PROJECT/
PROPOSED MIXED USE DEVELOPMENT

DRAWINGS/
PLANNING APPLICATION - STAGES 1 & 3

DRAWING LIST/

01	COVER PAGE
02	LOCATION PLAN AND DEVELOPMENT SUMM...
03	BASEMENT 2 PLAN
04	BASEMENT 1 PLAN
05	GROUND FLOOR SITE PLAN
06	FIRST FLOOR SITE PLAN
07	SECOND FLOOR SITE PLAN
08	THIRD FLOOR SITE PLAN
09	FOURTH FLOOR SITE PLAN
10	FIFTH FLOOR SITE PLAN
11	ROOF SITE PLAN
12	BASEMENT 2 DETAIL PLAN PART A
13	BASEMENT 2 DETAIL PLAN PART B
14	BASEMENT 1 DETAIL PLAN PART A
15	BASEMENT 1 DETAIL PLAN PART B
16	GROUND FLOOR DETAIL PLAN LOTS 1 & 2
17	GROUND FLOOR DETAIL PLAN LOTS 3, 4, 8, ...
18	FIRST FLOOR DETAIL PLAN LOTS 1 & 2
19	FIRST FLOOR DETAIL PLAN LOTS 3, 4, 8, 9 & ...
20	SECOND FLOOR DETAIL PLAN LOTS 1 & 2
21	SECOND FLOOR DETAIL PLAN LOTS 3, 4, 8, ...
22	THIRD FLOOR DETAIL PLAN LOTS 1 & 2
23	THIRD FLOOR DETAIL PLAN LOTS 3, 4, 8, 9 &...
24	FOURTH FLOOR DETAIL PLAN LOTS 1 & 2
25	FOURTH FLOOR DETAIL PLAN LOTS 3, 4, 8, ...
26	FIFTH FLOOR DETAIL PLAN LOTS 1 & 2
27	FIFTH FLOOR DETAIL PLANLOTS 3, 4, 8, 9 & 10
28	ROOF DETAIL PLAN LOTS LOTS 1 & 2
29	ROOF DETAIL PLAN LOTS 3, 4, 8, 9 & 10
30	SITE SECTIONS LOTS 1 & 2
31	SITE SECTIONS LOTS 1 & 2
32	SITE SECTIONS LOTS 3, 4, 8, 9 & 10
33	SITE SECTIONS LOTS 3, 4, 8, 9 & 10
34	STREETSCAPE ELEVATIONS LOTS 1 & 2
35	STREETSCAPE ELEVATIONS LOTS 1 & 2
36	STREETSCAPE ELEVATIONS LOTS 3, 4, 8, 9 ...
37	STREETSCAPE ELEVATIONS LOTS 3, 4, 8, 9 ...
38	STREETSCAPE ELEVATIONS LOTS 3, 4, 8, 9 ...
39	STREETSCAPE ELEVATIONS LOTS 3, 4, 8, 9 ...
40	LOT 1 - GND & 1ST FLOOR PLANS
41	LOT 1 - 2ND & 3RD FLOOR PLANS
42	LOT 1 - 4TH FLOOR & ROOF PLANS
43	LOT 1 - ELEVATIONS
44	LOT 1 - SECTIONS
45	LOT 2 - GND & 1ST FLOOR PLAN
46	LOT 2 - 2ND & 3RD FLOOR PLAN
47	LOT 2 - 4TH & 5TH FLOOR PLAN
48	LOT 2 - ROOF PLAN
49	LOT 2 - ELEVATIONS
50	LOT 2 - SECTIONS
51	LOT 3 - GND & 1ST FLOOR PLANS
52	LOT 3 - 2ND & 3RD FLOOR PLANS
53	LOT 3 - 4TH FLOOR & ROOF PLANS
54	LOT 3 - ELEVATIONS
55	LOT 3 - SECTIONS
56	LOT 4 - GND & 1ST FLOOR PLAN
57	LOT 4 - 2ND & 3RD FLOOR PLAN
58	LOT 4 - 4TH & 5TH FLOOR PLAN
59	LOT 4 - ROOF PLAN
60	LOT 4 - ELEVATIONS
61	LOT 4 - SECTIONS
62	LOT 8 - GND & 1ST FLOOR PLAN
63	LOT 8 - 2ND & 3RD FLOOR PLAN
64	LOT 8 - 4TH FLOOR & ROOF PLAN
65	LOT 8 - ELEVATIONS
66	LOT 8 - SECTIONS
67	LOT 9 - GND & 1ST FLOOR PLAN
68	LOT 9 - 2ND & 3RD FLOOR PLAN
69	LOT 9 - 4TH FLOOR & ROOF PLAN
70	LOT 9 - ELEVATIONS
71	LOT 9 - SECTIONS
72	LOT 10 - GND & 1ST FLOOR PLAN
73	LOT 10 - 2ND & 3RD FLOOR PLAN
74	LOT 10 - 4TH & 5TH FLOOR PLAN
75	LOT 10 - ROOF PLAN
76	LOT 10 - ELEVATIONS
77	LOT 10 - SECTIONS
78	TYPICAL UNIT PLANS LOTS 1 & 2
79	TYPICAL UNIT PLANS LOT 3
80	TYPICAL UNIT PLANS LOT 4
81	TYPICAL UNIT PLANS LOT 9
82	ADAPTABLE UNIT PLANS LOTS 1 & 2
83	ADAPTABLE UNIT PLANS LOTS 3,4,9 &10
84	COMMON LANDSCAPE DIAGRAM
85	PUBLIC SPACE ACCESS PLAN
86	MATERIALS AND FINISHES LOTS 1 & 2
87	MATERIALS AND FINISHES LOTS 3, 4, 8 & 9
88	MATERIALS AND FINISHES LOT 10
89	WINDOW SHADOWING
90	WINDOW SHADOWING
92	BIN STORAGE AREAS
93	BIN STORAGE AREAS
94	COURTYARD AMENITY DIAGRAMS

TP

JAMARCHITECTS®

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

location plan
scale 1:1000

Development Summary

Project	Proposed Mixed Development
Address	127-139 Nicholson St and 149 Nicholson Street, Brunswick VIC
Client	East Brunswick Village Pty Ltd
Stage	**1,2 and 3** Rev T 29/06/2020

SUMMARY SITE	Stages 1,2 & 3		
Site Area (approx.)	29480.0 m2		
Site Coverage (building area at ground)	16450.6 m2	55.80%	
Site Coverage (non-permeable, inc. basement)	27166.9 m2	92.15%	
Total gross building area basements	49977.5 m2		
Total gross building area above ground (excluding voids, excluding balconies)	21423.6 m2		
Total Number of Carspaces - residential	809 (including car charging)		
Total Number of Carspaces - retail, gym & cinems	290 (including car changing and car wash)		
Total Number of Carspaces - medical (lot3)	27		
Total Number of Carspaces - offices	62		
Total Number of Stores	821		
Total Number of Residential Bicycle Spaces	825		
Total Number of Residential Visitor Bicycle Spaces	99		
Total Number of Retail Visitor Bicycle Spaces	30		
Total Number of Retail Staff Bicycle Spaces	13		
Retail Area Lot 2 (Supermarket)	2375.2 m2	not including BOH	(BOH 583.3 m2)
Retail Area Lot 1 (Specialty)	876.1 m2		
Retail Area Lot 3 (Specialty)	1051.5 m2		
Retail Area Lot 4 (Specialty)	1374.0 m2		
Retail Area Lot 6 (Café)	190.5 m2		
Total Retail Area	**5867.3 m2**		
Total Medical Suites Area	598.0 m2		
Cinemas Lot 4	954.0 m2	cinemas 1-6 only (405 seats)	
Gym/ Yoga studio area Lot 3	946.0 m2		
Office Area Lot 8	2549.8 m2	not inc. home offices	
Total Residential Area	50670.2 m2	not inc. balconies or terraces	
Total 1 bed units	235 units		
Total 1 bed + study units	82 units		
Total 1 bed + home office units	3 units		
Total 2 bed units	355 units		
Total 2 bed + study units	11 units		
Total 3 bed units	69 units		
Total Units	**755 units**		

SUMMARY APARTMENTS	Ground floor	1st floor	2nd floor	3rd floor	4th floor	5th floor	Total
Lot 1							
1 bed		3	3	5	10		21
1 bed + study		4	4	7	2		17
2 bed		9	9	4	4		26
							64
Lot 2							
1 bed		15	16	14	13	13	71
1 bed + study		6	5	1	1	1	14
2 bed		11	10	11	11	9	52
3 bed		2	3	3	3	3	14
							151
Lot 3							
1 bed + study			5	1	1		7
2 bed			6	3	3		12
2 bed + study			3	3	3		9
3 bed			4	7	7		18
							46
Lot 4							
1 bed		5	9	9	9	9	41
1 bed + study		4	4	4	4	4	20
2 bed		11	11	11	11	11	55
2 bed + study		2					2
3 bed		6	6	6	6	6	30
							148
Lot 5							
1 bed	9	8	8	7	6	5	43
2 bed	15	17	15	16	13	6	82
							125
Lot 6							
1 bed	2	4	4	4	4	5	23
1 bed + home office	3						3
2 bed	1	5	5	5	5	4	25
							51
Lot 7							
1 bed	5	4	4	4			17
2 bed	8	11	11	11	8		49
3 bed					2		2
							68
Lot 9							
1 bed	3	4	4	4	4		19
1 bed + study	3	3	3	3	3		15
2 bed	4	5	5	5	5		24
							58
Lot 10							
1 bed + study	2	1	2	1	1	2	9
2 bed	4	5	6	6	6	3	30
3 bed	1	1	1	1	1		5
							44
TOTAL	60	146	166	156	146	81	**755**

JAMARCHITECTS®

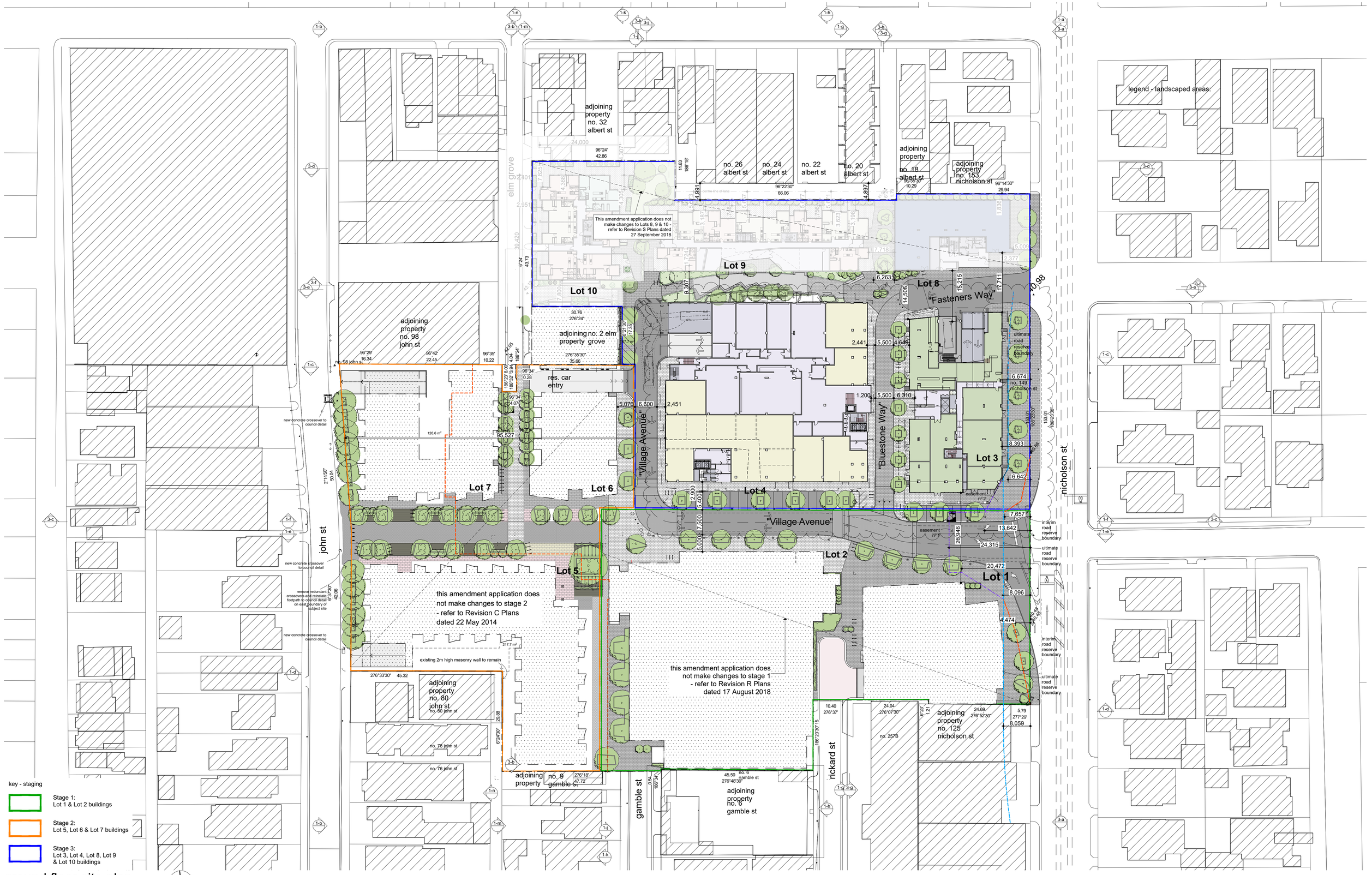
PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT
DRAWING/ LOCATION PLAN AND DEVELOPMENT SUMMARY
CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD
ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC
SCALE/
DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416
REVISION/ T - 29.06.20

TP02



ground floor site plan

scale 1:500

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ GROUND FLOOR SITE PLAN

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2 scale 1:500

7 HOWARD STREET RICHMOND VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

TP05

Lot 10

Lot 9

Lot 8

Lot 7

Lot 6

Lot 5

Lot 4

Lot 3

This amendment application does not make changes to Lots 8, 9 & 10 - refer to Revision S Plans dated 27 September 2018

adjoining property no. 2 elm grove

this amendment application does not make changes to stage 2 - refer to Revision C Plans dated 22 May 2014

this amendment application does not make changes to stage 1 - refer to Revision R Plans dated 17 August 2018

ultimate road reserve boundary

interim road reserve boundary

easement nº 1

easement nº 2

key - staging

Stage 1:
Lot 1 & Lot 2 buildings

Stage 2:
Lot 5, Lot 6 & Lot 7 buildings

Stage 3:
Lot 3, Lot 4, Lot 8, Lot 9 & Lot 10 buildings

first floor site plan

scale 1:500

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ FIRST FLOOR SITE PLAN

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2 scale 1:500

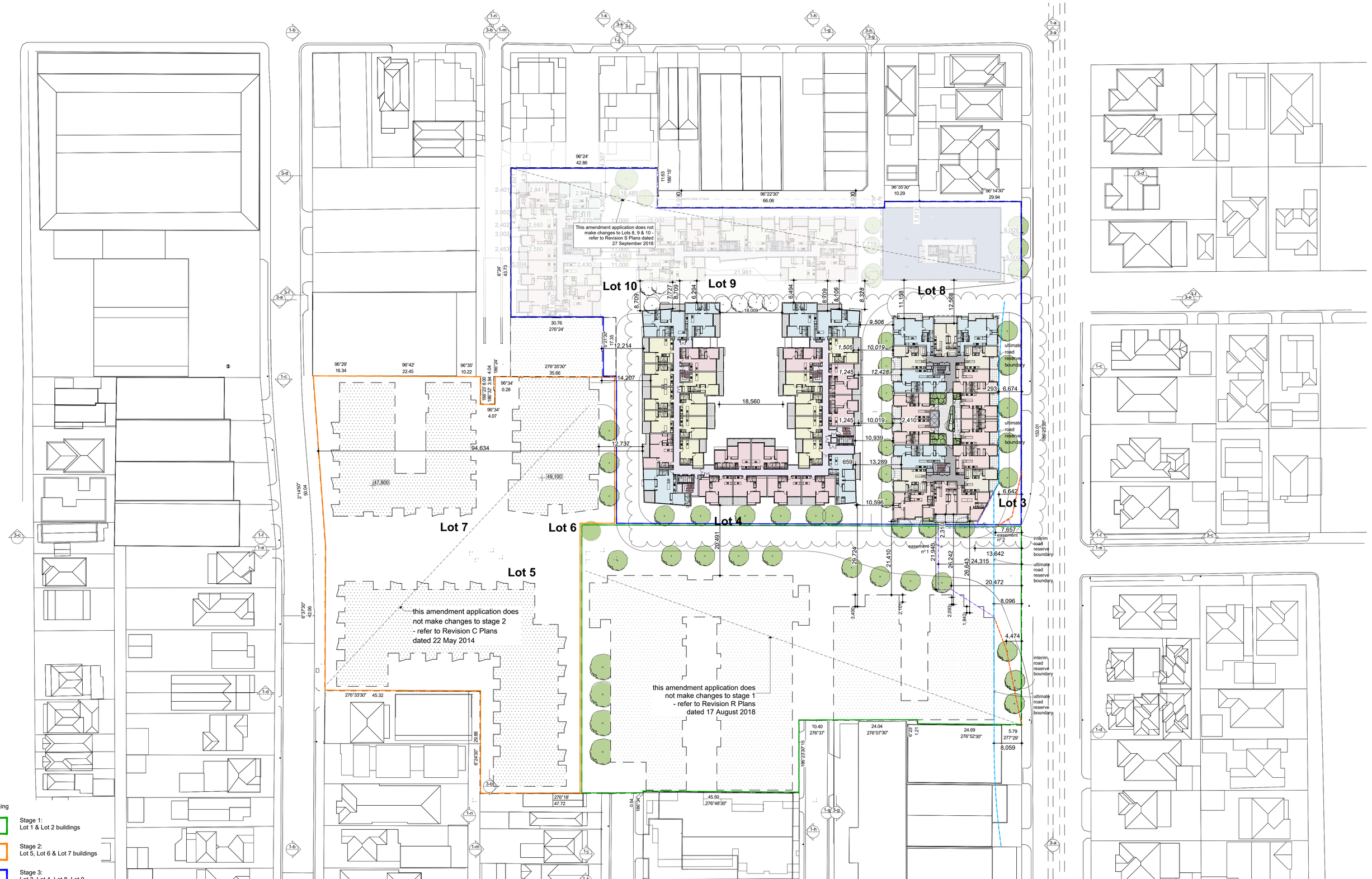
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

TP06



second floor site plan

scale 1:500

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ SECOND FLOOR SITE PLAN

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

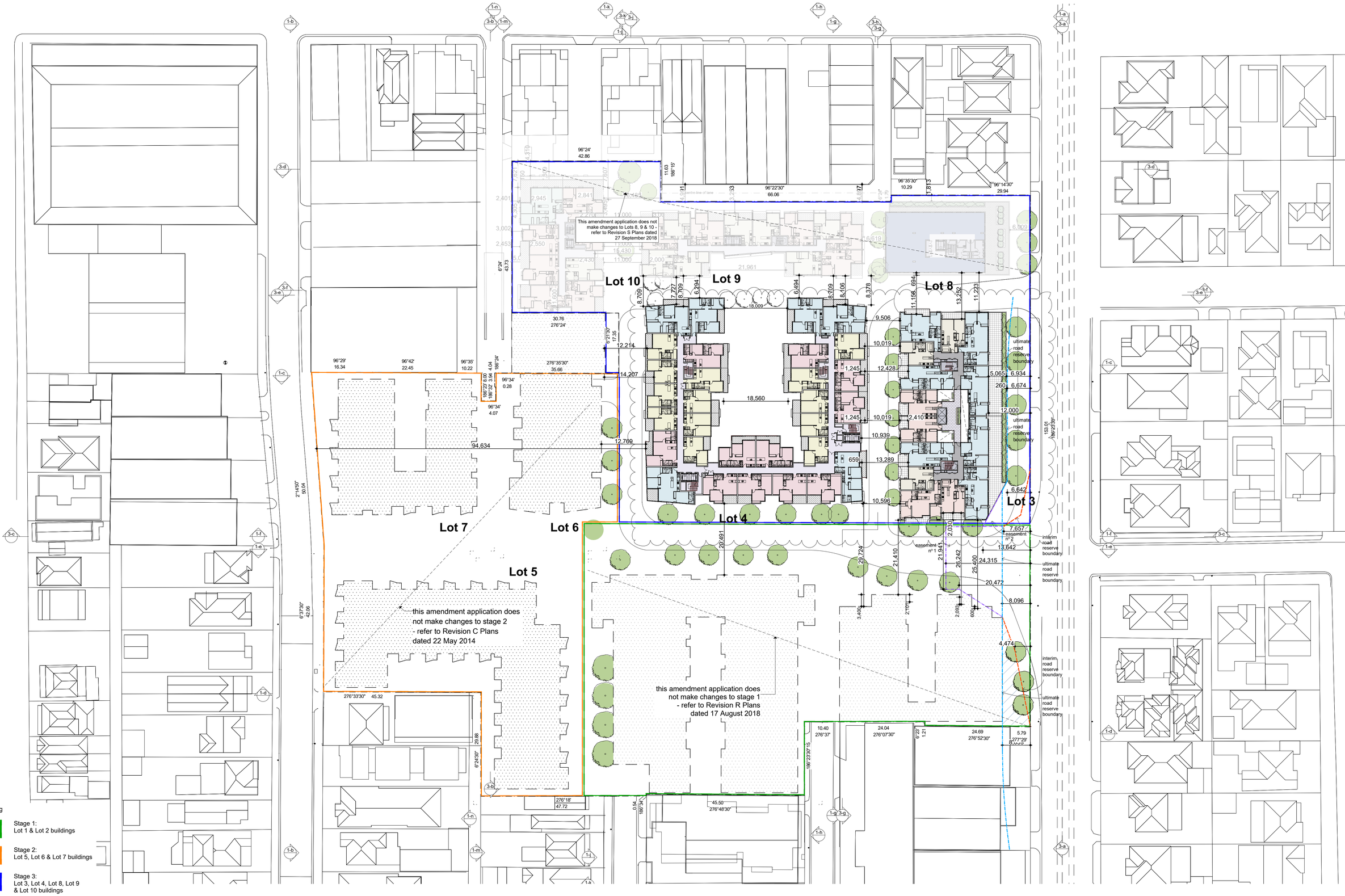
LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

