

Annexure to Chair's Report

Rooftop Project Update



Image Credit: Doug Gimesy Conservation and Wildlife Photography

New balustrade completed 2015

Waterproof membrane stage 1 completed 2015





Old chain-link fence removed



Waterproofing Stage 2A completed and 2B underway

Example rooftop pedestal flooring system



BPI – Manufacturer of adjustable pedestals for all types of terraces Language : English
BUZON pedestal International s.a. Herstal

You are here : [Products](#) >> [DPH-Series](#)

Overview

Philosophy

Products

Applications

Contacts

Partners

DPH-Series

Adjustable from 35 to 860 mm, the DPH-Series pedestal offers the advantage of its [adjusting ring](#), incorporated from model DPH-5 upwards, and its [slope corrector](#), incorporated into all pedestals from model DPH-4 upwards.

The PH5 slope corrector (0-5%) and numerous fixing accessories are available to support all types of structures, and can be used on all models from DPH0 to DPH3.



→ [BC-Series](#) Solution for innovation and creati

→ DPH-Series

[Tabs](#)



[Head with Slope corrector](#)



[Connecting sleeve](#)



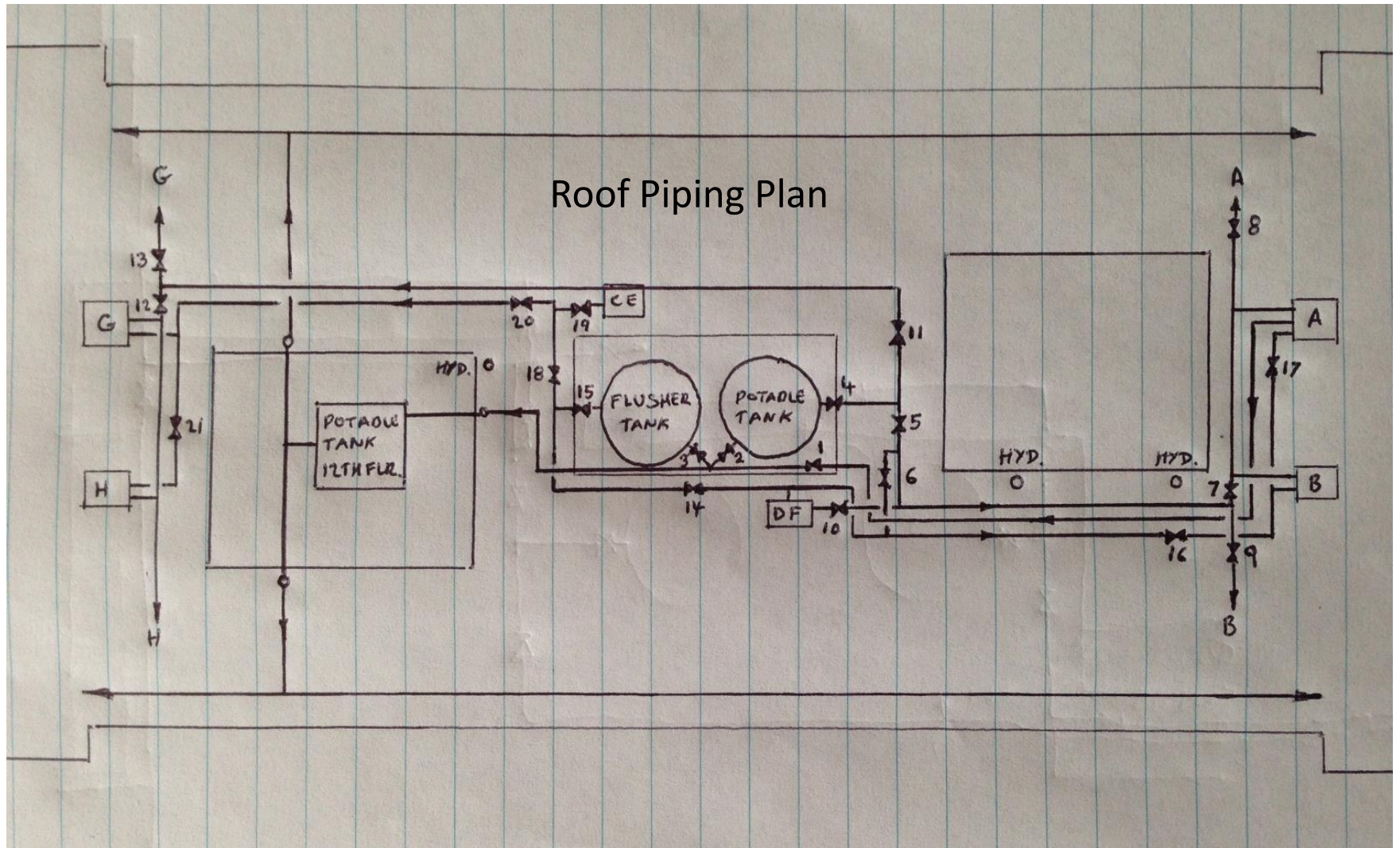
[Adjustment ring](#)



[Base](#)



Rooftop Plumbing Enabling Works Completed



Rooftop pavers will be raised on pedestals to mitigate piping trip hazards. All water isolation valves identified and labelled with their purpose.

