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OBJECTOR MAP
49-51 Claremont Street, South Yarra

Date printed: 29/10/2020

Scale: 1:1444

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TP Drawings Register	
Layout No.	Layout Name
TP00	Register/Perspective/Development Schedule
TP01	Site Plan
TP11.00	Level 2 & 3
TP11.0G	Terrace (Level 1)
TP11.01	Level 4 & 5-14 (Typical)
TP11.02	Level 15 & 16
TP11.03	Level 17 & Roof
TP11.B1	Basements & Ground (Level 1)
TP20	East Elevation
TP21	North Elevation
TP22	West Elevation
TP23	South Elevation
TP24	Claremont Street - East - Streetscape
TP25	Claremont Street - North - Streetscape
TP30	Podium Sections
TP31	Sections
TP32	Facade Strategy
TP50	Shadow Diagrams - 22nd Sept
TP55	Shadow Diagrams - 21st June

Office	
Level	Area
Level 2	374.41
	374.41 m²
Level 3	374.41
	374.41 m²
Level 4	286.23
	286.23 m²
Level 5	318.62
	318.62 m²
Level 6	318.62
	318.62 m²
Level 7	318.62
	318.62 m²
Level 8	318.62
	318.62 m²
Level 9	318.62
	318.62 m²
Level 10	318.62
	318.62 m²
Level 11	318.62
	318.62 m²
Level 12	318.62
	318.62 m²
Level 13	318.62
	318.62 m²
Level 14	318.62
	318.62 m²
Level 15	318.62
	318.62 m²
Level 16	318.62
	318.62 m²
Level 17	281.10
	281.10 m²
	5,139.59 m²

Car Parks	
Level	Quantity
Basement 3	9
	9
Basement 2	9
	9
Basement 1	9
	9
	27

Bicycles		
Level	Type	Quantity
Ground (Level 1)		
	FB	70
		70

*FB = FLAT TOP BIKE RACKS

Site Information	
	Area
Site Area	537.89

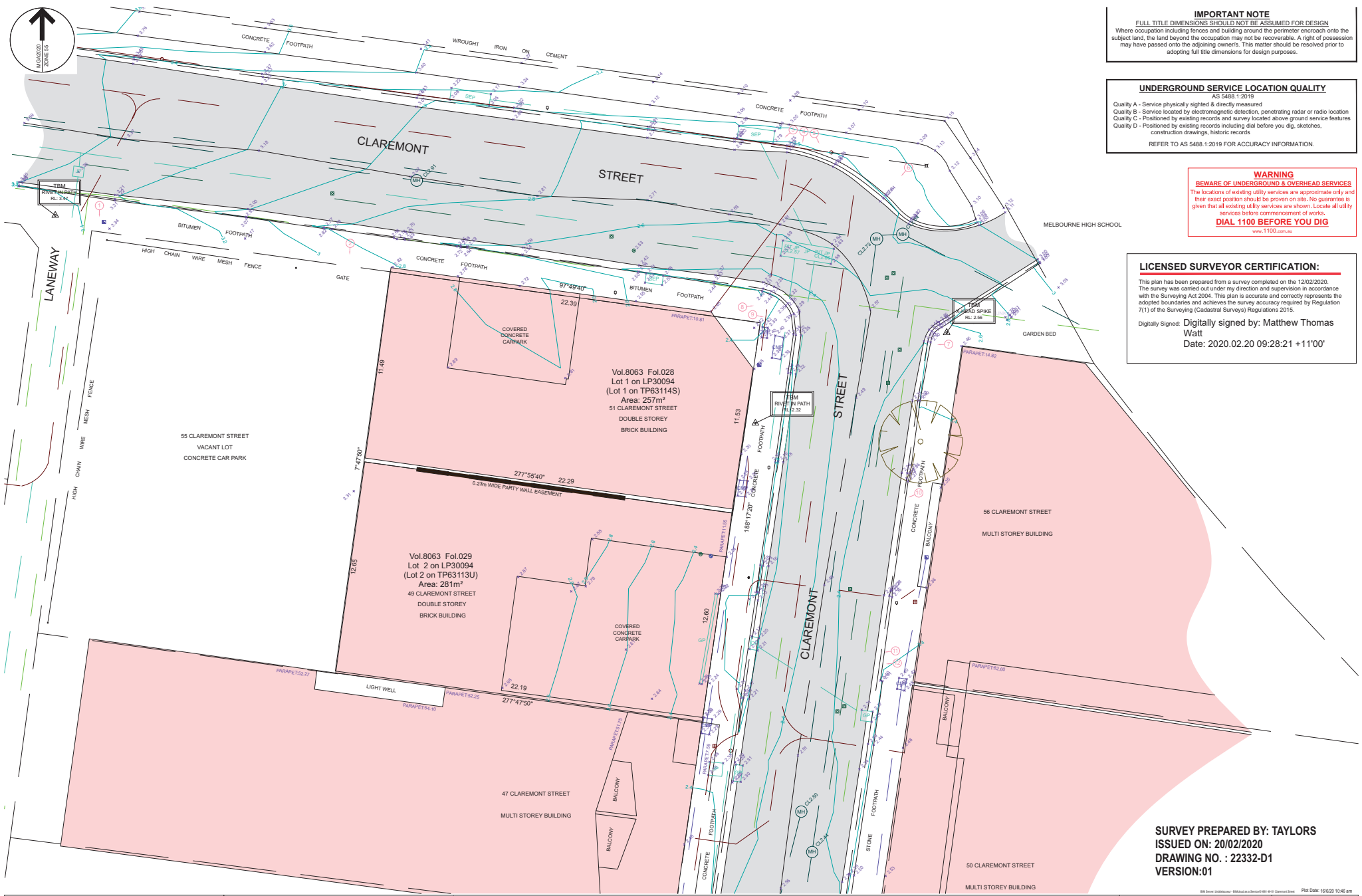
NOTE: MEASURE IN ACCORDANCE WITH PROPERTY COUNCIL GUIDELINES FOR MULTI-TENANTS OFFICE SPACE.

Cafe	
Level	Area
Terrace (Level 1)	23.56
	23.56 m²

Terrace / Rooftop Garden	
Level	Area
Level 4	111.88
Level 17	40.19
Roof	190.20
	342.27 m²



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IMPORTANT NOTE
 FULL TITLE DIMENSIONS SHOULD NOT BE ASSUMED FOR DESIGN
 Where occupation including fences and building around the perimeter encroach onto the subject land, the land beyond the occupation may not be recoverable. A right of possession may have passed onto the adjoining owner's. This matter should be resolved prior to adopting full title dimensions for design purposes.

UNDERGROUND SERVICE LOCATION QUALITY
 AS 5488.1:2019
 Quality A - Service physically sighted & directly measured
 Quality B - Service located by electromagnetic detection, penetrating radar or radio location
 Quality C - Positioned by existing records and survey located above ground service features
 Quality D - Positioned by existing records including dial before you dig, sketches, construction drawings, historic records
 REFER TO AS 5488.1:2019 FOR ACCURACY INFORMATION.

WARNING
BEWARE OF UNDERGROUND & OVERHEAD SERVICES
 The locations of existing utility services are approximate only and their exact position should be proven on site. No guarantee is given that all existing utility services are shown. Locate all utility services before commencement of works.
DIAL 1100 BEFORE YOU DIG
 www.1100.vic.gov.au

LICENSED SURVEYOR CERTIFICATION:
 This plan has been prepared from a survey completed on the 12/02/2020. The survey was carried out under my direction and supervision in accordance with the Surveying Act 2004. This plan is accurate and correctly represents the adopted boundaries and achieves the survey accuracy required by Regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.
 Digitally Signed: Digitally signed by: Matthew Thomas Watt
 Date: 2020.02.20 09:28:21 +11'00'

SURVEY PREPARED BY: TAYLORS
ISSUED ON: 20/02/2020
DRAWING NO. : 22332-D1
VERSION:01

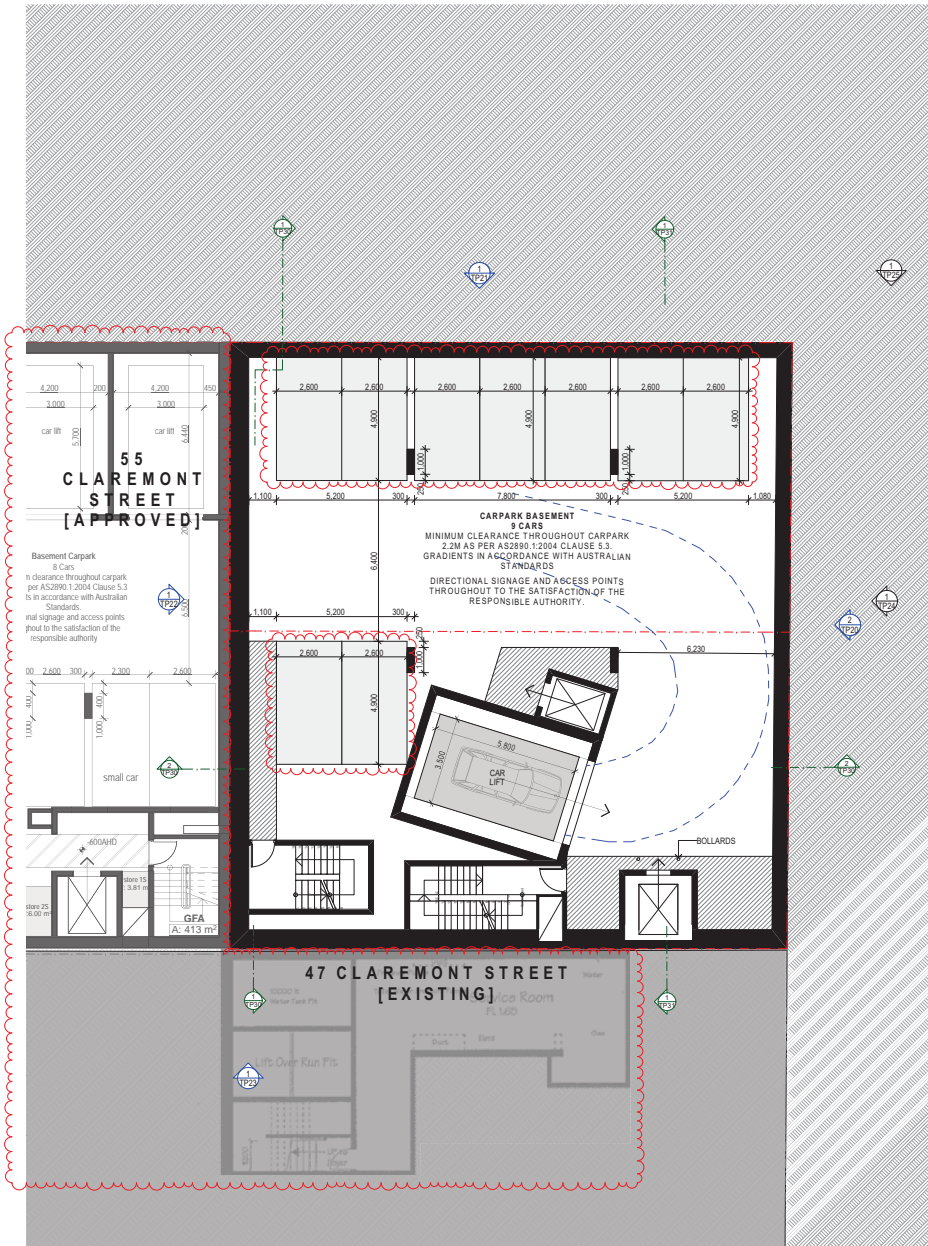
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 Southbank Victoria
 3006 Australia
 Telephone 03 9882 4580
 Facsimile 03 9882 4527
 www.bdc.com.au
 Bird de la Cœur architectes Pty Ltd
 A.B.N 44 074 504 573
 N.S.W. Chamber of Architects - Neil de la Cœur 9489 - Vanessa Bird 8488

49-51 CLAREMONT STREET
TOWN PLANNING

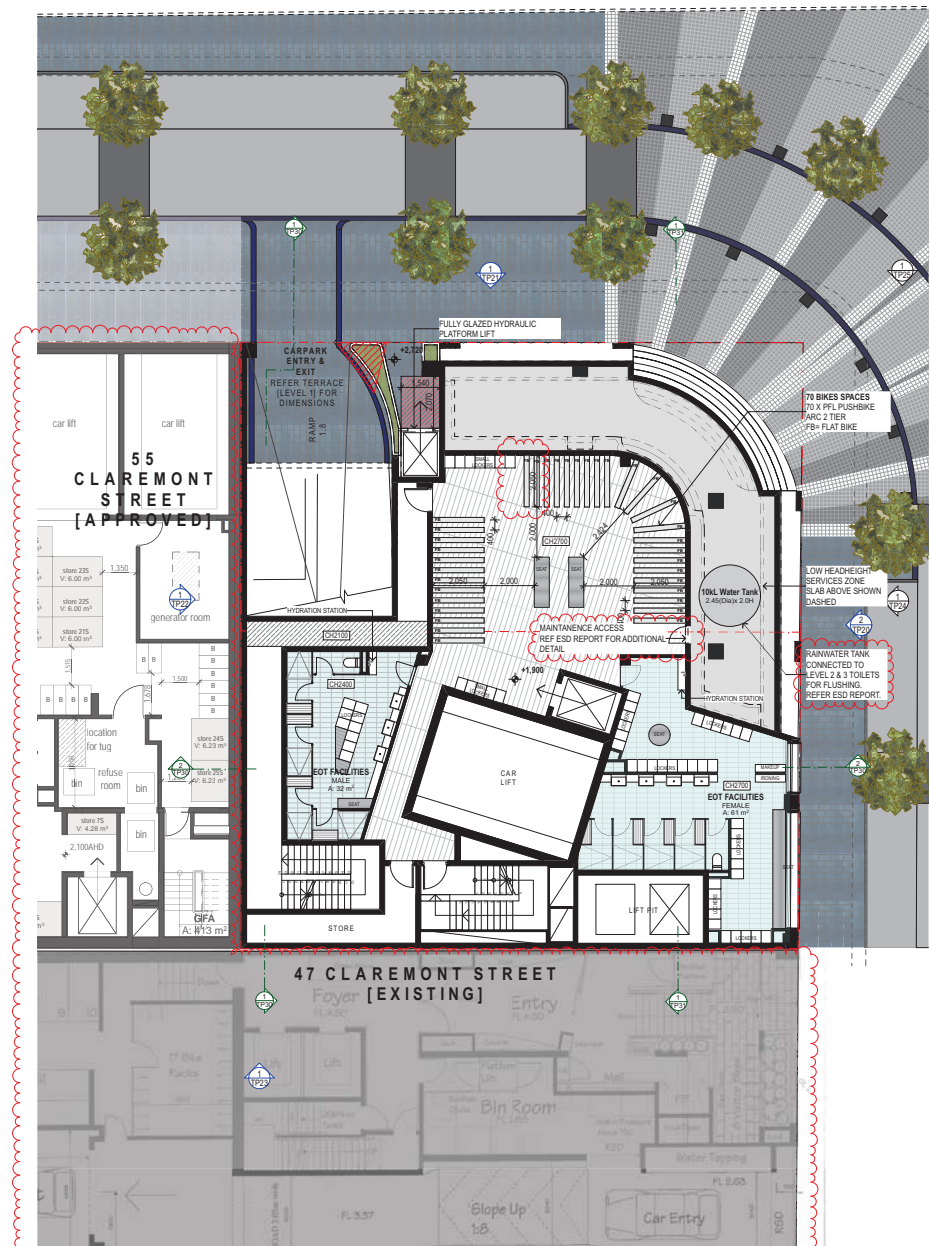
Site Plan



DATE	ISSUE	AMENDMENT	DRAWN	TP01
16/06/20	01	FOR LODGEMENT RESPONSE TO COUNCIL RR	VAR	
				01



Basement 1- Basement 3



Ground [Level 1]

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Basements & Ground [Level 1]

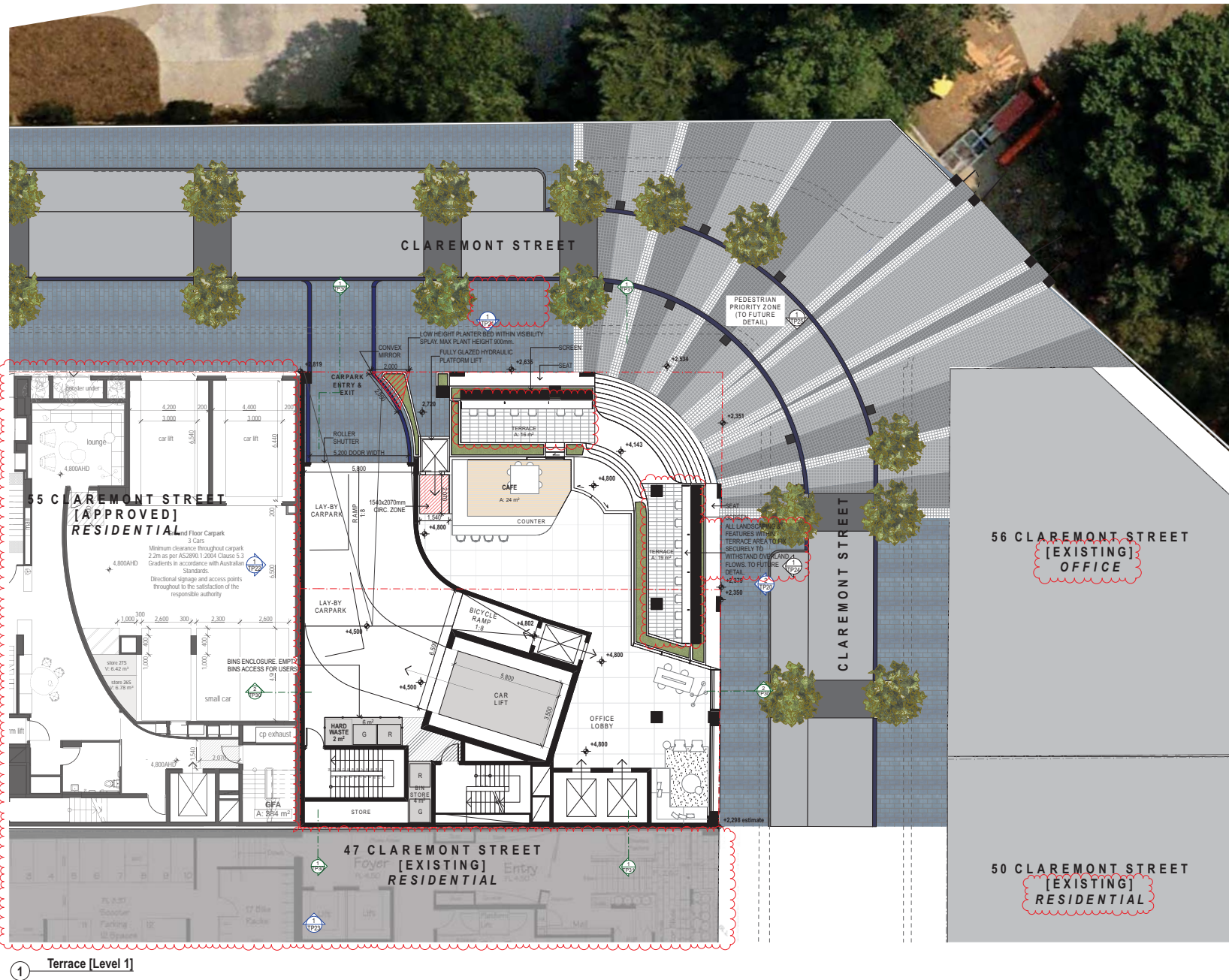
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DATE 27/03/20
 ISSUE 01
 AMENDMENT FOR LODGEMENT
 RESPONSE TO COUNCIL RR

DRAWN SHW
 VAR
 TP11.B1

01

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1 Terrace [Level 1]

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49-51 CLAREMONT STREET

Terrace [Level 1]

DATE: 27/03/20
 ISSUE: 00
 AMENDMENT: FOR LODGEMENT
 RESPONSE TO COUNCIL RR
 DRAWN: VAR
 VAW: TP11.0G

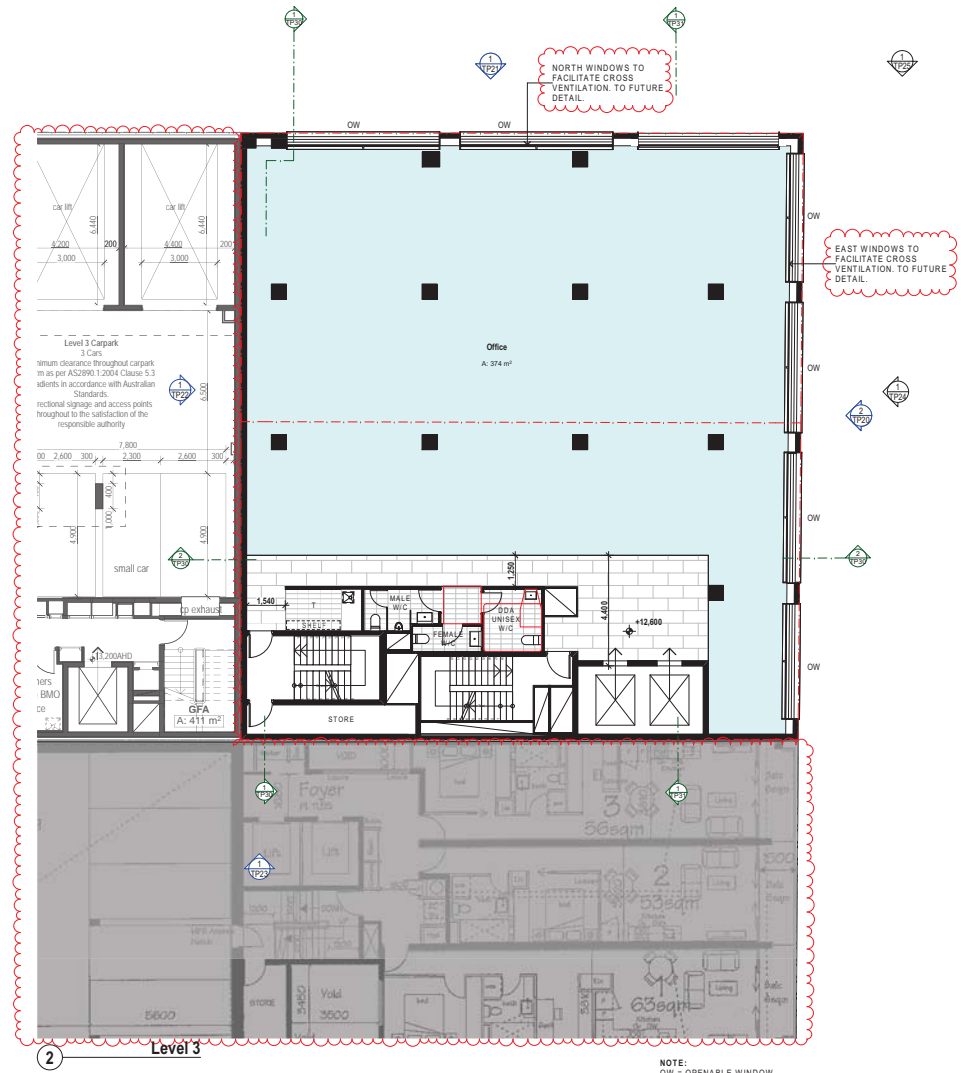
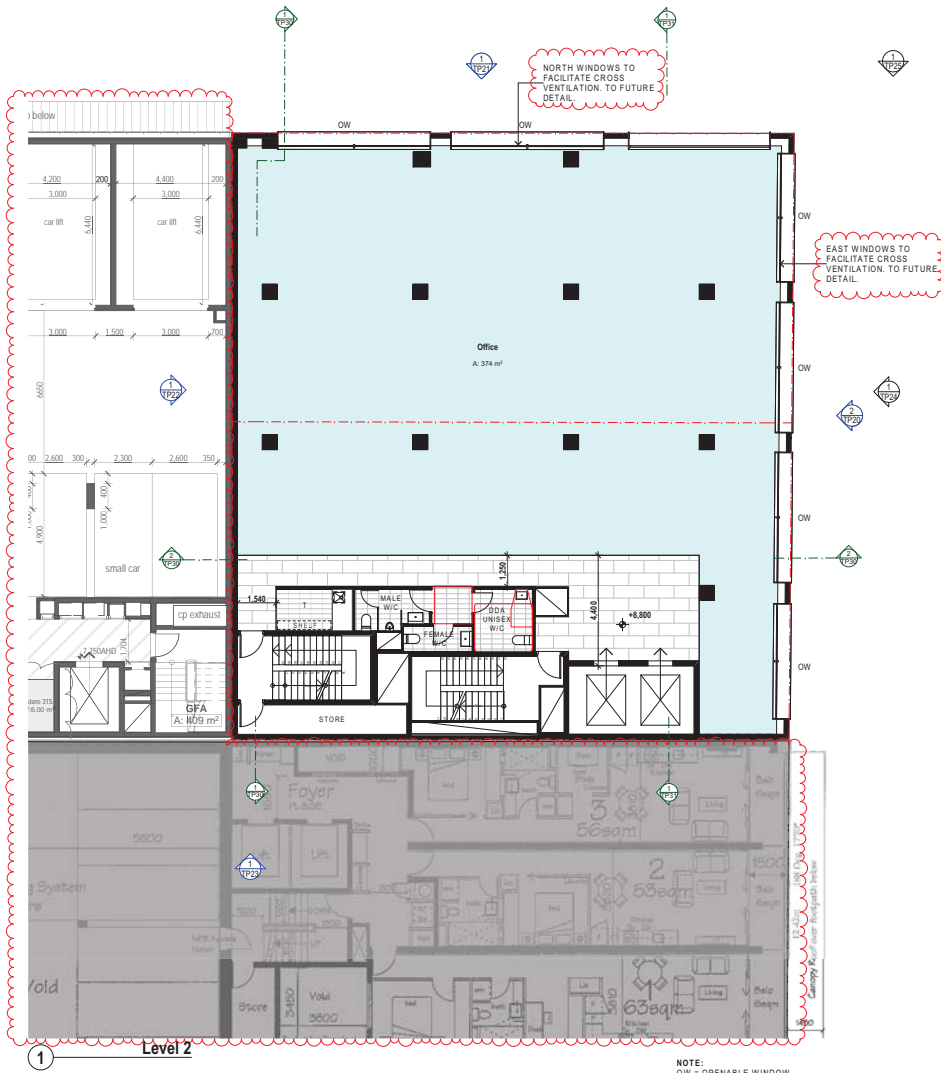
66 Market Street
 Southbank Victoria
 3008 Australia
 WWW.BIRDCOEUR.COM.AU
 Telephone: 03 9882 4585
 Facsimile: 03 9882 4527
 Bird de la Coeur architects Pty Ltd
 A.B.N. 44 074 524 573
 N.W.S. ARCHITECTS ARCHITECTS
 Neil de la Coeur 9489 Vanessa Bird 9488

TOWN PLANNING

0 1 2 3 4 5 10 1:100 @ A1

REV. 01

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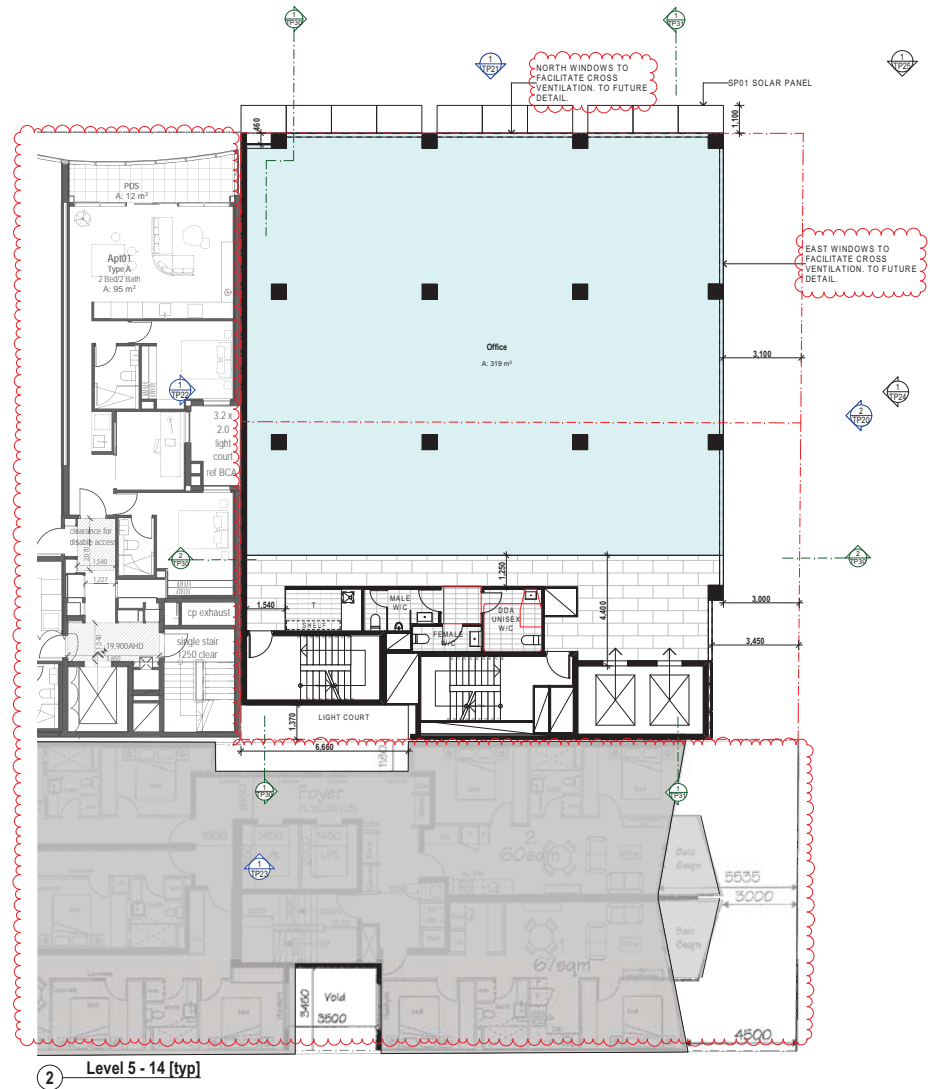
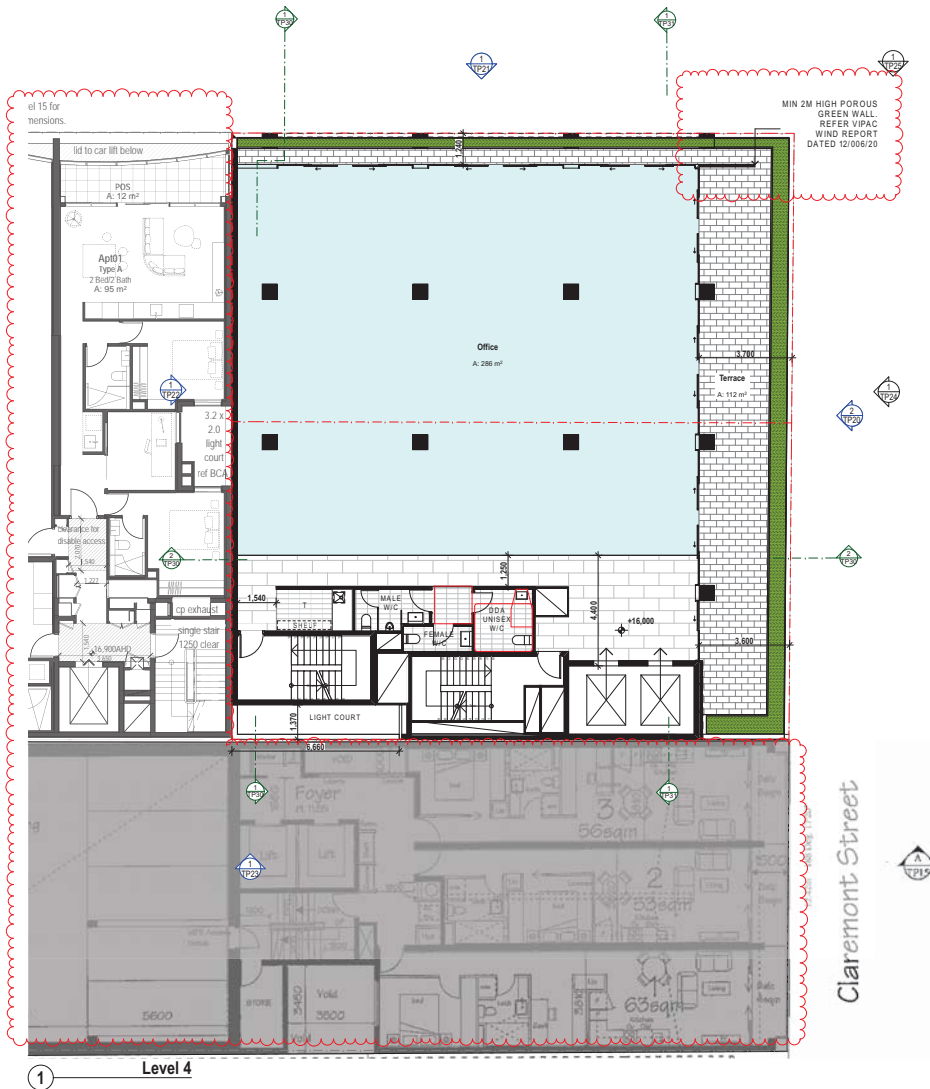
49-51 CLAREMONT STREET
TOWN PLANNING

Level 2 & 3

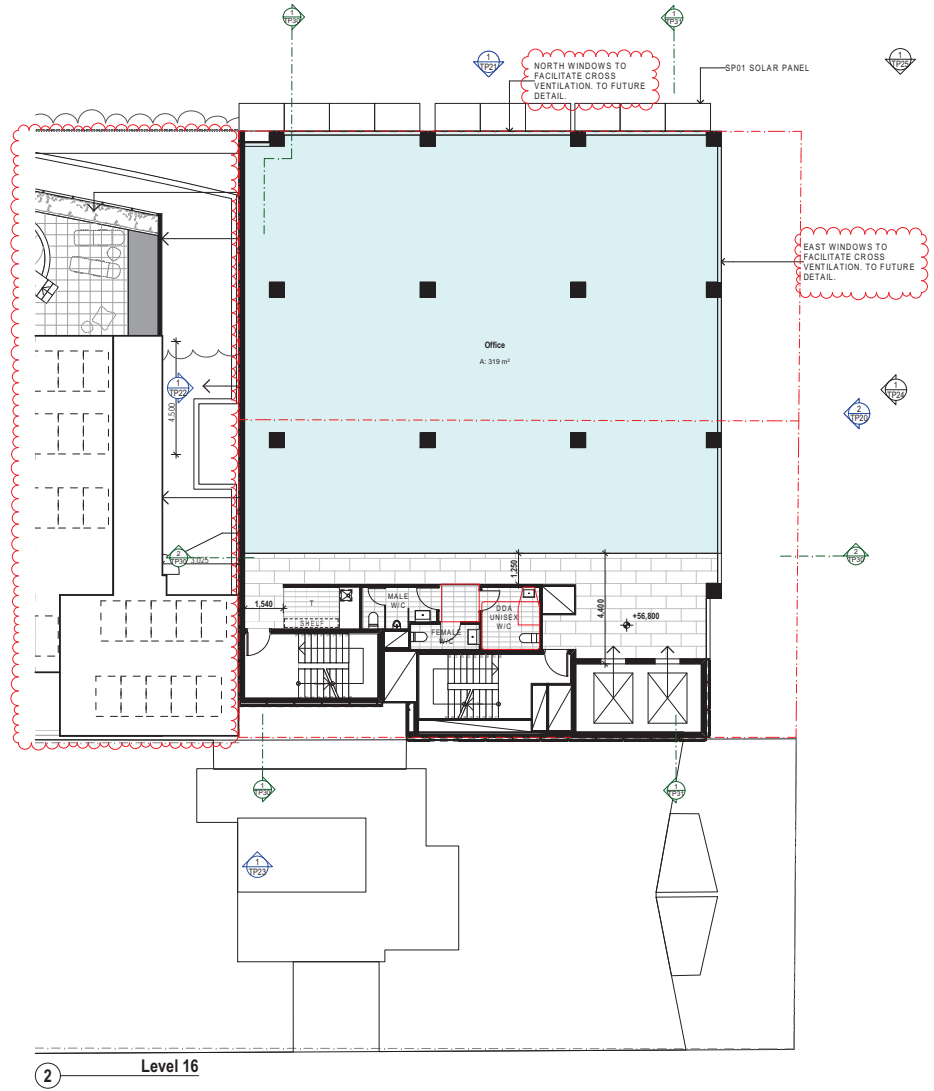
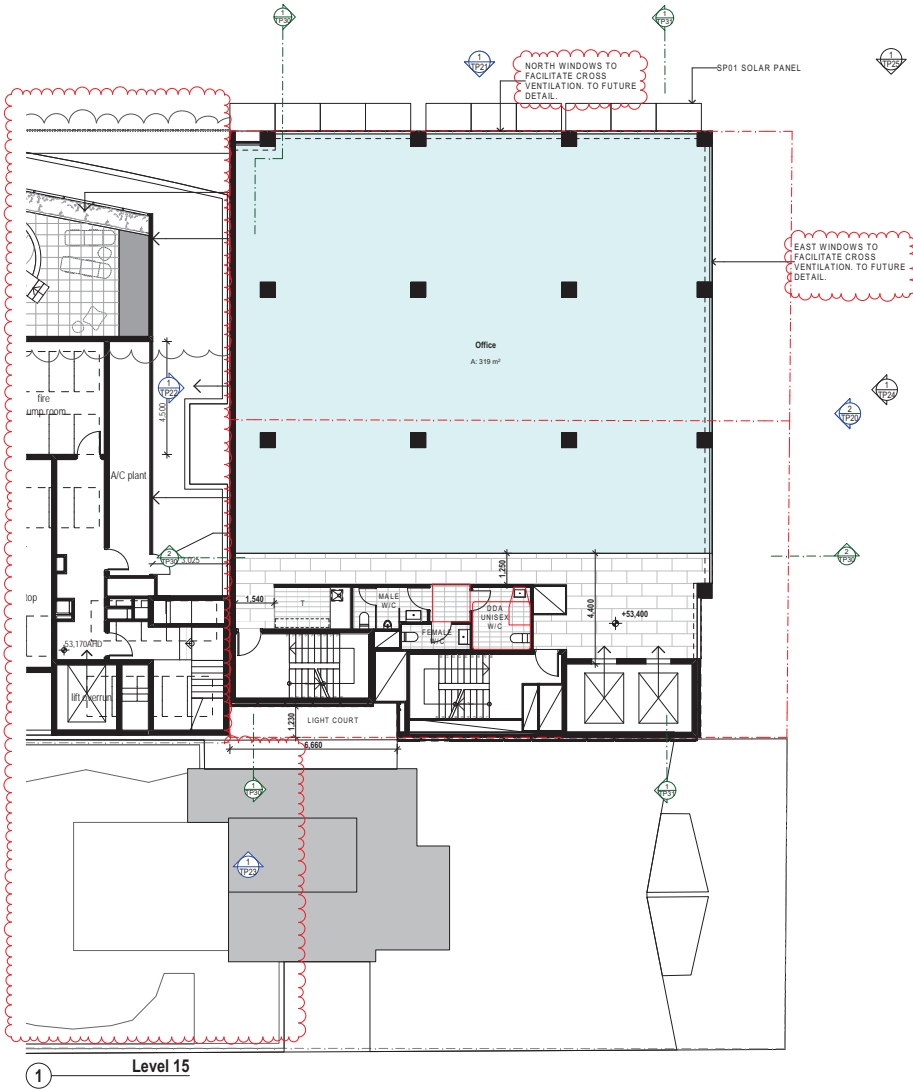
DATE 27/02/20	ISSUE 01	AMENDMENT FOR LODGEMENT RESPONSE TO COUNCIL RR	DRAWN SWR	VAR	TP11.00
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REV

