Report to the Future Melbourne Committee

Agenda item 6.3

Ministerial Planning Referral: TPMR-2021-11
204-208, 212, 226, 230 and 232 King Street, Melbourne

1 February 2022

Presenter: Marji Kennedy, Head of Statutory Planning

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of a Ministerial Planning Application seeking approval for amendments to the approved development (Permit TP-2020-33) at 204-208, 212, 226, 230 and 232 King Street, Melbourne (refer Attachment 2 – Locality Plan). The amendments include the incorporation of the site at 232 King Street, extension of the approved building, and the constructon of basement car parking.

2. The applicant is Argo Group c/-Urbis; the owners are King Street Property Investment Pty Ltd, Zelwer Superannuation No. 2 Pty Ltd and 204 King Street Pty Ltd; and the architect is Fender Katsalidis. The cost of the proposed development is $95million.

3. The land is located within the Capital City Zone Schedule 1 (CCZ1); and is affected by Design and Development Overlay Schedule 1 (DDO1) and Schedule 10 (DDO10); and Parking Overlay Schedule 1 (PO1). Since issuing of the original Permit (TP-2020-33), Schedule 1 of Design and Development Overlay (Urban Design in Central Melbourne) has been gazetted into the Melbourne Planning Scheme.

4. Planning Permit TP-2020-33 was issued by Melbourne City Council on 31 July 2020 to allow the demoltion of existing buildings (with the exception of the street walls of 204-208 King Street) and construction of a multi-storey mixed-use development (office and retail) and retention of the existing Hotel. The City of Melbourne was the responsible authority as the initial development had a total Gross Floor Area (GFA) of less than 25,000 m². This proposed amendment increases the Gross Floor Area (GFA) above 25,000 m², changing the responsible authority from Council to the Minister for Planning.

5. The Department of Environment, Land, Water and Planning (DELWP), on behalf of the Minister for Planning, has referred the application to the City of Melbourne as a recommending referral authority. The application is exempt from notice and review requirements of the Melbourne Planning Scheme.

Key issues

6. The key issues relate to the built form response (including additional building envelope beyond the approved envelope), design detail (including materiality), safety impacts to Brown Alley in association with the on-site car parking now sought, and the provision of Floor Area Uplift (FAU) and associated public benefits.

7. Along King Street, subject to amendments secured through conditions relating to design detail and massing, the increased length of street wall will sit comfortably in the surrounding context which features tower forms at comparable heights, and maintains compliance with the modified requirements of DDO10. Along Brown Alley, subject to amendments secured through conditions, the proposal will comply with the preferred requirements of DDO10 including setbacks and wall heights. The amendments have been demonstrated through a set of informal plans (dated 30.11.2021).

8. Subject to conditions identifying design changes in a set of informal plans (dated 30.11.2021), the lower levels of Brown Alley will achieve a contemporary and authentic brick motif that reflects the building's function and construction.

9. The amendments seek to introduce 25 on-site basement car parking spaces. Brown Alley is a two-way lane, however is only wide enough for one car. Traffic Engineering does not support the introduction of on-site car parking due to the width of Brown Alley and associated safety issues with pedestrians / cyclists in the lane. Subject to conditions, the applicant has the option to commence consultation with abutting properties to make Brown Alley one-way or delete the on-site parking.

10. The FAU requirement has been satisfied through the provision of office space (19,872 m²) equating to an FAU of $1,857,800. The office use is secured for a minimum 10 year period via permit conditions requiring a S173 agreement.

Recommendation from management

11. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning that the Melbourne City Council does not object to the application subject to the conditions outlined in the delegate report (refer to Attachment 4 of the report from management).

Attachments:

1. Supporting attachment (Page 3 of 89)
2. Locality Plan (Page 4. of 89)
3. Plans (Page 5 of 89)
4. Delegate Report (Page 52 of 89)

Supporting Attachment

Legal

1. The Minister for Planning is the Responsible Authority for determining this application.

2. The Minister for Planning has formally referred the application to Council under Section 55 of the *Planning and Environment Act 1987*.

Finance

3. There are no direct financial issues to Council arising from the recommendations contained within this report.

Conflict of interest

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

Health and Safety

5. Relevant planning considerations such as traffic, waste management, potential amenity impacts and noise attenuation matters that could impact on health and safety have been considered within the planning permit application and assessment process.

Stakeholder consultation

6. The requirement for public notification is held by the Department of Environment, Land, Water and Planning as the Responsible Authority

Relation to Council policy

7. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 4).

Environmental sustainability

8. The Environmentally Sustainable Design report submitted with the application confirms the development will achieve the relevant performance measures set out in Clauses 22.19 (Energy, Water and Waste Efficiency) and 22.23 (Stormwater Management) of the Melbourne Planning Scheme.

9. Permit conditions requiring implementation of the ESD initiatives are included.

Locality Plan

204-208, 212, 226, 230 and 232 King Street, Melbourne

Attachment 2
Agenda item 6.3
Future Melbourne Committee
1 February 2022

FENDER KATSALIDIS

204 - 232 KING STREET
204 - 232 KING STREET
MELBOURNE 3000

PROJECT NO: 20163

TOWN PLANNING

DRAWING INDEX

TP FLOOR PLANS

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REVISION

-	TOWN PLANNING	ES	19.05.2021
01	TOWN PLANNING	JP	06.08.2021
02	TOWN PLANNING	AA	17.09.2021
> 03	RFI RESPONSE THREE	AA	30.11.2021

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NL	30.11.2021	SK	29.11.2021	20163	N.T.S.@A1	COVER PAGE	RFI RESPONSE	03	**TP000**

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NL	30.11.2021	SK	29.11.2021	20163	1:400@A1 1:800@A3	SITE PLAN

ISSUE PURPOSE	REV.	DRAWING NO.
RFI RESPONSE	03	TP001

	NLA		NON NLA				
	OFFICE	RETAIL / F&B	CORE / CIRC / SVCE	PLANT / BOH	CARPARK / LOBBY / WC / EOTF	BALCONIES	GFA
LEVEL							
UPPER PLANT			52	682			735
LOWER PLANT			98	633			735
LEVEL 21	872		97		46	11	1 028
LEVEL 20	872		97		46	11	1 028
LEVEL 19	872		97		46	11	1 028
LEVEL 18	872		97		46	11	1 028
LEVEL 17	872		97		46	11	1 028
LEVEL 16	872		97		46	11	1 028
LEVEL 15	872		97		46	11	1 028
LEVEL 14	872		97		46	11	1 028
LEVEL 13	872		97		46	11	1 028
LEVEL 12	798		97		46		954
LEVEL 11	798		97		46	280	954
LEVEL 10	1 019		175		46	11	1 247
LEVEL 09	1 052		150		38	11	1 247
LEVEL 08	1 052		150		38	11	1 247
LEVEL 07	1 052		150		38	67	1 247
LEVEL 06	1 110		150		38	11	1 306
LEVEL 05	1 110		150		38	11	1 306
LEVEL 04	1 110		150		38	11	1 306
LEVEL 03	1 075		150		38		1 270
LEVEL 02	1 004		153		38	41	1 219
LEVEL 01	644	189	139		36		1 177
GROUND FLOOR	200	375	145	136	264		1 320
BASEMENT 1		267	356	296	194		1 278
BASEMENT 2		123	348	353	304		1 278
BASEMENT 3			160	35	933		1 278
	19 872 m²	**954 m²**	**3 743 m²**	**2 135 m²**	**2 587 m²**	**553 m²**	**30 356 m²**

FLOORS WITH NLA ≥ 1000m² (EXCL. GROUND)	9 OUT OF 21 (43%)

ABOVE GROUND GFA
26 522 m²

CAR BAYS	
TYPE	
2.6 x 4.9m	4
2.7m x 4.9m	3
2.8m x 4.9m	9
3.0m x 4.9m	2
SUBTOTAL	**18**
+ TANDEM BAYS	6
TOTAL	24

BICYCLES	
BASEMENT 2	
EOT	232
STAFF	26
GROUND	
KING ST	12
ARCADE	14
SUBTOTAL	**284**

PUB	
BASEMENT 2	123
BASEMENT 1	146
GROUND FLOOR	200
LEVEL 01	189
	658 m²

PLOT RATIO

ENDORSED
GFA ABOVE GROUND - 20 924m²
SITE AREA - 1 188m²
PLOT RATIO - 17.61 :1

PROPOSED
GFA ABOVE GROUND - 26 522m²
SITE AREA - 1 326m²
PLOT RATIO - 20.0:1

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SK	30.11.2021	SK	29.11.2021	20163	N.T.S.@A1

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204 - 232 KING STREET
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DRAWING TITLE
DEVELOPMENT SUMMARY

ISSUE PURPOSE
RFI RESPONSE

REV. 03

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TP002

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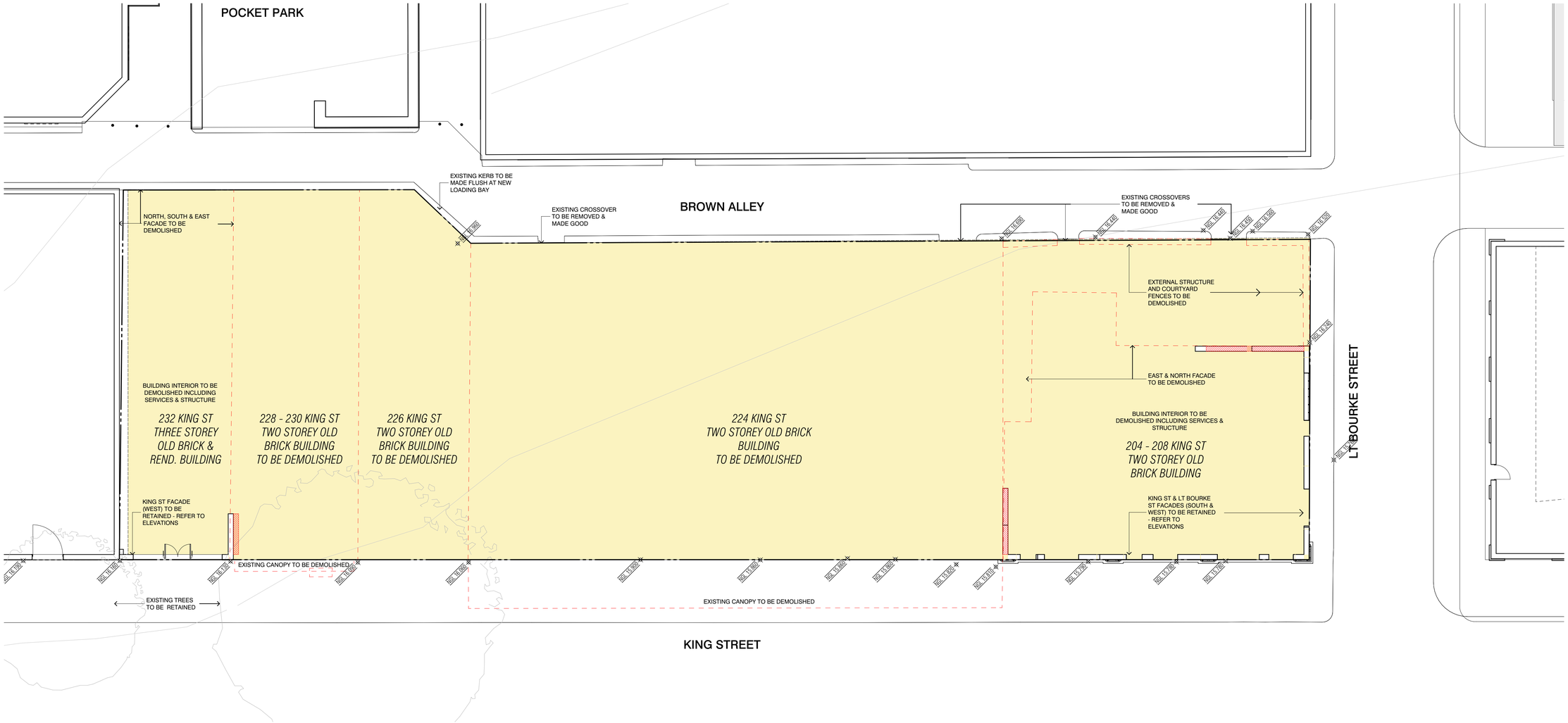
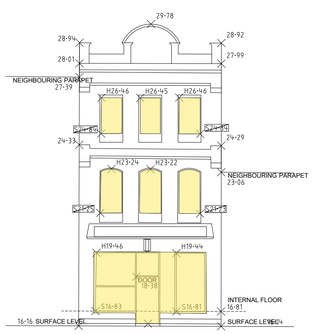
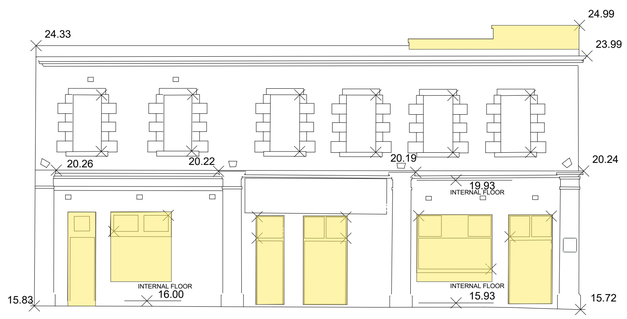




KING STREET



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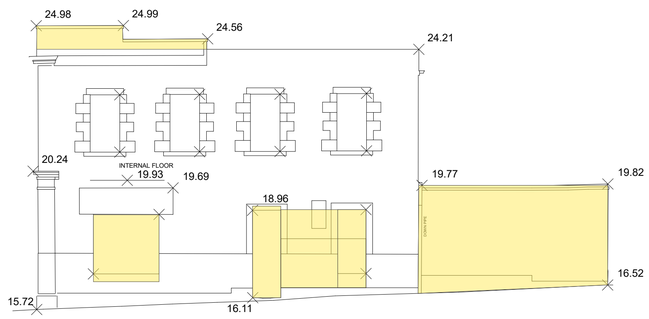

LITTLE BOURKE STREET

LEGEND

- EXTENT OF DEMOLITION
- EXISTING MASONRY WALLS TO BE REINSTATED

*NOTE DEMOLITION PLAN DOES NOT ALLOW FOR EXISTING UNDERGROUND SERVICES. EXISTING SERVICES REQUIRE SURVEY BY THE CLIENT OR CONTRACTOR TO DETERMINE EXTENT PRIOR TO DEMOLITION

