

Drawings

Development Application

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PLANNING AND ENVIRONMENT ACT 1987

Amended Development Plan Approved pursuant to Clause 43.04 of the Moreland Planning Scheme

Document 1 of 3 (26 pages)

Date: 25/06/2018

Signed

For and on behalf of Moreland City Council

Note: This document supersedes the corresponding document previously approved on 4 October 2012

EAST BRUNSWICK VILLAGE DEVELOPMENT PLAN

127-139 AND 149 NICHOLSON STREET,
98 JOHN STREET AND 2 ELM GROVE, BRUNSWICK

15/08/2016
09/02/2017
18/04/2018
10/05/2018

REV T. AMENDED DEVELOPMENT PLAN
REV U. AMENDED DEVELOPMENT PLAN
REV V. AMENDED FOR VCAT ORDER 21/2/18
REV W. AMENDED FOR VCAT ORDER 21/2/18



Client
BANCO GROUP OF COMPANIES PTY LTD

Drawing
COVER PAGE

Drawing Number
1050_DA.1

Rev. W

Date
NOV 2010
Plot Date
10/05/2018
Drawn
AG
Scale

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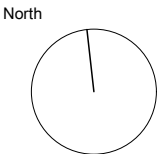
- key - existing aerial photograph
- extent of precinct
- extent of Development Plan Area
- title boundaries within Development Plan Area

EXISTING AERIAL PHOTOGRAPH

127-139 AND 149 NICHOLSON STREET,
98 JOHN STREET AND 2 ELM GROVE, BRUNSWICK

15/08/2016
09/02/2017
18/04/2018
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Drawing
EXISTING AERIAL PHOTOGRAPH

Drawing Number
1050_DA.2

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View 1 - Nicholson St, facing North, subject site on left



View 2 - development corner of Nicholson St and Glenlyon St, facing South-East



View 3 - Rickard St, facing North, subject site at the end of the street



View 4 - Rickard St, facing South-East from subject site to neighbouring industrial building



View 5 - Rickard St, facing South from subject site to neighbouring industrial building



View 6 - Gamble St, facing North, subject site at the end of the road



View 7 - house neighboring subject site, end of Gamble St, facing West



View 8 - commercial building neighboring subject site, end of Gamble St, facing East



View 9 - two story residential on the corner of Glenlyon Rd and John St, facing North-East



View 10 - facing North-North-East down John St, large industrial building on subject site in the distance



View 11 - facing south down John St at industrial building neighbouring subject site (beyond)



View 12 - facing North-West from subject site over John St towards industrial warehouses



View 13 - facing south-east-east on Albert St towards residential development



View 14 - Elm Grove facing South through industrial area with subject site beyond



View 15 - Albert St, facing South-East towards residential development



View 16 - Albert St, facing South-East towards residential development



SITE PHOTOGRAPHS

127-139 AND 149 NICHOLSON STREET,
98 JOHN STREET AND 2 ELM GROVE, BRUNSWICK

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Drawing
SITE PHOTOGRAPHS

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View 17- Albert St, facing west towards subject site (former Pacific Laundry site)



View 18 - Albert St, facing south-west towards subject site (former Pacific Laundry site)



View 19 - Elm Grove facing South trough industrial area with subject site beyond



View 4 - Elm Grove facing South ease to proposed apartment building site (former towny drop forge factory)



SITE PHOTOGRAPHS

127-139 AND 149 NICHOLSON STREET,
98 JOHN STREET AND 2 ELM GROVE, BRUNSWICK

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Drawing
SITE PHOTOGRAPHS

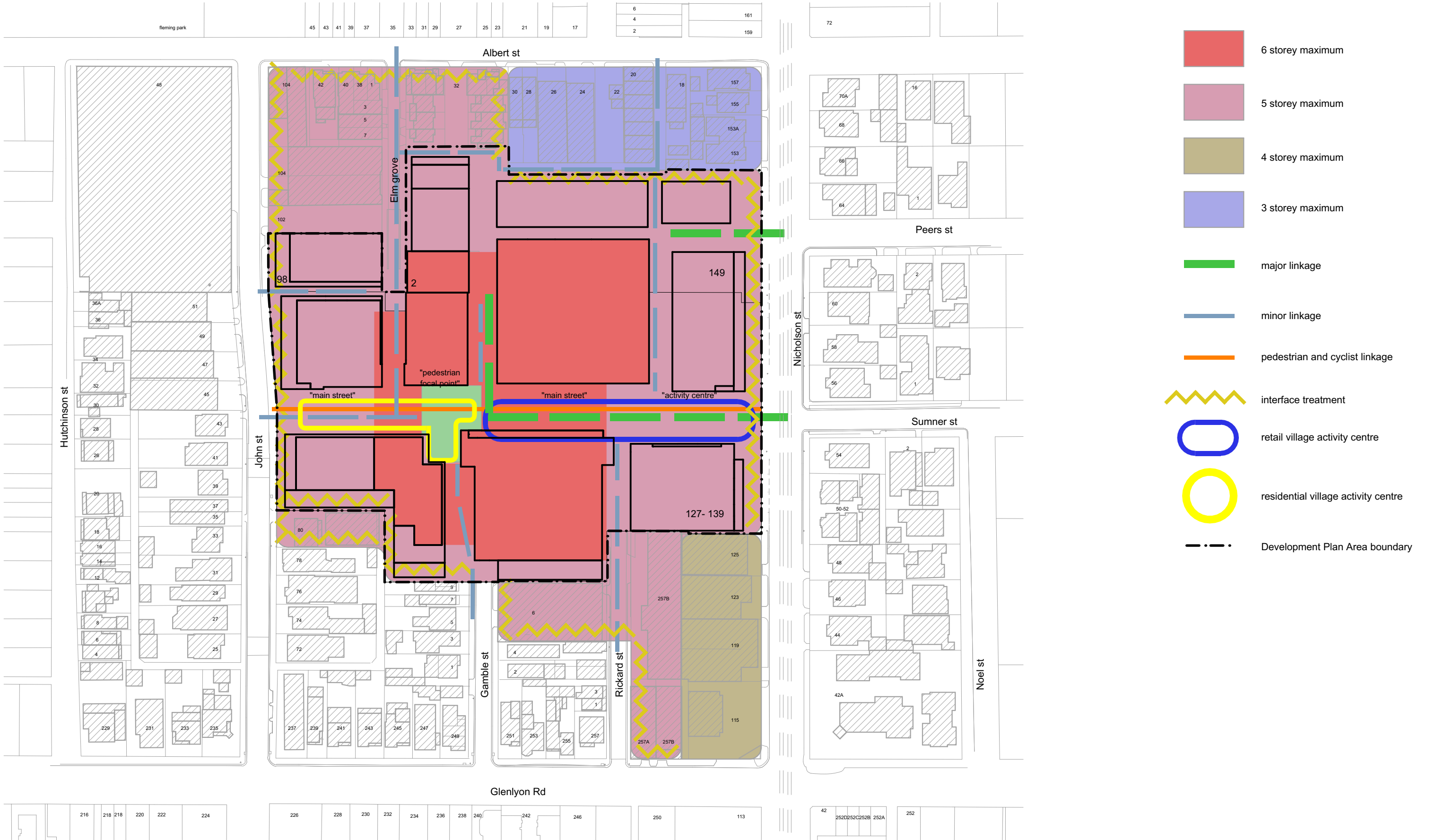
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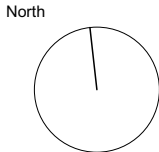


PROPOSED INTERPRETATION OF DPO11 CONCEPT PLAN

127-139 AND 149 NICHOLSON STREET,
98 JOHN STREET AND 2 ELM GROVE, BRUNSWICK

15/08/2016
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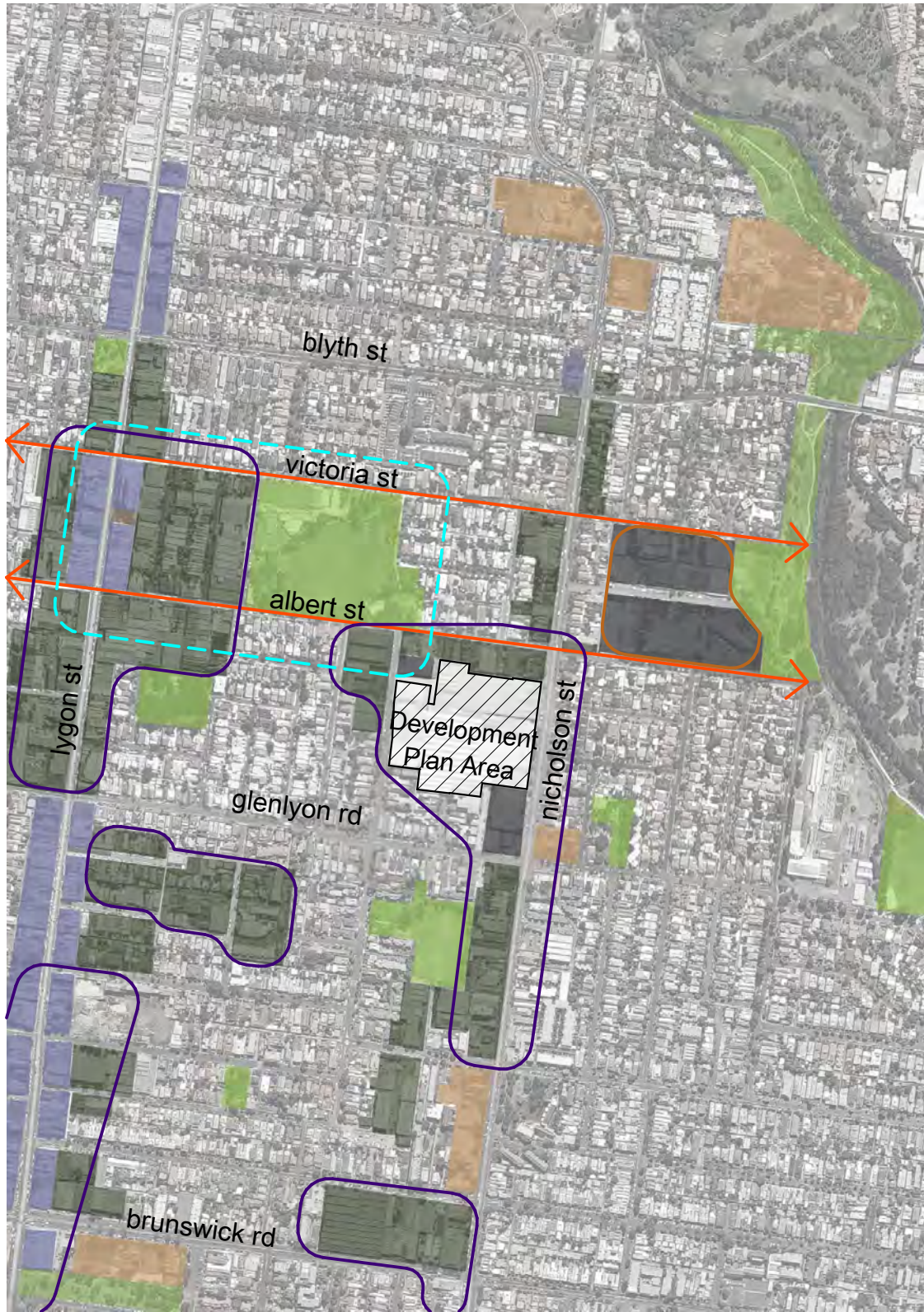
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PROPOSED INTERPRETATION OF
DPO11 CONCEPT PLAN
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key - context plan

- existing retail focus
- industry and employment precinct
- school, church and other public use
- open space

note: from "Map3 existing conditions"
page 11, Brunswick Structure Plan
Reference Document - Strategic
Framework

- proposed mixed use development
- proposed community hub
- proposed industry and
employment precinct
- albert and victoria axis

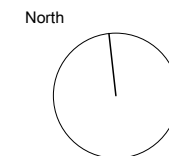
note: from "Map4 planning and land use"
page 13, Brunswick Structure Plan
Reference Document - local area three -
nicholson street

CONTEXT PLAN

127-139 AND 149 NICHOLSON STREET,
98 JOHN STREET AND 2 ELM GROVE, BRUNSWICK

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Drawing
CONTEXT PLAN

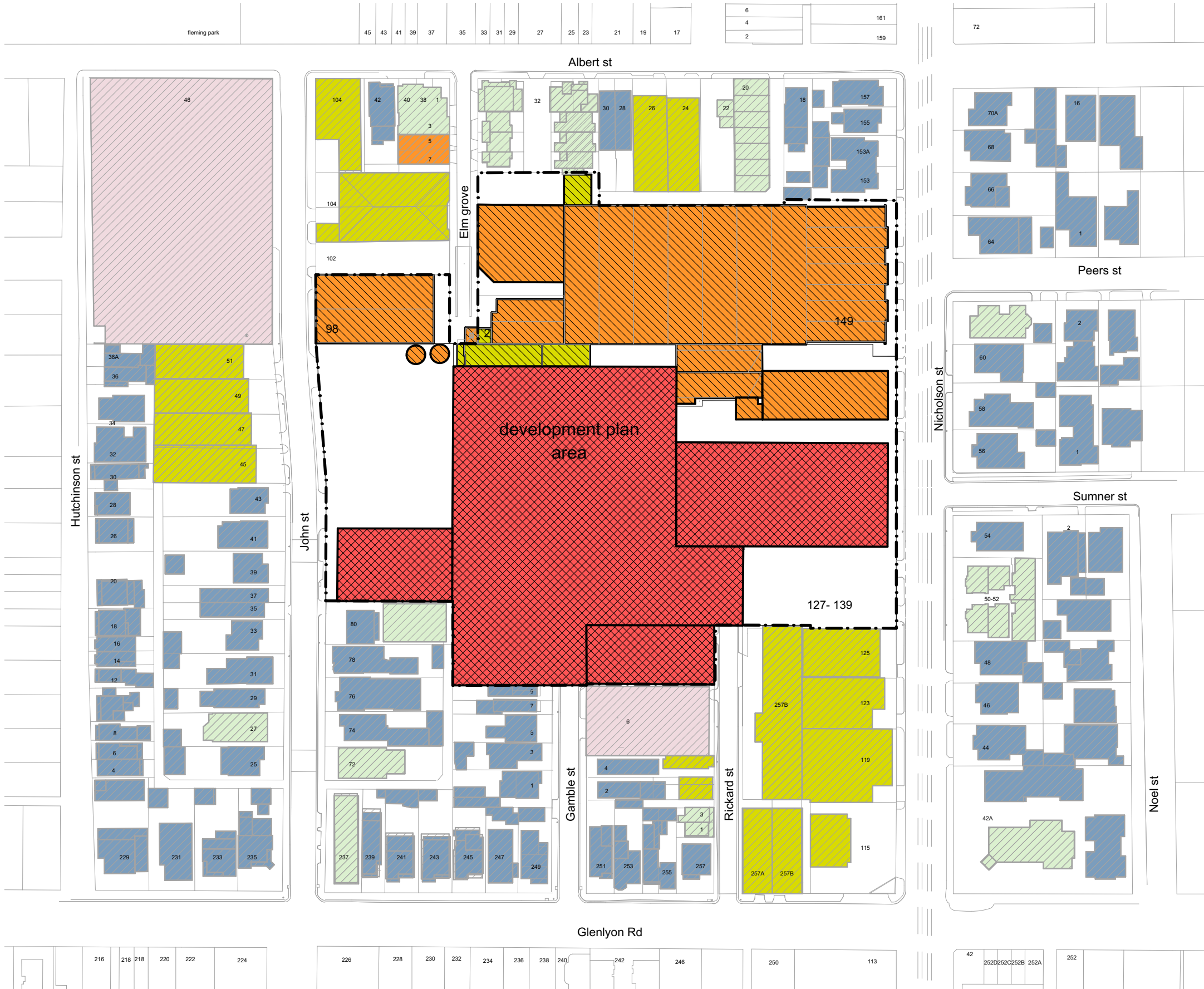
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NTS