Rooftop Plumbing Enabling Works Completed

- No. 1 - Incoming Mains Water Supply to Roof Tanks
- No. 2 – Mains Water Supply to Potable Tank all Flats
- No. 3 – Mains Water Supply to Flusher Tank all Flats
- No. 4 – Potable Water Supply all Flats Below
- No. 5 – Potable Water Supply A, B, D & F Flats
- No. 6 – By-Pass Between Potable and Flusher Water Systems (NORMALLY CLOSED)
- No. 7 – Potable Water Supply A Flats & B Flats Bathroom only
- No. 8 – Potable Water Supply A Flats Kitchen only
- No. 9 – Potable Water Supply B Flats Kitchen only
- No. 10 – Potable Water Supply D & F Flats
- No. 11 - Potable Water Supply C, E, G & H Flats
- No. 12 – Potable Water Supply G Flats Bathroom only & H Flats
- No. 13 – Potable Water Supply G Flats Kitchen only
- No. 14 – Flusher Water Supply A, B, D & F Flats
- No. 15 – Flusher Water Supply all Flats
- No. 16 - Flusher Water Supply A & B Flats
- No. 17 – Flusher Water Supply A Flats
- No. 18 - Flusher Water Supply C, E, G & H Flats
- No. 19 – Flusher Water Supply C & E Flats
- No. 20 – Flusher Water Supply G & H Flats
- No. 21 - Flusher Water Supply H Flats

Example of valve labelling.



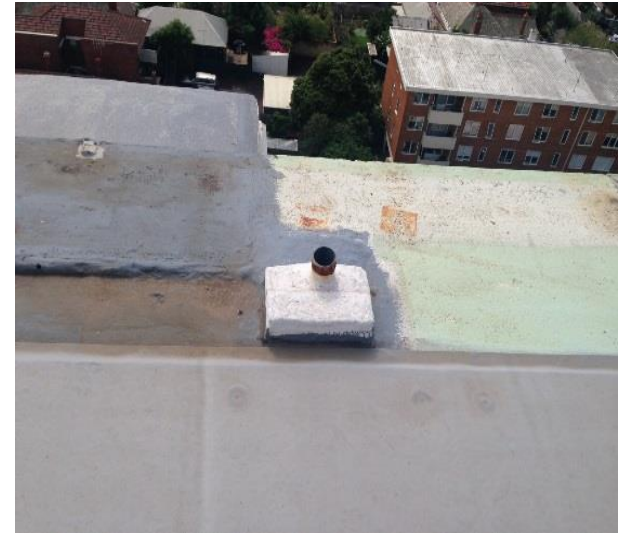
Rooftop Plumbing Enabling Works Completed



Isolation valve hand wheels rotated to fit below pavers.



Three fire hydrants extended in height.



Seven sewer stack vents repaired.

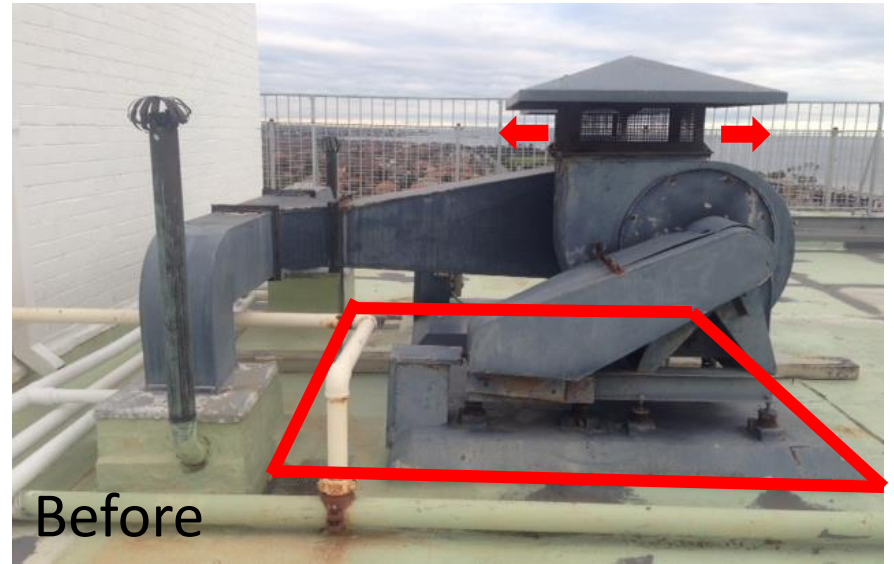
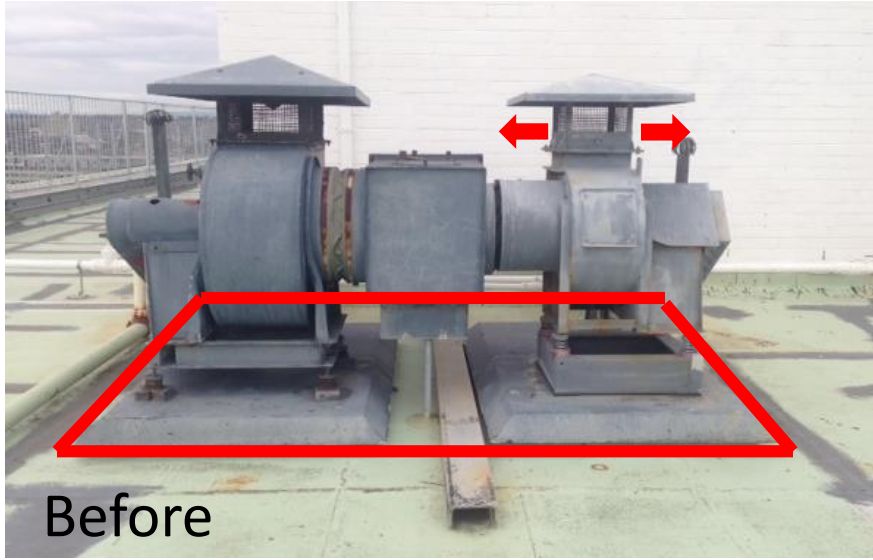


