

# 436 LONSDALE STREET

## TOWN PLANNING APPLICATION



DRAWING LIST		
PREFIX	SHEET NUMBER	SHEET NAME
AR	0000	TITLE
AR	0100	CONTEXT PLAN
AR	0101	PROPOSED SITE PLAN
AR	0300	DEMOLITION EXTENT - 3D VISUALISATION
AR	0301	DEMOLITION PLANS - LEVEL B01 & G01
AR	0302	DEMOLITION PLANS - LEVEL L01 & L02
AR	0303	DEMOLITION PLANS - LEVEL L03 & L04
AR	0304	DEMOLITION PLANS - LEVEL L05 & L06
AR	0305	DEMOLITION PLANS - LEVEL L07 & L08
AR	0306	DEMOLITION PLANS - LEVEL R01 & R02
AR	0307	DEMOLITION ELEVATIONS
AR	0308	DEMOLITION SECTIONS
AR	0600	22 SEPTEMBER
AR	0601	22 JUNE
AR	0602	22 JUNE
AR	1000	LEVEL B01
AR	1001	LEVEL G01 & L01
AR	1002	LEVEL L2 & L3
AR	1003	LEVEL L4 & L5
AR	1004	LEVEL L6 & L7
AR	1005	LEVEL L8 & L9
AR	1006	LEVEL L10 & L11-22
AR	1007	LEVEL L23 & R01
AR	3000	ELEVATIONS NORTH & WEST
AR	3001	ELEVATIONS SOUTH & EAST
AR	3002	ELEVATION WEST (ENLARGED)
AR	3500	SECTIONS
AR	9002	NLA PLANS LEVELS B01- L7
AR	9003	NLA PLANS LEVELS L8-L22 & L23-R01 ROOF
AR	9004	FLOOR AREA RATIO PLANS LEVELS L01-L7
AR	9005	FLOOR AREA RATIO PLANS LEVELS L8-L22 & R01 ROOF
AR	9100	MATERIAL & FINISHES
AR	9101	MATERIAL & FINISHES
TOTAL SHEETS: 33		

**ADVERTISED  
PLAN**

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General Notes

Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL
2		TOWN PLANNING - RFI RESPONSE	24.07.11	KFL

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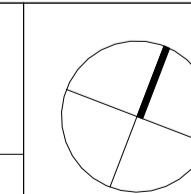
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Project 436 Lonsdale Street  
436 Lonsdale Street, Melbourne, 3000

Title INFORMATION  
TITLE



Project No.	2236	Scale @ A1
Date	MAY 2024	Co-Ord Designer
Drwn	JC	Chck KL

Drawing Status Town Planning

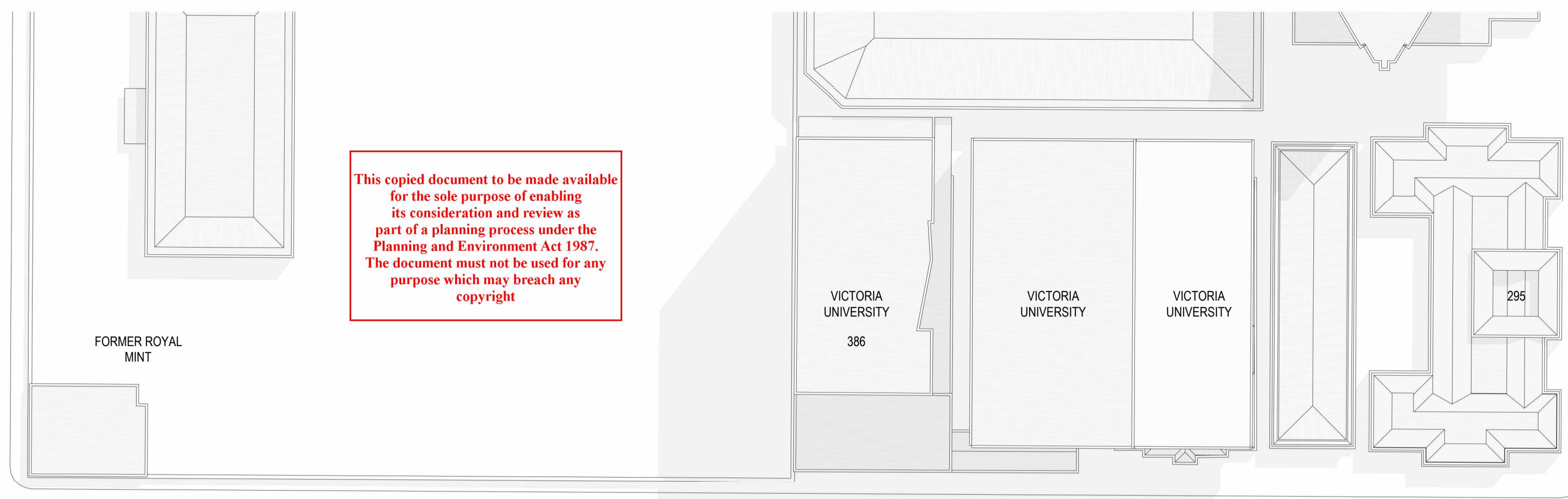
Drawing No.	AR 0000	Revision	2
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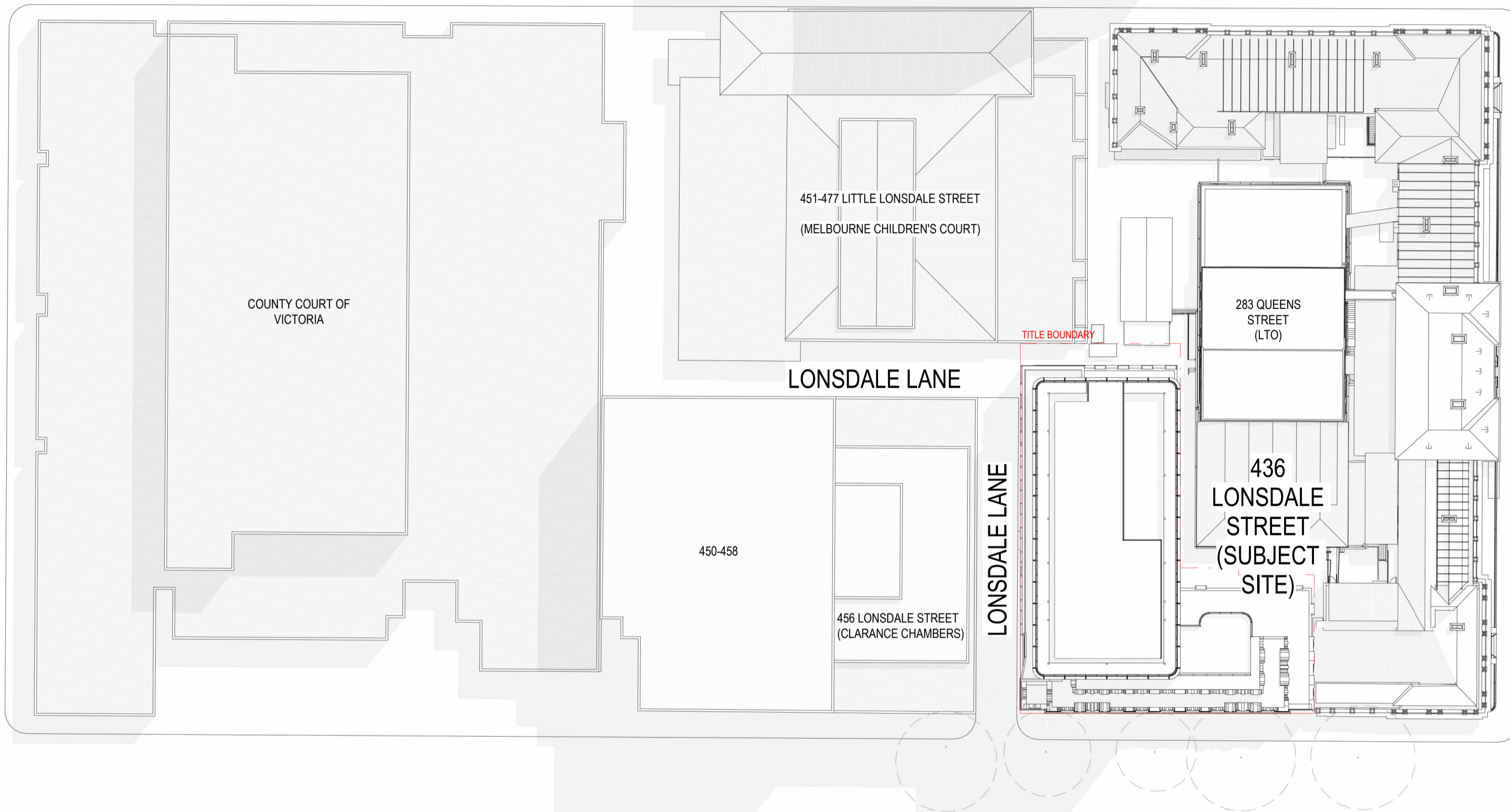
THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

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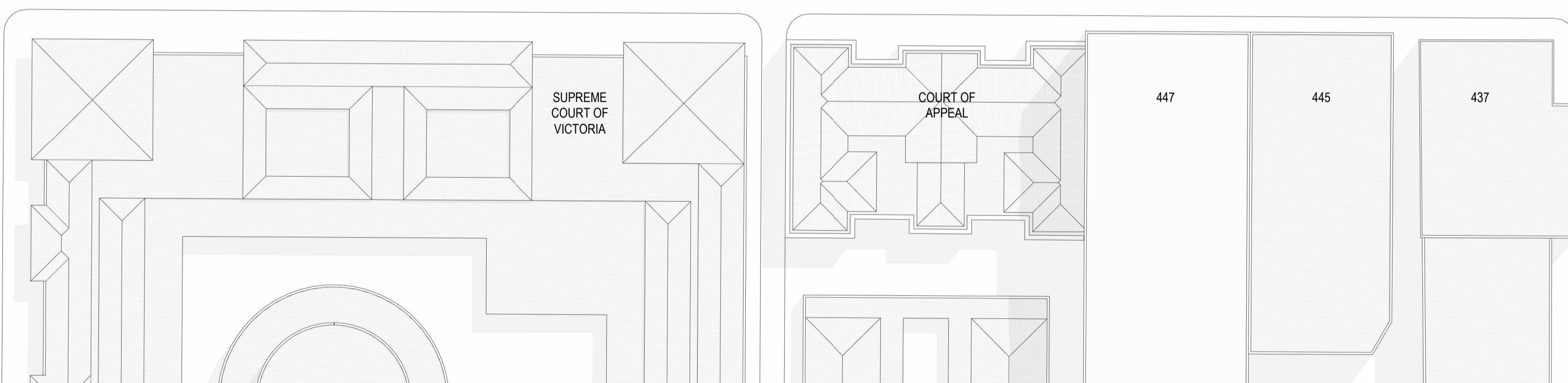
WILLIAM STREET



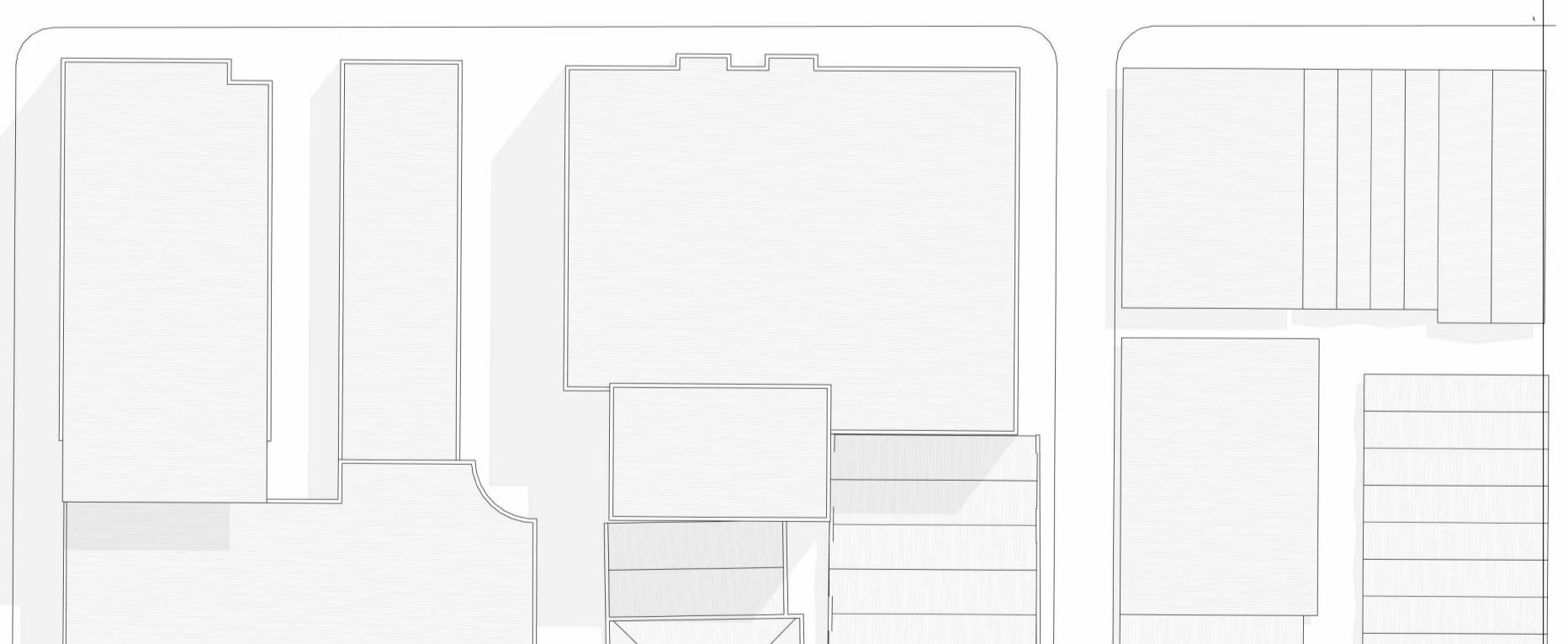
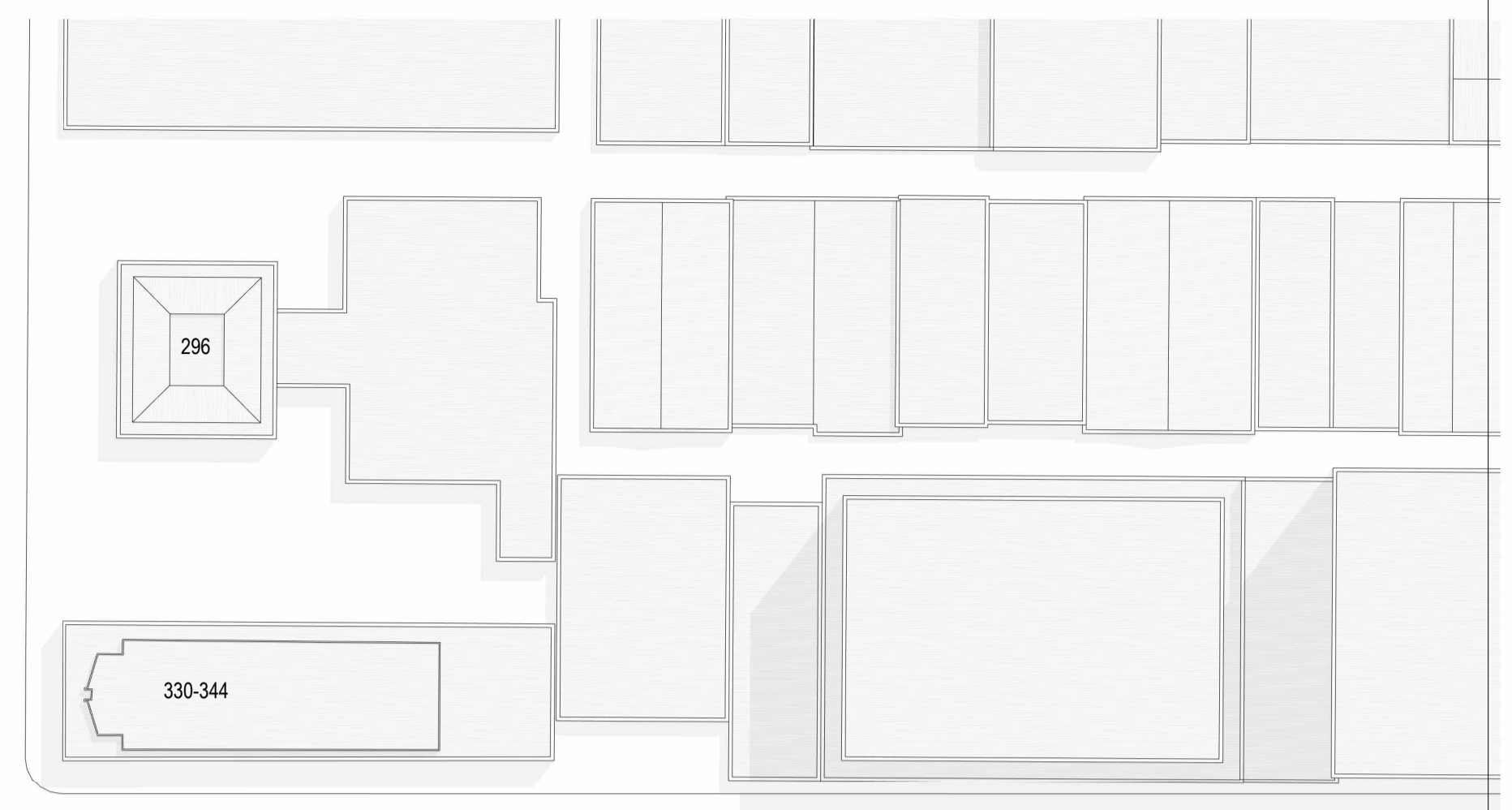
LITTLE LONSDALE STREET



LONSDALE STREET



QUEEN STREET



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General Notes

- TREES NOTED ARE LIMITED TO THE ONES DIRECTLY ADJACENT TO THE SUBJECT SITE ONLY

Rev.	Issue	Revision Description	Date	Appr by
1	Issue	TOWN PLANNING ISSUE	24.05.20	KFL

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Project 436 Lonsdale Street  
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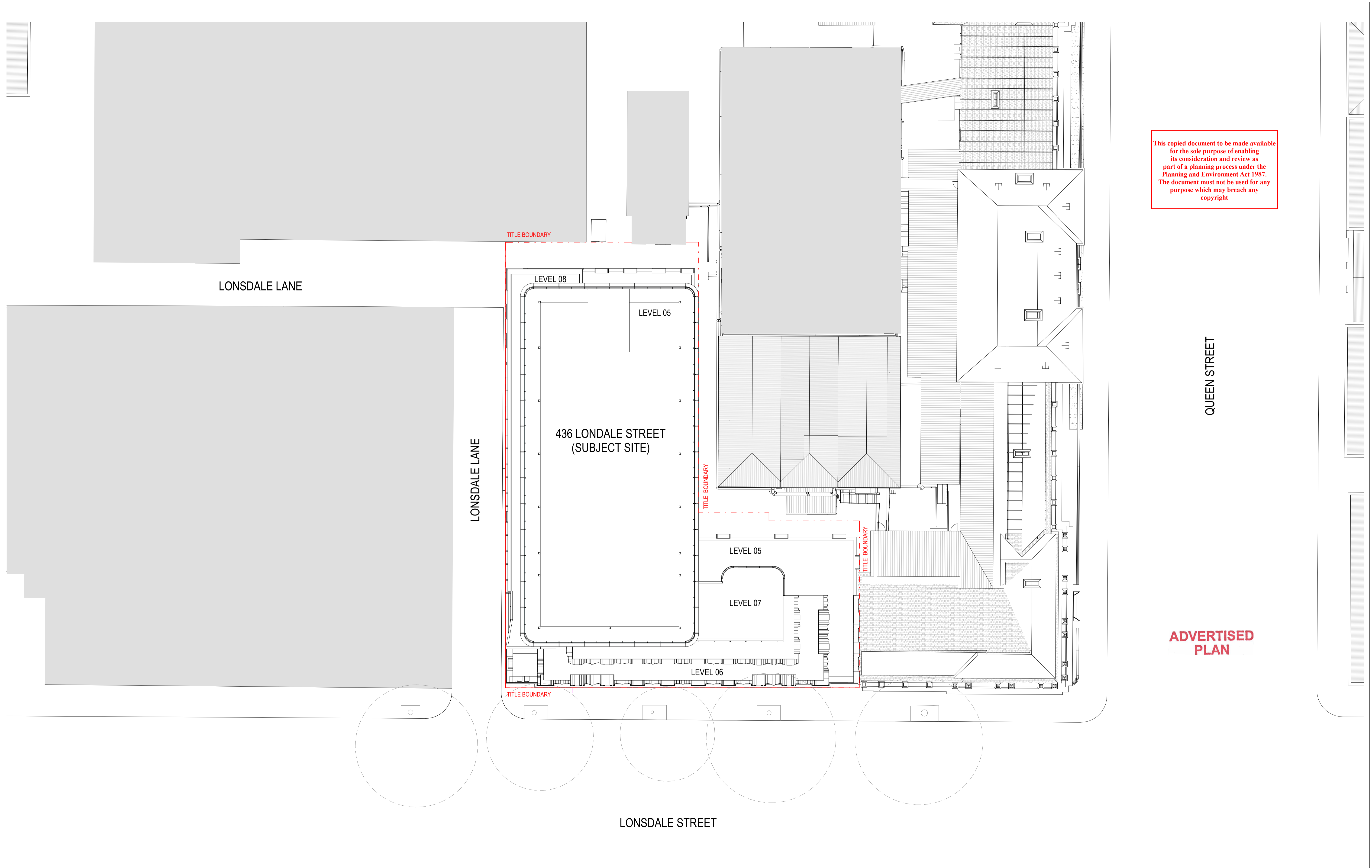
Title LOCATION PLAN  
CONTEXT PLAN

	Project No.	2236	Scale @ A1	1 : 500
	Date	MAY 2024	Co-Ord	Designer
	Drwn	JC	Chk	KL
Drawing Status				
Drawing No.	AR 0100	Revision	1	

ADVERTISED PLAN

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QUEEN STREET

ADVERTISED PLAN

LONSDALE STREET

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1		TOWN PLANNING ISSUE	24.05.20	KFL

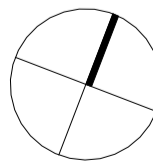
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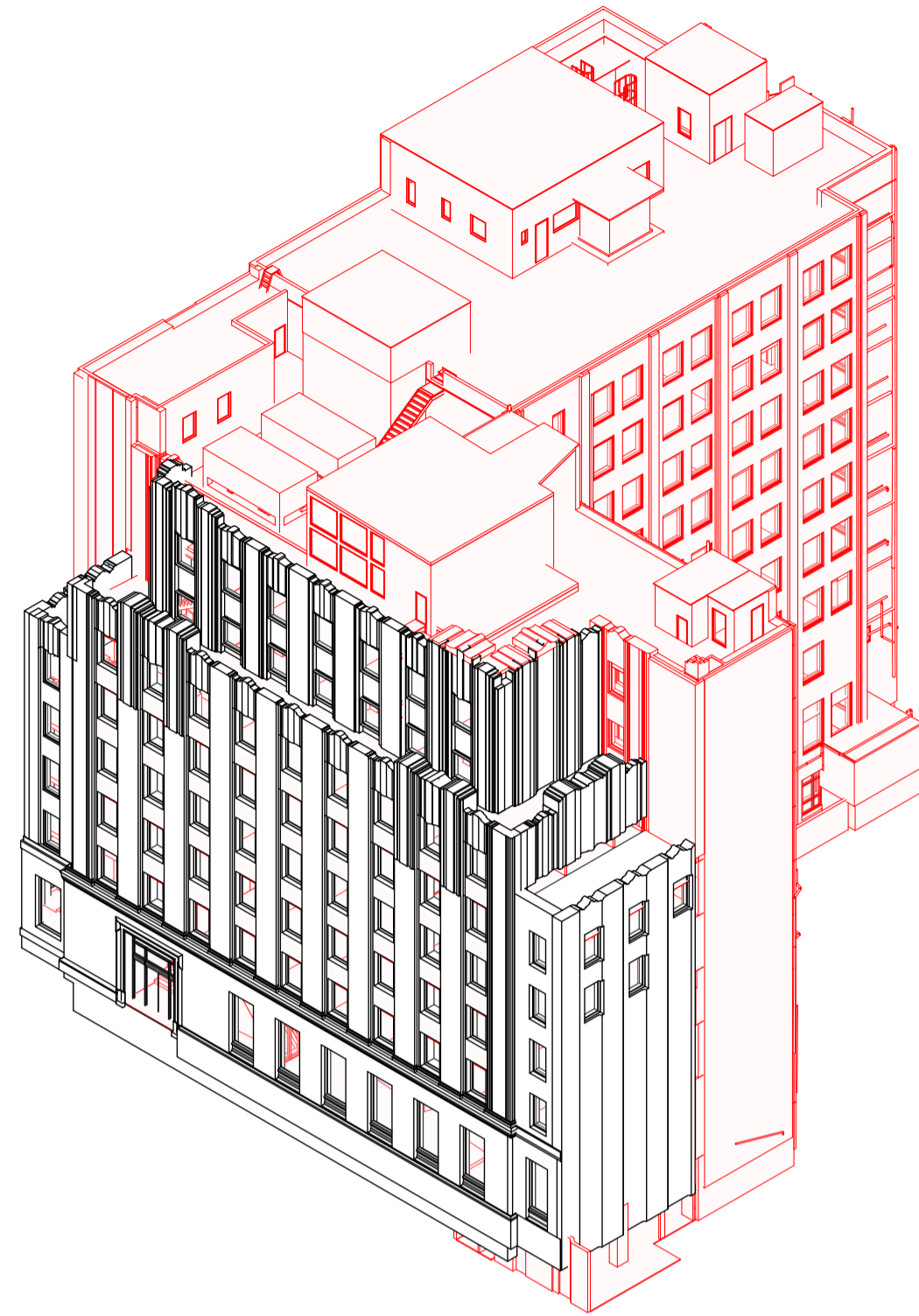
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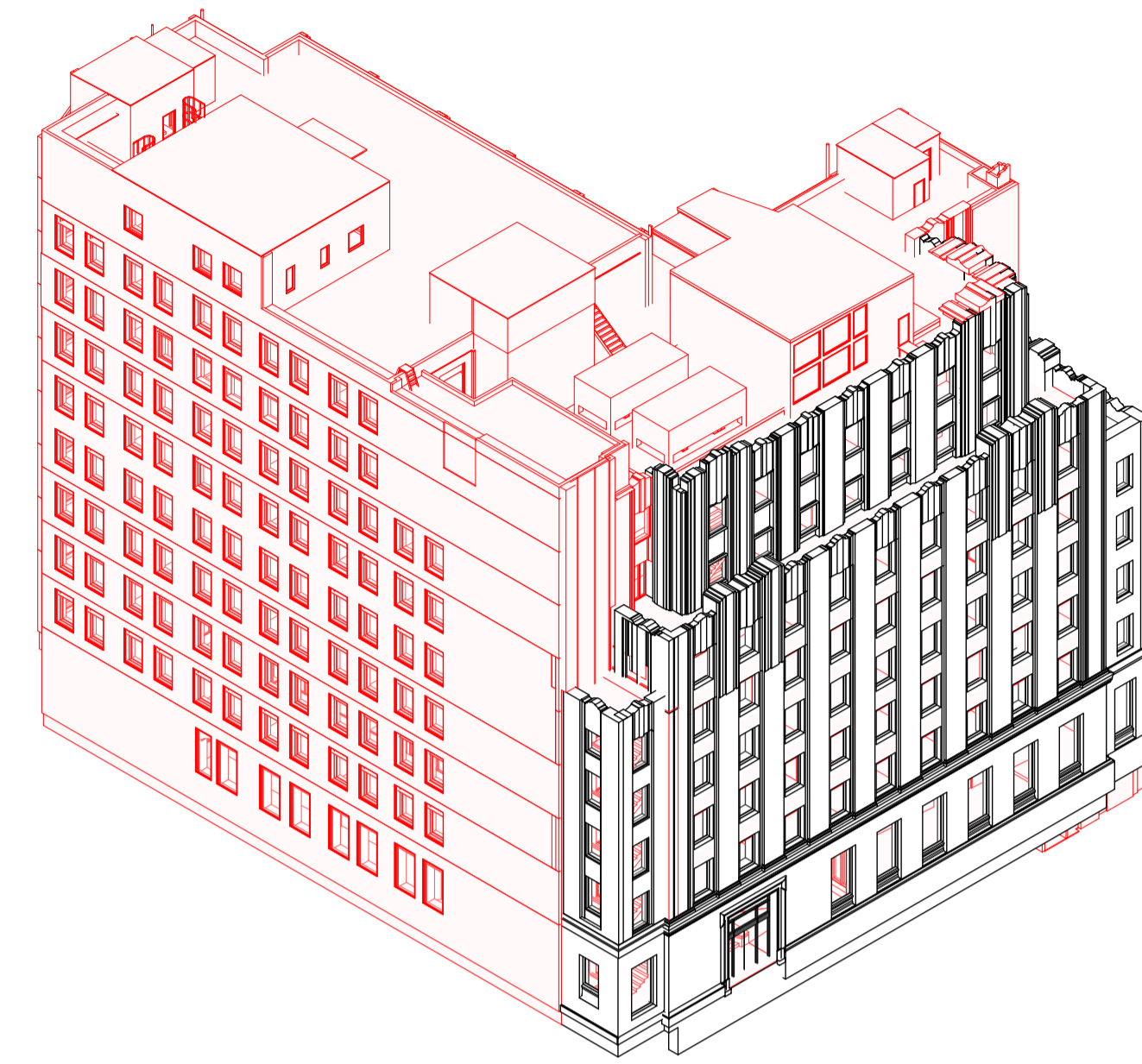
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Project	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
Title	LOCATION PLAN PROPOSED SITE PLAN

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	Date	MAY 2024	Co-Ord	Designer
	Drwn	JC	Chk	KL
Drawing Status				
Drawing No.	AR 0101	Revision	1	





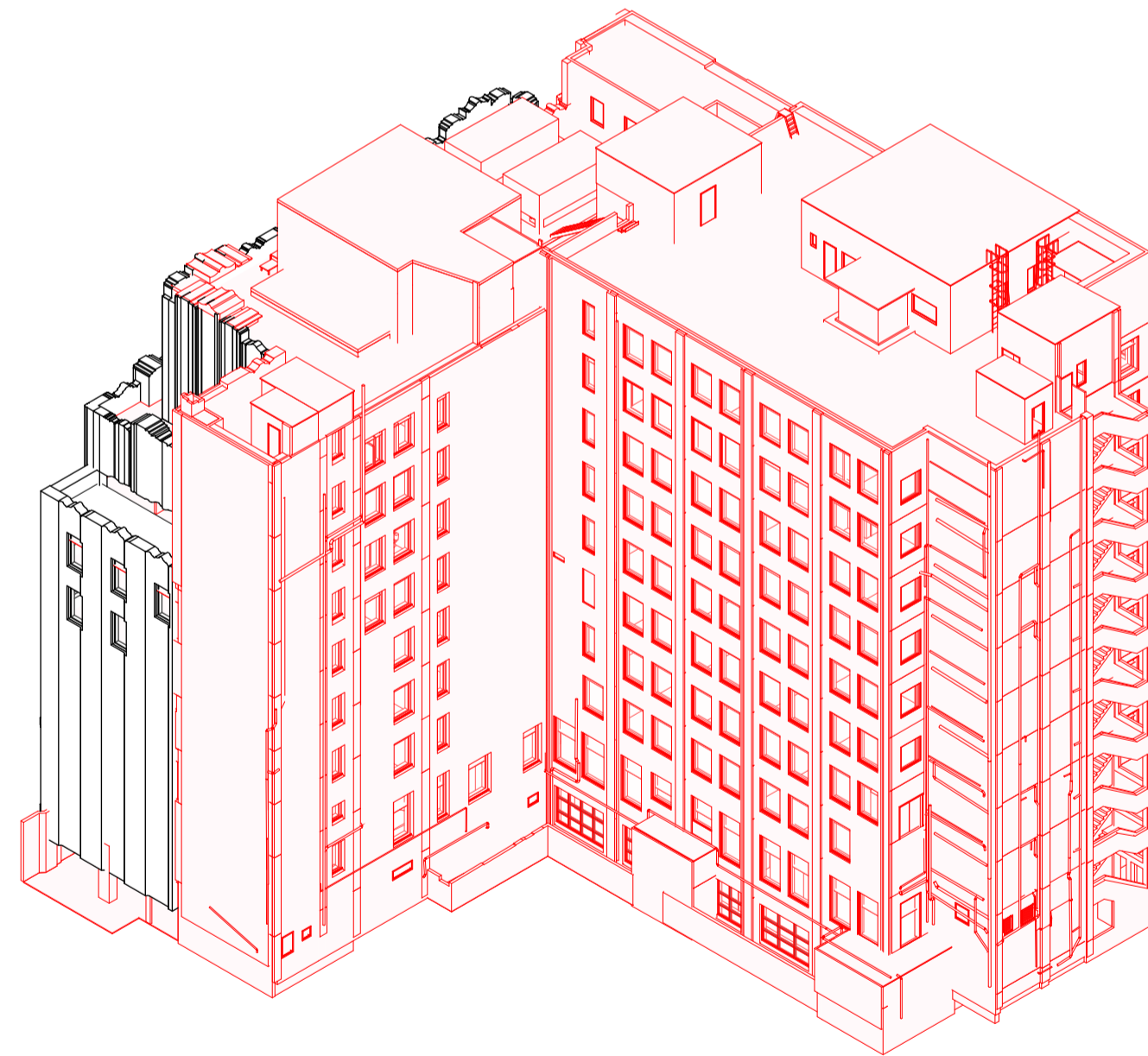
1 DEMOLITION 3D VIEW - SOUTH EAST  
Scale



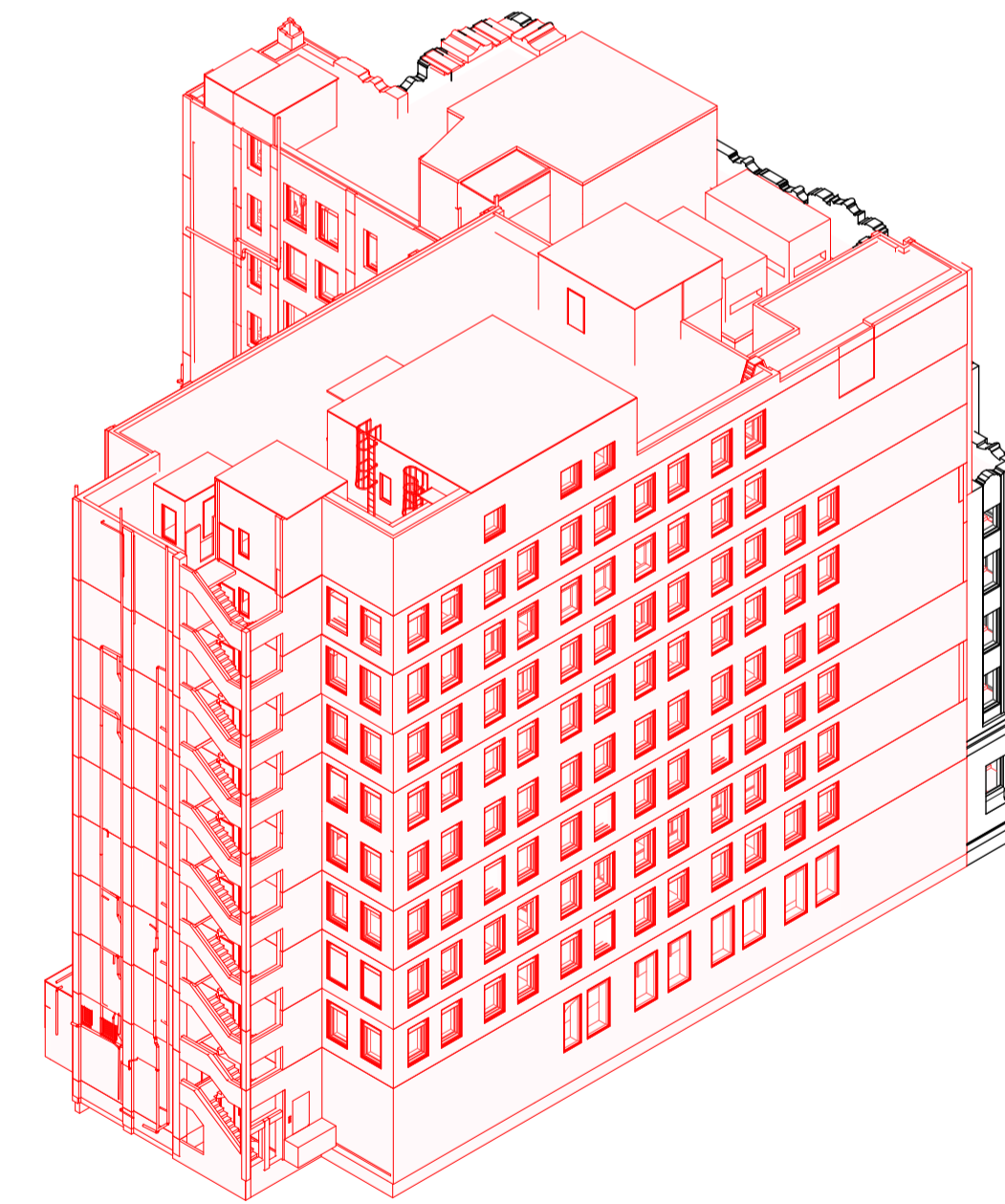
2 DEMOLITION 3D VIEW - SOUTH WEST  
Scale

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3 DEMOLITION 3D VIEW - NORTH EAST  
Scale



4 DEMOLITION 3D VIEW - NORTH WEST  
Scale

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General Notes

KEY:

- EXTENT OF DEMOLITION
- RETAIN EXISTING

NOTE:

- RETAIN HERITAGE FACADE
- WINDOW FRAME AS PER HERITAGE ADVICE
- REMOVE LIGHT WEIGHT WALL LINING TO INTERIOR OF RETAINED HERITAGE FACADE.

Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL

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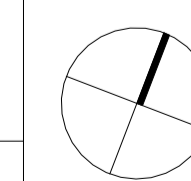
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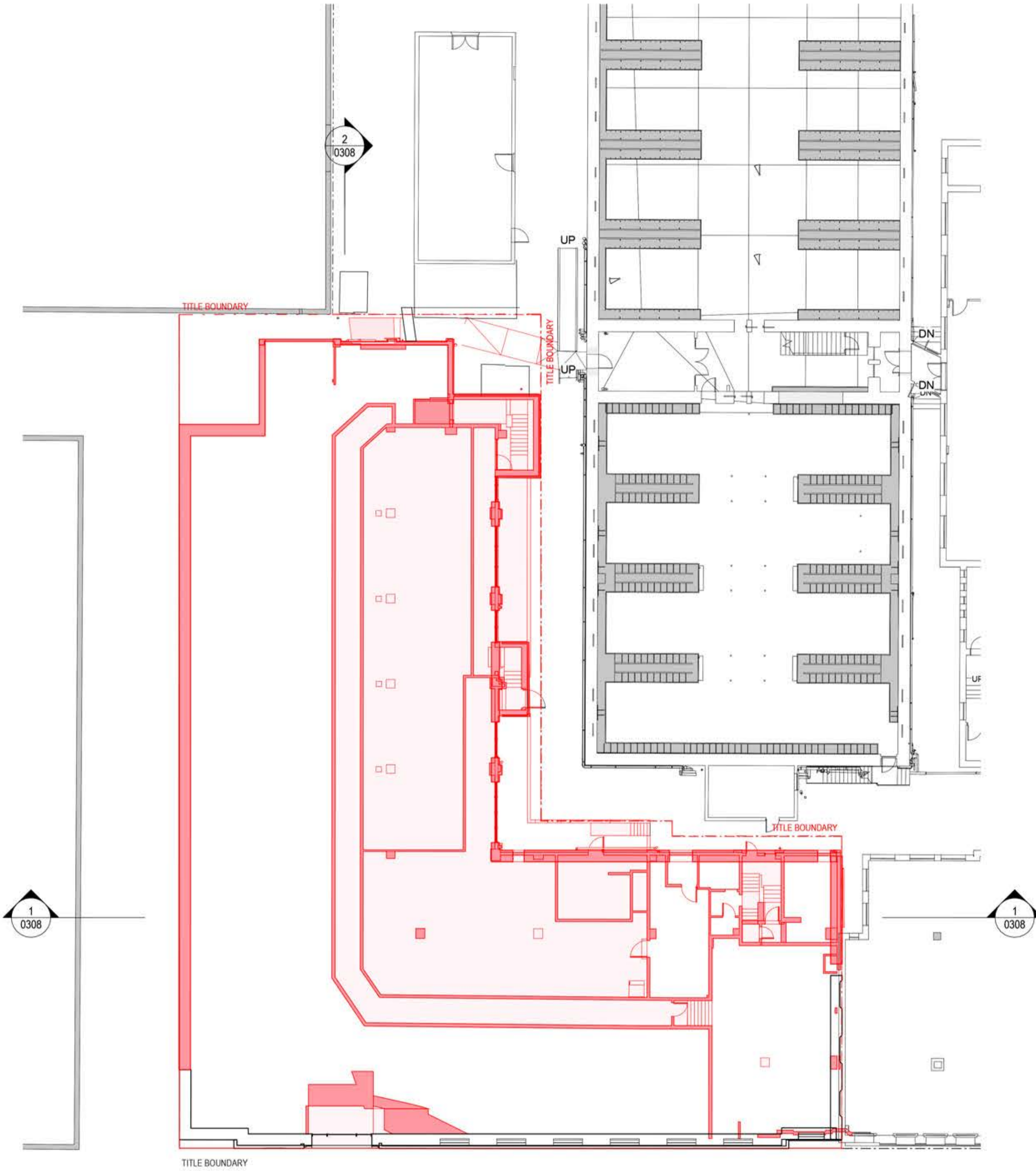
Title DEMOLITION  
DEMOLITION EXTENT - 3D VISUALISATION



Project No.	2236	Scale @ A1	1 : 200
Date	MAY 2024	Co-Ord	Designer
Drwn	JC	Chck	KL
Drawing Status			
Drawing No.	AR 0300	Revision	1

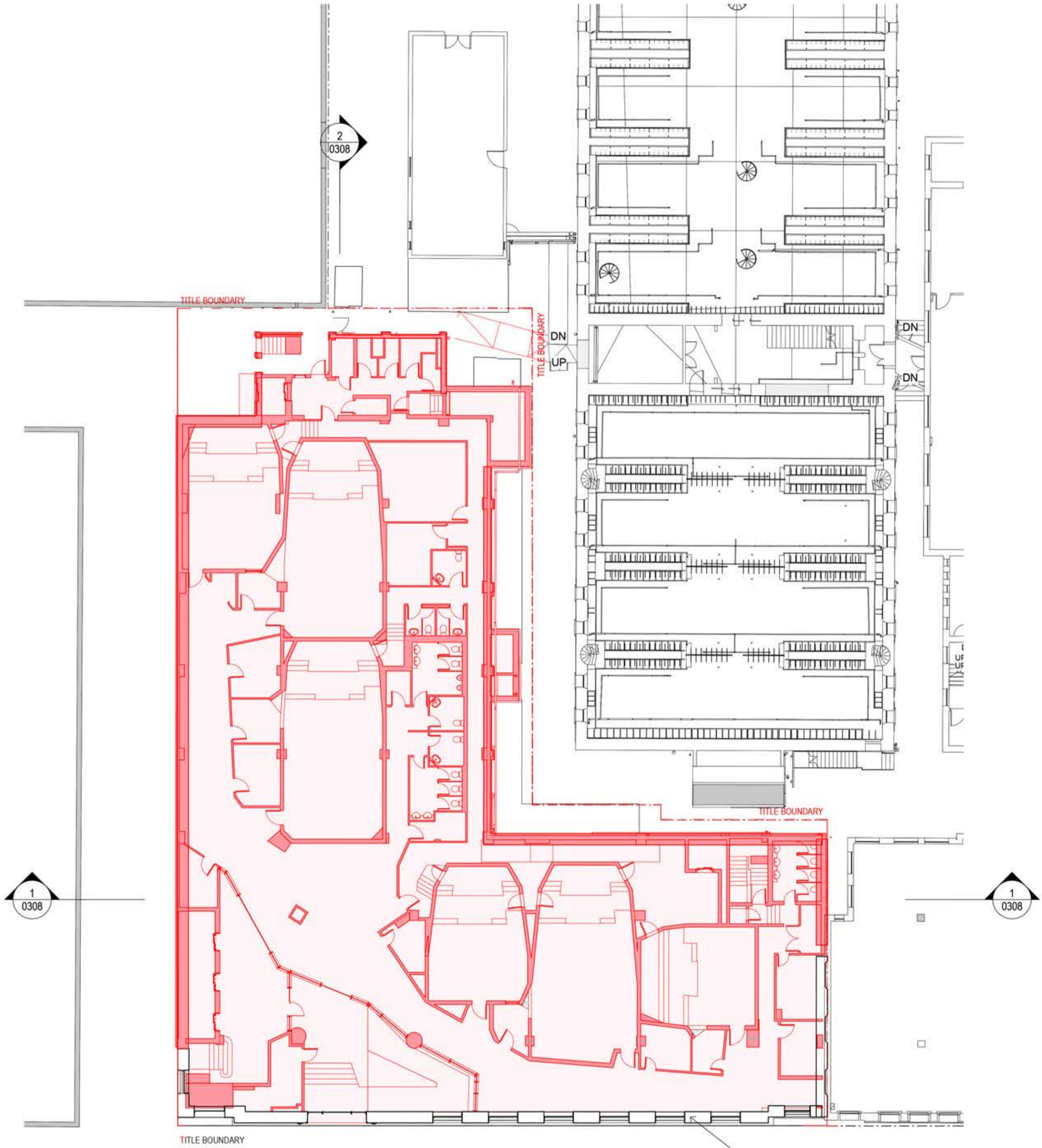


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1 DEMOLITION PLAN - LEVEL B01  
Scale 1:200

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2 DEMOLITION PLAN - LEVEL G01  
Scale 1:200

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<b>KEY:</b>	
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	RETAIN EXISTING
<b>NOTE:</b>	
•	RETAIN HERITAGE FACADE
•	WINDOW FRAME AS PER HERITAGE ADVICE
•	REMOVE LIGHT WEIGHT WALL LINING TO INTERIOR OF RETAINED HERITAGE FACADE.

Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL

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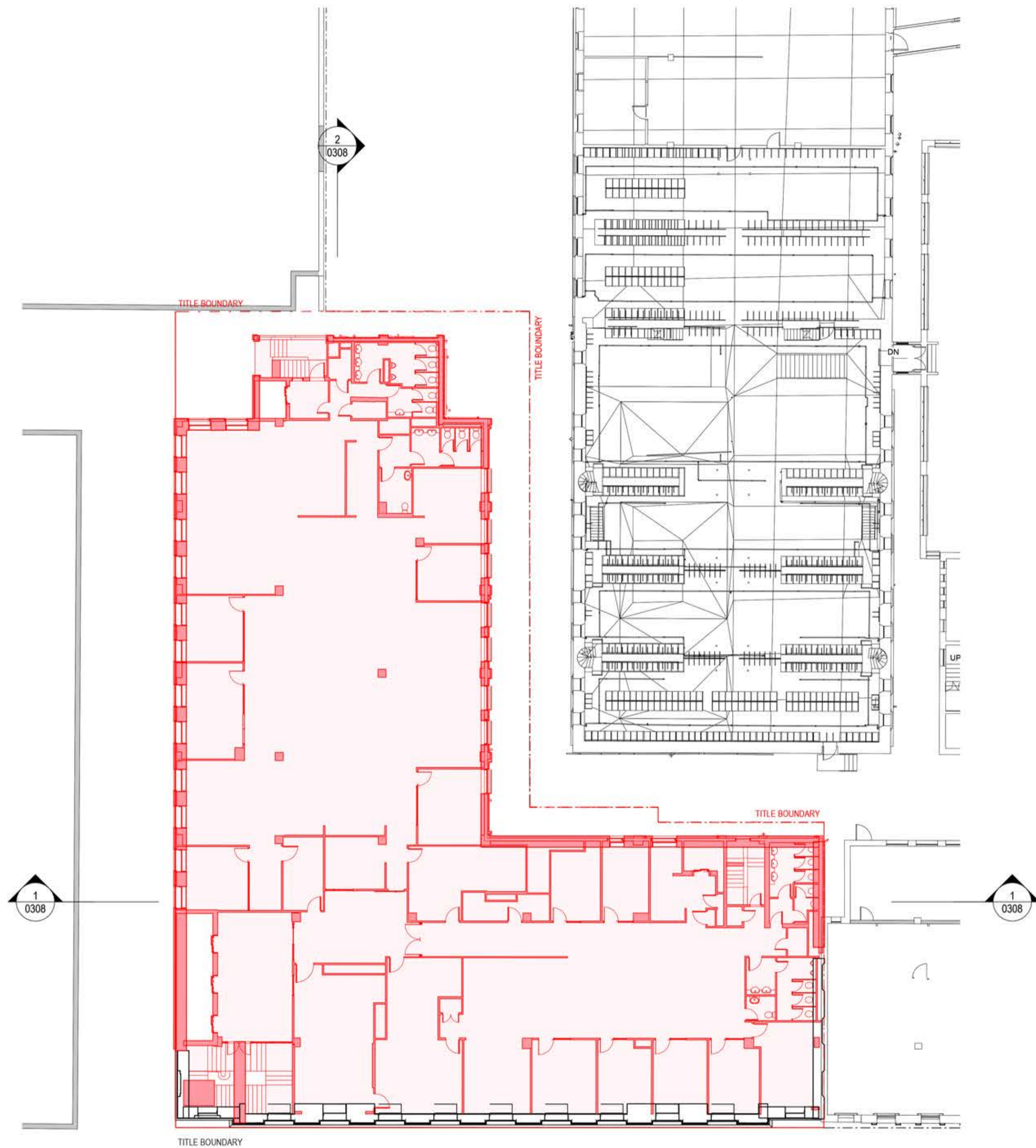
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<b>Project</b>	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
<b>Title</b>	DEMOLITION DEMOLITION PLANS - LEVEL B01 & G01

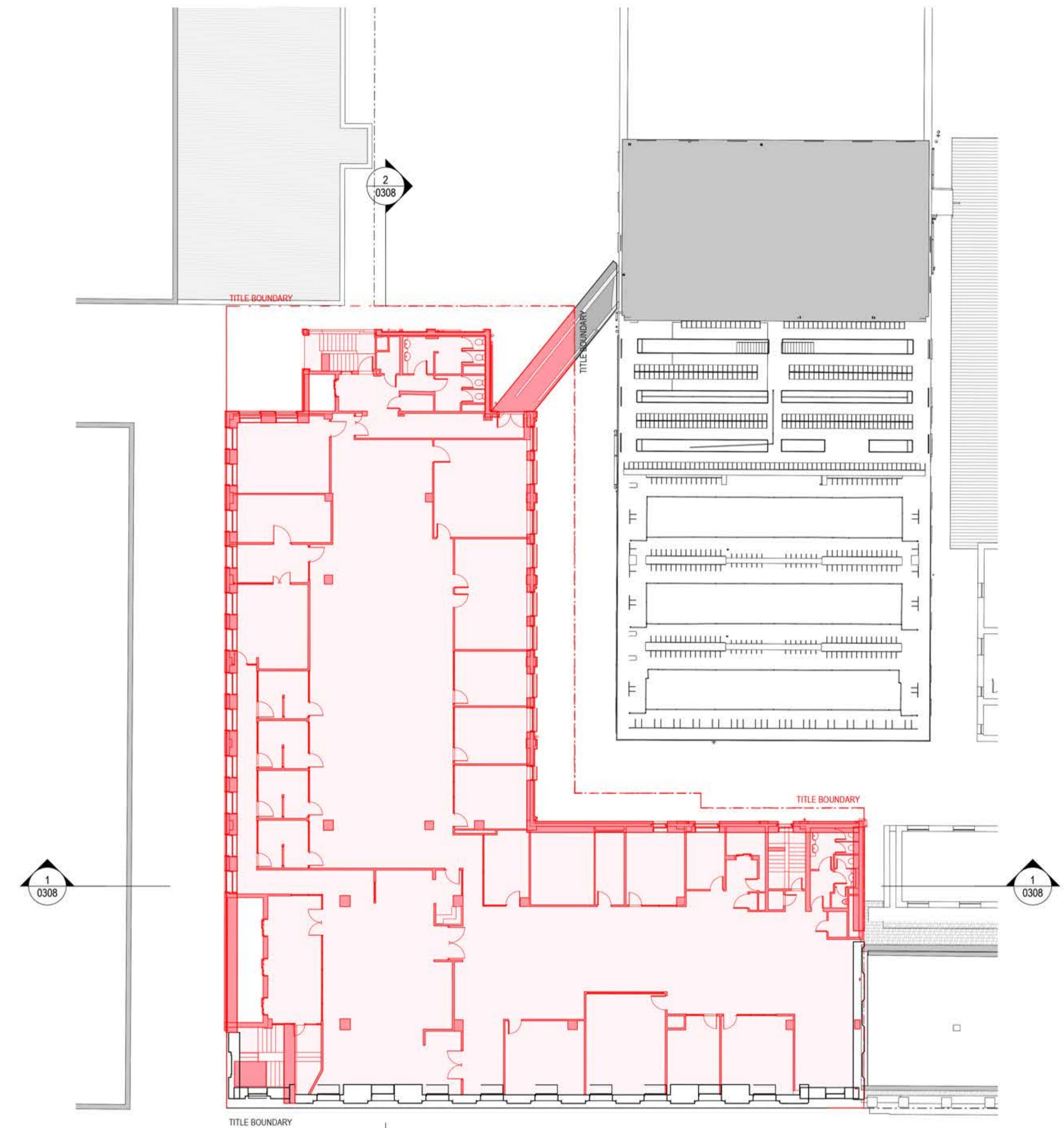
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<b>Date</b> MAY 2024	<b>Co-Ord</b> Designer	
<b>Drwn</b> JC	<b>Check</b> KL	
<b>Drawing No.</b> AR 0301	<b>Revision</b> 1	





1 DEMOLITION PLAN - LEVEL L01  
Scale 1:200

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2 DEMOLITION PLAN - LEVEL L02  
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KEY:

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NOTE:

- RETAIN HERITAGE FACADE
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- REMOVE LIGHT WEIGHT WALL LINING TO INTERIOR OF RETAINED HERITAGE FACADE.

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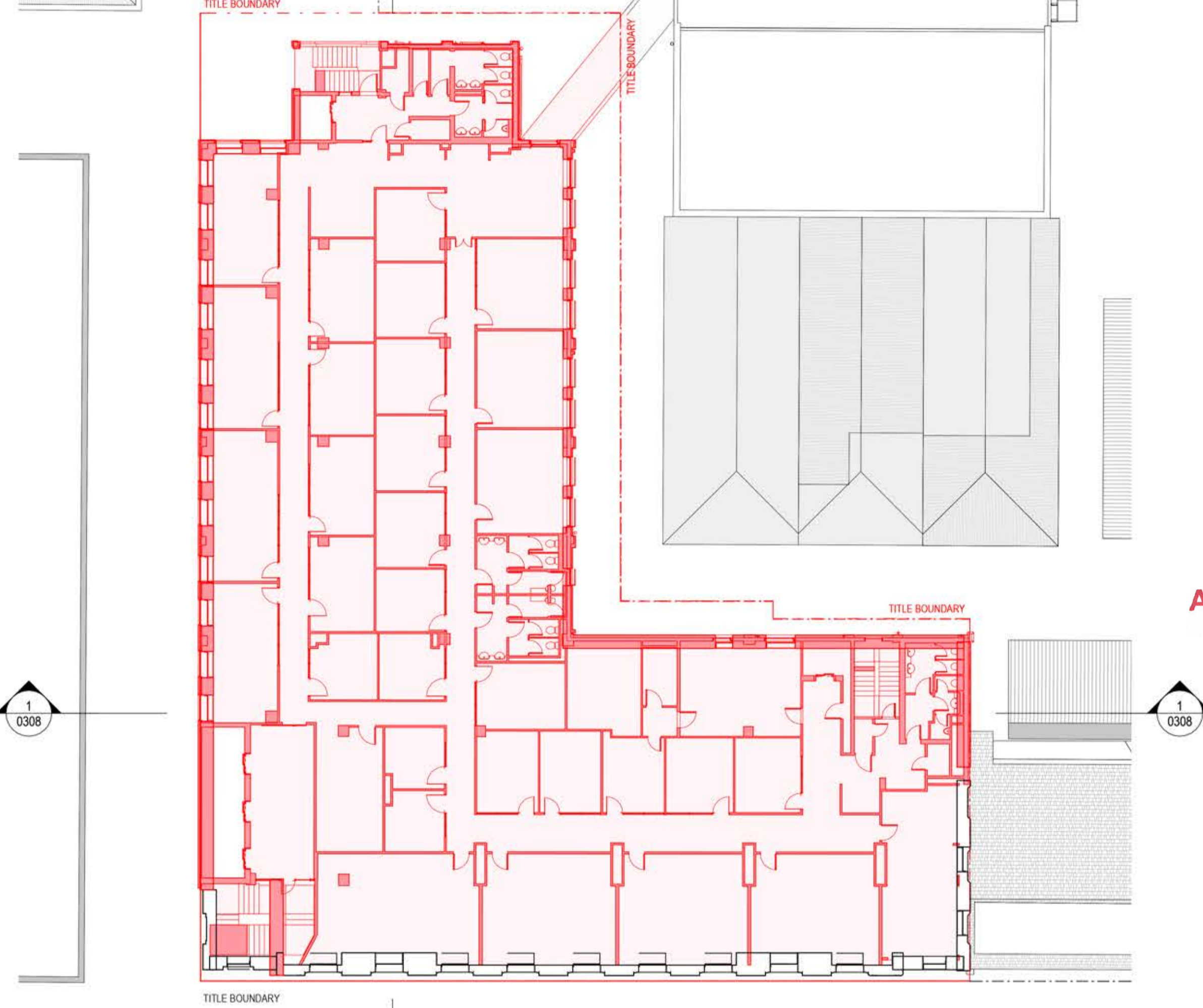
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Project	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
Title	DEMOLITION DEMOLITION PLANS - LEVEL L01 & L02

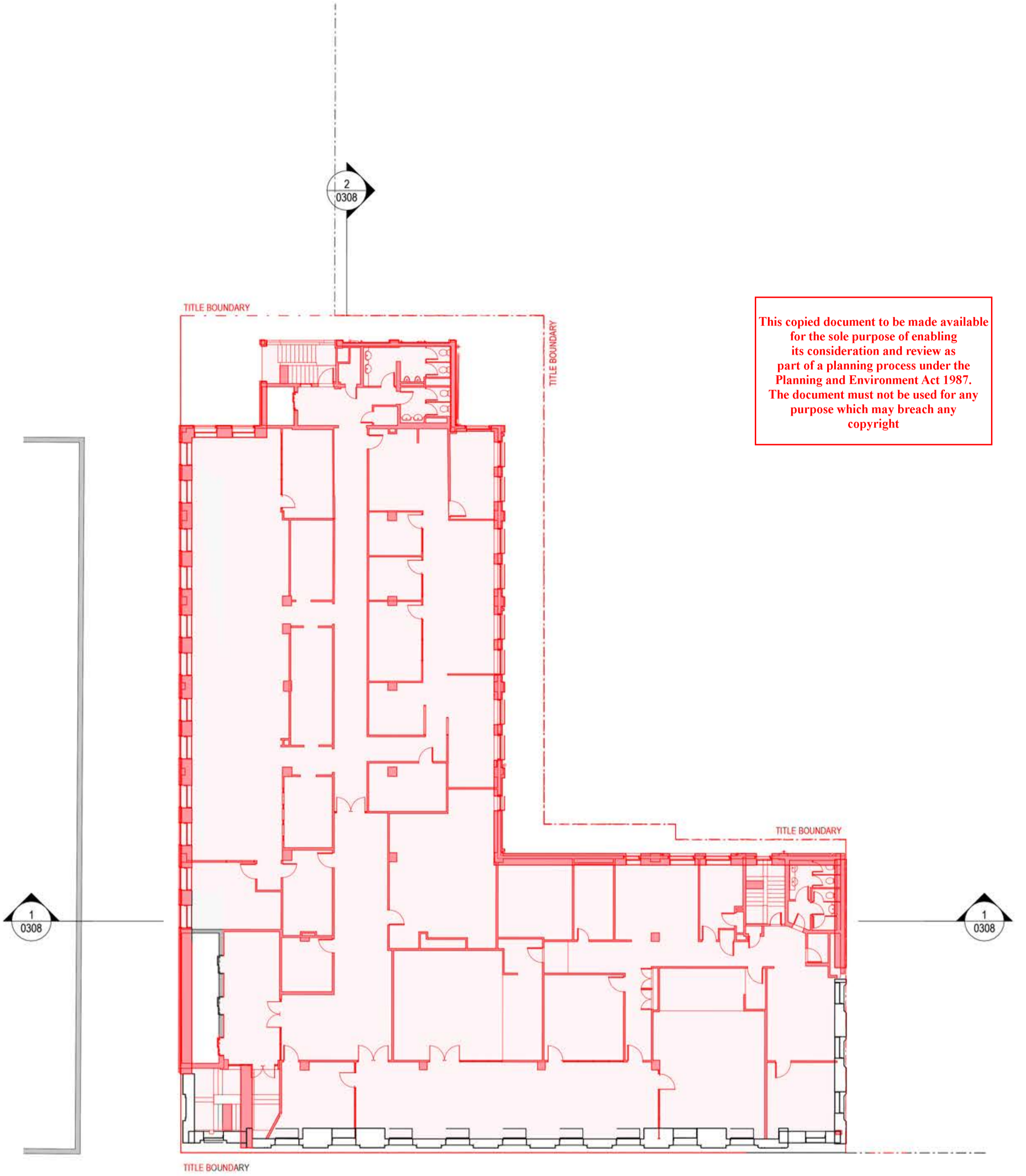
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Drawing Status				
Drawing No.	AR 0302	Revision	1	





1 DEMOLITION PLAN - LEVEL L03  
Scale 1 : 200

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2 DEMOLITION PLAN - LEVEL L04  
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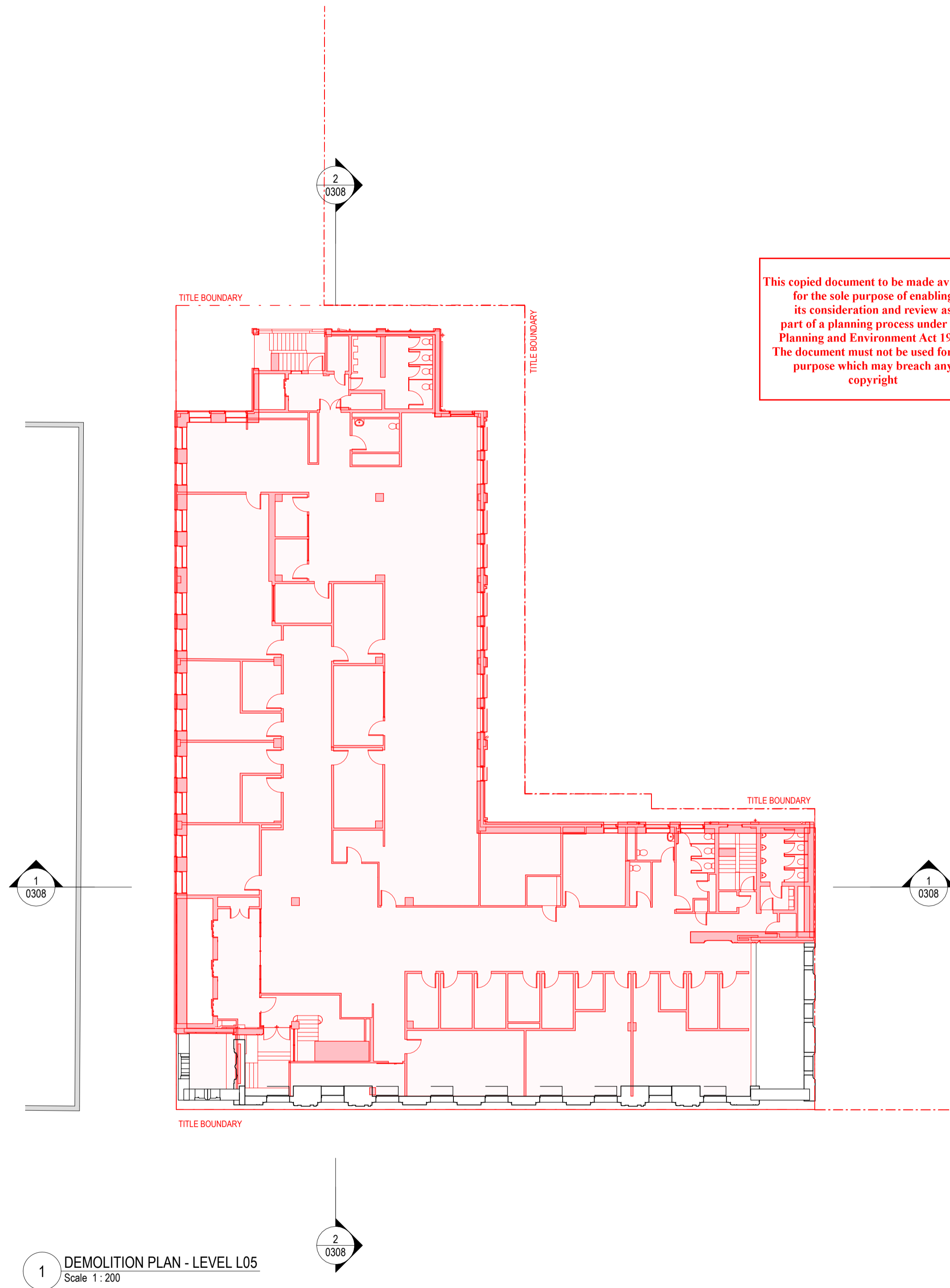
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Project	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
Title	DEMOLITION DEMOLITION PLANS - LEVEL L03 & L04

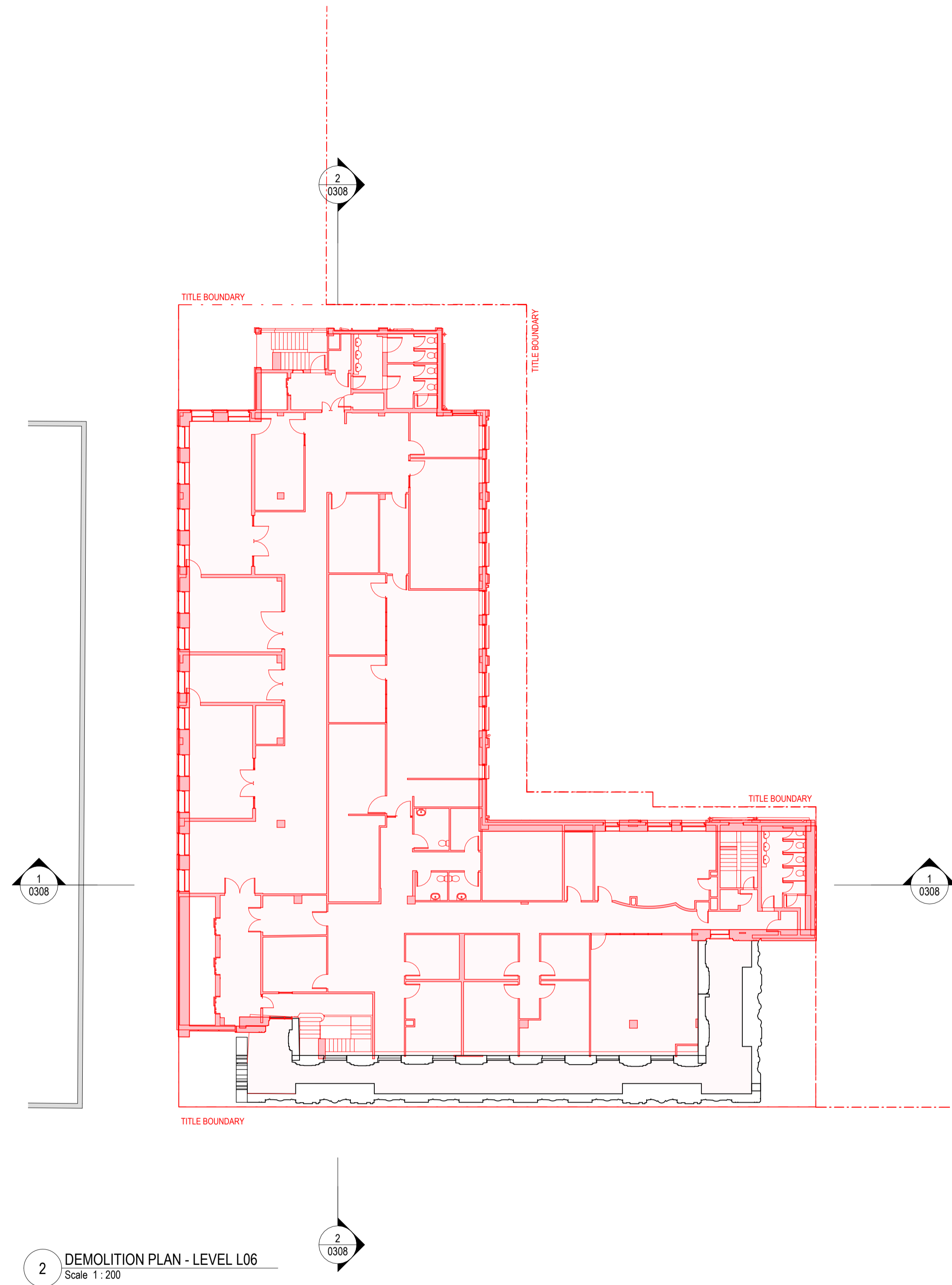
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	Dwn	JC	Chck	KL
Drawing Status				
Drawing No.	AR 0303	Revision	1	





1 DEMOLITION PLAN - LEVEL L05  
Scale 1 : 200

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2 DEMOLITION PLAN - LEVEL L06  
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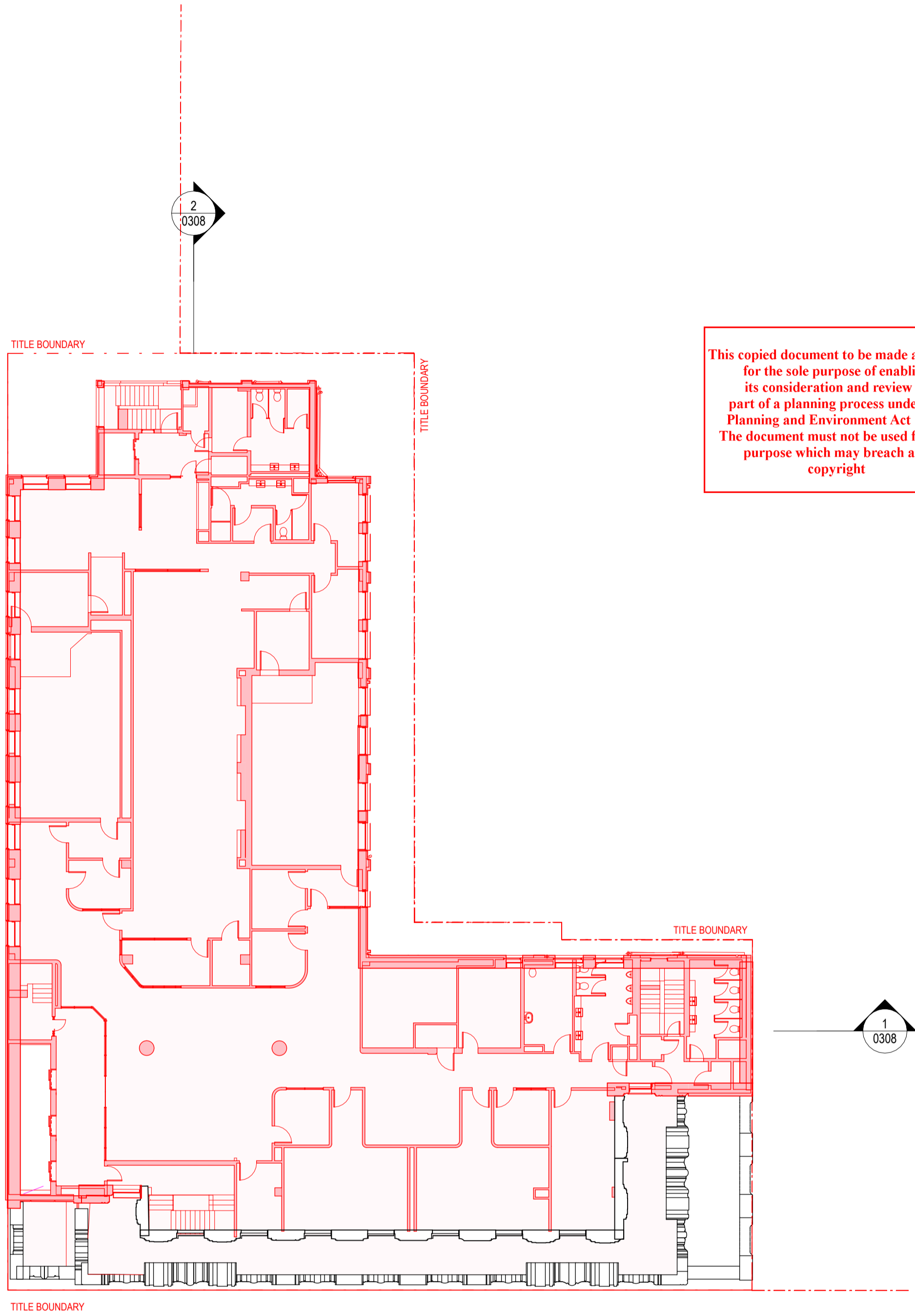
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Title	DEMOLITION DEMOLITION PLANS - LEVEL L05 & L06

	Project No.	2236	Scale @ A1	1 : 200
	Date	MAY 2024	Co-Ord	Designer
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Drawing Status				
Drawing No.	AR 0304	Revision	1	

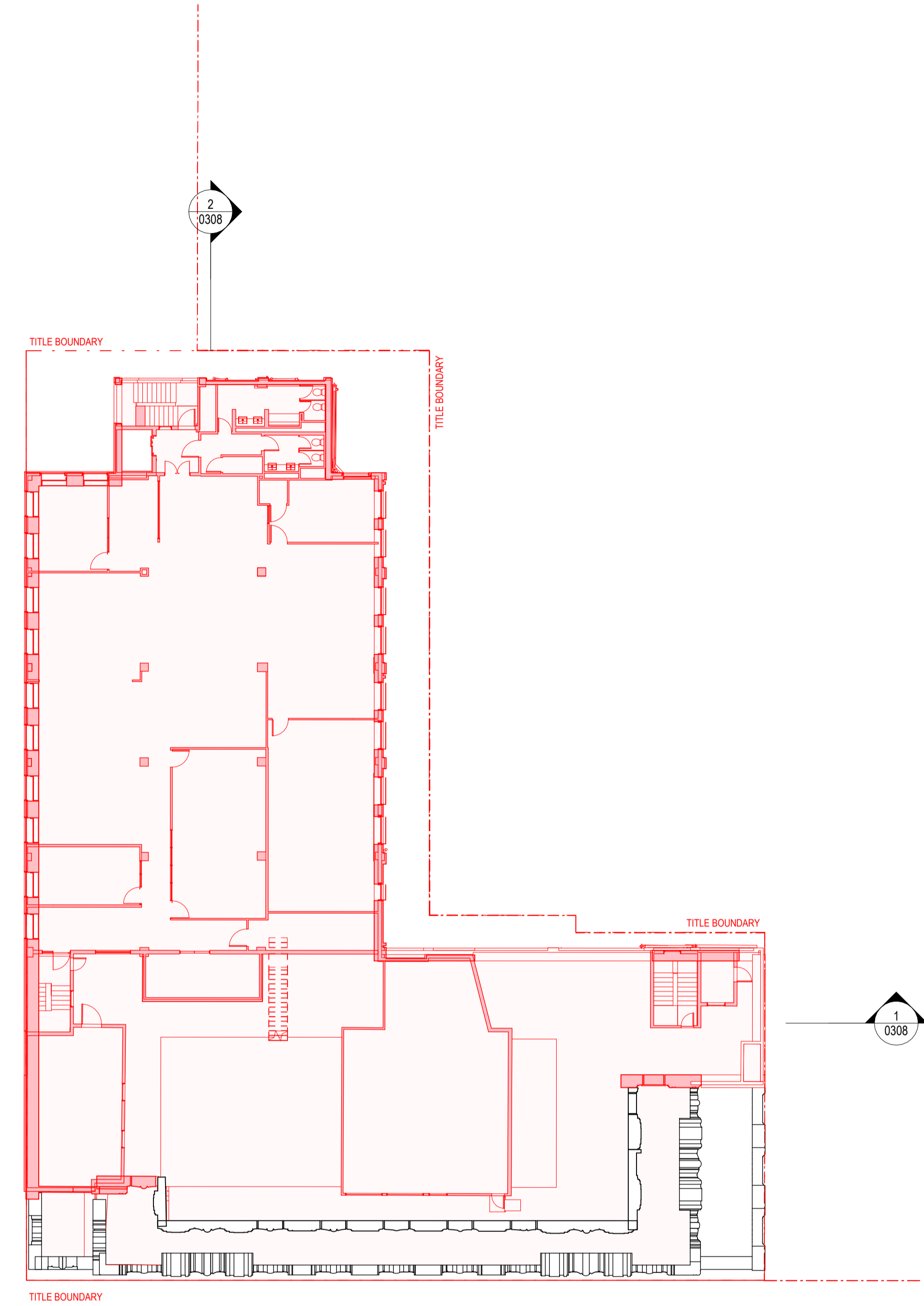




1 DEMOLITION PLAN - LEVEL L07  
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2 DEMOLITION PLAN - LEVEL L08  
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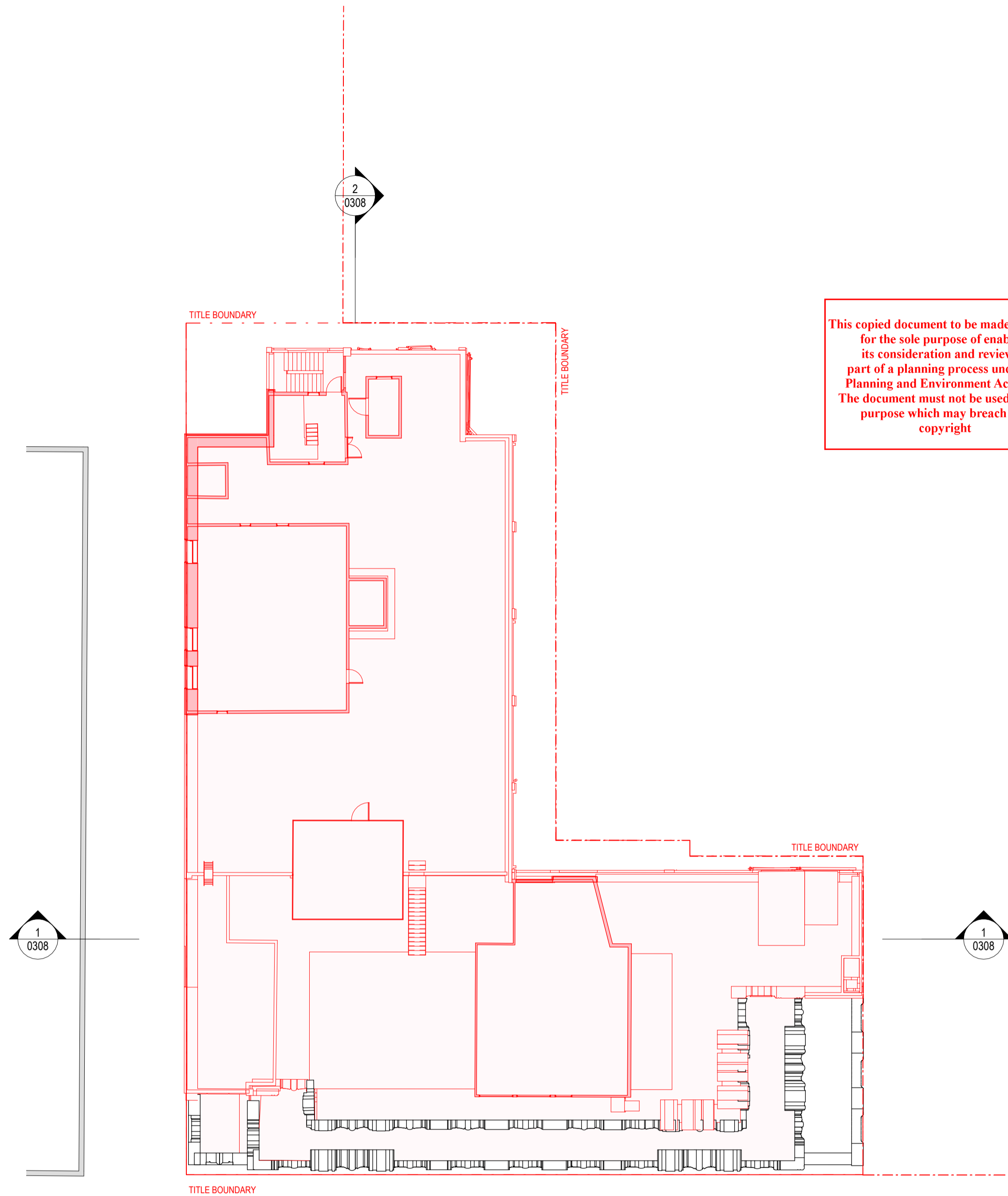
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<b>Client</b>	Department of Transport and Planning 1 Treasury Place East Melbourne VIC 3002
<b>Project</b>	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
<b>Title</b>	DEMOLITION DEMOLITION PLANS - LEVEL L07 & L08

