

## 6.2 Ministerial Planning Referral - TPRM-2022-12 - 222 & 240 Exhibition Street, Melbourne

**Report Author:** Richard Cherry, Principal Urban Planner

**Report Presenter:** Nick McLennan, Acting Head of Statutory Planning

**Executive Leader:** Evan Counsel, General Manager Strategy, Planning and Climate Change

### Executive Summary

1. The Department of Transport and Planning (DTP), on behalf of the Minister for Planning (the Minister), has formally referred Planning Permit Application PA2201668 to Melbourne City Council (the Council). The application relates to 222 and 240 Exhibition Street, Melbourne, and seeks approval for demolition (including partial demolition), construction of a multi-storey mixed-use building comprising office space and a 270-room residential hotel and works to the rear of the Comedy Theatre (refer Attachment 1 – Locality Plan and Attachment 2 – Plans).
2. The applicant is Lasalle Investment Management Pty Ltd c/o Urbis, the owners are The Comedy Theatre Pty Ltd (240 Exhibition Street) and The Trust Company Ltd (222 Exhibition Street), and the architect is Architectus. The estimated cost of development is \$211,866,000.
3. The site is located within the Capital City Zone Schedule 1 (CCZ1) and is affected by the Heritage Overlay Schedule 632 (HO632), the Design and Development Overlay Schedules 1, 10 and 62 (DDO1, DDO10 and DDO62) and Parking Overlay Schedule 1.
4. Key matters requiring consideration include the suitability of the proposed built form in the context of the applicable policy framework and DD01, DDO10 and DDO62 controls, potential overshadowing and wind impacts, and waste management arrangements.
5. The proposal provides an opportunity to deliver significant upgrades to the Comedy Theatre, enabling it to compete for contemporary productions and enhancing central Melbourne's entertainment offering. As the Theatre is included on the Victorian Heritage Register (VHR), all proposed buildings and works will require separate approval from Heritage Victoria (HV).
6. Subject to increased upper-level setbacks, improved activation to Punch Lane and appropriate waste management across both sites, the proposed mixed-use development is expected to integrate well with its surroundings and deliver substantial public benefits. The Planning Report (refer Attachment 3 – Planning Report) outlines the outstanding matters that must be resolved before a permit should be issued as well as recommended conditions on any approval granted.

### Recommendation from management

7. That the Future Melbourne Committee resolves to:
  - 7.1. Advise the Department of Transport and Planning that the Melbourne City Council does not object to the application, subject to the resolution of the key outstanding matters and inclusion of conditions outlined in the planning report (refer to Attachment 3 of the report from management – Planning Report).

**Purpose**

8. The purpose of this report is to advise the Future Melbourne Committee (FMC) of Ministerial Planning Permit Application PA2201668, which seeks approval for demolition (including partial demolition), construction of a multi-storey mixed-use building comprising office space and a 270-room residential hotel, and works to the rear of the Comedy Theatre at 222 and 240 Exhibition Street, Melbourne (refer Attachment 2 – Plans).

**Background**

9. The applicant is Lasalle Investment Management Pty Ltd c/o Urbis, the owners are The Comedy Theatre Pty Ltd (240 Exhibition Street) and The Trust Company Ltd (222 Exhibition Street) and the architect is Architectus. The estimated cost of development is \$211,866,000.
10. The subject site is located within the Capital City Zone Schedule 1 (CCZ1) and is affected by the Heritage Overlay Schedule 632 (HO632), the Design and Development Overlay Schedules 1, 10 and 62-A4 and A6 (DDO1, DDO10 and DDO62) and Parking Overlay Schedule 1.
11. The application proposes a building approximately 110 metres in height, with a total gross floor area of 84,710 square metres and a floor area ratio (FAR) of 14.25:1 across the two sites. The development includes 8,784 square metres of office space, 270 hotel rooms and flexible spaces intended to support the ongoing operations of the Comedy Theatre.
12. The application proposes the removal of 90 on-site car parking spaces within the current basement levels and the delivery of improvements to the presently inactive Punch Lane frontage.
13. DTP, on behalf of the Minister, has formally referred the application to Council pursuant to Section 55 of the *Planning and Environment Act 1987* (the Act) as a recommending referral authority.
14. The application was lodged following several pre-application discussions with officers from DTP and Council, as well as a review by the Victorian Design Review Panel facilitated by the Office of the Victorian Government Architect (OVGA).

**Key considerations**

15. Key matters for consideration include the appropriateness of the built form having regard to the relevant policy framework and Design and Development Overlays (DDO1, DDO10 and DDO62), potential overshadowing and wind impacts, and the management of waste across the two sites.
16. Upper-level setbacks remain unresolved. Setbacks to the north and east boundaries of 222 Exhibition Street are insufficient, and increased setbacks are required to achieve the built form outcomes sought by the applicable DDO. This is identified in the Planning Report as a key outstanding matter (refer Attachment 3 – Planning Report).
17. In all other respects, the built form is considered an appropriate response to the site's strategic location at the corner of Exhibition Street and Lonsdale Street. The proposed tower height is expected to sit comfortably within its surrounding context, and the extent of additional shadowing is minor and not considered to unreasonably impact the amenity of nearby public spaces.
18. Improvements to the Punch Lane interface are identified as another key outstanding matter. In particular, further design refinement is recommended to enhance the legibility of the hotel lobby access and establish a clearer sense of address, and improve activation, especially along the highly visible end-of-trip corridor. These improvements should include relocating the primary entrance to directly front Punch Lane and replacing the proposed digital screen with artwork to avoid the appearance of promotional signage (refer Attachment 3 – Planning Report).
19. The ground plane will benefit from the proposed reduction in vehicle access width to Lonsdale Street and the increased visibility of active uses at mezzanine level.



20. As the application site spans two properties (222 and 240 Exhibition Street), the management of waste across both sites requires clarification. This remains an outstanding issue to be resolved, as noted in the Planning Report (refer Attachment 3 – Planning Report).

### **Legal**

21. The Minister for Planning is the Responsible Authority for any planning permit application located within the City of Melbourne where the development exceeds a gross floor area of 25,000 square metres and is therefore the Responsible Authority for this application.

### **Finance**

22. There are no financial implications as a result of the recommendation from management.

### **Conflict of interest**

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

### **Charter of Human Rights and Responsibilities**

24. The recommendation contained in this report is compatible with the *Charter of Human Rights and Responsibilities Act 2006* as it does not raise any human rights issues.

### **Health and Safety**

25. No Occupational Health and Safety issues or opportunities have been identified in the preparation of the recommendation contained in this report.

### **Consultation**

26. Council officers have not undertaken public notice of the application or referred this to any other external referral authorities. This is the responsibility of DTP acting on behalf of the Minister for Planning.

### **Relevance to Council Plan and Council Policies**

27. Relevant Council policies are discussed in the attached report to management (refer to Attachment 3).

### **Social and environmental impacts**

#### **Social impacts**

28. There are no social impacts as a result of the recommendation contained in this report.

#### **Gender Impact Assessment**

29. A Gender Impact Assessment is not required for the consideration of this planning application.

#### **Environmental impacts**

30. The sustainability management plan submitted with the application demonstrates that the development will achieve the environmentally sustainable design requirements of clause 15.01-2L-01 (Energy and resource efficiency) and Clause 19.03-3L (Stormwater management (water sensitive urban design)) of the Melbourne Planning Scheme.
31. If the Minister for Planning is of the mind to support the application, Council officers have recommended planning permit conditions requiring further details, and the implementation of sustainability initiatives.

**Attachment List**

1. Locality Plan [6.2.1 - 1 page]
2. Plans [6.2.2 - 68 pages]
3. Planning Report [6.2.3 - 45 pages]

# Locality Plan





# 222 & 240 EXHIBITION STREET

222 & 240 EXHIBITION STREET, MELBOURNE, VIC, 3000

## ARCHITECTURAL DRAWINGS



SHEET NUMBER	SHEET NAME	REVISION
DA0000	Cover Sheet / Drawing Register	E
DA0010	Site - Locality Plan	D
DA0011	Precinct Ground Plane	E
DA0013	Site - DDO Overlay	A
DA0500	Existing Condition & Demolition Plan - Basement 02	D
DA0501	Existing Condition & Demolition Plan - Basement 01	D
DA0502	Existing Condition & Demolition Plan - Ground Floor	E
DA0503	Existing Condition & Demolition Plan - Level 01	C
DA0504	Existing Condition & Demolition Plan - Level 02	C
DA0505	Existing Condition & Demolition Plan - Level 03	B
DA0506	Existing Condition & Demolition Plan - Level 04	B
DA0507	Existing Condition & Demolition Plan - Level 05	B
DA0508	Existing Condition & Demolition Plan - Level 06	B
DA0509	Existing Condition & Demolition Plan - Level 07	B
DA1000	Plan - Basement 02	F
DA1001	Plan - Basement 01	E
DA1002	Plan - Ground Floor	F
DA1003	Plan - Level 01	F
DA1004	Plan - Level 02	E
DA1005	Plan - Level 03	F
DA1006	Plan - Level 04	F
DA1007	Plan - Level 04A	F
DA1008	Plan - Level 05	F
DA1009	Plan - Level 06	F
DA1010	Plan - Level 07-15 (Typical)	F
DA1011	Plan - Level 16 (Plant)	E
DA1012	Plan - Level 17-26 (Typical Hotel)	E
DA1013	Plan - Level 27 Plant Room	E
DA1014	Plan - Roof	E
DA1015	Plan - Parapet	E
DA2001	Existing/Demolition Elevation Exhibition Street	B
DA2002	Proposed Elevation - West Elevation	D
DA2003	Existing/Demolition Elevations - Lonsdale Street	B
DA2004	Proposed Elevation - North Elevation	D
DA2005	Existing/Demolition Elevation - Punch Lane	B
DA2006	Proposed Elevation - East Elevation	D
DA2100	Elevation - North	E
DA2101	Elevation - East	E
DA2102	Elevation - South	E
DA2103	Elevation - West	E
DA2151	Detailed Elevation - North	E
DA2152	Detailed Elevation - East	E
DA2153	Detailed Elevation - Lonsdale Street View	D
DA2154	Detailed Elevation - Punch Lane View	D
DA2155	Facade Types	A
DA2156	Material Types	A
DA2500	Sections - NS & EW	D
DA2501	Sections - NS	C
DA7000	Planning GFA Area Plans	B
DA7001	Planning GFA Area Plans	B
DA7002	Planning GFA Area Plans	B
DA7003	Planning GFA Area Plans	B
DA7004	Planning GFA Area Plans	D
DA7005	Planning GFA Area Plans	D
DA9000	Shadow Diagram - April 22nd @ 9am	D
DA9001	Shadow Diagram - April 22nd @ 10am	D
DA9002	Shadow Diagram - April 22nd @ 11am	D
DA9003	Shadow Diagram - April 22nd @ 12pm	D
DA9004	Shadow Diagram - April 22nd @ 1pm	D
DA9005	Shadow Diagram - April 22nd @ 2pm	D
DA9006	Shadow Diagram - April 22nd @ 3pm	D
DA9107	Shadow Diagram - September 22nd @ 9am	E
DA9108	Shadow Diagram - September 22nd @ 10am	D
DA9109	Shadow Diagram - September 22nd @ 11am	D
DA9110	Shadow Diagram - September 22nd @ 12pm	D
DA9111	Shadow Diagram - September 22nd @ 1pm	D
DA9112	Shadow Diagram - September 22nd @ 2pm	D
DA9113	Shadow Diagram - September 22nd @ 3pm	D

222 & 240 Exhibition Street

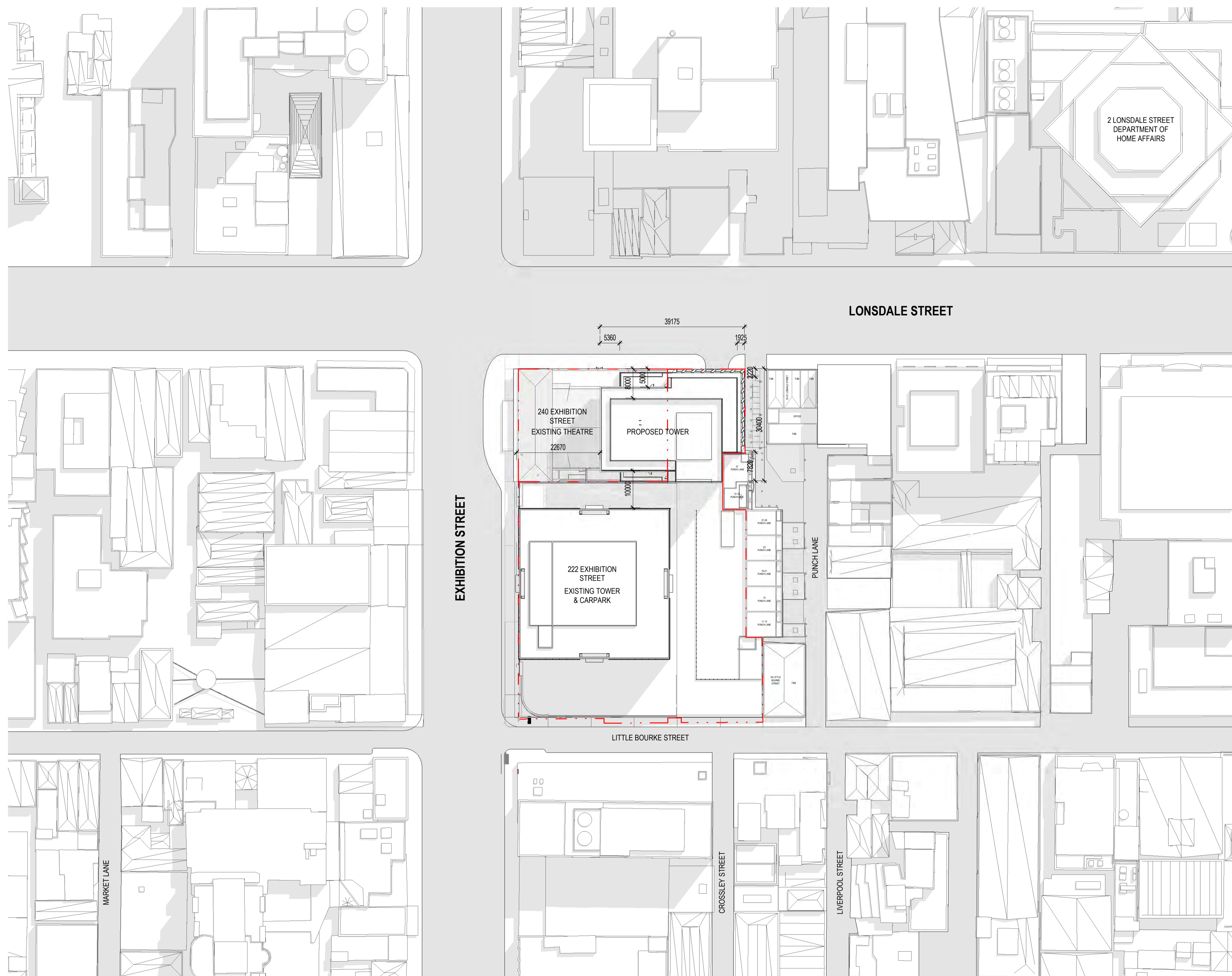
Drawing: **Cover Sheet / Drawing Register**  
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 Issue: E  
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 Date: 25.04.2025

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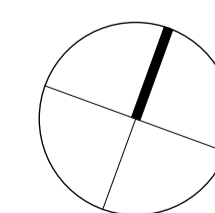
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### 222 & 240 Exhibition Street

**Site - Locality Plan**  
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 Drawing no: D  
 Issue: D  
 Scale @ A1: 1 : 500  
 Date: 14.02.2025

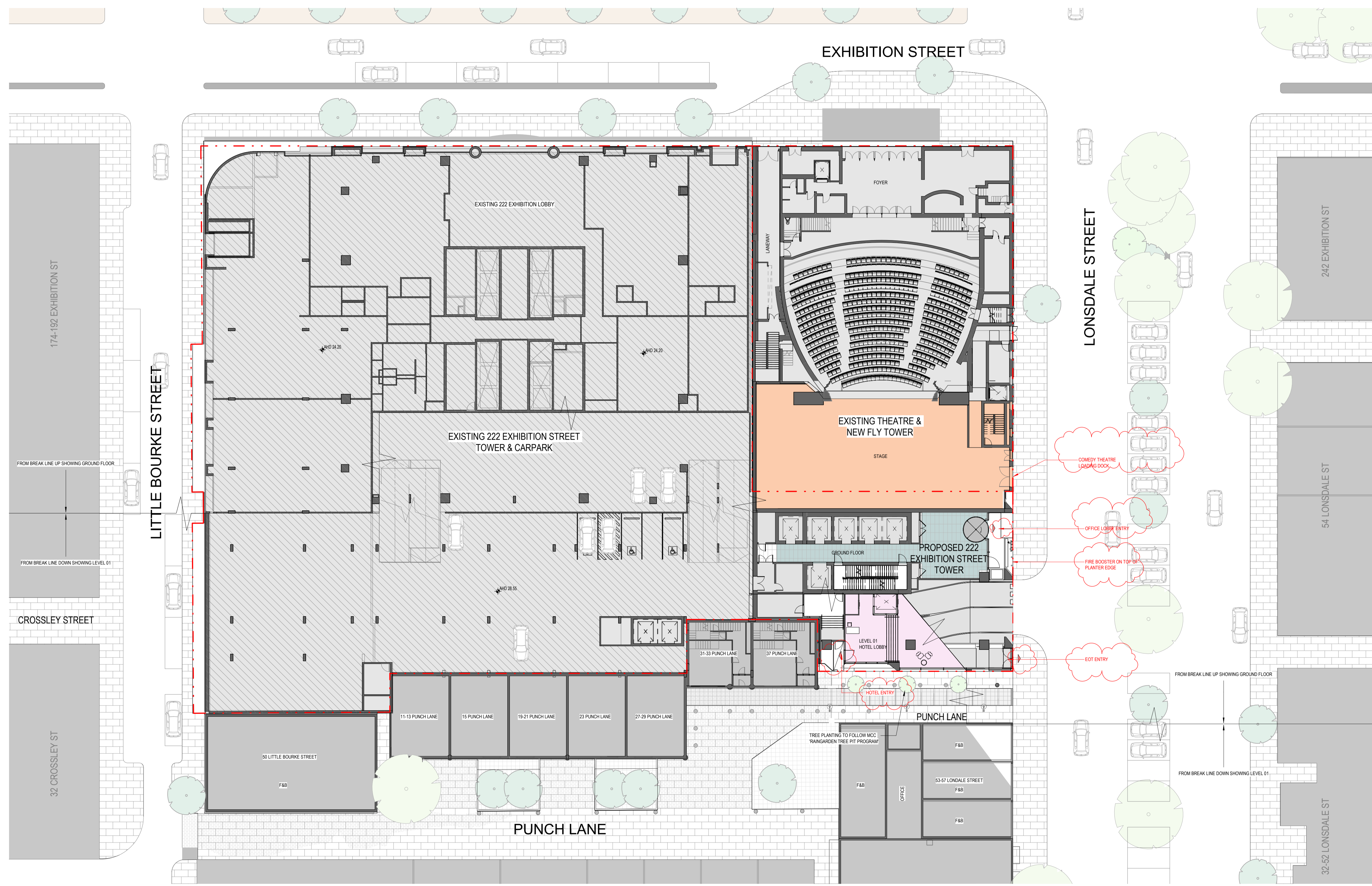


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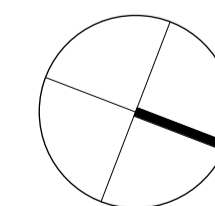




### 222 & 240 Exhibition Street

Drawing: **Precinct Ground Plane**  
 Drawing no: DA0011  
 Issue: E  
 Scale @ A1: 1 : 200  
 Date: 25.04.2025

- LEGEND**
- Title Boundary
  - Proposed Boundary Relocation
  - Out-of-Scope
  - Theatre Scope / Fly Tower
  - Terrace
  - Hotel
  - New Plant
  - New Office
  - New Lobby
  - Ground Floor Services

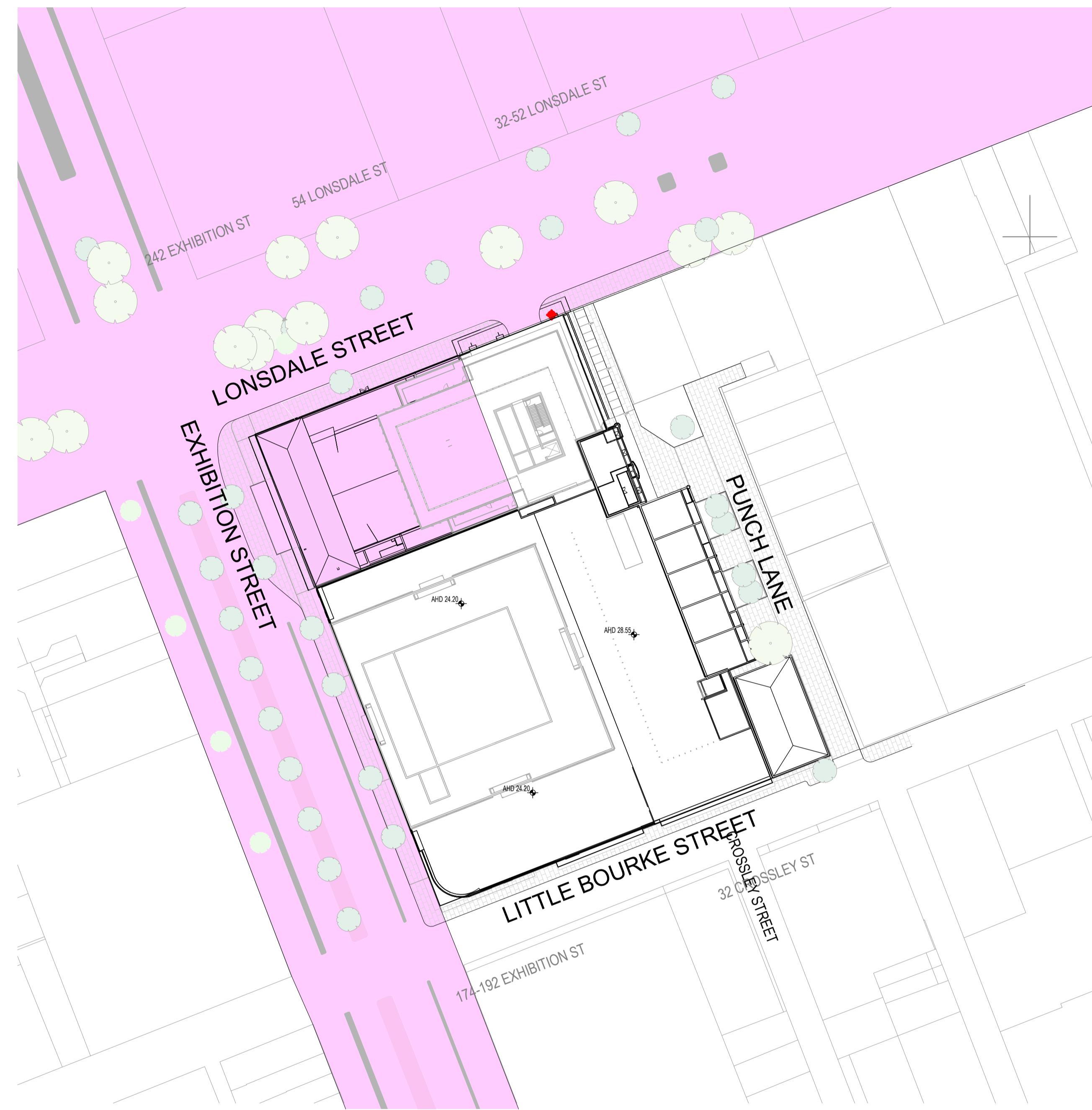
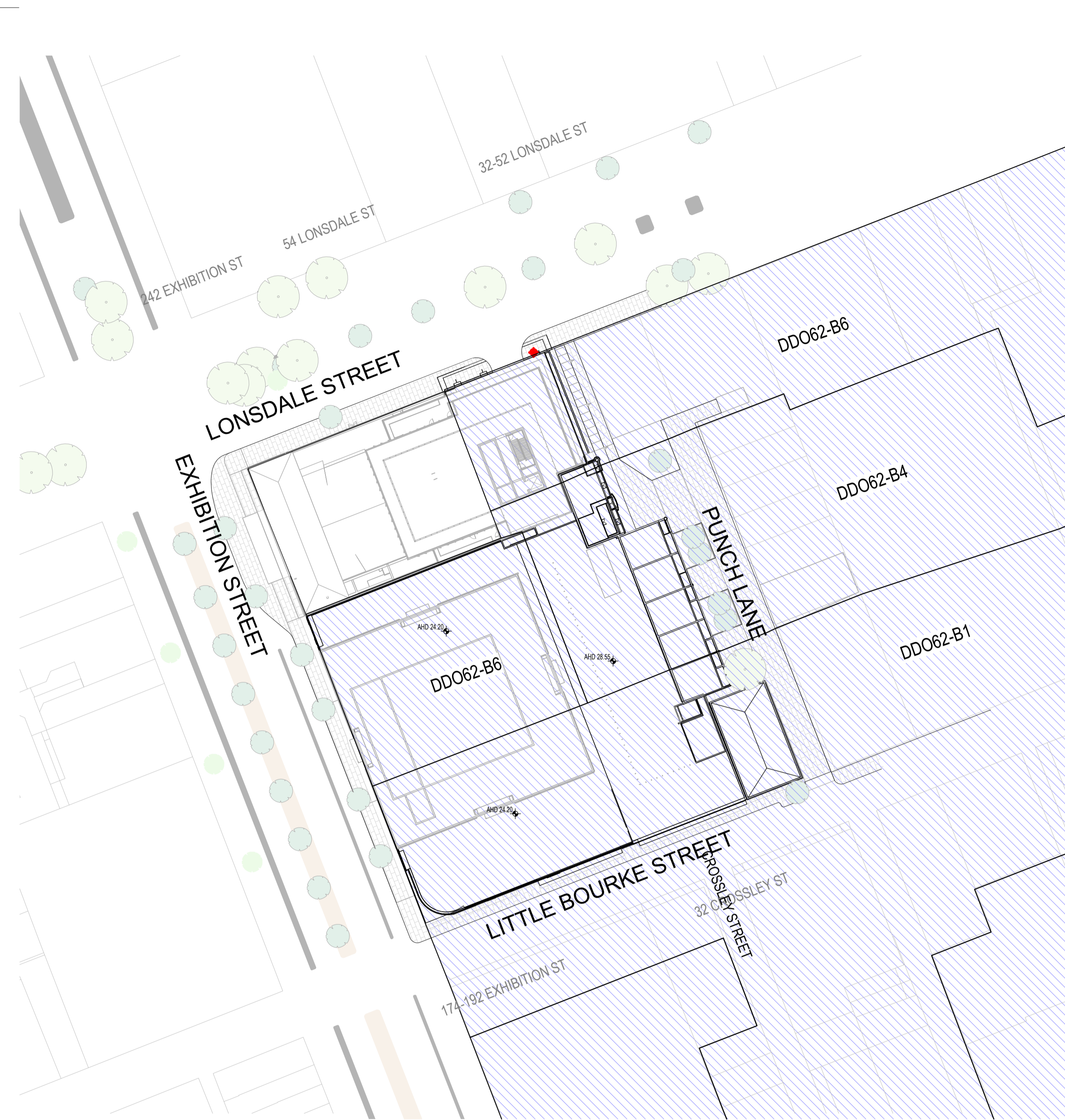


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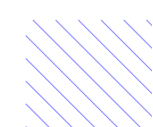

**1** GF - Precinct Ground Plane - DDO - B OVERLAYS  
A-2000 SCALE: 1 : 500

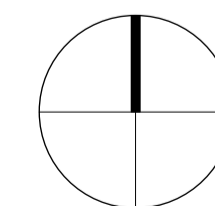
**2** GF - Precinct Ground Plane - DDO - DD010  
A-2000 SCALE: 1 : 500

**OVERLAY DATA INDICATIVELY ONLY  
REFER TO PLANNER'S DOCUMENTATION FOR  
DETAIL**

222 & 240 Exhibition Street

Drawing: **Site - DDO Overlay**  
Drawing no: DA0013  
Issue: A  
Scale @ A1: 1 : 500  
Date: 14.02.2025

 DDO-B OVERLAYS  
 DDO10 OVERLAY

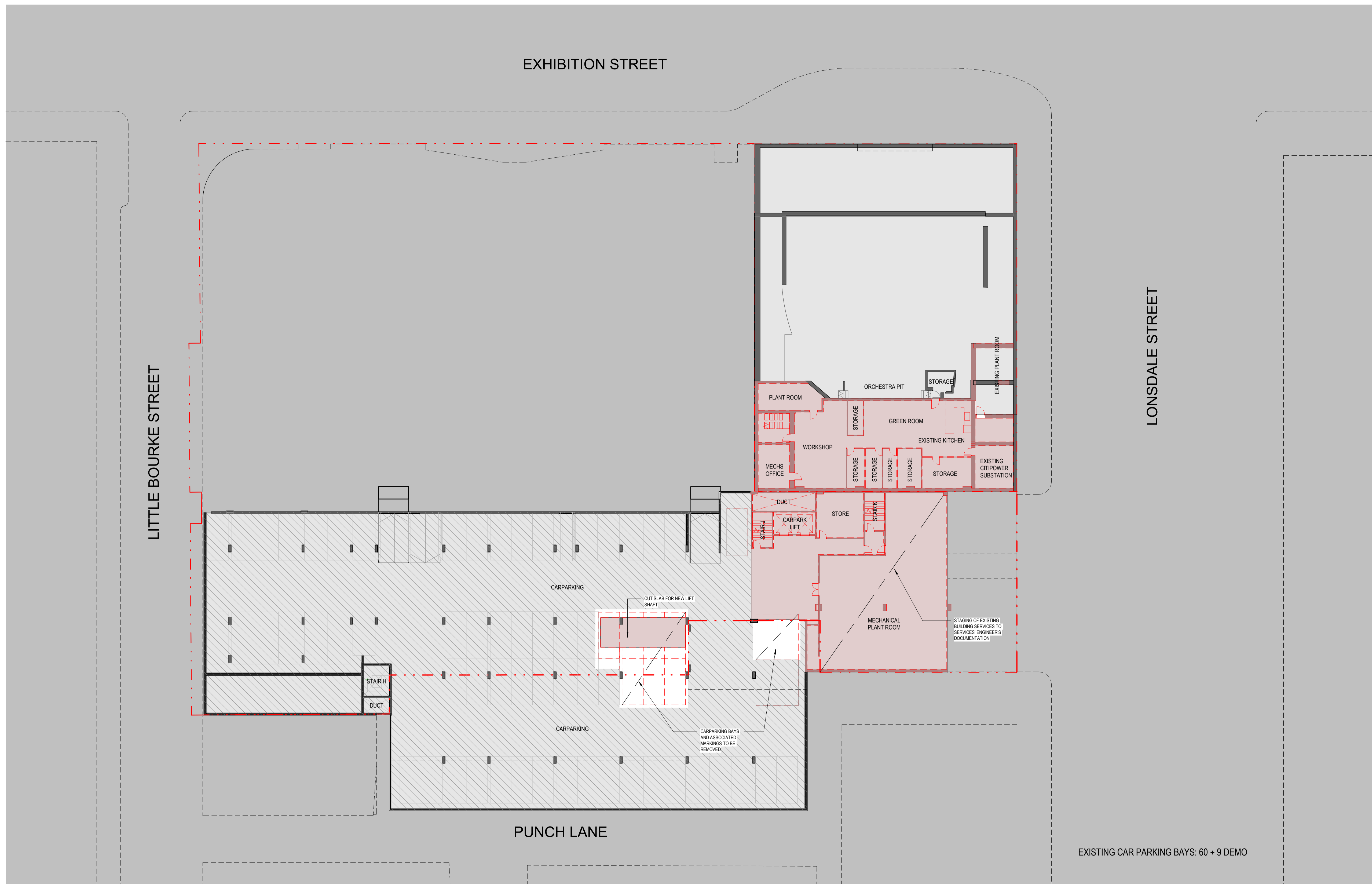


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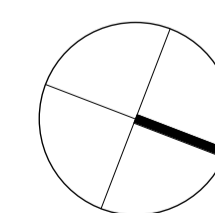




222 & 240 Exhibition Street

Drawing: **Existing Condition & Demolition Plan - Basement 02**  
 Drawing no: DA0500  
 Issue: D  
 Scale @ A1: 1 : 200  
 Date: 14.02.2025

- LEGEND**
- Title Boundary
  - Existing Retained
  - - - Proposed Demolition
  - ▨ Out of Scope

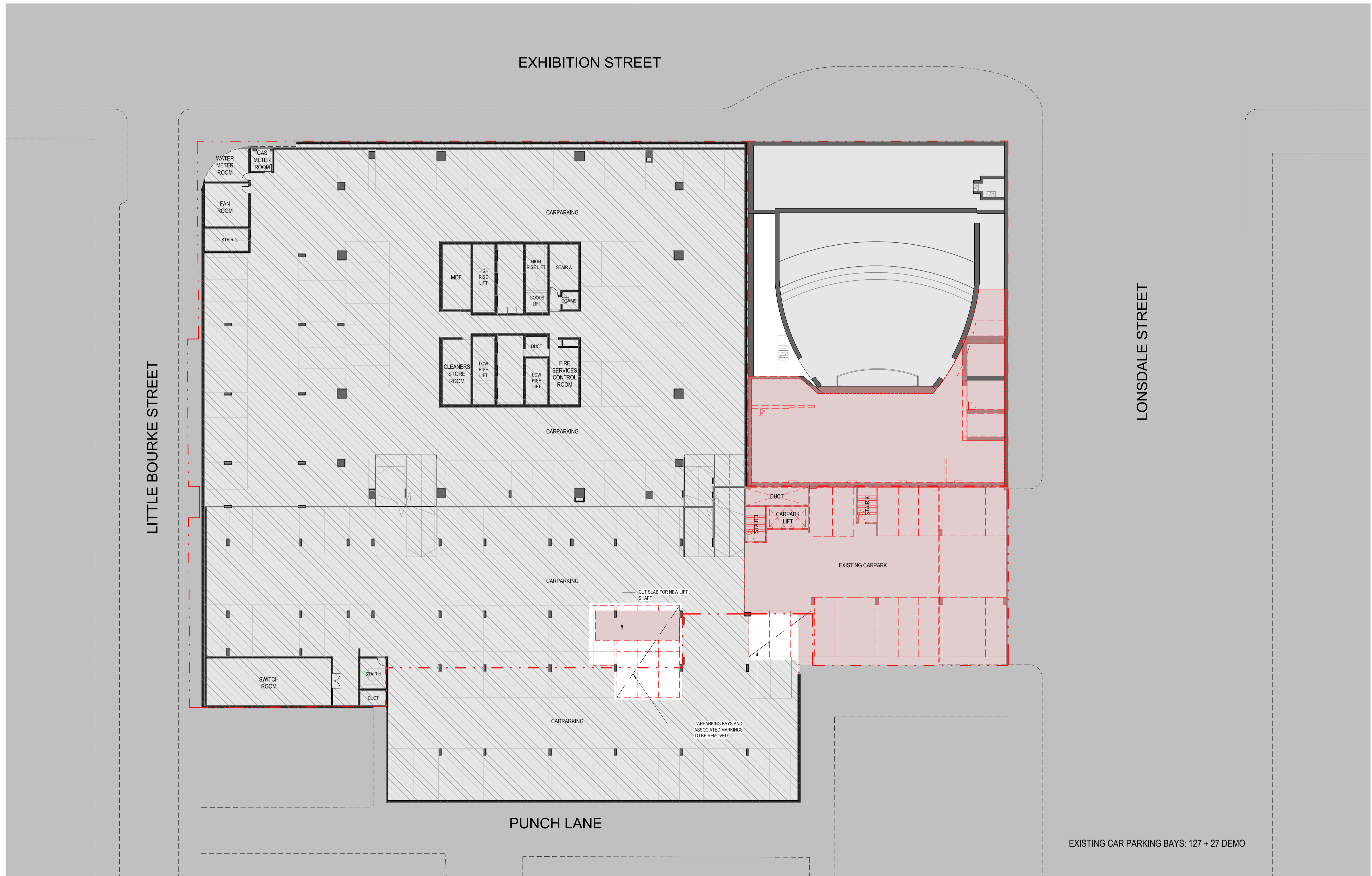


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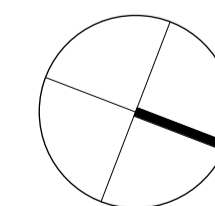




222 & 240 Exhibition Street

Drawing: **Existing Condition & Demolition Plan - Basement 01**  
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 Issue: D  
 Scale @ A1: 1 : 200  
 Date: 14.02.2025

- LEGEND**
- Title Boundary
  - Existing Retained
  - Proposed Demolition
  - Out of Scope



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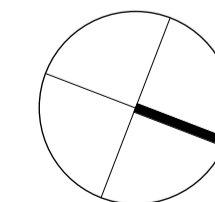
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### 222 & 240 Exhibition Street

Drawing: **Existing Condition & Demolition Plan - Ground Floor**  
 Drawing no: DA0502  
 Issue: E  
 Scale @ A1: 1 : 200  
 Date: 14.02.2025

- LEGEND**
- Title Boundary
  - Existing Retained
  - - - Proposed Demolition
  - Out of Scope



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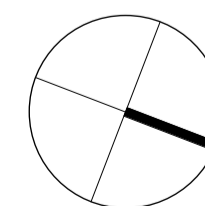




### 222 & 240 Exhibition Street

Drawing: Existing Condition & Demolition Plan - Level 01  
 Drawing no: DA0503  
 Issue: C  
 Scale @ A1: 1 : 200  
 Date: 14.02.2025

- LEGEND**
- Title Boundary
  - Existing Retained
  - - - Proposed Demolition
  - Out of Scope



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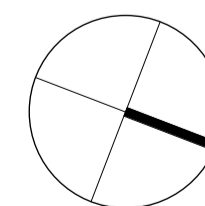
EXISTING CAR PARKING BAYS: 30 + 19 DEMO



222 & 240 Exhibition Street

Drawing: Existing Condition & Demolition Plan - Level 02  
 Drawing no: DA0504  
 Issue: C  
 Scale @ A1: 1 : 200  
 Date: 14.02.2025

**LEGEND**  
 - Title Boundary  
 - Existing Retained  
 - Proposed Demolition  
 - Out-of-Scope

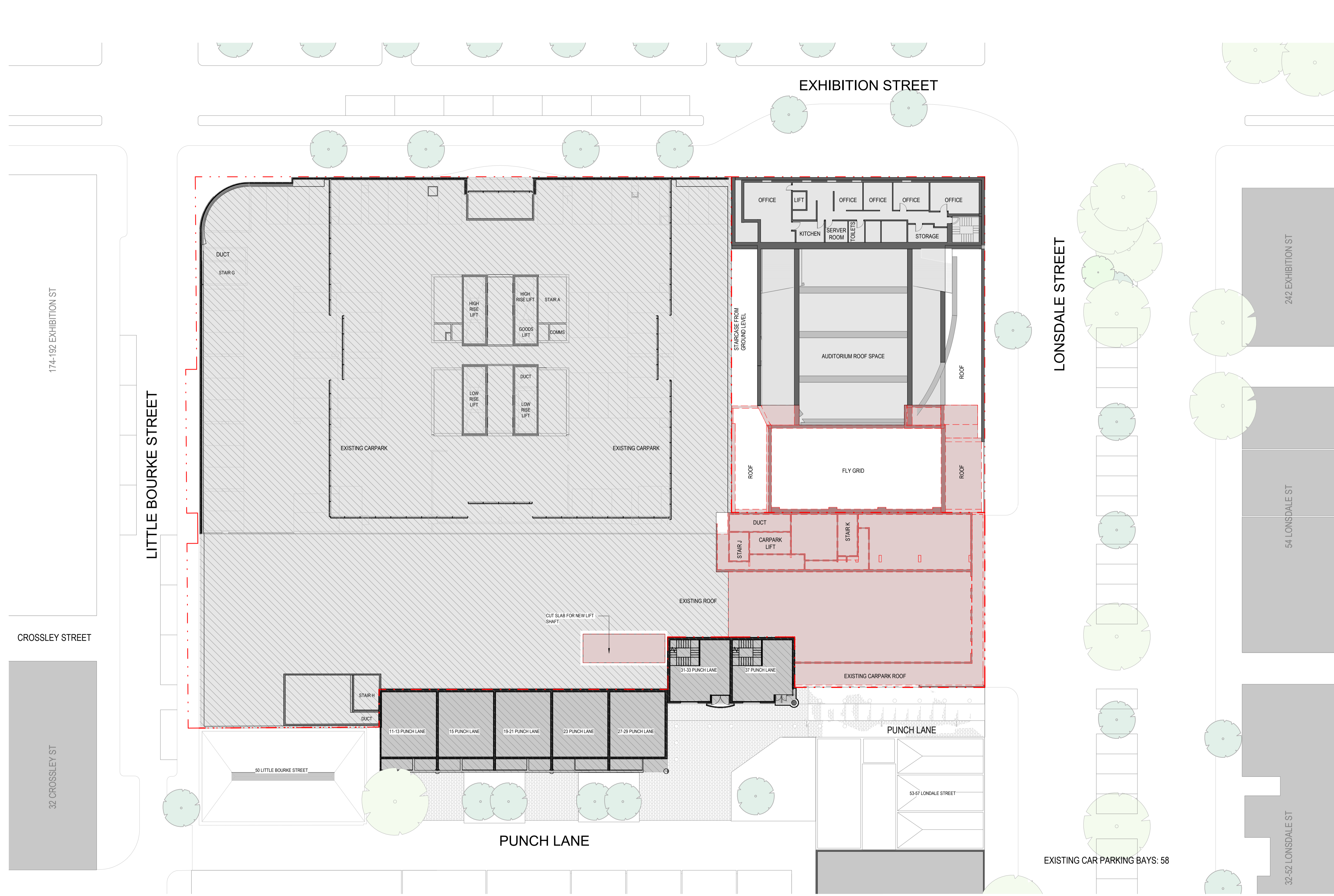


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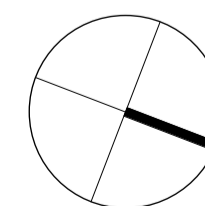




