



Sheet Number	Sheet Name	Current Revision
A-000	TITLE SHEET	7
A-001	SITE PLAN	3
A-002	SURVEY PLAN	3
A-003	DEMOLITION PLAN	3
A-097	GENERAL ARRANGEMENT PLAN - BASEMENT 03	4
A-098	GENERAL ARRANGEMENT PLAN - BASEMENT 02	4
A-099	GENERAL ARRANGEMENT PLAN - BASEMENT 01	6
A-100	GENERAL ARRANGEMENT PLAN - GROUND FLOOR	4
A-101	GENERAL ARRANGEMENT PLAN - LEVEL 01	5
A-102	GENERAL ARRANGEMENT PLAN - LEVEL 02	4
A-103	GENERAL ARRANGEMENT PLAN - LEVEL 03	2
A-104	GENERAL ARRANGEMENT PLAN - LEVEL 04-07	4
A-108	GENERAL ARRANGEMENT PLAN - LEVEL 08-11	2
A-112	GENERAL ARRANGEMENT PLAN - LEVEL 12-16	3
A-117	GENERAL ARRANGEMENT PLAN - LEVEL 17	6
A-118	GENERAL ARRANGEMENT PLAN - LEVEL 18	6
A-119	GENERAL ARRANGEMENT PLAN - ROOF PLAN	4
A-200	NORTH ELEVATION	5
A-201	SOUTH ELEVATION	8
A-202	EAST ELEVATION	5
A-203	WEST ELEVATION	5
A-250	SECTION	5
A-251	SECTION	5
A-252	DESIGN DETAILS	3
A-253	SOUTH PLAN LEVEL 08-11	3
A-254	SOUTH PLAN LEVEL 12-13	3
A-255	SOUTH PLAN LEVEL 14-16	3
A-260	SOUTH ELEVATION COMPARISON	3
A-261	SOUTH PLAN COMPARISON	3

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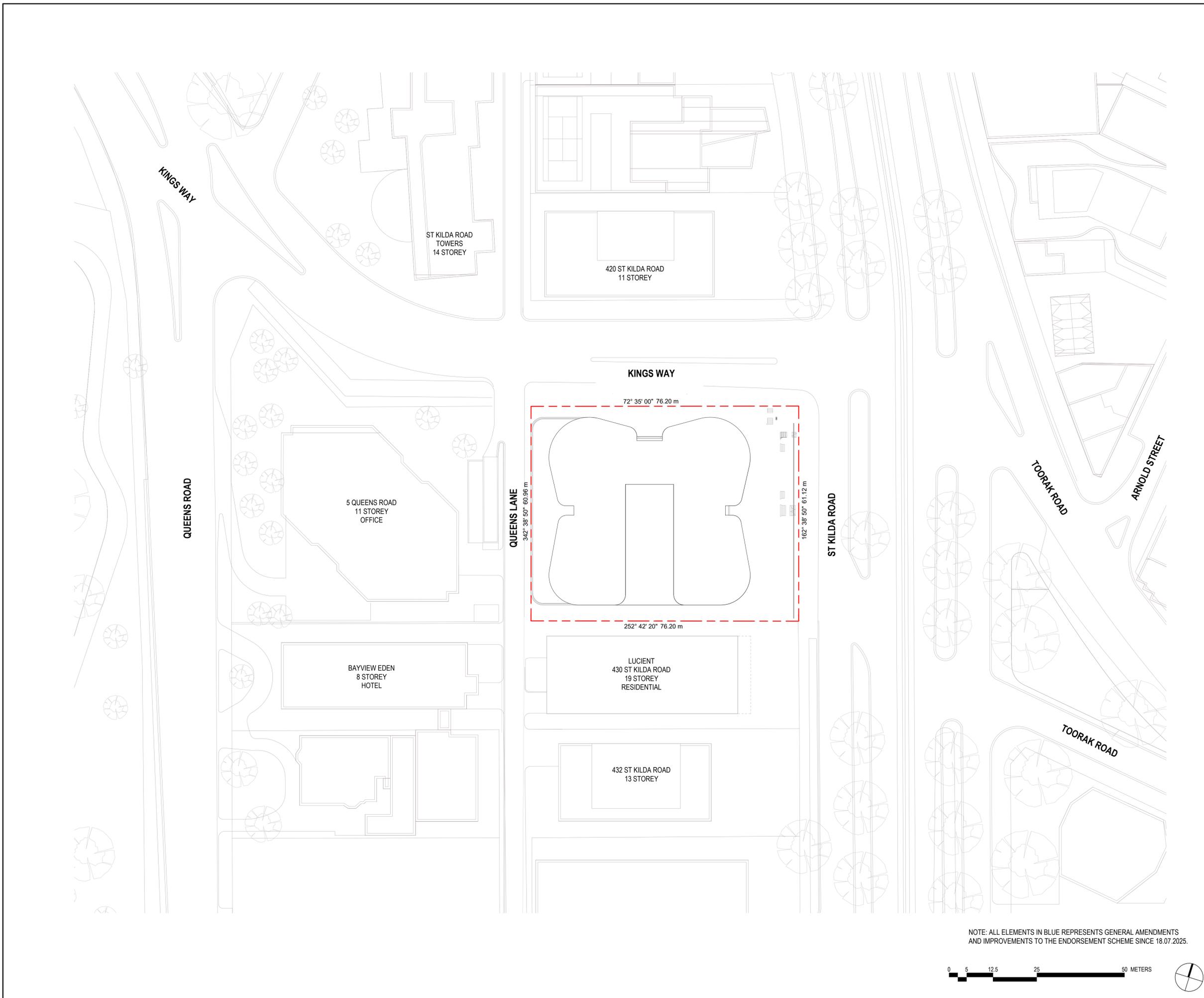
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#	DATE	ISSUE DESCRIPTION
7	18/12/25	Issue for Section 72
6	28/11/25	Issue for Section 72
5	21/03/25	Endorsement
4	21/10/24	Town Planning Amendments
3	16/05/24	Town Planning RFI Amendments
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

TITLE SHEET

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.

PROJECT NO.	223553	SHEET NO.	A-000
DATE:	18/12/25		
SCALE:	NTS @A1		



PROJECT NAME
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#	DATE	ISSUE DESCRIPTION
3	07/11/25	Issue for Section 72
2	21/03/25	Endorsement
1	30/04/24	Town Planning RFI

SITE PLAN

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.



PROJECT NO. 223553	SHEET NO. A-001
DATE: 07/11/25	
SCALE: 1 : 500 #A1	

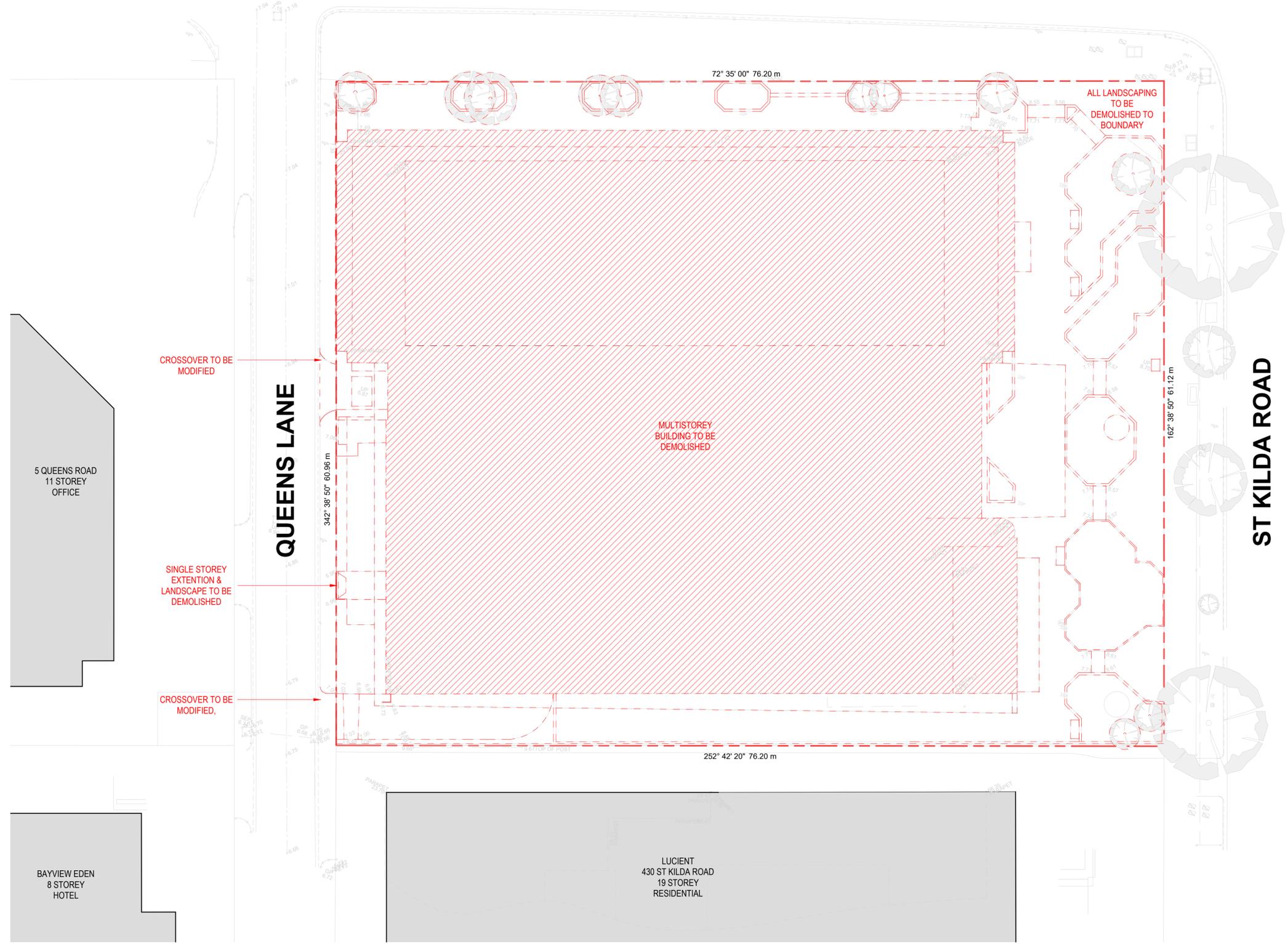
KINGS WAY

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3	07/11/25	Issue for Section 72
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1	30/04/24	Town Planning RFI

DEMOLITION PLAN

PROJECT NO. 223553 SHEET NO. **A-003**
 DATE: 07/11/25
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NOTE:
 - ALL CAR SPACES ARE 2.7m WIDE BY 4.9m LONG UNLESS SPECIFIED
 - ALL CAR SPACES SIZED TO ACCOMMODATE FUTURE INSTALLATION OF EV CHARGERS. EV CHARGERS TO BE EITHER WALL, COLUMN OR GROUND MOUNTED WITH BOLLARD PROTECTION

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4	07/11/25	Issue for Section 72
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

**GENERAL ARRANGEMENT PLAN
- BASEMENT 03**

PROJECT NO. 223553 SHEET NO.
DATE: 07/11/25
SCALE: 1:200 #A1
A-097



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KEYPLAN / NOTES
LEGEND

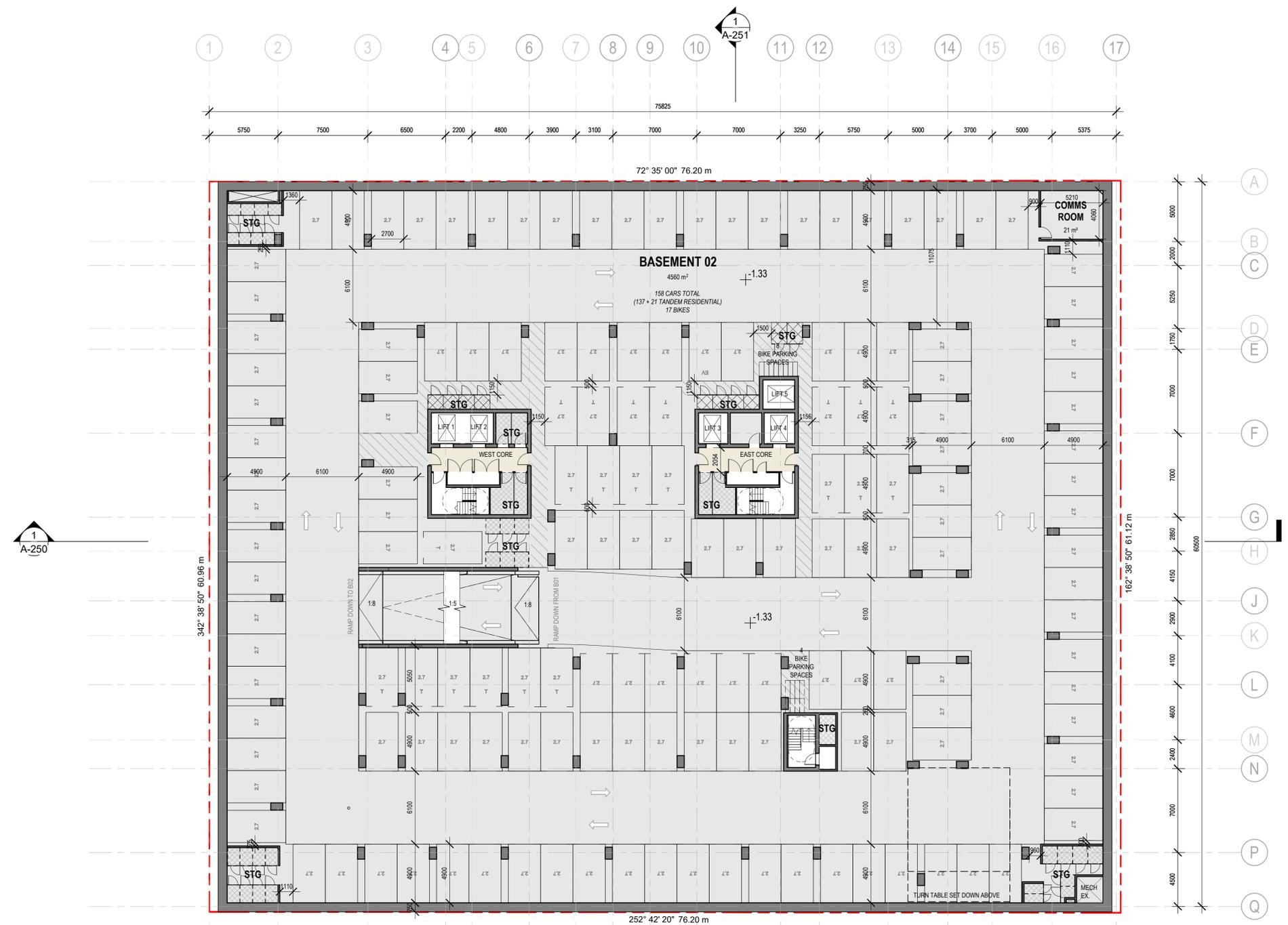
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3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning
#	DATE	ISSUE DESCRIPTION