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Retail on the ground level

key - existing built form

commercial buildings between 6m-9m in height

commercial buildings below 6m in height

four and more storey residential buildings

two and three storey residential buildings

single storey residential

commercial buildings with height over 9m

commercial buildings between 6m-9m in height

commercial buildings below 6m in height

Development Plan Area

EXISTING BUILT FORM

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ebv
[EAST BRUNSWICK VILLAGE]

North

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Drawing
EXISTING BUILT FORM

Drawing Number
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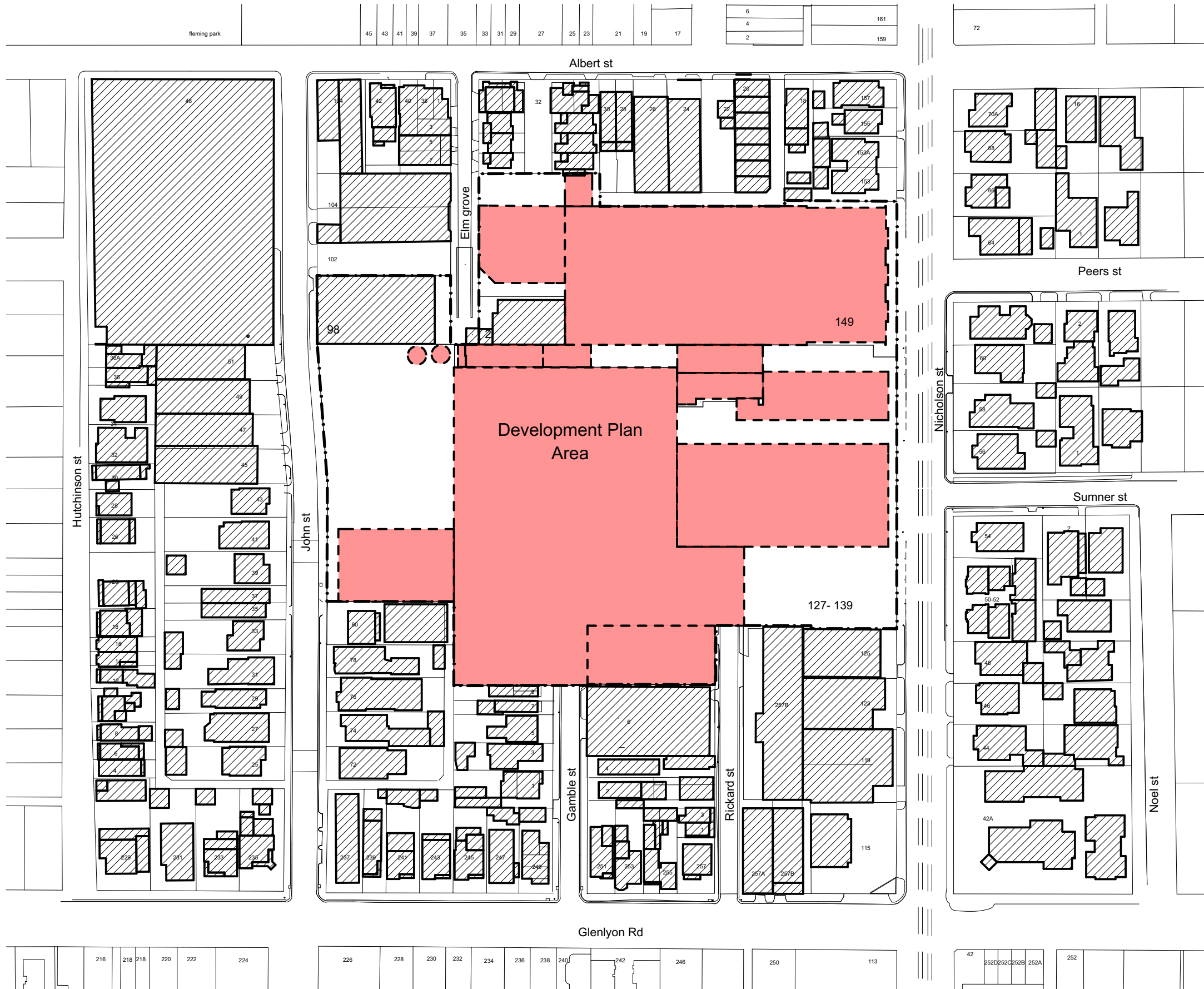
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1:1500 @ A3

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- key - demolition
- existing buildings and structures to be removed - stage 1, 2 and 3
 - Development Plan Area

DEMOLITION PLAN

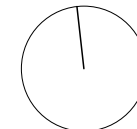
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REV W. AMENDED FOR VCAT ORDER 21/2/18



North



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Drawing
DEMOLITION PLAN

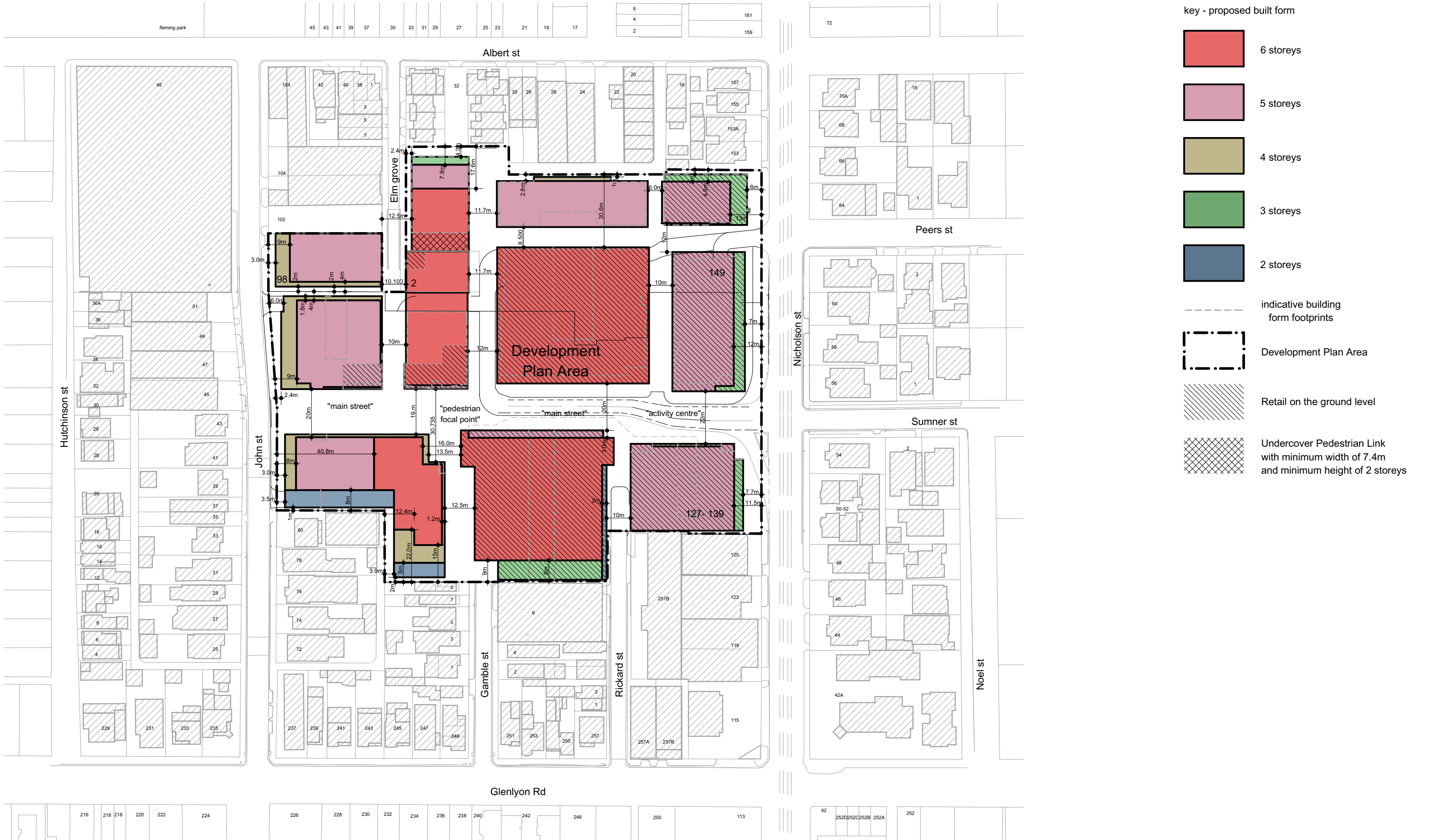
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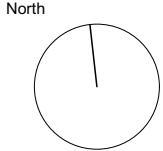


BUILT FORM

127-139 AND 149 NICHOLSON STREET,
98 JOHN STREET AND 2 ELM GROVE, BRUNSWICK

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Drawing
BUILT FORM

Drawing Number
1050_DA.9

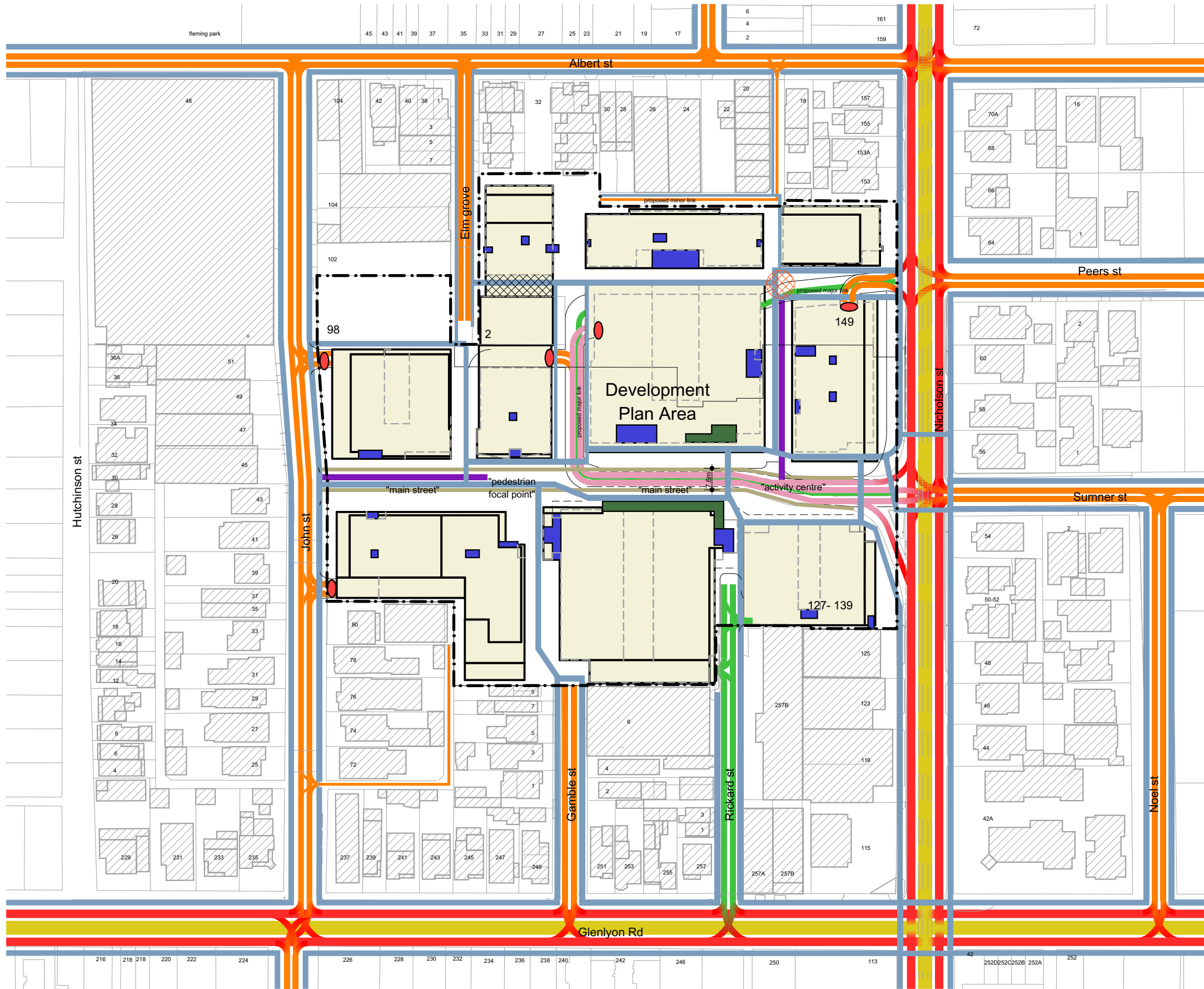
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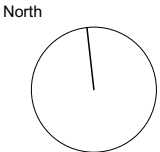
- key - circulation
- major road traffic
 - minor road traffic
 - proposed retail patron traffic
 - proposed commercial / truck traffic
 - pedestrian routes
 - proposed pedestrian footpaths on subject site to comply with BCA accessibility requirements, refer to access report
 - pedestrian priority
 - Undercover Pedestrian Link with minimum width of 7.4m and minimum height of 2 storeys
 - public transport - tram route 96 / bus
 - emergency vehicle access only
 - bicycle link
 - basement entry location
 - indicative residential lobby entry and vertical circulation
 - retail lobby entry and vertical circulation
 - Development Plan Area

