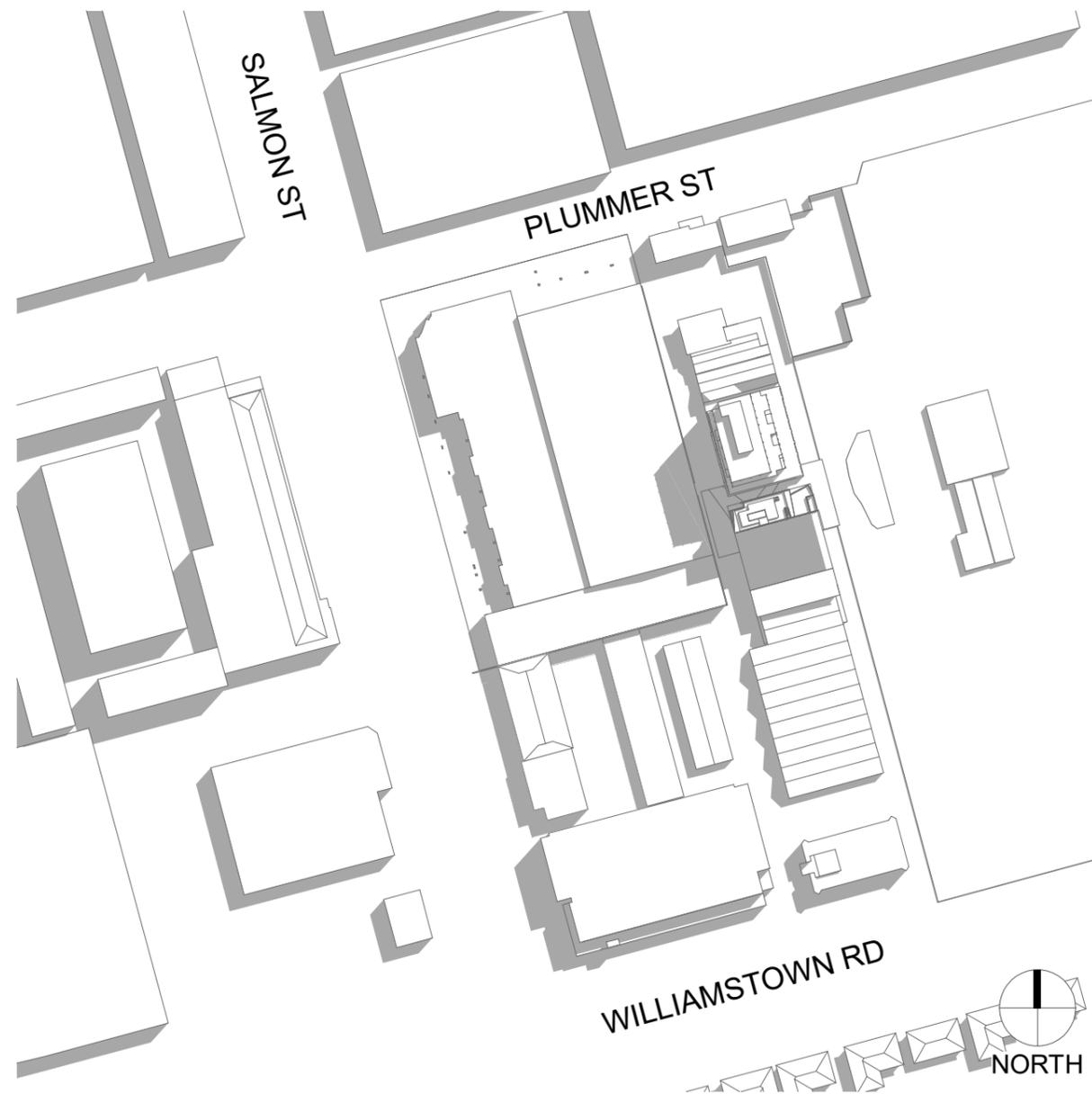
OVERSHADOWING (CLAUSE 43.02 - 2.6)
BUILDINGS MUST NOT CAST ANY ADDITIONAL SHADOW ABOVE THE SHADOWS CAST BY HYPOTHETICAL BUILDINGS BUILT TO THE MAXIMUM STREET WALL HEIGHT AND EXISTING BUILDINGS OVER.

