

## Report to the Future Melbourne Committee

Agenda item 6.2

### Planning Permit Application: TP-2019-835/B 364-370 Albert Street, East Melbourne

6 December 2022

**Presenter:** Marjorie Kennedy, Head of Statutory Planning

#### Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of planning permit amendment application TP-2019-835/B for 364-370 Albert Street, East Melbourne, (refer Attachment 2 – Locality Plan).
2. The applicant is O'Neill Consulting, the owner of the land is Sun Valley Construction Pty Ltd and the architect is Jolson Architecture and Interiors.
3. The land is located within the Commercial 1 Zone, Design and Development Overlay Schedule 20 (Victoria Parade and Albert Street Area) and Heritage Overlay (HO2 – East Melbourne and Jolimont Precinct).
4. The amendment application seeks planning approval for the part demolition and subsequent reconstruction of heritage fabric associated with the rear area of the building at 364 Albert Street, East Melbourne (refer Attachment 3 – Selected Plans).
5. The application is required to facilitate the construction works associated with the approved development so the heritage fabric across the broader site is not impacted and can be retained.
6. The dismantling and reconstruction of heritage fabric is to be undertaken under the supervision of a Heritage Conservation Architect and is to be completed in a like for like manner.
7. Public notice of the proposal has been undertaken and no objections have been received.

#### Key issues

8. The key issue for consideration is the appropriateness of the demolition and subsequent reconstruction works.
9. The building at 364 Albert Street, East Melbourne is identified as 'Significant' in the *Heritage Places Inventory March 2022*.
10. The dismantling and reconstruction of heritage fabric to the rear of the building is appropriate having regard to the submitted technical reports and the advice from Council's Heritage Advisor.
11. The part demolition and reconstruction of the original fabric like for like is an acceptable outcome.

#### Recommendation from management

12. That the Future Melbourne Committee resolves to issue an Amended Planning Permit subject to the additional conditions set out in the delegate report (refer to Attachment 4 – Delegate Report).

#### Attachments:

1. Supporting Attachment (Page 2 of 89)
2. Locality Plan (Page 3 of 89)
3. Selected Plans (Page 4 of 89)
4. Delegate Report (Page 70 of 89)

## **Supporting Attachment**

---

### **Legal**

1. Division 1 of Part 4 of the *Planning and Environment Act 1987* (the Act) sets out requirements in relation to applications for permits pursuant to the relevant planning scheme. The relevant provisions of the Melbourne Planning Scheme are set out in the delegate report (refer to Attachment 4).

### **Finance**

2. There are no direct financial issues arising from the recommendations contained with this report.

### **Conflict of interest**

3. 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.

### **Health and Safety**

4. Relevant planning considerations such as social, environmental and economic impacts that could impact on health and safety have been considered within the planning permit application and assessment.

### **Stakeholder consultation**

5. Public notice of the application has been undertaken to surrounding owners and occupiers, pursuant to Section 52 of the Act.

### **Relation to Council policy**

6. Relevant Council policies are discussed in the attached delegate report (refer Attachment 4).

### **Environmental sustainability**

7. The proposal will achieve the relevant performance measures set out in Clauses 15.01-2L-01 (Energy and Resource Efficiency) and Clause 19.03-3L (Stormwater Management) of the Melbourne Planning Scheme. The existing approval includes permit conditions requiring implementation of the ESD initiatives.

# Locality Plan

364-370 Albert Street, East Melbourne



TP000	COVER PAGE	R12	30 08 2022	TP072	1PM - 22.09.2019 - SHADOWS	R12	30 08 2022
TP001	EXISTING SITE PLAN	R12	30 08 2022	TP073	2PM - 22.09.2019 - SHADOWS	R12	30 08 2022
TP002	SITE ANALYSIS PLAN	R12	30 08 2022	TP074	11AM - 22.03.2019 - SHADOWS	R12	30 08 2022
TP004	DEMOLITION PLAN	R12	30 08 2022	TP075	12PM - 22.03.2019 - SHADOWS	R12	30 08 2022
TP005	GROUND FLOOR PLAN	R12	30 08 2022	TP076	1PM - 22.03.2019 - SHADOWS	R12	30 08 2022
TP005.1	GROUND FLOOR PLAN ENLARGED	R12	30 08 2022	TP077	2PM - 22.03.2019 - SHADOWS	R12	30 08 2022
TP006	BASEMENT B1 - B4 PLANS	R12	30 08 2022	TP079	10AM - 21.06.2019 - WINTER SHADOWS	R12	30 08 2022
TP007	LEVEL 1 PLAN	R12	30 08 2022	TP080	11AM - 21.06.2019 - WINTER SHADOWS	R12	30 08 2022
TP007.1	LEVEL 1 PLAN ENLARGED	R12	30 08 2022	TP081	12PM - 21.06.2019 - WINTER SHADOWS	R12	30 08 2022
TP008	LEVEL 2 PLAN	R12	30 08 2022	TP082	1PM - 21.06.2019 - WINTER SHADOWS	R12	30 08 2022
TP008.1	LEVEL 2 PLAN ENLARGED	R12	30 08 2022	TP083	2PM - 21.06.2019 - WINTER SHADOWS	R12	30 08 2022
TP009	LEVEL 3 PLAN	R12	30 08 2022	TP084	3PM - 21.06.2019 - WINTER SHADOWS	R12	30 08 2022
TP009.1	LEVEL 3 PLAN ENLARGED	R12	30 08 2022	TP085	EXTENT OF WINTER SHADOW DIAGRAMS	R12	30 08 2022
TP010	LEVEL 4 PLAN	R12	30 08 2022	TP090	3D VIEW	R12	30 08 2022
TP010.1	LEVEL 4 PLAN ENLARGED	R12	30 08 2022	TP100	VIEW FROM PARK - FAR	R12	30 08 2022
TP011	LEVEL 5 PLAN	R12	30 08 2022	TP101	VIEW FROM PARK - CLOSE	R12	30 08 2022
TP011.1	LEVEL 5 PLAN ENLARGED	R12	30 08 2022	TP102	VIEW TOWARDS CITY	R12	30 08 2022
TP012	LEVEL 6 PLAN	R12	30 08 2022	TP200	OVERLOOKING AND SHADING STRATEGIES	R12	30 08 2022
TP012.1	LEVEL 6 PLAN ENLARGED	R12	30 08 2022	TP201	OVERLOOKING AND SHADING STRATEGIES	R12	30 08 2022
TP013	LEVEL 7 PLAN	R12	30 08 2022				
TP013.1	LEVEL 7 PLAN ENLARGED	R12	30 08 2022				
TP014	LEVEL 8 PLAN	R12	30 08 2022				
TP014.1	LEVEL 8 PLAN ENLARGED	R12	30 08 2022				
TP015	PROPOSED ROOF PLAN	R12	30 08 2022				
TP015.1	ROOF PLAN ENLARGED	R12	30 08 2022				
TP016	DEVELOPMENT MIX	R12	30 08 2022				
TP019	DIAGRAM DESIGN STANDARDS - APT A	R12	30 08 2022				
TP020	DIAGRAM DESIGN STANDARDS - APT B	R12	30 08 2022				
TP021	DIAGRAM DESIGN STANDARDS - APT C	R12	30 08 2022				
TP022	DIAGRAM DESIGN STANDARDS - APT D	R12	30 08 2022				
TP023	DIAGRAM DESIGN STANDARDS - APT E	R12	30 08 2022				
TP024	DIAGRAM DESIGN STANDARDS - APT F	R12	30 08 2022				
TP025	DIAGRAM DESIGN STANDARDS - APT G	R12	30 08 2022				
TP026	DIAGRAM DESIGN STANDARDS - APT H	R12	30 08 2022				
TP027	DIAGRAM DESIGN STANDARDS - APT I	R12	30 08 2022				
TP028	DIAGRAM DESIGN STANDARDS - APT J	R12	30 08 2022				
TP029	DIAGRAM DESIGN STANDARDS - APT K	R12	30 08 2022				
TP029A	DIAGRAM DESIGN STANDARDS - APT L	R12	30 08 2022				
TP029B	DIAGRAM DESIGN STANDARDS - APT M	R12	30 08 2022				
TP030	SOUTH ELEVATION	R12	30 08 2022				
TP031	NORTH ELEVATION	R12	30 08 2022				
TP032	EAST ELEVATION	R12	30 08 2022				
TP033	WEST ELEVATION - LANSDOWNE STREET	R12	30 08 2022				
TP034	WEST ELEVATION - PROVIDENCE LANE	R12	30 08 2022				
TP040	LONG SECTION	R12	30 08 2022				
TP041	CROSS SECTION	R12	30 08 2022				
TP042	CROSS SECTION	R12	30 08 2022				
TP043	LONG SECTION - THROUGH 366 ALBERT ST	R12	30 08 2022				
TP044	LONG SECTION - THROUGH 364 ALBERT ST	R12	30 08 2022				
TP045	PODIUM FACADE STRATEGY - SOUTH	R12	30 08 2022				
TP045.1	PODIUM FACADE STRATEGY - SOUTH	R12	30 08 2022				
TP046	PODIUM FACADE STRATEGY - NORTH	R12	30 08 2022				
TP047	PODIUM FACADE STRATEGY - EAST	R12	30 08 2022				
TP048	PODIUM FACADE STRATEGY - WEST	R12	30 08 2022				
TP049	TOWER FACADE STRATEGY	R12	30 08 2022				
TP050	EXTERNAL MATERIALS AND FINISHES	R12	30 08 2022				
TP051	EXTERNAL MATERIALS AND FINISHES	R12	30 08 2022				
TP056	364 & 366 ALBERT ST - EXISTING AND PROPOSED ENTRY	R12	30 08 2022				
TP057	364 & 366 ALBERT ST - EXISTING & DEMOLITION ELEVATIONS	R12	30 08 2022				
TP058	364 & 366 ALBERT ST - EXISTING & DEMOLITION PLAN	R12	30 08 2022				
TP059	364 & 366 ALBERT ST - EXISTING & DEMOLITION PLAN	R12	30 08 2022				
TP060	364 ALBERT ST - BASEMENT & GROUND FLOOR PLAN	R12	30 08 2022				
TP061	364 ALBERT ST - LEVEL 1 & LEVEL 2 PLAN	R12	30 08 2022				
TP062	364 ALBERT ST - ROOF & SOUTH ELEVATION	R12	30 08 2022				
TP063	DIAGRAM DESIGN STANDARDS - HOUSE BASEMENT	R12	30 08 2022				
TP064	DIAGRAM DESIGN STANDARDS - HOUSE GF	R12	30 08 2022				
TP065	DIAGRAM DESIGN STANDARDS - HOUSE L1	R12	30 08 2022				
TP066	DIAGRAM DESIGN STANDARDS - HOUSE L2	R12	30 08 2022				
TP070	11AM - 22.09.2019 - SHADOWS	R12	30 08 2022				
TP071	12PM - 22.09.2019 - SHADOWS	R12	30 08 2022				

REV	DATE	ISSUED BY	DESCRIPTION
R4	29 01 20	MW	Planning RFI 02 Addenda
R5	07 09 20	MW	Amended Scheme
R6	24 09 20	MW	Amended Scheme
R7	16 11 20	MW	VCAT Interim Order
R8	30 09 21	DJM	Secondary Consent Amendment
R9	16 12 2021	DJM	Plans to Comply
R10	17 12 2021	DJM	Section 72 Plans
R11	24 03 2022	DJM	Section 72 Plans
R12	30 08 2022	DJM	Revised Demolition Extent