	<b>Project No.</b>	2236	<b>Scale @ A1</b>	1 : 200
	<b>Date</b>	MAY 2024	<b>Co-Ord</b>	Designer
	<b>Drwn</b>	JC	<b>Chck</b>	KL
<b>Drawing Status</b>				
<b>Drawing No.</b>	AR 0305	<b>Revision</b>	1	

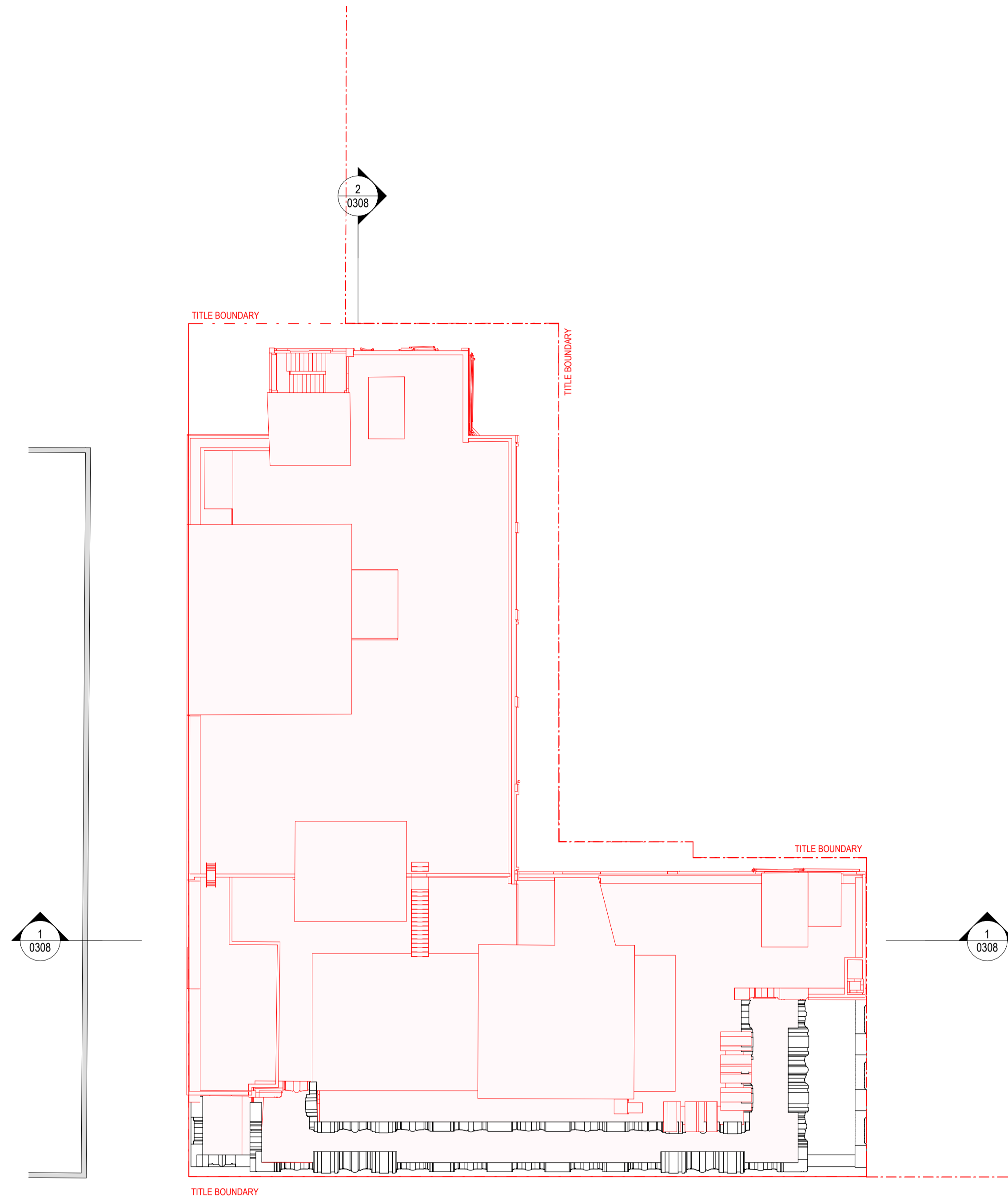




1 DEMOLITION PLAN - LEVEL R01  
Scale 1 : 200

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ADVERTISED PLAN



2 DEMOLITION PLAN - LEVEL R02  
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General Notes	
<b>KEY:</b>	
	EXTENT OF DEMOLITION
	RETAIN EXISTING
<b>NOTE:</b>	
•	RETAIN HERITAGE FACADE
•	WINDOW FRAME AS PER HERITAGE ADVICE
•	REMOVE LIGHT WEIGHT WALL LINING TO INTERIOR OF RETAINED HERITAGE FACADE.

Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL

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Client	Department of Transport and Planning 1 Treasury Place East Melbourne VIC 3002
Project	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
Title	DEMOLITION DEMOLITION PLANS - LEVEL R01 & R02

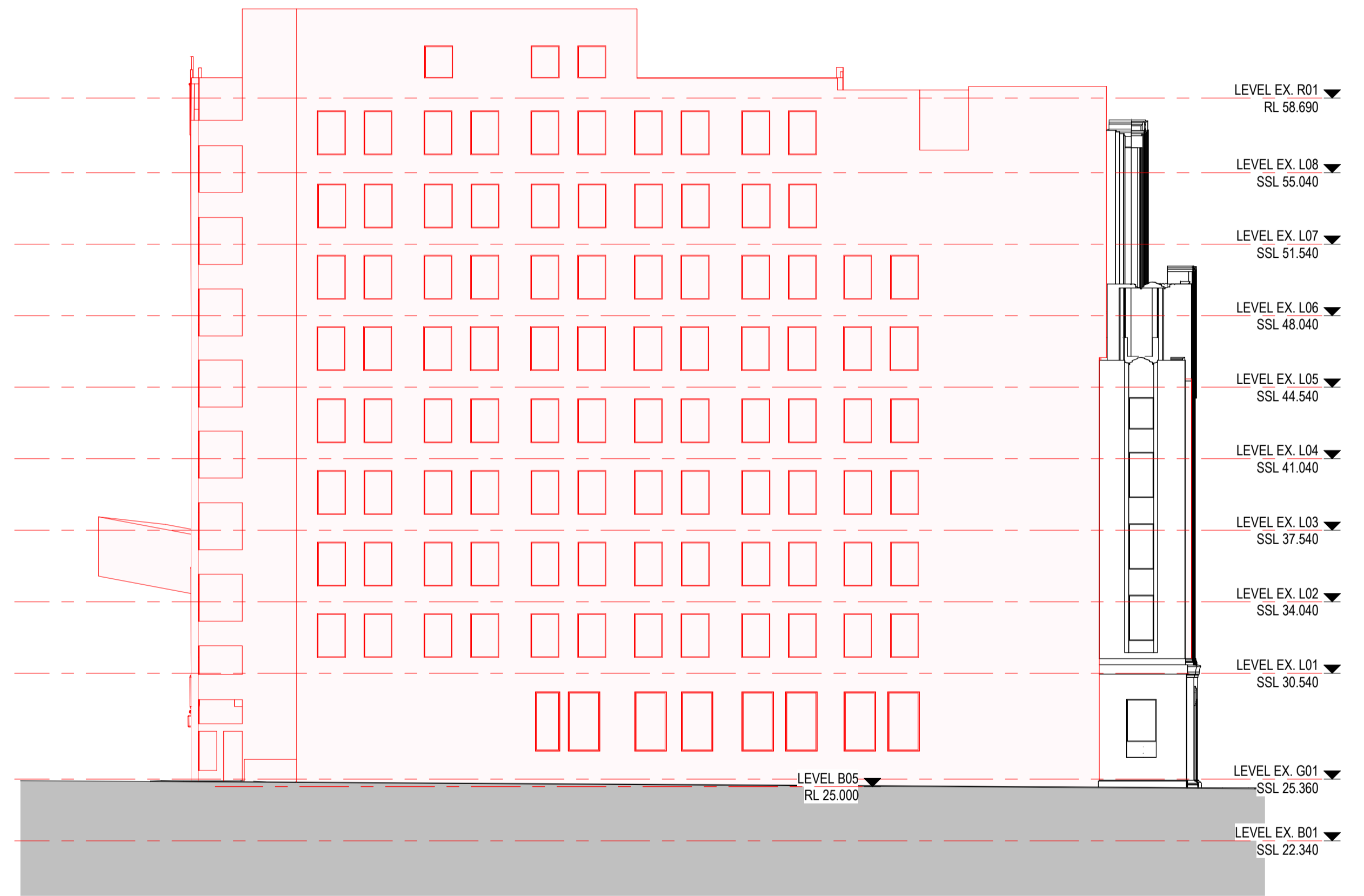
	Project No.	2236	Scale @ A1	1 : 200
	Date	MAY 2024	Co-Ord	Designer
	Drwn	JC	Chck	KL
Drawing Status				
Drawing No.	AR 0306	Revision	1	



ADVERTISED PLAN



1 DEMOLITION ELEVATION - SOUTH  
Scale 1 : 200



2 DEMOLITION ELEVATION - WEST  
Scale 1 : 200

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General Notes

KEY:

- EXTENT OF DEMOLITION
- RETAIN EXISTING

NOTE:

- RETAIN HERITAGE FACADE
- WINDOW FRAME AS PER HERITAGE ADVICE
- REMOVE LIGHT WEIGHT WALL LINING TO INTERIOR OF RETAINED HERITAGE FACADE.

Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL

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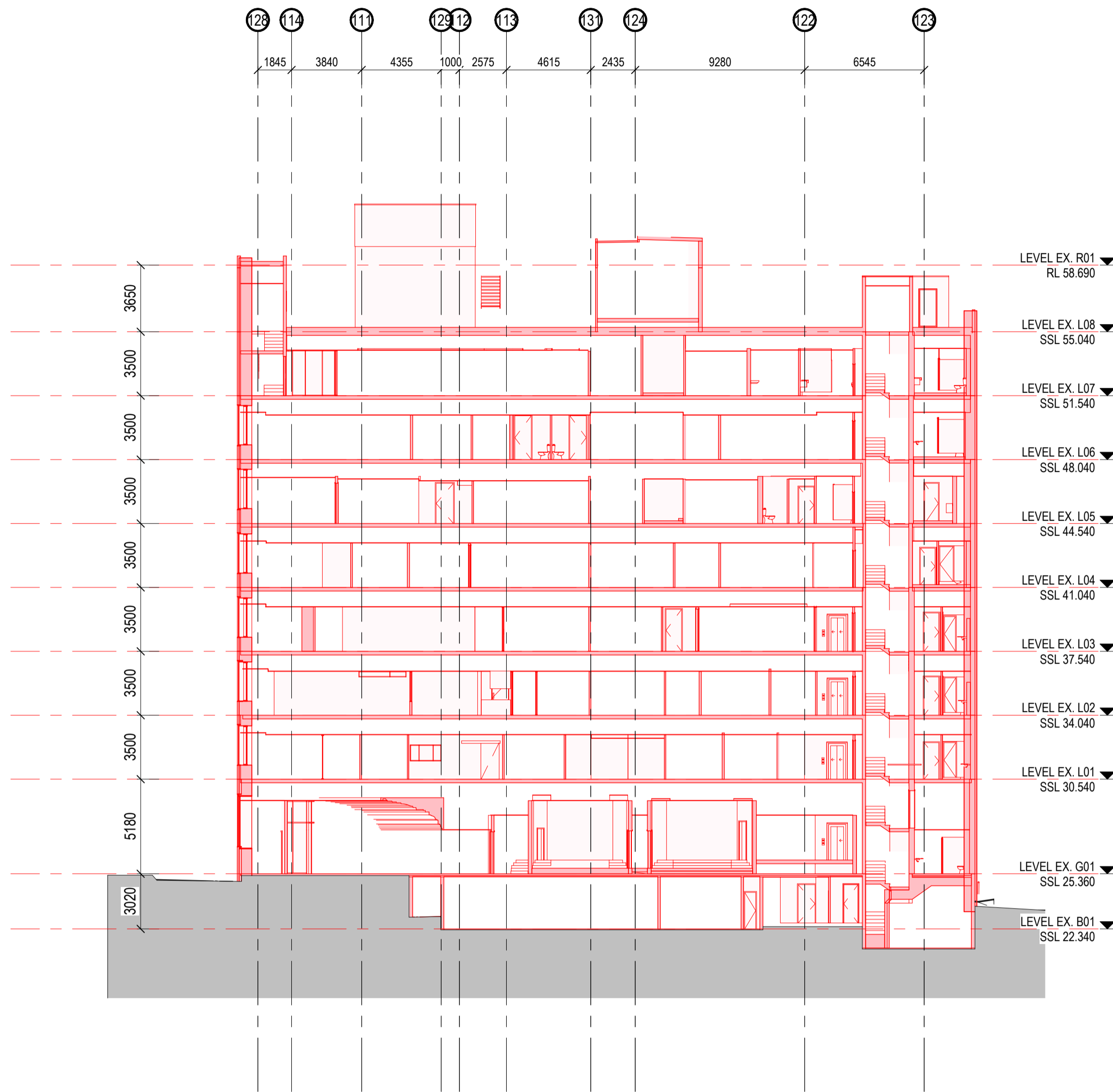
Client	Department of Transport and Planning 1 Treasury Place East Melbourne VIC 3002
Project	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
Title	DEMOLITION DEMOLITION ELEVATIONS

Project No.	2236	Scale @ A1	1 : 200
Date	MAY 2024	Co-Ord	Designer
Drwn	JC	Chck	KL
Drawing Status		Drawing No.	AR 0307
		Revision	1

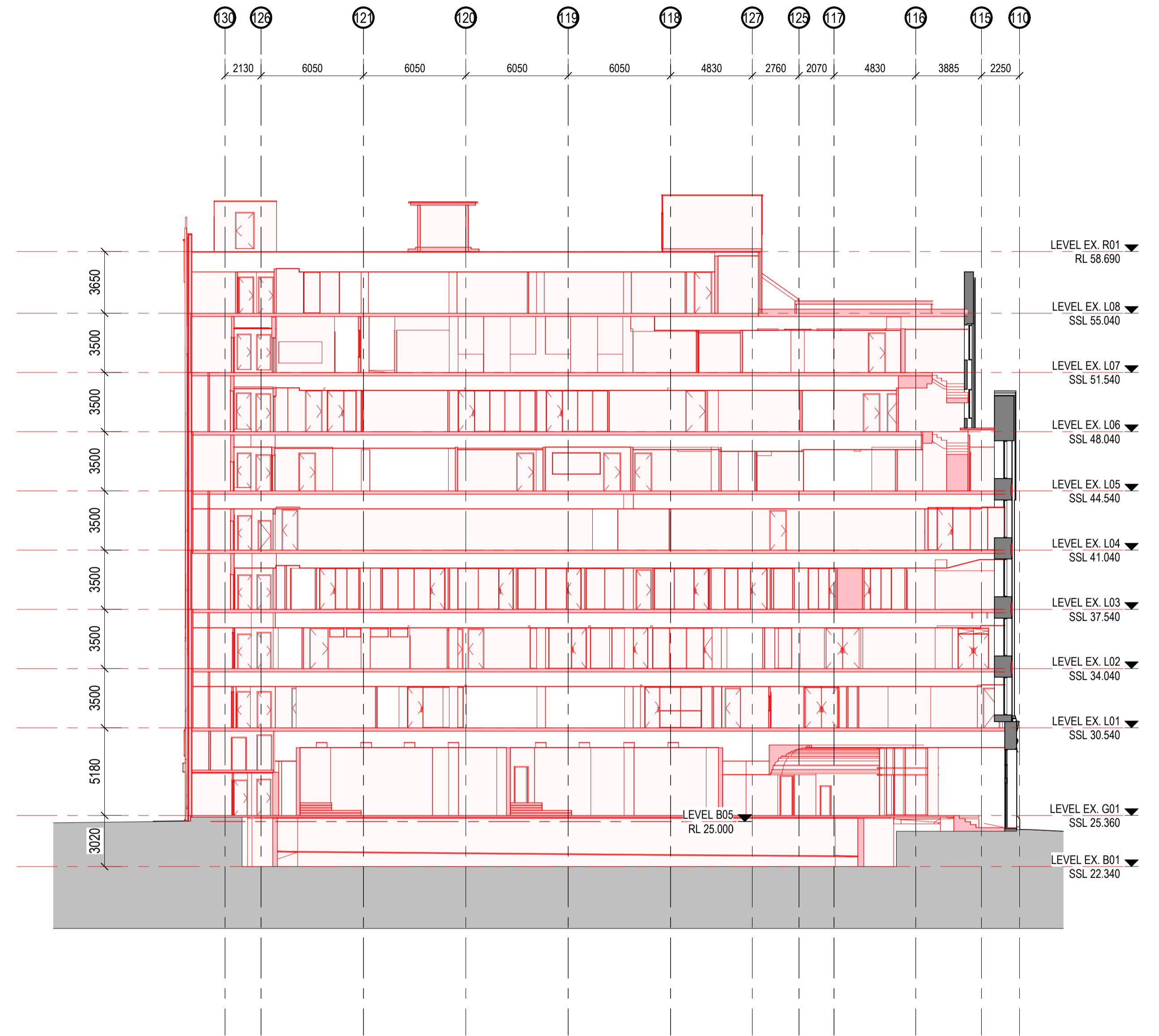


THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

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1 DEMOLITION - SECTION 01  
Scale 1 : 200



2 DEMOLITION - SECTION 02  
Scale 1 : 200

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General Notes

KEY:

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1		TOWN PLANNING ISSUE	24.05.20	KFL

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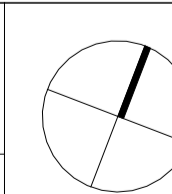
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Project 436 Lonsdale Street  
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Title DEMOLITION  
DEMOLITION SECTIONS



Project No.	2236	Scale @ A1	1 : 200
Date	MAY 2024	Co-Ord	Designer
Drwn	JC	Chck	KL

Drawing Status

Drawing No.	AR 0308	Revision	1
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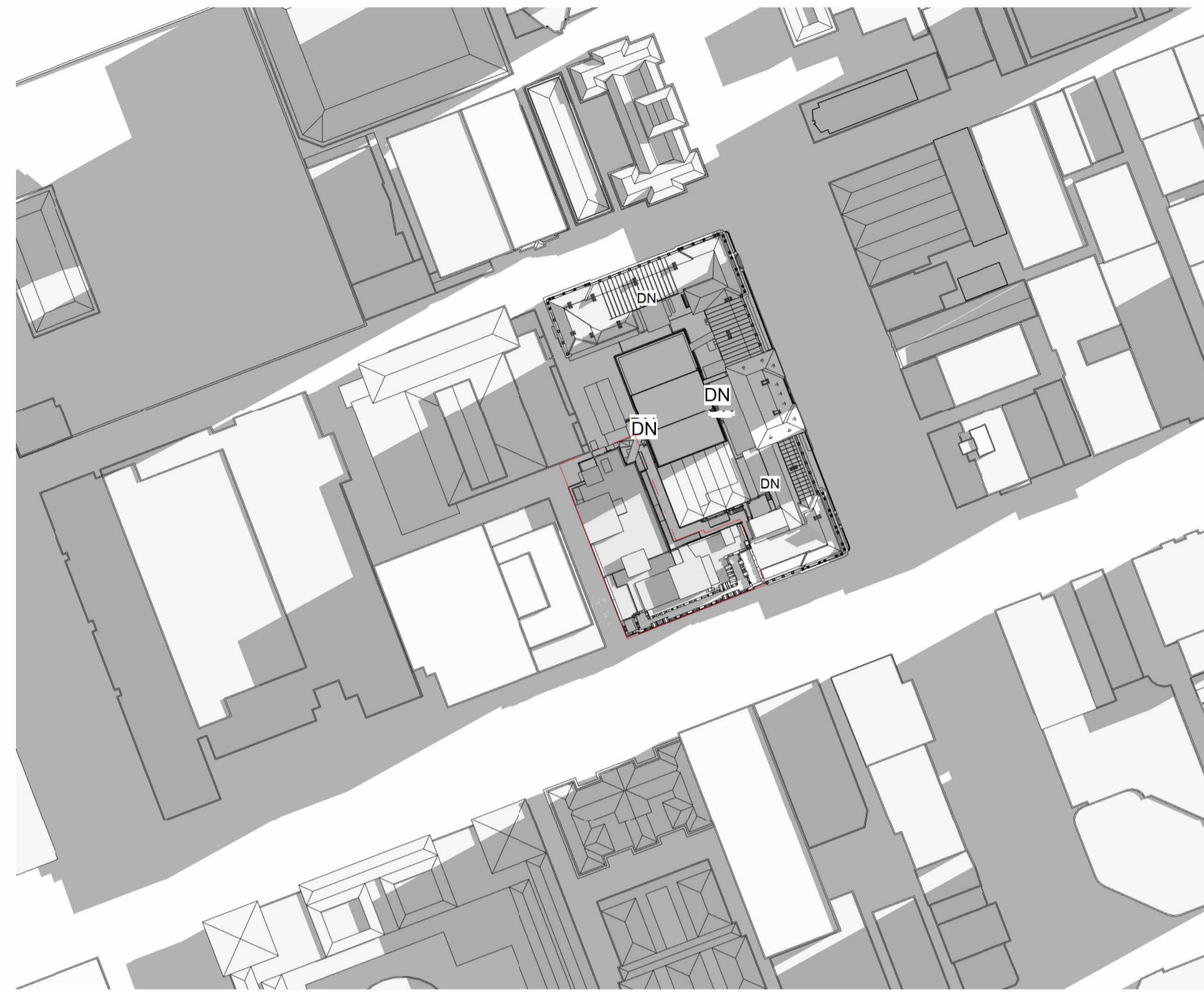
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FILE: C:\\_user\REV\12236\_436\lonsdale\Commercial\_R23\_jermain.cad.dwt



EQUINOX - SEPTEMBER 22

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1 Existing - 9AM  
Scale 1 : 1500



2 Existing - 12PM  
Scale 1 : 1500



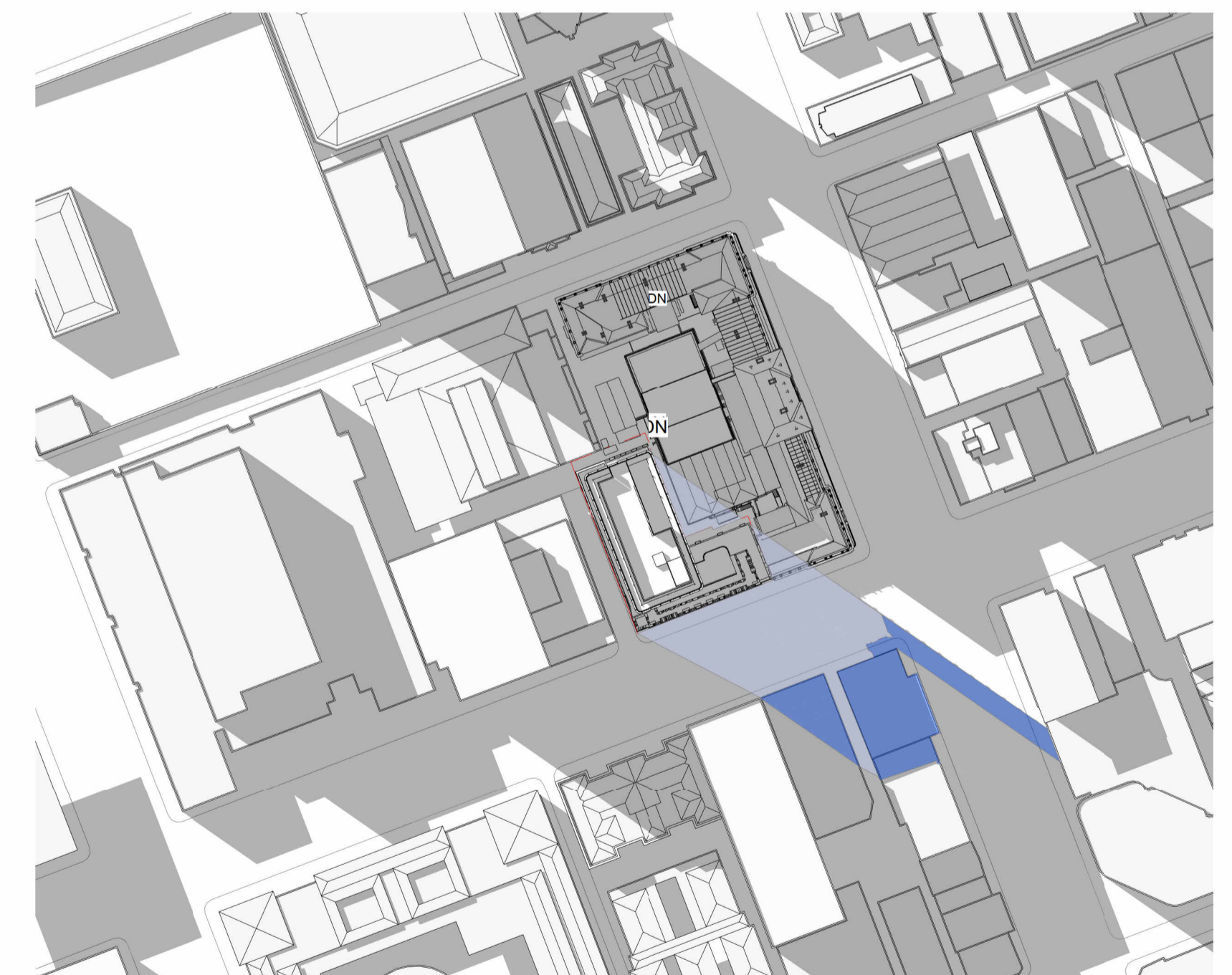
3 Existing - 3PM  
Scale 1 : 1500



4 Proposed - 9AM  
Scale 1 : 1500



5 Proposed - 12PM  
Scale 1 : 1500



6 Proposed - 3PM  
Scale 1 : 1500

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General Notes

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- EXISTING SHADING DUE TO EXISTING CONTEXT
- (APPROXIMATE) COMMON SHADOW CAST BY EXISTING CONTEXT AND PROPOSAL

Rev.	Issue	Revision Description	Date	Appr by
1	Issue	TOWN PLANNING ISSUE	24.05.20	KFL

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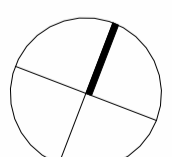
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Project 436 Lonsdale Street  
436 Lonsdale Street, Melbourne, 3000

Title SHADOW STUDIES  
22 SEPTEMBER

	Project No. 2236	Scale @ A1 As indicated
	Date MAY 2024	Co-Ord Designer
Drawing Status TOWN PLANNING	Drwn JC	Check KL
Drawing No. AR 0600	Revision 1	



WINTER SOLSTICE - JUNE 22



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Scale 1 : 1500



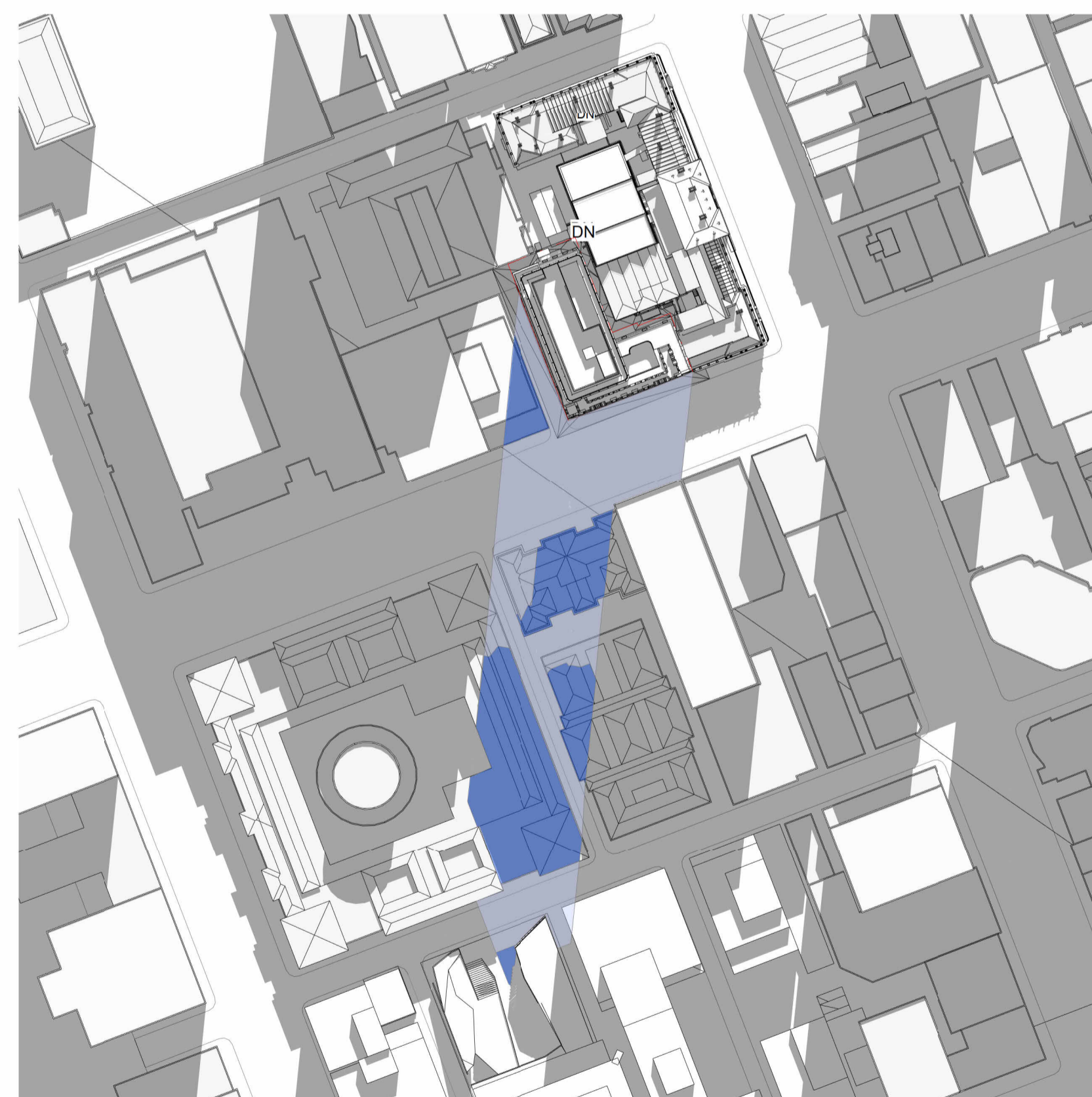
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Scale 1 : 1500



3 Existing - 1PM  
Scale 1 : 1500



4 Proposed - 11AM  
Scale 1 : 1500



5 Proposed - 12PM  
Scale 1 : 1500



6 Proposed - 1PM  
Scale 1 : 1500

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General Notes

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Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL

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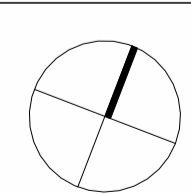
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Title SHADOW STUDIES  
22 JUNE



Project No. 2236  
Scale @ A1 As indicated

Date MAY 2024  
Co-Ord Designer

Dwnn JC  
Chck KL

Drawing Status TOWN PLANNING

Drawing No. AR 0601  
Revision 1

ADVERTISED PLAN



WINTER SOLSTICE - JUNE 22



1 Existing - 2PM  
Scale 1 : 1500



2a Proposed - 2PM  
Scale 1 : 1500

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Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL

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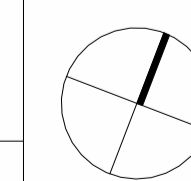
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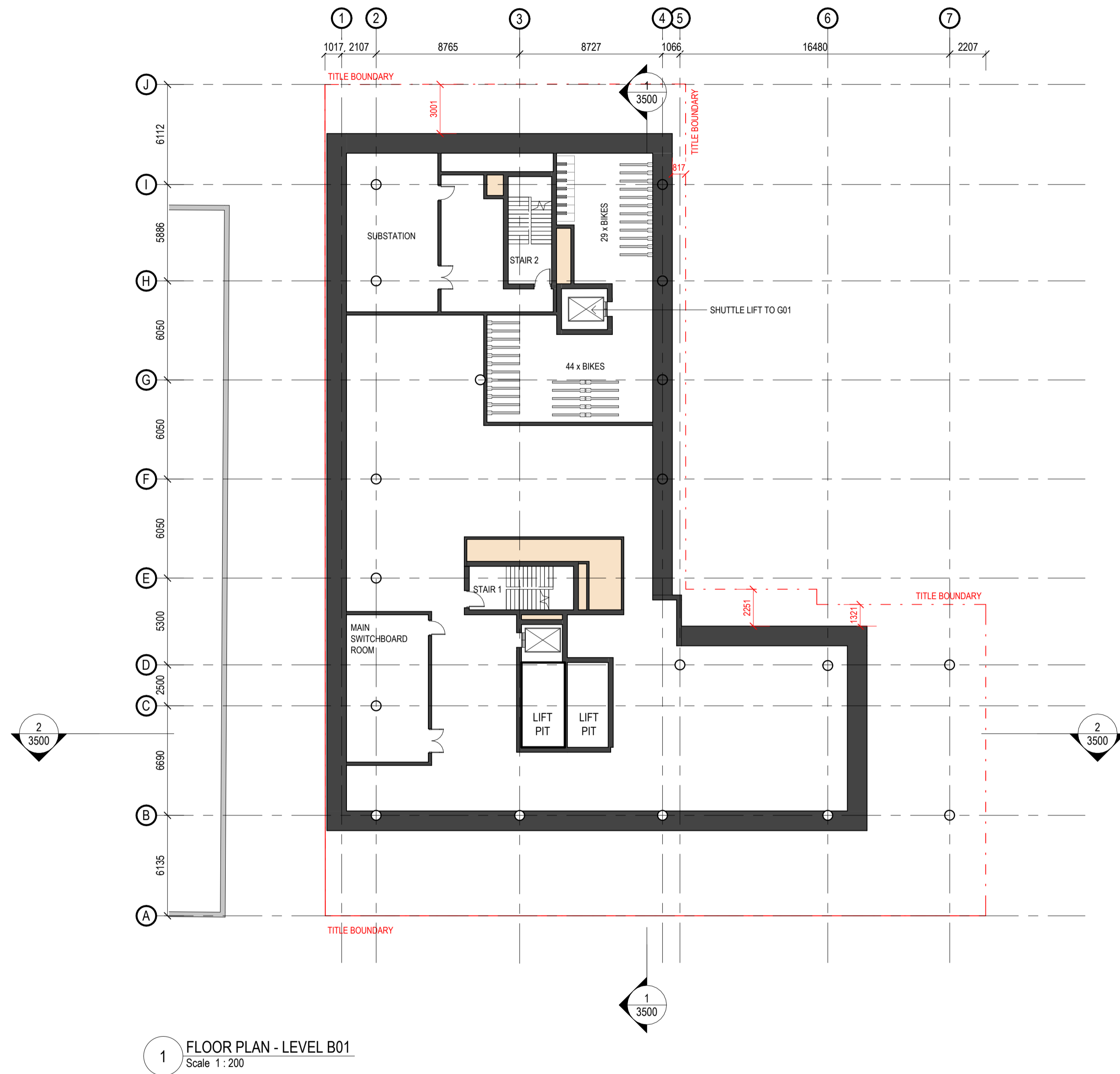
Project 436 Lonsdale Street  
436 Lonsdale Street, Melbourne, 3000

Title SHADOW STUDIES  
22 JUNE



Project No.	2236	Scale @ A1	As indicated
Date	MAY 2024	Co-Ord	Designer
Drwn	JC	Chck	KL
Drawing Status	TOWN PLANNING		
Drawing No.	AR 0602	Revision	1





