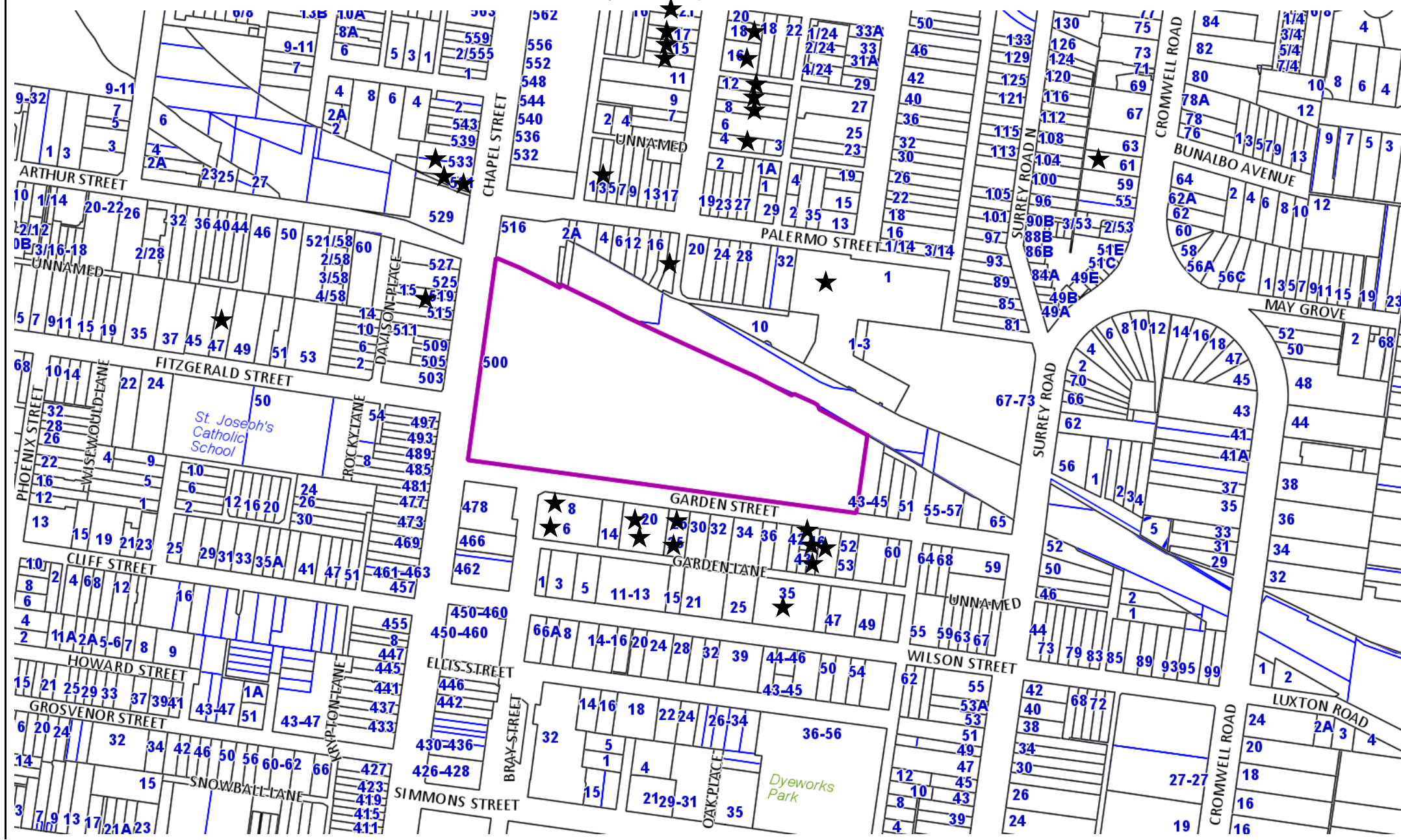


# Jam Factory 500 Chapel Street, South Yarra



★ = Objection (33 properties, including one petition)

Objections from 22, 24, 25, 26 and 28 Cunningham Street are not shown on this map.

**DRAWING SCHEDULE**

Drawing No.	Drawing Title	Scale
A00.000	Cover Sheet and Drawing Schedule	NTS
A01.000	Site Plan	1:1000@A3
A01.001	Site Plan Existing	1:1000@A3
A01.002	Demolition Plan	1:1000@A3
A01.003	Heritage Elevation Modifications	1:400@A3
A02.100	Key Plan - Ground Floor (Retail)	1:1000@A3
A02.100LG	Key Plan - Lower Ground (Retail)	1:1000@A3
A02.101	Key Plan - Level 1 (Retail)	1:1000@A3
A02.102	Key Plan - Level 2 (Retail)	1:1000@A3
A02.103	Key Plan - Level 3 (Sky Lobby and Cinemas)	1:1000@A3
A02.104	Key Plan - Level 5 (Typical Office and Cinemas)	1:1000@A3
A02.105	Key Plan - Level 5 (Typical Office)	1:1000@A3
A02.106	Key Plan - Level 6 (Typical Office)	1:1000@A3
A02.107	Key Plan - Level 7 (Typical Office and Restaurant)	1:1000@A3
A02.108	Key Plan - Level 8 (Typical Office)	1:1000@A3
A02.109	Key Plan - Level 9 (Typical Office)	1:1000@A3
A02.110	Key Plan - Level 10 (Typical Office)	1:1000@A3
A02.111	Key Plan - Level 11 (Typical Office)	1:1000@A3
A02.112	Key Plan - Level 12 (Typical Office)	1:1000@A3
A02.113	Key Plan - Level 13 (Typical Office)	1:1000@A3
A02.114	Key Plan - Lower Roof (Restaurant)	1:1000@A3
A02.115	Key Plan - Upper Roof	1:1000@A3
A02.B01	Key Plan - Basement Level 01 (Retail Parking and Drop Off)	1:1000@A3
A02.B02	Key Plan - Basement Level 02 (Retail Parking)	1:1000@A3
A02.B03	Key Plan - Basement Level 03 (Retail Parking and Commercial Parking)	1:1000@A3
A02.B04M	Key Plan - Basement Level 04M (Retail Parking)	1:1000@A3
A02.B04	Key Plan - Basement Level 04 (Retail Parking and Loading Dock)	1:1000@A3
A07.000	North Elevation	1:1000@A3
A07.001	South Elevation	1:1000@A3
A07.002	East Elevation	1:500@A3
A07.003	West Elevation	1:500@A3
A07.004	Internal Elevations 01/02/03/04	1:1000@A3
A07.005	Internal Elevations 05/06	1:1000@A3
A07.006	Internal Elevations 07/08/09/10	1:1000@A3
A08.000	Section A-A	1:500@A3
A08.001	Section B-B	1:500@A3
A08.002	Section C-C	1:1000@A3



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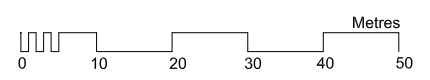
M12035 NEWMARK CAPITAL - JAM FACTORY

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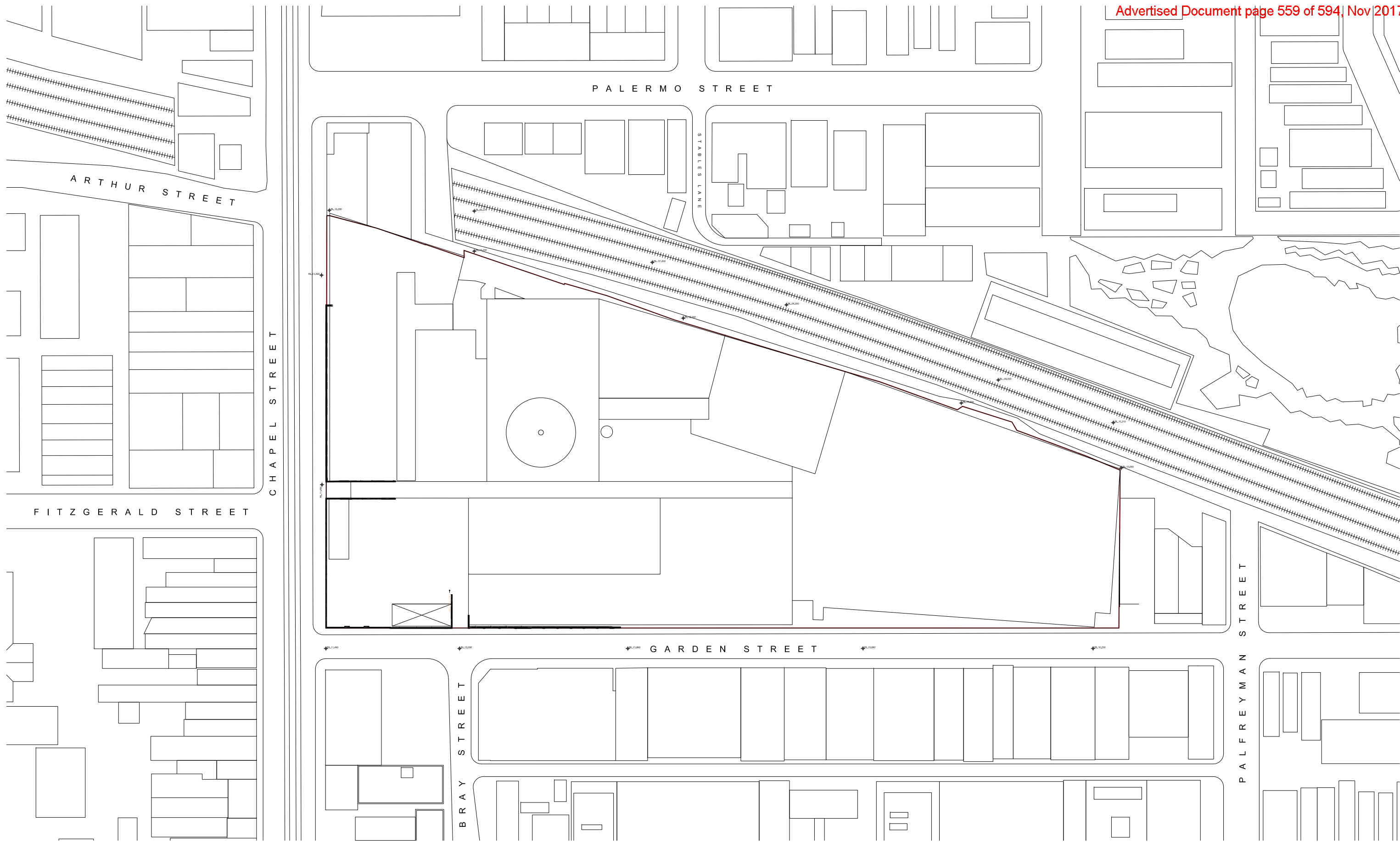
**BATESSMART**™



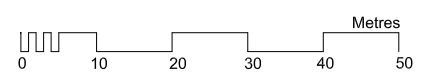
**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A01.000

**Site Plan**  
 1:1000 @ A3

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**BATESSMART**

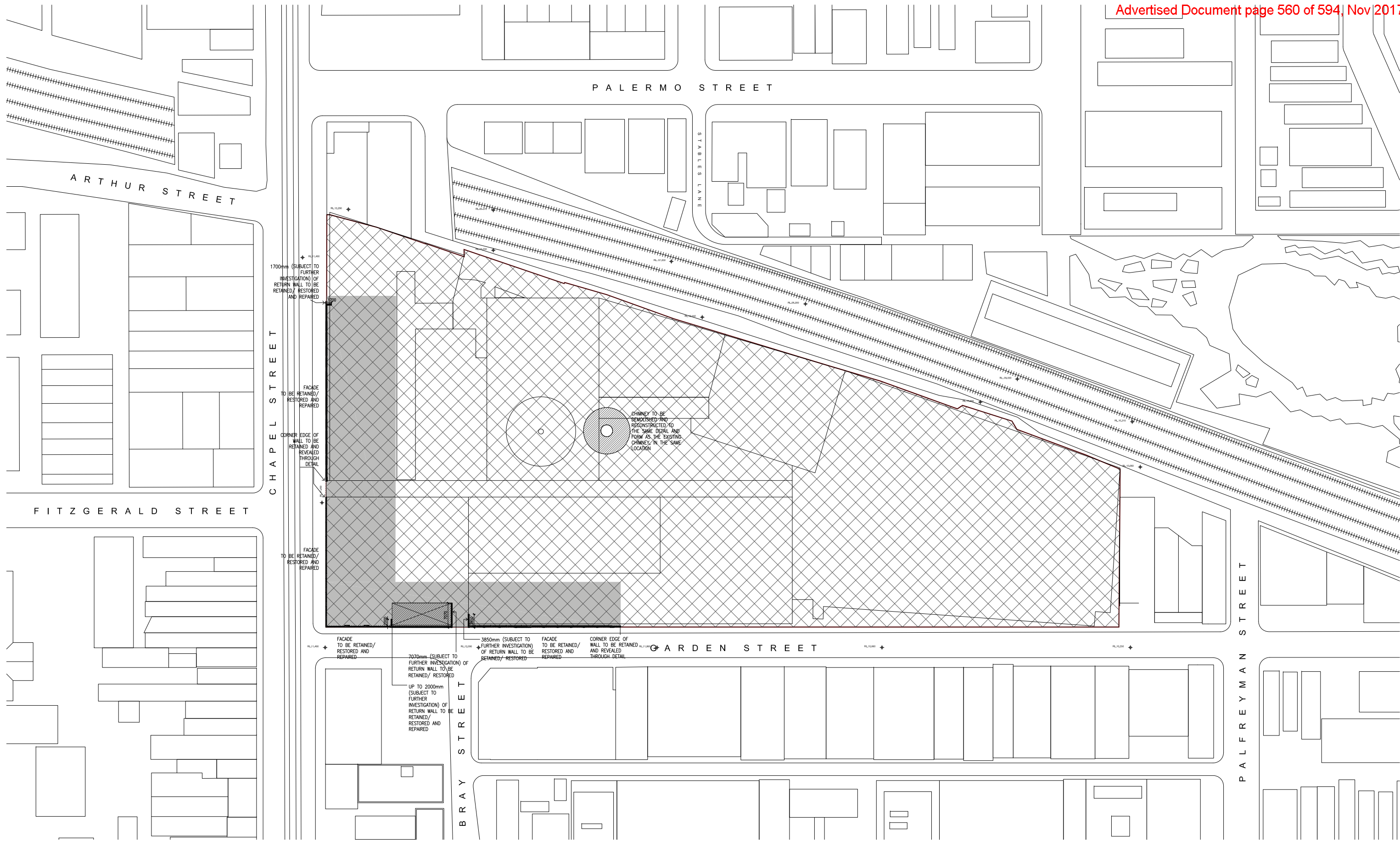


**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION  
 A01.001




17/11/2017

**Existing Site Plan**  
 1:1000 @ A3

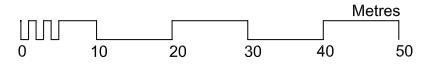
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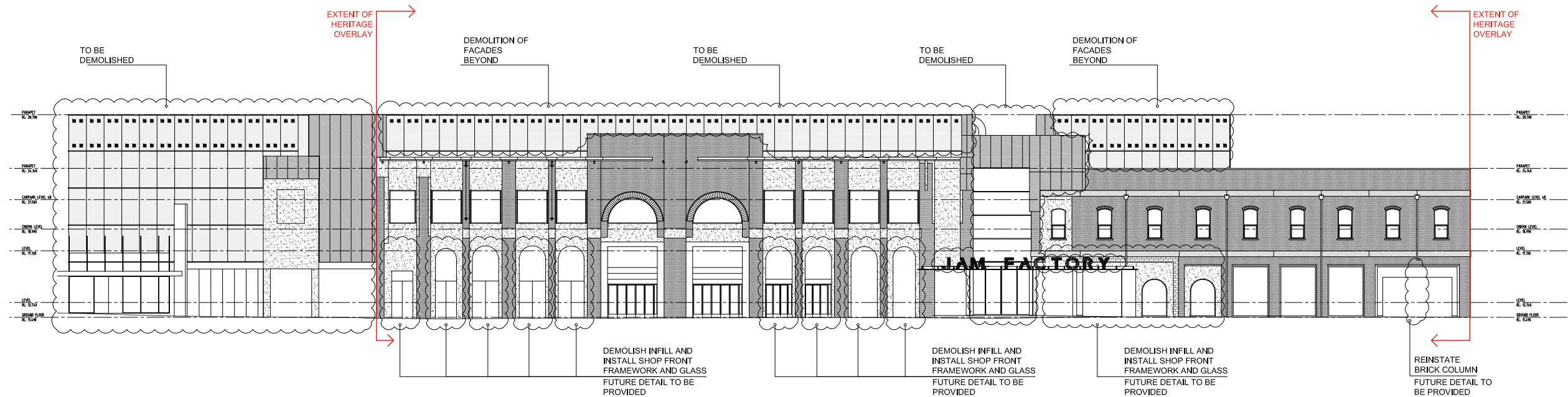
- Key:**
-  Retaining/Restoring
  -  Demolition
  -  Heritage Overlay

**Note:**  
 Demolition drawing to be read  
 in conjunction with Heritage  
 Impact Statement Section 5.1.

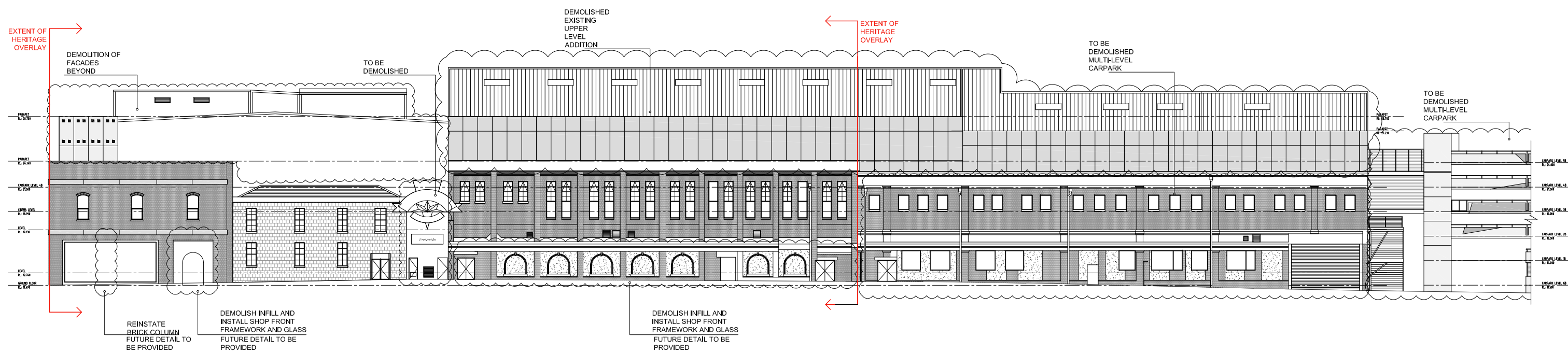


**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION  
 A01.002  
 17/11/2017  
**Demolition Plan**  
 1:1000 @ A3

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CHAPEL ST ELEVATION



GARDEN ST ELEVATION

**BATESSMART**™

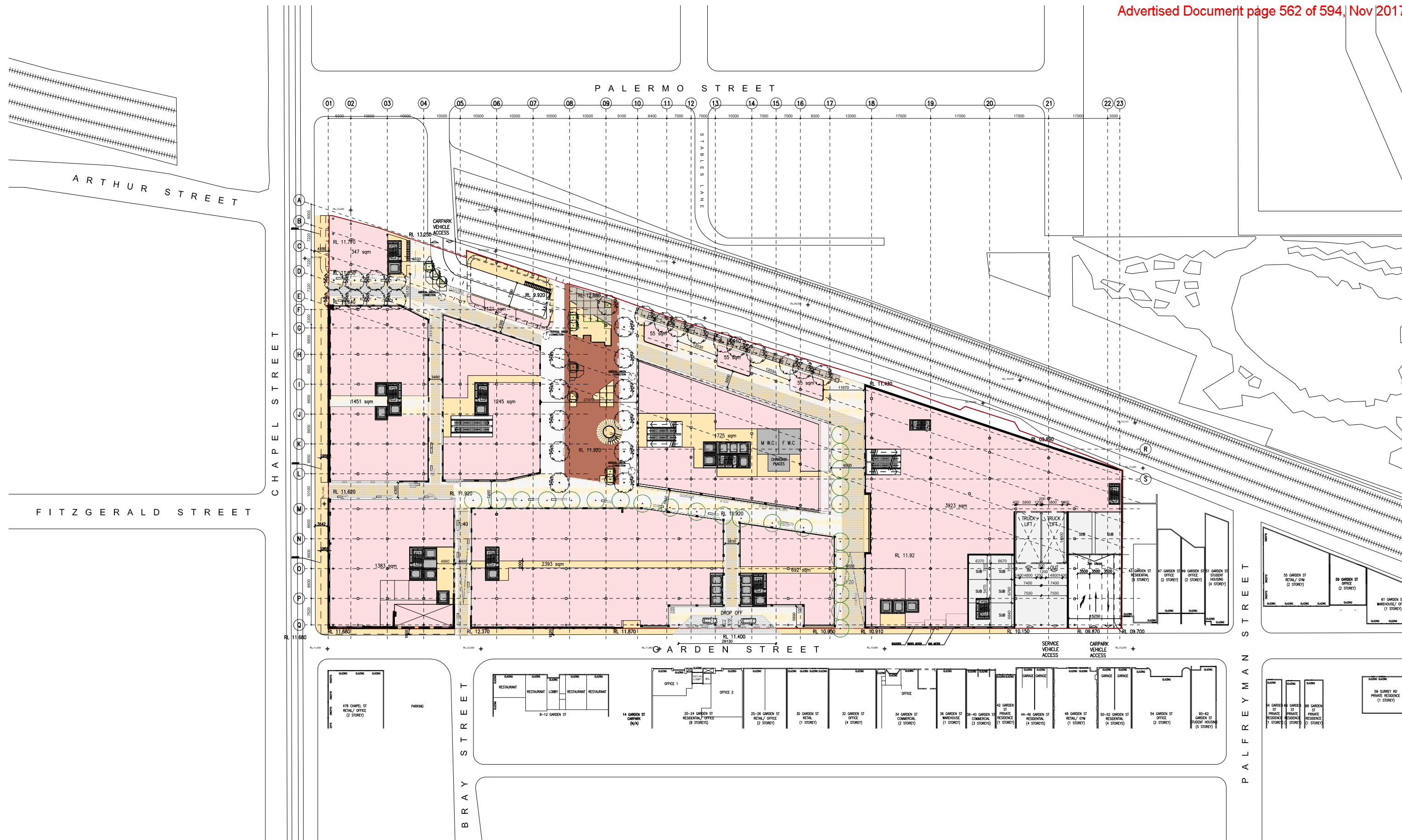
Note:  
 Demolition drawing to be read  
 in conjunction with Heritage  
 Impact Statement Section 5.1.