TP07



third floor site plan

scale 1:500

JAMARCHITECTS®

PROJECT/ PROPOSED MIXED USE DEVELOPMENT
EBV East Brunswick Village

DRAWING/ THIRD FLOOR SITE PLAN

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2 scale 1:500
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

TP08

This amendment application does not make changes to Lots 8, 9 & 10 - refer to Revision S Plans dated 27 September 2018

Lot 10

Lot 9

Lot 8

Lot 7

Lot 6

Lot 5

Lot 4

Lot 3

this amendment application does not make changes to stage 2 - refer to Revision C Plans dated 22 May 2014

this amendment application does not make changes to stage 1 - refer to Revision R Plans dated 17 August 2018

ultimate road reserve boundary

interim road reserve boundary

easement n° 1

easement n° 2

key - staging

Stage 1:
Lot 1 & Lot 2 buildings

Stage 2:
Lot 5, Lot 6 & Lot 7 buildings

Stage 3:
Lot 3, Lot 4, Lot 8, Lot 9 & Lot 10 buildings

fourth floor site plan

scale 1:500

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ FOURTH FLOOR SITE PLAN

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2 scale 1:500

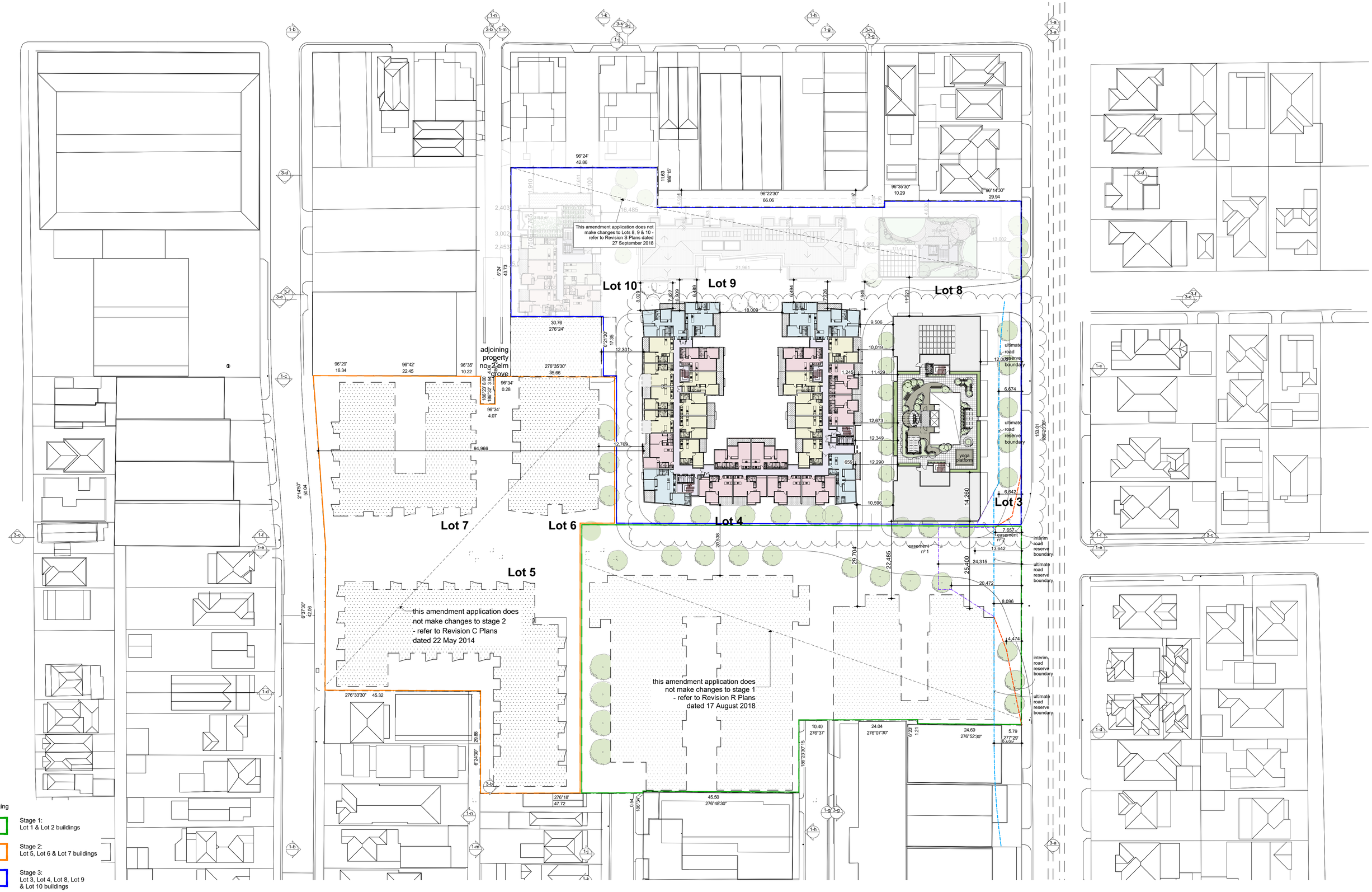
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

TP09



fifth floor site plan

scale 1:500

JAMARCHITECTS®

PROJECT/ PROPOSED MIXED USE DEVELOPMENT
EBV East Brunswick Village

DRAWING/ FIFTH FLOOR SITE PLAN

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

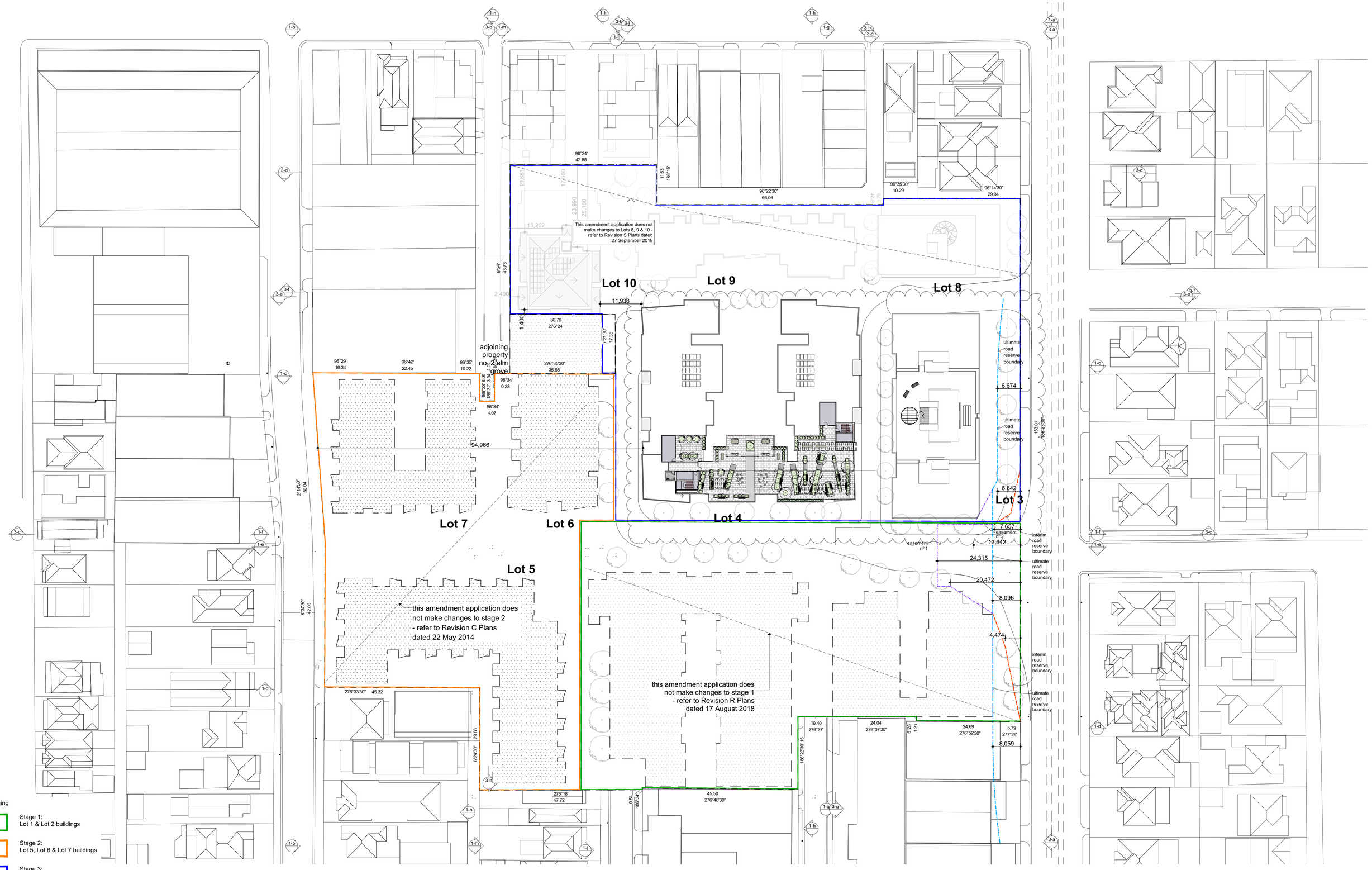
LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

TP10



key - staging

- Stage 1: Lot 1 & Lot 2 buildings
- Stage 2: Lot 5, Lot 6 & Lot 7 buildings
- Stage 3: Lot 3, Lot 4, Lot 8, Lot 9 & Lot 10 buildings

roof level site plan

scale 1:500

This plan has been endorsed to detail staging only and does not constitute endorsement of design details, including but not limited to, floor layouts, setbacks, road works, landscaping and open space.

PROJECT/ PROPOSED MIXED USE DEVELOPMENT
EBV East Brunswick Village

DRAWING/ ROOF SITE PLAN

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2 scale 1:500
7 HOWARD STREET RICHMOND VICTORIA 3121 AUSTRALIA

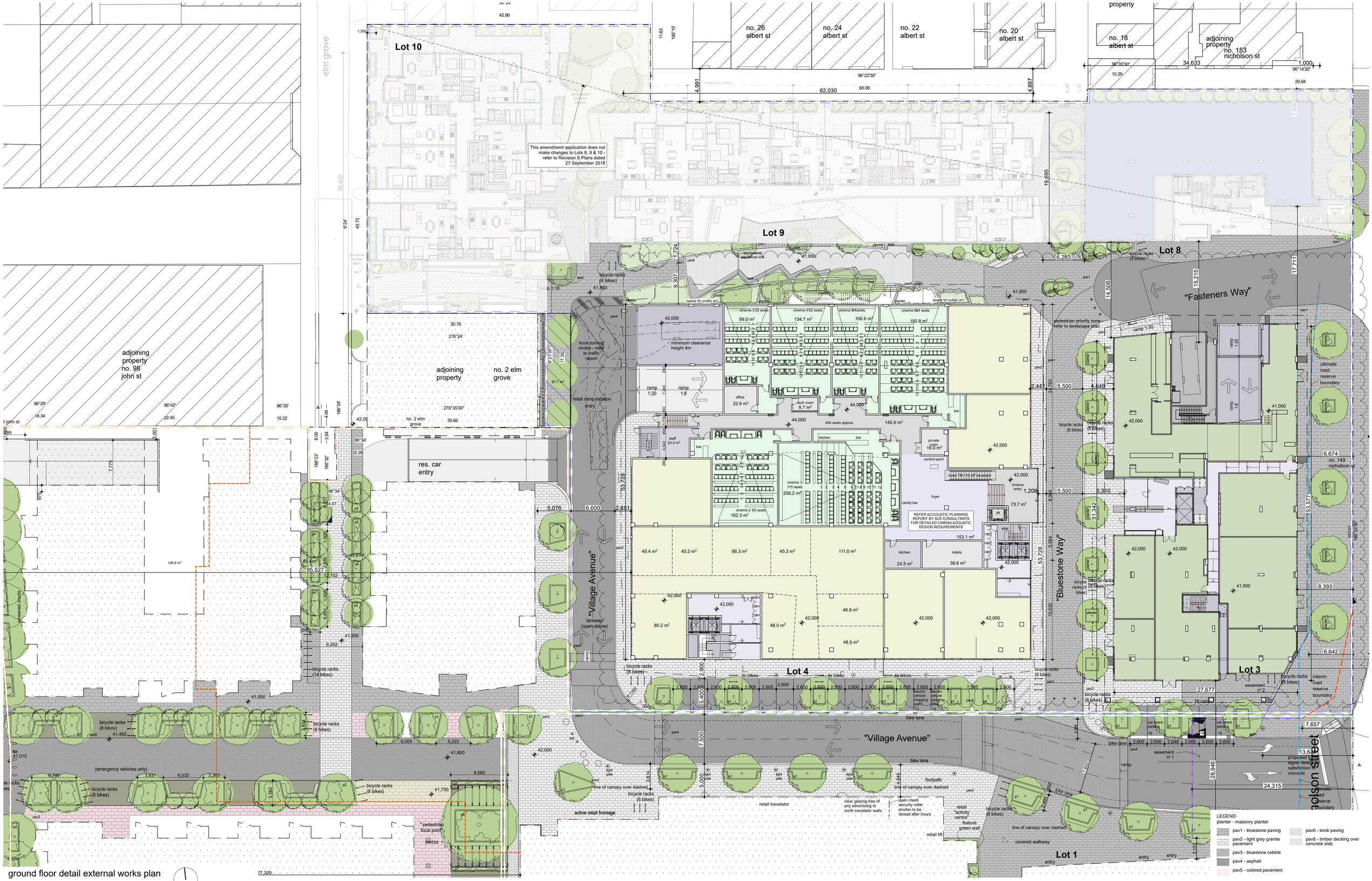
JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

JAMARCHITECTS®

TP11



ground floor detail external works plan

scale 1:250

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ GROUND FLOOR DETAIL PLAN LOTS 3, 4, 8, 9 & 10

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

TP17

This amendment application does not make changes to Lots 8, 9 & 10 - refer to Revision S Plans dated 27 September 2018

adjoining property no. 2 elm grove

first floor detail plan

scale 1:250

Accessibility Requirements Legend:
DA-01 - Warning tactile ground surface indicators to be installed in accordance with AS 1428.4.1 (2009) to all stairs, escalators, ramps, and, where pedestrian access ways meet a vehicular roadway at grade
DA-02 - Braille and tactile indicators to be provided to all passenger lifts in accordance with AS 1735.12 (1999)
DA-03 - External pedestrian paths of travel shall incorporate the use of contrasting surface materials to assist the orientation and mobility of people with a visual impairment
DA-04 - The provision of emergency evacuation chairs is proposed within fire-isolated egress stairs to assist in the evacuation of people with disabilities
DA-05 - Accessible lifts with rise greater than 12m dimensioned 1400mm x 1600mm

Refer to Condition 30 + Accessibility Report

Acoustic Requirements Legend:
AC-01 - Carpark + loading bay doors + gates to be fixed only to the floor slab, quiet in operation + not rattle, to fully seal when closed and motor to be 3 phase and variable speed with slow stop and start.
AC-02 - Loading bay doors to be solid panels and fast acting with sound insertion loss of 14 dB or more
AC-03 - Loading bay to be separated from neighbouring residential development to minimise structure borne sound, and to be fitted with 50mm insulation not less than 32kg/m³ and perforated sheet steel facing. All trucks using loading bay to be fitted with broad band reversing beepers.
AC-04 - Bedroom windows facing Nicholson St must use 10/12/6 double glazed unit glass
AC-05 - Mechanical plant to be vibration isolated from building structure

Refer to Condition 8 + Acoustic Report

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT
DRAWING/ FIRST FLOOR DETAIL PLAN LOTS 3, 4, 8, 9 & 10
CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD
ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC
SCALE/
DATE/ 16/07/2020
LEVEL 2
7 HOWARD STREET RICHMOND VICTORIA 3121 AUSTRALIA
JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au
JOB NUMBER/ 1416
REVISION/ T - 29.06.20

TP19

This amendment application does not make changes to Lots 8, 9 & 10 - refer to Revision S Plans dated 27 September 2018

ultimate road reserve boundary

interim road reserve boundary

easement n° 1

easement n° 2

second floor detail plan

scale 1:250

Accessibility Requirements Legend:
DA-01 - Warning tactile ground surface indicators to be installed in accordance with AS 1428.4.1 (2009) to all stairs, escalators, ramps, and, where pedestrian access ways meet a vehicular roadway at grade
DA-02 - Braille and tactile indicators to be provided to all passenger lifts in accordance with AS 1735.12 (1999)
DA-03 - External pedestrian paths of travel shall incorporate the use of contrasting surface materials to assist the orientation and mobility of people with a visual impairment
DA-04 - The provision of emergency evacuation chairs is proposed within fire-isolated egress stairs to assist in the evacuation of people with disabilities
DA-05 - Accessible lifts with rise greater than 12m dimensioned 1400mm x 1600mm

Refer to Condition 30 + Accessibility Report

Acoustic Requirements Legend:
AC-01 - Carpark + loading bay doors + gates to be fixed only to the floor slab, quiet in operation + not rattle, to fully seal when closed and motor to be 3 phase and variable speed with slow stop and start.
AC-02 - Loading bay doors to be solid panels and fast acting with sound insertion loss of 14 dB or more.
AC-03 - Loading bay to be separated from neighbouring residential development to minimise structure borne sound, and to be fitted with 50mm insulation not less than 32kg/m³ and perforated sheet steel facing. All trucks using loading bay to be fitted with broad band reversing beepers.
AC-04 - Bedroom windows facing Nicholson St must use 10/12/6 double glazed unit glass
AC-05 - Mechanical plant to be vibration isolated from building structure

Refer to Condition 8 + Acoustic Report

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ SECOND FLOOR DETAIL PLAN LOTS 3, 4, 8, 9 & 10