### 222 & 240 Exhibition Street

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 Scale @ A1: 1 : 200  
 Date: 14.02.2025

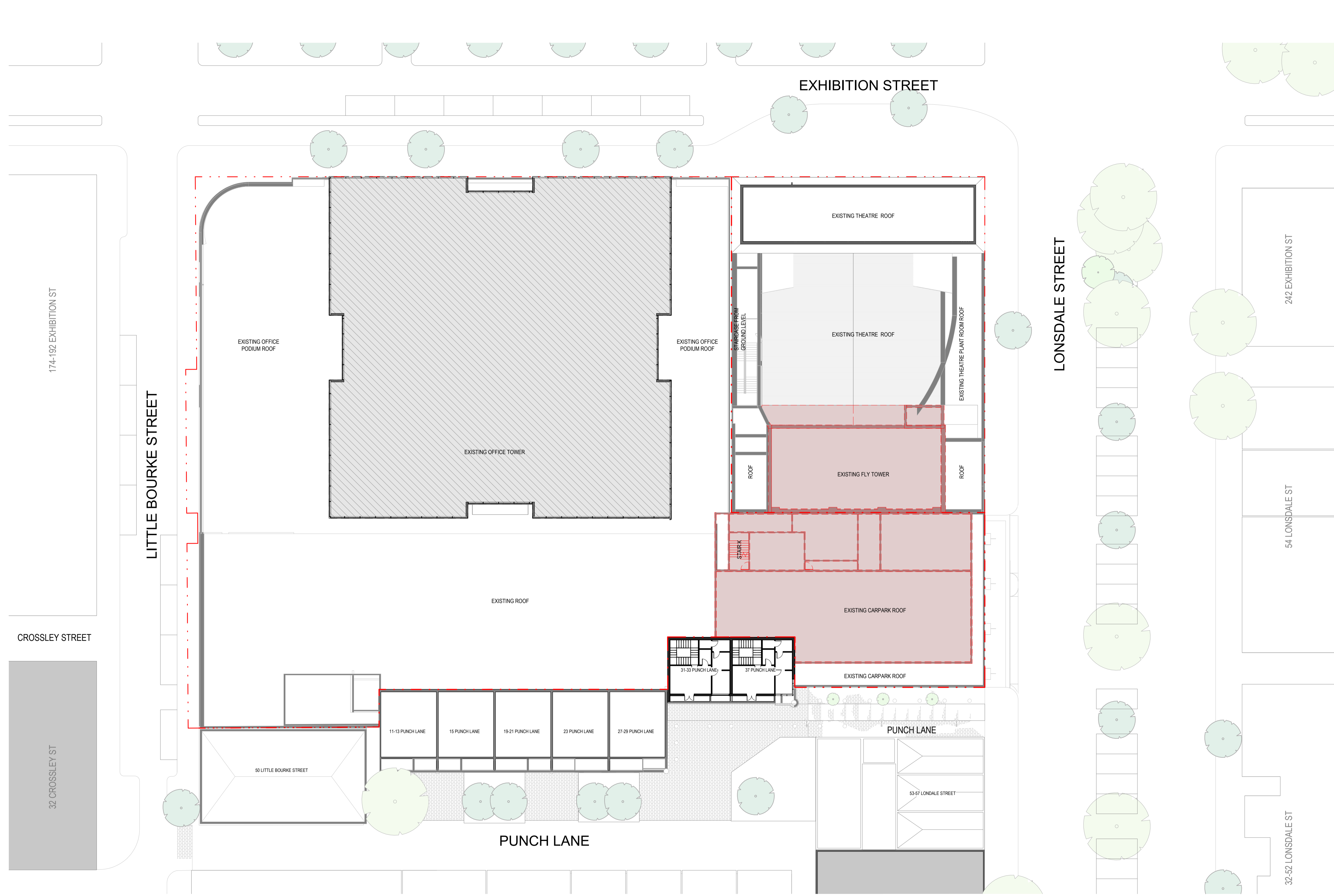
- LEGEND**
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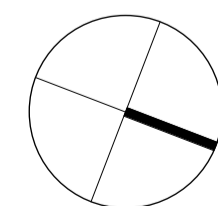




222 & 240 Exhibition Street

Drawing: **Existing Condition & Demolition Plan - Level 04**  
 Drawing no: DA0506  
 Issue: B  
 Scale @ A1: 1 : 200  
 Date: 14.02.2025

**LEGEND**  
 - Title Boundary  
 - Existing Retained  
 - Proposed Demolition  
 - Out of Scope

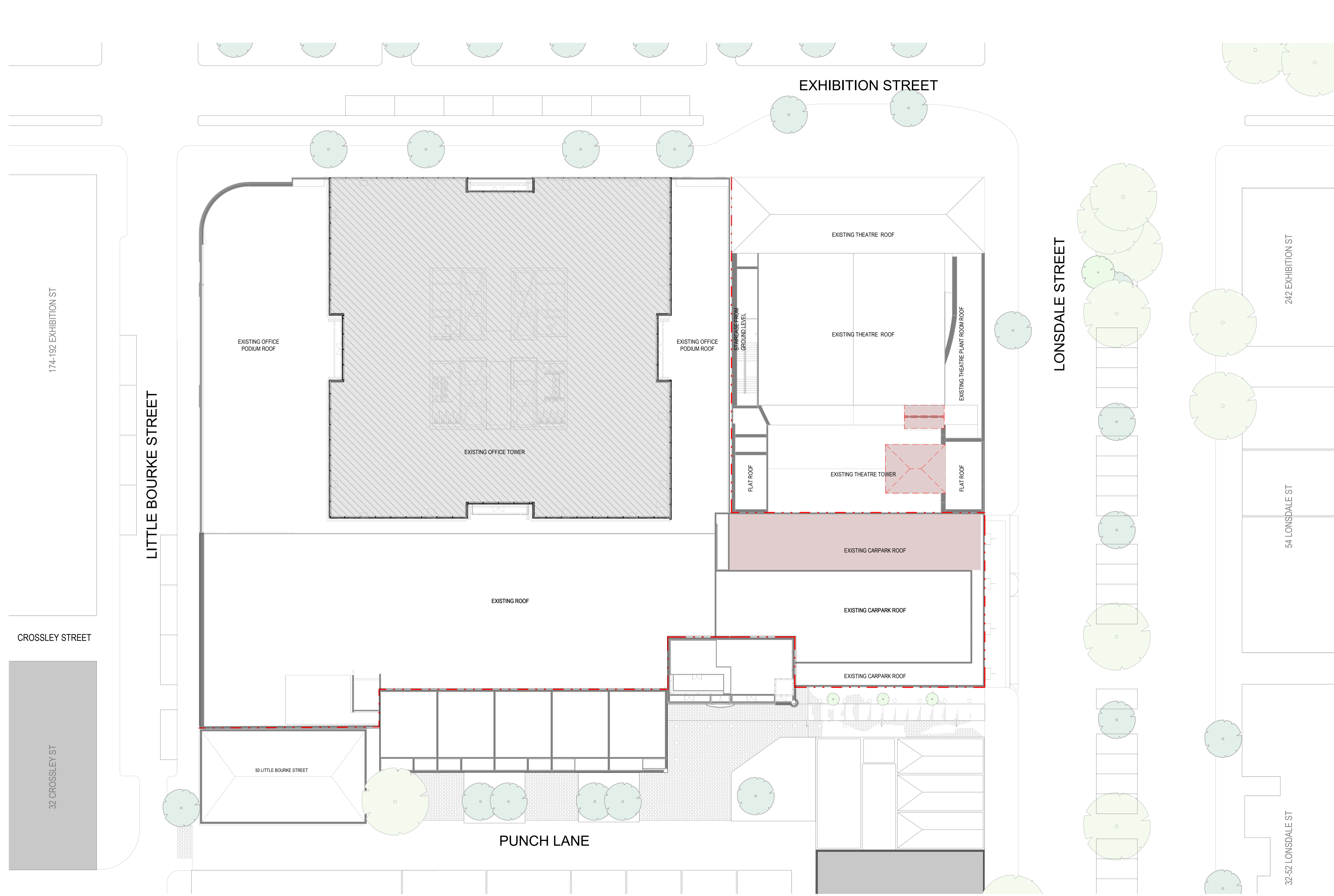


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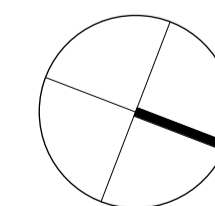




222 & 240 Exhibition Street

Drawing: **Existing Condition & Demolition Plan - Level 05**  
 Drawing no: DA0507  
 Issue: B  
 Scale @ A1: 1 : 200  
 Date: 14.02.2025

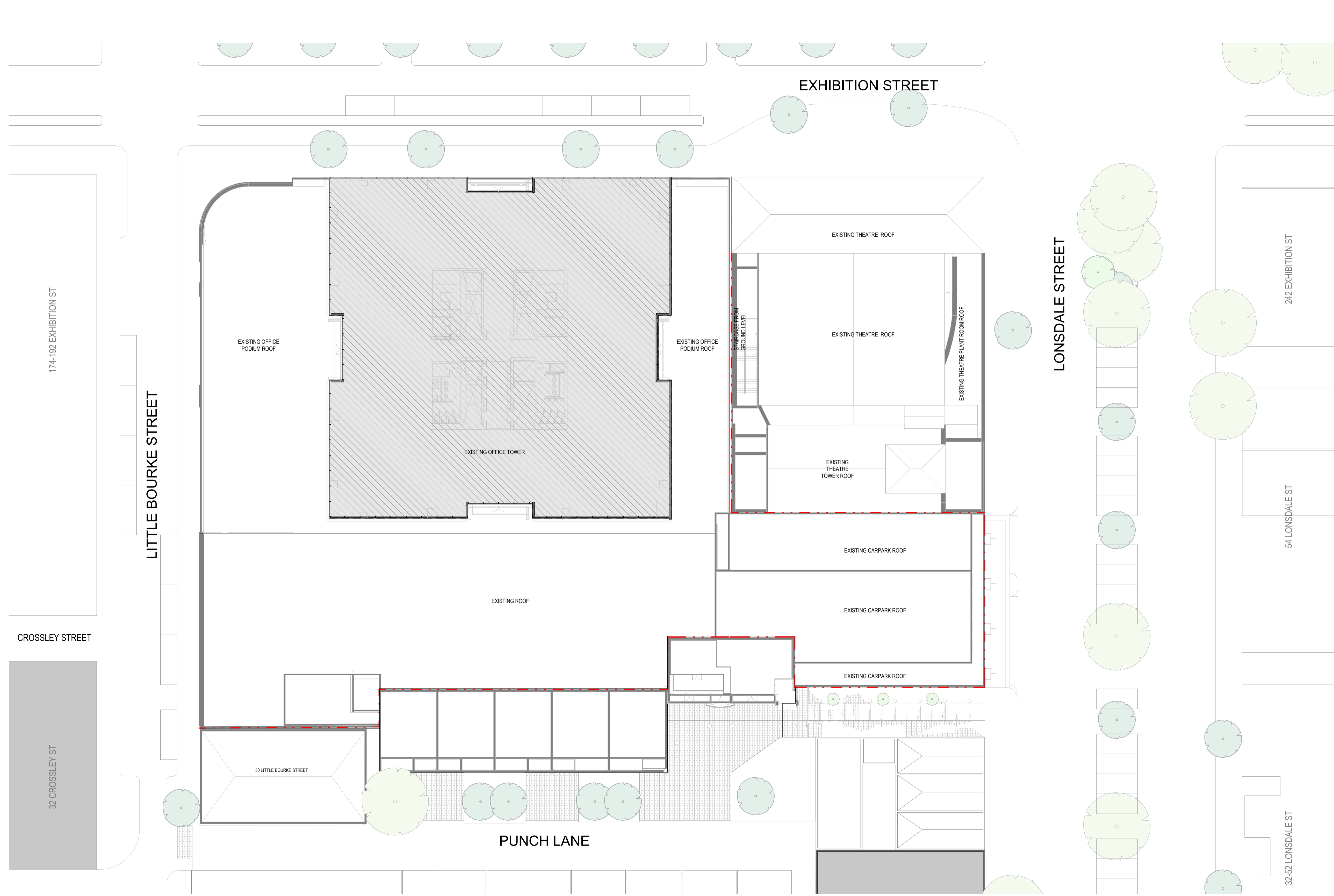
- LEGEND**
- Title Boundary
  - Existing Retained
  - - - Proposed Demolition
  - Out of Scope



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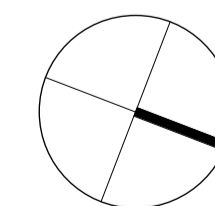
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Drawing: **Existing Condition & Demolition Plan - Level 06**  
 Drawing no: DA0508  
 Issue: B  
 Scale @ A1: 1 : 200  
 Date: 14.02.2025

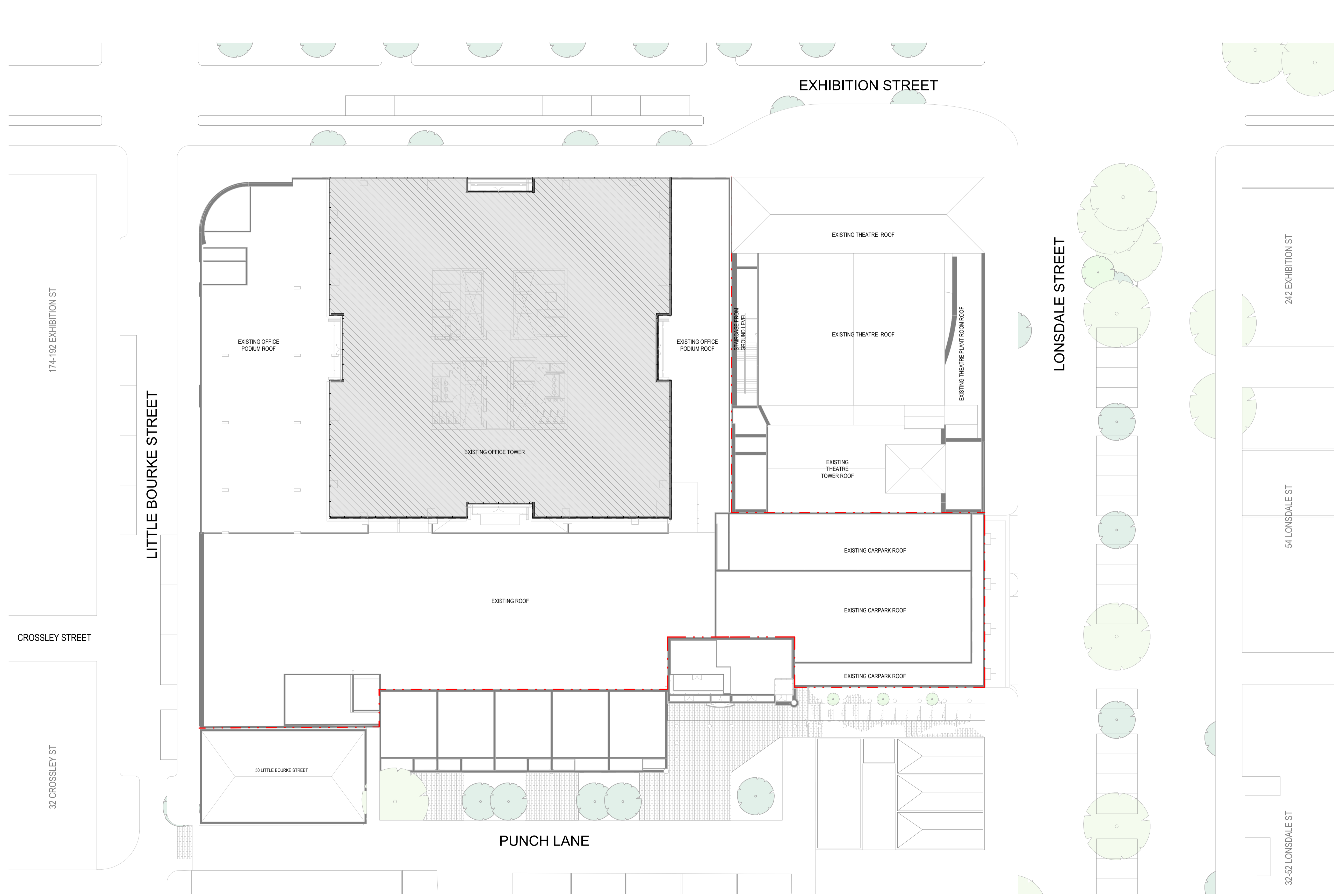


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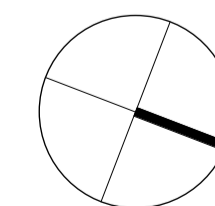
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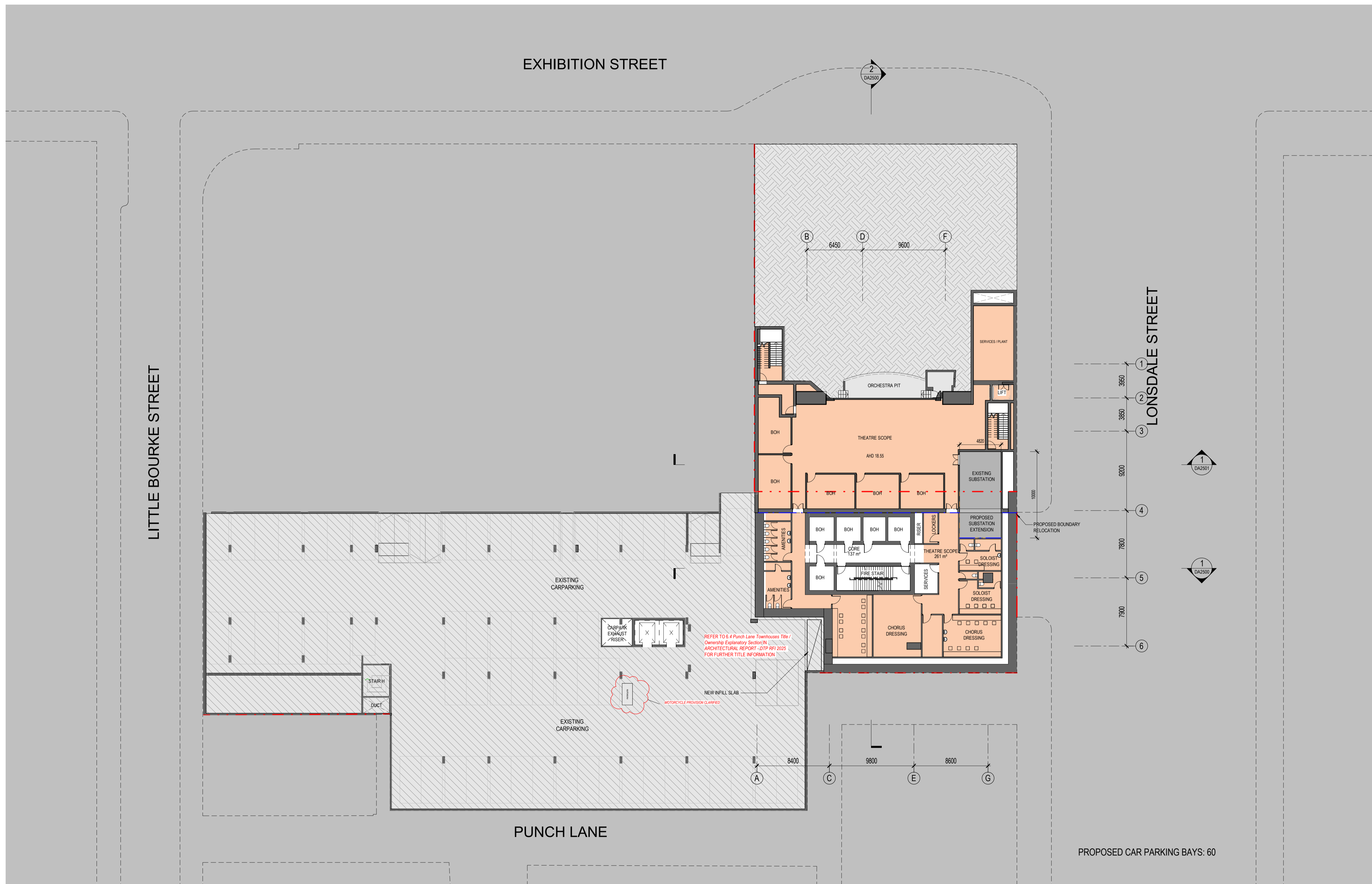
Drawing: **Existing Condition & Demolition Plan - Level 07**  
 Drawing no: DA0509  
 Issue: B  
 Scale @ A1: 1 : 200  
 Date: 14.02.2025



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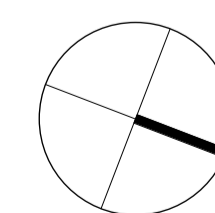
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222 & 240 Exhibition Street

Drawing: **Plan - Basement 02**  
 Drawing no: DA1000  
 Issue: F  
 Scale @ A1: 1 : 200  
 Date: 25.04.2025

- LEGEND**
- Title Boundary
  - Proposed Boundary Relocation
  - Out-of-Scope
  - Theatre Scope / Fly Tower
  - Terrace
  - Hotel
  - New Plant
  - New Office
  - New Lobby
  - Ground Floor Services

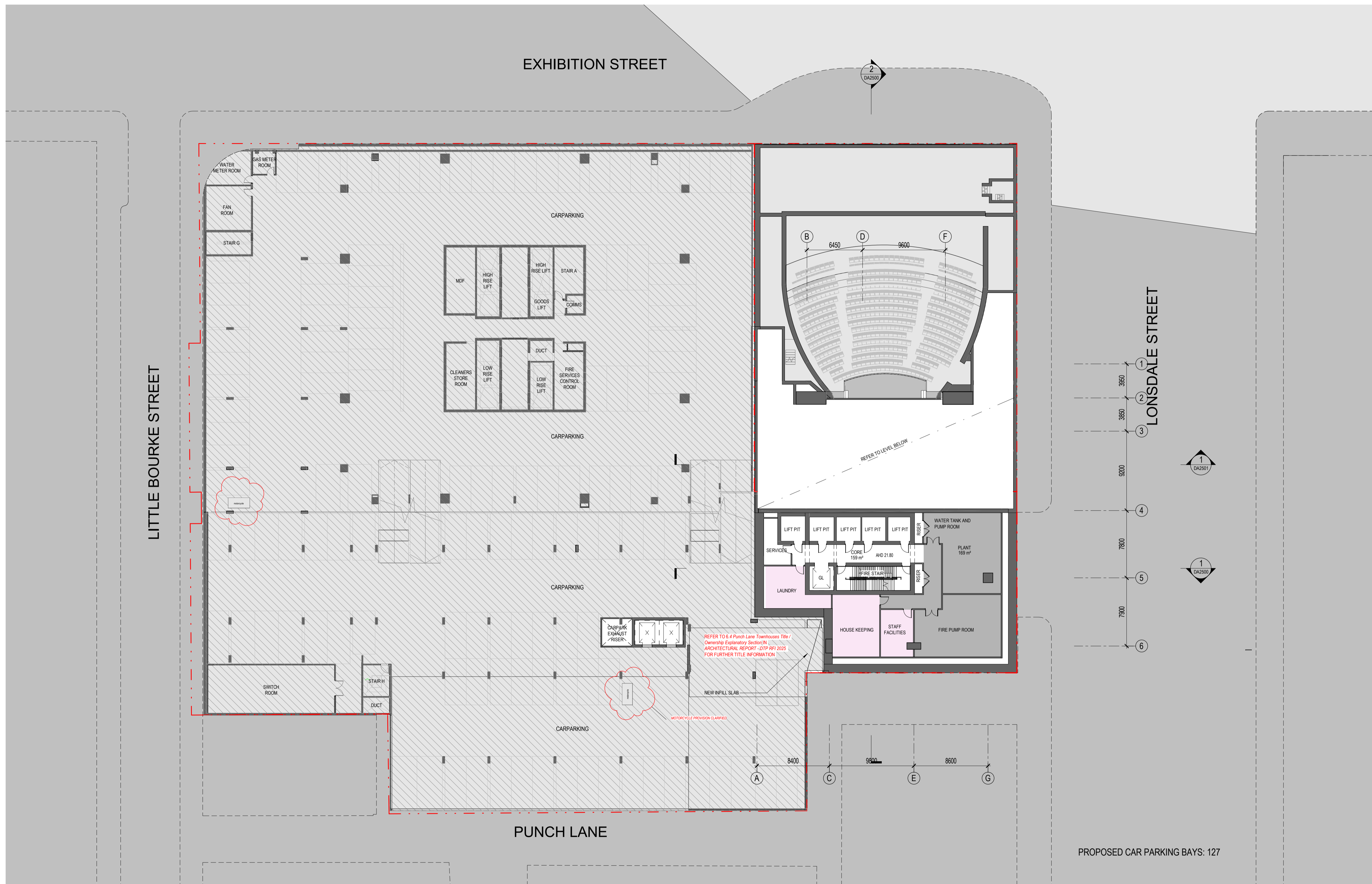


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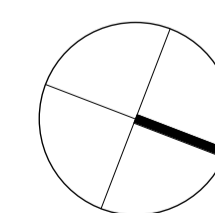




222 & 240 Exhibition Street

Drawing: **Plan - Basement 01**  
 Drawing no: DA1001  
 Issue: E  
 Scale @ A1: 1 : 200  
 Date: 25.04.2025

LEGEND	
	Title Boundary
	Proposed Boundary Relocation
	Out-of-Scope
	Theatre Scope / Fly Tower
	Terrace
	Hotel
	New Plant
	New Office
	New Lobby
	Ground Floor Services

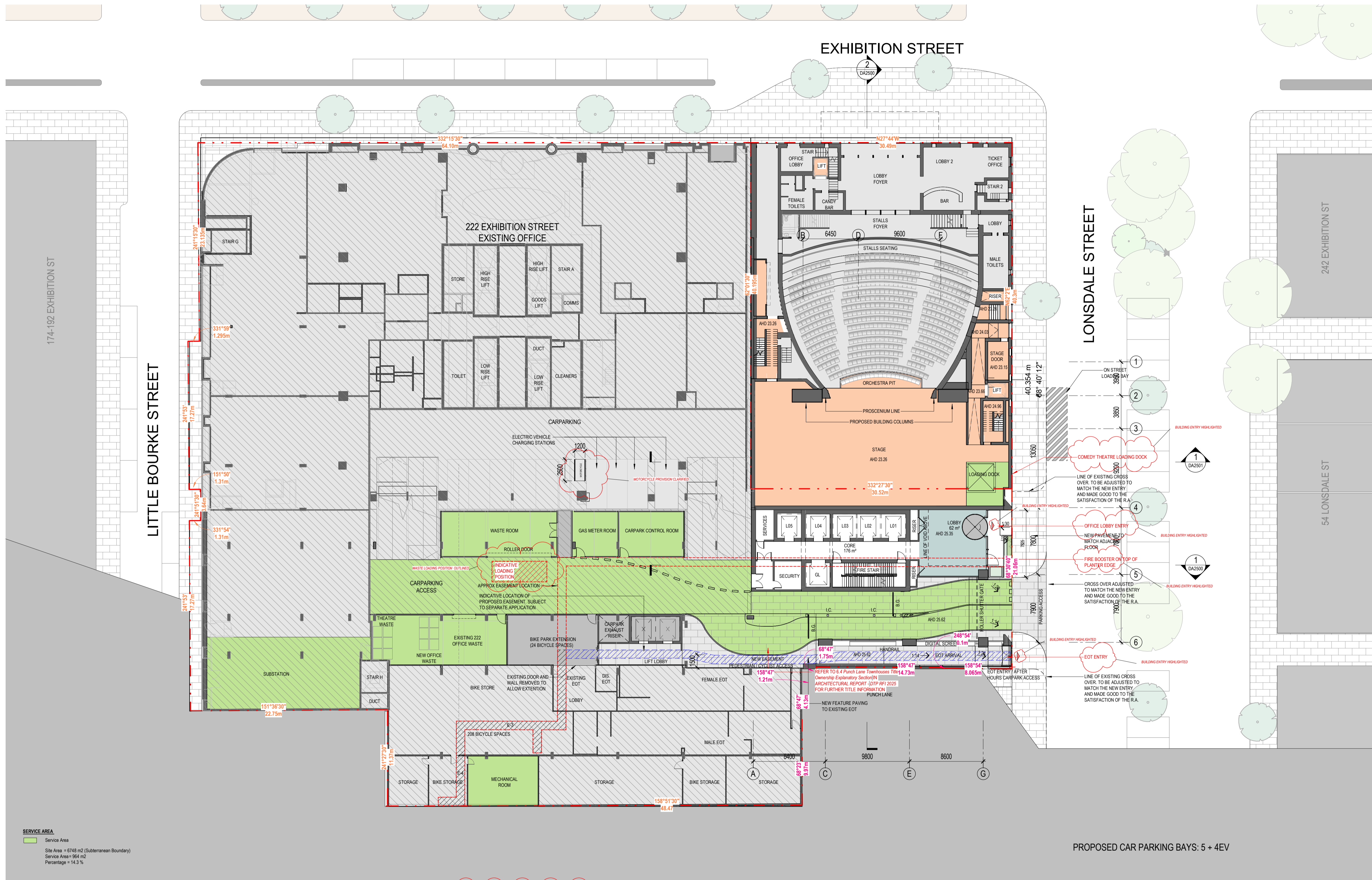


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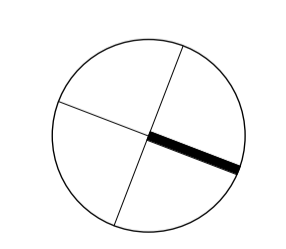
**SERVICE AREA**  
 Service Area  
 Site Area = 6748 m<sup>2</sup> (Subterranean Boundary)  
 Service Area = 984 m<sup>2</sup>  
 Percentage = 14.3 %

**222 & 240 Exhibition Street**

Drawing: **Plan - Ground Floor**  
 Drawing no: **DA1002**  
 Issue: **F**  
 Scale @ A1: **1:200**  
 Date: **25.04.2025**

**SITE BOUNDARY INFORMATION**  
 Title Reestablishment Survey - REFER 304795-AA 2022-08-26 BOUNDARY REESTABLISHMENT FEATURE AND LEVEL SURVEY BY VERIS  
 Certificates of Title INFORMATION SOURCED FROM EXISTING TITLE INFORMATION

- LEGEND**
- Title Boundary
  - - - Proposed Boundary Re-location
  - Out-of-Scope
  - Theatre Scope / Fly Tower
  - Terrace
  - Hotel
  - New Plant
  - New Office
  - New Lobby
  - Ground Floor Services



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PROPOSED CAR PARKING BAYS: 5 + 4EV





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Drawing: Plan - Level 01  
 Drawing no: DA1003  
 Issue: F  
 Scale @ A1: 1:200  
 Date: 25.04.2025

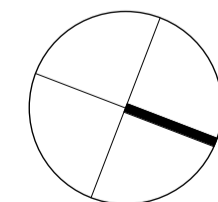
SITE BOUNDARY INFORMATION

Title Reestablishment Survey - REFER 304795-AA 2022-08-26 BOUNDARY RESTABLISHMENT FEATURE AND LEVEL SURVEY BY VERIS

Certificates of Title INFORMATION SOURCED FROM EXISTING TITLE INFORMATION

LEGEND

- Title Boundary
- Proposed Boundary Relocation
- Out-of-Scope
- Theatre Scope / Fly Tower
- Terrace
- Hotel
- New Plant
- New Office
- New Lobby
- Ground Floor Services



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PROPOSED CAR PARKING BAYS: 25 + 3DDA

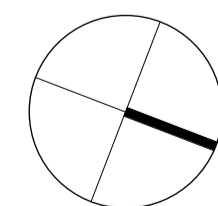




222 & 240 Exhibition Street

Drawing: **Plan - Level 02**  
 Drawing no: DA1004  
 Issue: E  
 Scale @ A1: 1 : 200  
 Date: 14.02.2025

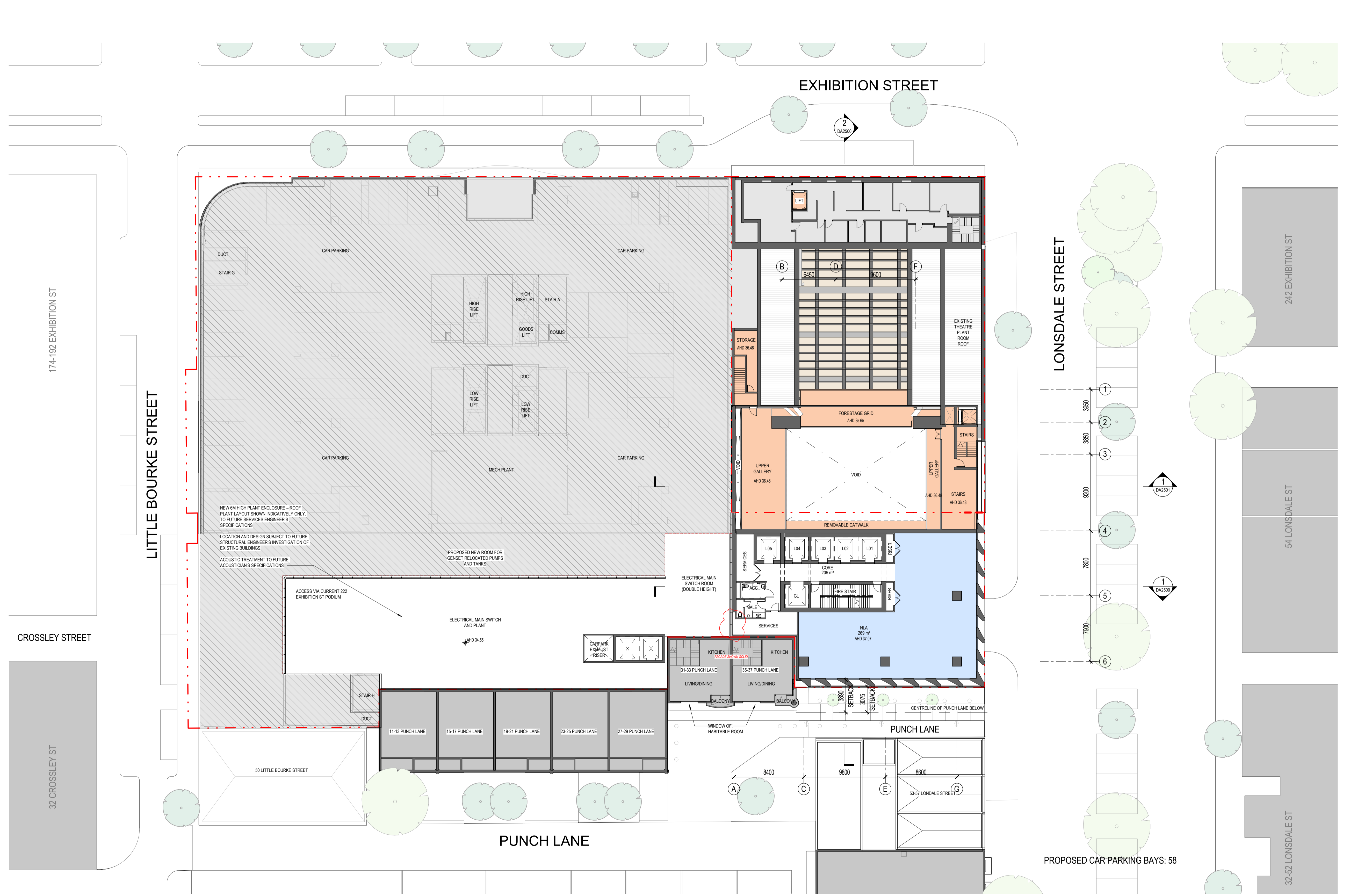
- LEGEND**
- Title Boundary
  - Proposed Boundary Relocation
  - Out-of-Scope
  - Theatre Scope / Fly Tower
  - Terrace
  - Hotel
  - New Plant
  - New Office
  - New Lobby
  - Ground Floor Services



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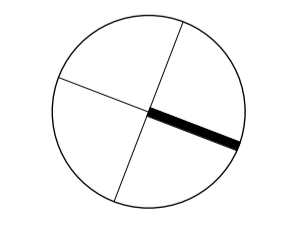
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Drawing: **Plan - Level 03**  
 Drawing no: DA1005  
 Issue: F  
 Scale @ A1: 1 : 200  
 Date: 25.04.2025

- LEGEND**
- Title Boundary
  - Proposed Boundary Relocation
  - Out-of-Scope
  - Theatre Scope / Fly Tower
  - Terrace
  - Hotel
  - New Plant
  - New Office
  - New Lobby
  - Ground Floor Services



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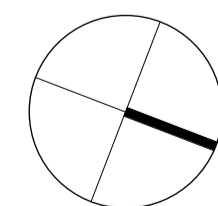




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Drawing: **Plan - Level 04**  
 Drawing no: DA1006  
 Issue: F  
 Scale @ A1: 1 : 200  
 Date: 25.04.2025

- LEGEND**
- Title Boundary
  - Proposed Boundary Relocation
  - Out-of-Scope
  - Theatre Scope / Fly Tower
  - Terrace
  - Hotel
  - New Plant
  - New Office
  - New Lobby
  - Ground Floor Services

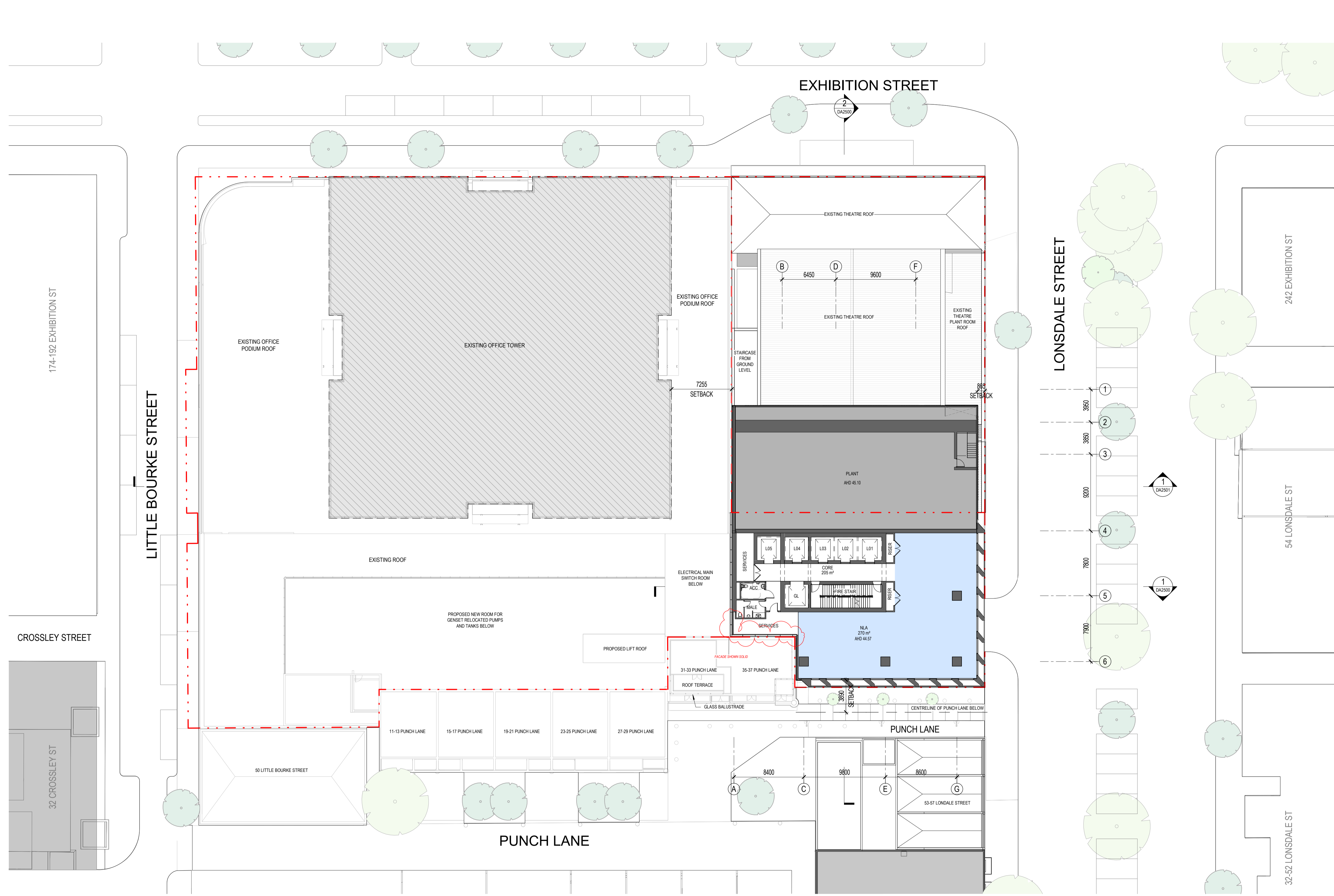


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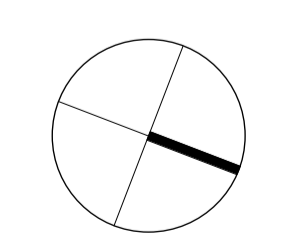




