

11.0

**General
Arrangement
Drawings**

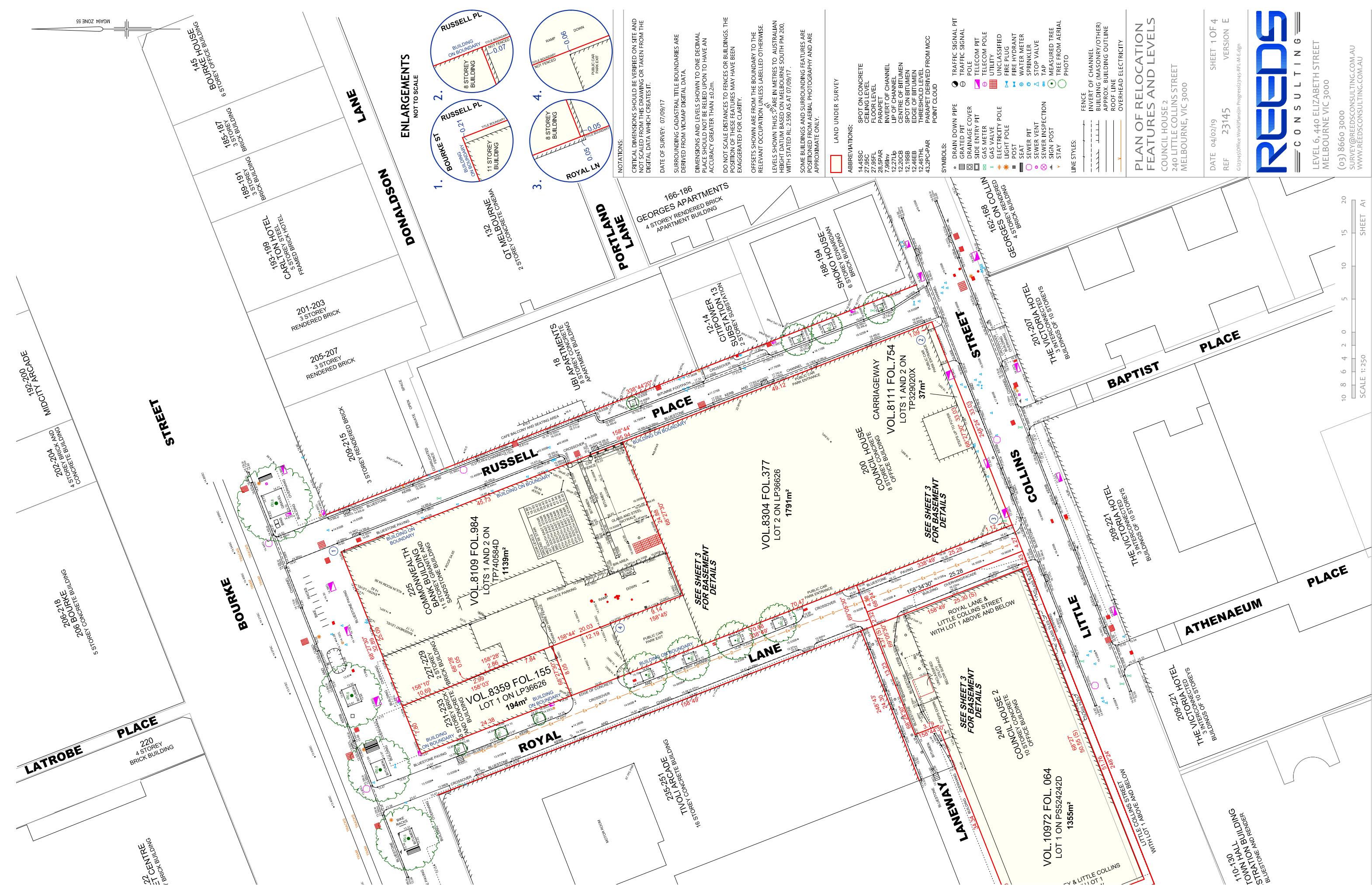
11.0 General Arrangement Drawings

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ADVERTISED
PLAN

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LEGEND
HABITABLE WINDOW

NOTATIONS

THIS PLAN IS FOR PLANNING PURPOSES ONLY.
LEVELS SHOWN ARE IN METRES TO AUSTRALIAN
HEIGHT DATUM.



WEST FACING
ELEVATION PLAN
18 RUSSEL PLACE, MELBOURNE, 3000

REF 23145
VERSION A
DATE 01-Feb-19
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SCALE 1: 125 SHEET A3

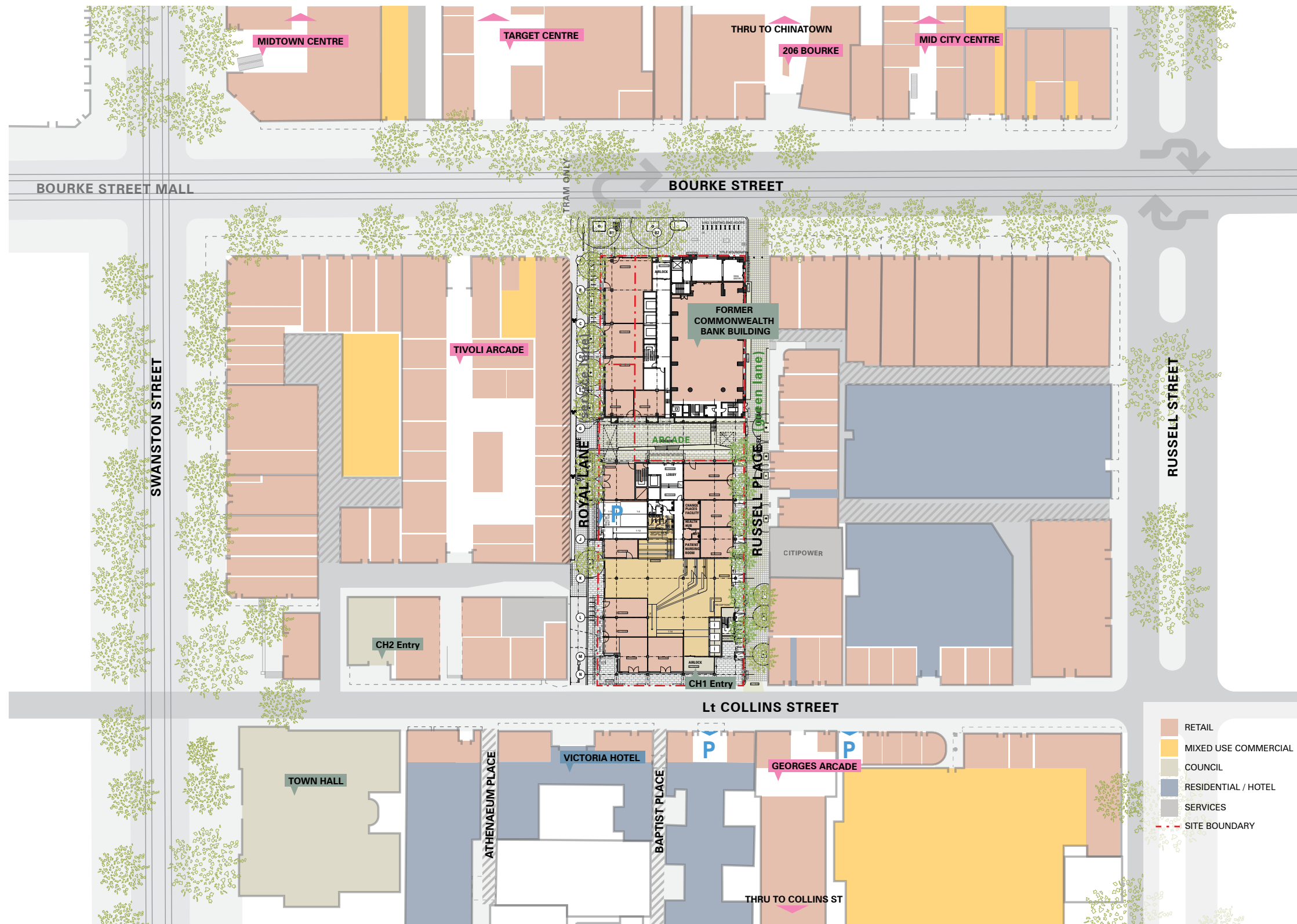


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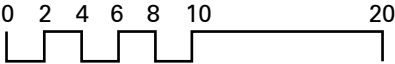
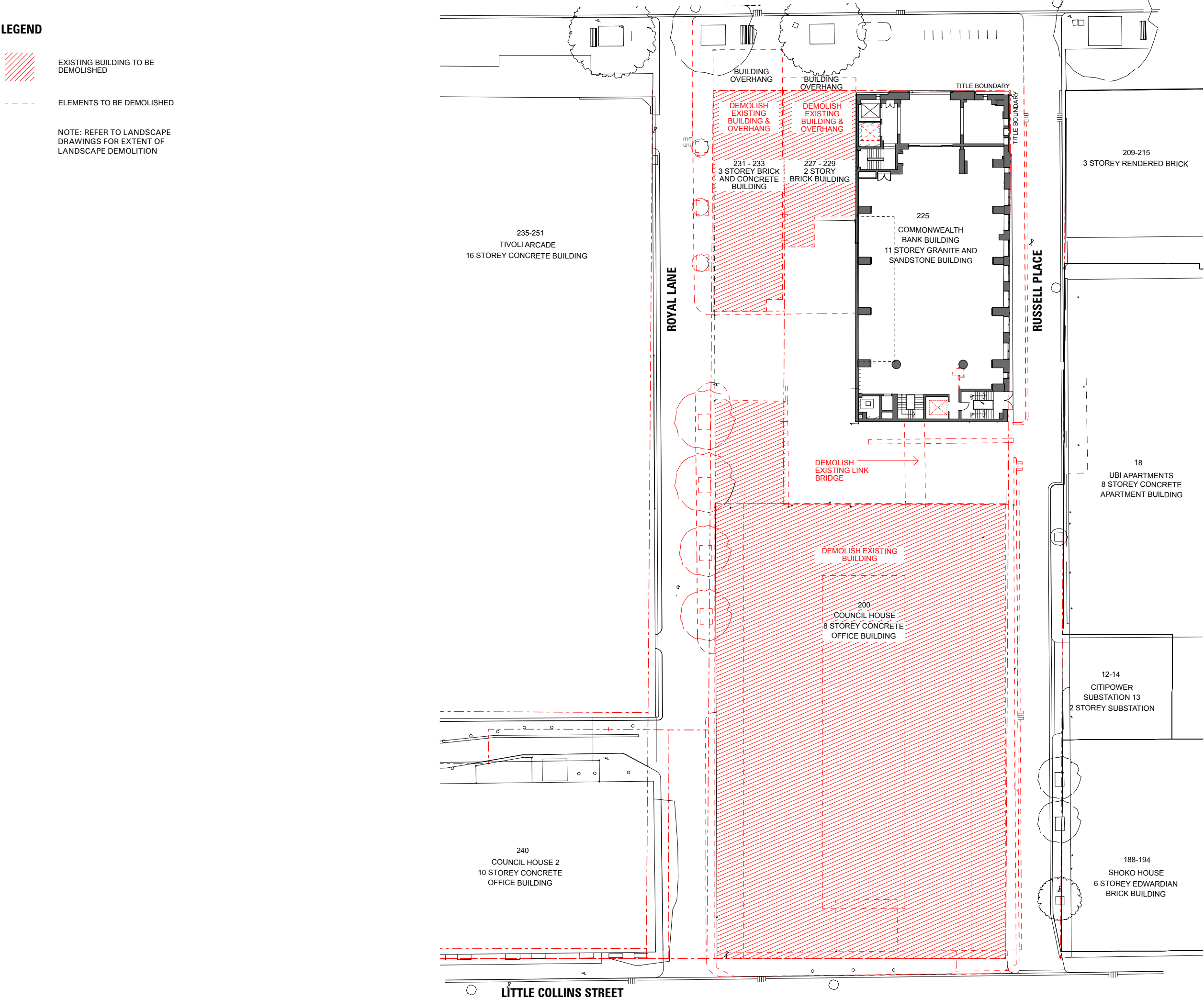