**GENERAL ARRANGEMENT PLAN
- BASEMENT 02**

PROJECT NO. 223553 SHEET NO.
DATE: 07/11/25
SCALE: 1 : 200 #A1
A-098



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KEYPLAN / NOTES
LEGEND

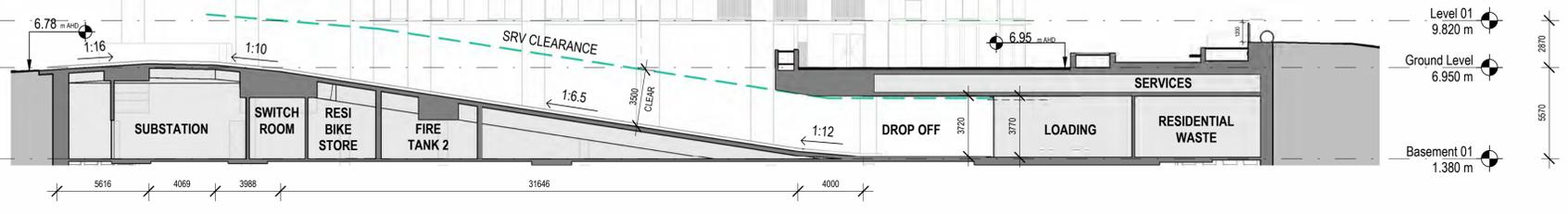
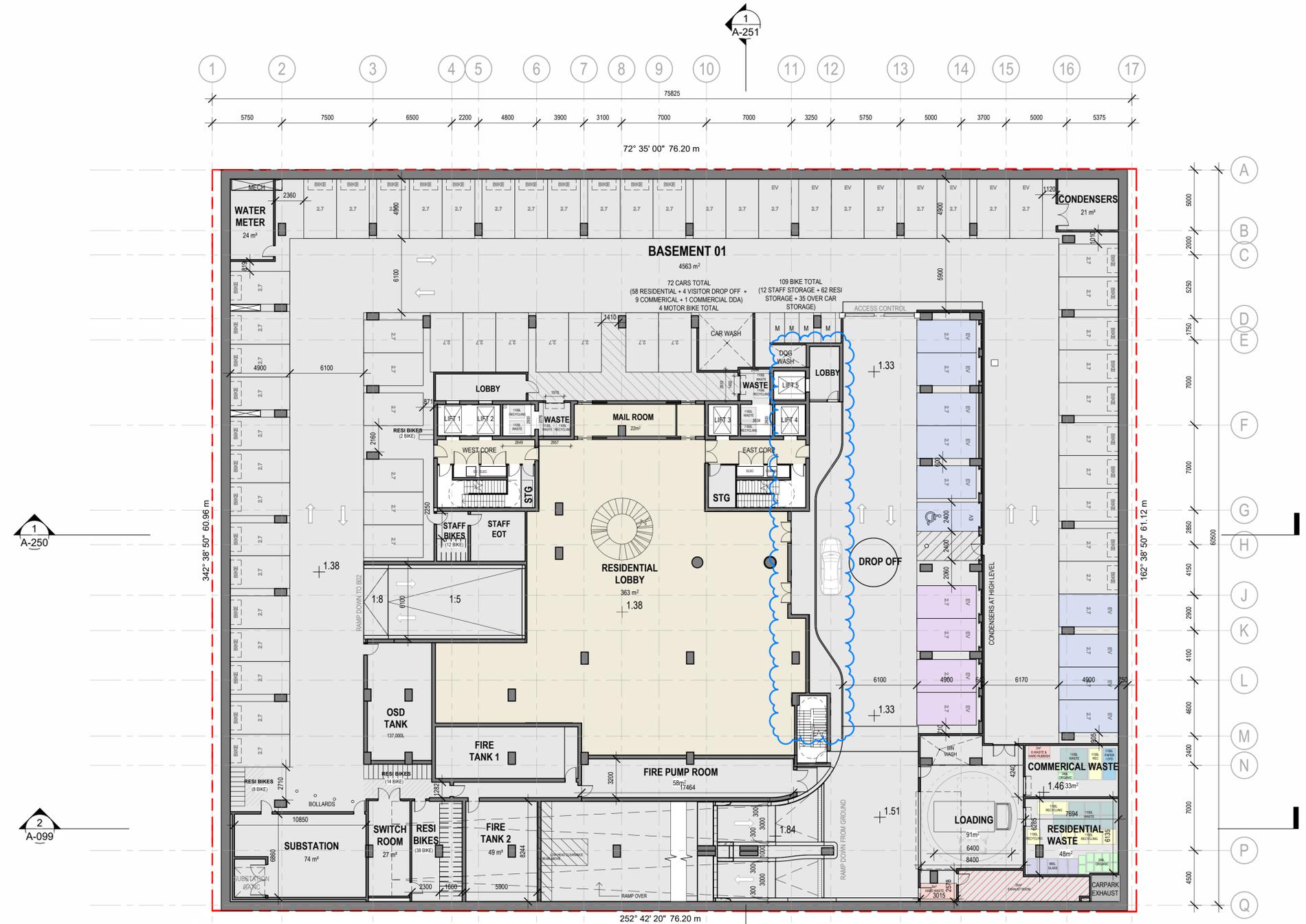
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#	DATE	ISSUE DESCRIPTION
6	18/12/25	Issue for Section 72
5	07/11/25	Issue for Section 72
4	21/03/25	Endorsement
3	16/05/24	Town Planning RFI Amendments
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

**GENERAL ARRANGEMENT PLAN
- BASEMENT 01**

PROJECT NO. 223553
DATE: 18/12/25
SCALE: 1:200 #A1
SHEET NO. **A-099**



2 Section C-C - Basement Ramp

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.



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LEGEND

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

KINGS WAY

QUEENS LANE

ST KILDA ROAD

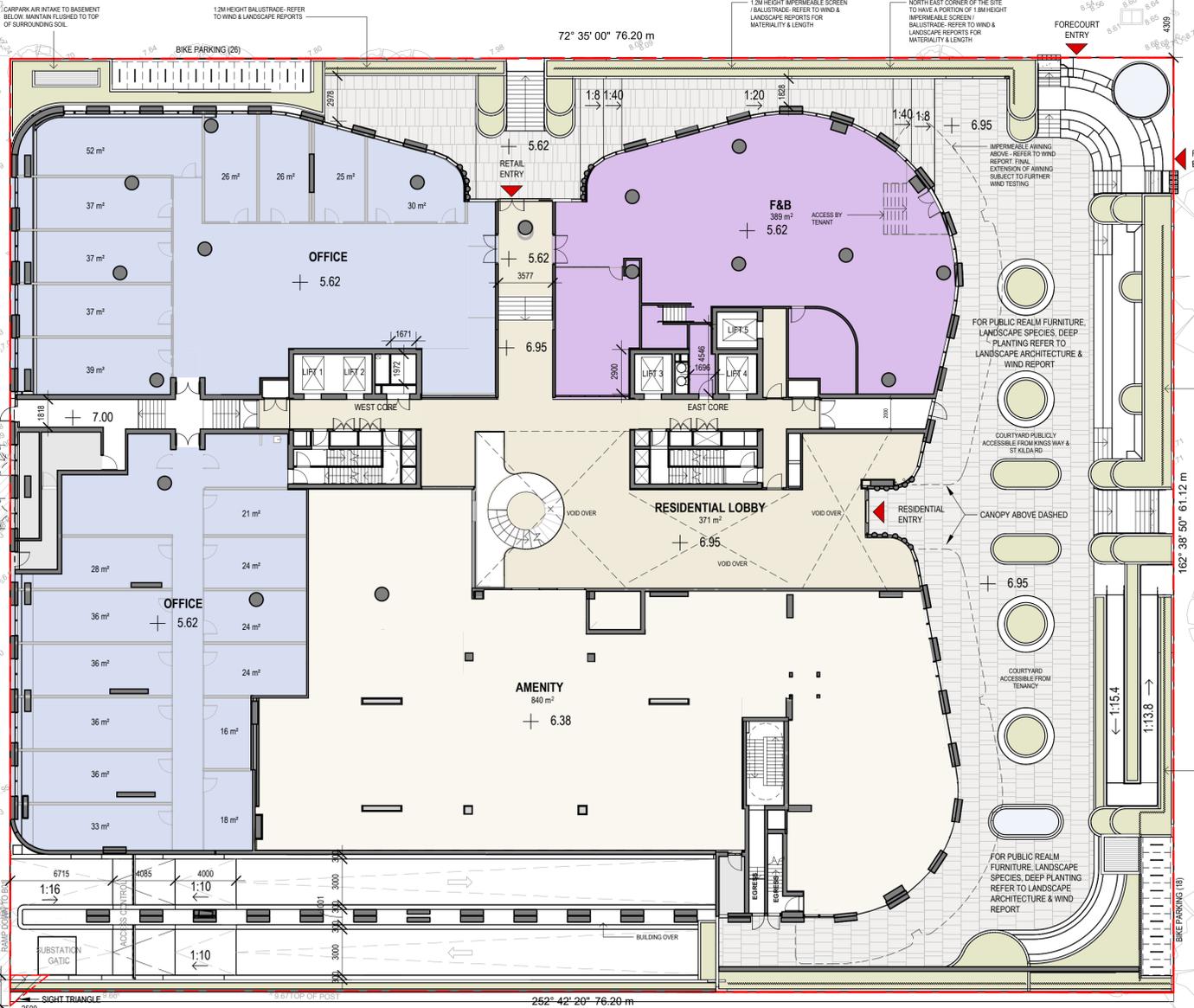
1
A-250

1
A-251

5 QUEENS ROAD
11 STOREY OFFICE

BAYVIEW EDEN
8 STOREY HOTEL

LUCIENT
430 ST KILDA ROAD
19 STOREY RESIDENTIAL



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#	DATE	ISSUE DESCRIPTION
4	07/11/25	Issue for Section 72
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

**GENERAL ARRANGEMENT PLAN
- GROUND FLOOR**

PROJECT NO.	223553	SHEET NO.	A-100
DATE:	07/11/25		
SCALE:	1:200 #A1		

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KEYPLAN / NOTES
LEGEND

- RETAIL
- OFFICE
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE
- AMENITY
- SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

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

GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

- TREATED GLASS / SPANDREL
- 100% VISUAL BLOCKOUT - FULL HEIGHT
- TREATED GLASS - SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
- FULL HEIGHT TO HABITABLE AREA AND 1100MM TO BALUSTRADE (OPERABLE WHERE REQ.)
- PERMITTED DIRECTIONAL VIEW (ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
- DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING - FULL HEIGHT (OPERABLE WHERE REQ.)
- NO VIEW OUT / OBSCURED VIEW
- SCREENED DIRECTIONAL VIEW OUT

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2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

**GENERAL ARRANGEMENT PLAN
- LEVEL 01**

PROJECT NO. 223553 SHEET NO. A-101
DATE: 18/12/25
SCALE: 1:200 #A1

KINGS WAY



ST KILDA ROAD

QUEENSLANE

5 QUEENS ROAD
11 STOREY OFFICE

BAYVIEW EDEN
8 STOREY HOTEL

LUCIENT
430 ST KILDA ROAD
19 STOREY RESIDENTIAL

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- KEYPLAN / NOTES
LEGEND
- RETAIL
 - OFFICE
 - STUDIO
 - 1 BEDROOM APARTMENT
 - 2 BEDROOM APARTMENT
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GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

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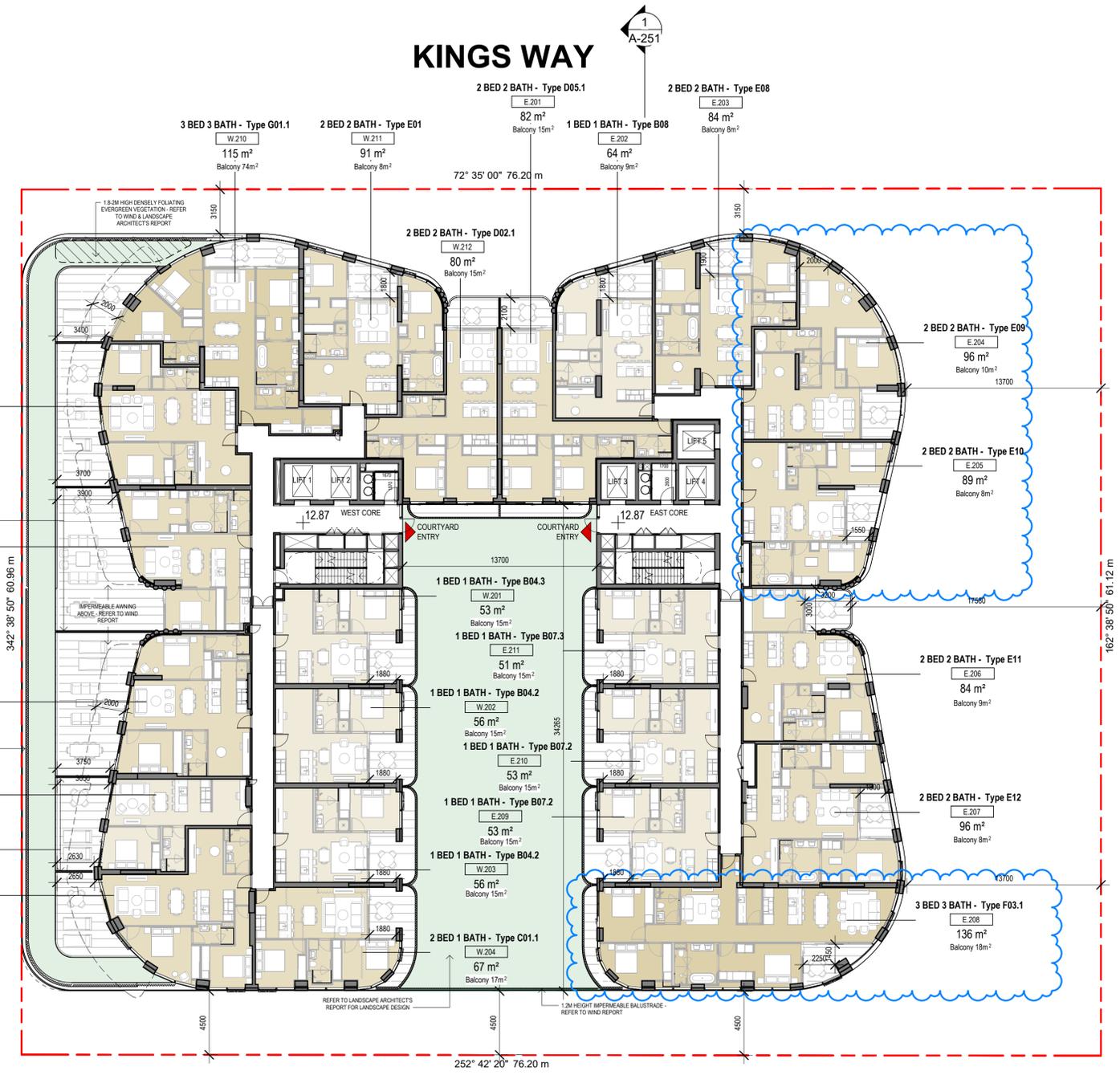
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1	05/03/24	Town Planning

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GENERAL ARRANGEMENT PLAN
- LEVEL 02

