PORTLAND HOUSE

8 COLLINS STREET MELBOURNE, VIC 3000

TOWN PLANNING & HERITAGE APPLICATION



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PROJECT NO 24059 **8 COLLINS STREET** MELBOURNE, VIC

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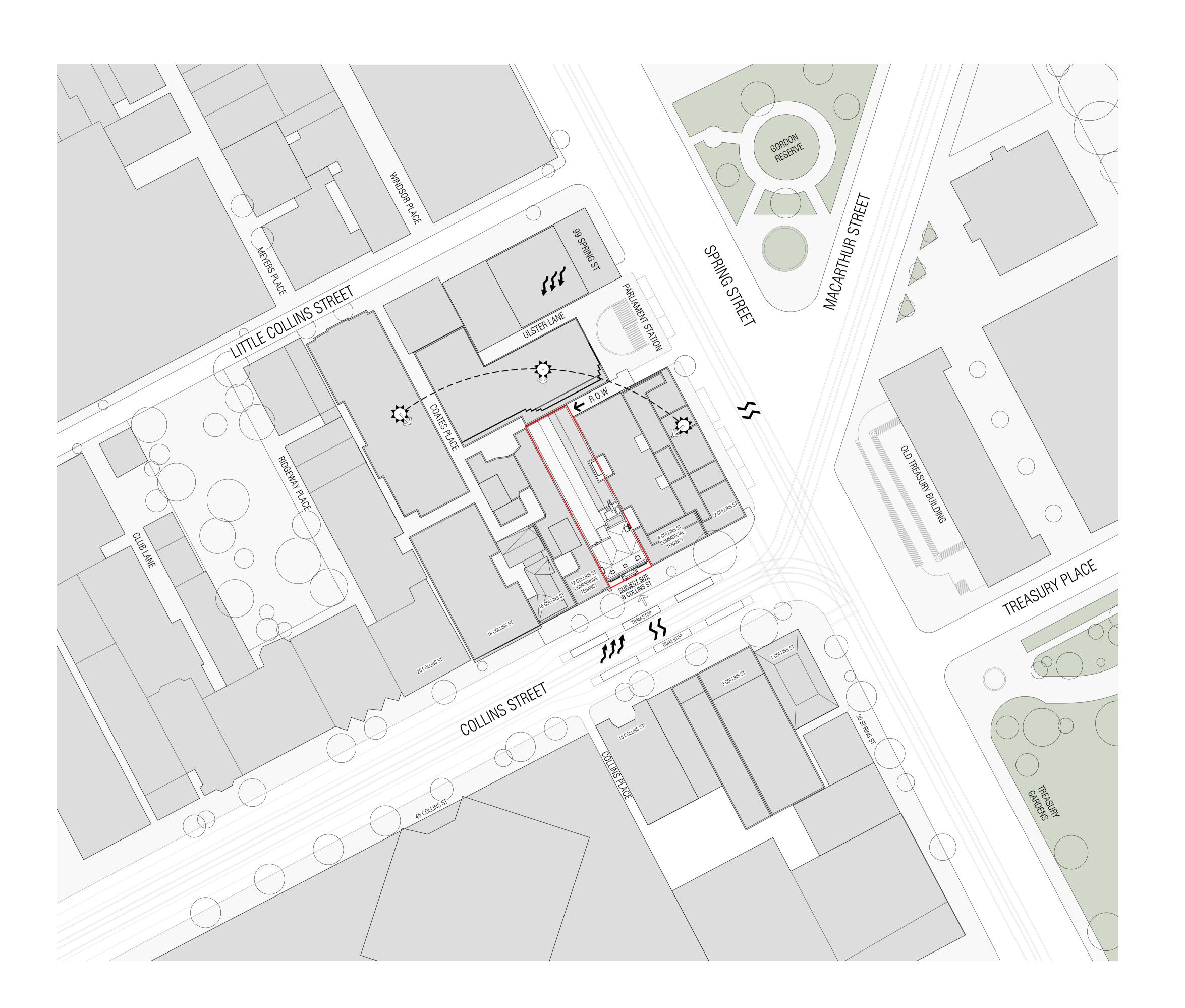
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LEGEND	
DASH-DOT LINE REPRESENTS TITLE BOUNDARY WITH BEARING & DIMENSION	PEDESTRIAN ENTRY
VEHICLE ACCESS	SUN DIRECTION
\$\$\$ NOISE	PREVAILING WIND
EXISTING TREE	

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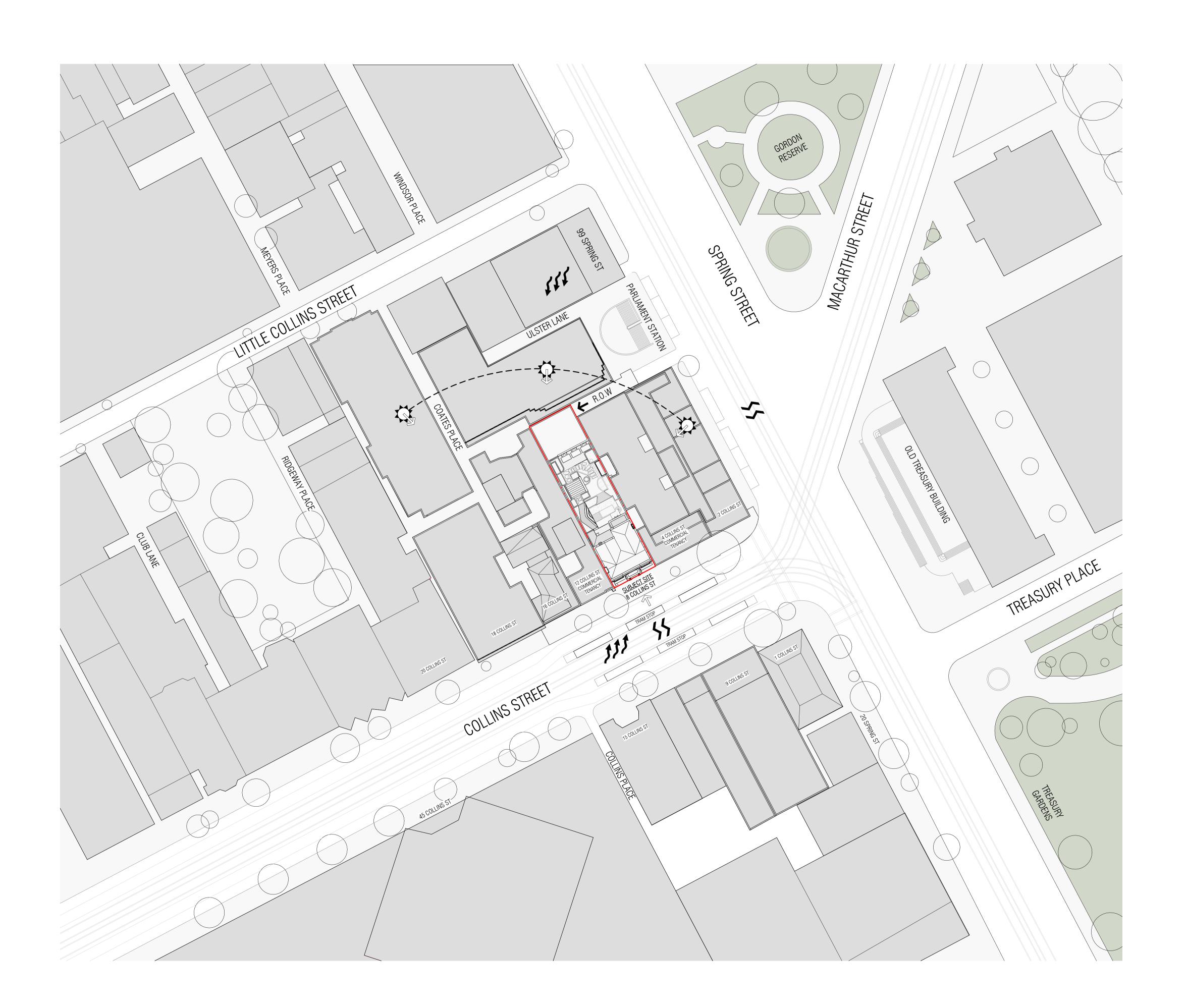
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LEGEND	
DASH-DOT LINE REPRESENTS 35.42M TITLE BOUNDARY WITH BEARING & DIMENSION	PEDESTRIAN ENTRY
VEHICLE ACCESS	SUN DIRECTION
\$\$\$ NOISE	PREVAILING WIND

•) EXISTING TREE

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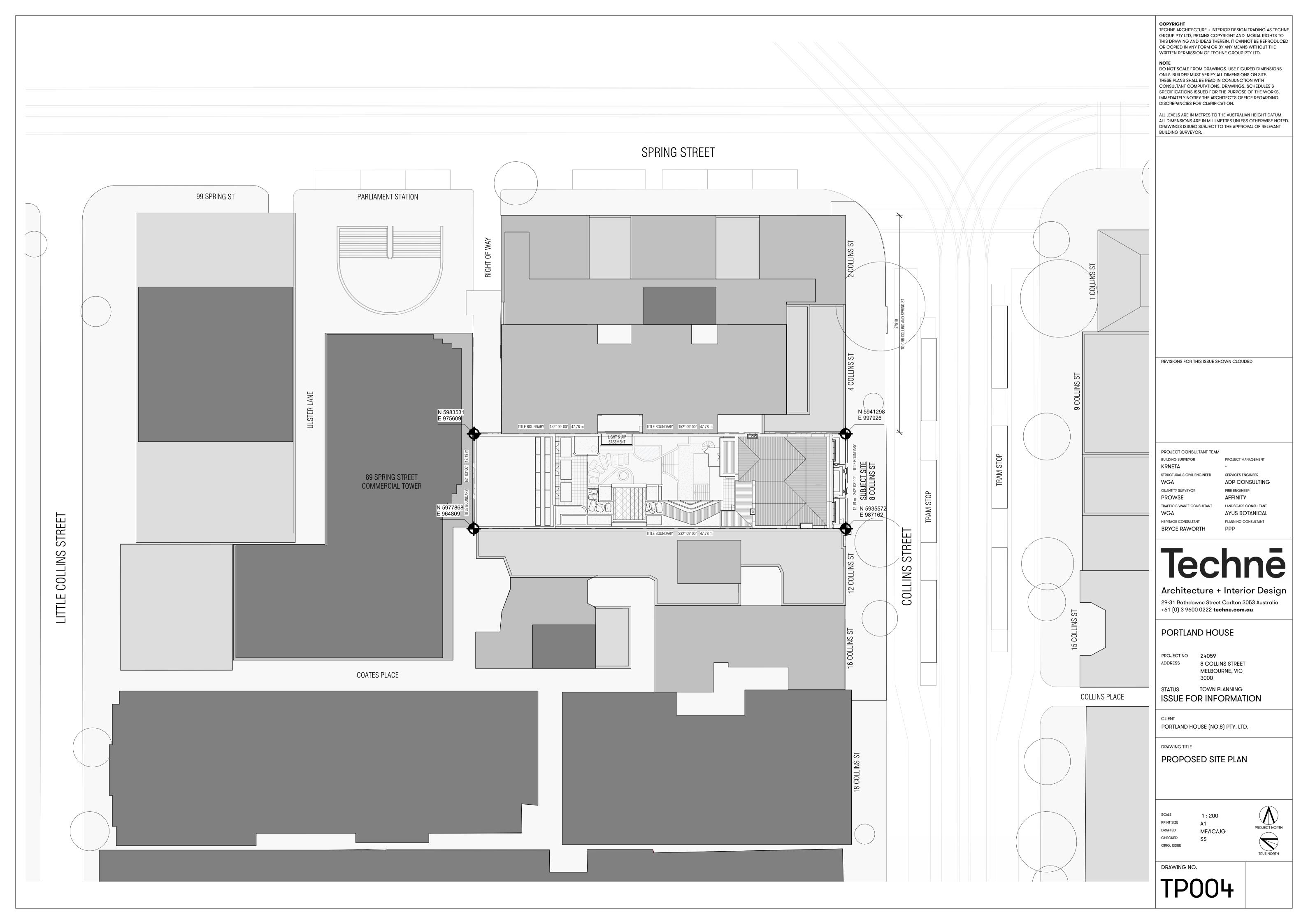
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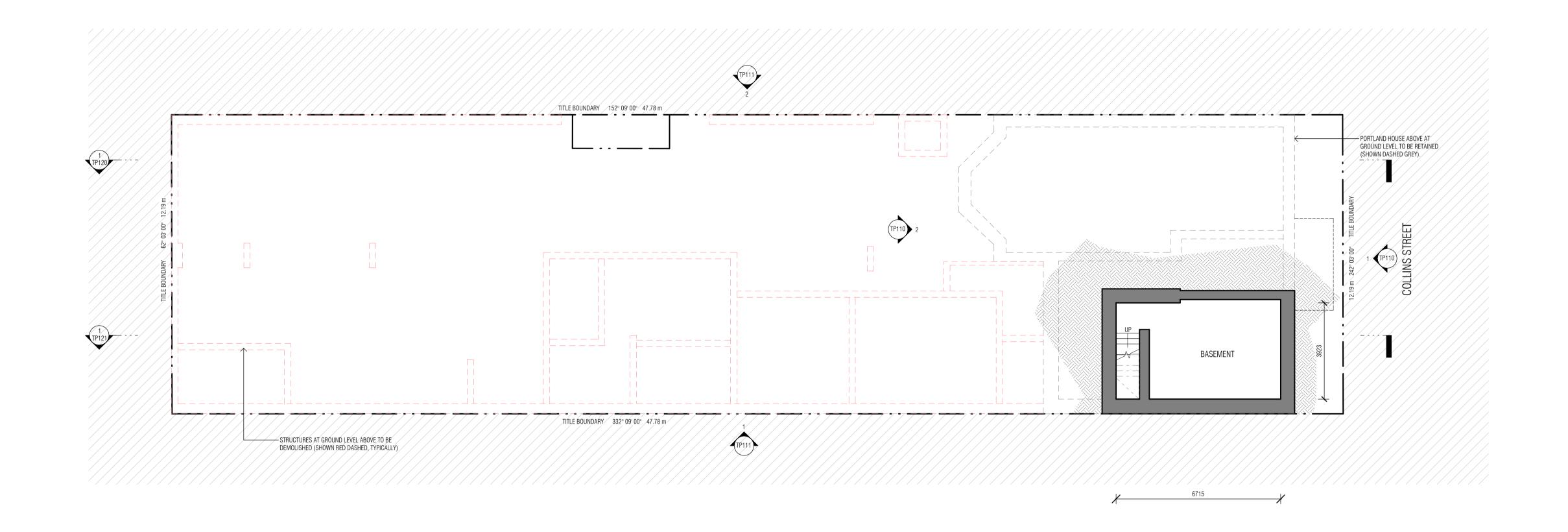
PROPOSED CONTEXTUAL SITE PLAN