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REVISION			REVISION
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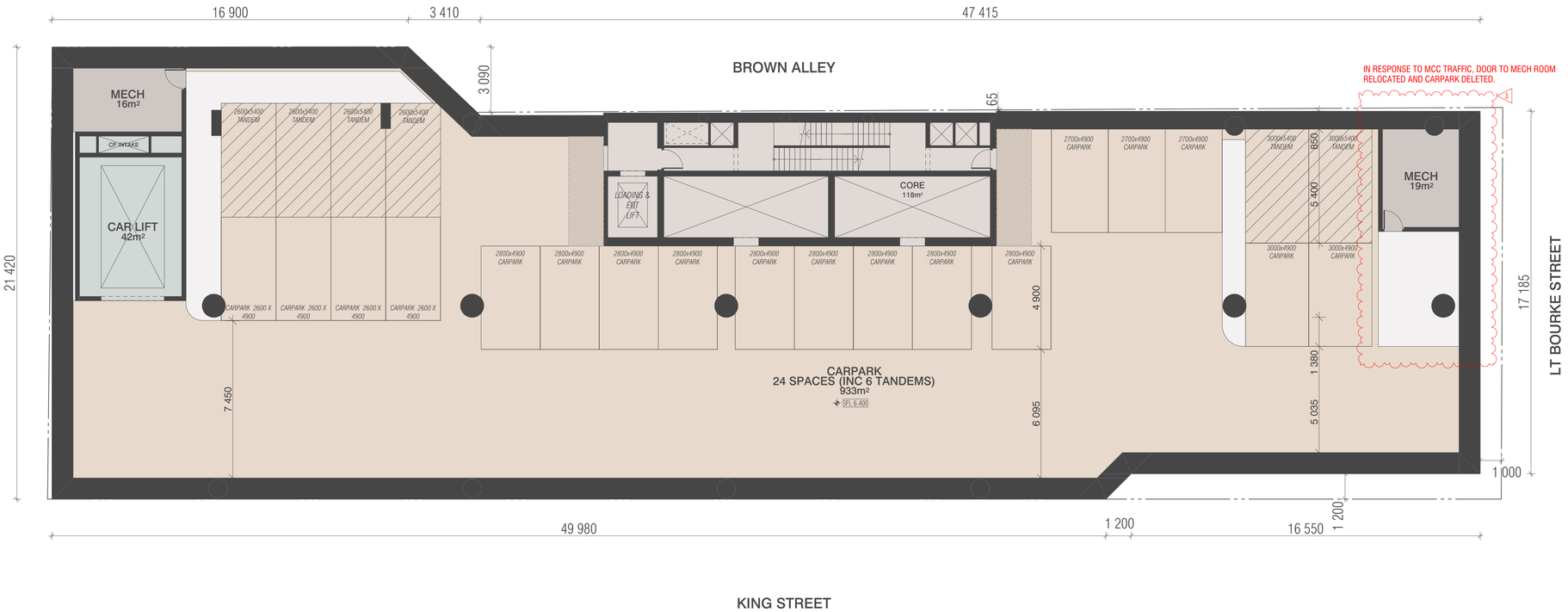
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	DEMOLITION PLAN & ELEVATION	RFI RESPONSE	03	TP003



LEGEND

EXTENT OF PREVIOUS ENDORSED BUILDING ENVELOPE (FOR REFERENCE ONLY)

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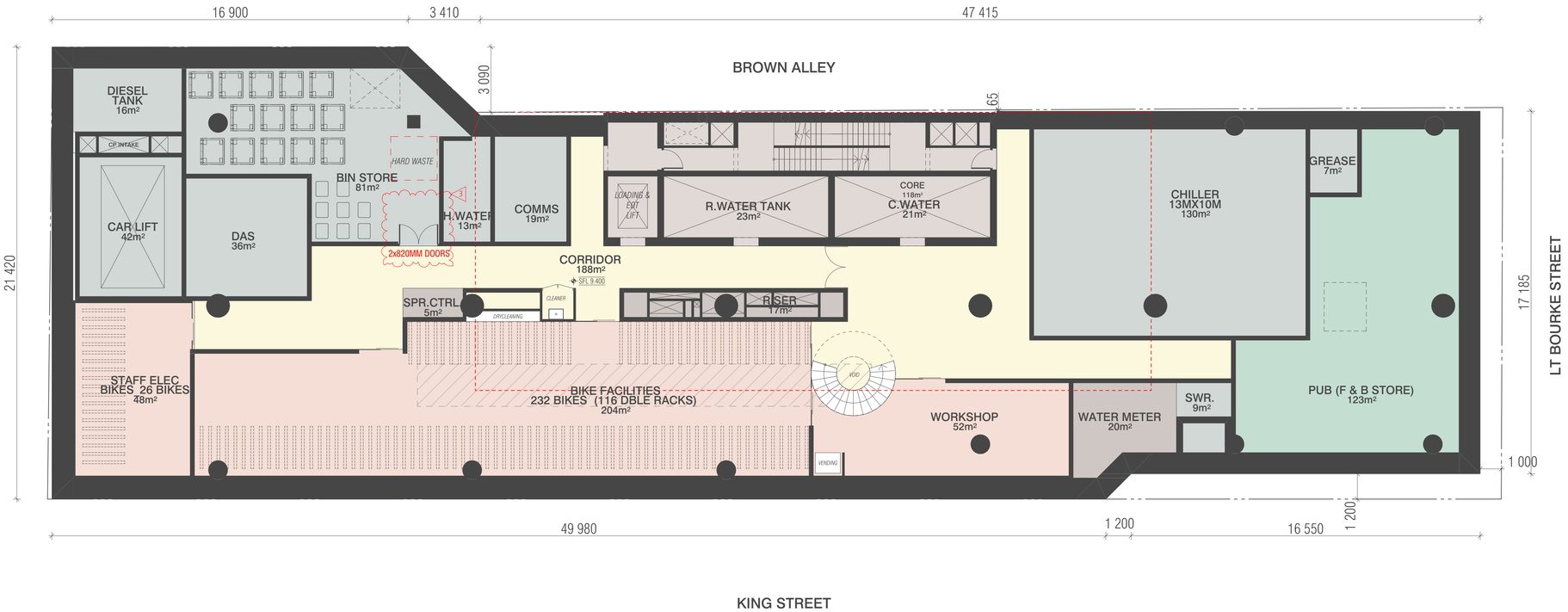
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	BASEMENT LEVEL 3 PLAN

ISSUE PURPOSE	REV.	DRAWING NO.
RFI RESPONSE	03	TP097



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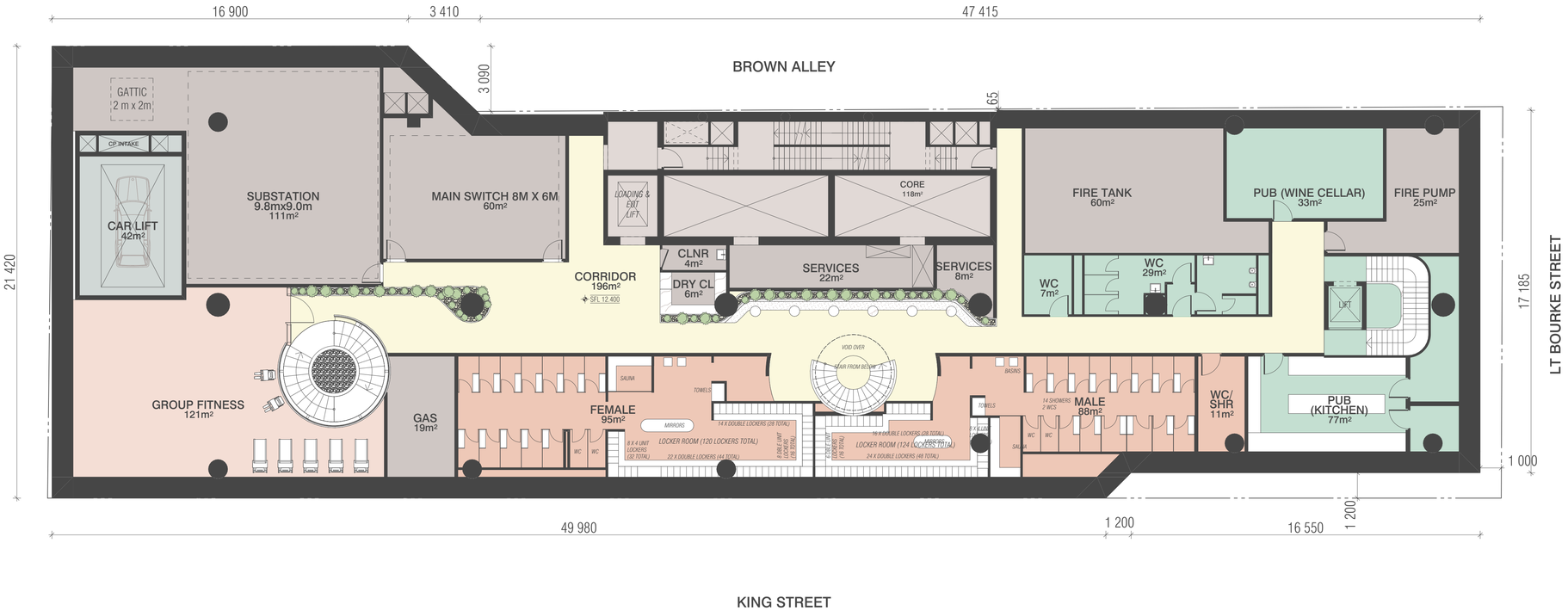
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	BASEMENT LEVEL 2 PLAN

ISSUE PURPOSE	REV.	DRAWING NO.
RFI RESPONSE	03	TP098



LEGEND

EXTENT OF PREVIOUS ENDORSED BUILDING ENVELOPE (FOR REFERENCE ONLY)

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LIBourke General_RFI3

REVISION				REVISION
-	TOWN PLANNING	ES	19.05.2021	
01	TOWN PLANNING	JP	06.08.2021	
02	TOWN PLANNING	AA	17.09.2021	
> 03	RFI RESPONSE THREE	AA	30.11.2021	

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- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [x] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS COMPLETE. DATE OF REVIEW: DD.MM.YYYY

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PROJECT
204 - 232 KING STREET
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	BASEMENT LEVEL 1 PLAN	RFI RESPONSE	03	TP099

LEGEND

EXTENT OF PREVIOUS ENDORSED BUILDING ENVELOPE (FOR REFERENCE ONLY)

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION

-	TOWN PLANNING	ES	19.05.2021
01	TOWN PLANNING	JP	06.08.2021
02	TOWN PLANNING	AA	17.09.2021
> 03	RFI RESPONSE THREE	AA	30.11.2021

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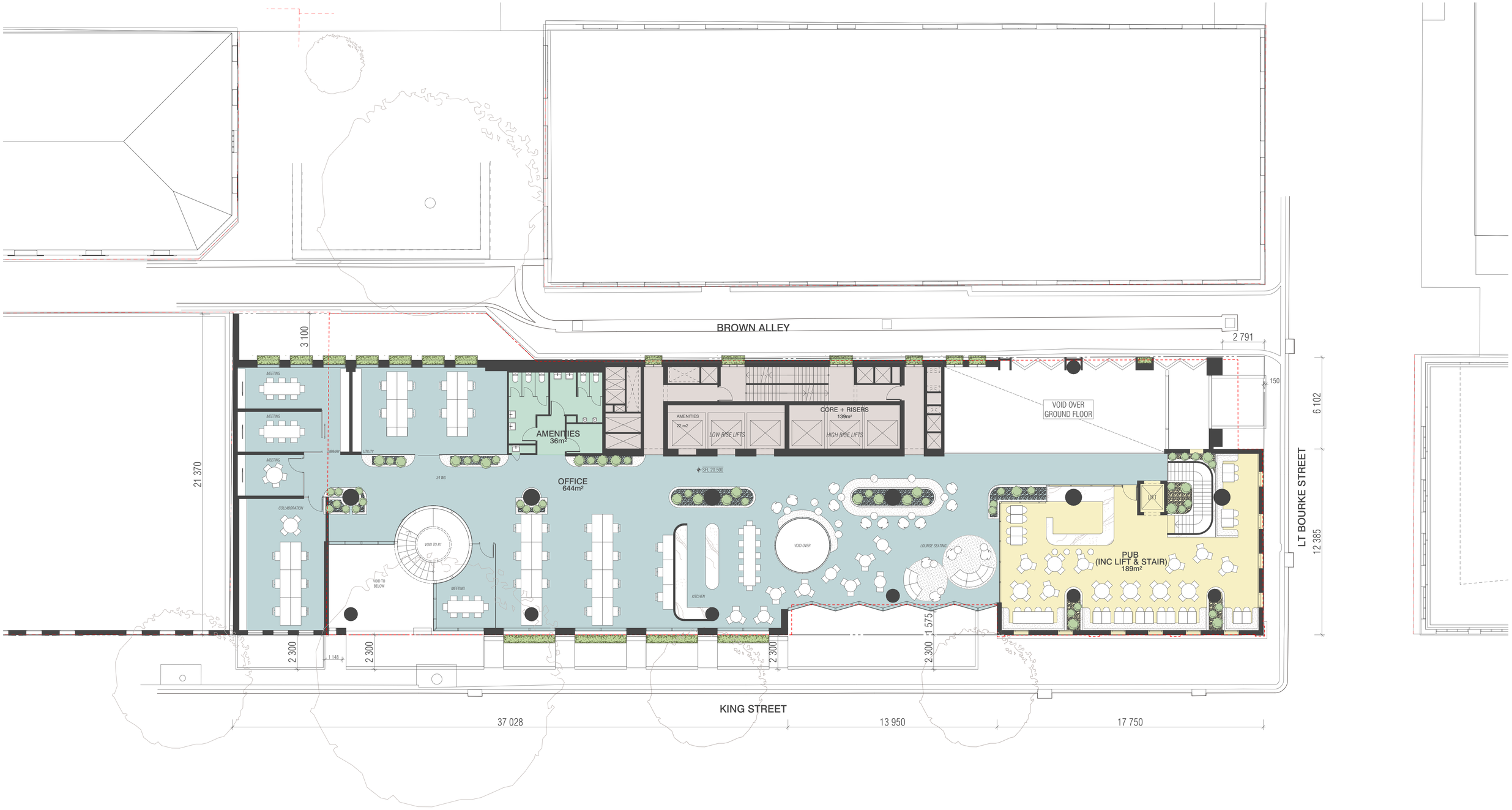
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	GROUND FLOOR PLAN

ISSUE PURPOSE	REV.	DRAWING NO.
RFI RESPONSE	03	TP100



LEGEND

EXTENT OF PREVIOUS ENDORSED BUILDING ENVELOPE (FOR REFERENCE ONLY)

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LIBourke General_RFI3

REVISION				REVISION
-	TOWN PLANNING	ES	19.05.2021	
01	TOWN PLANNING	JP	06.08.2021	
02	TOWN PLANNING	AA	17.09.2021	
> 03	RFI RESPONSE THREE	AA	30.11.2021	