ORCHARD PIPER



SECTION 72 PLANS  
30|08|22

PROJECT  
18002 370 ALBERT STREET

TITLE  
COVER PAGE

DRAWN  
AR

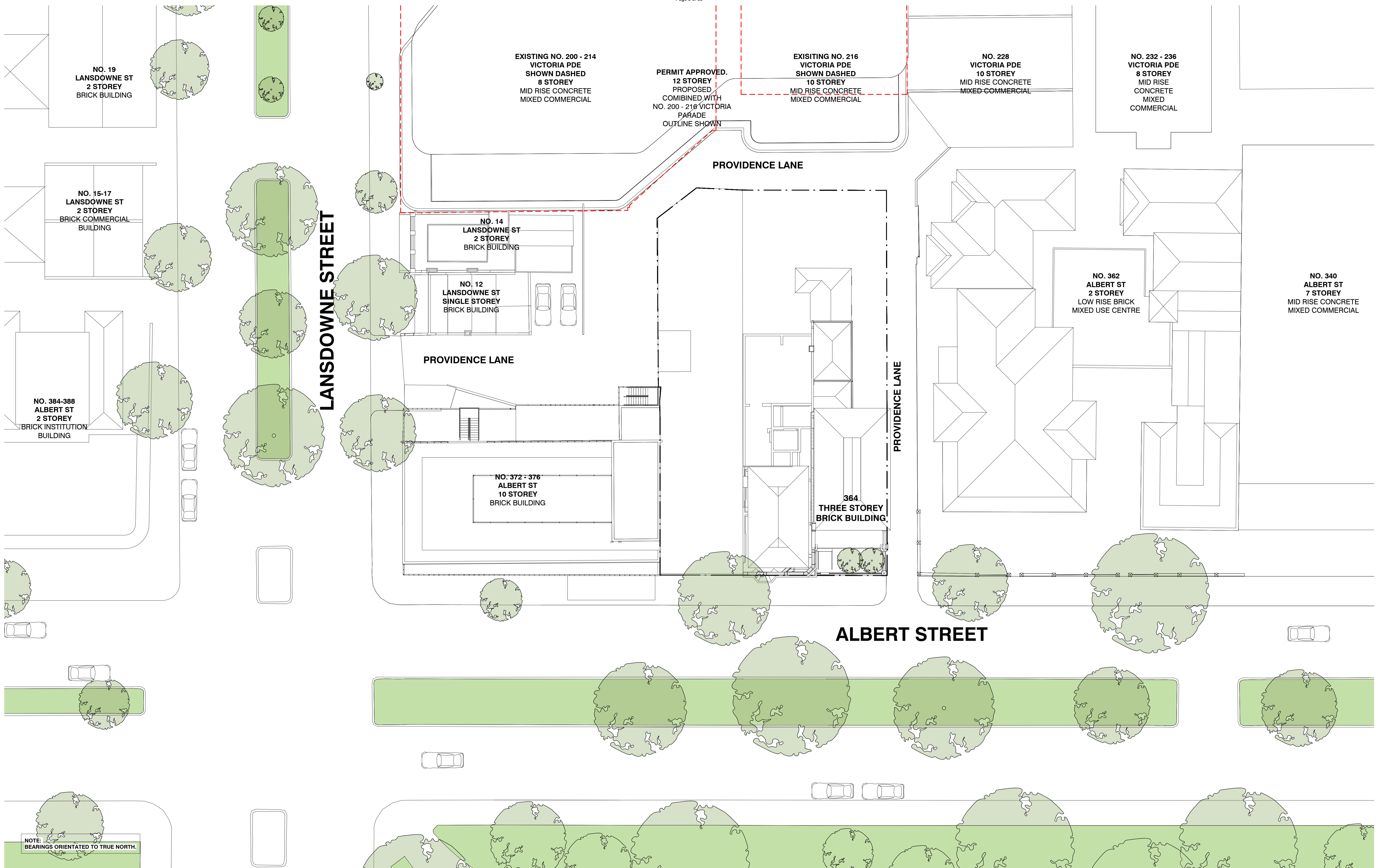
SCALE  
@ A1

CHECKED  
MW

DATE  
30|08|2022

DRAWING NO.  
TP000

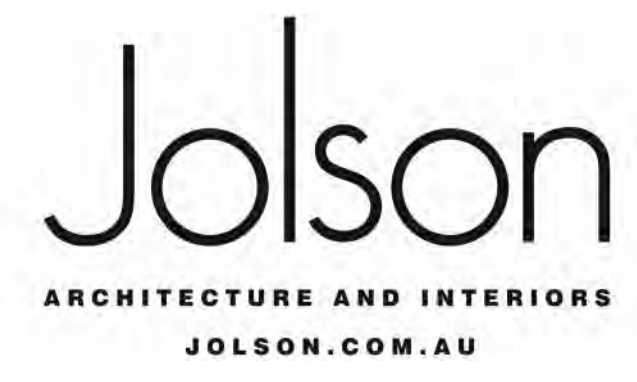
REVISION  
R12



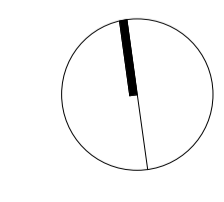
NOTE: BEARINGS ORIENTATED TO TRUE NORTH.

REV	DATE	ISSUED BY	DESCRIPTION
R4	29/01/20	MW	Planning RFI 02 Addenda
R5	07/09/20	MW	Amended Scheme
R6	-	-	Not Issued
R7	16/11/20	MW	VCAT Interim Order
R8	30/09/21	DJM	Secondary Consent Amendment
R9	16/12/2021	DJM	Plans to Comply
R10	17/12/2021	DJM	Section 72 Plans
R11	24/03/2022	DJM	Section 72 Plans
R12	30/08/2022	DJM	Revised Demolition Extent

ORCHARD PIPER



SECTION 72 PLANS  
30|08|22



PROJECT  
18002 370 ALBERT STREET

TITLE  
EXISTING SITE PLAN

DRAWN  
AR

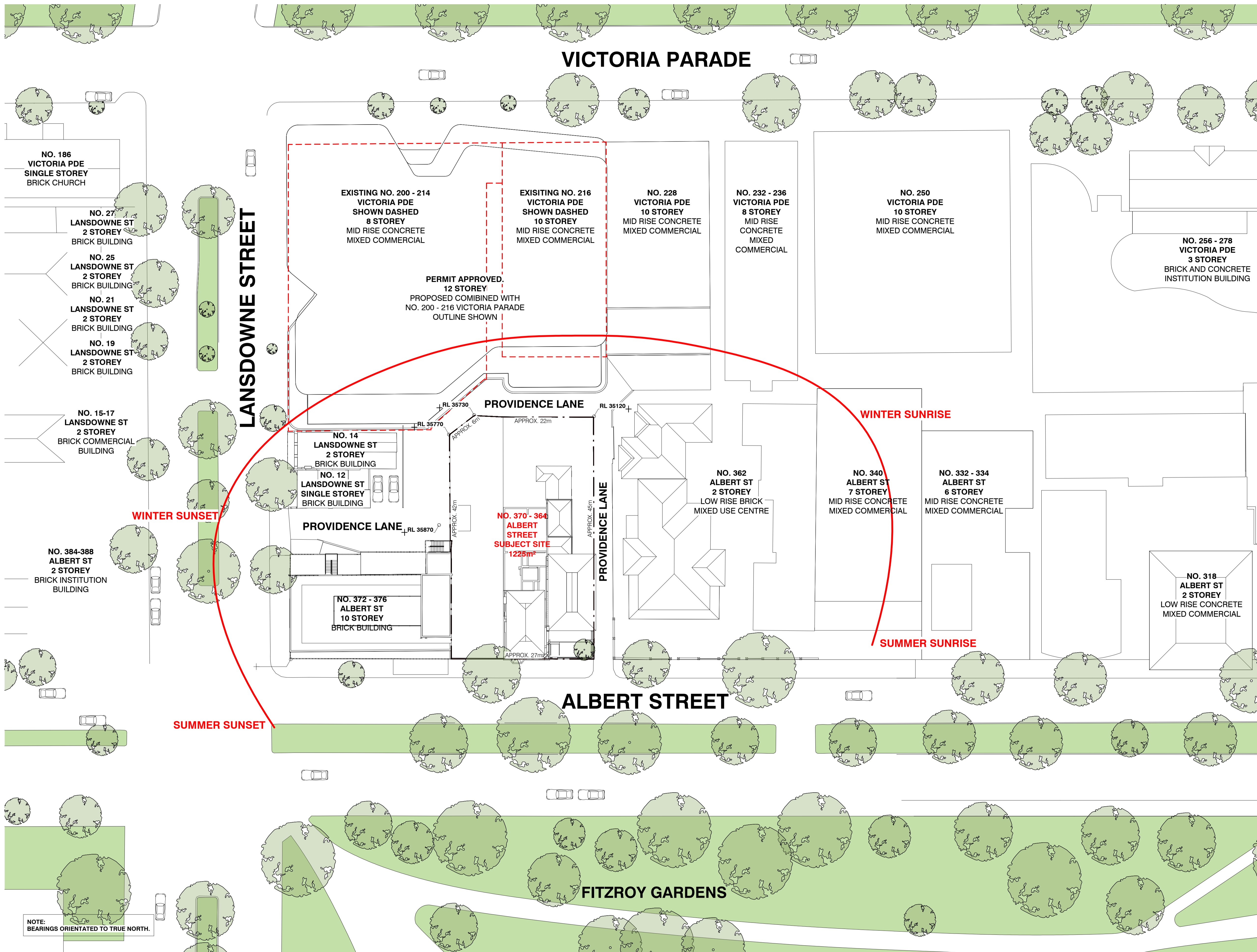
SCALE  
1 : 200 @ A1

CHECKED  
MW

DATE  
30|08|2022

DRAWING NO.  
TP001

REVISION  
R12



**Opportunities**

- The site is well located and has excellent access to services and amenities.
- Extended views to the Fitzroy Gardens, St Patricks Cathedral and the Melbourne Central Business District.
- Combined application site owned by a single owner allows for a broader development vision.
- West neighbouring property at 372-376 Albert Street is left with a blank 9+ storey wall, without architectural detail or fenestration and anticipates future equitable development for the subject site.
- Blank 9+ storey wall of a neighbouring property offers an opportunity to optimise proposed building's footprint along western boundary.
- An opportunity for urban repair of this existing building improving northern views from the gardens with an architecturally integrated built form.
- To positively contribute to the neighbourhood character through resolved contemporary design sympathetic to the scale of the existing built environment.
- To provide high quality accommodation with good access, security, and private open space.
- Opportunity to respond architecturally to two street fronts.
- Multiple access points for vehicles, service vehicles and pedestrians.
- To enhance the vitality and pedestrian activity within the precinct.
- To refurbish a disused rear alley into another of Melbourne's renowned culturally alive, safe and hospitable lane ways.
- To make a strong architectural statement in line with Melbourne's growing international reputation for architectural excellence.
- To create environmentally responsible building optimising ESD initiatives that benefits future generations as well as future tenants.
- To reuse and refurbish for modern living, an existing building of merit ensuring longevity into the future.
- To provide a mix of commercial, retail and residential uses.

**Constraints**

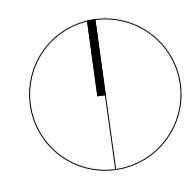
- Restricted views and solar access.
- Permit approved 12 storey office building for 200-216 Victoria Parade will restrict northern light opportunities.
- Blank 9+ storey wall of a neighbouring property blocks views to the city and overshadows the site.
- Outward views from the site are limited to south eastern and western orientation.
- Requirement to minimise overshadowing, particularly the Fitzroy Gardens at the Equinox as mandated by planning policy.
- Traffic access and egress.
- Old lane way lacks appeal, as main storage for rubbish bins and generally poor public amenity.

