

11-27 DORCAS STREET,
SOUTH MELBOURNE

**ADVERTISED
PLAN**

MIDDLETON LANE DEVELOPMENT PARTNERSHIP PTY
c/o MAUDE CONNOLLY - TIME AND PLACE
5th SEPTEMBER 2024

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Veris Australia Pty Ltd on behalf of the Shrine of Remembrance Trustees.



SHRINE OF REMEMBRANCE
MELBOURNE

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 - 2.1 Shrine of Remembrance Vista Controls Definition
- 3 CONCLUSION
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DEVELOPMENT DESIGN REPORT

*Development Design Assessment for MIDDLETON LANE DEVELOPMENT PARTNERSHIP Pty
c/o MAUDE CONNOLLY – TIME AND PLACE*

Date: 5th September 2024
Our Ref: 30788 060

This report outlines the following:

- Property Details, Title Details and existing levels on the subject site (*as provided by the Applicant*).
- The Shrine of Remembrance Vista Controls Definition.
- The relationship between the proposed Building Model with respect to the Shrine of Remembrance Vista Controls.

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1. Property Details

The property is located at 11-27 Dorcas Street, South Melbourne and comprises of the land described in Certificate of Titles:

C/T Vol.3062 Fol.211, Vol.3066 Fol.057, Vol.4220 Fol.837, Vol.8399 Fol.303 and Vol.10224 Fol.394.

The Title dimensions and MGA94 (*GDA 94*) coordinates/AHD levels of the corners of the site (*as measured by a Licensed Surveyor*) have been provided by the Applicant.

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2. The Shrine of Remembrance Vista

The Shrine of Remembrance Vista control has been developed as a means of protecting the view corridors to the Shrine. It is a mathematical model of surfaces which no built form can impact on.

The impact of the Shrine Vista on the subject property is detailed in Section 3 of this report.

This report determines the relationship between the proposed Building Model (*as provided by the Applicant*) and the Shrine Vista Controls.



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2. The Shrine of Remembrance Vista

2.1 The Shrine of Remembrance Vista Control definition

Numbers on Plan of Shrine and Cross Section of Shrine relate to Table 1 Reference Points & Coordinates

MAP OF VIEWING POINT TO SHRINE

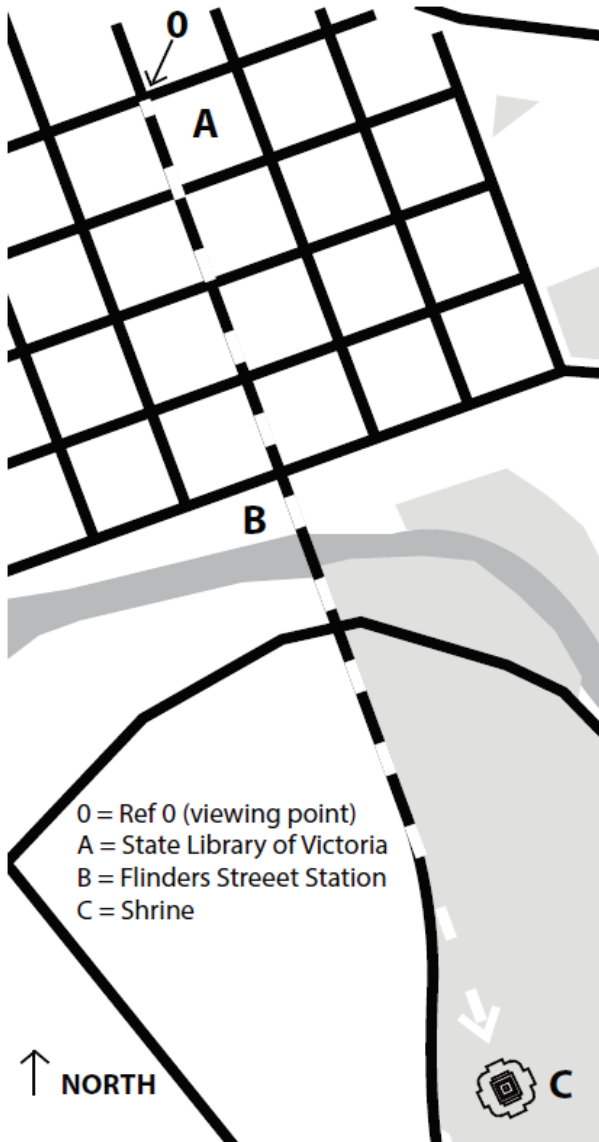
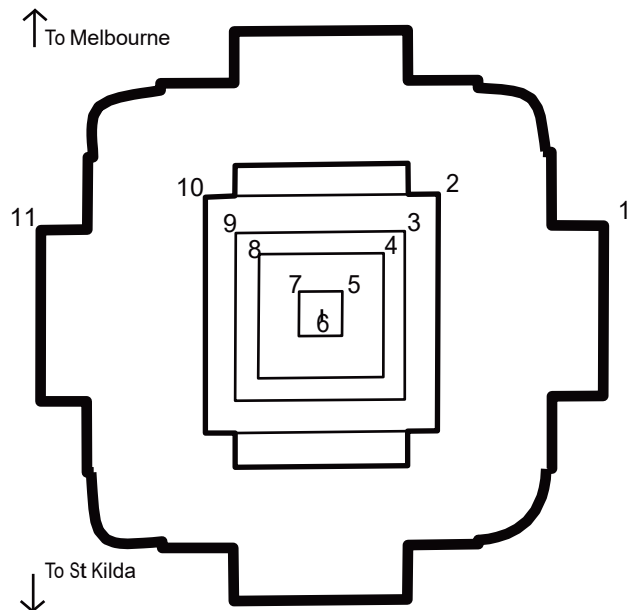


TABLE 1: Reference Points & Coordinates

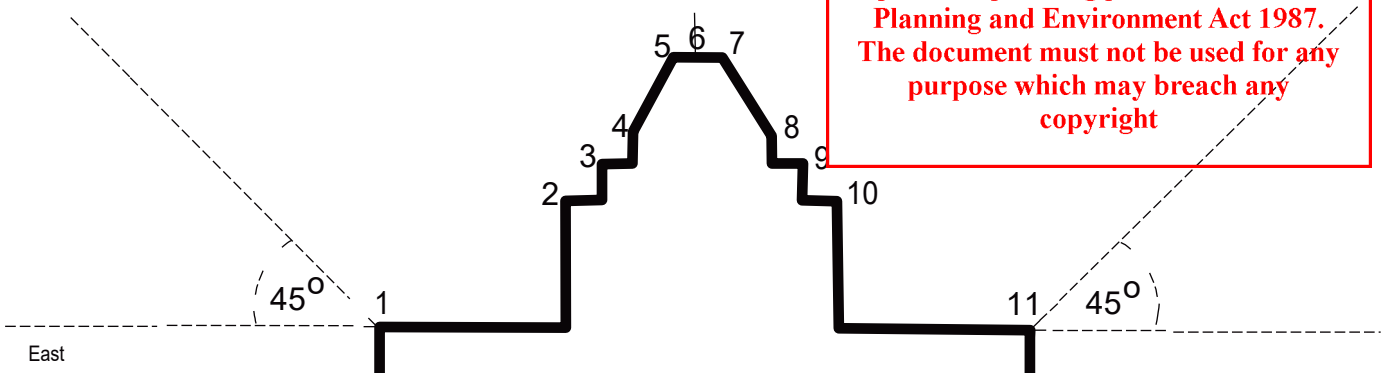
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0	320764.213	5813342.979	22.30
Viewing point is +1.71 above Ref 0			
1	321683.889	5811073.679	31.49
2	321663.759	5811069.497	44.88
3	321661.539	5811064.427	49.13
4	321660.399	5811061.807	51.79
5	321657.429	5811055.057	60.15
6	321656.009	5811051.837	60.15
7	321652.779	5811053.267	60.15
8	321646.059	5811056.217	51.79
9	321643.459	5811057.367	49.13
10	321638.399	5811059.607	44.88
11	321620.769	5811049.177	31.46

Coordinates are GDA94 Zone 55

PLAN OF SHRINE WITH REFERENCE POINTS



CROSS SECTION OF SHRINE SILHOUETTE WITH REFERENCE POINTS



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3. Conclusion

The scope of this report is to assess the impact of the proposed Building Model on the Shrine Vista control. It does not assess the impact of issues such as over-shadowing, glare and signage the proposed Building Model may have on the Shrine of Remembrance. These issues should be considered during the Design Phase of the development.

The proposed Building Model provided by the applicant *COMPLIES* with the Shrine Vista Controls.

The documents provided by the applicant which were used in this Development Design Assessment are shown in the Appendix attached.

The documents from the applicant include:

<u>Plan Name</u>	<u>Drawing No.</u>	<u>Revision</u>
Plan of Relocation Feature and Levels	24076	A
TP Basement 01	TP03.0B1	1
TP Basement 02	TP03.0B2	1
TP Basement 03	TP03.B03	1
TP Lower Ground	TP03.0LG	1
TP Upper Ground	TP03.00UG	1
TP03 Level 01	TP03.001	1
TP03 Level 02	TP03.002	1
TP03 Level 03	TP03.003	1
TP03 Level 04 – Level 10	TP03.004	1
TP03.Level 11 – Level 14	TP03.011	1
TP03 Level 15 – Level 16	TP03.015	1
TP03 level 17	TP03.017	1
TP03 Level 18	TP03.018	1
TP03 Level 19 (Roof)	TP03.019	1
TP SECTION A & B	TP10.001	1
TP SECTION C	TP10.002	1
TP SECTION D	TP10.003	1
TP10 SECTION E	TP10.004	1

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4. Appendix

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CERTIFICATION BY SURVEYOR

I ROBIN MARGARET McDOWELL of 16/501 Swanston St Melbourne certify that this plan has been prepared from a survey made under my direction and supervision, in accordance with the Surveying Act 2004 and completed on 05/08/2024, that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

RMCD
 Licenced Surveyor
 (Surveying Act 2004)

NOTATIONS:

CRITICAL DIMENSIONS SHOULD BE VERIFIED ON SITE AND NOT SCALED FROM THIS DRAWING OR TAKEN FROM THE DIGITAL DATA WHICH CREATES IT.

