



ARCHITECTURE DRAWING LIST TP

SHEET NO.	DRAWING NAME	SHEET SERIES	SHEET STATUS
TP000	COVER SHEET	TP000 SERIES INTRODUCTORY	01 TOWN PLANNING
TP001	DEVELOPMENT SUMMARY	TP000 SERIES INTRODUCTORY	01 TOWN PLANNING
TP003	DDA, ACOUSTIC, ESD & BICYCLE PARKING NOTES	TP000 SERIES INTRODUCTORY	01 TOWN PLANNING
TP100	LEVEL 00 EXISTING PLAN	TP100 SERIES EXISTING CONDITIONS PLANS	01 TOWN PLANNING
TP200	LEVEL 00 EXISTING DEMOLITION PLAN	TP200 SERIES EXISTING DEMOLITION PLAN	01 TOWN PLANNING
TP201	ROOF EXISTING DEMOLITION PLAN	TP200 SERIES EXISTING DEMOLITION PLAN	01 TOWN PLANNING
TP250	EXISTING DEMOLITION - NORTH + SOUTH ELEVATION	TP250 SERIES EXISTING DEMOLITION ELEVATIONS	01 TOWN PLANNING
TP251	EXISTING DEMOLITION - EASEMENT NORTH + SOUTH ELEVATION	TP250 SERIES EXISTING DEMOLITION ELEVATIONS	01 TOWN PLANNING
TP252	EXISTING DEMOLITION - EAST + WEST ELEVATION	TP250 SERIES EXISTING DEMOLITION ELEVATIONS	01 TOWN PLANNING
TP301	BASEMENT 02 PROPOSED GA PLAN	TP300 SERIES PROPOSED GA PLANS	01 TOWN PLANNING
TP302	BASEMENT 01 PROPOSED GA PLAN	TP300 SERIES PROPOSED GA PLANS	01 TOWN PLANNING
TP303	LEVEL 00 PROPOSED GA PLAN	TP300 SERIES PROPOSED GA PLANS	01 TOWN PLANNING
TP304	LEVEL 01 PROPOSED GA PLAN	TP300 SERIES PROPOSED GA PLANS	01 TOWN PLANNING
TP305	LEVEL 02 PROPOSED GA PLAN	TP300 SERIES PROPOSED GA PLANS	01 TOWN PLANNING
TP306	LEVEL 03 PROPOSED GA PLAN	TP300 SERIES PROPOSED GA PLANS	01 TOWN PLANNING
TP307	LEVEL 04 PROPOSED GA PLAN	TP300 SERIES PROPOSED GA PLANS	01 TOWN PLANNING
TP308	LEVEL 05 PROPOSED GA PLAN	TP300 SERIES PROPOSED GA PLANS	01 TOWN PLANNING
TP309	ROOF PROPOSED GA PLAN	TP300 SERIES PROPOSED GA PLANS	01 TOWN PLANNING
TP400	OVERLOOKING SECTIONS	TP400 SERIES RESCODE	01 TOWN PLANNING
TP450	PROPOSED NORTH ELEVATION	TP450 SERIES PROPOSED ELEVATIONS	01 TOWN PLANNING
TP451	PROPOSED EAST ELEVATION	TP450 SERIES PROPOSED ELEVATIONS	01 TOWN PLANNING
TP452	PROPOSED SOUTH ELEVATION	TP450 SERIES PROPOSED ELEVATIONS	01 TOWN PLANNING
TP453	PROPOSED WEST ELEVATION	TP450 SERIES PROPOSED ELEVATIONS	01 TOWN PLANNING
TP460	STREETSCAPE ELEVATION - LYGON ST	TP450 SERIES PROPOSED ELEVATIONS	01 TOWN PLANNING
TP461	STREETSCAPE ELEVATION - LANEWAY	TP450 SERIES PROPOSED ELEVATIONS	01 TOWN PLANNING
TP471	PROPOSED SECTION AA	TP470 SERIES PROPOSED BUILDING SECTIONS	01 TOWN PLANNING
TP472	PROPOSED SECTION BB	TP470 SERIES PROPOSED BUILDING SECTIONS	01 TOWN PLANNING
TP473	PROPOSED SECTION CC	TP470 SERIES PROPOSED BUILDING SECTIONS	01 TOWN PLANNING
TP600	APT COMPLIANCE ASSESSMENT	TP600 SERIES BADS / ADG ASSESSMENT	01 TOWN PLANNING
TP601	APT COMPLIANCE ASSESSMENT	TP600 SERIES BADS / ADG ASSESSMENT	01 TOWN PLANNING
TP602	APT COMPLIANCE ASSESSMENT	TP600 SERIES BADS / ADG ASSESSMENT	01 TOWN PLANNING
TP603	APT COMPLIANCE ASSESSMENT	TP600 SERIES BADS / ADG ASSESSMENT	01 TOWN PLANNING
TP604	APT COMPLIANCE ASSESSMENT	TP600 SERIES BADS / ADG ASSESSMENT	01 TOWN PLANNING
TP605	APT COMPLIANCE ASSESSMENT	TP600 SERIES BADS / ADG ASSESSMENT	01 TOWN PLANNING
TP606	APT COMPLIANCE ASSESSMENT	TP600 SERIES BADS / ADG ASSESSMENT	01 TOWN PLANNING
TP607	APT COMPLIANCE ASSESSMENT	TP600 SERIES BADS / ADG ASSESSMENT	01 TOWN PLANNING
TP608	APT COMPLIANCE ASSESSMENT	TP600 SERIES BADS / ADG ASSESSMENT	01 TOWN PLANNING
TP609	APT COMPLIANCE ASSESSMENT	TP600 SERIES BADS / ADG ASSESSMENT	01 TOWN PLANNING
TP610	APT COMPLIANCE ASSESSMENT	TP600 SERIES BADS / ADG ASSESSMENT	01 TOWN PLANNING
TP611	APT COMPLIANCE ASSESSMENT	TP600 SERIES BADS / ADG ASSESSMENT	01 TOWN PLANNING
TP612	APT COMPLIANCE ASSESSMENT	TP600 SERIES BADS / ADG ASSESSMENT	01 TOWN PLANNING
TP700	9AM EXISTING AND PROPOSED	TP700 SERIES SHADOW DIAGRAMS	01 TOWN PLANNING
TP701	10AM EXISTING AND PROPOSED	TP700 SERIES SHADOW DIAGRAMS	01 TOWN PLANNING
TP702	11AM EXISTING AND PROPOSED	TP700 SERIES SHADOW DIAGRAMS	01 TOWN PLANNING
TP703	12PM EXISTING AND PROPOSED	TP700 SERIES SHADOW DIAGRAMS	01 TOWN PLANNING
TP704	1PM EXISTING AND PROPOSED	TP700 SERIES SHADOW DIAGRAMS	01 TOWN PLANNING
TP705	2PM EXISTING AND PROPOSED	TP700 SERIES SHADOW DIAGRAMS	01 TOWN PLANNING
TP706	3PM EXISTING AND PROPOSED	TP700 SERIES SHADOW DIAGRAMS	01 TOWN PLANNING



Architecture.
Interior. Planning.
Urban Design. Art.

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REV	ISSUE	DATE
B	VCAT ENDORSEMENT	28.08.2024
C	RFI SUBMISSION	25.02.2025
D	RFI SUBMISSION	15.04.2025
E	SECTION 87A APPLICATION SET	31.10.2025

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PROJECT TEAM

CLIENT

VMCC JOINT VENTURE PTY LTD

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T. 0422 209 076

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TITLE:
COVER SHEET

ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

PROJECT NO.
23-007

CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

CHECKED BY: AM
DRAWN BY: JM
@A1 / 50% @ A3:
REV: E
SHEET NO. TP000

DEVELOPMENT SUMMARY

NSA APARTMENT & ADG SUMMARY

LEVEL	NAME	AREA	NO. OF BEDs	ACCESSIBLE	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D17 - DDA BATHROOM OPT.	APT. TYPES	UNIT NUMBER	TERRACE AREA
LEVEL 01											
LEVEL 01	UNIT 1.01	142 m²	3 BED, 2 BATH	Yes	Yes	Yes	Yes	ALT.	TYPE 1	UNIT 1.01	18 m²
LEVEL 01	UNIT 1.02	90 m²	2 BED, 2 BATH	Yes	No	Yes	Yes	ALT.	TYPE 2	UNIT 1.02	23 m²
LEVEL 01	UNIT 1.03	92 m²	2 BED, 2 BATH	Yes	No	Yes	Yes	ALT.	TYPE 3	UNIT 1.03	23 m²
LEVEL 01	UNIT 1.04	102 m²	2 BED, 2 BATH	Yes	No	Yes	Yes	ALT.	TYPE 4	UNIT 1.04	23 m²
LEVEL 01	UNIT 1.05	109 m²	2 BED, 2 BATH	Yes	No	Yes	Yes	ALT.	TYPE 4	UNIT 1.05	23 m²
LEVEL 01	UNIT 1.06	129 m²	3 BED, 2 BATH	Yes	Yes	Yes	Yes	B	TYPE 5	UNIT 1.06	30 m²
LEVEL 01	UNIT 1.07	123 m²	3 BED, 2 BATH	Yes	Yes	Yes	Yes	B	TYPE 5	UNIT 1.07	34 m²
LEVEL 01	UNIT 1.08	102 m²	2 BED, 2 BATH	Yes	No	Yes	Yes	ALT.	TYPE 6	UNIT 1.08	23 m²
LEVEL 01	UNIT 1.09	92 m²	2 BED, 2 BATH	Yes	No	Yes	Yes	B	TYPE 7	UNIT 1.09	24 m²
LEVEL 01	UNIT 1.10	91 m²	2 BED, 2 BATH	No	No	Yes	Yes	N/A	TYPE 8	UNIT 1.10	26 m²
LEVEL 02											
LEVEL 02	UNIT 2.01	98 m²	2 BED, 2 BATH	No	Yes	Yes	Yes	N/A	TYPE 9	UNIT 2.01	23 m²
LEVEL 02	UNIT 2.02	83 m²	2 BED, 2 BATH	Yes	No	Yes	Yes	B	TYPE 10	UNIT 2.02	25 m²
LEVEL 02	UNIT 2.03	67 m²	1 BED, 1 BATH	No	No	Yes	Yes	N/A	TYPE 11	UNIT 2.03	25 m²
LEVEL 02	UNIT 2.04	77 m²	2 BED, 2 BATH	No	No	Yes	Yes	N/A	TYPE 12	UNIT 2.04	25 m²
LEVEL 02	UNIT 2.05	84 m²	2 BED, 2 BATH	Yes	No	Yes	Yes	B	TYPE 10	UNIT 2.05	25 m²
LEVEL 02	UNIT 2.06	100 m²	3 BED, 2 BATH	Yes	Yes	Yes	Yes	B	TYPE 13	UNIT 2.06	29 m²
LEVEL 02	UNIT 2.07	80 m²	2 BED, 2 BATH	Yes	Yes	Yes	Yes	ALT.	TYPE 14	UNIT 2.07	43 m²
LEVEL 02	UNIT 2.08	66 m²	2 BED, 1 BATH	Yes	No	Yes	Yes	ALT.	TYPE 15	UNIT 2.08	39 m²
LEVEL 02	UNIT 2.09	124 m²	3 BED, 2 BATH	No	No	Yes	Yes	N/A	TYPE 16	UNIT 2.09	64 m²
LEVEL 03											
LEVEL 03	UNIT 3.01	96 m²	3 BED, 2 BATH	No	Yes	Yes	Yes	N/A	TYPE 17	UNIT 3.01	13 m²
LEVEL 03	UNIT 3.02	65 m²	2 BED, 1 BATH	No	No	Yes	Yes	N/A	TYPE 18	UNIT 3.02	11 m²
LEVEL 03	UNIT 3.03	50 m²	1 BED, 1 BATH	No	No	No	Yes	N/A	TYPE 19	UNIT 3.03	9 m²
LEVEL 03	UNIT 3.04	51 m²	1 BED, 1 BATH	No	No	Yes	Yes	N/A	TYPE 20	UNIT 3.04	9 m²
LEVEL 03	UNIT 3.05	77 m²	2 BED, 2 BATH	Yes	No	Yes	Yes	ALT.	TYPE 21	UNIT 3.05	10 m²
LEVEL 03	UNIT 3.06	80 m²	2 BED, 2 BATH	Yes	Yes	Yes	Yes	B	TYPE 22	UNIT 3.06	12 m²
LEVEL 03	UNIT 3.07	80 m²	2 BED, 2 BATH	Yes	Yes	Yes	Yes	ALT.	TYPE 14	UNIT 3.07	18 m²
LEVEL 03	UNIT 3.08	66 m²	2 BED, 1 BATH	Yes	No	Yes	Yes	ALT.	TYPE 15	UNIT 3.08	18 m²
LEVEL 03	UNIT 3.09	108 m²	3 BED, 2 BATH	No	No	Yes	Yes	N/A	TYPE 23	UNIT 3.09	34 m²
LEVEL 04											
LEVEL 04	UNIT 4.01	124 m²	4 BED, 2 BATH	Yes	Yes	Yes	Yes	ALT.	TYPE 24	UNIT 4.01	13 m²
LEVEL 04	UNIT 4.02	50 m²	1 BED, 1 BATH	No	No	No	Yes	N/A	TYPE 19	UNIT 4.02	9 m²
LEVEL 04	UNIT 4.03	51 m²	1 BED, 1 BATH	No	No	Yes	Yes	N/A	TYPE 20	UNIT 4.03	9 m²
LEVEL 04	UNIT 4.04	77 m²	2 BED, 2 BATH	Yes	No	Yes	Yes	ALT.	TYPE 21	UNIT 4.04	10 m²
LEVEL 04	UNIT 4.05	79 m²	2 BED, 2 BATH	Yes	Yes	Yes	Yes	B	TYPE 22	UNIT 4.05	12 m²
LEVEL 04	UNIT 4.06	80 m²	2 BED, 2 BATH	Yes	Yes	Yes	Yes	ALT.	TYPE 14	UNIT 4.06	18 m²
LEVEL 04	UNIT 4.07	66 m²	2 BED, 1 BATH	Yes	No	Yes	Yes	ALT.	TYPE 15	UNIT 4.07	17 m²
LEVEL 04	UNIT 4.08	114 m²	3 BED, 2 BATH	No	Yes	Yes	Yes	N/A	TYPE 25	UNIT 4.08	34 m²
LEVEL 04	UNIT 4.09	96 m²	3 BED, 2 BATH	No	Yes	Yes	Yes	N/A	TYPE 26	UNIT 4.09	27 m²
LEVEL 05											
LEVEL 05	UNIT 5.01	124 m²	4 BED, 2 BATH	Yes	Yes	Yes	Yes	ALT.	TYPE 24	UNIT 5.01	13 m²
LEVEL 05	UNIT 5.02	50 m²	1 BED, 1 BATH	No	No	No	Yes	N/A	TYPE 19	UNIT 5.02	9 m²
LEVEL 05	UNIT 5.03	51 m²	1 BED, 1 BATH	No	No	Yes	Yes	N/A	TYPE 20	UNIT 5.03	9 m²
LEVEL 05	UNIT 5.04	77 m²	2 BED, 2 BATH	Yes	No	Yes	Yes	ALT.	TYPE 21	UNIT 5.04	10 m²
LEVEL 05	UNIT 5.05	79 m²	2 BED, 2 BATH	Yes	Yes	Yes	Yes	B	TYPE 22	UNIT 5.05	12 m²
LEVEL 05	UNIT 5.06	80 m²	2 BED, 2 BATH	Yes	Yes	Yes	Yes	ALT.	TYPE 14	UNIT 5.06	18 m²
LEVEL 05	UNIT 5.07	66 m²	2 BED, 1 BATH	Yes	No	Yes	Yes	ALT.	TYPE 15	UNIT 5.07	18 m²
LEVEL 05	UNIT 5.08	114 m²	3 BED, 2 BATH	No	No	Yes	Yes	N/A	TYPE 25	UNIT 5.08	34 m²
LEVEL 05	UNIT 5.09	96 m²	3 BED, 2 BATH	No	Yes	Yes	Yes	N/A	TYPE 26	UNIT 5.09	27 m²
Grand total: 46		3999 m²									

TERRACE

STORAGE

UNIT	INT. STORAGE	EXT. STORAGE	TOTAL STORAGE	STANDARD D20 MET
UNIT 1.01	28.1 m³	5.5 m³	33.6 m³	Yes
UNIT 1.02	14.5 m³	2.8 m³	17.3 m³	Yes
UNIT 1.03	14.3 m³	2.8 m³	17.1 m³	Yes
UNIT 1.04	16.2 m³	2.8 m³	19.0 m³	Yes
UNIT 1.05	20.7 m³	2.9 m³	23.6 m³	Yes
UNIT 1.06	25.2 m³	5.6 m³	30.8 m³	Yes
UNIT 1.07	23.4 m³	5.5 m³	28.9 m³	Yes
UNIT 1.08	22.4 m³	2.8 m³	25.1 m³	Yes
UNIT 1.09	15.1 m³	2.8 m³	17.8 m³	Yes
UNIT 1.10	14.1 m³	2.8 m³	16.8 m³	Yes
UNIT 2.01	19.5 m³	2.8 m³	22.3 m³	Yes
UNIT 2.02	11.5 m³	2.8 m³	14.2 m³	Yes
UNIT 2.03	11.3 m³	2.8 m³	14.0 m³	Yes
UNIT 2.04	11.9 m³	2.8 m³	14.6 m³	Yes
UNIT 2.05	12 m³	2.8 m³	14.7 m³	Yes
UNIT 2.06	14.5 m³	5.5 m³	20.0 m³	Yes
UNIT 2.07	11.3 m³	2.8 m³	14.1 m³	Yes
UNIT 2.08	9.1 m³	5.7 m³	14.8 m³	<varies>
UNIT 2.09	24.2 m³	5.5 m³	29.7 m³	Yes
UNIT 3.01	12 m³	8.4 m³	20.5 m³	Yes
UNIT 3.02	11.9 m³	2.8 m³	14.7 m³	Yes
UNIT 3.03	7.6 m³	2.8 m³	10.4 m³	Yes
UNIT 3.04	5.8 m³	5.7 m³	11.5 m³	<varies>
UNIT 3.05	8.8 m³	5.7 m³	14.5 m³	<varies>
UNIT 3.06	12.8 m³	2.8 m³	15.5 m³	<varies>
UNIT 3.07	11.3 m³	2.8 m³	14.1 m³	Yes
UNIT 3.08	9.1 m³	5.7 m³	14.8 m³	<varies>
UNIT 3.09	19.2 m³	5.5 m³	24.7 m³	Yes
UNIT 4.01	20 m³	8.3 m³	28.2 m³	<varies>
UNIT 4.02	5.8 m³	5.8 m³	11.5 m³	Yes
UNIT 4.03	5.8 m³	5.8 m³	11.5 m³	Yes
UNIT 4.04	8.8 m³	5.8 m³	14.5 m³	Yes
UNIT 4.05	11.9 m³	2.8 m³	14.7 m³	<varies>
UNIT 4.06	11.3 m³	2.8 m³	14.1 m³	Yes
UNIT 4.07	9.1 m³	5.8 m³	14.9 m³	Yes
UNIT 4.08	22.3 m³	5.5 m³	27.9 m³	Yes
UNIT 4.09	27.4 m³	5.5 m³	32.9 m³	Yes
UNIT 5.01	20.1 m³	8.3 m³	28.3 m³	<varies>
UNIT 5.02	6.7 m³	5.8 m³	12.5 m³	<varies>
UNIT 5.03	5.8 m³	5.8 m³	11.5 m³	<varies>
UNIT 5.04	8.8 m³	5.8 m³	14.5 m³	<varies>
UNIT 5.05	11.9 m³	2.8 m³	14.7 m³	<varies>
UNIT 5.06	11.3 m³	2.8 m³	14.1 m³	Yes
UNIT 5.07	9.1 m³	5.6 m³	14.8 m³	<varies>
UNIT 5.08	22.3 m³	8.3 m³	30.6 m³	<varies>
UNIT 5.09	18.9 m³	6.3 m³	27.1 m³	<varies>