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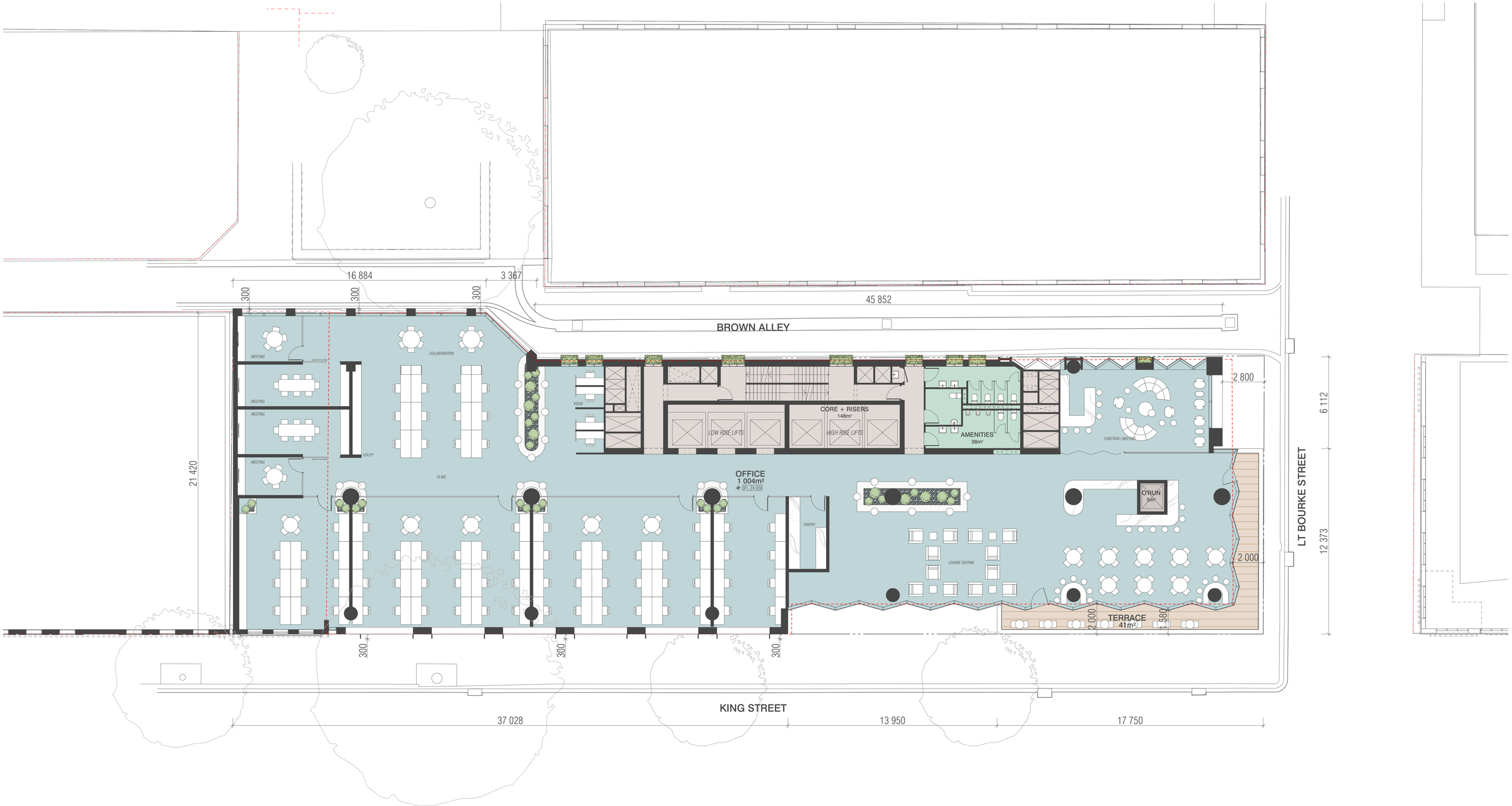
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	LEVEL 1 PLAN	RFI RESPONSE	03	TP101



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EXTENT OF PREVIOUS ENDORSED BUILDING ENVELOPE (FOR REFERENCE ONLY)

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION				REVISION
-	TOWN PLANNING	ES	19.05.2021	
01	TOWN PLANNING	JP	06.08.2021	
02	TOWN PLANNING	AA	17.09.2021	
> 03	RFI RESPONSE THREE	AA	30.11.2021	

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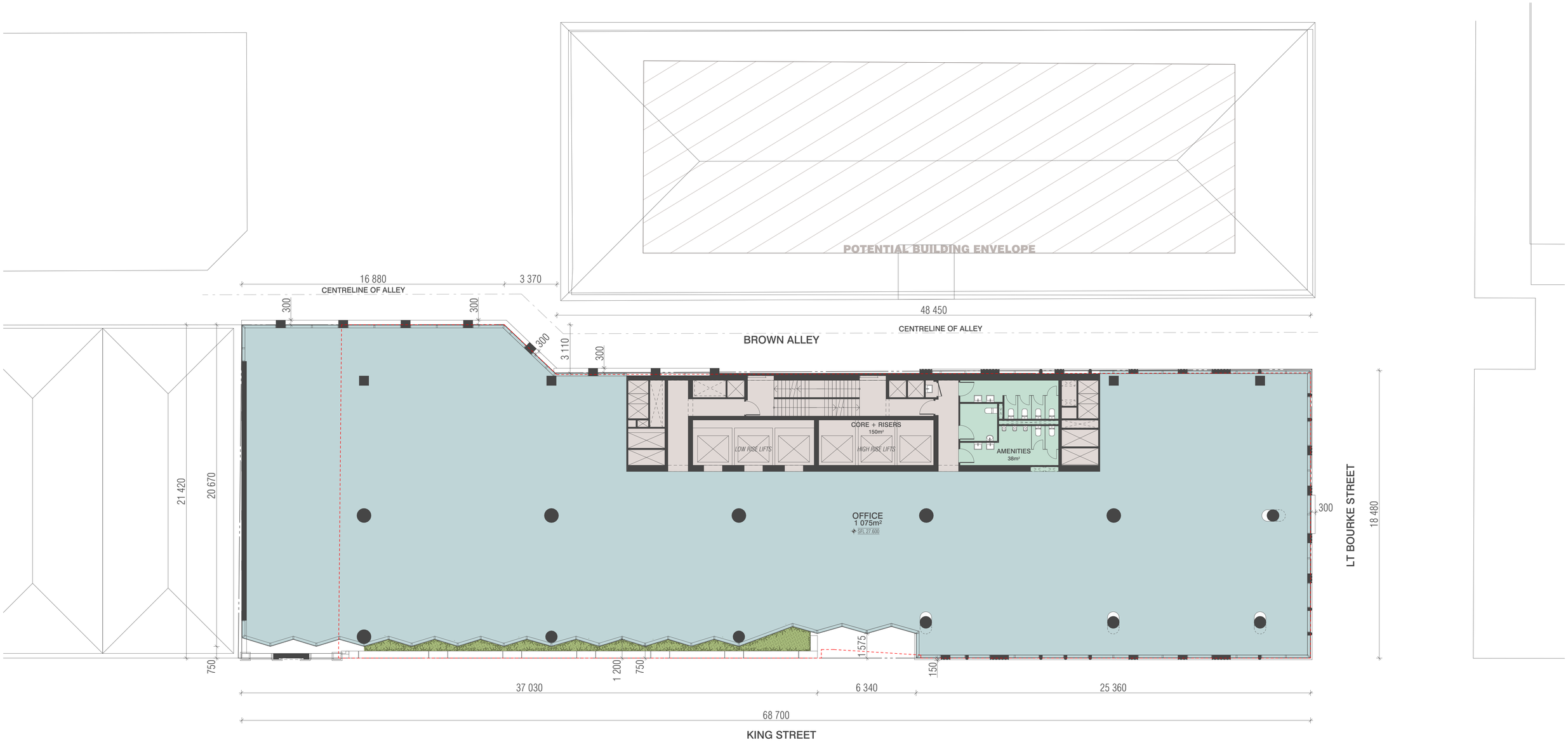
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	LEVEL 2 PLAN	RFI RESPONSE	03	TP102



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BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION

-	TOWN PLANNING	ES	19.05.2021
01	TOWN PLANNING	JP	06.08.2021
02	TOWN PLANNING	AA	17.09.2021
> 03	RFI RESPONSE THREE	AA	30.11.2021

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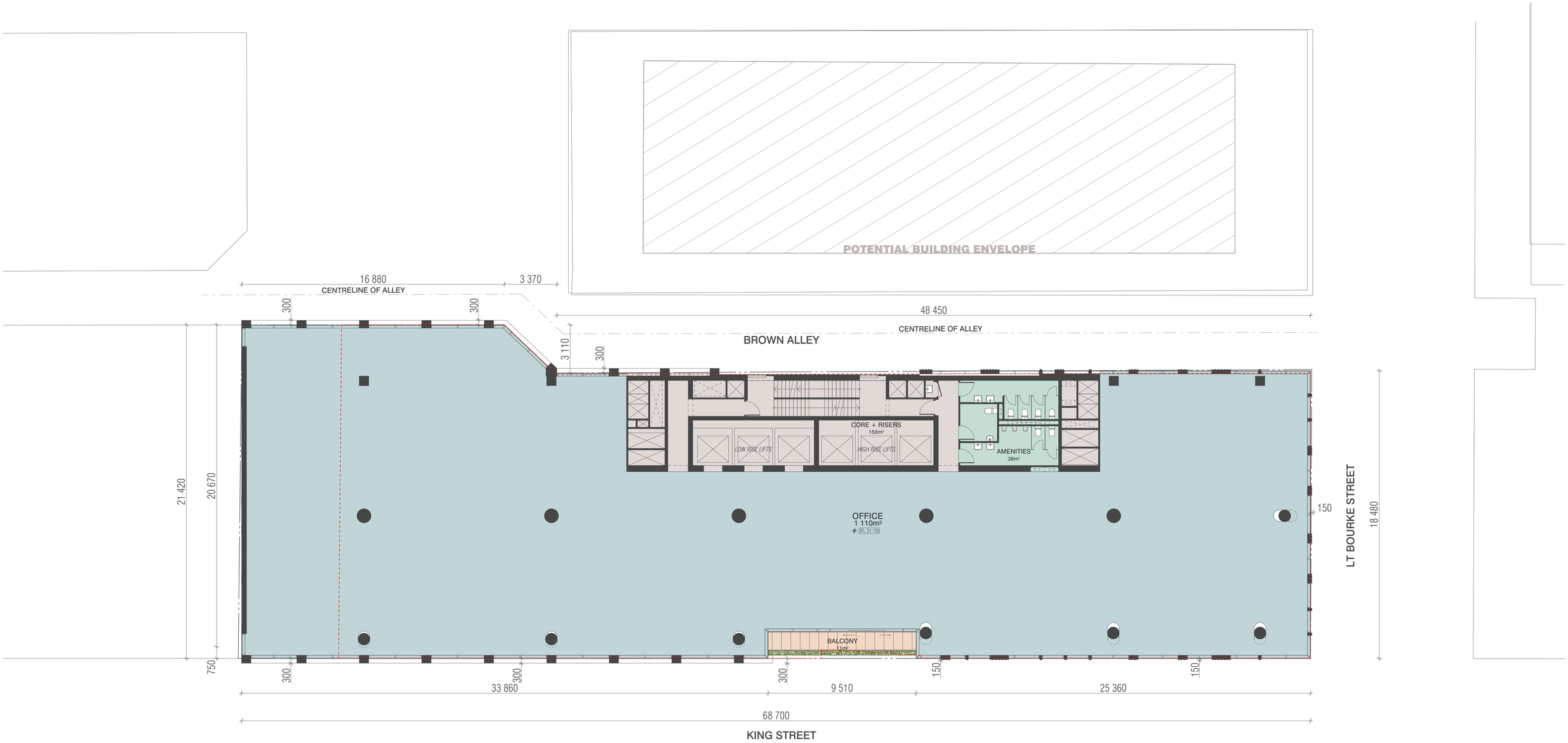
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	LEVEL 3 PLAN	RFI RESPONSE	03	TP103



LEGEND

EXTENT OF PREVIOUS ENDORSED BUILDING ENVELOPE (FOR REFERENCE ONLY)

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION

-	TOWN PLANNING	ES	19.05.2021
01	TOWN PLANNING	JP	06.08.2021
02	TOWN PLANNING	AA	17.09.2021
> 03	RFI RESPONSE THREE	AA	30.11.2021

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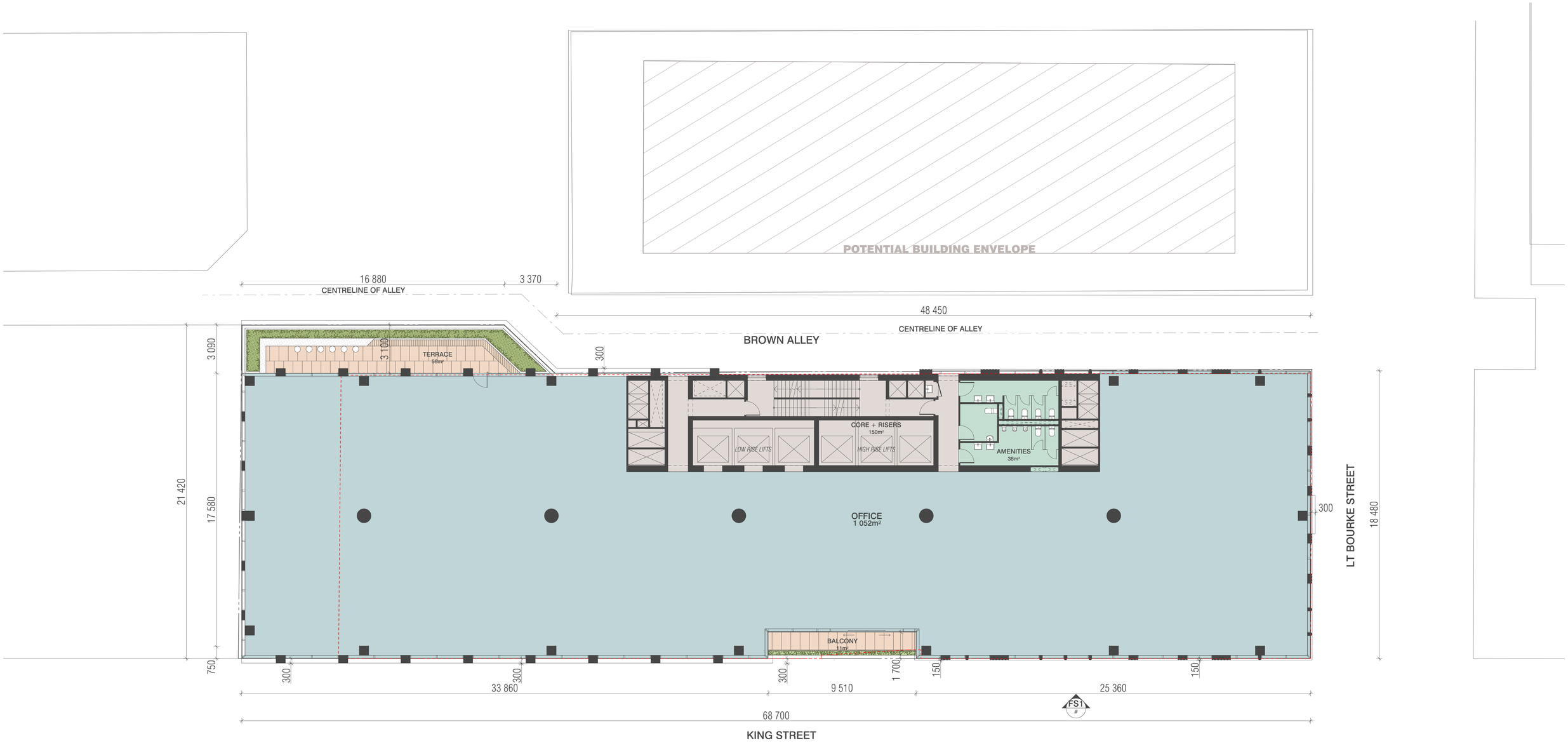
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	LEVEL 4-6 PLAN	RFI RESPONSE	03	TP104



LEGEND

EXTENT OF PREVIOUS ENDORSED BUILDING ENVELOPE (FOR REFERENCE ONLY)

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION

-	TOWN PLANNING	ES	19.05.2021
01	TOWN PLANNING	JP	06.08.2021
02	TOWN PLANNING	AA	17.09.2021
> 03	RFI RESPONSE THREE	AA	30.11.2021

