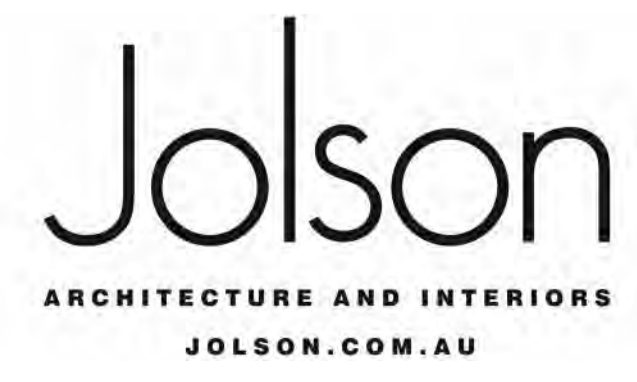
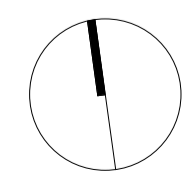


REV	DATE	ISSUED BY	DESCRIPTION
R4	29/01/20	MW	Planning RFI 02 Addenda
R5	07/09/20	MW	Amended Scheme
R6	-	-	Not Issued
R7	16/11/20	MW	VCAT Interim Order
R8	30/09/21	DJM	Secondary Consent Amendment
R9	16/12/2021	DJM	Plans to Comply
R10	17/12/2021	DJM	Section 72 Plans
R11	24/03/2022	DJM	Section 72 Plans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

ORCHARD PIPER



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



PROJECT
18002 370 ALBERT STREET

TITLE
LEVEL 5 PLAN

DRAWN
AR

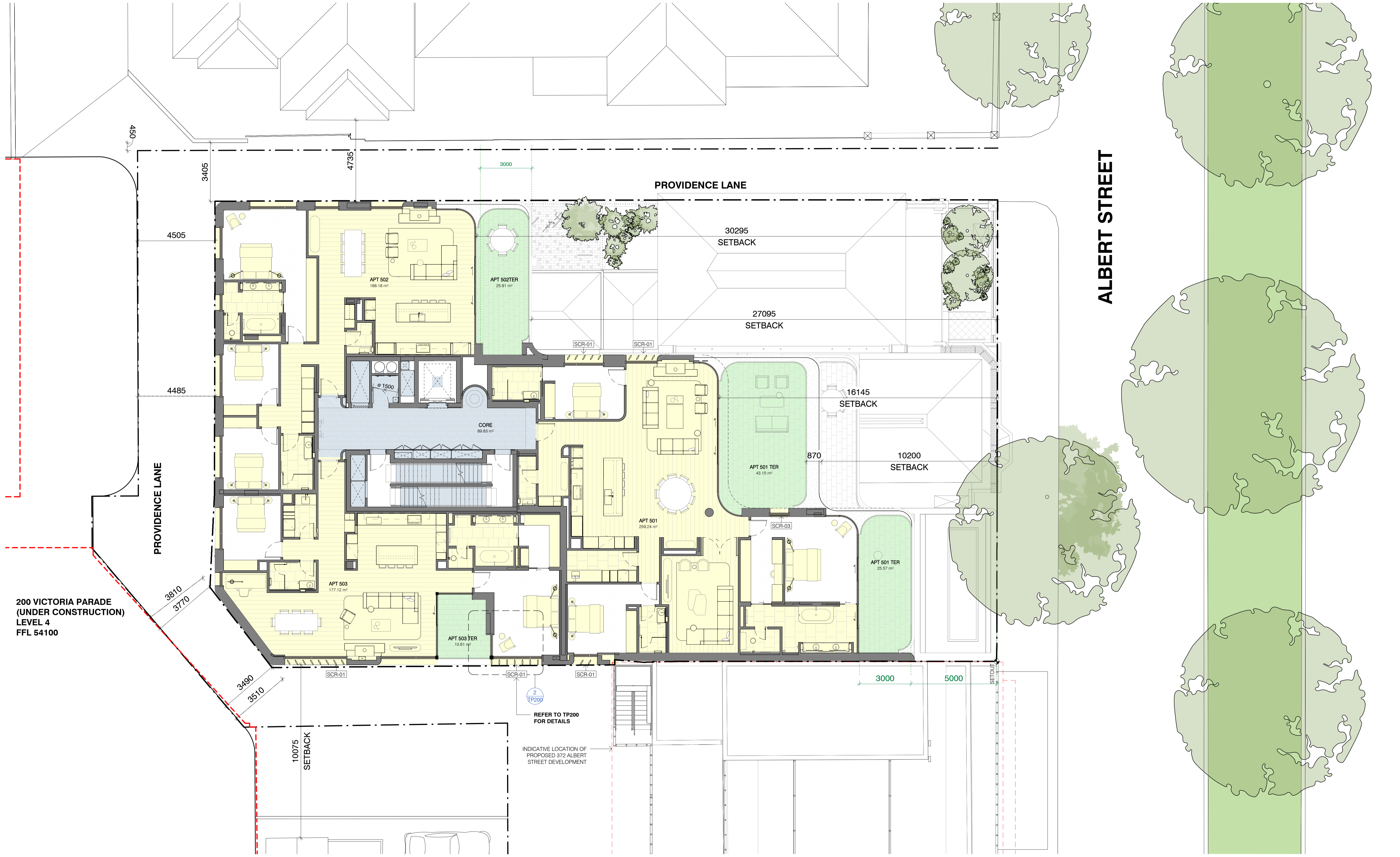
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CHECKED
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DATE
30|08|2022

DRAWING NO.
TP011

REVISION
R12



200 VICTORIA PARADE
(UNDER CONSTRUCTION)
LEVEL 4
FFL 54100

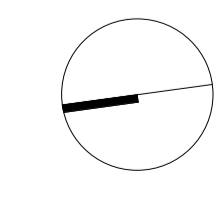
ALBERT STREET

REV	DATE	ISSUED BY	DESCRIPTION
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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



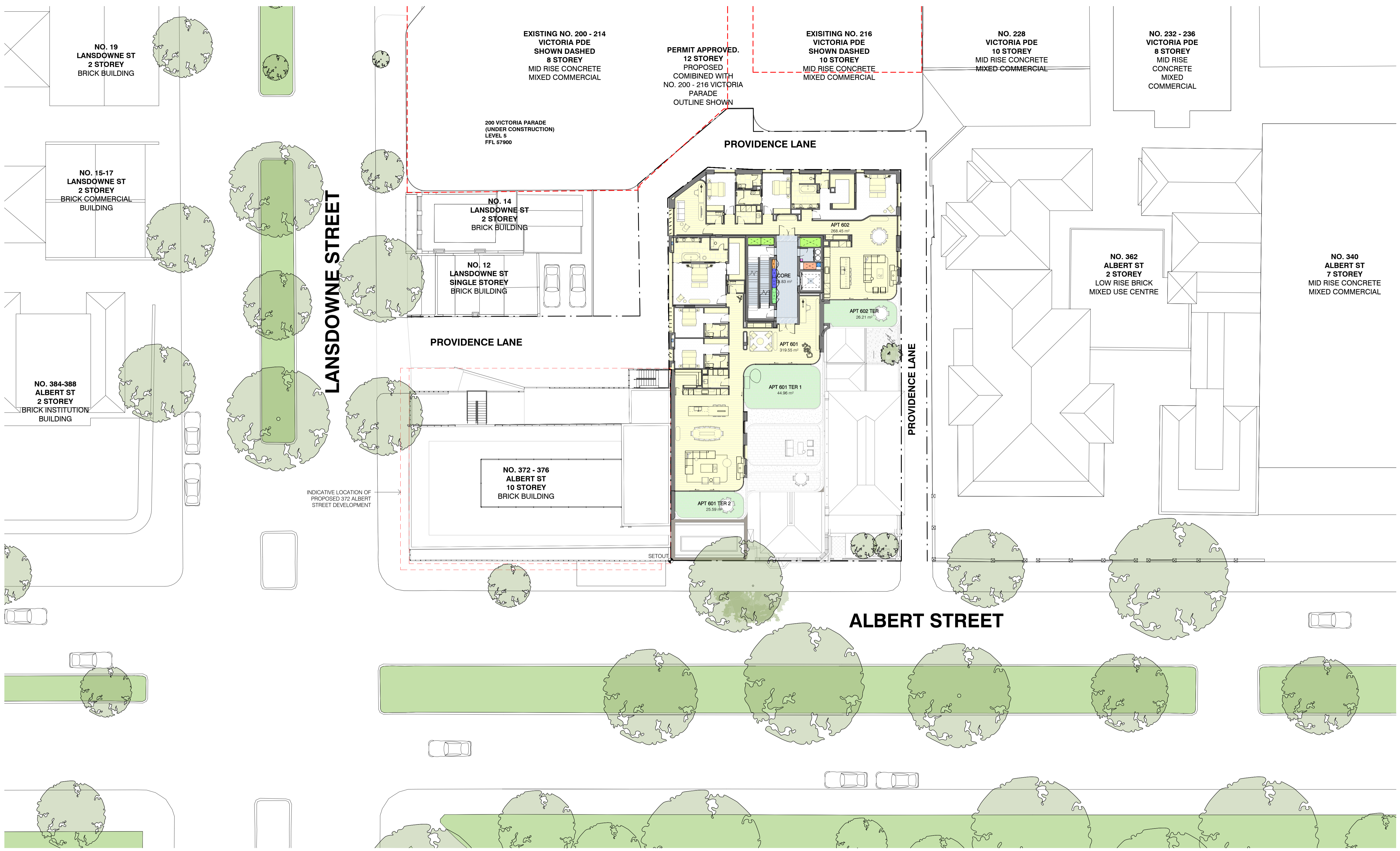
SECTION 72 PLANS
30|08|22



PROJECT
18002 370 ALBERT STREET
TITLE
LEVEL 5 PLAN ENLARGED
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CHECKED
Checker
DATE
30|08|2022