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TOWN PLANNING

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Southbank Victoria Facsimile 03 9882 4577 architects Pty Ltd
3008 Australia www.bdc.com.au A.B.N. 64 074 524 573
NEW ARCHITECTS Architects Neil de la Coeur 9489 Vanessa Bird 9489

Level 15 & 16

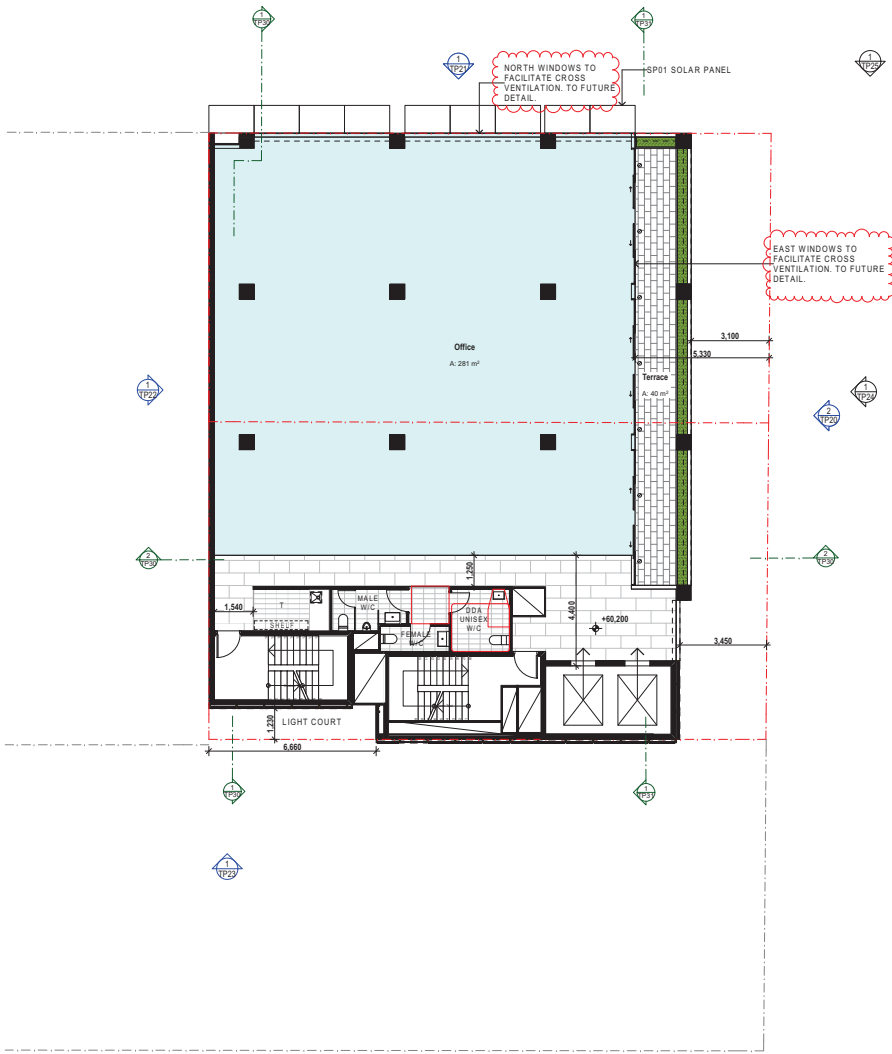
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16/06/20	01		VAR	01

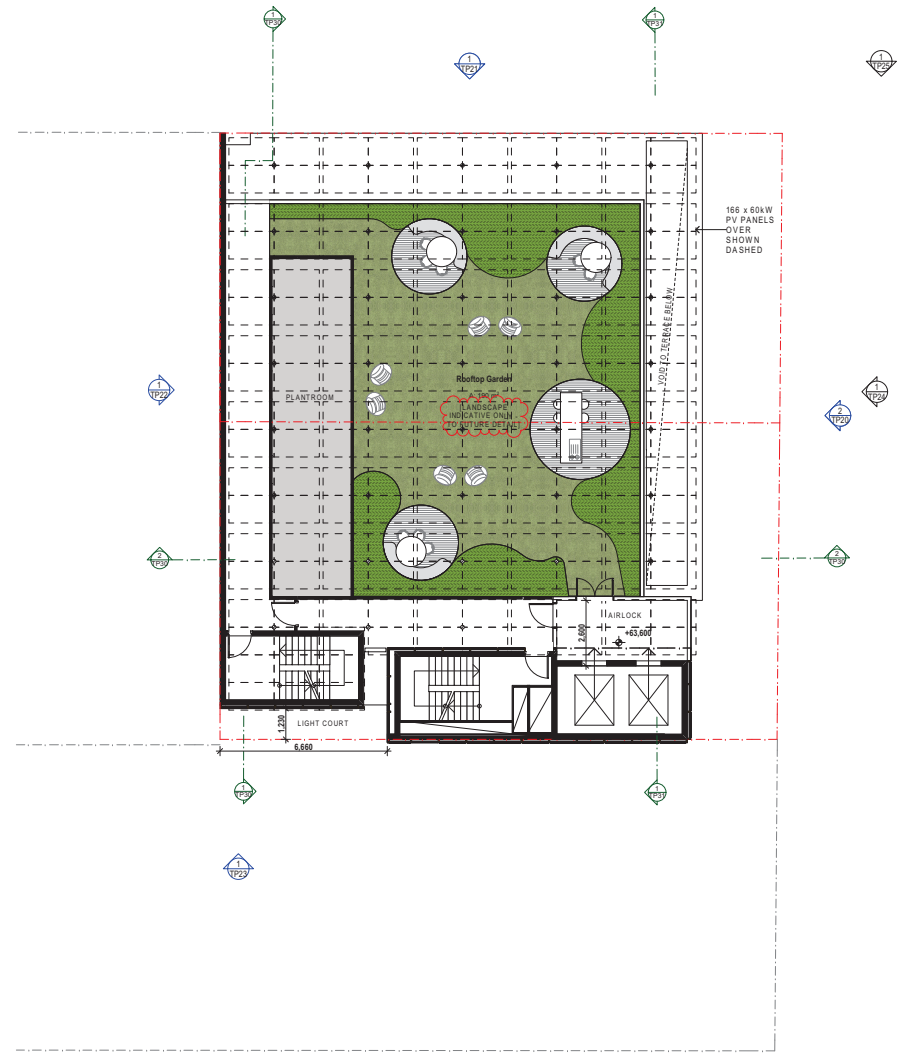


REV

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① Level 17



② Roof

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49-51 CLAREMONT STREET

TOWN PLANNING

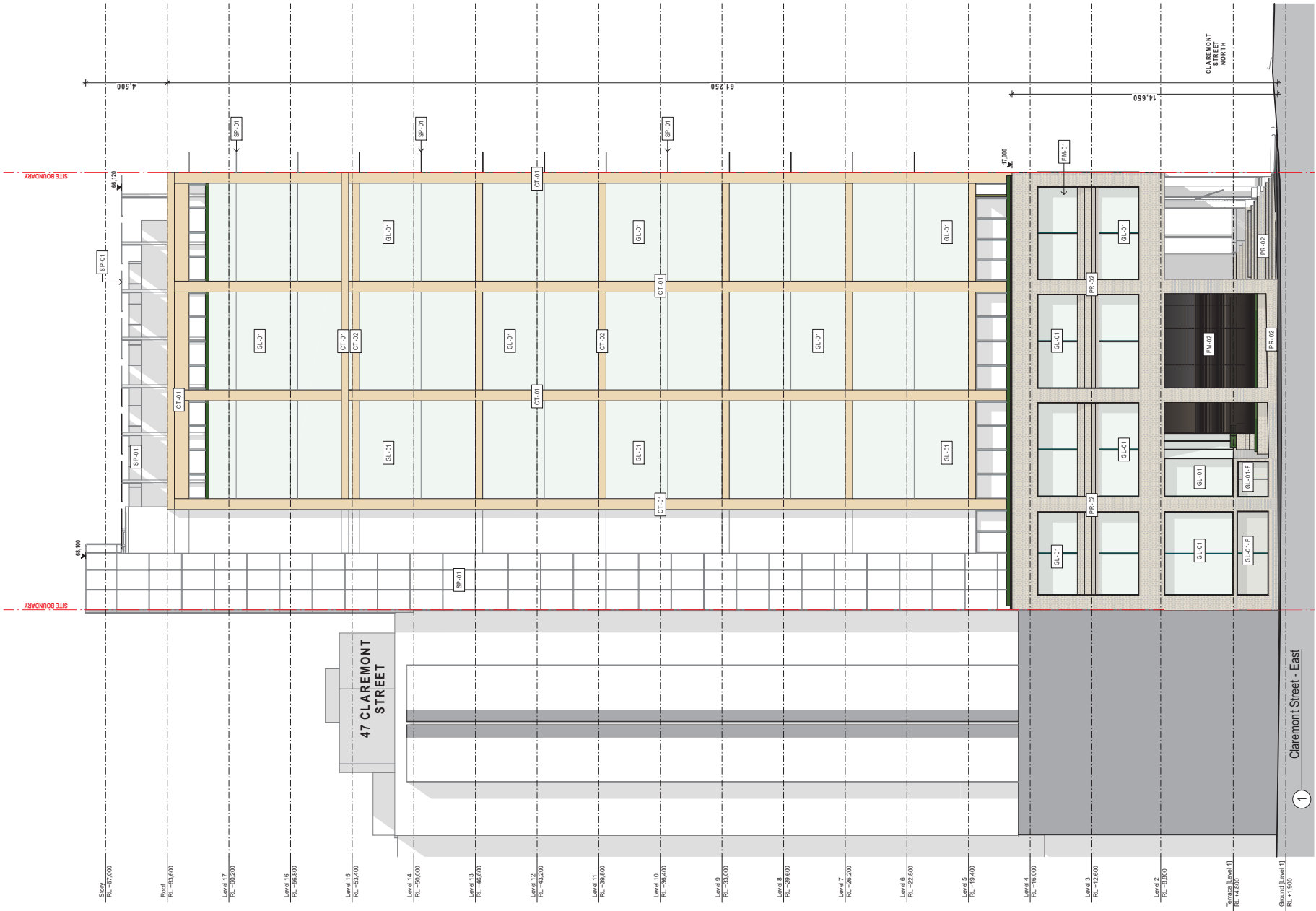
66 Market Street Telephone 03 9882 4586 Bird de la Coeur
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3008 Adelaide www.bdc.com.au A.B.N 44 074 524 573
NEW commercial Architects Neil de la Coeur 9489 Vanessa Bird 9489

Level 17 & Roof

0 1 2 3 4 5 10 1:100 @ A1

DATE 27/03/20	ISSUE 01	AMENDMENT FOR LOADBearing RESPONSE TO COUNCIL RR	DRAWN SAR VAR	TP11.03
<small>889 Street 3008 Adelaide - 888 Adelaide & Southbank 3016 © © Copyright Owner Plot Date: 16/02/2016 am</small>				01

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	CLT MEMBER CLT STRUCTURAL MEMBER
	CT-02 GLASS CURTAIN WALL
	GL-01 GLASS CURTAIN WALL F. INSULATED
	GLAZING
	CONCRETE & MASONRY
	PR-01 CONCRETE WALLS
	PAINT FINISHES
	PA-A-01 GLAZING
	PA-A-02 GLAZING
	PA-A-03 GLAZING
	SCREEN & AWNING
	SP-01 SCREENING SYSTEM
	FM-01 FACED METAL SCREEN
	FM-02 FACED METAL SCREEN
	CD-01 METAL CURTAIN WALL

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TOWN PLANNING

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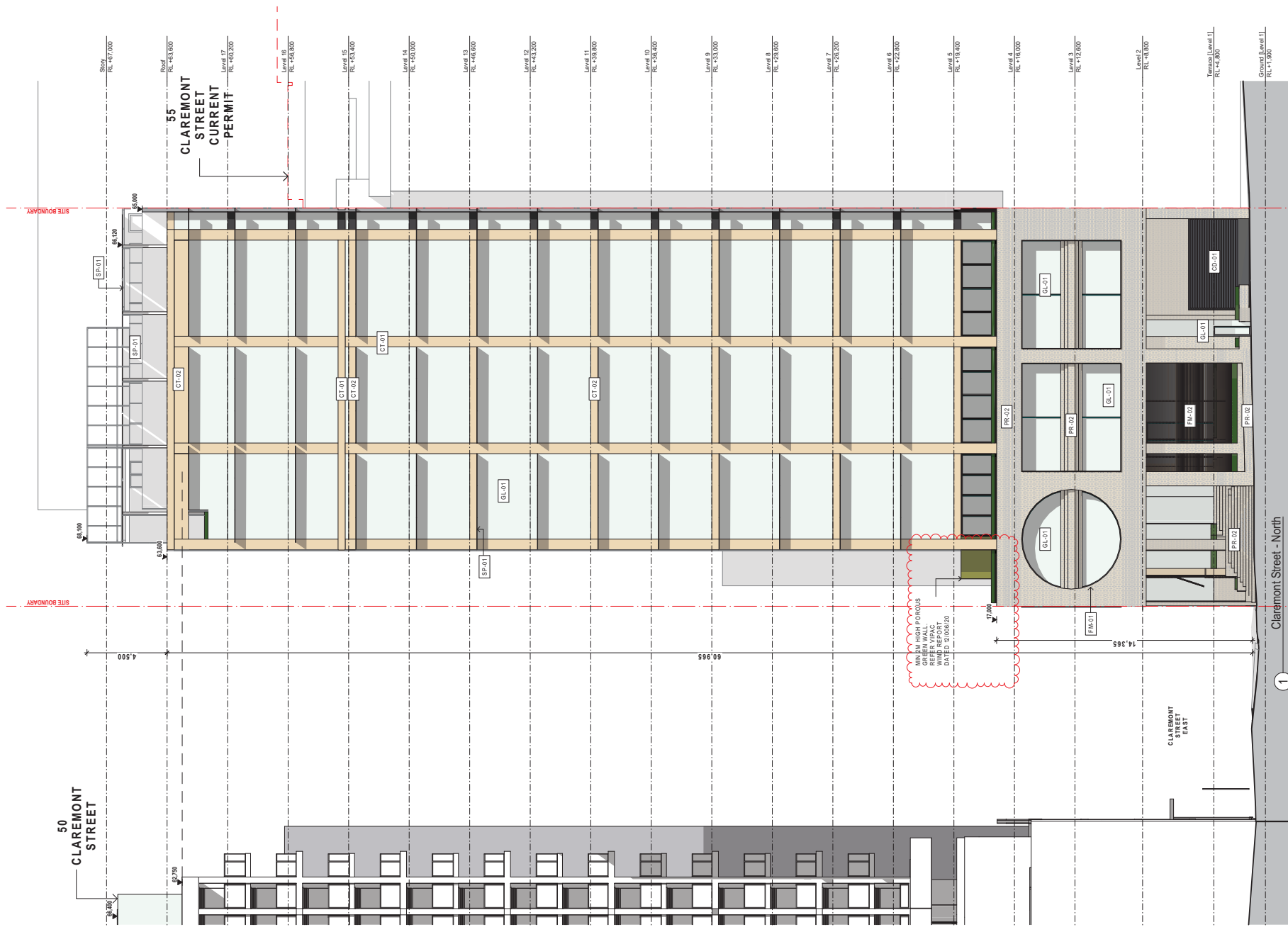
East Elevation



DATE 17/02/20	ISSUE 01	AMENDMENT FOR LOCKMENT RESPONSE TO COUNCIL RR	DRAWN SR		TP20 REV 01
16/06/20	01		VAR		

Plot Date: 16/06/20 10:46 am

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- CLT MEMBER**
CLT FINANCIAL MEMBER
- CLT-01**
CLT FINANCIAL MEMBER
- CLT-02**
CLT FLOOR SLAB
- GLAZING**
GL-01
GLASS
F-GLAZED
- CONCRETE & MASONRY**
PR-01
CONCRETE WALLS
- CONCRETE & MASONRY**
PR-02
CONCRETE WALLS
STRUCTURAL COLUMN
- PAINT FINISHES**
PA-01
PAINT
- PAINT FINISHES**
PA-02
PAINT
- PAINT FINISHES**
PA-03
PAINT
- SCREEN & AWNING**
SP-01
SCREEN AWNING
- SCREEN & AWNING**
FM-01
FLOOR FINISH
- SCREEN & AWNING**
FM-02
FLOOR FINISH
- SCREEN & AWNING**
CD-01
SCREEN AWNING

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Southbank Victoria, Facsimile 03 9882 4527, architects Pty Ltd
3028 Adelaide, www.bird.com.au, A.B.N 44 074 504 573
NEW commercial Architects, Neil de la Coeur, 9489, Vanessa Bird 9488

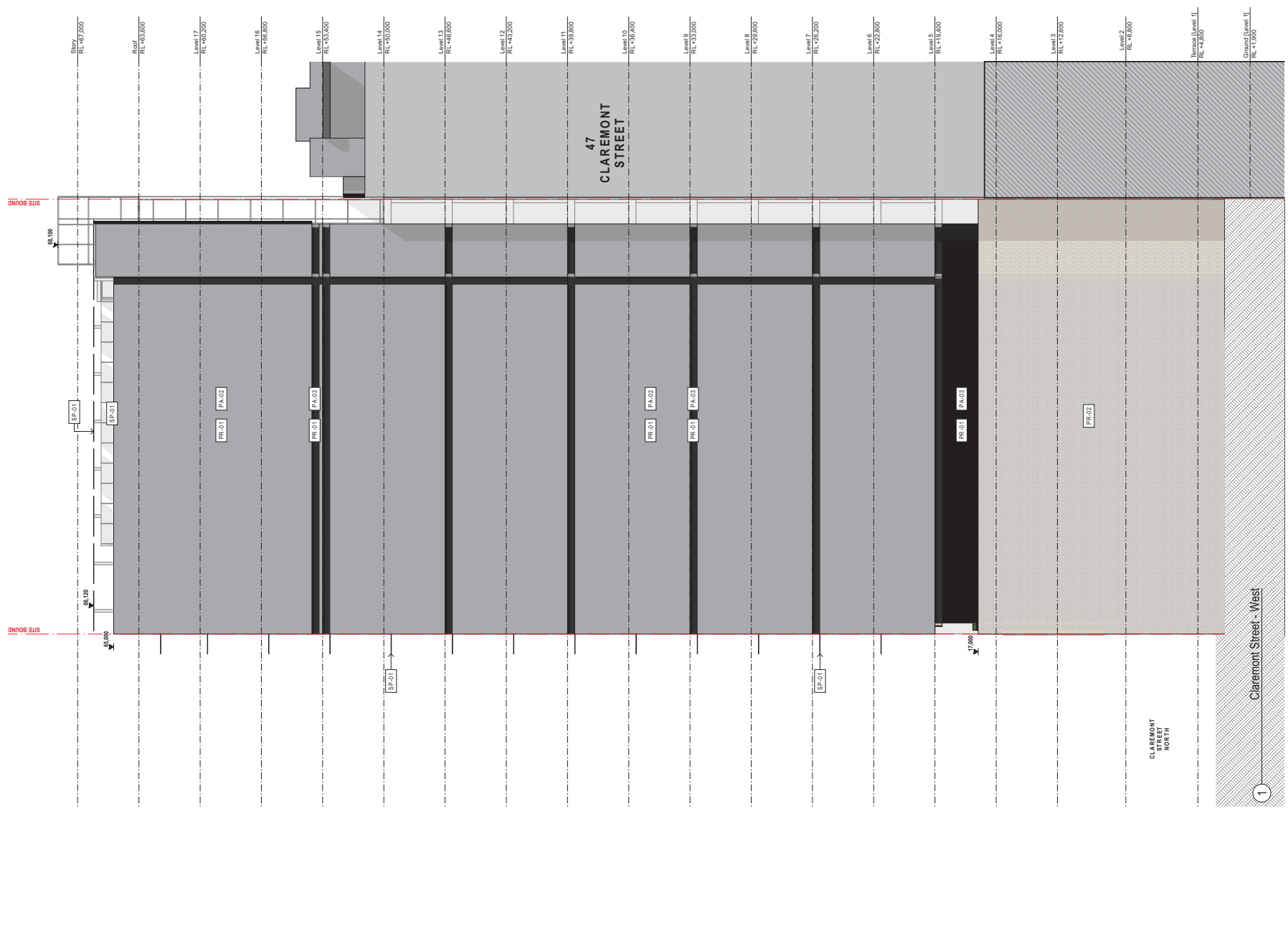
49-51 CLAREMONT STREET
TOWN PLANNING

North Elevation



DATE 15/06/20	ISSUE 01	AMENDMENT FOR LAYOUT RESPONSE TO COUNCIL RR	DRAWN SR	VAR	TP21
				REV	01

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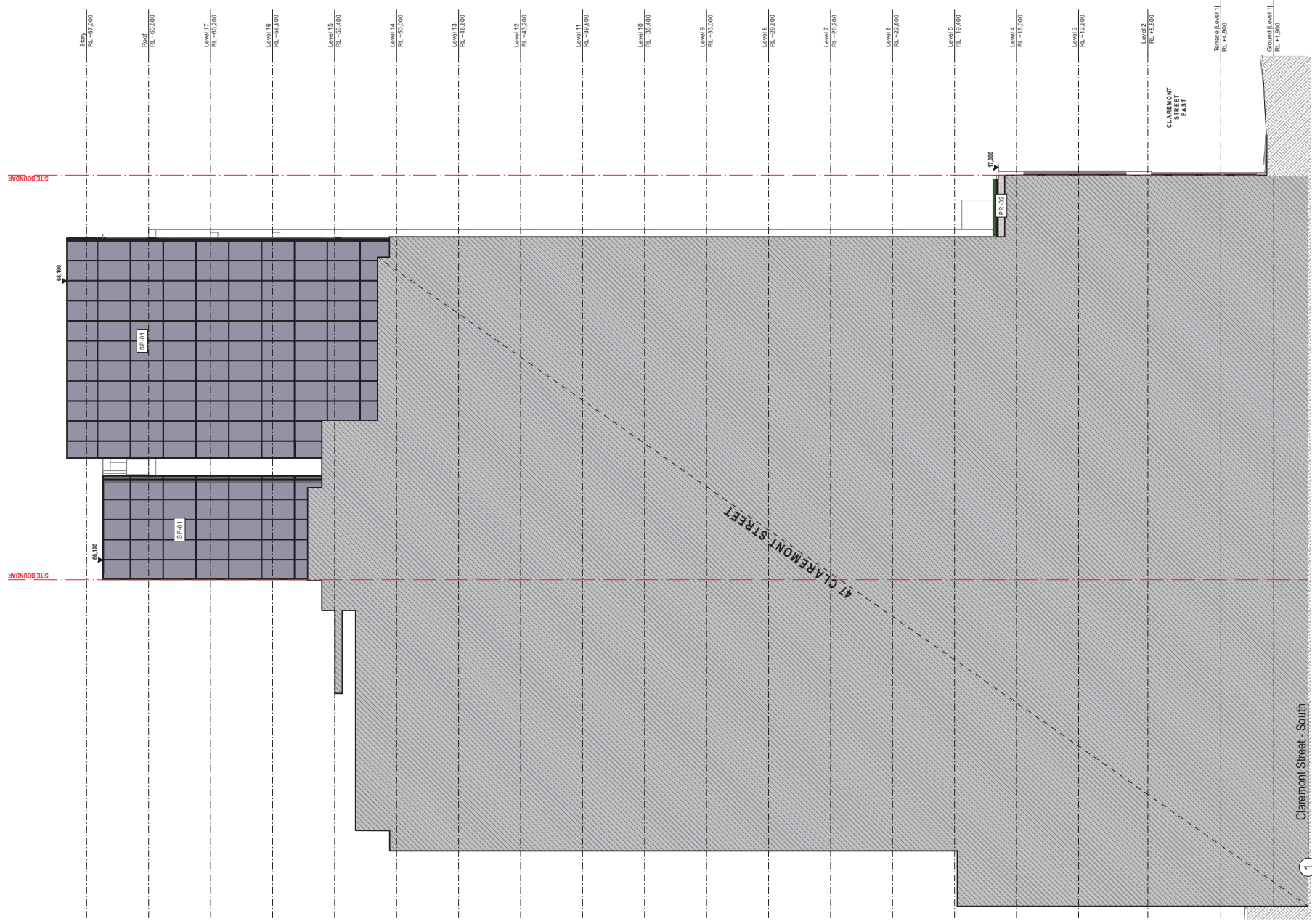
BIRD de la COEUR architects 66 Market Street Southbank Victoria 3006 Australia WWW.BIRDCOEUR.COM.AU Telephone 03 9882 4566 Facsimile 03 9882 4527 Bird de la Coeur architects Pty Ltd A.B.N 44 074 504 573 N.W.S. Architects & Architects - Neil de la Coeur 9489 Vanessa Bird 9488	49-51 CLAREMONT STREET TOWN PLANNING
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West Elevation



DATE: 15/06/20 ISSUE: 01 AMENDMENT: FOR COUNCIL RESPONSE TO COUNCIL RR DRAWN: VAR CHECKED: VAR	Plot Date: 16/02/2021 10:47 am TP22 REV: 01
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- CLT MEMBER**
CLT STRUCTURAL MEMBER
- CT-01**
CLT FLOOR SLAB
- CT-02**
CLT FLOOR SLAB
- GL-01**
GLAZING
F. GLAZING
- GL-02**
GLAZING
F. GLAZING
- PR-01**
CONCRETE MASONRY
CONCRETE WALLS
- PR-02**
CONCRETE MASONRY
STRUCTURAL BRICKWORK
- PA-01**
PAINT FINISHES
PAINT
- PA-02**
PAINT FINISHES
PAINT
- PA-03**
PAINT FINISHES
PAINT
- SP-01**
SCREEN & AWNING
SCREENING SCREEN
- FM-01**
SCREEN & AWNING
SCREENING SCREEN
- FM-02**
SCREEN & AWNING
SCREENING SCREEN
- CD-01**
SCREEN & AWNING
SCREENING SCREEN

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 Southbank Victoria Facsimile 03 9882 4527 architects Pty Ltd
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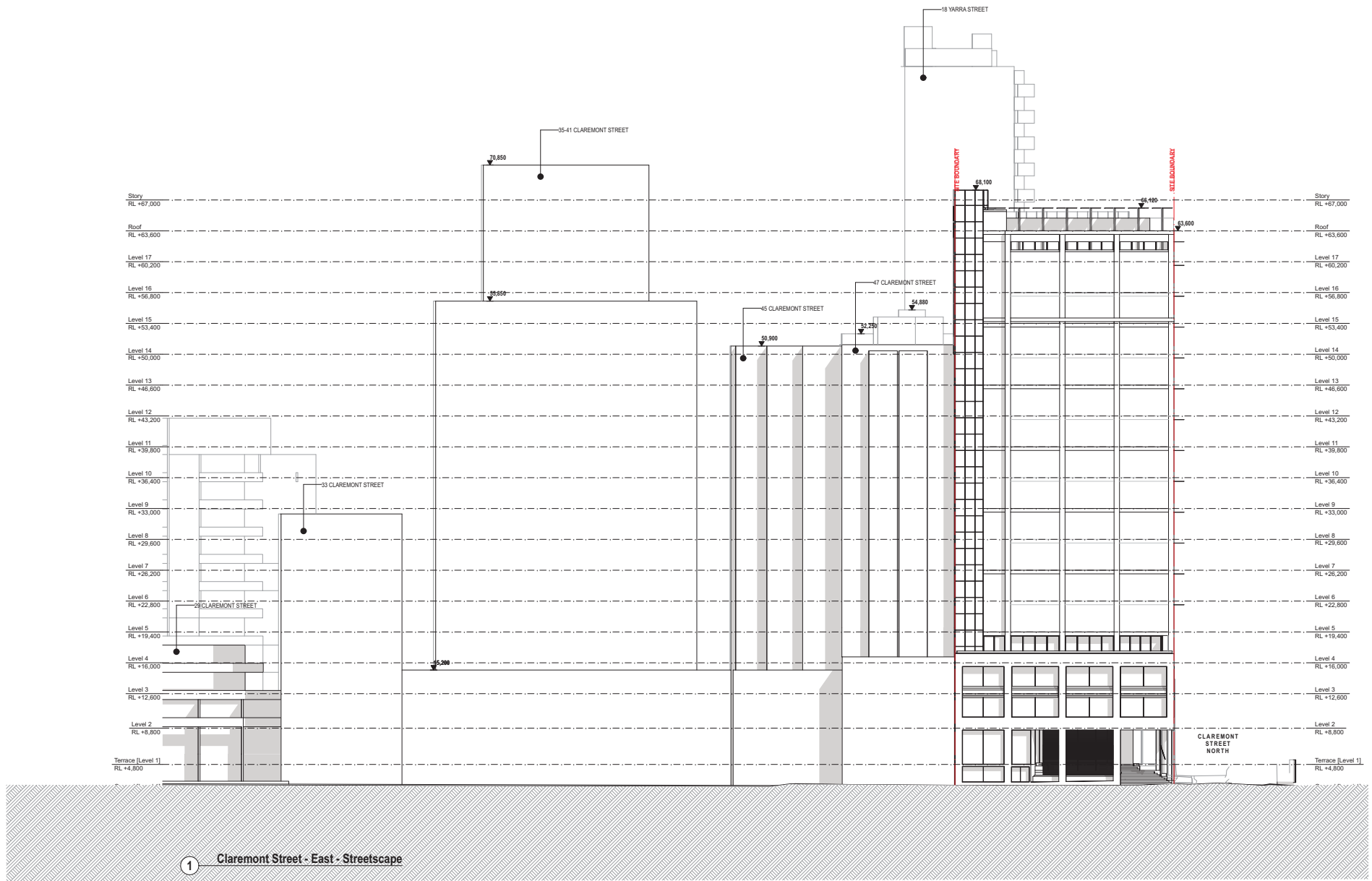
49-51 CLAREMONT STREET
TOWN PLANNING

South Elevation



DATE 15/06/20	ISSUE SP	AMENDMENT FOR LODGEMENT RESPONSE TO COUNCIL RR	DRAWN SR VAR	Plot Date: 16/02/2021 TP23
				REV 01

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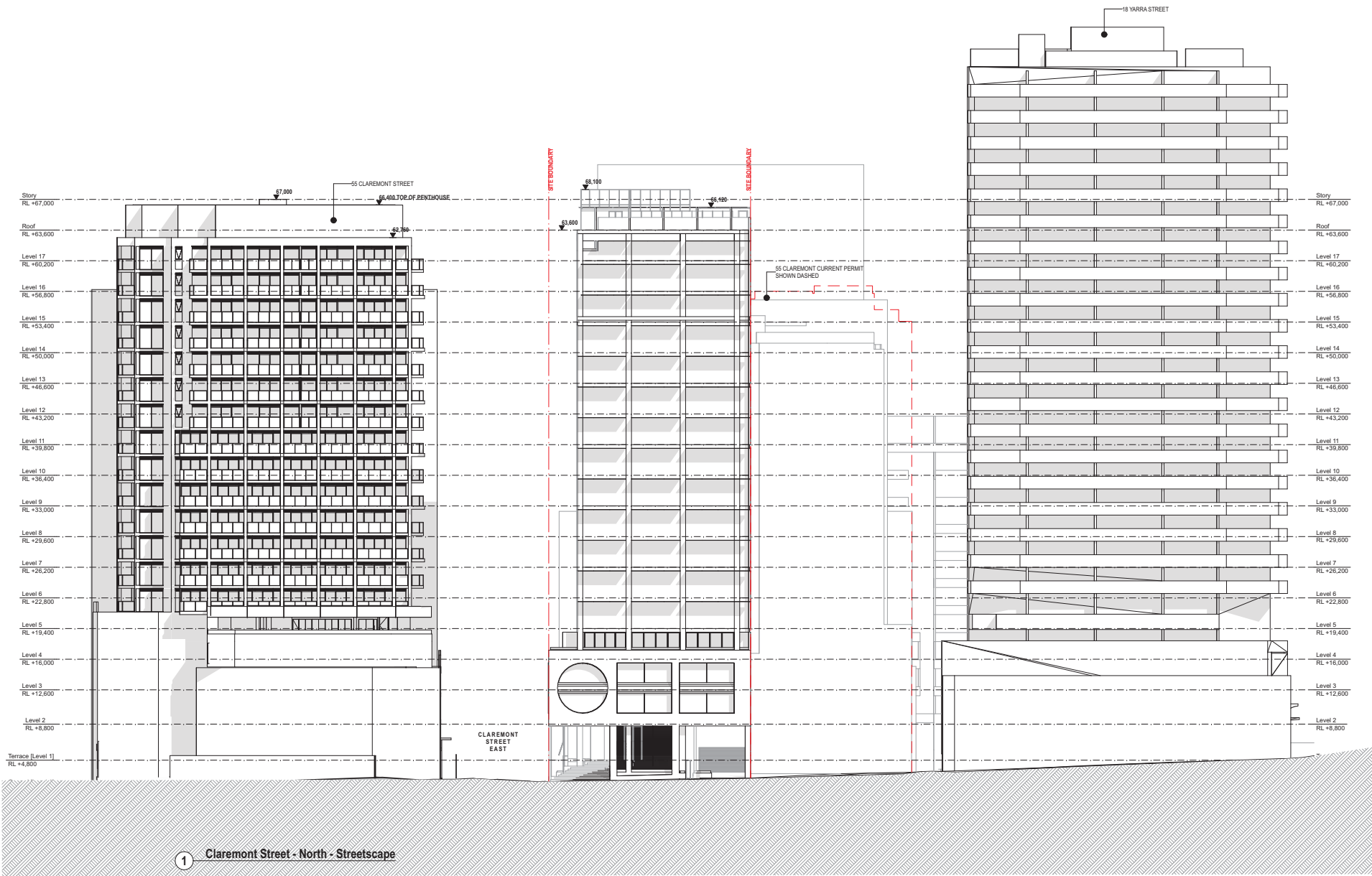
49-51 CLAREMONT STREET
TOWN PLANNING

