

PROJECT NAME  
**600 Lonsdale Street  
Melbourne, Victoria  
Australia**

CLIENT  
**V-LEADER  
Level 5, 420 Kilda Road  
Melbourne, Victoria  
Australia**

ARCHITECT / ENGINEER  
**SOM**  
Skidmore, Owings & Merrill LLP  
224 South Michigan Avenue, Suite 1000  
Chicago, Illinois 60604

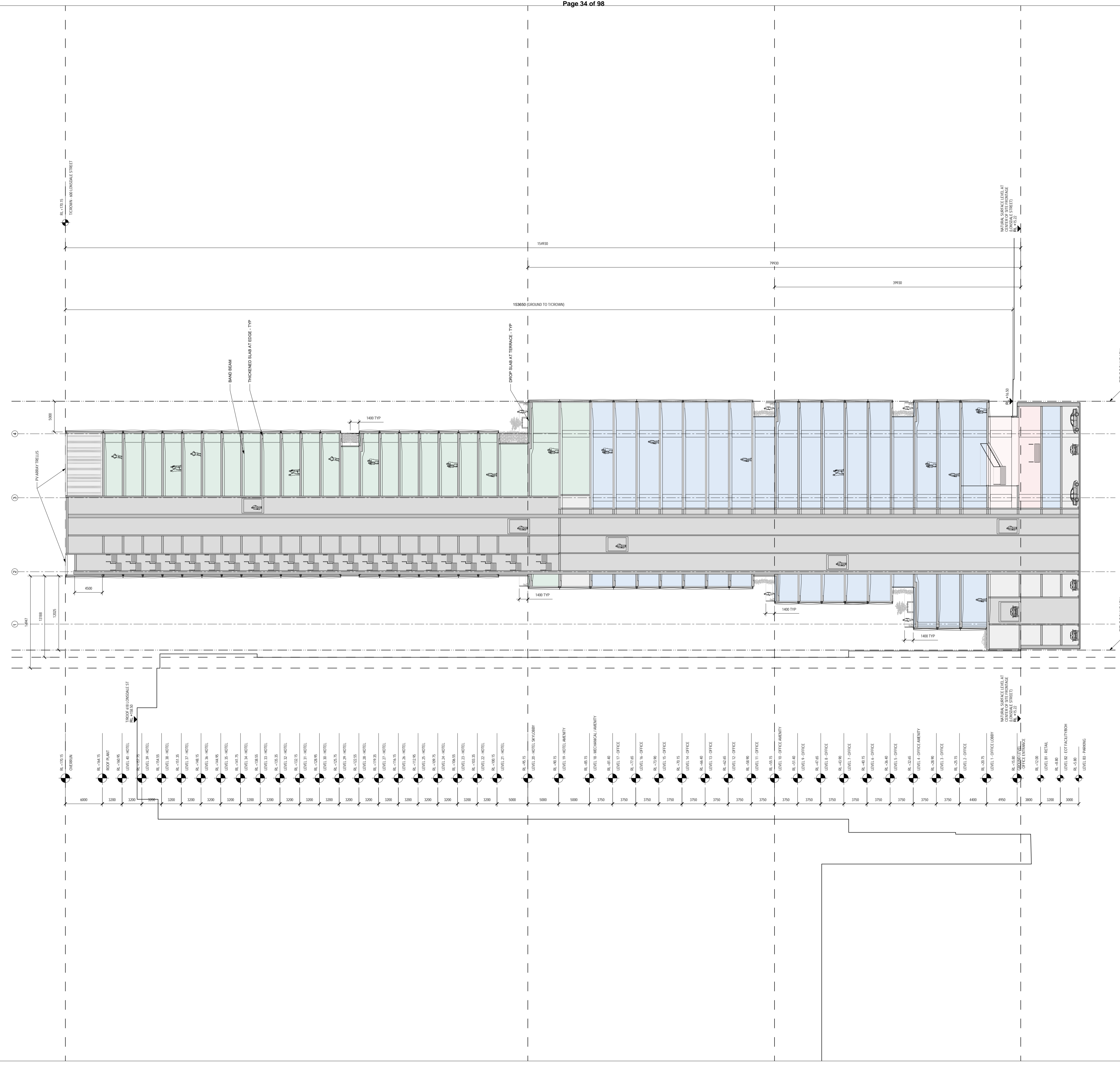
CONSULTANTS  
**ARGO GROUP  
SUITE 24, 199 TOORAK ROAD  
South Yarra, Victoria, Australia**

CONSULTANTS  
**FENDER KATSALIDAS  
2 RIVERSIDE QUAY, SOUTHBANK  
Victoria, Australia**