PROJECT NO.	223553	SHEET NO.	A-102
DATE:	18/12/25		
SCALE:	1 : 200 #A1		



5 QUEENS ROAD
11 STOREY OFFICE

BAYVIEW EDEN
8 STOREY HOTEL

LUCIENT
430 ST KILDA ROAD
19 STOREY RESIDENTIAL

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GL-100 SERIES - FACADE TREATMENT LEGEND
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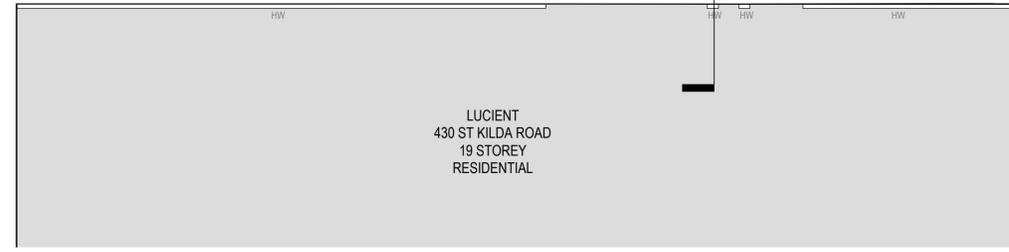
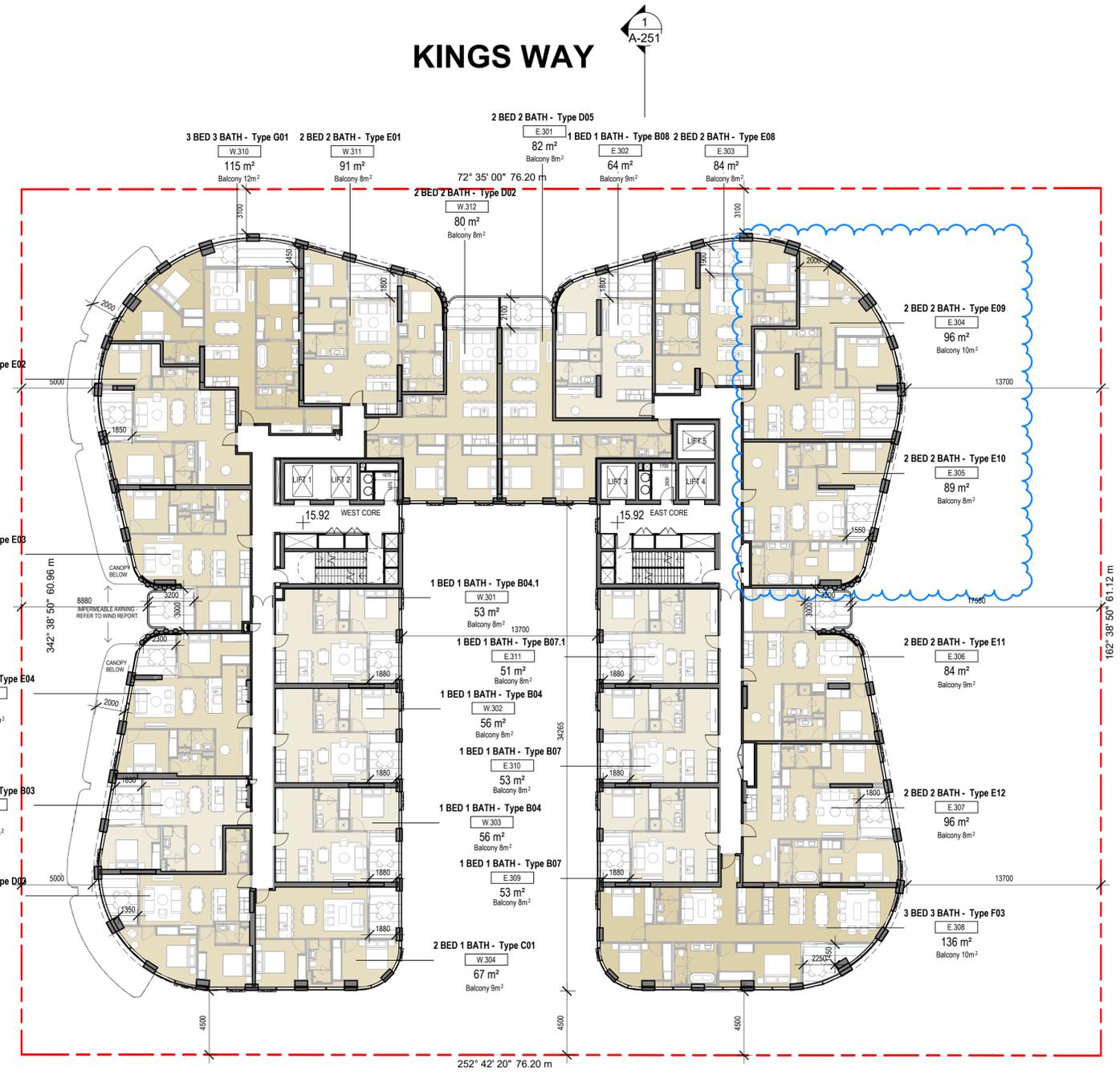
GENERAL ARRANGEMENT PLAN
- LEVEL 03

PROJECT NO.	223553	SHEET NO.	A-103
DATE:	18/12/25		
SCALE:	1:200 #A1		

KINGS WAY

QUEENS LANE

ST KILDA ROAD



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GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

- TREATED GLASS / SPANDREL
- 100% VISUAL BLOCKOUT - FULL HEIGHT
- TREATED GLASS - SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
- FULL HEIGHT TO HABITABLE AREA AND 1100MM TO BALUSTRADE (OPERABLE WHERE REQ.)

- PERMITTED DIRECTIONAL VIEW (ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
- DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
- FULL HEIGHT (OPERABLE WHERE REQ.)

- NO VIEW OUT / OBSERVED VIEW
- SCREENED DIRECTIONAL VIEW OUT

REFER A40.01 SERIES FOR GENERAL NOTES & LEGENDS
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#	DATE	ISSUE DESCRIPTION
4	07/11/25	Issue for Section 72
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

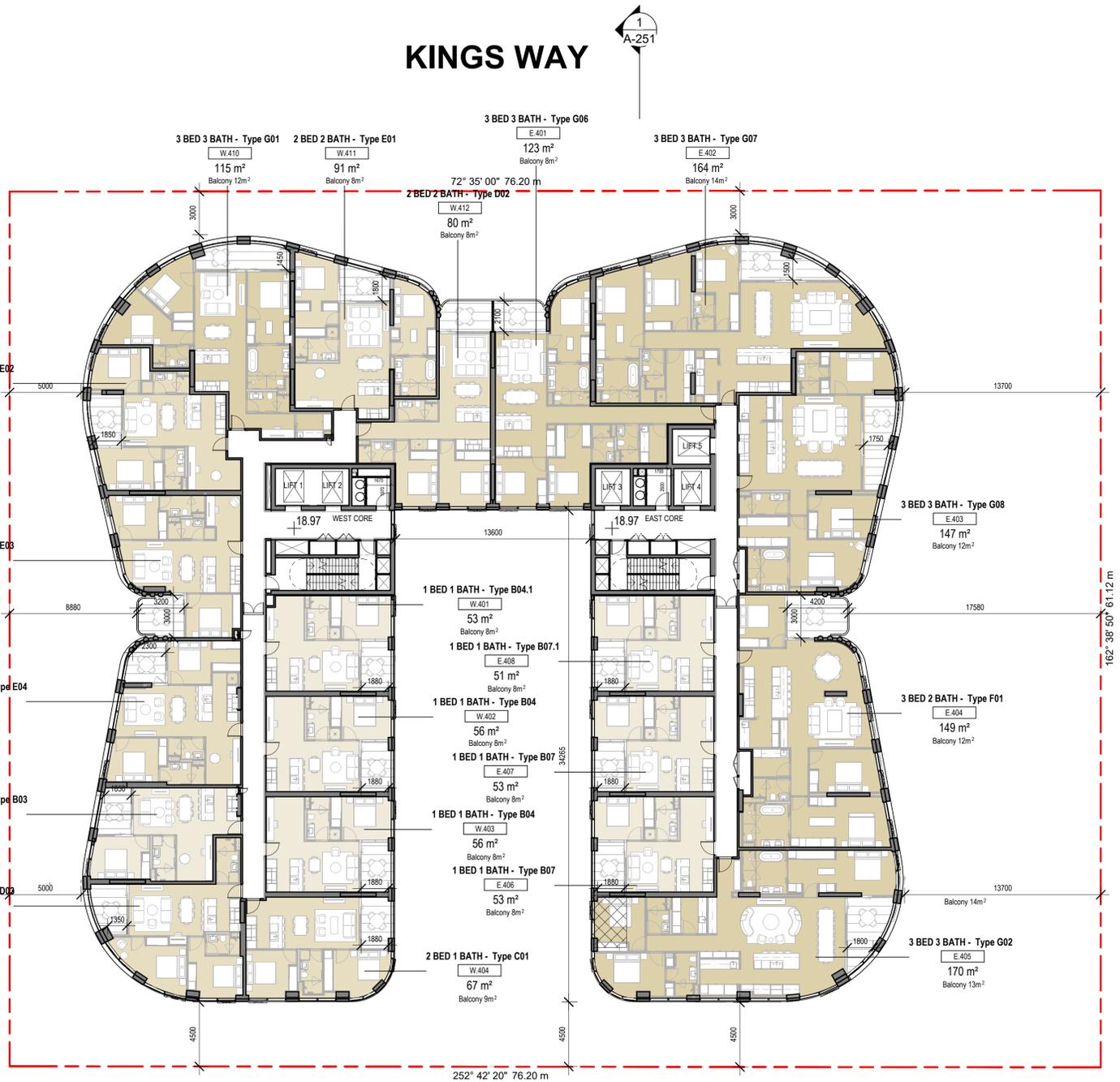
**GENERAL ARRANGEMENT PLAN
- LEVEL 04-07**

PROJECT NO.	223553	SHEET NO.	A-104
DATE:	07/11/25		
SCALE:	1:200 #A1		

KINGS WAY

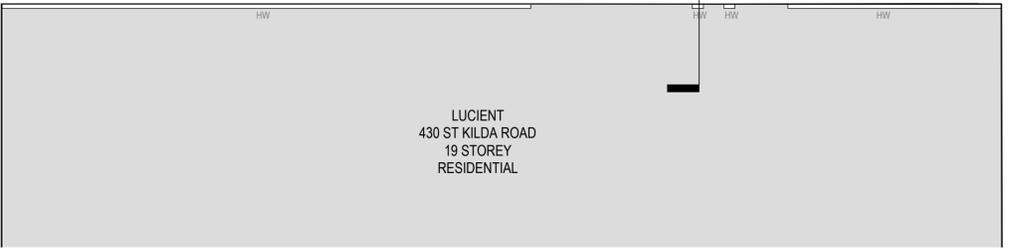
QUEENS LANE

ST KILDA ROAD



5 QUEENS ROAD
11 STOREY OFFICE

BAYVIEW EDEN
8 STOREY HOTEL



NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.



424 ST KILDA ROAD
424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

CLIENT
GURNER™
GROUP
GURNER

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

KEYPLAN / NOTES
LEGEND

- RETAIL
- OFFICE
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE
- AMENITY
- SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

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

GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

- TREATED GLASS / SPANDREL
- 100% VISUAL BLOCKOUT - FULL HEIGHT
- TREATED GLASS - SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
- FULL HEIGHT TO HABITABLE AREA AND 1100MM TO BALUSTRADE (OPERABLE WHERE REQ.)
- PERMITTED DIRECTIONAL VIEW (ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
- DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING - FULL HEIGHT (OPERABLE WHERE REQ.)
- NO VIEW OUT / OBSERVED VIEW
- SCREENED DIRECTIONAL VIEW OUT

REFER A40.01 SERIES FOR GENERAL NOTES & LEGENDS
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#	DATE	ISSUE DESCRIPTION
2	28/11/25	Issue for Section 72
1	07/11/25	Issue for Section 72

GENERAL ARRANGEMENT PLAN
- LEVEL 08-11

PROJECT NO. 223553
DATE: 28/11/25
SCALE: 1:200 #A1
SHEET NO. A-108

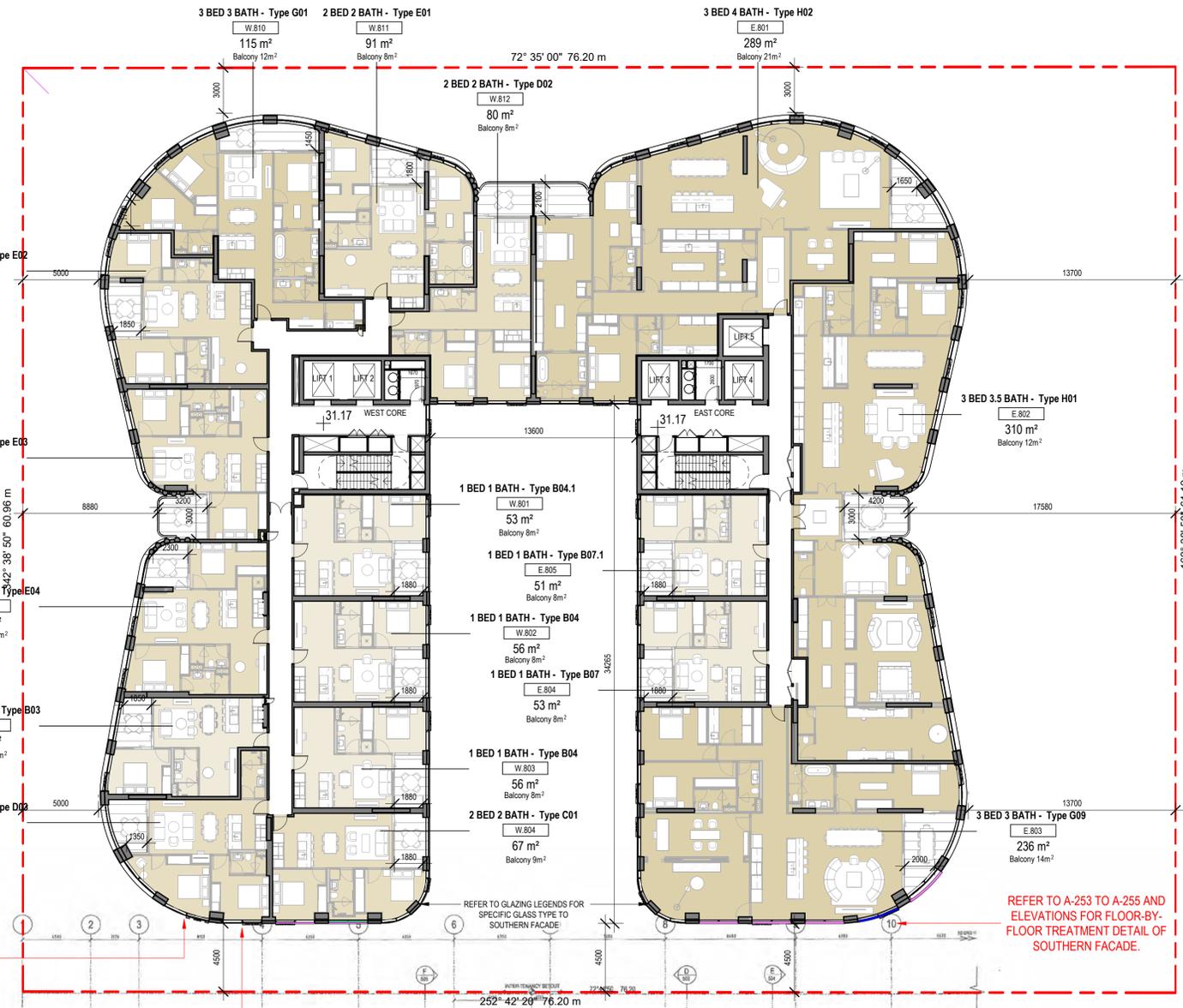
KINGS WAY



QUEENS LANE



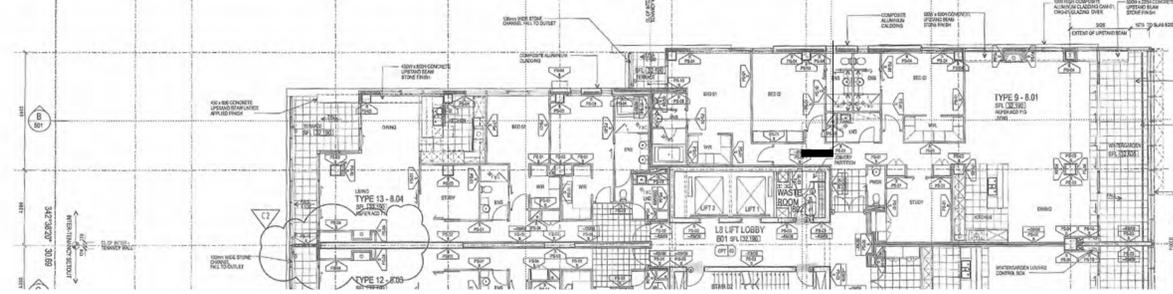
ST KILDA ROAD



DIRECTIONAL GLASS RELEVANT TO L11 ONLY.

TREATED GLASS RELEVANT TO L11 ONLY.

REFER TO A-253 TO A-255 AND ELEVATIONS FOR FLOOR-BY-FLOOR TREATMENT DETAIL OF SOUTHERN FACADE.



LUCIENT
430 ST KILDA ROAD
19 STOREY RESIDENTIAL
LEVEL 08
RL 32.190

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.



