

Report to the Future Melbourne Committee

Agenda item 6.2

**Application to Amend a Planning Permit: TP-2018-1174/A
508-514 Flinders Street, Melbourne**

21 February 2023

Presenter: Marjorie Kennedy, Head of Statutory Planning**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee of an application to amend Planning Permit TP-2018-1174 for the Waterside Hotel at 508-514 Flinders Street, Melbourne (refer Attachment 2 – Locality Plan).
2. The application seeks to amend the permit to allow further demolition, buildings and works to the existing hotel, including partial demolition, construction of additional levels, signage and a reduction of bicycle parking (refer Attachment 3 – Selected Plans). More specifically, the hotel use would be maintained; the Flinders Street, King Street and part of the Mercantile Place facades would be retained and restored; and a tiered addition with a sculptured form and landscaped terraces would be constructed.
3. The applicant is Midtown Hustle Pty Ltd c/- Planning and Property Partners Pty Ltd. The owner is King Flinders Pty Ltd. The architect is Technē Architecture + Interior Design. The cost of works for the proposed development is \$27.2 million.
4. The site is located within the Capital City Zone Schedule 1 (CCZ1), Heritage Overlay (HO1038), Design and Development Overlay Schedules 1 and 10 (DDO1 and DDO10), and Parking Overlay Schedule 1 (PO1) of the Melbourne Planning Scheme. The Waterside Hotel is identified as a 'Significant' heritage building in the Heritage Places Inventory March 2022 (Amended January 2023). The site is affected by Amendment C384: Updates to Inundation Overlay.
5. Public notice of the application was given under the Heritage Overlay and Clause 63 (Existing Uses). The application received two objections. An objection from Melbourne Water raised concerns about potential flood risks, and the other objection raised concerns about potential loss of views and daylight. One letter of support was received.

Key issues

6. The key issues for consideration in the assessment of the application are heritage, urban design including an assessment against DDO1 and DDO10, overshadowing to the public realm, potential flood impacts, loading, waste storage and collection, environmentally sustainable design, and the nexus between the buildings and works and potential amenity impacts.
7. The development presents a carefully considered and high quality design response to the Waterside Hotel that will facilitate the conservation and enhancement of the site and maintain its use as a hotel.
8. Permit conditions are recommended requiring a structural engineer's report for the demolition, a heritage demolition and restoration report for the repair works, as well as a flood risk management plan and conditions to limit patron numbers, hours of operation and music noise.

Recommendation from management

9. That the Future Melbourne Committee resolves that a Notice of Decision to Grant an Amended Permit be issued subject to the conditions set out in the delegate report (refer Attachment 4 of the report from management).

Attachments:

1. Supporting Attachment (Page 2 of 188)
2. Locality Plans (Page 3 of 188)
3. Selected Plans (Page 4 of 188)
4. Delegate Report (Page 128 of 188)

Supporting Attachment

Legal

1. Legal implications. Division 1 of Part 4 of the Planning and Environment Act 1987 (the Act) sets out requirements in relation to applications for permits pursuant to the relevant planning scheme.
2. As objections have been received, sections 64 and 65 of the Act provide that the responsible authority must give the applicant and each objector notice in the prescribed form of its decision to either grant a permit or refuse to grant a permit. The responsible authority must not issue a permit to the applicant until the end of the period in which an objector may apply to the VCAT for a review of the decision or, if an application for review is made, until the application is determined by the VCAT.

Finance

3. There are no direct financial issues arising from the recommendations contained within this report.

Conflict of interest

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

Health and Safety

5. Relevant planning considerations and potential amenity impacts that could impact on health and safety have been considered within the planning permit application and assessment process.

Stakeholder consultation

6. Public notice of the application has been undertaken to surrounding owners and occupiers, pursuant to Section 52 of the Act.

Relation to Council policy

7. Relevant Council policies are discussed in the attached Delegate Report (refer Attachment 4).

Environmental sustainability

8. Clause 15.01-2L-01 (Energy and resource efficiency) and Clause 19.03-3L (Stormwater Management (Water Sensitive Urban Design)) and Clause 53.18 (Stormwater Management in Urban Development) of the Melbourne Planning Scheme are discussed in the attached Delegate Report (refer Attachment 4).

Locality Plan

Waterside Hotel, 508-514 Flinders Street, Melbourne



Waterside Hotel

Town Planning Report

Technē

SAND
HILL
ROAD

04.08.22

Waterside Hotel

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Waterside Hotel

Project Information

JOB NO

21012

ADDRESS

508-514 Flinder Street
Melbourne VIC 3000

CLIENT

Sand Hill Road

DATE

04.08.22

REVISION

-

CLIENT

**SAND
HILL
ROAD**

REPORTS PREPARED BY

Planning

PLANNING & PROPERTY **PARTNERS**

Landscaping

ayus
AYUS BOTANICAL

Traffic & Waste

 onemilegrid

Heritage Consultant

Bryce
Raworth
CONSERVATION | HERITAGE

Survey

veris

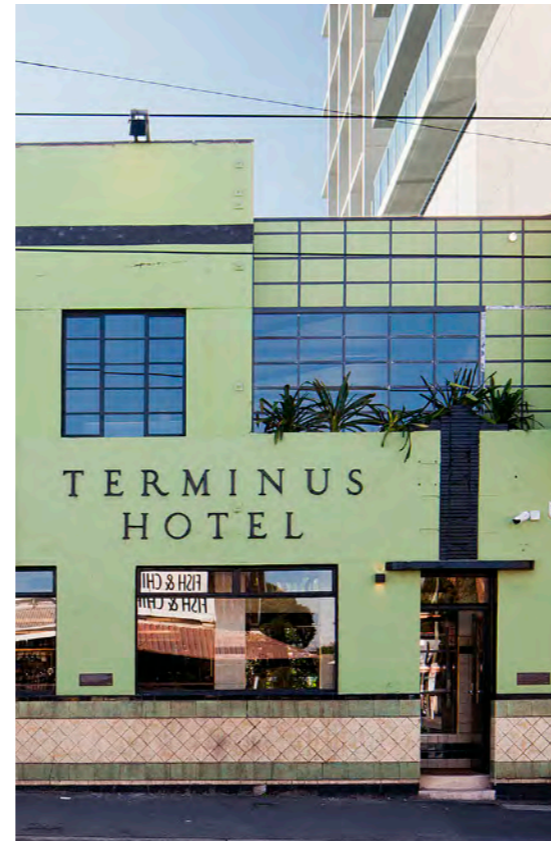
Sand Hill Road + Techne Collaborations



Prahran Hotel



Garden State Hotel



The Terminus



Hotel Esplanade



Bridge Hotel

Project Vision

Project Vision

Architectural Statement

“TO PRESERVE AND REJUVENATE THE WATERSIDE HOTEL AS A WORLD CLASS, MULTI-LEVEL, FOOD AND BEVERAGE VENUE.”

The Challenges

To ensure the use of this site as a Hotel into the future, we must address a number of challenges. The original layout is typical of a late Victorian-era hotel, with intimate spaces broken up by supporting walls and columns. The site is also restricted by narrow travel paths horizontally and vertically and limited basement access, patron access and access to back of house facilities.

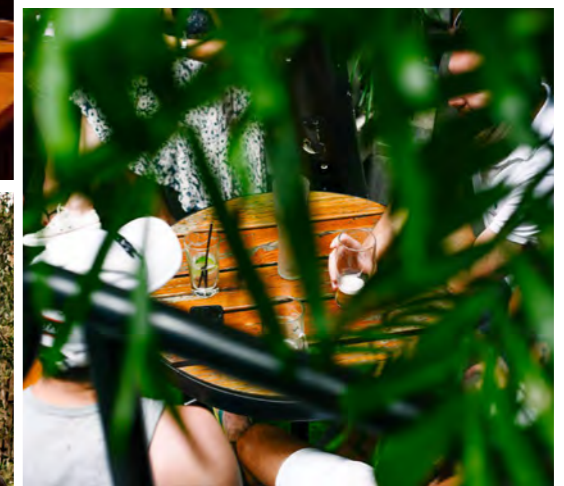
Beyond that, the existing overall floor area of the Hotel of approximately 1500sqm, does not provide the required area to house and service the Hotel’s licensed patron capacity. Decades ago when the licensed capacity was set by the responsible authorities, this Hotel – and many like it – served a very different purpose; purely as a “beer barn” and nothing more. It was filled densely by mostly male patrons, consuming only beer, none of whom would have expected to consume food, or even sit down.

New Requirements

The requirements of a modern Hotel have changed dramatically. To remain as a functioning hotel into the future, The Waterside requires the following facilities:

- Kitchens (up to four) to serve food to every patron in the Hotel
- Modern staff amenities including bathrooms
- Ample patron bathrooms
- Bars equipped to serve a wide range of beverages, including wine, cocktails and coffee
- Loading and storage space to efficiently receive and store the varied food and beverage stock served in the Hotel
- Sustainable and responsible approach to design and operations commensurate to patron’s expectations and authority requirements
- Satisfactory egress paths and points from both Front of House and Back of House
- Patron lift and back of House lift for vertical transportation
- A mix of seating options to enable every patron to sit and eat, noting that a seated patron takes up more than twice the floor area of a standing patron.

The net effect of all these new uses is an overall floor area requirement of nearly double the existing floor area.



Project Vision

Architectural Statement

Integrated Landscaping

The site is located on an intersection in the CBD with very high vehicle movements and a distinctly hard urban edge. It is also on the fringe of the emerging and more hospitable Green Line project and the Yarra edge. This represents a great opportunity to use heavily integrated green landscape to create an oasis or place of respite for patrons and to reinforce the greening of this precinct.

Previous experience, particularly at The Espy, the Garden State Hotel and the Terminus Hotel have demonstrated to us the enormous upside of heavily landscaped Hotel environs. Lush verdant gardens engender a fresh, dynamic, affirming hospitality experience, and in this CBD location, this immersive landscaping will provide an even greater community-wide benefit.



Site Analysis

Site Analysis

Location

The subject site is located at 508-514 Flinders St in close proximity to the Melbourne Aquarium and the Yarra River.

The Waterside Hotel is surrounded by an array of high-rise buildings from the West to the North-East, most notable the Rialto Towers. Immediately adjacent buildings range from 2 to 11 Stories. The Site fronts King St and Flinders St, both busy carriageways.

This location is readily accessed by public transport with a tram stop located to the South-East of the site on Flinders St. and Southern Cross Station & Flinders Street Station in close proximity.

The site also has good pedestrian linkage to the Crown Promenade and entertainment precinct on the south side of the Yarra River.



Site Analysis

Context Aerial Plan



Diagram NTS

LEGEND - - Subject Site

Site Analysis

Opportunities and Constraints Diagram

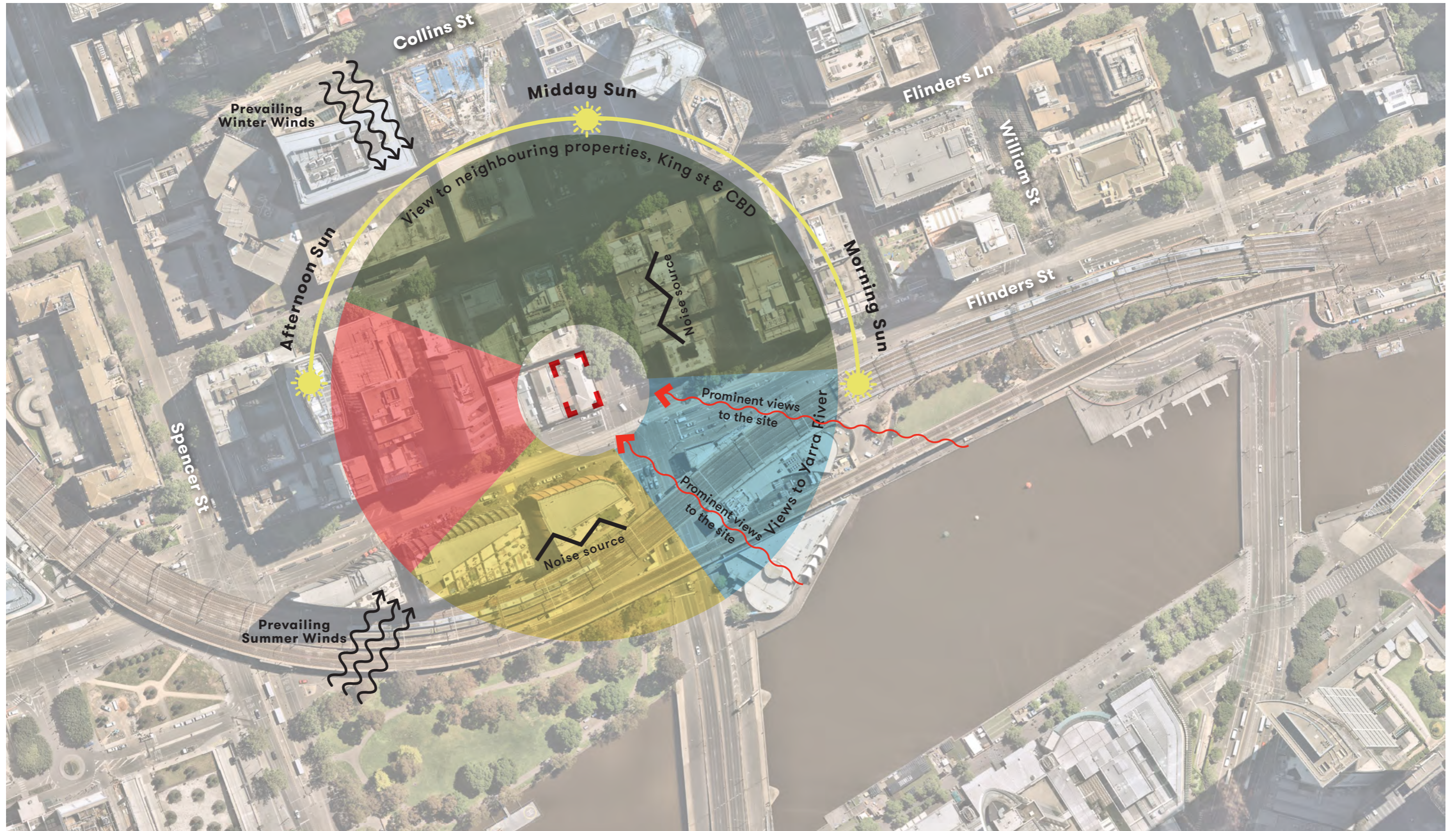


Diagram NTS

LEGEND - - Subject Site

Site Analysis

Planning Overlays & Zoning

Planning Scheme Zone
CAPITAL CITY ZONE (CCZ)
CAPITAL CITY ZONE - SCHEDULE 1 (CCZ1)

Planning Scheme Overlays
HERITAGE OVERLAY (HO)
HERITAGE OVERLAY (HO1038)
DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)
PARKING OVERLAY (PO)
PARKING OVERLAY - PRECINCT 1 (PO1)



Diagram NTS

LEGEND - - Subject Site 🟡 Heritage Overlay 🌿 Parkland - - Aboriginal Cultural Heritage

Site Analysis

Surrounding Building Heights



Diagram NTS

LEGEND  Subject Site  1-3 Storey  4-9 Storey  10-19 Storey  20-29 Storey  30+ Storey

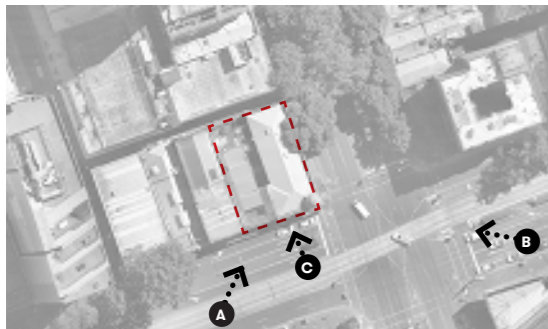
Site Analysis

Context Photographs

- A** Photo looking North-East from the Flinders St showing neighbouring property on left and the subject site centred. Tram line is in the foreground.
- B** Photo looking North-West from Flinders St showing tram stop in foreground and adjacent tower in the background.
- C** Photo looking North to site from Flinders St with cityscape in background



Key Plan



Site Analysis

Context Photographs

- D** Photo looking North-West from the Flinders St & King St junction with subject site centred. Tram line is to the left.
- E** Photo looking South-West from King St towards site and adjacent properties.
- F** Photo looking West from King St towards site Mercantile Pl



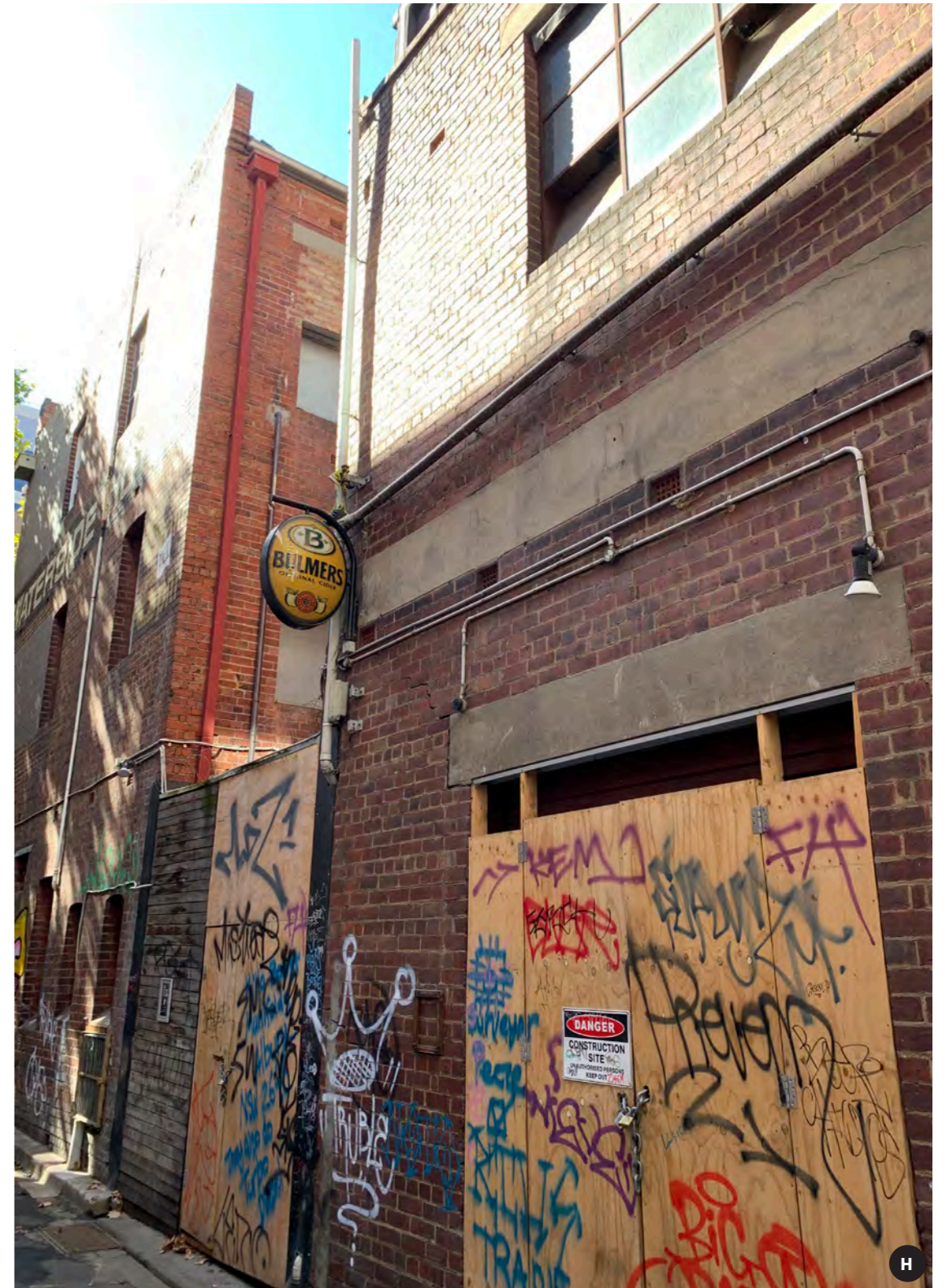
Key Plan



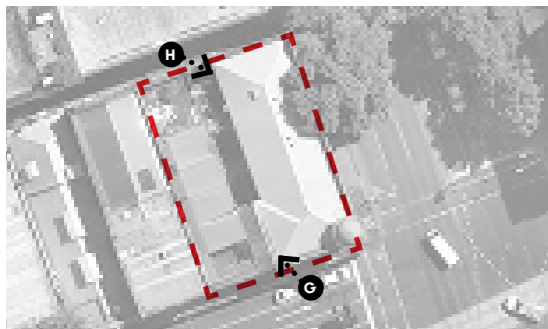
Site Analysis

Site Exterior Photographs

- G** Photo looking North from the Flinders St to main entry.
- H** Photo looking South-East from the Mercantile Pl at rear entry.



Key Plan



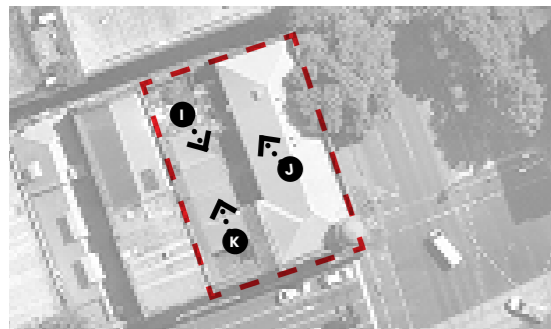
Site Analysis

Site Interior Photographs

- I** Photo looking South from the Locker room towards Flinders St.
- J** Photo looking North-West from the Public Bar.
- K** Photo looking North-West from the Second floor Balcony.



Key Plan



Design Vision

Design Vision

Architectural Intent

The Waterside Hotel is a well-preserved inter-war corner-towered hotel which follows an established aesthetic for corner hotels designed in this period. More importantly, this site was first inhabited by a hotel in 1853 and has traded as a hotel more or less continuously since then.

The Architectural intent of this proposal is to preserve the hotel use of this site by providing a significantly refurbished building that can cater to the operational and spatial requirements of a contemporary hotel, and offer an inspiring setting that will attract and captivate patrons for years to come.

The existing hotel façade will be retained and restored. Its entries will remain entries and its windows across all levels will reveal the energy and activity of the hotel within. The addition to the building, visible above the existing parapets and properly revealed after entry, is to contrast the existing building in form and materiality.

The tiered and organic shape of the new building will support abundant landscaping to create a verdant, multi level oasis with each floor being visually connected and offering a different experience within the hotel.

“TO PRESERVE AND REJUVENATE THE WATERSIDE HOTEL AS A WORLD CLASS, MULTI-LEVEL, FOOD AND BEVERAGE VENUE.”



Design Vision

Architectural Intent



Historical Preservation



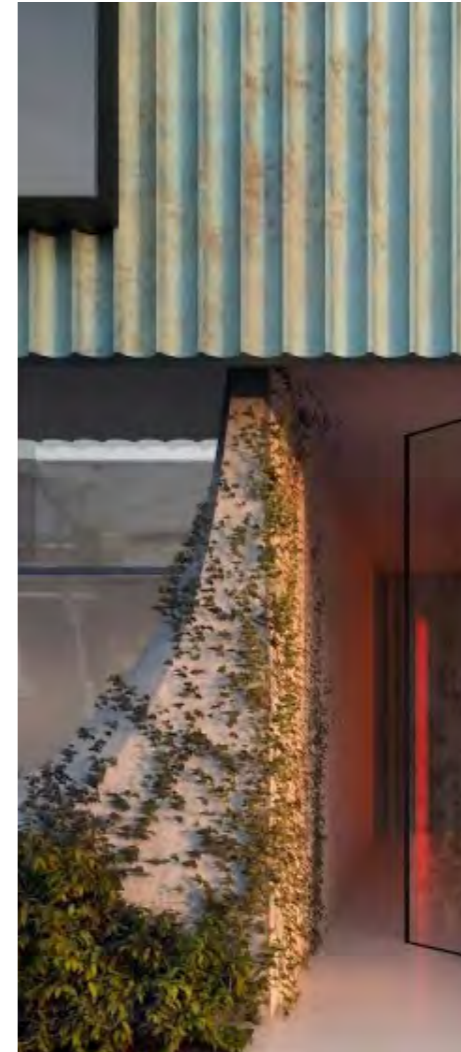
Active Facade



Contrasting Architectural Expression



Tiered Organic Forms



Robust Contemporary Materiality



Integrated Verdant Landscape

Design Vision

Landscape Intent

As an important component of this proposal, it is vital that the landscape design and infrastructure is appropriately considered so that plants can thrive and be maintained, well into the future.

Balcony edges are lined with planters that allow plants to grow up and spill downwards at each level, softening the spaces that they fringe. Plant selection will respond to the microclimate at each level – available sunlight and wind conditions. Key locations are available for mature trees and hanging baskets will encircle the courtyard at lower levels.

As patrons move up through the levels of this venue they have the opportunity to feel the subtle changes in landscape, as if moving from the floor of a forest to its canopy.

