

1 ShadowStudy_1200_Proposed_22 Sep



Architectus Group Pty Ltd is the owner of the copyright subsis these drawings, plans, designs and specifications. They must used, reproduced or copied, in whole or in part, nor may the in ideas and concepts therein contained (which are condidential Architectus Group Pty Ltd) be disclosed to any person without withen consent of that company.

Nominated Architect Ray Brown, NSWARB 6359

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

Do not scale drawings. Verify all dimensions on site 459-471 Church Street, Richmond DA Architectural Town Planning Report Architectus



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%

architectus**

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

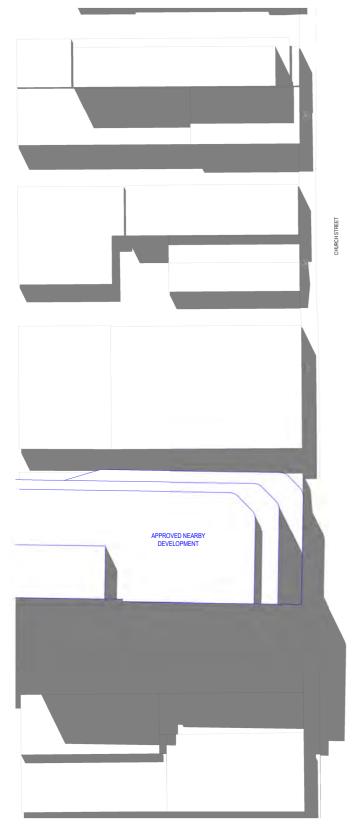
drawing no. DA2210

6/7/2018 2:31:18 PM

125

issue

в





1 ShadowStudy_1300_Existing_22 Sep scALE1:400

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.

Sydney Melbourne Adelaide Auckland Christchurch Brisbane checked

drawn

°architectus"

date	amendment	issue
ow Studies 31.05.2018	Revised Shadow Studies	A
DNSE 07.06.2018	TP RFI RESPONSE	В

Do not scale drawings. Verify all dimensions on site 459-471 Church Street, Richmond | DA Architectural Town Planning Report | Architectus

EXISTING SHADOWS
PROPOSED ADDITIONAL SHADOWS ES
PRIVATE OPEN SPACE

459-471 Church Street, Richmond

drawing

projec

Shadow Studies 11

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

architectus

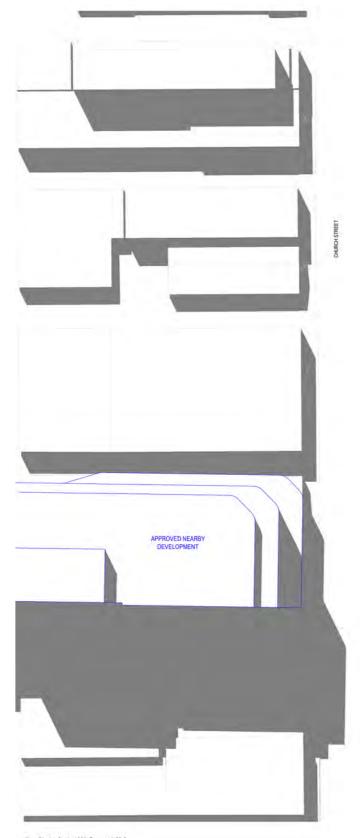
AH	scale	As indicated@A1
TH	project no	170358.00

DA2211

drawing no.

issue В

6/7/2018 2:31:25 PM



1 ShadowStudy_1300_Proposed_22 Sep scule1.40

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.

Sydney Melbourne Adelaide Auckland Christchurch Brisbane

checked

drawn

AH scale

TH project no

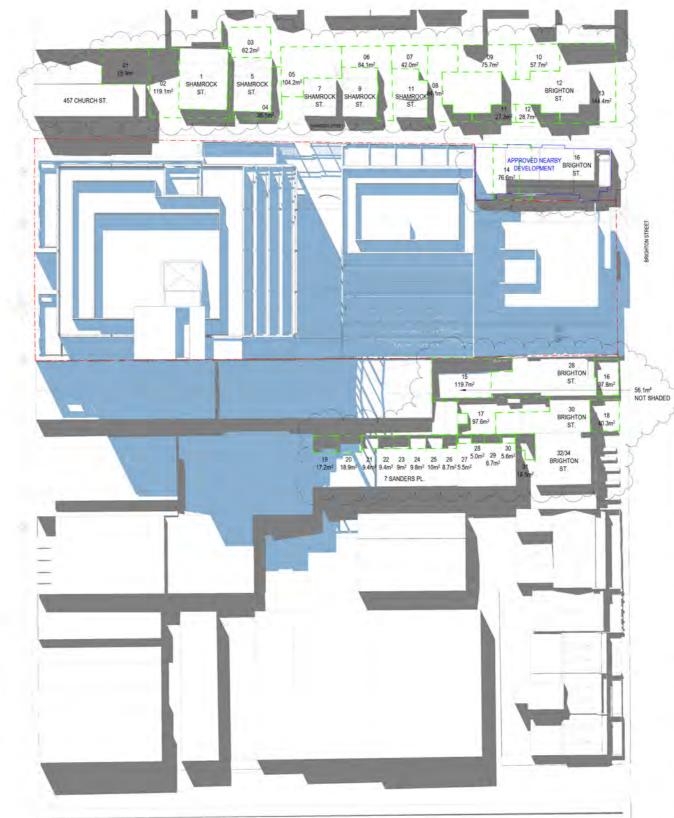
architectus

Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



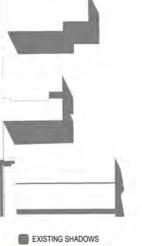
Do not scale drawings. Verify all dimensions on site 459-471 Church Street, Richmond | DA Architectural Town Planning Report | Architectus





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%





architectus*

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

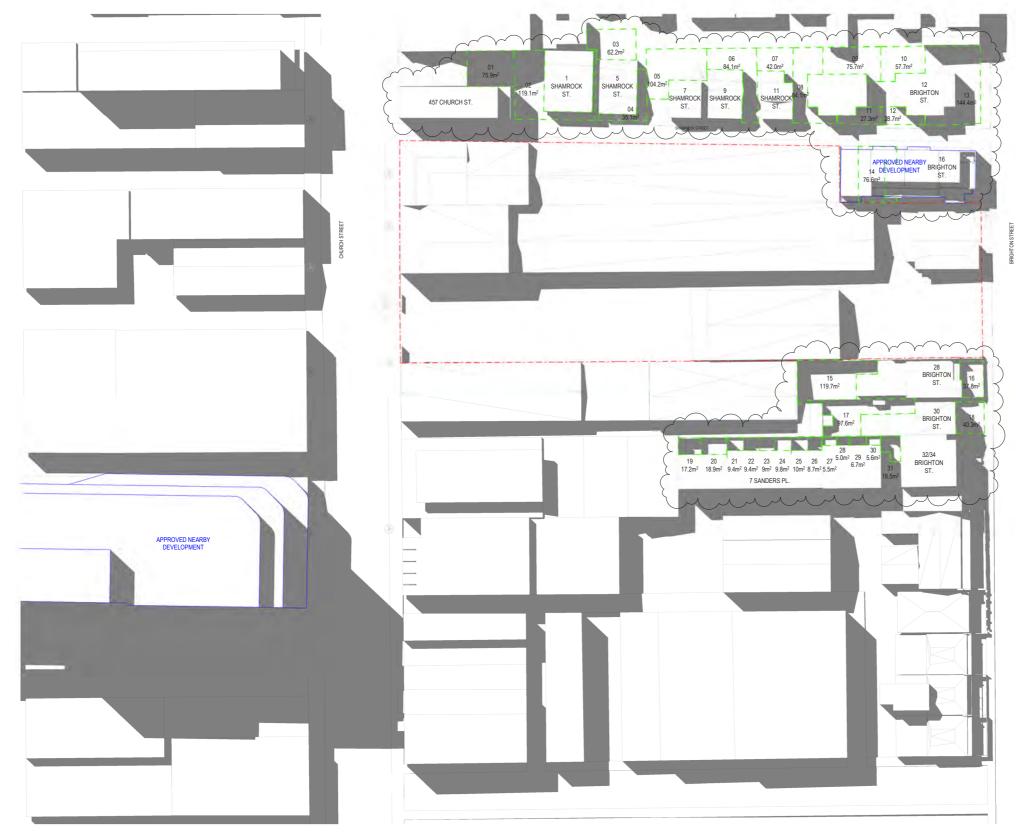
Shadow Studies 12

drawing no.

DA2212

6/7/2018 2:31:42 PM

в 127



1 ShadowStudy_1400_Existing_22 Sep SCALE-1:400

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.

°architectus-Architectus Group Pty Lid is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, remview pd or copied in whole or in part, in may their formation ideas and concepts therein contained (which are confidentiat to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

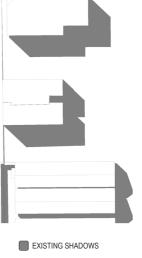
Nominated Architect Ray Brown, NSWARB 6359



Do not scale drawings. Verify all dimensions on site 459-471 Church Street, Richmond | DA Architectural Town Planning Report | Architectus

Sydney Melbourne Adelaide Auckland Christchurch Brisbane checked drawn





PROPOSED ADDITIONAL SHADOWS

architectus

Architectus Melbourne Level 25, 385 Bourke Street Melbourne VIC 3000 T (61 3) 9429 5733 F (61 3) 9429 5480 F (61 3) 9429 8480 melbourne@architectus.com.au ABN 90 131 245 684

AH	scale	As indicated@A1
тн	project no	170358.00

459-471 Church Street, Richmond

drawing

project

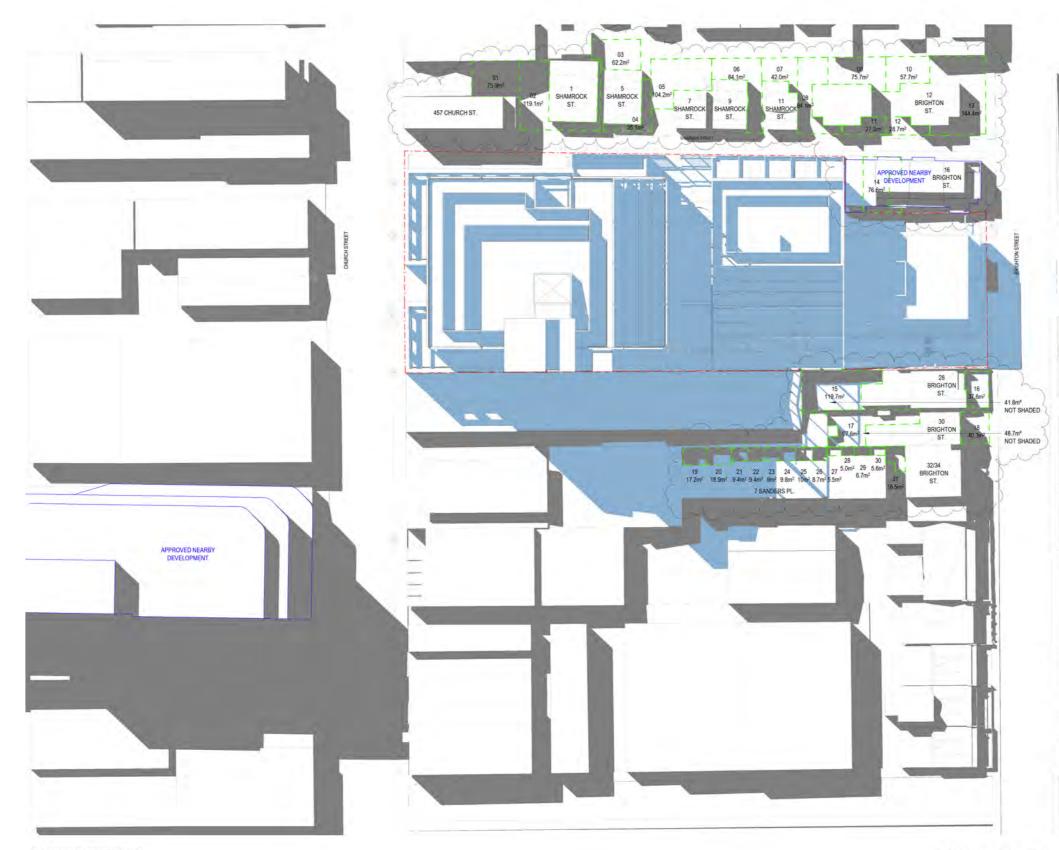
Shadow Studies 13

drawing no.

DA2213

issue В

6/7/2018 2:31:48 PM



1 ShadowStudy_1400_Proposed_22 Sep SCALET 400

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.

Sydney Melbourne Adelaide Auckland Christchurch Brisbane

checked

drawn

AH scale

TH project no

architectus

Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information ideas and concepts therein constrained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359

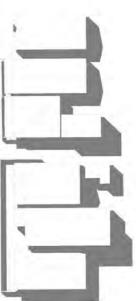


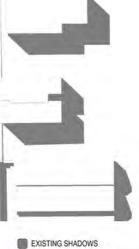
date

Do not scale drawings. Verify all dimensions on site 459-471 Church Street, Richmond | DA Architectural Town Planning Report | Architectus

-	,
-	

	-			
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

architectus**

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 14

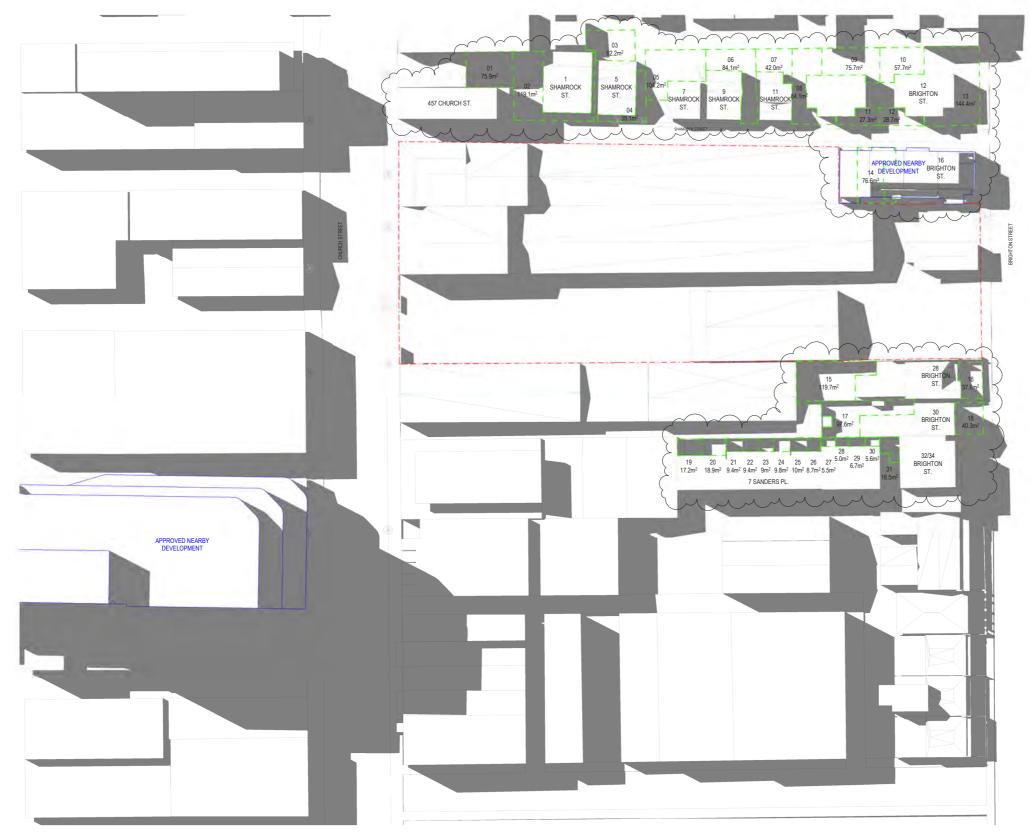
drawing no. DA2214

6/7/2018 2:32:06 PM

129

issue

в



1 ShadowStudy_1500_Existing_22 Sep SCALE-1:400

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.

Sydney Melbourne Adelaide Auckland Christchurch Brisbane

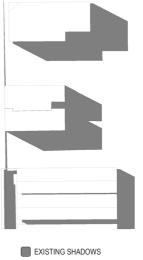
checked

drawn

°architectusissue amendmen date 1.05.2018 7.06.2018 Architectus Group Pty Lid is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, remview pd or copied in whole or in part, in may their formation ideas and concepts therein contained (which are confidentiat to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company. B TP RFI RESPONS bsi ISO 9001 Carly Usagenet Nominated Architect Ray Brown, NSWARB 6359

Do not scale drawings. Verify all dimensions on site 459-471 Church Street, Richmond | DA Architectural Town Planning Report | Architectus





PROPOSED ADDITIONAL SHADOWS

architectus

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

AH	scale	As indicated@A1
тн	project no	170358.00

459-471 Church Street, Richmond

drawing

project

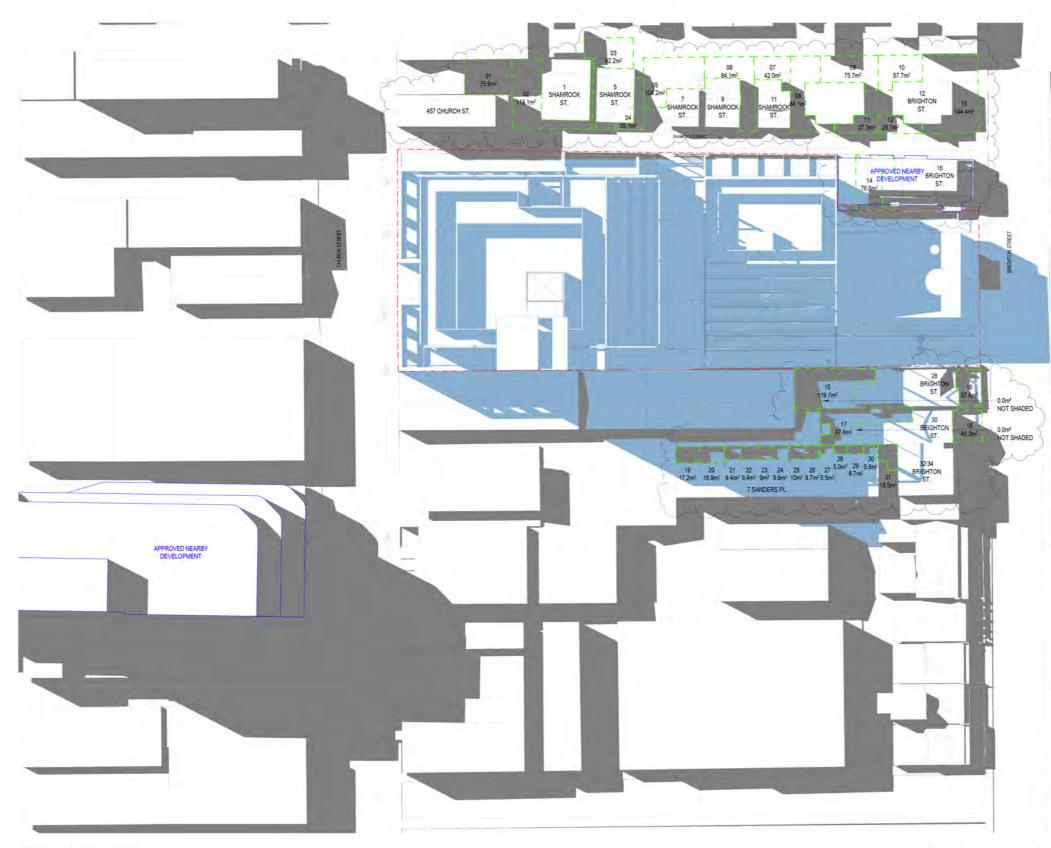
Shadow Studies 15

drawing no.

DA2215

issue В

6/7/2018 2:32:12 PM



1 ShadowStudy_1500_Proposed_22 Sep

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.

architectus

Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therem constinued (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written constrol that compared.

Nominated Architect Ray Brown, NSWARB 6359



date

Do not scale drawings. Verify all dimensions on site 459-471 Church Street, Richmond | DA Architectural Town Planning Report | Architectus

Sydney Melbourne Adelaide Auckland Christchurch Brisbane checked drawn

AH scale

TH project no

-	-	-	

	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		

architectus"

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 16

drawing no. DA2216

issue в 131

6/7/2018 2:32:27 PM

VCAT Drawing Register 459 - 471 Church St, Richmond

Project name

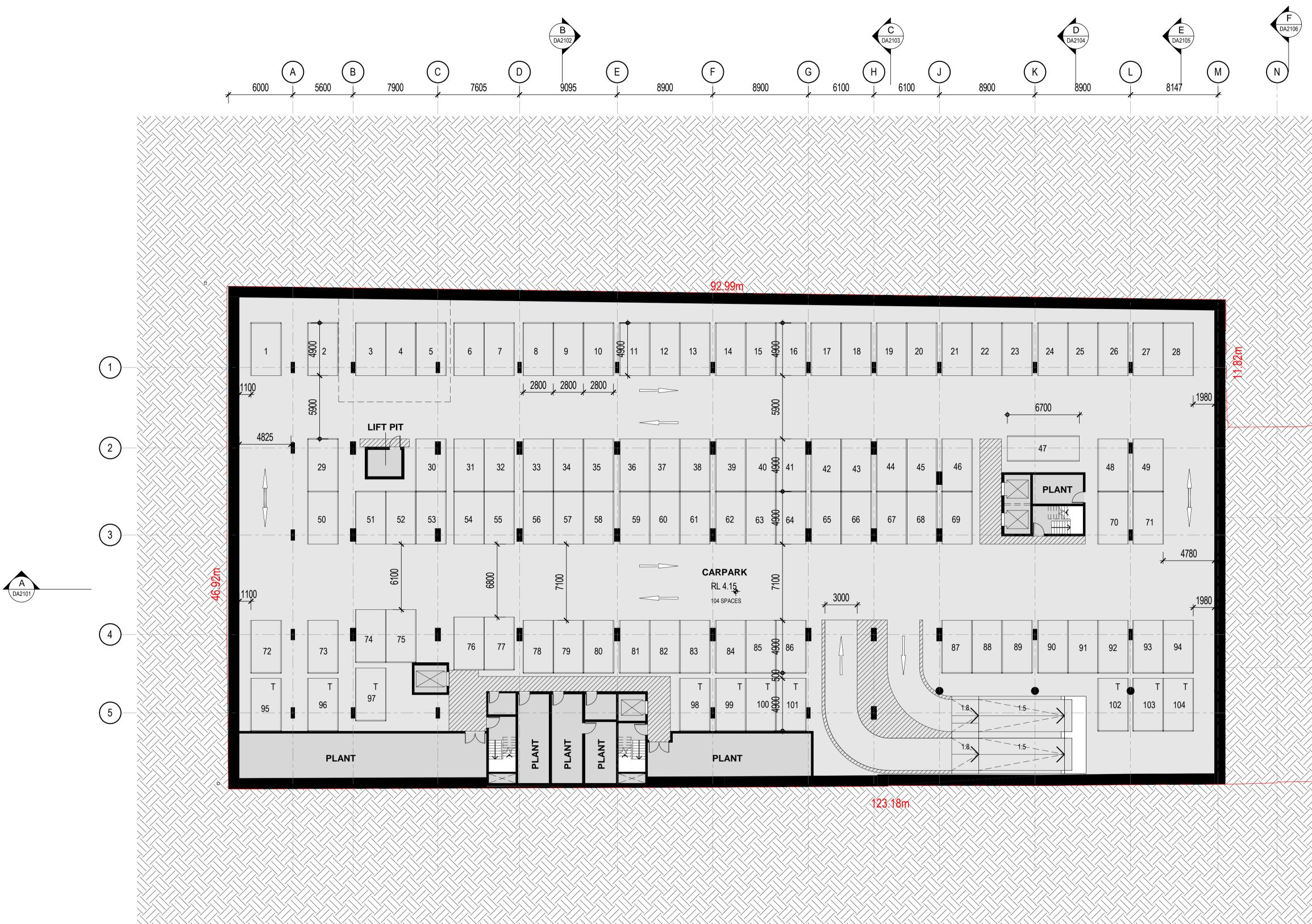
Project no. 170358

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

architectus

File

A02_TRNS

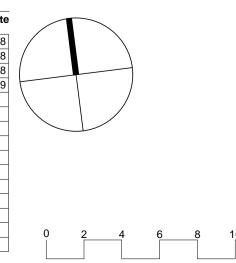


Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



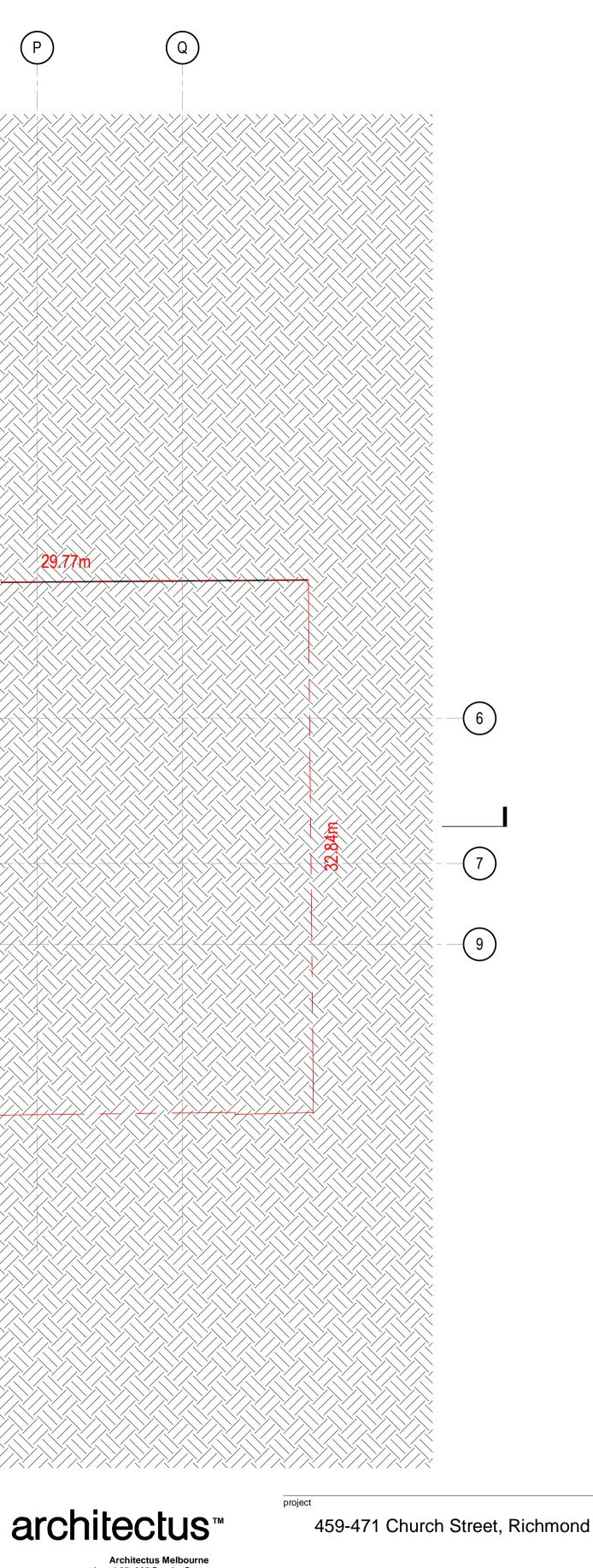
issue	amendment	date
A	TP DRAFT ISSUE	27.04.2018
В	TP ISSUE	04.05.2018
С	TP RFI RESPONSE	07.06.2018
D	VCAT ISSUE	01.02.2019



Do not scale drawings. Verify all dimensions on site



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

AH	scale	1 : 200@A1
AS	project no	170358.00

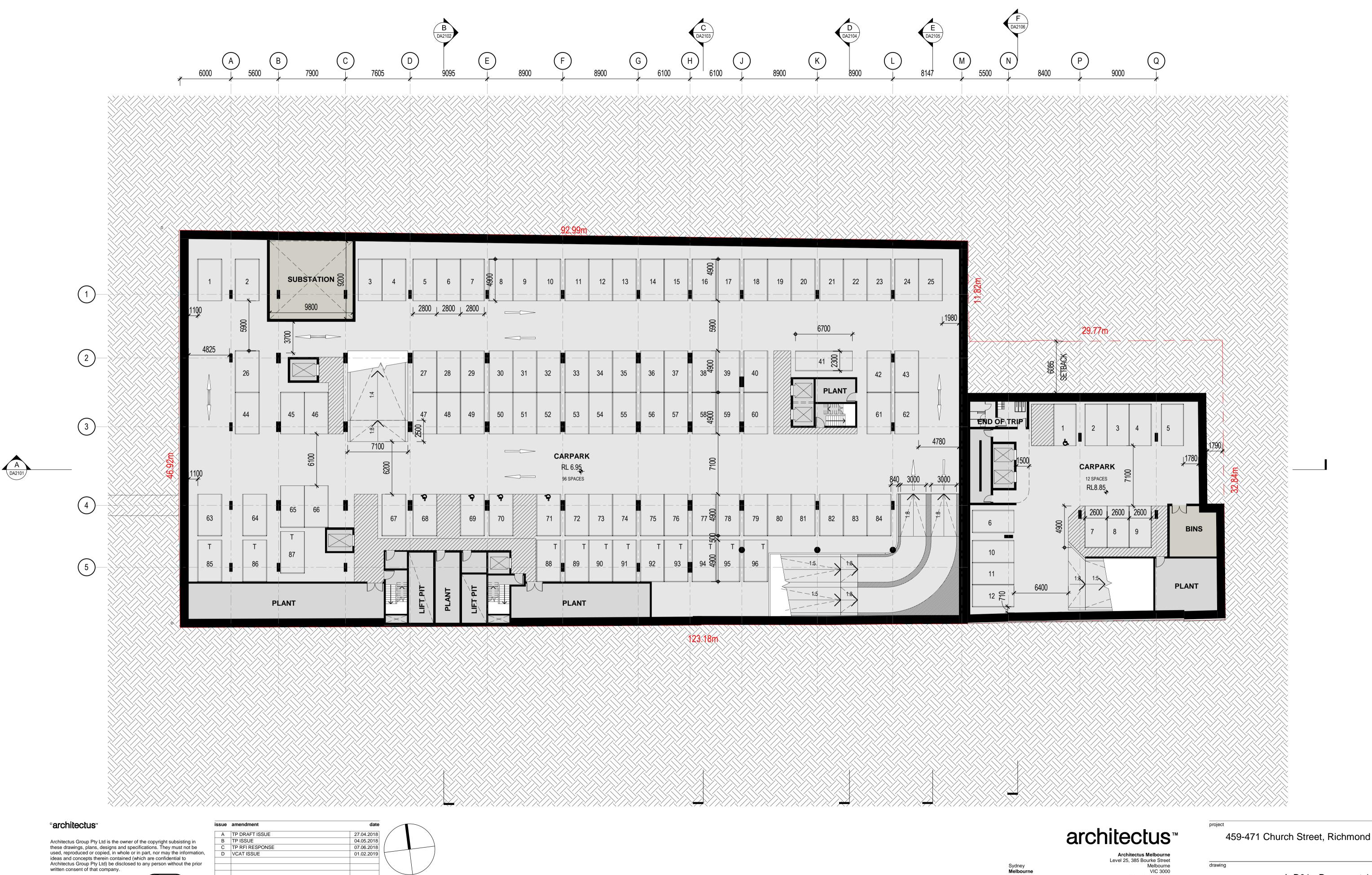
AS project no

DA1001

drawing no.

