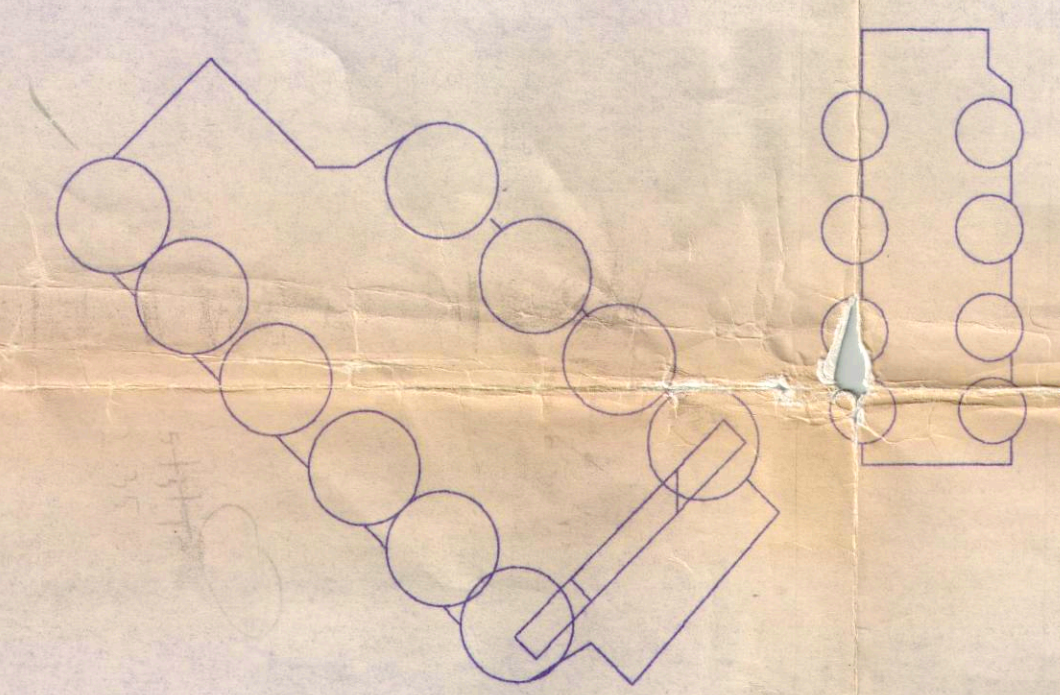


neighbourhood site section a-a



PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Clause 13.7.A
 relating to use / development of land.
D. J. Morrison
 for and on behalf of the responsible Authority
 DATE 11 / 3 / 99 PLAN of
 This is NOT a Building Permit

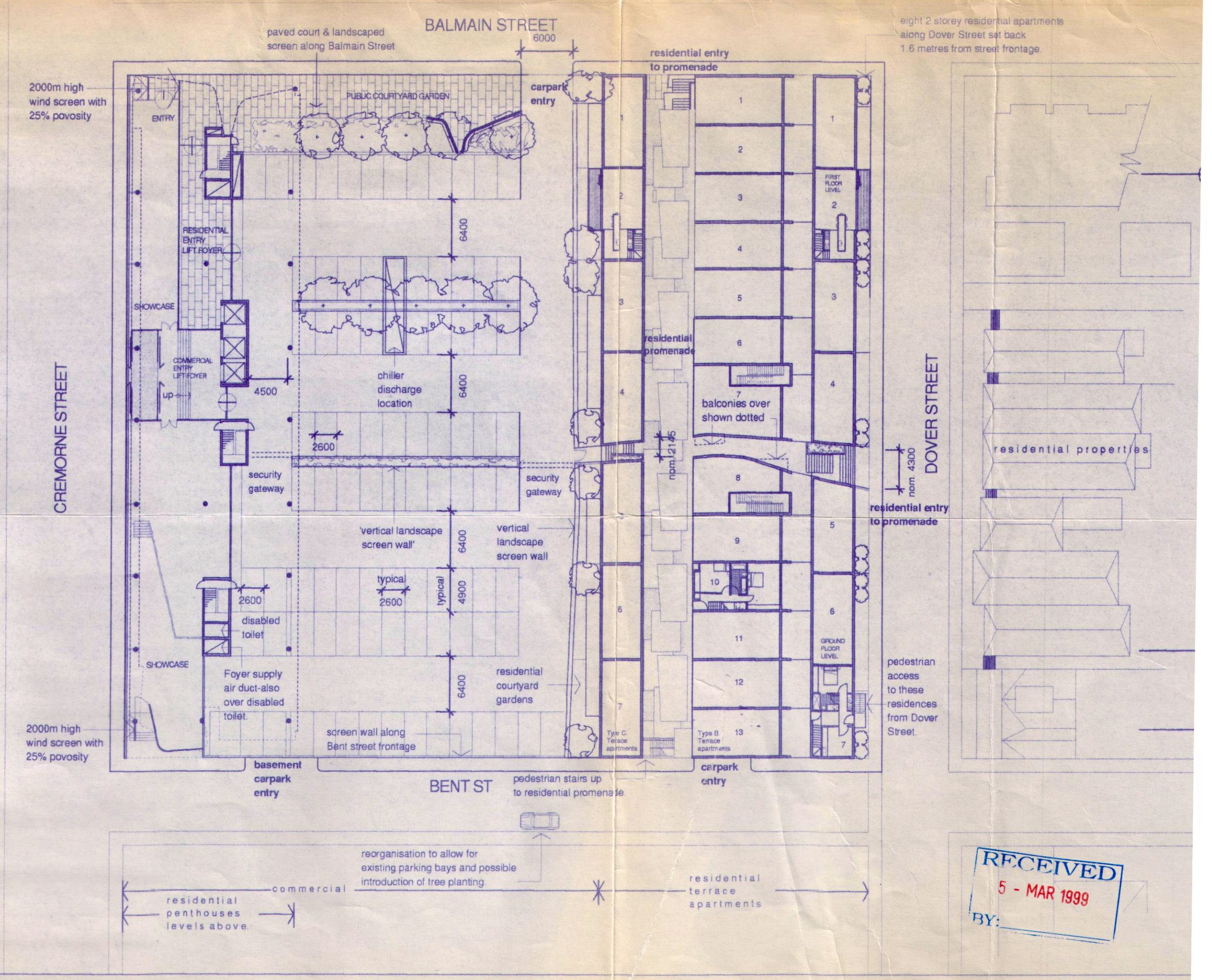
neighbourhood study/site plan

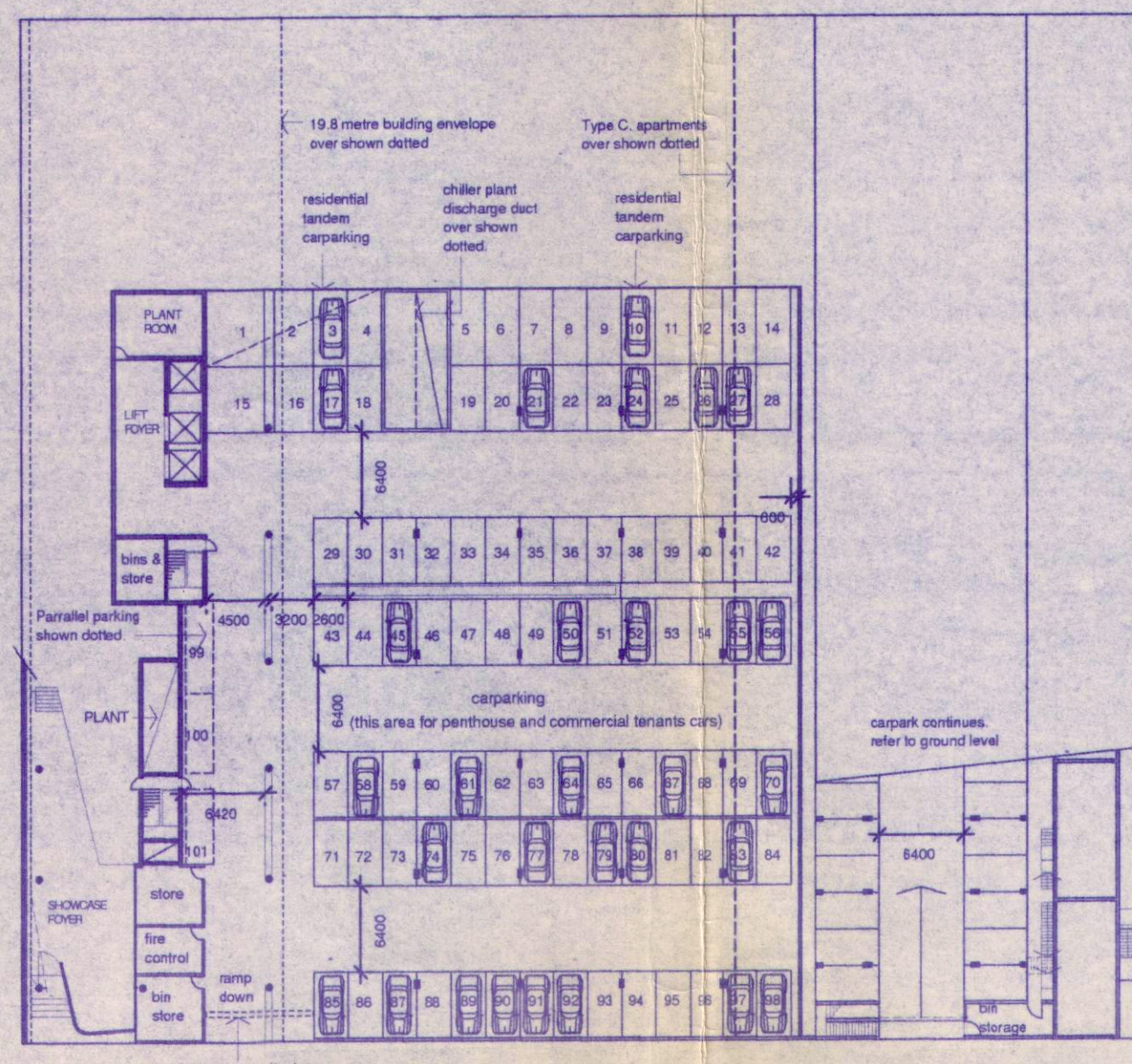
This study is a composite plan and is intended to represent the site in relation to the surrounding neighbourhood context.
 The Commercial/Penthouse building illustrates the foyer level and the plan of the Residential Terraces illustrates individual floor plans at both Levels 1 & 2.
 Note: all R.L.'s given refer to Australian Height Datum.

AMENDMENTS		
REVISION NO	DESCRIPTION	DATE
a	town planning & design development revisions	27.10.98
b	width of crossover from Balmain Street increased from 4.5m to 6.0m. aisle width adjacent to commercial entry lift foyer increased from 4.0m to 4.5m. aisle width adjacent to Bent Street increased from 6.2m to 6.4m. wind screens added at commercial entry landscape wall setback from Balmain Street. neighbourhood park on Bent Street deleted. lift core & stair of commercial building moved 500mm west neighbourhood park on Bent Street deleted. height of Terrace Apartment Type B reduced to 19.93metres AHD	03.03.99

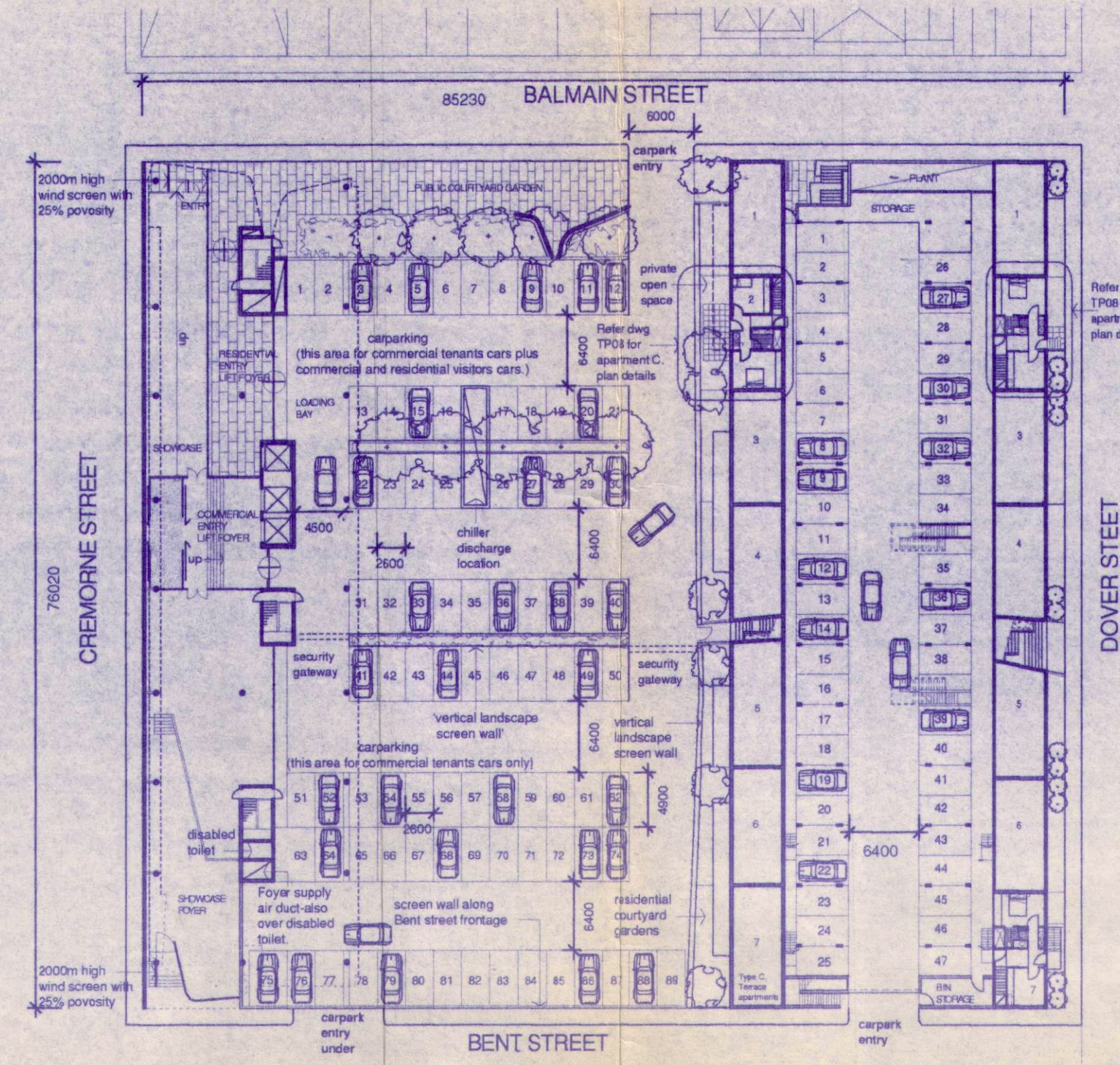
JOHN WARDLE Pty Ld ARCHITECTS
 25 WILLIAM STREET RICHMOND
 VICTORIA 3121 AUSTRALIA
 T. TELEPHONE: (03) 9421 0706
 F. FACSIMILE: (03) 9421 0711