“A LUSH AND VERDANT SETTING FOR HUMAN CONNECTION AND RESPITE”

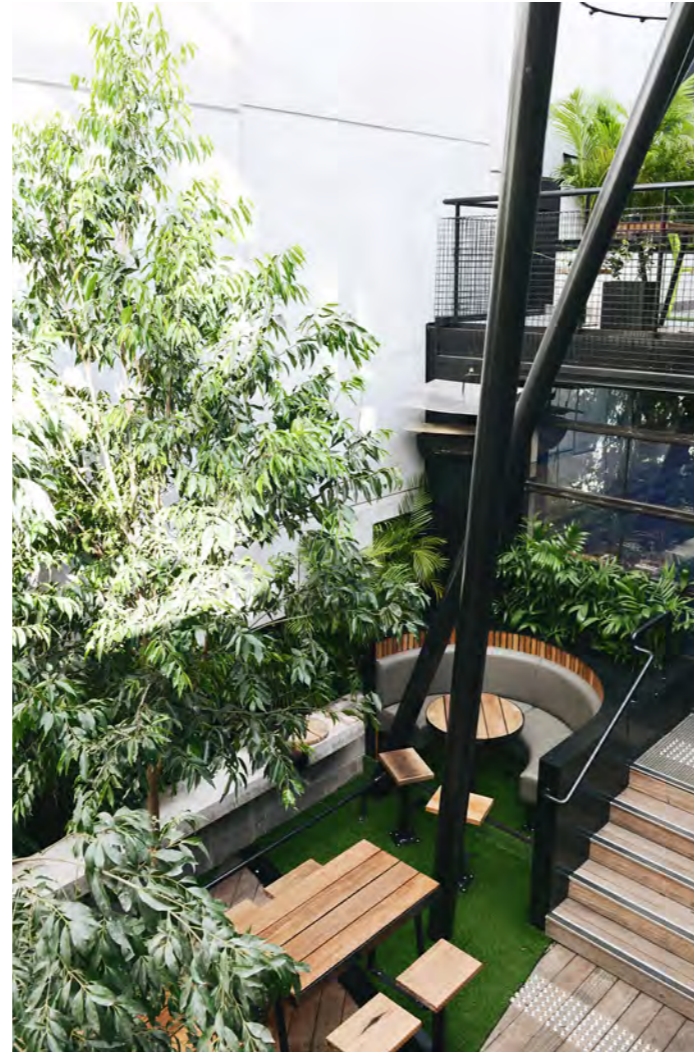


Design Vision

Precedents



Royal Saxon
Mature feature tree



The Terminus
Landscaping across levels



The Astor
Evergreen spaces

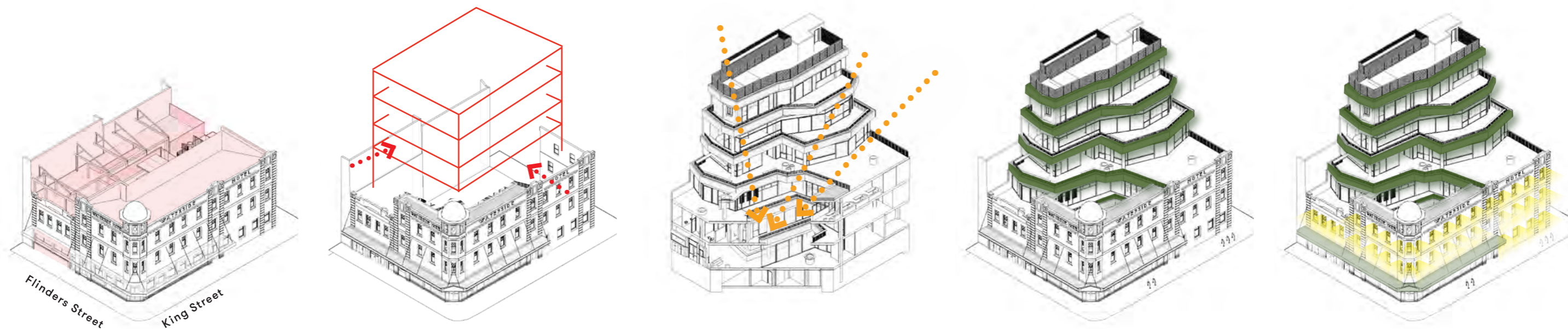


The Village Belle
Hanging garden

Design Response

Design Response

Built Form



Demolition

Demolish interior to allow for excavation of full basement and construction of additional floor area

New Floors

Insert new floors and vertical circulation to accommodate the required functions

- LB Back of House & Amenities
- LG Beer garden, 'Public Bar' & Bistro
- L1 Function Room
- L2 Restaurant
- L3 Rooftop Bar
- L4 Cocktail Bar
- L5 Function Room
- L6 Plant

Sculpted Form

Carve the floor levels to create a dramatic and contrasting form. Allow sun and rain to reach all levels and create visual connections between adjacent areas

Garden Oasis

Heavily landscape terraces and courtyard to create a verdant oasis, visible and appealing from afar and immersive and transformative within the hotel

Street Frontages

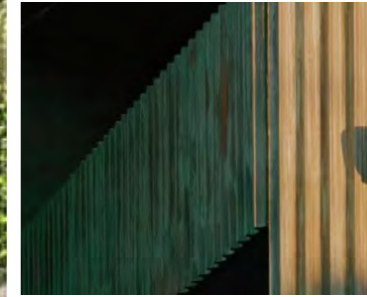
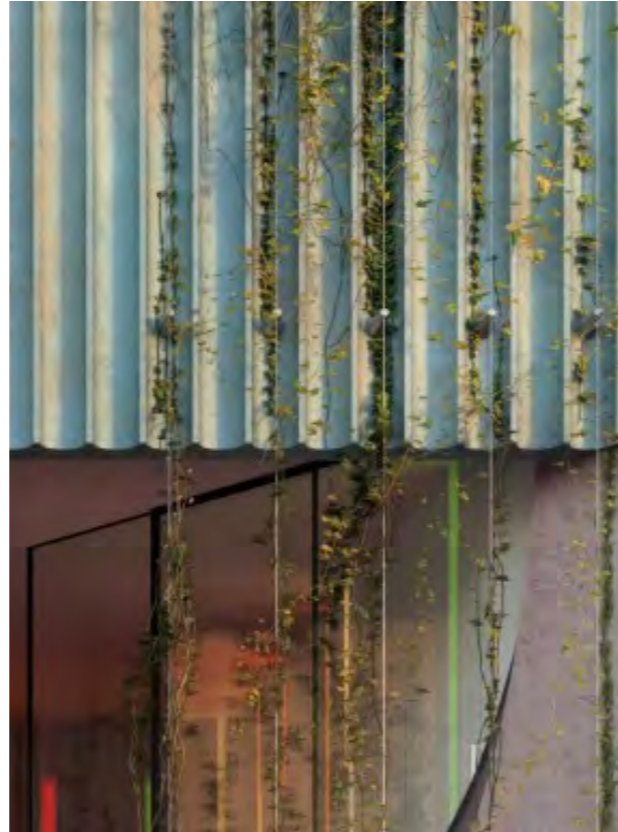
Areas behind existing windows to encourage habitation and to show the activity and energy of the hotel to the street.

Design Response

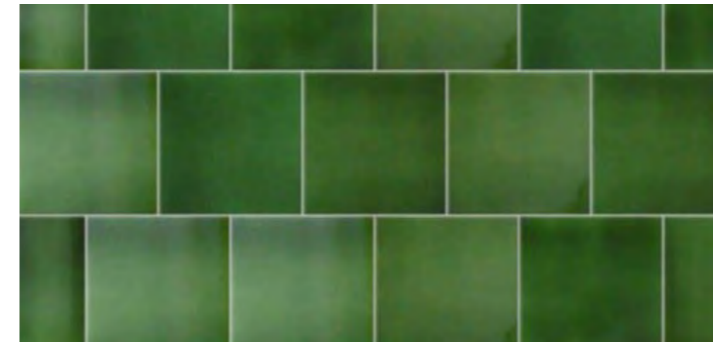
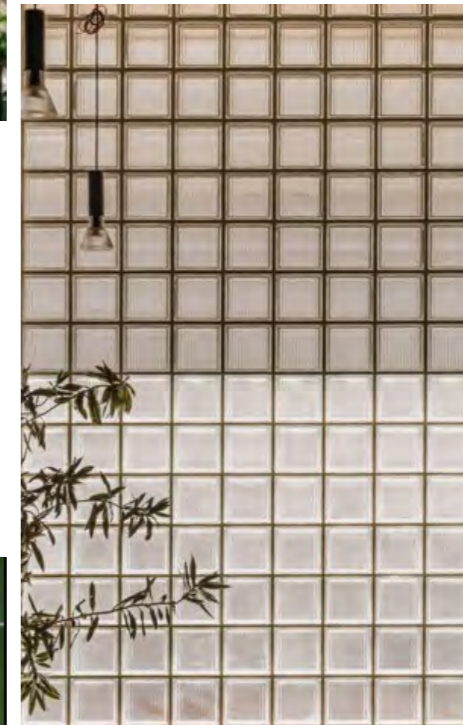
Garden Oasis



Design Response Materiality



THE EXISTING HERITAGE
MATERIALITY IS
CONTRASTED WITH
ROBUST NEW MATERIALS
TO FORM A CANVAS
FOR A LUSCIOUS
LANDSCAPED OVERLAY



Design Response

External Finishes Schedule



AF-01
Terrace Facade
Rough Cast Render - Forrest Green



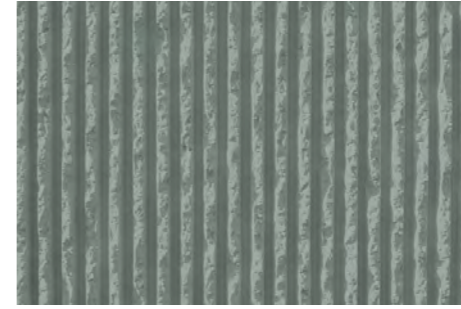
BR-01
Mercantile Lane Facade
Red Brick Tile



CL-01
Facade Cladding
Aluminium Cladding Powdercoat Finish - Bronze



CO-01
Facade
Concrete - Natural Finish



CO-02
Facade and Terraced Planters
Profiled Concrete Coloured Finish - Patina Green



GL-01
External Glazing
Glazing - Clear



GL-02
External Glazing
Glazing - Glass Block Translucent



PA-01
Heritage Pub Rendered Facade
Paint Finish - Off White



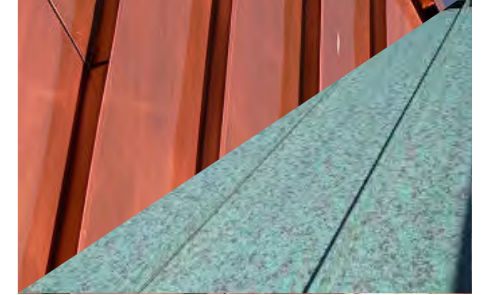
PA-02
Heritage Framing, Trims, Door and Window Framing
Paint Finish - Charcoal



PA-03
Heritage Framing, Window Framing
Paint Finish - Mid Grey



PA-04
Reinstated Canopy & Facade Detail
Paint Finish - Mid Grey-Green



RF-01
Heritage Pub Roofing
Corrugated Metal Roofing Copper



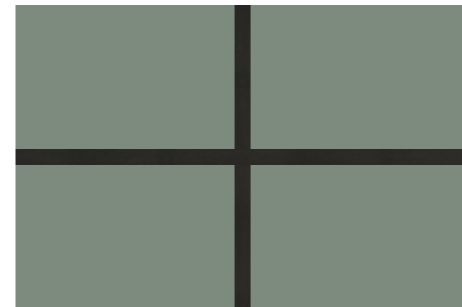
PC-01
Door and Window Framing, Balustrades, Louvres
Powdercoat Finish - Bronze



PC-02
Plant Screen Enclosure
Powdercoat Finish - Light Grey-Green



TL-EX
Existing Tile
Tile - Beige



TL-01
Main Entry Tile
Tile - Muted Green



TL-02
Feature Roofing / Awnings
Tile - Terracotta



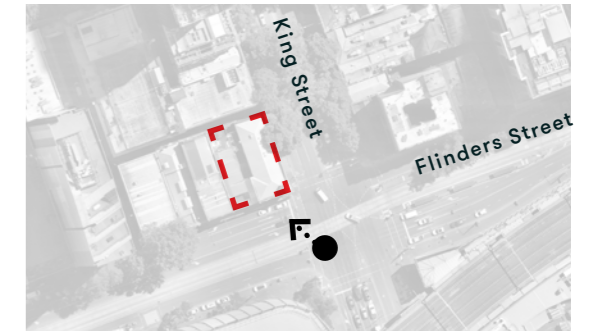
TL-03
Feature Column
Tile - Terracotta

Artistic Impressions

Artistic Impressions

Aerial View

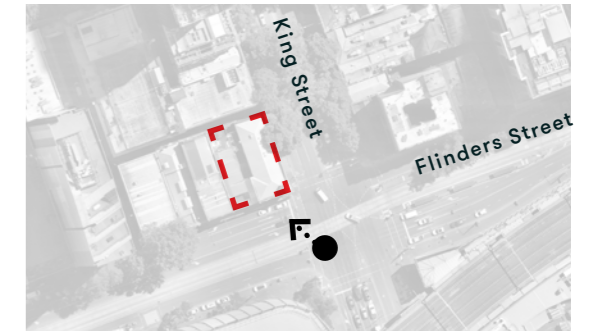
Key Plan



Artistic Impressions

Aerial View

Key Plan



With Indicative Planting

Key Plan

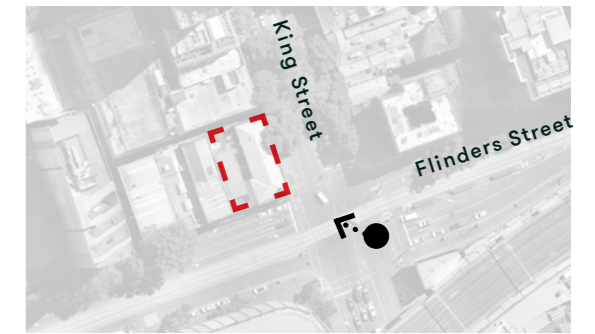


Artistic Impressions

View from Intersection



Key Plan



Artistic Impressions

View from Intersection



With Indicative Planting

Context Sightlines

Context Sightline

View from Flinders Street to the East

Key Plan



Key Plan



Context Sightline View from Flinders Street to the East



Context Sightline

View from Flinders Street to the West

Key Plan



Context Sightline

View from Flinders Street to the West

Key Plan



Key Plan

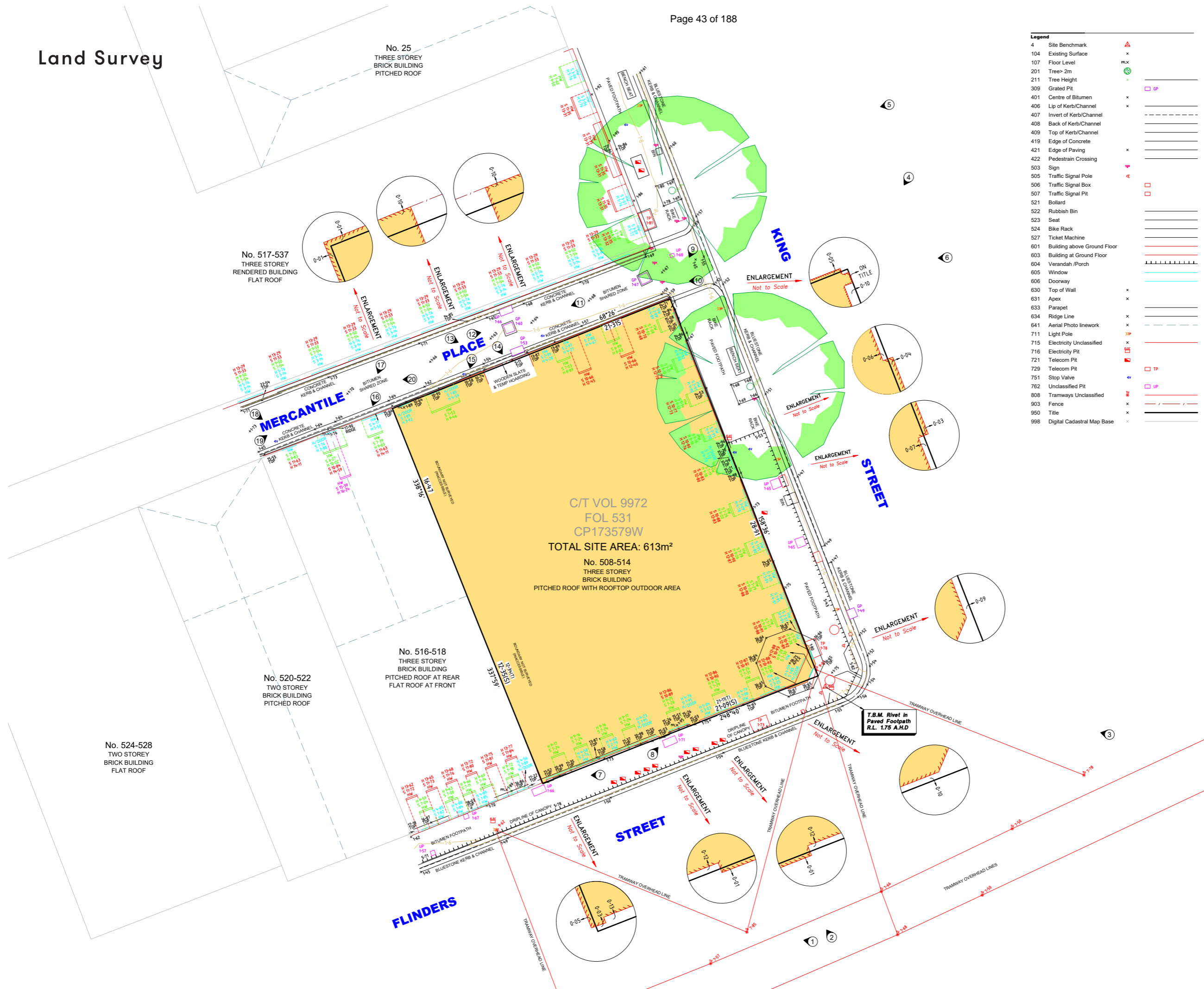


Context Sightline View from King Street to the South



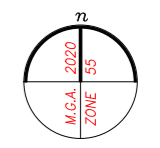
Appendix

Land Survey



Legend

4	Site Benchmark	▲
104	Existing Surface	x
107	Floor Level	RLX
201	Tree > 2m	⊗
211	Tree Height	x
309	Grated Pit	⊞
401	Centre of Bitumen	x
406	Lip of Kerb/Channel	x
407	Invert of Kerb/Channel	---
408	Back of Kerb/Channel	---
409	Top of Kerb/Channel	---
419	Edge of Concrete	---
421	Edge of Paving	x
422	Pedestrian Crossing	---
503	Sign	⊞
505	Traffic Signal Pole	⊞
506	Traffic Signal Box	⊞
507	Traffic Signal Pit	⊞
521	Bollard	---
522	Rubbish Bin	---
523	Seat	---
524	Bike Rack	---
527	Ticket Machine	---
601	Building above Ground Floor	---
603	Building at Ground Floor	---
604	Verandah /Porch	---
605	Window	---
606	Doorway	---
630	Top of Wall	x
631	Apex	x
633	Parapet	x
634	Ridge Line	x
641	Aerial Photo linework	---
711	Light Pole	---
715	Electricity Unclassified	---
716	Electricity Pit	---
721	Telecom Pit	---
729	Telecom Pit	---
751	Stop Valve	---
762	Unclassified Pit	---
808	Tramways Unclassified	---
903	Fence	---
950	Title	---
998	Digital Cadastral Map Base	---



Services
Services that were not visible at the time of survey may not be shown on this Plan. Reference should be made to Service Authority plans prior to commencement of works.

Notations
Date of Survey July 2022
This Plan is to be read in conjunction with the attached Surveyors Report.

The location of buildings beyond site boundaries are indicative only.

Information relating to abutting properties has only been shown where visible or accessible.

Aerial photograph linework (Layer 641) is approximate only (derived from an aerial photograph).

Internal Title boundaries (Layer 997) are for reference only and not for design purposes.

The Digital Cadastral Map Base linework (Layer 998) is indicative only and should not be used for design purposes.

Where boundary dimensions differ from Title dimensions, Land Registry approval must be sought for the survey based dimensions prior to development.
(S) - Survey
(T) - Title

Windows on neighbouring properties have been located remotely and categorised by visual interpretation only.
HW - Habitable Window
NHW - Non-habitable Window
H - Window head
S - Window sill

Second and above storey windows have been shown offset from their measured position for clarity.
Private Open Space is denoted as POS

Refer to Plan Ref: 331773-DA for site photographs.
Direction of photographs shown thus

All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.

Levels shown thus ^{RL} are to Australian Height Datum vide PM 3016 with a stated value of RL 2.67

Refer to frozen layers with a suffix of -L for levels.
Refer to frozen layers with a suffix of -C for crosses.
Refer to frozen layer "TRIANGLE" for 3D Triangles.

Contour Interval 0.2 metres.

Scale 1:125 0 1.25 2.5 3.75 5

Certified	Lachlan McCleary	Licensed Surveyor
Drawn	PR	
Date	29/07/2022	
Survey Data	33177316.see	
CAD drawing number	331773-CA.dwg	
Original sheet size	A1	
Client	TSA Management Pty Ltd C/- Jonathon Simmons	
Project	SHR Waterside Hotel 508-514 Flinders Street Melbourne VIC 3000	
Details	Title Re-Establishment Feature & Level Survey Vol 09972 Fol 531	
Sheet	1 of 1	
Job Number	331773	

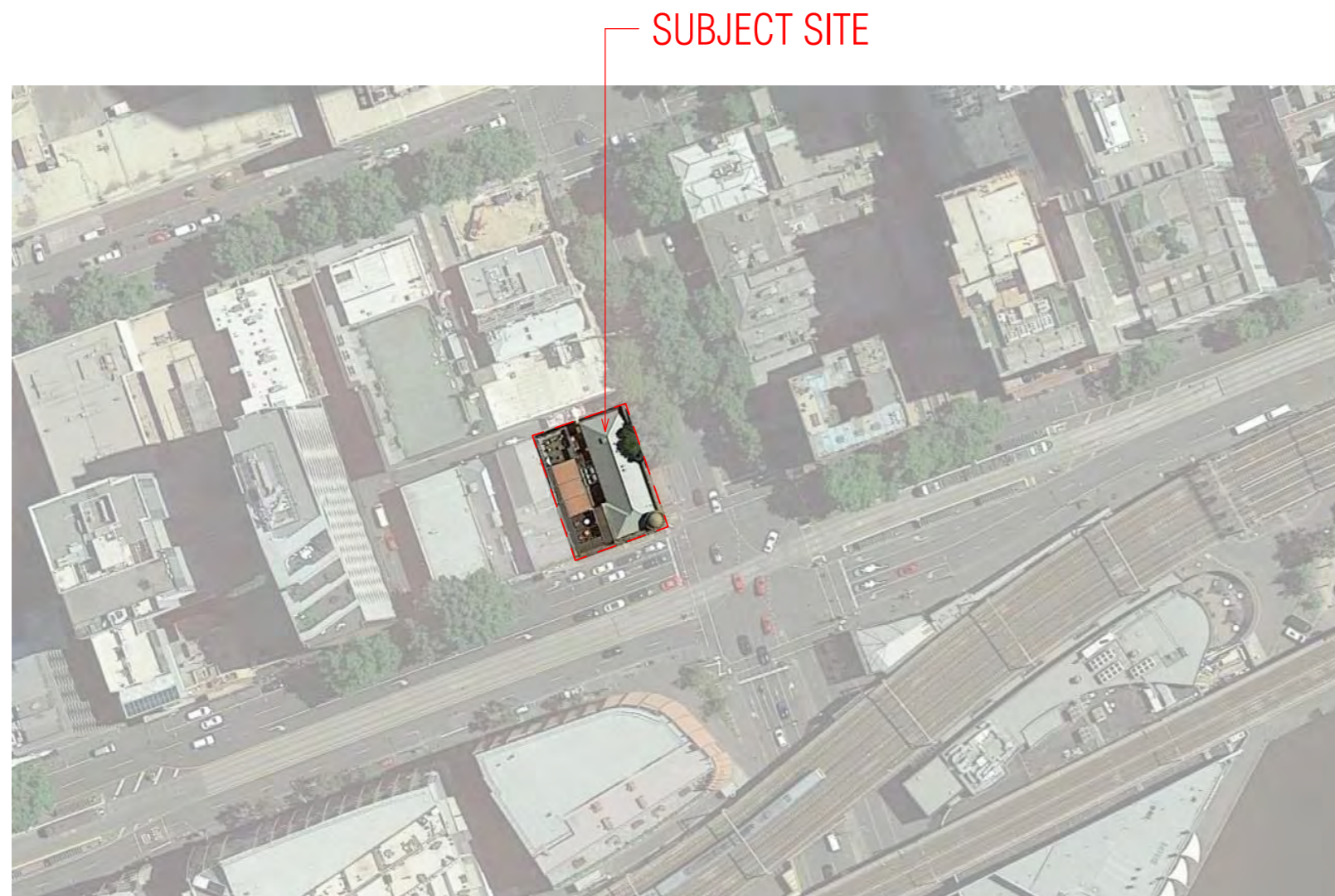




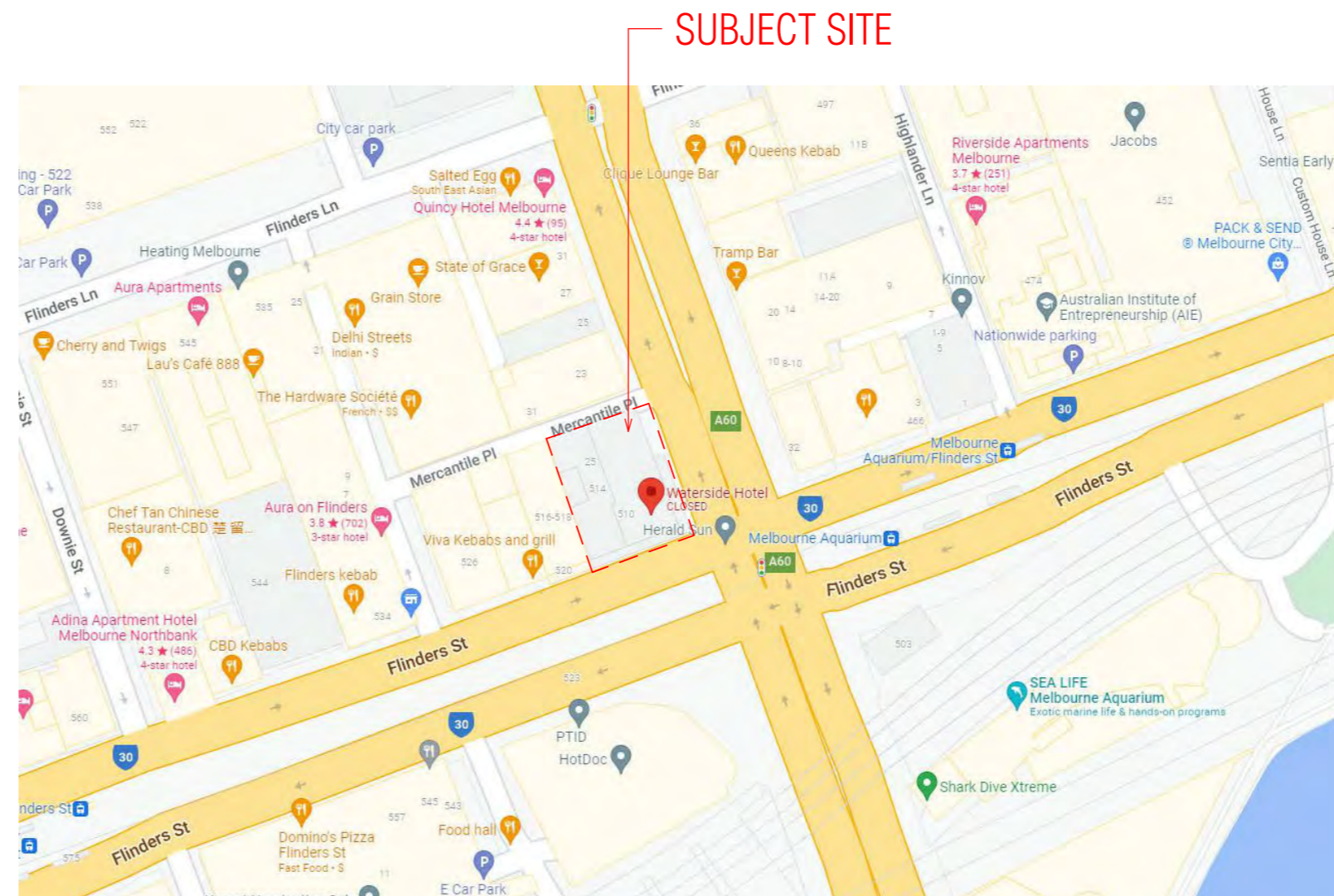
21012 - WATERSIDE HOTEL

508-514 FLINDERS ST,
MELBOURNE VIC 3000

PARENT TITLES: VOLUME: 08668 FOLIO: 904 VOLUME: 08681 FOLIO: 534



AERIAL VIEW



SITE LOCATION PLAN

DRAWING INDEX		
NUMBER	TITLE	DATE
TP000	COVER PAGE & LOCATION PLAN	19/10/2022
TP001	EXISTING CONDITIONS - SITE PLAN	04/08/2022
TP002	DESIGN RESPONSE - SITE PLAN	04/08/2022
TP005	PROPOSED STREETSCAPE ELEVATIONS	19/10/2022
TP007	PROPOSED STREETSCAPE SECTIONS	04/08/2022
TP110	DEMOLITION BASEMENT PLAN	04/08/2022
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COVER PAGE & LOCATION PLAN