**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A01.003

Heritage Elevation Modifications  
 1:400 @ A3

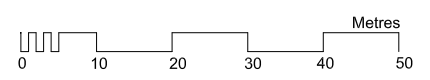


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# BATESSMART™

- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service

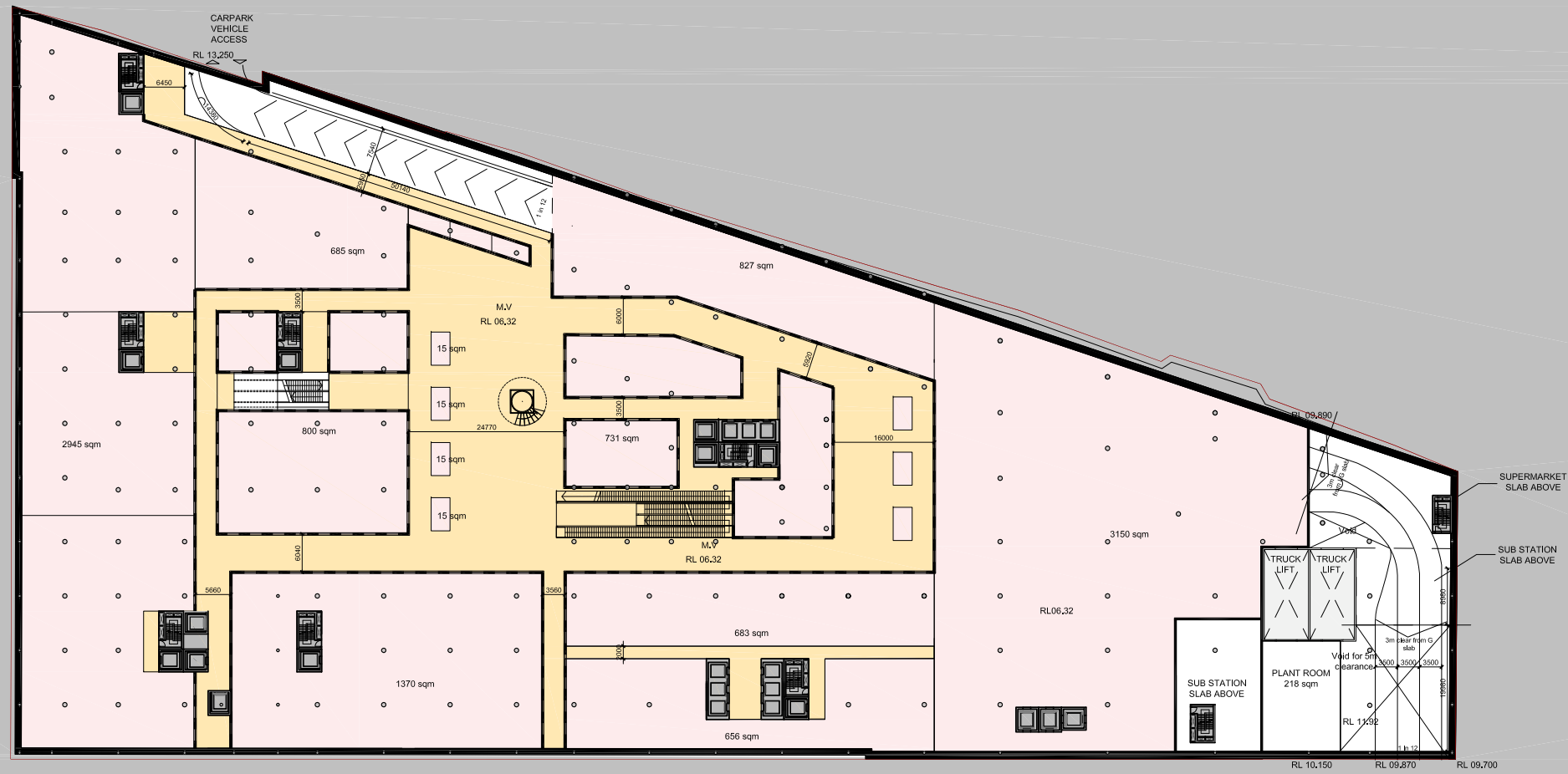


**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION  
 A02.100

17/11/2017

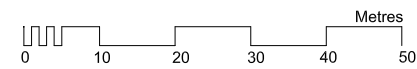
**Ground Floor Plan**  
 1:1000 @ A3

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**BATESSMART**

- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



**M12035 The Jam Factory**

South Yarra

ISSUE FOR INFORMATION  
A02.100LG

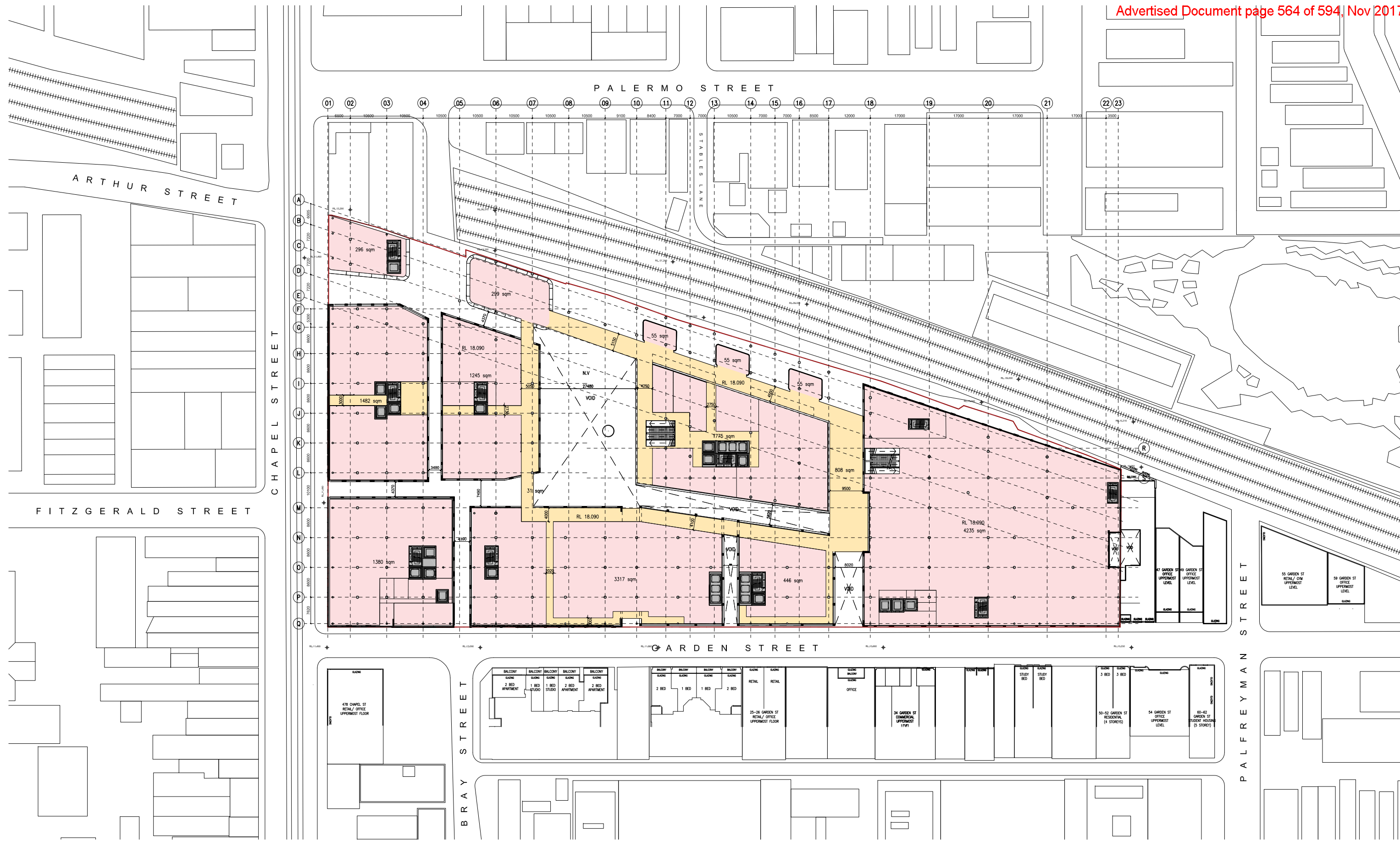
17/11/2017

**LG Floor Plan**

1:1000 @ A3

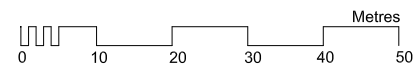


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# BATESSMART™

- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



## M12035 The Jam Factory

South Yarra

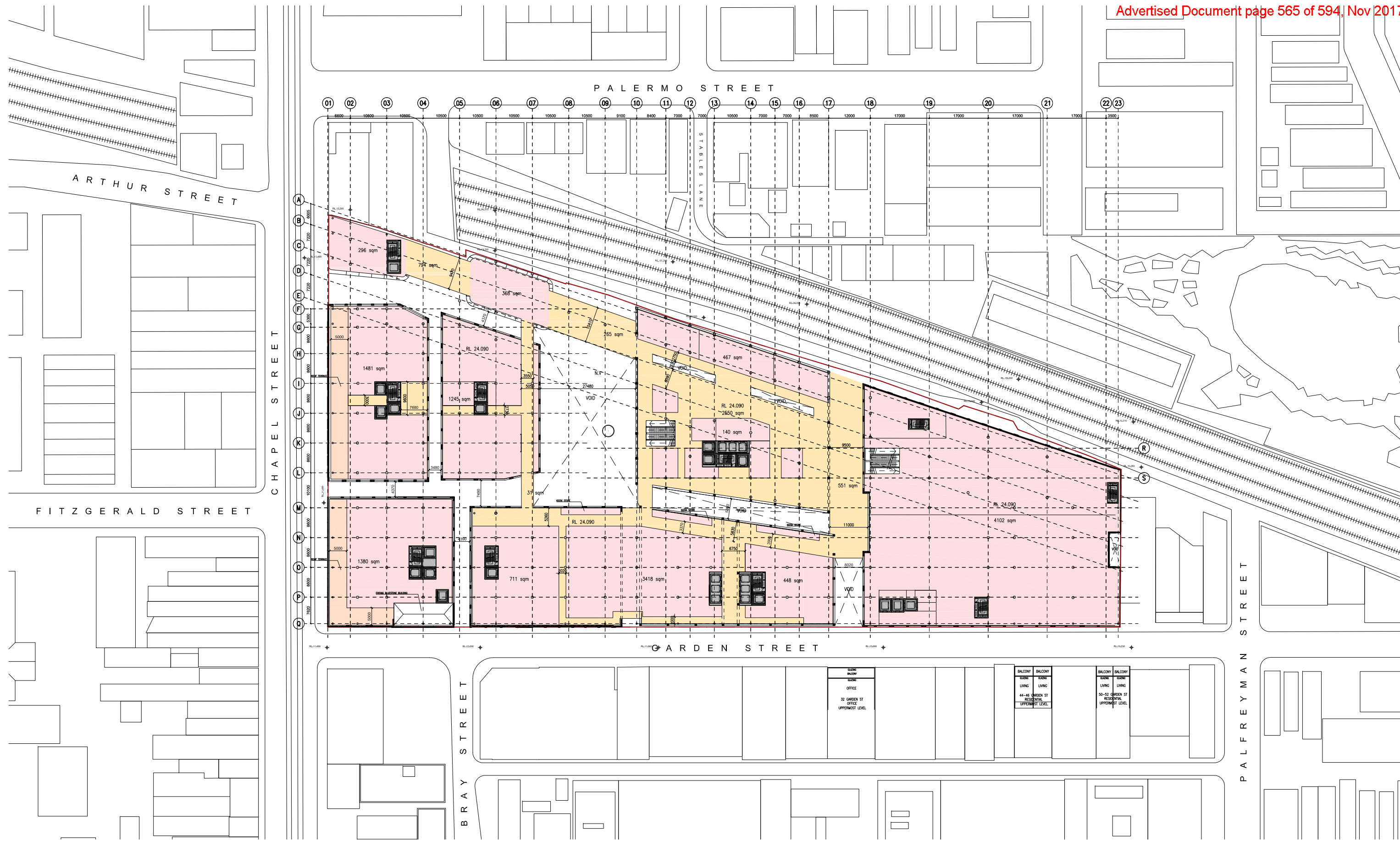
ISSUE FOR INFORMATION  
A02.101

17/11/2017

## Level 1 Plan

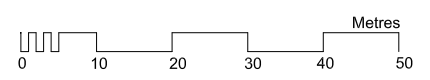
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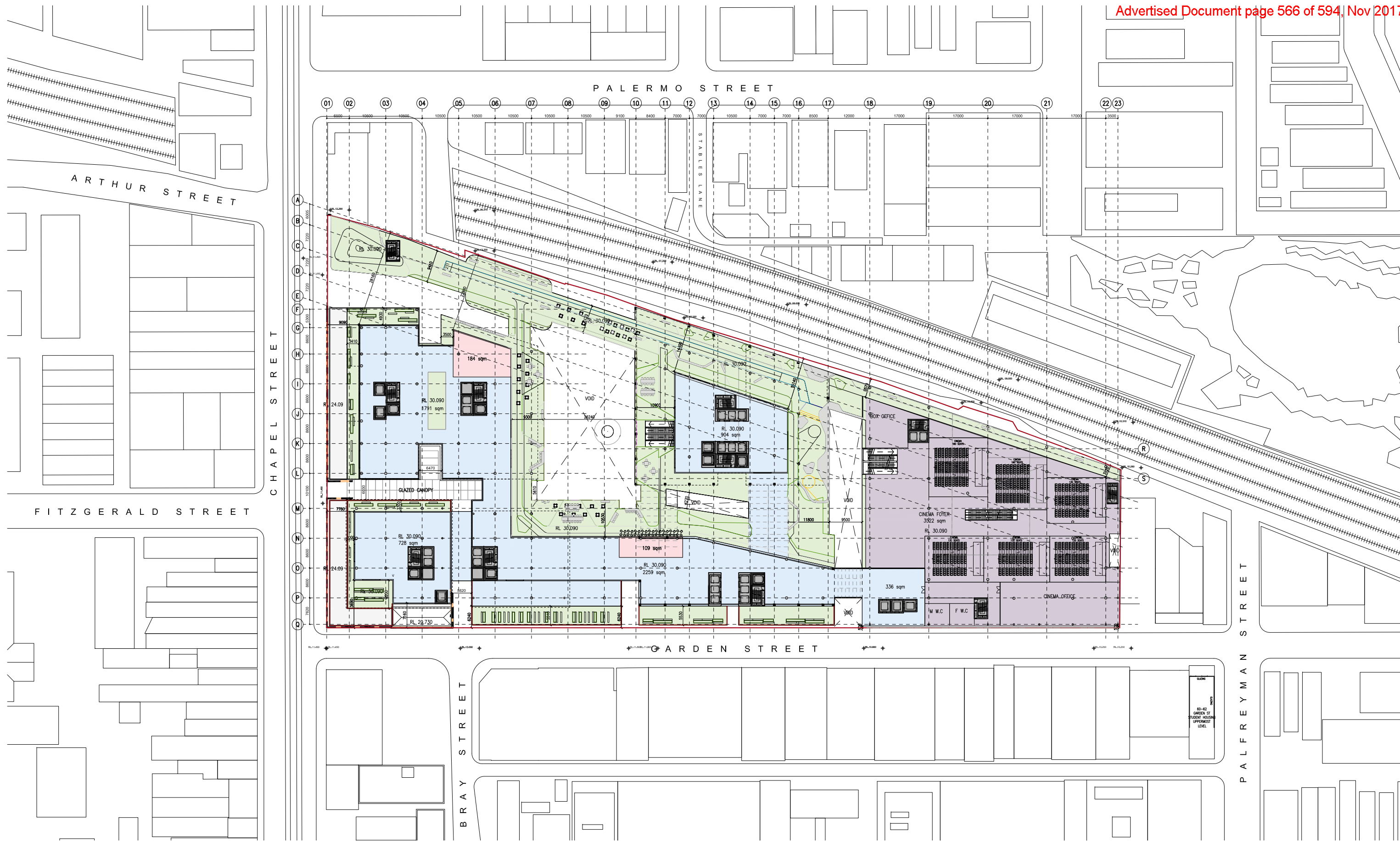
**BATESSMART**

- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



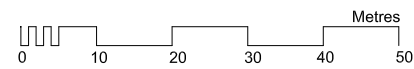
**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A02.102  
**Level 2 Plan**  
 1:1000 @ A3

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- Key:
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  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



## M12035 The Jam Factory

South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A02.103

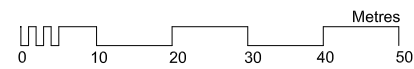
Level 3 Floor Plan  
 1:1000 @ A3

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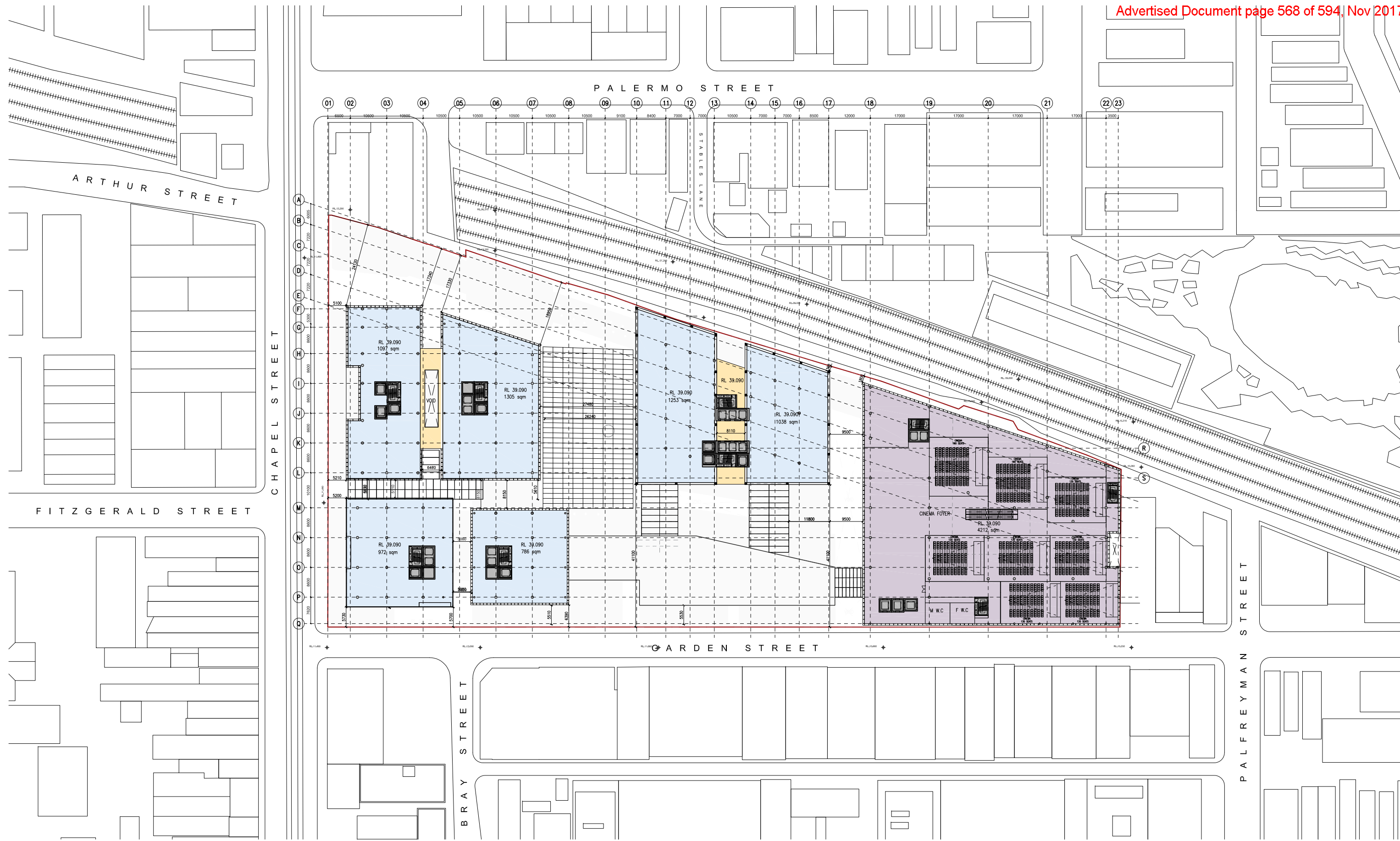
- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A02.104

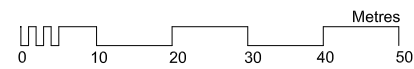
**Level 4 Floor Plan**  
 1:1000 @ A3

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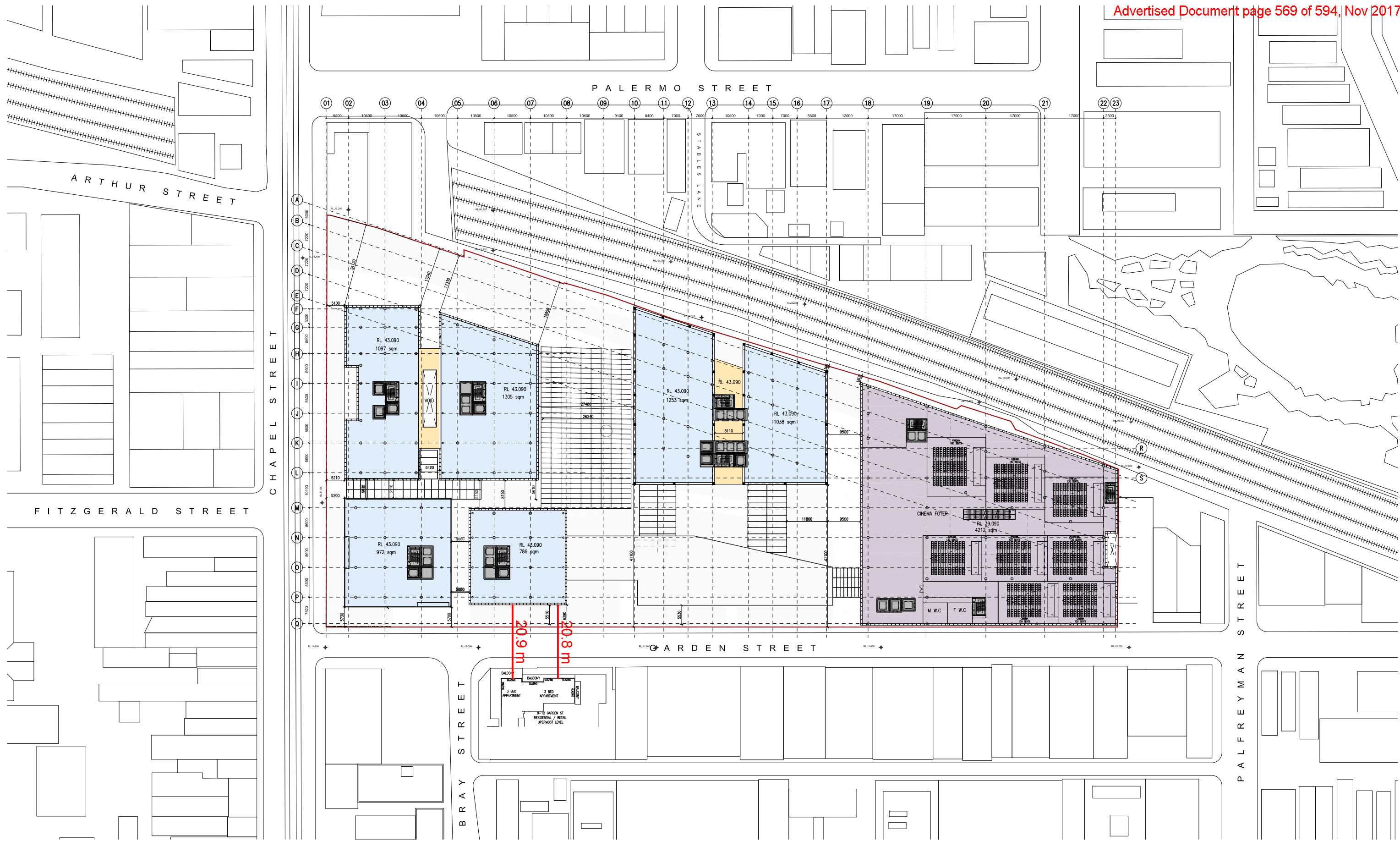
- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Service
  - Office
  - Leisure / Cinema



**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A02.105

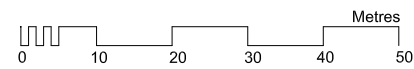
**Level 5 Floor Plan**  
 1:1000 @ A3

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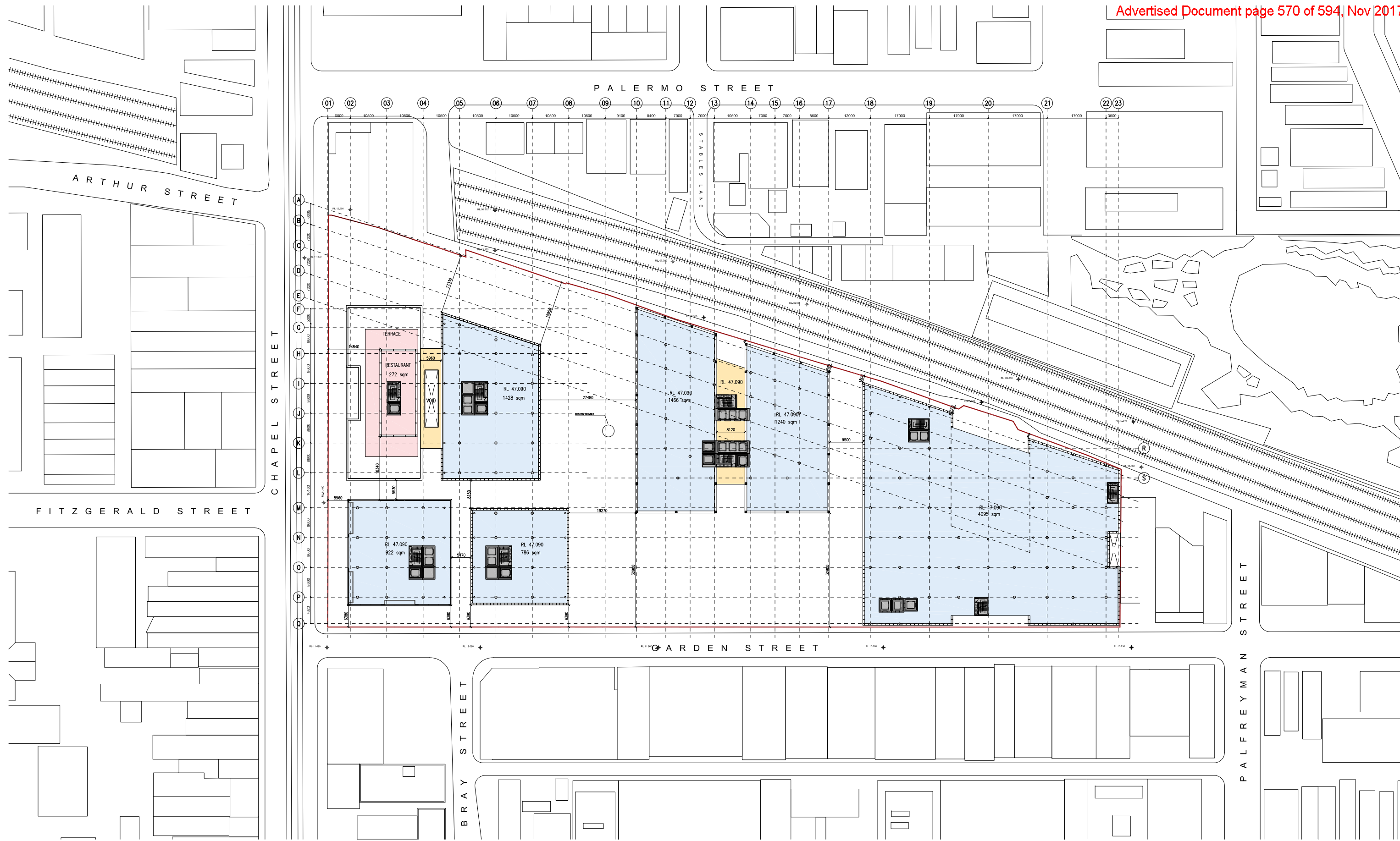
**BATESSMART**

- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



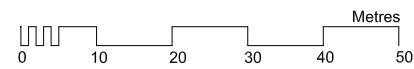
**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A02.106  
**Level 6 Floor Plan**  
 1:1000 @ A3

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# BATESSMART™

- Key:
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  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A02.107

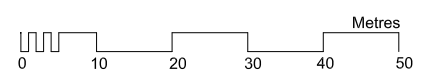
**Level 7 Floor Plan**  
 1:1000 @ A3

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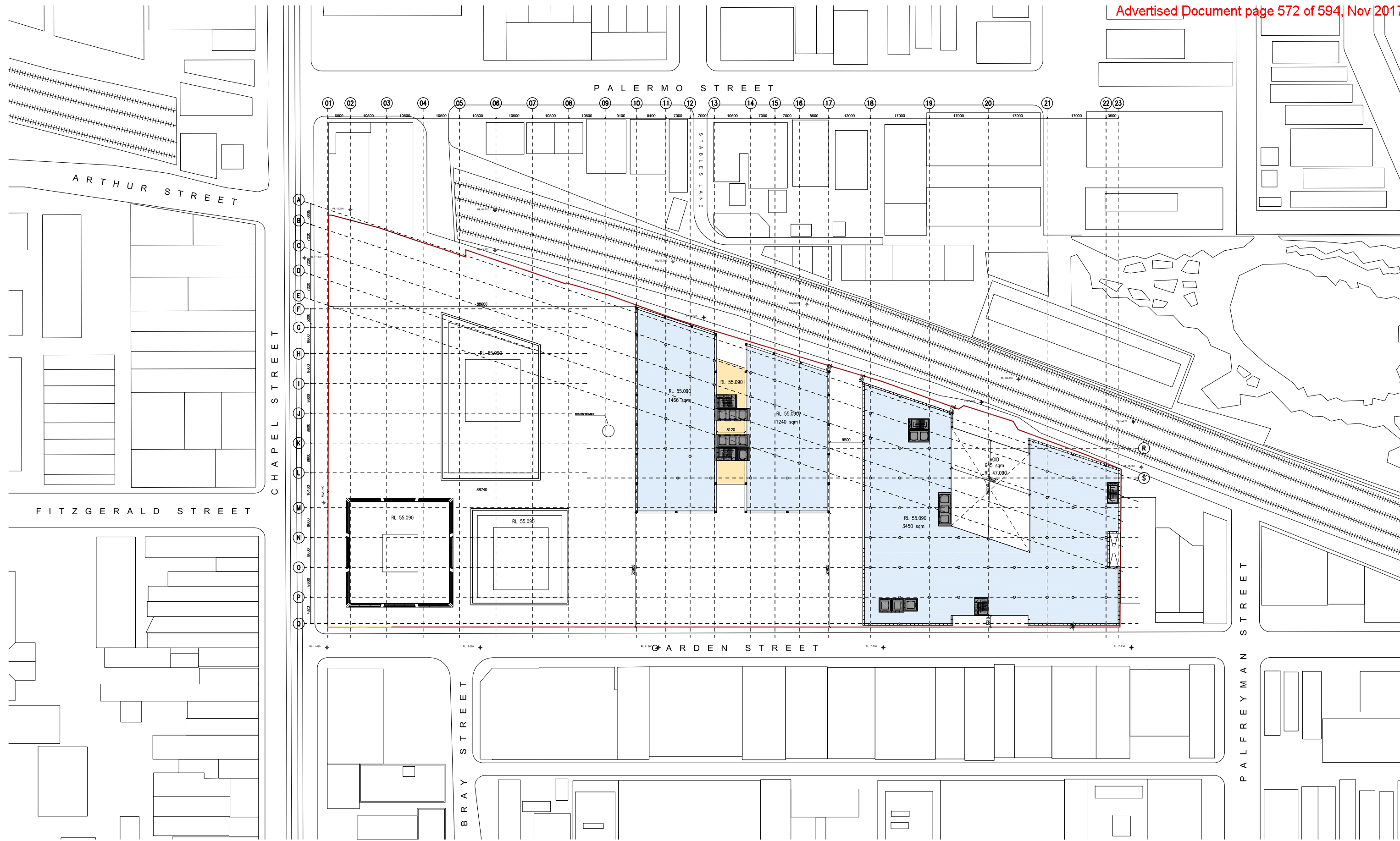
- Key:
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  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A02.108  
**Level 8 Floor Plan**  
 1:1000 @ A3