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General Notes

- KEY:**
- COMMERCIAL
  - AMMENITIES
  - SERVICES
  - COMMON / EOT

Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL

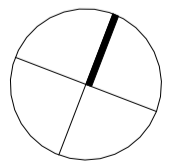
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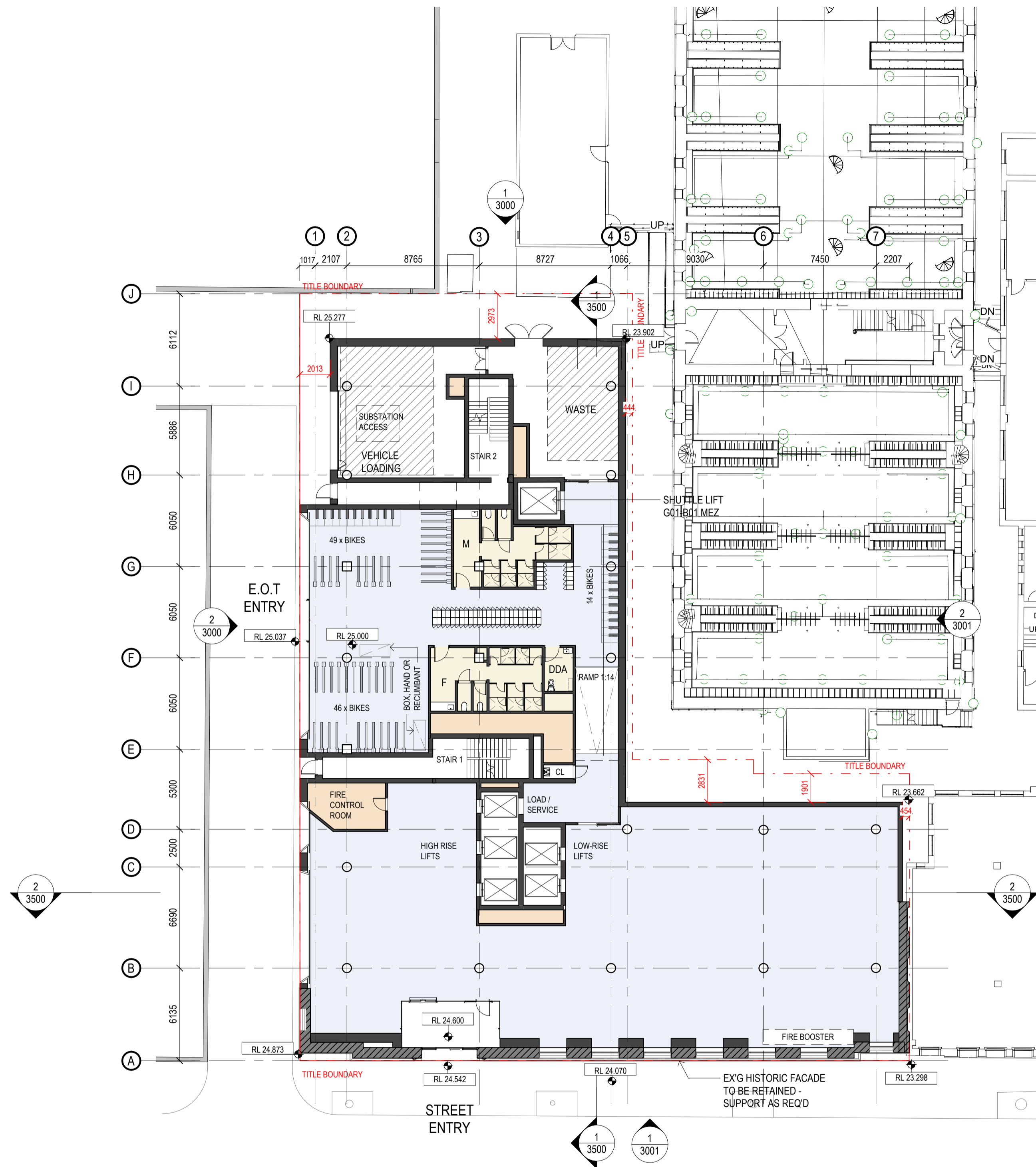
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Project	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
Title	FLOOR PLANS LEVEL B01

	Project No.	2236	Scale @ A1	1 : 200
	Date	MAY 2024	Co-Ord	Designer
	Drwn	JC	Chck	KL
Drawing Status	TOWN PLANNING			
Drawing No.	AR 1000	Revision	1	

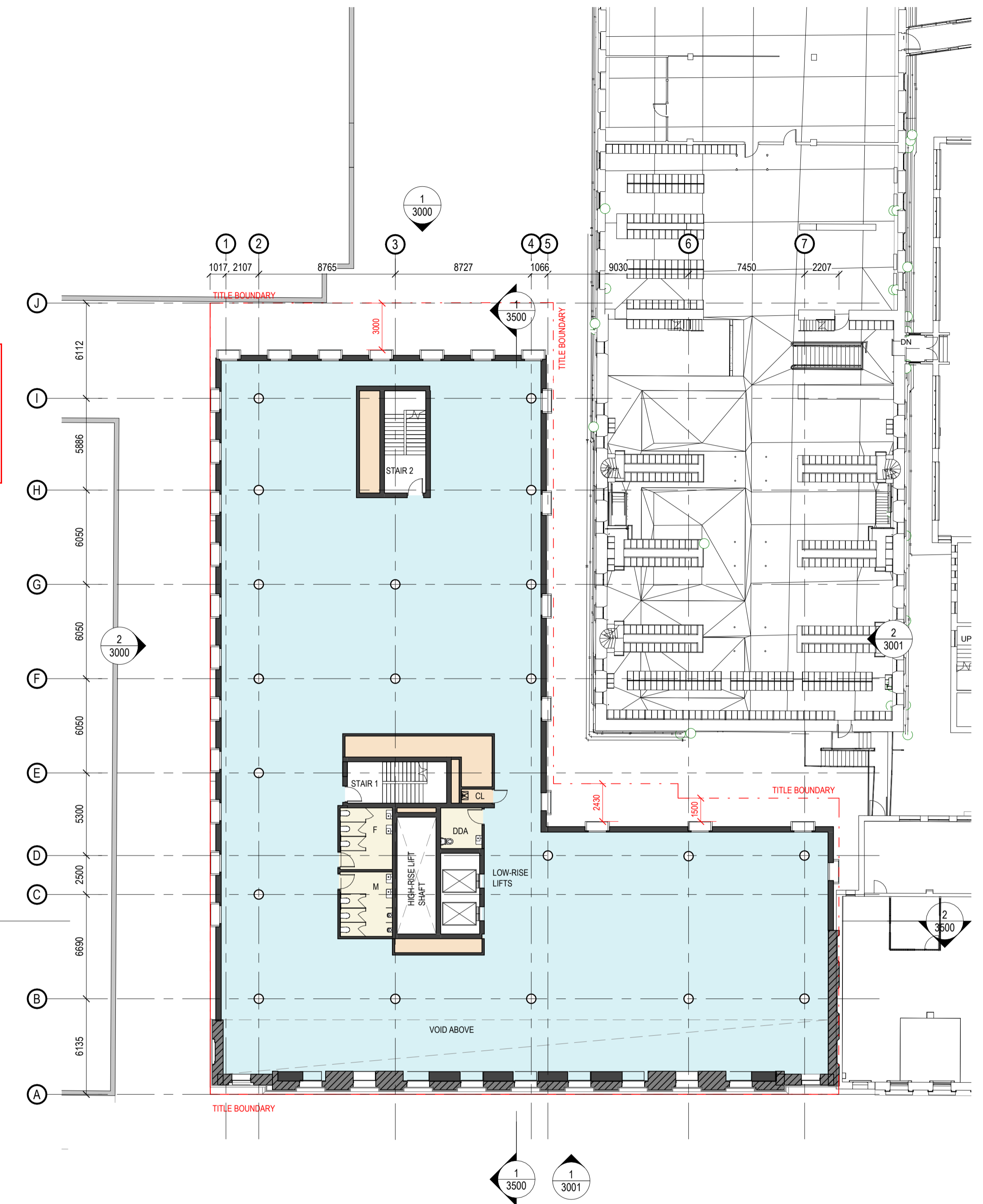




1 FLOOR PLAN - LEVEL G01  
Scale 1:200

**END OF TRIP FACILITIES:**  
 182 BICYCLES SPACES G01 & B01  
 - 180 TYPICAL BICYCLES  
 - 2x BOX, HAND, OR RECLINANT BICYCLES  
 180 LOCKERS  
 F: 5x SHOWERS, 1x AMBULANT WC, 1x NON-AMBULANT WC  
 M: 5x SHOWERS, 1x AMBULANT WC, 1x NON-AMBULANT WC

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2 FLOOR PLAN - LEVEL L01  
Scale 1:200

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<b>KEY:</b>	
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span>	COMMERCIAL
<span style="display:inline-block; width:10px; height:10px; background-color:lightyellow; border:1px solid black;"></span>	AMENITIES
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Rev.	Issue	Revision Description	Date	Appr by
1	Issue	TOWN PLANNING ISSUE	24.05.20	KFL

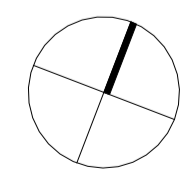
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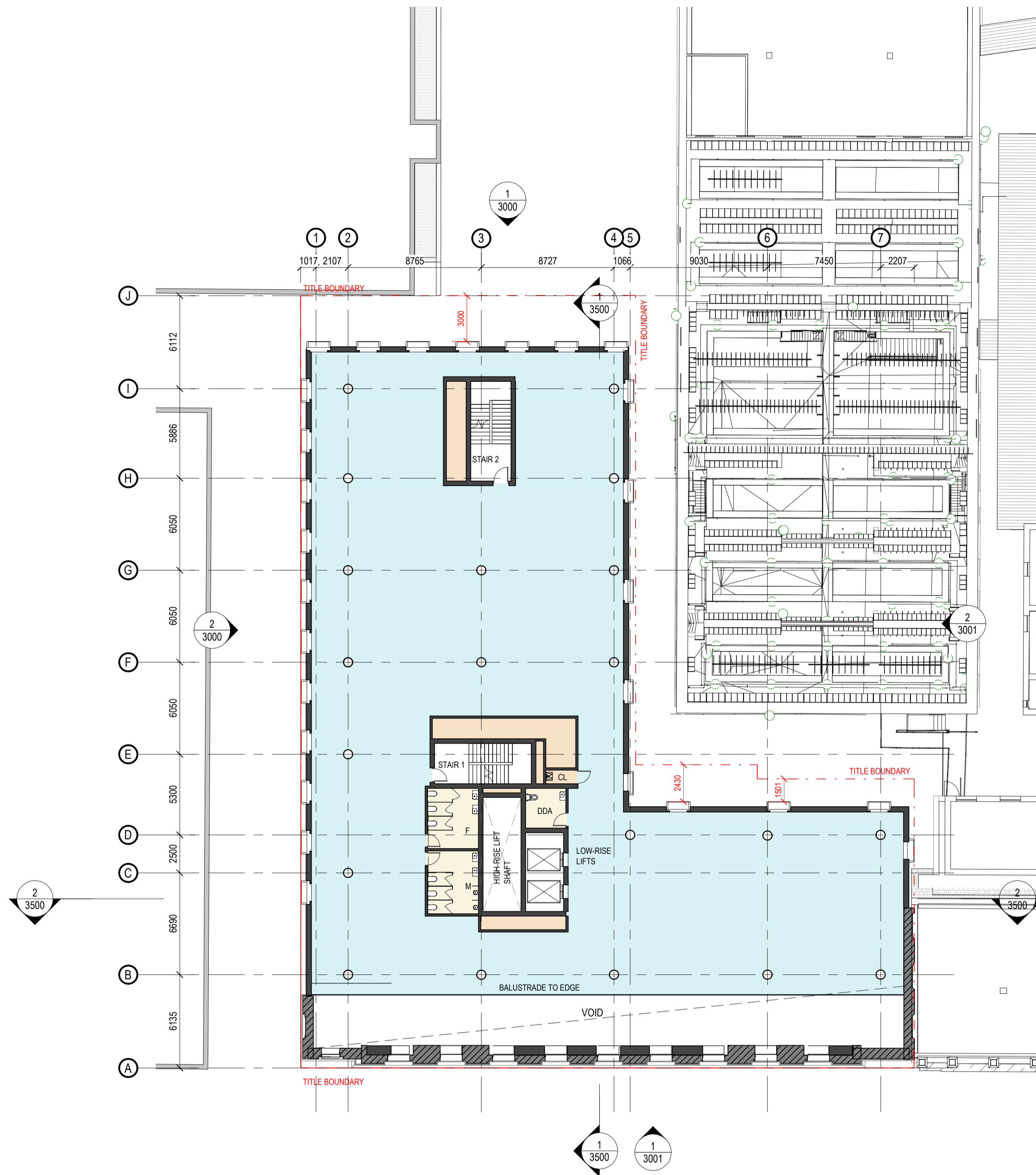
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Project	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
Title	FLOOR PLANS LEVEL G01 & L01

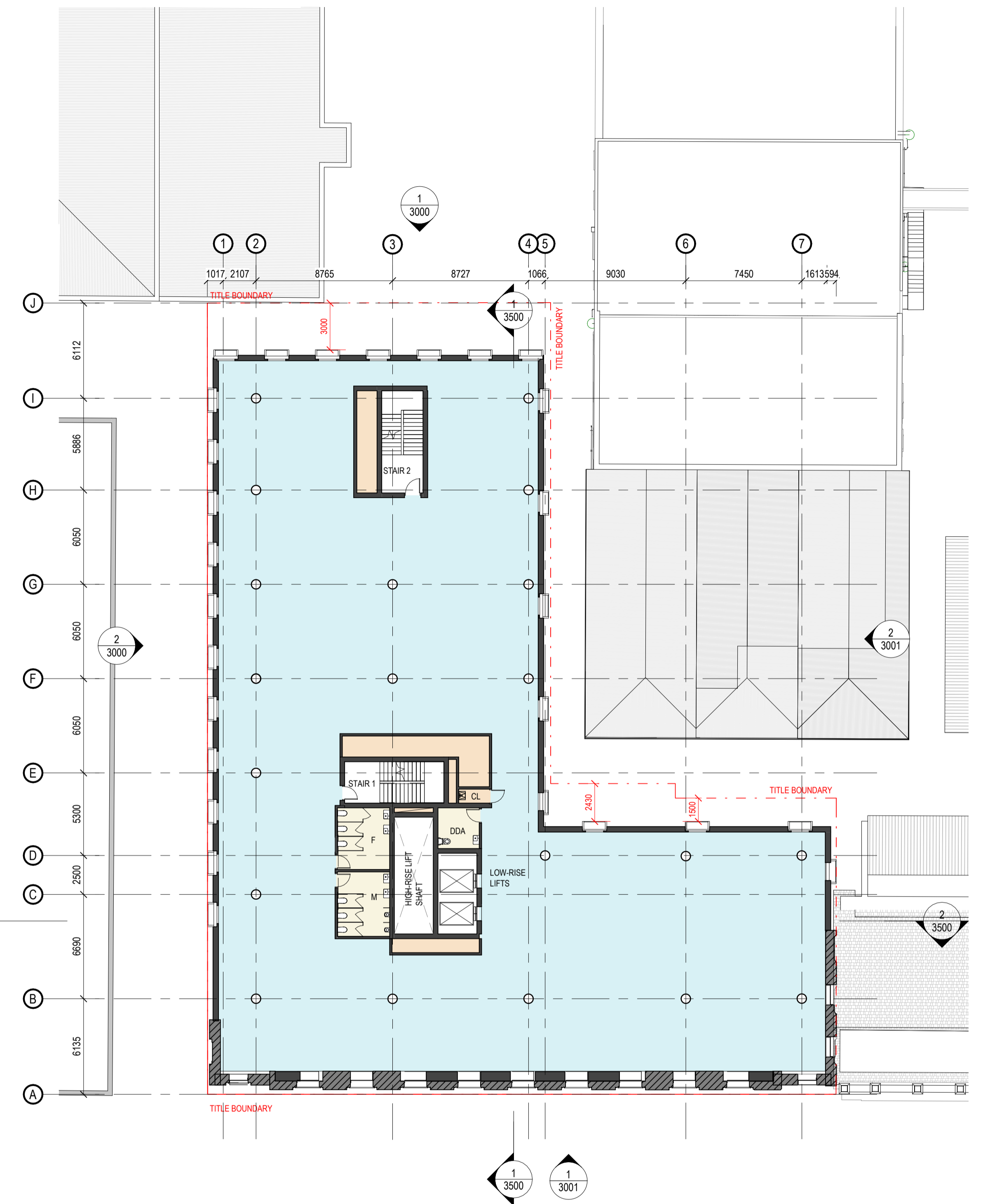
	Project No.	2236	Scale @ A1	1:200
	Date	MAY 2024	Co-Ord	Designer
Drawing Status	TOWN PLANNING			
Drawing No.	AR 1001	Revision	1	





1 FLOOR PLAN - LEVEL L02  
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2 FLOOR PLAN - LEVEL L03  
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<span style="display:inline-block; width:10px; height:10px; background-color:lightorange; border:1px solid black;"></span>	SERVICES
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Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL

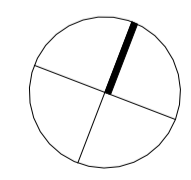
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Client	Department of Transport and Planning 1 Treasury Place East Melbourne VIC 3002
Project	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
Title	FLOOR PLANS LEVEL L2 & L3

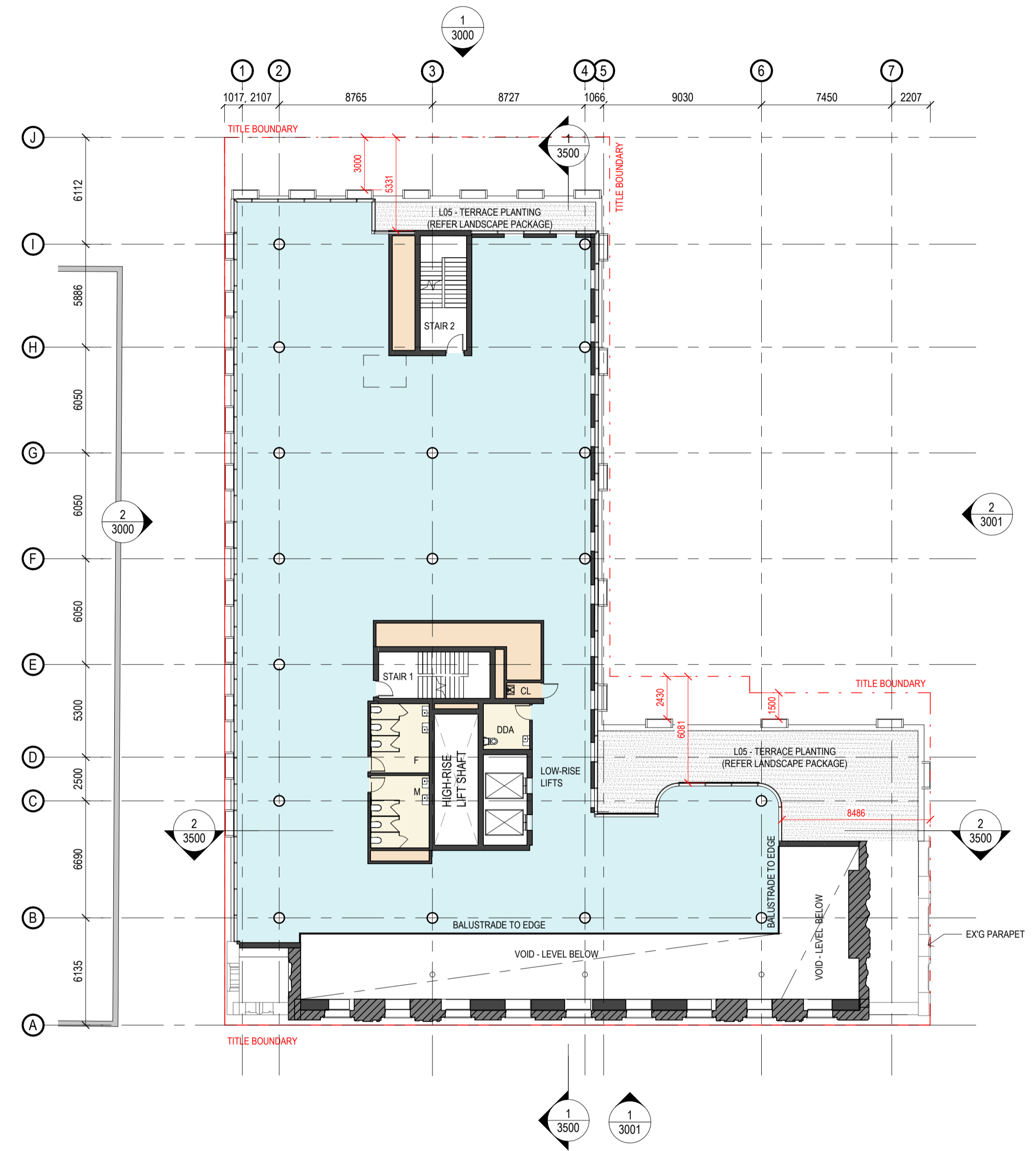
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	Date	MAY 2024	Co-Ord	Designer
	Drwn	JC	Chk	KL
Drawing Status	TOWN PLANNING			
Drawing No.	AR 1002	Revision	1	



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1 FLOOR PLAN - LEVEL L04  
Scale 1 : 200



2 FLOOR PLAN - LEVEL L05  
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Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL

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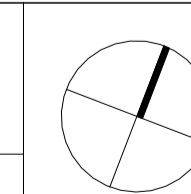
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Project 436 Lonsdale Street  
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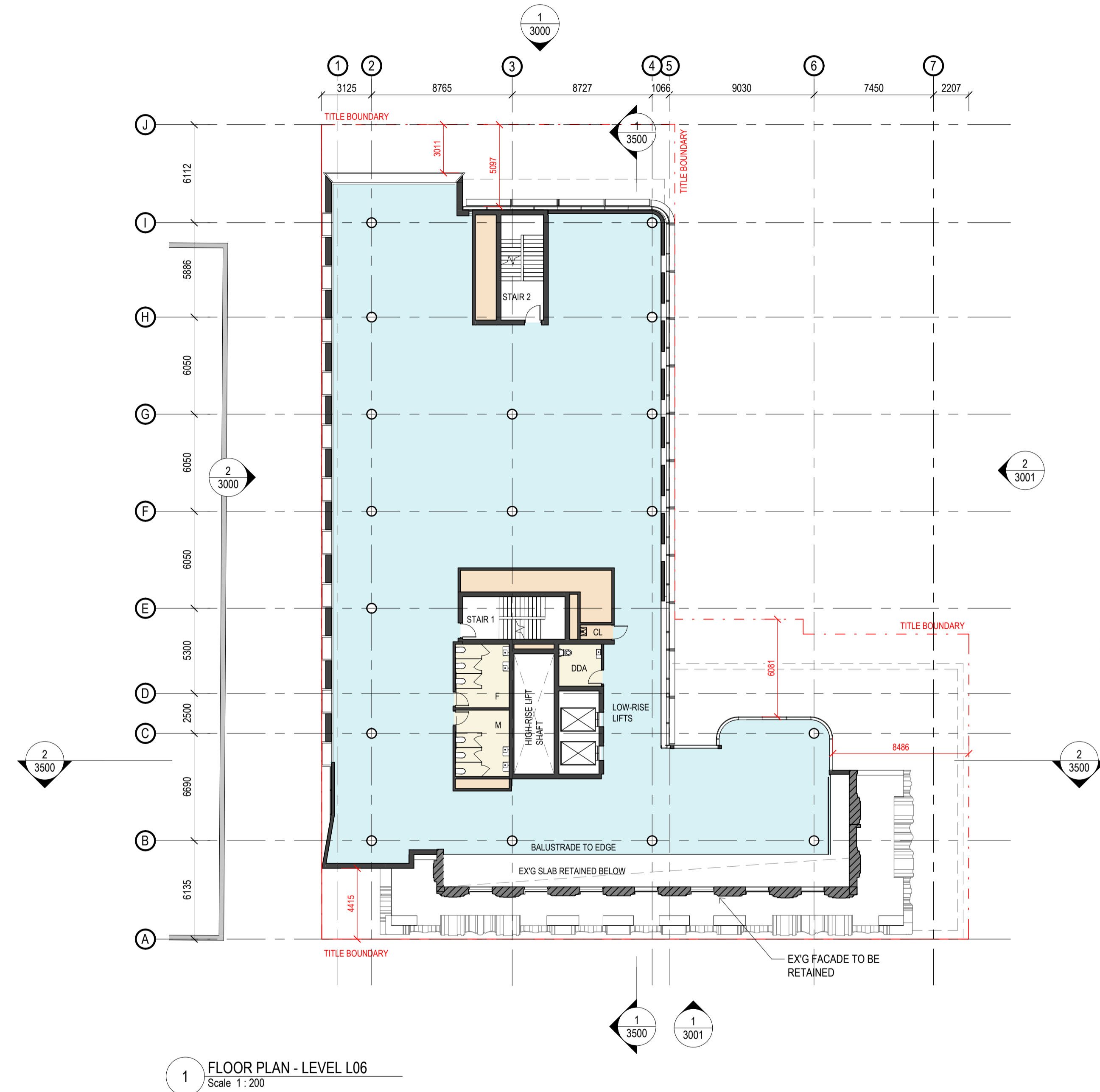
Title FLOOR PLANS  
LEVEL L4 & L5



Project No.	2236	Scale @ A1	1 : 200
Date	MAY 2024	Co-Ord	Designer
Drwn	JC	Chk	KL
Drawing Status	TOWN PLANNING		
Drawing No.	AR 1003	Revision	1

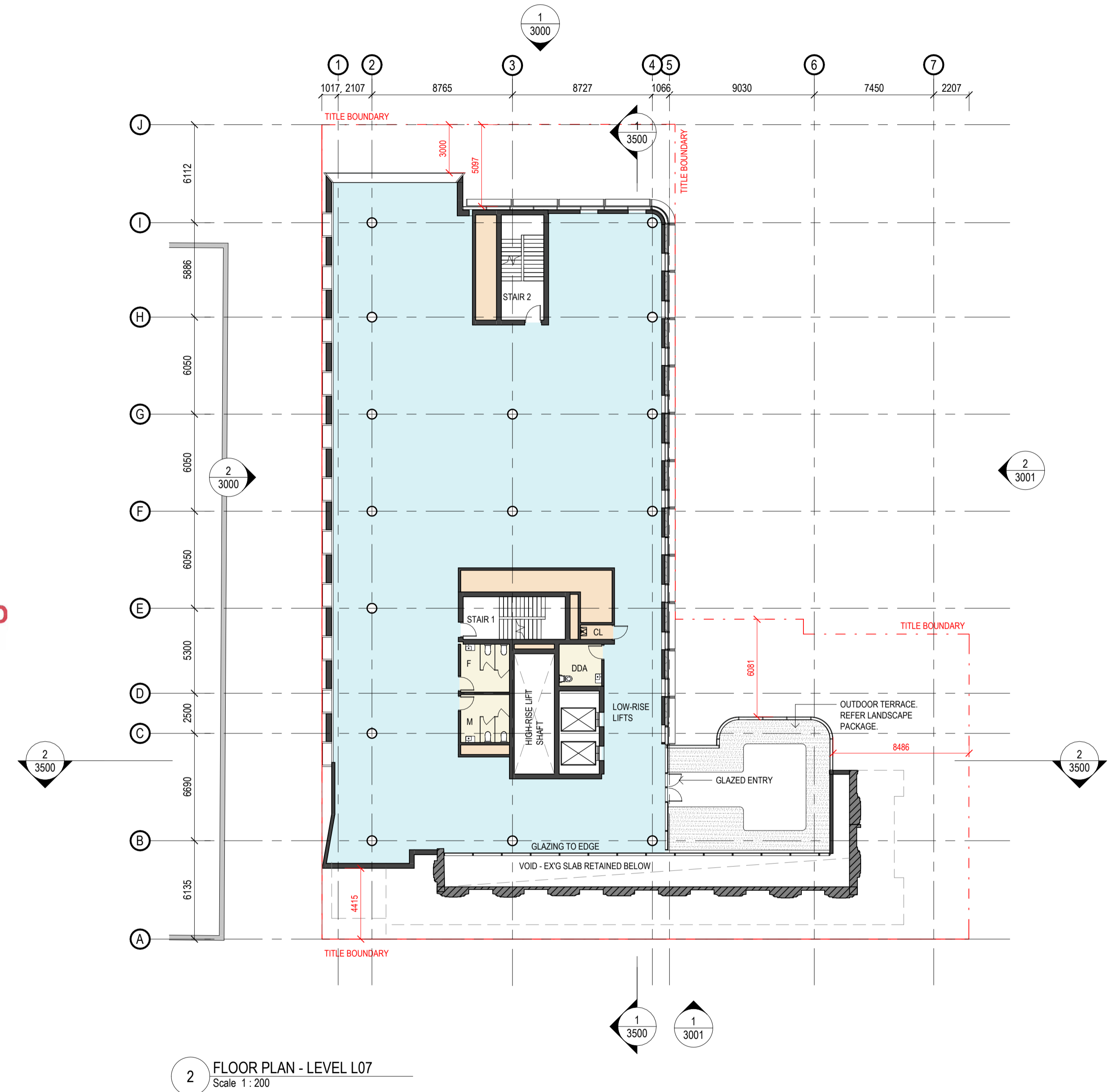


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1 FLOOR PLAN - LEVEL L06  
Scale 1 : 200

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2 FLOOR PLAN - LEVEL L07  
Scale 1 : 200

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<span style="display:inline-block; width:10px; height:10px; background-color:lightyellow; border:1px solid black;"></span>	AMENITIES
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<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey; border:1px solid black;"></span>	COMMON / EOT

Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL

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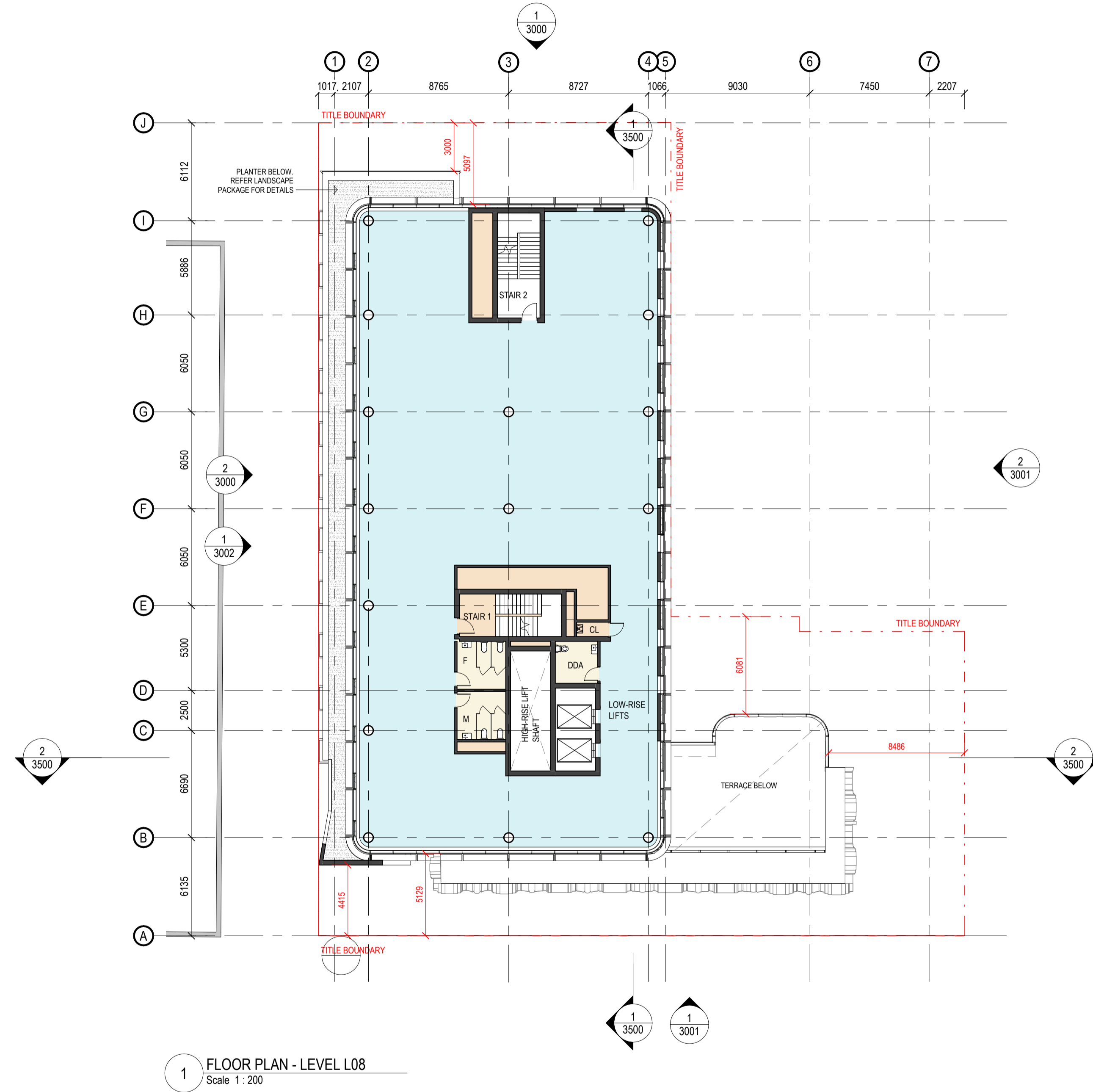
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Project	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
Title	FLOOR PLANS LEVEL L6 & L7

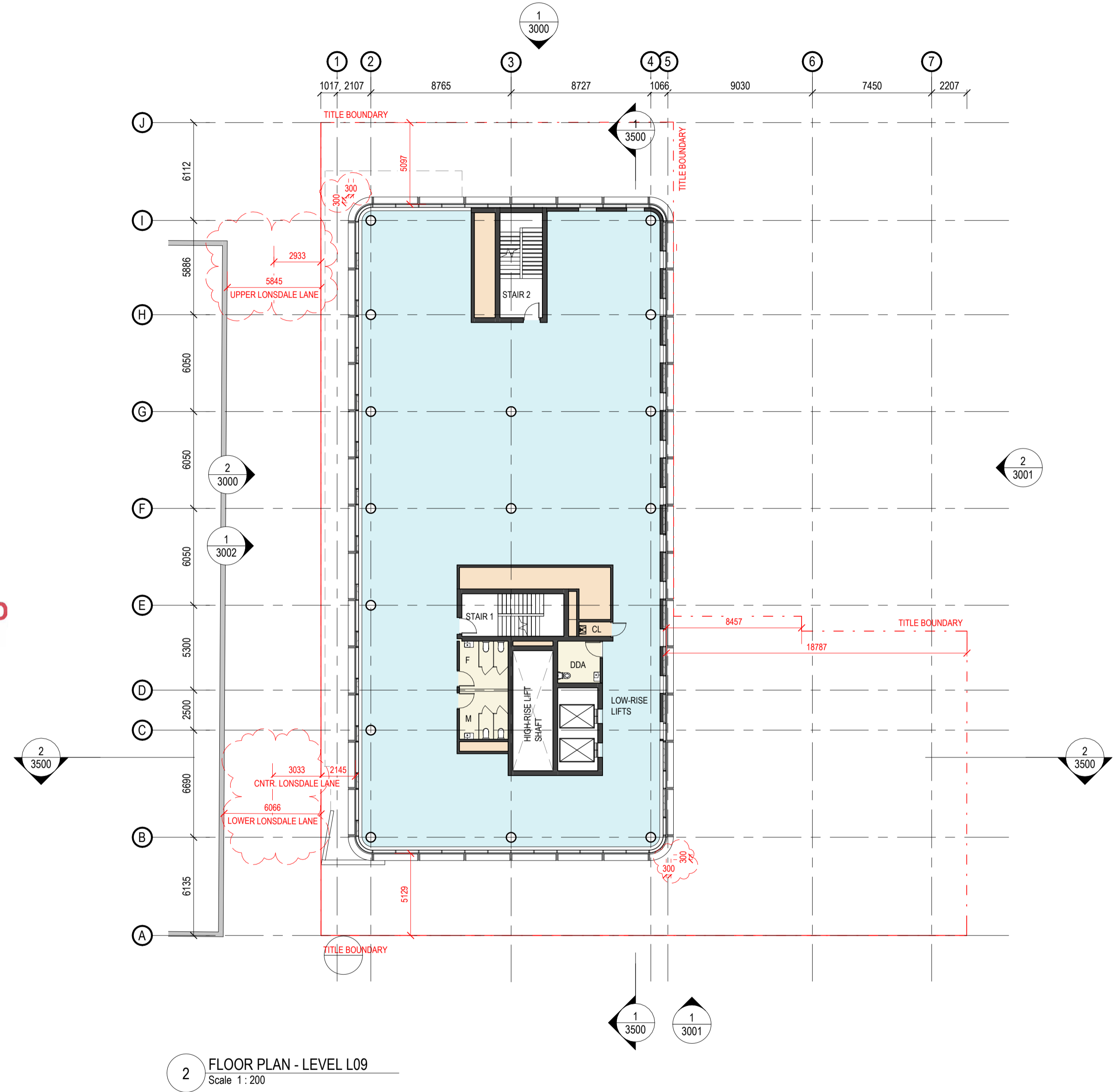
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Drawing No.	AR 1004	Revision	1	



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General Notes

KEY:

- COMMERCIAL
- AMMENITIES
- SERVICES
- COMMON / EOT

Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL
2		TOWN PLANNING - RFI RESPONSE	24.07.11	KFL