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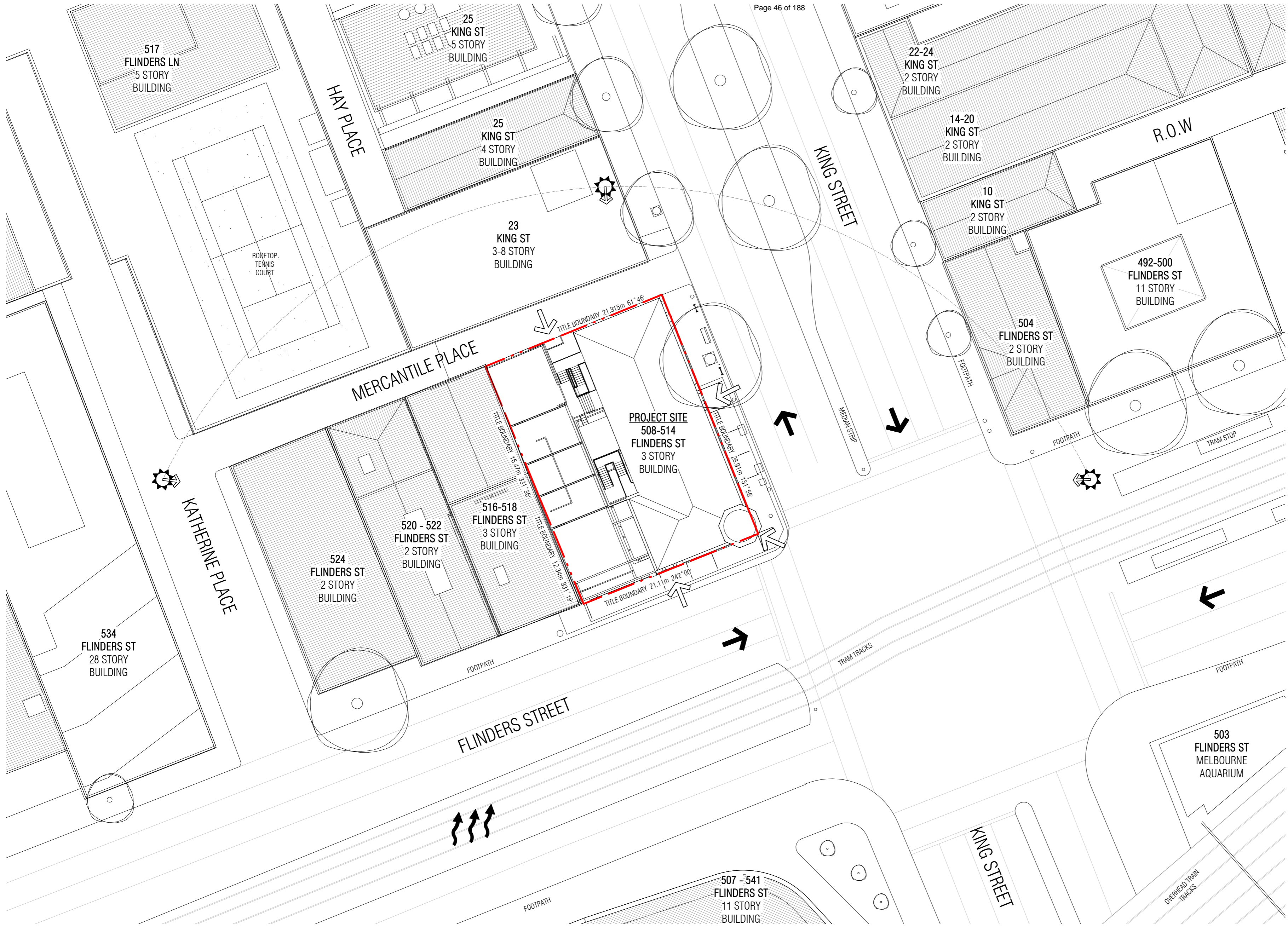


TOWN PLANNING

TP000 1

LEGEND

- TRAFFIC DIRECTION
- PEDESTRIAN ENTRY
- SUN DIRECTION
- PREVAILING WINDS
- DASH-DOT LINE REPRESENTS TITLE BOUNDARY WITH BEARING & DIMENSION
- EXISTING TREE



EXISTING CONDITIONS - SITE PLAN 1 : 250

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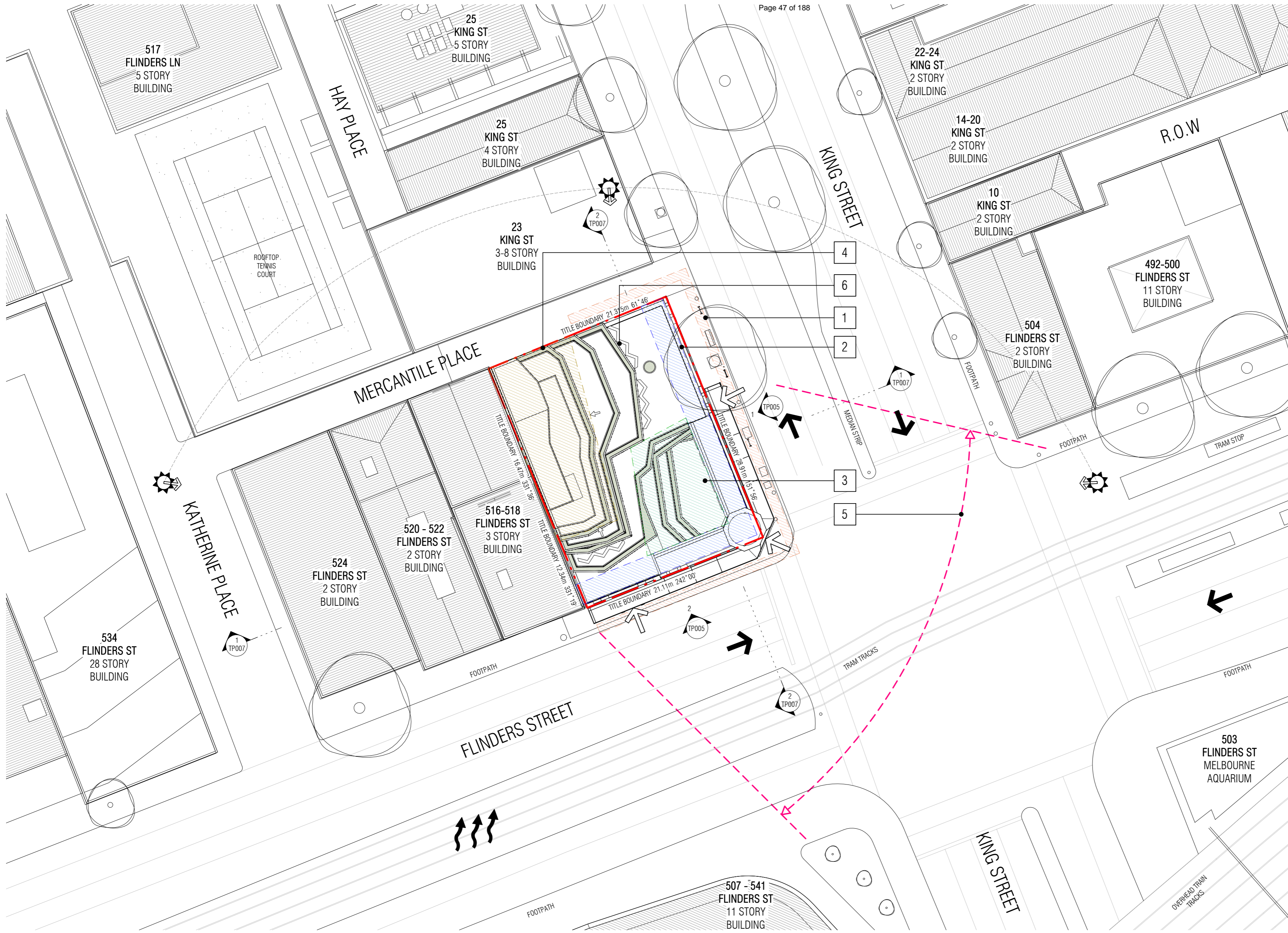
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TOWN PLANNING
TP001
NORTH

LEGEND	
	TRAFFIC DIRECTION
	PEDESTRIAN ENTRY
	SUN DIRECTION
	PREVAILING WINDS
	DASH-DOT LINE REPRESENTS TITLE BOUNDARY WITH BEARING & DIMENSION
	EXISTING TREE

DESIGN RESPONSE SCHEDULE	
1	RETAIN AND REFURBISH EXISTING FAÇADE
2	CREATE HABITABLE, ACTIVE ZONE BEHIND THE EXISTING FAÇADE
3	LOCATE CENTRAL VOID TO CONNECT LEVELS, BRING NATURAL LIGHT AND LANDSCAPING TO LOWER FLOORS
4	SET BACK UPPER LEVELS FOR A CLEAR, VISIBLE SEPARATION BETWEEN OLD AND NEW FORMS
5	ORIENT UPPER LEVELS TO PRIMARY VIEWS
6	INTEGRATE LANDSCAPE THROUGHOUT THE BUILDING TERRACES TO CREATE A DISTINCTIVE URBAN OASIS



DESIGN RESPONSE - SITE PLAN 1 : 250

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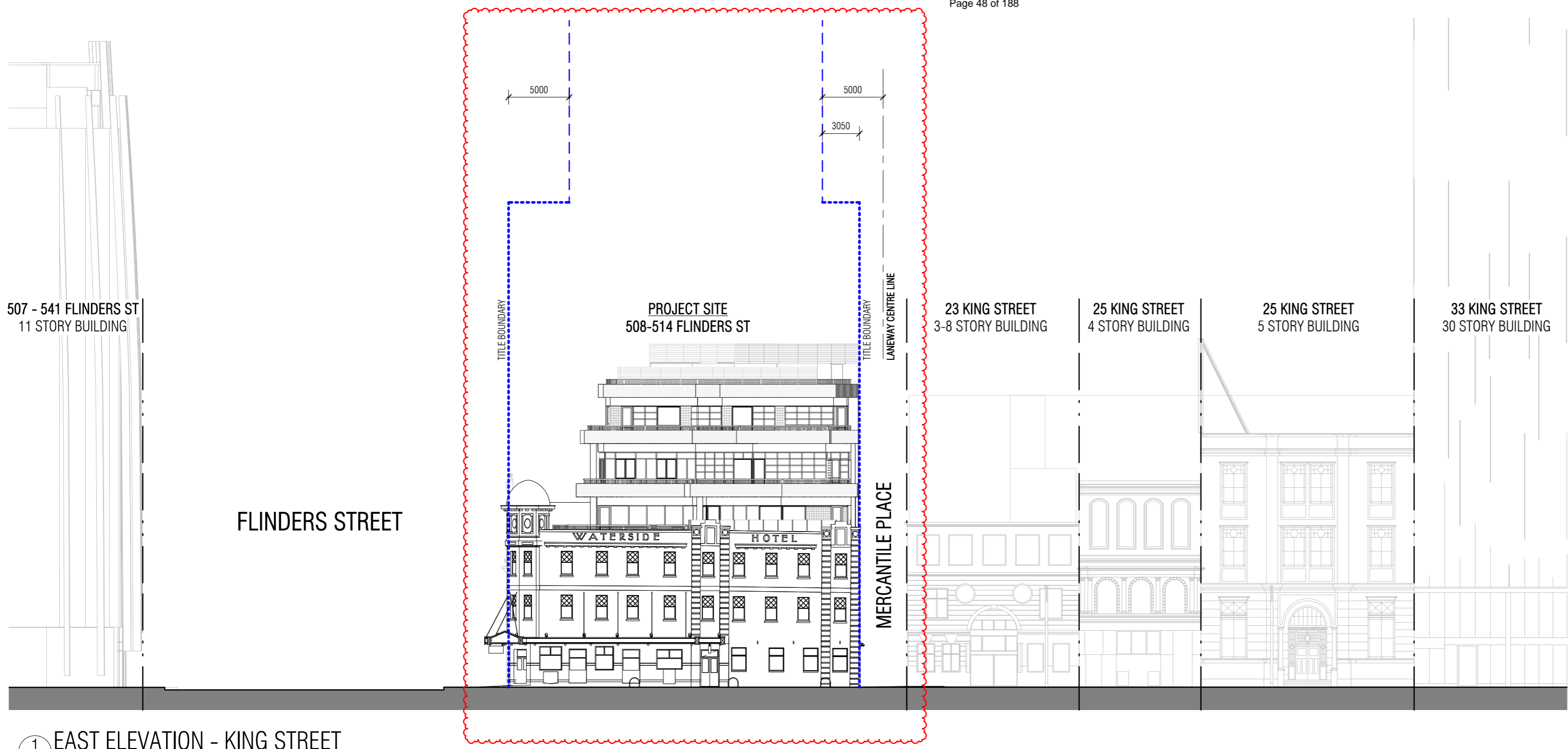
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TP002

NORTH

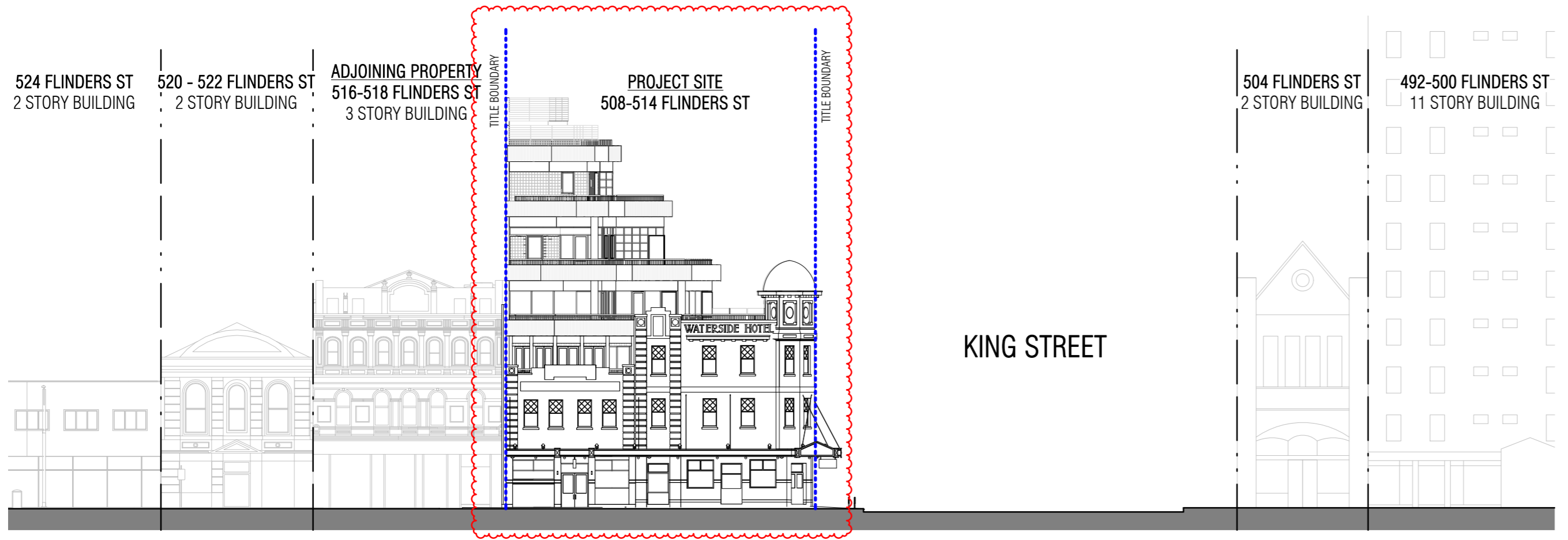
LEGEND

DESIGN DEVELOPMENT OVERLAY - (DDO10)
SCHEDULE 10 SETBACKS

- - - - 40 METRE STREET WALL ENVELOPE
- - - - 5 METRE SETBACK FROM TITLE BOUNDARY ABUTTING A STREET OR LANEWAY CENTRELINE ABUTTING A LANEWAY



1 EAST ELEVATION - KING STREET
A100 1:300



2 SOUTH ELEVATION - FLINDERS STREET
A100 1:300

PROPOSED STREETScape ELEVATIONS

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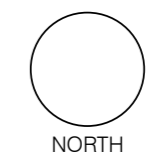
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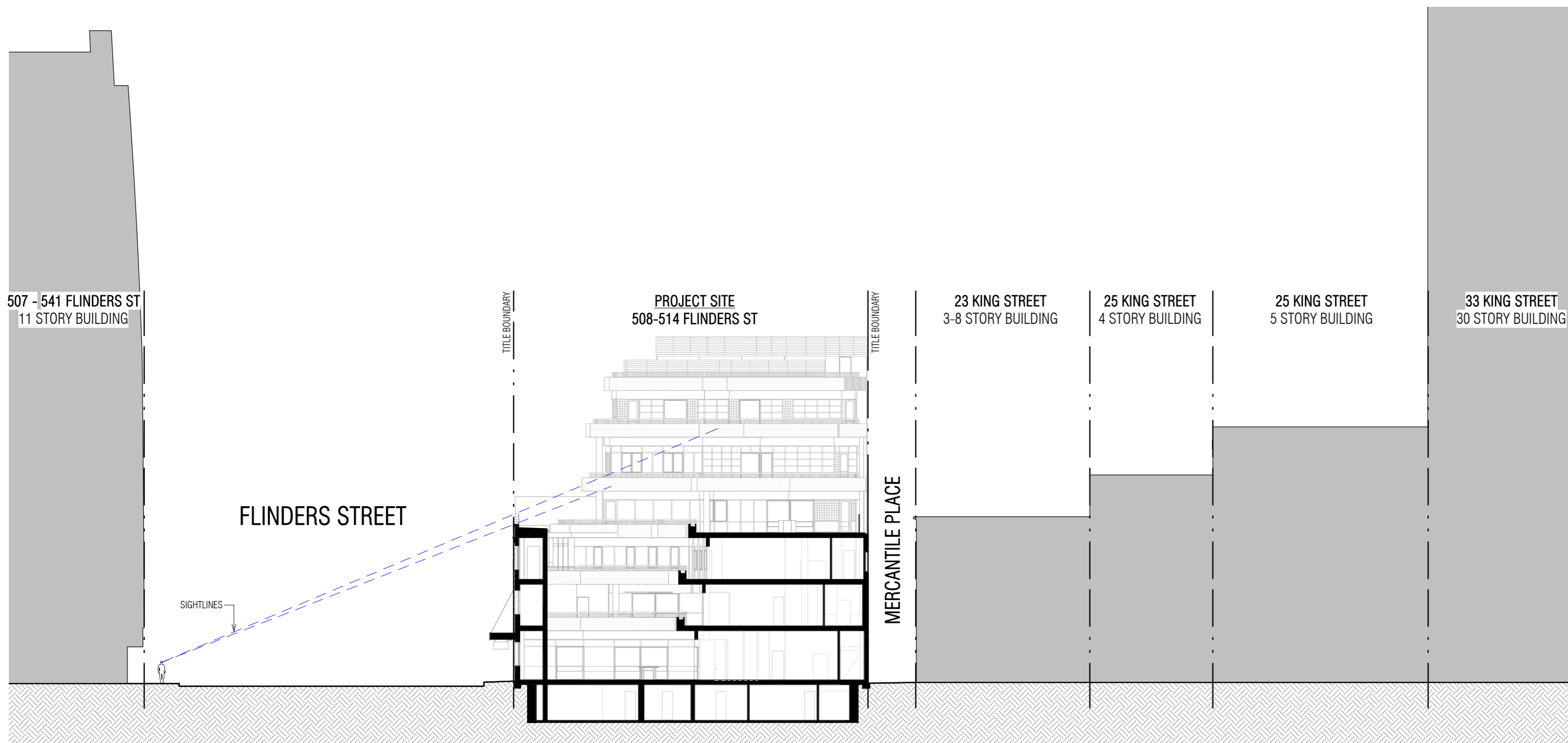
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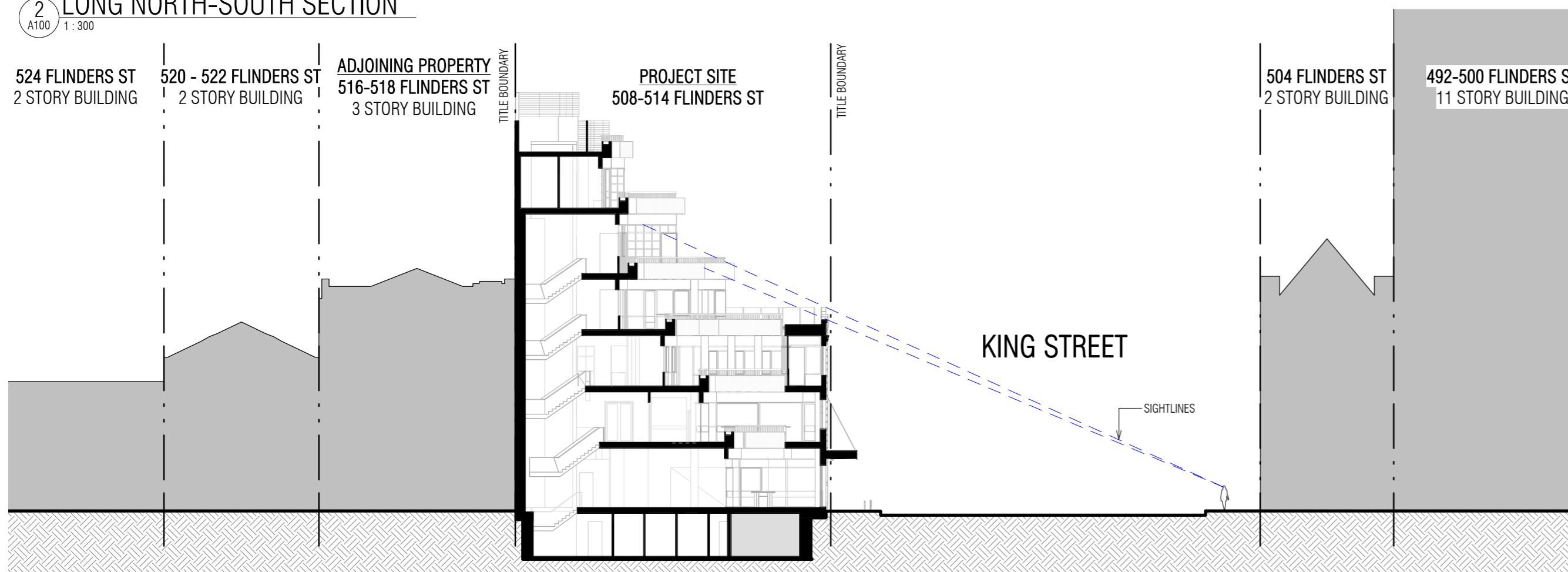
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2 LONG NORTH-SOUTH SECTION
A100 1:300



1 SHORT EAST-WEST SECTION
A100 1:300

PROPOSED STREETScape SECTIONS 1 : 300

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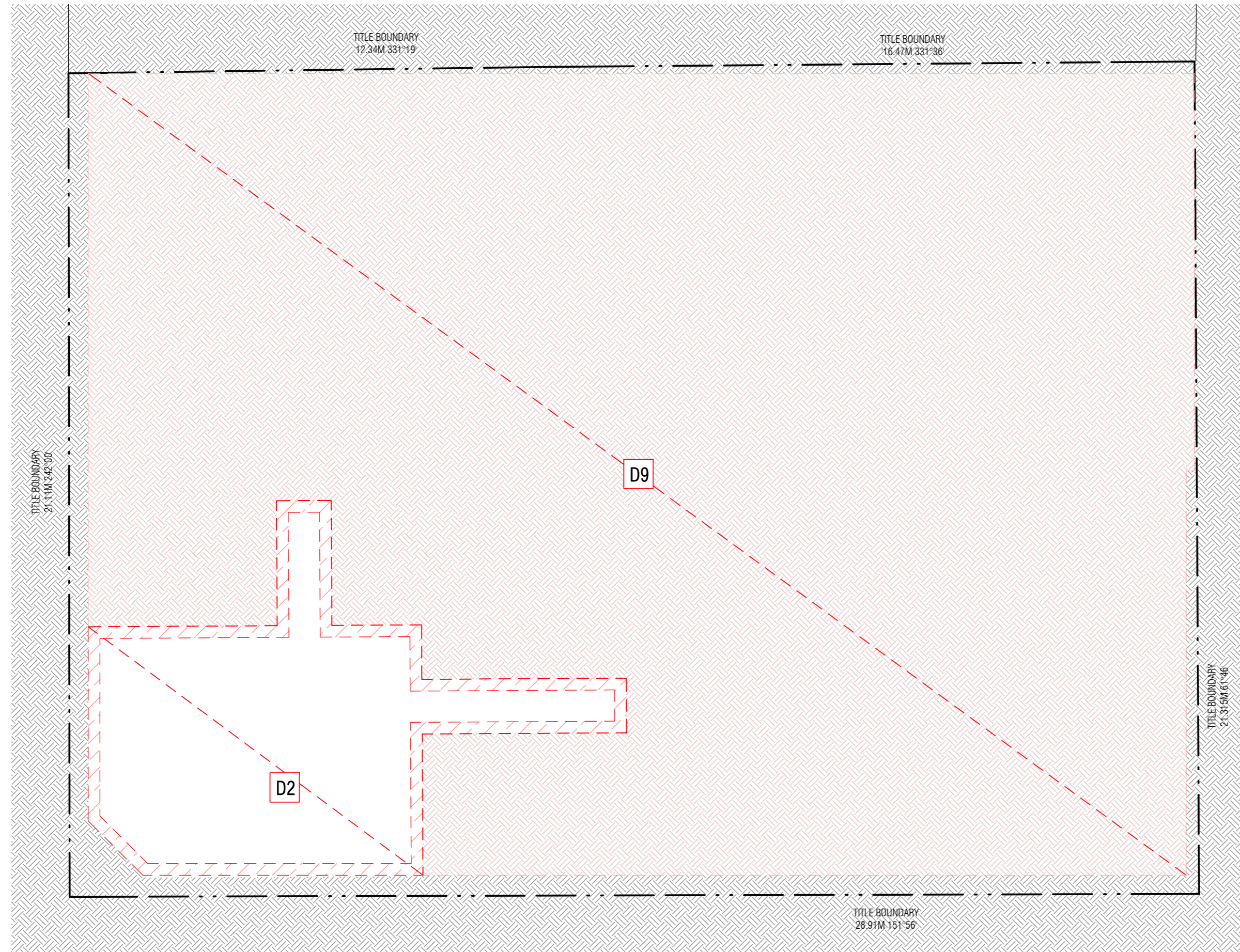
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TOWN PLANNING
TP007



EXISTING & DEMOLITION SCHEDULE	
D1	RETAIN & MAKE GOOD BOUNDARY WALLS TO FLINDERS STREET, KING STREET AND PARTIALLY TO MERCANTILE LAND AS SHOWN
D2	DEMOLISH INTERNAL WALLS, FLOORS, ROOFS AND STRUCTURES AS SHOWN
D3	DEMOLISH HERITAGE AWNING CANOPY.
D4	RE-HANG DOUBLE HERITAGE DOORS TO SWING OUTWARDS
D5	MODIFY CROSSOVER TO THE SATISFACTION OF RELEVANT AUTHORITY
D6	SIGNAGE TO BE DEMOLISHED AND REMOVED
D7	REDUNDANT SERVICES ON FACADE TO BE DEMOLISHED AND REMOVED
D8	WALLS, SCREENS, DOORS & WINDOWS ON BOUNDARIES TO BE DEMOLISHED
D9	EARTHWORKS IN PREPARATION FOR PROPOSED WORKS