DATE OF SURVEY: 05/08/2024

SURROUNDING CADASTRAL TITLE BOUNDARIES ARE DERIVED FROM VICMAP DIGITAL DATA.

DIMENSIONS AND LEVELS SHOWN TO ONE DECIMAL PLACE SHOULD NOT BE RELIED UPON TO HAVE AN ACCURACY GREATER THAN ±0.2m.

DO NOT SCALE DISTANCES TO FENCES OR BUILDINGS. THE POSITION OF THESE FEATURES MAY HAVE BEEN EXAGGERATED FOR CLARITY.

OFFSETS SHOWN ARE FROM THE BOUNDARY TO THE RELEVANT OCCUPATION UNLESS LABELLED OTHERWISE.

LEVELS SHOWN THUS +6.29 ARE BASED ON LAND DIMENSIONS PLAN No. i6065FL. AHD VIDE MELBOURNE SOUTH PM 138 WITH STATED R.L. 24.268.

CO-ORDINATES SHOWN HEREON ARE PROJECT SPECIFIC BASED ON THE STATED MGA 2020 CO-ORDINATES OF MELBOURNE SOUTH PM 378 AS AT 28/06/2023.

SOME BUILDINGS AND SURROUNDING FEATURES ARE POSITIONED FROM AERIAL PHOTOGRAPHY AND ARE APPROXIMATE ONLY.

CONTOURS ARE AT 0.2m INTERVALS. LEVELS AND 3D TERRAIN ARE CONTAINED IN THE DIGITAL DWG FILE. SUBTRACT 6'47'20" FOR TITLE DATUM

EASEMENTS / RESTRICTIONS: NIL

ANY EASEMENTS SHOWN SHOULD BE READ IN CONJUNCTION WITH THE RELEVANT TITLE.

LAND UNDER SURVEY

ABBREVIATIONS:

- BK BRICK
- CB CENTRE OF BITUMEN (ROAD)
- CL PIT COVER LEVEL
- DP DRAINAGE DOWN PIPE
- F FENCE
- FL FLOOR LEVEL
- H HABITABLE WINDOW
- INV INVERT OF CHANNEL/PIPE
- LIP LIP OF CHANNEL
- NH NON-HABITABLE WINDOW
- PAR PARAPET LEVEL
- SB SPOT ON BITUMEN
- SC SPOT ON CONCRETE
- THL THRESHOLD LEVEL

LINESTYLES / SYMBOLS:

- BUILDING (MASONRY)
- BUILDING (OTHER)
- FENCE
- INVERT OF CHANNEL
- OVERHEAD CABLE
- ROOFLINE
- TOE OF BANK
- TOP OF BANK

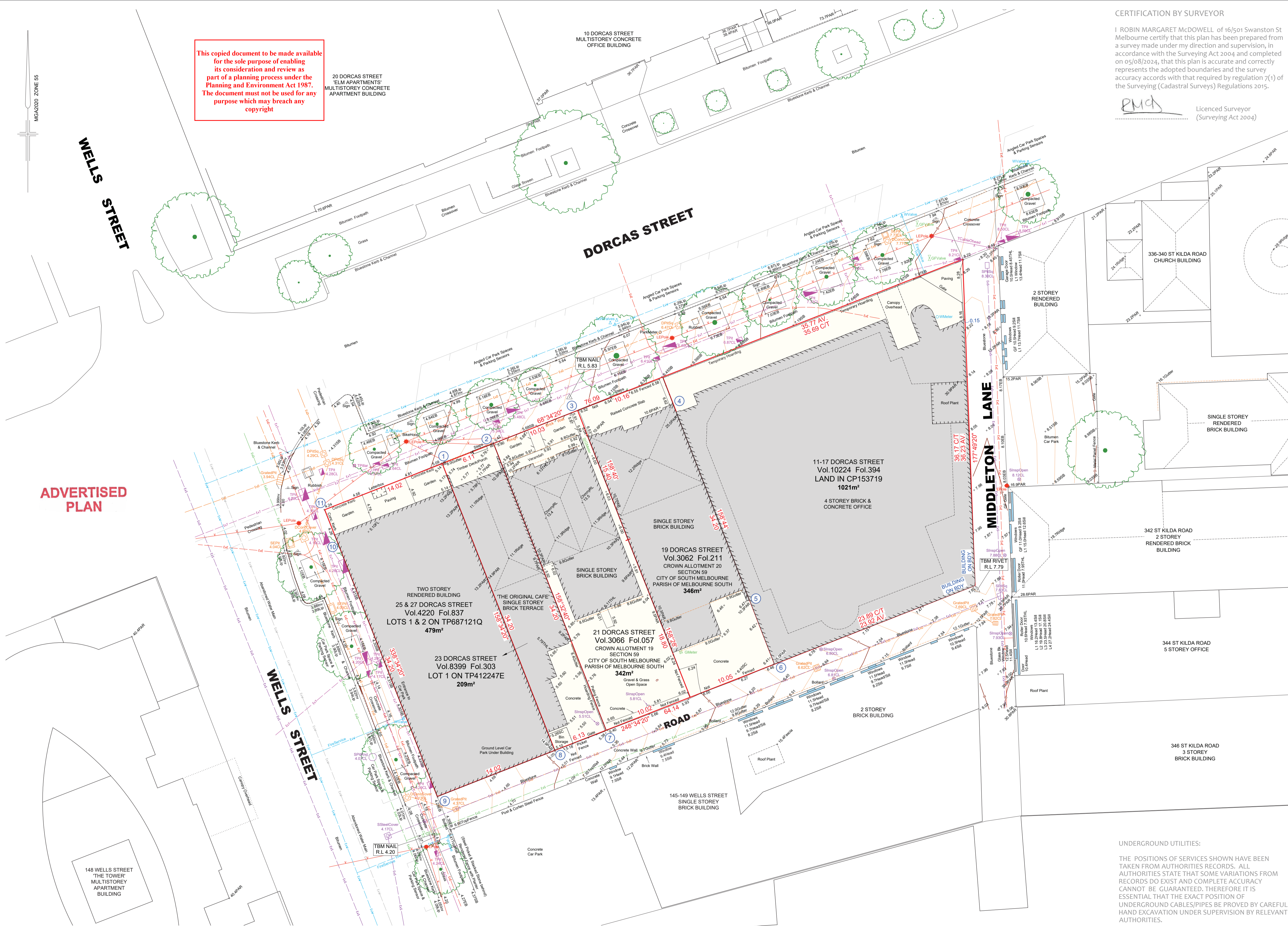
SYMBOLS:

- BOLLARD
- DOWN PIPE
- DRAINAGE COVER
- GRATED PIT
- SIDE ENTRY PIT
- GAS METER
- GAS VALVE
- PETROL VALVE
- ELECTRICITY PIT
- ELEC LIGHT POLE
- LIGHT POLE
- POST
- SEWER INSPECTION
- SEWER PIT
- SEWER VENT
- SIGN POST
- STAY
- TRAFFIC DETECT PIT
- TRAFFIC SIGNAL PIT
- TRAFFIC SIGNAL POLE
- TELECOM ANTENNA
- TELECOM PIT
- TELECOM POLE
- UTILITY UNCLASSIFIED
- BOREHOLE
- MONITORING WELL
- SOIL VAPOUR
- FIRE PLUG
- FIRE HYDRANT
- SPRINKLER
- STOP VALVE
- WATER TAP
- WATER METER
- TREE MEASURED
- TREE (APPROX)

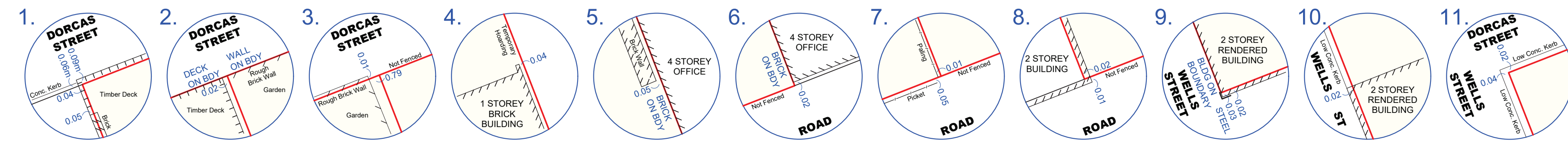
UNDERGROUND UTILITIES:

THE POSITIONS OF SERVICES SHOWN HAVE BEEN TAKEN FROM AUTHORITIES RECORDS. ALL AUTHORITIES STATE THAT SOME VARIATIONS FROM RECORDS DO EXIST AND COMPLETE ACCURACY CANNOT BE GUARANTEED. THEREFORE IT IS ESSENTIAL THAT THE EXACT POSITION OF UNDERGROUND CABLES/PIPES BE PROVED BY CAREFUL HAND EXCAVATION UNDER SUPERVISION BY RELEVANT AUTHORITIES.