DRAWING NO.
TP011.1
REVISION
R12

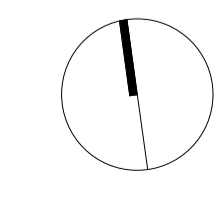


REV	DATE	ISSUED BY	DESCRIPTION
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R5	07/09/20	MW	Amended Scheme
R6	-	-	Not Issued
R7	16/11/20	MW	VCAT Interim Order
R8	30/09/21	DJM	Secondary Consent Amendment
R9	16/12/2021	DJM	Plans to Comply
R10	17/12/2021	DJM	Section 72 Plans
R11	24/03/2022	DJM	Section 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 6 PLAN

DRAWN
AR

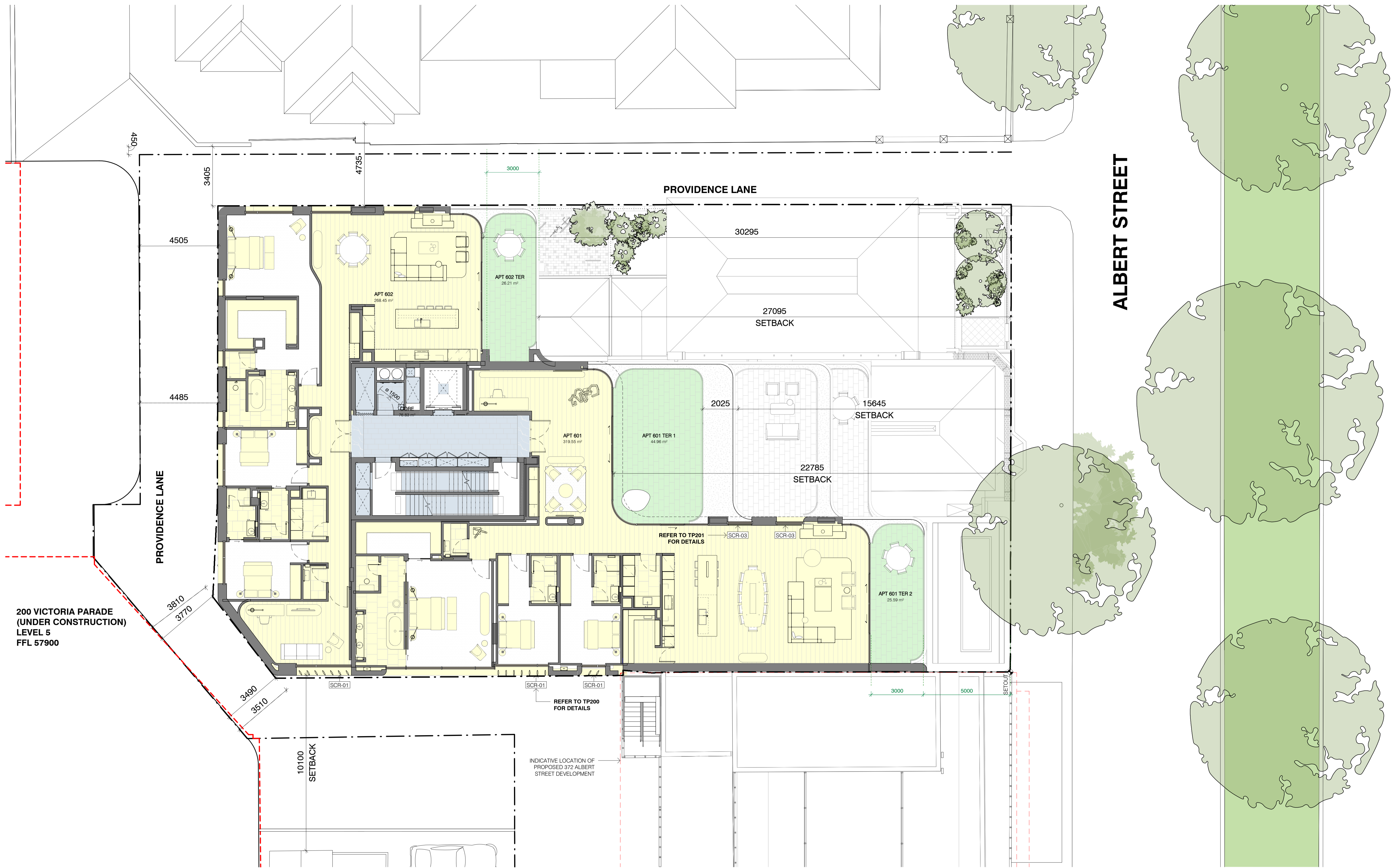
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CHECKED
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DATE
30|08|2022

DRAWING NO.
TP012

REVISION
R12



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(UNDER CONSTRUCTION)
LEVEL 5
FFL 57900

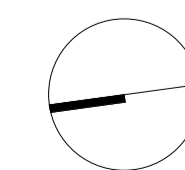
ALBERT STREET

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



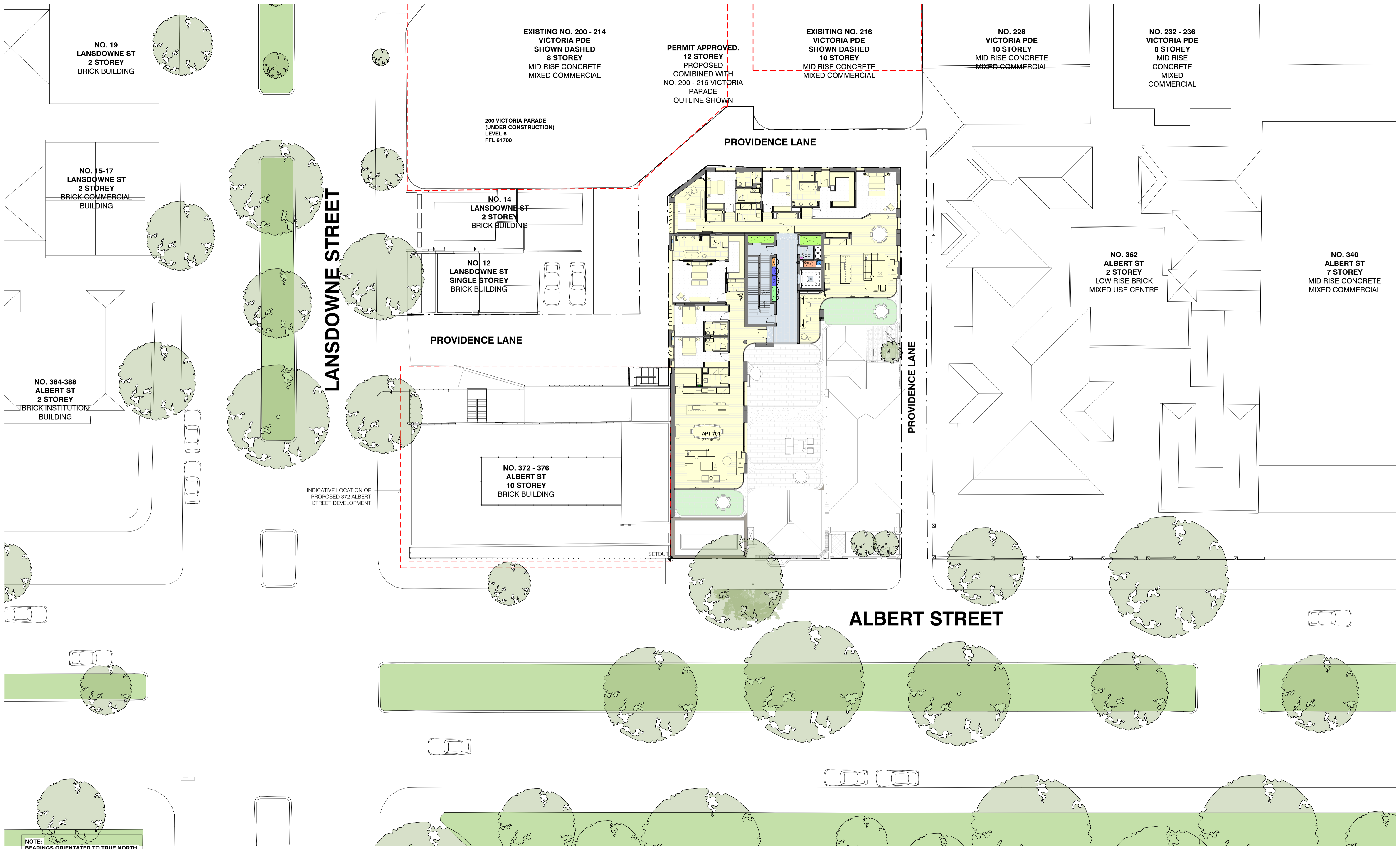
SECTION 72 PLANS
30|08|22



PROJECT
18002 370 ALBERT STREET
TITLE
LEVEL 6 PLAN ENLARGED
DRAWN
AR
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CHECKED
Checker
DATE
30|08|2022

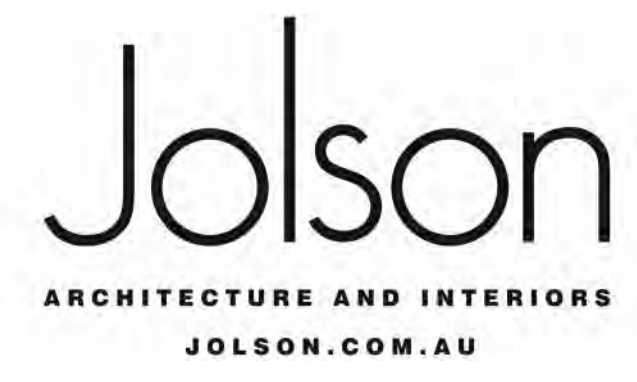
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TP012.1
REVISION
R12



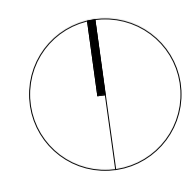
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REV	DATE	ISSUED BY	DESCRIPTION
R4	-	-	Not Issued
R5	07 09 20	MW	Amended Scheme
R6	-	-	Not Issued
R7	16 11 20	MW	VCAT Interim Order
R8	30 09 21	DJM	Secondary Consent Amendment
R9	16 12 2021	DJM	Plans to Comply
R10	17 12 2021	DJM	Section 72 Plans
R11	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 7 PLAN