EXISTING & DEMOLITION LEGEND	
	ELEMENTS TO BE DEMOLISHED AND REMOVED
	ELEMENTS TO BE RETAINED

DEMOLITION BASEMENT PLAN 1 : 100

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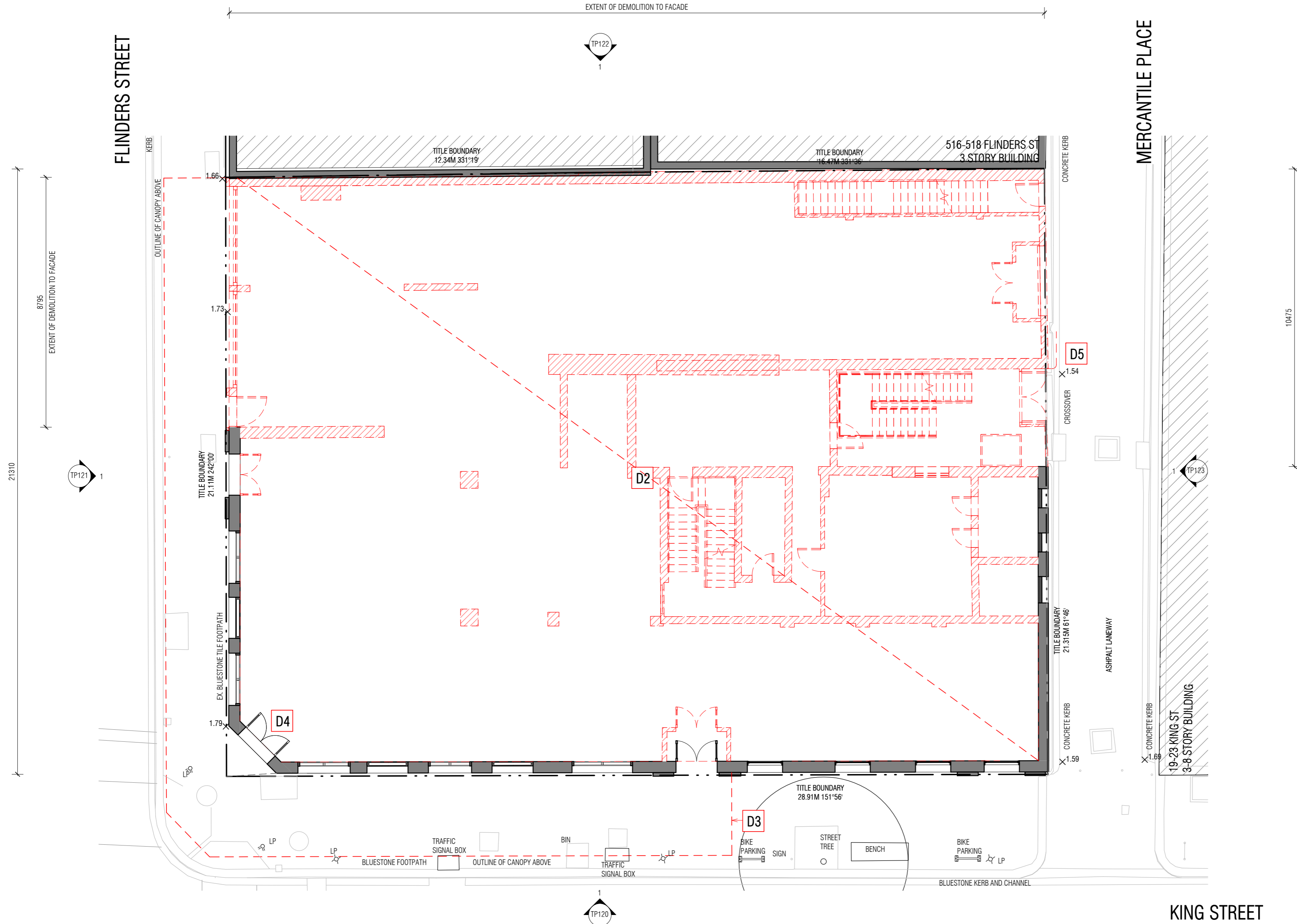
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TOWN PLANNING
TP110



EXISTING & DEMOLITION SCHEDULE	
D1	RETAIN & MAKE GOOD BOUNDARY WALLS TO FLINDERS STREET, KING STREET AND PARTIALLY TO MERCANTILE LAND AS SHOWN
D2	DEMOLISH INTERNAL WALLS, FLOORS, ROOFS AND STRUCTURES AS SHOWN
D3	DEMOLISH HERITAGE AWNING CANOPY.
D4	RE-HANG DOUBLE HERITAGE DOORS TO SWING OUTWARDS
D5	MODIFY CROSSOVER TO THE SATISFACTION OF RELEVANT AUTHORITY
D6	SIGNAGE TO BE DEMOLISHED AND REMOVED
D7	REDUNDANT SERVICES ON FACADE TO BE DEMOLISHED AND REMOVED
D8	WALLS, SCREENS, DOORS & WINDOWS ON BOUNDARIES TO BE DEMOLISHED
D9	EARTHWORKS IN PREPARATION FOR PROPOSED WORKS

EXISTING & DEMOLITION LEGEND	
	ELEMENTS TO BE DEMOLISHED AND REMOVED
	ELEMENTS TO BE RETAINED

DEMOLITION GROUND FLOOR PLAN 1 : 100

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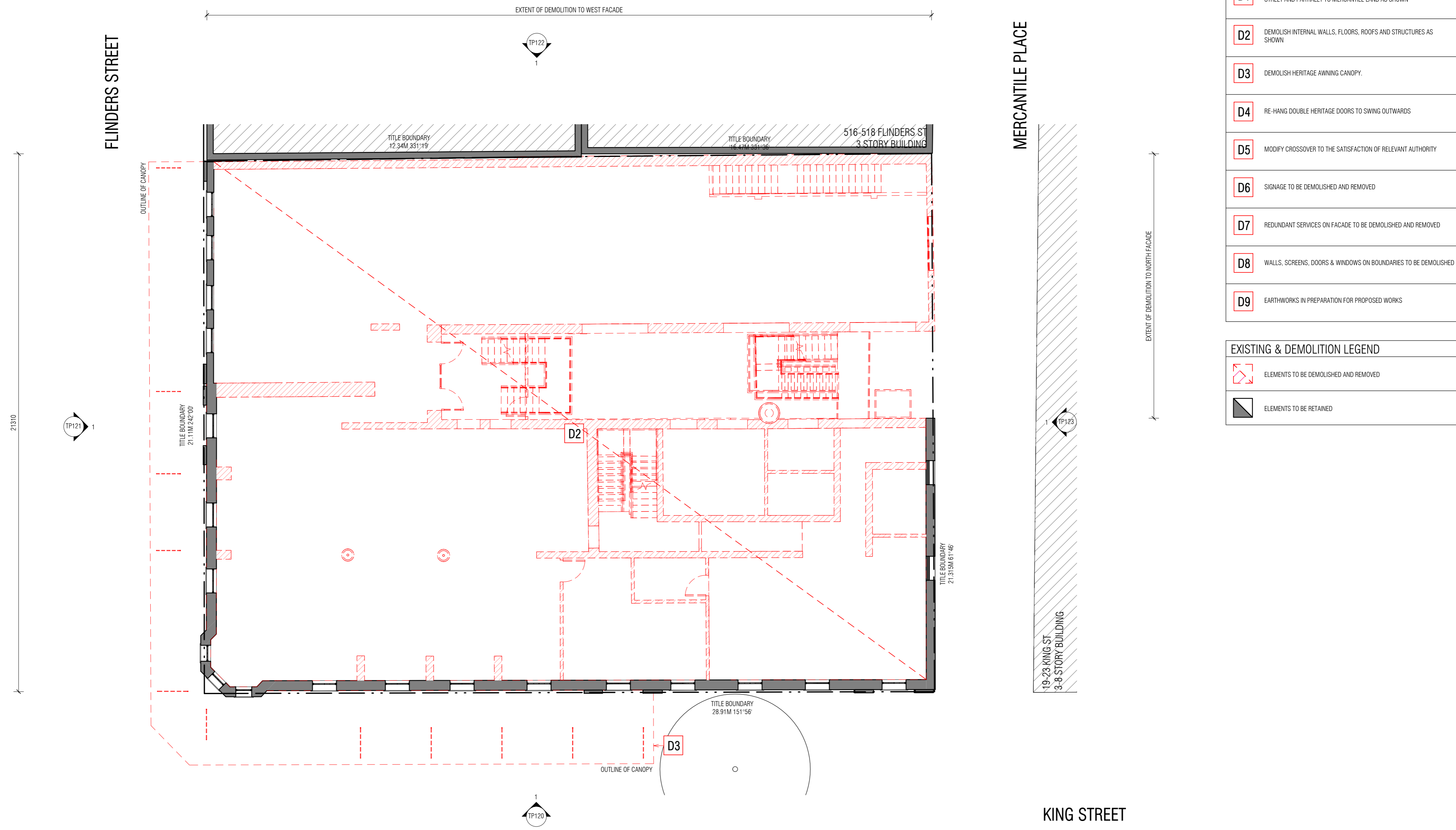
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TOWN PLANNING
TP111
NORTH



EXISTING & DEMOLITION SCHEDULE	
D1	RETAIN & MAKE GOOD BOUNDARY WALLS TO FLINDERS STREET, KING STREET AND PARTIALLY TO MERCANTILE LAND AS SHOWN
D2	DEMOLISH INTERNAL WALLS, FLOORS, ROOFS AND STRUCTURES AS SHOWN
D3	DEMOLISH HERITAGE AWNING CANOPY.
D4	RE-HANG DOUBLE HERITAGE DOORS TO SWING OUTWARDS
D5	MODIFY CROSSOVER TO THE SATISFACTION OF RELEVANT AUTHORITY
D6	SIGNAGE TO BE DEMOLISHED AND REMOVED
D7	REDUNDANT SERVICES ON FACADE TO BE DEMOLISHED AND REMOVED
D8	WALLS, SCREENS, DOORS & WINDOWS ON BOUNDARIES TO BE DEMOLISHED
D9	EARTHWORKS IN PREPARATION FOR PROPOSED WORKS

EXISTING & DEMOLITION LEGEND	
	ELEMENTS TO BE DEMOLISHED AND REMOVED
	ELEMENTS TO BE RETAINED

DEMOLITION LEVEL 1 PLAN 1 : 100

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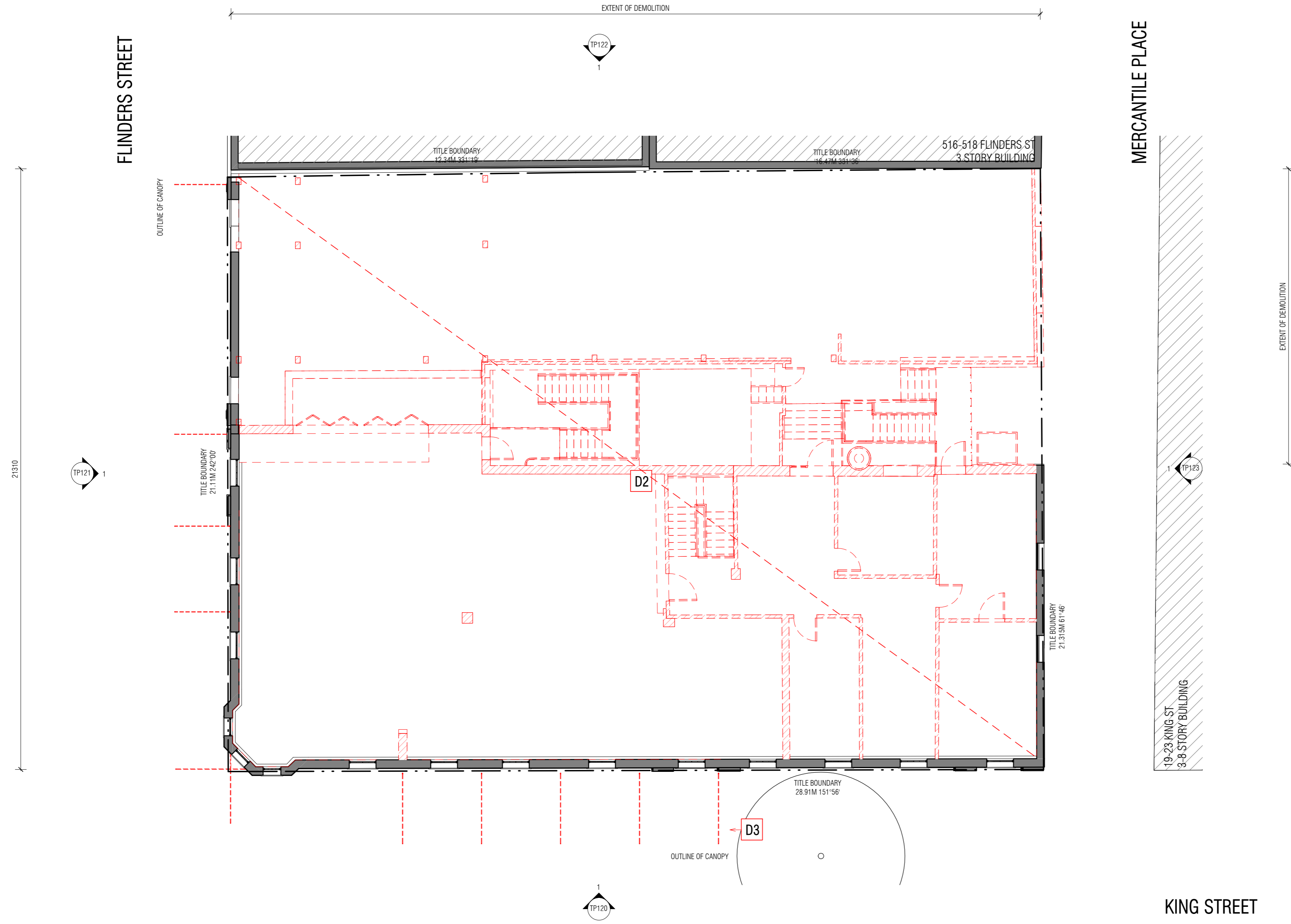
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TOWN PLANNING
TP112

NORTH



EXISTING & DEMOLITION SCHEDULE	
D1	RETAIN & MAKE GOOD BOUNDARY WALLS TO FLINDERS STREET, KING STREET AND PARTIALLY TO MERCANTILE LAND AS SHOWN
D2	DEMOLISH INTERNAL WALLS, FLOORS, ROOFS AND STRUCTURES AS SHOWN
D3	DEMOLISH HERITAGE AWNING CANOPY.
D4	RE-HANG DOUBLE HERITAGE DOORS TO SWING OUTWARDS
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D6	SIGNAGE TO BE DEMOLISHED AND REMOVED
D7	REDUNDANT SERVICES ON FACADE TO BE DEMOLISHED AND REMOVED
D8	WALLS, SCREENS, DOORS & WINDOWS ON BOUNDARIES TO BE DEMOLISHED
D9	EARTHWORKS IN PREPARATION FOR PROPOSED WORKS

EXISTING & DEMOLITION LEGEND	
	ELEMENTS TO BE DEMOLISHED AND REMOVED
	ELEMENTS TO BE RETAINED

DEMOLITION LEVEL 2 PLAN

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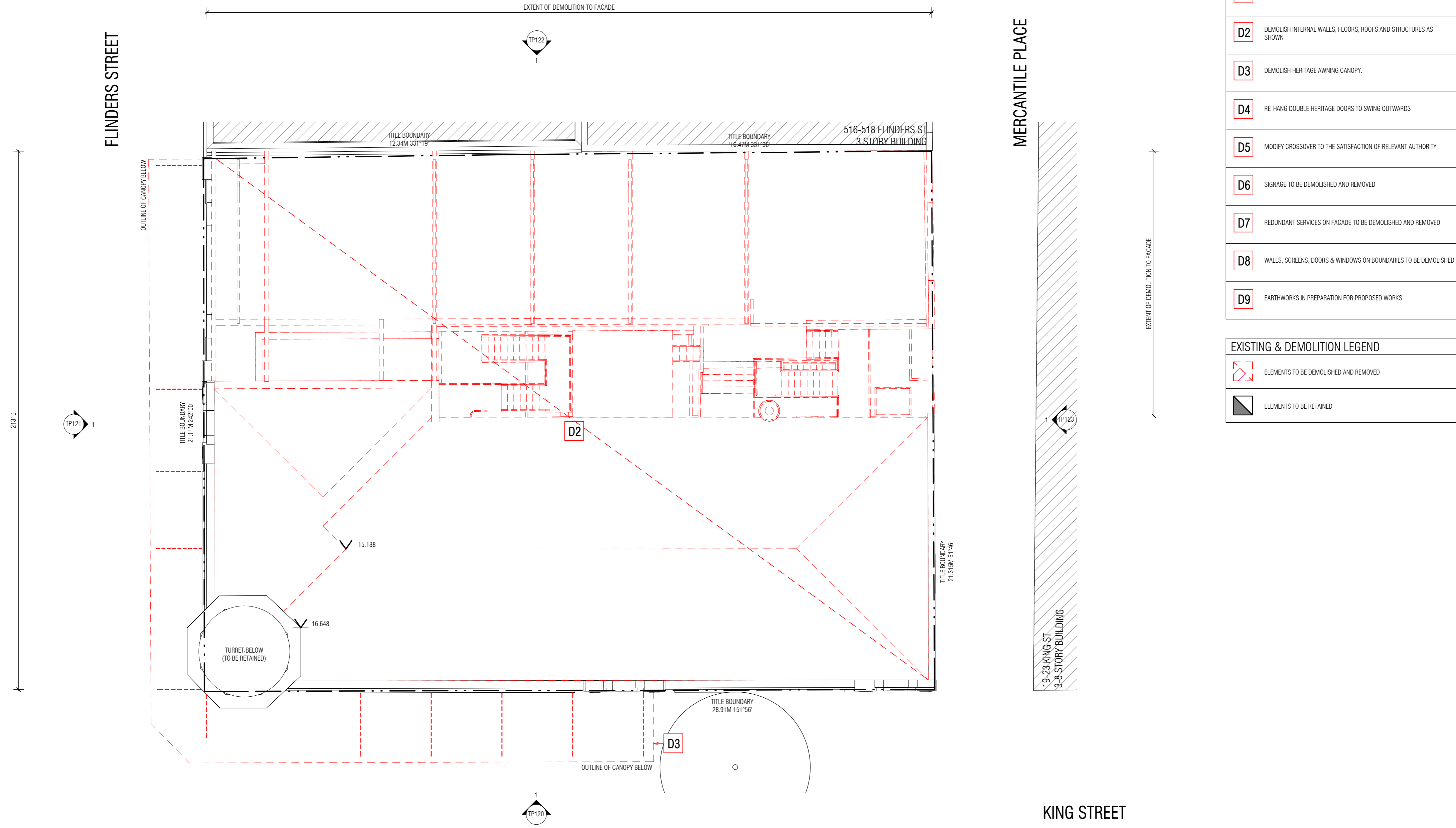
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TOWN PLANNING
TP113
NORTH



EXISTING & DEMOLITION SCHEDULE	
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D2	DEMOLISH INTERNAL WALLS, FLOORS, ROOFS AND STRUCTURES AS SHOWN
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D8	WALLS, SCREENS, DOORS & WINDOWS ON BOUNDARIES TO BE DEMOLISHED
D9	EARTHWORKS IN PREPARATION FOR PROPOSED WORKS

EXISTING & DEMOLITION LEGEND	
	ELEMENTS TO BE DEMOLISHED AND REMOVED
	ELEMENTS TO BE RETAINED

DEMOLITION ROOF PLAN 1 : 100

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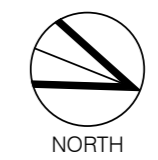
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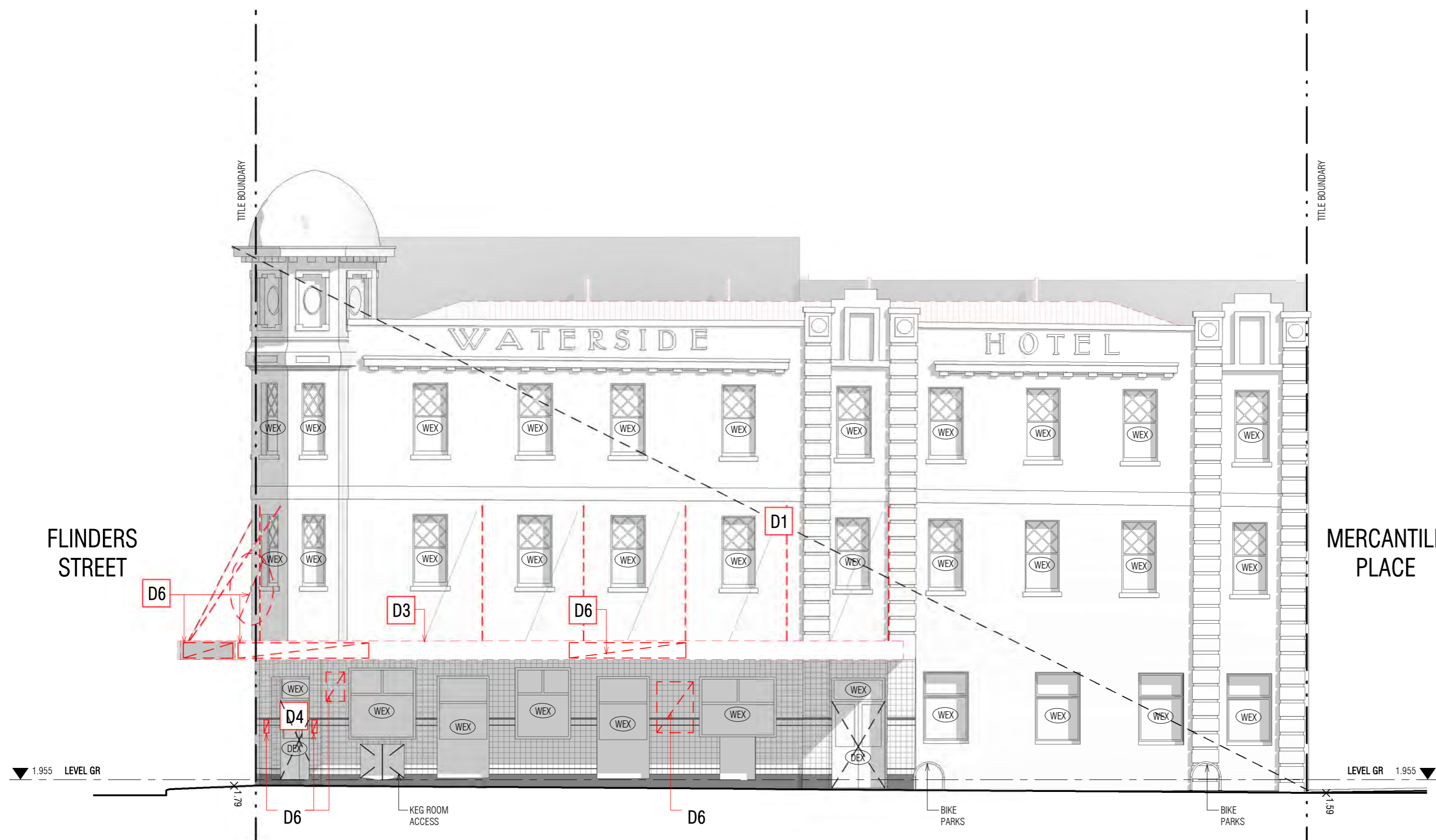
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TOWN PLANNING
TP114

EXISTING & DEMOLITION SCHEDULE	
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D2	DEMOLISH INTERNAL WALLS, FLOORS, ROOFS AND STRUCTURES AS SHOWN
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D7	REDUNDANT SERVICES ON FACADE TO BE DEMOLISHED AND REMOVED
D8	WALLS, SCREENS, DOORS & WINDOWS ON BOUNDARIES TO BE DEMOLISHED
D9	EARTHWORKS IN PREPARATION FOR PROPOSED WORKS

EXISTING & DEMOLITION LEGEND	
	ELEMENTS TO BE DEMOLISHED AND REMOVED
	ELEMENTS TO BE RETAINED



DEMOLITION ELEVATION - KING STREET 1 : 100

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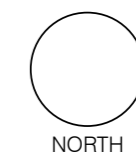
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TOWN PLANNING
TP120



EXISTING & DEMOLITION SCHEDULE	
D1	RETAIN & MAKE GOOD BOUNDARY WALLS TO FLINDERS STREET, KING STREET AND PARTIALLY TO MERCANTILE LAND AS SHOWN
D2	DEMOLISH INTERNAL WALLS, FLOORS, ROOFS AND STRUCTURES AS SHOWN
D3	DEMOLISH HERITAGE AWNING CANOPY.
D4	RE-HANG DOUBLE HERITAGE DOORS TO SWING OUTWARDS
D5	MODIFY CROSSOVER TO THE SATISFACTION OF RELEVANT AUTHORITY
D6	SIGNAGE TO BE DEMOLISHED AND REMOVED
D7	REDUNDANT SERVICES ON FACADE TO BE DEMOLISHED AND REMOVED
D8	WALLS, SCREENS, DOORS & WINDOWS ON BOUNDARIES TO BE DEMOLISHED
D9	EARTHWORKS IN PREPARATION FOR PROPOSED WORKS