03/02/19 16:29:48

D



Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



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		

te 8 8 9					
	0 2	2 4	6 8	10	20

Do not scale drawings. Verify all dimensions on site



drawn

L-B01 - Basement 1

drawing no.

AS project no 170358.00

AH ^{scale}

T (61 3) 9429 5733

F (61 3) 9429 8480

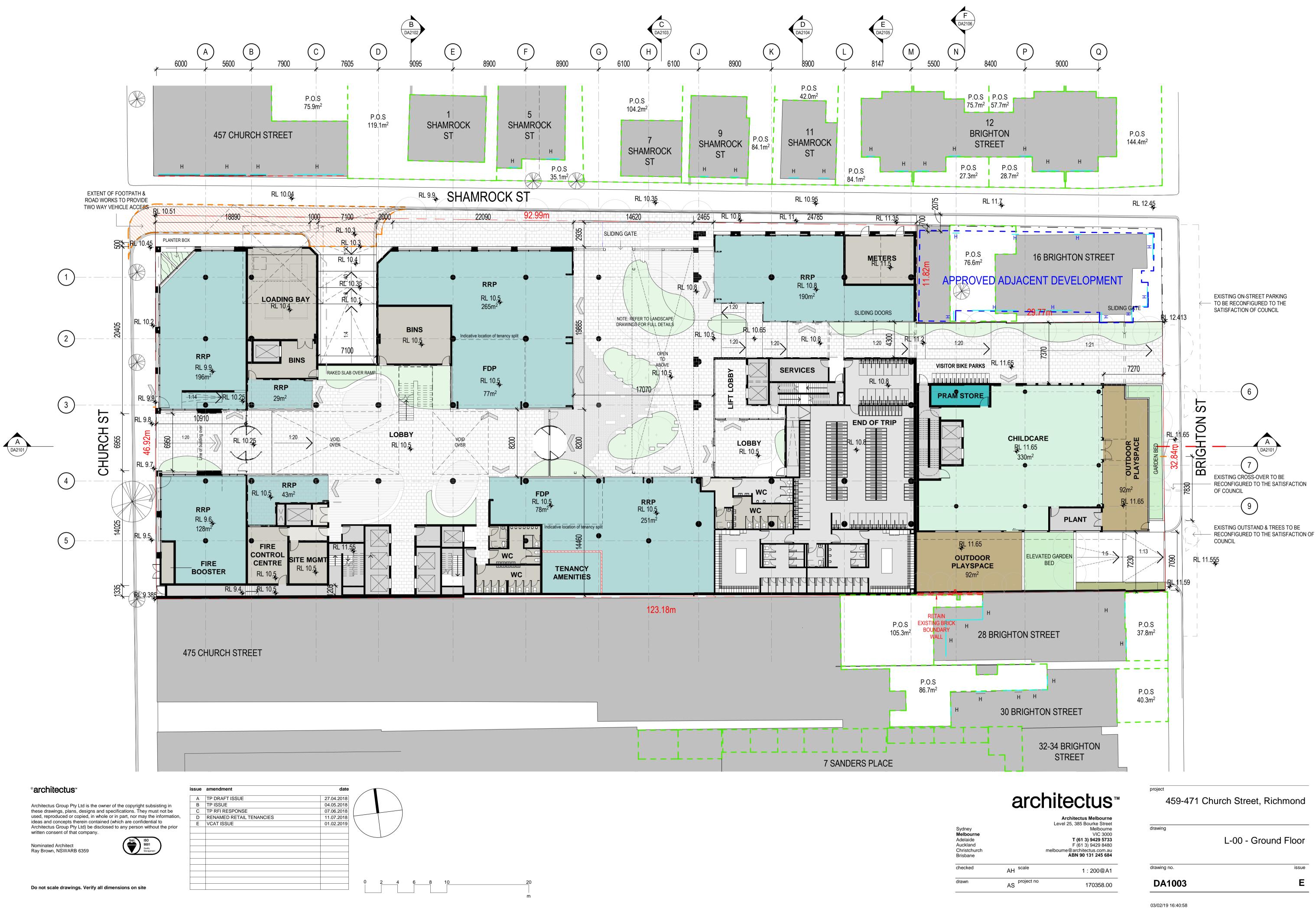
1 : 200@A1

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

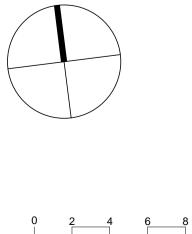
03/02/19 16:29:51

DA1002

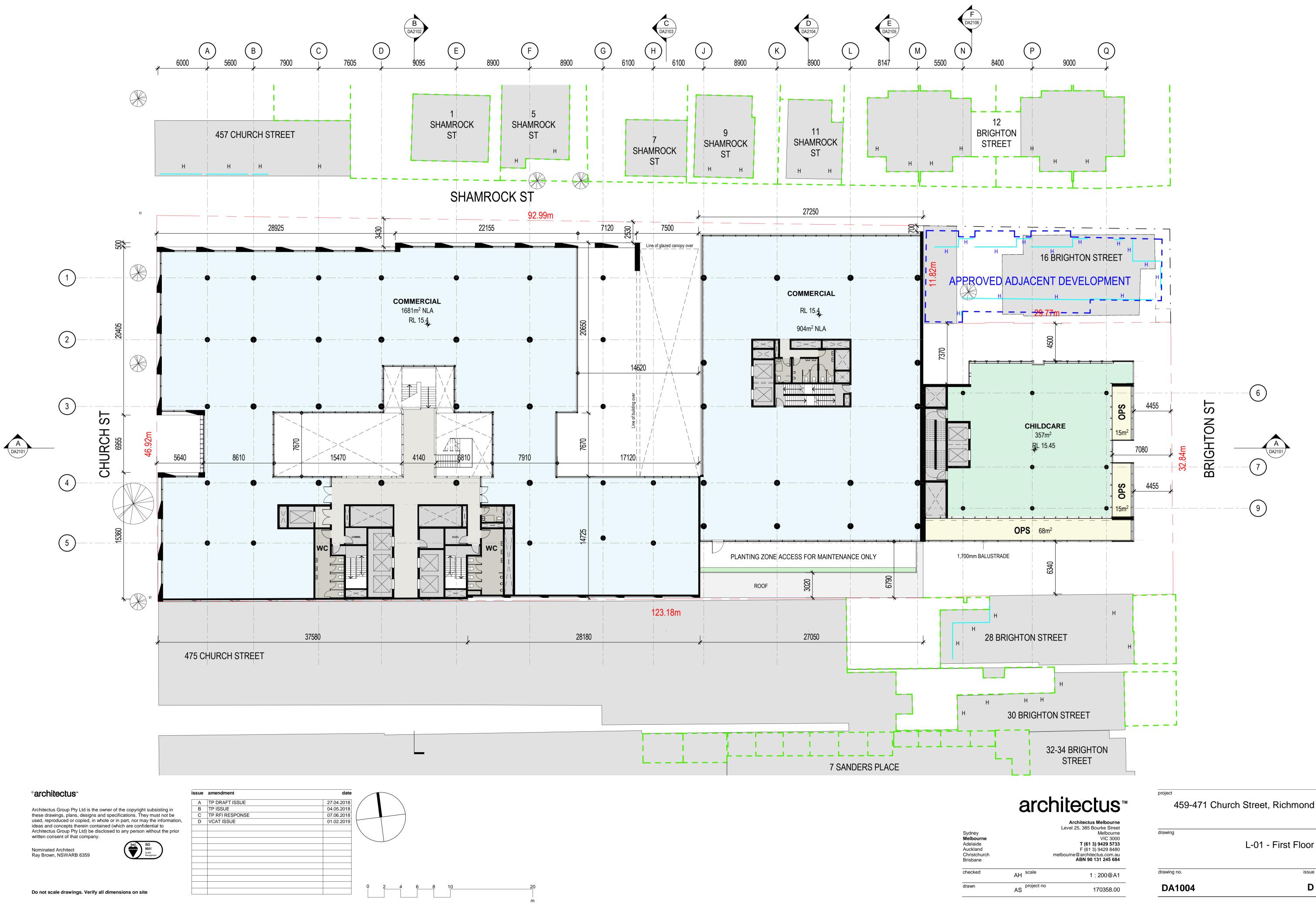
D



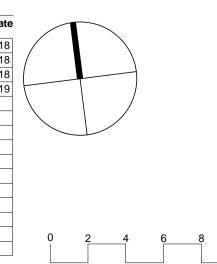






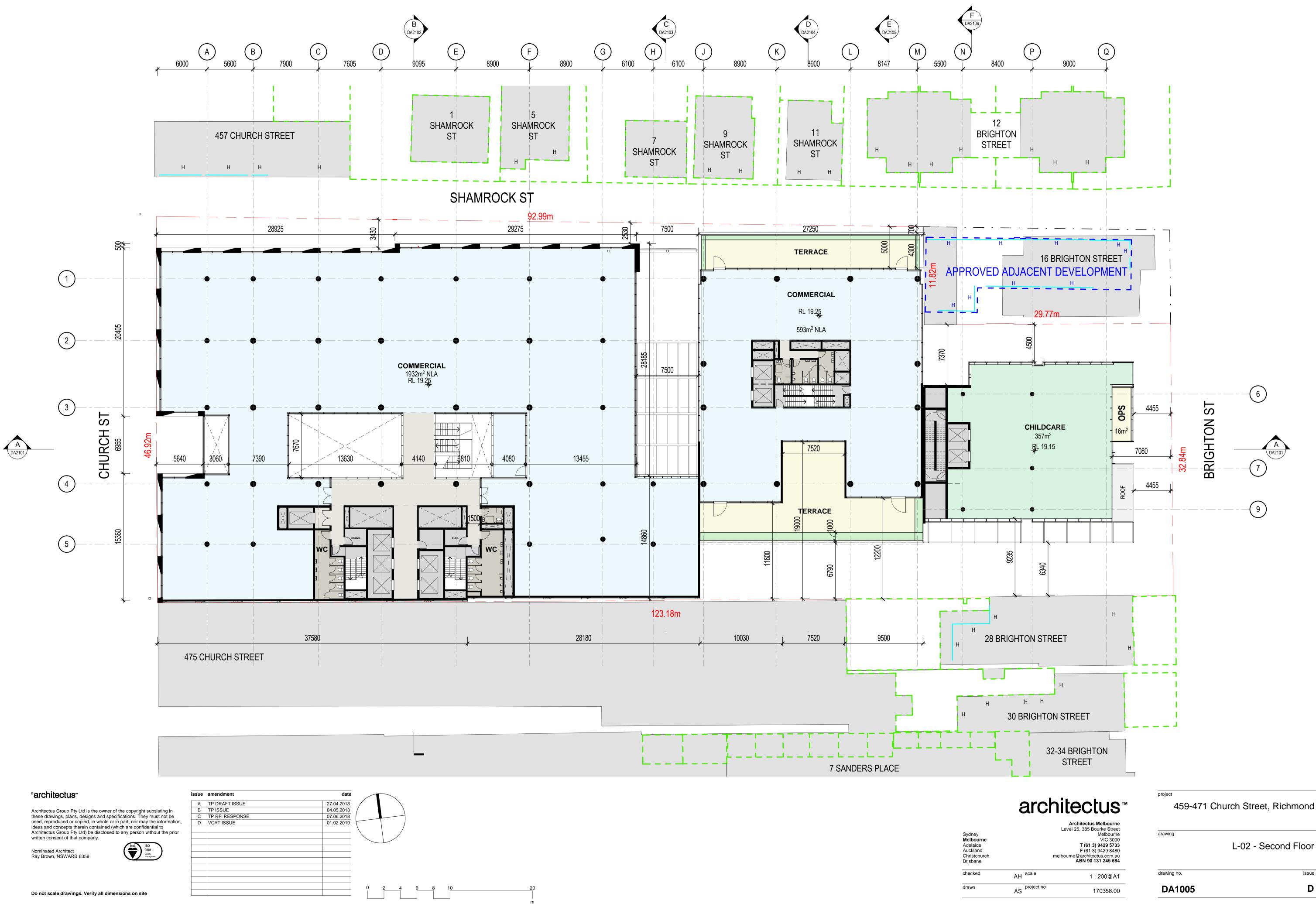




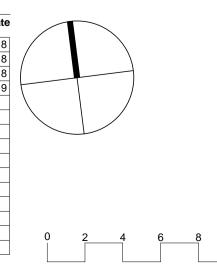




03/02/19 16:29:59

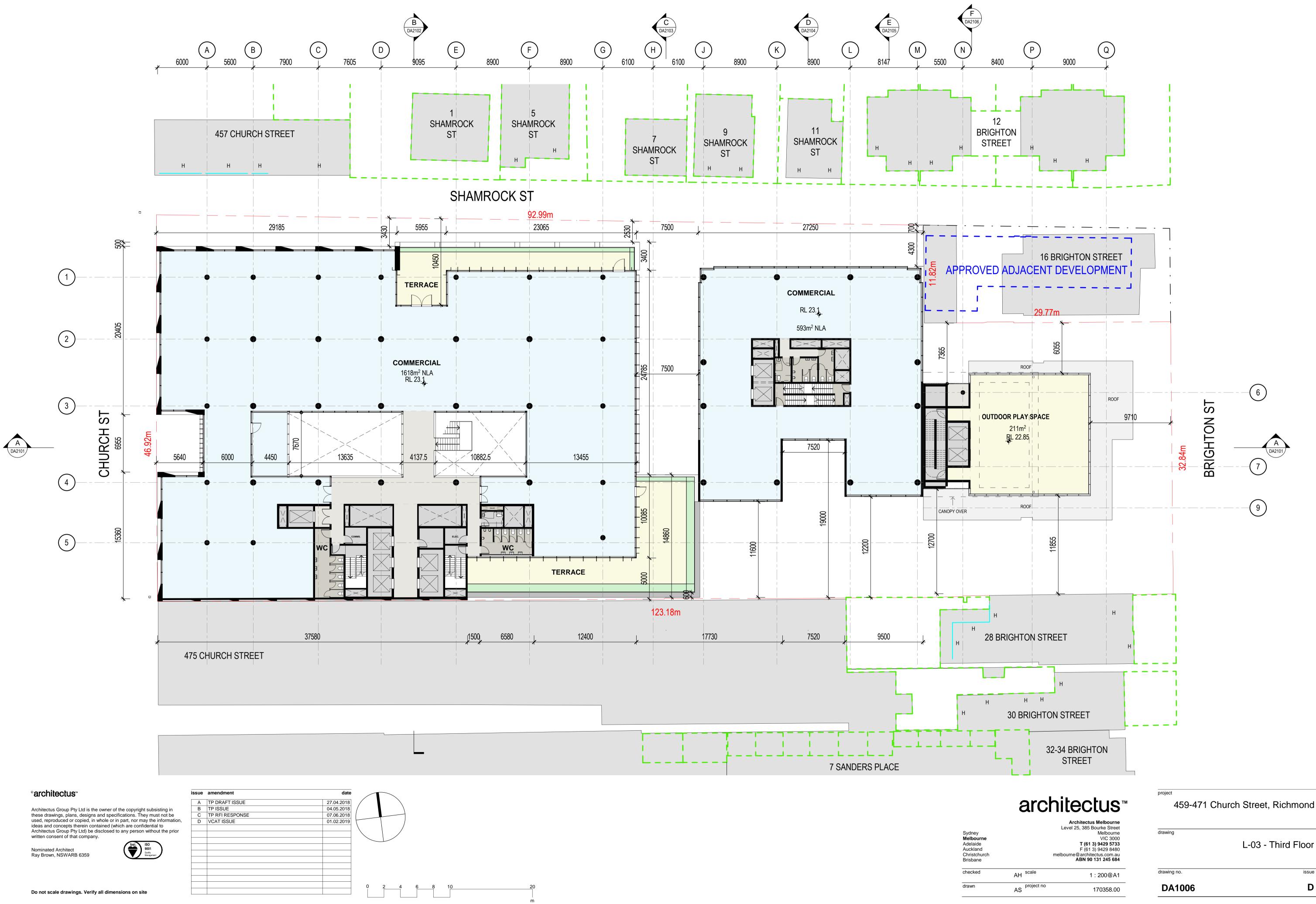




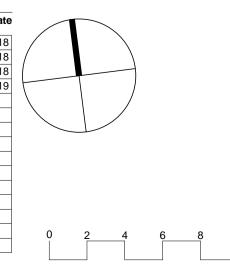




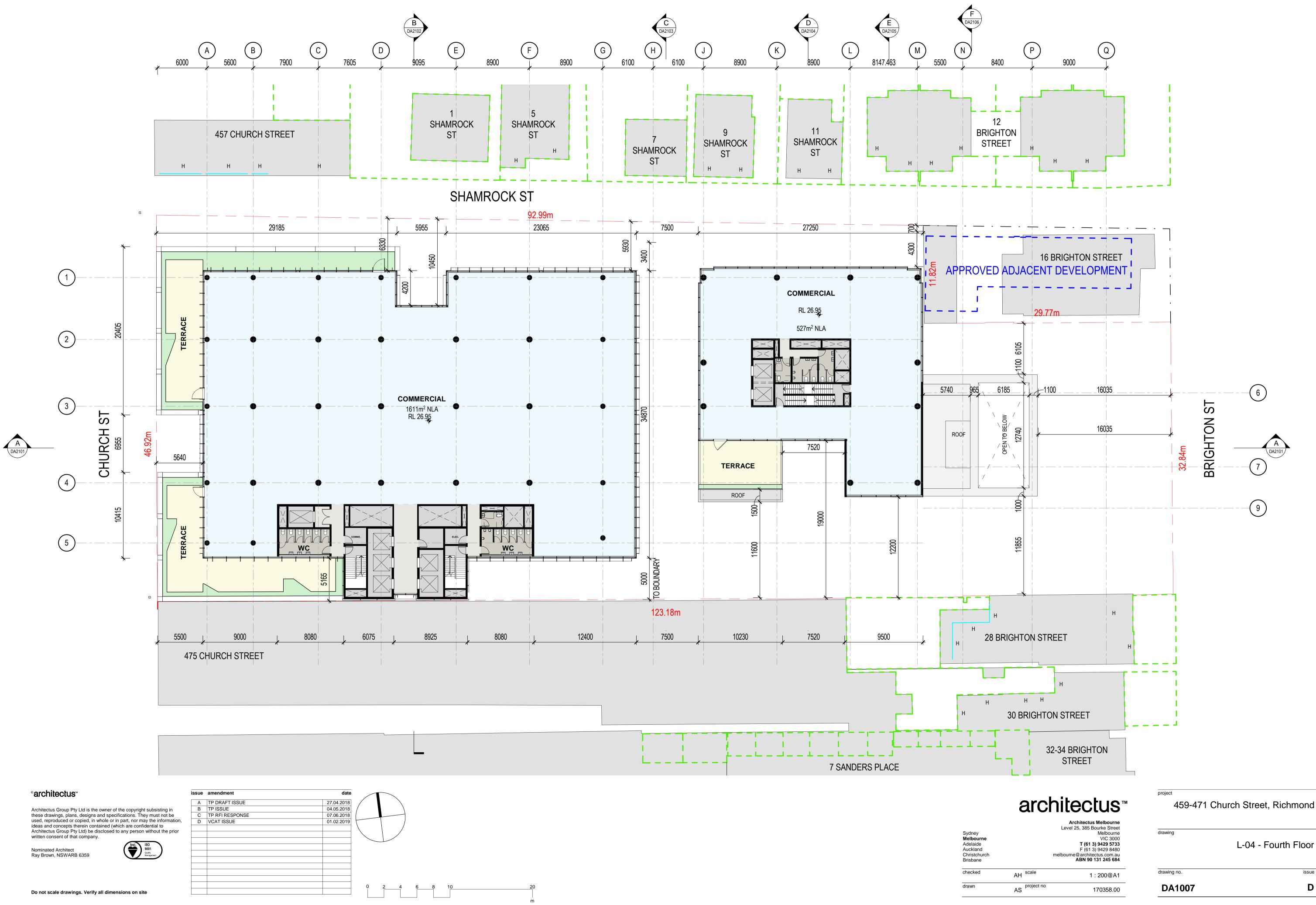
03/02/19 16:30:02



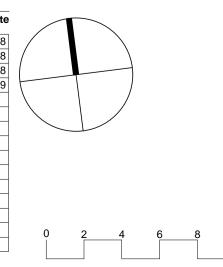




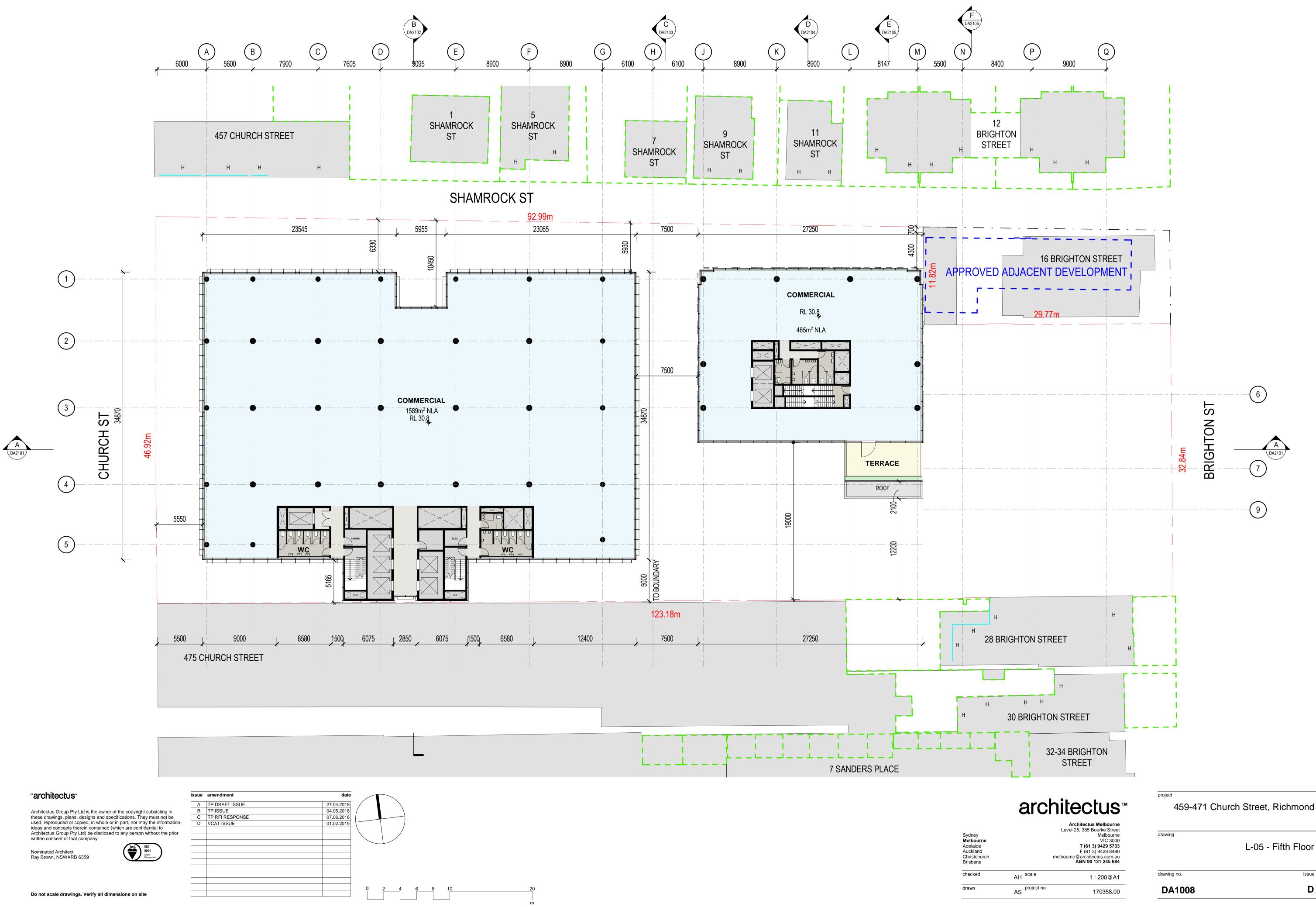




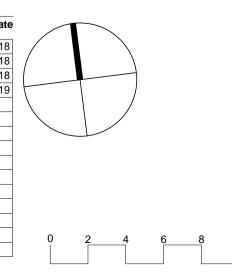




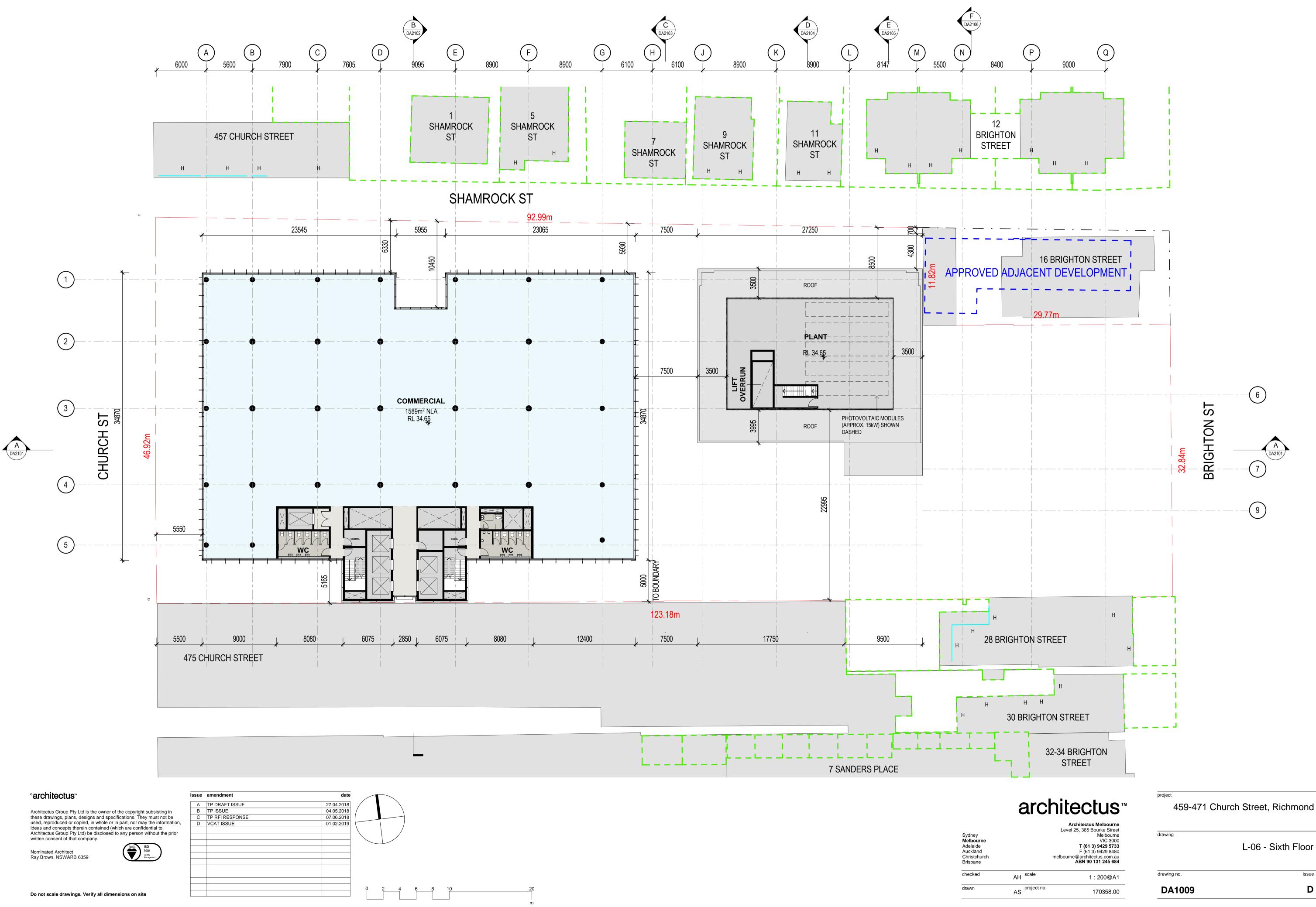




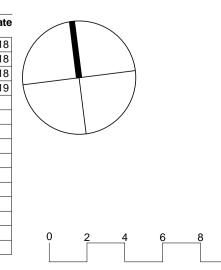






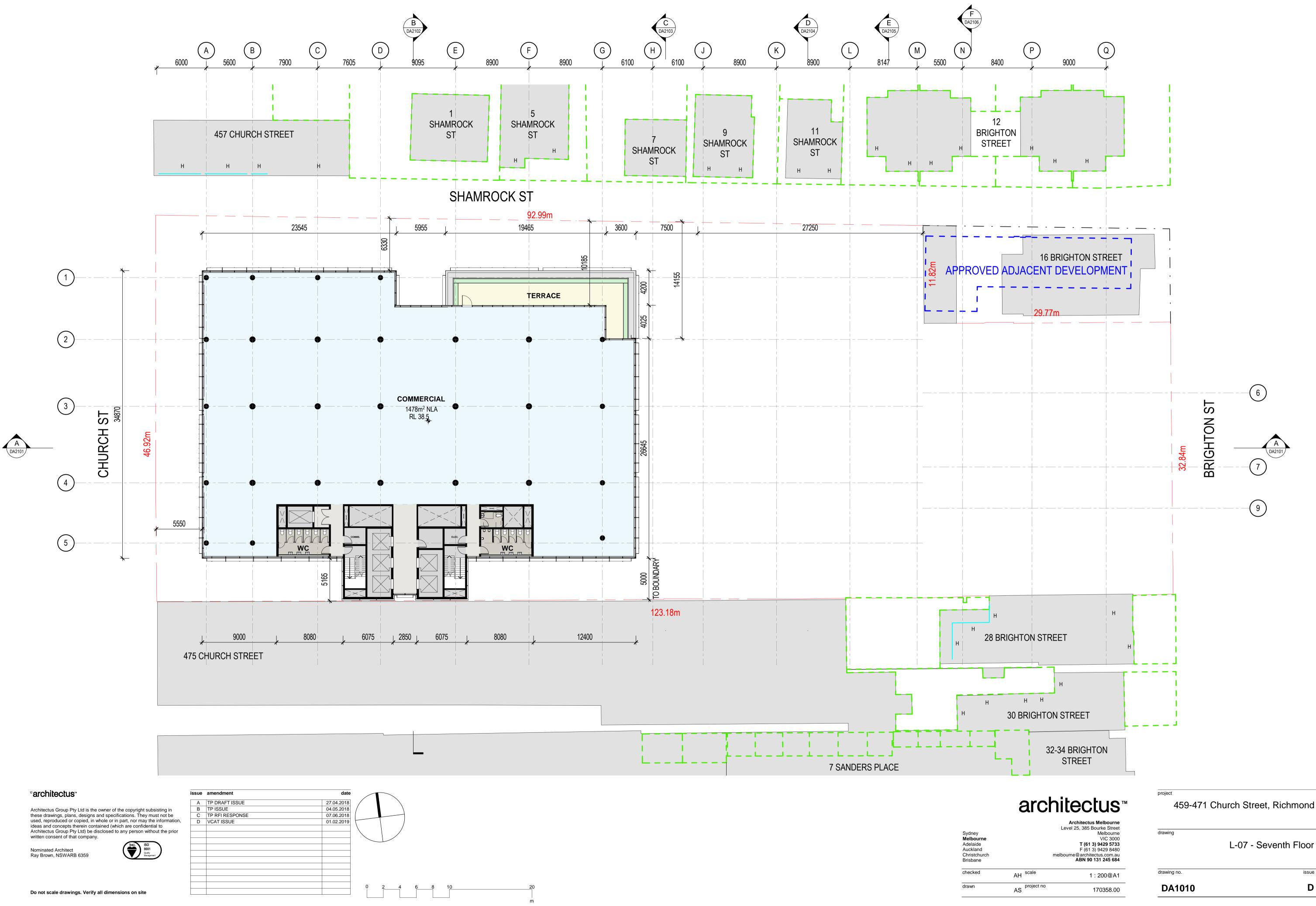




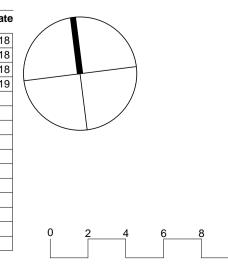




