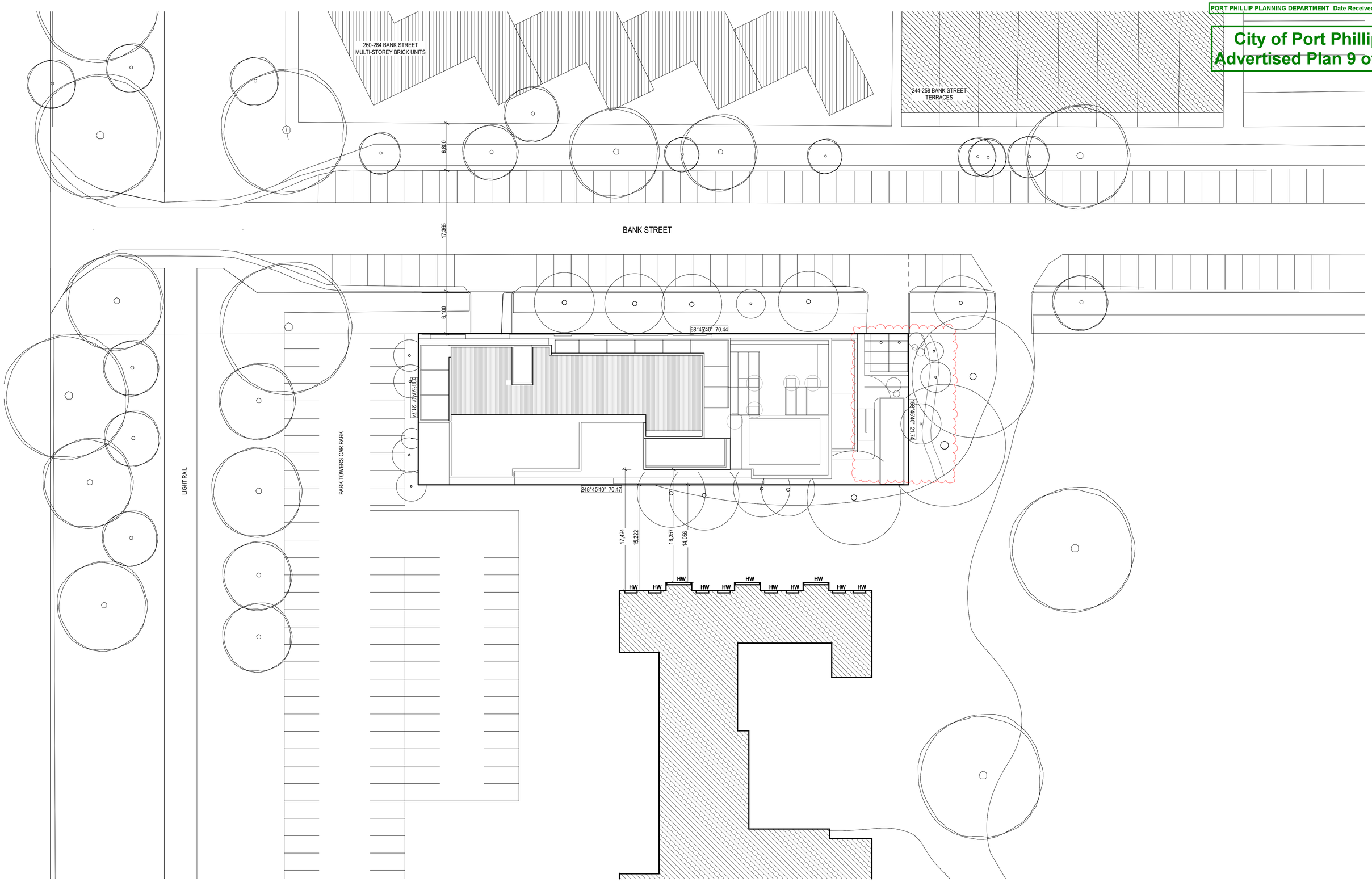
PORT PHILLIP PLANNING DEPARTMENT Date Received: 26/11/2018

City of Port Phillip
Advertised Plan 9 of 22




SITE / PROP ROOF PLAN
1:250

| Number | Revision | Date |
|---|---|---|
| A | RFI SUBMISSION | 10.10.2017 |
| B | TP AMENDMENT | 22.03.2018 |
| C | RFI | 30.10.2018 |
| | REVISED LANDSCAPE EASTERN SETBACK | |
| | MISSING DETAIL TO EXISTING ADJACENT PARKLAND ADDED | |

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General Notes

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Client

Grocon

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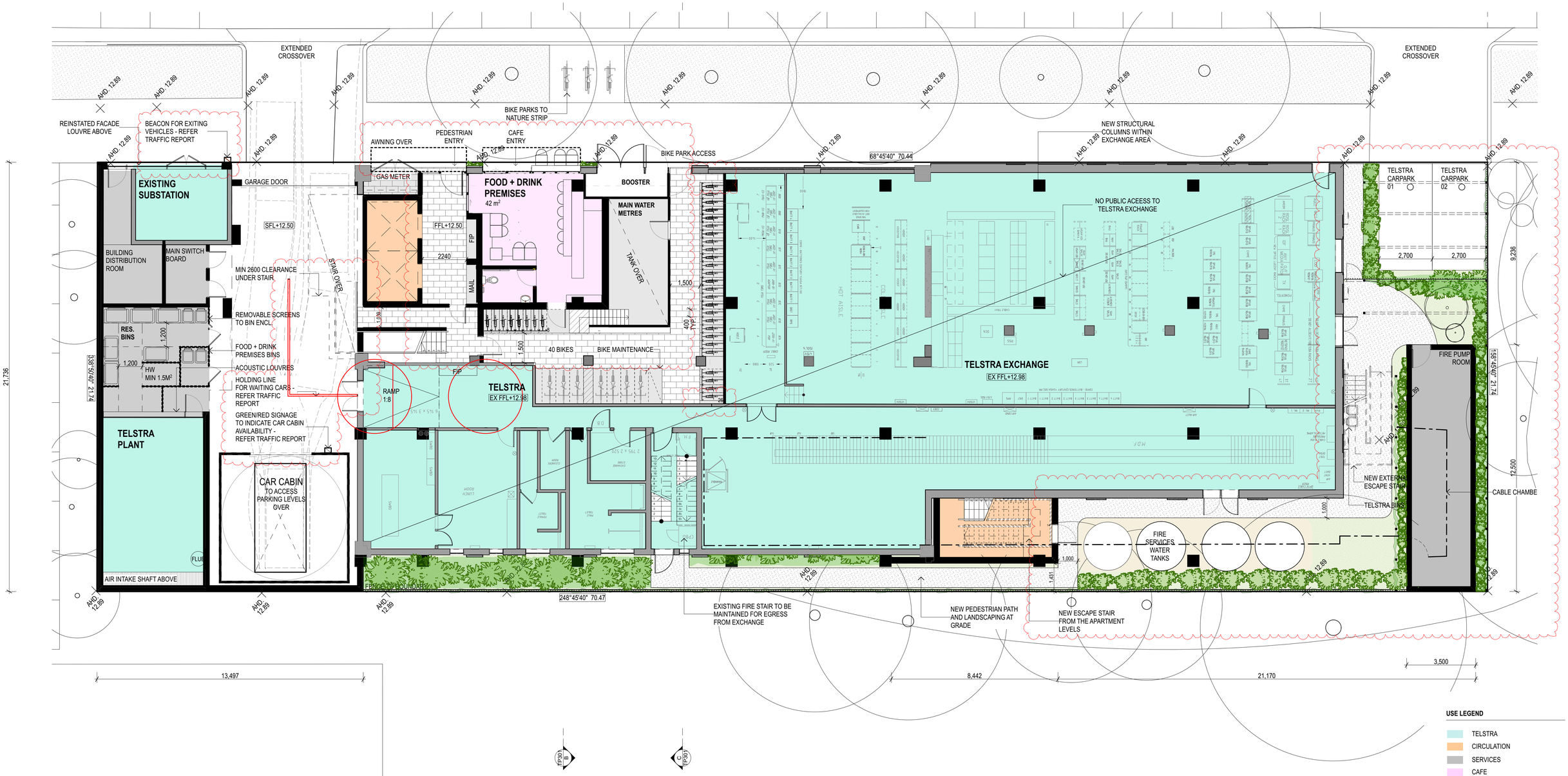
|---|---|---|---|---|---|
| Project | MIXED USE DEVELOPMENT | | | Stage | TOWN PLANNING |
| Address | 255-271 BANK STREET SOUTH MELBOURNE | | | Title | SITE / ROOF PLAN |
| Checked | MAA/KA | Drawn | WC/TJ | | |
| Date | SEPT 2017 | Scale | As shown | Drawing No. | 16015 TP104_ C |