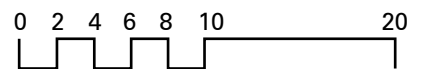
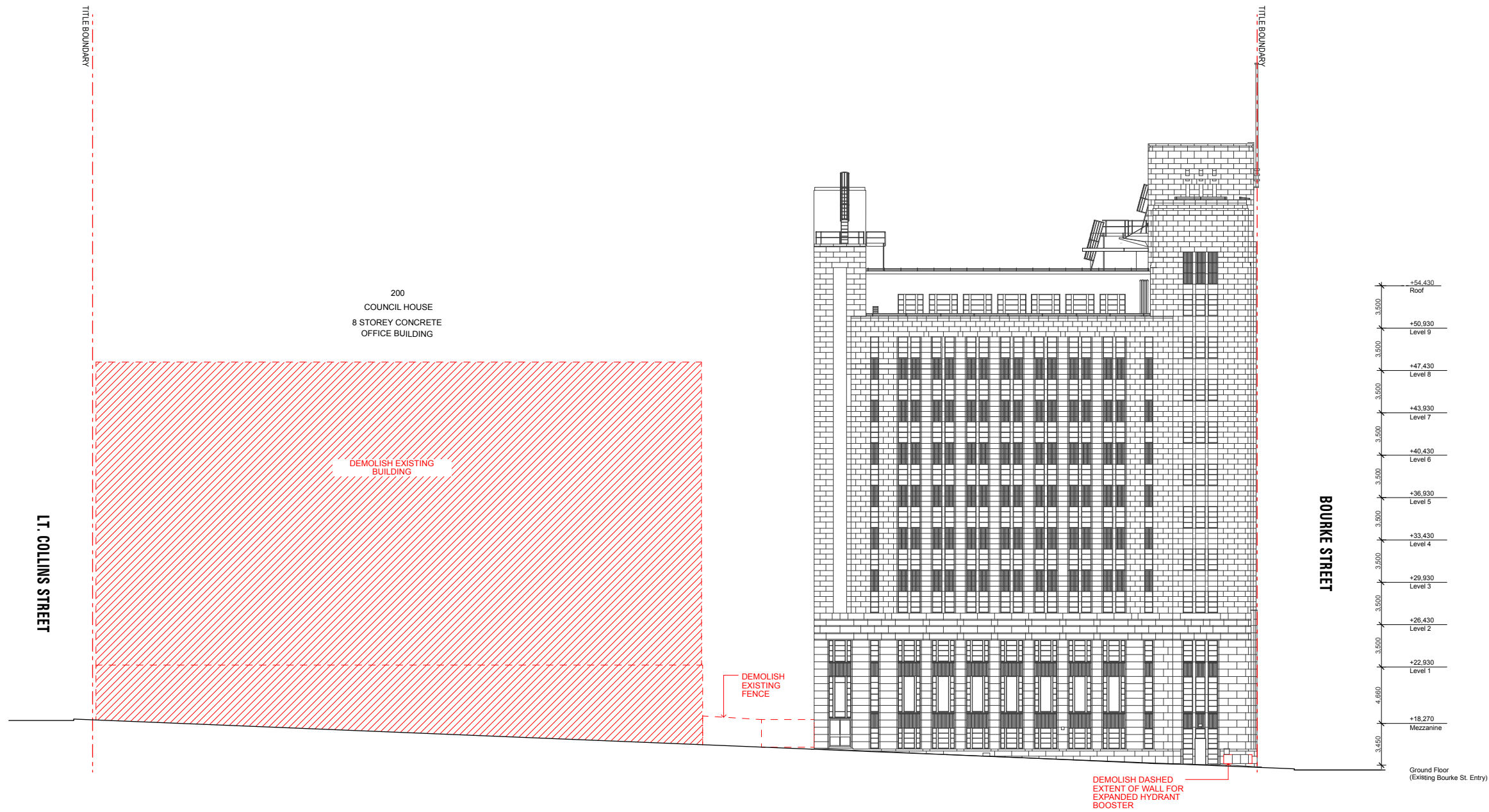
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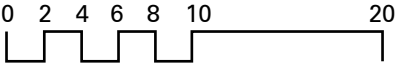
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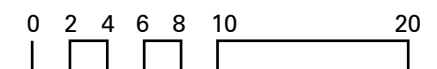
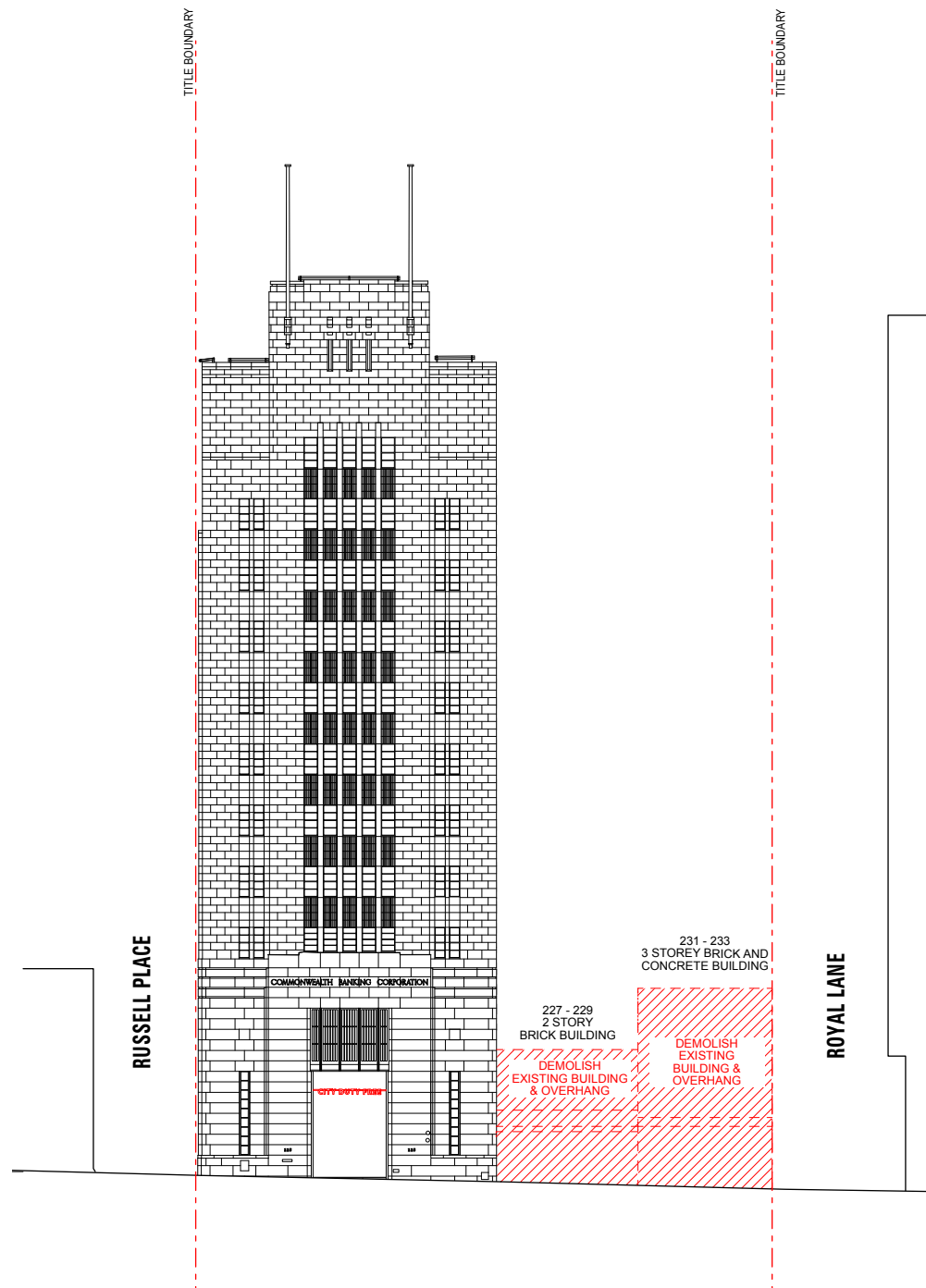
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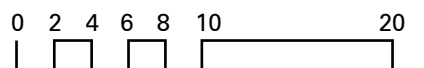
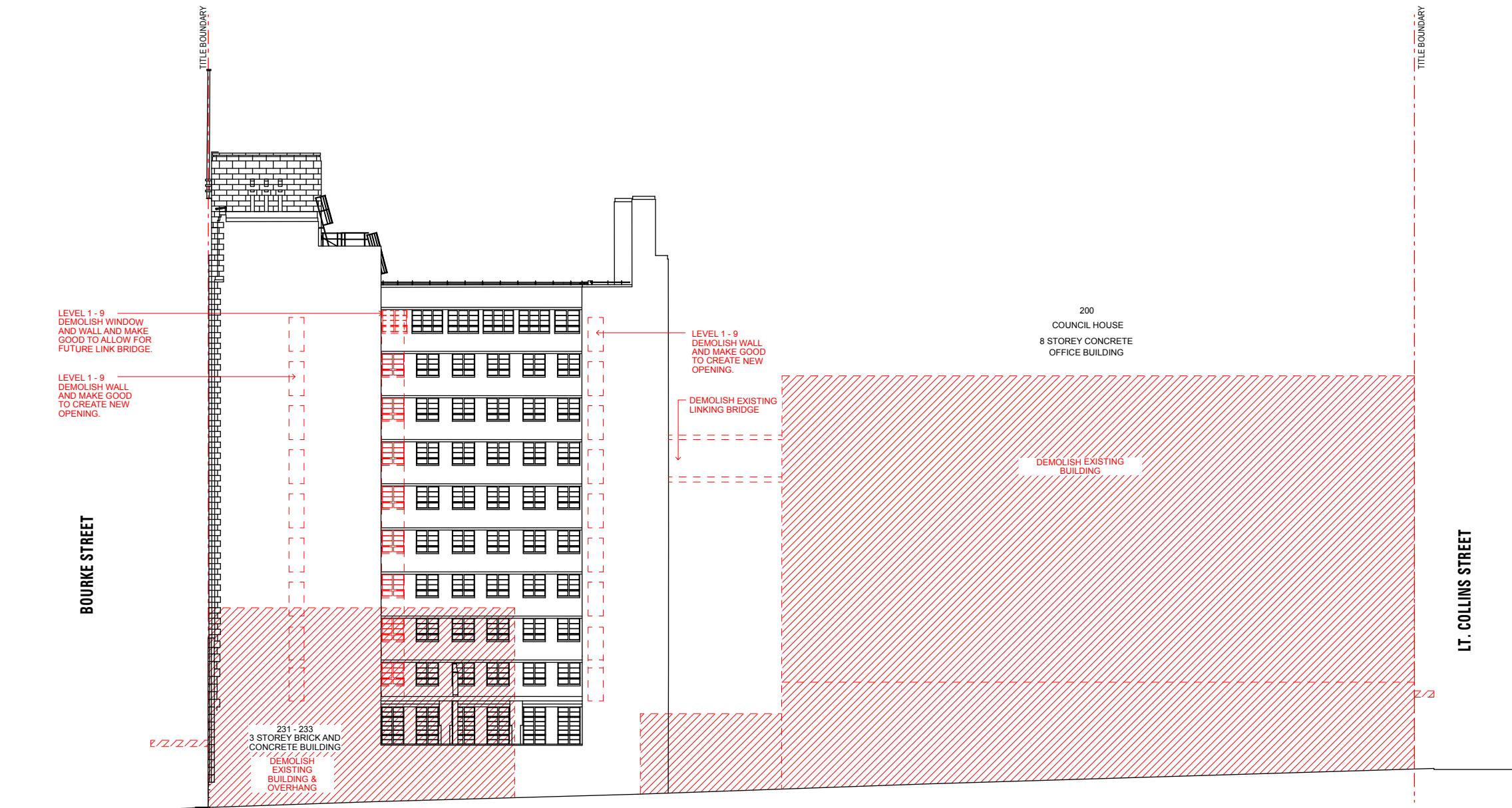
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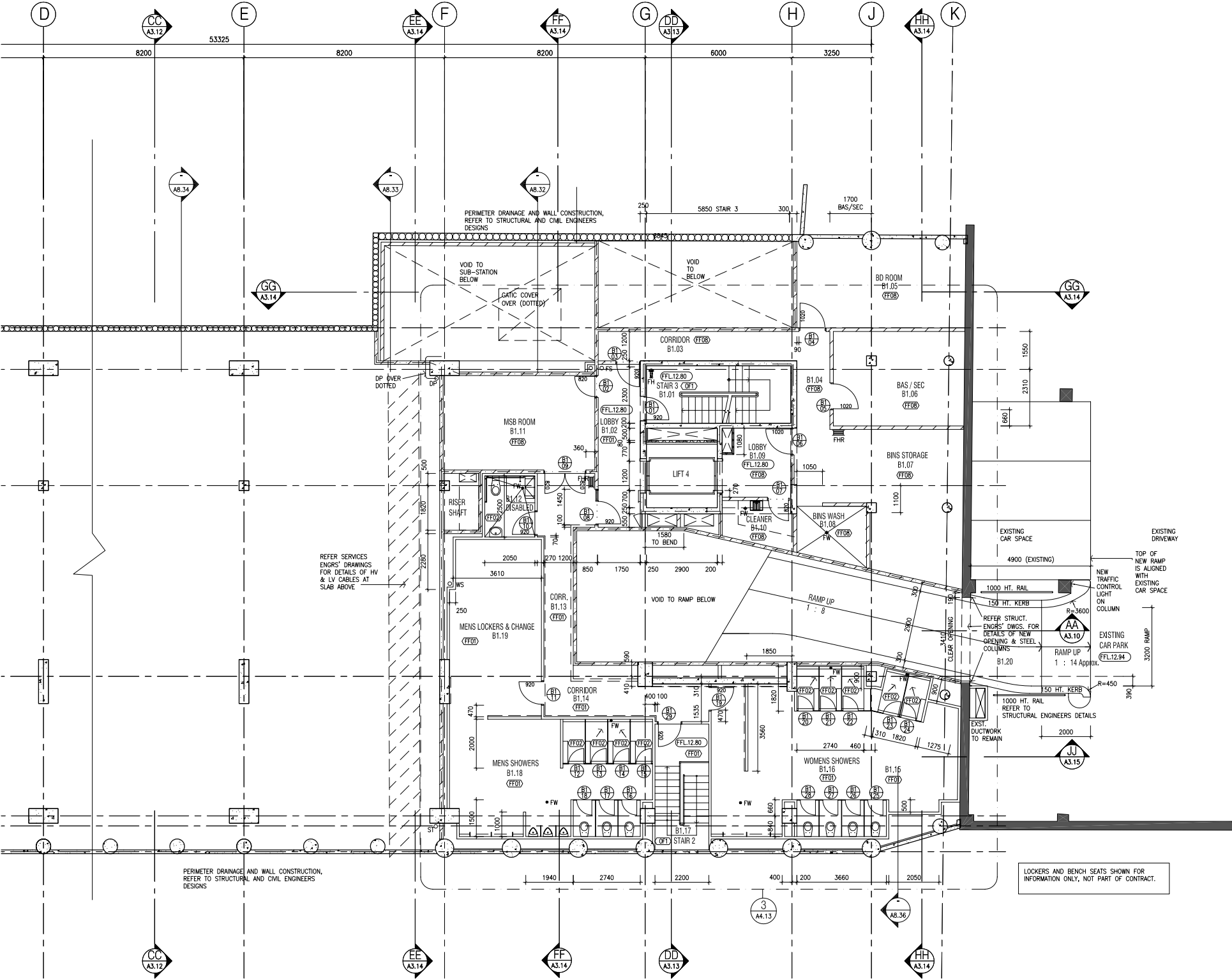


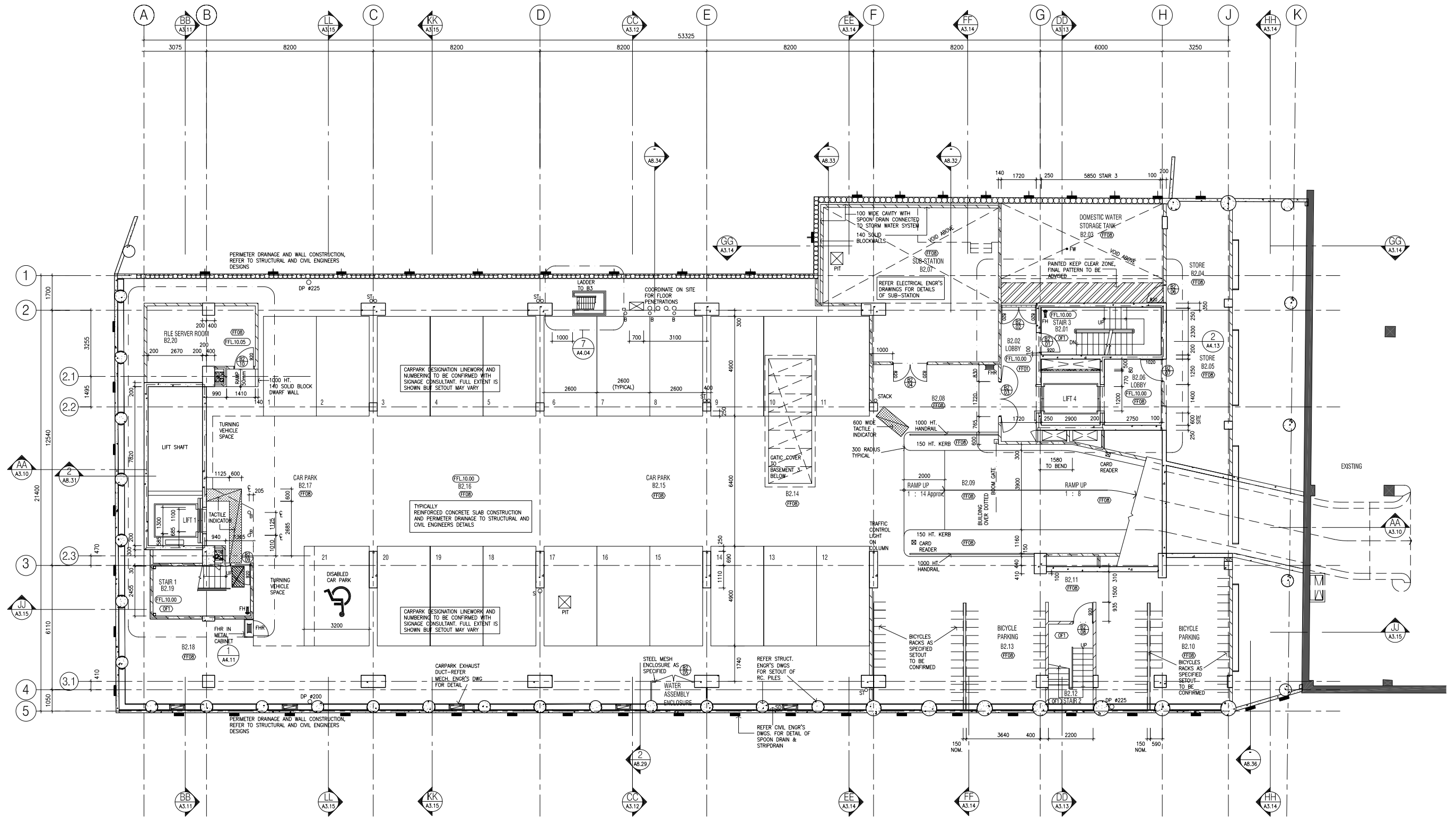












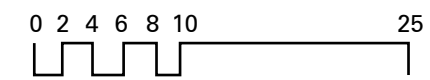


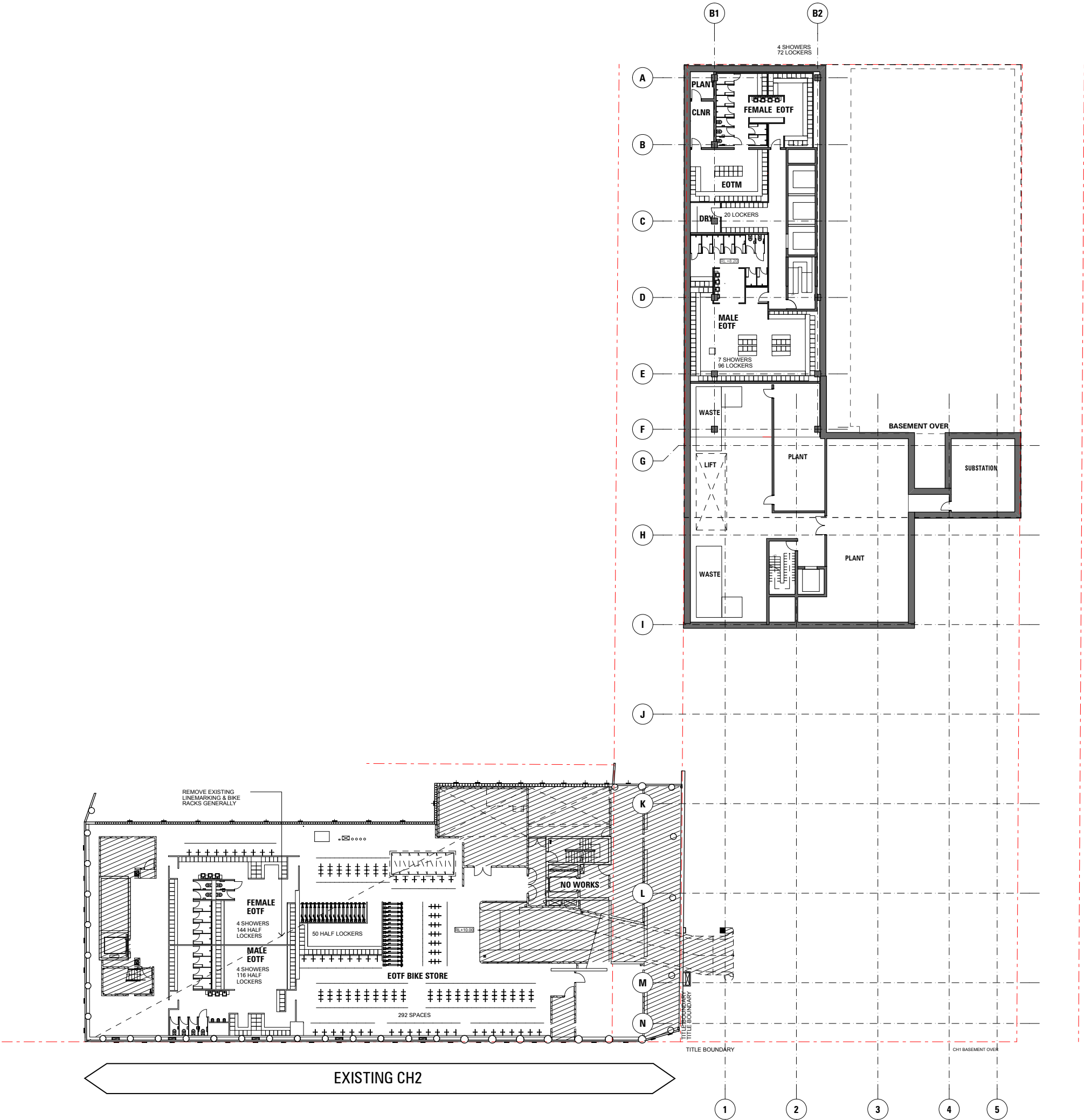
LEGEND

 EXISTING TREE

 PROPOSED TREE

NOTE: REFER TO LANDSCAPE DRAWINGS FOR EXTENT OF WORKS TO LANDSCAPE



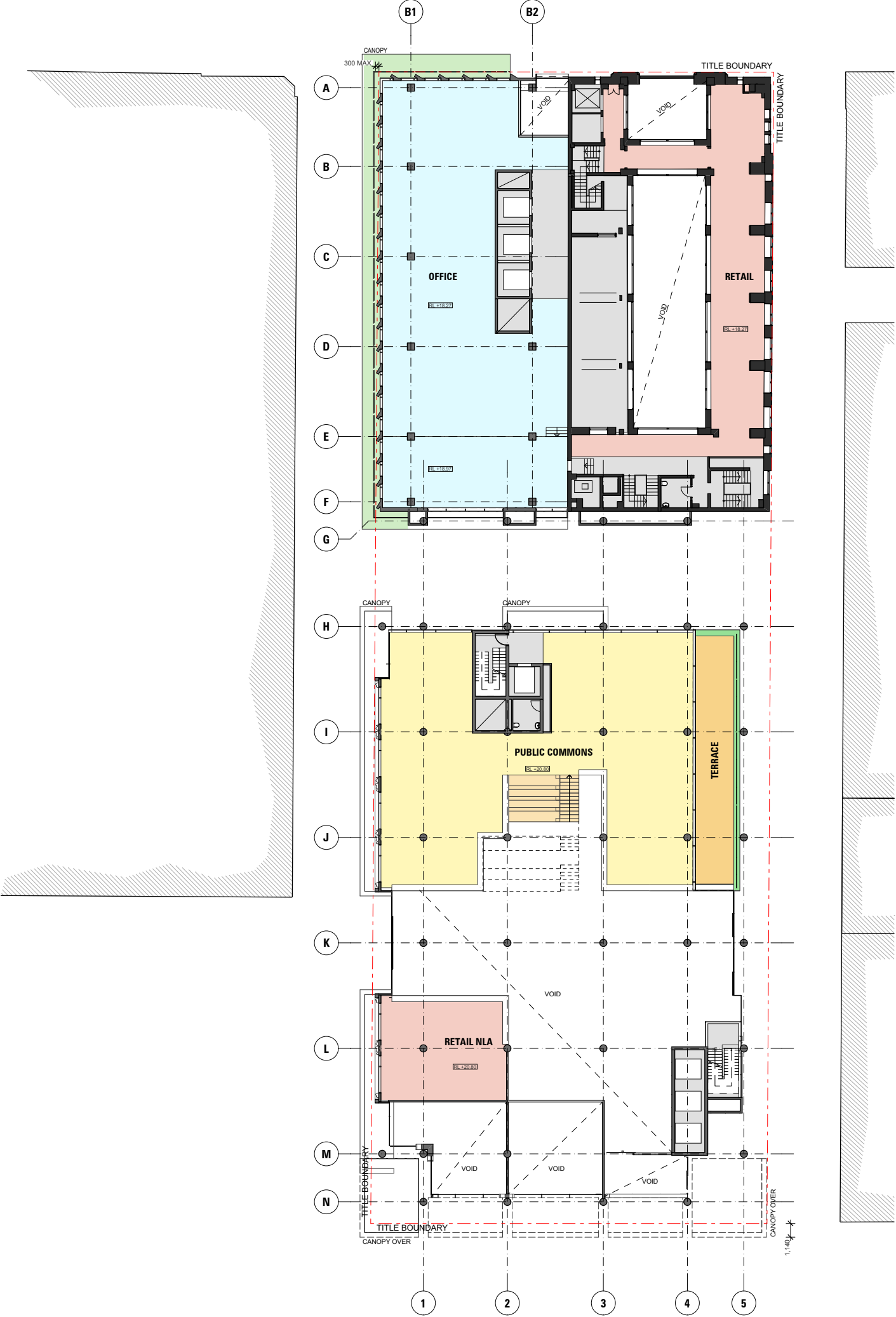
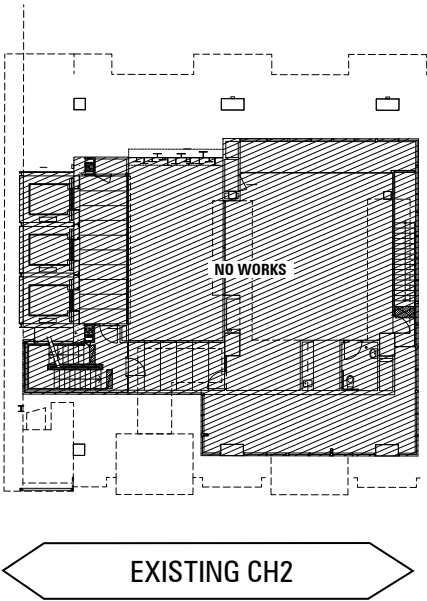