SEAL & SIGNATURE

KEY PLAN

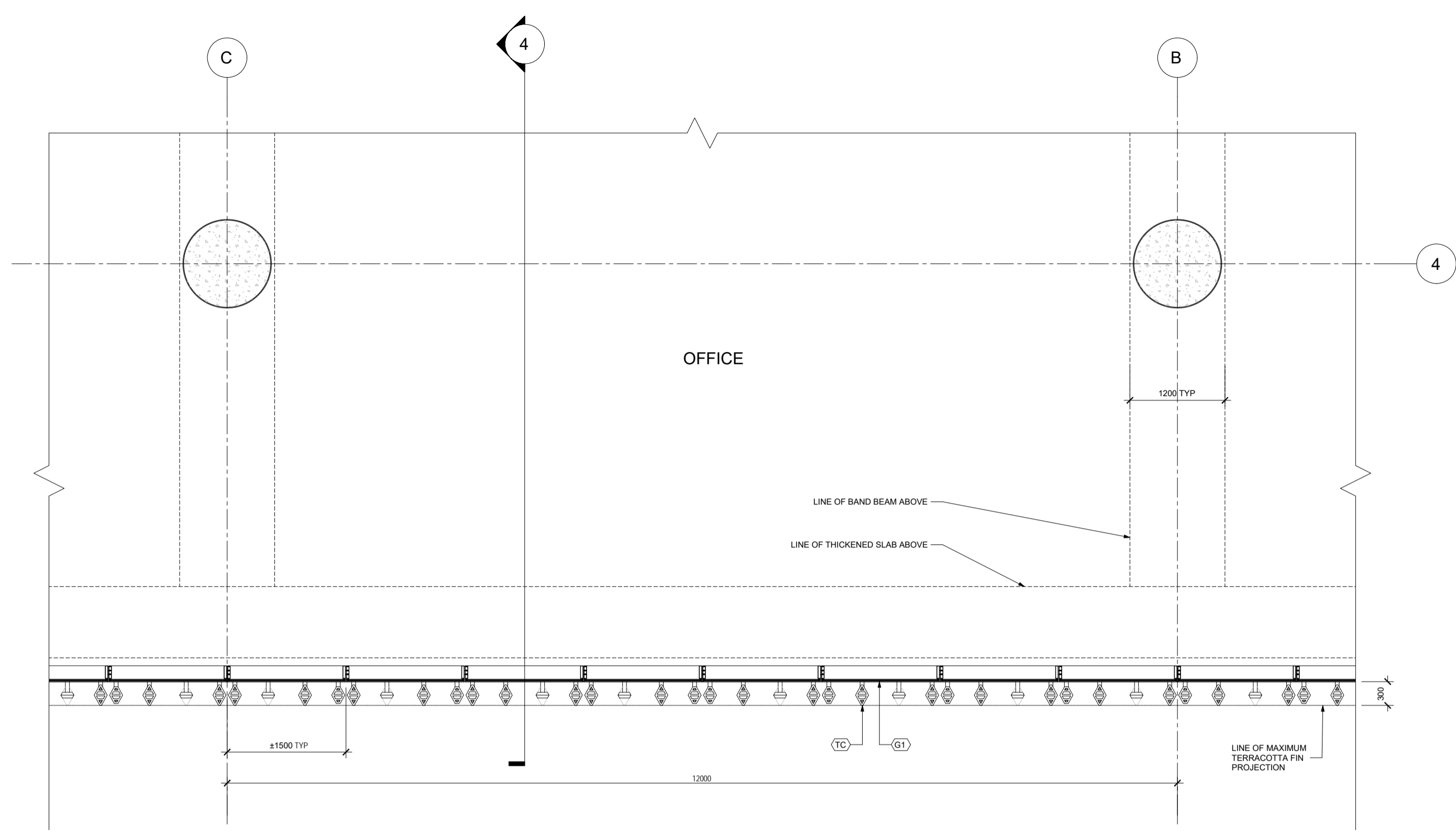
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LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM  
V-LEADER WITH A FIXED VALUE OF 14.145  
THIS PROJECT'S HEIGHTS TO BE AS INDICATED SUCH THAT OBSTRUCTION  
CONTROLLED, GATED, SCAFFOLDING, STAGING AREAS, AND LOADING ZONES  
ARE EXCLUDED AND IN ACCORDANCE WITH THE RESPONSIBILITY OF CONCRETE  
STREET TREES: TREE 1 & TREE 2 - PER TRAFFIC LOGIC REPORT 15-19



NO.	DATE	DESCRIPTION
2	2019 OCT 04	TOWN PLANNING RFI RESPONSE
2	2019 SEP 19	TOWN PLANNING RFI RESPONSE
1	2019 JUN 18	ISSUE FOR TOWN PLANNING