AREA A - 11:00am TO 2:00pm, 21ST JUNE TO 22ND SEPTEMBER
AREA B - 11:00am TO 2:00pm, 22ND SEPTEMBER

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

SEPTEMBER 22ND - 10AM



1 EXISTING SHADOWS OF SUBJECT SITE



2 ADDITIONAL SHADOWS OF PROPOSED DEVELOPMENT

-  EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
-  ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

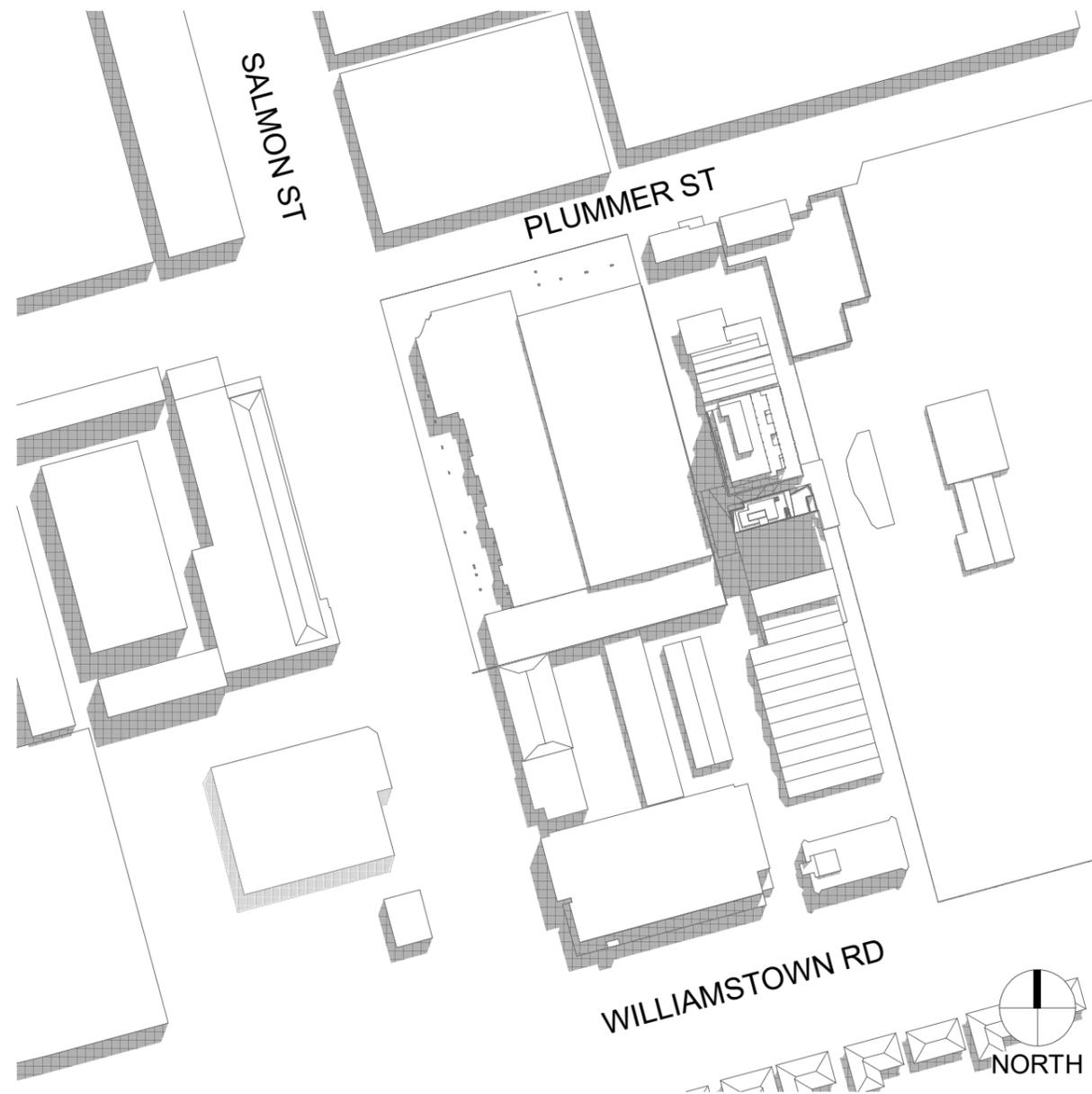
OVERSHADOWING (CLAUSE 43.02 - 2.6)
BUILDINGS MUST NOT CAST ANY ADDITIONAL SHADOW ABOVE THE SHADOWS CAST BY HYPOTHETICAL BUILDINGS BUILT TO THE MAXIMUM STREET WALL HEIGHT AND EXISTING BUILDINGS OVER.