DATE: 22 May 1998 NO. A/E: 1:400
 CLIENT: Kane Constructions (Vic) Pty Ltd
 TITLE: Town Planning - Site Plan/Neighbourhood Study
 PROJECT: Cremorne Balmain Dover Streets Project, Richmond.
 DRAWING NO: TP01b

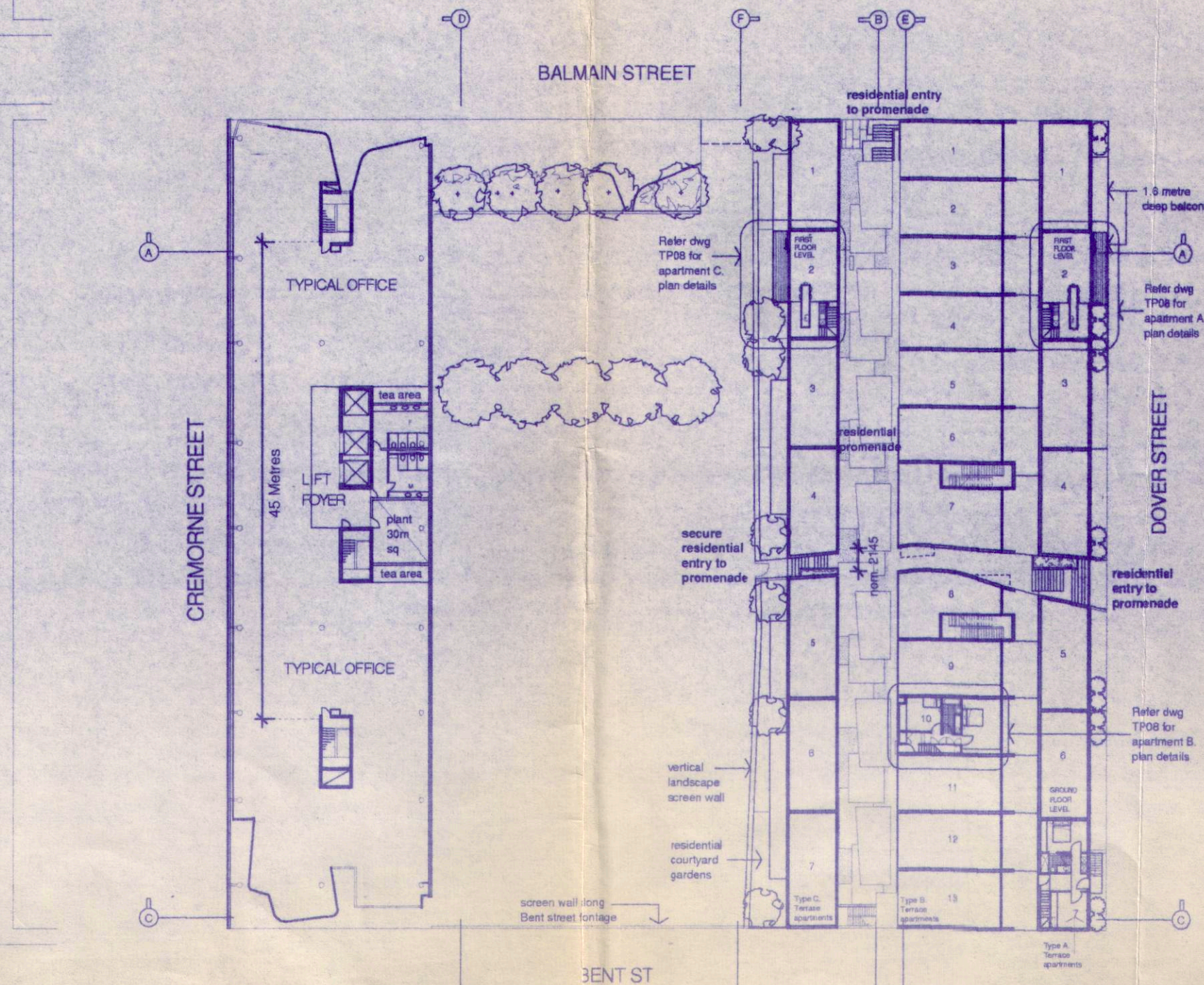




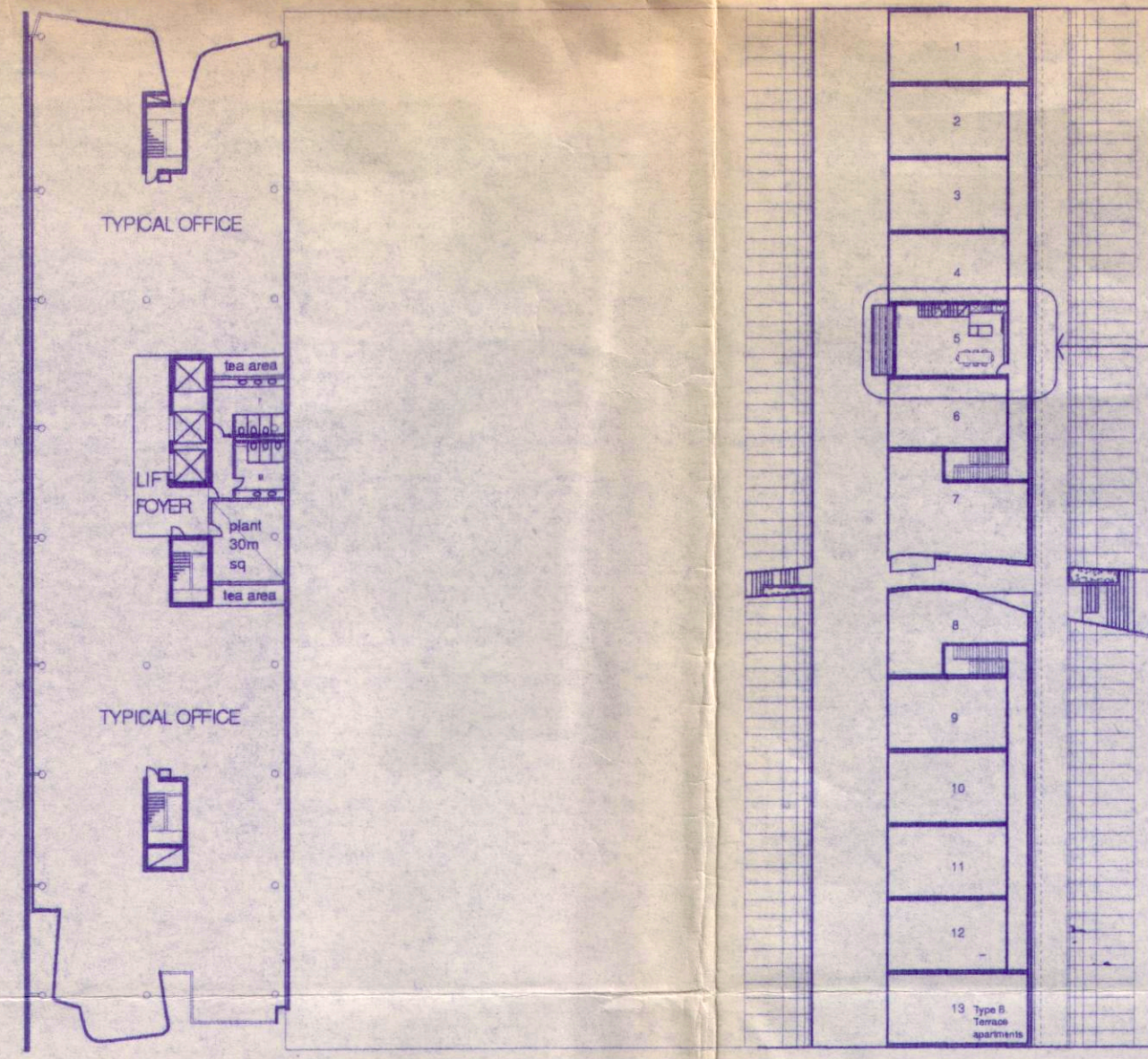
basement level



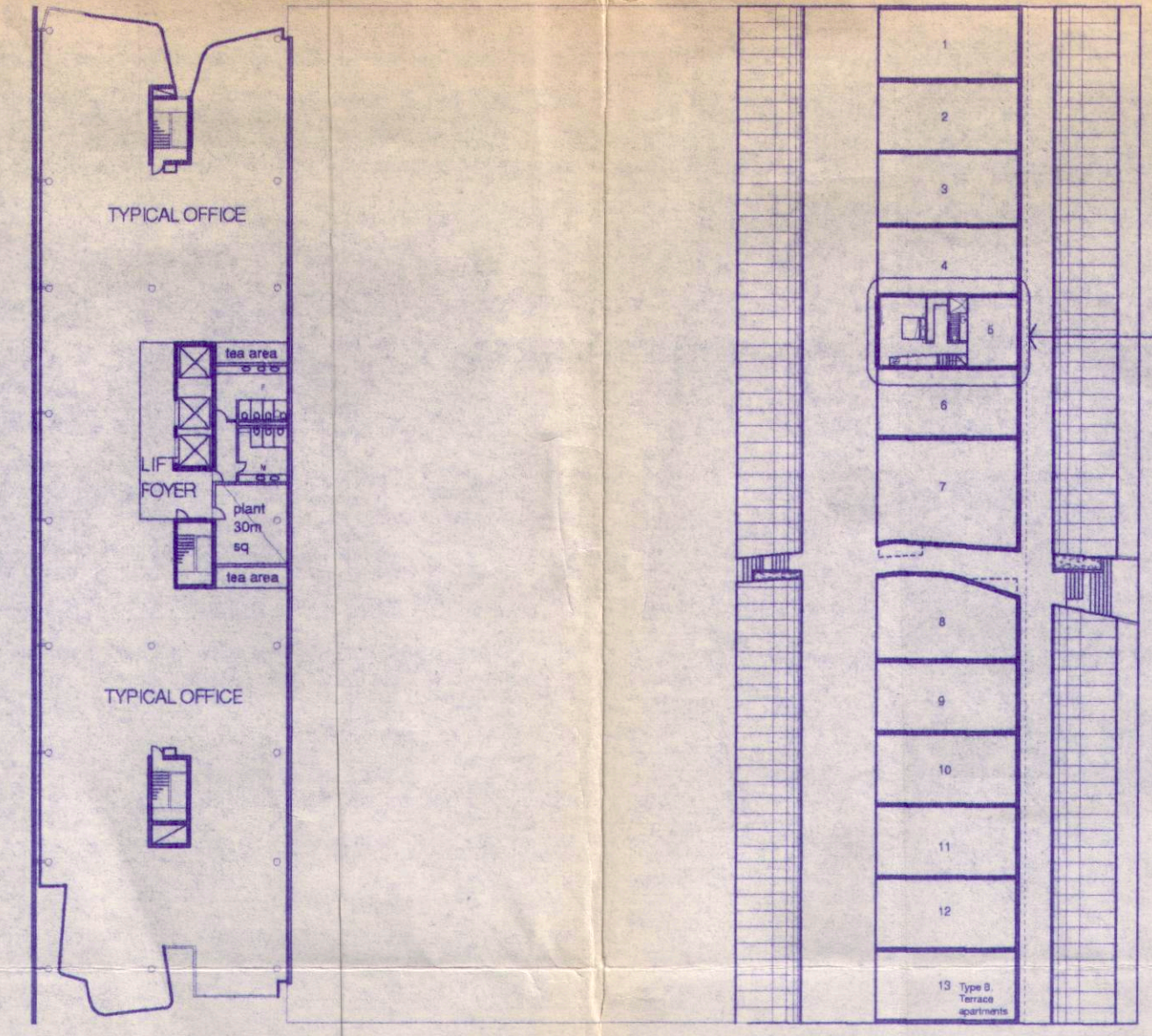
ground level.



level 1.



level 2 offices/lower residential



level 3 offices/lower residential

Schedule of Commercial Areas, Residential Units and Related Carparking

Residential	
Penthouse Apartments	
Level 5	11 X 2 bedroom apartments
	1 X 1 bedroom apartments
Levels 6 and 7	
	12 X 2 bedroom apartments
	3 X 3 bedroom apartments
Carparking Requirement	
3 X 2 carspaces	= 6 carparks
23 X 1.5 carspaces	= 35 carparks
1 X 1 carspace	= 1 carpark
Visitor Carparking (all Residential)	= 11 carparks
Total	= 53 carparks
Terrace Apartment	
	14 X 2 bedroom apartments
	13 X 3 bedroom apartments
Carparking Requirement	
14 X 1.5 carspaces	= 21 carparks
13 X 2 carspaces	= 26 carparks
Total	= 47 carparks
Commercial	
Office	
4 levels X 1369sqm (GFA) X 84% efficiency	
Nett lettable area	= 4540sqm
3.0 carparks per 100sqm for 4540 sqm	= 136 carparks
Total Commercial Carparking requirement	= 140 carparks
Total Carparking required	= 53 + 47 + 136 = 236
Carparking provided:	
Basement	= 101
Open Deck	= 39
Residential	= 47
Total	= 237

PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in 10/1998-1278
 relating to use / development of land.
D. J. H. H. H. H.
 for and on behalf of the responsible Authority
 DATE 11/3/99 PLAN 2 of 11
 This is NOT a Building Permit

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 5 - MAR 1999
 BY:

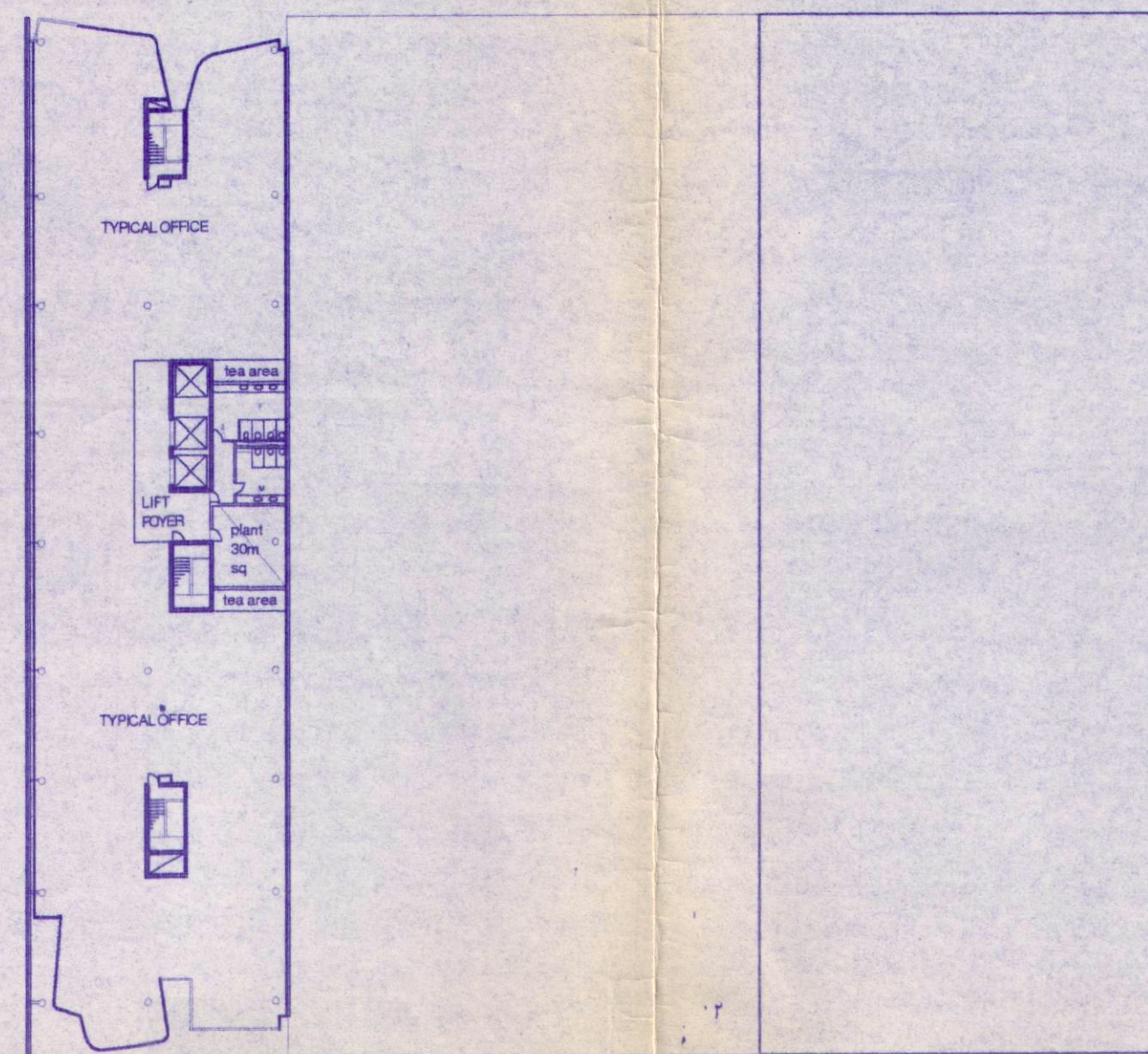
REVISION No	DESCRIPTION	DATE
a	town planning & design development revisions	27.10.98
b	width of crossover from Balmain Street increased from 4.5m to 6.0m. aisle width adjacent to commercial entry lift foyer increased from 4.0m to 4.5m. aisle width adjacent to Bent Street increased from 6.2m to 6.4m. wind screens added at commercial entry landscape wall setback from Balmain Street. neighbourhood park on Bent Street deleted. lift core & stair of commercial building moved 500mm west neighbourhood park on Bent Street deleted.	03.03.99

John WARDLE Pty Ltd ARCHITECTS

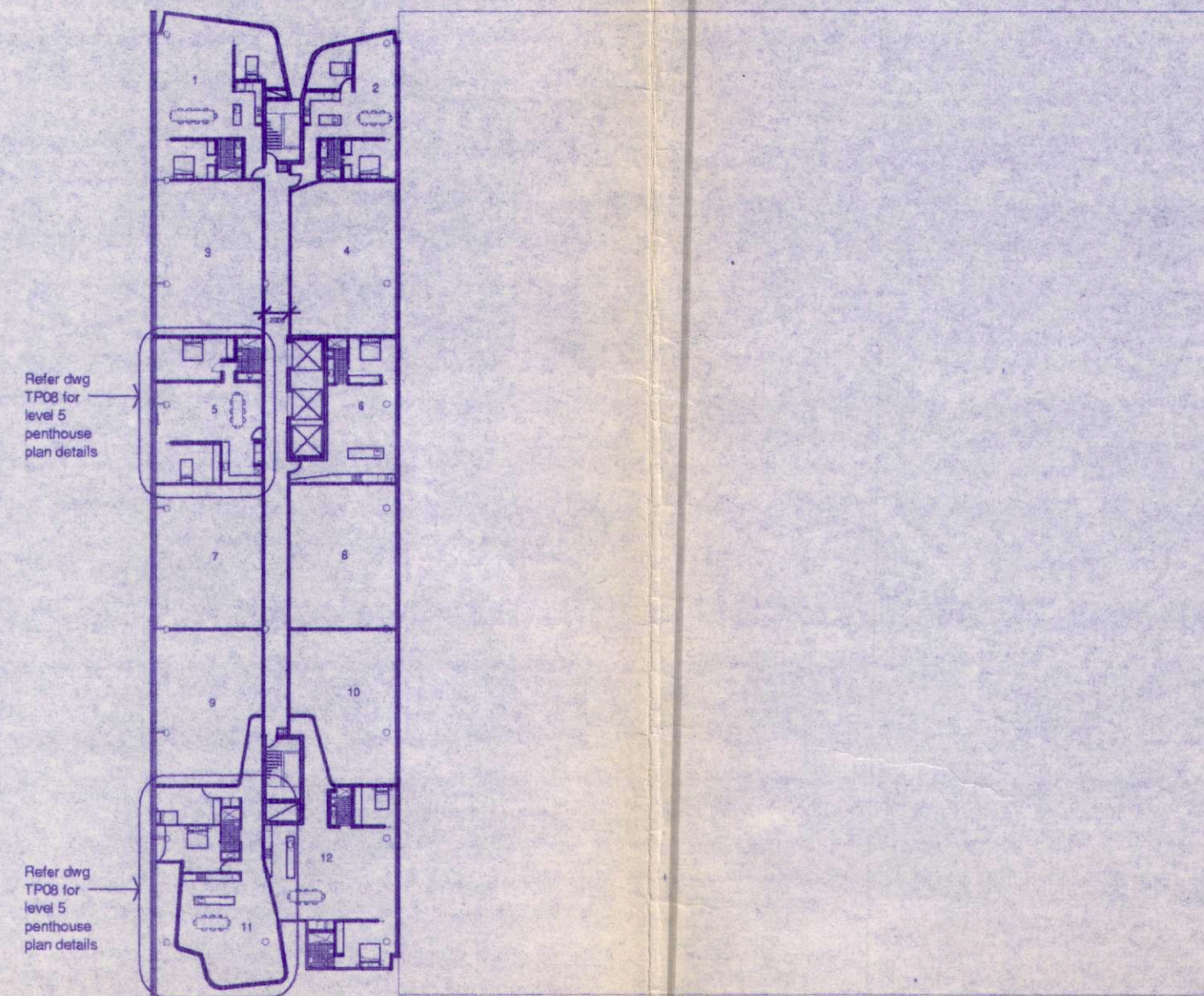
25 WILLIAM STREET RICHMOND
 VICTORIA 3111 AUSTRALIA
 TELEPHONE: (03) 9421 0700
 FACSIMILE: (03) 9421 0711

DATE: 22 May 1998 SCALE: 1:500
 CLIENT: Kane Constructions (Vic) Pty Ltd
 TITLE: Town Planning - Floor Plans
 PROJECT: Cremorne Balmain Dover
 C Streets Project, Richmond.
 DRAWING NO: TP02b

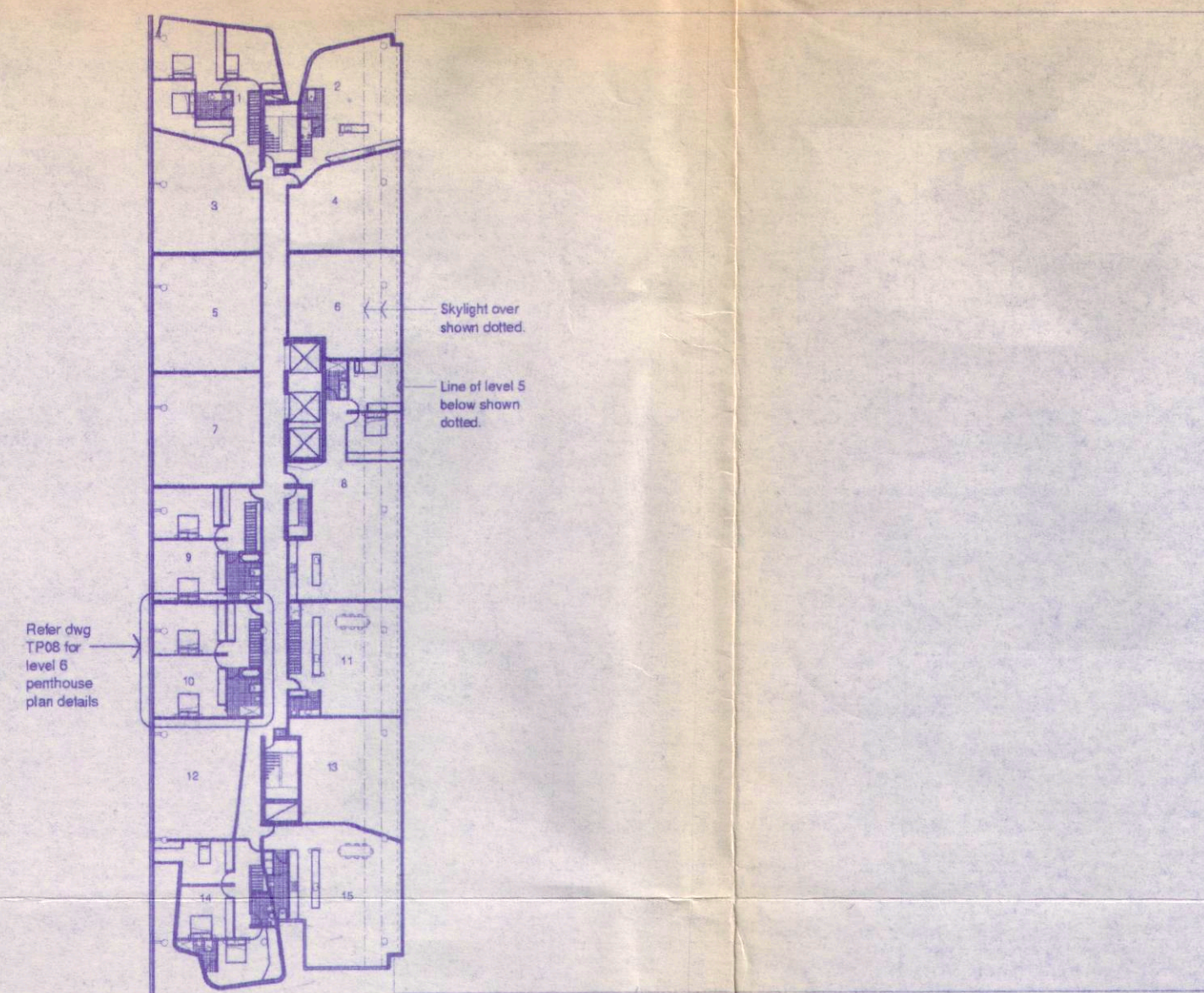
Note: all R.L.'s given refer to Australian Height Datum.