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LEGEND

GREY HATCH INDICATES EXISTING

RED HATCH INDICATES DEMOLITION EXTENT U.N.O

GREY DIAGONAL HATCH INDICATES AREA NOT IN SCOPE

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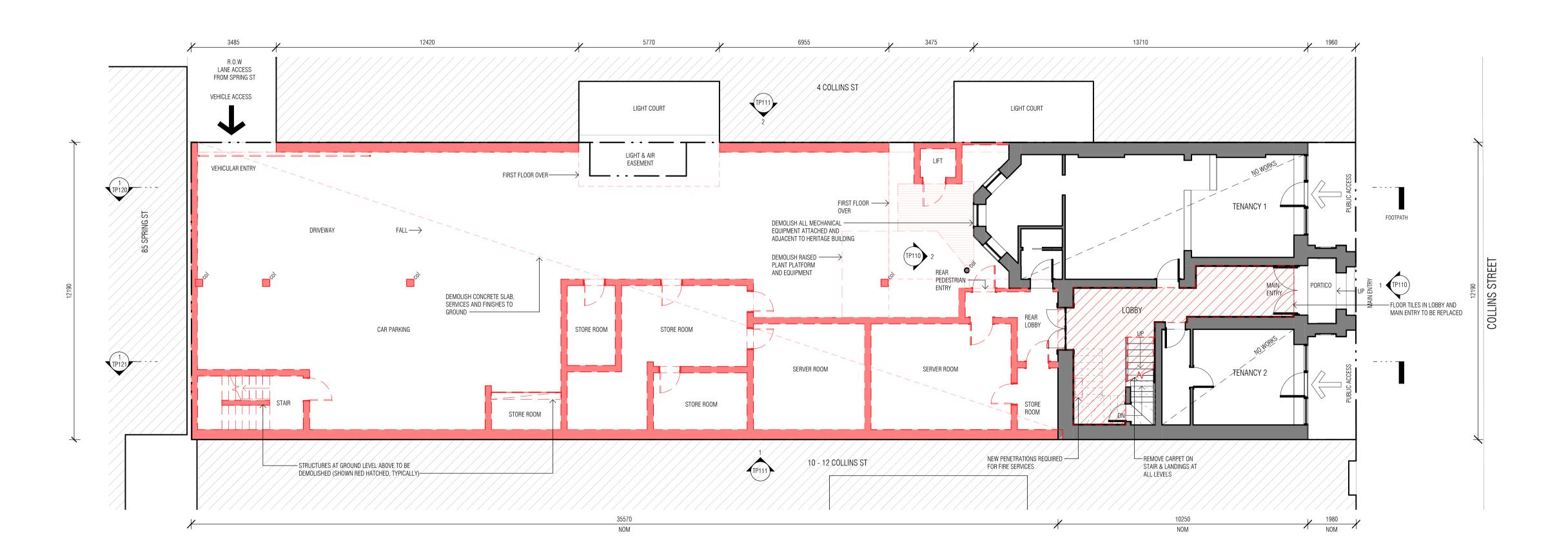
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EXISTING & DEMOLITION **BASEMENT PLAN**

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GL HERITAGE NOTES

• MINOR PAINT REPAIRS TO EXISTING STAIR BALUSTRADE & SKIRTINGS

• NO WORKS TO EXISTING CEILING

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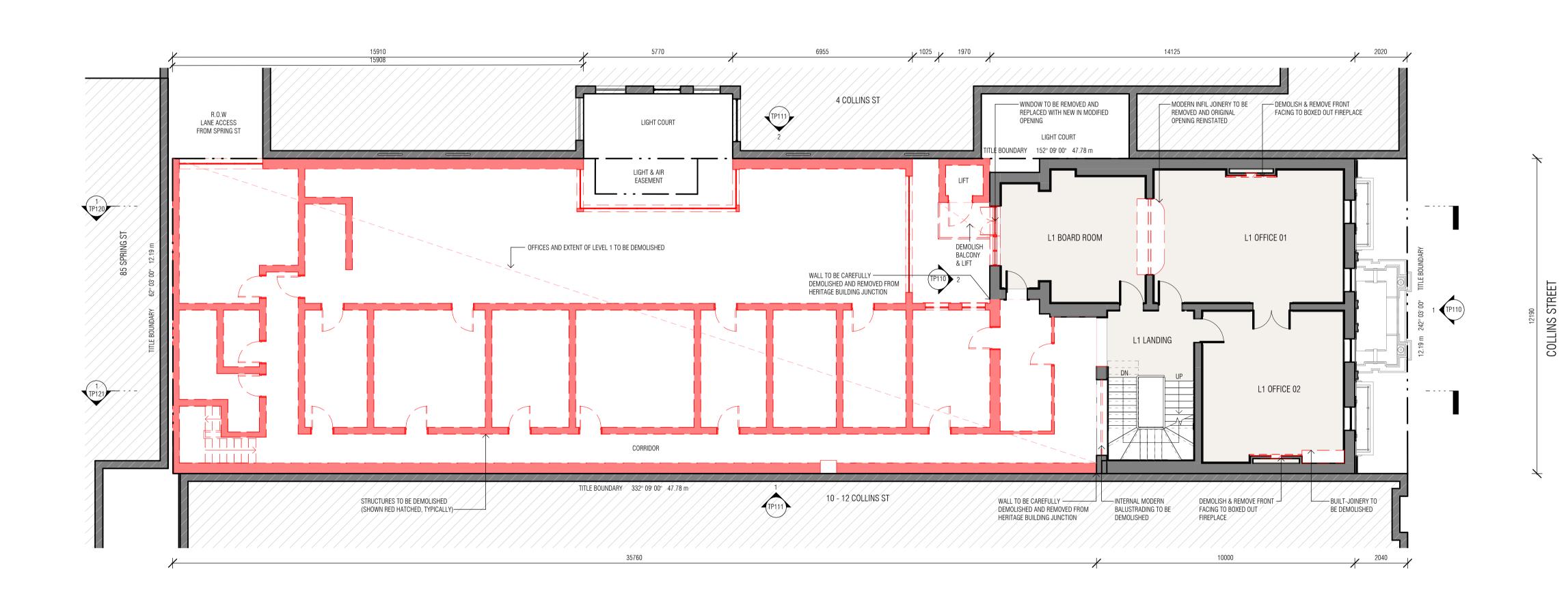
EXISTING & DEMOLITION LEVEL GROUND PLAN

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L1 HERITAGE NOTES

• EXISTING CORNICES THAT HAVE BEEN ALTERED ARE TO BE REINSTATED TO ORIGINAL DESIGN AND RESTORED WHERE DAMAGED BY PREVIOUS ALTERATIONS

CARPET FLOOR FINISHES TO BE REMOVED AND REPLACED THROUGHOUT.

TIMBER FLOORING TO BE REINSTATED IF IN GOOD CONDITION WHEN FLOORING IS

• EXISTING WALL PAPER TO BE REMOVED THROUGHOUT AND WALLS PAINTED

STAIR CARPET TO BE REPLACED

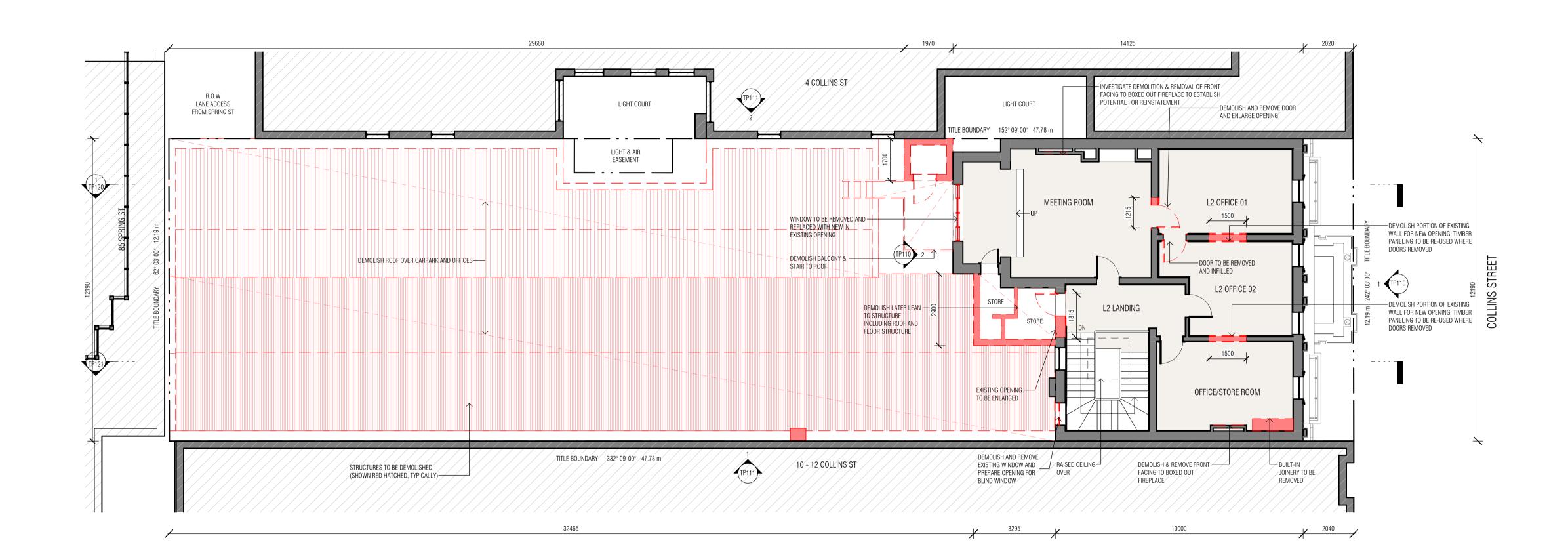
MINOR PAINT REPAIRS TO EXISTING STAIR BALUSTRADE

EXISTING & DEMOLITION LEVEL 1 PLAN

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DRAWING NO.



<u>L2 HERITAGE NOTES</u>
• MODERN CEILINGS IN OFFICES AND BOARD ROOM TO BE DEMOLISHED AND REPLACED THROUGHOUT PREVIOUSLY ALTERED CORNICES TO BE DEMOLISHED AND REPLACED THROUGHOUT FLOOR FINISH TO BE REPLACED THROUGHOUT • MINOR PAINT WORKS TO EXISTING STAIR BALUSTERS STAIR CARPET TO BE REPLACED • EXISTING WALL PAPER TO BE REMOVED THROUGHOUT AND WALLS TO BE PAINTED OR NEW WALL PAPER (TBC) CEILING AND CORNINCE OVER STAIR TO REMAIN • EXISTING WINDOW TO STAIR TO BE DEMOLISHED AND REMOVED. RETAIN ARCHITRAVES TO STAIRWELL AREA AND PREPARE TO RECEIVE 'BLIND WINDOW'

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RED HATCH INDICATES DEMOLITION EXTENT U.N.O

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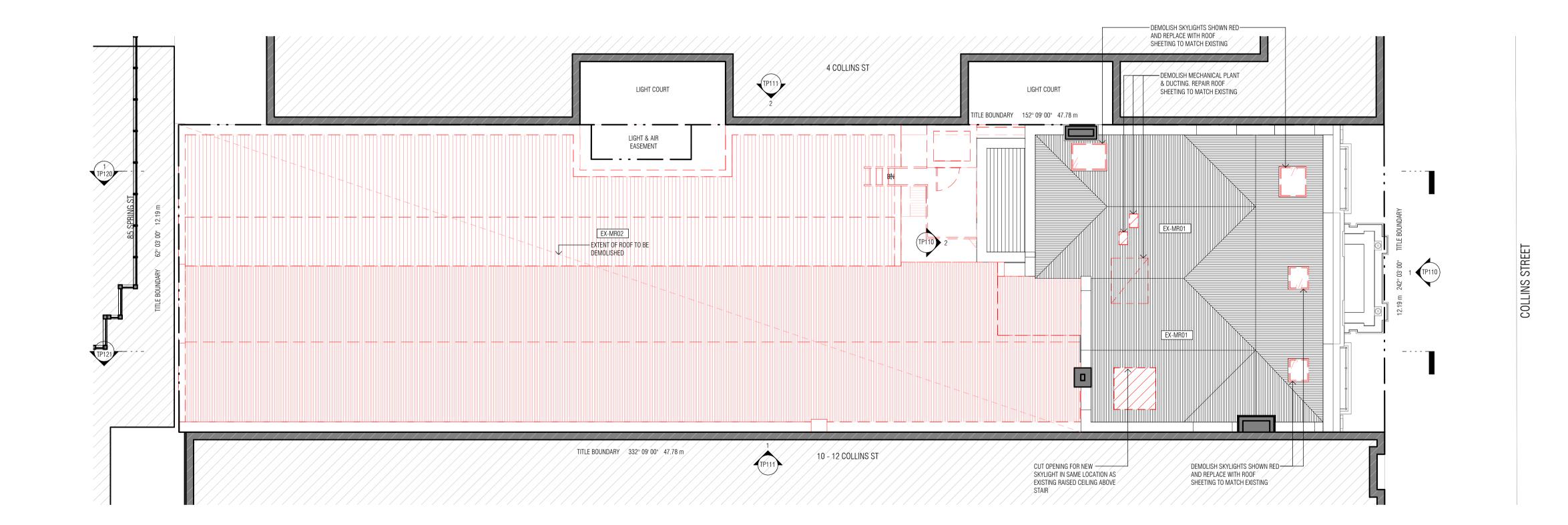
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EXISTING & DEMOLITION LEVEL 2 PLAN