- LINESTYLES:
- U/G DRAINAGE SERVICE
 - U/G ELECTRICITY SERVICE
 - U/G GAS SERVICE
 - U/G SEWER SERVICE
 - U/G TELECOM SERVICE
 - U/G WATER SERVICE



ENLARGEMENTS
NOT TO SCALE



Rev	Description	CD	Date
A	INITIAL PLAN		13/08/2024

Ref: 24076 Drawn: CD Sheet: 1 of 1
 Rev: A Date: 13/08/2024 Checked: MS

REEDS CONSULTING LAND SURVEYING CIVIL ENGINEERING PLANNING DEVELOPMENT CONSULTING

Lvl 16, 501 Swanston Street, Melbourne, Vic 3000
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 survey@reedsconsulting.com.au

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Revision	Date	Description	Initial	Checked
1	31/05/24	TOWN PLANNING		

DORCAS ST. SOUTH MELBOURNE
 TP Basement 01

Status	DESIGN DEVELOPMENT		
Scale	1 : 100 @ A0		
Drawn	Author	Checked	Checker
Project No.	M12805		
Plot Date	30/08/2024 12:34:30 PM		
Drawing no.	Revision		
TP03.0B1	1		

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Bates Smart Architects Pty Ltd ABN 68 094 740 986
 NSW Registered Responsible Architect: Colin Payne Reg. 6454 (Prac. Vices Reg. 6096 /
 Qld Lic. Reg. 7119 / Matthew Allen Reg. 8498)

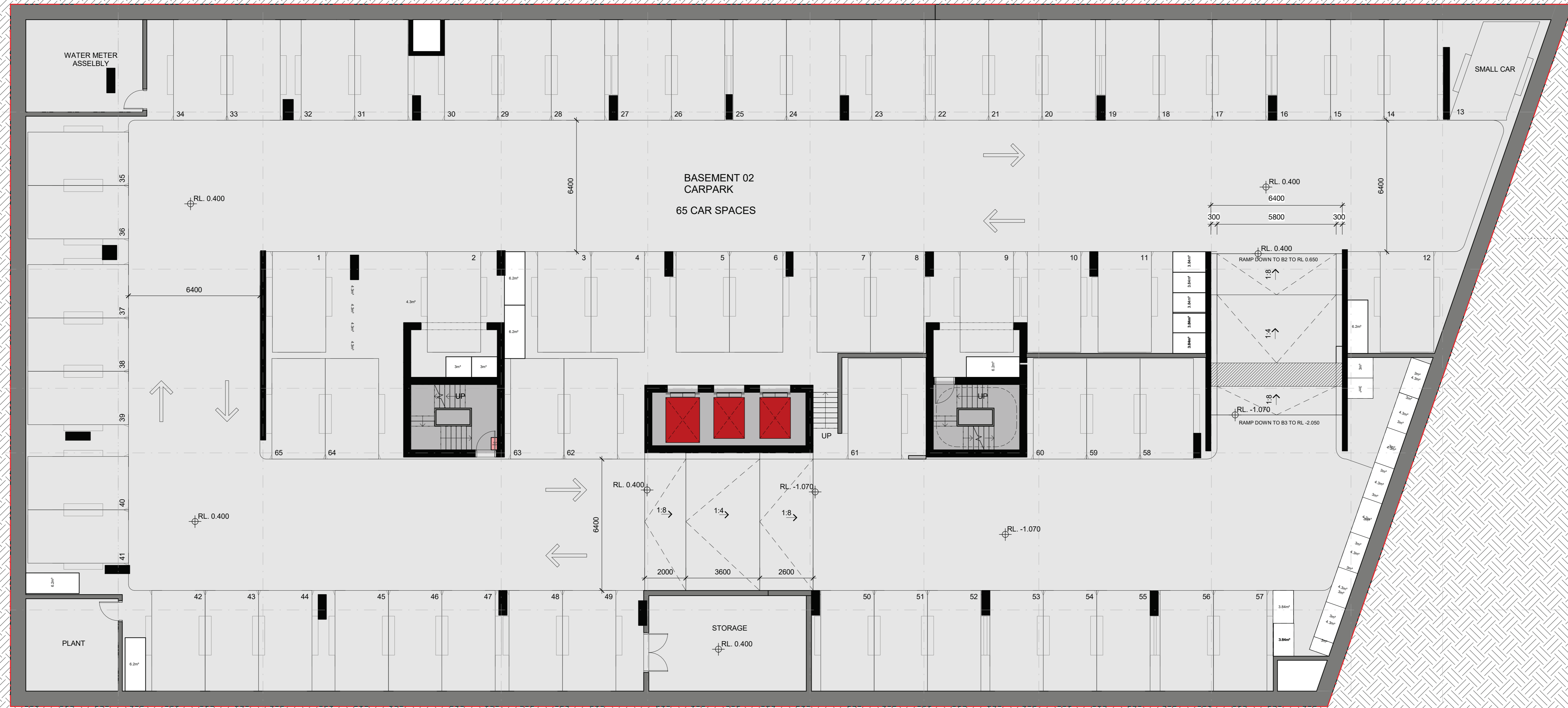
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Approved Drawn 12/27/2024 10:50:01 AM
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Revision	Date	Description	Initial	Checked
1	31/05/24	TOWN PLANNING		

DORCAS ST. SOUTH MELBOURNE
 TP Basement 02

Status	DESIGN DEVELOPMENT		
Scale	1 : 100	@	A0
Drawn	Author	Checked	Checker
Project No.	M12805		
Plot Date	30/08/2024 12:34:33 PM		
Drawing no.	1	Revision	

TP03.0B2 1

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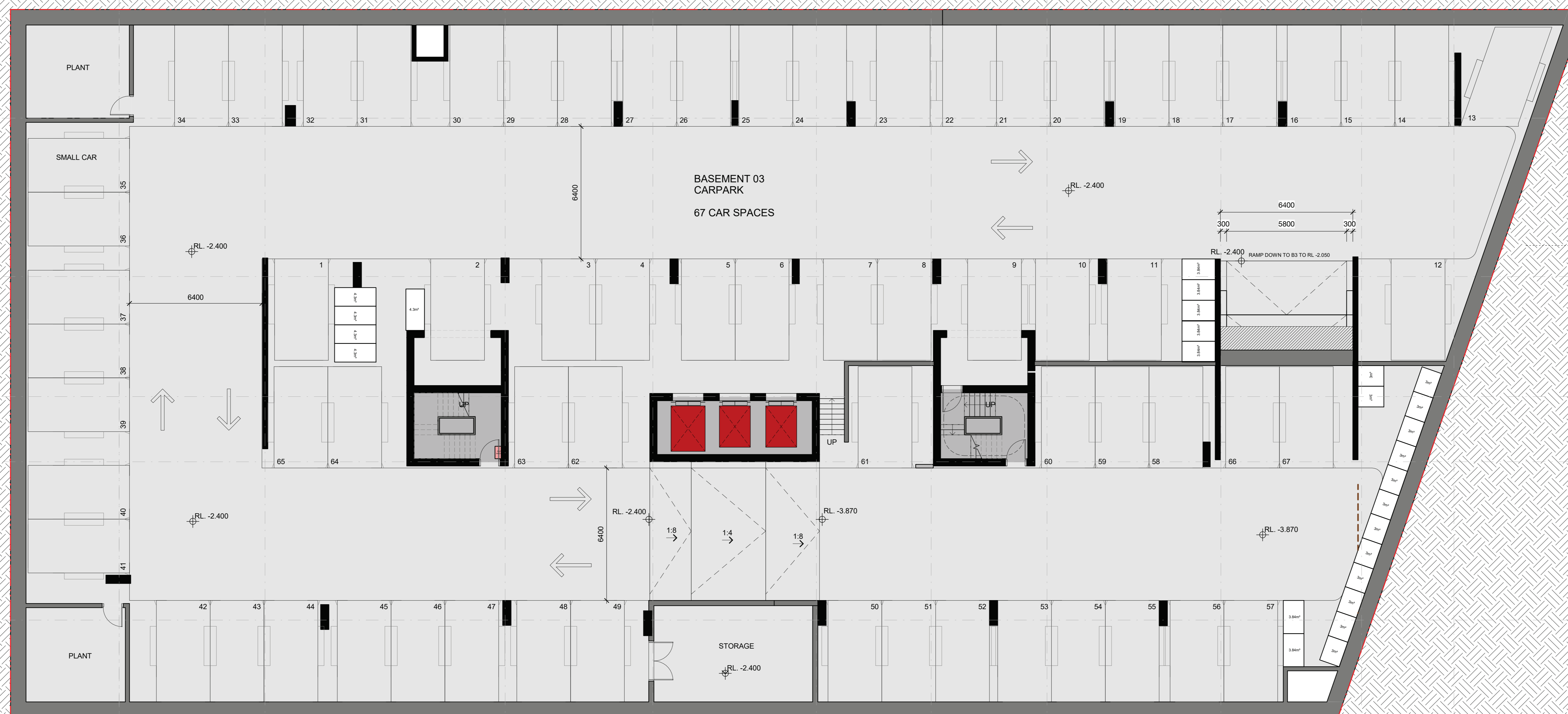
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Revision	Date	Description	Initial	Checked
1	31/05/24	TOWN PLANNING		

DORCAS ST. SOUTH MELBOURNE
 TP Basement 03

Status	DESIGN DEVELOPMENT
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Drawn	Author Checked Checker
Project No.	M12805
Plot Date	30/08/2024 12:34:38 PM
Drawing no.	Revision
TP03.0B3	1