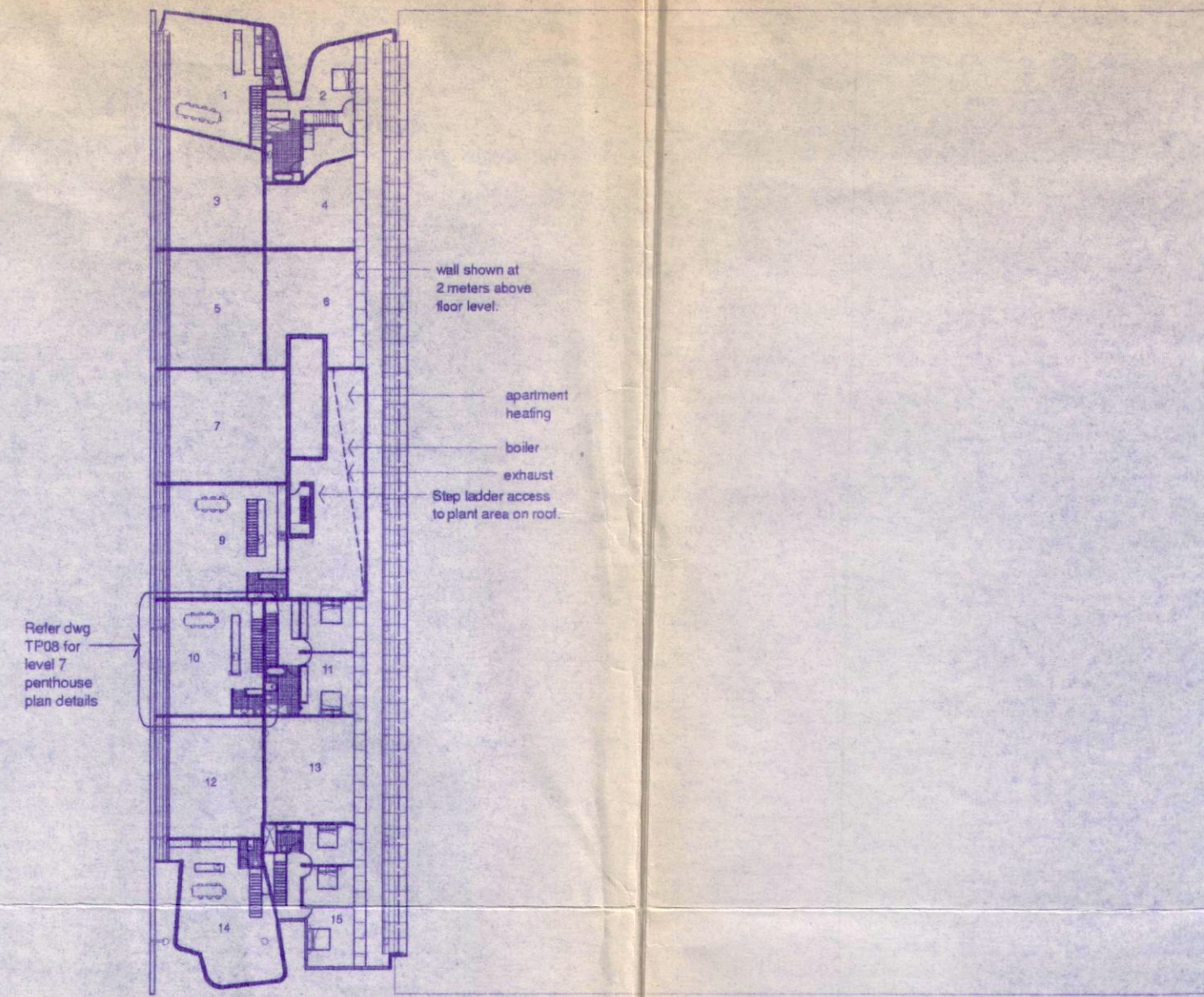
level 4 offices



level 5 residential penthouses.



level 6 residential upper penthouses



level 7 residential upper penthouses

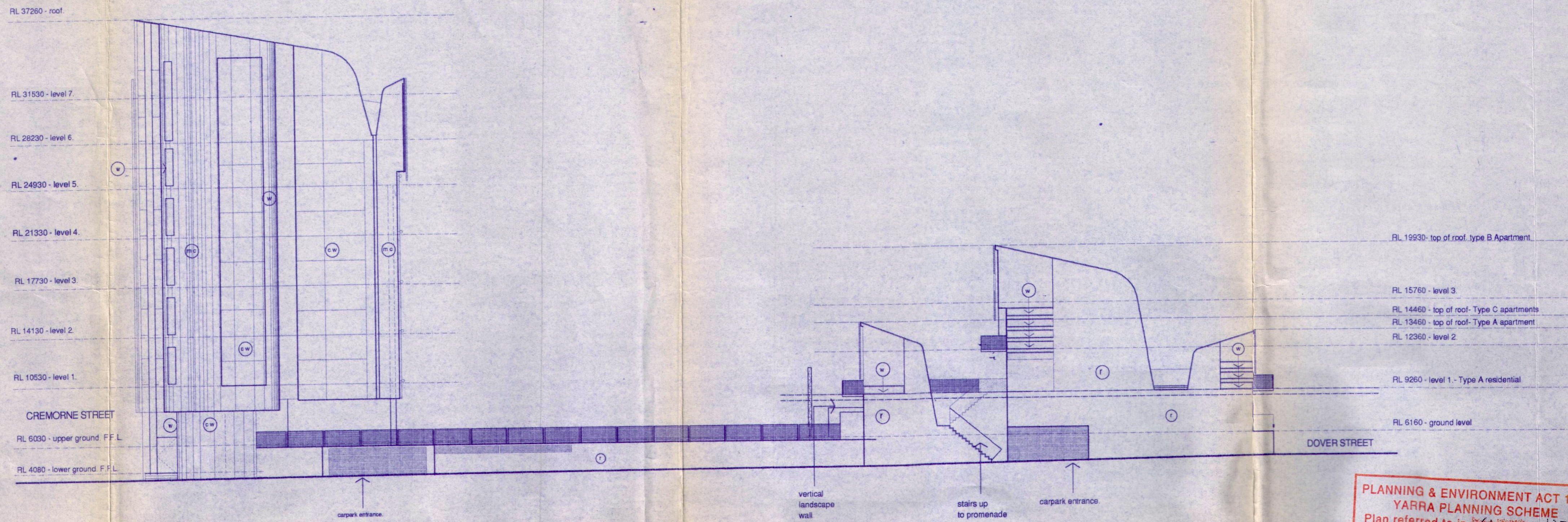
PLANNING & ENVIRONMENT ACT 1967
 YARRA PLANNING SCHEME
 Plan referred to in *Clause 13.7A*...
 relating to use / development of land.

John Wardle
 for and on behalf of the responsible Authority
 DATE 11/3/99 PLAN 3 of 11
 This is NOT a Building Permit

RECEIVED
 5 - MAR 1999
 BY:

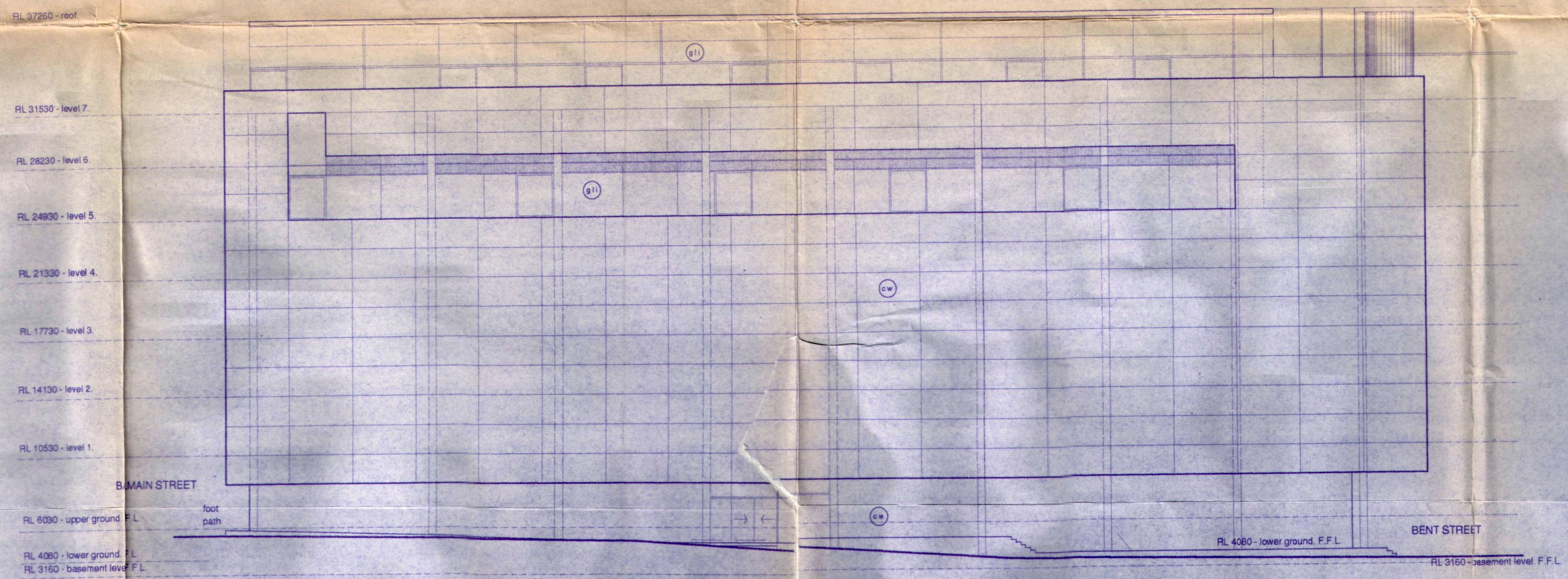
Note: all RL's given refer to Australian Height Datum.

AMENDMENTS			JOHN WARDLE Pty Ltd ARCHITECTS	DATE: 22 May 1998	SCALE: 1:500
REVISION No	DESCRIPTION	DATE			
a	town planning & design development revisions	27.10.98	25 WILLIAM STREET RICHMOND VICTORIA 3101 AUSTRALIA T. TELEPHONE (03) 9421 0700 F. FACSIMILE (03) 9421 0711	CLIENT: Kane Constructions (Vic) Pty Ltd	DRAWING NO: TP03b
b	lift core & central stair of commercial building has moved 500mm west	03.03.99		TITLE: Town Planning - Floor Plans	
				PROJECT: Balmain Dover Streets Project, Richmond.	

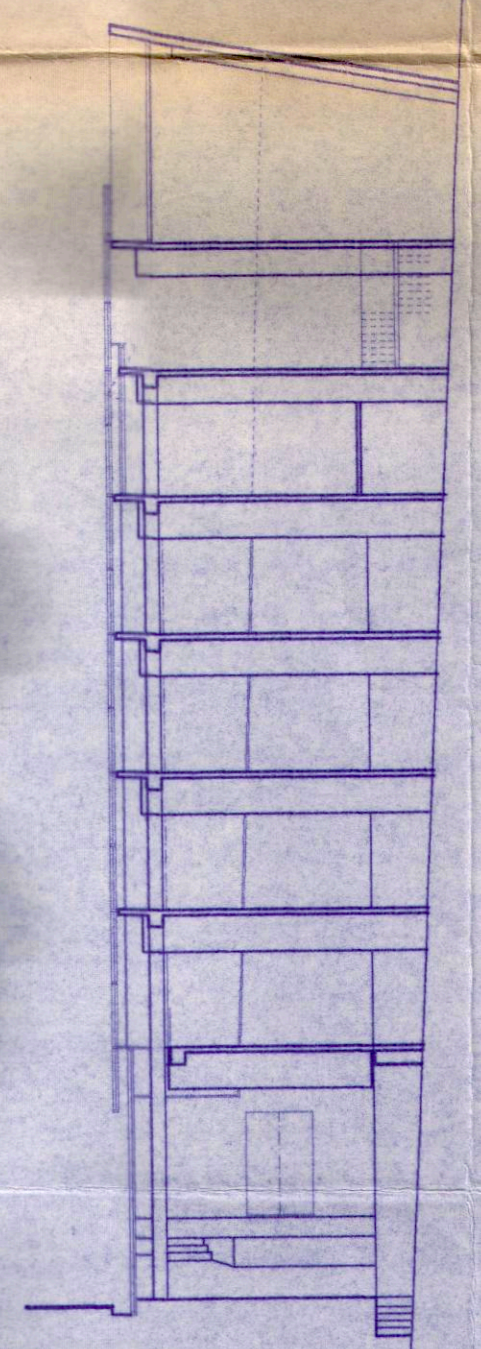


south elevation.- bent street

PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Case 117A
 relating to use / development of land.
D. J. WARD
 for and on behalf of the responsible Authority
 DATE 11/3/99 PLAN 4 of 11
 This is NOT a Building Permit



west elevation.- cremorne street



detail facade section

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 BY:

- materials key
- cw seamless curtain wall glazing
 - cb cedar/battered privacy screening
 - mc panelised metal cladding system
 - pr privacy screening device
 - r rendered masonry
 - mr standing seam profile metal tray roofing
 - w window
 - gl glass facade inset behind curtain wall

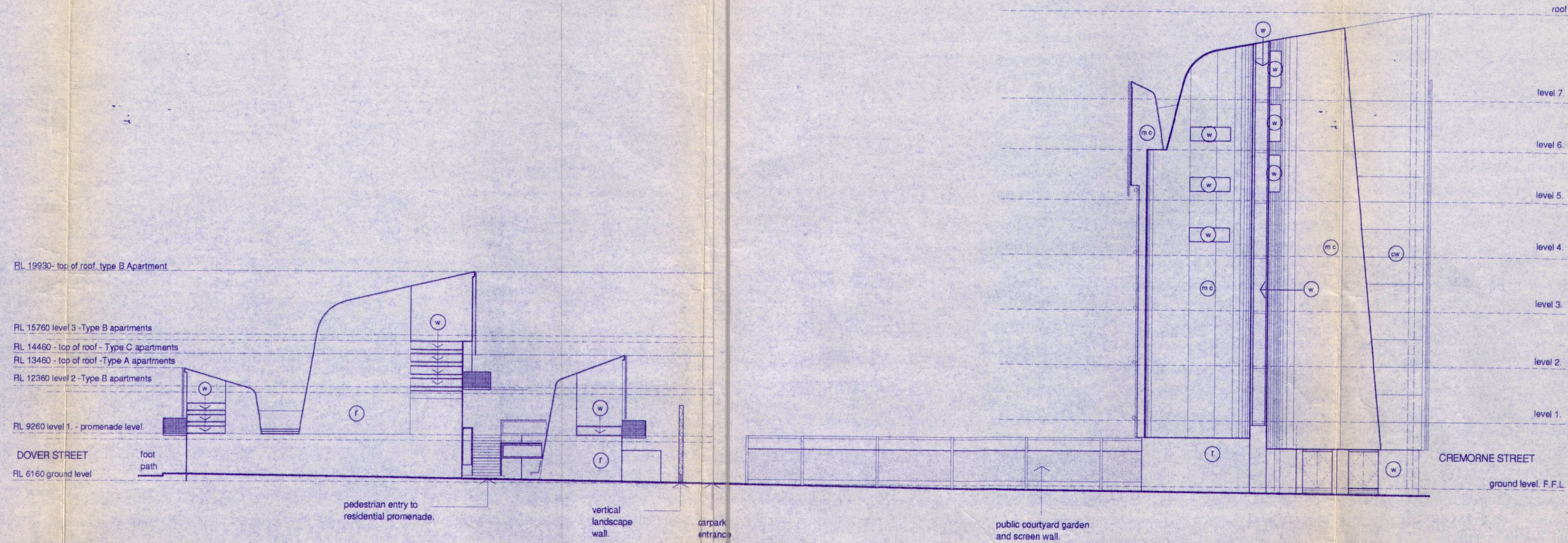
Note: all RLs given refer to Australian Height Datum.

