

1 ShadowStudy_1200_Proposed_22 Sep



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Nominated Architect Ray Brown, NSWARB 6359

| issue | amendment | date |
|-------|------------------------|--------------------------|
| A | Revised Shadow Studies | 31,05,2018 |
| В | TP RFI RESPONSE | |
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| | A | A Revised Shadow Studies |

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Sydney Melbourne Adelaide Auckland Christchurch Brisbane checked drawn

AH scale

TH project no



| NO. | PRIVATE OPEN | EXISTING | NEW | CHANGES |
|-----|-----------------|------------|------------|---------|
| | SPACE AREA (m²) | SHADOW (%) | SHADOW (%) | (%) |
| 15 | 119.7 | 45.8% | 48.4% | 2.6% |

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Architectus Melbourne Level 25, 385 Bourke Street Melbourne VIC 3000 T (61 3) 9429 5733 F (61 3) 9429 8480 ABN 90 131 245 684

As indicated@A1

170358.00

459-471 Church Street, Richmond

drawing

Shadow Studies 10

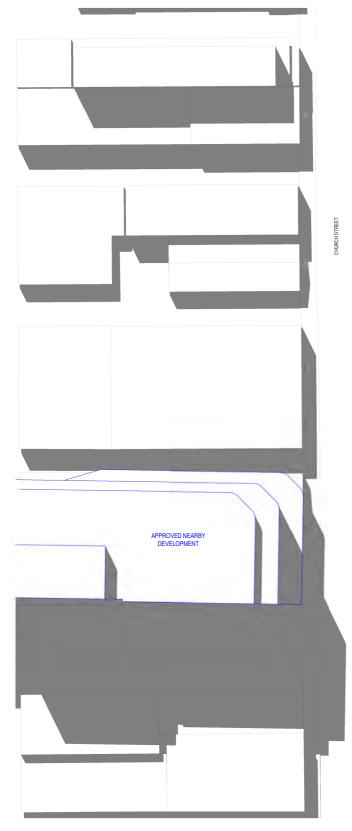
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issue

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AS ACCESS TO ADJACENT PRIVATE PROPERTIES IS RESTRICTED, REPRESENTATION OF THE AREA AND SHADOWING OF ADJACENT PROPERTIES IS APPROXIMATE ONLY AND BASED ON BEST AVAILABLE INFORMATION.

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| date | amendment | issue |
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| ow Studies 31.05.2018 | Revised Shadow Studies | A |
| DNSE 07.06.2018 | TP RFI RESPONSE | В |
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| EXISTING SHADOWS |
|--------------------------------|
| PROPOSED ADDITIONAL SHADOWS ES |
| PRIVATE OPEN SPACE |

459-471 Church Street, Richmond

drawing

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Shadow Studies 11

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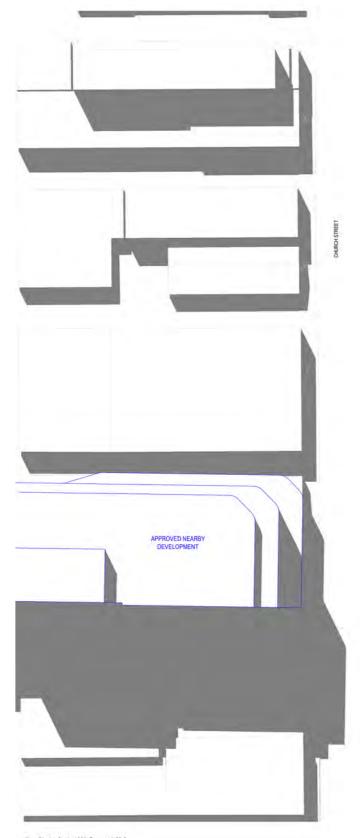
| AH | scale | As indicated@A1 |
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| TH | project no | 170358.00 |

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TH project no

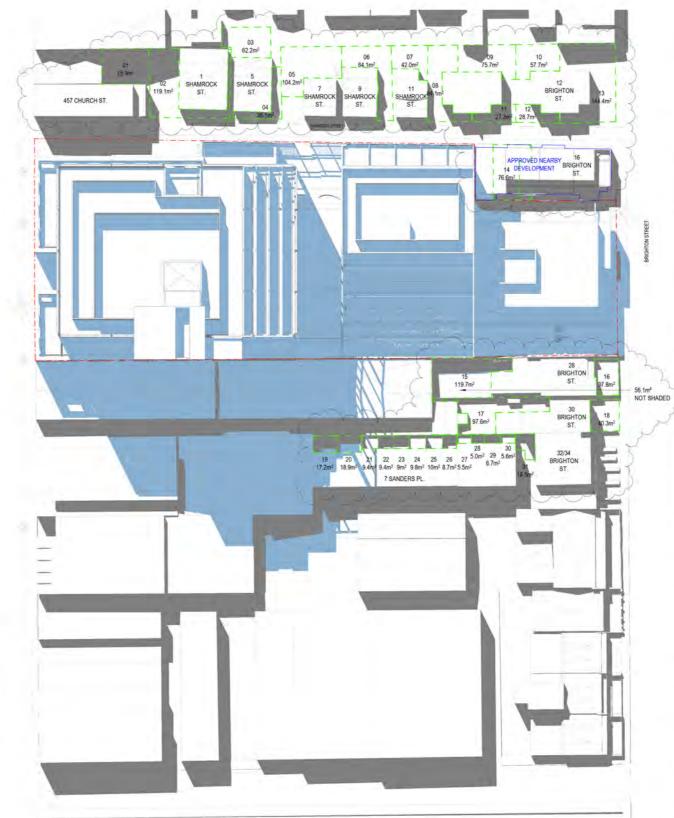
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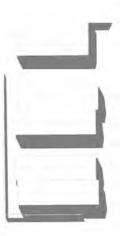
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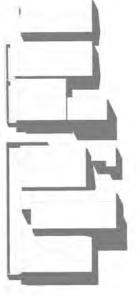


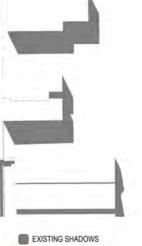
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| NO. | PRIVATE OPEN SPACE AREA (m²) | EXISTING SHADOW (%) | NEW SHADOW (%) | CHANGES (%) |
|-----|---------------------------------|------------------------|-------------------|----------------|
| 15 | 119.7 | 50.5% | 53.1% | 2.6% |
| 19 | 17.2 | 84.1% | 100% | 15.9% |
| 20 | 18.9 | 49.2% | 97.0% | 47.8% |
| 21 | 9.4 | 41.4% | 54.2% | 12.8% |
| 22 | 9.4 | 94.1% | 95.4% | 1.3% |





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459-471 Church Street, Richmond

drawing

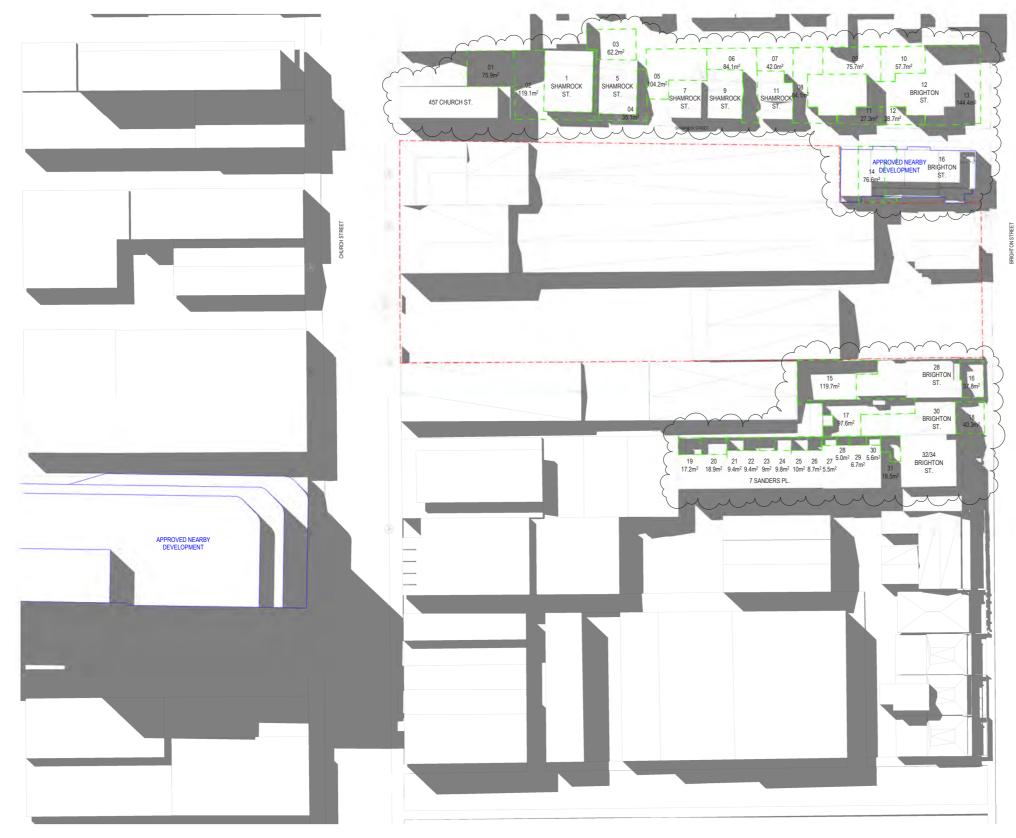
Shadow Studies 12

drawing no.

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1 ShadowStudy_1400_Existing_22 Sep SCALE-1:400

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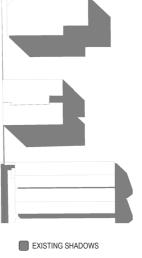
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PROPOSED ADDITIONAL SHADOWS

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| AH | scale | As indicated@A1 |
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459-471 Church Street, Richmond

drawing

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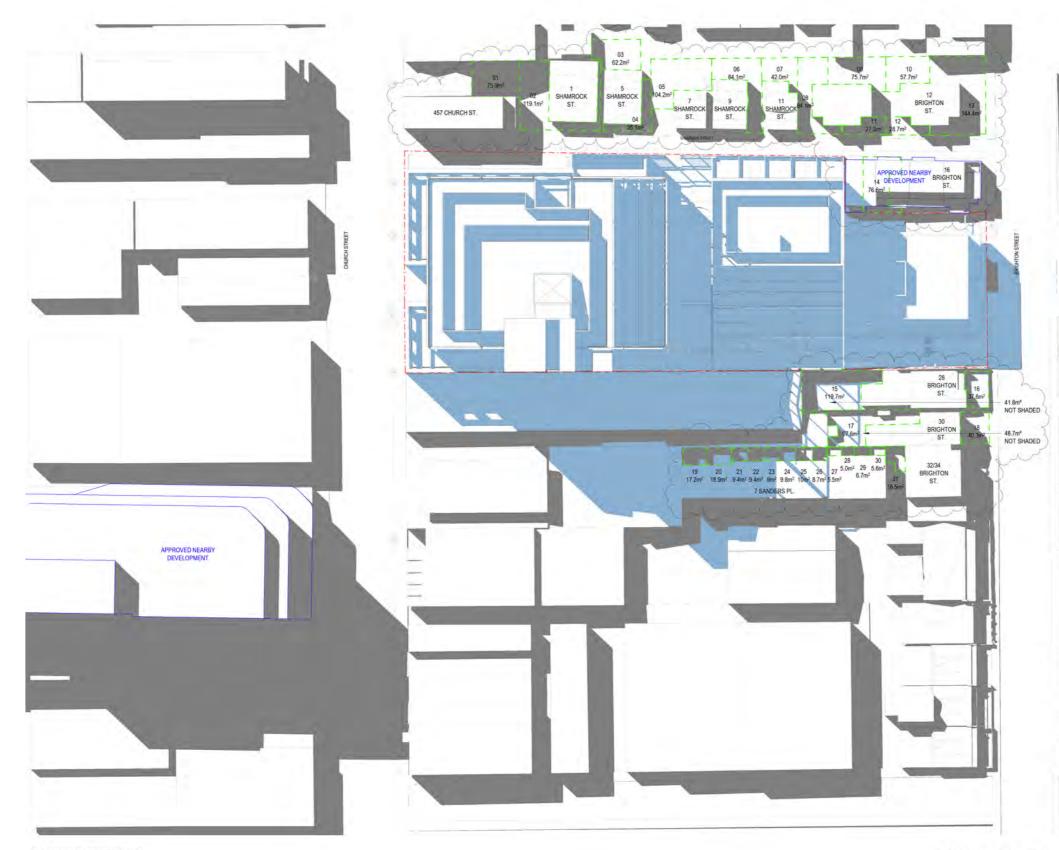
Shadow Studies 13

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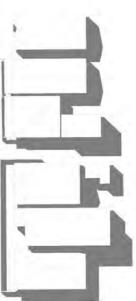


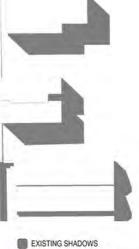
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|-----|---------------------------------|------------------------|-------------------|----------------|
| NO. | PRIVATE OPEN SPACE AREA (m²) | EXISTING SHADOW (%) | NEW SHADOW (%) | CHANGES (%) |
| 15 | 119.7 | 55.8% | 65.1% | 9.3% |
| 17 | 97.6 | 42.1% | 50.1% | 8.0% |
| 19 | 17.2 | 91% | 100% | 9.0% |
| 20 | 18.9 | 55.6% | 100% | 44.4% |
| 21 | 9.4 | 62% | 100% | 38% |
| 22 | 9.4 | 96.6% | 100% | 3.4% |
| 23 | 9.0 | 8.44% | 100% | 91.56% |
| 24 | 9.8 | 10.1% | 100% | 89.9% |
| 25 | 10 | 64.4% | 76.1% | 11.7% |





PROPOSED ADDITIONAL SHADOWS

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459-471 Church Street, Richmond

drawing

Shadow Studies 14

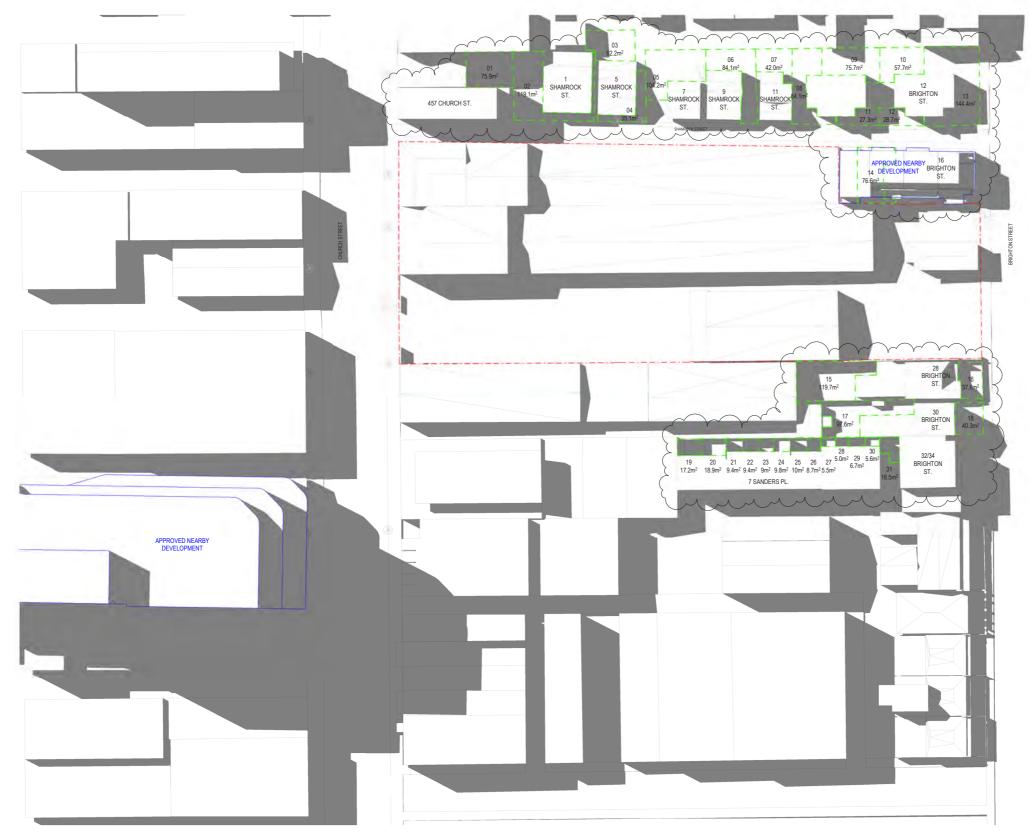
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1 ShadowStudy_1500_Existing_22 Sep SCALE-1:400

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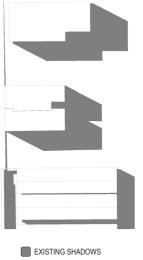
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PROPOSED ADDITIONAL SHADOWS

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| AH | scale | As indicated@A1 |
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| тн | project no | 170358.00 |

459-471 Church Street, Richmond

drawing

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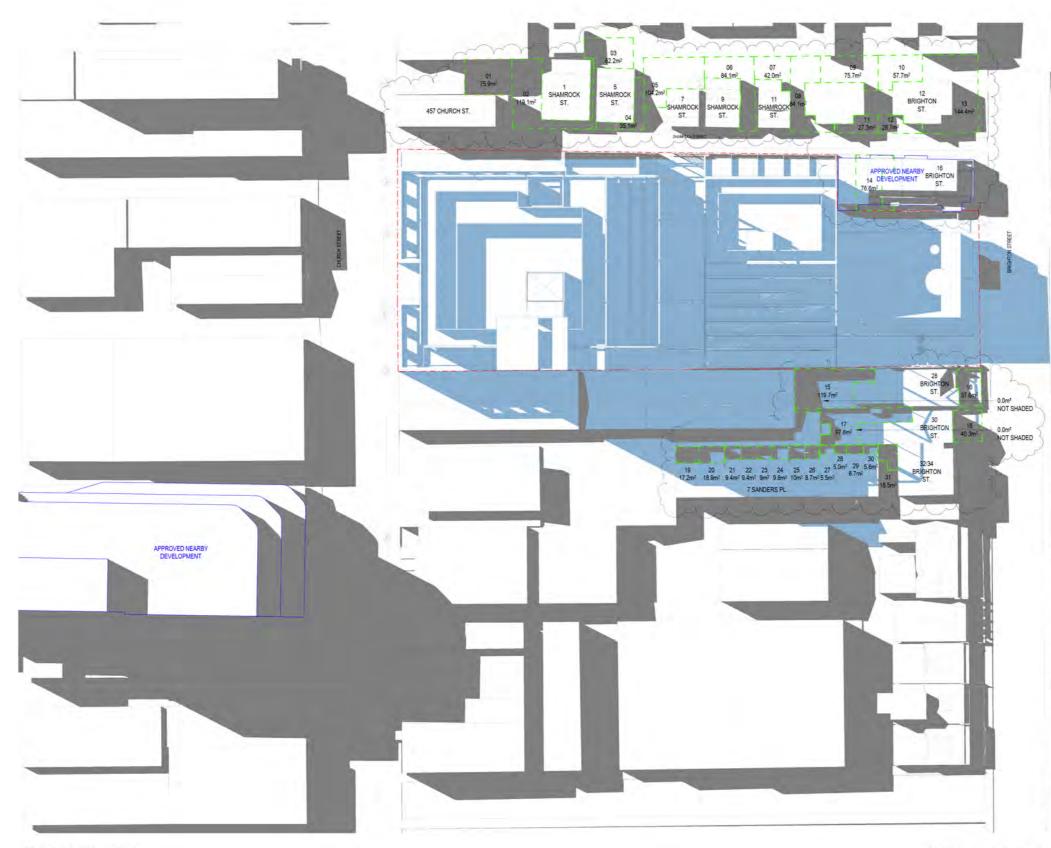
Shadow Studies 15

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1 ShadowStudy_1500_Proposed_22 Sep

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date

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| | SHADOW STUDIES COMPARISON - 3:00PM | | | | | |
|---------------|------------------------------------|------------------------|---------------------------------|-----|--|--|
| CHANGE (%) | NEW SHADOW (%) | EXISTING SHADOW (%) | PRIVATE OPEN SPACE AREA (m²) | NO. | | |
| 37% | 100% | 63% | 119.7 | 15 | | |
| 9.6% | 80.6% | 71% | 37.8 | 16 | | |
| 52.1% | 100% | 47.9% | 97.6 | 17 | | |
| 3% | 90.3% | 87.3% | 40.3 | 18 | | |
| 35% | 100% | 65% | 18.9 | 20 | | |
| 15% | 100% | 85% | 9.4 | 21 | | |
| 12.5% | 100% | 87.5% | 9.0 | 23 | | |
| 50.8% | 100% | 49.2% | 9.8 | 24 | | |
| 14.1% | 100% | 85.9% | 10 | 25 | | |
| 40.2% | 100% | 59.8% | 5.5 | 27 | | |
| 39.5% | 100% | 60.5% | 5.6 | 30 | | |
| 13.9% | 100% | 86.1% | 31 | 31 | | |

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170358.00

459-471 Church Street, Richmond

drawing

Shadow Studies 16

drawing no. DA2216

issue в 131

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VCAT Drawing Register 459 - 471 Church St, Richmond

Project name

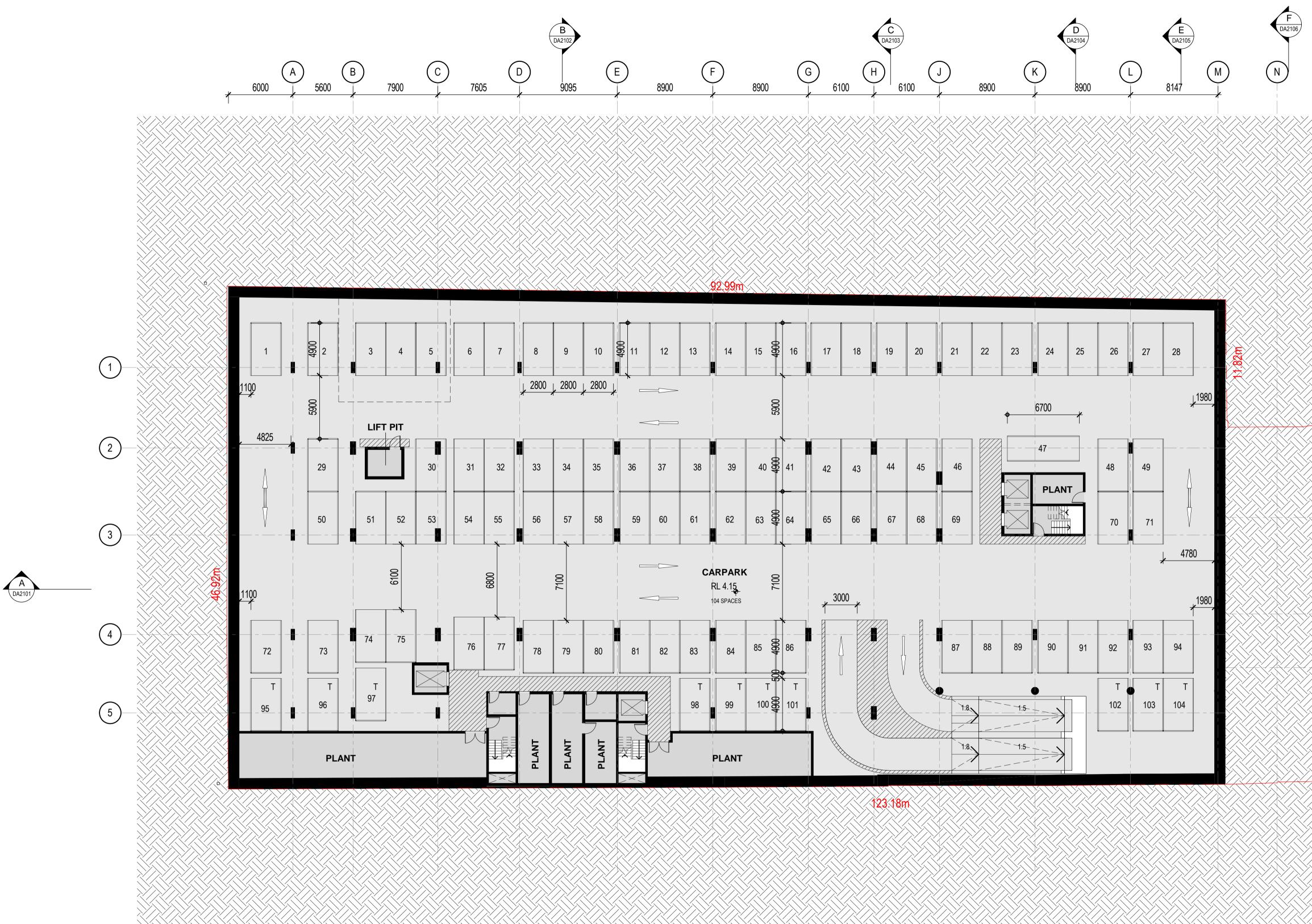
Project no. 170358

| DWG No. | Name | Issue | Amendment | Date |
|---------|--|-------|------------------------|------------|
| DA1001 | B-02 - Basement 2 | D | Issue for VCAT Hearing | 01.02.2019 |
| DA1002 | B-01 - Basement 1 | D | Issue for VCAT Hearing | 01.02.2019 |
| DA1003 | L-00 - Ground Floor | E | Issue for VCAT Hearing | 01.02.2019 |
| DA1004 | L-01 - First Floor | D | Issue for VCAT Hearing | 01.02.2019 |
| DA1005 | L-02 - Second Floor | D | Issue for VCAT Hearing | 01.02.2019 |
| DA1006 | L-03 - Third Floor | D | Issue for VCAT Hearing | 01.02.2019 |
| DA1007 | L-04 - Fourth Floor | D | Issue for VCAT Hearing | 01.02.2019 |
| DA1008 | L-05 - Fifth Floor | D | Issue for VCAT Hearing | 01.02.2019 |
| DA1009 | L-06 - Sixth Floor | D | Issue for VCAT Hearing | 01.02.2019 |
| DA1010 | L-07 - Seventh Floor | D | Issue for VCAT Hearing | 01.02.2019 |
| DA1011 | L-08 - Eigth Floor | D | Issue for VCAT Hearing | 01.02.2019 |
| DA1012 | L-09 - Ninth Floor | D | Issue for VCAT Hearing | 01.02.2019 |
| DA1013 | L-10 - Roof Plan | D | Issue for VCAT Hearing | 01.02.2019 |
| DA2001 | Site Elevation (North) | D | Issue for VCAT Hearing | 01.02.2019 |
| DA2002 | Site Elevation (South) | E | Issue for VCAT Hearing | 01.02.2019 |
| DA2003 | Site Elevation (East) | D | Issue for VCAT Hearing | 01.02.2019 |
| DA2004 | Site Elevation (West) | D | Issue for VCAT Hearing | 01.02.2019 |
| DA2101 | Section A-A | D | Issue for VCAT Hearing | 01.02.2019 |
| DA2102 | Section B-B | D | Issue for VCAT Hearing | 01.02.2019 |
| DA2103 | Section C-C | D | Issue for VCAT Hearing | 01.02.2019 |
| DA2104 | Section D-D | E | Issue for VCAT Hearing | 01.02.2019 |
| DA2105 | Section E-E | A | Issue for VCAT Hearing | 01.02.2019 |
| DA2106 | Section F-F | A | Issue for VCAT Hearing | 01.02.2019 |
| DA2107 | Section G-G | A | Issue for VCAT Hearing | 01.02.2019 |
| DA2201 | Shadow Study - 22 Sept - 0900 Existing | D | Issue for VCAT Hearing | 01.02.2019 |
| DA2202 | Shadow Study - 22 Sept - 0900 Proposed | D | Issue for VCAT Hearing | 01.02.2019 |
| DA2203 | Shadow Study - 22 Sept - 1000 Existing | D | Issue for VCAT Hearing | 01.02.2019 |
| DA2204 | Shadow Study - 22 Sept - 1000 Proposed | D | Issue for VCAT Hearing | 01.02.2019 |
| DA2205 | Shadow Study - 22 Sept - 1030 Existing | D | Issue for VCAT Hearing | 01.02.2019 |
| DA2206 | Shadow Study - 22 Sept - 1030 Proposed | С | Issue for VCAT Hearing | 01.02.2019 |
| DA2207 | Shadow Study - 22 Sept - 1100 Existing | С | Issue for VCAT Hearing | 01.02.2019 |
| DA2208 | Shadow Study - 22 Sept - 1100 Proposed | С | Issue for VCAT Hearing | 01.02.2019 |
| DA2209 | Shadow Study - 22 Sept - 1200 Existing | С | Issue for VCAT Hearing | 01.02.2019 |
| DA2210 | Shadow Study - 22 Sept - 1200 Proposed | С | Issue for VCAT Hearing | 01.02.2019 |
| DA2211 | Shadow Study - 22 Sept - 1300 Existing | С | Issue for VCAT Hearing | 01.02.2019 |
| DA2212 | Shadow Study - 22 Sept - 1300 Proposed | С | Issue for VCAT Hearing | 01.02.2019 |
| DA2213 | Shadow Study - 22 Sept - 1400 Existing | С | Issue for VCAT Hearing | 01.02.2019 |
| DA2214 | Shadow Study - 22 Sept - 1400 Proposed | С | Issue for VCAT Hearing | 01.02.2019 |
| DA2215 | Shadow Study - 22 Sept - 1500 Existing | С | Issue for VCAT Hearing | 01.02.2019 |
| DA2216 | Shadow Study - 22 Sept - 1500 Proposed | С | Issue for VCAT Hearing | 01.02.2019 |
| DA2251 | Shadow Studies - Sanders Place - Sheet 1 | A | Issue for VCAT Hearing | 01.02.2019 |
| DA2252 | Shadow Studies - Sanders Place - Sheet 2 | A | Issue for VCAT Hearing | 01.02.2019 |
| DA2253 | Shadow Studies - Sanders Place - Sheet 3 | A | Issue for VCAT Hearing | 01.02.2019 |
| DA2254 | Shadow Studies - Sanders Place - Sheet 4 | A | Issue for VCAT Hearing | 01.02.2019 |
| SCH001 | Area Schedule | D | Issue for VCAT Hearing | 01.02.2019 |
| SCH002 | Material Schedule | D | Issue for VCAT Hearing | 01.02.2019 |

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File

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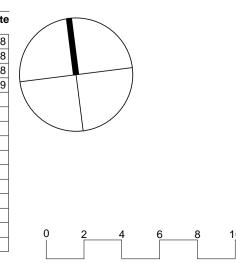