^{03/02/19 16:30:13}

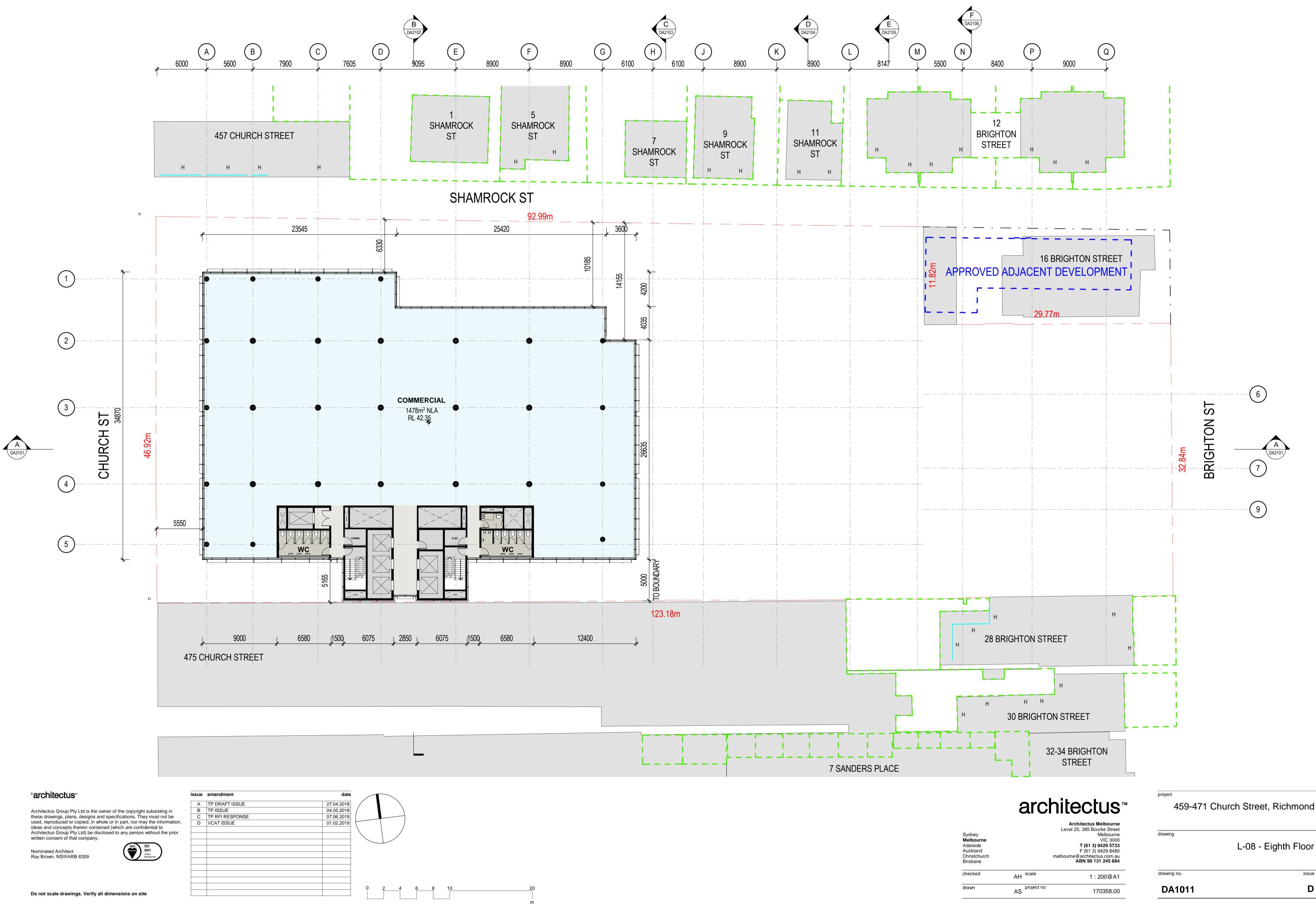




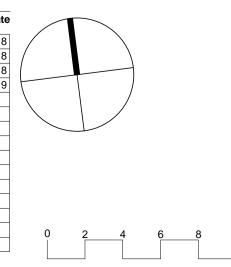




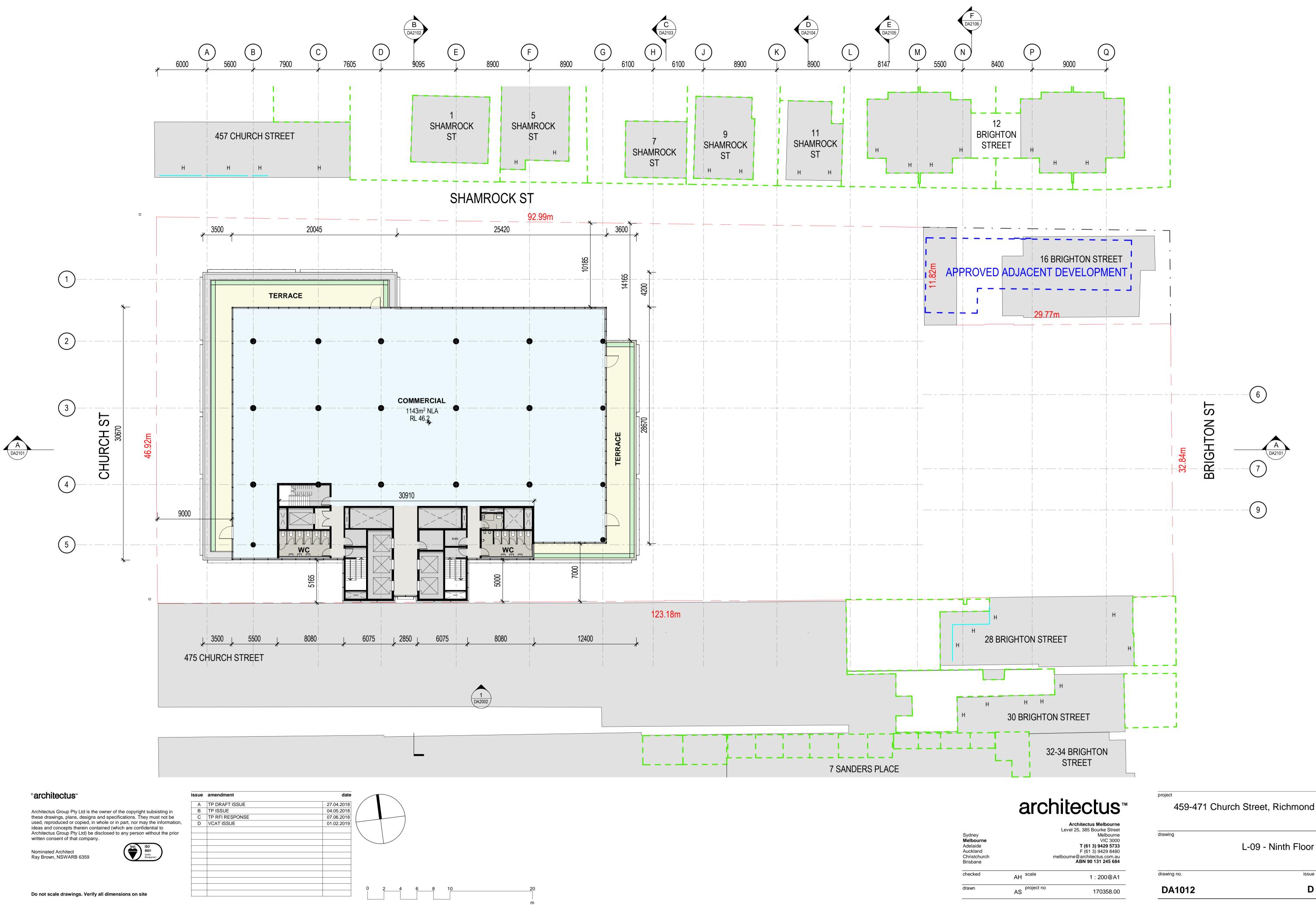
03/02/19 16:30:15



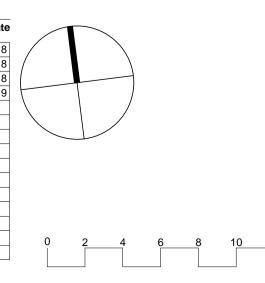






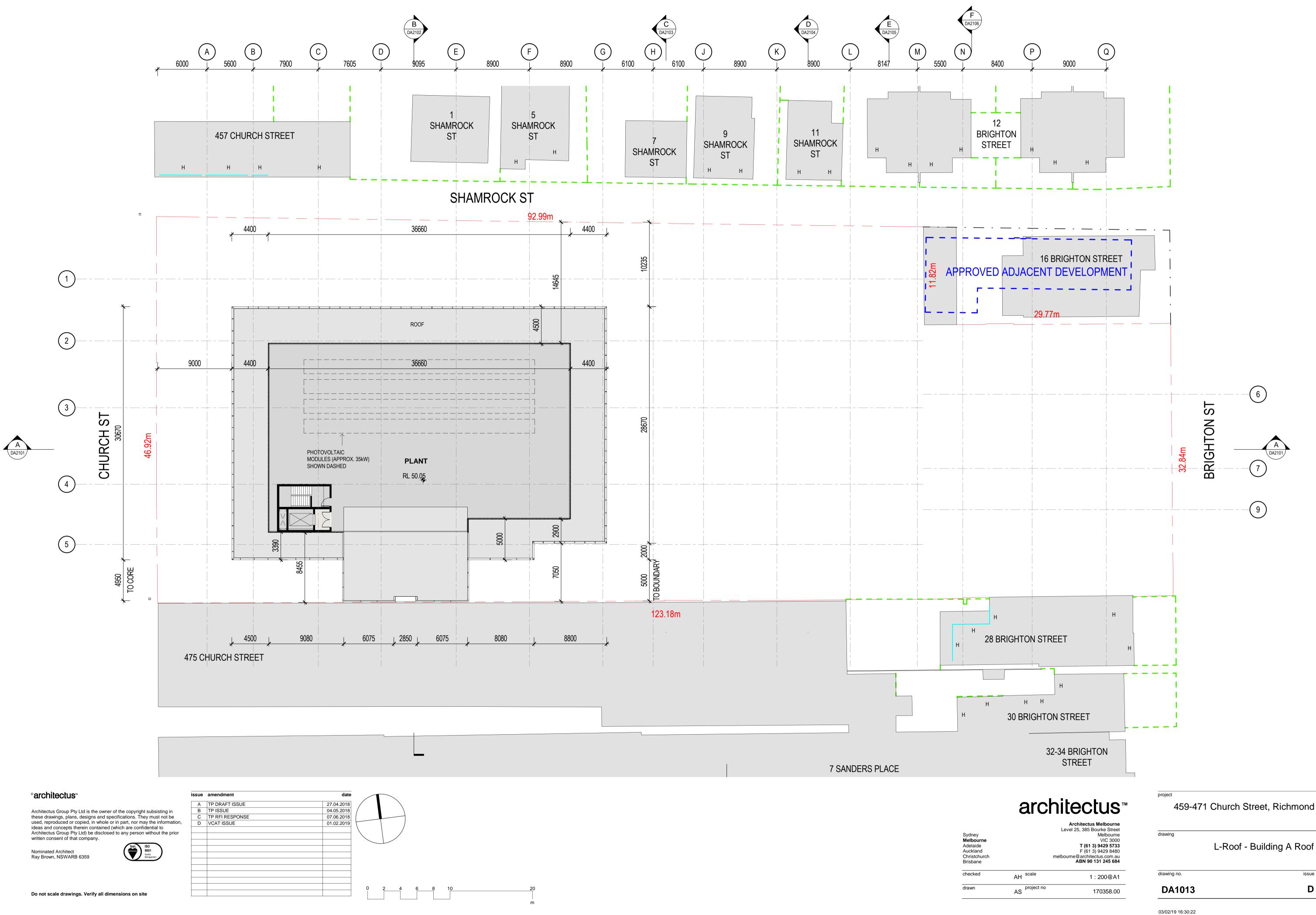




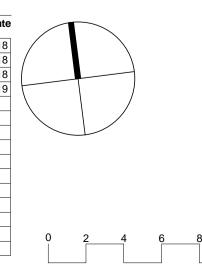




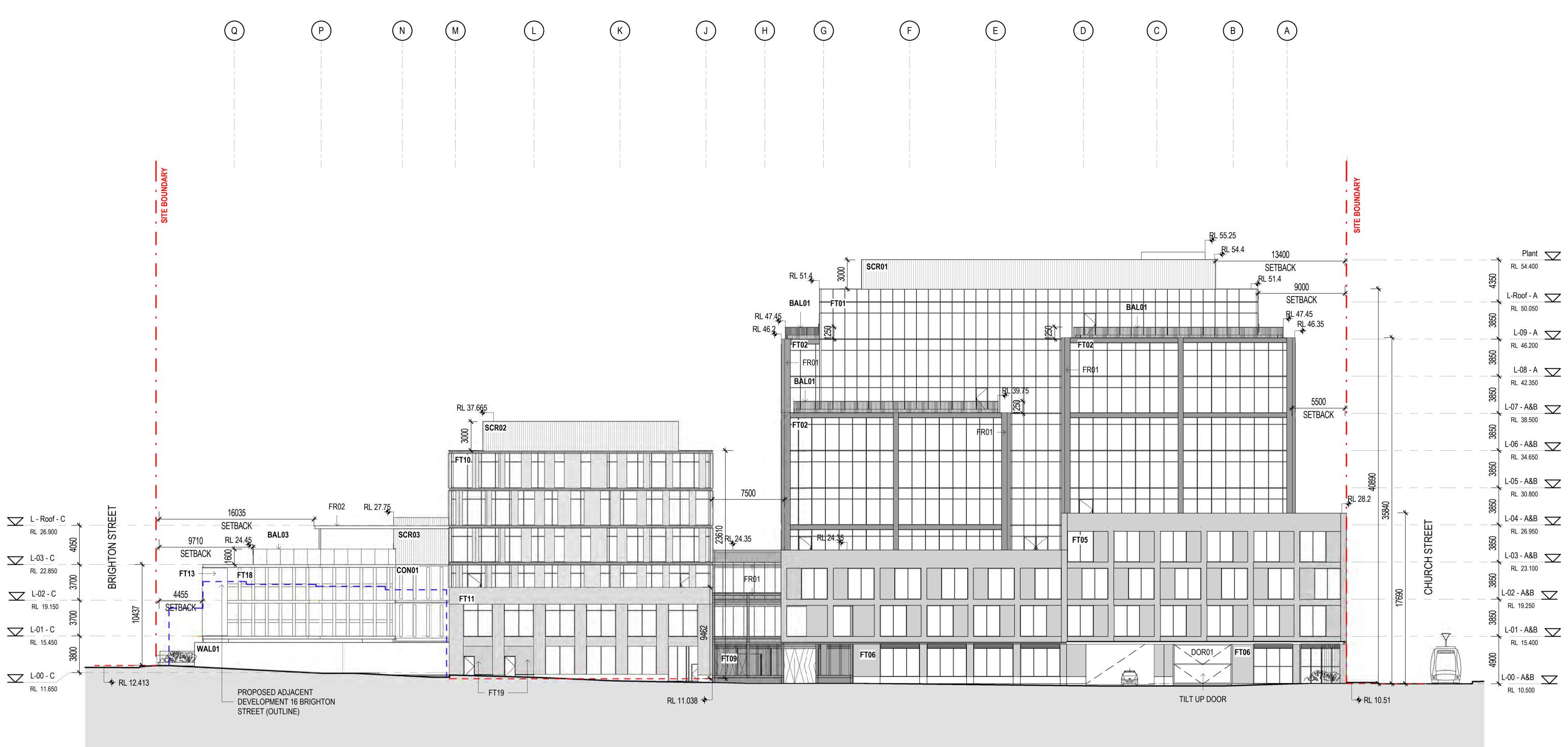
03/02/19 16:30:19









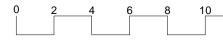


Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



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		



Do not scale drawings. Verify all dimensions on site



drawn

project 459-471 Church Street, Richmond

Site Elevation (North)

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

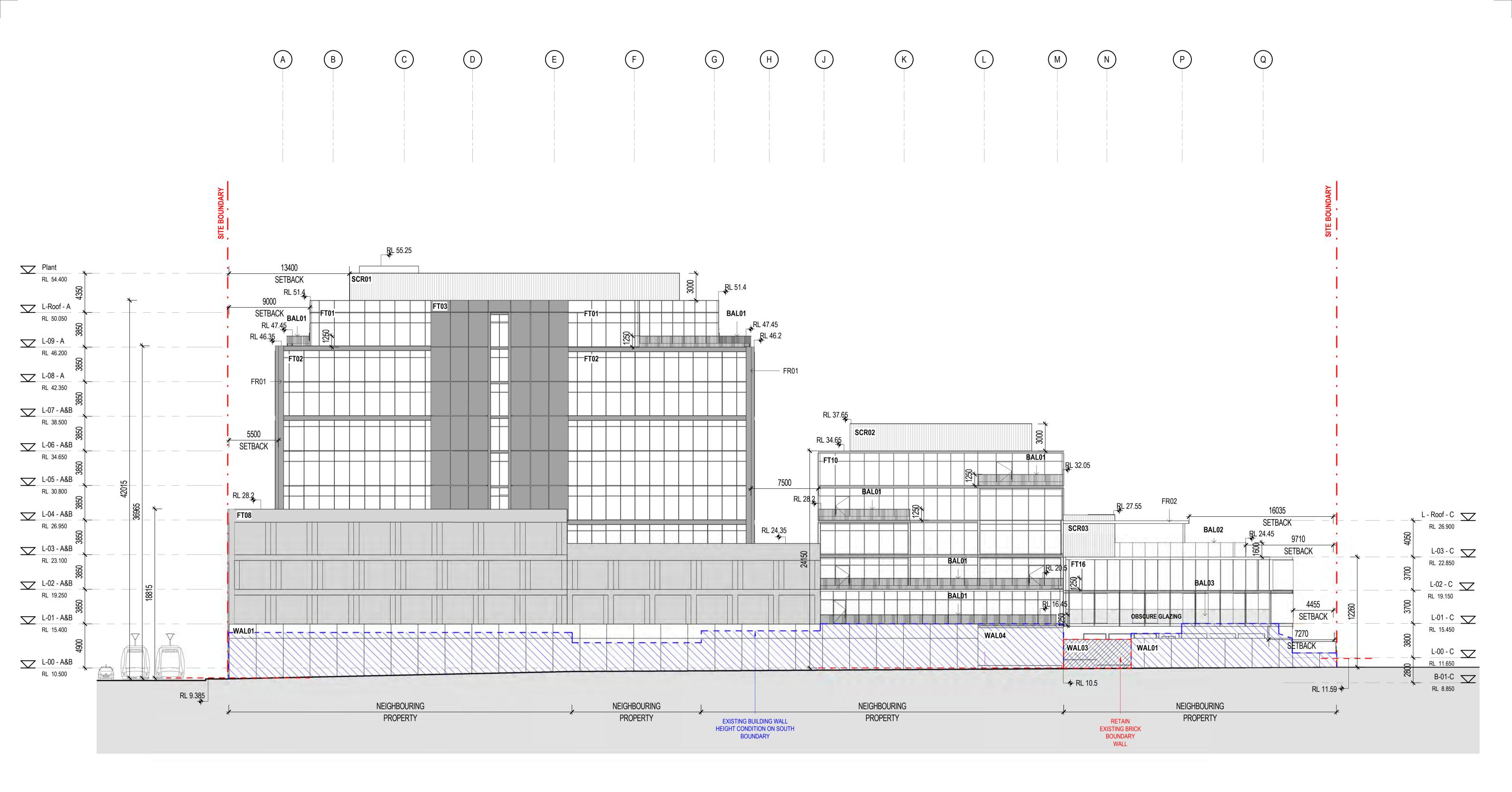
AH ^{scale} 1 : 200@A1 project no

170358.00

drawing no. DA2001

03/02/19 16:31:12

D

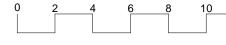


Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



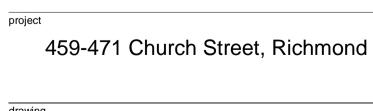
issue	amendment	date	
A	TP DRAFT ISSUE	27.04.2018	
В	TP ISSUE	04.05.2018	
С	TP RFI RESPONSE	07.06.2018	
D	TP RFI RESPONSE	25.06.2018	
E	VCAT ISSUE	01.02.2019	