REVISION NO	DESCRIPTION	DATE
B	town planning & design development revisions	27.10.98
b	height of Terrace Apartment Type B reduced to 19.93metres AHD	03.03.99

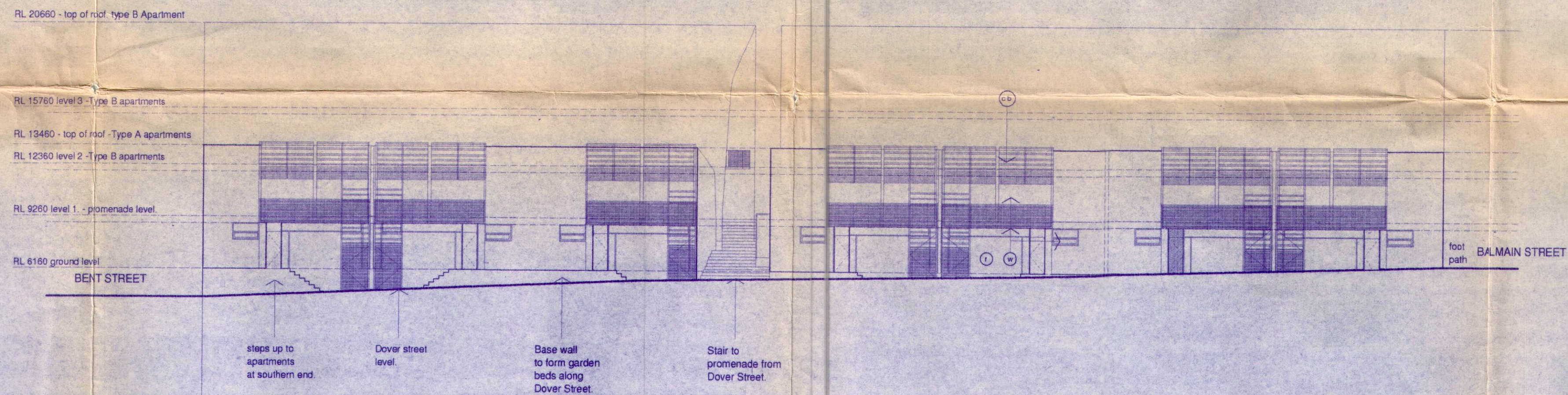
John WARD P L ARCHITECTS **W**

25 WILLIAM STREET RICHMOND
 VICTORIA 3121 AUSTRALIA
 T TELEPHONE (03) 9421 0700
 F FACSIMILE (03) 9421 0711

DATE: 22 May 1998 SCALE: 1:200
 CLIENT: Kane Constructions (Vic) Pty Ltd
 TITLE: Town planning - Sections and Elevations
 PROJECT: **Baimin Dover Streets Project, Richmond.** DRAWING NO: TP04b



north elevation. - balmain street



east elevation. - dover street

PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Clause 13.7A
 relating to use / development of land.

Diana Morrison
 for and on behalf of the responsible Authority
 DATE 11/3/99 PLAN 5 of 11
 This is NOT a Building Permit

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 BY:

materials key:

cl seamless curtain wall glazing
 cd cedar battened privacy screening
 mc panelised metal cladding system
 pf privacy screening device
 r rendered masonry
 mv standing seam profile metal tray roofing
 w window

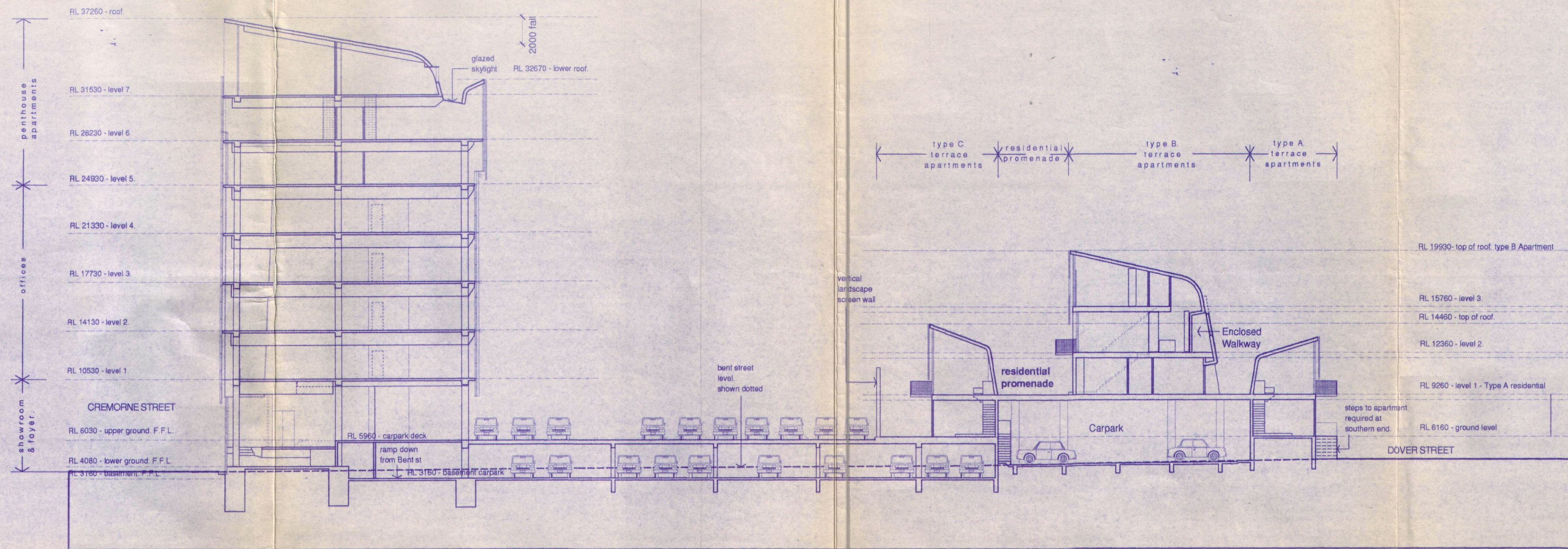
Note: all R.L.'s given refer to Australian Height Datum.

REVISION No.	DESCRIPTION	DATE
a	town planning & design development revisions	27.10.98
b	height of Terrace Apartment Type B reduced to 19.93metres AHD	03.03.99

JON WARDLE Pty Ld ARCHITECTS **W**

25 WELHAM STREET RICHMOND
 VICTORIA 3121 AUSTRALIA
 T. TELEPHONE: (03) 9421 0700
 F. FACSIMILE: (03) 9421 0711

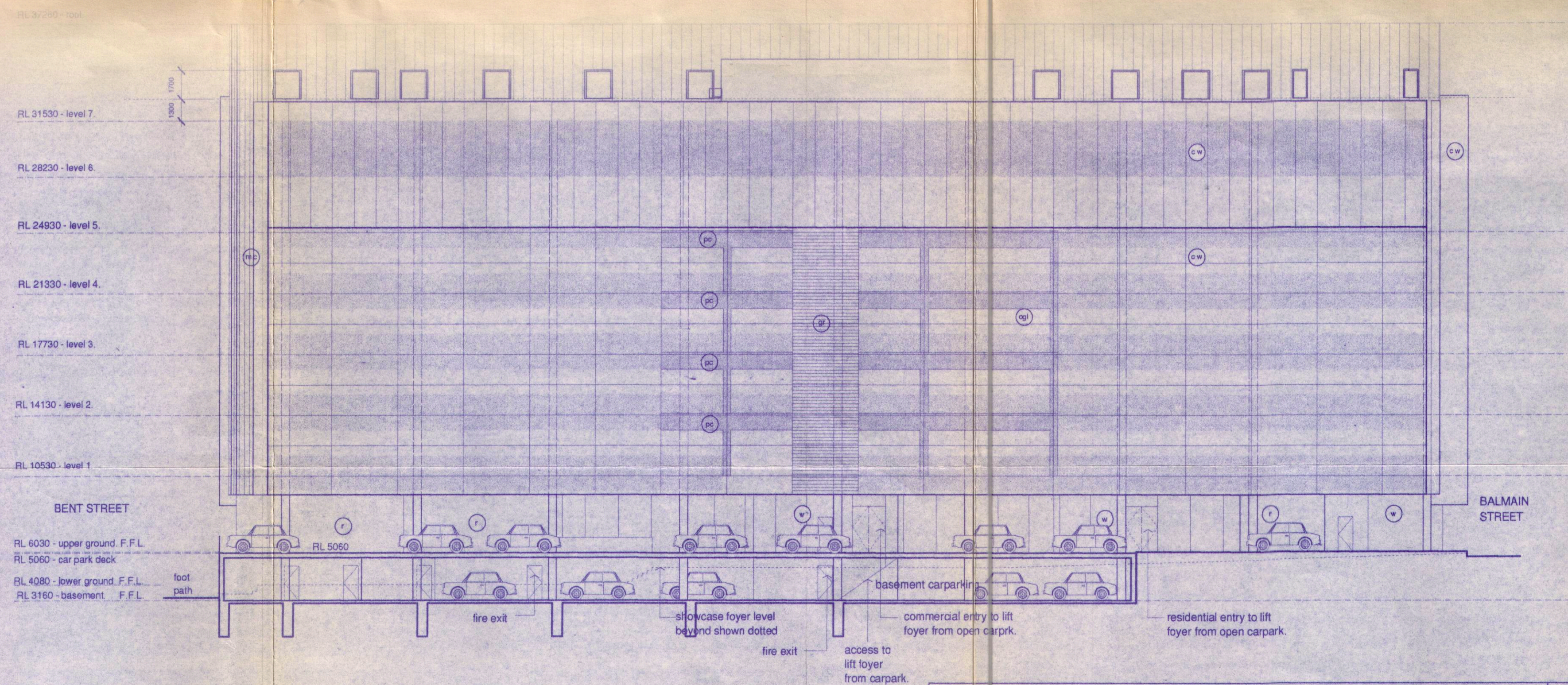
DATE: 5 October 1998 SCALE: 1:200
 CLIENT: Kane Constructions (Vic) Pty Ltd
 TITLE: Town Planning - Sections and Elevations
 PROJECT: **Balmain Dover**
 Streets Project, Richmond. TPO5b
 DRAWING NO: **TPO5b**



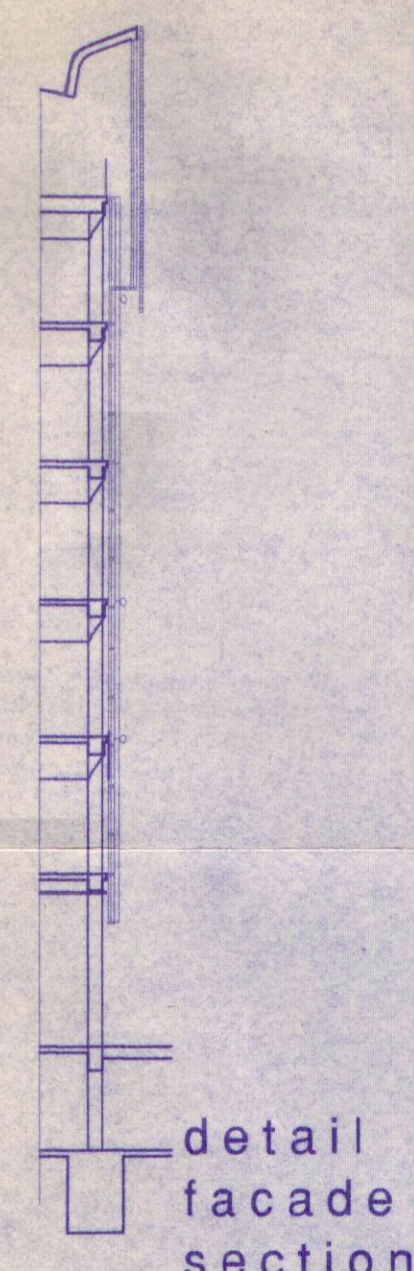
section c-c

PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in *Clause 127A*
 relating to use / development of land.