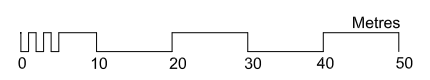


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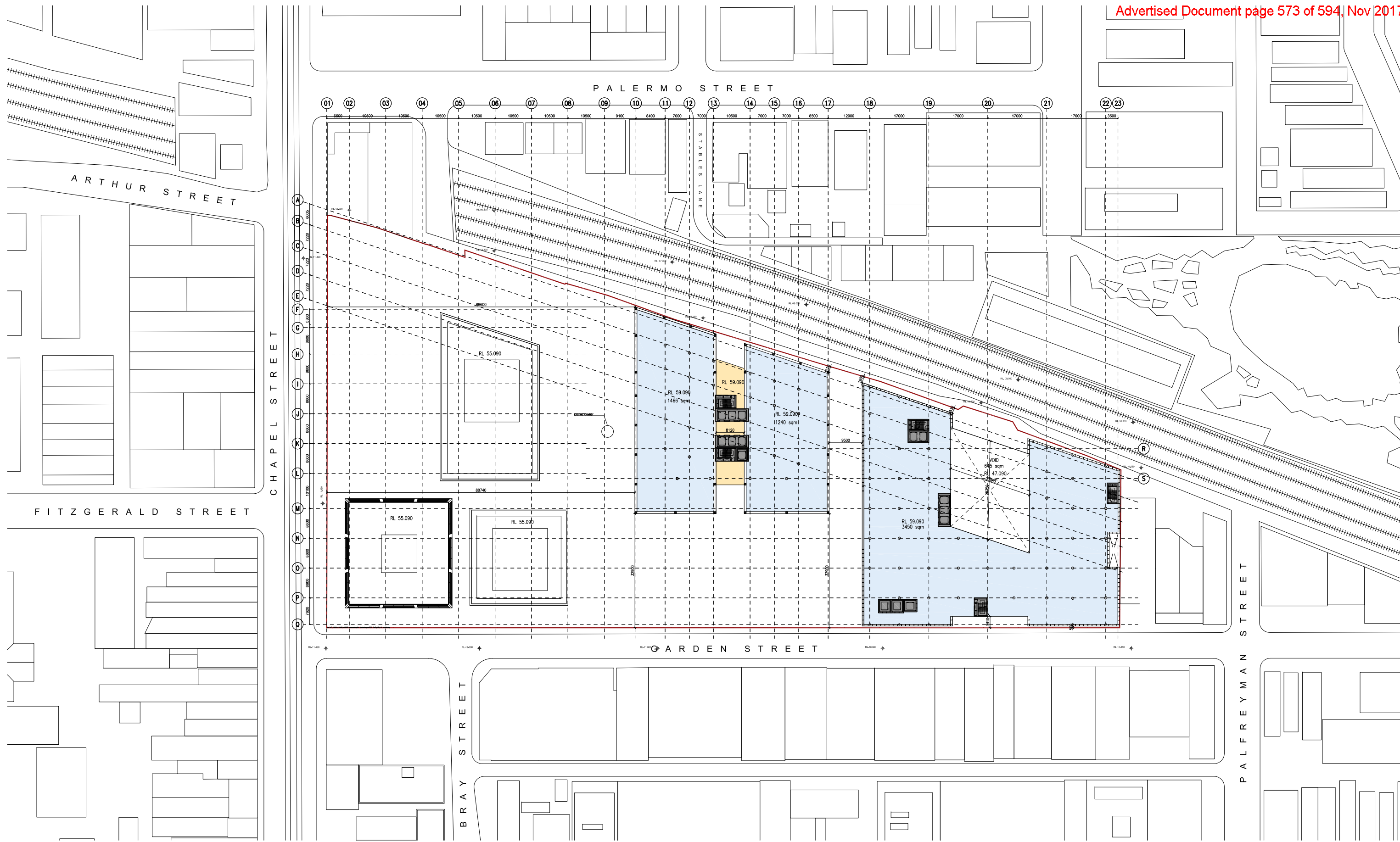
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  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A02.109

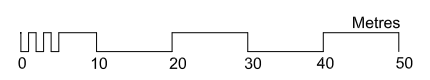
**Level 09 Floor Plan**  
 1:1000 @ A3

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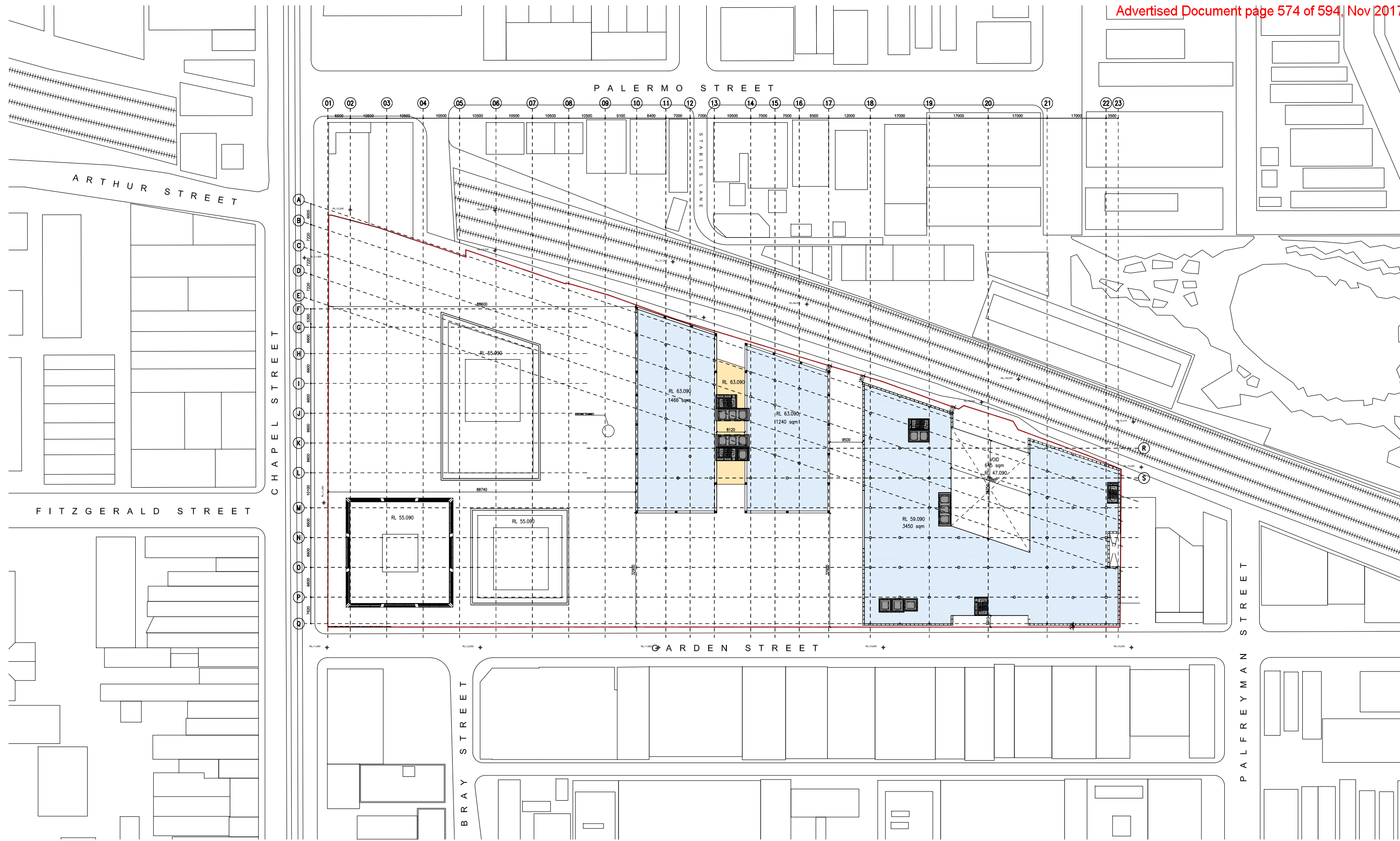
# BATESSMART™

- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



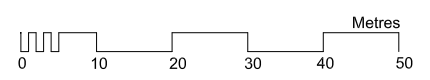
**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A02.110 (TYPICAL)  
**Level 10 Floor Plan**  
 1:1000 @ A3

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# BATESSMART™

- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service

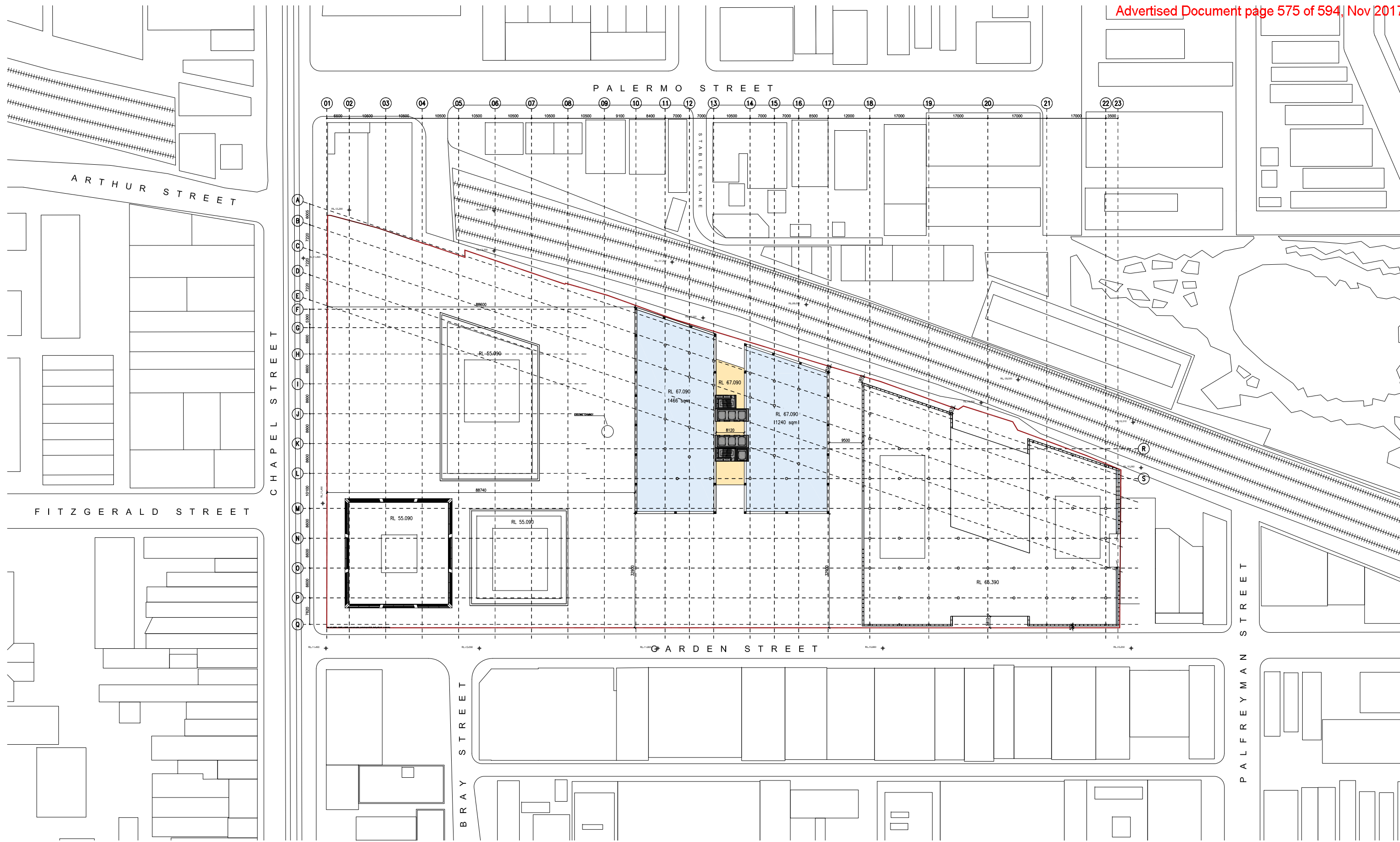


**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION  
 A02.111

17/11/2017

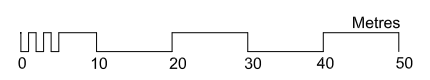
**Level 11 Floor Plan**  
 1:1000 @ A3

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# BATESSMART™

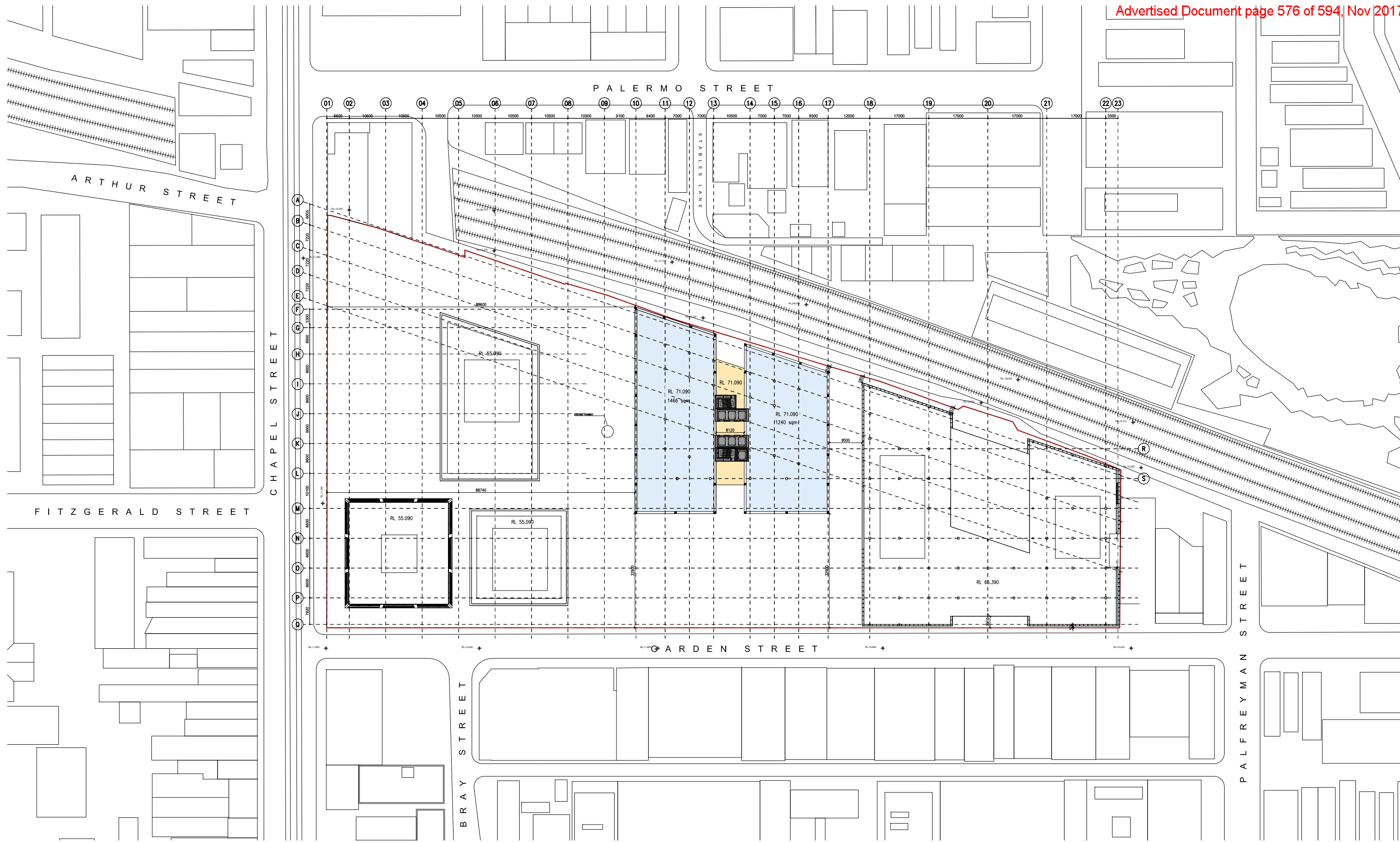
- Key:**
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  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A02.112

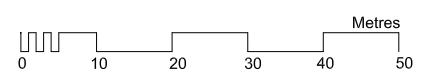
**Level 12 Floor Plan**  
 1:1000 @ A3

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# BATESSMART™

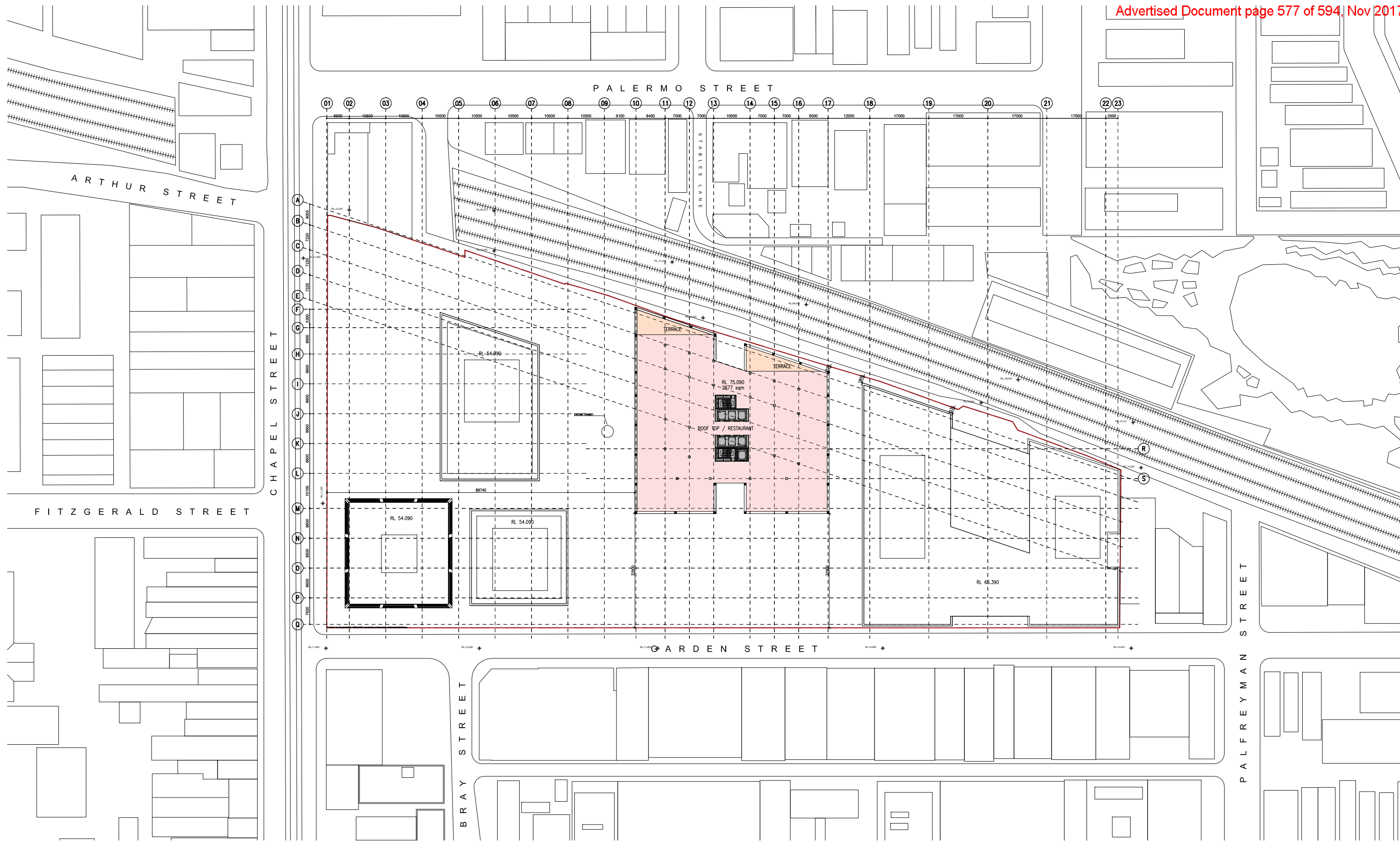
- Key:
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  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A02.113

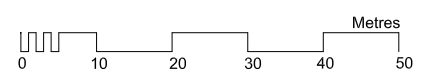
**Level 13 Floor Plan**  
 1:1000 @ A3

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**BATESSMART**

- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A02.114

**L14 (Lower Roof) Floor Plan**  
 1:1000 @ A3

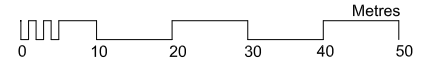
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**BATESSMART**

Key:

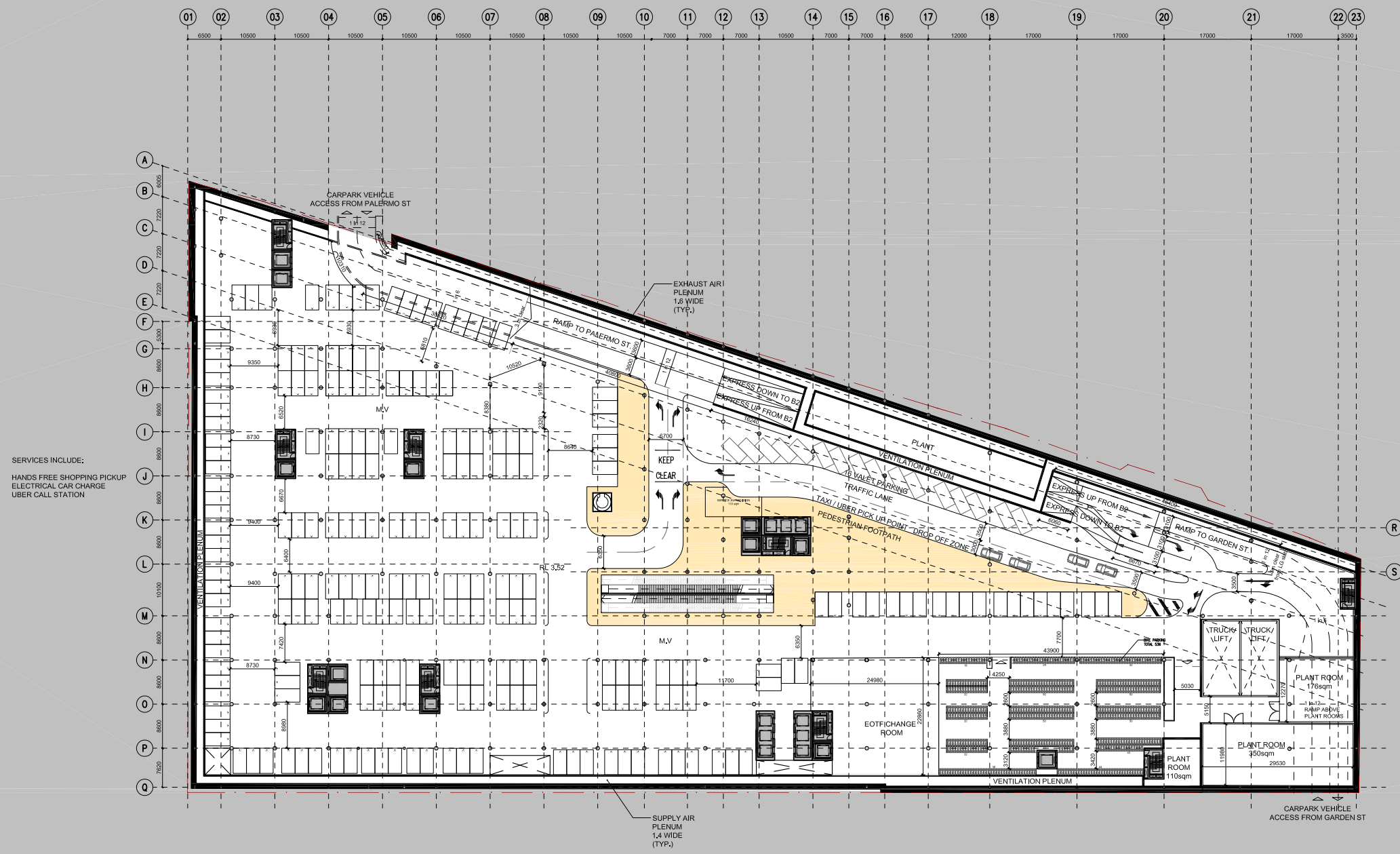
- Shop / F&B
- Outdoor Dining / Terrace
- Circulation
- Garden Terrace
- Office
- Service
- Leisure / Cinema



**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A02.115

**Roof Plan**  
 1:1000 @ A3

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SERVICES INCLUDE:  
HANDS FREE SHOPPING PICKUP  
ELECTRICAL CAR CHARGE  
UBER CALL STATION

**BATESSMART**

Key:

- Shop / F&B
- Office
- Drop Off/Meeting Point
- Circulation
- Service
- Car Wash
- Vegetation
- Services Centre
- Valet Parking
- Leisure / Cinema