DRAWN
AR

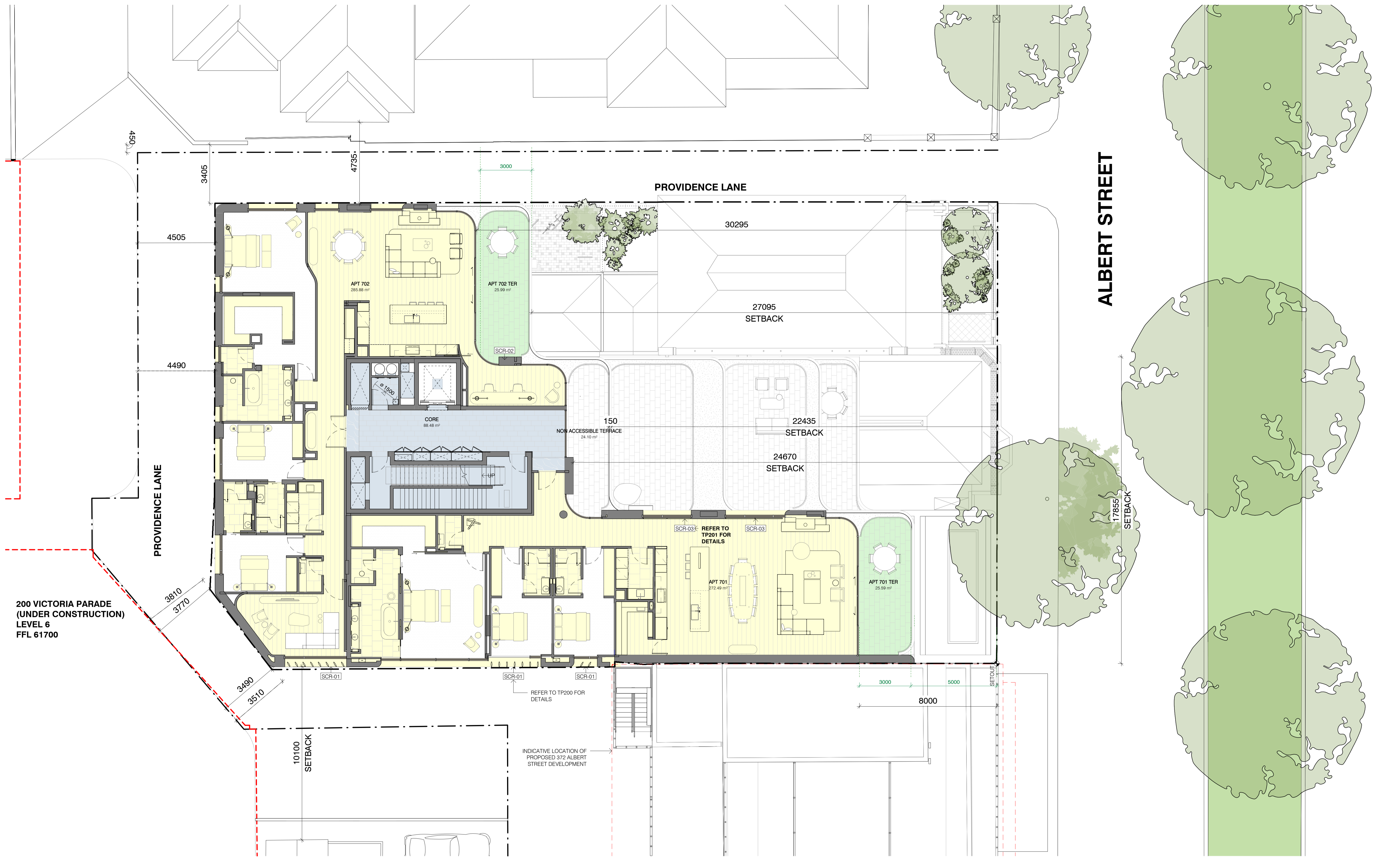
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CHECKED
MW

DATE
30|08|2022

DRAWING NO.
TP013

REVISION
R12

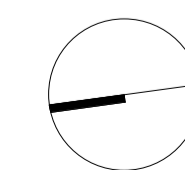


REV	DATE	ISSUED BY	DESCRIPTION
R4	-	-	Not Issued
R5	07/09/20	MW	Amended Scheme
R6	06/10/20	MW	Providence Lane Interface
R7	16/11/20	MW	VCAT Interim Order
R8	30/09/21	DJM	Secondary Consent Amendment
R9	16/12/2021	DJM	Plans to Comply
R10	17/12/2021	DJM	Section 72 Plans
R11	24/03/2022	DJM	Section 72 Plans
R12	30/08/2022	DJM	Revised Demolition Extent

ORCHARD PIPER



SECTION 72 PLANS
30|08|22



PROJECT
18002 370 ALBERT STREET

TITLE
LEVEL 7 PLAN ENLARGED

DRAWN
AR

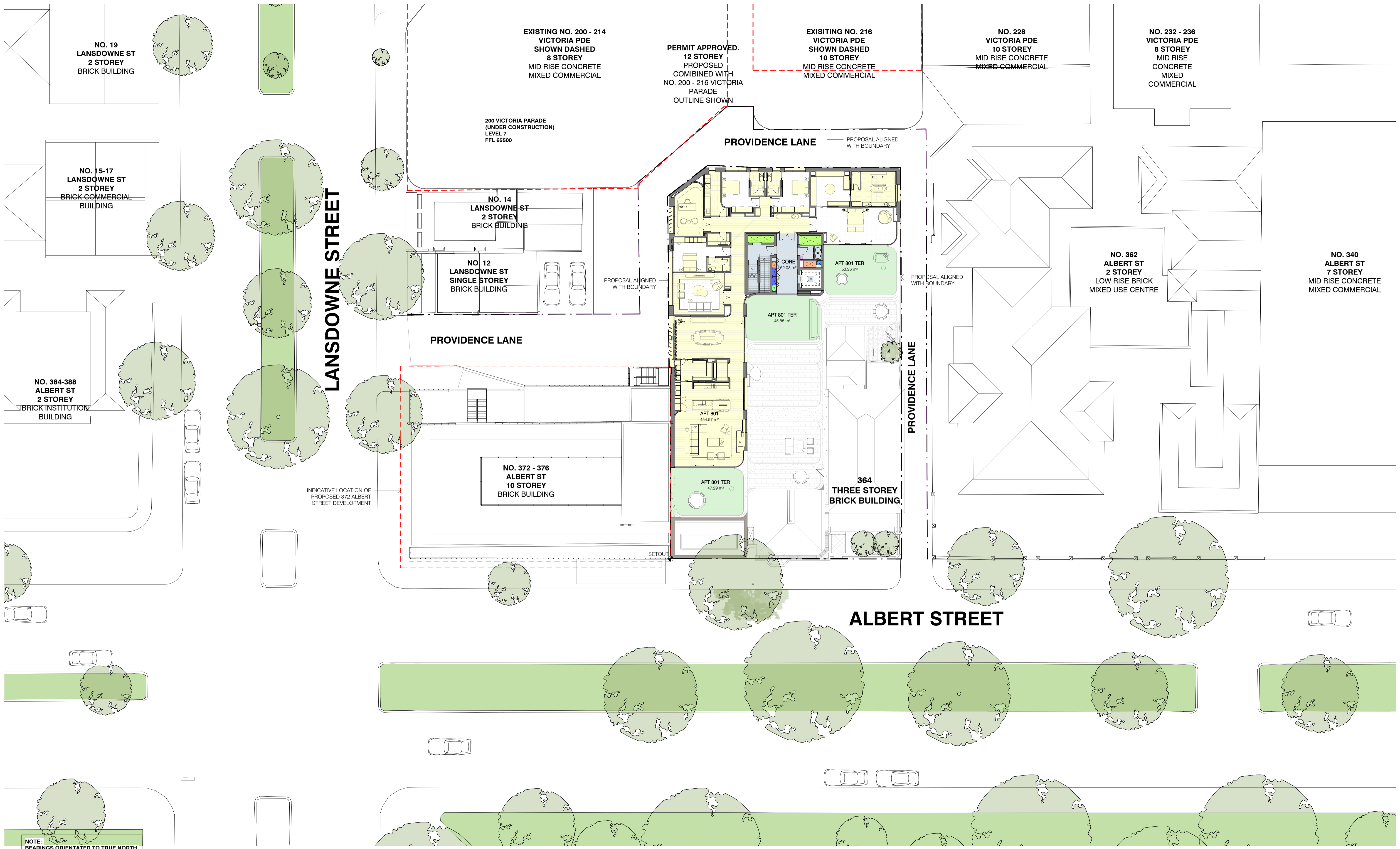
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MW

DATE
30|08|2022

DRAWING NO.
TP013.1

REVISION
R12

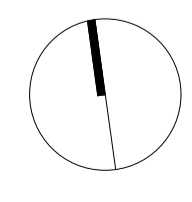


REV	DATE	ISSUED BY	DESCRIPTION
R4	-	-	Not Issued
R5	07/09/20	MW	Amended Scheme
R6	06/10/20	MW	Providence Lane Interface
R7	16/11/20	MW	VCAT Interim Order
R8	30/09/21	DJM	Secondary Consent Amendment
R9	16/12/2021	DJM	Plans to Comply
R10	17/12/2021	DJM	Section 72 Plans
R11	24/03/2022	DJM	Section 72 Plans
R12	30/08/2022	DJM	Revised Demolition Extent