PRECINCT CIRCULATION PLAN

127-139 AND 149 NICHOLSON STREET,
98 JOHN STREET AND 2 ELM GROVE, BRUNSWICK

15/08/2016
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Drawing
PRECINCT CIRCULATION PLAN

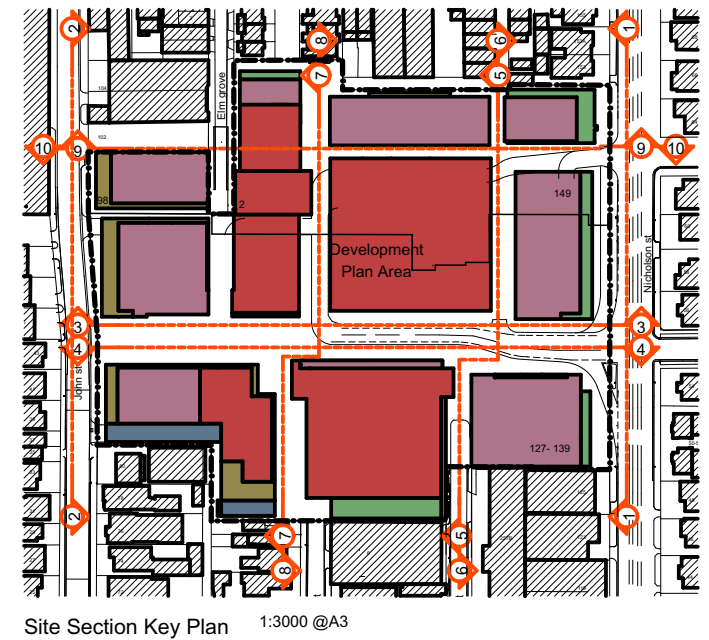
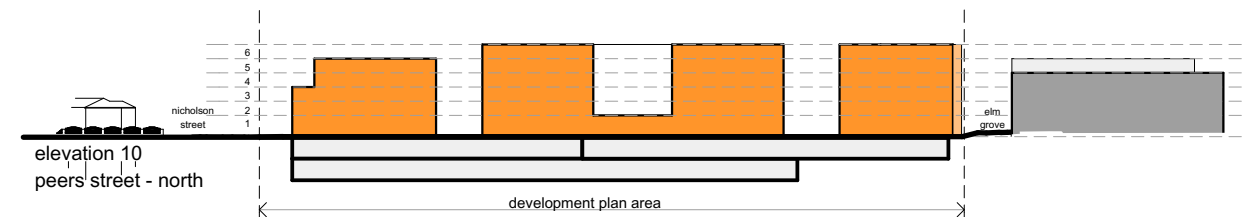
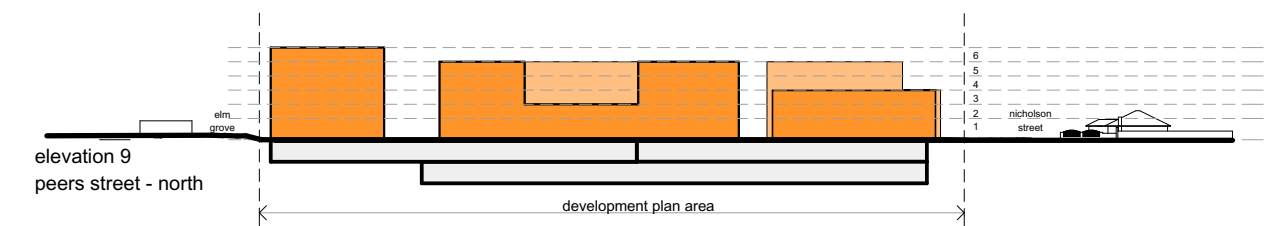
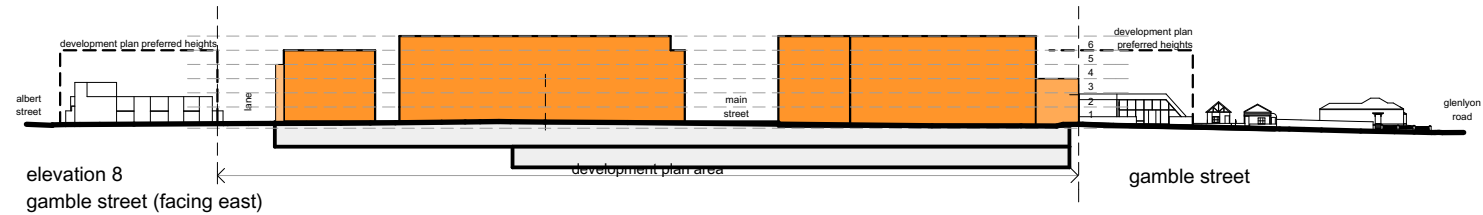
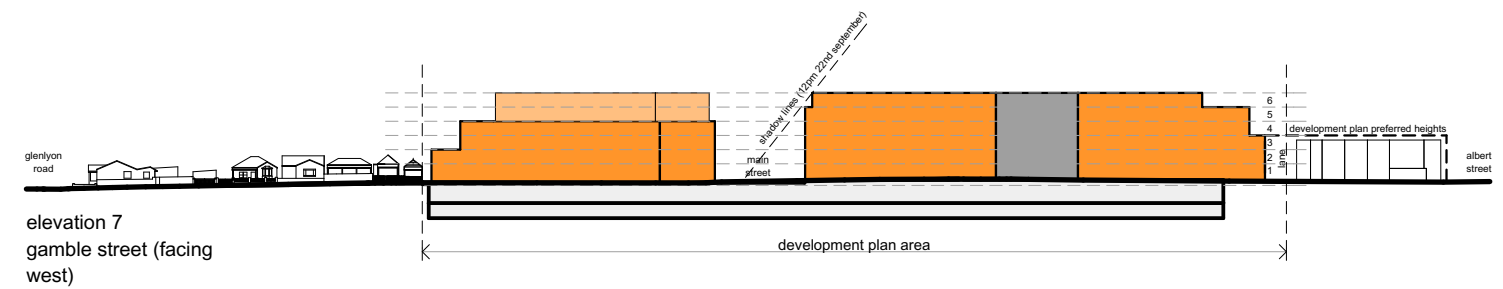
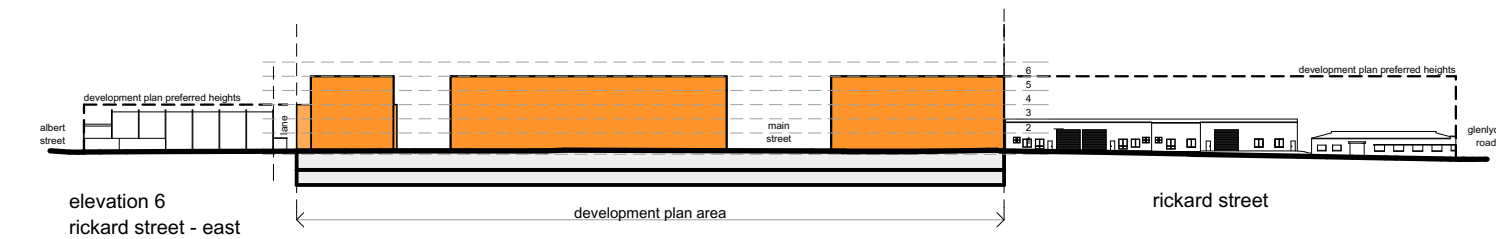
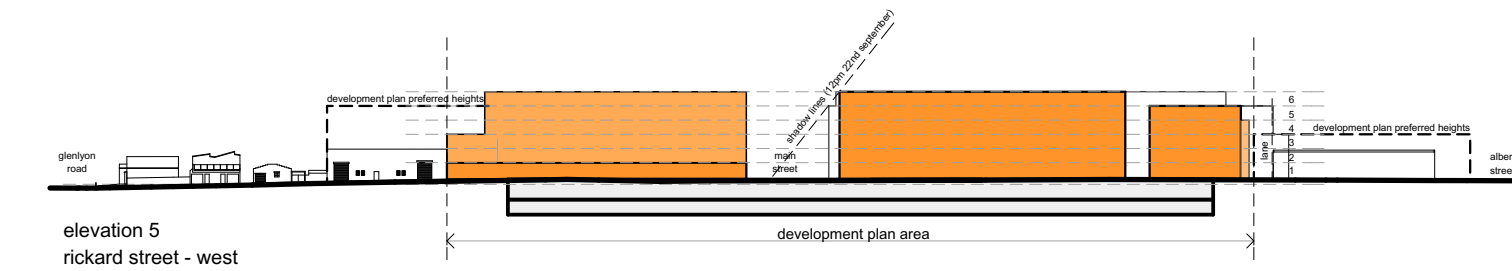
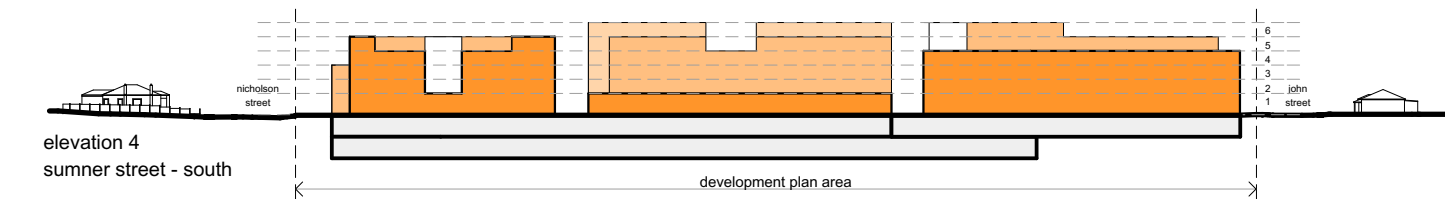
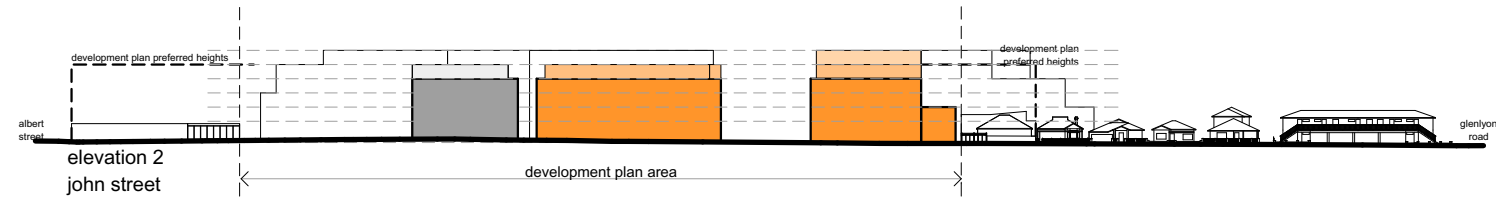
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SITE SECTIONS

127-139 AND 149 NICHOLSON STREET,
98 JOHN STREET AND 2 ELM GROVE, BRUNSWICK

15/08/2016
09/02/2017
18/04/2018
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Client
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Drawing
SITE SECTIONS