Claremont Street - East - Streetscape

0 1 2 3 4 5 10 1:100 @ A1

DATE 27/02/20	ISSUE 01	AMENDMENT FOR LODGEMENT RESPONSE TO COUNCIL RR	DRAWN SWK	VAR	TP24
<small>889 Street, 3006 Melbourne - 5888 Road 1, 3048 North Melbourne - 9100 Claremont Street</small>					01

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1 Claremont Street - North - Streetscape

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 3028 Australia, www.bird.com.au, A.B.N. 64 074 524 573
 N.W.W. Commercial Architects, Neil de la Coeur 9489, Vanessa Bird 9489

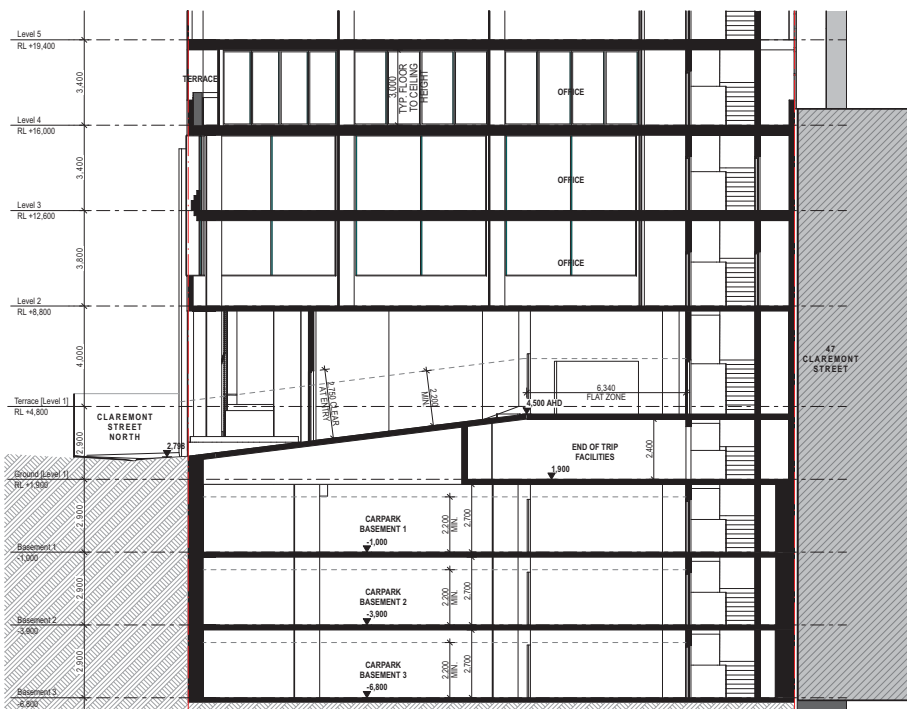
49-51 CLAREMONT STREET
TOWN PLANNING

Claremont Street - North - Streetscape

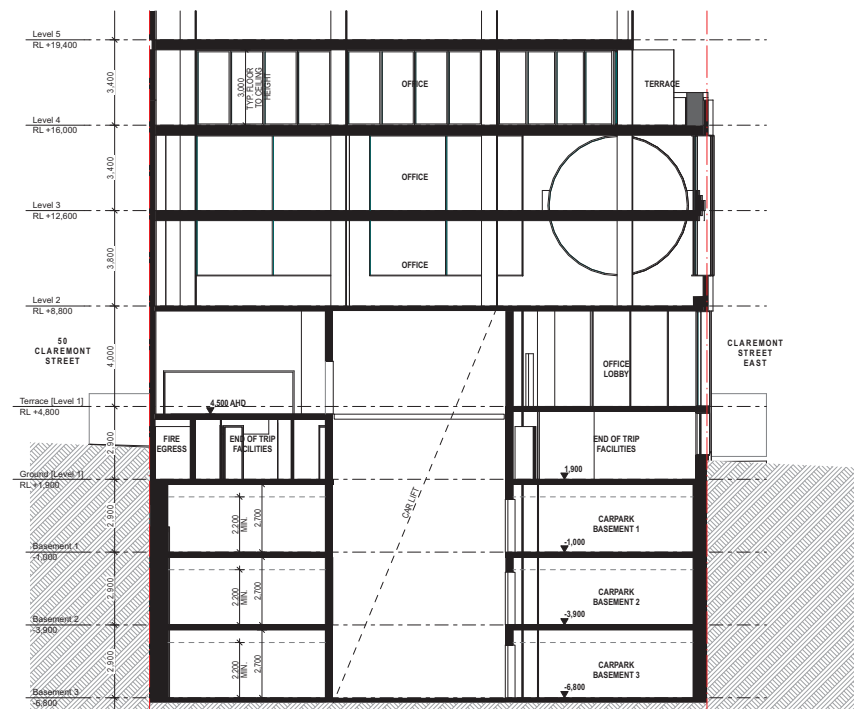
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DATE 15/06/20	ISSUE 01	AMENDMENT FOR LODGEMENT RESPONSE TO COUNCIL RR	DRAWN VAR	Plot Date: 16/02/2021 am
				TP25
				01

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① North South Podium



② East West Podium

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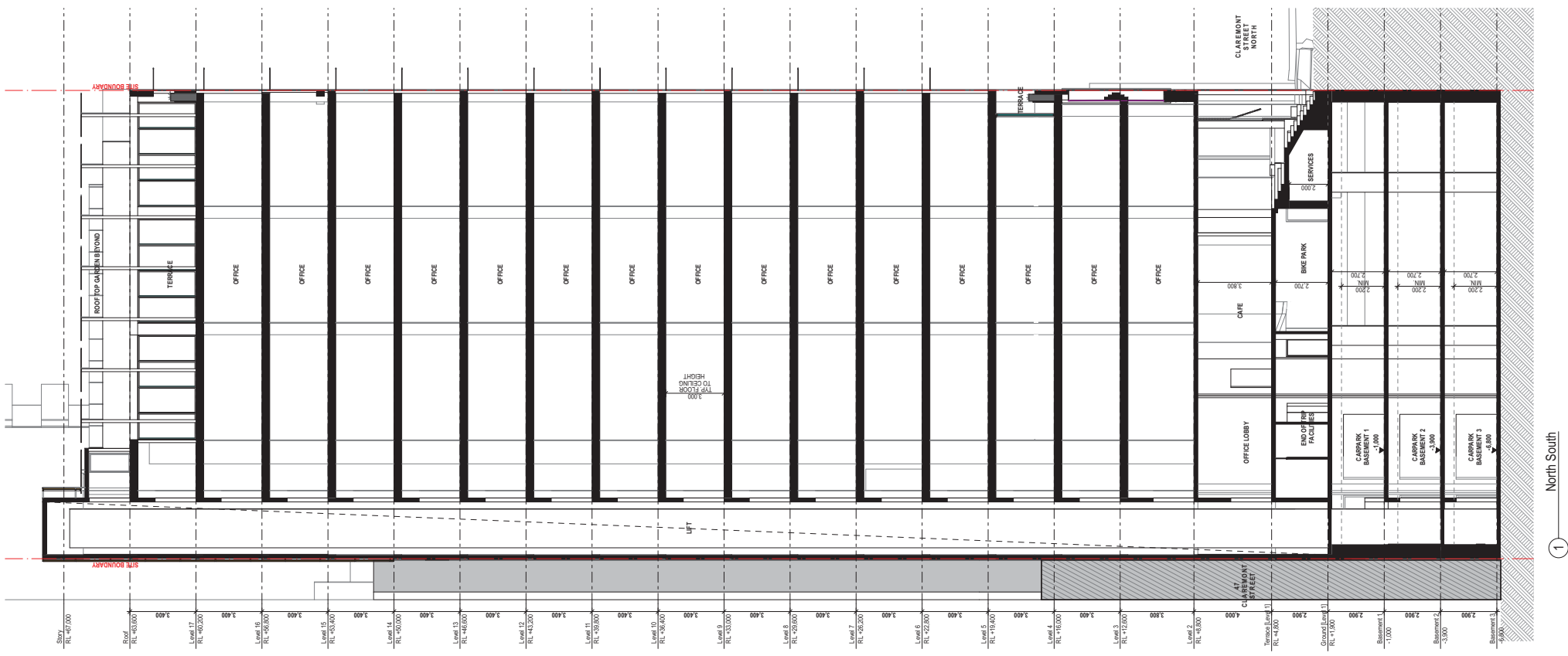
Podium Sections

DATE 27/02/20	ISSUE 01	AMENDMENT FOR LOUDBRUM RESPONSE TO COUNCIL RR	DRAWN VAR	TP30
1:100 @ A1				01

0 1 2 3 4 5 10



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 Vanessa Bird 8488

49-51 CLAREMONT STREET
TOWN PLANNING

Sections



DATE 27/02/20	ISSUE 01	AMENDMENT FOR LOUDBRUM RESPONSE TO COUNCIL RR	DRAWN BR VAR	TP31
				01



North South

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① **Facade Strategy**



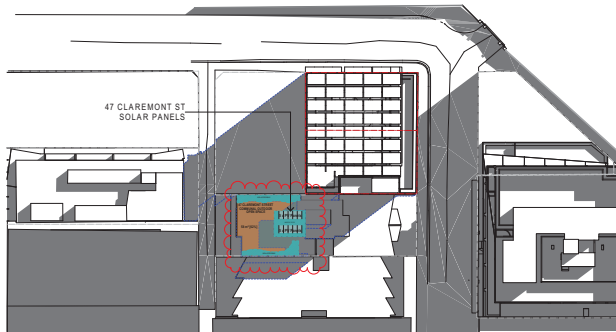
② **Bifacial PV As Horizontal Screen Device and pergola structure**

NOTE:
Reflectivity of the glass to be no more than 20%

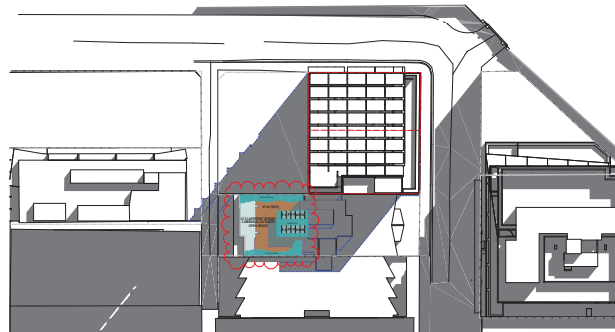


③ **Precedents: International House Sydney**

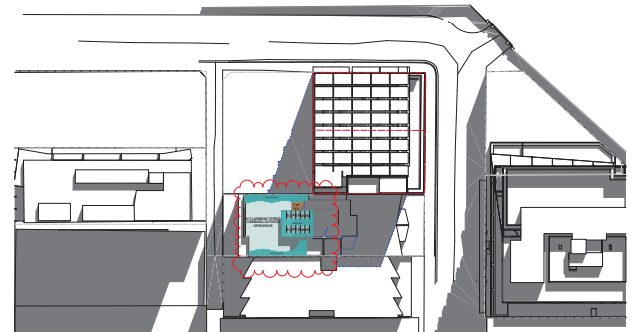
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① 22nd September 9am



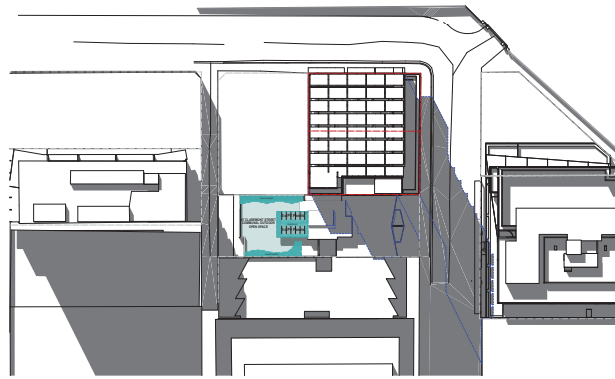
② 22nd September 10am



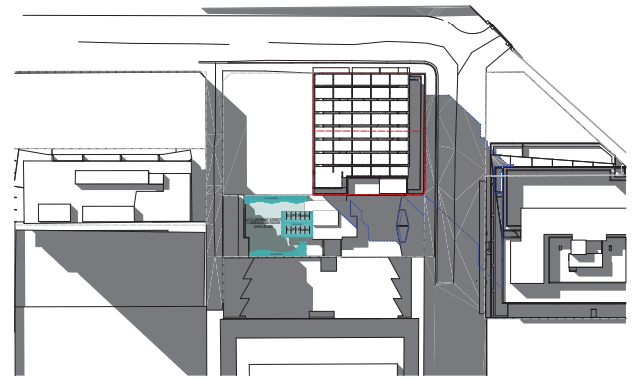
③ 22nd September 11am



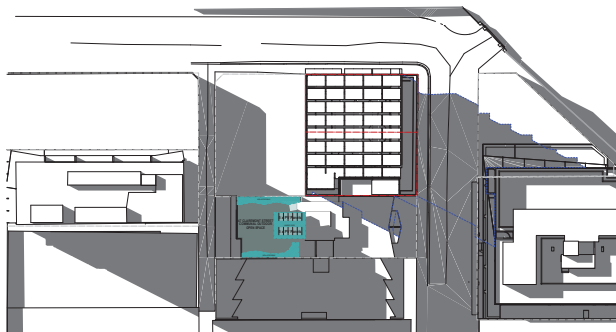
④ 22nd September 12pm



⑤ 22nd September 1pm



⑥ 22nd September 2pm



⑦ 22nd September 3pm

OUTLINE OF PROPOSED BUILDING SHADOW

- 47 CLAREMONT STREET - COMMUNAL ROOF TOP OPEN SPACE - NET AREA = 93SQM
- 47 CLAREMONT STREET - COMMUNAL ROOF TOP OPEN SPACE UNDER COVERED & NON-ACCESSIBLE AREA
- 47 CLAREMONT STREET - PV PANELS
- ADDITIONAL PERCENTAGE OF COMMUNAL AREA AT 47 CLAREMONT STREET IN SHADOW AS A RESULT OF PROPOSED BUILDING
 - 9AM = 62%
 - 10AM = 44%
 - 11AM = 4%

BIRD de la COEUR architects

49-51 CLAREMONT STREET

Shadow Diagrams - 22nd Sept

DATE 27/02/20	ISSUE 02	AMENDMENT FOR LODGMENT RESPONSE TO COUNCIL RR	DRAWN VAR	Plot Date: 16/02/20 10:48 am
				TP50
				01

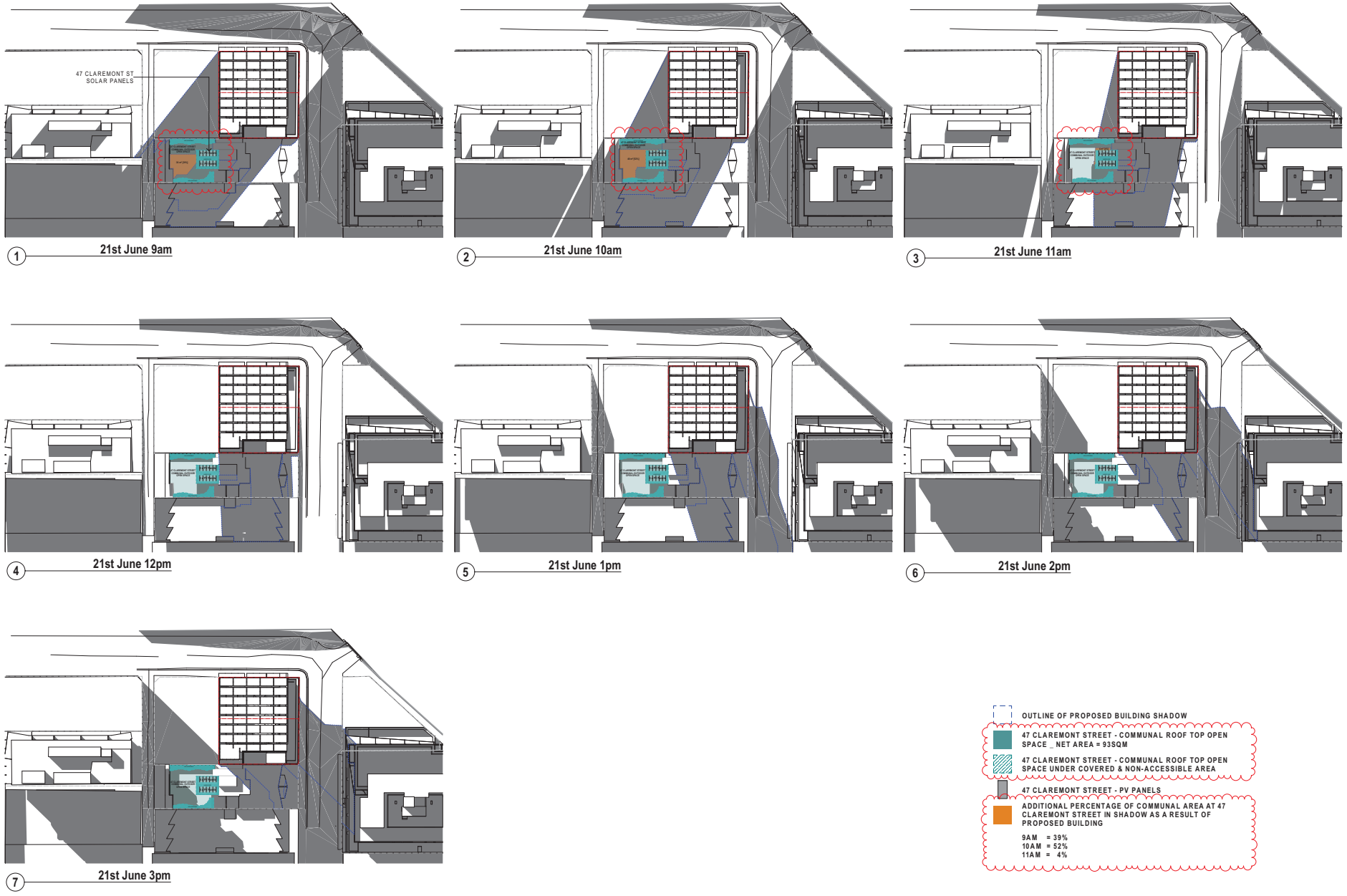
66 Market Street Telephone 03 9882 4585 Bird de la Coeur
 200 Bank Victoria Facsimile 03 9882 4527 architects Pty Ltd
 3028 Anzac Rd www.bird.com.au A/N 44 074 524 573
 N/W architect Architects Neil de la Coeur 9489 Vanessa Bird 9489

TOWN PLANNING

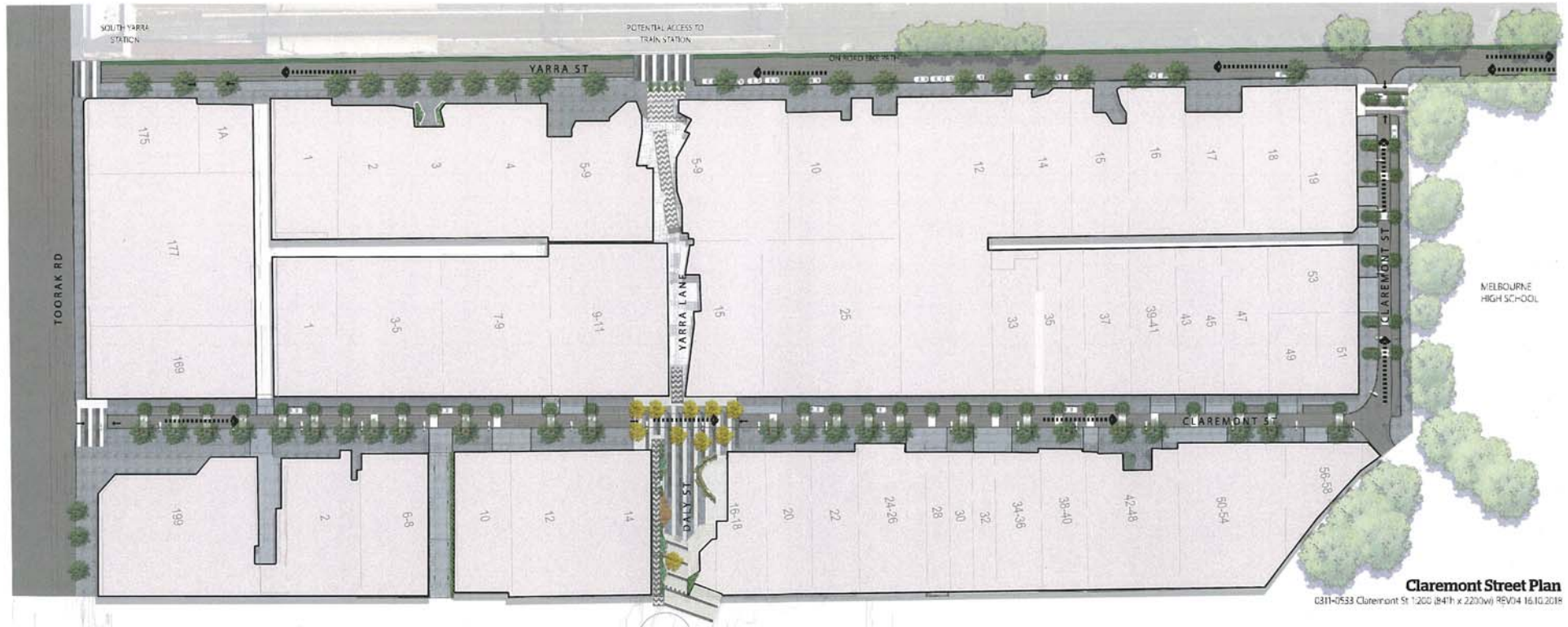
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CLAREMONT ST - STREETSCAPE PLAN



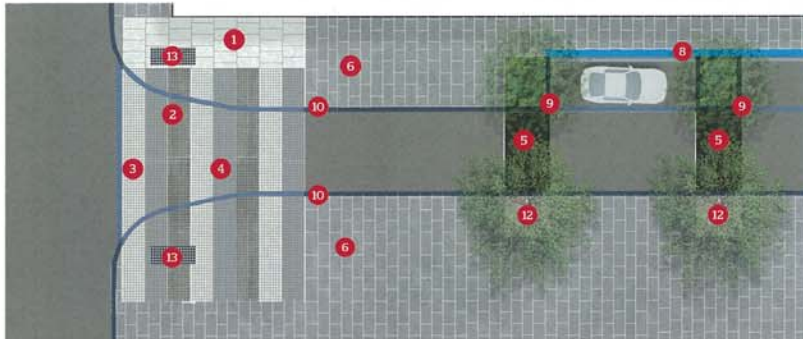
Claremont Street Plan

0311-7533 Claremont St 1:200 (84" x 2200w) REV04 16.10.2018

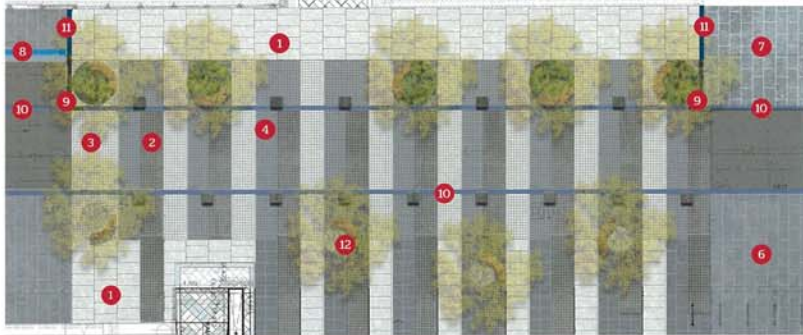
Tract

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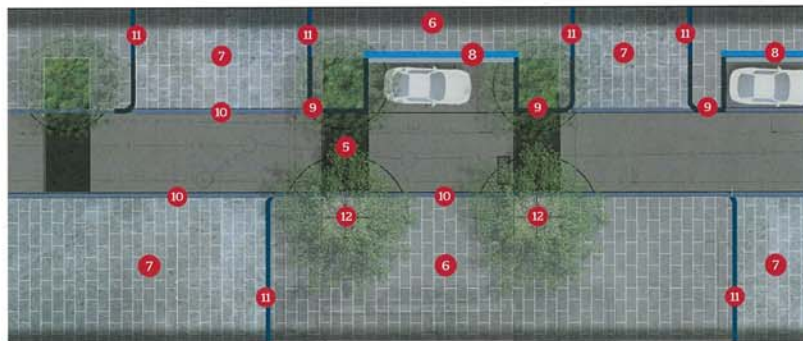
CLAREMONT ST - STREETSCAPE PLAN



A. CLAREMONT ST/ TOORAK RD INTERSECTION



B. CLAREMONT ST/ DALY ST INTERSECTION

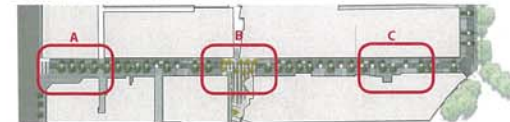


C. CLAREMONT ST- TYPICAL STREETSCAPE

LEGEND

REFERENCE IMAGE	Description	Unit Size (mm)	Thickness	Colour
HARDSCAPE MATERIALS				
	Material Type 1 Light Cream Granite Paver	995 x 495mm	40mm pedestrian loading	"Yellow" Light Cream
	Material Type 2 Charcoal Granite Sets	95 x 95mm	80mm industrial loading	Natural Charcoal
	Material Type 3 Light Cream Granite Sets	95 x 95mm	80mm industrial loading	"Yellow" Light Cream, Colour to match existint Granite paver
	Material Type 4 Bluestone Granite Sets	95 x 95mm	80mm industrial loading	Bluestone to match existing
	Material Type 5 Exposed Aggregate Concrete	14mm minus Basalt to match existing	To Industria or heavy vehicle loading	Concrete pigmentation colour "CONCRETE COLOUR SYSTEMS Station" 4% on Off White Cement
	Material Type 6 Bluestone Paving- Pedestrian Loading	500 x 250mm	40mm pedestrian loading	Natural Charcoal
	Material Type 7 Bluestone Paving- Vehicle Loading	500 x 250mm	60mm vehicle loading (Subject to advice of Structural Engineer)	Natural Charcoal, Colour to match Material 6
	Material Type 8 300mm Bluestone Kerb	300mm x150mm (minimum) to Stonnington standards	300mm	Natural Bluestone
	Material Type 9 200mm Bluestone Kerb	200mm x150mm (minimum) to Stonnington standards	200mm	Natural Bluestone
	Material Type 10 200mm Flush Bluestone Kerb	To Stonnington standards	To Industria or heavy vehicle loading	Natural Bluestone
	Material Type 11 Bluestone Bands	200mm x 400mm	40mm pedestrian loading	Natural Bluestone
	Material Type 12 Pebble Pave Tree Pits	10-14mm size rocks (TBC)	To be confirmed	To be confirmed
	Material Type 13 Granite Hazard Indicators	To Stonnington standards	To Stonnington standards	Granite

LOCATION MAP



Indicative Materials Schedule

0311-0533 Claremont St

PROJECT_DWG NO: 0311-0533-30_D001-00 REV 05 DRWN SB CHKD MS APPROV MS DATE 16.10.2018

Tract

DISCUSSION PLANS

COUNCIL DATE STAMPED 10.08.2020

PLANS UPDATED TO SHOW:

- **Car lift, waste area and stairs revised to achieve a 4.8 metre finished floor level**
- **Associated changes in ramping to the car lift**
- **Windows lower than the freeboard level areas on the eastern elevation removed.**

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TP Drawings Register	
Layout No.	Layout Name
TP00	Register/Perspective/Development Schedule
TP01	Site Plan
TP11.00	Level 2 & 3
TP11.0G	Terrace [Level 1]
TP11.01	Level 4 & 5-14 [Typical]
TP11.02	Level 15 & 16
TP11.03	Level 17 & Roof
TP11.B1	Basements & Ground [Level 1]
TP20	East Elevation
TP21	North Elevation
TP22	West Elevation
TP23	South Elevation
TP24	Claremont Street - East - Streetscape
TP25	Claremont Street - North - Streetscape
TP30	Podium Sections
TP31	Sections
TP32	Facade Strategy
TP50	Shadow Diagrams - 22nd Sept
TP55	Shadow Diagrams - 21st June

Office	
Level	Area
Level 2	374.41
	374.41 m²
Level 3	374.41
	374.41 m²
Level 4	286.23
	286.23 m²
Level 5	318.62
	318.62 m²
Level 6	318.62
	318.62 m²
Level 7	318.62
	318.62 m²
Level 8	318.62
	318.62 m²
Level 9	318.62
	318.62 m²
Level 10	318.62
	318.62 m²
Level 11	318.62
	318.62 m²
Level 12	318.62
	318.62 m²
Level 13	318.62
	318.62 m²
Level 14	318.62
	318.62 m²
Level 15	318.62
	318.62 m²
Level 16	318.62
	318.62 m²
Level 17	281.10
	281.10 m²
	5,139.59 m²

NOTE: MEASURE IN ACCORDANCE WITH PROPERTY COUNCIL GUIDELINES FOR MULTI-TENANTS OFFICE SPACE.

Cafe	
Level	Area
Terrace [Level 1]	23.56
	23.56 m²

Terrace / Rooftop Garden	
Level	Area
Level 4	111.88
Level 17	40.19
Roof	190.20
	342.27 m²

Car Parks	
Level	Quantity
Basement 3	9
	9
Basement 2	9
	9
Basement 1	9
	9
	27

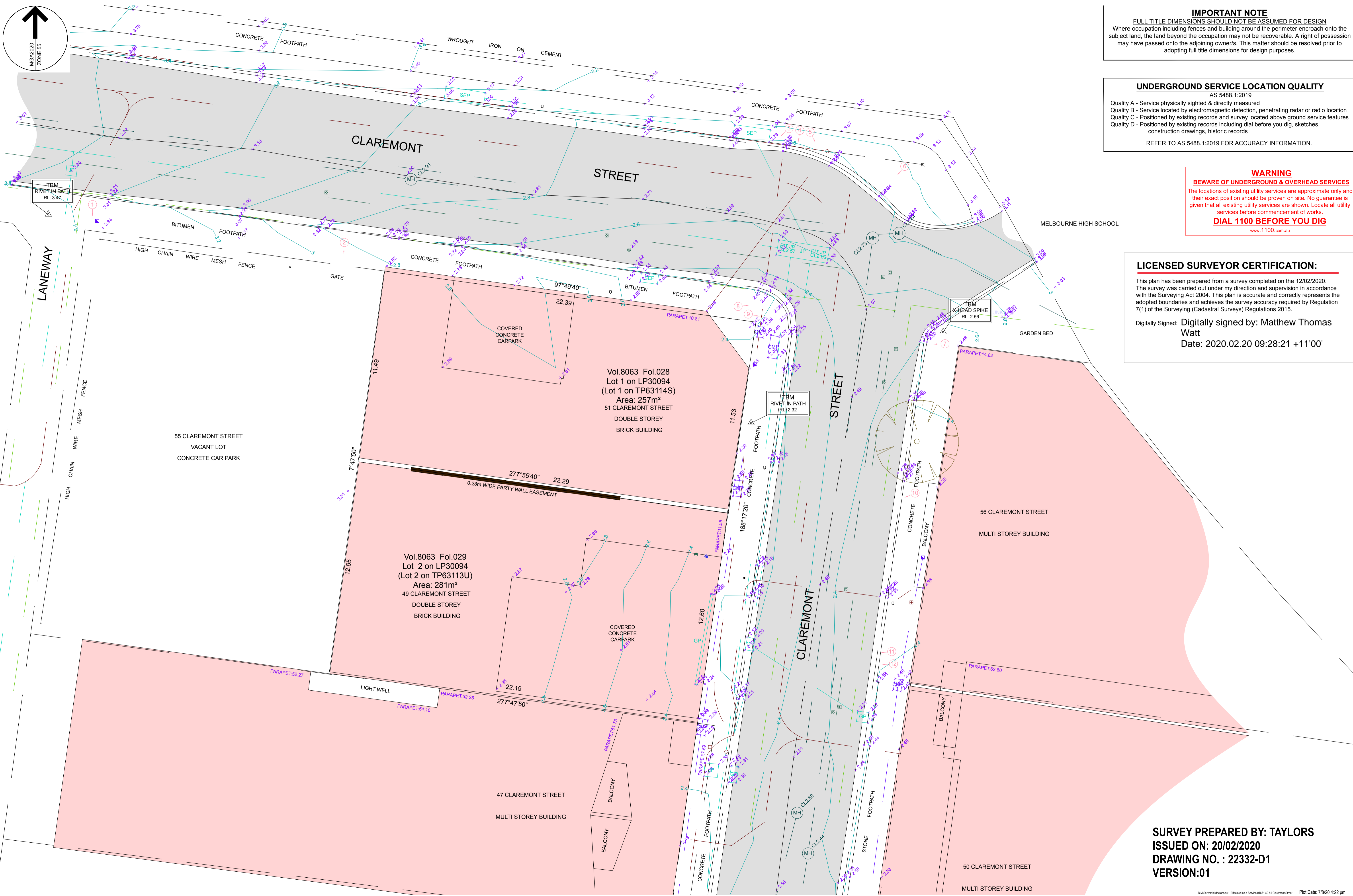
Bicycles		
Level	Type	Quantity
Ground [Level 1]		
	FB	70
		70

*FB = FLAT TOP BIKE RACKS

Site Information	
	Area
Site Area	537.89



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IMPORTANT NOTE
FULL TITLE DIMENSIONS SHOULD NOT BE ASSUMED FOR DESIGN
Where occupation including fences and building around the perimeter encroach onto the subject land, the land beyond the occupation may not be recoverable. A right of possession may have passed onto the adjoining owner/s. This matter should be resolved prior to adopting full title dimensions for design purposes.

UNDERGROUND SERVICE LOCATION QUALITY
AS 5488.1:2019
Quality A - Service physically sighted & directly measured
Quality B - Service located by electromagnetic detection, penetrating radar or radio location
Quality C - Positioned by existing records and survey located above ground service features
Quality D - Positioned by existing records including dial before you dig, sketches, construction drawings, historic records
REFER TO AS 5488.1:2019 FOR ACCURACY INFORMATION.