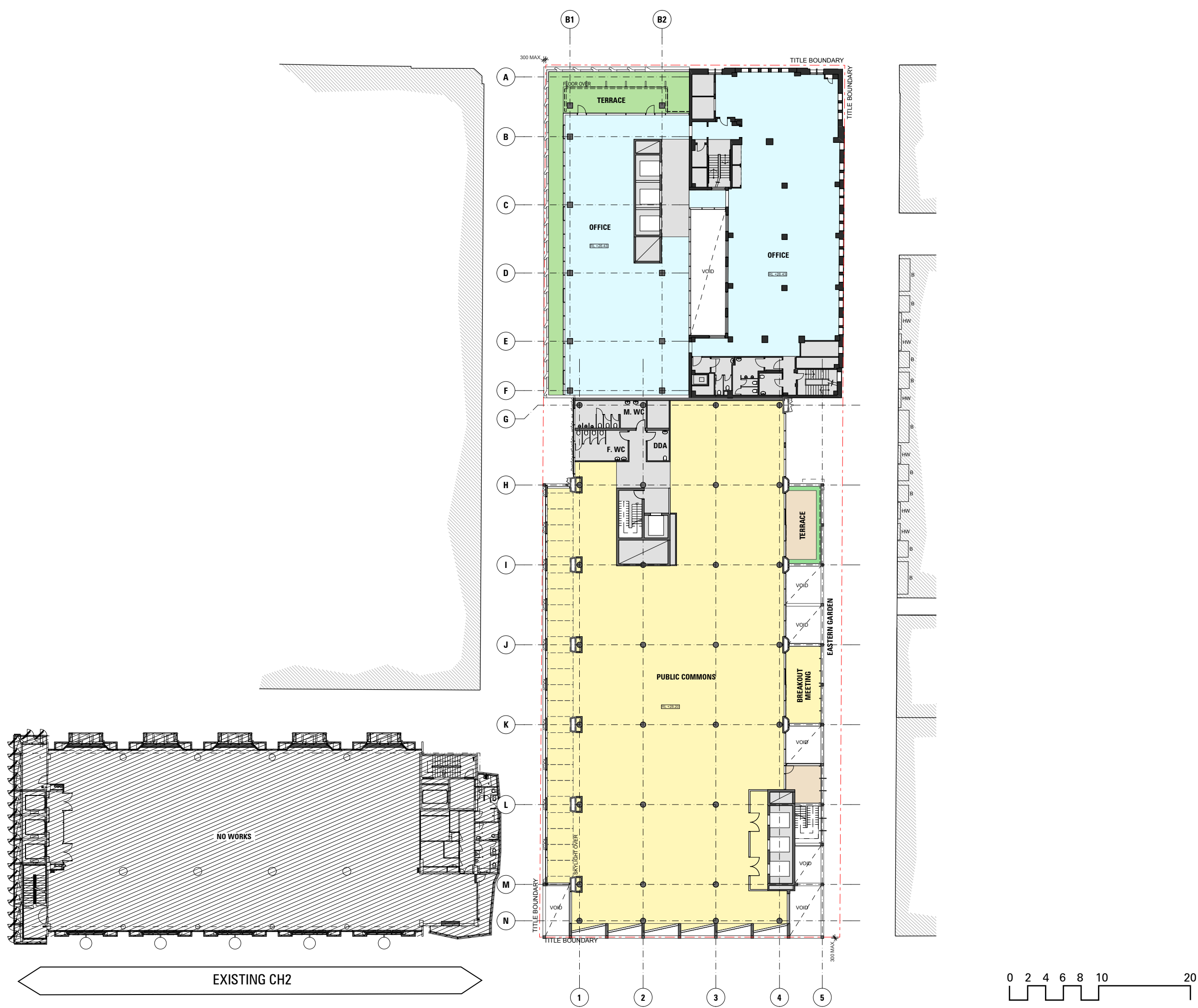


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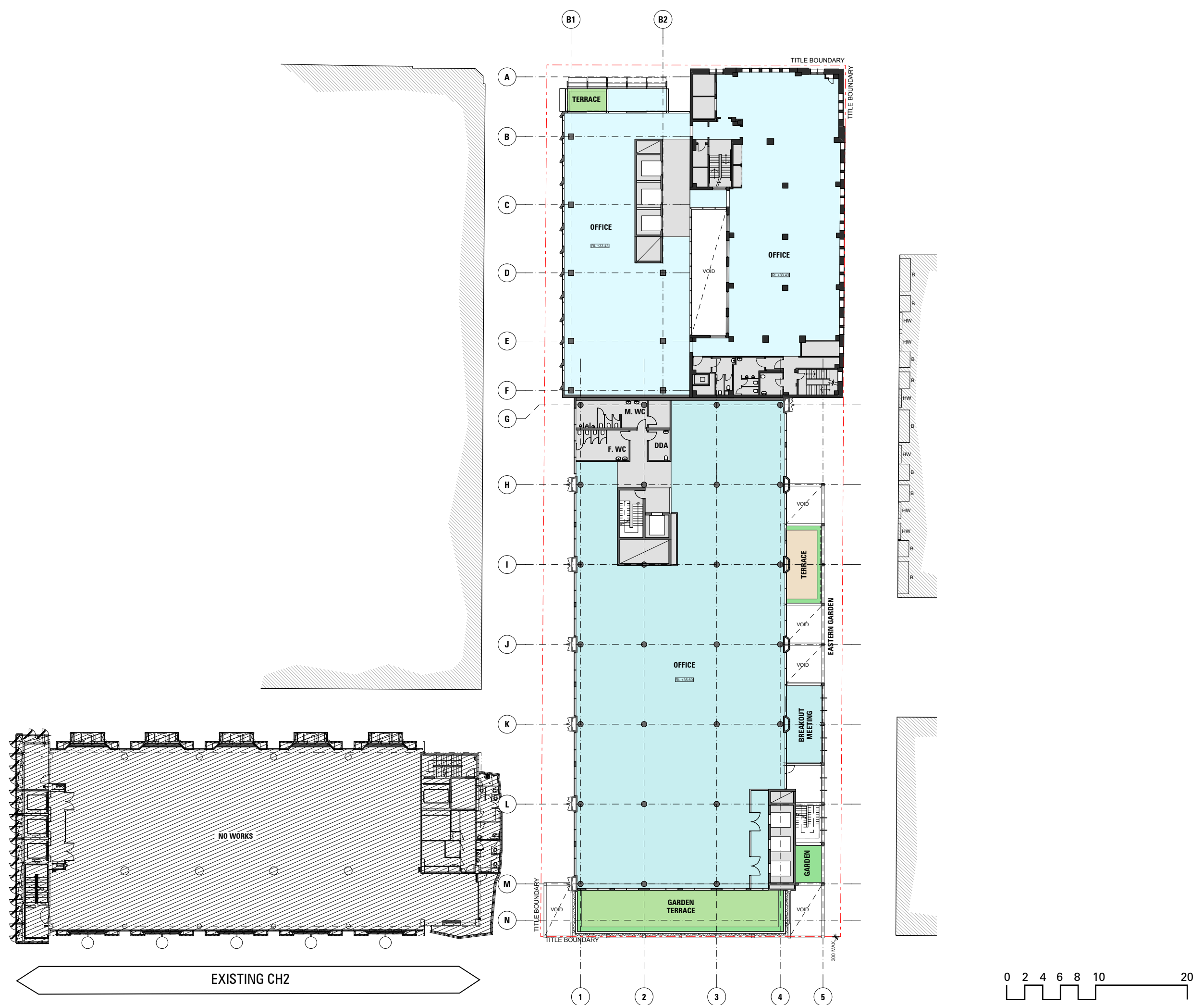