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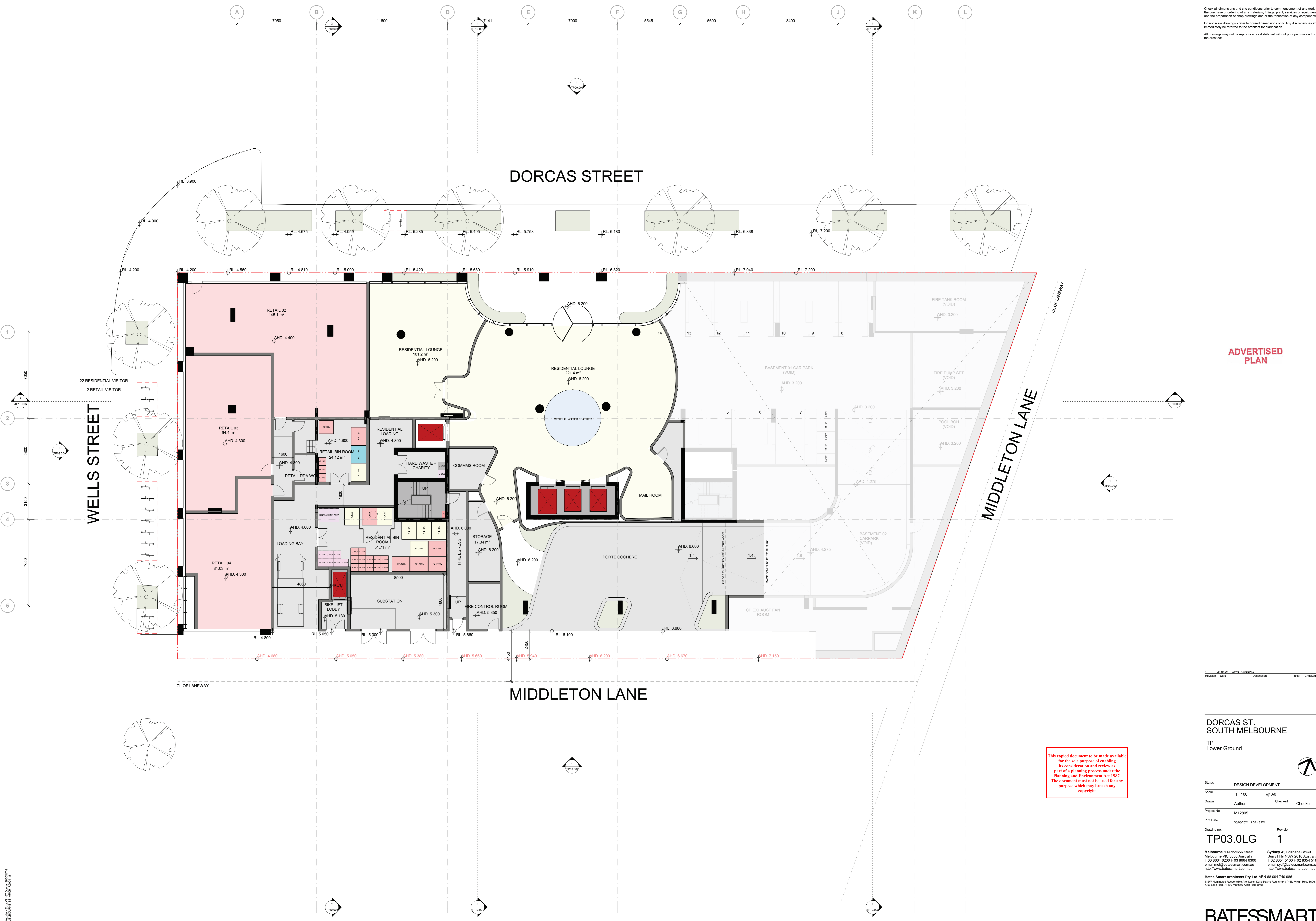
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 MELBOURNE, VIC, 3000

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1	31.05.24	TOWN PLANNING		

DORCAS ST, SOUTH MELBOURNE
 TP Lower Ground

Status	DESIGN DEVELOPMENT
Scale	1 : 100 @ A0
Drawn	Author Checked Checker
Project No.	M12805
Plot Date	30/08/2024 12:34:43 PM
Drawing no.	Revision
TP03.0LG	1

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Revision	Date	Description	Initial	Checked
1	31.05.24	TOWN PLANNING		

DORCAS ST. SOUTH MELBOURNE
 TP
 Upper Ground

Status	DESIGN DEVELOPMENT		
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Drawn	Author	Checked	Checker
Project No.	M12805		
Plot Date	30/08/2024 12:34:49 PM		
Drawing no.	Revision		
TP03.OUG	1		

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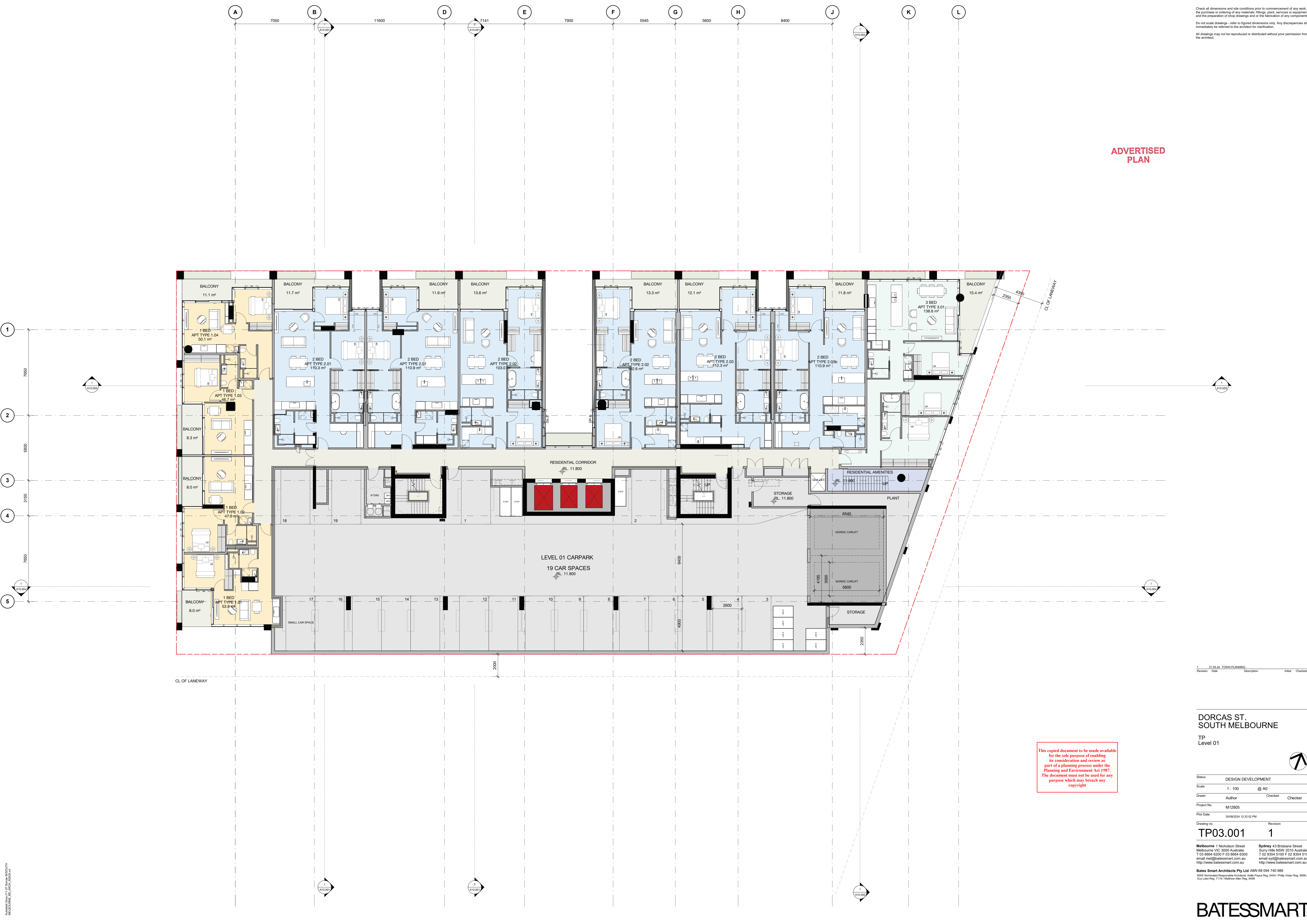
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Archived Drawing: 12 Dorcas St SOUTH MELBOURNE_UG_ARCHD030001

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1	31.05.24	TOWN PLANNING		
Revision	Date	Description	Initial	Checked

DORCAS ST.
SOUTH MELBOURNE
TP
Level 01

Status	DESIGN DEVELOPMENT		
Scale	1 : 100 @ A0		
Drawn	Author	Checked	Checker
Project No.	M12805		
Plot Date	30/08/2024 12:32:52 PM		
Drawing no.	Revision		