Do not scale drawings. Verify all dimensions on site



drawn



Site Elevation (South)

drawing

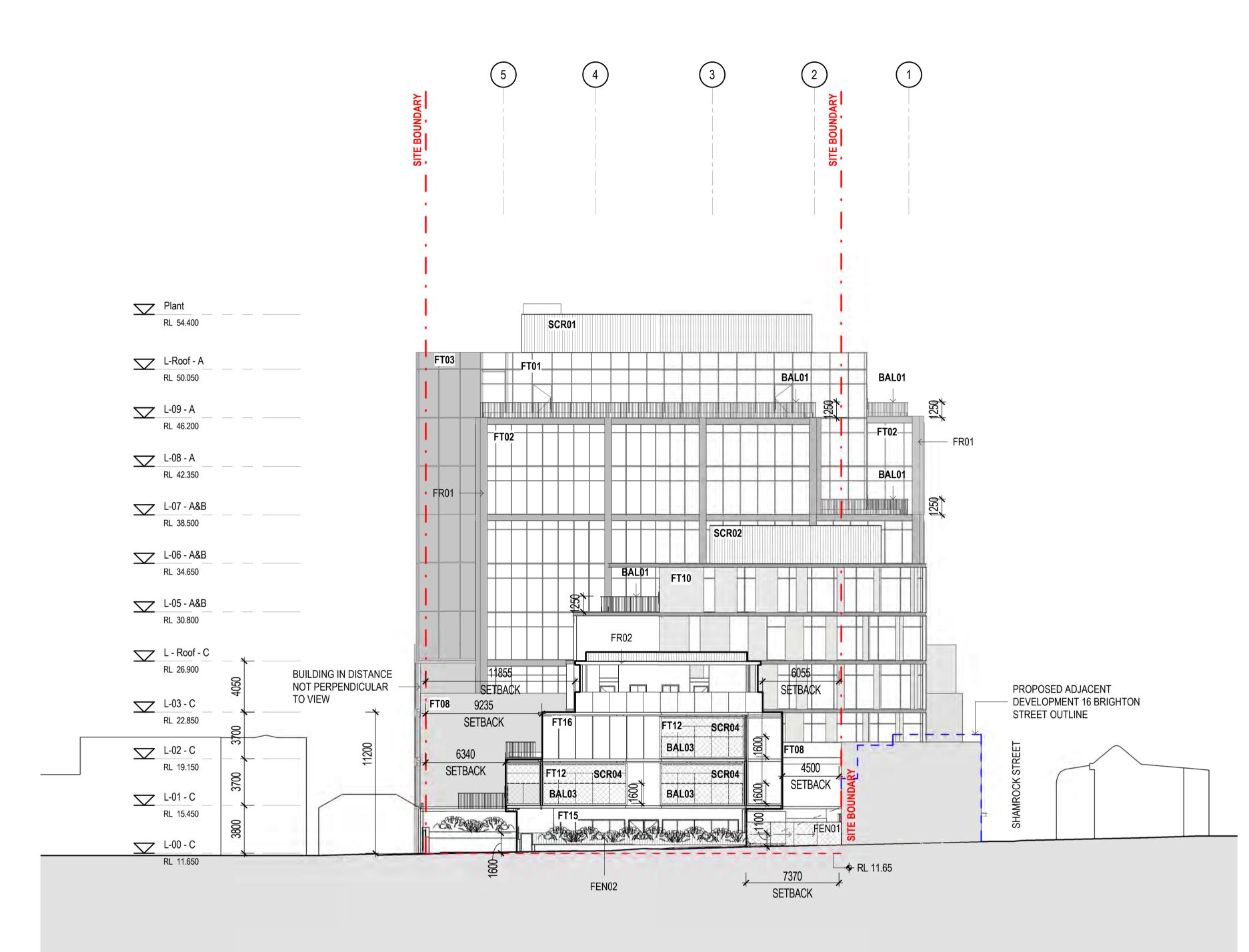
Architectus Melbourne Level 25, 385 Bourke Street Melbourne VIC 3000 T (61 3) 9429 5733 F (61 3) 9429 5733 F (61 3) 9429 8480 melbourne@architectus.com.au ABN 90 131 245 684

AH scale	1 : 200@A1
project no MB	170358.00

drawing no. DA2002

03/02/19 16:31:24

Ε



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



issue	amendment	date
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

Do not scale drawings. Verify all dimensions on site

0 2 4 6 8 10



drawn

459-471 Church Street, Richmond

project

Site Elevation (East)

drawing

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

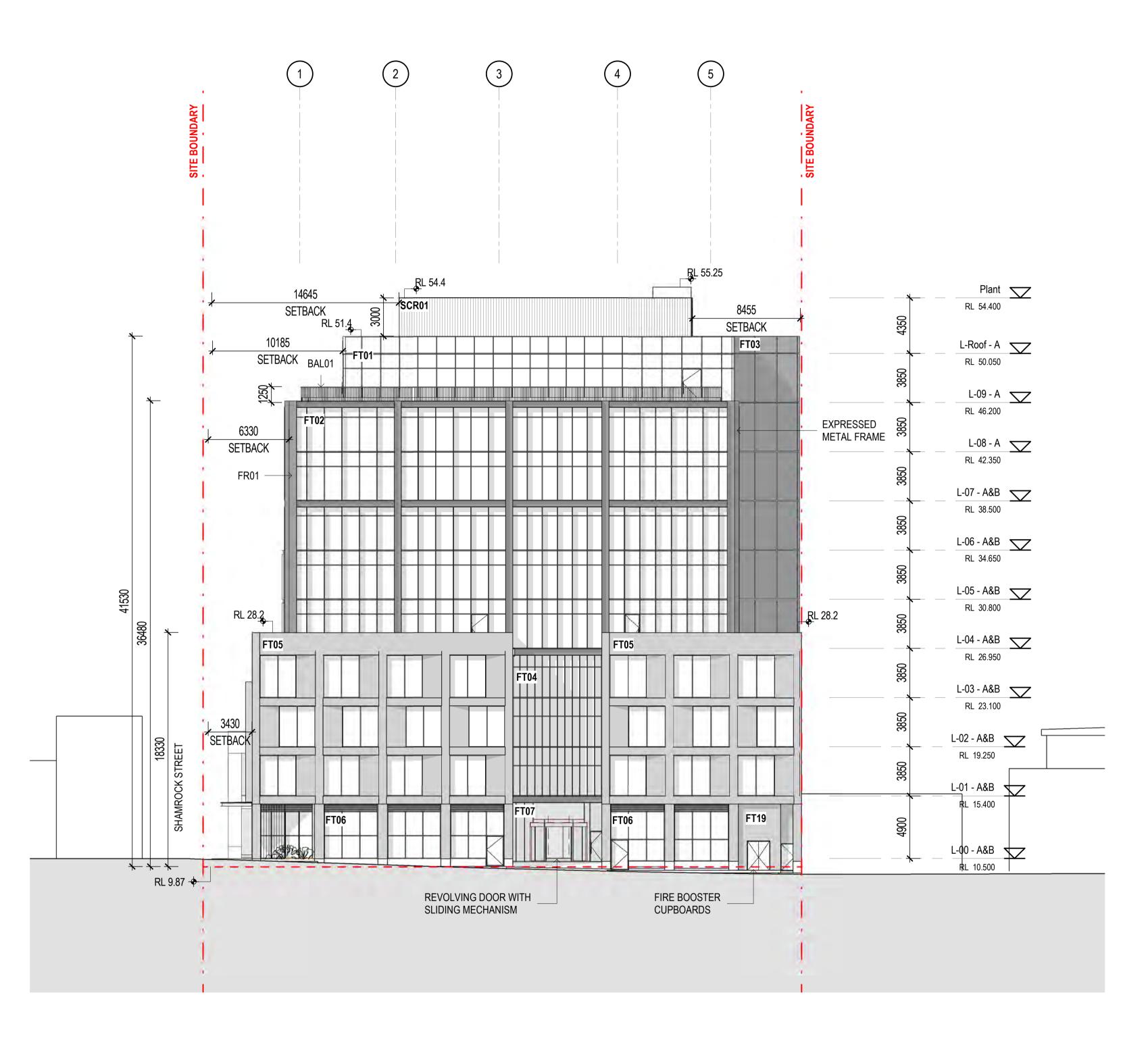
AH ^{scale}	1 : 200@A1
project no MB	170358.00

DA2003

drawing no.

03/02/19 16:31:34

D

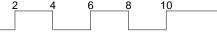


Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



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



Do not scale drawings. Verify all dimensions on site

Sydney **Melbourne** Adelaide Auckland Christchurch Brisbane checked

drawn

459-471 Church Street, Richmond

project

Site Elevation (West)

drawing

drawing no.

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

AH	scale	1 : 200@A1

170358.00

MB project no

03/02/19 16:32:04

DA2004

D



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



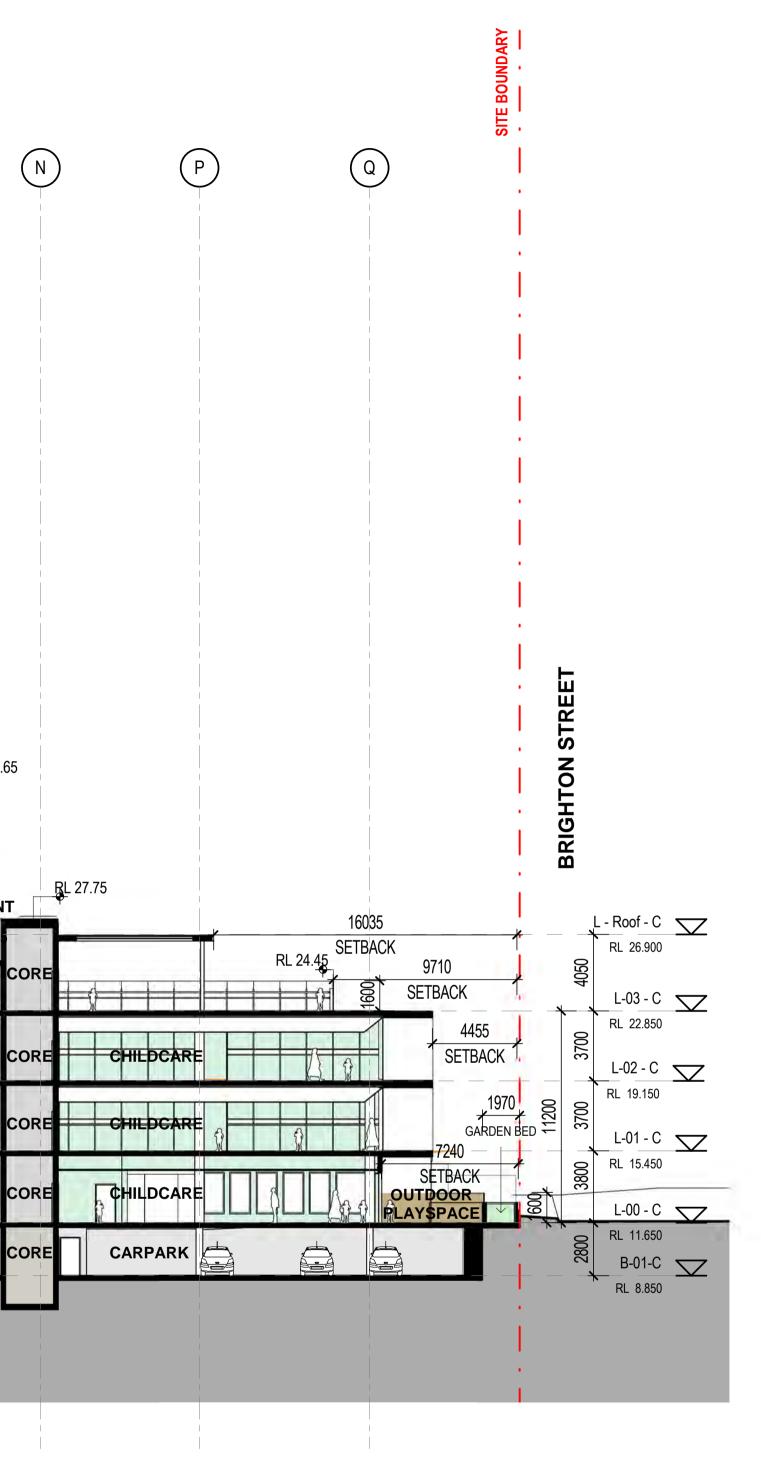
issue	amendment	date	
Α	TP DRAFT ISSUE	27.04.2018	
В	TP ISSUE	04.05.2018	
С	TP RFI RESPONSE	07.06.2018	
D	VCAT ISSUE	01.02.2019	

0 2 4 6 8 10

Do not scale drawings. Verify all dimensions on site

E (F G H 8900 6100 H	J K 6100 8900 K 8900 8900	L M 8147.463
	RL 51.4		
ß			
			BL 34.65
			COMMERCIAL PLANT
	COMMERCIAL		COMMERCIAL C
		COMMERCIAL	CE COMMERCIAL C
Сомме			
CARPARK			





459-471 Church Street, Richmond

Section A-A

project

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

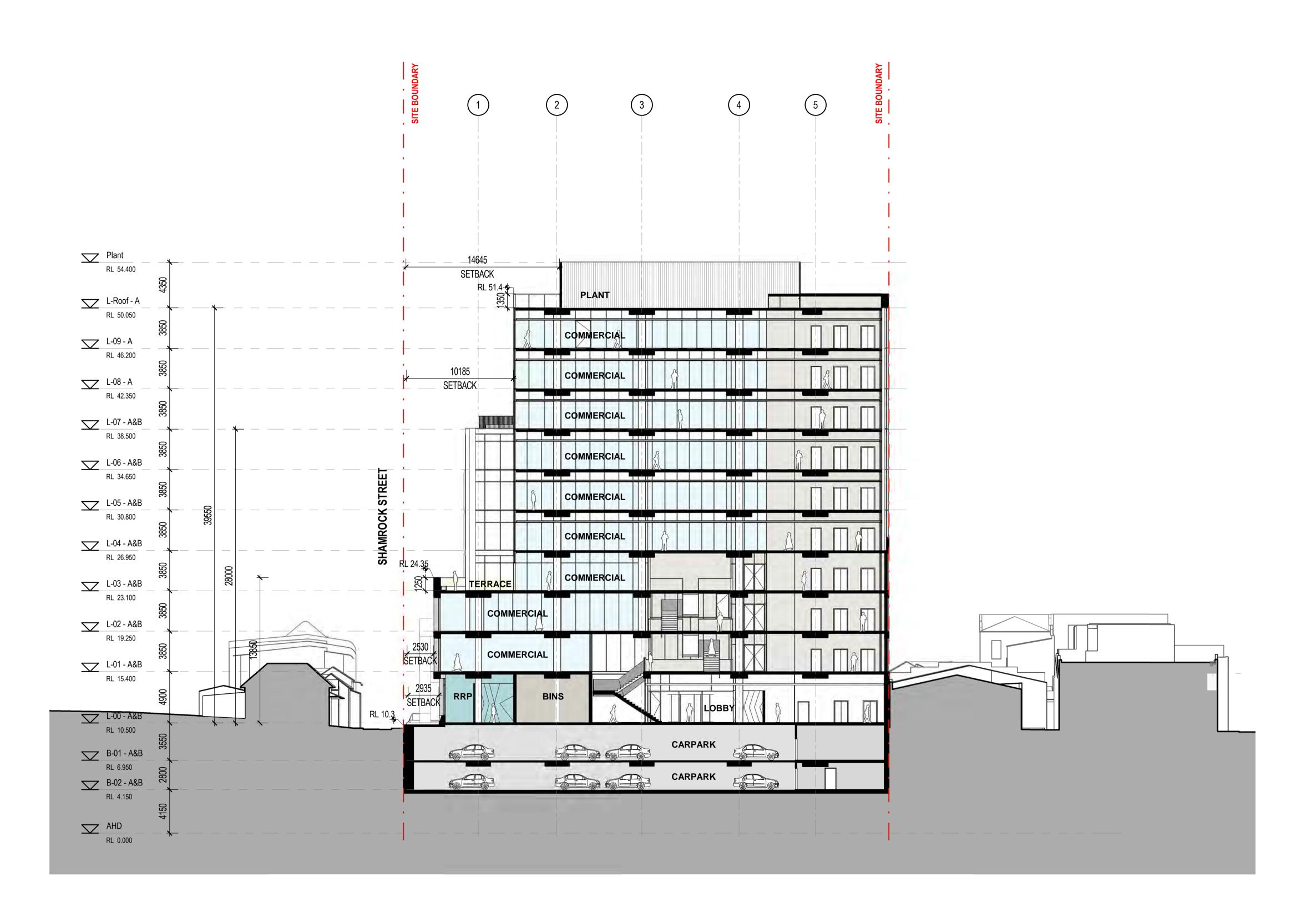
Checker scale 1 : 200@A1 Author project no

170358.00

drawing no. DA2101

03/02/19 16:32:55

D



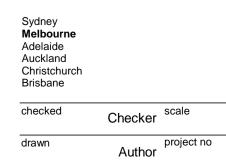
Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



issue	amendment	date
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

Do not scale drawings. Verify all dimensions on site



459-471 Church Street, Richmond

Section B-B

project

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

cker	scale	1 : 200@A1

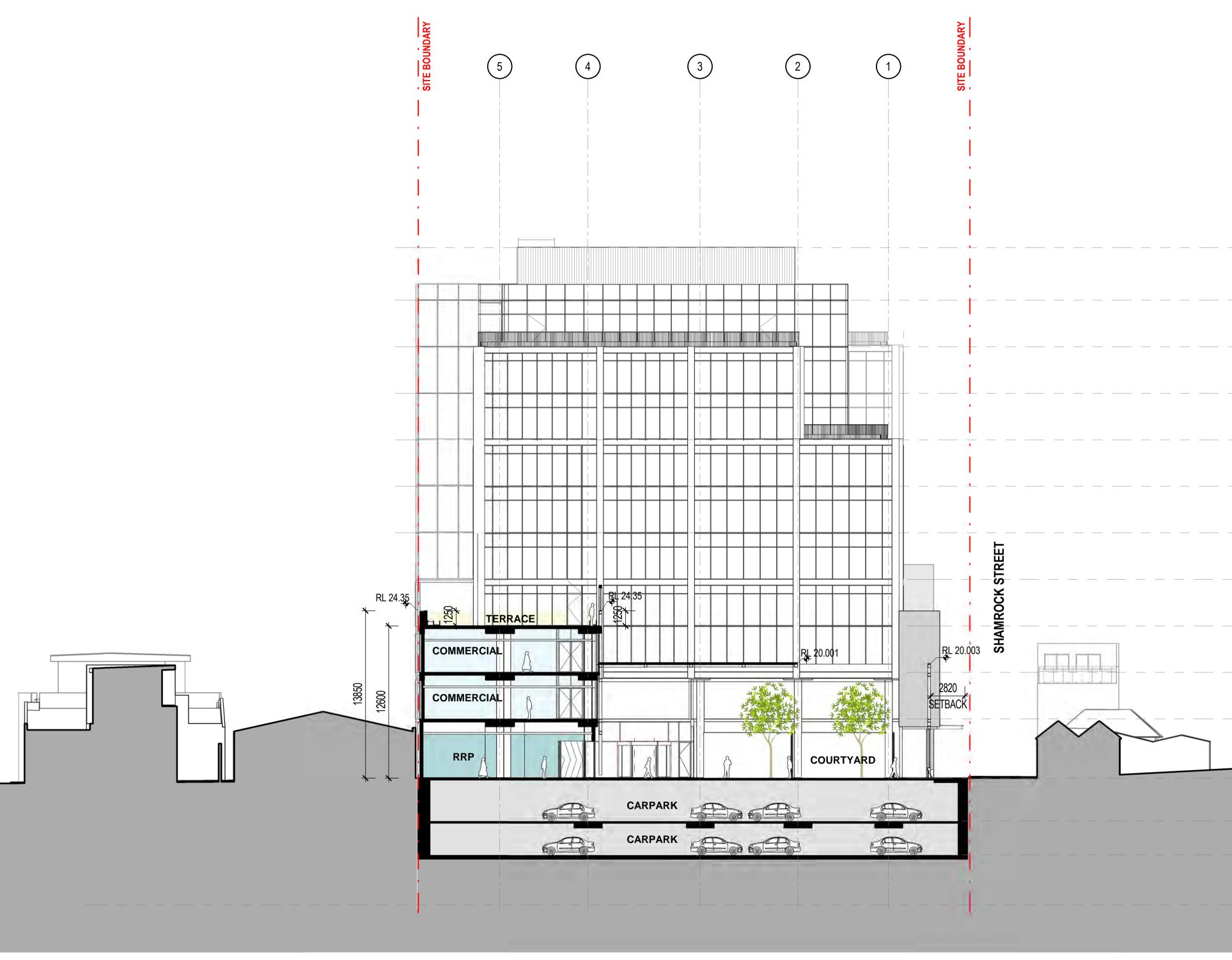
170358.00

drawing no.

)2

03/02/19 16:33:04

D



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



issue	amendment	date	
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	

0 2 4 6 8 10

Do not scale drawings. Verify all dimensions on site



	Plant	\bigtriangledown
	RL 54.400	
4350		
	L-Roof - A	\bigtriangledown
00	RL 50.050	
3850	L-09 - A	
د	RL 46.200	
3850		
رب د	L-08 - A	\bigtriangledown
0	RL 42.350	
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	$\mathbf{\nabla}$
3850		
	L-01 - A&B	\bigtriangledown
_	RL 15.400	
4900		
	L-00 - A&B	∇
00	RL 10.500	
3550	B-01 - A&B	
0	RL 6.950	
, 2800	B-02 - A&B	\bigtriangledown
	RL 4.150	
4150		
	AHD	$\mathbf{\nabla}$
	RL 0.000	

459-471 Church Street, Richmond

Section C-C

project

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

cker	scale	1 : 200@A1
	project po	

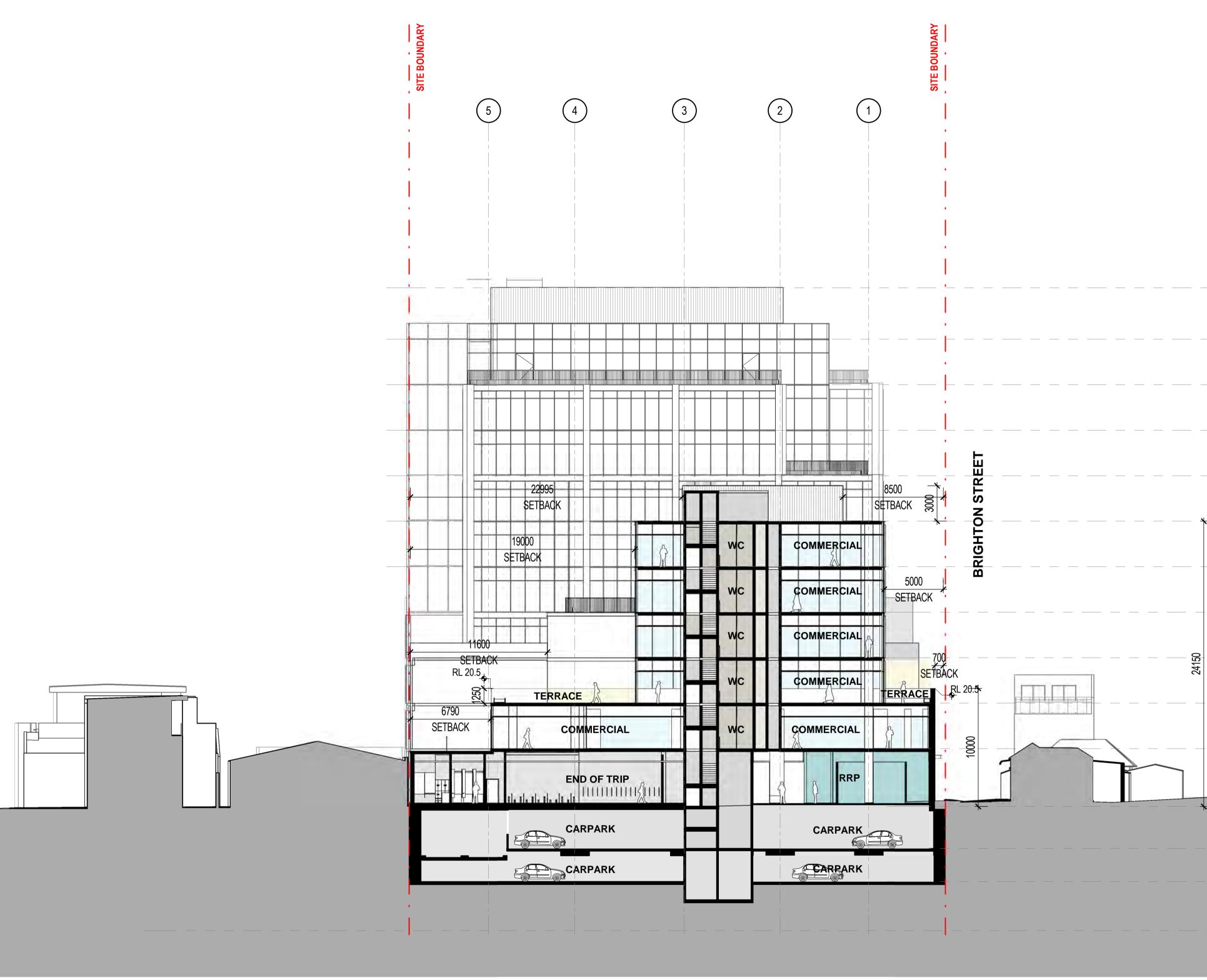
Author 170358.00

DA2103

drawing no.