R4	29/01/20	MW	Planning RFI 02 Addenda
R5	07/09/20	MW	Amended Scheme
R6	-	-	Not Issued
R7	16/11/20	MW	VCAT Interim Order
R8	30/09/21	DJM	Secondary Consent Amendment
R9	16/12/2021	DJM	Plans to Comply
R10	17/12/2021	DJM	Section 72 Plans
R11	24/03/2022	DJM	Section 72 Plans
R12	30/08/2022	DJM	Revised Demolition Extent

**ORCHARD PIPER**



**SECTION 72 PLANS**  
30|08|22



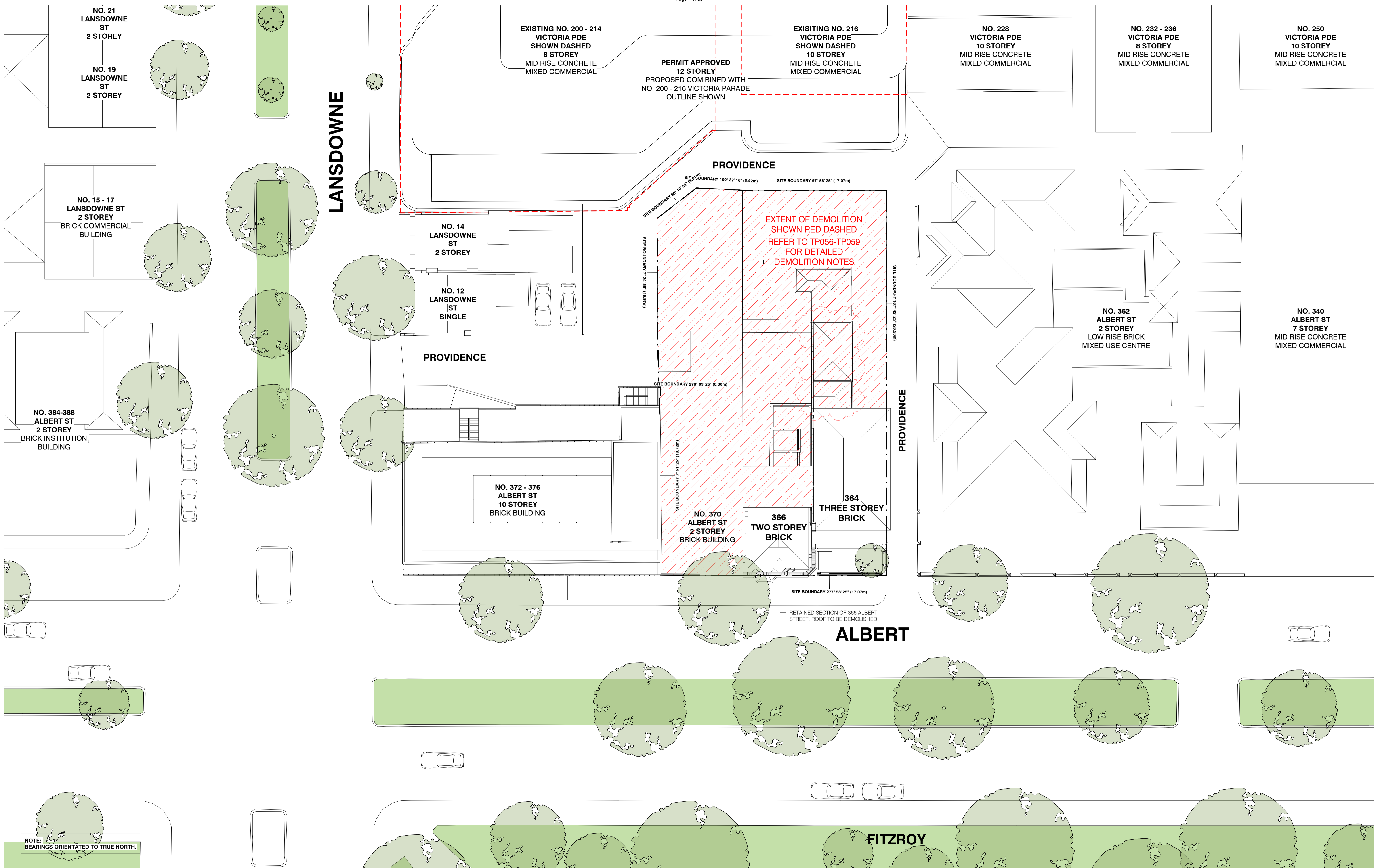
**PROJECT**  
18002 370 ALBERT STREET

**TITLE**  
SITE ANALYSIS PLAN

**DRAWN**  
AR  
**SCALE**  
As indicated @ A1

**CHECKED**  
MW  
**DATE**  
30|08|2022

**DRAWING NO.**  
TP002  
**REVISION**  
R12

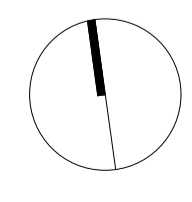


REV	DATE	ISSUED BY	DESCRIPTION
R4	29/01/20	MW	Planning RFI 02 Addenda
R5	07/09/20	MW	Amended Scheme
R6	-	-	Not Issued
R7	16/11/20	MW	VCAT Interim Order
R8	30/09/21	DJM	Secondary Consent Amendment
R9	16/12/2021	DJM	Plans to Comply
R10	17/12/2021	DJM	Section 72 Plans
R11	24/03/2022	DJM	Section 72 Plans
R12	30/08/2022	DJM	Revised Demolition Extent

ORCHARD PIPER



SECTION 72 PLANS  
30|08|22



PROJECT  
18002 370 ALBERT STREET

TITLE  
DEMOLITION PLAN

DRAWN  
AR

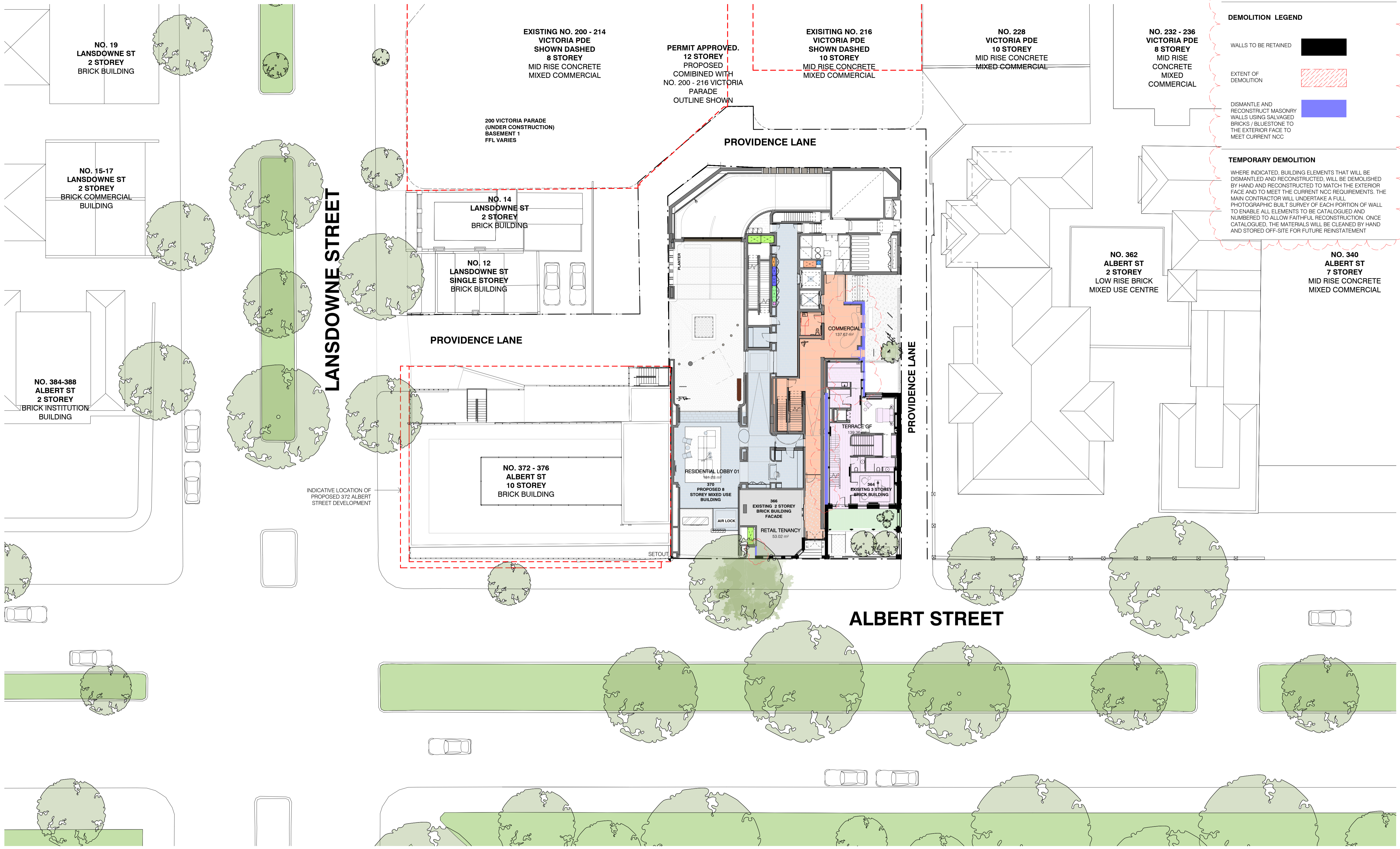
SCALE  
1 : 200 @ A1

CHECKED  
MW

DATE  
30|08|2022

DRAWING NO.  
TP004

REVISION  
R12



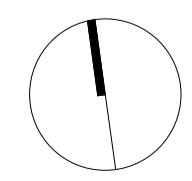
NOTE: BEARINGS ORIENTATED TO TRUE NORTH.

REV	DATE	ISSUED BY	DESCRIPTION
R4	29/01/20	MW	Planning RFI 02 Addenda
R5	07/09/20	MW	Amended Scheme
R6	06/10/20	MW	Providence Lane Interface
R7	16/11/20	MW	VCAT Interim Order
R8	30/09/21	DJM	Secondary Consent Amendment
R9	16/12/2021	DJM	Plans to Comply
R10	17/12/2021	DJM	Section 72 Plans
R11	24/03/2022	DJM	Section 72 Plans
R12	30/08/2022	DJM	Revised Demolition Extent