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PROJECT
204 - 232 KING STREET
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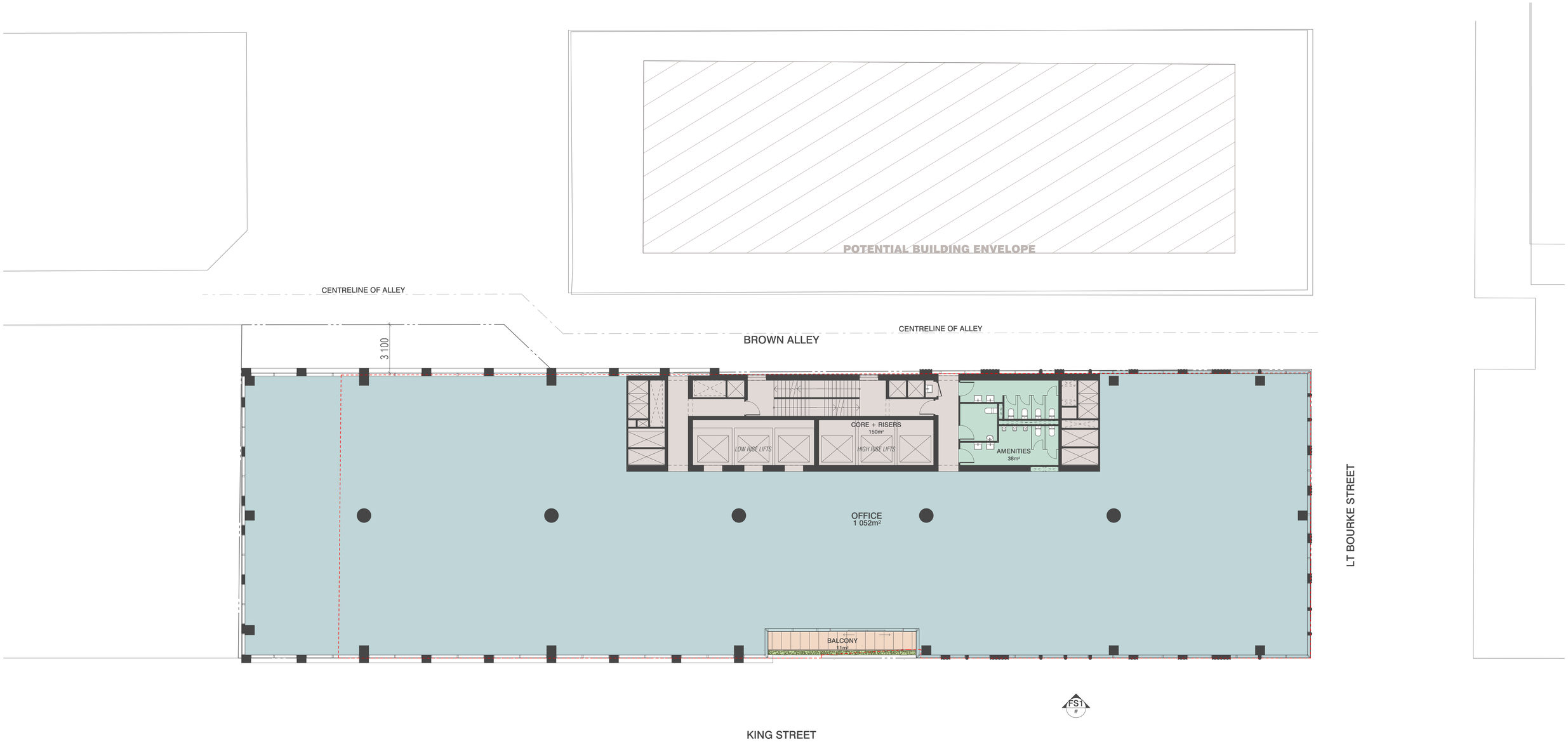
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	LEVEL 7 PLAN	RFI RESPONSE	03	TP107



LEGEND

EXTENT OF PREVIOUS ENDORSED BUILDING ENVELOPE (FOR REFERENCE ONLY)

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION				REVISION
03	RFI RESPONSE THREE	AA	30.11.2021	

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PROJECT
204 - 232 KING STREET
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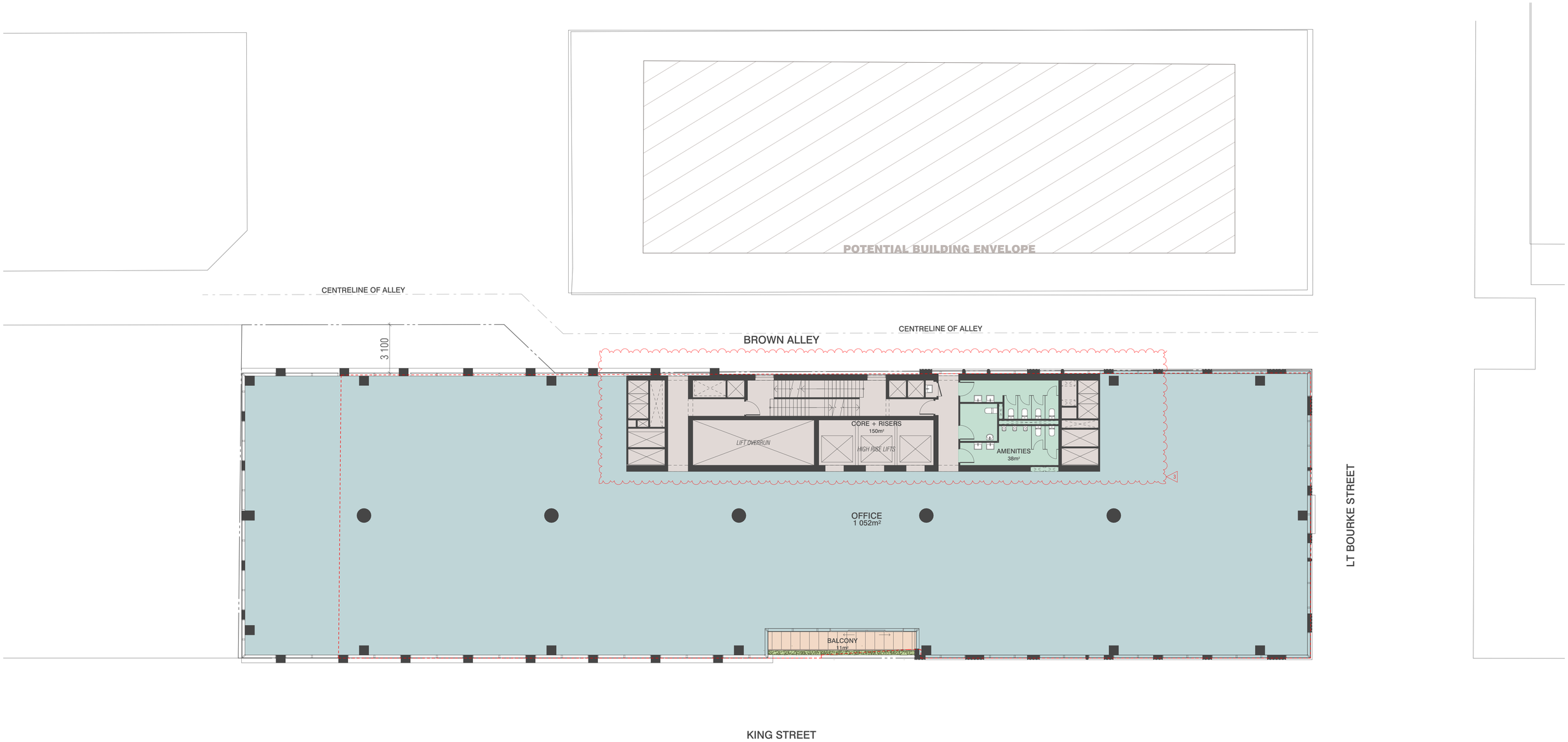
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	LEVEL 8 PLAN	RFI RESPONSE	03	TP108



LEGEND

EXTENT OF PREVIOUS ENDORSED BUILDING ENVELOPE (FOR REFERENCE ONLY)

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RF13

REVISION				REVISION
03	RFI RESPONSE THREE	AA	30.11.2021	

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PROJECT
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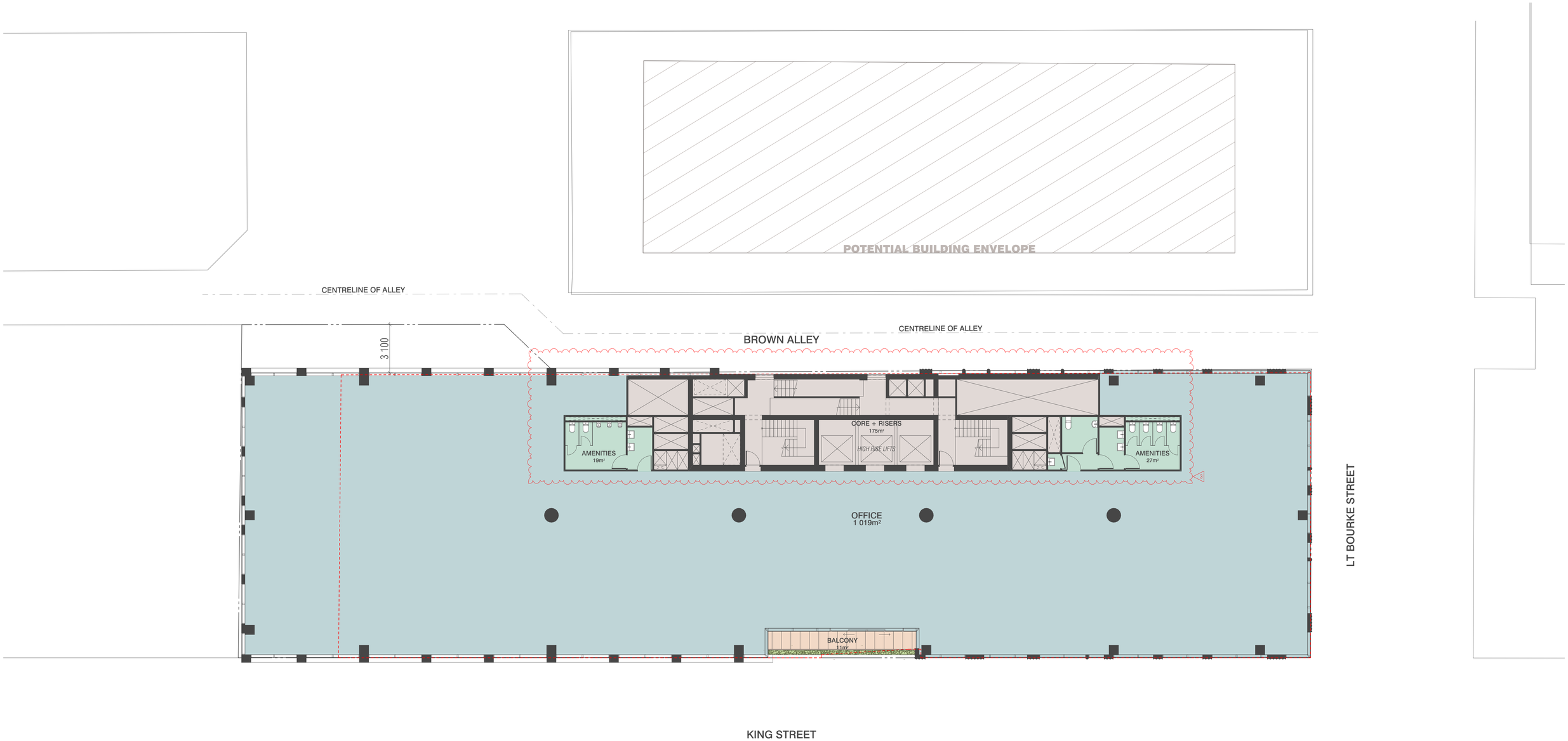
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	LEVEL 9 PLAN	RFI RESPONSE	03	TP109



LEGEND

EXTENT OF PREVIOUS ENDORSED BUILDING ENVELOPE (FOR REFERENCE ONLY)

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION				REVISION
03	RFI RESPONSE THREE	AA	30.11.2021	

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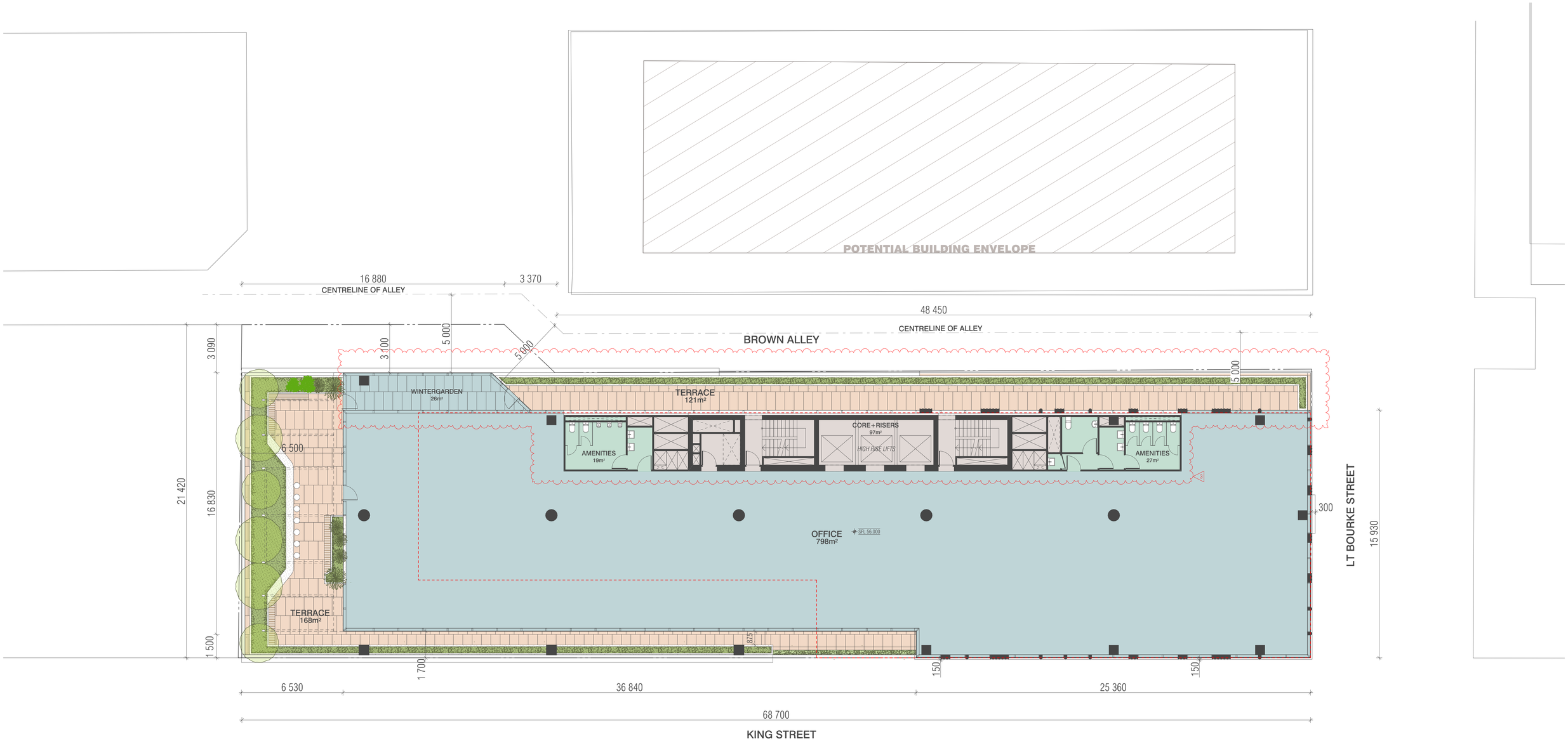
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	LEVEL 10 PLAN	RFI RESPONSE	03	TP110



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REVISION				REVISION
-	TOWN PLANNING	ES	19.05.2021	
01	TOWN PLANNING	JP	06.08.2021	
02	TOWN PLANNING	AA	17.09.2021	
> 03	RFI RESPONSE THREE	AA	30.11.2021	

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PROJECT
204 - 232 KING STREET
204 - 232 KING STREET
MELBOURNE VIC 3000

