

**Ministerial Planning Referral: TPMR-2023-18
522 – 552 Flinders Lane, Melbourne****9 April 2024****Presenter:** Ashley Treloar, Manager Statutory Planning**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee of Ministerial planning permit application PA2302533 which seeks approval for the redevelopment of the land located at 522 – 552 Flinders Lane, Melbourne (refer Attachment 2 of Report from Management – Locality plan).
2. The application seeks approval for demolition of the existing multi-storey car park and construction of a 28 storey office building with associated retail tenancies, 402 bicycle parking spaces with end of trip facilities and two levels of basement car parking (refer Attachment 3 of Report from Management – Plans).
3. The owner and applicant is ICPF Nominees Pty Ltd, the architect is Hassell Architects and the estimated cost of development is \$332 million.
4. The subject site is located within the Capital City Zone, Schedule 1 (CCZ1) and is affected by Design and Development Overlay, Schedule 1 (DDO1) and Schedule 10 (DDO1), and Parking Overlay, Schedule 1 (PO1).
5. The Department of Transport and Planning (DTP), on behalf of the Minister for Planning, has referred the application to the Council as a recommending referral authority.

Key issues

6. The application has been a collaborative process between the applicant and multiple agencies and presents a well resolved and robust built form response to its strategic and physical context. The building has been the subject of two reviews by the OVGA's Victorian Design Review Panel (VDRP). The VDRP, along with the Council's City Design department, support the built form subject to further refinements to the podium which is recommended to be secured via a detailed façade strategy condition (refer to Attachment 4 of Report from management).
7. The proposed height and setbacks and the impact of the wind and overshadowing of the proposal achieves compliance with the built form controls of Design and Development Overlay, Schedule 10. The Floor Area Uplift requirement is also secured via a Section 173 Agreement.
8. The proposal provides retail tenancies built to Flinders Lane with a generous landscaped setback leading to a central double height pedestrian entrance, which provides a legible and safe interface that enhances the pedestrian experience and passive surveillance.
9. As recommended by the VDRP and City Design, an amended Landscape Plan will require further design consideration of the entrance and the eastern stair interface to ensure landscaping, materials, and lighting amplify the publicness of the experience.

Recommendation from management

10. That the Future Melbourne Committee resolves to advise the Department of Transport and Planning that the Melbourne City Council does not object to the application, subject to the conditions outlined in the delegate report (refer to Attachment 4 of Report from management).

Attachments:

1. Supporting Attachment (Page 2 of 90)
2. Locality Plan (Page 3 of 90)
3. Selected Plans (Page 4 of 90)
4. Delegate Report (Page 50 of 90)

Supporting Attachment

Legal

1. The Minister for Planning is the Responsible Authority for determining this application.
2. The Minister for Planning has formally referred the application to Council under Section 55 of the *Planning and Environment Act 1987* (Act).

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 such as wind impacts, glare and waste management that could impact on health and safety have been considered within the planning permit application and assessment process.

Stakeholder consultation

6. The Council has not undertaken public notice of the application or referred this to any other referral authorities. This is the responsibility of DTP acting on behalf of the Minister for Planning. It is noted that the application is exempt from the notice requirements and review rights of the Act.

Relation to Council policy

7. Relevant Council policies are discussed in Attachment 4 – Report from management.

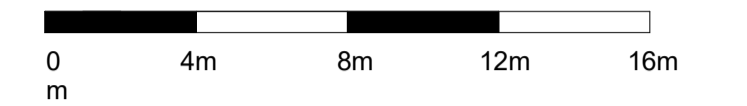
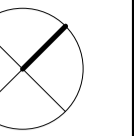
Environmental sustainability

8. The Sustainability Management Plan submitted with the application demonstrates that the development will achieve the environmentally sustainable design requirements of clause 15.01-2L-01 (Energy and resource efficiency) and clause 19.03-3L (Stormwater management (water sensitive urban design)) of the Melbourne Planning Scheme.
9. Recommended planning permit conditions require further details of sustainability initiatives within the SMP, for the details to be shown on the architectural plans and require the implementation of the sustainability initiatives outlined in the SMP.

Locality Plan

522-552 Flinders Lane, Melbourne





NOTES

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REV	DESCRIPTION	DATE
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B	ISSUE FOR TOWN PLANNING	21/02/2024

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Architect Directors VIC:
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Peter Lee 13798

CLIENT

Investa

PROJECT

522 Flinders Lane
522 Flinders Ln
Melbourne VIC 3000

STATUS

TOWN PLANNING

DRAWING TITLE

DEMOLITION PLAN

REVIEWED

LG

APPROVED

AL

DRAWING NO.

TP_0020

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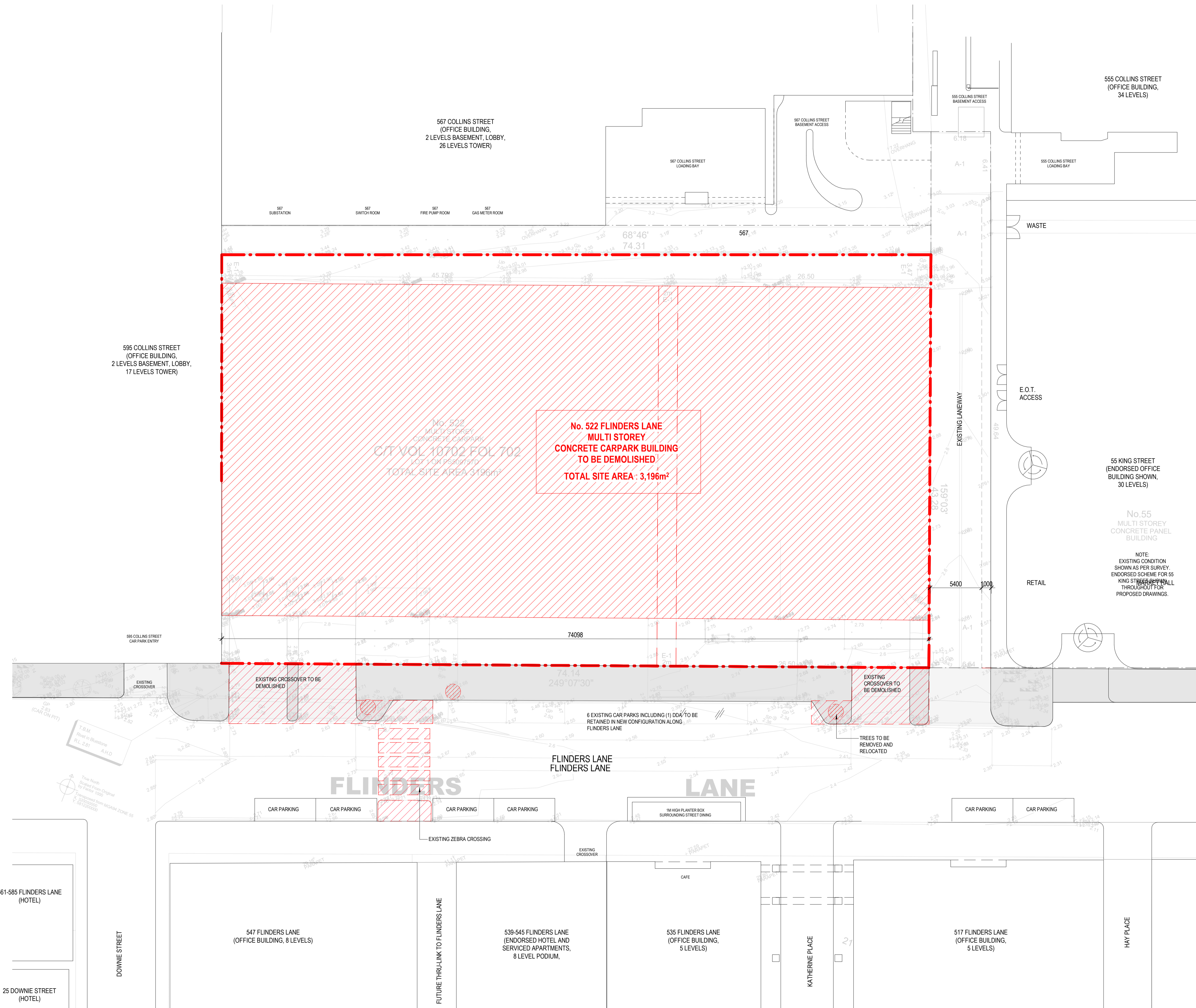
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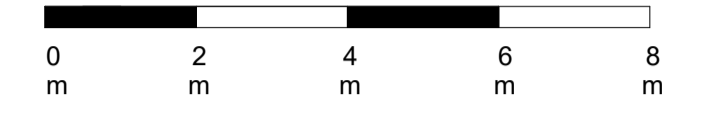
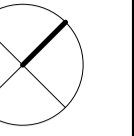
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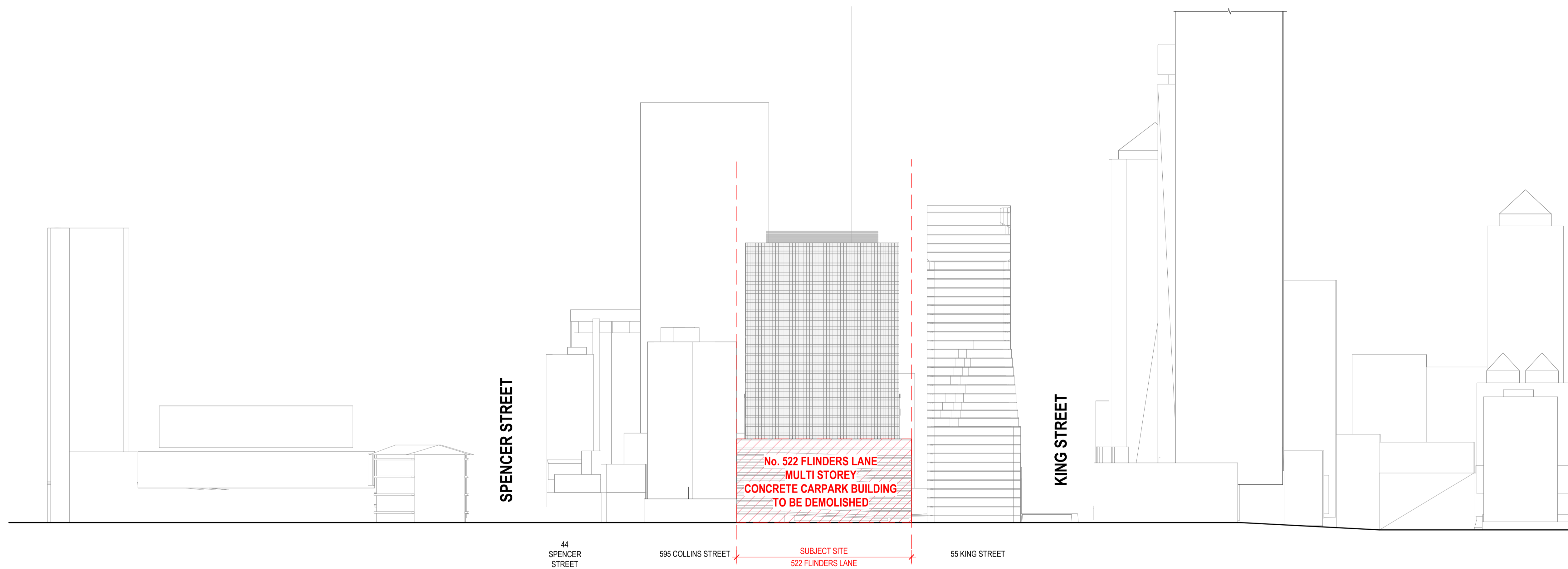
NORTH



NOTES

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1 DEMOLITION ELEVATION - NORTH SIDE OF FLINDERS LANE, SOUTHERN BUILDING ELEVATION
 1:1000

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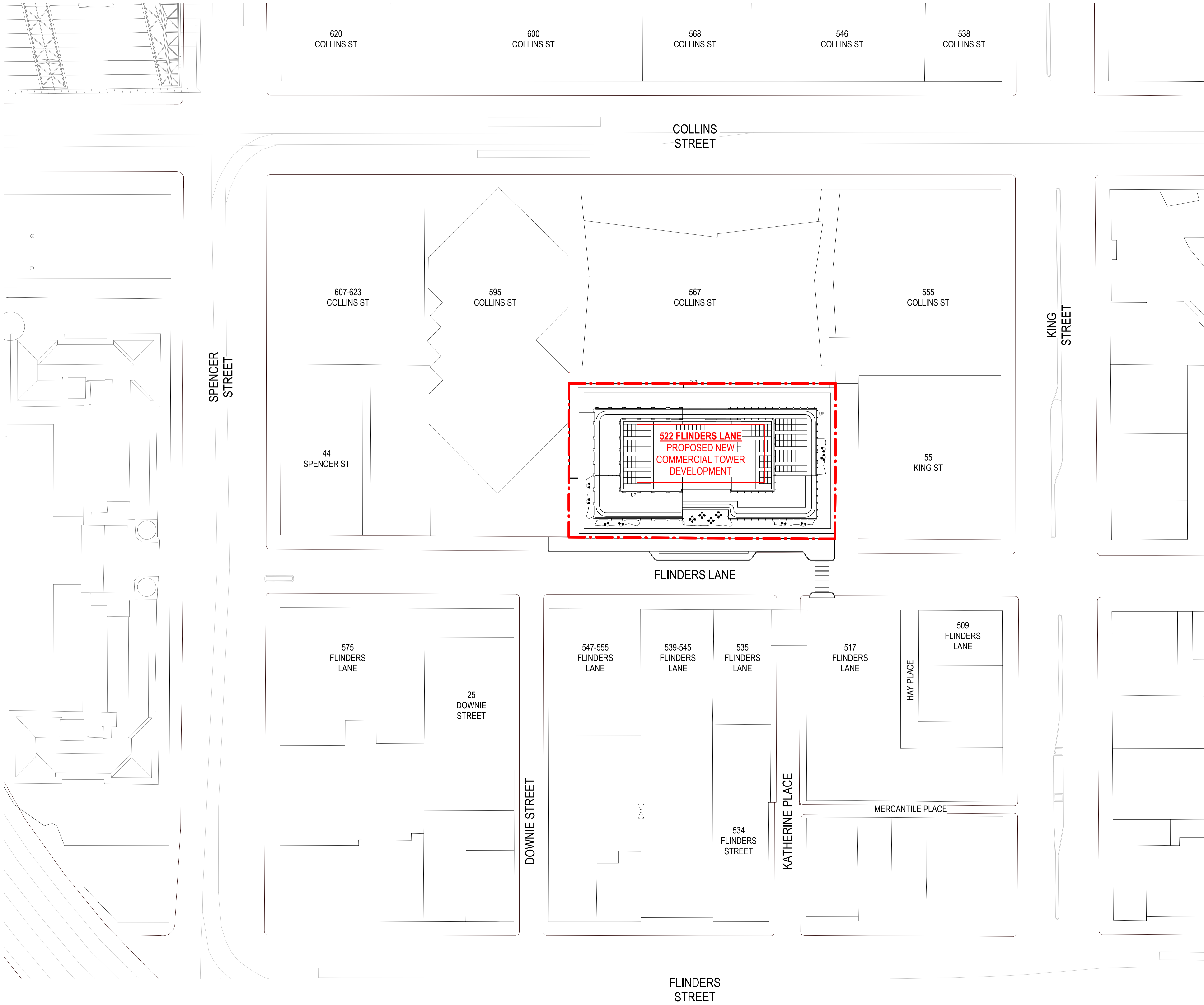
522 Flinders Lane
 522 Flinders Ln
 Melbourne VIC 3000

STATUS

DRAWING TITLE

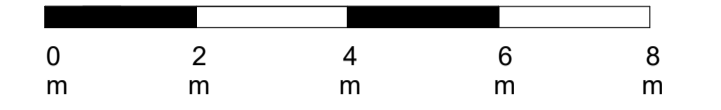
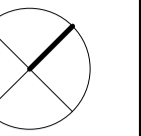
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REVIEWED	SCALE @ A1
Checker	1 : 1000
APPROVED	PROJECT NO.
Approver	014557
DRAWING NO.	REV NO.
TP_0030	B



REFERENCE MAP

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STATUS

TOWN PLANNING

DRAWING TITLE

PROPOSED SITE PLAN

REVIEWED

LG

SCALE @ A1

1 : 500

APPROVED

AL

PROJECT NO.

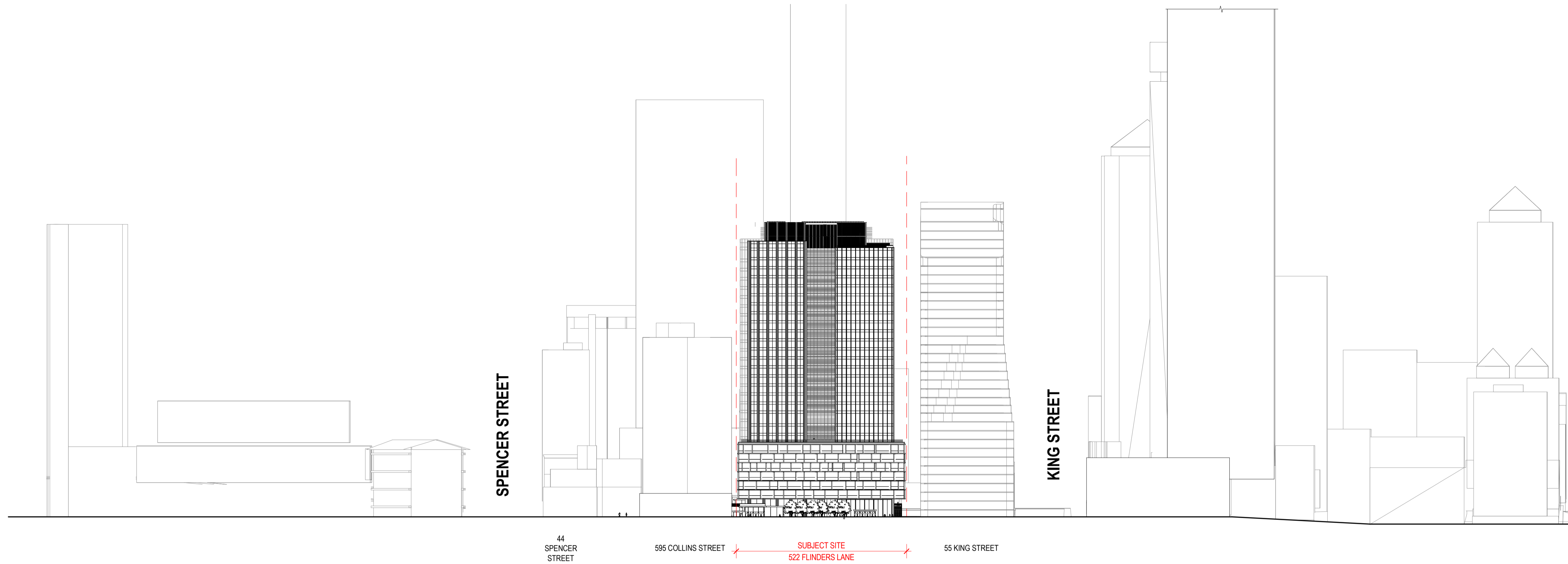
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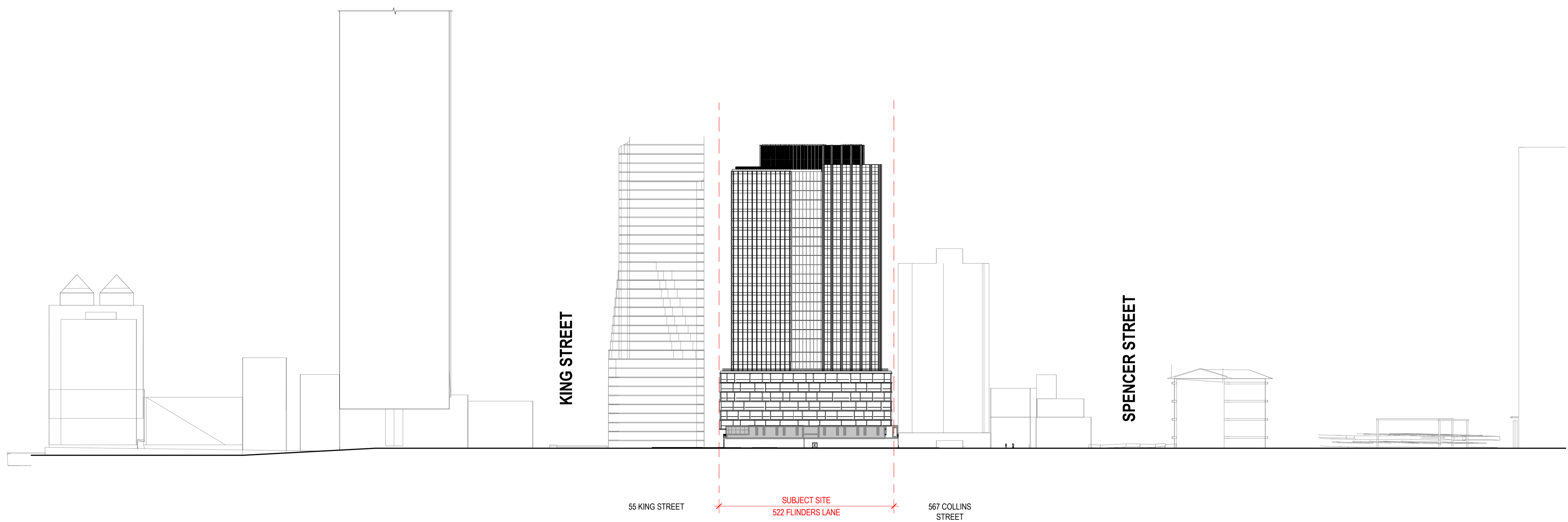
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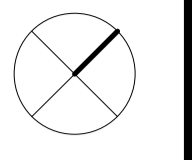
1 NORTH SIDE OF FLINDERS LANE, SOUTHERN BUILDING ELEVATION
1:1000



3 NORTHERN BUILDING ELEVATION FROM PRIVATE LANEWAY
1:1000

REFERENCE MAP

NORTH



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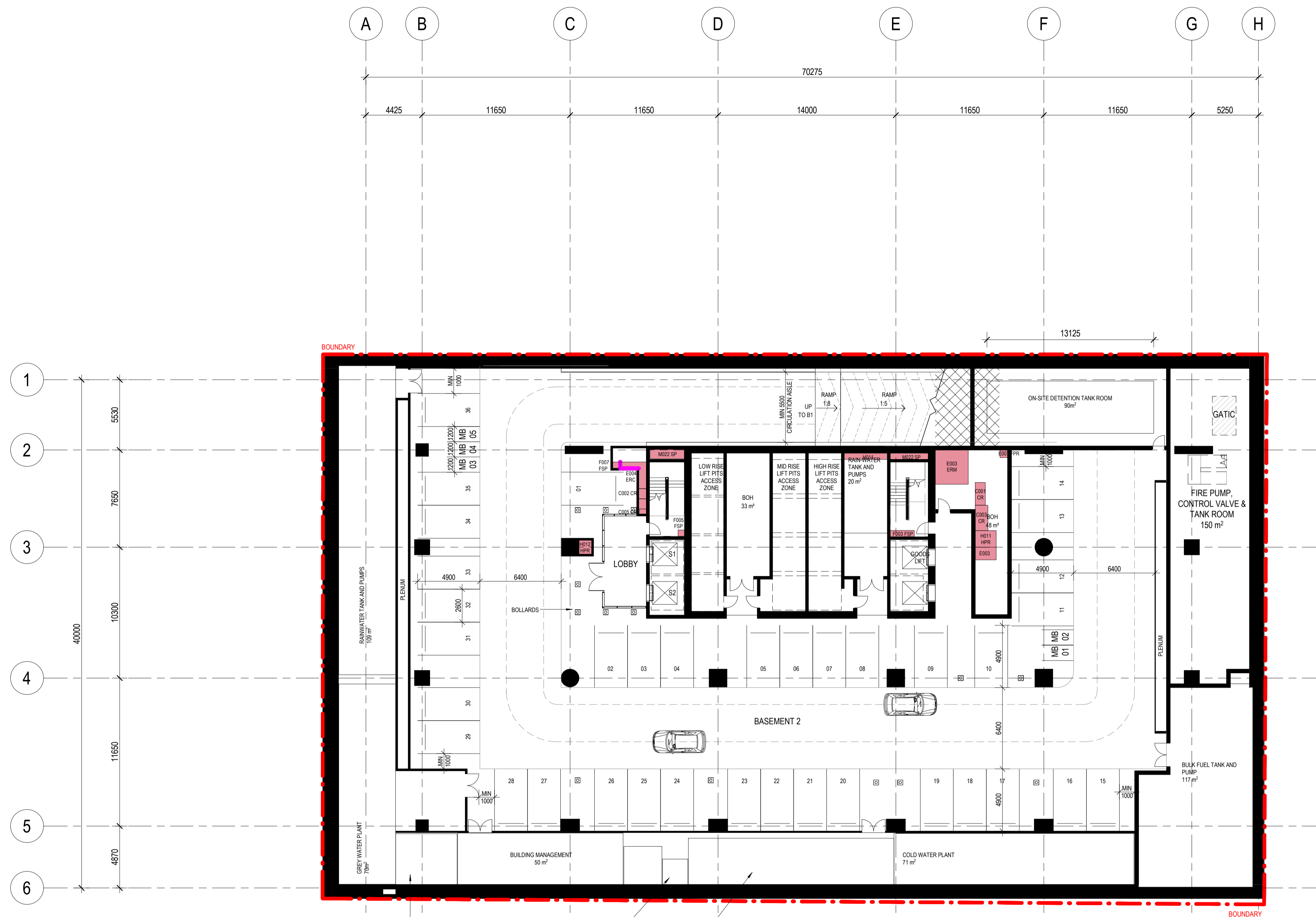
STATUS

TOWN PLANNING

DRAWING TITLE

PROPOSED STREET ELEVATIONS

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APPROVED	PROJECT NO.
AL	014557
DRAWING NO.	REV NO.
TP_0101	B



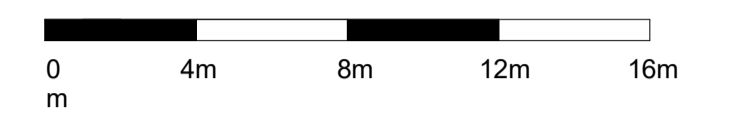
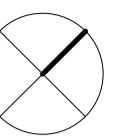
- ABOVE GROUND GREASE TRAP/WASTE INTERCEPTOR
20 m²
- IN GROUND SEWER PUMP STATION
4 m²
- DOMESTIC COLD WATER TANK
60 m²

NOTE: CAR PARKS WIDTHS, LENGTHS AND AISLES DESIGNED TO VICTORIAN PLANNING PROVISION 52.06.09 DESIGN STANDARD 2 (DEPARTURE TO AS2890.1-2004)

B2 PARKING SCHEDULE (NOMINAL)	
Description	Count
CARPARK LOT	36
MOTORBIKE	5

REFERENCE MAP

NORTH



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STATUS

TOWN PLANNING

DRAWING TITLE

GA_BASEMENT 02

REVIEWED

LG

SCALE @ A1

1 : 200

APPROVED

AL

PROJECT NO.