WARNING
BEWARE OF UNDERGROUND & OVERHEAD SERVICES
The locations of existing utility services are approximate only and their exact position should be proven on site. No guarantee is given that all existing utility services are shown. Locate all utility services before commencement of works.
DIAL 1100 BEFORE YOU DIG
www.1100.com.au

LICENSED SURVEYOR CERTIFICATION:
This plan has been prepared from a survey completed on the 12/02/2020. The survey was carried out under my direction and supervision in accordance with the Surveying Act 2004. This plan is accurate and correctly represents the adopted boundaries and achieves the survey accuracy required by Regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.
Digitally Signed: Digitally signed by: Matthew Thomas Watt
Date: 2020.02.20 09:28:21 +11'00'

SURVEY PREPARED BY: TAYLORS
ISSUED ON: 20/02/2020
DRAWING NO. : 22332-D1
VERSION:01

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Telephone 03 9682 4566 Facsimile 03 9682 4677
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Bird de la Coeur Architects Pty Ltd
ABN 44 074 504 573
NSW nominated Architects Neil de la Coeur 9489 Vanessa Bird 9488

49-51 CLAREMONT STREET
TOWN PLANNING

Site Plan

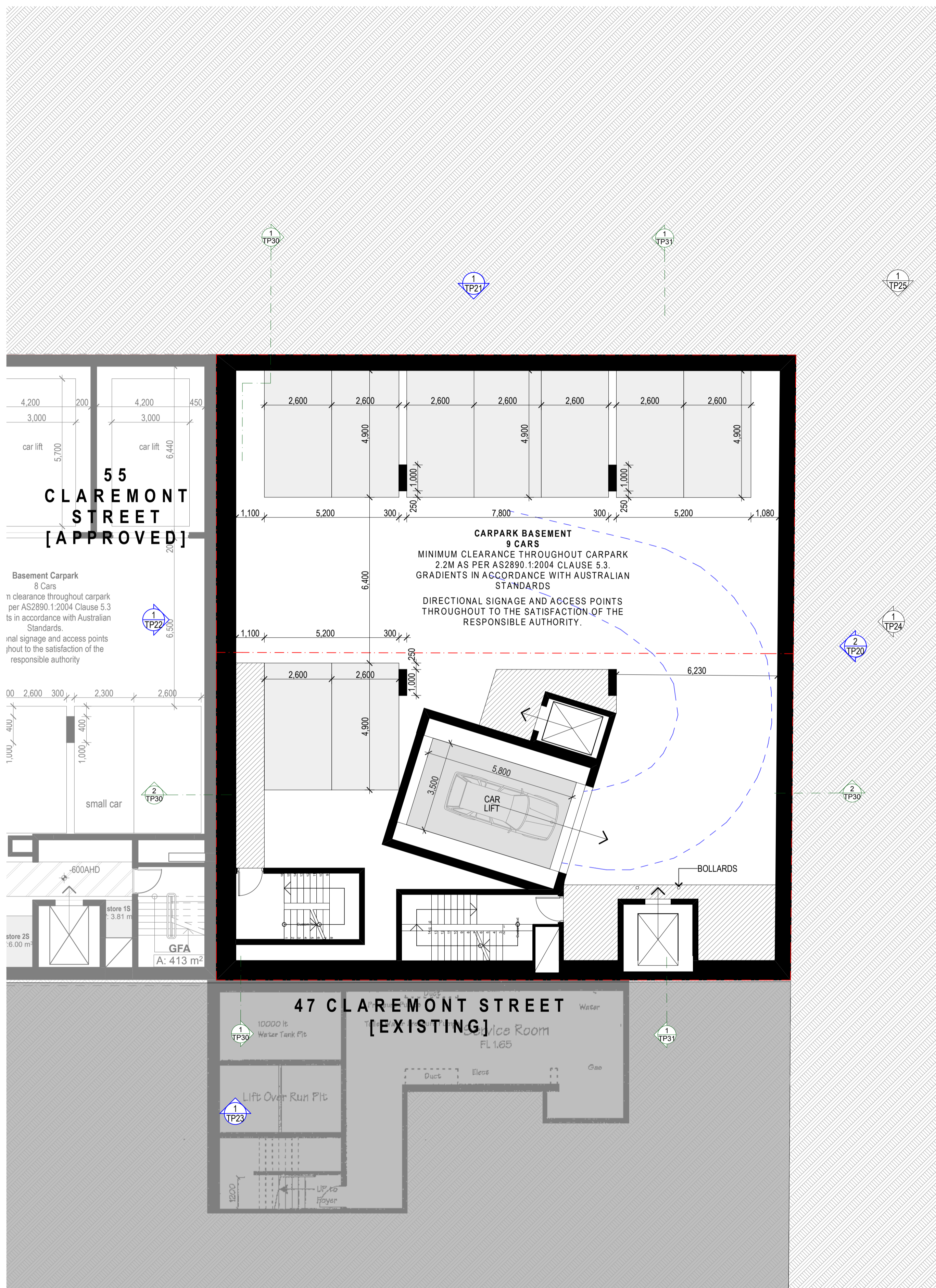
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07/08/20	02	RESPONSE TO RFI	VAR

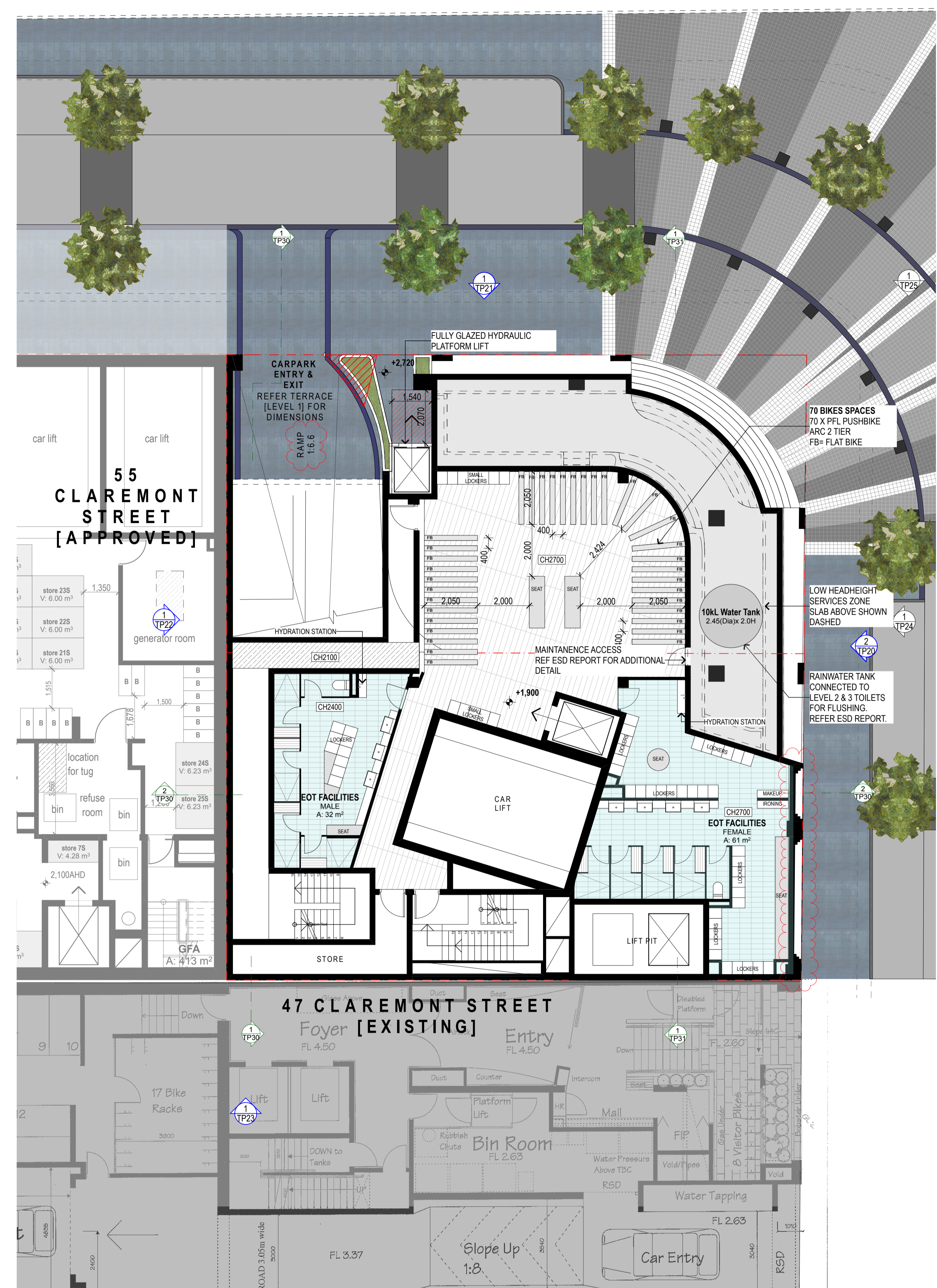
TP01
REV. 02

BIM Server: bddelcoeur - Bldocad as a Service/1051-45-01 Claremont Street Plot Date: 7/8/20 4:22 pm

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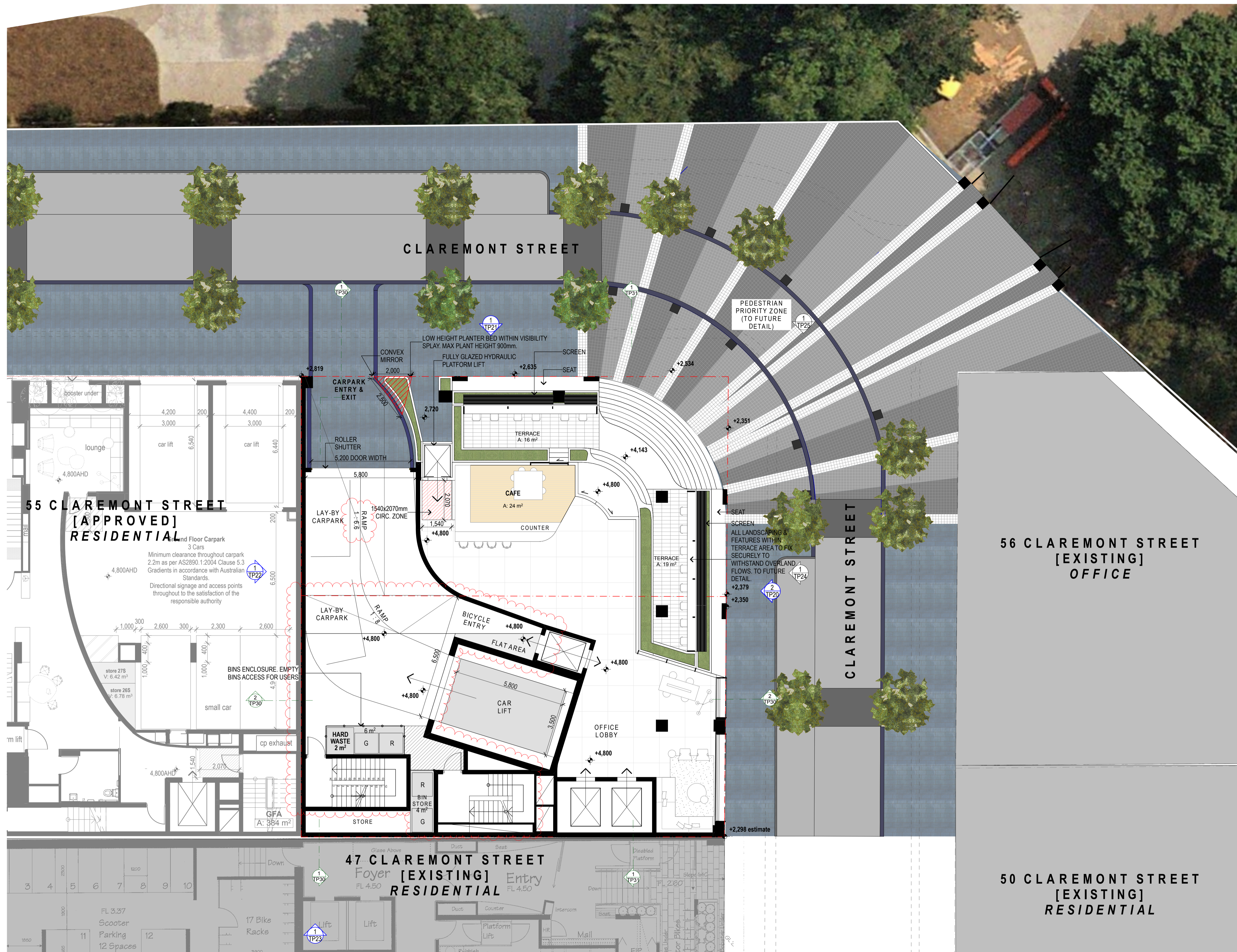


Basement 1- Basement 3



Ground [Level 1]

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BIRD de la COEUR architects

49-51 CLAREMONT STREET

Terrace [Level 1]

TP11.0G

66 Market Street
Southbank Victoria
3006 Australia
www.bdc.com.au
NSW nominated Architects
Neil de la Coeur 9489
Vanessa Bird 9488

TOWN PLANNING

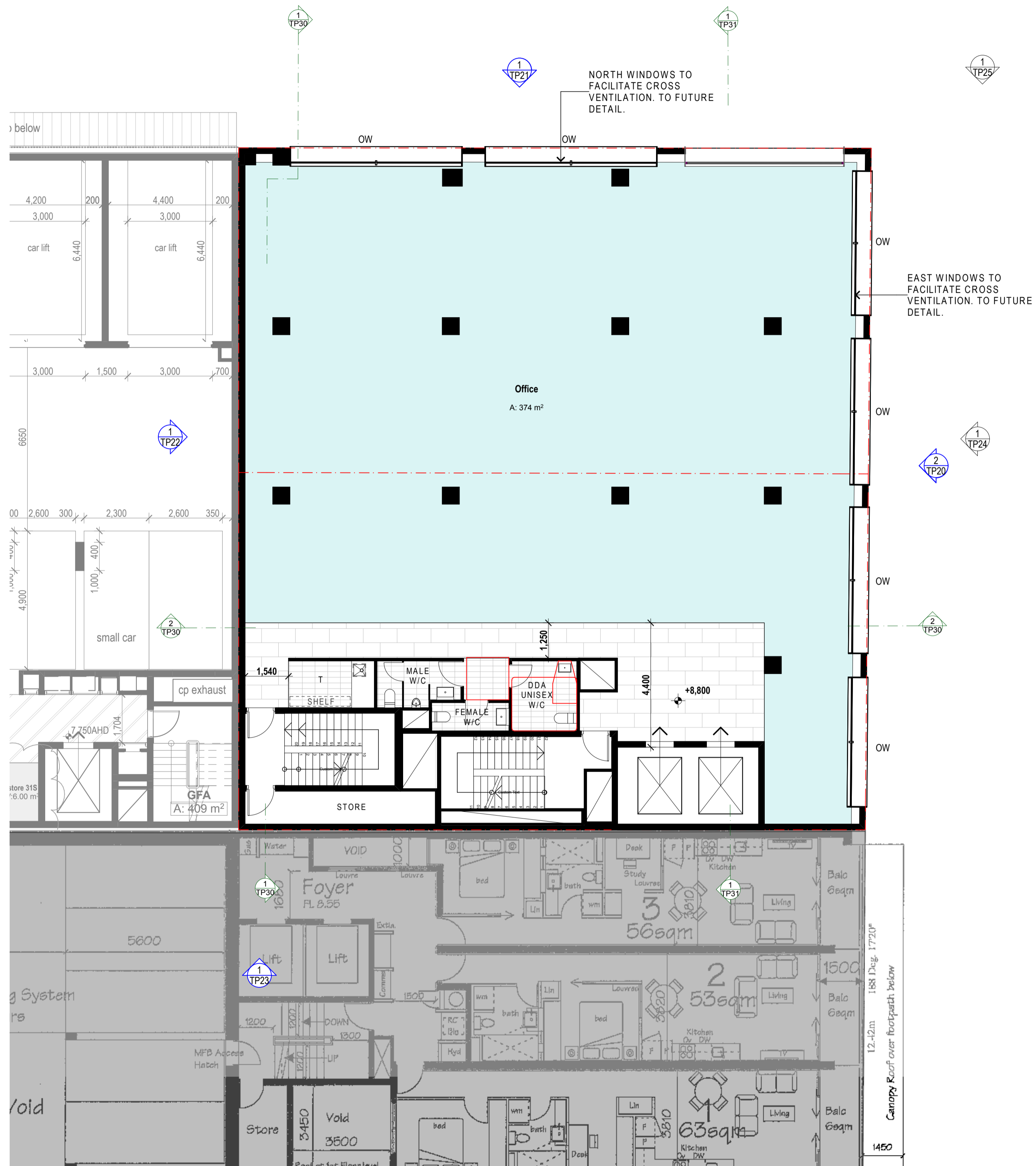
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15/06/20	01	RESPONSE TO COUNCIL RFI	VAR
07/08/20	02	RESPONSE TO RFI	VAR

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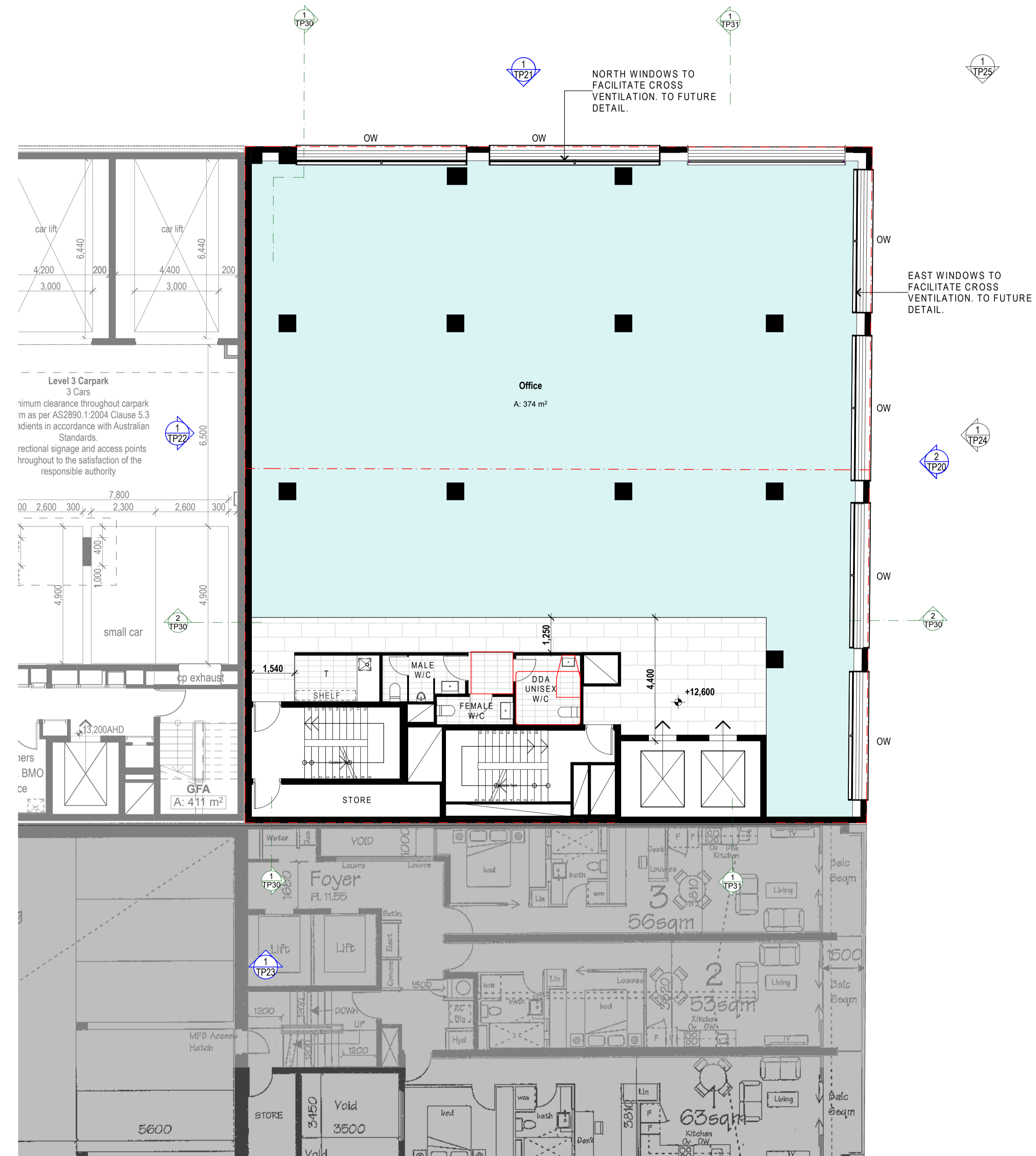
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1 Level 2

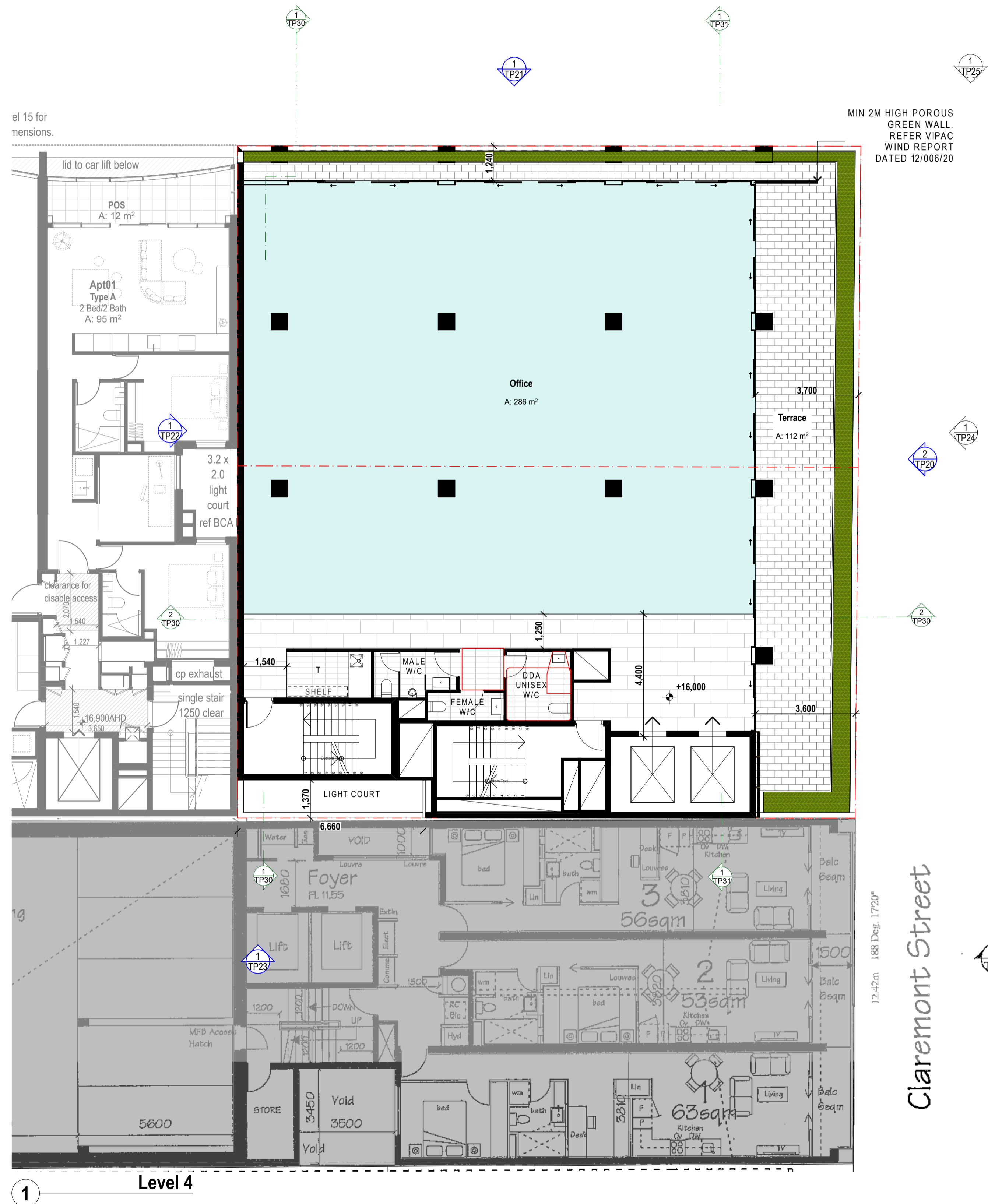
NOTE:
OW = OPENABLE WINDOW



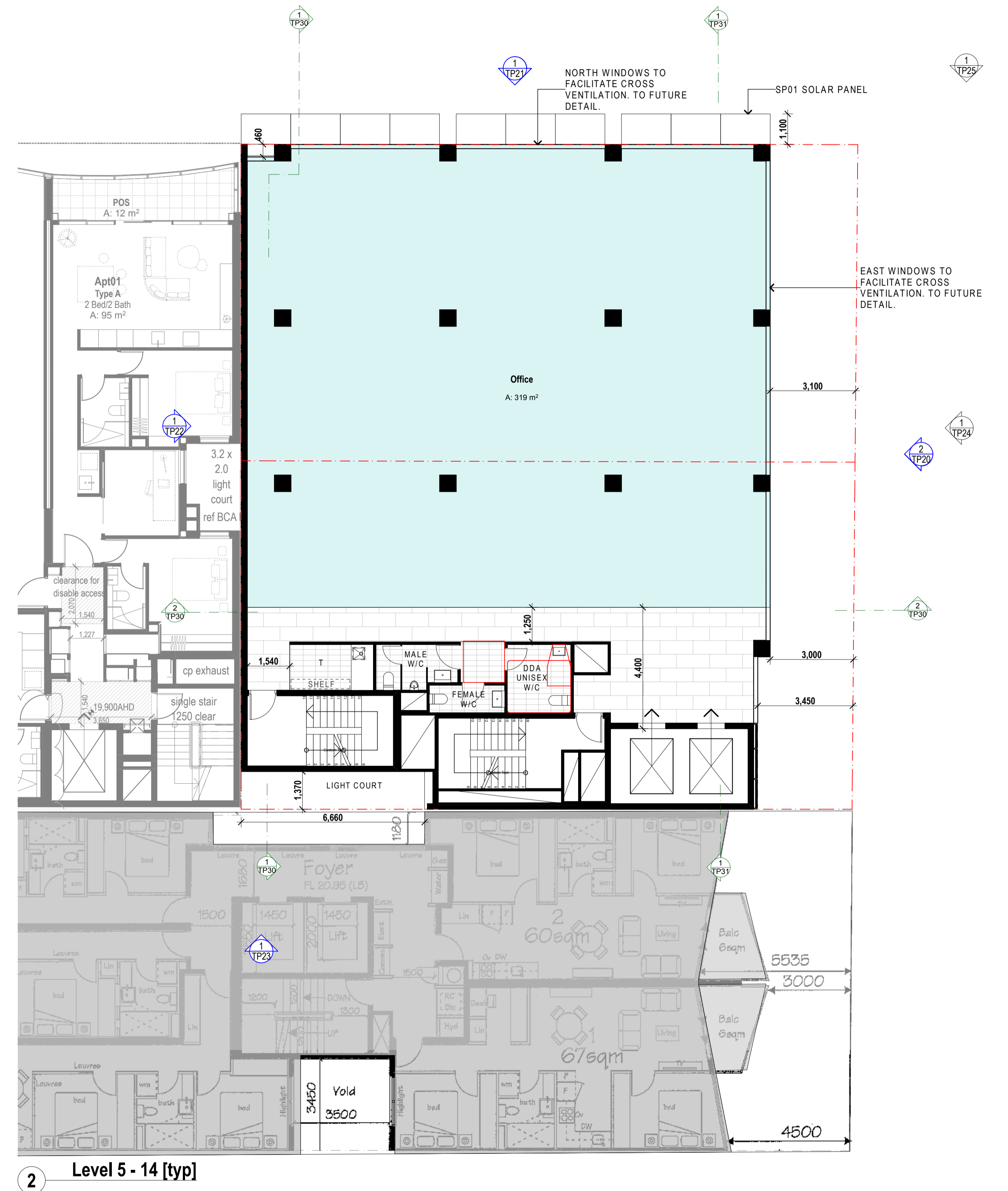
2 Level 3

NOTE:
OW = OPENABLE WINDOW

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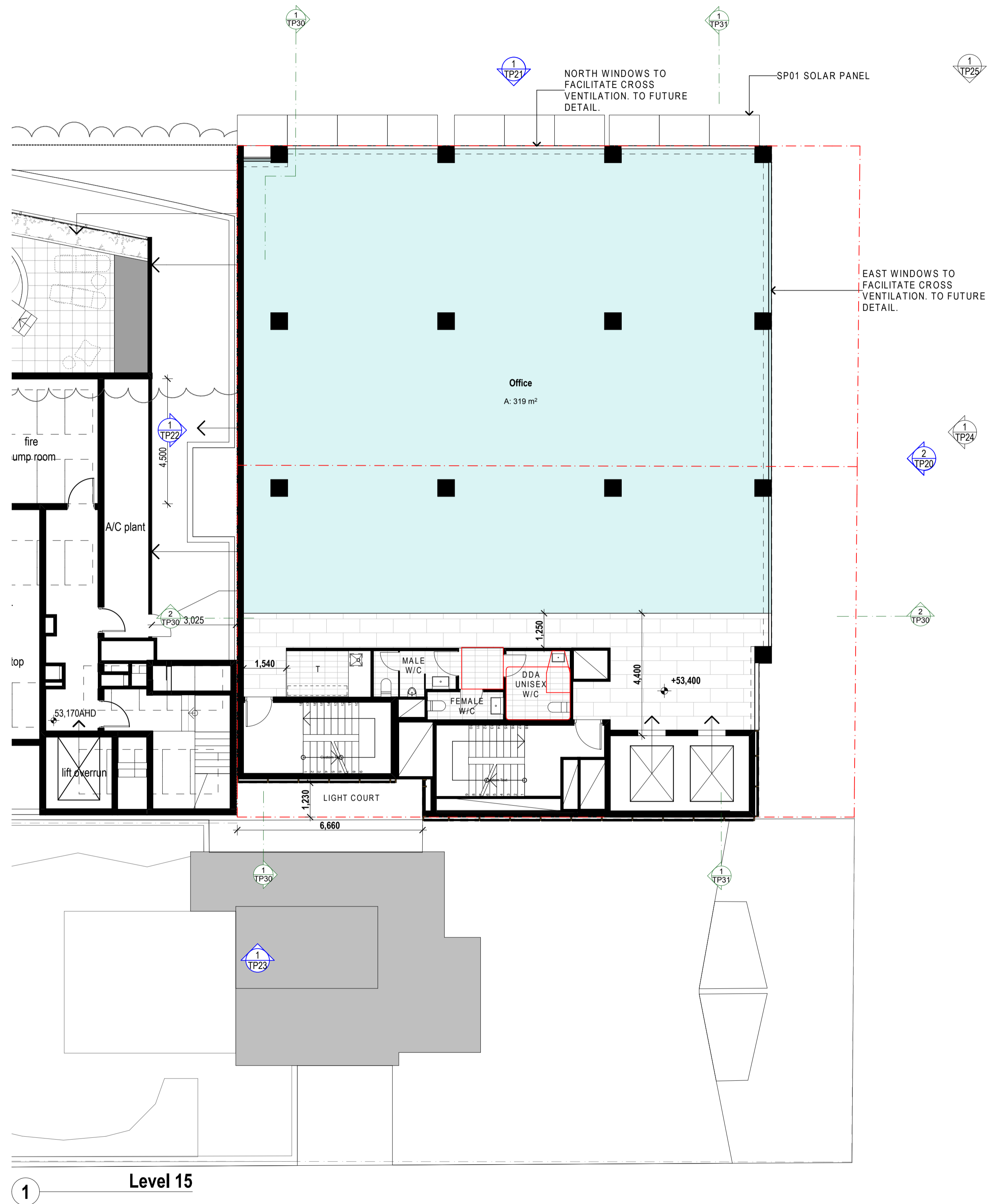
1 Level 4



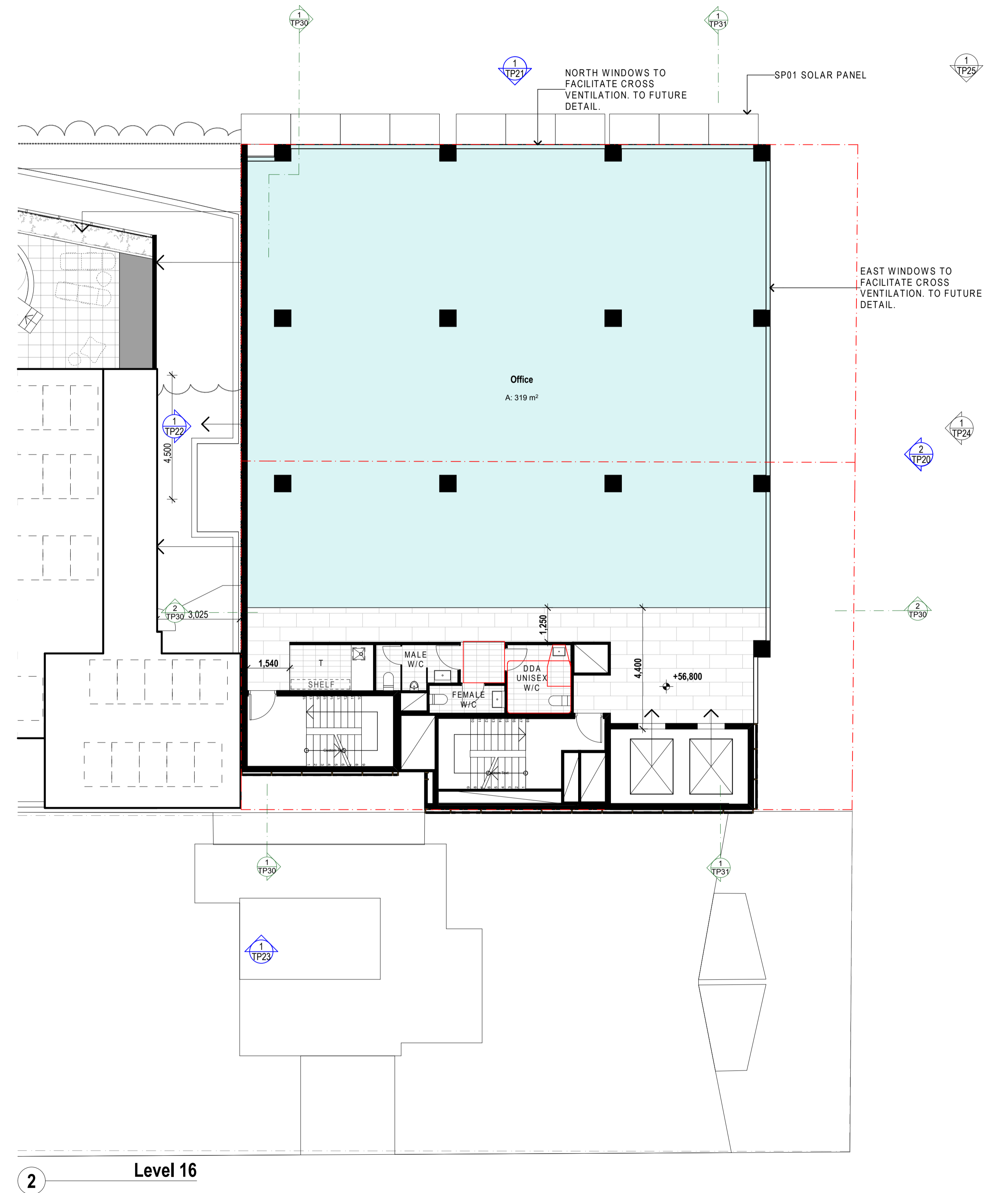
2 Level 5-14 [typ]

Claremont Street

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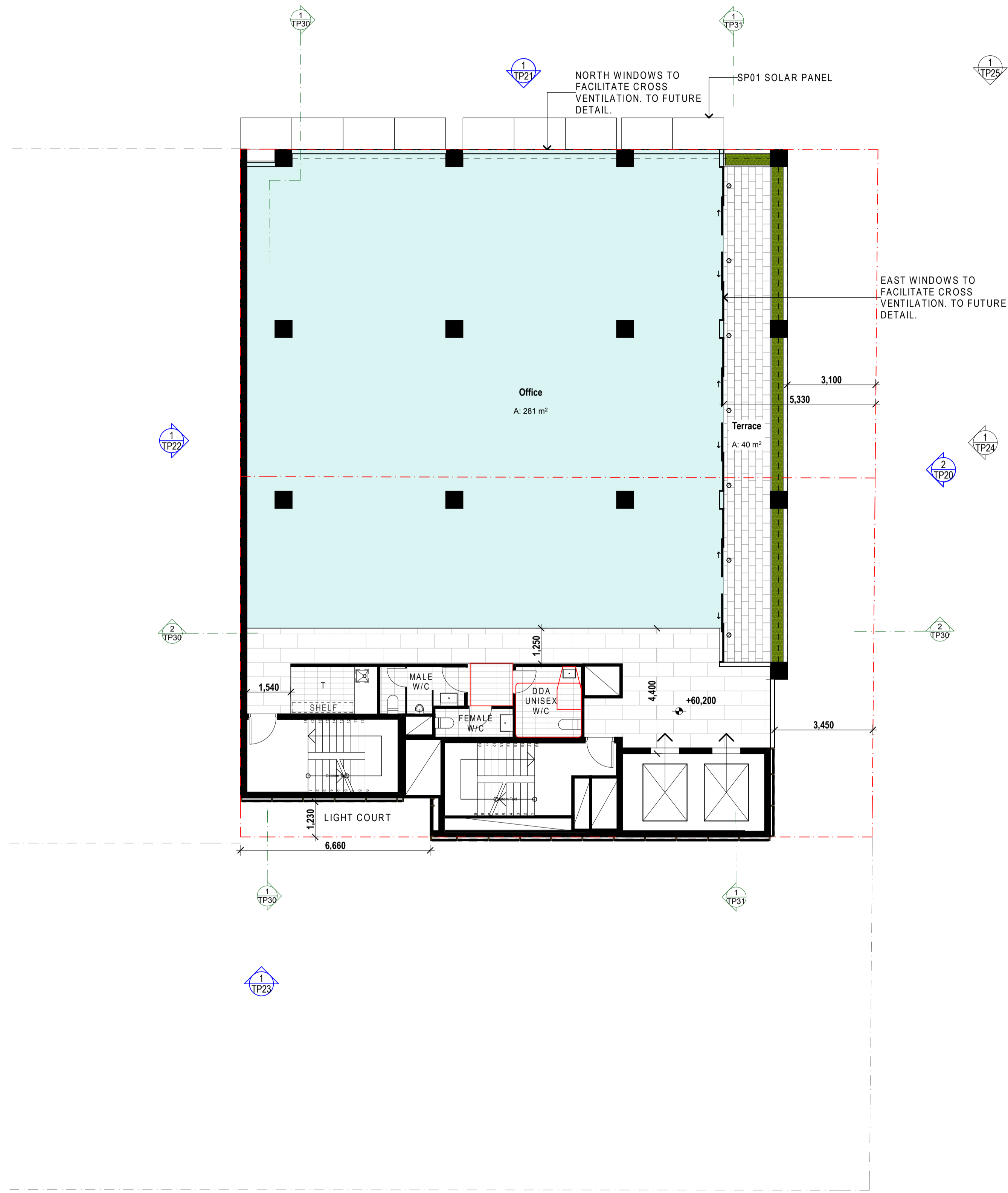