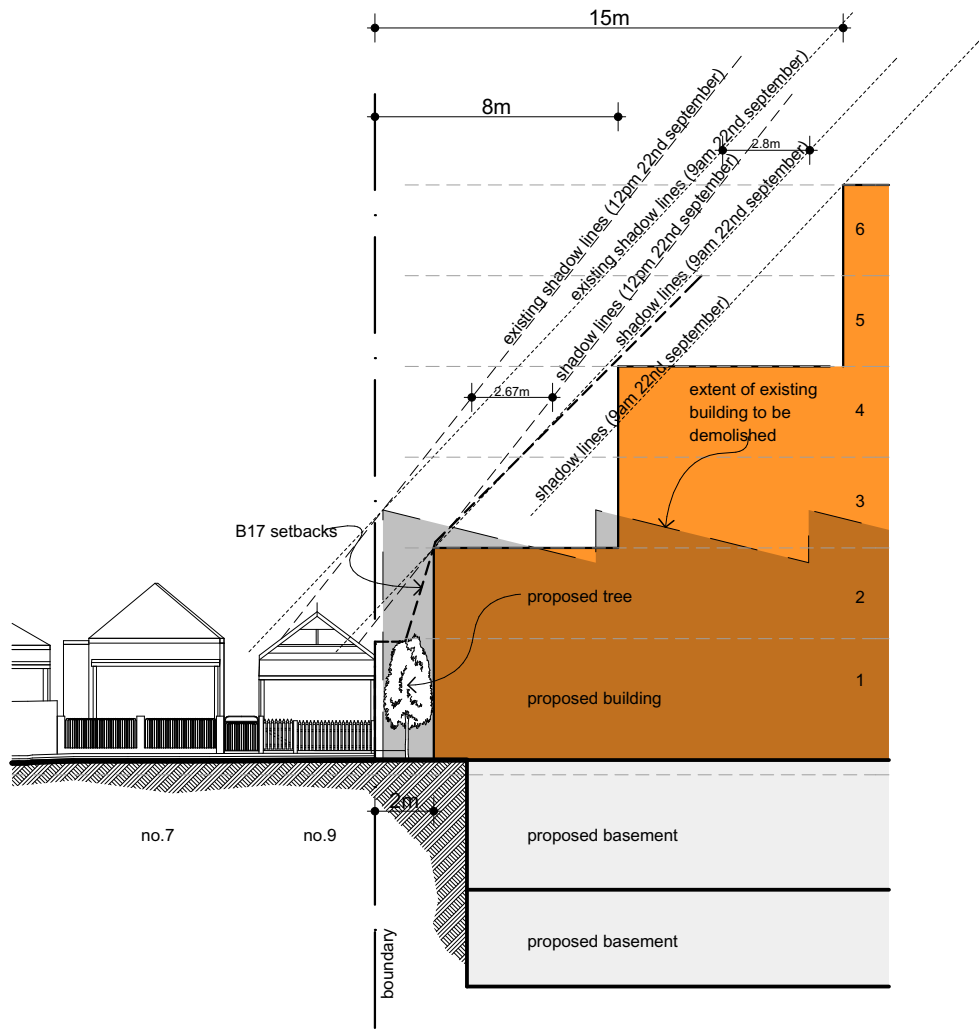
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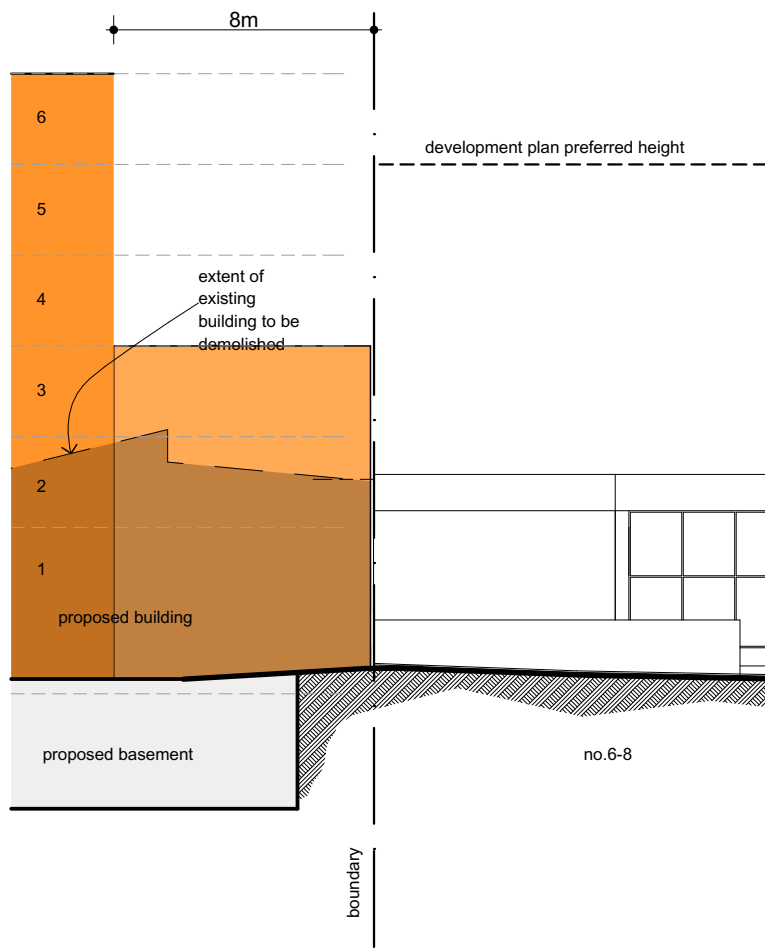
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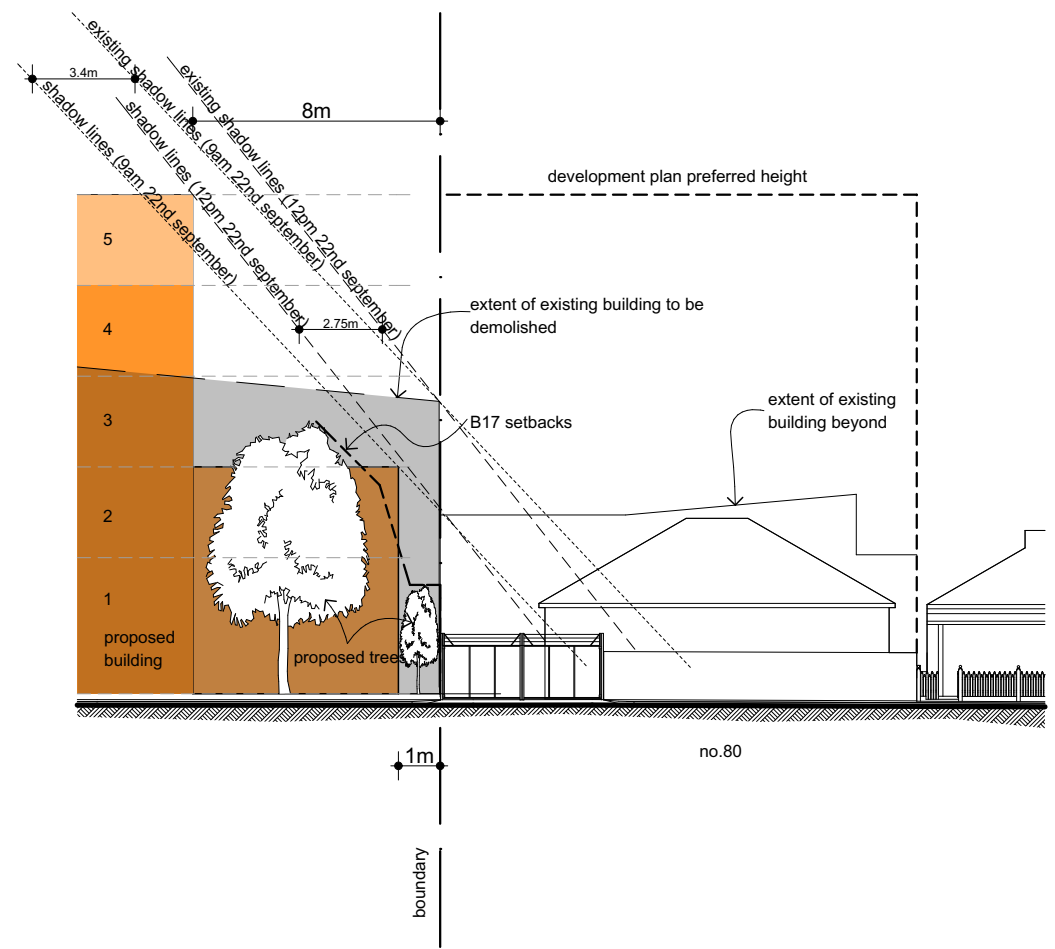
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Detail Section A
Gamble Street interface (facing West)



Detail Section B
Gamble Street interface (facing East)



Detail Section C
South-West interface - John Street (facing East)

DETAIL SECTIONS

127-139 NICHOLSON STREET, BRUNSWICK

15/08/2016
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Drawing
DETAIL SECTIONS

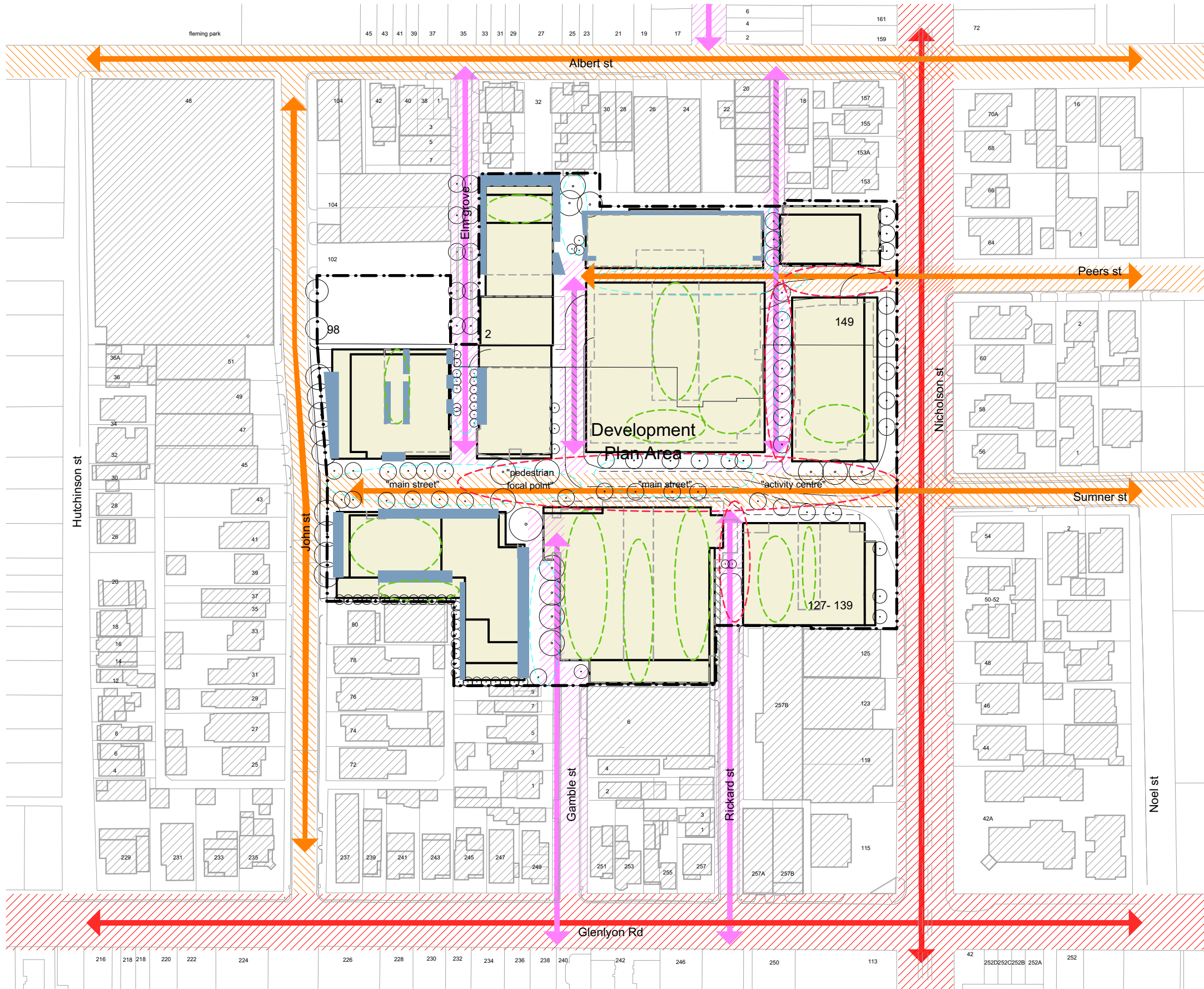
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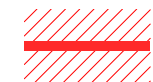

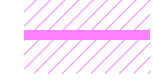





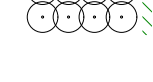

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key - open space, landscape & vistas

-  major public vista
-  minor public vista 1
-  minor public vista 2
-  proposed private residential courts
-  proposed building
-  proposed major activity space
-  proposed landscaped street space
-  proposed private communal landscape
-  proposed landscape
-  Development Plan Area

OPEN SPACE

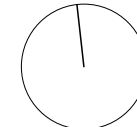
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North



Client
BANCO GROUP OF COMPANIES PTY LTD

Drawing
OPEN SPACE

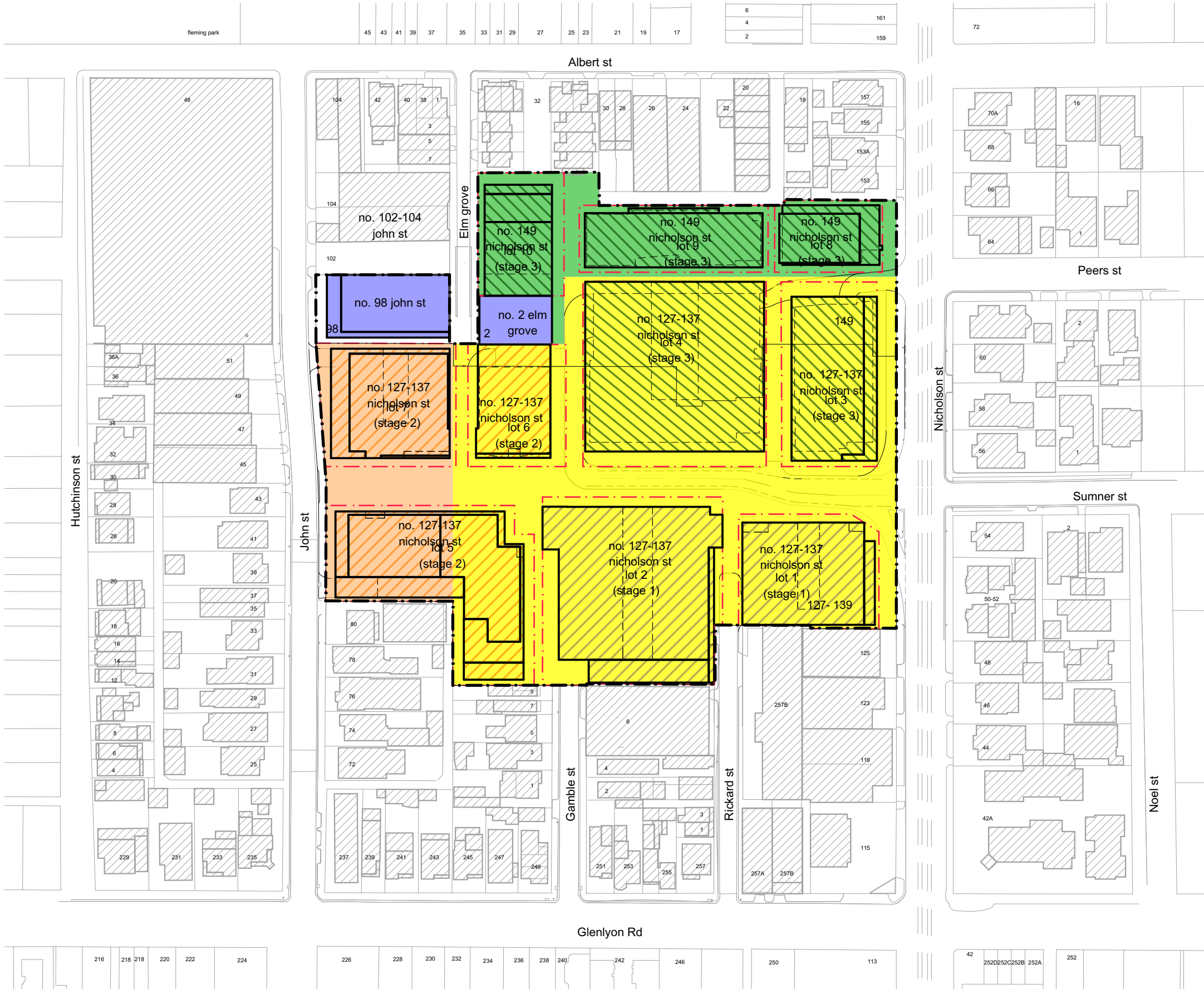
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key - proposed staging plan