**SECTION BB**

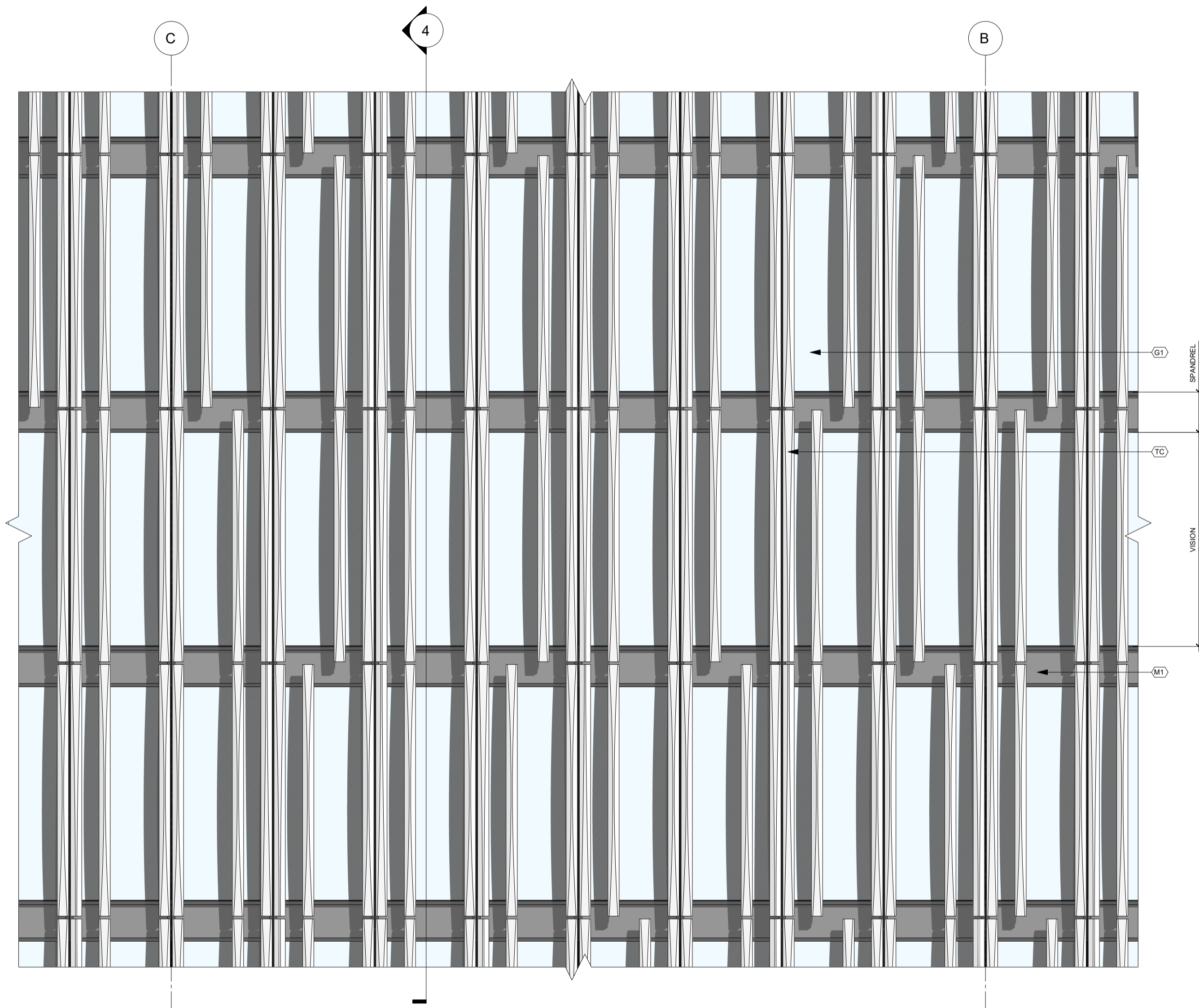




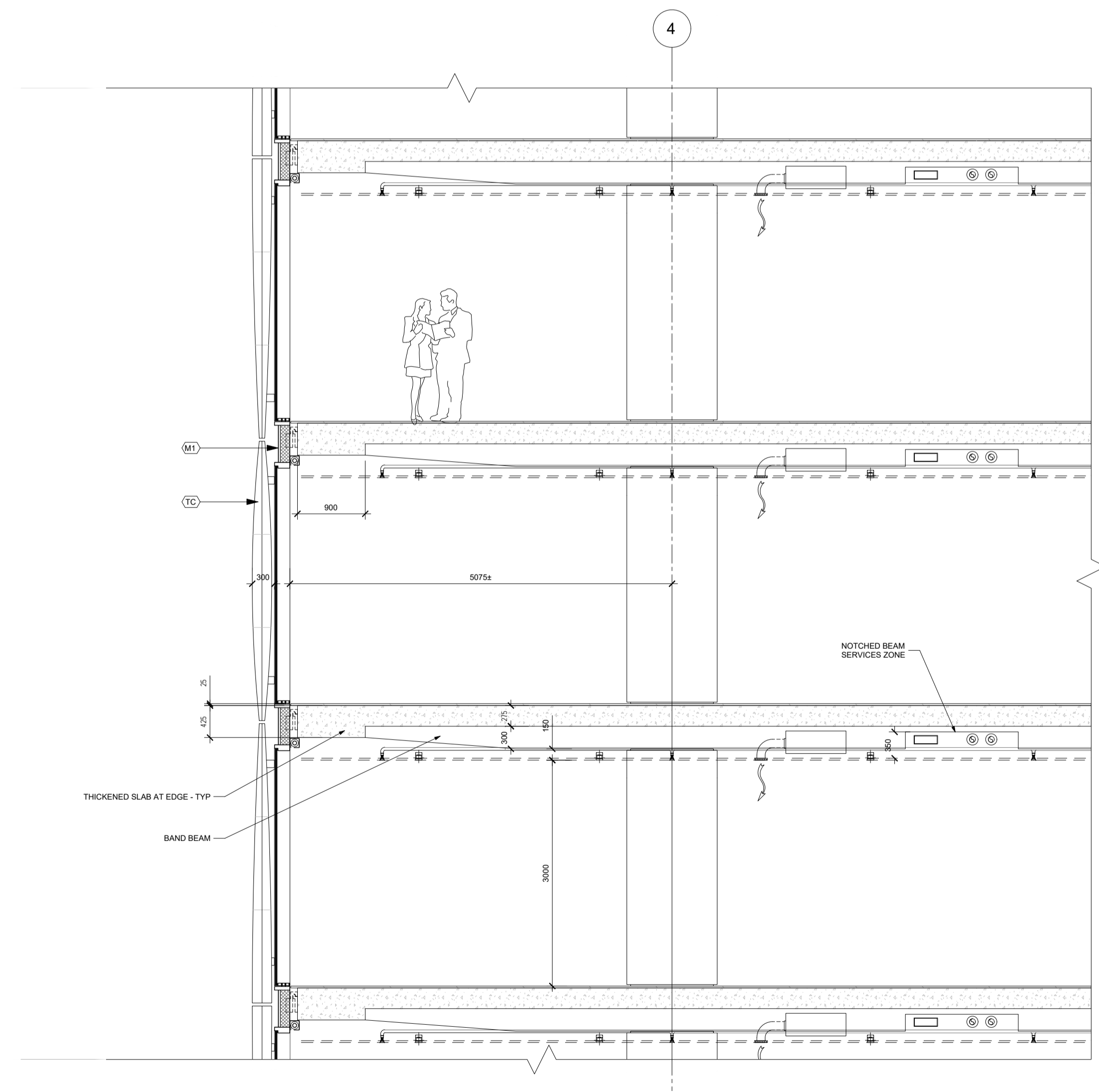
1 PLAN DETAIL  
SCALE: 1:50



3 RENDERING  
NTS



2 ELEVATION DETAIL  
SCALE: 1:50



4 SECTION DETAIL  
SCALE: 1:50

EXTERIOR FINISH LEGEND

(TC)	TERRACOTTA FINIS - 3 COLOURS (LIGHT-MID GREY)
(GT)	HIGH PERFORMANCE INSULATED GLAZING WITH LOW-E COATING - LIGHT SILVER GREY TINT (MAXIMUM REFLECTIVITY, 20%)
(M1)	PRE-FINISHED PAINTED METAL - CHARCOAL GREY COLOUR

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**FK**  
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Victoria, Australia

SCALE & SIGNATURE

KEY PLAN

NOTES  
LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM  
LEVEL FINISH WITH A STATED VALUE IN 14.400  
THOSE PROJECTION HEIGHTS TO BE MAINTAINED SUCH THAT OBSTRUCTION  
CONTROLS, GARDERS, SCAFFOLDING, STAGING AREAS AND LOADING ZONES  
ARE OBSERVED AND MANAGED TO MAINTAIN PROVISIONALITY OF CORNER  
STREET TREES, TREE 1 & TREE 2 - PER TRAFFIC REPORT 05/19