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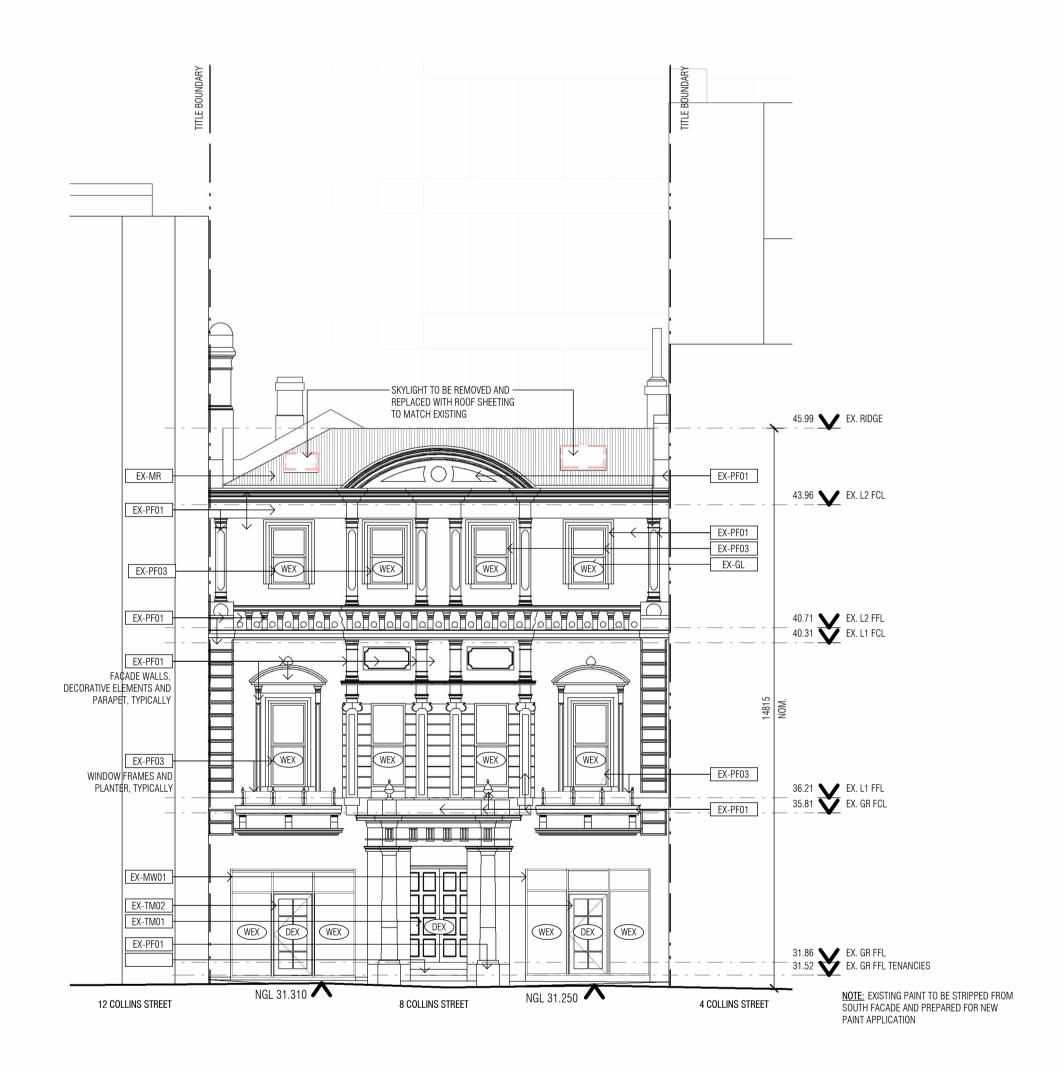
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EXISTING & DEMOLITION ROOF PLAN

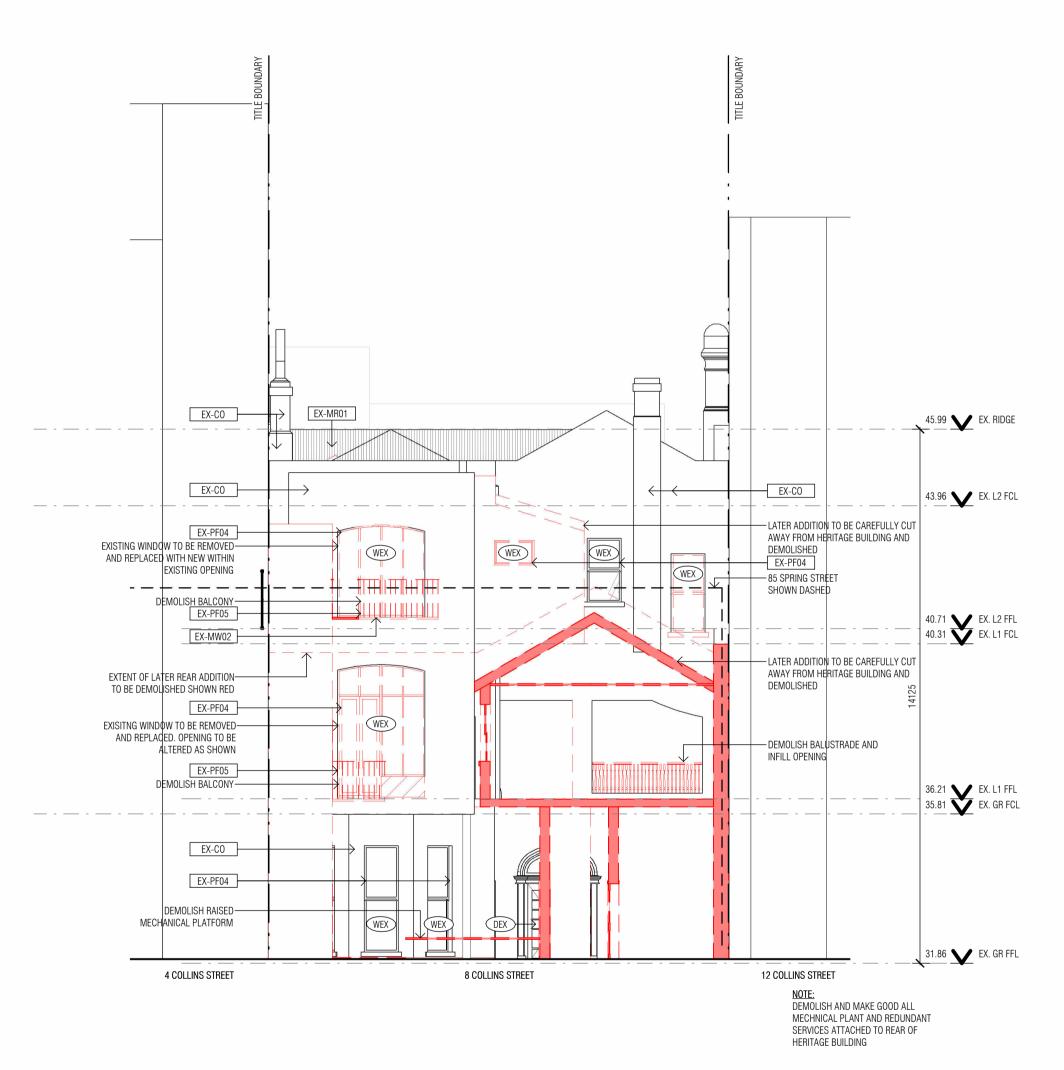
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2 EX NORTH ELEVATION 1:100

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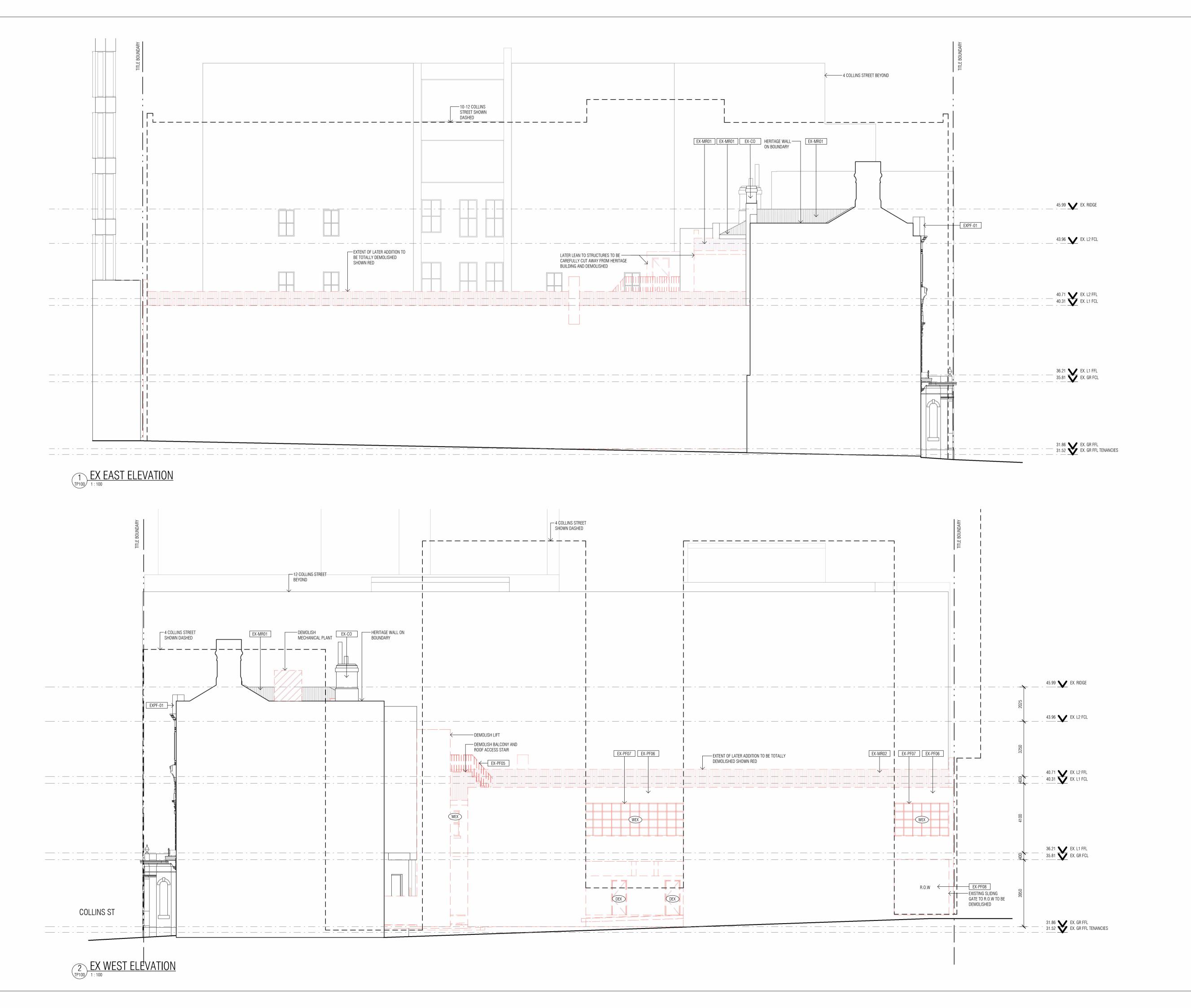
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EXISTING & DEMOLITION **ELEVATIONS - NORTH/SOUTH**

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MF/JG SS ORIG. ISSUE

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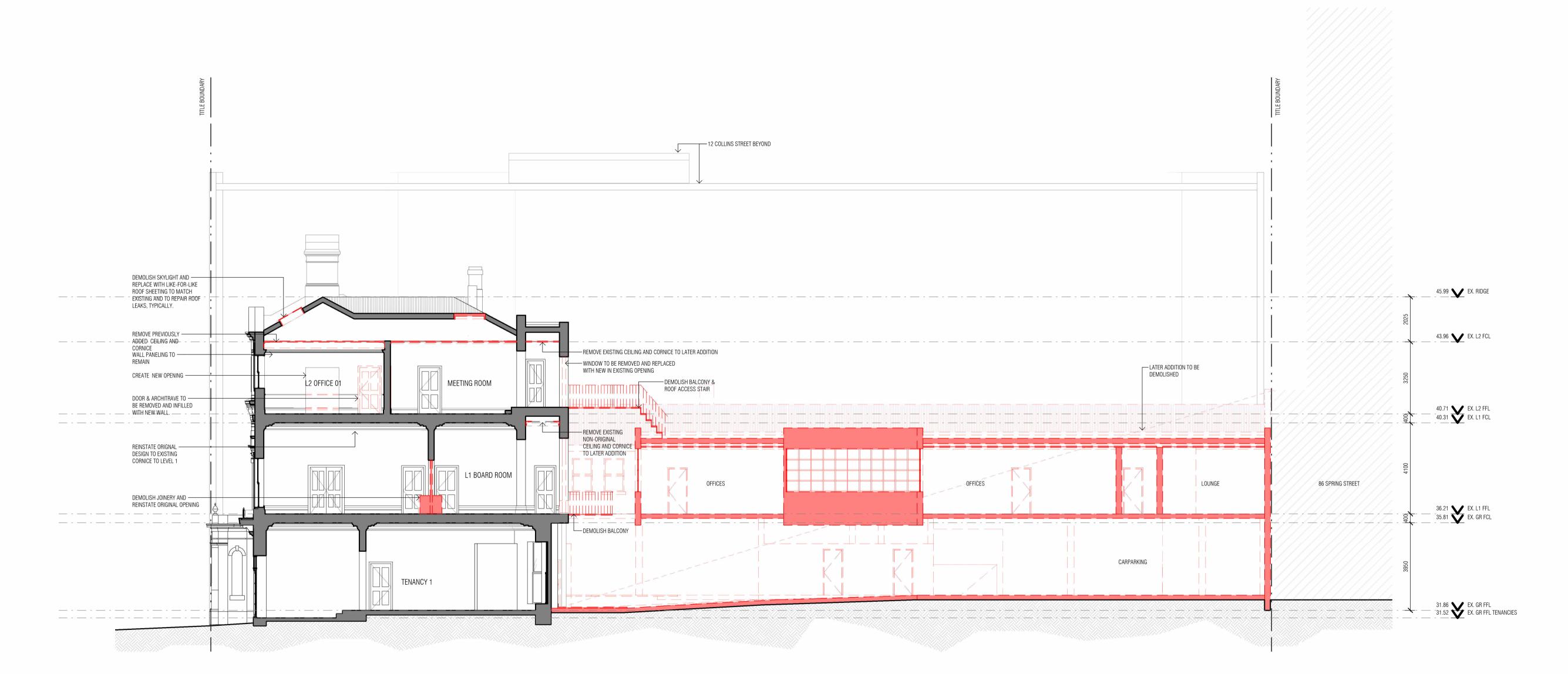
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EXISTING & DEMOLITION **ELEVATIONS - EAST/WEST**

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LEGEND

GREY HATCH INDICATES EXISTING

RED HATCH INDICATES DEMOLITION EXTENT U.N.O

GREY DIAGONAL HATCH INDICATES AREA NOT IN SCOPE

REVISIONS FOR THIS ISSUE SHOWN CLOUDED

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PORTLAND HOUSE

PROJECT NO 24059

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STATUS TOWN PLANNING ISSUE FOR INFORMATION

PORTLAND HOUSE (NO.8) PTY. LTD.