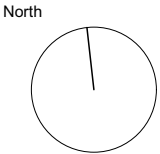
basements	buildings
	stage 1- 1 to 3 years
	stage 2- 3 to 10 years
	stage 3- 10 years +
	to be determined by private land owners
	Development Plan Area
	lot boundary

STAGING PLAN

127-139 AND 149 NICHOLSON STREET,
98 JOHN STREET AND 2 ELM GROVE, BRUNSWICK

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Drawing
STAGING PLAN

Drawing Number
1050_DA.15

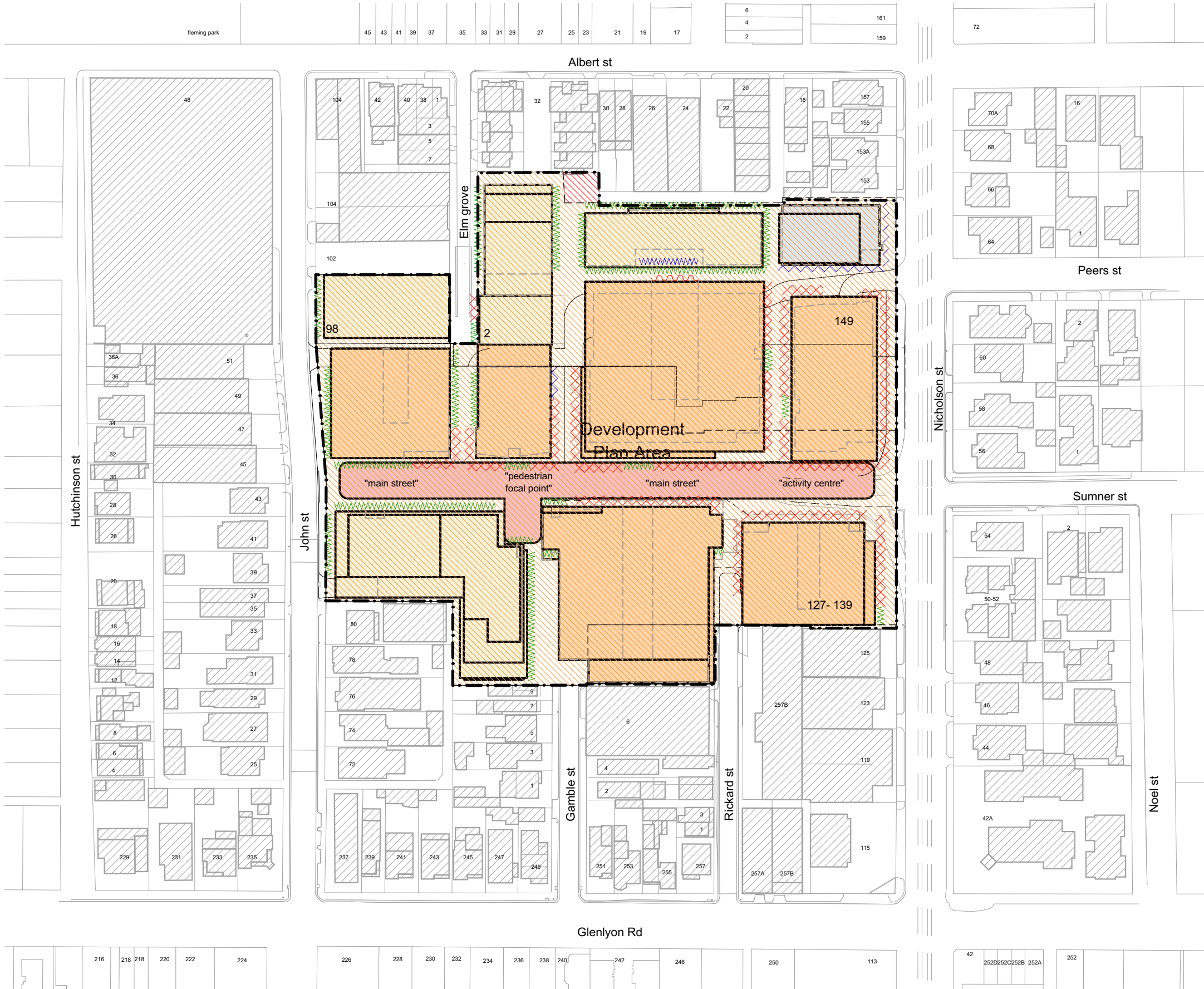
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key - proposed activity and land use

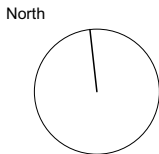
- commercial
- multi-residential
- multi-residential and retail
- public activity space
- C1Z commercial 1 zone on subject site
- MUZ mixed use zone
- Frontage type A : Retail refer to DDO20
- Frontage type B : Commercial refer to DDO20
- Frontage type C : Residential refer to DDO20
- Primary residential lobby/foyer entrance to lot 9
- stair to level one
- indicative building form footprints
- Development Plan Area

ACTIVITY AND LAND USE

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10/05/2018

REV T. AMENDED DEVELOPMENT PLAN
REV U. AMENDED DEVELOPMENT PLAN
REV V. AMENDED FOR VCAT ORDER 21/2/18
REV W. AMENDED FOR VCAT ORDER 21/2/18



Client
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Drawing
ACTIVITY AND LAND USE

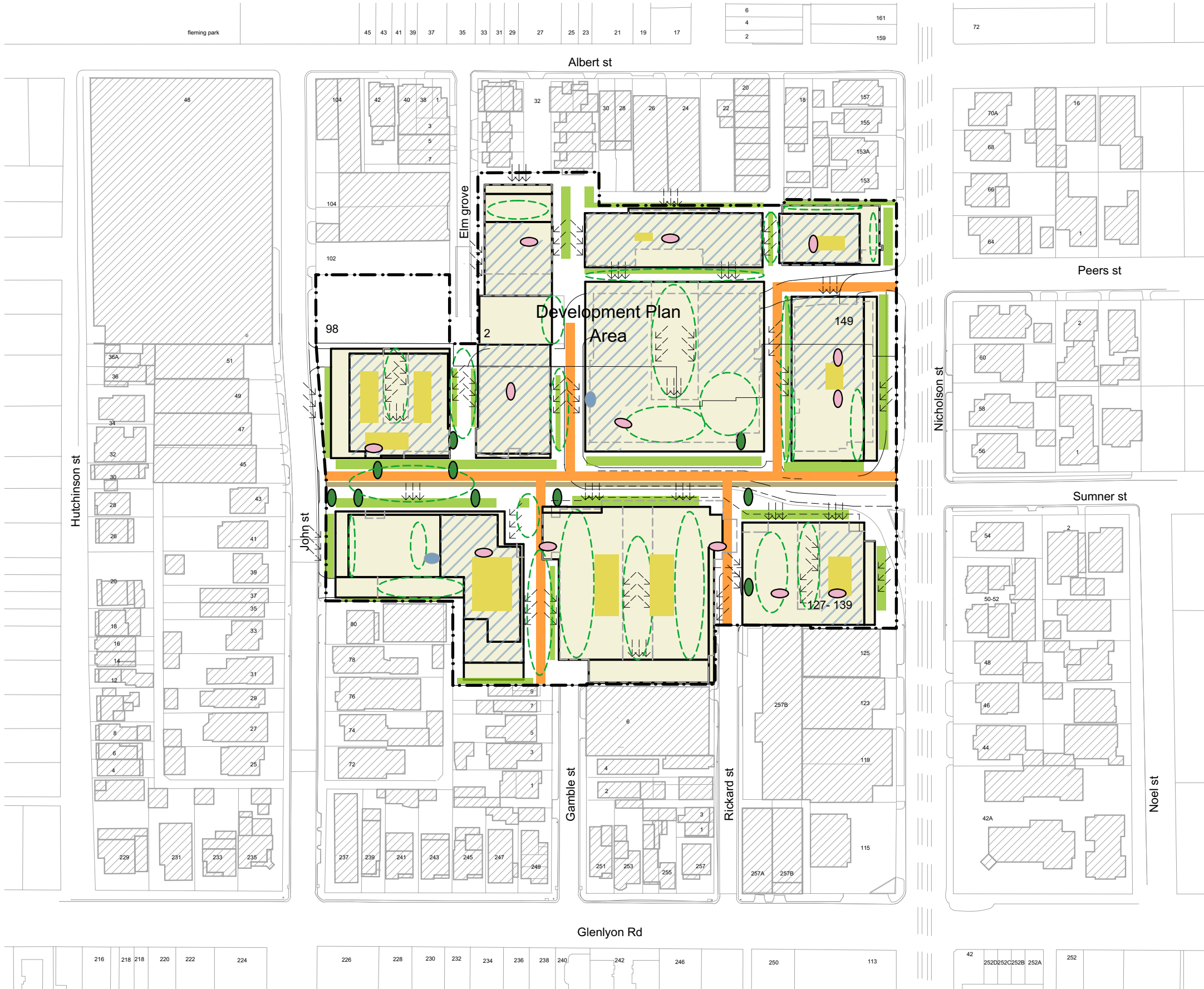
Drawing Number
1050_DA.16

Rev. W

Date
NOV 2010
Plot Date
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Scale
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key - proposed environmental response

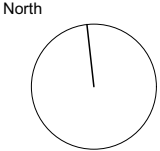
- bike parking spaces
- vertical service risers
- roof area for water harvest
- main service spine
- canopy planting and/or bio-retention for stormwater
- landscape space with planters
- zone for roof plant and solar panels for power generation.
- multi-purpose space
- sun, passive solar heat gain for residential units with sun shading devices/ balconies
- pedestrian and cyclist linkage
- temporary residential interface with existing industrial use. Facade to provide acoustic shielding
- Development Plan Area

ENVIRONMENTAL RESPONSE

127-139 NICHOLSON STREET, BRUNSWICK

15/08/2016
09/02/2017
18/04/2018
10/05/2018

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Drawing
ENVIRONMENTAL RESPONSE

Drawing Number
1050_DA.17

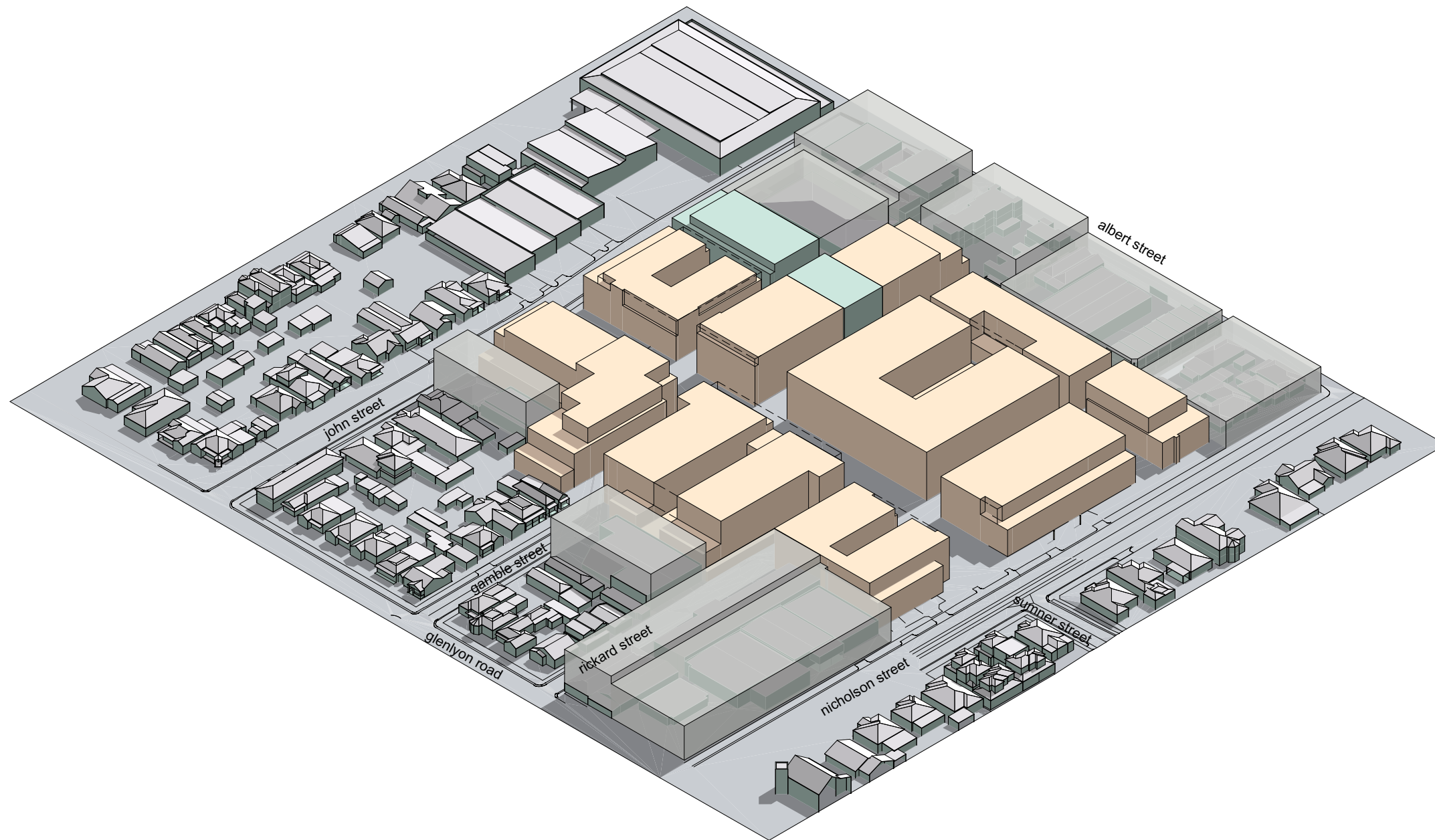
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Plot Date
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axonometric view of the subject site
from the south-east
- indicative building massing

3D MASSING AXO VIEW 1

127-139 AND 149 NICHOLSON STREET,
98 JOHN STREET AND 2 ELM GROVE, BRUNSWICK

15/08/2016
09/02/2017
18/04/2018
10/05/2018

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Drawing
3D MASSING AXO VIEW 1