NO.	DATE	DESCRIPTION
1	2019.09.16	TOWN PLANNING RFI RESPONSE

TYPICAL FACADE SYSTEM

DATE  
2019.09.16

PROJECT NO.  
218702

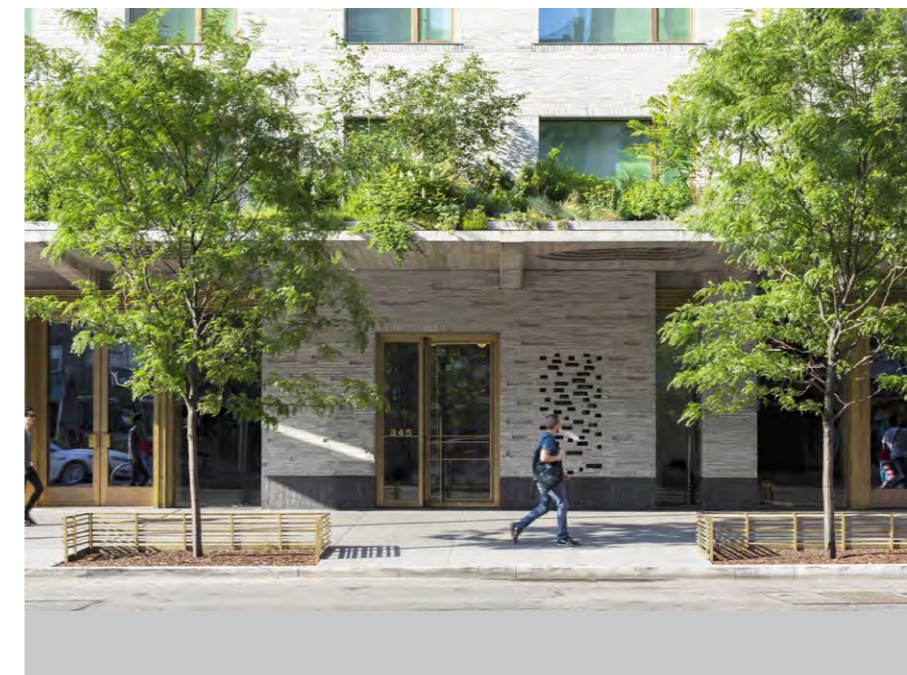
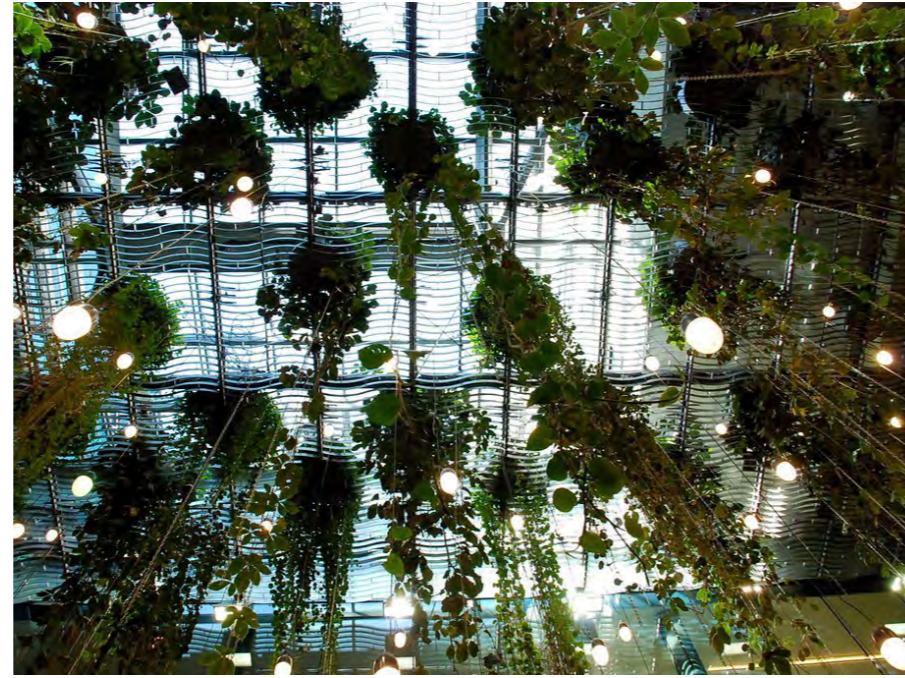
SCALE  
NOTED

DRAWING NUMBER  
TP 05-01

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# Ground Level Public Interface Entry Landscape





# **Appendix**

## Commercial Agent Assessment





13 February 2020

**Re: 600 Lonsdale Street, Melbourne**

To Whom It May Concern,

Colliers International have been asked to provide an opinion of the commercial office viability at 600 Lonsdale Street, Melbourne, namely tenant accommodation requirements concerning adequate floor plate sizing.

Generally, modern organisations see their working environment as highly visible expressions of who they are, and a gesture of corporate values. A modern workplace lends itself to be inherently flexible and capable of adapting and evolving at the same rate as the business it supports.

In order to attract and satisfy the needs of future blue-chip organisations, a CBD floor plate as a minimum should provide for 1000sqm NLA. This is also supported by the 'PCA Guide to Office Building Quality' that calls for A Grade office floor plates to be at least 1000sqm NLA.

In the event a floor plate offering is slightly below 1000sqm NLA, as the case with 600 Lonsdale Street, it's essential an adequately sized, linear rectangular floor plate with a side core is maintained with capabilities of achieving optimal layouts to ensure the development can attract and retain a wide range of desirable office tenants.

Further amenities, including the North-facing balcony detail, are a welcomed addition and tenants will respond well to these elegant features. The prospect of integrated 5 Star Hotel amenities within the development adds further opportunities for commercial office occupants to engage and utilise unique hotel features, not typically offered in standard commercial office developments.

It's our opinion that the efficient rectangular floor plate designed by SOM will only strengthen workplace adaptability now and into the future and is fundamental to the commercial appeal of the project.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Edward Knowles".