DRAWING TITLE

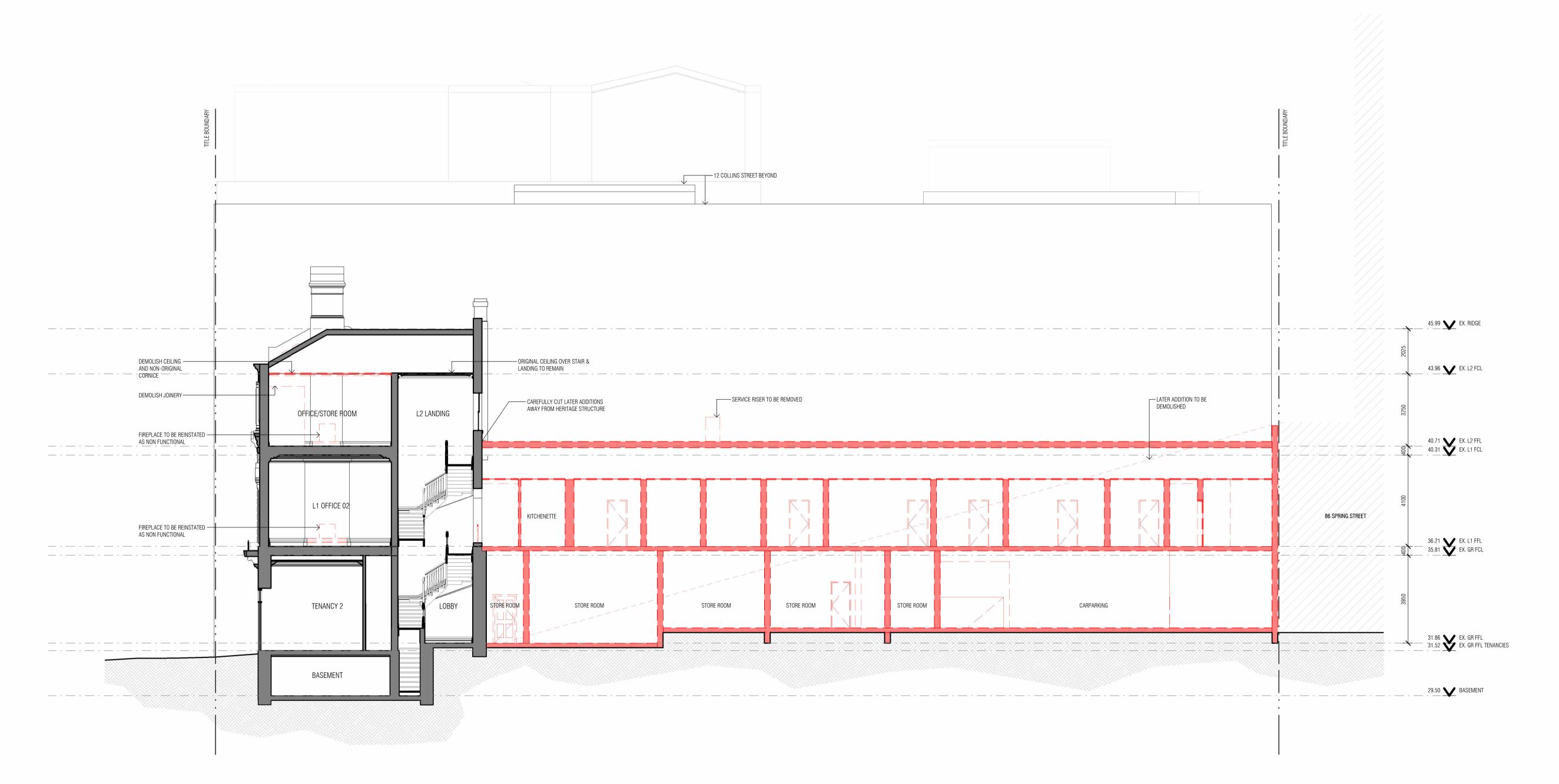
EXISTING & DEMOLITION SECTION - A

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LEGEND

GREY HATCH INDICATES EXISTING

RED HATCH INDICATES DEMOLITION EXTENT U.N.O

GREY DIAGONAL HATCH INDICATES AREA NOT IN SCOPE

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8 COLLINS STREET MELBOURNE, VIC

STATUS TOWN PLANNING ISSUE FOR INFORMATION

PORTLAND HOUSE (NO.8) PTY. LTD.

DRAWING TITLE

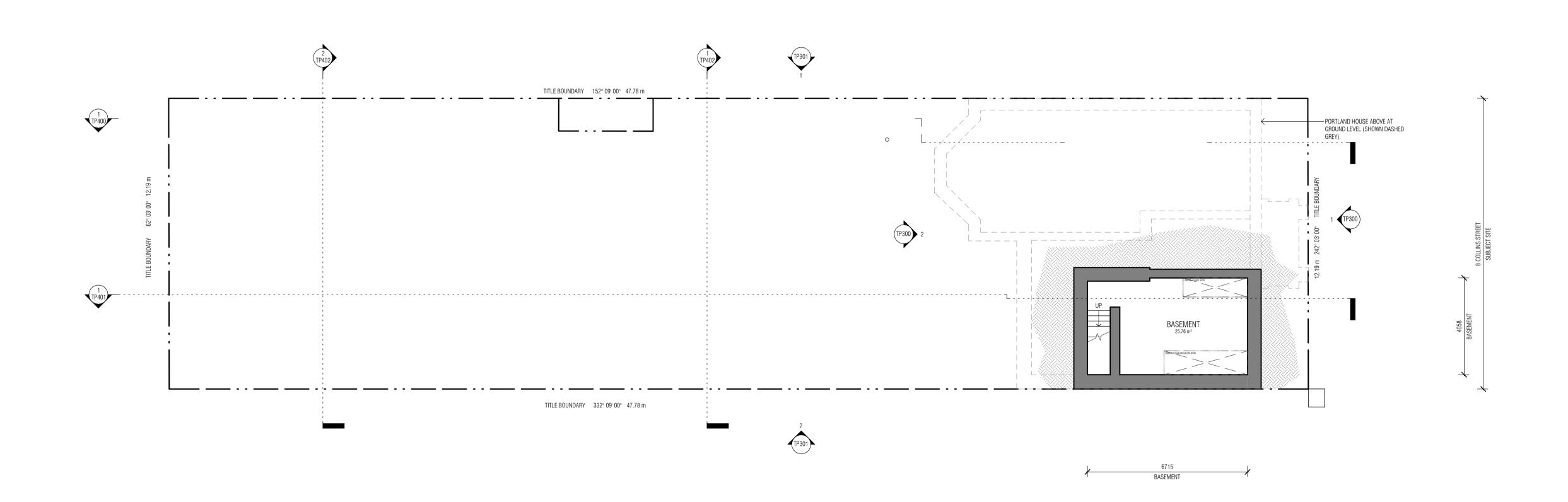
EXISTING & DEMOLITION SECTION - B

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LEGEND

LLGLIND	
DASH-DOT LINE REPRESENTS 35.42M TITLE BOUNDARY WITH BEARING & DIMENSION	N 000000 COORDINATES E 000000
PEDESTRIAN ENTRY	VEHICLE ENTRY
EXISTING	PROPOSED

DRAWING TAGS

DEX	EXISTING DOORS RETAINED	WEX	EXISTING WINDOWS RETAINED
D101) NEW DOOR	W101	NEW WINDOW
FFL	FINISHED FLOOR LEVEL TO AHD	RL	RELATIVE LEVEL TO AHD
A400	- Elevation Ref. Number - Sheet Ref. Number	01 A500	- Section Ref. Number - Sheet Ref. Number
AHD	AUSTRALIAN HEIGHT DATUM	RWH	RAIN WATER HEAD
NGL	NATURAL GROUND LINE	EXRWH	EXISTING RAIN WATER HEAD
WM	WATER METER	GM	GAS METER
SP	SEWER PIT	МВ	METER BOX
EXDP	EXISTING DOWNPIPE	EP	ELECTRICAL POLE
DP	DOWNPIPE		

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8 COLLINS STREET

MELBOURNE, VIC

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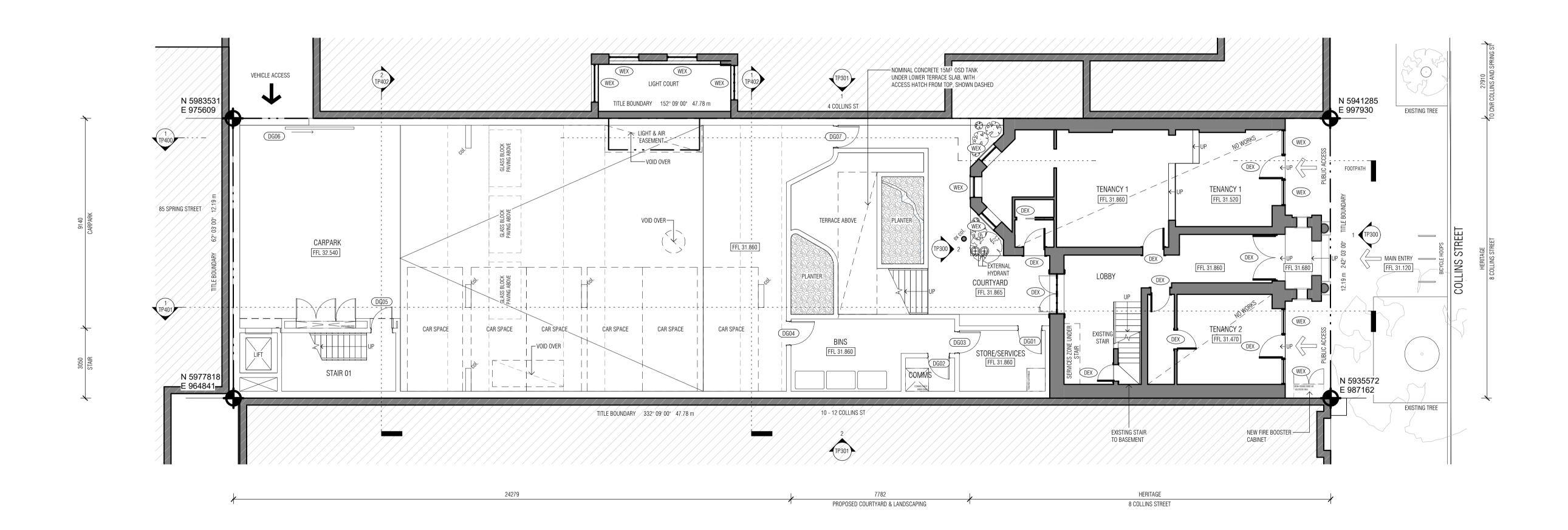
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DRAWING TITLE

PROPOSED BASEMENT PLAN

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LEGI	END		
35.42M 180°30'00	– DASH-DOT LINE REPRESENTS TITLE BOUNDARY WITH BEARING & DIMENSION	N 000000 E 000000	COORDINATES
	PEDESTRIAN ENTRY	←	VEHICLE ENTRY

PROPOSED

DRAV	VING TAGS		
DEX	EXISTING DOORS RETAINED	WEX	EXISTING WINDOWS RETAINED
D101) NEW DOOR	W101) NEW WINDOW
FFL	FINISHED FLOOR LEVEL TO AHD	RL	RELATIVE LEVEL TO AHD
A A400	- Elevation Ref. Number - Sheet Ref. Number	01 A500	- SECTION REF. NUMBER - SHEET REF. NUMBER
AHD	AUSTRALIAN HEIGHT DATUM	RWH	RAIN WATER HEAD
NGL	NATURAL GROUND LINE	EXRWH	EXISTING RAIN WATER HEAD
WM	WATER METER	GM	GAS METER
SP	SEWER PIT	МВ	METER BOX
EXDP	EXISTING DOWNPIPE	EP	ELECTRICAL POLE
DP	DOWNPIPE		

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STATUS TOWN PLANNING ISSUE FOR INFORMATION

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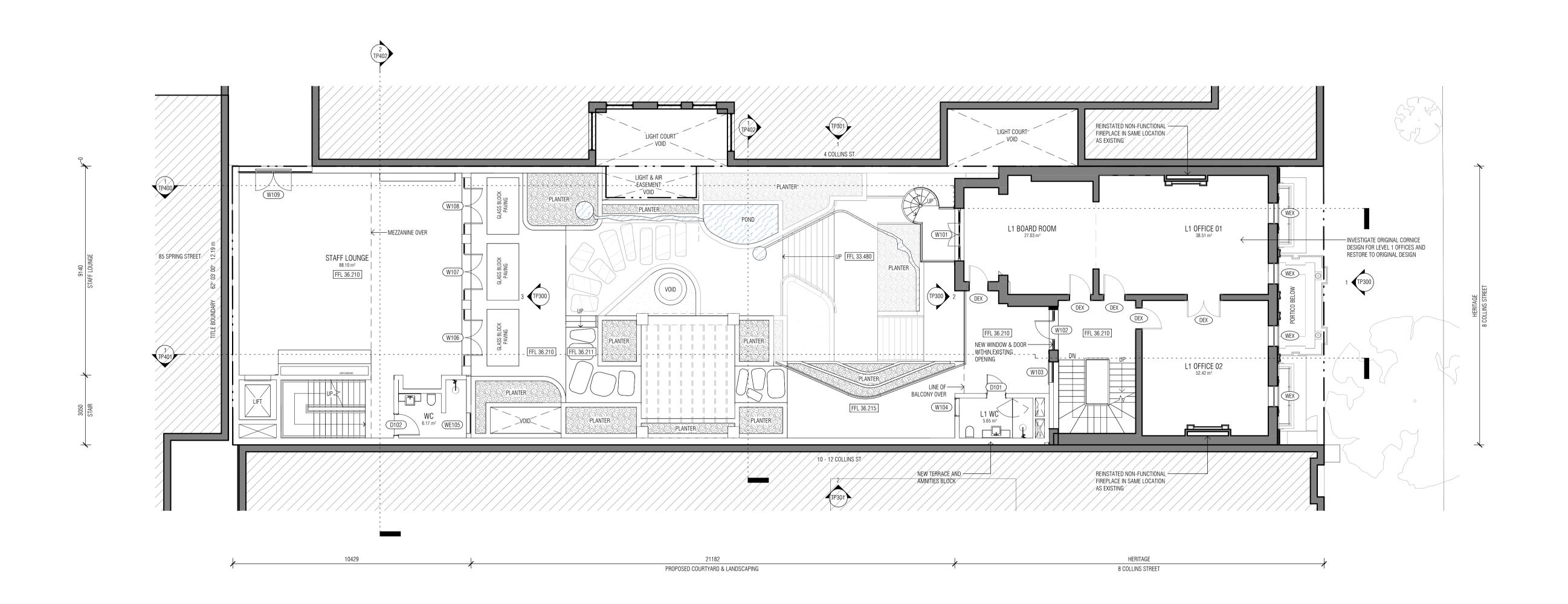
DRAWING TITLE