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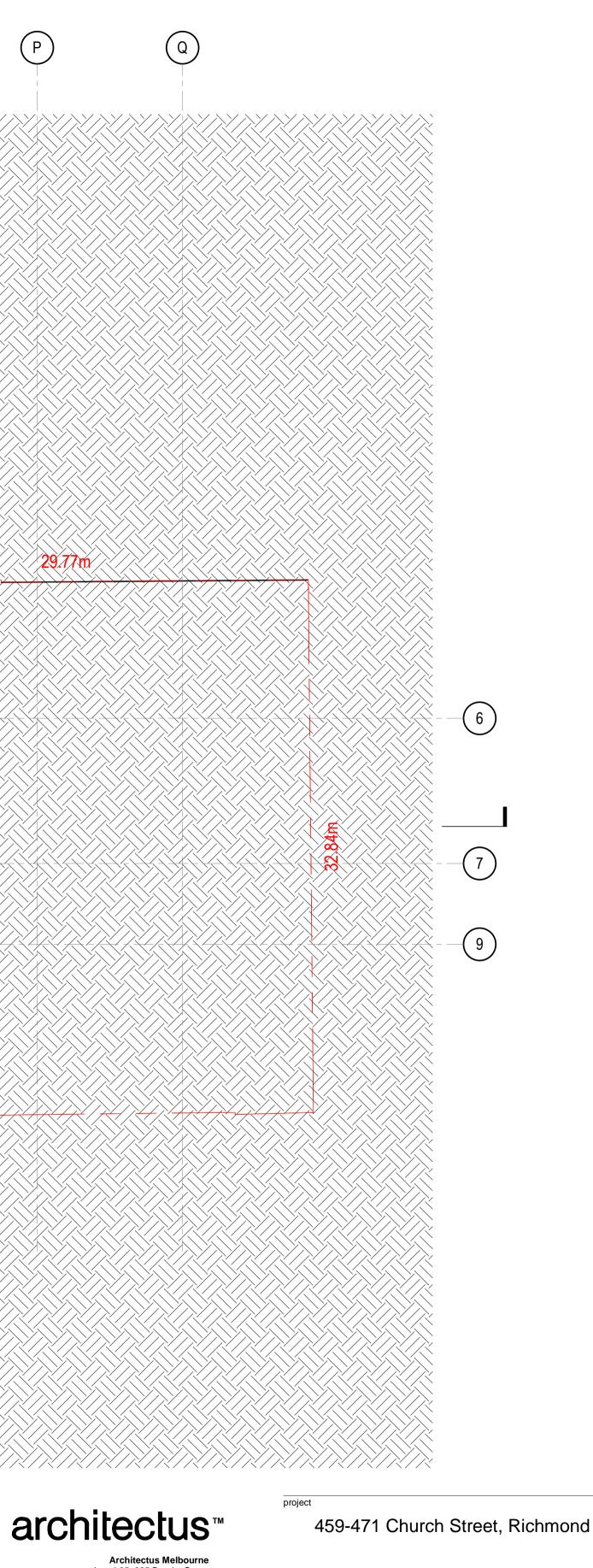
| issue | amendment | date |
|-------|-----------------|------------|
| A | TP DRAFT ISSUE | 27.04.2018 |
| В | TP ISSUE | 04.05.2018 |
| С | TP RFI RESPONSE | 07.06.2018 |
| D | VCAT ISSUE | 01.02.2019 |
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drawn



L-B02 - Basement 2

drawing

| Level 25, 385 Bourke Street |
|------------------------------|
| Melbourne |
| VIC 3000 |
| T (61 3) 9429 5733 |
| F (61 3) 9429 8480 |
| melbourne@architectus.com.au |
| ABN 90 131 245 684 |
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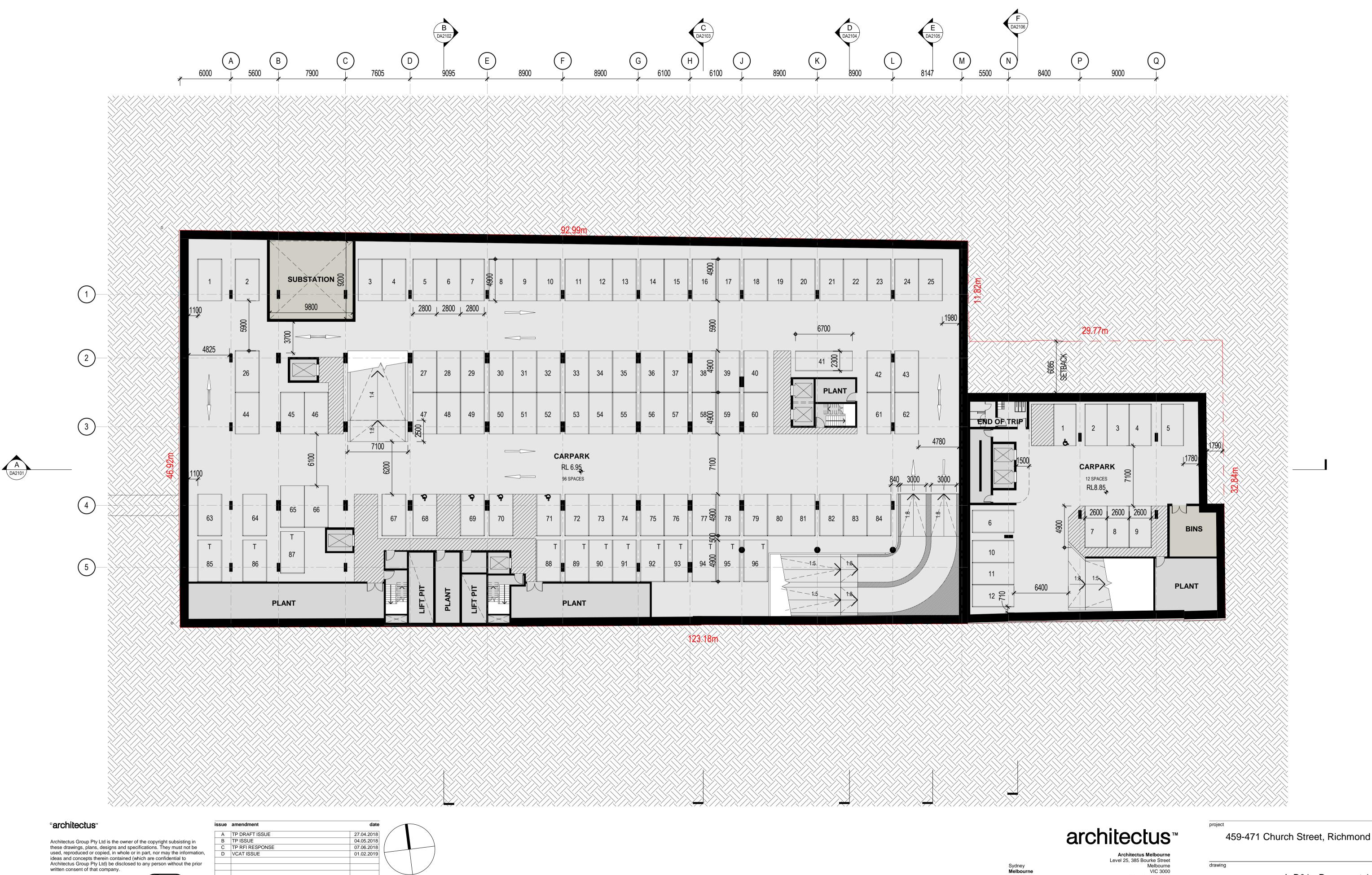
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DA1001

drawing no.

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| ssue | amendment | uate | | |
|------|-----------------|------------|--|--|
| Α | TP DRAFT ISSUE | 27.04.2018 | | |
| В | TP ISSUE | 04.05.2018 | | |
| С | TP RFI RESPONSE | 07.06.2018 | | |
| D | VCAT ISSUE | 01.02.2019 | | |
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L-B01 - Basement 1

drawing no.

AS project no 170358.00

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F (61 3) 9429 8480

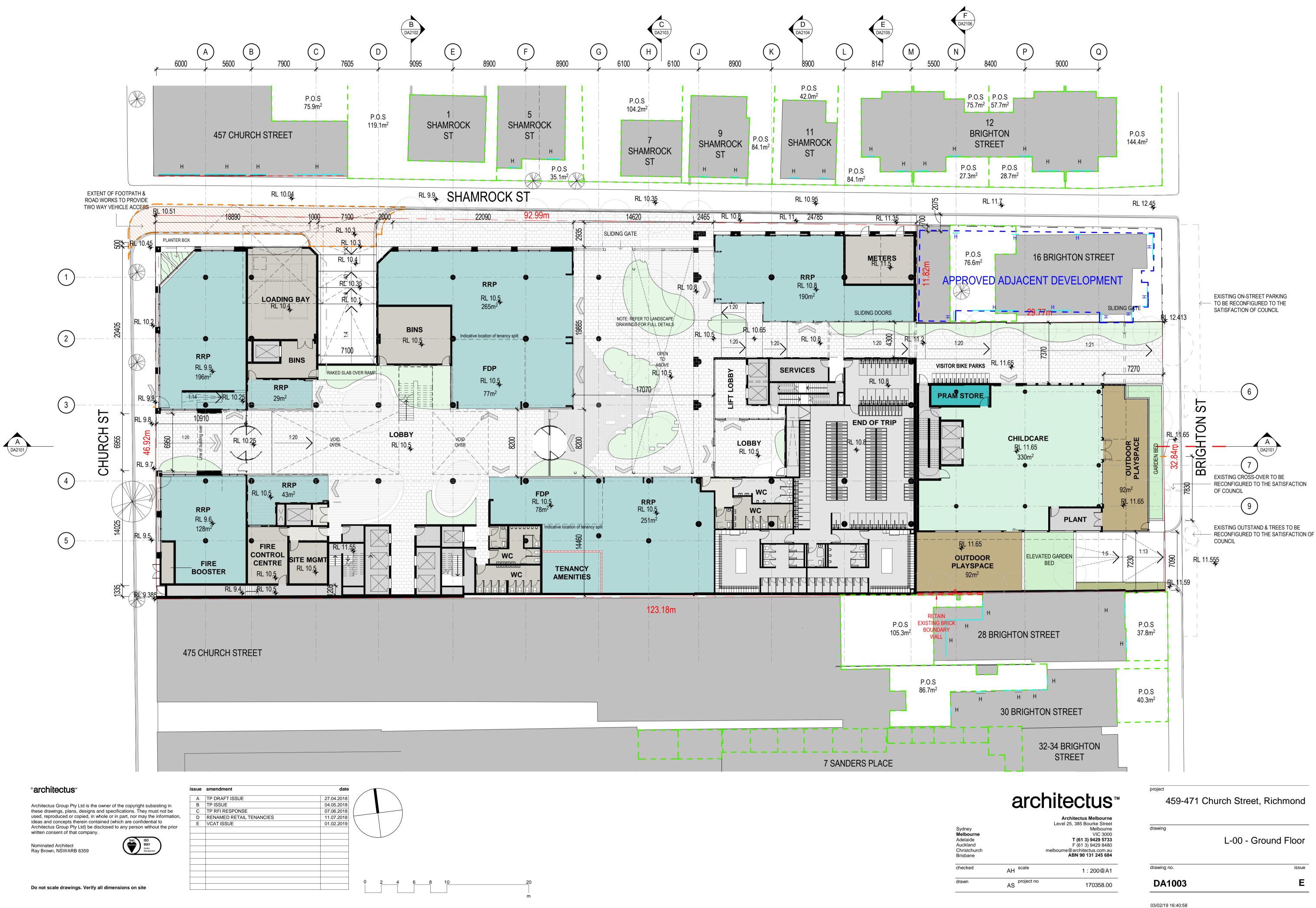
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melbourne@architectus.com.au ABN 90 131 245 684

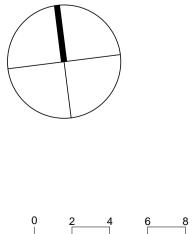
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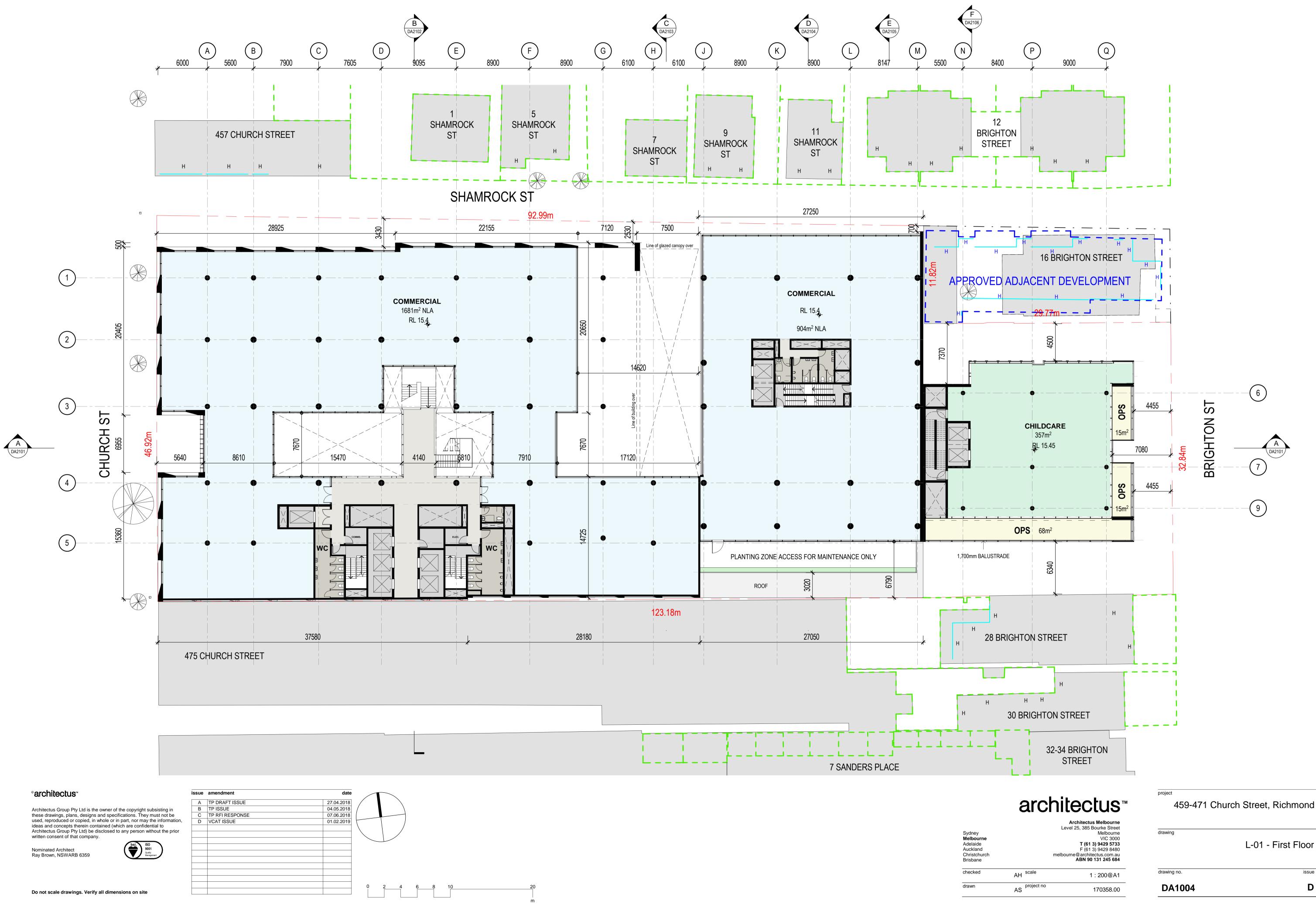
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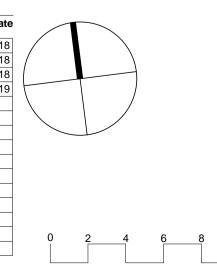






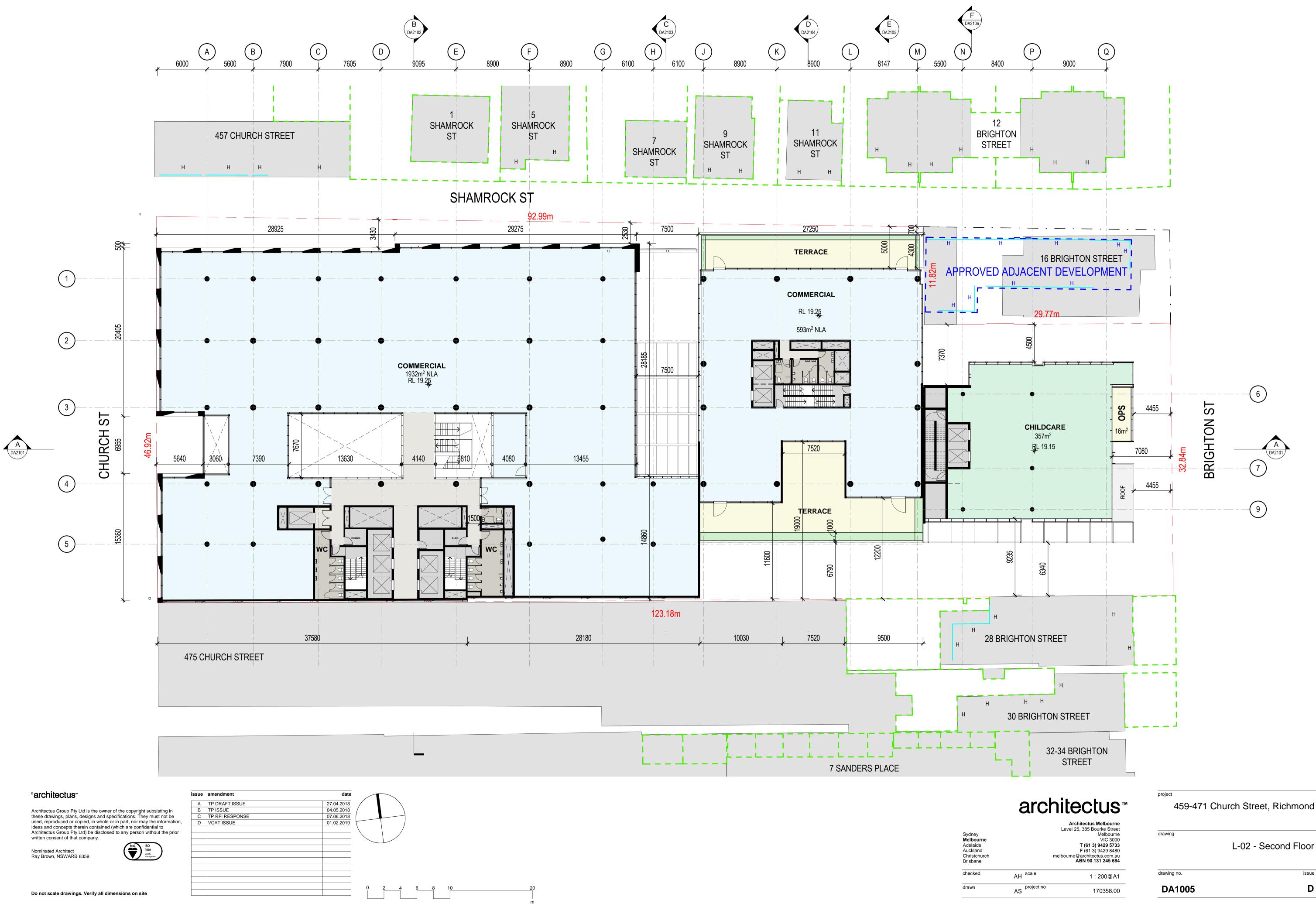




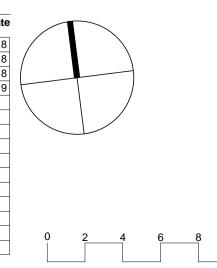




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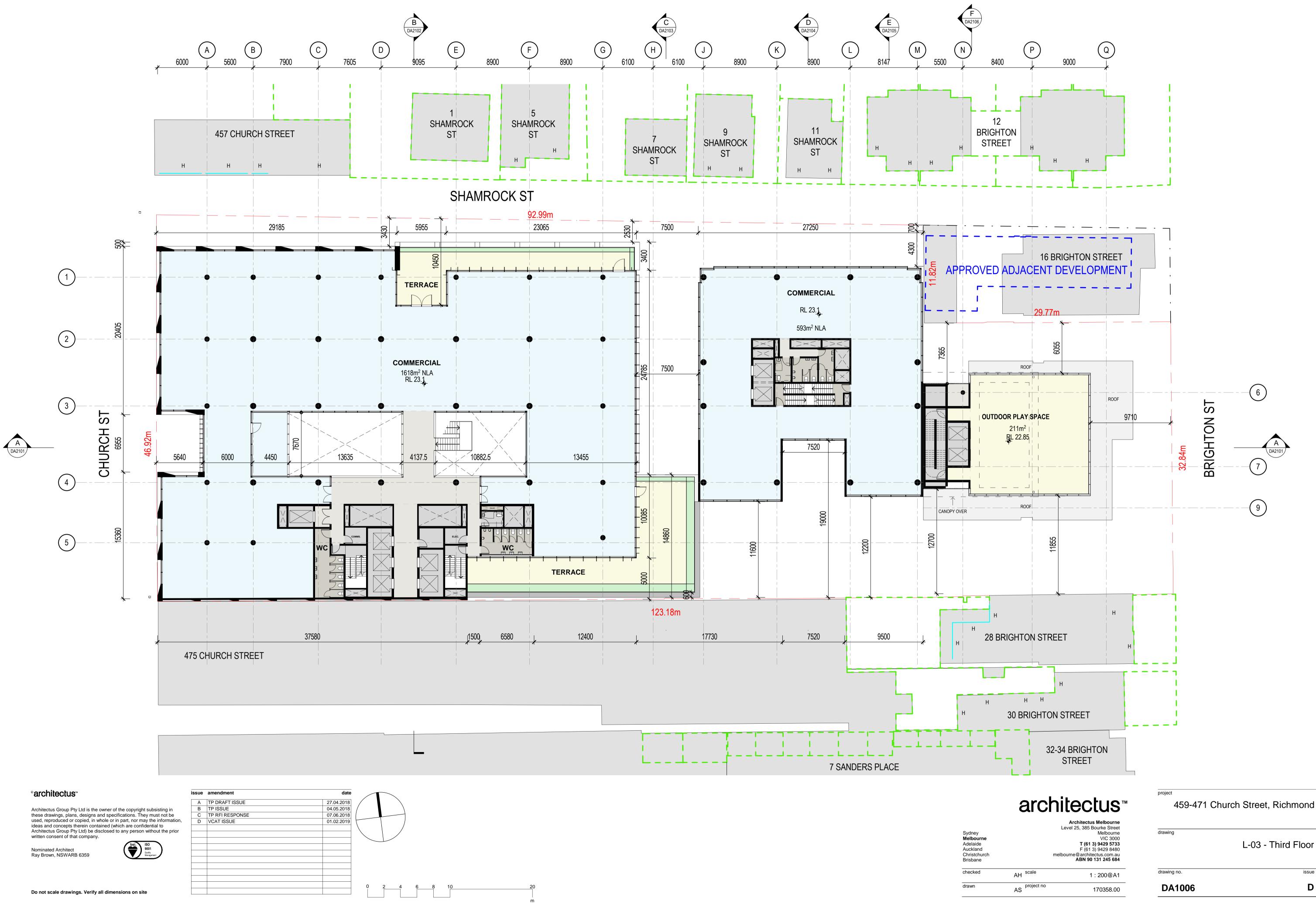