PARKING ALLOCATION

UNIT	LEVEL	COUNT
UNIT 1.01	BASEMENT 02(B)	2
UNIT 1.02	BASEMENT 02(B)	1
UNIT 1.03	BASEMENT 02(B)	1
UNIT 1.04	BASEMENT 02(B)	1
UNIT 1.05	BASEMENT 02(B)	1
UNIT 1.06	BASEMENT 02(B)	2
UNIT 1.07	BASEMENT 02(B)	2
UNIT 1.08	BASEMENT 02(B)	1
UNIT 1.09	BASEMENT 02(B)	1
UNIT 1.10	BASEMENT 02(B)	1
UNIT 2.01	BASEMENT 02(B)	1
UNIT 2.02	BASEMENT 02(B)	1
UNIT 2.03	BASEMENT 02(B)	1
UNIT 2.04	BASEMENT 02(B)	1
UNIT 2.05	BASEMENT 02(B)	1
UNIT 2.06	BASEMENT 02(B)	2
UNIT 2.07	BASEMENT 02(B)	1
UNIT 2.08	BASEMENT 02(B)	1
UNIT 2.09	BASEMENT 02(B)	2
UNIT 3.01	BASEMENT 02(A)	2
UNIT 3.02	BASEMENT 02(B)	1
UNIT 3.03	BASEMENT 02(A)	1
UNIT 3.04	BASEMENT 02(A)	1
UNIT 3.05	BASEMENT 02(A)	1
UNIT 3.06	BASEMENT 02(A)	1
UNIT 3.07	BASEMENT 02(A)	1
UNIT 3.08	BASEMENT 02(A)	1
UNIT 3.09	BASEMENT 02(A)	2
UNIT 4.01	BASEMENT 02(A)	3
UNIT 4.02	BASEMENT 02(A)	1
UNIT 4.03	BASEMENT 02(A)	1
UNIT 4.04	BASEMENT 02(A)	1
UNIT 4.05	BASEMENT 02(A)	1
UNIT 4.06	BASEMENT 01(B)	1
UNIT 4.07	BASEMENT 01(B)	1
UNIT 4.08	BASEMENT 01(B)	2
UNIT 4.09	BASEMENT 01(B)	2
UNIT 5.01	BASEMENT 01(B)	3
UNIT 5.02	BASEMENT 01(B)	1
UNIT 5.03	BASEMENT 01(B)	1
UNIT 5.04	BASEMENT 01(B)	1
UNIT 5.05	BASEMENT 01(B)	1
UNIT 5.06	BASEMENT 01(B)	1
UNIT 5.07	BASEMENT 01(B)	1
UNIT 5.08	BASEMENT 01(B)	3
UNIT 5.09	BASEMENT 01(B)	3
Grand total: 63		63

GROSS FLOOR AREA

LEVEL	AREA
LEVEL 01	2 m²
BASEMENT 01(A)	784 m²
BASEMENT 01(B)	788 m²
BASEMENT 02(A)	757 m²
BASEMENT 02(B)	579 m²
LEVEL 00	1531 m²
LEVEL 01	1410 m²
LEVEL 02	890 m²
LEVEL 03	783 m²
LEVEL 04	844 m²
LEVEL 05	841 m²
ROOF	68 m²
Grand total: 19	9277 m²

NET LETTABLE AREA

Name	Internal Area
LEVEL 00	
COMMERCIAL KITCHEN	47 m²
RETAIL 2	109 m²
RETAIL 1	124 m²
RETAIL 3	168 m²
COMMUNITY HALL	545 m²
LEVEL 01	
COMMUNITY FACILITIES	162 m²
Grand total: 6	1154 m²

APARTMENT MIX

APARTMENT TYPE	PERCENTAGE
1 BED, 1 BATH	12%
7	
2 BED, 1 BATH	12%
5	
2 BED, 2 BATH	48%
21	
3 BED, 2 BATH	24%
4 BED, 2 BATH	5%
2	
Apartment Mix: 46	

SCHEDULE - CAR PARKING

LEVEL	TYPE	COUNT
BASEMENT 02(B)	Car Parking 2800W x 4900L (RESI)	25
BASEMENT 02(A)	Car Parking 2800W x 4900L (RESI)	17
BASEMENT 01(B)	Car Parking 2300W x 4900L (COMM)	2
BASEMENT 01(B)	Car Parking 2800W x 4900L (RESI ELEC.)	3
BASEMENT 01(B)	Car Parking 2800W x 4900L (RESI)	18
BASEMENT 01(A)	2400w x 5400d (SHARED ZONE)	1
BASEMENT 01(A)	Car Parking 2800W x 4900L (LOADING)	1
BASEMENT 01(A)	Car Parking 2800W x 4900L (COMM ELEC.)	2
BASEMENT 01(A)	Car Parking 2800W x 4900L (COMM)	12
BASEMENT 01(A)	Car Parking 2800W x 4900L (COMM/ACCESSIBLE)	1
Grand total: 82		82

SCHEDULE - BICYCLE PARKING

LEVEL	DESCRIPTION	Bike Parking Spaces
BASEMENT 02(A)	DOUBLE STACKED BIKE RACK	38
BASEMENT 02(A)	VERTICAL BIKE RACK	11
STREET LEVEL	HORIZONTAL BIKE HOOP	4
LEVEL 00	HORIZONTAL BIKE HOOP	4
Grand total: 34		57

SITE AREA	1721m²
BUILDING PLOT	1675m²
SITE COVERAGE	97.3%



Architecture.
Interior. Planning.
Urban Design. Art.

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CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

DDA NOTES:

1. Accessible car space and shared space to comply with AS2890.6:2009, including size of space (5400x2400mm) and bollard, located 750-850mm in from the shared space entrance.
2. Vertical clearance to be 2200mm between entrance/exit of car park and accessible car spaces. 2500mm to be provided within accessible car spaces and shared space, in compliance with AS2890.6:2009.
3. Crossfall within accessible car spaces and shared spaces to not exceed 1:33 (for asphalt) or 1:40 (for concrete) in both directions.
4. Signage and linemarking of accessible car spaces and shared spaces to be in accordance with AS2890.6:2009, including white on blue international symbol of access and yellow linemarking.
5. Kerb ramps to be provided in accordance with AS1428.1:2009, including maximum gradient of 1:8 and length of 1520mm.
6. Gradient of paths to be maximum 1:20 with level landings as required by AS1428.1:2009 or a ramp must be provided.
7. All paths of travel to be minimum 1000mm wide. Crossfalls on paths of travel, ramps and walkways to be maximum 1:40 as required by AS1428.1:2009.
8. Paths and floor surfaces shall be slip resistant. Abutments of surfaces on a path of travel shall have no lip or step greater than 5mm and be rounded or bevelled. Joints between pavers to be no wider than 12mm and in compliance with AS1428.1:2009.
9. Drainage grates located on a path of travel to have openings or slots no larger than 13x150mm. The longer dimension of the opening is to be transverse to the direction of travel, as required by AS1428.1:2009.
10. Tactile ground surface indicators to be provided where a pedestrian path intersects with a roadway at the same grade. Indicators are to be setback 300mm from the roadway for a depth of 600-800mm, in a colour which provides a luminance contrast with the background surface, as required by AS1428.4.1:2009.
11. Obstructions such as bins, seats, bike racks, light poles, trees and planters are to be provided away from the building line and outside the path of travel.
12. Level landings at doors to have a maximum crossfall of 1:40. Landing dimensions are to be provided in accordance with AS1428.1:2009. Level transition to be provided at door threshold or threshold ramps in accordance with AS1428.1:2009 with maximum rise of 35mm, gradient of 1:8 and length of 280mm.
13. Door, door frame or adjacent wall to provide a minimum 30% luminance contrast between two of these surfaces.
14. Doors to provide a minimum 850mm clear opening width and door circulation space in accordance with AS1428.1:2009.
15. Door furniture to be located between 900 – 1100mm AFFL. Lever and pull handles to be 'D' profile as required by AS1428.1:2009. Push buttons, intercoms and all door controls to be located 900-1200mm AFL, not within 500mm of an internal corner and as required by AS1428.1:2009.
16. Where door closers are installed, the maximum force to open is not to exceed 20N.
17. Visual indicators in accordance with AS1428.1:2009 to be provided to all glazed doors, sidelights and windows capable of being mistaken for an opening.
18. Ramp gradients, level landings, handrails and kerbails to be provided in accordance with AS1428.1:2009.
19. Tactile ground surface indicators to be provided at top and bottom of ramps and stairs (excluding fire stairs) in compliance with AS1428.4.1:2009.
20. Stairs to be provided in accordance with AS1428.1:2009, including contrast nosing to treads and handrails with compliant profile and extensions on both sides of the stair.
21. Fire isolated stairs to be provided with contrast nosings to treads and at least one handrail with compliant profile in accordance with NCC/BCA D3.3 (a)(ii) and AS1428.1:2009.
22. Lift car to have minimum car size of 1400mm deep x 1100mm wide, or 1400x1600mm for lifts which travel greater than 12m, with fitout in accordance with NCC/BCA E3.6. Lift landing buttons to be 900-1200mm AFL, not within 500mm of an internal corner and as required by AS1735.12:1999.
23. Tactile ground surface indicators to be provided on escalators in compliance with AS1428.4.1:2009.
24. Size, fitout and circulation spaces of Unisex Accessible WC shall be provided in compliance with AS1428.1:2009.
25. Size, fitout and circulation spaces of WC cubicles for people with ambulant disabilities to comply with AS1428.1:2009.
26. Accessible seating spaces to be provided in locations, numbers and dimensions, as required by NCC/BCA Table D3.9 and AS1428.1:2009.
27. Raised tactile and Braille signage to all sanitary facilities to be provided in accordance with NCC/BCA D3.6 and Specification D3.6. Signs to be positioned at a height of 1200–1600mm AFL on the wall to the latchside of the door and as required by AS1428.1:2009.
28. Raised tactile and Braille signage to be provided at exit doors to paths of egress, as required by BCA E4.5. Signage shall comply with D3.6(a)(ii) identifying the exit and the level of the building.
29. All light switches & GPOs to be provided in accordance with AS1428.1:2009. All light switches to be between 900–1100mm AFFL, GPOs in unisex accessible WCs to be located between 600-1100mm AFFL and no closer than 500mm to internal corners. Switches to be 30mm rocker switches in unisex accessible WCs.
30. Lighting levels to comply with AS1428.1 Clause 17.1, i.e. uniform and in accordance with AS1680.0 to provide for safe movement within buildings.
31. Carpet pile height is to be 11mm maximum in compliance with NCC/BCA D3.3.
32. Emergency warning information systems to be provided in accordance with NCC/BCA.

ACOUSTIC NOTES:

1. GLAZING SPECIFICATION REQUIREMENTS

Room Designation	Glazing Type	Minimum System Weighted Sound Reduction Index
Eastern Facade		
Living room areas	6mm / 12mm air gap / 10mm double glazing	Rw 33
Bedroom areas	6mm / 12mm air gap / 10.76mm double glazing	Rw 35
Eastern End of Southern Facade - east of gridline B		
Living room areas	6mm / 12mm air gap / 10mm double glazing	Rw 33
Bedroom areas	6mm / 12mm air gap / 10.76mm double glazing	Rw 35
Western End of Southern Facade - west of gridline B		
Living room areas	6mm / 12mm air gap / 6mm double glazing	Rw 31
Bedroom areas	6mm / 12mm air gap / 6mm double glazing	Rw 31

2. GAPS BETWEEN THE OVERLOOKING LOUVRE SCREENS FOR APARTMENTS 1.05, 1.06, 2.05 & 2.06 TO BE GLAZED TO PREVENT NOISE PENETRATION FROM THE LOADING DOCK.

ESD NOTES:

1. BUILDING MATERIALS

2.6Building Materials

Materials initiatives help reduce the use of virgin materials, reduce waste, and promote the use of materials with lower embodied energy and environmental impacts.

Design Requirements	Responsibility & Implementation	Project Stage
Life Cycle Impacts (19.0)		
Concrete (19B.1) The mix water for all concrete used in the project will contain a minimum of 50% recycled water (rainwater or purchased recycled water). These requirements will be included in the builder's contractual requirements.	Builder / Structural Engineer	Construction
Steel (19B.2) At least a 5% reduction in the mass of reinforcing steel will be achieved across the building when compared to standard practice.	Builder	Construction
Structure and Reinforcing Steel (20.1) At least 95% (by mass) of all steel used in the building's structure will be sourced from an environmentally Responsible Steel Maker ⁷ , and at least 60% of the reinforcing bar and mesh is produced using energy-reducing processes ⁸ . These requirements will be included in the builder's contractual requirements and materials schedule.	Builder	Construction Documentation
Timber (20.2) At least 95% (by cost) of timber used in the development will be Forest Stewardship Council (FSC) or Program for the Endorsement of Forest Certification (PEFC) certified; or recycled / reused. These requirements will be included in the builder's contractual requirements and materials schedule.	Builder	Construction Documentation
Permanent Formwork, Pipes, Flooring, Blinds and Cables (20.3) At least 95% (by cost) of all cable, pipe, floor and blind products installed in the building will not contain PVC; or will comply with the Best Practice Guidelines for PVC by being procured from a manufacturer with an ISO 14001 certified EMS for manufacturing processes. These requirements will be included in the builder's contractual requirements and materials schedule.	Builder	Construction Documentation
Sustainable Products (21.1) At least 3% of eligible products for the development will be specified to meet third party environmental certification or Environmental Product Declarations compliance ⁹ . It is expected that this will be achieved through the purchase of for example, steel products from major Australian steel producers, e.g Bluescope, ARC, One Steel. These requirements will be included in the builder's contractual requirements and materials schedule.	Builder	Construction Documentation

Design Requirements	Responsibility & Implementation	Project Stage
Construction and Demolition Waste: Percentage Benchmark (22B) At least 90% (by weight) of the waste generated during construction and demolition will be diverted from landfill ¹⁰ . This will be done through the appointment of waste contractors and waste processing facilities that have been independently verified for compliance with minimum standards of reporting. They will provide a 'Compliance Verification Summary' to the project team at the end of the construction phase. These requirements will be included in the builder's contractual requirements.	Builder	Construction Documentation

Heat Island Effect (25.1) At least 75% of the development site area will be composed of elements and materials that reduce the heat island effect. The extent of soft landscaping will ensure that the development minimises any contribution to heat island effects. Greenery is designed within the plaza, podium setbacks, roof tops and balcony elements. Roof finishes and paved areas will need be light in colour and meet minimum Solar Reflectance Index (SRI) values (or be shaded): <ul style="list-style-type: none">• A three-year SRI >64 (for roof pitched <15°) for roofing materials; and• A three-year SRI of >34 for light coloured paving.	Architect	Design Development
---	-----------	--------------------

BICYCLE PARKING NOTE:

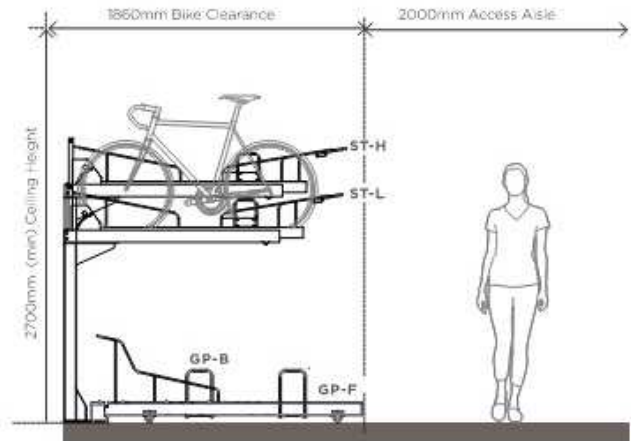
ALL BICYCLE PARKING TO BE INSTALLED AS PER CORA'S PRODUCT SPECIFICATION TO ENSURE COMPLIANCE WITH (AS2890.3).