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Drawing: **Plan - Level 04A**  
 Drawing no: DA1007  
 Issue: F  
 Scale @ A1: 1 : 200  
 Date: 25.04.2025

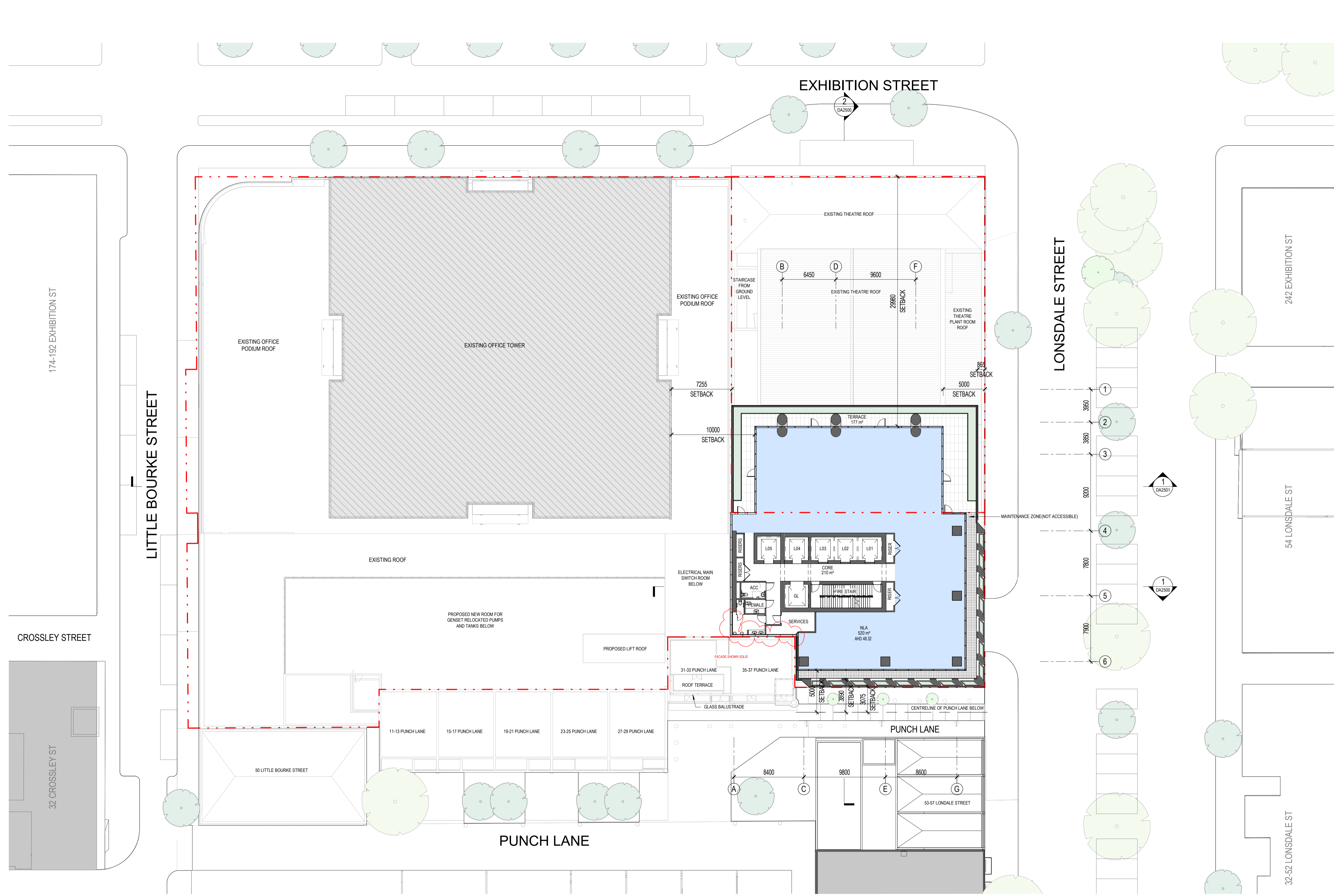
- LEGEND**
- Title Boundary
  - Proposed Boundary Relocation
  - Out-of-Scope
  - Theatre Scope / Fly Tower
  - Terrace
  - Hotel
  - New Plant
  - New Office
  - New Lobby
  - Ground Floor Services



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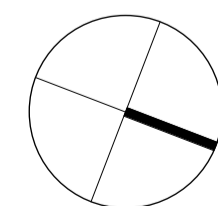




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Drawing: **Plan - Level 05**  
 Drawing no: DA1008  
 Issue: F  
 Scale @ A1: 1 : 200  
 Date: 25.04.2025

- LEGEND**
- Title Boundary
  - Proposed Boundary Relocation
  - Out-of-Scope
  - Theatre Scope / Fly Tower
  - Terrace
  - Hotel
  - New Plant
  - New Office
  - New Lobby
  - Ground Floor Services

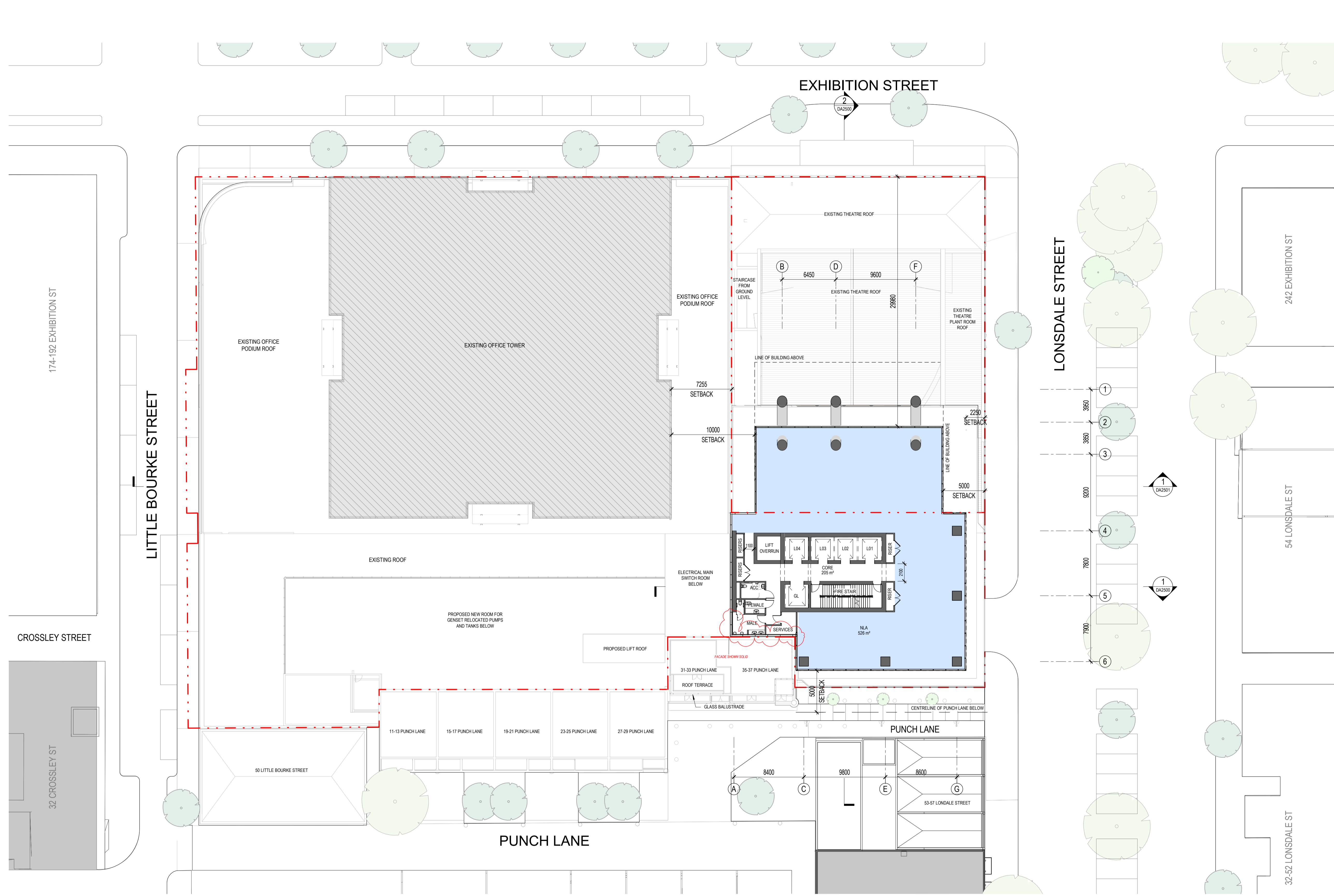


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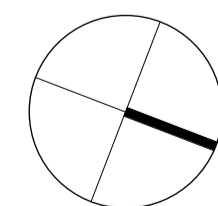




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Drawing: **Plan - Level 06**  
 Drawing no: DA1009  
 Issue: F  
 Scale @ A1: 1 : 200  
 Date: 25.04.2025

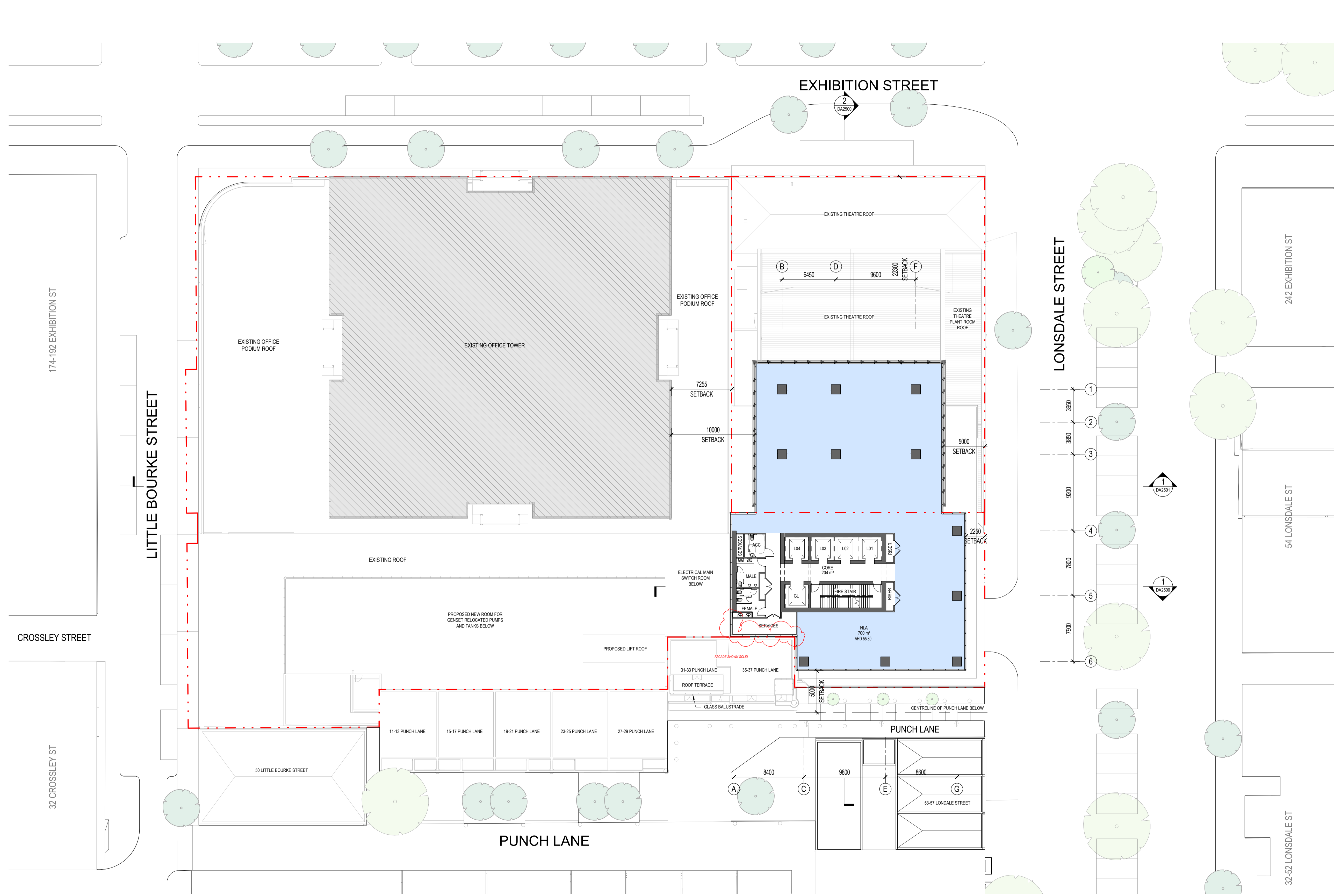
- LEGEND**
- Title Boundary
  - Proposed Boundary Relocation
  - Out-of-Scope
  - Theatre Scope / Fly Tower
  - Terrace
  - Hotel
  - New Plant
  - New Office
  - New Lobby
  - Ground Floor Services



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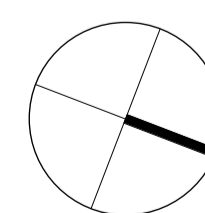
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222 & 240 Exhibition Street

Drawing: **Plan - Level 07-15 (Typical)**  
 Drawing no: DA1010  
 Issue: F  
 Scale @ A1: 1 : 200  
 Date: 25.04.2025

- LEGEND**
- Title Boundary
  - Proposed Boundary Relocation
  - Out-of-Scope
  - Theatre Scope / Fly Tower
  - Terrace
  - Hotel
  - New Plant
  - New Office
  - New Lobby
  - Ground Floor Services

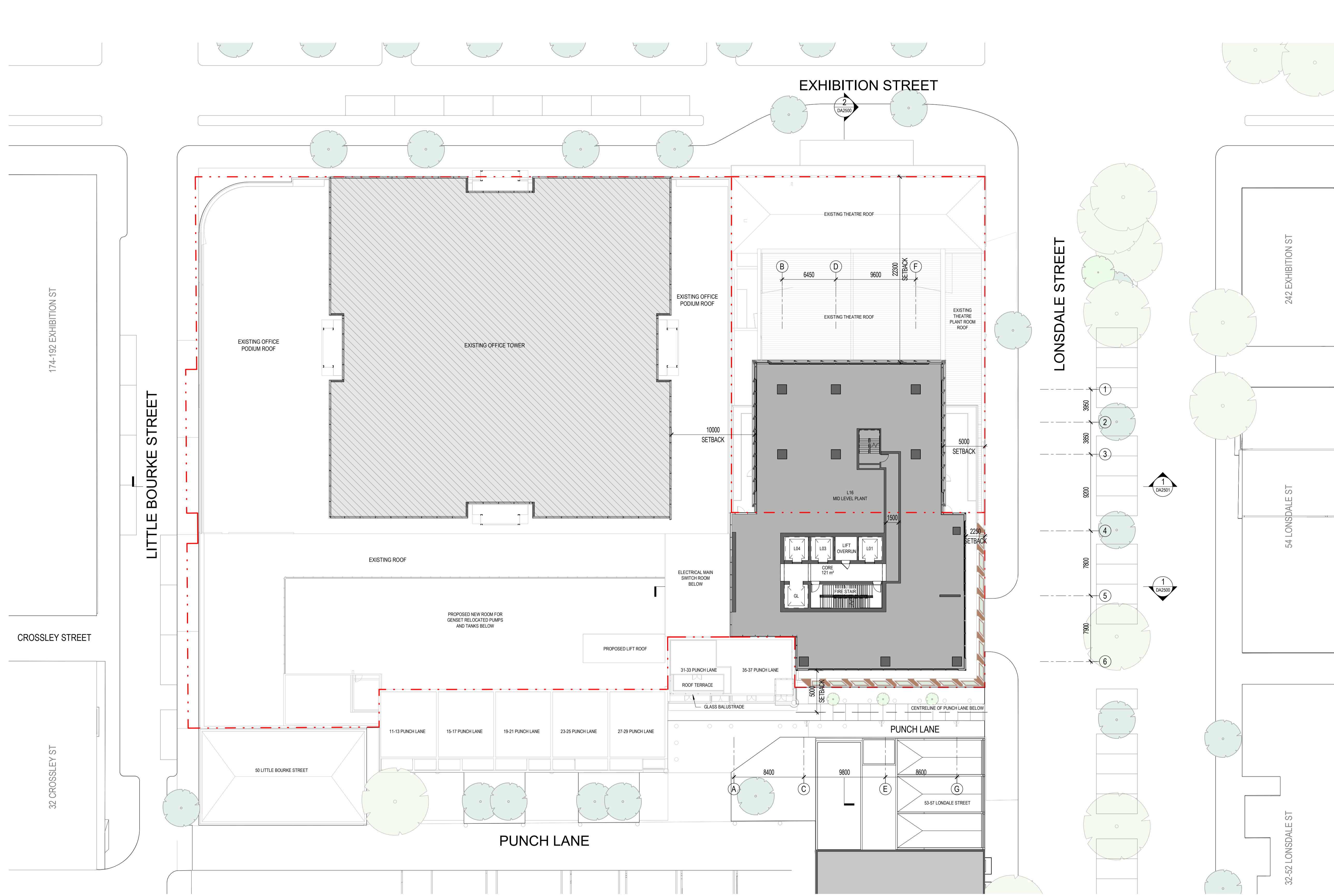


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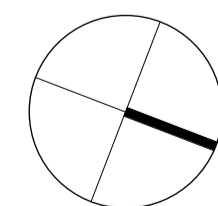




222 & 240 Exhibition Street

Drawing: **Plan - Level 16 (Plant)**  
 Drawing no: DA1011  
 Issue: E  
 Scale @ A1: 1 : 200  
 Date: 14.02.2025

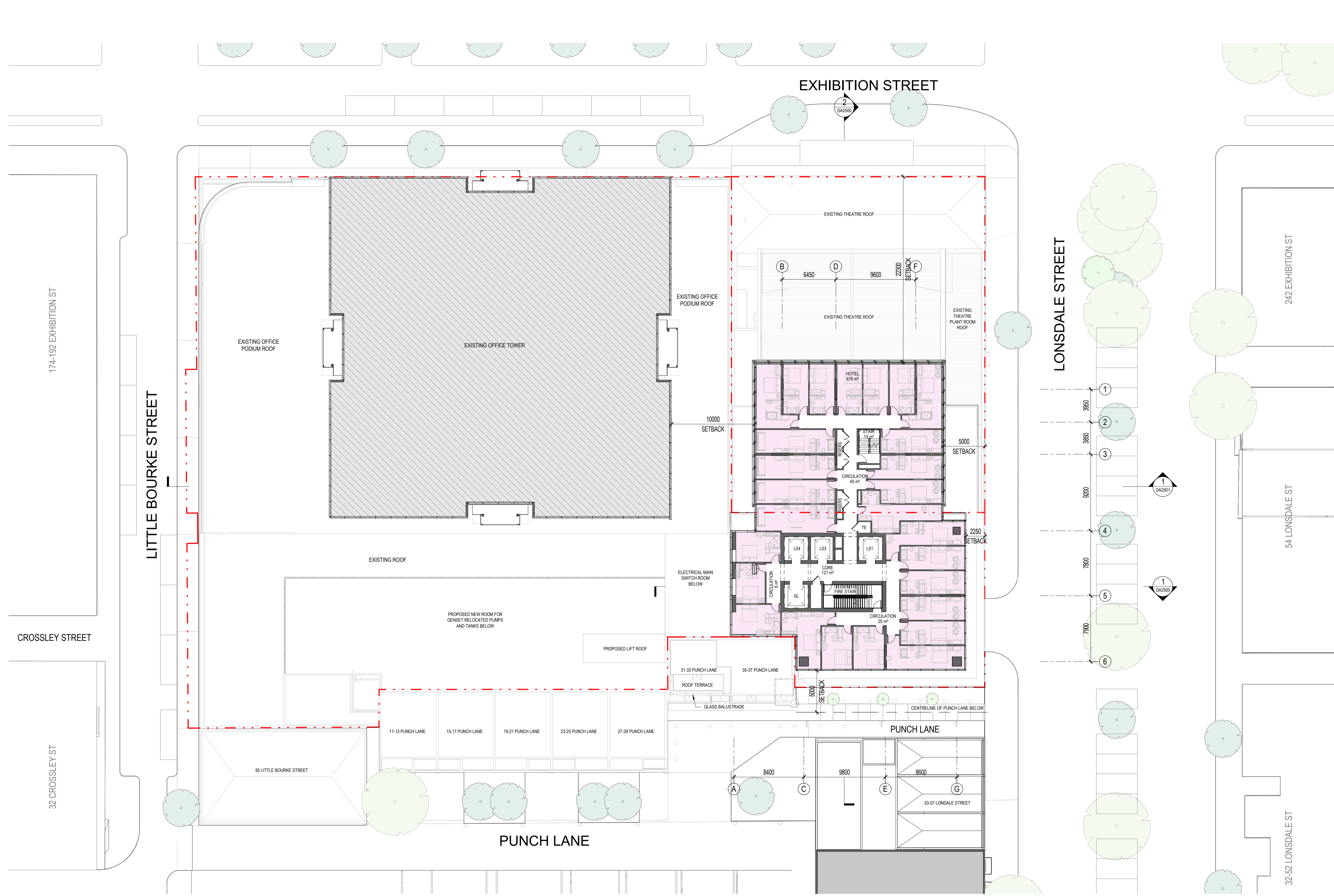
- LEGEND**
- Title Boundary
  - Proposed Boundary Relocation
  - Out-of-Scope
  - Theatre Scope / Fly Tower
  - Terrace
  - Hotel
  - New Plant
  - New Office
  - New Lobby
  - Ground Floor Services



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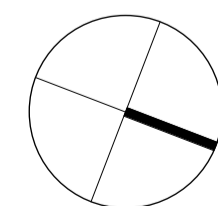
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222 & 240 Exhibition Street

Drawing: **Plan - Level 17-26 (Typical Hotel)**  
 Drawing no: DA1012  
 Issue: E  
 Scale @ A1: 1 : 200  
 Date: 14.02.2025

- LEGEND**
- Title Boundary
  - Proposed Boundary Relocation
  - Out-of-Scope
  - Theatre Scope / Fly Tower
  - Terrace
  - Hotel
  - New Plant
  - New Office
  - New Lobby
  - Ground Floor Services

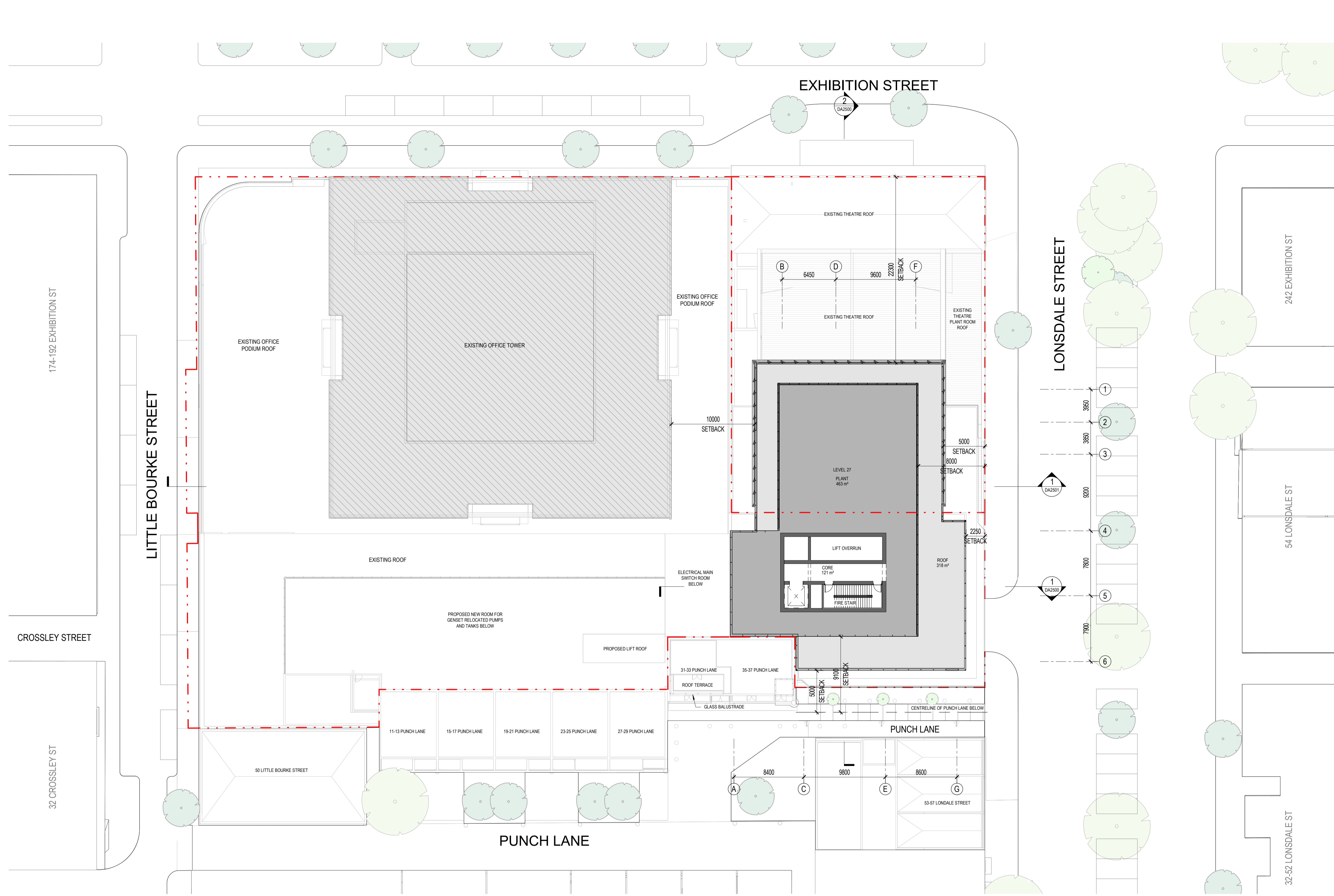


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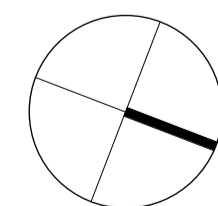




222 & 240 Exhibition Street

Drawing: **Plan - Level 27 Plant Room**  
 Drawing no: DA1013  
 Issue: E  
 Scale @ A1: 1 : 200  
 Date: 14.02.2025

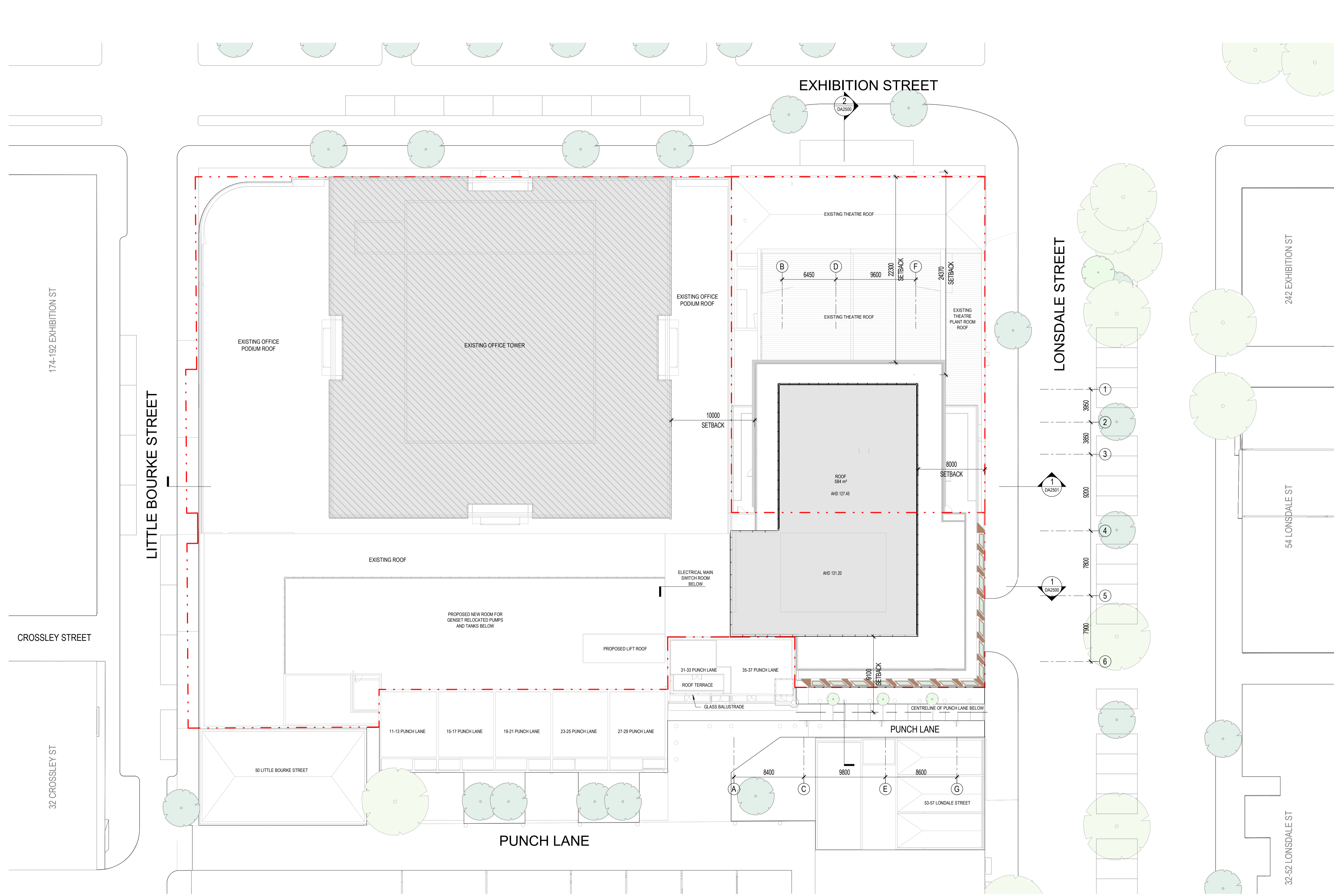
- LEGEND**
- Title Boundary
  - Proposed Boundary Relocation
  - Out-of-Scope
  - Theatre Scope / Fly Tower
  - Terrace
  - Hotel
  - New Plant
  - New Office
  - New Lobby
  - Ground Floor Services



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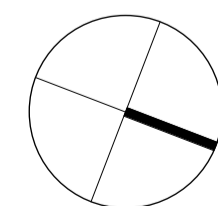
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222 & 240 Exhibition Street

Drawing: **Plan - Roof**  
 Drawing no: DA1014  
 Issue: E  
 Scale @ A1: 1 : 200  
 Date: 14.02.2025

- LEGEND**
- Title Boundary
  - Proposed Boundary Relocation
  - Out-of-Scope
  - Theatre Scope / Fly Tower
  - Terrace
  - Hotel
  - New Plant
  - New Office
  - New Lobby
  - Ground Floor Services

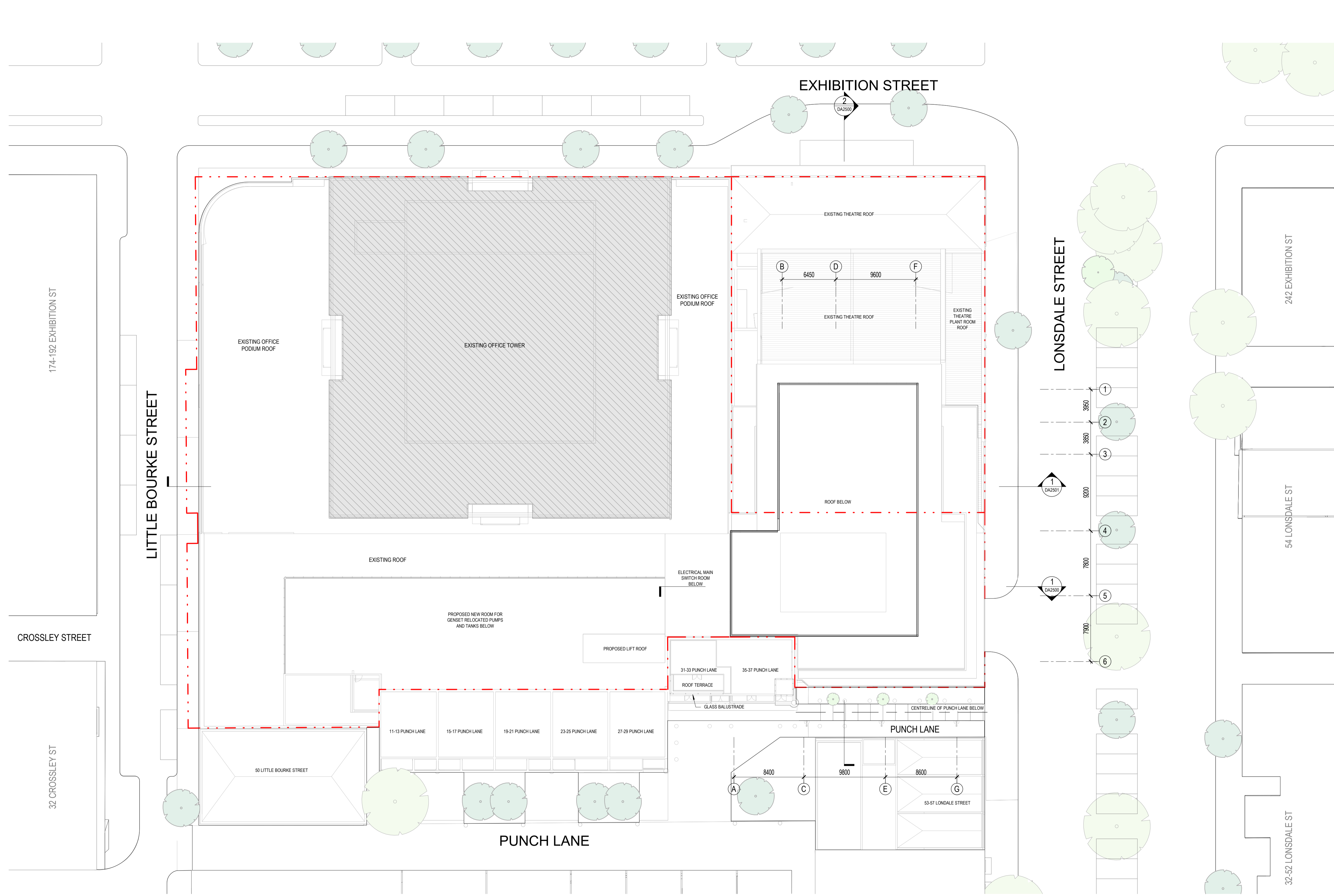


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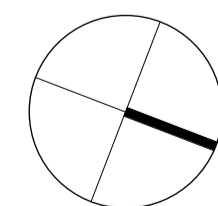




222 & 240 Exhibition Street

Drawing: **Plan - Parapet**  
 Drawing no: DA1015  
 Issue: E  
 Scale @ A1: 1 : 200  
 Date: 14.02.2025

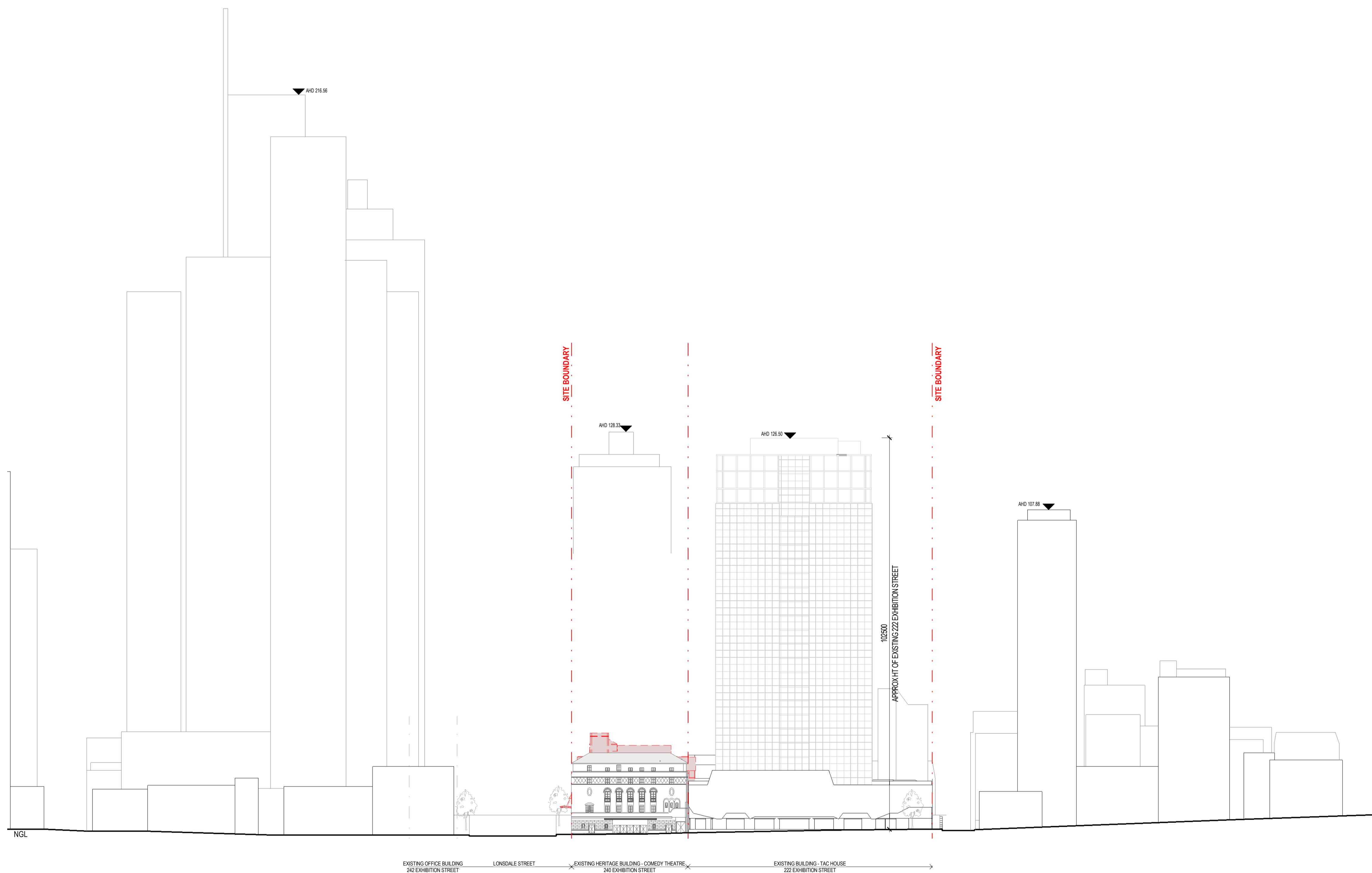
- LEGEND**
- Title Boundary
  - Proposed Boundary Relocation
  - Out-of-Scope
  - Theatre Scope / Fly Tower
  - Terrace
  - Hotel
  - New Plant
  - New Office
  - New Lobby
  - Ground Floor Services



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### 222 & 240 Exhibition Street

Drawing: **Existing/Demolition Elevation Exhibition Street**  
 Drawing no: DA2001  
 Issue: B  
 Scale @ A1: 1 : 500  
 Date: 24.10.2022

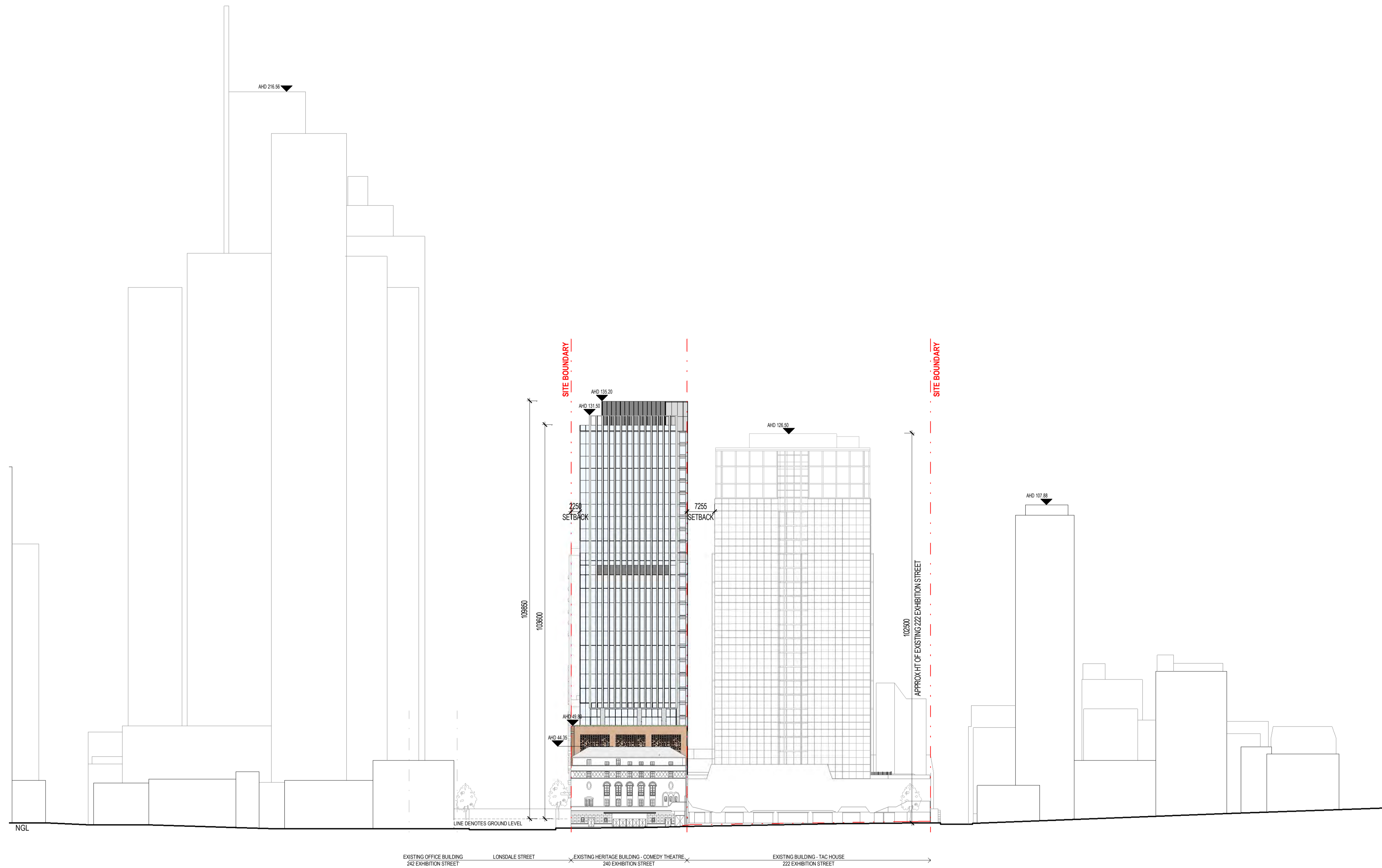
- LEGEND**
- Title Boundary
  - Existing Retained
  - Proposed Demolition
  - Out-of-Scope