PROPOSED LEVEL GROUND PLAN

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LEGEND

LEGEND	
DASH-DOT LINE REPRESENTS 35.42M TITLE BOUNDARY WITH BEARING & DIMENSION	N 000000 COORDINATES E 000000
PEDESTRIAN ENTRY	VEHICLE ENTRY
EXISTING	PROPOSED

DRAWING TAGS

DEX	EXISTING DOORS RETAINED	WEX	EXISTING WINDOWS RETAINED
D101) NEW DOOR	W101) NEW WINDOW
FFL	FINISHED FLOOR LEVEL TO AHD	RL	RELATIVE LEVEL TO AHD
A A400	- Elevation Ref. Number - Sheet Ref. Number	01 A500	- SECTION REF. NUMBER - SHEET REF. NUMBER
AHD	AUSTRALIAN HEIGHT DATUM	RWH	RAIN WATER HEAD
NGL	NATURAL GROUND LINE	EXRWH	EXISTING RAIN WATER HEAD
WM	WATER METER	GM	GAS METER
SP	SEWER PIT	МВ	METER BOX
EXDP	EXISTING DOWNPIPE	EP	ELECTRICAL POLE
DP	DOWNPIPE		

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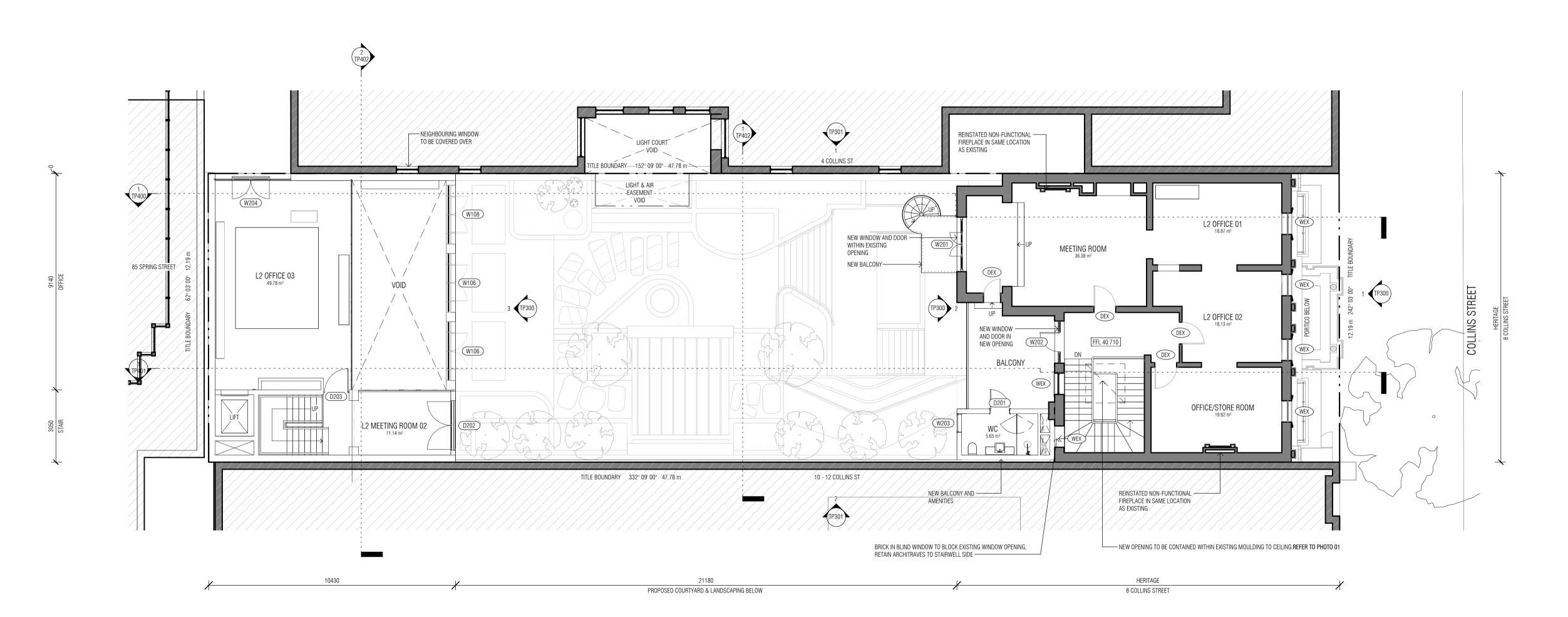
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PROPOSED LEVEL 1 PLAN

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1 1 5 5 5 5	IΝ

LEGEND	
DASH-DOT LINE REPRESENTS 35.42M TITLE BOUNDARY WITH BEARING & DIMENSION	N 000000 COORDINATES E 000000
PEDESTRIAN ENTRY	VEHICLE ENTRY
EXISTING	PROPOSED

DRAWING TAGS

DEX	EXISTING DOORS RETAINED	WEX	EXISTING WINDOWS RETAINED
D101) NEW DOOR	W101) NEW WINDOW
FFL	FINISHED FLOOR LEVEL TO AHD	RL	RELATIVE LEVEL TO AHD
A A400	- Elevation Ref. Number - Sheet Ref. Number	01 A500	- Section Ref. Number - Sheet Ref. Number
AHD	AUSTRALIAN HEIGHT DATUM	RWH	RAIN WATER HEAD
NGL	NATURAL GROUND LINE	EXRWH	EXISTING RAIN WATER HEAD
WM	WATER METER	GM	GAS METER
SP	SEWER PIT	МВ	METER BOX
EXDP	EXISTING DOWNPIPE	EP	ELECTRICAL POLE
DP	DOWNPIPE		
		•	

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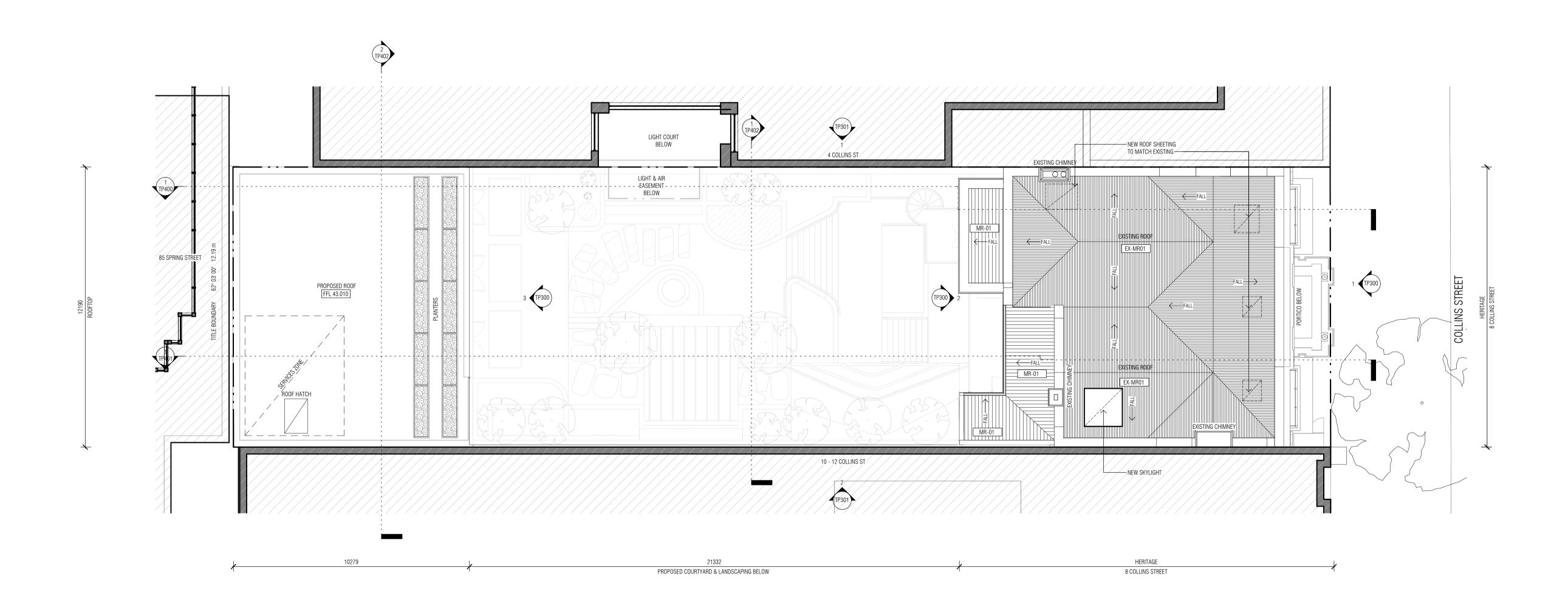
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PROPOSED LEVEL 2 PLAN

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BUILDING SURVEYOR.

LEGEND

LEGEND	
DASH-DOT LINE REPRESENTS 35.42M TITLE BOUNDARY WITH BEARING & DIMENSION	N 000000 COORDINATES E 000000
PEDESTRIAN ENTRY	VEHICLE ENTRY
EXISTING	PROPOSED

DRAWING TAGS

DEX	EXISTING DOORS RETAINED	WEX	EXISTING WINDOWS RETAINE
D101) NEW DOOR	W101	NEW WINDOW
FFL	FINISHED FLOOR LEVEL TO AHD	RL	RELATIVE LEVEL TO AHD
A400	- Elevation Ref. Number - Sheet Ref. Number	01 A500	- Section Ref. Number - Sheet Ref. Number
AHD	AUSTRALIAN HEIGHT DATUM	RWH	RAIN WATER HEAD
NGL	NATURAL GROUND LINE	EXRWH	EXISTING RAIN WATER HEAD
WM	WATER METER	GM	GAS METER
SP	SEWER PIT	МВ	METER BOX
EXDP	EXISTING DOWNPIPE	EP	ELECTRICAL POLE
DP	DOWNPIPE		
		•	

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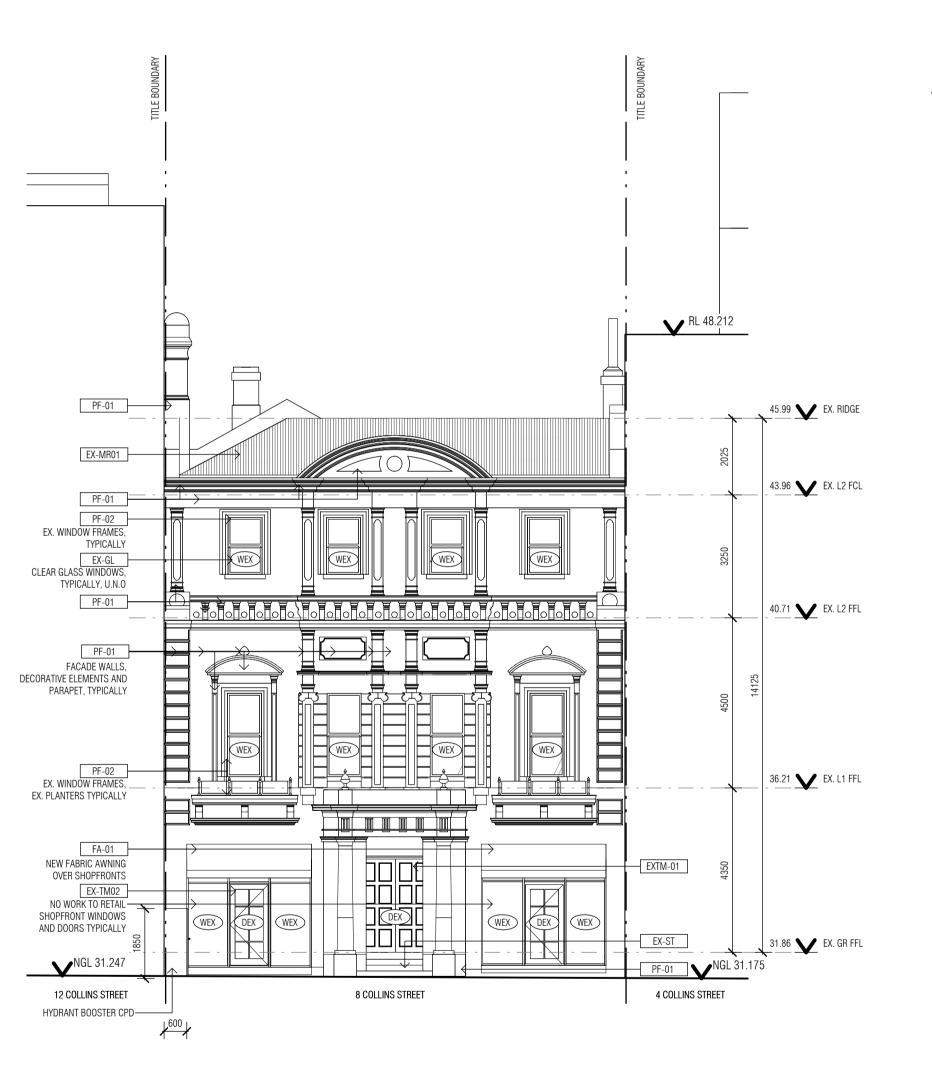
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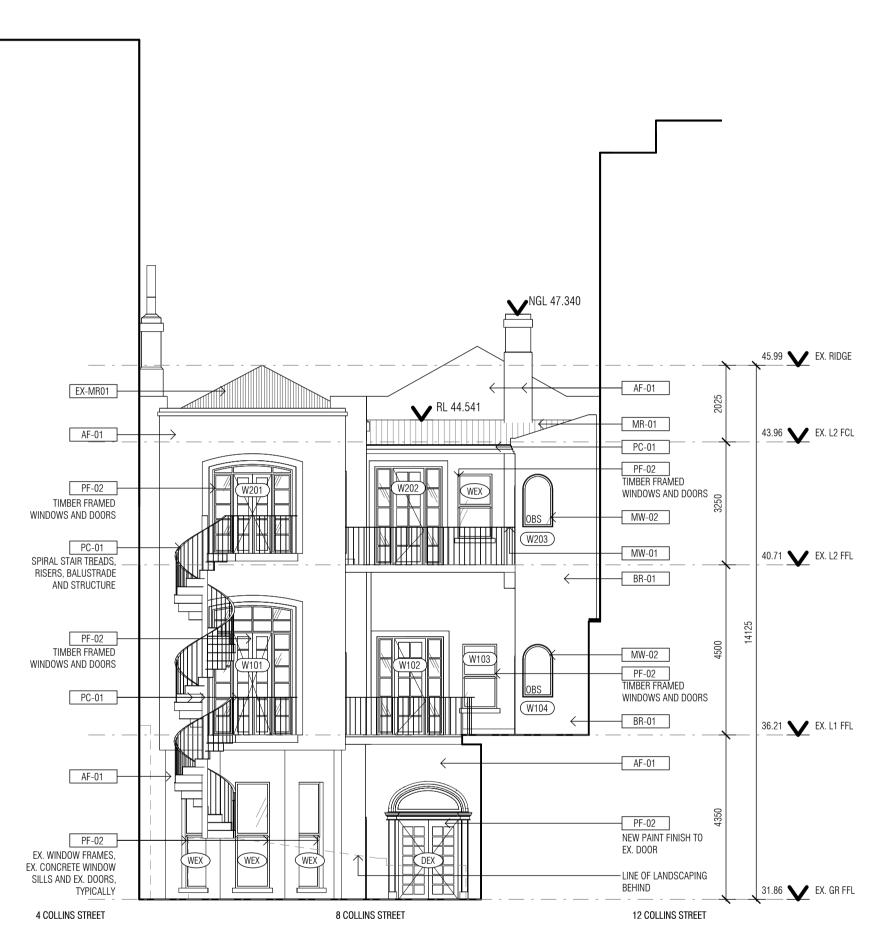
PROPOSED LEVEL ROOF PLAN