DYNAMIC UPPER TIERS / DYNAMIC LOWER TIERS

There are numerous configuration possibilities for double tier systems. Options shown are compliant with AS2890.3 (2015)



PERSPECTIVE VIEW WITH GP LOWER TIERS

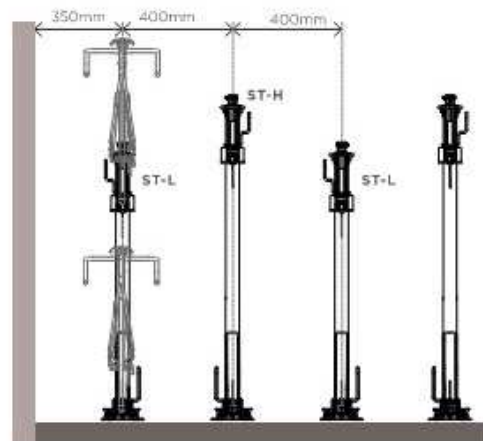


SIDE VIEW WITH GP LOWER TIERS

DYNAMIC UPPER/ DYNAMIC LOWER

To comply with AS2890.3 (2015), minimum spacing between rack centres is:

- ST Upper Tiers: 400mm if adjacent racks are offset in height by 300mm;
- GP Lower Tiers: 400mm if adjacent racks provide head to tail parking

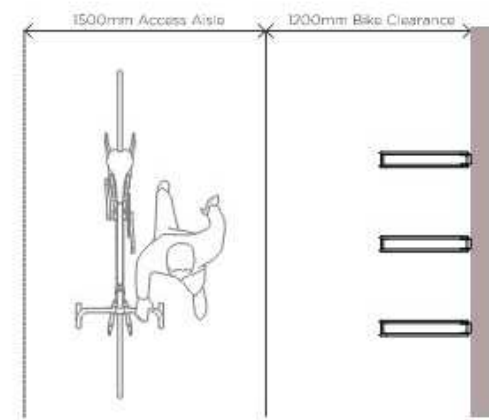


FRONT VIEW WITH GP LOWER TIERS

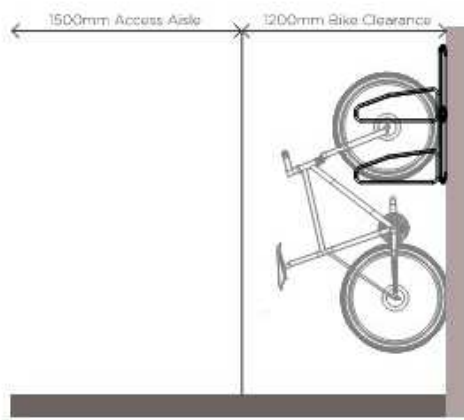
E3VR-DYN
WALL MOUNTED BIKE RACK
LAYOUT GUIDE

To comply with AS2890.3 (2015), minimum spacing between rack centres must be:

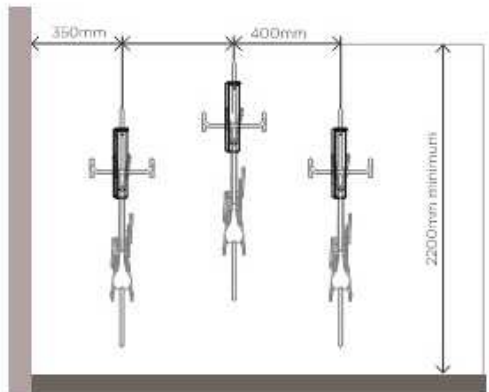
- 400mm if adjacent racks are offset in height by 300mm; or
- 600mm if adjacent racks are not offset in height



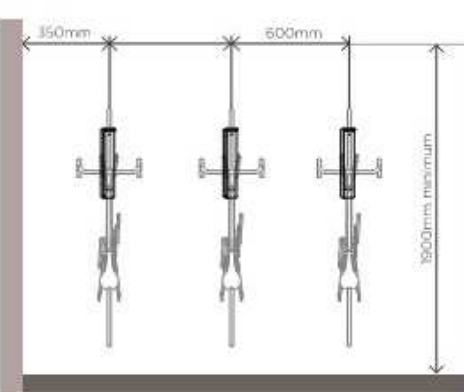
TOP VIEW



SIDE VIEW



FRONT VIEW STAGGERED RACKS



FRONT VIEW NON STAGGERED RACKS



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B	VCAT ENDORSEMENT	28.08.2024
C	RFI SUBMISSION	25.02.2025
D	RFI SUBMISSION	15.04.2025
E	SECTION 87A APPLICATION SET	31.10.2025

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CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

TITLE:
DDA, ACOUSTIC, ESD & BICYCLE PARKING NOTES

ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

PROJECT NO.
23-007

CHECKED BY: DRAWN BY: @A1 / 50% @ A3: REV: SHEET NO.
JM E TP003

REV	ISSUE
B	VCAT ENDORSEMENT
C	RFI SUBMISSION
D	RFI SUBMISSION
E	SECTION 87A APPLICATION SET

DATE
28.08.2024
25.02.2025
15.04.2025
31.10.2025

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CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

TITLE:
LEVEL 00 EXISTING PLAN

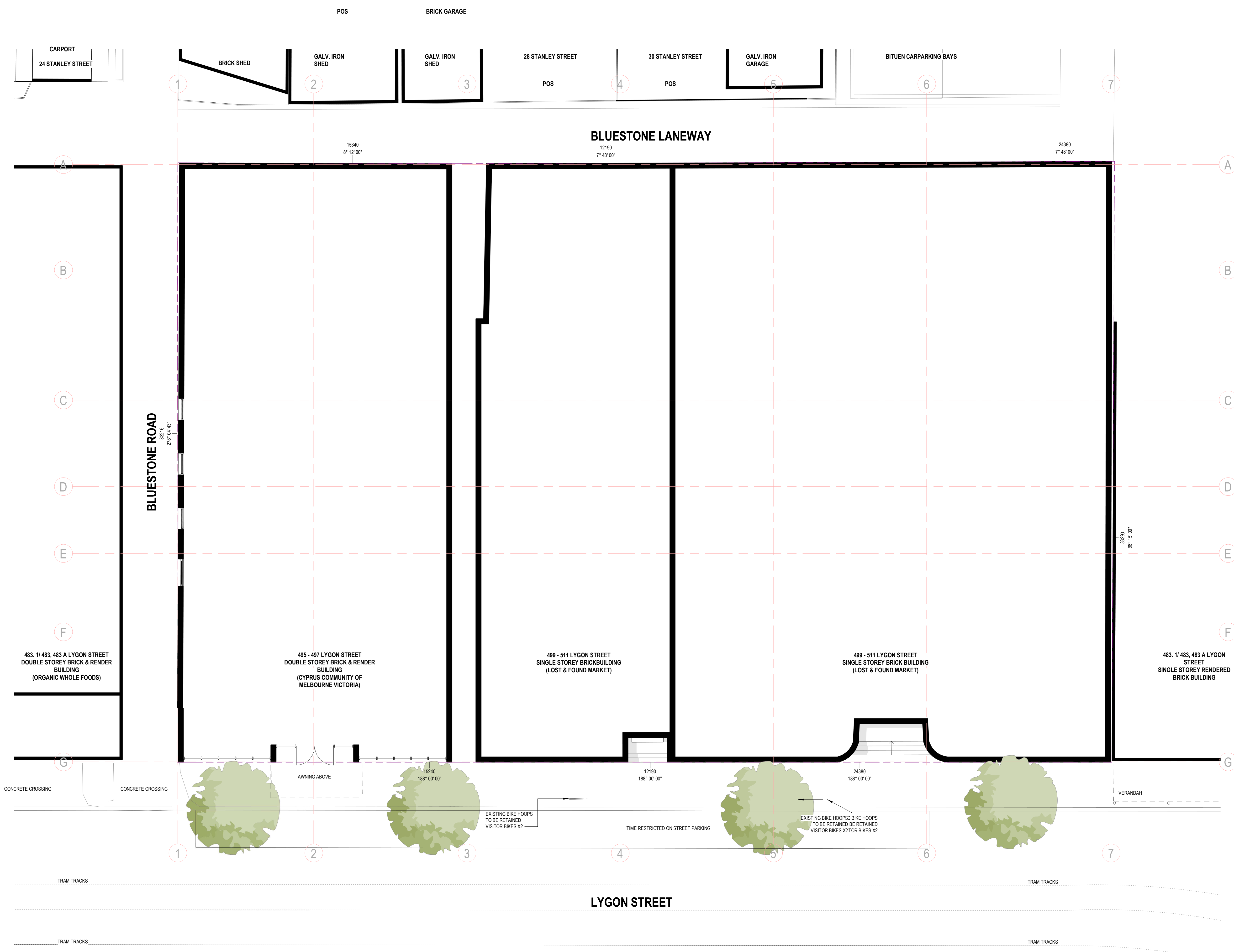
ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

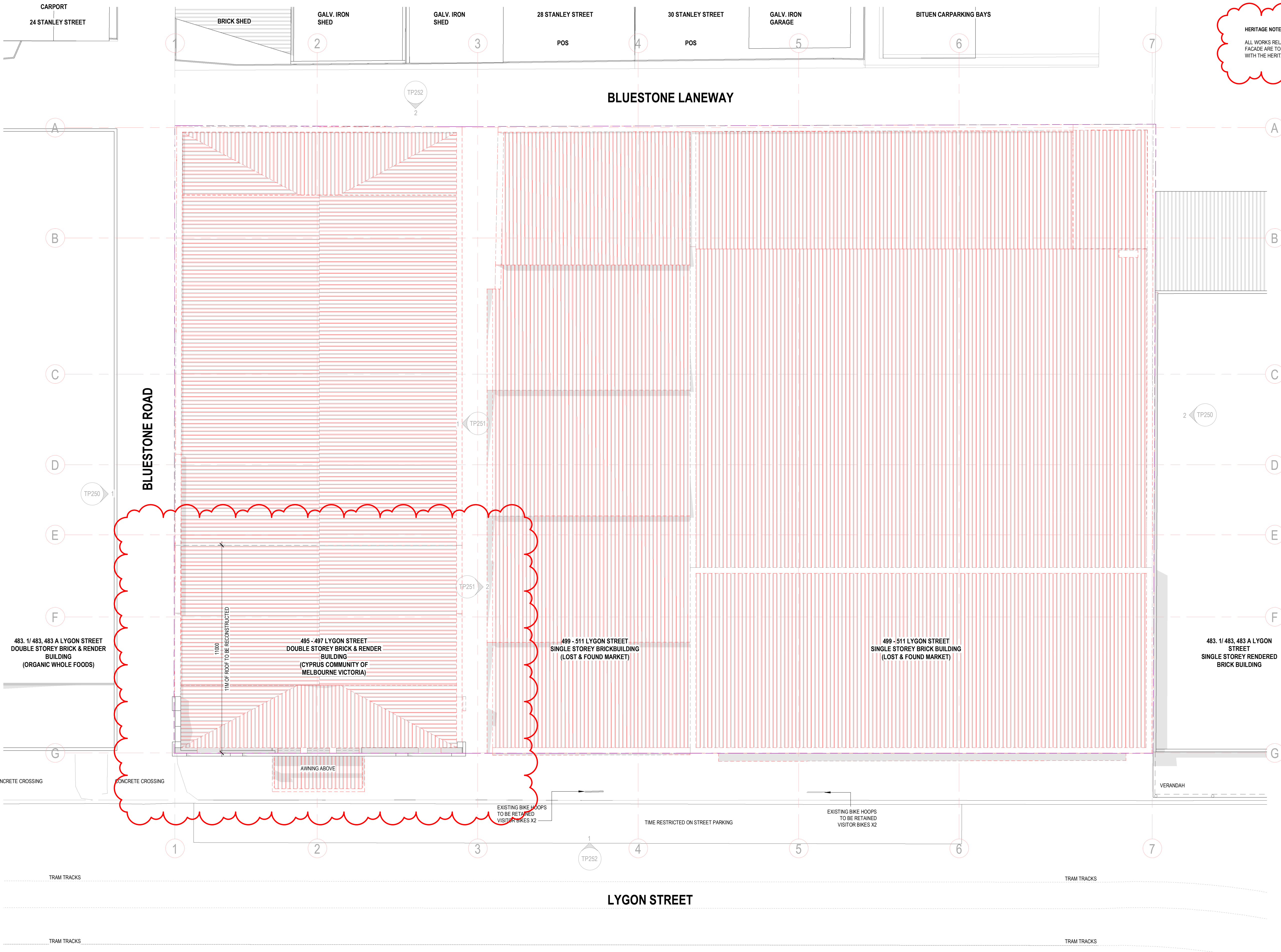
PROJECT NO.
23-007

CHECKED BY: DRAWN BY: @A1 / 50% @ A3: REV: E



SHEET NO.
TP100





HERITAGE NOTE:
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FACADE ARE TO BE CARRIED OUT IN ACCORDANCE
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LEVEL 03 - DEMOLITION PLAN

1 : 100

REV	ISSUE
B	VCAT ENDORSEMENT
C	RFI SUBMISSION
D	RFI SUBMISSION
E	SECTION 87A APPLICATION SET

DATE
28.08.2024
25.02.2025
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ROOF EXISTING DEMOLITION PLAN

ADDRESS:
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CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

PROJECT NO.
23-007

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JM 1 : 100 E TP201

KUD

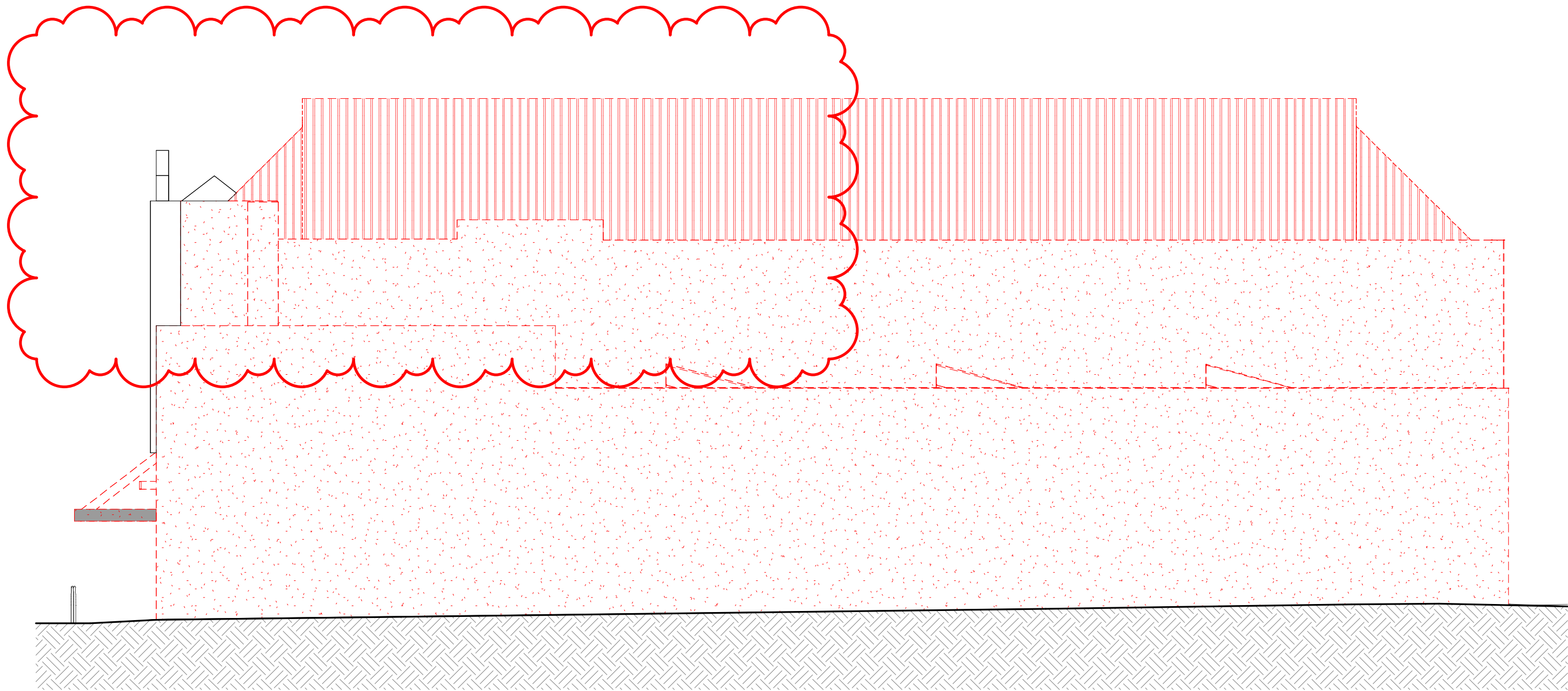
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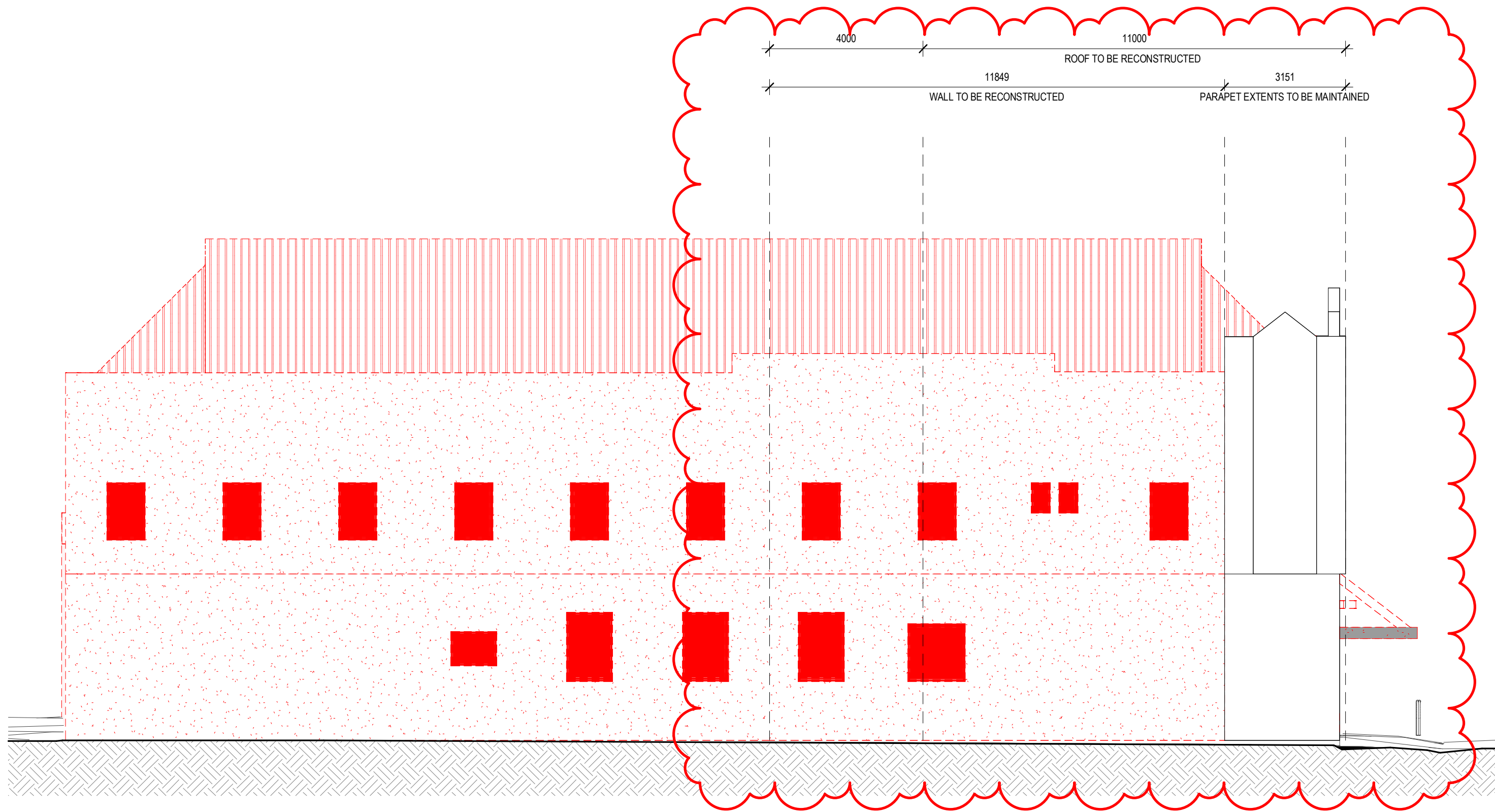
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enquiries@kud.com.au
kud.com.au