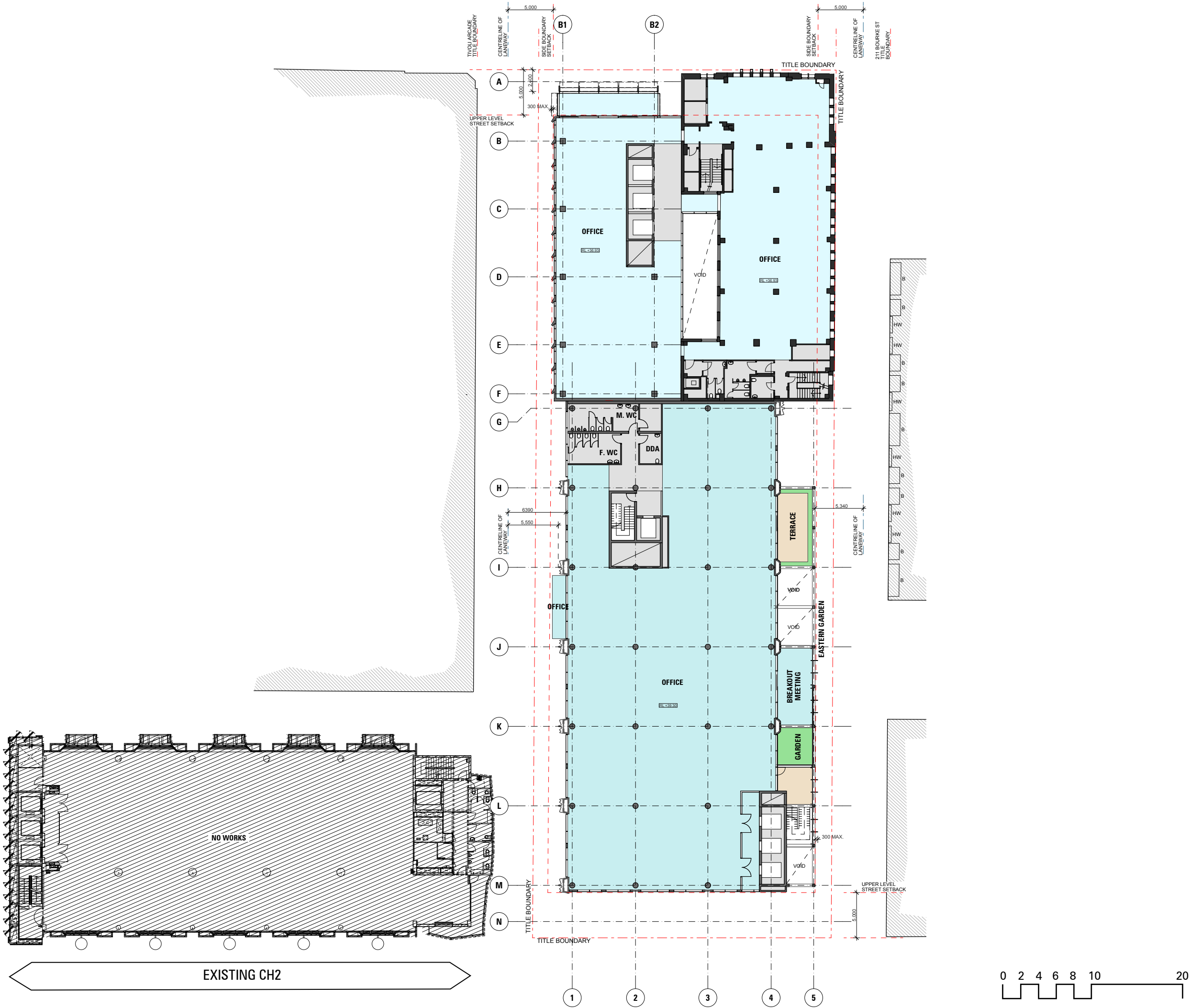


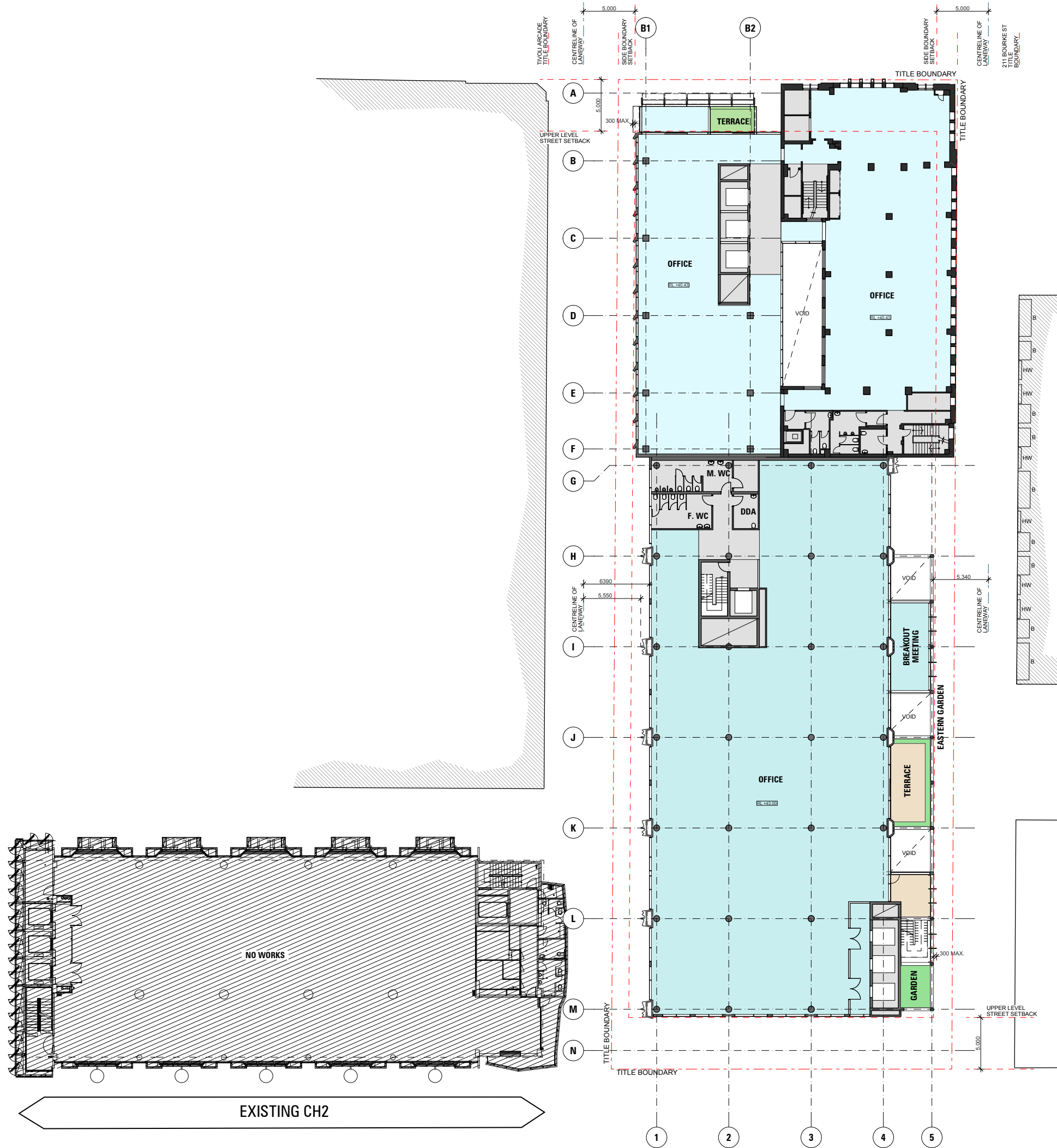


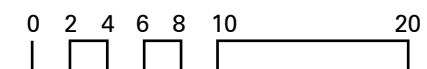


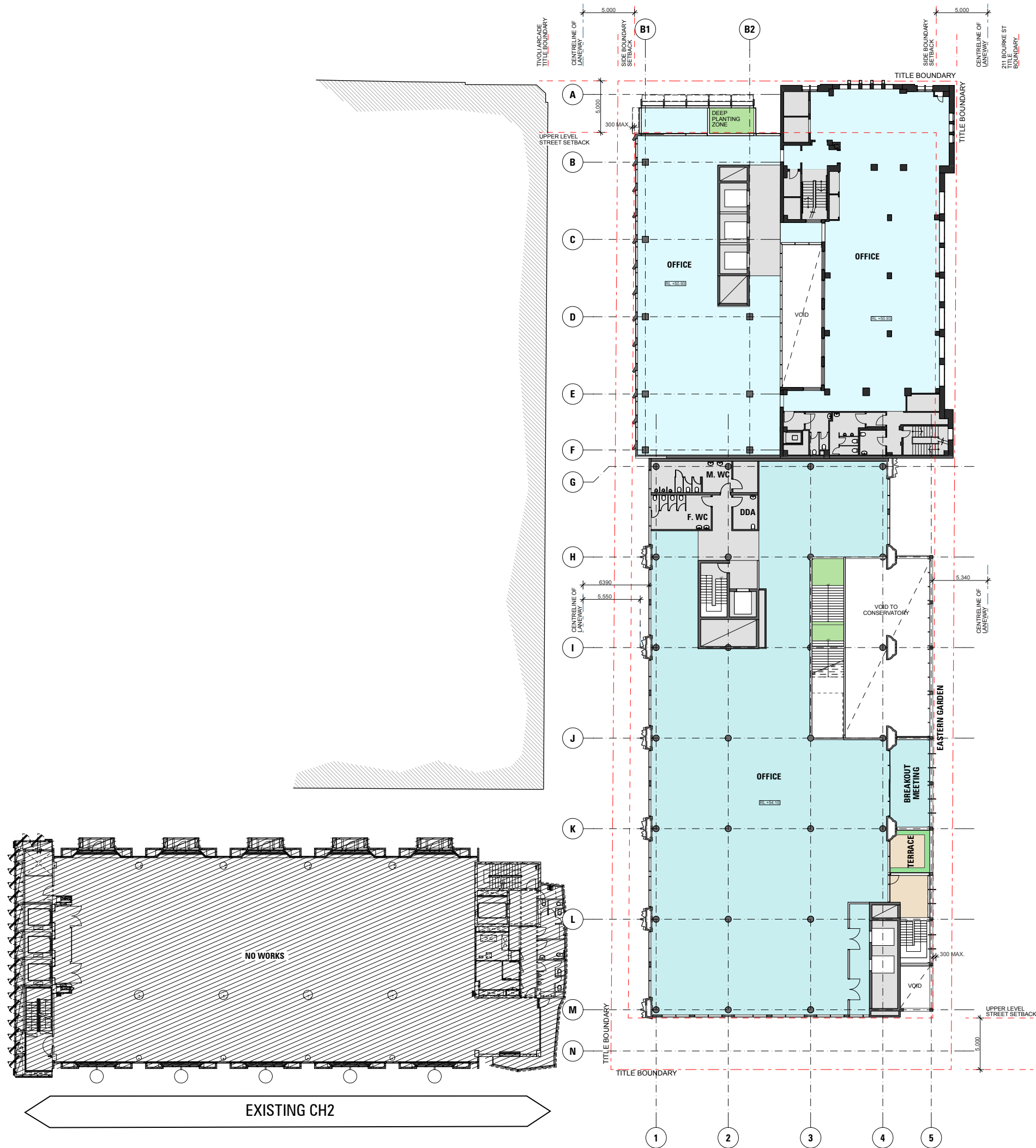


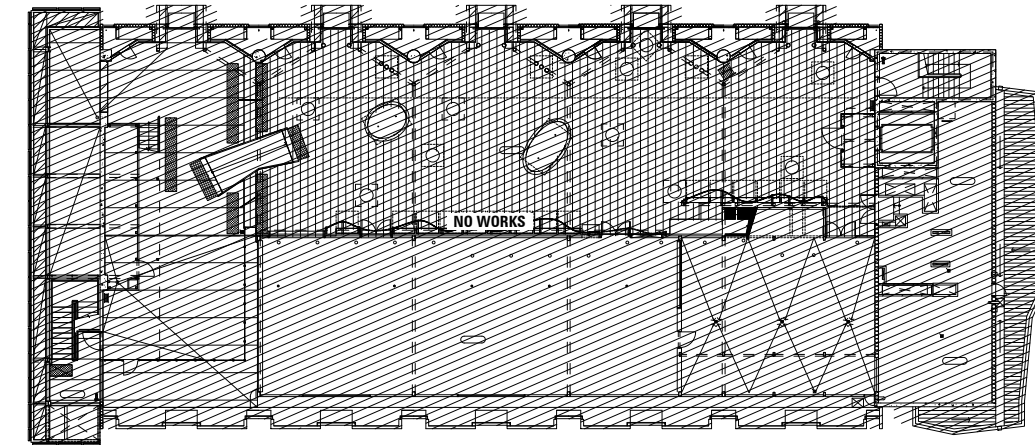




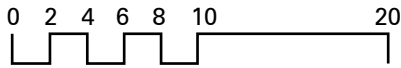


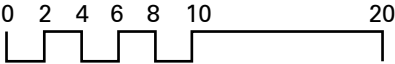


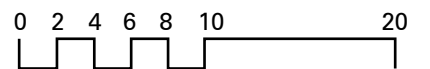
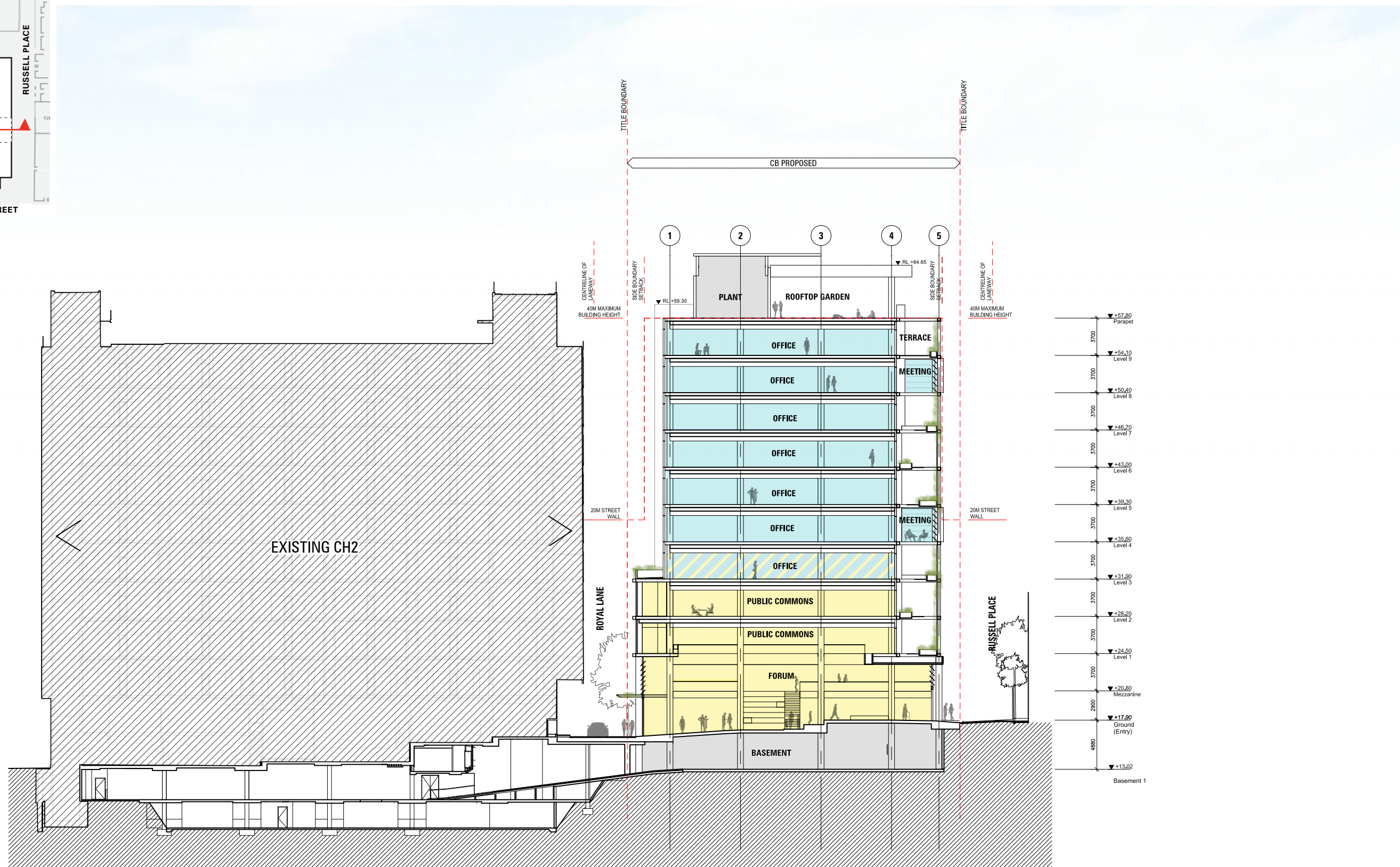
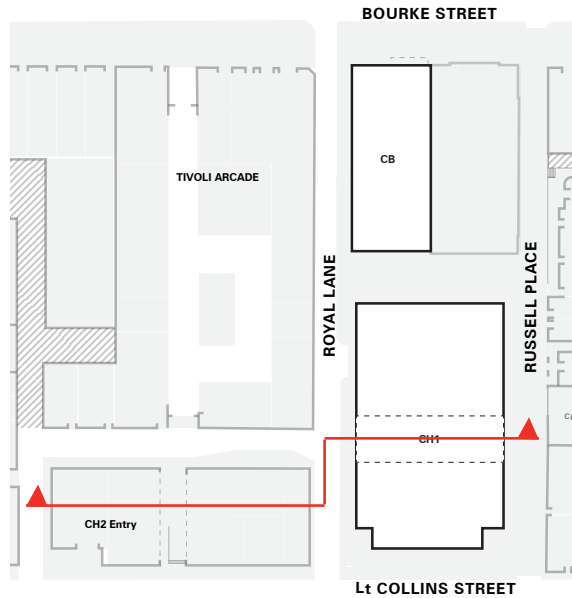


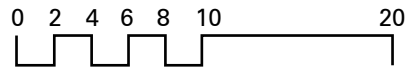
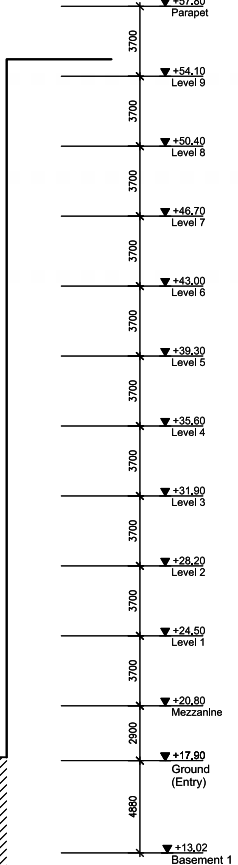
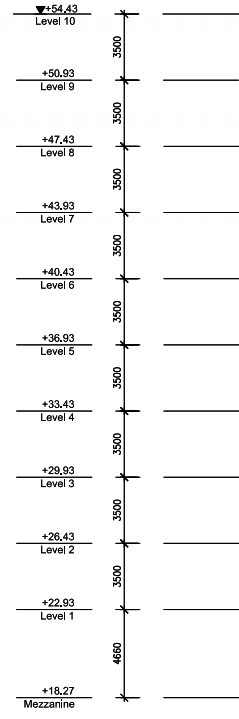
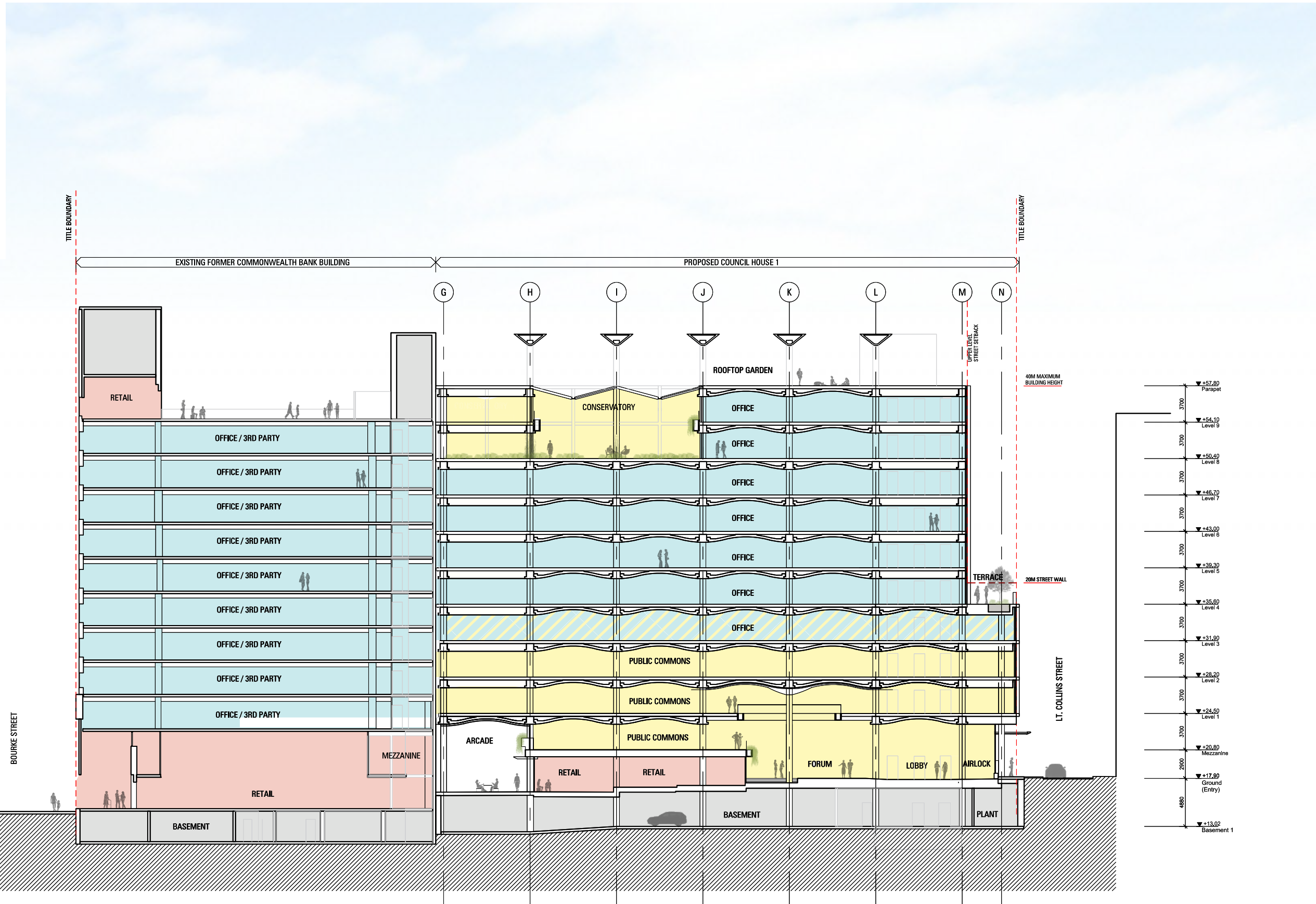
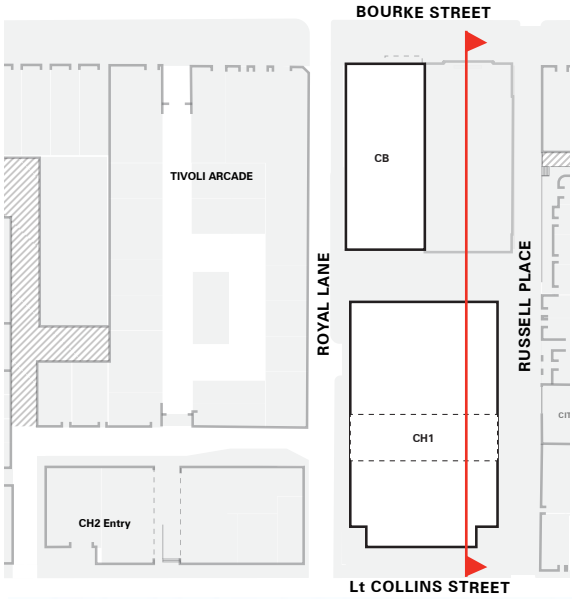


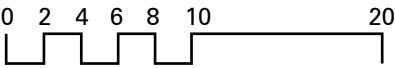
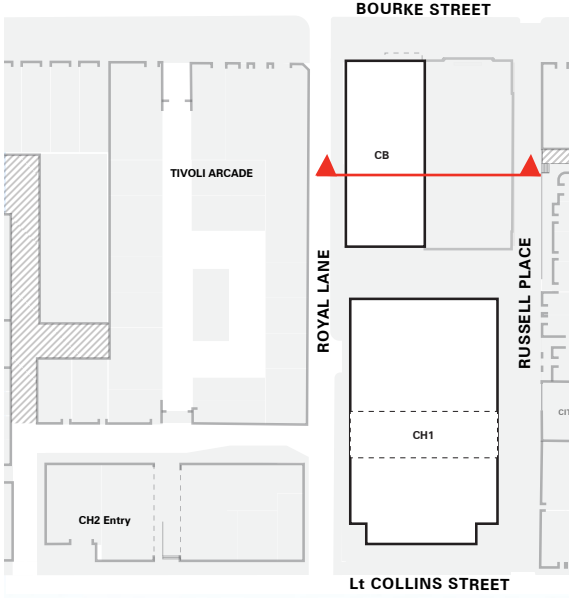
EXISTING CH2

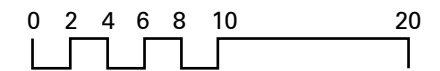
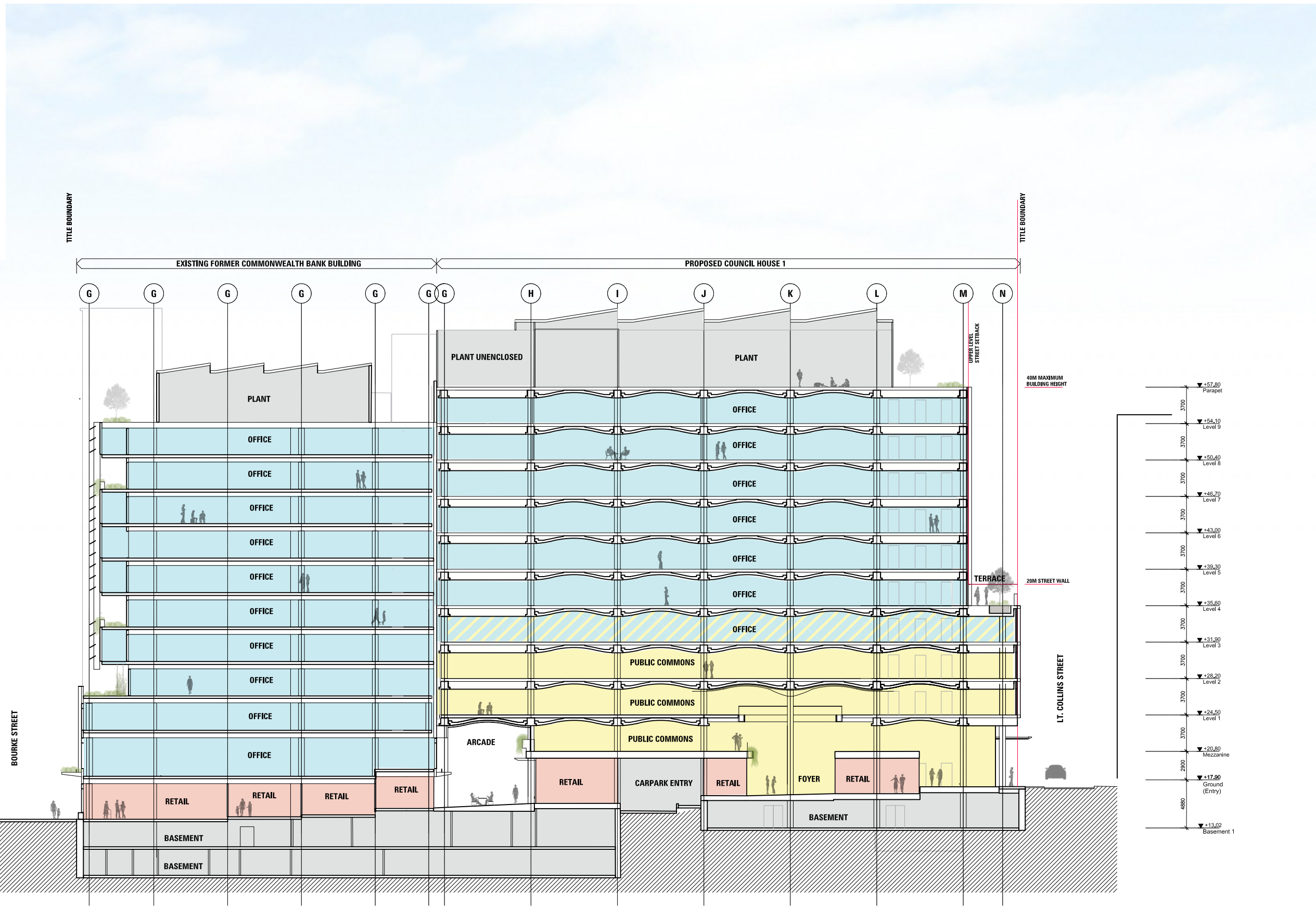
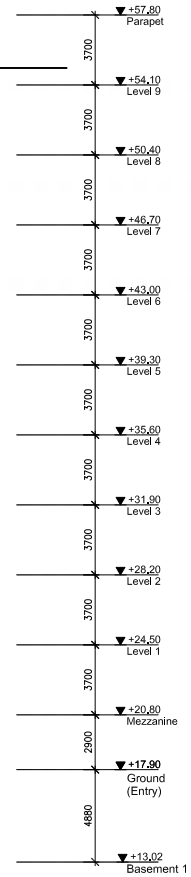
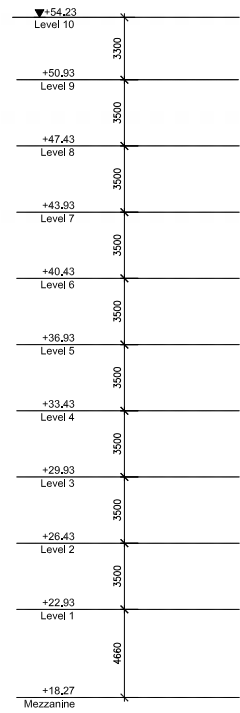
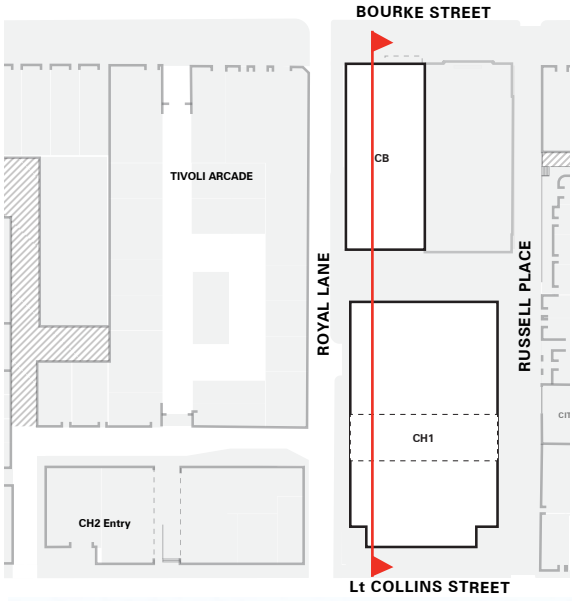