5 QUEENS ROAD
11 STOREY OFFICE

BAYVIEW EDEN
8 STOREY HOTEL

PROJECT NAME
424 ST KILDA ROAD
 424 ST KILDA ROAD
 MELBOURNE VICTORIA 3004
 AUSTRALIA

CLIENT
GURNER™
 GROUP
 GURNER

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

KEYPLAN / NOTES
LEGEND

- RETAIL
- OFFICE
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE
- AMENITY
- SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

NOTE:
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GL-100 SERIES - FACADE TREATMENT LEGEND
 REFER TO SK-32

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- 100% VISUAL BLOCKOUT - FULL HEIGHT
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- SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
- FULL HEIGHT TO HABITABLE AREA AND 1100MM TO BALUSTRADE (OPERABLE WHERE REQ.)
- PERMITTED DIRECTIONAL VIEW (ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
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- SCREENED DIRECTIONAL VIEW OUT

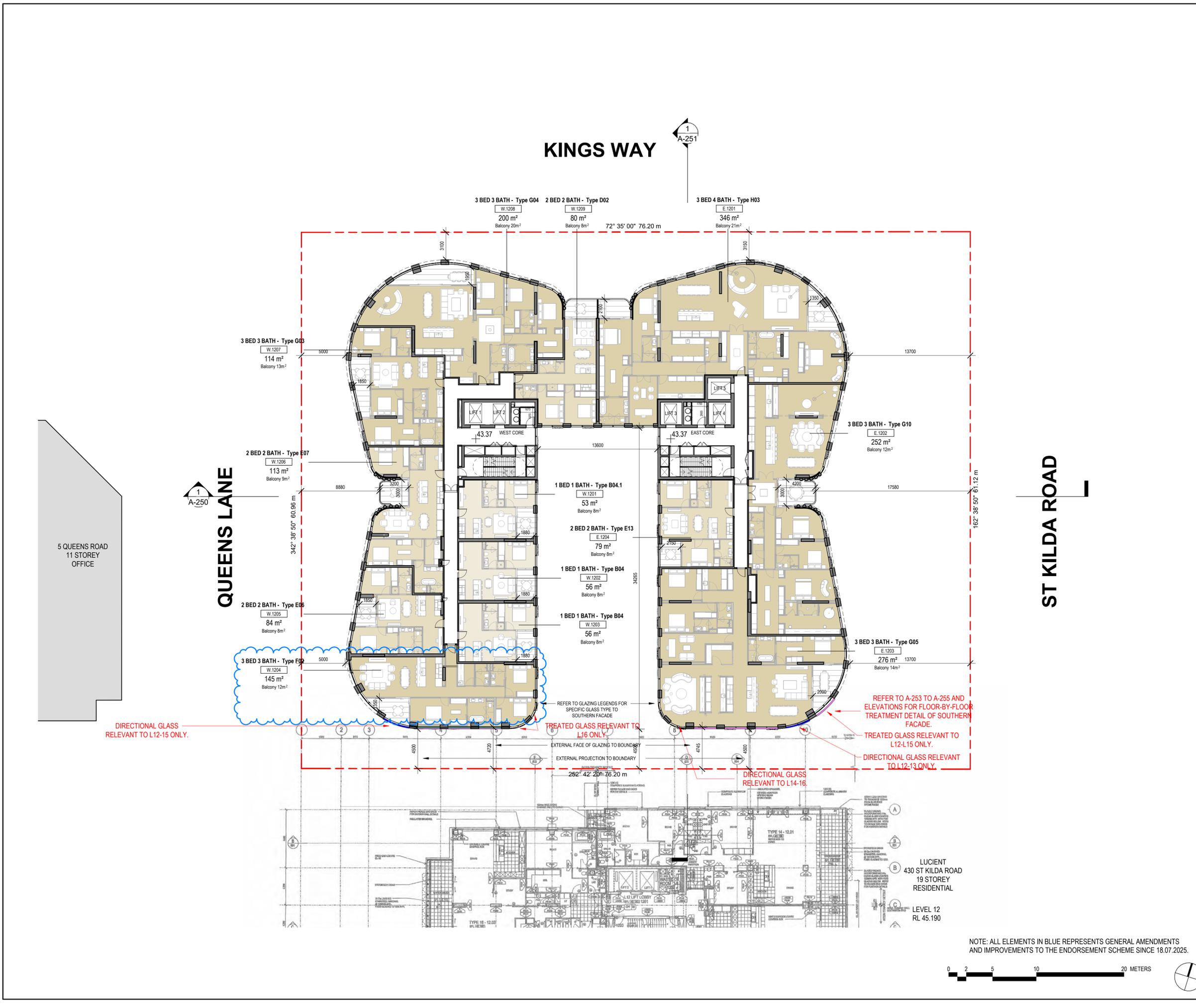
REFER A40.01 SERIES FOR GENERAL NOTES & LEGENDS

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#	DATE	ISSUE DESCRIPTION
3	18/12/25	Issue for Section 72
2	28/11/25	Issue for Section 72
1	07/11/25	Issue for Section 72

GENERAL ARRANGEMENT PLAN
 - LEVEL 12-16

PROJECT NO. 223553
 SHEET NO. **A-112**
 DATE: 18/12/25
 SCALE: 1:200 #A1



PROJECT NAME
424 ST KILDA ROAD
 424 ST KILDA ROAD
 MELBOURNE VICTORIA 3004
 AUSTRALIA

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

KEYPLAN / NOTES
LEGEND

- RETAIL
- OFFICE
- STUDIO
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- PENTHOUSE APARTMENT
- STORAGE / STORAGE CAGE
- AMENITY
- SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

NOTE:
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GL-100 SERIES - FACADE TREATMENT LEGEND
 REFER TO SK-32

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- SCREENED DIRECTIONAL VIEW OUT

REFER A40.01 SERIES FOR GENERAL NOTES & LEGENDS

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#	DATE	ISSUE DESCRIPTION
6	28/11/25	Issue for Section 72
5	07/11/25	Issue for Section 72
4	21/03/25	Endorsement
3	21/10/24	Town Planning Amendments
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

**GENERAL ARRANGEMENT PLAN
 - LEVEL 17**

PROJECT NO. 223553
 SHEET NO. **A-117**
 DATE: 28/11/25
 SCALE: 1:200 #A1

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.



424 ST KILDA ROAD
424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

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GROUP
GURNER

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

- KEYPLAN / NOTES
LEGEND
- RETAIL
 - OFFICE
 - STUDIO
 - 1 BEDROOM APARTMENT
 - 2 BEDROOM APARTMENT
 - 3 BEDROOM APARTMENT
 - PENTHOUSE APARTMENT
 - STORAGE / STORAGE CAGE
 - AMENITY
 - SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

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- GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32
- TREATED GLASS / SPANDREL
 - 100% VISUAL BLOCKOUT - FULL HEIGHT
 - TREATED GLASS
 - SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
 - FULL HEIGHT TO HABITABLE AREA AND 1100MM TO BALUSTRADE (OPERABLE WHERE REQ.)
 - PERMITTED DIRECTIONAL VIEW (ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
 - DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
 - FULL HEIGHT (OPERABLE WHERE REQ.)

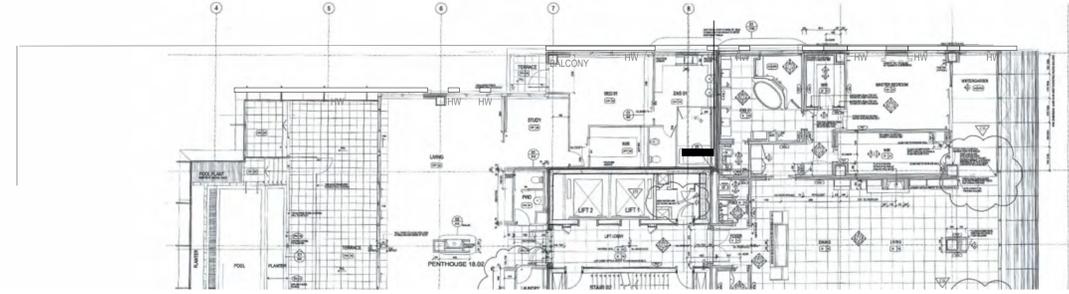
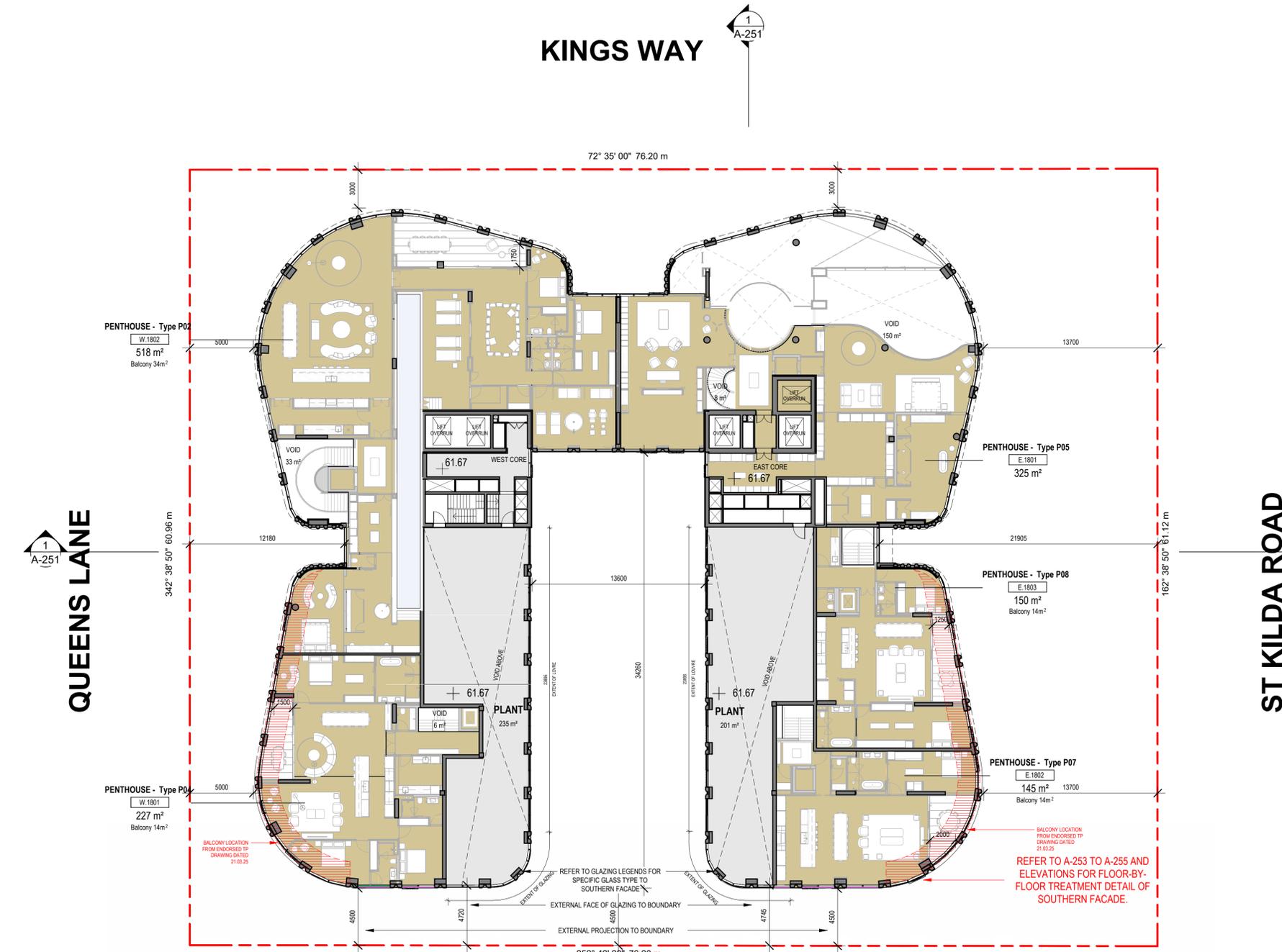
- NO VIEW OUT / OBSCURED VIEW
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#	DATE	ISSUE DESCRIPTION
6	28/11/25	Issue for Section 72
5	07/11/25	Issue for Section 72
4	21/03/25	Endorsement
3	21/10/24	Town Planning Amendments
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

**GENERAL ARRANGEMENT PLAN
- LEVEL 18**

PROJECT NO. 223553
DATE: 28/11/25
SCALE: 1:200 #A1
SHEET NO. **A-118**



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

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.



424 ST KILDA ROAD
424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

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GROUP
GURNER

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

- KEYPLAN / NOTES
LEGEND
- RETAIL
 - OFFICE
 - STUDIO
 - 1 BEDROOM APARTMENT
 - 2 BEDROOM APARTMENT
 - 3 BEDROOM APARTMENT
 - PENTHOUSE APARTMENT
 - STORAGE / STORAGE CAGE
 - AMENITY
 - SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

NOTE:
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- GL-100 SERIES - FACADE TREATMENT LEGEND**
REFER TO SK-32
- TREATED GLASS / SPANDREL
 - 100% VISUAL BLOCKOUT - FULL HEIGHT
 - TREATED GLASS - SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
 - FULL HEIGHT TO HABITABLE AREA AND 1100MM TO BALUSTRADE (OPERABLE WHERE REQ.)
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 - DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
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 - SCREENED DIRECTIONAL VIEW OUT

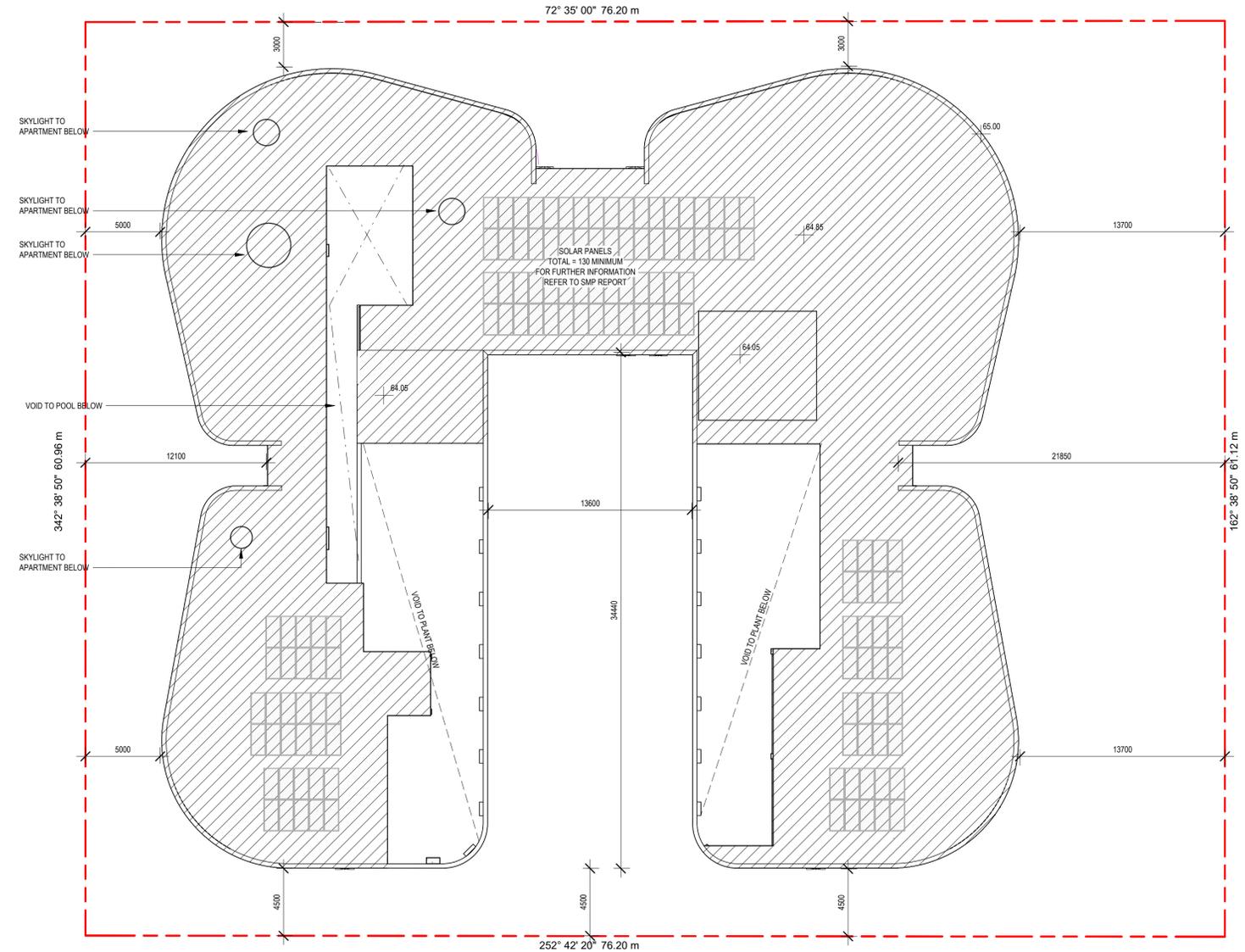
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#	DATE	ISSUE DESCRIPTION
4	07/11/25	Issue for Section 72
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

**GENERAL ARRANGEMENT PLAN
- ROOF PLAN**

PROJECT NO. 223553
DATE: 07/11/25
SCALE: 1:200 #A1
SHEET NO. **A-119**

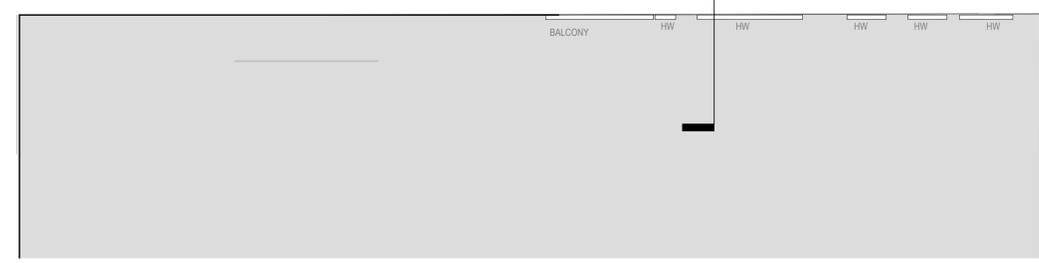
KINGS WAY



QUEENS LANE



ST KILDA ROAD



LUCIENT
430 ST KILDA ROAD
19 STOREY
RESIDENTIAL

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.