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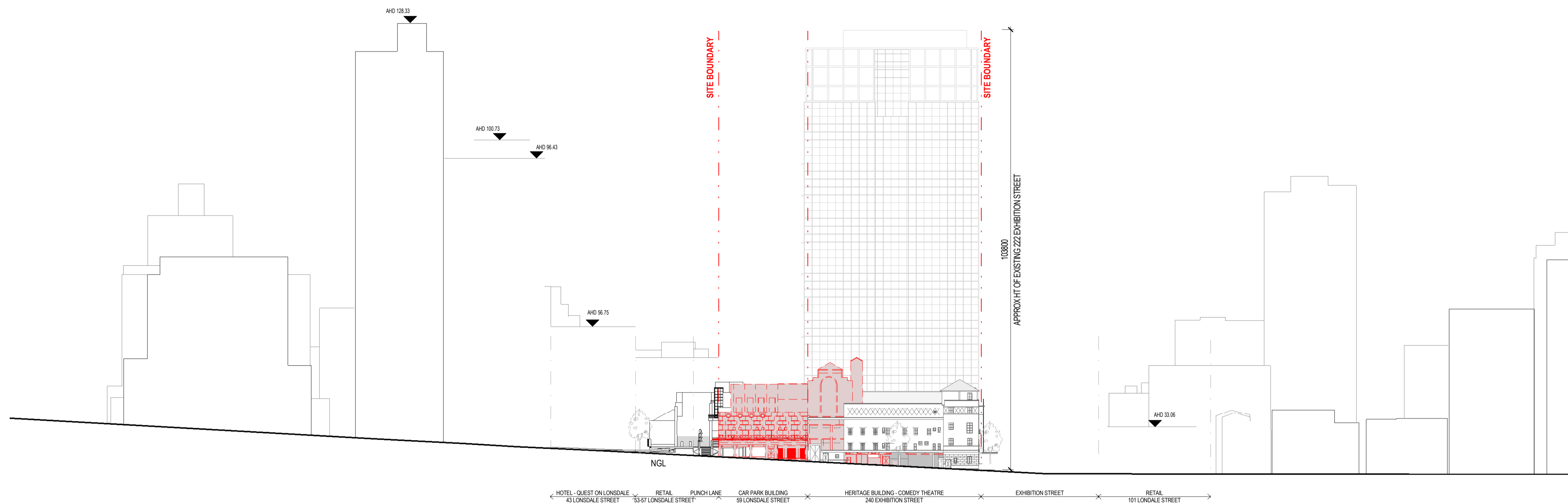
### 222 & 240 Exhibition Street

Drawing: **Proposed Elevation - West Elevation**  
 Drawing no: DA2002  
 Issue: D  
 Scale @ A1: 1 : 500  
 Date: 14.02.2025

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222 & 240 Exhibition Street

Drawing: **Existing/Demolition Elevations - Lonsdale Street**  
 Drawing no: DA2003  
 Issue: B  
 Scale @ A1: 1 : 500  
 Date: 24.10.2022

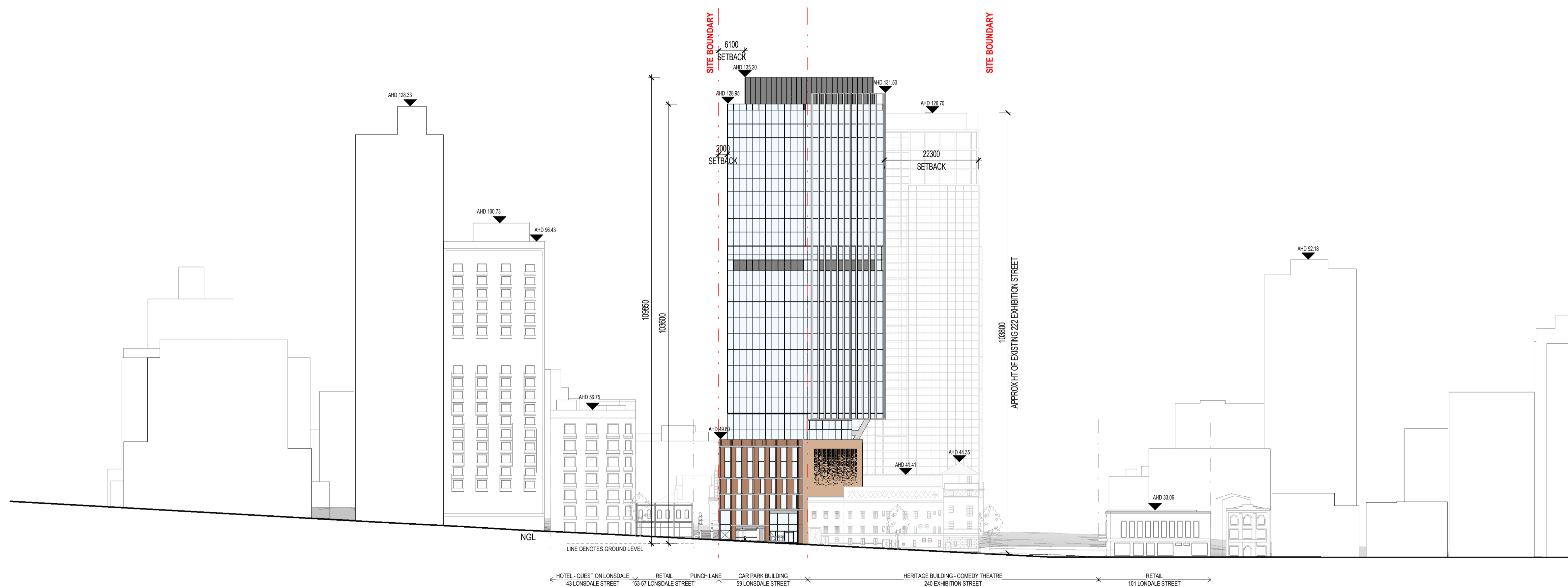
**LEGEND**  
 - - - Title Boundary  
 Existing Retained  
 Proposed Demolition  
 Out-of-Scope

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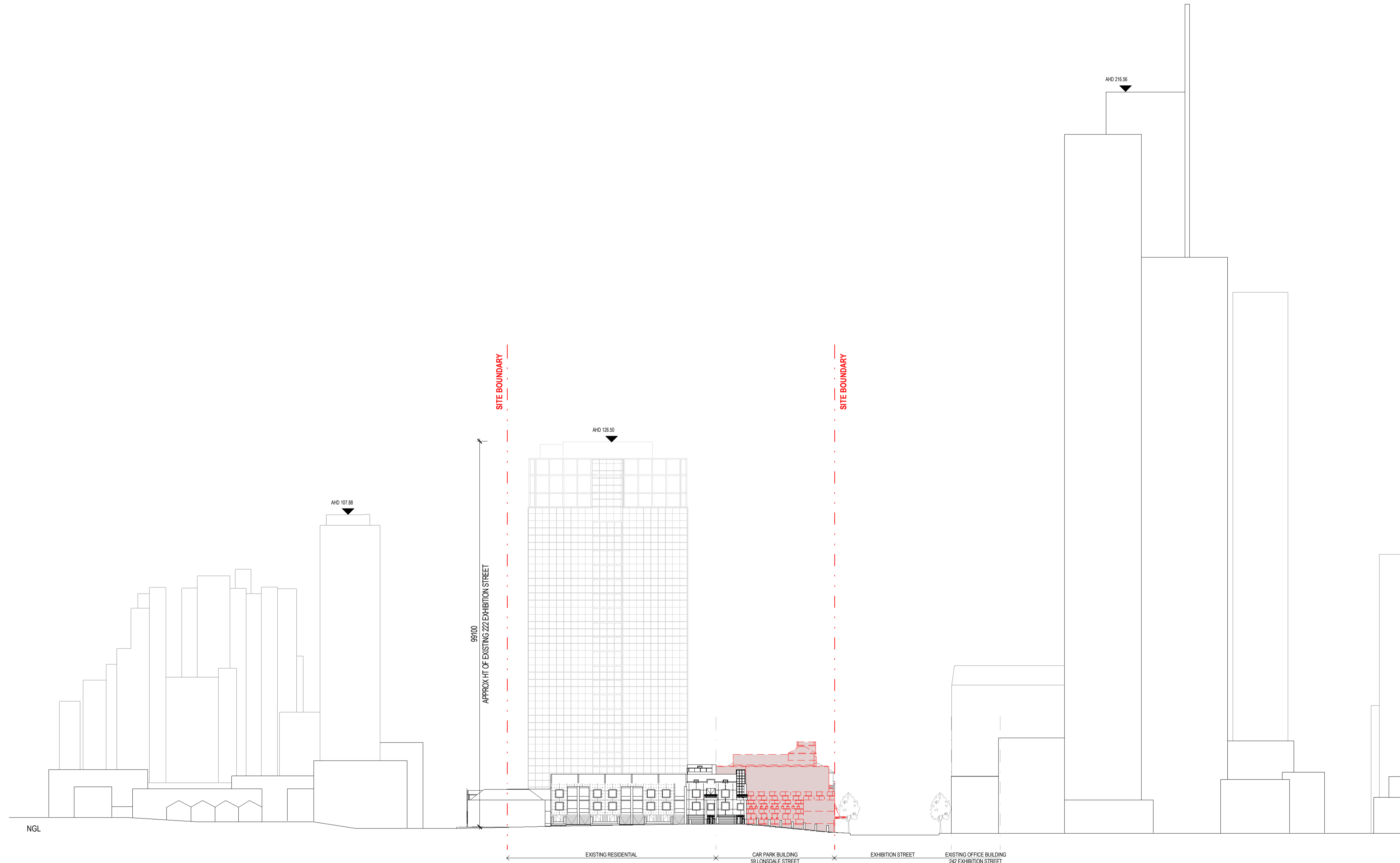
222 & 240 Exhibition Street

Drawing: **Proposed Elevation - North Elevation**  
 Drawing no: DA2004  
 Issue: D  
 Scale @ A1: 1 : 500  
 Date: 14.02.2025

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### 222 & 240 Exhibition Street

Drawing: **Existing/Demolition Elevation - Punch Lane**  
 Drawing no: DA2005  
 Issue: B  
 Scale @ A1: 1 : 500  
 Date: 24.10.2022

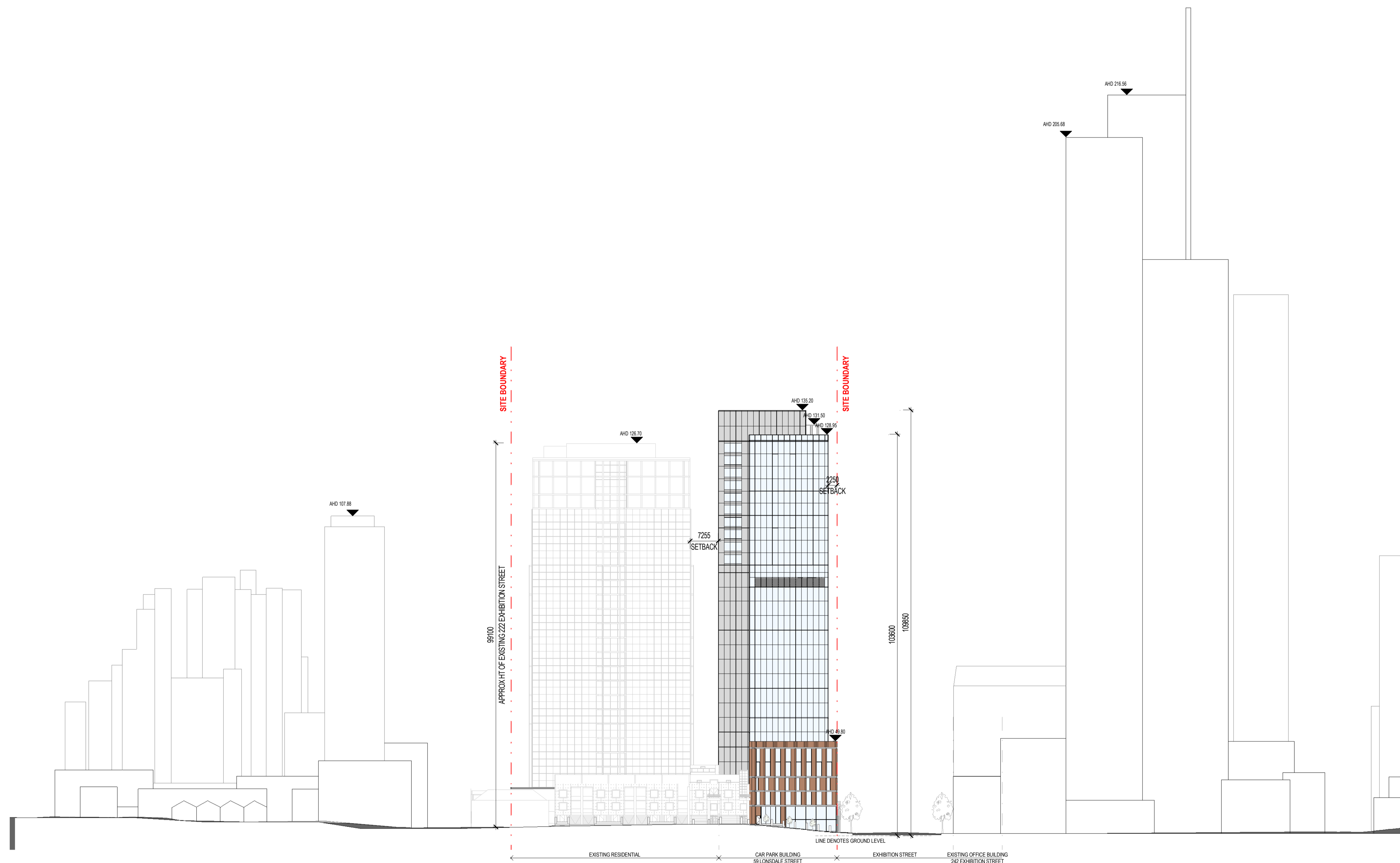
**LEGEND**  
 - - - Title Boundary  
 Existing Retained  
 Proposed Demolition  
 Out-of-Scope

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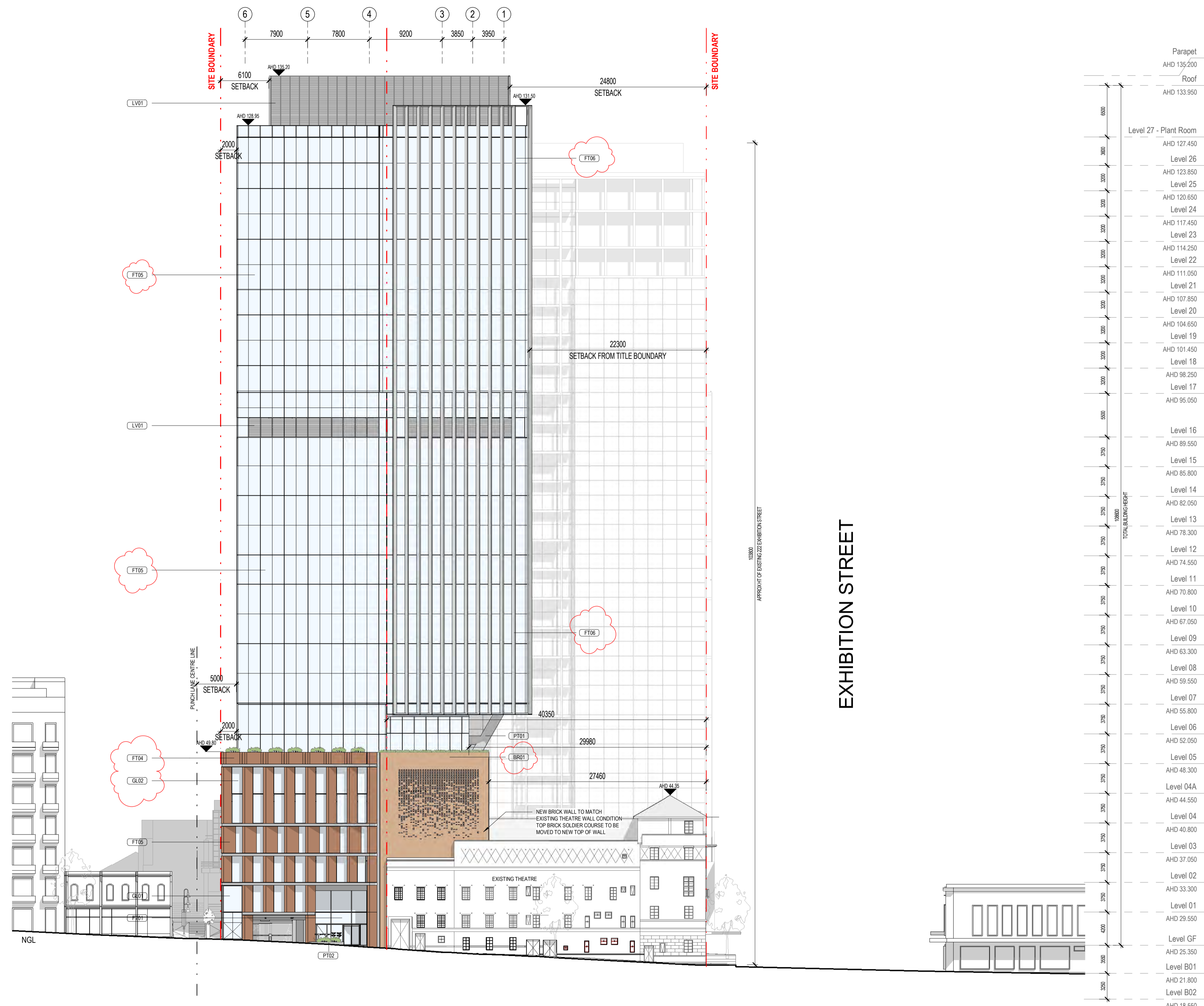
222 & 240 Exhibition Street

Drawing: **Proposed Elevation - East Elevation**  
 Drawing no: DA2006  
 Issue: D  
 Scale @ A1: 1 : 500  
 Date: 14.02.2025

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222 & 240 Exhibition Street

Drawing: Elevation - North  
 Drawing no: DA2100  
 Issue: E  
 Scale @ A1: 1 : 250  
 Date: 25.04.2025

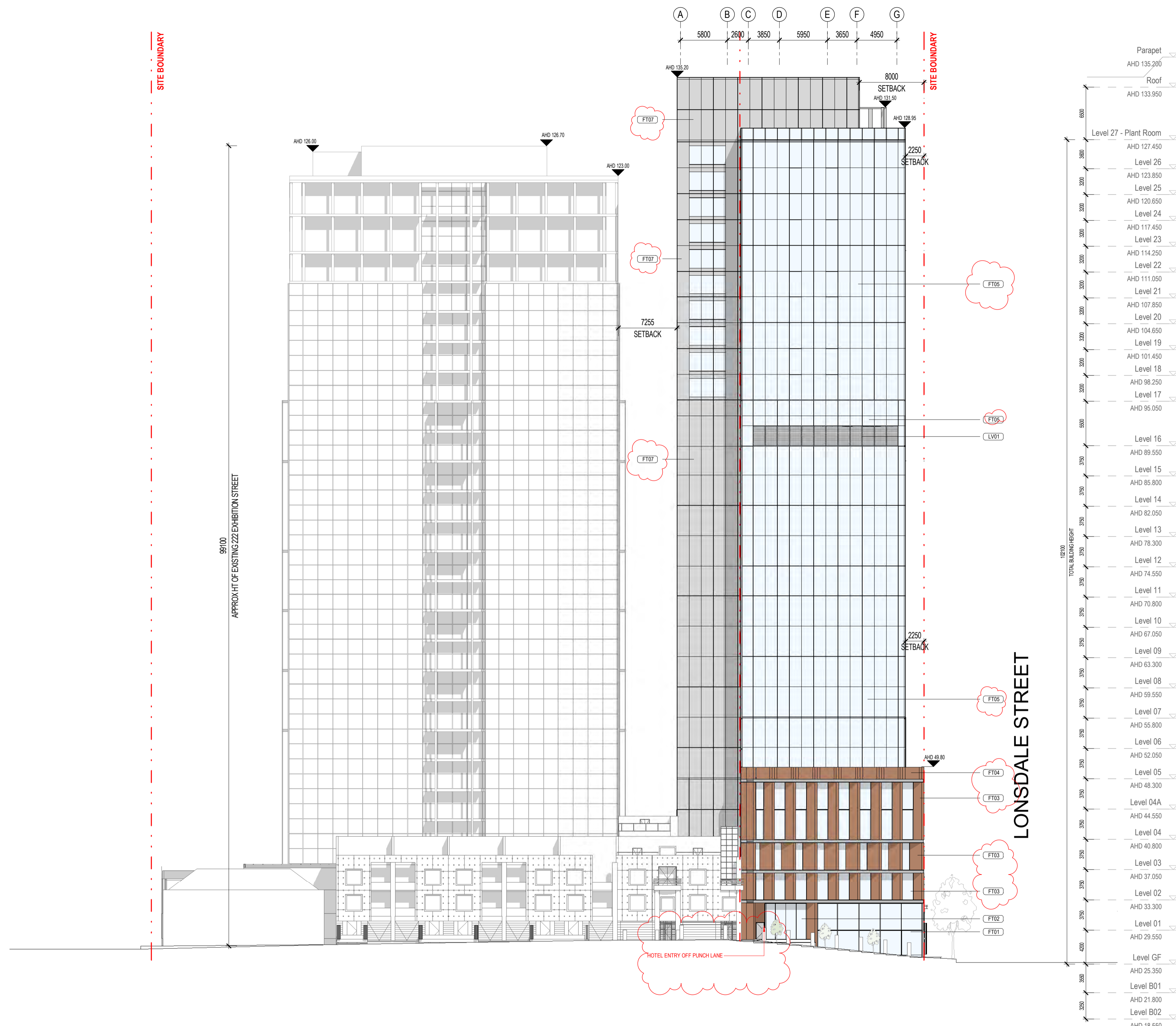
Facade Type Legend		Material Legend	
FT01	SHOPFRONT GLAZING WITH EXPRESSED VERTICAL MULLIONS	BR01	RED BRICK - SIMILAR COLOUR TO EXISTING COMEDY THEATRE TERRACOTTA CLADDING OR SIMILAR
FT02	SHOPFRONT GLAZING WITH BLIND MULLIONS	CR01	TERRACOTTA CLADDING OR SIMILAR
FT03	SHOPFRONT GLAZING WITH ANGLED TERRACOTTA CLADDING & BRONZE METAL FINISHED CHANNELS	CL01	GREY CLADDING OR SIMILAR
FT04	TERRACOTTA OR SIMILAR FINISH FOR PLANTER BOX	GL01	CLEAR SHOPFRONT GLAZING
FT05	CURTAIN WALL GLAZING SYSTEM	GL02	DOUBLE GLAZED UNIT
FT06	CURTAIN WALL GLAZING SYSTEM WITH EXPRESSED GRC FINIS OR SIMILAR	LH01	CHARCOAL POWDERSPRINT ALUMINUM HORIZONTAL LOUVRES
FT07	SOLID CHARCOAL GREY METAL PANEL SYSTEM	PT01	WHITE FINISHED METAL
		PT02	BRONZE FINISHED METAL
		PT03	CHARCOAL FINISHED METAL

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Drawing: Elevation - East  
 Drawing no: DA2101  
 Issue: E  
 Scale @ A1: 1 : 250  
 Date: 25.04.2025

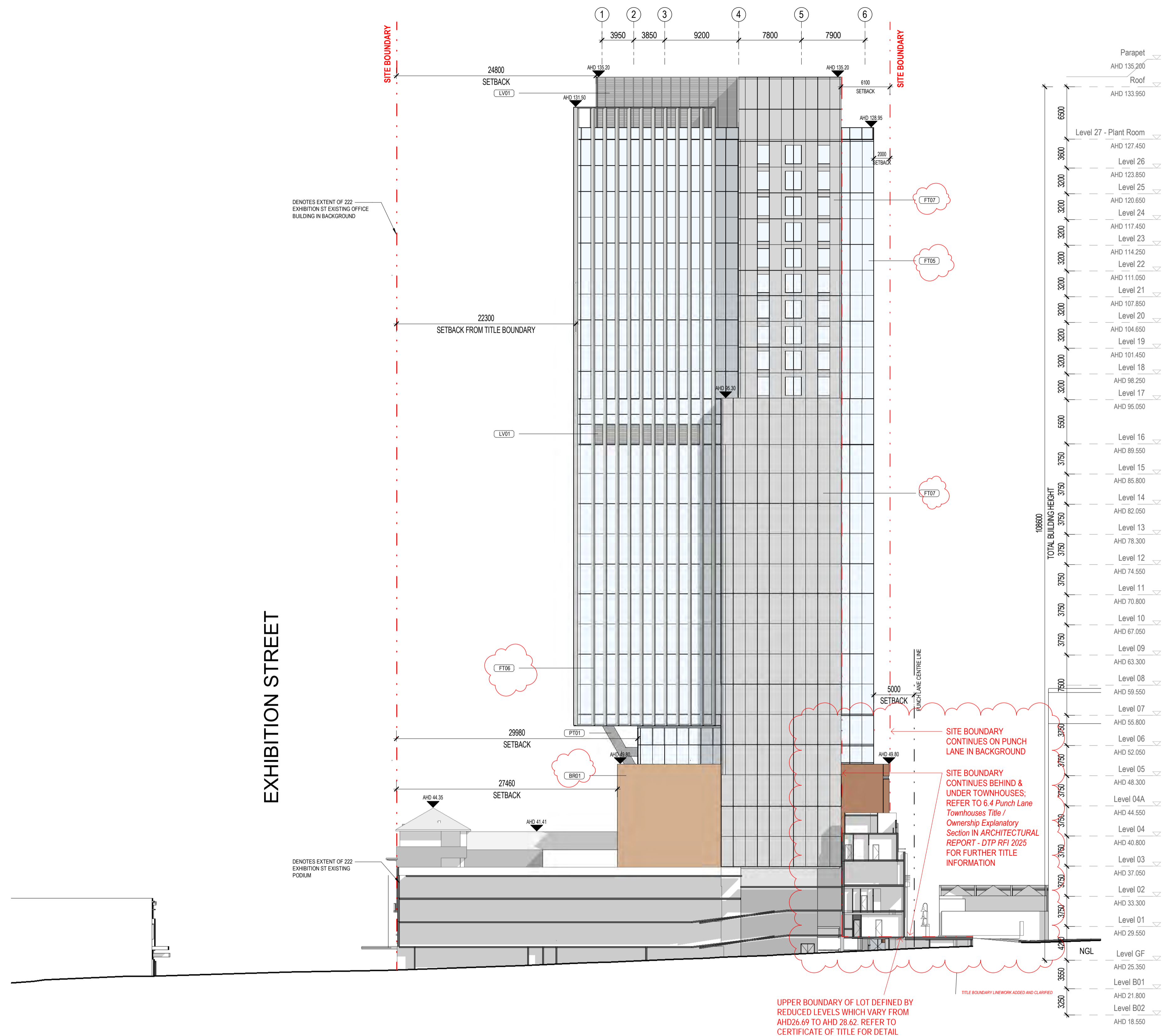
Facade Type Legend		Material Legend	
FT01	SHOPFRONT GLAZING WITH EXPRESSED VERTICAL MULLIONS	BR01	RED BRICK - SIMILAR COLOUR TO EXISTING COMEDY THEATRE
FT02	SHOPFRONT GLAZING WITH BLIND MULLIONS	CR01	TERRACOTTA CLADDING OR SIMILAR
FT03	SHOPFRONT GLAZING WITH ANGLED TERRACOTTA CLADDING & BRONZE METAL FINISHED CHANNELS	GL01	GREY CLADDING OR SIMILAR
FT04	TERRACOTTA OR SIMILAR FINISH FOR PLANTER BOX	GL02	CLEAR SHOPFRONT GLAZING
FT05	CURTAIN WALL GLAZING SYSTEM	GL03	DOUBLE GLAZED UNIT
FT06	CURTAIN WALL GLAZING SYSTEM WITH EXPRESSED GRC FINIS OR SIMILAR	LV01	CHARCOAL POWDERCOAT ALUMINUM HORIZONTAL LOUVRES
FT07	SOLID CHARCOAL GREY METAL PANEL SYSTEM	PT01	WHITE FINISHED METAL
		PT02	BRONZE FINISHED METAL
		PT03	CHARCOAL FINISHED METAL

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222 & 240 Exhibition Street

Drawing: Elevation - South  
 Drawing no: DA2102  
 Issue: E  
 Scale @ A1: 1 : 250  
 Date: 25.04.2025

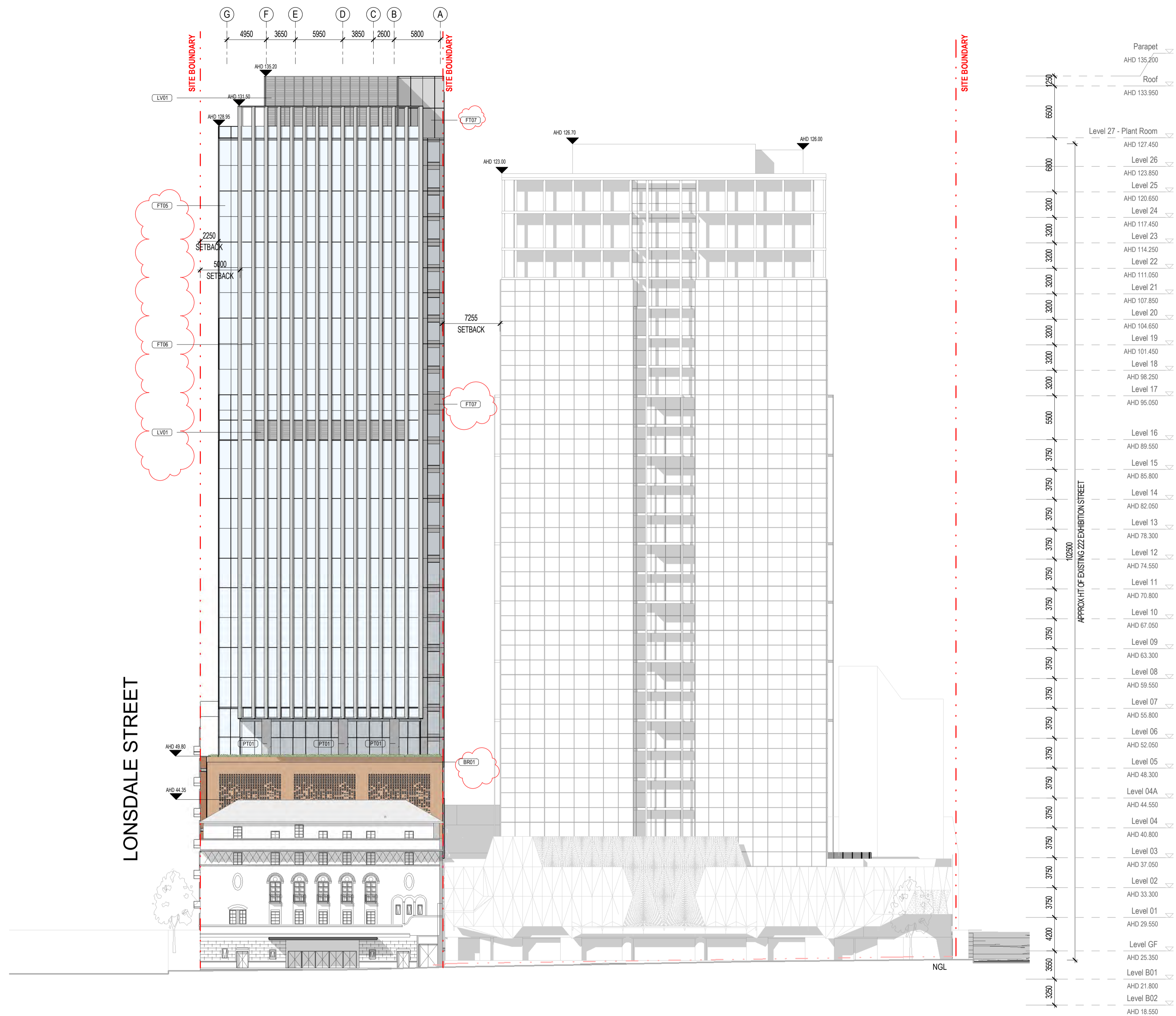
Facade Type Legend		Material Legend	
FT01	SHOPFRONT GLAZING WITH EXPRESSED VERTICAL MULLIONS	BR01	RED BRICK - SIMILAR COLOUR TO EXISTING COMEDY THEATRE
FT02	SHOPFRONT GLAZING WITH BLIND MULLIONS	CO01	TERRACOTTA CLADDING OR SIMILAR
FT03	SHOPFRONT GLAZING WITH ANGLED TERRACOTTA CLADDING & BRONZE METAL FINISHED CHANNELS	CO02	GRG CLADDING OR SIMILAR
FT04	TERRACOTTA OR SIMILAR FINISH FOR PLANTER BOX	GL01	CLEAR SHOPFRONT GLAZING
FT05	CURTAIN WALL GLAZING SYSTEM	GL02	DOUBLE GLAZED UNIT
FT06	CURTAIN WALL GLAZING SYSTEM WITH EXPRESSED GRC FINIS OR SIMILAR	LW01	CHARCOAL POWDERCOAT ALUMINUM HORIZONTAL LOUVRES
FT07	SOLID CHARCOAL GREY METAL PANEL SYSTEM	PT01	WHITE FINISHED METAL
		PT02	BRONZE FINISHED METAL
		PT03	CHARCOAL FINISHED METAL

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222 & 240 Exhibition Street

Drawing: Elevation - West  
 Drawing no: DA2103  
 Issue: E  
 Scale @ A1: 1 : 250  
 Date: 25.04.2025

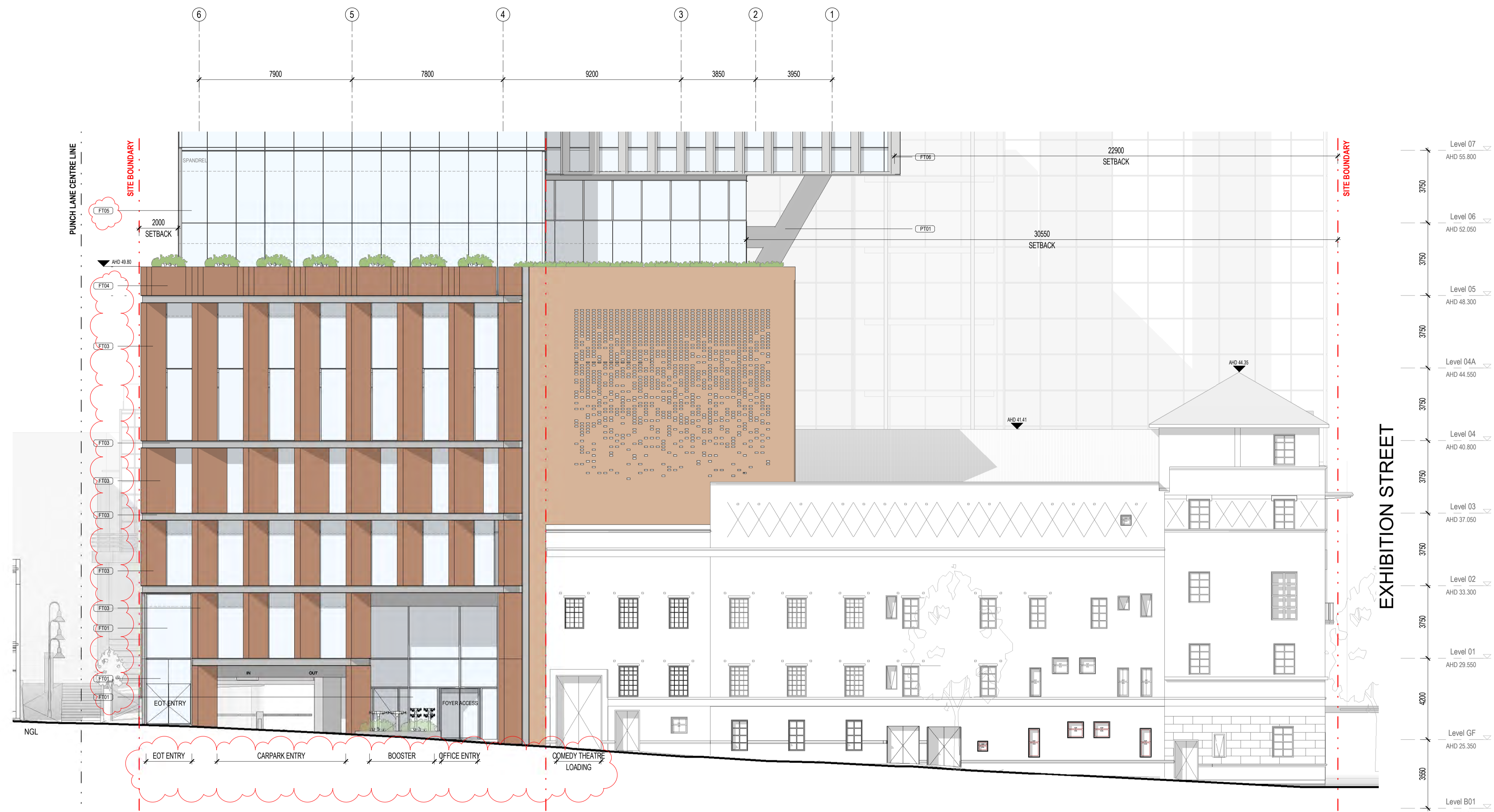
Facade Type Legend		Material Legend	
FT01	SHOPFRONT GLAZING WITH EXPRESSED VERTICAL MULLIONS	BR01	RED BRICK - SIMILAR COLOUR TO EXISTING COMEDY THEATRE
FT02	SHOPFRONT GLAZING WITH BLIND MULLIONS	CR01	TERRACOTTA CLADDING OR SIMILAR
FT03	SHOPFRONT GLAZING WITH ANGLED TERRACOTTA CLADDING & BRONZE METAL FINISHED CHANNELS	CL01	GLASS CLADDING OR SIMILAR
FT04	TERRACOTTA OR SIMILAR FINISH FOR PLANTER BOX	GL02	CLEAR SHOPFRONT GLAZING
FT05	CURTAIN WALL GLAZING SYSTEM	GL02	DOUBLE GLAZED UNIT
FT06	CURTAIN WALL GLAZING SYSTEM WITH EXPRESSED GRC PANS OR SIMILAR	LH01	CHARCOAL POWDERCOAT ALUMINUM HORIZONTAL LOUVRES
FT07	SOLID CHARCOAL GREY METAL PANEL SYSTEM	PT01	WHITE FINISHED METAL
		PT02	BRONZE FINISHED METAL
		PT03	CHARCOAL FINISHED METAL

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222 & 240 Exhibition Street

Drawing: **Detailed Elevation - North**  
 Drawing no: DA2151  
 Issue: E  
 Scale @ A1: 1 : 100  
 Date: 25.04.2025