ORCHARD PIPER



SECTION 72 PLANS
30|08|22



PROJECT
18002 370 ALBERT STREET

TITLE
LEVEL 8 PLAN

DRAWN
AR

SCALE
1 : 200 @ A1

CHECKED
MW

DATE
30|08|2022

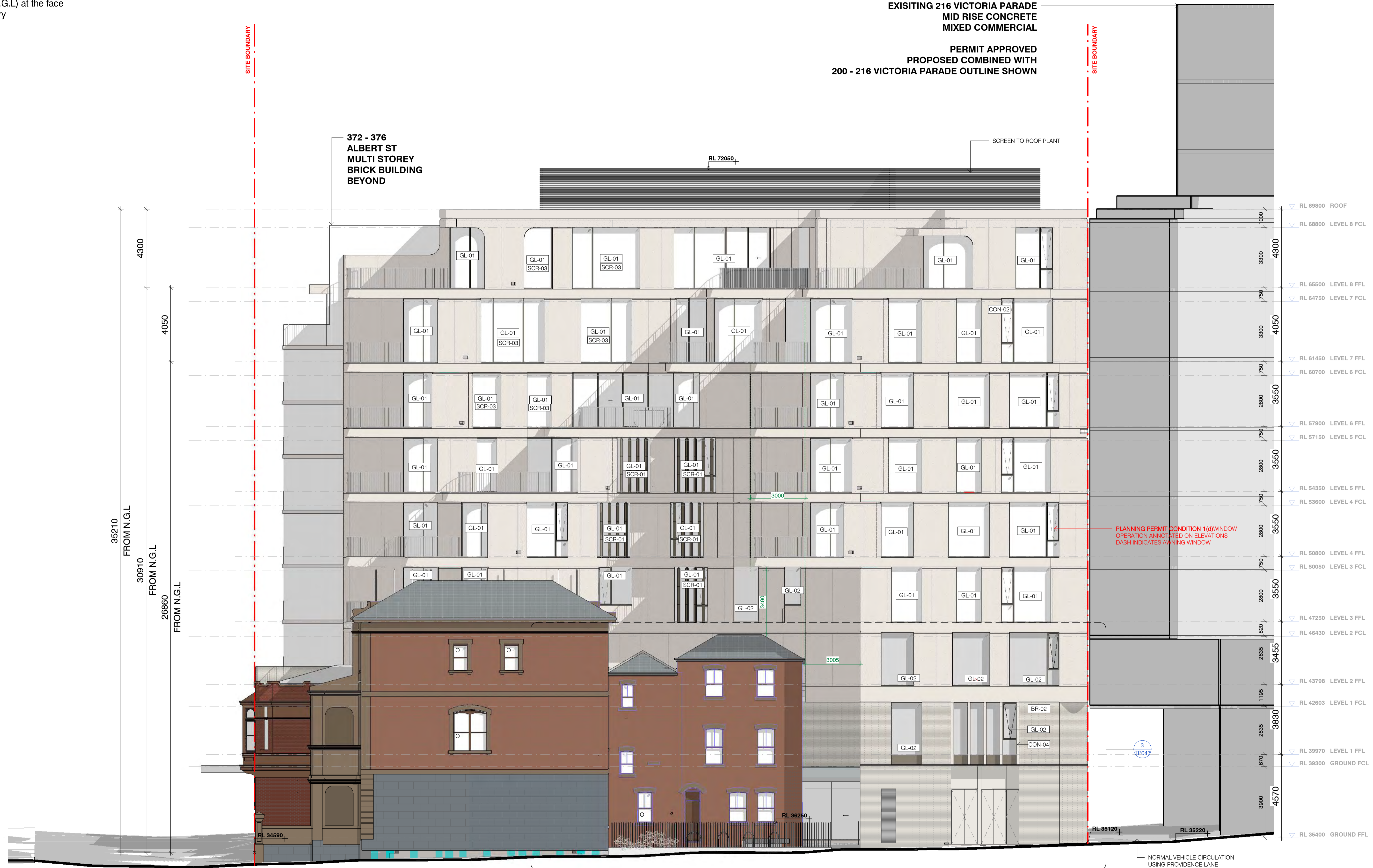
DRAWING NO.
TP014

REVISION
R12

NOTE: Building height dimensions are from the Natural Ground Level (N.G.L.) at the face of the building / title boundary

EXISTING 216 VICTORIA PARADE
MID RISE CONCRETE
MIXED COMMERCIAL

PERMIT APPROVED
PROPOSED COMBINED WITH
200 - 216 VICTORIA PARADE OUTLINE SHOWN



ORCHARD PIPER



SECTION 72 PLANS
30|08|22

PROJECT
18002 370 ALBERT STREET

TITLE
EAST ELEVATION

DRAWN
AR

SCALE
1 : 100 @ A1

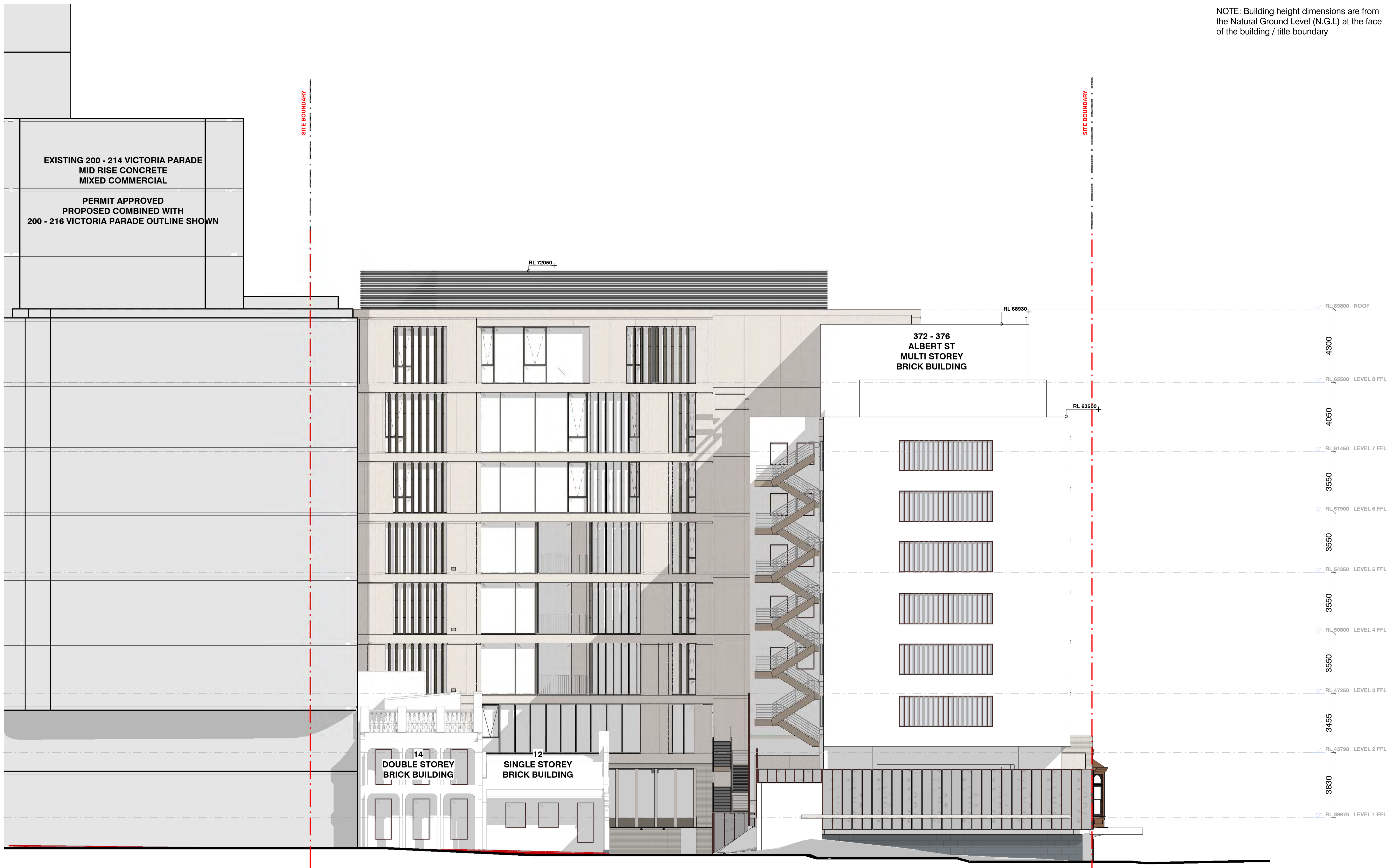
CHECKED
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DATE
30|08|2022

DRAWING NO.
TP032

REVISION
R12

NOTE: Building height dimensions are from the Natural Ground Level (N.G.L) at the face of the building / title boundary



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
WEST ELEVATION - LANSDOWNE STREET

DRAWN
AR

CHECKED
MW

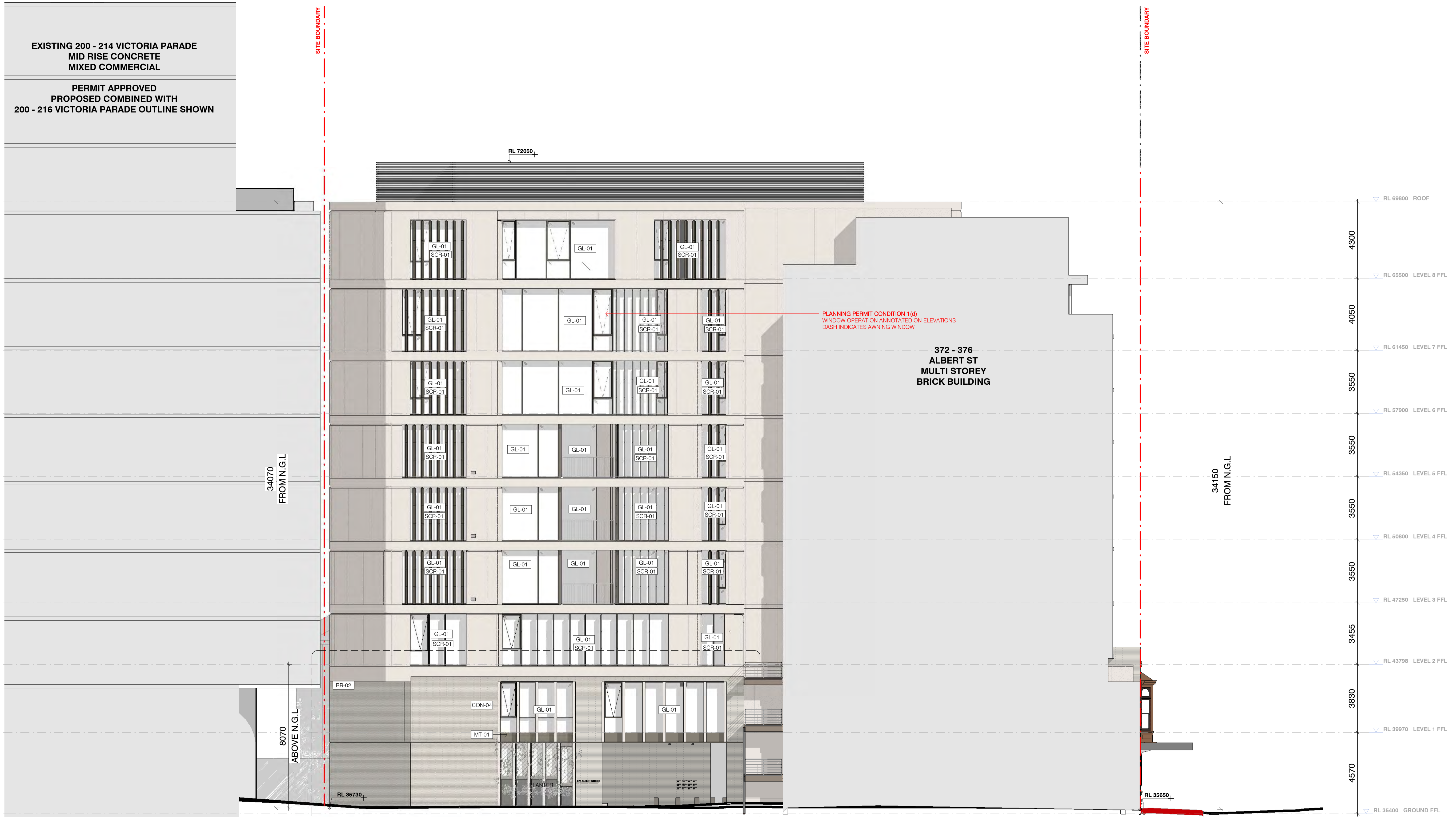
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SCALE
1 : 100 @ A1