PORT PHILLIP PLANNING DEPARTMENT Date Received: 26/11/2018

City of Port Phillip
Advertised Plan 10 of 22




L00
1:100

**USE LEGEND**

- TELSTRA
- CIRCULATION
- SERVICES
- CAFE
- ADDITIONAL STORAGE
- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED + STUDY APARTMENT
- 3 BED APARTMENT

**SYMBOLS LEGEND**

UNLESS NOTED OTHERWISE ALL WINDOWS WITHIN THE DEVELOPMENT ARE OPENABLE

| | |
|---|---|
| HR | HABITABLE ROOM WINDOW |
| NHR | NON HABITABLE ROOM |
| PSCRN | PRIVACY SCREEN |
| FIX | FIXED WINDOW |
| ST | STORE |

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| Number | Revision | Date |
|---|---|---|
| A | RFI SUBMISSION | 10.10.2017 |
| B | TP AMENDMENT | 22.03.2018 |
| C | RFI<br>REVISED ENTRY DETAIL<br>REVISED LANDSCAPE EASTERN SETBACK<br>CHANGES TO PARKING ENTRY TO REFLECT TRAFFIC REPORT | 30.10.2018 |

| Number | Revision | Date |
|---|---|---|

| Number | Revision | Date |
|---|---|---|

| Number | Revision | Date |
|---|---|---|

**General Notes**

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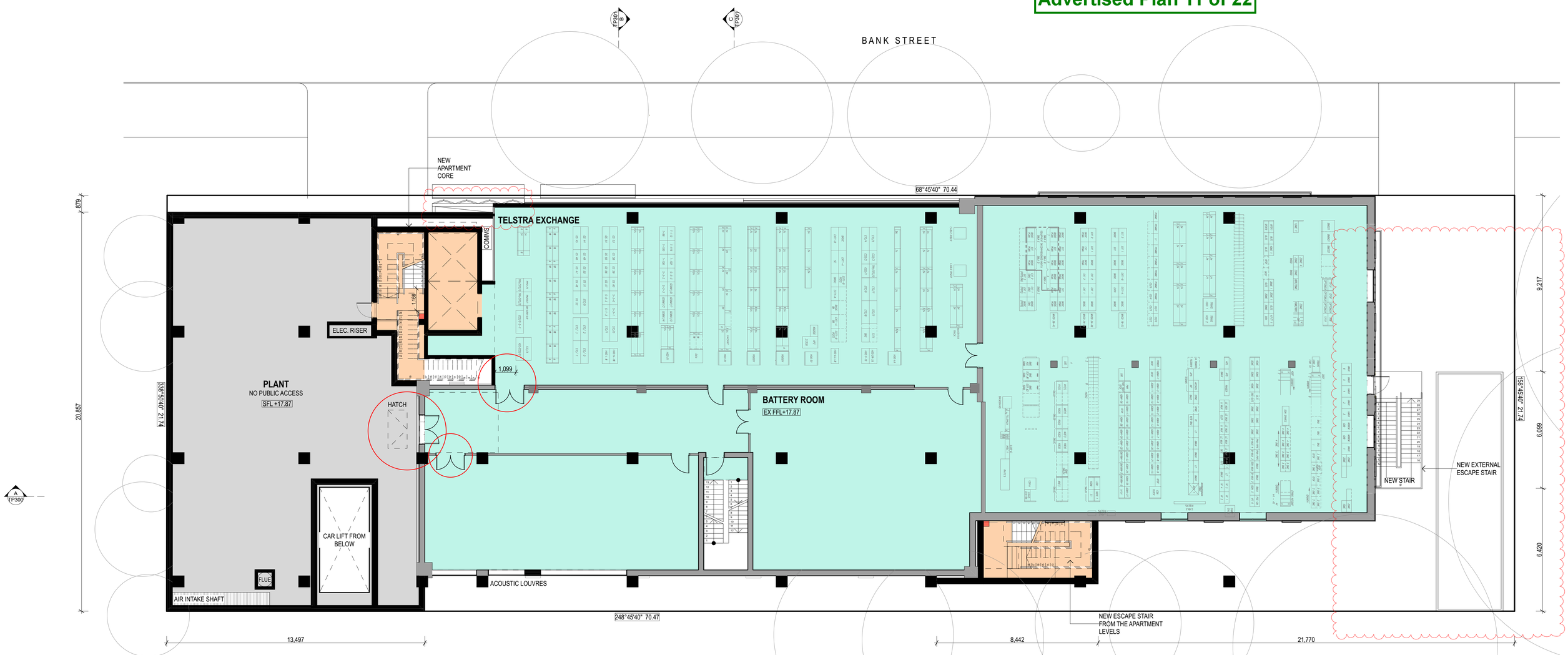
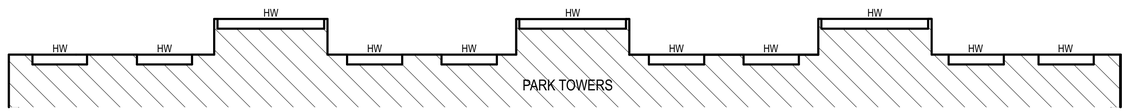
|---|---|---|---|---|---|
| Project | MIXED USE DEVELOPMENT | | | Stage | TOWN PLANNING |
| Address | 255-271 BANK STREET SOUTH MELBOURNE | | | Title | L00 PLAN |
| Checked | MAA/KA | Drawn | WC/TJ | | |
| Date | SEPT 2017 | Scale | As shown | Drawing No. | 16015 TP105_ C |