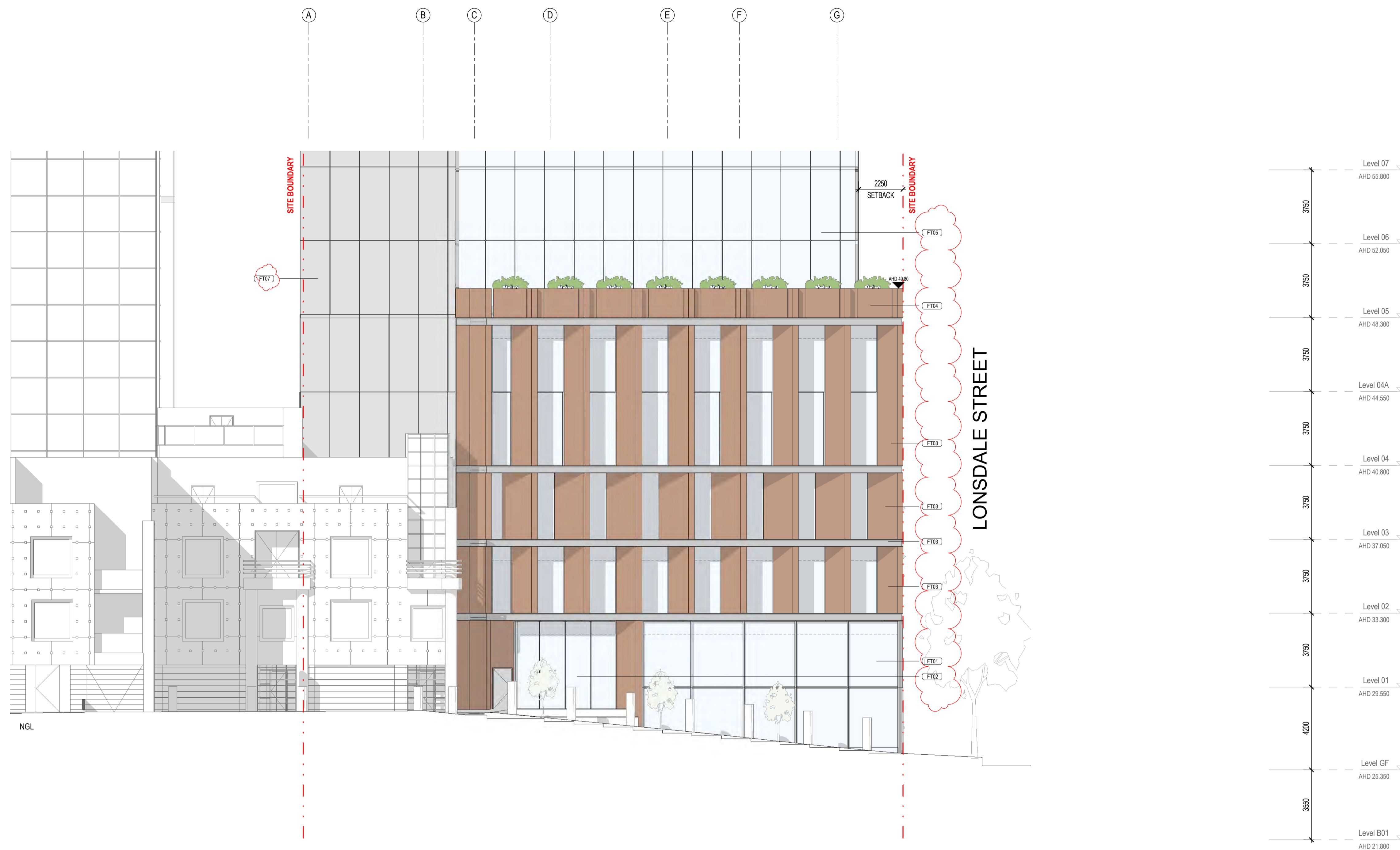
Facade Type Legend		Material Legend	
FT01	SHOPFRONT GLAZING WITH EXPRESSED VERTICAL MULLIONS	BR01	RED BRICK - SIMILAR COLOUR TO EXISTING COMEDY THEATRE
FT02	SHOPFRONT GLAZING WITH BLIND MULLIONS	CD01	TERRACOTTA CLADDING OR SIMILAR
FT03	SHOPFRONT GLAZING WITH ANGLED TERRACOTTA CLADDING & BRONZE METAL FINISHED CHANNELS	CD02	GRC CLADDING OR SIMILAR
FT04	TERRACOTTA OR SIMILAR FINISH FOR PLANTER BOX	GL01	CLEAR SHOPFRONT GLAZING
FT05	CURTAIN WALL GLAZING SYSTEM	GL02	DOUBLE GLAZED UNIT
FT06	CURTAIN WALL GLAZING SYSTEM WITH EXPRESSED GRC FINIS OR SIMILAR	L101	CHARCOAL POWDERCOAT ALUMINIUM HORIZONTAL LOUVRES
FT07	SOLID CHARCOAL GREY METAL PANEL SYSTEM	PT01	WHITE FINISHED METAL
		PT02	BRONZE FINISHED METAL
		PT03	CHARCOAL FINISHED METAL

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222 & 240 Exhibition Street

Drawing: DA2152  
 Drawing no: E  
 Issue: 1 : 100  
 Scale @ A1: 25.04.2025  
 Date

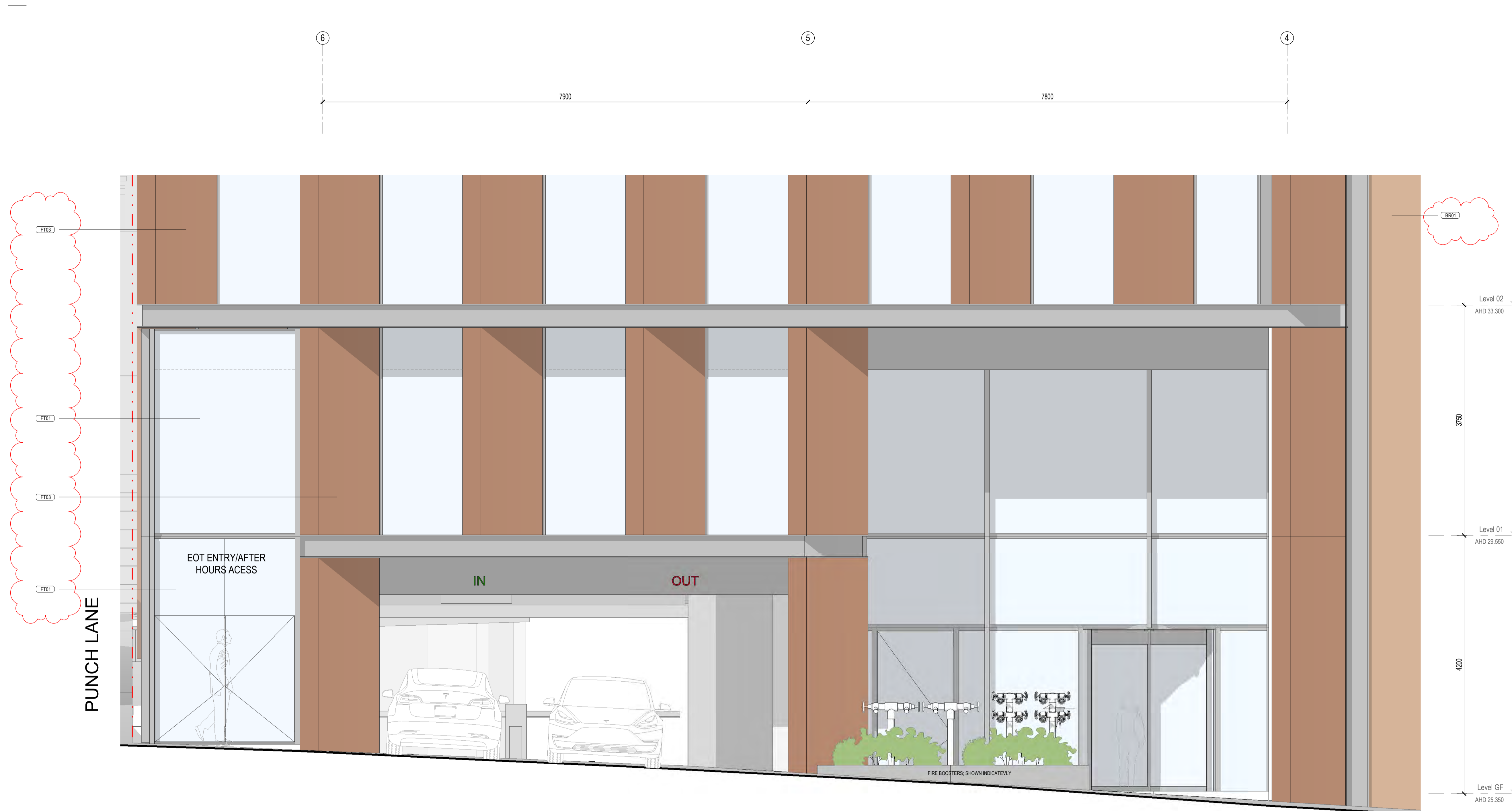
**Detailed Elevation - East**

Facade Type Legend		Material Legend	
FT01	SHOPFRONT GLAZING WITH EXPRESSED VERTICAL MULLIONS	BR01	RED BRICK - SIMILAR COLOUR TO EXISTING COMEDY THEATRE
FT02	SHOPFRONT GLAZING WITH BLIND MULLIONS	CD01	TERRACOTTA CLADDING OR SIMILAR
FT03	SHOPFRONT GLAZING WITH ANGLED TERRACOTTA CLADDING & BRONZE METAL FINISHED CHANNELS	CD02	GRC CLADDING OR SIMILAR
FT04	TERRACOTTA OR SIMILAR FINISH FOR PLANTER BOX	GL01	CLEAR SHOPFRONT GLAZING
FT05	CURTAIN WALL GLAZING SYSTEM	GL02	DOUBLE GLAZED UNIT
FT06	CURTAIN WALL GLAZING SYSTEM WITH EXPRESSED GRC FINISH OR SIMILAR	L101	CHARCOAL POWDERCOAT ALUMINUM HORIZONTAL LOUVRES
FT07	SOLID CHARCOAL GREY METAL PANEL SYSTEM	PT01	WHITE FINISHED METAL
		PT02	BRONZE FINISHED METAL
		PT03	CHARCOAL FINISHED METAL

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222 & 240 Exhibition Street

Drawing: DA2153  
 Drawing no: D  
 Issue: 1 : 30  
 Scale @ A1: 25.04.2025  
 Date

**Detailed Elevation - Lonsdale Street View**

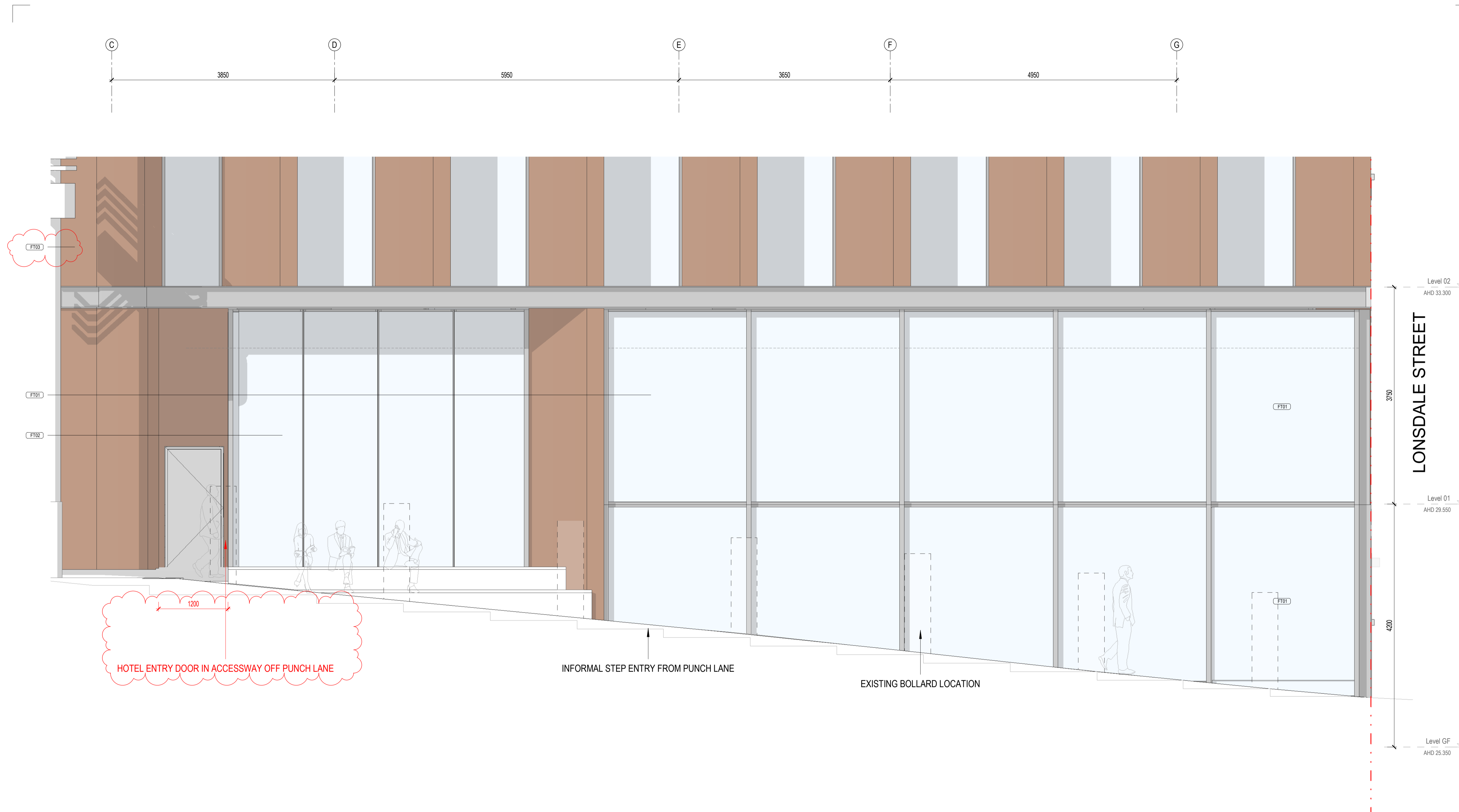
Facade Type Legend		Material Legend	
FT01	SHOPFRONT GLAZING WITH EXPRESSED VERTICAL MULLIONS	BR01	RED BRICK - SIMILAR COLOUR TO EXISTING COMEDY THEATRE
FT02	SHOPFRONT GLAZING WITH BLIND MULLIONS	CD01	TERRACOTTA CLADDING OR SIMILAR
FT03	SHOPFRONT GLAZING WITH ANGLED TERRACOTTA CLADDING & BRONZE METAL FINISHED CHANNELS	CD02	GRC CLADDING OR SIMILAR
FT04	TERRACOTTA OR SIMILAR FINISH FOR PLANTER BOX	GL01	CLEAR SHOPFRONT GLAZING
FT05	CURTAIN WALL GLAZING SYSTEM	GL02	DOUBLE GLAZED UNIT
FT06	CURTAIN WALL GLAZING SYSTEM WITH EXPRESSED GRC FINS OR SIMILAR	LV01	CHARCOAL POWDERCOAT ALUMINIUM HORIZONTAL LOUVRES
FT07	SOLID CHARCOAL GREY METAL PANEL SYSTEM	PT01	WHITE FINISHED METAL
		PT02	BRONZE FINISHED METAL
		PT03	CHARCOAL FINISHED METAL

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222 & 240 Exhibition Street

Drawing: **Detailed Elevation - Punch Lane View**  
 Drawing no: DA2154  
 Issue: D  
 Scale @ A1: 1 : 30  
 Date: 25.04.2025

Facade Type Legend		Material Legend	
FT01	SHOPFRONT GLAZING WITH EXPRESSED VERTICAL MULLIONS	BR01	RED BRICK - SIMILAR COLOUR TO EXISTING COMEDY THEATRE
FT02	SHOPFRONT GLAZING WITH BLIND MULLIONS	CD01	TERRACOTTA CLADDING OR SIMILAR
FT03	SHOPFRONT GLAZING WITH ANGLED TERRACOTTA CLADDING & BRONZE METAL FINISHED CHANNELS	CD02	GRC CLADDING OR SIMILAR
FT04	TERRACOTTA OR SIMILAR FINISH FOR PLANTER BOX	GL01	CLEAR SHOPFRONT GLAZING
FT05	CURTAIN WALL GLAZING SYSTEM	GL02	DOUBLE GLAZED UNIT
FT06	CURTAIN WALL GLAZING SYSTEM WITH EXPRESSED GRC FINS OR SIMILAR	LV01	CHARCOAL POWDERCOAT ALUMINUM HORIZONTAL LOUVERES
FT07	SOLID CHARCOAL GREY METAL PANEL SYSTEM	PT01	WHITE FINISHED METAL
		PT02	BRONZE FINISHED METAL
		PT03	CHARCOAL FINISHED METAL




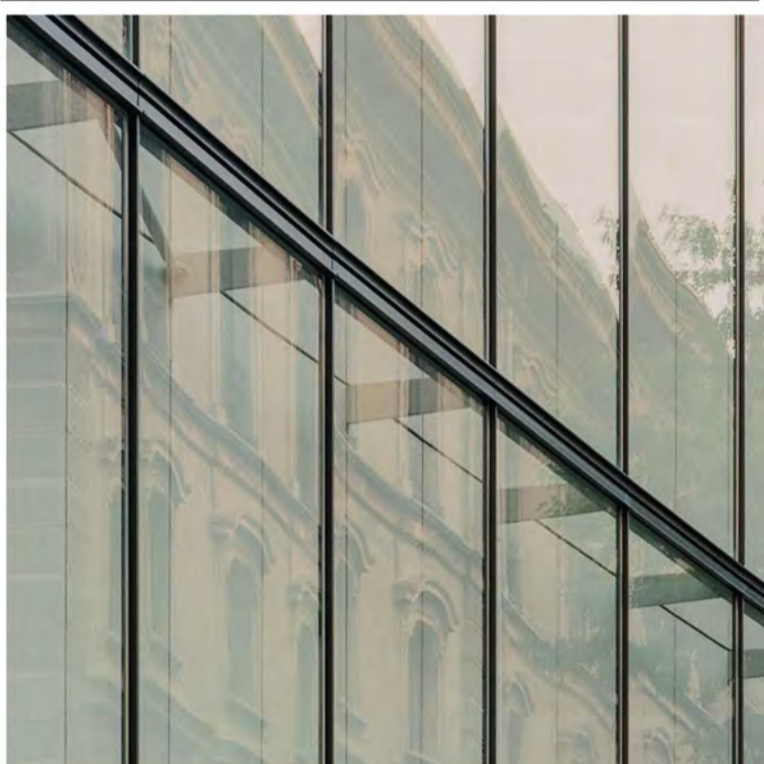
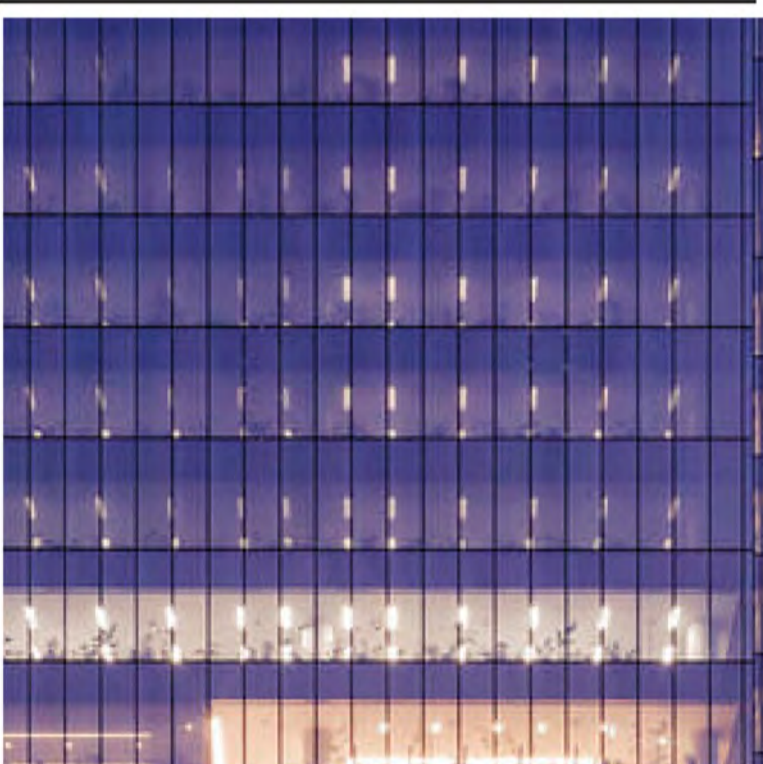
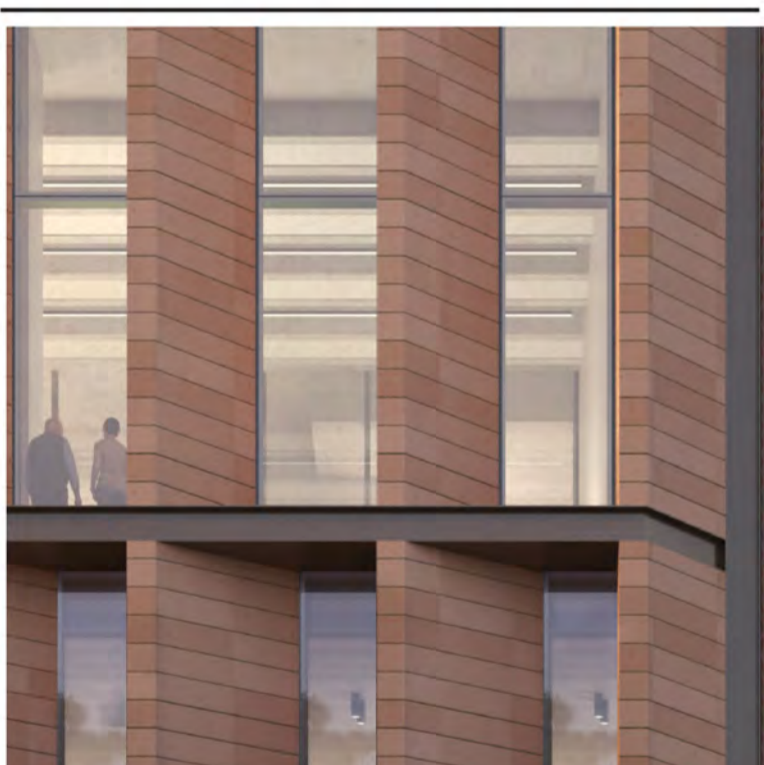

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### 3.10 Facade Materiality - Facade Types

Description	Example Image	Description	Example Image	Description	Example Image
<p>FT01 Shopfront Glazing with Expressed Mullions</p> <p>GL01, PT02</p>		<p>FT04 Terracotta or Similar Finish for Planter Box</p> <p>CD01</p>		<p>FT07 Solid Charcoal Grey Metal Panel System</p> <p>PT03</p>	
<p>FT02 Shopfront Glazing with Blind Mullions</p> <p>GL01, PT02</p>		<p>FT05 Curtain Wall Glazing</p> <p>GL02, PT02</p>			
<p>FT03 Shopfront Glazing with Angled Terracotta Panels and Bronze Powdercoated Channels</p> <p>GL01, PT02, CD01</p>		<p>FT06 Curtain Wall Glazing with Expressed GRC Fins or Similar</p> <p>GL02, PT02, CD02</p>			

**Facade Type Legend**

- FT01 SHOPFRONT GLAZING WITH EXPRESSED VERTICAL MULLIONS
- FT02 SHOPFRONT GLAZING WITH BLIND MULLIONS
- FT03 SHOPFRONT GLAZING WITH ANGLED TERRACOTTA CLADDING & BRONZE METAL FINISHED CHANNELS
- FT04 TERRACOTTA OR SIMILAR FINISH FOR PLANTER BOX
- FT05 CURTAIN WALL GLAZING SYSTEM
- FT06 CURTAIN WALL GLAZING SYSTEM WITH EXPRESSED GRC FINS OR SIMILAR
- FT07 SOLID CHARCOAL GREY METAL PANEL SYSTEM

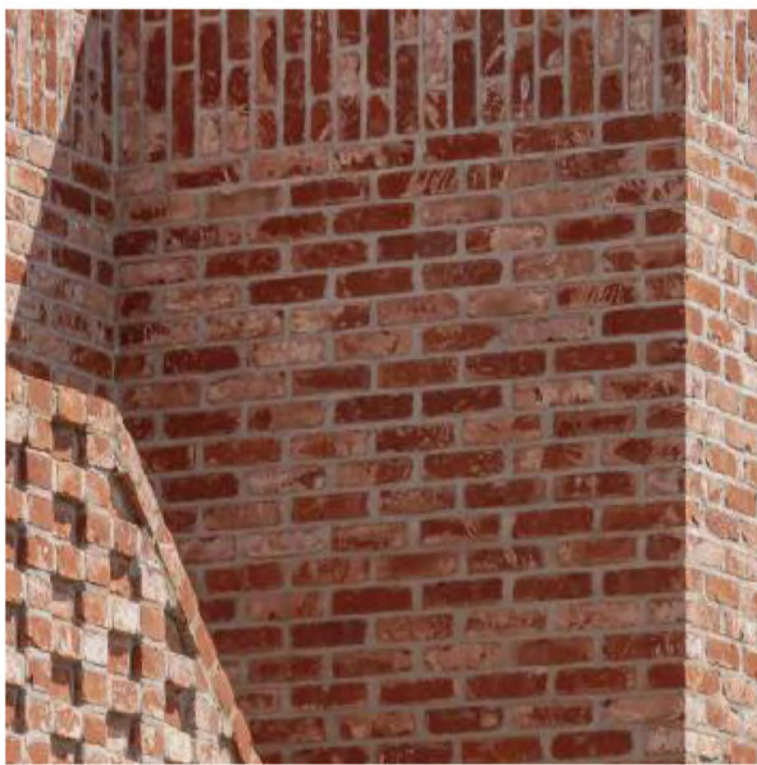
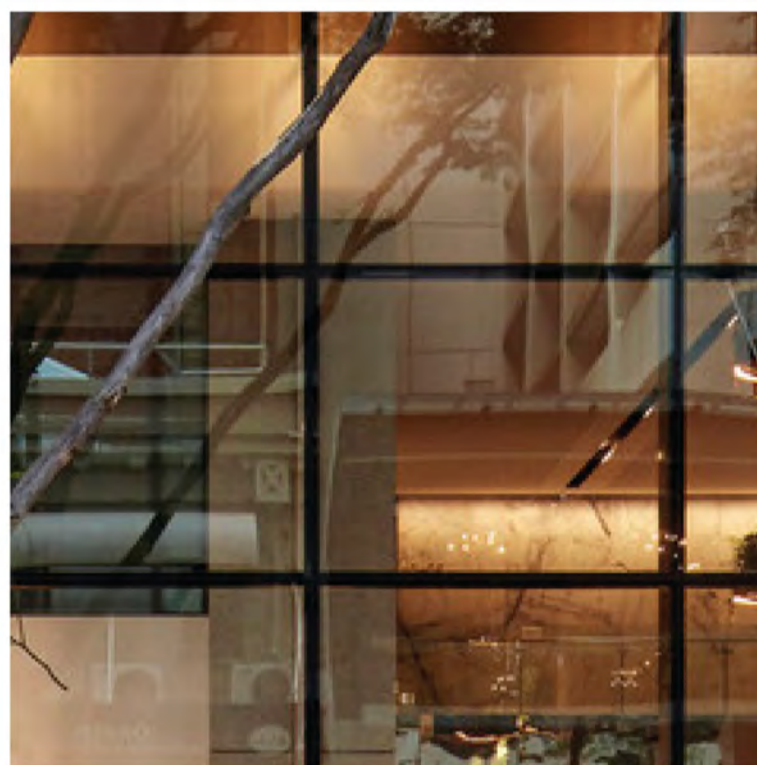
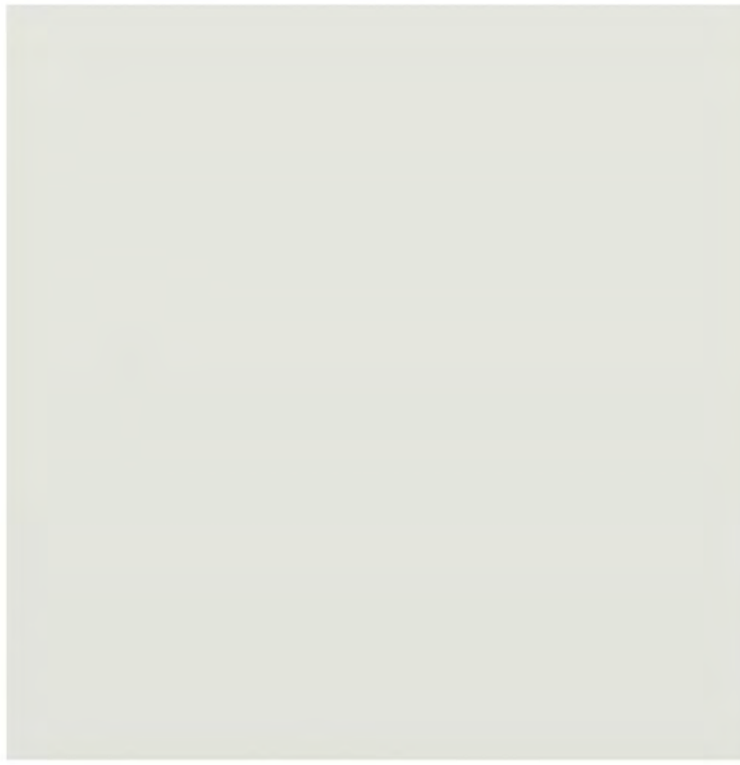
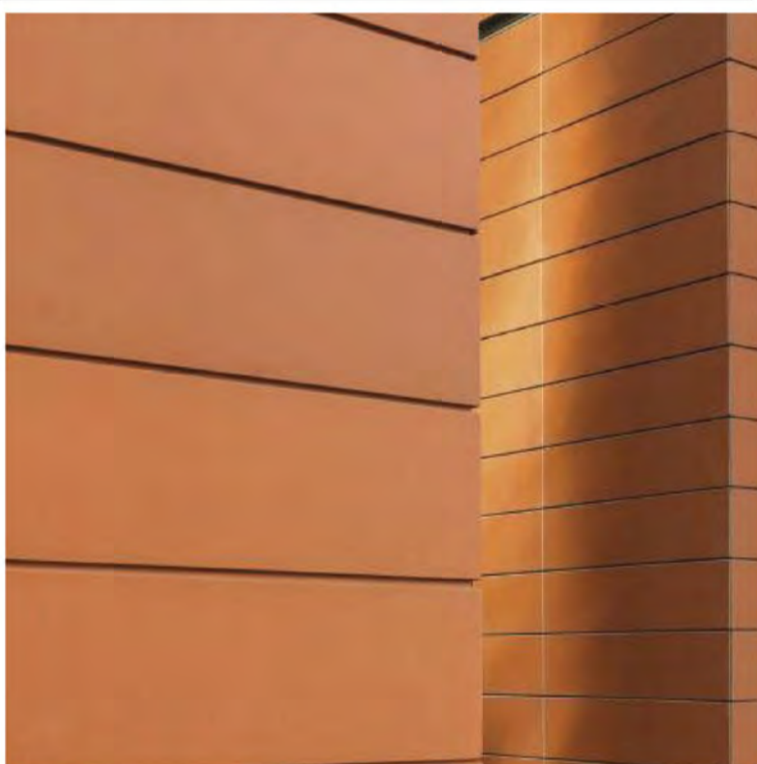





**Material Legend**

- BR01 RED BRICK - SIMILAR COLOUR TO EXISTING COMEDY THEATRE
- CD01 TERRACOTTA CLADDING OR SIMILAR
- CD02 GRC CLADDING OR SIMILAR
- GL01 CLEAR SHOPFRONT GLAZING
- GL02 DOUBLE GLAZED UNIT
- L101 CHARCOAL POWDERCOAT ALUMINIUM HORIZONTAL LOUVRES
- PT01 WHITE FINISHED METAL
- PT02 BRONZE FINISHED METAL
- PT03 CHARCOAL FINISHED METAL

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### 3.10 Facade Materiality - Material Types

Description	Example Image				
BR01 Red Brick Similar colour to Existing Comedy Theatre		GL01 Clear Shop Front Glazing		PT01 White Finished Metal	
CD01 Terracotta Cladding or Similar		GL02 Double Glazed Unitised Panel		PT02 Bronze Finished Metal	
CD02 GRC Cladding or Similar		LV01 Charcoal Powdercoat Aluminium Louvres		PT03 Charcoal Finished Metal	

67

Architectus | 222 & 240 Exhibition St | Architectural Town Planning Report - RFI

222 & 240 Exhibition Street

Drawing: **Material Types**  
 Drawing no: DA2156  
 Issue: A  
 Scale @ A1:  
 Date: 25.04.2025

**Facade Type Legend**

- FT01 SHOPFRONT GLAZING WITH EXPRESSED VERTICAL MULLIONS
- FT02 SHOPFRONT GLAZING WITH BLIND MULLIONS
- FT03 SHOPFRONT GLAZING WITH ANGLED TERRACOTTA CLADDING & BRONZE METAL FINISHED CHANNELS
- FT04 TERRACOTTA OR SIMILAR FINISH FOR PLANTER BOX
- FT05 CURTAIN WALL GLAZING SYSTEM
- FT06 CURTAIN WALL GLAZING SYSTEM WITH EXPRESSED GRC FINS OR SIMILAR
- FT07 SOLID CHARCOAL GREY METAL PANEL SYSTEM

**Material Legend**

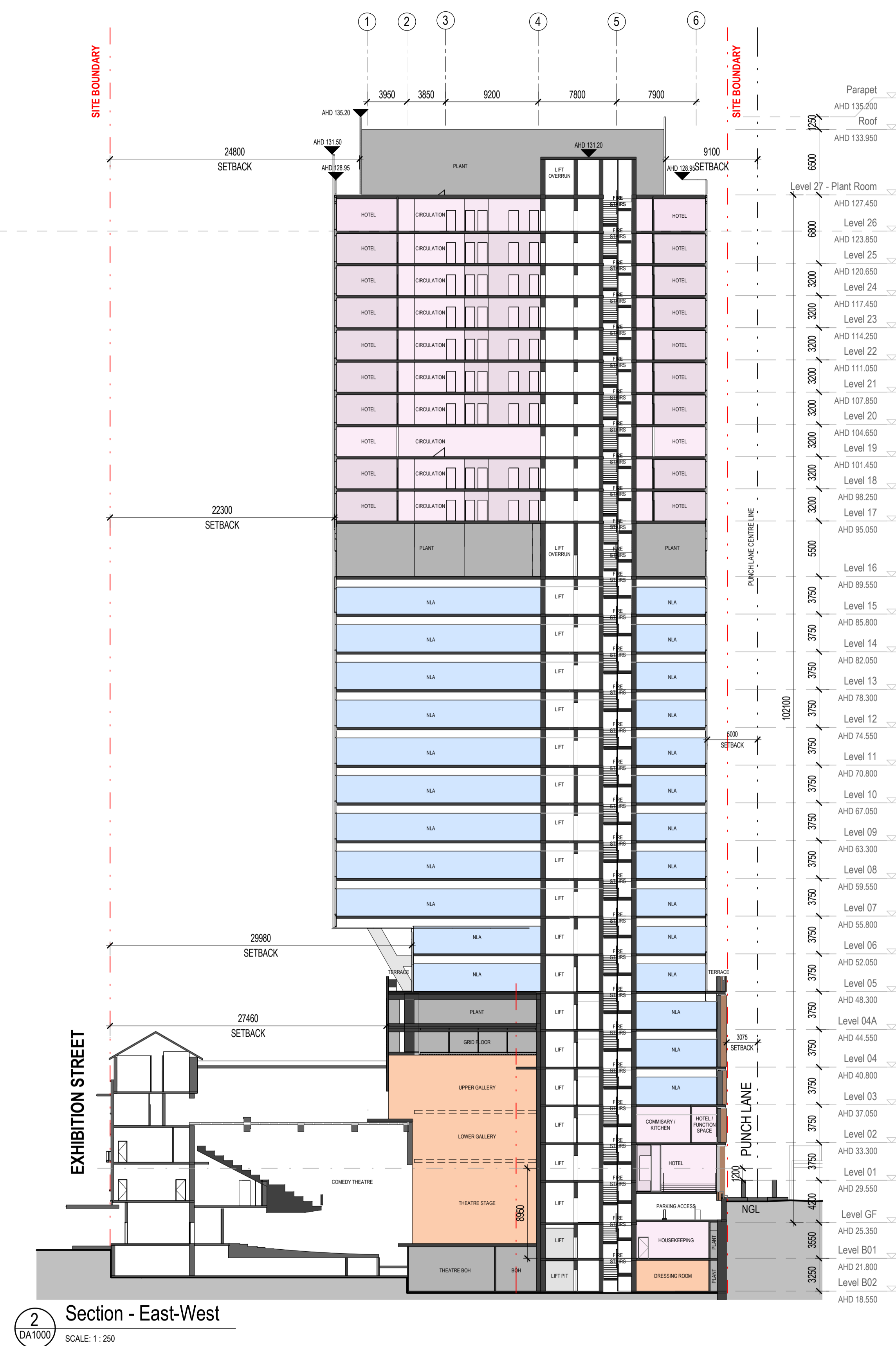
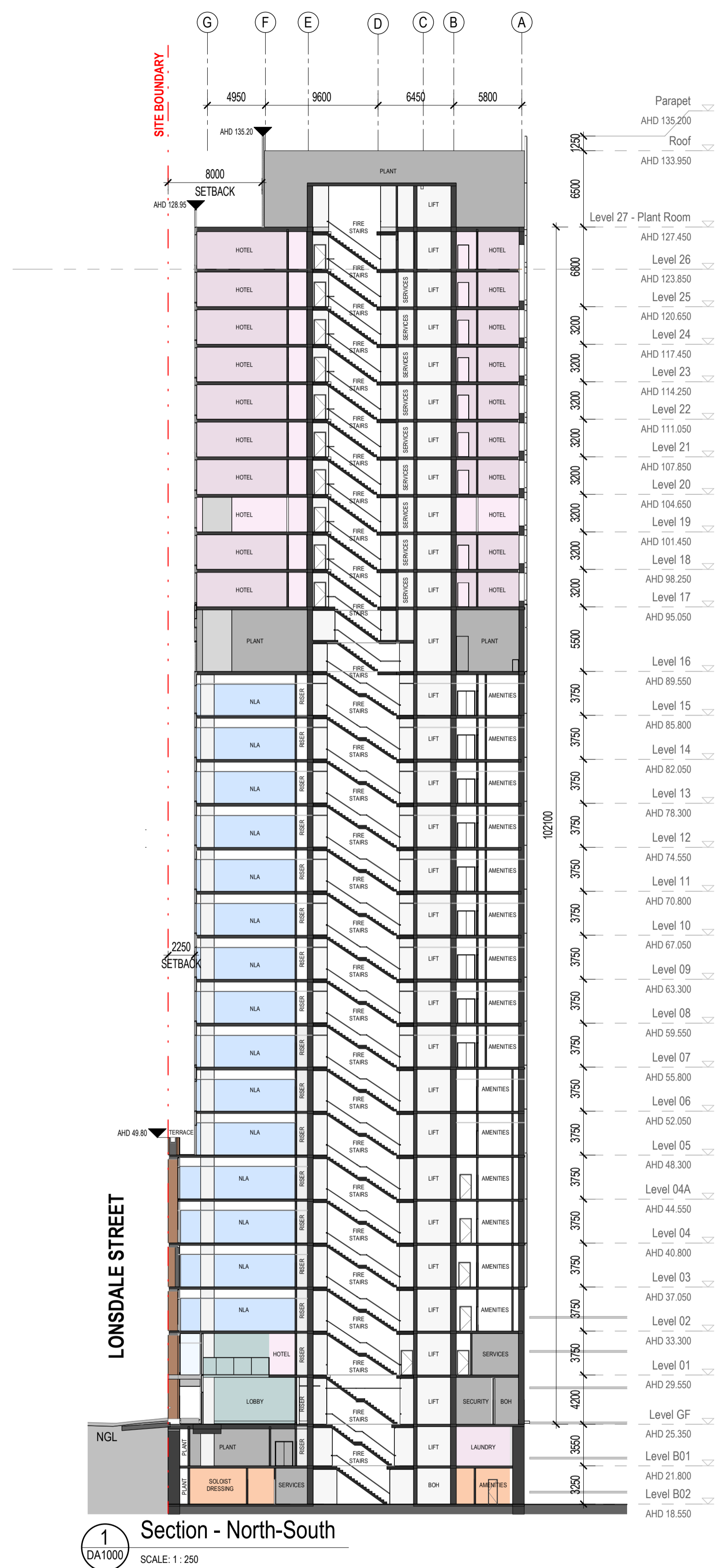
- BR01 RED BRICK - SIMILAR COLOUR TO EXISTING COMEDY THEATRE
- CD01 TERRACOTTA CLADDING OR SIMILAR
- CD02 GRC CLADDING OR SIMILAR
- GL01 CLEAR SHOPFRONT GLAZING
- GL02 DOUBLE GLAZED UNIT
- LV01 CHARCOAL POWDERCOAT ALUMINIUM HORIZONTAL LOUVRES
- PT01 WHITE FINISHED METAL
- PT02 BRONZE FINISHED METAL
- PT03 CHARCOAL FINISHED METAL