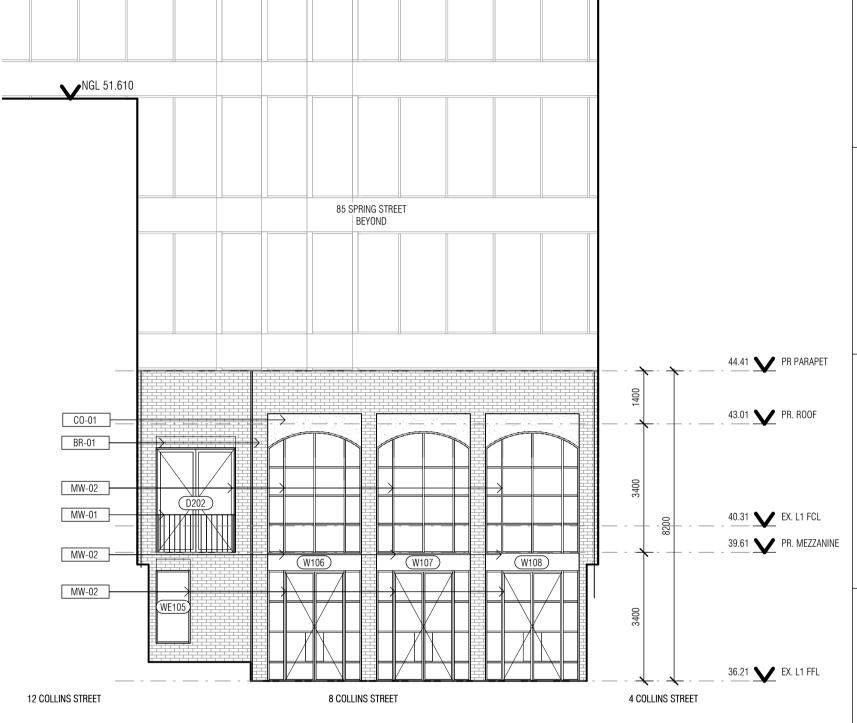
SCALE 1:100
PRINT SIZE A1
DRAFTED IC/MC
CHECKED SS
ORIG. ISSUE

TRUE NORT

DRAWING NO.







3 PROPOSED STUDIO SOUTH ELEVATION
1:100

PROPOSED SOUTH ELEVATION
1:100

PROPOSED HERITAGE NORTH ELEVATION
1:100

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BUILDING SURVEYOR.

LEGEND

___ .. _ DASH-DOT LINE REPRESENTS

DRAWING TAGS

DEX EXISTING DOORS RETAINED

WEX EXISTING WINDOWS RETAINED

D101 NEW DOOR

W101 NEW WINDOW

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ADDRESS 8 COLL

8 COLLINS STREET
MELBOURNE, VIC
3000

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TORTEAND HOUSE (NO.0) 117.

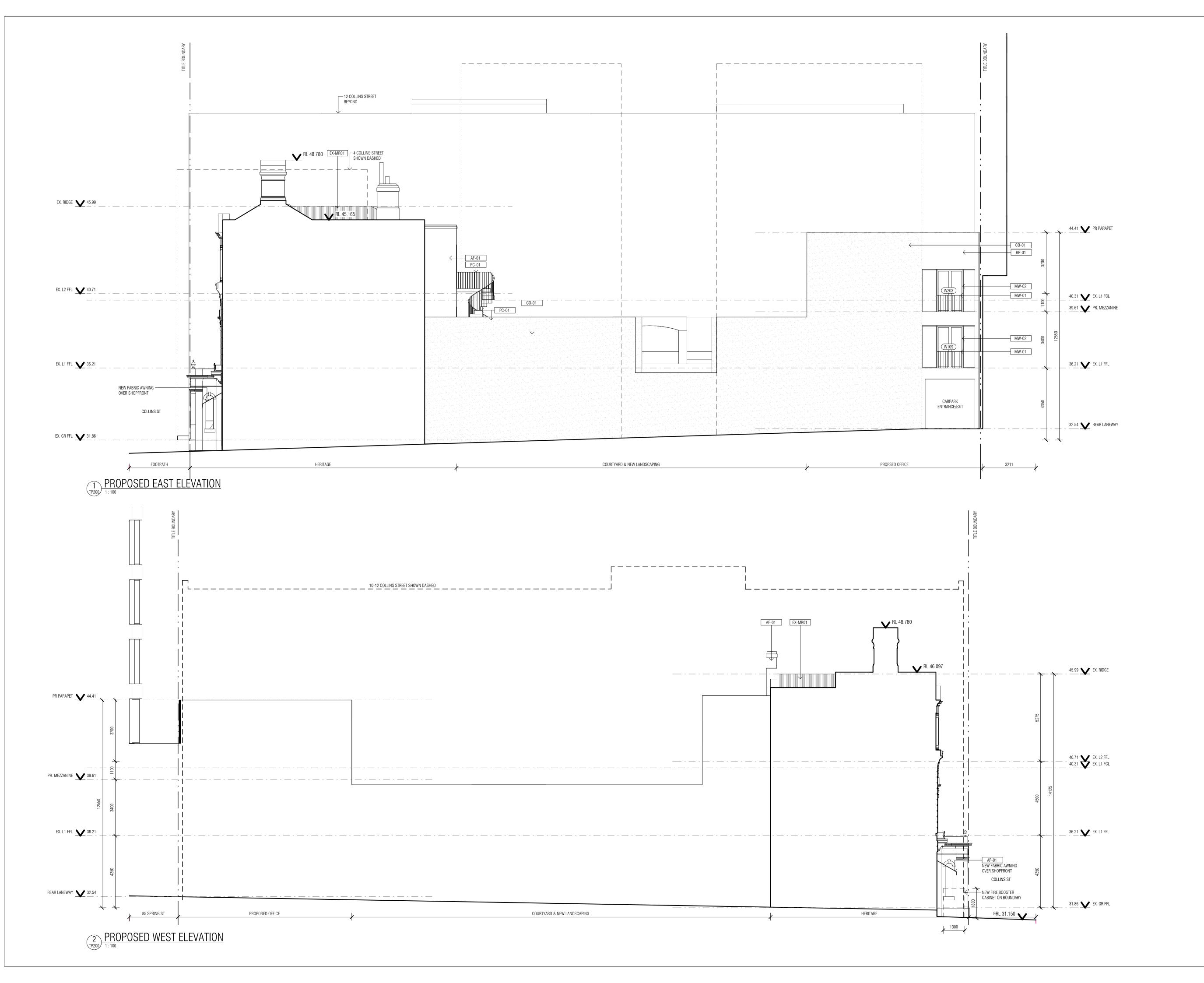
DRAWING TITLE

PROPOSED ELEVATIONS - NORTH/SOUTH

SCALE 1:100
PRINT SIZE A1
DRAFTED MC/JG
CHECKED SS
ORIG. ISSUE

TRUE NORTH

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DASH-DOT LINE REPRESENTS
TITLE BOUNDARY

DRAWING TAGS

DEX EXISTING DOORS RETAINED WEX EXISTING WINDOWS RETAINED

W101 NEW WINDOW

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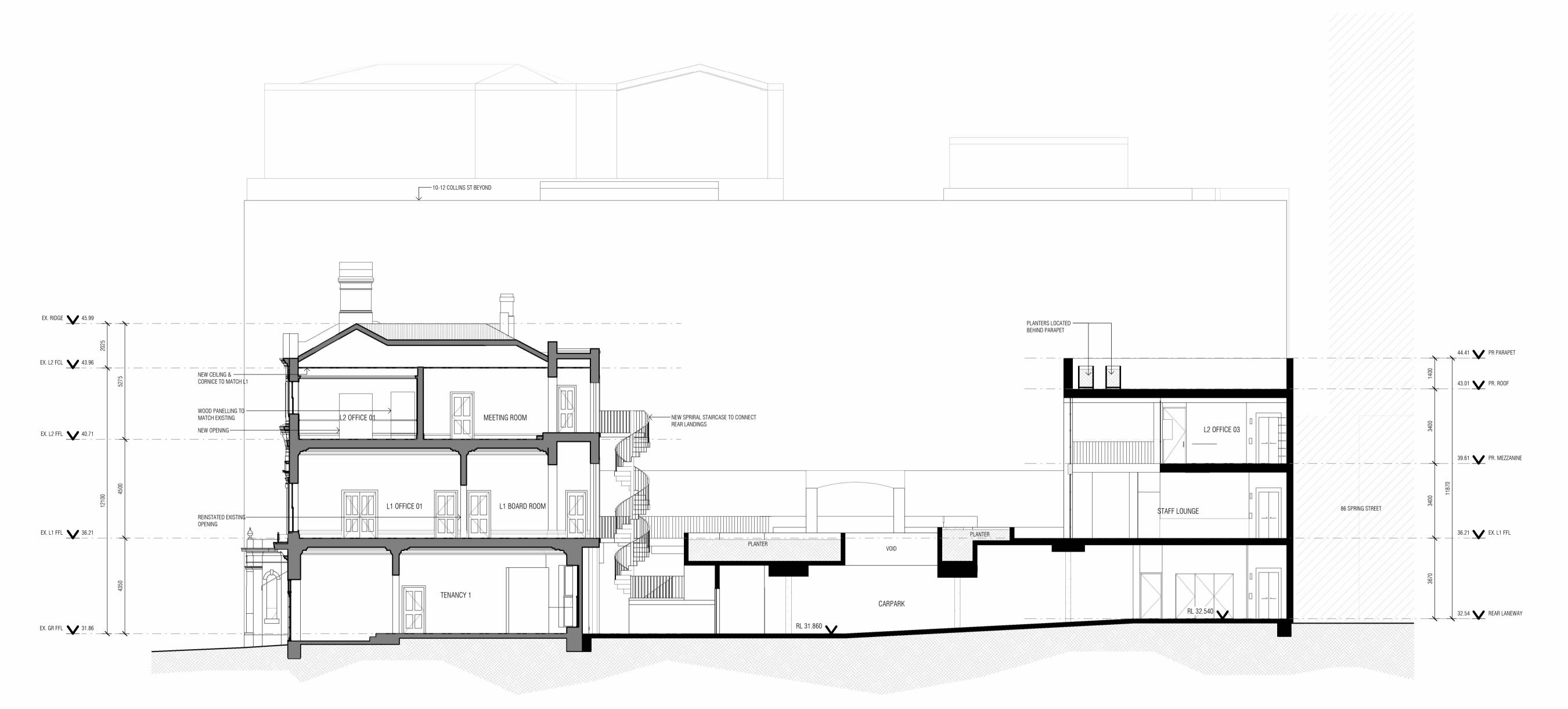
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PROPOSED ELEVATIONS -EAST/WEST

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MC/JG

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LEGEND __ . . __ DASH-DOT LINE REPRESENTS
TITLE BOUNDARY PROPOSED

DRAWING TAGS	
DEX EXISTING DOORS RETAINED	WEX EXISTING WINDOWS RETAINED
D101 NEW DOOR	W101 NEW WINDOW

REVISIONS FOR THIS ISSUE SHOWN CLOUDED

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AYUS BOTANICAL PLANNING CONSULTANT HERITAGE CONSULTANT **BRYCE RAWORTH**

Architecture + Interior Design

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PORTLAND HOUSE

PROJECT NO 24059

8 COLLINS STREET MELBOURNE, VIC

STATUS TOWN PLANNING ISSUE FOR INFORMATION

PORTLAND HOUSE (NO.8) PTY. LTD.