PORT PHILLIP PLANNING DEPARTMENT Date Received: 26/11/2018

City of Port Phillip
Advertised Plan 11 of 22




L01
1:100

**USE LEGEND**

- TELSTRA
- CIRCULATION
- SERVICES
- CAFE
- ADDITIONAL STORAGE
- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED + STUDY APARTMENT
- 3 BED APARTMENT

**SYMBOLS LEGEND**

UNLESS NOTED OTHERWISE ALL WINDOWS WITHIN THE DEVELOPMENT ARE OPENABLE

| | |
|---|---|
| HR | HABITABLE ROOM WINDOW |
| NHR | NON HABITABLE ROOM |
| PSCRN | PRIVACY SCREEN |
| FIX | FIXED WINDOW |
| ST | STORE |

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| Number | Revision | Date |
|---|---|---|
| A | RFI SUBMISSION | 10.10.2017 |
| B | TP AMENDMENT | 22.03.2018 |
| C | RFI<br>MINOR PLAN CHANGES<br>FEATURE SCREEN OVER<br>APARTMENT BUILDING<br>ENTRY BELOW | 30.10.2018 |

General Notes

BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE ARCHITECT'S / DESIGNER'S OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS

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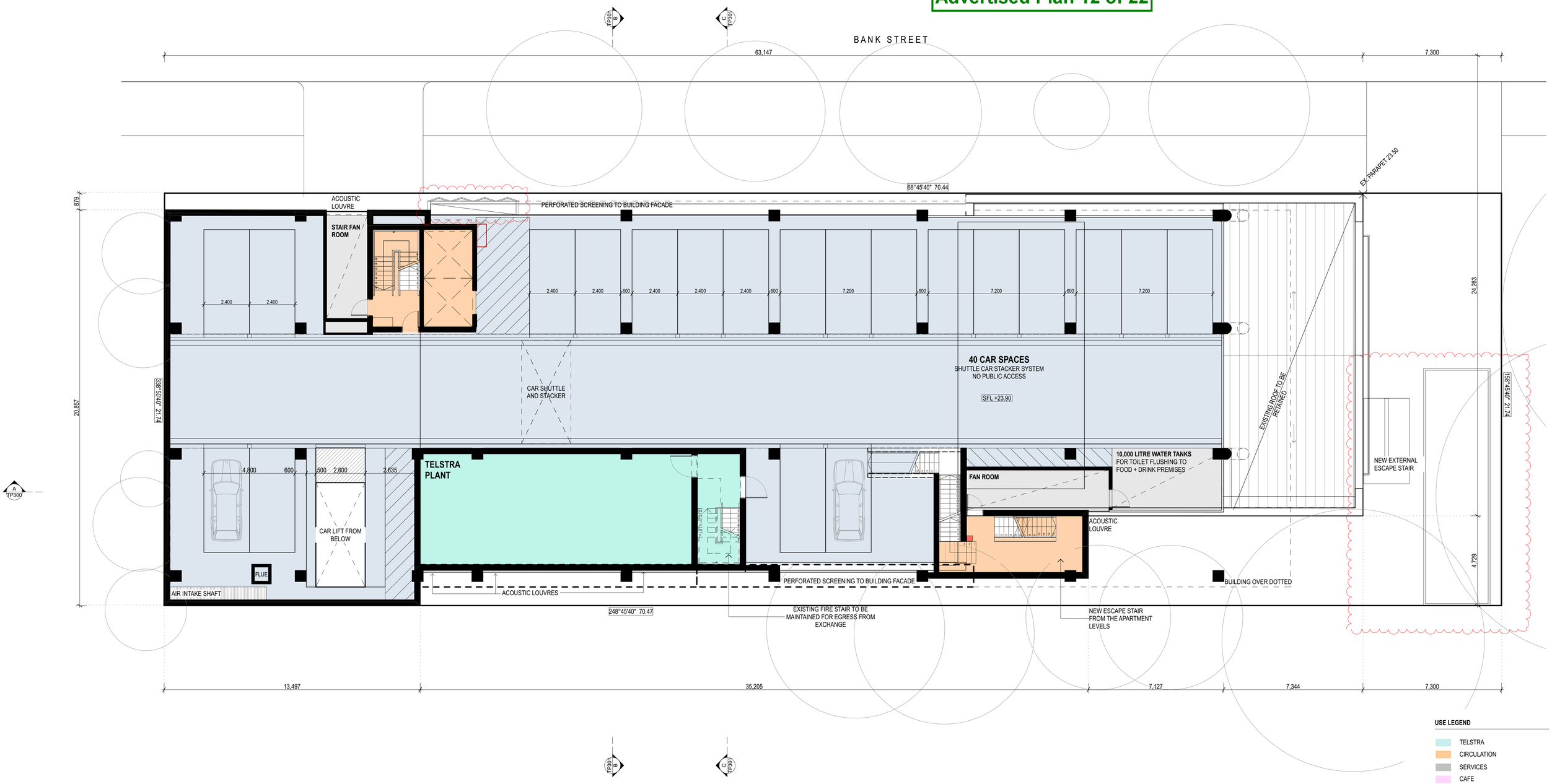
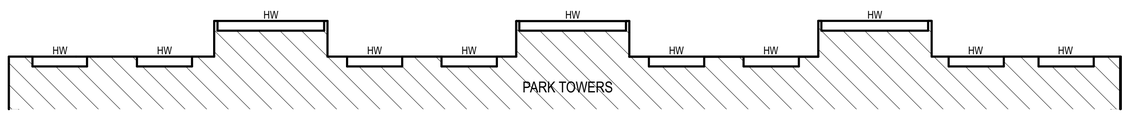
|---|---|---|---|
| Project | MIXED USE DEVELOPMENT | Stage | TOWN PLANNING |
| Address | 255-271 BANK STREET SOUTH MELBOURNE | Title | L01 PLAN |
| Checked | MAA/KA | Drawn | WC/TJ |
| Date | SEPT 2017 | Scale | As shown |
| Drawing No. | 16015 TP106_ C | | |

PORT PHILLIP PLANNING DEPARTMENT Date Received: 26/11/2018

City of Port Phillip
Advertised Plan 12 of 22




**USE LEGEND**

- TELSTRA
- CIRCULATION
- SERVICES
- CAFE
- ADDITIONAL STORAGE
- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED + STUDY APARTMENT
- 3 BED APARTMENT