424 ST KILDA ROAD
424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

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GROUP
GURNER

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

KEYPLAN / NOTES

LEGEND

NOTE:
- GL-103 APPLIED TO ALL GROUND LEVEL WINDOWS.
- EXISTING BUILDING OUTLINE IS INDICATIVE ONLY.
- 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

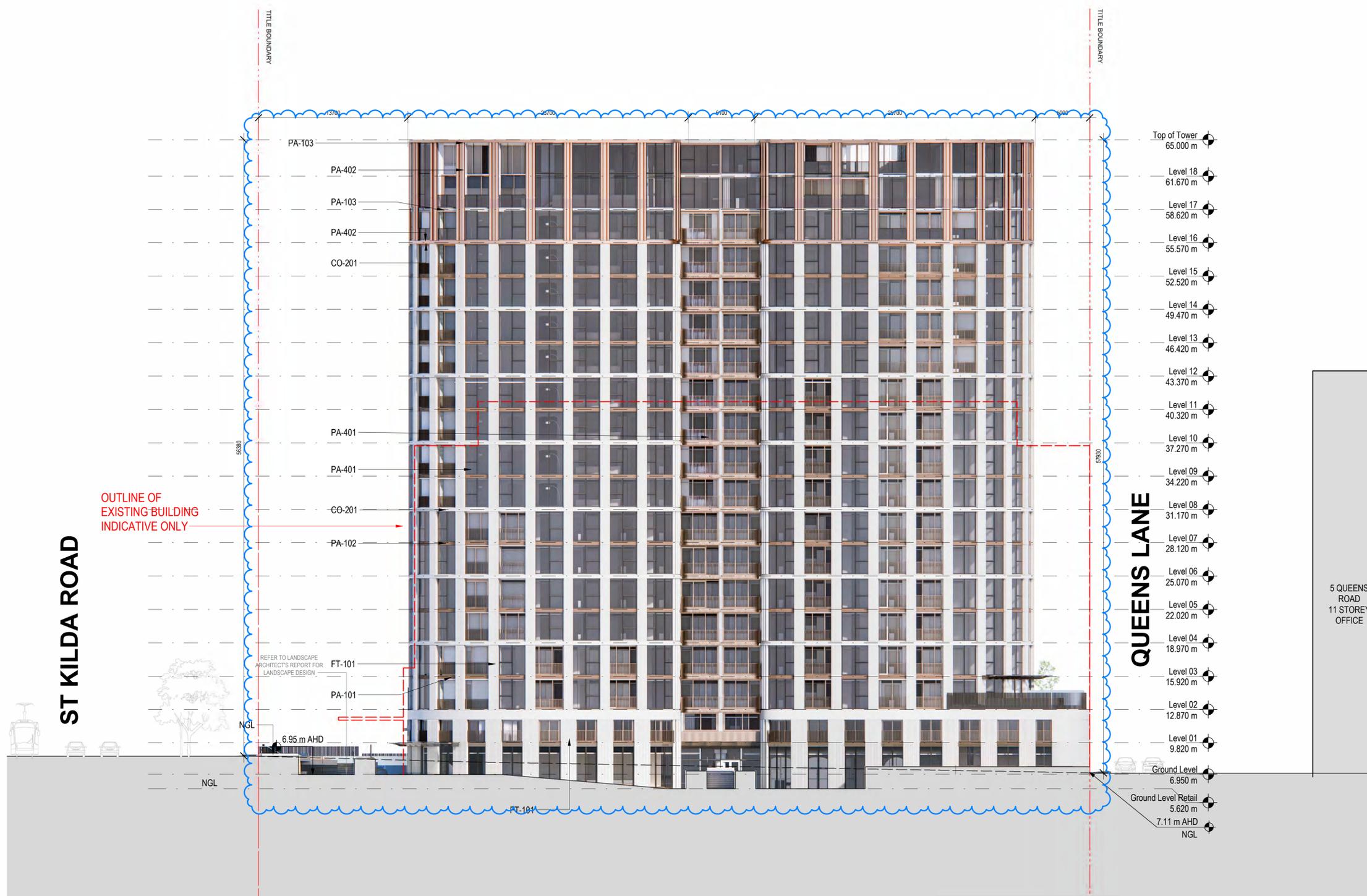
CO-201 CONCRETE FINISH (PODIUM) TO MATCH FT-101
FT-101 FACADE (TOWER) METAL CLADDING, WARM WHITE COLOUR
GL-101 DGL VISION GLASS (EXT-FACING)
GL-102 DGL VISION GLASS (INT-FACING)
GL-103 CLEAR VISION GLASS (GF RETAIL)
GL-104 FRITTED PRIVACY GLASS
PA-101 PAINT TO TYP. BALCONY SOFFIT (MATCH FT-101)
PA-102 PAINT TO ALTERNATE SLAB EDGE AND NOTCHED BALCONY SOFFIT (MATCH PA-401)
PA-103 PAINT TO SLAB EDGE (MATCH PA-402)
PA-401 POWDERCOATED ALUMINIUM (COLOUR: BRONZE)
PA-402 POWDERCOATED ALUMINIUM (COLOUR: BRASS)
PV-101 COBBLESTONE PAVER
SP-101 SPANDREL PANEL

REFER A40.01 SERIES FOR GENERAL NOTES & LEGENDS
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#	DATE	ISSUE DESCRIPTION
5	18/12/25	Issue for Section 72
4	07/11/25	Issue for Section 72
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

GENERAL BUILDING
NORTH ELEVATION

PROJECT NO. 223553
DATE: 18/12/25
SCALE: 1:200 #A1
SHEET NO. **A-200**



ST KILDA ROAD

QUEENS LANE

5 QUEENS ROAD
11 STOREY OFFICE

OUTLINE OF EXISTING BUILDING INDICATIVE ONLY

REFER TO LANDSCAPE ARCHITECT'S REPORT FOR LANDSCAPE DESIGN

6.95 m AHD

Ground Level 6.950 m

Ground Level Retail 5.620 m

7.11 m AHD

NGL

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.

0 2 5 10 20 METERS

PROJECT NAME
424 ST KILDA ROAD
 424 ST KILDA ROAD
 MELBOURNE VICTORIA 3004
 AUSTRALIA

CLIENT
GURNER™
 GROUP
 GURNER

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

KEYPLAN / NOTES

LEGEND

NOTE:
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CO-201 CONCRETE FINISH (PODIUM) TO MATCH FT-101
 FT-101 FACADE (TOWER) METAL CLADDING, WARM WHITE COLOUR
 GL-101 DGL VISION GLASS (EXT-FACING)
 GL-102 DGL VISION GLASS (INT-FACING)
 GL-103 CLEAR VISION GLASS (GF RETAIL)
 GL-104 FRITTED PRIVACY GLASS
 PA-101 PAINT TO TYP. BALCONY SOFFIT (MATCH FT-101)
 PA-102 PAINT TO ALTERNATE SLAB EDGE AND NOTCHED BALCONY SOFFIT (MATCH PA-401)
 PA-103 PAINT TO SLAB EDGE (MATCH PA-402)
 PA-401 POWDERCOATED ALUMINIUM (COLOUR: BRONZE)
 PA-402 POWDERCOATED ALUMINIUM (COLOUR: BRASS)
 PV-101 COBBLESTONE PAVER
 SP-101 SPANDREL PANEL

GL-100 SERIES - FACADE TREATMENT LEGEND
 REFER TO SK-32

- TREATED GLASS / SPANDREL
 - 100% VISUAL BLOCKOUT
 - FULL HEIGHT
- TREATED GLASS
 - SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
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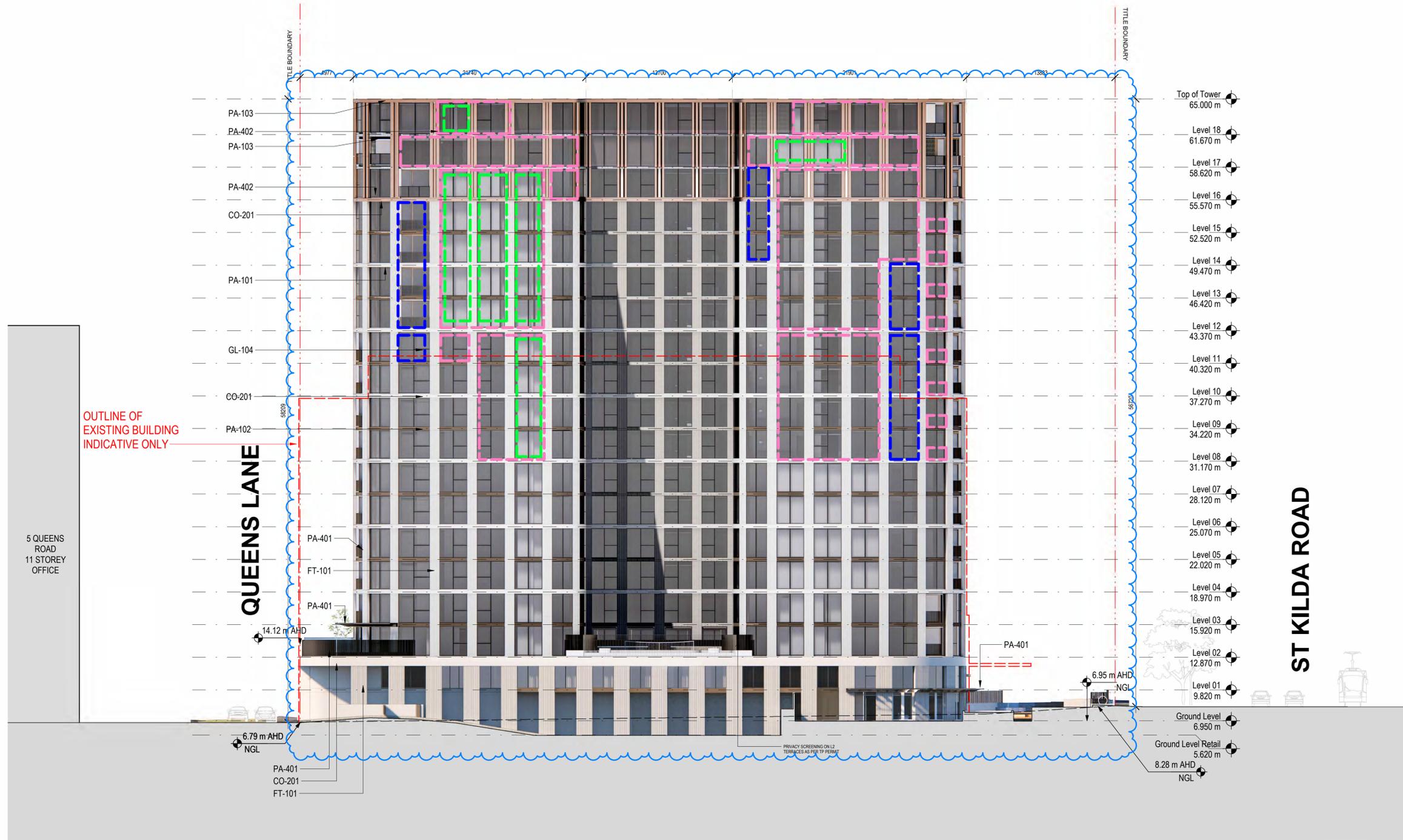
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#	DATE	ISSUE DESCRIPTION
8	18/12/25	Issue for Section 72
7	28/11/25	Issue for Section 72
6	07/11/25	Issue for Section 72
5	21/03/25	Endorsement
4	21/10/24	Town Planning Amendments
3	16/05/24	Town Planning RFI Amendments
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

GENERAL BUILDING

SOUTH ELEVATION

PROJECT NO. 223553
 SHEET NO. **A-201**
 DATE: 18/12/25
 SCALE: 1:200 #A1



NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.



PROJECT NAME
424 ST KILDA ROAD
 424 ST KILDA ROAD
 MELBOURNE VICTORIA 3004
 AUSTRALIA

CLIENT
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 GROUP
 GURNER

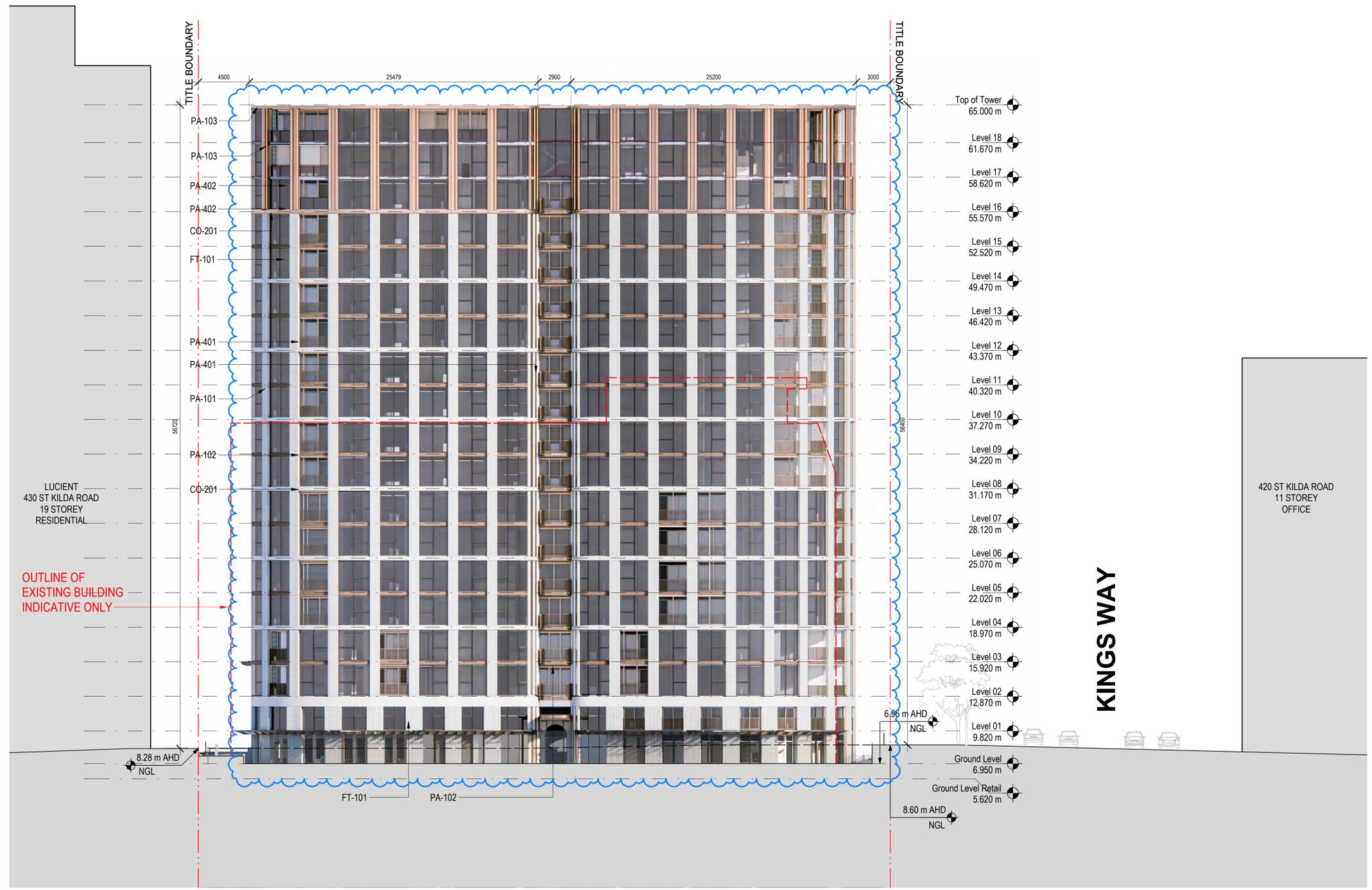
ARCHITECT
SOM
 SKIDMORE, OWINGS & MERRILL
 (AUSTRALIA)
 LEVEL 3, 351-357 ELIZABETH STREET
 MELBOURNE, VIC 3000, AUSTRALIA