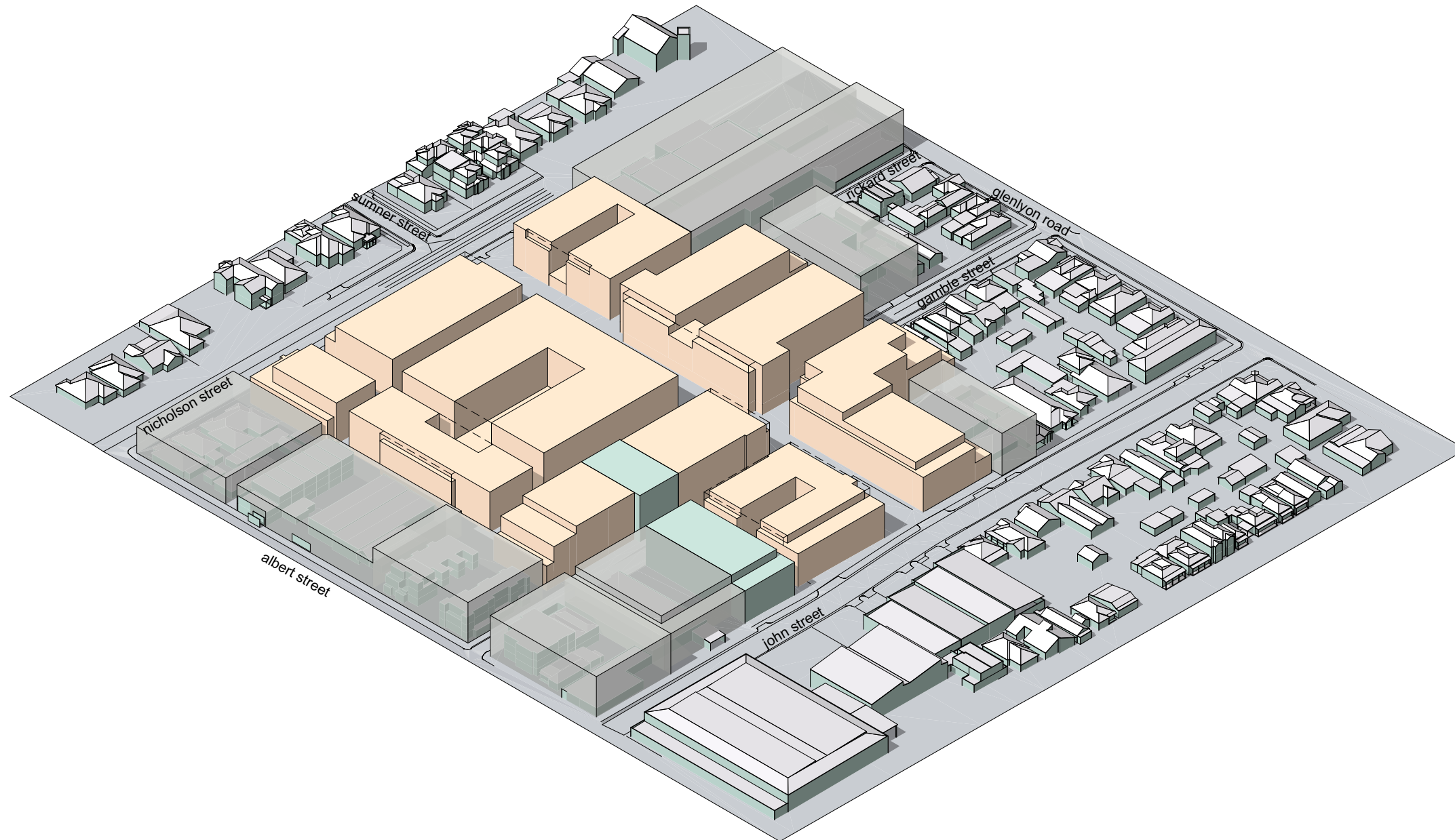
Drawing Number
1050_DA.18

Rev. W

Date
NOV 2010
Plot Date
10/05/2018
Drawn
AG
Scale
NTS

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axonometric view of the subject site
from the north-west
- indicative building massing

3D MASSING AXO VIEW 2

127-139 AND 149 NICHOLSON STREET,
98 JOHN STREET AND 2 ELM GROVE, BRUNSWICK

15/08/2016
09/02/2017
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10/05/2018

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REV W. AMENDED FOR VCAT ORDER 21/2/18



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Drawing
3D MASSING AXO VIEW 2

Drawing Number
1050_DA.19

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Drawn
AG
Scale
NTS

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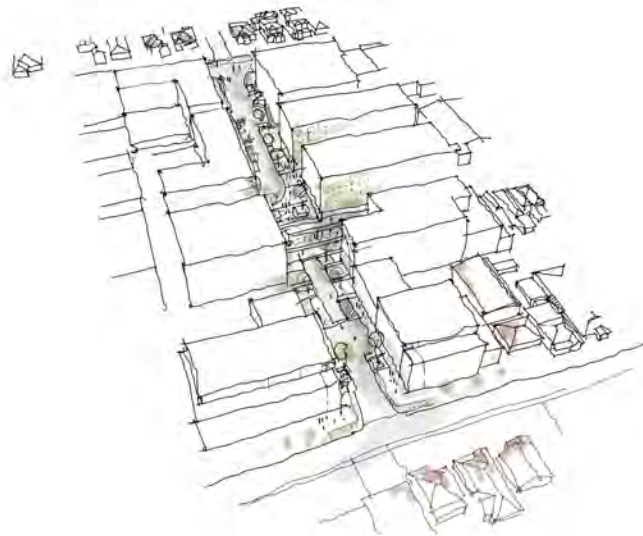
VP1. view looking west from nicholson st



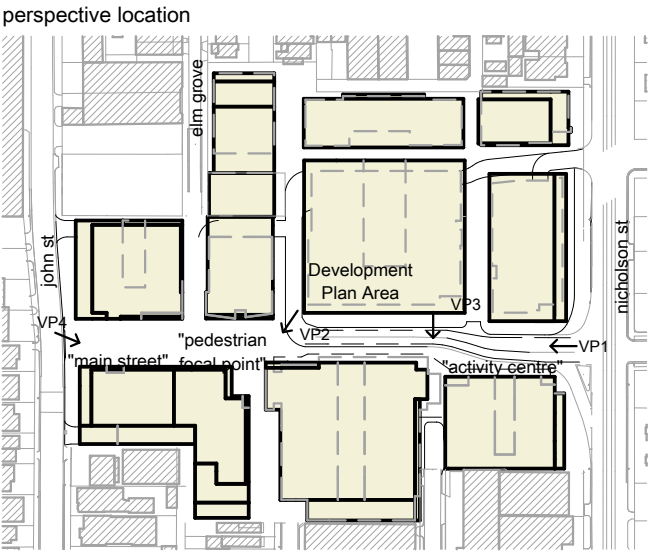
VP2. view looking south-west



VP3. view looking south



VP4. aerial view looking east from john st



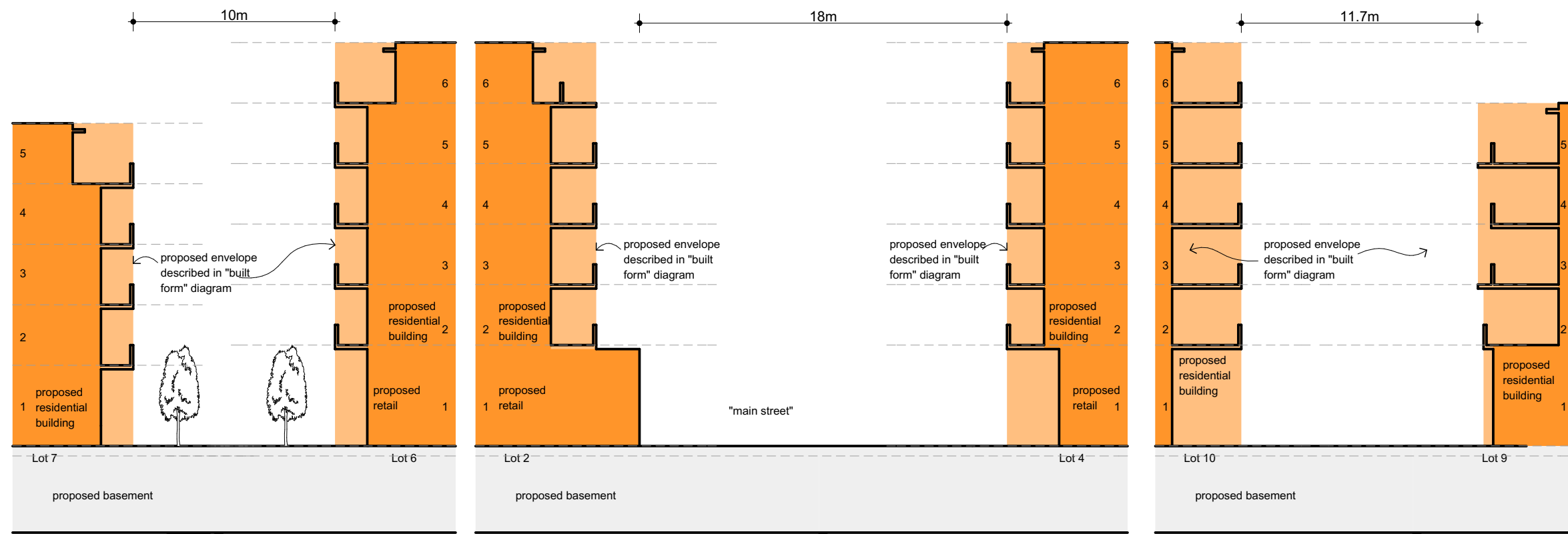
PERSPECTIVE VIEWS 127-139 NICHOLSON STREET, BRUNSWICK

15/08/2016
09/02/2017
18/04/2018
10/05/2018

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Drawing PERSPECTIVE VIEWS	Drawn AG	
Drawing Number 1050_DA.20	Scale NTS	
Rev. W		



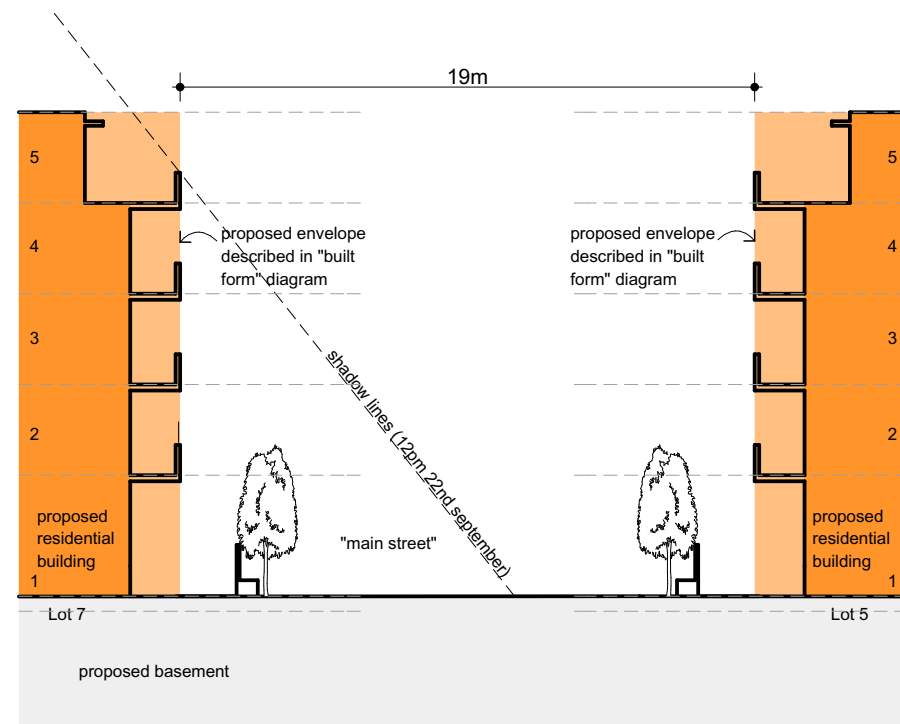
Detail Section D
Elm Grove

Detail Section E
"Main Street"