014557

DRAWING NO.

TP_0200

REV NO.

B



ABOVE GROUND GREASE TRAP/WASTE INTERCEPTOR
9 m²

PERFORATED SCREEN WALL TO EOT

20 EV SPACES. CAPACITY FOR FUTURE EXPANSION

EXTENT OF LOW HEIGHT AREA UNDERNEATH RETAIL AND FORECOURT

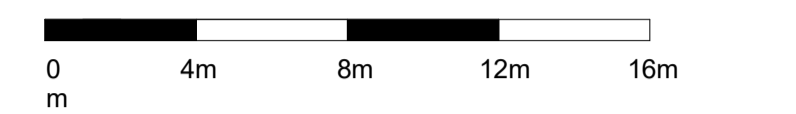
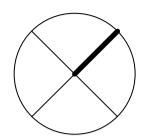
ABOVE GROUND GREASE TRAP/WASTE INTERCEPTOR
7 m²

NOTE: CAR PARKS WIDTHS, LENGTHS AND AISLES DESIGNED TO VICTORIAN PLANNING PROVISION 52.06.09 DESIGN STANDARD 2 (DEPARTURE TO AS2890.1-2004)

B1 PARKING SCHEDULE (NOMINAL)	
Description	Count
CARPARK LOT	30
DDA	2
MOTORBIKE	7

REFERENCE MAP

NORTH



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STATUS

TOWN PLANNING

DRAWING TITLE

GA_BASEMENT 01

REVIEWED

LG

SCALE @ A1

1 : 200

APPROVED

AL

PROJECT NO.

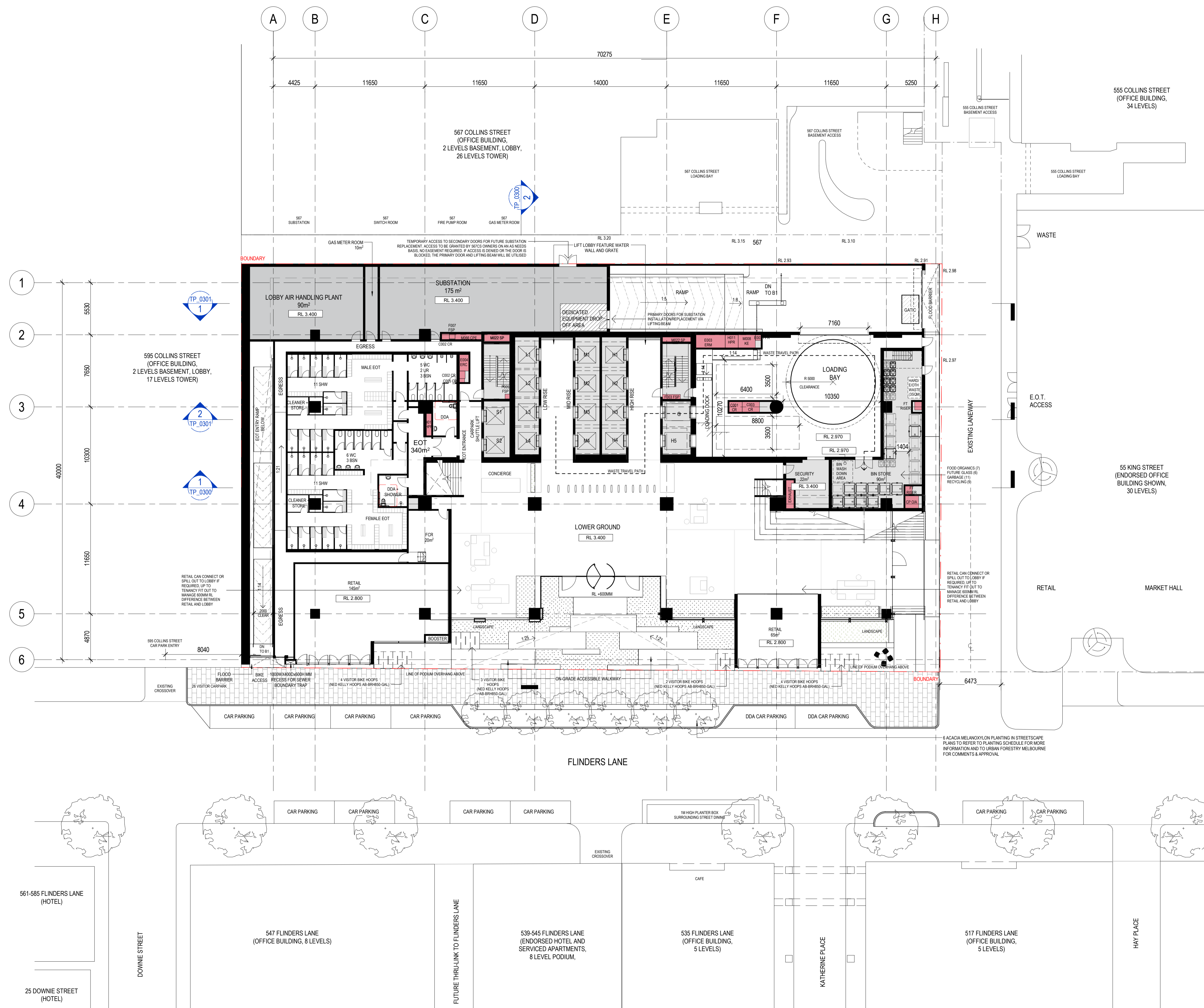
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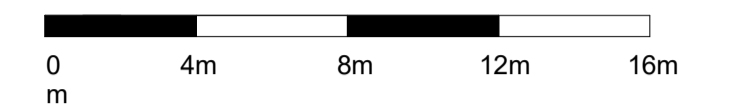
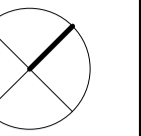
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STATUS

TOWN PLANNING

DRAWING TITLE

GA_LOWER GROUND

REVIEWED

LG

APPROVED

AL

DRAWING NO.

TP_0202

SCALE @ A1

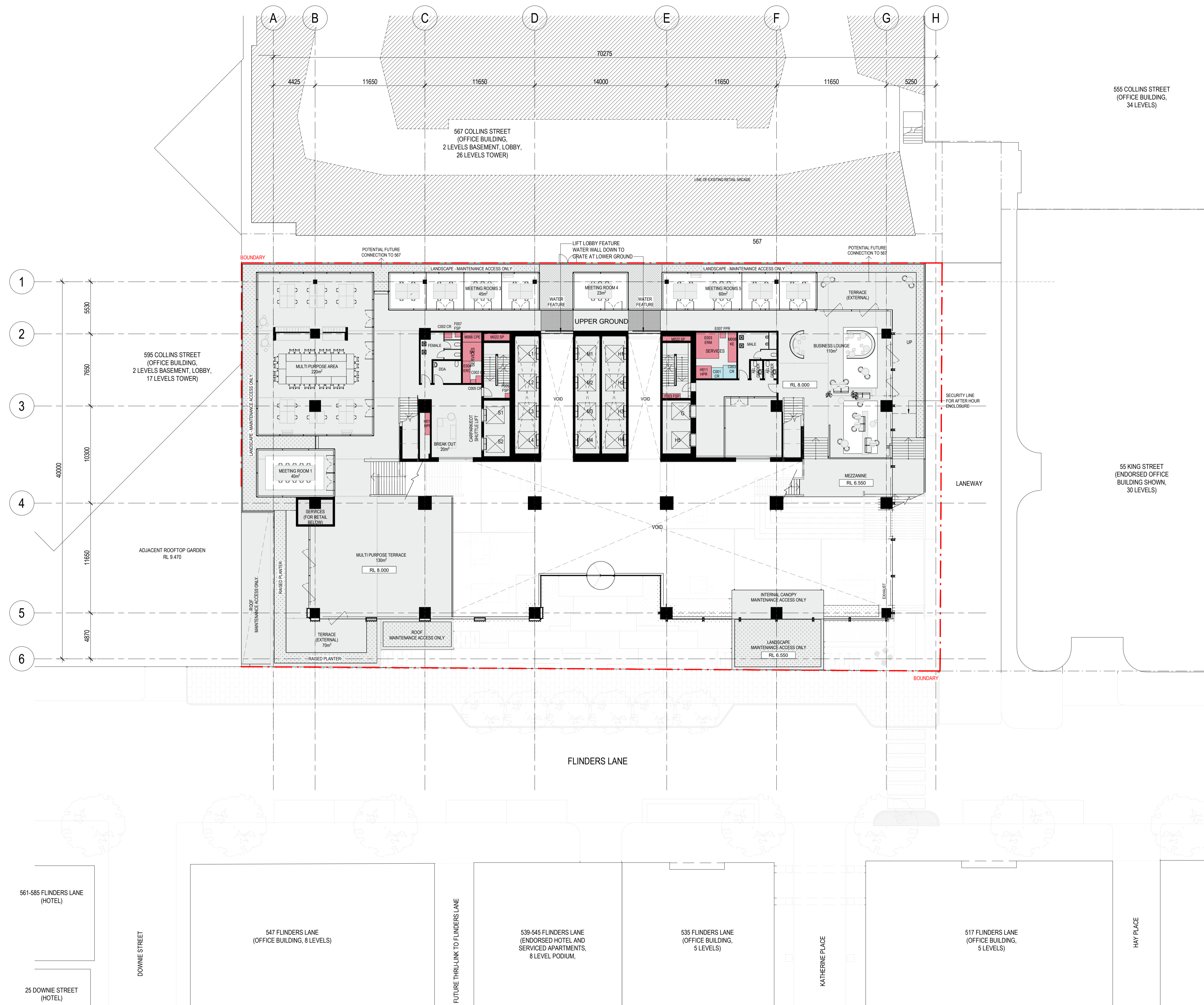
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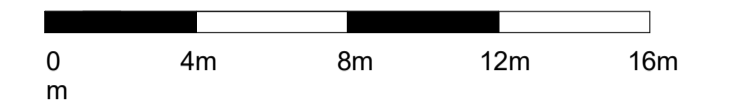
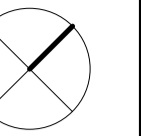
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PROJECT

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 Melbourne VIC 3000

STATUS

TOWN PLANNING

DRAWING TITLE

GA_UPPER GROUND

REVIEWED

LG

APPROVED

AL

DRAWING NO.

TP_0203

SCALE @ A1

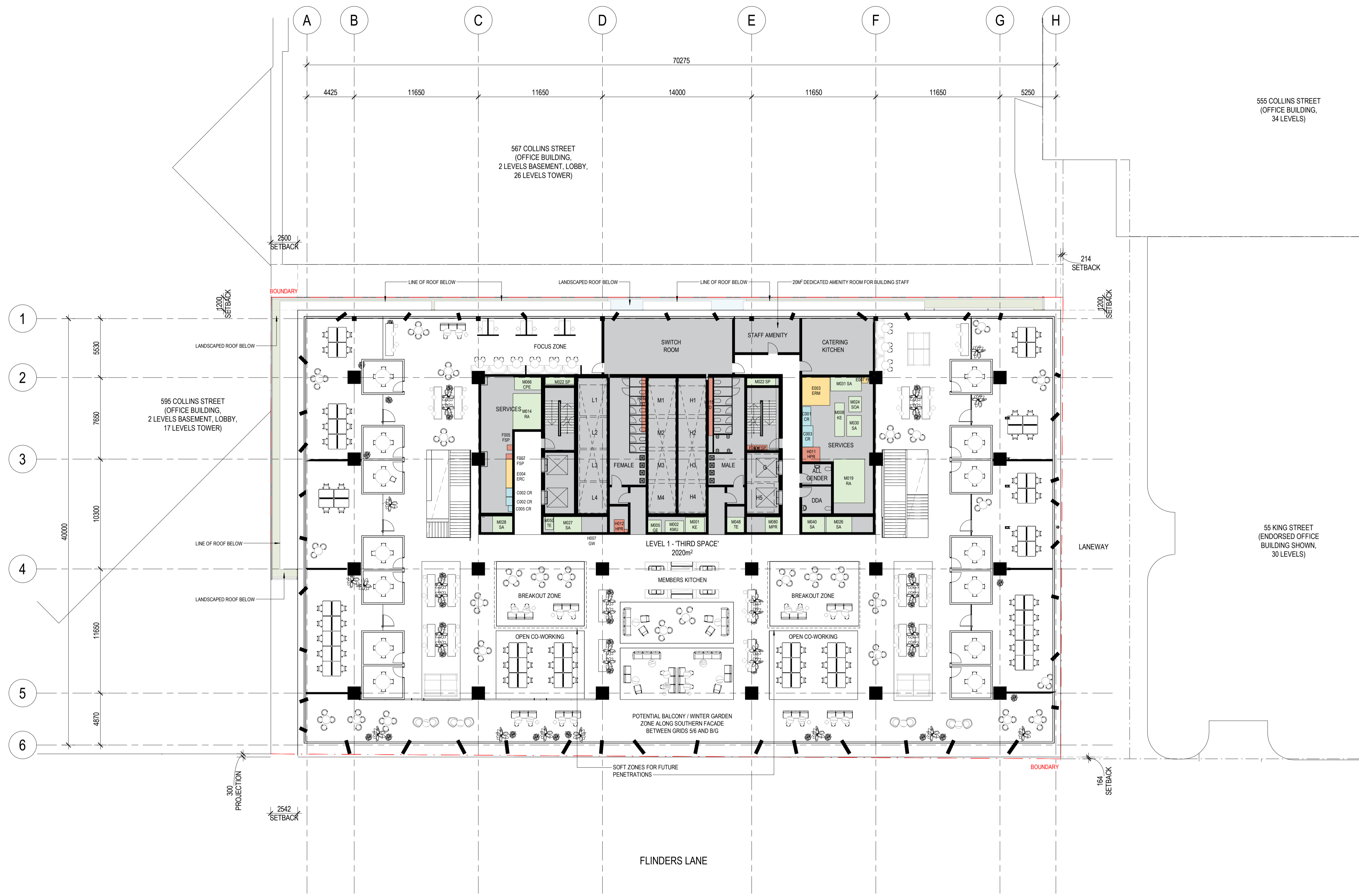
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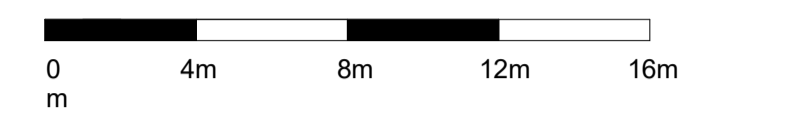
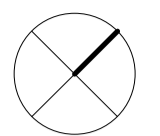
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PROJECT

522 Flinders Lane
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 Melbourne VIC 3000

STATUS

TOWN PLANNING

DRAWING TITLE

GA_LEVEL 01

REVIEWED

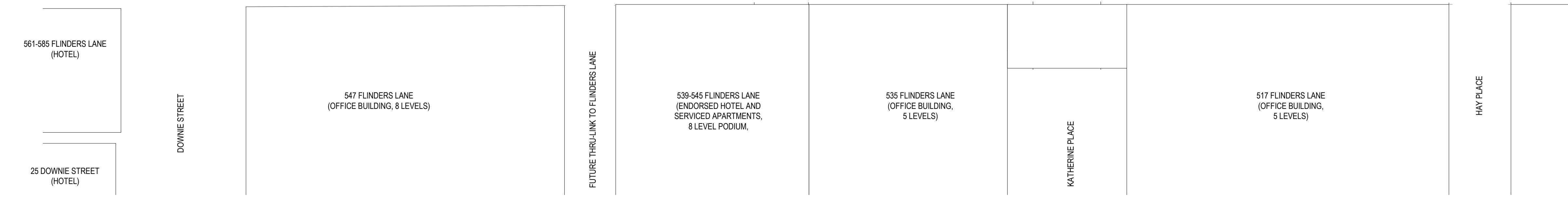
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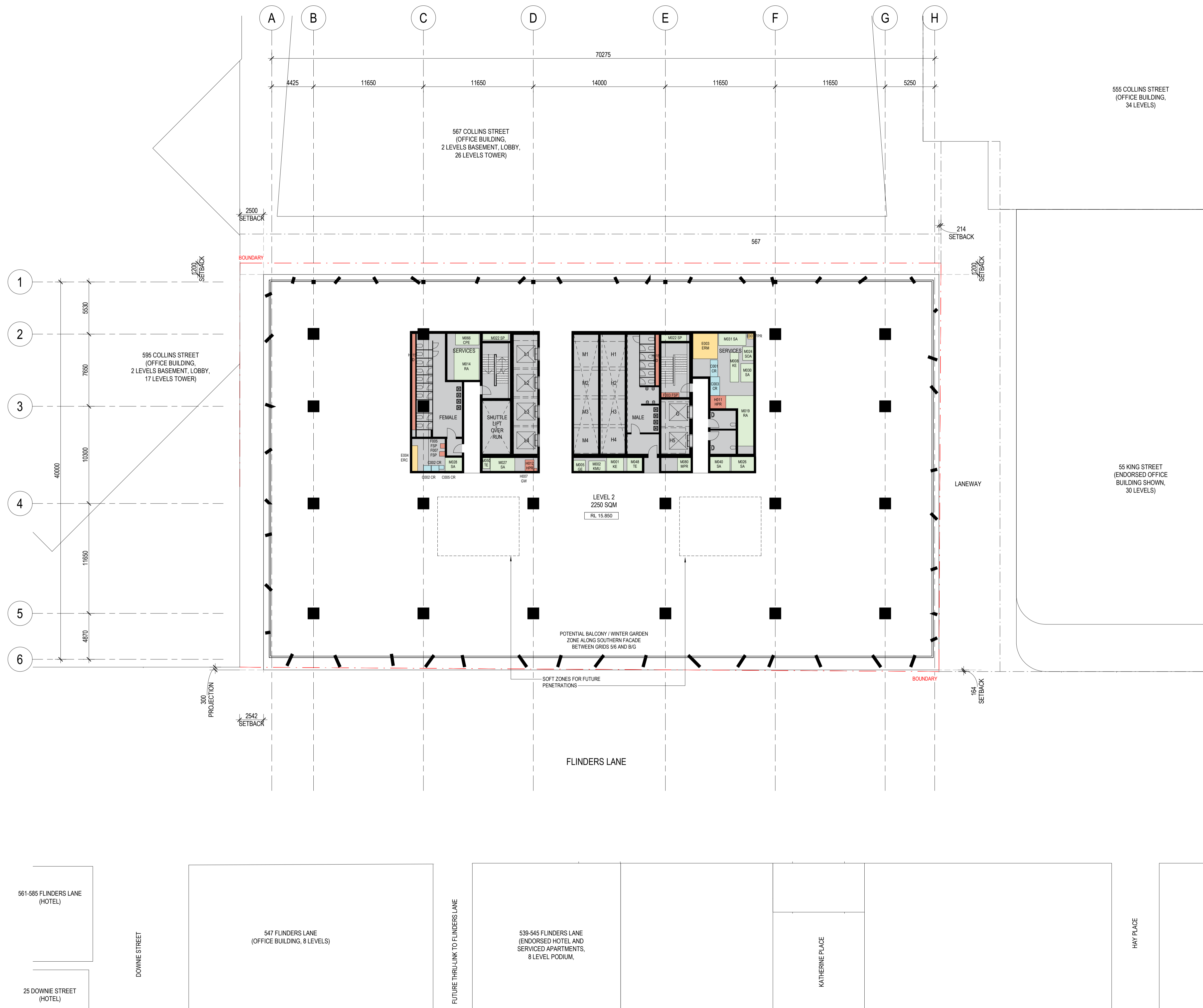
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014557

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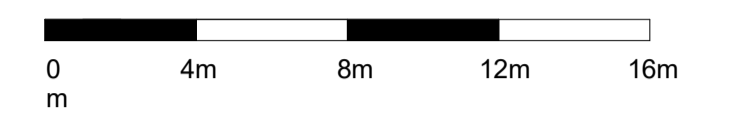
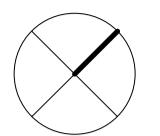
TP_0204 REV NO.
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REFERENCE MAP

NORTH



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522 Flinders Lane
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STATUS

TOWN PLANNING

DRAWING TITLE

GA_LEVEL 02 (SHUTTLE LIFT OVER RUN)

REVIEWED

LG

SCALE @ A1

1 : 200

APPROVED

AL

PROJECT NO.

014557

DRAWING NO.

TP_0205

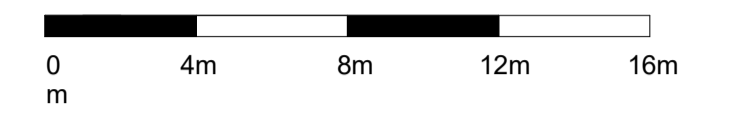
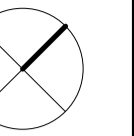
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 522 Flinders Ln
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STATUS

TOWN PLANNING

DRAWING TITLE

GA_LEVEL 03-06 (TYPICAL LOW RISE)

REVIEWED

LG

APPROVED

AL

DRAWING NO.

TP_0206

SCALE @ A1

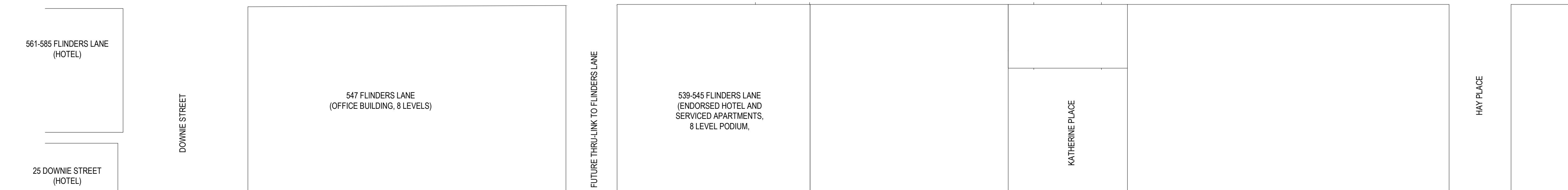
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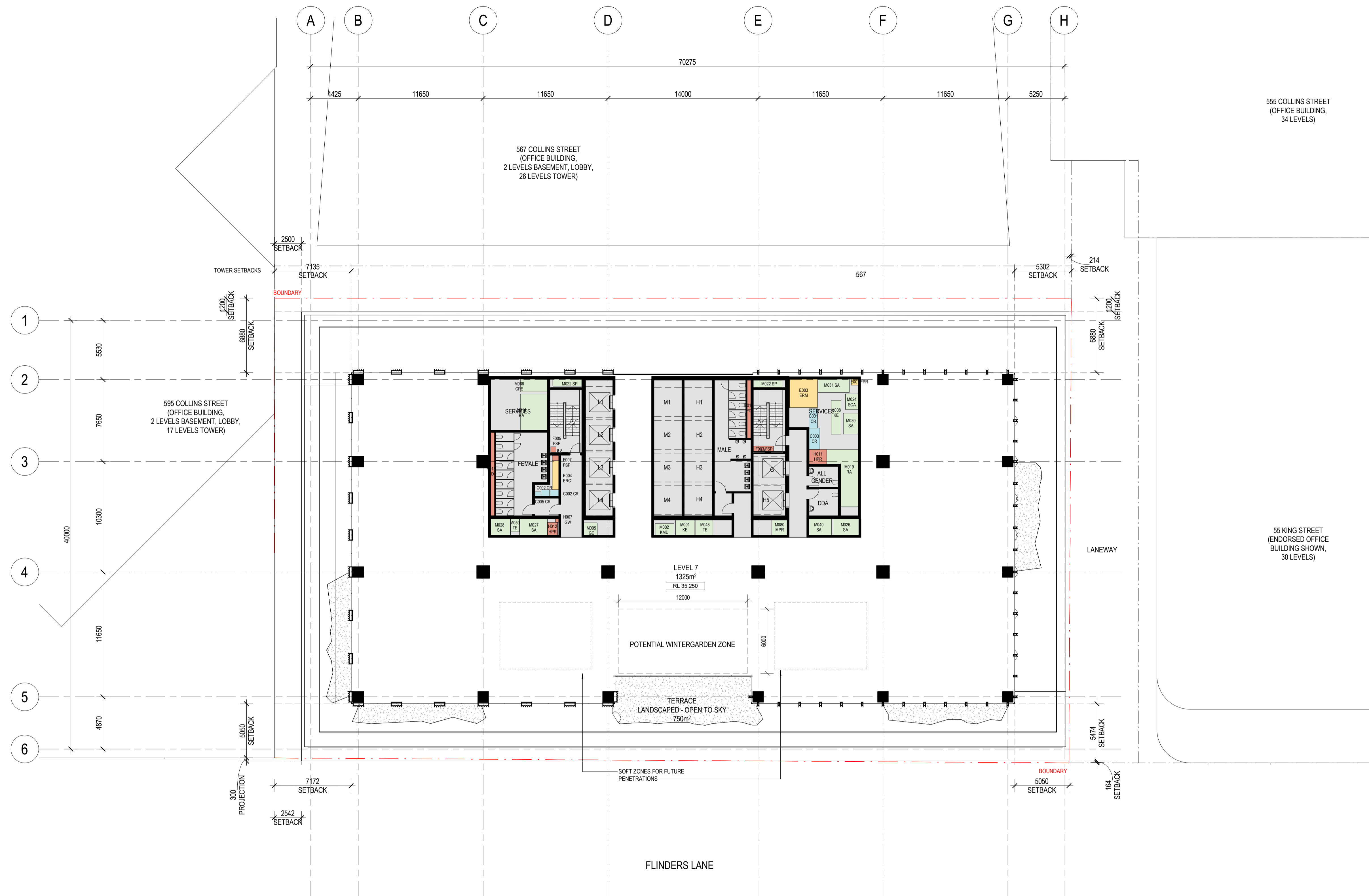
PROJECT NO.

014557

REV NO.

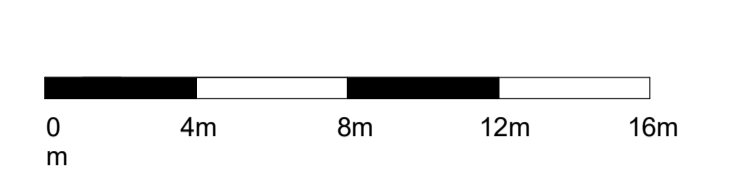
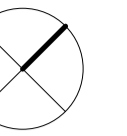
B





REFERENCE MAP

NORTH



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A	ISSUE FOR TOWN PLANNING	28/06/2023
B	ISSUE FOR TOWN PLANNING	21/02/2024

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Peter Lee 13798

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PROJECT

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Melbourne VIC 3000

STATUS

TOWN PLANNING

DRAWING TITLE

GA_LEVEL 07 (TERRACE)

REVIEWED

LG

APPROVED

AL

DRAWING NO.