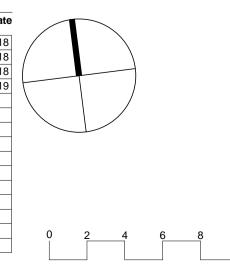




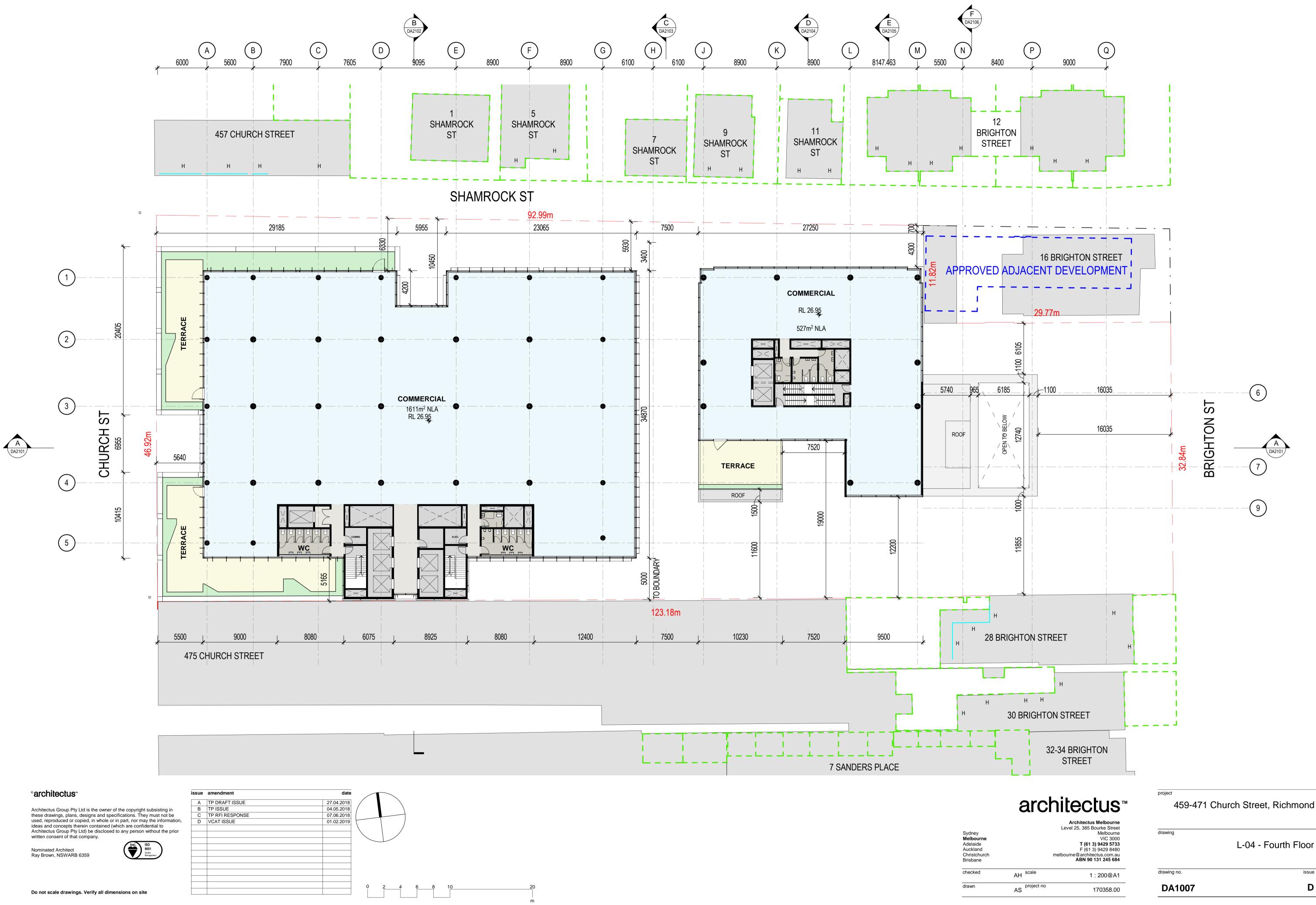
03/02/19 16:30:02



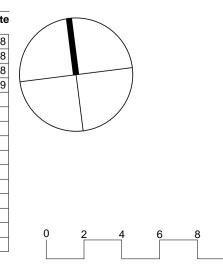




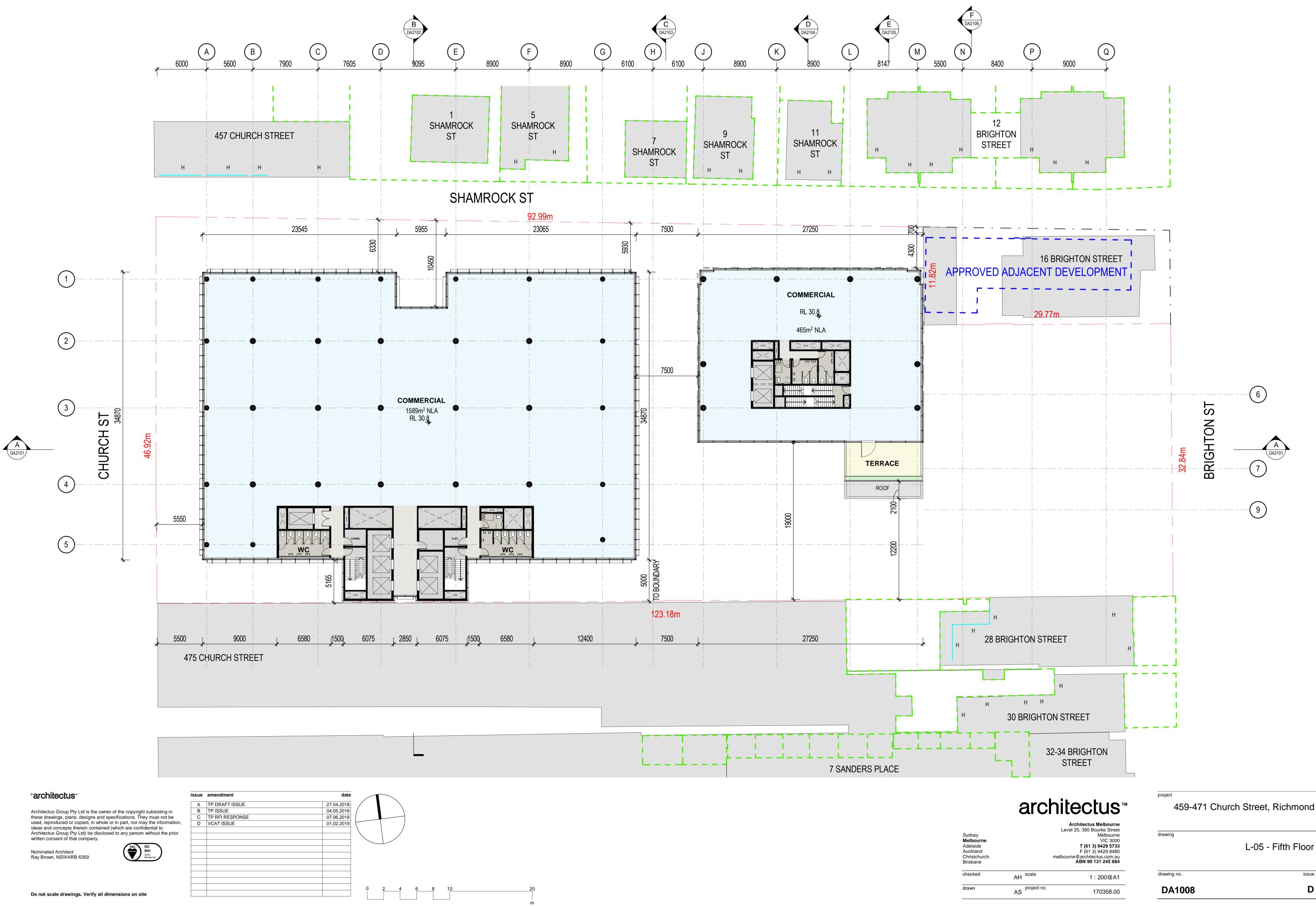




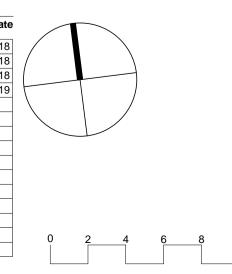




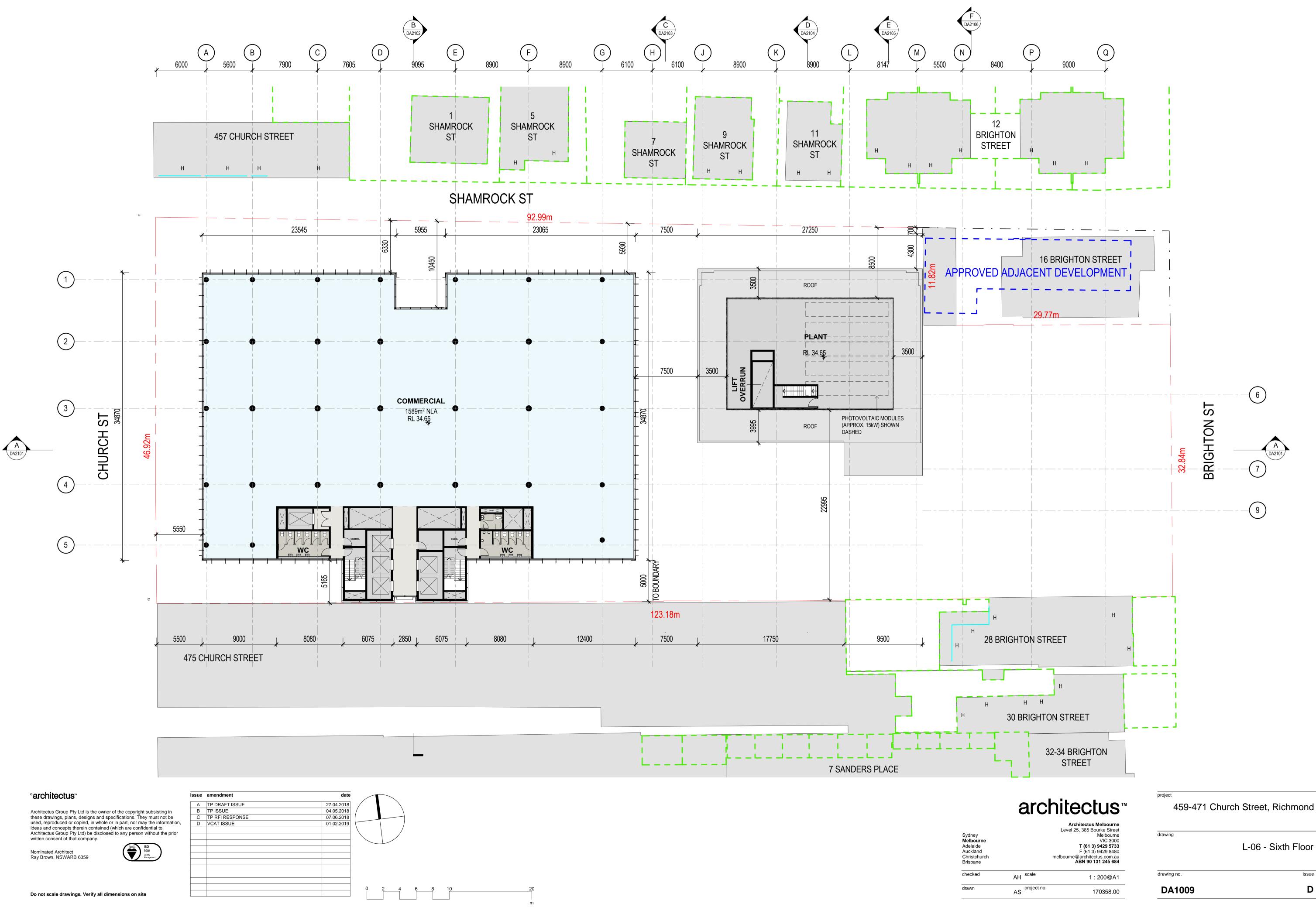




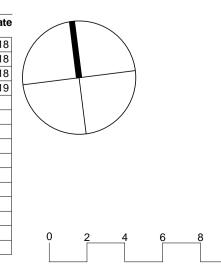






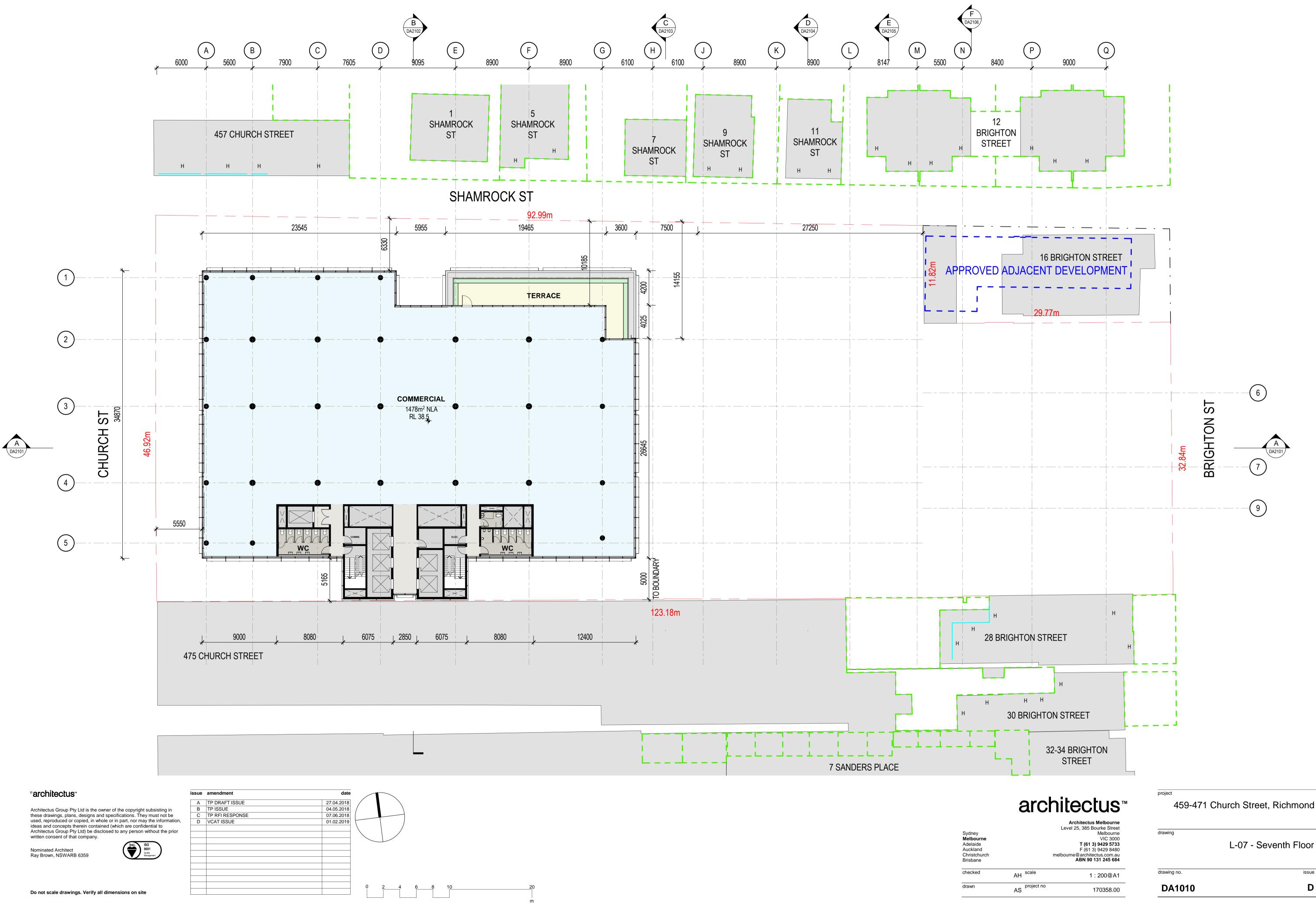




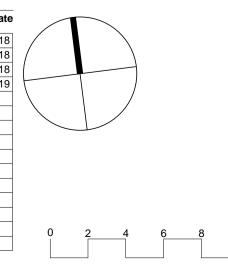




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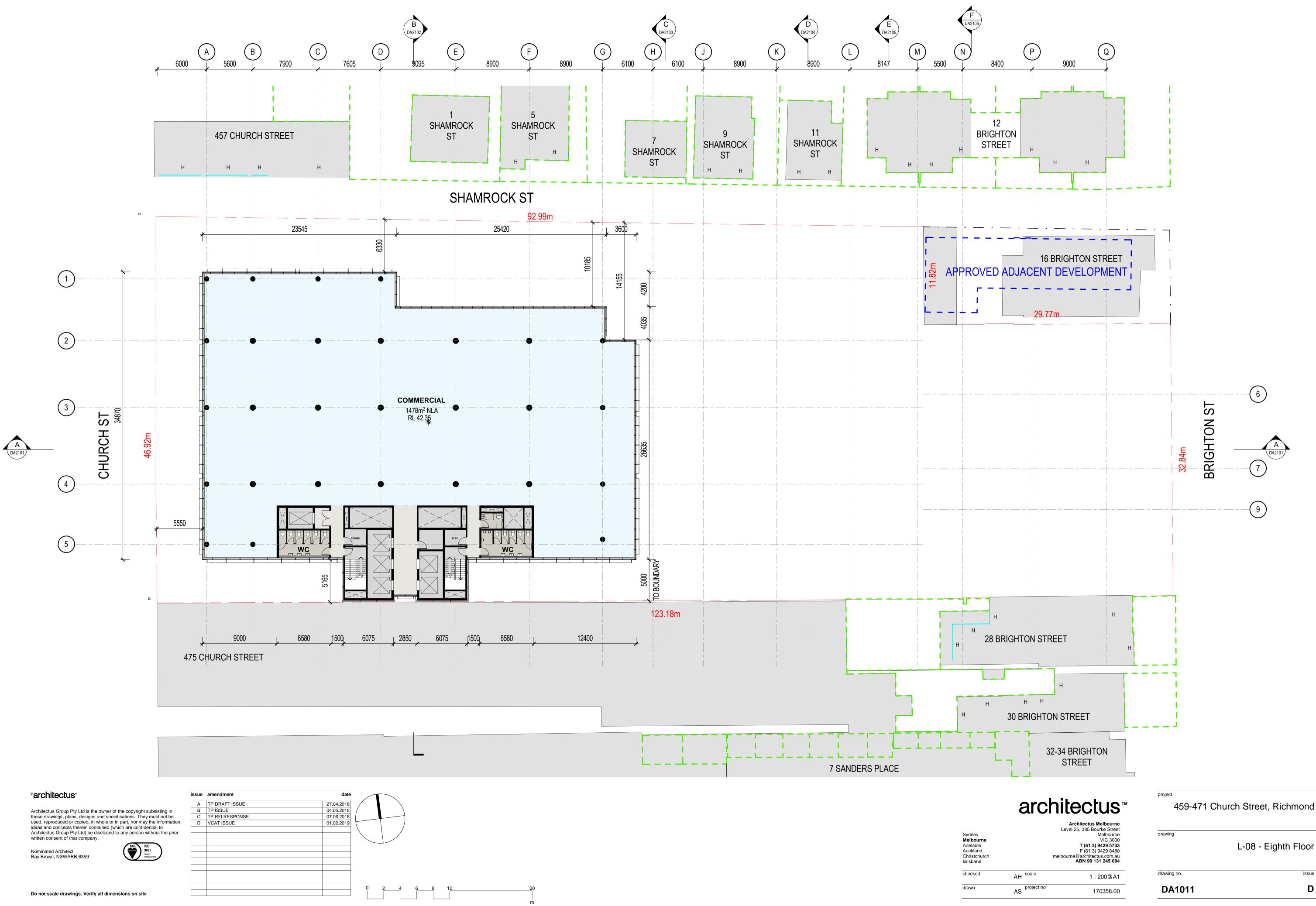




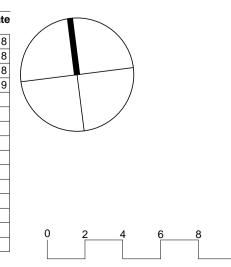




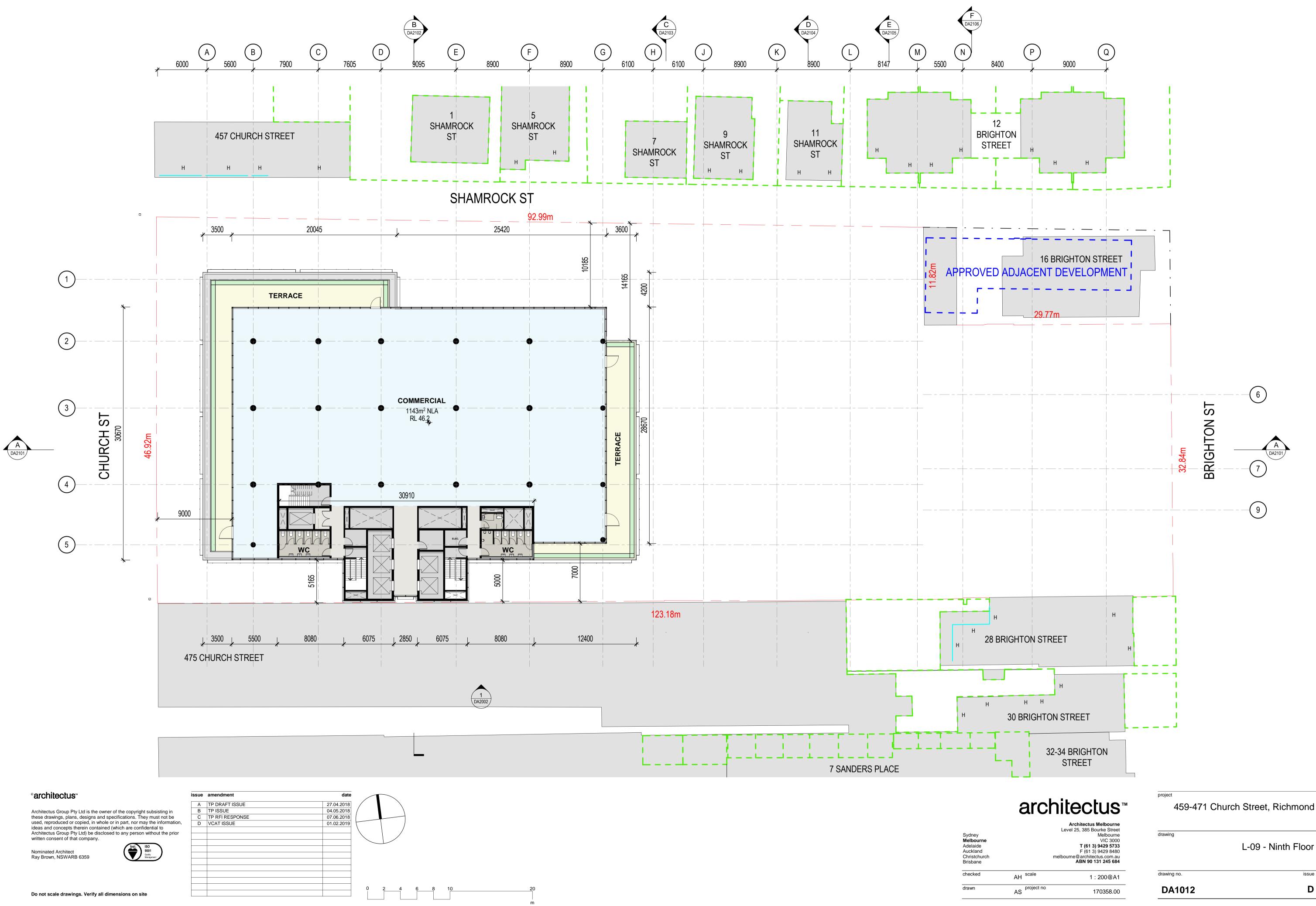
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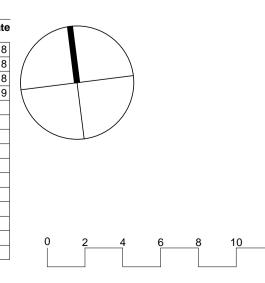






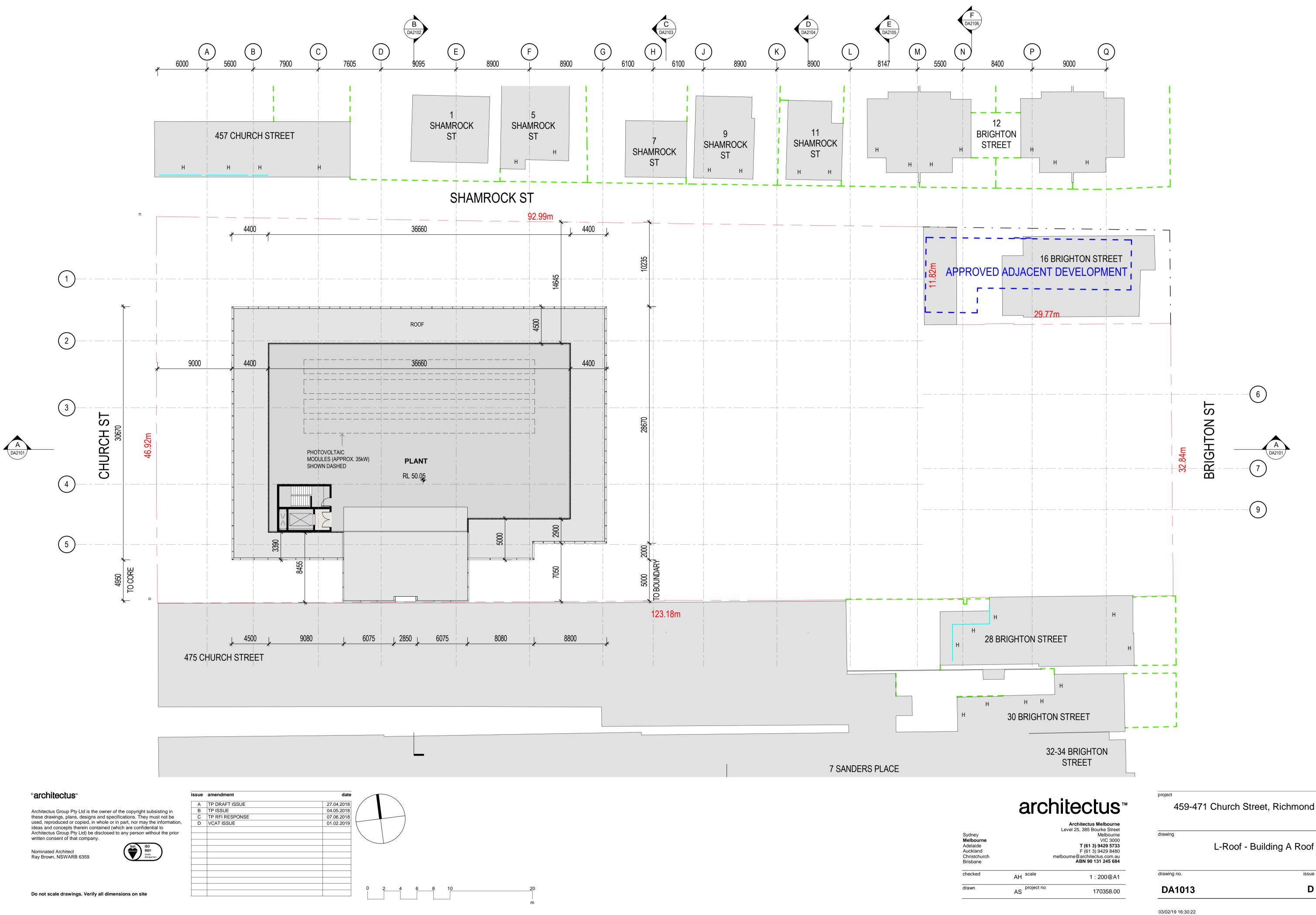




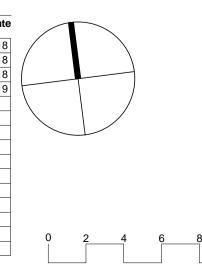




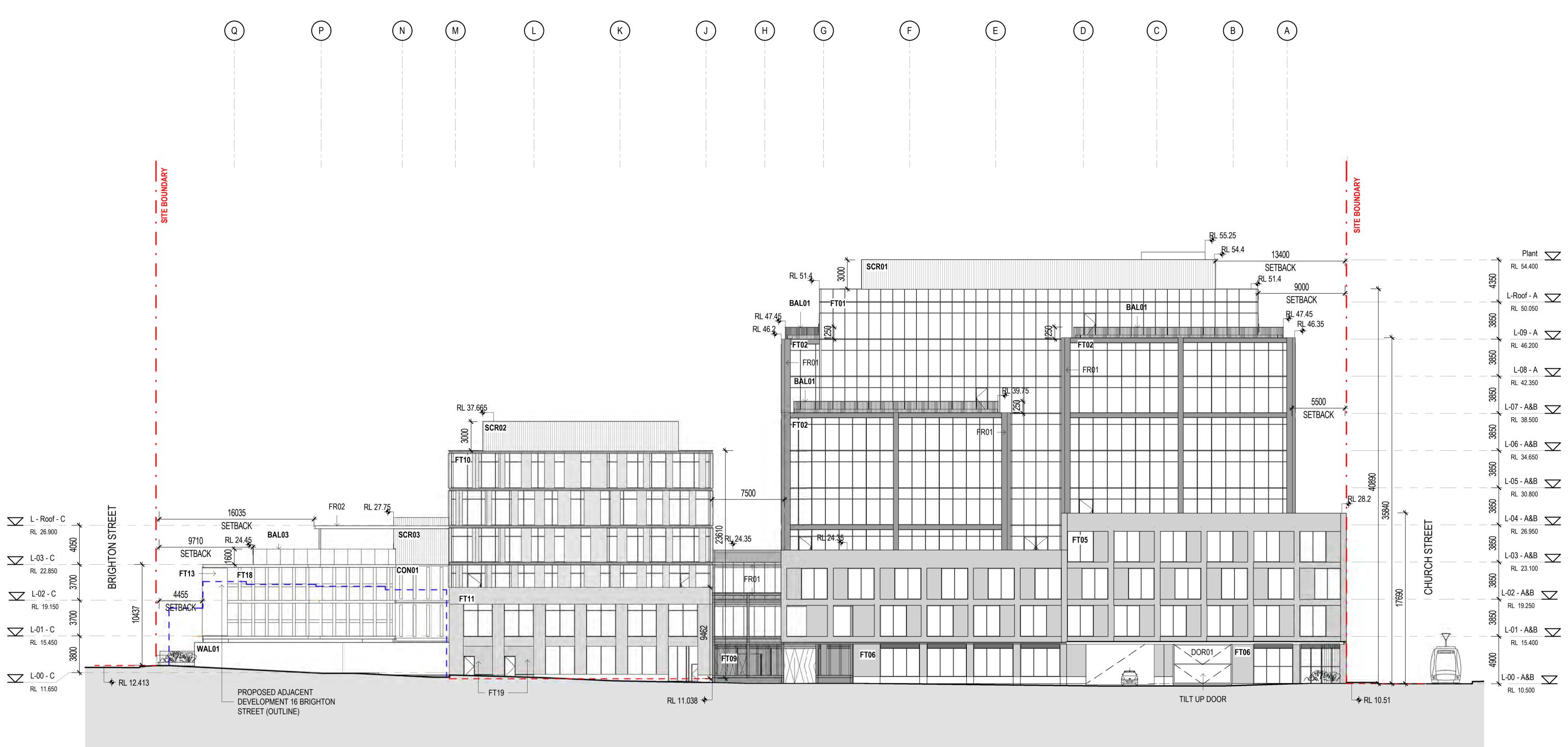
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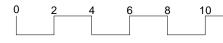


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| issue | amendment | date | | |
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| A | TP DRAFT ISSUE | 27.04.2018 | | |
| В | TP ISSUE | 04.05.2018 | | |
| С | TP RFI RESPONSE | 07.06.2018 | | |
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Do not scale drawings. Verify all dimensions on site



drawn

project 459-471 Church Street, Richmond

Site Elevation (North)

drawing

architectus

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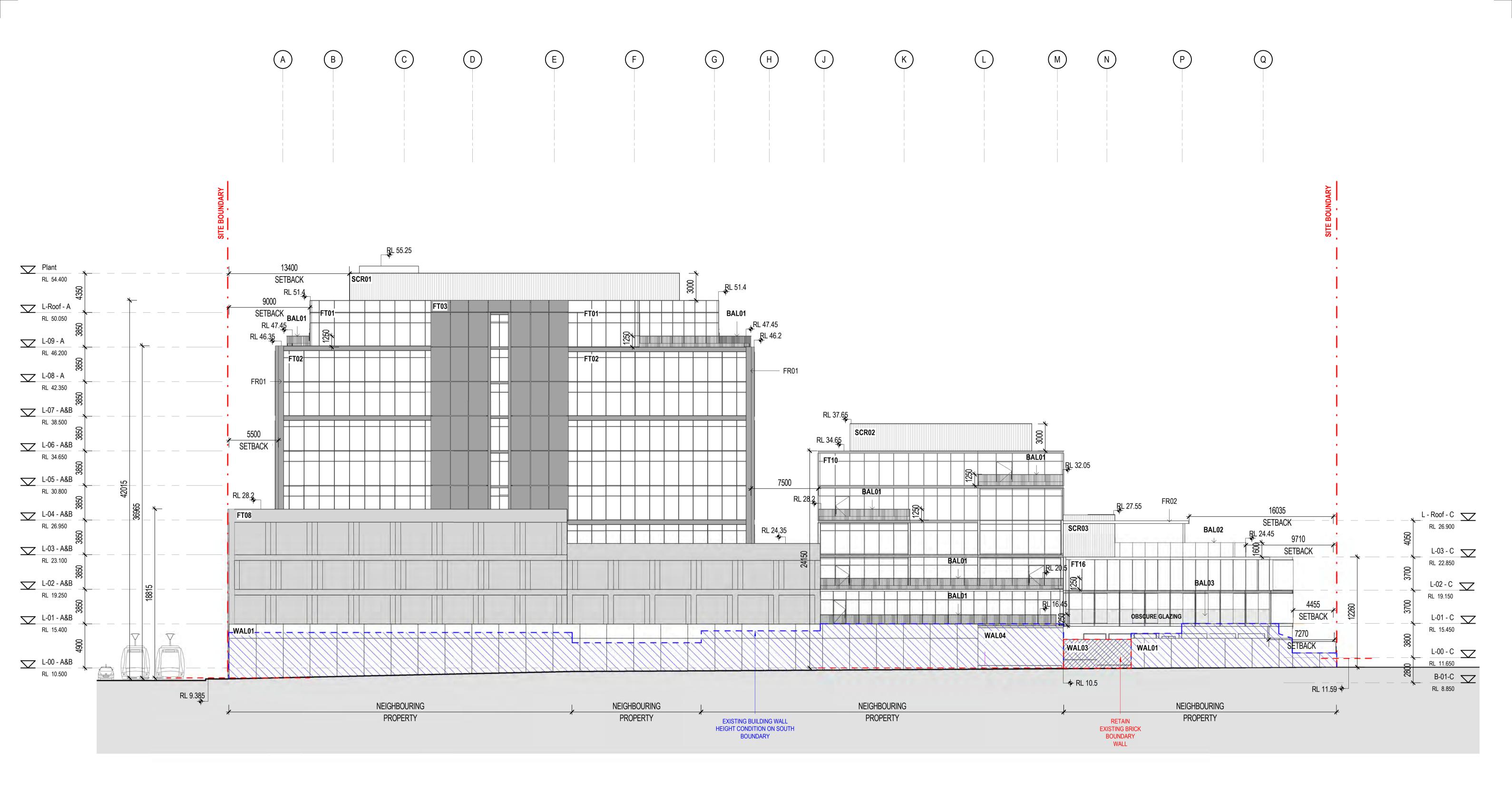
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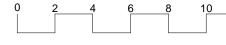


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| A | TP DRAFT ISSUE | 27.04.2018 | |
| В | TP ISSUE | 04.05.2018 | |
| С | TP RFI RESPONSE | 07.06.2018 | |
| D | TP RFI RESPONSE | 25.06.2018 | |
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drawn



Site Elevation (South)

drawing

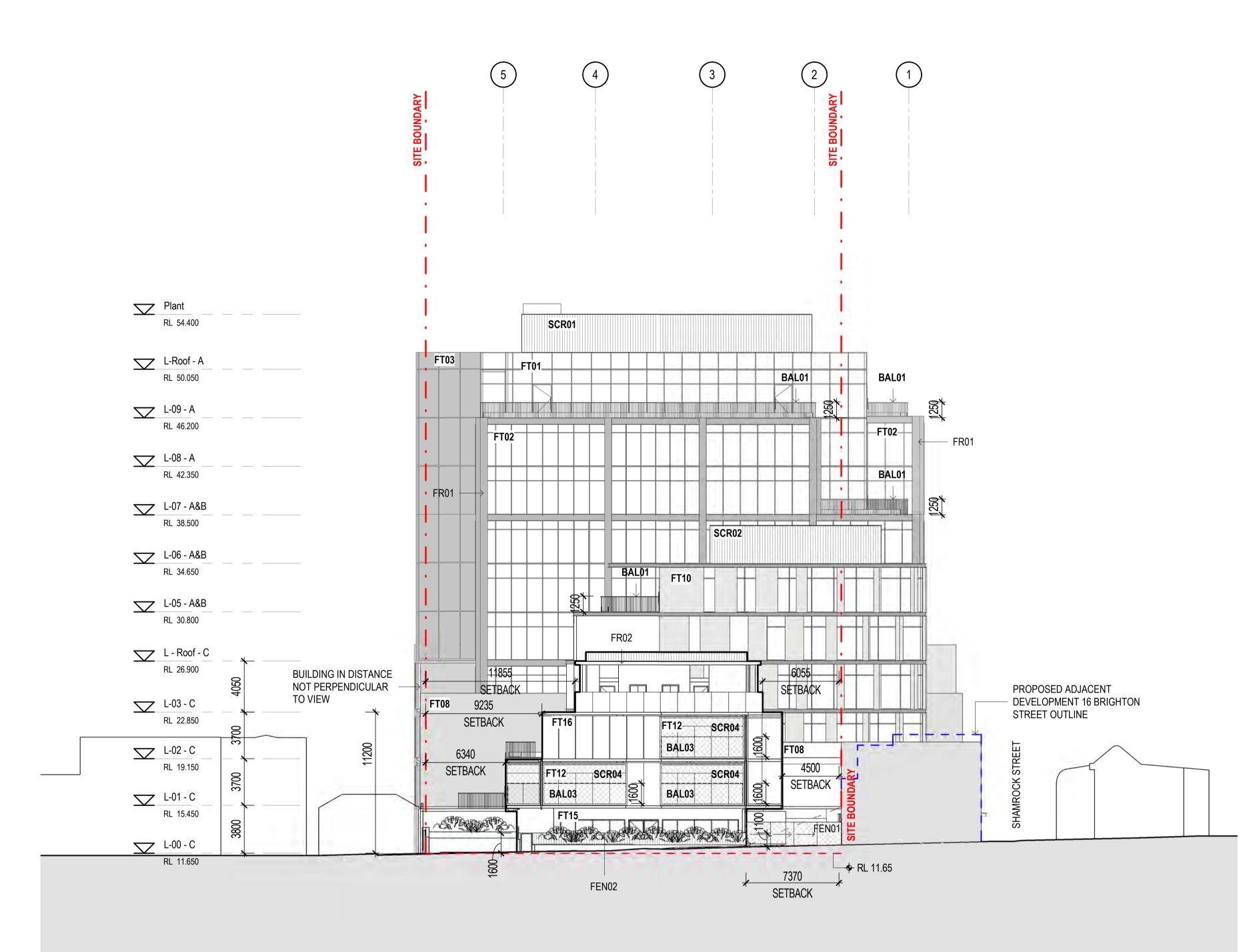
Architectus Melbourne Level 25, 385 Bourke Street Melbourne VIC 3000 T (61 3) 9429 5733 F (61 3) 9429 5733 F (61 3) 9429 8480 melbourne@architectus.com.au ABN 90 131 245 684

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| issue | amendment | date |
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| Α | TP DRAFT ISSUE | 27.04.2018 |
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drawn