03/02/19 16:33:11

D



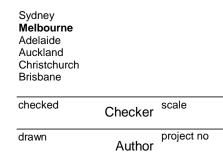
Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



issue	amendment	date	
Α	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	
Е	VCAT ISSUE	01.02.2019	

Do not scale drawings. Verify all dimensions on site



	Plant	\bigtriangledown
	RL 54.400	
4350		
	L-Roof - A	\bigtriangledown
00	RL 50.050	
3850	L-09 - A	
	RL 46.200	
3850		
	L-08 - A	\bigtriangledown
3850	RL 42.350	
ж Х	L-07 - A&B	\bigtriangledown
	RL 38.500	
3850	L-06 - A&B	
	RL 34.650	$\mathbf{\nabla}$
3850	NE 04.000	
ი 	L-05 - A&B	\bigtriangledown
0	RL 30.800	
3850	L-04 - A&B	
	RL 26.950	$\mathbf{\nabla}$
3850		
	L-03 - A&B	\bigtriangledown
50	RL 23.100	
3850	L-02 - A&B	\bigtriangledown
	RL 19.250	
3850		
	L-01 - A&B RL 15.400	$\mathbf{\nabla}$
8	NE 10.400	
4900		
	L-00 - A&B	\square
3550	RL 10.500	
ۍ ا	B-01 - A&B	\bigtriangledown
2800	RL 6.950	
2	B-02 - A&B	$\mathbf{\nabla}$
4150	RL 4.150	
41	AHD	∇
- +	RL 0.000	

459-471 Church Street, Richmond

Section D-D

project

drawing

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

ker	scale	1 : 200@A1

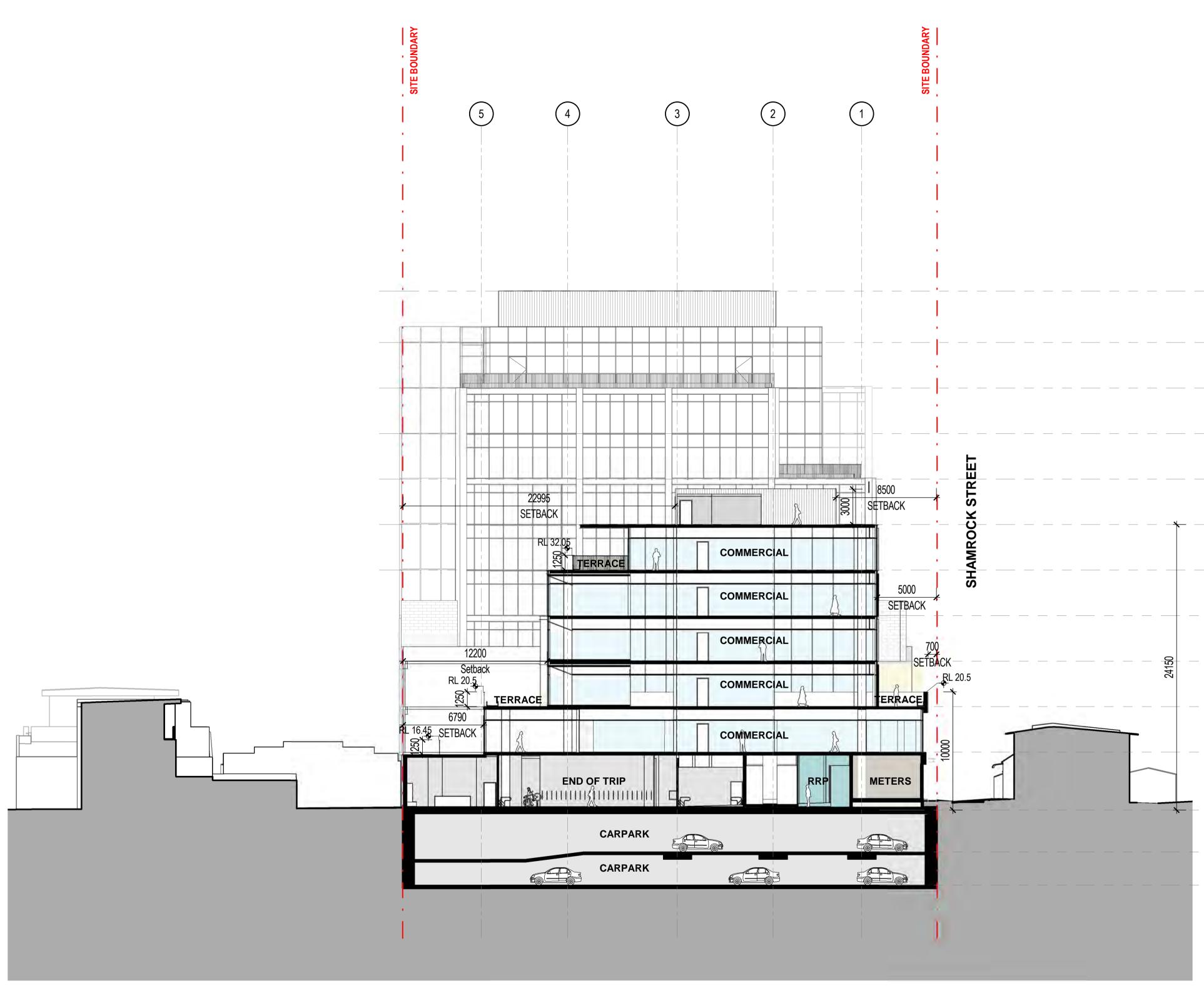
170358.00

drawing no.

DA2104

03/02/19 16:33:22

Ε



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



issue amendment date A VCAT ISSUE 01.02.2019



2 4

6 8

0

Do not scale drawings. Verify all dimensions on site

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

N	Plant	\bigtriangledown
	RL 54.400	
4350		
7	L-Roof - A	$\overline{}$
- \	RL 50.050	
3850		
	L-09 - A	\bigtriangledown
	RL 46.200	
385(
	L-08 - A	$\mathbf{\nabla}$
0	RL 42.350	
3850		
	L-07 - A&B	$\mathbf{\nabla}$
20	RL 38.500	
385(L-06 - A&B	
	RL 34.650	$\mathbf{\nabla}$
3850		
с С	L-05 - A&B	∇
	RL 30.800	
3850		
	L-04 - A&B	$\mathbf{\nabla}$
ò	RL 26.950	
385		
_	L-03 - A&B	\bigtriangledown
20	RL 23.100	
3850	L-02 - A&B	
- \	RL 19.250	$\mathbf{\Sigma}$
3850	112 10.200	
ñ	L-01 - A&B	∇
	RL 15.400	
4900		
49		
_	L-00 - A&B	\bigtriangledown
20	RL 10.500	
3550	B-01 - A&B	$\overline{}$
	RL 6.950	$\mathbf{\nabla}$
280	B-02 - A&B	$\overline{}$
_ _	RL 4.150	

project

459-471 Church Street, Richmond

drawing

Section E-E

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

Checker scale 1 : 200@A1

T (61 3) 9429 5733

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

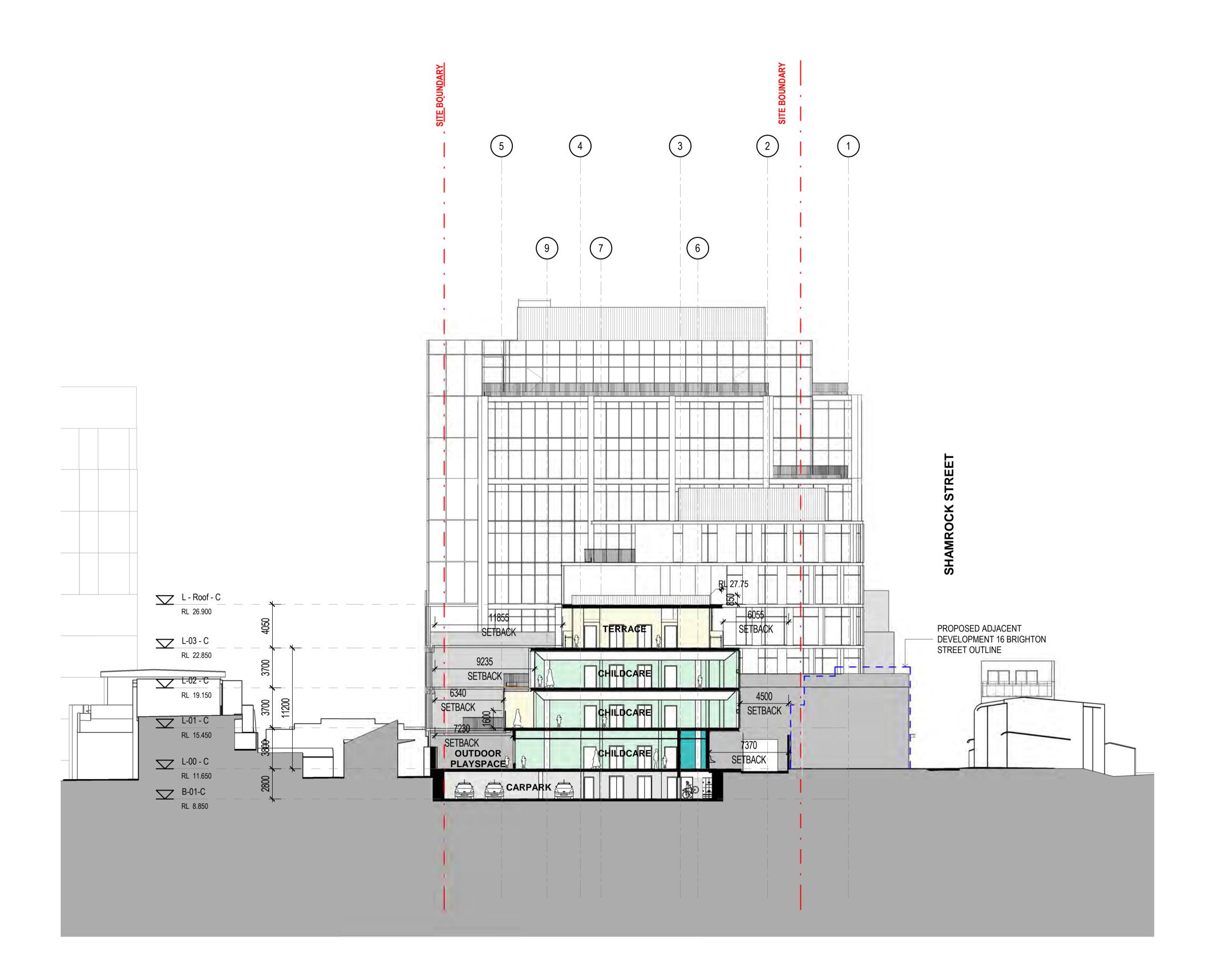
170358.00

DA2105

drawing no.

03/02/19 16:33:32

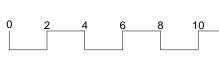
Α



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359





Do not scale drawings. Verify all dimensions on site

Sydney Melbourne Adelaide Auckland Christchurch Brisbane Checked Checker scale drawn Author Project no

_20

459-471 Church Street, Richmond

Section F-F

project

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

ker	scale	1 : 200@A1	-

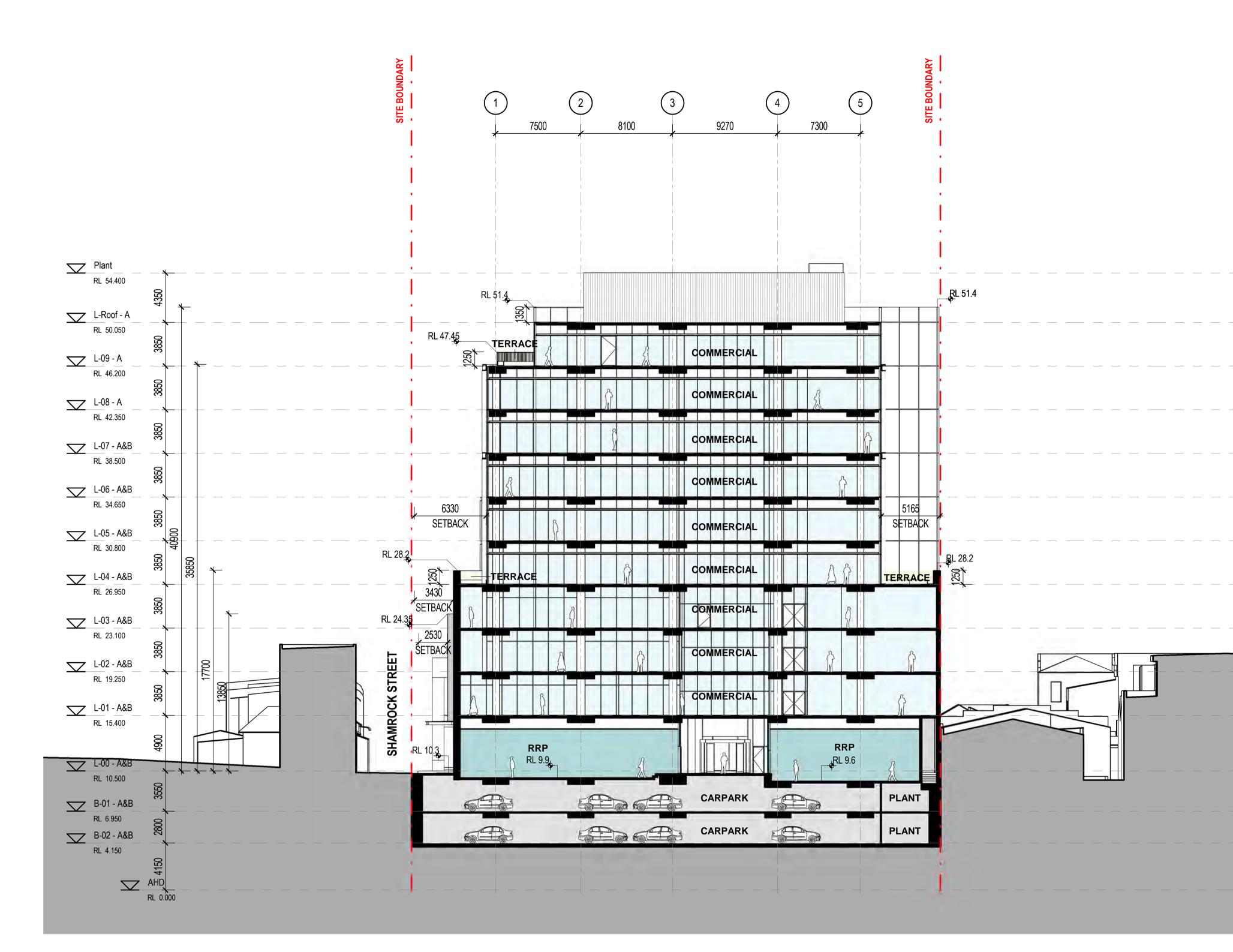
170358.00

drawing no.

DA2106

03/02/19 16:33:44

Α



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359

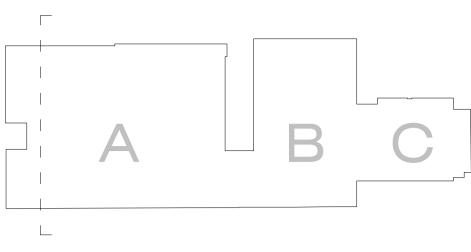


issue	amendment	date
Α	VCAT ISSUE	01.02.2019

Do not scale drawings. Verify all dimensions on site

Sydney **Melbourne** Adelaide Auckland Christchurch Brisbane checked

drawn



Key Plan

project 459-471 Church Street, Richmond

Section G-G

drawing

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

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

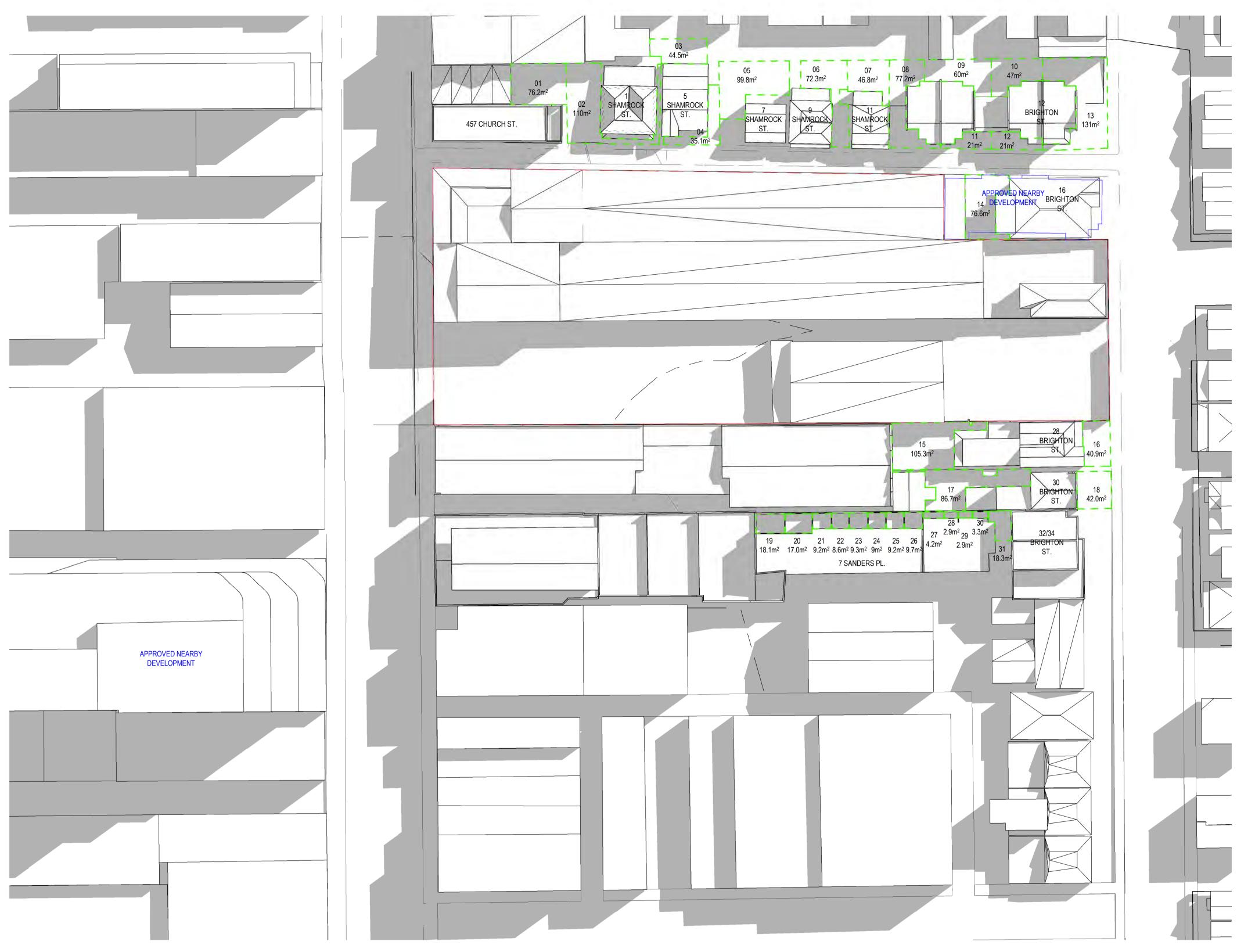
170358.00

DA2107

drawing no.

04/02/19 16:01:52

Α



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



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

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



project 459-471 Church Street, Richmond

Shadow Study - 22 Sept - 0900 -Existing

drawing no. DA2201

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

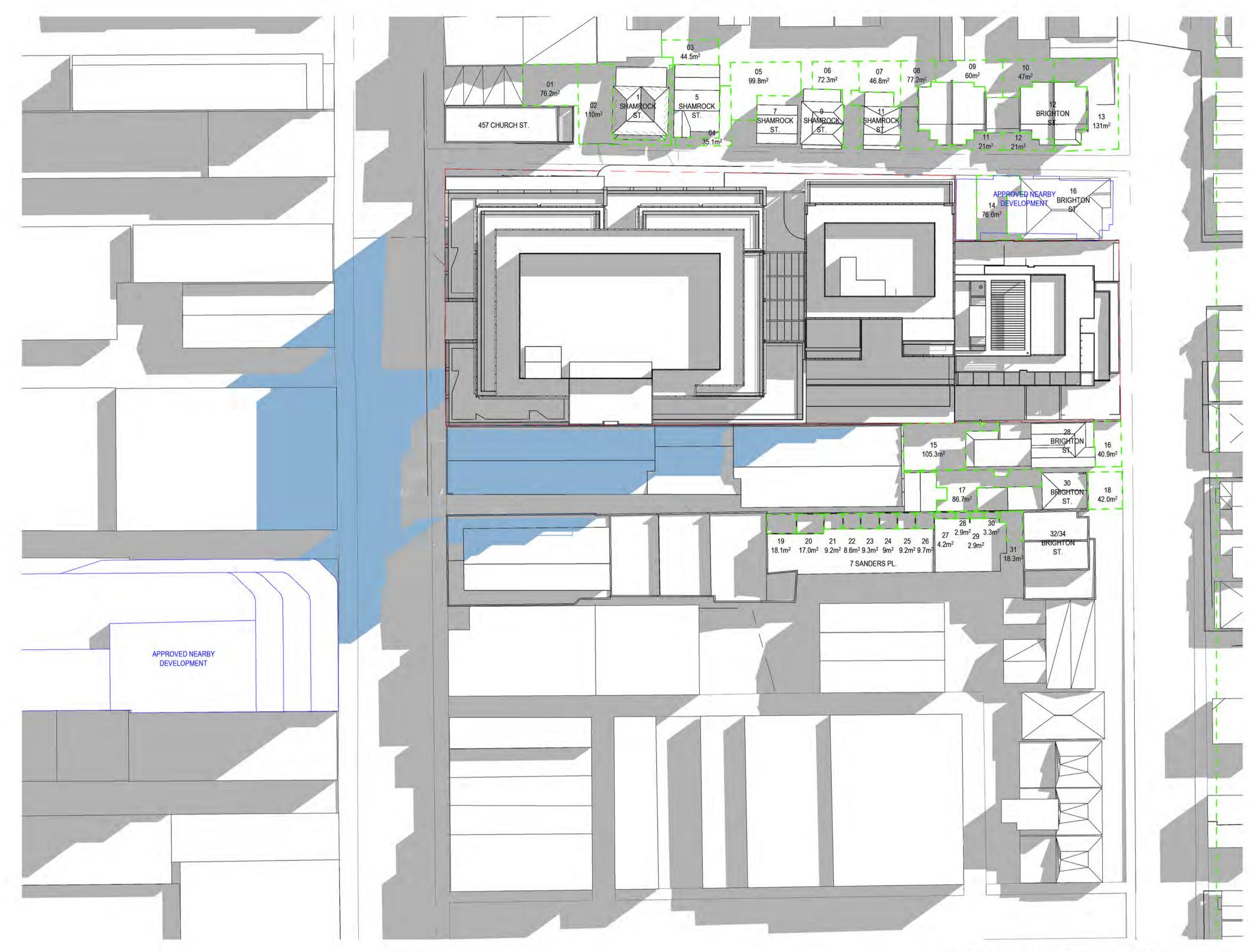
AH ^{scale} As indicated@A1 project no MB

170358.00

04/02/19 16:03:29

drawing

D



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



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

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



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

2

AH scale

MB project no

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

As indicated@A1

170358.00

459-471 Church Street, Richmond

Shadow Study - 22 Sept - 0900 -Proposed

drawing no.

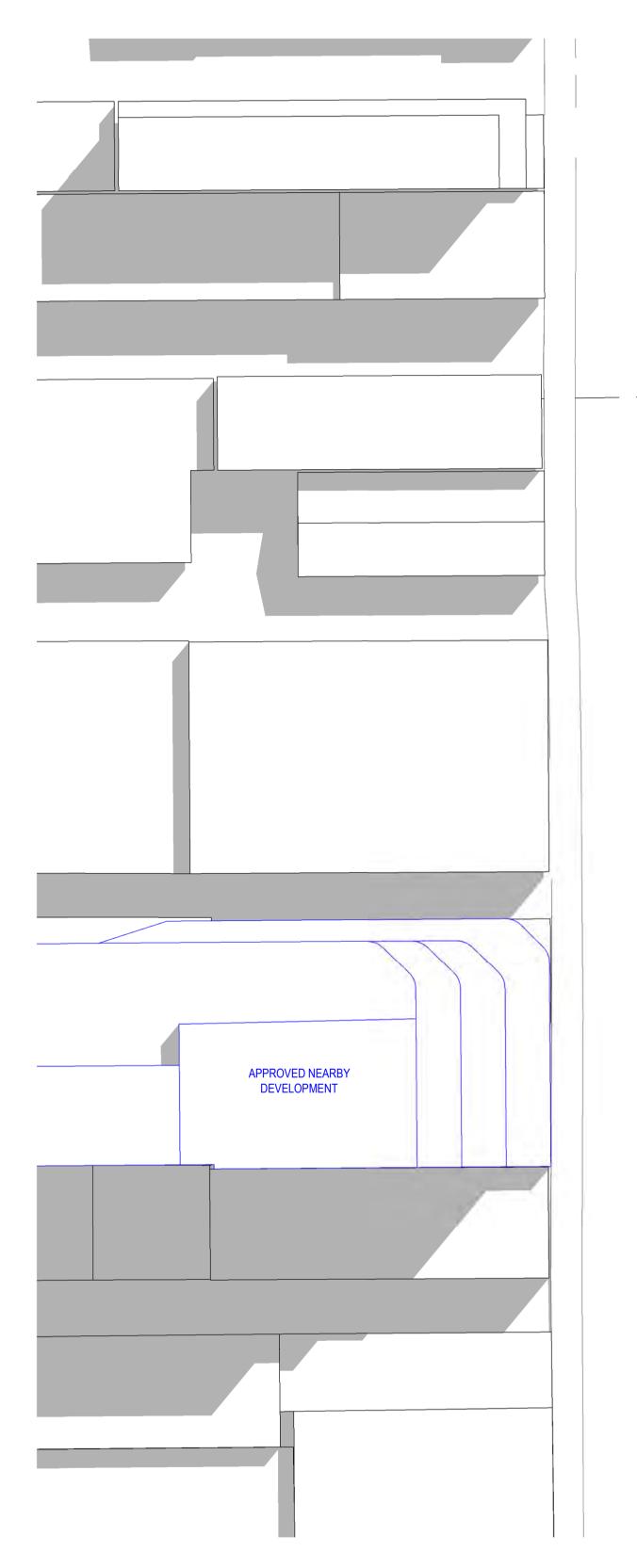
project

drawing

DA2202

04/02/19 16:04:16

D





Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



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

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

project 459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1000 -Existing

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

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

170358.00

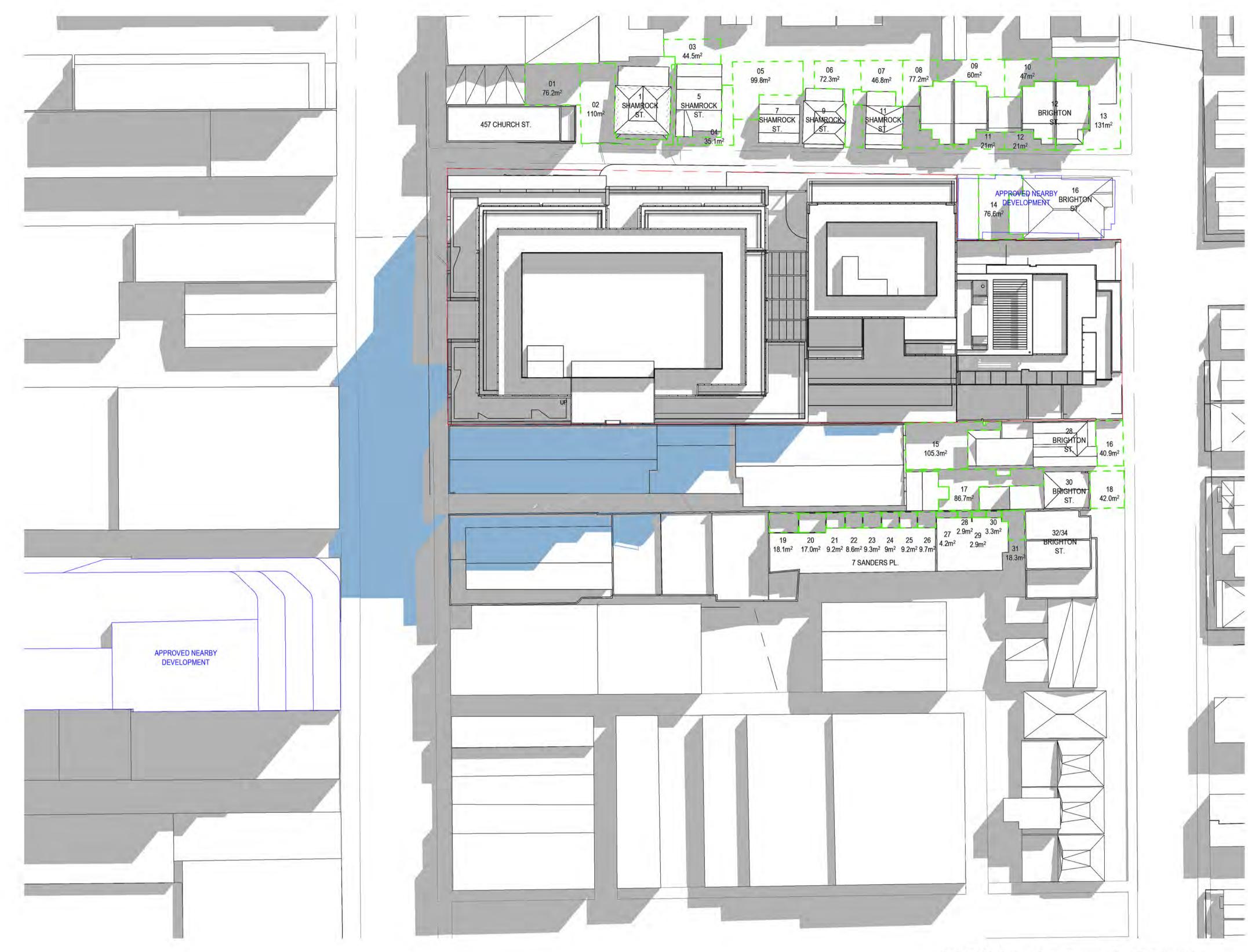
drawing no.

drawing

DA2203

04/02/19 16:04:45

D



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



issue	amendment	date
A	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
		the second se

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



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

.