TP_0207

SCALE @ A1

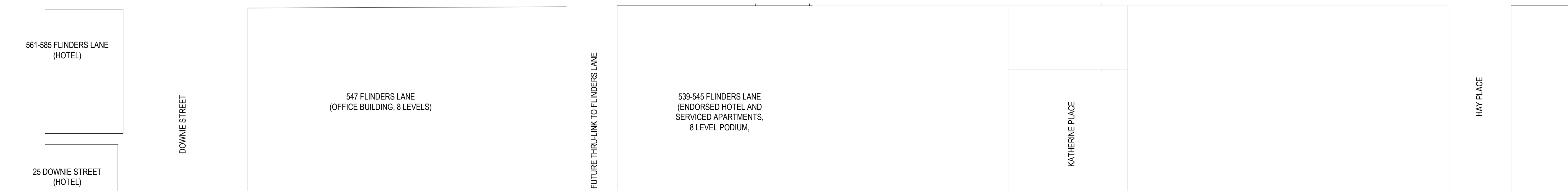
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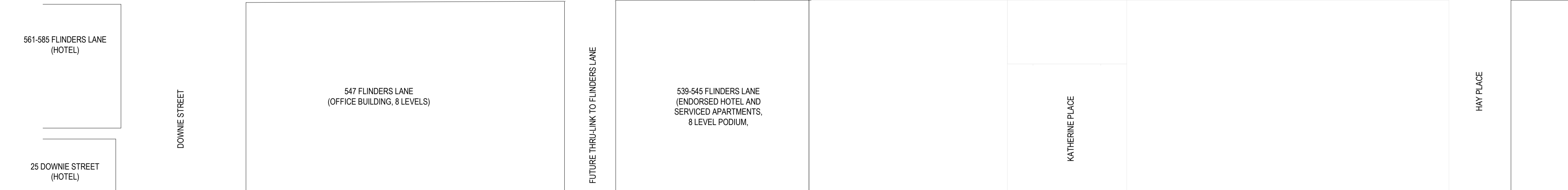
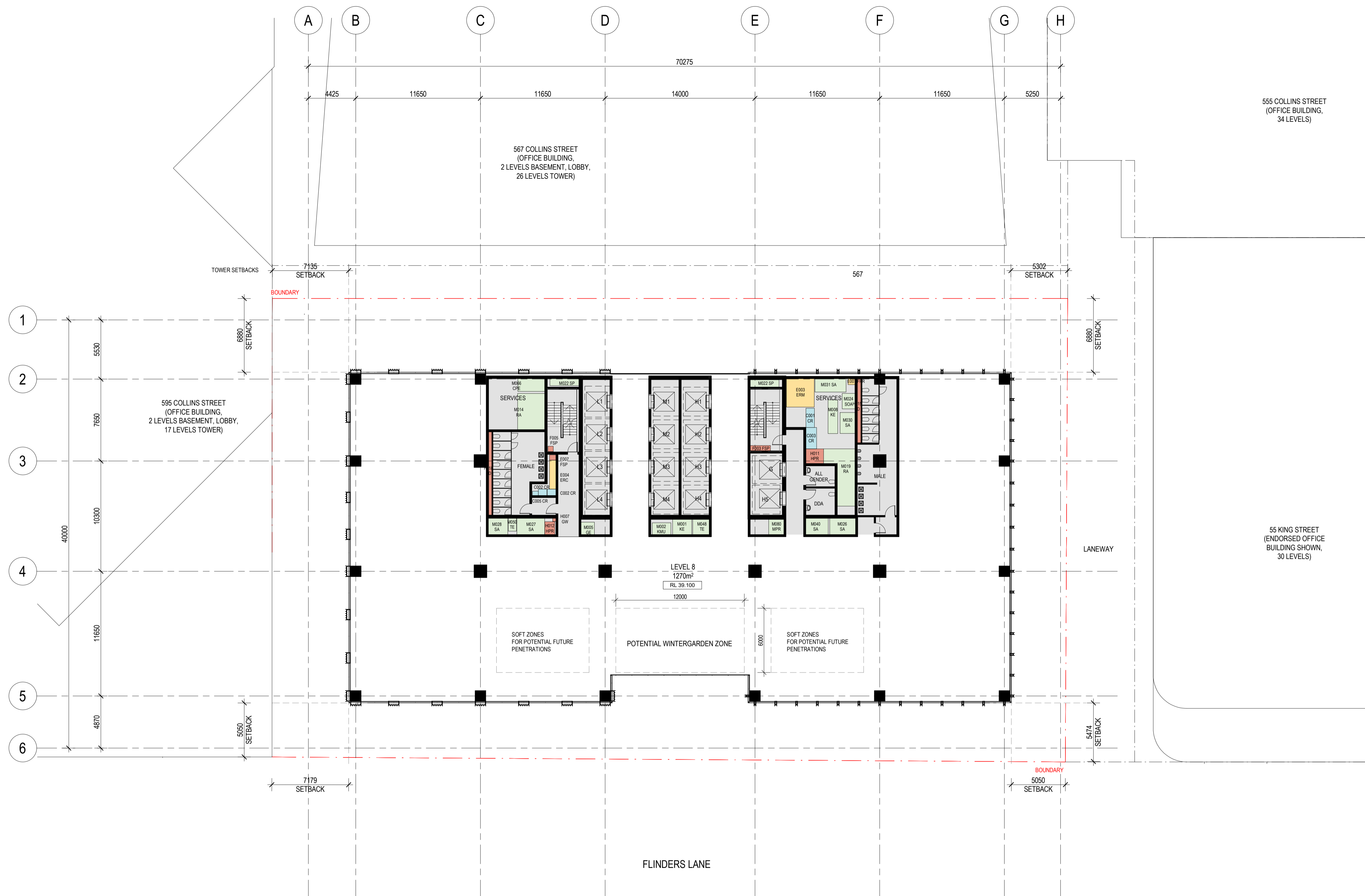
PROJECT NO.

014557

REV NO.

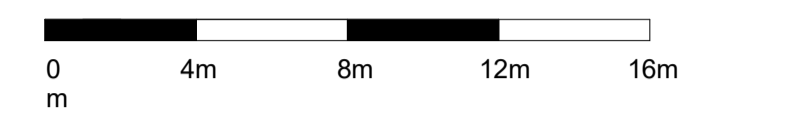
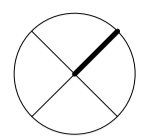
B





REFERENCE MAP

NORTH



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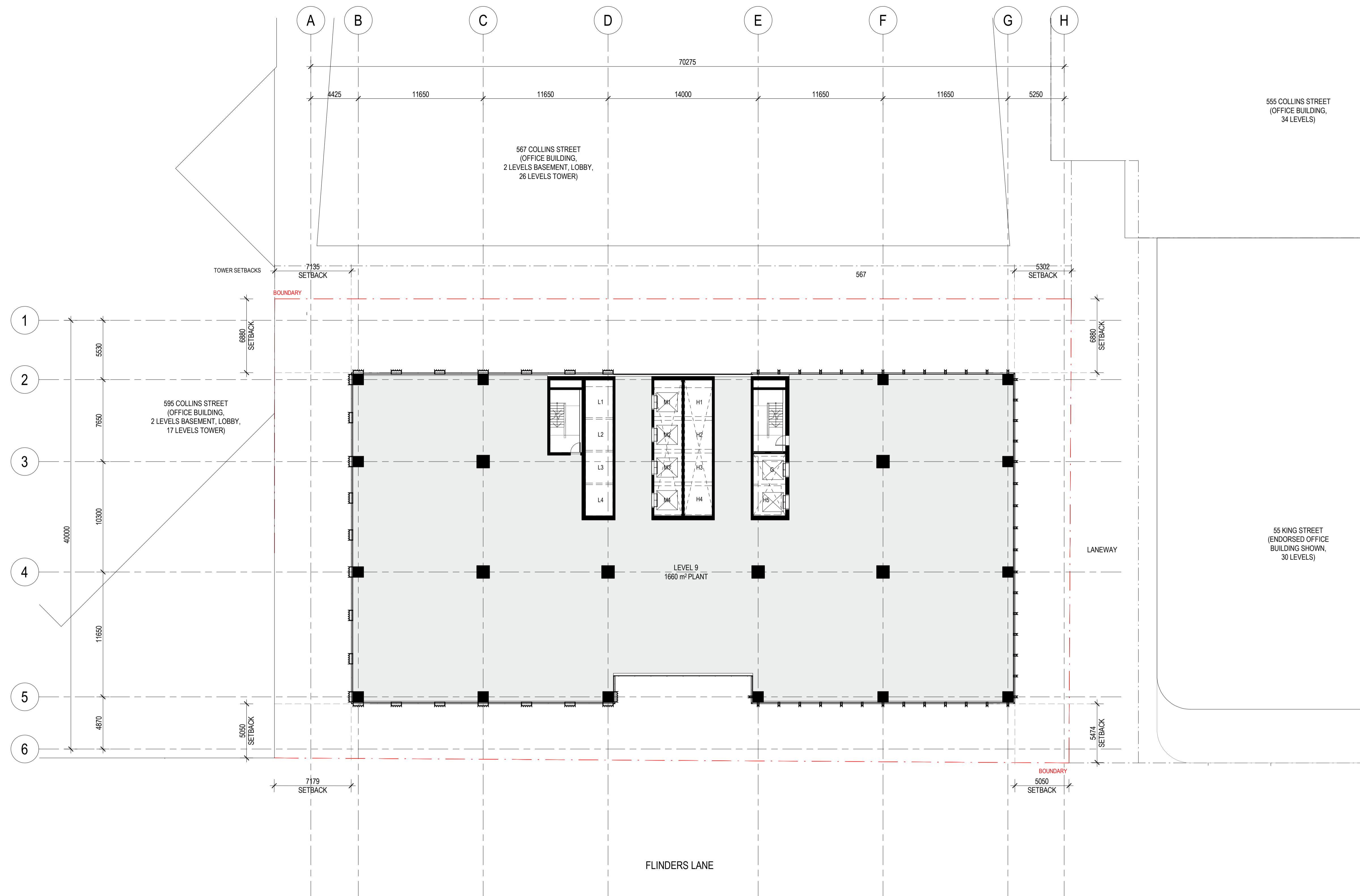
STATUS

TOWN PLANNING

DRAWING TITLE

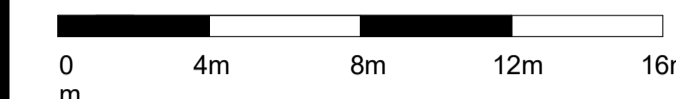
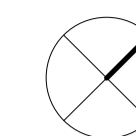
GA_LEVEL 08 (LOW-MID-HIGH TRANSITION)

REVIEWED	SCALE @ A1
LG	1 : 200
APPROVED	PROJECT NO.
AL	014557
DRAWING NO.	REV NO.
TP_0208	B



REFERENCE MAP

NORTH



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Melbourne VIC 3000

STATUS

TOWN PLANNING

DRAWING TITLE

GA_LEVEL 09 (PLANT/OVER RUN)

REVIEWED

LG

SCALE @ A1

1 : 200

APPROVED

AL

PROJECT NO.

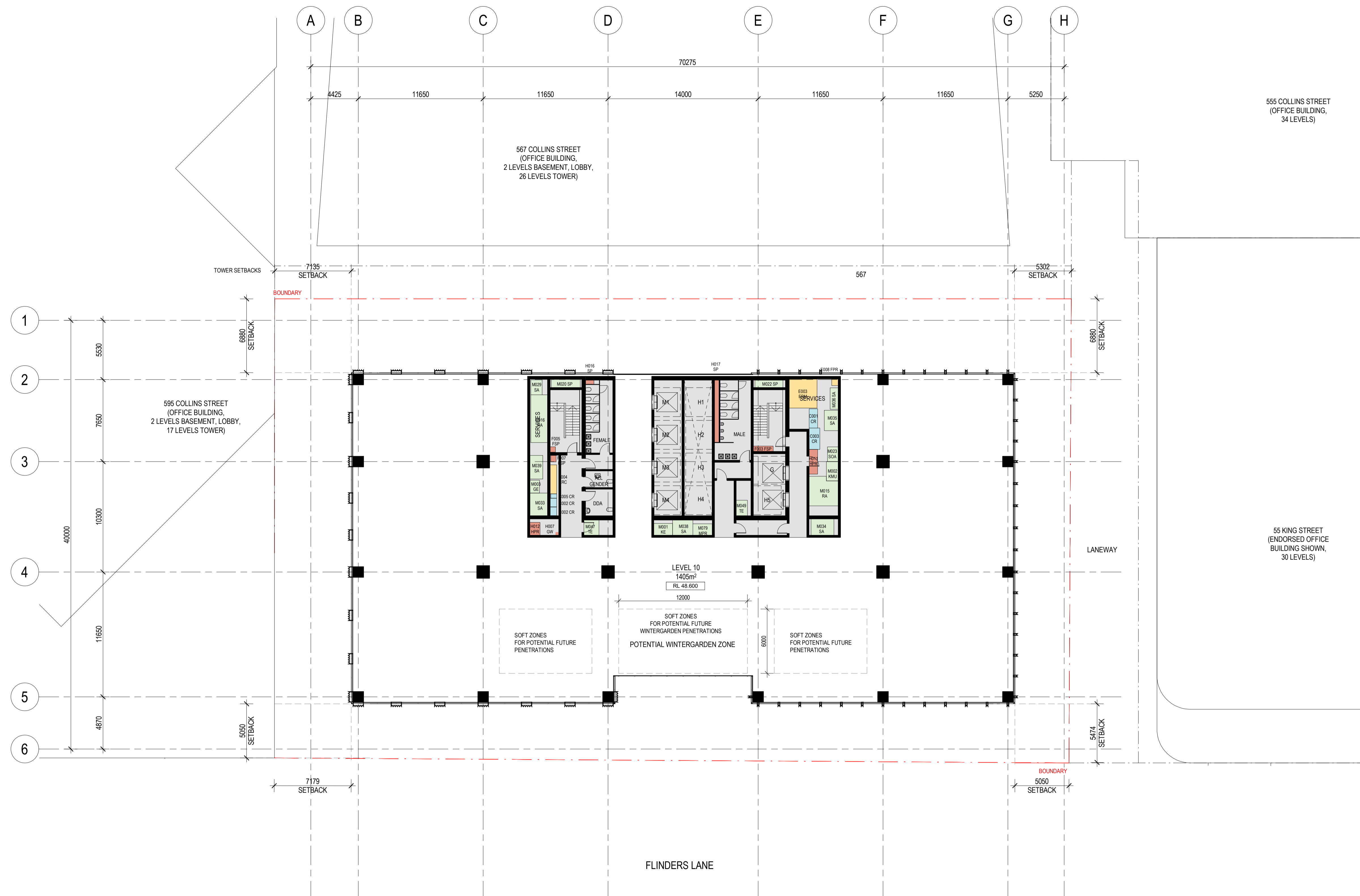
014557

DRAWING NO.

TP_0209

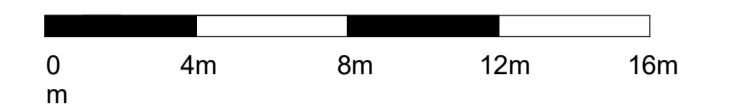
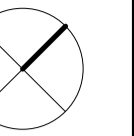
REV NO.

B



REFERENCE MAP

NORTH



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STATUS

TOWN PLANNING

DRAWING TITLE

GA_LEVEL 10-17 (TYPICAL MID RISE)

REVIEWED

LG

SCALE @ A1

1 : 200

APPROVED

AL

PROJECT NO.

014557

DRAWING NO.

TP_0210

REV NO.

A

561-585 FLINDERS LANE (HOTEL)

DOWNIE STREET

25 DOWNIE STREET (HOTEL)

547 FLINDERS LANE (OFFICE BUILDING, 8 LEVELS)

FUTURE THRU-LINK TO FLINDERS LANE

539-545 FLINDERS LANE (ENDORSED HOTEL AND SERVICED APARTMENTS, 8 LEVEL PODIUM)

FLINDERS LANE

555 COLLINS STREET (OFFICE BUILDING, 34 LEVELS)

55 KING STREET (ENDORSED OFFICE BUILDING SHOWN, 30 LEVELS)

LANEWAY

LEVEL 10

1405m²

RL 48.600

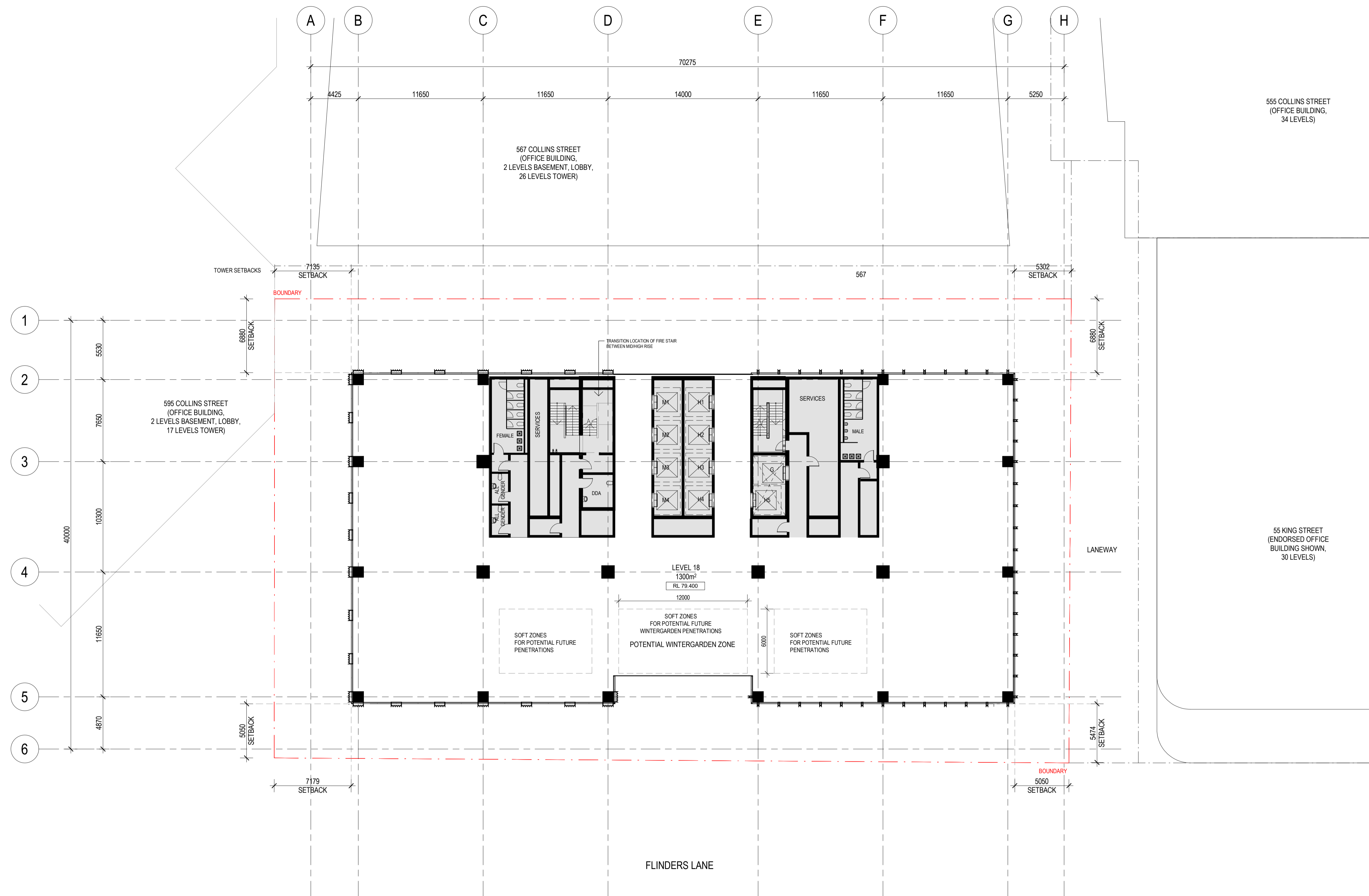
12000

SOFT ZONES FOR POTENTIAL FUTURE PENETRATIONS

SOFT ZONES FOR POTENTIAL FUTURE WINTERGARDEN PENETRATIONS

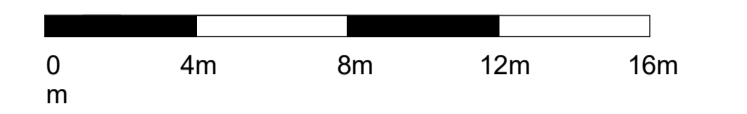
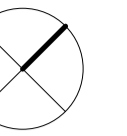
POTENTIAL WINTERGARDEN ZONE

SOFT ZONES FOR POTENTIAL FUTURE PENETRATIONS



REFERENCE MAP

NORTH



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Melbourne VIC 3000

STATUS

TOWN PLANNING

DRAWING TITLE

GA_LEVEL 18 (MID-HIGH TRANSITION LEVEL)

REVIEWED

LG

SCALE @ A1

1 : 200

APPROVED

AL

PROJECT NO.

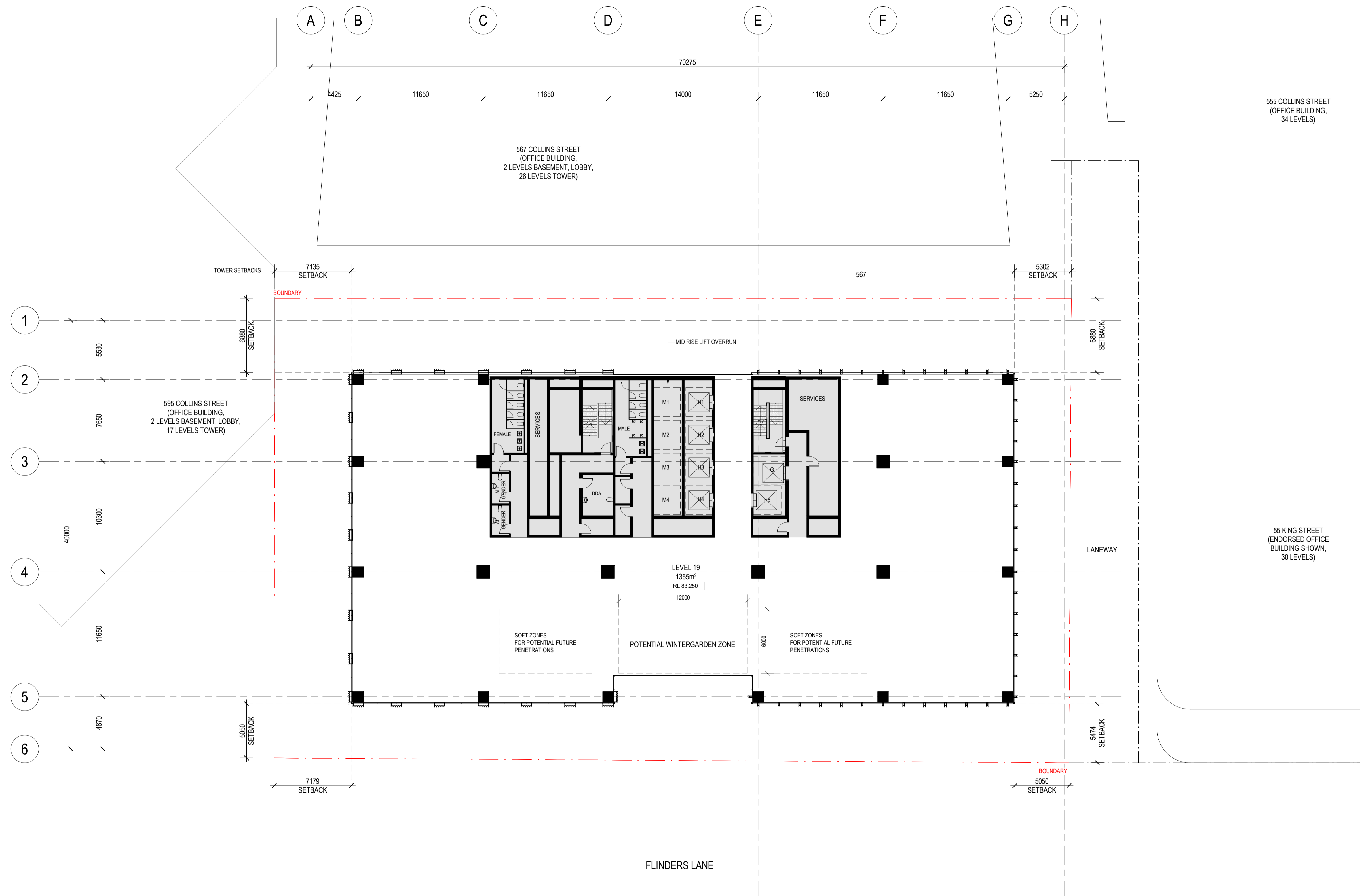
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DRAWING NO.

TP_0211

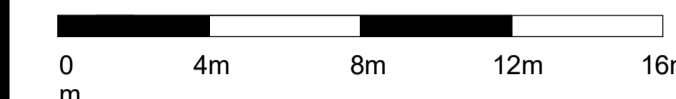
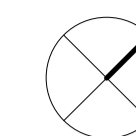
REV NO.

B



REFERENCE MAP

NORTH



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STATUS

TOWN PLANNING

DRAWING TITLE

GA_LEVEL 19 (MID-RISE OVER-RUN)

REVIEWED

LG

SCALE @ A1

1 : 200

APPROVED

AL

PROJECT NO.

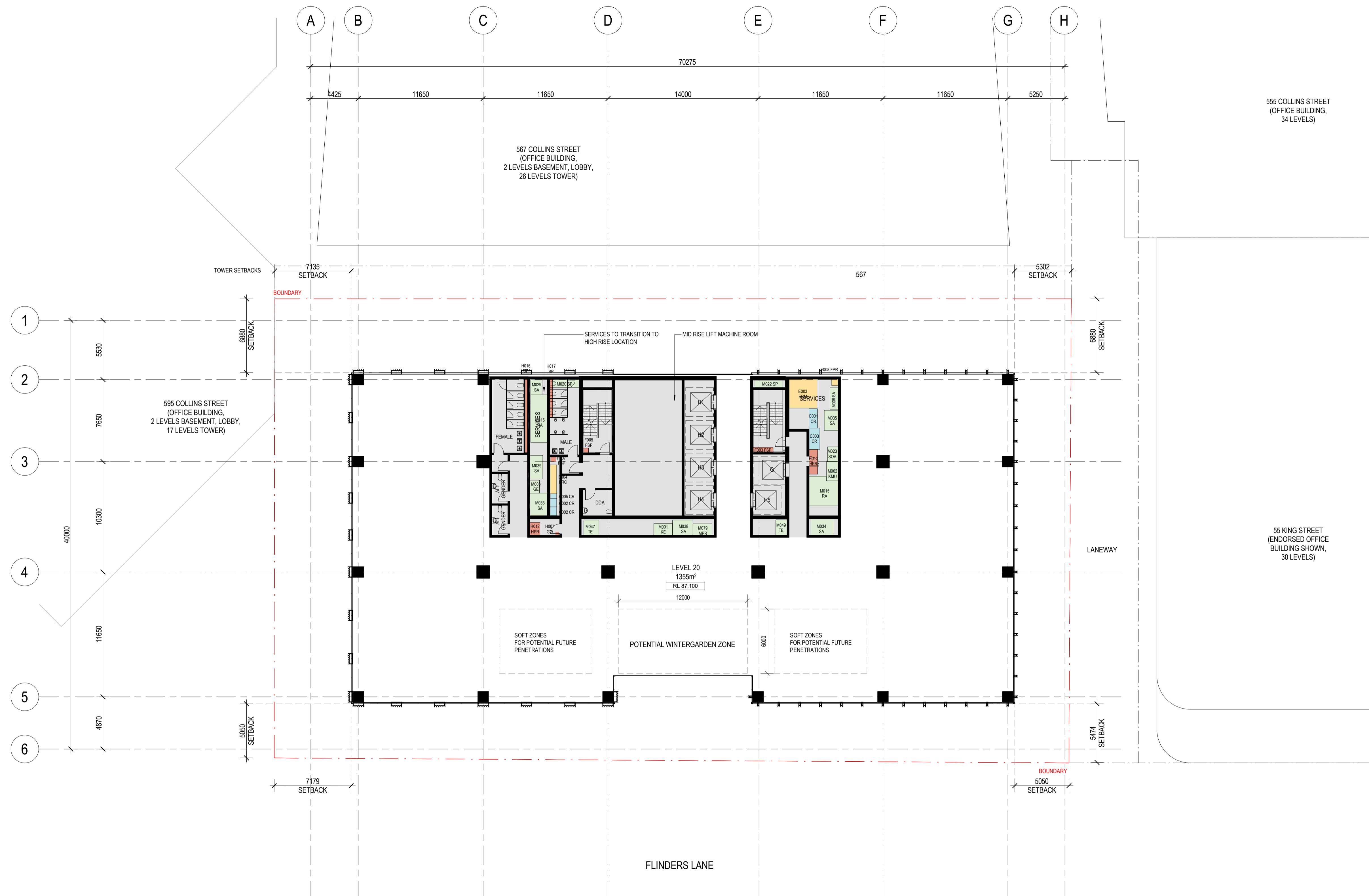
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DRAWING NO.