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

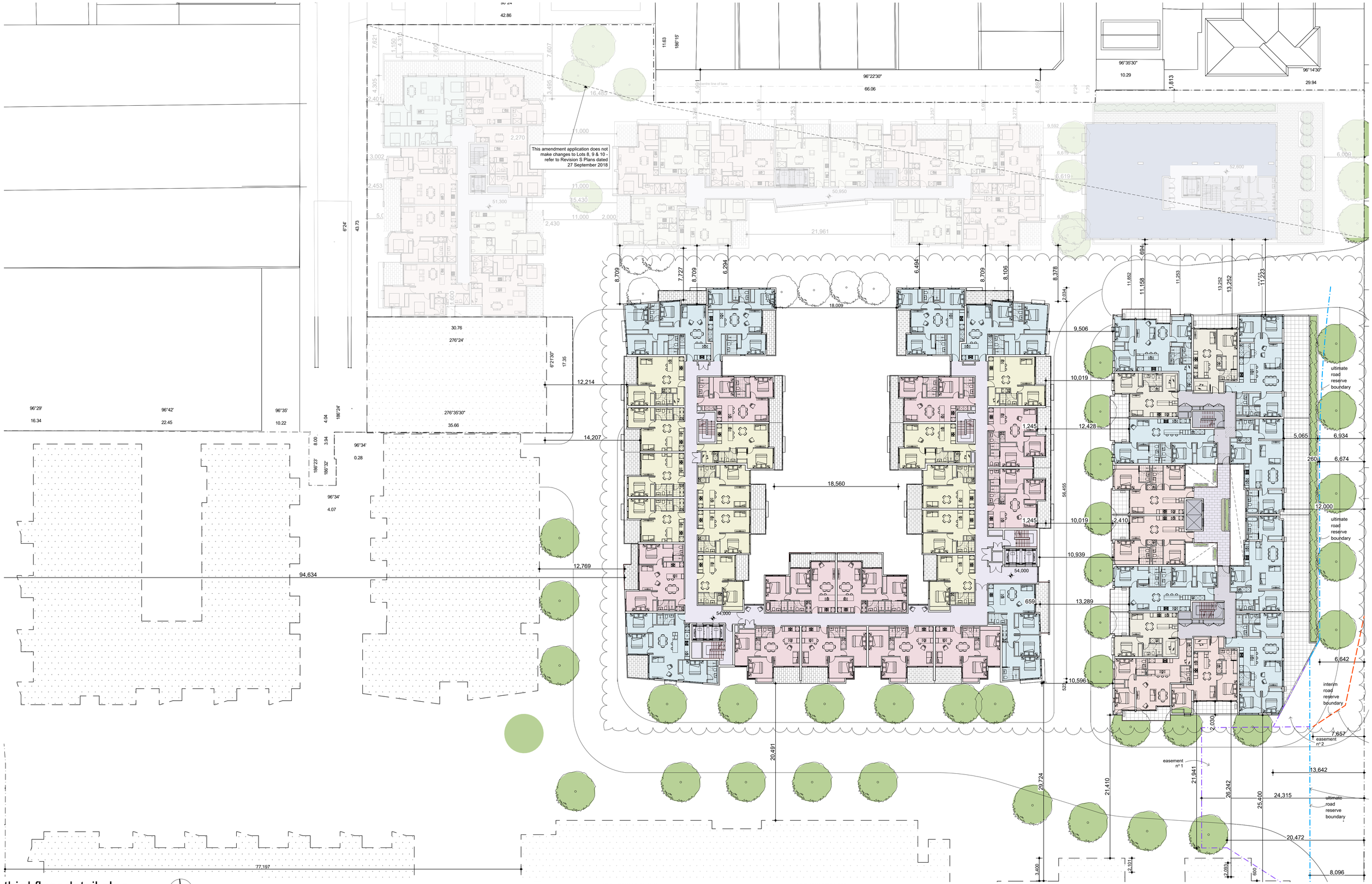
LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

TP21



third floor detail plan

scale 1:250

Accessibility Requirements Legend:
DA-01 - Warning tactile ground surface indicators to be installed in accordance with AS 1428.4.1 (2009) to all stairs, escalators, ramps, and, where pedestrian access ways meet a vehicular roadway at grade
DA-02 - Braille and tactile indicators to be provided to all passenger lifts in accordance with AS 1735.12 (1999)
DA-03 - External pedestrian paths of travel shall incorporate the use of contrasting surface materials to assist the orientation and mobility of people with a visual impairment
DA-04 - The provision of emergency evacuation chairs is proposed within fire-isolated egress stairs to assist in the evacuation of people with disabilities
DA-05 - Accessible lifts with rise greater than 12m dimensioned 1400mm x 1600mm

Refer to Condition 30 + Accessibility Report

Acoustic Requirements Legend:
AC-01 - Carpark + loading bay doors + gates to be fixed only to the floor slab, quiet in operation + not rattle, to fully seal when closed and motor to be 3 phase and variable speed with slow stop and start.
AC-02 - Loading bay doors to be solid panels and fast acting with sound insertion loss of 14 dB or more.
AC-03 - Loading bay to be separated from neighbouring residential development to minimise structure borne sound, and to be fitted with 50mm insulation not less than 32kg/m³ and perforated sheet steel facing. All trucks using loading bay to be fitted with broad band reversing beepers.
AC-04 - Bedroom windows facing Nicholson St must use 10/12/6 double glazed unit glass
AC-05 - Mechanical plant to be vibration isolated from building structure

Refer to Condition 8 + Acoustic Report

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT
DRAWING/ THIRD FLOOR DETAIL PLAN LOTS 3, 4, 8, 9 & 10
CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD
ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC
SCALE/
DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416
REVISION/ T - 29.06.20

TP23

This amendment application does not make changes to Lots 8, 9 & 10 - refer to Revision S Plans dated 27 September 2018

fourth floor detail plan

scale 1:250

Accessibility Requirements Legend:
DA-01 - Warning tactile ground surface indicators to be installed in accordance with AS 1428.4.1 (2009) to all stairs, escalators, ramps, and, where pedestrian access ways meet a vehicular roadway at grade
DA-02 - Braille and tactile indicators to be provided to all passenger lifts in accordance with AS 1735.12 (1999)
DA-03 - External pedestrian paths of travel shall incorporate the use of contrasting surface materials to assist the orientation and mobility of people with a visual impairment
DA-04 - The provision of emergency evacuation chairs is proposed within fire-isolated egress stairs to assist in the evacuation of people with disabilities
DA-05 - Accessible lifts with rise greater than 12m dimensioned 1400mm x 1600mm

Refer to Condition 30 + Accessibility Report

Acoustic Requirements Legend:
AC-01 - Carpark + loading bay doors + gates to be fixed only to the floor slab, quiet in operation + not rattle, to fully seal when closed and motor to be 3 phase and variable speed with slow stop and start.
AC-02 - Loading bay doors to be solid panels and fast acting with sound insertion loss of 14 dB or more
AC-03 - Loading bay to be separated from neighbouring residential development to minimise structure borne sound, and to be fitted with 50mm insulation not less than 32kg/m³ and perforated sheet steel facing. All trucks using loading bay to be fitted with broad band reversing beepers.
AC-04 - Bedroom windows facing Nicholson St must use 10/12/6 double glazed unit glass
AC-05 - Mechanical plant to be vibration isolated from building structure

Refer to Condition 8 + Acoustic Report

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT
DRAWING/ FOURTH FLOOR DETAIL PLAN LOTS 3, 4, 8, 9 & 10
CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD
ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC
SCALE/
DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416
REVISION/ T - 29.06.20

TP25

This amendment application does not make changes to Lots 8, 9 & 10 - refer to Revision S Plans dated 27 September 2018

adjoining property no. 2 elm grove

yoga platform

ultimate road reserve boundary

interim road reserve boundary

easement nº 1

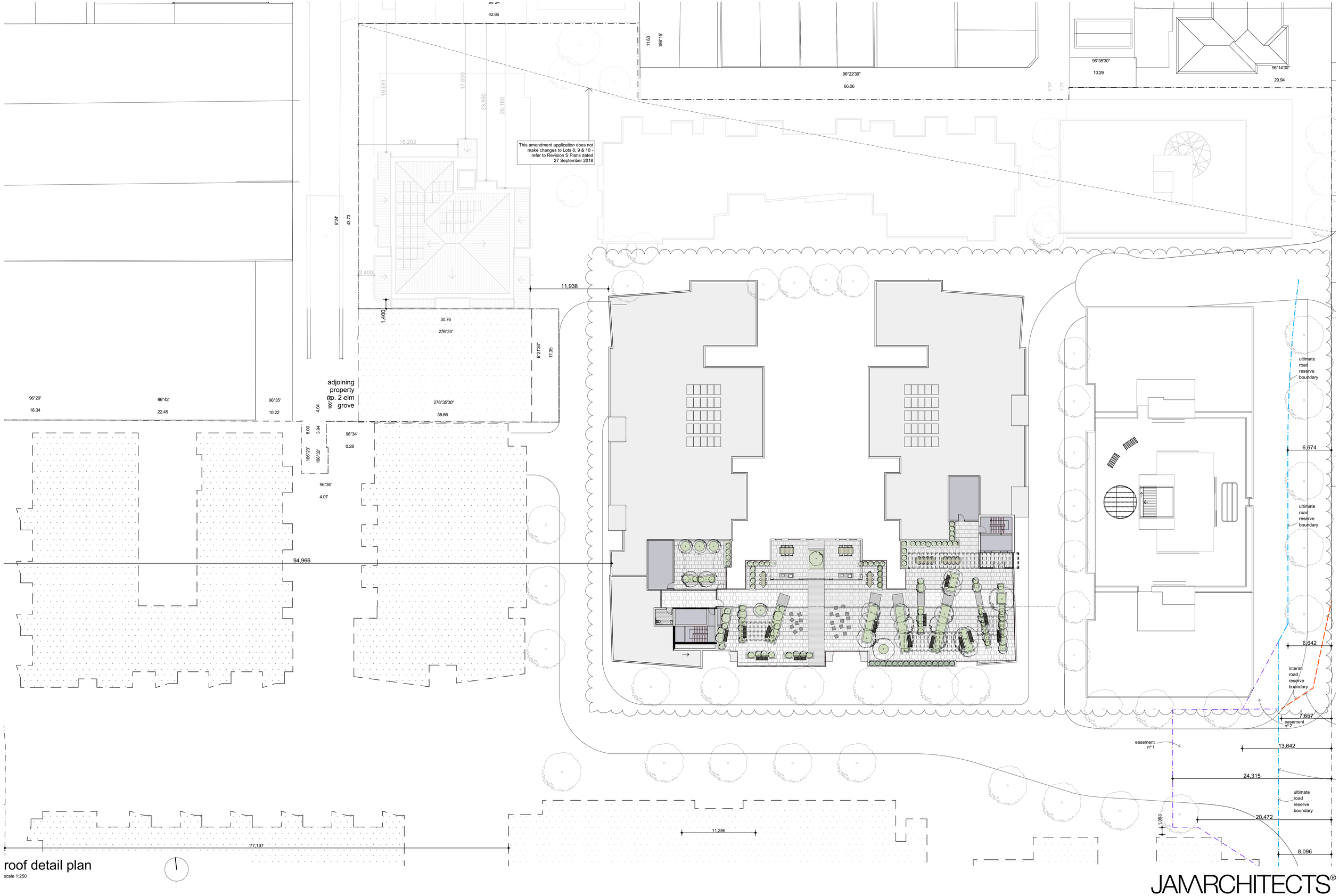
easement nº 2

fifth floor detail plan

scale 1:250

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT	**DRAWING/** FIFTH FLOOR DETAIL PLANLOTS 3, 4, 8, 9 & 10	**CLIENT/** BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD	**SCALE/**	**DATE/** 16/07/2020	**LEVEL 2** 7 HOWARD STREET RICHMOND VICTORIA 3121 AUSTRALIA	**JAM ARCHITECTS PTY LTD** T 61 3 9429 7744 F 61 3 9429 3955 jamarchitects.com.au	**JOB NUMBER/** 1416 **REVISION/** T - 29.06.20 TP27
		ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC					



roof detail plan

scale 1:250

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ ROOF DETAIL PLAN LOTS 3, 4, 8, 9 & 10

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

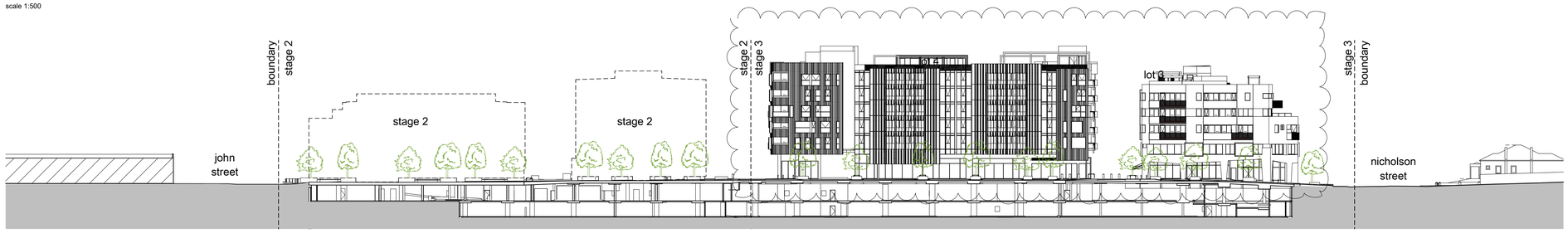
TP29

site section 3-a

scale 1:500

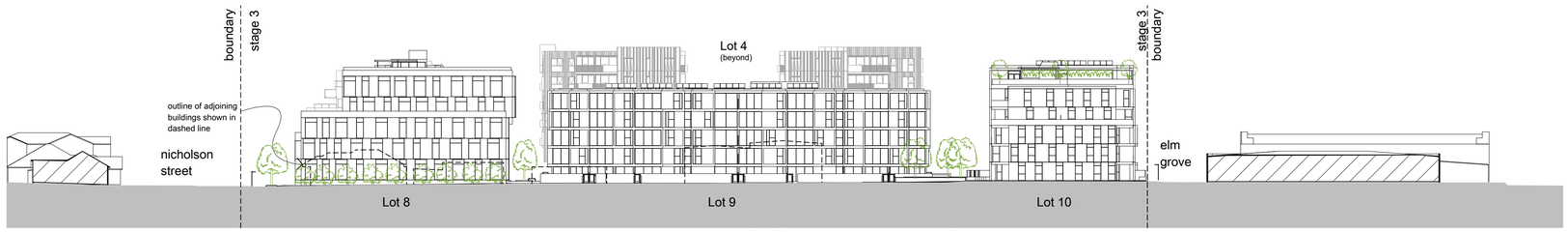
site section 3-b

scale 1:500



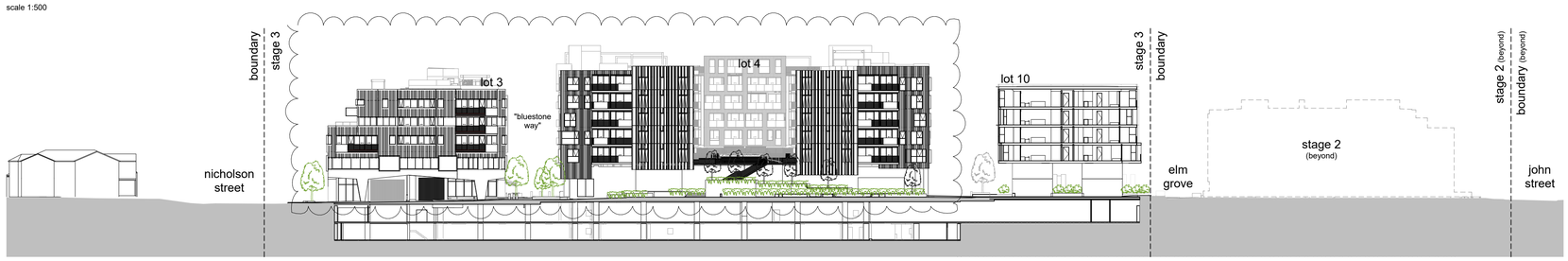
site section 3-c

scale 1:500



site section 3-d

scale 1:500



site section 3-e

scale 1:500

this amendment application does
not make changes to stage 1
- refer to Revision R Plans
dated 17 August 2018

this amendment application does
not make changes to stage 2
- refer to Revision C Plans
dated 22 May 2014

JAMARCHITECTS®

PROJECT/ PROPOSED MIXED USE DEVELOPMENT
EBV East Brunswick Village

DRAWING/ SITE SECTIONS LOTS 3, 4, 8, 9 & 10

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

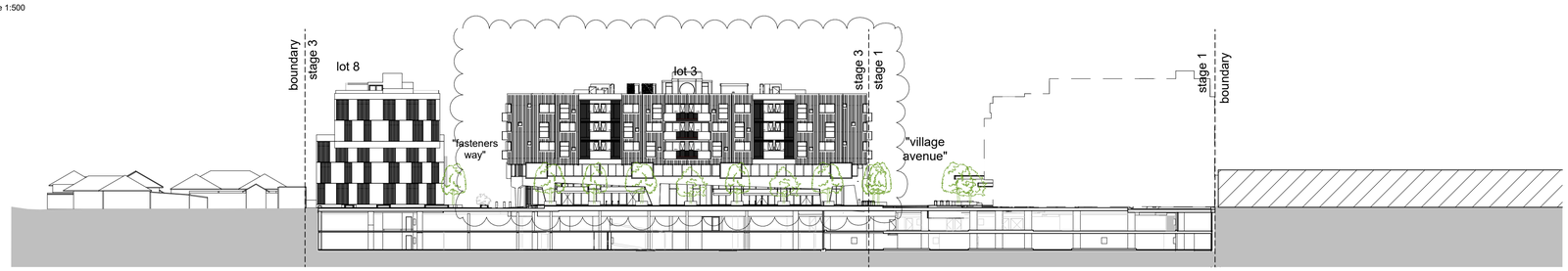
JOB NUMBER/ 1416

REVISION/ T - 29.06.20

TP32

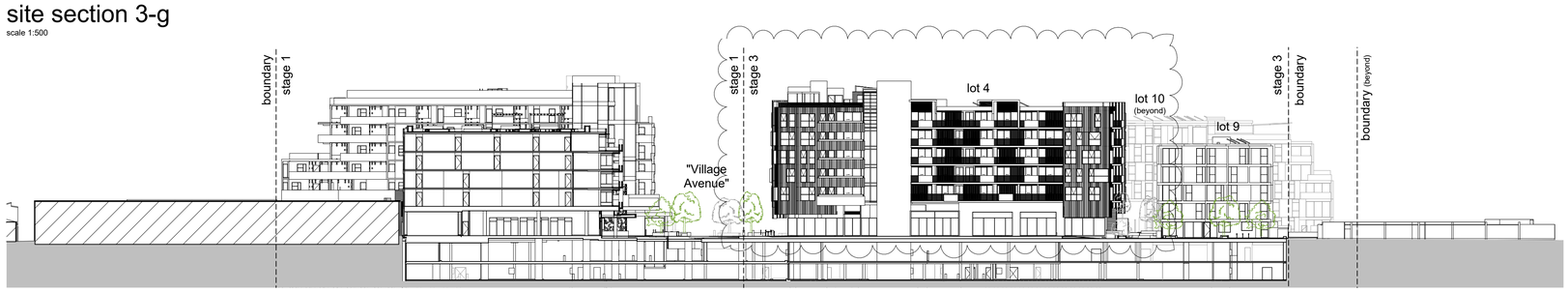
site section 3-f

scale 1:500



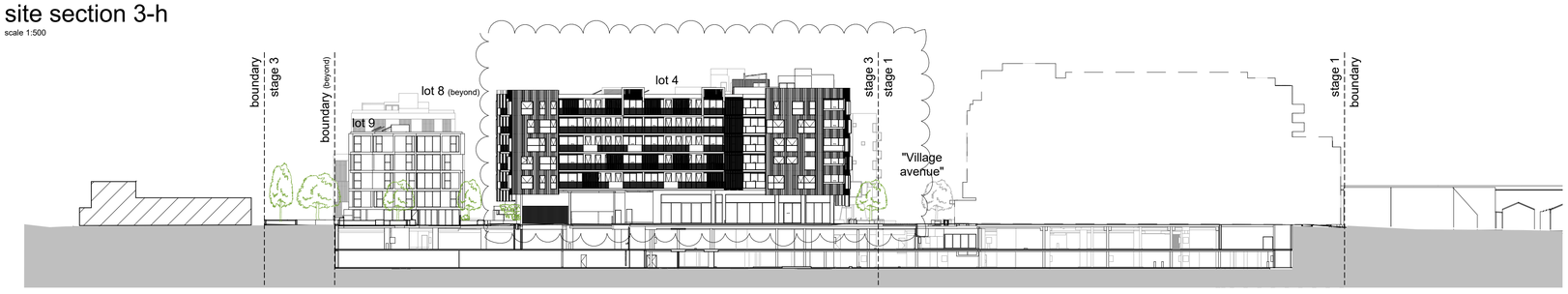
site section 3-g

scale 1:500



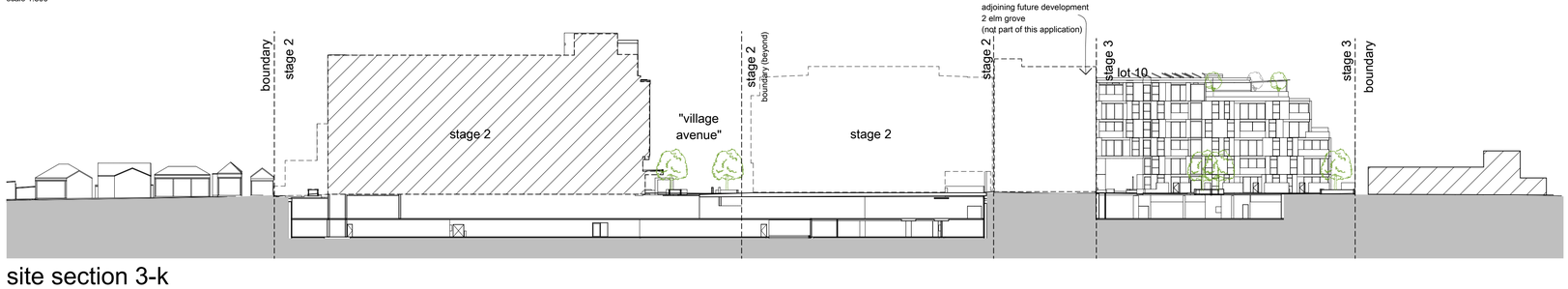
site section 3-h

scale 1:500



site section 3-j

scale 1:500



site section 3-k

scale 1:500

this amendment application does not make changes to stage 1
- refer to Revision R Plans
dated 17 August 2018

this amendment application does not make changes to stage 2
- refer to Revision C Plans
dated 22 May 2014