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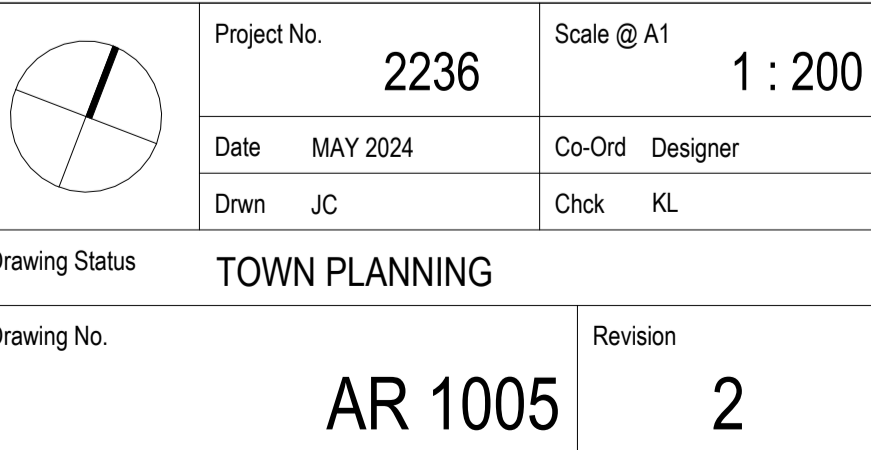
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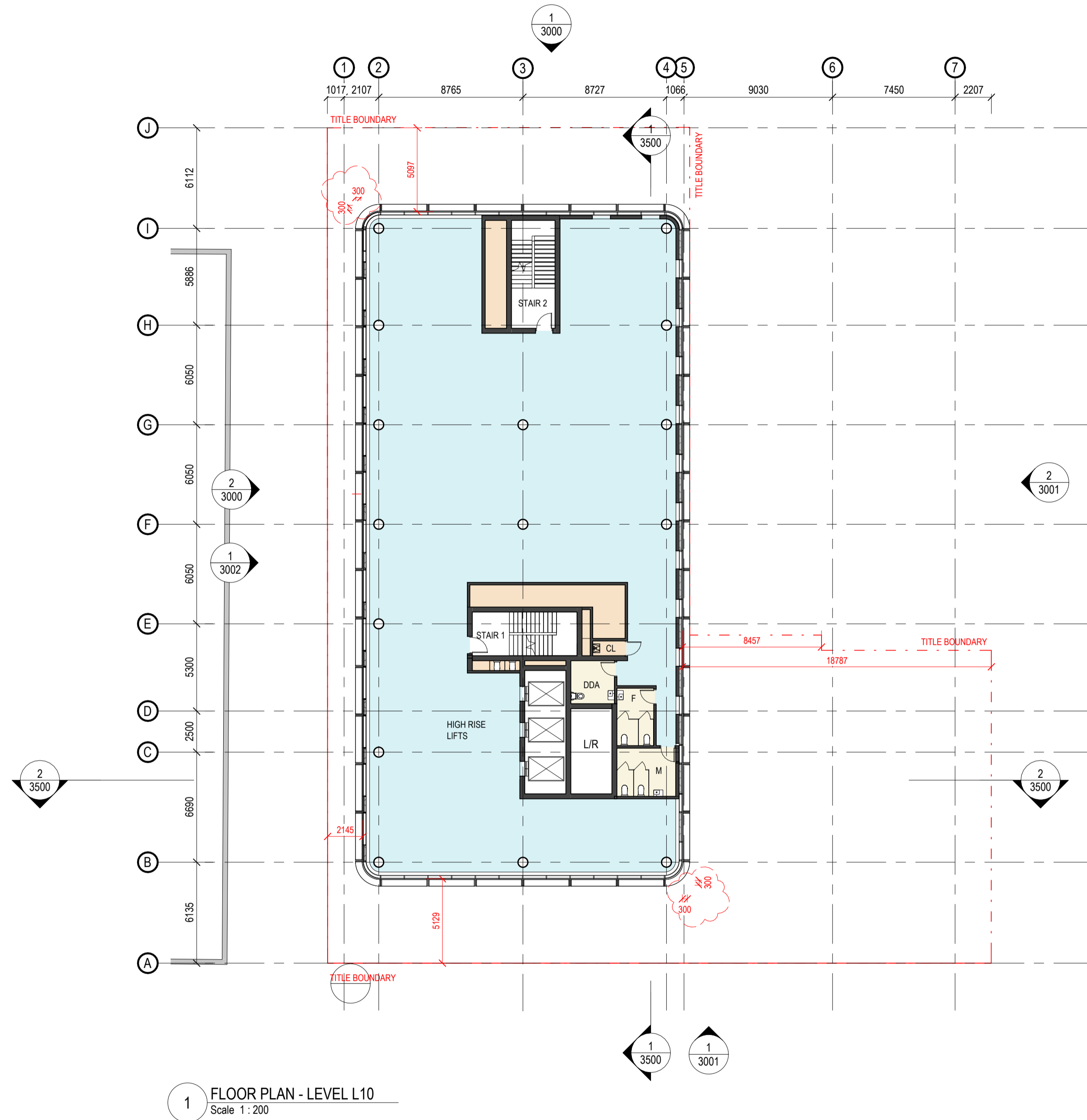
Client	Department of Transport and Planning 1 Treasury Place East Melbourne VIC 3002
Project	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
Title	FLOOR PLANS LEVEL L8 & L9

Project No.	2236	Scale @ A1	1 : 200
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Drwn	JC	Chck	KL
Drawing Status	TOWN PLANNING		
Drawing No.	AR 1005	Revision	2

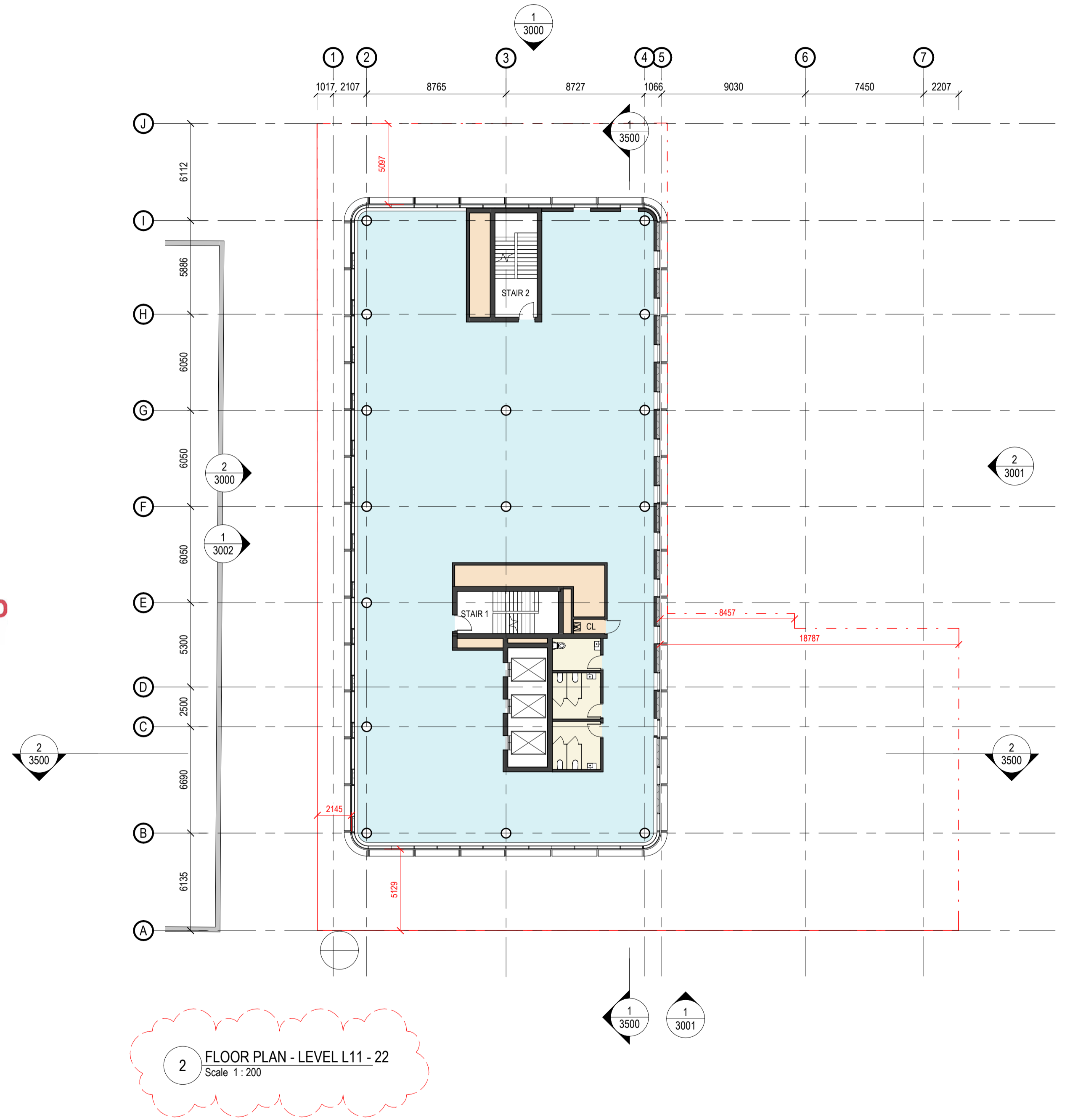




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General Notes

**KEY:**

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	AMMENITIES
	SERVICES
	COMMON / EOT

Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL
2		TOWN PLANNING - RFI RESPONSE	24.07.11	KFL

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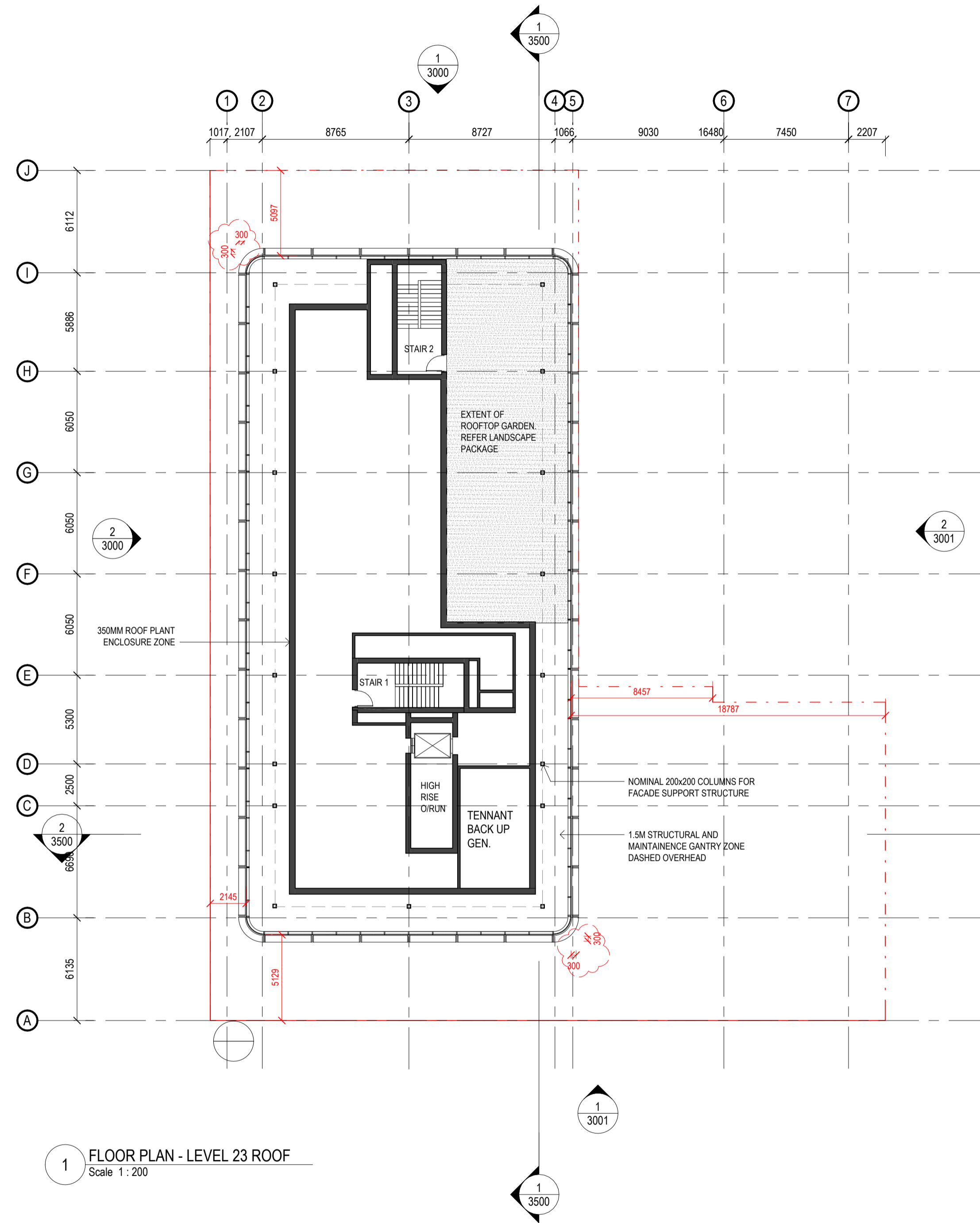
Client	Department of Transport and Planning 1 Treasury Place East Melbourne VIC 3002
Project	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
Title	FLOOR PLANS LEVEL L10 & L11-22

	Project No.	2236	Scale @ A1	1 : 200
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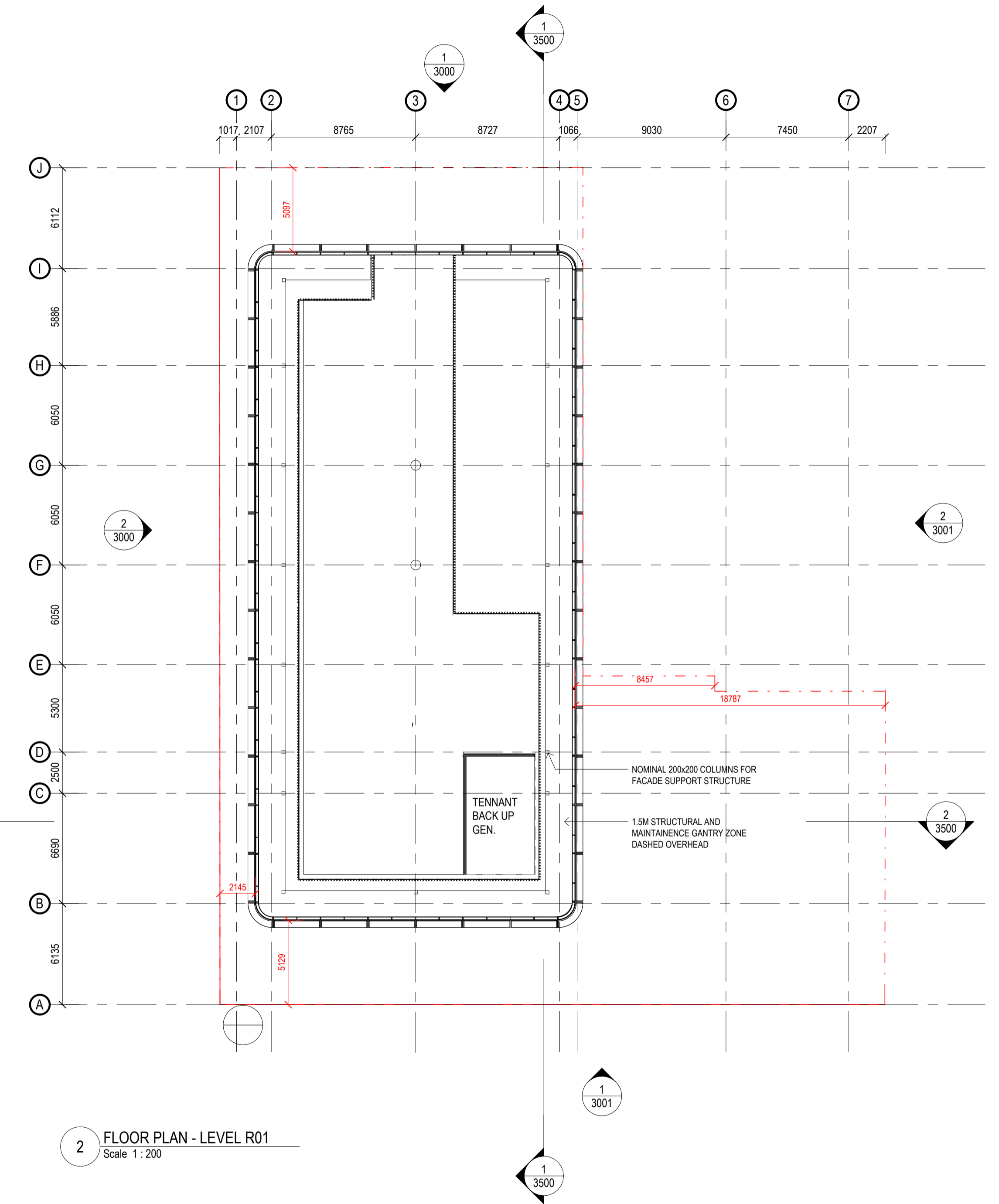
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Scale 1:200

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2 FLOOR PLAN - LEVEL R01  
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Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL
2		TOWN PLANNING - RFI RESPONSE	24.07.11	KFL

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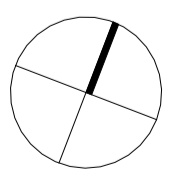
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Project 436 Lonsdale Street  
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Title FLOOR PLANS  
LEVEL L23 & R01

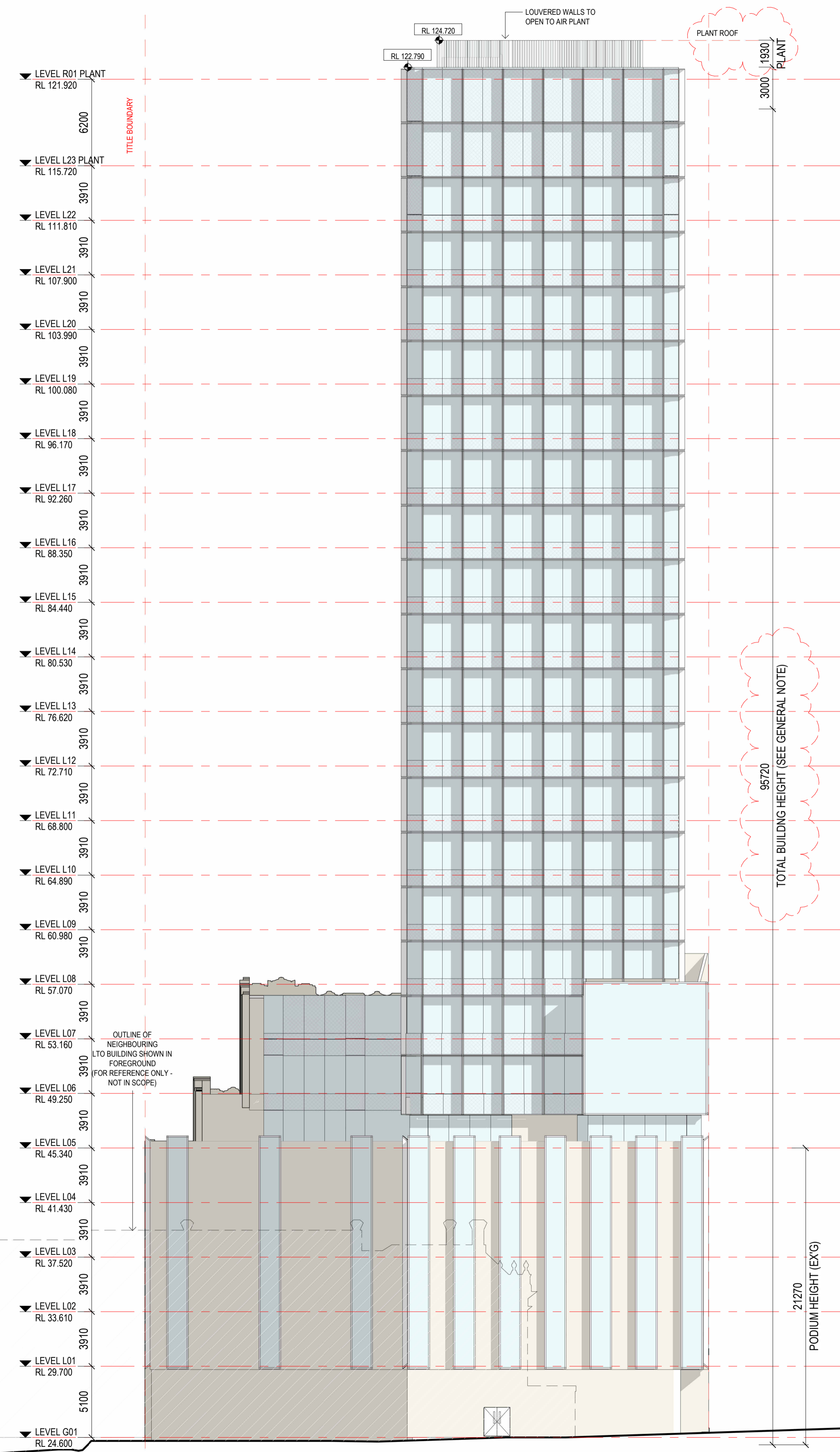
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Drawing No. AR 1007	Revision 2	

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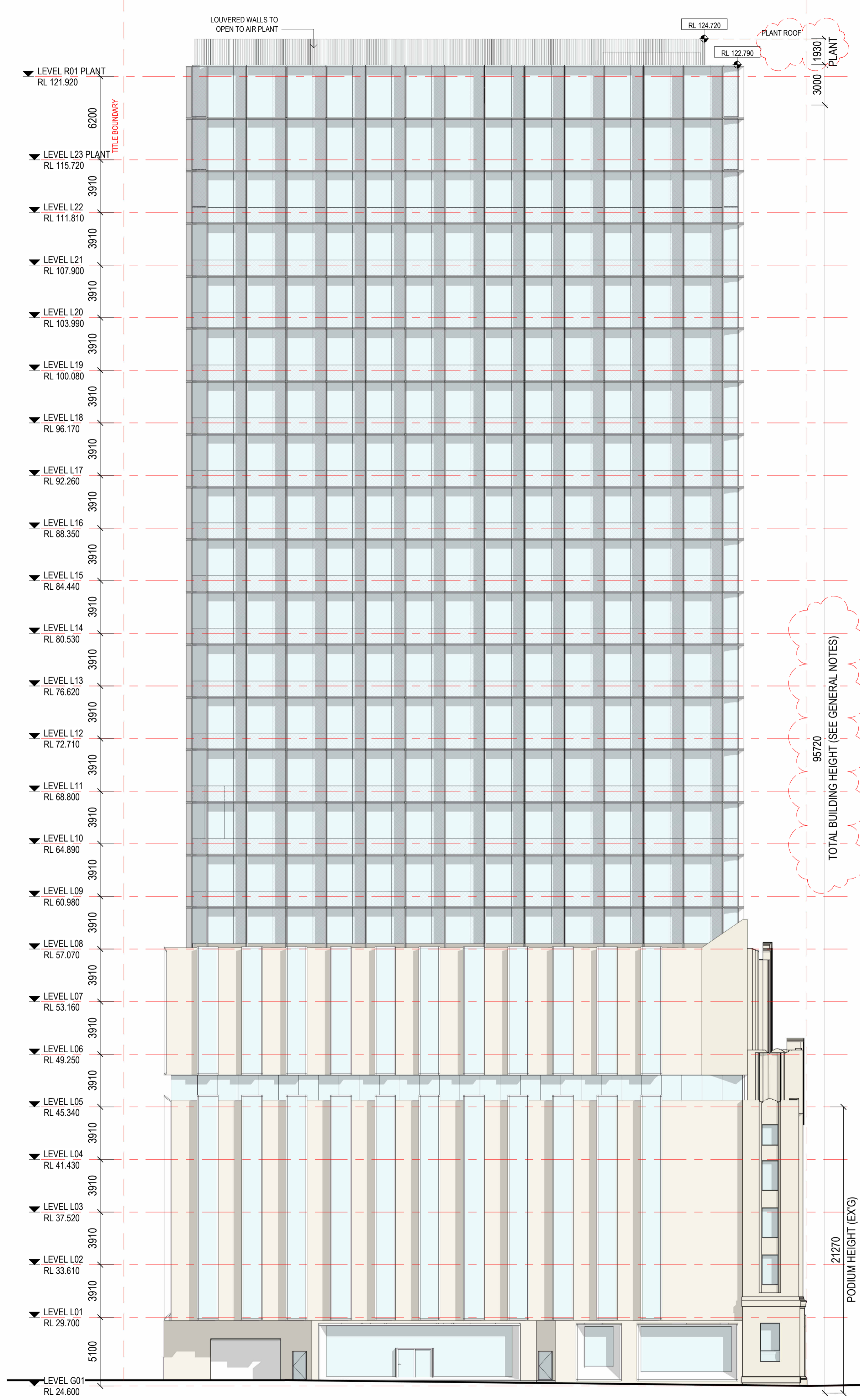


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1 ELEVATION - NORTH  
 1001 Scale 1:200



2 ELEVATION - WEST  
 1001 Scale 1:200

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2	TOWN PLANNING - RFI RESPONSE	24.07.11	KFL
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Project 436 Lonsdale Street  
 436 Lonsdale Street, Melbourne, 3000

Title MAJOR ELEVATIONS  
 ELEVATIONS NORTH & WEST

Project No.	2236	Scale @ A1	1:200
Date	MAY 2024	Co-Ord	Designer
Drwn	JC	Check	KL

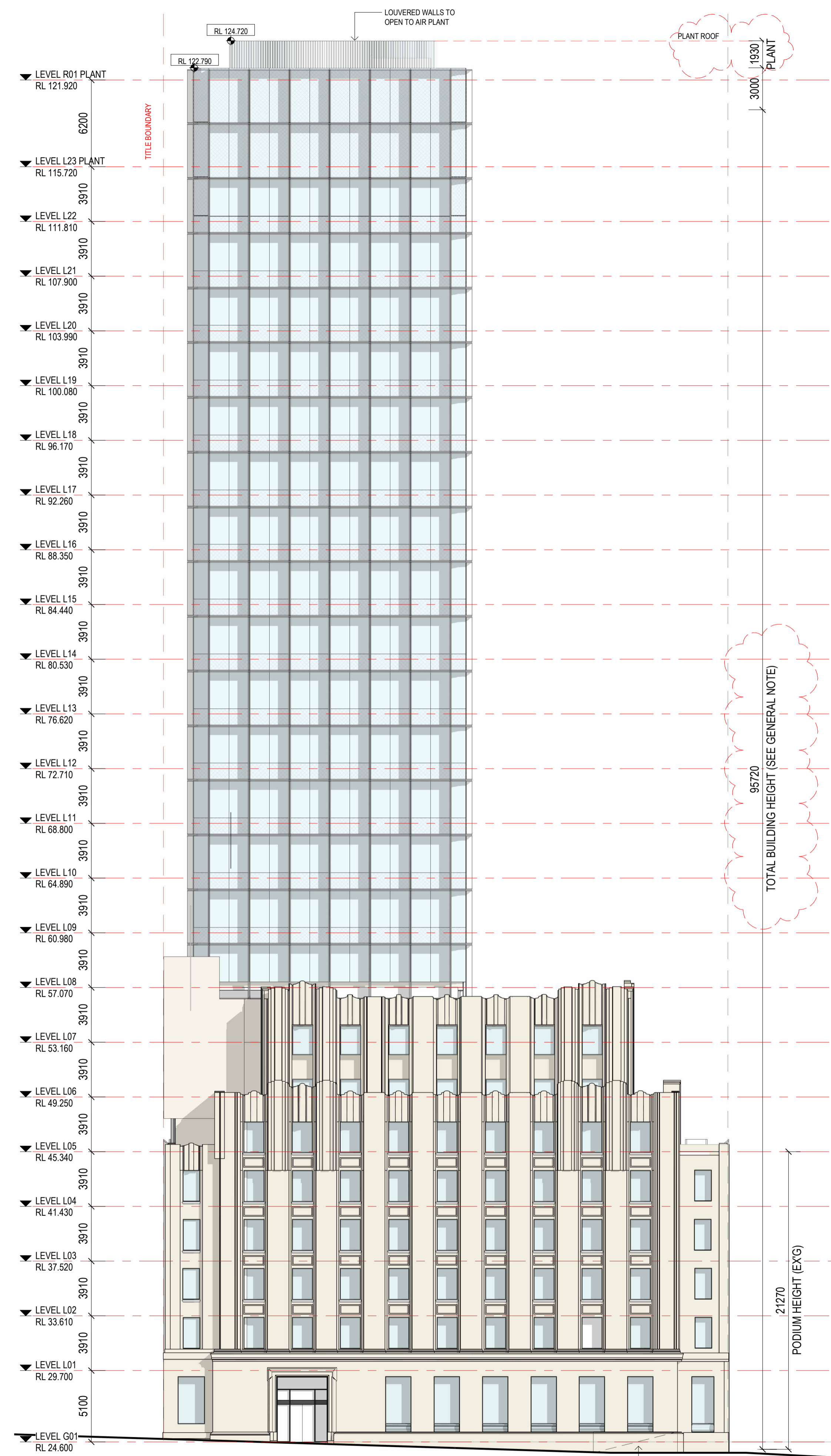
Drawing Status

Drawing No. AR 3000  
 Revision 2

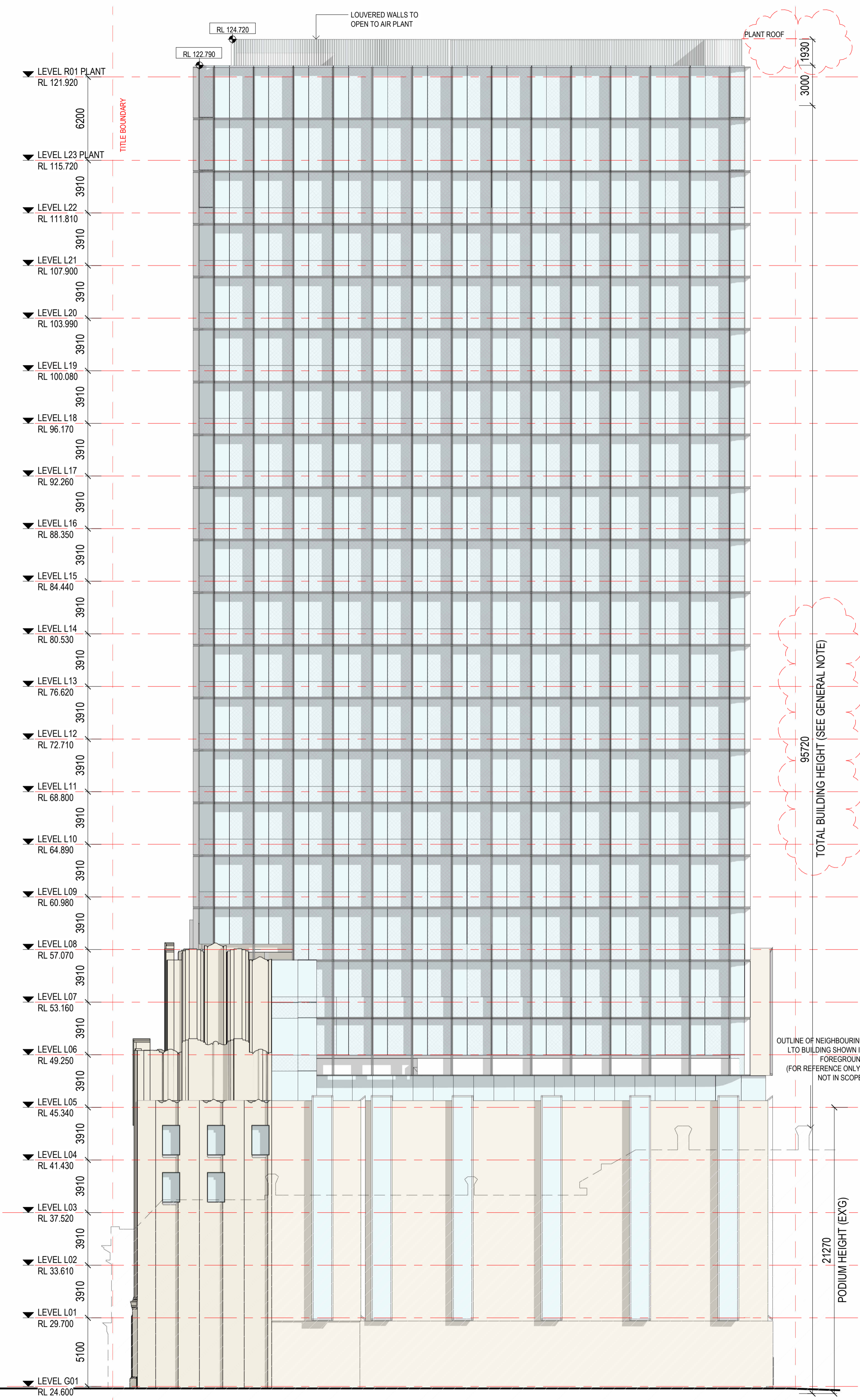


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1 ELEVATION - SOUTH  
Scale 1 : 200



2 ELEVATION - EAST  
Scale 1 : 200

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2	TOWN PLANNING - RFI RESPONSE	24.07.11	KFL
1	TOWN PLANNING ISSUE	24.05.20	KFL
Rev.	Issue	Revision Description	Date

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Client Department of Transport and Planning  
1 Treasury Place East Melbourne VIC 3002

Project 436 Lonsdale Street  
436 Lonsdale Street, Melbourne, 3000

Title MAJOR ELEVATIONS  
ELEVATIONS SOUTH & EAST

Project No.	2236	Scale @ A1	1 : 200
Date	MAY 2024	Co-Ord	Designer
Dwn	JC	Chck	KL

Drawing Status

Drawing No. AR 3001 Revision 2



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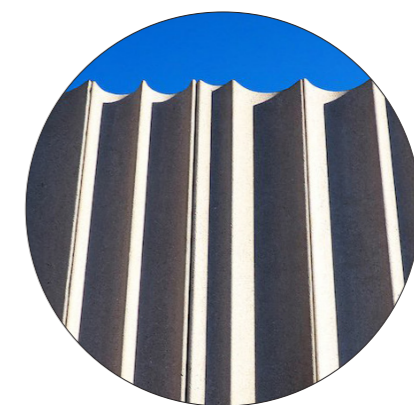
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F06 : PROJECTED VERTICAL STRIP WINDOW - PODIUM



F04 : STRIP WINDOW



F05 : ARCHITECTURAL PRE-CAST or GRC



F09 : PICTURE WINDOW - ALONG LONSDALE LANE

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1 Treasury Place East Melbourne VIC 3002

Project **436 Lonsdale Street**  
436 Lonsdale Street, Melbourne, 3000

Title **MAJOR ELEVATIONS**  
**ELEVATION WEST (ENLARGED)**

Project No.	2236	Scale @ A1	1 : 100
Date	MAY 2024	Co-Ord	Designer
Dwn	JC	Chk	KL

Drawing No.	AR 3002	Revision	1
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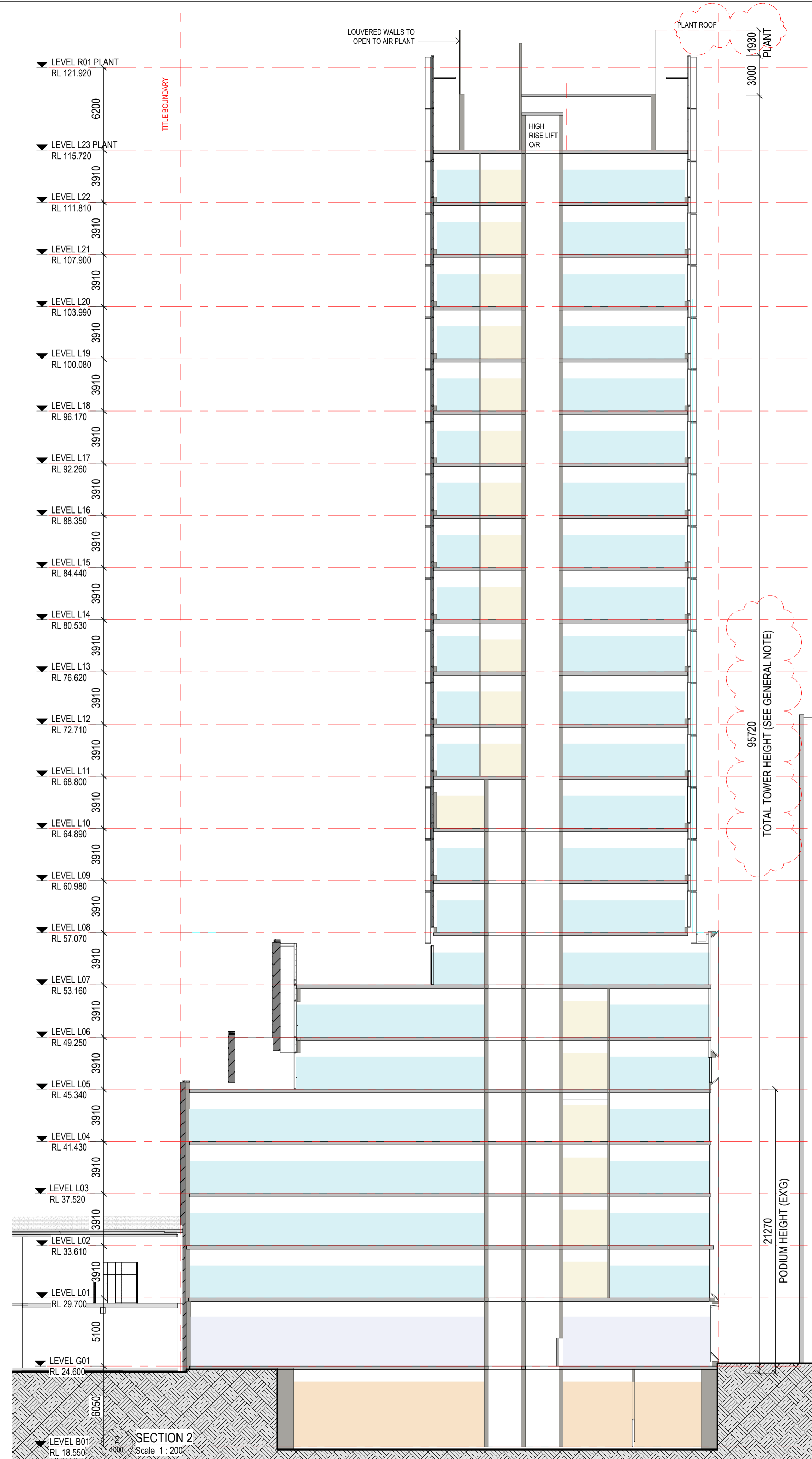
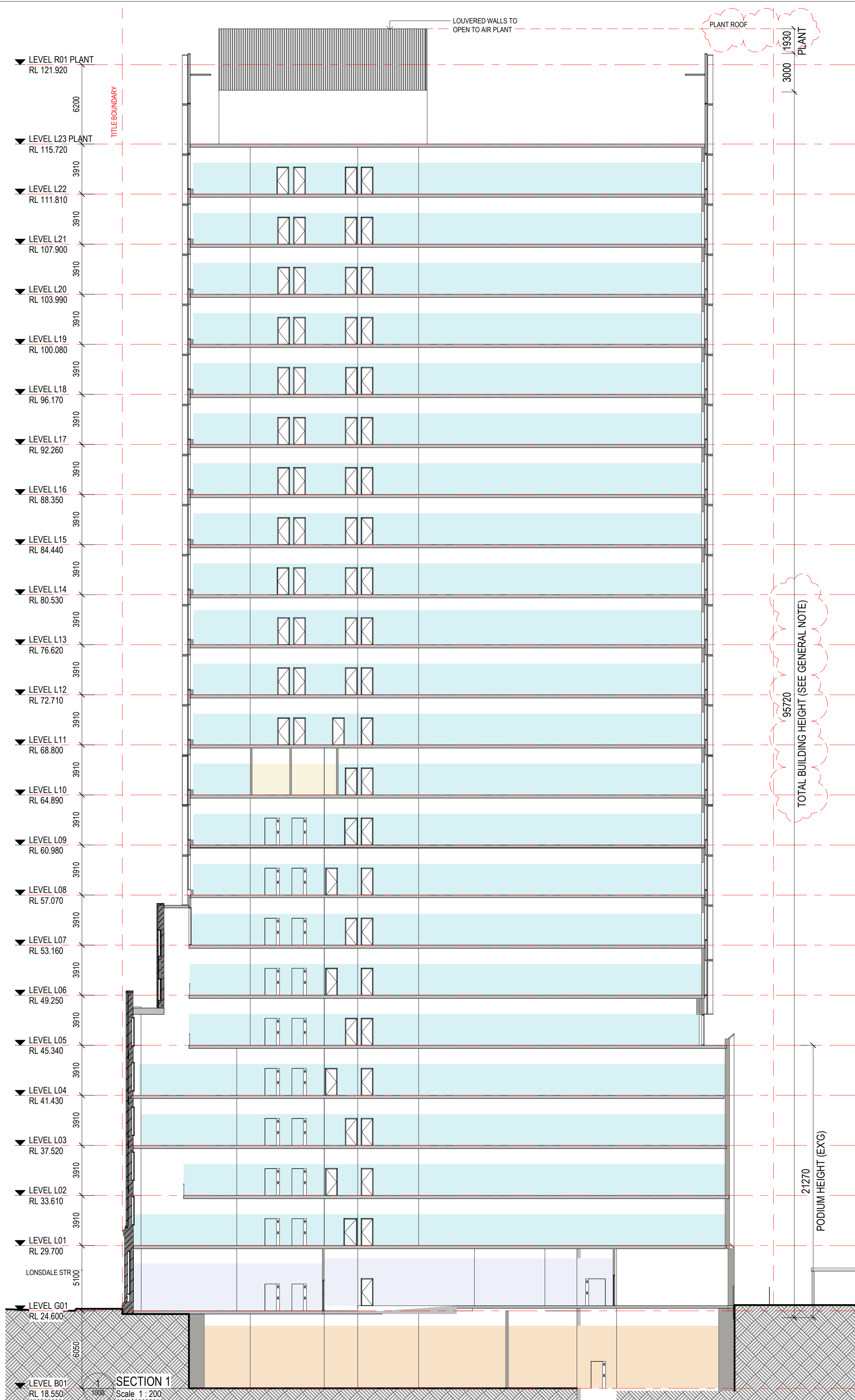
1 WEST ELEVATION  
Scale 1 : 100

Proposed Facade Elevation

Existing Facade Elevation



THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED



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**General Notes**

TOTAL BUILDING HEIGHT AND PODIUM HEIGHT MEASURED FROM RL24.07 MIDDLE OF LONSDALE STREET BOUNDARY FRONTAGE (SEE G01 FOR SPOT ELEVATION)

TOTAL BUILDING HEIGHT DEFINED AS THE VERTICAL BETWEEN THE FOOTPATH OR NATURAL SURFACE LEVEL AT THE CENTRE OF THE SITE FRONTAGE AND HIGHEST POINT OF THE BUILDING, WITH THE EXCEPTION OF NON-HABITABLE ARCHITECTURAL FEATURES NOT MORE THAN 3.0m IN HEIGHT AND BUILDING SERVICES SETBACK AT LAST 3.0m BEHIND THE FACADE.