**M12035 The Jam Factory**

South Yarra

ISSUE FOR INFORMATION  
A02.B01

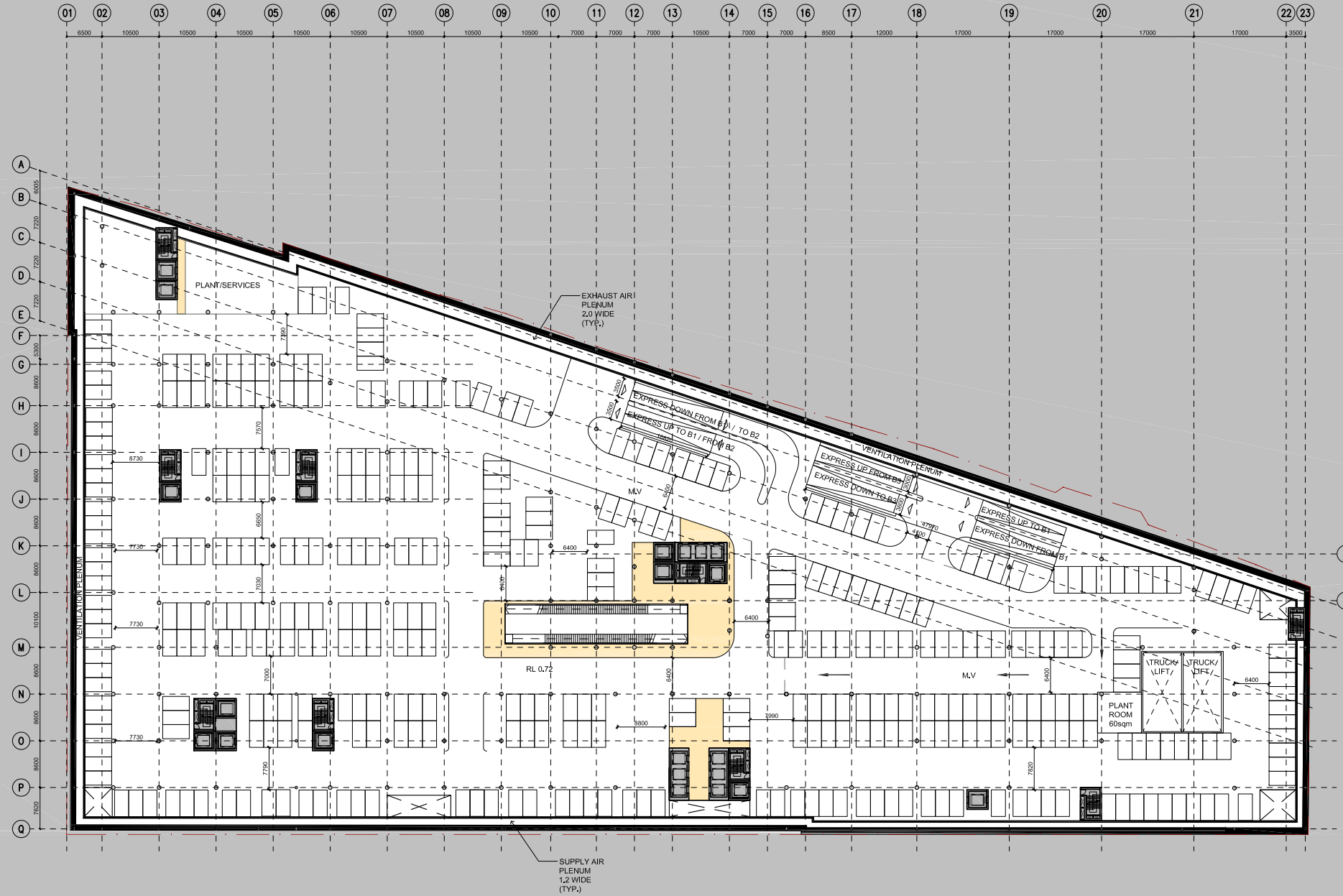
17/11/2017

**B1 Floor Plan**

1:1000 @ A3







**BATESSMART**<sup>TM</sup>

Key:

- |  |   |  |
|--|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC0CB; border: 1px solid black;"></span> Shop / F&B       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Office          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black;"></span> Drop Off/Meeting Point |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> Circulation      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black;"></span> Service         | <span style="display: inline-block; width: 15px; height: 15px; background-color: #66B3FF; border: 1px solid black;"></span> Car Wash               |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #C8E6C9; border: 1px solid black;"></span> Vegetation       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #DCE775; border: 1px solid black;"></span> Services Centre |  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #E1BEE7; border: 1px solid black;"></span> Leisure / Cinema | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black;"></span> Valet Parking   |  |

**M12035 The Jam Factory**

South Yarra

ISSUE FOR INFORMATION  
A02.B02

17/11/2017

**B2 Floor Plan**

1:1000 @ A3





**BATESSMART**<sup>TM</sup>

Key:

- |  |   |  |
|--|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC0CB; border: 1px solid black;"></span> Shop / F&B       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Office          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black;"></span> Drop Off/Meeting Point |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> Circulation      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A9A9A9; border: 1px solid black;"></span> Service         | <span style="display: inline-block; width: 15px; height: 15px; background-color: #66B3FF; border: 1px solid black;"></span> Car Wash               |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #C8E6C9; border: 1px solid black;"></span> Vegetation       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> Services Centre |  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D8BFD8; border: 1px solid black;"></span> Leisure / Cinema | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> Valet Parking   |  |

**M12035 The Jam Factory**

South Yarra

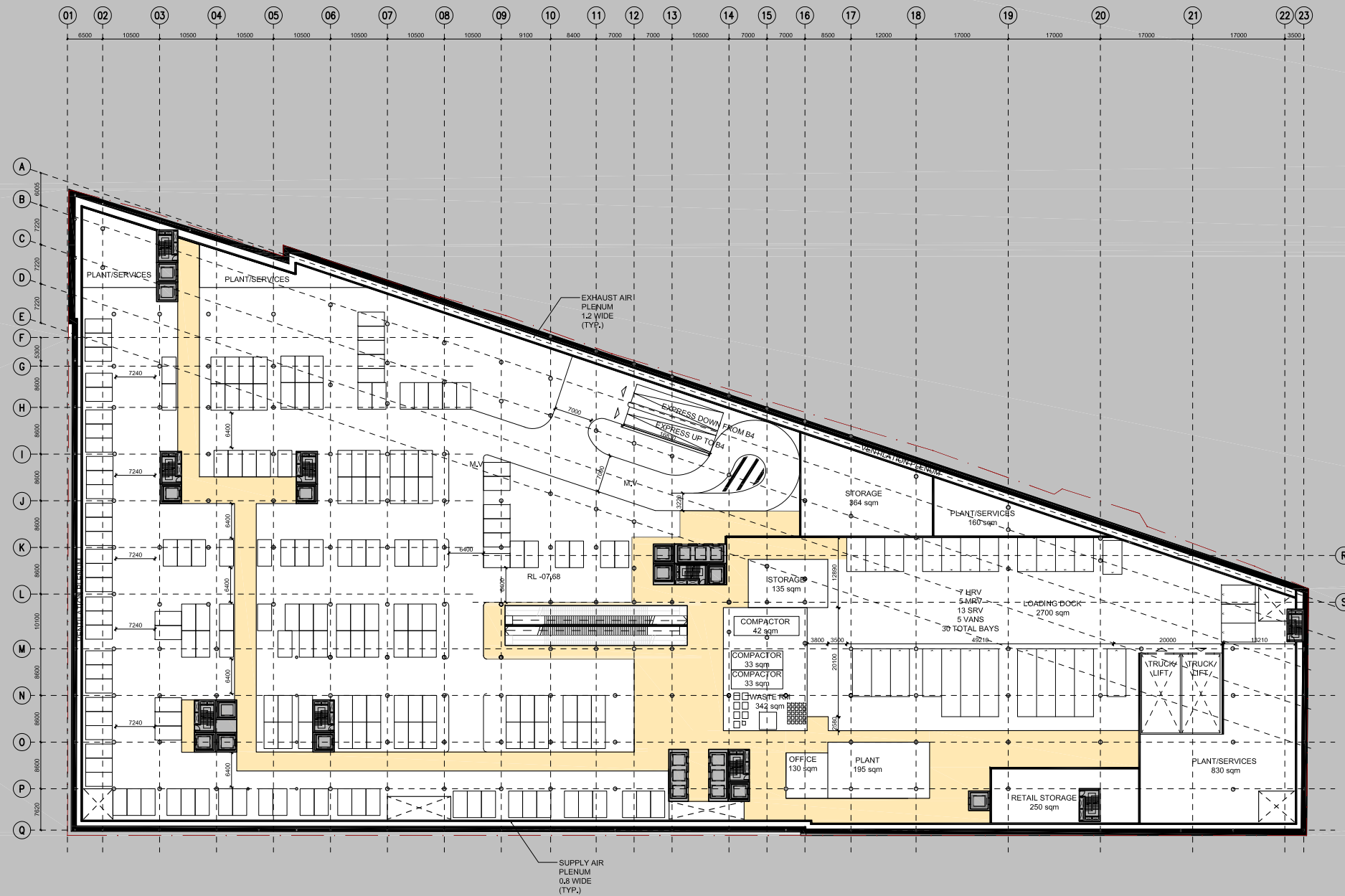
ISSUE FOR INFORMATION 17/11/2017  
A02.B03

**B3 Floor Plan**

1:1000 @ A3



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# BATESSMART™

Key:

- Shop / F&B
- Circulation
- Vegetation
- Leisure / Cinema
- Office
- Service
- Services Centre
- Valet Parking
- Drop Off/Meeting Point
- Car Wash



**M12035 The Jam Factory**

South Yarra

ISSUE FOR INFORMATION

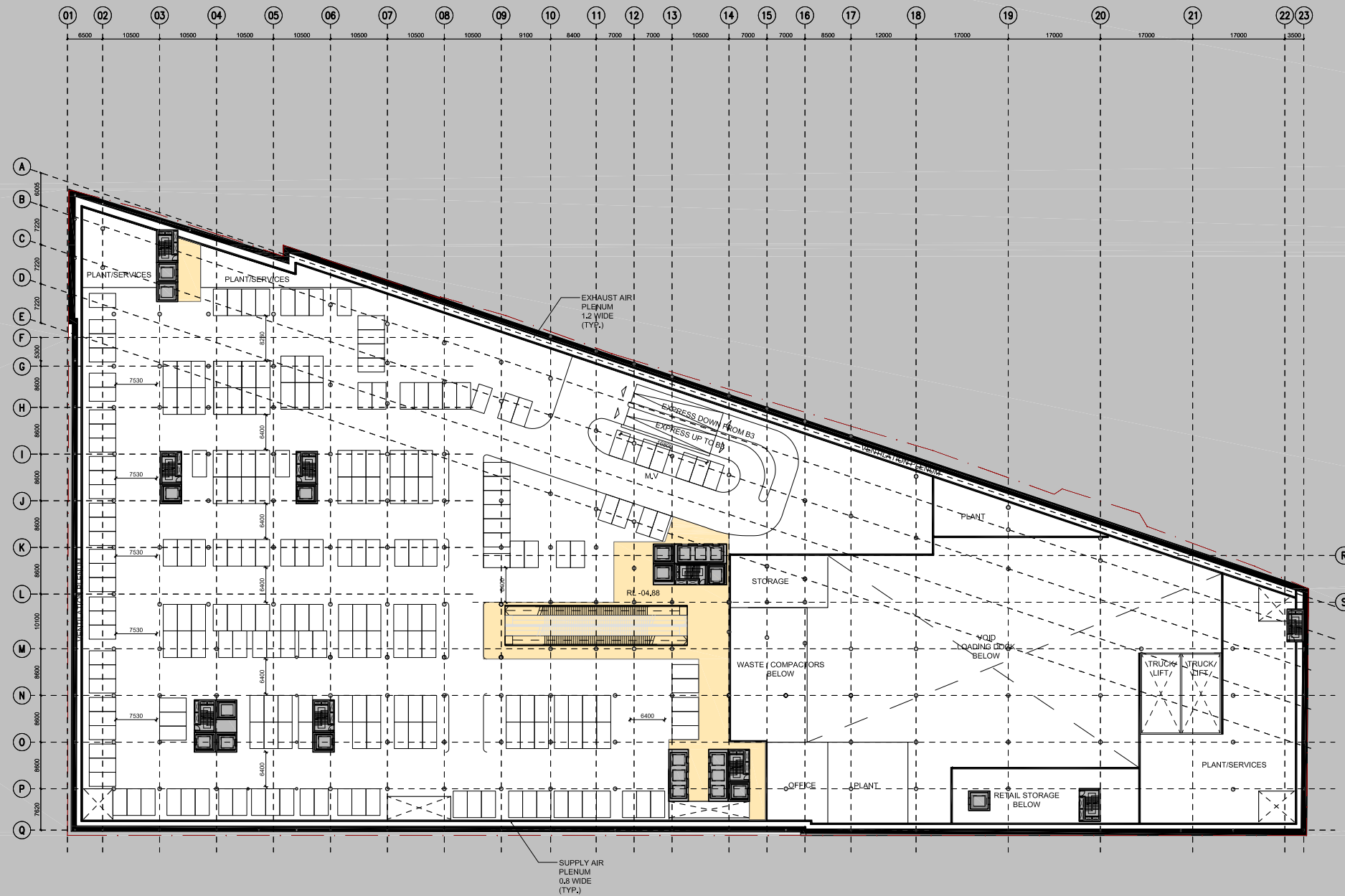
17/11/2017

A02.B04

**B4 Floor Plan**

1:1000 @ A3

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**BATESSMART**™

Key:

- |  |   |  |
|--|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC0CB; border: 1px solid black;"></span> Shop / F&B       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Office          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black;"></span> Drop Off/Meeting Point |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> Circulation      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A9A9A9; border: 1px solid black;"></span> Service         | <span style="display: inline-block; width: 15px; height: 15px; background-color: #66B3FF; border: 1px solid black;"></span> Car Wash               |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Vegetation       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> Services Centre |  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D8BFD8; border: 1px solid black;"></span> Leisure / Cinema | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> Valet Parking   |  |

**M12035 The Jam Factory**

South Yarra

ISSUE FOR INFORMATION  
A02.B04M

17/11/2017

**B4M Floor Plan**

1:1000 @ A3

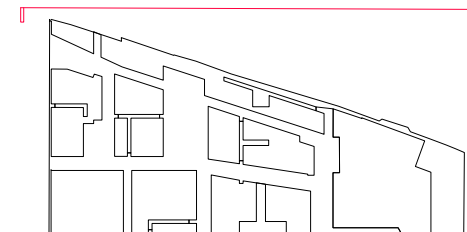


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**BATESSMART**<sup>TM</sup>

Key:

- Shop / F&B
- Outdoor Dining / Terrace
- Circulation
- Garden Terrace
- Leisure / Cinema
- Office
- Service

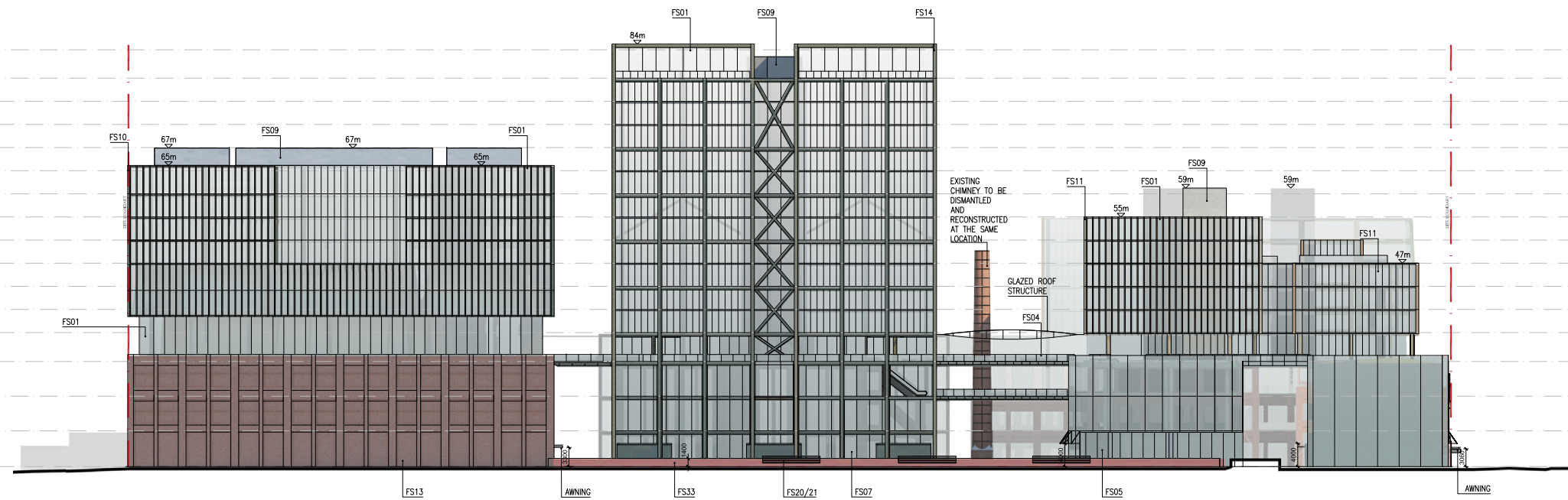


Signage part of separate application

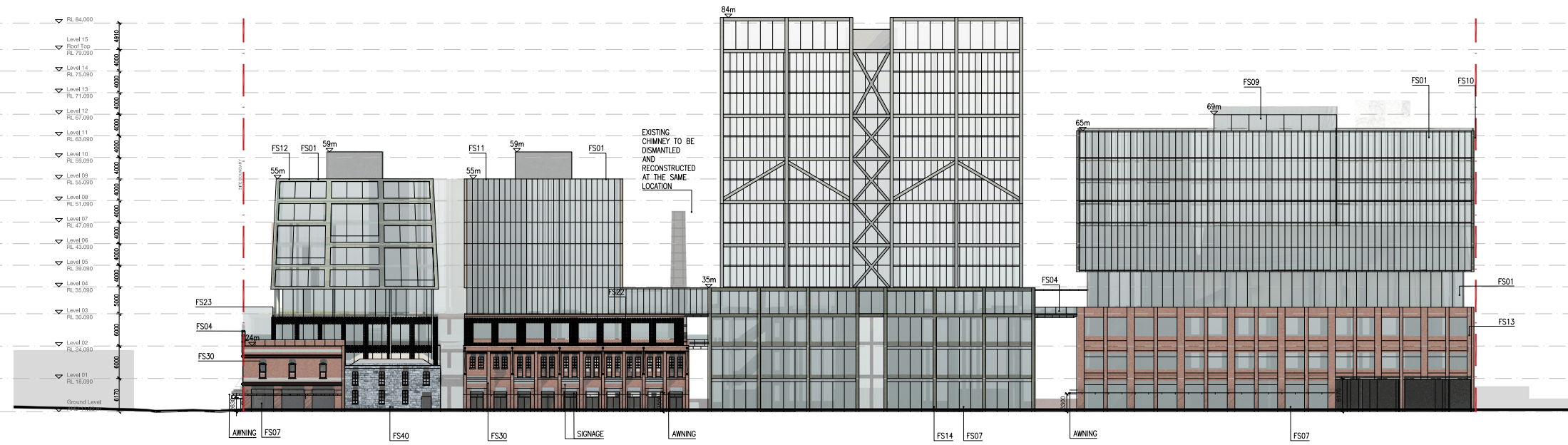
**M12035 The Jam Factory**

South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A07.000

**North Elevation**  
 1:1000 @ A3 / 1:500 @ A1

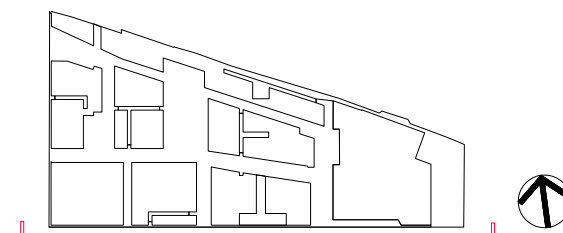


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**BATESSMART**™

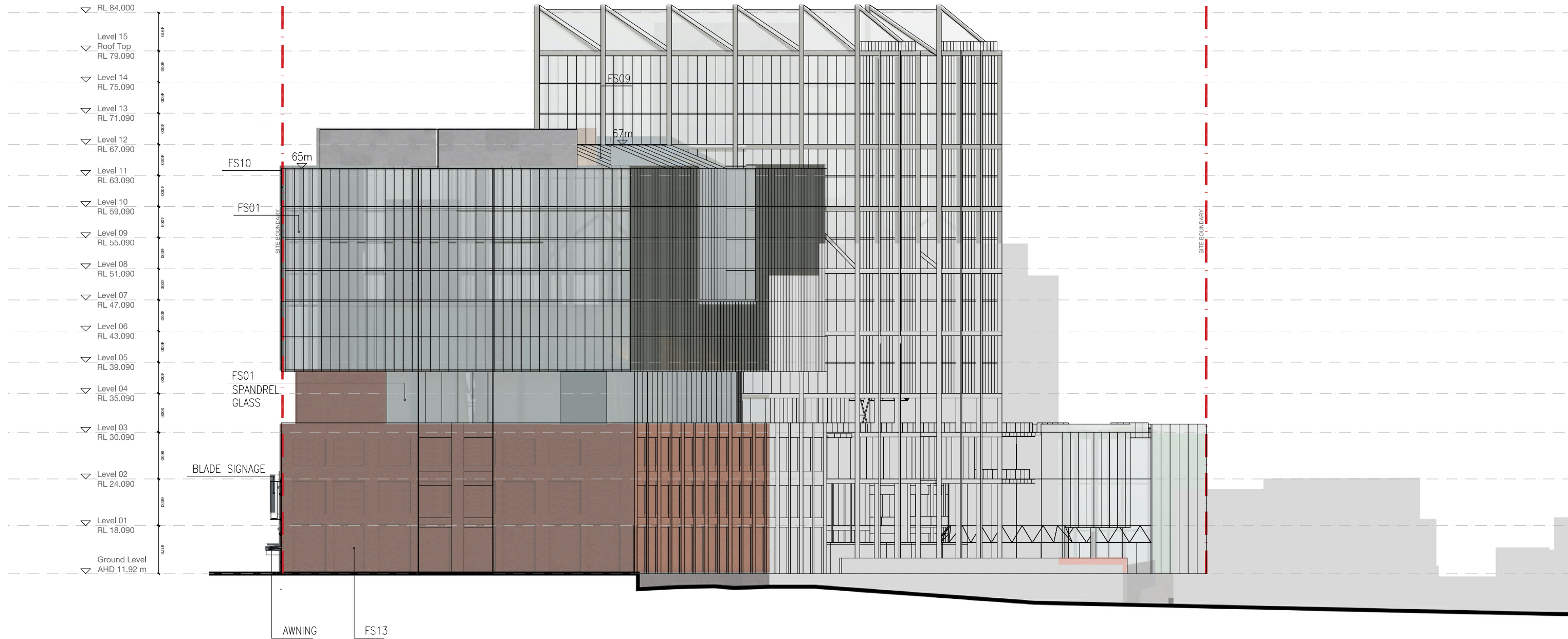
- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



Signage part of separate application

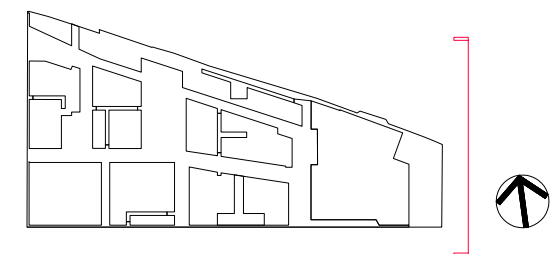
**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A07.001  
**South Elevation**  
 1:1000 @ A3 / 1:500 @ A1

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# BATESSMART™

- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service

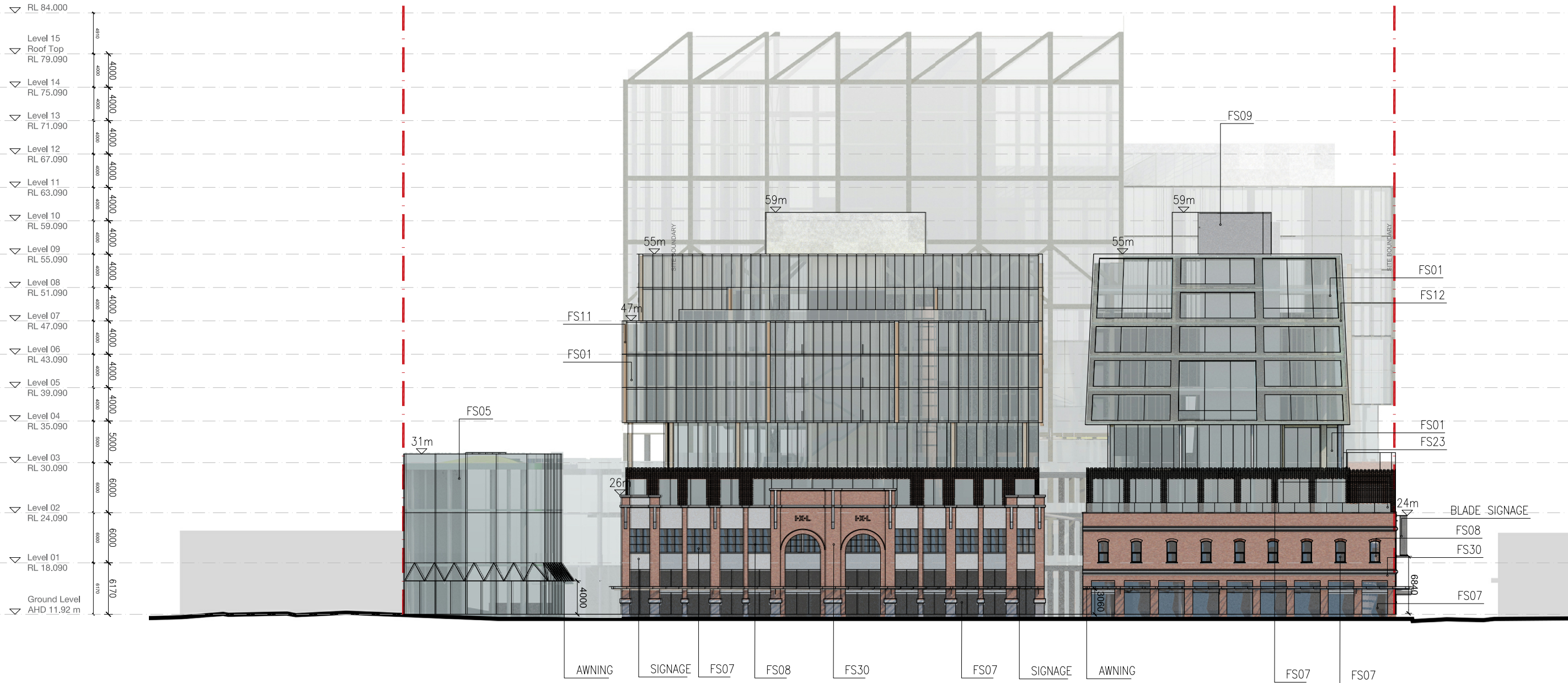


Signage part of separate application

**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A07.002

**East Elevation**  
 1:500 @ A3 / 1:250 @ A1

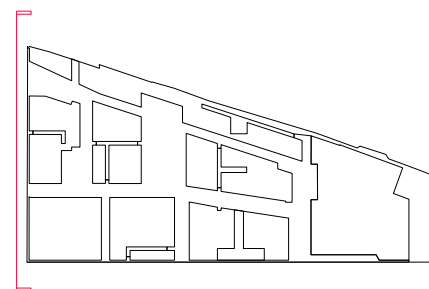
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Signage part of separate application