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ SITE SECTIONS LOTS 3, 4, 8, 9 & 10

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

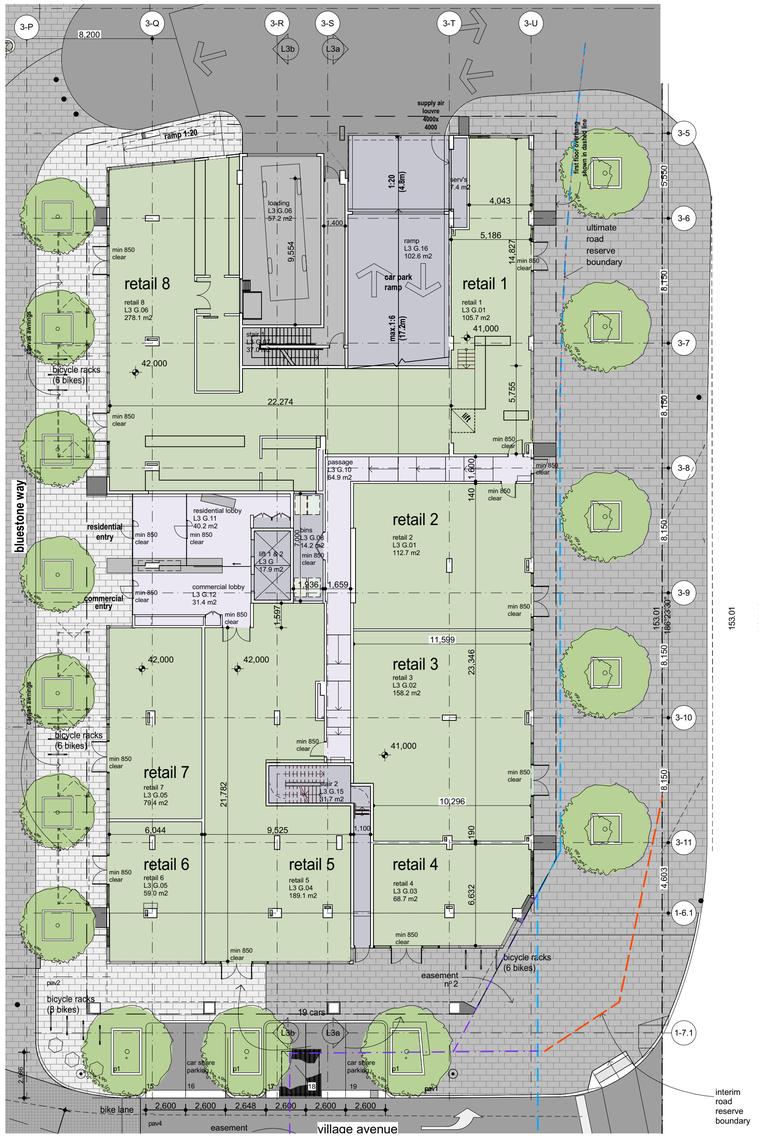
LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

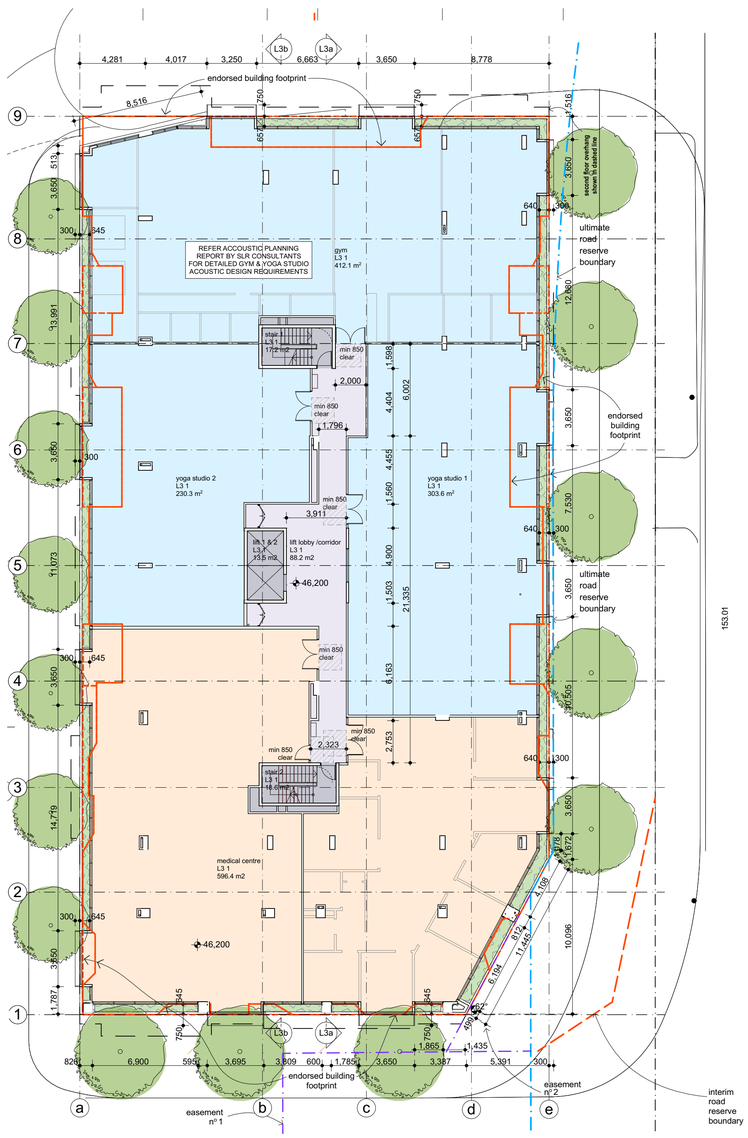
REVISION/ T - 29.06.20

TP33



lot 3- ground floor plan

scale 1:200



lot 3- first floor plan

scale 1:200

This plan has been endorsed to detail staging only and does not constitute endorsement of design details, including but not limited to, floor layouts, setbacks, road works, landscaping and open space.

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ LOT 3 - GND & 1ST FLOOR PLANS

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

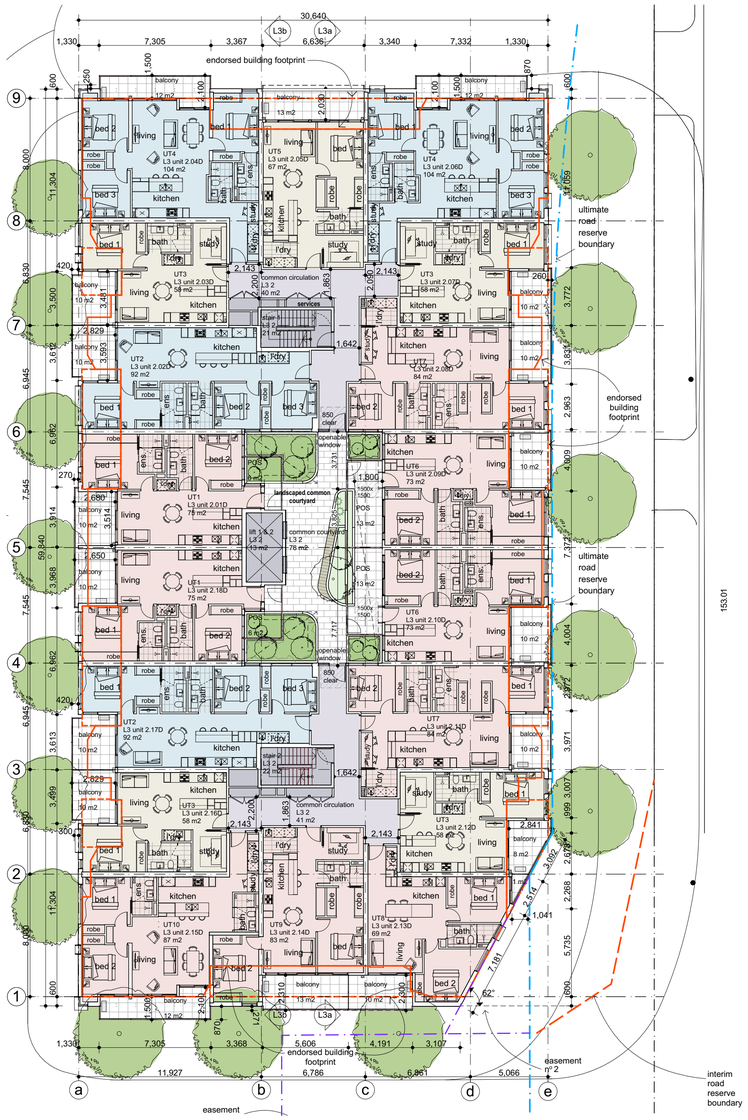
JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JAMARCHITECTS®

JOB NUMBER/ 1416

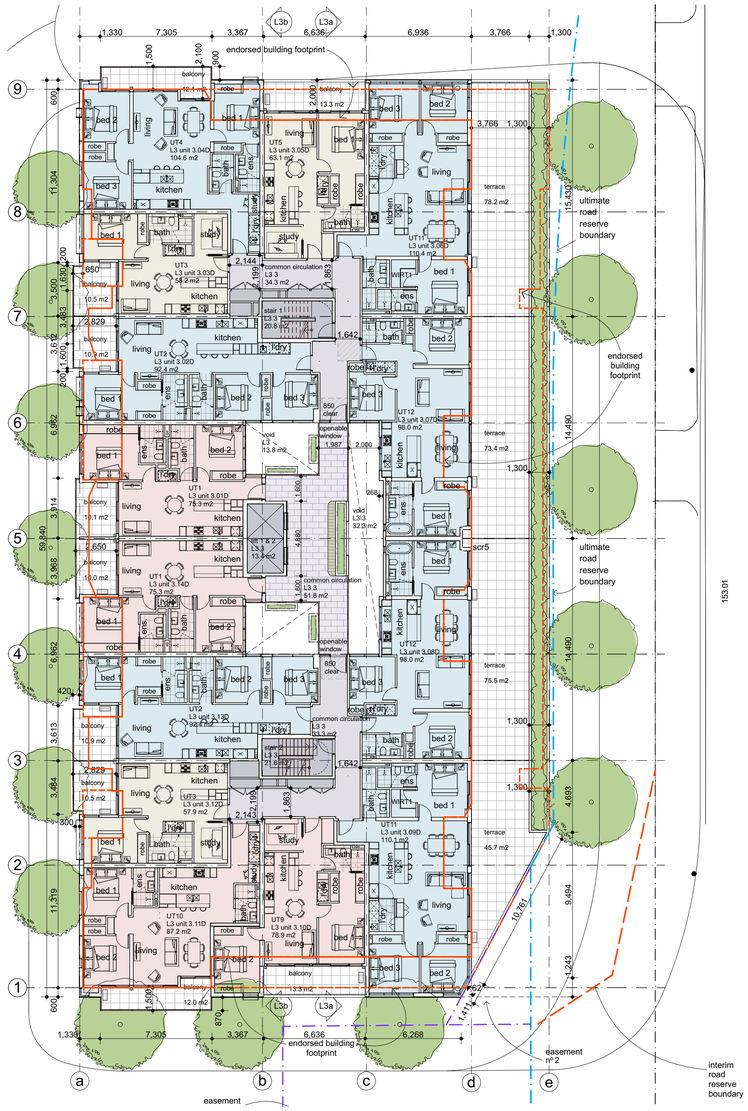
REVISION/ T - 29.06.20

TP51



lot 3- second floor plan

scale 1:200



lot 3- third floor plan

scale 1:200

This plan has been endorsed to detail staging only and does not constitute endorsement of design details, including but not limited to, floor layouts, setbacks, road works, landscaping and open space.

Accessibility Requirements Legend:
DA-01 - Warning tactile ground surface indicators to be installed in accordance with AS 1428.4.1 (2009) to all stairs, escalators, ramps, and, where pedestrian access ways meet a vehicular roadway at grade
DA-02 - Braille and tactile indicators to be provided to all passenger lifts in accordance with AS 1735.12 (1999)
DA-03 - External pedestrian paths of travel shall incorporate the use of contrasting surface materials to assist the orientation and mobility of people with a visual impairment
DA-04 - The provision of emergency evacuation chairs is proposed within fire-isolated egress stairs to assist in the evacuation of people with disabilities
DA-05 - Accessible lifts with rise greater than 12m dimensioned 1400mm x 1600mm

Refer to Condition 30 + Accessibility Report

Acoustic Requirements Legend:
AC-01 - Carpark + loading bay doors + gates to be fixed only to the floor slab, quiet in operation + not rattle, to fully seal when closed and motor to be 3 phase and variable speed with slow stop and start.
AC-02 - Loading bay doors to be solid panels and fast acting with sound insertion loss of 14 dB or more
AC-03 - Loading bay to be separated from neighbouring residential development to minimise structure borne sound, and to be fitted with 50mm insulation not less than 32kg/m³ and perforated sheet steel facing. All trucks using loading bay to be fitted with broad band reversing beepers.
AC-04 - Bedroom windows facing Nicholson St must use 10/12/6 double glazed unit glass
AC-05 - Mechanical plant to be vibration isolated from building structure

Refer to Condition 8 + Acoustic Report

JAMARCHITECTS®

PROJECT/ PROPOSED MIXED USE DEVELOPMENT
EBV East Brunswick Village

DRAWING/ LOT 3 - 2ND & 3RD FLOOR PLANS

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/ 1:200

DATE/ 16/07/2020

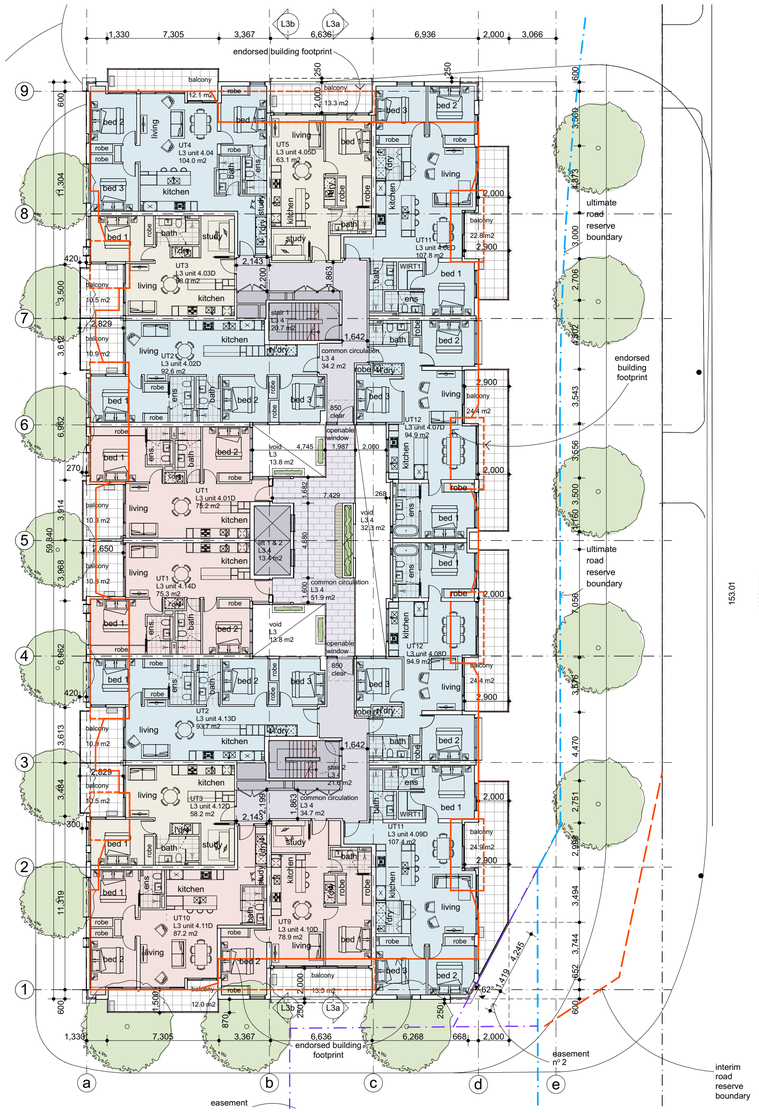
LEVEL 2

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA
jamarchitects.com.au

JOB NUMBER/ 1416

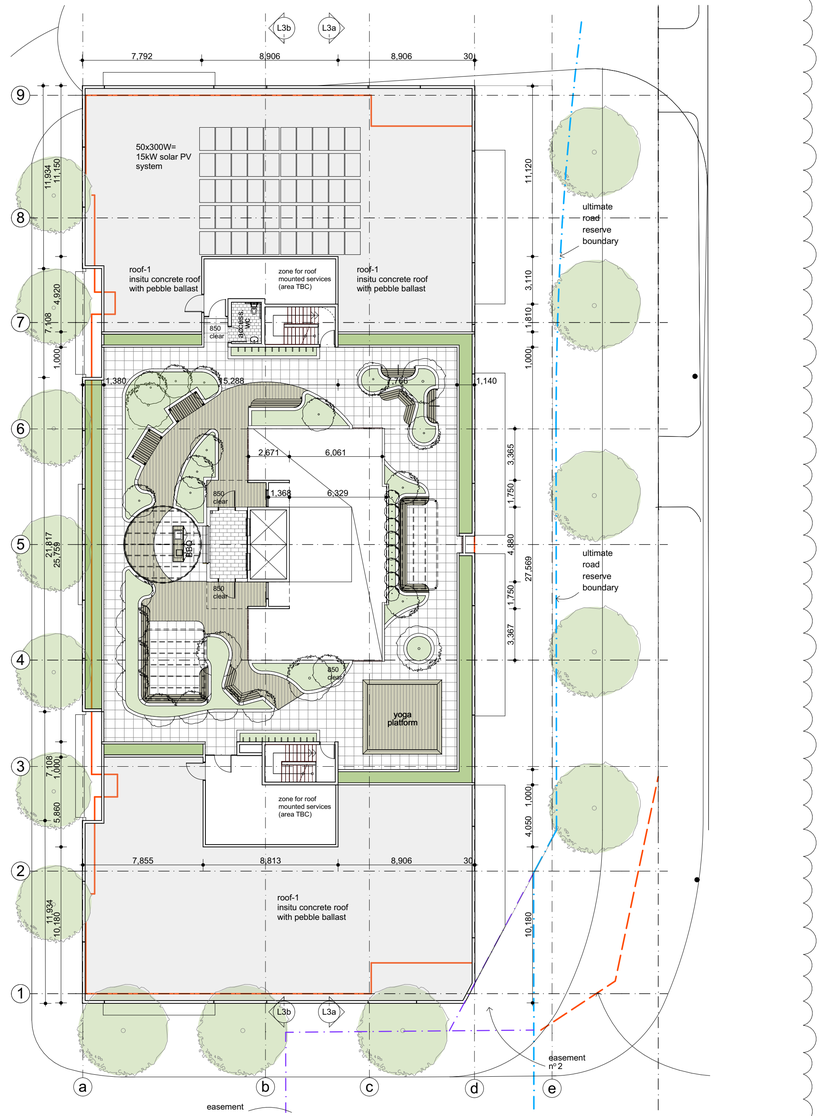
REVISION/ T - 29.06.20

TP52



lot 3- 4th floor plan

scale 1:200



lot 3- roof plan (5th level)

scale 1:200

This plan has been endorsed to detail staging only and does not constitute endorsement of design details, including but not limited to, floor layouts, setbacks, road works, landscaping and open space.