TP03.001 1

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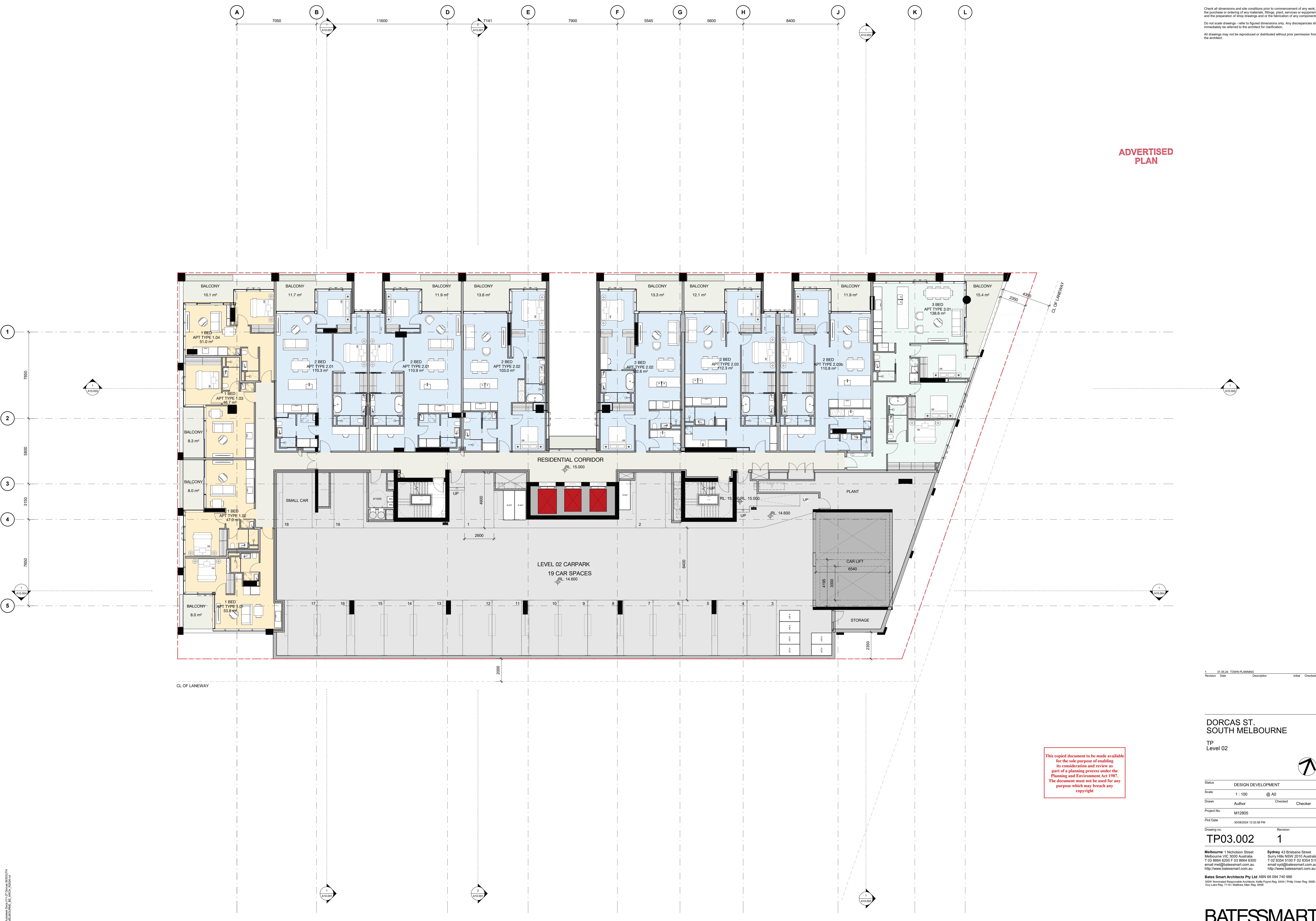
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DORCAS ST. SOUTH MELBOURNE
 TP Level 02

Status	DESIGN DEVELOPMENT		
Scale	1 : 100 @ A0		
Drawn	Author	Checked	Checker
Project No.	M12805		
Plot Date	30/08/2024 12:32:58 PM		
Drawing no.	TP03.002	Revision	1

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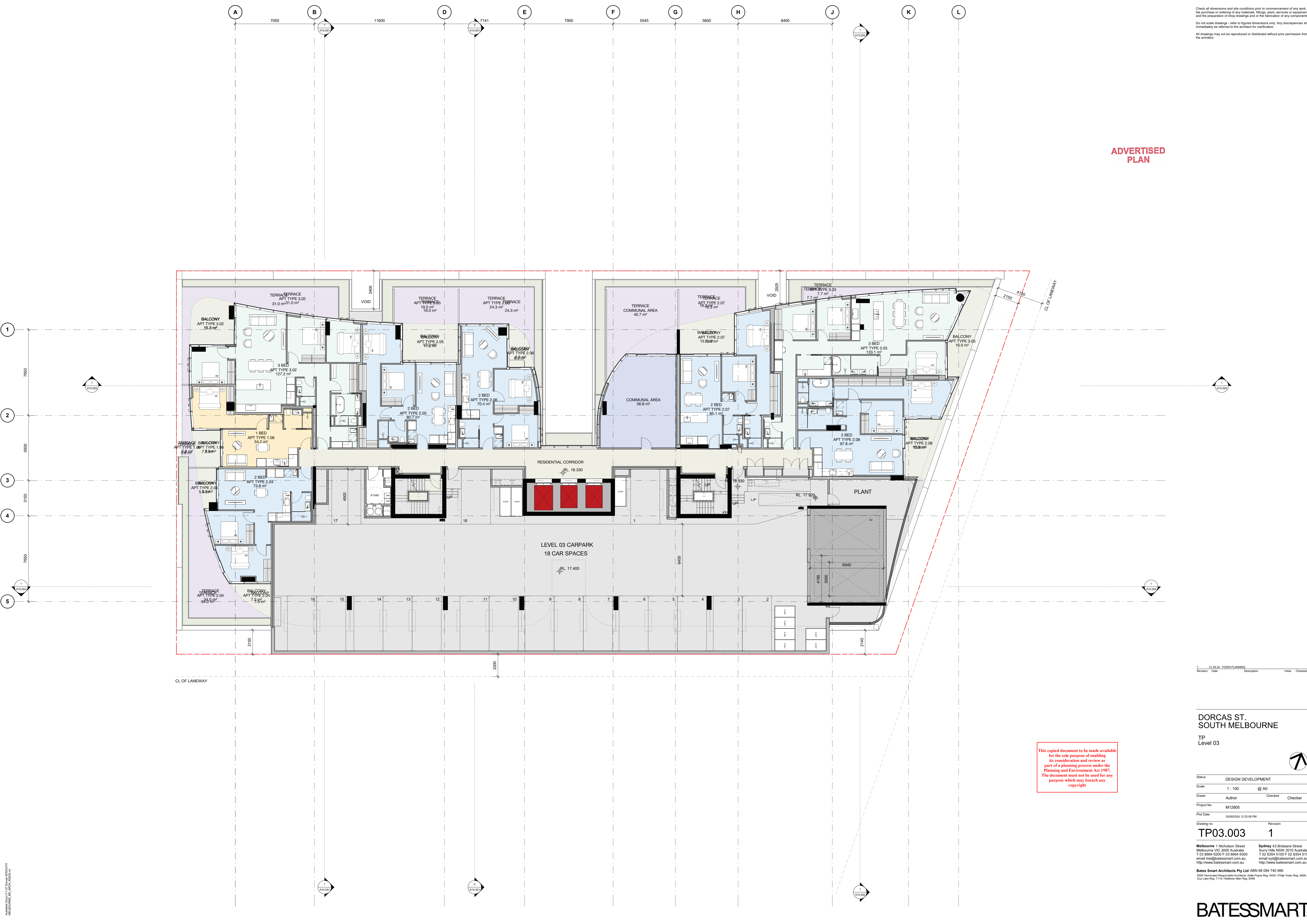
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Approved Drawn: TP03.002 (Level 02) SOUTH MELBOURNE - LAND DEVELOPMENT

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1	31/05/24	TOWN PLANNING		

DORCAS ST.
SOUTH MELBOURNE
TP
Level 03

Status	DESIGN DEVELOPMENT
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Drawn	Author Checked Checker
Project No.	M12805
Plot Date	30/08/2024 12:33:06 PM
Drawing no.	Revision
TP03.003	1
Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 9564 6200 F 03 9564 6300 email mel@batesmart.com.au http://www.batesmart.com.au	Sydney 43 Brisbane Street Surry Hills NSW 2010 Australia T 02 8554 9100 F 02 8354 5109 email syd@batesmart.com.au http://www.batesmart.com.au

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DORCAS ST. SOUTH MELBOURNE
 TP Level 11 - Level 14

Status	DESIGN DEVELOPMENT
Scale	1 : 100 @ A0
Drawn	Author Checked Checker
Project No.	M12805
Plot Date	30/08/2024 12:33:34 PM
Drawing no.	Revision
TP03.011	1

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1	31.05.24	TOWN PLANNING		

DORCAS ST. SOUTH MELBOURNE
TP
Level 15 - Level 16

Status	DESIGN DEVELOPMENT		
Scale	1 : 100 @ A0		
Drawn	Author	Checked	Checker
Project No.	M12805		
Plot Date	30/08/2024 12:33:48 PM		
Drawing no.	Revision		
TP03.015	1		

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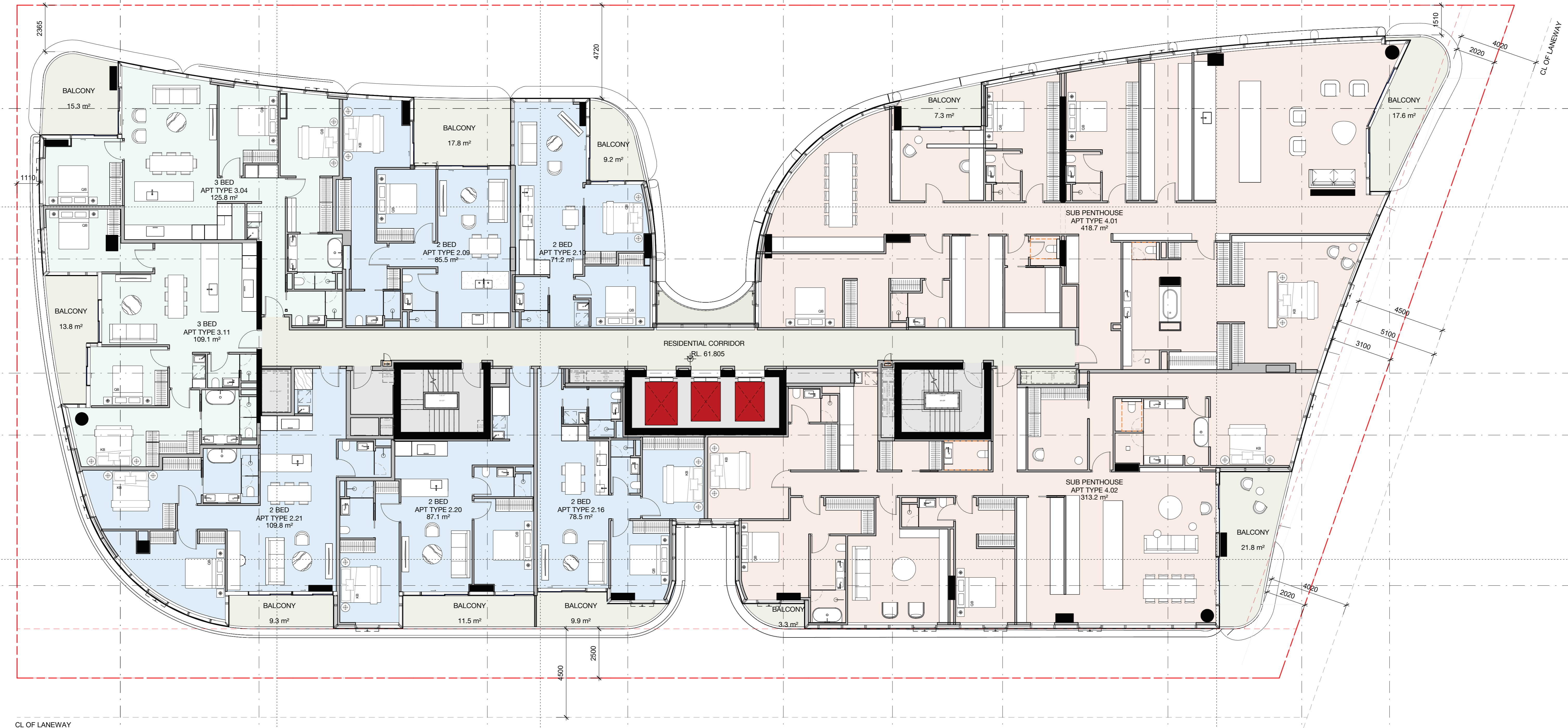
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1	31.05.24	TOWN PLANNING		