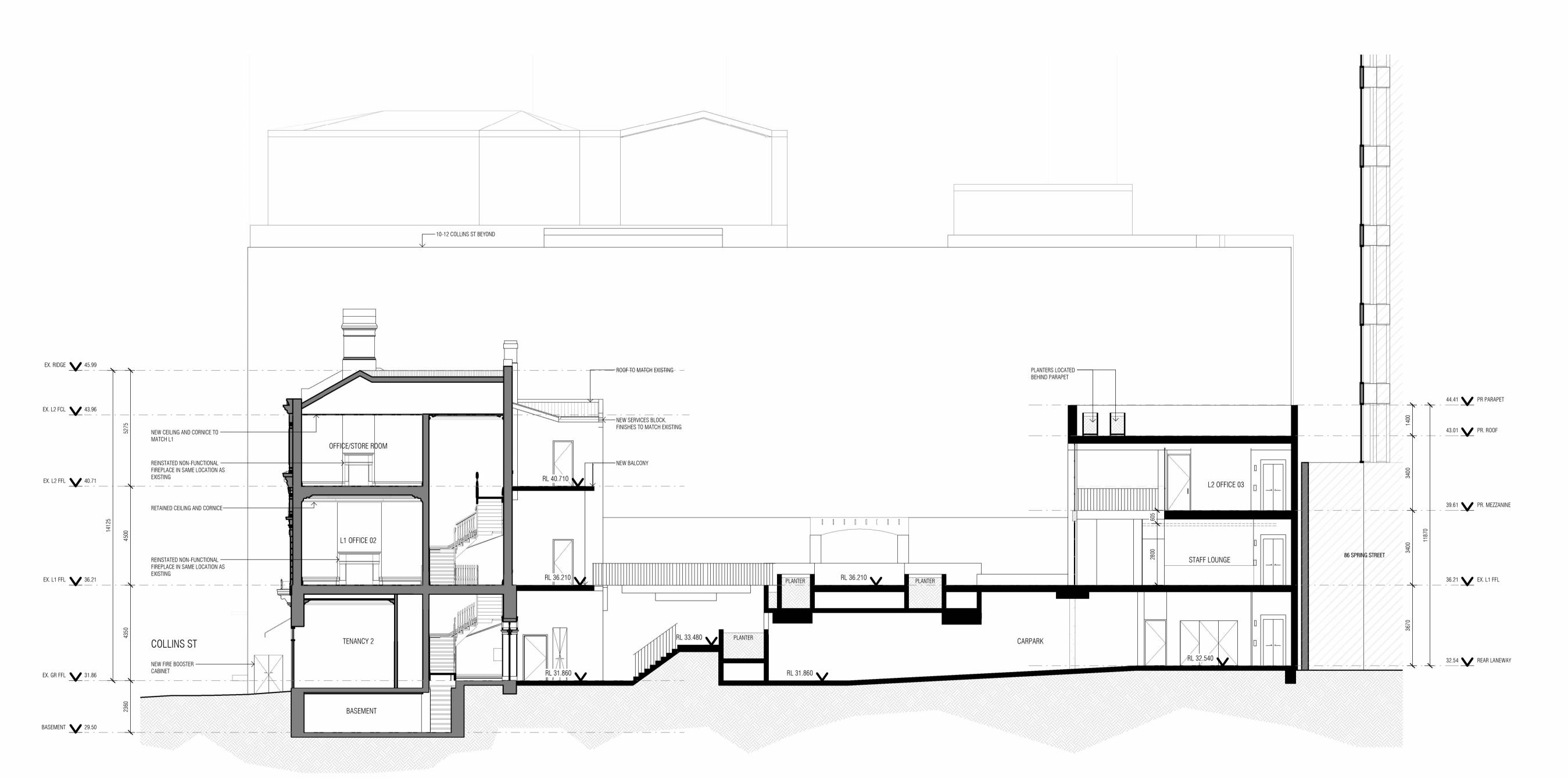
DRAWING TITLE

PROPOSED SECTION - A

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LEGEND

DASH-DOT LINE REPRESENTS TITLE BOUNDARY	
EXISTING	PROPOSED

DRAWING TAGS	
DEX EXISTING DOORS RETAINED	WEX EXISTING WINDOWS RETAINED
D101 NEW D00D	WHAT WELL WILLDOW

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BUILDING SURVEYOR PROJECT MANAGEMENT KRNETA

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DRAWING TITLE

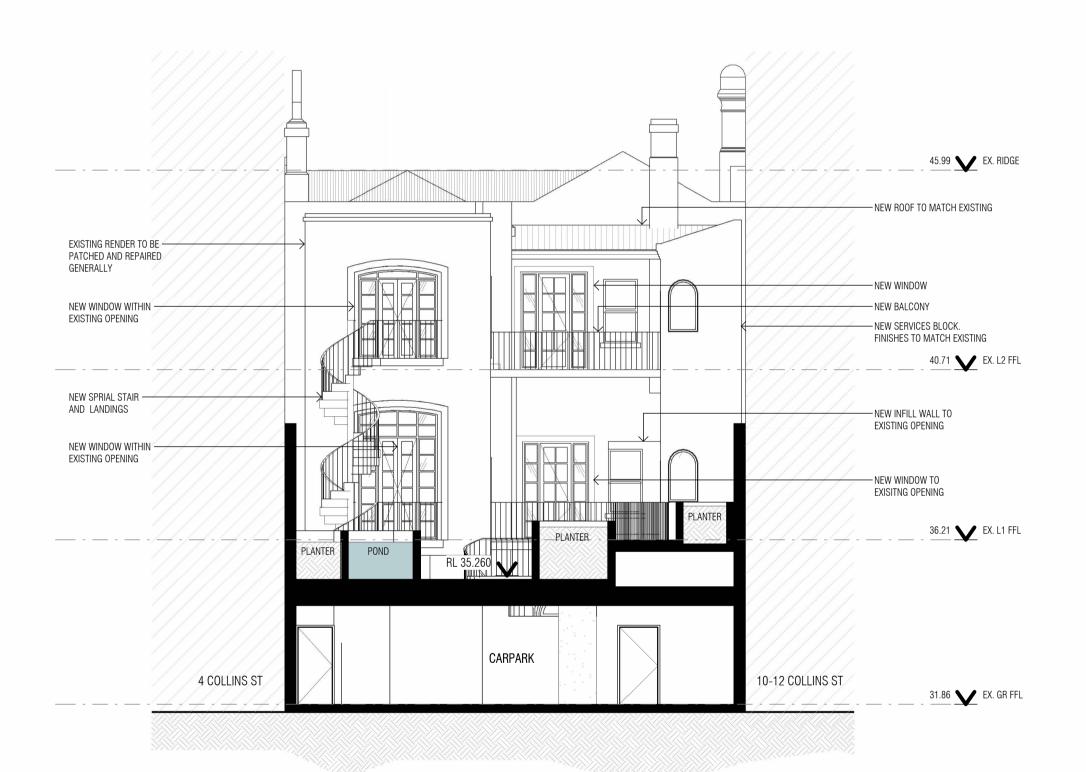
PROPOSED SECTION - B

PRINT SIZE DRAFTED CHECKED ORIG. ISSUE

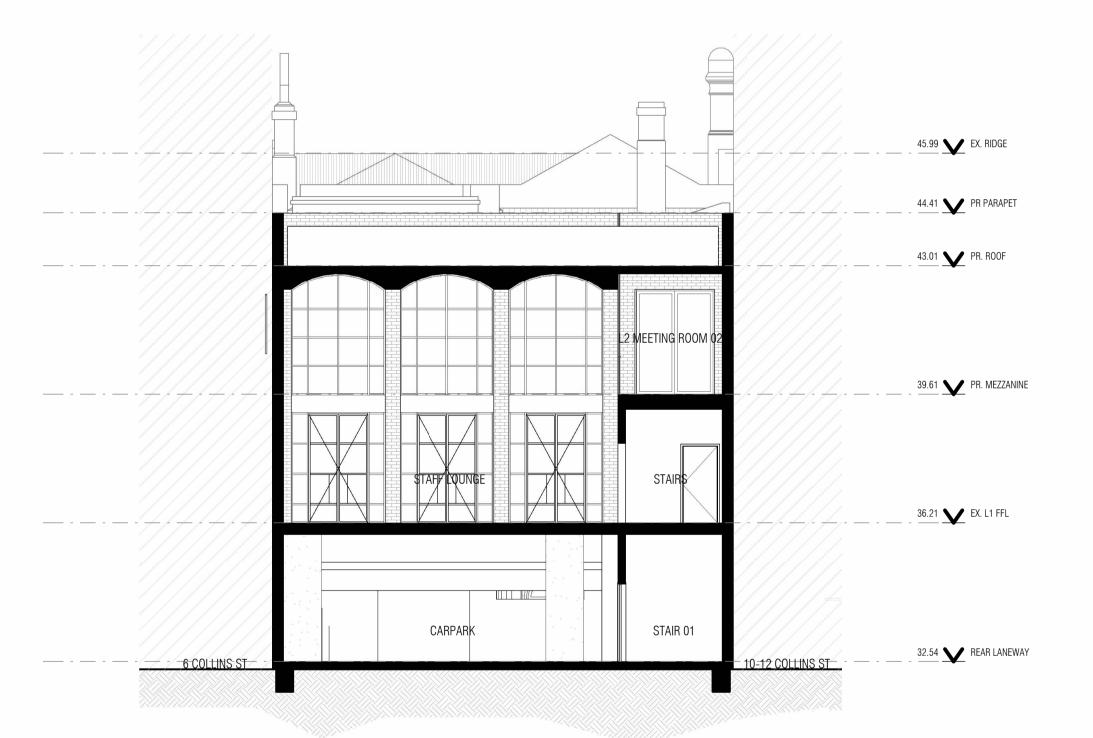
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PROPOSED SECTION D

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LEGEND

DASH-DOT LINE REPRESENTS TITLE BOUNDARY	
EXISTING	PROPOSED

DRAWING TAGS	
DEX EXISTING DOORS RETAINED	WEX EXISTING WINDOWS RETAINED
D101 NEW DOOR	W101 NEW WINDOW

REVISIONS FOR THIS ISSUE SHOWN CLOUDED

PROJECT	CONSULTANT	TE

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DRAWING TITLE

PROPOSED SECTION - C & D

PRINT SIZE DRAFTED CHECKED

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DRAWING NO.

PORTLAND HOUSE FACADE - SOUTH ELEVATION (COLLIN'S STREET FRONTAGE):



EX-PF01 EXISTING FACADE WALLS, DECORATIVE ELEMENTS, PARAPET: - CREAM PAINT FINISH



EX-PF02 EXISTING FACADE PLINTH: - GREY PAINT FINISH



EX-PF03 EXISTING WINDOWS AND PLANTER: - GREEN PAINT FINISH



EX-TM01

WINDOW

EXISTING FRONT DOOR: - TIMBER DOOR WITH GLAZED TRANSOM



<u>LATER ADDITION - LANEWAY (R,O,W) SPRING ST ENTRY</u>

EXISTING STEPS: - BLUESTONE



EX-MW01 EXISTING SHOPFRONT **FACADES** - COPPER FINISH WINDOW FRAMES, CLEAR GLAZING



EX-MW02 EXISTING REAR BALCONIES - STEEL GRATING



EX-GL EXISTING GLASS WINDOWS - CLEAR GLAZING



EX-MR01 EXISTING ROOFING - CORRUGATED METAL

DISCREPANCIES FOR CLARIFICATION. ALL LEVELS ARE IN METRES TO THE AUSTRALIAN HEIGHT DATUM. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED. DRAWINGS ISSUED SUBJECT TO THE APPROVAL OF RELEVANT BUILDING SURVEYOR.

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KRNETA

WGA

WGA

PROWSE

PORTLAND HOUSE FACADE - NORTH ELEVATION (REAR):



EX-CO EXISTING REAR FACADE: - CONCRETE FINISH



EX-PF04 EXISTING REAR WINDOWS: - OFF WHITE PAINTED TIMBER FRAMED WINDOWS



EX-PF05 EXISTING REAR BALCONIES: - STEEL BALUSTRADE. DARK PAINT FINISH



EX-TM02

DOORS:

EXISTING SHOPFRONT

- GLAZED DOOR WITH

TIMBER FRAMES

EX-PF06 EXISTING FACADE: - BEIGE PAINT FINISH TO WALL AND WINDOWS



EX-PF07 **EXISTING WINDOWS** - LIGHT GREY FINISHED STEEL FRAMED WINDOWS



EX-PF08 EXISTING SLIDING GATE TO R.O.W - PAINTED STEEL



EX-MR02 EXISTING ROOFING - METAL DECK ROOFING

PROPOSED FINISHES

PORTLAND HOUSE FACADE - SOUTH ELEVATION (COLLIN'S STREET FRONTAGE):



PF-01 EXISTING FACADE WALLS. DECORATIVE ELEMENTS, PARAPET: - GREY PAINT FINISH



PF-02 EXISTING FACADE PLINTH, EXISTING WINDOW FRAMES AND EXISTING PLANTERS: - DARK GREY PAINT FINISH



FA-01 **NEW SHOPFRONT AWNINGS**: - DARK BLUE TEXTILE

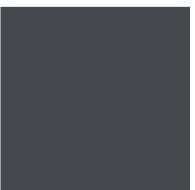
PORTLAND HOUSE FACADE - NORTH ELEVATION (REAR):



AF-01 EXISTING REAR FACADE: - LIGHT GREY RENDER



PF-02 EXISTING DOORS, EXISTING WINDOW FRAMES, EXISTING CONCRETE WINDOW SILLS, NEW TIMBER FRAMED WINDOWS AND DOORS: - DARK GREY PAINT FINISH



PC-01 NEW SPIRAL STAIR, NEW METAL TRIM AND FASCIAS: - DARK GREY POWDERCOAT FINISH



MW-01 NEW STEEL BALUSTRADE: - DARK BRONZE FINISH



MW-02 **NEW METAL FRAMED** WINDOWS: - DARK BRONZE FINISH



NEW MASONRY WALLS: - LIGHT COLOURED FINISH



MR-01 **NEW ROOFING** - CORRUGATED IRON

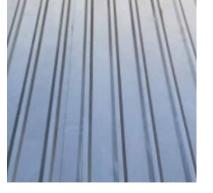
REAR OFFICE:



BR-01 **NEW MASONRY WALLS:** - LIGHT COLOURED FINISH



PC-01 NEW GUTTERS, FASCIAS, RAINWATER GOODS AND METAL TRIMS - DARK GREY POWDERCOAT FINISH



MR-02 **NEW ROOFING** - METAL KLIP-LOCK **ROOFING**



MW-01 NEW STEEL BALUSTRADE: - DARK BRONZE FINISH



MW-02 NEW METAL FRAMED WINDOWS AND DOORS: - DARK BRONZE FINISH



TL-01 **NEW PAVING** - GREY COLOURED FINISH



TL-02 **NEW PAVING** -LIGHT COLOURED FINISH



CO-01 NEW WALLS, NEW GARAGE, NEW CONCRETE -LIGHT GREY CONCRETE FINISH

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SERVICES ENGINEER

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PORTLAND HOUSE

PROJECT NO 24059 **ADDRESS 8 COLLINS STREET** MELBOURNE, VIC

TOWN PLANNING STATUS ISSUE FOR INFORMATION

3000

PORTLAND HOUSE (NO.8) PTY. LTD.