Diana Moller
 for and on behalf of the responsible Authority
 DATE 11/3/99 PLAN 6/11
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section d-d



detail facade section

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 BY:

materials key

cw	seamless curtain wall glazing
cb	cedar batted privacy screening
mc	galvalised metal cladding system
gr	privacy screening device
r	rendered masonry
mr	standing seam profile metal tray roofing
w	window
gr	grille integrated into facade system
ogl	opaque glazed windows
pc	precast concrete panel

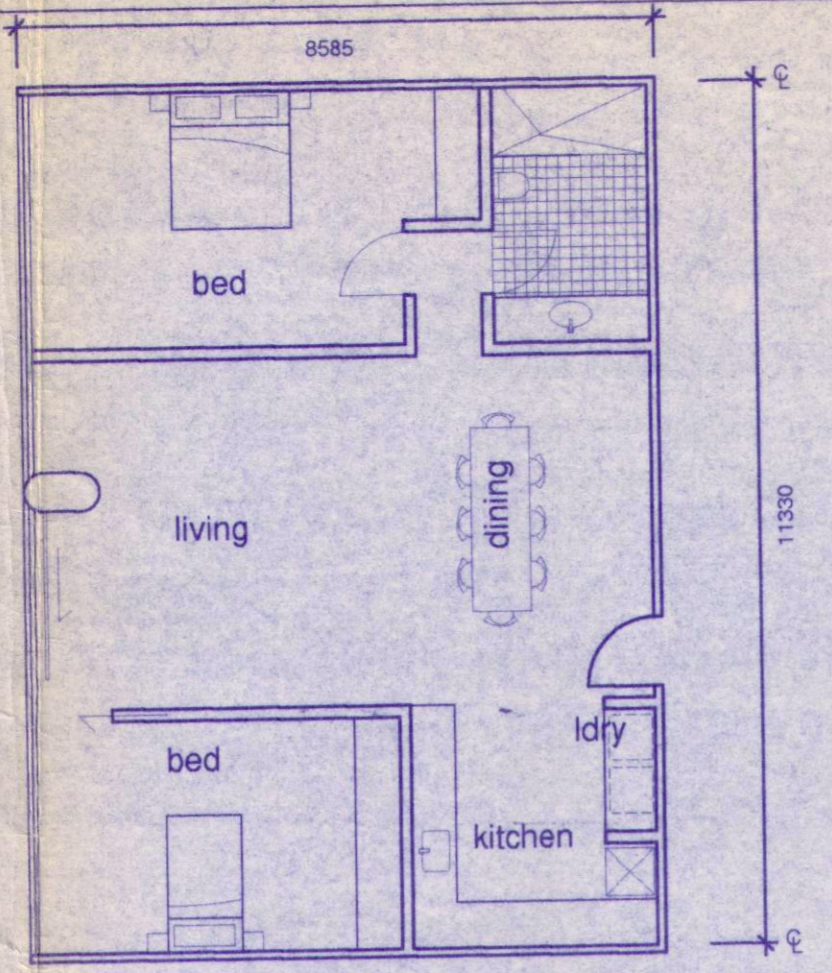
Note: all R.L.'s given refer to Australian Height Datum.

REVISION NO.	DESCRIPTION	DATE
a	town planning & design development revisions	27.10.98
b	height of Terrace Apartment Type B reduced to 19.93metres AHD	03.03.99

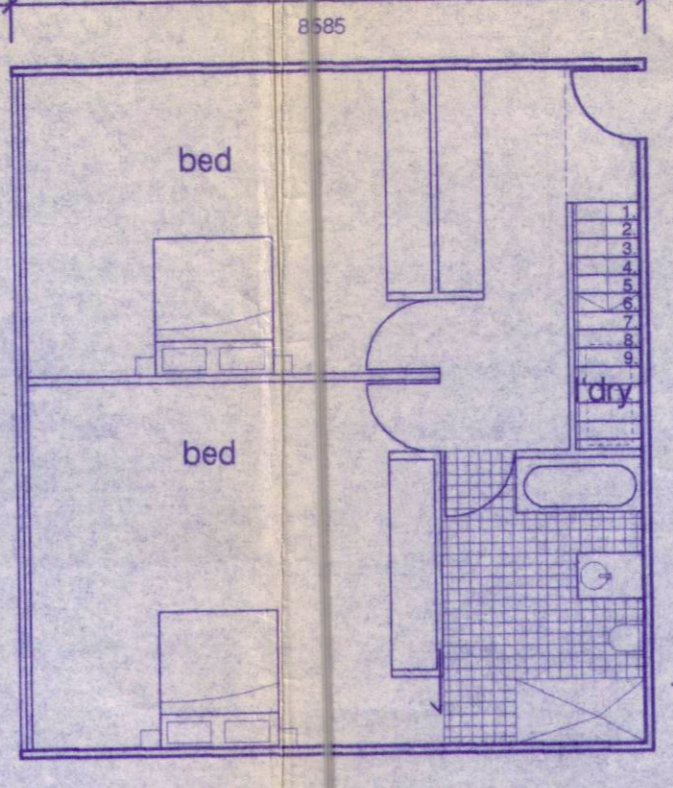
JOHN WARDLE Pty Ld ARCHITECTS
 25 W KILHAM STREET RICHMOND
 VICTORIA 3121 AUSTRALIA
 T TELEPHONE: (03) 9421 0700
 F FACSIMILE: (03) 9421 0751

DATE: 22 May 1998 SCALE: 1:200
 CLIENT: Kane Constructions (Vic) Pty Ltd
 TITLE: Town Planning - Sections and Elevations

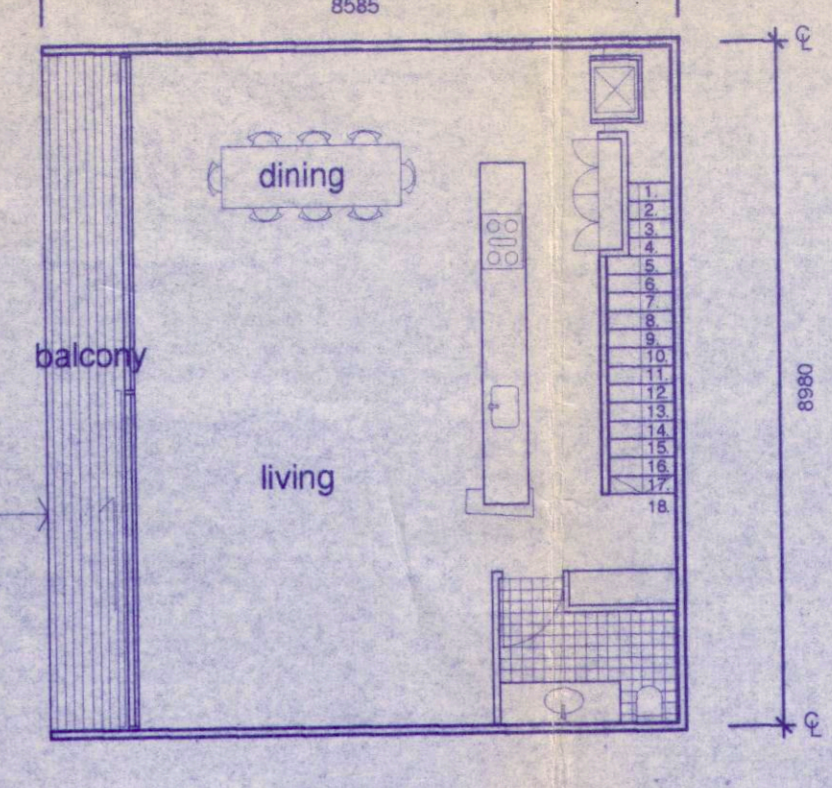
PROJECT: **Balmain Dover**
Streets Project, Richmond. DRAWING NO: TP06b



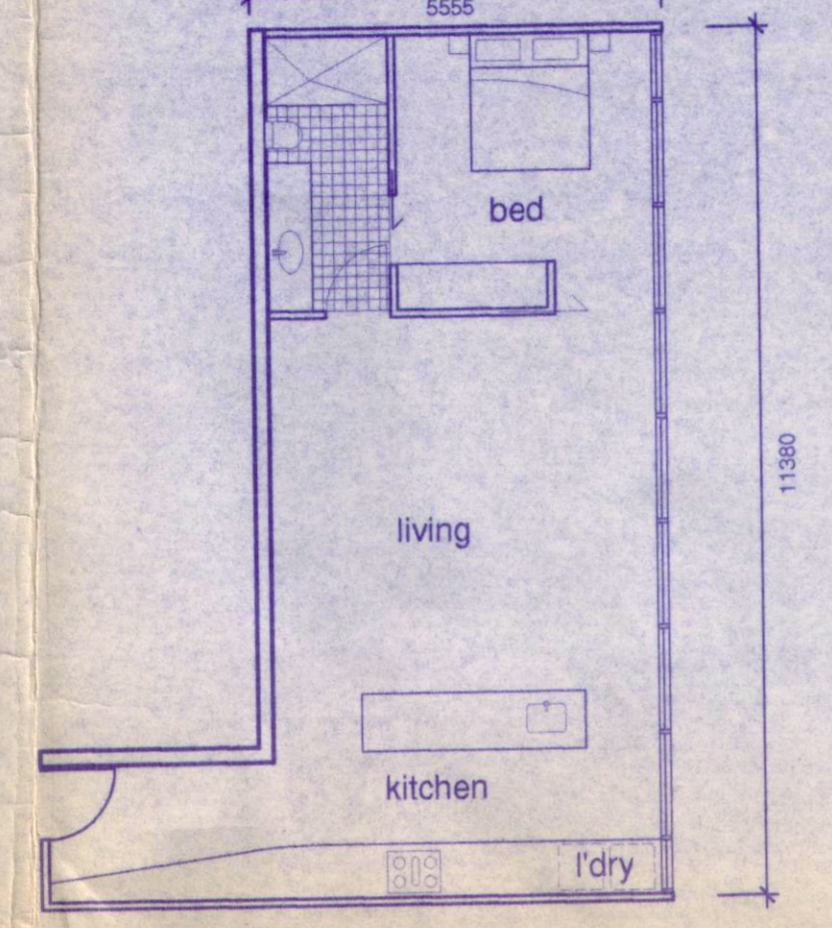
LEVEL 5 RESIDENTIAL PENTHOUSES - typical two bedroom.
(apartment 5. shown as example)



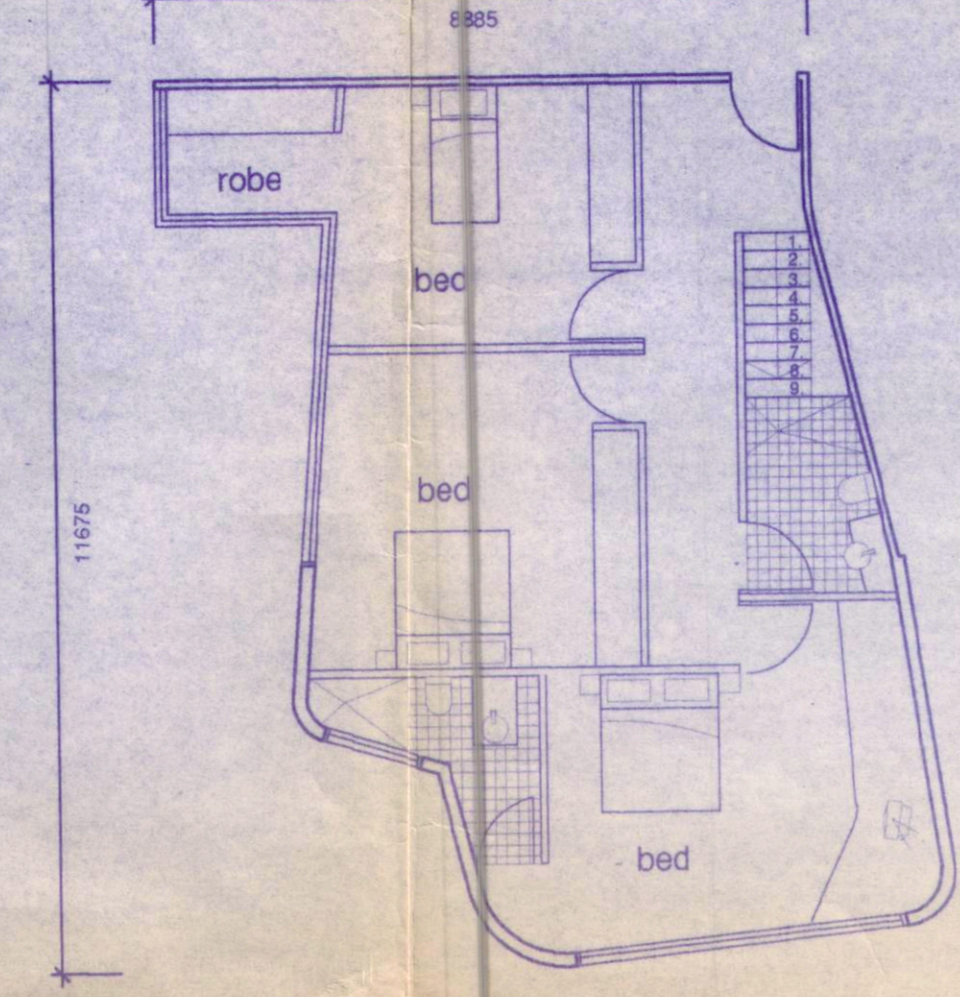
LEVEL 6 WEST FACING RESIDENTIAL UPPER PENTHOUSES - typical
(apartment 10. shown as example)
(Note: This is the upper level for east facing apartment)