1 Level 15



2 Level 16

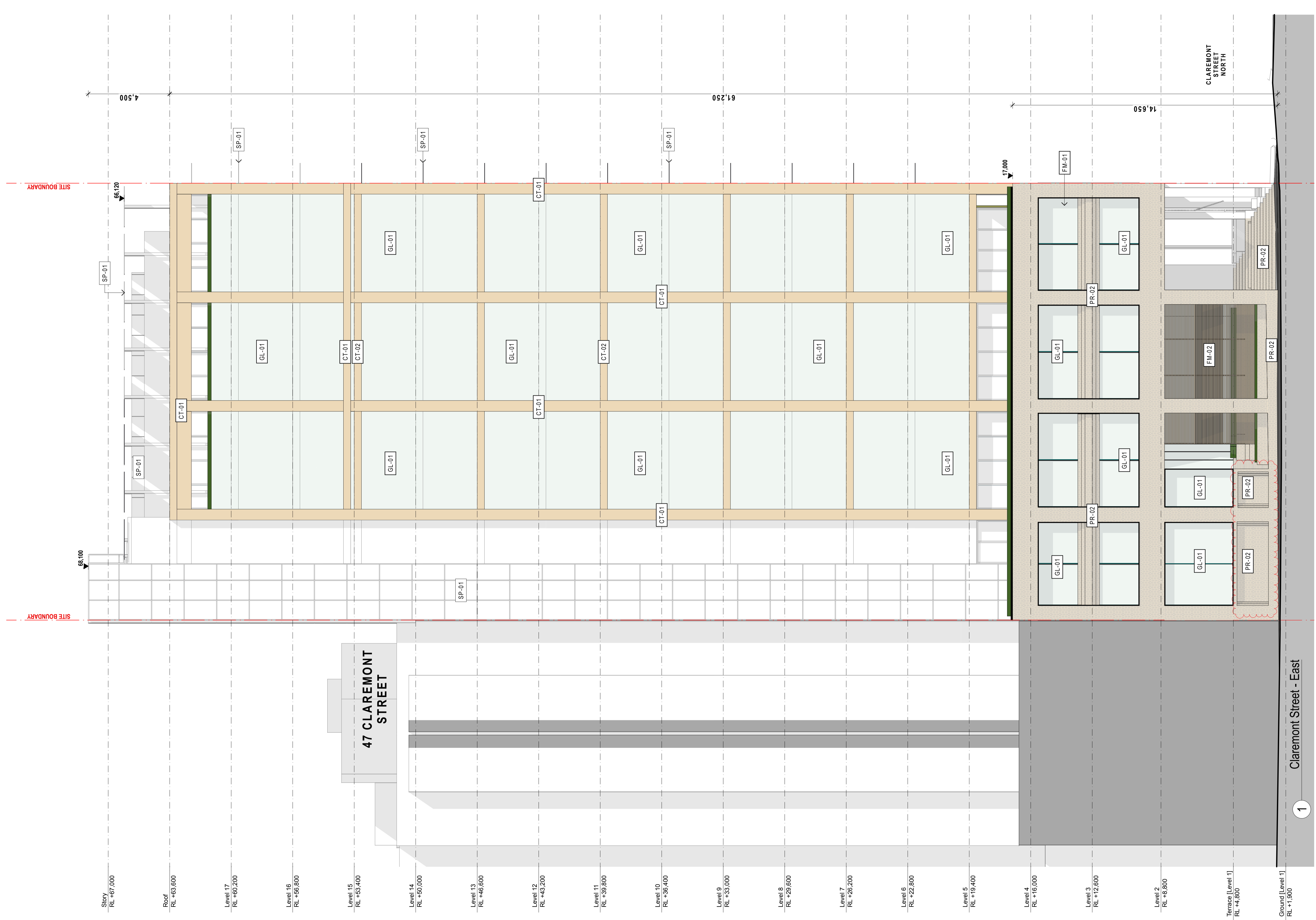
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1 Level 17

2 Roof

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CLT MEMBER

CT-01 CLT STRUCTURAL MEMBER

CT-02 CLT FLOOR SLAB

GLAZING

GL-01 GLAZING
C - CLEAR
F - Frosted

CONCRETE & MASONRY

PR-01 CONCRETE WALLS

PR-02 PRESTRESSED CONCRETE SLAB
SHEARER BOND
SECONDINARY COLOUR

PAINT FINISHES

PA-01 MATTE WHITE

PA-02 GREY PAL

PA-03 BLACK

SCREEN & AWNING

SP-01 SOLAR PANEL SCREEN

FM-01 5mm BLACK STEEL SHROUD

FM-02 OUTDOOR TIMBER SCREEN

CD-01 MATT BLACK

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 Bird de la Coeur Architects Pty Ltd
 Architects
 ABN 44 074 504 573
 Vanessa Bird 9488

49-51 CLAREMONT STREET
TOWN PLANNING

East Elevation

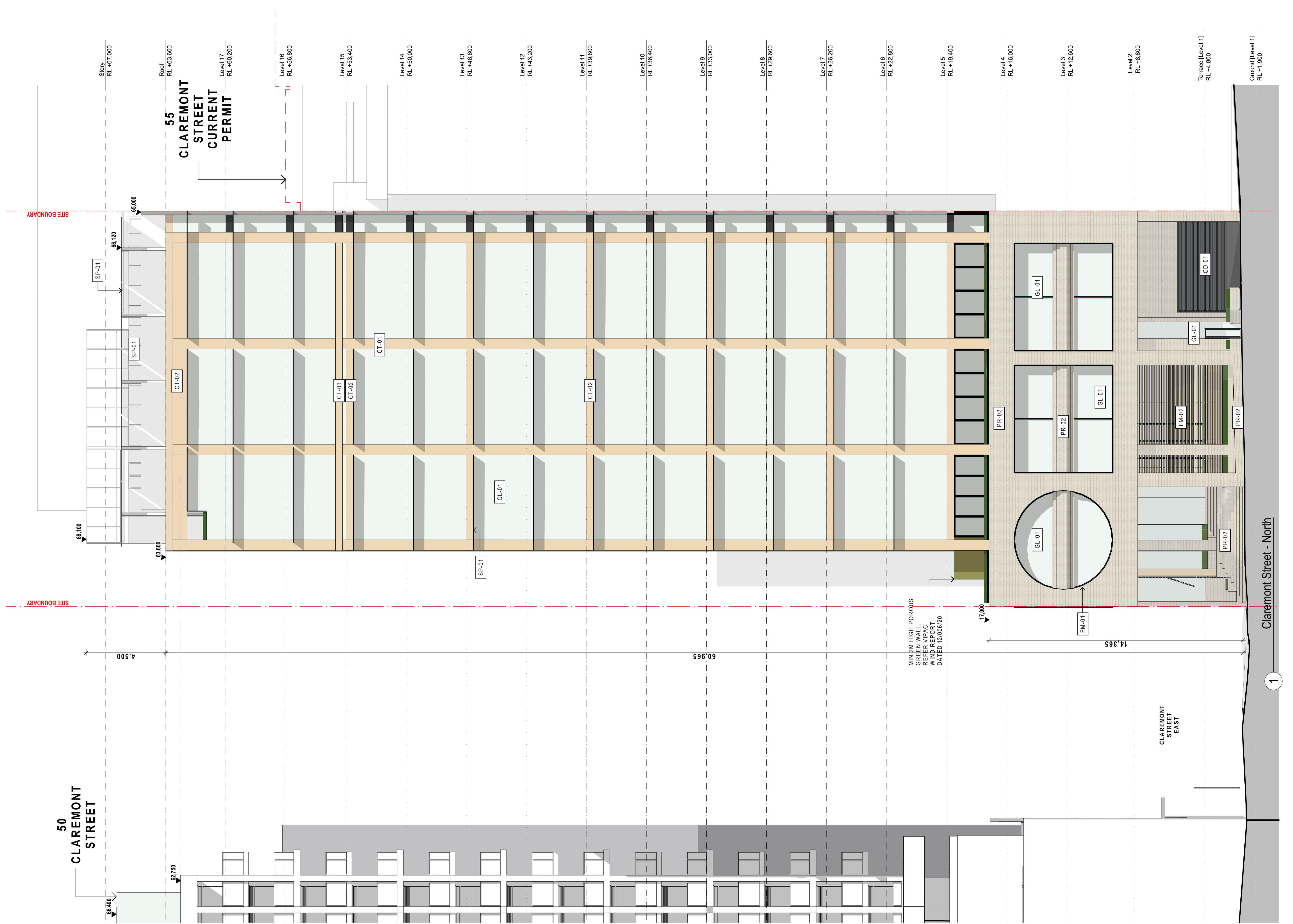
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 07/08/20 02
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 RESPONSE TO RFI

DRAWN VAR
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 VAR
TP20
 REV. **02**

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- CLT MEMBER**
 - CT-01 CLT STRUCTURAL MEMBER
 - CT-02 CLT FLOOR SLAB
- GLAZING**
 - GL-01 CLT GLASS SYSTEMS C-GLASS F-FROSTED
- CONCRETE & MASONRY**
 - PR-01 CONCRETE WALLS
 - PR-02 STRECHER BOARD 'SEMENTARY COLOUR'
- PAINT FINISHES**
 - PA-01 MATTE WHITE
 - PA-02 GREY PAL
 - PA-03 BLACK
- SCREEN & AWNING**
 - SP-01 SOLAR PANEL SCREEN
 - FM-01 5mm BLACK STEEL SHROUD
 - FM-02 OUTDOOR TIMBER SCREEN
 - CD-01 MATT BLACK

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 NSW nominated Architects Neil de la Coeur 9489 Vanessa Bird 9488

49-51 CLAREMONT STREET
TOWN PLANNING

North Elevation

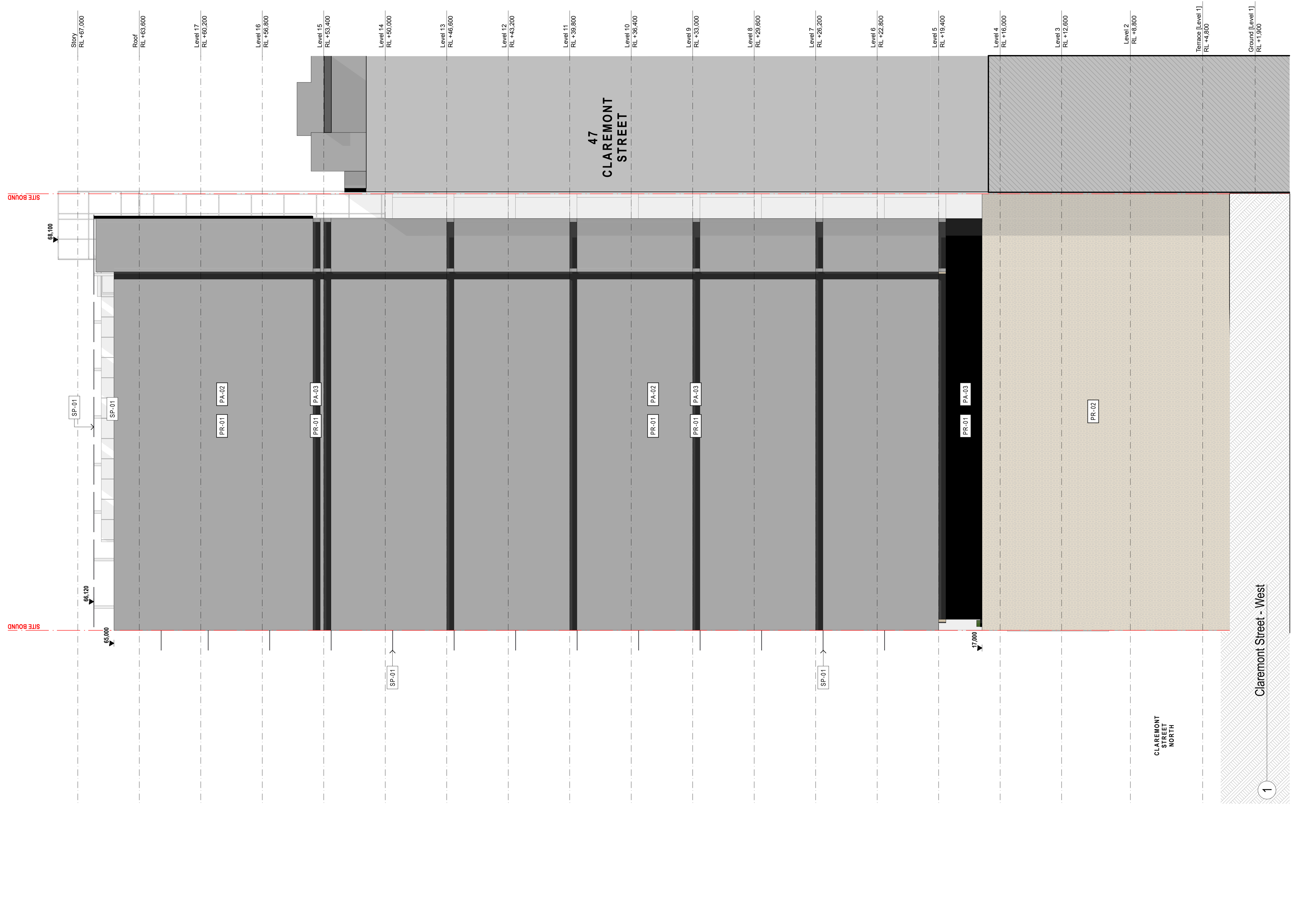
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 07/08/20 02
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TP21
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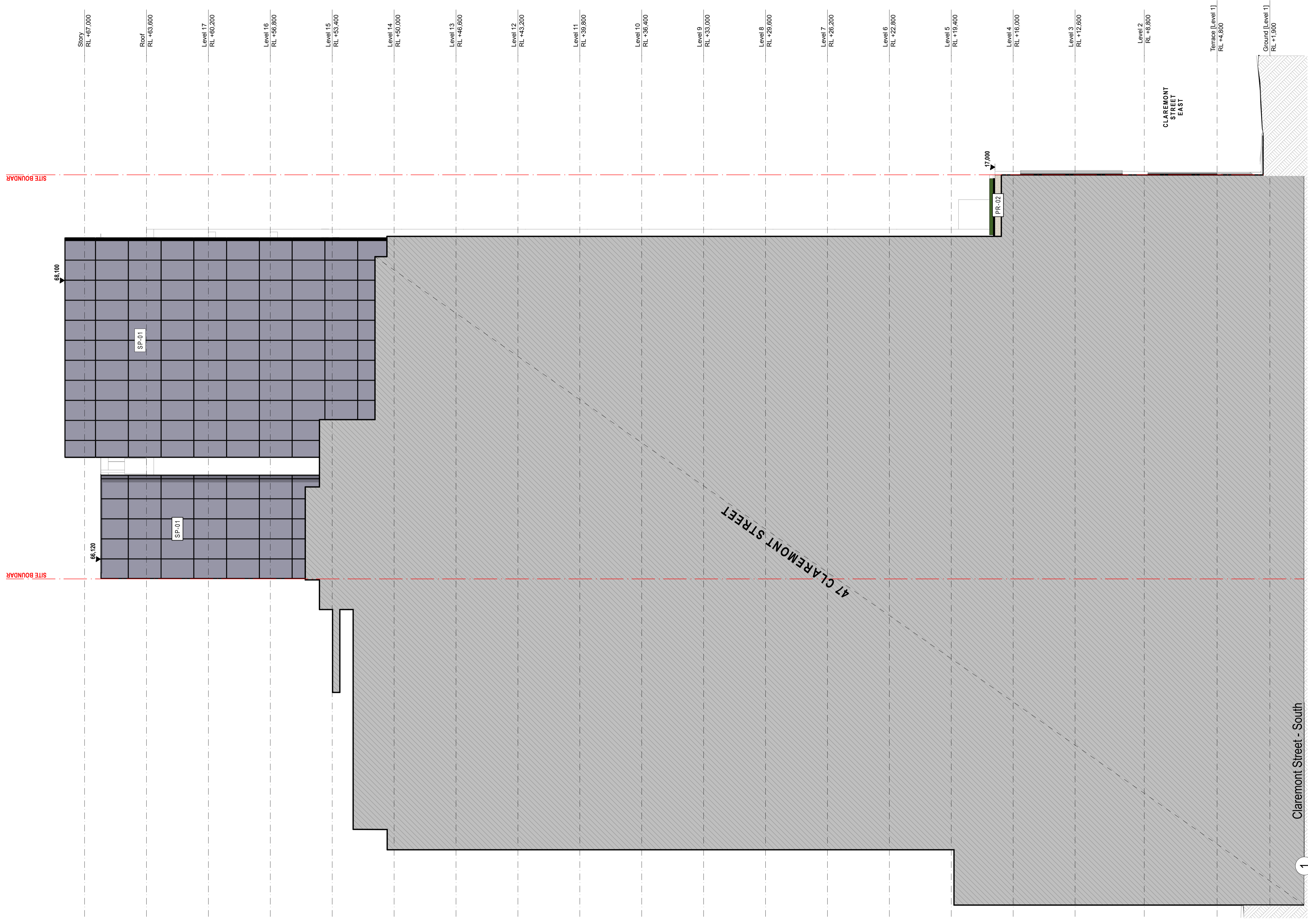
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- CLT MEMBER**
CT-01 CLT STRUCTURAL MEMBER
- GLAZING**
GL-01 CLEAR GLASS
CL-02 CLEAR GLASS
F-FROSTED
- CONCRETE & MASONRY**
PR-01 CONCRETE WALLS
PR-02 BRICKWORK
PR-03 STITCHED BRICKWORK
PR-04 STITCHED BRICKWORK
PR-05 STITCHED BRICKWORK
PR-06 STITCHED BRICKWORK
PR-07 STITCHED BRICKWORK
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PR-99 STITCHED BRICKWORK
PR-100 STITCHED BRICKWORK
- PAINT FINISHES**
PA-01 MATTE WHITE
PA-02 GREY PAUL
PA-03 BLACK
- SCREEN & AWNING**
SP-01 SOLAR PANEL SCREEN
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 Neil de la Coeur 9489
 Vanessa Bird 9488

49-51 CLAREMONT STREET
TOWN PLANNING

South Elevation

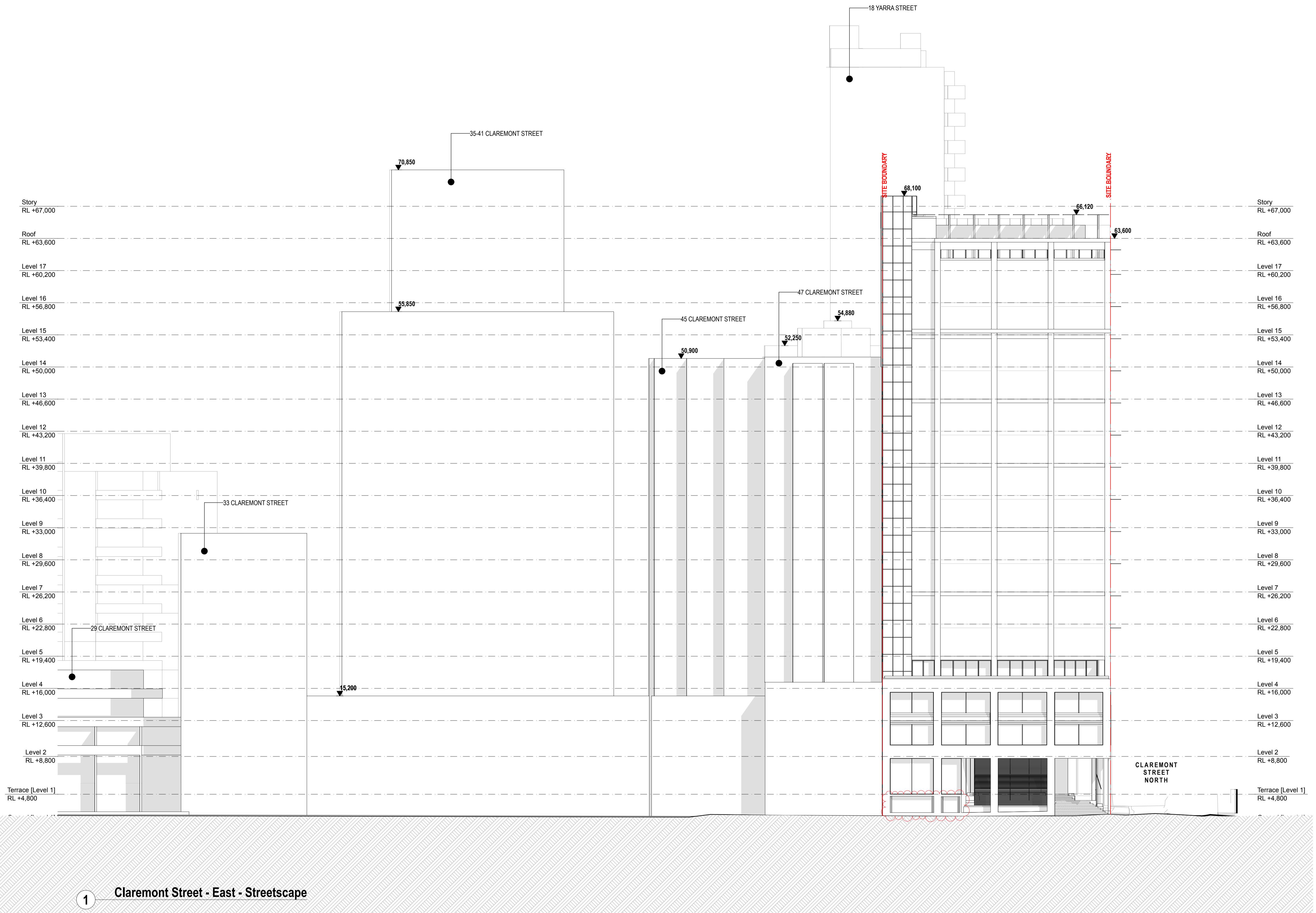
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15/06/20	01	RESPONSE TO COUNCIL RFI	VAR
07/08/20	02	RESPONSE TO RFI	VAR

BIM Server: b3d4e2a0c9 - B3d4e2a0c9 as a Service/1001-45-01 Claremont Street Plot Date: 7/8/20 4:23 pm

TP23
REV. 02

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1 Claremont Street - East - Streetscape

BIRD de la COEUR architects

49-51 CLAREMONT STREET

Claremont Street - East - Streetscape

TOWN PLANNING

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Bird de la Coeur
Architects Pty Ltd
ABN 44 074 504 573
Vanessa Bird 9488

0 1 2 3 4 5 10 1:100 @ A1

DATE 27/03/20
ISSUE 00
15/06/20 01
07/08/20 02

AMENDMENT FOR LODGEMENT
RESPONSE TO COUNCIL RFI
RESPONSE TO RFI

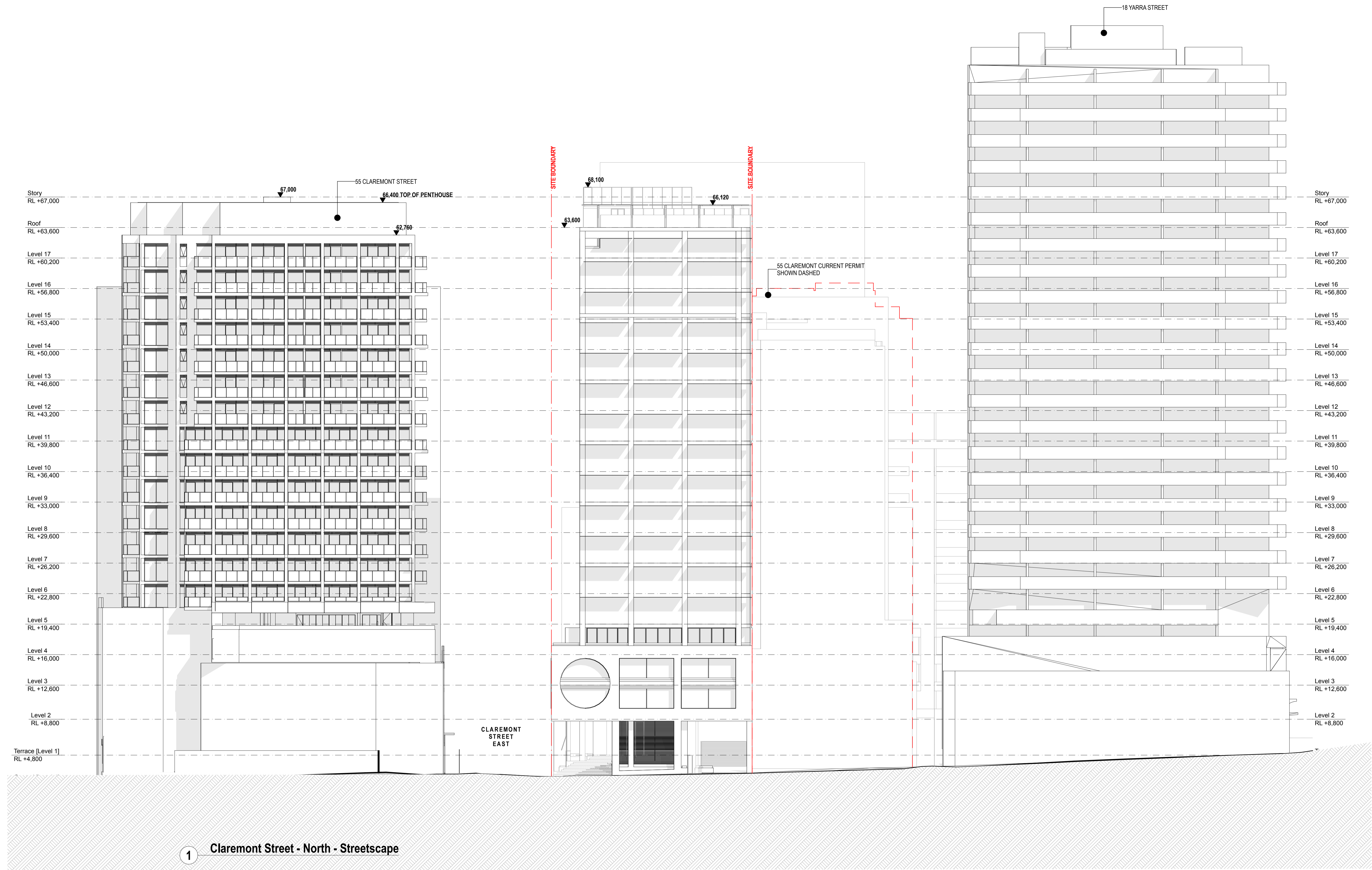
DRAWN
VAR
VAR

TP24

02
REV.

BIM Server: b3d6e2a2c4 - B3d6e2a2c4 - 45-51 Claremont Street Plot Date: 7/8/20 4:23 pm

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1 Claremont Street - North - Streetscape

BIRD de la COEUR architects

49-51 CLAREMONT STREET

Claremont Street - North - Streetscape

DATE 27/03/20	ISSUE 00	AMENDMENT FOR LODGEMENT	DRAWN VAR
15/06/20	01	RESPONSE TO COUNCIL RFI	VAR
07/08/20	02	RESPONSE TO RFI	VAR

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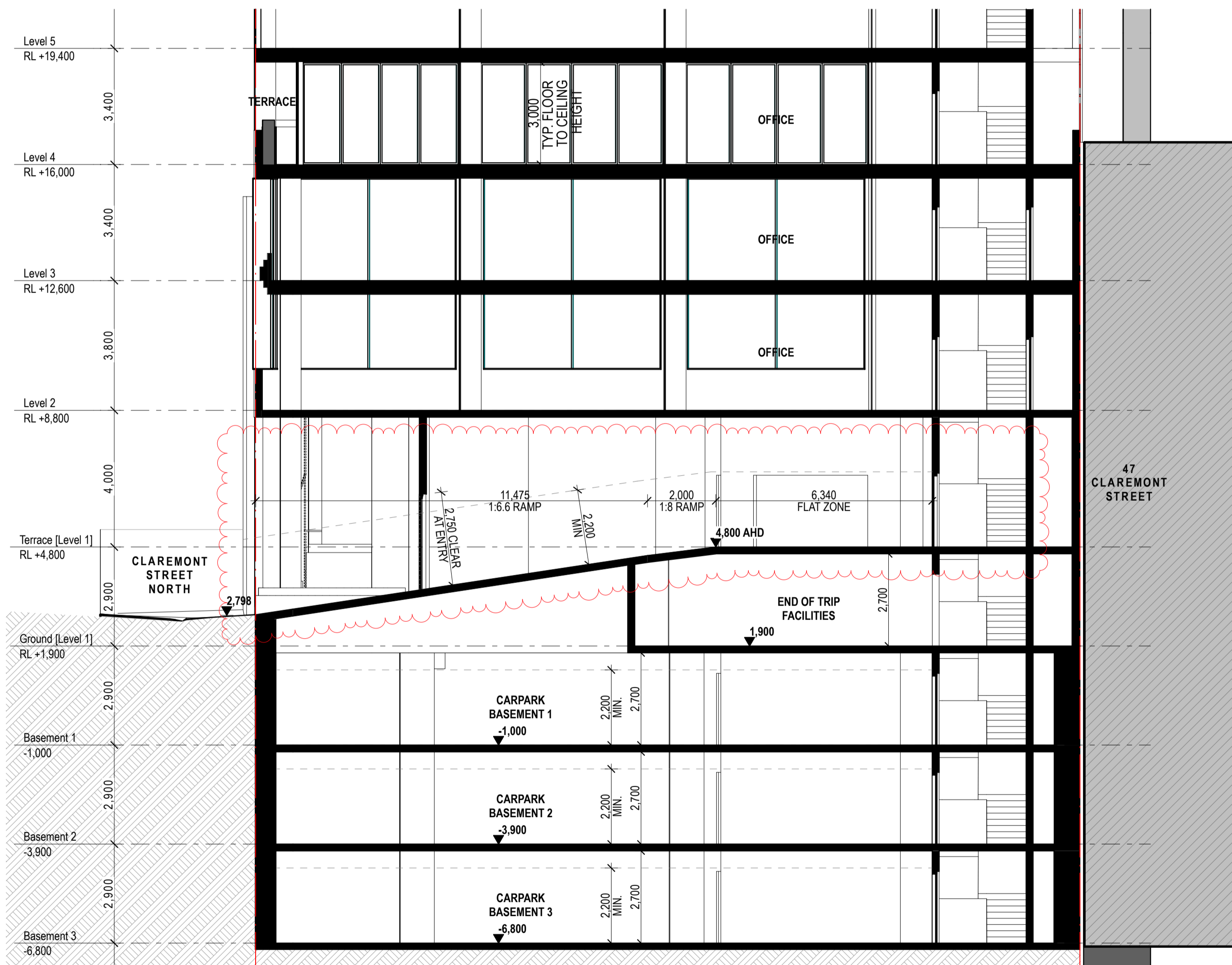
TOWN PLANNING

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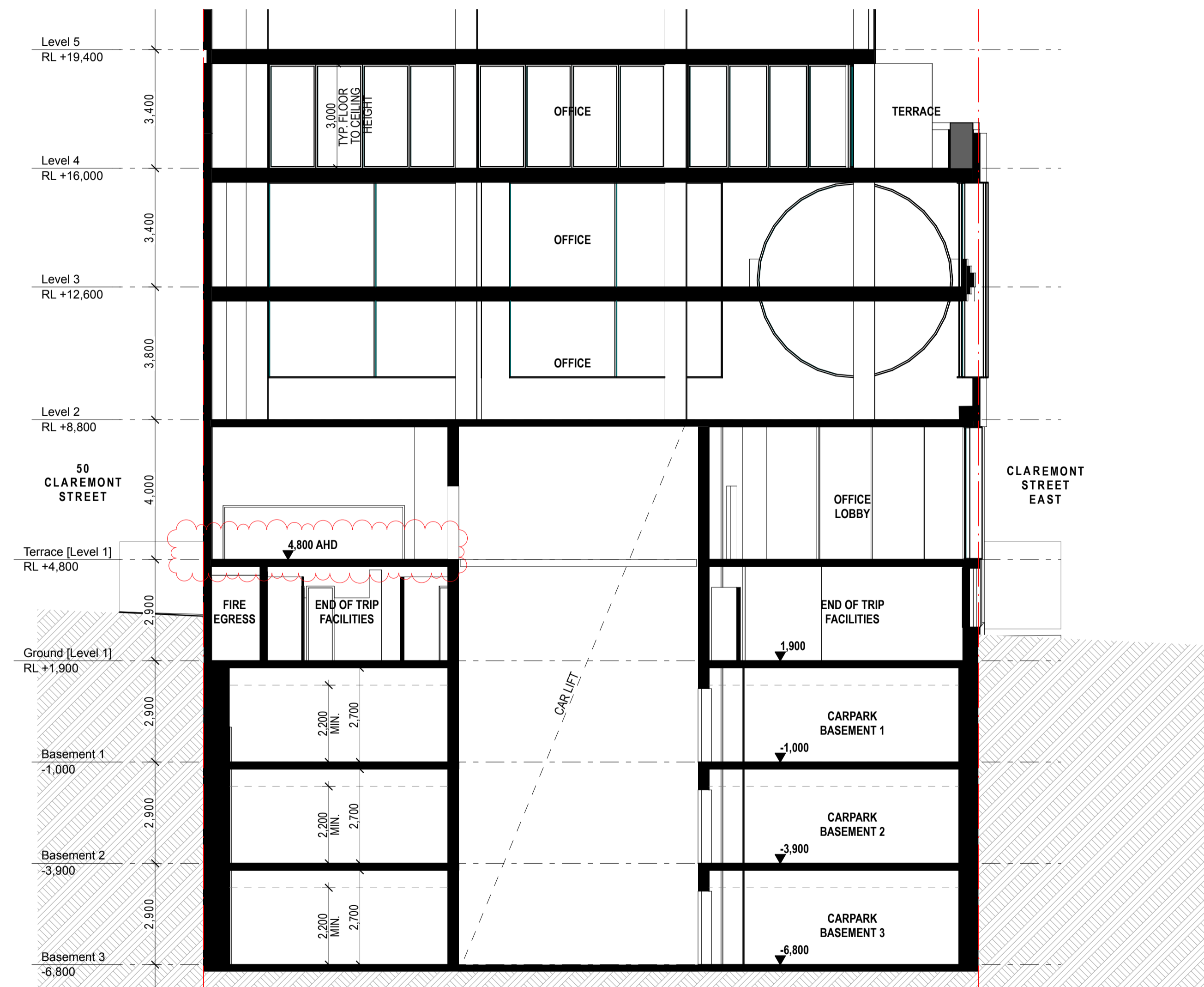
TP25
REV. 02

BIM Server: b3d4e2a2c9 - B3d4e2a2c9 as a Service/1001-45-51 Claremont Street Plot Date: 7/8/20 4:23 pm