ORCHARD PIPER



SECTION 72 PLANS  
30|08|22



PROJECT  
18002 370 ALBERT STREET

TITLE  
GROUND FLOOR PLAN

DRAWN  
AR

SCALE  
As indicated @ A1

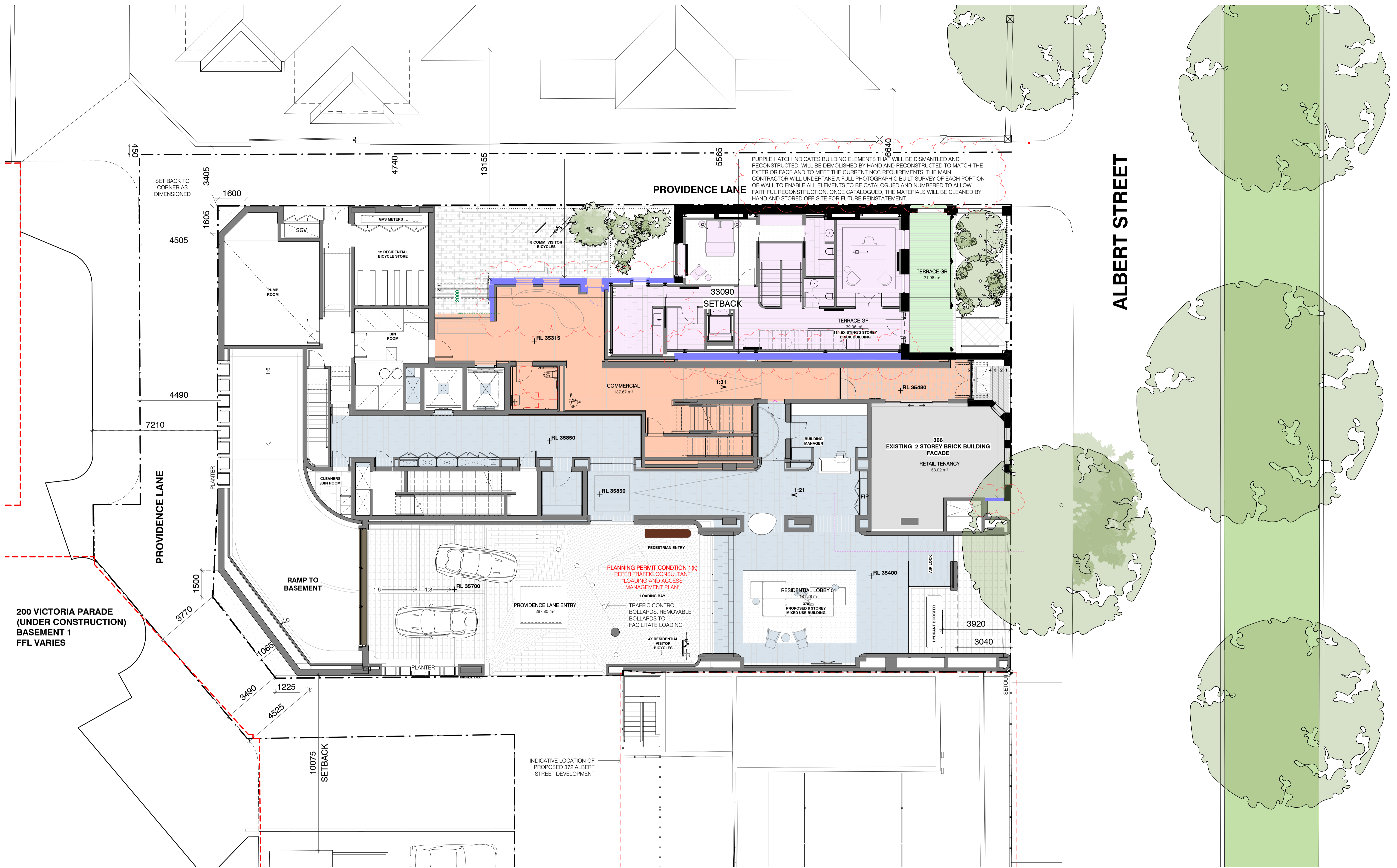
CHECKED  
MW

DATE  
30|08|2022

DRAWING NO.  
TP005

REVISION  
R12





200 VICTORIA PARADE (UNDER CONSTRUCTION) BASEMENT 1 FFL VARIES

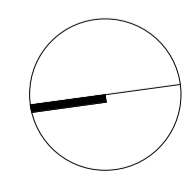
ALBERT STREET

REV	DATE	ISSUED BY	DESCRIPTION
R4	-	-	Not Issued
R5	07 09 20	MW	Amended Scheme
R6	-	-	Not Issued
R7	16 11 20	MW	VCAT Interim Order
R8	30 09 21	DJM	Secondary Consent Amendment
R9	16 12 2021	DJM	Plans to Comply
R10	17 12 2021	DJM	Section 72 Plans
R11	24 03 2022	DJM	Section 72 Plans
R12	30 08 2022	DJM	Revised Demolition Extent