459-471 Church Street, Richmond

project

Site Elevation (East)

drawing

architectus

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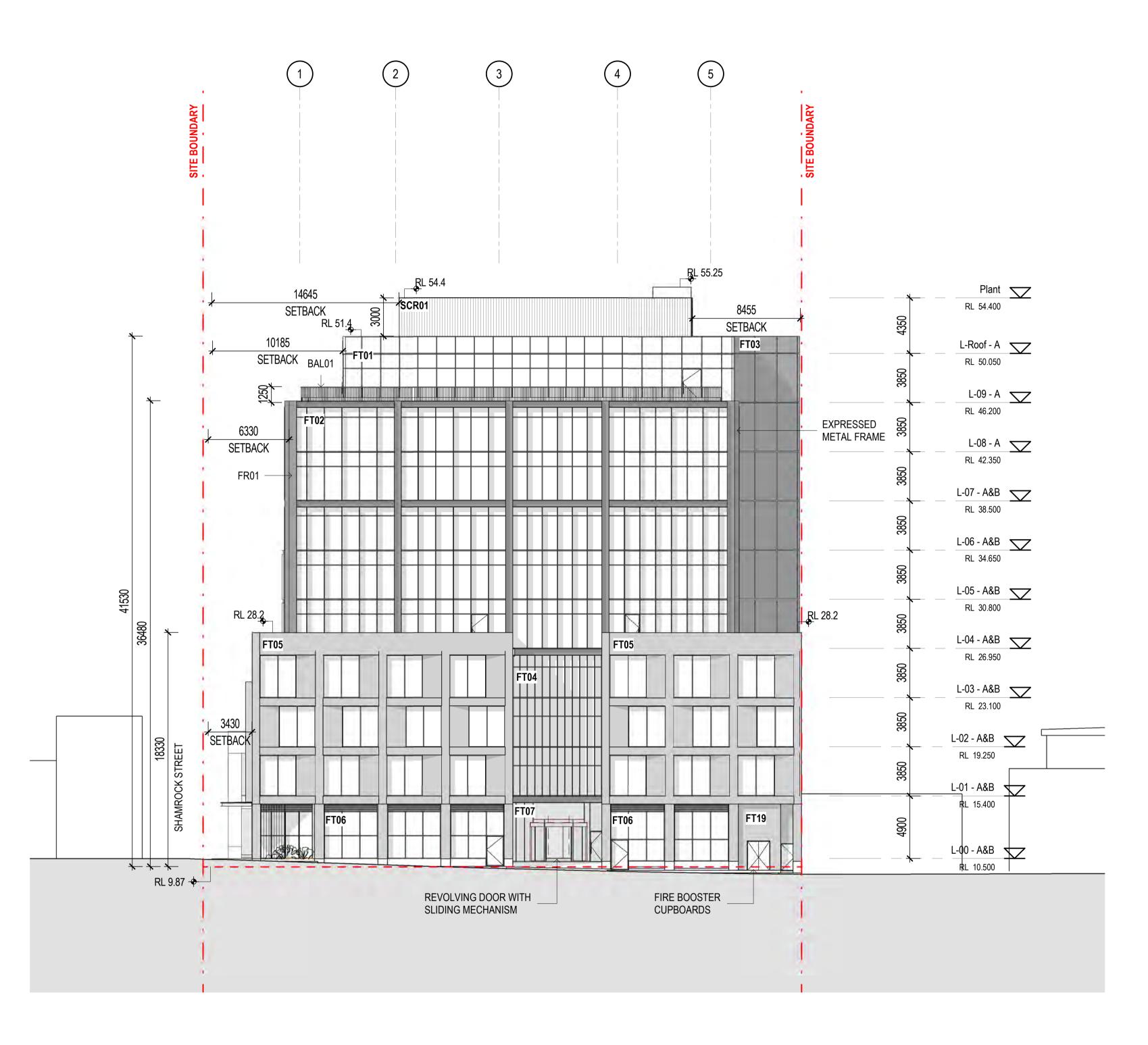
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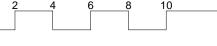


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issue amendment date A TP DRAFT ISSUE 27.04.2018 B TP ISSUE 04.05.2018 C TP RFI RESPONSE 07.06.2018 D VCAT ISSUE 01.02.2019



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Sydney **Melbourne** Adelaide Auckland Christchurch Brisbane checked

drawn

459-471 Church Street, Richmond

project

Site Elevation (West)

drawing

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architectus

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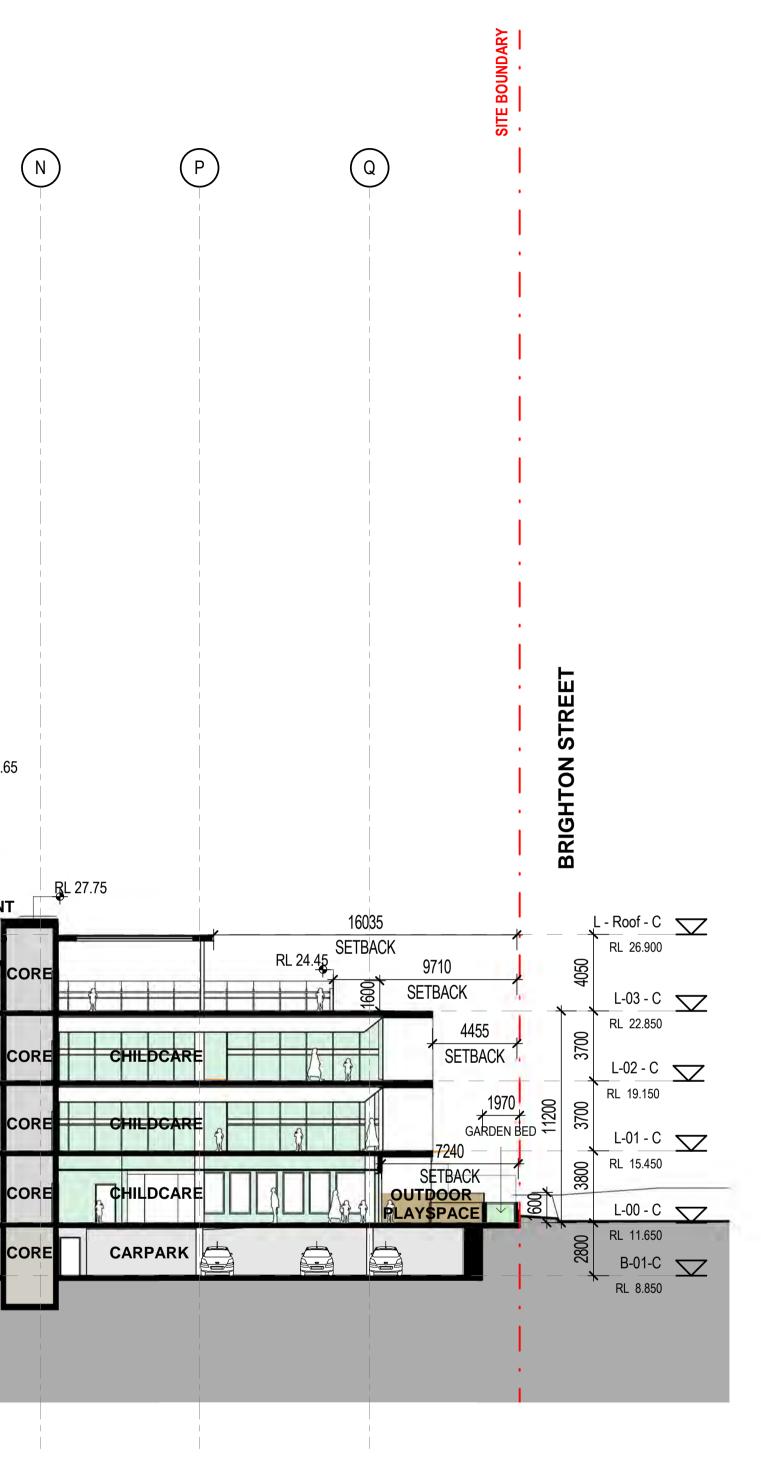
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| Α | TP DRAFT ISSUE | 27.04.2018 | |
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459-471 Church Street, Richmond

Section A-A

project

drawing

architectus

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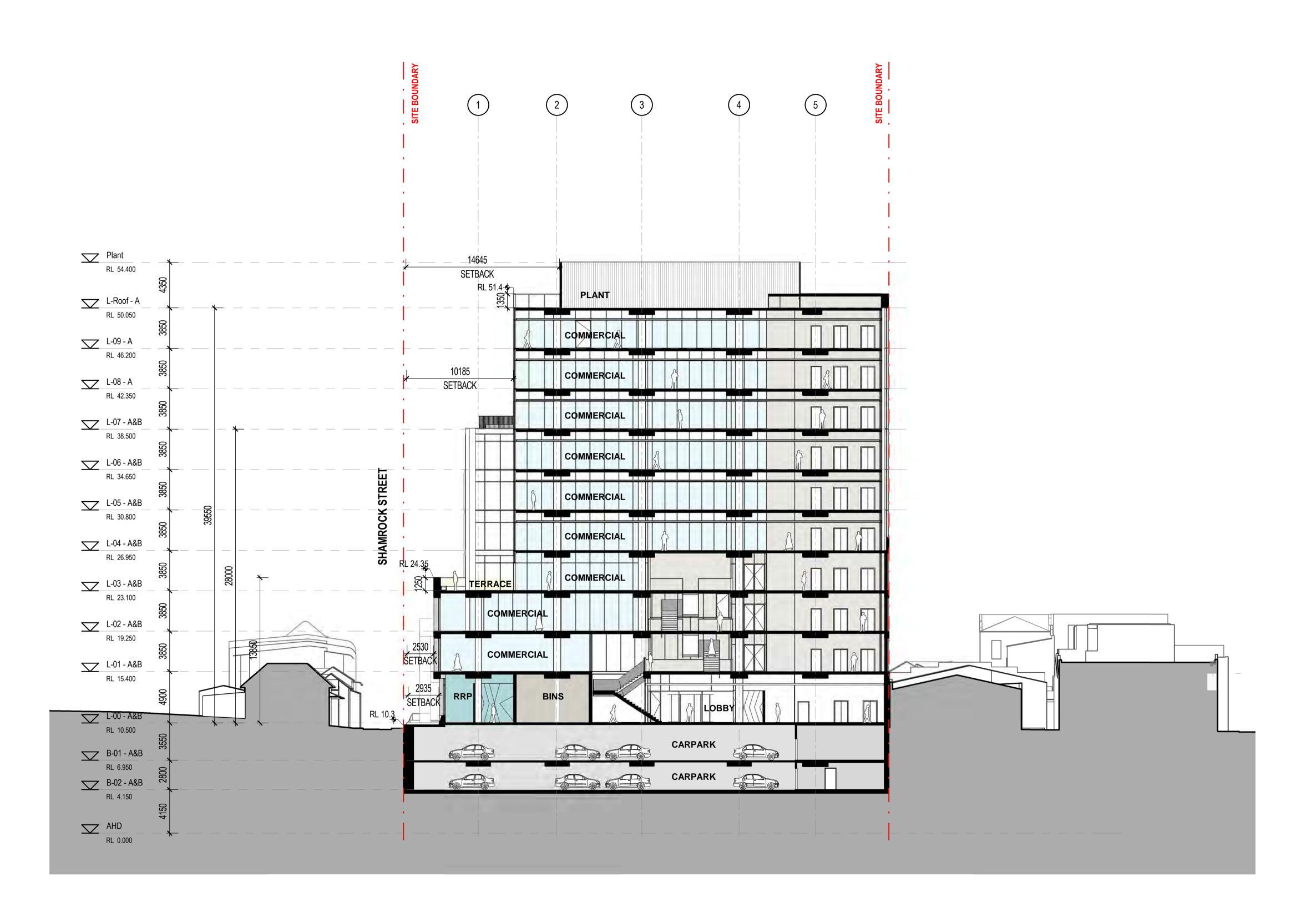
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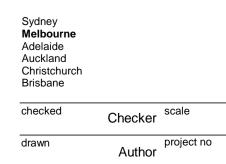
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| Α | TP DRAFT ISSUE | 27.04.2018 |
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459-471 Church Street, Richmond

Section B-B

project

drawing

architectus

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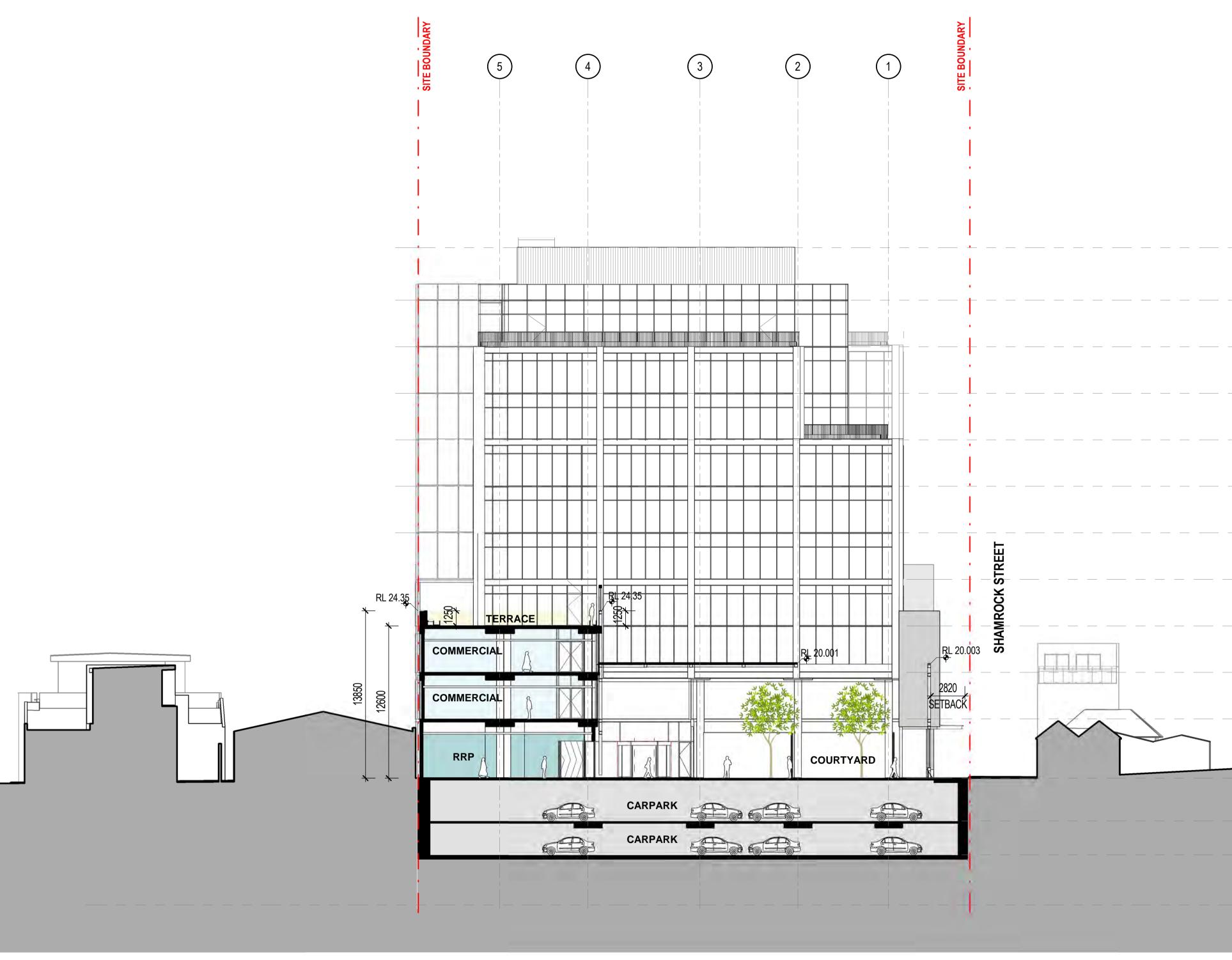
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| Α | TP DRAFT ISSUE | 27.04.2018 | |
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| | RL 54.400 | |
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| 3850 | | |
| \ | L-07 - A&B RL 38.500 | \bigtriangledown |
| 3850 | KL 30.300 | |
| ñ, | L-06 - A&B | \bigtriangledown |
| | RL 34.650 | |
| 3850 | | |
| | L-05 - A&B | \bigtriangledown |
| 3850 | RL 30.800 | |
| 33 | L-04 - A&B | $\overline{}$ |
| _ | RL 26.950 | |
| 3850 | | |
| | L-03 - A&B | \bigtriangledown |
| 20 | RL 23.100 | |
| 3850 | L-02 - A&B | |
| ` _` | RL 19.250 | $\mathbf{\nabla}$ |
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| | L-01 - A&B | \bigtriangledown |
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| 3550 | B-01 - A&B | |
| 0 | RL 6.950 | |
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459-471 Church Street, Richmond

Section C-C

project

drawing

architectus™

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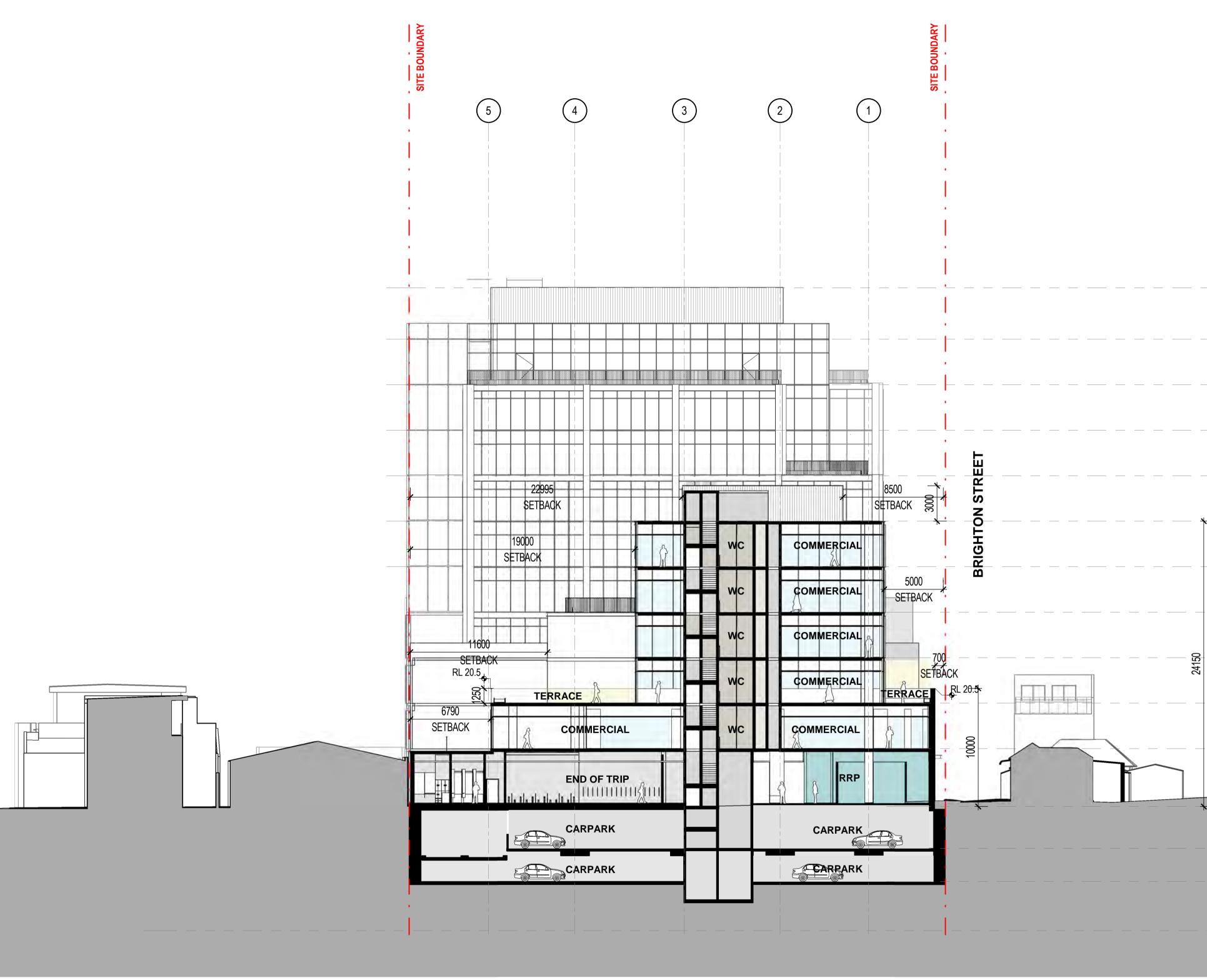
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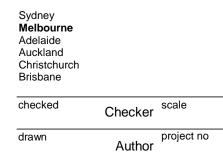
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|-------|-----------------|------------|--|
| Α | TP DRAFT ISSUE | 27.04.2018 | |
| В | TP ISSUE | 04.05.2018 | |
| С | TP RFI RESPONSE | 07.06.2018 | |
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Do not scale drawings. Verify all dimensions on site



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| | L-08 - A | \bigtriangledown |
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| 50 | RL 23.100 | |
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459-471 Church Street, Richmond

Section D-D

project

drawing

architectus

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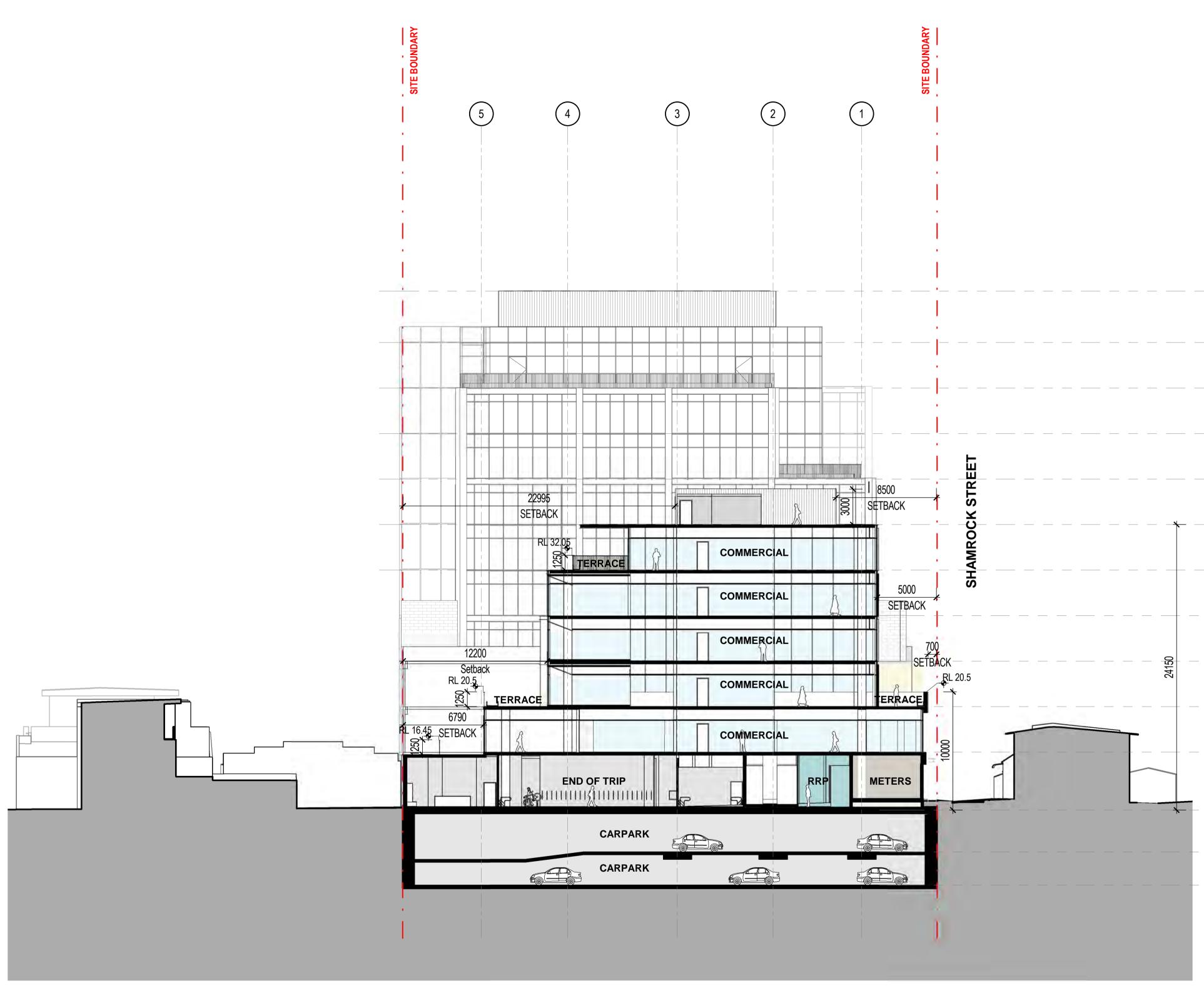
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Sydney **Melbourne** Adelaide Auckland Christchurch Brisbane checked Author project no drawn

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project

459-471 Church Street, Richmond

drawing

Section E-E

architectus Architectus Melbourne Level 25, 385 Bourke Street Melbourne VIC 3000

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F (61 3) 9429 5733 F (61 3) 9429 8480 melbourne@architectus.com.au ABN 90 131 245 684

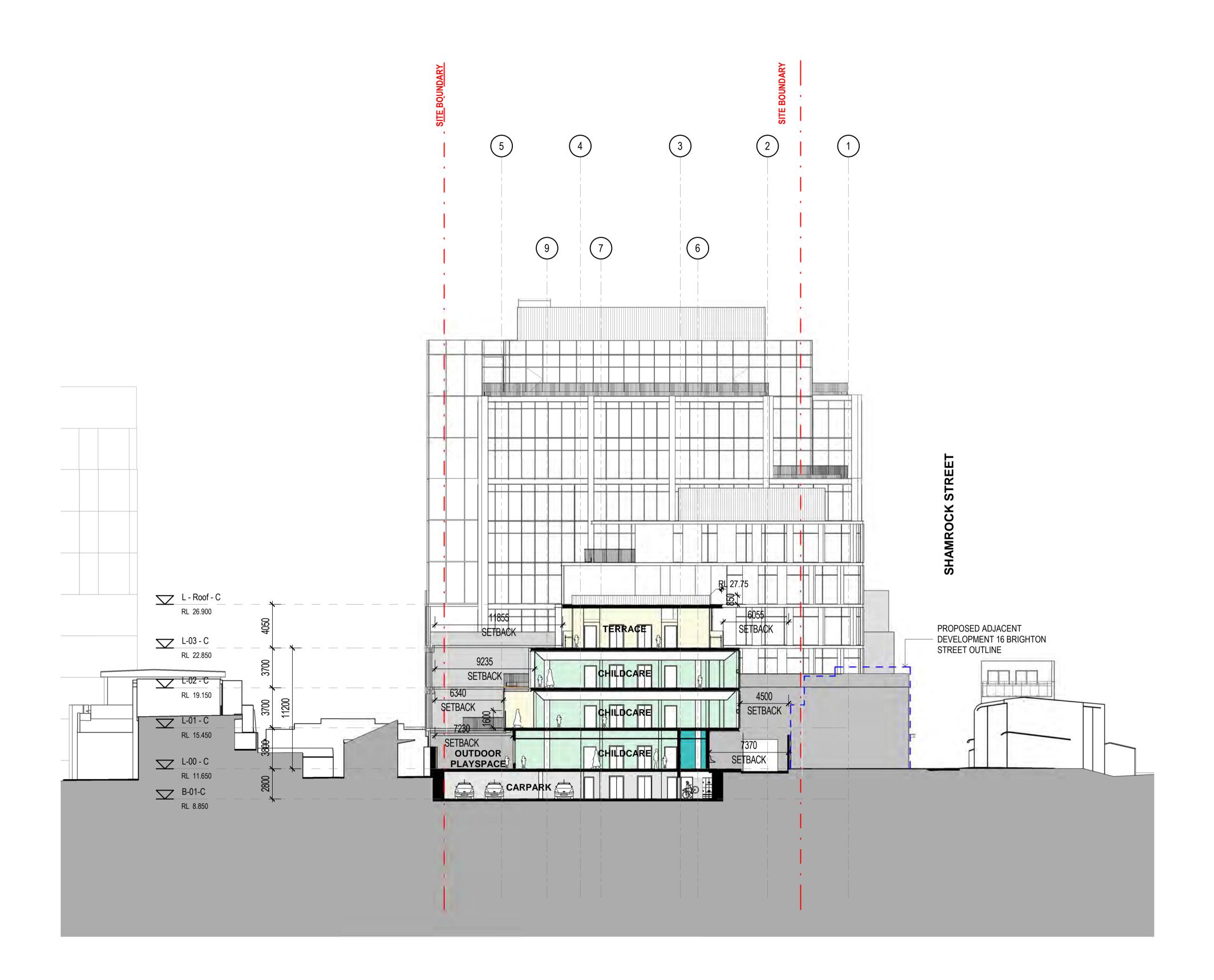
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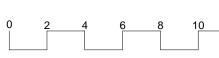
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459-471 Church Street, Richmond

Section F-F

project

drawing

architectus™

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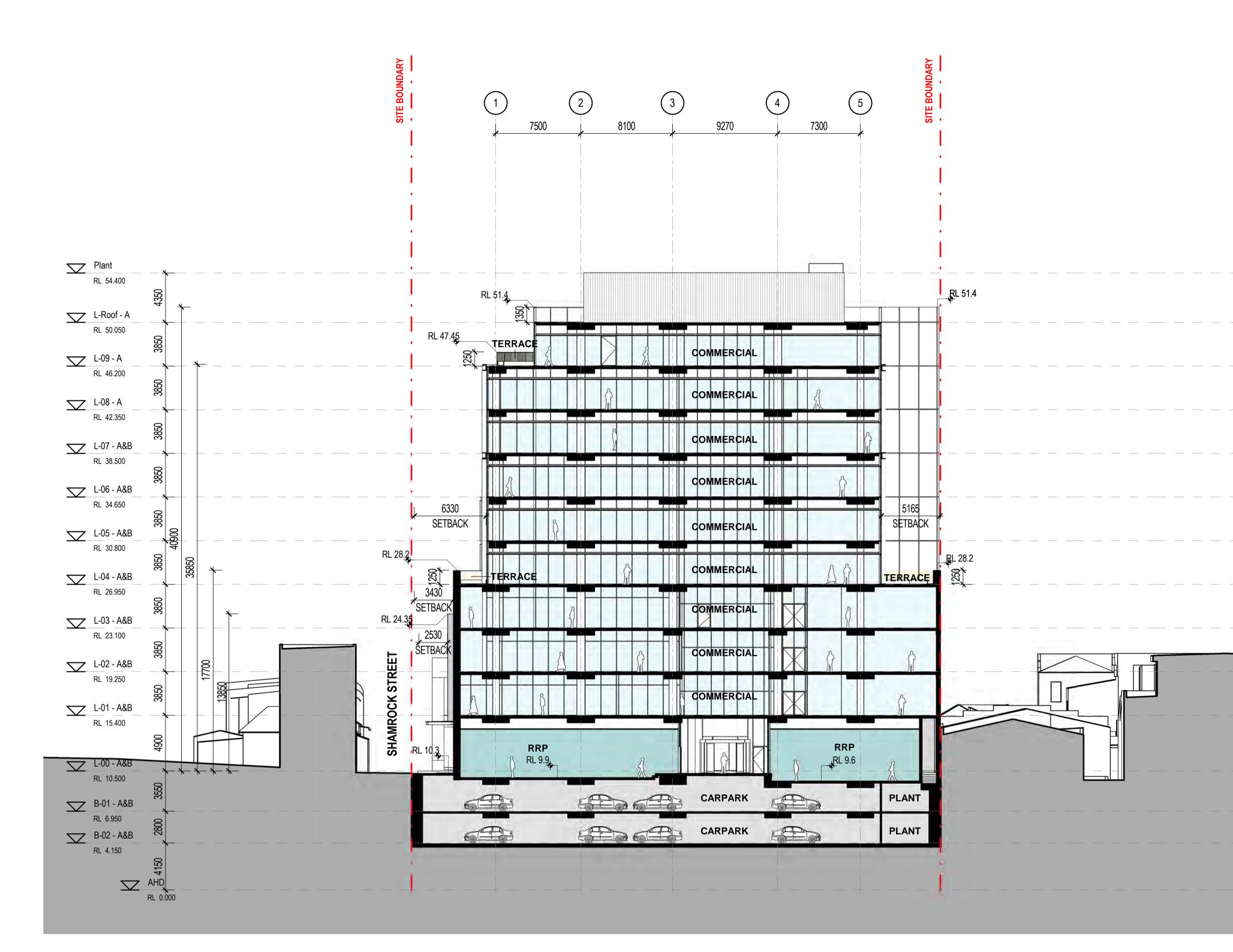
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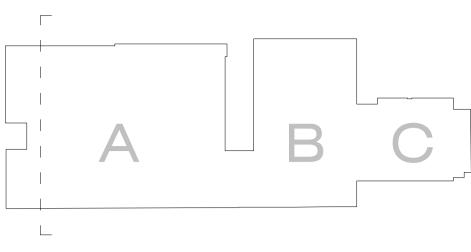