DATE
30|08|2022

REVISION
R12

NOTE: Building height dimensions are from the Natural Ground Level (N.G.L) at the face of the building / title boundary



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

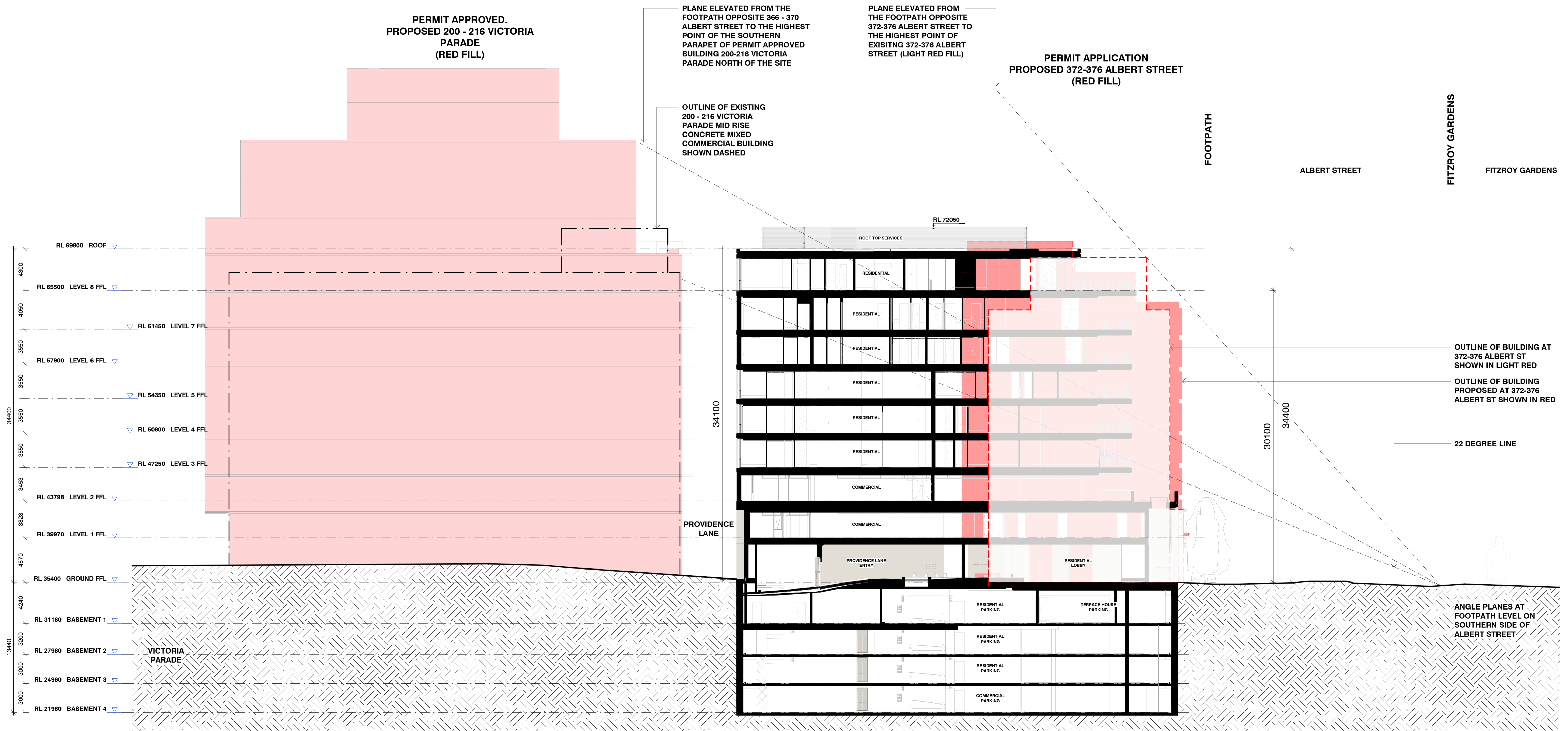
ORCHARD PIPER



SECTION 72 PLANS
30|08|22

PROJECT
18002 370 ALBERT STREET
TITLE
WEST ELEVATION - PROVIDENCE LANE
DRAWN
AR
SCALE
1 : 100 @ A1
CHECKED
MW
DATE
30|08|2022

DRAWING NO.
TP034
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

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SECTION 72 PLANS
30|08|22

PROJECT
18002 370 ALBERT STREET

TITLE
LONG SECTION

DRAWN
AR

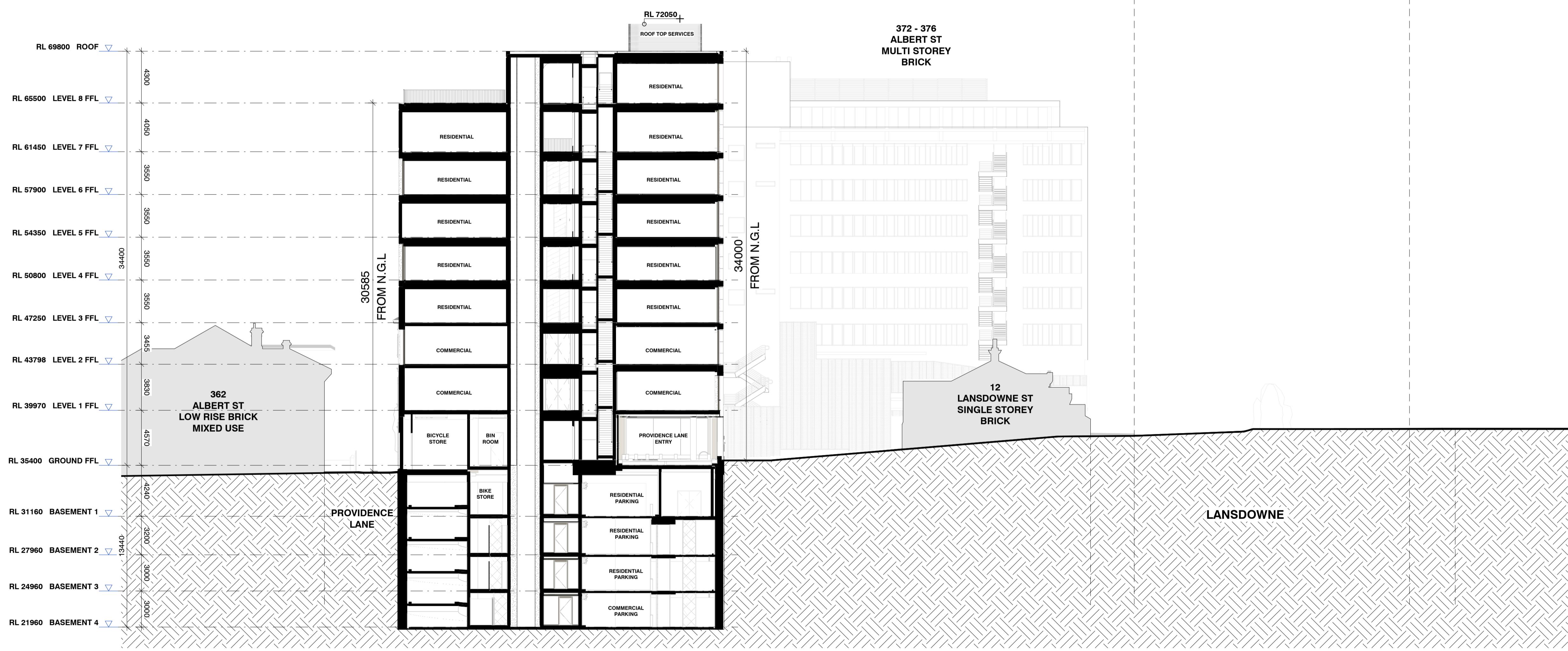
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DATE
30|08|2022

DRAWING NO.
TP040

REVISION
R12



REV	DATE	ISSUED BY	DESCRIPTION
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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
CROSS SECTION