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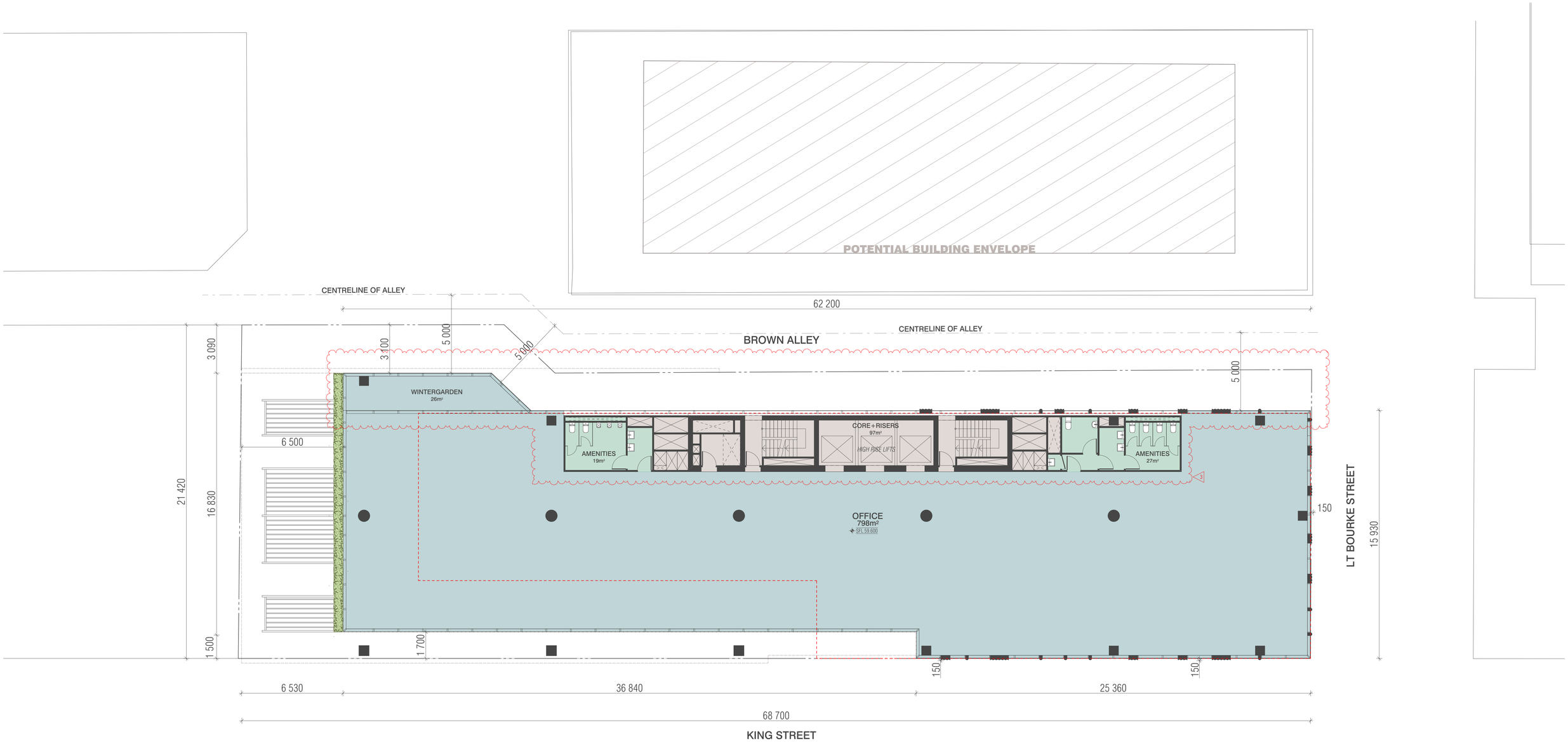
TELEPHONE: +61 3 8696 3888
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	LEVEL 11 PLAN	RFI RESPONSE	03	TP111



LEGEND

EXTENT OF PREVIOUS ENDORSED BUILDING ENVELOPE (FOR REFERENCE ONLY)

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION

-	TOWN PLANNING	ES	19.05.2021
01	TOWN PLANNING	JP	06.08.2021
02	TOWN PLANNING	AA	17.09.2021
> 03	RFI RESPONSE THREE	AA	30.11.2021

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PROJECT
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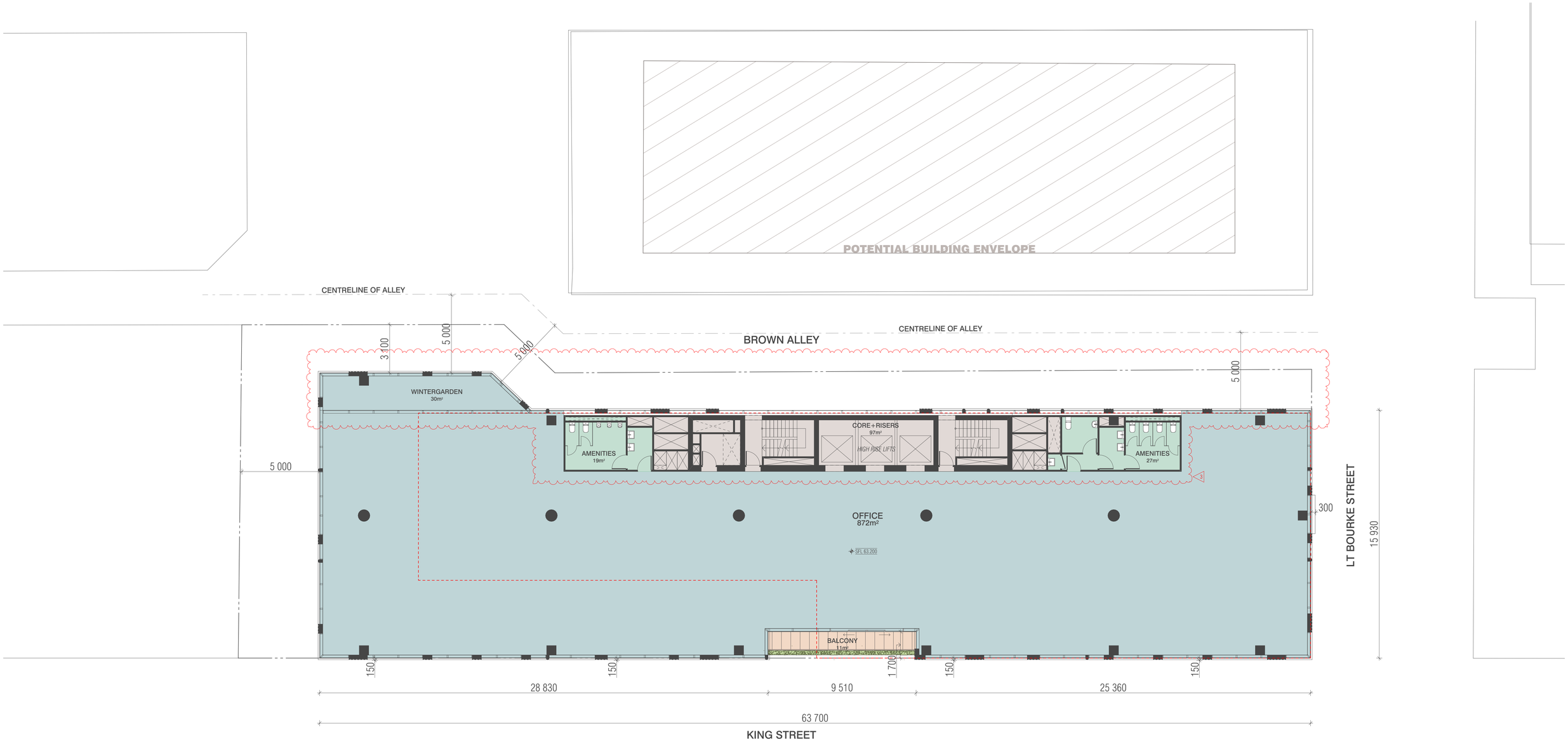
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	LEVEL 12 PLAN	RFI RESPONSE	03	TP112



LEGEND

EXTENT OF PREVIOUS ENDORSED BUILDING ENVELOPE (FOR REFERENCE ONLY)

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION				REVISION
-	TOWN PLANNING	ES	19.05.2021	
01	TOWN PLANNING	JP	06.08.2021	
02	TOWN PLANNING	AA	17.09.2021	
> 03	RFI RESPONSE THREE	AA	30.11.2021	

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PROJECT
204 - 232 KING STREET
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MELBOURNE VIC 3000

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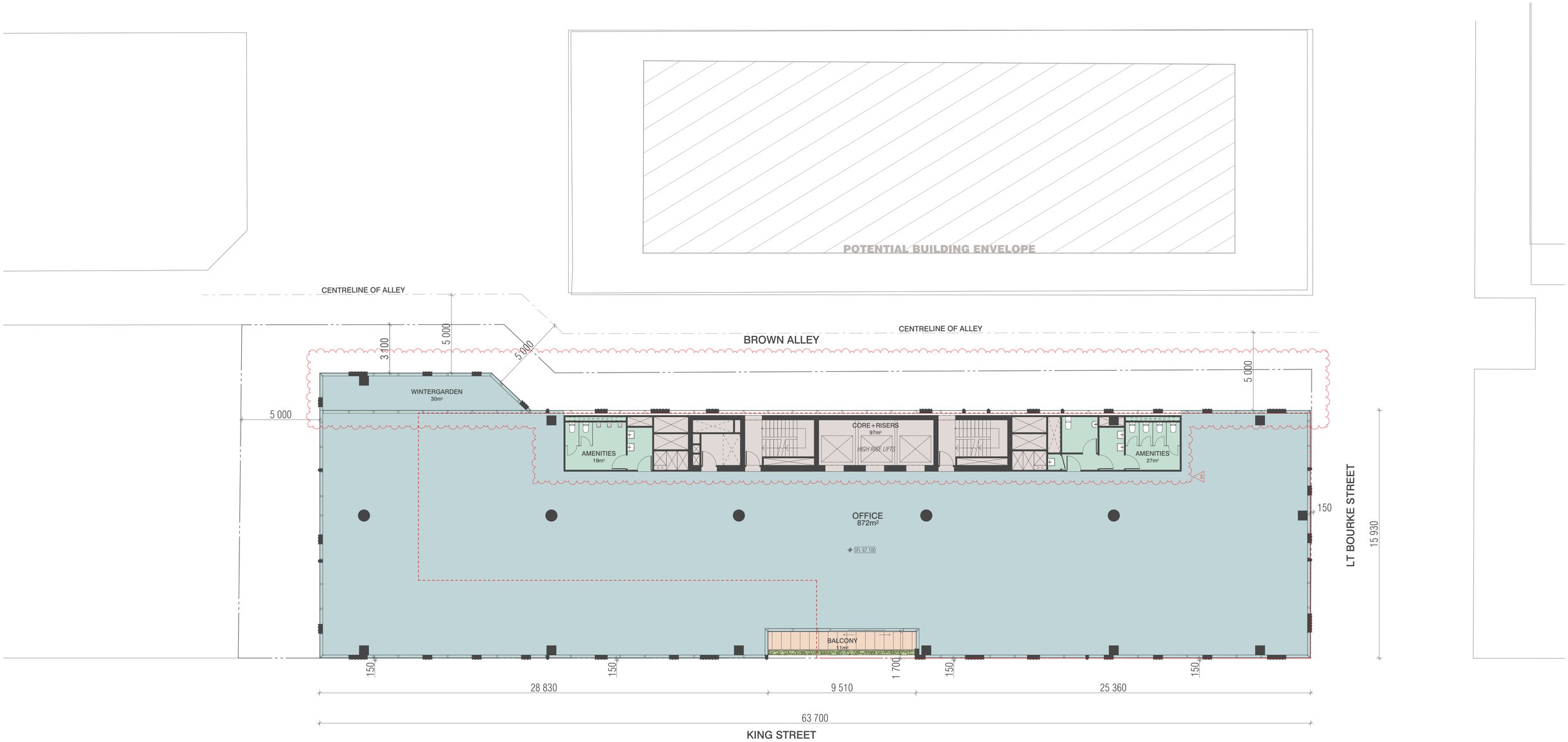
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	LEVEL 13 PLAN	RFI RESPONSE	03	TP113



LEGEND

EXTENT OF PREVIOUS ENDORSED BUILDING ENVELOPE (FOR REFERENCE ONLY)

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION				REVISION
-	TOWN PLANNING	ES	19.05.2021	
01	TOWN PLANNING	JP	06.08.2021	
02	TOWN PLANNING	AA	17.09.2021	
> 03	RFI RESPONSE THREE	AA	30.11.2021	

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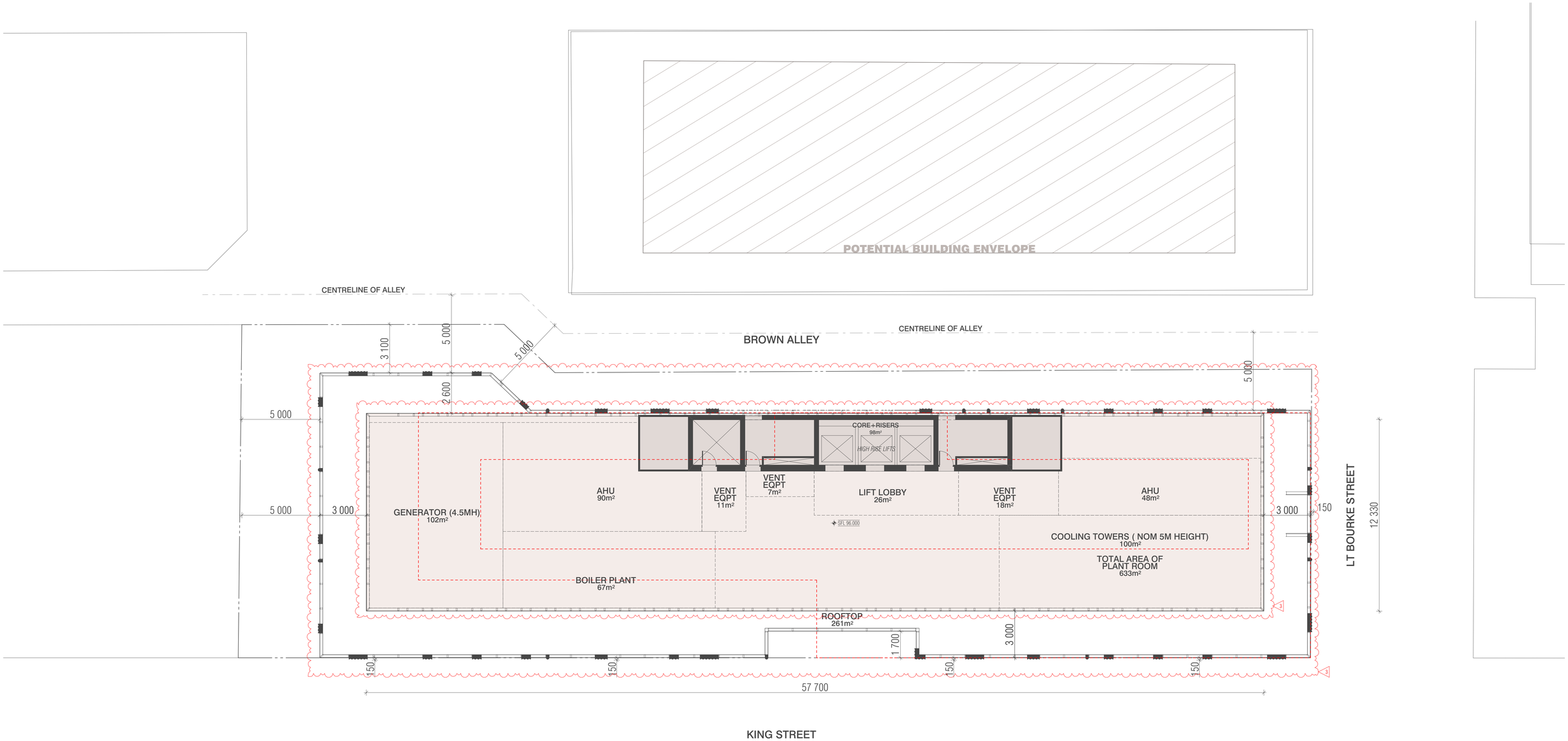
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	LEVEL 14-21 PLAN	RFI RESPONSE	03	TP114