DRAWING TITLE MATERIALS & FINISHES SCHEDULE

SCALE

PRINT SIZE DRAFTED JG CHECKED ORIG. ISSUE



EXISTING

EXISTING SITE AREA	SUMMARY
SITE AREA	582m ²
SITE COVERAGE AREA	558m ²
SITE COVERAGE	95.87%

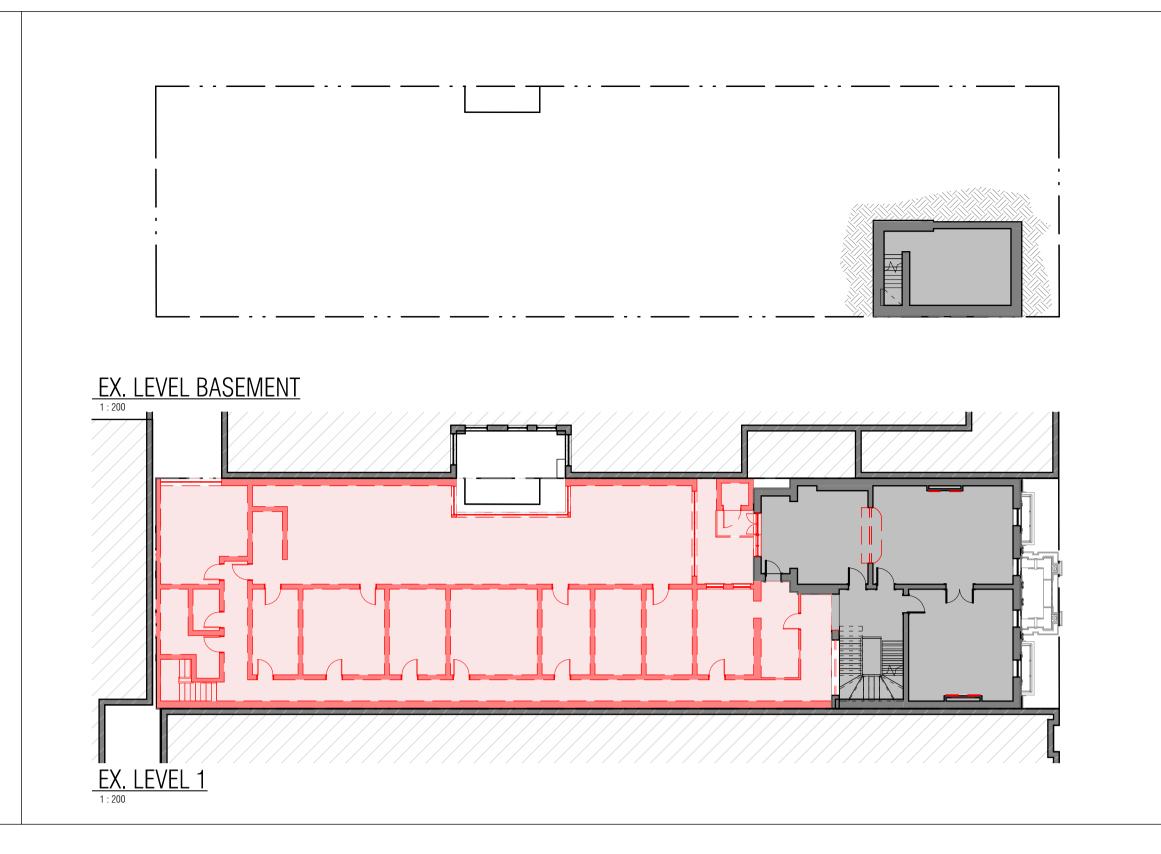
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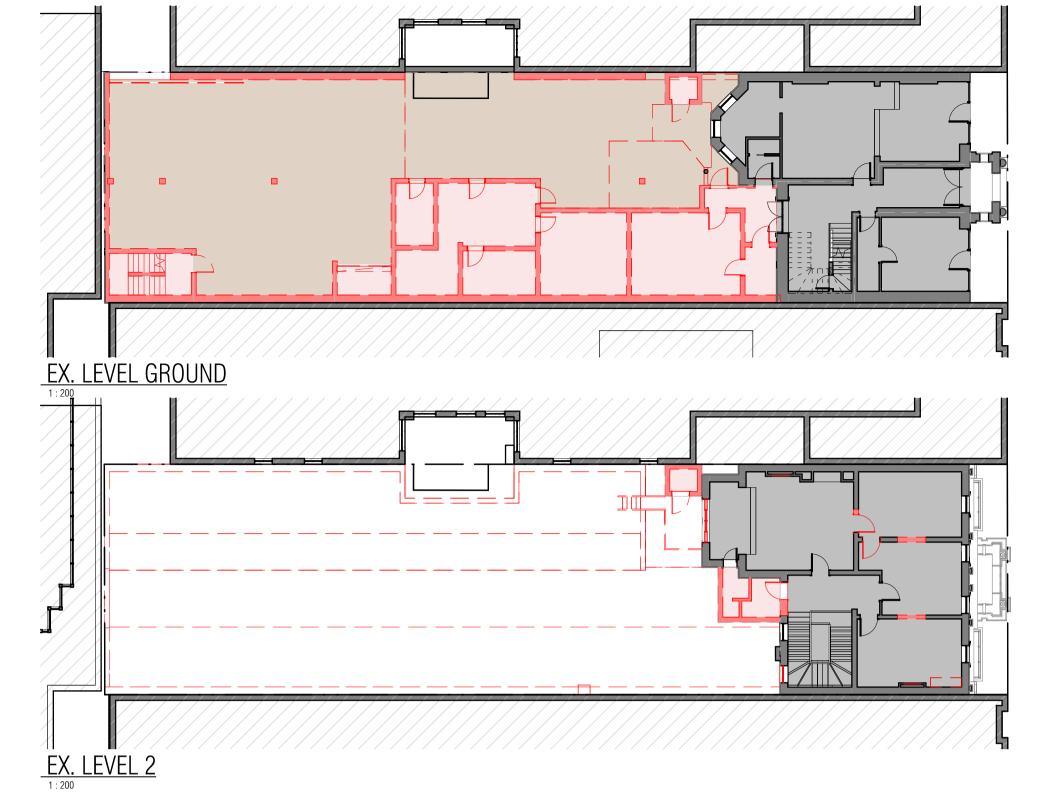
EXISTING BUILDING

BUILDING DEMOLISHED

CARPARK DEMOLISHED

EXISTING GROSS F	LOOR AREA
AREA TYPE	AREA (SQM
BASEMENT	
EXISTING BUILDING	39 m ²
	39 m ²
GROUND FLOOR	
BUILDING DEMOLISHED	138 m ²
CARPARK DEMOLISHED	278 m ²
EXISTING BUILDING	142 m ²
	558 m ²
LEVEL 1	
BUILDING DEMOLISHED	402 m ²
EXISTING BUILDING	145 m ²
	546 m ²
LEVEL 2	
BUILDING DEMOLISHED	12 m ²
EXISTING BUILDING	145 m ²
	156 m ²
	1300 m ²





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REVISIONS FOR THIS ISSUE SHOWN CLOUDED

PROPOSED

PROPOSED SITE AF	REA SUMMARY
SITE AREA	582m ²
SITE COVERAGE AREA	550m ²
SITE COVERAGE	94.50%

EXISTING BUILDING BALCONY BUILDING

CARPARK

EXTERNAL TERRACE PLANT

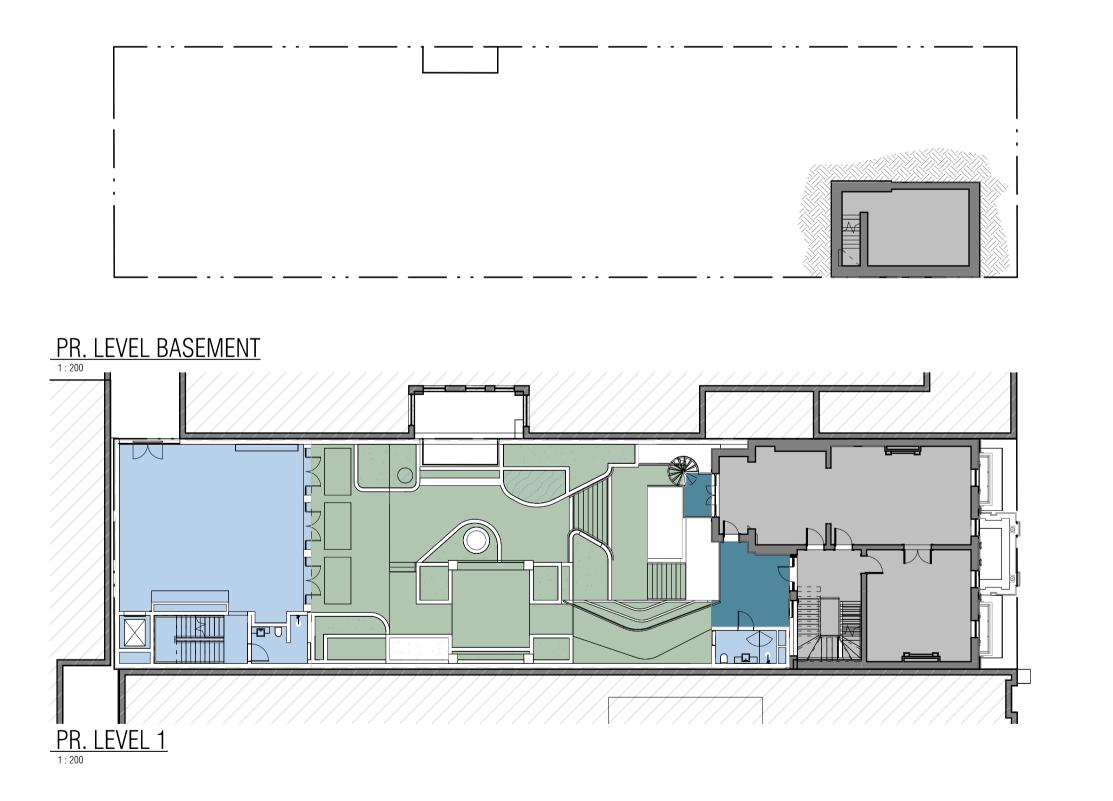
PROPOSED GROSS FLOOR AREA AREA TYPE AREA (SQM) BASEMENT 39 m² **EXISTING BUILDING** 39 m² GROUND FLOOR BUILDING 94 m² CARPARK 273 m² EXISTING BUILDING 142 m² EXTERNAL TERRACE 42 m² 550 m² LEVEL 1 BALCONY 19 m² BUILDING 124 m² EXISTING BUILDING 145 m² 221 m² EXTERNAL TERRACE 509 m² LEVEL 2 BALCONY 19 m² BUILDING 102 m²

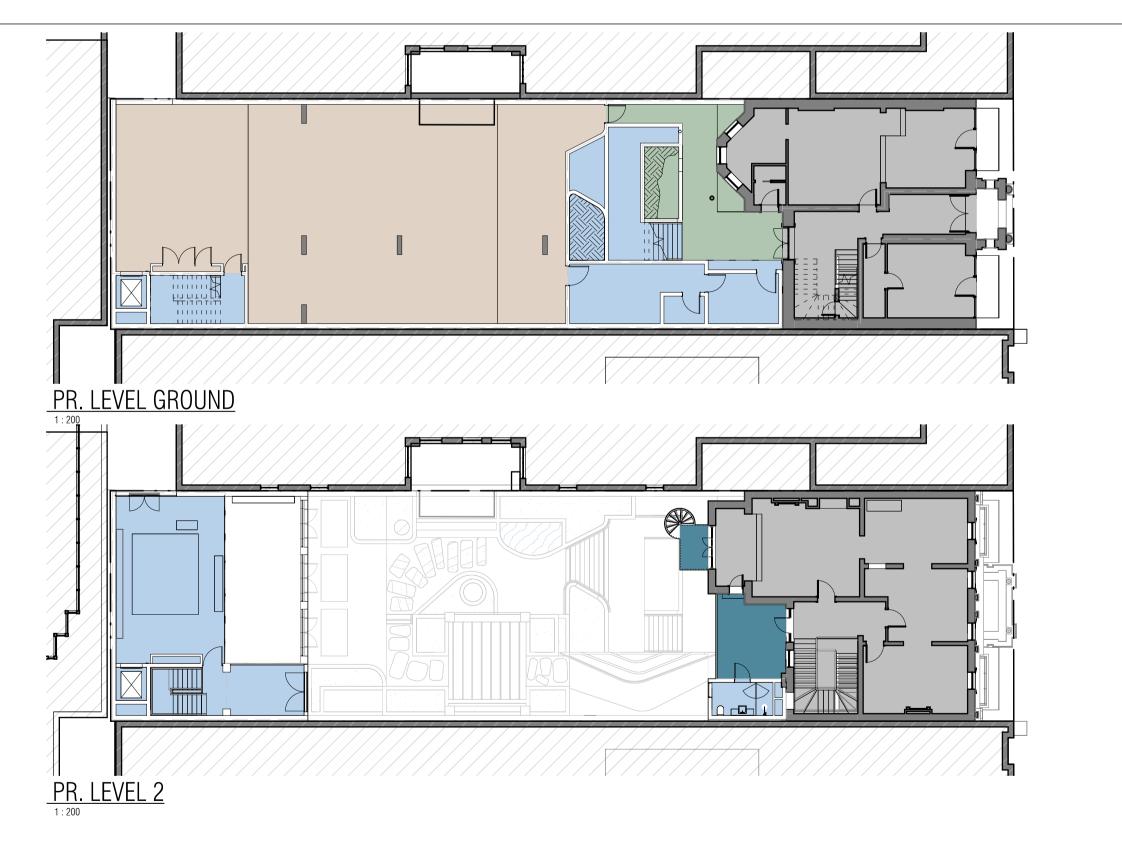
145 m²

266 m² 1365 m²

EXISTING BUILDING

ALL MEASUREMENTS ARE TAKEN FROM THE OUTSIDE FACE OF THE EXTERNAL WALLS
FOR THE PURPOSES OF THIS CALCULATION, ALL UNECLOSED AREAS SUCH AS TERRACES AND BALCONIES HAVE BEEN INCLUDED
ALL ROOF AREAS HAVE BEEN EXLUDED UNLESS HOUSING NEW EQUIPMENT





AYUS BOTANICAL PLANNING CONSULTANT HERITAGE CONSULTANT BRYCE RAWORTH

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