AREA A - 11:00am TO 2:00pm, 21ST JUNE TO 22ND SEPTEMBER
AREA B - 11:00am TO 2:00pm, 22ND SEPTEMBER

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

SEPTEMBER 22ND - 11AM



1 EXISTING SHADOWS OF SUBJECT SITE



2 ADDITIONAL SHADOWS OF PROPOSED DEVELOPMENT

-  EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
-  ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

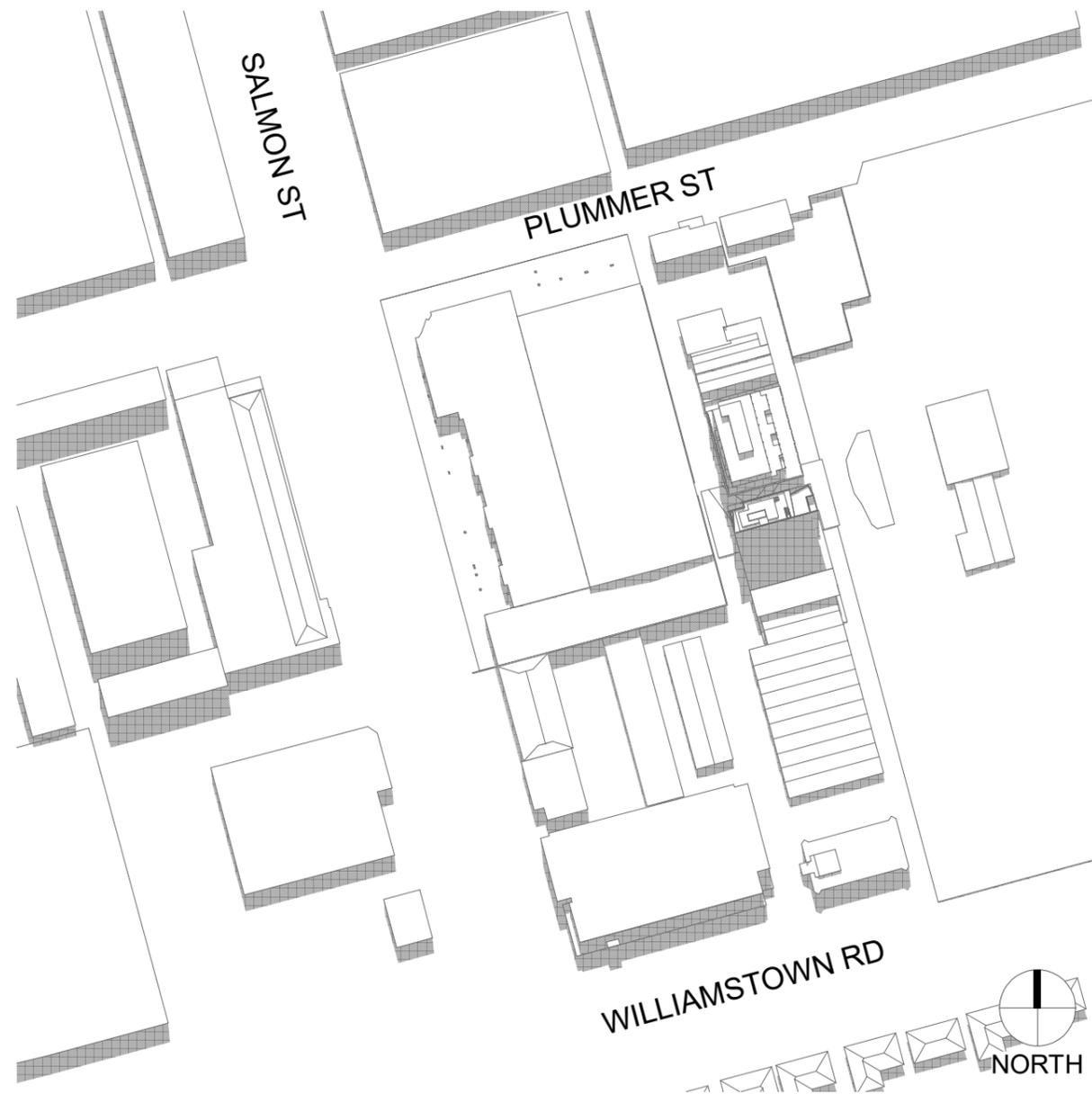
OVERSHADOWING (CLAUSE 43.02 - 2.6)
BUILDINGS MUST NOT CAST ANY ADDITIONAL SHADOW ABOVE THE SHADOWS CAST BY HYPOTHETICAL BUILDINGS BUILT TO THE MAXIMUM STREET WALL HEIGHT AND EXISTING BUILDINGS OVER.