ORCHARD PIPER



SECTION 72 PLANS  
30|08|22



PROJECT  
18002 370 ALBERT STREET

TITLE  
GROUND FLOOR PLAN ENLARGED

DRAWN  
AR

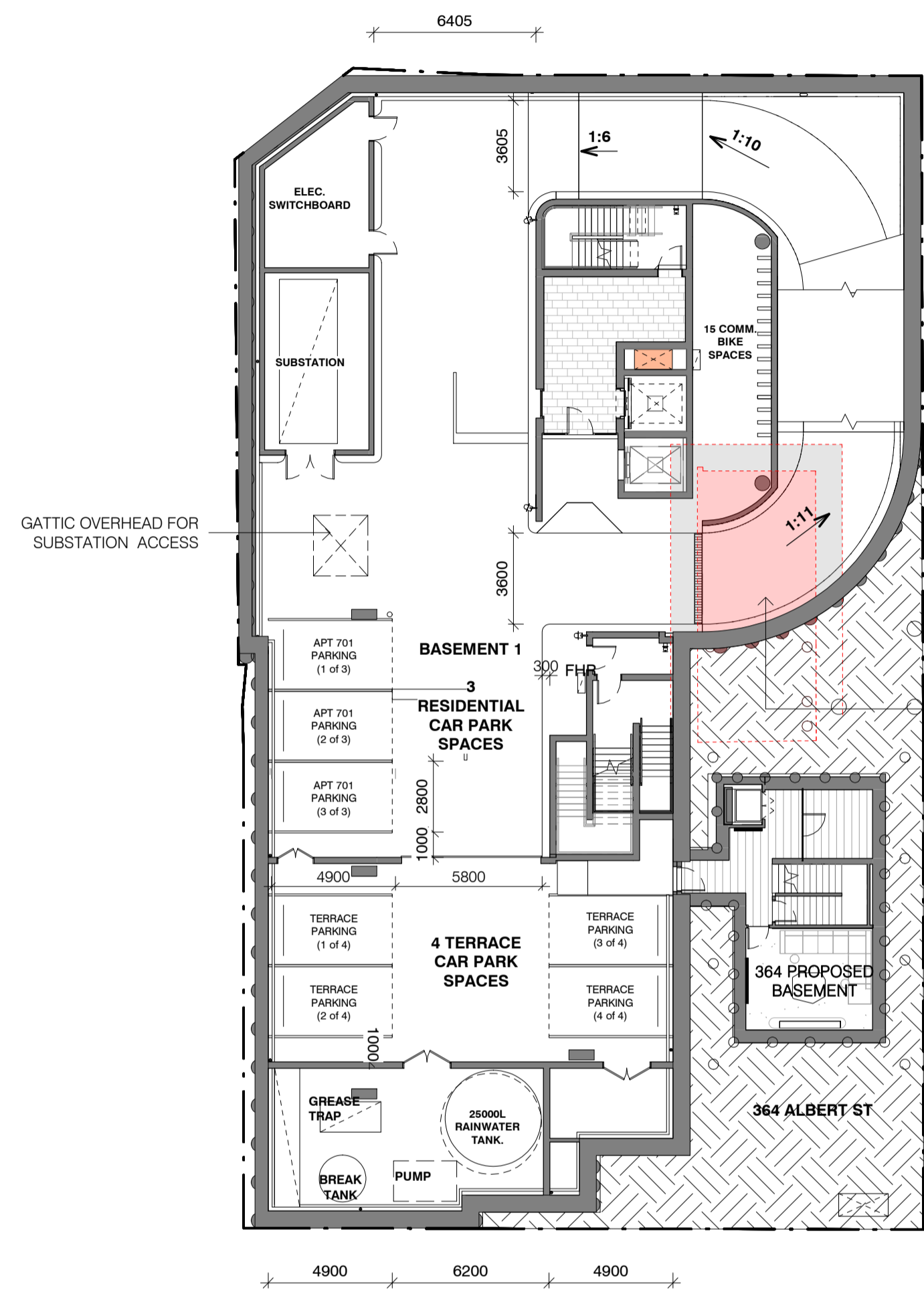
SCALE  
1 : 100 @ A1

CHECKED  
Checker

DATE  
30|08|2022

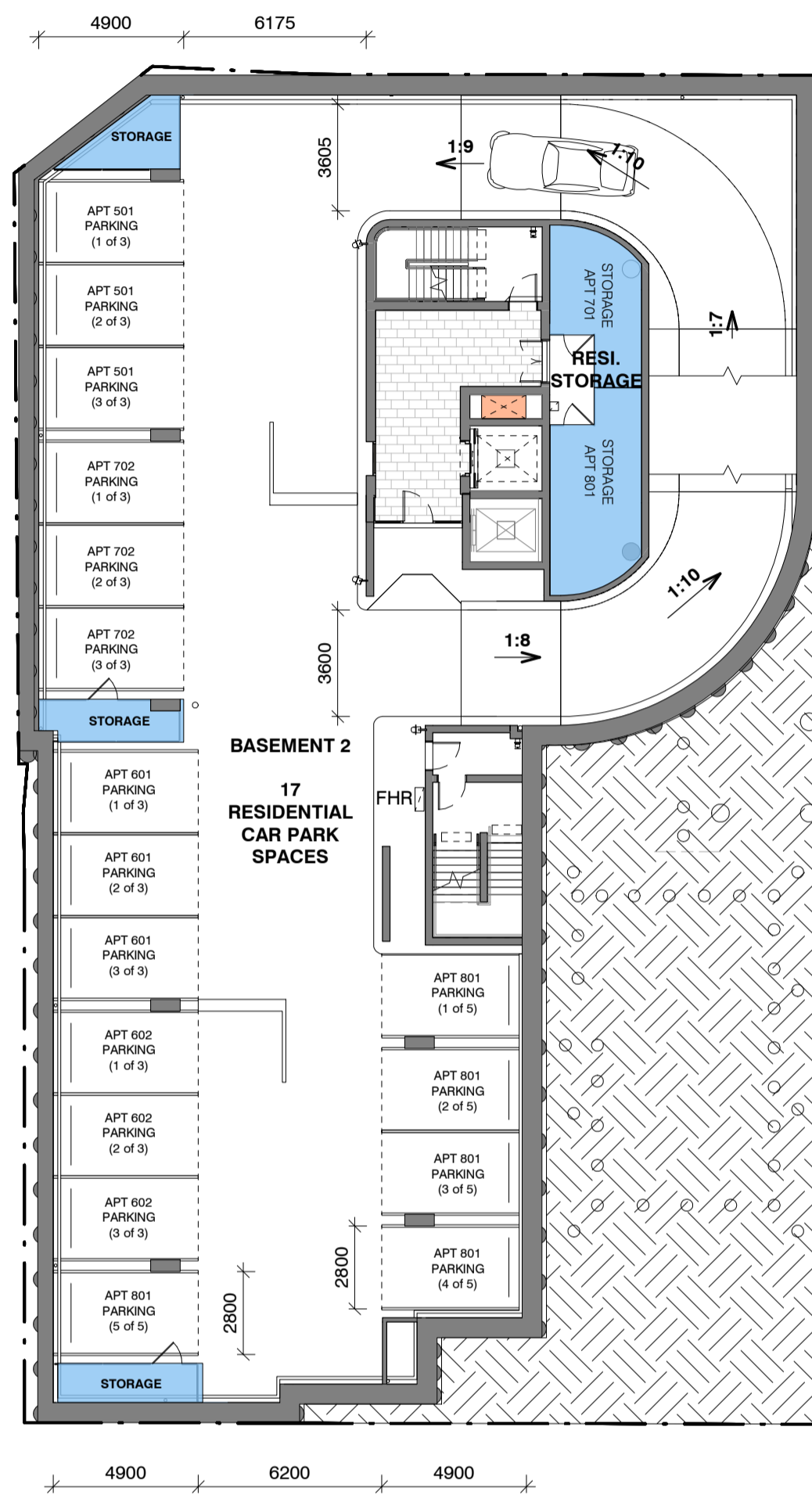
DRAWING NO.  
TP005.1

REVISION  
R12

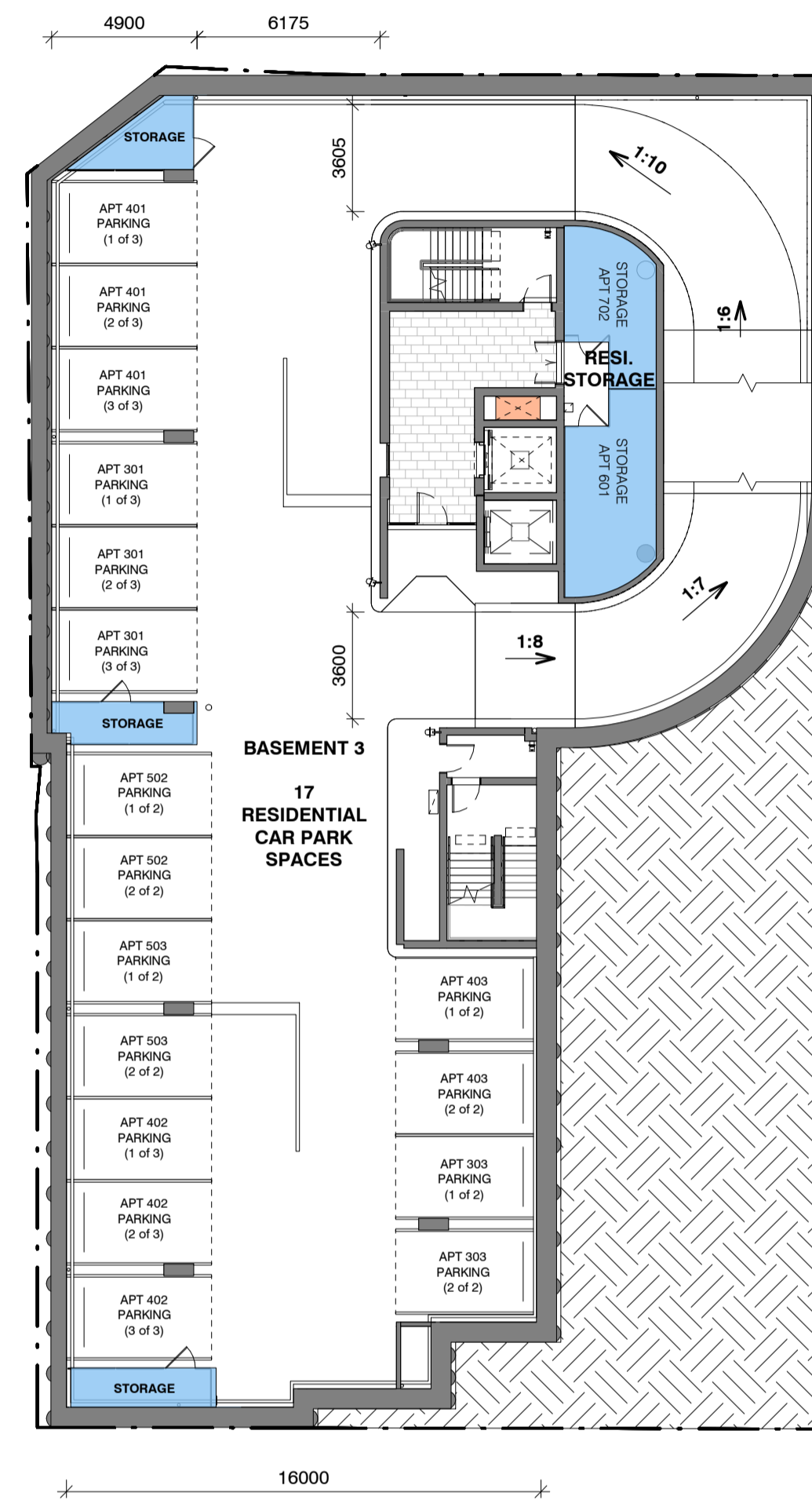


RED FILLED REGION REPRESENTATIVE OF RETAINED REAR PORTION OF 364 ALBERT STREET OVERHEAD. PERIPHERAL GREY FILLED REGION REPRESENTATIVE OF RETENTION SYSTEM.

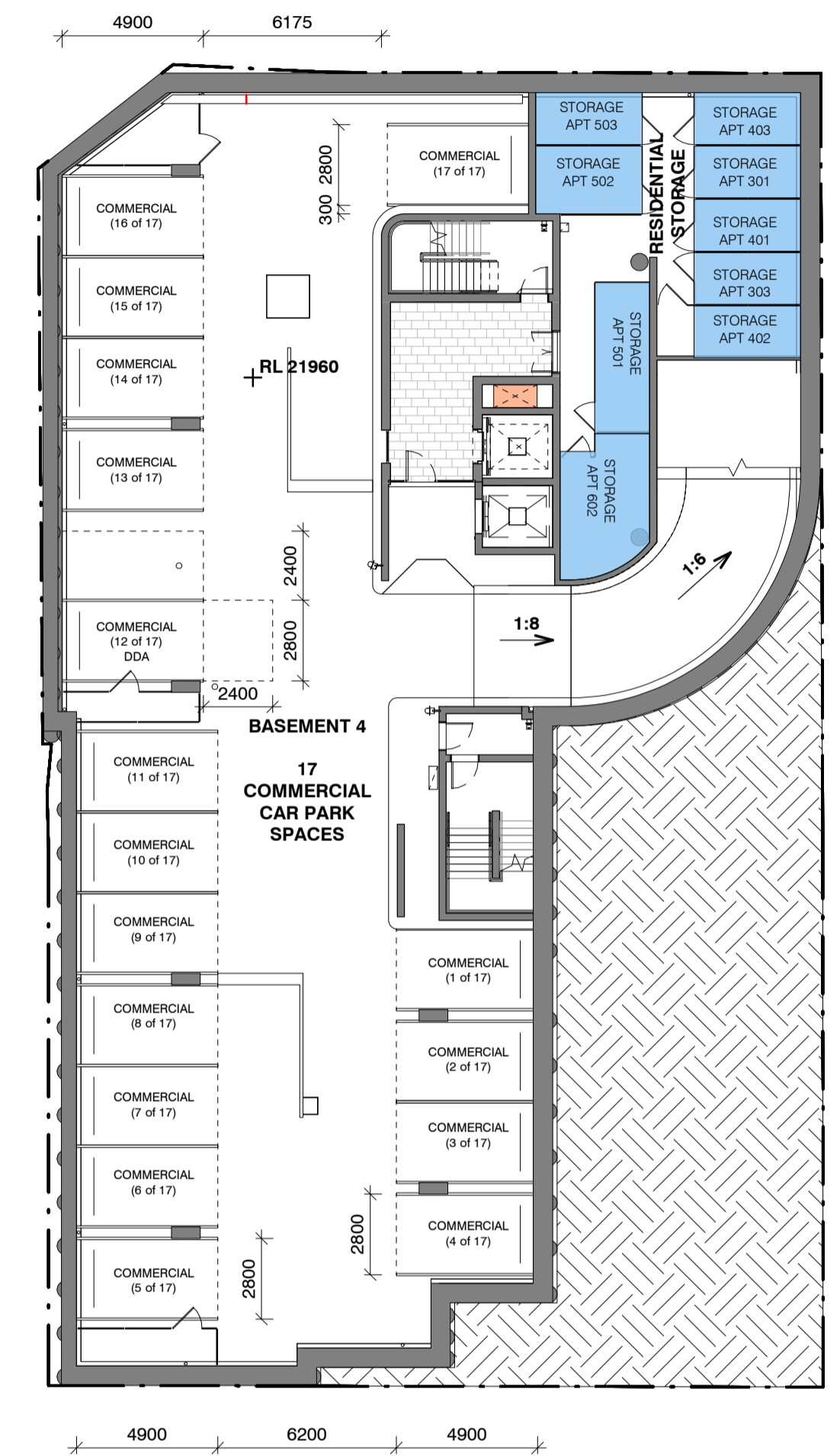
1 BASEMENT 1  
SCALE 1 : 200



2 BASEMENT 2  
SCALE 1 : 200



3 BASEMENT 3  
SCALE 1 : 200



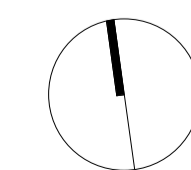
4 BASEMENT 4  
SCALE 1 : 200

REV	DATE	ISSUED BY	DESCRIPTION
R4	29/01/20	MW	Planning RFI 02 Addenda
R5	07/09/20	MW	Amended Scheme
R6	-	-	Not Issued
R7	16/11/20	MW	VCAT Interim Order
R8	30/09/21	DJM	Secondary Consent Amendment
R9	16/12/2021	DJM	Plans to Comply
R10	17/12/2021	DJM	Section 72 Plans
R11	24/03/2022	DJM	Section 72 Plans
R12	30/08/2022	DJM	Revised Demolition Extent

ORCHARD PIPER



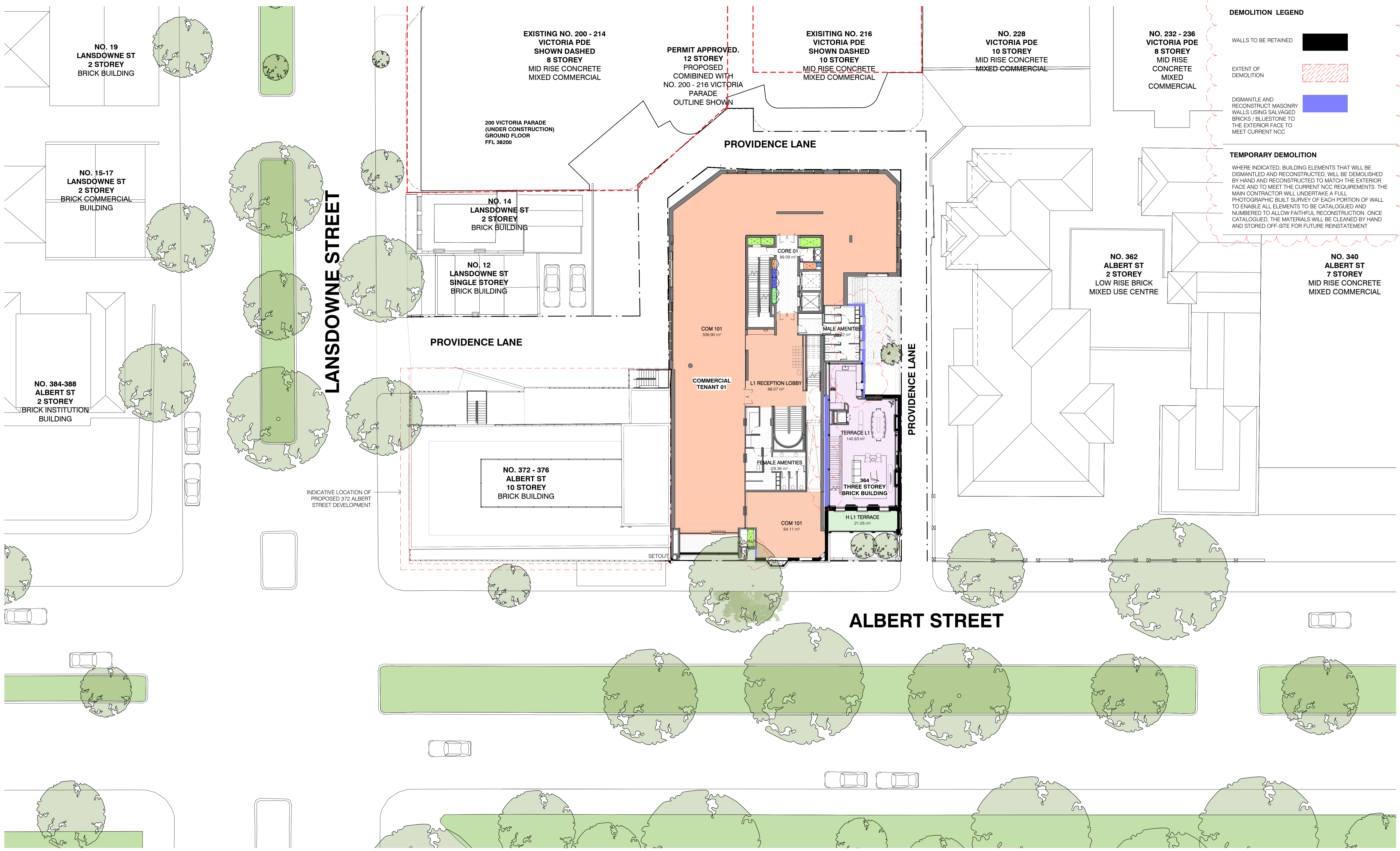
SECTION 72 PLANS  
30|08|22



PROJECT  
18002 370 ALBERT STREET  
TITLE  
BASEMENT B1 - B4 PLANS  
DRAWN  
AR  
SCALE  
1 : 200 @ A1

CHECKED  
MW  
DATE  
30|08|2022

DRAWING NO.  
TP006  
REVISION  
R12



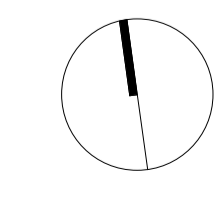
NOTE: BEARINGS ORIENTATED TO TRUE NORTH.