EXISTING & DEMOLITION LEGEND	
	ELEMENTS TO BE DEMOLISHED AND REMOVED
	ELEMENTS TO BE RETAINED

DEMOLITION ELEVATION - FLINDERS STREET 1 : 100

NOTE
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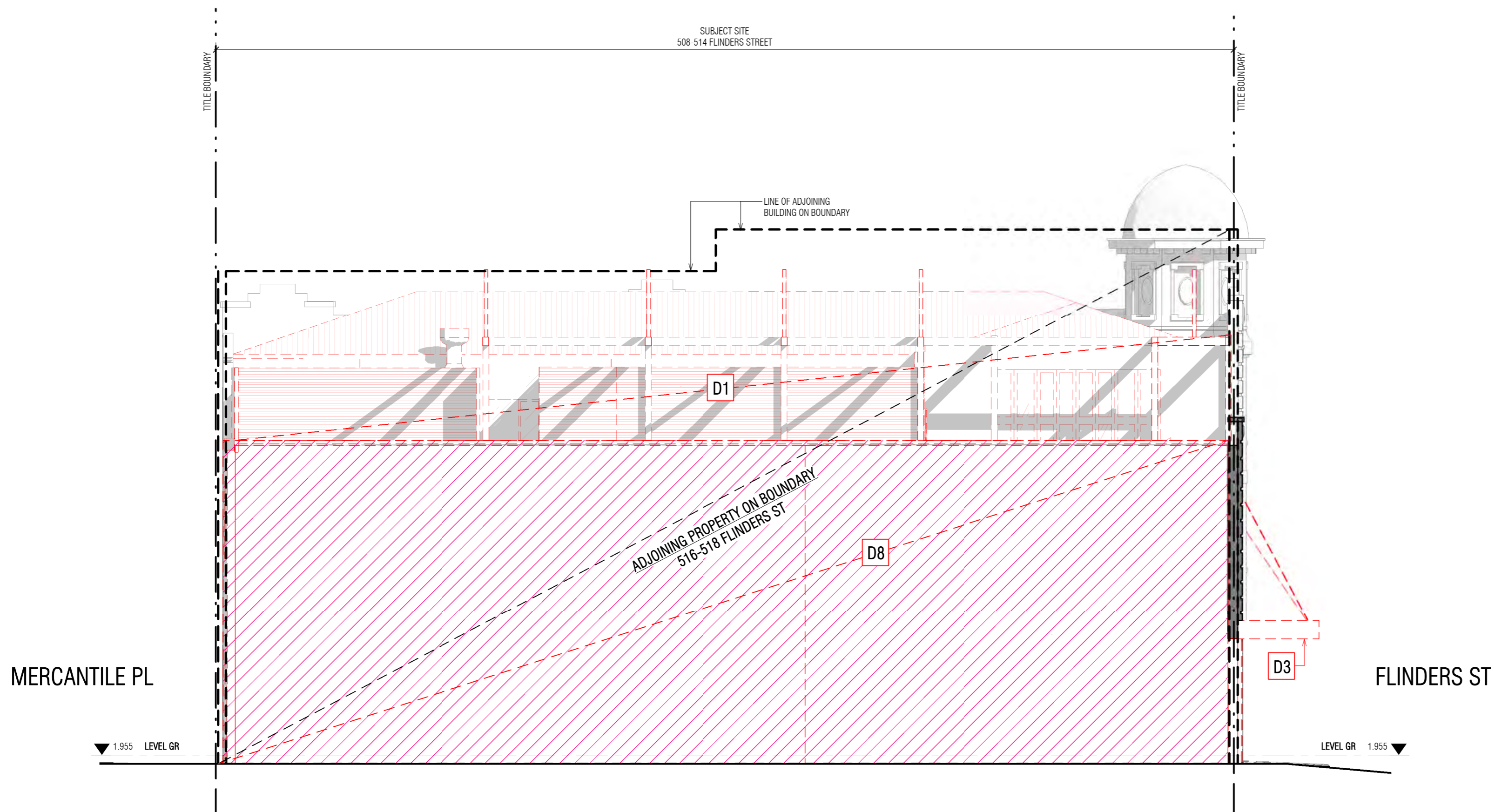
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TOWN PLANNING
TP121

EXISTING & DEMOLITION SCHEDULE	
D1	RETAIN & MAKE GOOD BOUNDARY WALLS TO FLINDERS STREET, KING STREET AND PARTIALLY TO MERCANTILE LAND AS SHOWN
D2	DEMOLISH INTERNAL WALLS, FLOORS, ROOFS AND STRUCTURES AS SHOWN
D3	DEMOLISH HERITAGE AWNING CANOPY.
D4	RE-HANG DOUBLE HERITAGE DOORS TO SWING OUTWARDS
D5	MODIFY CROSSOVER TO THE SATISFACTION OF RELEVANT AUTHORITY
D6	SIGNAGE TO BE DEMOLISHED AND REMOVED
D7	REDUNDANT SERVICES ON FACADE TO BE DEMOLISHED AND REMOVED
D8	WALLS, SCREENS, DOORS & WINDOWS ON BOUNDARIES TO BE DEMOLISHED
D9	EARTHWORKS IN PREPARATION FOR PROPOSED WORKS

EXISTING & DEMOLITION LEGEND	
	ELEMENTS TO BE DEMOLISHED AND REMOVED
	ELEMENTS TO BE RETAINED



DEMOLITION ELEVATION - WEST 1 : 100

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TOWN PLANNING
TP122



EXISTING & DEMOLITION SCHEDULE	
D1	RETAIN & MAKE GOOD BOUNDARY WALLS TO FLINDERS STREET, KING STREET AND PARTIALLY TO MERCANTILE LAND AS SHOWN
D2	DEMOLISH INTERNAL WALLS, FLOORS, ROOFS AND STRUCTURES AS SHOWN
D3	DEMOLISH HERITAGE AWNING CANOPY.
D4	RE-HANG DOUBLE HERITAGE DOORS TO SWING OUTWARDS
D5	MODIFY CROSSOVER TO THE SATISFACTION OF RELEVANT AUTHORITY
D6	SIGNAGE TO BE DEMOLISHED AND REMOVED
D7	REDUNDANT SERVICES ON FACADE TO BE DEMOLISHED AND REMOVED
D8	WALLS, SCREENS, DOORS & WINDOWS ON BOUNDARIES TO BE DEMOLISHED
D9	EARTHWORKS IN PREPARATION FOR PROPOSED WORKS

EXISTING & DEMOLITION LEGEND	
	ELEMENTS TO BE DEMOLISHED AND REMOVED
	ELEMENTS TO BE RETAINED

DEMOLITION ELEVATION - MERCANTILE PLACE 1 : 100

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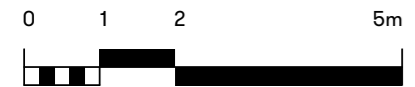
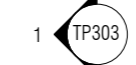
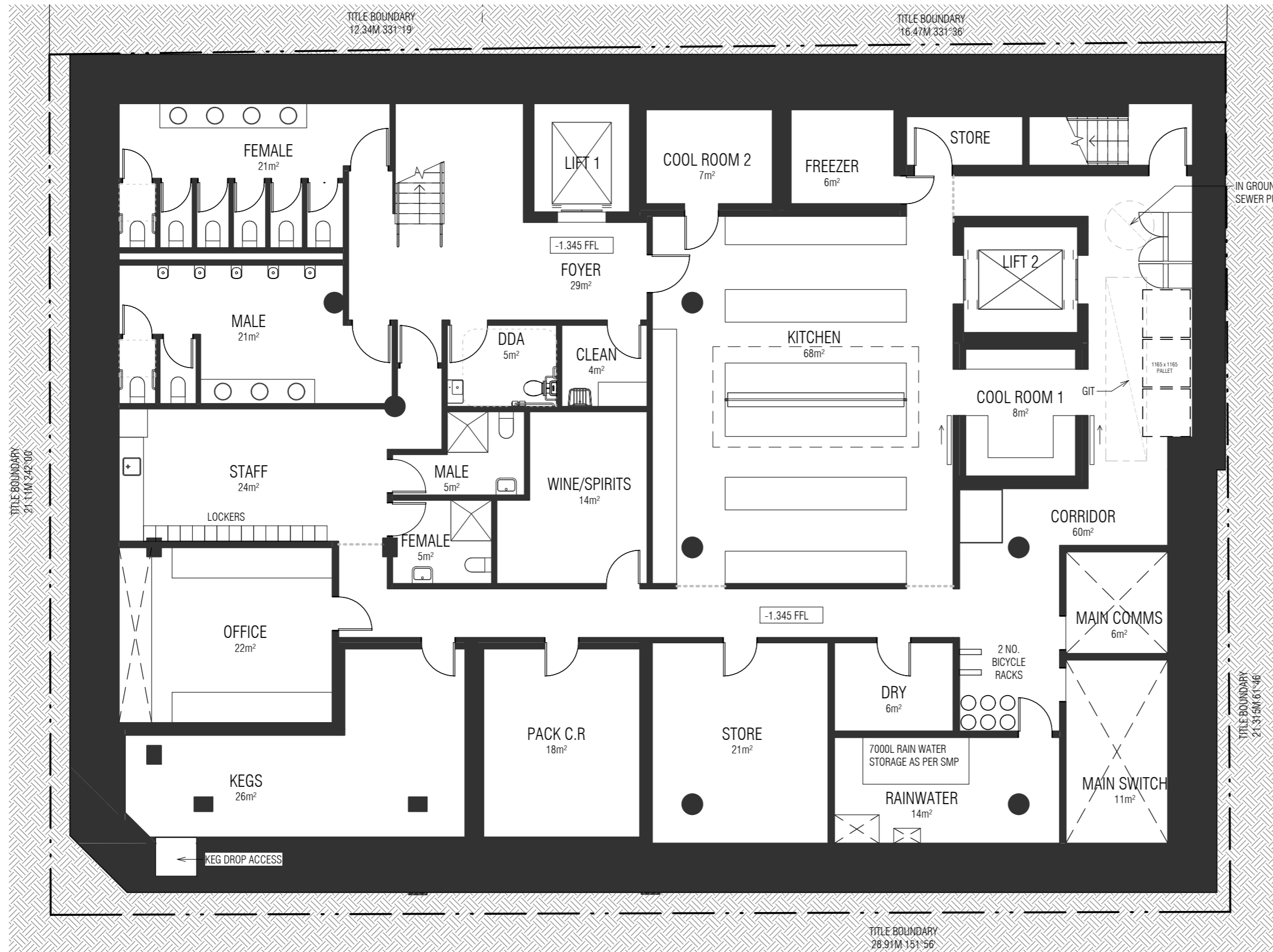


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TP123

FLINDERS STREET

MERCANTILE PLACE

21310



Scale @ A2 1:100
Scale @ A0 1:50

KING STREET

PROPOSED BASEMENT PLAN

1 : 100

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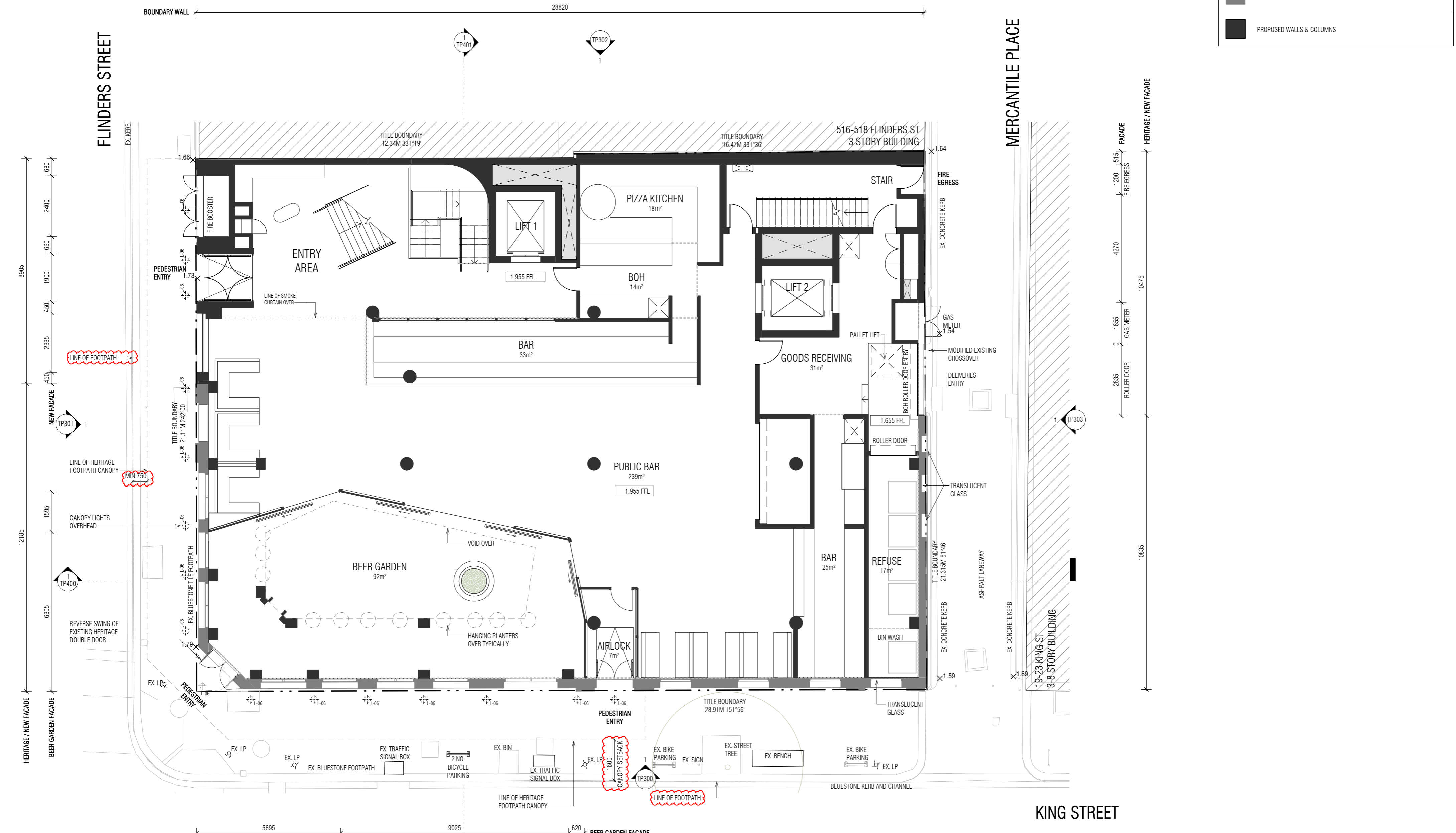
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TOWN PLANNING

TP200

LEGEND	
	EXISTING WALLS
	PROPOSED WALLS & COLUMNS



PROPOSED GROUND FLOOR PLAN 1 : 100

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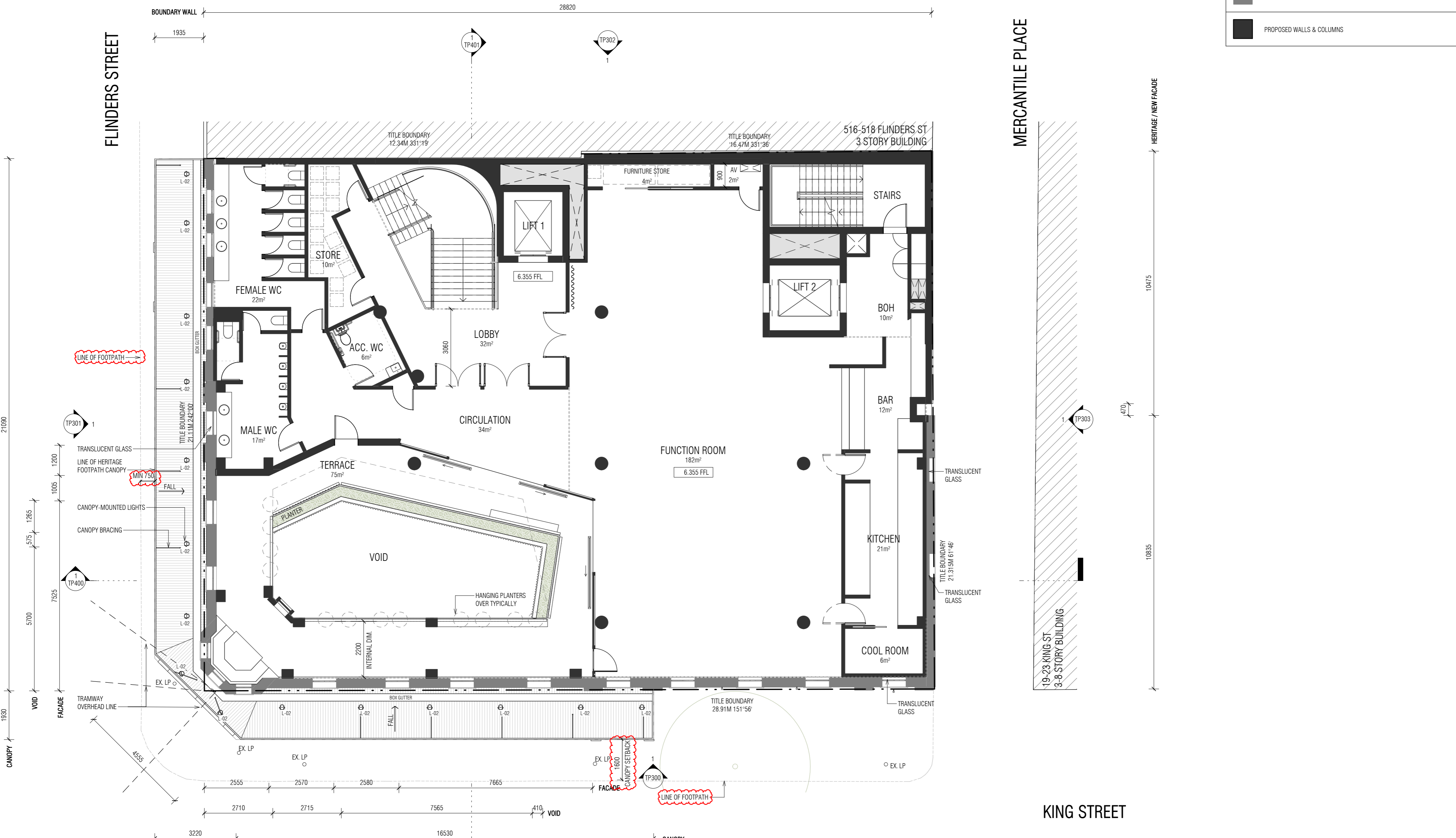
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TOWN PLANNING
TP201 1

LEGEND	
	EXISTING WALLS
	PROPOSED WALLS & COLUMNS



PROPOSED LEVEL 1 PLAN 1 : 100

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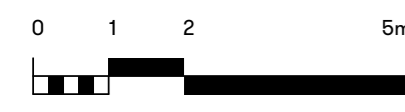
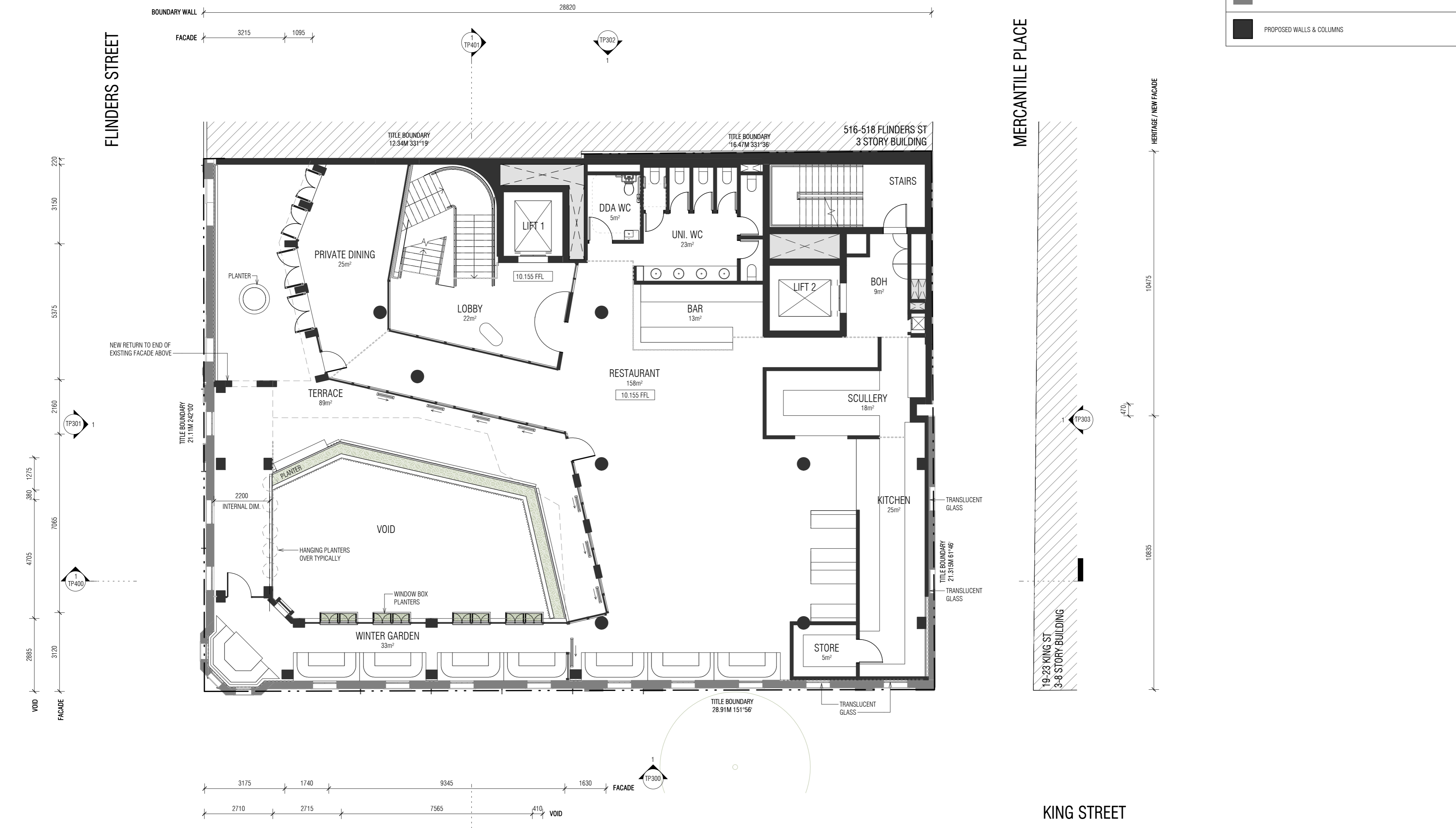
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FOR DISCUSSION
TP202 1

LEGEND	
	EXISTING WALLS
	PROPOSED WALLS & COLUMNS



Scale @ A2 1:100
Scale @ A0 1:50

PROPOSED LEVEL 2 PLAN 1 : 100

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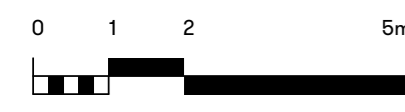
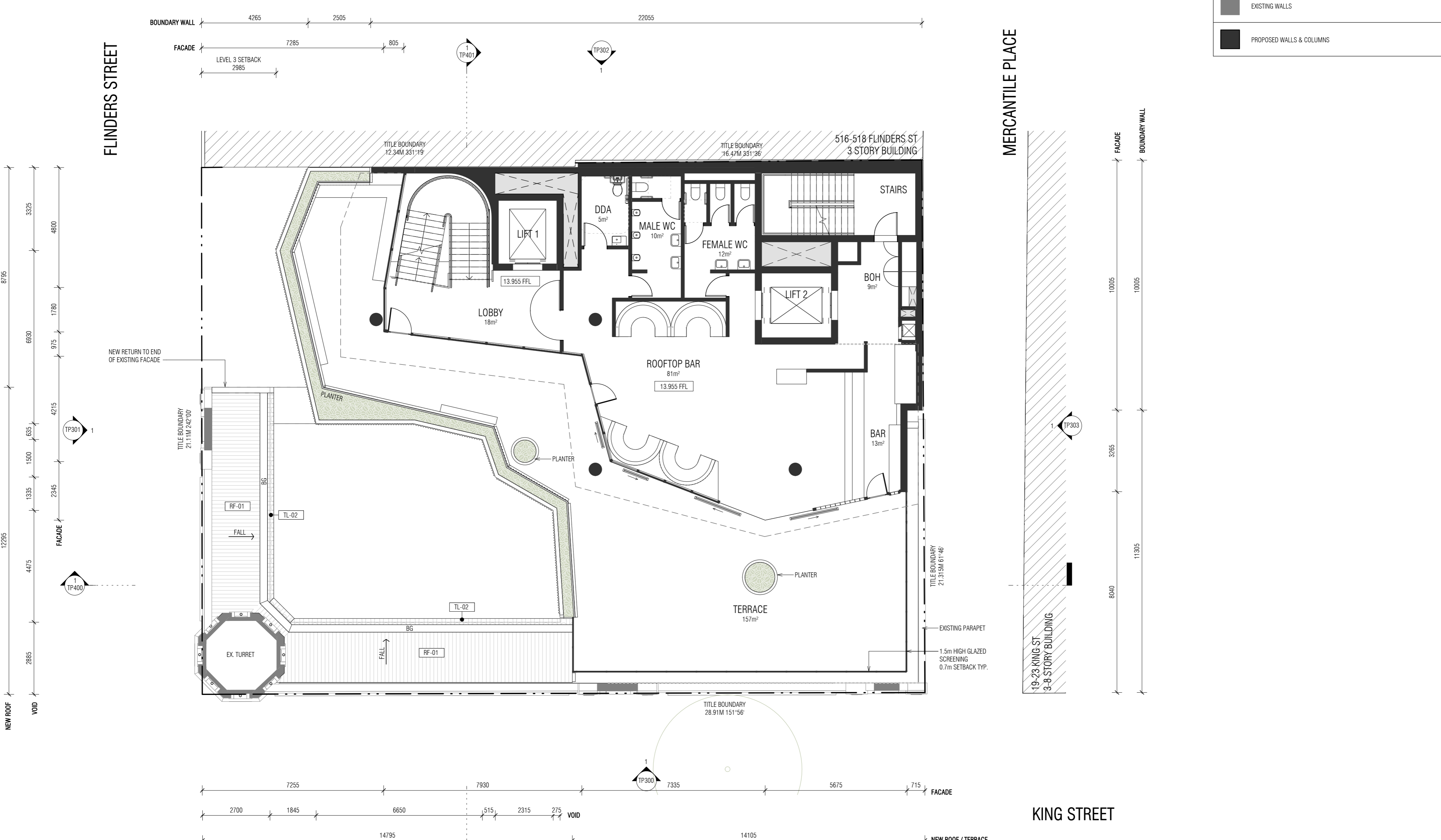
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TOWN PLANNING
TP203

LEGEND	
	EXISTING WALLS
	PROPOSED WALLS & COLUMNS



Scale @ A2 1:100
Scale @ A0 1:50

PROPOSED LEVEL 3 PLAN 1 : 100

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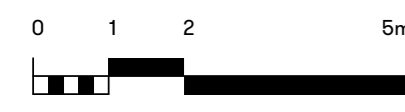
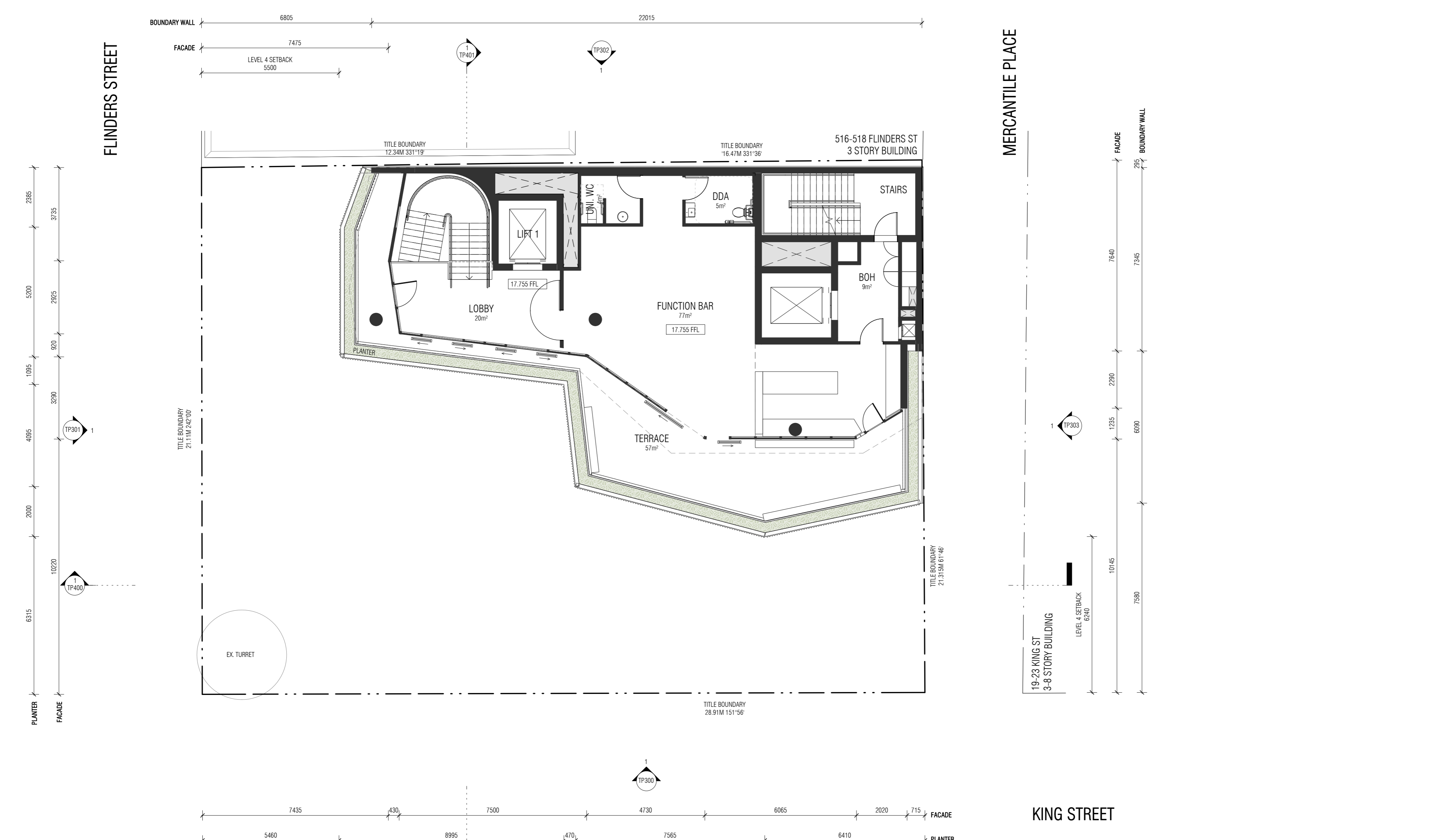
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TP204