AREA A - 11:00am TO 2:00pm, 21ST JUNE TO 22ND SEPTEMBER
AREA B - 11:00am TO 2:00pm, 22ND SEPTEMBER

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

SEPTEMBER 22ND - 12PM



1 EXISTING SHADOWS OF SUBJECT SITE



2 ADDITIONAL SHADOWS OF PROPOSED DEVELOPMENT

-  EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
-  ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

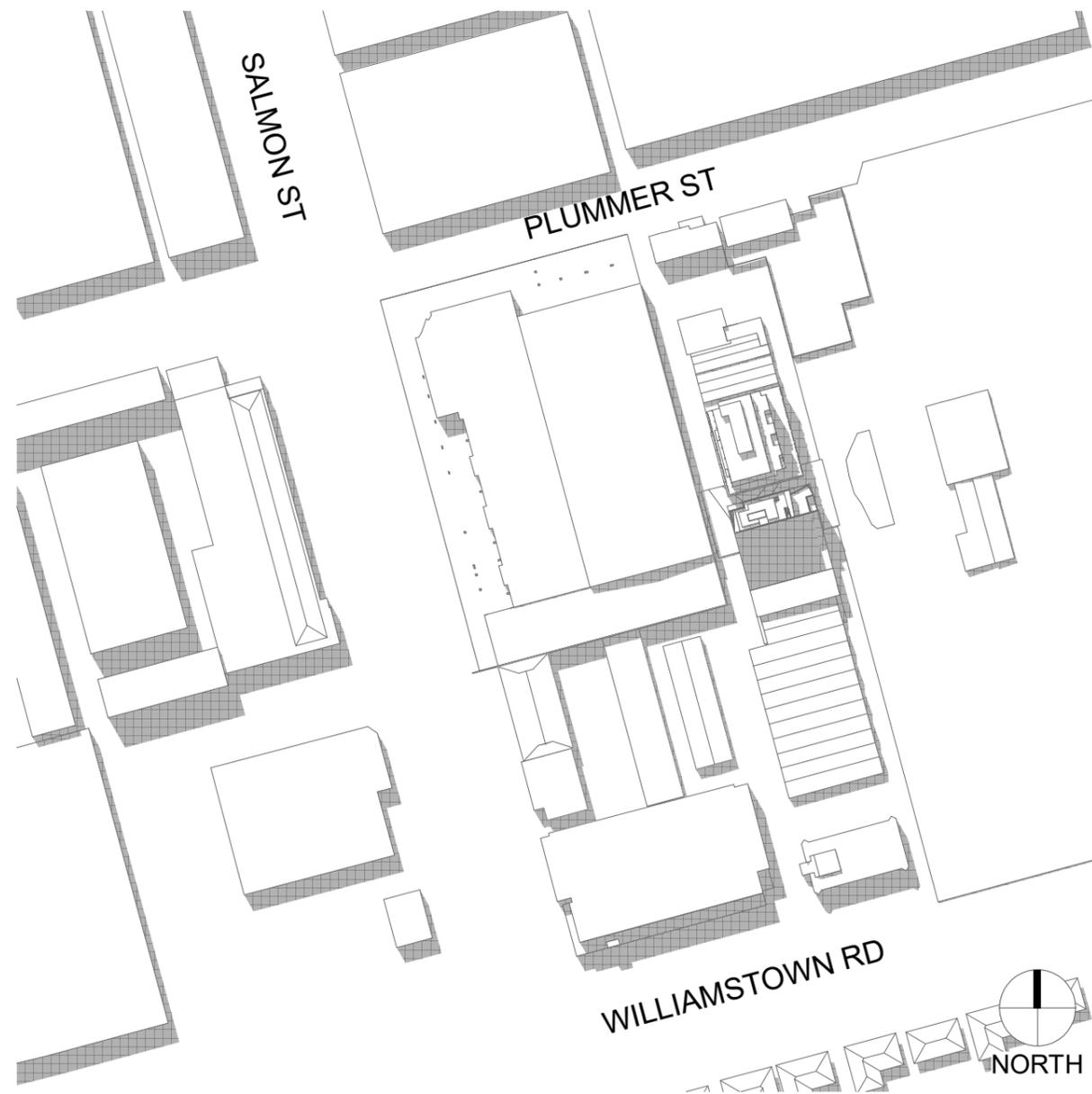
OVERSHADOWING (CLAUSE 43.02 - 2.6)
BUILDINGS MUST NOT CAST ANY ADDITIONAL SHADOW ABOVE THE SHADOWS CAST BY HYPOTHETICAL BUILDINGS BUILT TO THE MAXIMUM STREET WALL HEIGHT AND EXISTING BUILDINGS OVER.

AREA A - 11:00am TO 2:00pm, 21ST JUNE TO 22ND SEPTEMBER
AREA B - 11:00am TO 2:00pm, 22ND SEPTEMBER

WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

SEPTEMBER 22ND - 1PM



1 EXISTING SHADOWS OF SUBJECT SITE



2 ADDITIONAL SHADOWS OF PROPOSED DEVELOPMENT

-  EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
-  ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