Accessibility Requirements Legend:
DA-01 - Warning tactile ground surface indicators to be installed in accordance with AS 1428.4.1 (2009) to all stairs, escalators, ramps, and, where pedestrian access ways meet a vehicular roadway at grade
DA-02 - Braille and tactile indicators to be provided to all passenger lifts in accordance with AS 1735.12 (1999)
DA-03 - External pedestrian paths of travel shall incorporate the use of contrasting surface materials to assist the orientation and mobility of people with a visual impairment
DA-04 - The provision of emergency evacuation chairs is proposed within fire-isolated egress stairs to assist in the evacuation of people with disabilities
DA-05 - Accessible lifts with rise greater than 12m dimensioned 1400mm x 1600mm

Refer to Condition 30 + Accessibility Report

Acoustic Requirements Legend:
AC-01 - Carpark + loading bay doors + gates to be fixed only to the floor slab, quiet in operation + not rattle, to fully seal when closed and motor to be 3 phase and variable speed with slow stop and start.
AC-02 - Loading bay doors to be solid panels and fast acting with sound insertion loss of 14 dB or more
AC-03 - Loading bay to be separated from neighbouring residential development to minimise structure borne sound, and to be fitted with 50mm insulation not less than 32kg/m³ and perforated sheet steel facing. All trucks using loading bay to be fitted with broad band reversing beepers.
AC-04 - Bedroom windows facing Nicholson St must use 10/12/6 double glazed unit glass
AC-05 - Mechanical plant to be vibration isolated from building structure

Refer to Condition 8 + Acoustic Report

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ LOT 3 - 4TH FLOOR & ROOF PLANS

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ S1 - 21.08.19

TP53

FINISHES LEGEND

LOT 3

tr1	TEXTURE RENDER TYPE 1 - DULUX DOMINO
tr2	TEXTURE RENDER TYPE 2 - WHISPER WHITE
conc1	RIBBED NATURAL CONCRETE FINISH
conc2	NATURAL CONCRETE FINISH
br1	BRICK CLADDING TYPE 1
mc1	METAL FINISH - CHARCOAL
tim1	TIMBER FINISH TYPE 1
st1	STEEL FINISH TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
gl3	CLEAR GLAZING IN BLACKBUTT TIMBER FRAME
bal1	OPAQUE GLAZED BALUSTRADE
bal2	OPEN METAL BALUSTRADE - CHARCOAL
bal3	FLAT SHEET METAL BALUSTRADE - CHARCOAL

LOT 4

conc1	NATURAL CONCRETE FINISH
conc2	FLUTED CONCRETE OXIDE FINISH
conc3	RIBBED CONCRETE NATURAL FINISH
tr1	TEXTURE RENDER TYPE 1 - DULUX DOMINO
br1	BRICK CLADDING TYPE 1
br2	BRICK CLADDING TYPE 2
tim1	TIMBER BATTEN TYPE 1 - SPOTTED GUM OR SIMILAR
tim2	WHITE CYPRES OR SIMILAR
tim3	OAK TIMBER OR SIMILAR
mc1	METAL CLADDING TYPE 1 - RED
mc2	METAL CLADDING TYPE 2 - CHARCOAL
mc3	METAL CLADDING TYPE 3 - COPPER
mc4	STANDING SEAM CLADDING TYPE 4 - CHARCOAL
mc5	METAL CLADDING TYPE 5 - LIGHT GRAY OR SIMILAR
st 1	STEEL TYPE 1- CHARCOAL
gl1	CLEAR GLAZING IN METAL FRAME TYPE 1
gl2	OPAQUE GLAZING IN METAL FRAME TYPE 2
gl3	OPAQUE GLAZING IN METAL FRAME TYPE 3
bal1	METAL BALUSTRADE, HANDRAILS & DULUX CHARCOAL POWDERCOAT
bal2	METAL BALUSTRADE, HANDRAILS & DULUX TYPE 2 - RED
bal3	GLASS BALUSTRADE
bal4	METAL BALUSTRADE, HANDRAILS & DULUX LIGHT GRAY OR SIMILAR

LOT 8

tr1	TEXTURE RENDER TYPE 1
tr2	TEXTURE RENDER TYPE 2
tim1	TIMBER CLADDING TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
gl2	TRANSLUCENT DOUBLE GLAZING IN METAL FRAME TYPE 2
bal1	GLAZED BALUSTRADE
bal2	METAL BALUSTRADE

LOT 9

tr1	TEXTURE RENDER TYPE 1
conc1	NATURAL CONCRETE FINISH
mc1	METAL CLADDING TYPE 1
tim1	TIMBER CLADDING TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
br1	BRICK CLADDING TYPE 1
gl2	TRANSLUCENT DOUBLE GLAZING IN METAL FRAME TYPE 2
bal1	GLAZED BALUSTRADE
bal2	METAL BALUSTRADE
mc1	METAL CLADDING TYPE 1

LOT 10

tr1	TEXTURE RENDER TYPE 1
tr2	TEXTURE RENDER TYPE 2
tim1	TIMBER CLADDING TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
gl2	TRANSLUCENT DOUBLE GLAZING IN METAL FRAME TYPE 2
bal1	GLAZED BALUSTRADE
bal2	METAL BALUSTRADE
mc1	METAL CLADDING TYPE 1

general

scr1	VERTICAL METAL SCREEN
scr2	VERTICAL METAL PRIVACY SCREEN IN METAL FRAME, MAX. 20 % OPENING
scr3	HORIZONTAL METAL SCREEN
scr4	1700 HIGH VERTICAL METAL BATTEN PRIVACY SCREEN IN METAL FRAME, MAX. 20% PERFORATION
scr5	1700 HIGH WHITE OPAQUE GLAZING PRIVACY SCREEN IN METAL FRAME
scr7	1700 HIGH METAL BATTEN SCREEN, MIN. 40% TRANSPARENCY
planter	MASONRY PLANTER
seat	FIXED STEEL FRAMED TIMBER BENCH SEAT
pav1	EXT. PAVING TYPE 1
pav2	EXT. PAVING TYPE 3
pav3	EXT. PAVING TYPE 2
pav4	EXT. PAVING TYPE 4
pav5	EXT. PAVING TYPE 5
roof-1	COLORBOND METAL DECK ROOF IN 'SURFMIST', MIN SRI 82

lot 3- north elevation

scale 1:200

lot 3- east elevation

scale 1:200

lot 3- south elevation

scale 1:200

lot 3- west elevation

scale 1:200

JAMARCHITECTS®

PROJECT/ PROPOSED MIXED USE DEVELOPMENT
EBV East Brunswick Village

DRAWING/ LOT 3 - ELEVATIONS

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

TP54

FINISHES LEGEND

LOT 3

tr1	TEXTURE RENDER TYPE 1 - DULUX DOMINO
tr2	TEXTURE RENDER TYPE 2 - WHISPER WHITE
conc1	RIBBED NATURAL CONCRETE FINISH
conc2	NATURAL CONCRETE FINISH
br1	BRICK CLADDING TYPE 1
mc1	METAL FINISH - CHARCOAL
tim1	TIMBER FINISH TYPE 1
st1	STEEL FINISH TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
gl3	CLEAR GLAZING IN BLACKBUTT TIMBER FRAME
bal1	OPAQUE GLAZED BALUSTRADE
bal2	OPEN METAL BALUSTRADE - CHARCOAL
bal3	FLAT SHEET METAL BALUSTRADE - CHARCOAL

LOT 4

conc1	NATURAL CONCRETE FINISH
conc2	FLUTED CONCRETE OXIDE FINISH
conc3	RIBBED CONCRETE NATURAL FINISH
tr1	TEXTURE RENDER TYPE 1 - DULUX DOMINO
br1	BRICK CLADDING TYPE 1
br2	BRICK CLADDING TYPE 2
tim1	TIMBER BATTEN TYPE 1 - SPOTTED GUM OR SIMILAR
tim2	WHITE CYPRES OR SIMILAR
tim3	OAK TIMBER OR SIMILAR
mc1	METAL CLADDING TYPE 1 - RED
mc2	METAL CLADDING TYPE 2 - CHARCOAL
mc3	METAL CLADDING TYPE 3 - COPPER
mc4	STANDING SEAM CLADDING TYPE 4 - CHARCOAL
mc5	METAL CLADDING TYPE 5 - LIGHT GRAY OR SIMILAR
st 1	STEEL TYPE 1- CHARCOAL
gl1	CLEAR GLAZING IN METAL FRAME TYPE 1
gl2	OPAQUE GLAZING IN METAL FRAME TYPE 2
gl3	OPAQUE GLAZING IN METAL FRAME TYPE 3
bal1	METAL BALUSTRADE, HANDRAILS & DULUX CHARCOAL POWDERCOAT
bal2	METAL BALUSTRADE, HANDRAILS & DULUX TYPE 2 - RED
bal3	GLASS BALUSTRADE
bal4	METAL BALUSTRADE, HANDRAILS & DULUX LIGHT GRAY OR SIMILAR

LOT 8

tr1	TEXTURE RENDER TYPE 1
tr2	TEXTURE RENDER TYPE 2
tim1	TIMBER CLADDING TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
gl2	TRANSLUCENT DOUBLE GLAZING IN METAL FRAME TYPE 2
bal1	GLAZED BALUSTRADE

LOT 9

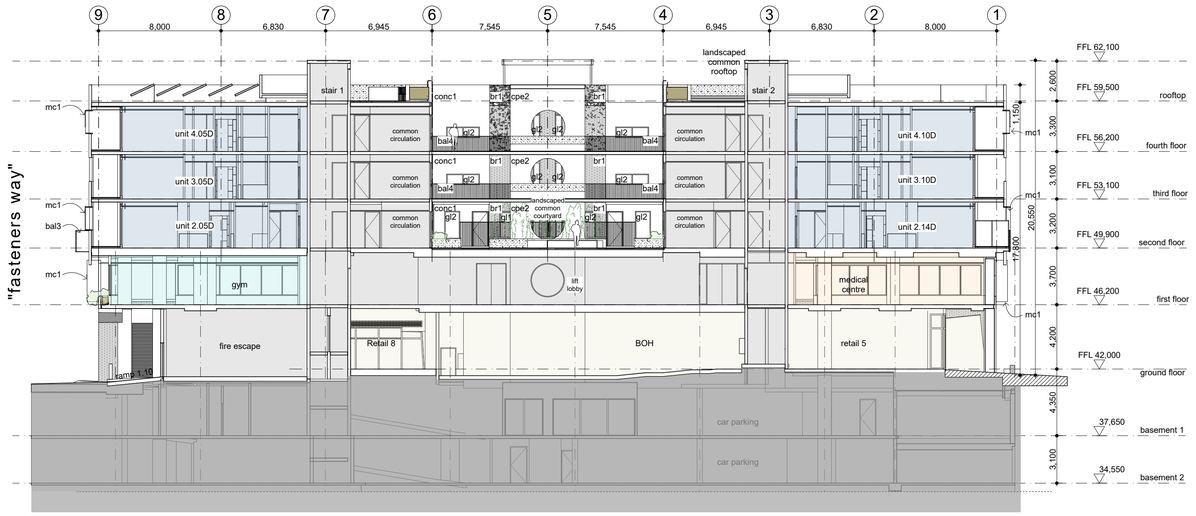
tr1	TEXTURE RENDER TYPE 1
conc1	NATURAL CONCRETE FINISH
mc1	METAL CLADDING TYPE 1
tim1	TIMBER CLADDING TYPE 1
br1	BRICK CLADDING TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
gl2	TRANSLUCENT DOUBLE GLAZING IN METAL FRAME TYPE 2
bal1	GLAZED BALUSTRADE
bal2	METAL BALUSTRADE

LOT 10

tr1	TEXTURE RENDER TYPE 1
tr2	TEXTURE RENDER TYPE 2
tim1	TIMBER CLADDING TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
gl2	TRANSLUCENT DOUBLE GLAZING IN METAL FRAME TYPE 2
bal1	GLAZED BALUSTRADE
bal2	METAL BALUSTRADE
mc1	METAL CLADDING TYPE 1

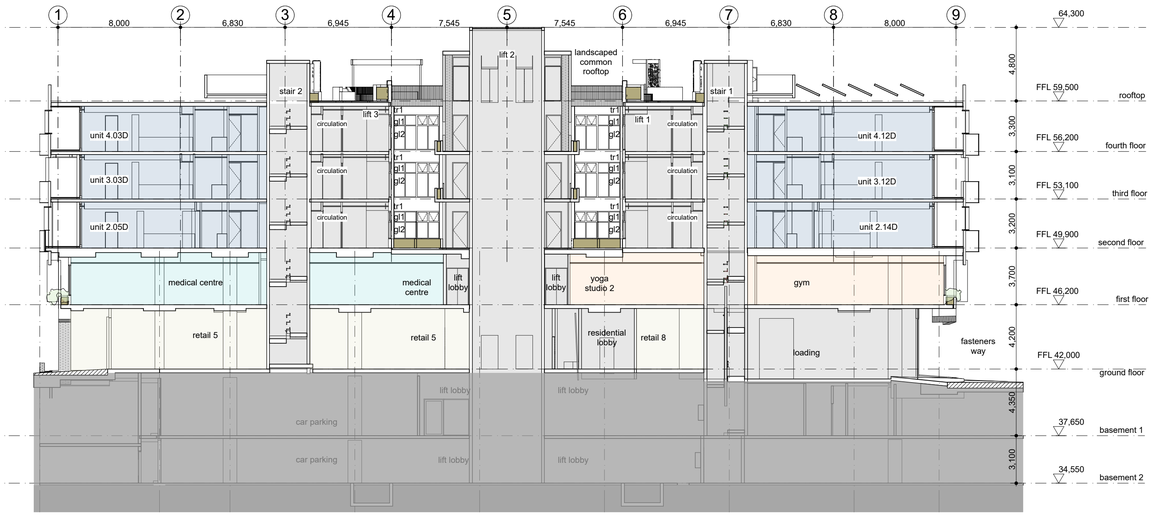
general

scr1	VERTICAL METAL SCREEN
scr2	VERTICAL METAL PRIVACY SCREEN IN METAL FRAME, MAX. 20 % OPENING
scr3	HORIZONTAL METAL SCREEN
scr4	1700 HIGH VERTICAL METAL BATTEN PRIVACY SCREEN IN METAL FRAME, MAX. 20% PERFORATION
scr5	1700 HIGH WHITE OPAQUE GLAZING PRIVACY SCREEN IN METAL FRAME
scr7	1700 HIGH METAL BATTEN SCREEN, MIN. 40% TRANSPARENCY
planter	MASONRY PLANTER
seat	FIXED STEEL FRAMED TIMBER BENCH SEAT
pav1	EXT. PAVING TYPE 1
pav2	EXT. PAVING TYPE 3
pav3	EXT. PAVING TYPE 2
pav4	EXT. PAVING TYPE 4
pav5	EXT. PAVING TYPE 5
roof-1	COLORBOND METAL DECK ROOF IN 'SURFMIST', MIN SRI 82



lot 3- section a-a

scale 1:200



lot 3- section b-b

scale 1:200

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ LOT 3 - SECTIONS

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

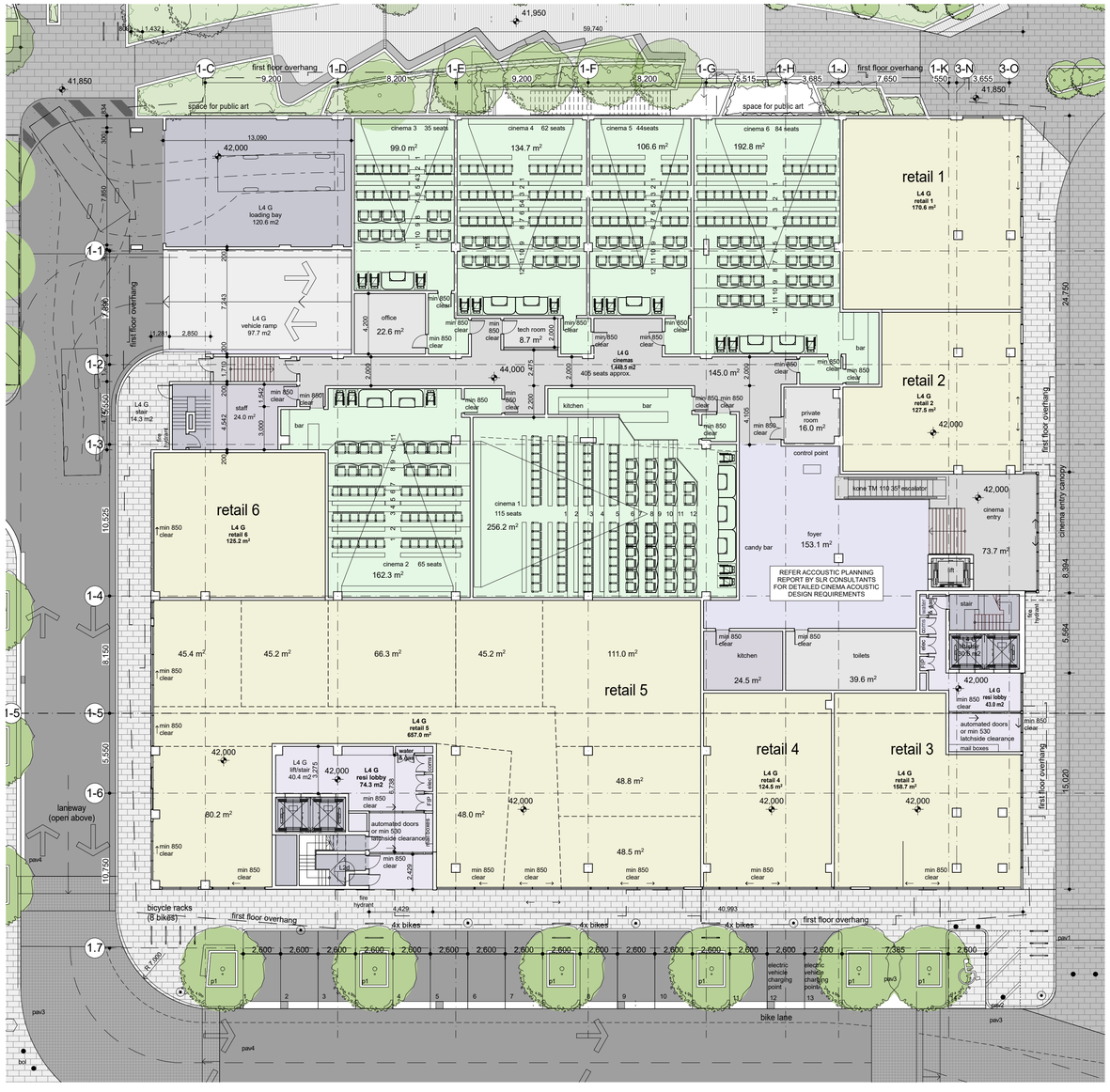
LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

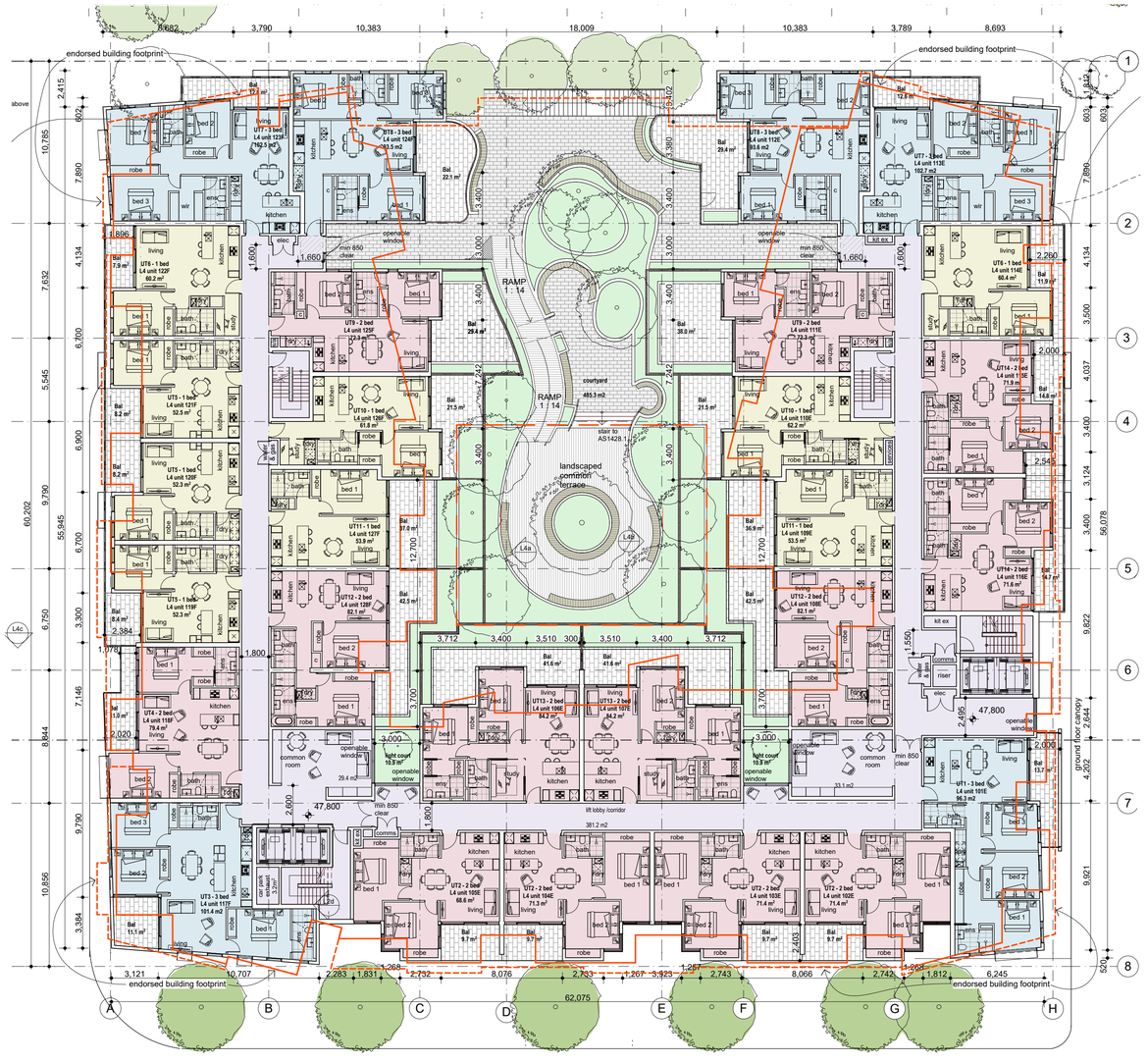
REVISION/ T - 29.06.20

TP55



lot 4- ground floor plan

scale 1:200



lot 4- first floor plan

scale 1:200

This plan has been endorsed to detail staging only and does not constitute endorsement of design details, including but not limited to, floor layouts, setbacks, road works, landscaping and open space.