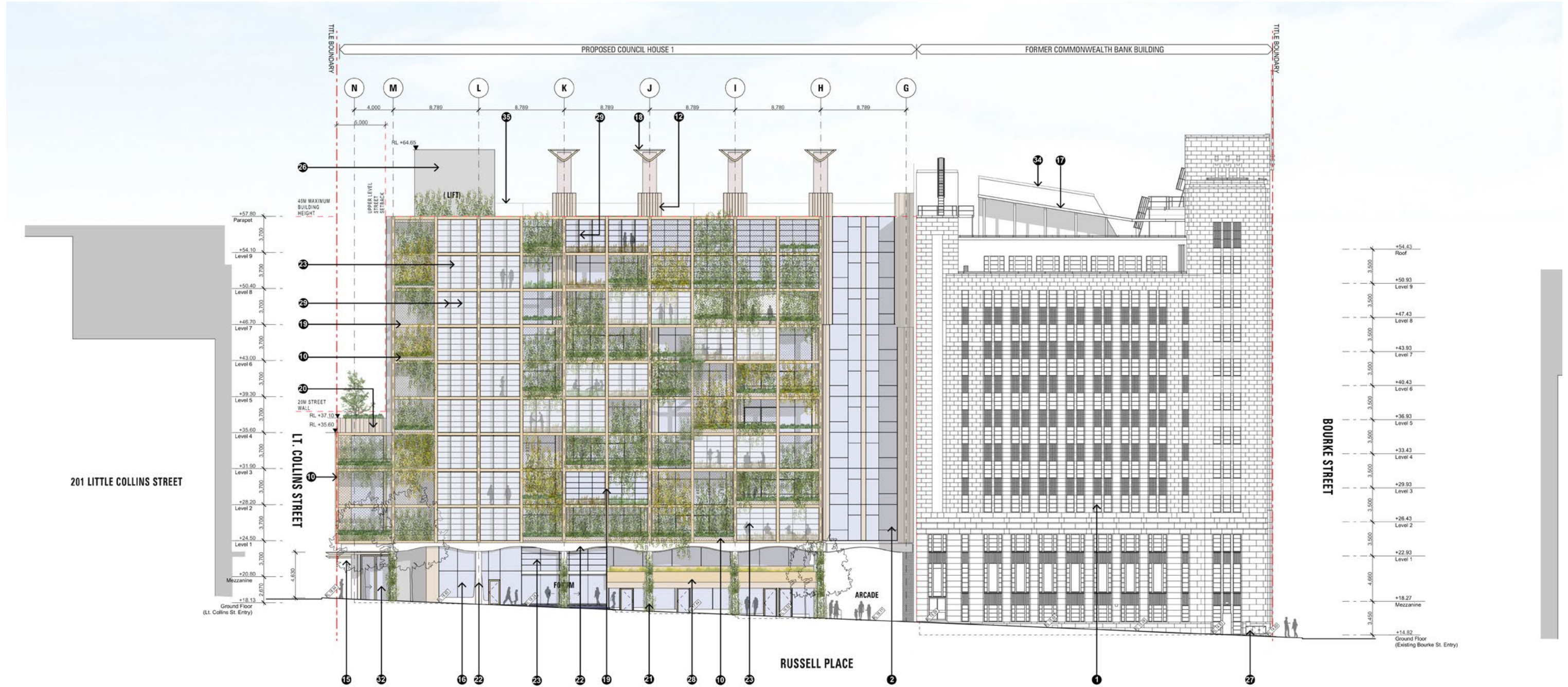












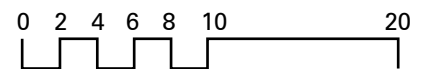
- 1 existing former Commonwealth Bank facade - general repairs to windows. Levels 1-9 - 20% of windows converted to auto operable night purge & ventilation
- 2 aluminium framed double glazed windows and spandrel panels with powdercoat paint finish
- 3 structural timber facade frame with recessed aluminium framed double glazed windows and metal clad reveals
- 4 light coloured brick facing facade blades

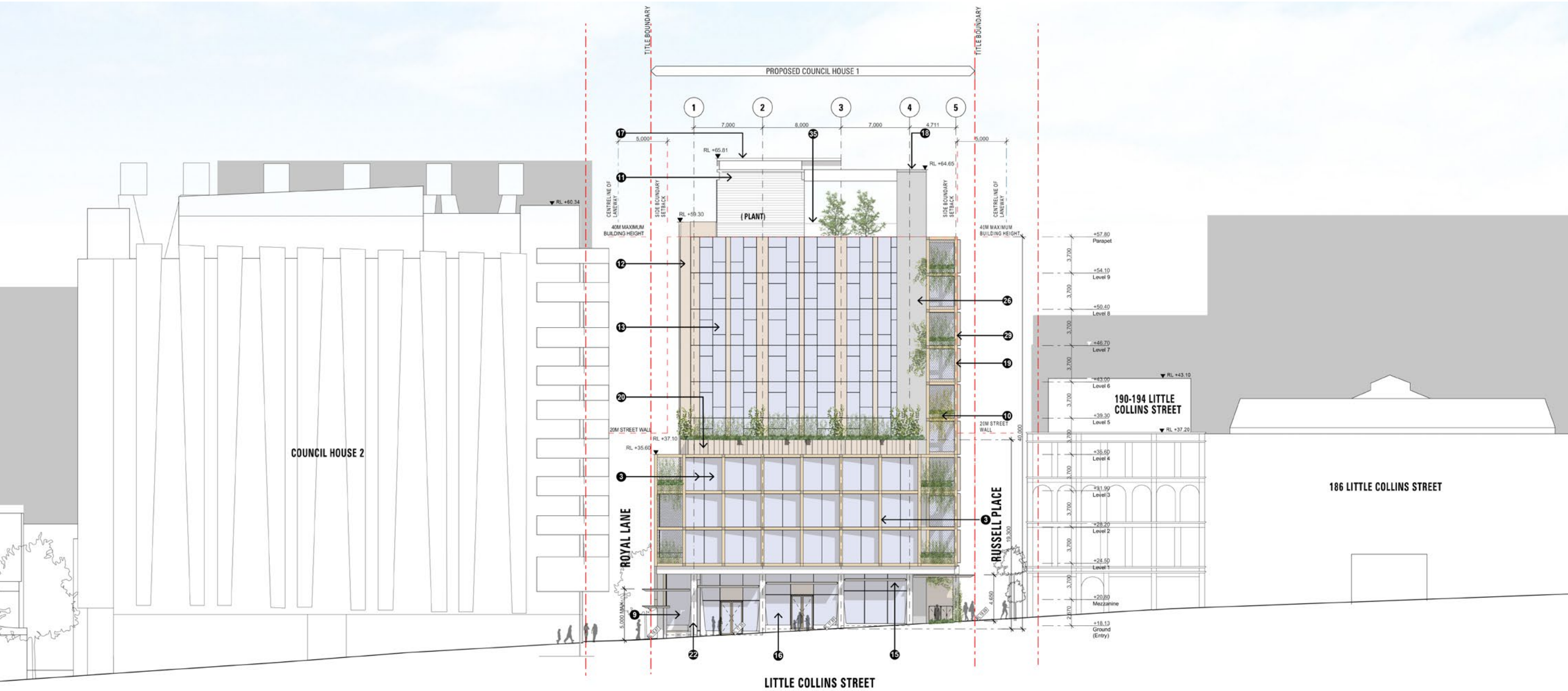
- 5 fixed horizontal sunshades with integrated photovoltaic panels and metal clad underside
- 6 light coloured brick facing facade panels
- 7 structural timber frame to sunshades
- 8 polished concrete canopy with integrated planting
- 9 aluminium and steel framed glazing to shopfronts
- 10 metal clad planter boxes with steel wire trellis and landscape to terraces
- 11 powdercoated aluminium acoustic louvres to plant room

- 12 profiled metal cladding panels to air ducts
- 13 aluminium framed double glazed windows and spandrel panels with 15% operable for night purge
- 14 profiled perforated metal screen with operable windows behind for natural ventilation
- 15 steel framed canopy with timber soffit and profiled metal perimeter
- 16 aluminium and steel framed glazed shop fronts with profiled polished concrete plinth
- 17 photovoltaic panels to roof

- 18 steel framed roof canopy with integrated services duct and photovoltaic panels
- 19 structural timber frame to eastern garden
- 20 profiled metal cladding panels
- 21 timber clad planter boxes
- 22 polished concrete column + edge beams
- 23 operable glass louvres
- 24 photovoltaic panels to plant room walls
- 25 profiled metal cladding panel
- 26 exposed textured concrete finish

- 27 modified / extended booster
- 28 trellis vertical landscape to columns
- 29 perforated metal vertical sunblades
- 30 powdercoated metal security shutter to ramp
- 31 structural timber horizontal facade frame
- 32 stainless steel and glass automatic sliding doors
- 33 feature entry pop out bay window with blade surround
- 34 metal clad and glazed lightwell pop-up
- 35 1.35m high glazed balustrade with steel frame