REV	DATE	ISSUED BY	DESCRIPTION
R4	29/01/20	MW	Planning RFI 02 Addenda
R5	07/09/20	MW	Amended Scheme
R6	06/10/20	MW	Providence Lane - Eastern Interface
R7	16/11/20	MW	VCAT Interim Order
R8	30/09/21	DJM	Secondary Consent Amendment
R9	16/12/2021	DJM	Plans to Comply
R10	17/12/2021	DJM	Section 72 Plans
R11	24/03/2022	DJM	Section 72 Plans
R12	30/08/2022	DJM	Revised Demolition Extent

ORCHARD PIPER



SECTION 72 PLANS  
30|08|22



PROJECT  
18002 370 ALBERT STREET

TITLE  
LEVEL 1 PLAN

DRAWN  
AR

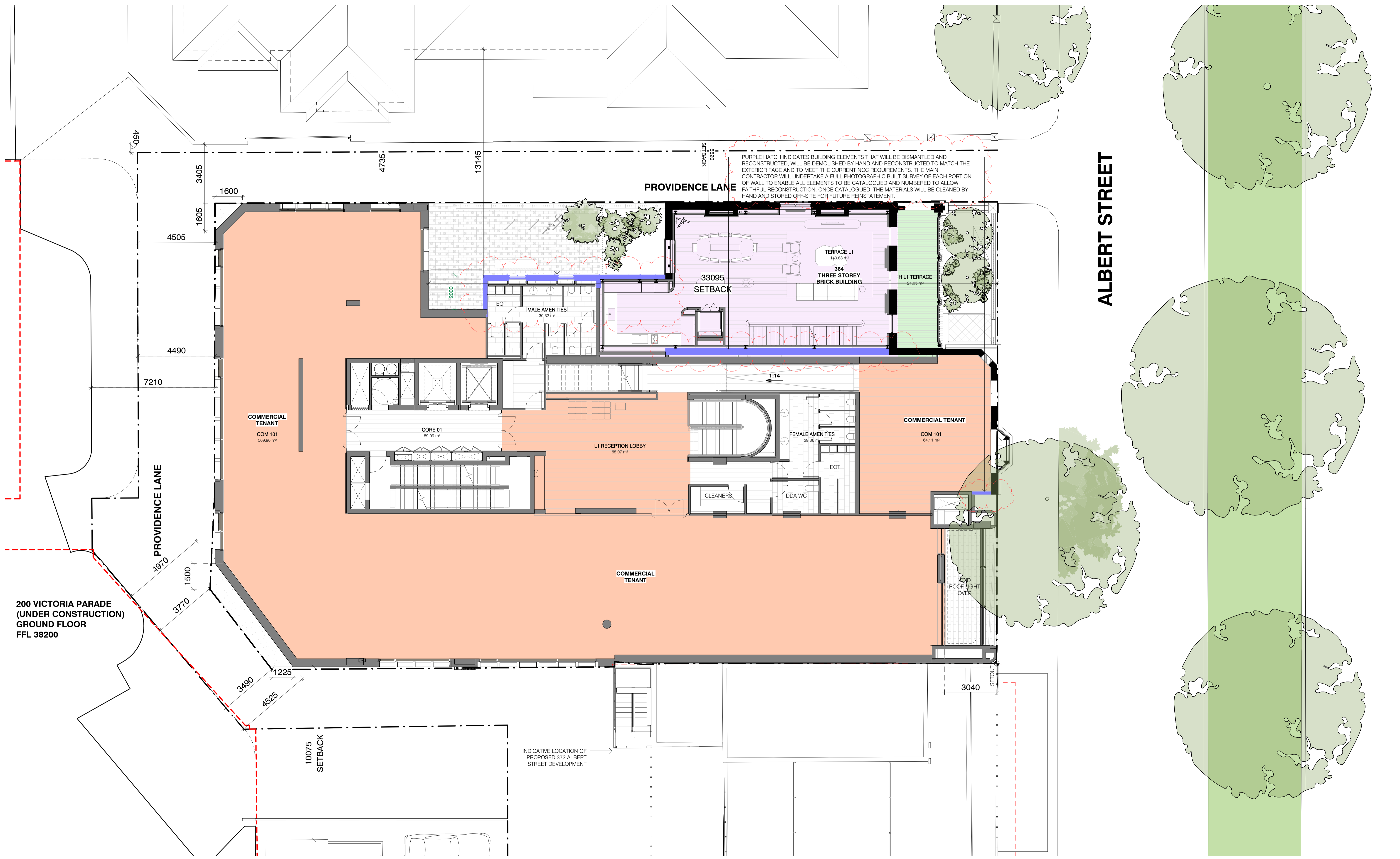
SCALE  
As indicated @ A1

CHECKED  
MW

DATE  
30|08|2022

DRAWING NO.  
TP007

REVISION  
R12



200 VICTORIA PARADE  
(UNDER CONSTRUCTION)  
GROUND FLOOR  
FFL 38200

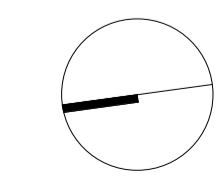
ALBERT STREET

REV	DATE	ISSUED BY	DESCRIPTION
R4	-	-	Not Issued
R5	07 09 20	MW	Amended Scheme
R6	-	-	Not Issued
R7	16 11 20	MW	VCAT Interim Order
R8	30 09 21	DJM	Secondary Consent Amendment
R9	16 12 2021	DJM	Plans to Comply
R10	17 12 2021	DJM	Section 72 Plans
R11	24 03 2022	DJM	Section 72 Plans
R12	30 08 2022	DJM	Revised Demolition Extent

ORCHARD PIPER



SECTION 72 PLANS  
30|08|22



PROJECT  
18002 370 ALBERT STREET

TITLE  
LEVEL 1 PLAN ENLARGED

DRAWN  
AR

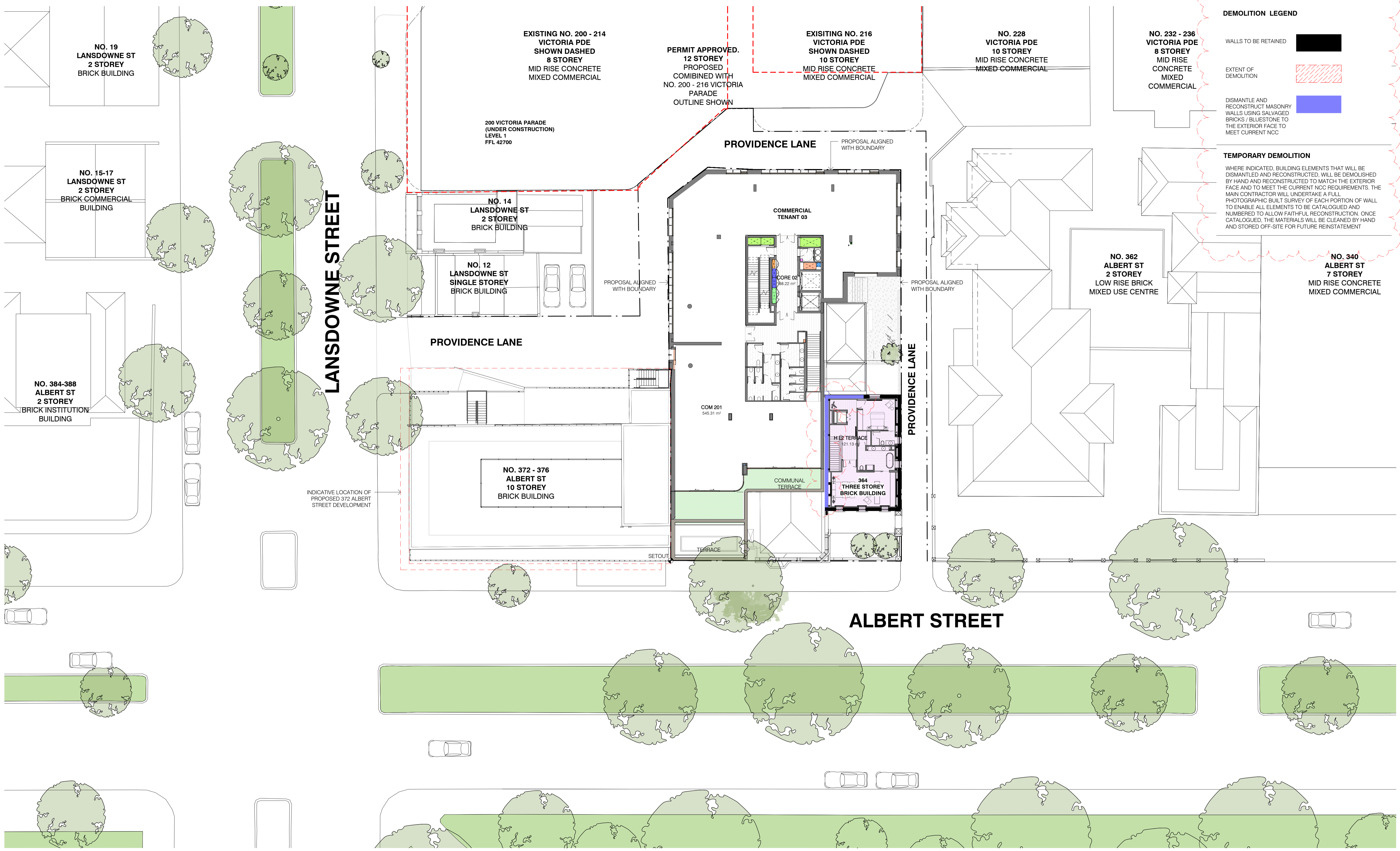
SCALE  
1 : 100 @ A1

CHECKED  
Checker

DATE  
30|08|2022

DRAWING NO.  
TP007.1

REVISION  
R12



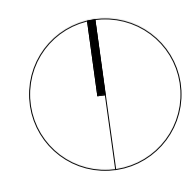
NOTE: BEARINGS ORIENTATED TO TRUE NORTH.

REV	DATE	ISSUED BY	DESCRIPTION
R4	29/01/20	MW	Planning RFI 02 Addenda
R5	07/09/20	MW	Amended Scheme
R6	06/10/20	MW	Providence Lane - Eastern Interface
R7	16/11/20	MW	VCAT Interim Order
R8	30/09/21	DJM	Secondary Consent Amendment
R9	16/12/2021	DJM	Plans to Comply
R10	17/12/2021	DJM	Section 72 Plans
R11	24/03/2022	DJM	Section 72 Plans
R12	30/08/2022	DJM	Revised Demolition Extent