Rooftop Exhaust Fan Relocation Completed



Fan rooms fitted with 1 hour fire rated doors and additional sprinklers

Rooftop Exhaust Fan Relocation Completed



Fans now inside

No nuisance fan noise or exhaust odour at new East & West terraces

Increased useable area below new canopies

Rooftop Project



Part North Elevation

1:100



East Elevation

1:100



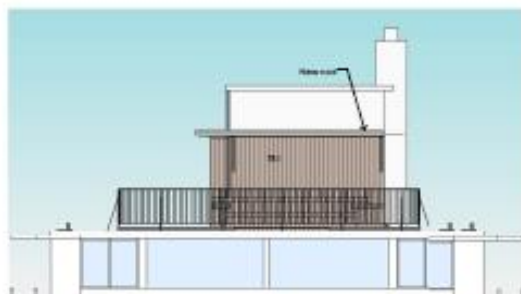
Part South Elevation

1:100



West Elevation

1:100



Part East Elevation

1:100



Part West Elevation

1:100



North Elevation

1:100



South Elevation

1:100

Materials Schedule

| | |
|----------------------------------|-------------------------------------|
| | |
| 301, Timber - MacWood Silver Oak | PCL, Timberland - Coloured Softwood |

INDICATIVE ELEVATIONS, SOME
 DIMENSIONS HAVE BEEN PLACED IN
 NOT SHOWN HERE. ALL DIMENSIONS
 SHOULD BE CHECKED AGAINST THE
 RELEVANT SPATIAL SITES ON THE
 PLANS.

PLANNED APPLICATION - NOT FOR CONSTRUCTION

- ALL DIMENSIONS TO BE CONFIRMED ON SITE. ALL DIMENSIONS TO BE CONFIRMED ON SITE.
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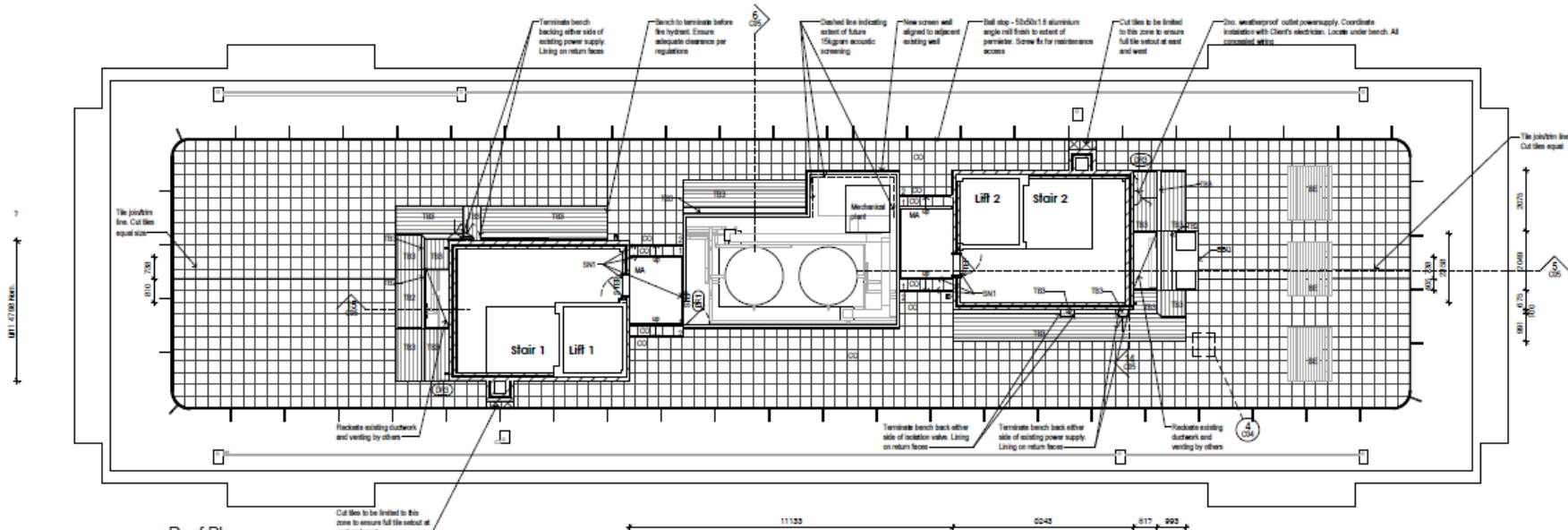
Proposed Elevations

www.opatarchitects.com.au Opat Architects Pty Ltd ABN 49 210 619 027
 Email: info@opatarchitects.com.au T03 9639 5007 F03 9639 3003
 Suite 4 Level 8, 258 Little Bourke St, Melbourne 3000 Victoria, Australia

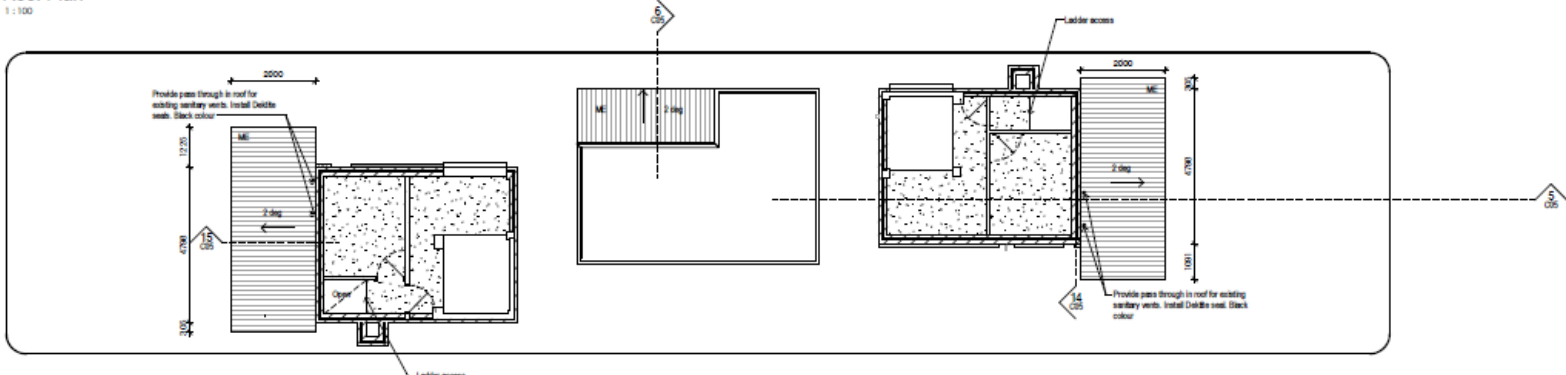
EDGEWATER TOWERS
 12 MARINE PARADE
 ST KILDA