**SYMBOLS LEGEND**

UNLESS NOTED OTHERWISE ALL WINDOWS WITHIN THE DEVELOPMENT ARE OPENABLE

| | |
|---|---|
| HR | HABITABLE ROOM WINDOW |
| NHR | NON HABITABLE ROOM |
| PSCRN | PRIVACY SCREEN |
| FIX | FIXED WINDOW |
| ST | STORE |

L02
1:100

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| Number | Revision | Date |
|---|---|---|
| A | RFI SUBMISSION | 10.10.2017 |
| B | TP AMENDMENT | 22.03.2018 |
| C | RFI<br>MINOR PLAN CHANGES | 30.10.2018 |

| Number | Revision | Date |
|---|---|---|

| Number | Revision | Date |
|---|---|---|

| Number | Revision | Date |
|---|---|---|

**General Notes**

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|---|---|---|---|---|---|
| Project | MIXED USE DEVELOPMENT | | | Stage | TOWN PLANNING |
| Address | 255-271 BANK STREET SOUTH MELBOURNE | | | Title | L02 PLAN |
| Checked | MAA/KA | Drawn | WC/TJ | | |
| Date | SEPT 2017 | Scale | As shown | Drawing No. | 16015 TP107_ C |

City of Port Phillip
Advertised Plan 13 of 22

PORT PHILLIP PLANNING DEPARTMENT Date Received: 26/11/2018

L03 PLAN
1:100

**USE LEGEND**

- TELSTRA
- CIRCULATION
- SERVICES
- CAFE
- ADDITIONAL STORAGE
- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED + STUDY APARTMENT
- 3 BED APARTMENT

**SYMBOLS LEGEND**

UNLESS NOTED OTHERWISE ALL WINDOWS WITHIN THE DEVELOPMENT ARE OPENABLE

| | |
|---|---|
| HR | HABITABLE ROOM WINDOW |
| NHR | NON HABITABLE ROOM |
| PSCRN | PRIVACY SCREEN |
| FIX | FIXED WINDOW |
| ST | STORE |

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| Number | Revision | Date |
|---|---|---|
| A | RFI SUBMISSION | 10.10.2017 |
| B | TP AMENDMENT APARTMENT LAYOUTS UPDATED TO COMPLY WITH BADS | 22.03.2018 |
| C | RFI MINOR PLAN CHANGES TO COORDINATE WITH ELEVATIONS | 30.10.2018 |

General Notes

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|---|---|---|---|
| Project | MIXED USE DEVELOPMENT | Stage | TOWN PLANNING |
| Address | 255-271 BANK STREET SOUTH MELBOURNE | Title | L03 PLAN |
| Checked | MAA/KA | Drawn | WC/TJ |
| Date | SEPT 2017 | Scale | As shown |
| Drawing No. | 16015 TP108_ C | | |

City of Port Phillip
Advertised Plan 14 of 22

PORT PHILLIP PLANNING DEPARTMENT Date Received: 26/11/2018



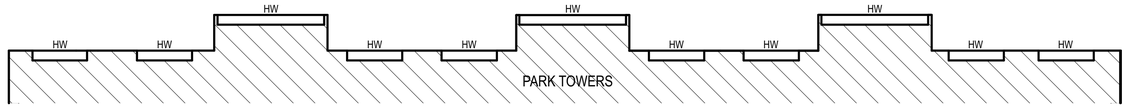

**USE LEGEND**

- TELSTRA
- CIRCULATION
- SERVICES
- CAFE
- ADDITIONAL STORAGE
- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED + STUDY APARTMENT
- 3 BED APARTMENT

**SYMBOLS LEGEND**

UNLESS NOTED OTHERWISE ALL WINDOWS WITHIN THE DEVELOPMENT ARE OPENABLE

| | |
|---|---|
| HR | HABITABLE ROOM WINDOW |
| NHR | NON HABITABLE ROOM |
| PSCRN | PRIVACY SCREEN |
| FIX | FIXED WINDOW |
| ST | STORE |




## L04 PLAN
1:100

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| Number | Revision | Date |
|---|---|---|
| A | RFI SUBMISSION | 10.10.2017 |
| B | TP AMENDMENT<br>APARTMENT LAYOUTS UPDATED TO COMPLY WITH BADS | 22.03.2018 |
| C | RFI<br>MINOR PLAN CHANGES TO COORDINATE WITH ELEVATIONS | 30.10.2018 |

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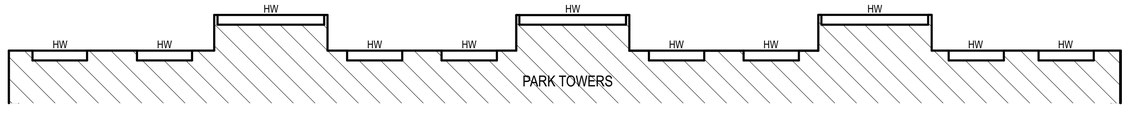
| Project | MIXED USE DEVELOPMENT | | | Stage | TOWN PLANNING |
| Address | 255-271 BANK STREET SOUTH MELBOURNE | | | Title | L04 PLAN |
| Checked | MAA/KA | Drawn | WC/TJ | | |
| Date | SEPT 2017 | Scale | As shown | Drawing No. | 16015 TP109_ C |

PORT PHILLIP PLANNING DEPARTMENT Date Received: 26/11/2018

City of Port Phillip
Advertised Plan 15 of 22




**USE LEGEND**

- TELSTRA
- CIRCULATION
- SERVICES
- CAFE
- ADDITIONAL STORAGE
- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED + STUDY APARTMENT
- 3 BED APARTMENT

**SYMBOLS LEGEND**

UNLESS NOTED OTHERWISE ALL WINDOWS WITHIN THE DEVELOPMENT ARE OPENABLE

| | |
|---|---|
| HR | HABITABLE ROOM WINDOW |
| NHR | NON HABITABLE ROOM |
| PSCRN | PRIVACY SCREEN |
| FIX | FIXED WINDOW |
| ST | STORE |

## L05 PLAN
1:100

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| Number | Revision | Date |
|---|---|---|
| A | RFI SUBMISSION | 10.10.2017 |
| B | TP AMENDMENT APARTMENT LAYOUTS UPDATED TO COMPLY WITH BADS | 22.03.2018 |
| C | RFI MINOR PLAN CHANGES TO COORDINATE WITH ELEVATIONS | 30.10.2018 |

Number Revision Date

Number Revision Date

Number Revision Date

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| Address | 255-271 BANK STREET SOUTH MELBOURNE | | | Title | L05 PLAN |
| Checked | MAA/KA | Drawn | WC/TJ | | |
| Date | SEPT 2017 | Scale | As shown | Drawing No. | 1605 TP110_ C |

PORT PHILLIP PLANNING DEPARTMENT Date Received: 26/11/2018

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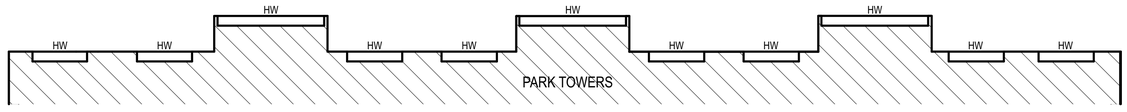
Advertised Plan 16 of 22