KEYPLAN / NOTES

LEGEND

NOTE:
 -GL-103 APPLIED TO ALL GROUND LEVEL WINDOWS.
 -EXISTING BUILDING OUTLINE IS INDICATIVE ONLY.
 -430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

CO-201 CONCRETE FINISH (PODIUM) TO MATCH FT-101
 FT-101 FACADE (TOWER) METAL CLADDING, WARM WHITE COLOUR
 GL-101 DGL VISION GLASS (EXT-FACING)
 GL-102 DGL VISION GLASS (INT-FACING)
 GL-103 CLEAR VISION GLASS (GF RETAIL)
 GL-104 FRITTED PRIVACY GLASS
 PA-101 PAINT TO TYP. BALCONY SOFFIT (MATCH FT-101)
 PA-102 PAINT TO ALTERNATE SLAB EDGE AND NOTCHED BALCONY SOFFIT (MATCH PA-401)
 PA-103 PAINT TO SLAB EDGE (MATCH PA-402)
 PA-401 POWDERCOATED ALUMINIUM (COLOUR: BRONZE)
 PA-402 POWDERCOATED ALUMINIUM (COLOUR: BRASS)
 PV-101 COBBLESTONE PAVER
 SP-101 SPANDREL PANEL



REFER A40.01 SERIES FOR GENERAL NOTES & LEGENDS

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#	DATE	ISSUE DESCRIPTION
5	18/12/25	Issue for Section 72
4	07/11/25	Issue for Section 72
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

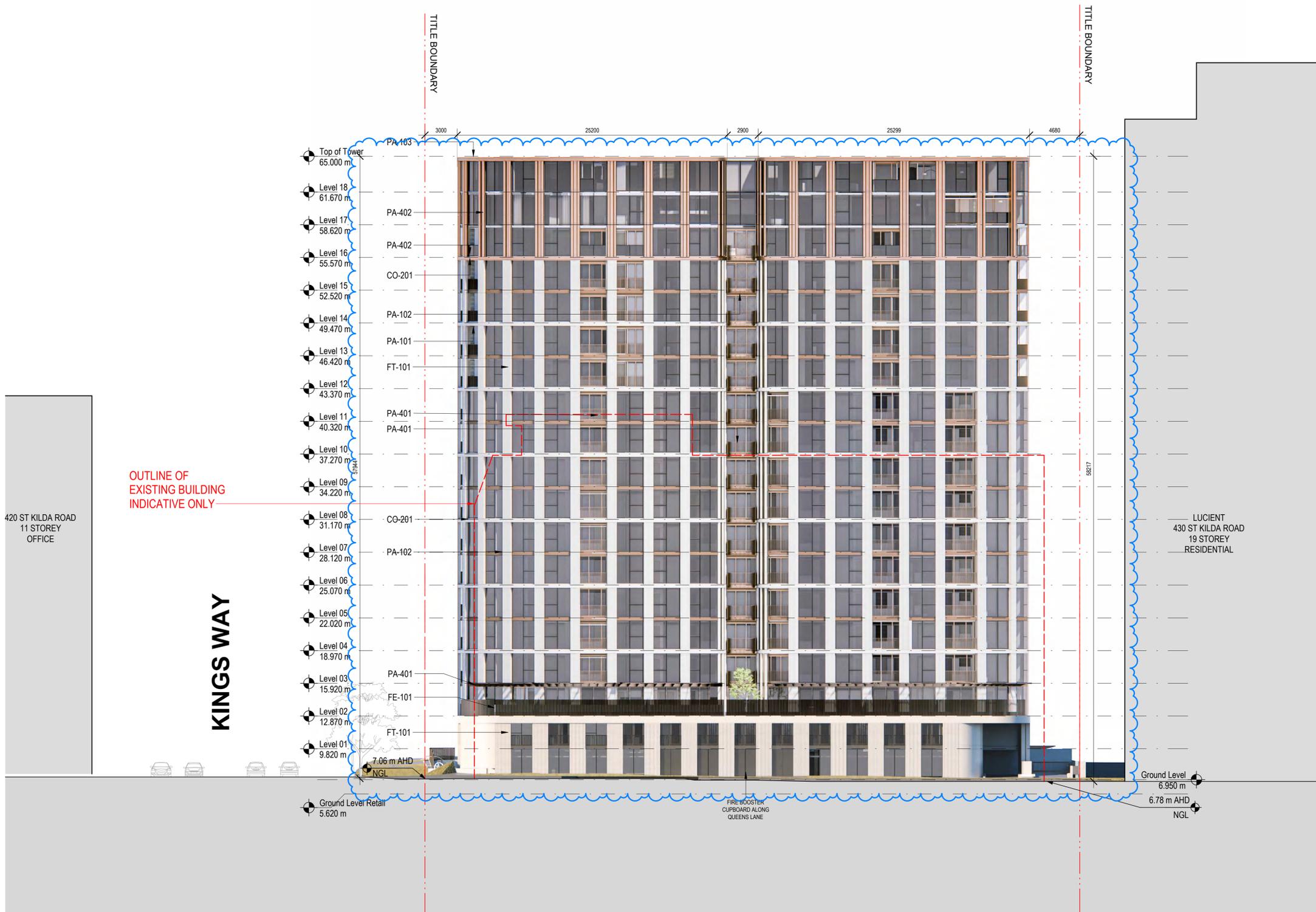
GENERAL BUILDING

EAST ELEVATION

PROJECT NO. 223553
 SHEET NO. **A-202**
 DATE: 18/12/25
 SCALE: 1:200 #A1

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.

0 2 5 10 20 METERS



420 ST KILDA ROAD
11 STOREY
OFFICE

OUTLINE OF
EXISTING BUILDING
INDICATIVE ONLY

KINGS WAY

LUCIENT
430 ST KILDA ROAD
19 STOREY
RESIDENTIAL

PROJECT NAME
424 ST KILDA ROAD
424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

CLIENT
GURNER™
GROUP
GURNER

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

- KEYPLAN / NOTES
- LEGEND
- NOTE:
- GL-103 APPLIED TO ALL GROUND LEVEL WINDOWS.
 - EXISTING BUILDING OUTLINE IS INDICATIVE ONLY.
 - 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.
 - CO-201 CONCRETE FINISH (PODIUM) TO MATCH FT-101
 - FT-101 FACADE (TOWER) METAL CLADDING, WARM WHITE COLOUR
 - GL-101 DGL VISION GLASS (EXT-FACING)
 - GL-102 DGL VISION GLASS (INT-FACING)
 - GL-103 CLEAR VISION GLASS (GF RETAIL)
 - GL-104 FRITTED PRIVACY GLASS
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 - PA-103 PAINT TO SLAB EDGE (MATCH PA-402)
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 - PA-402 POWDERCOATED ALUMINIUM (COLOUR: BRASS)
 - PV-101 COBBLESTONE PAVER
 - SP-101 SPANDREL PANEL

REFER A00.01 SERIES FOR GENERAL NOTES & LEGENDS

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#	DATE	ISSUE DESCRIPTION
5	18/12/25	Issue for Section 72
4	07/11/25	Issue for Section 72
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

GENERAL BUILDING

WEST ELEVATION

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.



PROJECT NO.	223553	SHEET NO.	A-203
DATE:	18/12/25		
SCALE:	1 : 200 #A1		

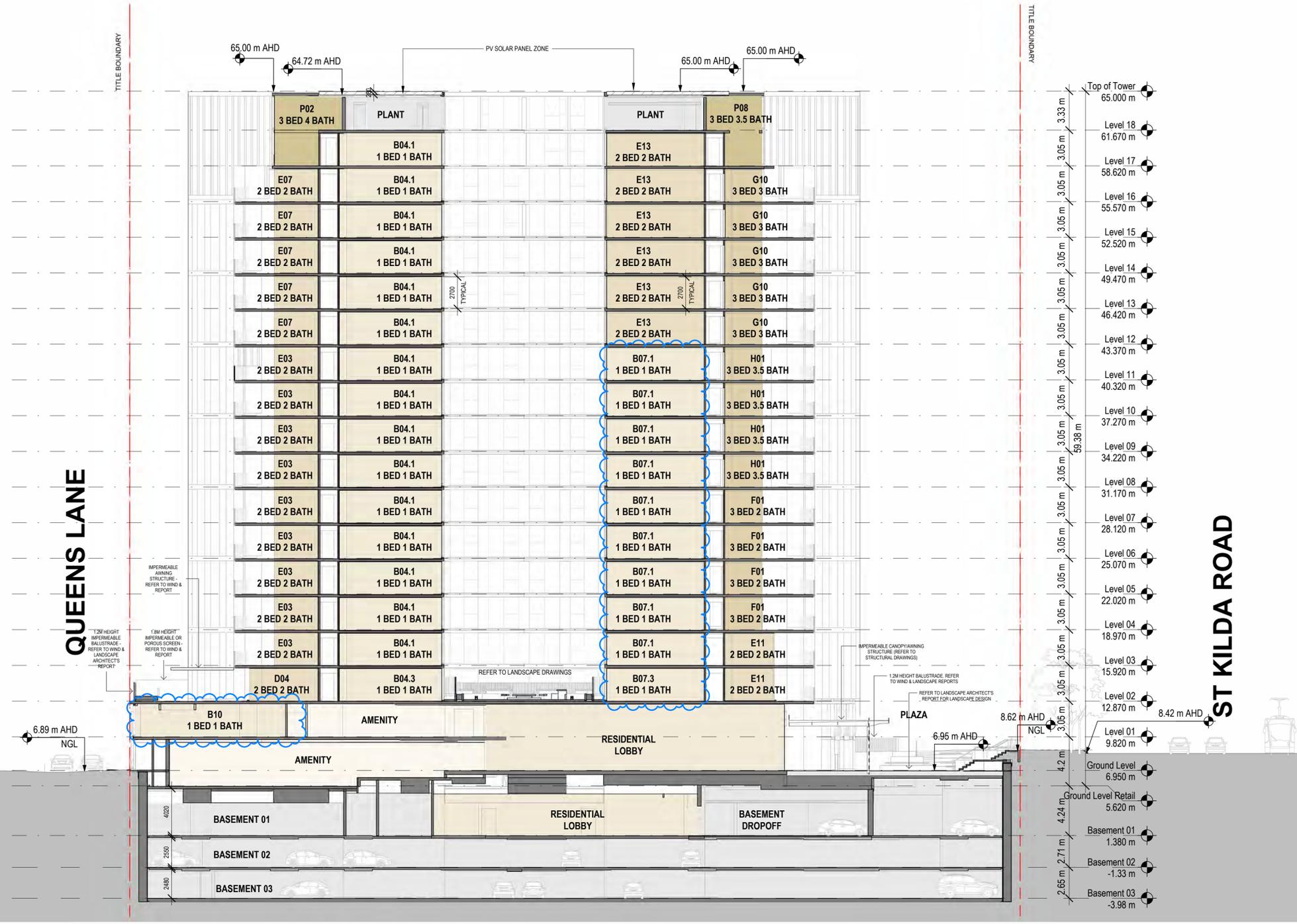
424 ST KILDA ROAD
424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

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

KEYPLAN / NOTES
LEGEND

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



NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.



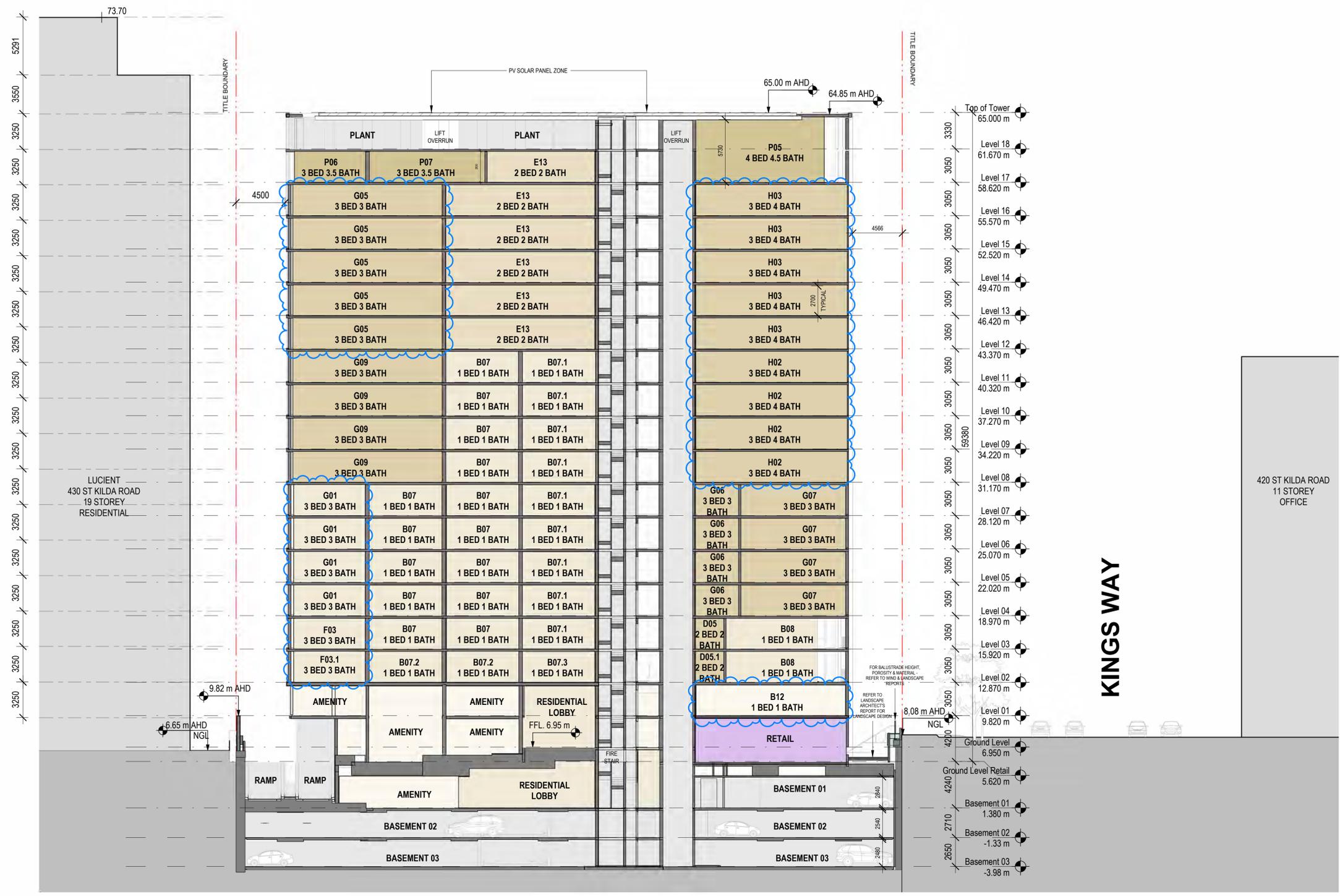
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#	DATE	ISSUE DESCRIPTION
5	18/12/25	Issue for Section 72
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3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning

GENERAL BUILDING

SECTION

PROJECT NO.	SHEET NO.
223553	A-250
DATE:	18/12/25
SCALE:	1 : 200 #A1



PROJECT NAME
424 ST KILDA ROAD
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 MELBOURNE VICTORIA 3004
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 (AUSTRALIA)
 LEVEL 3, 351-357 ELIZABETH STREET
 MELBOURNE, VIC 3000, AUSTRALIA

- KEYPLAN / NOTES
LEGEND
- RETAIL
 - OFFICE
 - STUDIO
 - 1 BEDROOM APARTMENT
 - 2 BEDROOM APARTMENT
 - 3 BEDROOM APARTMENT
 - PENTHOUSE APARTMENT
 - STORAGE / STORAGE CAGE
 - AMENITY
 - SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

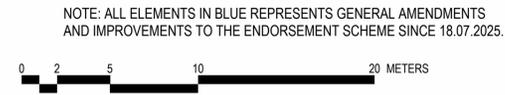
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#	DATE	ISSUE DESCRIPTION
5	18/12/25	Issue for Section 72
4	07/11/25	Issue for Section 72
3	21/03/25	Endorsement
2	30/04/24	Town Planning RFI
1	05/03/24	Town Planning
#	DATE	ISSUE DESCRIPTION