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Sydney **Melbourne** Adelaide Auckland Christchurch Brisbane checked

drawn



Key Plan

project 459-471 Church Street, Richmond

Section G-G

drawing

architectus

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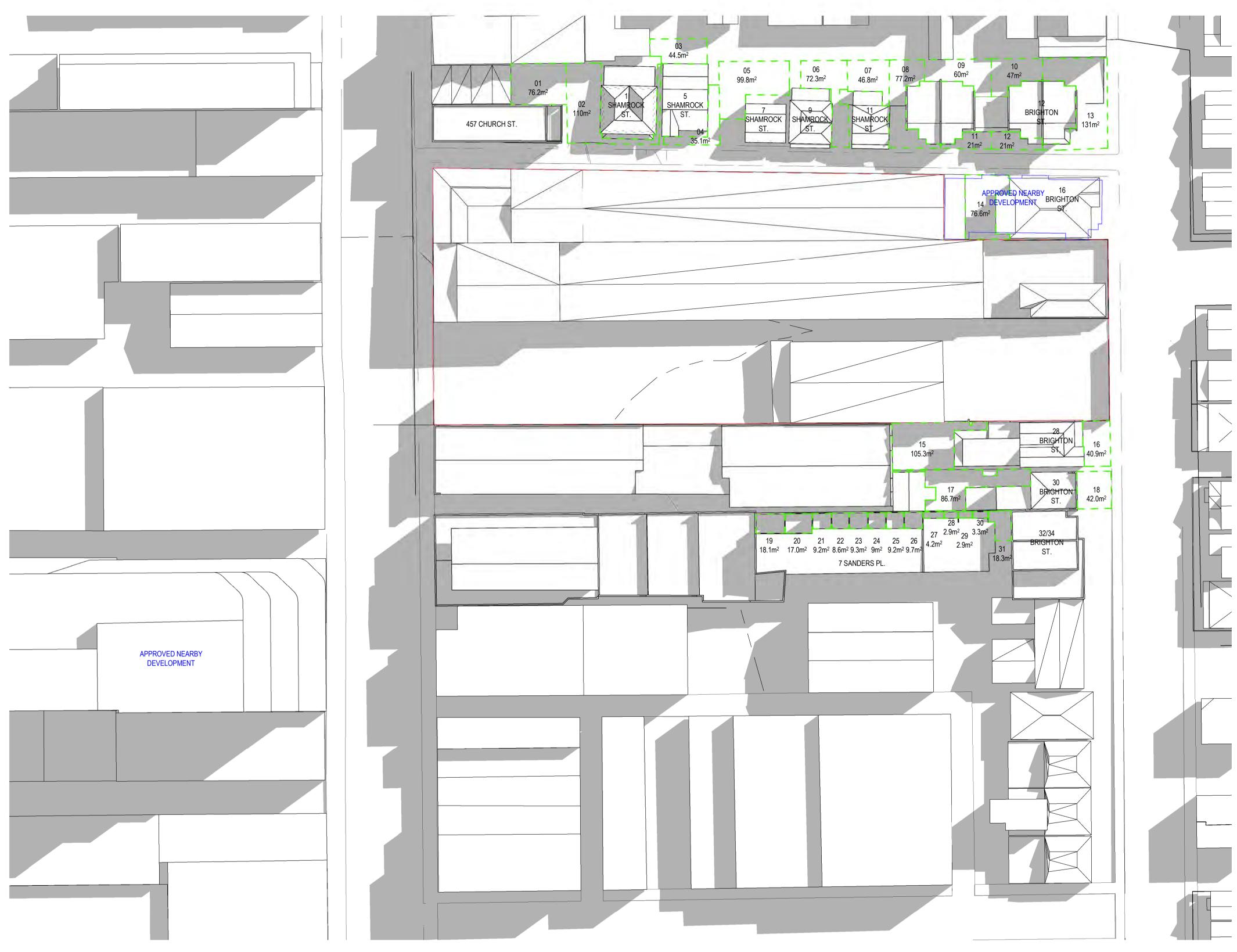
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| issue | amendment | date |
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| Α | TP ISSUE | 04.05.2018 |
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EXISTING SHADOWS

PROPOSED ADDITIONAL SHADOWS

PRIVATE OPEN SPACE



project 459-471 Church Street, Richmond

Shadow Study - 22 Sept - 0900 -Existing

drawing no. DA2201

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Architectus Melbourne Level 25, 385 Bourke Street Melbourne VIC 3000 T (61 3) 9429 5733 F (61 3) 9429 5733 F (61 3) 9429 8480 melbourne@architectus.com.au ABN 90 131 245 684

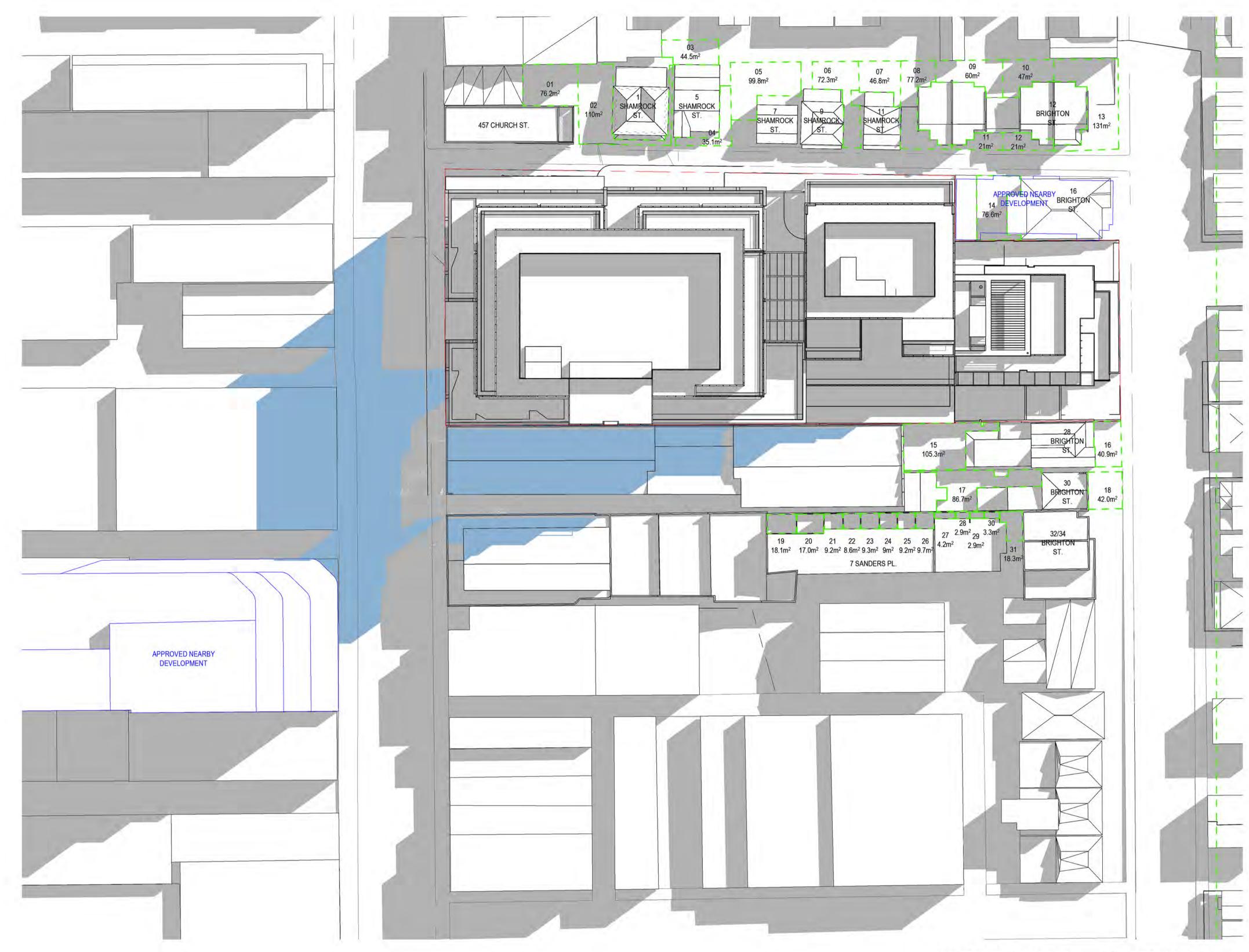
AH ^{scale} As indicated@A1 project no MB

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drawing

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| issue | amendment | date |
|-------|-------------------------|------------|
| Α | TP ISSUE | 04.05.2018 |
| В | Revised Shadow Studiees | 31.05.2018 |
| С | TP RFI RESPONSE | 07.06.2018 |
| D | VCAT ISSUE | 01.02.2019 |
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PROPOSED ADDITIONAL SHADOWS

PRIVATE OPEN SPACE



| NO. | PRIVATE OPEN | EXISTING | NEW | CHANGE |
|-----|------------------------------|------------|------------|--------|
| | SPACE AREA (m ²) | SHADOW (%) | SHADOW (%) | (%) |
| 15 | 105.3 | 62.9 | 62.0 | -0.9 |

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MB project no

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As indicated@A1

170358.00

459-471 Church Street, Richmond

Shadow Study - 22 Sept - 0900 -Proposed

drawing no.

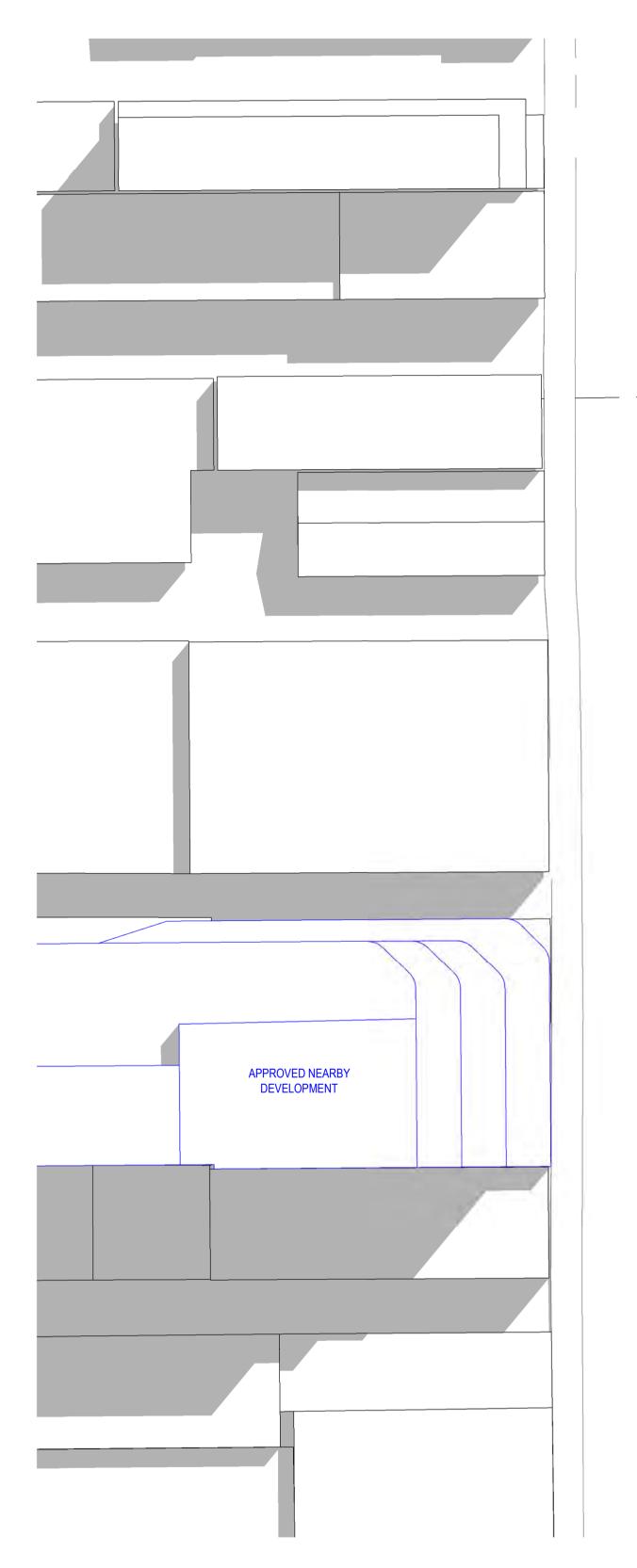
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| issue | amendment | date |
|-------|-------------------------|------------|
| А | TP ISSUE | 04.05.2018 |
| В | Revised Shadow Studiees | 31.05.2018 |
| С | TP RFI RESPONSE | 07.06.2018 |
| D | VCAT ISSUE | 01.02.2019 |
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EXISTING SHADOWS

PROPOSED ADDITIONAL SHADOWS

PRIVATE OPEN SPACE



drawn

project 459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1000 -Existing

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AH ^{scale} As indicated@A1 project no MB

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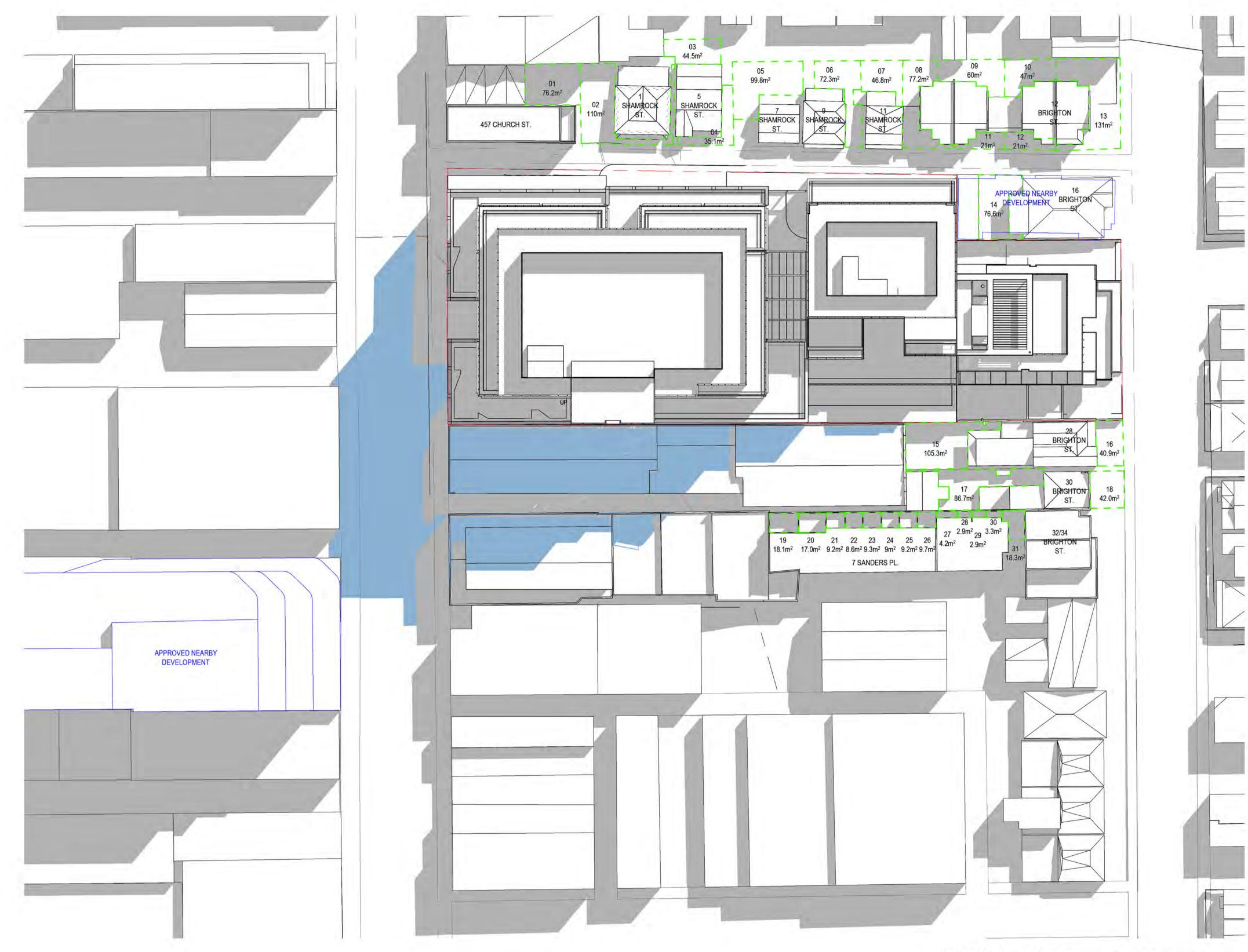
drawing no.

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| issue | amendment | date |
|-------|-------------------------|---|
| A | TP ISSUE | 04.05.2018 |
| В | Revised Shadow Studiees | 31.05.2018 |
| С | TP RFI RESPONSE | 07.06.2018 |
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PROPOSED ADDITIONAL SHADOWS

PRIVATE OPEN SPACE



| NO. | PRIVATE OPEN | EXISTING | NEW | CHANGE |
|-----|------------------------------|------------|------------|--------|
| | SPACE AREA (m ²) | SHADOW (%) | SHADOW (%) | (%) |
| 15 | 105.3 | 55.1 | 53.8 | -1.3 |

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AH scale

MB project no

architectus™

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459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1000 -Proposed

drawing no.

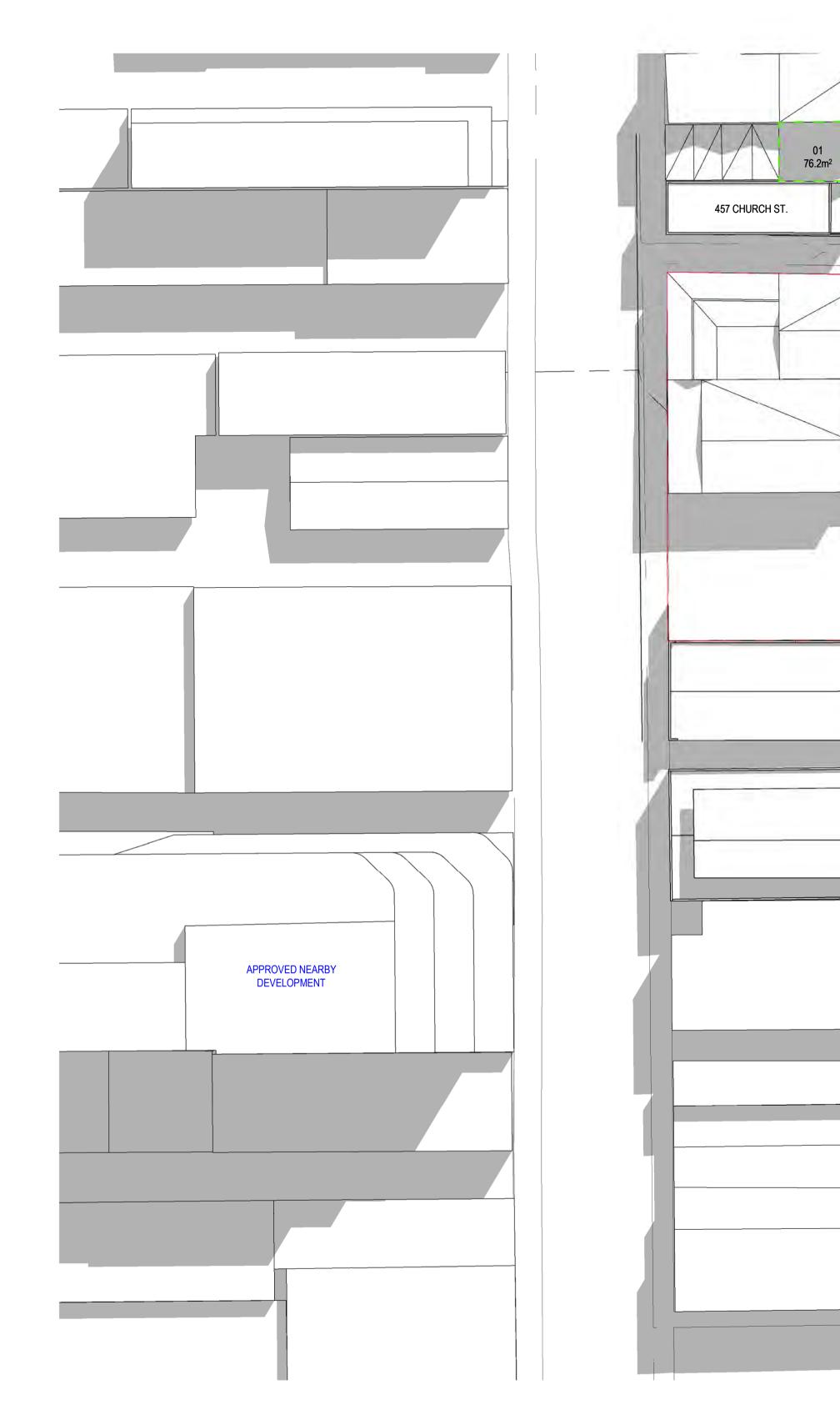
project

drawing

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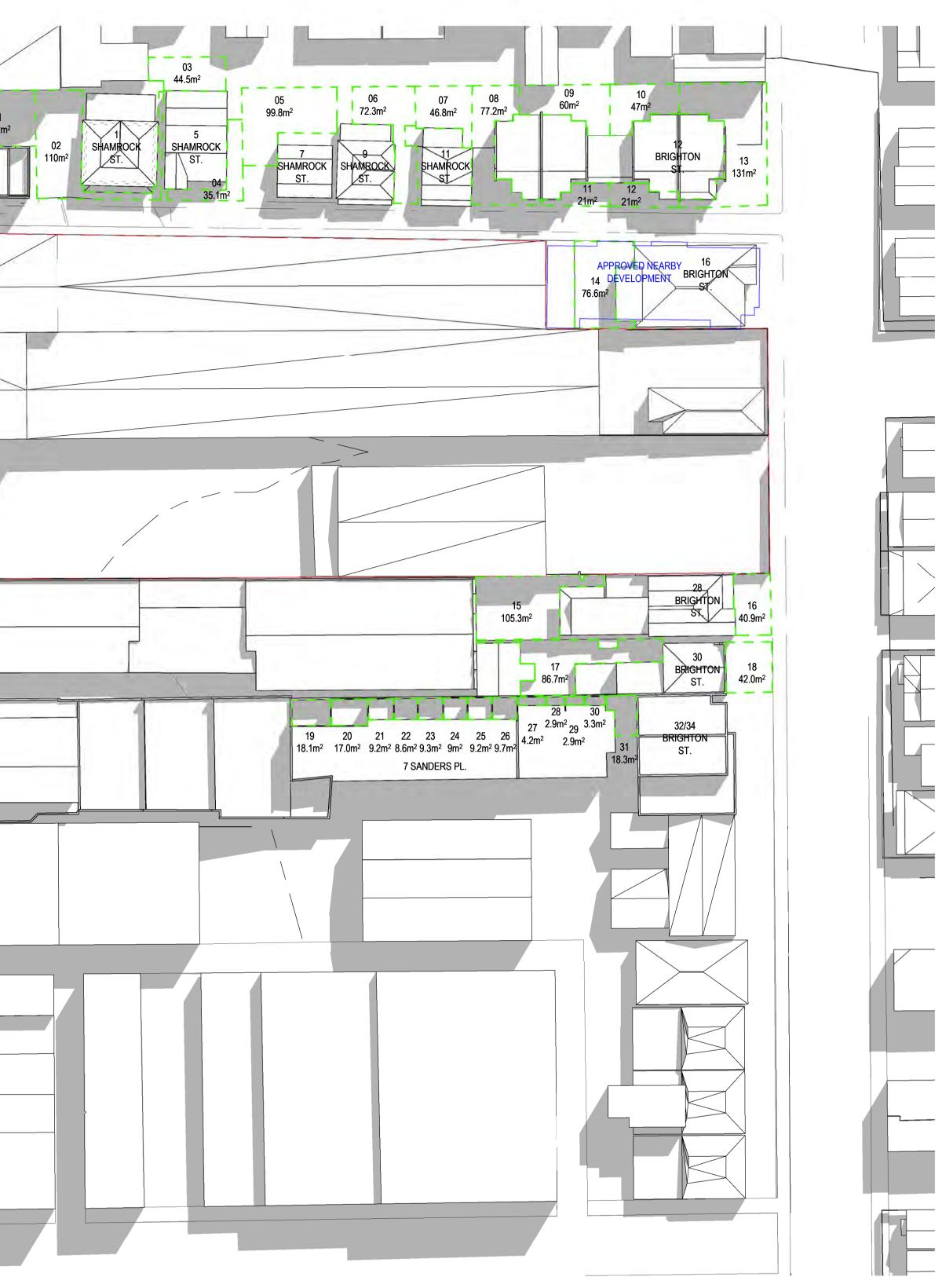
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| Α | Revised Shadow Studiees | 31.05.2018 |
| В | TP RFI RESPONSE | 07.06.2018 |
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EXISTING SHADOWS

PROPOSED ADDITIONAL SHADOWS

PRIVATE OPEN SPACE



drawn

project 459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1030 -Existing

issue

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drawing no. DA2205

architectus™

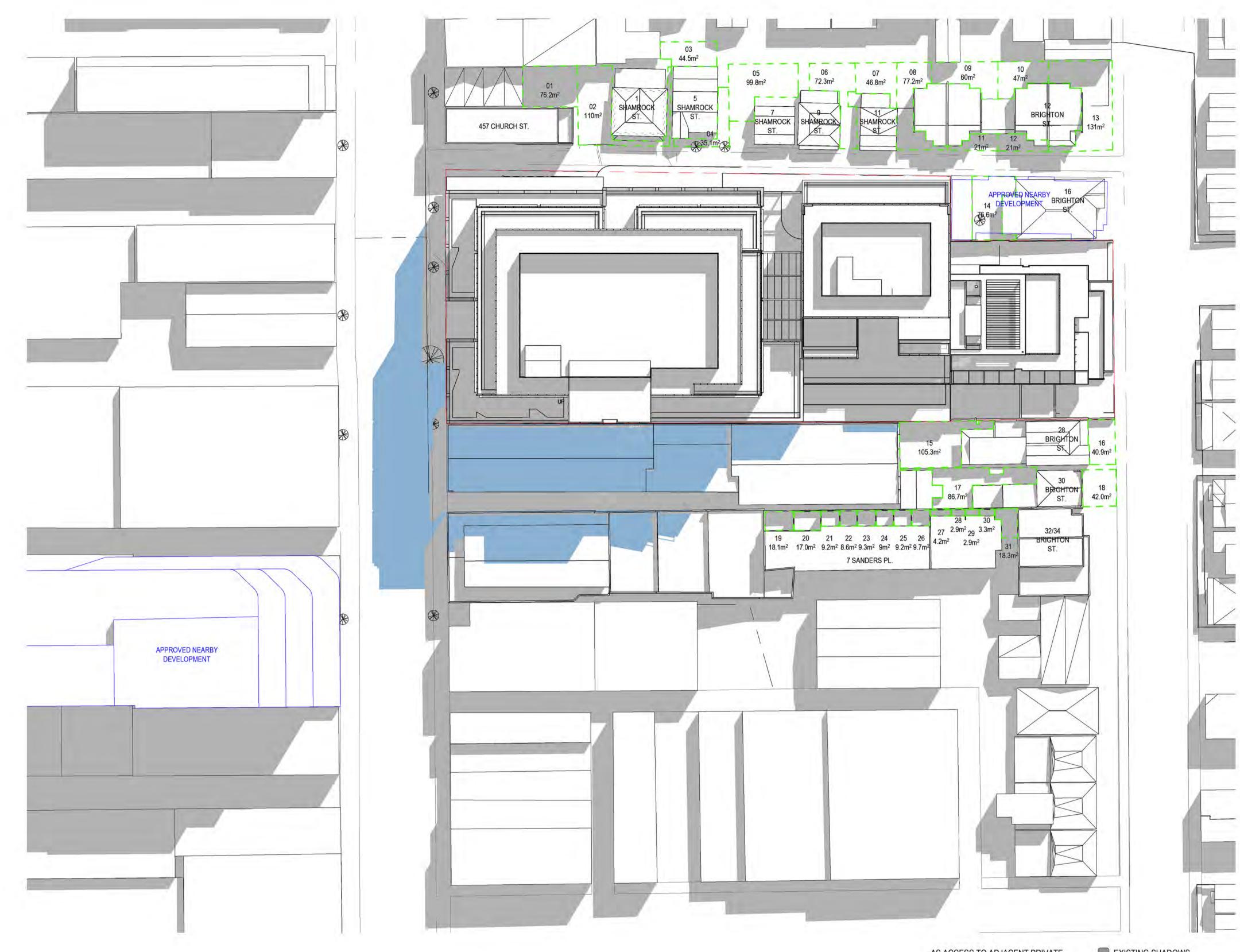
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| ssue | amendment | date |
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| A | Revised Shadow Studiees | 31.05.2018 |
| В | TP RFI RESPONSE | 07.06.2018 |
| С | VCAT ISSUE | 01.02.2019 |
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EXISTING SHADOWS

- PROPOSED ADDITIONAL SHADOWS
- PRIVATE OPEN SPACE



drawn

459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1030 -Proposed

drawing no. DA2206

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AH scale As indicated@A1 MB project no

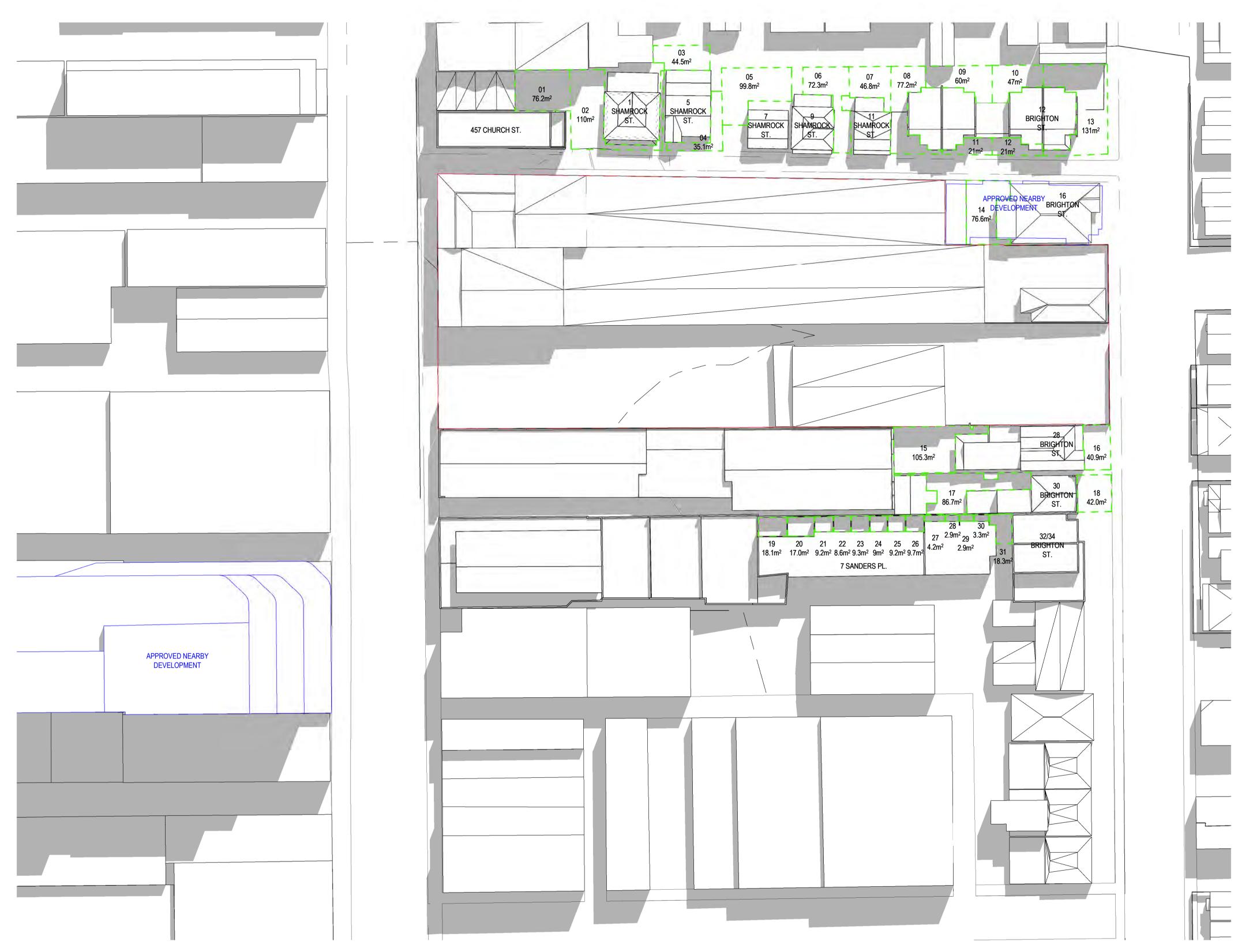
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| A | Revised Shadow Studiees | 31.05.2018 |
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EXISTING SHADOWS

PROPOSED ADDITIONAL SHADOWS

PRIVATE OPEN SPACE



project 459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1100 -Existing

issue

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drawing no.