**ORCHARD PIPER**



**SECTION 72 PLANS**  
**30|08|22**



**PROJECT**  
18002 370 ALBERT STREET

**TITLE**  
LEVEL 2 PLAN

**DRAWN**  
AR

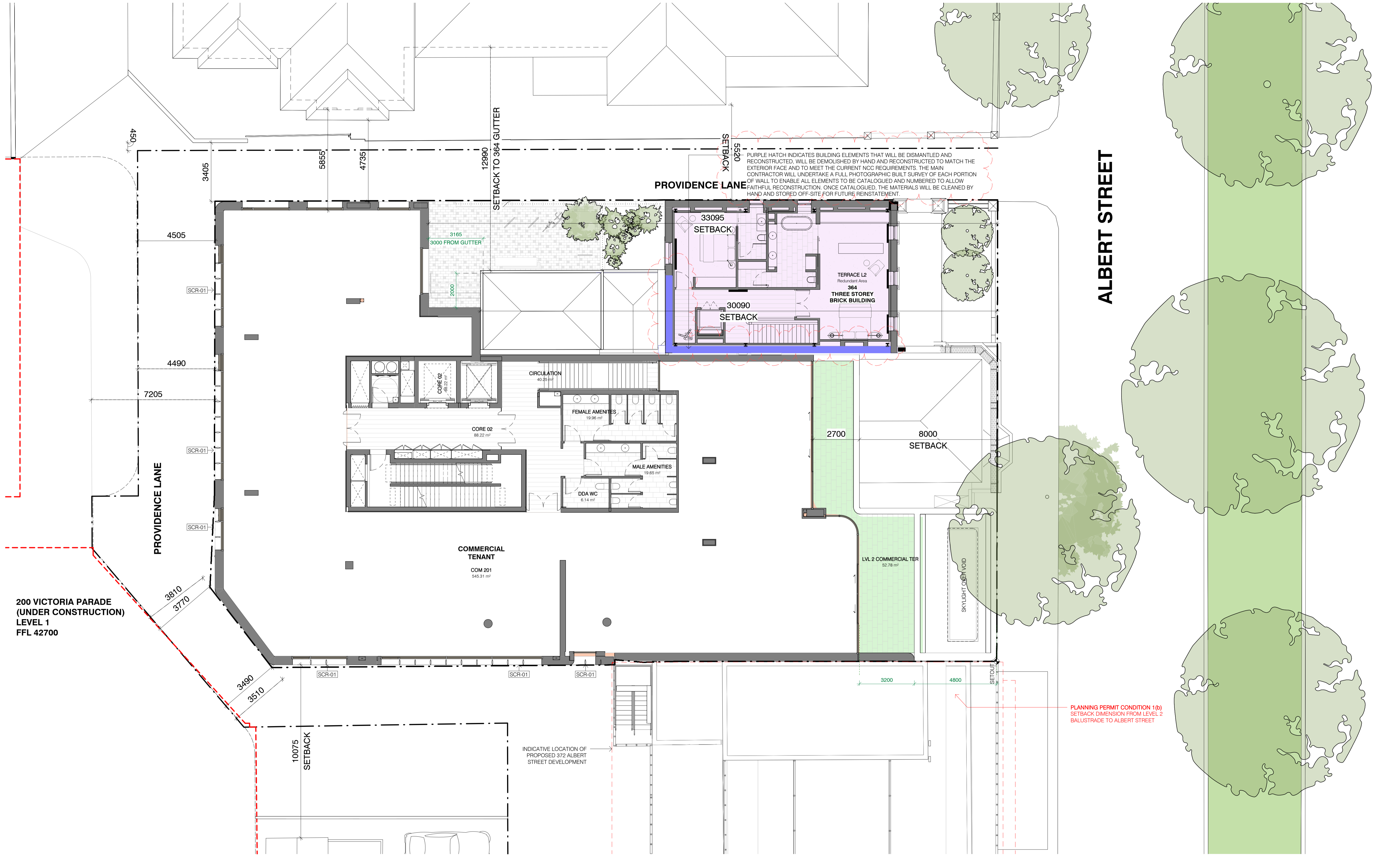
**SCALE**  
As indicated @ A1

**CHECKED**  
MW

**DATE**  
30|08|2022

**DRAWING NO.**  
TP008

**REVISION**  
R12

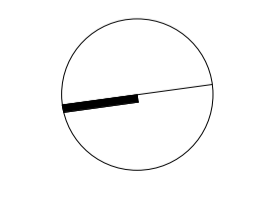


REV	DATE	ISSUED BY	DESCRIPTION
R4	-	-	Not Issued
R5	07/09/20	MW	Amended Scheme
R6	-	-	Not Issued
R7	16/11/20	MW	VCAT Interim Order
R8	30/09/21	DJM	Secondary Consent Amendment
R9	16/12/2021	DJM	Plans to Comply
R10	17/12/2021	DJM	Section 72 Plans
R11	24/03/2022	DJM	Section 72 Plans
R12	30/08/2022	DJM	Revised Demolition Extent

**ORCHARD PIPER**



**SECTION 72 PLANS**  
30|08|22



**PROJECT**  
18002 370 ALBERT STREET

**TITLE**  
LEVEL 2 PLAN ENLARGED

**DRAWN**  
AR

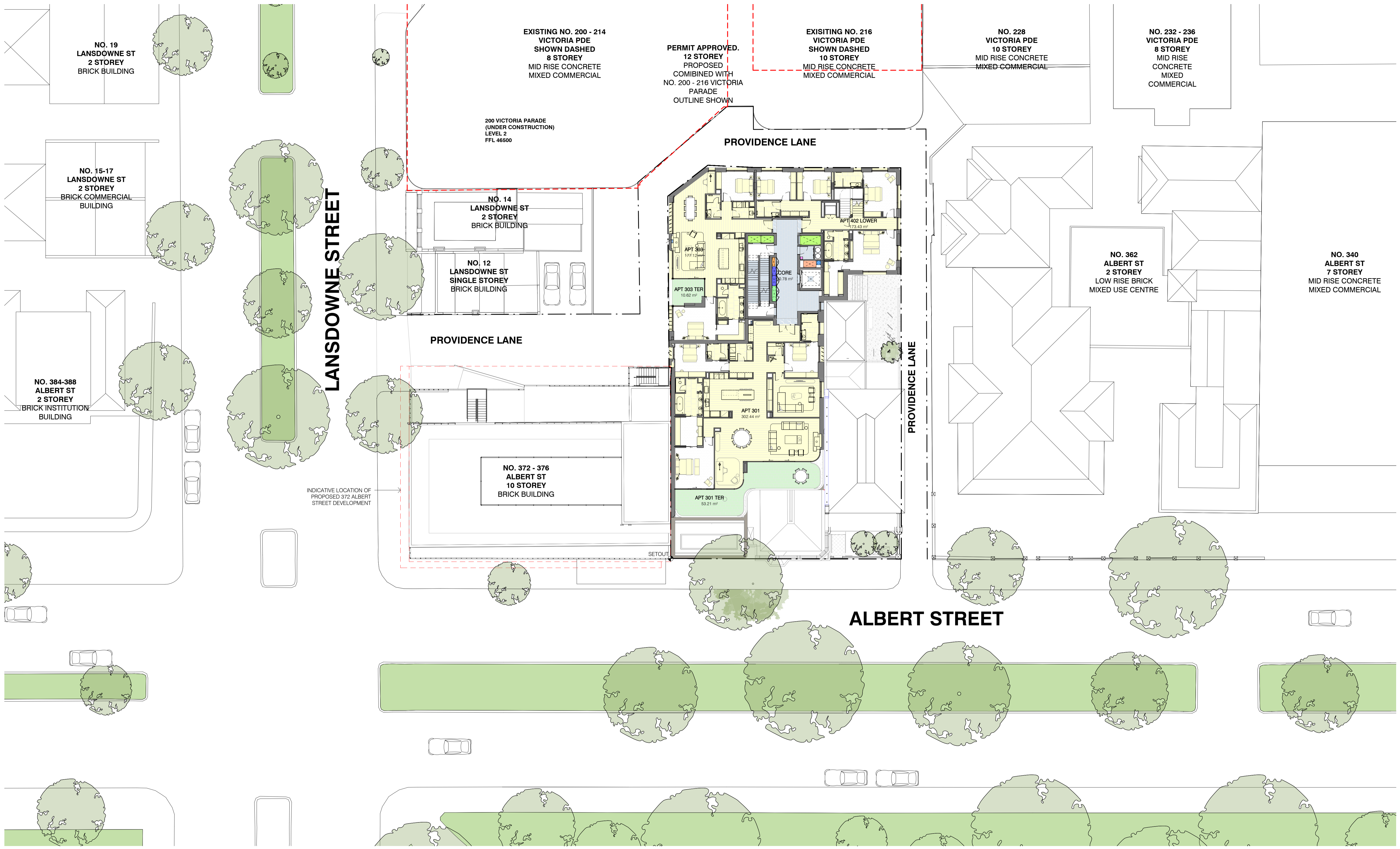
**SCALE**  
1 : 100 @ A1

**CHECKED**  
Checker

**DATE**  
30|08|2022

**DRAWING NO.**  
TP008.1

**REVISION**  
R12

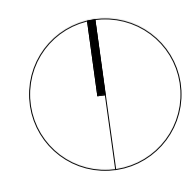


REV	DATE	ISSUED BY	DESCRIPTION
R4	29/01/20	MW	Planning RFI 02 Addenda
R5	07/09/20	MW	Amended Scheme
R6	06/10/20	MW	Providence Lane - Eastern Interface
R7	16/11/20	MW	VCAT Interim Order
R8	30/09/21	DJM	Secondary Consent Amendment
R9	16/12/2021	DJM	Plans to Comply
R10	17/12/2021	DJM	Section 72 Plans
R11	24/03/2022	DJM	Section 72 Plans
R12	30/08/2022	DJM	Revised Demolition Extent

**ORCHARD PIPER**



**SECTION 72 PLANS  
30|08|22**



**PROJECT  
18002 370 ALBERT STREET**

**TITLE  
LEVEL 3 PLAN**

**DRAWN  
AR**

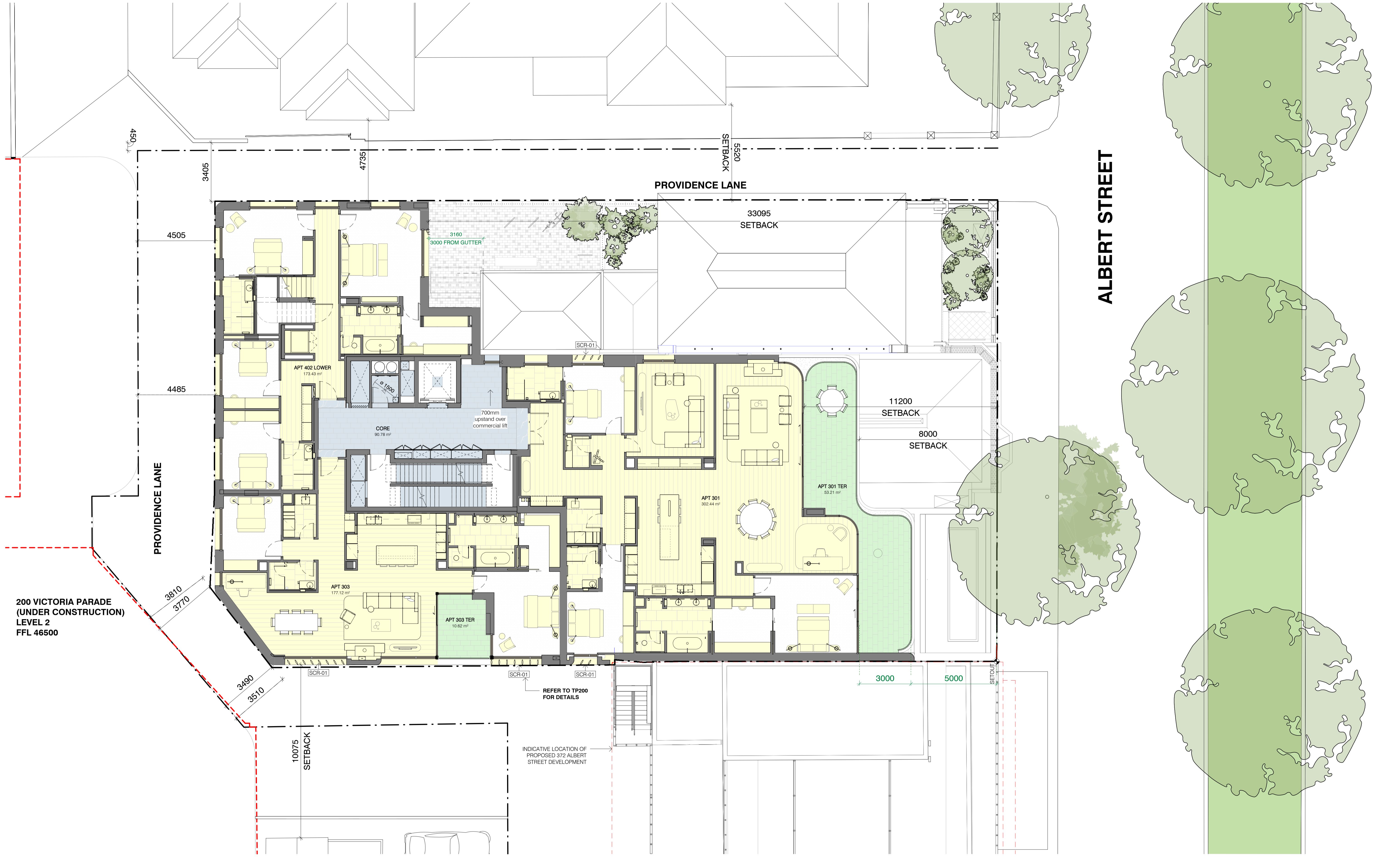
**SCALE  
1 : 200 @ A1**

**CHECKED  
MW**

**DATE  
30|08|2022**

**DRAWING NO.  
TP009**

**REVISION  
R12**

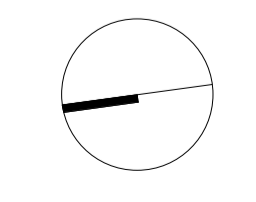


REV	DATE	ISSUED BY	DESCRIPTION
R4	-	-	Not Issued
R5	07 09 20	MW	Amended Scheme
R6	-	-	Not Issued
R7	16 11 20	MW	VCAT Interim Order
R8	30 09 21	DJM	Secondary Consent Amendment
R9	16 12 2021	DJM	Plans to Comply
R10	17 12 2021	DJM	Section 72 Plans
R11	24 03 2022	DJM	Section 72 Plans
R12	30 08 2022	DJM	Revised Demolition Extent