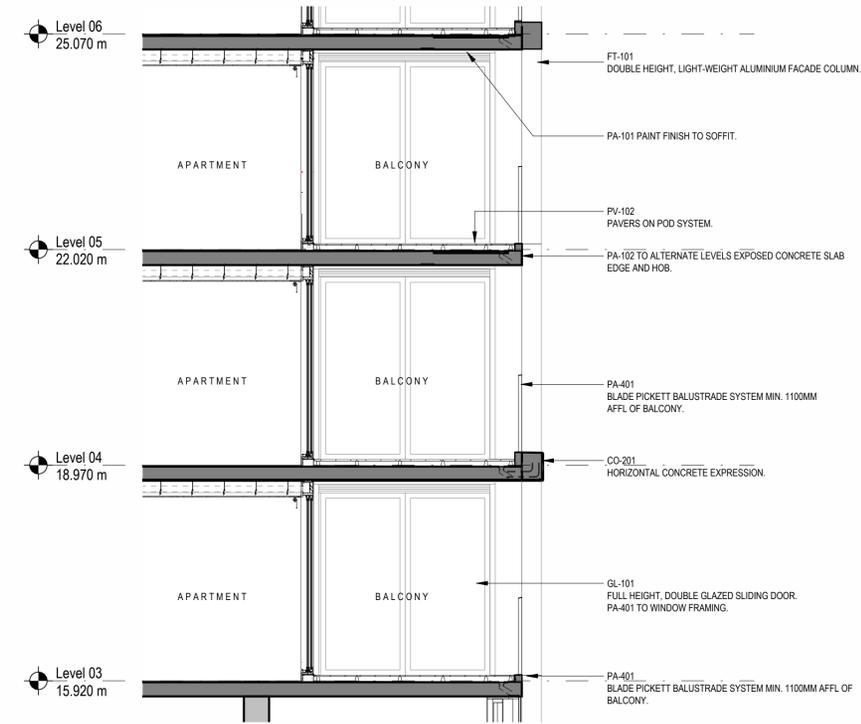
GENERAL BUILDING
SECTION

PROJECT NO. 223553
 SHEET NO. **A-251**
 DATE: 18/12/25
 SCALE: 1 : 200 #A1





1 SECTION E-E - ST KILDA ENTRY
1 : 100



2 TYPICAL SECTION
1 : 50

PROJECT NAME
424 ST KILDA ROAD
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KEYPLAN / NOTES

LEGEND

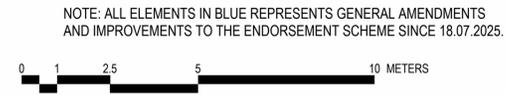
NOTE:
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CO-201 CONCRETE FINISH (PODIUM) TO MATCH FT-101
FT-101 FACADE (TOWER) METAL CLADDING, WARM WHITE COLOUR
GL-101 DGL VISION GLASS (EXT-FACING)
GL-102 DGL VISION GLASS (INT-FACING)
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PA-103 PAINT TO SLAB EDGE (MATCH PA-402)
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PV-101 COBBLESTONE PAVER
SP-101 SPANDREL PANEL

REFER A40.01 SERIES FOR GENERAL NOTES & LEGENDS
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#	DATE	ISSUE DESCRIPTION
3	07/11/25	Issue for Section 72
2	21/03/25	Endorsement
1	30/04/24	Town Planning RFI

DESIGN DETAILS



PROJECT NO. 223553	SHEET NO. A-252
DATE: 07/11/25	
SCALE: As indicated #A1	

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

- KEYPLAN / NOTES
LEGEND
- RETAIL
 - OFFICE
 - STUDIO
 - 1 BEDROOM APARTMENT
 - 2 BEDROOM APARTMENT
 - 3 BEDROOM APARTMENT
 - PENTHOUSE APARTMENT
 - STORAGE / STORAGE CAGE
 - AMENITY
 - SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

NOTE:
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GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

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

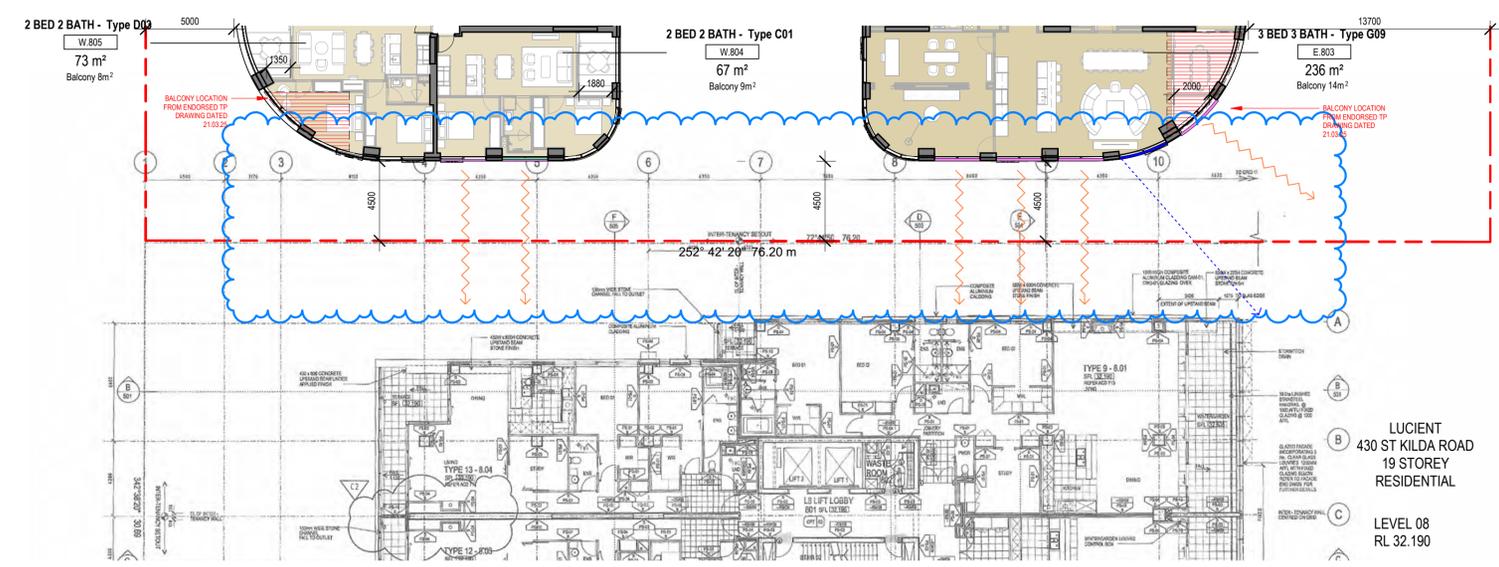
- NO VIEW OUT / OBSCURED VIEW
- SCREENED DIRECTIONAL VIEW OUT

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#	DATE	ISSUE DESCRIPTION
3	18/12/25	Issue for Section 72
2	28/11/25	Issue for Section 72
1	07/11/25	Issue for Section 72

SOUTH PLAN LEVEL 08-11

PROJECT NO. 223553
DATE: 18/12/25
SCALE: 1:200 #A1
SHEET NO. A-253



1 GENERAL ARRANGEMENT PLAN - LEVEL 08-10
1:200



2 GENERAL ARRANGEMENT PLAN - LEVEL 11
1:200

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.



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

- KEYPLAN / NOTES
- RETAIL
 - OFFICE
 - STUDIO
 - 1 BEDROOM APARTMENT
 - 2 BEDROOM APARTMENT
 - 3 BEDROOM APARTMENT
 - PENTHOUSE APARTMENT
 - STORAGE / STORAGE CAGE
 - AMENITY
 - SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

NOTE:
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GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

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

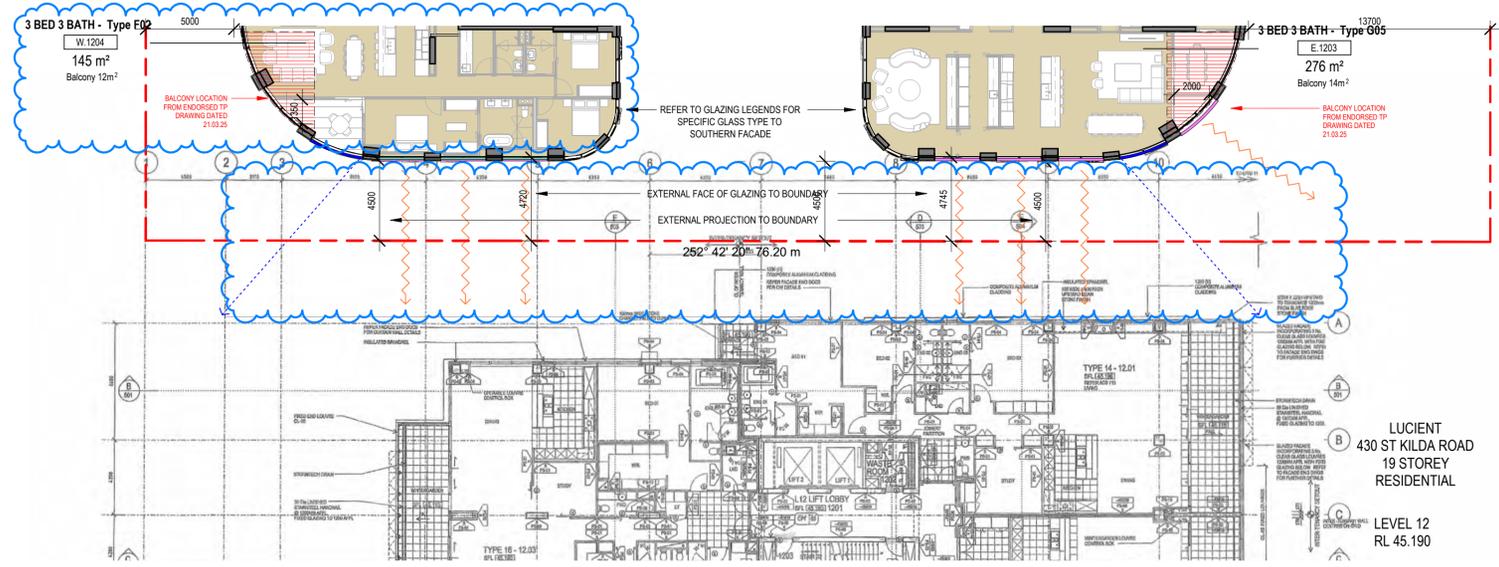
- NO VIEW OUT / OBSCURED VIEW
- SCREENED DIRECTIONAL VIEW OUT

REFER A40.01 SERIES FOR GENERAL NOTES & LEGENDS
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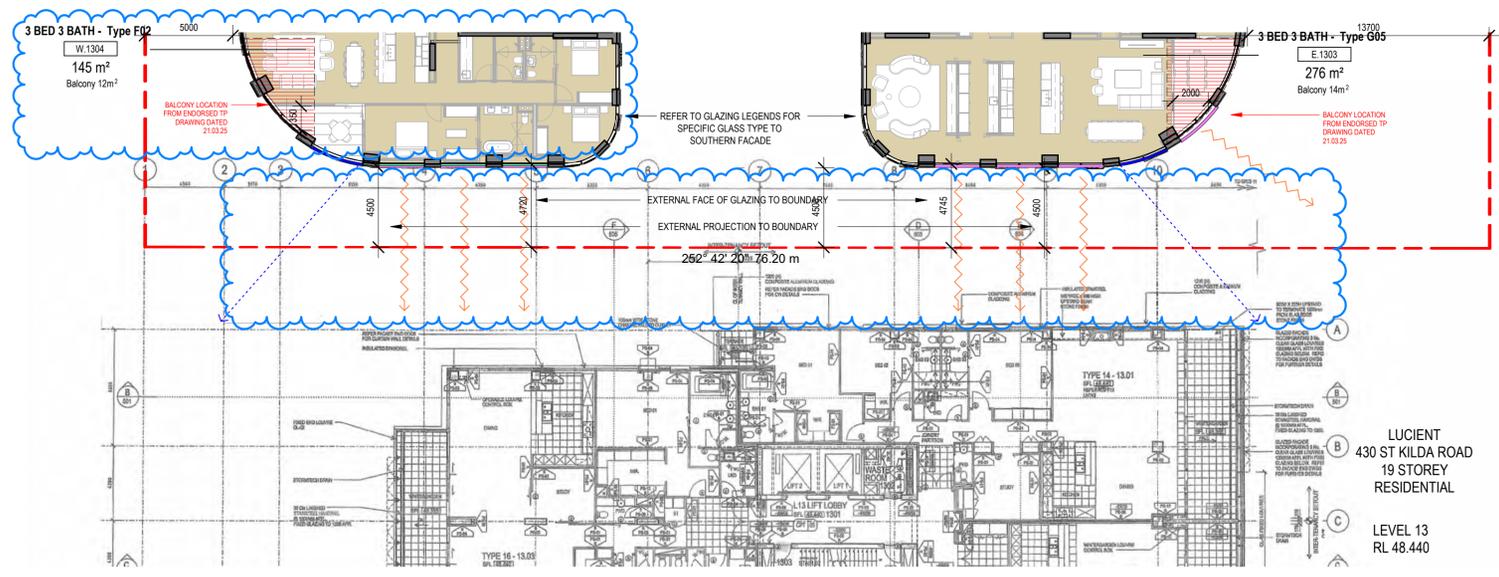
#	DATE	ISSUE DESCRIPTION
3	18/12/25	Issue for Section 72
2	28/11/25	Issue for Section 72
1	07/11/25	Issue for Section 72

SOUTH PLAN LEVEL 12-13

PROJECT NO. 223553
DATE: 18/12/25
SCALE: 1:200 #A1
SHEET NO. **A-254**



1 GENERAL ARRANGEMENT PLAN - LEVEL 12
1:200



2 GENERAL ARRANGEMENT PLAN - LEVEL 13
1:200

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.



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- KEYPLAN / NOTES
- RETAIL
 - OFFICE
 - STUDIO
 - 1 BEDROOM APARTMENT
 - 2 BEDROOM APARTMENT
 - 3 BEDROOM APARTMENT
 - PENTHOUSE APARTMENT
 - STORAGE / STORAGE CAGE
 - AMENITY
 - SOUTH FACADE BALCONY LOCATION AS PER ENDORSED TP

NOTE:
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GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

- TREATED GLASS / SPANDREL
- 100% VISUAL BLOCKOUT
- FULL HEIGHT
- TREATED GLASS
- SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED.
- FULL HEIGHT TO HABITABLE AREA AND 1100MM TO BALUSTRADE (OPERABLE WHERE REQ.)
- PERMITTED DIRECTIONAL VIEW
(ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
- DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
- FULL HEIGHT
(OPERABLE WHERE REQ.)
- NO VIEW OUT / OBSCURED VIEW
- SCREENED DIRECTIONAL VIEW OUT

REFER A40.01 SERIES FOR GENERAL NOTES & LEGENDS

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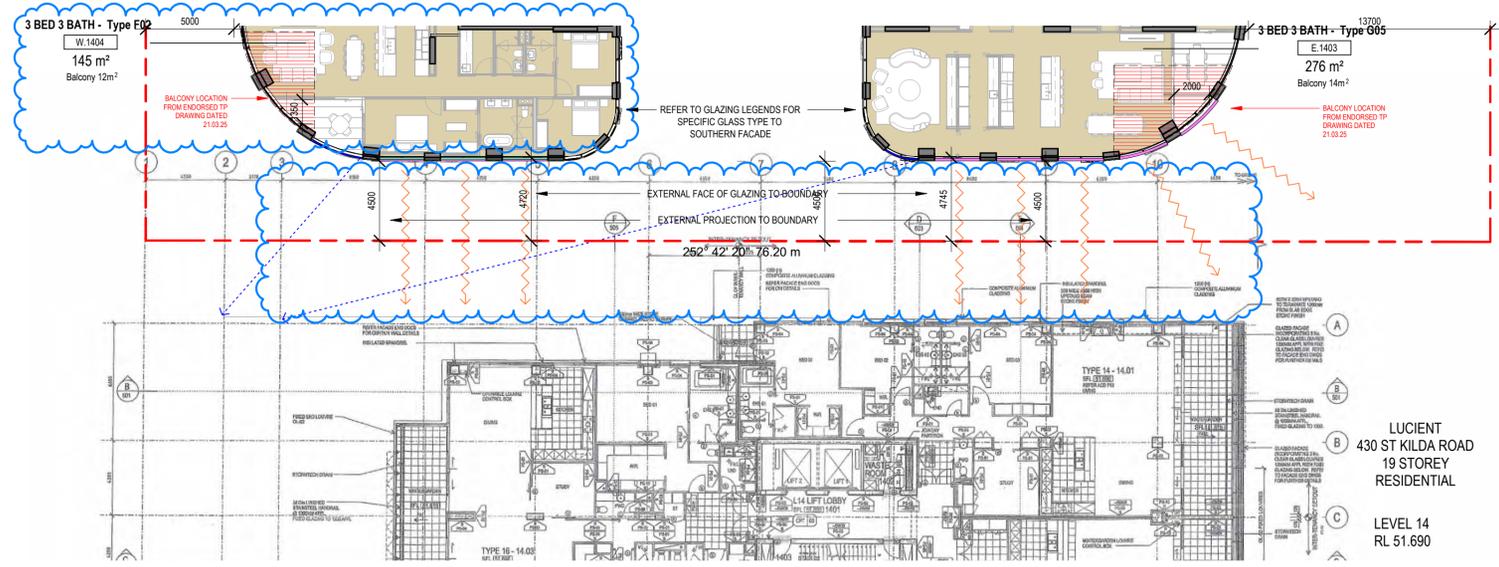
#	DATE	ISSUE DESCRIPTION
3	18/12/25	Issue for Section 72
2	28/11/25	Issue for Section 72
1	07/11/25	Issue for Section 72