AH scale

MB project no

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

As indicated@A1

170358.00

459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1000 -Proposed

drawing no.

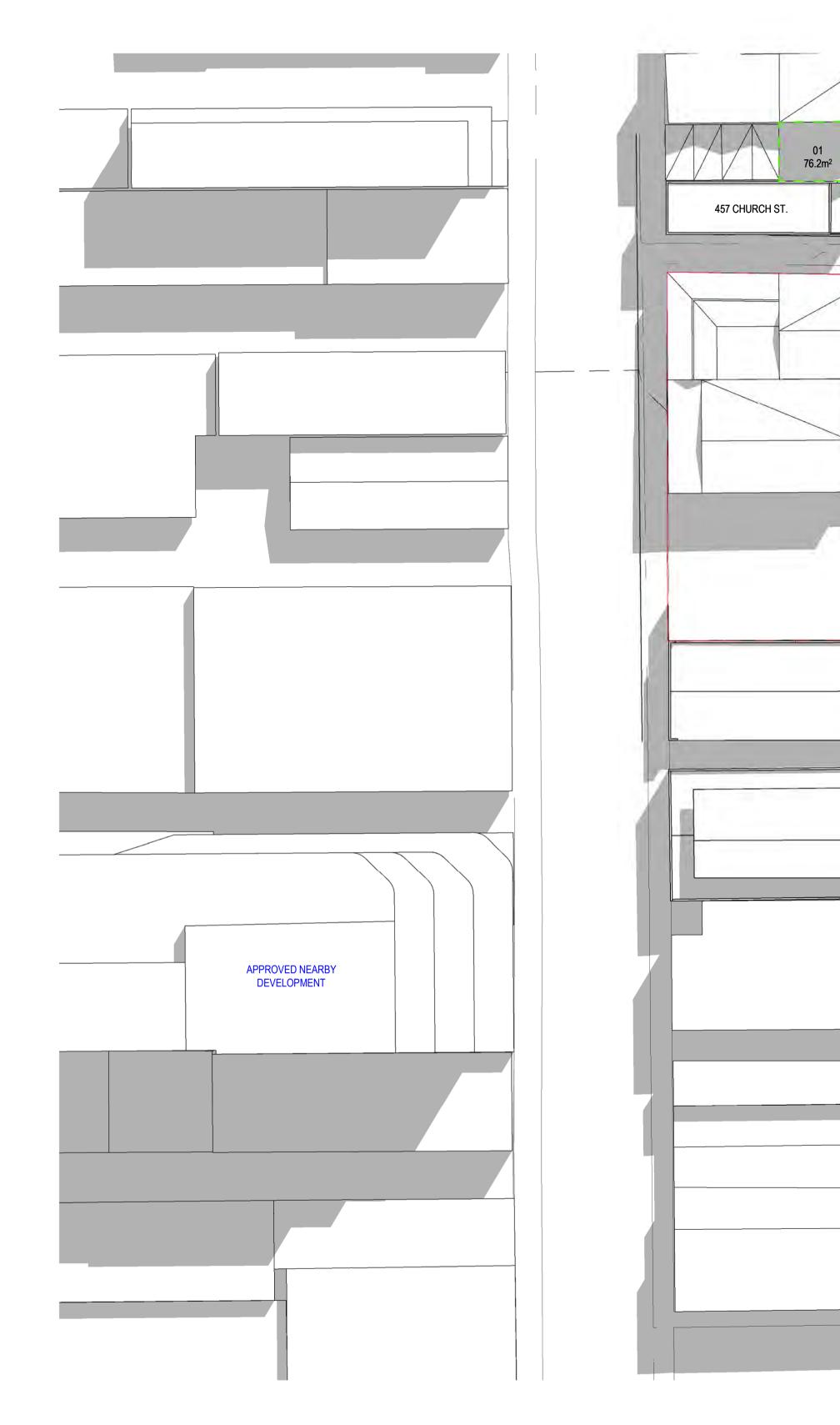
project

drawing

DA2204

04/02/19 16:05:35

D



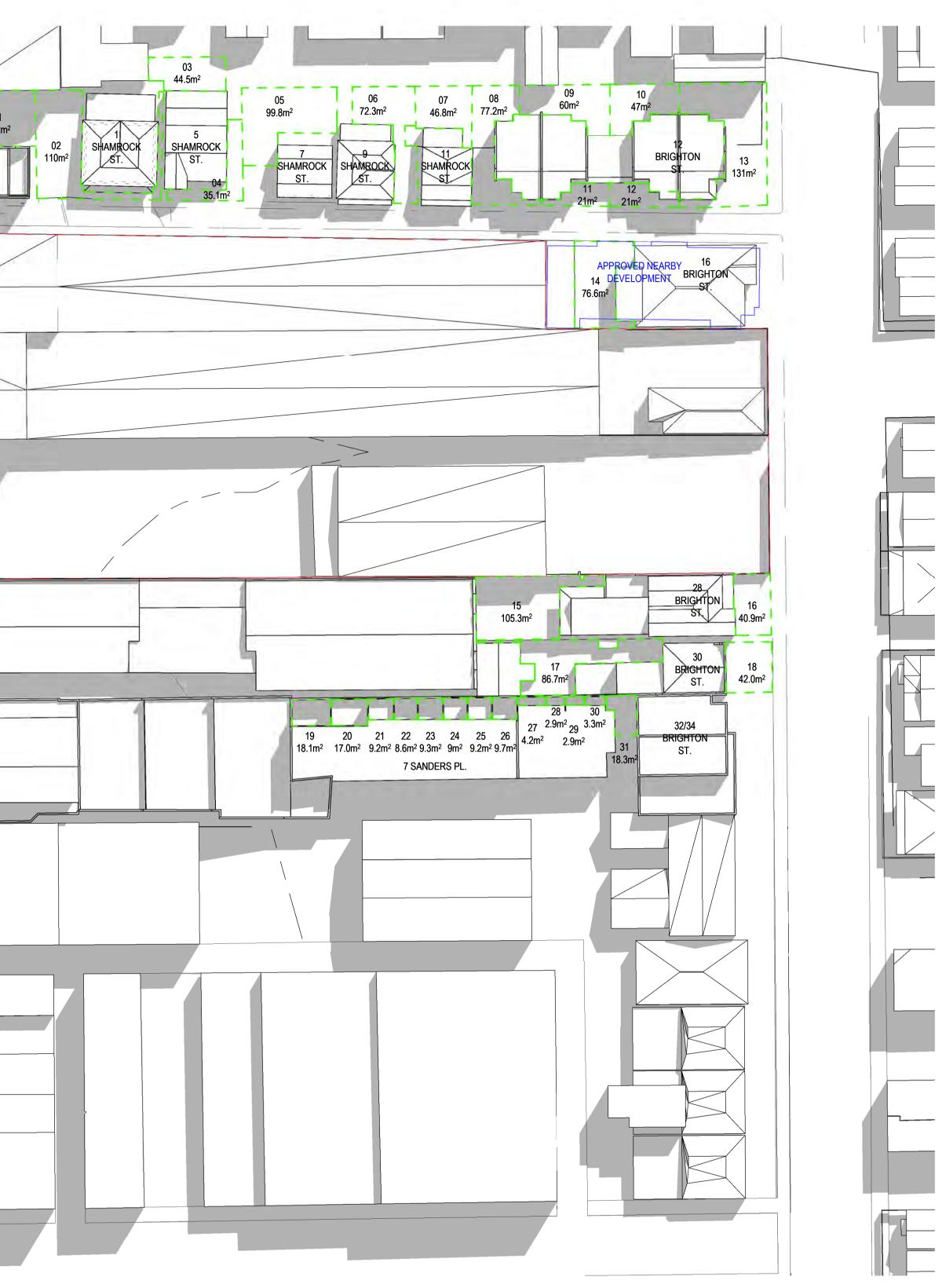
Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



issue	amendment	date
Α	Revised Shadow Studiees	31.05.2018
В	TP RFI RESPONSE	07.06.2018
С	VCAT ISSUE	01.02.2019

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

project 459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1030 -Existing

issue

С

drawing no. DA2205

architectus™

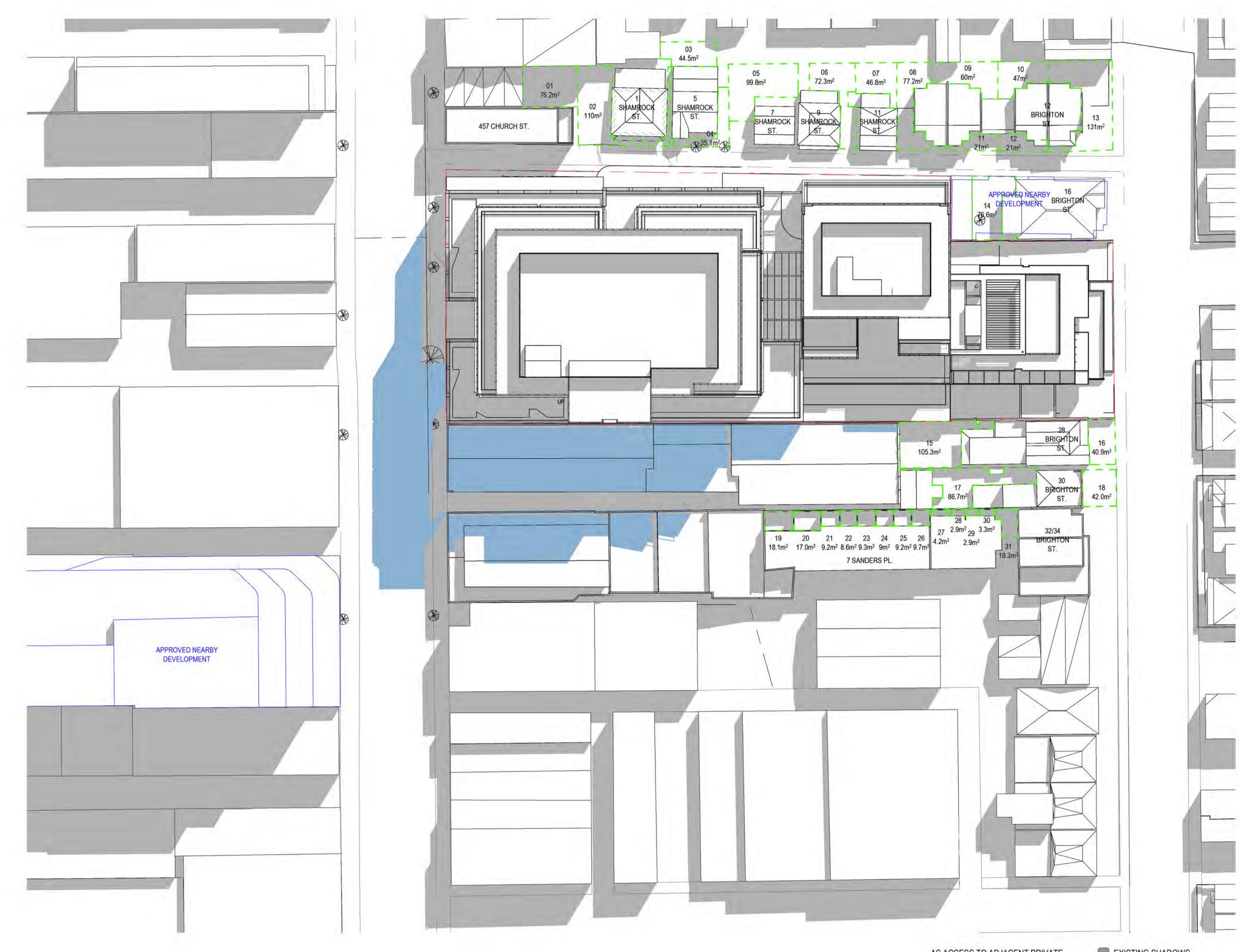
Architectus Melbourne Level 25, 385 Bourke Street Melbourne VIC 3000 T (61 3) 9429 5733 F (61 3) 9429 5733 F (61 3) 9429 8480 melbourne@architectus.com.au ABN 90 131 245 684

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

170358.00

04/02/19 16:06:00

drawing



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



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

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

459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1030 -Proposed

drawing no. DA2206

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

AH scale As indicated@A1 MB project no

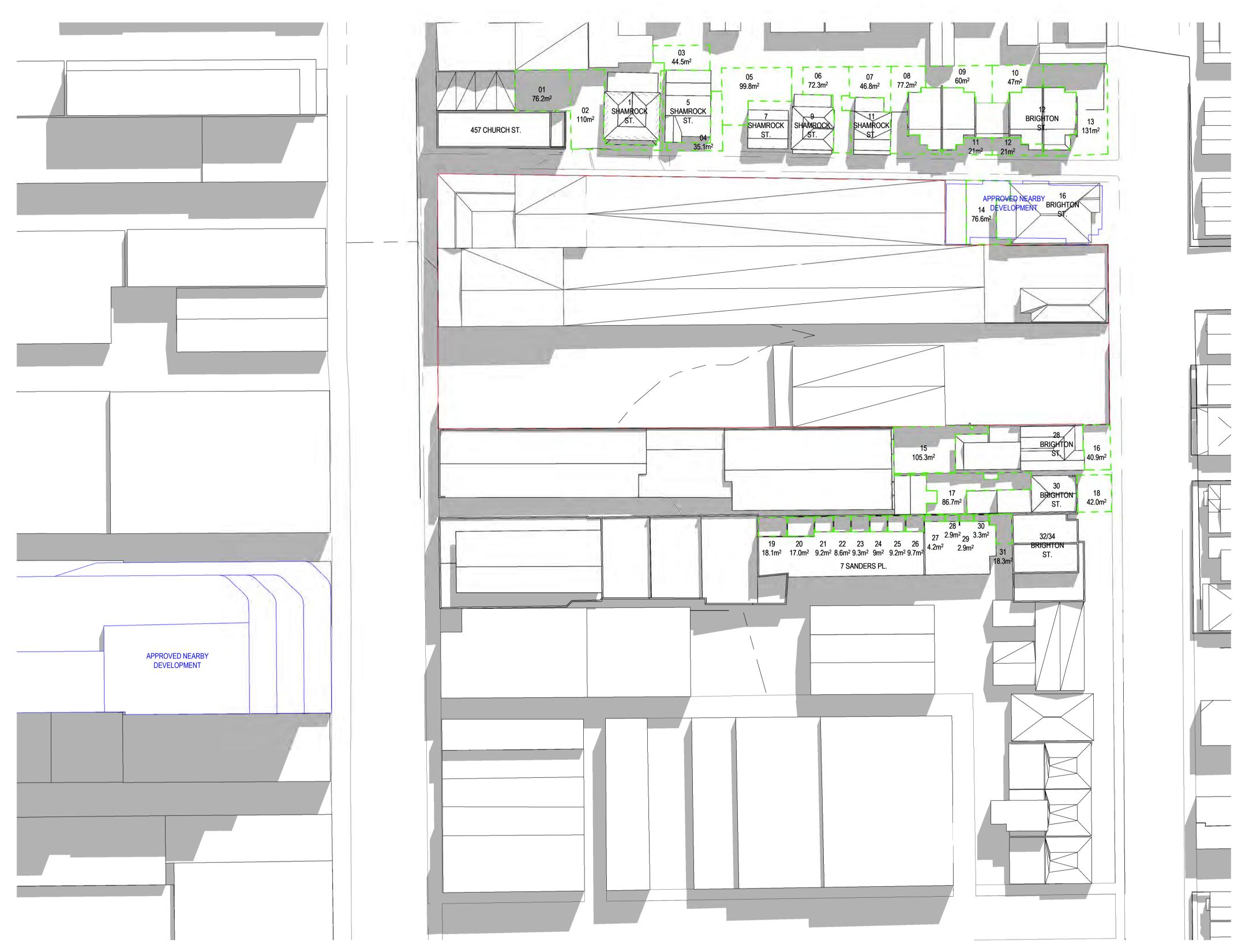
170358.00

04/02/19 16:06:40

project

drawing

С



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

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	01.02.2019
<u> </u>		

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



project 459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1100 -Existing

issue

С

drawing no.

DA2207

drawing

04/02/19 16:07:05

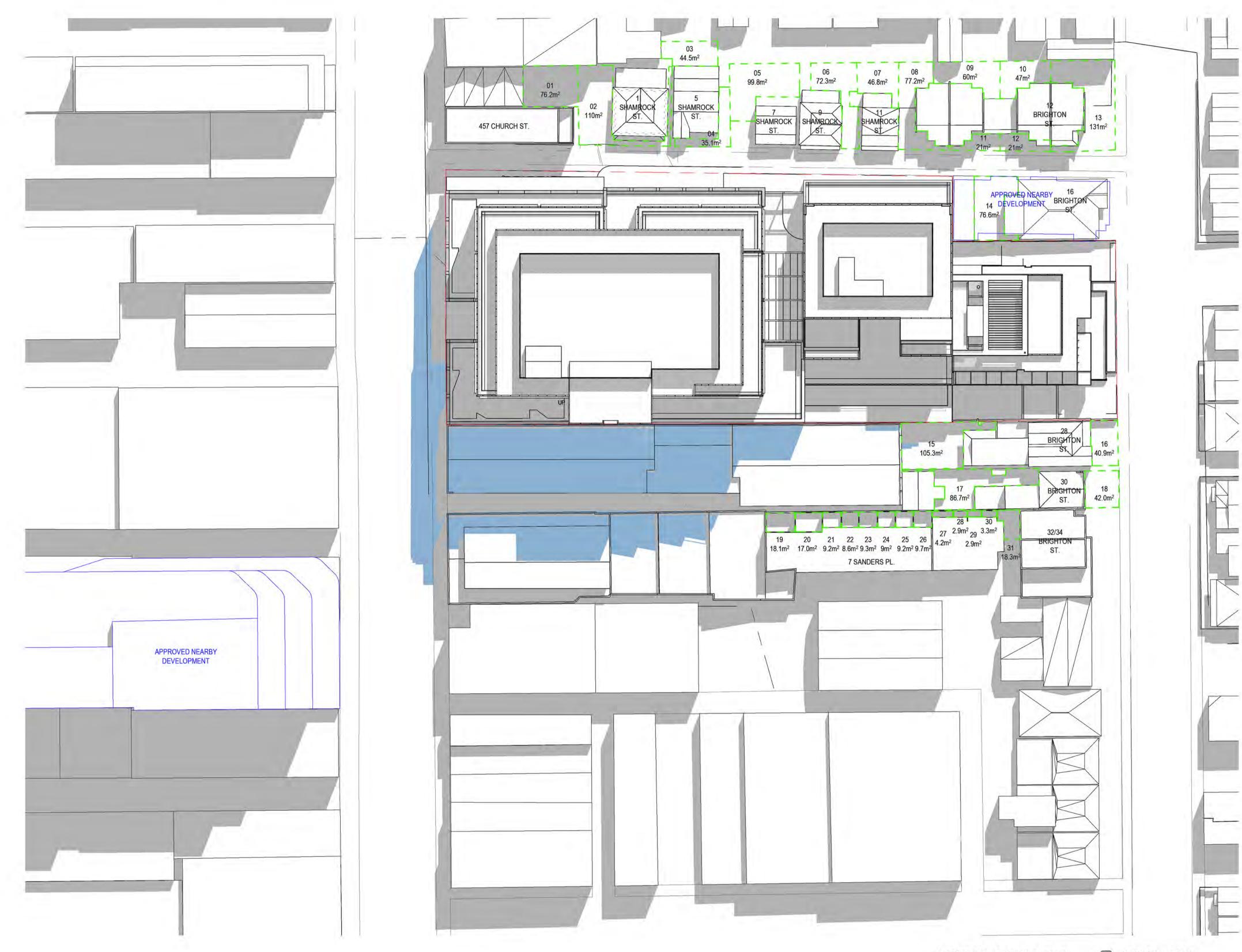
architectus™

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

170358.00

AH ^{scale}	As indicated@A1

MB project no



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



ssue	amendment	date
A	Revised Shadow Studiees	31.05.2018
В	TP RFI RESPONSE	07.06.2018
С	VCAT ISSUE	01.02.2019
-		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
-		
10.000		
-		

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	EXISTING	NEW	CHANGE
	SPACE AREA (m ²)	SHADOW (%)	SHADOW (%)	(%)
15	105.3	49.8	51.1	1.2

2

AH scale

MB project no

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

As indicated@A1

170358.00

459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1100 -Proposed

drawing no.

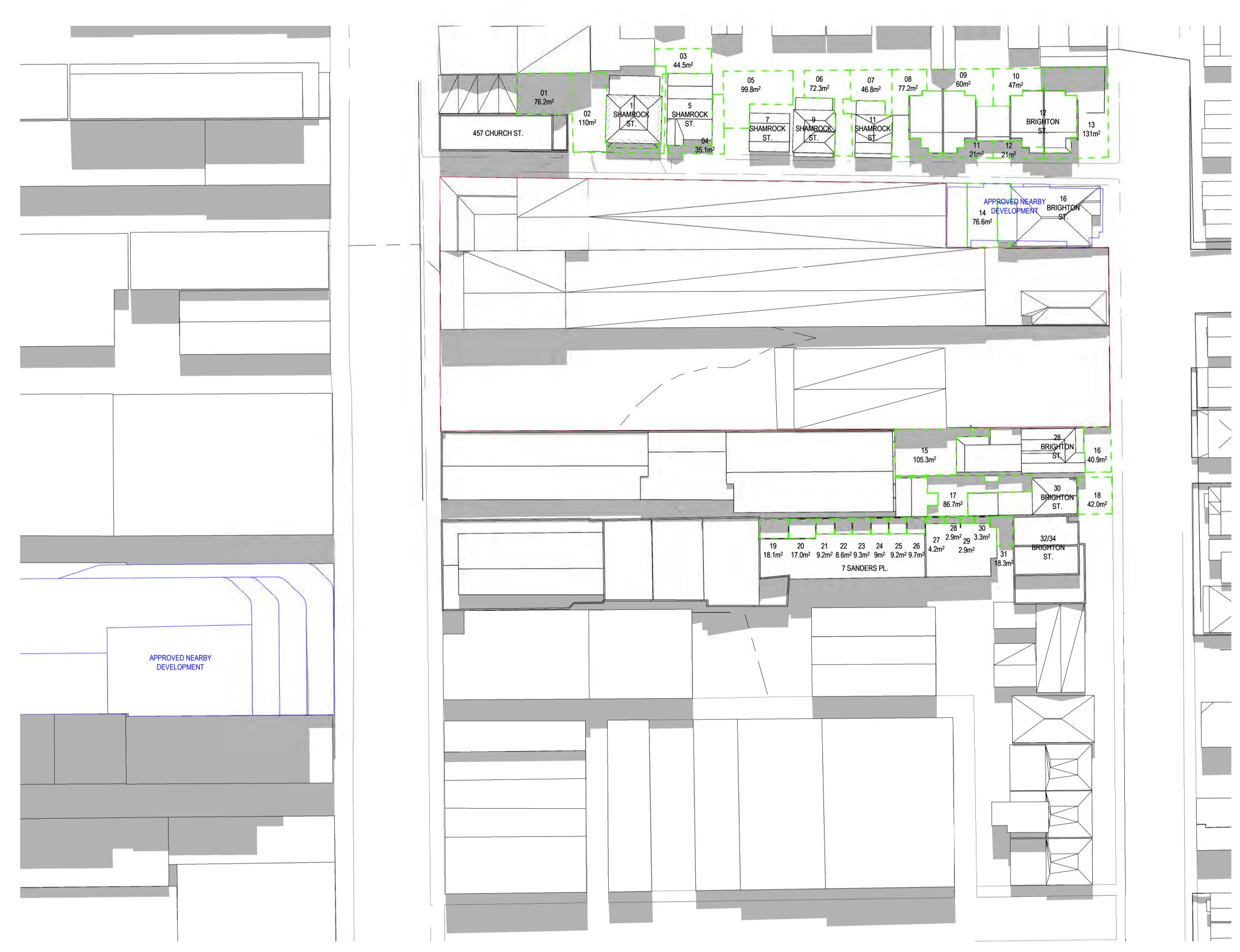
DA2208

project

drawing

04/02/19 16:07:44

С



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



date

issue amendment

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

459-471 Church Street, Richmond

- Shadow Study - 22 Sept - 1200 Existing

drawing no.
DA2209

04/02/19 16:08:09

drawing

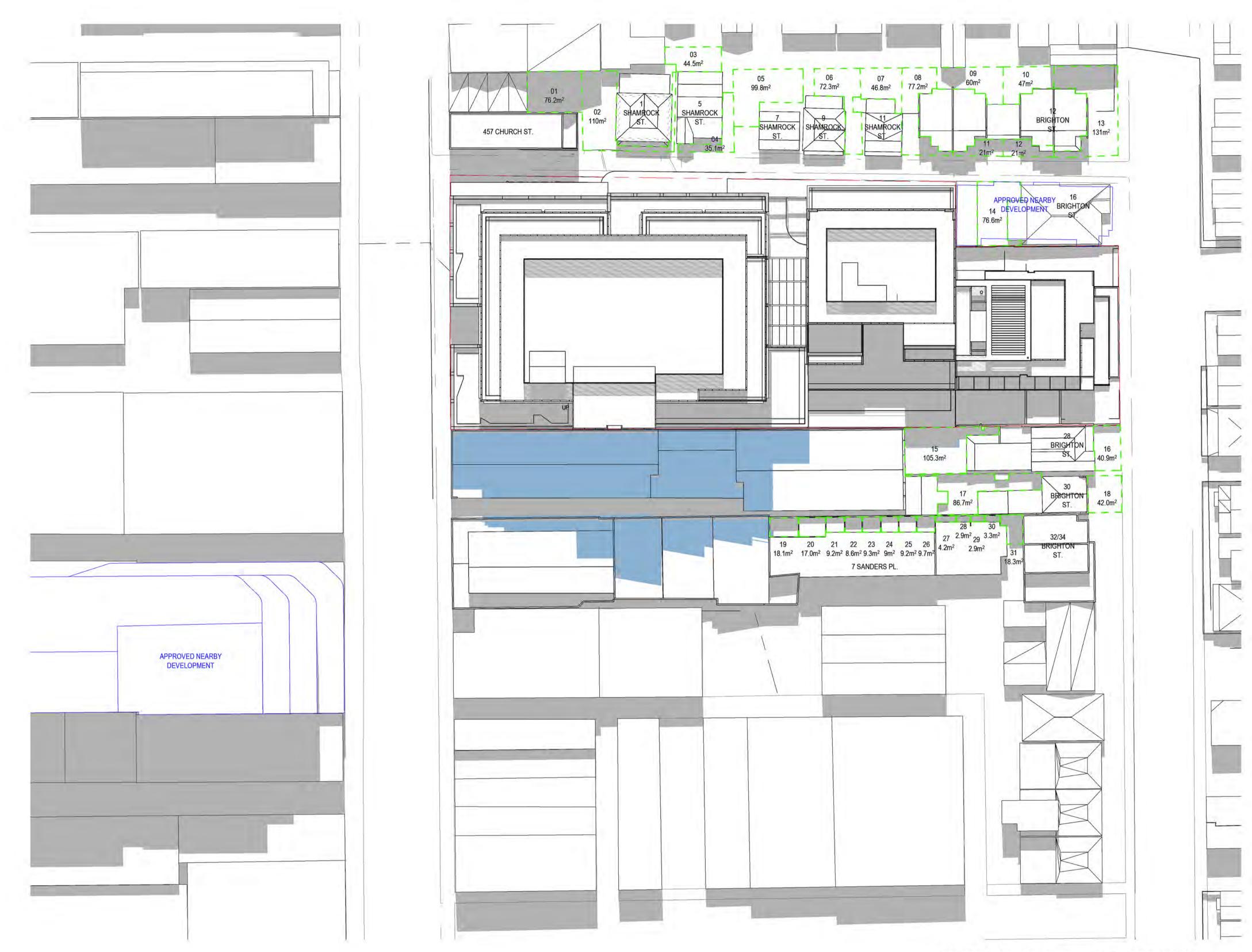


Architectus Melbourne Level 25, 385 Bourke Street Melbourne VIC 3000 **T (61 3) 9429 5733** F (61 3) 9429 8480 melbourne@architectus.com.au ABN 90 131 245 684