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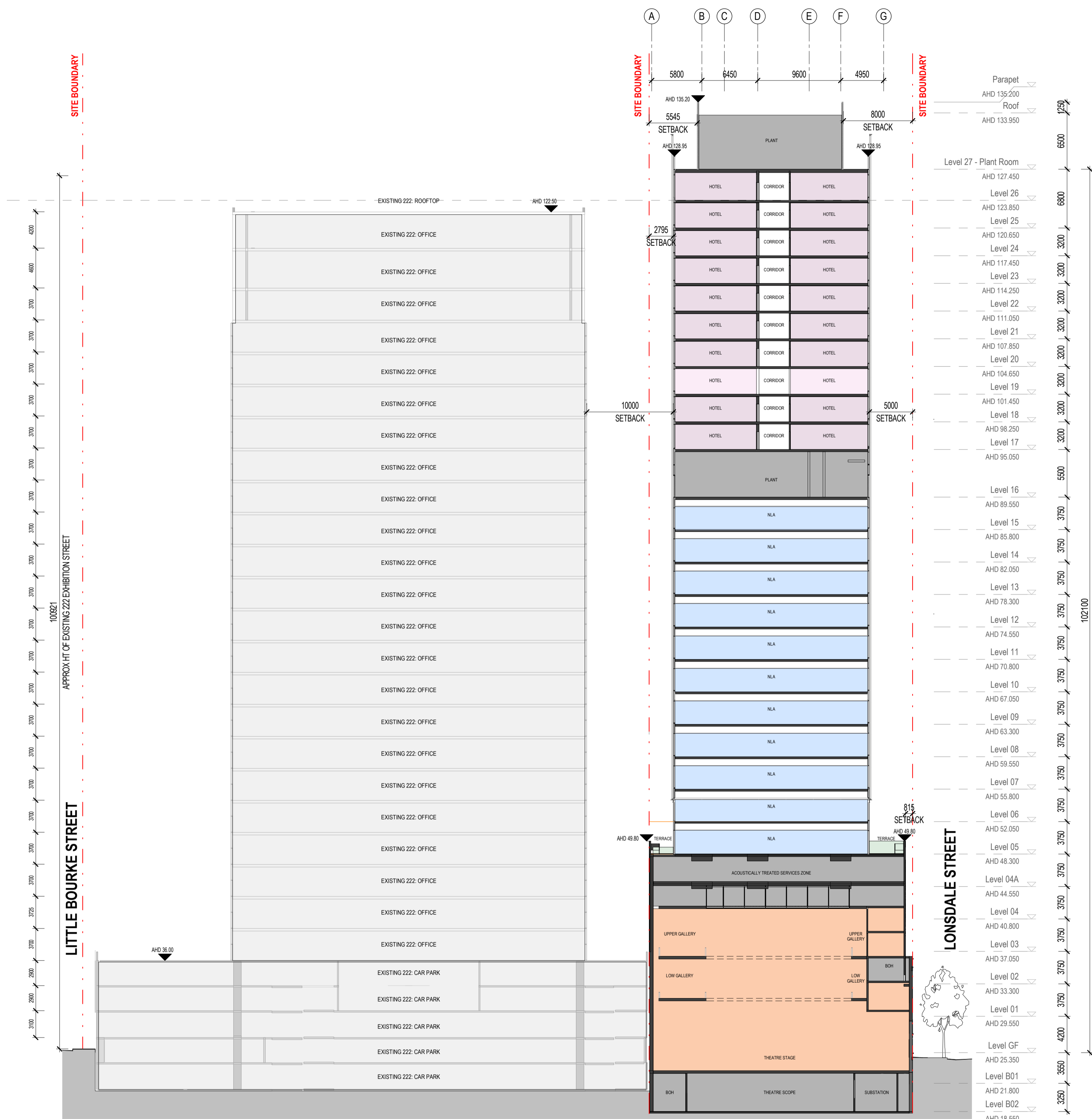
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Drawing no: DA2500  
Issue: D  
Scale @ A1: 1 : 250  
Date: 14.02.2025

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1 Section - South-North  
DA1000 SCALE: 1 : 250

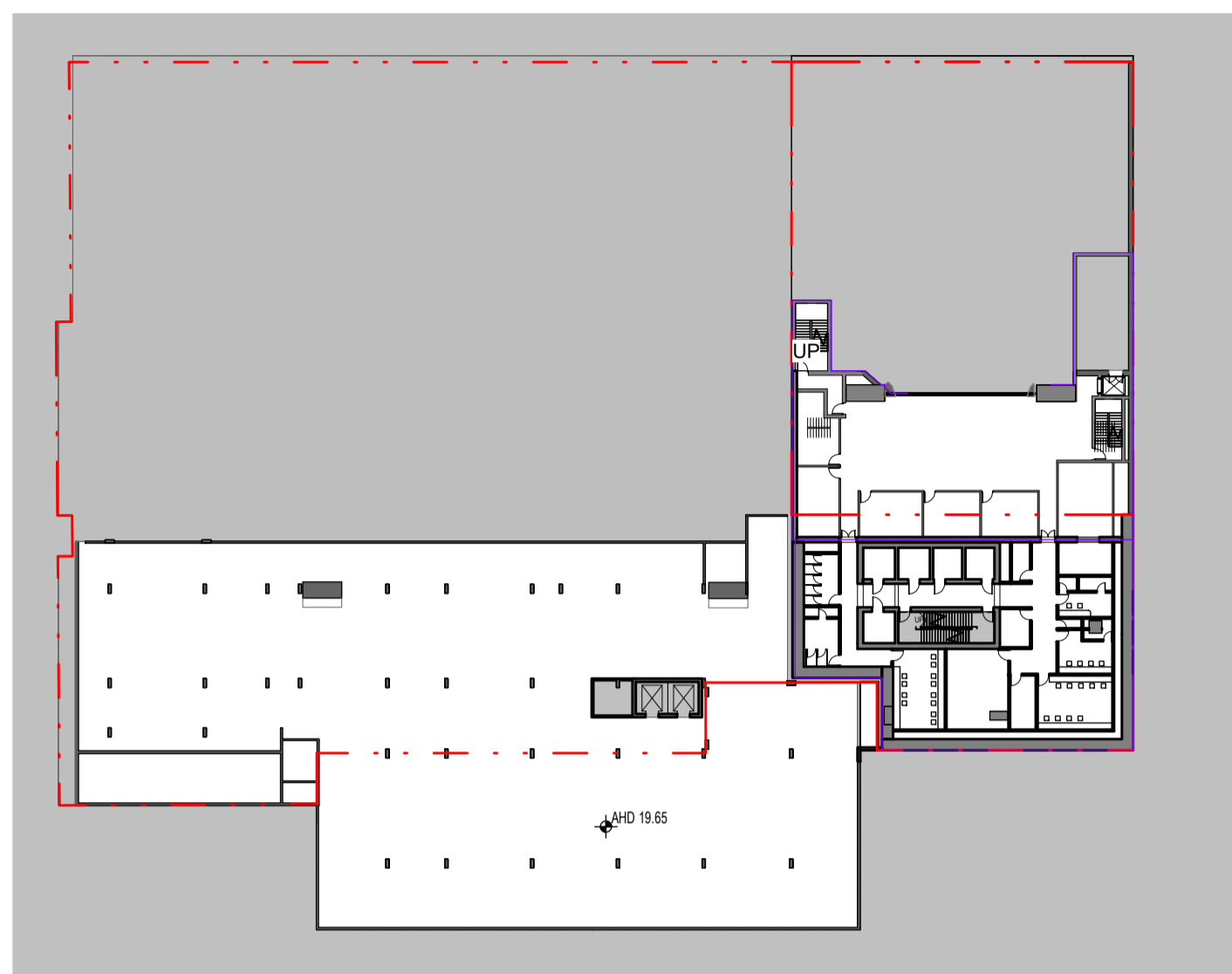
222 & 240 Exhibition Street

Drawing: Sections - NS  
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Issue: C  
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Date: 14.02.2025

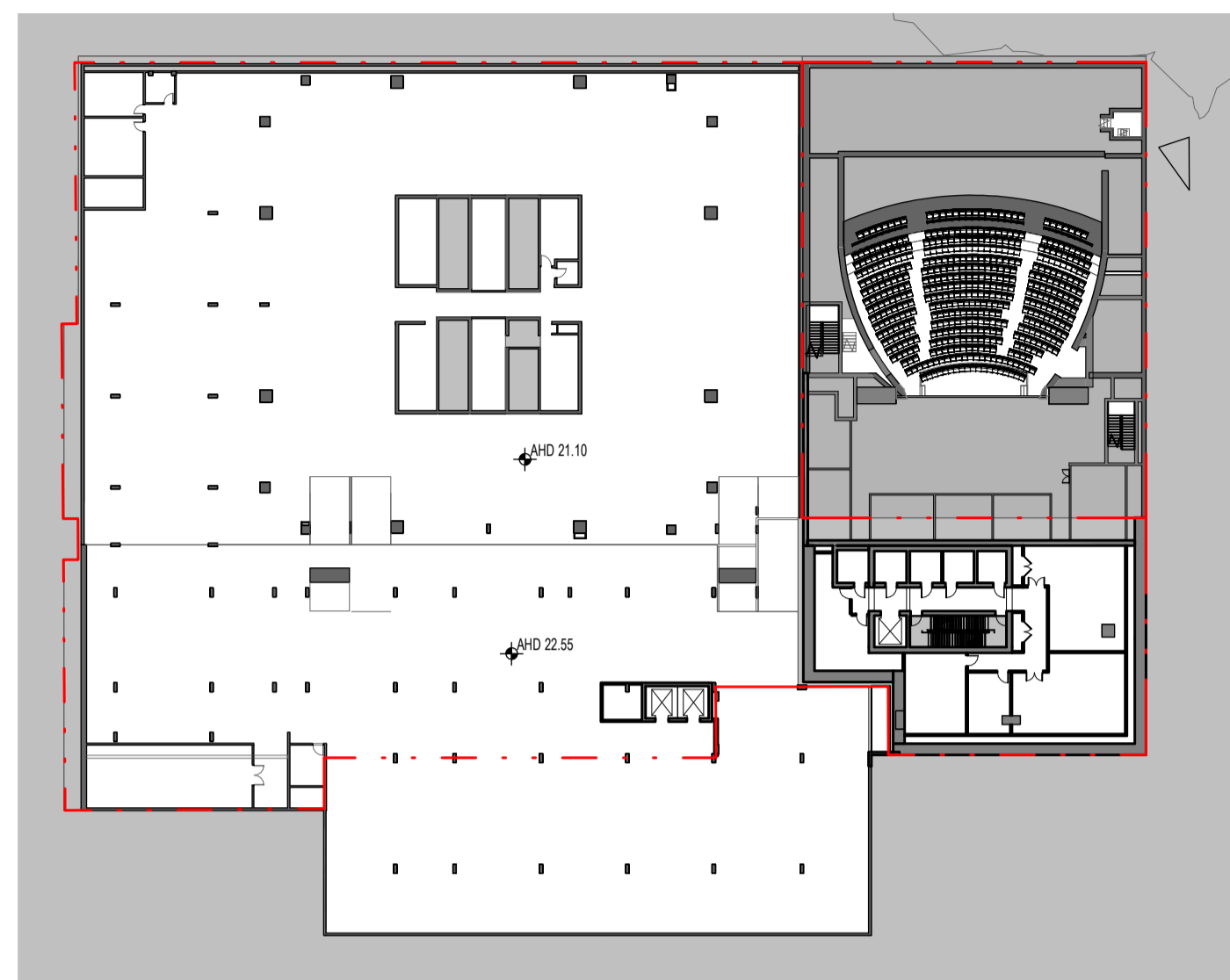
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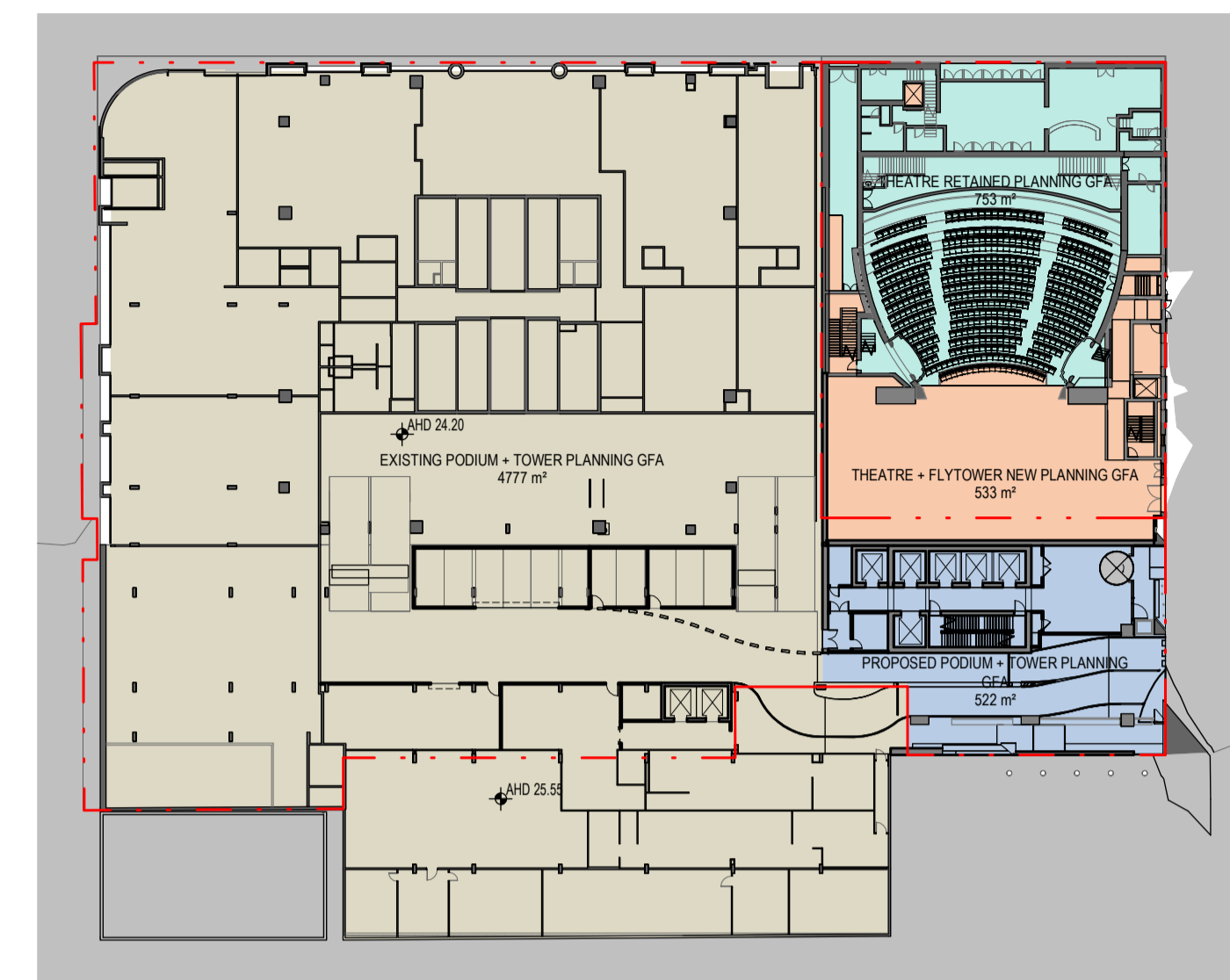




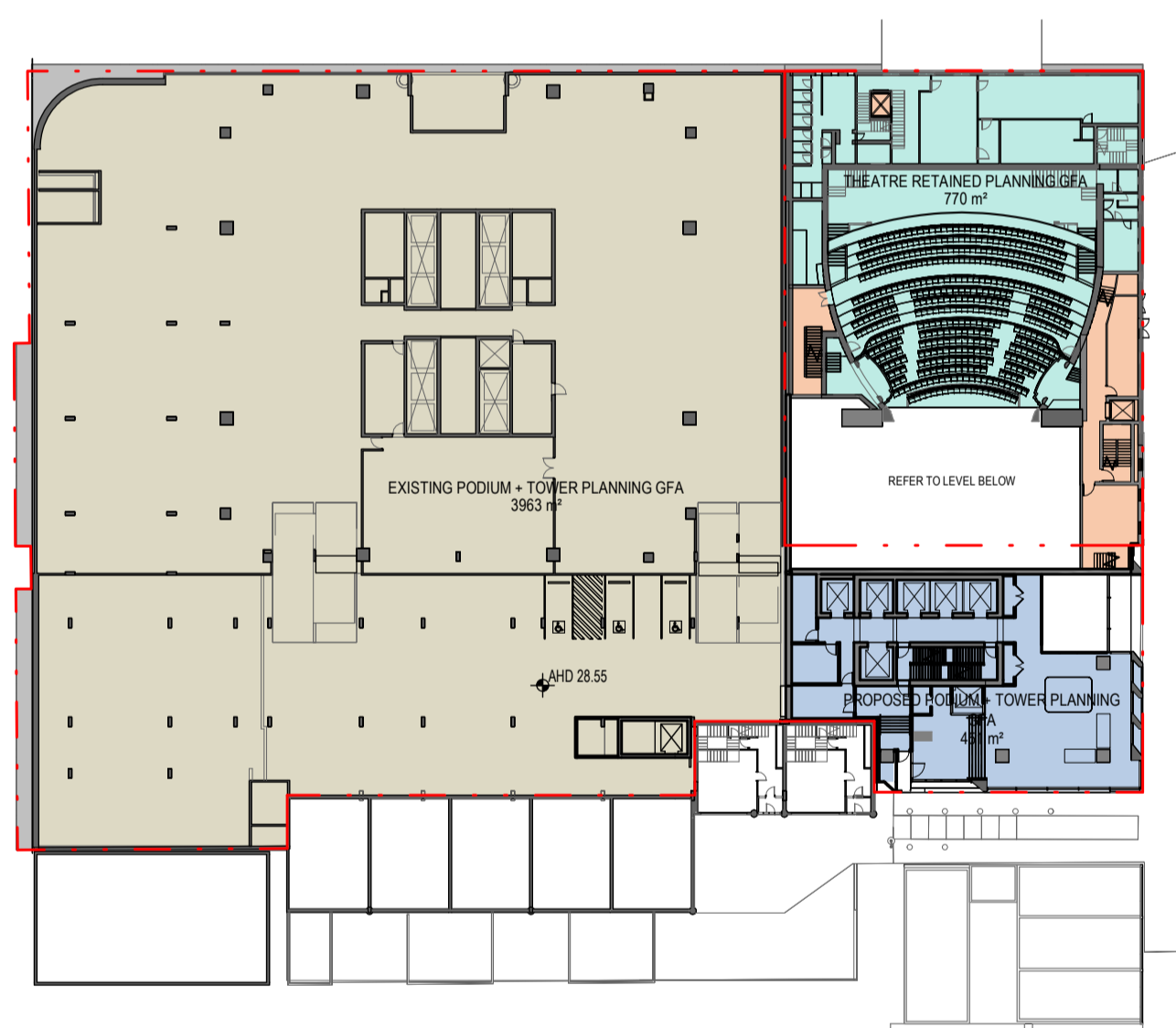
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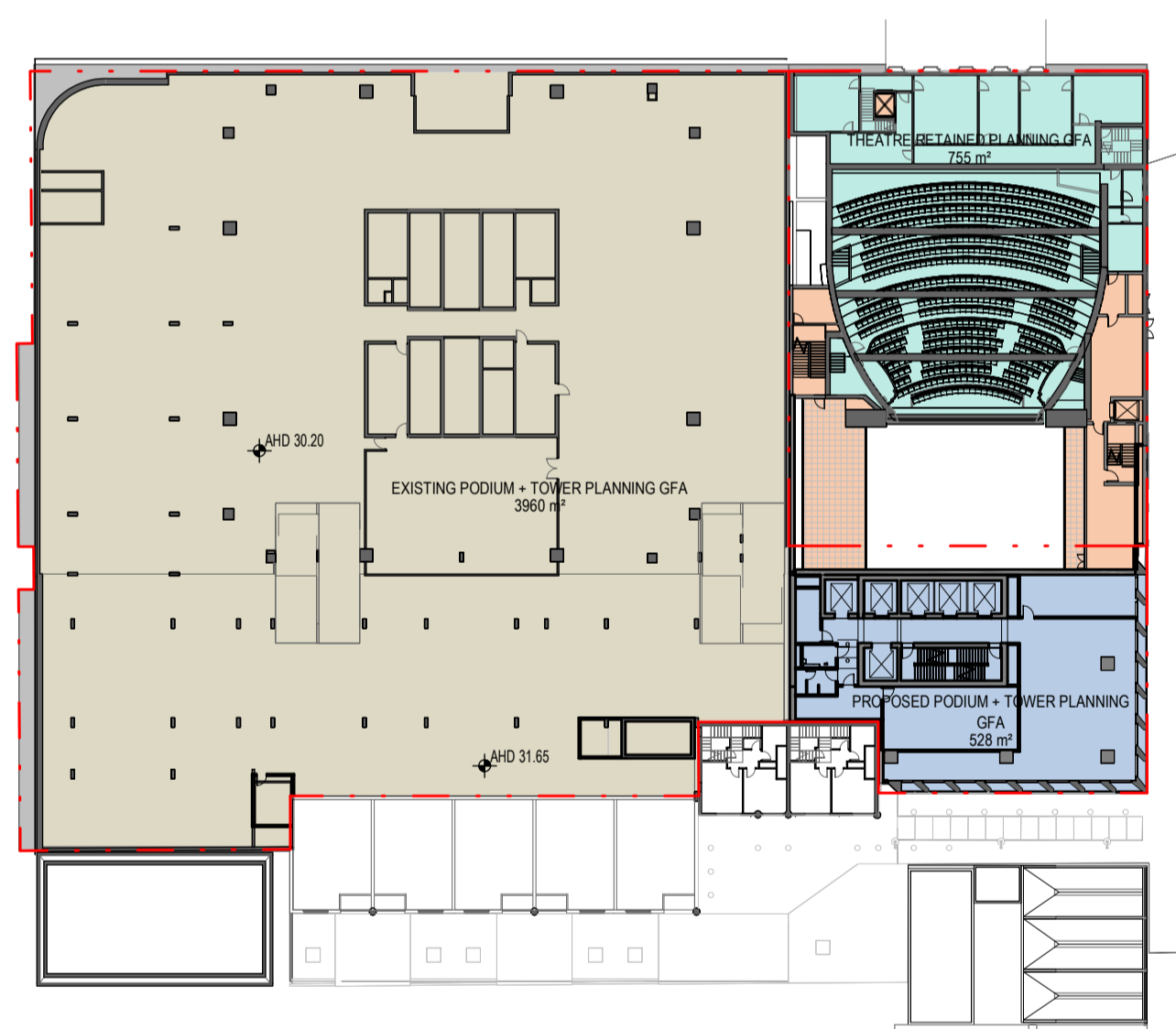
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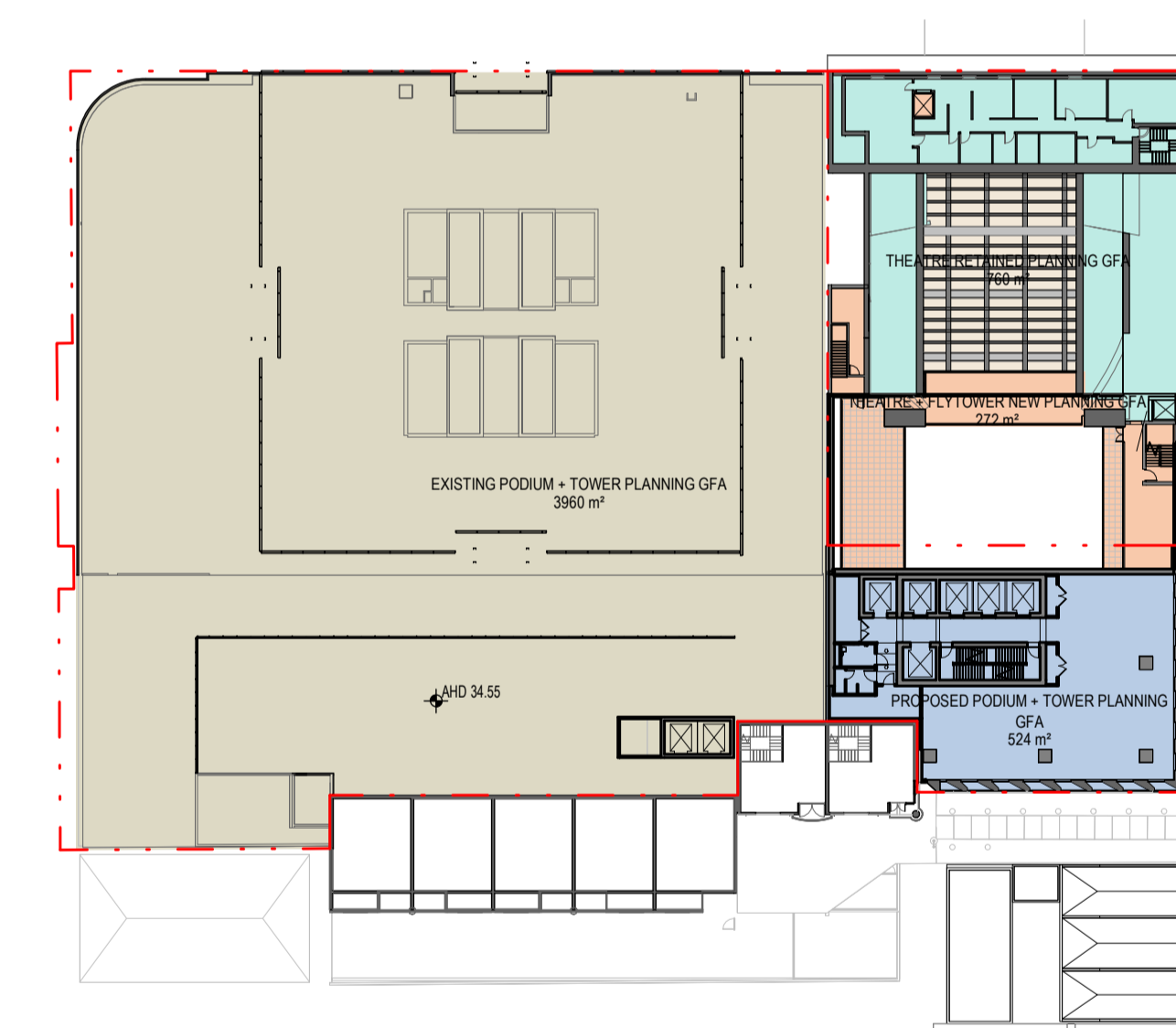
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4 Level 01  
SCALE: 1:500



5 Level 02  
SCALE: 1:500



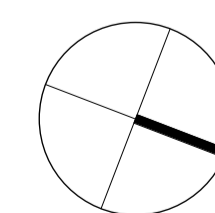
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222 & 240 Exhibition Street

Drawing:  
Drawing no: DA7000  
Issue: B  
Scale @ A1: As indicated  
Date: 14.02.2025

**Planning GFA Area Plans**  
DA7000  
B  
As indicated  
14.02.2025

- LEGEND**
- Title Boundary
  - Existing 222 Exhibition PGFA
  - Proposed 222 Exhibition PGFA
  - New Theatre PGFA
  - Retained Theatre PGFA

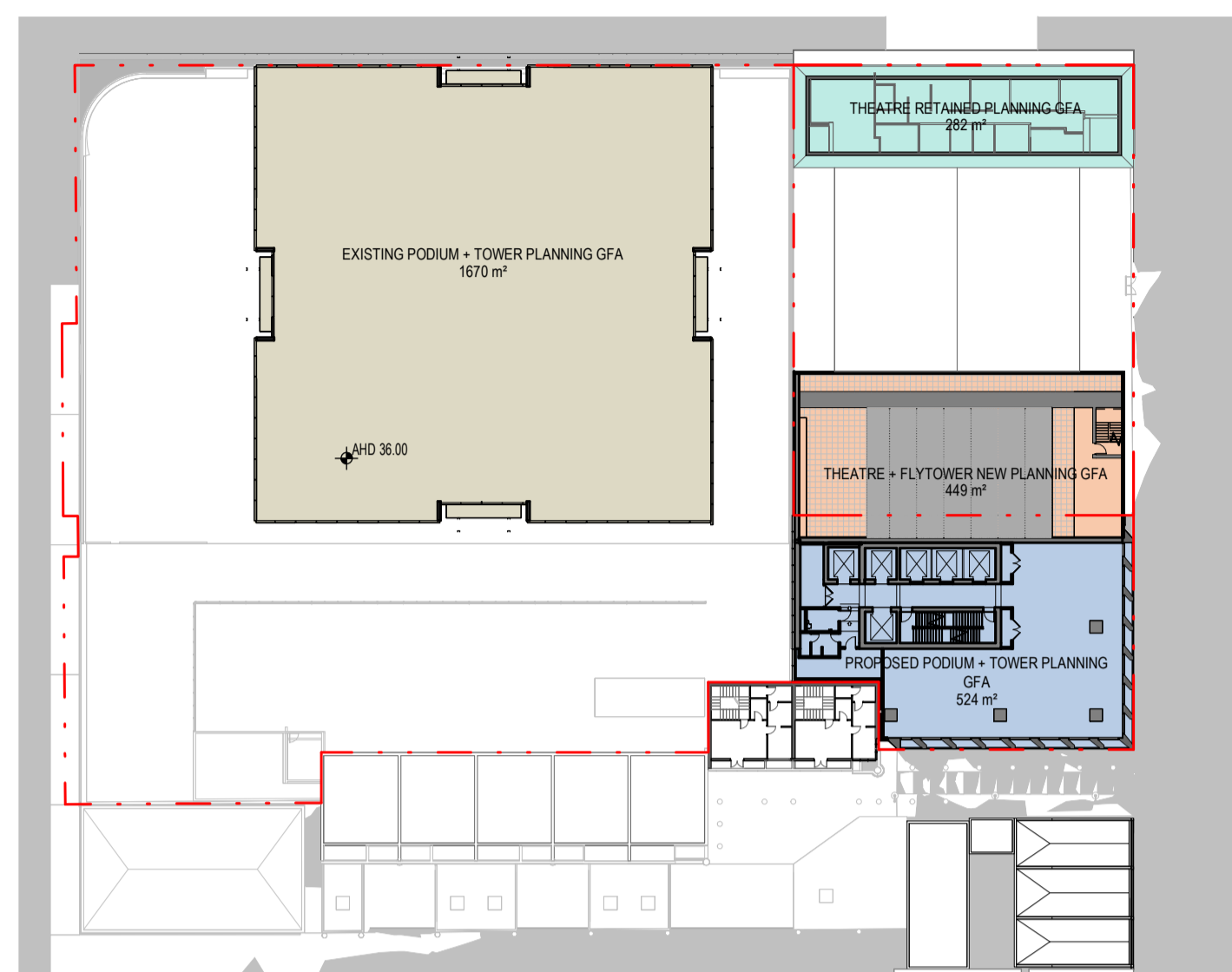


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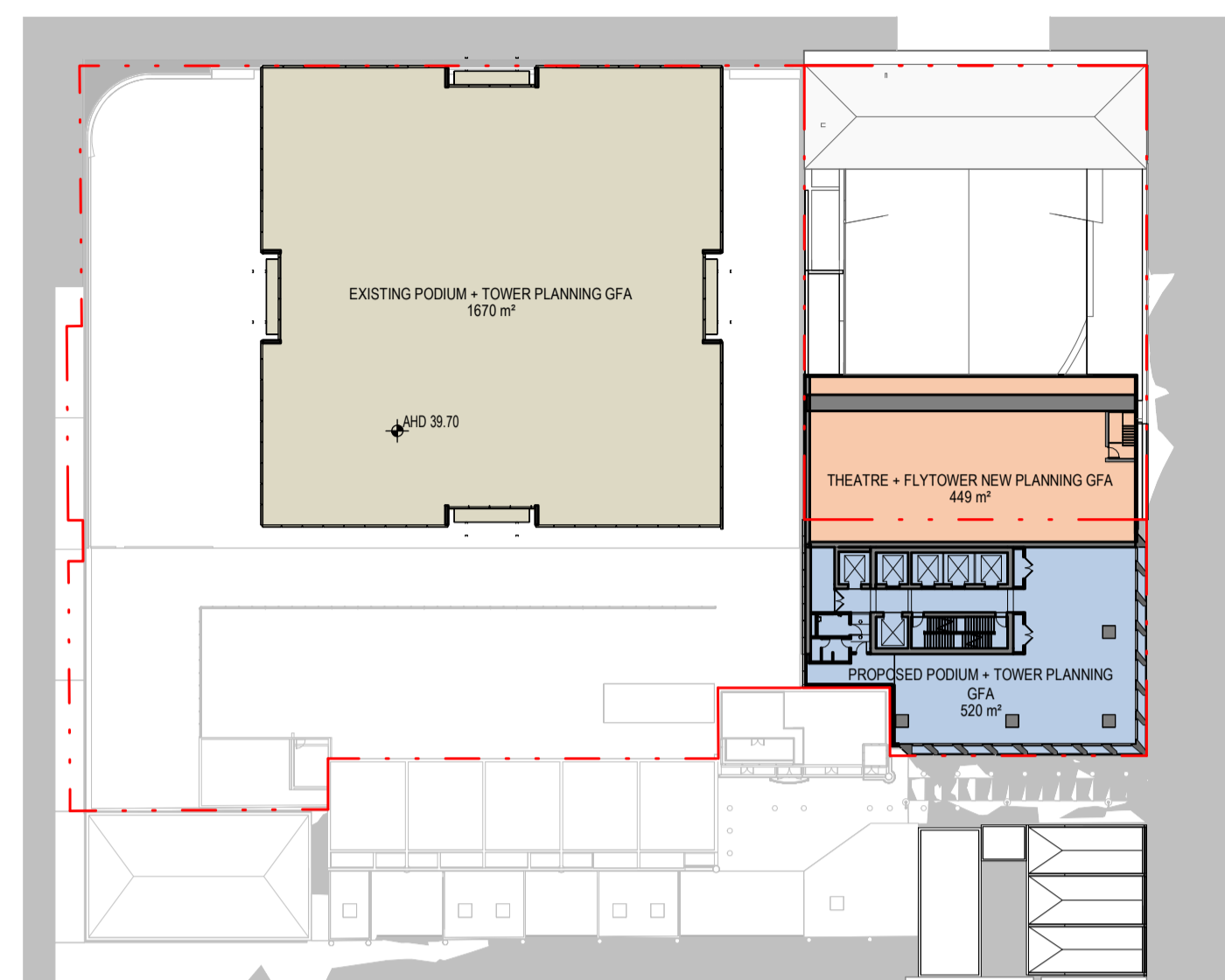
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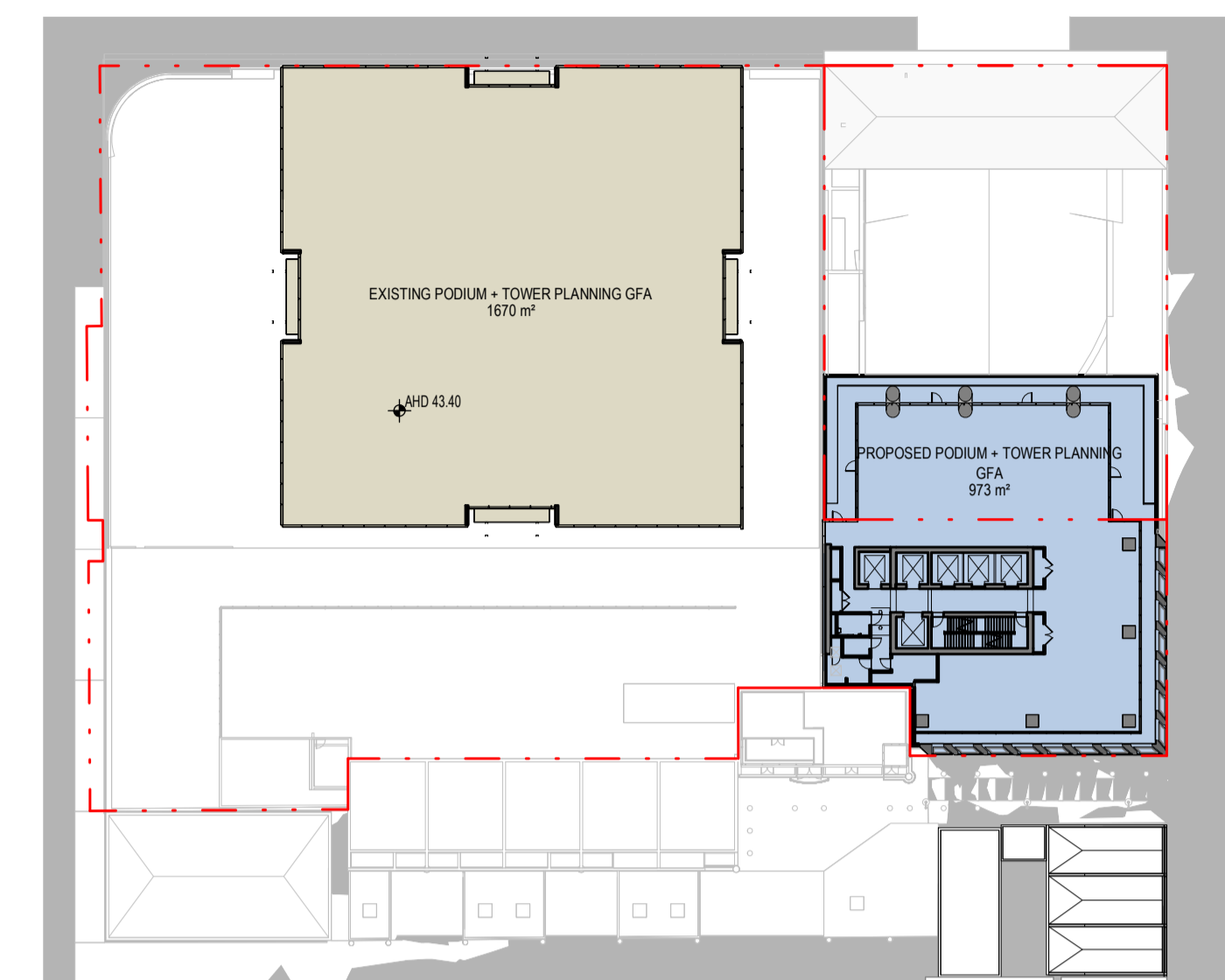