OPAT
 ARCHITECTS

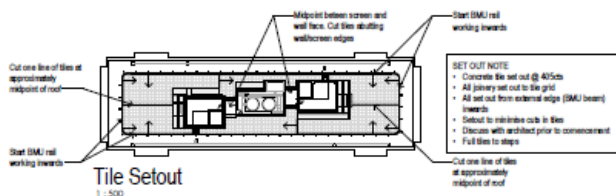
Rooftop Project



Roof Plan
1:100



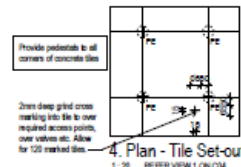
Proposed Plan through Lift Towers
1:100



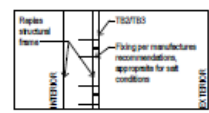
Tile Setout
1:100

Design and fabricate 4no. tools for the purpose of lifting pavers. Provide to Owner at the completion of the Works

Allow for 120 marked tiles



4. Plan - Tile Set-out
1:20 REFER VIEW 1 ON C04



2. Wall Detail
1:10

TENDER ONLY - NOT FOR CONSTRUCTION

CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS AND SUPERVISING ARCHITECT DIMENSIONS SHOWN SHOULD TAKE PRECEDENCE OVER SCALES. REFER SPECIFICATION FOR DETAILS. PRODUCTS ALL AUSTRALIAN, OR SIMILAR AS APPROVED BY ARCHITECT.

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SCALE DATE SHEET ISSUE
A2 09.11.2016 C04 01

PROJECT 328
Proposed Plans

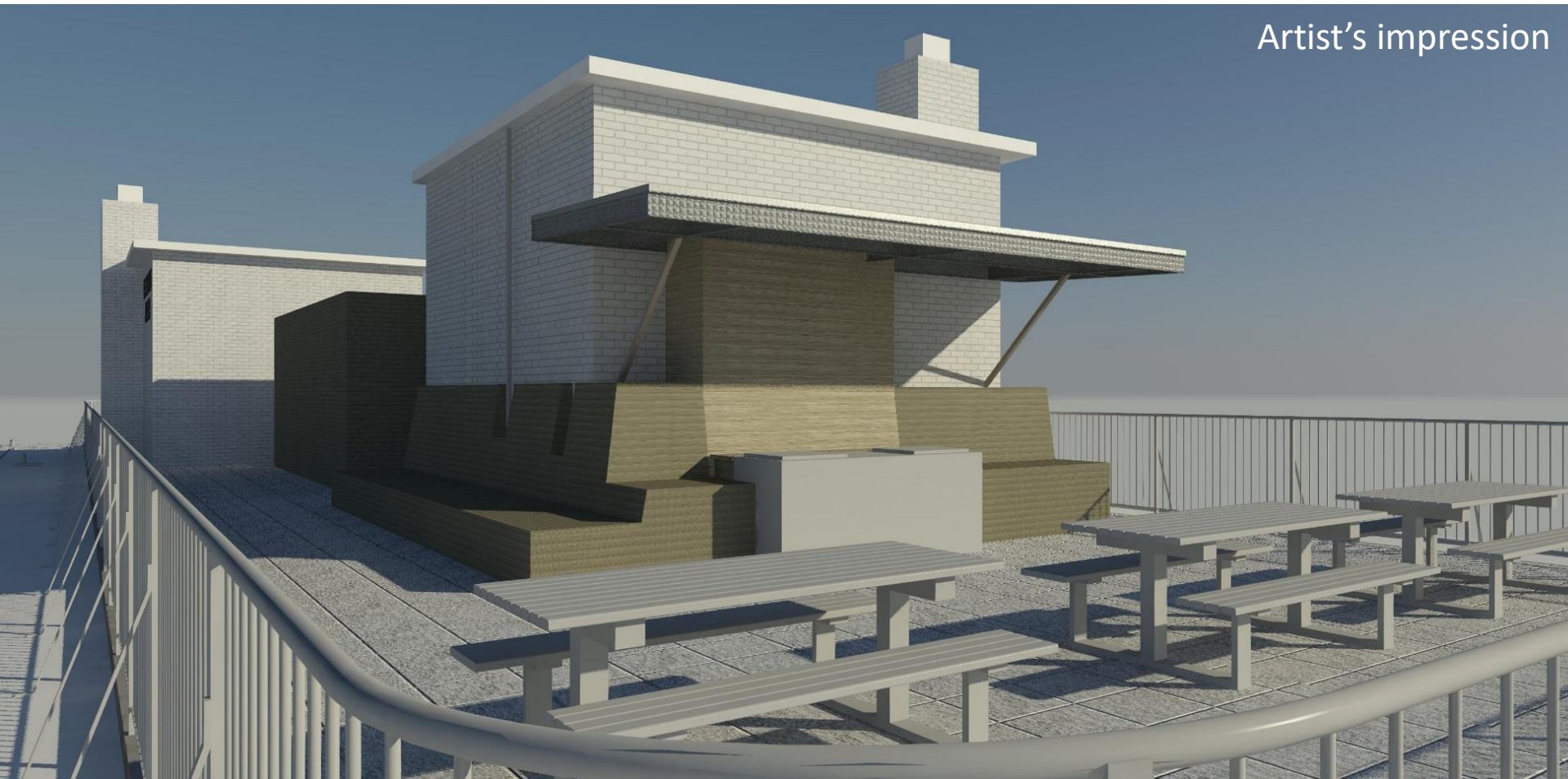
www.opatarchitects.com.au Opat Architects Pty Ltd ABN 49 210 619 927
E info@opatarchitects.com.au T 03 9639 5007 F 03 9639 3003
Suite 4 Level 8 . 258 Little Bourke St, Melbourne 3000 Victoria, Australia