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2 DEMOLITION NORTH ELEVATION
TP200 1:100



1 DEMOLITION SOUTH ELEVATION
TP200 1:100

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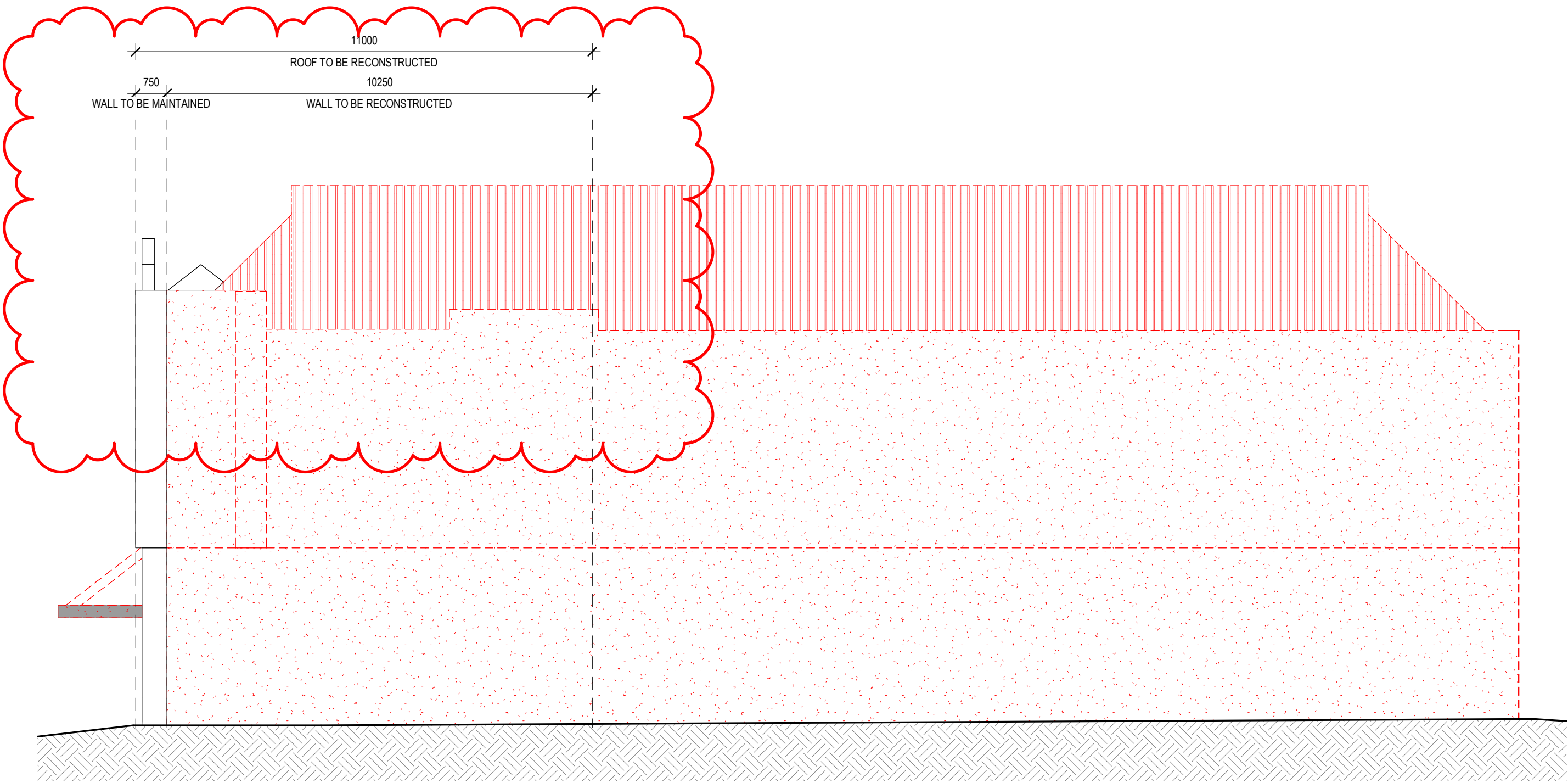
TITLE:
EXISTING DEMOLITON - NORTH + SOUTH ELEVATION

ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

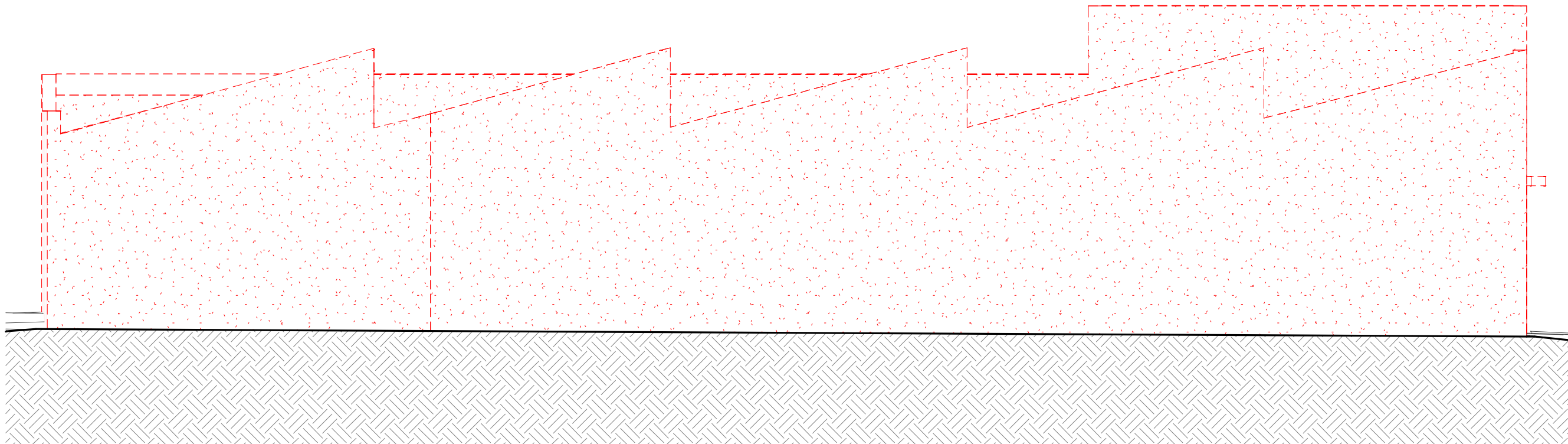
PROJECT NO.
23-007

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JM 1:100 E TP250

HERITAGE NOTE:
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1 DEMOLITION SOUTH EASEMENT ELEVATION
TP200 1 : 100



2 DEMOLITION NORTH EASEMENT ELEVATION
TP200 1 : 100

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D	RFI SUBMISSION	15.04.2025
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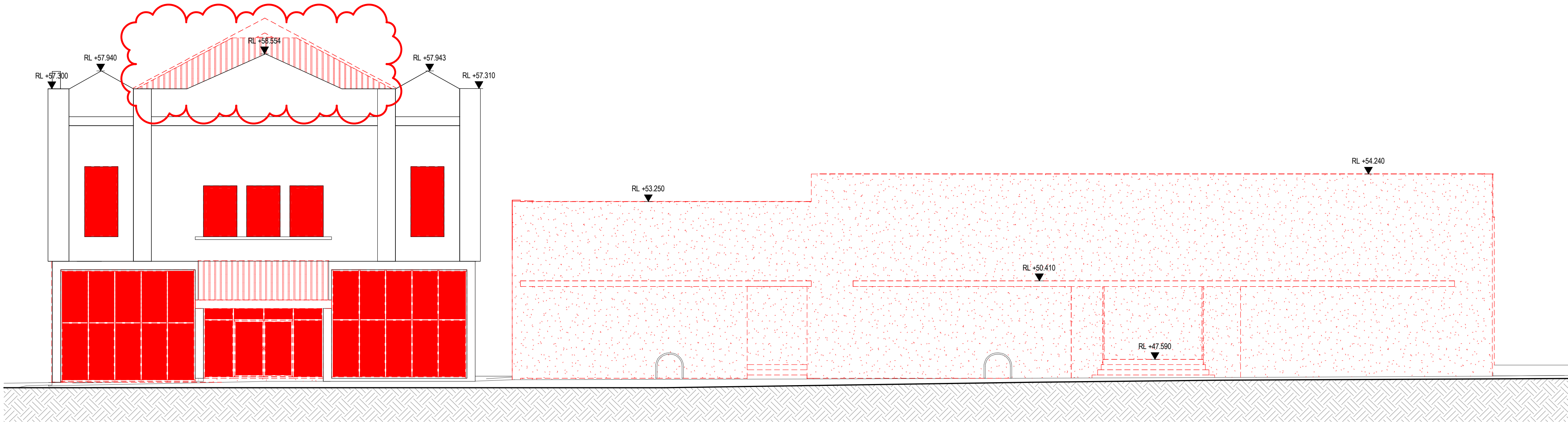
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TITLE:
EXISTING DEMOLITON - EASEMENT NORTH + SOUTH ELEVATION

ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

HERITAGE NOTE:

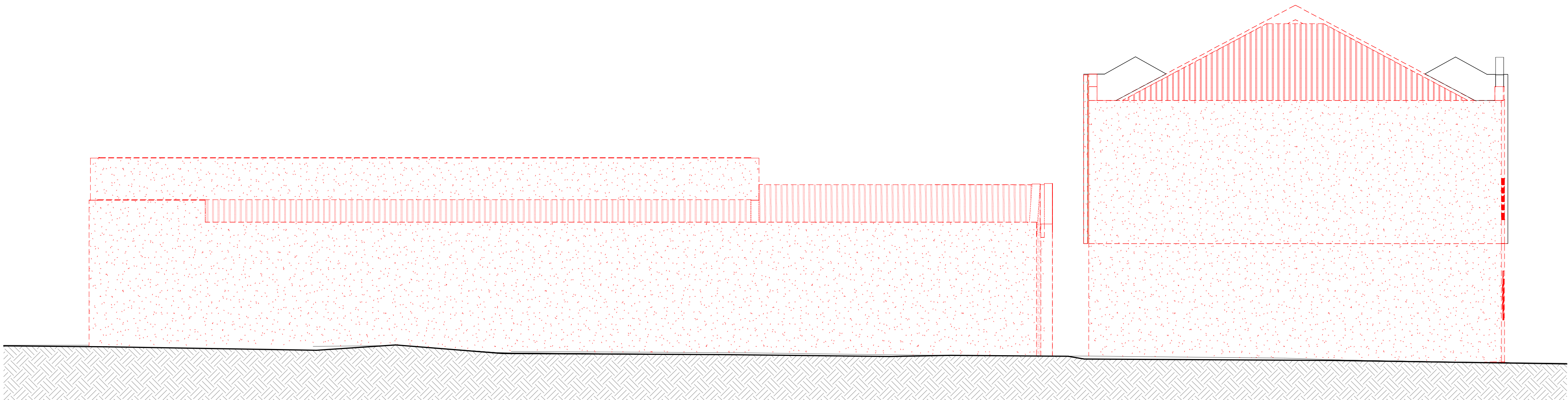
ALL WORKS RELATING TO THE RETAINED HERITAGE FACADE ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE HERITAGE REPORT.



1
TP200

DEMOLITION EAST ELEVATION

1 : 100



2
TP200

DEMOLITION WEST ELEVATION

1 : 100

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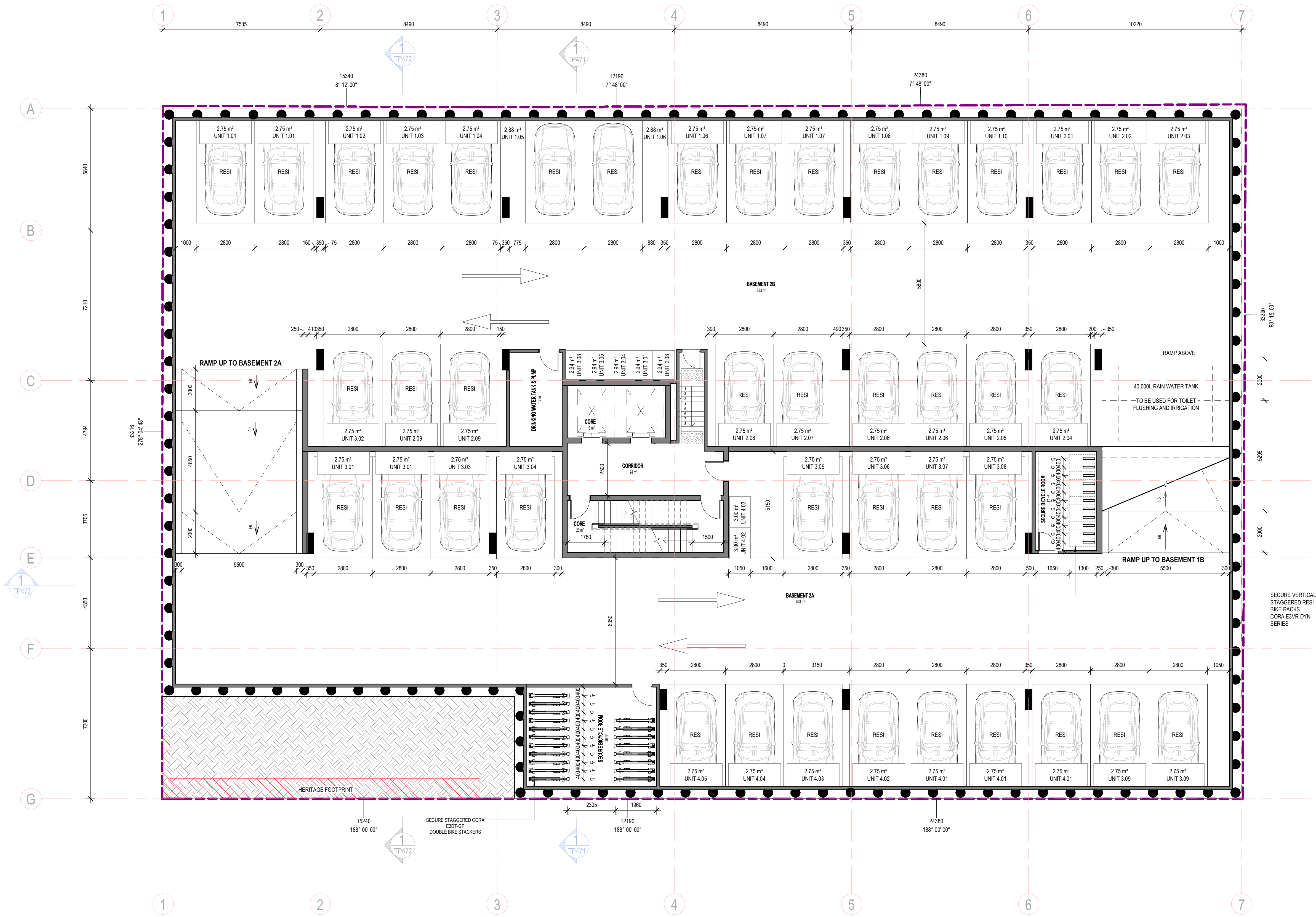
CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

TITLE:
EXISTING DEMOLITON - EAST + WEST ELEVATION

ADDRESS:
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PROJECT NO.
23-007

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JM 1 : 100 E TP252



HERITAGE NOTE:
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BICYCLE PARKING NOTE:
ALL RESIDENTIAL AND EMPLOYEE BICYCLE SPACES TO BE SECURED WITH WALLS, SELF-CLOSING AND SELF-LOCKING DOORS THAT ARE ONLY ACCESSIBLE USING KEYS, CODES OR SWIPE CARDS IN ACCORDANCE WITH THE AUSTRALIAN STANDARD FOR BICYCLE PARKING (AS2890.3).