- KEY:**
- COMMERCIAL
  - AMMENITIES
  - SERVICES
  - COMMON / EOT

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ADVERTISED PLAN

2	TOWN PLANNING - RFI RESPONSE	24.07.11	KFL
1	TOWN PLANNING ISSUE	24.05.20	KFL
Rev.	Issue	Revision Description	Date
			Appr by

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25 Roketby Street  
Collingwood, VIC 3066  
Australia

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ABN 83 006 814 268

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Client **Department of Transport and Planning**  
1 Treasury Place East Melbourne VIC 3002

Project **436 Lonsdale Street**  
436 Lonsdale Street, Melbourne, 3000

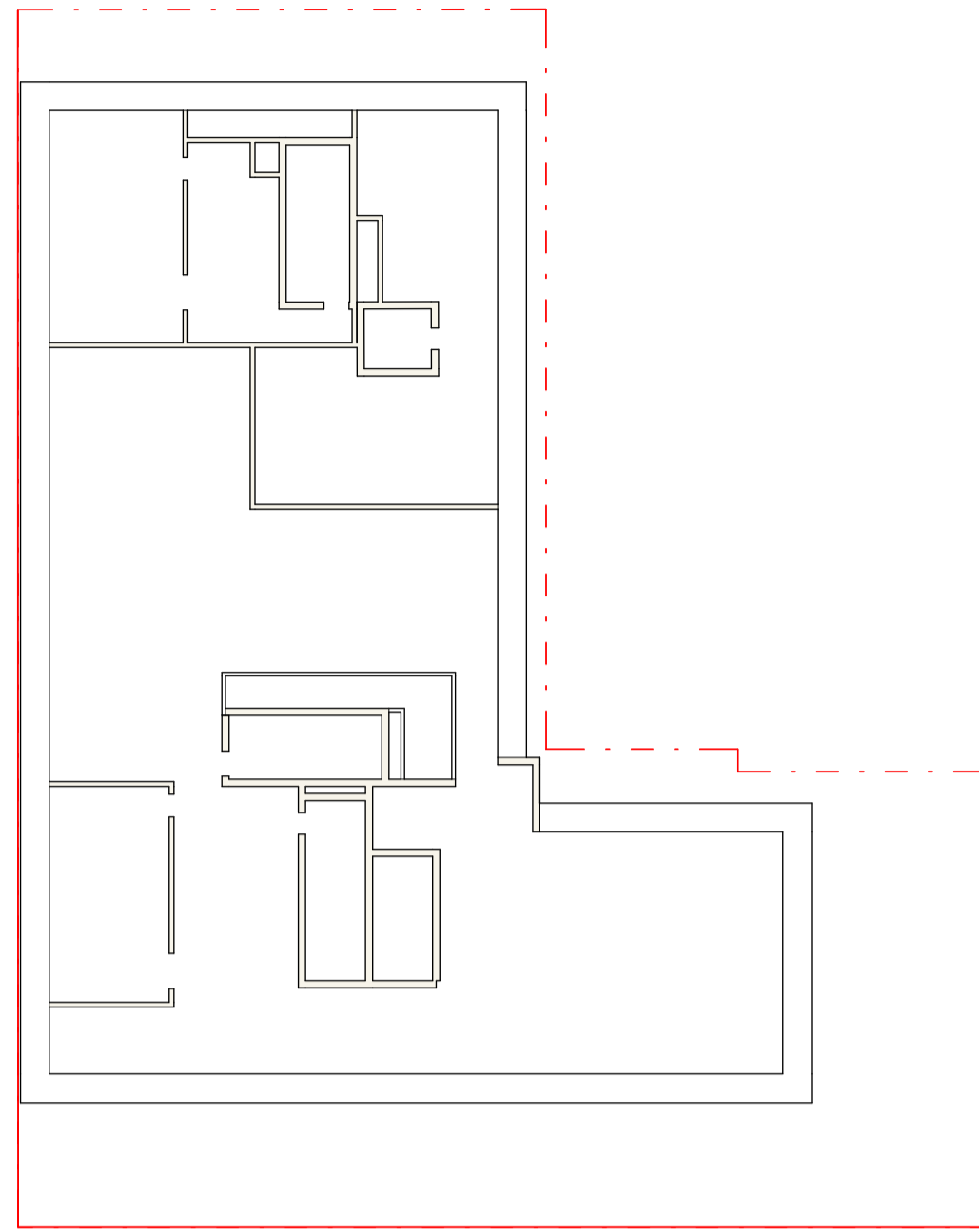
Title **MAJOR SECTIONS**  
**SECTIONS**

Project No.	2236	Scale @ A1	1 : 200
Date	MAY 2024	Co-Ord	Designer
Drwn	JC	Check	KL

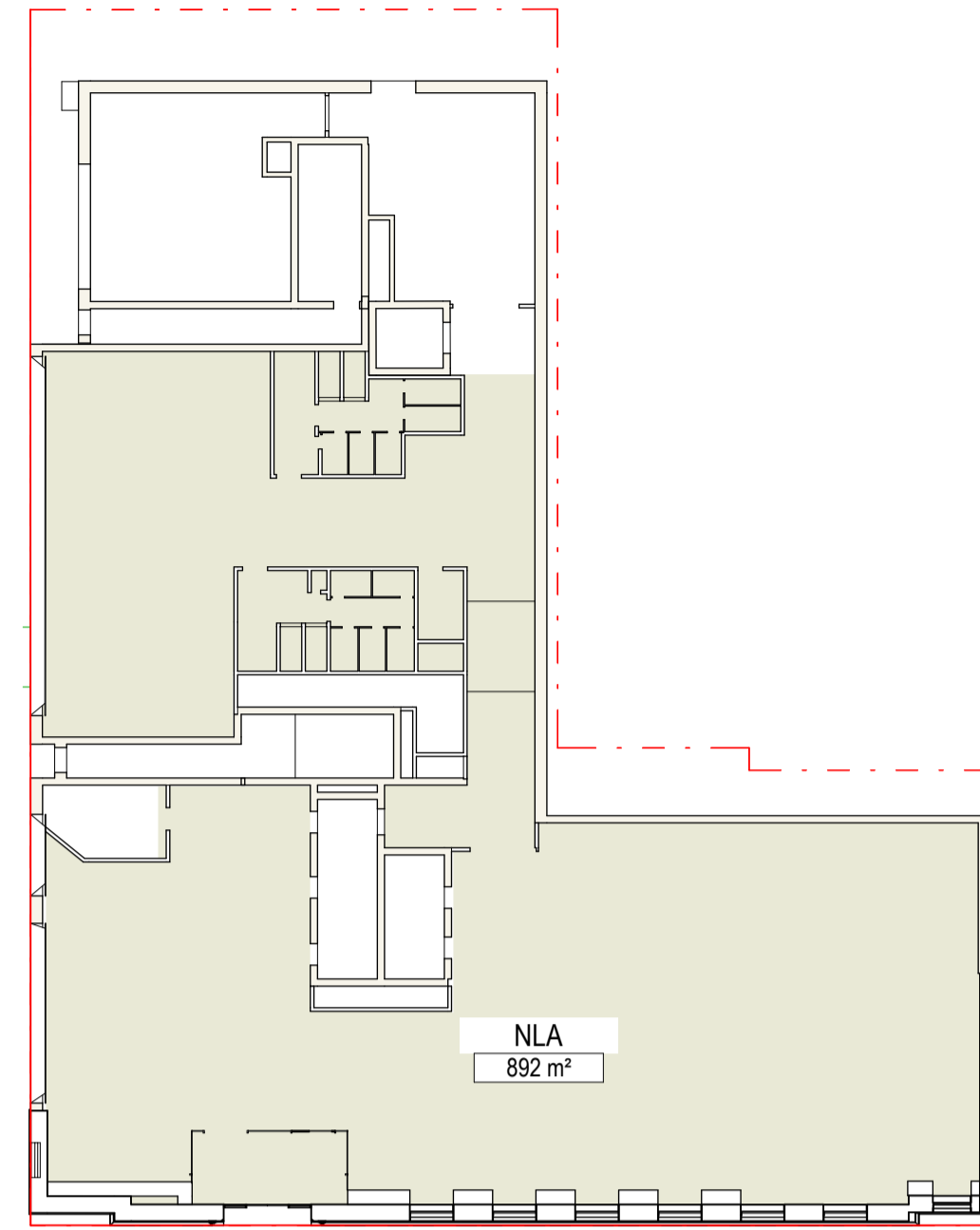
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Drawing No.	AR 3500
Revision	2

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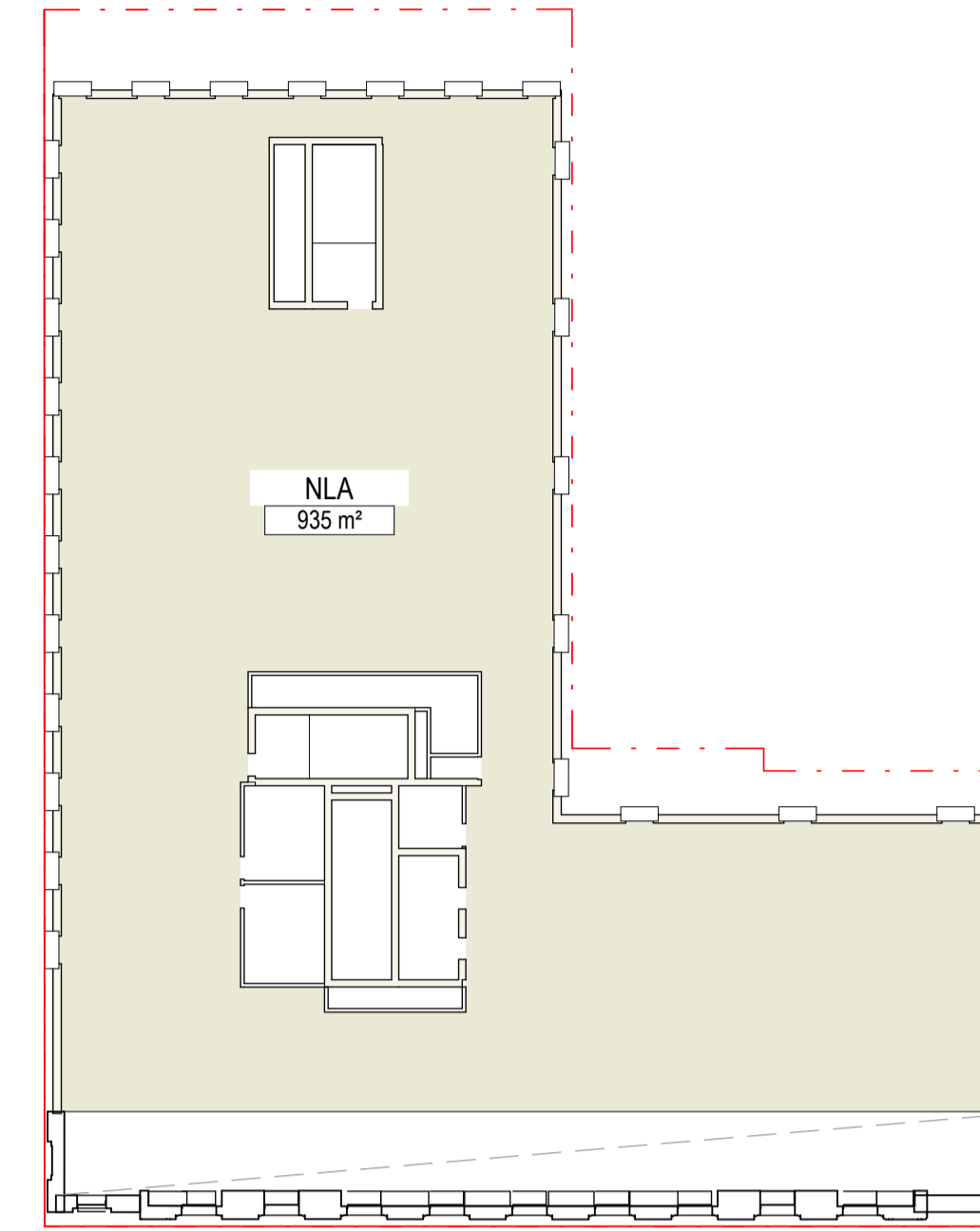
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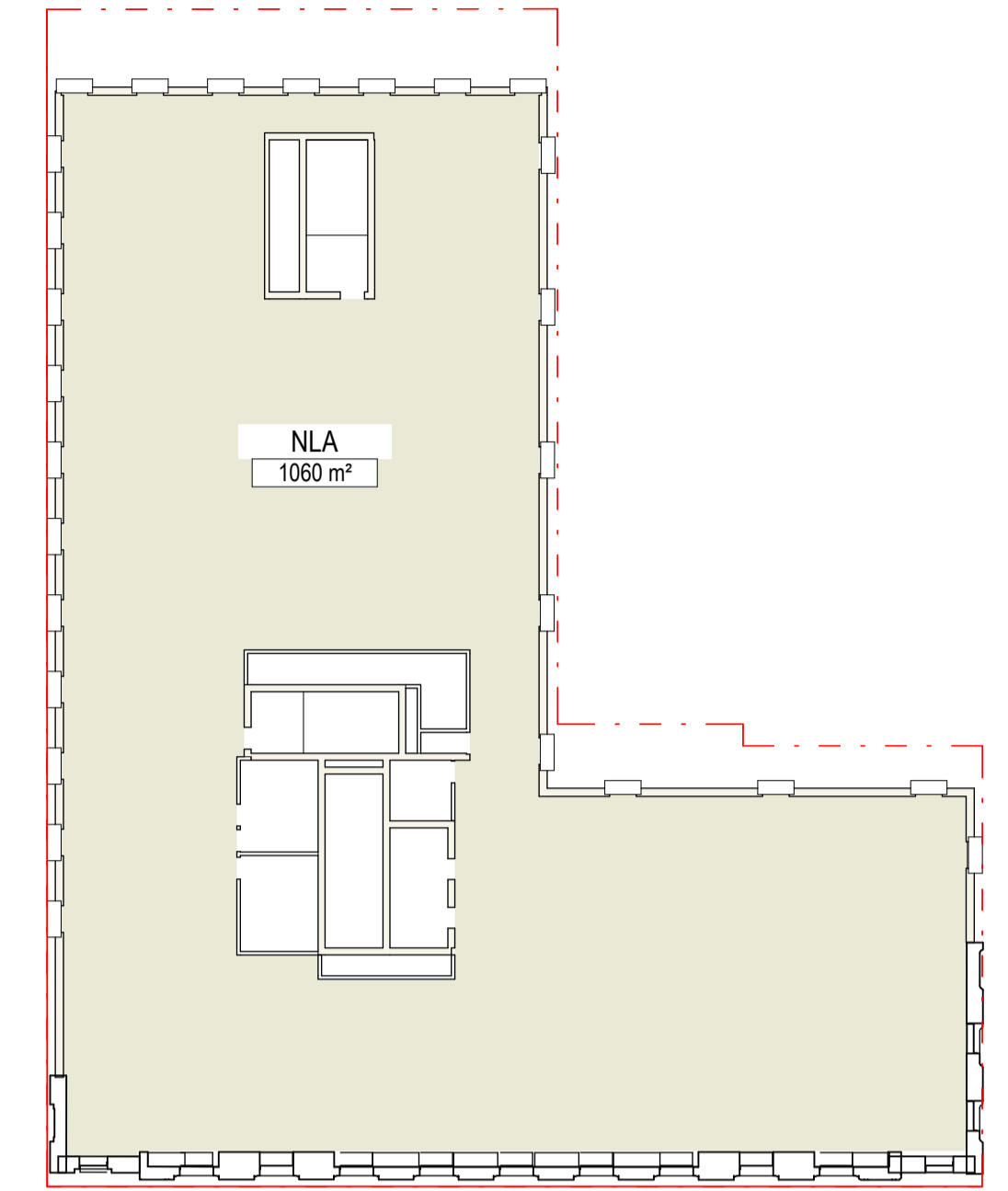
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Scale 1 : 300



4 NL A PLAN - LEVEL 01  
Scale 1 : 300



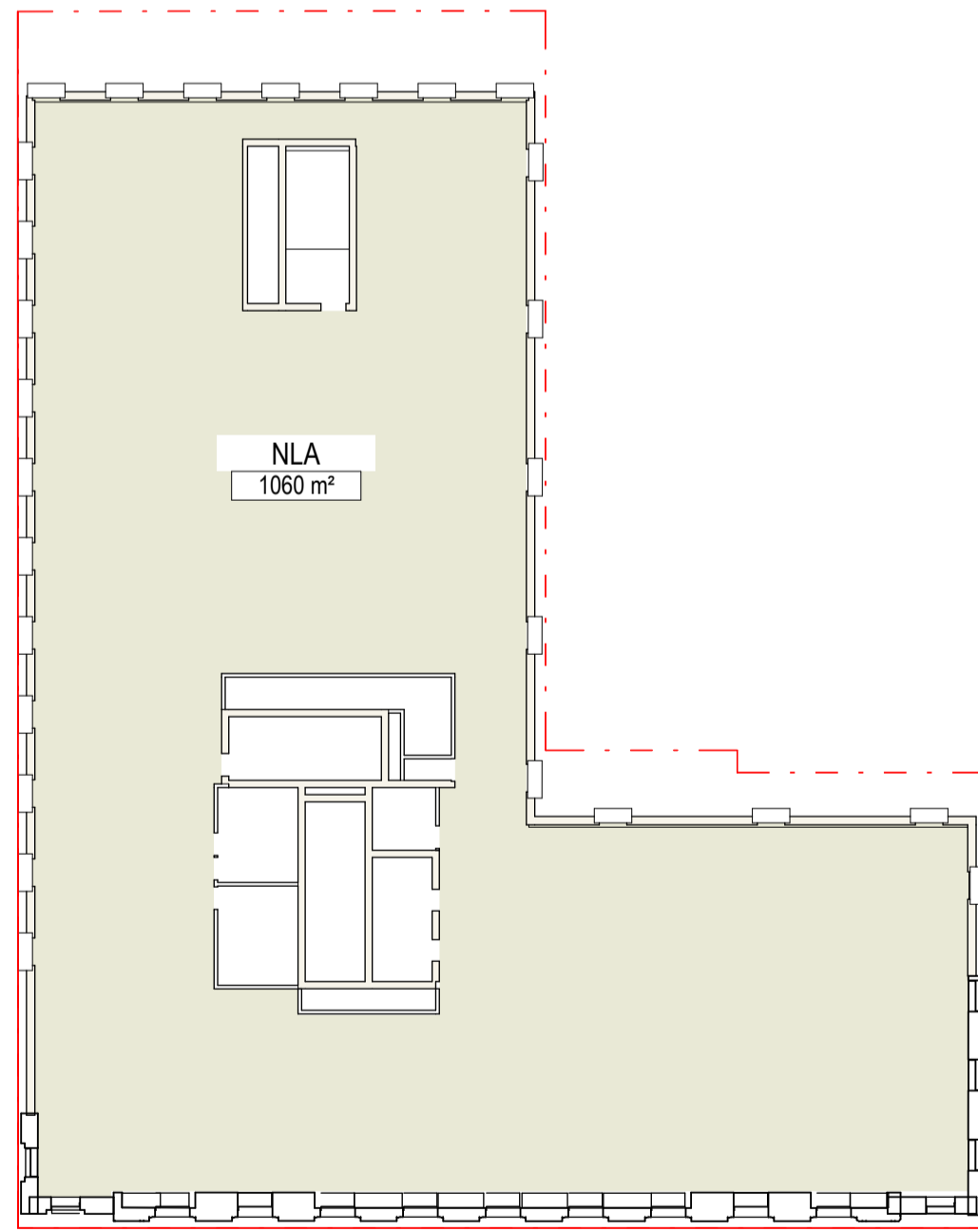
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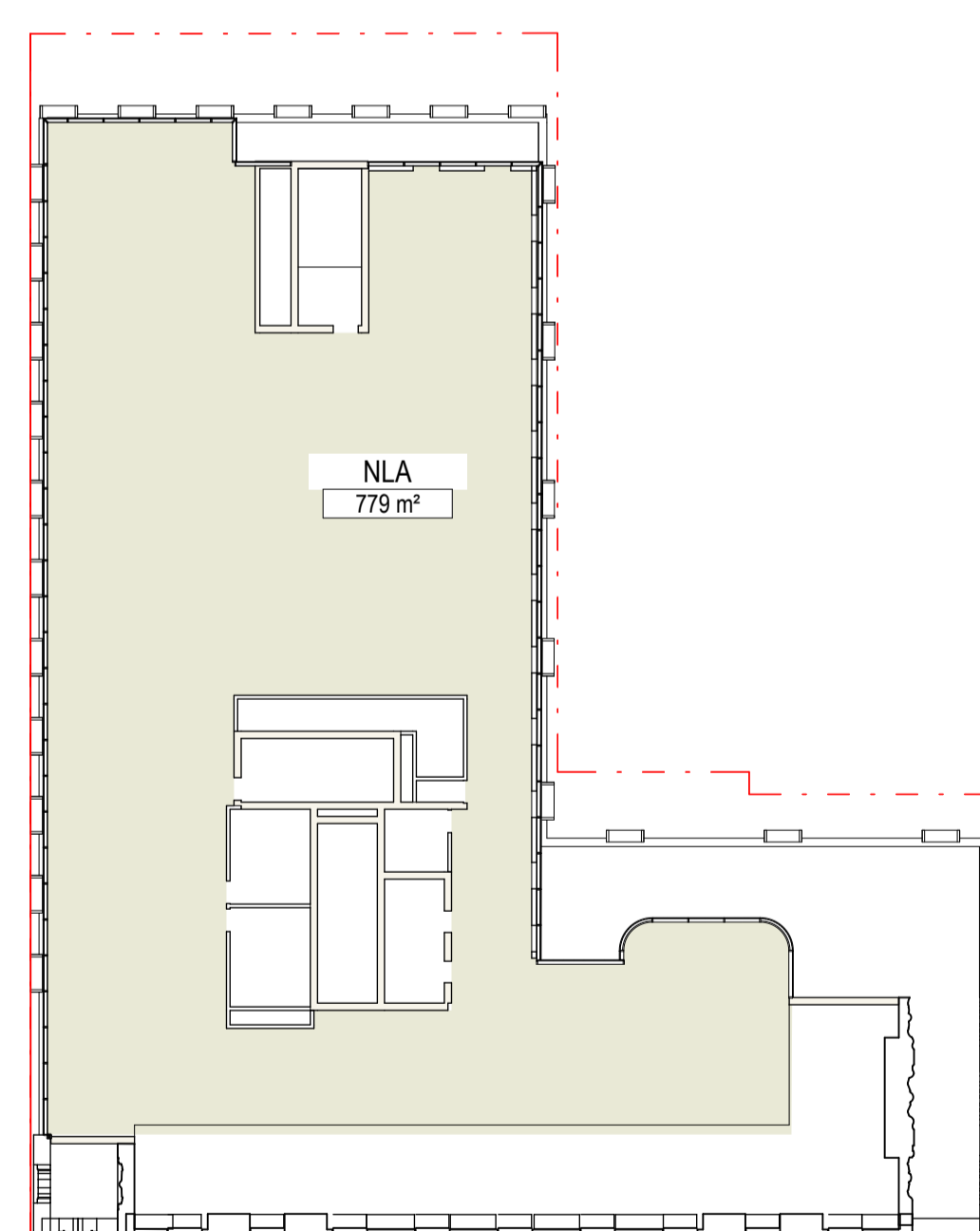
6 NL A PLAN - LEVEL 03  
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**ADVERTISED PLAN**

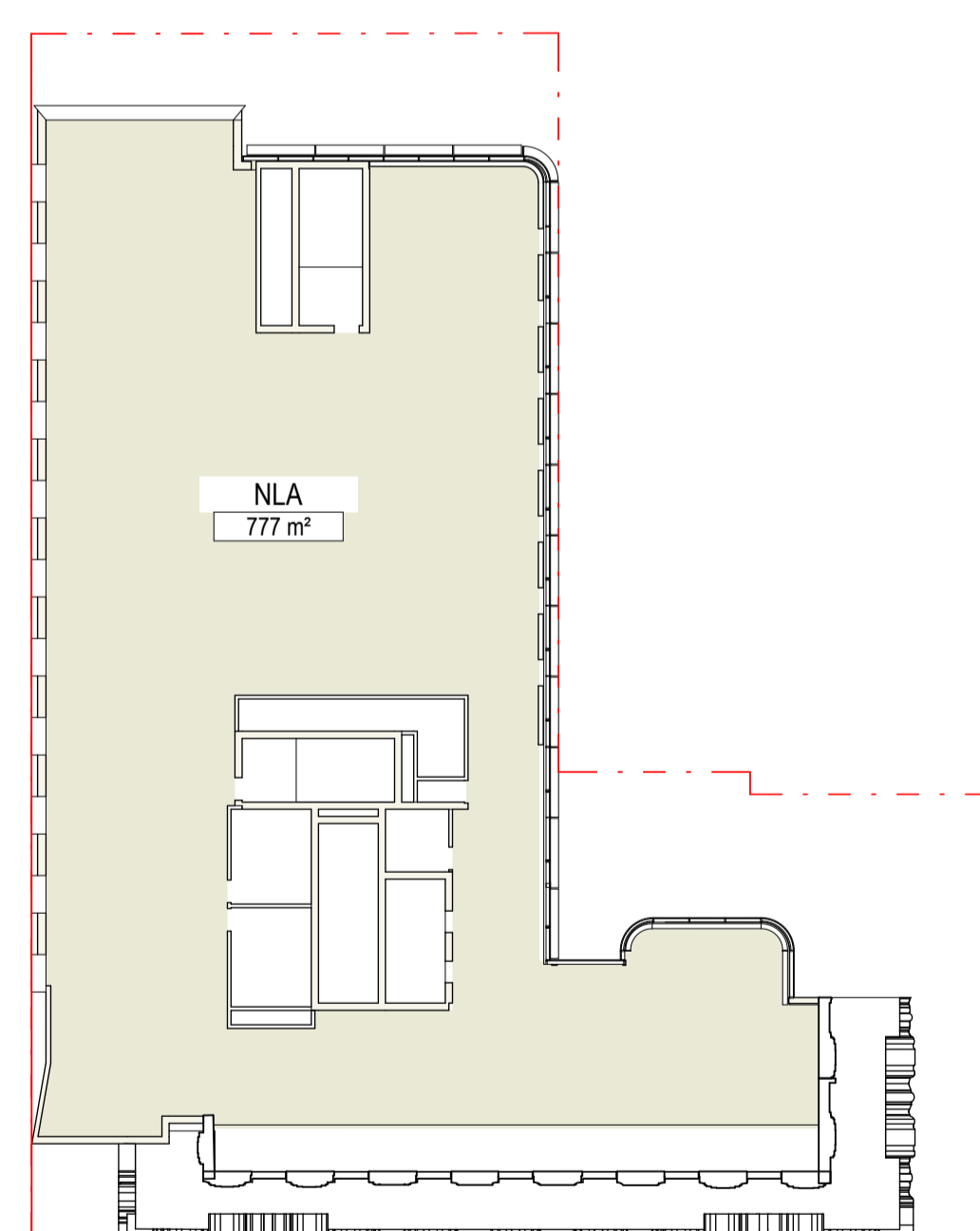
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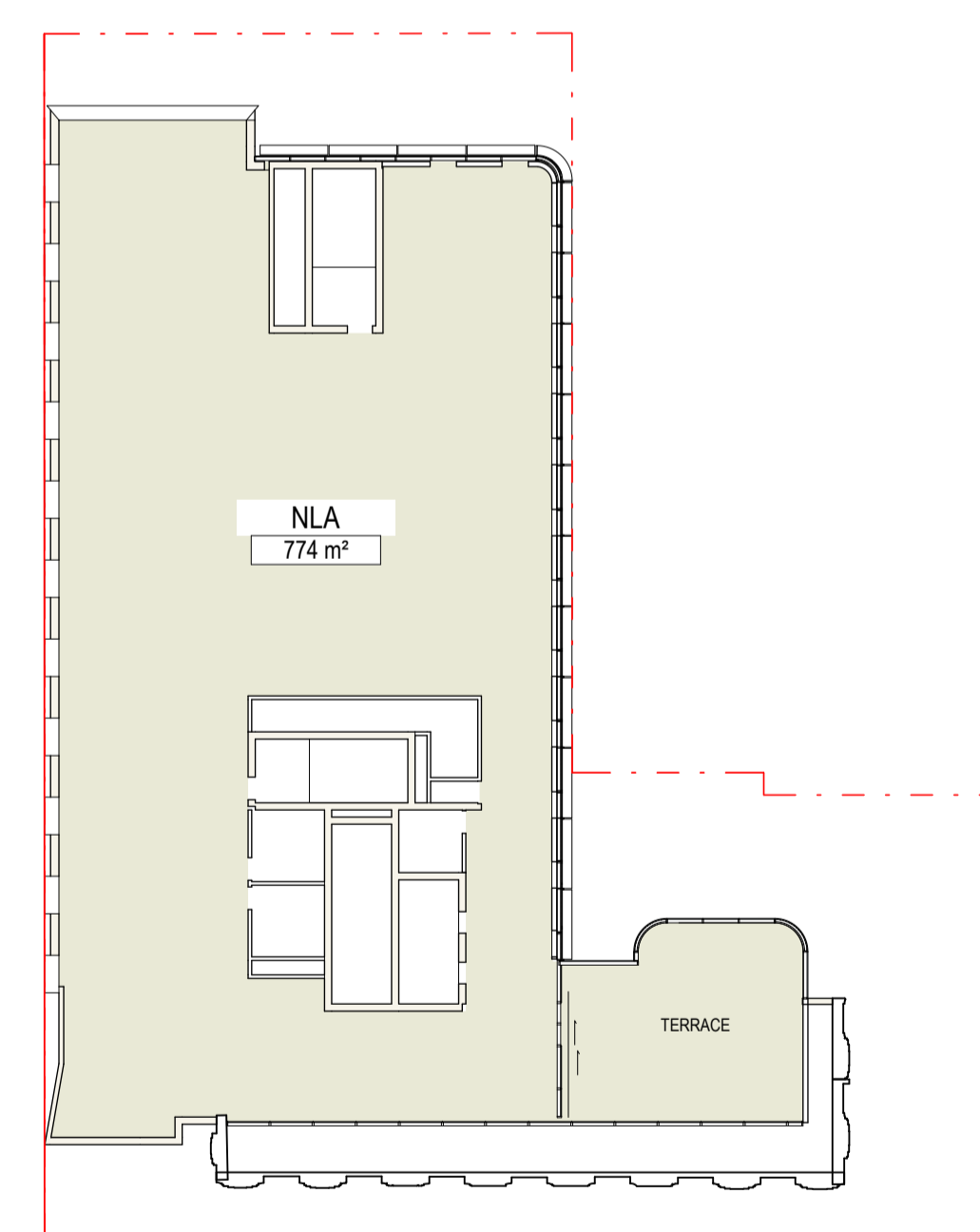
7 NL A PLAN - LEVEL 04  
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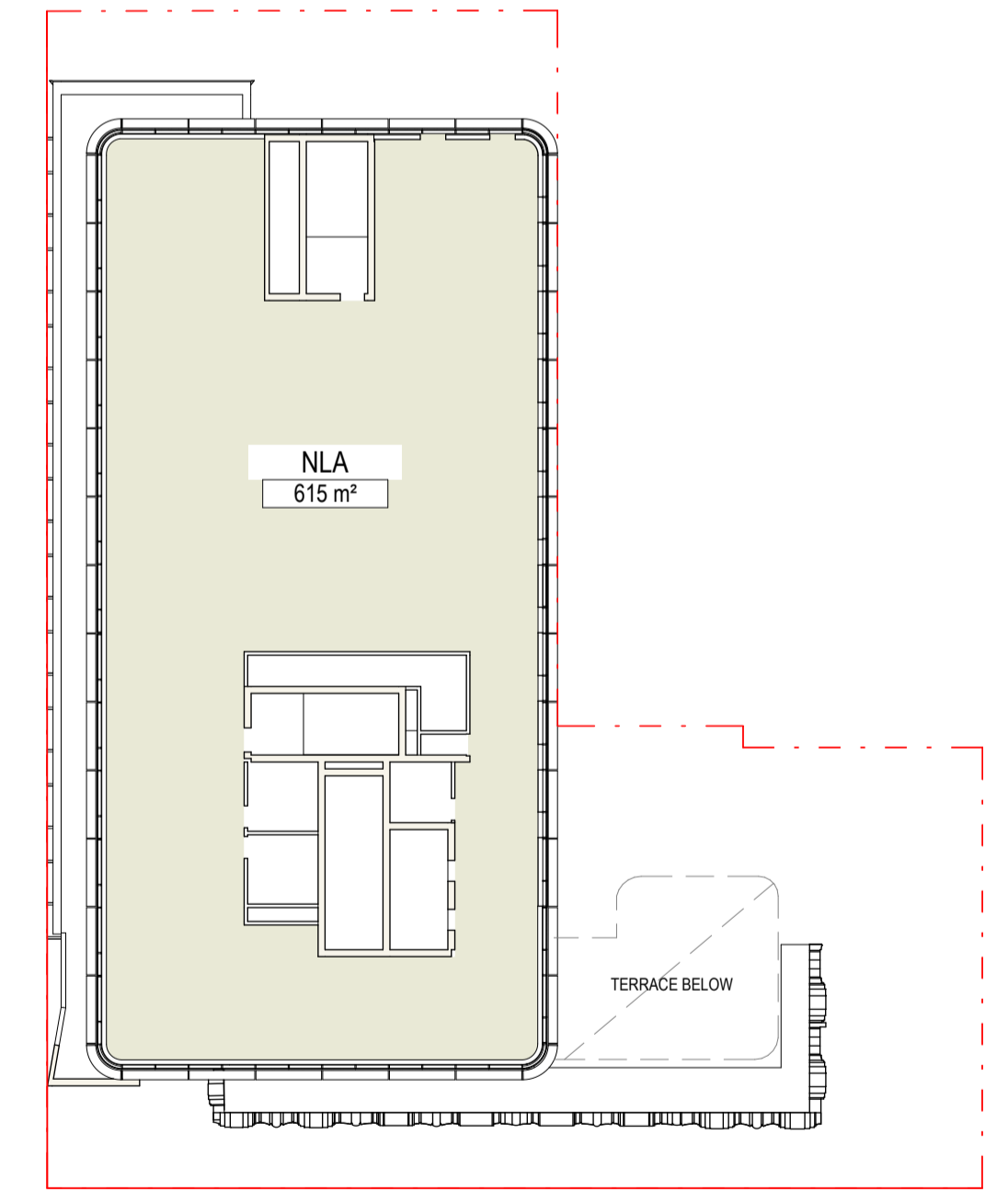
8 NL A PLAN - LEVEL 05  
Scale 1 : 300



9 NL A PLAN - LEVEL 06  
Scale 1 : 300



10 NL A PLAN - LEVEL 07  
Scale 1 : 300



2 NL A PLAN - LEVEL 08  
Scale 1 : 300

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- (A) THE AREA OF A MEZZANINE; AND
- (B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC; AND
- (C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC;
- (D) VERTICAL CIRCULATION - OPEN / NON-FIRE ISOLATED BUT EXCLUDES:
  - (i) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS; AND
  - (ii) ANY BASEMENT;
  - (iii) STORAGE; AND
  - (iv) VERTICAL ACCESS, LOADING AREAS, GARBAGE AND SERVICES; AND
- (E) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING; AND
- (F) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING); AND
- (G) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT); AND
- (H) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METERS HIGH; AND
- (I) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.



Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL

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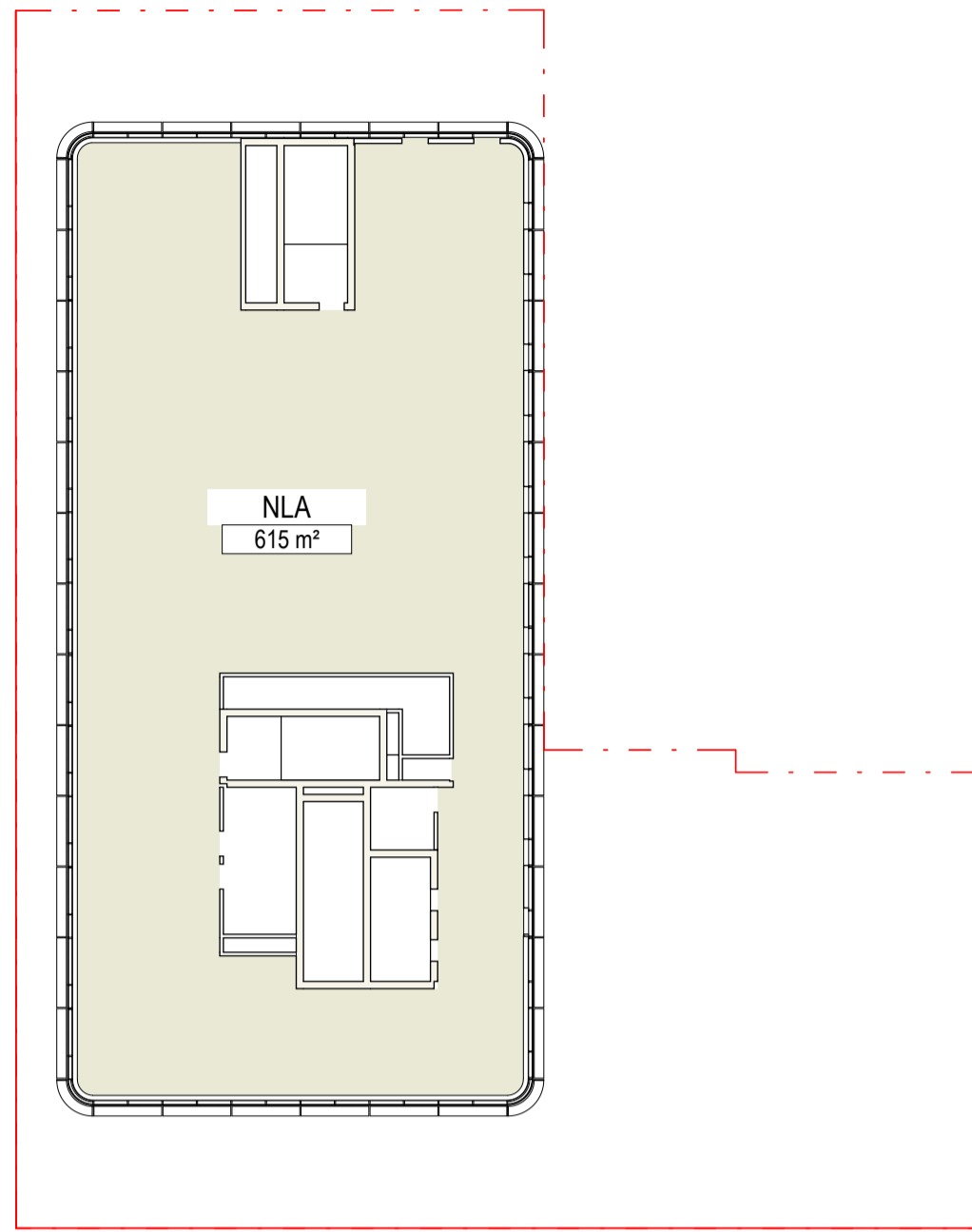
Client **Department of Transport and Planning**  
1 Treasury Place East Melbourne VIC 3002

Project **436 Lonsdale Street**  
436 Lonsdale Street, Melbourne, 3000

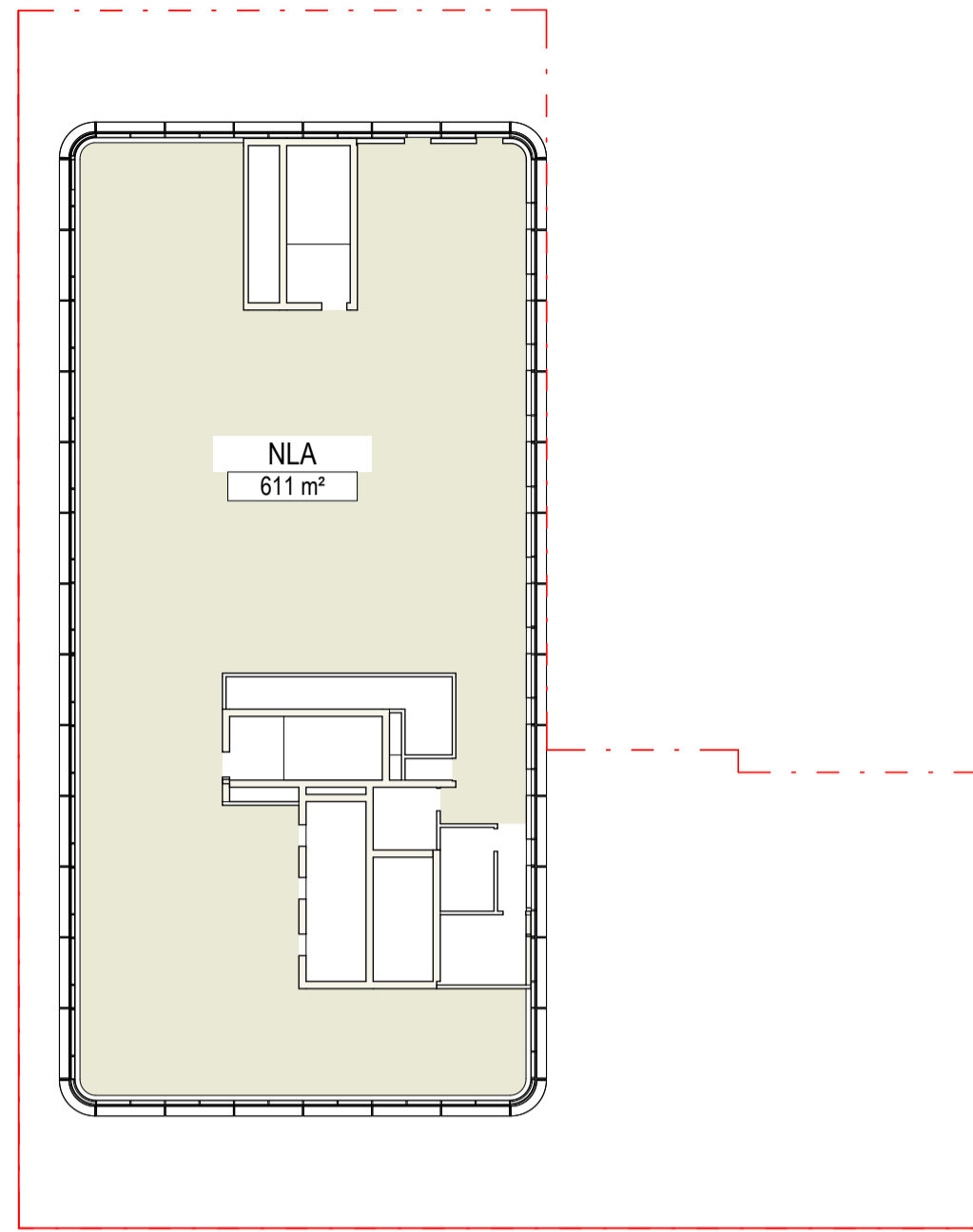
Title **MISCELLANEOUS**  
NL A PLANS LEVELS B01- L7

Project No.	2236	Scale @ A1	As indicated
Date	MAY 2024	Co-Ord	Designer
Drwn	JC	Check	KL
Drawing Status		Drawing No.	Revision
		AR 9002	1

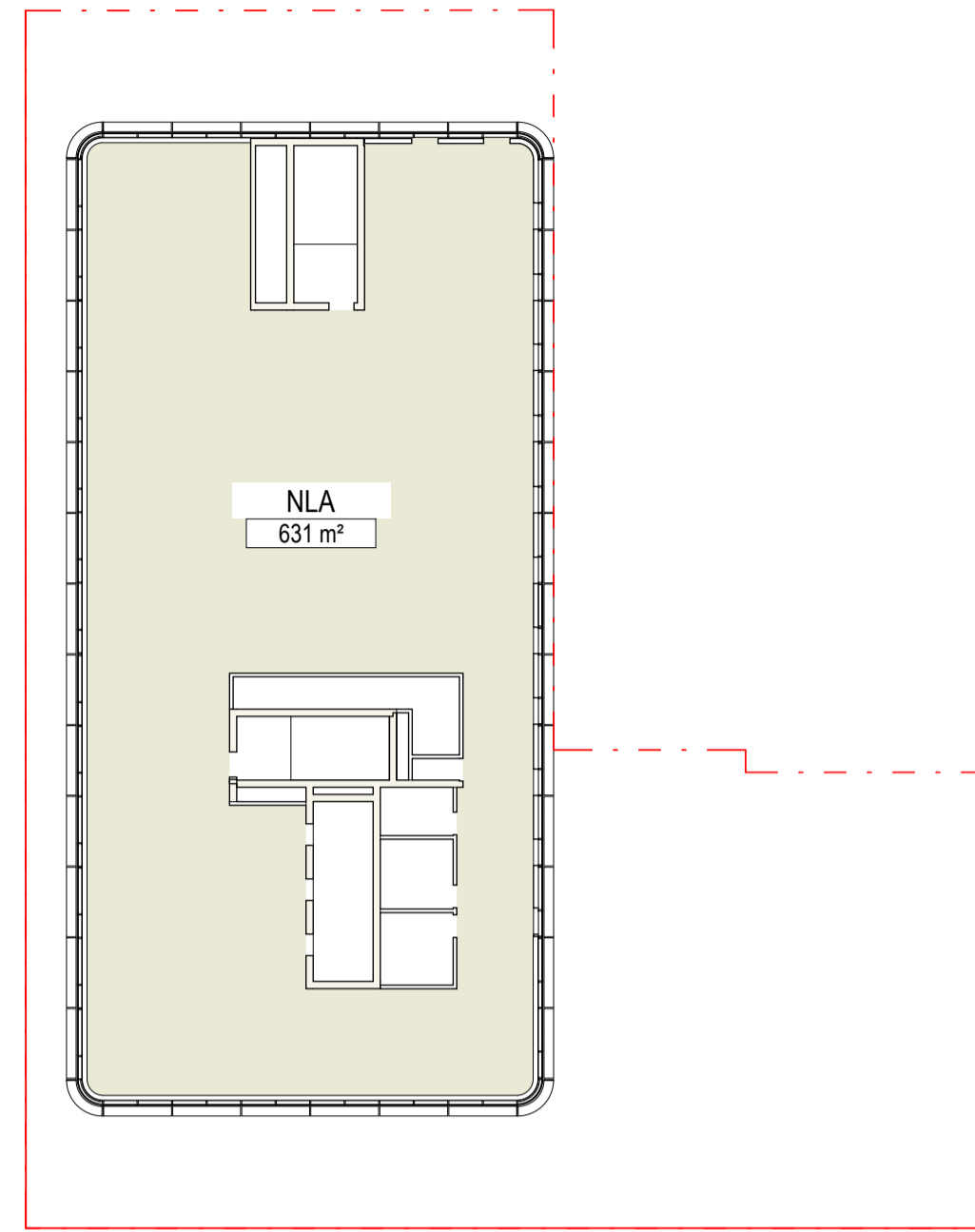




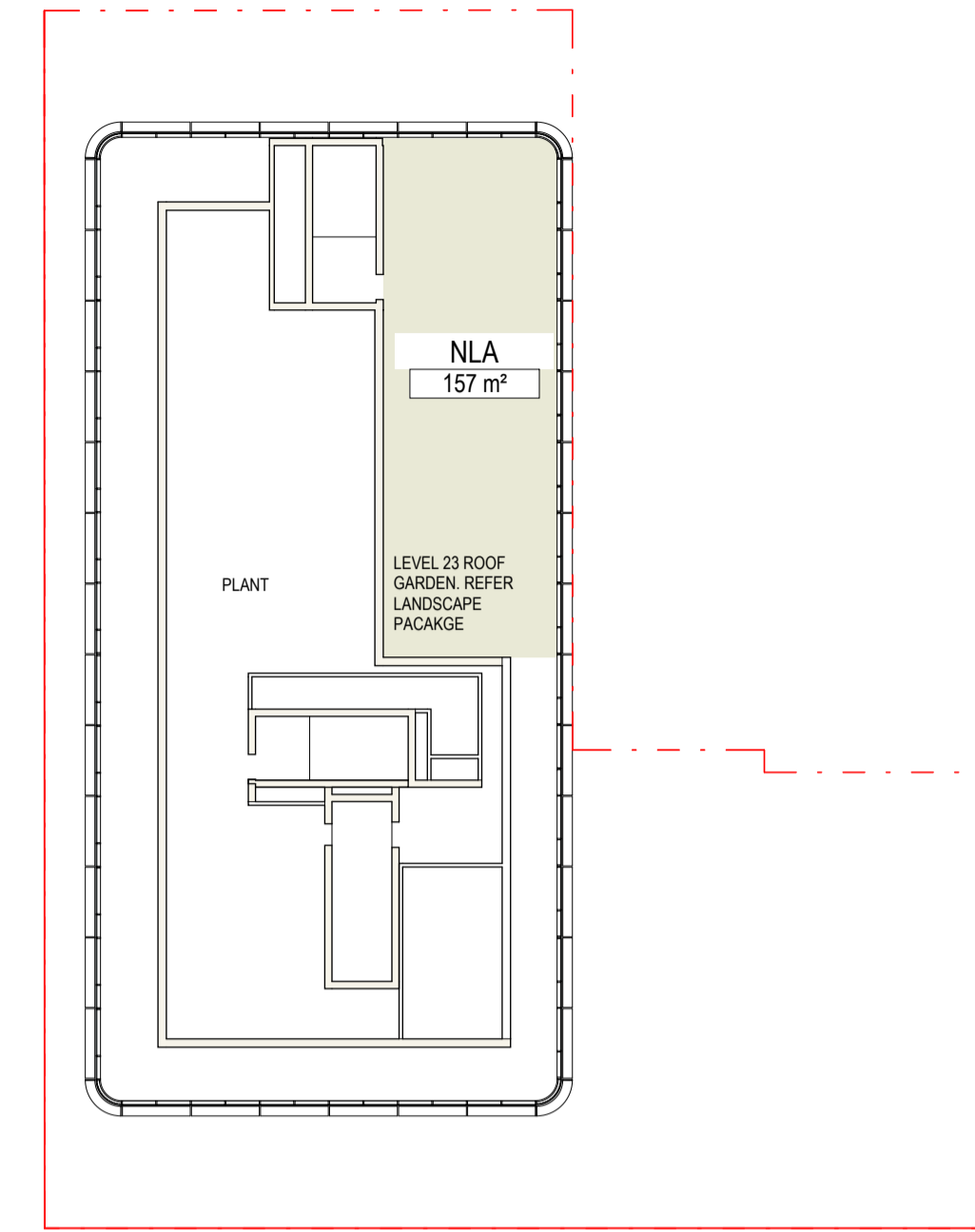
2 NLA PLAN - LEVEL 09  
Scale 1 : 300



3 NLA PLAN - LEVEL 10  
Scale 1 : 300



4 NLA PLAN - LEVEL 11-22  
Scale 1 : 300



5 NLA PLAN - ROOF  
Scale 1 : 300

**ADVERTISED PLAN**

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AREA SCHEDULE - NLA	
Level	Area
G01	892 m <sup>2</sup>
L01	1085 m <sup>2</sup>
L02	935 m <sup>2</sup>
L03	1060 m <sup>2</sup>
L04	1060 m <sup>2</sup>
L05	779 m <sup>2</sup>
L06	777 m <sup>2</sup>
L07	774 m <sup>2</sup>
L08	615 m <sup>2</sup>
L09	615 m <sup>2</sup>
L10	611 m <sup>2</sup>
L11	631 m <sup>2</sup>
L12	631 m <sup>2</sup>
L13	631 m <sup>2</sup>
L14	631 m <sup>2</sup>
L15	631 m <sup>2</sup>
L16	631 m <sup>2</sup>
L17	631 m <sup>2</sup>
L18	631 m <sup>2</sup>
L19	631 m <sup>2</sup>
L20	631 m <sup>2</sup>
L21	631 m <sup>2</sup>
L22	631 m <sup>2</sup>
L23 PLANT	157 m <sup>2</sup>
<b>TOTAL</b>	<b>16932 m<sup>2</sup></b>

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 (L) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METERS HIGH, AND  
 (M) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.

**KEY:**

■ NLA

Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL

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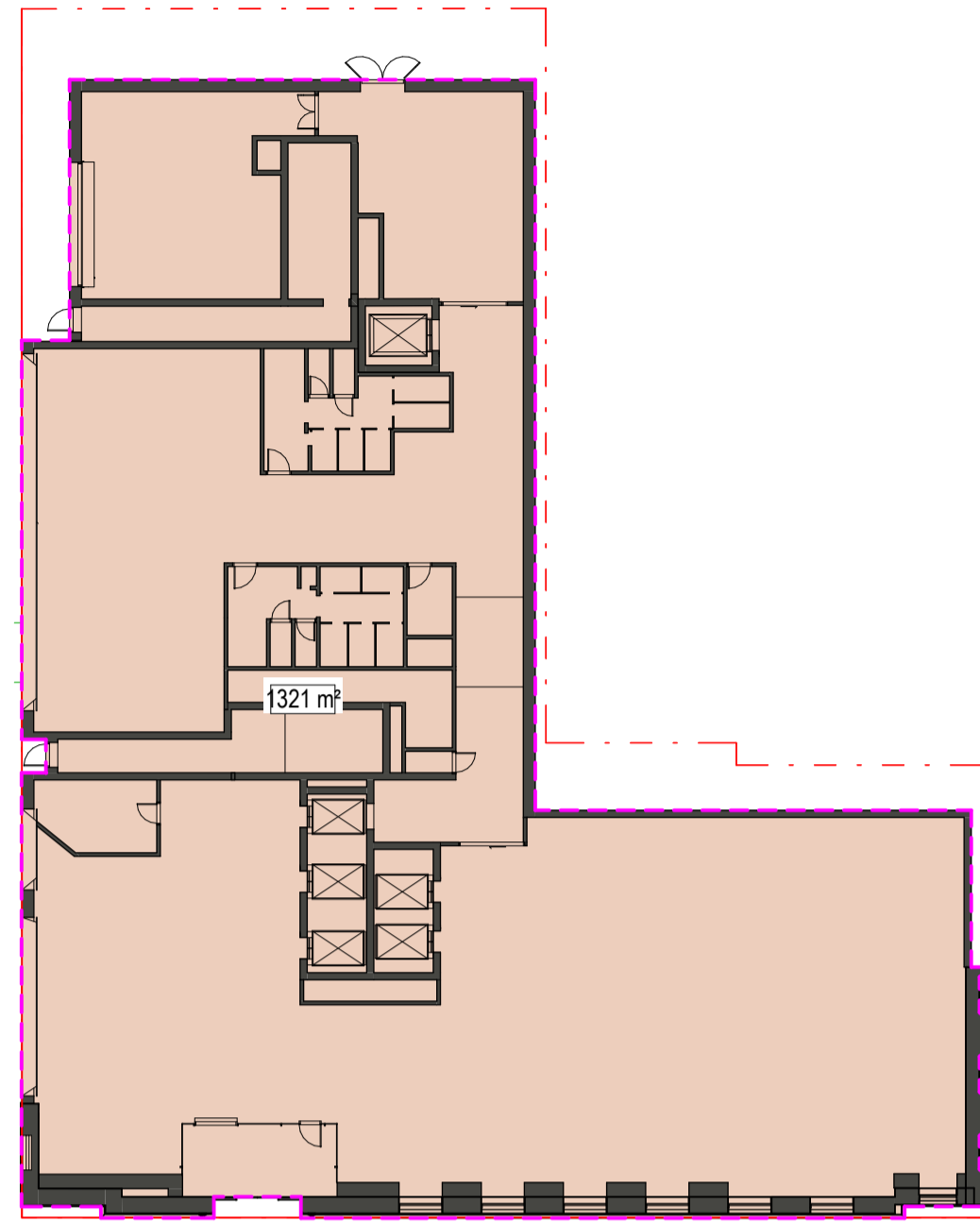
**Client** Department of Transport and Planning  
1 Treasury Place East Melbourne VIC 3002

**Project** 436 Lonsdale Street  
436 Lonsdale Street, Melbourne, 3000

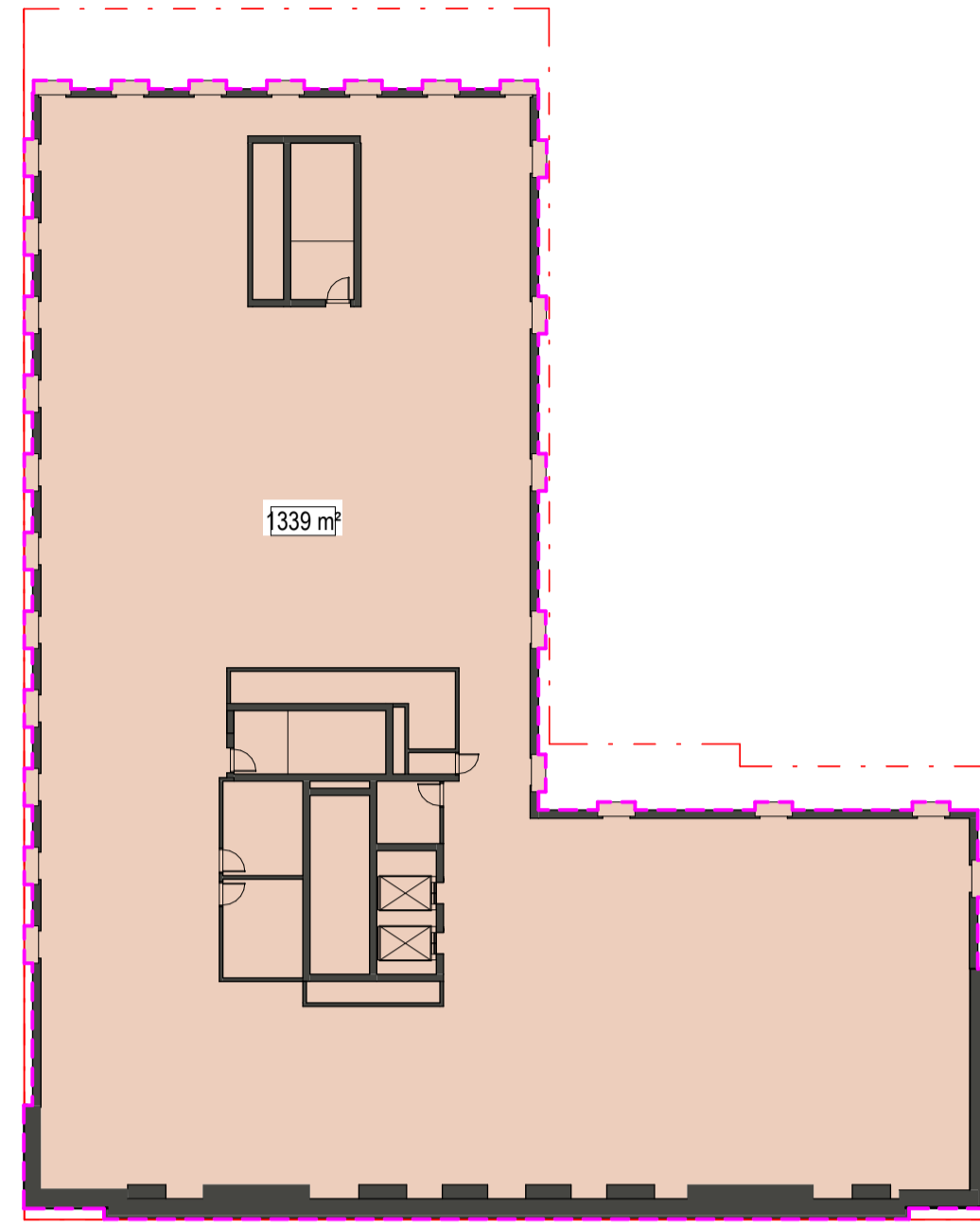
**Title** MISCELLANEOUS  
NLA PLANS LEVELS L8-L22 & L23-R01 ROOF

	Project No.	2236	Scale @ A1	As indicated
	Date	MAY 2024	Co-Ord	Designer
Drawing Status	Drwn	JC	Chk	KL
Drawing No.	AR 9003	Revision	1	

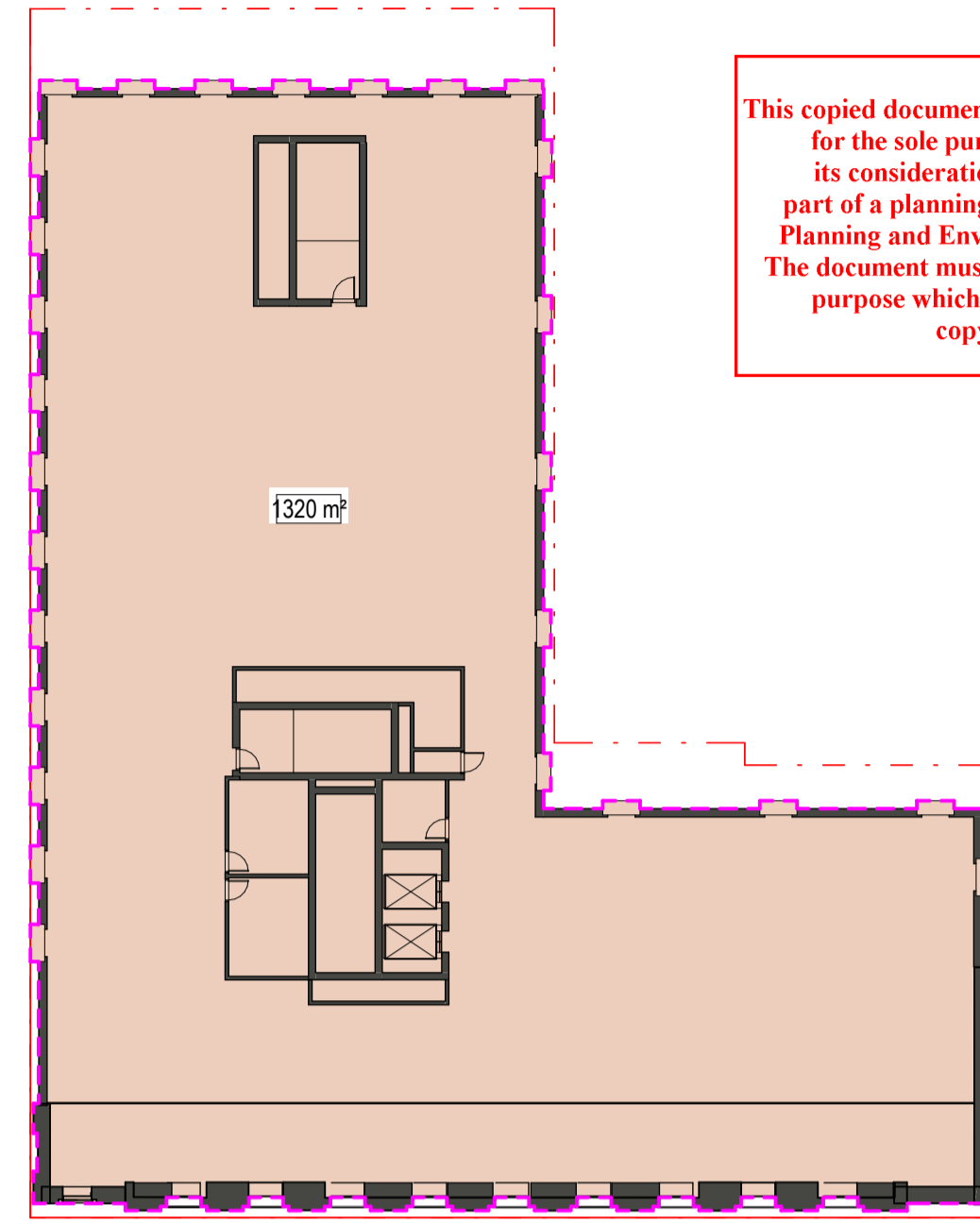




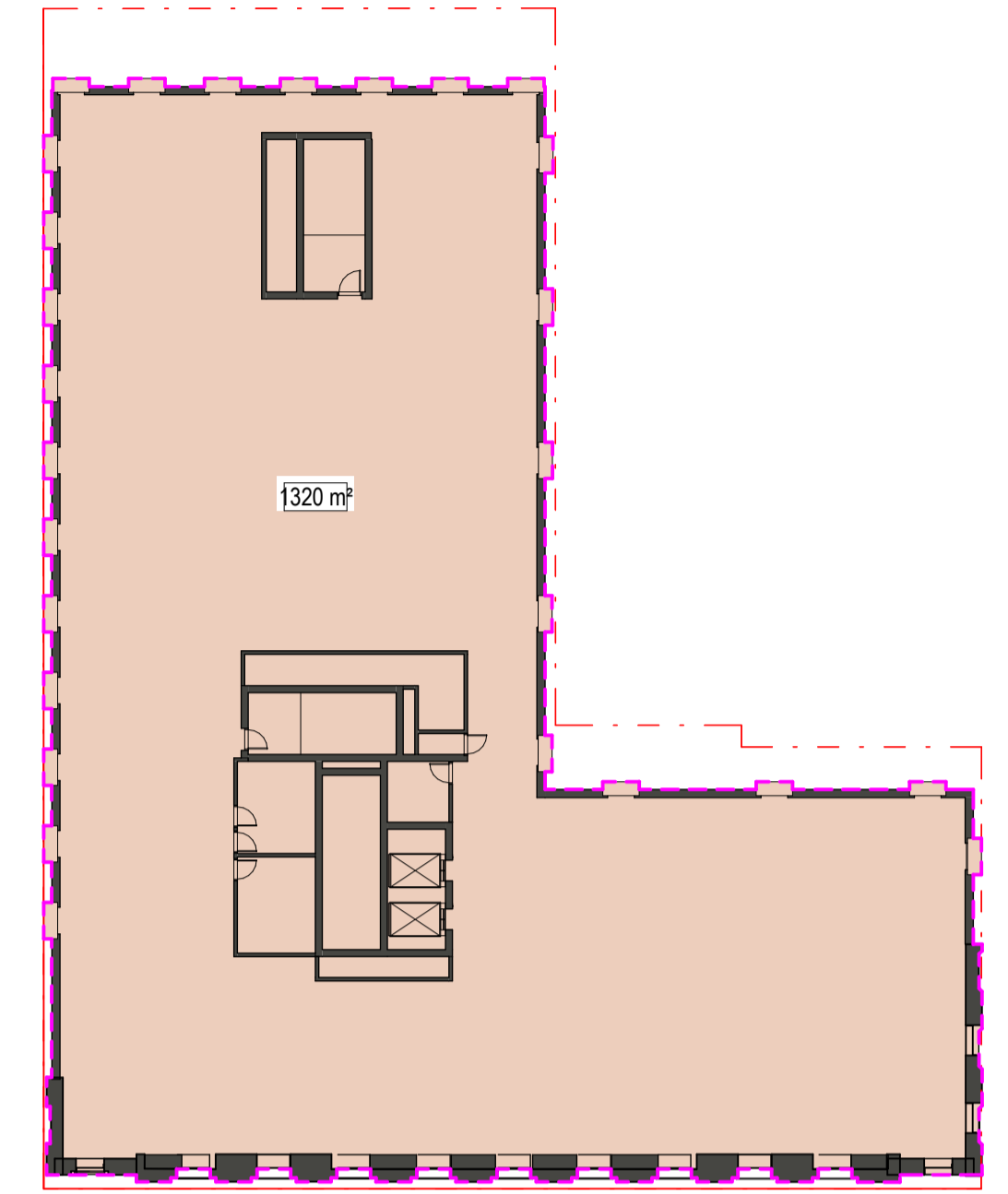
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Scale 1 : 300



2 FLOOR AREA RATIO PLAN - LEVEL 01  
Scale 1 : 300

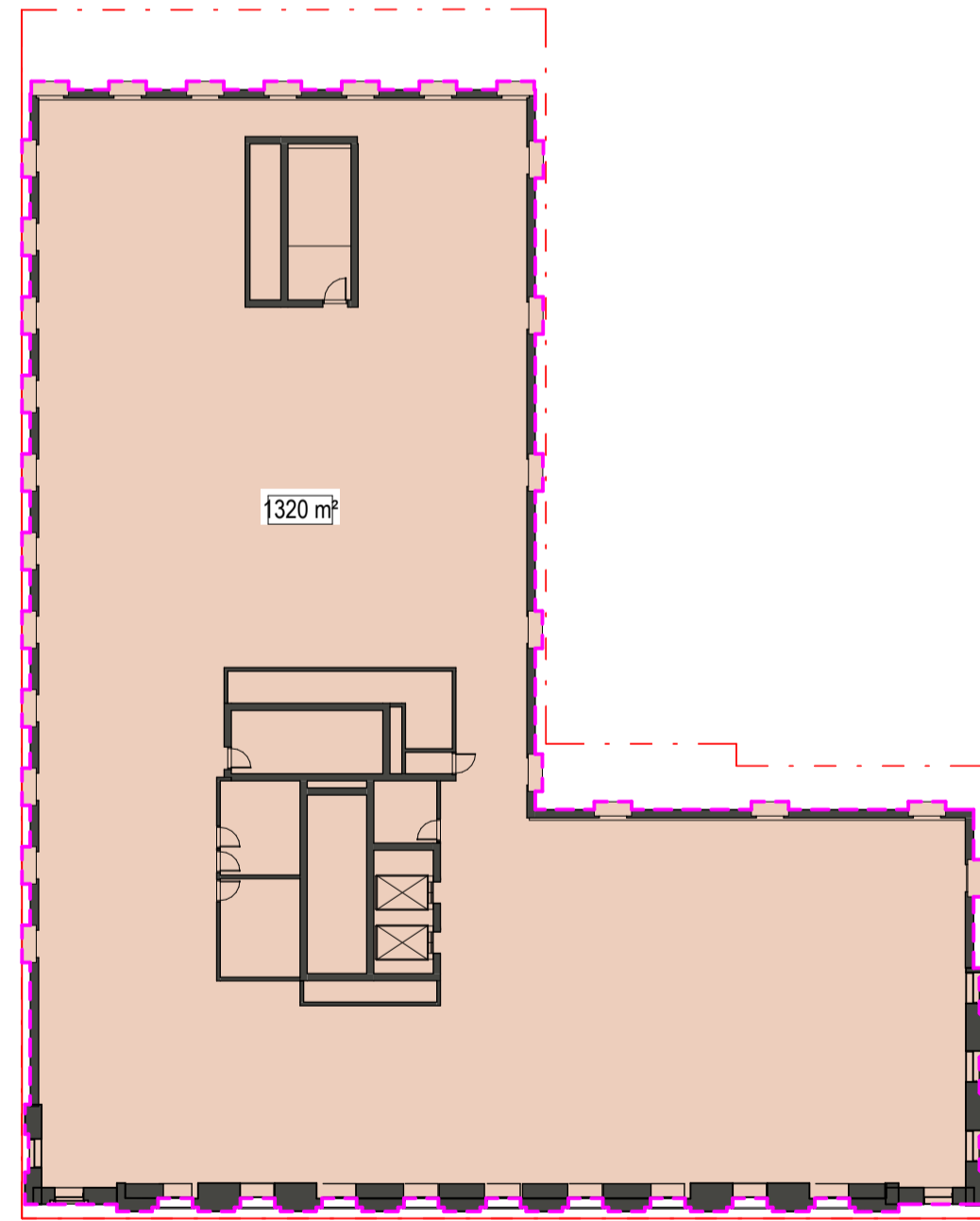


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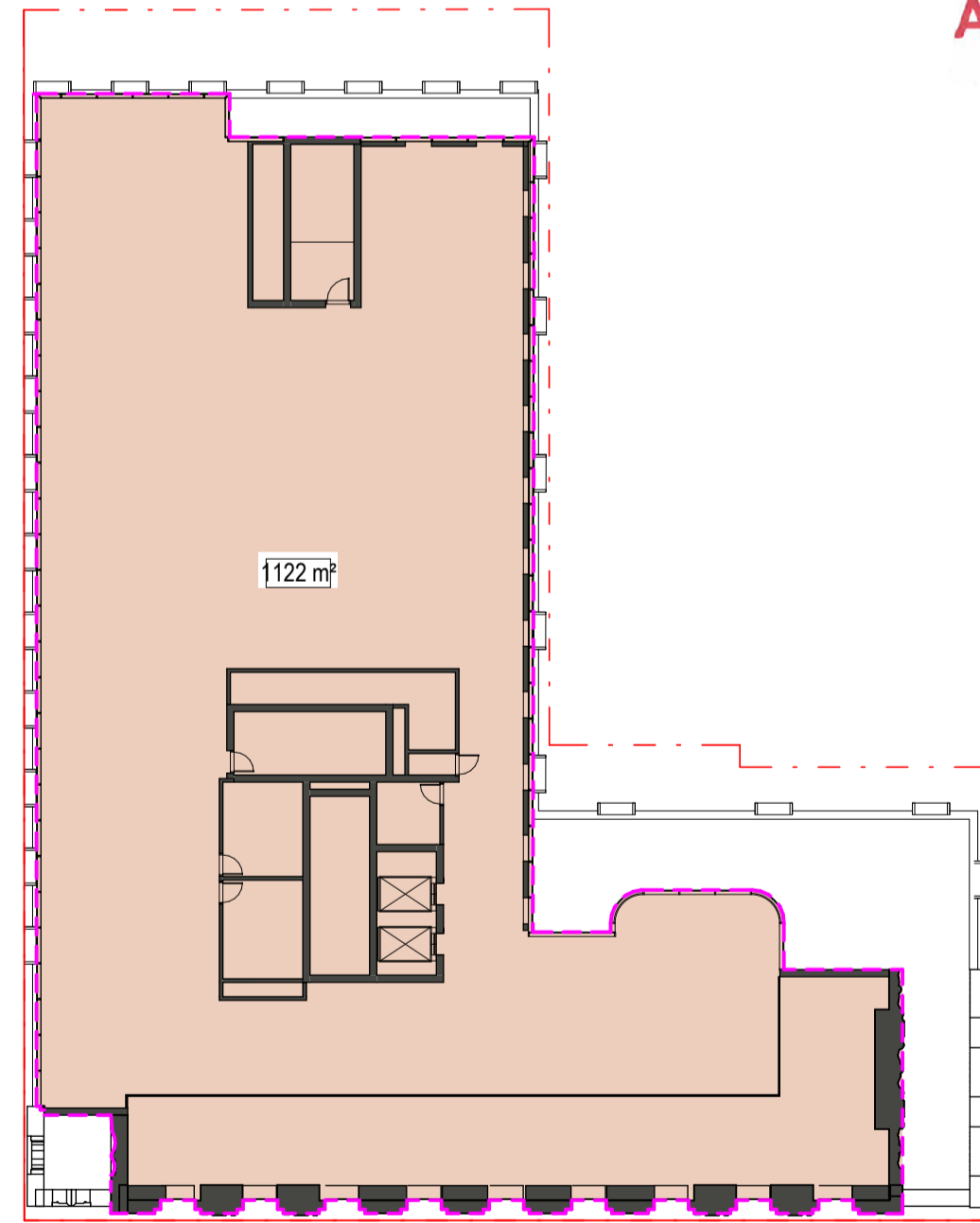