DRAWN
AR

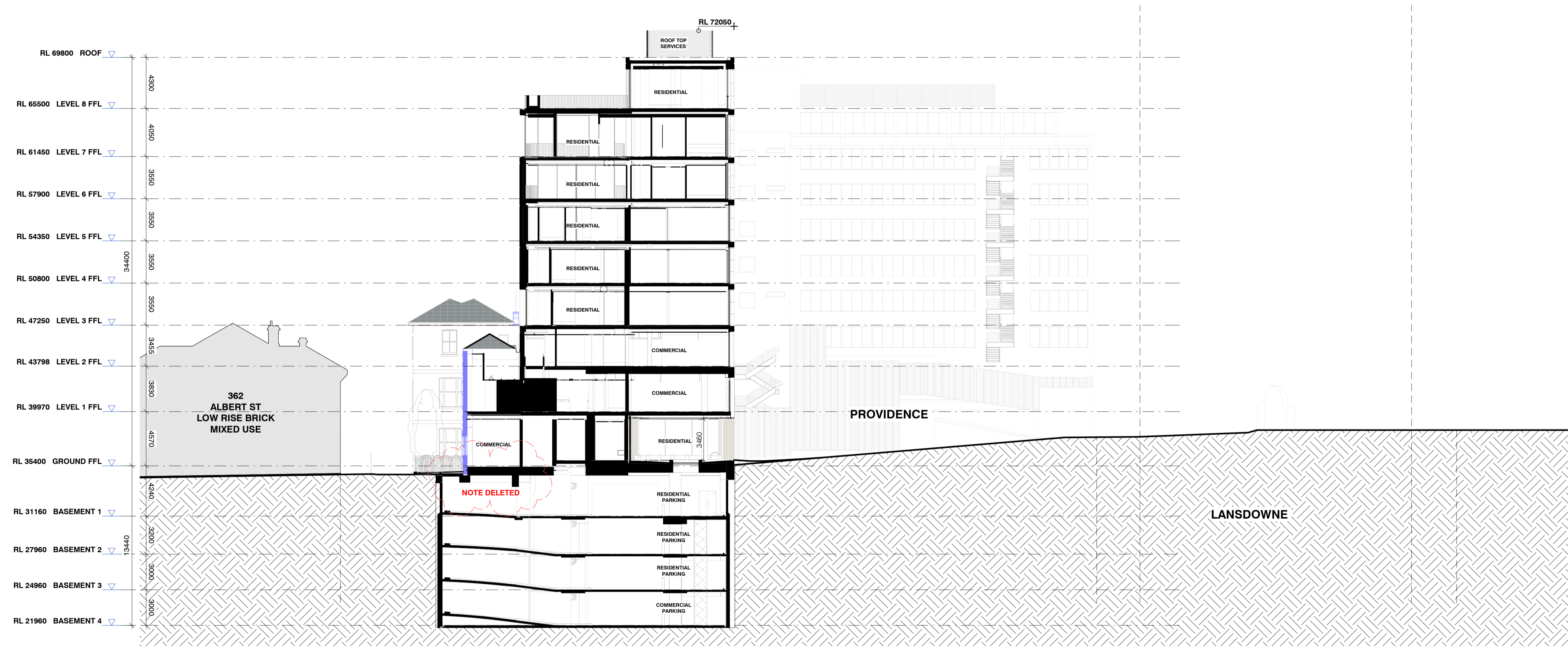
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30|08|2022

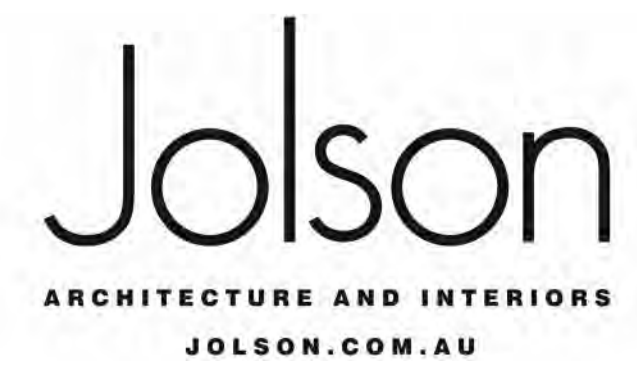
DRAWING NO.
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REVISION
R12



REV	DATE	ISSUED BY	DESCRIPTION
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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
CROSS SECTION

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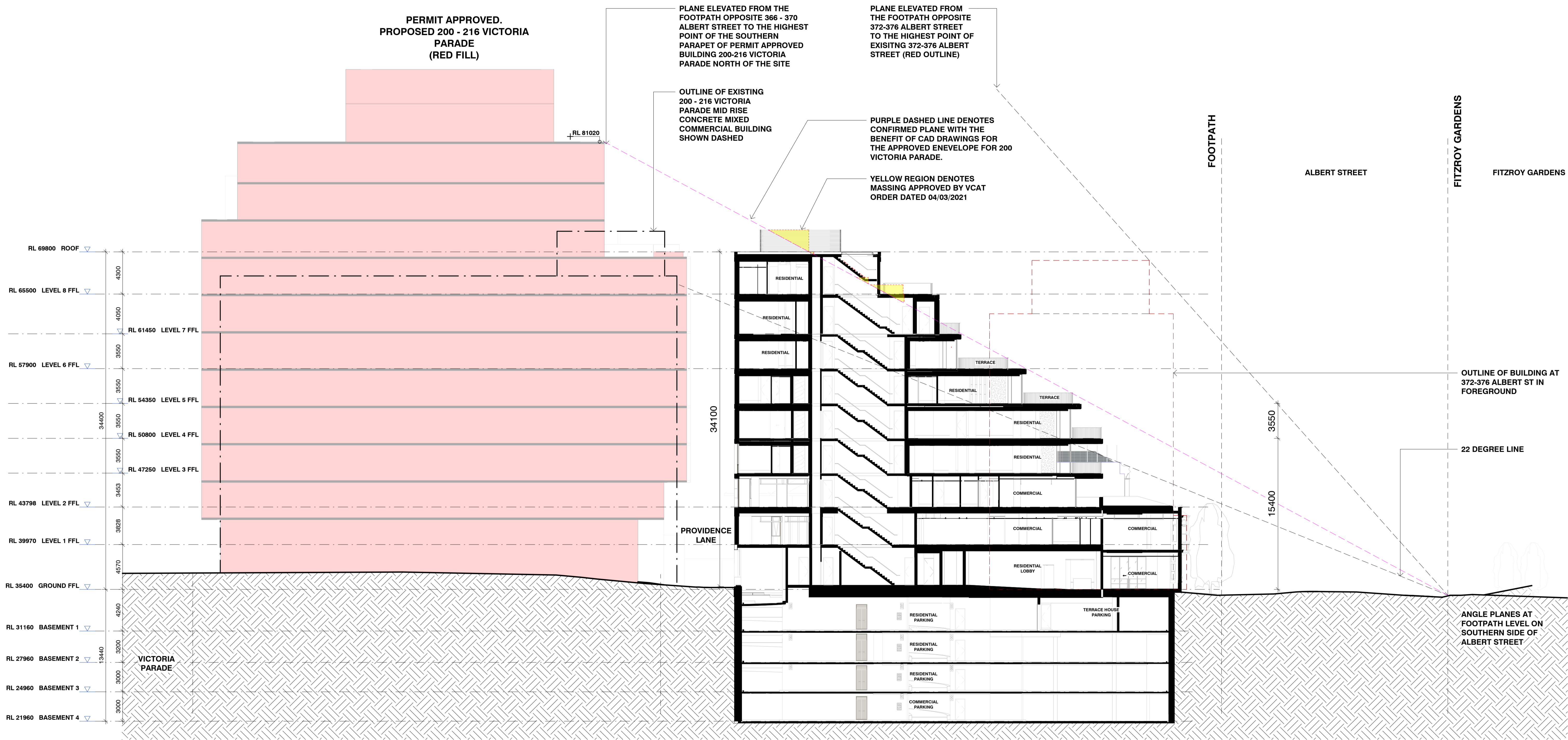
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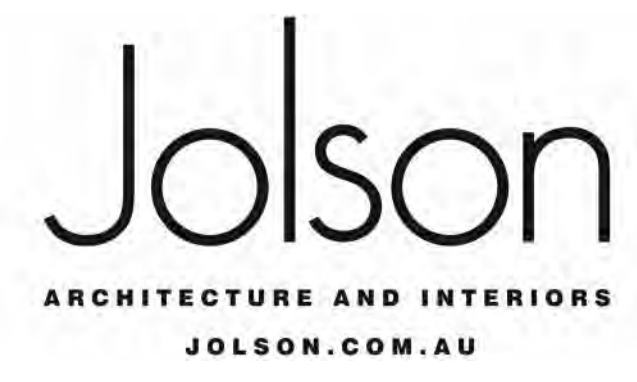
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REVISION
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R6	-	-	Not Issued
R7	16 11 20	MW	VCAT Interim Order
R8	30 09 21	DJM	Secondary Consent Amendment
R9	16 12 2021	DJM	Plans to Comply
R10	17 12 2021	DJM	Section 72 Plans
R11	24 03 2022	DJM	Section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