TP_0212

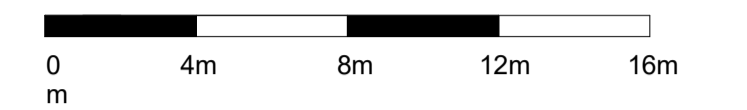
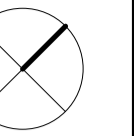
REV NO.

B



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NORTH



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Melbourne VIC 3000

STATUS

TOWN PLANNING

DRAWING TITLE

GA_LEVEL 20 (MID-RISE MACHINE ROOM)

REVIEWED

LG

SCALE @ A1

1 : 200

APPROVED

AL

PROJECT NO.

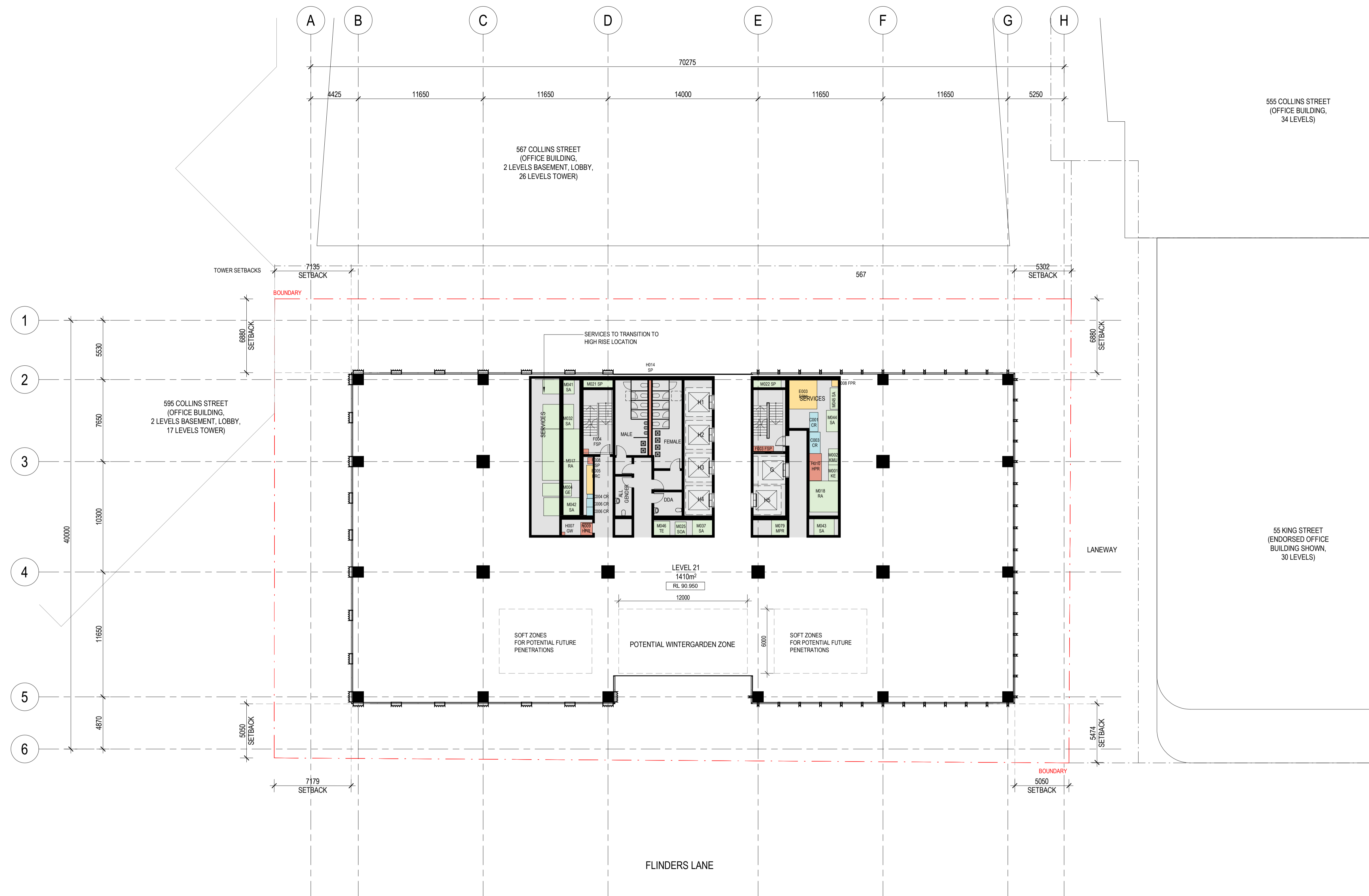
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DRAWING NO.

TP_0213

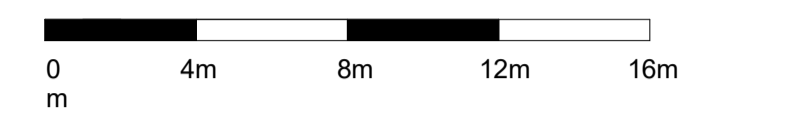
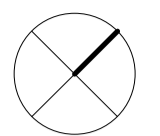
REV NO.

B



REFERENCE MAP

NORTH



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STATUS

TOWN PLANNING

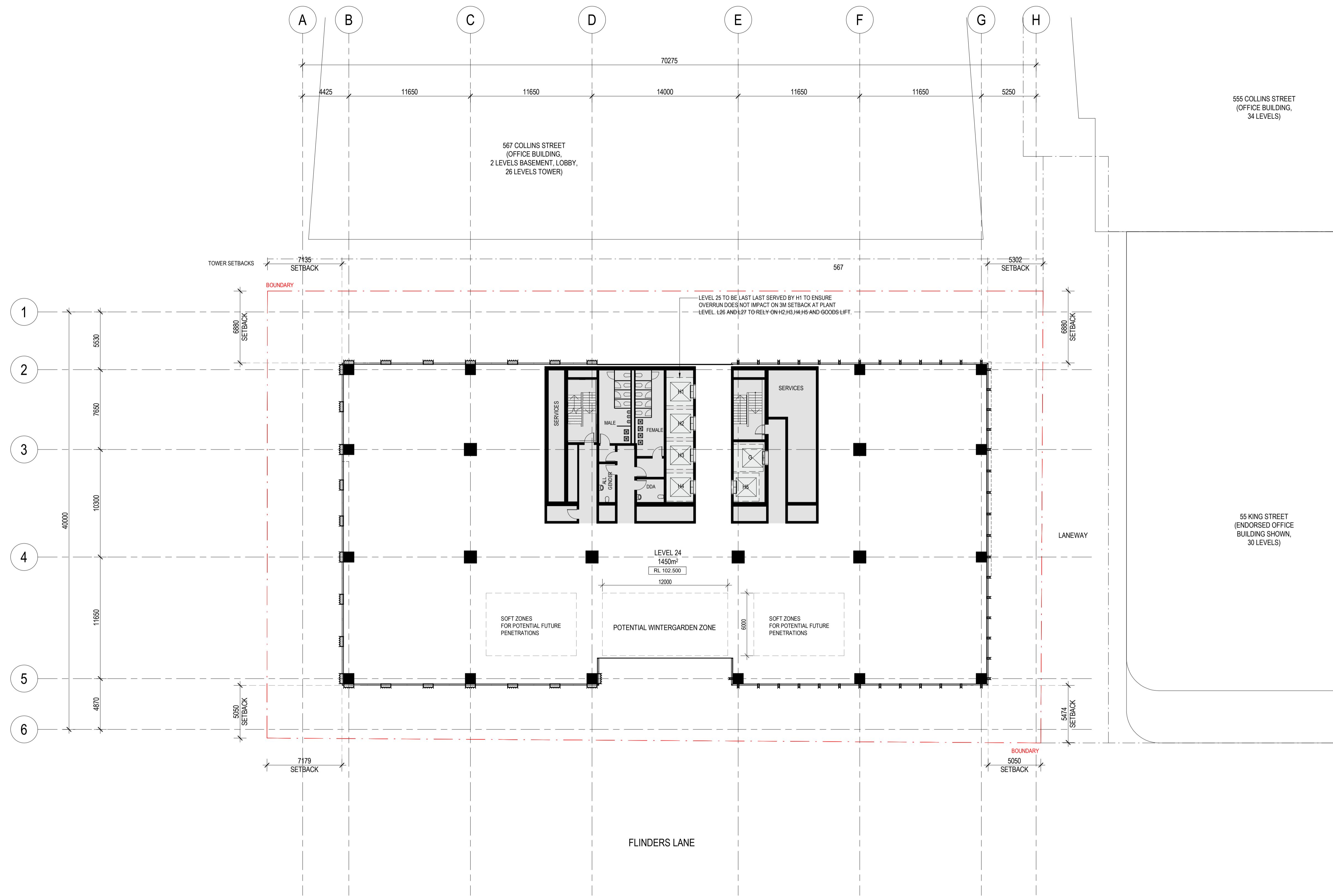
DRAWING TITLE

GA_LEVEL 21 (SERVICES TRANSITION MID-HIGH)

REVIEWED LG SCALE @ A1 1 : 200

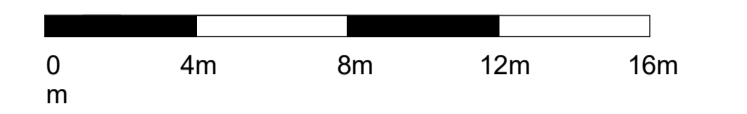
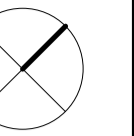
APPROVED AL PROJECT NO. 014557

DRAWING NO. TP_0214 REV NO. B



REFERENCE MAP

NORTH



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STATUS

TOWN PLANNING

DRAWING TITLE

GA_LEVEL 22-25 (TYPICAL HIGH RISE)

REVIEWED

LG

SCALE @ A1

1 : 200

APPROVED

AL

PROJECT NO.

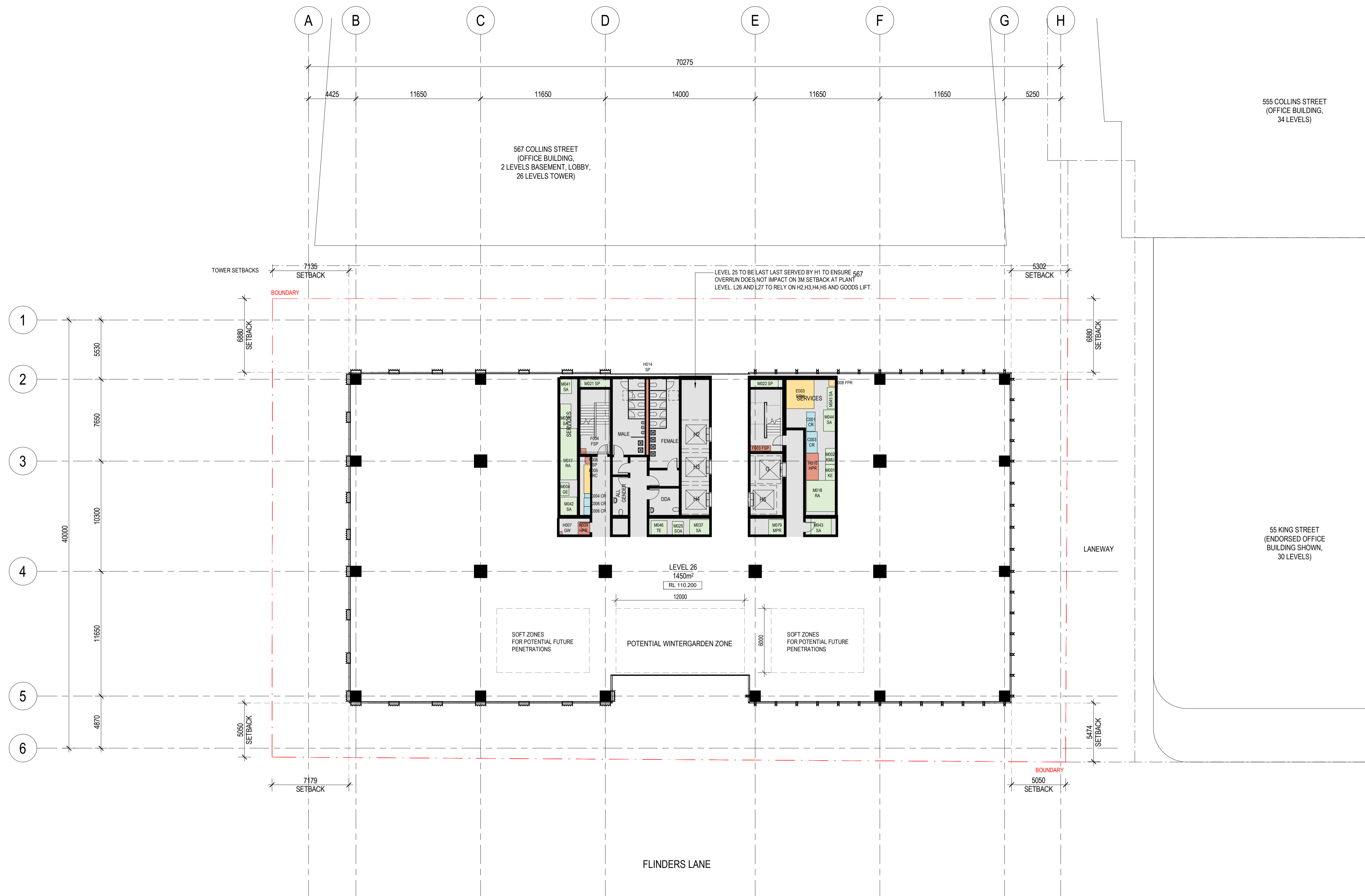
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DRAWING NO.

TP_0215

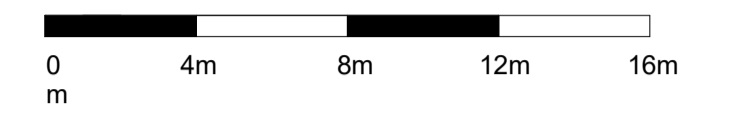
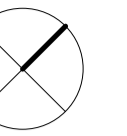
REV NO.

B



REFERENCE MAP

NORTH



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STATUS

TOWN PLANNING

DRAWING TITLE

GA_LEVEL 26 (HIGH RISE)

REVIEWED

LG

SCALE @ A1

1 : 200

APPROVED

AL

PROJECT NO.

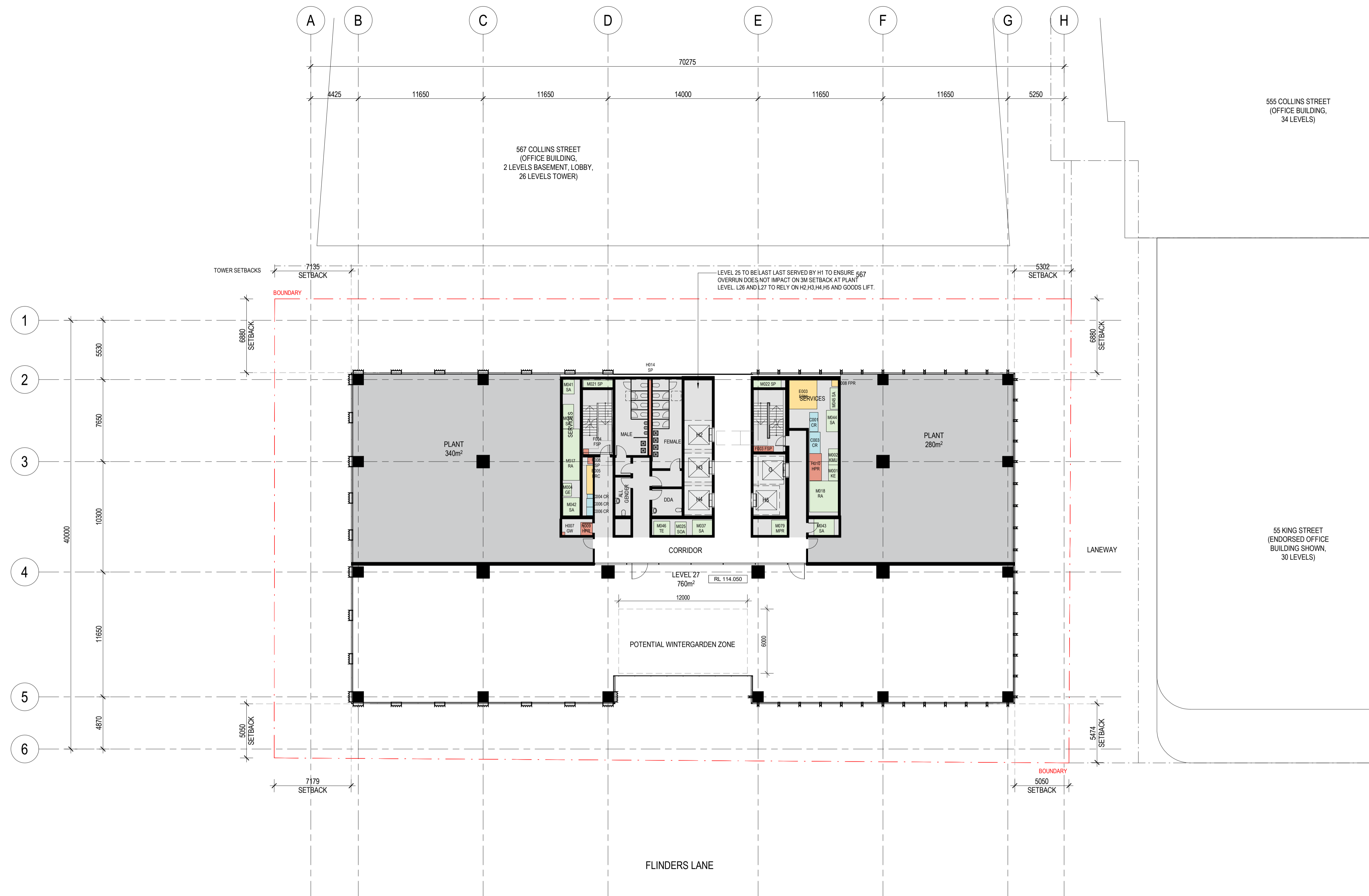
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DRAWING NO.

TP_0216

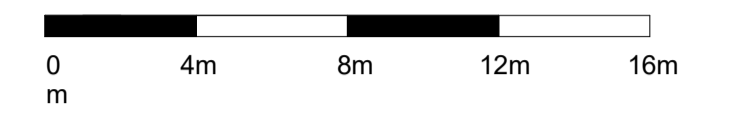
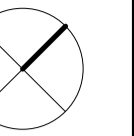
REV NO.

B



REFERENCE MAP

NORTH



NOTES

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REV	DESCRIPTION	DATE
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PROJECT

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Melbourne VIC 3000

STATUS

TOWN PLANNING

DRAWING TITLE

GA_LEVEL 27 (OFFICE/PLANT)

REVIEWED

LG

SCALE @ A1

1 : 200

APPROVED

AL

PROJECT NO.

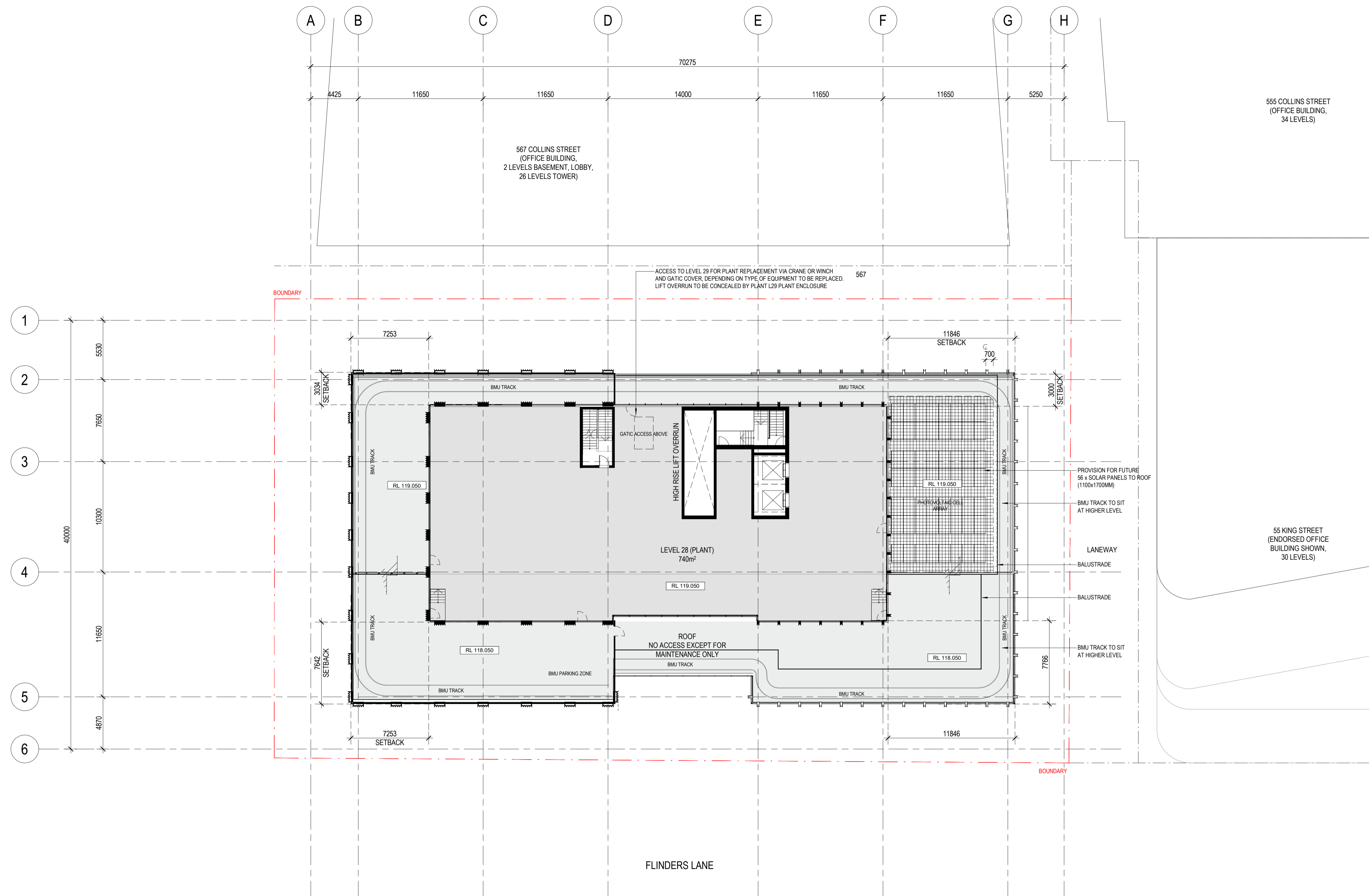
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DRAWING NO.

TP_0217

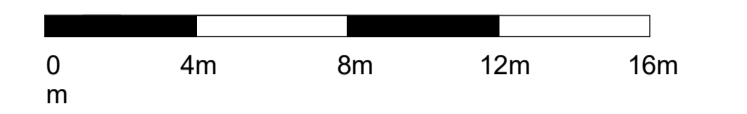
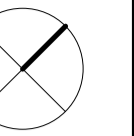
REV NO.

B



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NORTH



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PROJECT

522 Flinders Lane
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Melbourne VIC 3000

STATUS

TOWN PLANNING

DRAWING TITLE

GA_LEVEL 28 (PLANT)

REVIEWED

LG

SCALE @ A1

1 : 200

APPROVED

AL

PROJECT NO.

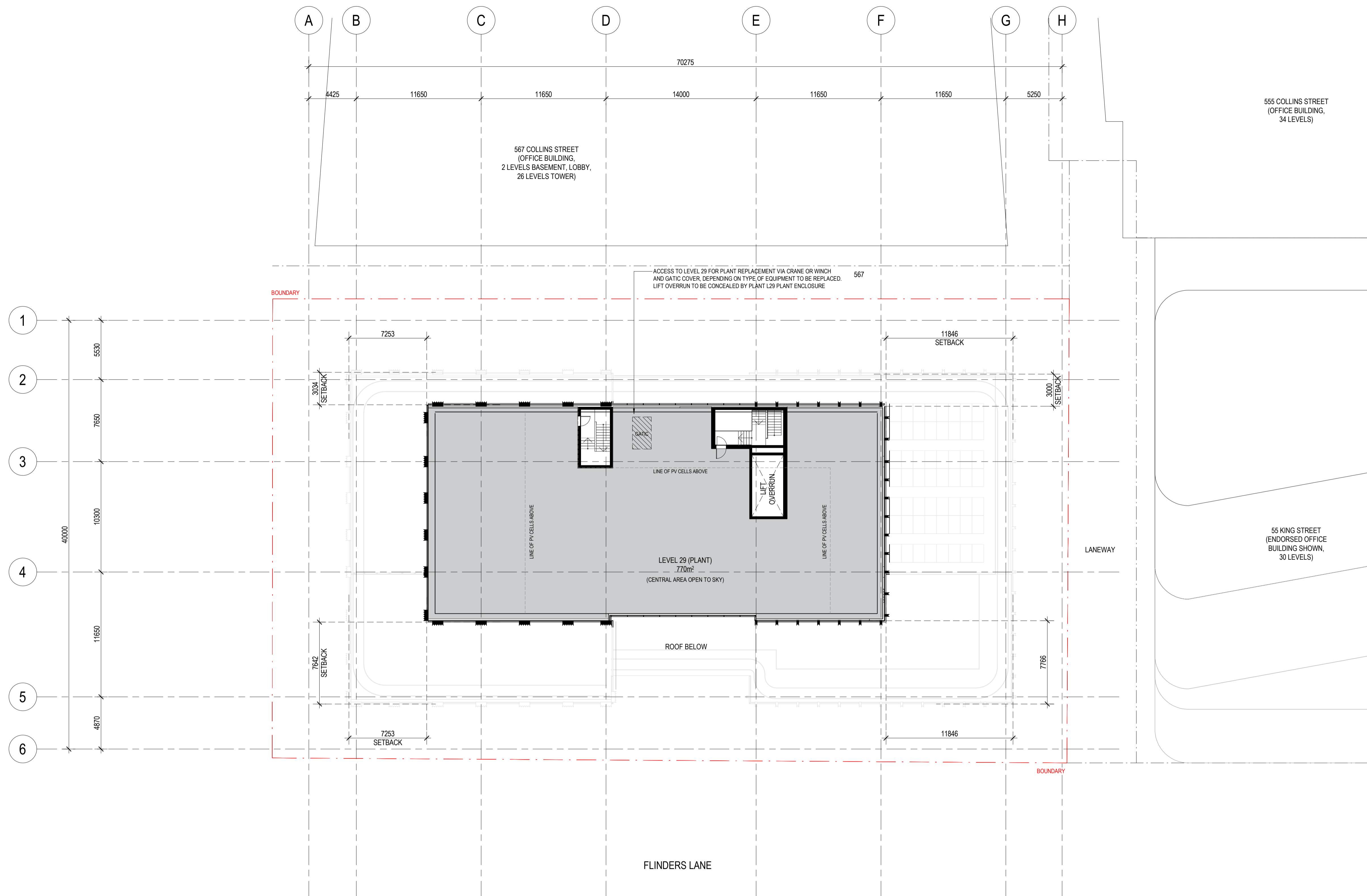
014557

DRAWING NO.