DORCAS ST. SOUTH MELBOURNE
 TP Level 17

Status	DESIGN DEVELOPMENT		
Scale	1 : 100	@	A0
Drawn	Author	Checked	Checker
Project No.	M12805		
Plot Date	30/08/2024 12:34:01 PM		

Drawing no. **TP03.017** Revision **1**

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1	31.05.24	TOWN PLANNING		

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 TP Level 18

Status	DESIGN DEVELOPMENT		
Scale	1 : 100 @ A0		
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Project No.	M12805		
Plot Date	30/08/2024 12:34:15 PM		
Drawing no.	Revision		

TP03.018 1

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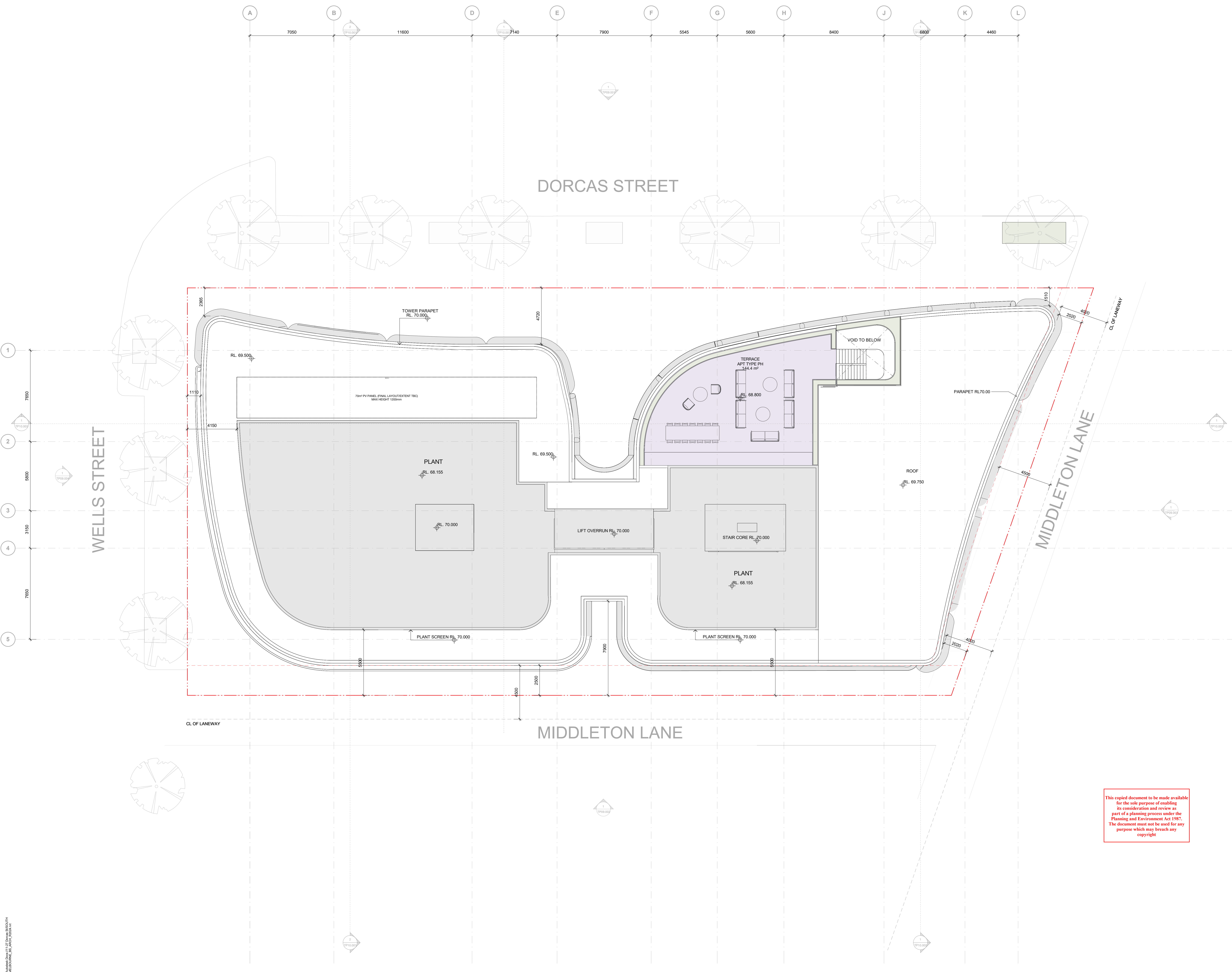
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1	31/05/24	TOWN PLANNING		

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SOUTH MELBOURNE**
 TP
 Level 19 Roof

Status	DESIGN DEVELOPMENT		
Scale	1 : 100 @ A0		
Drawn	Author	Checked	Checker
Project No.	M12805		
Plot Date	30/08/2024 12:34:26 PM		