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SECTION 72 PLANS
30|08|22

PROJECT
18002 370 ALBERT STREET

TITLE
LONG SECTION - THROUGH 366 ALBERT ST

DRAWN
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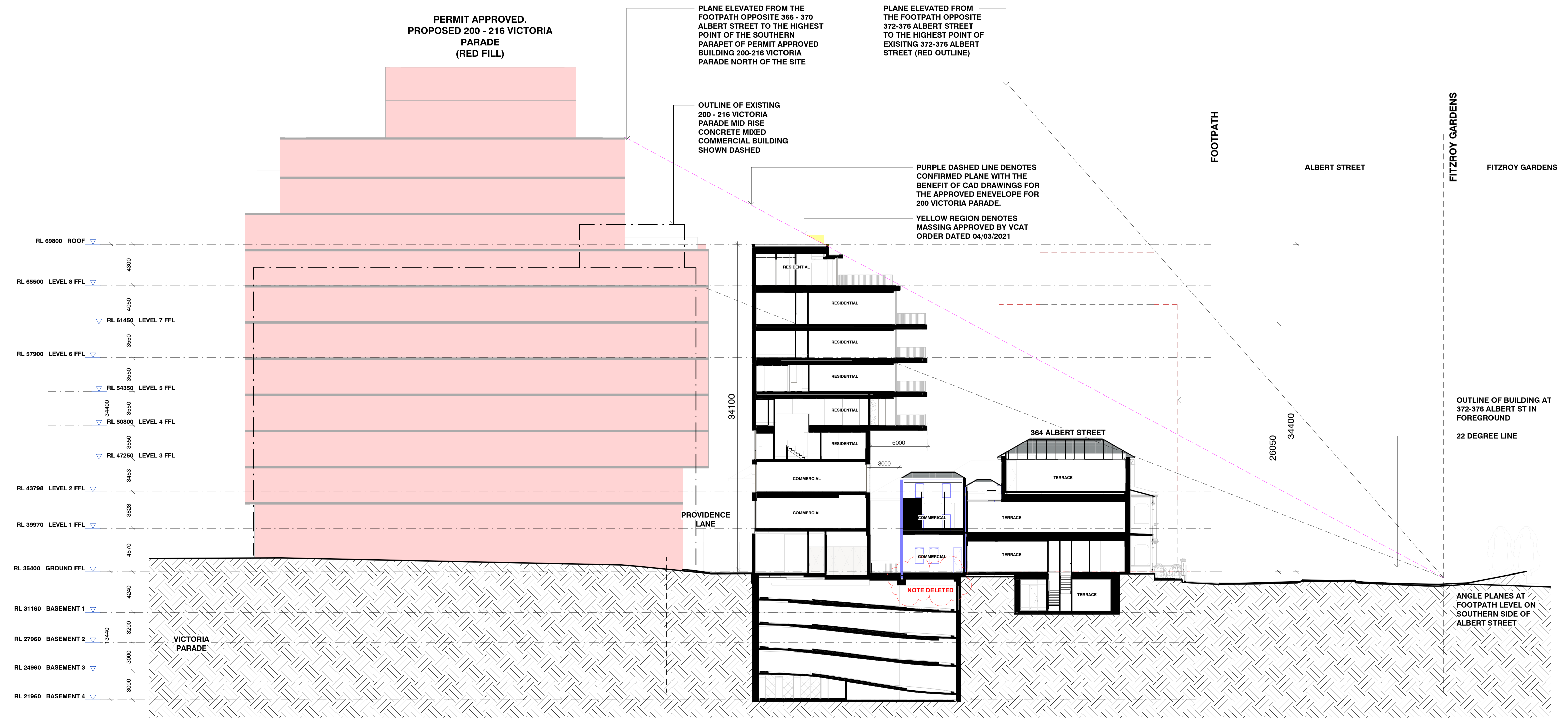
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DATE
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DRAWING NO.
TP043

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

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SECTION 72 PLANS
30|08|22

PROJECT
18002 370 ALBERT STREET

TITLE
LONG SECTION - THROUGH 364 ALBERT ST

DRAWN
AR

CHECKED
MW

SCALE
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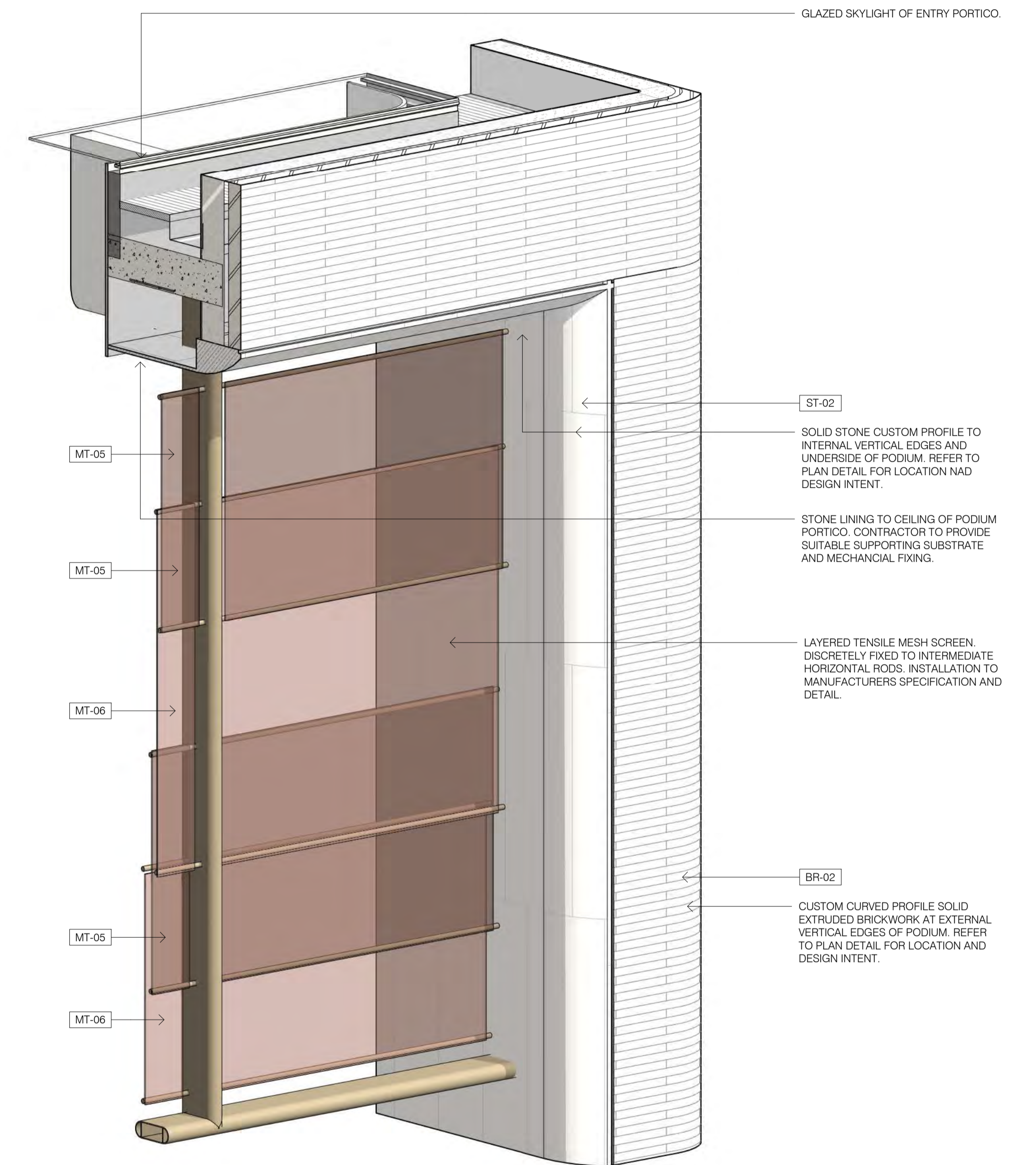
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30|08|2022

DRAWING NO.
TP044

REVISION
R12



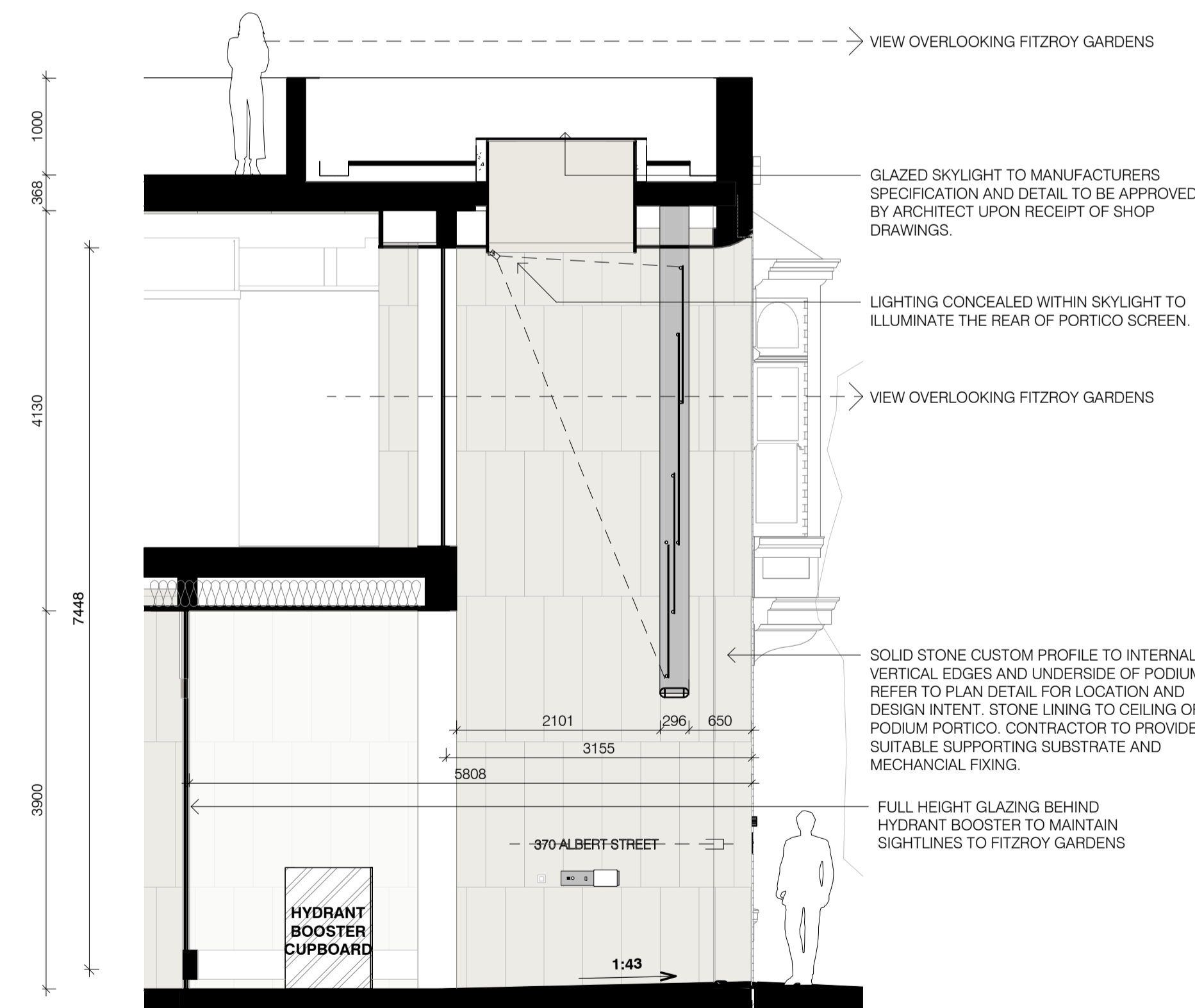
3 PERSPECTIVE - PODIUM SOUTHERN FACADE - PLANNING SCALE



1 PLANNING - 370 ALBERT STREET PORTICO - 3D - PLANNING SCALE



4 PERSPECTIVE - 370 ALBERT STREET PORTICO - PLANNING SCALE



2 DETAIL SECTION - 370 ALBERT STREET PORTICO - PLANNING SCALE 1 : 50

REV	DATE	ISSUED BY	DESCRIPTION
R4	-	-	Not Issued
R5	-	-	Not Issued
R6	-	-	Not Issued
R7	-	-	Not Issued
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