AH	scale	As indicated@A1

project no MB	170358.00

С



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

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	01.02.2019
		1 60.000
	2	

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	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

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

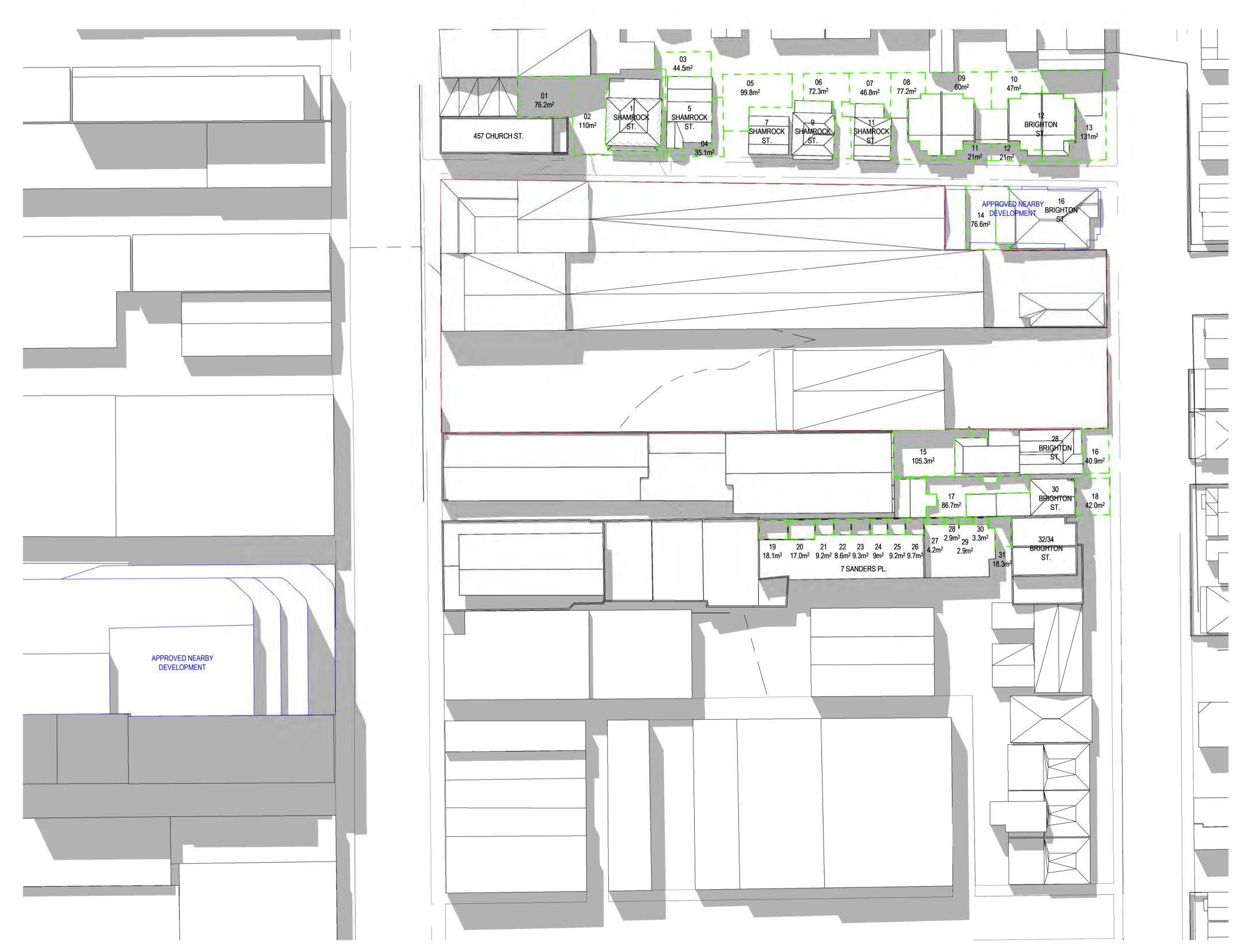
170358.00

AH scale As indicated@A1

MB project no

04/02/19 16:08:46

С



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



A Povised Shadow Studiose

issue amendment

А	Revised Shadow Studiees	31.05.2018
В	TP RFI RESPONSE	07.06.2018
С	VCAT ISSUE	01.02.2019

date

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

project 459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1300 -Existing

issue

С

drawing no.

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

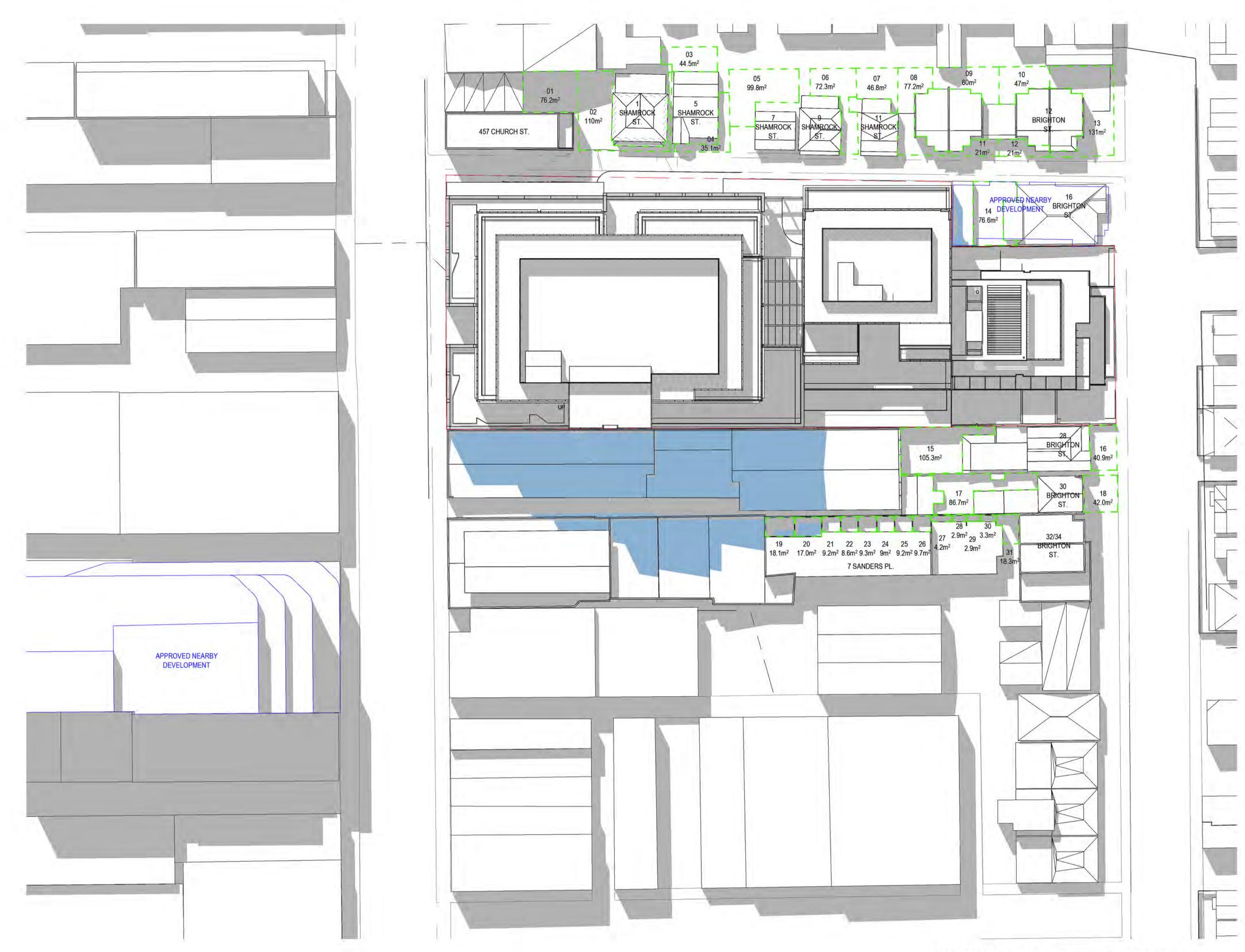
AH ^{scale} As indicated@A1 project no MB

170358.00

DA2211

drawing

04/02/19 16:09:11



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

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	01.02.2019
4.0		

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	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™

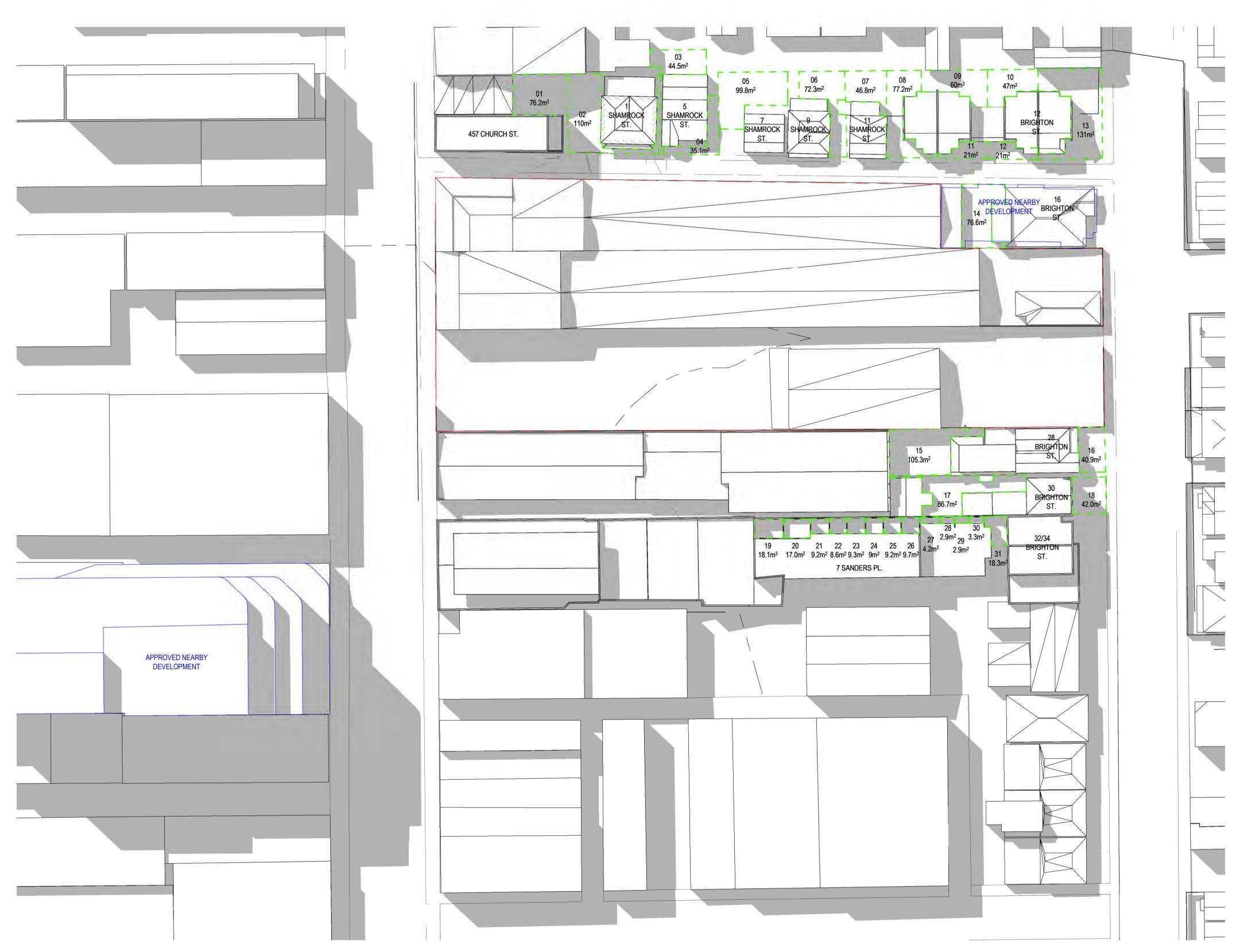
Architectus Melbourne Level 25, 385 Bourke Street Melbourne VIC 3000 T (61 3) 9429 5733 F (61 3) 9429 8480 melbourne@architectus.com.au ABN 90 131 245 684

AH scale As indicated@A1 MB project no

170358.00

04/02/19 16:09:50

С



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



issue amendment

•		
A	Revised Shadow Studiees	31.05.2018
В	TP RFI RESPONSE	07.06.2018
С	VCAT ISSUE	01.02.2019

date

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



project 459-471 Church Street, Richmond

Shadow Study - 22 Sept - 1400 -Existing

drawing no.

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

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

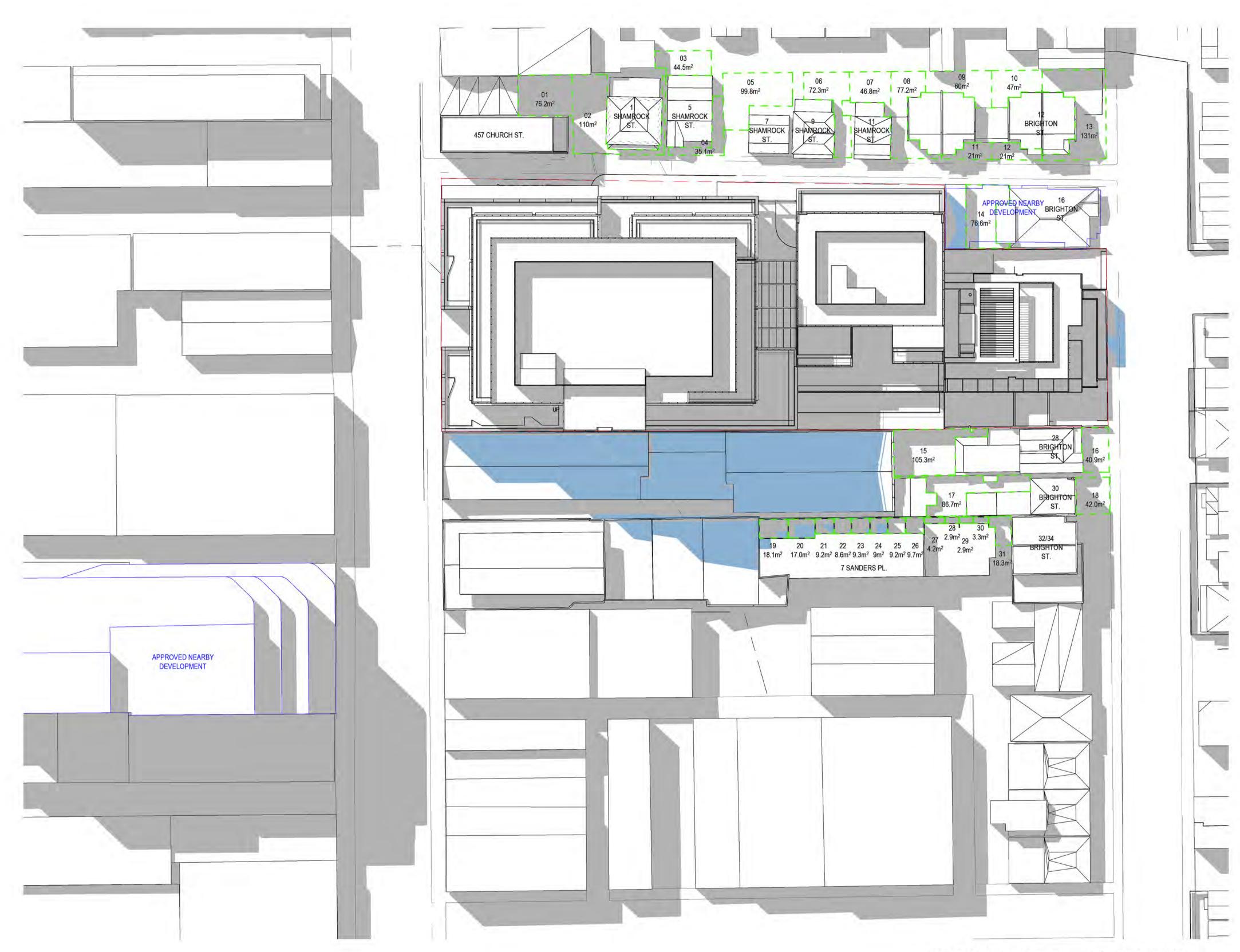
170358.00

DA2213

drawing

04/02/19 16:10:15

С



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



	date
Revised Shadow Studiees	31.05.2018
TP RFI RESPONSE	07.06.2018
VCAT ISSUE	01.02.2019
	TP RFI RESPONSE

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 (%)	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