**Edward Knowles**  
National Director,  
Colliers International



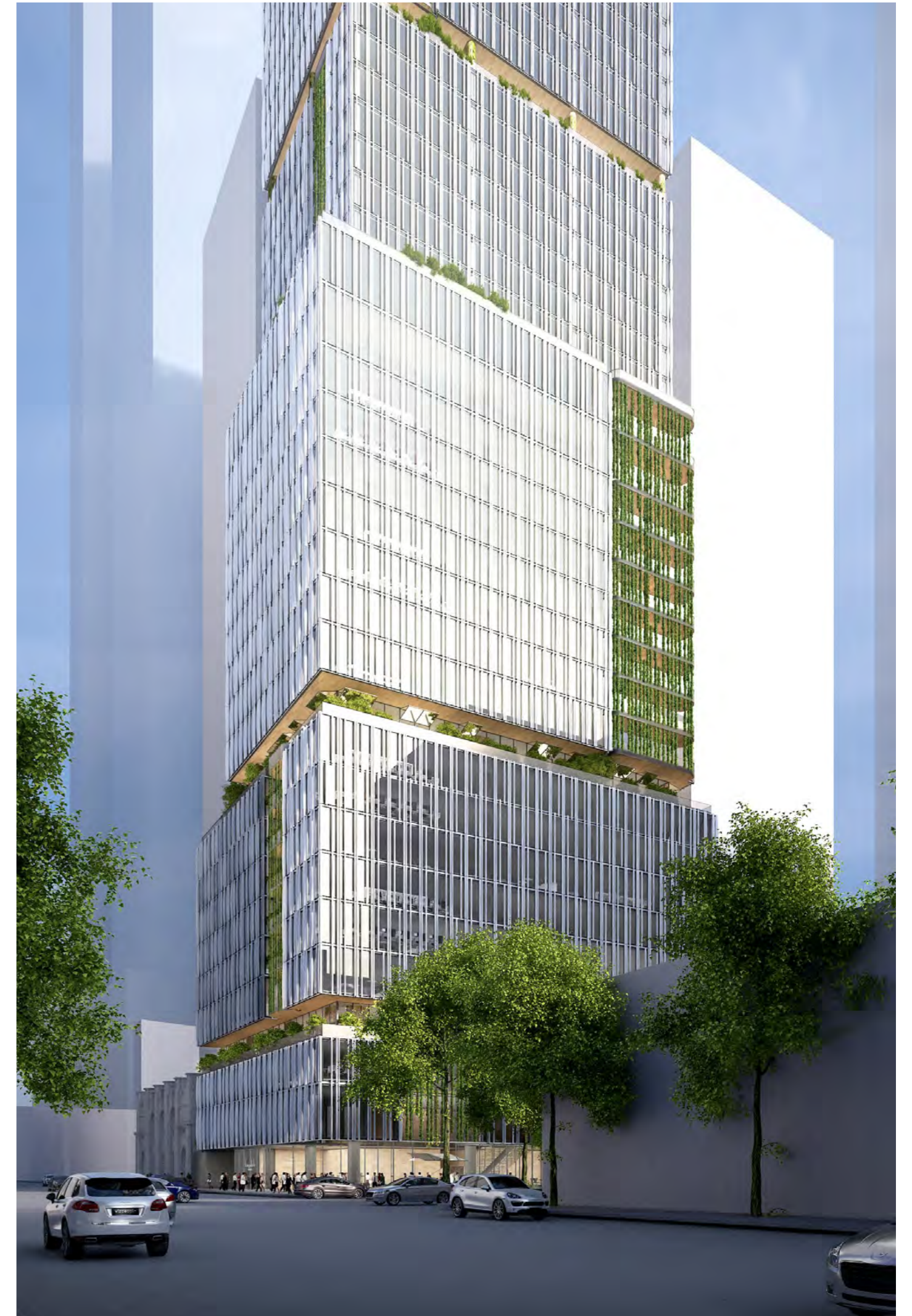
# **Appendix**

## Proposed Alternate Design Views



# Proposed Alternate Design

Lonsdale Street View, looking West (50m from Intersection)





# Proposed Alternate Design

## Lonsdale Street View, looking West





# Proposed Alternate Design

## King Street View, looking West





## Proposed Alternate Design

King Street View, looking West (50m from North Site Boundary)