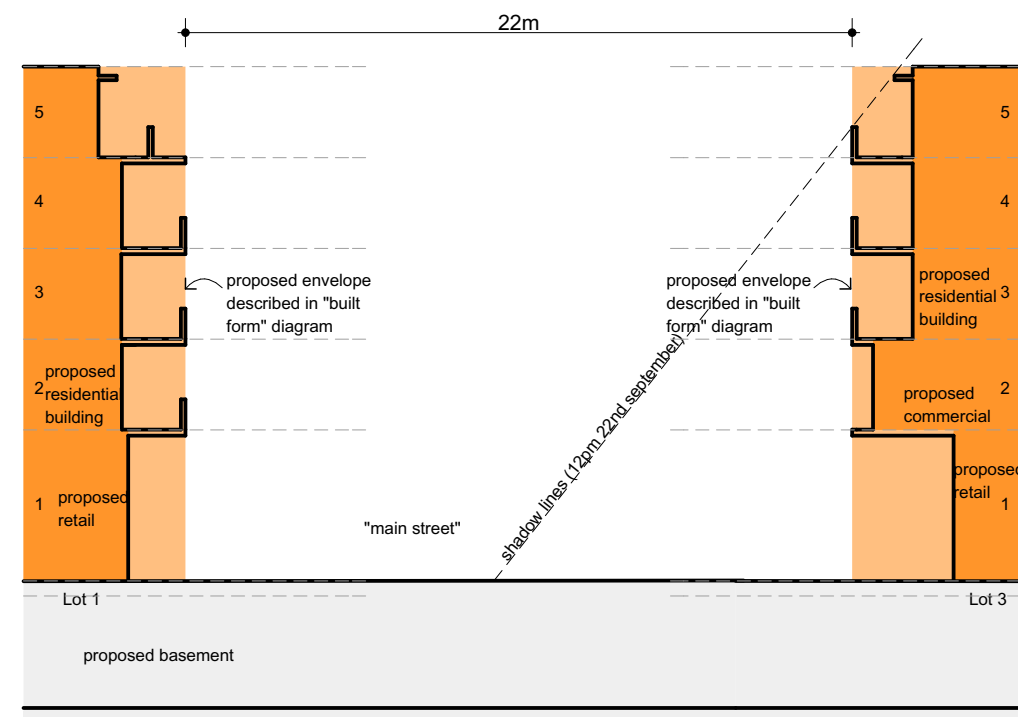
Detail Section T



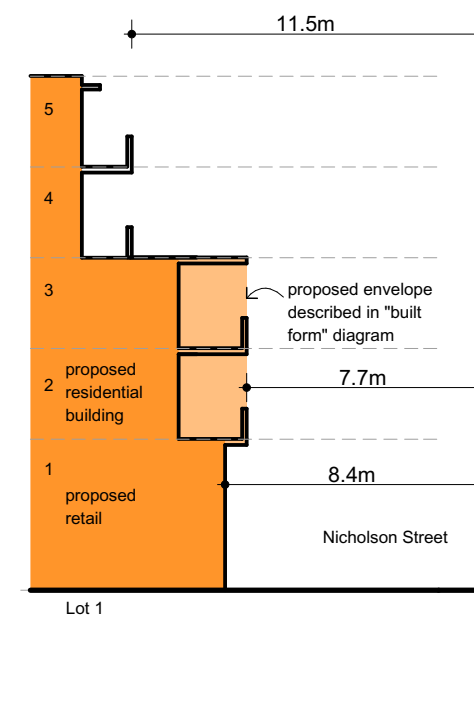
Detail Section Key Plan 1:3000 @A3



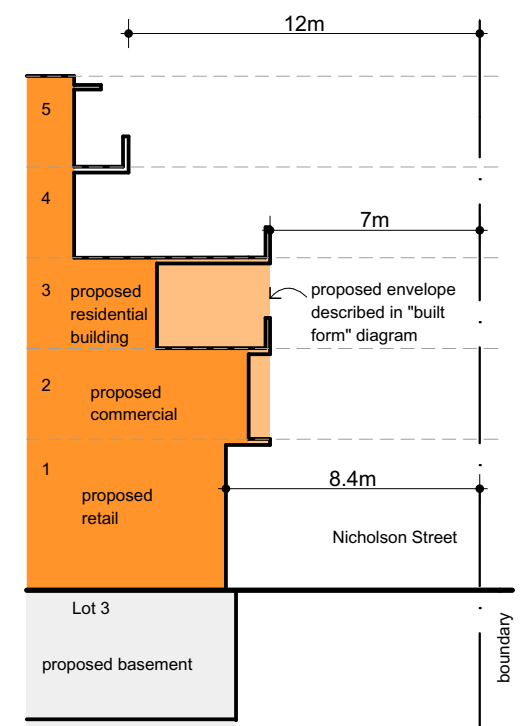
Detail Section F
"Main Street" west



Detail Section G
"Main Street" east



Detail Section H
Nicholson Street



Detail Section J
Nicholson Street

INTERFACE SECTIONS

127-139 NICHOLSON STREET, BRUNSWICK

15/08/2016
09/02/2017
18/04/2018
10/05/2018

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Client
BANCO GROUP OF COMPANIES PTY LTD

Drawing
INTERFACE SECTIONS

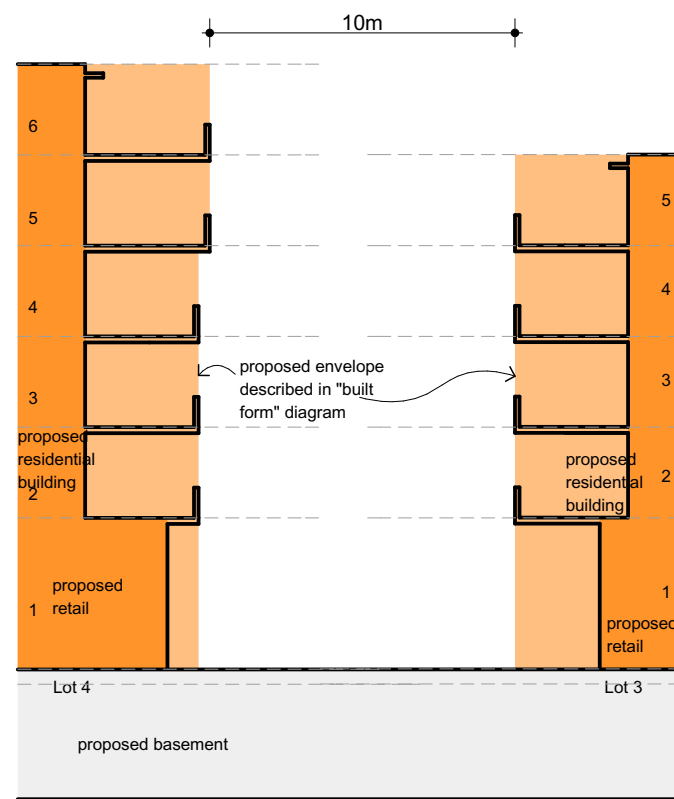
Drawing Number
1050_DA.22

Rev. W

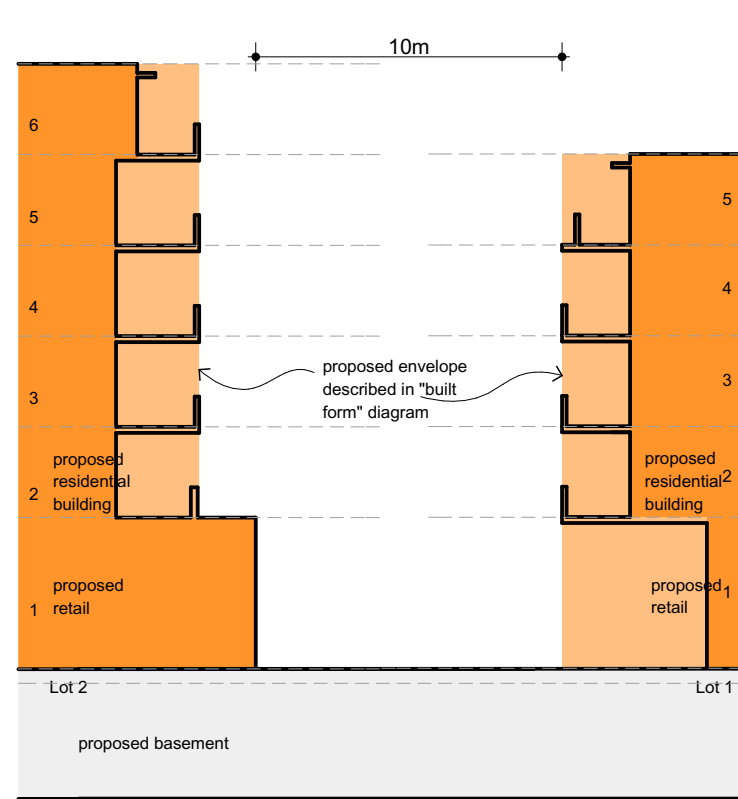
Date
NOV 2010
Plot Date
10/05/2018
Drawn
AG
Scale
1:250 @A3

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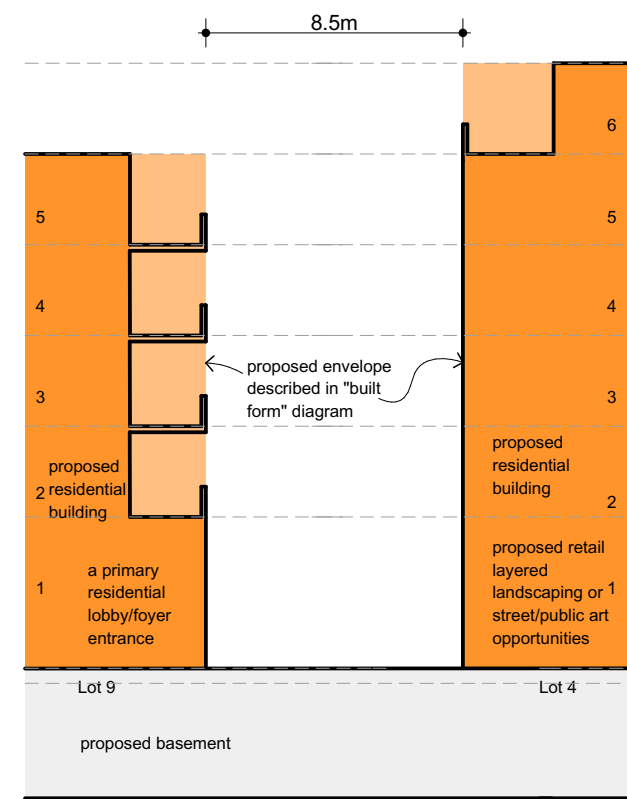
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Detail Section K
Rickard Street north