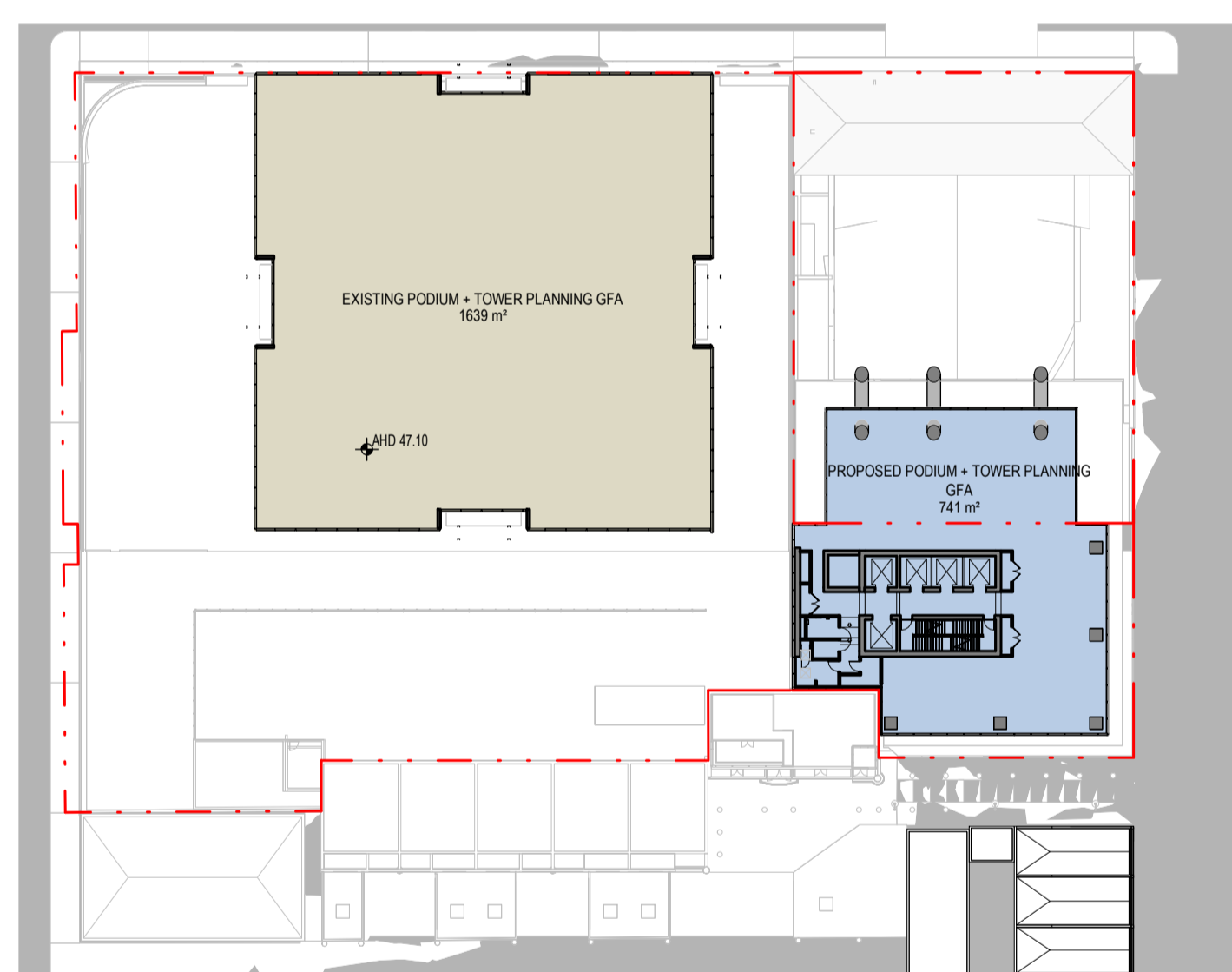
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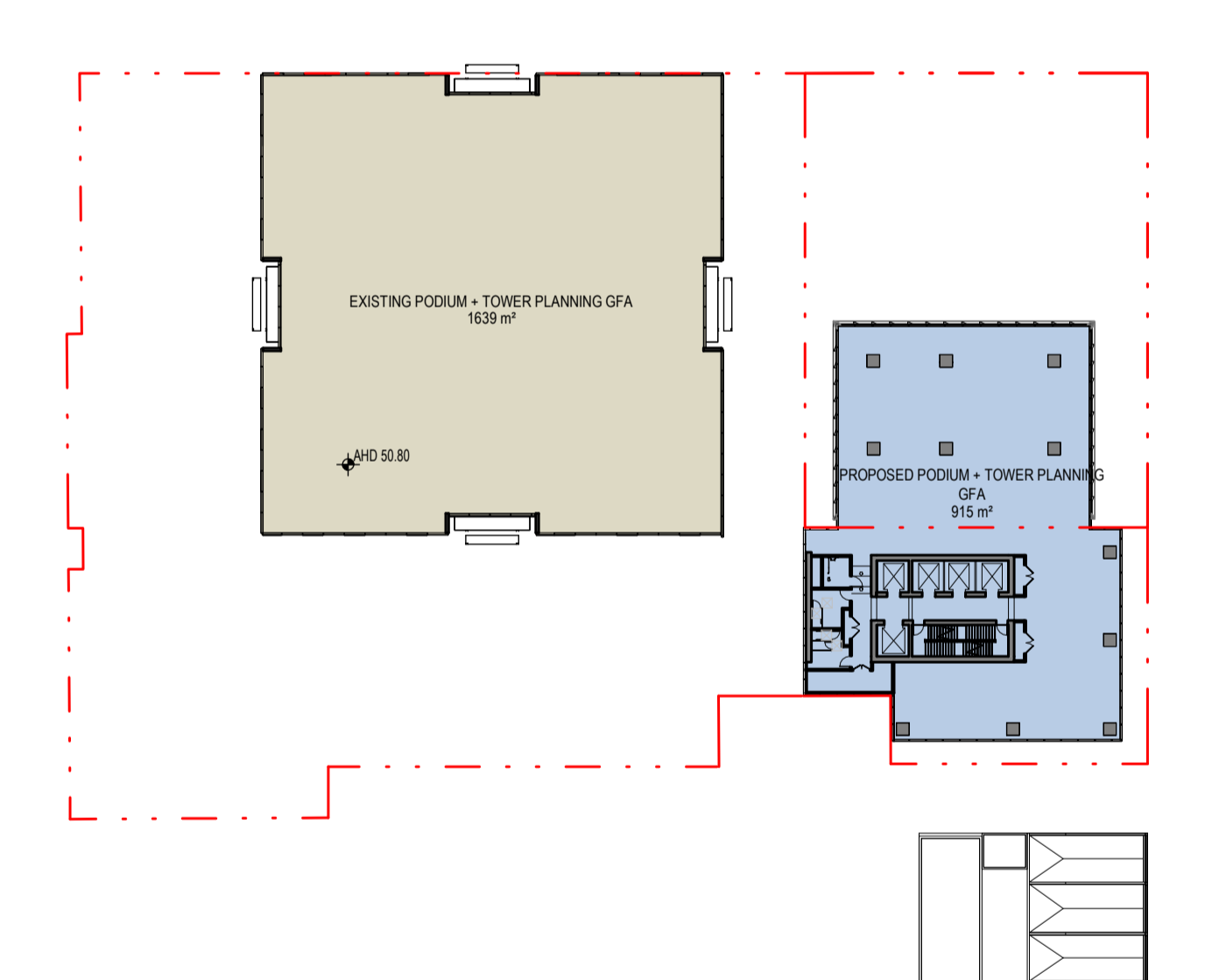
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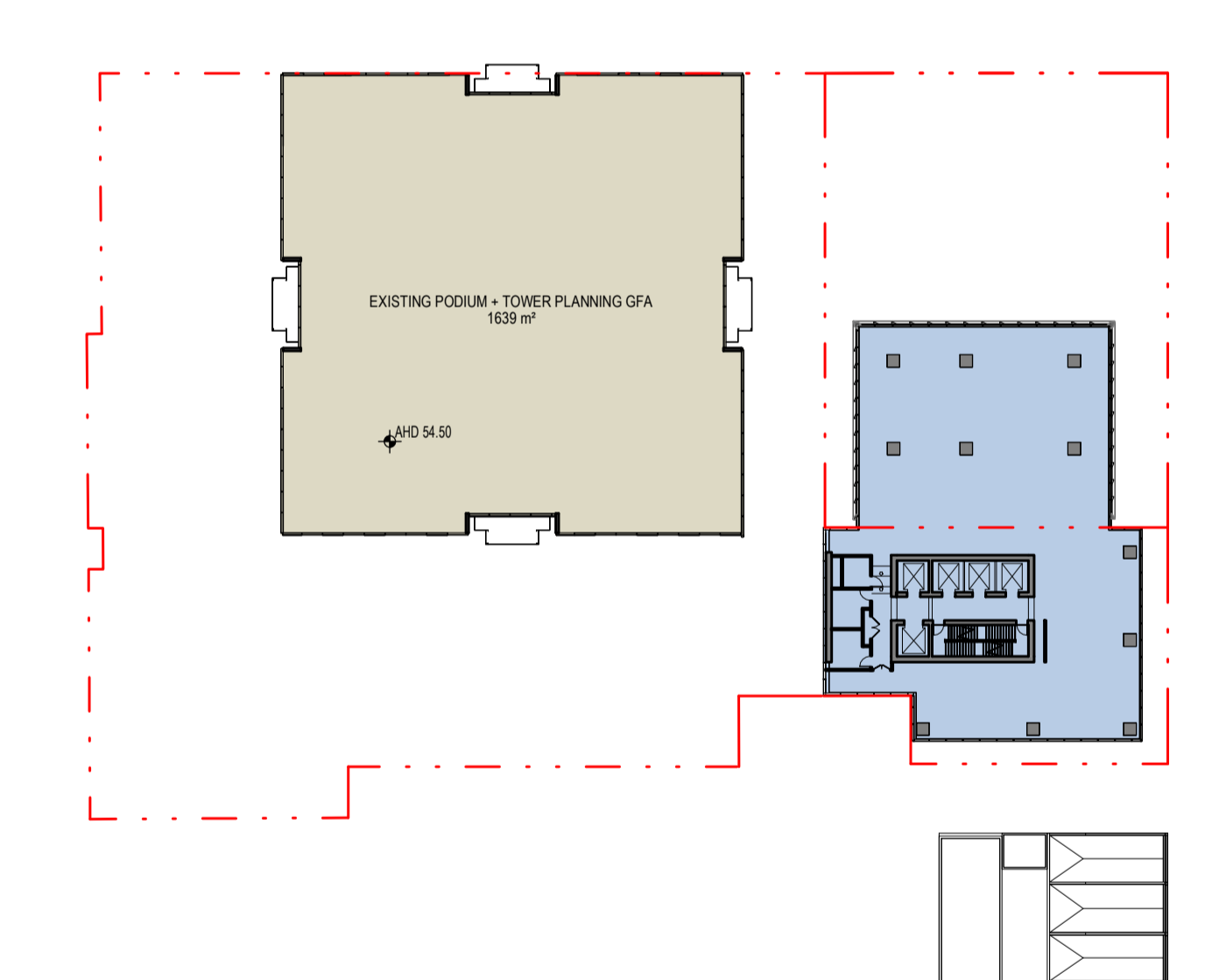
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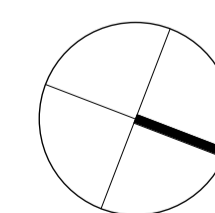


6 Level 08  
SCALE: 1:500

222 & 240 Exhibition Street

Drawing: Planning GFA Area Plans  
 Drawing no: DA7001  
 Issue: B  
 Scale @ A1: As indicated  
 Date: 14.02.2025

- LEGEND**
- Title Boundary
  - Existing 222 Exhibition PGFA
  - Proposed 222 Exhibition PGFA
  - New Theatre PGFA
  - Retained Theatre PGFA



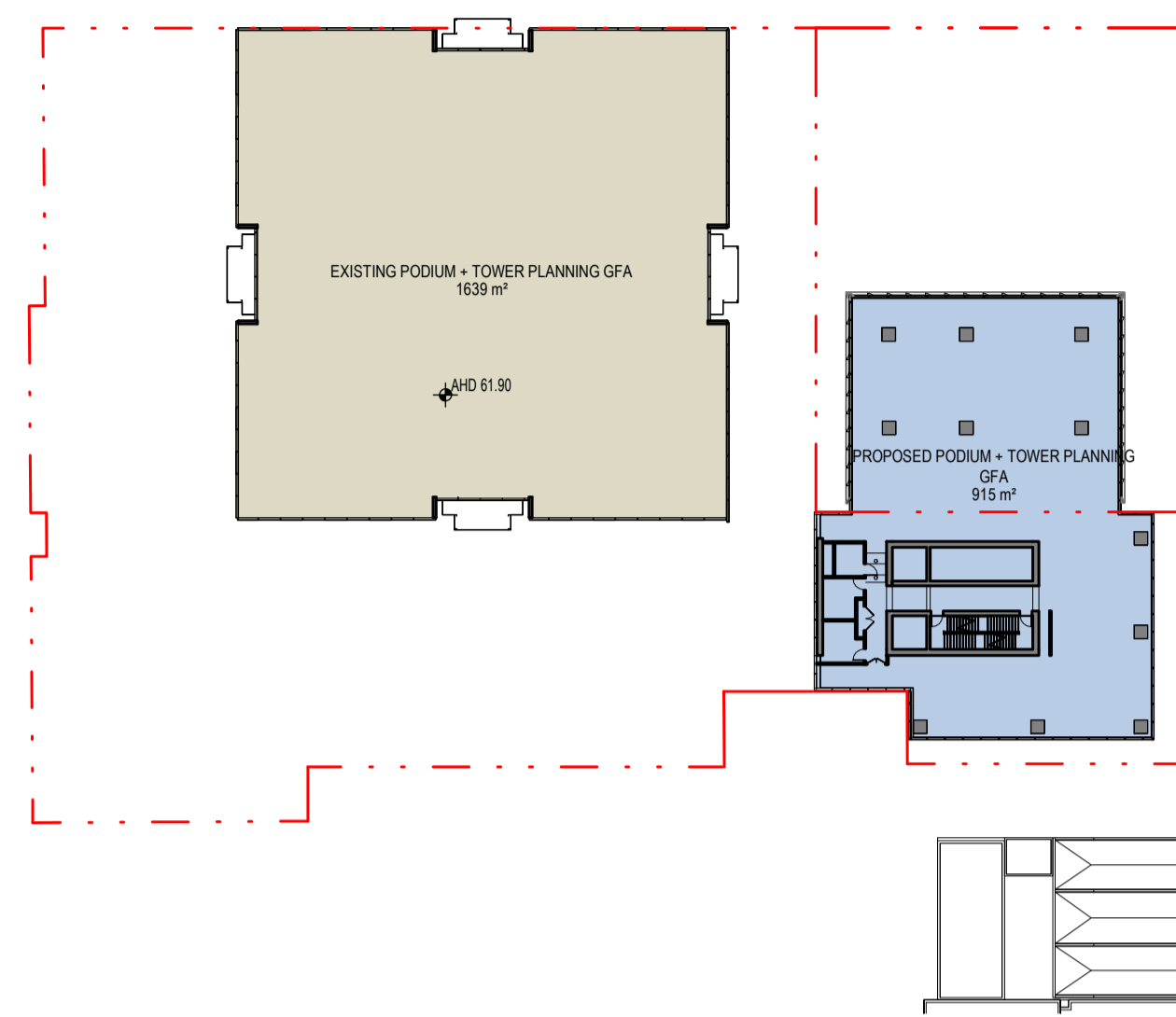
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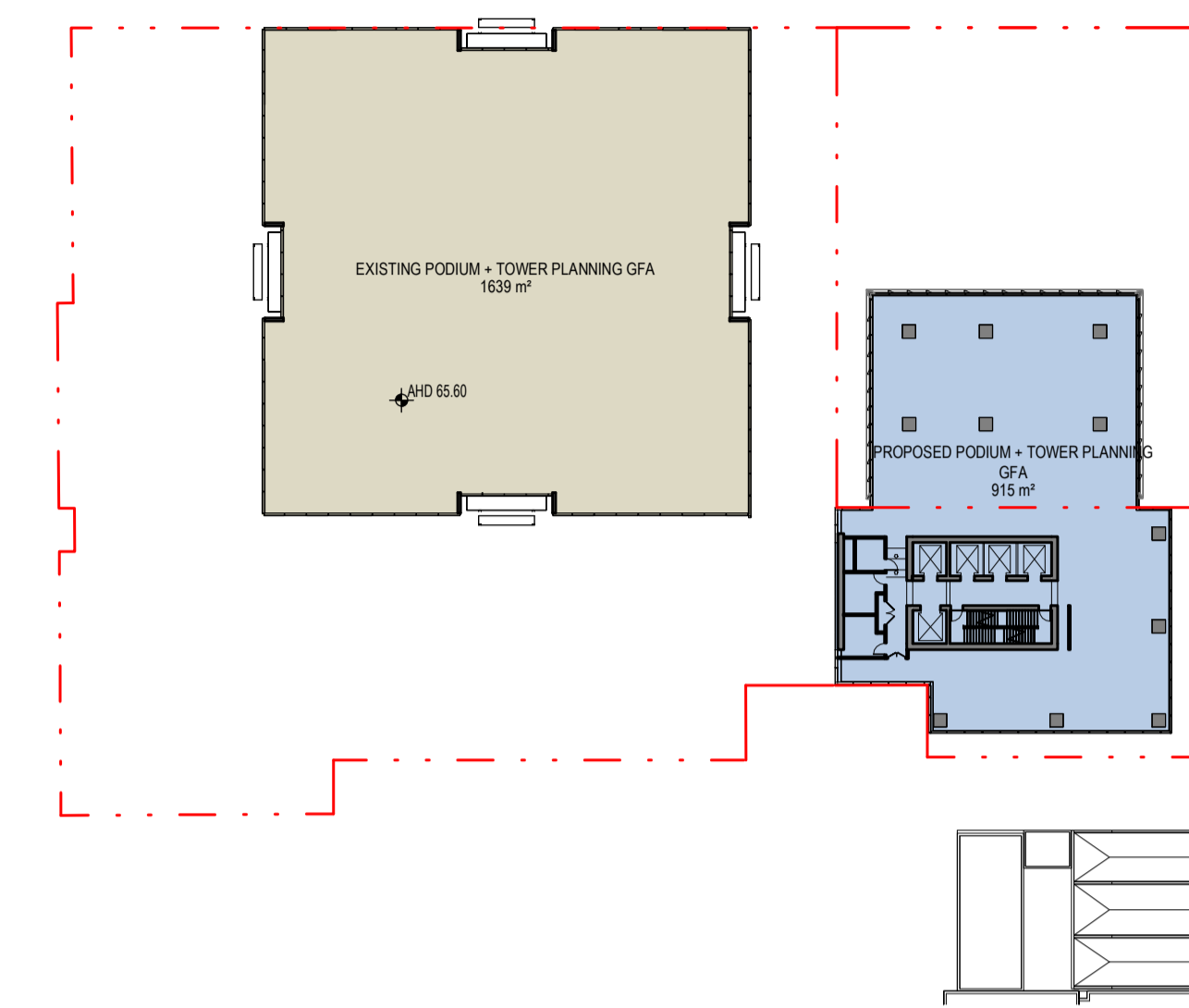
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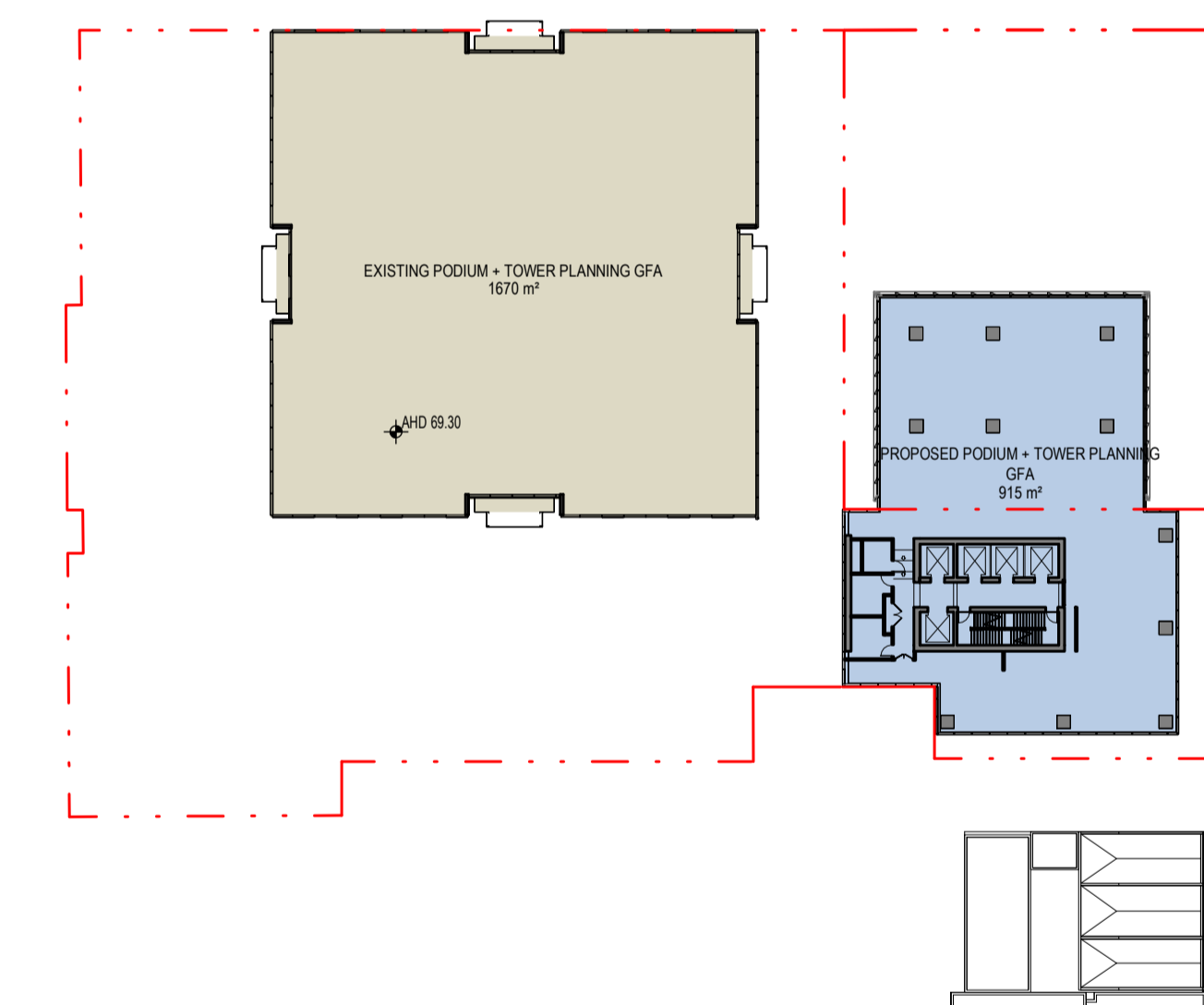
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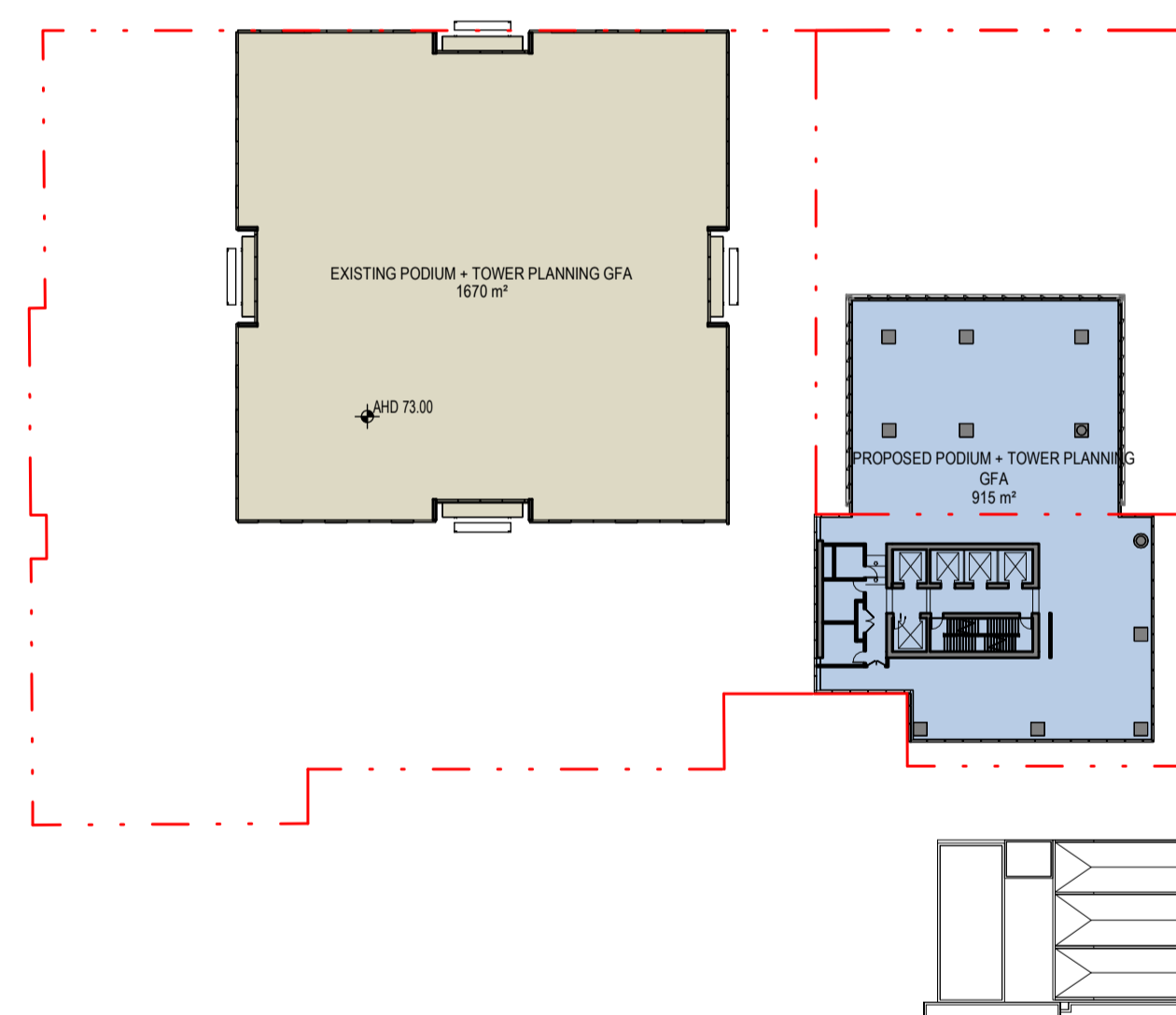
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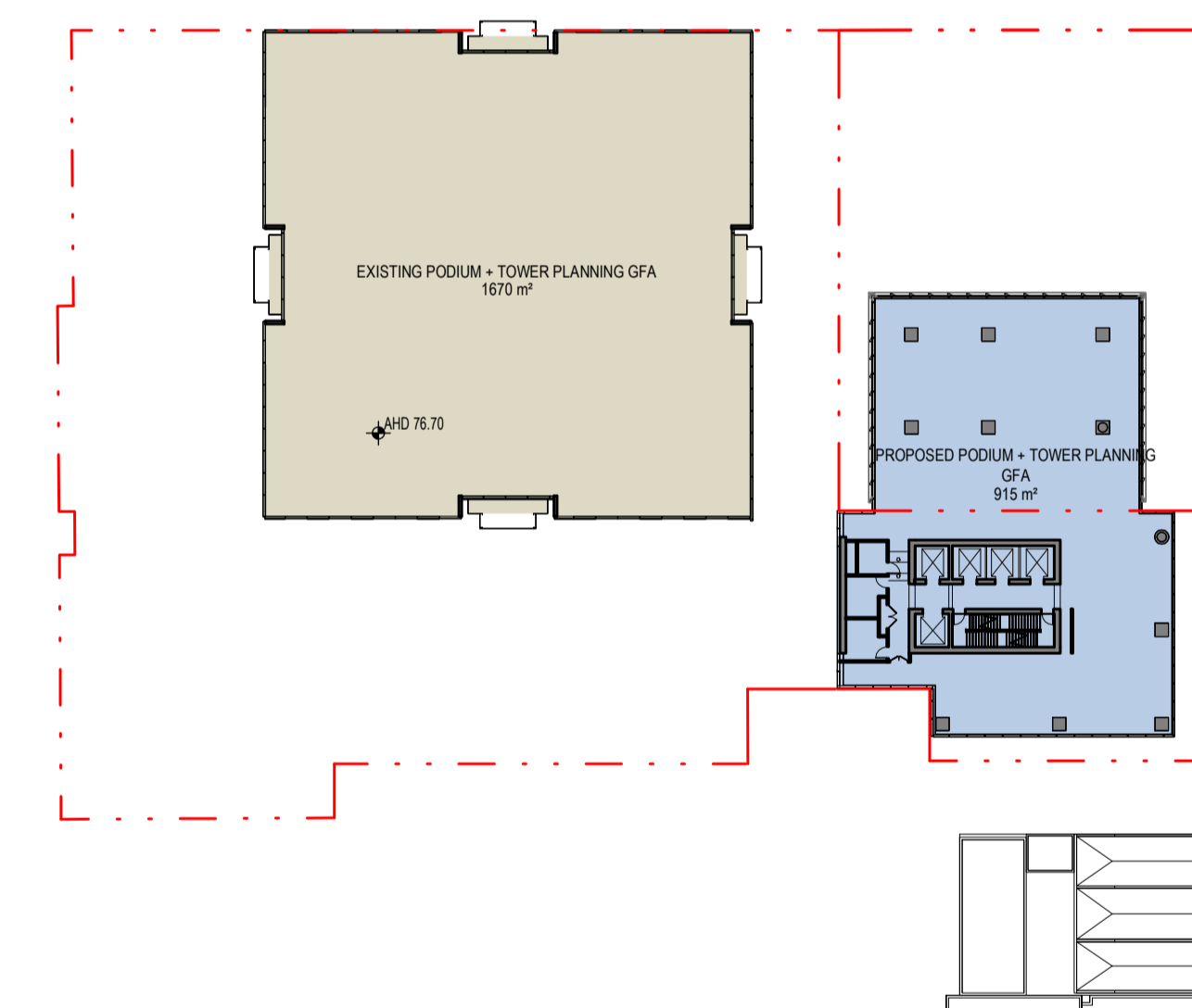
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4 Level 12  
SCALE: 1:500



5 Level 13  
SCALE: 1:500



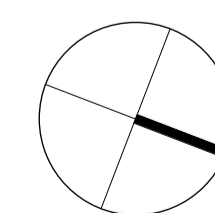
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SCALE: 1:500

222 & 240 Exhibition Street

Drawing:  
Drawing no:  
Issue:  
Scale @ A1:  
Date

**Planning GFA Area Plans**  
DA7002  
B  
As indicated  
14.02.2025

- LEGEND**
- Title Boundary
  - Existing 222 Exhibition PGFA
  - Proposed 222 Exhibition PGFA
  - New Theatre PGFA
  - Retained Theatre PGFA

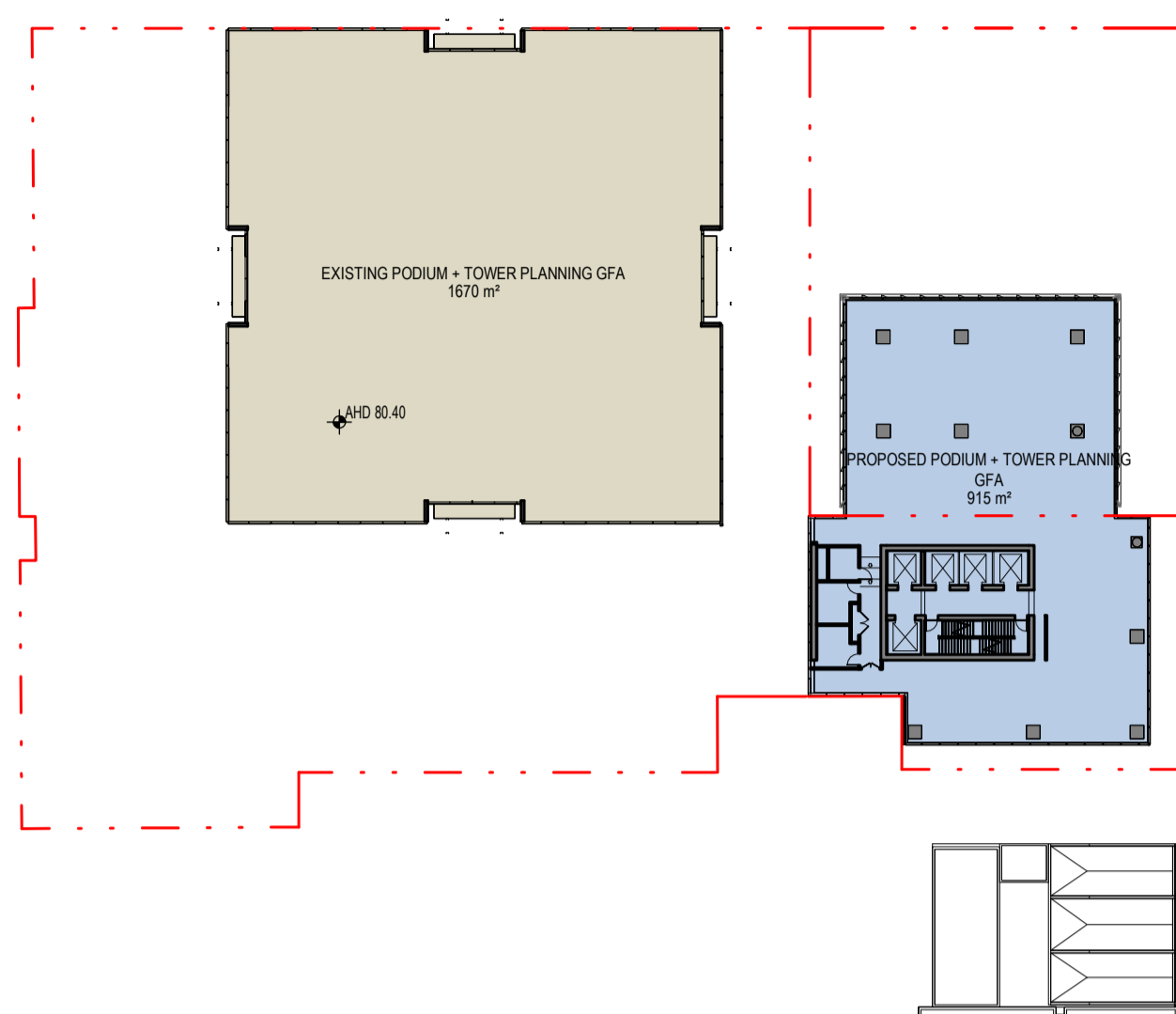


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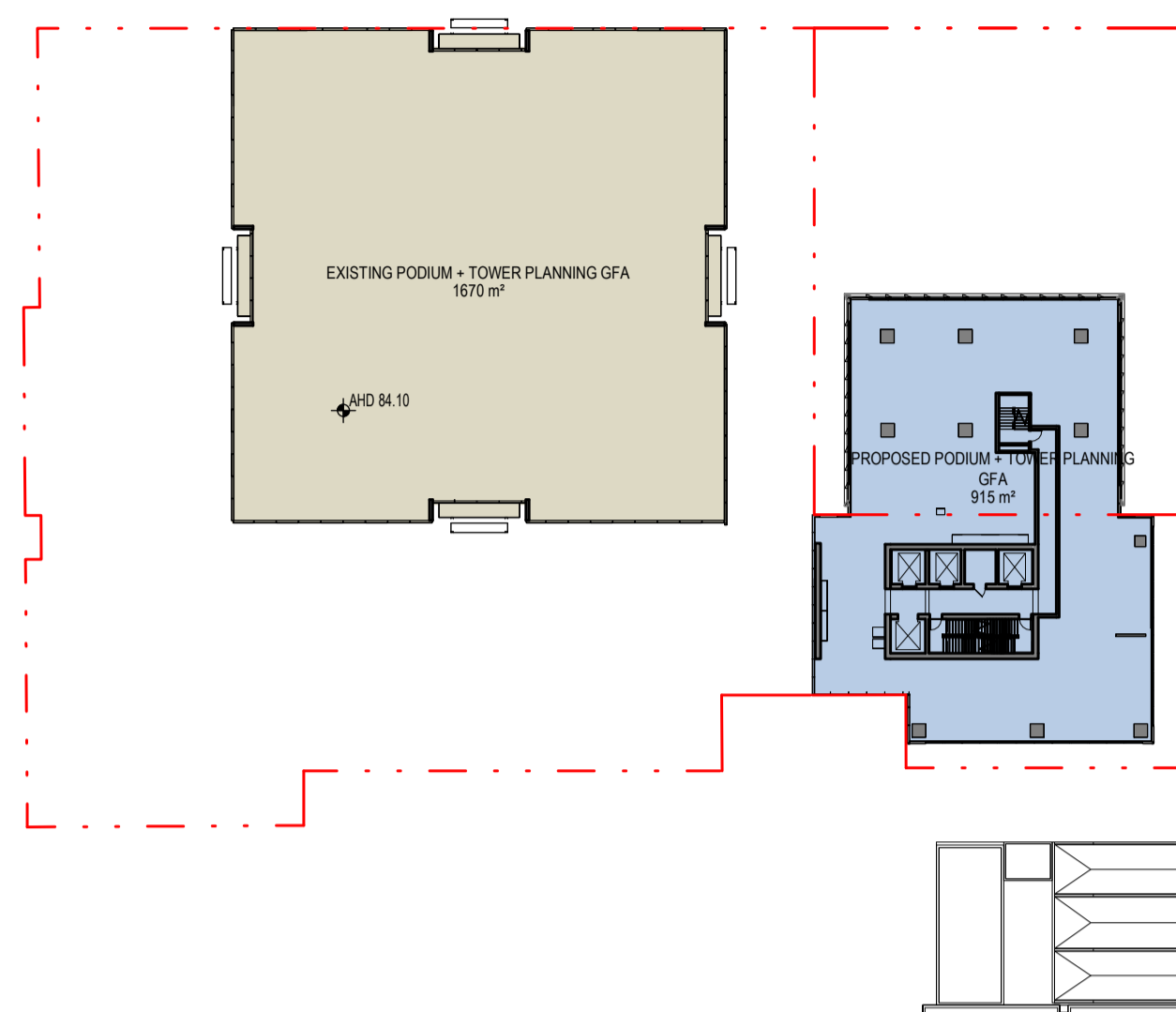
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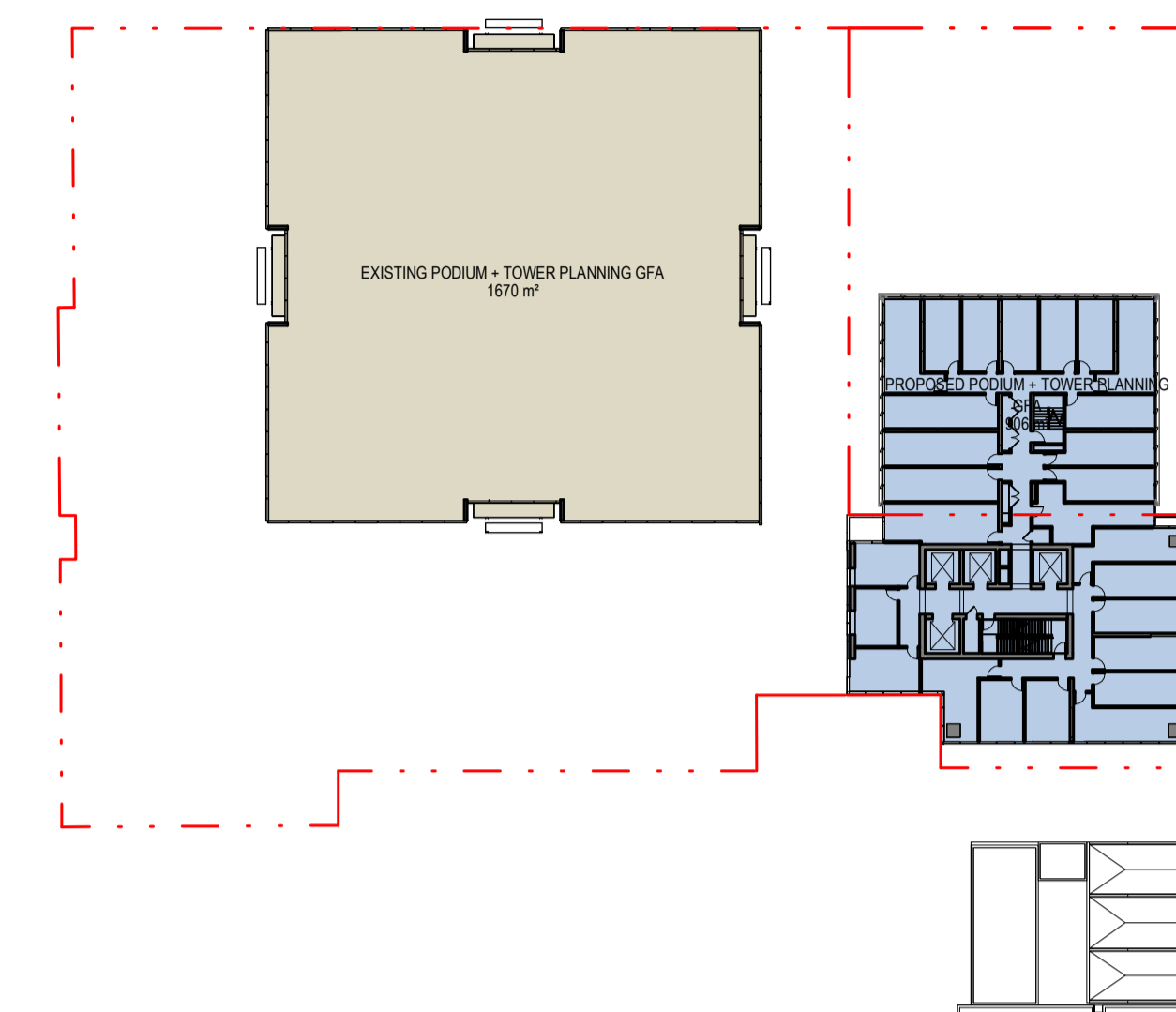




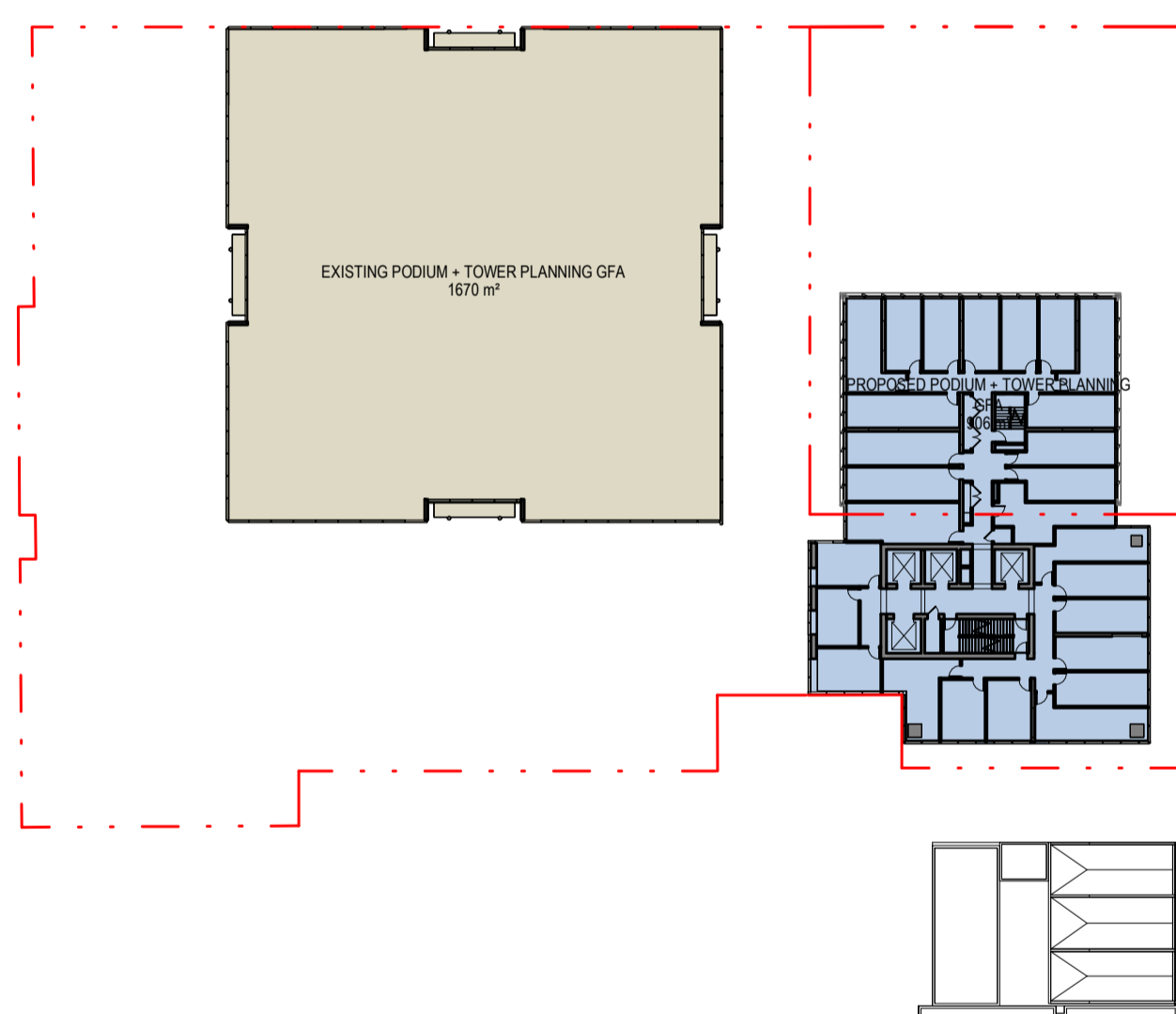
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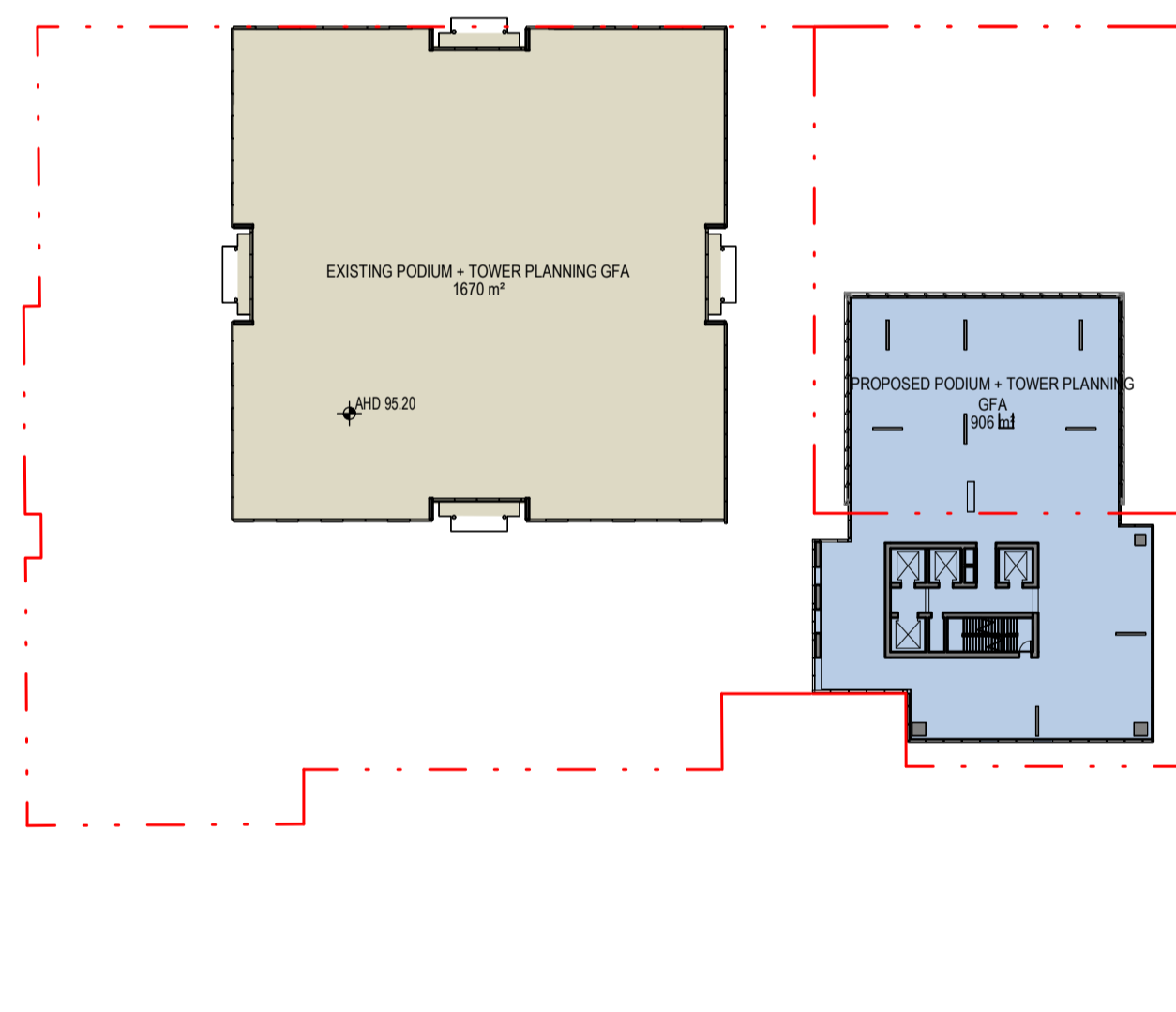
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3 Level 17  
 SCALE: 1: 500