Edgewater Towers
Rooftop Alts. & Adds.
12 Marine Pde. St Kilda

OPAT
ARCHITECTS

Rooftop Project

Artist's impression



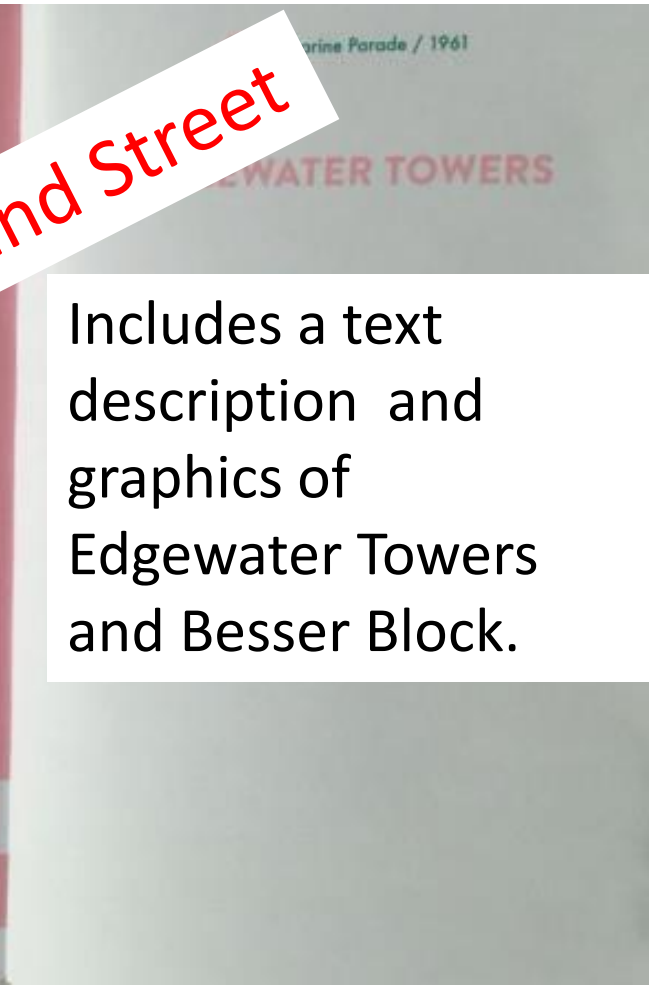
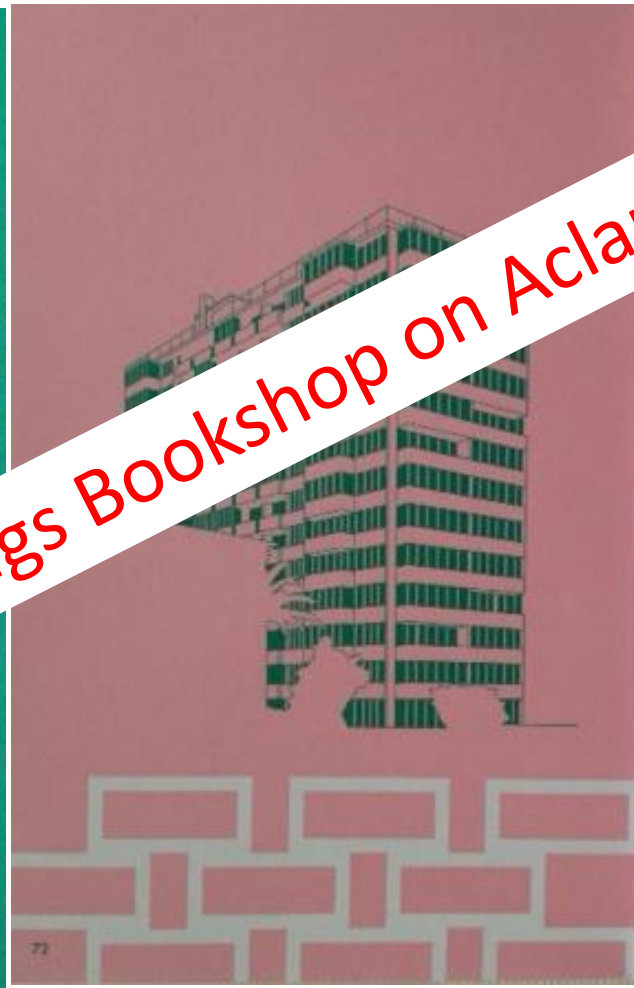
East Terrace: Paving/decking, seating/lounging, BBQs, canopy & benches.

West Terrace: As East Terrace without BBQs or benches.