Accessibility Requirements Legend:
DA-01 - Warning tactile ground surface indicators to be installed in accordance with AS 1428.4.1 (2009) to all stairs, escalators, ramps, and, where pedestrian access ways meet a vehicular roadway at grade
DA-02 - Braille and tactile indicators to be provided to all passenger lifts in accordance with AS 1735.12 (1999)
DA-03 - External pedestrian paths of travel shall incorporate the use of contrasting surface materials to assist the orientation and mobility of people with a visual impairment
DA-04 - The provision of emergency evacuation chairs is proposed within fire-isolated egress stairs to assist in the evacuation of people with disabilities
DA-05 - Accessible lifts with rise greater than 12m dimensioned 1400mm x 1600mm

Refer to Condition 30 + Accessibility Report

Acoustic Requirements Legend:
AC-01 - Carpark + loading bay doors + gates to be fixed only to the floor slab, quiet in operation + not rattle, to fully seal when closed and motor to be 3 phase and variable speed with slow stop and start.
AC-02 - Loading bay doors to be solid panels and fast acting with sound insertion loss of 14 dB or more
AC-03 - Loading bay to be separated from neighbouring residential development to minimise structure borne sound, and to be fitted with 50mm insulation not less than 32kg/m³ and perforated sheet steel facing. All trucks using loading bay to be fitted with broad band reversing beepers.
AC-04 - Bedroom windows facing Nicholson St must use 10/12/6 double glazed unit glass
AC-05 - Mechanical plant to be vibration isolated from building structure

Refer to Condition 8 + Acoustic Report

JAMARCHITECTS®

PROJECT/ PROPOSED MIXED USE DEVELOPMENT
EBV East Brunswick Village

DRAWING/ LOT 4 - GND & 1ST FLOOR PLAN

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

TP56

lot 4- second floor plan

scale 1:200

lot 4- third floor plan

scale 1:200

This plan has been endorsed to detail staging only and does not constitute endorsement of design details, including but not limited to, floor layouts, setbacks, road works, landscaping and open space.

Accessibility Requirements Legend:
DA-01 - Warning tactile ground surface indicators to be installed in accordance with AS 1428.4.1 (2009) to all stairs, escalators, ramps, and, where pedestrian access ways meet a vehicular roadway at grade
DA-02 - Braille and tactile indicators to be provided to all passenger lifts in accordance with AS 1735.12 (1999)
DA-03 - External pedestrian paths of travel shall incorporate the use of contrasting surface materials to assist the orientation and mobility of people with a visual impairment
DA-04 - The provision of emergency evacuation chairs is proposed within fire-isolated egress stairs to assist in the evacuation of people with disabilities
DA-05 - Accessible lifts with rise greater than 12m dimensioned 1400mm x 1600mm

Refer to Condition 30 + Accessibility Report

Acoustic Requirements Legend:
AC-01 - Carpark + loading bay doors + gates to be fixed only to the floor slab, quiet in operation + not rattle, to fully seal when closed and motor to be 3 phase and variable speed with slow stop and start.
AC-02 - Loading bay doors to be solid panels and fast acting with sound insertion loss of 14 dB or more
AC-03 - Loading bay to be separated from neighbouring residential development to minimise structure borne sound, and to be fitted with 50mm insulation not less than 32kg/m³ and perforated sheet steel facing. All trucks using loading bay to be fitted with broad band reversing beepers.
AC-04 - Bedroom windows facing Nicholson St must use 10/12/6 double glazed unit glass
AC-05 - Mechanical plant to be vibration isolated from building structure

Refer to Condition 8 + Acoustic Report

JAMARCHITECTS®

PROJECT/ PROPOSED MIXED USE DEVELOPMENT
EBV East Brunswick Village

DRAWING/ LOT 4 - 2ND & 3RD FLOOR PLAN

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

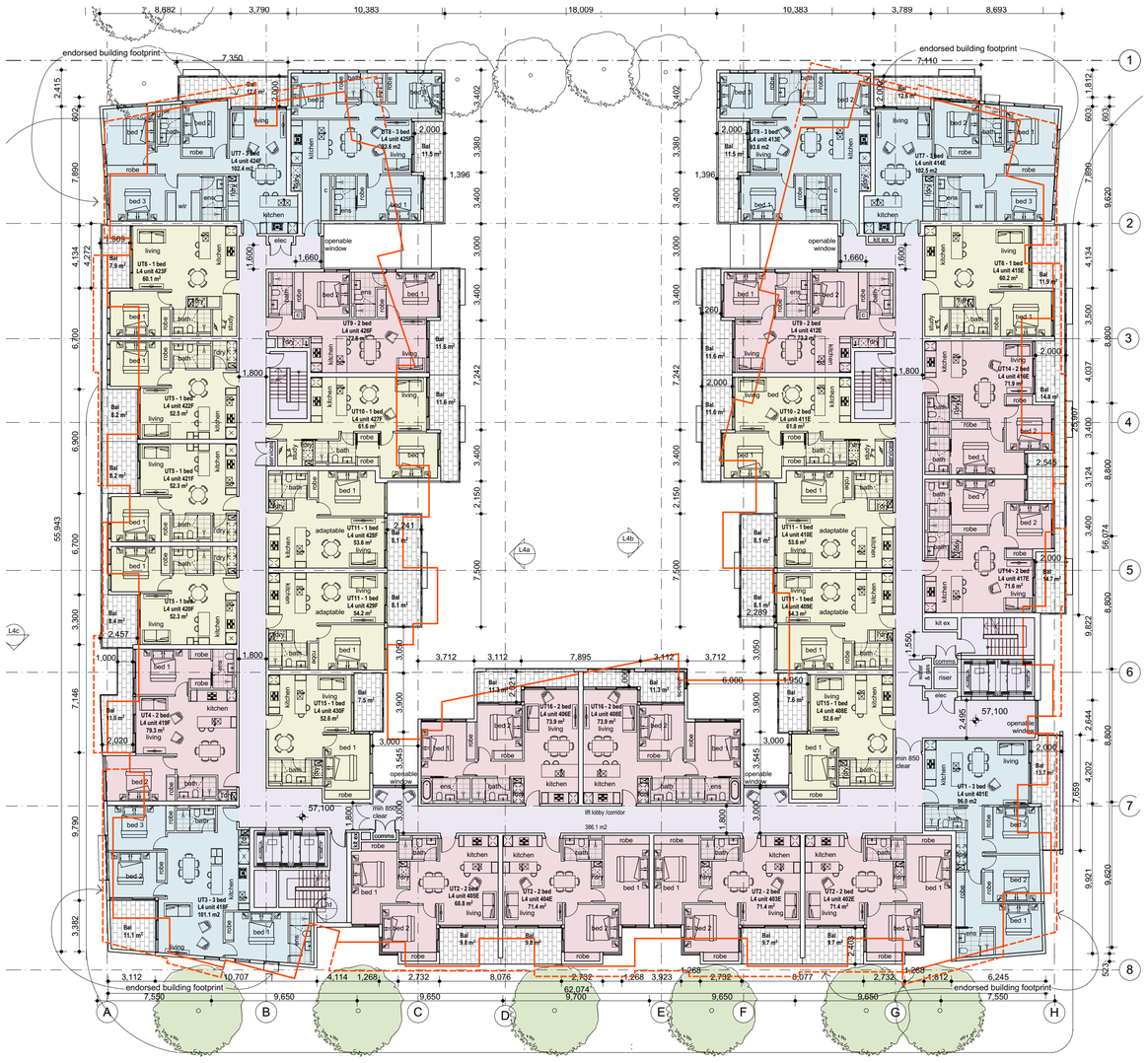
LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

TP57



lot 4- fourth floor plan

scale 1:200

lot 4- fifth floor plan

scale 1:200

This plan has been endorsed to detail staging only and does not constitute endorsement of design details, including but not limited to, floor layouts, setbacks, road works, landscaping and open space.

Accessibility Requirements Legend:
DA-01 - Warning tactile ground surface indicators to be installed in accordance with AS 1428.4.1 (2009) to all stairs, escalators, ramps, and, where pedestrian access ways meet a vehicular roadway at grade
DA-02 - Braille and tactile indicators to be provided to all passenger lifts in accordance with AS 1735.12 (1999)
DA-03 - External pedestrian paths of travel shall incorporate the use of contrasting surface materials to assist the orientation and mobility of people with a visual impairment
DA-04 - The provision of emergency evacuation chairs is proposed within fire-isolated egress stairs to assist in the evacuation of people with disabilities
DA-05 - Accessible lifts with rise greater than 12m dimensioned 1400mm x 1600mm

Refer to Condition 30 + Accessibility Report

Acoustic Requirements Legend:
AC-01 - Carpark + loading bay doors + gates to be fixed only to the floor slab, quiet in operation + not rattle, to fully seal when closed and motor to be 3 phase and variable speed with slow stop and start.
AC-02 - Loading bay doors to be solid panels and fast acting with sound insertion loss of 14 dB or more
AC-03 - Loading bay to be separated from neighbouring residential development to minimise structure borne sound, and to be fitted with 50mm insulation not less than 32kg/m³ and perforated sheet steel facing. All trucks using loading bay to be fitted with broad band reversing beepers.
AC-04 - Bedroom windows facing Nicholson St must use 10/12/6 double glazed unit glass
AC-05 - Mechanical plant to be vibration isolated from building structure

Refer to Condition 8 + Acoustic Report

JAMARCHITECTS®

PROJECT/ PROPOSED MIXED USE DEVELOPMENT
EBV East Brunswick Village

DRAWING/ LOT 4 - 4TH & 5TH FLOOR PLAN

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

TP58

lot 4- roof plan

scale 1:200

PROJECT/ PROPOSED MIXED USE DEVELOPMENT

DRAWING/ LOT 4 - ROOF PLAN

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ S1 - 21.08.19

JAMARCHITECTS®

TP59

FINISHES LEGEND

LOT 3

tr1	TEXTURE RENDER TYPE 1 - DULUX DOMINO
tr2	TEXTURE RENDER TYPE 2 - WHISPER WHITE
conc1	RIBBED NATURAL CONCRETE FINISH
conc2	NATURAL CONCRETE FINISH
br1	BRICK CLADDING TYPE 1
mc1	METAL FINISH - CHARCOAL
tim1	TIMBER FINISH TYPE 1
st1	STEEL FINISH TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
gl3	CLEAR GLAZING IN BLACKBUTT TIMBER FRAME
bal1	OPAQUE GLAZED BALUSTRADE
bal2	OPEN METAL BALUSTRADE - CHARCOAL
bal3	FLAT SHEET METAL BALUSTRADE - CHARCOAL

LOT 4

conc1	NATURAL CONCRETE FINISH
conc2	FLUTED CONCRETE OXIDE FINISH
conc3	RIBBED CONCRETE NATURAL FINISH
tr1	TEXTURE RENDER TYPE 1 - DULUX DOMINO
br1	BRICK CLADDING TYPE 1
br2	BRICK CLADDING TYPE 2
tim1	TIMBER BATTEN TYPE 1 - SPOTTED GUM OR SIMILAR
tim2	WHITE CYPRES OR SIMILAR
tim3	OAK TIMBER OR SIMILAR
mc1	METAL CLADDING TYPE 1 - RED
mc2	METAL CLADDING TYPE 2 - CHARCOAL
mc3	METAL CLADDING TYPE 3 - COPPER
mc4	STANDING SEAM CLADDING TYPE 4 - CHARCOAL
mc5	METAL CLADDING TYPE 5 - LIGHT GRAY OR SIMILAR
st 1	STEEL TYPE 1- CHARCOAL
gl1	CLEAR GLAZING IN METAL FRAME TYPE 1
gl2	OPAQUE GLAZING IN METAL FRAME TYPE 2
gl3	OPAQUE GLAZING IN METAL FRAME TYPE 3
bal1	METAL BALUSTRADE, HANDRAILS & DULUX CHARCOAL POWDERCOAT
bal2	METAL BALUSTRADE, HANDRAILS & DULUX TYPE 2 - RED
bal3	GLASS BALUSTRADE
bal4	METAL BALUSTRADE, HANDRAILS & DULUX LIGHT GRAY OR SIMILAR

LOT 8

tr1	TEXTURE RENDER TYPE 1
tr2	TEXTURE RENDER TYPE 2
tim1	TIMBER CLADDING TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
gl2	TRANSLUCENT DOUBLE GLAZING IN METAL FRAME TYPE 2
bal1	GLAZED BALUSTRADE
bal2	METAL BALUSTRADE

LOT 9

tr1	TEXTURE RENDER TYPE 1
conc1	NATURAL CONCRETE FINISH
mc1	METAL CLADDING TYPE 1
tim1	TIMBER CLADDING TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
gl2	TRANSLUCENT DOUBLE GLAZING IN METAL FRAME TYPE 2
bal1	GLAZED BALUSTRADE
bal2	METAL BALUSTRADE

LOT 10

tr1	TEXTURE RENDER TYPE 1
tr2	TEXTURE RENDER TYPE 2
tim1	TIMBER CLADDING TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
gl2	TRANSLUCENT DOUBLE GLAZING IN METAL FRAME TYPE 2
bal1	GLAZED BALUSTRADE
bal2	METAL BALUSTRADE
mc1	METAL CLADDING TYPE 1

general

scr1	VERTICAL METAL SCREEN
scr2	VERTICAL METAL PRIVACY SCREEN IN METAL FRAME, MAX. 20 % OPENING
scr3	HORIZONTAL METAL SCREEN
scr4	1700 HIGH VERTICAL METAL BATTEN PRIVACY SCREEN IN METAL FRAME, MAX. 20% PERFORATION
scr5	1700 HIGH WHITE OPAQUE GLAZING PRIVACY SCREEN IN METAL FRAME
scr7	1700 HIGH METAL BATTEN SCREEN, MIN. 40% TRANSPARENCY
planter	MASONRY PLANTER
seat	FIXED STEEL FRAMED TIMBER BENCH SEAT
pav1	EXT. PAVING TYPE 1
pav2	EXT. PAVING TYPE 3
pav3	EXT. PAVING TYPE 2
pav4	EXT. PAVING TYPE 4
pav5	EXT. PAVING TYPE 5
roof-1	COLORBOND METAL DECK ROOF IN 'SURFMIST', MIN SRI 82

lot 4- north elevation

scale 1:200

lot 4 - east elevation

scale 1:200

lot 4- south elevation

scale 1:200

lot 4- west elevation

scale 1:200

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ LOT 4 - ELEVATIONS

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JAMARCHITECTS®

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

TP60

FINISHES LEGEND

tr1	TEXTURE RENDER TYPE 1 - DULUX DOMINO
tr2	TEXTURE RENDER TYPE 2 - WHISPER WHITE
conc1	RIBBED NATURAL CONCRETE FINISH
conc2	NATURAL CONCRETE FINISH
br1	BRICK CLADDING TYPE 1
mc1	METAL FINISH - CHARCOAL
tim1	TIMBER FINISH TYPE 1
st1	STEEL FINISH TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
gl3	CLEAR GLAZING IN BLACKBUTT TIMBER FRAME
bal1	OPAQUE GLAZED BALUSTRADE
bal2	OPEN METAL BALUSTRADE - CHARCOAL
bal3	FLAT SHEET METAL BALUSTRADE - CHARCOAL

conc1	NATURAL CONCRETE FINISH
conc2	FLUTED CONCRETE OXIDE FINISH
conc3	RIBBED CONCRETE NATURAL FINISH
tr1	TEXTURE RENDER TYPE 1 - DULUX DOMINO
br1	BRICK CLADDING TYPE 1
br2	BRICK CLADDING TYPE 2
tim1	TIMBER BATTEN TYPE 1 - SPOTTED GUM OR SIMILAR
tim2	WHITE CYPRES OR SIMILAR
tim3	OAK TIMBER OR SIMILAR
mc1	METAL CLADDING TYPE 1 - RED
mc2	METAL CLADDING TYPE 2 - CHARCOAL
mc3	METAL CLADDING TYPE 3 - COPPER
mc4	STANDING SEAM CLADDING TYPE 4 - CHARCOAL
mc5	METAL CLADDING TYPE 5 - LIGHT GRAY OR SIMILAR
st 1	STEEL TYPE 1- CHARCOAL
gl1	CLEAR GLAZING IN METAL FRAME TYPE 1
gl2	OPAQUE GLAZING IN METAL FRAME TYPE 2
gl3	OPAQUE GLAZING IN METAL FRAME TYPE 3
bal1	METAL BALUSTRADE, HANDRAILS & DULUX CHARCOAL POWDERCOAT
bal2	METAL BALUSTRADE, HANDRAILS & DULUX TYPE 2 - RED
bal3	GLASS BALUSTRADE
bal4	METAL BALUSTRADE, HANDRAILS & DULUX LIGHT GRAY OR SIMILAR

tr1	TEXTURE RENDER TYPE 1
tr2	TEXTURE RENDER TYPE 2
tim1	TIMBER CLADDING TYPE 1
tim1	TIMBER CLADDING TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
gl2	TRANSLUCENT DOUBLE GLAZING IN METAL FRAME TYPE 2
bal1	GLAZED BALUSTRADE
bal2	METAL BALUSTRADE

tr1	TEXTURE RENDER TYPE 1
tr2	TEXTURE RENDER TYPE 2
conc1	NATURAL CONCRETE FINISH
mc1	METAL CLADDING TYPE 1
tim1	TIMBER CLADDING TYPE 1
gl1	CLEAR DOUBLE GLAZING IN METAL FRAME TYPE 1
gl2	TRANSLUCENT DOUBLE GLAZING IN METAL FRAME TYPE 2
bal1	GLAZED BALUSTRADE
bal2	METAL BALUSTRADE
mc1	METAL CLADDING TYPE 1

scr1	VERTICAL METAL SCREEN
scr2	VERTICAL METAL PRIVACY SCREEN IN METAL FRAME, MAX. 20 % OPENING
scr3	HORIZONTAL METAL SCREEN
scr4	1700 HIGH VERTICAL METAL BATTEN PRIVACY SCREEN IN METAL FRAME, MAX. 20% PERFORATION
scr5	1700 HIGH WHITE OPAQUE GLAZING PRIVACY SCREEN IN METAL FRAME
scr7	1700 HIGH METAL BATTEN SCREEN, MIN. 40% TRANSPARENCY
planter	MASONRY PLANTER
seat	FIXED STEEL FRAMED TIMBER BENCH SEAT
pav1	EXT. PAVING TYPE 1
pav2	EXT. PAVING TYPE 3
pav3	EXT. PAVING TYPE 2
pav4	EXT. PAVING TYPE 4
pav5	EXT. PAVING TYPE 5
roof-1	COLORBOND METAL DECK ROOF IN 'SURFMIST', MIN SRI 82

lot 4- section aa

scale 1:200

lot 4- section bb

scale 1:200

lot 4- section cc

scale 1:200

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ LOT 4 - SECTIONS

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

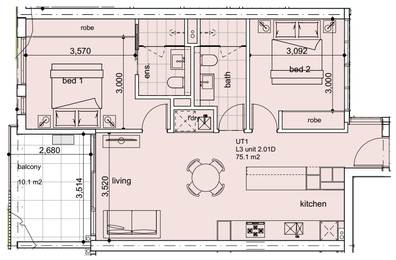
JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