**BATESSMART**

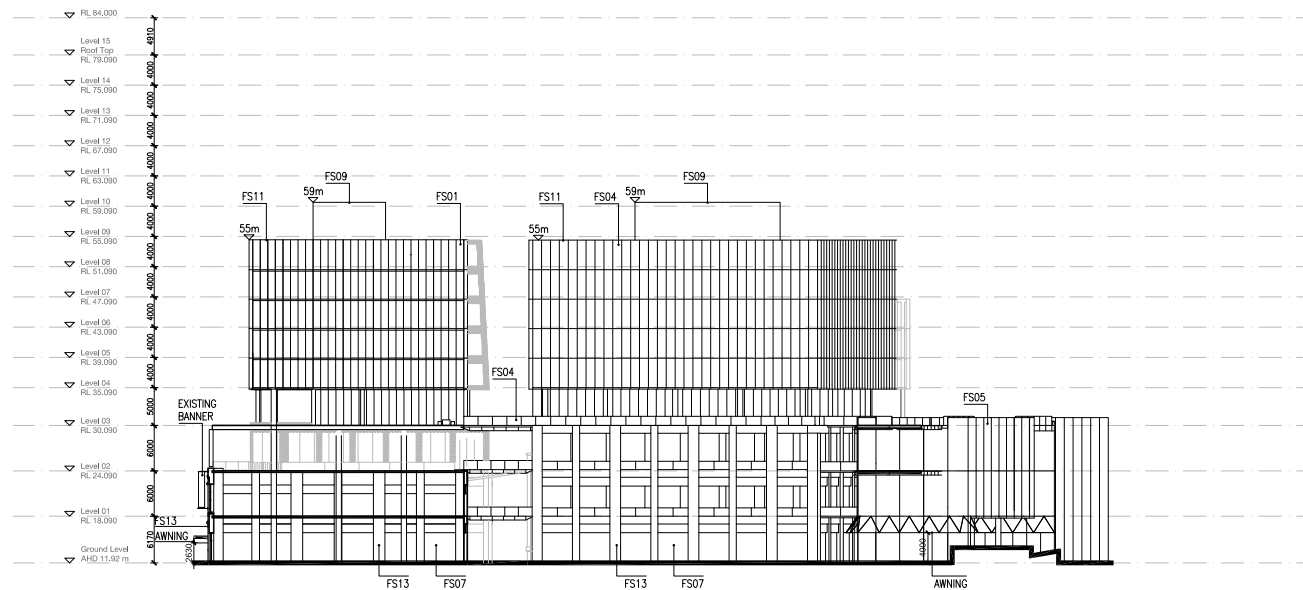
- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



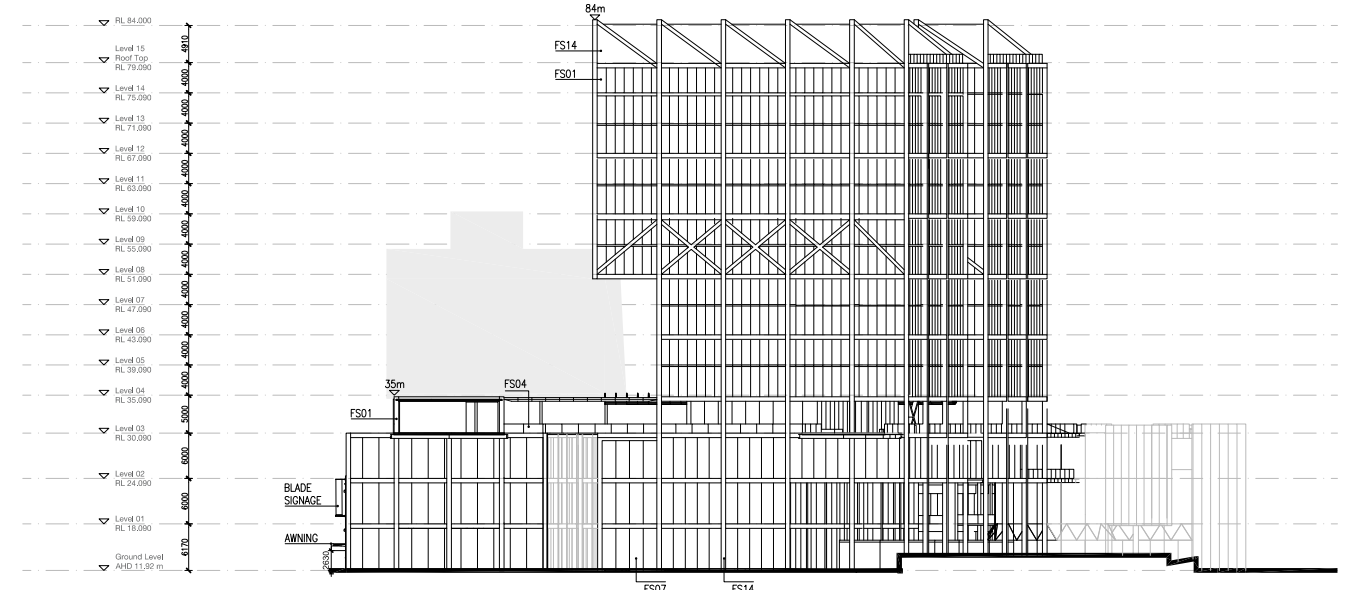
**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A07.003  
**West Elevation**  
 1:500 @ A3 / 1:250 @ A1



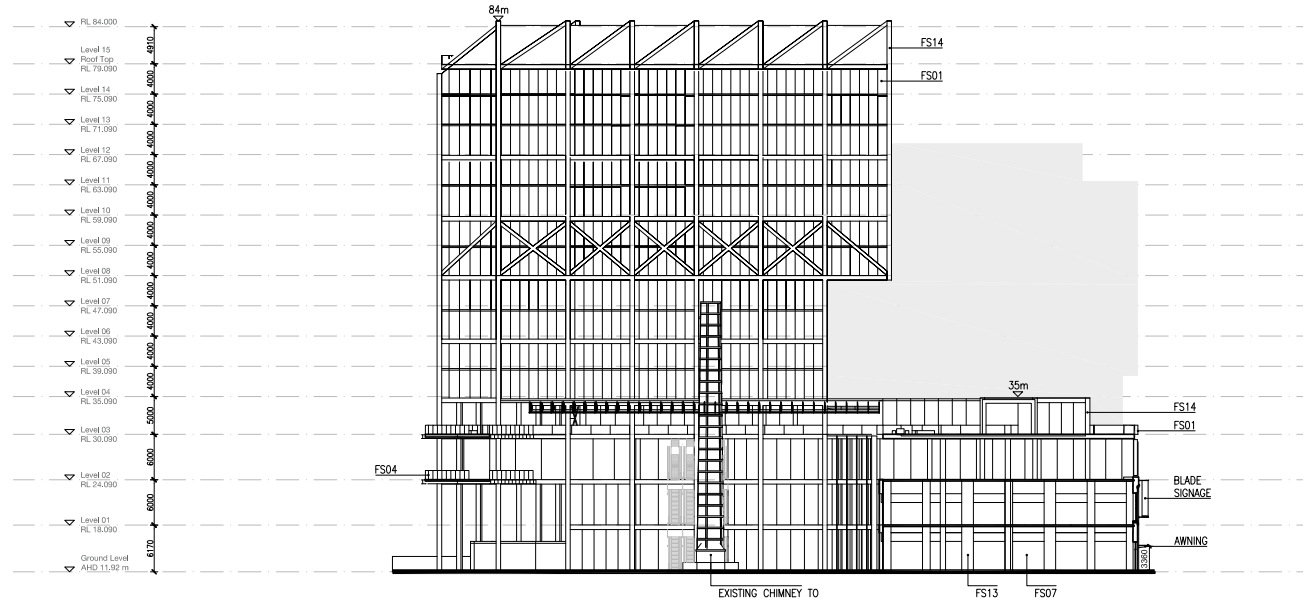
Received by City of Stonnington on 21/11/2017. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



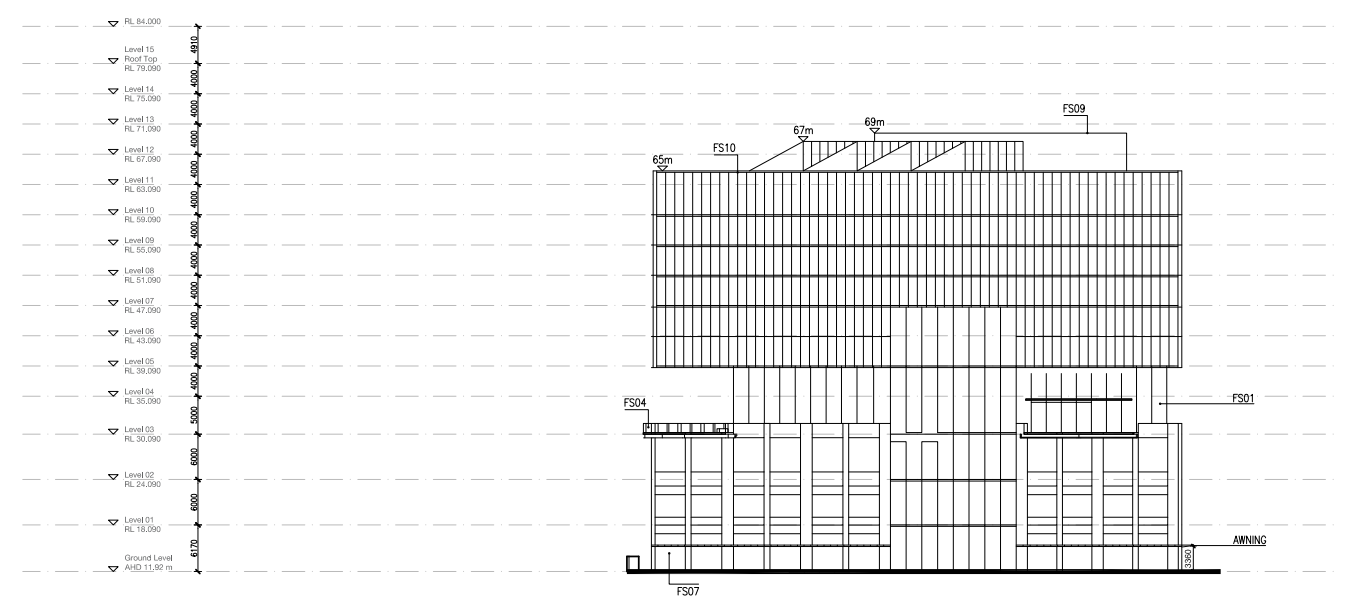
INTERNAL ELEVATION 01



INTERNAL ELEVATION 04



INTERNAL ELEVATION 02

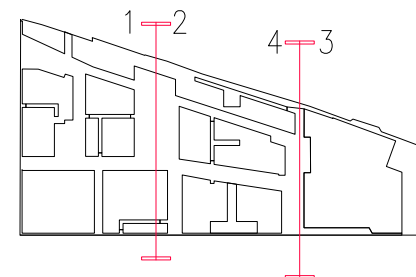


INTERNAL ELEVATION 03

Signage part of separate application

**BATESSMART**™

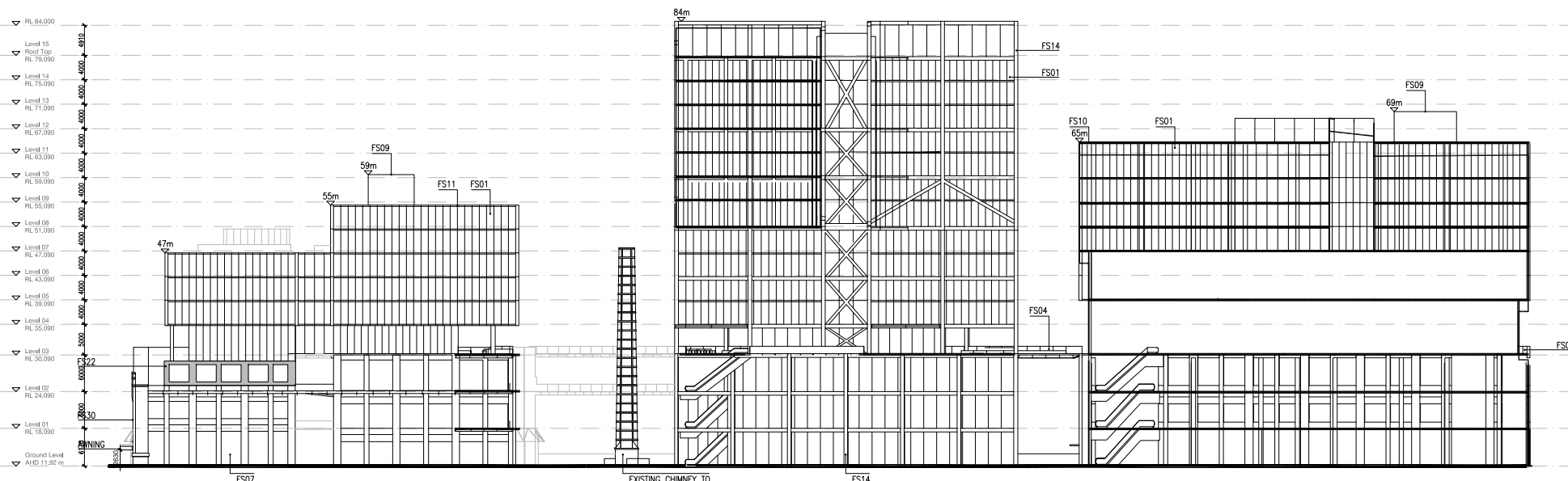
- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



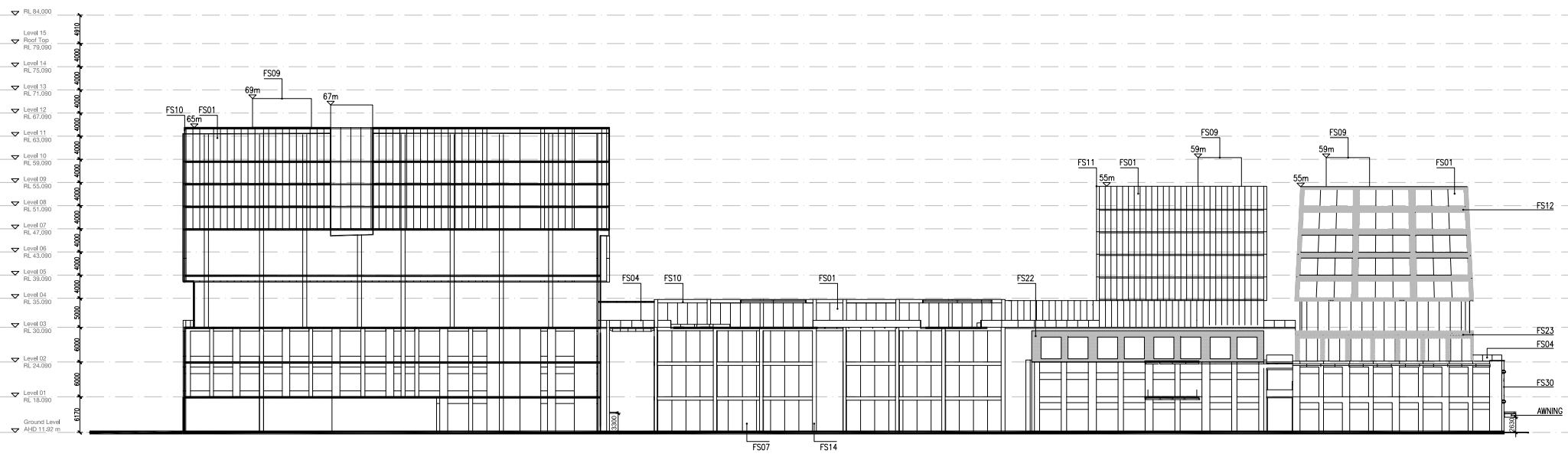
**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A07.004

**INTERNAL ELEVATION**  
 1:1000 @ A3 / 1:500 @ A1

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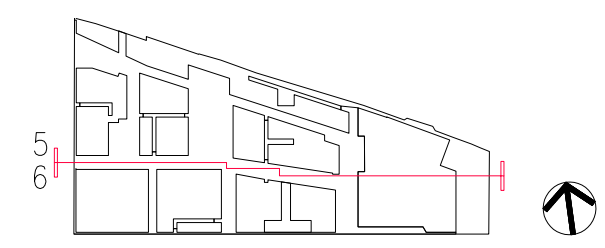
INTERNAL ELEVATION 05



INTERNAL ELEVATION 06



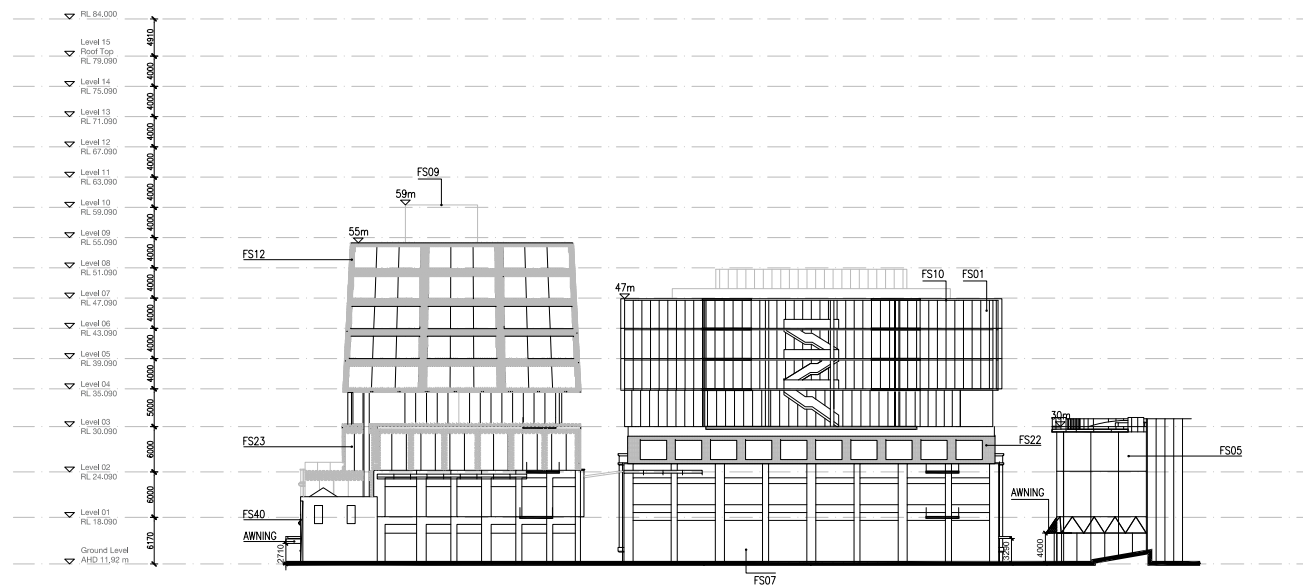
- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



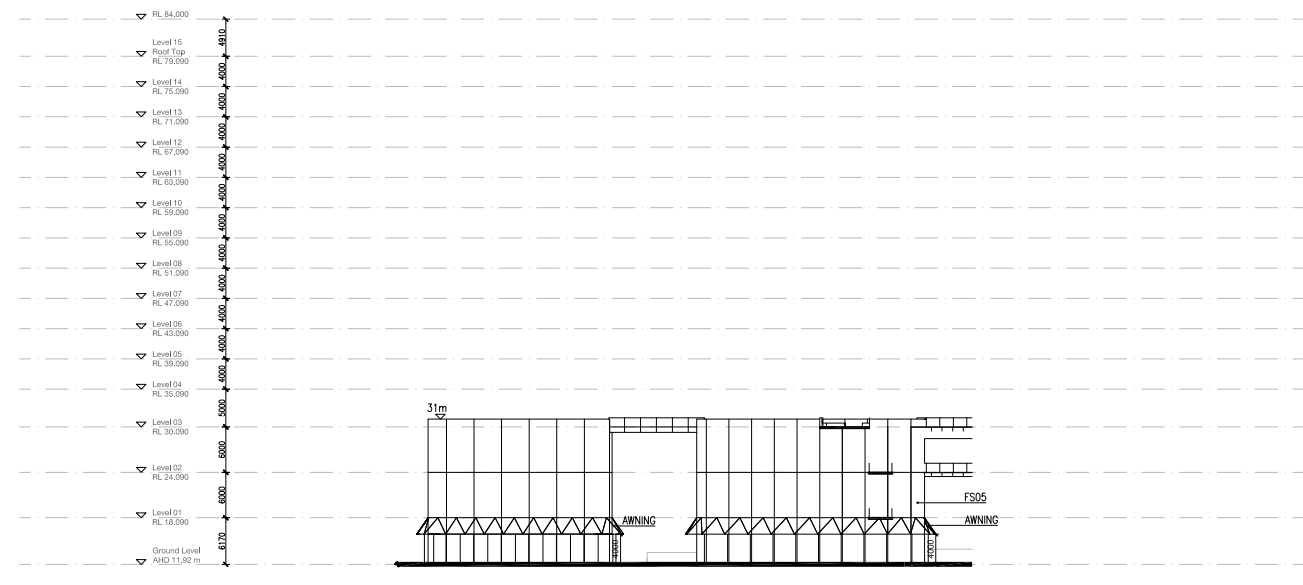
Signage part of separate application

**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A07.005  
**INTERNAL ELEVATION**  
 1:1000 @ A3 / 1:500 @ A1

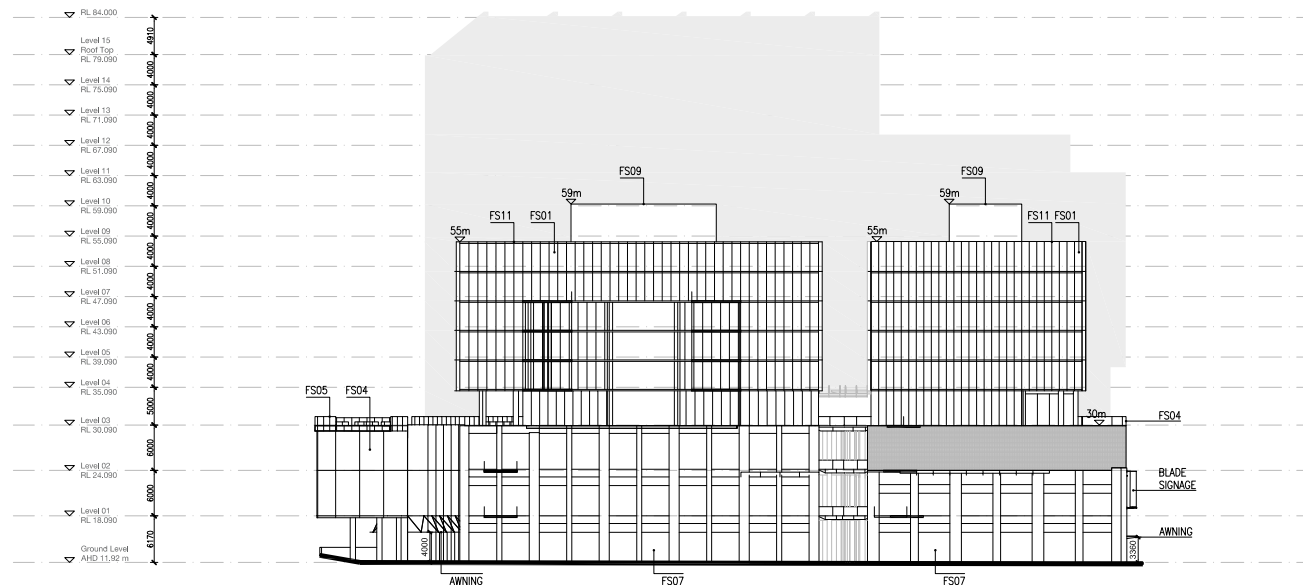
Received by City of Stonnington on 21/11/2017. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



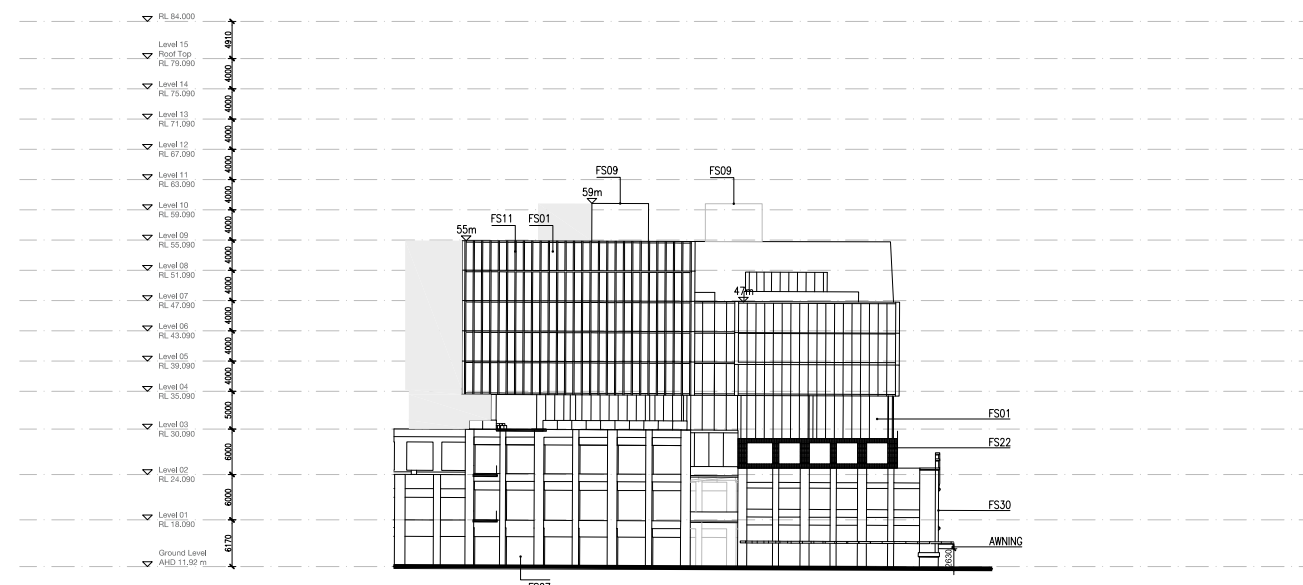
INTERNAL ELEVATION 07



INTERNAL ELEVATION 09



INTERNAL ELEVATION 08

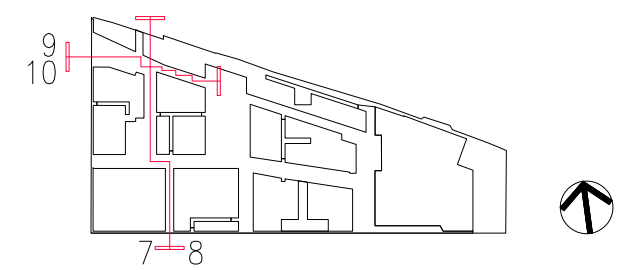


INTERNAL ELEVATION 10

Signage part of separate application

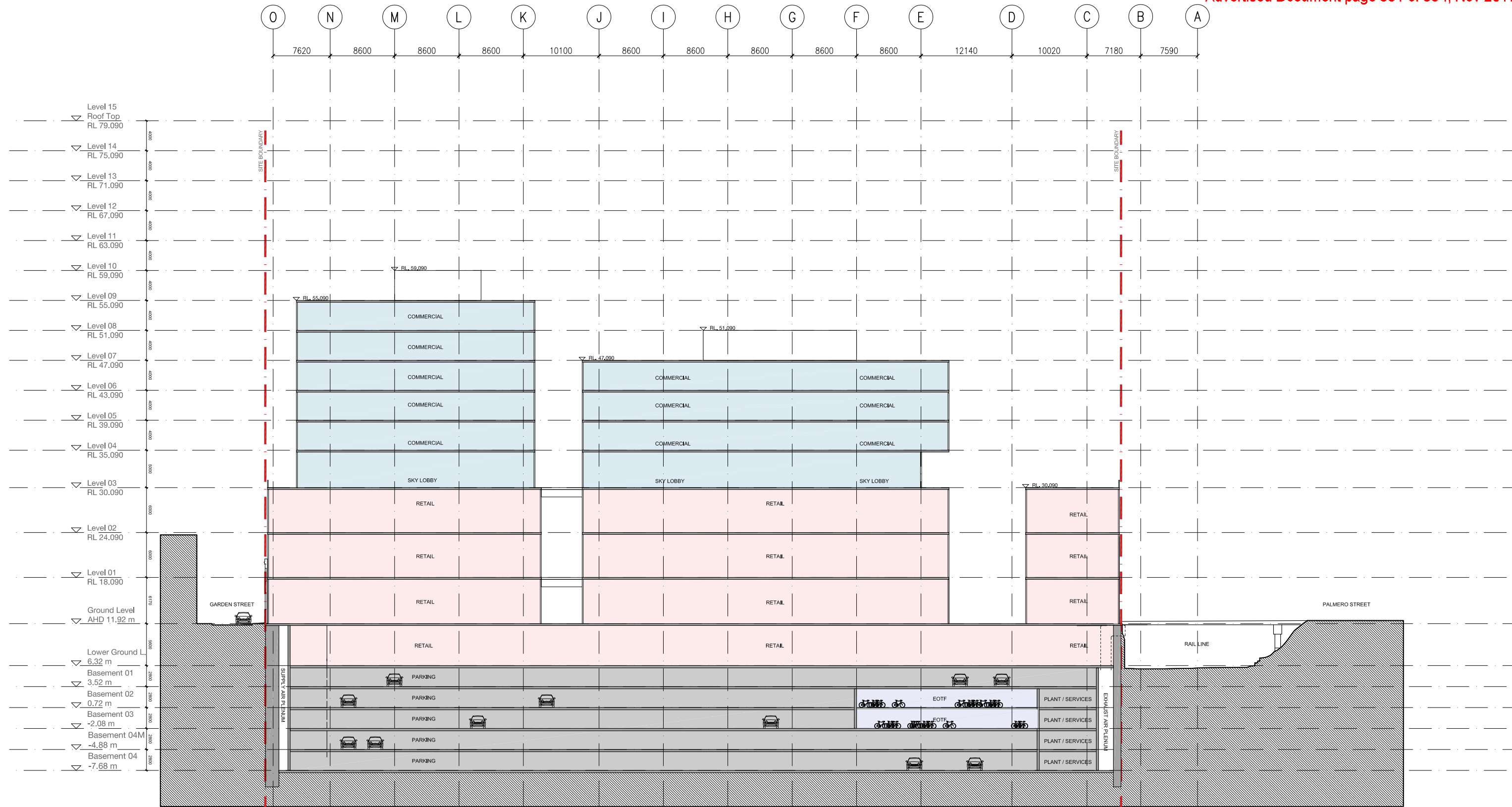
**BATESSMART**™

- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



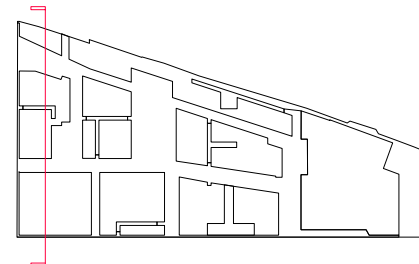
**M12035 The Jam Factory**  
 South Yarra  
 ISSUE FOR INFORMATION 17/11/2017  
 A07.006  
**INTERNAL ELEVATION**  
 1:1000 @ A3 / 1:500 @ A1