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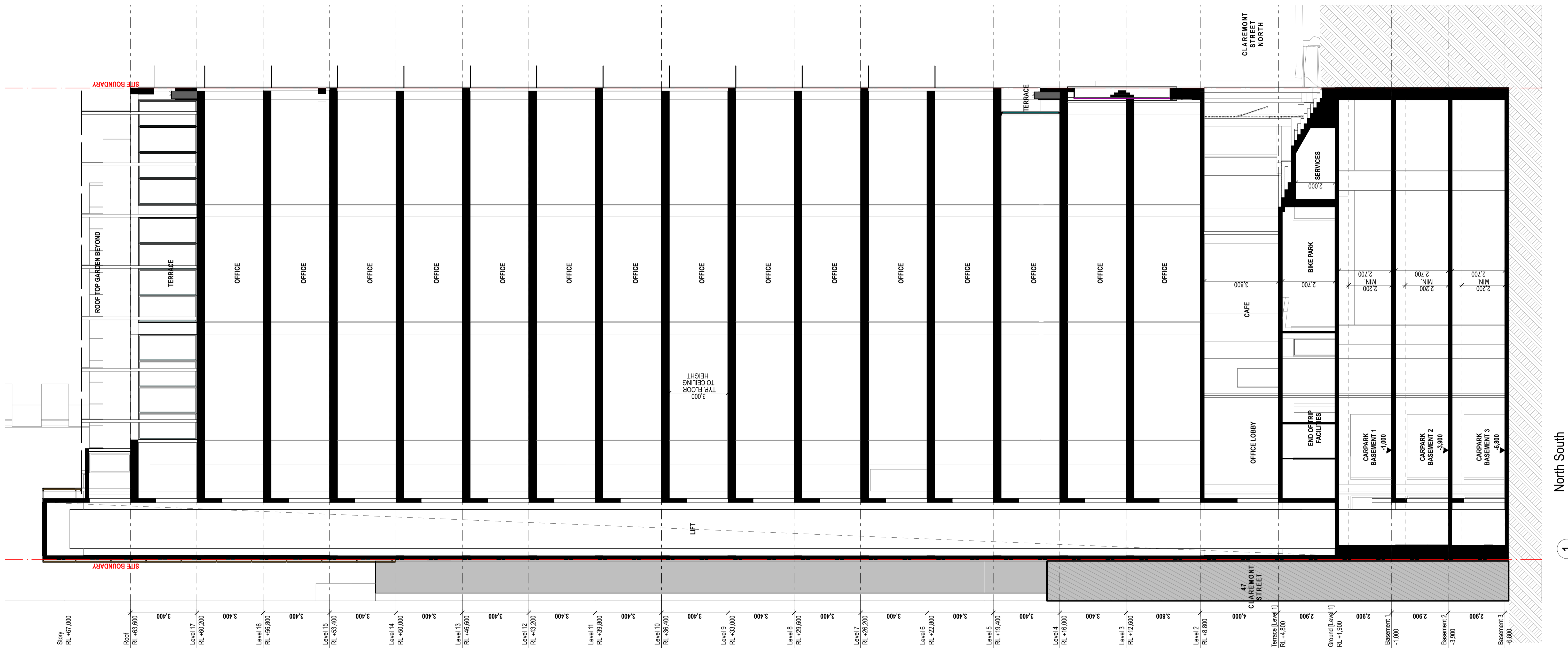


1 North South Podium



2 East West Podium

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49-51 CLAREMONT STREET

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Sections

DATE 27/03/20 ISSUE 00 AMENDMENT FOR LODGEMENT
15/06/20 01 RESPONSE TO COUNCIL RFI
07/08/20 02 RESPONSE TO RFI

DRAWN VAR
VAR
VAR

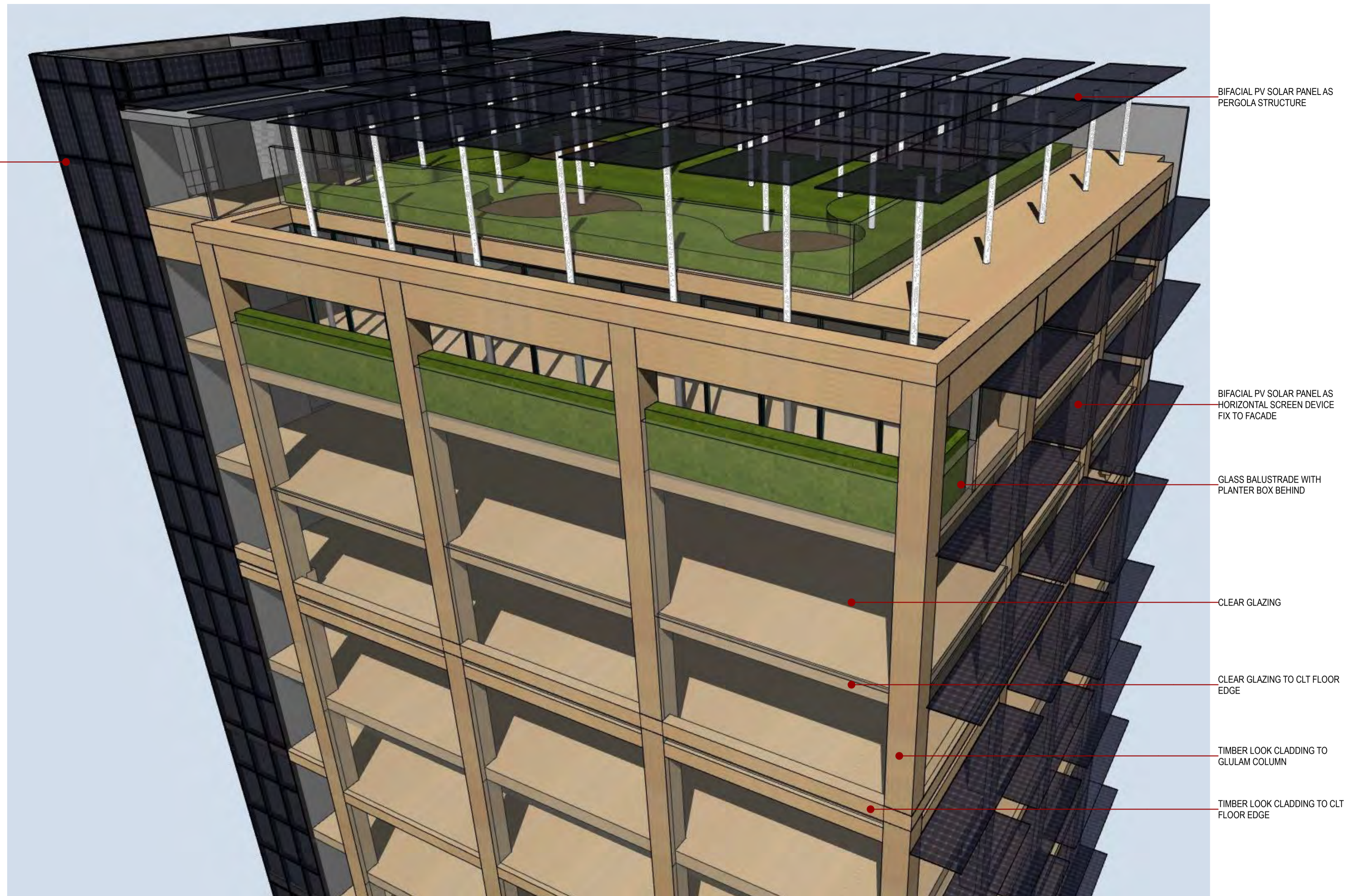
TP31

REV. 02

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1 Facade Strategy



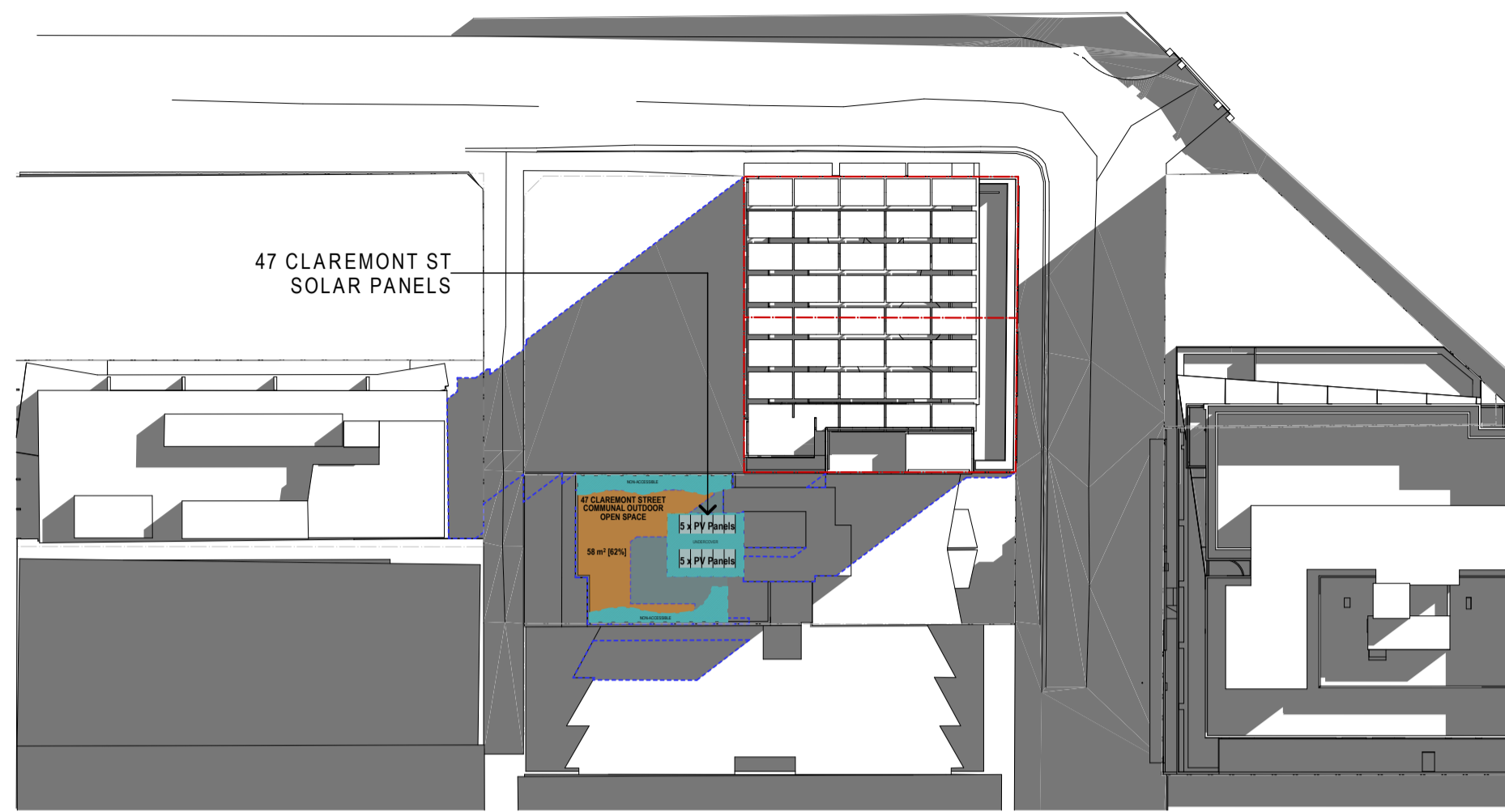
2 Bifacial PV As Horizontal Screen Device and pergola structure

NOTE:
Reflectivity of the glass to be no more than 20%

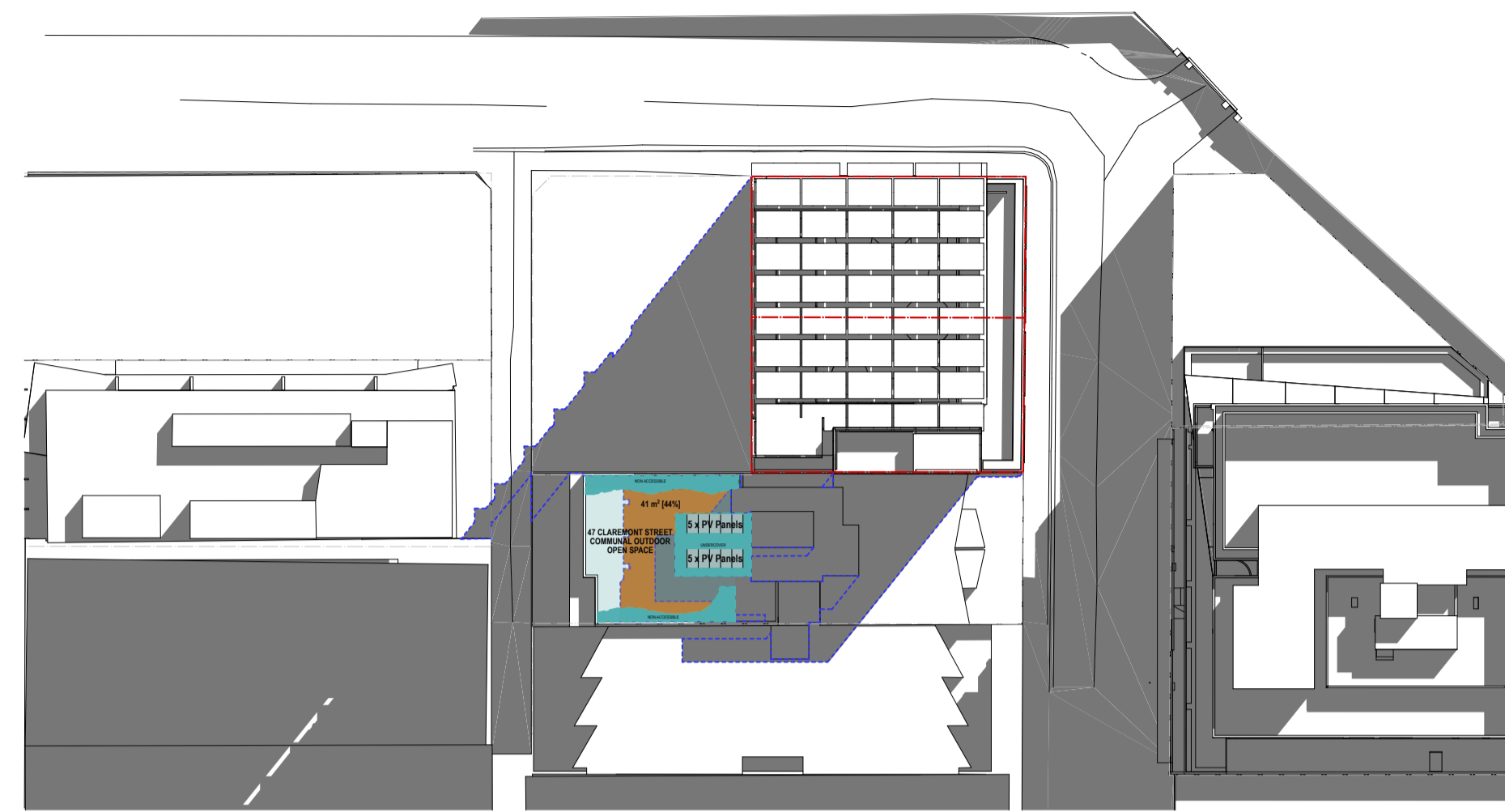


3 Precedents: International House Sydney

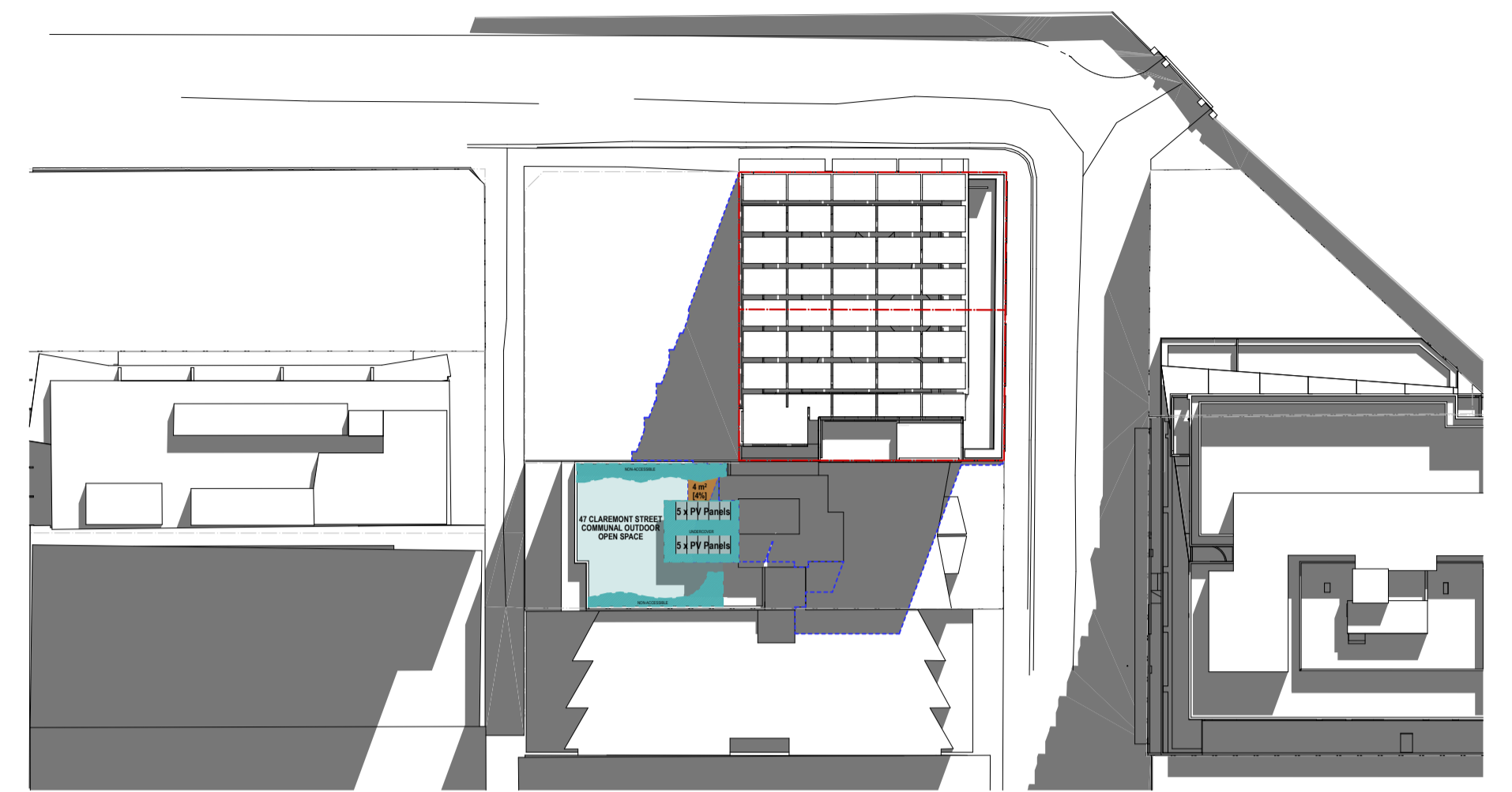
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1 22nd September 9am



2 22nd September 10am



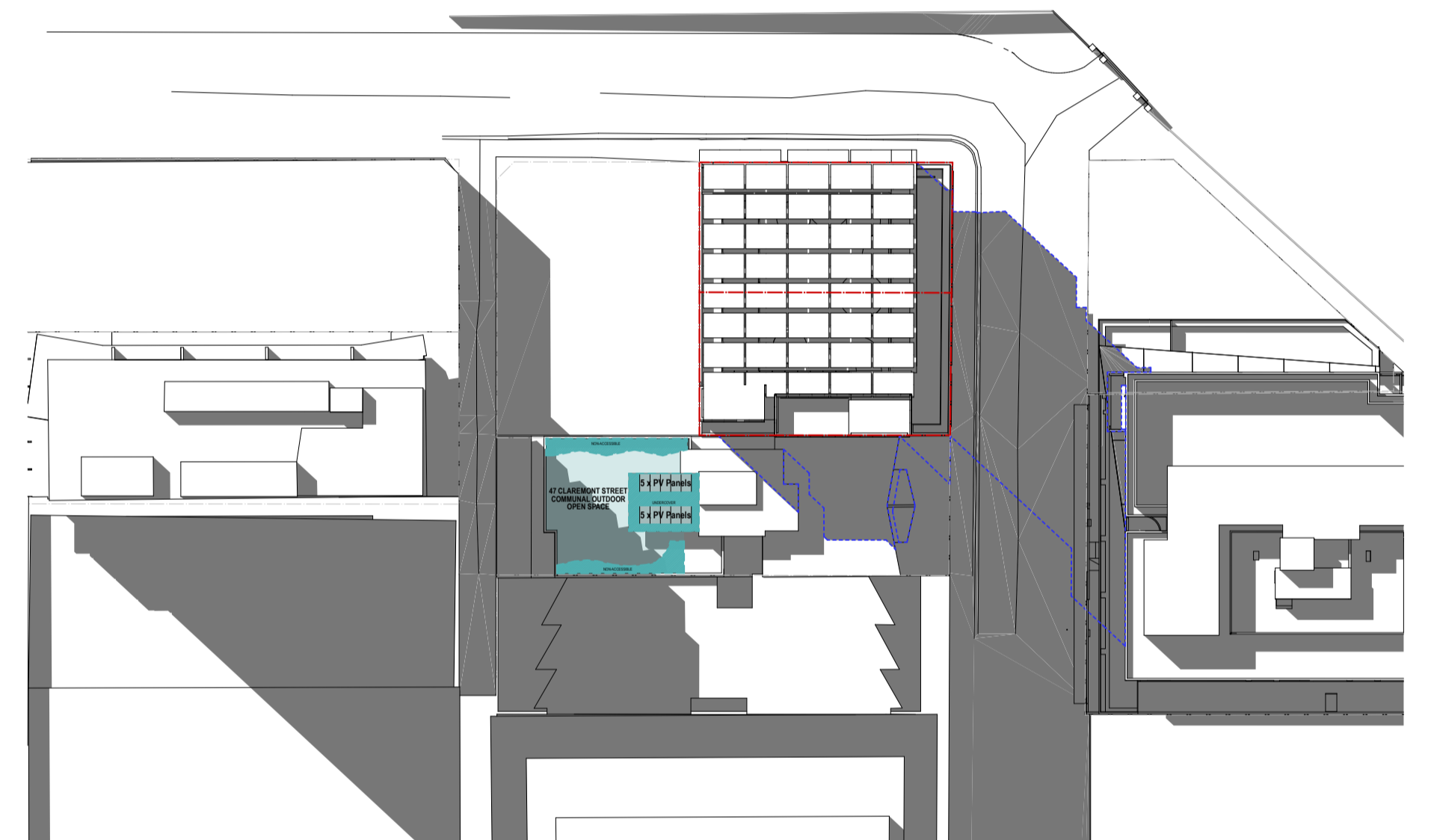
3 22nd September 11am



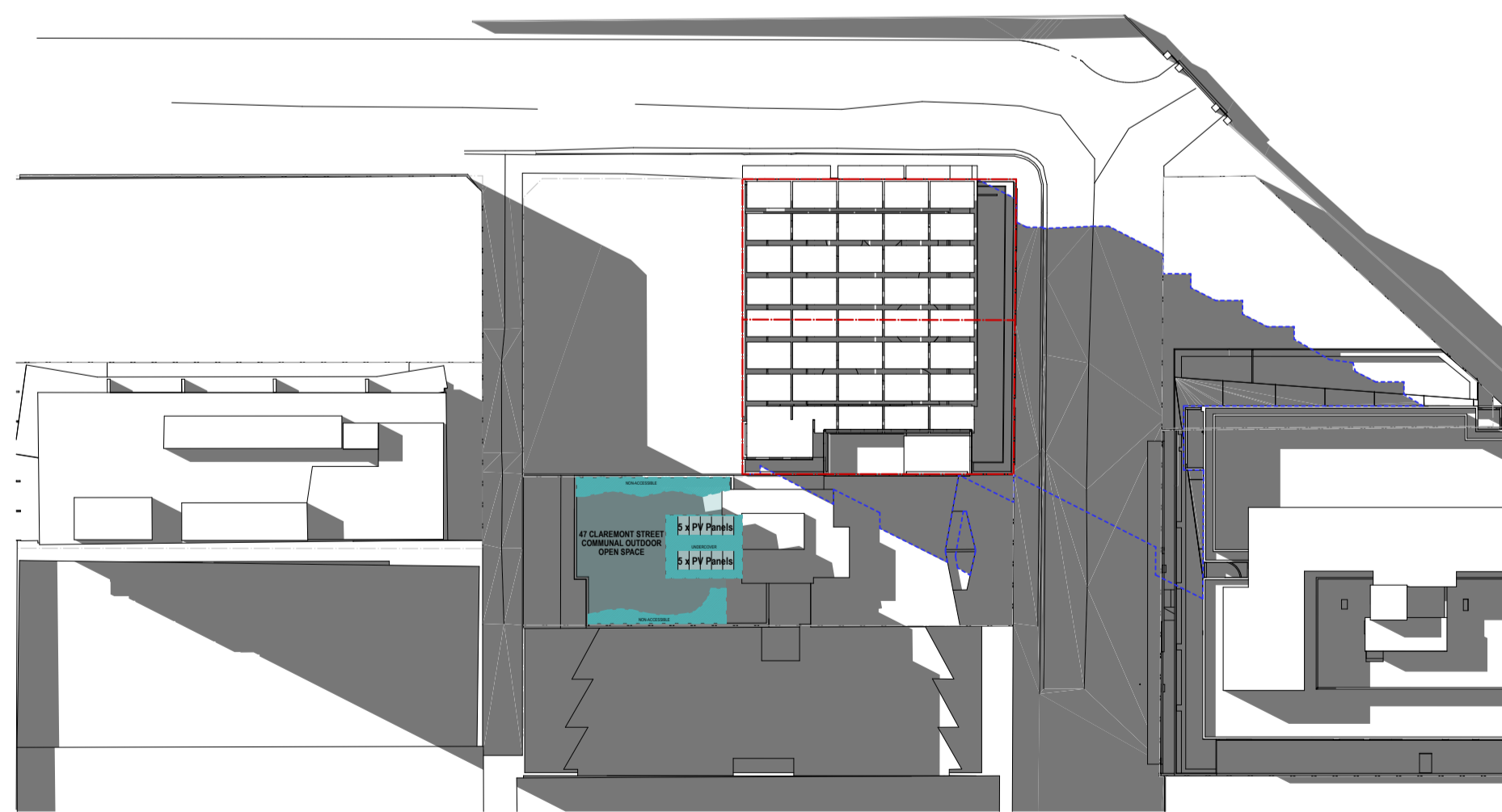
4 22nd September 12pm



5 22nd September 1pm



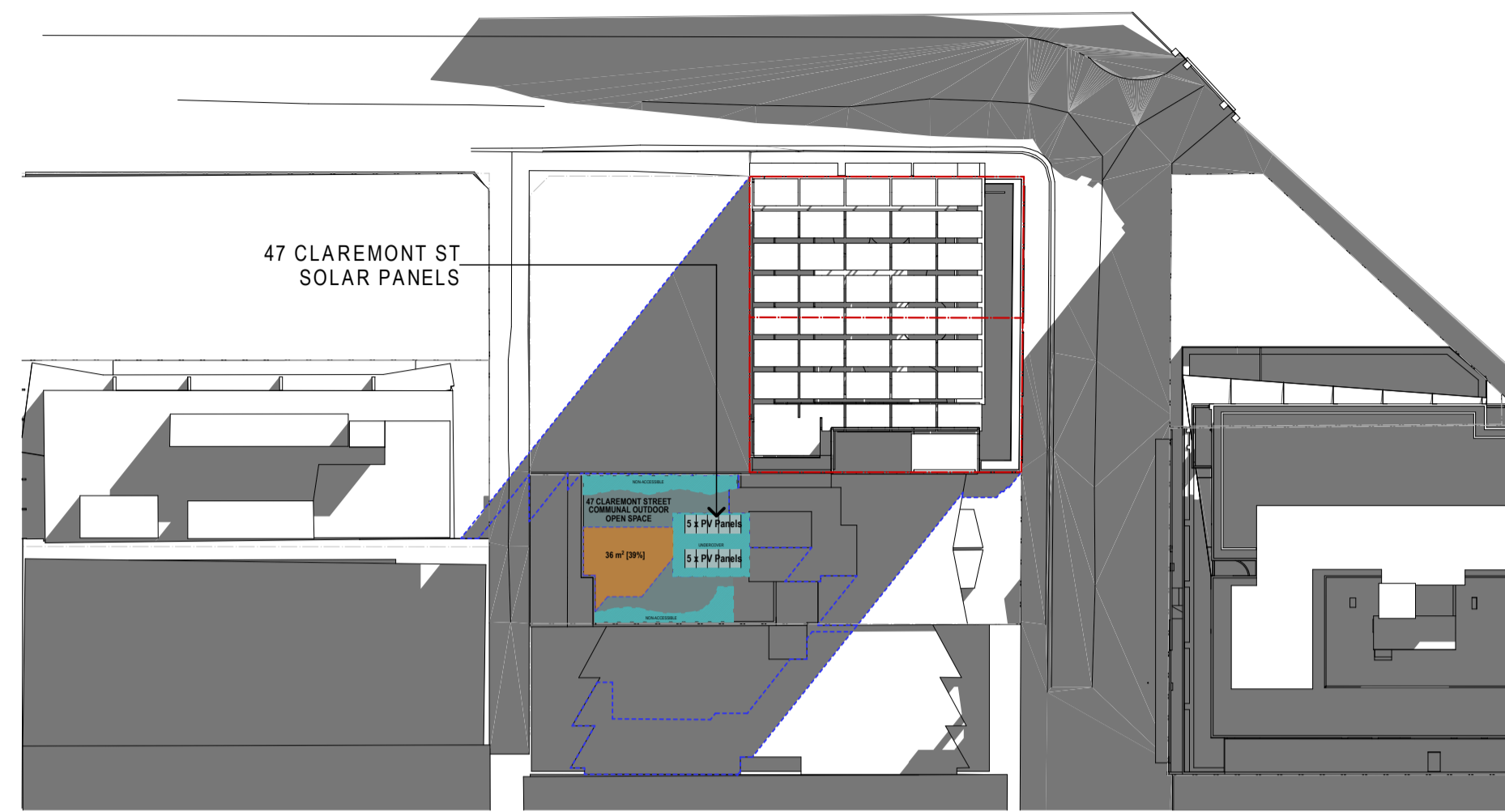
6 22nd September 2pm



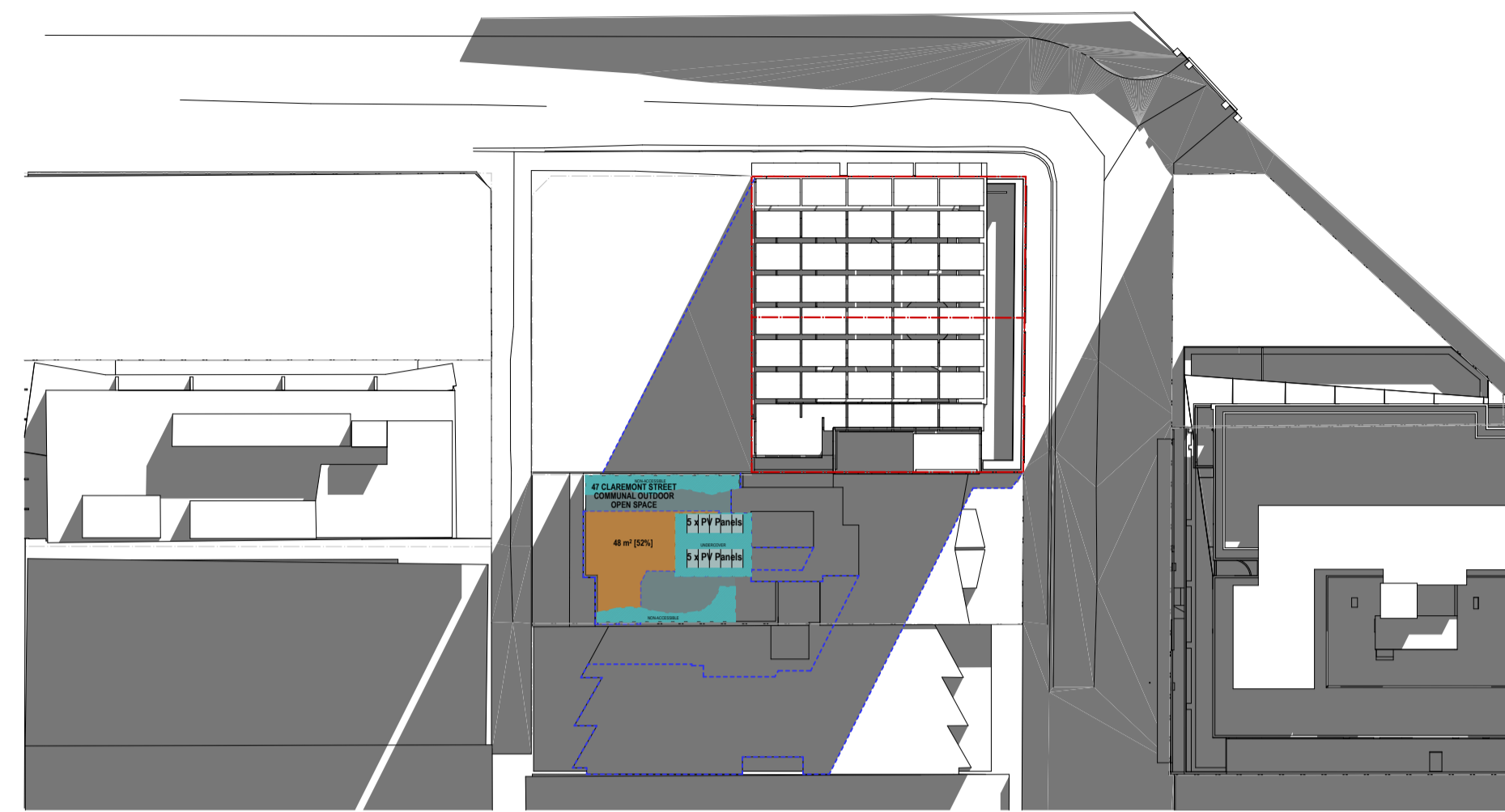
7 22nd September 3pm

- OUTLINE OF PROPOSED BUILDING SHADOW
 - 47 CLAREMONT STREET - COMMUNAL ROOF TOP OPEN SPACE _ NET AREA = 93SQM
 - 47 CLAREMONT STREET - COMMUNAL ROOF TOP OPEN SPACE UNDER COVERED & NON-ACCESSIBLE AREA
 - 47 CLAREMONT STREET - PV PANELS
 - ADDITIONAL PERCENTAGE OF COMMUNAL AREA AT 47 CLAREMONT STREET IN SHADOW AS A RESULT OF PROPOSED BUILDING
- 9AM = 62%
 10AM = 44%
 11AM = 4%

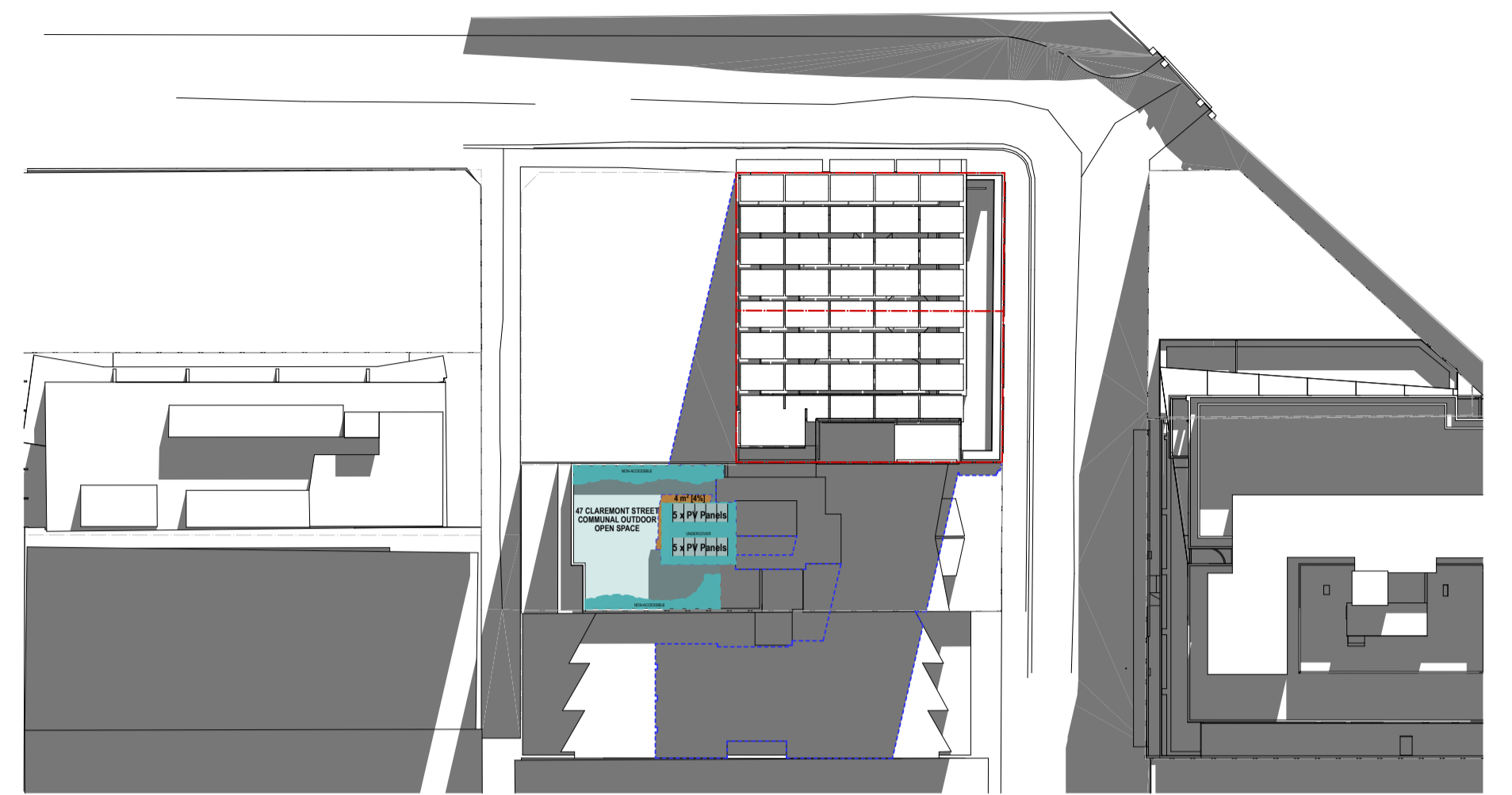
Received by City of Stennington on 10/08/2020. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