LEGEND

EXTENT OF PREVIOUS ENDORSED BUILDING ENVELOPE (FOR REFERENCE ONLY)

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION				REVISION
-	TOWN PLANNING	ES	19.05.2021	
01	TOWN PLANNING	JP	06.08.2021	
02	TOWN PLANNING	AA	17.09.2021	
> 03	RFI RESPONSE THREE	AA	30.11.2021	

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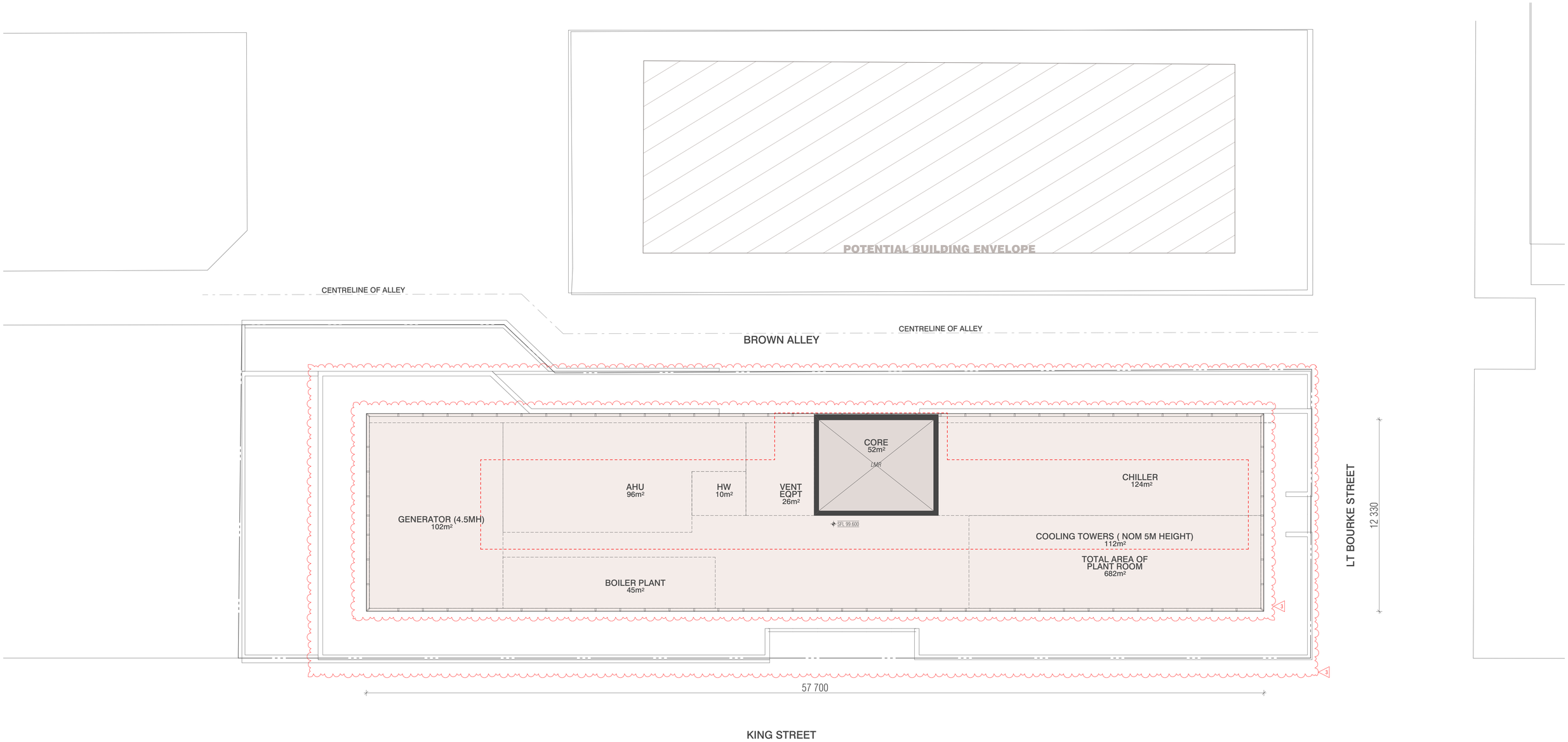
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	LOWER PLANT ROOM	RFI RESPONSE	03	TP122



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REVISION

-	TOWN PLANNING	ES	19.05.2021
01	TOWN PLANNING	JP	06.08.2021
02	TOWN PLANNING	AA	17.09.2021
> 03	RFI RESPONSE THREE	AA	30.11.2021

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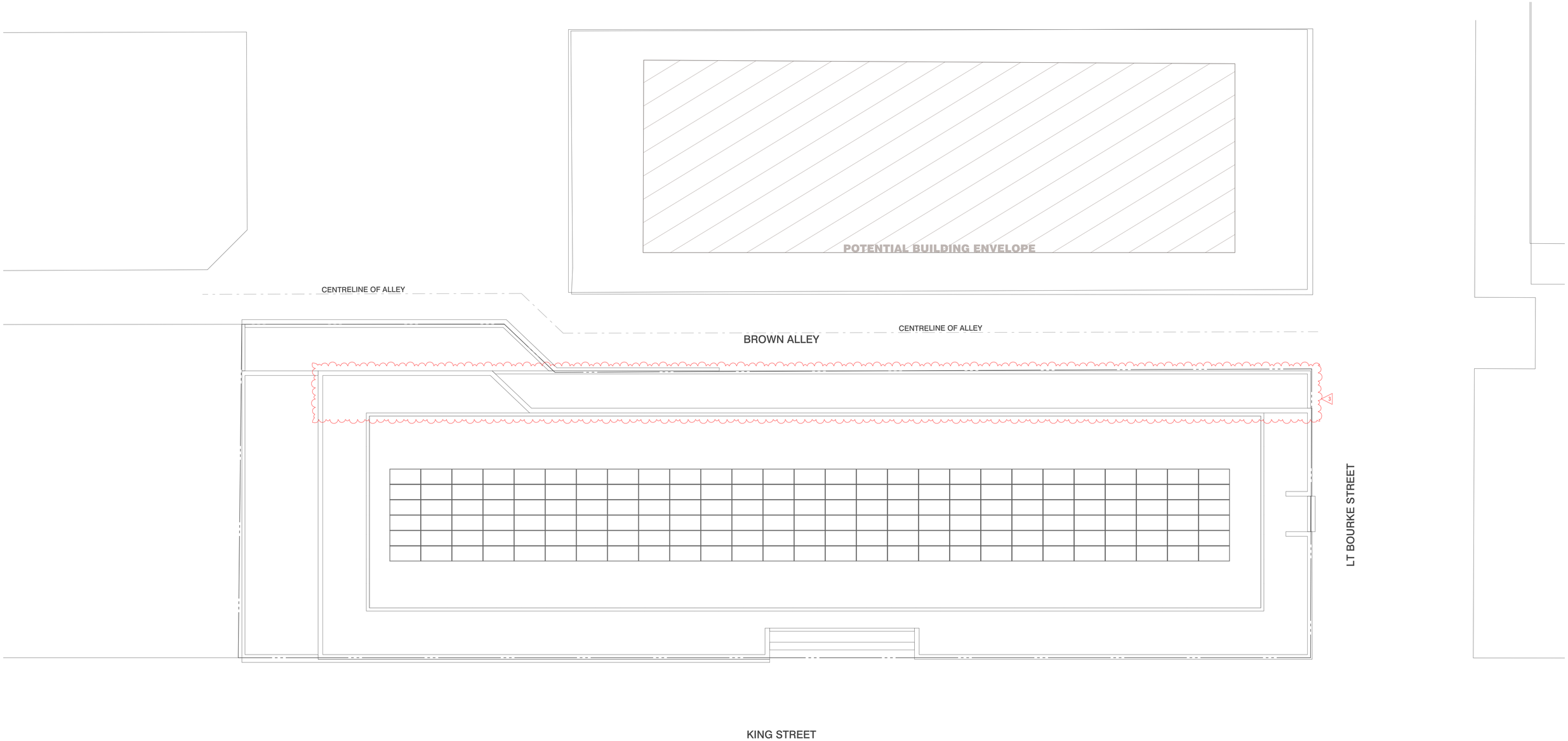
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	UPPER PLANT ROOM	RFI RESPONSE	03	TP123



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REVISION

-	TOWN PLANNING	ES	19.05.2021
01	TOWN PLANNING	JP	06.08.2021
02	TOWN PLANNING	AA	17.09.2021
> 03	RFI RESPONSE THREE	AA	30.11.2021

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PROJECT
204 - 232 KING STREET
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MELBOURNE VIC 3000

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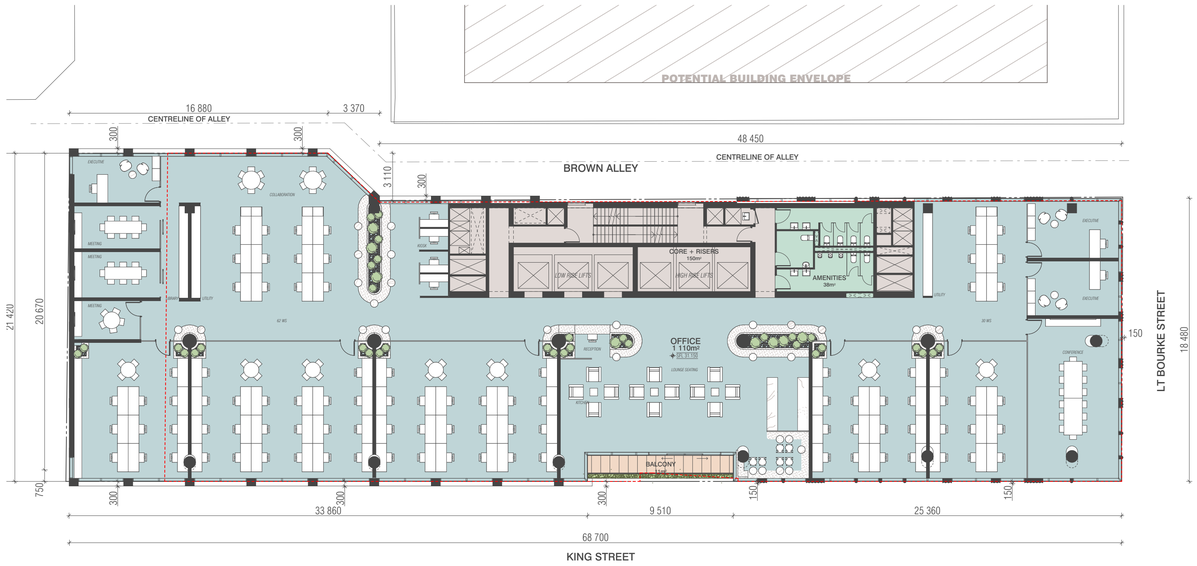
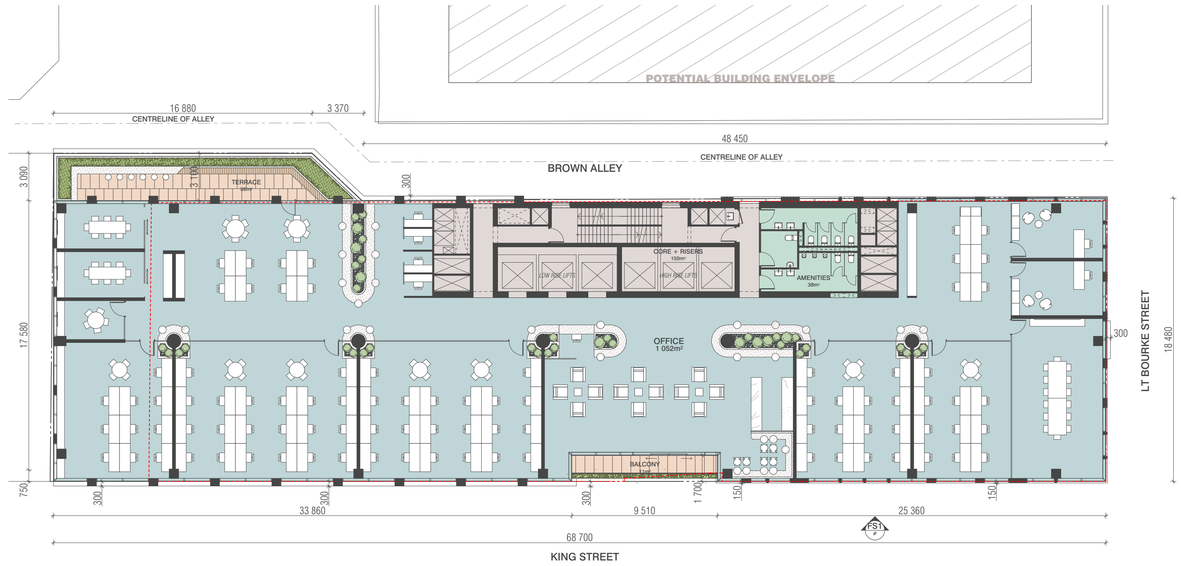
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

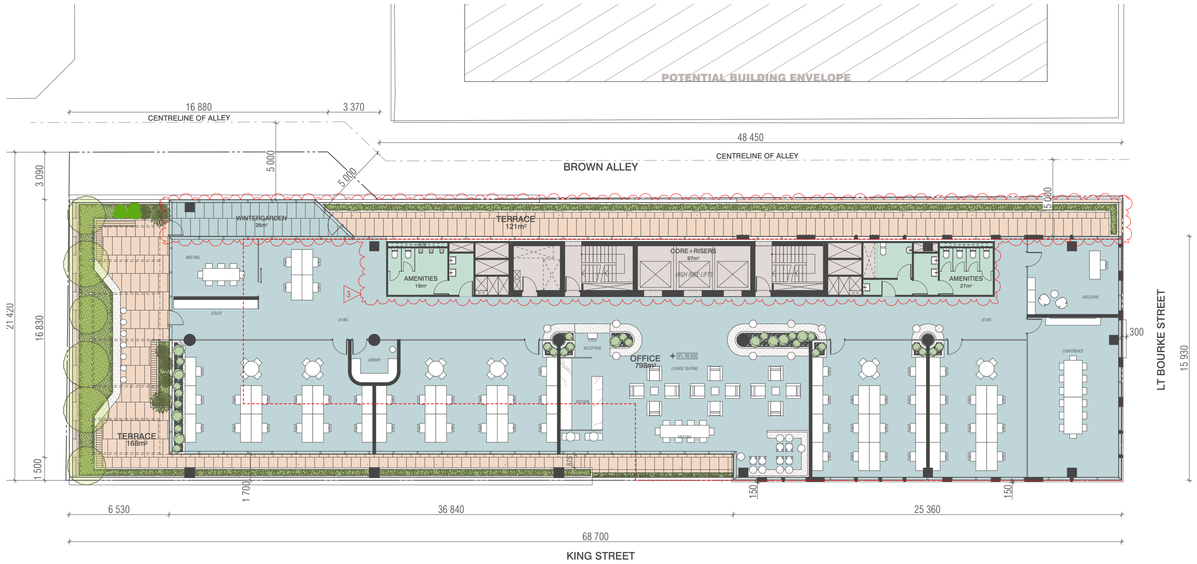
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	AS SHOWN@A1	ROOF AND PV ARRAY	RFI RESPONSE	03	TP124