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**BATESSMART**™

- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



**M12035 The Jam Factory**

South Yarra

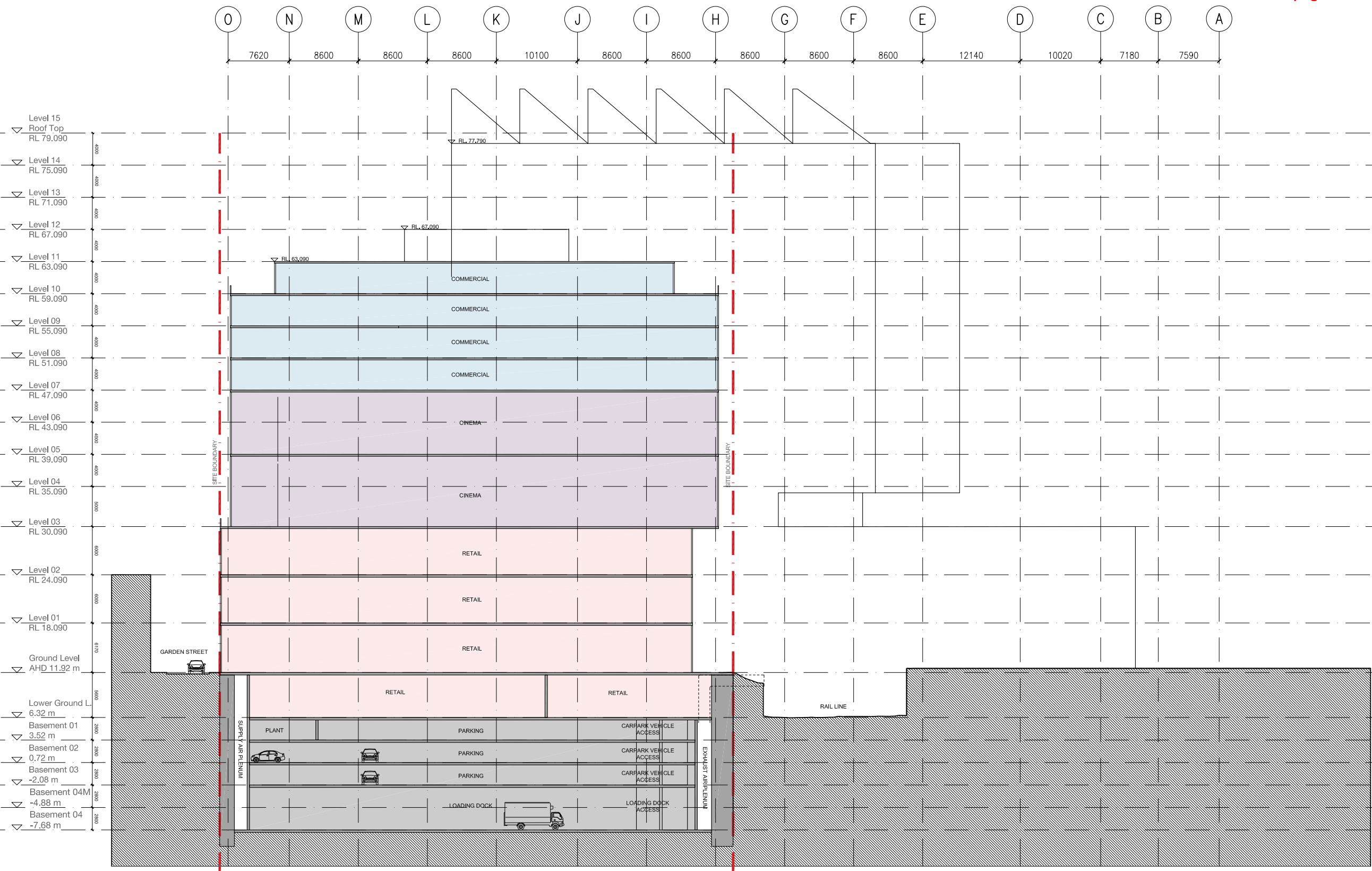
ISSUE FOR INFORMATION  
A08.000

17/11/2017

**Section A**

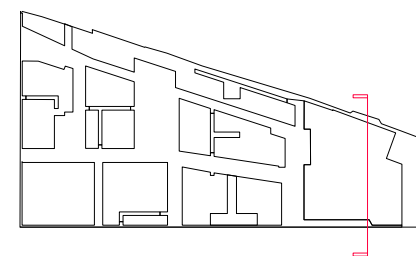
1:500 @ A3 / 1:250 @ A1

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**BATESSMART**™

- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



**M12035 The Jam Factory**

South Yarra

ISSUE FOR INFORMATION  
A08.001

17/11/2017

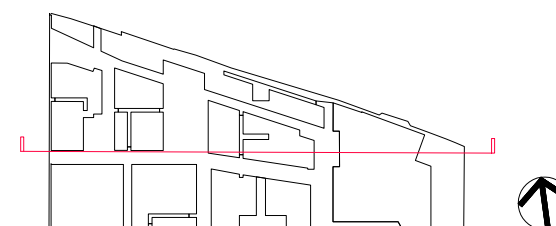
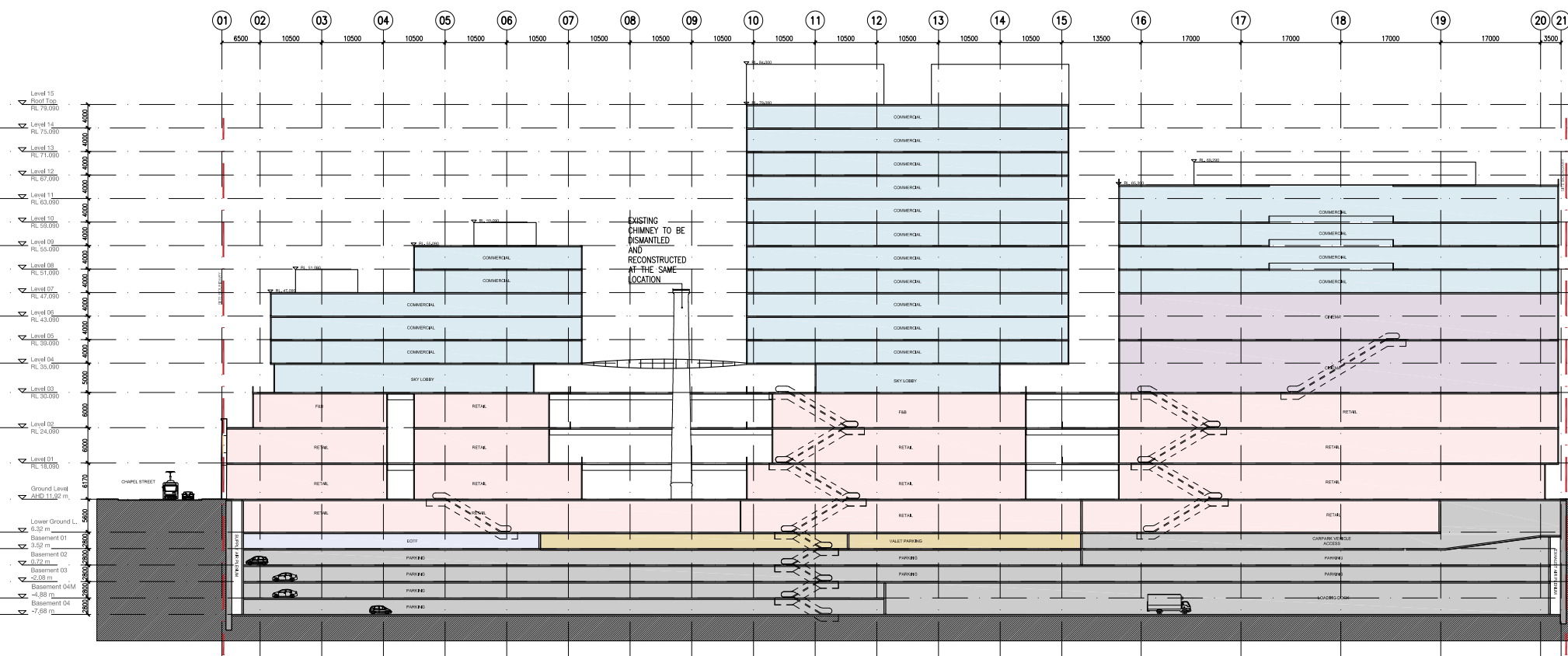
**Section B**

1:500 @ A3 / 1:250 @ A1

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# BATESSMART™

- Key:
- Shop / F&B
  - Outdoor Dining / Terrace
  - Circulation
  - Garden Terrace
  - Leisure / Cinema
  - Office
  - Service



## M12035 The Jam Factory

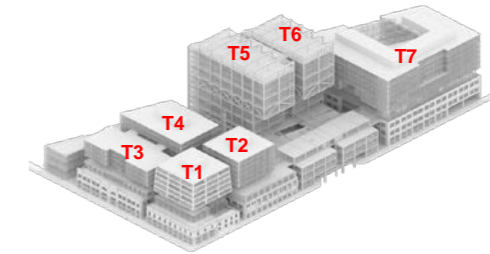
South Yarra

ISSUE FOR INFORMATION  
A08.002

17/11/2017

## Section C

1:1000 @ A3 / 1:500 @ A1



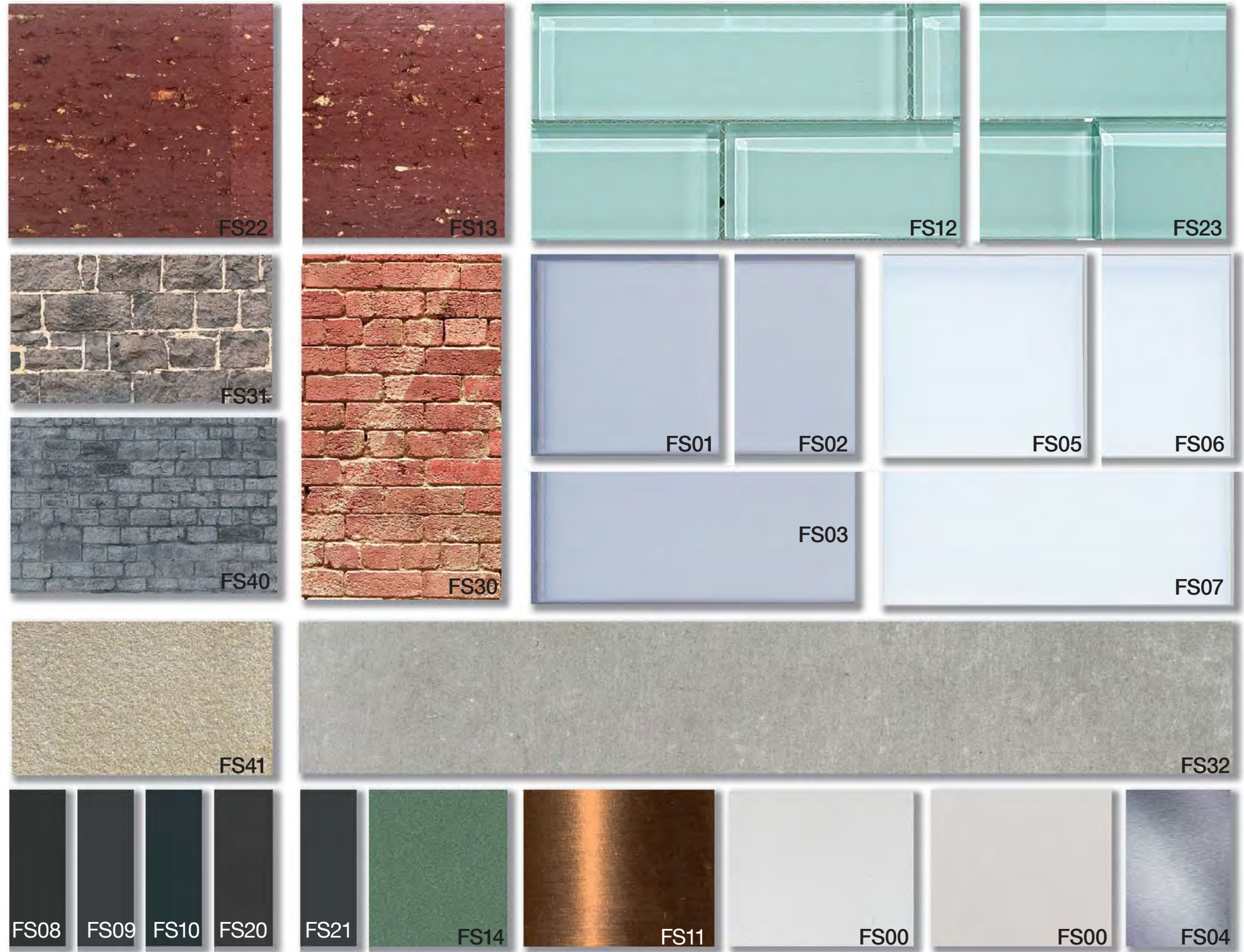
Summary	Commercial		Retail		Basement	
	GFA	NLA	GFA	NLA	GFA	# of cars
	70,976 sqm	57,228 sqm	70,015 sqm	43,822 sqm	88,858 sqm	1,350 cars

Commercial															
	T1		T2		T3		T4		T5		T6		T7		
	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	
L15	Roof								1,466 *sqm	0 sqm	1,240 *sqm	0 sqm			
L14	Commercial								1,466 sqm	1,246 sqm	1,240 sqm	1,054 sqm			
L13	Commercial								1,466 sqm	1,246 sqm	1,240 sqm	1,054 sqm			
L12	Commercial								1,466 sqm	1,246 sqm	1,240 sqm	1,054 sqm			
L11	Commercial								1,466 sqm	1,246 sqm	1,240 sqm	1,054 sqm	4,074 sqm	0 sqm	
L10	Commercial								1,466 sqm	1,246 sqm	1,240 sqm	1,054 sqm	3,426 sqm	2,912 sqm	
L9	Commercial	840 *sqm	0 sqm	786 *sqm	0 sqm			1,257 *sqm	0 sqm	1,466 sqm	1,246 sqm	1,240 sqm	1,054 sqm	3,426 sqm	2,912 sqm
L8	Commercial	864 sqm	734 sqm	786 sqm	668 sqm	310 sqm	0 sqm	1,428 sqm	1,214 sqm	1,466 sqm	1,246 sqm	1,240 sqm	1,054 sqm	3,426 sqm	2,912 sqm
L7	Commercial	887 sqm	754 sqm	786 sqm	668 sqm	557 sqm	272 sqm	1,428 sqm	1,214 sqm	1,253 sqm	1,065 sqm	1,038 sqm	882 sqm	4,074 sqm	3,463 sqm
L6	Commercial	910 sqm	774 sqm	786 sqm	668 sqm	1,097 sqm	932 sqm	1,305 sqm	1,109 sqm	1,253 sqm	1,065 sqm	1,038 sqm	882 sqm	4,164 sqm	3,924 sqm
L5	Commercial	935 sqm	795 sqm	786 sqm	668 sqm	1,097 sqm	932 sqm	1,305 sqm	1,109 sqm	1,253 sqm	1,065 sqm	1,038 sqm	882 sqm	4,164 sqm	3,924 sqm
L4	Commercial	957 sqm	813 sqm	786 sqm	668 sqm	1,097 sqm	932 sqm	1,305 sqm	1,109 sqm	1,253 sqm	1,065 sqm	1,038 sqm	882 sqm	3,921 sqm	3,369 sqm
L3	Skylobby	Skylobby													
	<b>Total tower commercial</b>	<b>5,393 sqm</b>	<b>3,870 sqm</b>	<b>4,716 sqm</b>	<b>3,341 sqm</b>	<b>3,601 sqm</b>	<b>2,797 sqm</b>	<b>8,028 sqm</b>	<b>5,755 sqm</b>	<b>16,740 sqm</b>	<b>12,983 sqm</b>	<b>14,072 sqm</b>	<b>10,907 sqm</b>	<b>18,426 sqm</b>	<b>12,199 *sqm</b>
L3	Skylobby Commercial	GFA		GFA		GFA		GFA		GFA		GFA		GFA	
		11,235		11,235		11,235		11,235		11,235		11,235		11,235	
		sqm		sqm		sqm		sqm		sqm		sqm		sqm	
		NLA		NLA		NLA		NLA		NLA		NLA		NLA	
		5,375		5,375		5,375		5,375		5,375		5,375		5,375	
		sqm		sqm		sqm		sqm		sqm		sqm		sqm	
L2	Retail / Restaurants	GFA		GFA		GFA		GFA		GFA		GFA		GFA	
L1	Retail / F&B	14,297		14,297		14,297		14,297		14,297		14,297		14,297	
GF	Retail / F&B	14,994		14,994		14,994		14,994		14,994		14,994		14,994	
LG	Retail / F&B	18,942		18,942		18,942		18,942		18,942		18,942		18,942	
	Retail / F&B	18,519		18,519		18,519		18,519		18,519		18,519		18,519	
	<b>Total retail and F&amp;B</b>	<b>67,309</b>		<b>67,309</b>		<b>67,309</b>		<b>67,309</b>		<b>67,309</b>		<b>67,309</b>		<b>67,309</b>	
		sqm		sqm		sqm		sqm		sqm		sqm		sqm	
		43,822		43,822		43,822		43,822		43,822		43,822		43,822	
		sqm		sqm		sqm		sqm		sqm		sqm		sqm	
		NLA		NLA		NLA		NLA		NLA		NLA		NLA	
		0		0		0		0		0		0		0	
		sqm		sqm		sqm		sqm		sqm		sqm		sqm	
B1	Car park	GFA		GFA		GFA		GFA		GFA		GFA		# of cars	
B2	Car park	18,317		18,317		18,317		18,317		18,317		18,317		227	
B3	Car park	18,317		18,317		18,317		18,317		18,317		18,317		362	
B4M	Car park	18,317		18,317		18,317		18,317		18,317		18,317		344	
B4	Car park	15,590		15,590		15,590		15,590		15,590		15,590		233	
	Car park / Loading Dock	18,317		18,317		18,317		18,317		18,317		18,317		184	
	<b>Total basement</b>	<b>88,858</b>		<b>88,858</b>		<b>88,858</b>		<b>88,858</b>		<b>88,858</b>		<b>88,858</b>		<b>1350</b>	
		sqm		sqm		sqm		sqm		sqm		sqm		cars	

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# 12.2 MATERIAL BOARD



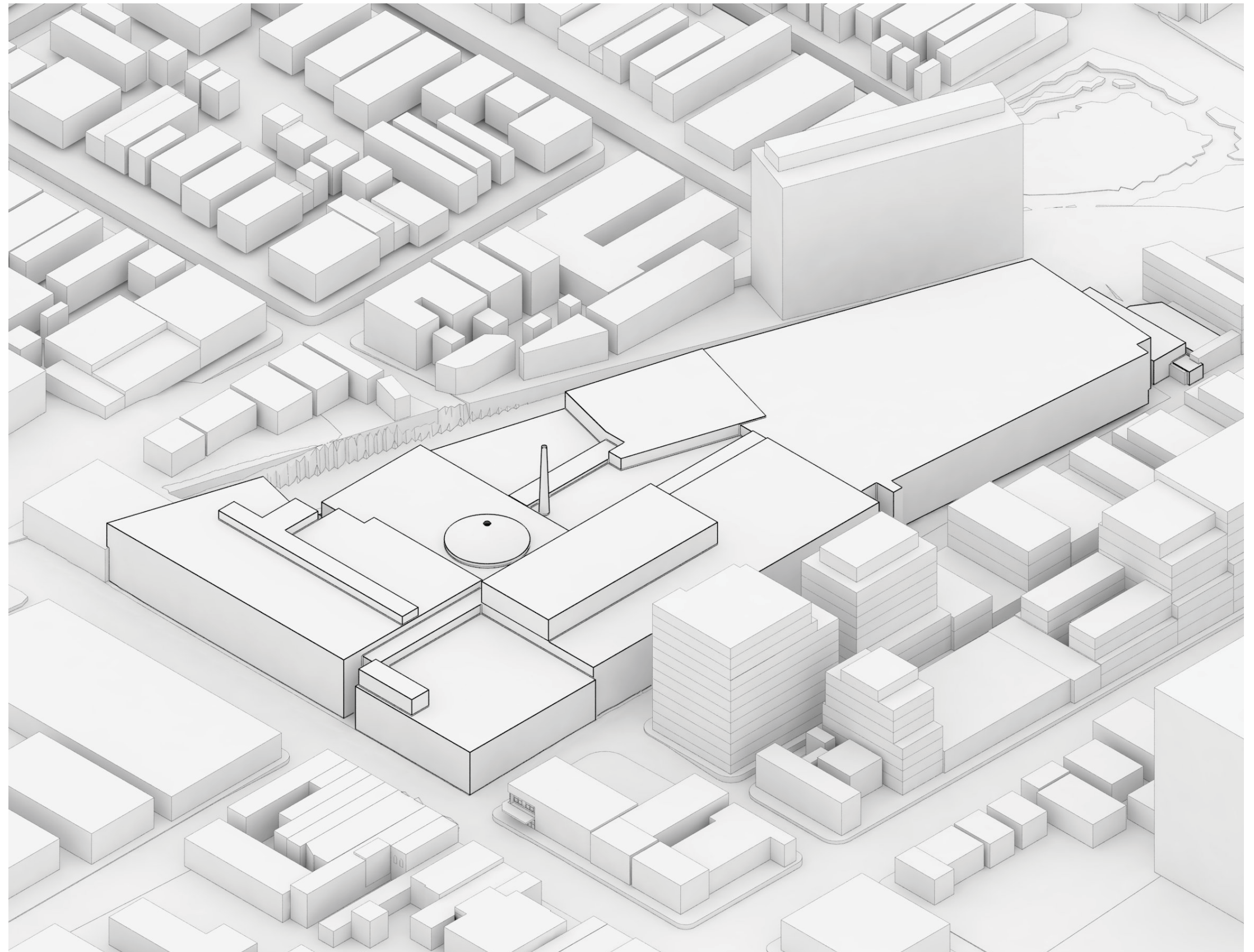




# 16.0 SHADOW STUDIES

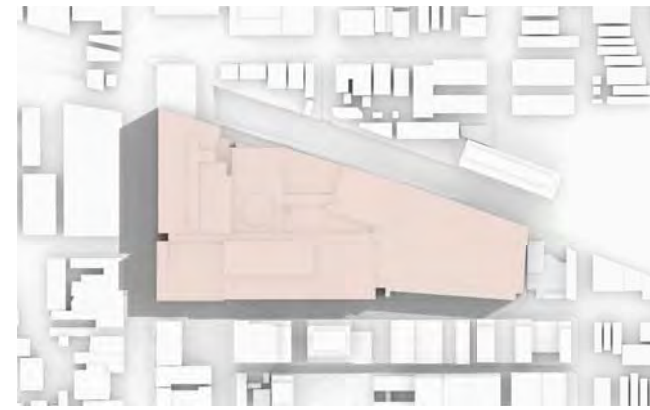
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# 16.1 EXISTING MASSING