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Scale @ A0 1:50

KING STREET
PROPOSED LEVEL 4 PLAN 1 : 100

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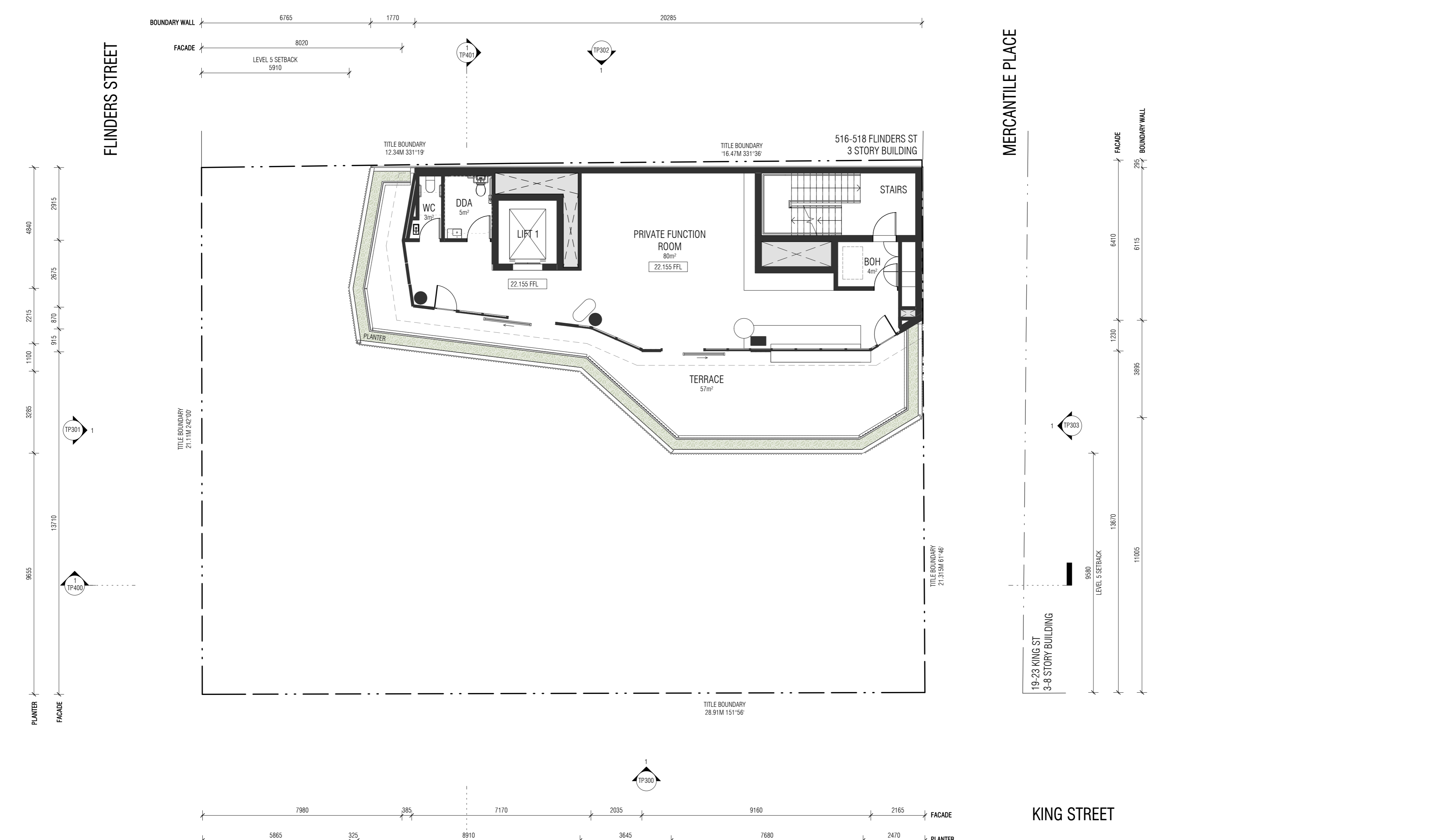
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TOWN PLANNING
TP205



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Scale @ A0 1:50

PROPOSED LEVEL 5 PLAN 1 : 100

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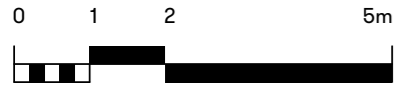
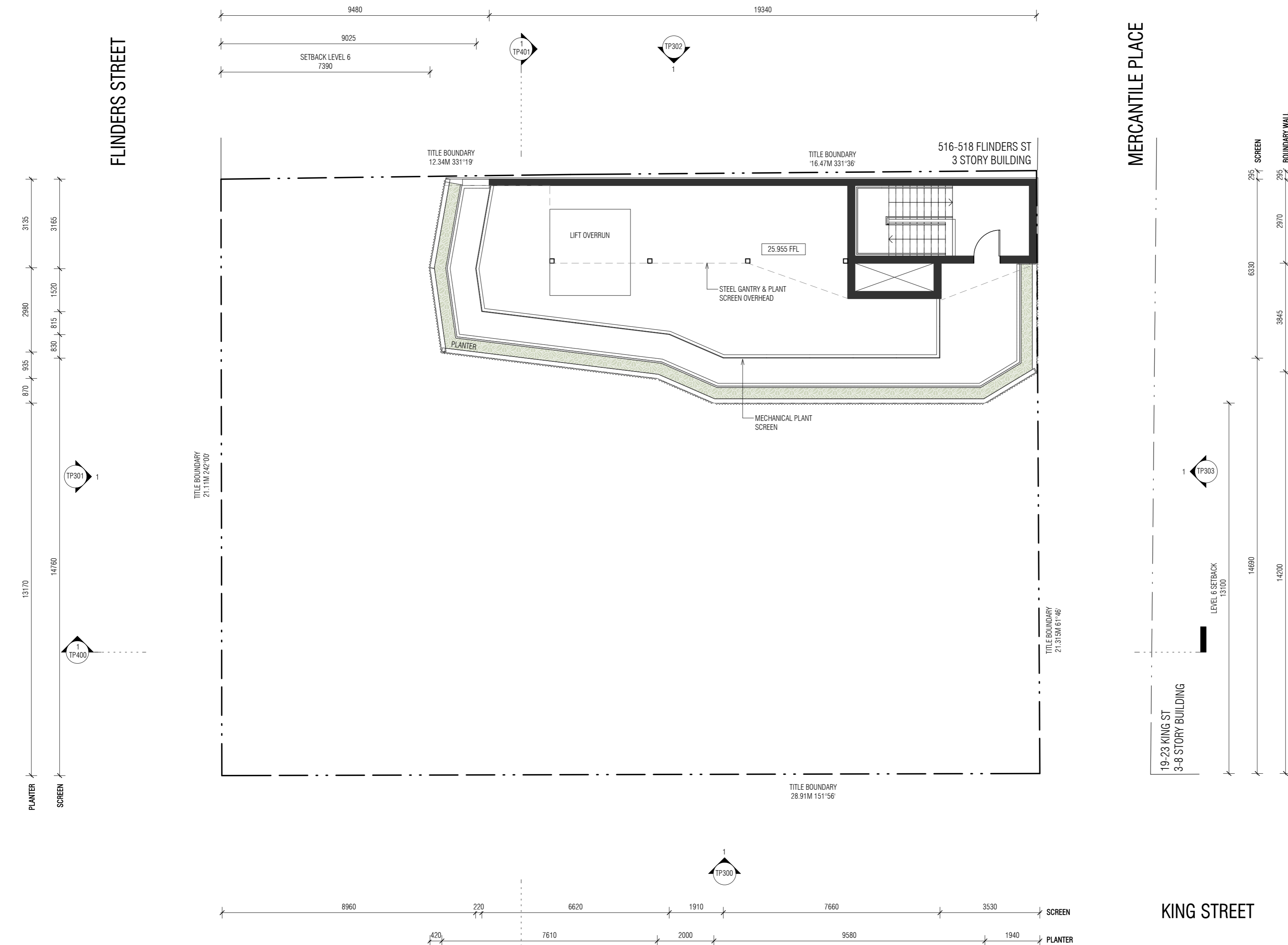
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TOWN PLANNING
TP206



Scale @ A2 1:100
Scale @ A0 1:50

KING STREET

PROPOSED LEVEL 6 PLAN

1 : 100

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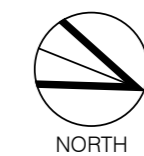
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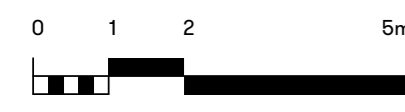
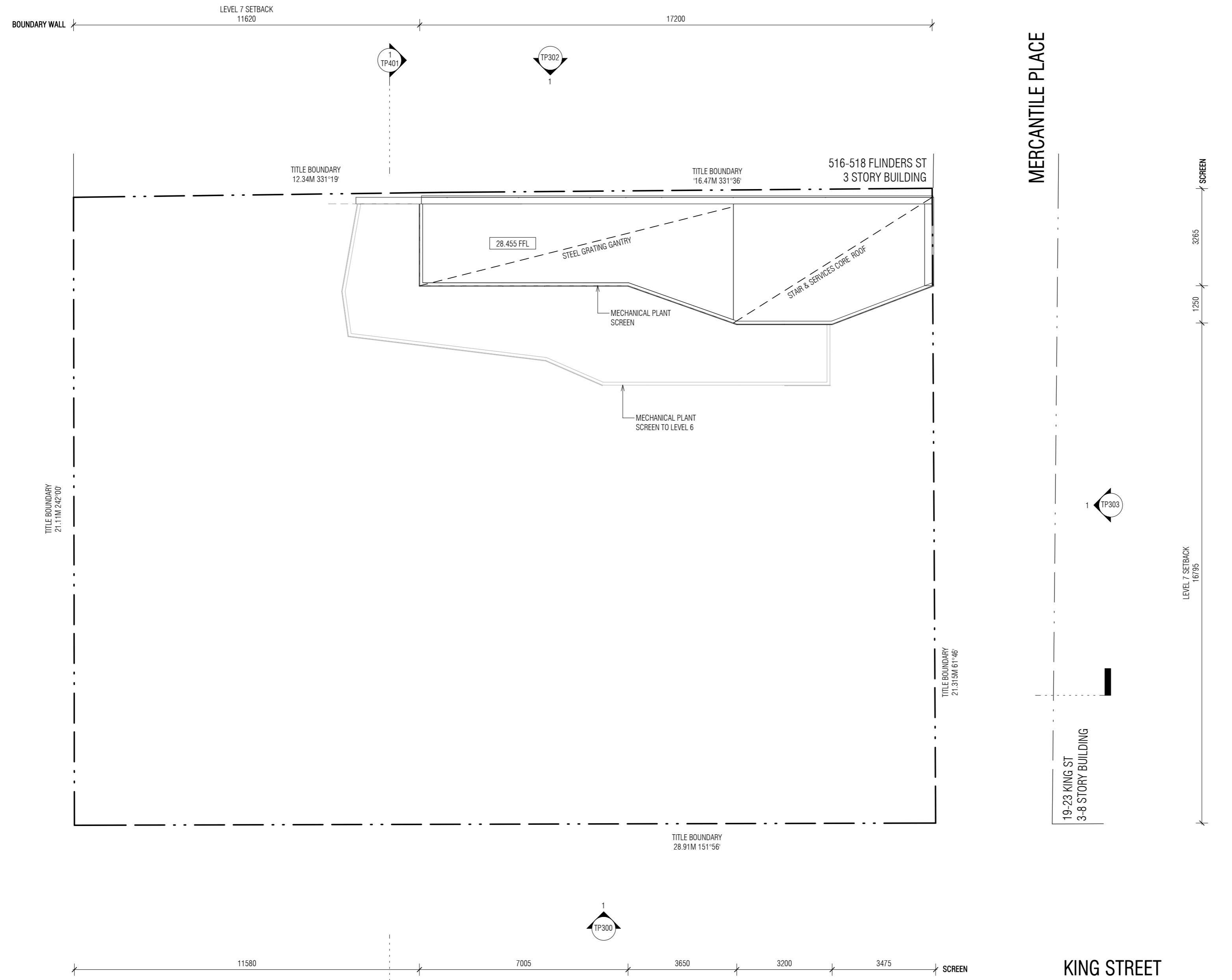
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TP207



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PROPOSED LEVEL 7 PLAN - PLANT DECK 1 : 100

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TP208

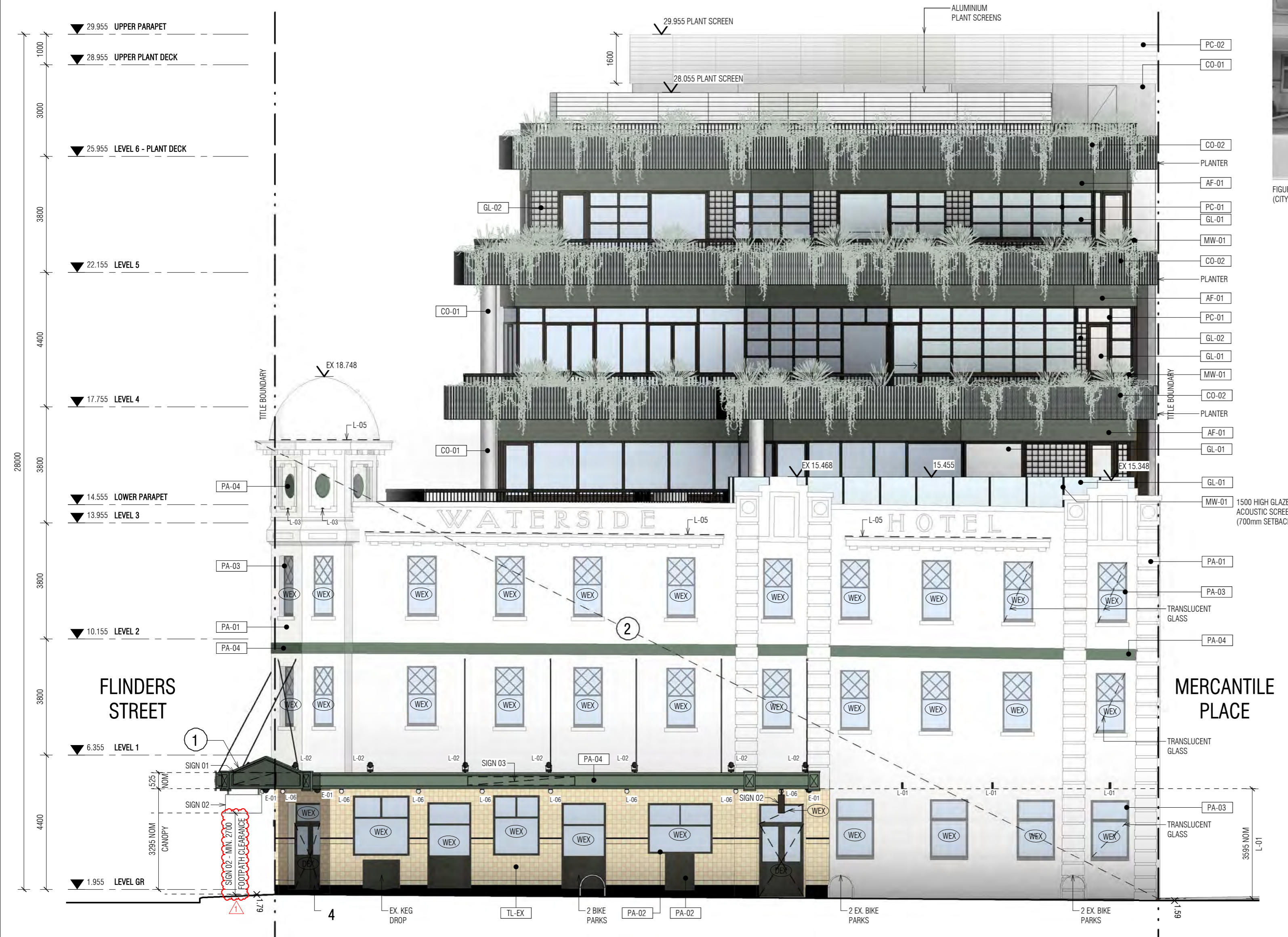


FIGURE 1 - THE WATERSIDE HOTEL IN 1958 (CITY OF MELBOURNE CITY COLLECTION ITEM 1673489)

EXTERNAL FINISHES SCHEDULE		
AF-01	TERRACE FACADE	ROUGHCAST RENDER - FORREST GREEN
BR-01	MERCANTILE LANE FACADE	BRICK TILE - PRESSED RED
CL-01	TERRACE FACADE	POWDERCOAT - BRONZE
CO-01	FACADE PANEL	CONCRETE - GREY
CO-02	FACADE PANEL & TERRACE PLANTER	PROFILED CONCRETE - PATINA GREEN
GL-01	GLAZING	GLAZING - CLEAR
GL-02	FEATURE GLAZING	GLASS BLOCK - TRANSLUCENT
PA-01	HERITAGE PUB RENDERED FACADE	PAINT - OFF WHITE
PA-02	HERITAGE FRAMING, TRIMS, DOOR & WINDOW FRAMING	PAINT - CHARCOAL
PA-03	HERITAGE WINDOW FRAMING	PAINT - MID-GREY
PA-04	REINSTATED HAND-PAINTED HERITAGE CANOPY, FACADE DETAILS	PAINT - MID GREY-GREEN
PC-01	DOOR & WINDOW FRAMING, BALUSTRADES, LOUVRES	POWDERCOAT - BRONZE
PC-02	PLANT SCREEN ENCLOSURE	POWDERCOAT - LIGHT GREY GREEN
RF-01	ROOFING BEHIND HERITAGE FACADE	COPPER
TL-01	FLINDERS STREET ENTRY	TILE - MUTED GREEN
TL-02	FEATURE ROOFING/AWNINGS	TILE - TERRACOTTA
TL-03	FEATURE COLUMNS	TILE - TERRACOTTA
TL-EX	EXISTING TILE	BEIGE

HERITAGE WORKS SCHEDULE	
CLEAN AND MAKE GOOD HERITAGE FACADE TO BE RETAINED INCLUDING TILING, DOOR AND WINDOW FRAMING & GLAZING, EXPOSED BRICKWORK, RENDERED FINISHES AND ARCHITECTURAL DETAILS. REINSTATE MISSING GLAZING TO HERITAGE DOORS & WINDOWS.	
1	REBUILD HERITAGE AWNING CANOPY OVER FOOTPATH TO KING AND FLINDERS STREET. AWNING CANOPY TO BE REBUILT TO EARLY 20TH CENTURY DESIGN AS SHOWN IN FIGURE 1. AWNING CANOPY SETBACKS TO COMPLY WITH COUNCIL SETBACKS (MIN. 500mm FROM KERB)
2	NEW PAINT TO HERITAGE FACADE AS SCHEDULED. MASONRY FACADE ELEMENTS & LETTERING TO BE PA-01. WINDOW FRAMES TO WHITE FACADE PORTIONS TO BE PA-03. WINDOW & DOOR FRAMES TO GF TO BE PA-02.
3	NEW FACADE TO SOUTH-WEST CORNER OF KING STREET FACADE. DESIGN TO INCORPORATE NEW ACCESSIBLE ENTRY, SERVICES CUPBOARD, WINDOWS AND FACADE TREATMENT, REFERENCING THE ADJACENT WINDOW HEIGHTS
4	EXISTING HERITAGE DOOR TO CORNER ENTRY AT KING AND FLINDERS STREET TO BE CAREFULLY REMOVED, RESTORED AND REHINGED TO SWING OUTWARDS. FINISH TO MATCH HERITAGE TRIMS
5	EXISTING BRICKWORK FACADE WITH TRANSLUCENT GLAZED WINDOW ON MERCANTILE PLACE TO REMAIN. REMOVE EXISTING REDUNDANT SERVICES. WINDOWS TO BE PATCHED AND PAINTED. PAINT FINISH TO BE PA-02
6	EXISTING DOOR TO FLINDERS STREET TO BE DEMOLISHED AND REMOVED. NEW GLAZING & LOW-HEIGHT WALL TO INFILL OPENING

FACADE LIGHTING & ELECTRICAL LEGEND			
CODE	IMAGE	DESCRIPTION	AREA
L-01		LIGHT 01 UP-DOWN WALL LIGHT COLOUR: MID-GREY	GROUND FLOOR FACADES
L-02		LIGHT 02 SPOTLIGHT COLOUR: MID-GREY	FACADE SPOTLIGHTS, MOUNTED TO TOP OF NEW CANOPY
L-03		LIGHT 03 LINEAR BEAM UPLIGHT COLOUR: MID-GREY	LIGHT FOR TOWER RECESSES
L-04		LIGHT 04 WALL MOUNTED FLOOD LIGHT COLOUR: MID-GREY	MERCANTILE PLACE FACADE
L-05		LIGHT 05 SLIMLINE LED STRIP LIGHT COLOUR: MID-GREY	LIGHTING FOR TOWER & SIGNAGE
L-06		LIGHT 06 CEILING LIGHTS COLOUR: MID-GREY	UNDERSIDE OF NEW CANOPY ON KING & FLINDERS STREETS
E-01		CCTV CAMERA	GROUND FLOOR FACADES

• THE IMAGES & MATERIALS ARE INDICATIVE ONLY.
• ALL LIGHTS TO BE CONCEALED SCREW-FIXED TO CANOPY & FACADE ELEMENTS.

SIGNAGE LEGEND			
CODE	DESCRIPTION	SIZE	AREA
SIGN 01	BUSINESS IDENTIFICATION SIGNAGE BACKLIT 3D LETTERING SIGNAGE ON CANOPY FACE	0.4 x 1.4 m	0.56m²
SIGN 02	WAYFINDING SIGNAGE INTERNALLY ILLUMINATED SIGN SUSPENDED FROM CANOPY	0.6m x 1.2m	0.72m²
SIGN 03	BUSINESS IDENTIFICATION SIGNAGE BACKLIT 3D LETTERING SIGNAGE ON CANOPY FACE	0.28 x 3.5 m	0.98m²
THE CLEARANCE TO THE FOOTPATH TO BE A MINIMUM OF 3 METRES FOR CANOPIES AND 2.7 METRES FOR SIGNAGE			TOTAL AREA 2.26m²

1 KING ST ELEVATION
TP201
1:100

PROPOSED ELEVATION - KING STREET 1:100

NOTE
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TOWN PLANNING
TP300 1
NORTH



1 FLINDERS ST ELEVATION
TP201 1:100

0 1 2 5m
Scale @ A2 1:100
Scale @ A0 1:50

EXTERNAL FINISHES SCHEDULE		
AF-01	TERRACE FACADE	ROUGHCAST RENDER - FORREST GREEN
BR-01	MERCANTILE LANE FACADE	BRICK TILE - PRESSED RED
CL-01	TERRACE FACADE	POWDERCOAT - BRONZE
CO-01	FACADE PANEL	CONCRETE - GREY
CO-02	FACADE PANEL & TERRACE PLANTER	PROFILED CONCRETE - PATINA GREEN
GL-01	GLAZING	GLAZING - CLEAR
GL-02	FEATURE GLAZING	GLASS BLOCK - TRANSLUCENT
PA-01	HERITAGE PUB RENDERED FACADE	PAINT - OFF WHITE
PA-02	HERITAGE FRAMING, TRIMS, DOOR & WINDOW FRAMING	PAINT - CHARCOAL
PA-03	HERITAGE WINDOW FRAMING	PAINT - MID-GREY
PA-04	REINSTATED HAND-PAINTED HERITAGE CANOPY, FACADE DETAILS	PAINT - MID GREY-GREEN
PC-01	DOOR & WINDOW FRAMING, BALUSTRADES, LOUVRES	POWDERCOAT - BRONZE
PC-02	PLANT SCREEN ENCLOSURE	POWDERCOAT - LIGHT GREY GREEN
RF-01	ROOFING BEHIND HERITAGE FACADE	COPPER
TL-01	FLINDERS STREET ENTRY	TILE - MUTED GREEN
TL-02	FEATURE ROOFING/AWININGS	TILE - TERRACOTTA
TL-03	FEATURE COLUMNS	TILE - TERRACOTTA
TL-EX	EXISTING TILE	BEIGE

HERITAGE WORKS SCHEDULE	
CLEAN AND MAKE GOOD HERITAGE FACADE TO BE RETAINED INCLUDING TILING, DOOR AND WINDOW FRAMING & GLAZING, EXPOSED BRICKWORK, RENDERED FINISHES AND ARCHITECTURAL DETAILS. REINSTATE MISSING GLAZING TO HERITAGE DOORS & WINDOWS.	
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FACADE LIGHTING & ELECTRICAL LEGEND			
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L-01		LIGHT 01 UP-DOWN WALL LIGHT COLOUR: MID-GREY	GROUND FLOOR FACADES
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L-04		LIGHT 04 WALL MOUNTED FLOOD LIGHT COLOUR: MID-GREY	MERCANTILE PLACE FACADE
L-05		LIGHT 05 SLIMLINE LED STRIP LIGHT COLOUR: MID-GREY	LIGHTING FOR TOWER & SIGNAGE
L-06		LIGHT 06 CEILING LIGHTS COLOUR: MID-GREY	UNDERSIDE OF NEW CANOPY ON KING & FLINDERS STREETS
E-01		CCTV CAMERA	GROUND FLOOR FACADES

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THE CLEARANCE TO THE FOOTPATH TO BE A MINIMUM OF 3 METRES FOR CANOPIES AND 2.7 METRES FOR SIGNAGE			TOTAL AREA 2.26m²