Jolson
ARCHITECTURE AND INTERIORS
JOLSON.COM.AU

SECTION 72 PLANS
30|08|22

PROJECT
18002 370 ALBERT STREET
TITLE
PODIUM FACADE STRATEGY - SOUTH

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SCALE
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CHECKED
Checker
DATE
30|08|2022

DRAWING NO.
TP045.1
REVISION
R12



370 ALBERT STREET

366 ALBERT STREET
 NOTE: ORIGINAL EXTERNAL PAINT AND BRICKWORK FINISHES TO BE REINSTATED

364 ALBERT STREET
 NOTE: ORIGINAL EXTERNAL PAINT, RENDER AND VERANDAH ROOF FINISHES TO BE REINSTATED WHERE POSSIBLE.

PROVIDENCE LANE

DESIGN INTENT - FACADE

- DEVELOP A UNIFIED APPROACH TO THE PODIUM SCHEME THAT SUPPORTS THE DISTINCT INDIVIDUAL CHARACTER OF EACH RESPECTIVE ADDRESS (364, 366 AND 370) - THIS IS ACHIEVED THROUGH:
- THE USE OF A COMMON MATERIAL IN THE BRICKWORK WITH VARIATIONS IN TONE, TEXTURE AND BRICK PROPORTION
 - 366 ALBERT STREET EXISTING FACADE TO BE STRIPPED OF NON-ORIGINAL PAINTWORK AND REINSTATE ORIGINAL BRICKWORK
 - 364 RENDER TONE TO BE MORE RECESSIVE AND COMPLIMENTARY TO EXISTING 366 AND 362 ALBERT STREET WITHIN THE STREETScape.
 - REINSTATE WHERE POSSIBLE ORIGINAL PAINT SCHEMES TO 364 & 366 ALBERT STREET
 - DUAL LEVEL PODIUM HEIGHT THAT IS RESPECTFUL OF EXISTING STREET SCAPE DATUMS IN 362, 366 AND 372 ALBERT ST.
 - DUAL LEVEL PODIUM RESPECTFUL OF THE HUMAN SCALE AND DIMINISHES THE SPACE ASPECT RATIO PERCEIVED IN PROVIDENCE LANE.

- THE TOWER SCHEME SEEKS TO:
- PROVIDE SUFFICIENT SETBACK FROM THE SOUTHERN (ALBERT STREET) BOUNDARY FOR A RECESSIVE TOWER WHEREBY REINFORCING PODIUM STREETScape DATUMS.
 - SUBTLE PLAY ON MATERIALITY AND TEXTURE IN CONCRETE AND BRICKWORK FOR A COMBINATION THAT SPEAKS TO BOTH HISTORICAL AND CONTEMPORARY CONTEXT
 - DURABLE AND LOW MAINTENANCE FACADE MATERIALS.
 - CONTOURED/ROLLED FLOOR PLATE THAT CONTRASTS WITH ADJACENT BUILT FORMS AND A RECTILINEAR PODIUM TO FURTHER REINFORCE A STRONG VISUAL AESTHETIC FOR THE ADDRESS.
 - FENESTRATION OFFSETS TO BREAK VERTICAL LINES UP THE FACADE TO REINFORCE THE HORIZONTALITY OF THE FLOOR PLATES (REDUCE PERCEIVED HEIGHT).
 - PRESERVE INTERNAL SIGHTLINES TO FITZROY GARDENS WITH FINE METALWORK DETAILING IN TERRACE BALUSTRADES.

REV	DATE	ISSUED BY	DESCRIPTION
R4	-	-	Not Issued
R5	-	-	Not Issued
R6	-	-	Not Issued
R7	-	-	Not Issued
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
 PODIUM FACADE STRATEGY - SOUTH

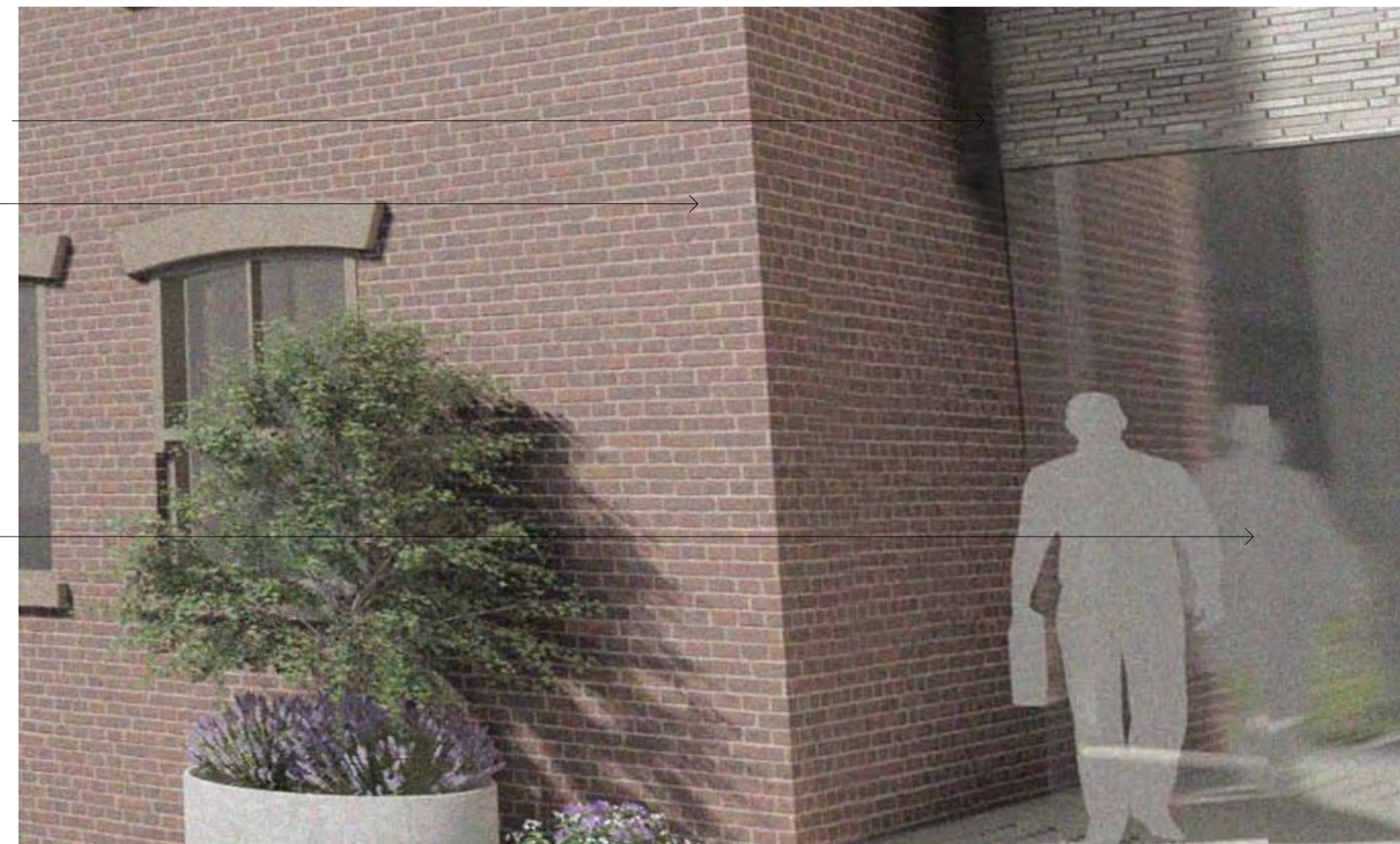
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SCALE
 1 : 50 @ A1

CHECKED
 Checker
DATE
 30|08|2022

DRAWING NO.
 TP045
REVISION
 R12



EXPRESSED EXAGGERATED SHADOWLINE
DETAIL AT JUNCTION OF REAR OF
EXISTING ENVELOPE AND PROPOSED.
NEW THIN BRICKS CONTRAST AGAINST
THE EXISTING BRICK FACADE OF 364
ALBERT STREET.
LANDSCAPING TO REAR GARDEN OF 364
ALBERT STREET.
PROVIDENCE LANEWAY COMMERCIAL
ACCESS.
COMMERCIAL AND COMMERCIAL
GUEST BICYCLE PARKING
25 X 3MM STAINLESS STEEL TUBES
WITH CAPPING, CHEMSET FIXED INTO
SQUARE CUT BLUESTONE BASE.
SPACING TO BE CONFIRMED. FINISHED
HEIGHT OF FENCE TO ALIGN WITH
HEIGHT OF HERITAGE IRON FENCE ON
ALBERT STREET.



2 PERSPECTIVE - PODIUM FACADE - EAST - PLANNING
SCALE 1 : 1



3 PODIUM ELEVATION - EAST - PLANNING
SCALE 1 : 50

REV	DATE	ISSUED BY	DESCRIPTION
R4	-	-	Not Issued
R5	-	-	Not Issued
R6	-	-	Not Issued
R7	-	-	Not Issued
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

Jolson
ARCHITECTURE AND INTERIORS
JOLSON.COM.AU

SECTION 72 PLANS
30|08|22

PROJECT
18002 370 ALBERT STREET
TITLE
PODIUM FACADE STRATEGY - EAST
DRAWN
AR
SCALE
As indicated @ A1
CHECKED
Checker
DATE
30|08|2022

DRAWING NO.
TP047
REVISION
R12