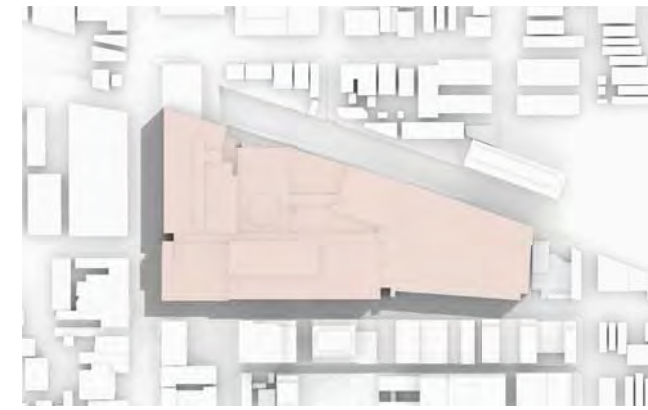


# 16.2 SHADOW DIAGRAMS EXISTING

September 23rd



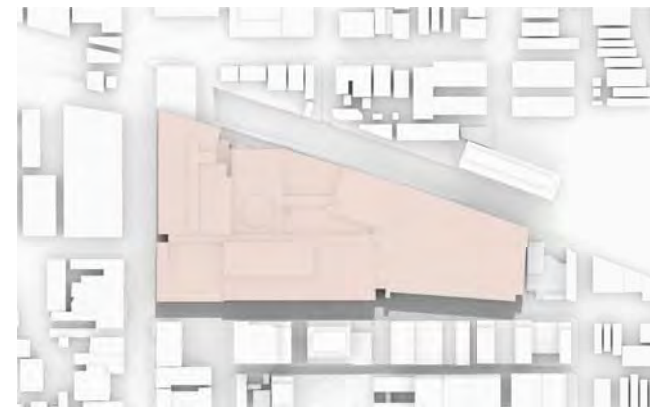
9am



10am



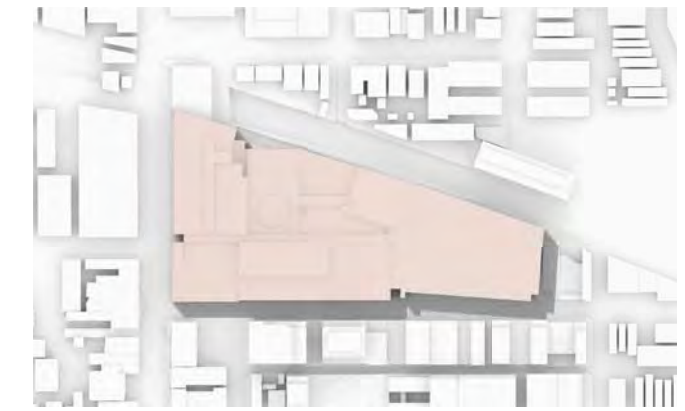
11am



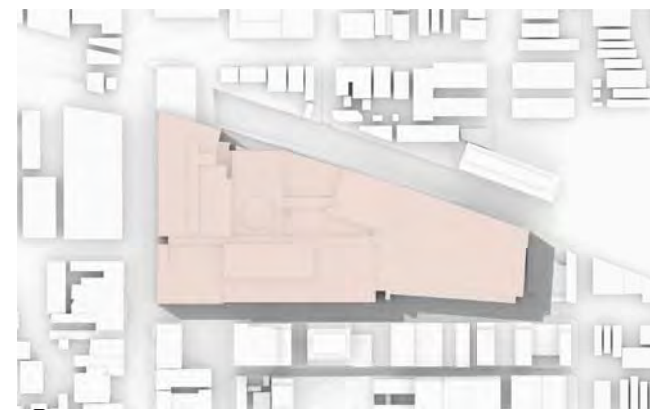
12pm



1pm



2pm

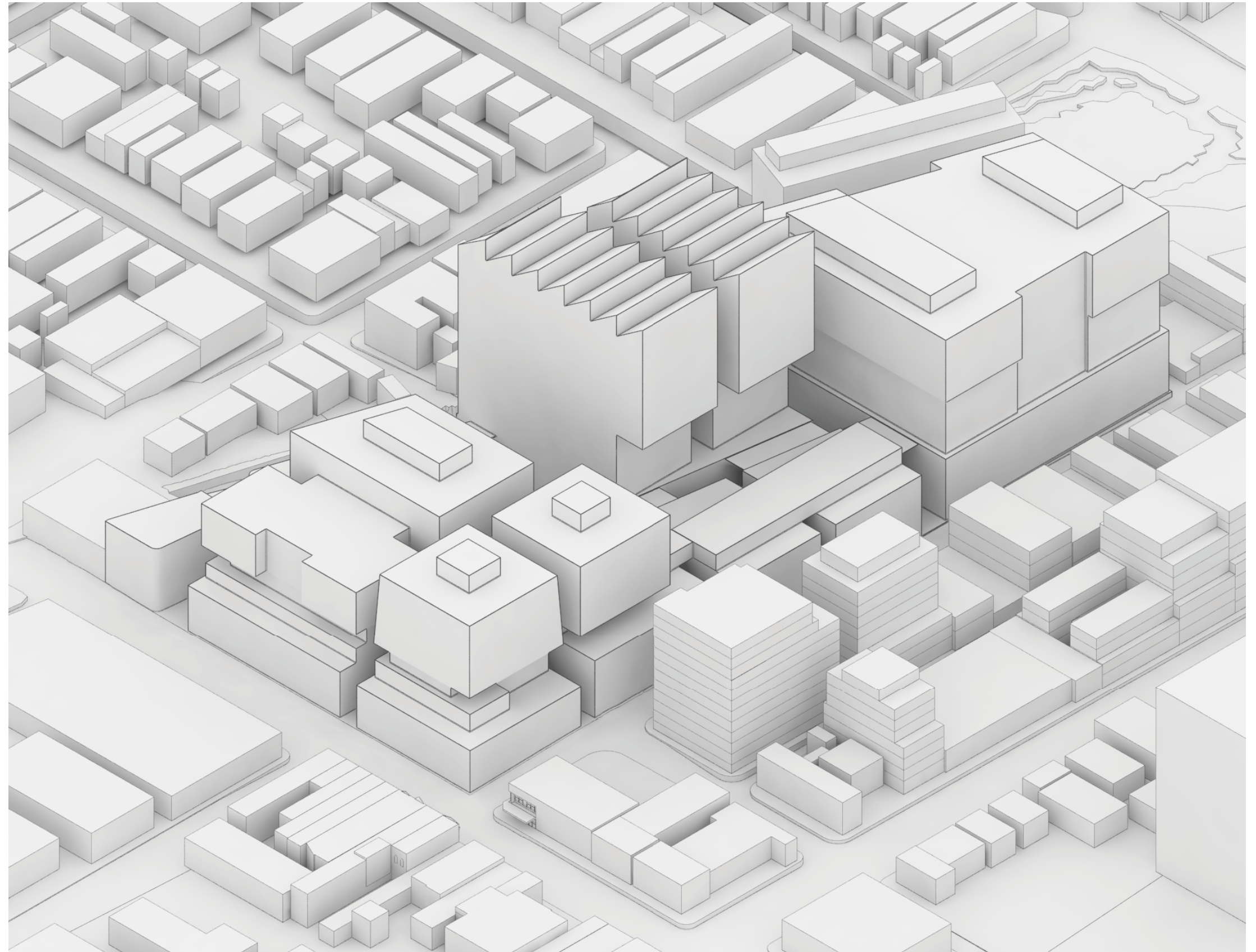


3pm

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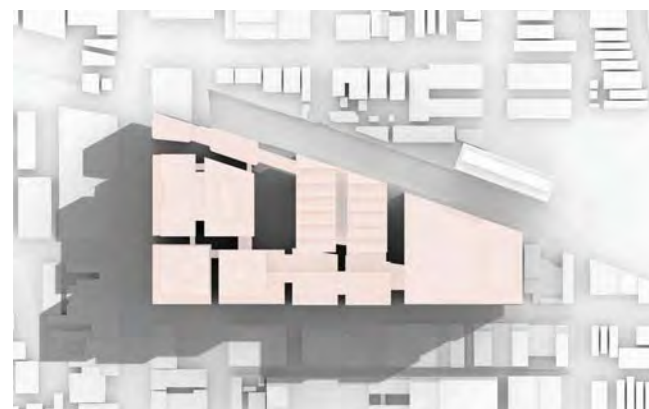
Received by City of Stonnington on 21/11/2017. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.

# 16.3 PROPOSED MASSING

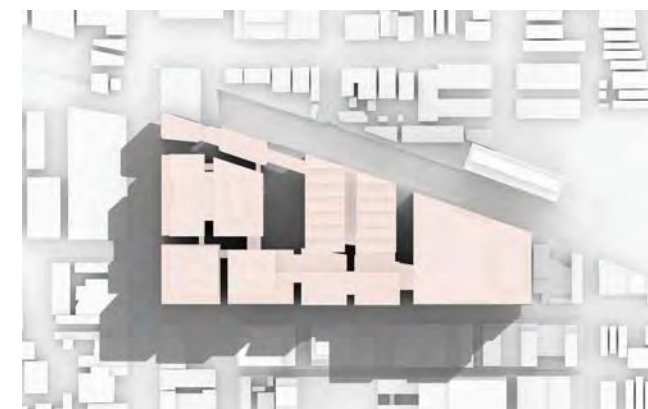


# 16.4 SHADOW DIAGRAMS PROPOSED

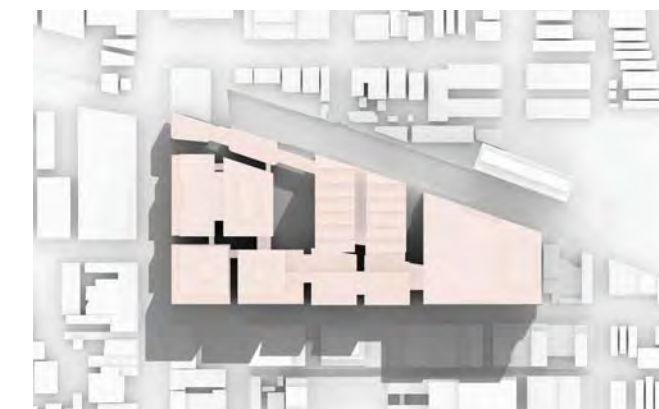
September 23rd



9am



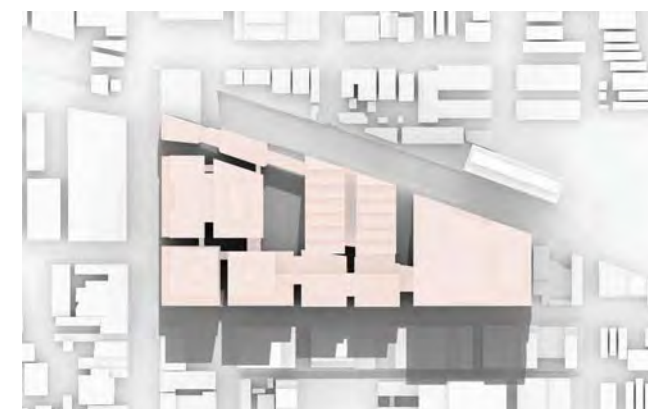
10am



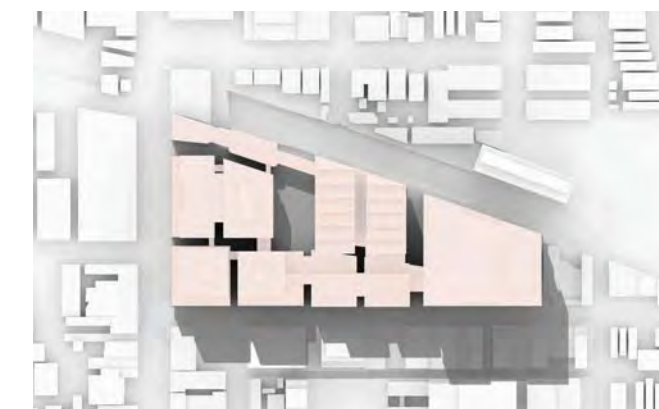
11am



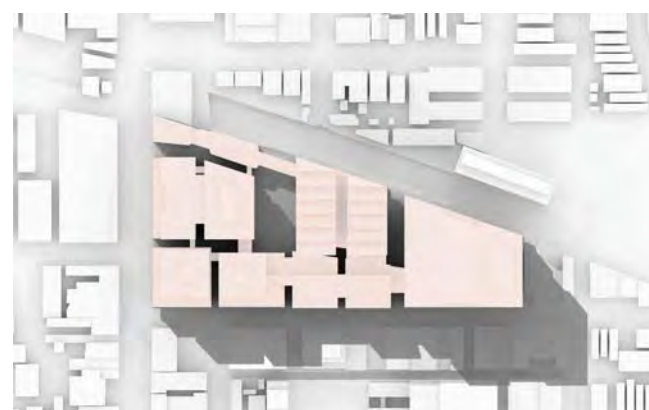
12pm



1pm



2pm



3pm

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# 16.5 L3 SHADOW STUDIES COMPARISON

September 22rd

Note:  
Diagrams Shown are NTS.



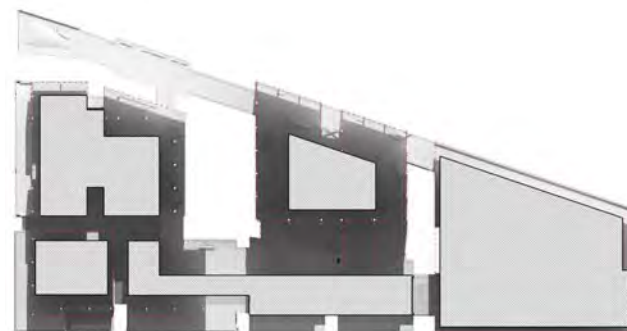
9am



10am



11am



12pm



1pm



2pm



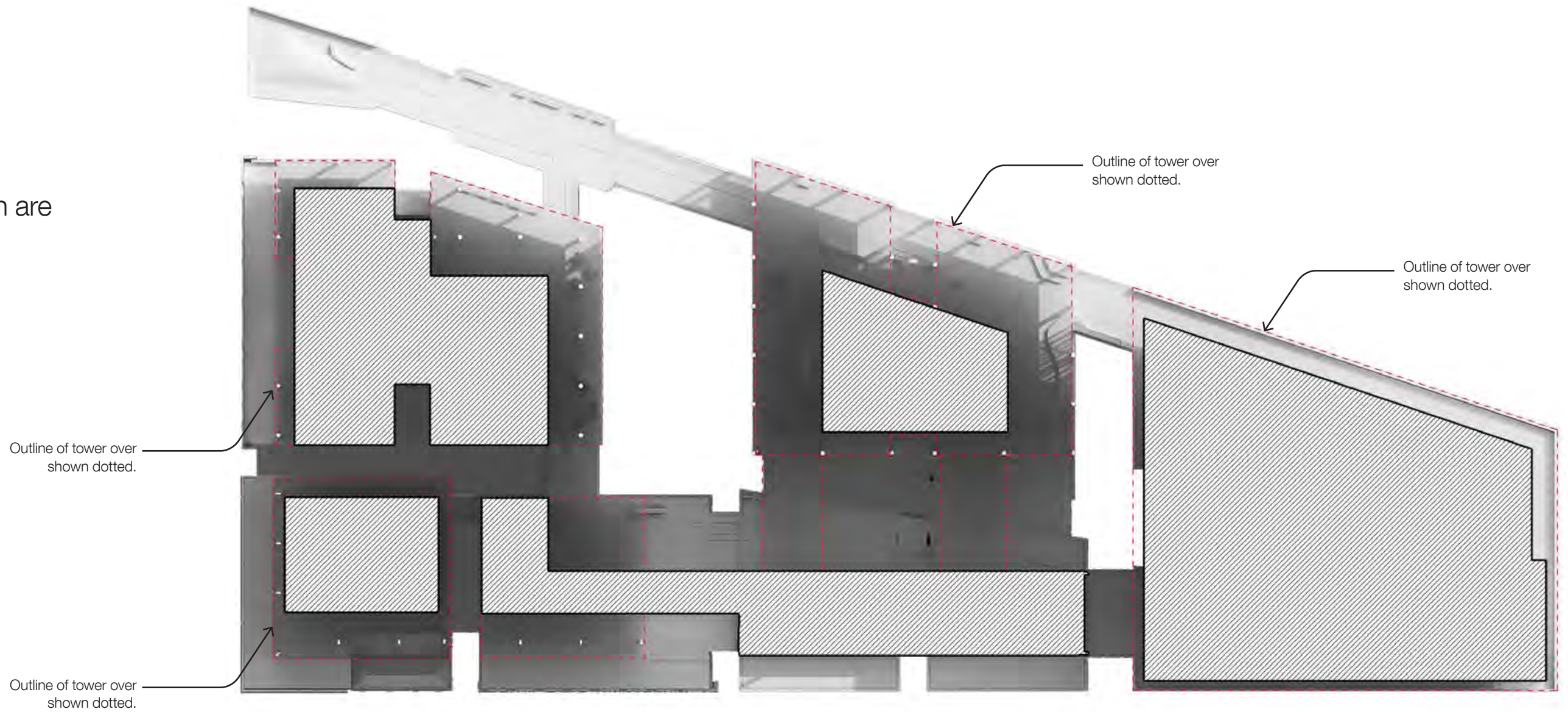
3pm

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# 16.5 L3 SHADOW STUDIES

September 22rd  
9am

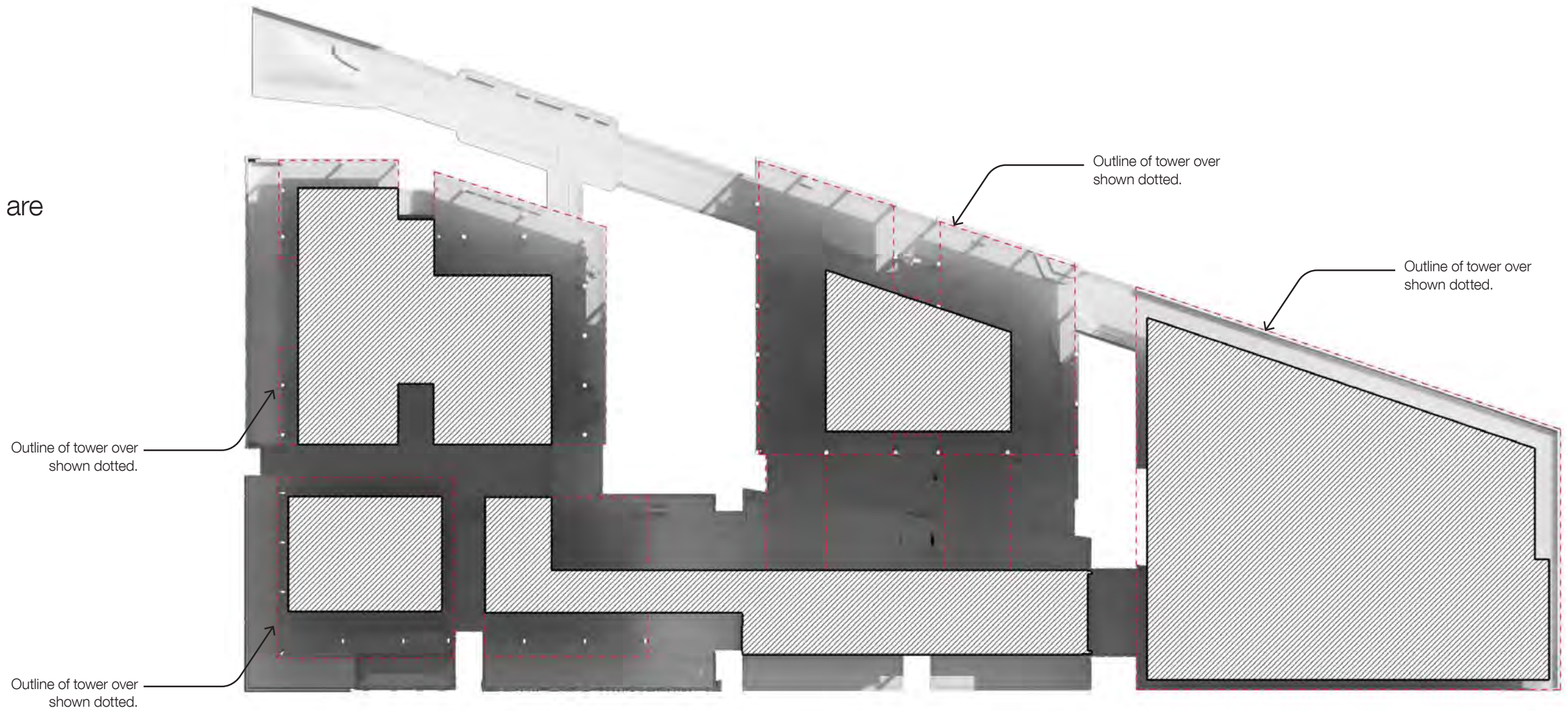
Note:  
Diagrams Shown are  
1:1000@A3.



# 16.5 L3 SHADOW STUDIES COMPARISON

September 22rd  
10am

Note:  
Diagrams Shown are  
1:1000@A3.



Outline of tower over shown dotted.

Outline of tower over shown dotted.

Outline of tower over shown dotted.

Outline of tower over shown dotted.

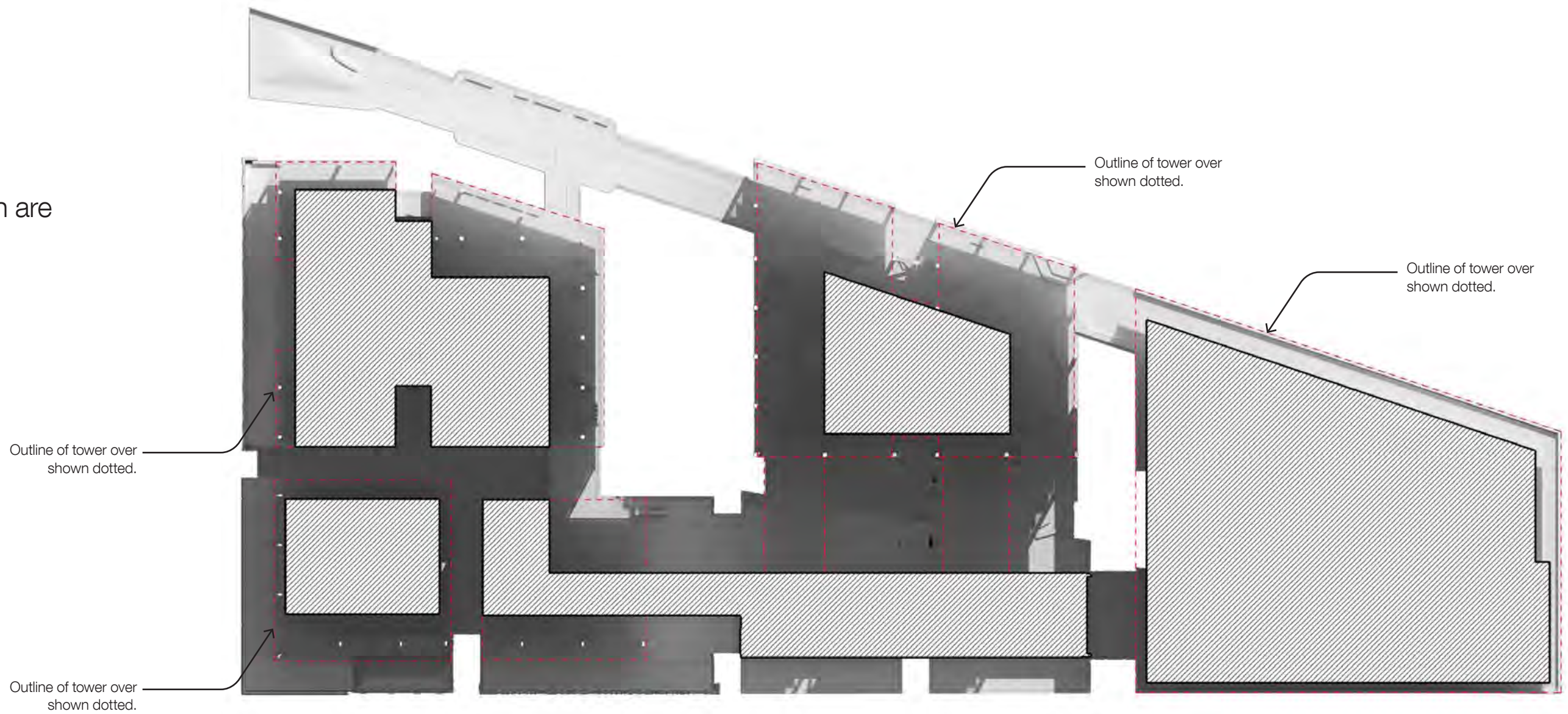
Received by City of Stonnington on 21/11/2017. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



# 16.5 L3 SHADOW STUDIES

September 22rd  
11am

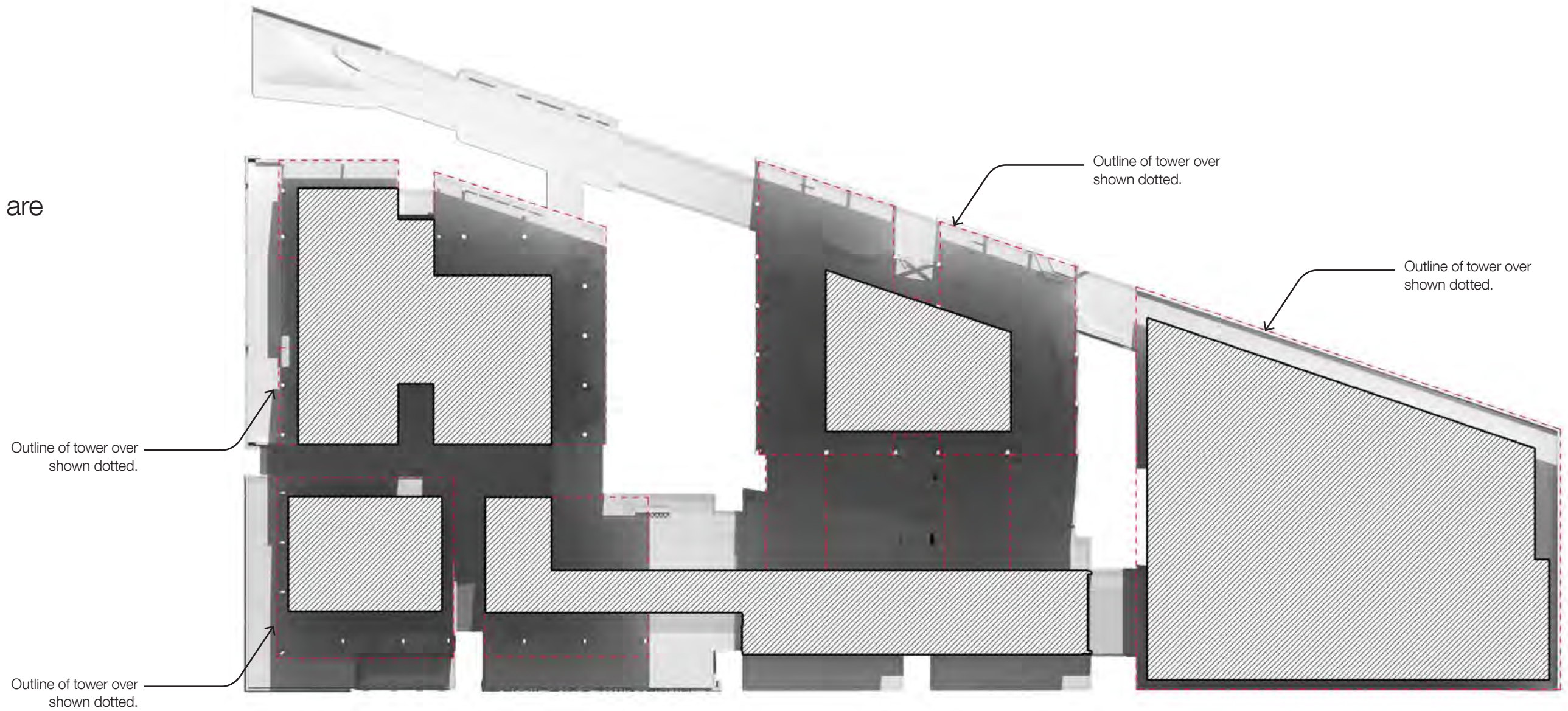
Note:  
Diagrams Shown are  
1:1000@A3.



# 16.5 L3 SHADOW STUDIES COMPARISON

September 22rd  
12pm

Note:  
Diagrams Shown are  
1:1000@A3.