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5 Level 19  
 SCALE: 1: 500

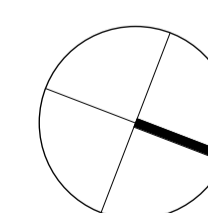


6 Level 20  
 SCALE: 1: 500

222 & 240 Exhibition Street

Drawing: Planning GFA Area Plans  
 Drawing no: DA7003  
 Issue: B  
 Scale @ A1: As indicated  
 Date: 14.02.2025

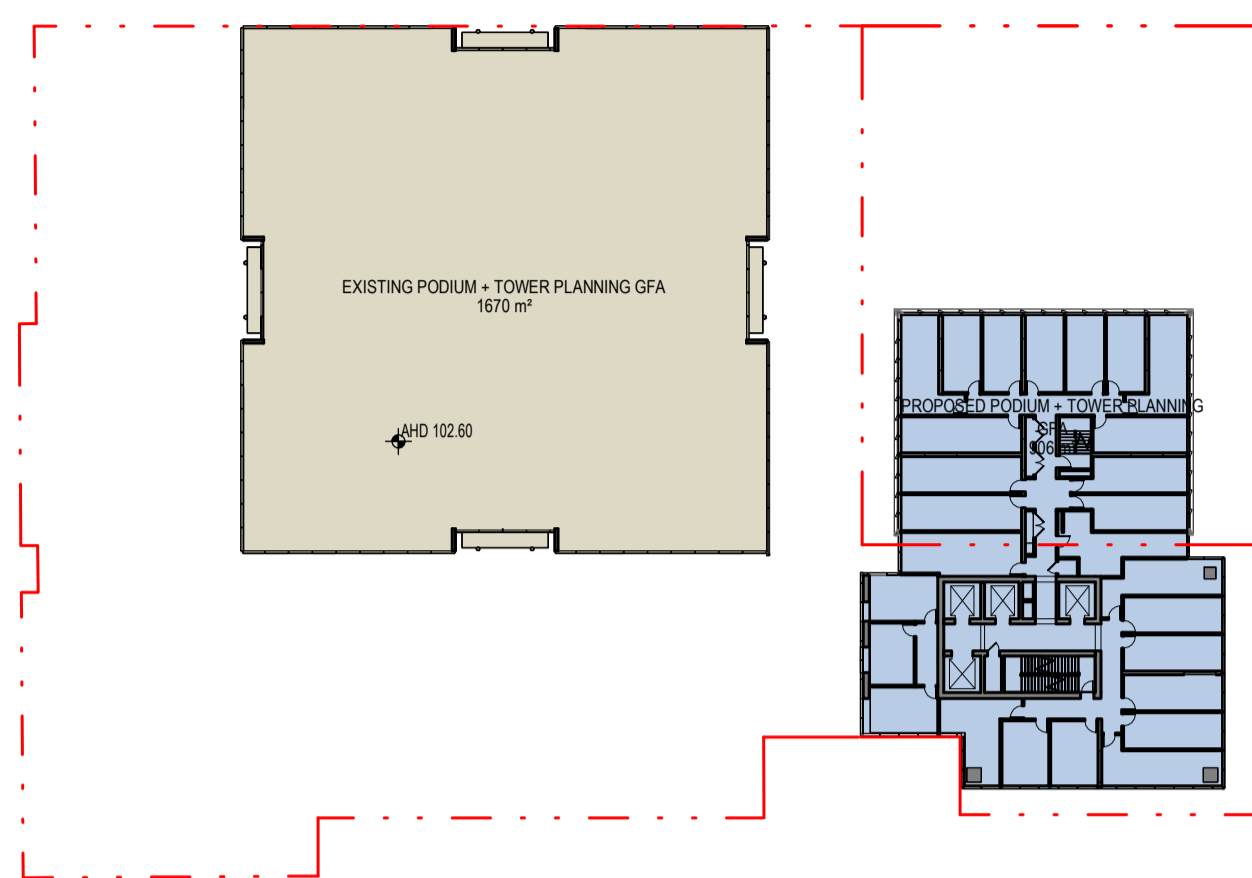
- LEGEND**
- Title Boundary
  - Existing 222 Exhibition PGFA
  - Proposed 222 Exhibition PGFA
  - New Theatre PGFA
  - Retained Theatre PGFA



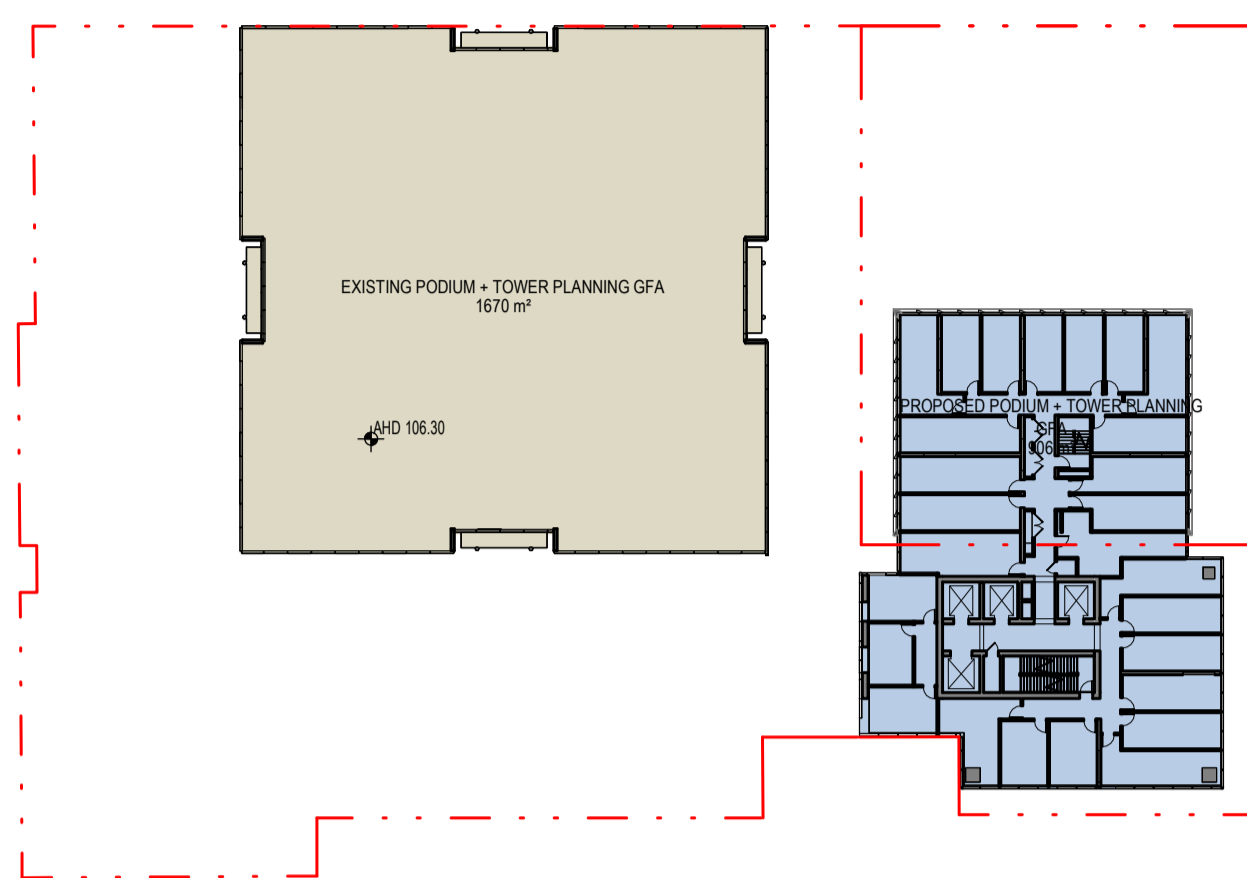
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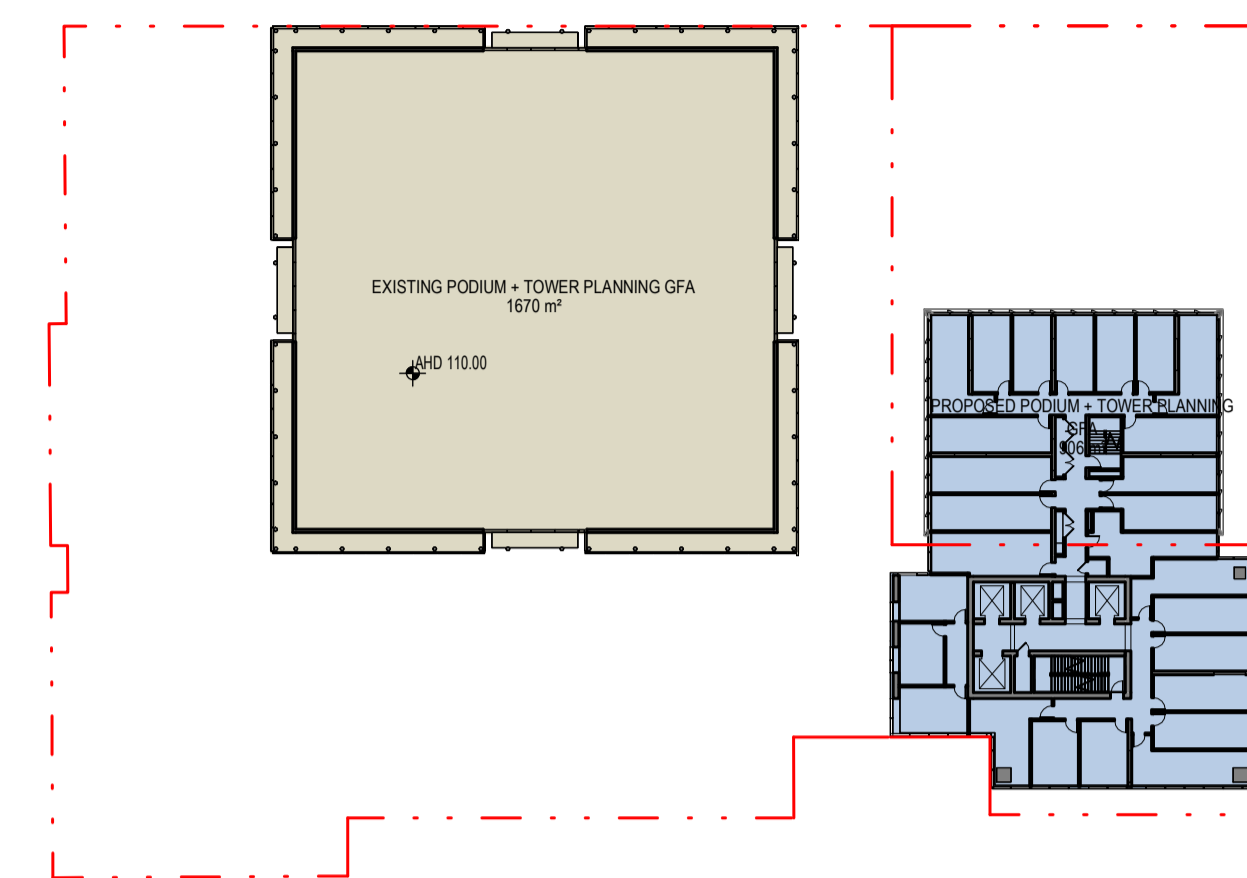
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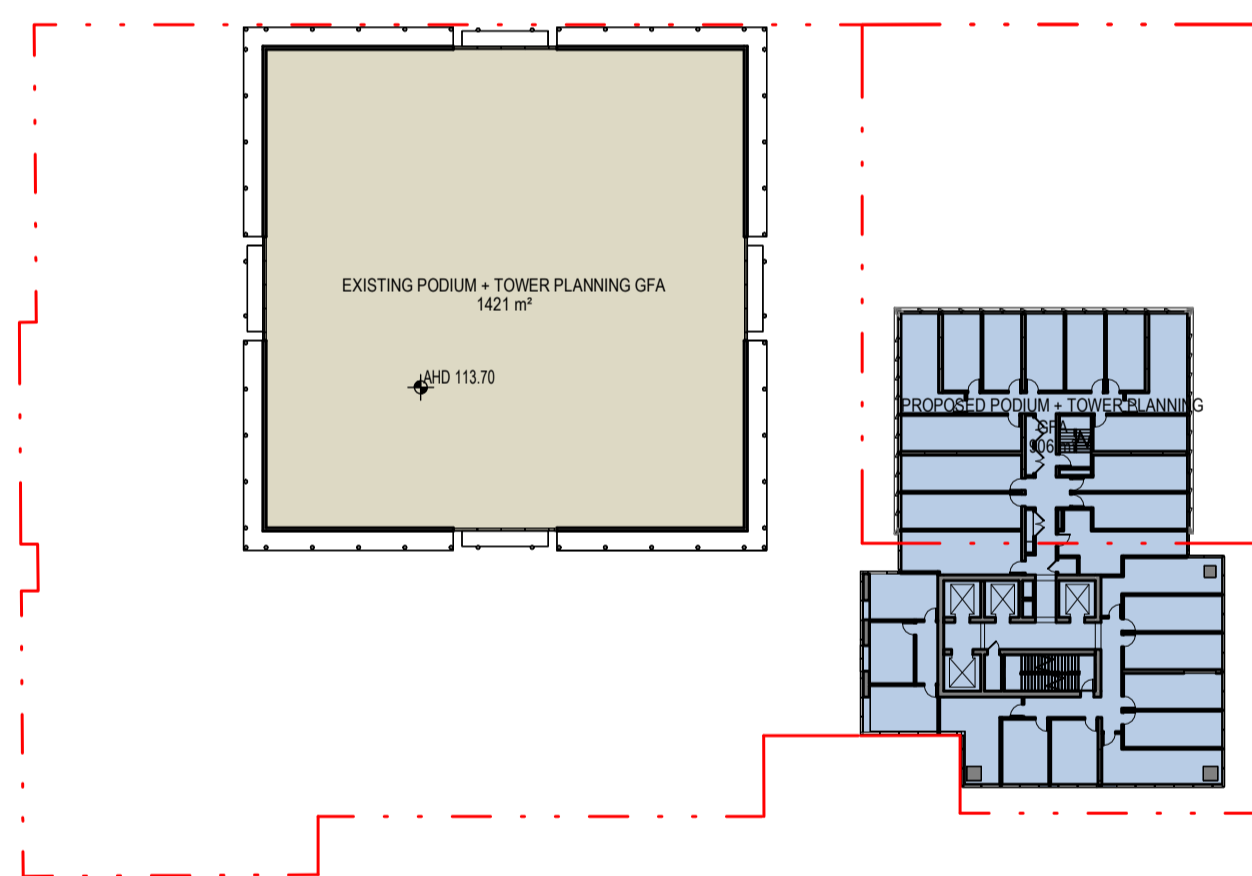
1 Level 21  
SCALE: 1:500



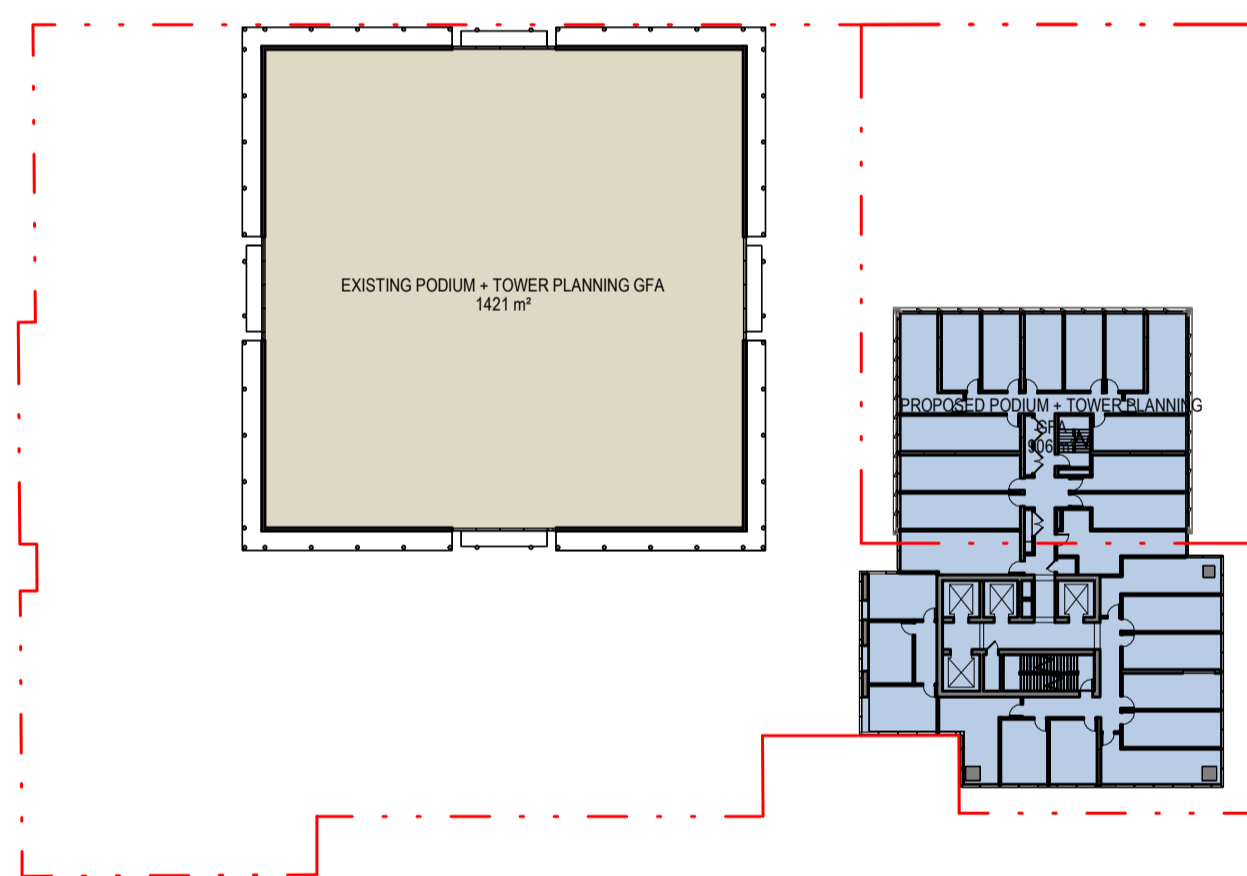
2 Level 22  
SCALE: 1:500



3 Level 23  
SCALE: 1:500



4 Level 24  
SCALE: 1:500



5 Level 25  
SCALE: 1:500

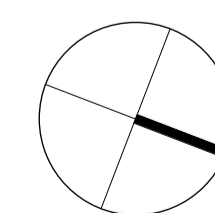


6 Level 26  
SCALE: 1:500

222 & 240 Exhibition Street

Drawing: Planning GFA Area Plans  
 Drawing no: DA7004  
 Issue: D  
 Scale @ A1: As indicated  
 Date: 14.02.2025

- LEGEND**
- Title Boundary
  - Existing 222 Exhibition PGFA
  - Proposed 222 Exhibition PGFA
  - New Theatre PGFA
  - Retained Theatre PGFA

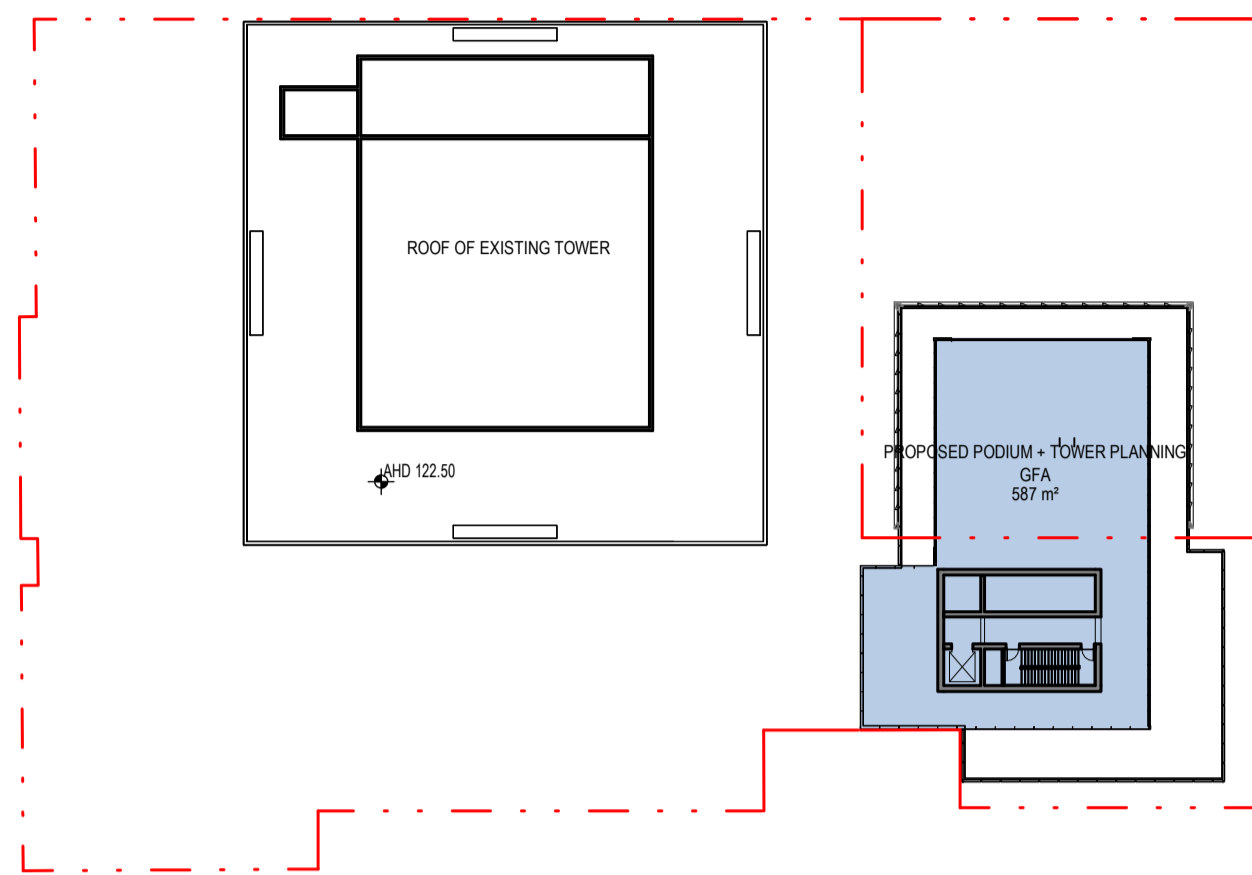


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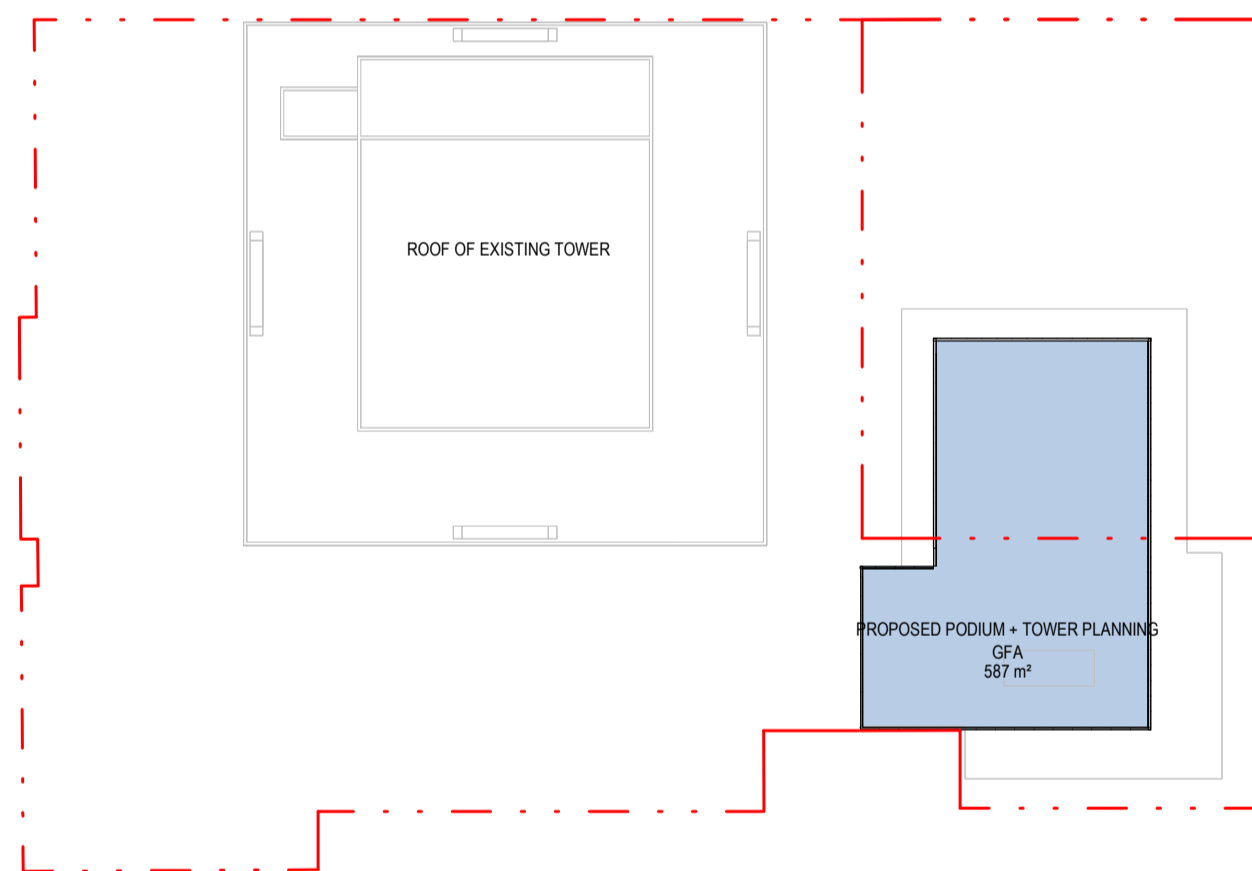
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**1** Level 27 - Plant Room  
SCALE: 1 : 500



**2** Roof  
SCALE: 1 : 500

Area Schedule (PLANNING GFA)_Existing Podium + Tower		
Level	Name	Area
Level GF	EXISTING PODIUM + TOWER PLANNING GFA	4,777 m <sup>2</sup>
Level 01	EXISTING PODIUM + TOWER PLANNING GFA	3,963 m <sup>2</sup>
Level 02	EXISTING PODIUM + TOWER PLANNING GFA	3,960 m <sup>2</sup>
Level 03	EXISTING PODIUM + TOWER PLANNING GFA	3,960 m <sup>2</sup>
Level 04	EXISTING PODIUM + TOWER PLANNING GFA	1,670 m <sup>2</sup>
Level 04A	EXISTING PODIUM + TOWER PLANNING GFA	1,670 m <sup>2</sup>
Level 05	EXISTING PODIUM + TOWER PLANNING GFA	1,670 m <sup>2</sup>
Level 06	EXISTING PODIUM + TOWER PLANNING GFA	1,639 m <sup>2</sup>
Level 07	EXISTING PODIUM + TOWER PLANNING GFA	1,639 m <sup>2</sup>
Level 08	EXISTING PODIUM + TOWER PLANNING GFA	1,639 m <sup>2</sup>
Level 09	EXISTING PODIUM + TOWER PLANNING GFA	1,639 m <sup>2</sup>
Level 10	EXISTING PODIUM + TOWER PLANNING GFA	1,639 m <sup>2</sup>
Level 11	EXISTING PODIUM + TOWER PLANNING GFA	1,639 m <sup>2</sup>
Level 12	EXISTING PODIUM + TOWER PLANNING GFA	1,670 m <sup>2</sup>
Level 13	EXISTING PODIUM + TOWER PLANNING GFA	1,670 m <sup>2</sup>
Level 14	EXISTING PODIUM + TOWER PLANNING GFA	1,670 m <sup>2</sup>
Level 15	EXISTING PODIUM + TOWER PLANNING GFA	1,670 m <sup>2</sup>
Level 16	EXISTING PODIUM + TOWER PLANNING GFA	1,670 m <sup>2</sup>
Level 17	EXISTING PODIUM + TOWER PLANNING GFA	1,670 m <sup>2</sup>
Level 18	EXISTING PODIUM + TOWER PLANNING GFA	1,670 m <sup>2</sup>
Level 19	EXISTING PODIUM + TOWER PLANNING GFA	1,670 m <sup>2</sup>
Level 20	EXISTING PODIUM + TOWER PLANNING GFA	1,670 m <sup>2</sup>
Level 21	EXISTING PODIUM + TOWER PLANNING GFA	1,670 m <sup>2</sup>
Level 22	EXISTING PODIUM + TOWER PLANNING GFA	1,670 m <sup>2</sup>
Level 23	EXISTING PODIUM + TOWER PLANNING GFA	1,670 m <sup>2</sup>
Level 24	EXISTING PODIUM + TOWER PLANNING GFA	1,421 m <sup>2</sup>
Level 25	EXISTING PODIUM + TOWER PLANNING GFA	1,421 m <sup>2</sup>
Level 26	EXISTING PODIUM + TOWER PLANNING GFA	693 m <sup>2</sup>
EXISTING PODIUM + TOWER PLANNING GFA		55,079 m <sup>2</sup>

Area Schedule (PLANNING GFA)_Theatre Retained		
Level	Name	Area
Level GF	THEATRE RETAINED PLANNING GFA	753 m <sup>2</sup>
Level 01	THEATRE RETAINED PLANNING GFA	770 m <sup>2</sup>
Level 02	THEATRE RETAINED PLANNING GFA	755 m <sup>2</sup>
Level 03	THEATRE RETAINED PLANNING GFA	760 m <sup>2</sup>
Level 04	THEATRE RETAINED PLANNING GFA	282 m <sup>2</sup>
THEATRE RETAINED PLANNING GFA		3,320 m <sup>2</sup>

Area Schedule (PLANNING GFA)_Proposed Podium + Tower		
Level	Name	Area
Level GF	PROPOSED PODIUM + TOWER PLANNING GFA	522 m <sup>2</sup>
Level 01	PROPOSED PODIUM + TOWER PLANNING GFA	451 m <sup>2</sup>
Level 02	PROPOSED PODIUM + TOWER PLANNING GFA	528 m <sup>2</sup>
Level 03	PROPOSED PODIUM + TOWER PLANNING GFA	524 m <sup>2</sup>
Level 04	PROPOSED PODIUM + TOWER PLANNING GFA	524 m <sup>2</sup>
Level 04A	PROPOSED PODIUM + TOWER PLANNING GFA	520 m <sup>2</sup>
Level 05	PROPOSED PODIUM + TOWER PLANNING GFA	973 m <sup>2</sup>
Level 06	PROPOSED PODIUM + TOWER PLANNING GFA	741 m <sup>2</sup>
Level 07	PROPOSED PODIUM + TOWER PLANNING GFA	915 m <sup>2</sup>
Level 08	PROPOSED PODIUM + TOWER PLANNING GFA	915 m <sup>2</sup>
Level 09	PROPOSED PODIUM + TOWER PLANNING GFA	915 m <sup>2</sup>
Level 10	PROPOSED PODIUM + TOWER PLANNING GFA	915 m <sup>2</sup>
Level 11	PROPOSED PODIUM + TOWER PLANNING GFA	915 m <sup>2</sup>
Level 12	PROPOSED PODIUM + TOWER PLANNING GFA	915 m <sup>2</sup>
Level 13	PROPOSED PODIUM + TOWER PLANNING GFA	915 m <sup>2</sup>
Level 14	PROPOSED PODIUM + TOWER PLANNING GFA	915 m <sup>2</sup>
Level 15	PROPOSED PODIUM + TOWER PLANNING GFA	915 m <sup>2</sup>
Level 16	PROPOSED PODIUM + TOWER PLANNING GFA	915 m <sup>2</sup>
Level 17	PROPOSED PODIUM + TOWER PLANNING GFA	906 m <sup>2</sup>
Level 18	PROPOSED PODIUM + TOWER PLANNING GFA	906 m <sup>2</sup>
Level 19	PROPOSED PODIUM + TOWER PLANNING GFA	906 m <sup>2</sup>
Level 20	PROPOSED PODIUM + TOWER PLANNING GFA	906 m <sup>2</sup>
Level 21	PROPOSED PODIUM + TOWER PLANNING GFA	906 m <sup>2</sup>
Level 22	PROPOSED PODIUM + TOWER PLANNING GFA	906 m <sup>2</sup>
Level 23	PROPOSED PODIUM + TOWER PLANNING GFA	906 m <sup>2</sup>
Level 24	PROPOSED PODIUM + TOWER PLANNING GFA	906 m <sup>2</sup>
Level 25	PROPOSED PODIUM + TOWER PLANNING GFA	906 m <sup>2</sup>
Level 26	PROPOSED PODIUM + TOWER PLANNING GFA	906 m <sup>2</sup>
Level 27 - Plant Room	PROPOSED PODIUM + TOWER PLANNING GFA	587 m <sup>2</sup>
Roof	PROPOSED PODIUM + TOWER PLANNING GFA	587 m <sup>2</sup>
PROPOSED PODIUM + TOWER PLANNING GFA		24,174 m <sup>2</sup>

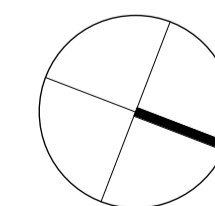
Area Schedule (PLANNING GFA)_Theatre + Fly Tower		
Level	Name	Area
Level GF	THEATRE + FLYTOWER NEW PLANNING GFA	537 m <sup>2</sup>
Level 01	THEATRE + FLYTOWER NEW PLANNING GFA	160 m <sup>2</sup>
Level 02	THEATRE + FLYTOWER NEW PLANNING GFA	266 m <sup>2</sup>
Level 03	THEATRE + FLYTOWER NEW PLANNING GFA	275 m <sup>2</sup>
Level 04	THEATRE + FLYTOWER NEW PLANNING GFA	449 m <sup>2</sup>
Level 04A	THEATRE + FLYTOWER NEW PLANNING GFA	449 m <sup>2</sup>
THEATRE + FLYTOWER NEW PLANNING GFA		2,135 m <sup>2</sup>

**TOTAL NEW PLANNING GFA 26,309**

222 & 240 Exhibition Street

Drawing: Planning GFA Area Plans  
 Drawing no: DA7005  
 Issue: D  
 Scale @ A1: As indicated  
 Date: 14.02.2025

- LEGEND**
- Title Boundary
  - Existing 222 Exhibition PGFA
  - Proposed 222 Exhibition PGFA
  - New Theatre PGFA
  - Retained Theatre PGFA



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1 Shadow Diagram - April 22nd @9am - Existing  
A-2000 SCALE: 1:1000

2 Shadow Diagram - April 22nd @9am - Proposed  
A-2000 SCALE: 1:1000

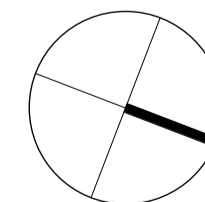
222 & 240 Exhibition Street

Drawing: DA9000  
 Drawing no: D  
 Issue: 1 : 1000  
 Scale @ A1: 14.02.2025  
 Date:

**Shadow Diagram - April 22nd @ 9am**  
 D  
 1 : 1000  
 14.02.2025

PROPOSED

GENERAL NOTES  
 1. LEVELS SHOWN THUS RL 31 ARE RELATIVE LEVELS TO AUSTRALIAN HEIGHT DATUM.  
 2. AS ACCESS TO ADJACENT PRIVATE PROPERTIES IS RESTRICTED, REPRESENTATION OF THE LEVELS OF ADJACENT PROPERTIES IS APPROXIMATE ONLY AND BASED ON BEST AVAILABLE INFORMATION.



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1 Shadow Diagram - April 22nd @10am - Existing  
A-2000 SCALE: 1:1000

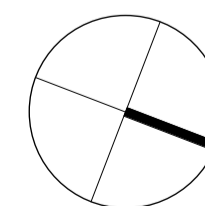
2 Shadow Diagram - April 22nd @10am - Proposed  
A-2000 SCALE: 1:1000

222 & 240 Exhibition Street

Drawing: **Shadow Diagram - April 22nd @ 10am**  
 Drawing no: DA9001  
 Issue: D  
 Scale @ A1: 1 : 1000  
 Date: 14.02.2025

PROPOSED

GENERAL NOTES  
 1. LEVELS SHOWN THUS RL 31 ARE RELATIVE LEVELS TO AUSTRALIAN HEIGHT DATUM.  
 2. AS ACCESS TO ADJACENT PRIVATE PROPERTIES IS RESTRICTED, REPRESENTATION OF THE LEVELS OF ADJACENT PROPERTIES IS APPROXIMATE ONLY AND BASED ON BEST AVAILABLE INFORMATION.



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1 Shadow Diagram - April 22nd @11am - Existing  
A-2000 SCALE: 1:1000

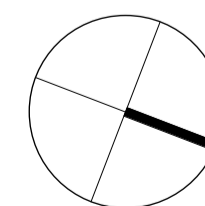
2 Shadow Diagram - April 22nd @11am - Proposed  
A-2000 SCALE: 1:1000

222 & 240 Exhibition Street

Drawing: **Shadow Diagram - April 22nd @ 11am**  
 Drawing no: DA9002  
 Issue: D  
 Scale @ A1: 1 : 1000  
 Date: 14.02.2025

PROPOSED

GENERAL NOTES  
 1. LEVELS SHOWN THIS RL 31 ARE RELATIVE LEVELS TO AUSTRALIAN HEIGHT DATUM.  
 2. AS ACCESS TO ADJACENT PRIVATE PROPERTIES IS RESTRICTED, REPRESENTATION OF THE LEVELS OF ADJACENT PROPERTIES IS APPROXIMATE ONLY AND BASED ON BEST AVAILABLE INFORMATION.



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1 Shadow Diagram - April 22nd @12pm - Existing  
A-2000 SCALE: 1:1000

2 Shadow Diagram - April 22nd @12pm - Proposed  
A-2000 SCALE: 1:1000

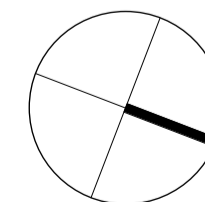
222 & 240 Exhibition Street

Drawing: DA9003  
 Drawing no: D  
 Issue: Scale @ A1:  
 Date: 1 : 1000  
 14.02.2025

Shadow Diagram - April 22nd @ 12pm

PROPOSED

GENERAL NOTES  
 1. LEVELS SHOWN THUS RL 31 ARE RELATIVE LEVELS TO AUSTRALIAN HEIGHT DATUM.  
 2. AS ACCESS TO ADJACENT PRIVATE PROPERTIES IS RESTRICTED, REPRESENTATION OF THE LEVELS OF ADJACENT PROPERTIES IS APPROXIMATE ONLY AND BASED ON BEST AVAILABLE INFORMATION.



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