TP_0218

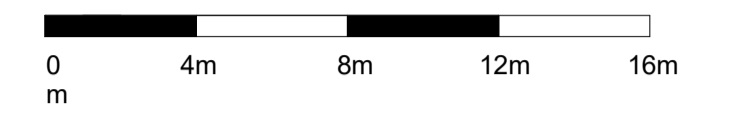
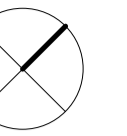
REV NO.

B



REFERENCE MAP

NORTH



NOTES

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REV	DESCRIPTION	DATE
A	ISSUE FOR TOWN PLANNING	28/06/2023
B	ISSUE FOR TOWN PLANNING	21/02/2024

CONSULTANT

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 melbourne@hassellstudio.com
 Architect Directors VIC:
 Mark Loughran 15032
 Peter Lee 13798

CLIENT

Investa

PROJECT

522 Flinders Lane
 522 Flinders Ln
 Melbourne VIC 3000

STATUS

TOWN PLANNING

DRAWING TITLE

GA_LEVEL 29 (ROOF PLANT)

REVIEWED

LG

SCALE @ A1

1 : 200

APPROVED

AL

PROJECT NO.

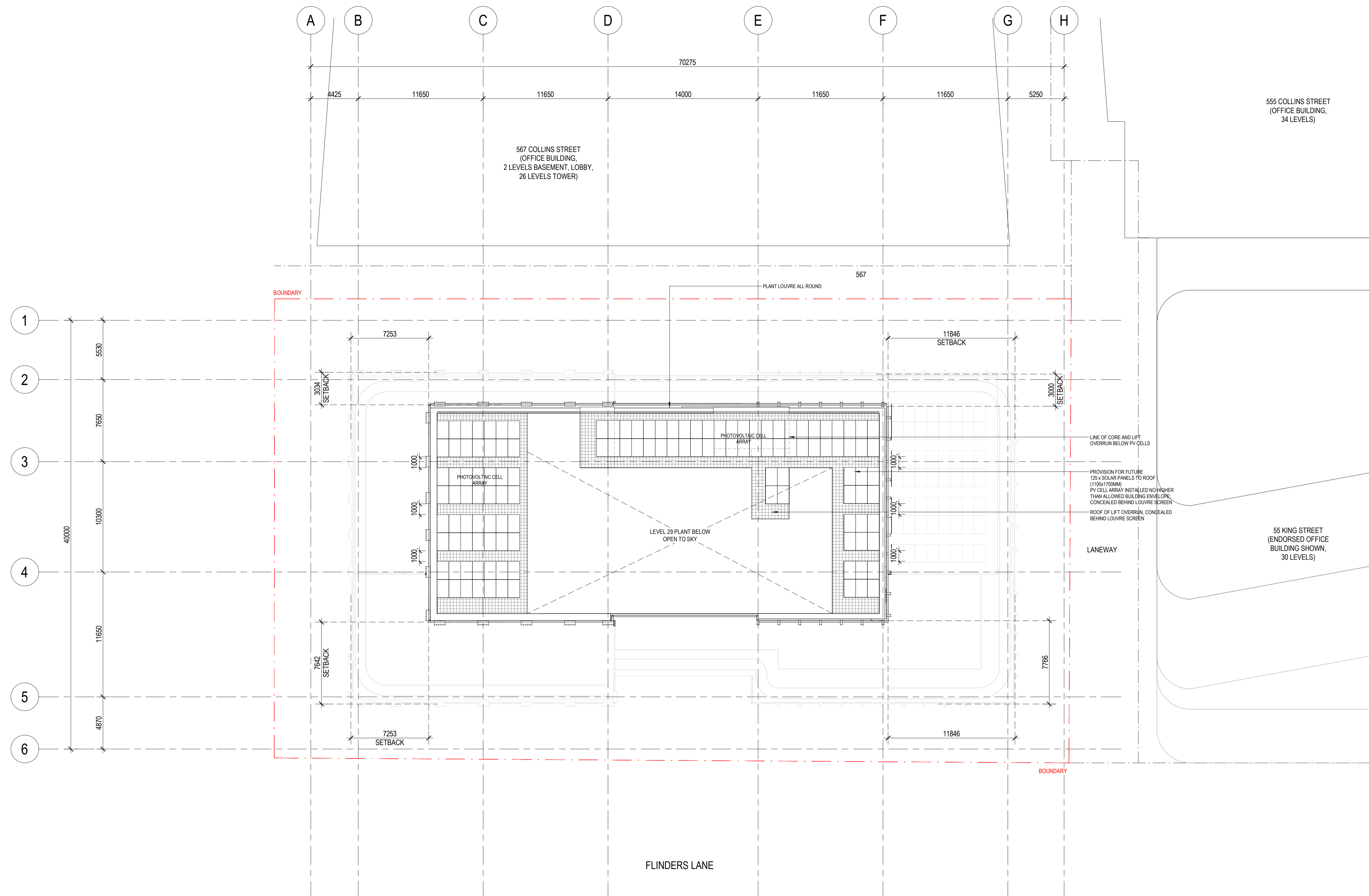
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DRAWING NO.

TP_0219

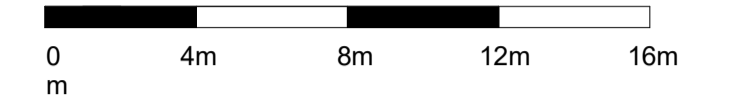
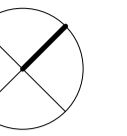
REV NO.

B



REFERENCE MAP

NORTH



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B	ISSUE FOR TOWN PLANNING	21/02/2024

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STATUS

TOWN PLANNING

DRAWING TITLE

GA_ROOF PLAN

REVIEWED

LG

SCALE @ A1

1 : 200

APPROVED

AL

PROJECT NO.

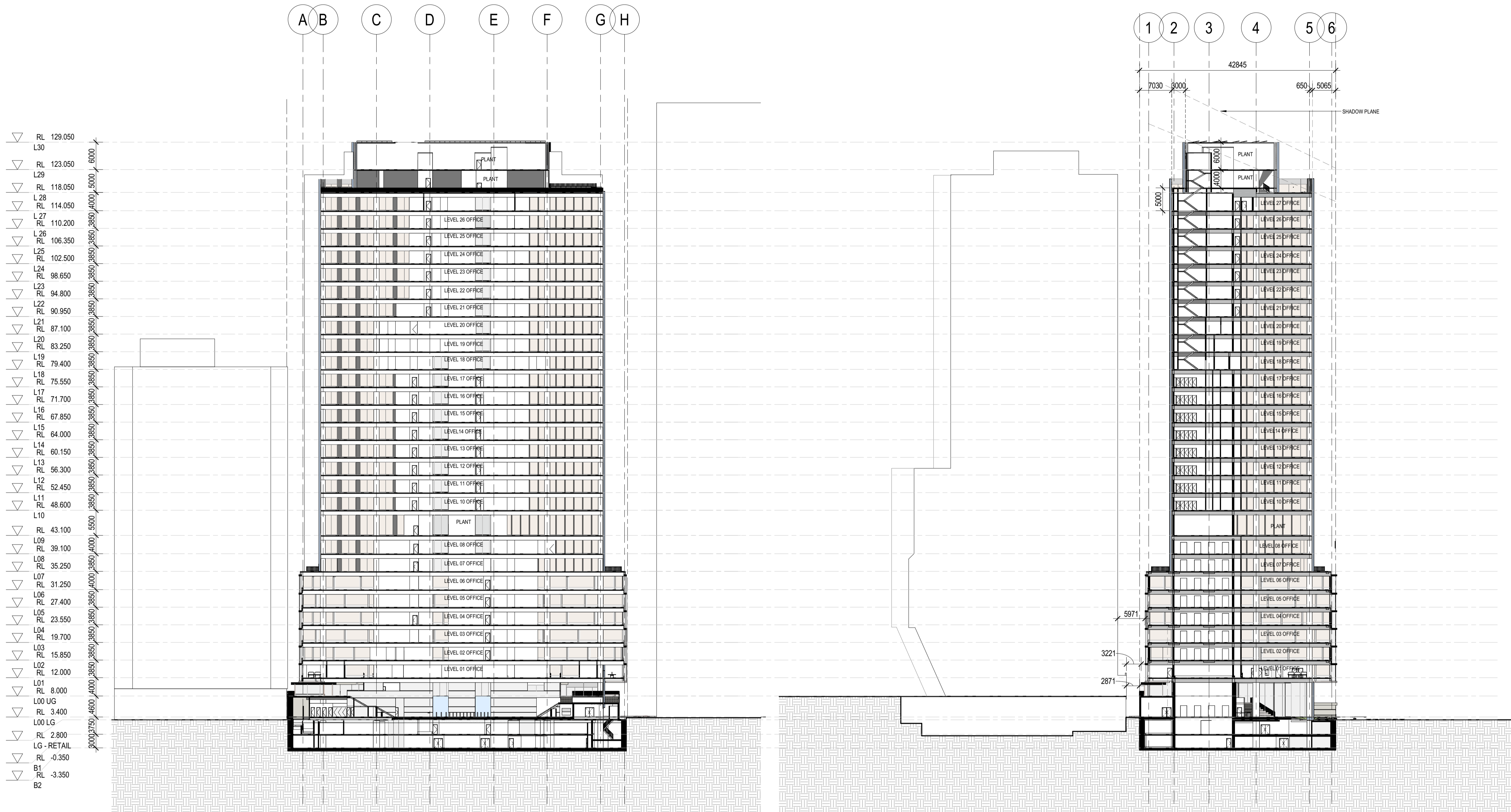
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DRAWING NO.

TP_0220

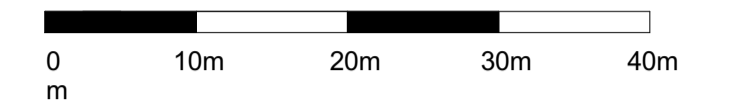
REV NO.

B



REFERENCE MAP

NORTH



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B	ISSUE FOR TOWN PLANNING	21/02/2024

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STATUS

TOWN PLANNING

DRAWING TITLE

GA_SECTIONS

REVIEWED

LG

SCALE @ A1

1 : 500

APPROVED

AL

PROJECT NO.

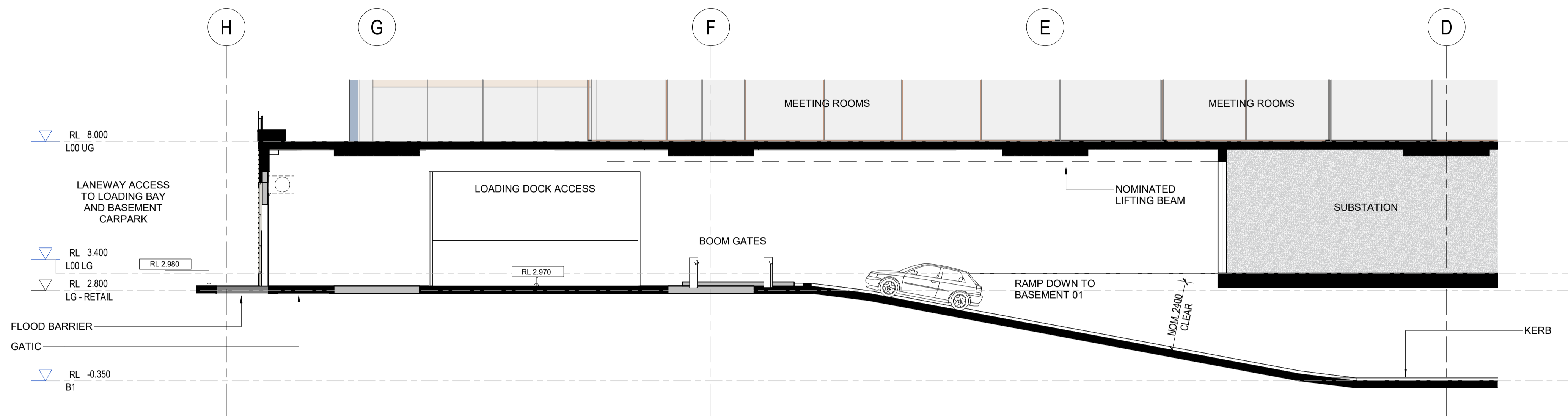
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DRAWING NO.

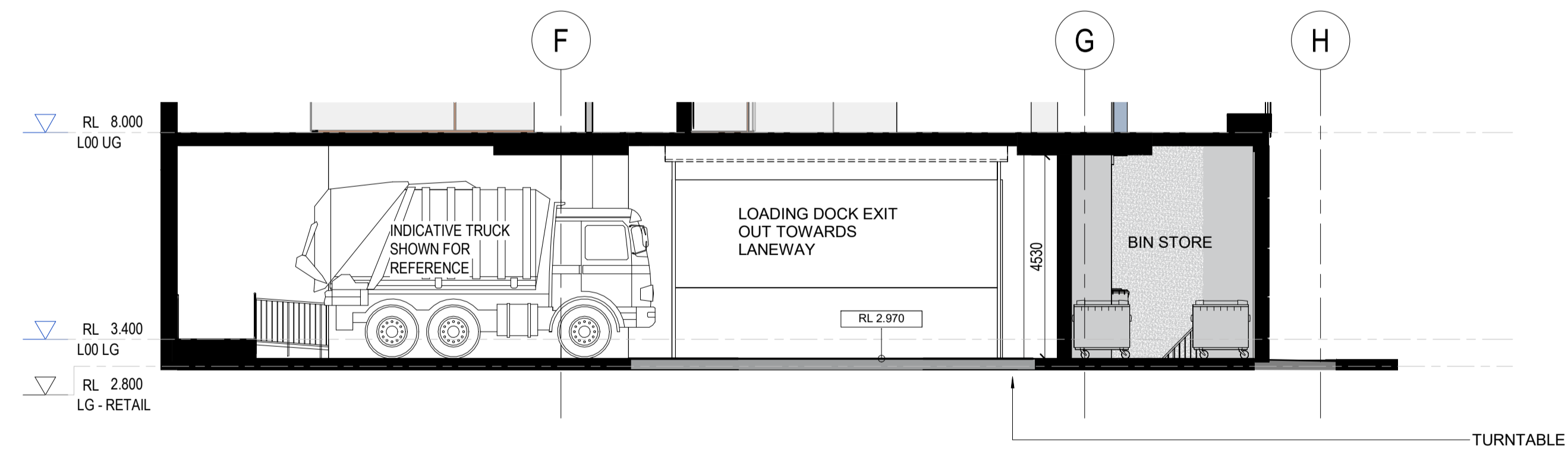
TP_0300

REV NO.

B



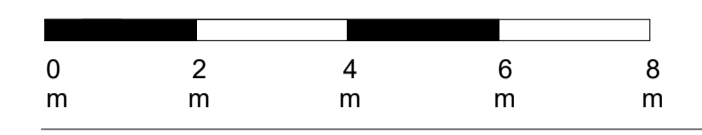
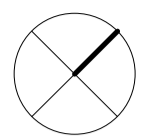
1 CARPARK ENTRY SECTION
1:100



2 LOADING DOCK SECTION
1:100

REFERENCE MAP

NORTH



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REV	DESCRIPTION	DATE
A	ISSUE FOR TOWN PLANNING	28/06/2023
B	ISSUE FOR TOWN PLANNING	21/02/2024

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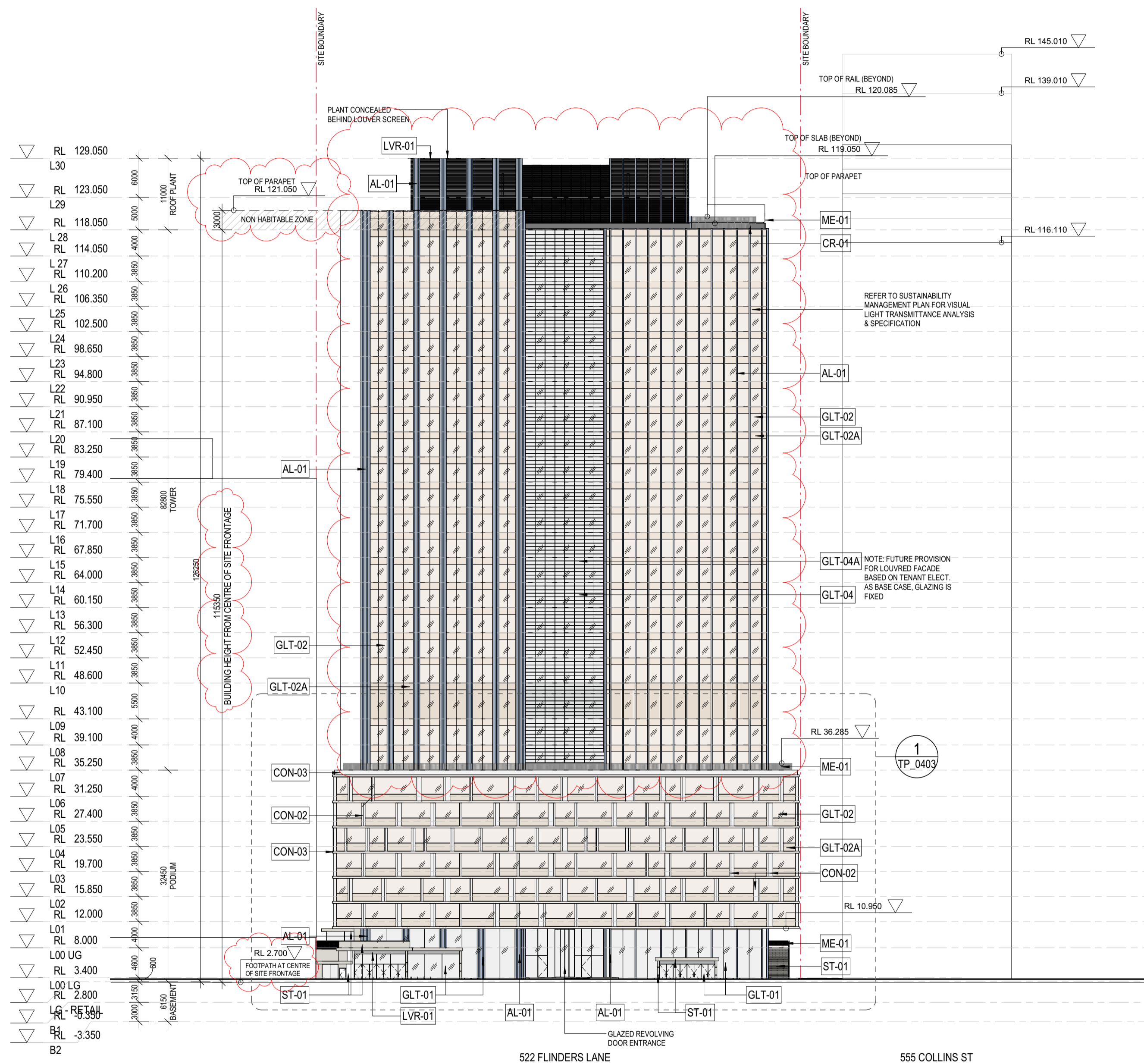
STATUS

TOWN PLANNING

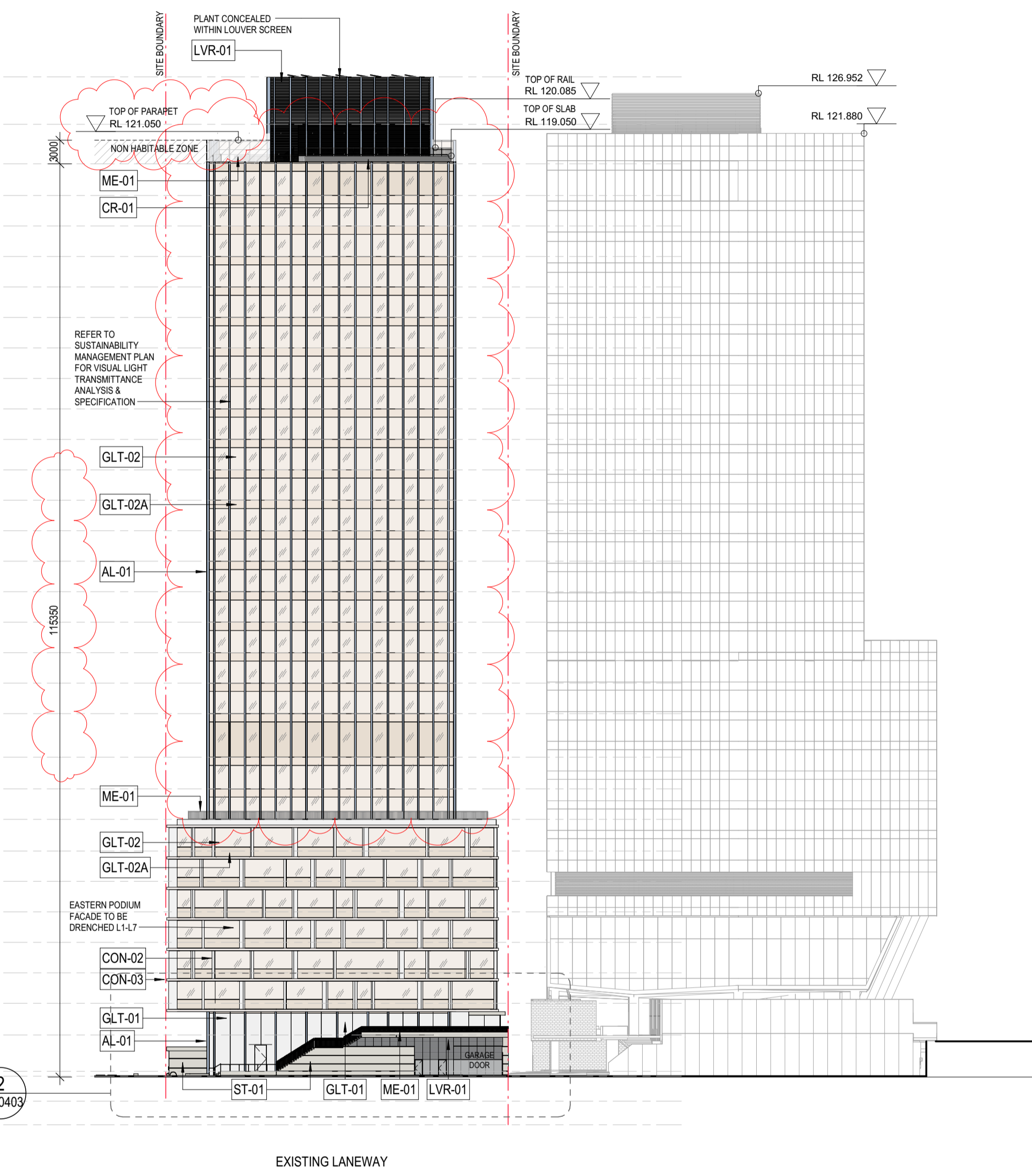
DRAWING TITLE

SECTIONS - DETAIL

REVIEWED	SCALE @ A1
LG	1 : 100
APPROVED	PROJECT NO.
AL	014557
DRAWING NO.	REV NO.
TP_0301	B



1 ELEVATION - SOUTH
1:500



2 ELEVATION - EAST
1:500

MATERIAL KEY			
AL-01	ALUMINIUM - ANODISED - SILVER	GLT-02	TINTED DOUBLE GLAZING - SOFT BRONZE
CON-01	CONCRETE	GLT-02A	GLAZED SPANDREL MATCHING GLT-02
CON-02	GRC - SMOOTH - LUSTROUS WHITE	GLT-03	HIGH PERFORMANCE TINTED DOUBLE GLAZING - MATCHING GLT-02
CON-03	GRC - TEXTURED - WHITE	GLT-03A	HIGH PERFORMANCE GLAZED SPANDREL MATCHING GLT-03
CR-01	CEMENT RENDER - CHARCOAL, MATCHING ROOF PLANT LOUVER	GLT-04	FIXED GLAZING TO 1M, OPERABLE GLAZED LOUVER ABOVE (FOR OPTIONAL TENANT WINTERGARDENS)
LVR-01	LOUVER - CHARCOAL	ME-01	METAL BALUSTRADE - WHITE
GLT-01	CLEAR DOUBLE GLAZING	ME-02	METAL BALUSTRADE - CHARCOAL, MATCHING PLANT LOUVER
GLT-01A	GLAZED SPANDREL MATCHING GLT-01	ST-01	GRANITE (OR SIMILAR) - LIGHT GREY

REFERENCE MAP

NORTH



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REV	DESCRIPTION	DATE
A	ISSUE FOR TOWN PLANNING	28/06/2023
B	ISSUE FOR TOWN PLANNING	21/02/2024

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STATUS

TOWN PLANNING

DRAWING TITLE

GA_ELEVATIONS - EAST & SOUTH

REVIEWED

LG

SCALE @ A1

As indicated

APPROVED

AL

PROJECT NO.