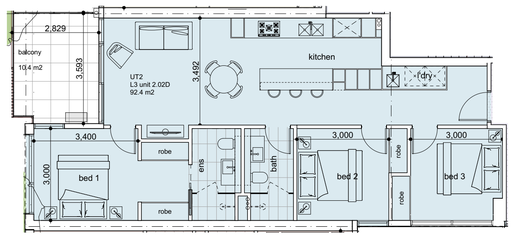
TP61

LOT 3



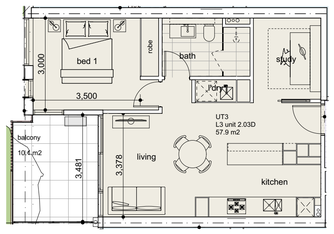
UNIT TYPE 1

- 2 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



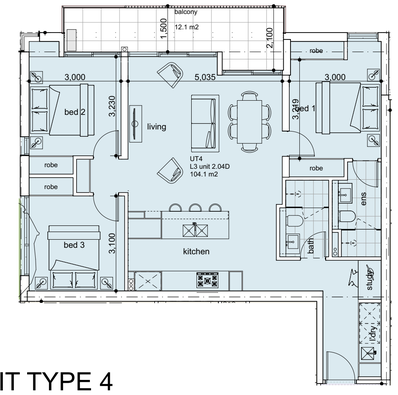
UNIT TYPE 2

- 3 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



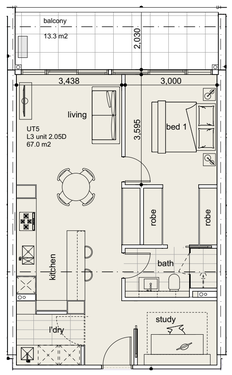
UNIT TYPE 3

- 1 x bedroom with robe
- 1 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- separate study room
- balcony / terrace



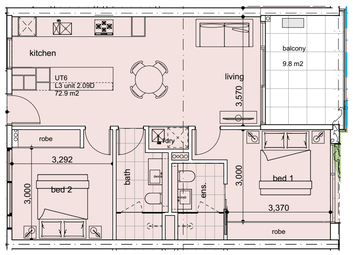
UNIT TYPE 4

- 3 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- study
- balcony/terrace



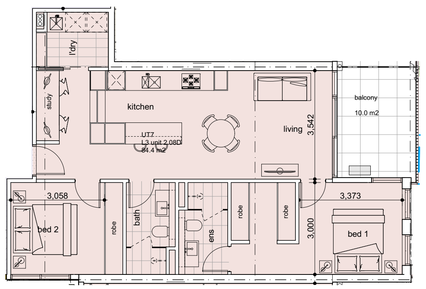
UNIT TYPE 5

- 1 x bedroom with robe
- 1 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- study
- balcony / terrace



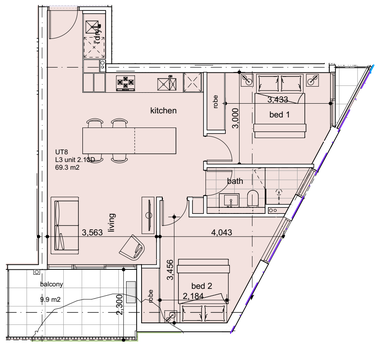
UNIT TYPE 6

- 2 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



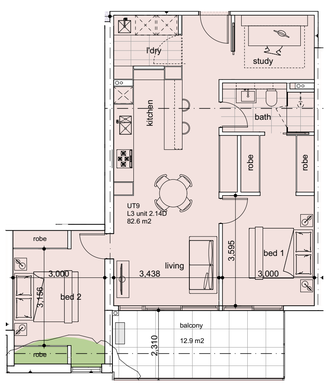
UNIT TYPE 7

- 2 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- study
- balcony / terrace



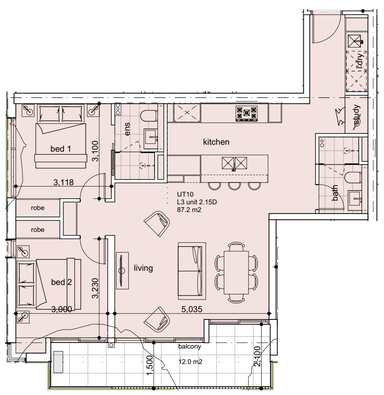
UNIT TYPE 8

- 2 x bedroom with robe
- 1 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area



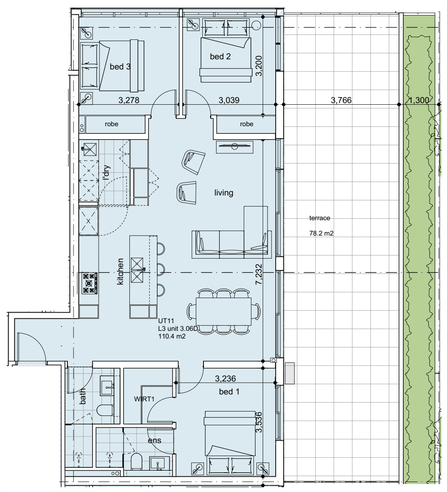
UNIT TYPE 9

- 2 x bedroom with robe
- 1 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- separate study room



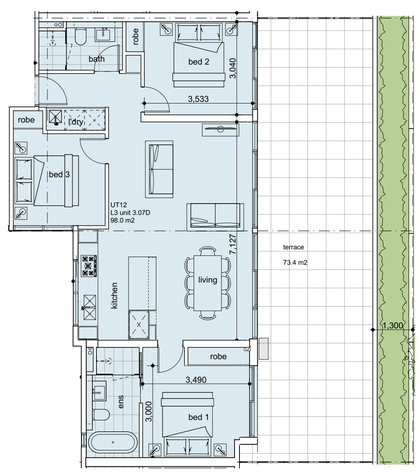
UNIT TYPE 10

- 2 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- study
- balcony / terrace



UNIT TYPE 11

- 3 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



UNIT TYPE 12

- 3 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ TYPICAL UNIT PLANS LOT 3

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2

7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

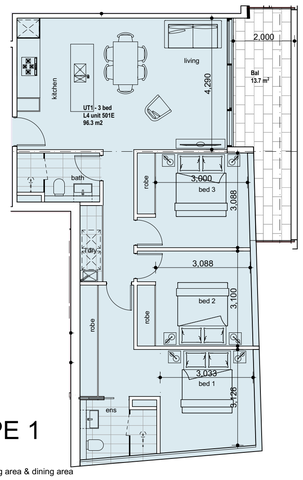
JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

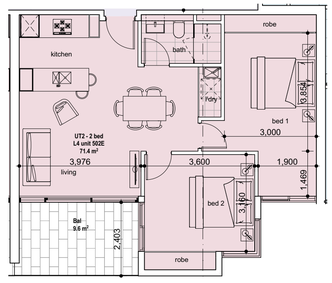
TP79

LOT 4



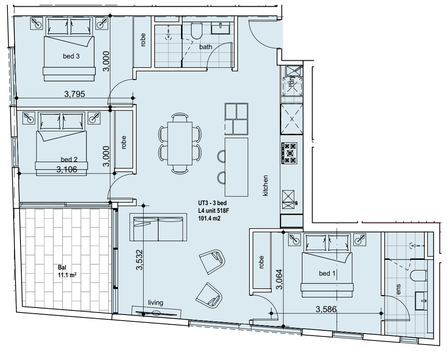
UNIT TYPE 1

- 3 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



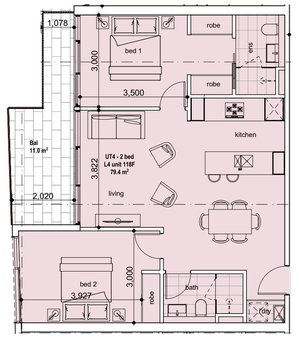
UNIT TYPE 2

- 2 x bedroom with robe
- 1 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



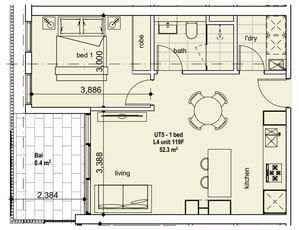
UNIT TYPE 3

- 3 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



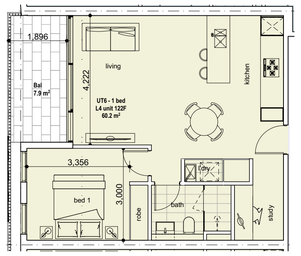
UNIT TYPE 4

- 2 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



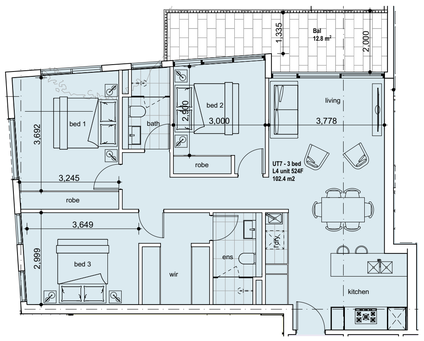
UNIT TYPE 5

- 1 x bedroom with robe
- 1 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



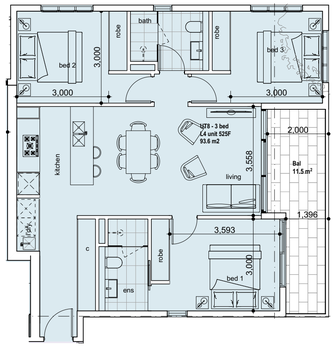
UNIT TYPE 6

- 1 x bedroom with robe
- 1 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



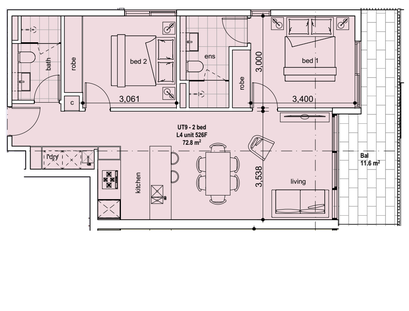
UNIT TYPE 7

- 3 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



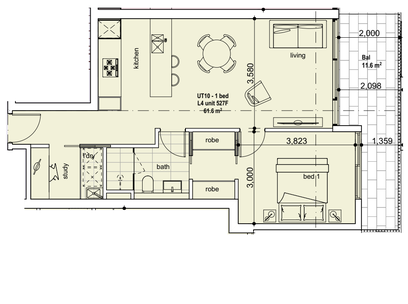
UNIT TYPE 8

- 3 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



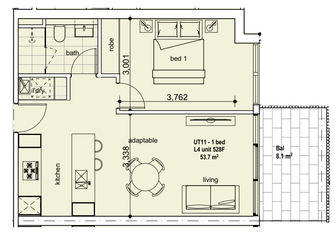
UNIT TYPE 9

- 2 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



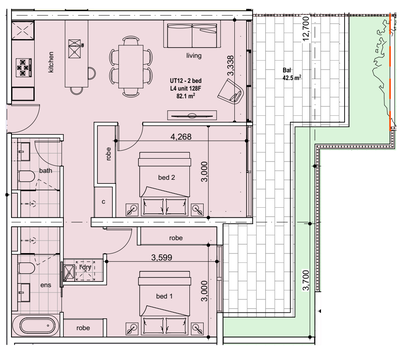
UNIT TYPE 10

- 1 x bedroom with robe
- 1 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- study
- balcony / terrace



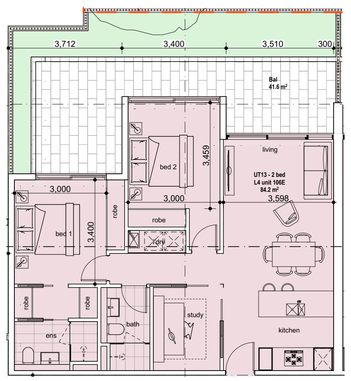
UNIT TYPE 11

- 1 x bedroom with robe
- 1 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



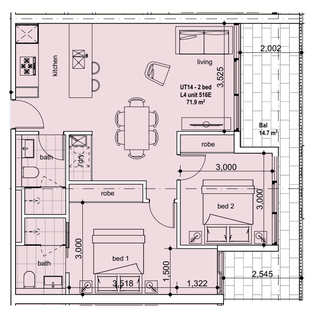
UNIT TYPE 12

- 2 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



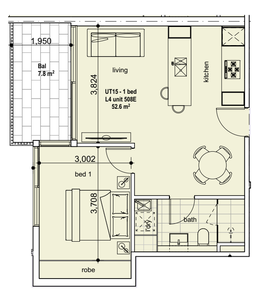
UNIT TYPE 13

- 2 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



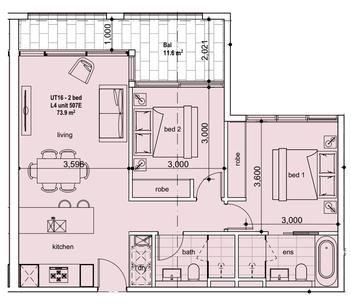
UNIT TYPE 14

- 2 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



UNIT TYPE 15

- 1 x bedroom with robe
- 1 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace



UNIT TYPE 16

- 2 x bedroom with robe
- 2 x bathroom & 1 x laundry
- open plan kitchen area, living area & dining area
- balcony / terrace

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ TYPICAL UNIT PLANS LOT 4

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

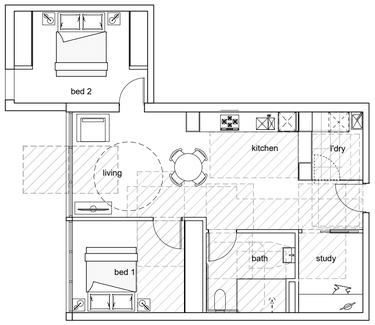
LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

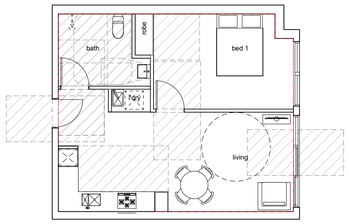
JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

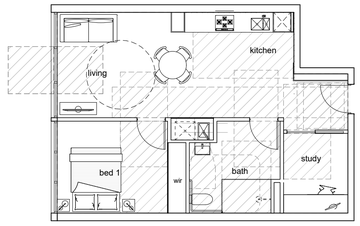
JOB NUMBER/ 1416

REVISION/ T - 29.06.20

TP80





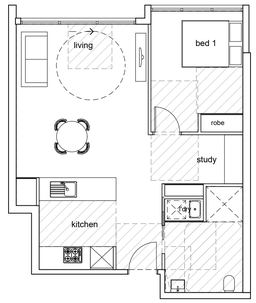


lot3
1:100 (A1)

adaptable units
L3 2.05
L3 2.14
L3 3.03
L3 3.12
L3 4.03
L3 4.12

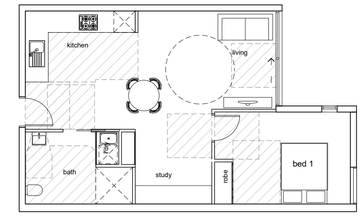
lot4
1:100 (A1)

adaptable units
L4 2.09
L4 2.10
L4 2.28
L4 2.29
L4 3.09
L4 3.10
L4 3.28
L4 3.29
L4 4.09
L4 4.10
L4 4.28
L4 4.29
L4 5.09
L4 5.10
L4 5.28
L4 5.29



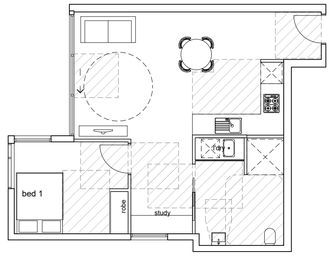
lot9
1:100 (A1)

adaptable units
L9 0.02
L9 0.07



lot10
1:100 (A1)

adaptable units
L10 2.01
L10 3.01
L10 4.01
L10 5.01



lot9
1:100 (A1)

adaptable units
L9 1.12
L9 2.12
L9 3.12
L9 4.12

adaptable unit summary

lot 3	6	
lot 4	16	
lot 9	6	
lot 10	4	
total	32	(10%)

key

hatched area represents required circulation space

JAMARCHITECTS®

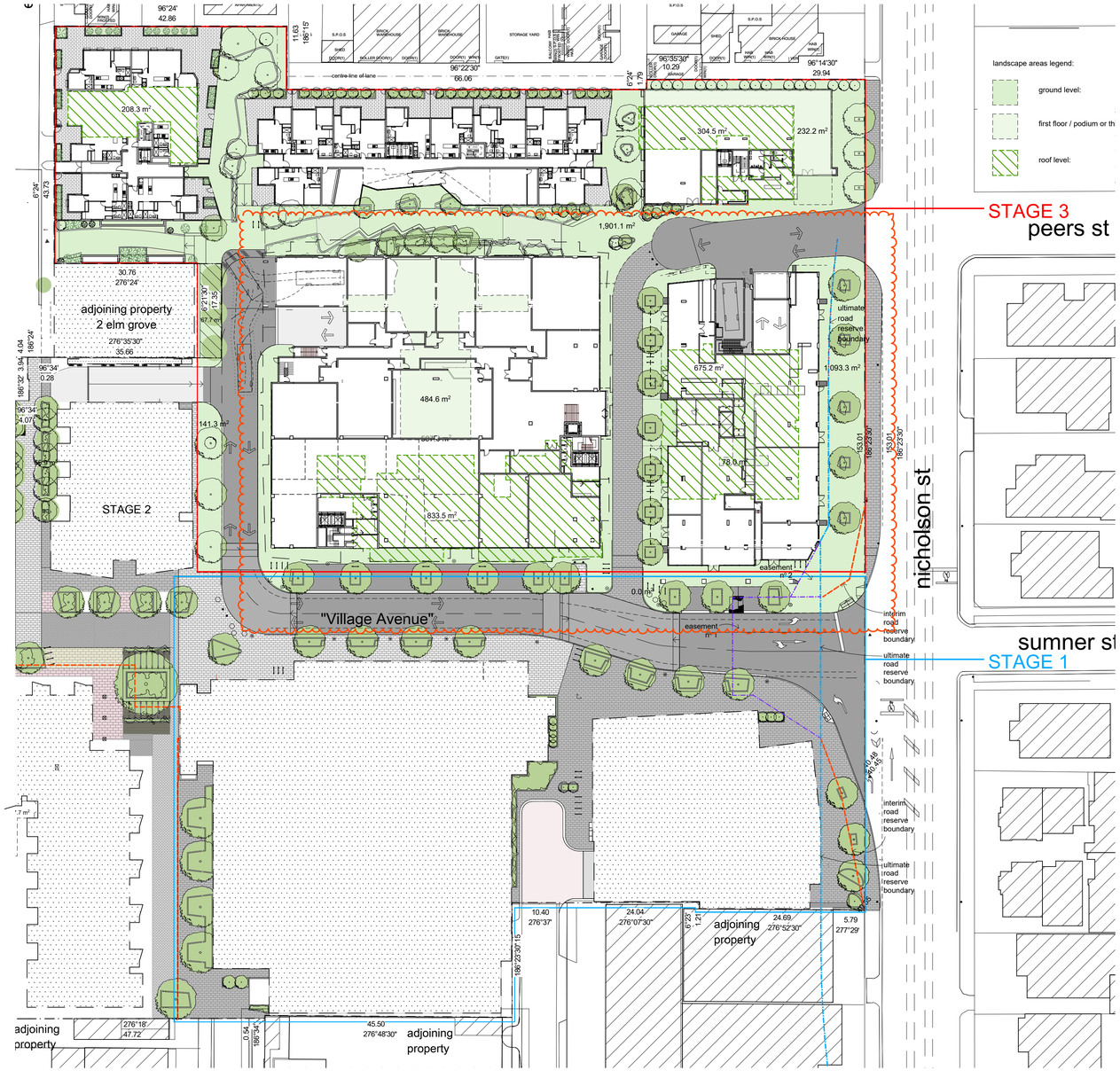
PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT
DRAWING/ ADAPTABLE UNIT PLANS LOTS 3,4,9 &10
CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD
ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC
SCALE/
DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