**ORCHARD PIPER**



**SECTION 72 PLANS**  
30|08|22



**PROJECT**  
18002 370 ALBERT STREET

**TITLE**  
LEVEL 3 PLAN ENLARGED

**DRAWN**  
AR

**SCALE**  
1 : 100 @ A1

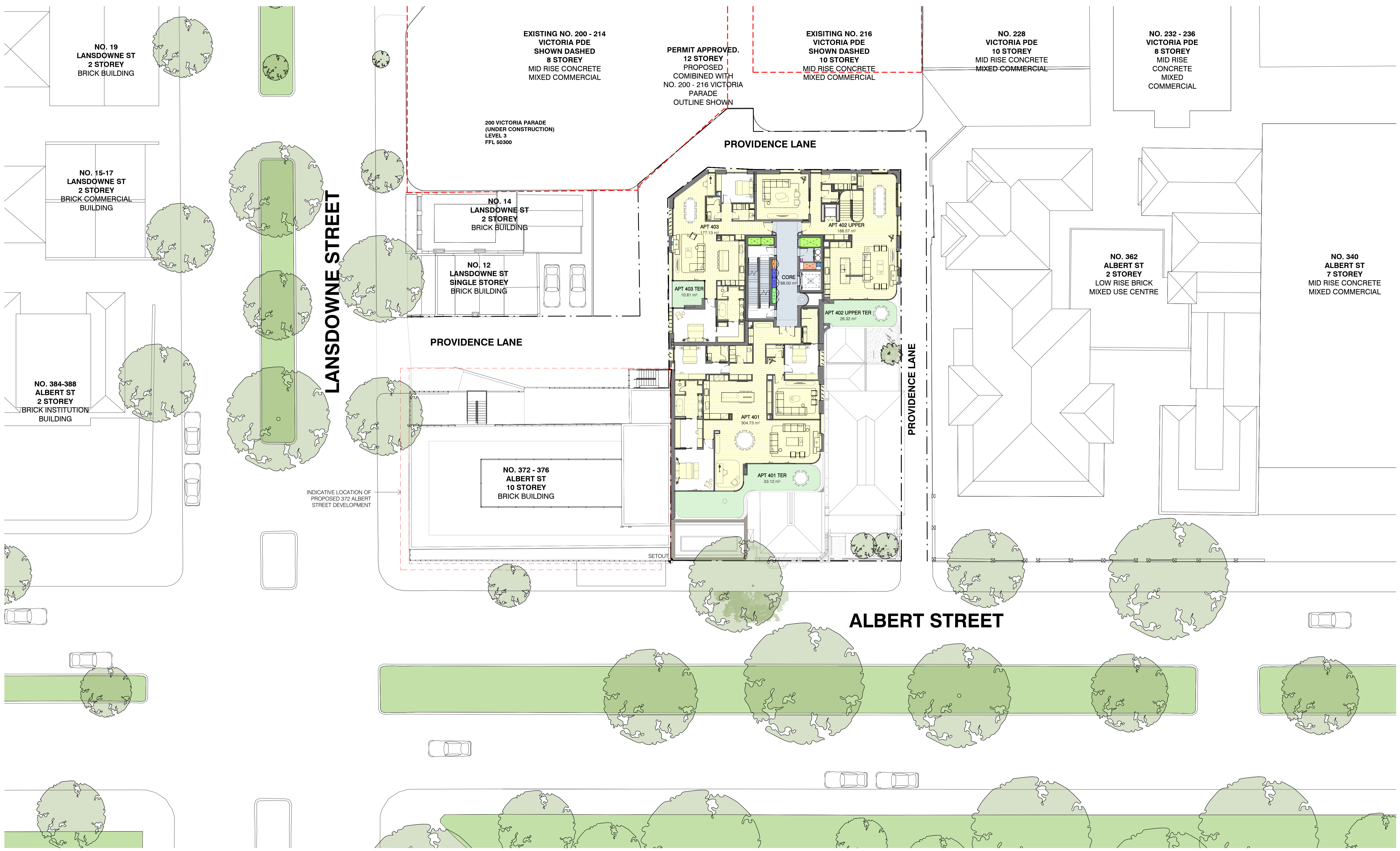
**CHECKED**  
Checker

**DATE**  
30|08|2022

**DRAWING NO.**  
TP009.1

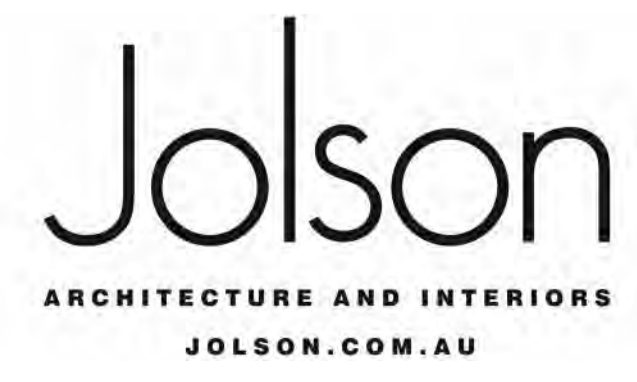
**REVISION**  
R12



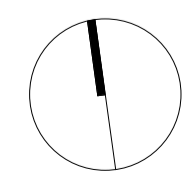


REV	DATE	ISSUED BY	DESCRIPTION
R4	-	-	Not Issued
R5	-	-	Not Issued
R6	-	-	Not Issued
R7	16 11 20	MW	VCAT Interim Order
R8	30 09 21	DJM	Secondary Consent Amendment
R9	16 12 2021	DJM	Plans to Comply
R10	17 12 2021	DJM	Section 72 Plans
R11	24 03 2022	DJM	Section 72 Plans
R12	30 08 2022	DJM	Revised Demolition Extent

**ORCHARD PIPER**



**SECTION 72 PLANS**  
30|08|22



**PROJECT**  
18002 370 ALBERT STREET

**TITLE**  
LEVEL 4 PLAN

**DRAWN**  
AR

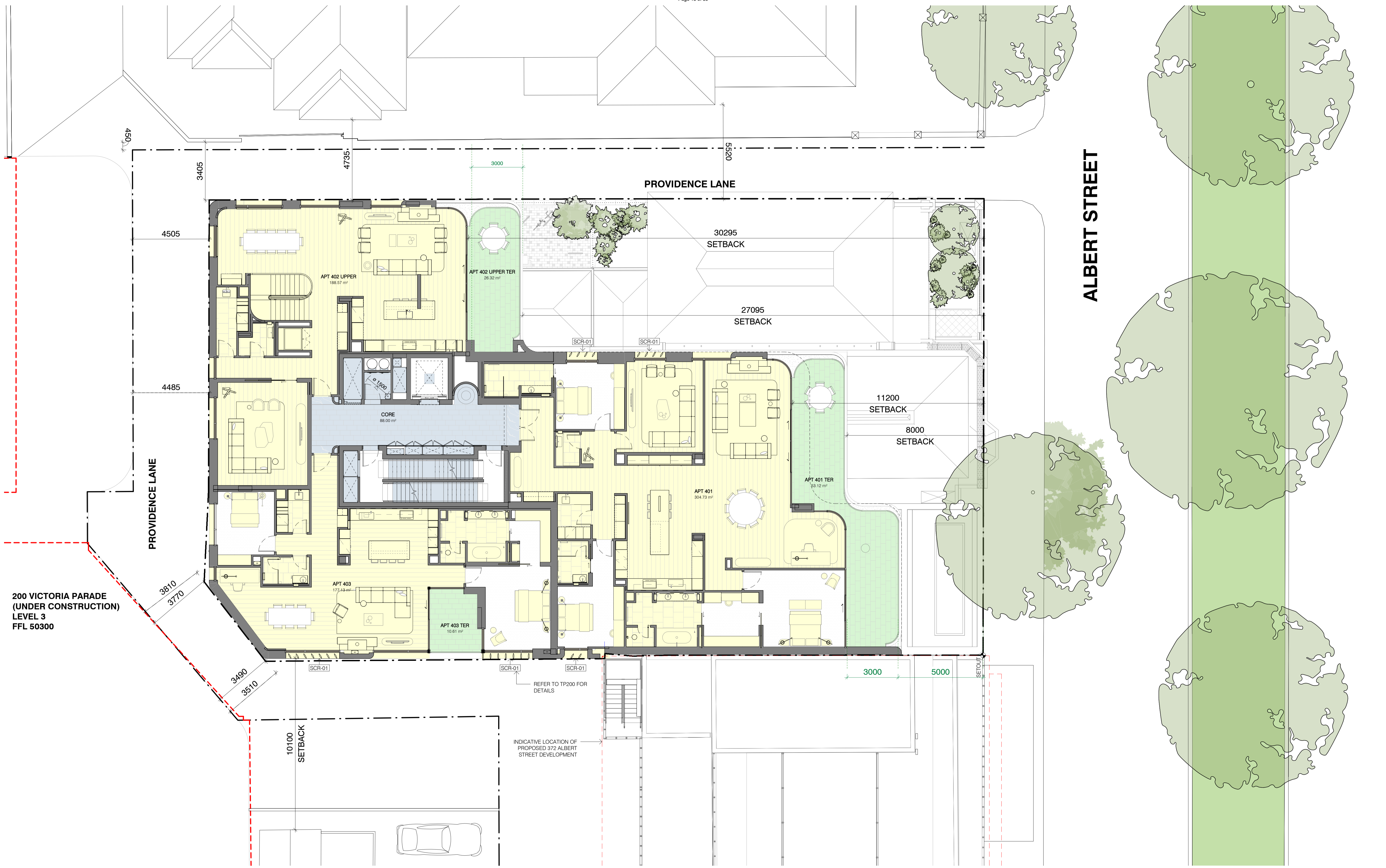
**SCALE**  
1 : 200 @ A1

**CHECKED**  
Checker

**DATE**  
30|08|2022

**DRAWING NO.**  
TP010

**REVISION**  
R12



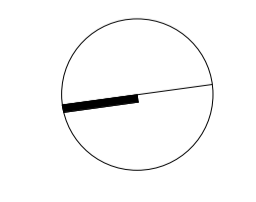
200 VICTORIA PARADE  
(UNDER CONSTRUCTION)  
LEVEL 3  
FFL 50300

REV	DATE	ISSUED BY	DESCRIPTION
R4	-	-	Not Issued
R5	-	-	Not Issued
R6	-	-	Not Issued
R7	16 11 20	MW	VCAT Interim Order
R8	30 09 21	DJM	Secondary Consent Amendment
R9	16 12 2021	DJM	Plans to Comply
R10	17 12 2021	DJM	Section 72 Plans
R11	24 03 2022	DJM	Section 72 Plans
R12	30 08 2022	DJM	Revised Demolition Extent

**ORCHARD PIPER**



**SECTION 72 PLANS**  
30|08|22



**PROJECT**  
18002 370 ALBERT STREET  
**TITLE**  
LEVEL 4 PLAN ENLARGED  
**DRAWN**  
AR  
**SCALE**  
1 : 100 @ A1

**CHECKED**  
Checker  
**DATE**  
30|08|2022

**DRAWING NO.**  
TP010.1  
**REVISION**  
R12