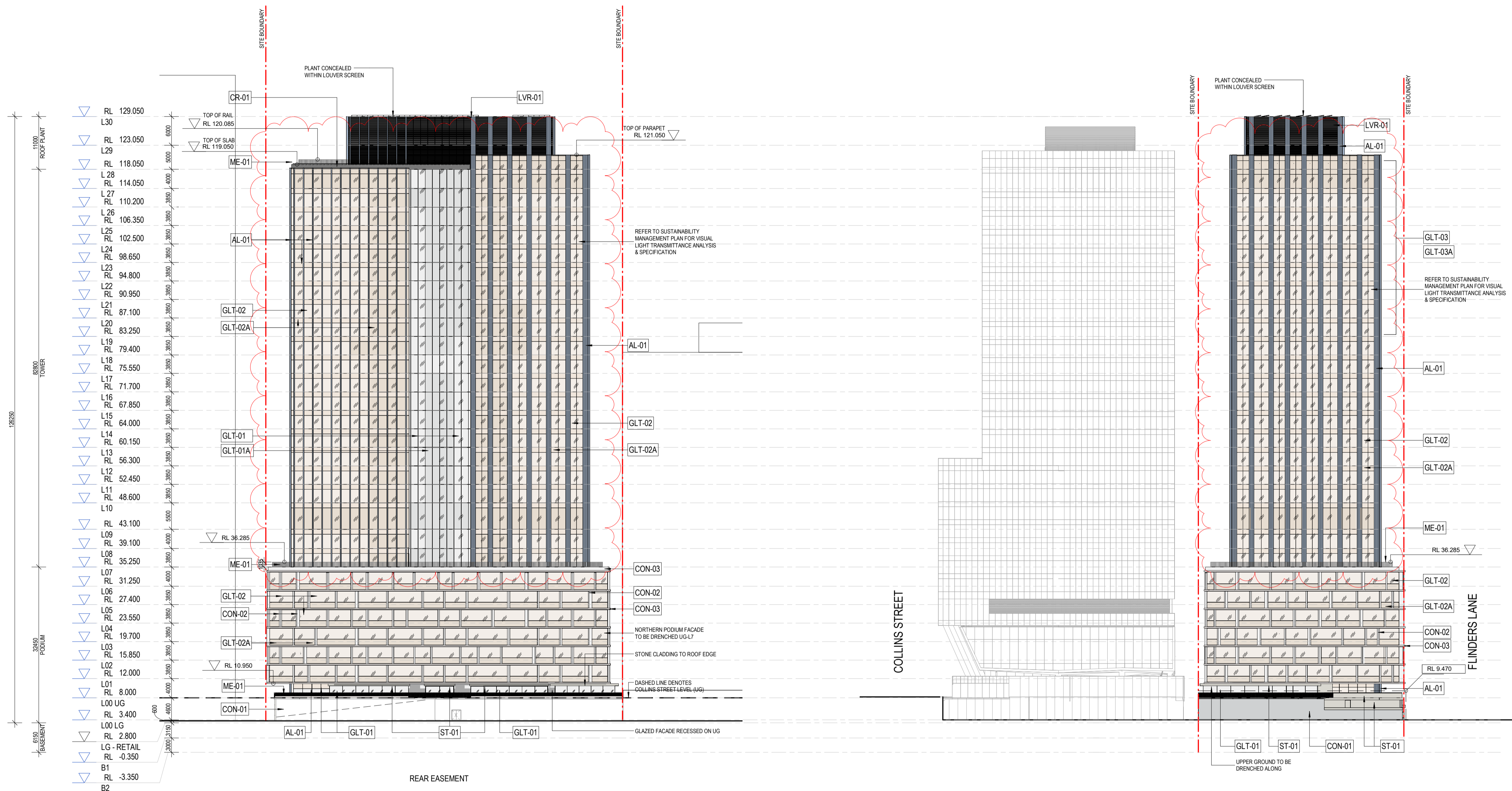
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DRAWING NO.

TP_0401

REV NO.

B



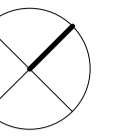
3 ELEVATION - NORTH
1:500

4 ELEVATION - WEST
1:500

MATERIAL KEY			
AL-01	ALUMINIUM - ANODISED - SILVER	GLT-02	TINTED DOUBLE GLAZING - SOFT BRONZE
CON-01	CONCRETE	GLT-02A	GLAZED SPANDREL MATCHING GLT-02
CON-02	GRC - SMOOTH - LUSTROUS WHITE	GLT-03	HIGH PERFORMANCE TINTED DOUBLE GLAZING - MATCHING GLT-02
CON-03	GRC - TEXTURED - WHITE	GLT-03A	HIGH PERFORMANCE GLAZED SPANDREL MATCHING GLT-03
CR-01	CEMENT RENDER - CHARCOAL, MATCHING ROOF PLANT LOUVER	GLT-04	FIXED GLAZING TO 1M, OPERABLE GLAZED LOUVER ABOVE (FOR OPTIONAL TENANT WINTERGARDENS)
LVR-01	LOUVER - CHARCOAL	ME-01	METAL BALUSTRADE - WHITE
GLT-01	CLEAR DOUBLE GLAZING	ME-02	METAL BALUSTRADE - CHARCOAL, MATCHING PLANT LOUVER
GLT-01A	GLAZED SPANDREL MATCHING GLT-01	ST-01	GRANITE (OR SIMILAR) - LIGHT GREY

REFERENCE MAP

NORTH



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REV	DESCRIPTION	DATE
A	ISSUE FOR TOWN PLANNING	28/06/2023
B	ISSUE FOR TOWN PLANNING	21/02/2024

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STATUS

TOWN PLANNING

DRAWING TITLE

GA_ELEVATIONS - WEST & NORTH

REVIEWED

LG

SCALE @ A1

As indicated

APPROVED

AL

PROJECT NO.

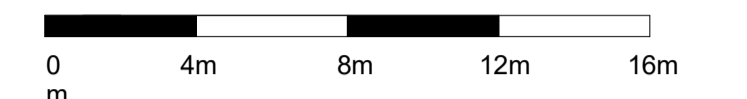
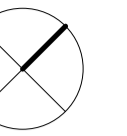
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DRAWING NO.

TP_0402

REV NO.

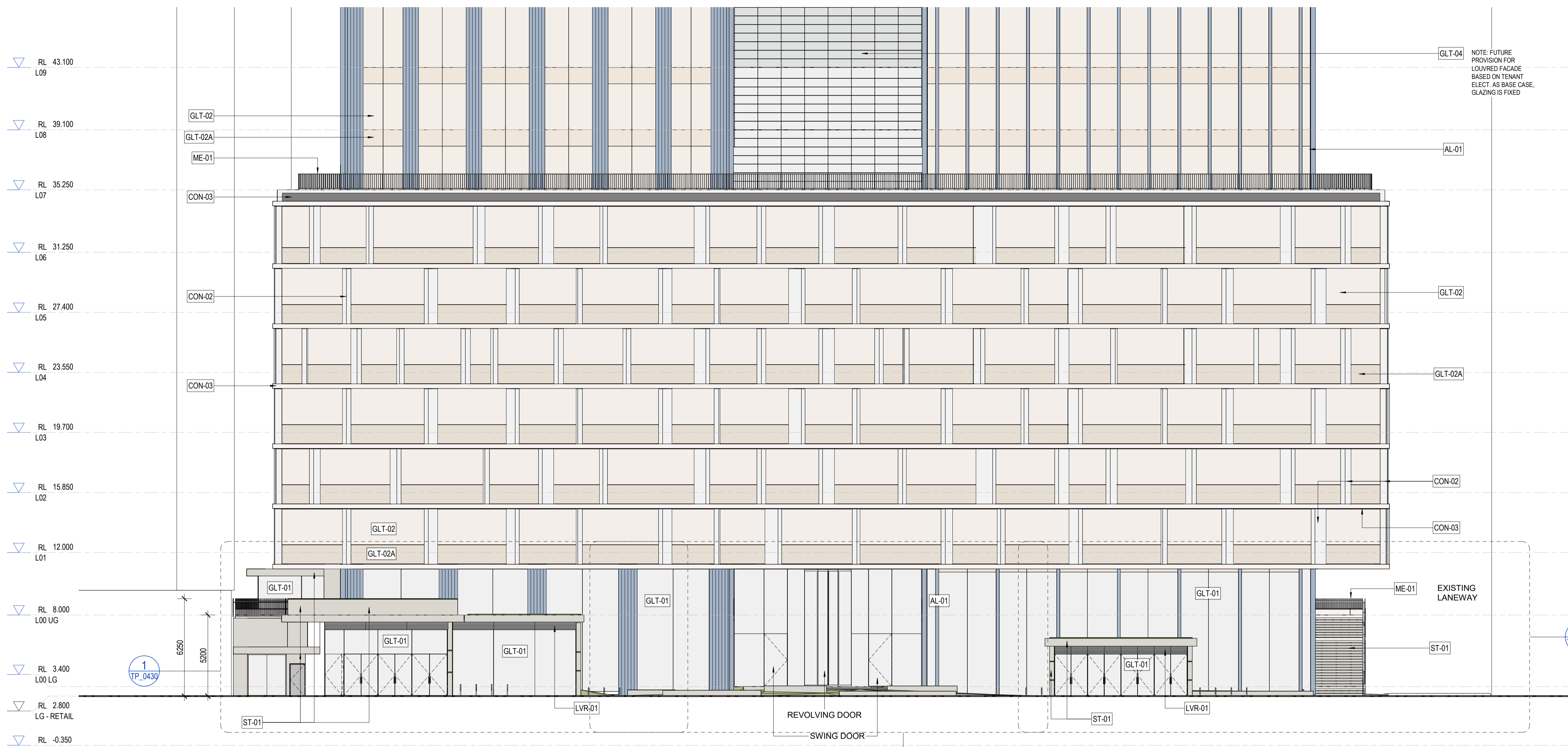
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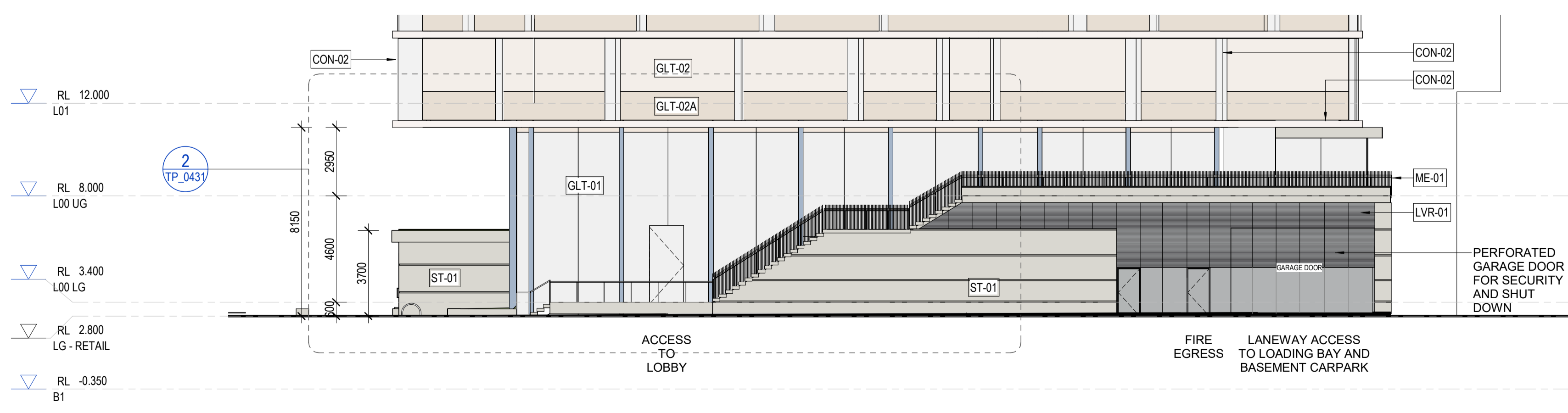
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REV	DESCRIPTION	DATE
A	ISSUE FOR TOWN PLANNING	28/06/2023
B	ISSUE FOR TOWN PLANNING	21/02/2024



1 ELEVATION - SOUTH - STREET DETAIL
1:150



2 ELEVATION - EAST - STREET DETAIL
1:150

MATERIAL KEY			
AL-01	ALUMINIUM - ANODISED - SILVER	GLT-02	TINTED DOUBLE GLAZING - SOFT BRONZE
CON-01	CONCRETE	GLT-02A	GLAZED SPANDREL MATCHING GLT-02
CON-02	GRC - SMOOTH - LUSTROUS WHITE	GLT-03	HIGH PERFORMANCE TINTED DOUBLE GLAZING - MATCHING GLT-02
CON-03	GRC - TEXTURED - WHITE	GLT-03A	HIGH PERFORMANCE GLAZED SPANDREL MATCHING GLT-03
CR-01	CEMENT RENDER - CHARCOAL, MATCHING ROOF PLANT LOUVER	GLT-04	FIXED GLAZING TO 1M, OPERABLE GLAZED LOUVER ABOVE (FOR OPTIONAL TENANT WINTERGARDENS)
LVR-01	LOUVER - CHARCOAL	ME-01	METAL BALUSTRADE - WHITE
GLT-01	CLEAR DOUBLE GLAZING	ME-02	METAL BALUSTRADE - CHARCOAL, MATCHING PLANT LOUVER
GLT-01A	GLAZED SPANDREL MATCHING GLT-01	ST-01	GRANITE (OR SIMILAR) - LIGHT GREY

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 Melbourne VIC 3000

STATUS

FOR INFORMATION

DRAWING TITLE
 ELEVATIONS - DETAIL

REVIEWED

LG

SCALE @ A1

As indicated

APPROVED

AL

PROJECT NO.

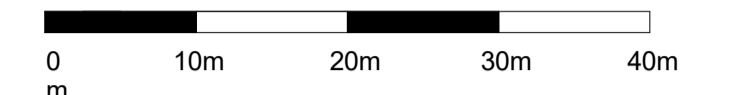
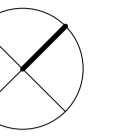
014557

DRAWING NO.

TP_0403

REV NO.

B



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REV	DESCRIPTION	DATE
A	ISSUE FOR TOWN PLANNING	28/06/2023
B	ISSUE FOR TOWN PLANNING	21/02/2024

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STATUS

TOWN PLANNING

DRAWING TITLE

FACADE SYSTEMS DRAWINGS

REVIEWED

LG

APPROVED

AL

DRAWING NO.

TP_0410

SCALE @ A1

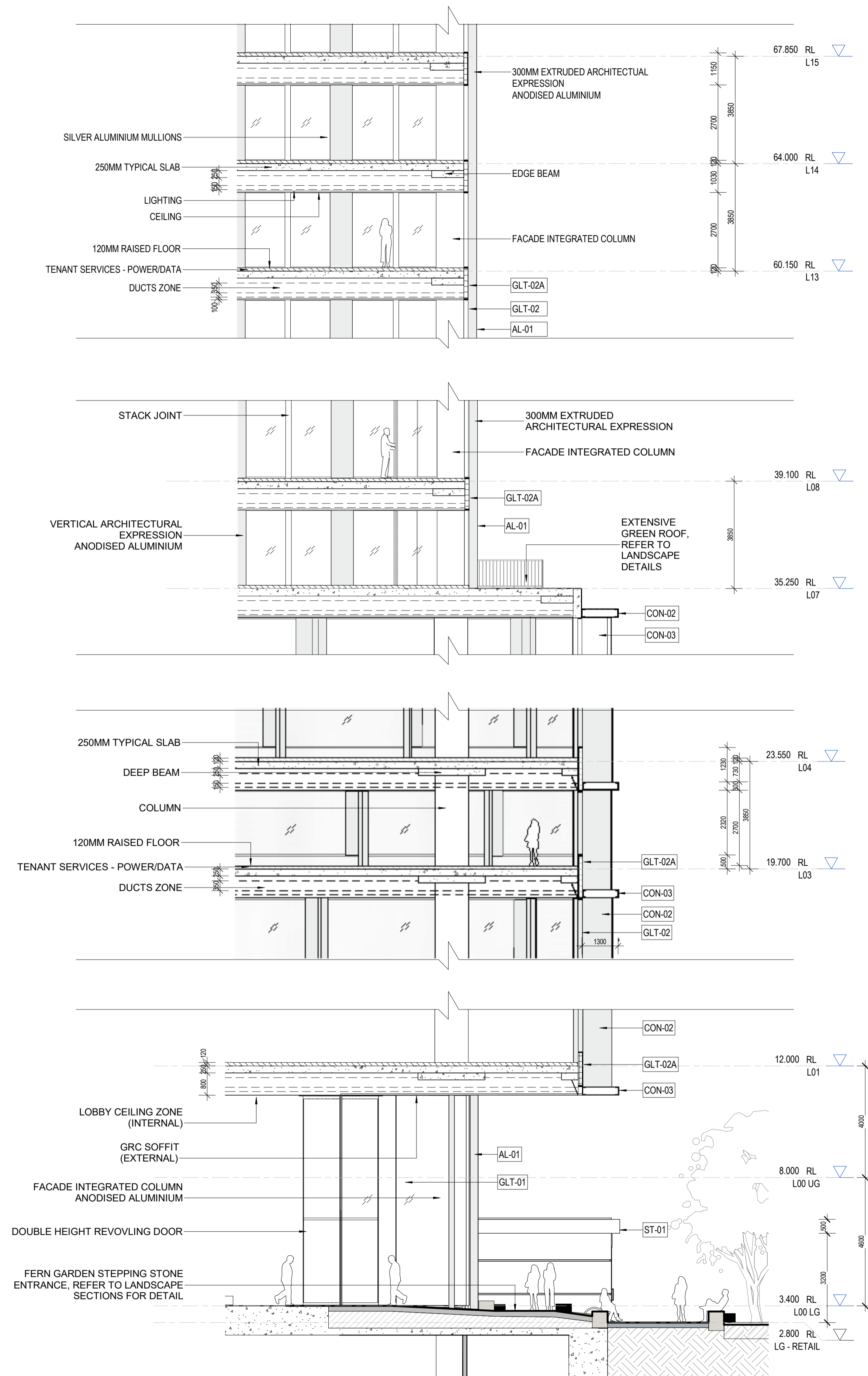
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PROJECT NO.

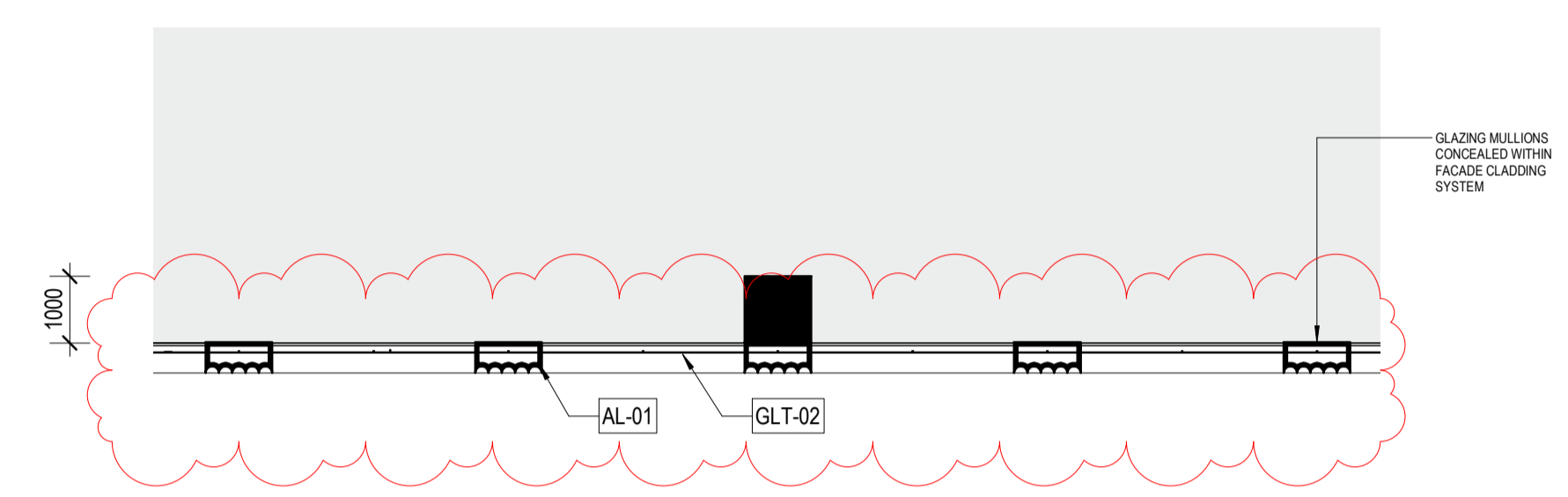
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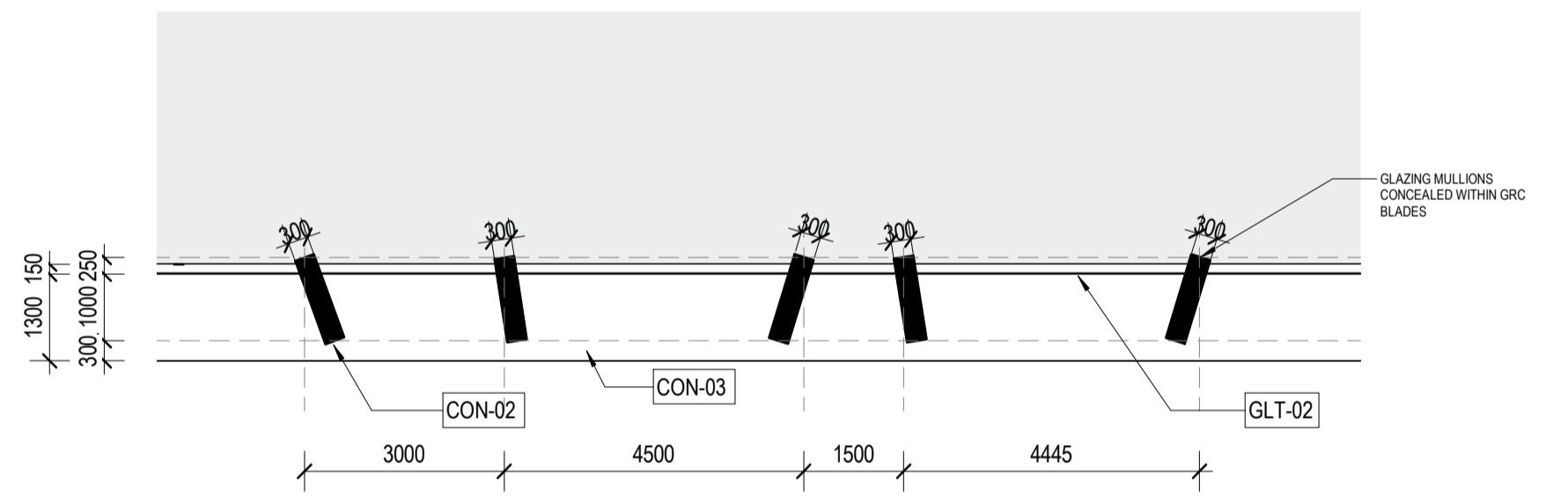
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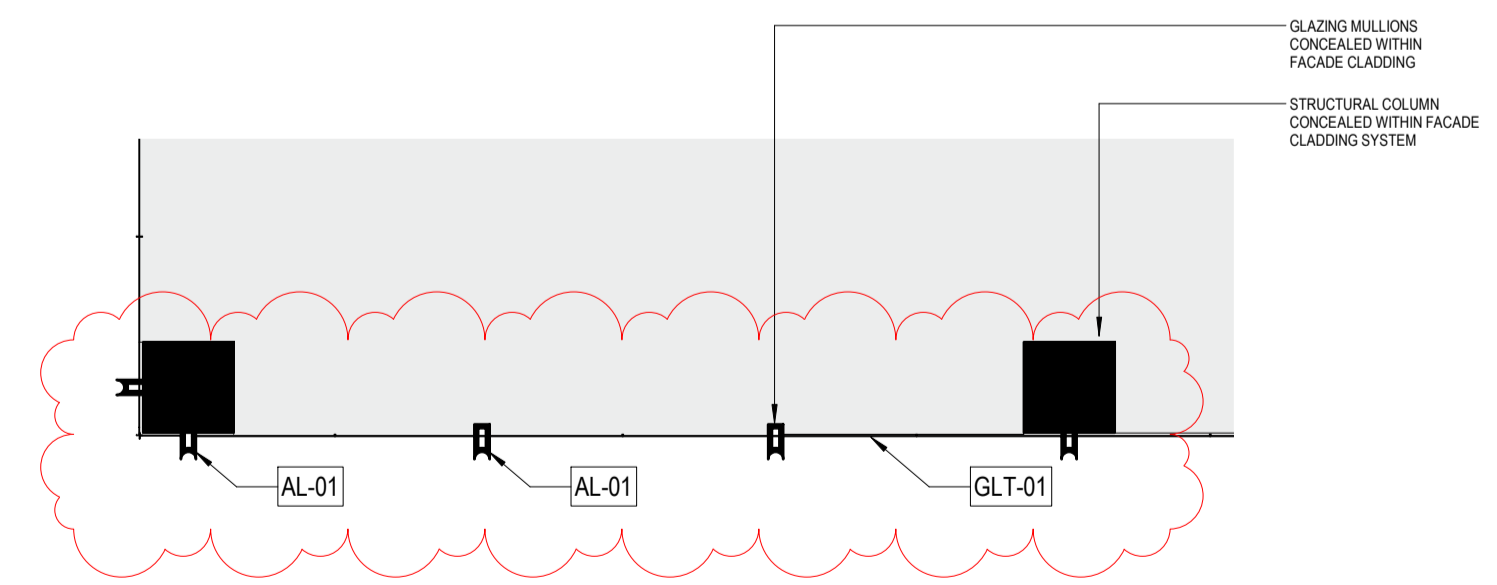
1 SECTION - FAÇADE DETAILS
1:100



2 TYPICAL FAÇADE DETAIL - TOWER
1:100



3 TYPICAL FAÇADE DETAIL - PODIUM
1:100



4 TYPICAL FAÇADE DETAIL - GROUND PLANE
1:100

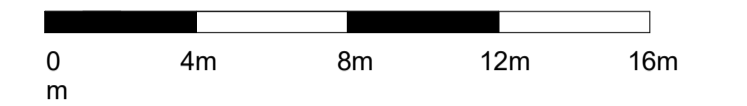
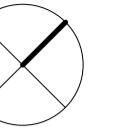
A

B

C

REFERENCE MAP

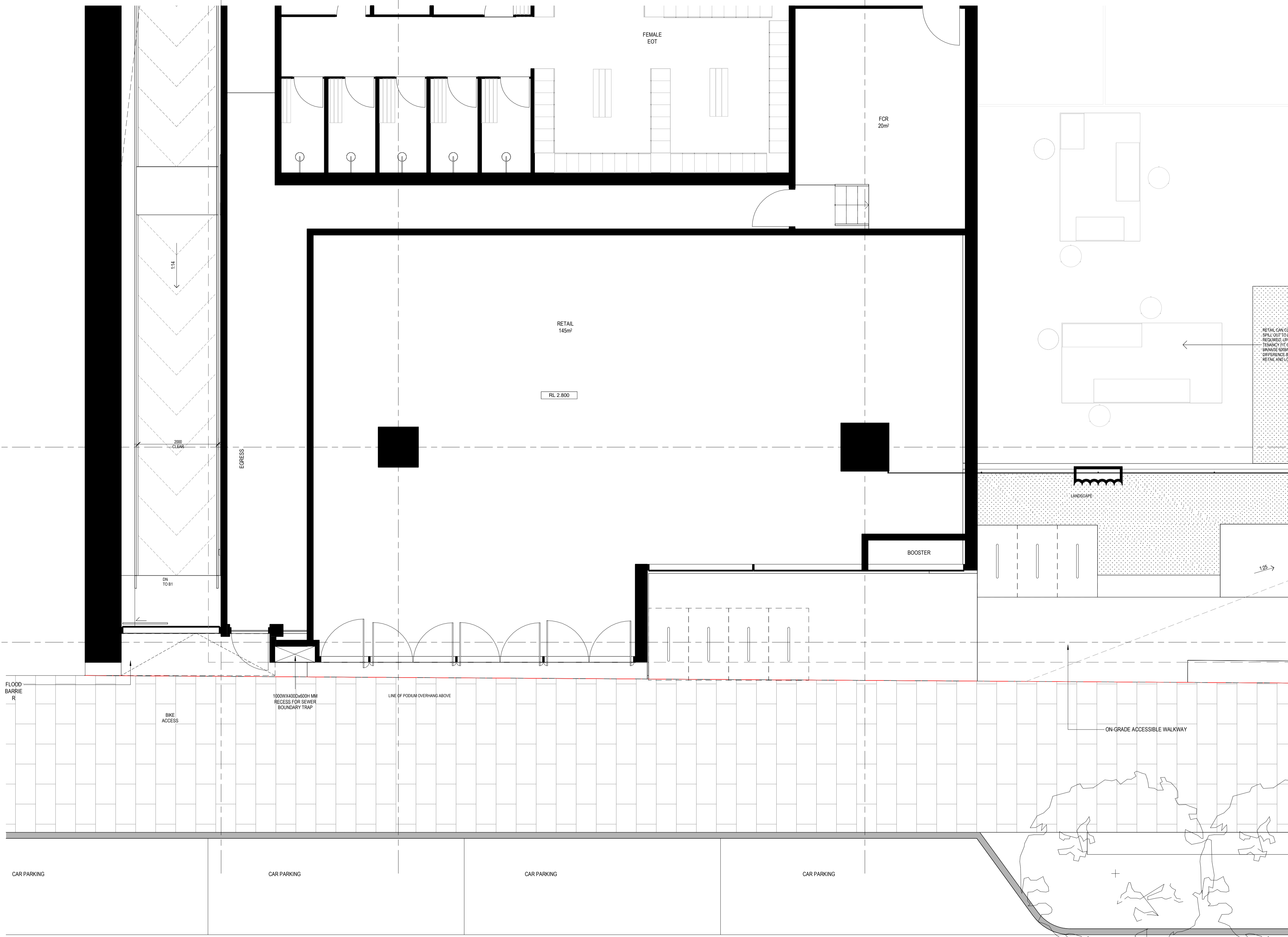
NORTH



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REV	DESCRIPTION	DATE
A	ISSUE FOR TOWN PLANNING	21/02/2024



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STATUS

TOWN PLANNING

DRAWING TITLE

DETAIL_LOWER GROUND - ZONE A

REVIEWED

LG

SCALE @ A1

1 : 50

APPROVED

AL

PROJECT NO.