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structural timber facade frame with recessed aluminium framed double glazed windows and metal clad reveals
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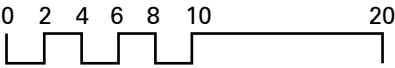
structural timber horizontal facade frame
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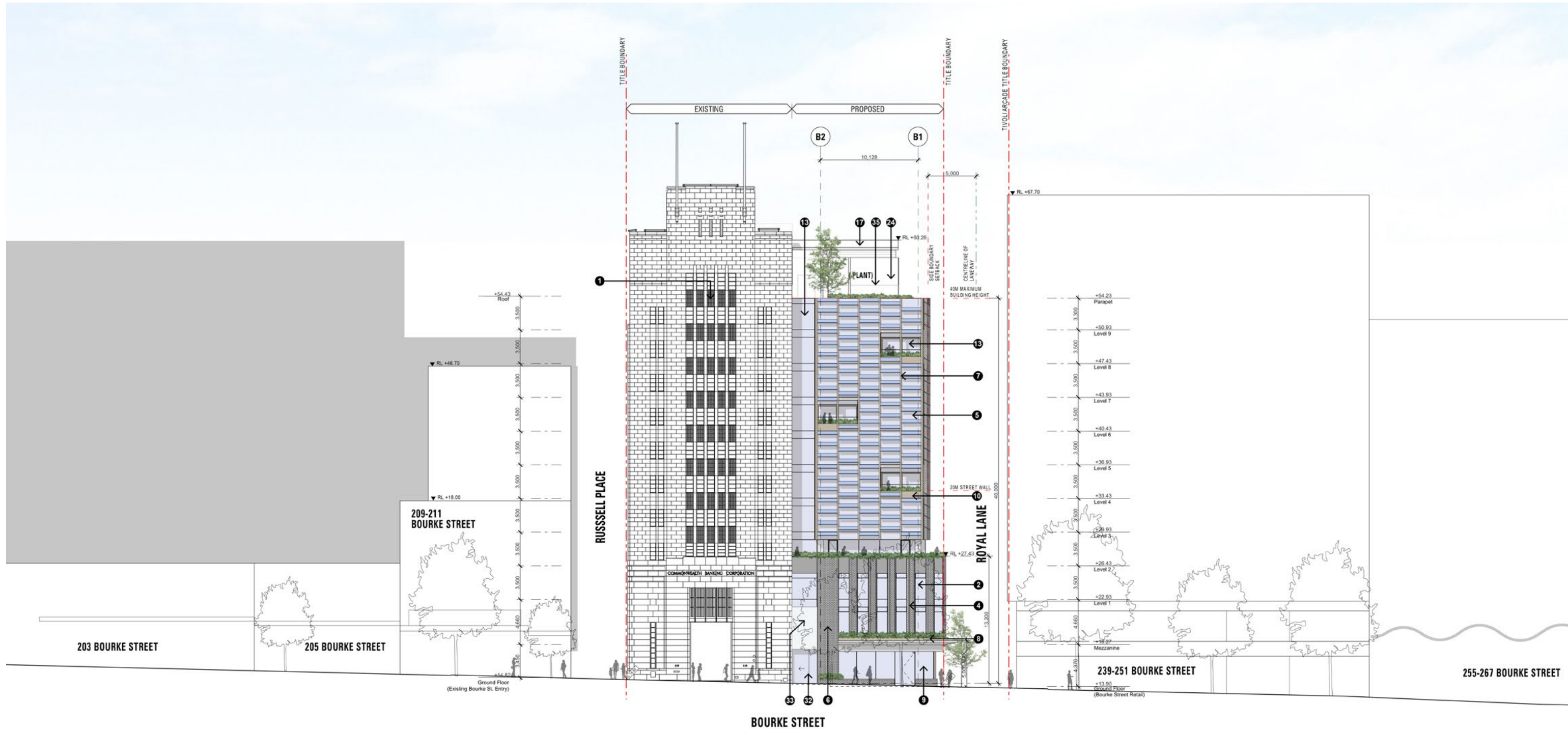
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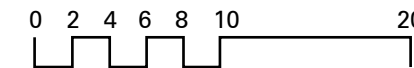
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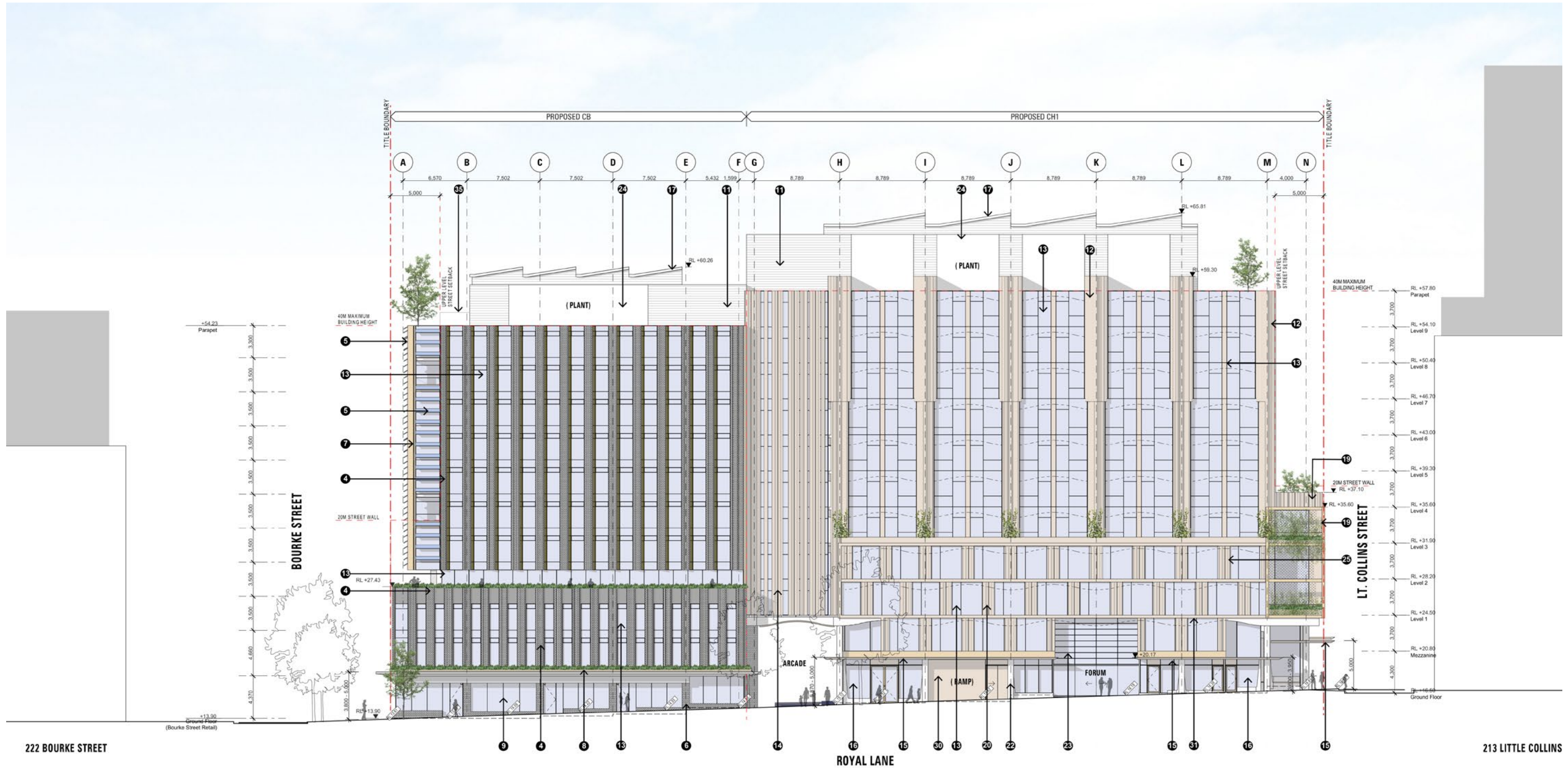
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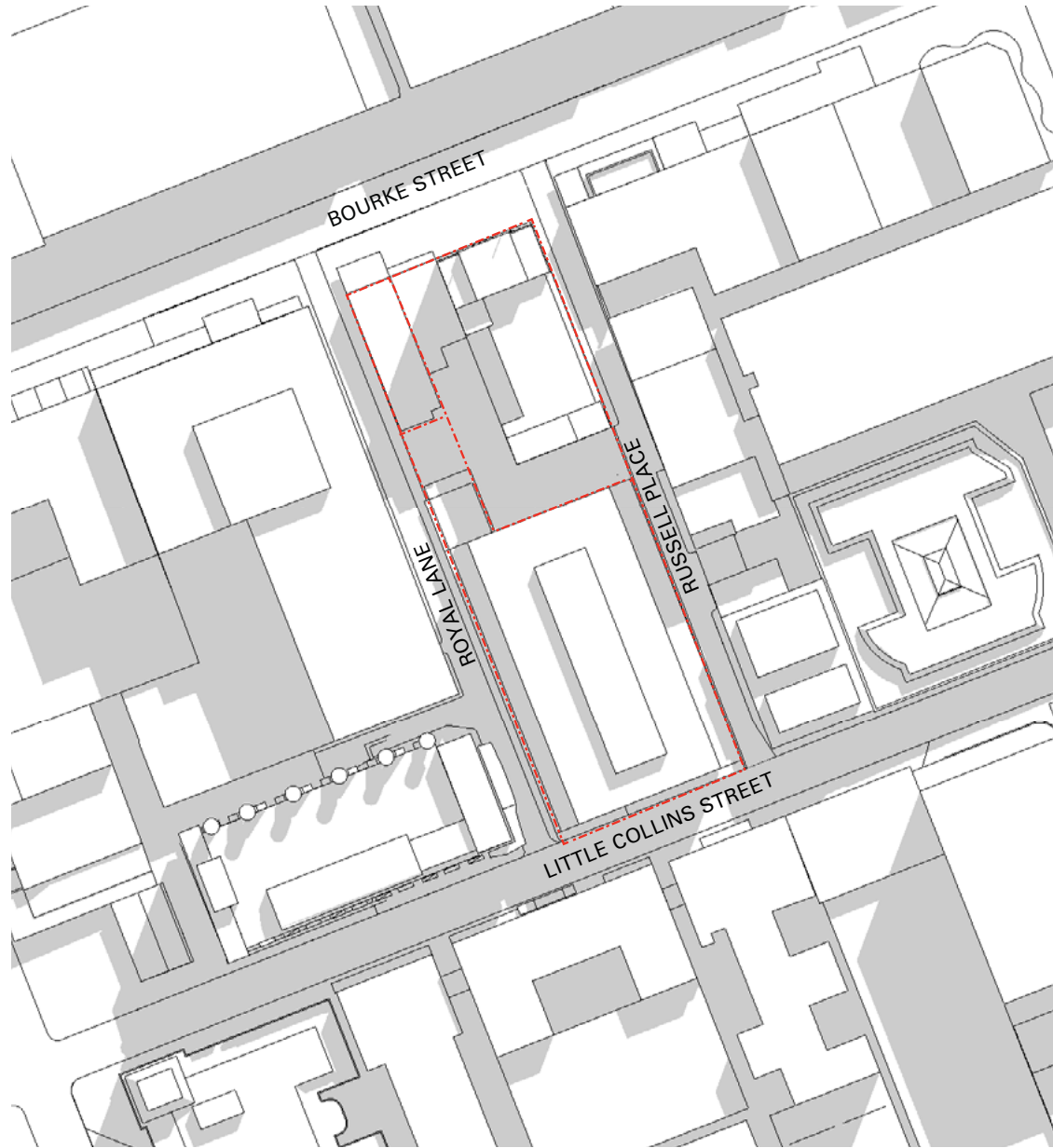
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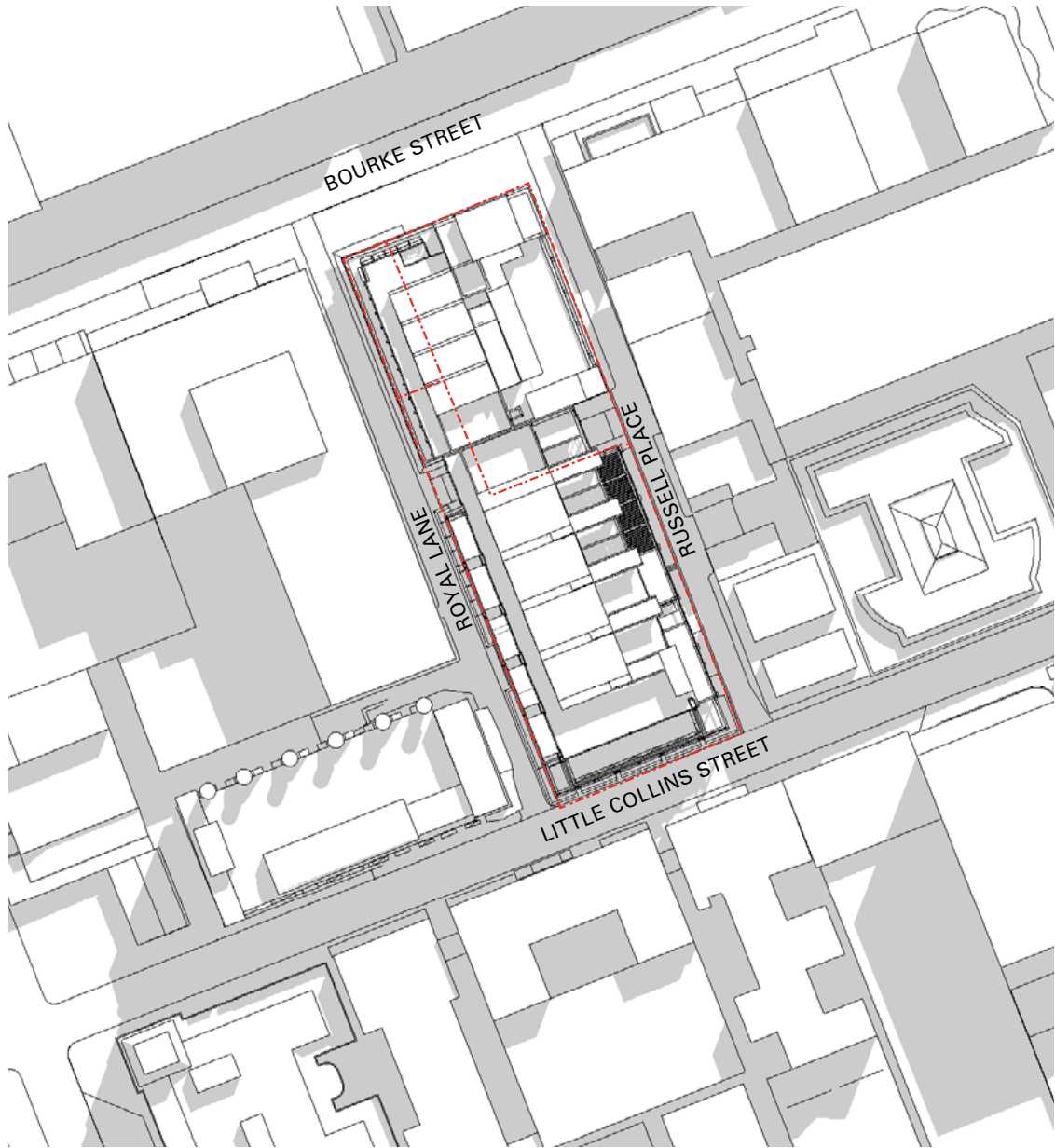
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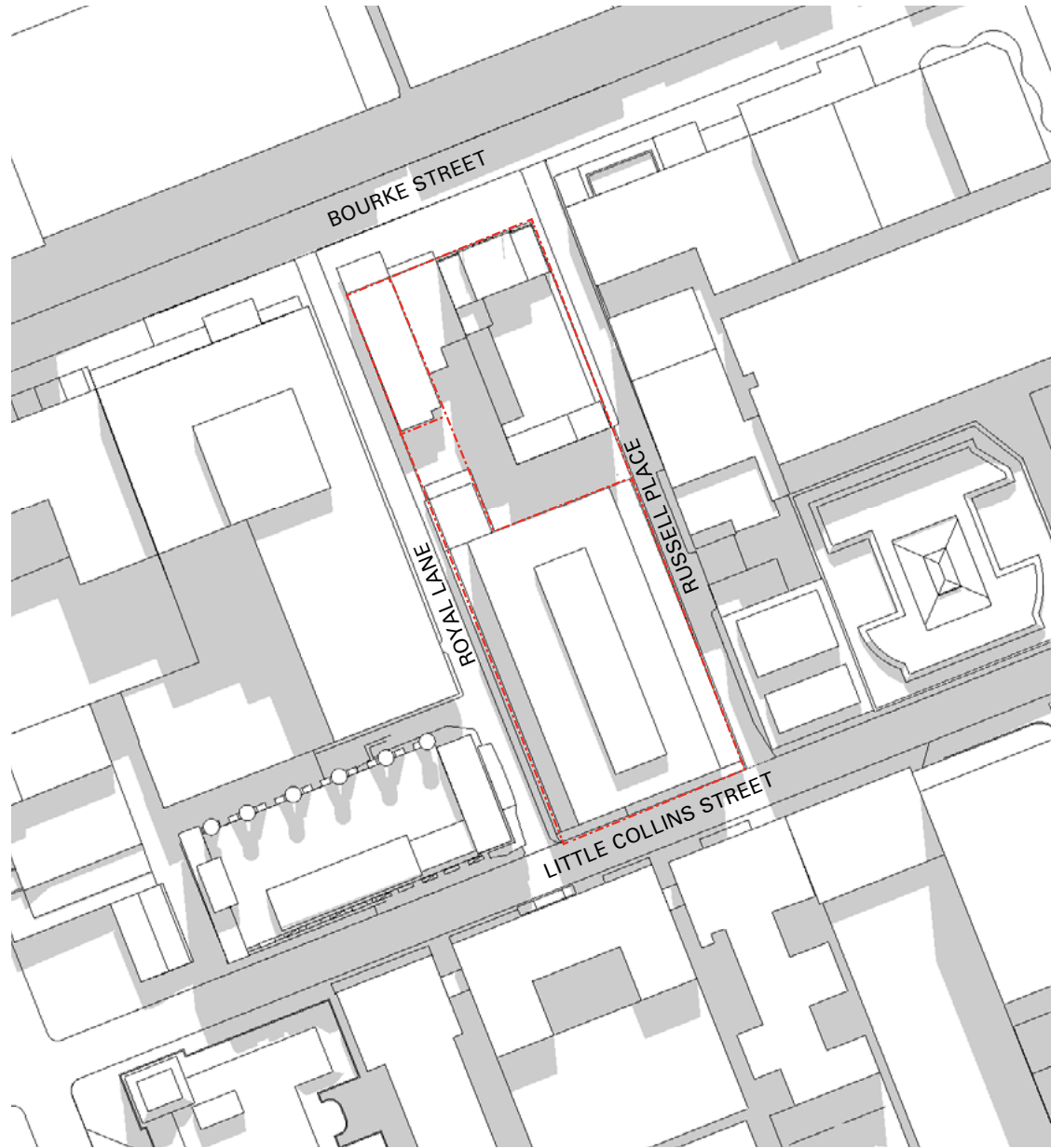