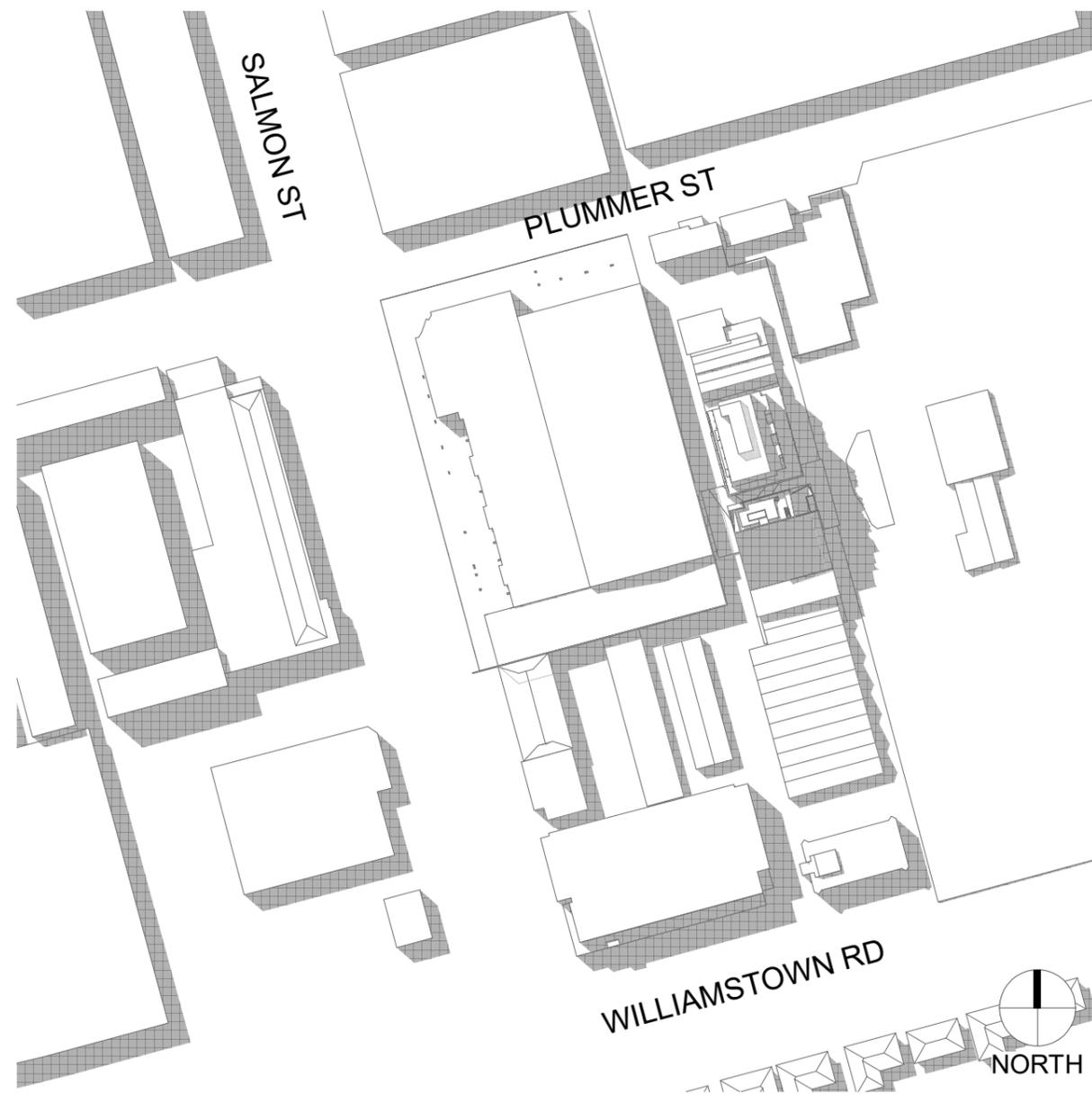
OVERSHADOWING (CLAUSE 43.02 - 2.6)
BUILDINGS MUST NOT CAST ANY ADDITIONAL SHADOW ABOVE THE SHADOWS CAST BY HYPOTHETICAL BUILDINGS BUILT TO THE MAXIMUM STREET WALL HEIGHT AND EXISTING BUILDINGS OVER.