CAR PARKING BASEMENT 2A

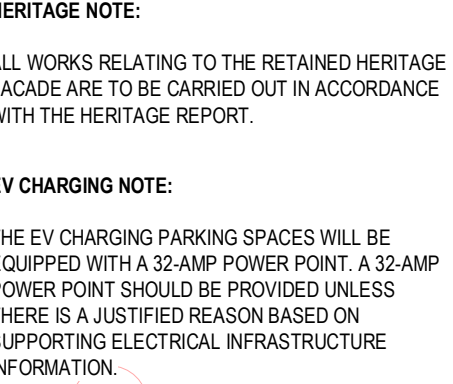
Car Parking 2800W x 4900L (RESI)
Grand total 17

BIKE PARKING BASEMENT 2A

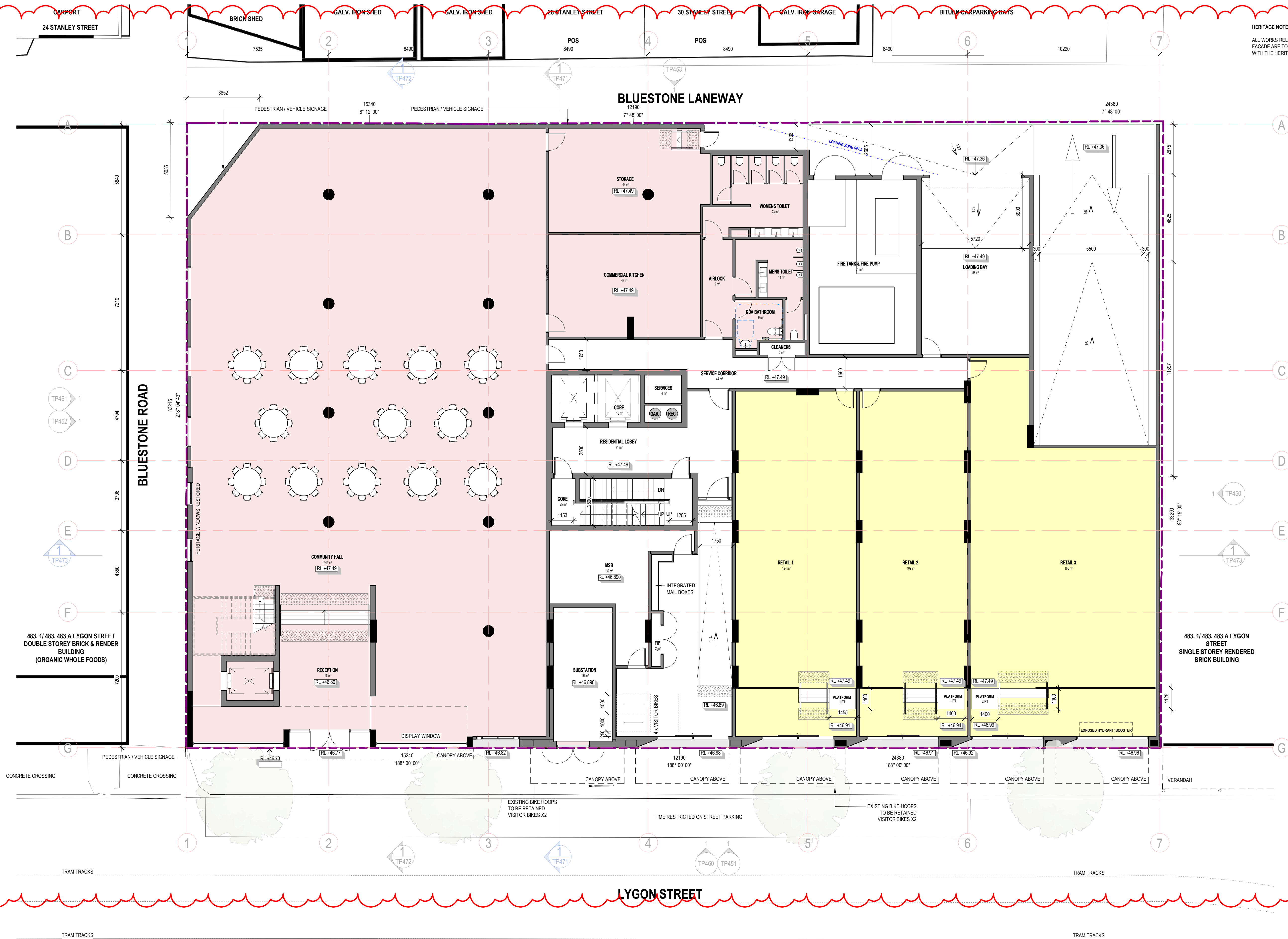
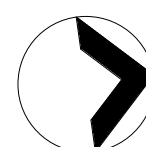
Bike Parking, Core E30T-GP-L (E30T-L & E30T-P-F)
E30T (WALL MOUNTED) 1500mm
E30T (WALL MOUNTED) 1500mm
Grand total 19

CAR PARKING BASEMENT 2B

Car Parking 2800W x 4900L (RESI)
Grand total 25



CAR PARKING BASEMENT 1A	
400Ww x 5400L (SHARED ZONE)	1
1st Parking 2600W x 4900L (LOADING)	1
2nd Parking 2600W x 4900L (COMM ELEC.)	2
3rd Parking 2600W x 4900L (COMM)	12
4th Parking 2600W x 4900L (COMM/ACCESSIBLE)	1
Grand total	17
CAR PARKING BASEMENT 1B	
2100W x 4000L (COMM)	2
1st Parking 2600W x 4900L (RES/ ELEC.)	3
2nd Parking 2600W x 4900L (RES)	18
Grand total	23



HERITAGE NOTE:
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REV	ISSUE
B	VCAT ENDORSEMENT
C	RFI SUBMISSION
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E	SECTION 87A APPLICATION SET

DATE
28.08.2024
25.02.2025
15.04.2025
31.10.2025

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CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

TITLE:
LEVEL 01 PROPOSED GA PLAN

ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

PROJECT NO.
23-007

CHECKED BY: DRAWN BY: @A1 / 50% @ A3: REV: **E**

SHEET NO.
TP304



HERITAGE NOTE:
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REV	ISSUE
B	VCAT ENDORSEMENT
C	RFI SUBMISSION
D	RFI SUBMISSION
E	SECTION 87A APPLICATION SET

DATE
28.08.2024
25.02.2025
15.04.2025
31.10.2025

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CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

TITLE:
LEVEL 02 PROPOSED GA PLAN

ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

PROJECT NO.
23-007

CHECKED BY: DRAWN BY: @A1 / 50% @ A3: REV: SHEET NO.
JM 1: 100 E TP305



HERITAGE NOTE:
ALL WORKS RELATING TO THE RETAINED HERITAGE FACADE ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE HERITAGE REPORT.

REV	ISSUE
B	VCAT ENDORSEMENT
C	RFI SUBMISSION
D	RFI SUBMISSION
E	SECTION 87A APPLICATION SET

DATE
28.08.2024
25.02.2025
15.04.2025
31.10.2025

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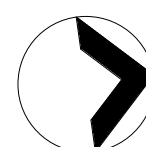
CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

TITLE:
LEVEL 03 PROPOSED GA PLAN

ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

PROJECT NO.
23-007

CHECKED BY: DRAWN BY: @A1 / 50% @ A3: REV: SHEET NO.
JM 1: 100 E TP306



HERITAGE NOTE:
ALL WORKS RELATING TO THE RETAINED HERITAGE FACADE ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE HERITAGE REPORT.

REV	ISSUE
B	VCAT ENDORSEMENT
C	RFI SUBMISSION
D	RFI SUBMISSION
E	SECTION 87A APPLICATION SET

DATE
28.08.2024
25.02.2025
15.04.2025
31.10.2025

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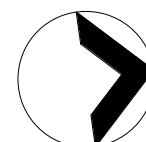
CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

TITLE:
LEVEL 05 PROPOSED GA PLAN

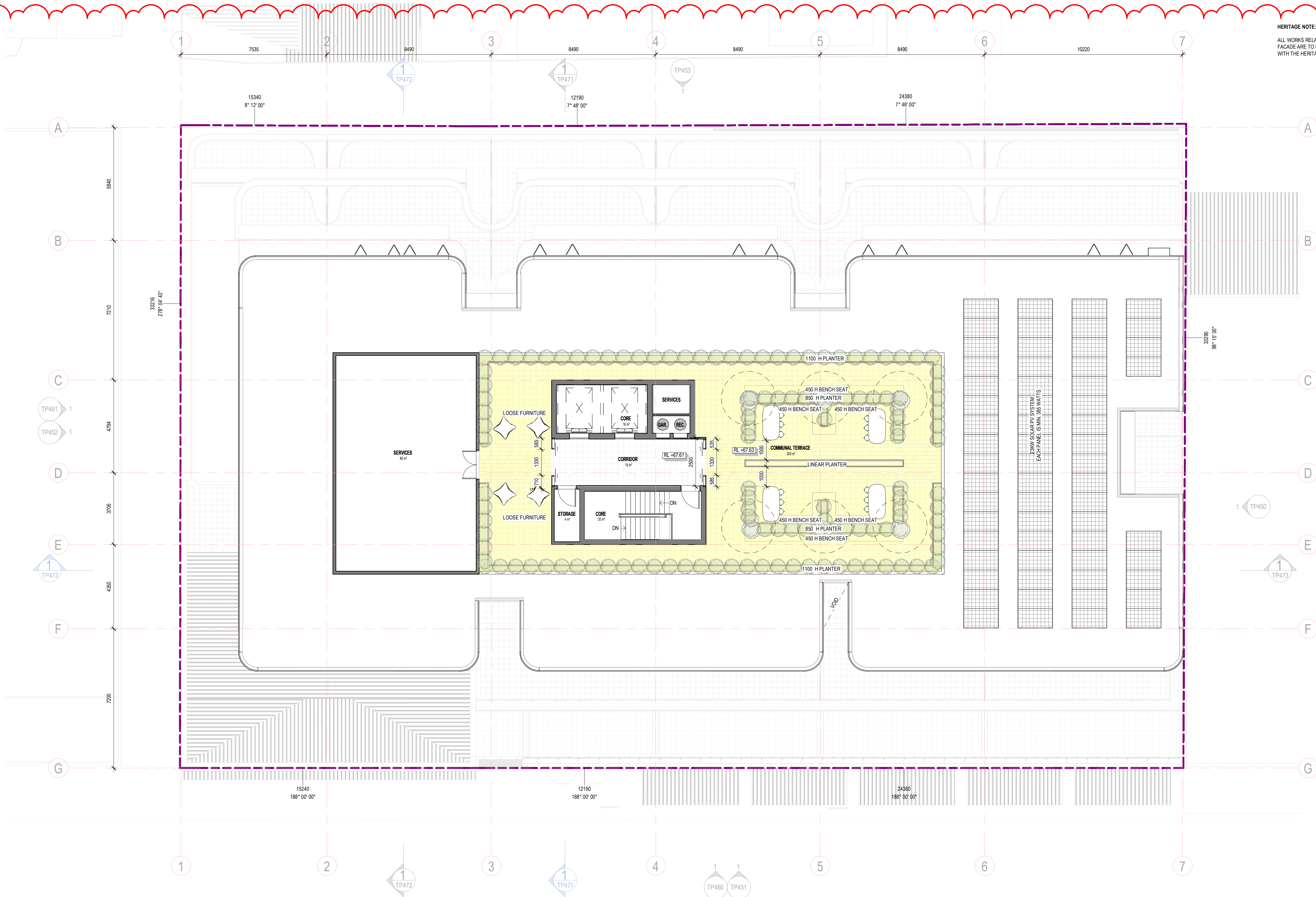
ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

PROJECT NO.
23-007

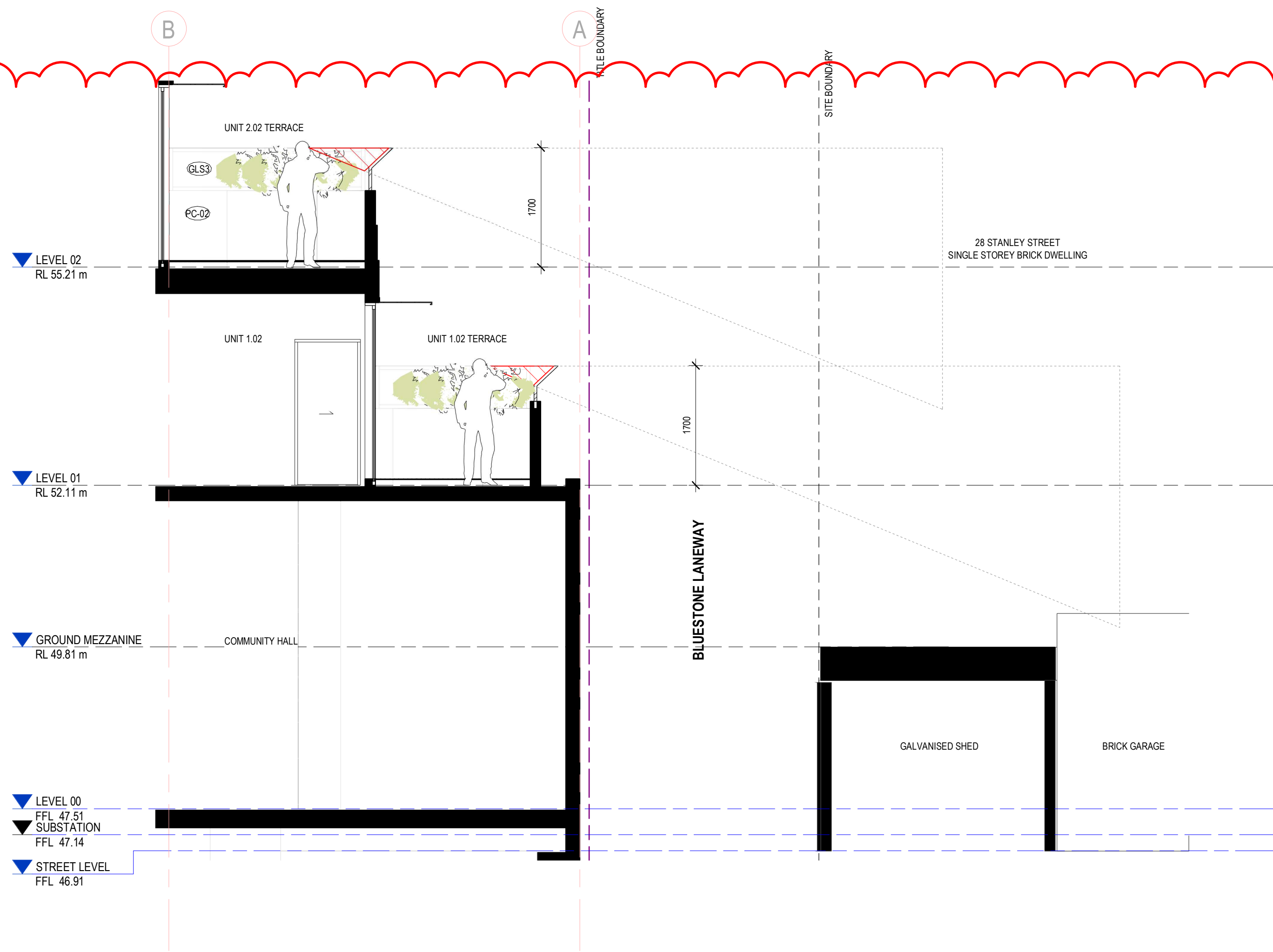
CHECKED BY: **JM** DRAWN BY: **@A1 / 50% @ A3:** REV: **E** SHEET NO.: **TP308**



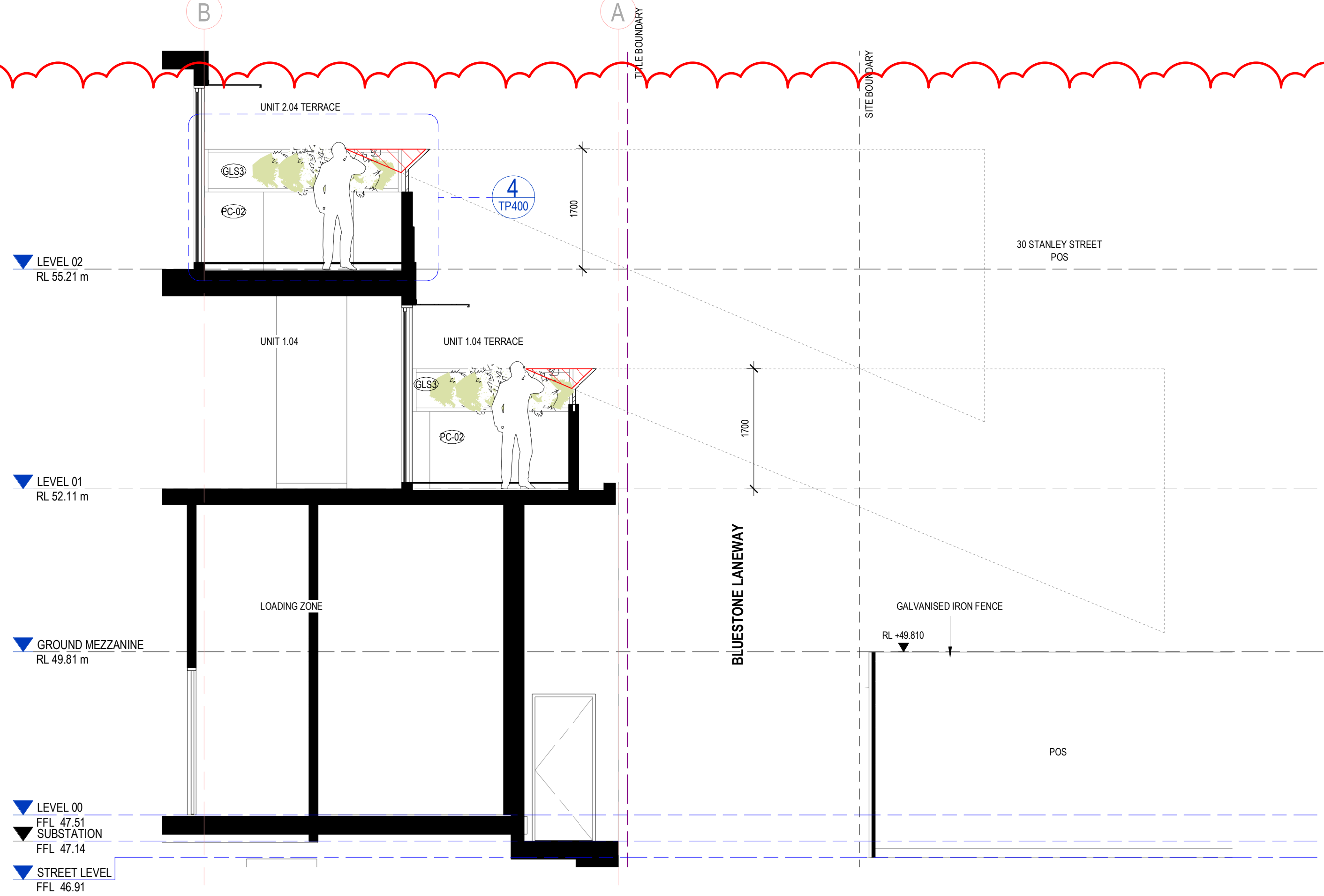
HERITAGE NOTE:
ALL WORKS RELATING TO THE RETAINED HERITAGE FACADE ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE HERITAGE REPORT.