Rooftop Project Schedule

- **Enabling works** - BMU removal, abseiling points. Electronic security and cameras installed. **Completed 2013/14**
- **Stage 1** – Waterproof membrane stage 1. **Completed 2015**
New balcony railing **Completed 2015**. Concrete repairs **Completed 2016**. Removal of non-compliant perimeter fencing **Completed 2016**
- **Stage 2** – Exhaust fan and equipment relocation **Completed 2016**. Waterproof membrane stage 2A **Completed 2016**. Stage 2B underway. Plumbing enabling works **Completed 2016**
- **Stage 3** – (2016-17) Paving/decking, canopy and screening. **Starting 2017. Rooftop part reopened end Summer**
- **Stage 4** (2017/18) – Completion of paving/decking, canopy and in-built furniture. **Rooftop open.**

Footpath Guide - Melbourne Architectural Walking Tour



Available at Readings Bookshop on Acland Street

Includes a text description and graphics of Edgewater Towers and Besser Block.

Edgewater Towers in new St Kilda 1850-1960 Architectural Walking Tour
Image Credits: Published by Footpath Guides; Text & Photography by Jaques Sheard; Design by Sonia Post – Design Democracy and Produced by David Roper.

Record Sold Price



**ONLY
A FEW
LEFT**

Inquire Now!

Edgewater TOWERS
12 MARINE PARADE, ST. KILDA, Melbourne, Victoria
SUPERB BEACH FRONT LOCATION

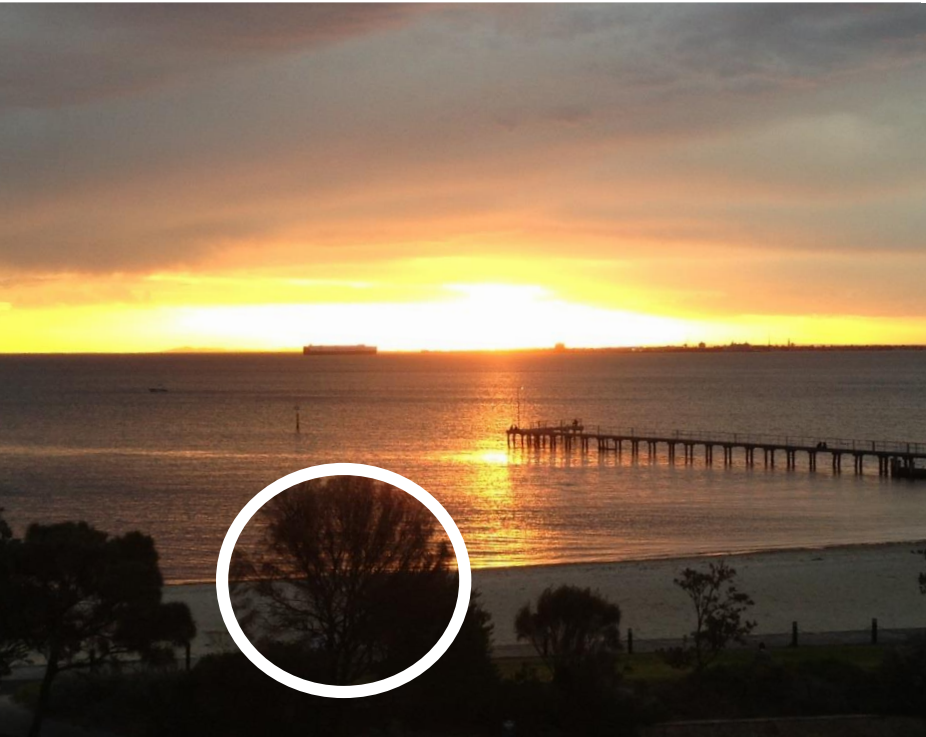
Views Unequaled in Melbourne!

- 12 MARINE PARADE, ST. KILDA.
- LUXURY APARTMENTS: SEPARATE TITLE.
- 1 BEDROOM from £1150 dep., £8 per week.
- 2 BEDROOM from £1700 dep., £12 per week.
- OPEN FOR INSPECTION 11 a.m.-7 p.m.
- ON SITE PHONE Mr. B. IMRAY, 94 2580.
- AFTER HOURS, BJ1877.