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

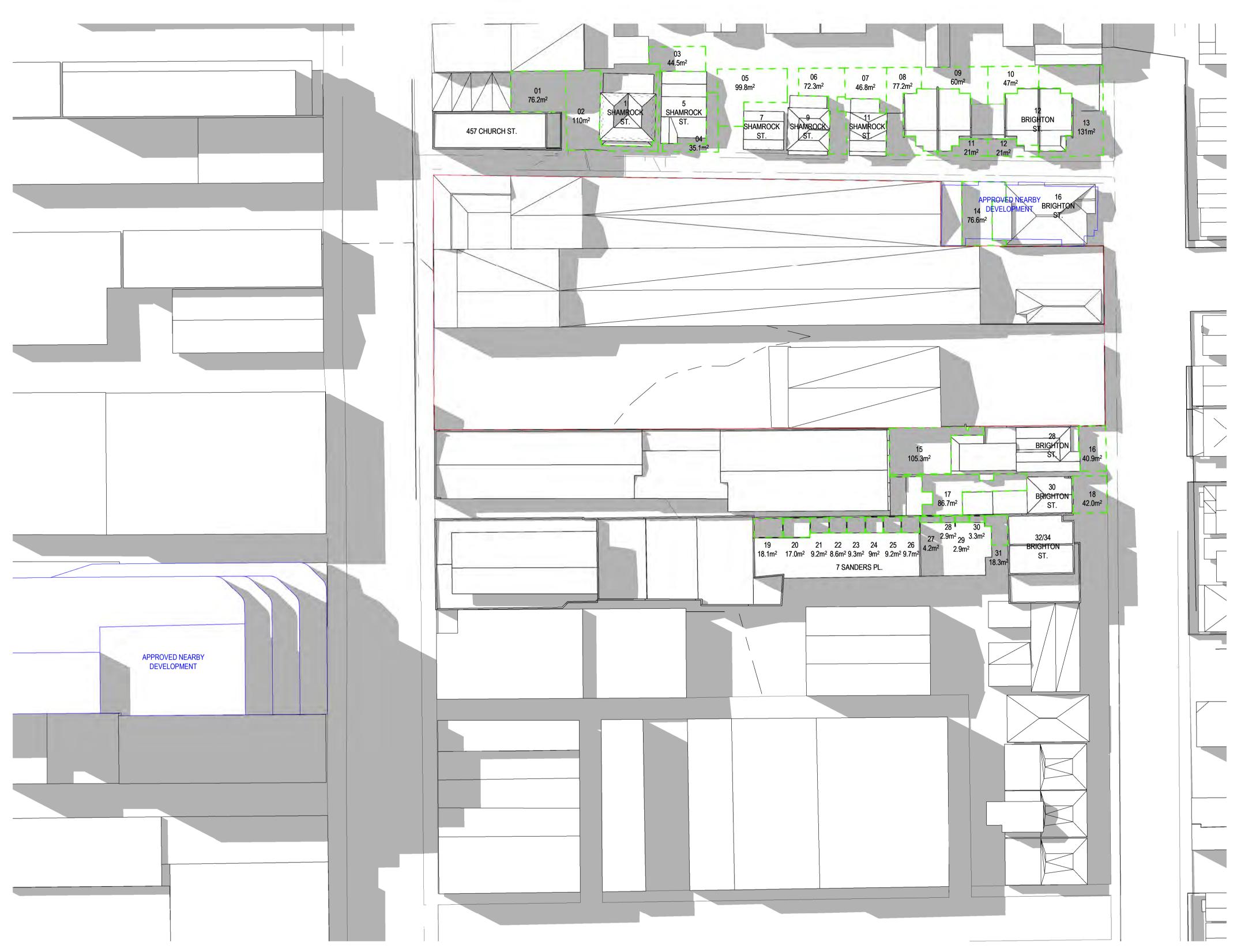
AH scale As indicated@A1 MB project no

architectus™

170358.00

04/02/19 16:10:57

С



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



issue amendment

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

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



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

170358.00

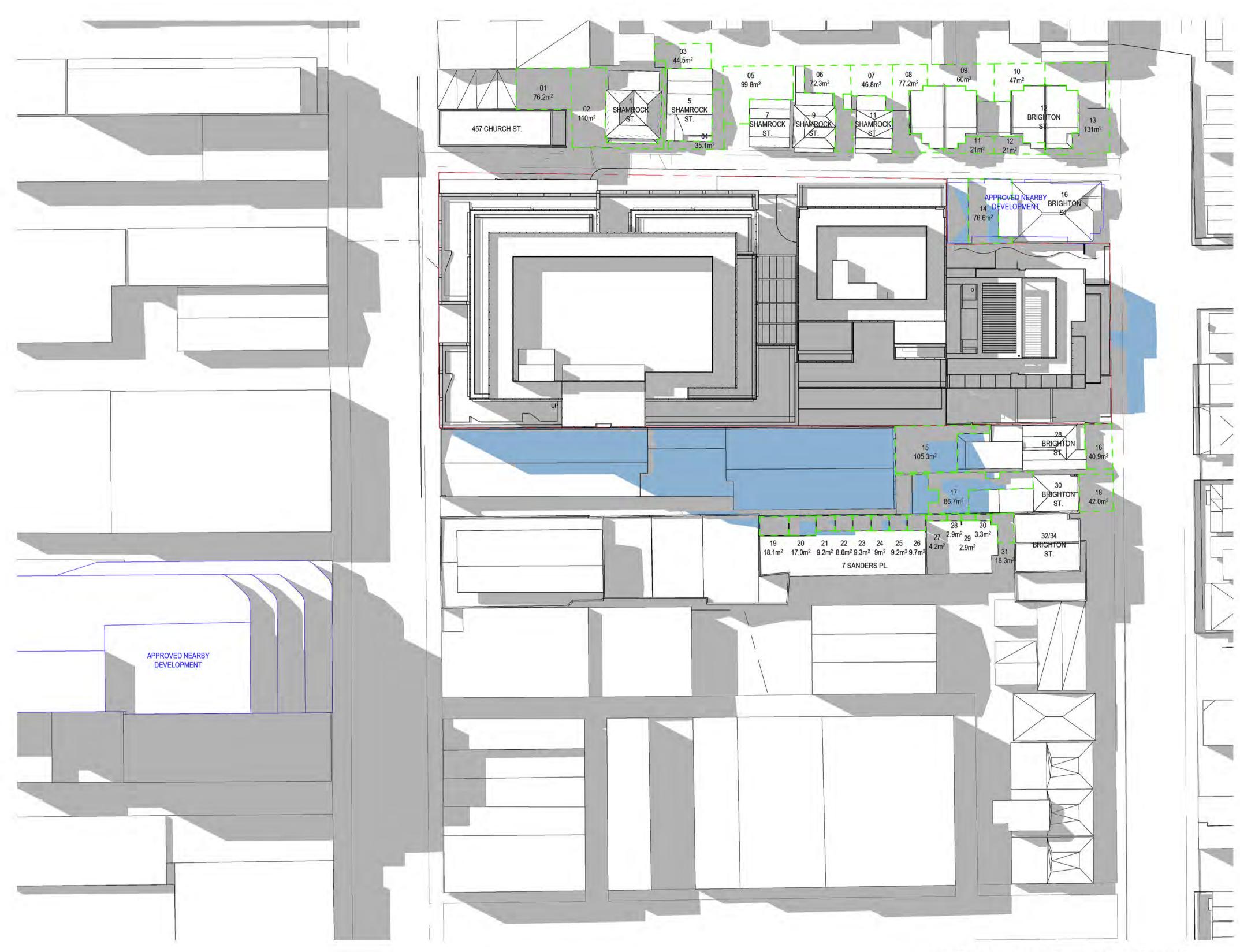
AH ^{scale}

project no MB

04/02/19 16:11:22

drawing

С



Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

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
-		

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

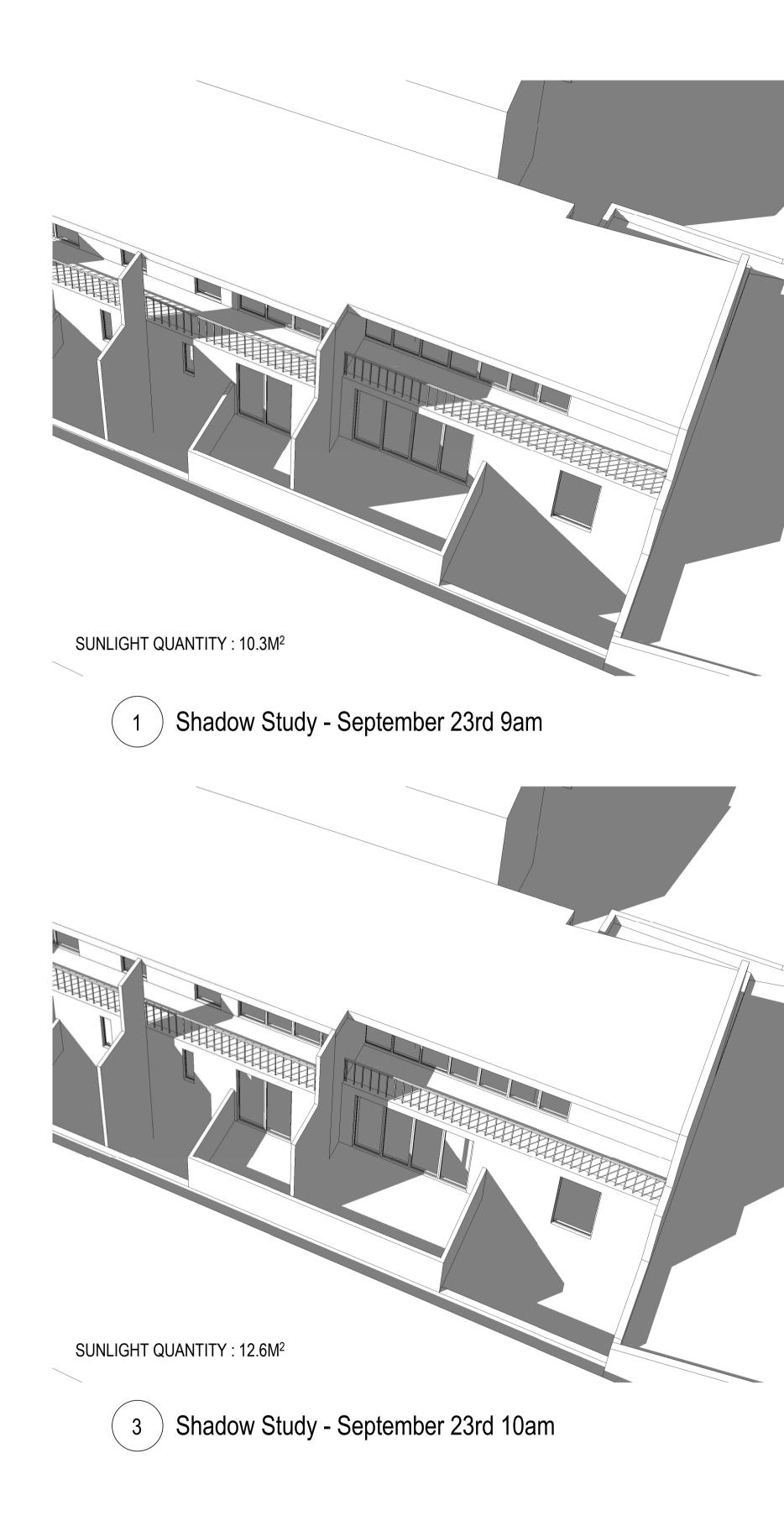
architectus™

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

AH scale As indicated@A1 MB project no 170358.00

2/4/2019 4:22:40 PM

С



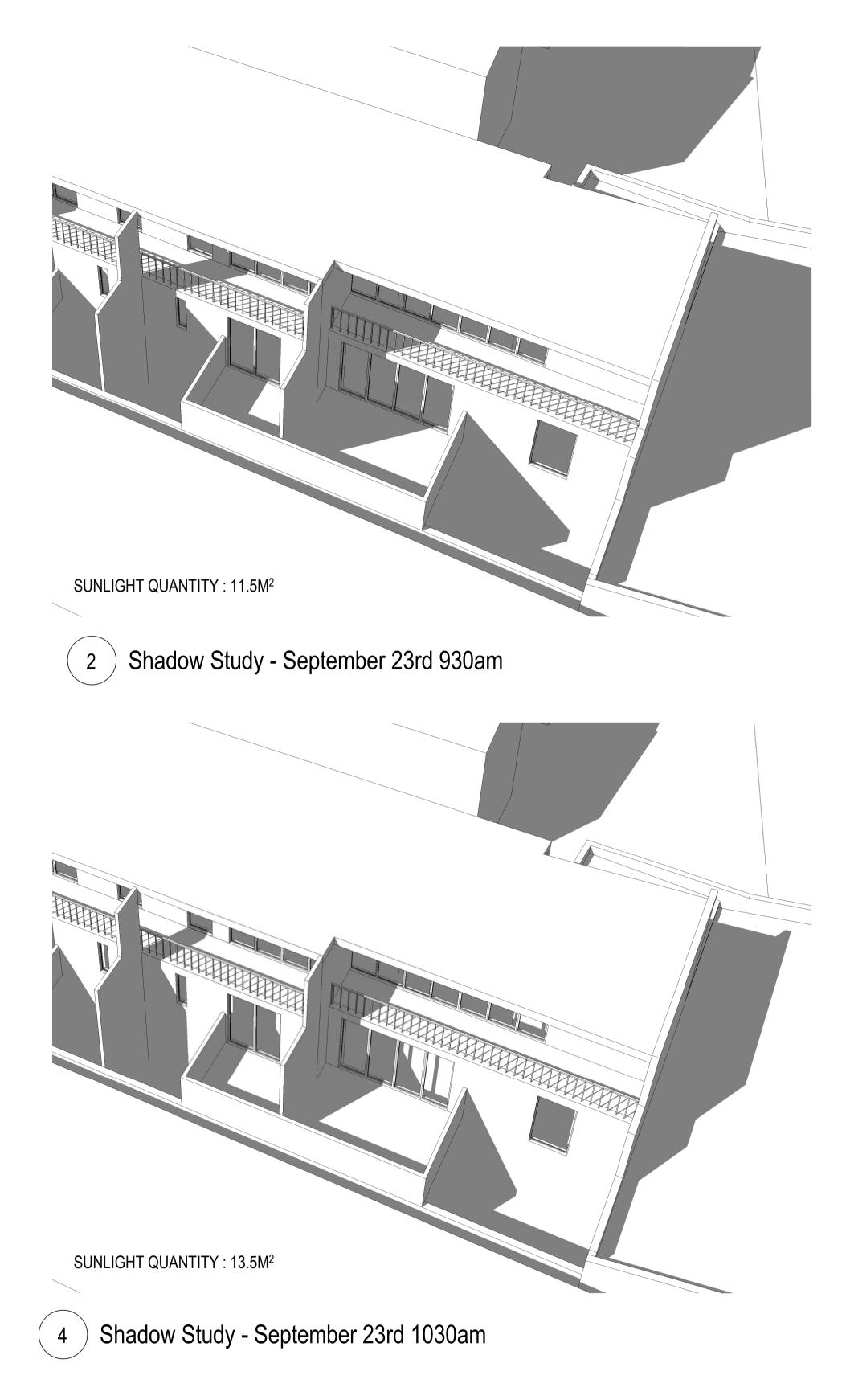
Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



issue	amendment	date
А	VCAT ISSUE	01.02.2019
_		

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 1

drawing no.

DA2251

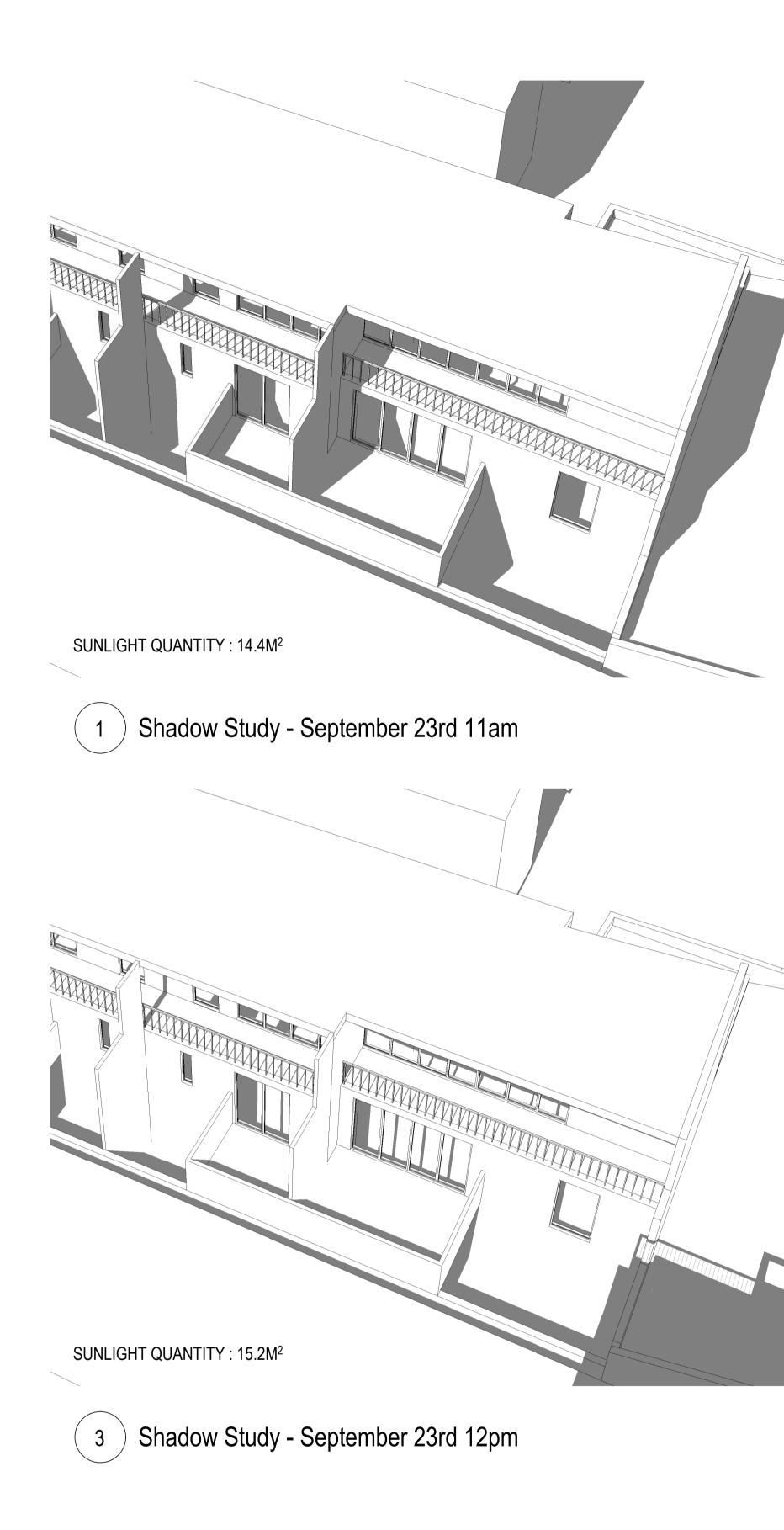
architectus ™

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

AH ^{scale}	@A1
project no MB	170358.00

2/3/2019 4:47:08 PM

Α



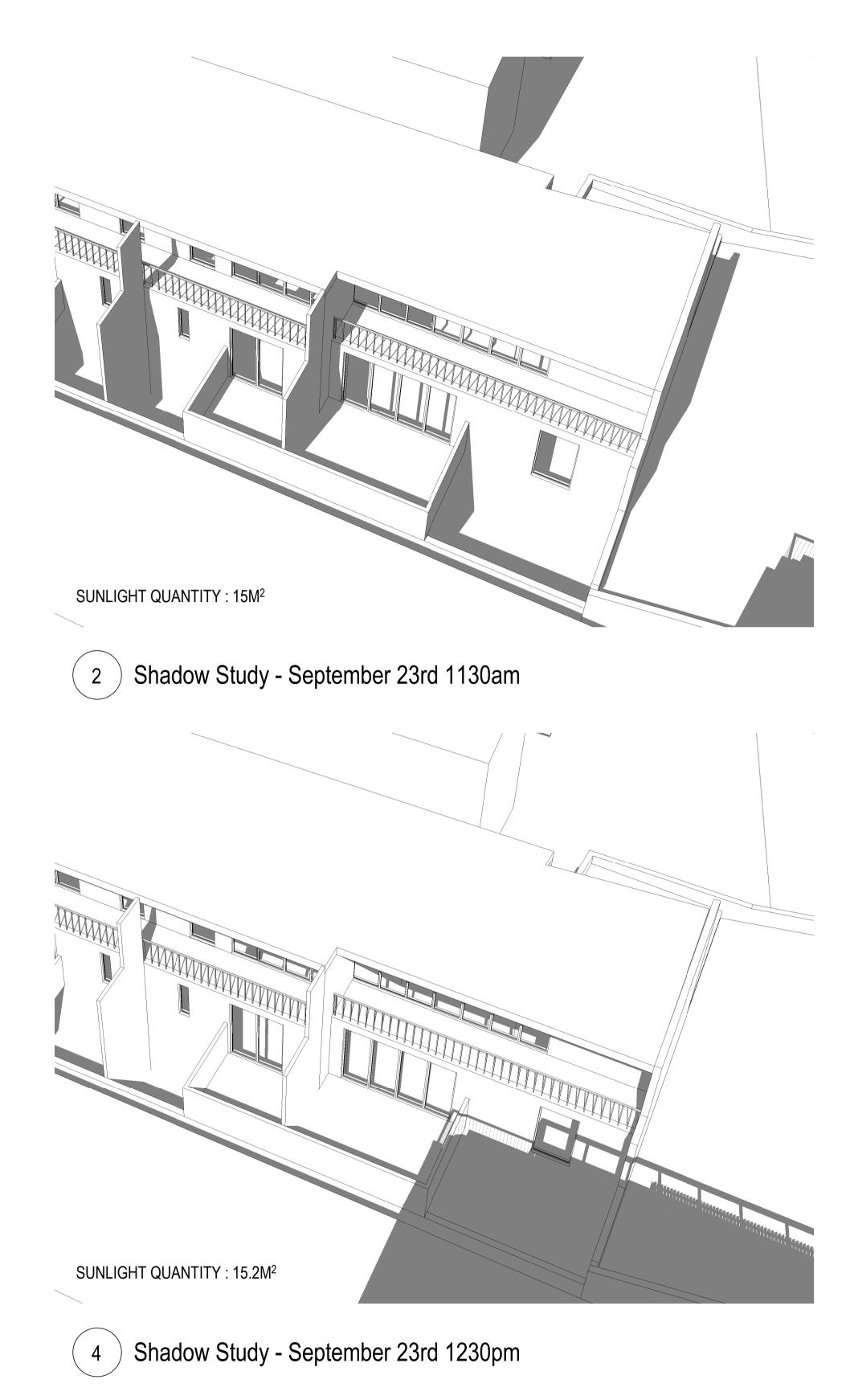
Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



issue	amendment	date
А	VCAT ISSUE	01.02.2019

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

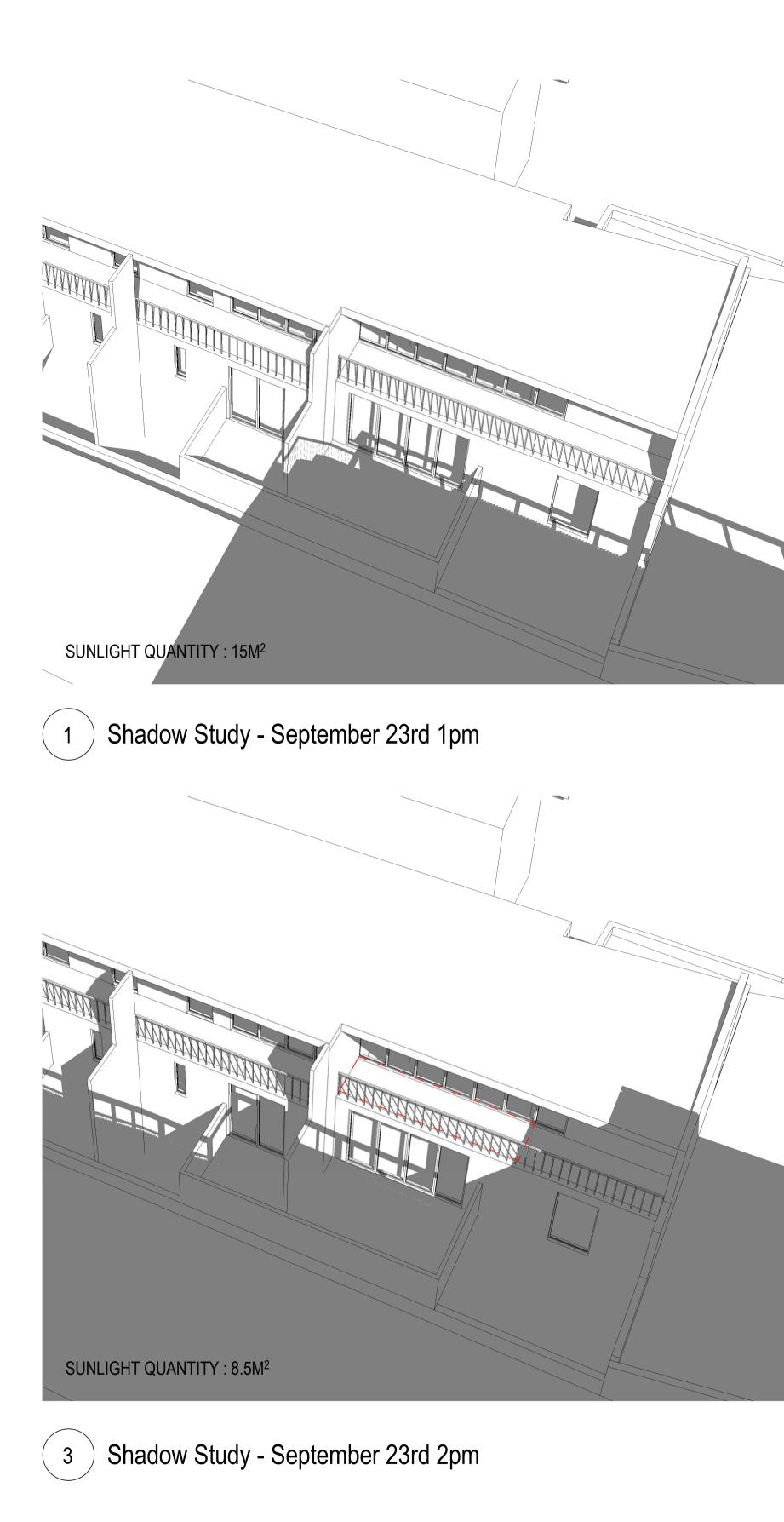
2/3/2019 4:48:15 PM

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

AH ^{scale}	@A1
project no MB	170358.00

Α



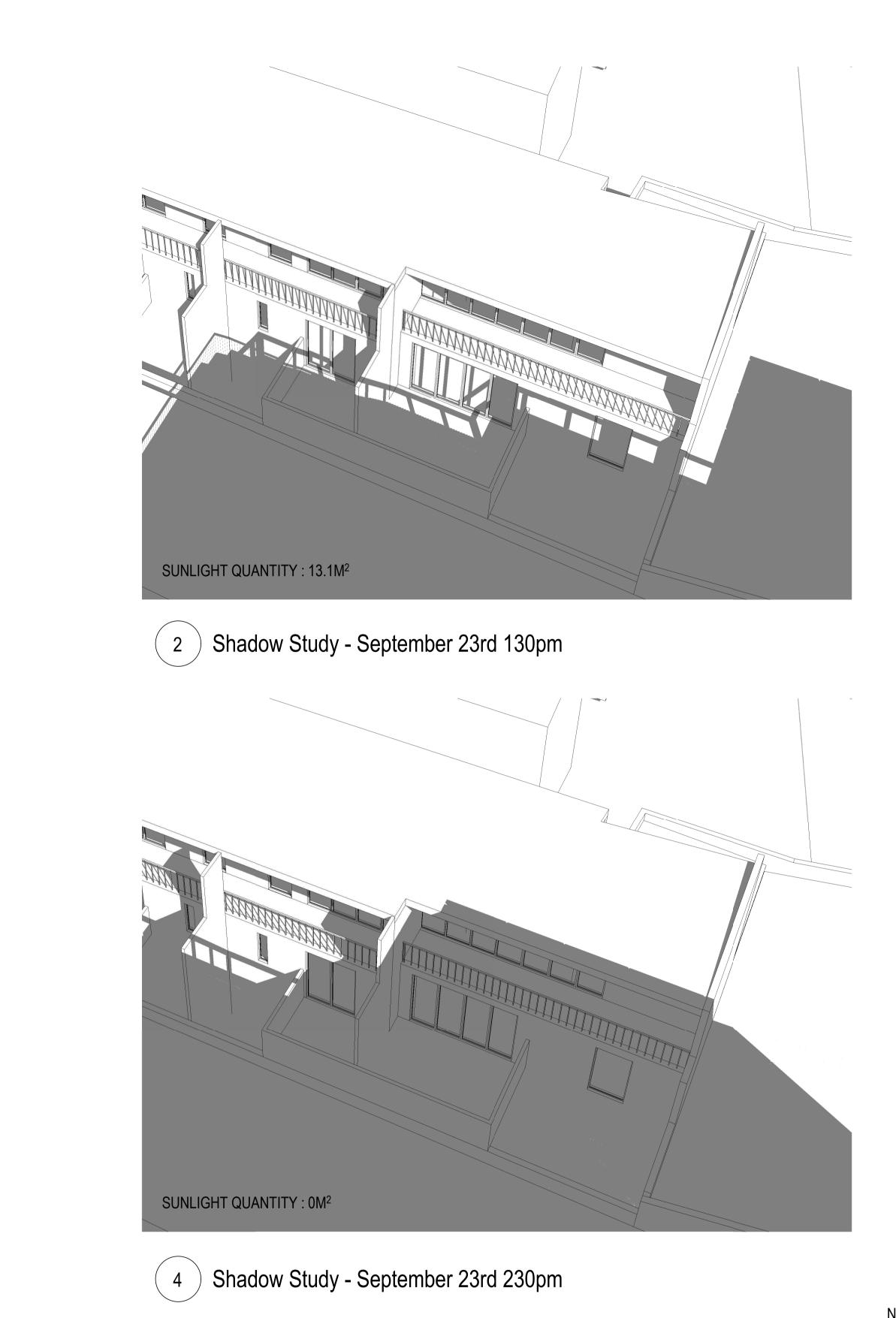
Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



issue	amendment	date
Α	VCAT ISSUE	01.02.2019

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

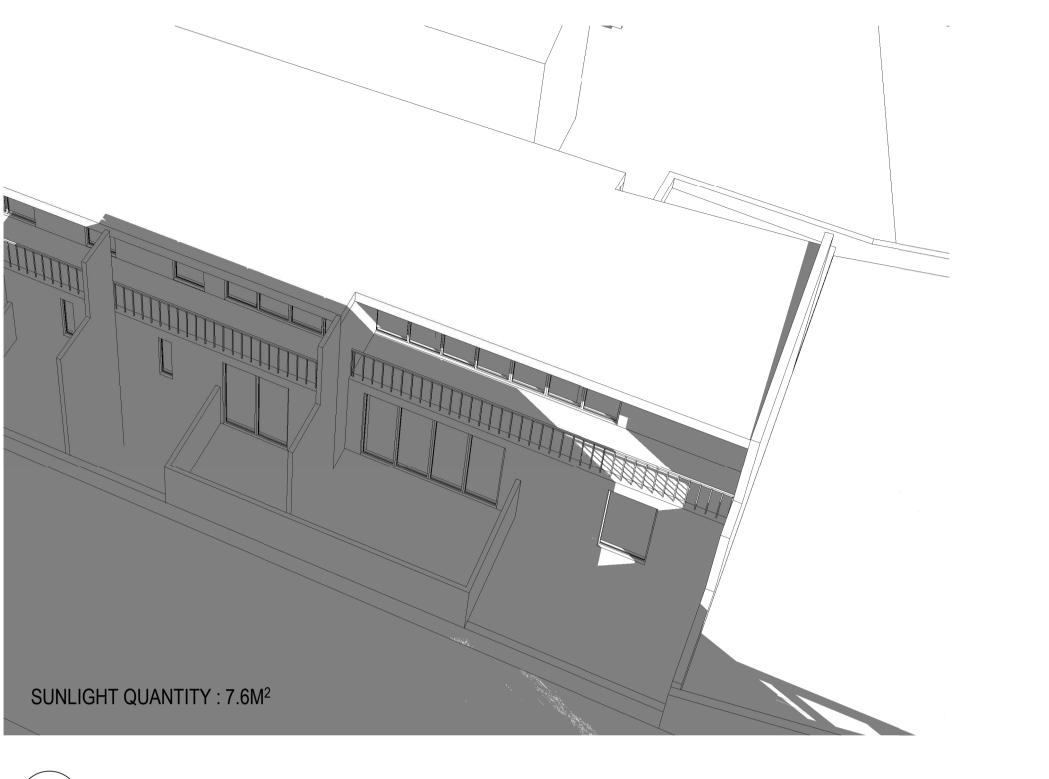
2/3/2019 4:49:41 PM

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

AH ^{scale}	@A1
project no MB	170358.00

Α



1 Shadow Study - September 23rd 3pm

°architectus™

Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Nominated Architect Ray Brown, NSWARB 6359



issue	amendment	date
Α	VCAT ISSUE	01.02.2019
	-	

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

architectus™

AH ^{scale}	@A1
project no MB	170358.00

Α

issue

2/3/2019 4:54:06 PM



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

architectus™

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

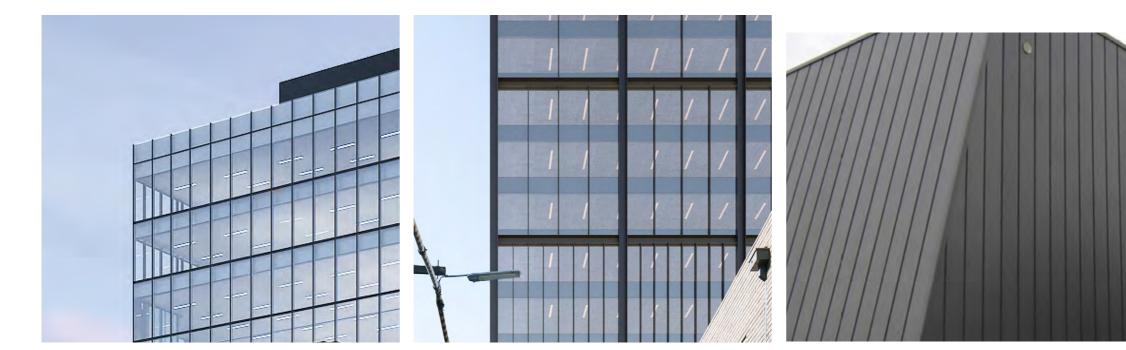
ustrade to ground level. Set at 1600mm above internal ground level. Deep ng zone on street side with planting to obscure play space.

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

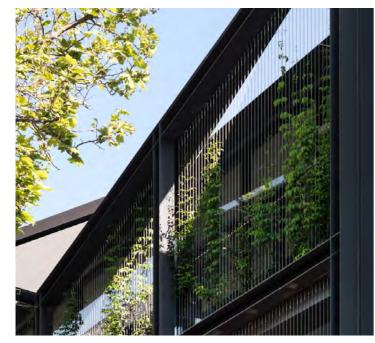
Shopfront glazing with brick piers - FT06

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

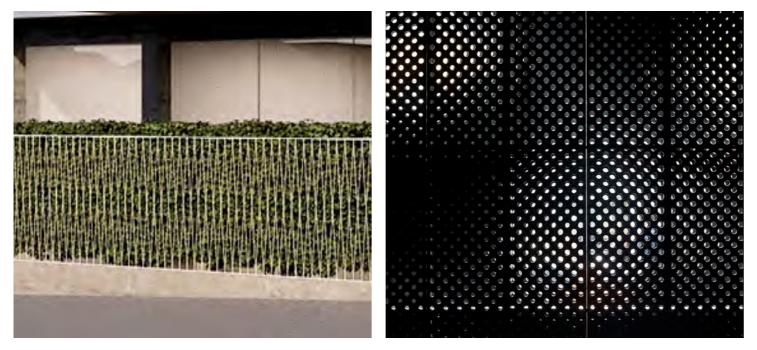
Metal frame - black finish - FR01



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