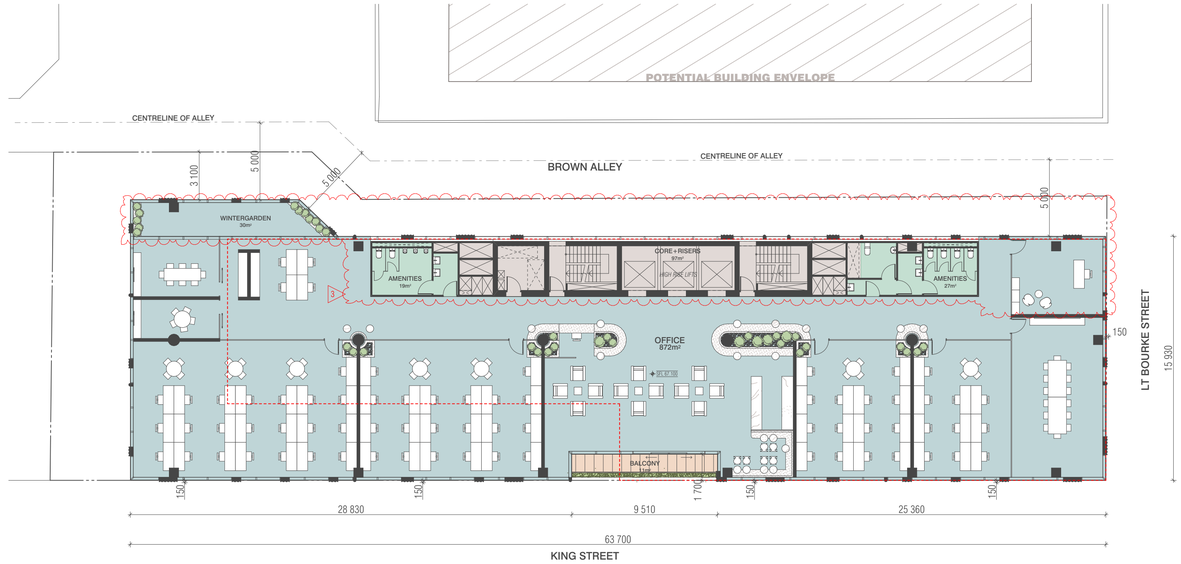
TYPICAL FITOUT PLAN LEVEL 4-6
SCALE 1:200@A1



TYPICAL FITOUT PLAN LEVEL 7-9
SCALE 1:200@A1



FITOUT PLAN LEVEL 11
SCALE 1:200@A1



TYPICAL FITOUT PLAN LEVEL 14-21
SCALE 1:200@A1

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REVISION

-	TOWN PLANNING	ES	19.05.2021
01	TOWN PLANNING	JP	06.08.2021
02	TOWN PLANNING	AA	17.09.2021
> 03	RFI RESPONSE THREE	AA	30.11.2021

REVISION

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PROJECT
204 - 232 KING STREET
204 - 232 KING STREET
MELBOURNE VIC 3000

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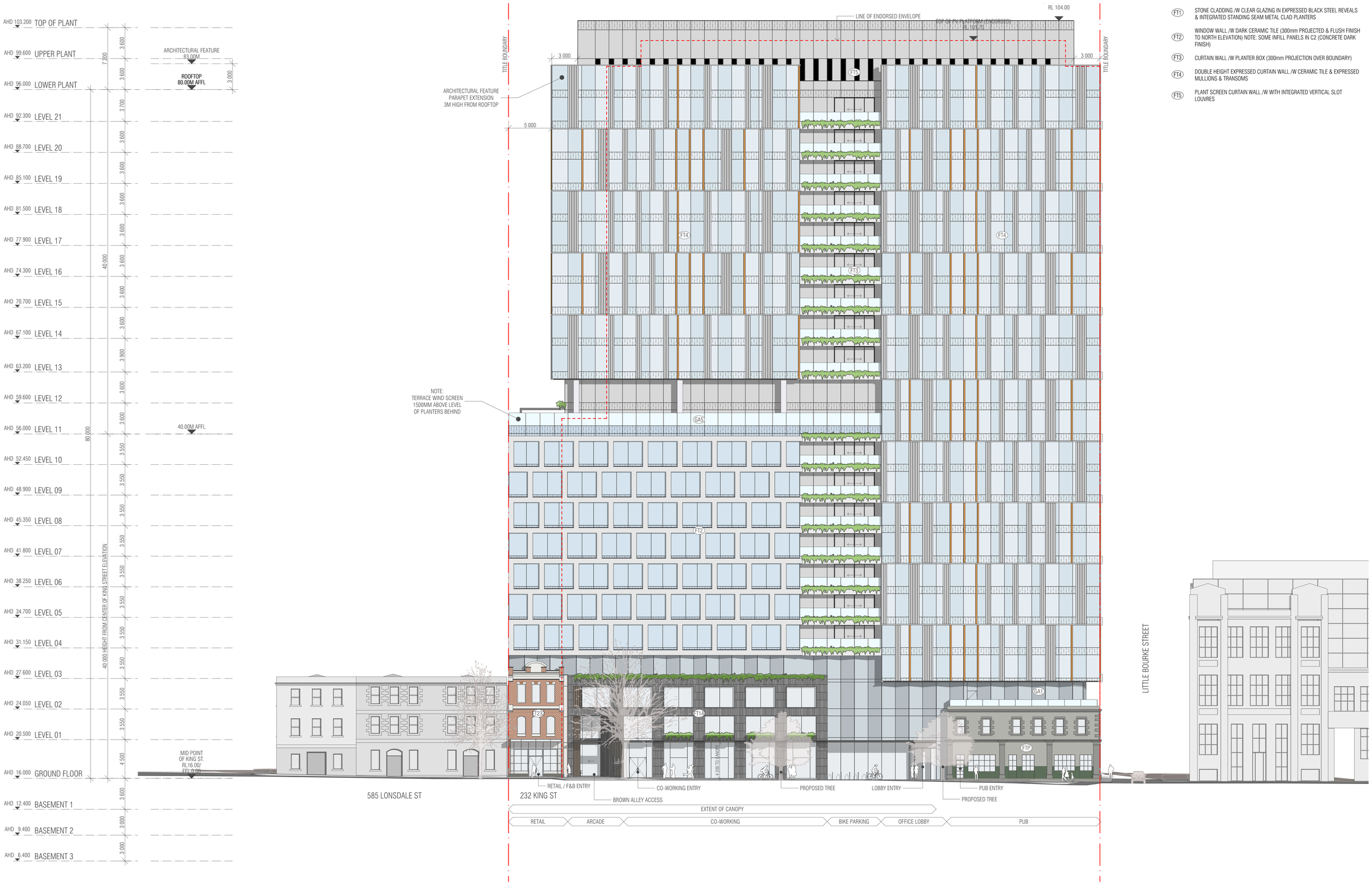
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	1:200@A1 1:400@A3	TYPICAL FITOUT PLANS	RFI RESPONSE	03	TP130



FT1 STONE CLADDING /W CLEAR GLAZING IN EXPRESSED BLACK STEEL REVEALS & INTEGRATED STANDING SEAM METAL CLAD PLANTERS

FT2 WINDOW WALL /W DARK CERAMIC TILE (300mm PROJECTED & FLUSH FINISH TO NORTH ELEVATION) NOTE: SOME INFILL PANELS IN C2 (CONCRETE DARK FINISH)

FT3 CURTAIN WALL /W PLANTER BOX (300mm PROJECTION OVER BOUNDARY)

FT4 DOUBLE HEIGHT EXPRESSED CURTAIN WALL /W CERAMIC TILE & EXPRESSED MULLIONS & TRANSOMS

FT5 PLANT SCREEN CURTAIN WALL /W WITH INTEGRATED VERTICAL SLOT LOUVRES

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION

-	TOWN PLANNING	ES	19.05.2021
01	TOWN PLANNING	JP	06.08.2021
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> 03	RFI RESPONSE THREE	AA	30.11.2021

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PROJECT
204 - 232 KING STREET
204 - 232 KING STREET
MELBOURNE VIC 3000

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	1:200@A1	WEST ELEVATIONS (KING STREET)	RFI RESPONSE	03	TP200

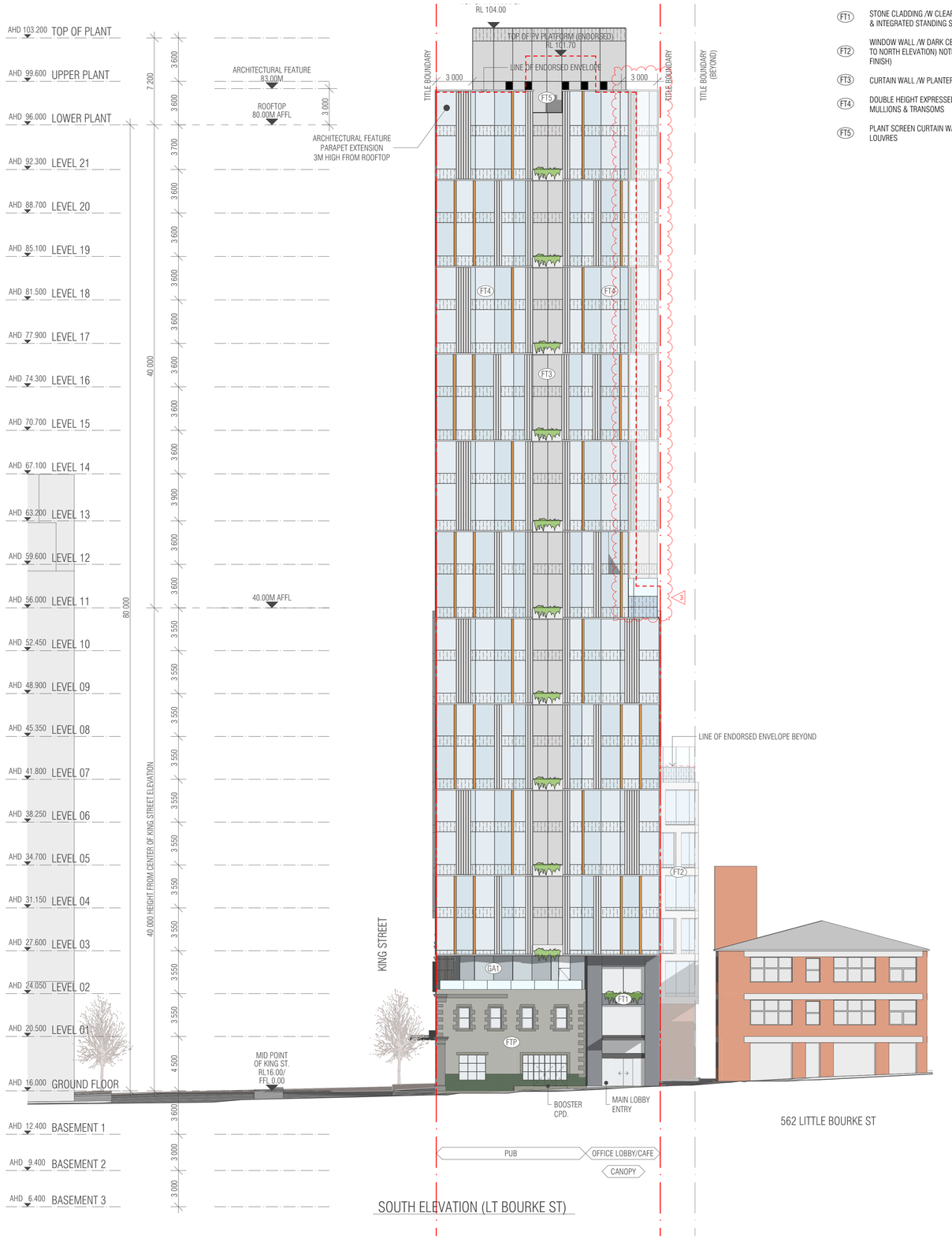
FT1 STONE CLADDING /W CLEAR GLAZING IN EXPRESSED BLACK STEEL REVEALS & INTEGRATED STANDING SEAM METAL CLAD PLANTERS

FT2 WINDOW WALL /W DARK CERAMIC TILE (300mm PROJECTED & FLUSH FINISH TO NORTH ELEVATION) NOTE: SOME INFILL PANELS IN C2 (CONCRETE DARK FINISH)

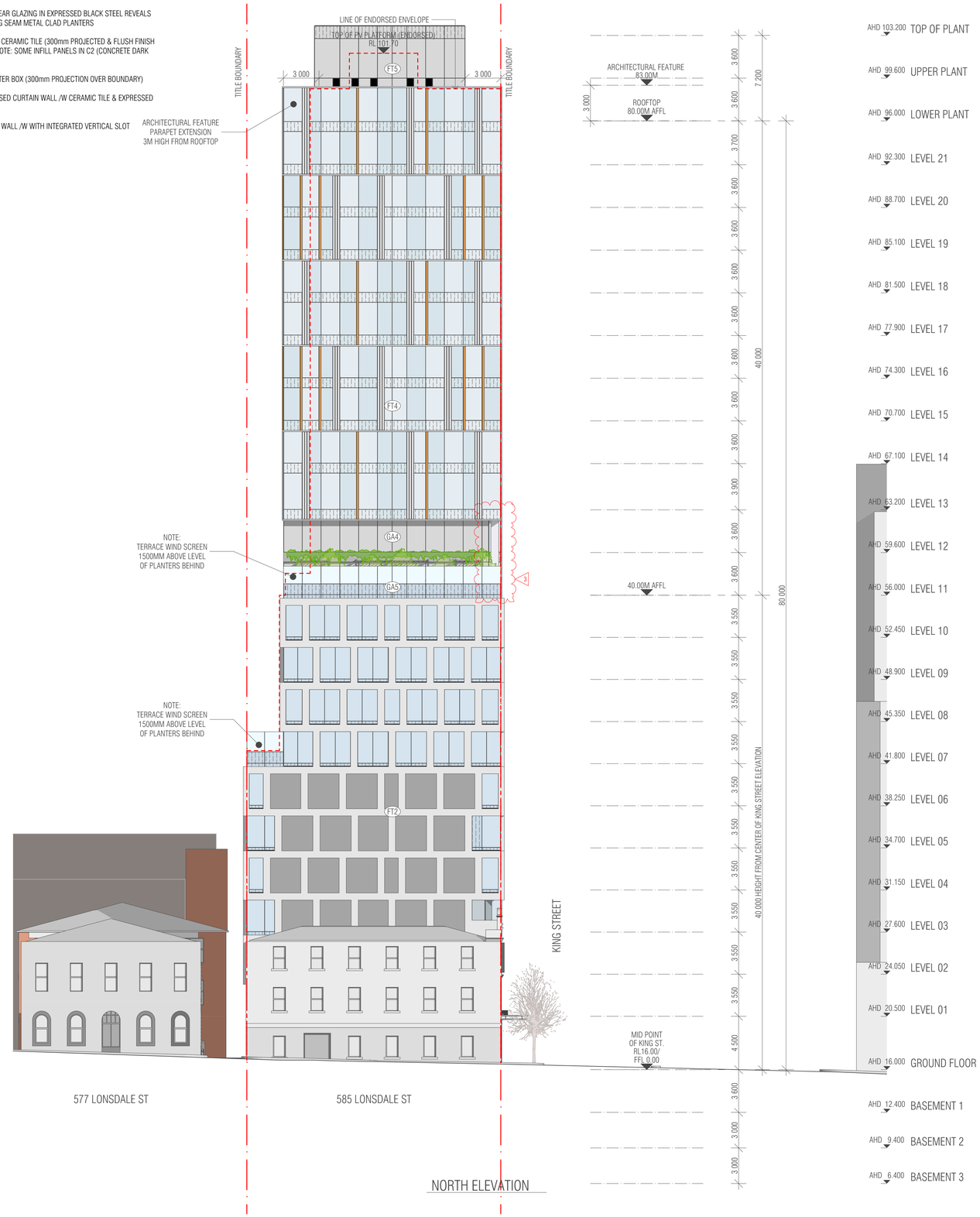
FT3 CURTAIN WALL /W PLANTER BOX (300mm PROJECTION OVER BOUNDARY)