A BRUCE SMALL ENTERPRISE

One Bedroom **\$496,000** March 2016

Spot the difference



Good News - Council finally removed dead tree

Bad News – Brookes Jetty removed by Parks Victoria

Breach Notices to be issued for non-compliances



Tree Maintenance Completed



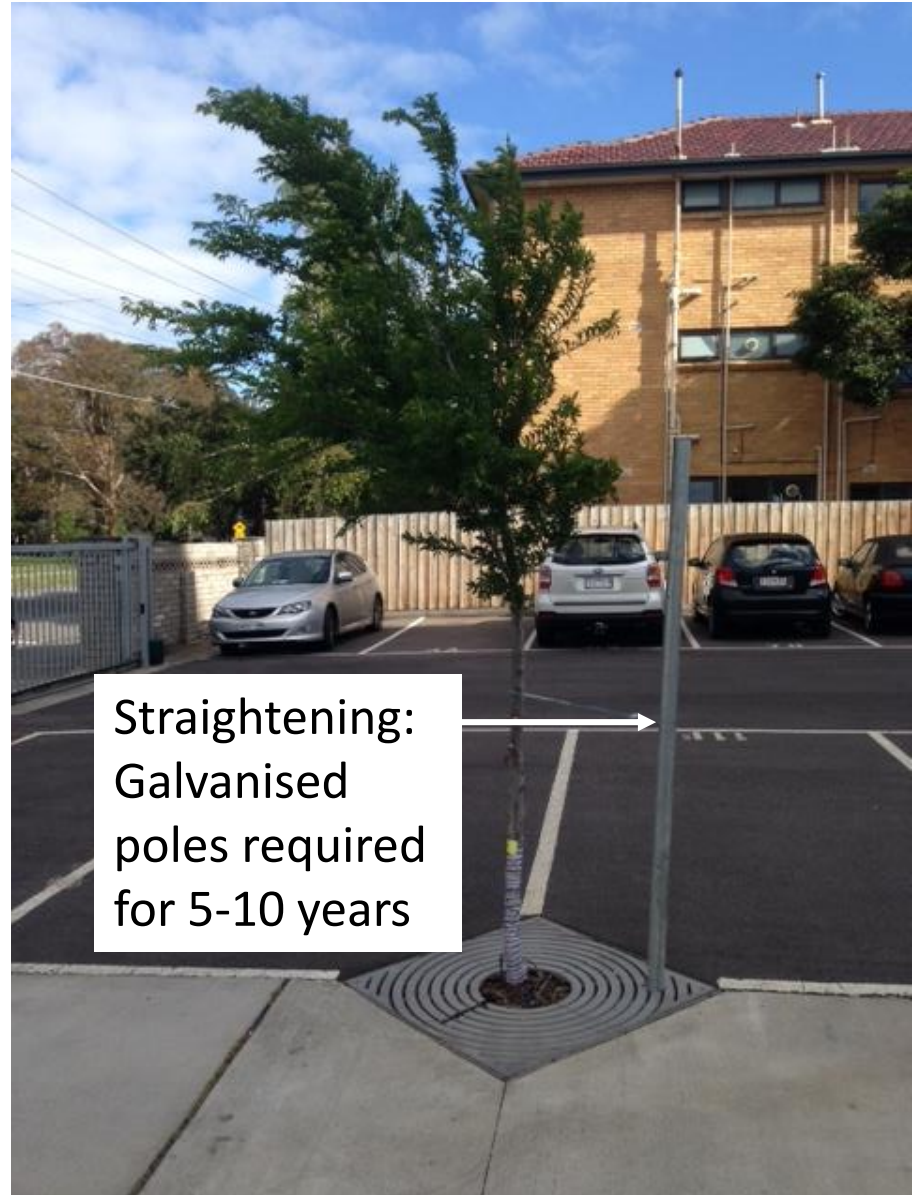
Failing trees (White Cedar) replaced with the thriving car park species (Chinese Elm)

Tree Maintenance Completed

Shaping: Formative pruning again in 2-3 years



Straightening:
Galvanised poles required for 5-10 years



Last edited 3 days ago by **UK2LA2MelOK**

Edgewater Towers



Edgewater Towers is an high rise apartment block located in [Melbourne, Australia](#). The building, completed in 1961, was Melbourne's first, privately developed high rise apartment block^[1] and the tallest in Victoria until [Robin Boyd's Domain Park Flats](#) was completed in 1962. The building was designed by émigré architect [Mordechai Benshemesh](#) who designed many multi-storey buildings in St Kilda and Elwood.^[2] Edgewater Towers is considered to be Benshemesh's most iconic design.^[3]

[History](#)[Fire life safety](#)[Concrete remediation](#)[Building interiors](#)[Flats](#)[Description](#)[Construction and management](#)[Garden and rooftop](#)[Notable residents](#)[In the media](#)[Location](#)[American influence](#)[Taller](#)[Beachfront development](#)[Building services](#)[References](#)