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drawing

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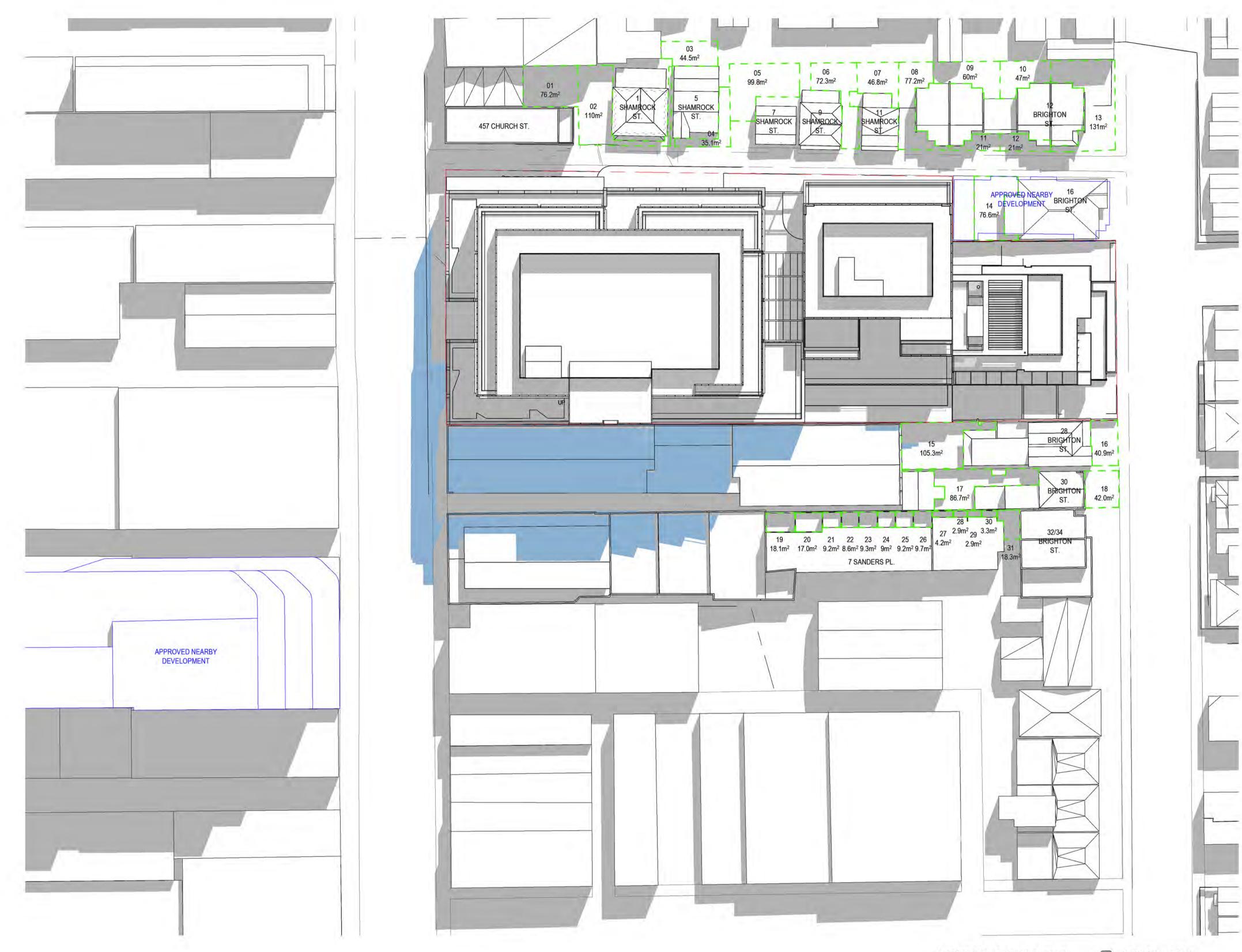
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| A | Revised Shadow Studiees | 31.05.2018 |
| В | TP RFI RESPONSE | 07.06.2018 |
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- PROPOSED ADDITIONAL SHADOWS
- PRIVATE OPEN SPACE



drawn

| NO. | PRIVATE OPEN | EXISTING | NEW | CHANGE |
|-----|------------------------------|------------|------------|--------|
| | SPACE AREA (m ²) | SHADOW (%) | SHADOW (%) | (%) |
| 15 | 105.3 | 49.8 | 51.1 | 1.2 |

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As indicated@A1

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459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1100 -Proposed

drawing no.

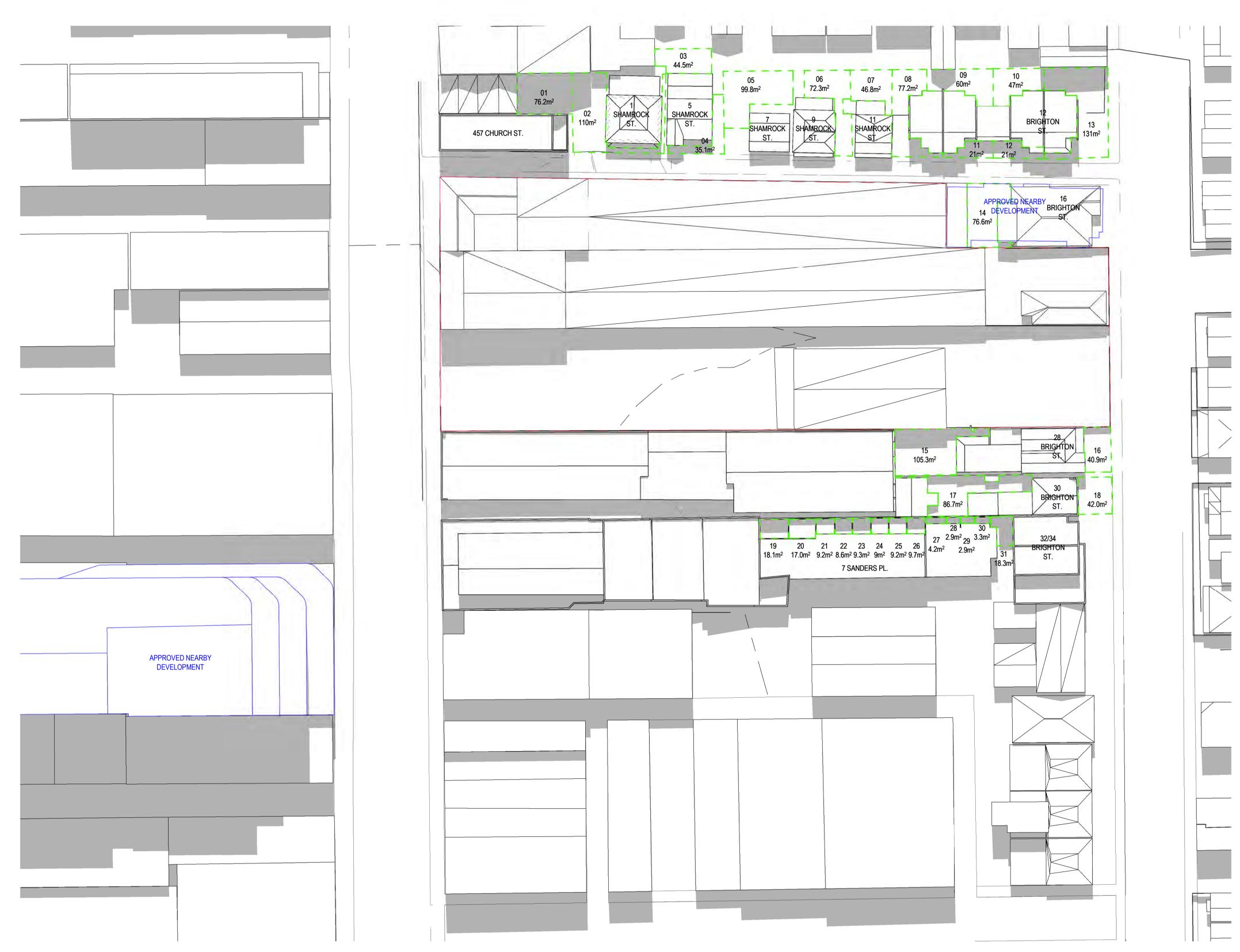
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date

issue amendment

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PROPOSED ADDITIONAL SHADOWS

PRIVATE OPEN SPACE



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459-471 Church Street, Richmond

- Shadow Study - 22 Sept - 1200 Existing

drawing no.
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drawing

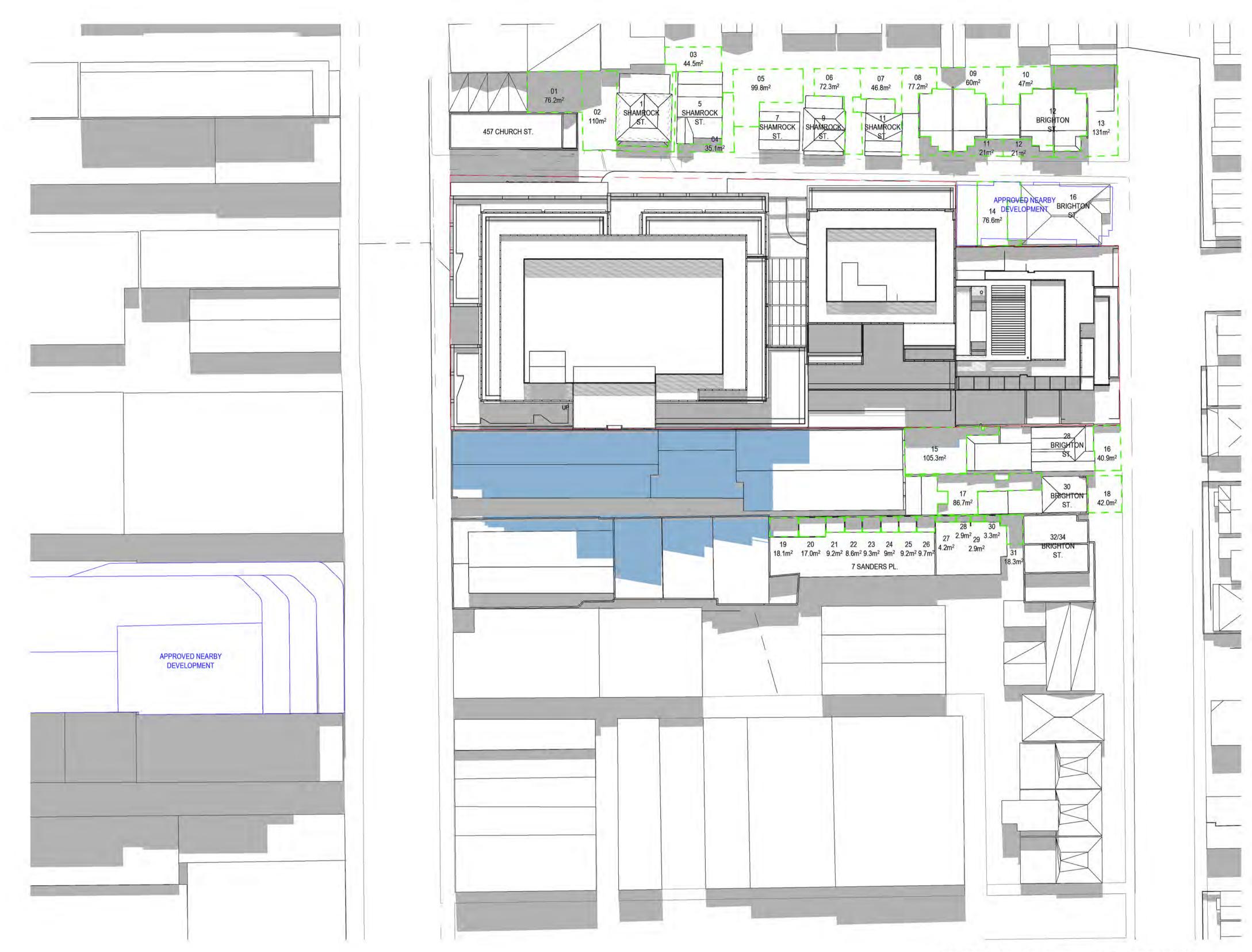


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| issue | amendment | date |
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| A | Revised Shadow Studiees | 31.05.2018 |
| В | TP RFI RESPONSE | 07.06.2018 |
| С | VCAT ISSUE | 01.02.2019 |
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PROPOSED ADDITIONAL SHADOWS

PRIVATE OPEN SPACE



drawn

| NO. | PRIVATE OPEN SPACE AREA (m ²) | EXISTING SHADOW (%) | NEW SHADOW (%) | CHANGE (%) |
|-----|--|------------------------|-------------------|---------------|
| 15 | 105.3 | 45.1 | 46.6 | 1.4 |
| 19 | 18.1 | 71.9 | 75.2 | 3.3 |

459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1200 -Proposed

drawing no.

drawing

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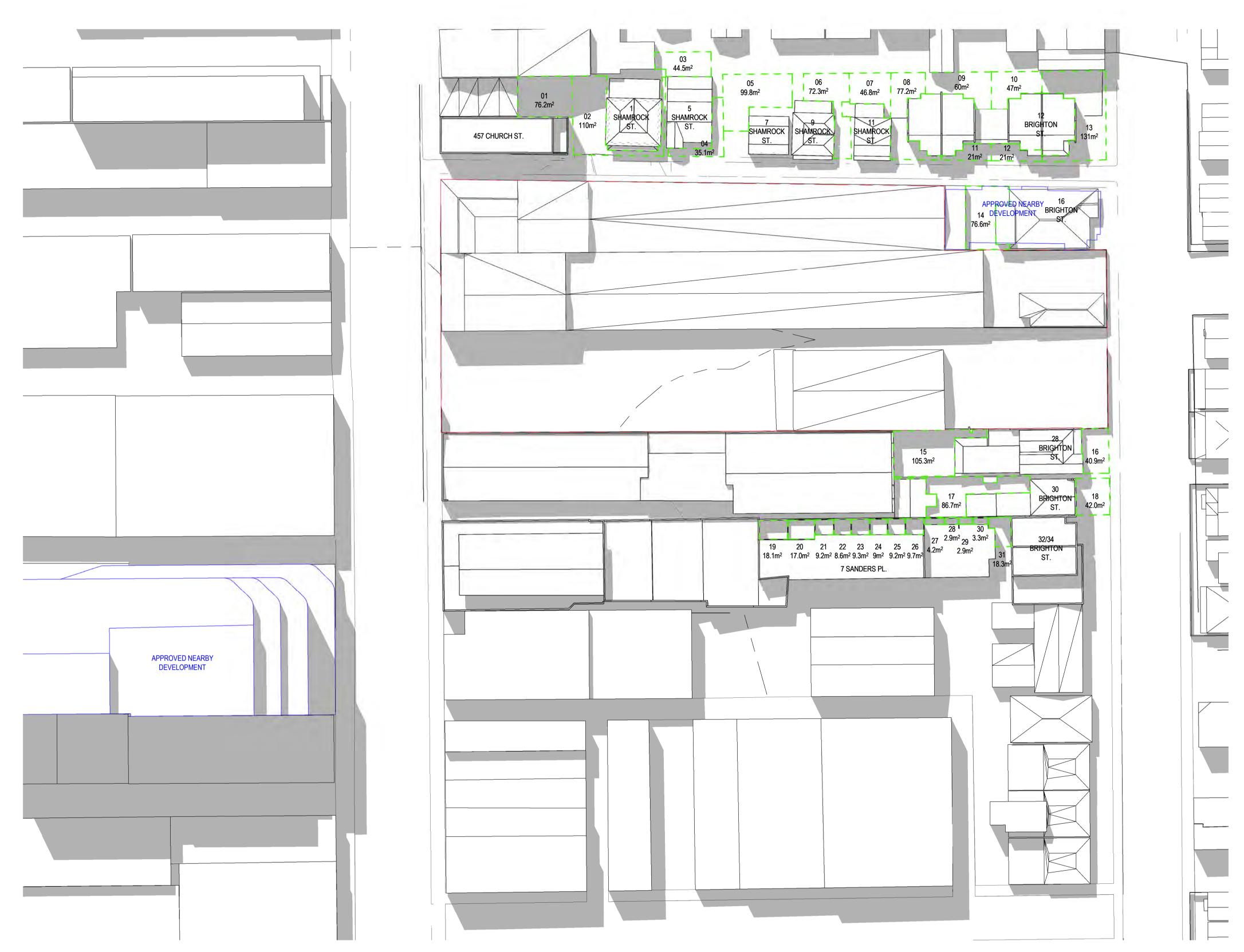
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issue amendment

| А | Revised Shadow Studiees | 31.05.2018 |
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| В | TP RFI RESPONSE | 07.06.2018 |
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EXISTING SHADOWS

PROPOSED ADDITIONAL SHADOWS

PRIVATE OPEN SPACE



drawn

project 459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1300 -Existing

issue

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drawing no.

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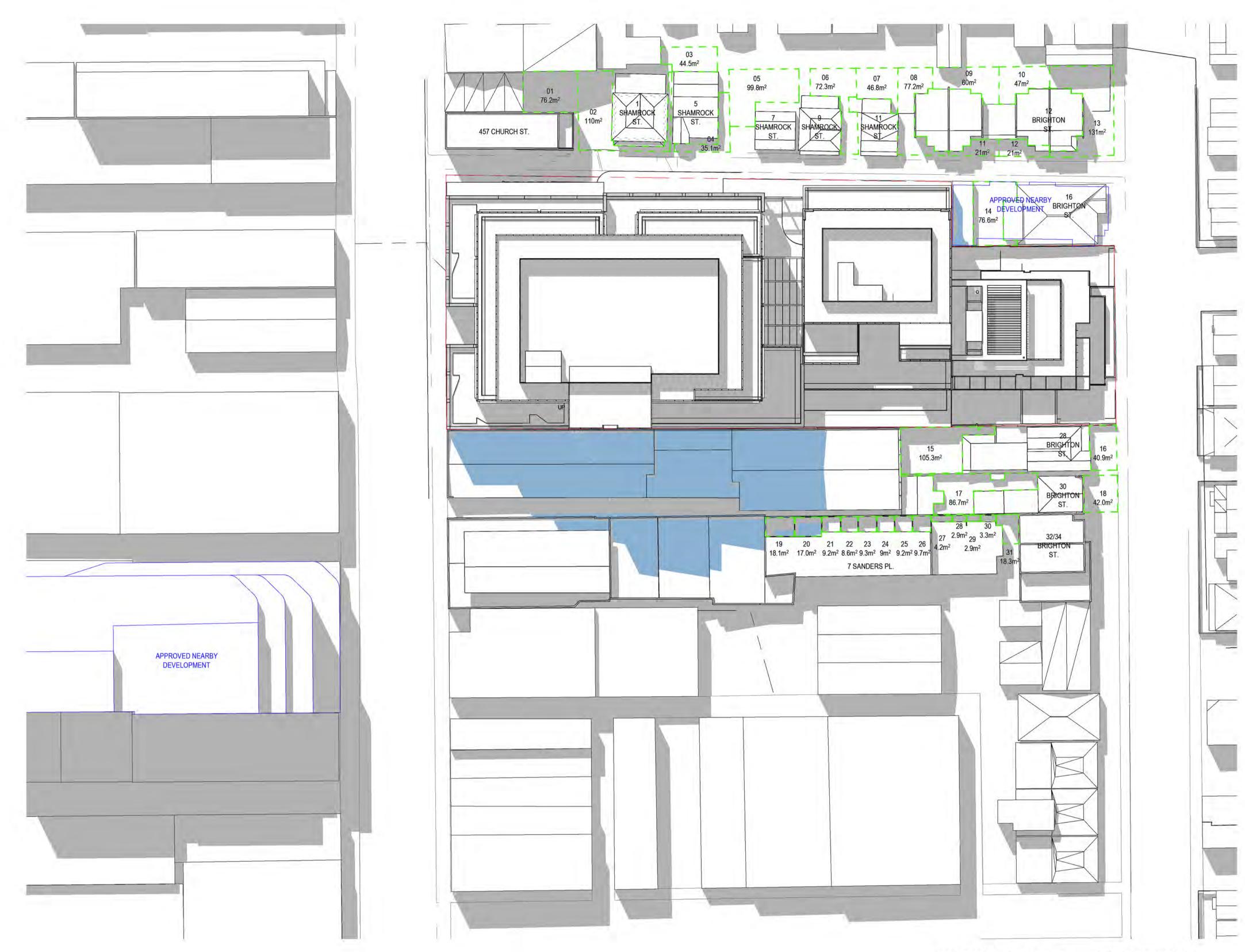
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drawing

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| A | Revised Shadow Studiees | 31.05.2018 |
| В | TP RFI RESPONSE | 07.06.2018 |
| С | VCAT ISSUE | 01.02.2019 |
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EXISTING SHADOWS

PROPOSED ADDITIONAL SHADOWS

PRIVATE OPEN SPACE



drawn

| NO. | PRIVATE OPEN SPACE AREA (m ²) | EXISTING SHADOW (%) | NEW SHADOW (%) | CHANGE (%) |
|-----|--|------------------------|-------------------|---------------|
| 15 | 105.3 | 53.3 | 51.8 | -1.5 |
| 19 | 18.1 | 77.4 | 100 | 22.6 |
| 20 | 17 | 39.7 | 98.6 | 58.9 |
| 21 | 9.2 | 56.7 | 68.8 | 12.1 |

project 459-471 Church Street, Richmond

> Shadow Study - 22 Sept - 1300 -Proposed

drawing no. DA2212

drawing

architectus™

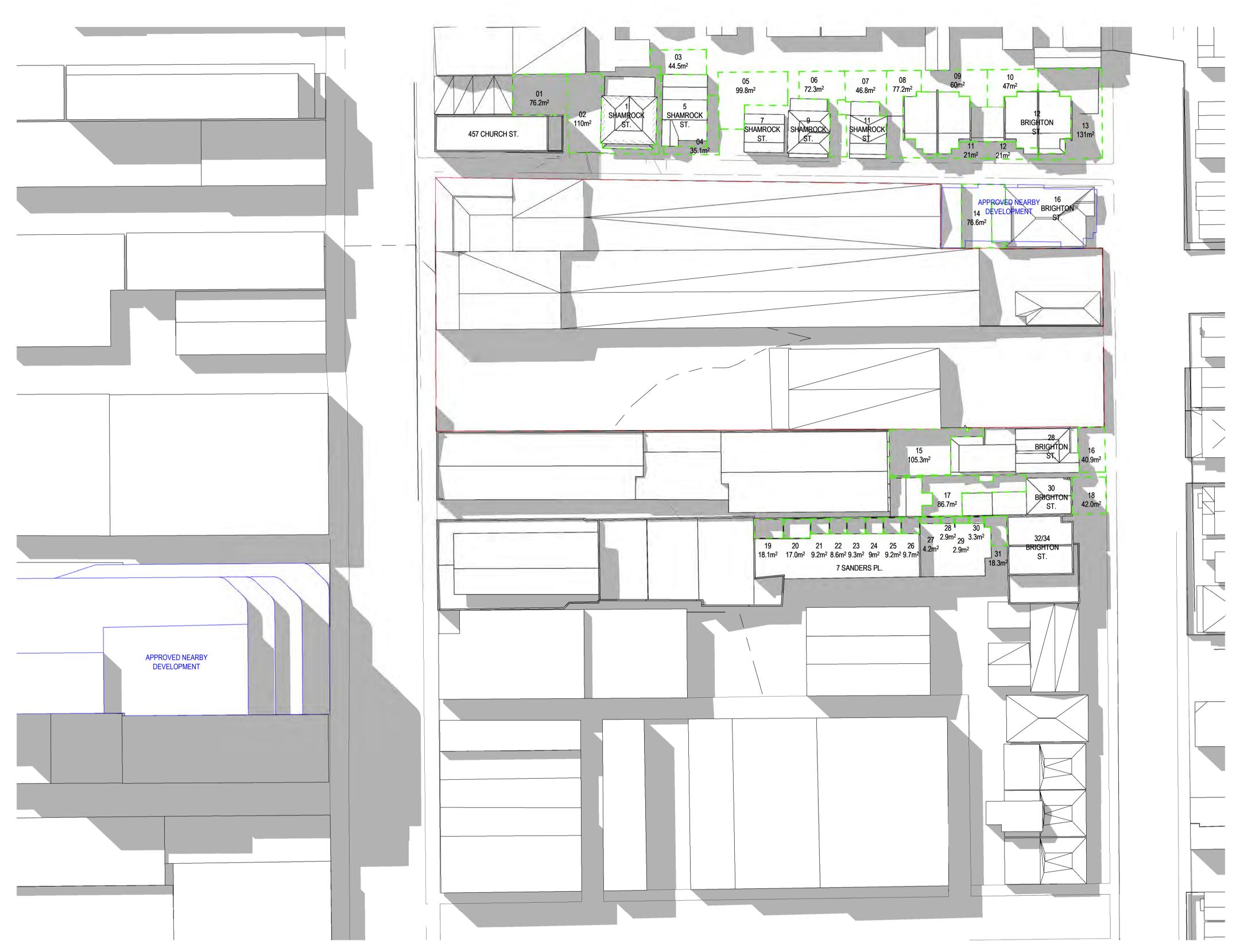
Architectus Melbourne Level 25, 385 Bourke Street Melbourne VIC 3000 T (61 3) 9429 5733 F (61 3) 9429 8480 melbourne@architectus.com.au ABN 90 131 245 684

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issue amendment

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| A | Revised Shadow Studiees | 31.05.2018 |
| В | TP RFI RESPONSE | 07.06.2018 |
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EXISTING SHADOWS

PROPOSED ADDITIONAL SHADOWS

PRIVATE OPEN SPACE



project 459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1400 -Existing

drawing no.

architectus™

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AH ^{scale} As indicated@A1 project no MB

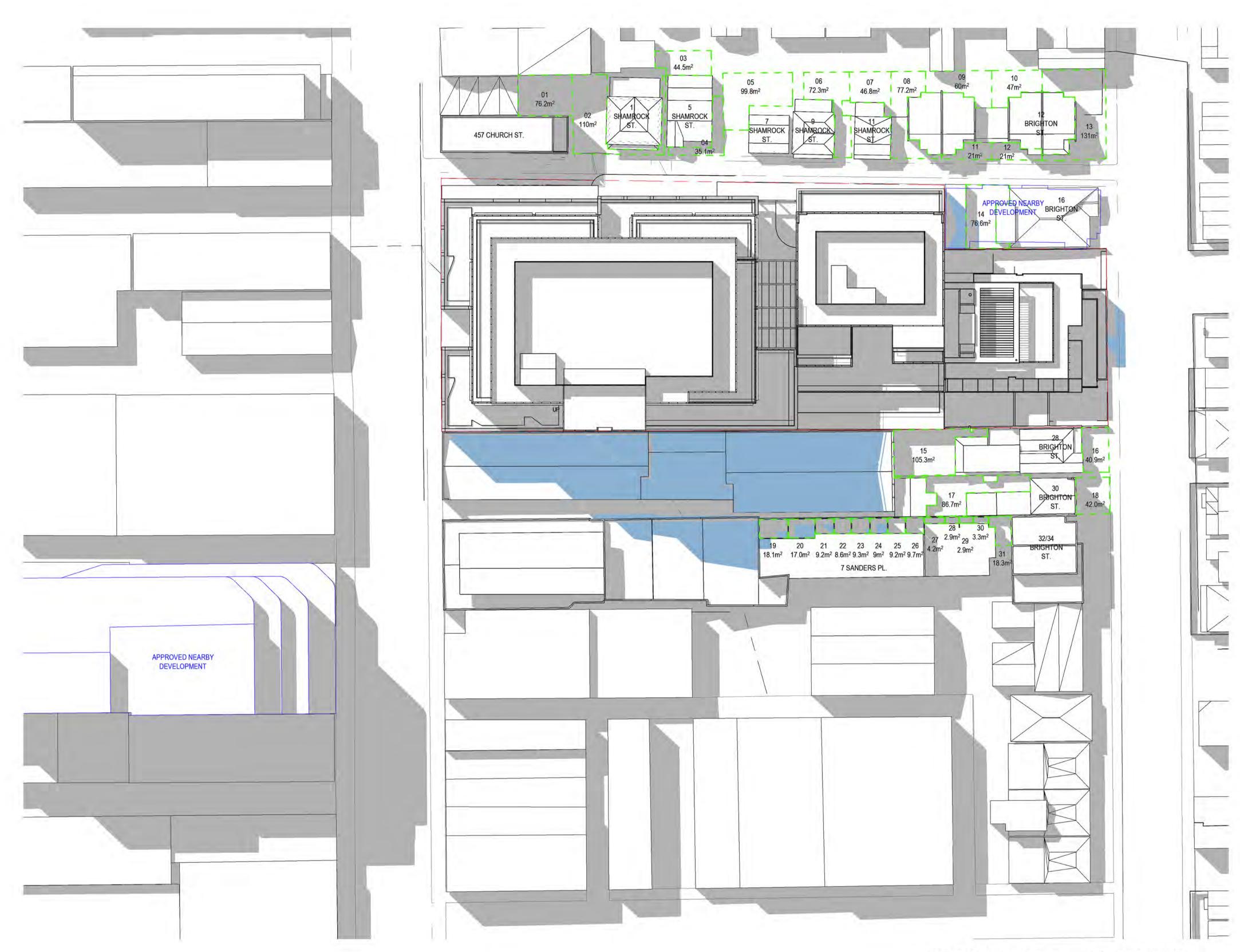
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drawing

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| Revised Shadow Studiees | 31.05.2018 |
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EXISTING SHADOWS

PROPOSED ADDITIONAL SHADOWS

PRIVATE OPEN SPACE



drawn

| NO. | PRIVATE OPEN SPACE AREA (m ²) | EXISTING SHADOW (%) | NEW SHADOW (%) | NEW SHADOW (%) |
|-----|--|------------------------|-------------------|-------------------|
| 15 | 105.3 | 60.7 | 59.6 | -1.1 |
| 19 | 18.1 | 86.5 | 100 | 13.5 |
| 20 | 17 | 46.7 | 100 | 53.3 |
| 21 | 9.2 | 74.5 | 100 | 25.5 |
| 22 | 8.7 | 97.5 | 100 | 2.5 |
| 23 | 9.3 | 93.8 | 100 | 6.2 |
| 24 | 9.0 | 60.4 | 98.6 | 38.2 |