## USE LEGEND

- TELSTRA
- CIRCULATION
- SERVICES
- CAFE
- ADDITIONAL STORAGE
- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED + STUDY APARTMENT
- 3 BED APARTMENT

## SYMBOLS LEGEND

UNLESS NOTED OTHERWISE ALL WINDOWS WITHIN THE DEVELOPMENT ARE OPENABLE

| | |
|---|---|
| HR | HABITABLE ROOM WINDOW |
| NHR | NON HABITABLE ROOM |
| PSCRN | PRIVACY SCREEN |
| FIX | FIXED WINDOW |
| ST | STORE |

# L06 PLAN
1:100

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| Number | Revision | Date |
|---|---|---|
| A | RFI SUBMISSION | 10.10.2017 |
| B | TP AMENDMENT<br>APARTMENT LAYOUTS UPDATED TO COMPLY WITH BADS | 22.03.2018 |
| C | RFI<br>MINOR PLAN CHANGES TO COORDINATE WITH ELEVATIONS | 30.10.2018 |

| Number | Revision | Date |
|---|---|---|

| Number | Revision | Date |
|---|---|---|

| Number | Revision | Date |
|---|---|---|

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Client: Grocon

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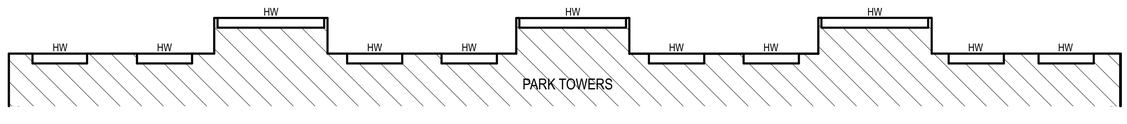
| Project | MIXED USE DEVELOPMENT | Stage | TOWN PLANNING |
| Address | 255-271 BANK STREET SOUTH MELBOURNE | Title | L06 PLAN |
| Checked | MAA/KA | Drawn | WC/TJ |
| Date | SEPT 2017 | Scale | As shown |
| Drawing No. | 16015 TP111_ C | | |

City of Port Phillip
Advertised Plan 17 of 22

PORT PHILLIP PLANNING DEPARTMENT Date Received: 26/11/2018




## USE LEGEND

- TELSTRA
- CIRCULATION
- SERVICES
- CAFE
- ADDITIONAL STORAGE
- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED + STUDY APARTMENT
- 3 BED APARTMENT

## SYMBOLS LEGEND

UNLESS NOTED OTHERWISE ALL WINDOWS WITHIN THE DEVELOPMENT ARE OPENABLE

| | |
|---|---|
| HR | HABITABLE ROOM WINDOW |
| NHR | NON HABITABLE ROOM |
| PSCRN | PRIVACY SCREEN |
| FIX | FIXED WINDOW |
| ST | STORE |

# L07 PLAN
1:100

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| Number | Revision | Date |
|---|---|---|
| A | RFI SUBMISSION | 10.10.2017 |
| B | TP AMENDMENT APARTMENT LAYOUTS UPDATED TO COMPLY WITH BADS | 22.03.2018 |
| C | RFI MINOR PLAN CHANGES TO COORDINATE WITH ELEVATIONS | 30.10.2018 |

Number Revision Date

Number Revision Date

Number Revision Date

**General Notes**

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Client: Grocon

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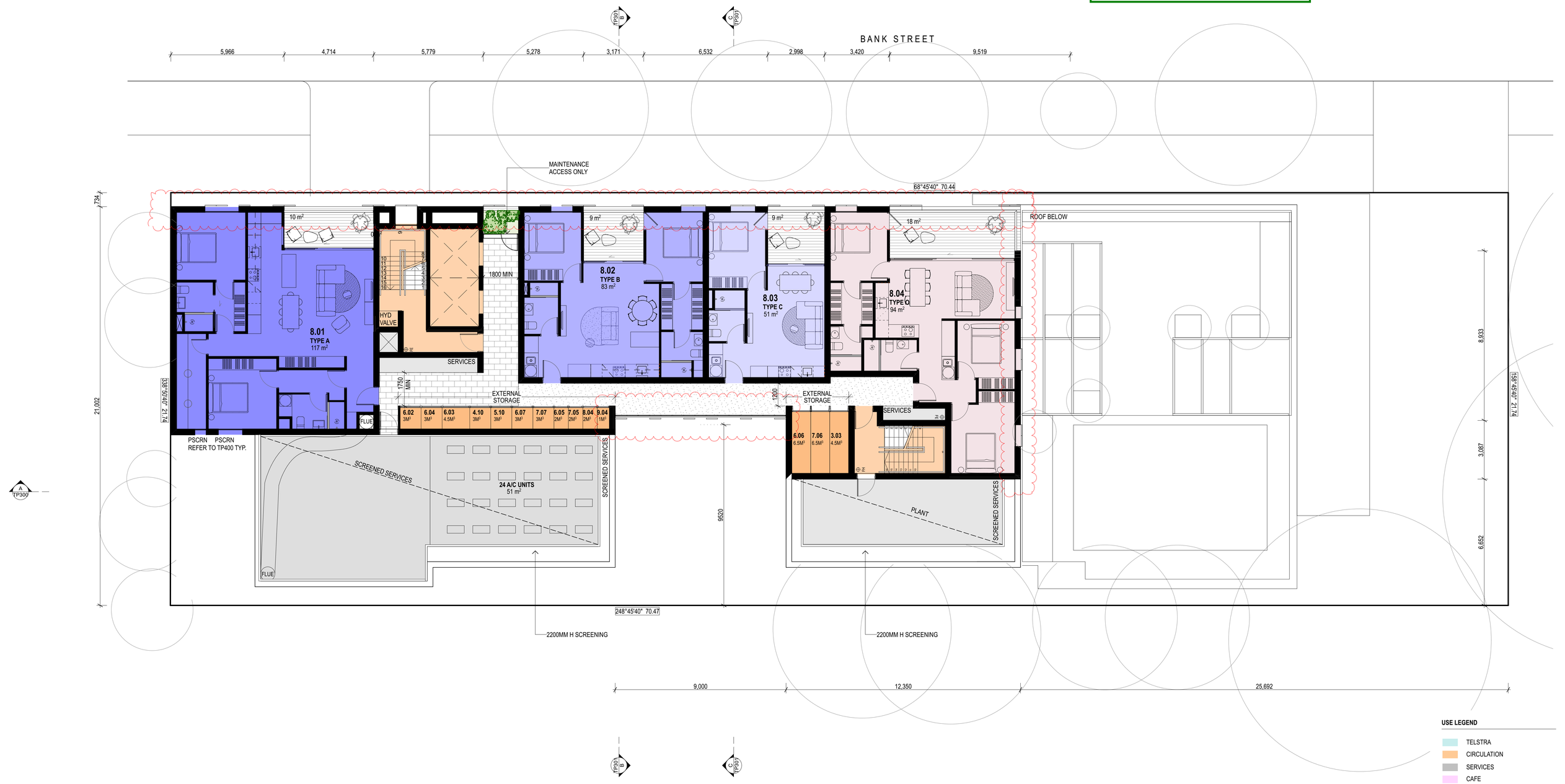
|---|---|---|---|---|---|
| Project | MIXED USE DEVELOPMENT | | | Stage | TOWN PLANNING |
| Address | 255-271 BANK STREET SOUTH MELBOURNE | | | Title | L07 PLAN |
| Checked | MAA/KA | Drawn | WC/TJ | | |
| Date | SEPT 2017 | Scale | As shown | Drawing No. | 1601 5 TP112_ C |