Drawing no. **TP03.019** Revision **1**

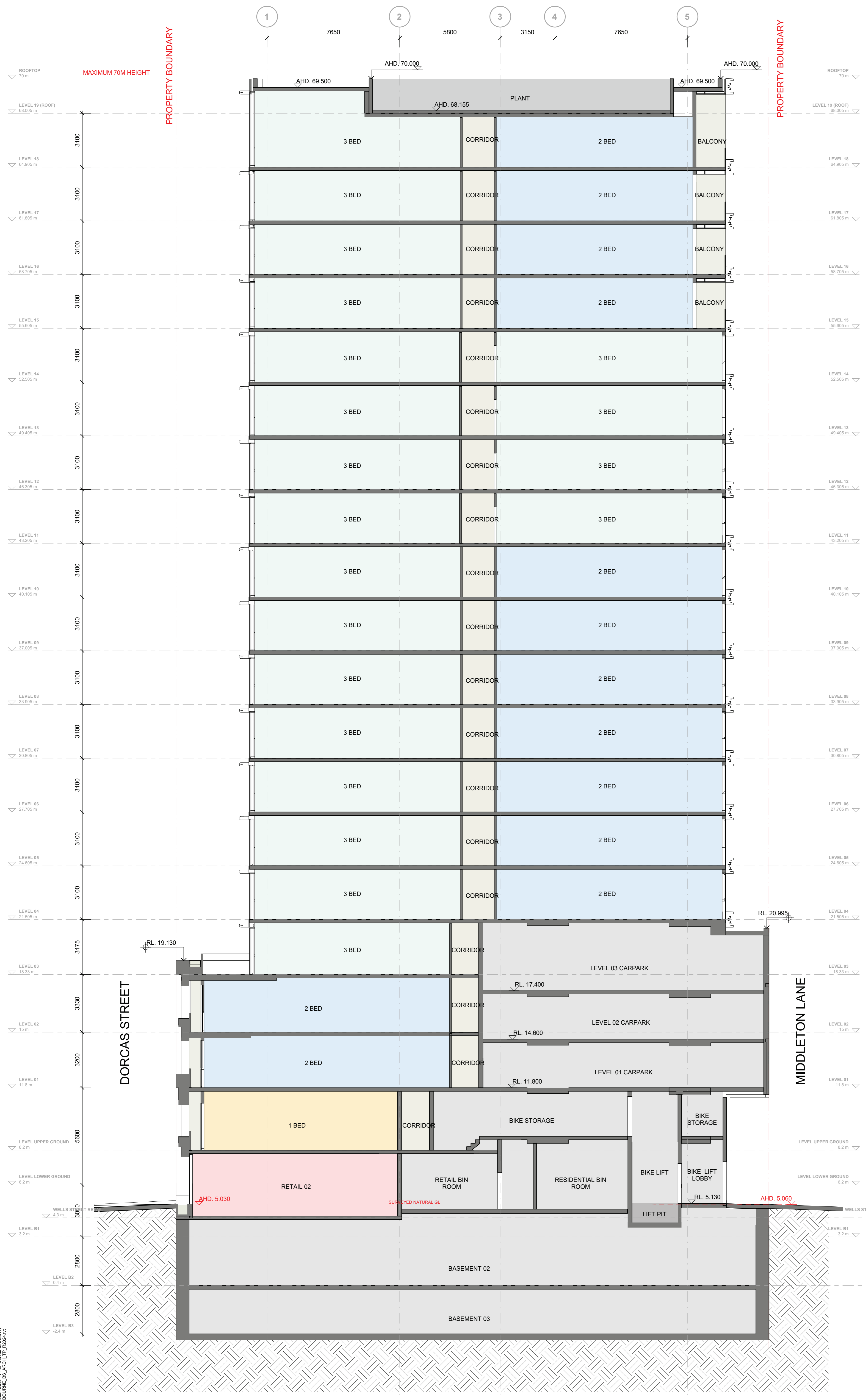
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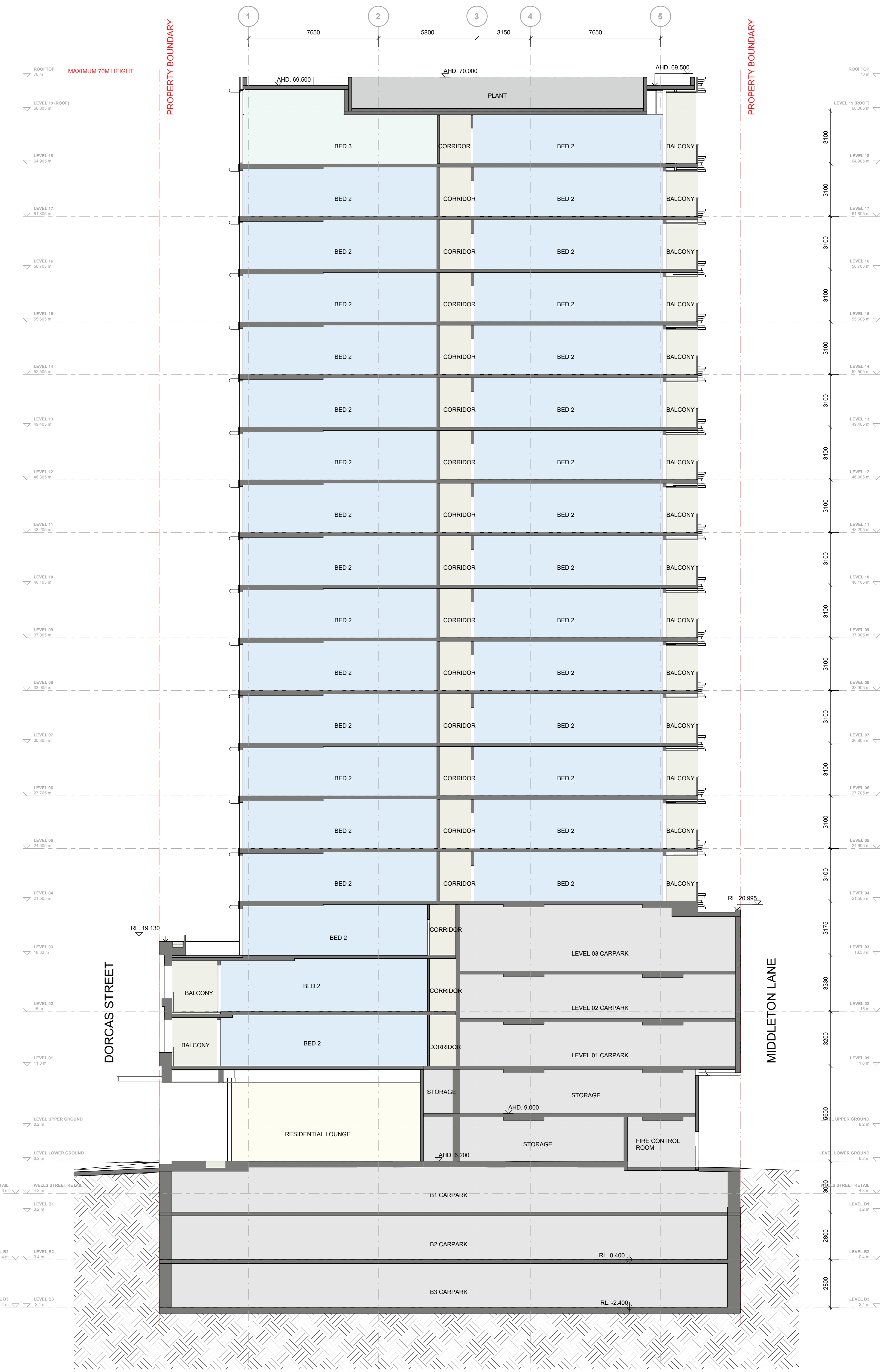
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2 Section A_TP

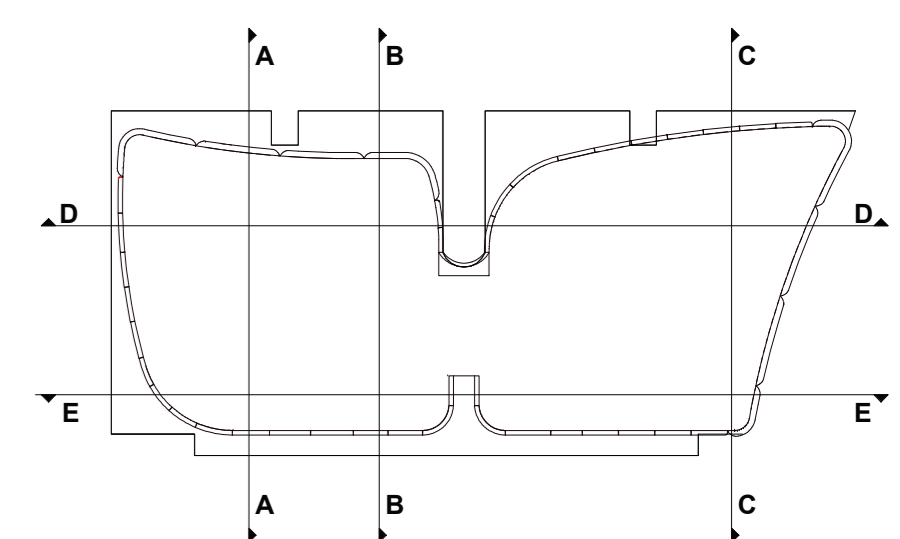
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1 Section B_TP

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TP SECTION A & B

Status	DESIGN DEVELOPMENT		
Scale	As indicated @ A0		
Drawn	Author	Checked	Checker
Project No.	M12805		
Plot Date	4/09/2024 12:23:14 PM		
Drawing no.	TP10.001	Revision	1

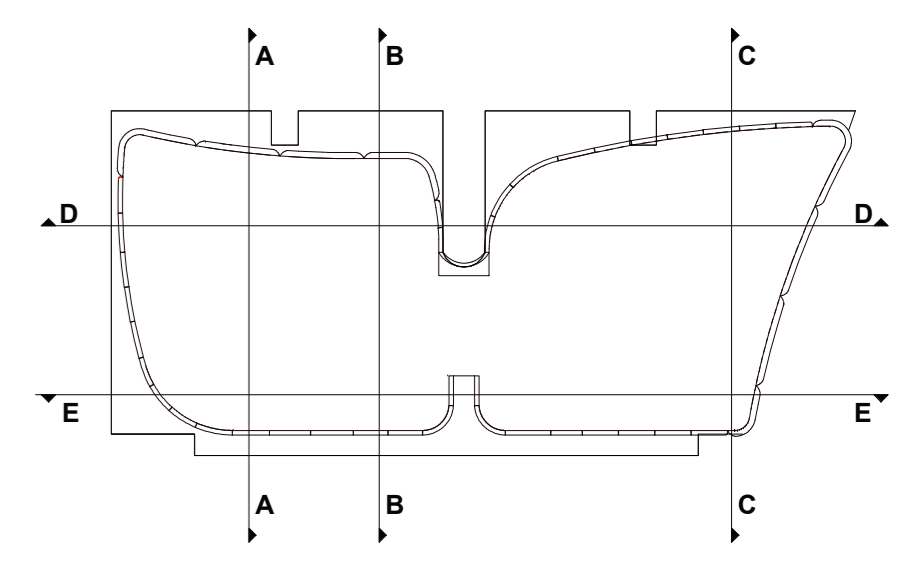
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1	31.05.24	TOWN PLANNING		

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TP SECTION C

Status	DESIGN DEVELOPMENT		
Scale	As Indicated @ A0		
Drawn	Author	Checked	Checker
Project No.	M12805		
Plot Date	4/09/2024 12:22:35 PM		
Drawing no.	TP10.002	Revision	1