# Proposed Alternate Design

## View from King and Lonsdale Street, looking Northwest





# Proposed Alternate Design

## View from King Street, looking West





# Proposed Alternate Design

## View from King Street, looking Northwest





# Proposed Alternate Design

## View from King Street, looking Southwest





# Proposed Alternate Design

## View from King Street, looking South





# Proposed Alternate Design

## View from King and Lonsdale Street, looking Northwest





# Proposed Alternate Design

## View from Lonsdale Street, looking North





# 600 Lonsdale Street

Proposed Design Revisions - Updated Ground Plane  
05 March 2020

**V-LEADER**

SOM

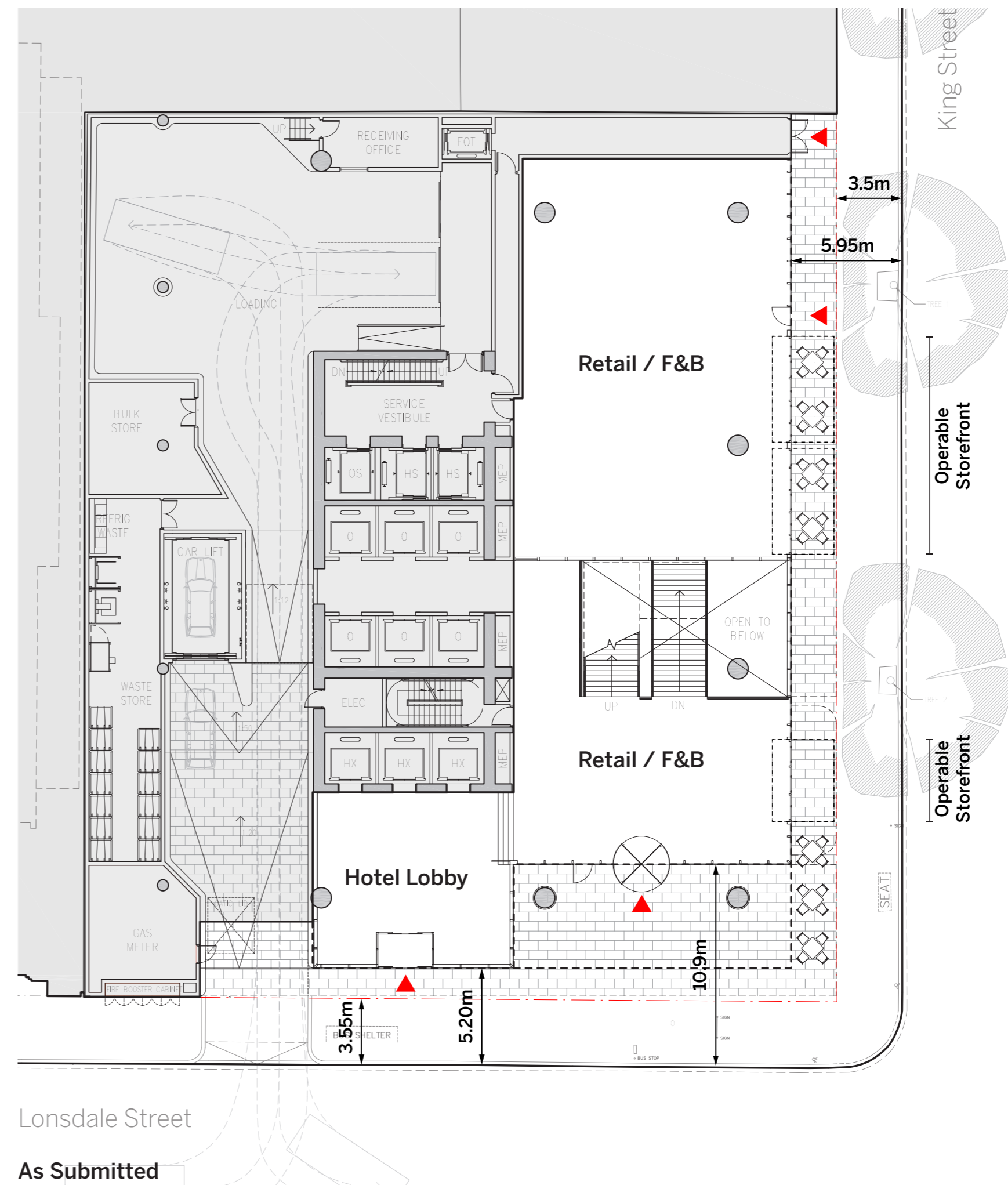




# Ground Level Public Interface

A revised ground floor design and public interface is proposed based on the comments received in the meeting on 16.01.2020:

- Preference for a more balanced approach between solid and open areas at ground level
- More clearly program the use of the recessed space along King Street: define more fixed elements that encourage the use and occupation of the public interface, and ensure the footpath is kept clear for the flow of pedestrians
- Canopy should relate to the rhythm of the facade above, with moments of increased depth to provide pedestrians with variety and choice
- The ground level should more clearly relate to the architecture of the tower above: explore opportunities to introduce landscape and bring the language of solid terracotta volumes and landscaped reveals down to the ground



Lonsdale Street

As Submitted

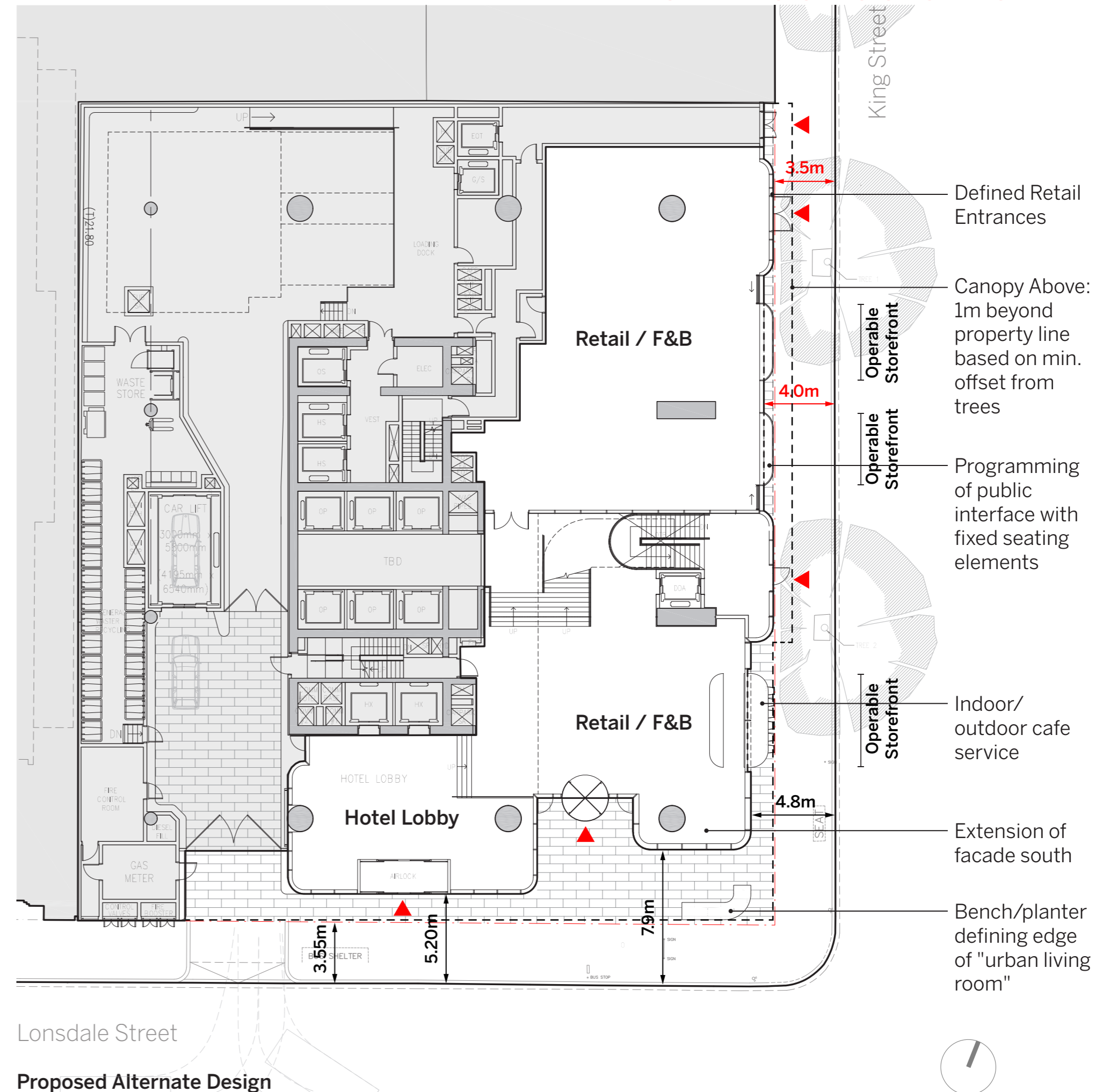


# Ground Level Public Interface Proposed Alternate Design

The ground level has been redesigned in response to the comments received:

- A more varied approach to the King Street retail frontage, with greater play between moments of transparency and opacity defining entrances and moments of activity, **with recesses no greater than 500mm**
- More defined programming of the public interface on King Street through the provision of fixed elements: indoor/outdoor seating with operable screening for privacy and security
- Re-shaping of the 'urban living room,' extending the activation of the lobby and retail kiosk further south and framing the main office entrance off Lonsdale Street
- Revised extent and design of canopy to better relate to the rhythm of the tower above and provide great variety of coverage and choice
- Integration of landscape elements in the urban living room and at canopy level to bring greenery down to the pedestrian level

**FOR DISCUSSION ONLY**



Proposed Alternate Design



# Ground Level Public Interface Proposed Alternate Design

**FOR DISCUSSION ONLY**



**As Submitted**  
View from King and Lonsdale Street, looking Northwest



**Proposed Alternate**  
View from King and Lonsdale Street, looking Northwest



# Ground Level Public Interface Proposed Alternate Design

**FOR DISCUSSION ONLY**



**As Submitted**  
View from King Street, looking West



**Proposed Alternate**  
View from King Street, looking West



# Ground Level Public Interface Proposed Alternate Design

**FOR DISCUSSION ONLY**



**As Submitted**  
View from King Street, looking Northwest



**Proposed Alternate**  
View from King Street, looking Northwest



# Ground Level Public Interface Operable Retail Frontage





# Ground Level Public Interface Proposed Alternate Design

**FOR DISCUSSION ONLY**



**As Submitted**  
View from King Street, looking Southwest



**Proposed Alternate**  
View from King Street, looking Southwest



# Ground Level Public Interface Proposed Alternate Design

**FOR DISCUSSION ONLY**



**As Submitted**

View from King Street, looking South



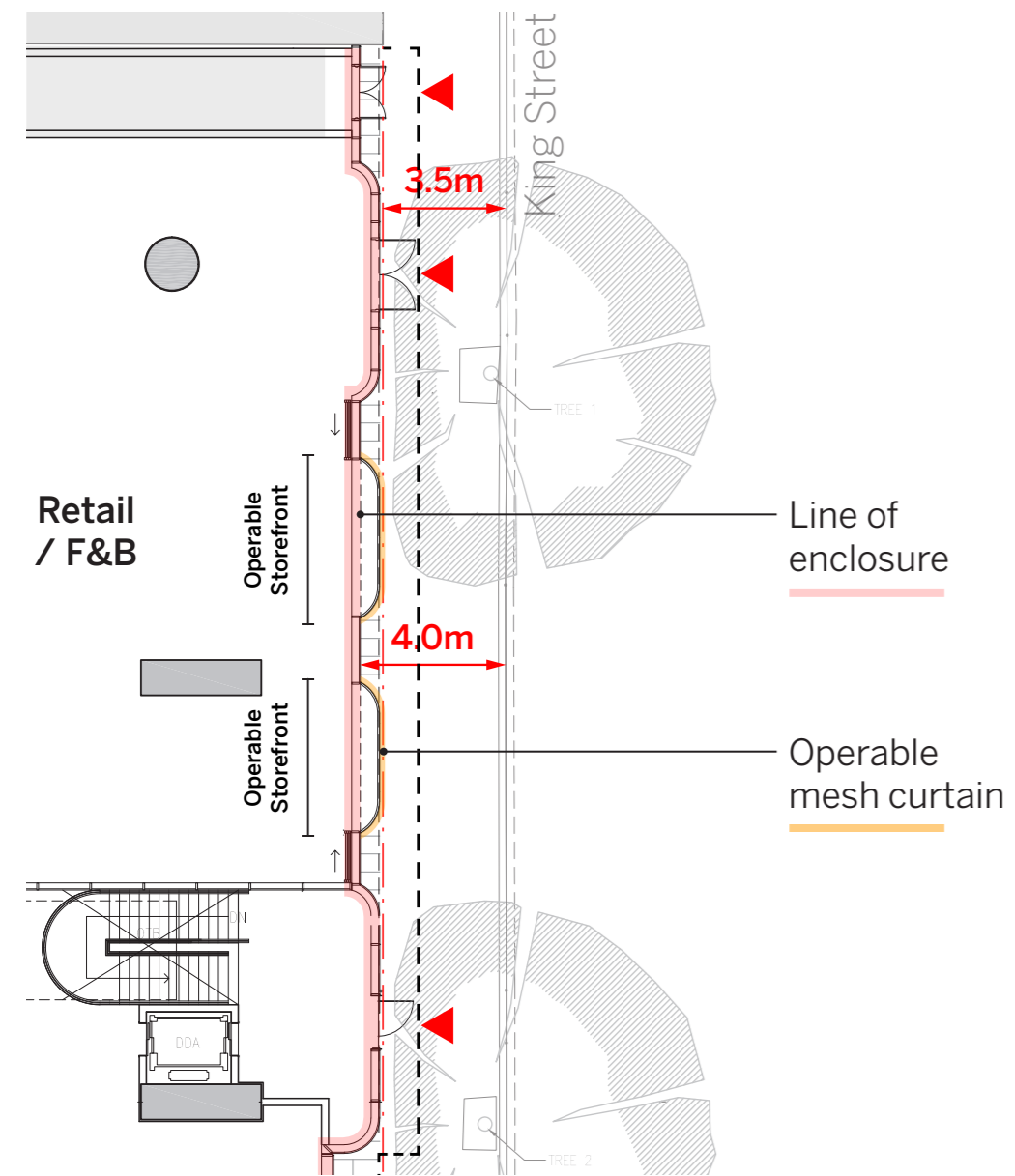
**Proposed Alternate**

View from King Street, looking South

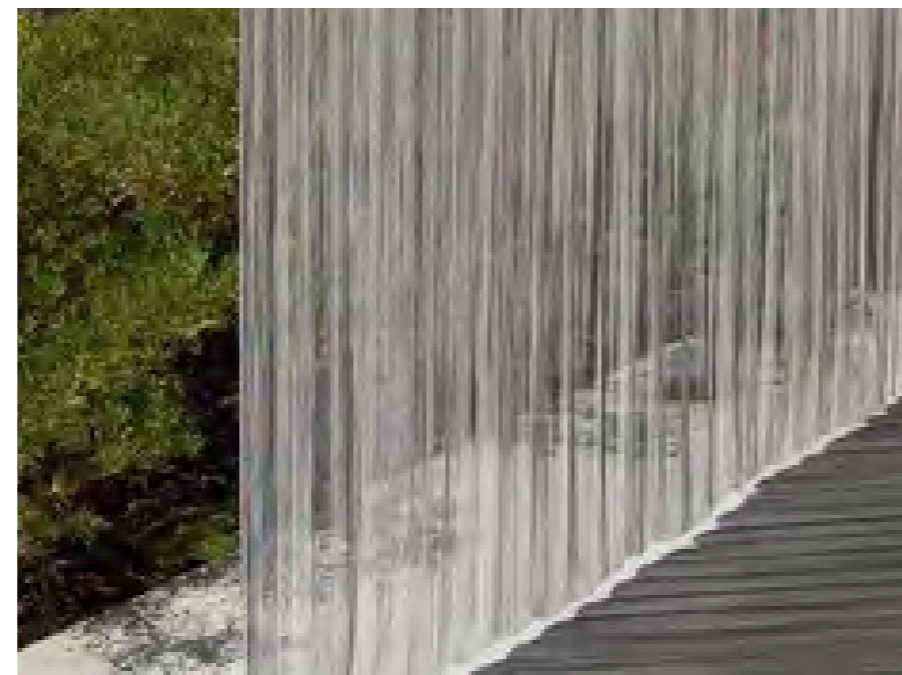


# Ground Level Public Interface

## Screened Inside/Outside Seating



**Plan Detail**  
King Street Public Interface





# Ground Level Public Interface Proposed Alternate Design

**FOR DISCUSSION ONLY**



**As Submitted**  
View from King and Lonsdale Street, looking Northwest



**Proposed Alternate**  
View from King and Lonsdale Street, looking Northwest



# Ground Level Public Interface Proposed Alternate Design

**FOR DISCUSSION ONLY**



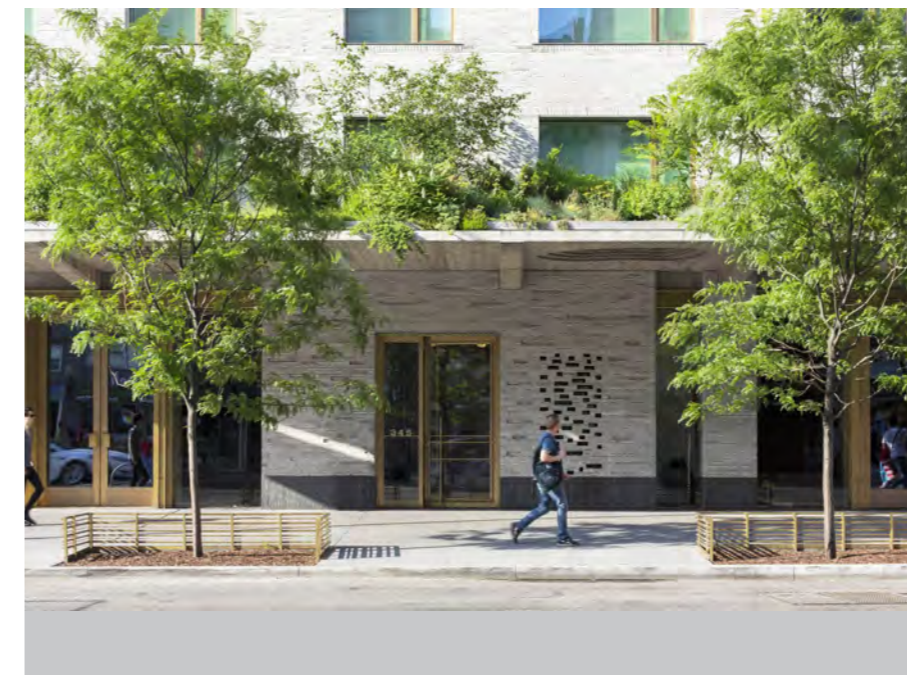
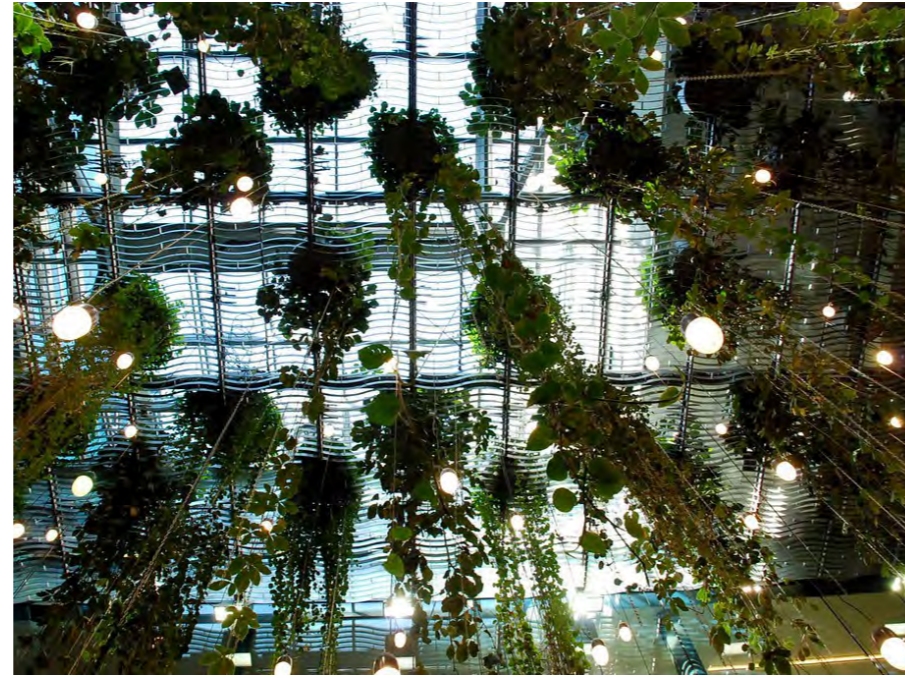
**As Submitted**  
View from Lonsdale Street, looking North



**Proposed Alternate**  
View from Lonsdale Street, looking North



# Ground Level Public Interface Entry Landscape





# V-LEADER

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