PROPOSED ELEVATION - FLINDERS STREET 1:100

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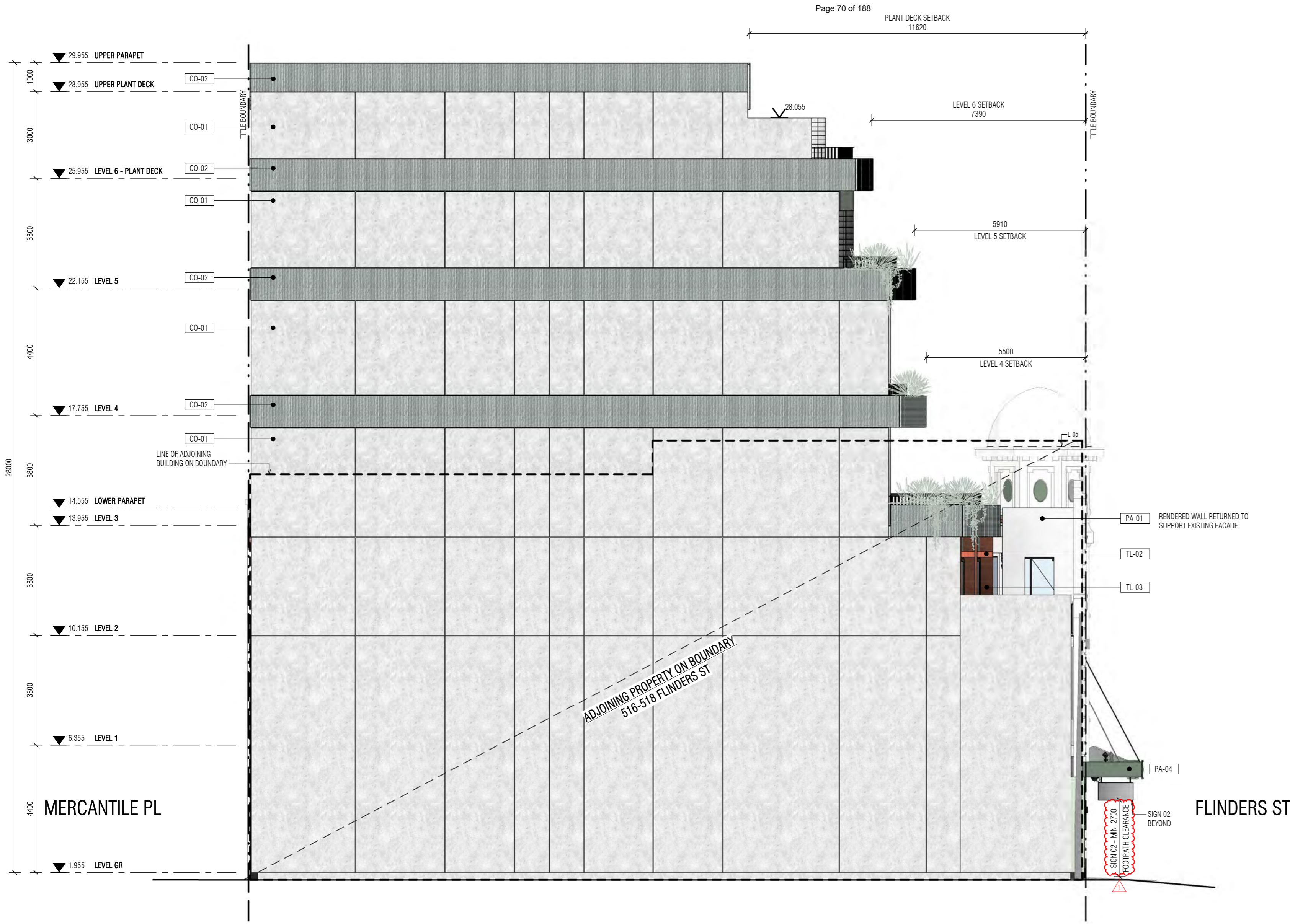
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TOWN PLANNING
TP301 1
NORTH



EXTERNAL FINISHES SCHEDULE	
AF-01 TERRACE FACADE	ROUGHCAST RENDER - FORREST GREEN
BR-01 MERCANTILE LANE FACADE	BRICK TILE - PRESSED RED
CL-01 TERRACE FACADE	POWDERCOAT - BRONZE
CO-01 FACADE PANEL	CONCRETE - GREY
CO-02 FACADE PANEL & TERRACE PLANTER	PROFILED CONCRETE - PATINA GREEN
GL-01 GLAZING	GLAZING - CLEAR
GL-02 FEATURE GLAZING	GLASS BLOCK - TRANSLUCENT
PA-01 HERITAGE PUB RENDERED FACADE	PAINT - OFF WHITE
PA-02 HERITAGE FRAMING, TRIMS, DOOR & WINDOW FRAMING	PAINT - CHARCOAL
PA-03 HERITAGE WINDOW FRAMING	PAINT - MID-GREY
PA-04 REINSTATED HAND-PAINTED HERITAGE CANOPY, FACADE DETAILS	PAINT - MID GREY-GREEN
PC-01 DOOR & WINDOW FRAMING, BALUSTRADES, LOUVRES	POWDERCOAT - BRONZE
PC-02 PLANT SCREEN ENCLOSURE	POWDERCOAT - LIGHT GREY GREEN
RF-01 ROOFING BEHIND HERITAGE FACADE	COPPER
TL-01 FLINDERS STREET ENTRY	TILE - MUTED GREEN
TL-02 FEATURE ROOFING/AWININGS	TILE - TERRACOTTA
TL-03 FEATURE COLUMNS	TILE - TERRACOTTA
TL-EX EXISTING TILE	BEIGE

HERITAGE WORKS SCHEDULE	
CLEAN AND MAKE GOOD HERITAGE FACADE TO BE RETAINED INCLUDING TILING, DOOR AND WINDOW FRAMING & GLAZING, EXPOSED BRICKWORK, RENDERED FINISHES AND ARCHITECTURAL DETAILS. REINSTATE MISSING GLAZING TO HERITAGE DOORS & WINDOWS.	
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6	EXISTING DOOR TO FLINDERS STREET TO BE DEMOLISHED AND REMOVED. NEW GLAZING & LOW-HEIGHT WALL TO INFILL OPENING

1 WEST ELEVATION
TP200 1:100



PROPOSED ELEVATION - WEST 1:100

NOTE
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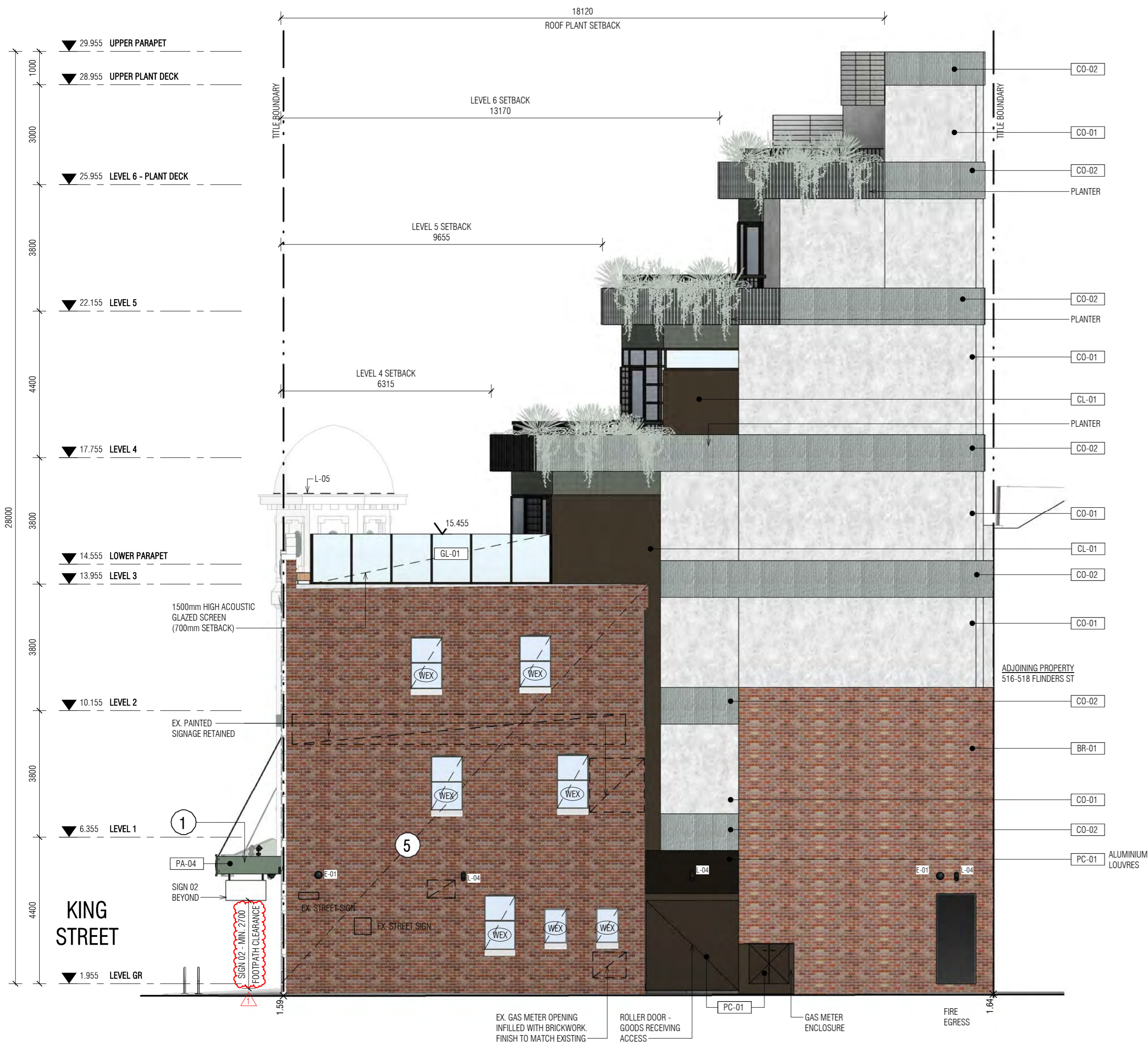
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TOWN PLANNING
TP302 1
NORTH



EXTERNAL FINISHES SCHEDULE		
AF-01	TERRACE FACADE	ROUGHCAST RENDER - FORREST GREEN
BR-01	MERCANTILE LANE FACADE	BRICK TILE - PRESSED RED
CL-01	TERRACE FACADE	POWDERCOAT - BRONZE
CO-01	FACADE PANEL	CONCRETE - GREY
CO-02	FACADE PANEL & TERRACE PLANTER	PROFILED CONCRETE - PATINA GREEN
GL-01	GLAZING	GLAZING - CLEAR
GL-02	FEATURE GLAZING	GLASS BLOCK - TRANSLUCENT
PA-01	HERITAGE PUB RENDERED FACADE	PAINT - OFF WHITE
PA-02	HERITAGE FRAMING, TRIMS, DOOR & WINDOW FRAMING	PAINT - CHARCOAL
PA-03	HERITAGE WINDOW FRAMING	PAINT - MID-GREY
PA-04	REINSTATED HAND-PAINTED HERITAGE CANOPY, FACADE DETAILS	PAINT - MID GREY-GREEN
PC-01	DOOR & WINDOW FRAMING, BALUSTRADES, LOUVRES	POWDERCOAT - BRONZE
PC-02	PLANT SCREEN ENCLOSURE	POWDERCOAT - LIGHT GREY GREEN
RF-01	ROOFING BEHIND HERITAGE FACADE	COPPER
TL-01	FLINDERS STREET ENTRY	TILE - MUTED GREEN
TL-02	FEATURE ROOFING/AWININGS	TILE - TERRACOTTA
TL-03	FEATURE COLUMNS	TILE - TERRACOTTA
TL-EX	EXISTING TILE	BEIGE

HERITAGE WORKS SCHEDULE	
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FACADE LIGHTING & ELECTRICAL LEGEND			
CODE	IMAGE	DESCRIPTION	AREA
L-01		LIGHT 01 UP-DOWN WALL LIGHT COLOUR: MID-GREY	GROUND FLOOR FACADES
L-02		LIGHT 02 SPOTLIGHT COLOUR: MID-GREY	FACADE SPOTLIGHTS, MOUNTED TO TOP OF NEW CANOPY
L-03		LIGHT 03 LINEAR BEAM UPLIGHT COLOUR: MID-GREY	LIGHT FOR TOWER RECESSES
L-04		LIGHT 04 WALL MOUNTED FLOOD LIGHT COLOUR: MID-GREY	MERCANTILE PLACE FACADE
L-05		LIGHT 05 SLIMLINE LED STRIP LIGHT COLOUR: MID-GREY	LIGHTING FOR TOWER & SIGNAGE
L-06		LIGHT 06 CEILING LIGHTS COLOUR: MID-GREY	UNDERSIDE OF NEW CANOPY ON KING & FLINDERS STREETS
E-01		CCTV CAMERA	GROUND FLOOR FACADES

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CODE	DESCRIPTION	SIZE	AREA
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THE CLEARANCE TO THE FOOTPATH TO BE A MINIMUM OF 3 METRES FOR CANOPIES AND 2.7 METRES FOR SIGNAGE			TOTAL AREA
			2.26m ²

PROPOSED ELEVATION - MERCANTILE PLACE 1 : 100

0 1 2 5m Scale @ A2 1:100
Scale @ A0 1:50

NOTE
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TOWN PLANNING
TP303 1
NORTH



1 LONG SECTION
TP200 1:100

PROPOSED SECTIONS 1:100

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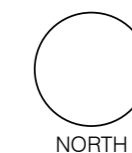
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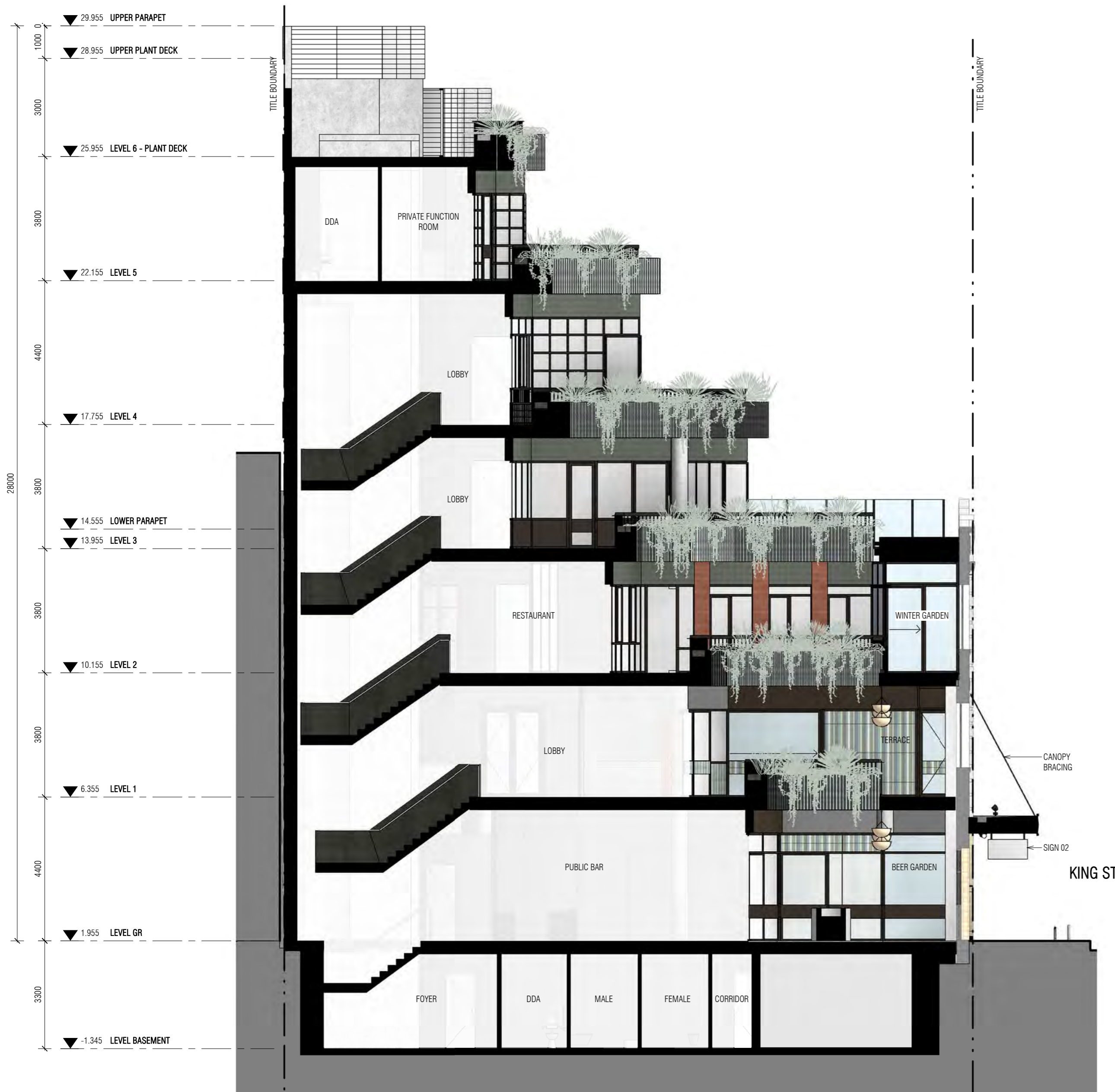
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TOWN PLANNING
TP400



1 SHORT SECTION
TP200 1:100

PROPOSED SECTIONS 1:100

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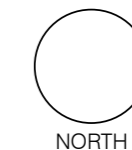
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TOWN PLANNING
TP401

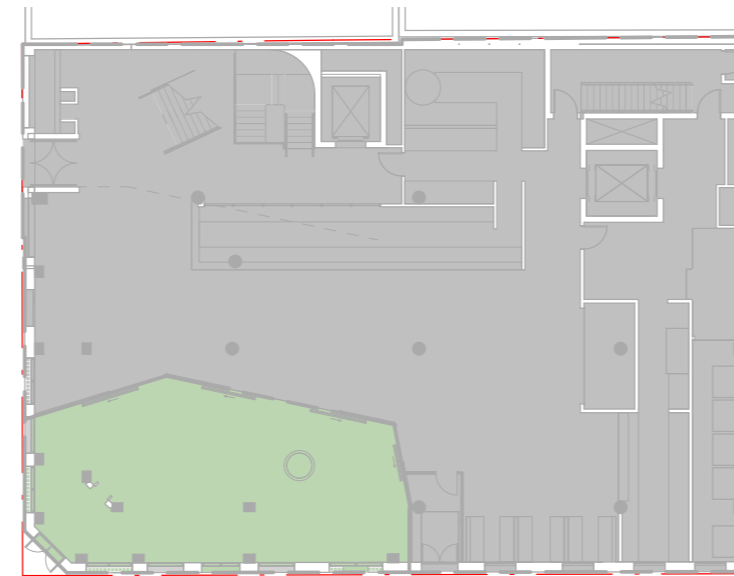
PROJECT AREAS	
NAME	AREA (SQM)
SITE AREA	613 m ²
SITE COVERAGE AREA	613 m ²
SITE COVERAGE	100%

GROSS FLOOR AREA	
NAME	AREA (SQM)
LEVEL BASEMENT	
BUILDING	578
LEVEL GR	
TERRACE	102
BUILDING	504
LEVEL 1	
PLANTER	11
TERRACE	82
BUILDING	471
LEVEL 2	
PLANTER	11
TERRACE	135
BUILDING	400
LEVEL 3	
PLANTER	21
TERRACE	169
BUILDING	231
LEVEL 4	
PLANTER	28
TERRACE	54
BUILDING	188
LEVEL 5	
PLANTER	24
TERRACE	53
BUILDING	139
LEVEL 6 - PLANT DECK	
PLANT DECK	114
PLANTER	18
BUILDING	22
Grand total	3358

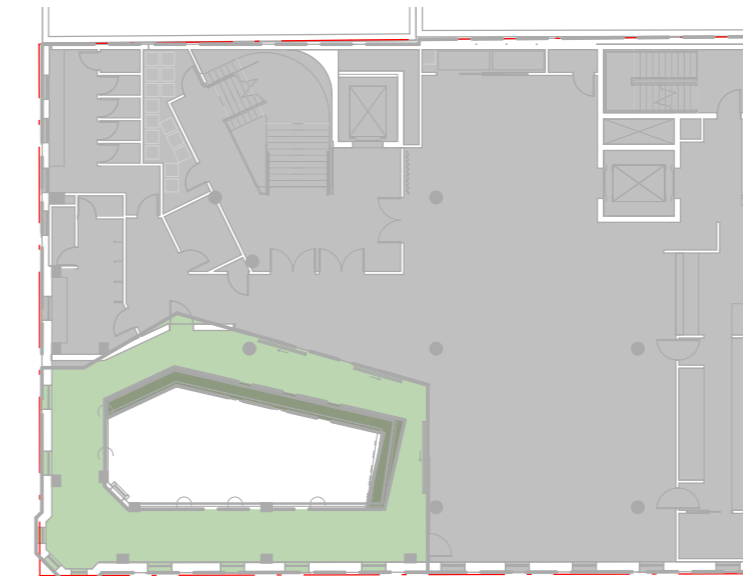
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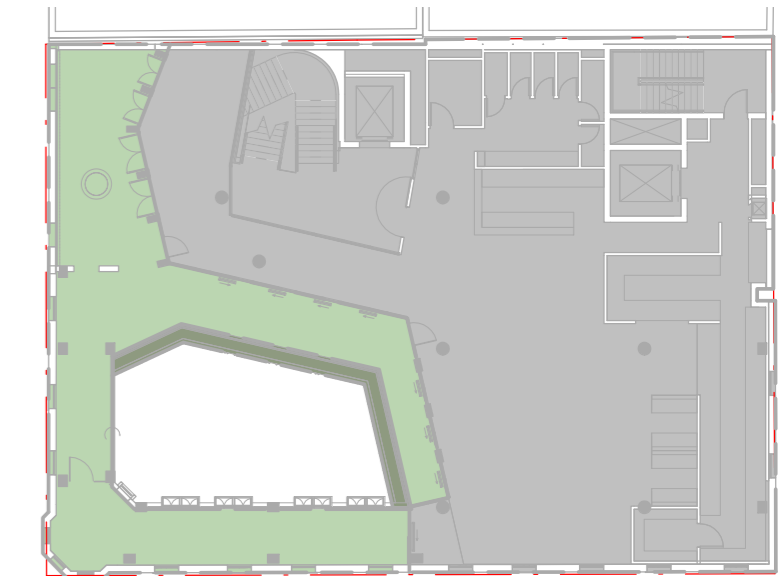
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LEVEL 1



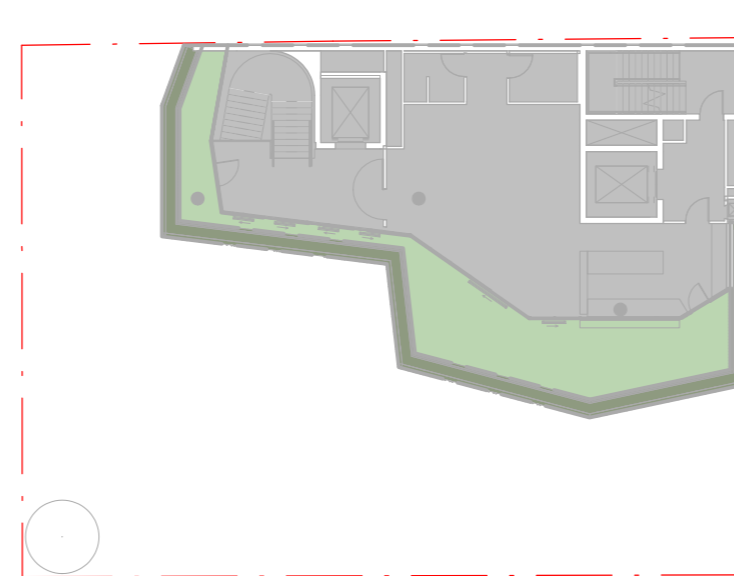
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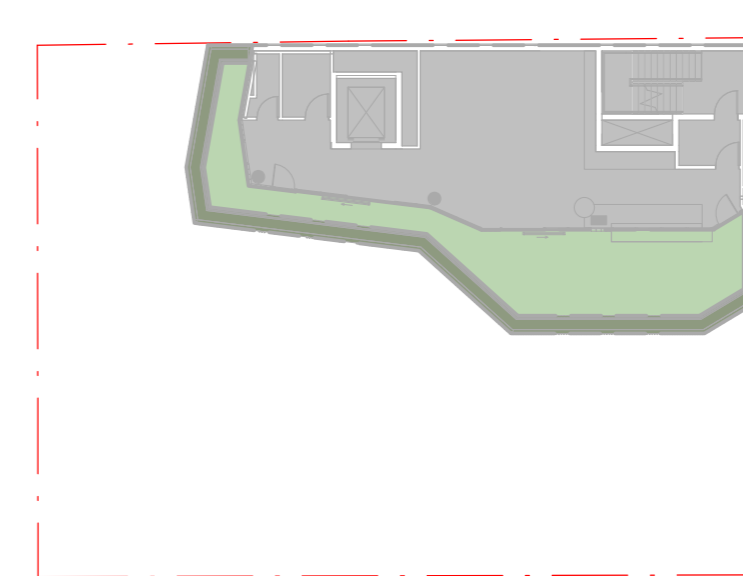
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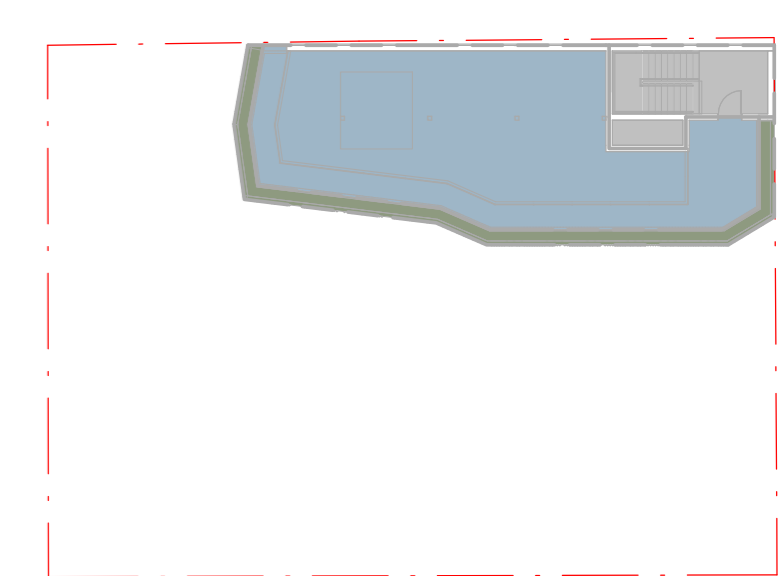
LEVEL 4



LEVEL 5



LEVEL 6 - PLANT DECK



NOTE

INTERNAL - THE TOTAL ENCLOSED AND UNENCLOSED AREA OF THE BUILDING AT ALL BUILDING FLOOR LEVELS MEASURED BETWEEN THE NORMAL OUTSIDE FACE OF ANY ENCLOSING WALLS, BALUSTRADES AND SUPPORTS.

TERRACE - EXTERNAL DECK AREA MEASURED TO BALUSTRADE.