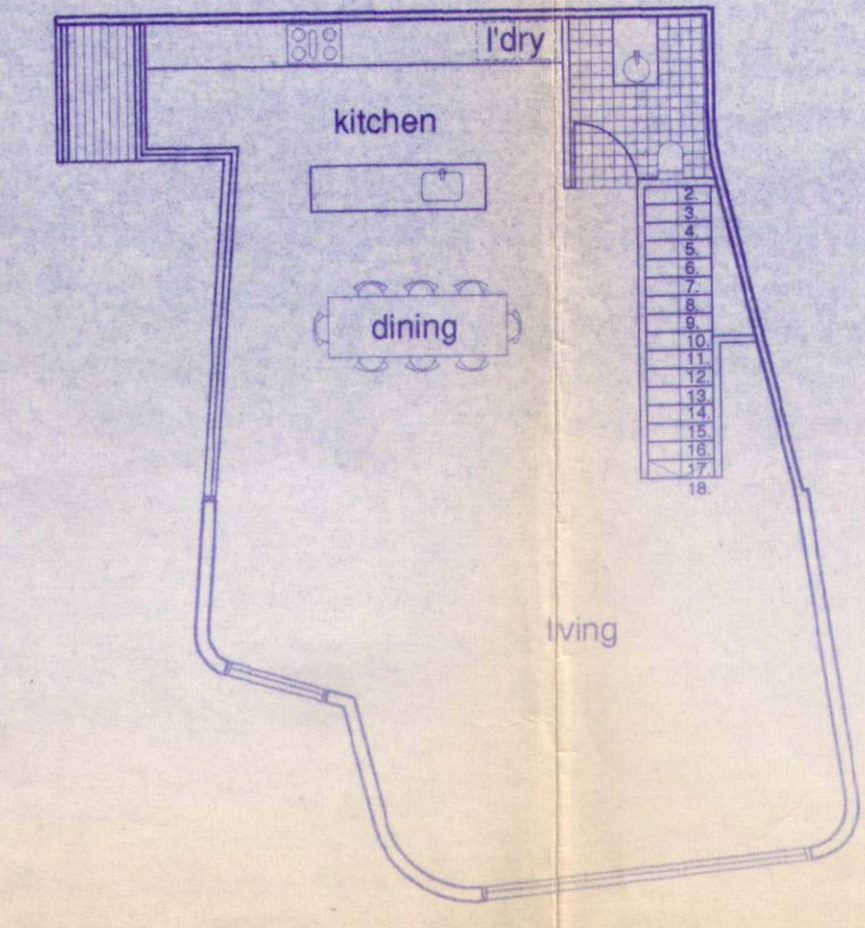
LEVEL 7 WEST FACING RESIDENTIAL UPPER PENTHOUSES - typical
(apartment 10. shown as example)
(Note: This is the lower level for east facing apartments)



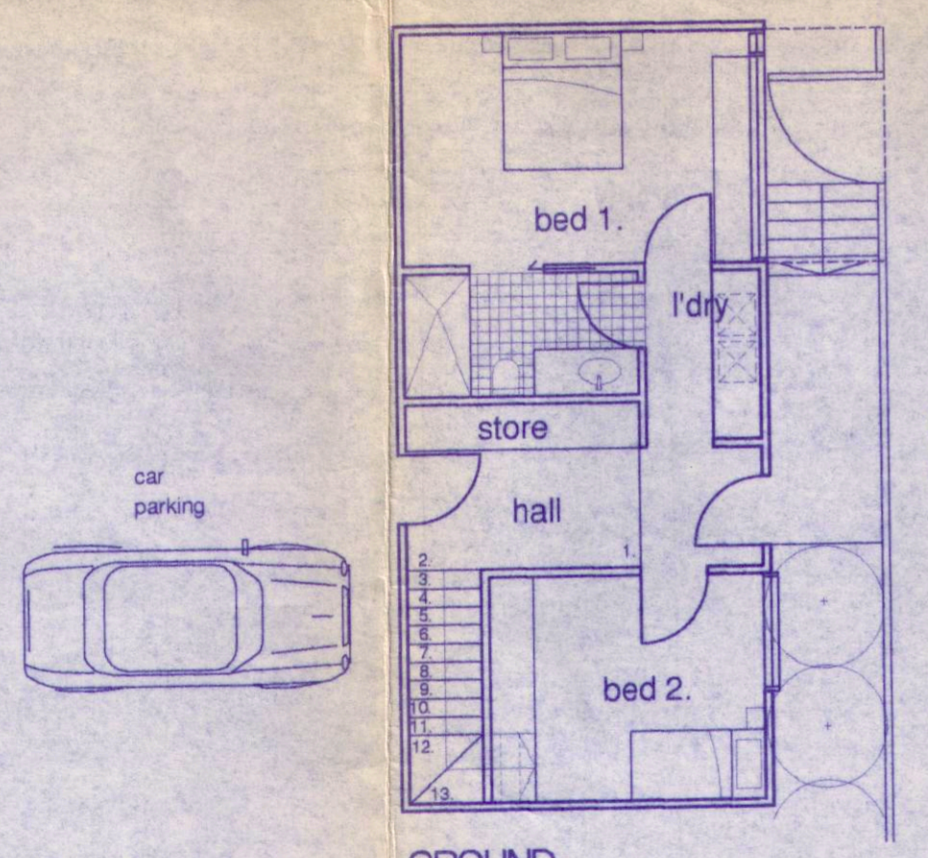
LEVEL 5 RESIDENTIAL PENTHOUSES - one bedroom.
(apartment 6. shown as example)



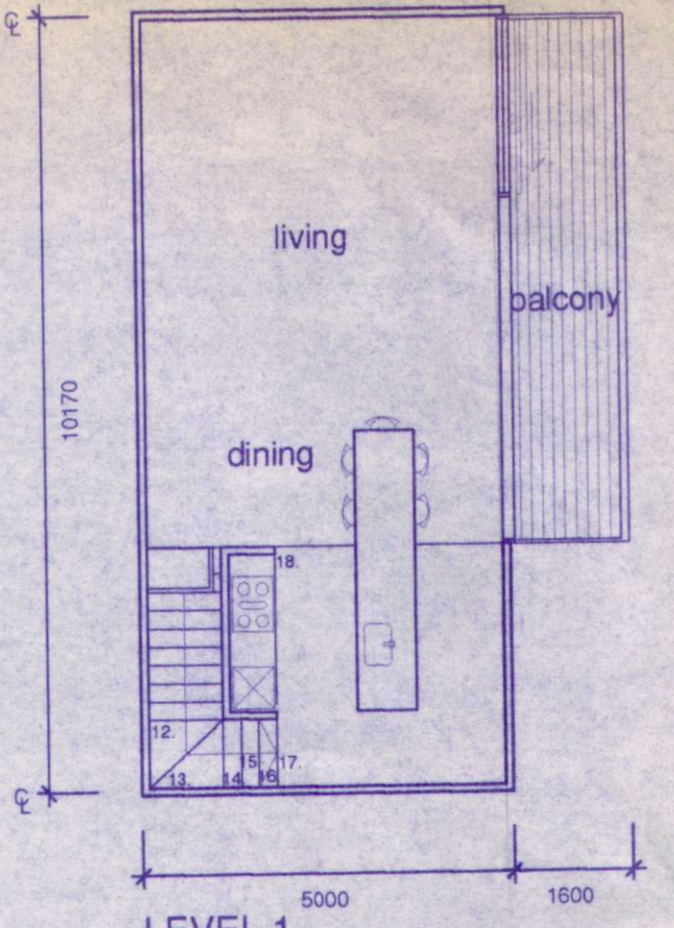
LEVEL 6 RESIDENTIAL UPPER PENTHOUSES
(apartment 14. shown as example)



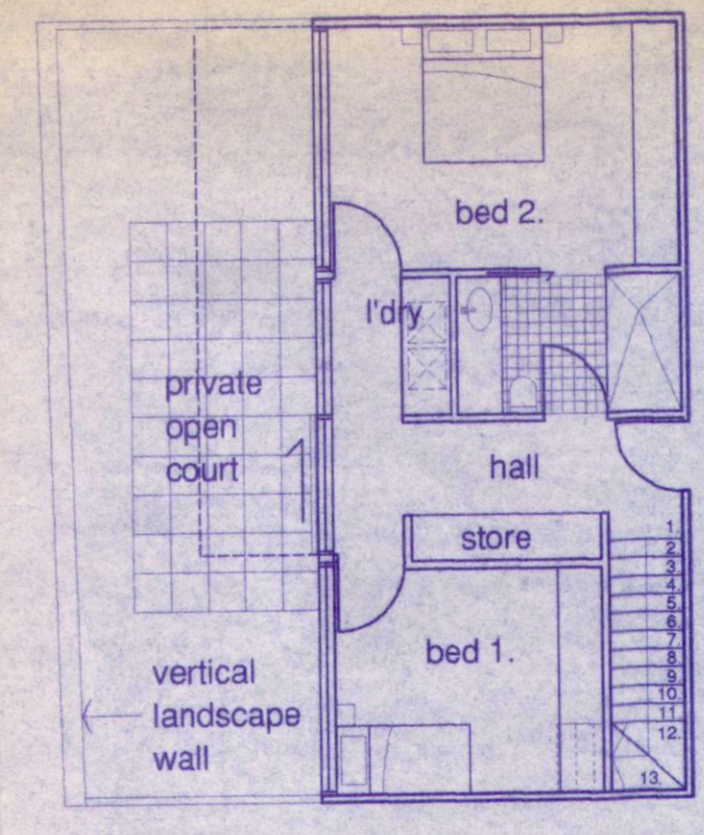
LEVEL 7 RESIDENTIAL UPPER PENTHOUSES
(apartment 14. shown as example)



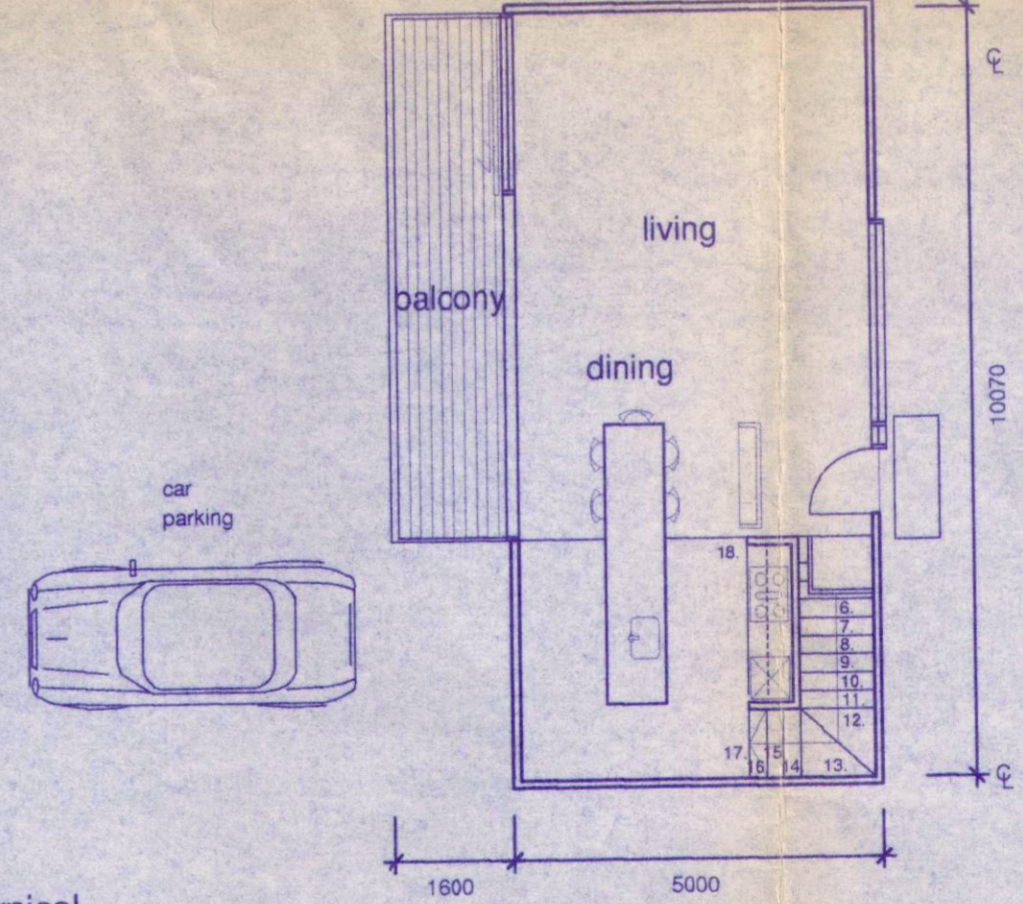
GROUND
TYPE A. TERRACE APARTMENTS - typical
7 Type A Apartments



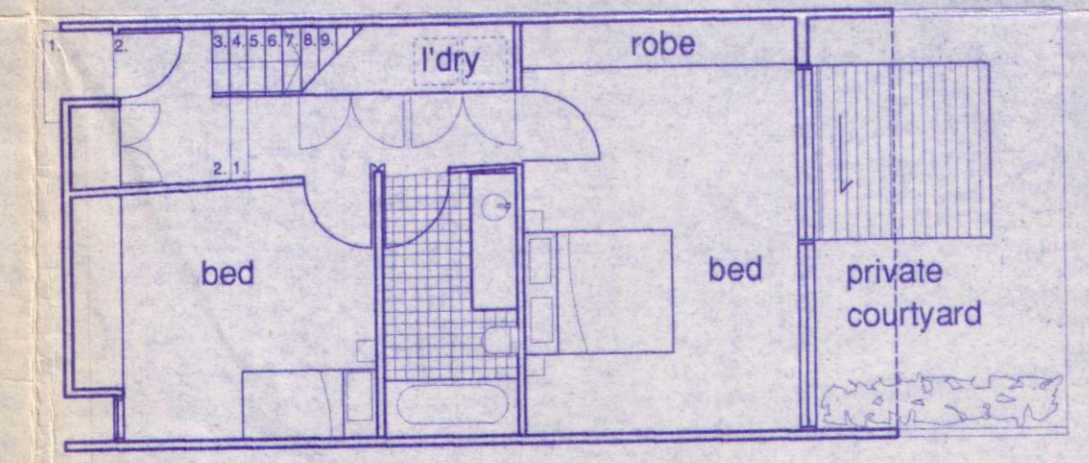
LEVEL 1.
PROMENADE LEVEL



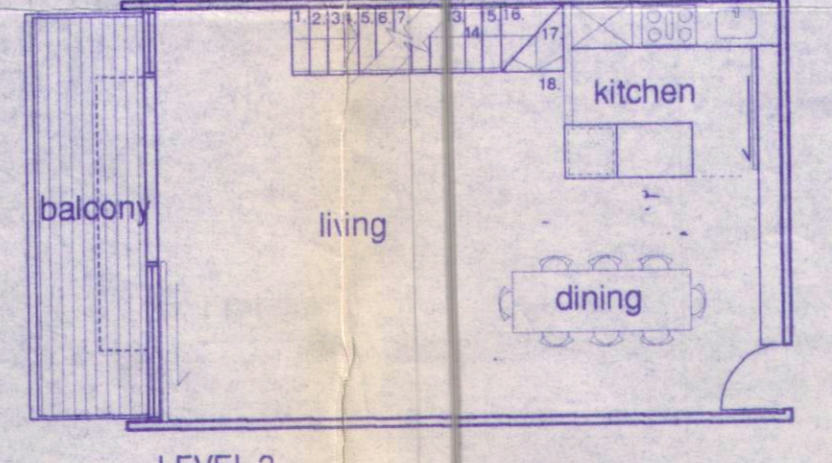
GROUND
TYPE C. TERRACE APARTMENTS - typical
7 Type C Apartments