459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1400 -Proposed

drawing no. DA2214

project

drawing

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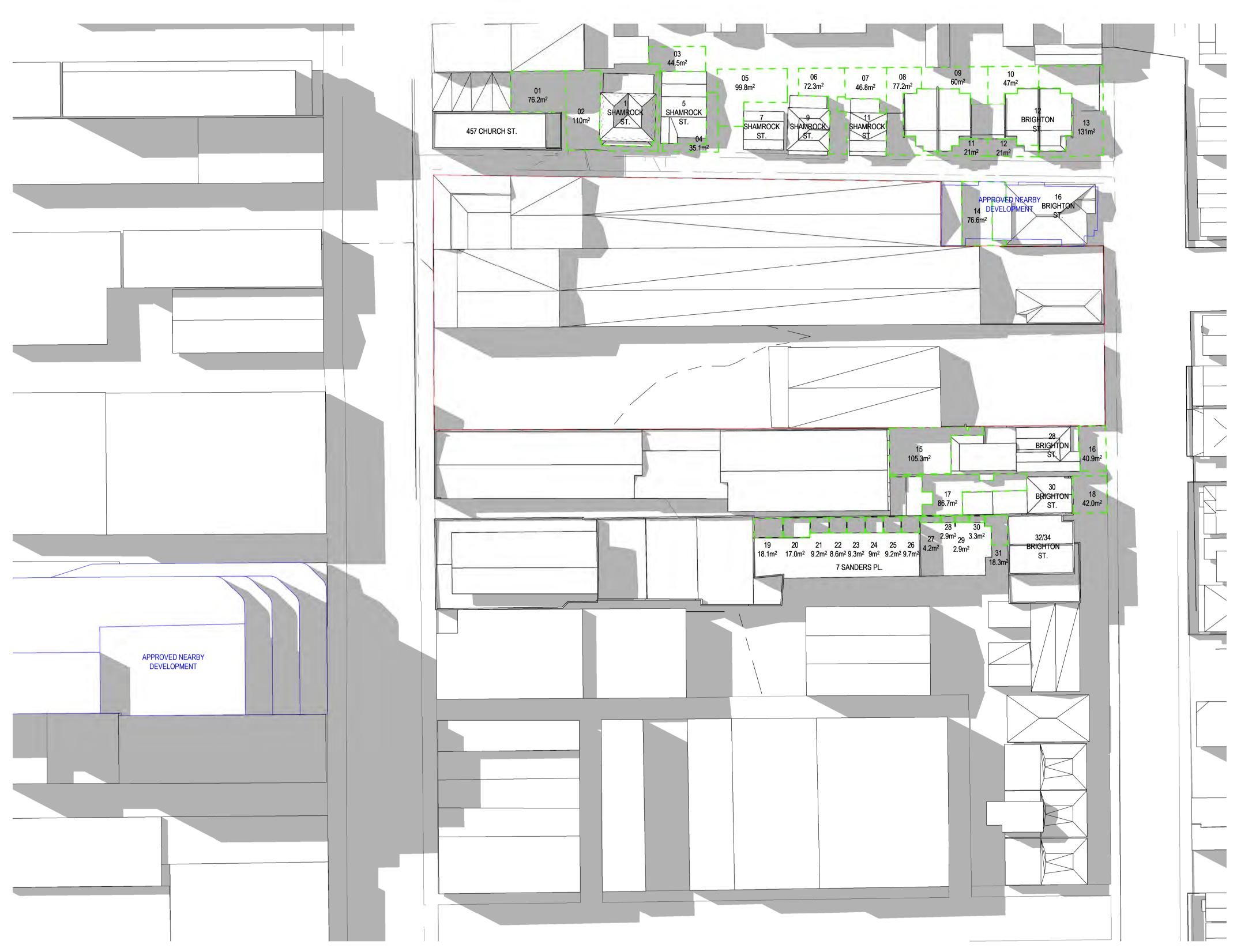
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issue amendment

| issue | amendment | date |
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| A | Revised Shadow Studiees | 31.05.2018 |
| В | TP RFI RESPONSE | 07.06.2018 |
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EXISTING SHADOWS

PROPOSED ADDITIONAL SHADOWS

PRIVATE OPEN SPACE



project 459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1500 -Existing

drawing no. DA2215

architectus

Architectus Melbourne Level 25, 385 Bourke Street Melbourne VIC 3000 T (61 3) 9429 5733 F (61 3) 9429 5733 F (61 3) 9429 8480 melbourne@architectus.com.au ABN 90 131 245 684

As indicated@A1

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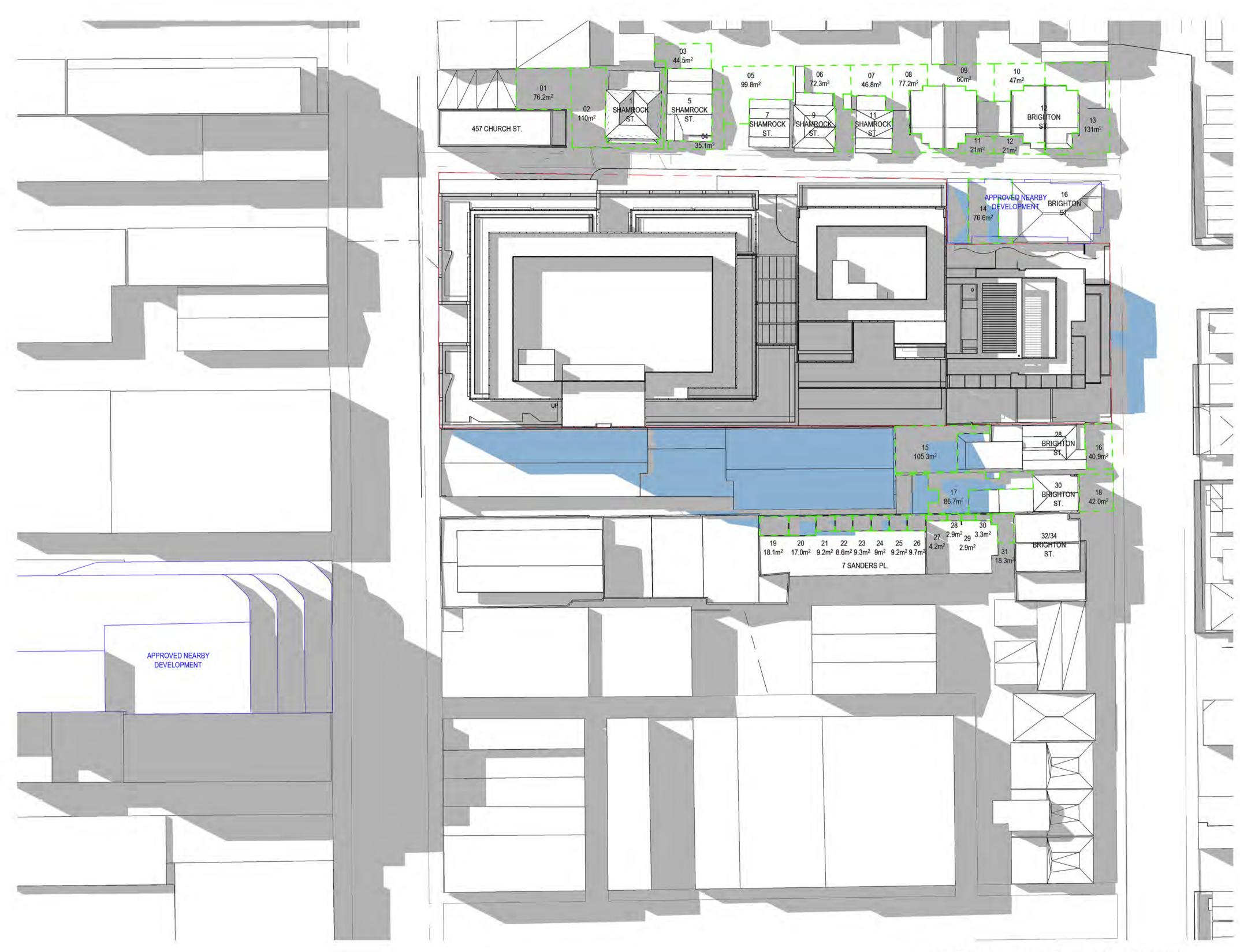
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project no MB

04/02/19 16:11:22

drawing

С



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Nominated Architect Ray Brown, NSWARB 6359



| issue | amendment | date |
|-------|-------------------------|------------|
| A | Revised Shadow Studiees | 31.05.2018 |
| В | TP RFI RESPONSE | 07.06.2018 |
| С | VCAT ISSUE | 04.02.2019 |
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| | | |

Do not scale drawings. Verify all dimensions on site

AS ACCESS TO ADJACENT PRIVATE PROPERTIES IS RESTRICTED, REPRESENTATION OF THE AREA AND SHADOWING OF ADJACENT PROPERTIES IS APPROXIMATE ONLY AND BASED ON BEST AVAILABLE INFORMATION.

EXISTING SHADOWS

PROPOSED ADDITIONAL SHADOWS

PRIVATE OPEN SPACE



drawn

| NO. | PRIVATE OPEN SPACE AREA (m ²) | EXISTING SHADOW (%) | NEW SHADOW (%) | CHANGE (%) |
|-----|--|------------------------|-------------------|---------------|
| 15 | 105.3 | 71.4 | 100 | 28.6 |
| 17 | 18.1 | 48.3 | 90.6 | 42.3 |
| 19 | 17 | 99.8 | 100 | 0.2 |
| 20 | 9.2 | 56.7 | 100 | 43.3 |
| 21 | 8.7 | 93.2 | 100 | 6.8 |
| 24 | 9.3 | 75.2 | 100 | 24.8 |
| 25 | 9.0 | 97.4 | 100 | 2.6 |
| 27 | 9.0 | 97.6 | 100 | 2.4 |

project 459-471 Church Street, Richmond

> Shadow Study - 22 Sept - 1500 -Proposed

drawing no. DA2216

drawing

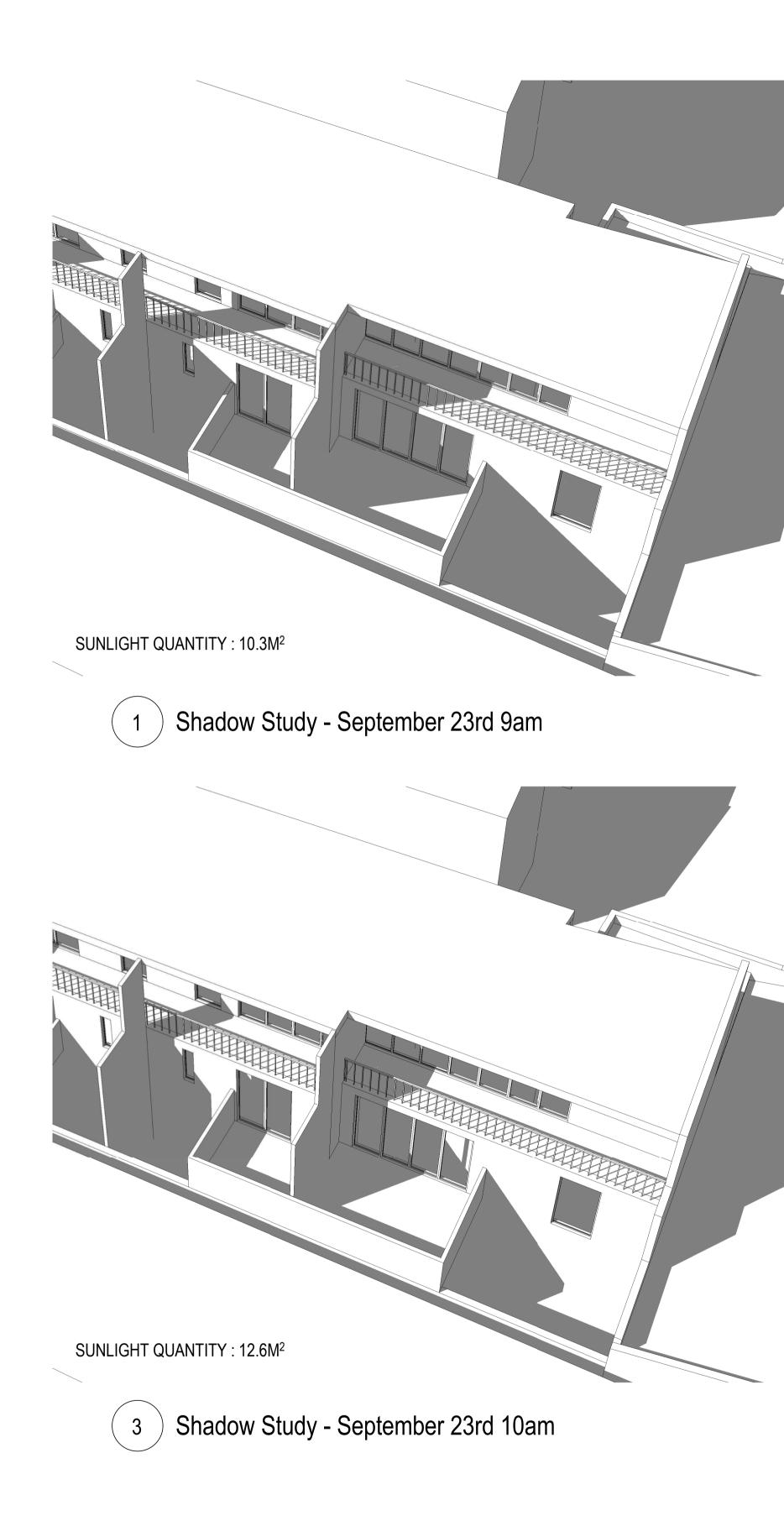
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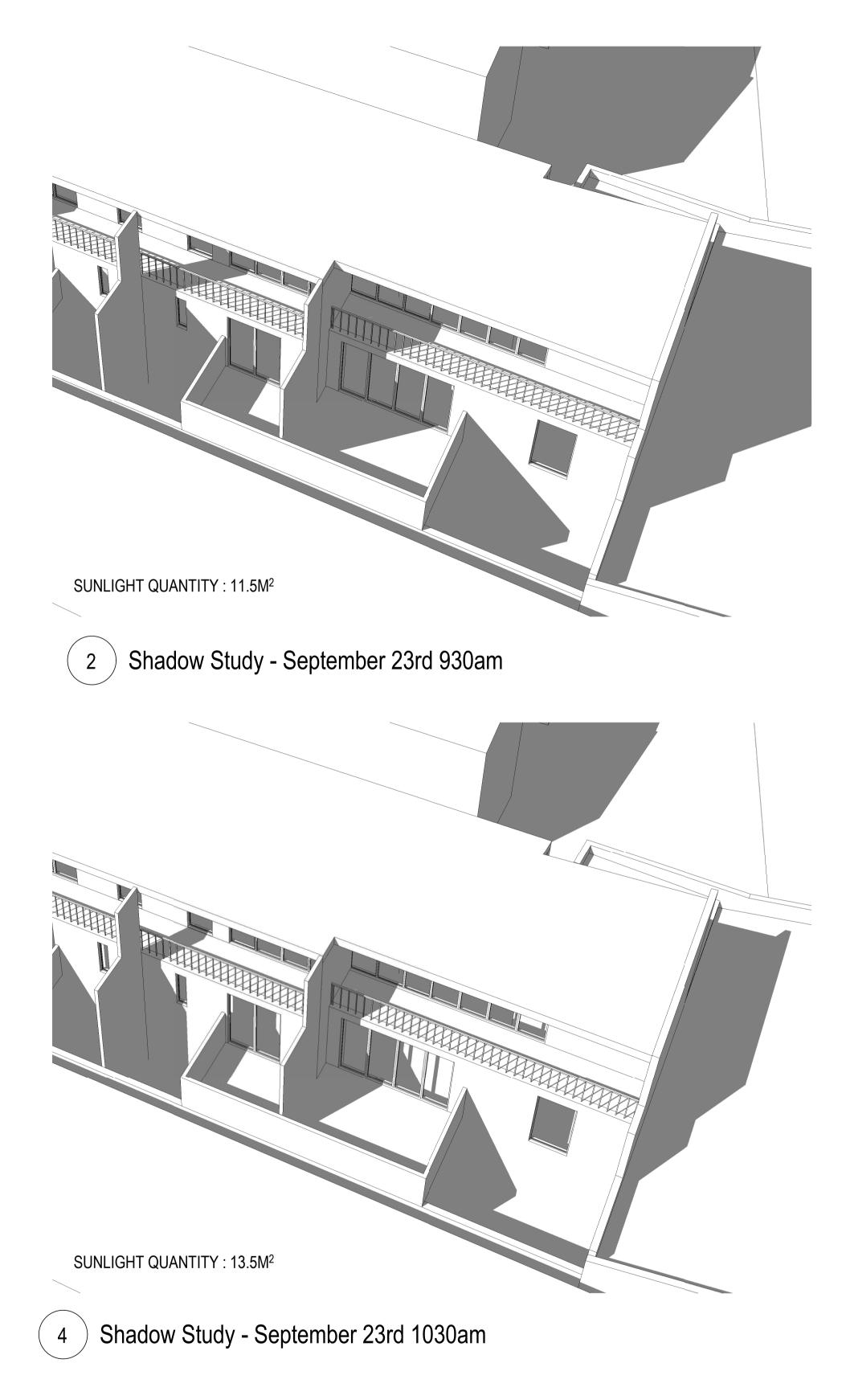
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| issue | amendment | date |
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| А | VCAT ISSUE | 01.02.2019 |
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NOTE: SUNLIGHT QUANTITY IS SOLELY A MEASURE RELEVANT TO 1/7 SANDERS PLACE

project

459-471 Church Street, Richmond

drawing

- Shadow Studies - Sanders Place Sheet 1

drawing no.

DA2251

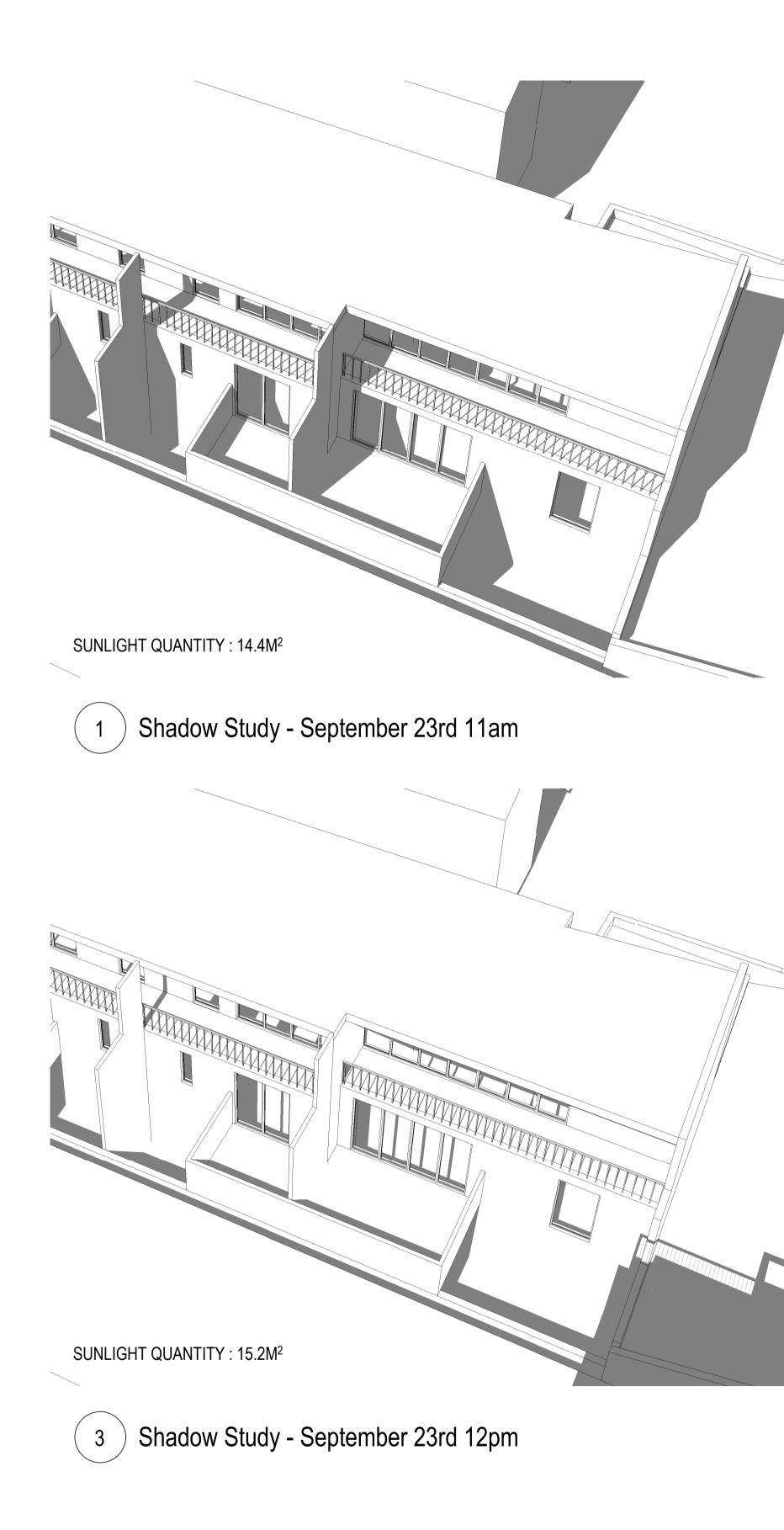
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| melbourne@architectus.com.au |
| ABN 90 131 245 684 |
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| project no MB | 170358.00 |

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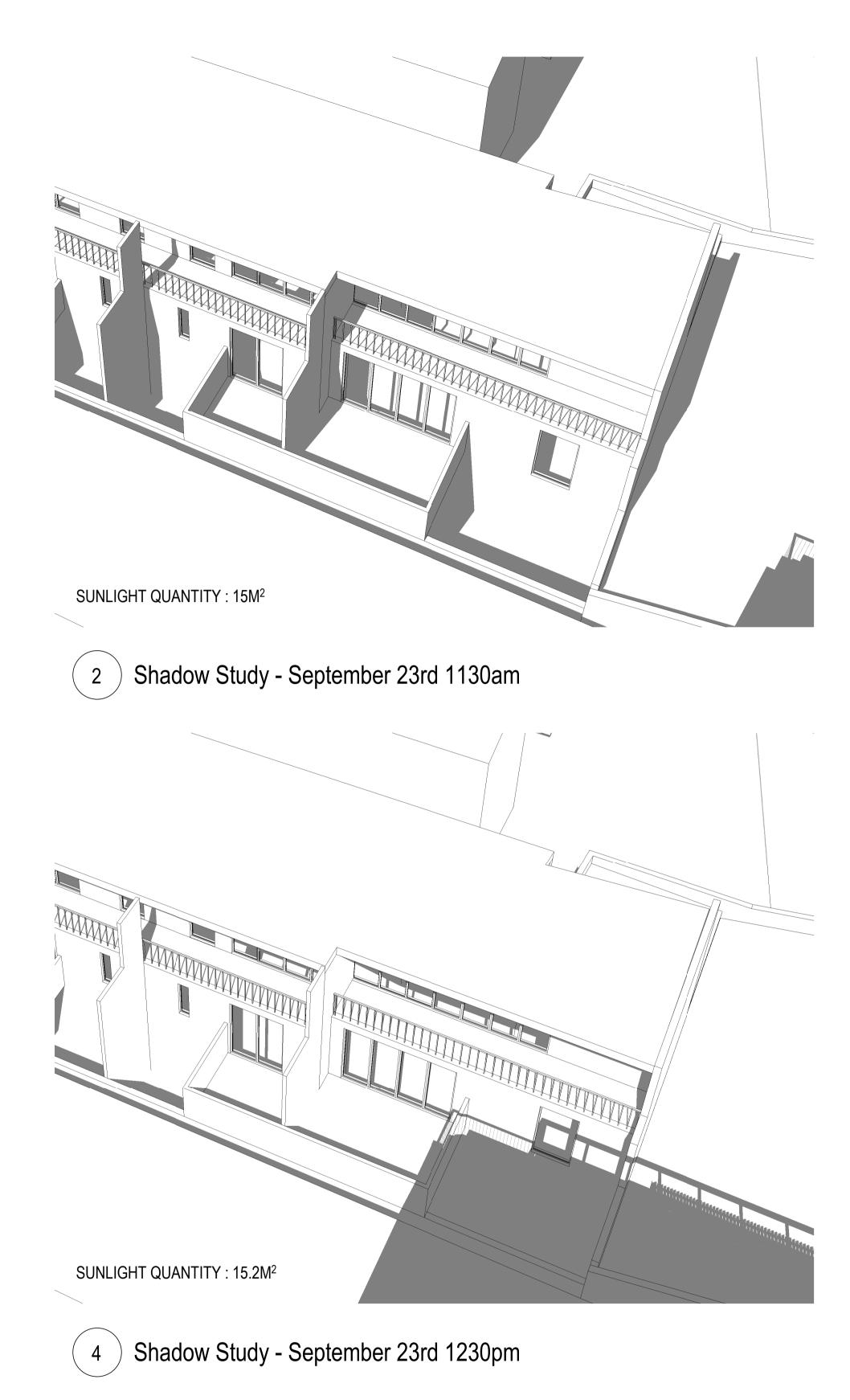
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| А | VCAT ISSUE | 01.02.2019 |
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Do not scale drawings. Verify all dimensions on site





NOTE: SUNLIGHT QUANTITY IS SOLELY A MEASURE RELEVANT TO 1/7 SANDERS PLACE

project

459-471 Church Street, Richmond

drawing

- Shadow Studies - Sanders Place Sheet 2

drawing no.

DA2252

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| |

| AH ^{scale} | @A1 |
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| project no MB | 170358.00 |

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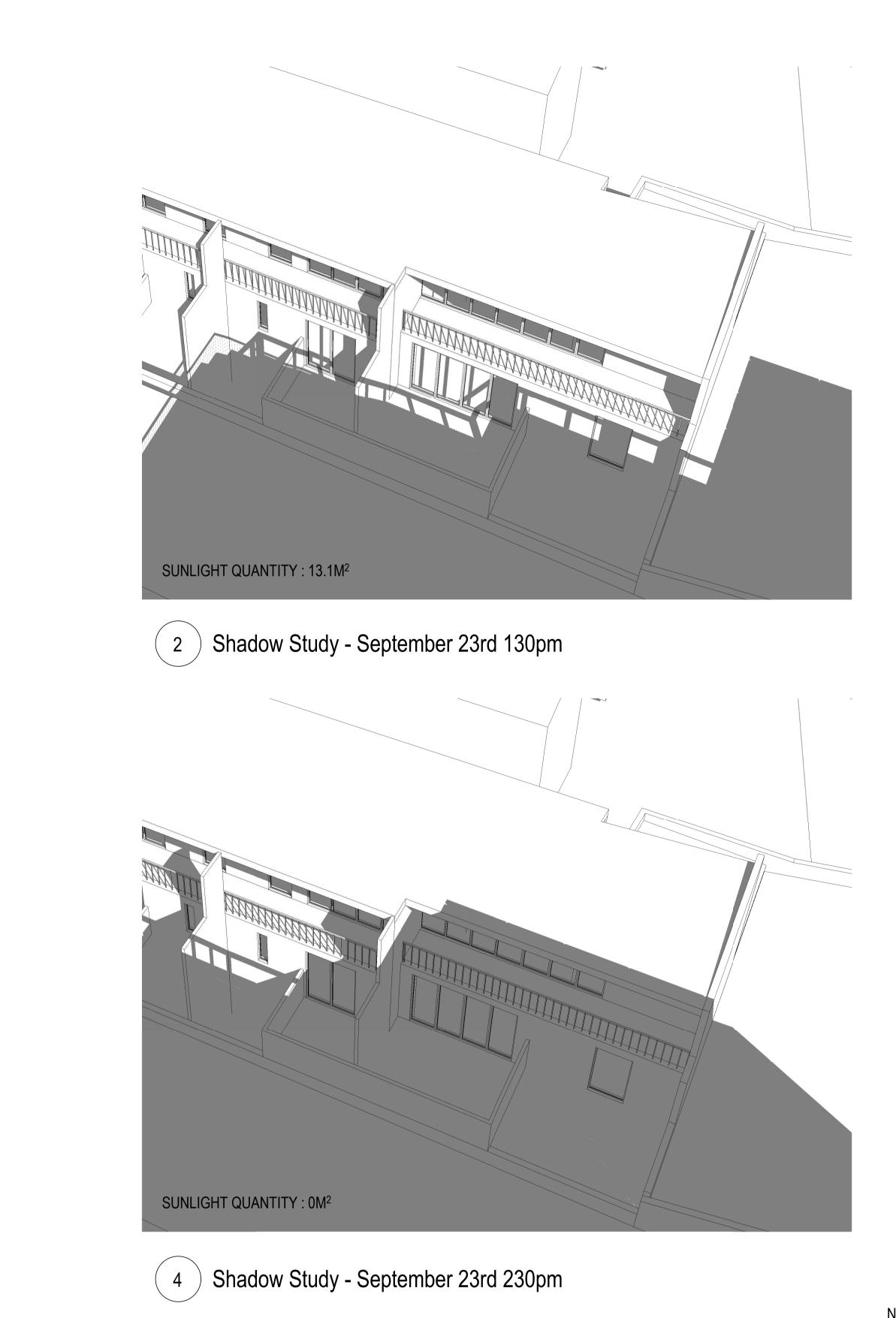
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| issue | amendment | date |
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| Α | VCAT ISSUE | 01.02.2019 |
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Do not scale drawings. Verify all dimensions on site





NOTE: SUNLIGHT QUANTITY IS SOLELY A MEASURE RELEVANT TO 1/7 SANDERS PLACE

project

459-471 Church Street, Richmond

drawing

- Shadow Studies - Sanders Place Sheet 3

drawing no.

DA2253

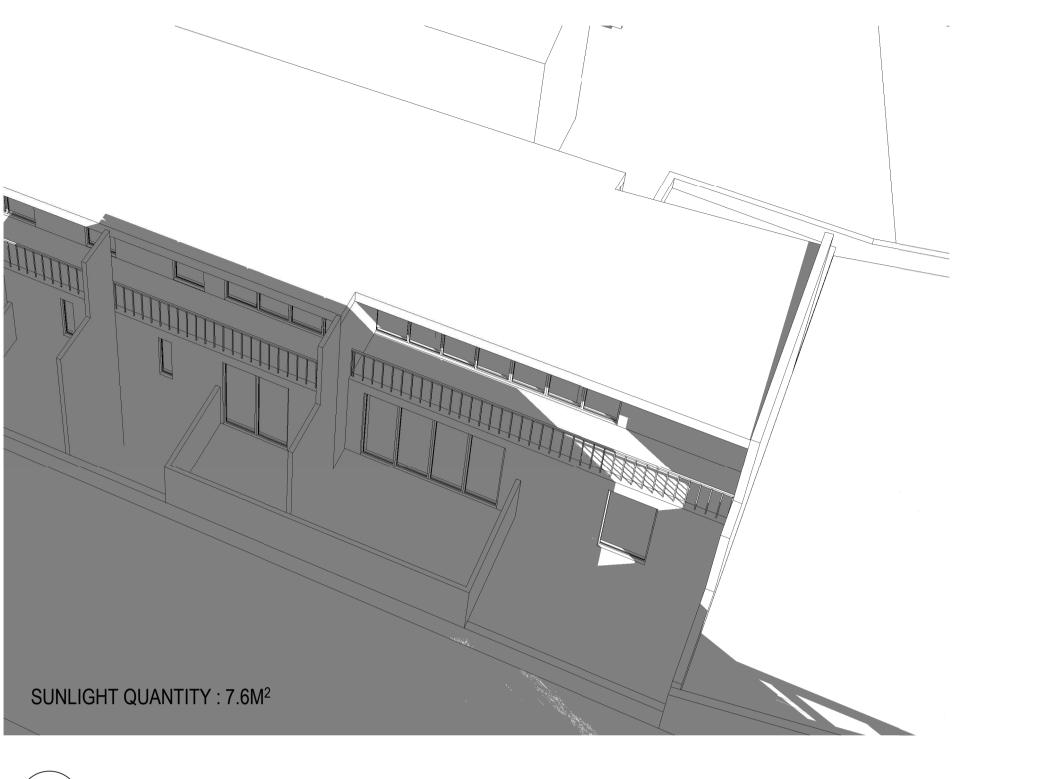
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Α



1 Shadow Study - September 23rd 3pm

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Do not scale drawings. Verify all dimensions on site

Sydney **Melbourne** Adelaide Auckland Christchurch Brisbane checked

drawn

NOTE: SUNLIGHT QUANTITY IS SOLELY A MEASURE RELEVANT TO 1/7 SANDERS PLACE

project

459-471 Church Street, Richmond

drawing

Shadow Studies - Sanders Place -Sheet 4

drawing no.