PLANTER - EXTENT OF PLANT MEASURED TO OUTER FACES

KEY



DEVELOPMENT SUMMARY

1 : 300

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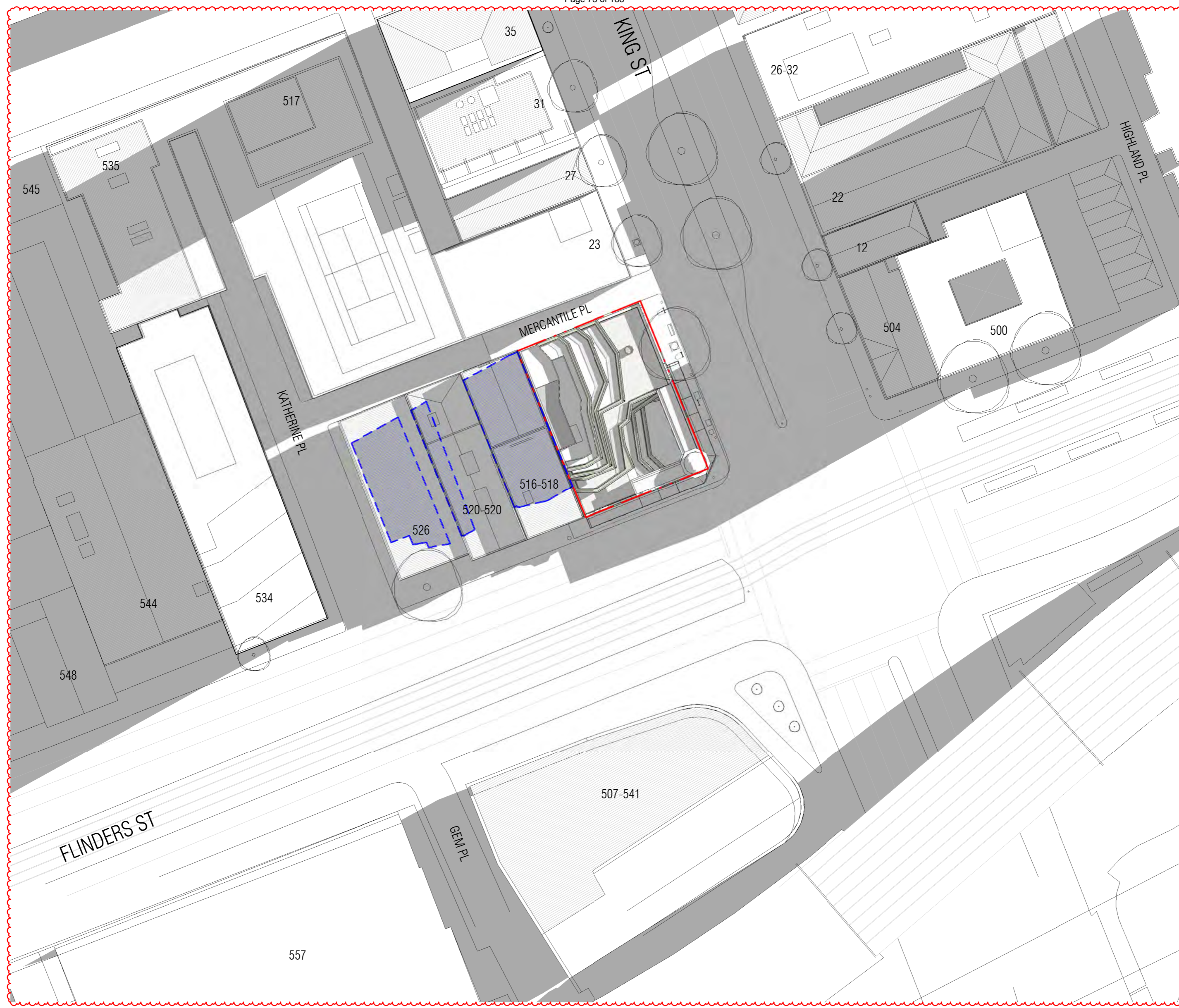
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TOWN PLANNING
TP500



SHADOW LEGEND

 EXTENT OF PROPOSED SHADOW

 BOUNDARY LINE

CONTEXT DETAIL BEYOND THE EXTENT OF LAND SURVEY IS BASED ON AERIAL PHOTOGRAPHY.

 SHADOW TIME CORRECTION

SHADOW DIAGRAMS - 9AM SEPTEMBER 22ND 1 : 500

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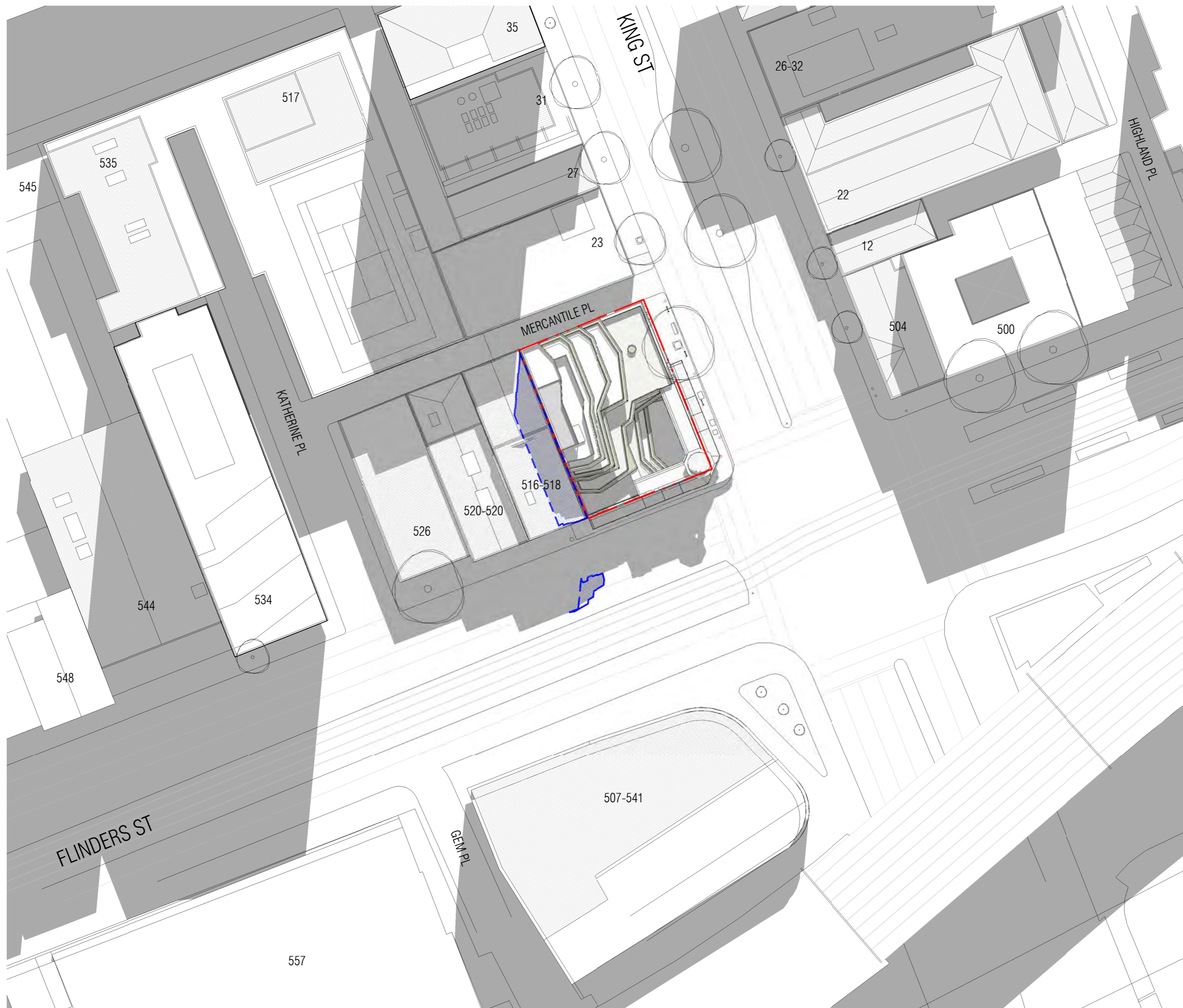
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TOWN PLANNING


TP600 1

 NORTH



SHADOW LEGEND

 EXTENT OF PROPOSED SHADOW

 BOUNDARY LINE

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SHADOW DIAGRAMS - 12PM SEPTEMBER 22ND

1 : 500

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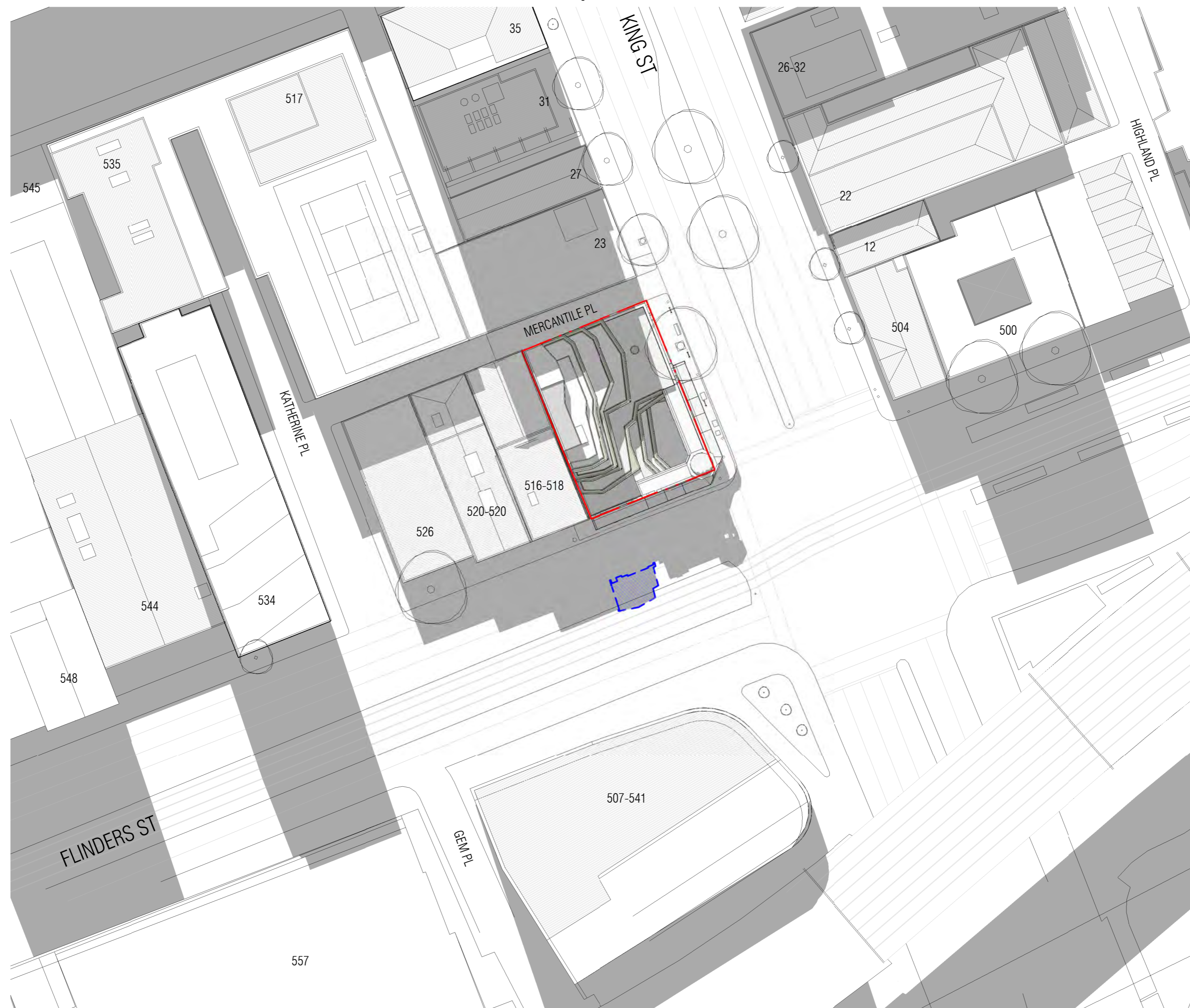
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TP603



SHADOW LEGEND

 EXTENT OF PROPOSED SHADOW

 BOUNDARY LINE

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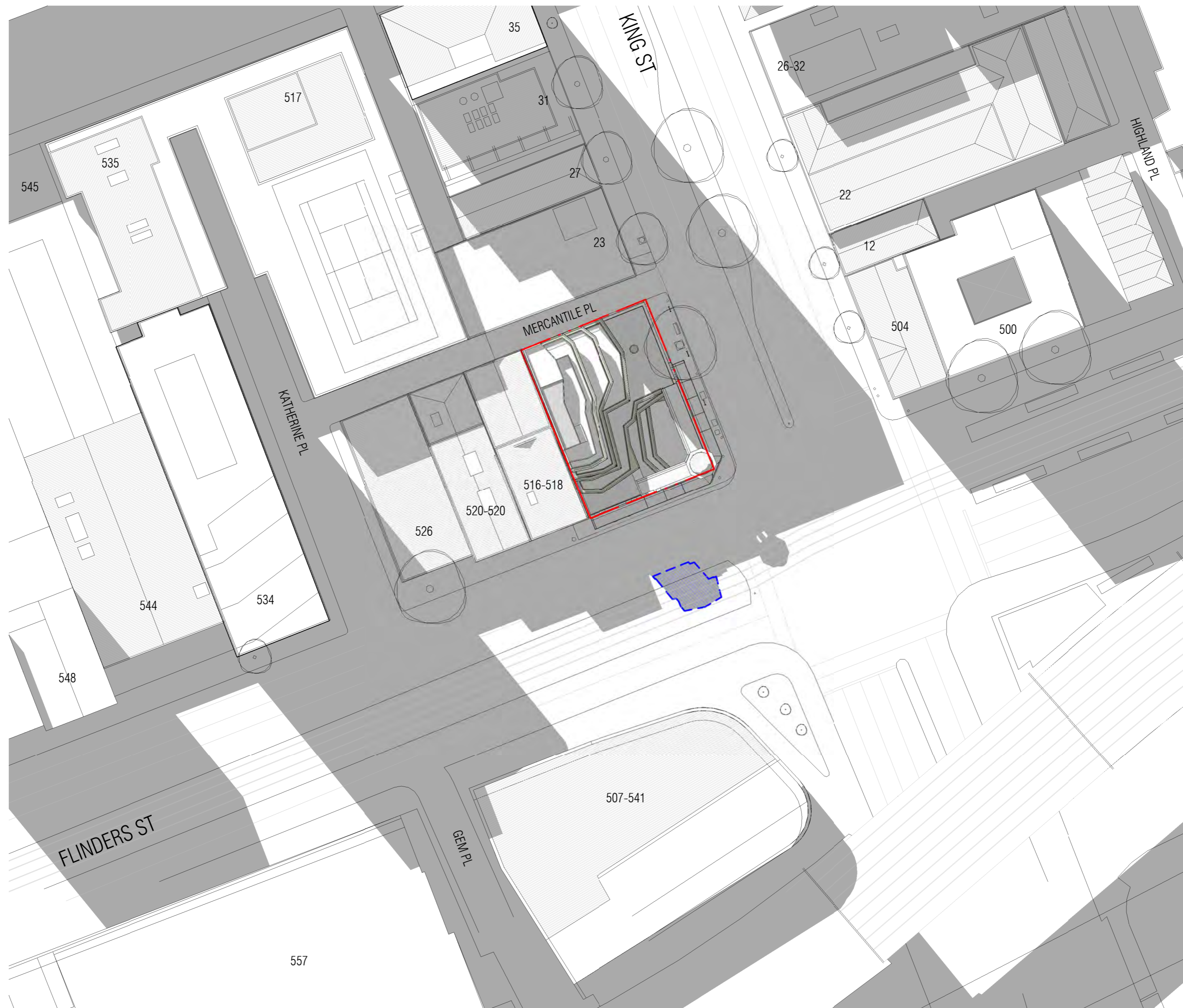
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TP604



SHADOW LEGEND

 EXTENT OF PROPOSED SHADOW

 BOUNDARY LINE

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1 : 500

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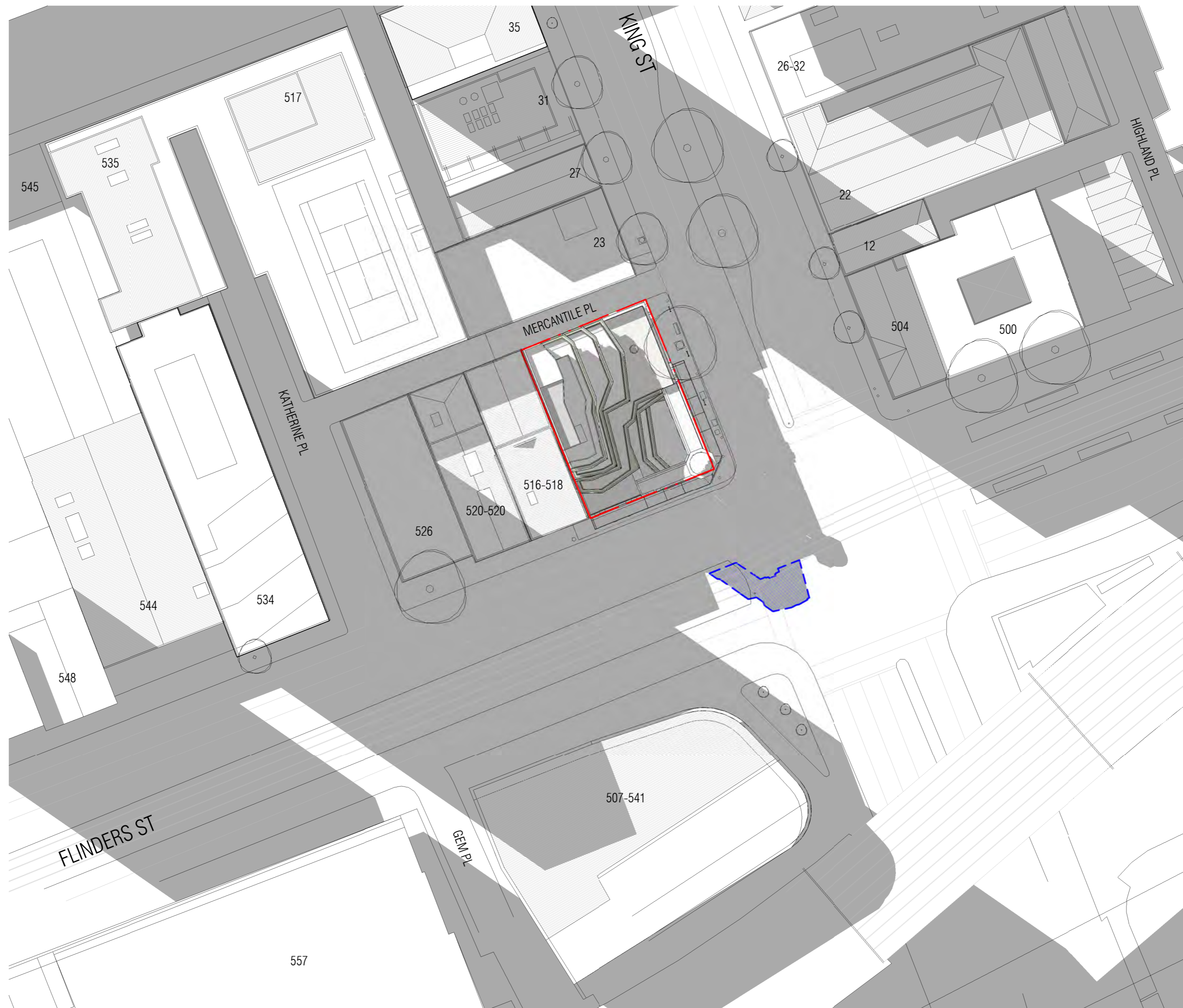
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TP605



SHADOW LEGEND

 EXTENT OF PROPOSED SHADOW

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1 : 500

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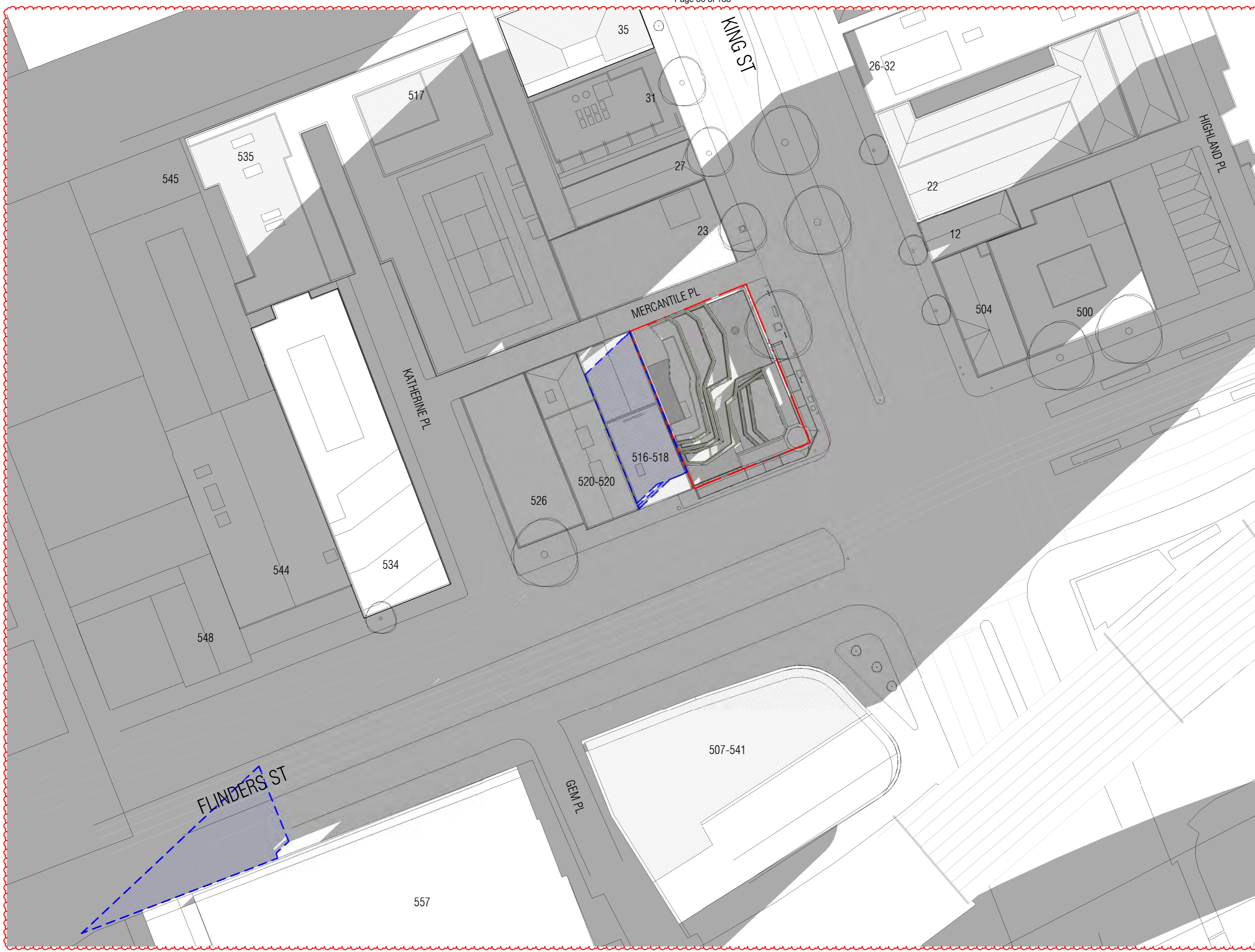
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SHADOW LEGEND

 EXTENT OF PROPOSED SHADOW

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SHADOW DIAGRAMS - 9AM JUNE 22ND

1 : 500

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SHADOW LEGEND

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SHADOW LEGEND

 EXTENT OF PROPOSED SHADOW

 BOUNDARY LINE

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SHADOW DIAGRAMS - 1PM JUNE 22ND

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SHADOW LEGEND

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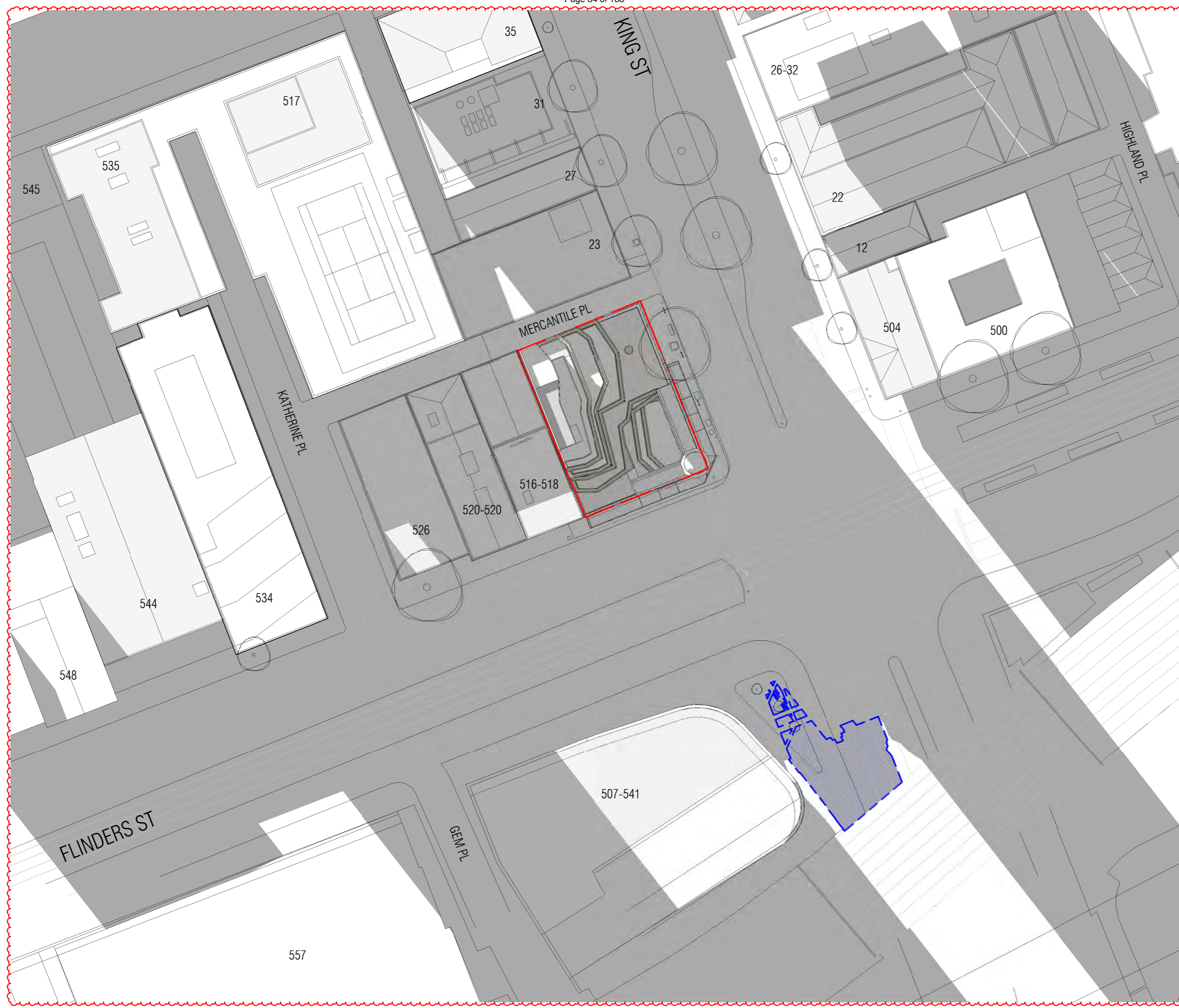
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SHADOW LEGEND

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