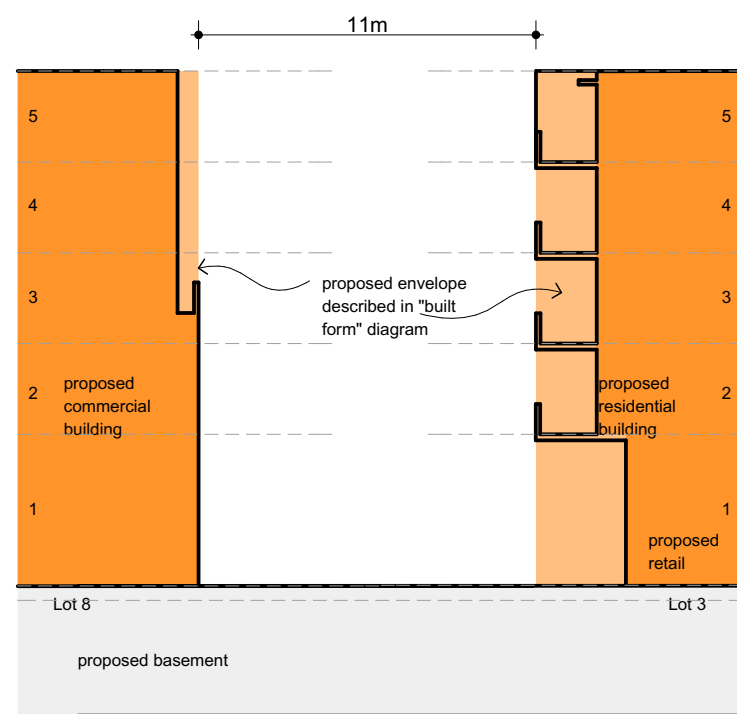
Detail Section L
Rickard Street south



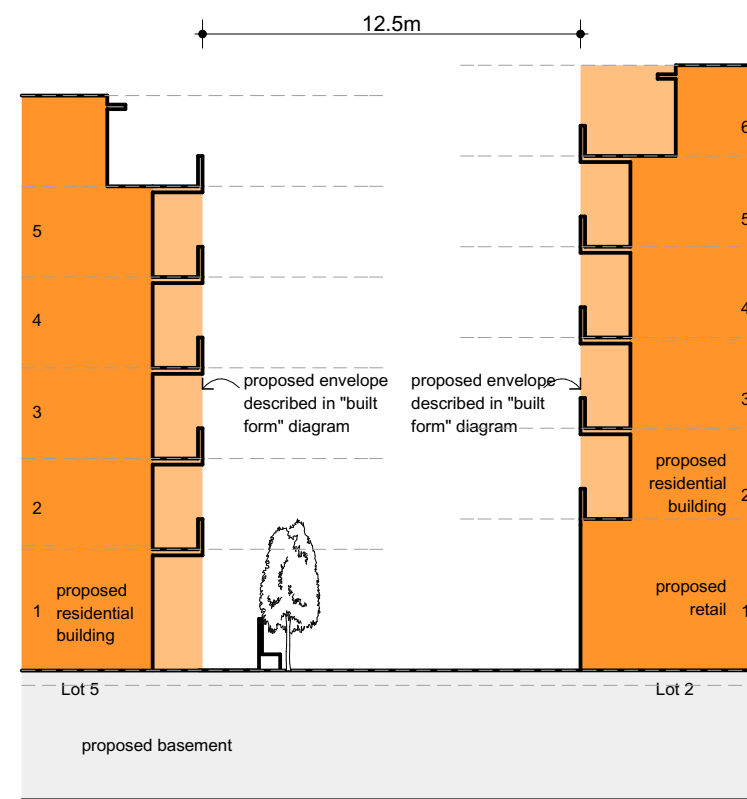
Detail Section M
east-west minor link



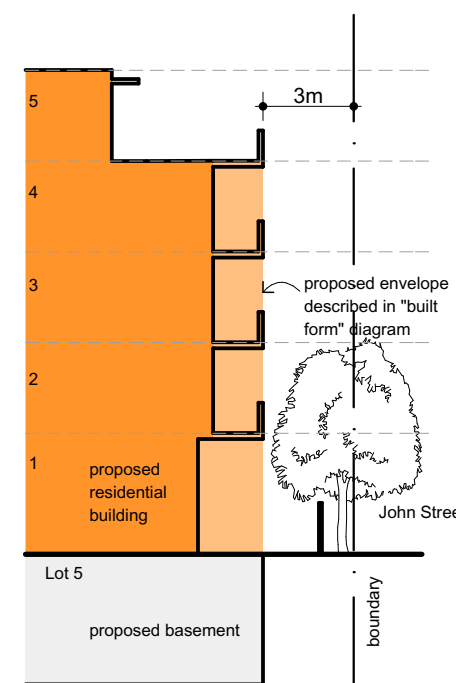
Detail Section Key Plan 1:3000 @A3



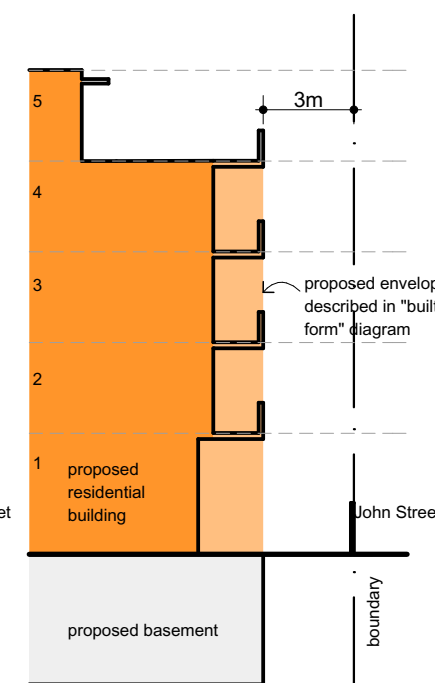
Detail Section N
Peers street



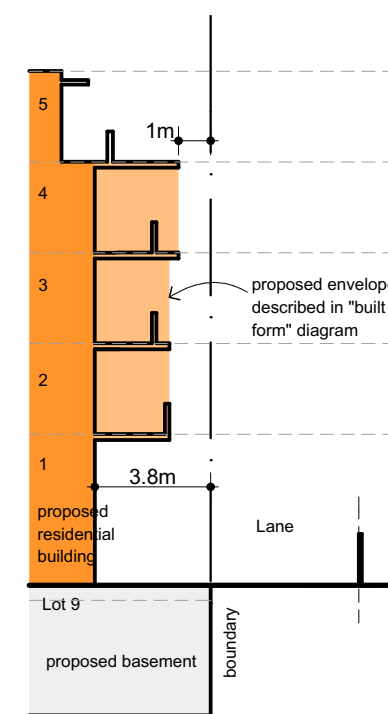
Detail Section P
Rickard Street north



Detail Section R
John Street



Detail Section Q
John Street



Detail Section S
north lane

INTERFACE SECTIONS

15/08/2016
09/02/2017
18/04/2018
10/05/2018

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Drawing
INTERFACE SECTIONS

Drawing Number
1050_DA.23


Rev. W

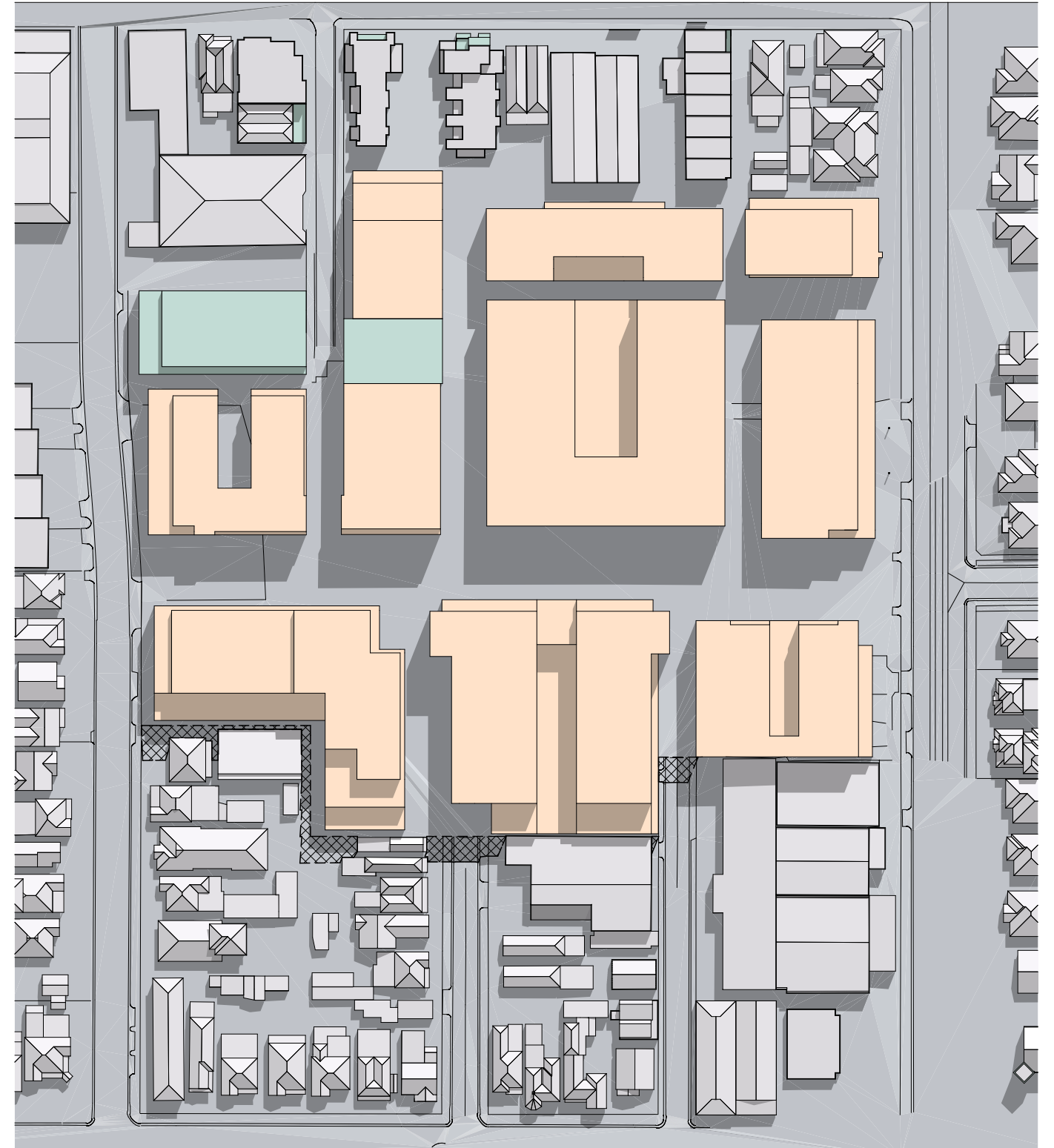
Date
NOV 2010
Plot Date
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Drawn
AG
Scale


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shadow diagram- 22 sep 9am - indicative building massing  extent of existing shadow on adjoining property open space



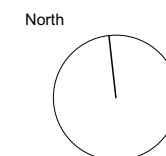
shadow diagram- 22 sep 11am - indicative building massing  extent of existing shadow on adjoining property open space

SHADOW DIAGRAMS 22 SEP

127-139 AND 149 NICHOLSON STREET,
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Drawing
SHADOW DIAGRAMS 22 SEP

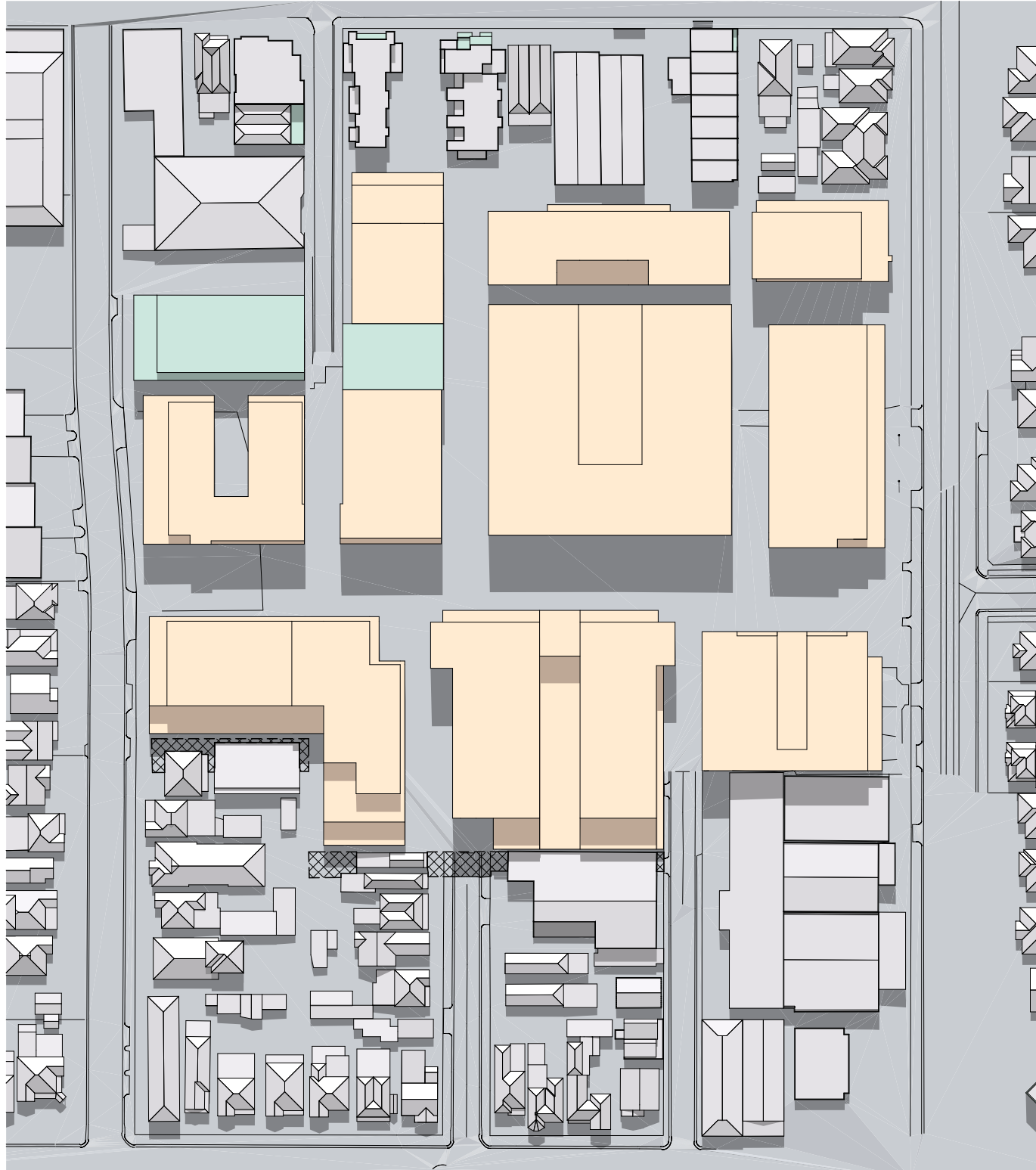
Drawing Number
SD1


Rev. W

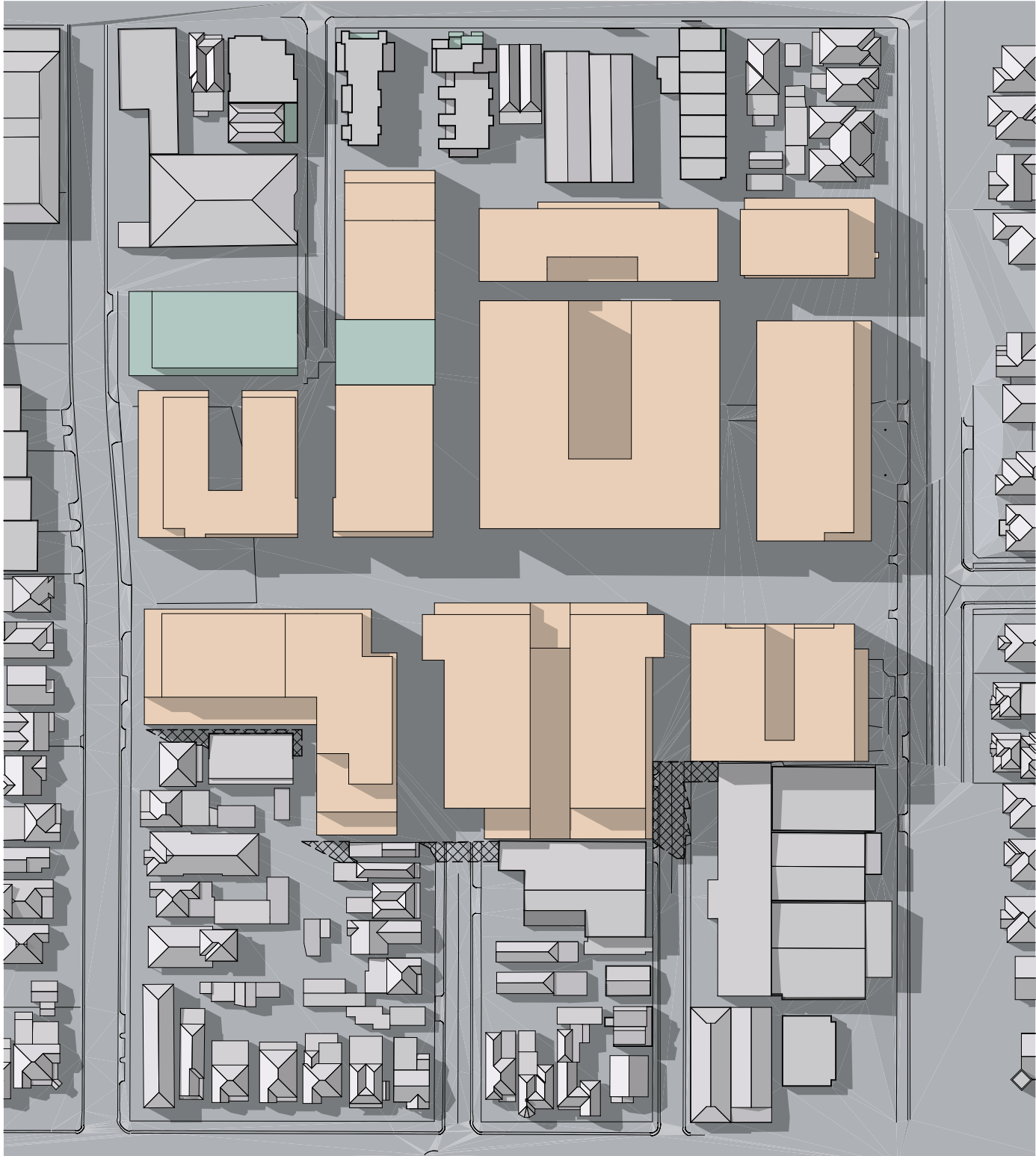
Date
NOV 2010
Plot Date
10/05/2018
Drawn
AG
Scale
1:1500 @ A3


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shadow diagram- 22 sep 12pm - indicative building massing  extent of existing shadow on adjoining property open space



shadow diagram- 22 sep 3pm - indicative building massing  extent of existing shadow on adjoining property open space

SHADOW DIAGRAMS 22 SEP

127-139 AND 149 NICHOLSON STREET,
98 JOHN STREET AND 2 ELM GROVE, BRUNSWICK

15/08/2016
09/02/2017
18/04/2018
10/05/2018

REV T. AMENDED DEVELOPMENT PLAN
REV U. AMENDED DEVELOPMENT PLAN
REV V. AMENDED FOR VCAT ORDER 21/2/18
REV W. AMENDED FOR VCAT ORDER 21/2/18



Client
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Drawing
SHADOW DIAGRAMS 22 SEP

Drawing Number
SD2

Date
NOV 2010

Plot Date
10/05/2018

Drawn
AG

Scale
1:1500 @A3

Rev. W

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