DA2254

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| AH ^{scale} | @A1 |
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| project no MB | 170358.00 |

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issue

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459-471 Church Street, Richmond **AREA SCHEDULE Building A**

| | 01.0 | 02.2019 |
|-----------|--------|---------|
| | | Rev D |
| Issue for | VCAT I | learing |
| | A m² | |

| Basem | R.L. PROGRAM | | GBAm ² ** | GFAm ² * | CORE / BOH / CIRCULATION ETC.m ² | NLAm² *** | VOID m ² | TERRACE / EXTERNAL m ² | EOTF m ² | RESTRICTED RETAIL PREMISES | FOOD + DRINK PREMISES/ RESTRICTED RETAIL PREMISES | | FLOOR TO FLOOR HEIGHT | CAR PARKING GFA m ² | CAR SPACES (inc. TANDEMS) |
|--------------------------|------------------------------|-------|----------------------|---------------------|---|--------------|------------------------|---|------------------------|----------------------------------|---|------|--------------------------|--------------------------------|------------------------------|
| Basement 2 Basement 1 | 4.15 Carpark 6.95 Carpark | | 4,290 | 3,897 4,013 | 393 587 | | | | | | | | 2.80 2.80 | 3,503 3,426 | 104 96 |
| Dasement 1 | 0.50 Galpark | TOTAL | 8,303 | 7,910 | 980 | | | | | | | | 5.60 | 6,929 | 200 |
| Podiur | n | | | | | | | | | | | | | | |
| Ground | 10.50 Retail/Lobby/EC | T | 2,561 | 2,243 | 1,331 | | | | | 912 | 155 | | 4.90 | | |
| Level 01 | 15.40 Office | | 2,337 | 2,139 | 425 | 1,681 | 180 | | | | | 79% | 3.85 | | |
| Level 02 | 19.25 Office | | 2,567 | 2,395 | 404 | 1,932 | 141 | | | | | 81% | 3.85 | | |
| Level 03 | 23.10 Office | | 2,398 | 2,094 | 393 | 1,618 | 173 | 288 | | | | 77% | 3.85 | | |
| | | TOTAL | 9,863 | 8,871 | 2,553 | 5,231 | 494 | 288 | | 912 | 155 | 59% | 16.45 | | |
| Tower | | | | | | | | | | | | | | | |
| Level 04 | 26.95 Office | | 2,291 | 1,883 | 267 | 1,589 | | 404 | | | | 84% | 3.85 | | |
| Level 05 | 30.80 Office | | 1,902 | 1,881 | 267 | 1,589 | | | | | | 84% | 3.85 | | |
| Level 06 | 34.65 Office | | 1,902 | 1,881 | 267 | 1,589 | | | | | | 84% | 3.85 | | |
| Level 07 | 38.50 Office | | 1,883 | 1,769 | 267 | 1,478 | | 79 | | | | 84% | 3.85 | | |
| Level 08 | 42.35 Office | | 1,772 | 1,769 | 267 | 1,478 | | | | | | 84% | 3.85 | | |
| Level 09 | 46.20 Office | | 1,769 | 1,449 | 285 | 1,143 | | 247 | | | | 79% | 3.85 | | |
| | | TOTAL | 11,519 | 10,632 | 1,620 | 8,866 | | 730 | | | | 83% | 23.10 | | |
| Roof | | | | | | | | | | | | | | | |
| Roof | 50.05 Plant | | 1,449 | 40 | 40 | | | | | | | | 5.00 | | |
| Plant Roof | 55.05 Plant Roof Line | | | | | | | | | | | | | | |
| | | TOTAL | 1,449 | 40 | 40 | | | | | | | | 5.00 | | |
| | | | | | | | | | | | | | | | |
| SUM | MARY | | | | | | | | | | | GFA) | | | |

| SUIVIIVIA | PROGRAM | GBAm ² ** | GFAm ² * | CORE / BOH / CIRCULATION ETC.m ² | NLAm² *** | VOID m² | TERRACE / EXTERNAL m² | EOT m² | RESTRICTED RETAIL PREMISES | FOOD + DRINK PREMISES | EFFICENCY (NLA / GF/ | BUILDING HEIGHT | PARKING m ² | CAR SPACES |
|-----------|--------------------------|----------------------|---------------------|---|--------------|------------|-----------------------------|-----------|----------------------------------|--------------------------|----------------------|-----------------|------------------------|------------|
| BASEMENT | Car Park | 8,303 | 7,910 | 980 | | | | | | | | 5.60 | 6,929 | 200 |
| PODIUM | Lobbies / Drop Off / BOH | 9,863 | 8,871 | 2,553 | 5,231 | 494 | 288 | | 912 | 155 | 59% | 16.45 | | |
| TOWER | Commercial Office | 11,519 | 10,632 | 1,620 | 8,866 | | 730 | | | | 83% | 23.10 | | |
| ROOF | Plant | 1,449 | 40 | 40 | | | | | | | | 5.00 | | |
| | TOTAL | 31,134 | 27,453 | 5,193 | 14,097 | 494 | 1,018 | | 912 | 155 | | 44.55 | 6,929 | 200 |

NOTE:

All figures have been based on preliminary information and are subject to verification. GBA ** = Gross Building Area including voids and basement car parking 1

2

 GFA * is calculated in accordance with the Property Council of Australia guidelines 3

4 NLA *** is calculated in accordance with the Property Council of Australia guidelines as defined in PCA Method of Measurement for Lettable Area - Commercial

459-471 Church Street, Richmond **AREA SCHEDULE Building B**

01.02.2019

Rev D

Issue for VCAT Hearing

| Baseme | ent | | | CORE / BOH / CIRCULATION | NLAm ² | VOID | TERRACE / EXTERNAL | EOTF | RESTRICTED RETAIL | FOOD + DRINK | LOOR TO FLOOR EIGHT | R PARKING GFA | R SPACES |
|------------|--------------|----------------------|---------------------|-----------------------------|-------------------|------|-----------------------|------|----------------------|--------------|------------------------|---------------|----------|
| LEVEL | R.L. PROGRAM | GBAm ² ** | GFAm ² * | ETC.m ² | *** | m² | m² | m² | PREMISES | PREMISES | 문문 | m² CAI | CAI |
| Basement 2 | Carpark | | | | | | | | | | | | |
| Basement 1 | Carpark | | | | | | | | | | | | |
| | | TOTAL | | | | | | | | | | | |

Podium

| · oaran | | | | | | | | | | | | |
|----------|--------------------|---------------|-------|-------|-----|-------|-----|-----|-----|-----|-------|-----------|
| Ground | 10.50 Retail/Lobby | /Carpark/EOTF | 1,526 | 1,008 | 249 | | 518 | 463 | 190 | 0% | 4.9 | |
| Level 01 | 15.40 Office | | 1,026 | 1,026 | 122 | 904 | 148 | | | 88% | 3.85 | |
| | | TOTAL | 2,552 | 2,034 | 371 | 904 | 666 | 463 | 190 | 44% | 8.75 | |
| | | | | | | | | | | | | |
| Tower | | | | | | | | | | | | |
| Level 02 | 19.25 Office | | 1,026 | 706 | 101 | 600 | 293 | | | 85% | 3.85 | |
| Level 03 | 23.10 Office | | 706 | 706 | 101 | 600 | | | | 85% | 3.85 | |
| Level 04 | 26.95 Office | | 706 | 639 | 101 | 527 | 59 | | | 82% | 3.85 | |
| Level 05 | 30.80 Office | | 639 | 574 | 101 | 465 | 43 | | | 81% | 3.85 | |
| | | TOTAL | 3,077 | 2,625 | 404 | 2,192 | 395 | | | 84% | 15.40 | |
| | | TOTAL | 3,077 | 2,625 | 404 | 2,192 | 395 | | | | 84% | 84% 15.40 |
| Roof | | | | | | | | | | | | |

Roof

| Roof TBC | 34.30 Plant | | 574 | 37 | 37 | 3.50 |
|----------------|----------------------|-------|-----|----|----|------|
| Plant Roof TBC | 37.80 Plant Roof Lin | e | | | | |
| | | TOTAL | 574 | 37 | 37 | 3.50 |

| SUMMA | RY | CORE / BOH / | | | TERRACE / | | RESTRICTED | FOOD + DRINK PREMISES/ RESTRICTED | ENCY (NLA / GFA) | ING HEIGHT | RKING m² | PACES | | |
|----------|--------------------------|----------------------|---------------------|-----------------------------------|--------------------------|------------------------|----------------------------|---|--------------------|--------------------|----------|-------|-------|-------|
| | PROGRAM | GBAm ² ** | GFAm ² * | CIRCULATION ETC.m ² | NLAm ² *** | VOID m ² | EXTERNAL m ² | EOT m² | RETAIL PREMISES | RETAIL PREMISES | EFFIC | BUILD | PARKI | CAR S |
| BASEMENT | Car Park | | | | | | | | | | | | | |
| PODIUM | Lobbies / Drop Off / BOH | 2,552 | 2,034 | 371 | 904 | | 666 | 463 | 190 | | 44% | 8.75 | | |
| TOWER | Commercial Office | 3,077 | 2,625 | 404 | 2,192 | | 395 | | | | 84% | 15.40 | | |
| ROOF | Plant | 574 | 37 | 37 | | | | | | | | 3.50 | | |
| | TOTAL | 6,203 | 4,696 | 812 | 3,096 | | 1,061 | 463 | 190 | | | 27.65 | | |

NOTE:

1 All figures have been based on preliminary information and are subject to verification.

2 GBA ** = Gross Building Area including voids and basement car parking

GFA * is calculated in accordance with the Property Council of Australia guidelines 3

NLA *** is calculated in accordance with the Property Council of Australia guidelines as defined in PCA Method of Measurement for Lettable Area - Commercial 4

459-471 Church Street, Richmond **AREA SCHEDULE Building C (Childcare)**

01.02.2019

Rev D

Issue for VCAT Hearing

FAm²

| LEVEL | PROGRAM | R.L. | Floor to Floor Height m | GBAm ² ** | GFAm ² * | CORE / CIRC m ² | NLAm² *** | EXTERNAL m² | OUTDOOR PLAY SPACE m ² | CHILDREN (1 per 13m²) | вон | EFFICENCY | CAR PARKING G | CAR SPACES |
|-------------|----------------------|-------|-------------------------------|----------------------|---------------------|-------------------------------|--------------|----------------|---|--------------------------|-----|-----------|---------------|------------|
| Basement 01 | Carpark | 8.85 | 2.80 | 694 | 694 | 50 | | | | | 112 | | 532 | 12 |
| Ground | Childcare / Drop-off | 11.65 | 3.80 | 890 | 890 | 560 | 330 | 224 | 184 | 25 | | 37% | | |
| Level 01 | Childcare | 15.45 | 3.70 | 537 | 414 | 57 | 357 | | 102 | 27 | | 86% | | |
| Level 02 | Childcare | 19.15 | 3.70 | 473 | 424 | 67 | 357 | | 16 | 27 | | 84% | | |
| Roof | Childcare | 22.85 | 4.05 | 463 | 297 | 44 | | | 211 | | | | | |
| Plant | Childcare | 26.90 | 0.50 | | | | | | | | | | | |
| | TOTAL | | 15.75 | 3,057 | 2,719 | 778 | 1,044 | 224 | 513 | 80 | 112 | | 532 | 12 |

NOTE:

1 Areas calculated on the basis that 1 child requires 13m2 internal space and 7m2 external space. This rate is calculated from precedent projects and is indicative only

2 Core / Circulation is estimated area of circulation core only and are not inclusive of other back of house facilities

3 All figures have been based on preliminary information and are subject to verification

4 The material contained herein is indicative only and may be subject to approval by the responsible authority(s), or other factors beyond the control of Architectus; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents.

* 5 GFA is calculated in accordance with the Property Council of Australia guidelines.

*** 6 NLA is calculated in accordance with the Property Council of Australia guidelines as defined in PCA Method of Measurement for Lettable Area - Commercial

** 7 GBA = Gross Building Area including voids and basement car parking

459-471 Church Street, Richmond AREA SCHEDULE Buildings A, B & C

5,276 m² Site Area

architectus

01.02.2019 Rev D

| Building | g "A" | | | | | | | | | | | A m² | |
|------------|--------------------------|----------------------|---------------------|---|-------------------|------------------------|-----------------------------|----------------------|----------------------------------|--------------------------|---------------------------------|--------------------------------|------------|
| | PROGRAM | GBAm ² ** | GFAm ² * | CORE / BOH / CIRCULATION ETC.m ² | NLAm² *** | VOID m ² | TERRACE / EXTERNAL m² | EOTF m ² | RESTRICTED RETAIL PREMISES | FOOD + DRINK PREMISES | BUILDING HEIGHT | CAR PARKING GFA m ³ | CAR SPACES |
| BASEMENT | Car Park | 8,303 | 7,910 | 980 | | | | | | | 5.60 | 6,929 | 200 |
| PODIUM | Lobbies / Drop Off / BOH | 9,863 | 8,871 | 2,553 | 5,231 | 494 | 288 | | 912 | 155 | 16.45 | | |
| TOWER | Commercial Office | 11,519 | 10,632 | 1,620 | 8,866 | | 730 | | | | 23.10 | | |
| ROOF | Commercial Office | 1,449 | 40 | 40 | | | | | | | 5.00 | | |
| | TOTAL | 31,134 | 27,453 | 5,193 | 14,097 | 494 | 1,018 | | 912 | | 44.55 | 6,929 | 200 |
| Building | ј "В" | | | | | | | | | | | | |
| BASEMENT | Car Park | | | | | | | | | | | | |
| PODIUM | Lobbies / Drop Off / BOH | 2,552 | 2,034 | 371 | 904 | | 666 | 463 | 190 | | 8.75 | | |
| TOWER | Commercial Office | 3,077 | 2,625 | 404 | 2,192 | | 395 | | | | 15.40 | | |
| ROOF | Commercial Office | 574 | 37 | 37 | | | | | | | 3.50 | | |
| | TOTAL | 6,203 | 4,696 | 812 | 3,096 | | 1,061 | 463 | 190 | | 27.65 | | |
| Building | g "C" | | | CORE / BOH / CIRCULATION | NLAm ² | VOID | EXTERNAL | OUTDOOR PLAY | | | BUILDING HEIGHT | CAR PARKING GFA m² | CAR SPACES |
| | PROGRAM | GBAm ² ** | GFAm ² * | ETC.m ² | *** | m² | m ² | SPACE m ² | | | | | |
| BASEMENT | Car Park | 992 | 948 | 162 | | | | | | | 3 | 532 | 12 |
| ('PODIUM') | Childcare Facilities | 2,550 | 1,469 | 728 | 1,044 | | 224 | 513 | | | 0.00 | | |
| ROOF | Childcare Facilities | 336 | 0 | 0 | | | | | | | 15.75 | | |
| | TOTAL | 3,878 | 2,417 | 890 | 1,044 | | 224 | 513 | | | 15.75 | 532 | 12 |
| SUMMA | PROGRAM | GBAm ² ** | GFAm ² * | CORE / BOH / CIRCULATION ETC.m ² | NLAm² *** | VOID m² | TERRACE / EXTERNAL m² | EOT m ² | RESTRICTED RETAIL PREMISES | FOOD + DRINK PREMISES | BUILDING HEIGHT (BUILDING A) | CAR PARKING GFA m² | CAR SPACES |
| BASEMENT | Car Park | 9,295 | 8,858 | 1,142 | | | | | | | 5.60 | 7,461 | 212 |
| PODIUM | Lobbies / Drop Off / BOH | 14,965 | 12,374 | 3,652 | 7,179 | 494 | 1,691 | 463 | 1,102 | | 16.45 | | |
| TOWER | Commercial Office | 14,596 | 13,257 | 2,024 | 11,058 | | 1,125 | | | | 23.10 | | |
| ROOF | Commercial Office | 2,359 | 77 | 77 | | | | | | | 5.00 | | |

NOTE:

1 All figures have been based on preliminary information and are subject to verification.

41,215

2 GBA ** = Gross Building Area including voids and basement car parking

TOTAL

3 GFA * is calculated in accordance with the Property Council of Australia guidelines

4 NLA *** is calculated in accordance with the Property Council of Australia guidelines as defined in PCA Method of Measurement for Lettable Area - Commercial

6,895

18,237

494

2,816

463

1,102

155

5 NLA designated under the specific condition 'Childcare' includes toilets/facilities/BOH/bins etc.

34,566

44.55 7,461

212

SCH002 External Material Schedule

| 1 | · | | | | | |
|-----------------------------------|---|--|---|---|---|--|
| LOCATION | | | FT19 | All | Metal cladding to service locations | Solid metal c |
| Building A upper tower façade | Light structurally glazed façade | Translucent light silver glass type GL01. Structurally glazed curtain wall with blind mullions and high performance IGU. Integrated shadowbox spandrel panel. | FR01 | Building A | Metal frame | Expressed m |
| Building A tower façade | Framed vertical glazed façade | Translucent silver - grey glass GL02. Structurally glazed curtain wall with blind mullions and high performance IGU. Integrated shadowbox spandrel panel. Expressed black metal chapped as indicated in drawings, vortical black metal lowrose. | FR02 | Building C | Metal frame roof pergola | Roof pergola members. Ga |
| Building A core | Framed vertical glazed façade | Solid metal cladding with expressed joints as indicated on elevations. Charcoal metal | | Building A roof plant | | Fixed vertical |
| Building A podium façade | Framed vertical glazed façade | Translucent silver - grey glass GL02. Structurally glazed curtain wall with blind mullions | SCR02 | Building B roof plant | Plant screen to Building B | Fixed vertical |
| | | channels as indicated in drawings, vertical black metal shading blades spaced at 700mm | SCR03 | Building C roof plant | Plant screen to Building C | Fixed vertical |
| Building A podium façade | Brick podium façade | Brick façade with glazed windows. Angled brick recesses as indicated in drawings. | SCR04 | Building C | Building C balcony mesh | Bespoke stee |
| Podium rotail facado | Shonfront alazing brick nigrs | landscape planter. | BAL01 | Building A + Building B | Typical metal balustrade | Open metal theights. Refe |
| Poulum retail laçade | concrete base | Door types as indicated on drawings. Brick piers as indicated on drawings, angled concrete hob. | BAL02 | Building C | Glass balustrade with minimal framing | Glass balustr |
| Podium lobby façade | Clear glazing to lobby | Clear glazing at ground level. Clear glass, structurally glazed blind mullions. Door systems integrated into façade as indicated. | BAL03 | Building C | Glass balustrade | Glass balustr heights. Opa |
| Podium south façade Building A | Solid brick south façade | Solid brick south façade with expressed depth. Setout of panels to match general podium façade. | FEN01 | Building C | Retractable fence | Sliding fence landscaping. |
| Courtyard entry | Metal cables | Metal cables with black finish and landscape planting treatment. Cables sit with steel metal framing. | FEN02 | Building C | Building C fence | finish. Glass balustr |
| Building B | Building B façade | Glazing to Building B with expressed metal slab edge. Translucent silver - grey glass GL02. Fixed metal mesh with concealed fixings - colour transitioning from white to charcoal. Pattern of mesh varies as per elevation drawings | WAL01 | All | Precast wall | landscaping a Precast wall setout as per |
| North façade Building B | Podium brick façade with infill windows | Brick clad façade system with metal framed infill windows. Openable windows and doors as set out in drawings. | WAL03 | Building C south boundary | Existing brick wall | Retain existir |
| Building C | Building C - glazing and timber panels | White metal framed façade with glazed panels and infill panels as indicated in drawings. Glass type GL01 | WAL04 | Building C south boundary | Brick wall | Brick finish b |
| Building C | Building C feature wooden panels | Infill panels to Building C façade. Woodgrain finish panel as set out in drawings. | DOR01 | Building A | Tilt up door | Tilt up metal |
| Building C | Building C - glazing to ground level | Clear glazing at ground level. Clear glass, structurally glazed blind mullions. Door systems integrated into façade as indicated. | <u> </u> | 1 | 1 | 1 |
| Building C | Building C - glazed window wall | Clear glass, structurally glazed blind mullions expressed metal fins as indicated in drawings. | | | | |
| Building C | Building C - glazed window wall with opaque panels | Clear glass, structurally glazed blind mullions with infill panels as indicated in drawings. Opaque glazed panel 1400mm to 1700m above floor level to address overlooking. | | | | |
| | façade façade Building A tower façade Building A core Building A podium façade Building A podium façade Building A podium façade Podium retail façade Podium lobby façade Podium south façade Building A Courtyard entry Building B North façade Building B Building C Building C Building C Building C | Building A upper tower façadeLight structurally glazed façadeBuilding A tower façadeFramed vertical glazed façadeBuilding A coreFramed vertical glazed façadeBuilding A podium façadeFramed vertical glazed façadeBuilding A podium façadeBrick podium façadeBuilding A podium façadeBrick podium façadePodium retail façadeShopfront glazing, brick piers, concrete basePodium lobby façadeClear glazing to lobbyPodium south façade Building ASolid brick south façadeCourtyard entryMetal cablesBuilding BBuilding B façadeNorth façade Building BPodium brick façade with infill windowsBuilding CBuilding C feature wooden panelsBuilding CBuilding C - glazed window wallBuilding CBuilding C - glazed window wall | Building A upper tower façade Light structurally glazed façade Translucent light silver glass type GL01. Structurally glazed curtain wall with blind mullions and high performance IGU. Integrated shadowbox spandrel panel. Building A tower façade Framed vertical glazed façade Translucent silver - grey glass GL02. Structurally glazed curtain wall with blind mullions and high performance IGU. Integrated shadowbox spandrel panel. Expressed black metal channels as indicated in drawings, vertical black metal lockmetal finish. Building A core Framed vertical glazed façade Sold metal cladding with expressed joints as indicated on elevations. Charcoal metal finish. Building A podium façade Framed vertical glazed façade Translucent silver - grey glass GL02. Structurally glazed curtain wall with blind mullions and high performance IGU. Integrated shadowbox spandrel panel. Expressed black metal finish. Building A podium façade Framed vertical glazed façade Translucent silver - grey glass GL02. Structurally glazed black metal shadowbox spandrel panel. Expressed black metal dinadscape planter. Podium retail façade Brick podium façade Brick hagade with glazed wind was. Angled brick reseases as indicated an landscape planter. Podium retail façade Clear glazing to lobby Clear shopfront glazing at ground level. Clear glass, structurally glazed blind mullions. Door types as indicated in drawings. Podium nobby façade Clear shopfront glazing at ground level. Clear glass, structurally glazed blind mullions. Doro t | Building A upper tower façade Light structurally glazed façade and high performance IGU. Integrated shadowbox spandrel panel. FR01 Building A tower façade Framed vertical glazed façade and high performance IGU. Integrated shadowbox spandrel panel. FR01 Building A core Framed vertical glazed façade finish. Translucent light silver- grey glass GL02. Structurally glazed curtain wall with bilm mullions and high performance IGU. Integrated shadowbox spandrel panel. Expressed black metal channels as indicated in drawings, vertical black metal louvres. FR01 Building A podium façade Framed vertical glazed façade finish. Solid metal cladding with expressed joints as indicated on elevations. Charcoal metal finish. SCR02 Building A podium façade Framed vertical glazed façade finish. Translucent silver- grey glass GL02. Structurally glazed curtain wall with bilm mullions and high performance IGU. Integrated shadowbox spandrel panel. Expressed black metal channels as indicated in drawings, vertical black metal shading blaces spaced black metal channels as indicated in drawings, ertical black metal shading blaces spaced black metal concrete base SCR02 Podium retail façade Shopfront glazing, brick piers. Concrete base Clear glazing at ground level. Clear glass, structurally glazed blind mullions. Door types as indicated on drawings. Brick piers as indicated in drawings. Integrated into façade with space depth. Setout of panels to match general podium façade. BAL02 Podium biobt façade Glazing to Building A fa | Building A upper tower façade Light structurally glazed façade Translucent light silver glass type GL01. Structurally glazed curtain wall with blind mullions and high performance IGU. Integrated shadowkox spandrel panel. FR01 Building A Building A tower façade Framed vertical glazed façade Translucent silver - grey glass GL02. Structurally glazed curtain wall with blind mullions and high performance IGU. Integrated shadowkox spandrel panel. Expressed black metal charmels as indicated in drawings, vertical black metal lockers. FR01 Building A Building A core Framed vertical glazed façade Translucent silver - grey glass GL02. Structurally glazed ourtain wall with blind mullions and high performance IGU. Integrated shadowkox spandrel panel. Expressed black metal charmels as indicated in drawings. FR02 Building A roof plant Building A podium façade Framed vertical glazed façade Translucent silver - grey glass GL02. Structurally glazed blind mullions. Translucent silver - grey glass GL02. Structurally glazed blind mullions. Structurally glazed blind mullions. Structurally glazed blind mullions. Structurally glazed blind mullions. Structurally glazed blind mullions. Door types as indicated on drawings. Structurally glazed blind mullions. Door types as indicated on drawings. Brick piers as indicated in drawings. FR01 Building C Podium retail façade Solid brick south façade south façade with expressed metal siba dege. Translucent silver - grey glass Solid brick south façade with agreed selvated markin matel famidica FR01 | Building A upper tower tacade Light structurally glazed façade Translucent light silver glass type GL01. Structurally glazed ourtain wall with blind mullions and high performance IGU. Integrated shadowbox spandrel panel. Metal frame Building A tower façade Framed vertical glazed façade Translucent silver - grey glass GL02. Structurally glazed ourtain wall with blind mullions and high performance IGU. Integrated shadowbox spandrel panel. Expressed black metal documents as indicated in drawings. FR01 Building A Metal frame Building A core Framed vertical glazed façade Translucent silver - grey glass GL02. Structurally glazed ourtain wall with blind mullions and high performance IGU. Integrated shadowbox spandrel panel. Expressed black metal distrib performs SCR01 Building A core plant Plant screen to Building A Building A podum façade Framed vertical glazed façade Translucent silver - grey glass GL02. Structurally glazed black metal shadowas spandrel panel. SCR02 Building C cord plant Plant screen to Building B Building A podum façade Brick podum façade with glazed windows. Angled brack metal shadowbox spandrel panel. Integrated black metal shadowbox spandrel panel. SCR03 Building C Building C Podum lobby façade Schopt pata black metal shadowbox spandrel panel. Integrated with consel developt with consel developt with consel developt with consel developt with cons |

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al cladding - infill within podium grid. Expressed joints, dark grey finish.

I metal frame, black finish to building A

ola over Childcare Centre. Expressed metal structural framing with horizontal Galvanised metal finish

ical louvre system, vertical blades, minimal transparency. Black finish.

ical louvre system, vertical blades, minimal transparency. Black finish.

ical louvre system, vertical blades, minimal transparency. Galvanised finish.

steel mesh. Custom oversized diamond grid pattern with galvanized finish.

al balustrade - metal blades with black finish. Refer drawings for balustrade Refer landscape drawing for planter box locations and details.

strade to Building C outdoor playspace. Refer drawings for balustrade heights.

ustrade to Building C outdoor playspace terraces. Refer drawings for balustrade Dpaque treatment as indicated on drawings.

nce with single operable swing gate. Stacks to concealed position set within ng. Bespoke steel mesh. Custom oversized diamond grid pattern with galvanized

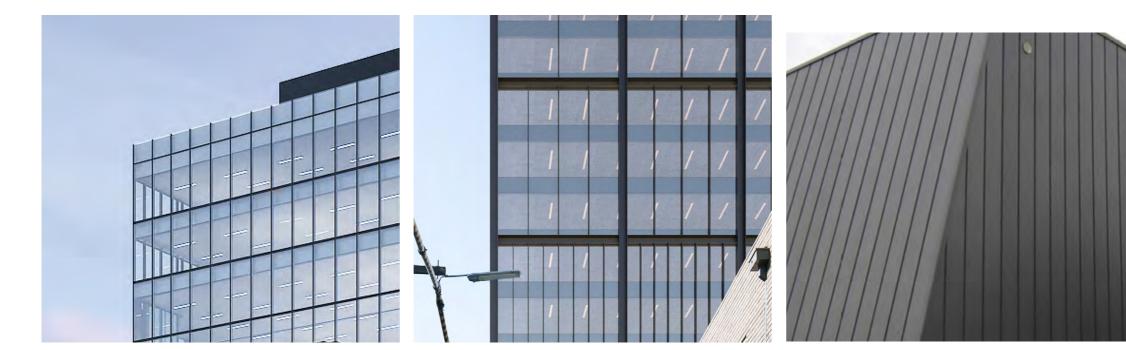
ustrade to ground level. Set at 1600mm above internal ground level. Deep ng zone on street side with planting to obscure play space.

all built up against existing adjacent shear wall at site boundary. Wall height per drawings. Joints on walls as indicated in drawings.

sting brick wall on adjacent property boundary.

h boundary wall.

tal door, custom metal perforated pattern, black powdercoat finish.



Translucent light silver glass type GL01 - FT01

Translucent silver-grey glass GLO2 - FT02

Solid metal cladding - charcoal finish - FT03



Red brick facade - FT05

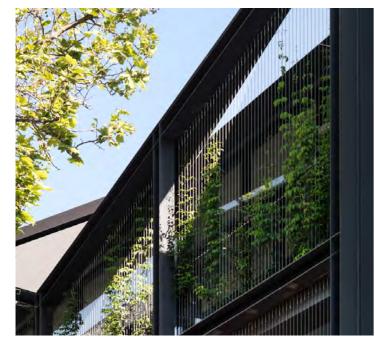
Shopfront glazing with brick piers - FT06

Clear glazing to lobby - FT07



Translucent silver-grey glass with dense vertical shading - FT04

Solid brick facade with expressed depth - FT08



Black metal frame metal cables and planting - FT09





Podium brick with infill windows - FT11



Clear glass with expressed metal fins - FT16

Clear glass with infill panels - FT18

Building B facade system - FT10

Metal cladding to service locations - solid metal panel, dark grey finish - FT19

White metal framed facade with glazed and infill panels - FT12

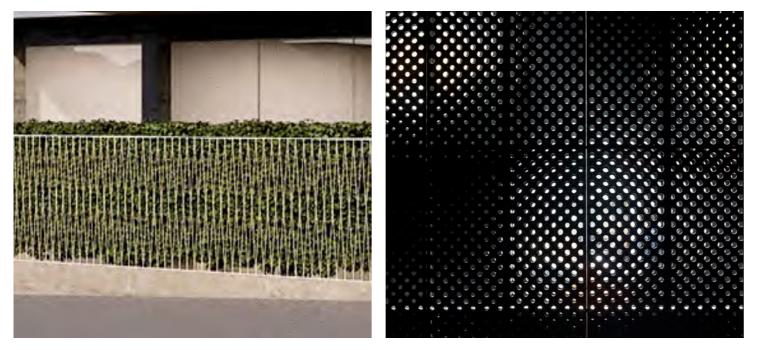
Metal frame - black finish - FR01



Fixed vertical metal louvres, black finish - Building A - SCR01

Building C balcony mesh - SCR04

Open metal balustrade - metal blades with black finish - BAL01



Sliding fence, bespoke steel mesh - FEN01

Tilt up metal door, black metal perforated panel - DOR01

Glass balustrade with minimal framing - BAL02, BAL03