existing

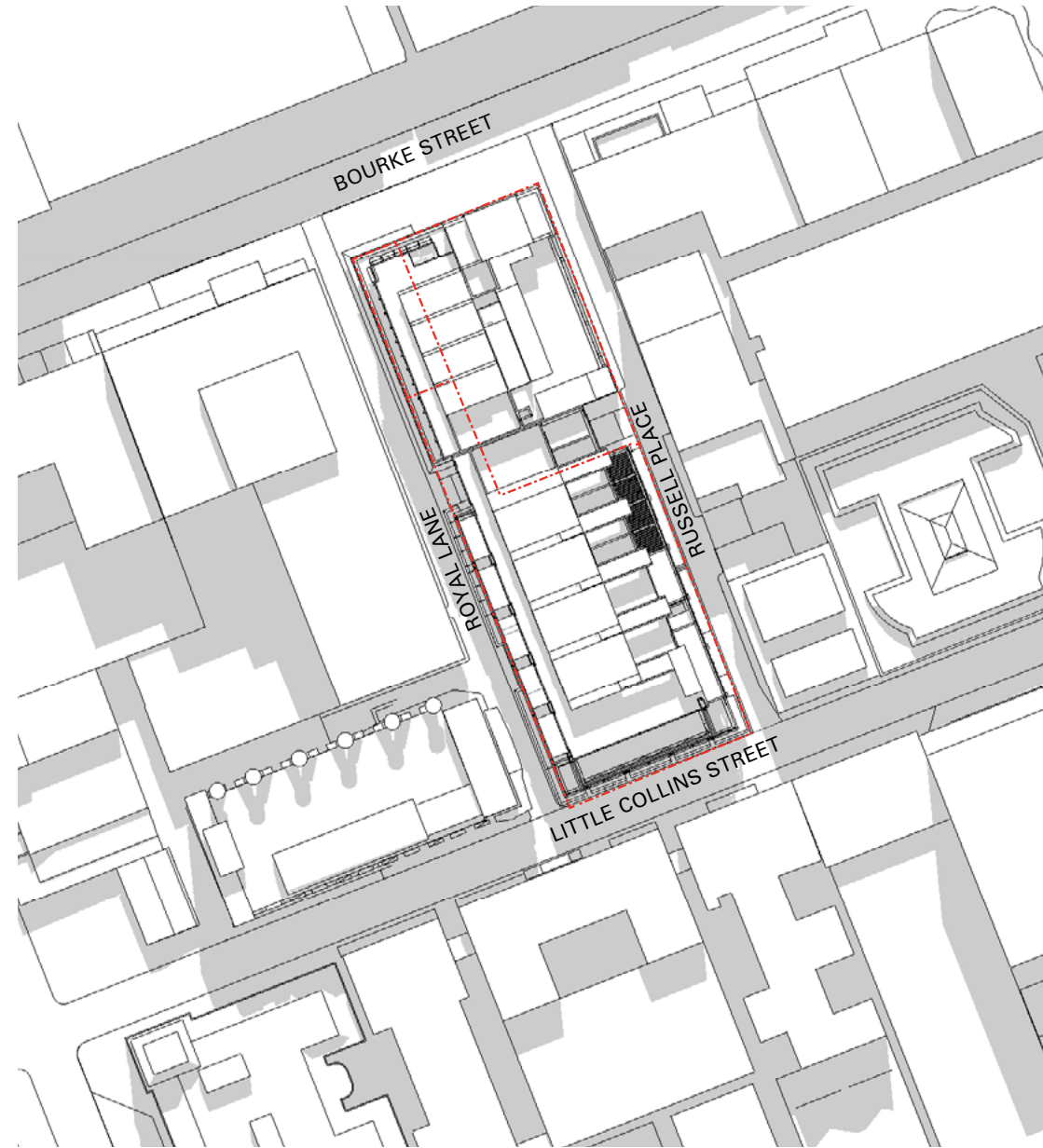


proposed

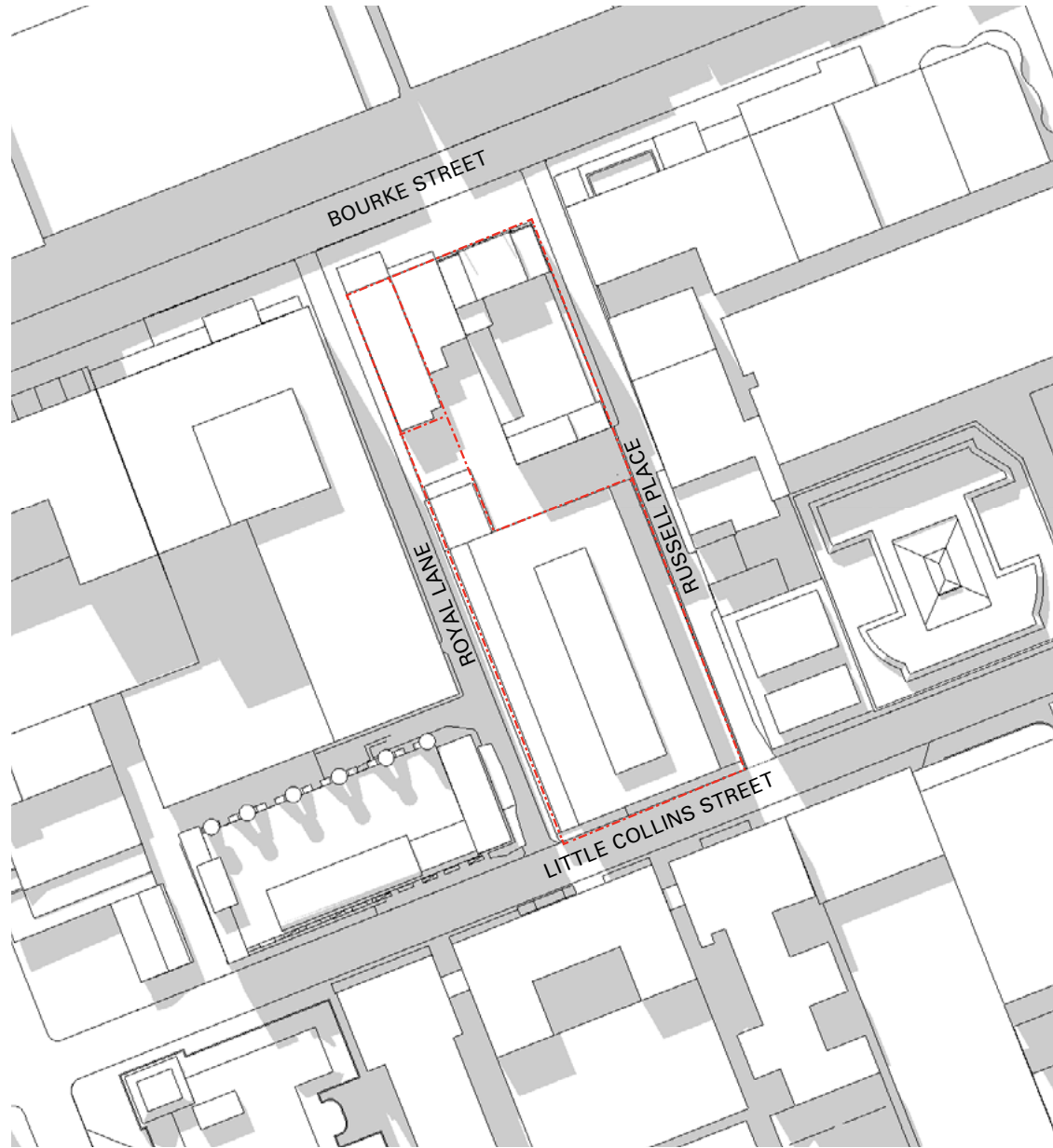




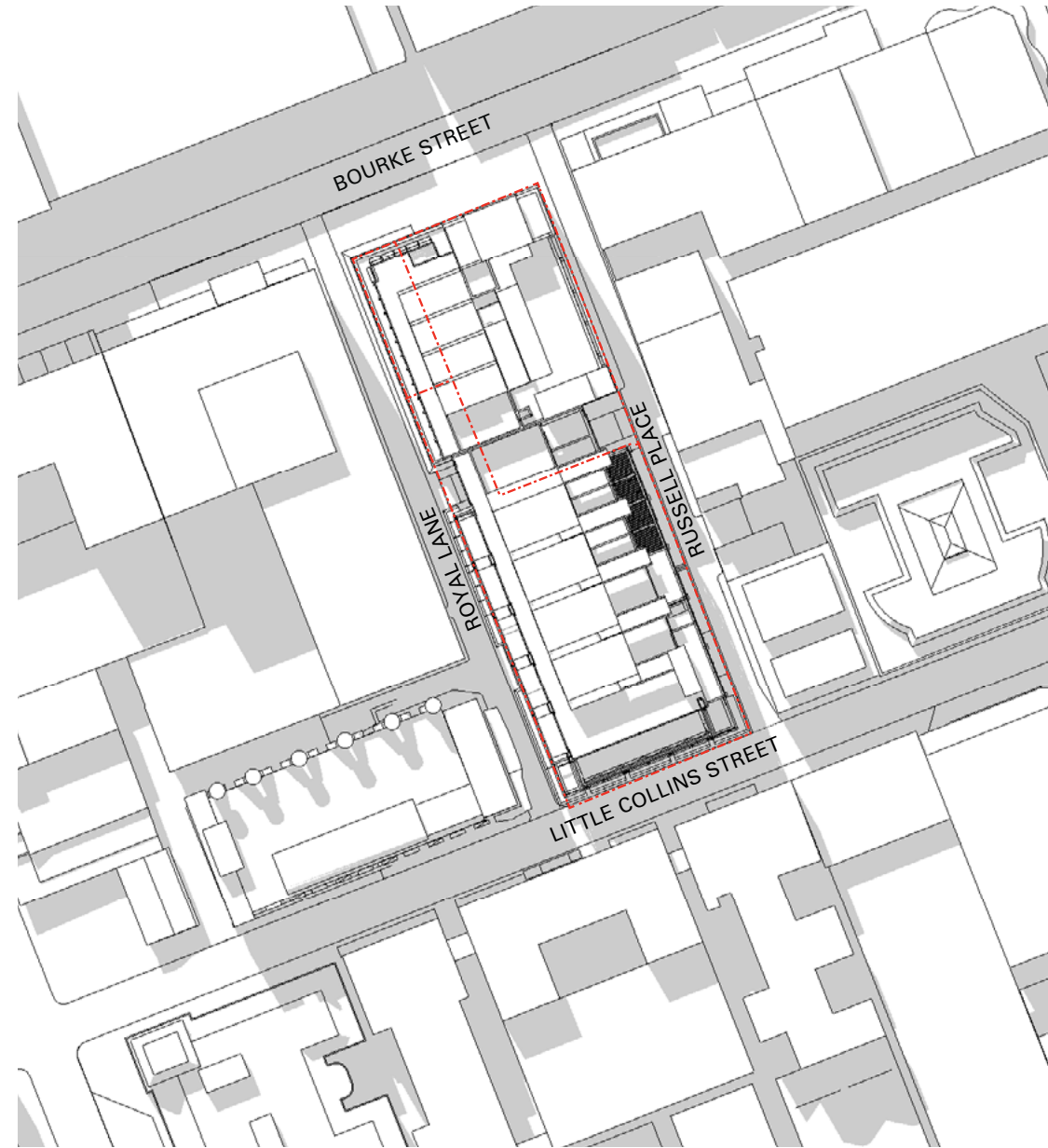
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proposed

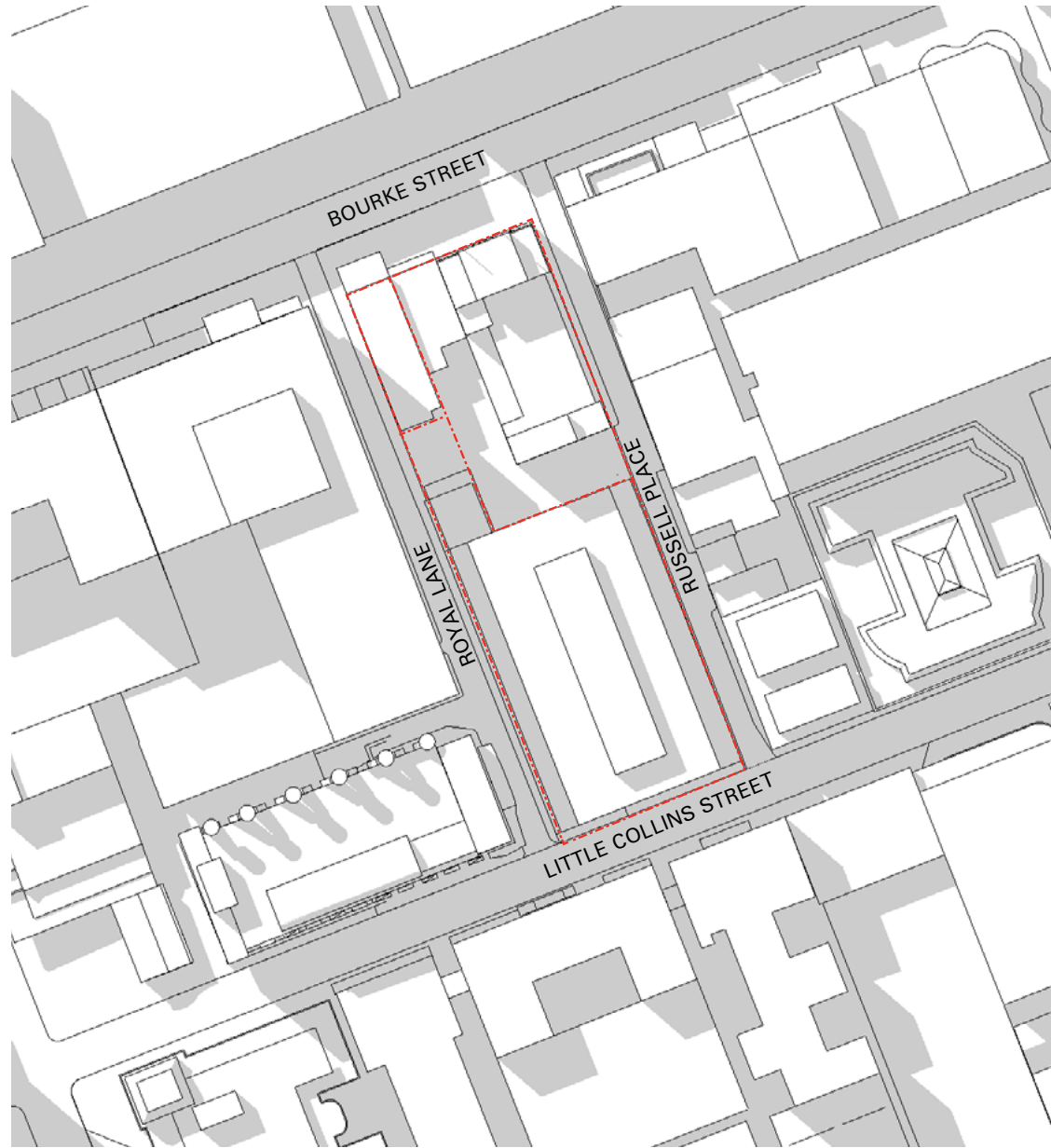


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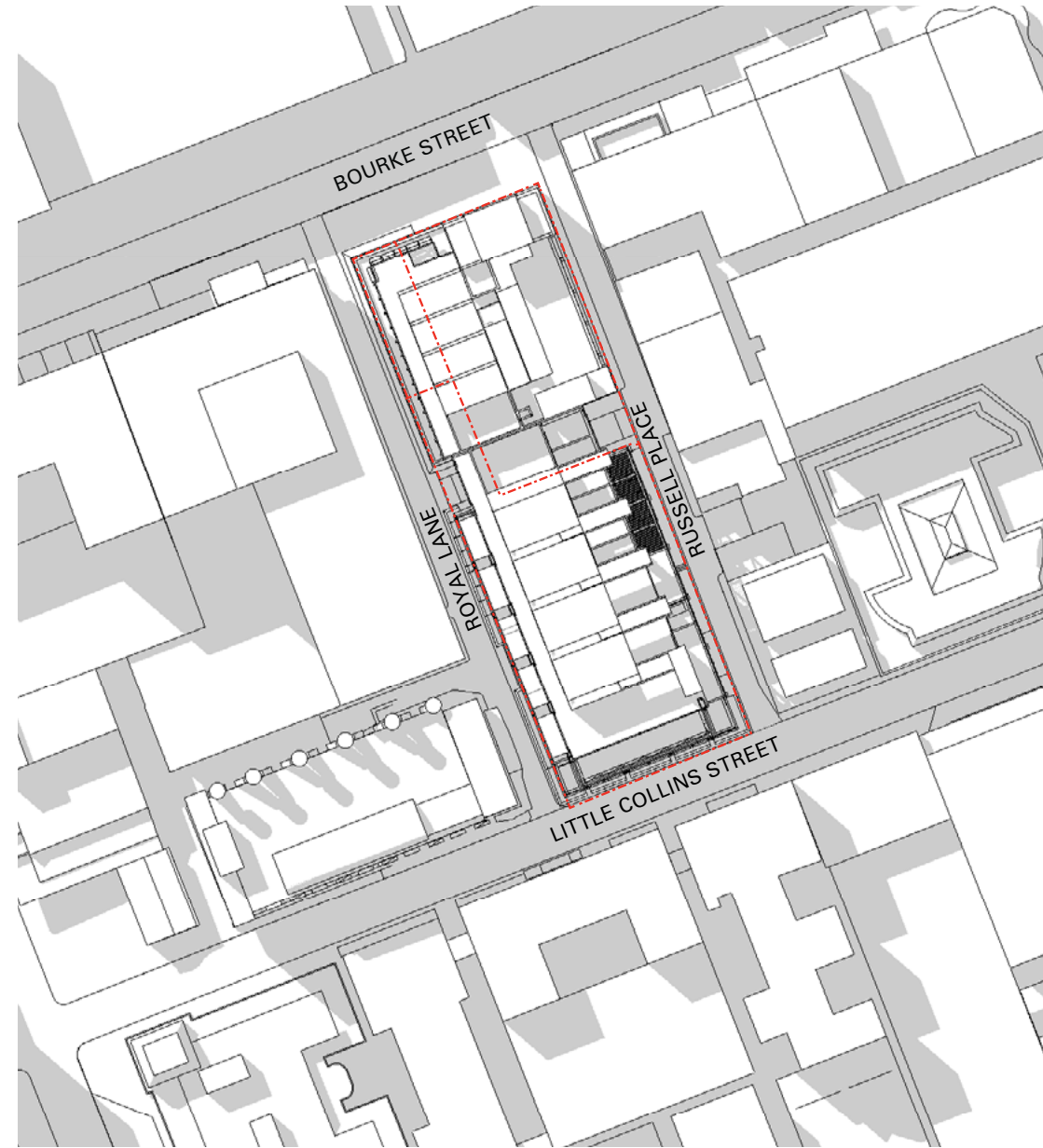


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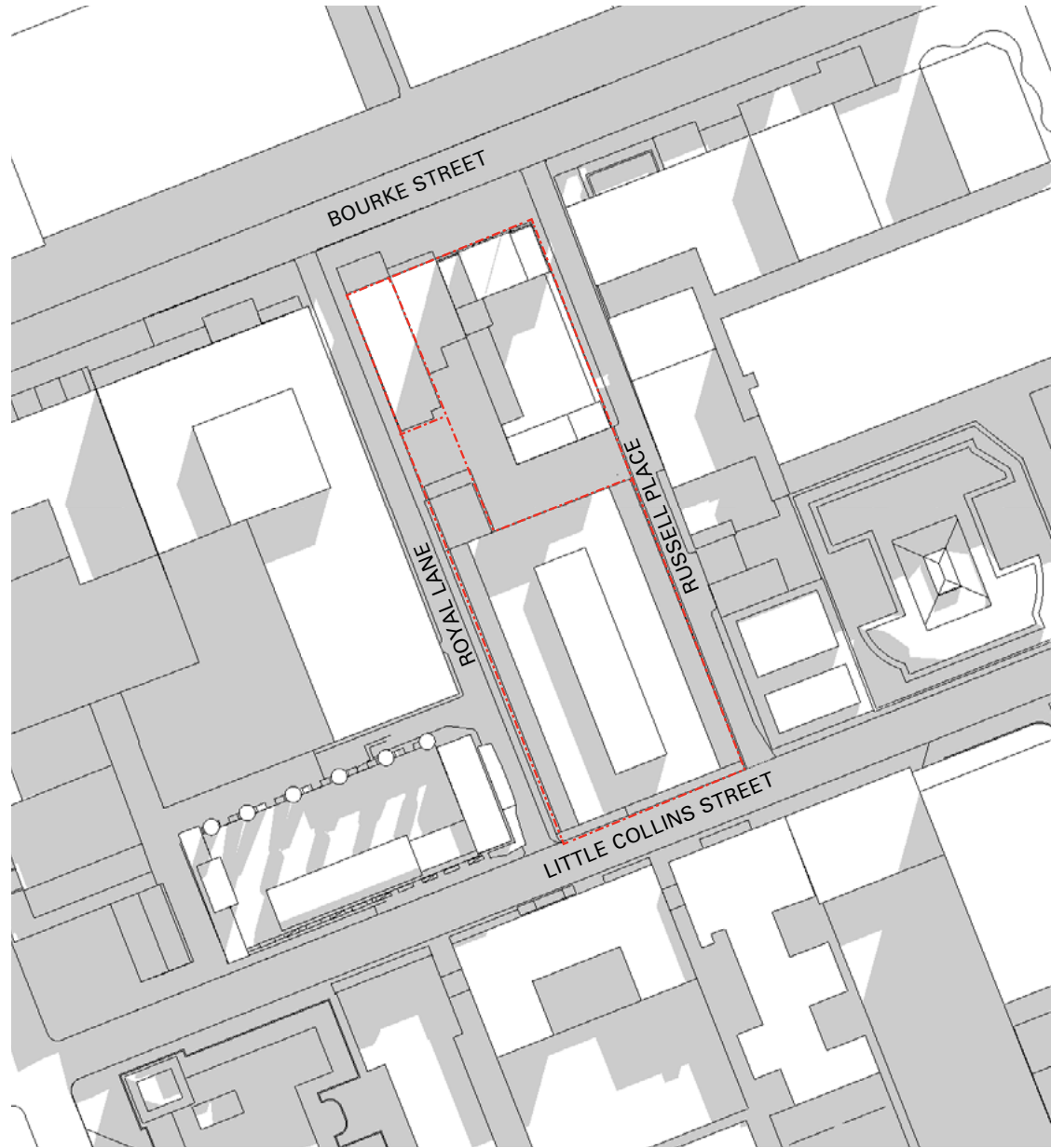