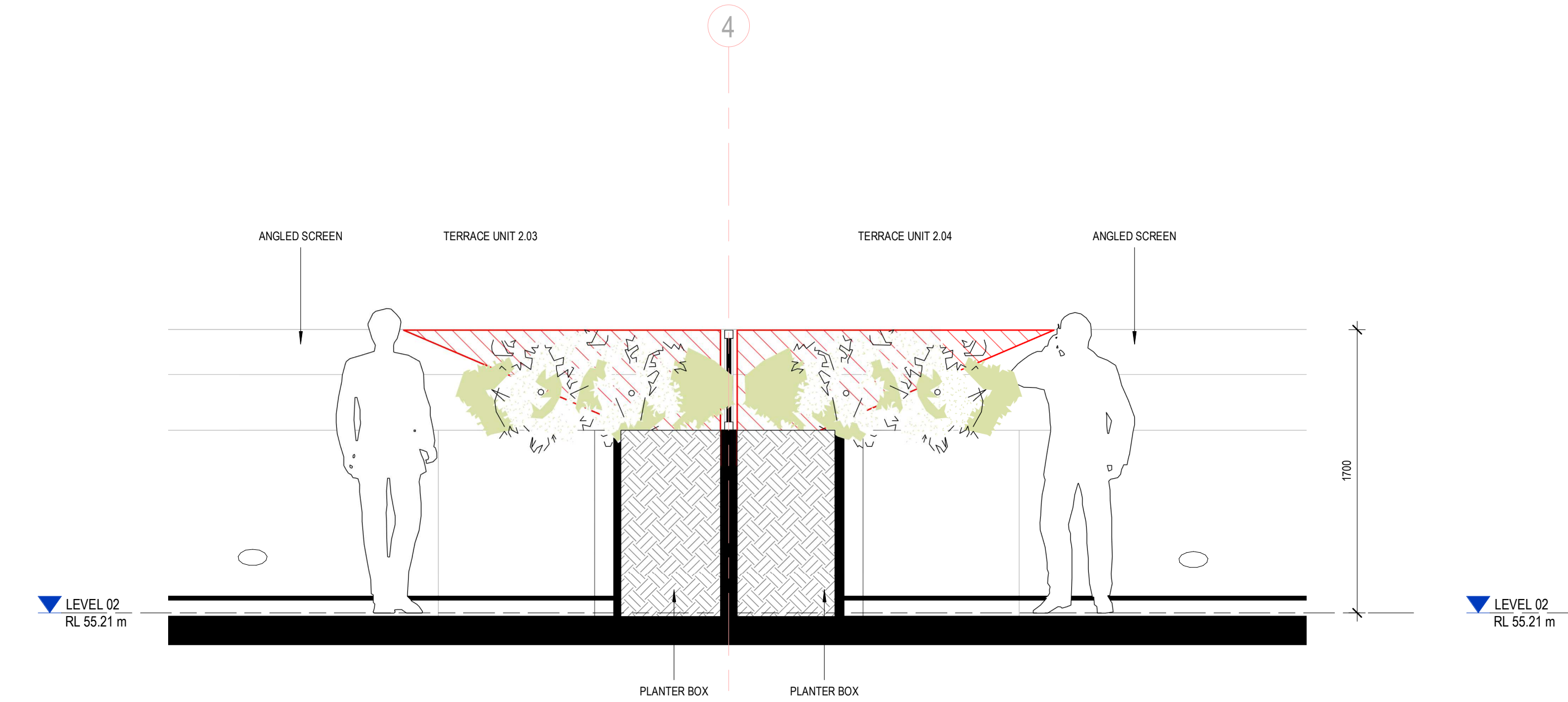
HERITAGE NOTE:
ALL WORKS RELATING TO THE RETAINED HERITAGE
FACADE ARE TO BE CARRIED OUT IN ACCORDANCE
WITH THE HERITAGE REPORT.



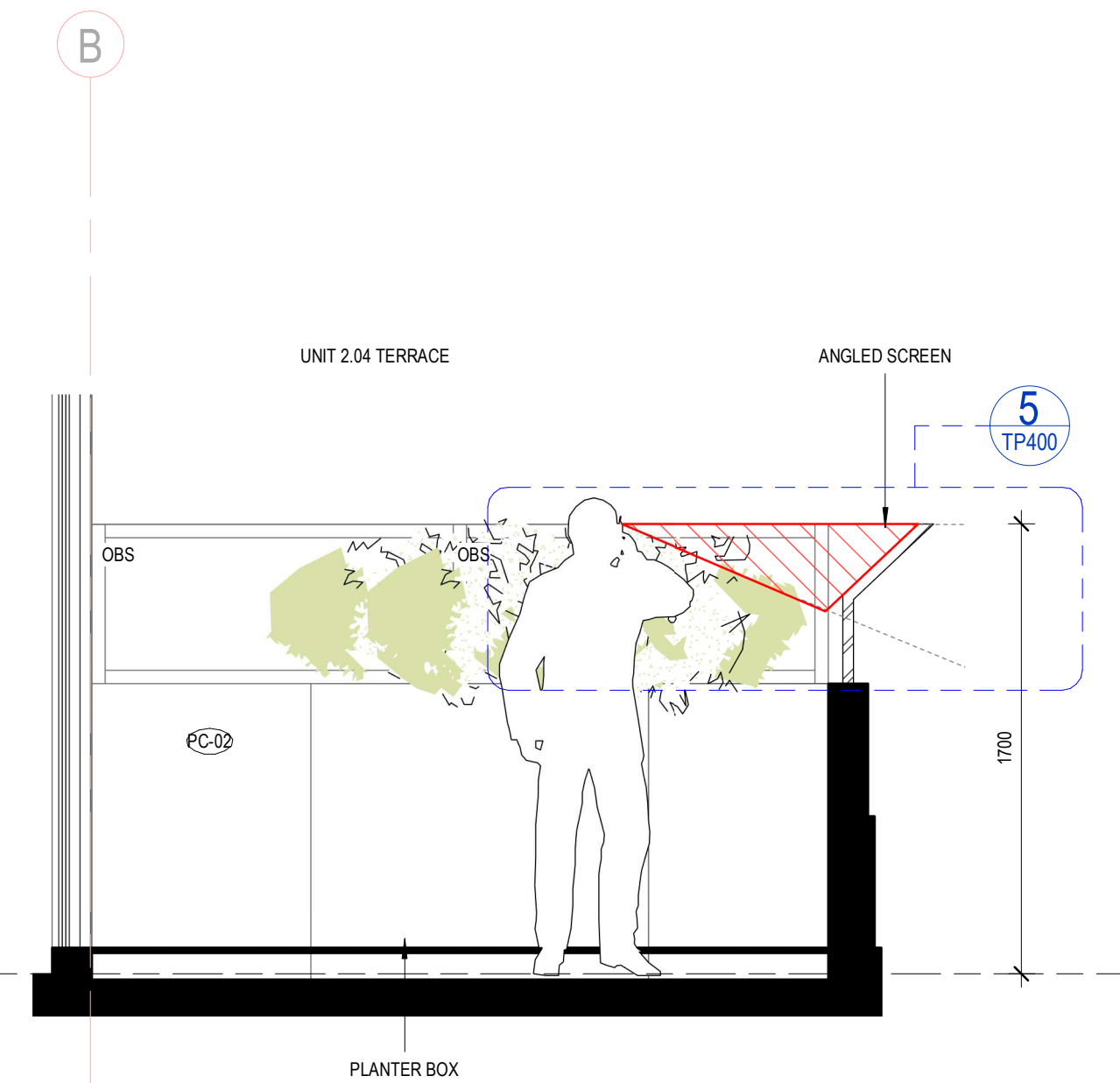
1 OVERLOOKING SECTION 28 STANLEY STREET
TP472 1:50



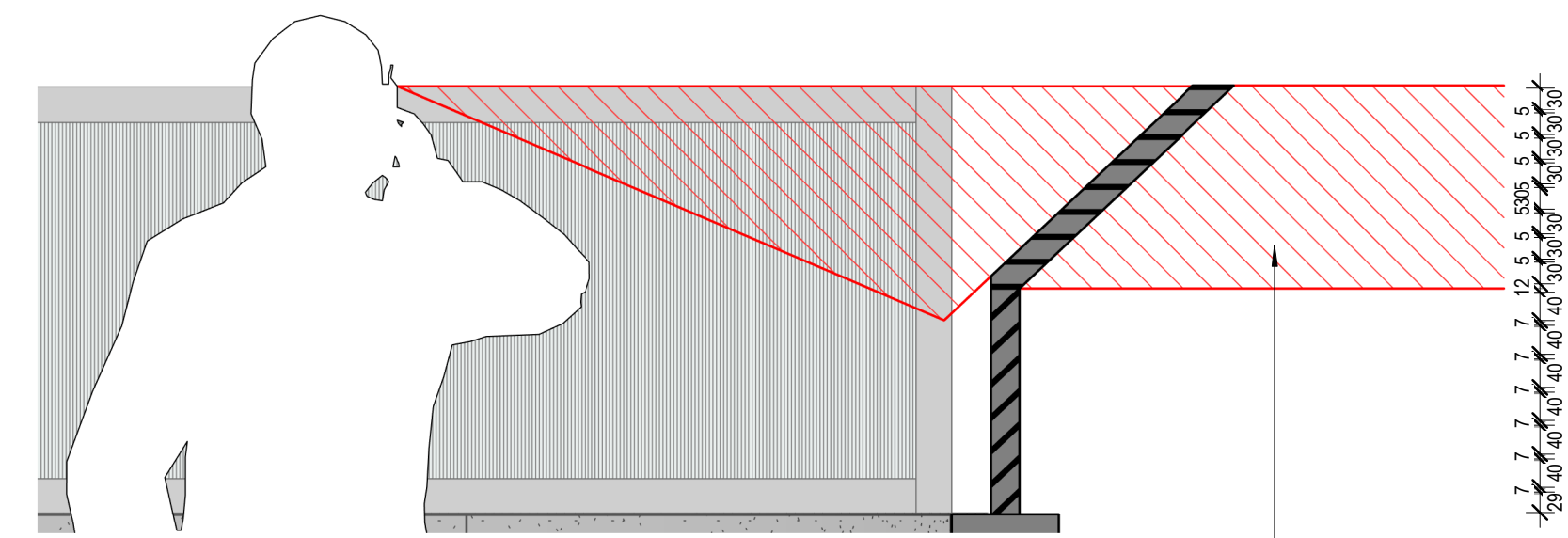
2 OVERLOOKING SECTION 28 STANLEY STREET1
TP400 1:50



3 TYP. OVERLOOKING SECTION APARTMENTS
TP400 1:25



4 TYP. OVERLOOKING SCREEN SECTION
TP400 1:25



LOUVRES ARE DESIGNED TO PREVENT OVERLOOKING TO PRIVATE OPEN SPACE ON GROUND WHILST PRESERVING TENANTS VIEWS BEYOND

MATERIAL LIBRARY	
(ST-01)	STONE
(PC-01)	CONCRETE COLOUR: LIGHT GREY
(PC-02)	CONCRETE COLOUR: CHARCOAL
(PT-01)	PAINTE RENDER COLOUR: HAYMES EGGSHELL
(MF-01)	METAL FINISH COLOUR: CHARCOAL
(MF-02)	PERFORATED METAL COLOUR: CHARCOAL
(MF-03)	EXISTING CORRUGATED METAL ROOFING REINSTATE
(GLS-01)	GLAZING: CLEAR
(GLS-02)	GLAZING: DARK
(GLS-03)	GLAZING: DARK FLUTED
(TL-01)	HERITAGE TILE
(WN-01)	WEB NET - STAINLESS STEEL

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REV	ISSUE
B	VCAT ENDORSEMENT
C	RFI SUBMISSION
D	RFI SUBMISSION
E	SECTION 87A APPLICATION SET

DATE
28.08.2024
25.02.2025
15.04.2025
31.10.2025

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CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

TITLE:
OVERLOOKING SECTIONS
ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

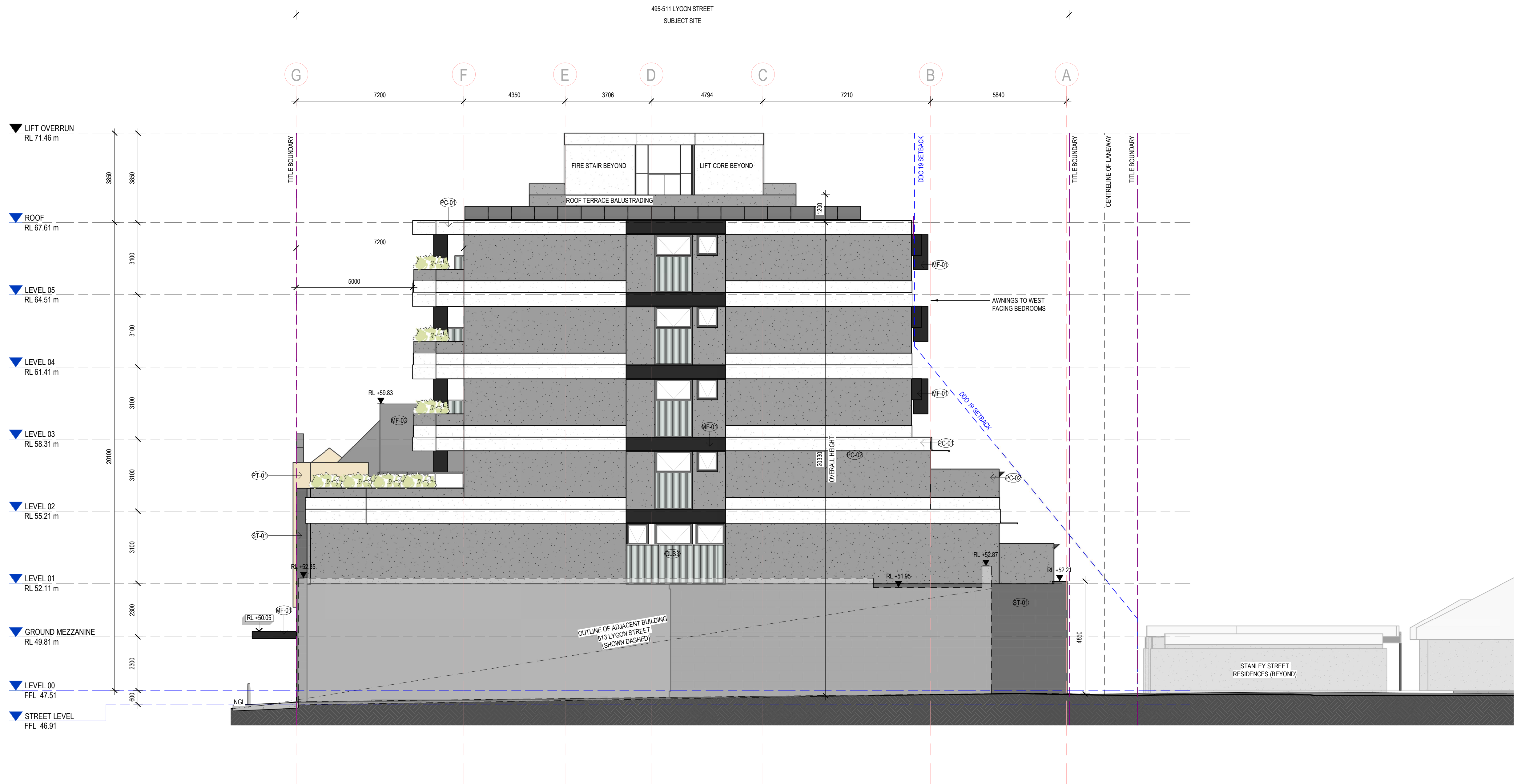
PROJECT NO.
23-007

CHECKED BY: DRAWN BY: @A1 / 50% @ A3: REV: SHEET NO.
MS/JS As indicated E TP400

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MATERIAL LIBRARY	
(ST-01)	STONE
(PC-01)	CONCRETE COLOUR: LIGHT GREY
(PC-02)	CONCRETE COLOUR: CHARCOAL
(PT-01)	PAINT RENDER COLOUR: HAYMES EGGSHELL
(MF-01)	METAL FINISH COLOUR: CHARCOAL
(MF-02)	PERFORATED METAL COLOUR: CHARCOAL
(MF-03)	EXISTING CORRUGATED METAL ROOFING REINSTATED
(GLS-01)	GLAZING: CLEAR
(GLS-02)	GLAZING: DARK
(GLS-03)	GLAZING: DARK FLUTED
(TL-01)	HERITAGE TILE
(WN-01)	WEB NET - STAINLESS STEEL



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REV	ISSUE
B	VCAT ENDORSEMENT
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CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

TITLE:
PROPOSED NORTH ELEVATION

ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

PROJECT NO.
23-007

CHECKED BY: DRAWN BY: @A1 / 50% @ A3: REV: SHEET NO.
JM 1: 100 E TP450

HERITAGE NOTE:
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MATERIAL LIBRARY	
(ST-01)	STONE
(PC-01)	CONCRETE
(PC-02)	CONCRETE COLOUR: LIGHT GREY
(PC-03)	CONCRETE COLOUR: CHARCOAL
(PT-01)	PAINT RENDER
(PT-02)	PAINT RENDER COLOUR: HAYMES EGGSHELL
(MF-01)	METAL FINISH
(MF-02)	METAL FINISH COLOUR: CHARCOAL
(MF-03)	PERFORATED METAL
(MF-04)	PERFORATED METAL COLOUR: CHARCOAL
(MF-05)	EXISTING CORRUGATED METAL ROOFING REINSTATED
(GLS-01)	GLAZING: CLEAR
(GLS-02)	GLAZING: DARK
(GLS-03)	GLAZING: DARK FLUTED
(TL-01)	HERITAGE TILE
(WN-01)	WEB NET - STAINLESS STEEL



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PROPOSED EAST ELEVATION

ADDRESS:
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HERITAGE NOTE:

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MATERIAL LIBRARY

(ST-01)	STONE
(PC-01)	CONCRETE
(PC-02)	CONCRETE COLOUR: LIGHT GREY
(PT-01)	CONCRETE COLOUR: CHARCOAL
(PT-01)	PAINT RENDER
(MF-01)	CONCRETE COLOUR: HAYMES EGGSHELL
(MF-01)	METAL FINISH
(MF-02)	CONCRETE COLOUR: CHARCOAL
(MF-02)	PERFORATED METAL
(MF-03)	CONCRETE COLOUR: CHARCOAL
(MF-03)	EXISTING CORRUGATED METAL ROOFING REINSTATED
(GLS-01)	GLAZING: CLEAR
(GLS-02)	GLAZING: DARK
(GLS-03)	GLAZING: DARK FLUTED
(TL-01)	HERITAGE TILE
(WN-01)	WEB NET - STAINLESS STEEL



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REV	ISSUE
B	VCAT ENDORSEMENT
C	RFI SUBMISSION
D	RFI SUBMISSION
E	SECTION 87A APPLICATION SET

DATE
28.08.2024
25.02.2025
15.04.2025
31.10.2025

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CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

TITLE:
PROPOSED SOUTH ELEVATION

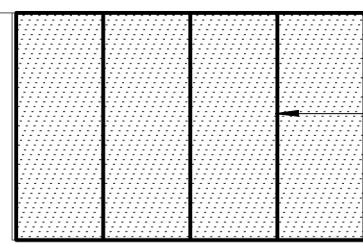
ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

PROJECT NO.
23-007

CHECKED BY: DRAWN BY: @A1 / 50% @ A3: REV: SHEET NO.
JM 1: 100 E TP452

HERITAGE NOTE:

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PERFORATED BI-FOLD SCREENS IN CLOSED POSITION.
SCREENS COVER THE ENTIRE WINDOW EXTENTS WHEN CLOSED.