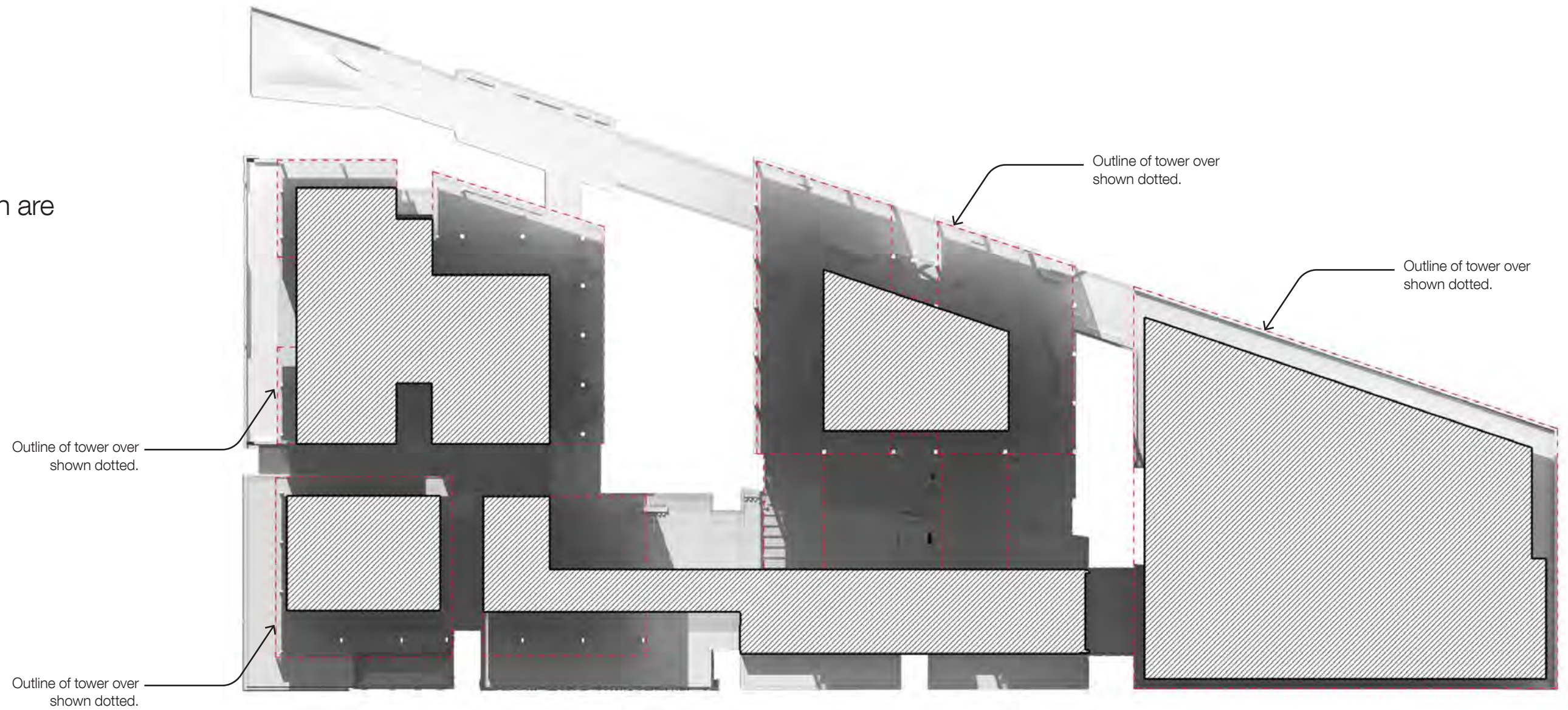


Received by City of Stonnington on 21/11/2017. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.

# 16.5 L3 SHADOW STUDIES

September 22rd  
1pm

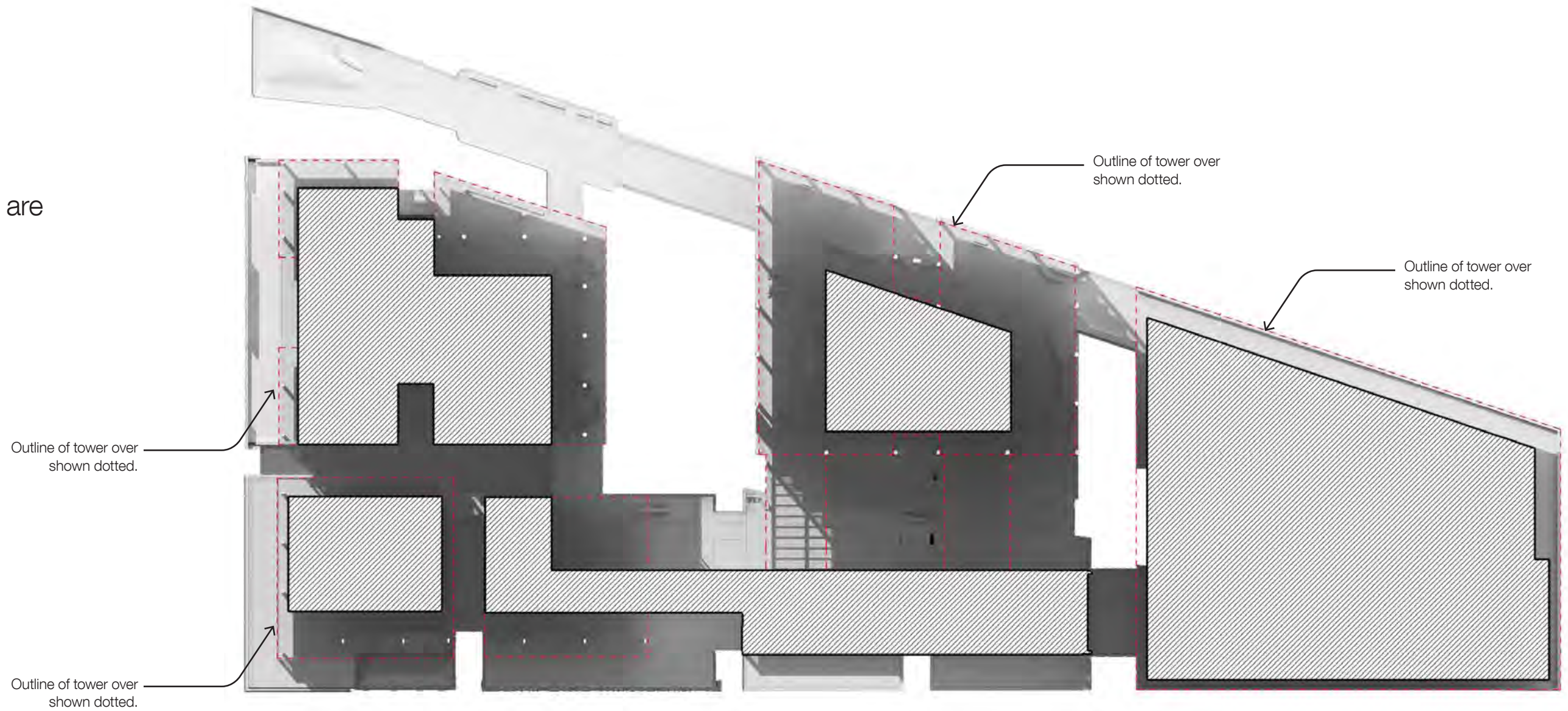
Note:  
Diagrams Shown are  
1:1000@A3.



# 16.5 L3 SHADOW STUDIES COMPARISON

September 22rd  
2pm

Note:  
Diagrams Shown are  
1:1000@A3.

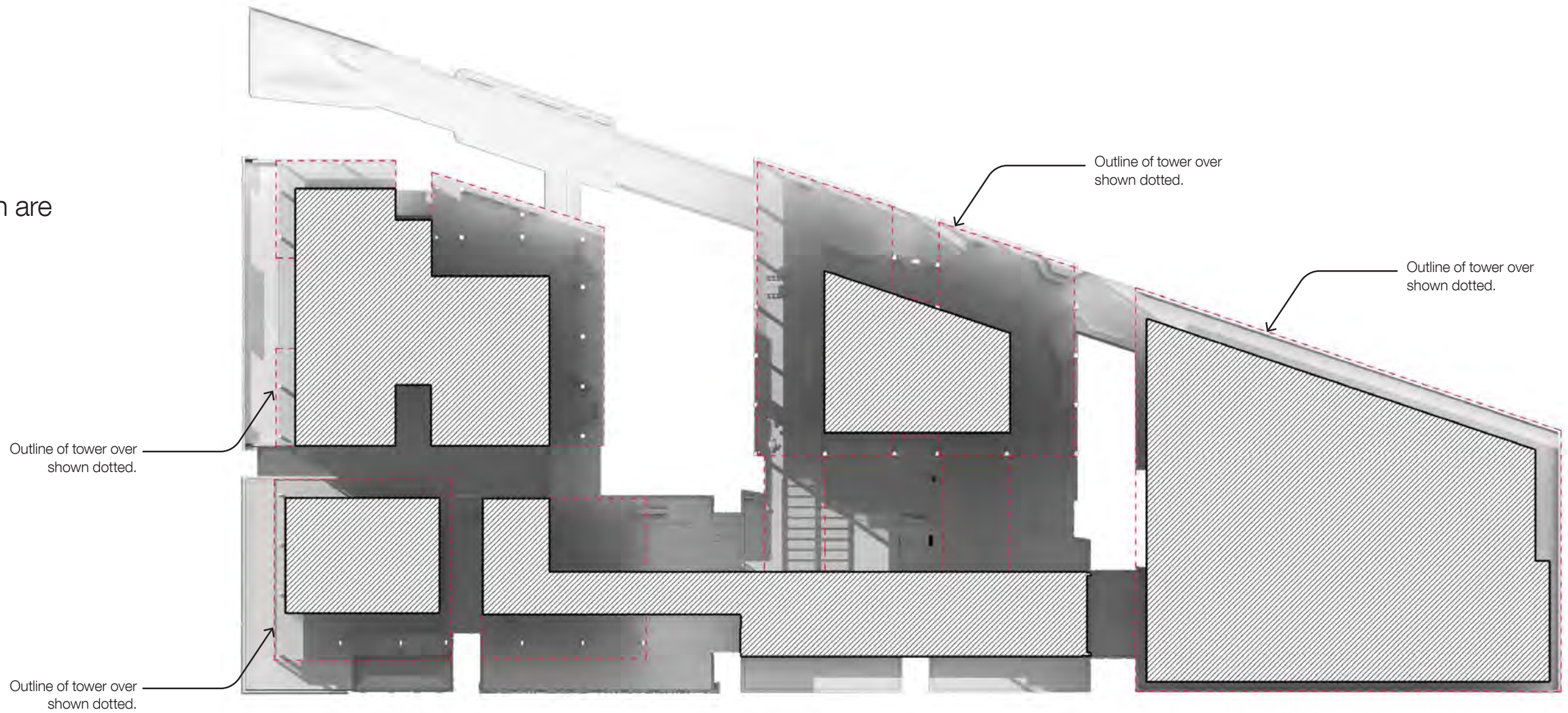


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# 16.5 L3 SHADOW STUDIES

September 22rd  
3pm

Note:  
Diagrams Shown are  
1:1000@A3.



# JAM FACTORY

M12035

INCREASED SETBACKS  
DISCUSSION PLANS FOR STONNINGTON

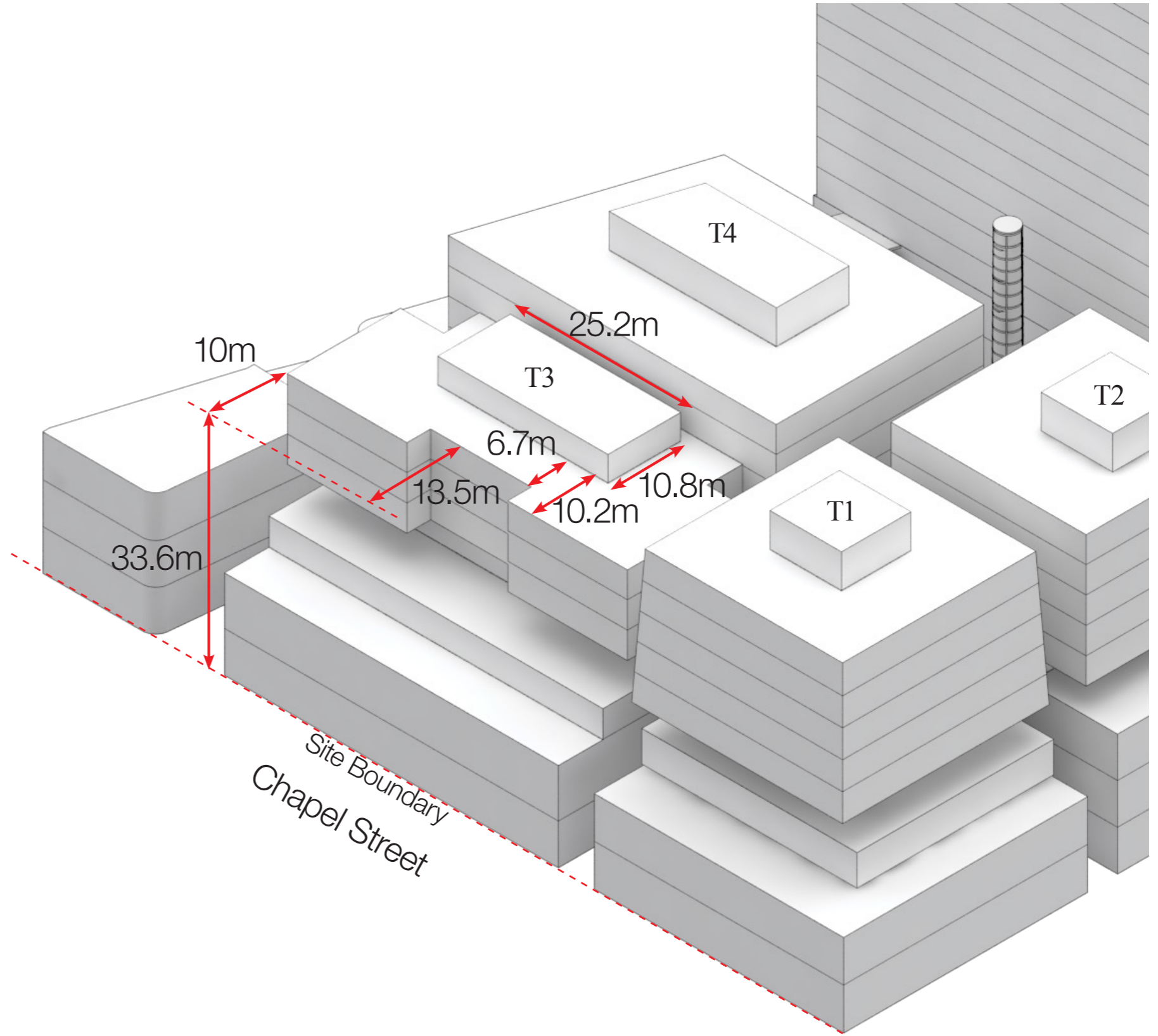
06 APRIL 2018

**DRAFT  
FOR DISCUSSION  
PURPOSES ONLY**



# PROPOSED INCREASED SETBACKS

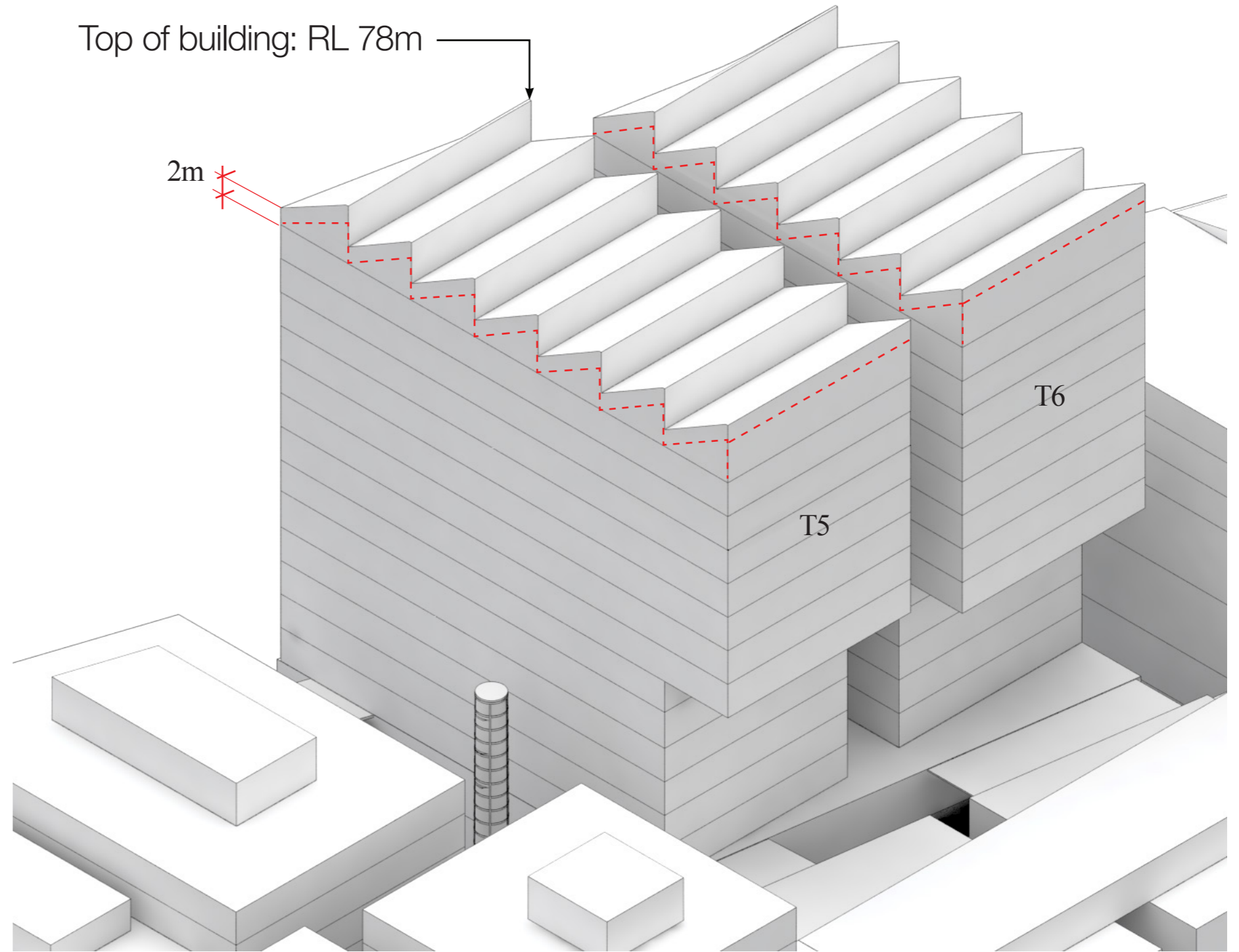
## 3D VIEW OF MASSING T3



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# PROPOSED INCREASED SETBACKS

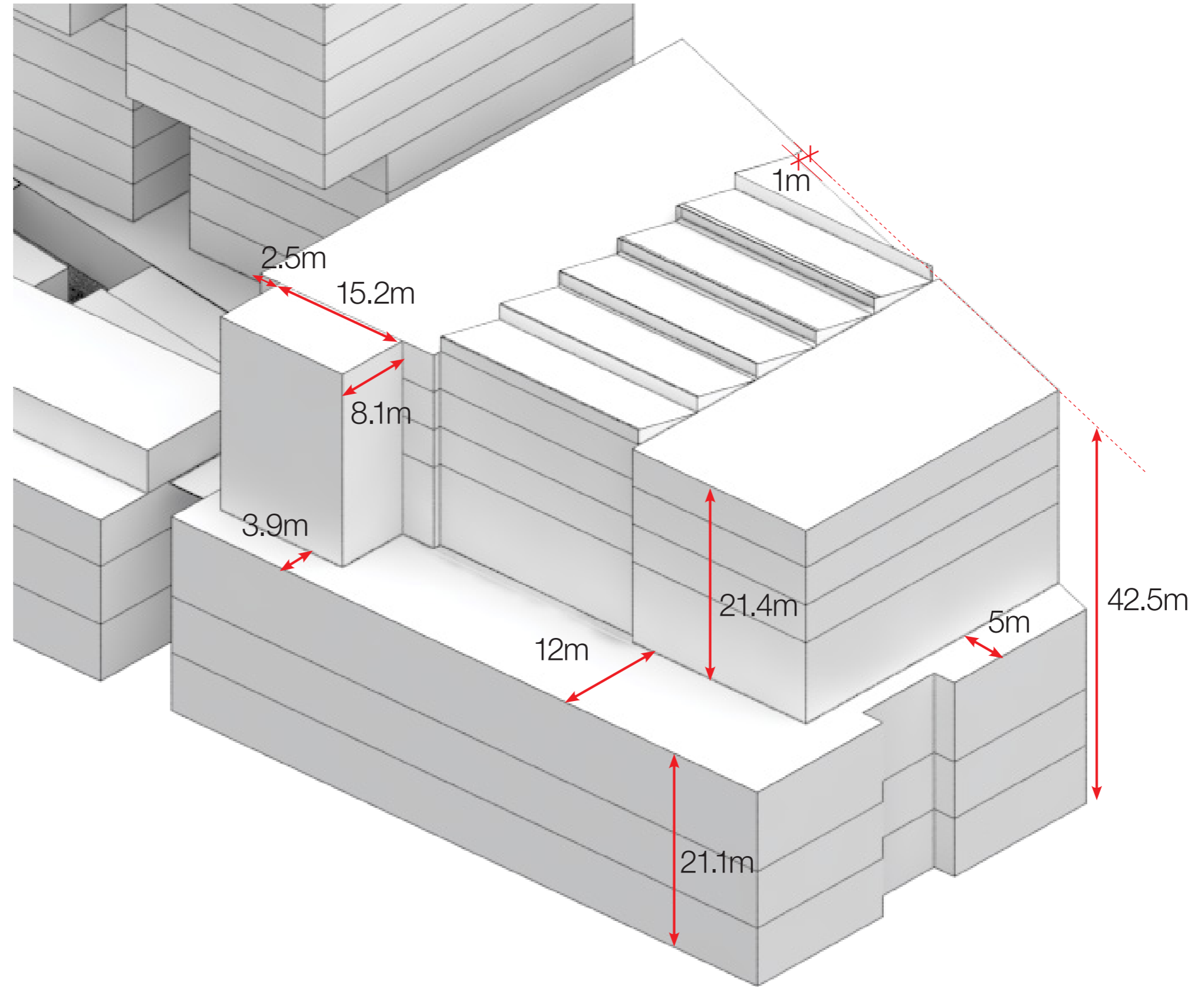
## 3D VIEW OF MASSING T5/T6





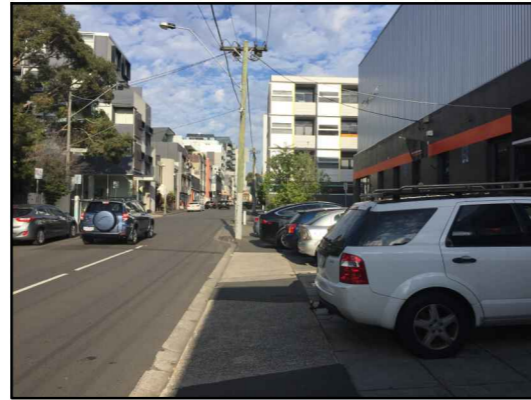
# PROPOSED INCREASED SETBACKS

## 3D VIEW OF MASSING T7

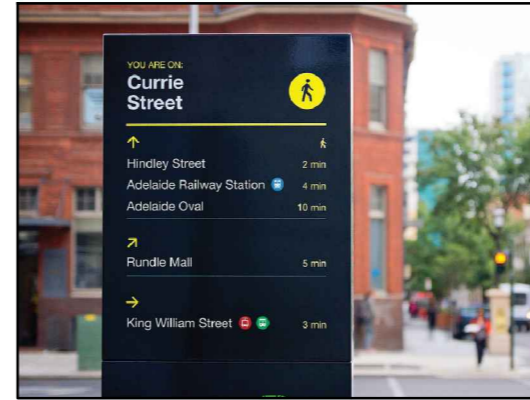




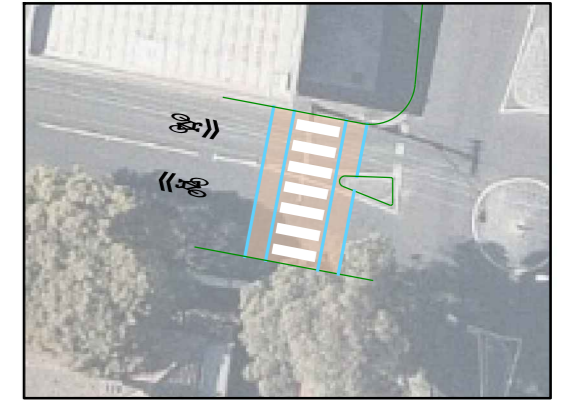
1. TRIM VEGETATION TO MAXIMISE EFFECTIVE FOOTPATH WIDTH. IMPROVE FOOTPATH PAVEMENT ALONG ROUTE TO ADDRESS UNEVEN SURFACES



2. REMOVE OBSTRUCTIONS WITHIN CAR SPACES TO ENSURE OFF-STREET CAR PARKING IS CONTAINED ON-SITE TO MAINTAIN FOOTPATH WIDTH.



3. PROVIDE PEDESTRIAN WAY FINDING SIGNAGE ALONG KEY PEDESTRIAN ROUTE (EXAMPLE SIGN PICTURED)



4. PROVIDE RAISED ZEBRA CROSSING & AND IMPROVE STREET LIGHTING



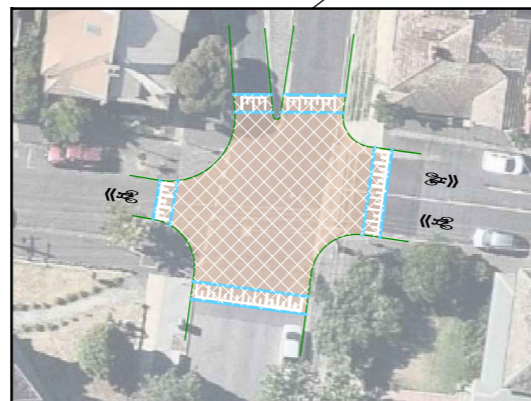
5. PROVIDE RAISED PLATFORM INTERSECTION TREATMENT & IMPROVE STREET LIGHTING



6. TRIM VEGETATION TO MAXIMISE EFFECTIVE FOOTPATH WIDTH. (EXPLORE OPPORTUNITIES WITH VICTRACK & TFV TO WIDEN FOOTPATH AND PROVIDE WEATHER PROTECTION)



7. PROVIDE SHARED LANE MARKINGS (SHARROW) ALONG KEY BICYCLE ROUTE



8. PROVIDE RAISED PLATFORM INTERSECTION TREATMENT & IMPROVE STREET LIGHTING



**PRELIMINARY PLAN**

FOR DISCUSSION PURPOSES  
ONLY SUBJECT TO CHANGE  
WITHOUT NOTIFICATION



JAM FACTORY, CHAPEL STREET  
PROPOSED STREETScape IMPROVEMENT  
& MITIGATION WORKS  
(SUBJECT TO COUNCIL DISCUSSIONS)  
A. WHALE - 26 MARCH 2018  
1:3500@A3 - V111410-03-P1