4 FLOOR AREA RATIO PLAN - LEVEL 03  
Scale 1 : 300

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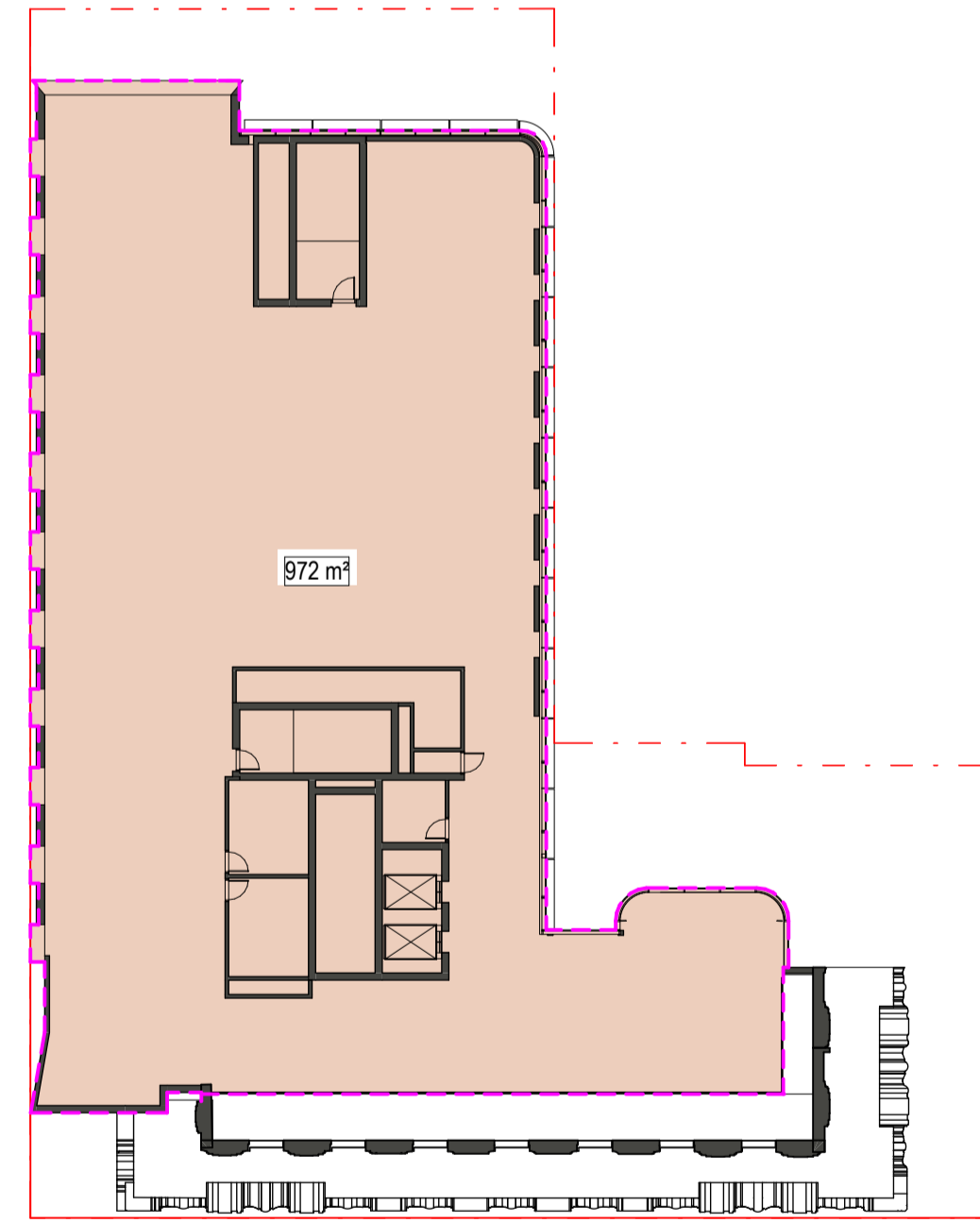


5 FLOOR AREA RATIO PLAN - LEVEL 04  
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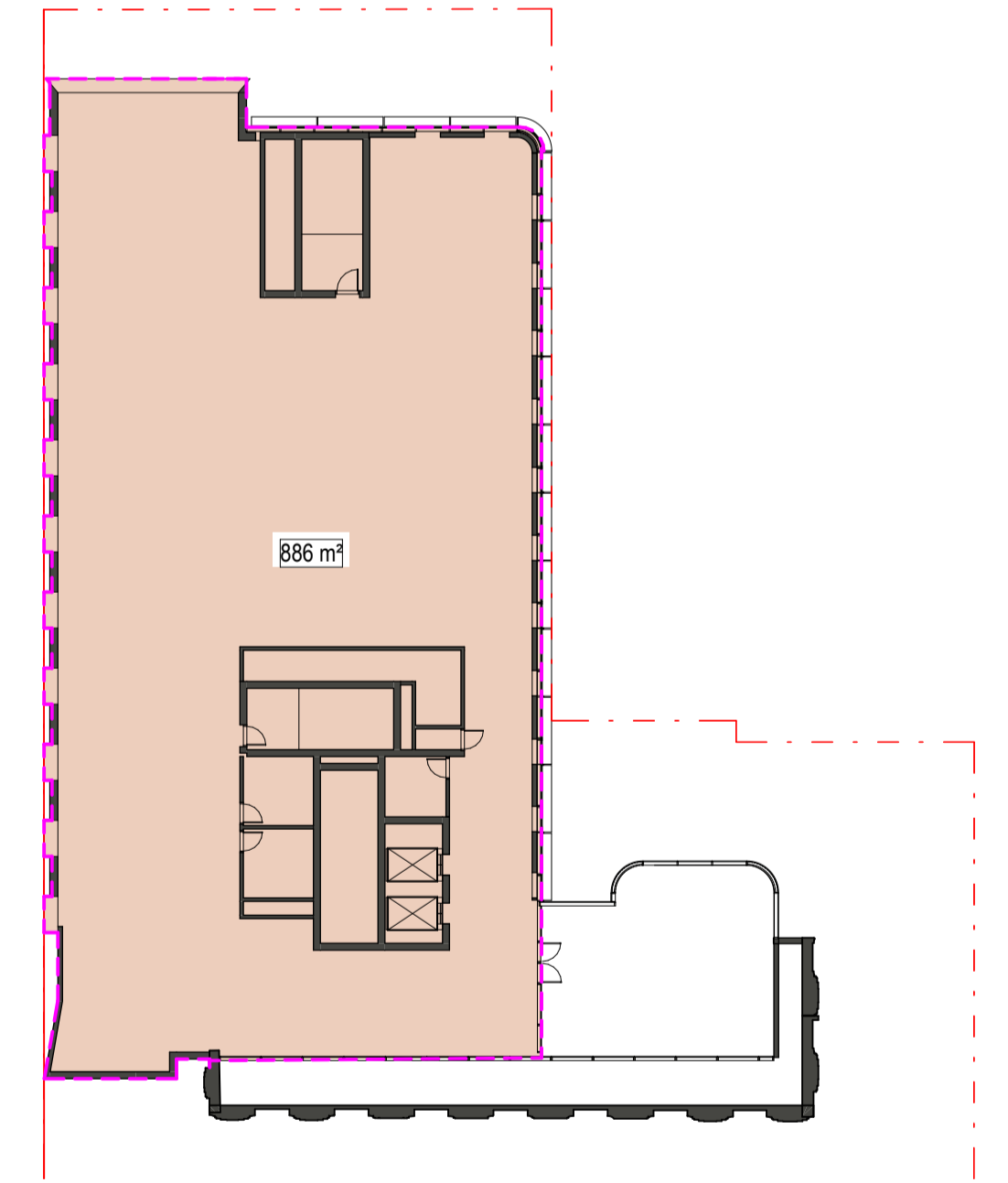


6 FLOOR AREA RATIO PLAN - LEVEL 05  
Scale 1 : 300

ADVERTISED PLAN



7 FLOOR AREA RATIO PLAN - LEVEL 06  
Scale 1 : 300



8 FLOOR AREA RATIO PLAN - LEVEL 07  
Scale 1 : 300

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voids associated with lifts, car stackers and similar service elements should be considered as multiple floors of the same height as adjacent floors or 3.0 metres if there is no adjacent floor.

KEY:

FLOOR AREA RATIO

Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL

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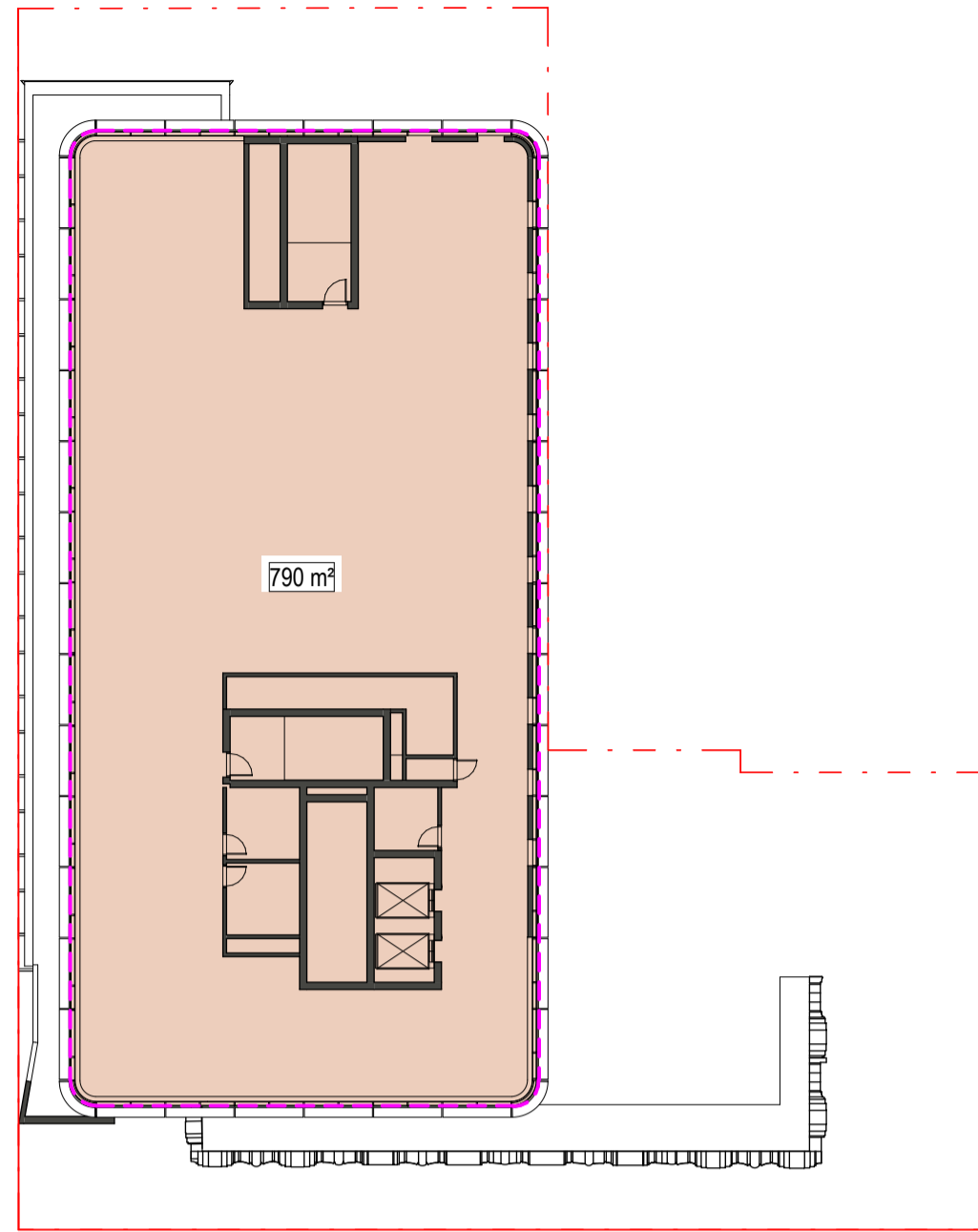
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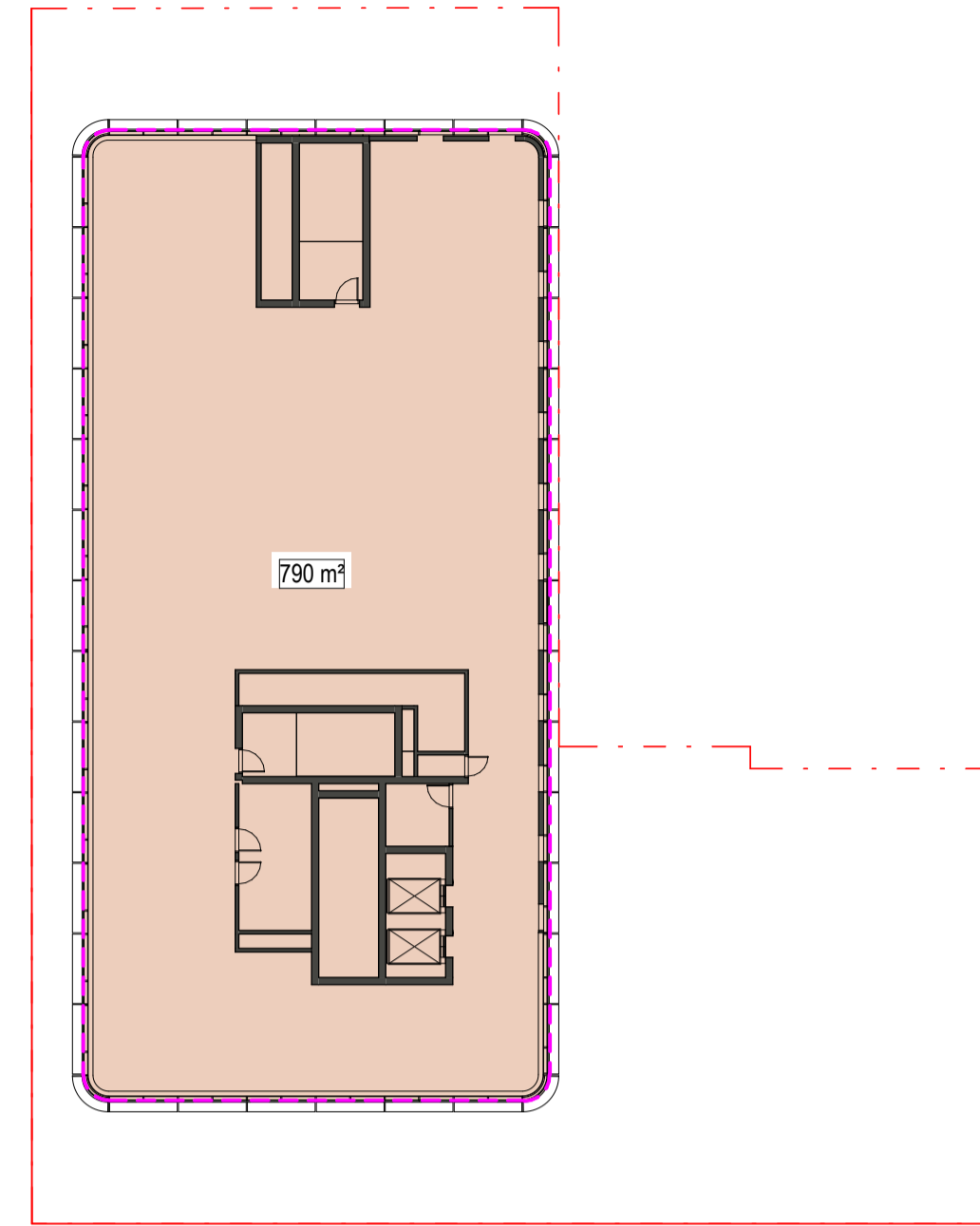
Client	Department of Transport and Planning 1 Treasury Place East Melbourne VIC 3002
Project	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
Title	MISCELLANEOUS FLOOR AREA RATIO PLANS LEVELS L01-L7

Project No.	2236	Scale @ A1	As indicated
Date	MAY 2024	Co-Ord	Designer
Drwn	JC	Chck	KL
Drawing Status		Drawing No.	AR 9004
		Revision	1

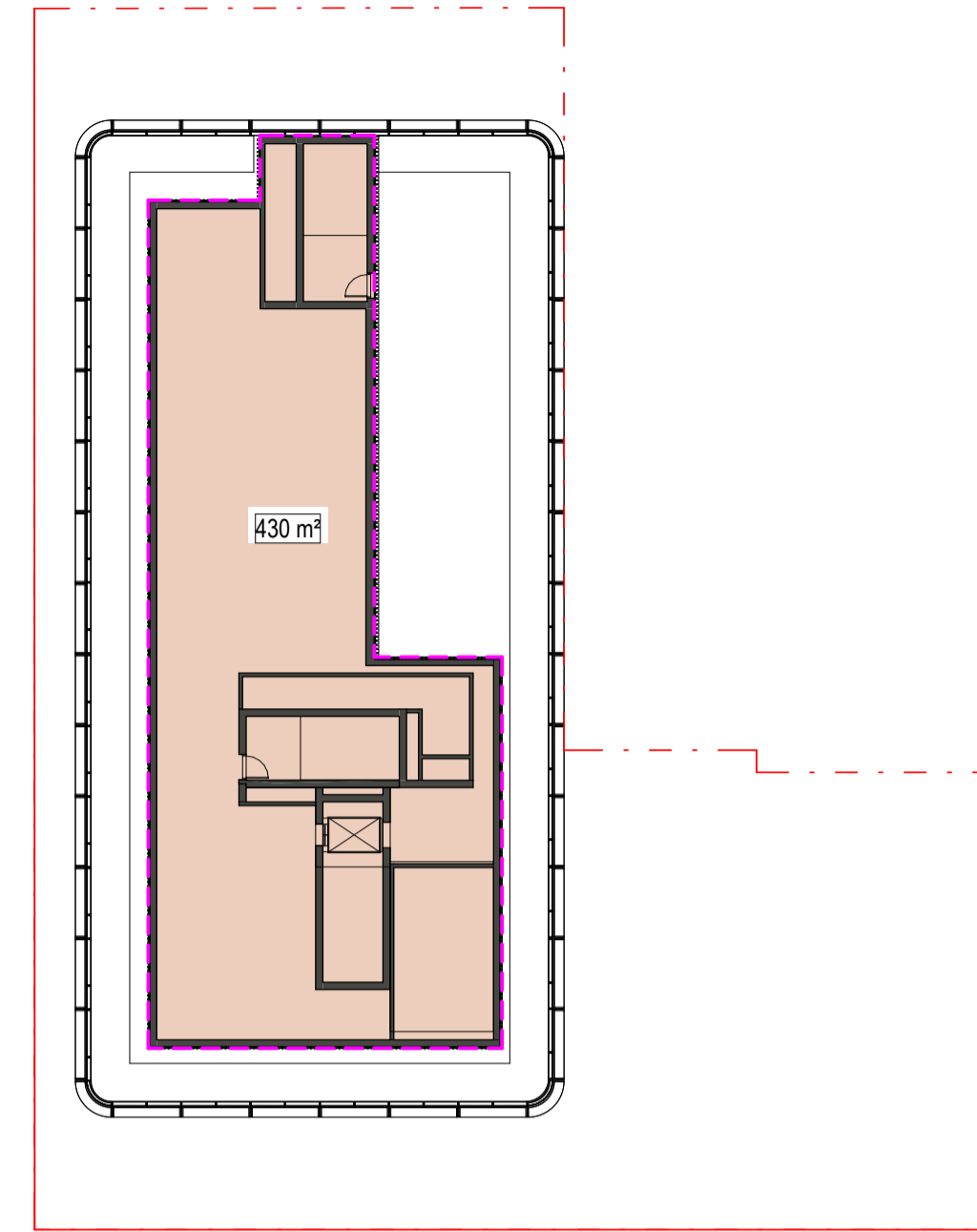




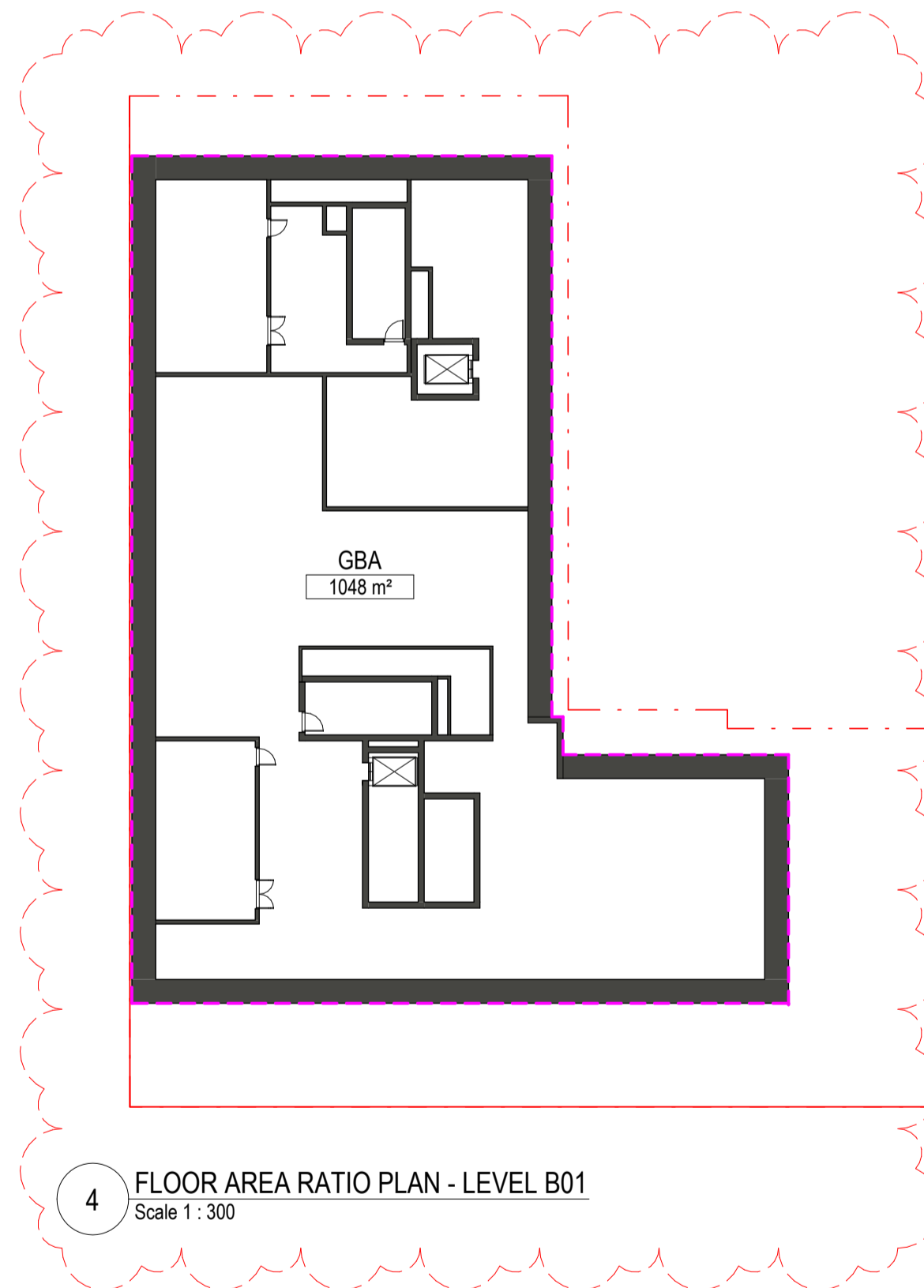
1 FLOOR AREA RATIO PLAN - LEVEL 08  
Scale 1 : 300



2 FLOOR AREA RATIO PLAN - LEVEL 09-22  
Scale 1 : 300



3 FLOOR AREA RATIO PLAN - LEVEL ROOF 23  
Scale 1 : 300



4 FLOOR AREA RATIO PLAN - LEVEL B01  
Scale 1 : 300

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Area Schedule - GFA	
Level	Area
G01	1321 m <sup>2</sup>
L01	1339 m <sup>2</sup>
L02	1320 m <sup>2</sup>
L03	1320 m <sup>2</sup>
L04	1320 m <sup>2</sup>
L05	1122 m <sup>2</sup>
L06	972 m <sup>2</sup>
L07	886 m <sup>2</sup>
L08	790 m <sup>2</sup>
L09	790 m <sup>2</sup>
L10	790 m <sup>2</sup>
L11	790 m <sup>2</sup>
L12	790 m <sup>2</sup>
L13	790 m <sup>2</sup>
L14	790 m <sup>2</sup>
L15	790 m <sup>2</sup>
L16	790 m <sup>2</sup>
L17	790 m <sup>2</sup>
L18	790 m <sup>2</sup>
L19	790 m <sup>2</sup>
L20	790 m <sup>2</sup>
L21	790 m <sup>2</sup>
L22	790 m <sup>2</sup>
L23 PLANT	430 m <sup>2</sup>
	21876 m <sup>2</sup>

VOL.11788 FOL.843  
CROWN LAND  
CA23 SECTION 30  
CITY OF MELBOURNE  
PARISH OF MELBOURNE NORTH  
PARCEL 1 - 1490m<sup>2</sup>  
436 LONSDALE STREET  
NINE STOREY BUILDING

SITE AREA AS PER SURVEY

**FLOOR AREA RATIO:**  
FLOOR AREA RATIO IS GIVEN BY Xm<sup>2</sup>:1  
Xm<sup>2</sup> = TOTAL GFA / SITE AREA  
= 21,876 / 1490 = **14.7:1**

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**GFA DEFINITION (AS PER VIC PLANNING):**

For the purpose of this schedule the floor area ratio is the gross floor area above ground of all buildings on a site, including all enclosed areas, services, lifts, car stackers and covered balconies, divided by the area of the site.

Voids associated with lifts, car stackers and similar service elements should be considered as multiple floors of the same height as adjacent floors or 3.0 metres if there is no adjacent floor.

KEY:

FLOOR AREA RATIO

Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL
2		TOWN PLANNING - RFI RESPONSE	24.07.11	KFL

**Wardle**

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Client Department of Transport and Planning  
1 Treasury Place East Melbourne VIC 3002

Project 436 Lonsdale Street  
436 Lonsdale Street, Melbourne, 3000

Title MISCELLANEOUS  
FLOOR AREA RATIO PLANS LEVELS L8-L22 & R01  
ROOF

	Project No. 2236	Scale @ A1 As indicated
	Date MAY 2024	Co-Ord Designer
	Drwn JC	Chck KL
Drawing Status	Drawing No. AR 9005	Revision 2

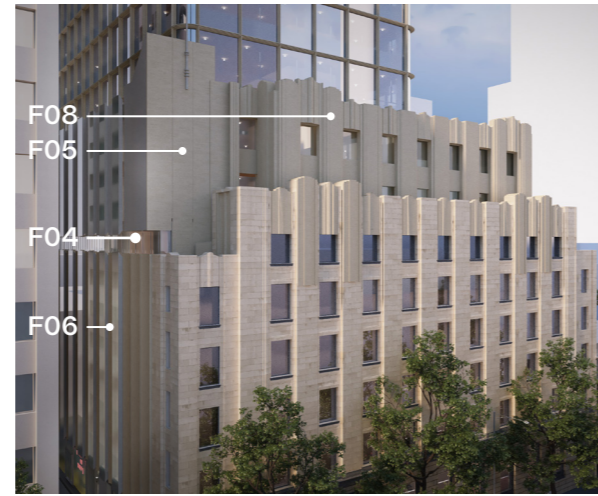




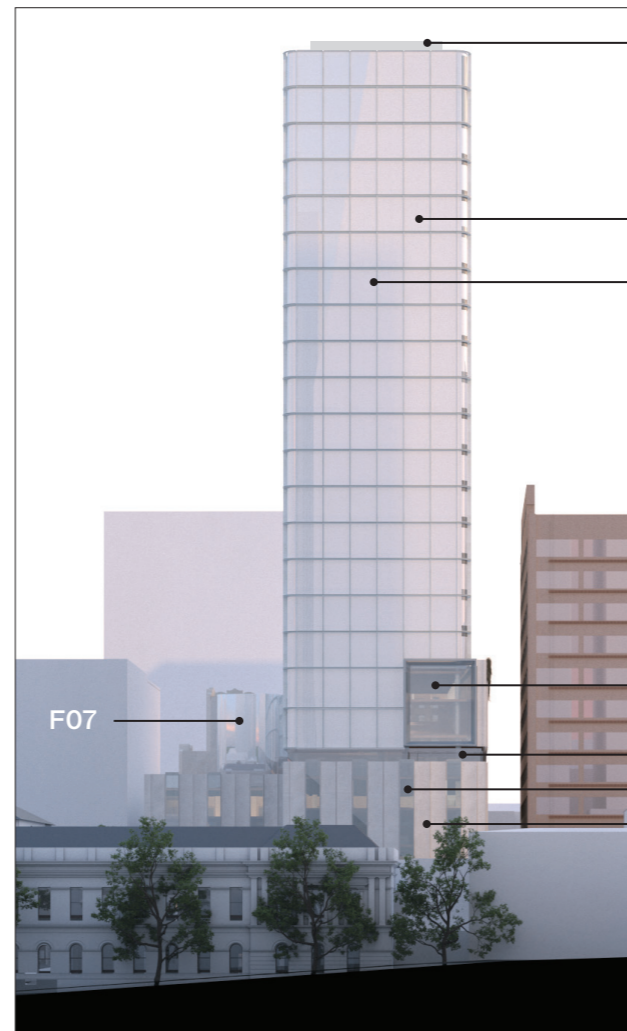
View from corner of Lonsdale & Queen Streets



Elevated view of south-east podium corner



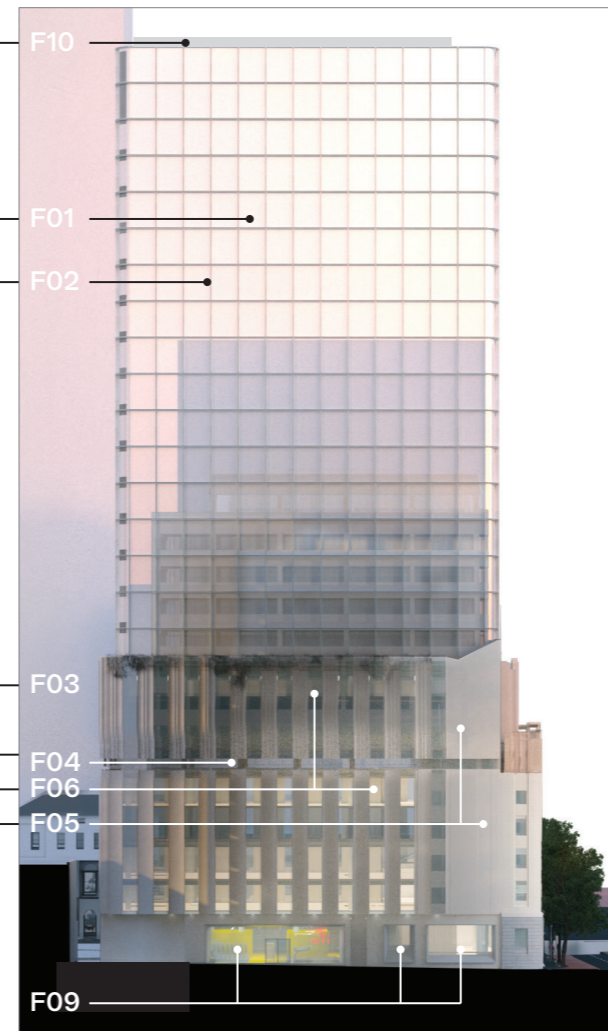
Elevated view of south-west podium corner



North elevation



View to Lonsdale Lane



West elevation - Along Lonsdale Lane

Proposed Facade Material & Finishes Schedule

- F01 GLAZED CURTAIN WALL - TOWER**  
Front glazed, unitised thermally broken aluminium curtain wall. Structurally glazed split mullions, powdercoat finish. DGU high performance glass with low-E coating. Insulated backpan to spandrel panels with glazing to match vision glass. NB: Extent and location of spandrel varies with orientation and location.
- F02 SUNSHADING TO TOWER - VERTICAL & HORIZONTAL**  
300mm(D) x 120mm(H) x 2 (i.e. paired) profiled sunshade concealed fix to split mullions. Coloured finish to match existing heritage facade sandstone.
- F03 PICTURE WINDOW - BASE OF TOWER (NORTH)**  
Glazing similar to F01. 1m(D) portal frame surrounds to picture window. Grey powdercoat finish.
- F04 STRIP WINDOW**  
Ultra clear low iron, high performance DGU glass. Captive front glazed aluminium, grey powdercoated finish
- F05 ARCHITECTURAL PRE-CAST or GRC**  
Profiled vertically fluted precast. Honed finished and coloured to match existing heritage sandstone facade.
- F06 PROJECTED VERTICAL STRIP WINDOW - PODIUM**  
Glazing similar to F04. Aluminium glazing channel & steel plate window box frame, grey powdercoated finish.
- F07 PODIUM GLAZING TO REAR OF HERITAGE FACADE**  
Glazing similar to F01. Structurally glazed split mullions & aluminium support balustrade, powdercoated finish.
- F08 HERITAGE FACADE**  
Conserve and make good existing heritage facade. Upgrade glazing to meet building performance standards.
- F09 PICTURE WINDOW - ALONG LONSDALE LANE**  
Glazing similar to F04, structurally glazing to subframe. Steel plated perimeter frame, with custom paint finish.
- F10 ROOF PLANT ENCLOSURE**  
Vertical ribbed metal cladding (Longline or similar), with matching coloured louvres. Light grey powdercoated finish.

**ADVERTISED PLAN**

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General Notes

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Rev.	Issue	Revision Description	Date	Appr by
1		TOWN PLANNING ISSUE	24.05.20	KFL

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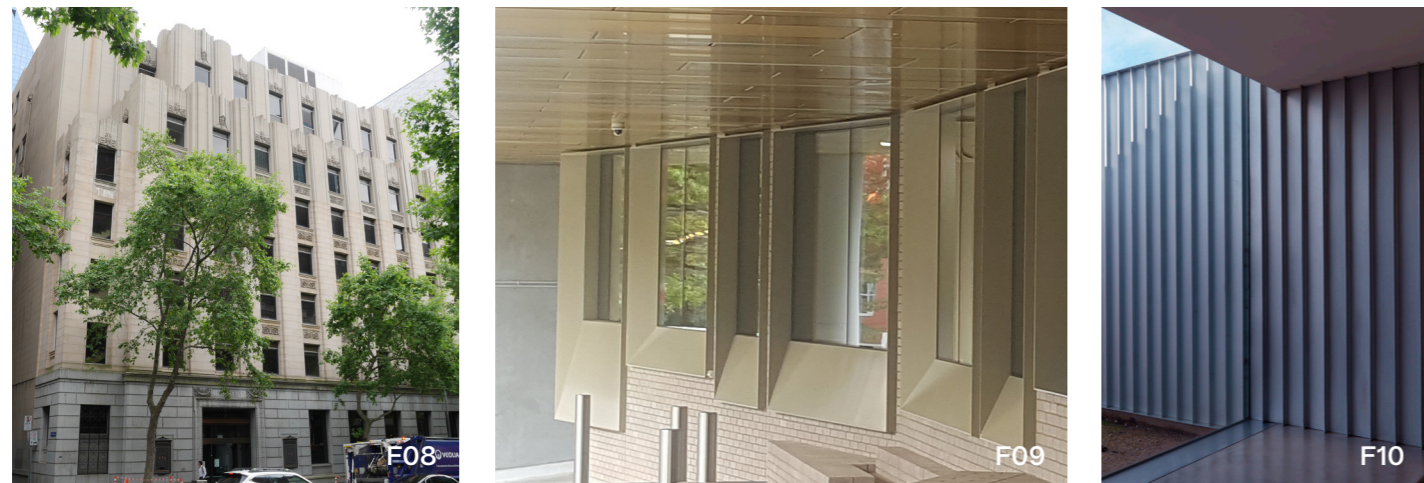
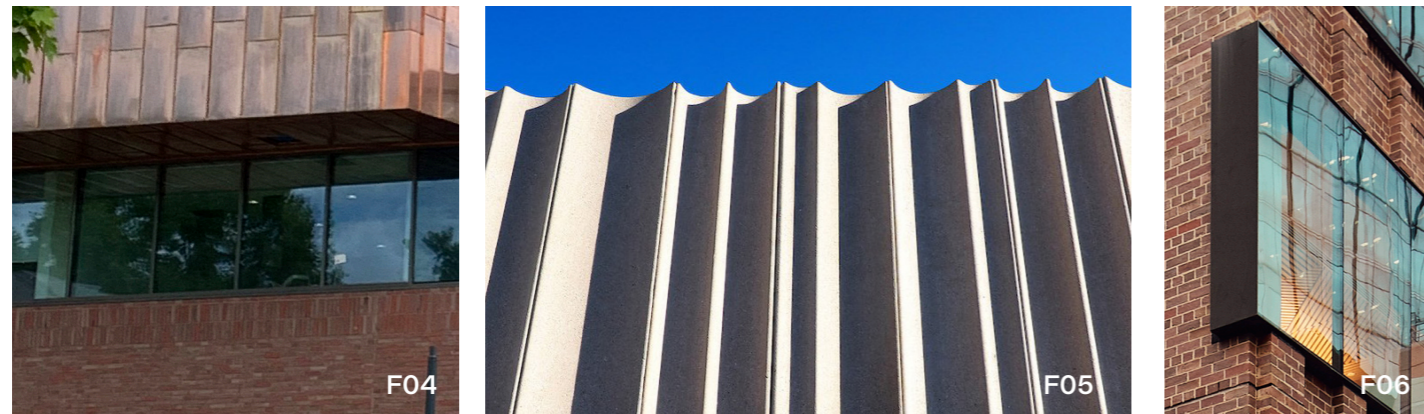
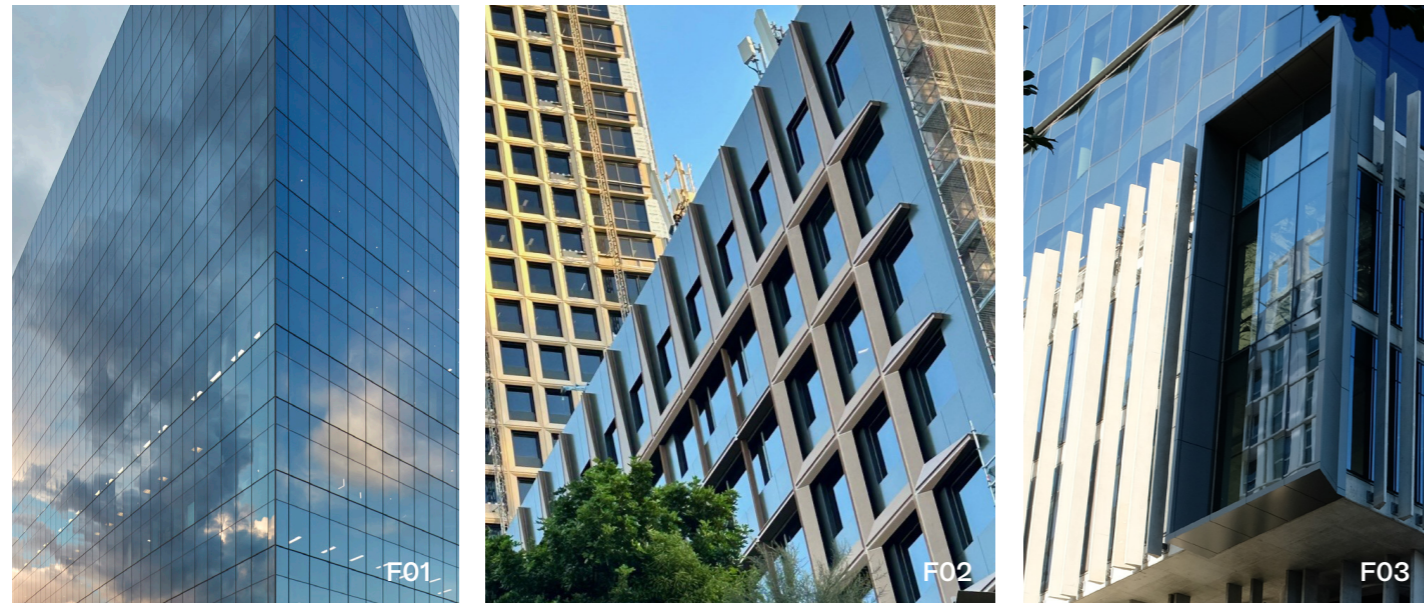
Client	Department of Transport and Planning 1 Treasury Place East Melbourne VIC 3002
Project	436 Lonsdale Street 436 Lonsdale Street, Melbourne, 3000
Title	MATERIAL & FINISHES

Project No.	2236	Scale @ A1
Date	MAY 2024	Co-Ord Designer
Dwnn	JC	Chck KL
Drawing Status	Town Planning	
Drawing No.	AR 9100	Revision 1



**Material reference images**

\* Note: Profiles & dimensions proposed for 436 Lonsdale St. may differ from reference images



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**ADVERTISED PLAN**

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