Approx. 200+ viewings per month

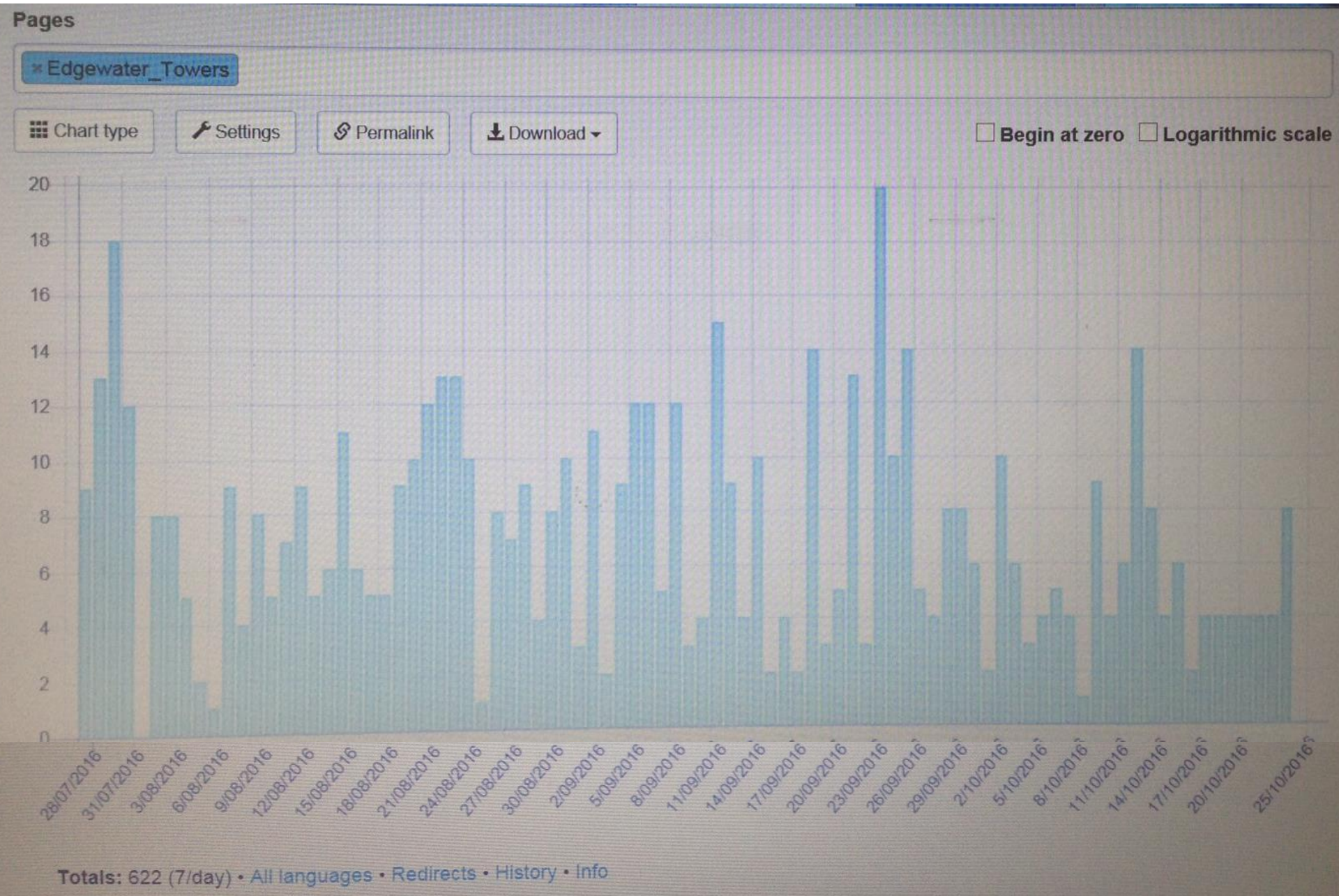




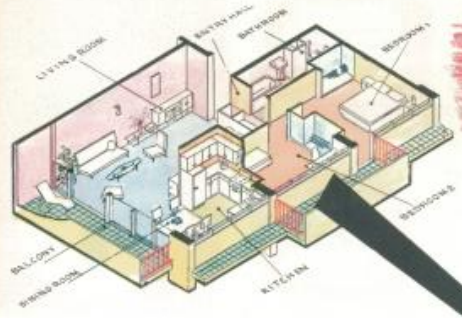
Image Credit:
Pietro Giordano

Edgewater Towers

Architect: Mordechai Benshemesh

LAYOUT of Luxurious Edgewater TOWERS

Floors 1 to 12 and Ground Floor



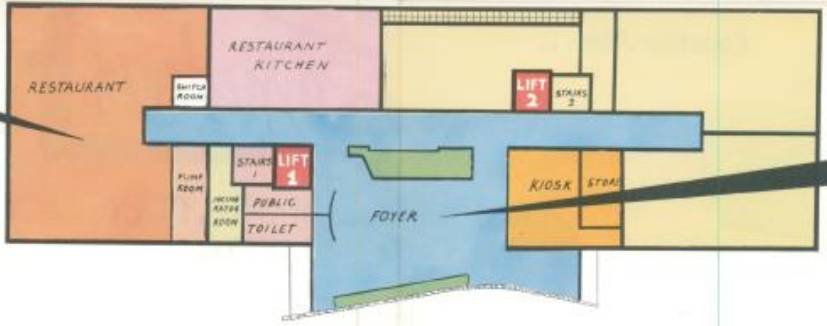
TWO-BEDROOM FLATS
TYPE A, B, O, H



SINGLE-BEDROOM FLATS
TYPE C AND F



FIRST-CLASS RESTAURANT



FOYER AND KIOSK



LARGE-SIZE LOUNGE ROOMS



LARGE BEDROOMS



KITCHENS WITH PANORAMIC VIEWS



COMFORTABLE DINETTES



SOUTH VIEW



NORTH VIEW



WEST VIEW - OVERLOOKS ALBERS PARK



EAST VIEW TOWARDS DANDENONG

FLAT DETAILS. Floors of the hall, lounge, diningroom and bedrooms are prepared for carpeting with the kitchen floor of Vinyl tiles and the bathroom floor of ceramic tiles. Ceiling in the hall, lounge, diningroom, kitchen and bedrooms are of coloured sound-deadening Veracelux and of Victor Hard Plaster in the bathroom.

BEDROOMS AND BATHROOM. Each bedroom has a ceiling height wardrobe 2' deep, the bottom being 4" from the floor, and then to an 18" shelf 5' 3" from the floor. All windows in the hall are of stronger wooden construction. The bathroom is tiled to a height of 40" with

KITCHEN AND DINETTE. The kitchen is tiled with fine-quality English glazed tiles to a height of 5' behind the stove and to 5' elsewhere. Stainless steel sink, many cupboards, exhaust fan and an instantaneous hot water service serve each individual flat. It is a pleasure to

ENTRANCE FOYER. Double glass doors from both Western or Seaward and Eastern or Park entrances open into the foyer, which is paved with non-slip terrazzo and features a curved wall of Castellane stone in look-leaf pattern and another feature wall. In the foyer, there is a

FLOORS 1 TO 12. On each floor corridors have coloured Veracelux sound-deadening ceiling, painted walls and carpeted floors, corridors being 10' by fluorescent tubes. Walls between each flat are 4" thick and of hollow terracotta bricks for sound-proofing. Internal walls are of 2" hollow terracotta blocks.

GENERAL SPECIFICATIONS. Building is of reinforced concrete and steel construction of 13 stories (ground and 12 floors) resting on a foundation of Franklins to a depth of approximately 30'. All materials used are completely

THE ROOF - OTHER FACILITIES. The roof is accessible to all tenants in the flats and has a pipe outtake around at a height of 150'. It is ideal for sunbathing or showing panoramic views to your friends. Access to the building is by the tram from either Marine Parade or Spenser

UNITS TO SUIT EVERY NEED. Choose a 1-bedroom or 2-bedroom flat with breathtaking views that will be Melbourne's most unique residences. The city lies a few minutes drive along St. Kilda Road. A modern shop right in

Example of Edgewater archival material curated and displayed in the Lobby for visitors



Our 5th Open House Melbourne 2017

“As a significant, and extremely popular building in our program we would like you to join us again next year for the 10 year anniversary of the Open House Weekend”.

OHM Program Manager: Victoria Bennett

Edgewater Towers

Architect: Mordechai Benshemesh

Date: TBA Saturday July 2017