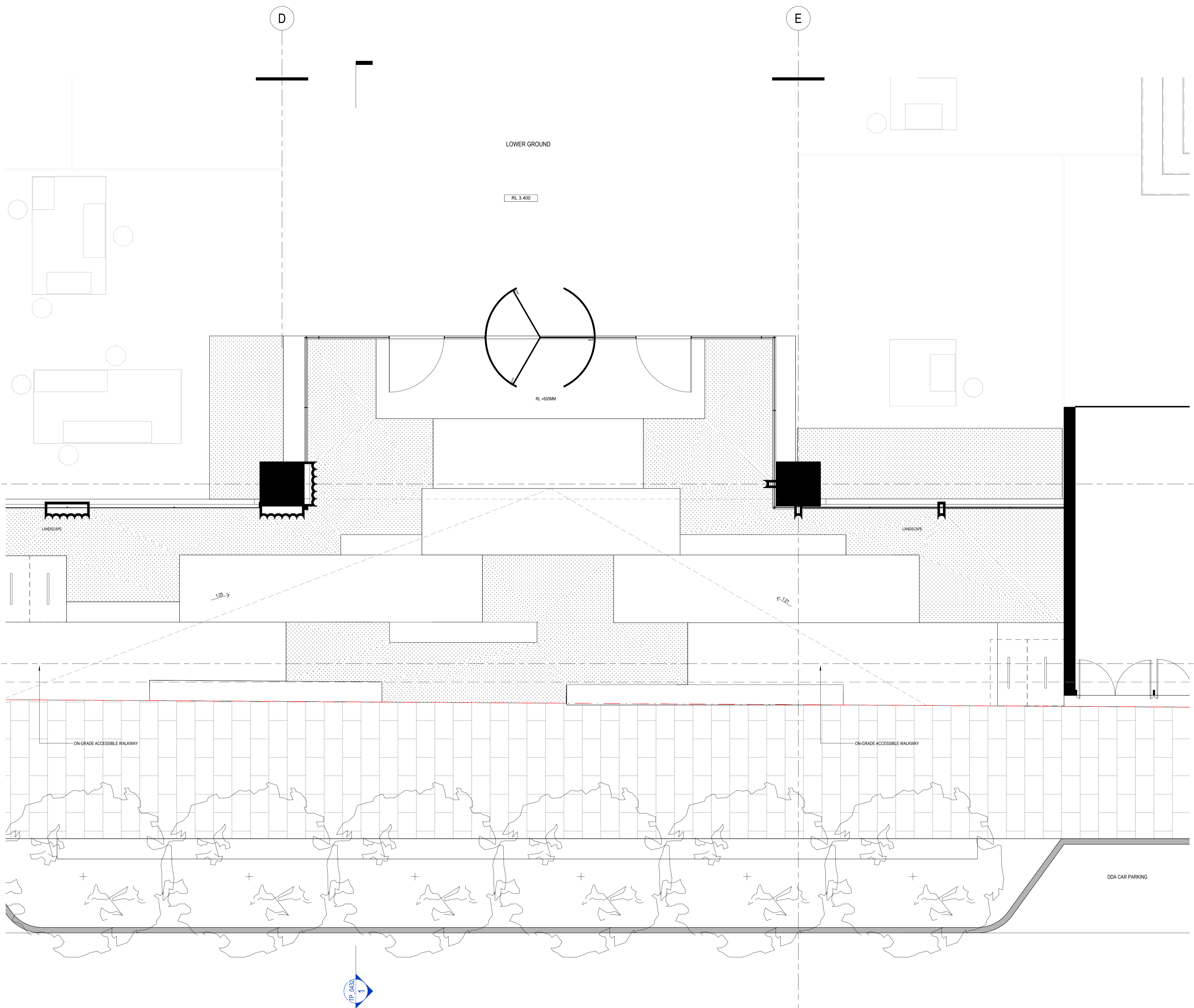
014557

DRAWING NO.

TP_0420

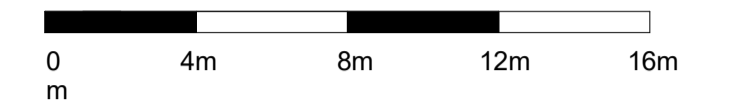
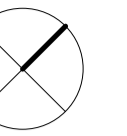
REV NO.

A



REFERENCE MAP

NORTH



NOTES

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REV	DESCRIPTION	DATE
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PROJECT

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Melbourne VIC 3000

STATUS

TOWN PLANNING

DRAWING TITLE

DETAIL_LOWER GROUND - ZONE B

REVIEWED

LG

SCALE @ A1

1 : 50

APPROVED

AL

PROJECT NO.

014557

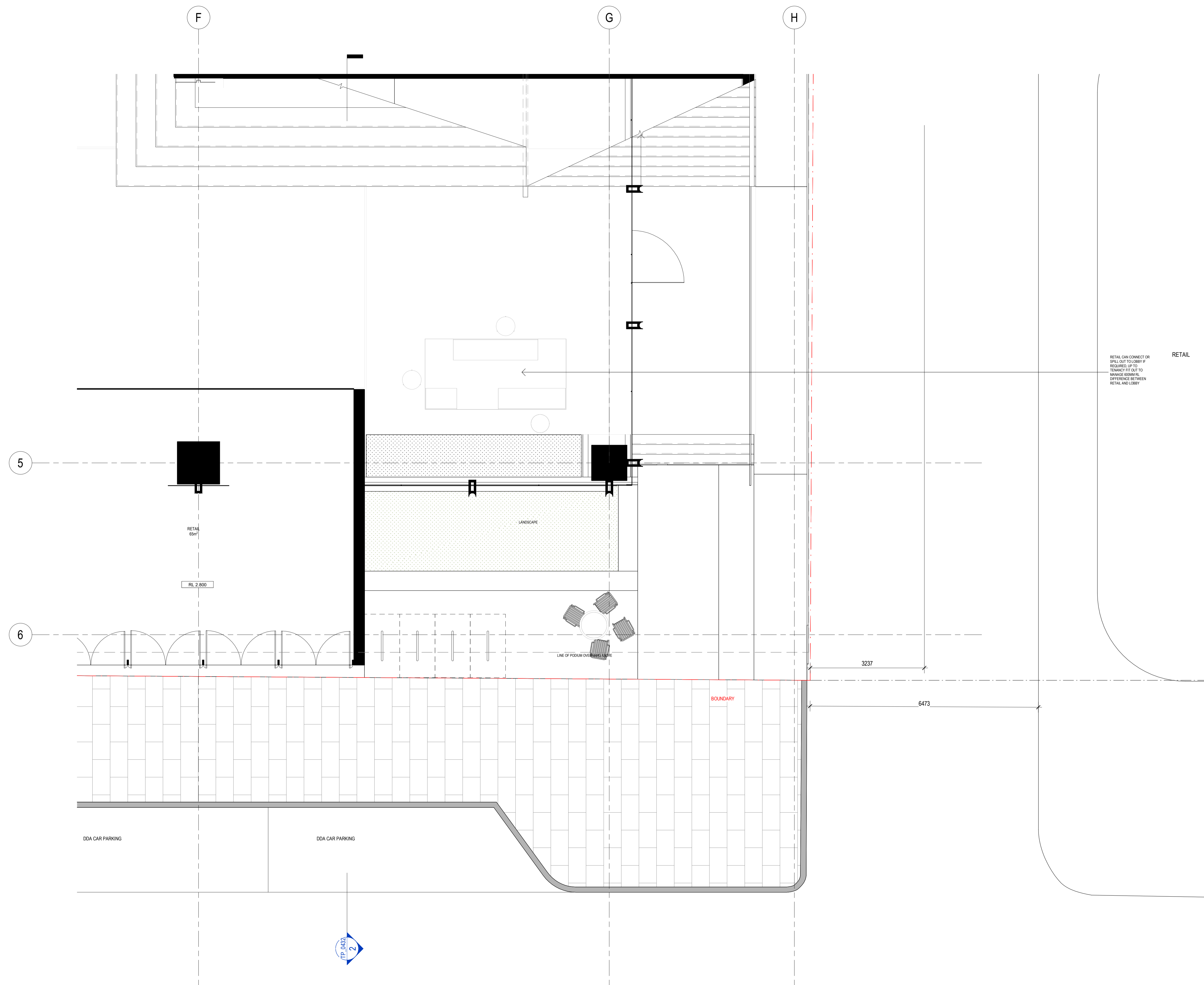
DRAWING NO.

TP_0421

REV NO.

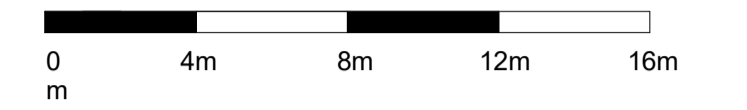
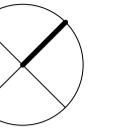
A





REFERENCE MAP

NORTH



NOTES

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REV	DESCRIPTION	DATE
A	ISSUE FOR TOWN PLANNING	21/02/2024

RETAIL CAN CONNECT OR SET OUT TO LOBBY IF REQUIRED. UP TO TOWNPLANNING TO MANAGE 60MM FL DIFFERENCE BETWEEN RETAIL AND LOBBY

RETAIL

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522 Flinders Lane
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Melbourne VIC 3000

STATUS

TOWN PLANNING

DRAWING TITLE

DETAIL_LOWER GROUND - ZONE C

REVIEWED

LG

SCALE @ A1

1 : 50

APPROVED

AL

PROJECT NO.

014557

DRAWING NO.

TP_0422

REV NO.

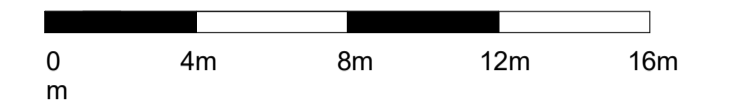
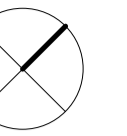
A





REFERENCE MAP

NORTH



NOTES

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REV	DESCRIPTION	DATE
A	ISSUE FOR TOWN PLANNING	28/06/2023
B	ISSUE FOR TOWN PLANNING	21/02/2024

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Investa

PROJECT

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Melbourne VIC 3000

STATUS

TOWN PLANNING

DRAWING TITLE

DETAIL_LOWER GROUND - ZONE D

REVIEWED

LG

SCALE @ A1

1 : 50

APPROVED

AL

PROJECT NO.

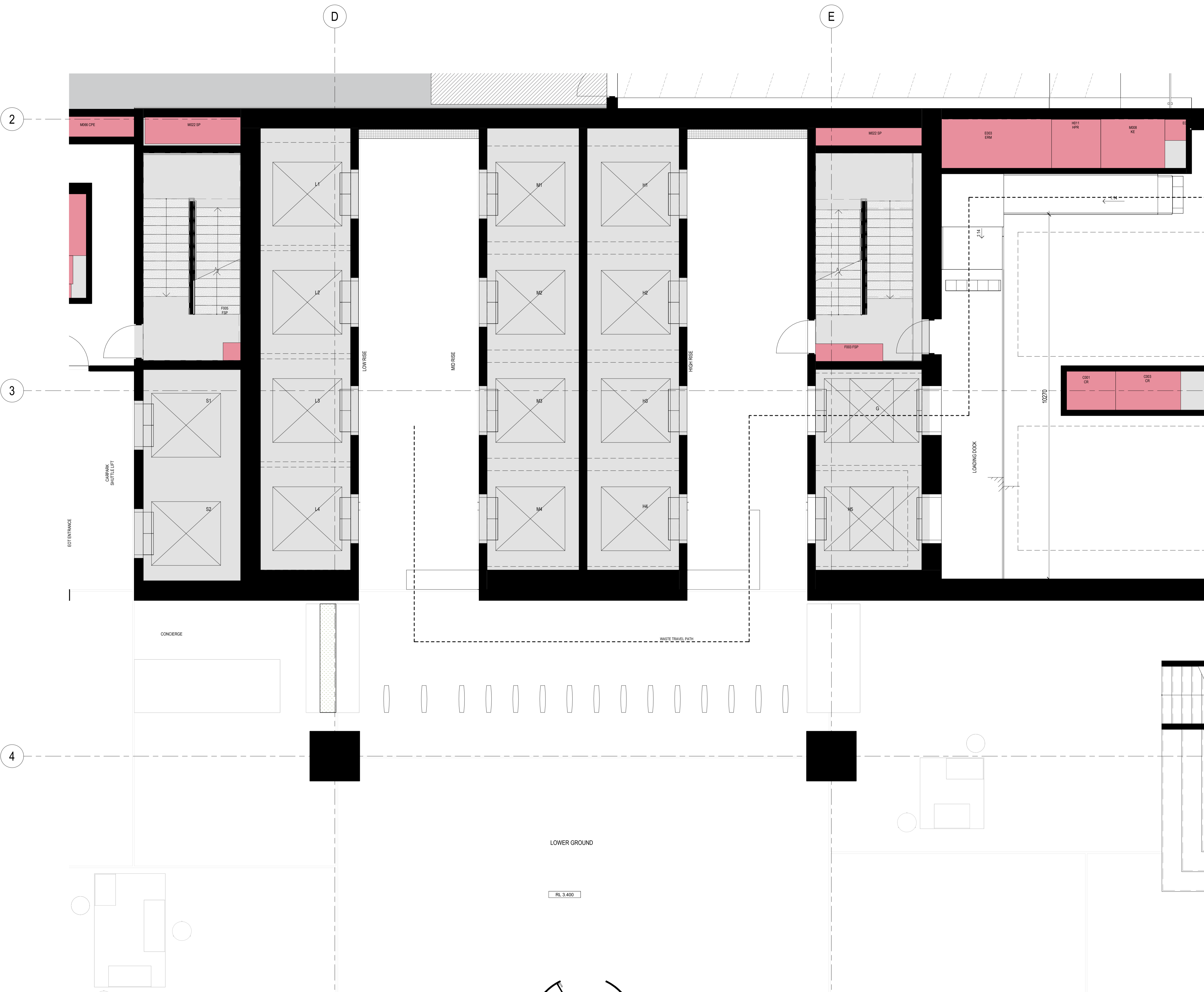
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DRAWING NO.

TP_0423

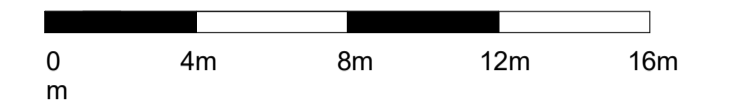
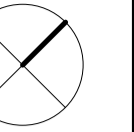
REV NO.

B



REFERENCE MAP

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REV	DESCRIPTION	DATE
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Melbourne VIC 3000

STATUS

TOWN PLANNING

DRAWING TITLE

DETAIL_LOWER GROUND - ZONE E

REVIEWED

LG

SCALE @ A1

1 : 50

APPROVED

AL

PROJECT NO.

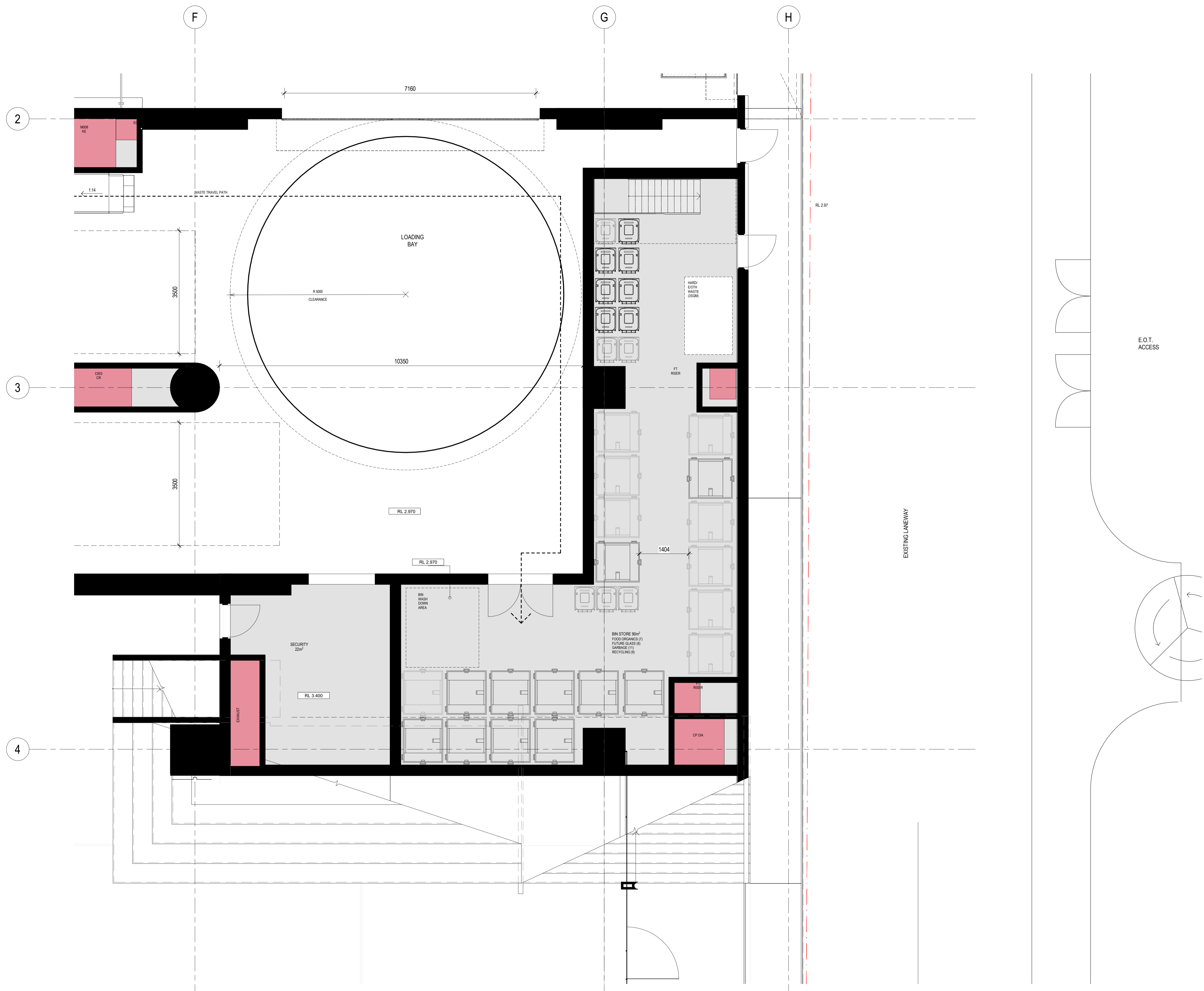
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DRAWING NO.

TP_0424

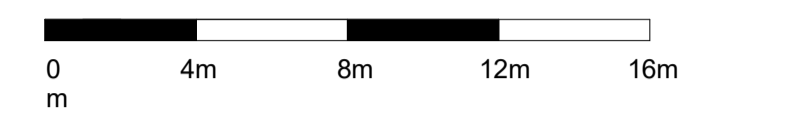
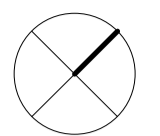
REV NO.

B



REFERENCE MAP

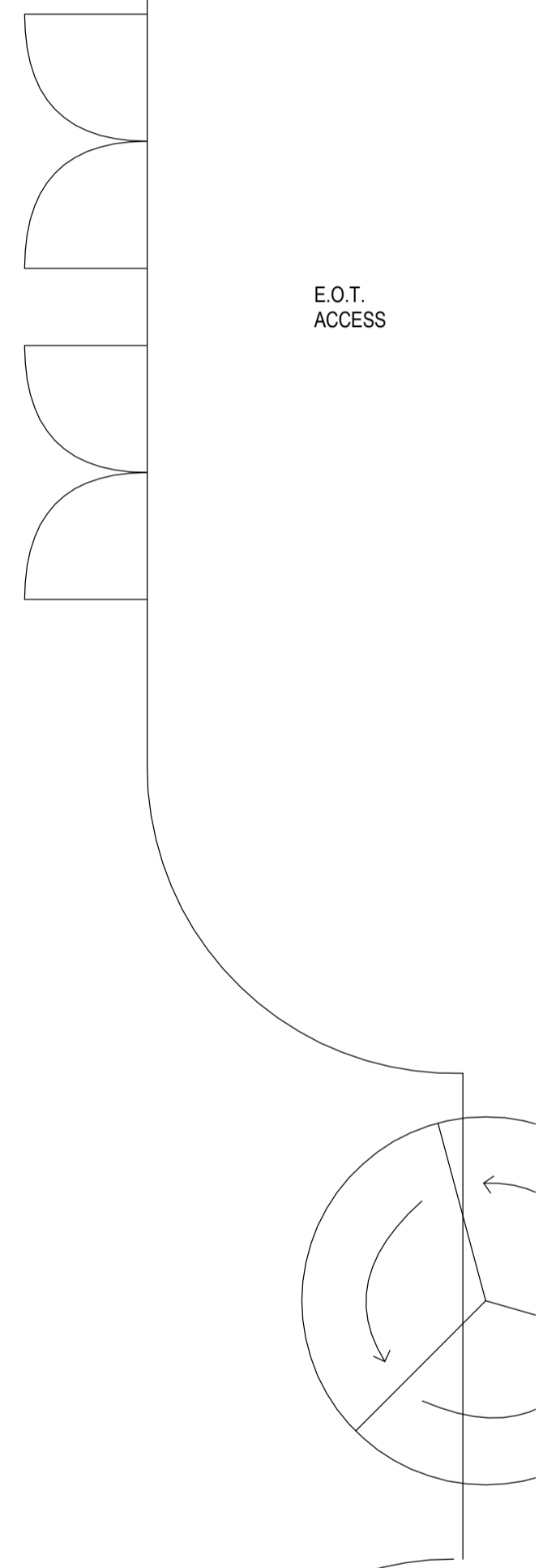
NORTH



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REV	DESCRIPTION	DATE
A	ISSUE FOR TOWN PLANNING	28/06/2023
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PROJECT

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STATUS

TOWN PLANNING

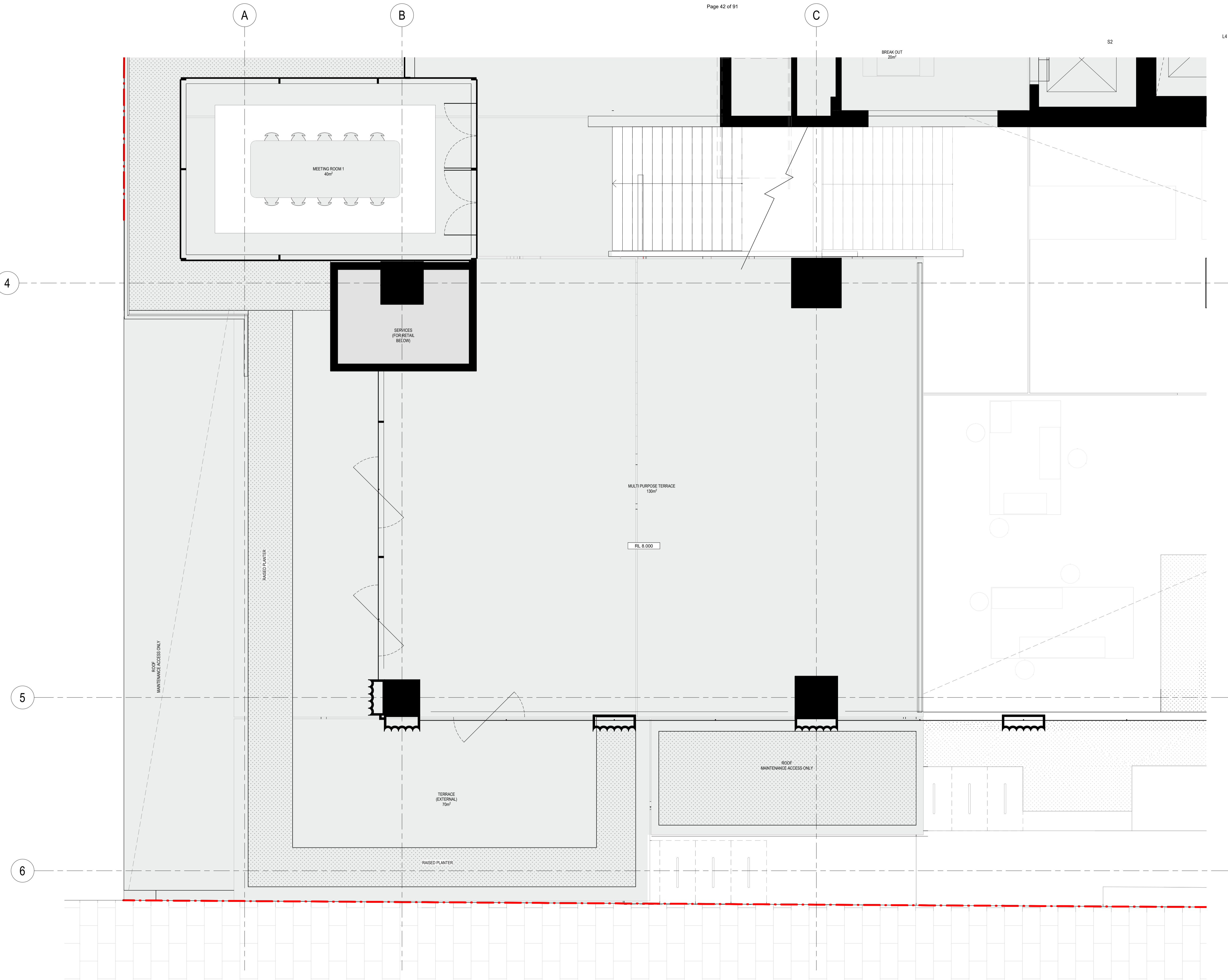
DRAWING TITLE

DETAIL_LOWER GROUND - ZONE F

REVIEWED LG SCALE @ A1 1 : 50

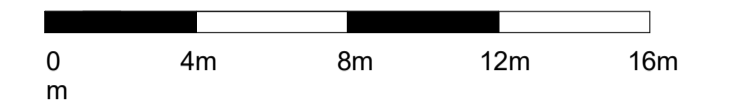
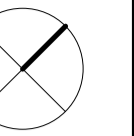
APPROVED AL PROJECT NO. 014557

DRAWING NO. TP_0425 REV NO. B



REFERENCE MAP

NORTH



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REV	DESCRIPTION	DATE
A	ISSUE FOR TOWN PLANNING	21/02/2024

DATE

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PROJECT

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STATUS

TOWN PLANNING

DRAWING TITLE

DETAIL_UPPER GROUND - ZONE A

REVIEWED

LG

SCALE @ A1

1 : 50

APPROVED

AL

PROJECT NO.