City of Port Phillip
Advertised Plan 18 of 22

PORT PHILLIP PLANNING DEPARTMENT Date Received: 26/11/2018



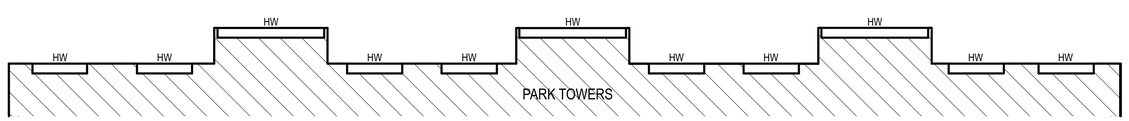

## USE LEGEND

- TELSTRA
- CIRCULATION
- SERVICES
- CAFE
- ADDITIONAL STORAGE
- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED + STUDY APARTMENT
- 3 BED APARTMENT

## SYMBOLS LEGEND

UNLESS NOTED OTHERWISE ALL WINDOWS WITHIN THE DEVELOPMENT ARE OPENABLE

| | |
|---|---|
| HR | HABITABLE ROOM WINDOW |
| NHR | NON HABITABLE ROOM |
| PSCRN | PRIVACY SCREEN |
| FIX | FIXED WINDOW |
| ST | STORE |




# L08 PLAN
1:100

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| Number | Revision | Date |
|---|---|---|
| A | RFI SUBMISSION | 10.10.2017 |
| B | TP AMENDMENT<br>APARTMENT LAYOUTS UPDATED TO COMPLY WITH BADS | 22.03.2018 |
| C | RFI<br>MINOR PLAN CHANGES TO COORDINATE WITH ELEVATIONS | 30.10.2018 |

| Number | Revision | Date |
|---|---|---|

| Number | Revision | Date |
|---|---|---|

| Number | Revision | Date |
|---|---|---|

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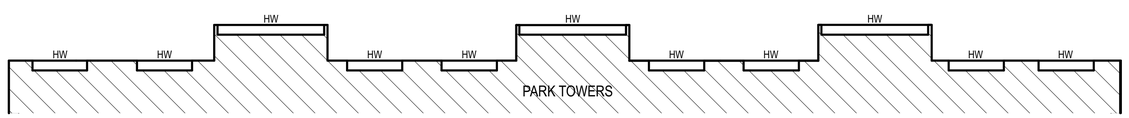
| Address | 255-271 BANK STREET SOUTH MELBOURNE | | | Title | L08 PLAN |
| Checked | MAA/KA | Drawn | WC/TJ | | |
| Date | SEPT 2017 | Scale | As shown | Drawing No. | 16015 TP113_ C |

City of Port Phillip
Advertised Plan 19 of 22

PORT PHILLIP PLANNING DEPARTMENT Date Received: 26/11/2018




## L09 PLAN
1:100

**USE LEGEND**

- TELSTRA
- CIRCULATION
- SERVICES
- CAFE
- ADDITIONAL STORAGE
- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED + STUDY APARTMENT
- 3 BED APARTMENT

**SYMBOLS LEGEND**

UNLESS NOTED OTHERWISE ALL WINDOWS WITHIN THE DEVELOPMENT ARE OPENABLE

| | |
|---|---|
| HR | HABITABLE ROOM WINDOW |
| NHR | NON HABITABLE ROOM |
| PSCRN | PRIVACY SCREEN |
| FIX | FIXED WINDOW |
| ST | STORE |

Member Australian Institute of Architects

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| Number | Revision | Date |
|---|---|---|
| A | RFI SUBMISSION | 10.10.2017 |
| B | TP AMENDMENT<br>APARTMENT LAYOUTS UPDATED TO COMPLY WITH BADS | 22.03.2018 |
| C | RFI<br>MINOR PLAN CHANGES TO COORDINATE WITH ELEVATIONS | 30.10.2018 |

| Number | Revision | Date |
|---|---|---|

| Number | Revision | Date |
|---|---|---|

| Number | Revision | Date |
|---|---|---|

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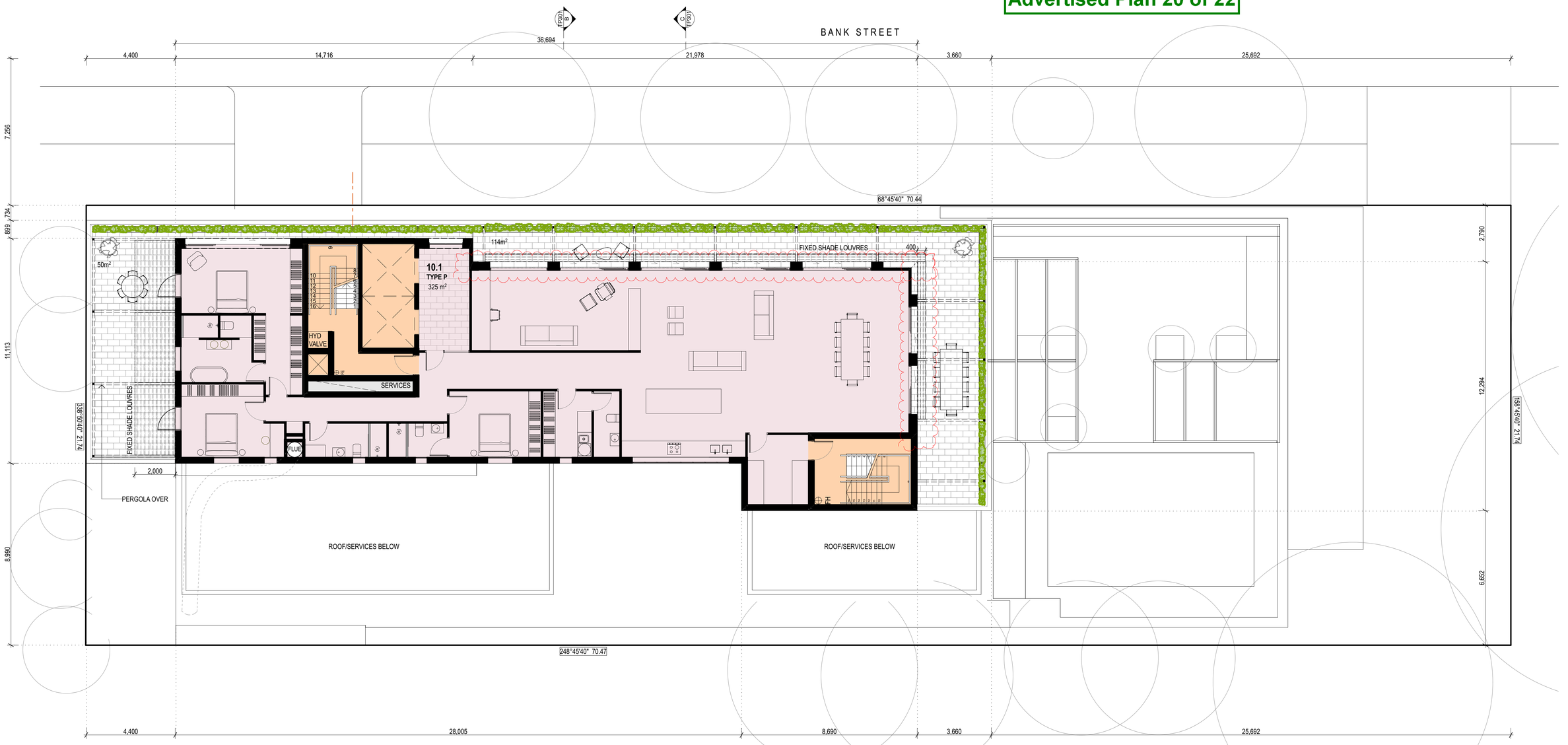
| Project | MIXED USE DEVELOPMENT | | | Stage | TOWN PLANNING |
| Address | 255-271 BANK STREET SOUTH MELBOURNE | | | Title | L09 PLAN |
| Checked | MAA/KA | Drawn | WC/TJ | | |
| Date | SEPT 2017 | Scale | As shown | Drawing No. | 16015 TP114_ C |