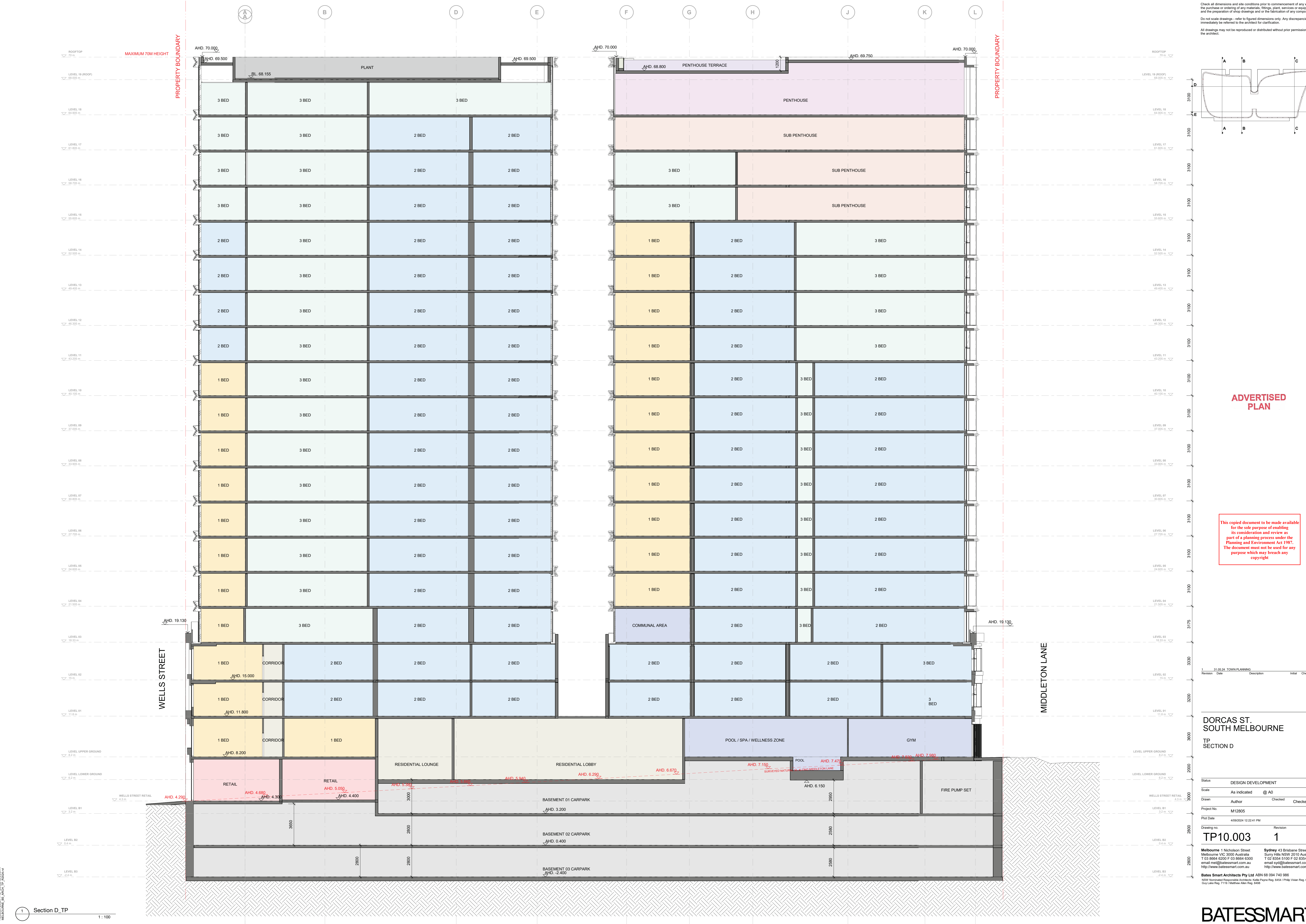
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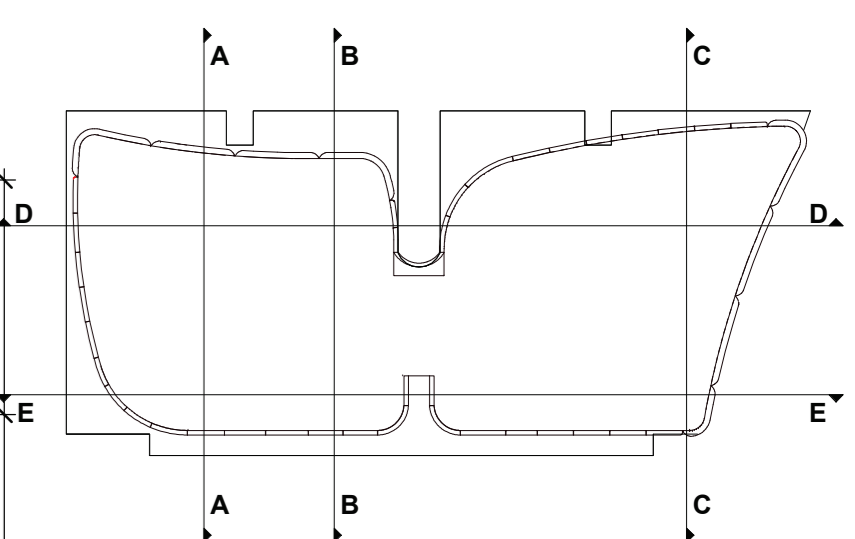
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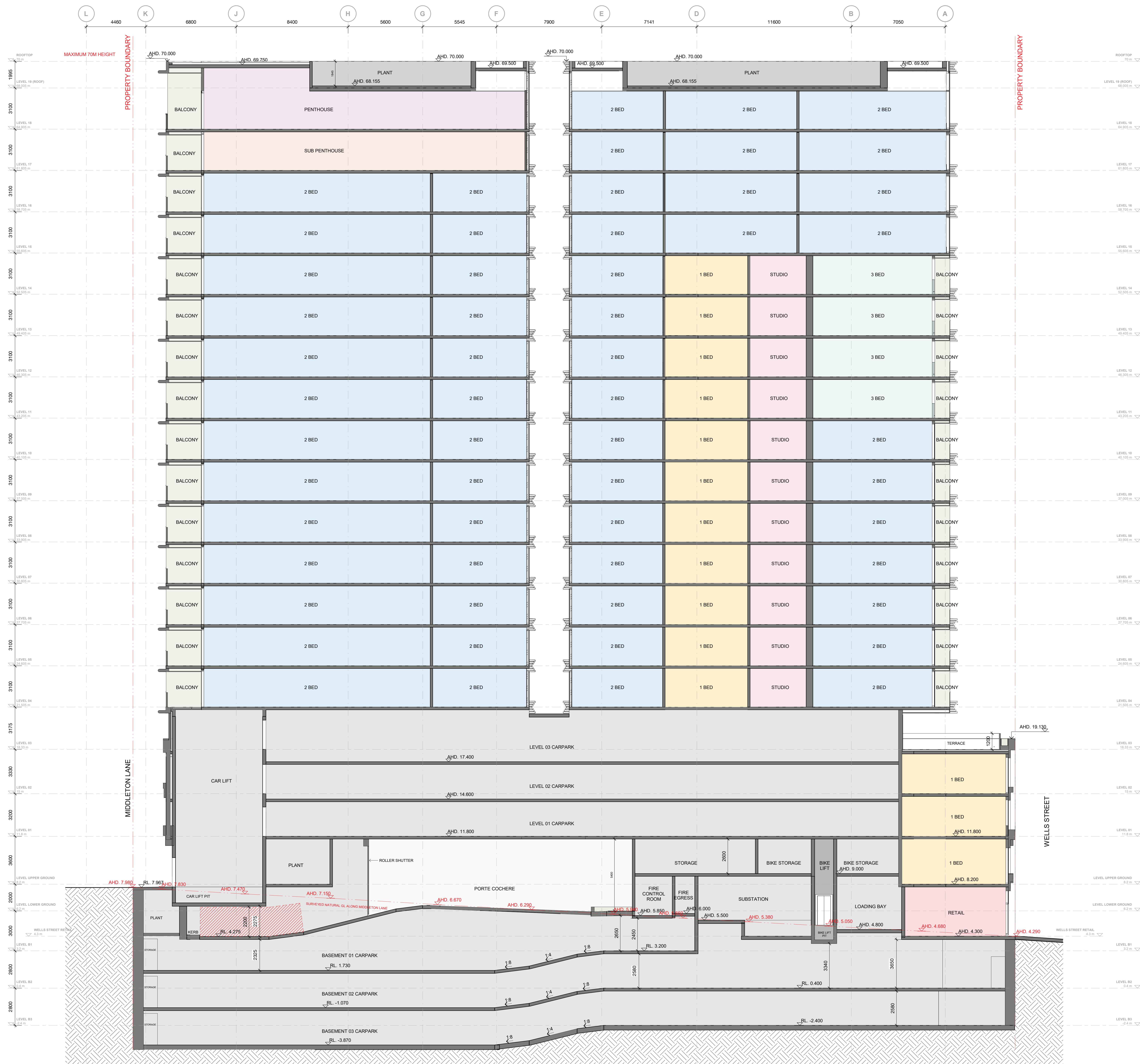
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TP SECTION D

Status	DESIGN DEVELOPMENT
Scale	As Indicated @ A0
Drawn	Author
Checked	Checker
Project No.	M12805
Plot Date	4/09/2024 12:22:41 PM
Drawing no.	TP10.003
Revision	1

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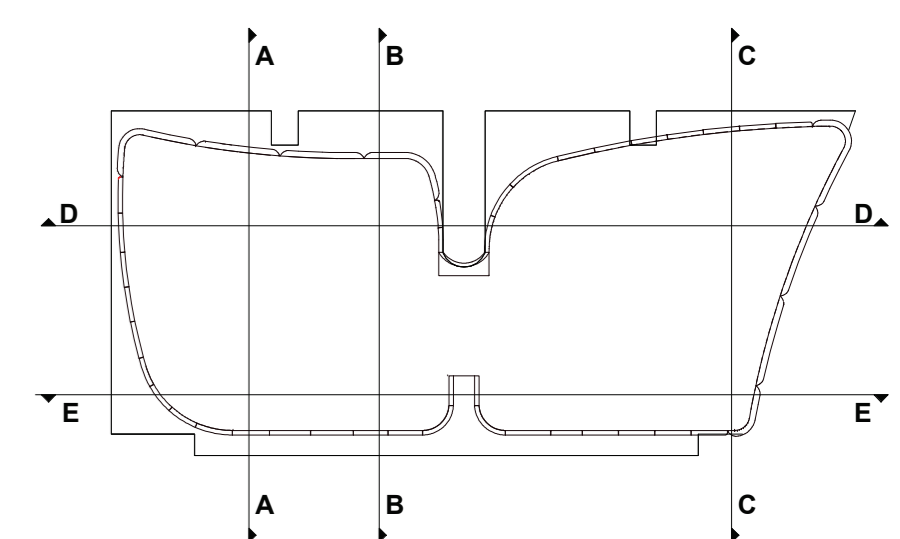
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1 Section E
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TP10 SECTION E



Status	DESIGN DEVELOPMENT
Scale	As indicated @ A0
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Project No.	M12805
Plot Date	4/09/2024 12:21:48 PM
Drawing no.	Revision
TP10.004	1

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