SOUTH PLAN LEVEL 14-16

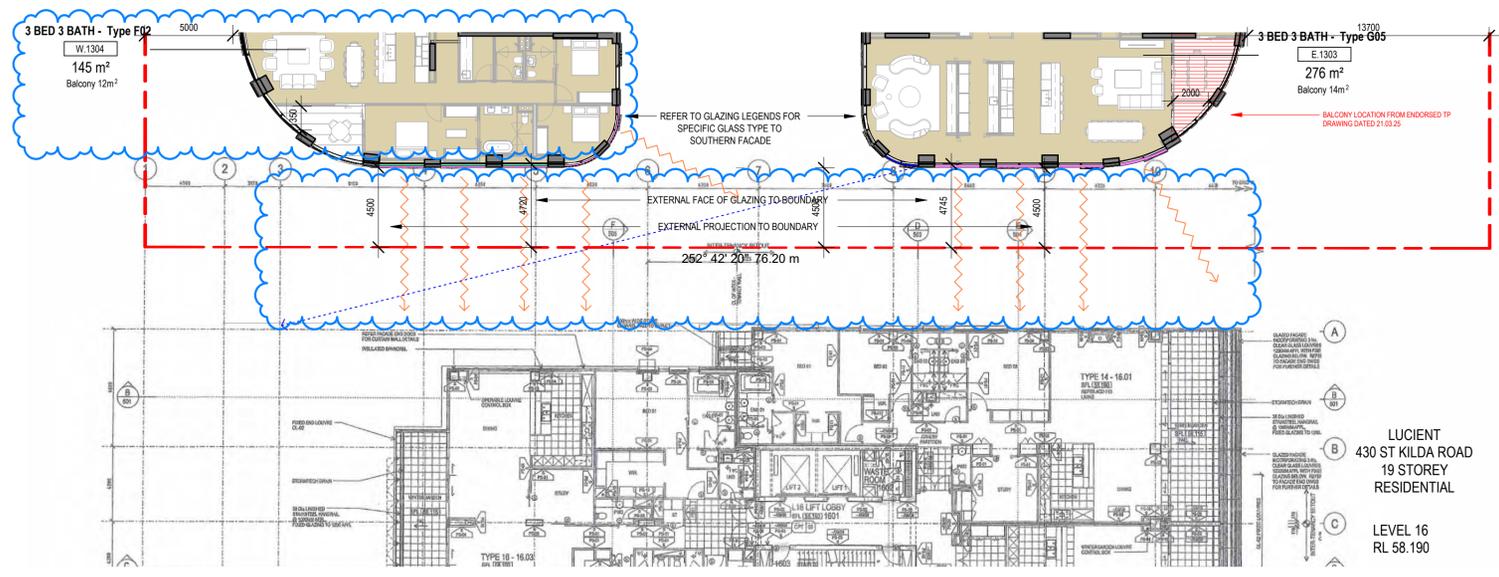
PROJECT NO. 223553
DATE: 18/12/25
SCALE: 1:200 #A1

SHEET NO.
A-255

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12/19/2025 12:07:45 AM



1 GENERAL ARRANGEMENT PLAN - LEVEL 14-15
1:200



2 GENERAL ARRANGEMENT PLAN - LEVEL 16
1:200

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.



PROJECT NAME

424 ST KILDA ROAD
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AUSTRALIA

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

KEYPLAN / NOTES

LEGEND

NOTE:
- GL-103 APPLIED TO ALL GROUND LEVEL WINDOWS.
- EXISTING BUILDING OUTLINE IS INDICATIVE ONLY.
- 424 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

CO-201 CONCRETE FINISH (PODIUM) TO MATCH FT-101
FT-101 FACADE (TOWER) METAL CLADDING, WARM WHITE COLOUR
GL-101 DGI VISION GLASS (EXT-FACING)
GL-102 DGI VISION GLASS (INT-FACING)
GL-103 CLEAR VISION GLASS (GF RETAIL)
GL-104 FRITTED PRIVACY GLASS
PA-101 PAINT TO TYP. BALCONY SOFFIT (MATCH FT-101)
PA-102 PAINT TO ALTERNATE SLAB EDGE AND NOTCHED BALCONY SOFFIT (MATCH PA-401)
PA-103 PAINT TO SLAB EDGE (MATCH PA-402)
PA-401 POWDERCOATED ALUMINIUM (COLOUR: BRONZE)
PA-402 POWDERCOATED ALUMINIUM (COLOUR: BRASS)
PV-101 COBBLESTONE PAVER
SP-101 SPANDREL PANEL

GL-100 SERIES - FACADE TREATMENT LEGEND
REFER TO SK-32

- TREATED GLASS / SPANDREL
- 100% VISUAL BLOCKOUT
- FULL HEIGHT
- TREATED GLASS
- SUCH AS FLUTED, FRITTED AND TRANSLUCENT GLASS, 75% OBSCURED
- FULL HEIGHT TO HABITABLE AREA AND 1100MM TO BALUSTRADE (OPERABLE WHERE REQ.)
- PERMITTED DIRECTIONAL VIEW
- (ENCAPSULATED PRIVACY LOUVER WITHIN DOUBLE GLAZED UNIT)
- DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
- FULL HEIGHT
- (OPERABLE WHERE REQ.)

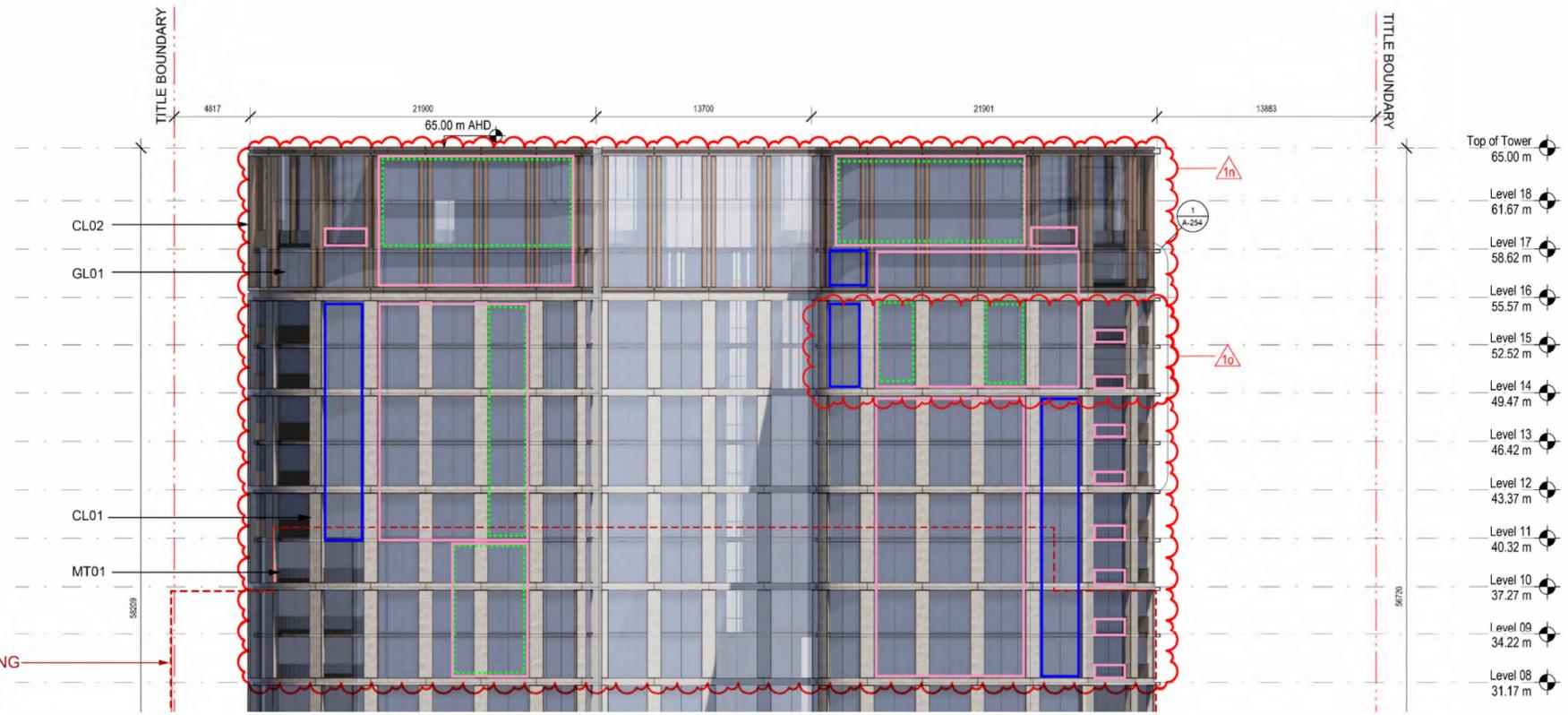
~ NO VIEW OUT / OBSCURED VIEW
- - - SCREENED DIRECTIONAL VIEW OUT

REFER A40.1 SERIES FOR GENERAL NOTES & LEGENDS
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#	DATE	ISSUE DESCRIPTION
3	18/12/25	Issue for Section 72
2	28/11/25	Issue for Section 72
1	07/11/25	Issue for Section 72

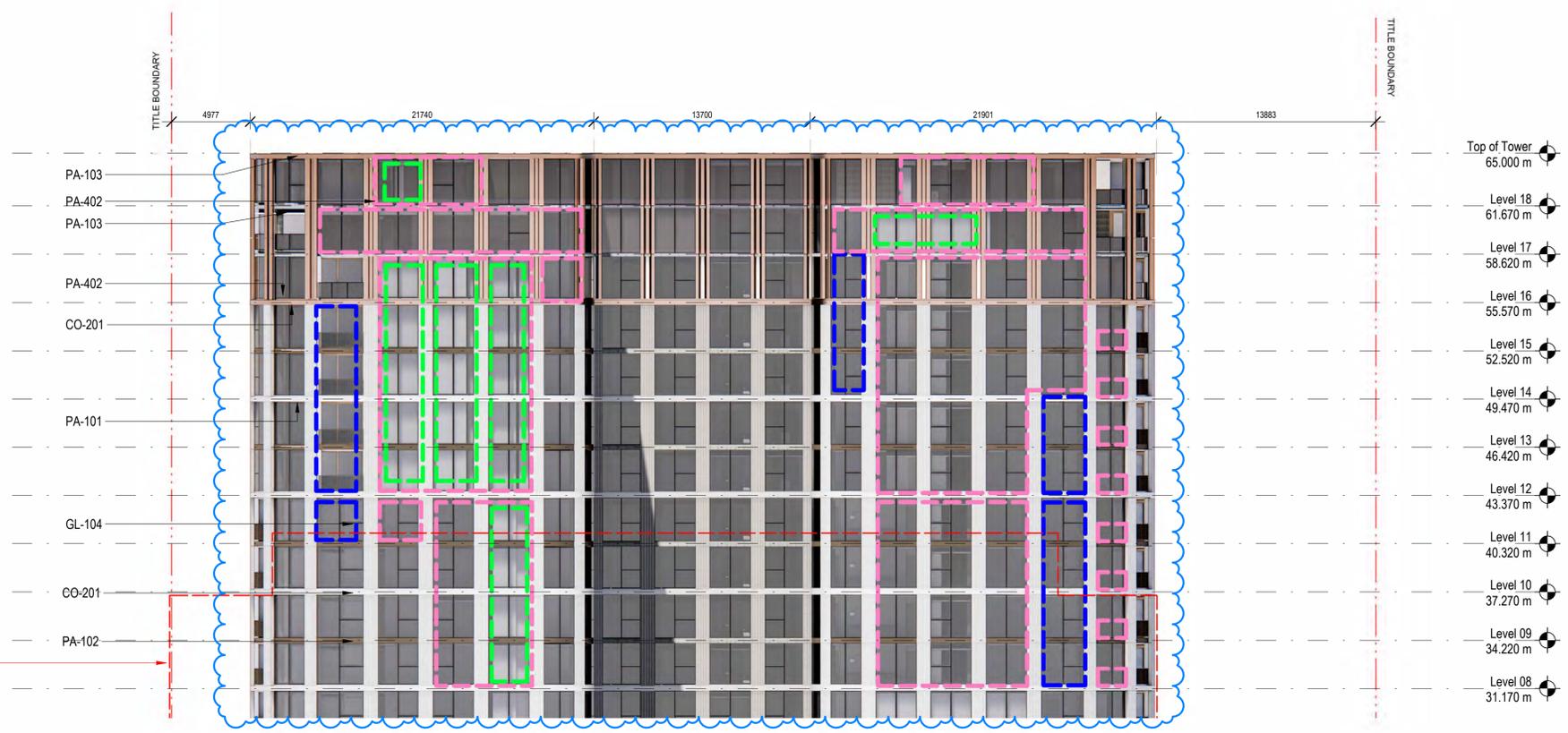
GENERAL BUILDING
SOUTH ELEVATION
COMPARISON

PROJECT NO. 223553 SHEET NO. A-260
DATE: 18/12/25
SCALE: 1:200 #A1



OUTLINE OF EXISTING BUILDING INDICATIVE ONLY

1 GENERAL BUILDING SOUTH ELEVATION - ENDORSEMENT
1:200



OUTLINE OF EXISTING BUILDING INDICATIVE ONLY

2 GENERAL BUILDING SOUTH ELEVATION
1:200

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.





1 GENERAL ARRANGEMENT PLAN LEVEL 14-15 - ENDORSEMENT
1 : 200



2 GENERAL ARRANGEMENT PLAN LEVEL 14-15
1 : 200

NOTE: ALL ELEMENTS IN BLUE REPRESENTS GENERAL AMENDMENTS AND IMPROVEMENTS TO THE ENDORSEMENT SCHEME SINCE 18.07.2025.



PROJECT NAME
424 ST KILDA ROAD
424 ST KILDA ROAD
MELBOURNE VICTORIA 3004
AUSTRALIA

CLIENT
GURNER™
GROUP
GURNER

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

KEYPLAN / NOTES

LEGEND

NOTE:
- GL-103 APPLIED TO ALL GROUND LEVEL WINDOWS.
- EXISTING BUILDING OUTLINE IS INDICATIVE ONLY.
- 430 ST KILDA ROAD WINDOWS AND FLOOR TO FLOOR HEIGHTS INDICATIVE ONLY. HABITABILITY TBC. ALL WINDOWS ASSUMED HABITABLE.

CO-201 CONCRETE FINISH (PODIUM) TO MATCH FT-101
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GL-101 DGU VISION GLASS (EXT-FACING)
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TREATED GLASS

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PERMITTED DIRECTIONAL VIEW

- (ENCAPSULATED PRIVACY LOUVRE WITHIN DOUBLE GLAZED UNIT)
- DIRECTED VIEW ANGLED AWAY FROM LUCIENT BUILDING
- FULL HEIGHT
- (OPERABLE WHERE REQ.)

NO VIEW OUT / OBSCURED VIEW

SCREENED DIRECTIONAL VIEW OUT

REFER A00.01 SERIES FOR GENERAL NOTES & LEGENDS

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PROJECT NO. 223553
SHEET NO. A-261

DATE: 18/12/25
SCALE: 1 : 200 #A1

GENERAL BUILDING
SOUTH PLAN COMPARISON

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