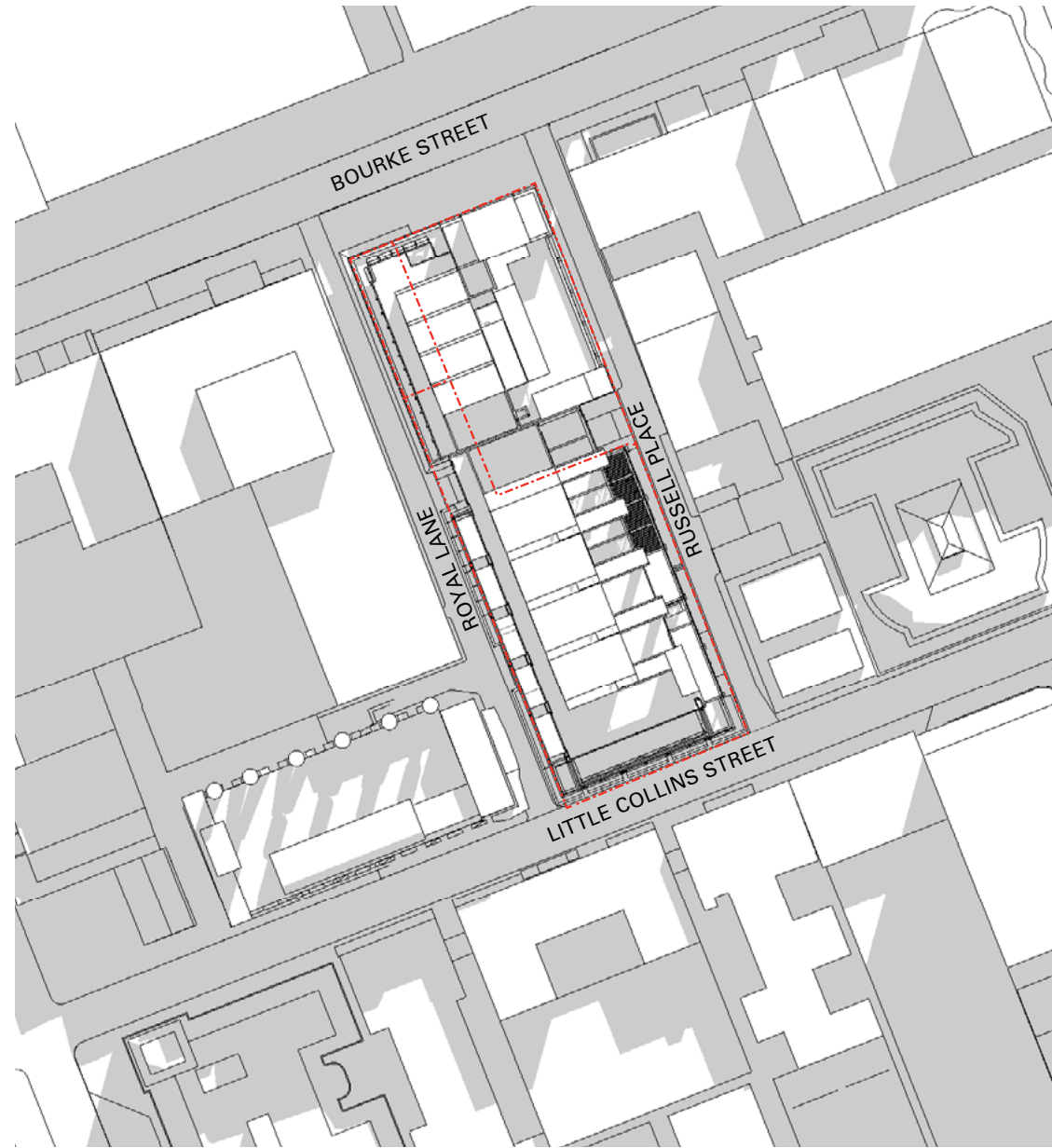
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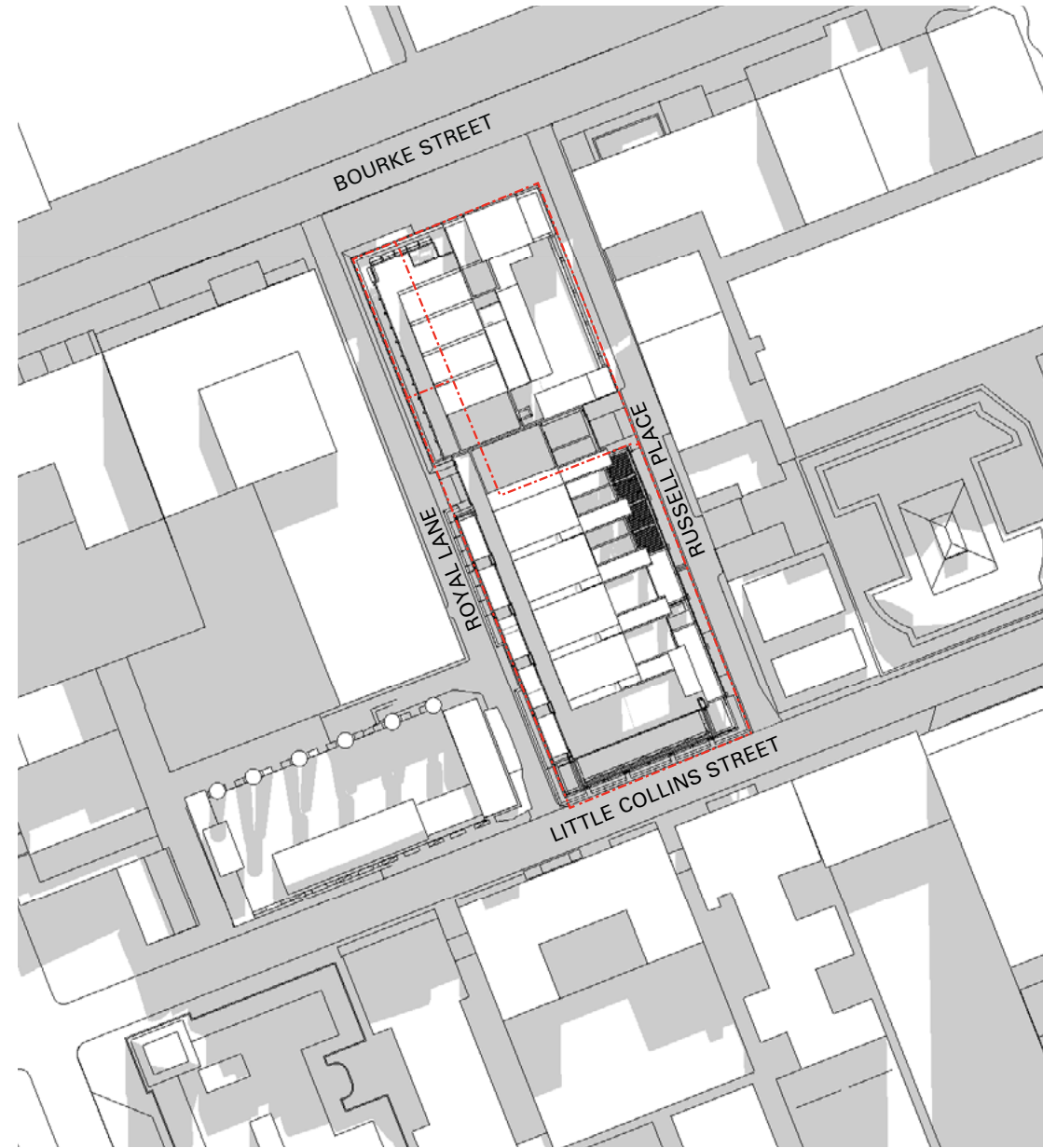
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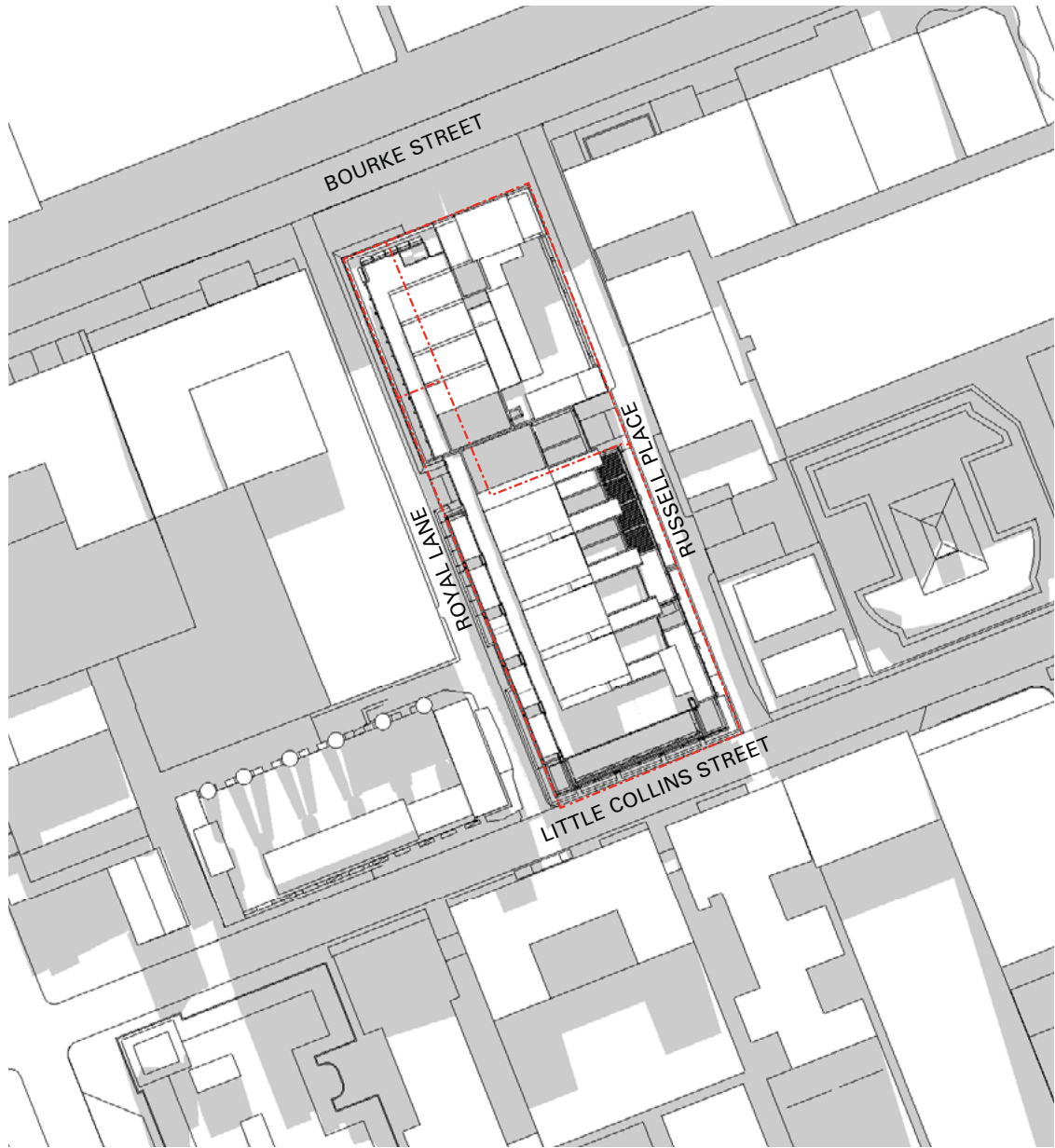
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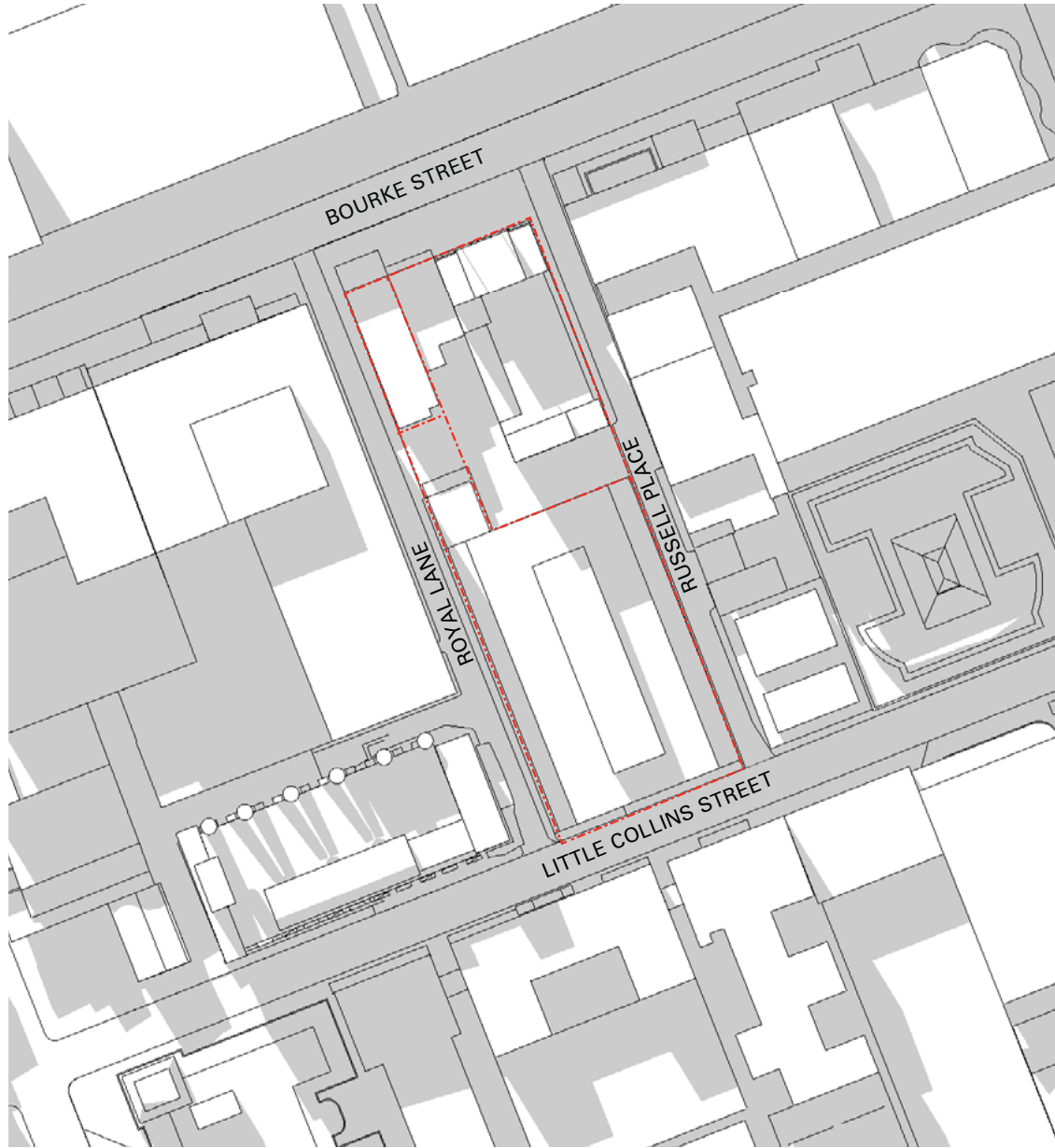
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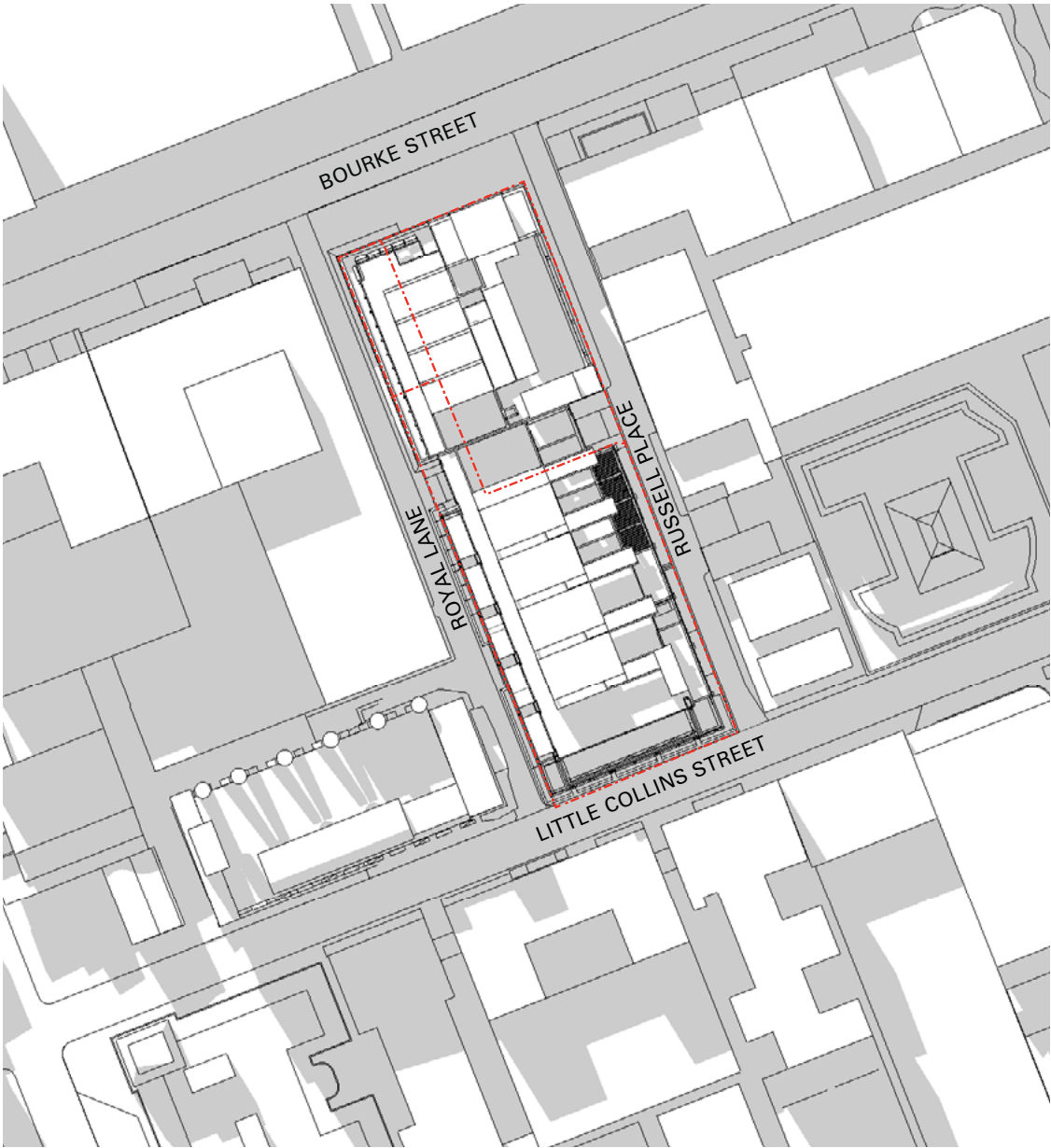
existing



proposed



existing



proposed



| | CH1 | | | | | |
|---------------------------|----------|-----------------|----------------------|-----------------|----------------|----------------------------------|
| | GFA (m²) | Office NLA (m²) | Third Party NLA (m²) | Retail NLA (m²) | Efficiency (%) | Office population (10² / person) |
| Basement 2 | 528 | | | | | |
| Basement 1 | 1866 | | | | | |
| Ground Floor | 1263 | | | 487 | | |
| Mezzanine | 638 | | 410 | 92 | | |
| 1st Floor | 1388 | | 1140 | | | |
| 2nd Floor | 1586 | | 1339 | | | |
| 3rd Floor | 1444 | 1208 | | | 84% | 121 |
| 4th Floor | 1346 | 1109 | | | 82% | 111 |
| 5th Floor | 1346 | 1109 | | | 82% | 111 |
| 6th Floor | 1346 | 1109 | | | 82% | 111 |
| 7th Floor | 1346 | 1109 | | | 82% | 111 |
| 8th Floor | 1383 | 1138 | | | 82% | 114 |
| 9th Floor | 1214 | 974 | | | 80% | 97 |
| 10th Floor - Roof / Plant | 463 | | | | | |
| Total | 17157 | 7756 | 2889 | 579 | | 776 |

Development Summary

Total GFA: 30,784m²

Total NLA: 19,200m²

Total Car spaces: 20 (including 1x DDA)Total

Total Motorcycle spaces: 2

Total Bicycles: 427

| | Former commonwealth bank building | | | Com. Bank 2 | | | Total GFA (m²) | Total NLA (m²) |
|---------------------------|-----------------------------------|-----------------|-----------------|-------------|-----------------|-----------------|----------------|----------------|
| | GFA (m²) | Office NLA (m²) | Retail NLA (m²) | GFA (m²) | Office NLA (m²) | Retail NLA (m²) | | |
| Basement 2 | | | | 436 | | | 436 | |
| Basement 1 | 625 | | | 637 | | | 1262 | 0 |
| Ground Floor | 614 | | 416 | 541 | | 348 | 1155 | 764 |
| Mezzanine | 455 | | 184 | 546 | 457 | | 1001 | 641 |
| 1st Floor | 565 | 400 | | 566 | 476 | | 1131 | 876 |
| 2nd Floor | 565 | 400 | | 433 | 346 | | 998 | 746 |
| 3rd Floor | 565 | 400 | | 473 | 385 | | 1038 | 785 |
| 4th Floor | 565 | 400 | | 457 | 373 | | 1022 | 773 |
| 5th Floor | 565 | 400 | | 473 | 385 | | 1038 | 785 |
| 6th Floor | 565 | 400 | | 457 | 373 | | 1022 | 773 |
| 7th Floor | 565 | 400 | | 473 | 385 | | 1038 | 785 |
| 8th Floor | 565 | 400 | | 457 | 373 | | 1022 | 773 |
| 9th Floor | 533 | 377 | | 457 | 373 | | 990 | 750 |
| 10th Floor - Roof / Plant | 225 | | 104 | 249 | | | 474 | 104 |
| Total | 6972 | 3577 | 704 | 6655 | 3926 | 348 | 13627 | |

| | Com. Bank combined | | | | |
|---------------------------|--------------------|-----------------|-----------------|----------------|---------------------------|
| | GFA (m²) | Office NLA (m²) | Retail NLA (m²) | Efficiency (%) | Population (10² / person) |
| Basement 2 | 436 | | | | |
| Basement 1 | 1262 | | | | |
| Ground Floor | 1155 | | 764 | | |
| Mezzanine | 1001 | 457 | 184 | 46% | 46 |
| 1st Floor | 1131 | 876 | | 77% | 88 |
| 2nd Floor | 998 | 746 | | 75% | 75 |
| 3rd Floor | 1038 | 785 | | 76% | 79 |
| 4th Floor | 1022 | 773 | | 76% | 77 |
| 5th Floor | 1038 | 785 | | 76% | 79 |
| 6th Floor | 1022 | 773 | | 76% | 77 |
| 7th Floor | 1038 | 785 | | 76% | 79 |
| 8th Floor | 1022 | 773 | | 76% | 77 |
| 9th Floor | 990 | 750 | | 76% | 75 |
| 10th Floor - Roof / Plant | 474 | | 104 | | |
| Total | 13627 | 7503 | 1052 | | 750 |

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