AREA A - 11:00am TO 2:00pm, 21ST JUNE TO 22ND SEPTEMBER
AREA B - 11:00am TO 2:00pm, 22ND SEPTEMBER

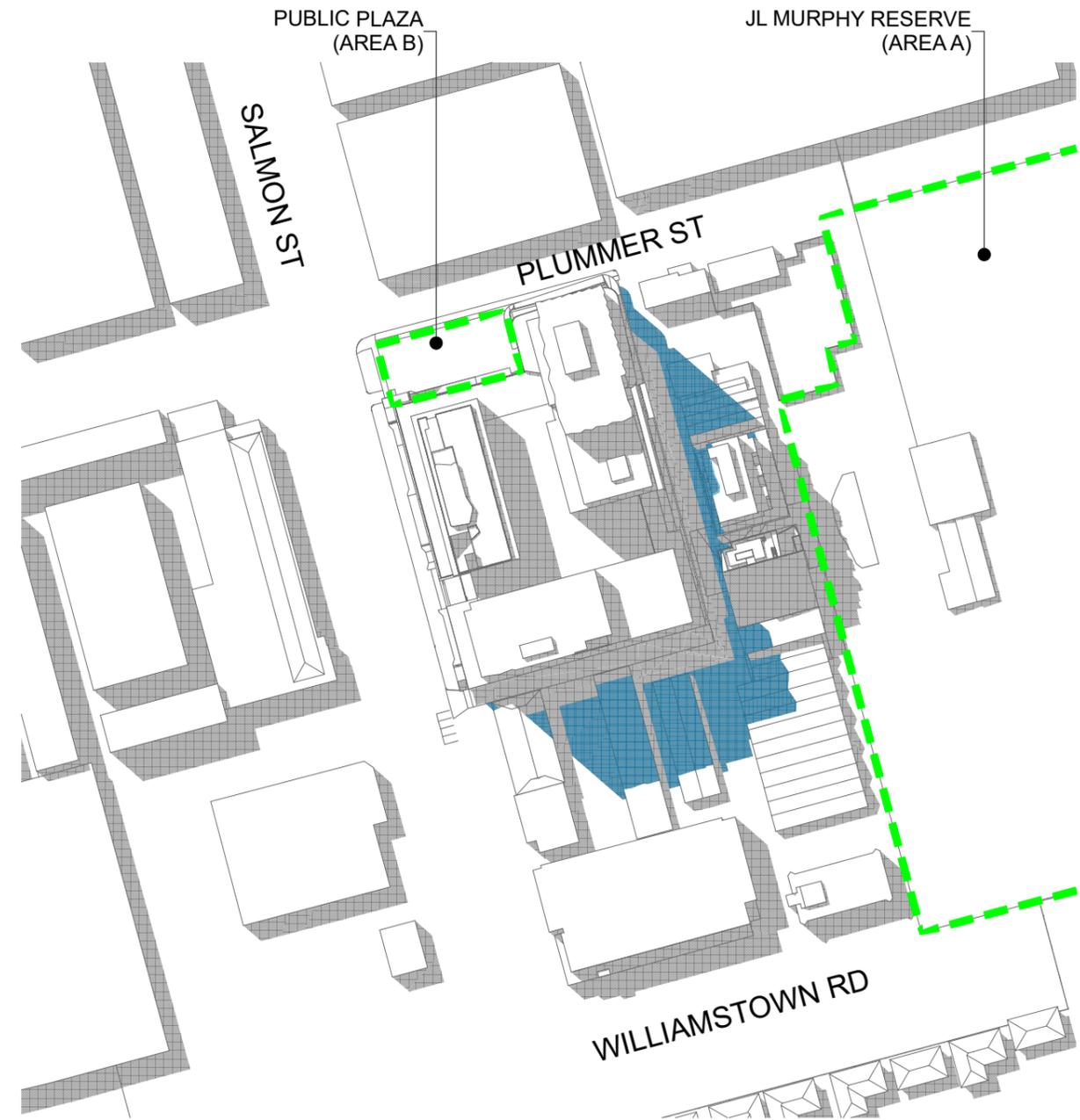
WIRRAWAY CENTRAL - PROPOSED MIXED USE DEVELOPMENT

18-22 SALMON STREET, PORT MELBOURNE

SEPTEMBER 22ND - 2PM



1 EXISTING SHADOWS OF SUBJECT SITE



2 ADDITIONAL SHADOWS OF PROPOSED DEVELOPMENT

-  EXISTING SHADOWS (EXISTING AND APPROVED BUILT FORM)
-  ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

OVERSHADOWING (CLAUSE 43.02 - 2.6)
BUILDINGS MUST NOT CAST ANY ADDITIONAL SHADOW ABOVE THE SHADOWS CAST BY HYPOTHETICAL BUILDINGS BUILT TO THE MAXIMUM STREET WALL HEIGHT AND EXISTING BUILDINGS OVER.

AREA A - 11:00am TO 2:00pm, 21ST JUNE TO 22ND SEPTEMBER
AREA B - 11:00am TO 2:00pm, 22ND SEPTEMBER