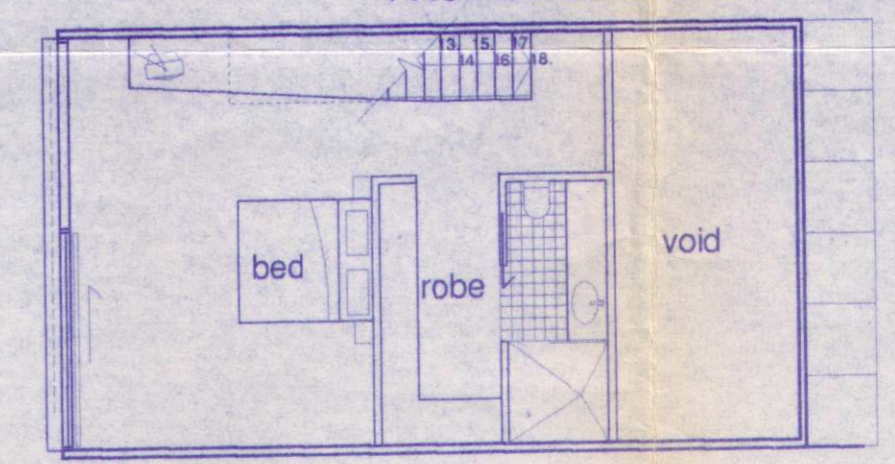
LEVEL 1.
PROMENADE LEVEL



LEVEL 1.
TYPE B. TERRACE APARTMENTS
scale 1:100
13 Type B Apartments



LEVEL 2.



LEVEL 3.

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Clause 17.2A
relating to use / development of land.
D. J. M. Moxley & S. J.
for and on behalf of the responsible Authority
DATE 11/3/99 PLAN 7 of 11
This is NOT a Building Permit

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5 - MAR 1999
BY: _____

REVISION No	DESCRIPTION	DATE
1	town planning & design development revisions	27.10.98

AMENDMENT

DATE: 22 May 1998 SCALE: 1:100

CLIENT: Kane Constructions (Vic) Pty Ltd

TITLE: Town Planning - Typical Apartment Plans

PROJECT: Cremorne Balmain Dover Streets Project, Richmond. TP08a

25 WILLIAM STREET RICHMOND
VICTORIA 3121 AUSTRALIA
TELEPHONE: (03) 9421 0700
FACSIMILE: (03) 9421 0711

Note: all R.L.'s given refer to Australian Height Datum.

BALMAIN STREET

CREMORNE STREET

DOVER STREET

BENT ST

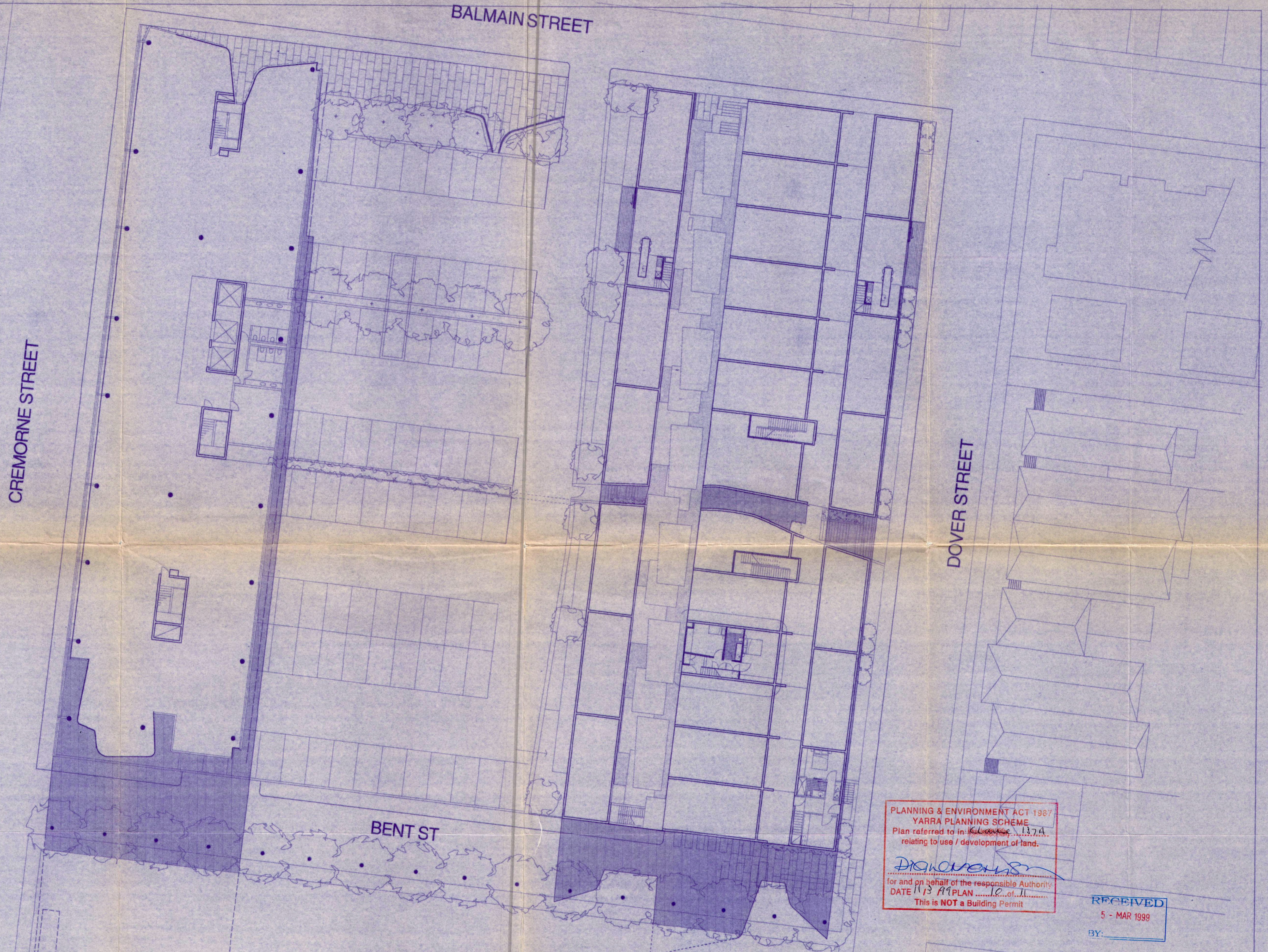
PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Clause 37A
 relating to use / development of land.
 DIMONLISH
 for and on behalf of the responsible Authority
 DATE 13 APR 1999 PLAN 9/01
 This is NOT a Building Permit

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 BY:

shadow diagram 9am 22nd September

REVISION NO.	DESCRIPTION	DATE
a	town planning & design development revisions	27.10.98

John Wards Pty Ltd Architects **W**
 DATE 12 May 1998 SCALE 1:200
 CLIENT Kane Constructions (Vic) Pty Ltd
 TITLE Shadow Diagram 9am 22nd September
 PROJECT Cremorne Balmain Dover
 Streets Project, Richmond. TP10a
 25 WILLIAM STREET RICHMOND
 VICTORIA 3121 AUSTRALIA
 T TELEPHONE (03) 9421 0700
 F FACSIMILE (03) 9421 0711




shadow diagram noon 22nd September

PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Clause 37A
 relating to use / development of land.
D. J. O'NEILL
 for and on behalf of the responsible Authority
 DATE 11/3/99 PLAN 1000 of 1000
 This is NOT a Building Permit

RECEIVED
 5 - MAR 1999
 BY: _____

AMENDMENTS		
REVISION No	DESCRIPTION	DATE
a	town planning & design development revisions	27.10.98

JOHN WAILES Pty L^{td} ARCHITECTS 

DATE: 12 May 1998 SCALE: 1:200


CLIENT: Kane Constructions (Vic) Pty Ltd

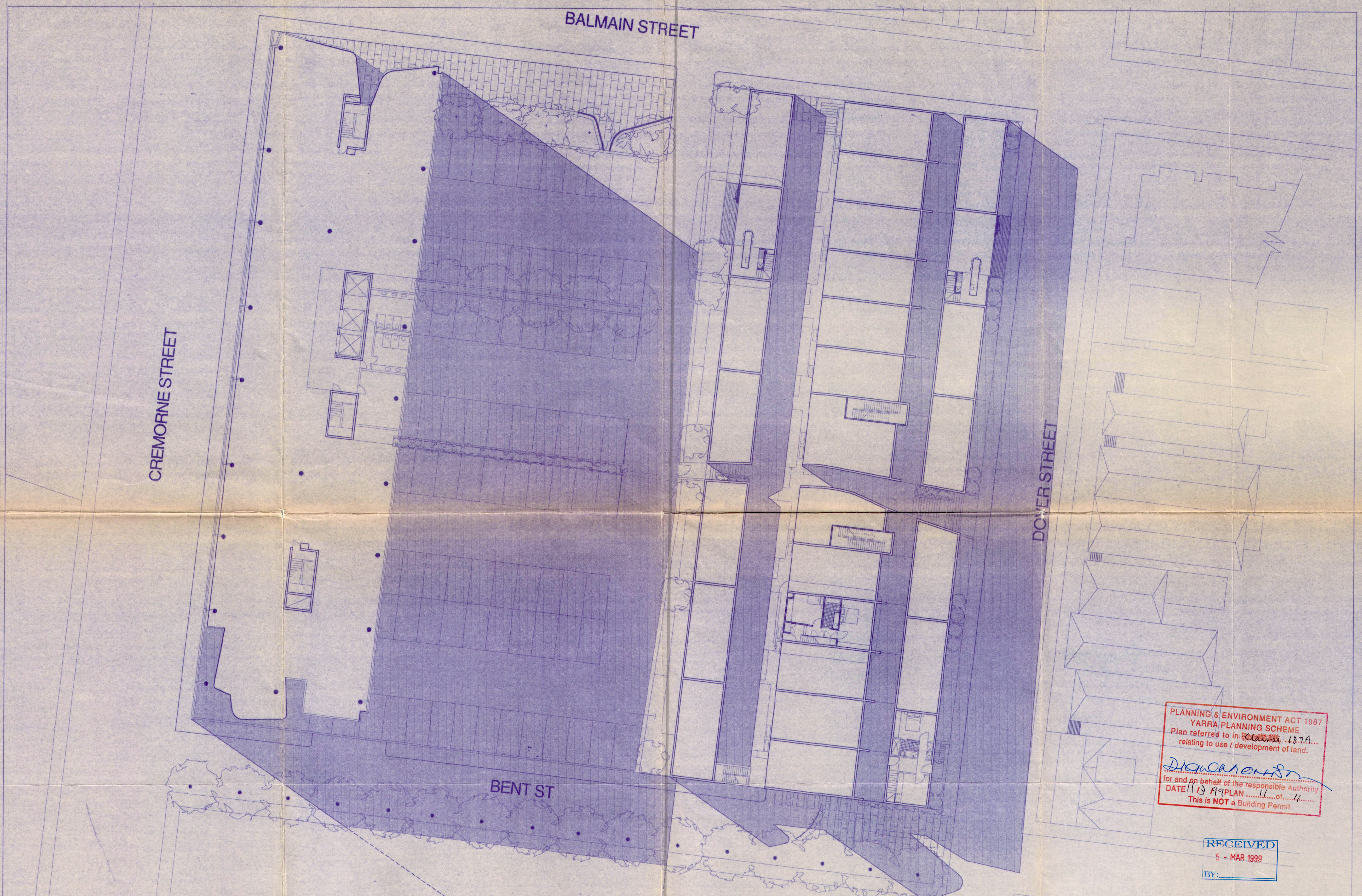
TITLE: Shadow Diagram noon 22nd September

PROJECT: **Balmain**
Cremorne **Dover**
 Streets Project, Richmond.

DRAWING NO: TP11a

26 W ELLIAM STREET RICHMOND
 VIC 3121 AUSTRALIA
 T. TELEPHONE: (03) 9421 0200
 F. FACSIMILE: (03) 9421 0711





shadow diagram 3pm 22nd September

PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Section 137A...
 relating to use / development of land.
Diwaner
 for and on behalf of the responsible Authority
 DATE 13 APRIL 1999
 This is NOT a Building Permit

RECEIVED
 5 - MAR 1999
 BY: _____

REVISION NO.	DESCRIPTION	DATE
a	town planning & design development revisions	27.10.98

John WARDLE Pty Ld ARCHITECTS
 25 WILLIAM STREET RICHMOND
 VICTORIA 3121 AUSTRALIA
 T TELEPHONE (03) 9421 0700
 F FACSIMILE (03) 9421 0711

DATE: 12 May 1998 SCALE: 1:200
 CLIENT: Kane Constructions (Vic) Pty Ltd
 TITLE: Shadow Diagram 3 pm 22nd September
 PROJECT: Balmain Dover
 Cremorne Dover
 C Streets Project, Richmond.
 TP12a