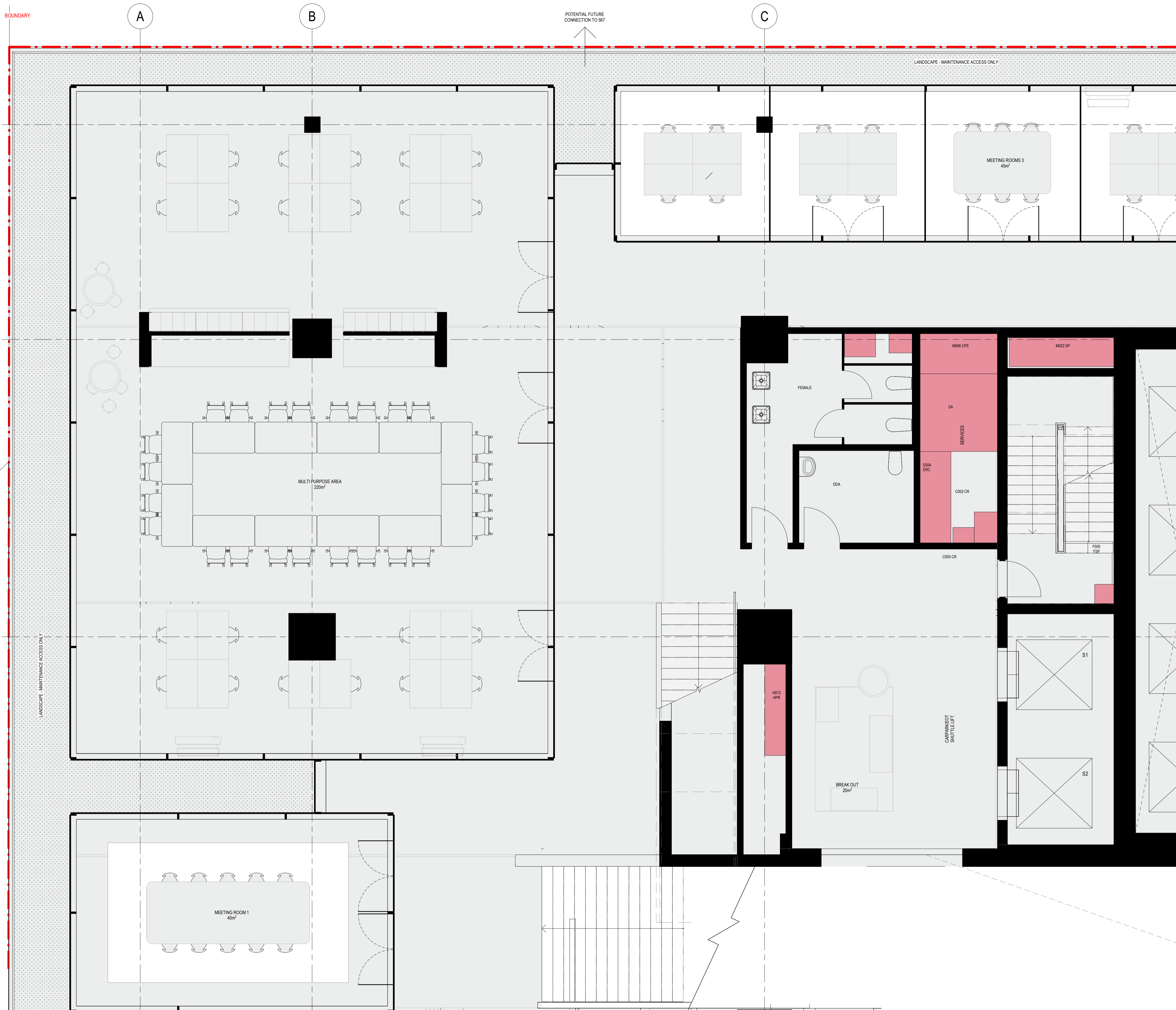
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DRAWING NO.

TP_0426

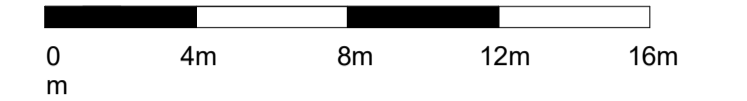
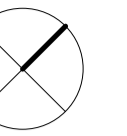
REV NO.

A



REFERENCE MAP

NORTH



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A	ISSUE FOR TOWN PLANNING	21/02/2024

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STATUS

TOWN PLANNING

DRAWING TITLE

DETAIL_UPPER GROUND - ZONE B

REVIEWED

LG

SCALE @ A1

1 : 50

APPROVED

AL

PROJECT NO.

014557

DRAWING NO.

TP_0427

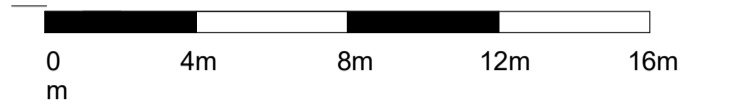
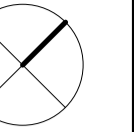
REV NO.

A



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STATUS

TOWN PLANNING

DRAWING TITLE

DETAIL_UPPER GROUND - ZONE C

REVIEWED

LG

SCALE @ A1

1 : 50

APPROVED

AL

PROJECT NO.

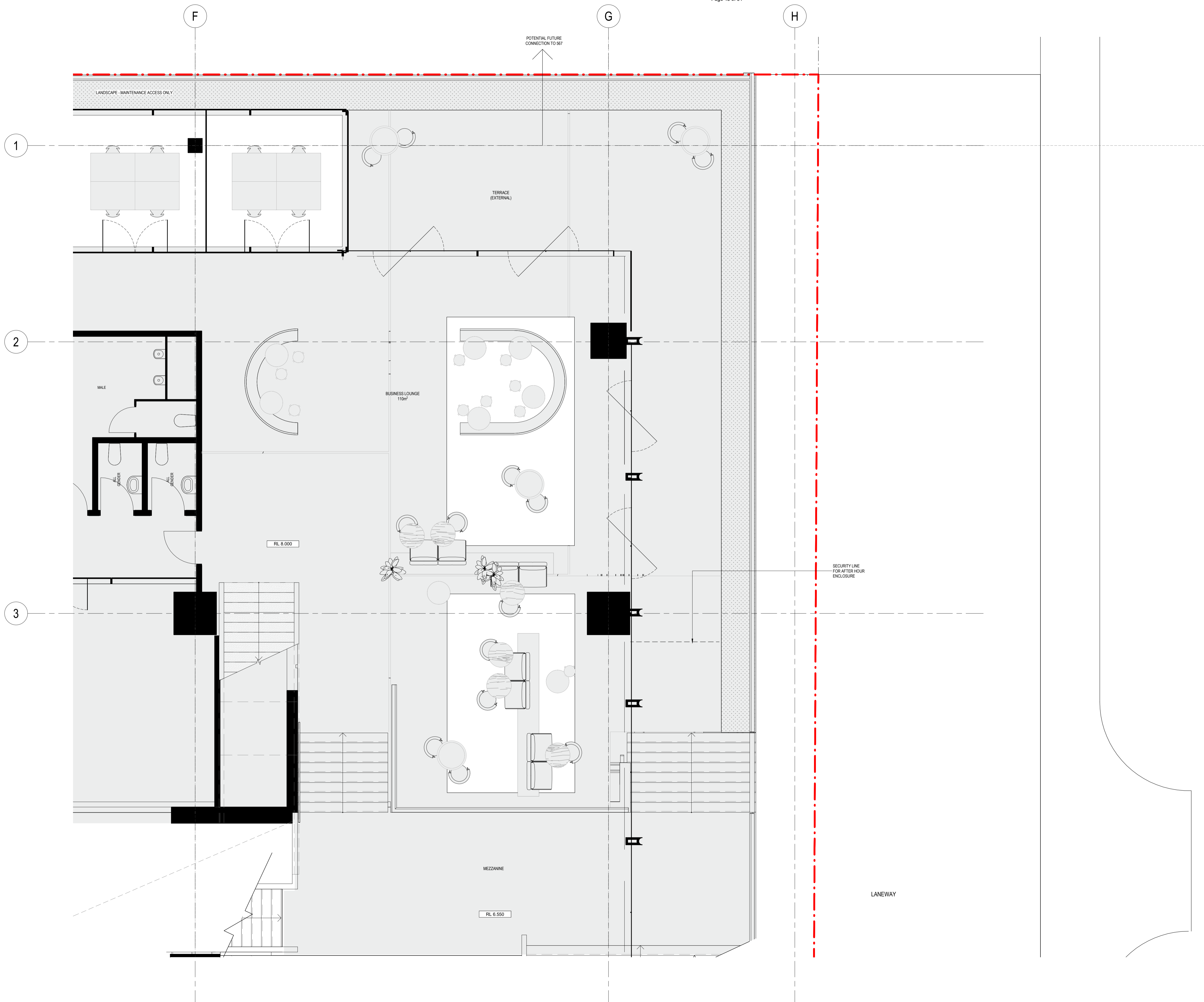
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DRAWING NO.

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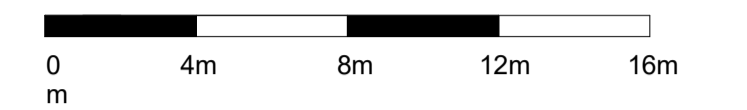
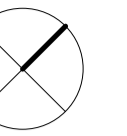
REV NO.

A



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Melbourne VIC 3000

STATUS

TOWN PLANNING

DRAWING TITLE

DETAIL_UPPER GROUND - ZONE D

REVIEWED

LG

SCALE @ A1

1 : 50

APPROVED

AL

PROJECT NO.

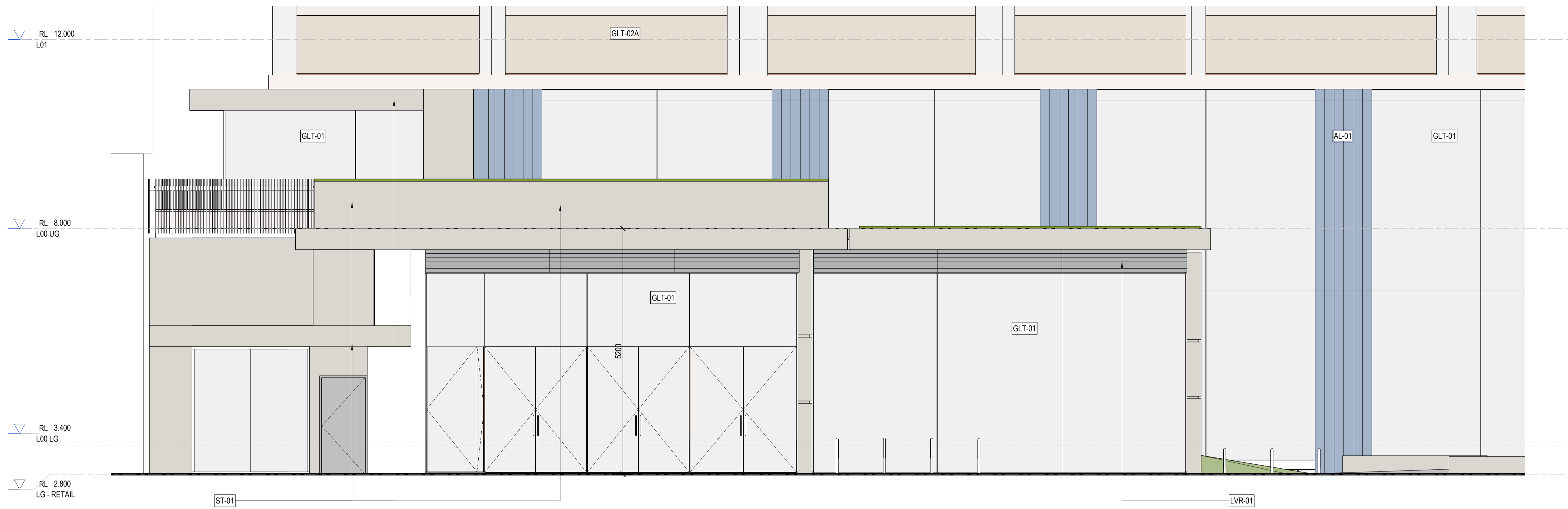
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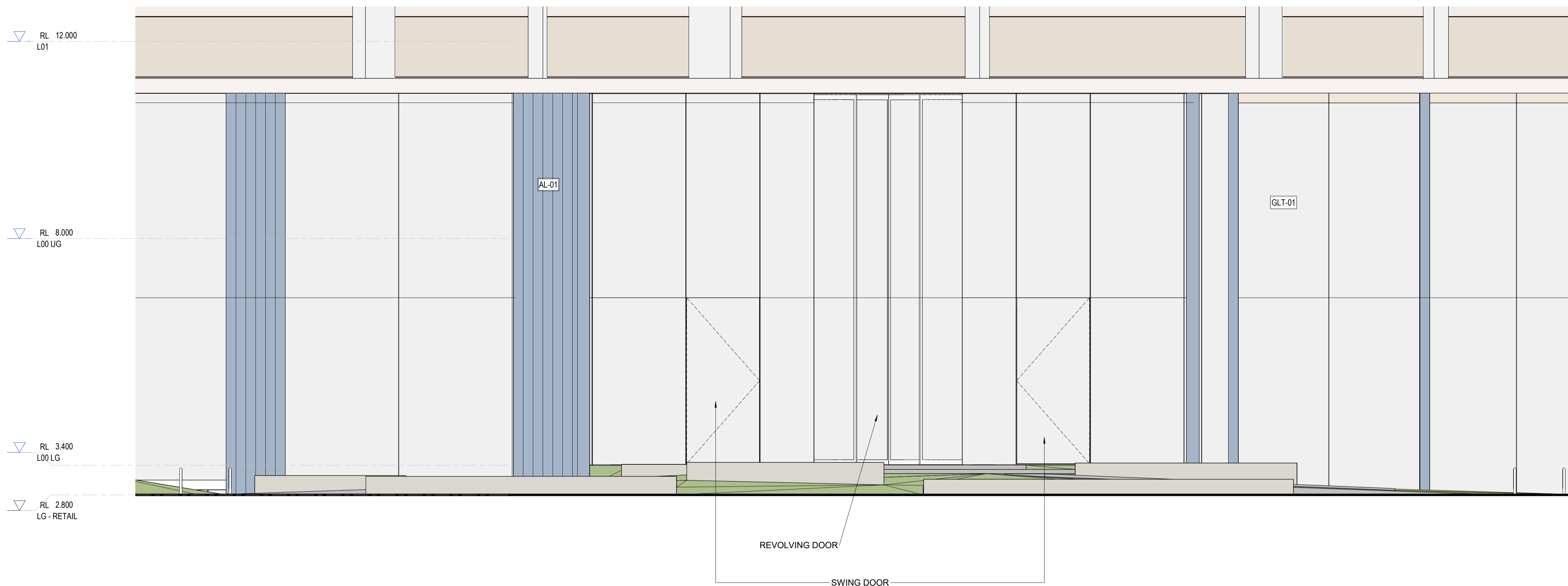
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REV NO.

A



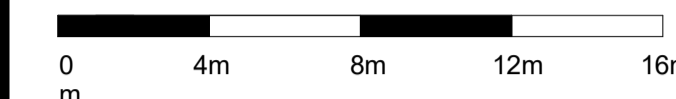
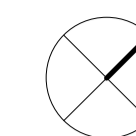
1 ELEVATION - SOUTH - STREET DETAIL 1
1:50



2 ELEVATION - SOUTH - STREET DETAIL 2
1:50

REFERENCE MAP

NORTH



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522 Flinders Ln
Melbourne VIC 3000

STATUS

FOR INFORMATION

DRAWING TITLE

DETAIL ELEVATIONS 1

REVIEWED

LG

SCALE @ A1

1 : 50

APPROVED

AL

PROJECT NO.

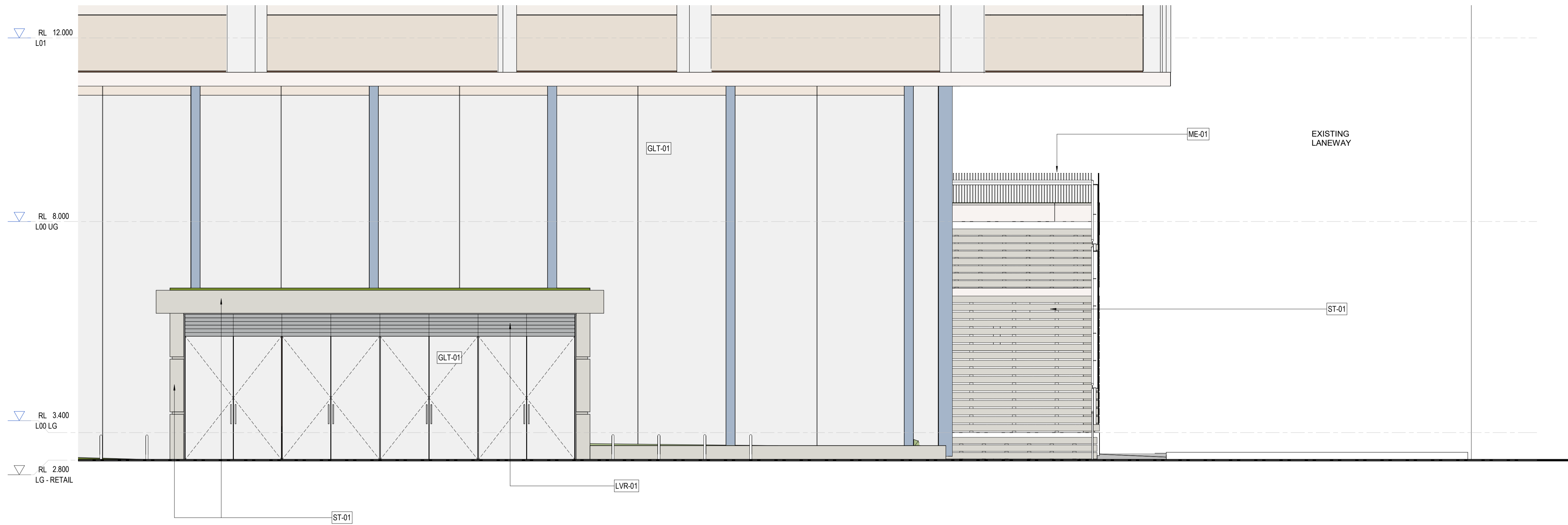
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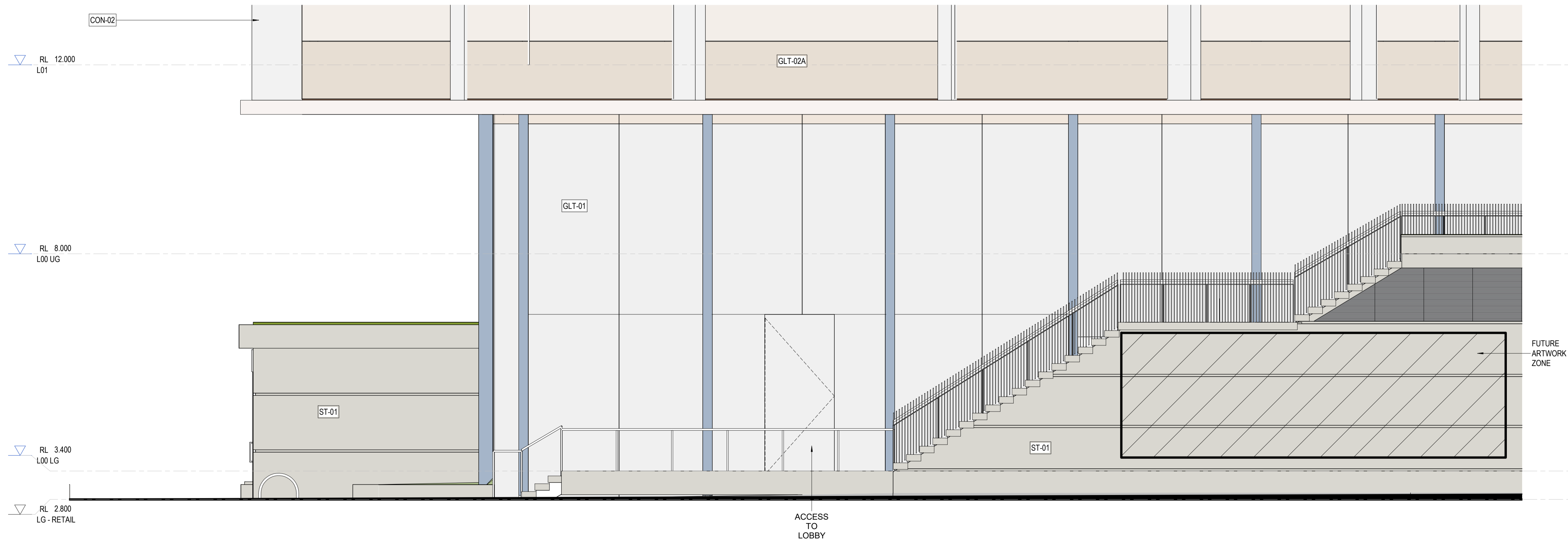
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REV NO.

A



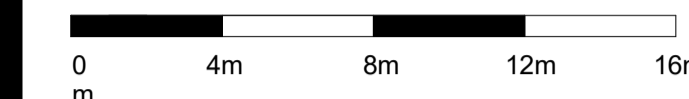
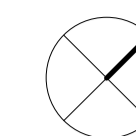
1 ELEVATION - SOUTH - STREET DETAIL 3
1:50



2 ELEVATION - EAST - STREET DETAIL 1
1:50

REFERENCE MAP

NORTH



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A	ISSUE FOR TOWN PLANNING	21/02/2024

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PROJECT

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STATUS

FOR INFORMATION

DRAWING TITLE

DETAIL ELEVATIONS 2

REVIEWED

LG

SCALE @ A1

As indicated

APPROVED

AL

PROJECT NO.

014557

DRAWING NO.

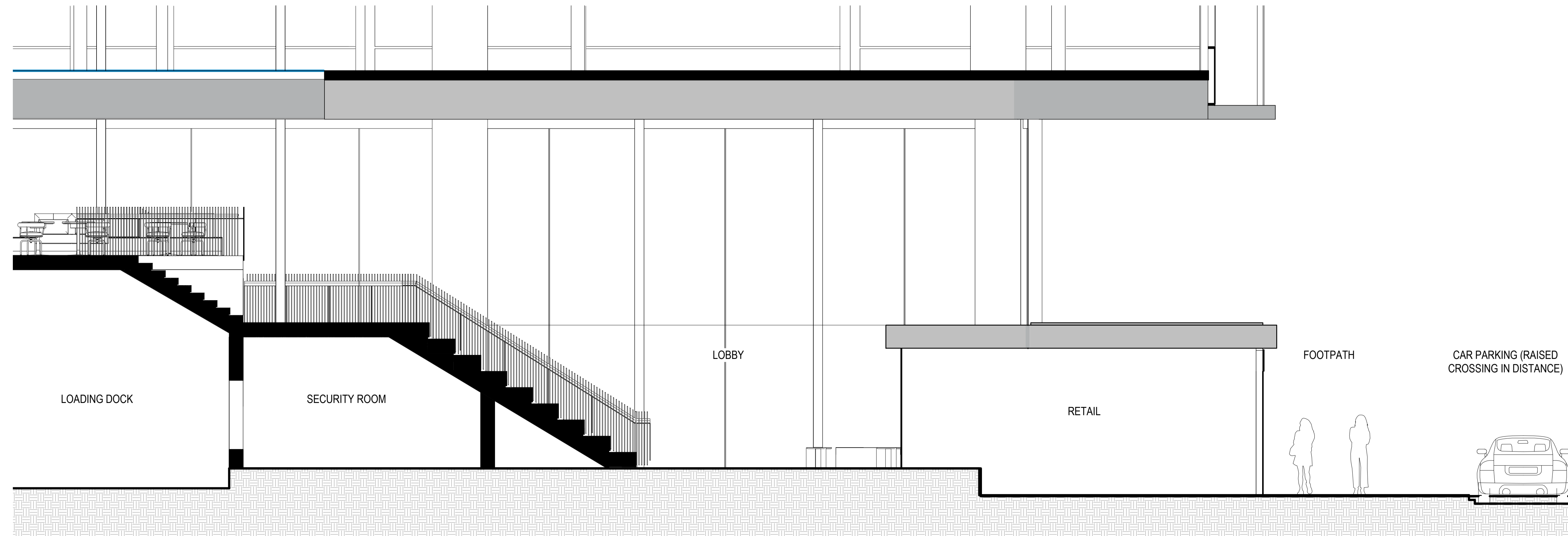
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REV NO.

A



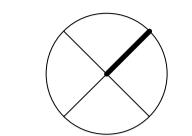
1 DETAILED SECTION 1
1:50



2 DETAILED SECTION 2
1:50

REFERENCE MAP

NORTH



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REV	DESCRIPTION	DATE
A	ISSUE FOR TOWN PLANNING	21/02/2024

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STATUS

FOR INFORMATION

DRAWING TITLE

DETAIL SECTION 1

REVIEWED LG
SCALE @ A1 1 : 50

APPROVED AL
PROJECT NO. 014557

DRAWING NO. TP_0432
REV NO. A