PORT PHILLIP PLANNING DEPARTMENT Date Received: 26/11/2018

City of Port Phillip
Advertised Plan 20 of 22




## USE LEGEND

- TELSTRA
- CIRCULATION
- SERVICES
- CAFE
- ADDITIONAL STORAGE
- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED + STUDY APARTMENT
- 3 BED APARTMENT

## SYMBOLS LEGEND

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| | |
|---|---|
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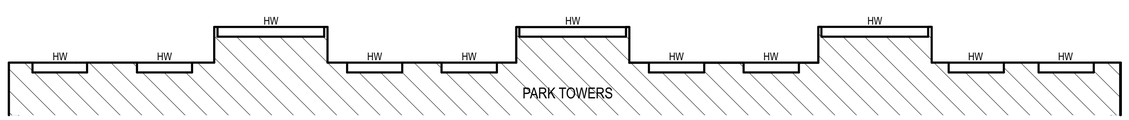
| NHR | NON HABITABLE ROOM |
| PSCRN | PRIVACY SCREEN |
| FIX | FIXED WINDOW |
| ST | STORE |




L10 PLAN
1:100

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| Number | Revision | Date |
|---|---|---|
| A | RFI SUBMISSION | 10.10.2017 |
| B | TP AMENDMENT<br>APARTMENT LAYOUTS UPDATED TO COMPLY WITH BADS | 22.03.2018 |
| C | RFI<br>MINOR PLAN CHANGES TO COORDINATE WITH ELEVATIONS | 30.10.2018 |

| Number | Revision | Date |
|---|---|---|

| Number | Revision | Date |
|---|---|---|

| Number | Revision | Date |
|---|---|---|

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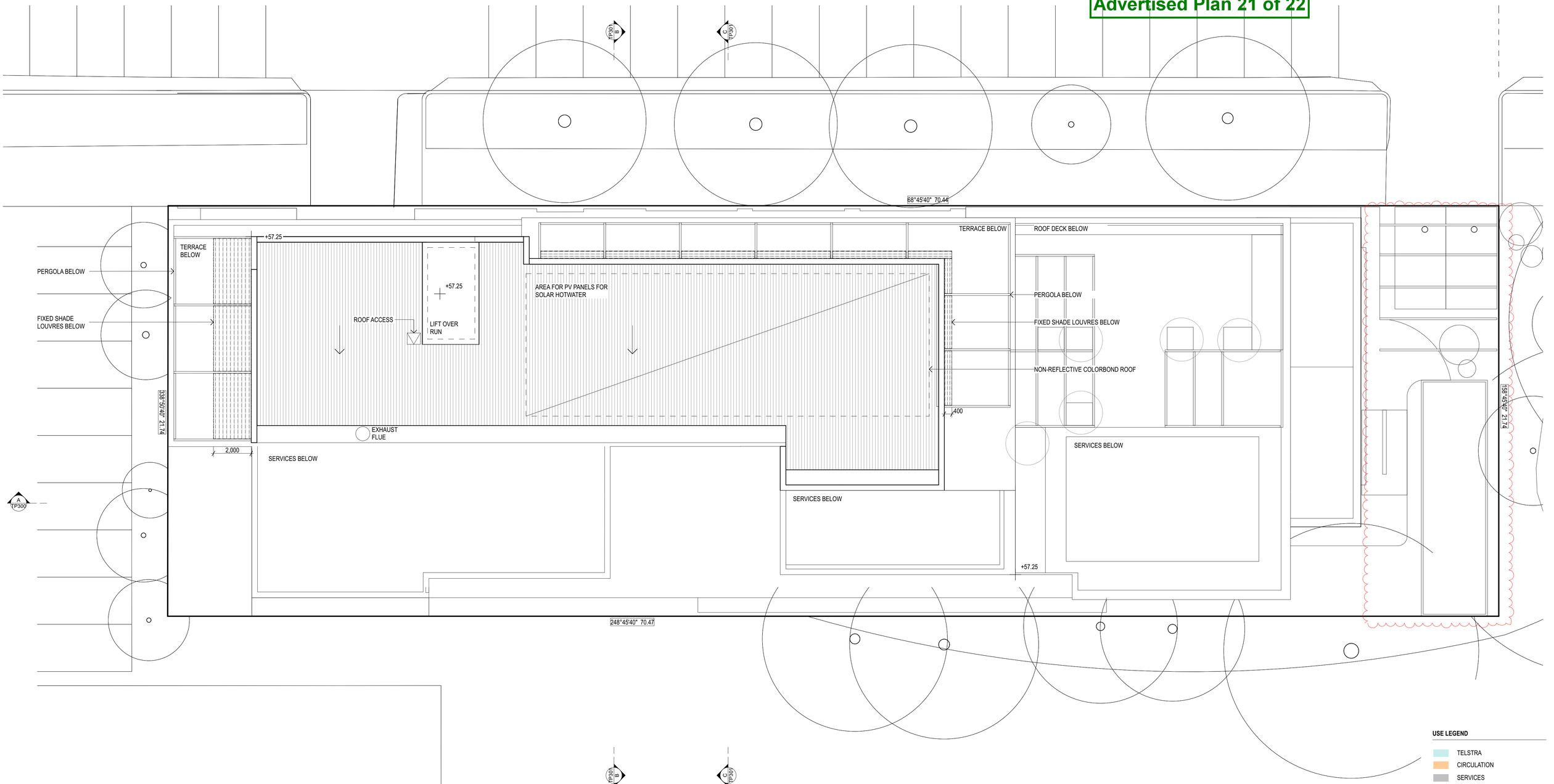
| Checked | MAA/KA | Drawn | WC/TJ | | |
| Date | SEPT 2017 | Scale | As shown | Drawing No. | 16015 TP115_ C |