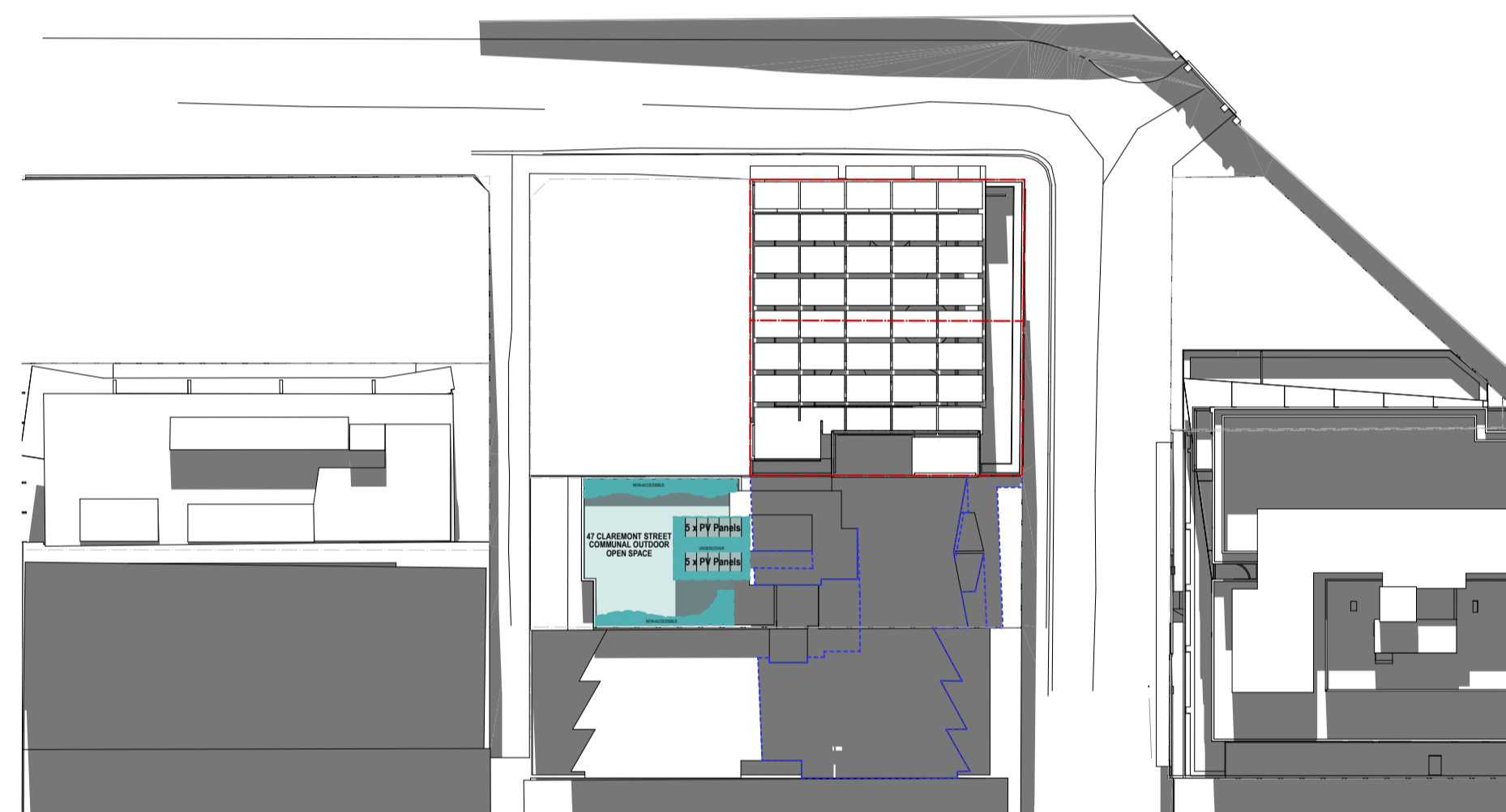
1 21st June 9am



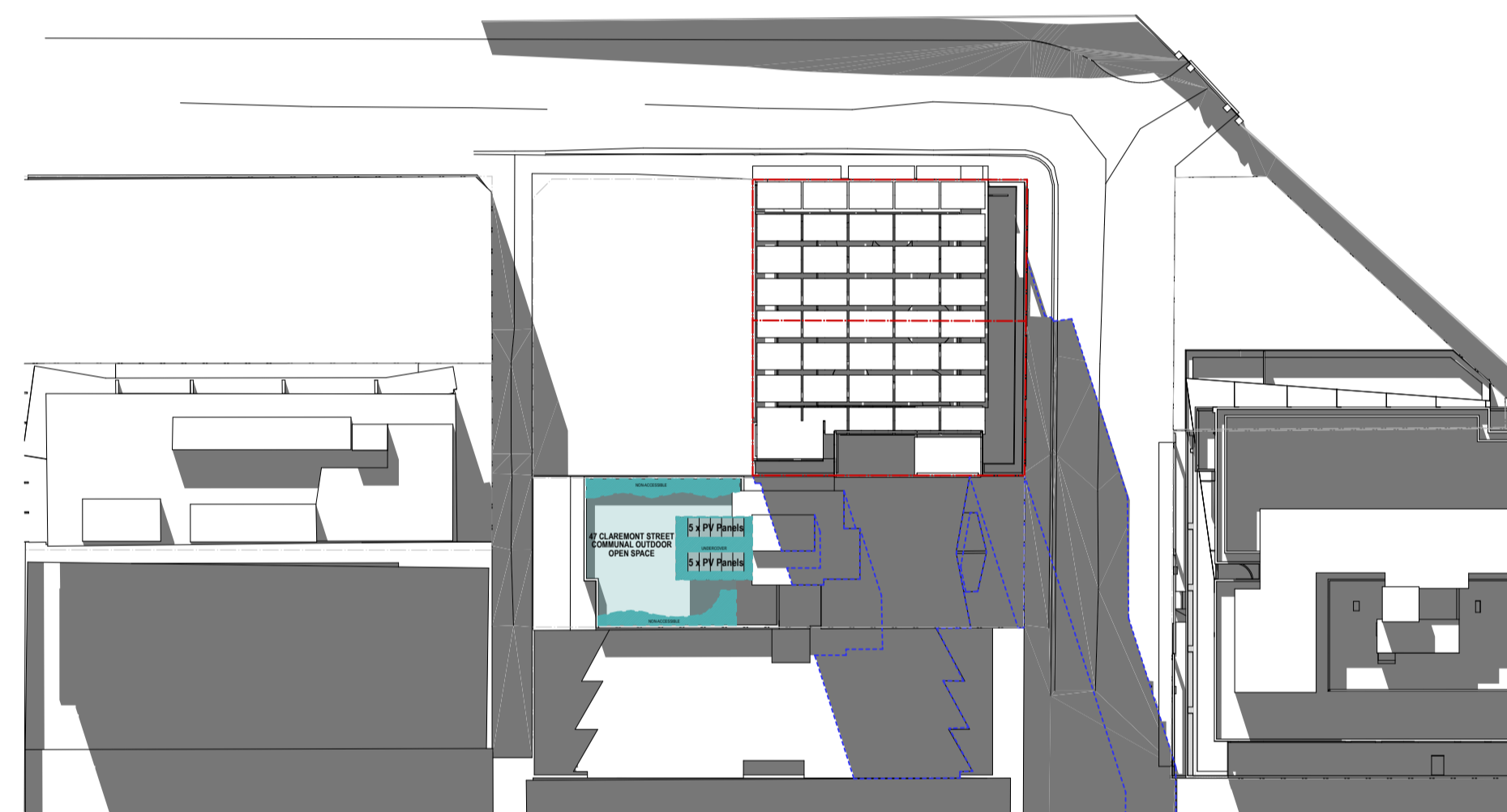
2 21st June 10am



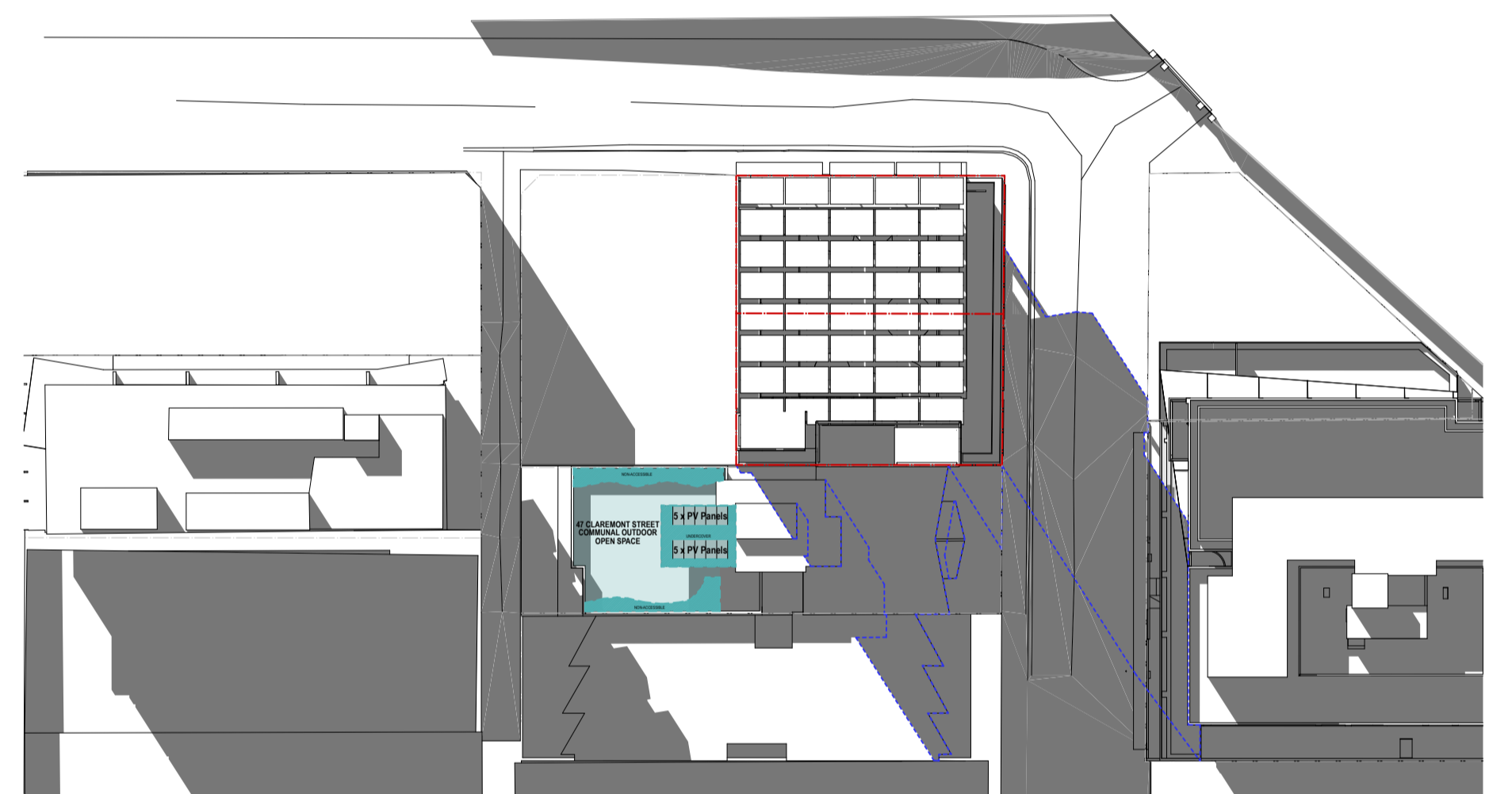
3 21st June 11am



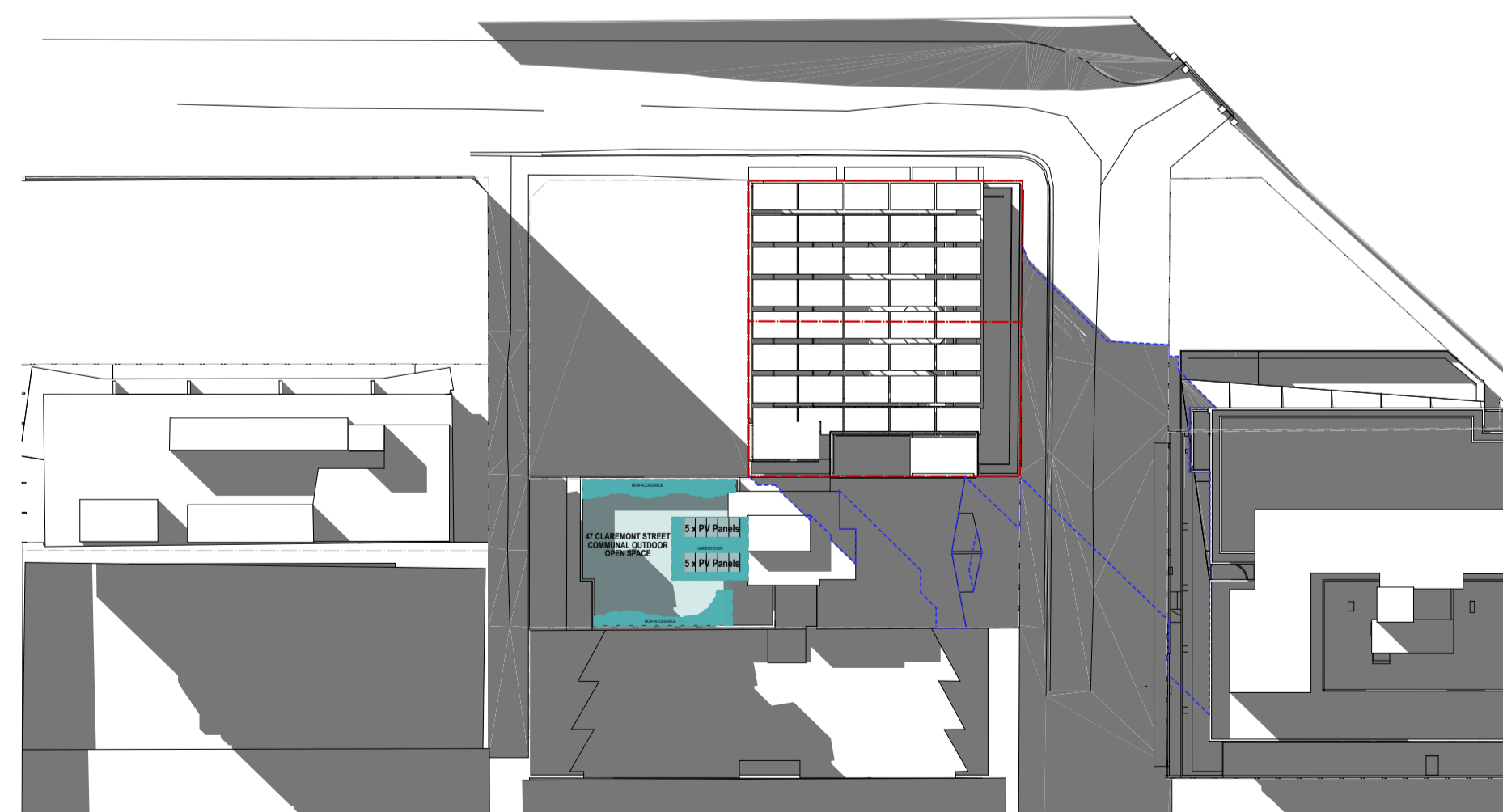
4 21st June 12pm



5 21st June 1pm



6 21st June 2pm



7 21st June 3pm

- OUTLINE OF PROPOSED BUILDING SHADOW
- 47 CLAREMONT STREET - COMMUNAL ROOF TOP OPEN SPACE _ NET AREA = 93SQM
- 47 CLAREMONT STREET - COMMUNAL ROOF TOP OPEN SPACE UNDER COVERED & NON-ACCESSIBLE AREA
- 47 CLAREMONT STREET - PV PANELS
- ADDITIONAL PERCENTAGE OF COMMUNAL AREA AT 47 CLAREMONT STREET IN SHADOW AS A RESULT OF PROPOSED BUILDING
 - 9AM = 39%
 - 10AM = 52%
 - 11AM = 4%

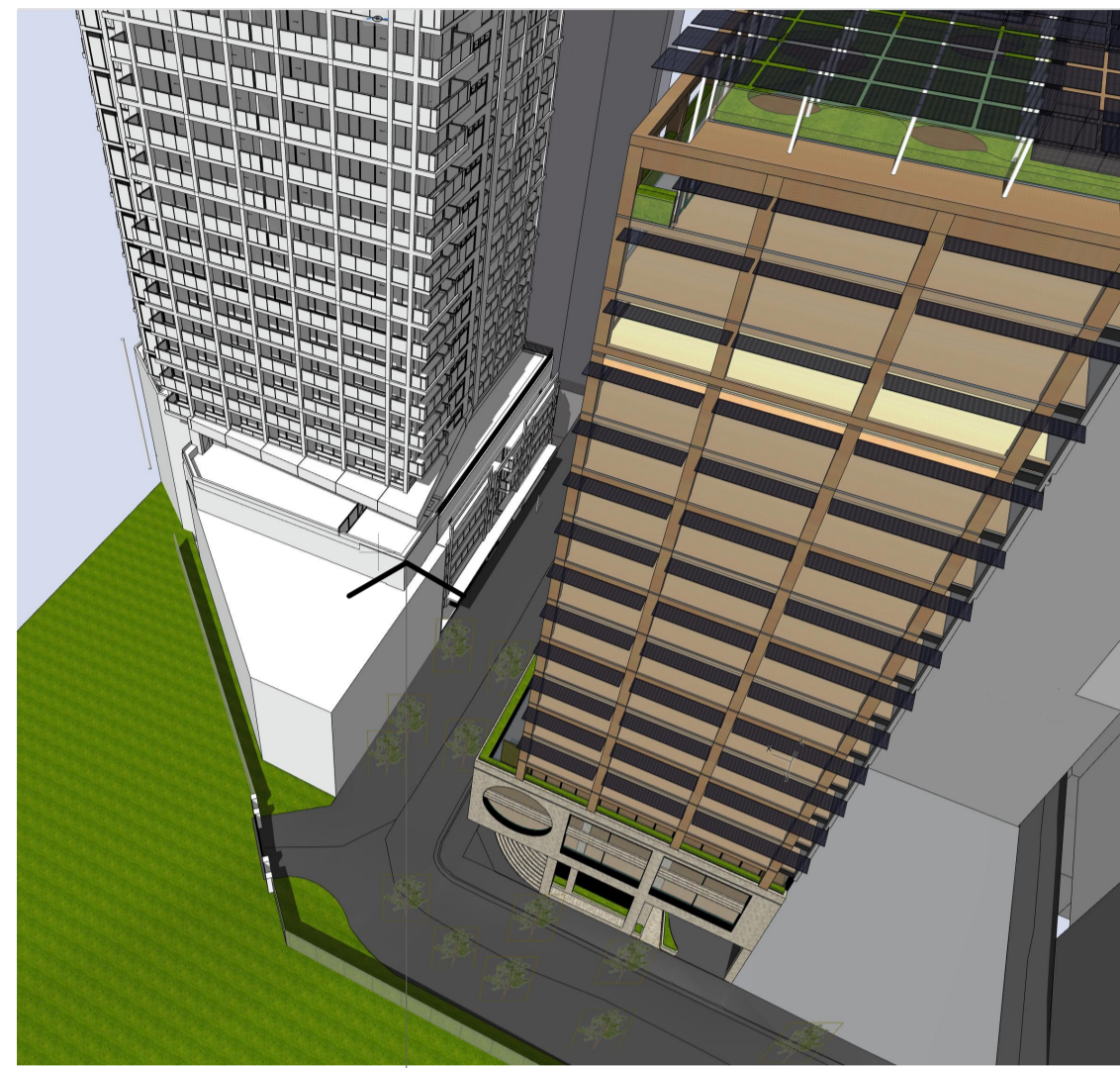
ADDITIONAL INFORMATION

**3D analysis of the shadowing to the common area of 50-54
Claremont Street**

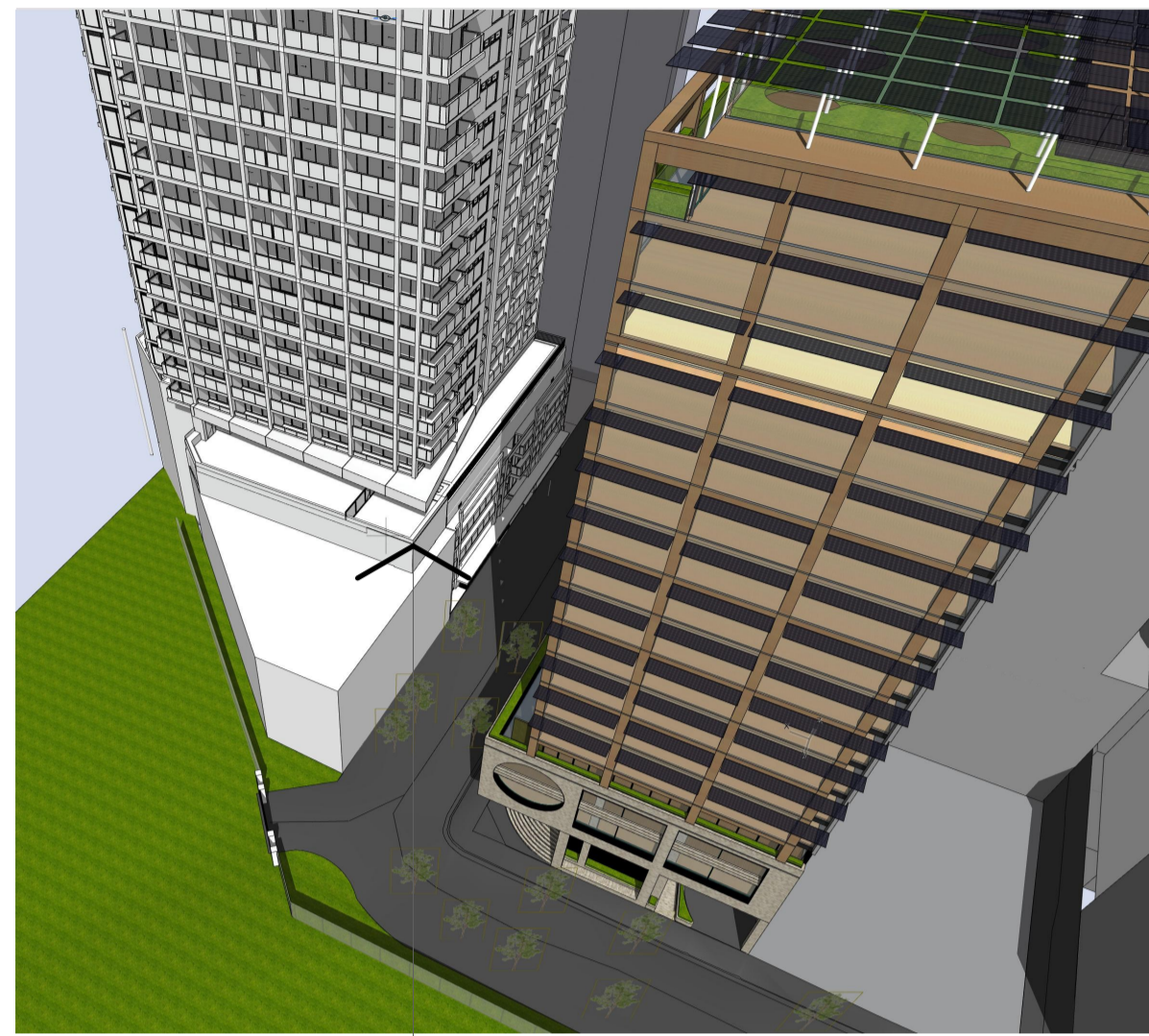
COUNCIL DATE STAMPED 15.09.2020

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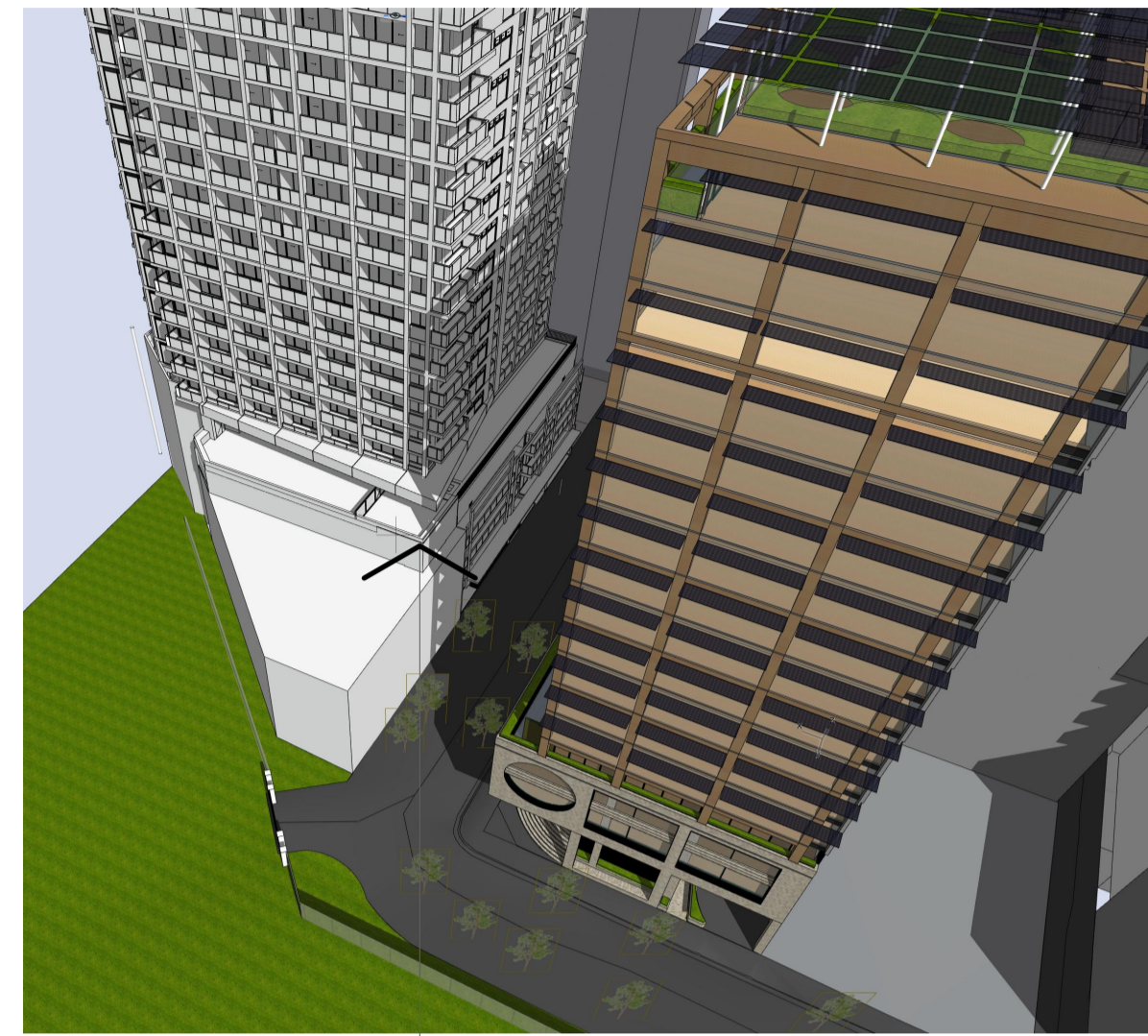
CURRENT PROPOSAL