FT4 DOUBLE HEIGHT EXPRESSED CURTAIN WALL /W CERAMIC TILE & EXPRESSED MULLIONS & TRANSOMS

FT5 PLANT SCREEN CURTAIN WALL /W WITH INTEGRATED VERTICAL SLOT LOUVRES



SOUTH ELEVATION (LT BOURKE ST)



NORTH ELEVATION

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General .RFI3

REVISION			REVISION
-	TOWN PLANNING	ES	19.05.2021
01	TOWN PLANNING	JP	06.08.2021
02	TOWN PLANNING	AA	17.09.2021
> 03	RFI RESPONSE THREE	AA	30.11.2021

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PROJECT
204 - 232 KING STREET
204 - 232 KING STREET
MELBOURNE VIC 3000

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	1:200@A1	SOUTH (LT. BOURKE) & NORTH ELEVATIONS	RFI RESPONSE	03	TP201

FT1 STONE CLADDING /W CLEAR GLAZING IN EXPRESSED BLACK STEEL REVEALS & INTEGRATED STANDING SEAM METAL CLAD PLANTERS

FT2 WINDOW WALL /W DARK CERAMIC TILE (300mm PROJECTED & FLUSH FINISH TO NORTH ELEVATION) NOTE: SOME INFILL PANELS IN C2 (CONCRETE DARK FINISH)

FT3 CURTAIN WALL /W PLANTER BOX (300mm PROJECTION OVER BOUNDARY)

FT4 DOUBLE HEIGHT EXPRESSED CURTAIN WALL /W CERAMIC TILE & EXPRESSED MULLIONS & TRANSOMS

FT5 PLANT SCREEN CURTAIN WALL /W WITH INTEGRATED VERTICAL SLOT LOUVRES

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REVISION			REVISION
-	TOWN PLANNING	ES	19.05.2021
01	TOWN PLANNING	JP	06.08.2021
02	TOWN PLANNING	AA	17.09.2021
> 03	RFI RESPONSE THREE	AA	30.11.2021

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ES	30.11.2021	SK	29.11.2021	20163	1:200@A1	EAST ELEVATIONS (BROWN ALLEY)	RFI RESPONSE	03	TP202

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REVISION			REVISION
-	TOWN PLANNING	ES	19.05.2021
01	TOWN PLANNING	JP	06.08.2021
02	TOWN PLANNING	AA	17.09.2021
> 03	RFI RESPONSE THREE	AA	30.11.2021

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PROJECT
204 - 232 KING STREET
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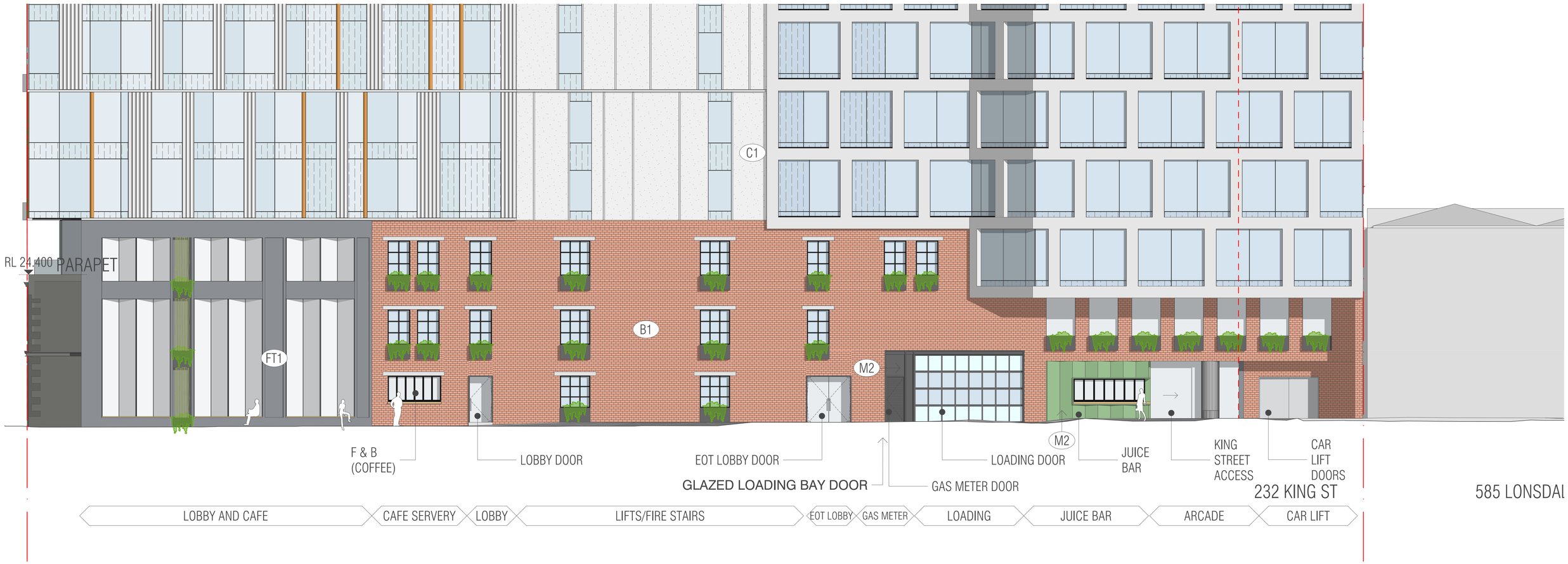
ES	30.11.2021	SK	29.11.2021	20163	1:100@A1 1:200@A3	GROUND ELEVATIONS (KING STREET)	RFI RESPONSE	03	TP203



BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION				REVISION
-	TOWN PLANNING	ES	19.05.2021	
01	TOWN PLANNING	JP	06.08.2021	
02	TOWN PLANNING	AA	17.09.2021	
> 03	RFI RESPONSE THREE	AA	30.11.2021	

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ES	30.11.2021	SK	29.11.2021	20163	1:100@A1 1:200@A3	GROUND ELEVATIONS (BROWN ALLEY)	RFI RESPONSE	03	TP204

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION

-	TOWN PLANNING	ES	19.05.2021
01	TOWN PLANNING	JP	06.08.2021
02	TOWN PLANNING	AA	17.09.2021
> 03	RFI RESPONSE THREE	AA	30.11.2021

REVISION

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PROJECT
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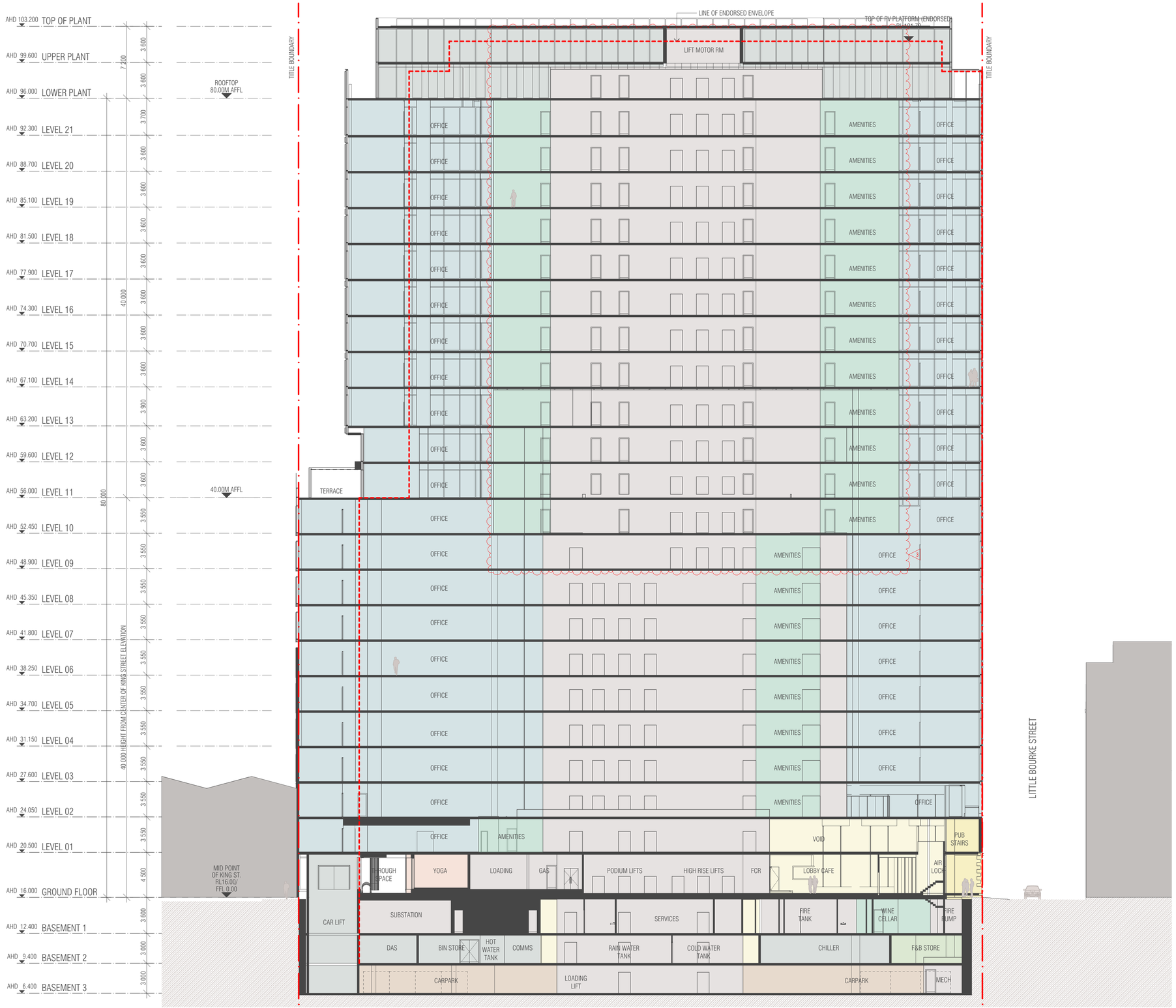
ES	30.11.2021	SK	29.11.2021	20163	1:100@A1 1:200@A3	GROUND ELEVATIONS (LT. BOURKE)	RFI RESPONSE	03	TP205



BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION

-	TOWN PLANNING	ES	19.05.2021
01	TOWN PLANNING	JP	06.08.2021
02	TOWN PLANNING	AA	17.09.2021
> 03	RFI RESPONSE THREE	AA	30.11.2021

REVISION

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
ES	30.11.2021	SK	29.11.2021	20163	1:200@A1

PROJECT

204 - 232 KING STREET
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DRAWING TITLE

SECTION AA

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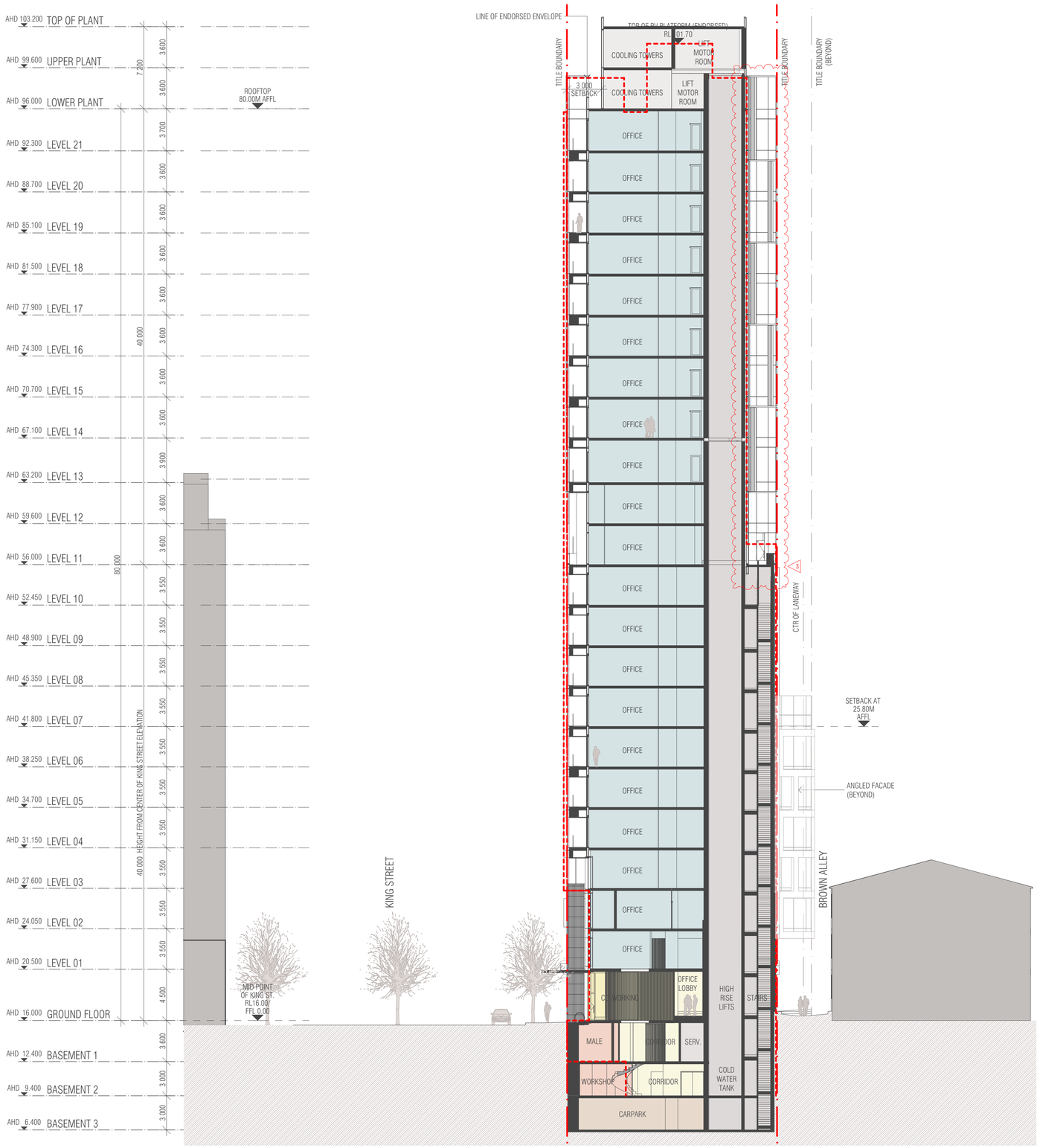
ISSUE PURPOSE

RFI RESPONSE

REV. 03

DRAWING NO.

TP250



BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/20163 570 Little Bourke Street Melbourne/20163 570 LtBourke General_RFI3

REVISION				REVISION
-	TOWN PLANNING	ES	19.05.2021	
01	TOWN PLANNING	JP	06.08.2021	
02	TOWN PLANNING	AA	17.09.2021	
> 03	RFI RESPONSE THREE	AA	30.11.2021	

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PROJECT
204 - 232 KING STREET
204 - 232 KING STREET
MELBOURNE VIC 3000

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
ES	30.11.2021	SK	29.11.2021	20163	1:200@A1	SECTION BB	RFI RESPONSE	03	TP251