City of Port Phillip
Advertised Plan 21 of 22

PORT PHILLIP PLANNING DEPARTMENT Date Received: 26/11/2018




ROOF PLAN
1:100

**USE LEGEND**

- TELSTRA
- CIRCULATION
- SERVICES
- CAFE
- ADDITIONAL STORAGE
- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED + STUDY APARTMENT
- 3 BED APARTMENT

**SYMBOLS LEGEND**

UNLESS NOTED OTHERWISE ALL WINDOWS WITHIN THE DEVELOPMENT ARE OPENABLE

| | |
|---|---|
| HR | HABITABLE ROOM WINDOW |
| NHR | NON HABITABLE ROOM |
| PSCRN | PRIVACY SCREEN |
| FIX | FIXED WINDOW |
| ST | STORE |

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| Number | Revision | Date |
|---|---|---|
| A | RFI SUBMISSION | 10.10.2017 |
| B | TP AMENDMENT | 22.03.2018 |
| C | RFI<br>MINOR PLAN CHANGES TO COORDINATE WITH ELEVATIONS | 30.10.2018 |

| Number | Revision | Date |
|---|---|---|

| Number | Revision | Date |
|---|---|---|

| Number | Revision | Date |
|---|---|---|

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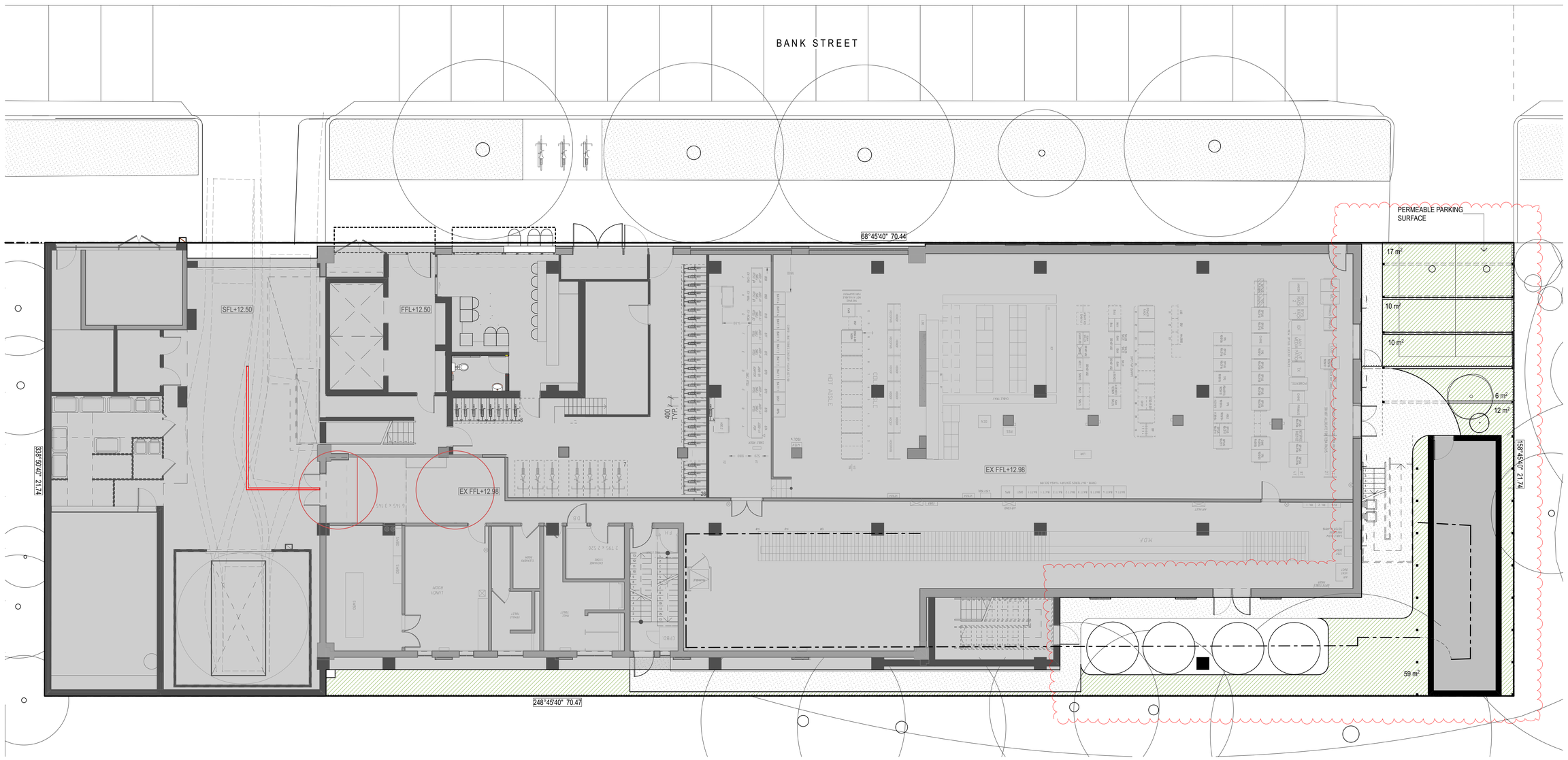
| Address | 255-271 BANK STREET SOUTH MELBOURNE | | | Title | ROOF PLAN |
| Checked | MAA/KA | Drawn | WC/TJ | | |
| Date | SEPT 2017 | Scale | As shown | Drawing No. | 16015 TP116_ C |

City of Port Phillip
Advertised Plan 22 of 22

PORT PHILLIP PLANNING DEPARTMENT Date Received: 26/11/2018




PERMEABILITY DIAGRAM
1:100

**KEY**

- PERMEABILITY
- BUILDING OUTLINE

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| Number | Revision | Date |
|---|---|---|
| A | RFI SUBMISSION | 10.10.2017 |
| B | TP AMENDMENT | 22.03.2018 |
| C | RFI<br>REVISED PERMEABILITY<br>EXTENT DUE TO LANDSCAPE<br>CHANGES | 30.10.2018 |

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| Address | 255-271 BANK STREET SOUTH MELBOURNE | | | Title | PERMEABILITY PLAN |
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| Date | SEPT 2017 | Scale | As shown | Drawing No. | 16015 TP150_ C |