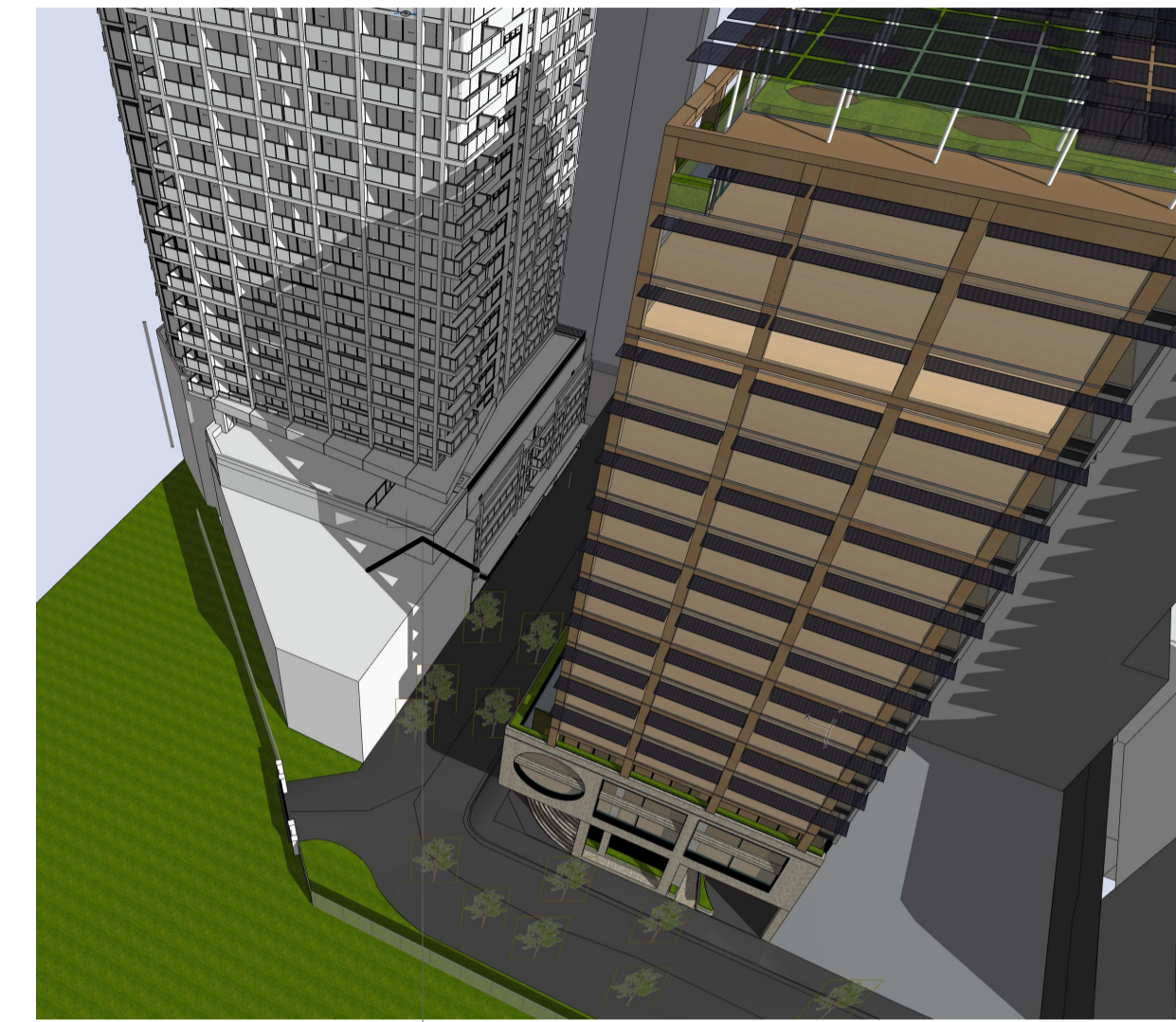
12 noon



1 p m



2 p m



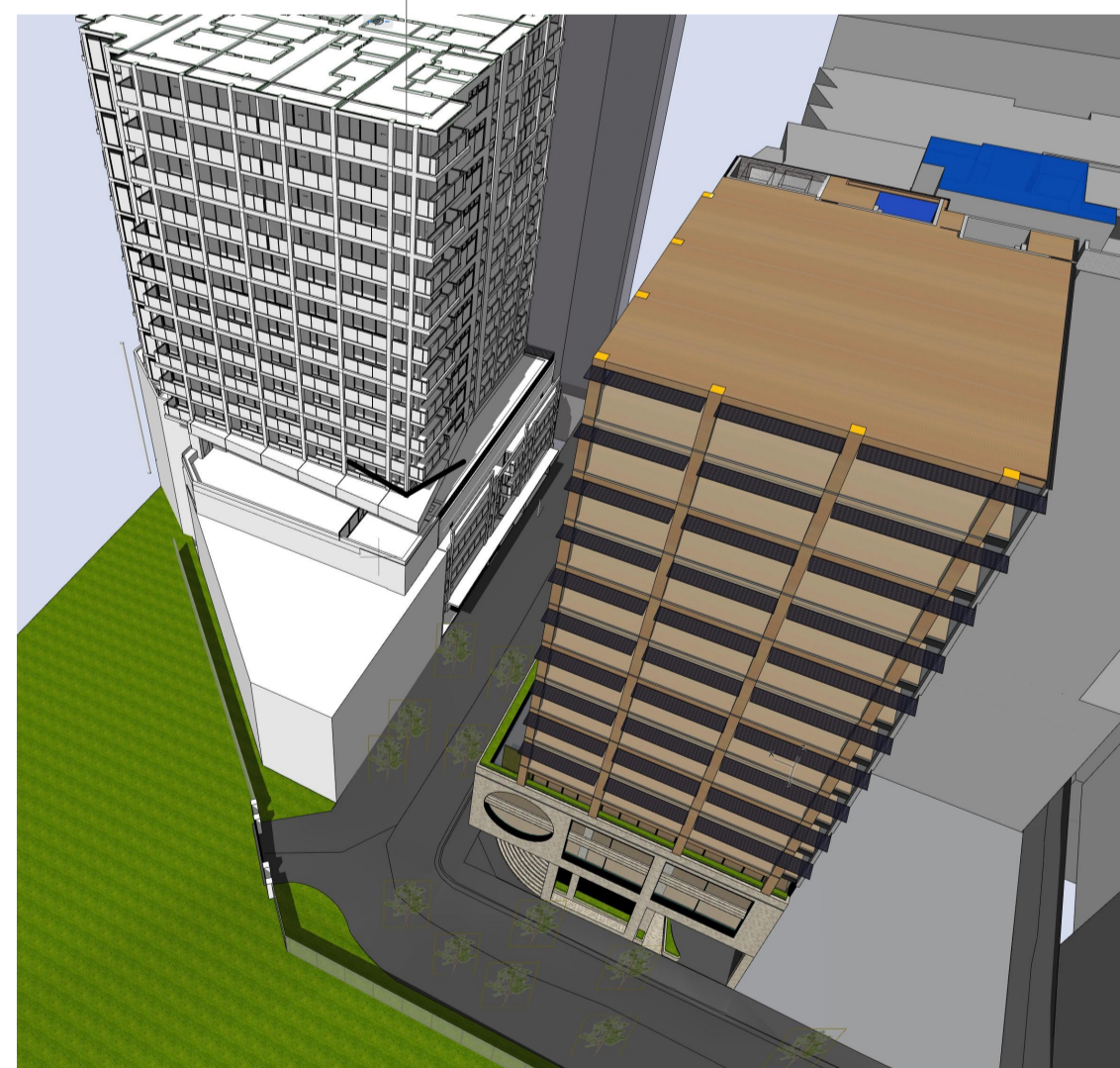
3 p m

NO CHANGE TO
OVERSHADOWING OF 50
CLAREMONT COMMON AREAS

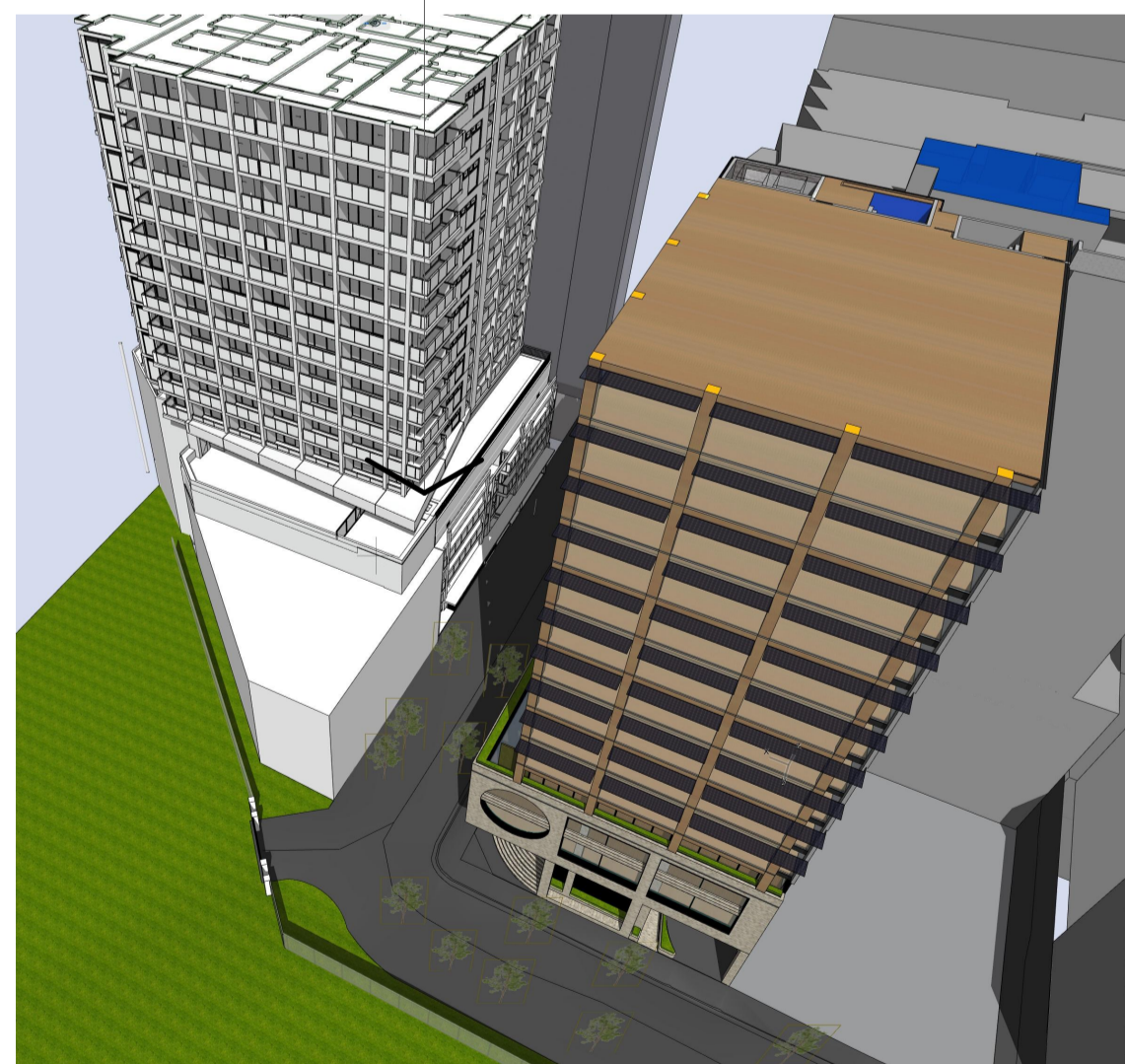
NO CHANGE TO
OVERSHADOWING OF 50
CLAREMONT COMMON AREAS

NO CHANGE TO
OVERSHADOWING OF 50
CLAREMONT COMMON AREAS

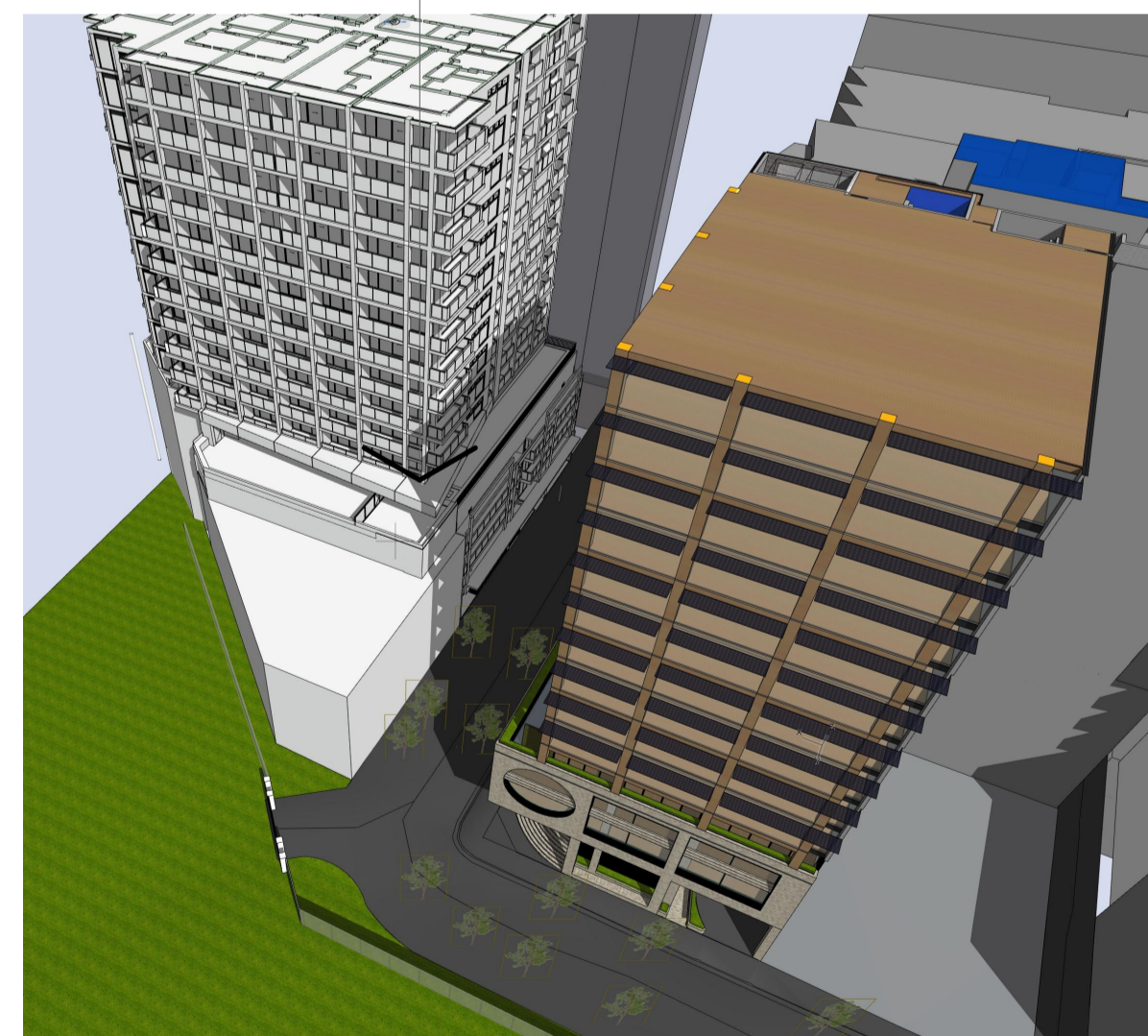
NO CHANGE TO
OVERSHADOWING OF 50
CLAREMONT COMMON AREAS



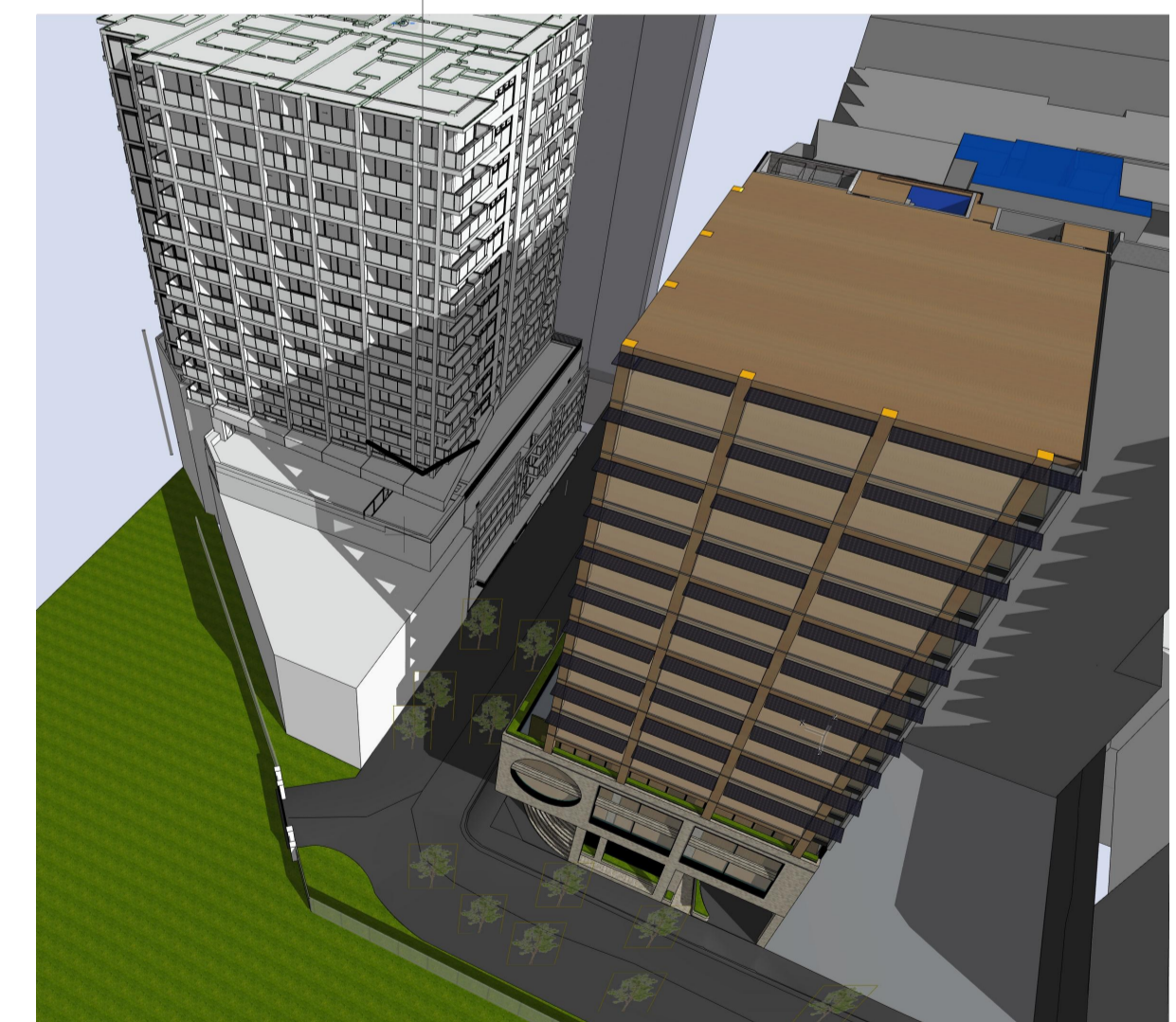
12 noon



1 p m



2 p m



3 p m

PROPOSAL CUT TO 50M [approx]

BIRD de la COEUR architects

49-51 CLAREMONT STREET

Shadow _ 50 Claremont Common Area - 22 Sept

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ABN 44 074 504 573
Vanessa Bird 9488

TOWN PLANNING

0 1 2 3 4 5 10 1:100 @ A1

DATE 27/03/20
ISSUE 00
15/06/20
07/08/20
AMENDMENT FOR LODGEMENT
RESPONSE TO COUNCIL RFI
RESPONSE TO RFI

DRAWN VAR
VAR
VAR

TP51

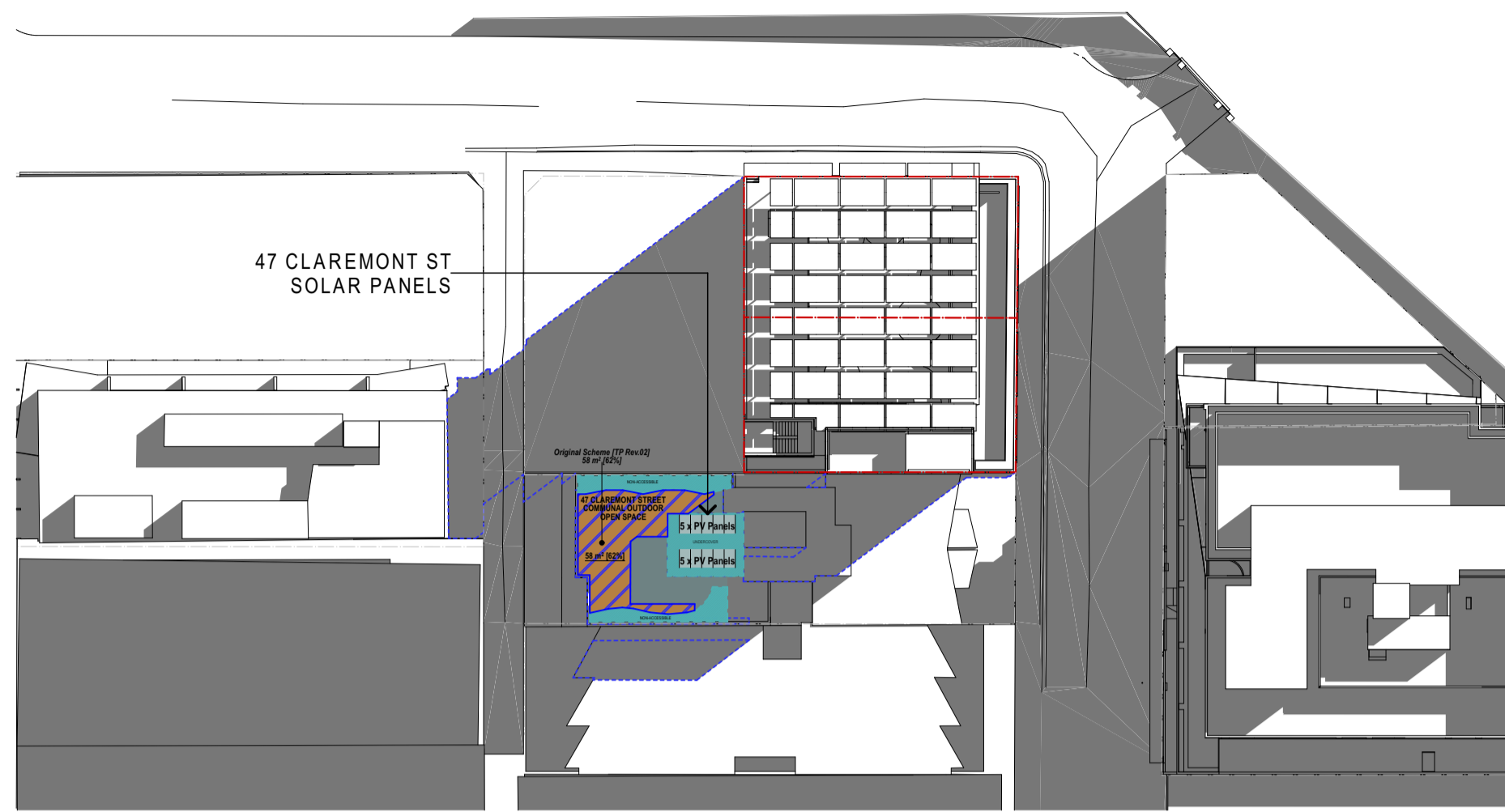
REV. 02

BIM Server: bdc\delacoeur - Bldoc\49-51 Claremont Street Plot Date: 14/9/20 11:54 am

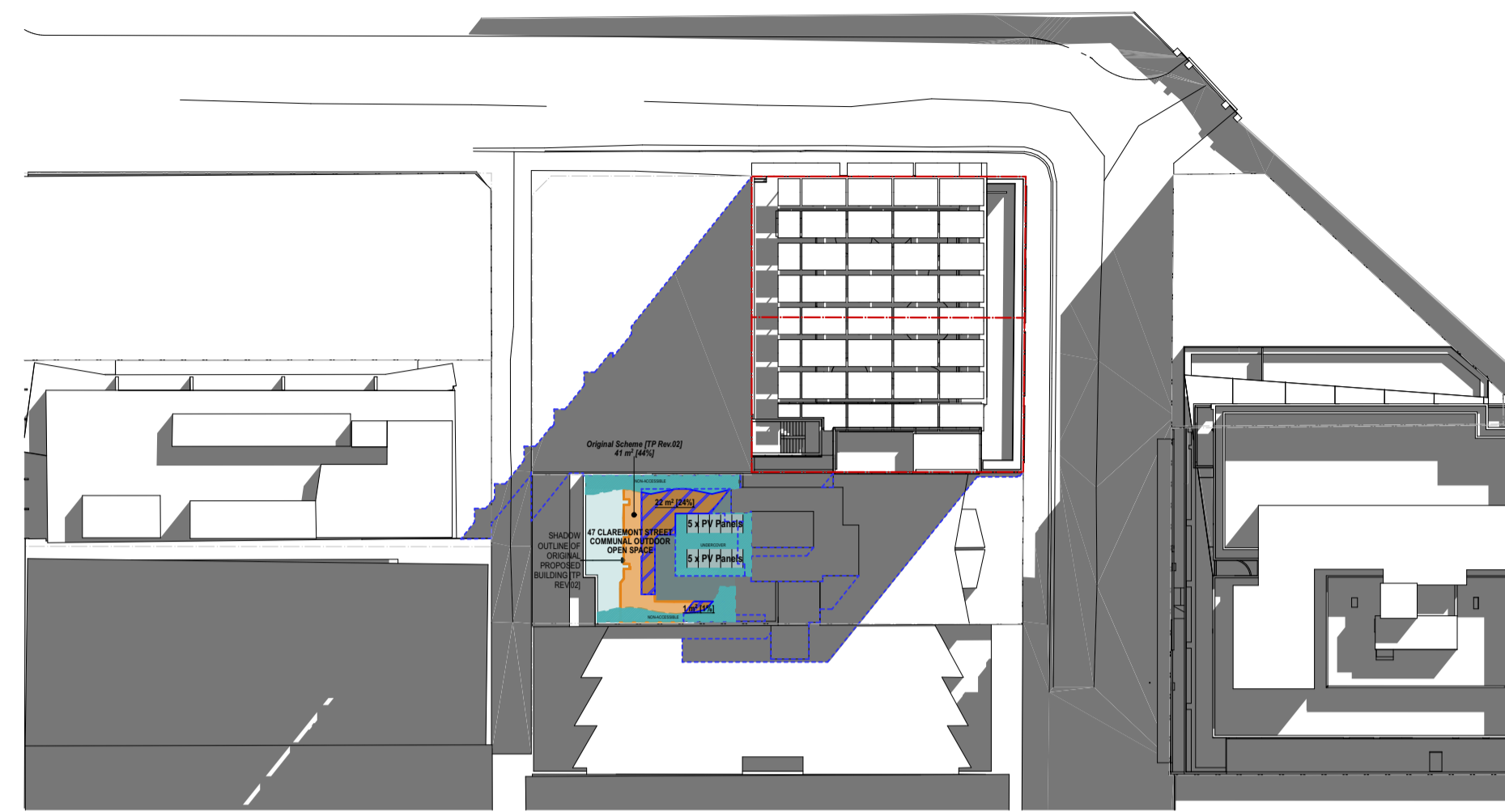
DISCUSSION PLANS

COUNCIL DATE STAMPED 29.09.2020

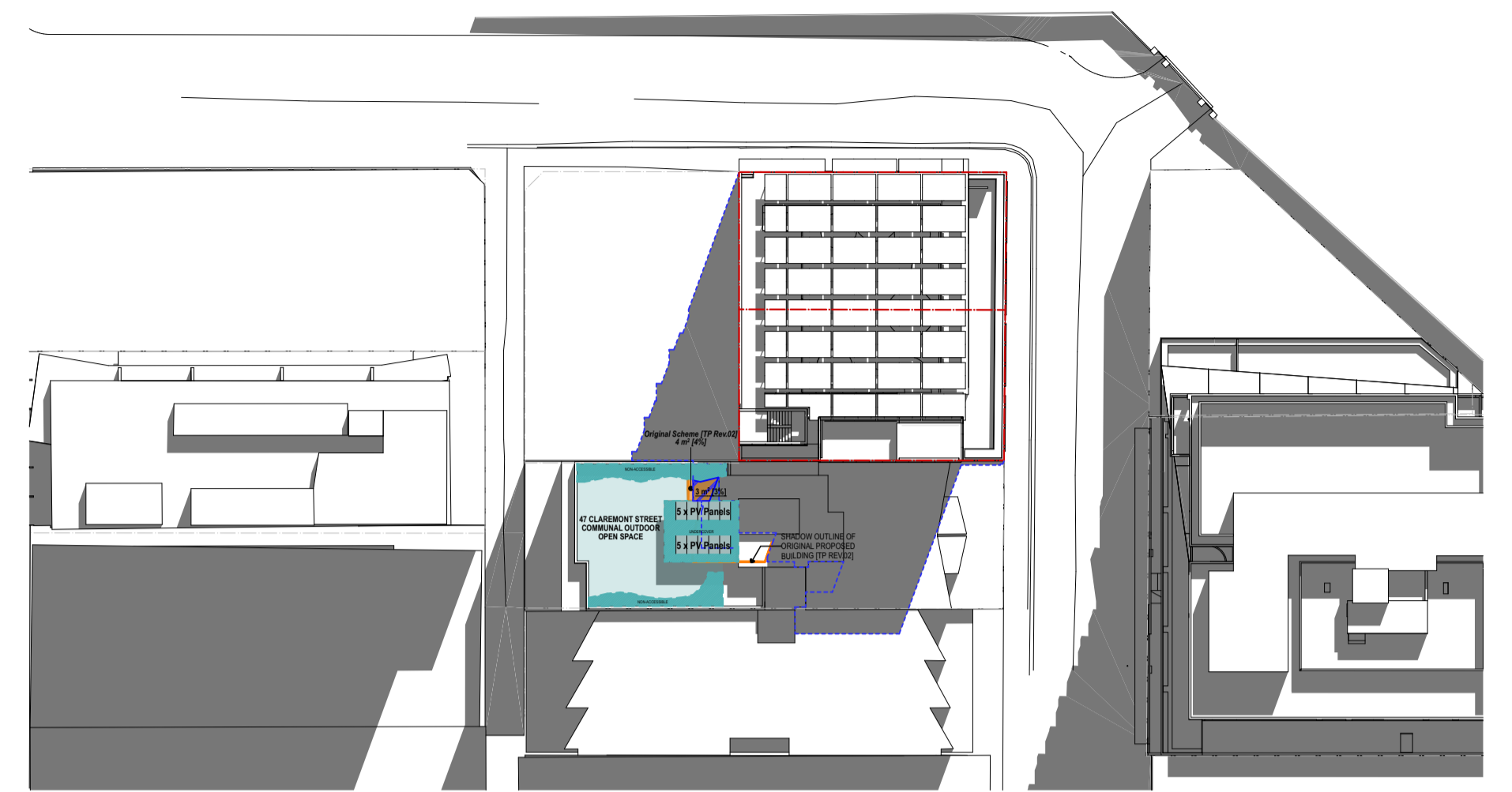
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1 22nd September 9am



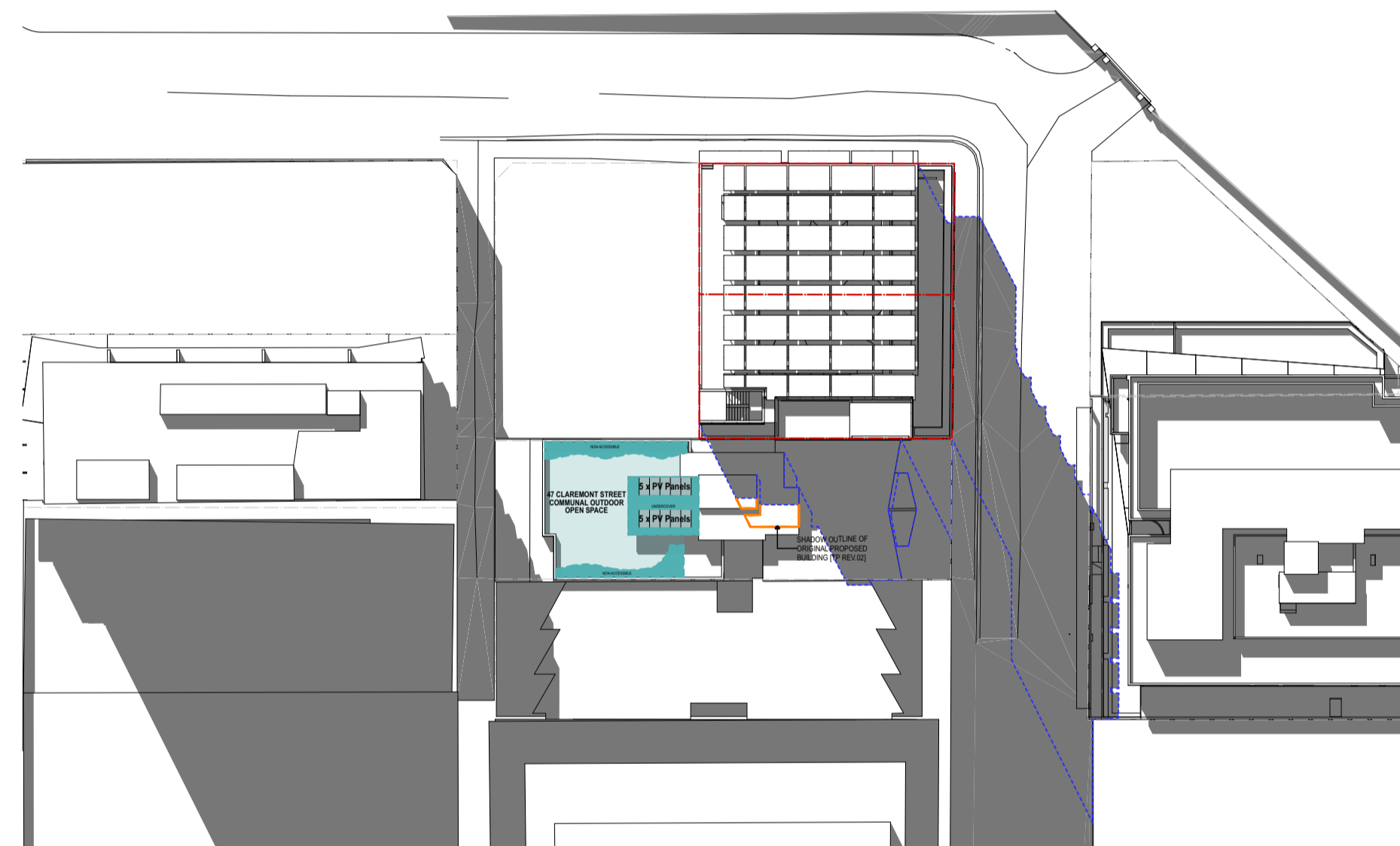
2 22nd September 10am



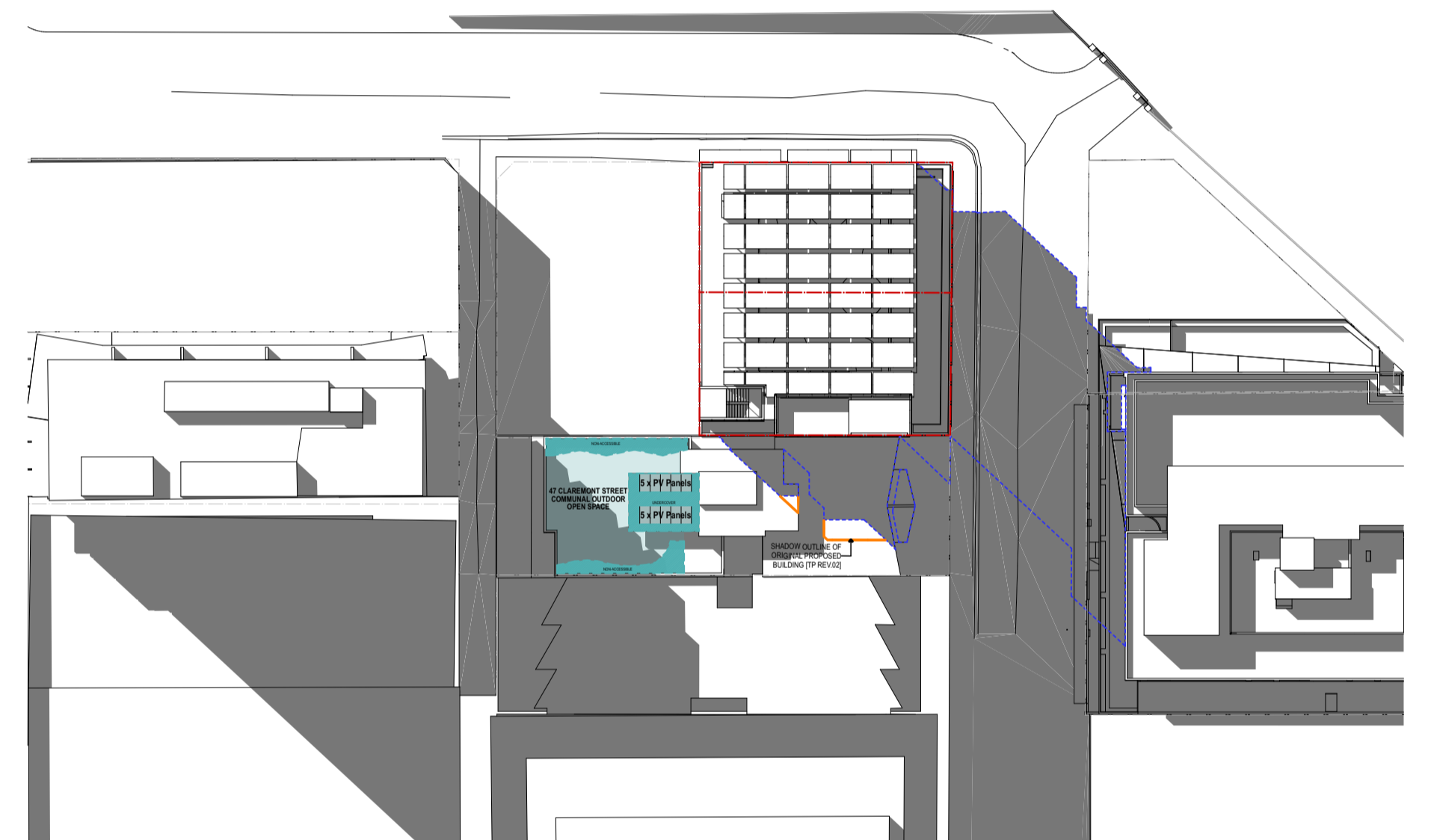
3 22nd September 11am



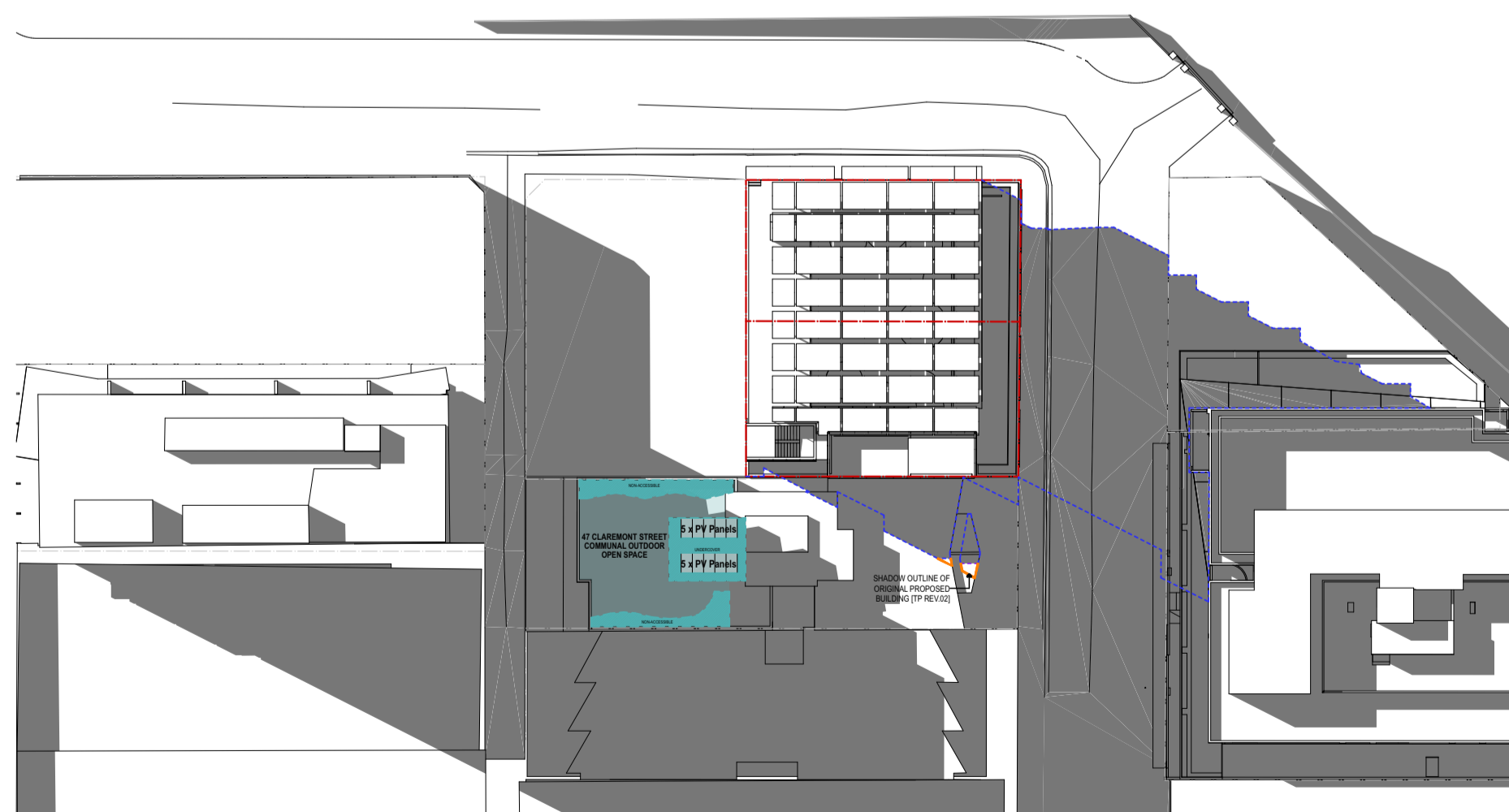
4 22nd September 12pm



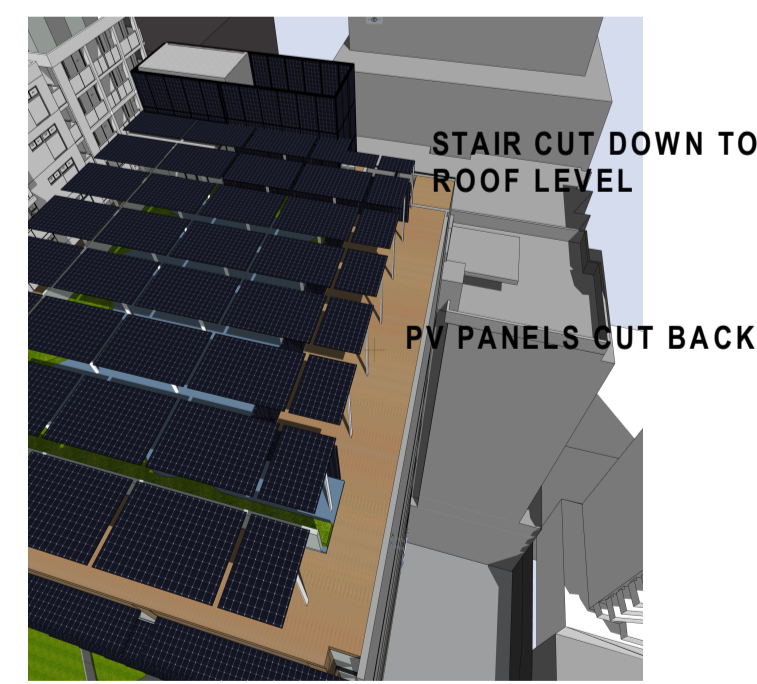
5 22nd September 1pm



6 22nd September 2pm



7 22nd September 3pm



VIEW FROM NORTH

- OUTLINE OF PROPOSED BUILDING SHADOW
- SHADOW OUTLINE OF ORIGINAL BUILDING [TP REV.02]
- 47 CLAREMONT STREET - COMMUNAL ROOF TOP OPEN SPACE _ NET AREA = 93SQM
- 47 CLAREMONT STREET - COMMUNAL ROOF TOP OPEN SPACE UNDER COVERED & NON-ACCESSIBLE AREA
- 47 CLAREMONT STREET - PV PANELS
- ADDITIONAL PERCENTAGE OF COMMUNAL AREA AT 47 CLAREMONT STREET IN SHADOW AS A RESULT OF CURRENT PROPOSED BUILDING
- ADDITIONAL PERCENTAGE OF COMMUNAL AREA AT 47 CLAREMONT STREET IN SHADOW AS A RESULT OF ORIGINAL PROPOSED BUILDING [TP REV.02]

	ORIGINAL PROPOSED BUILDING	CURRENT PROPOSED BUILDING
9AM	62%	62%
10AM	44%	25%
11AM	4%	3%

COMPARISON - ADDITIONAL PERCENTAGE IN SHADOW