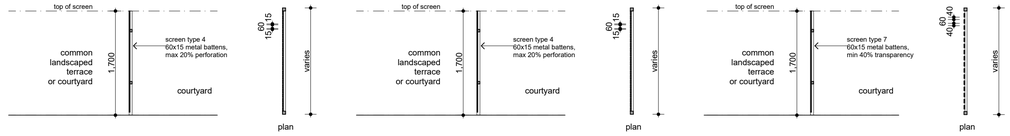
JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416
REVISION/ T - 29.06.20

TP83



common landscape diagram
scale 1:500



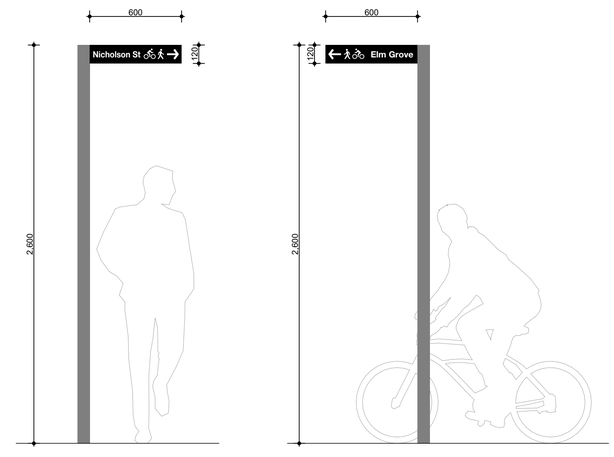
screen detail - scr1/scr2 (stage 1)
scale 1:50

screen detail - scr4 (stage 3)
scale 1:50

screen detail - scr7 (stage 3)
scale 1:50

screen detail - scr6
scale 1:50

screen detail - scr5 (stage 3)
scale 1:50



sign1- directional signage on elm grove
1:20

sign2- directional signage on nicholson street
1:20

JAMARCHITECTS®

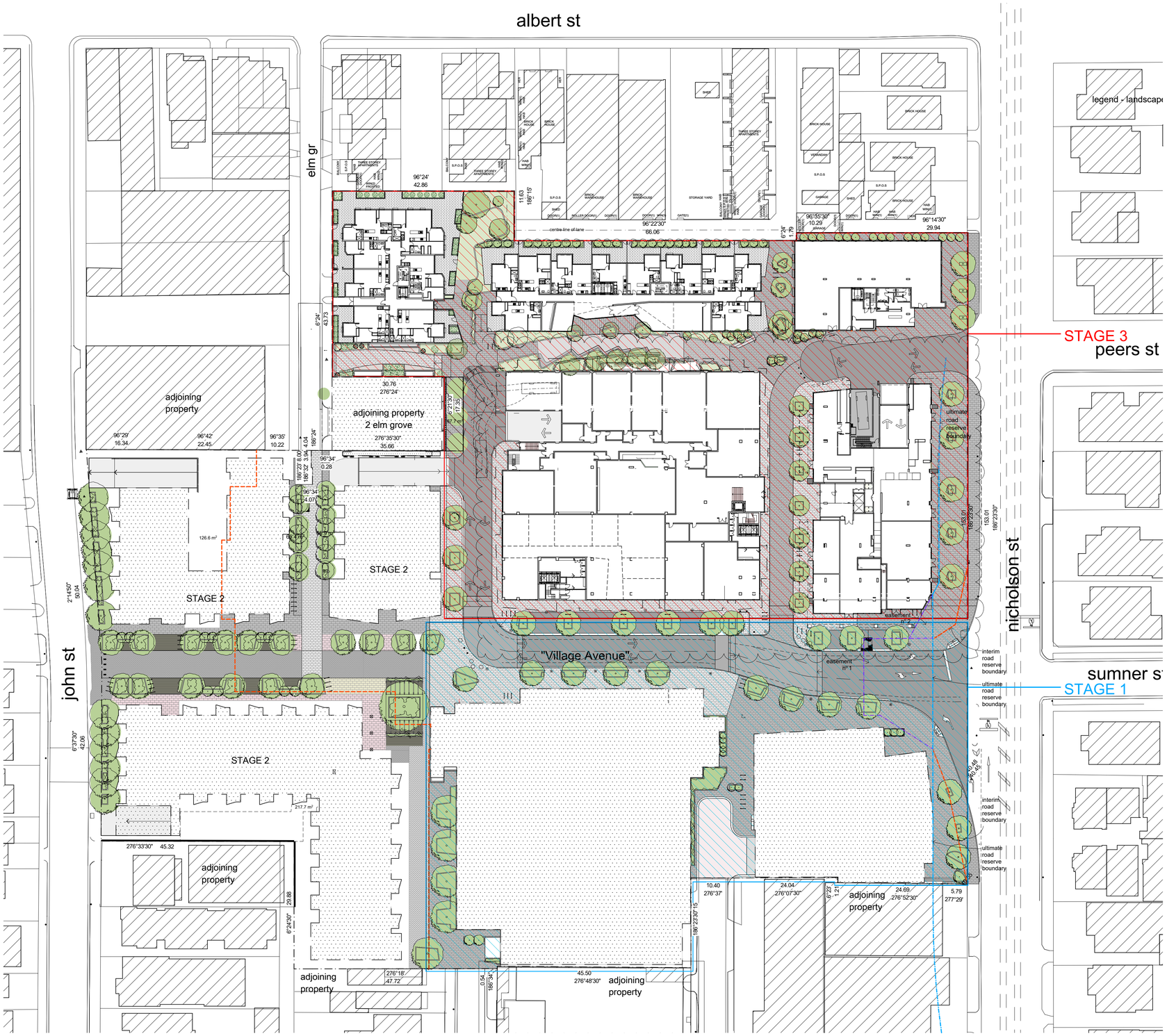
PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT
DRAWING/ COMMON LANDSCAPE DIAGRAM
CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD
ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC
SCALE/
DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416
REVISION/ T - 29.06.20

TP84



24 hour public access ground floor site plan

scale 1:500

extent of land proposed for public 24 hour access - STAGE 1

extent of land proposed for public 24 hour access - STAGE 3

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ PUBLIC SPACE ACCESS PLAN

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

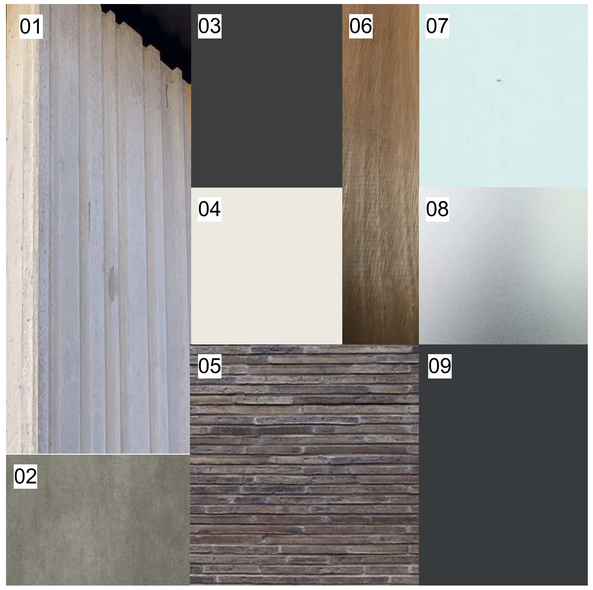
LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

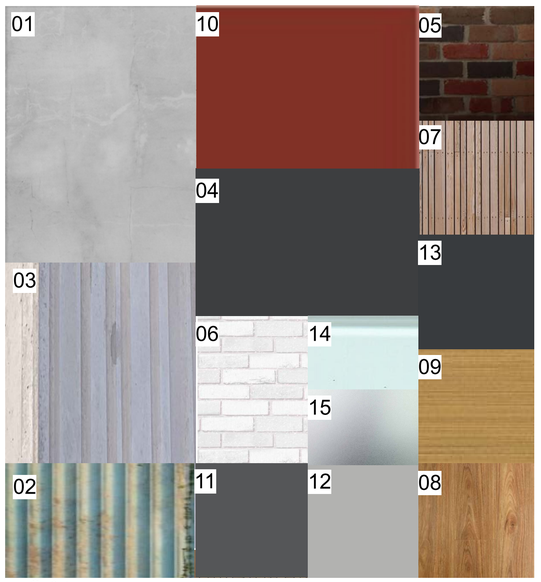
TP85



FINISHES LEGEND

LOT 3

01	conc1	RIBBED CONCRETE NATURAL FINISH
02	conc2	NATURAL CONCRETE FINISH
05	br1	BRICK CLADDING TYPE 1
03	tr1	TEXTURE RENDER TYPE 1 - DULUX DOMINO
04	tr2	TEXTURE RENDER TYPE 1 - DULUX WHISPER WHITE
07	gl1	CLEAR GLAZING IN METAL FRAME TYPE 1
08	bal1	OPAQUE GLASS BALUSTRADE
06	gl3	CLEAR GLAZING IN BLACKBUTT TIMBER FRAME
09	mc1	STEEL FLAT SUNSHADES - CHARCOAL
09	bal2	METAL BALUSTRADE AND HANDRAILS - CHARCOAL
09	bal3	FLAT SHEET METAL BALUSTRADE - CHARCOAL



FINISHES LEGEND

LOT 4

01	conc1	NATURAL CONCRETE FINISH
02	conc2	FLUTED CONCRETE OXIDE FINISH
03	conc3	RIBBED CONCRETE NATURAL FINISH
04	tr1	TEXTURE RENDER TYPE 1 - DULUX DOMINO
05	br1	BRICK CLADDING TYPE 1
06	br2	BRICK CLADDING TYPE 2
07	tim1	TIMBER BATTEN TYPE 1 - SPOTTED GUM OR SIMILAR
08	tim2	WHITE CYPRES OR SIMILAR
09	tim3	OAK TIMBER OR SIMILAR
10	mc1	METAL CLADDING TYPE 1 - RED
11	mc2	METAL CLADDING TYPE 2 - CHARCOAL
11	mc4	STANDING SEAM CLADDING TYPE 4 - CHARCOAL
12	mc5	METAL CLADDING TYPE 5 - DULUX GRAY OR SIMILAR
13	st 1	STEEL TYPE 1- CHARCOAL
14	gl1	CLEAR GLAZING IN METAL FRAME TYPE 1
15	gl2	OPAQUE GLAZING IN METAL FRAME TYPE 2
11	bal1	METAL BALUSTRADE, HANDRAILS & DULUX CHARCOAL POWDERCOAT
10	bal2	METAL BALUSTRADE, HANDRAILS & DULUX TYPE 2 - RED
14	bal3	GLASS BALUSTRADE
11	sc 1	METAL SCREEN, DULUX CHARCOAL POWDERCOAT

FINISHES LEGEND

LOT 8

01	tr1	TEXTURE RENDER TYPE 1 - DULUX WHISPER WHITE
03	tr2	TEXTURE RENDER TYPE 2 - DULUX MALAY GREY
04	tim1	TIMBER CLADDING TYPE 1 SPOTTED GUM
02	gl1	CLEAR GLAZING IN METAL FRAME TYPE 1
05	scr3	SCREENS DULUX NIGHT SKY POWDERCOAT

FINISHES LEGEND

LOT 9

05	tr1	TEXTURE RENDER TYPE 4 - DULUX WESTERN MYALL
06	conc1	NATURAL CONCRETE FINISH
07	mc1	METAL CLADDING TYPE 1 - STEEL CORTEN
01	tim1	TIMBER CLADDING TYPE 1 - SPOTTED GUM
03	br1	BRICK CLADDING TYPE 1 - RUSTIC BLENDS
02	gl1	CLEAR GLAZING IN METAL FRAME TYPE 1
02	bal1	GLAZED BALUSTRADE
04	bal2	METAL BALUSTRADE, HANDRAILS & SCREENS
04	scr1&4	DULUX NIGHT SKY POWDERCOAT

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT

DRAWING/ MATERIALS AND FINISHES LOTS 3, 4, 8 & 9

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

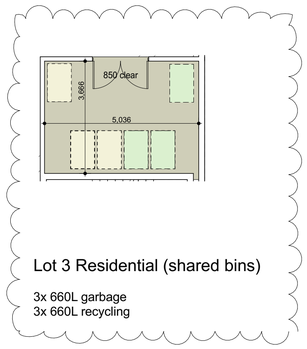
JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416

REVISION/ T - 29.06.20

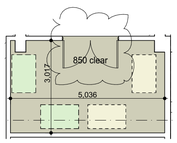
TP87

BASEMENT 1



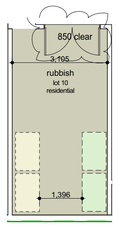
Lot 3 Residential (shared bins)

3x 660L garbage
3x 660L recycling



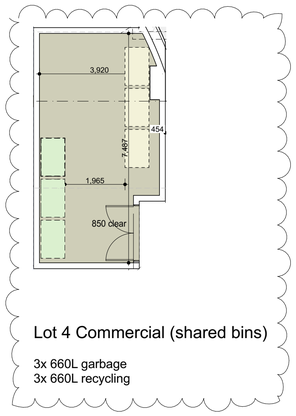
Lot 8 Office (shared bins)

2x 660L garbage
2x 660L recycling



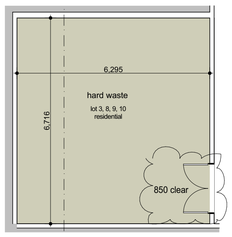
Lot 10 Residential (shared bins)

2x 660L garbage
2x 660L recycling



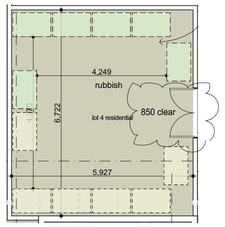
Lot 4 Commercial (shared bins)

3x 660L garbage
3x 660L recycling



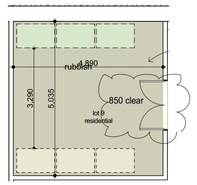
Lot 3, 8, 9, 10
(Shared Hard Waste Room)

BASEMENT 2



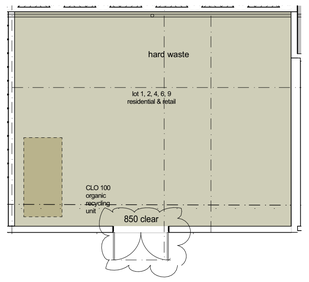
Lot 4 Residential (shared bins)

6x 660L garbage
6x 660L recycling



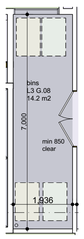
Lot 9 Residential (shared bins)

3x 660L garbage
3x 660L recycling



Lot 1, 2, 4, 9
(Shared Hard Waste Room)

GROUND FLOOR



Lot 3 Commercial (shared bins)

2x 660L garbage
2x 660L recycling

TYPICAL BIN DIMENSIONS

660L: 780(D) x 1250(H) x 1240(W)

waste provisions

scale 1:100

general note:
Signs to be erected in each waste bin storage room stating where hard waste storage areas are located on site in accordance with condition 3 j) of the town planning permit

general note:
Facilities for use by residents are required to be accessible to people with a disability as per AS1428.1 (2009)`

JAMARCHITECTS®

PROJECT/ PROPOSED MIXED USE DEVELOPMENT
East Brunswick Village

DRAWING/ BIN STORAGE AREAS

CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD

ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC

SCALE/

DATE/ 16/07/2020

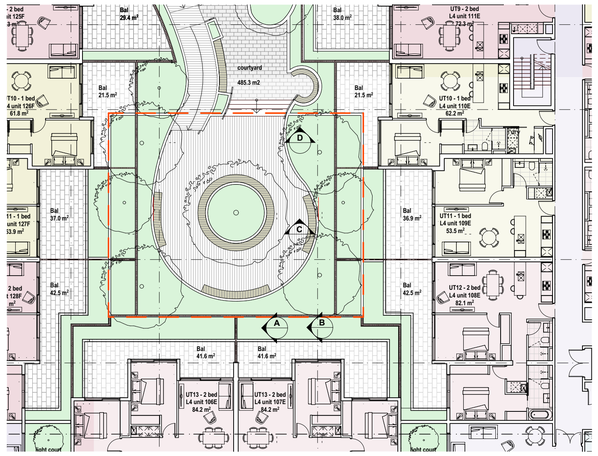
LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

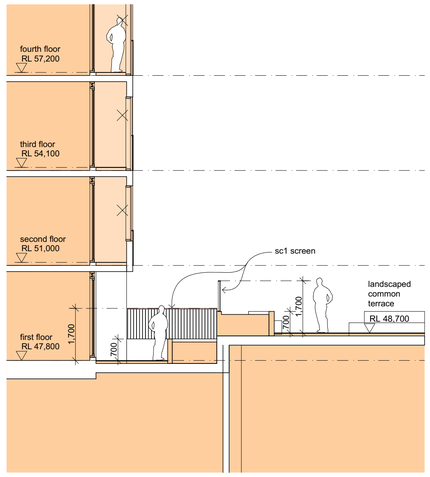
JOB NUMBER/ 1416

REVISION/ T - 29.06.20

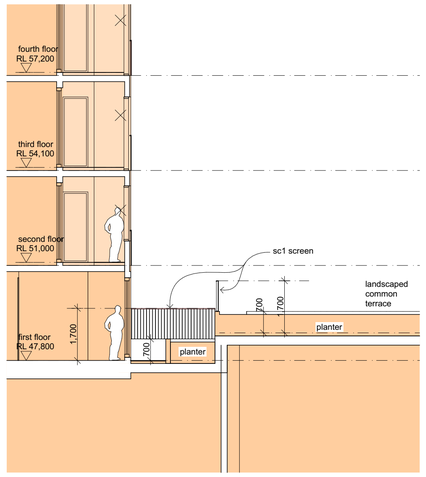
TP93



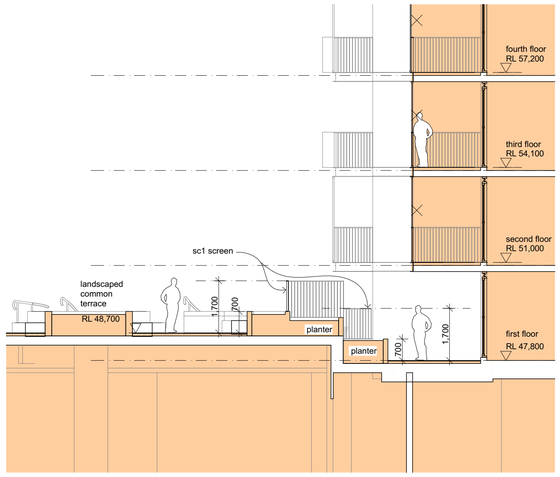
Key Plan
Lot 4 1:200



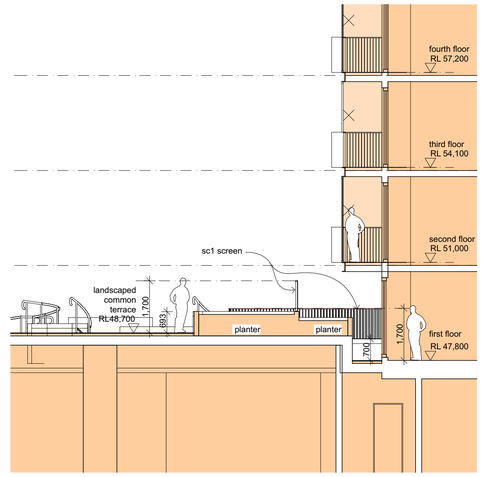
Section A
Lot 4 1:100



Section B
Lot 4 1:100



Section C
Lot 4 1:100



Section D
Lot 4 1:100

JAMARCHITECTS®

PROJECT/ EBV East Brunswick Village — PROPOSED MIXED USE DEVELOPMENT
DRAWING/ COURTYARD AMENITY DIAGRAMS
CLIENT/ BANARAS CONSTRUCTION MANAGEMENT & DEVELOPMENT PTY LTD
ADDRESS/ 149 & Part 127-139 NICHOLSON STREET, EAST BRUNSWICK, VIC
SCALE/
DATE/ 16/07/2020

LEVEL 2
7 HOWARD STREET RICHMOND
VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
T 61 3 9429 7744 F 61 3 9429 3955
jamarchitects.com.au

JOB NUMBER/ 1416
REVISION/ T - 29.06.20

TP94