MATERIAL LIBRARY	
(ST-01)	STONE
(PC-01)	CONCRETE COLOUR: LIGHT GREY
(PC-02)	CONCRETE COLOUR: CHARCOAL
(PT-01)	PAINT RENDER COLOUR: HAYMES EGGSHELL
(MF-01)	METAL FINISH COLOUR: CHARCOAL
(MF-02)	PERFORATED METAL COLOUR: CHARCOAL
(MF-03)	EXISTING CORRUGATED METAL ROOFING REINSTATE
(GLS-01)	GLAZING: CLEAR
(GLS-02)	GLAZING: DARK
(GLS-03)	GLAZING: DARK FLUTED
(TL-01)	HERITAGE TILE
(WN-01)	WEB NET - STAINLESS STEEL

2 PERFORATED BI-FOLD SCREENS

1 : 50



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Cremorne, Victoria, 3121
Australia

+61 3 9429 4733
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REV	ISSUE
B	VCAT ENDORSEMENT
C	RFI SUBMISSION
D	RFI SUBMISSION
E	SECTION 87A APPLICATION SET

DATE
28.08.2024
25.02.2025
15.04.2025
31.10.2025

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CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

PROPOSED WEST ELEVATION

ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

PROJECT NO.
23-007

CHECKED BY: JM
DRAWN BY: @A1 / 50% @ A3: As indicated
REV: E
SHEET NO. TP453



REV	ISSUE	DATE
B	VCAT ENDORSEMENT	28.08.2024
C	RFI SUBMISSION	25.02.2025
D	RFI SUBMISSION	15.04.2025
E	SECTION 87A APPLICATION SET	31.10.2025

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TITLE:
STREETSCAPE ELEVATION - LYGON ST

ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057



REV	ISSUE	DATE
B	VCAT ENDORSEMENT	28.08.2024
C	RFI SUBMISSION	25.02.2025
D	RFI SUBMISSION	15.04.2025
E	SECTION 87A APPLICATION SET	31.10.2025

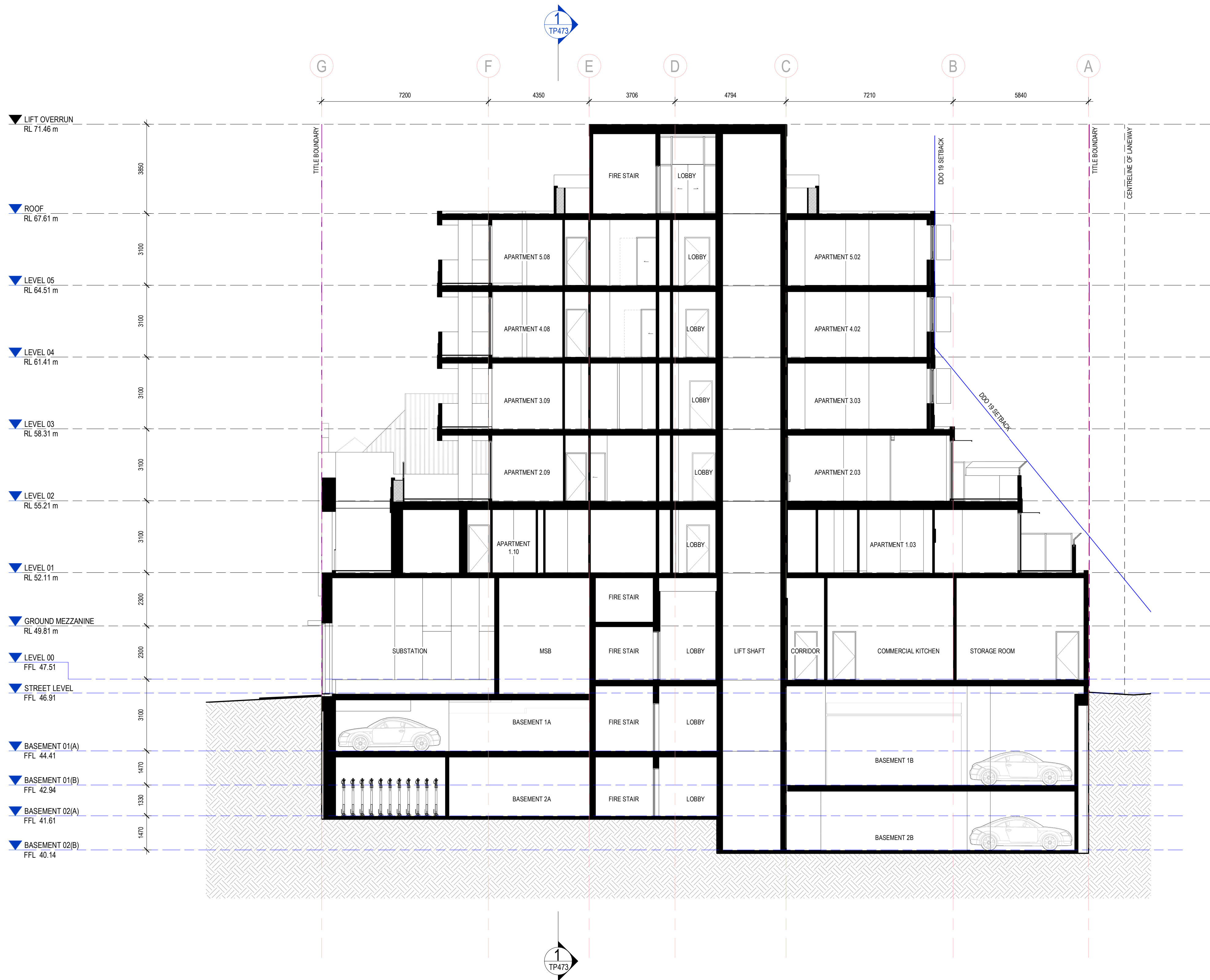
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TITLE:
STREETSCAPE ELEVATION - LANEWAY

ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

HERITAGE NOTE:
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FACADE ARE TO BE CARRIED OUT IN ACCORDANCE
WITH THE HERITAGE REPORT.



REV	ISSUE
B	VCAT ENDORSEMENT
C	RFI SUBMISSION
D	RFI SUBMISSION
E	SECTION 87A APPLICATION SET

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CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

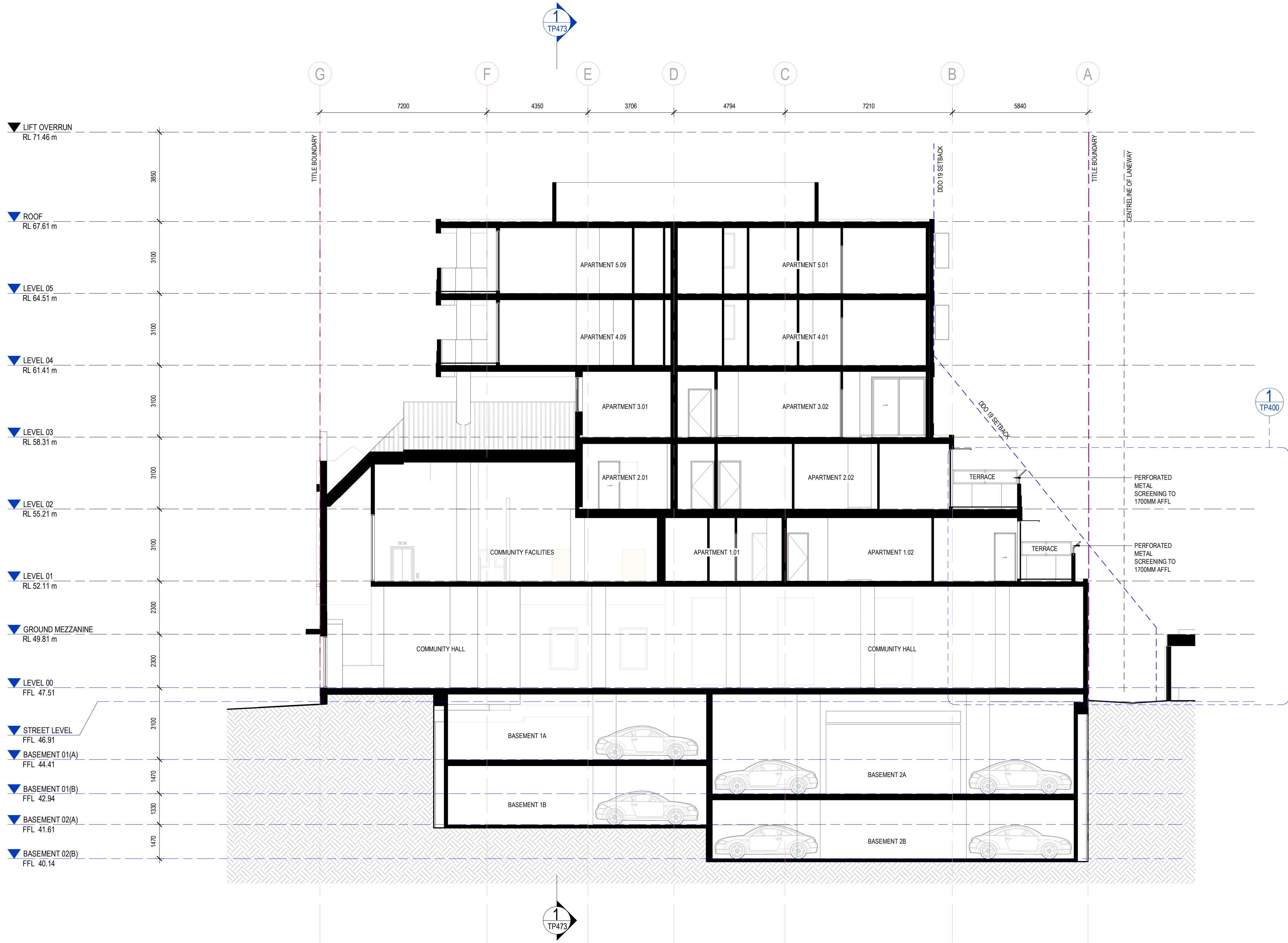
TITLE: PROPOSED SECTION AA

ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

PROJECT NO.
23-007

CHECKED BY: DRAWN BY: @A1 / 50% @ A3: REV: SHEET NO.
JM 1: 100 E TP471

HERITAGE NOTE:
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REV	ISSUE
B	VCAT ENDORSEMENT
C	RFI SUBMISSION
D	RFI SUBMISSION
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DATE
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25.02.2025
15.04.2025
31.10.2025

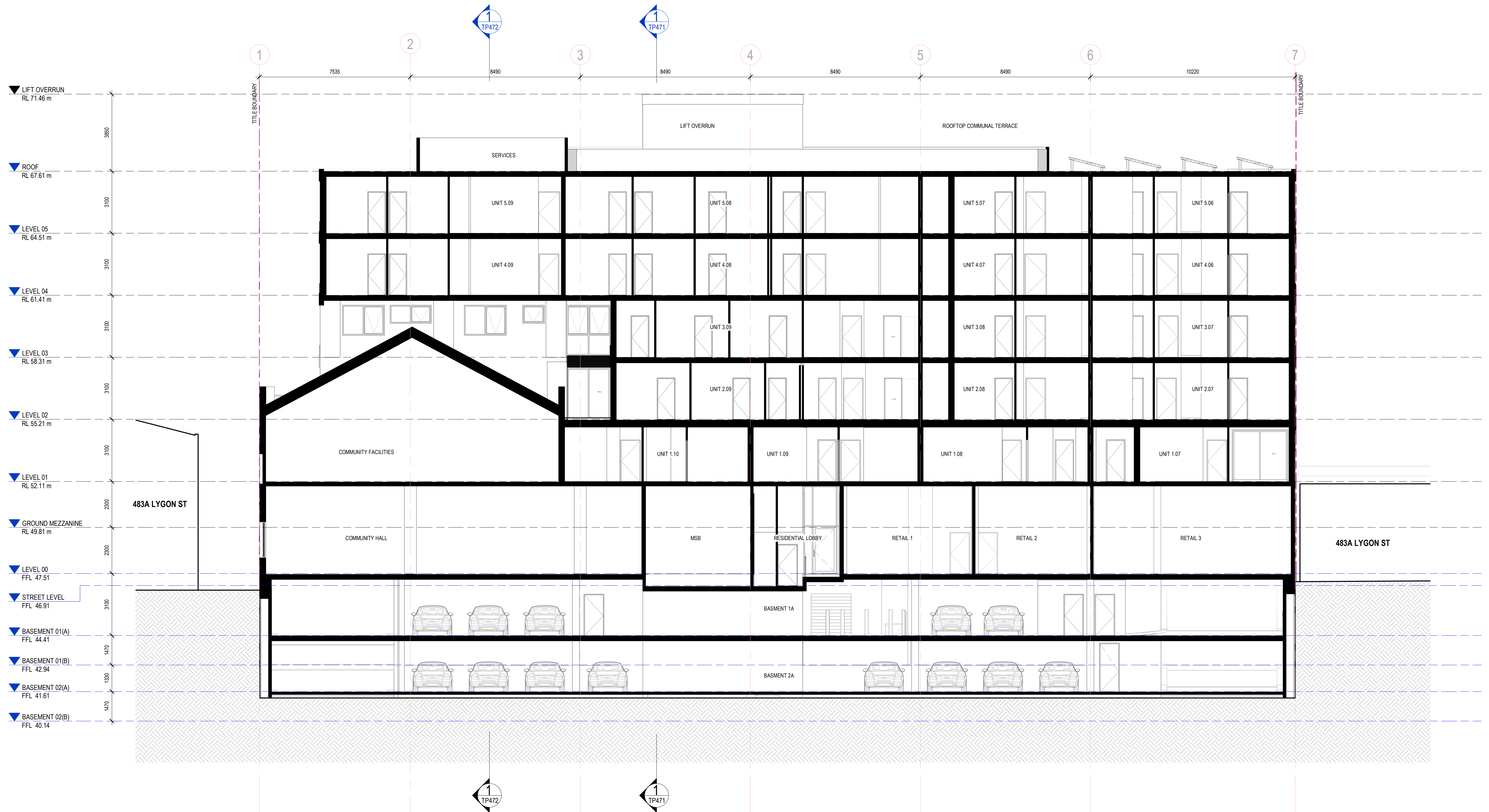
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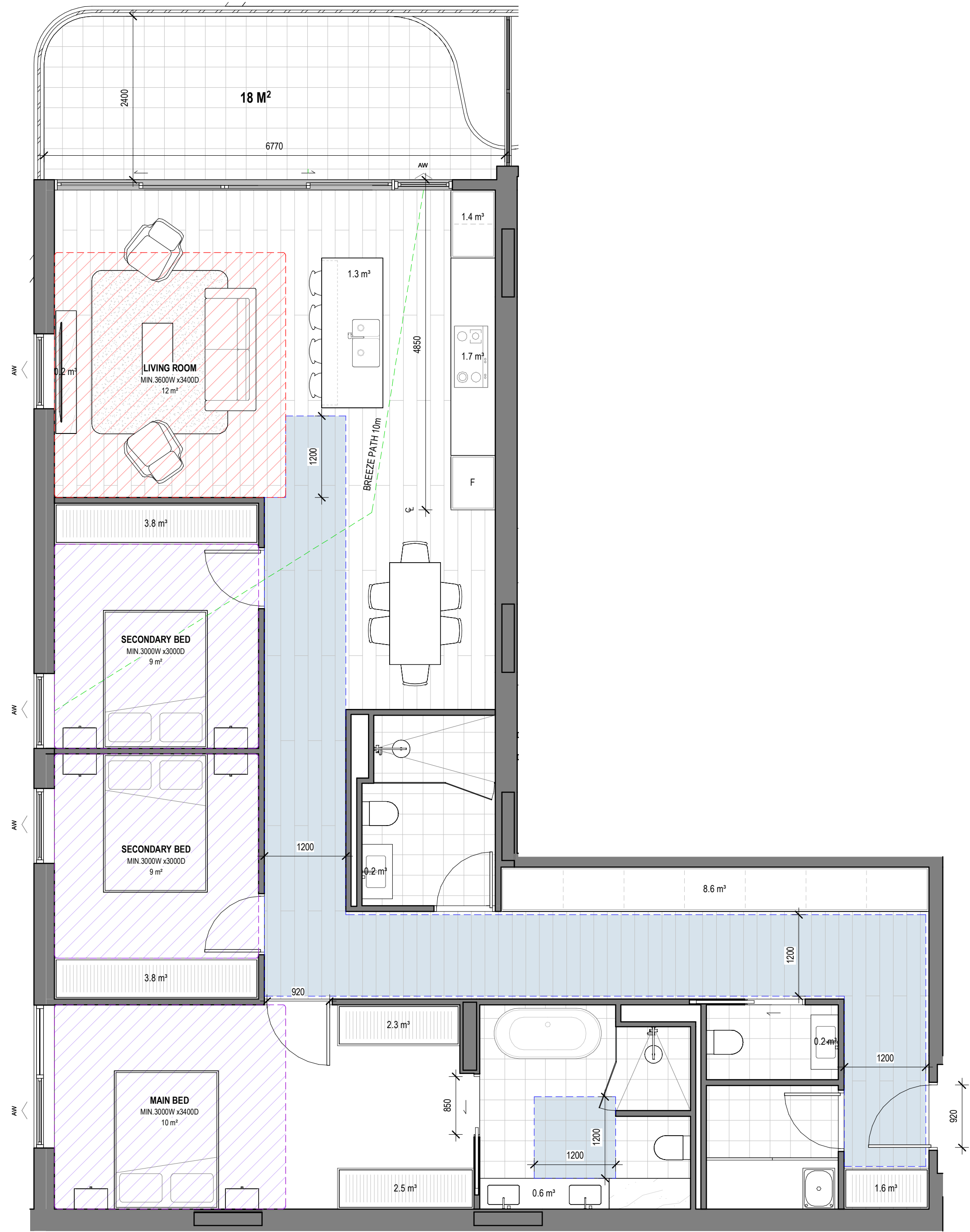
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TITLE:
PROPOSED SECTION BB

ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

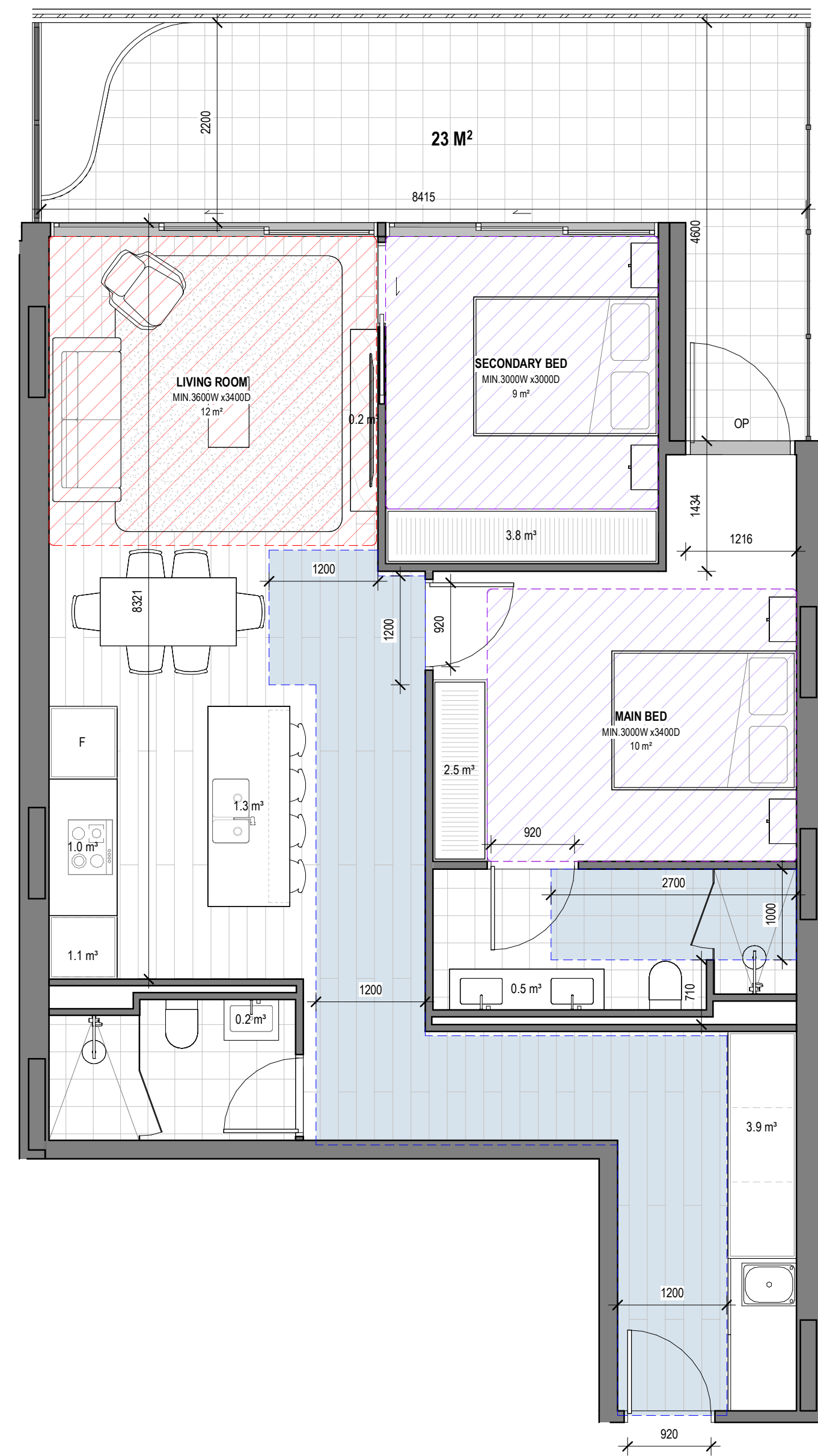
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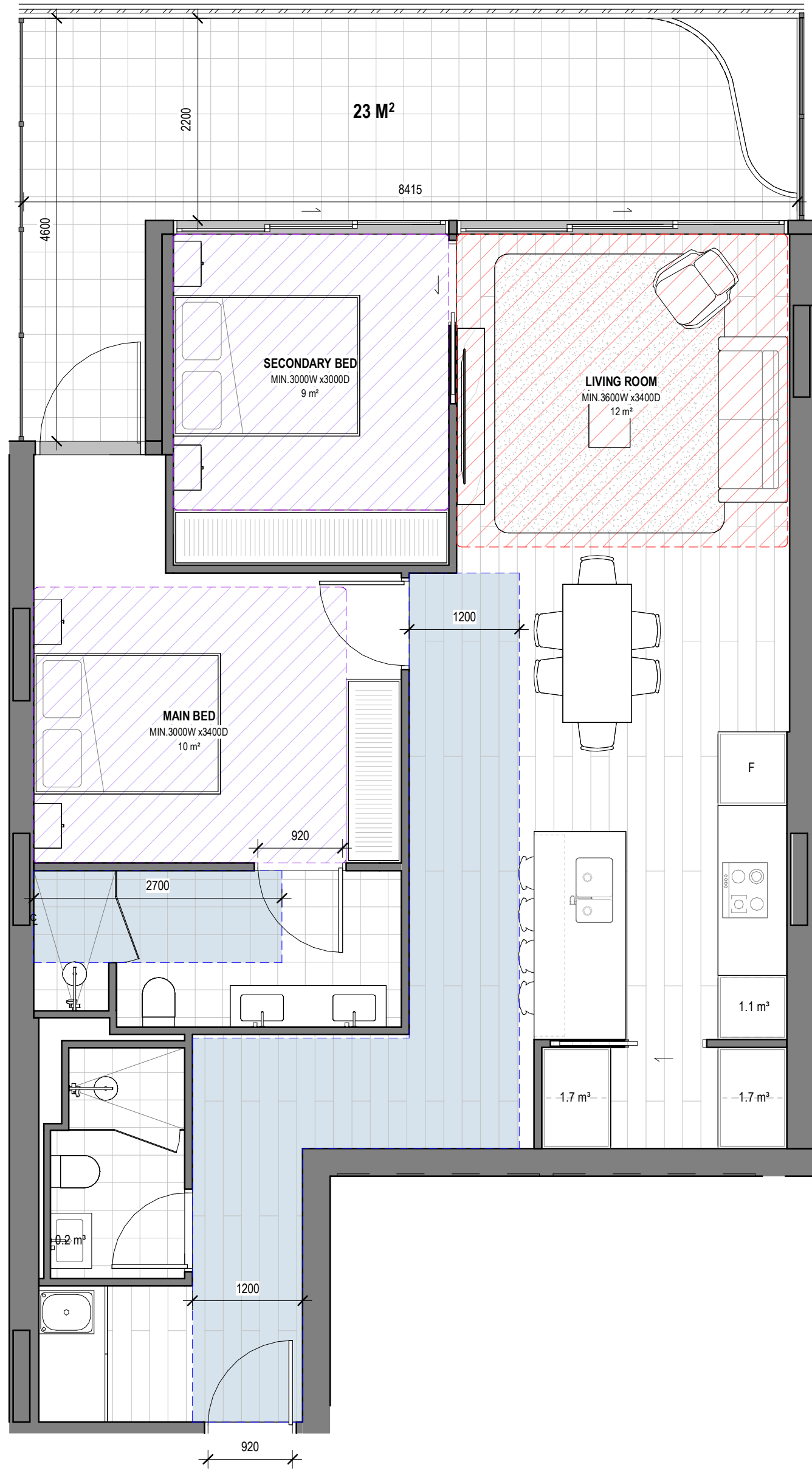
1 APT. TYPE 01 - APT. 1.01
1 : 50

STORAGE - APT. TYPE 1			ADG SUMMARY - APT. TYPE 1						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
28.1 m²	5.5 m²	33.60 m²	Yes	ALT.	Yes	Yes	Yes	Yes	1



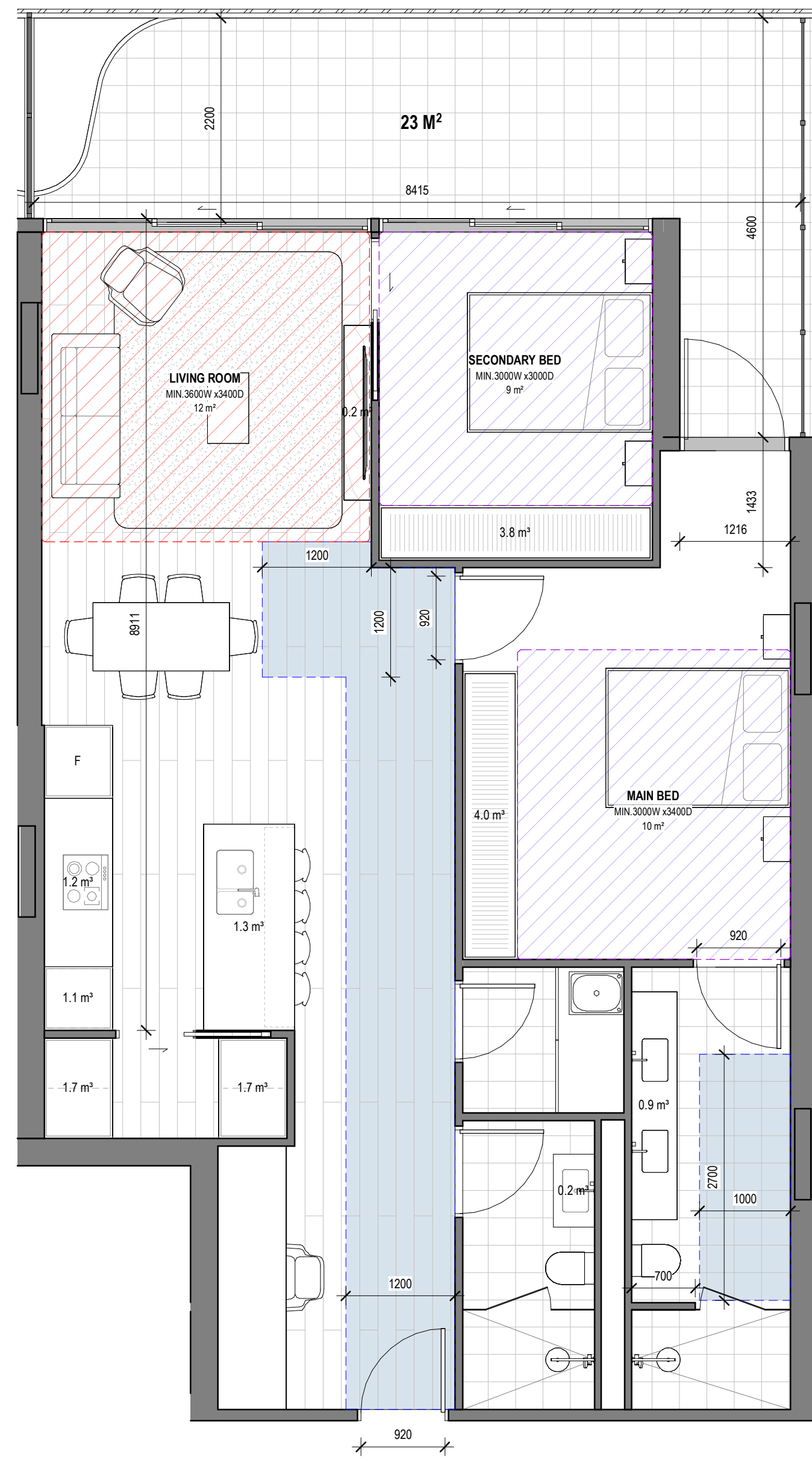
2 APT. TYPE 02 - APT. 1.02
1 : 50

STORAGE - APT. TYPE 2			ADG SUMMARY - APT. TYPE 2						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
14.6 m²	2.8 m²	17.30 m²	Yes	ALT.	No	Yes	Yes	Yes	1



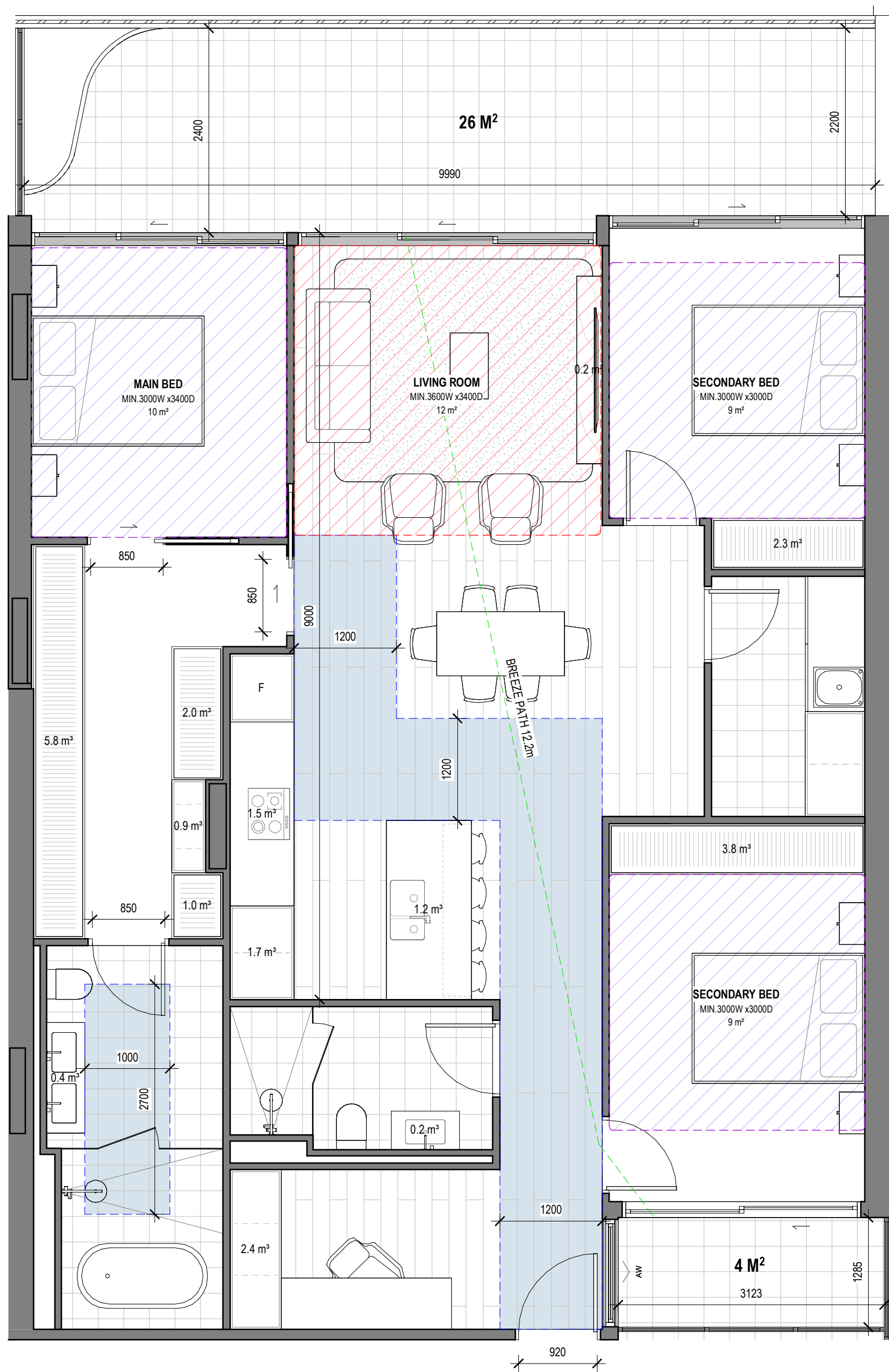
2 APT. TYPE 03 - APT. 1.03
1 : 50

STORAGE - APT. TYPE 3			ADG SUMMARY - APT. TYPE 3						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	STANDARD D17 - ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
14.3 m²	2.8 m²	17.10 m²	Yes	ALT.	No	Yes	Yes	Yes	1



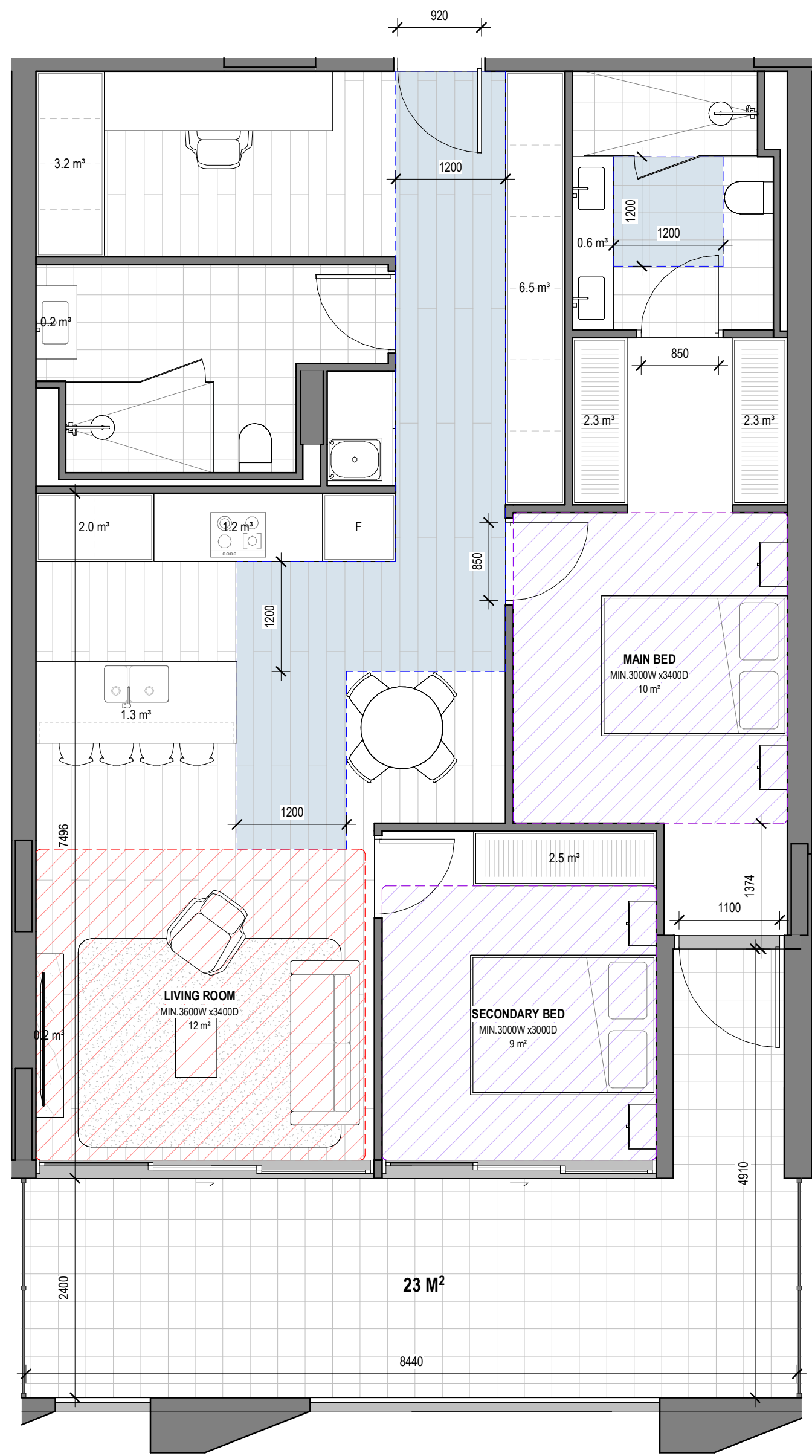
1 APT. TYPE 04 - APT. 1.04 & 1.05
1 : 50

STORAGE - APT. TYPE 4			ADG SUMMARY - APT. TYPE 4						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	STANDARD D17 - ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
16.2 m²	2.8 m²	18.95 m²	Yes	ALT.	No	Yes	Yes	Yes	2



1 APT. TYPE 05 - APT. 1.06 & 1.07
1 : 50

STORAGE - APT. TYPE 5			ADG SUMMARY - APT. TYPE 5						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
25.2 m²	5.6 m²	30.82 m²	Yes	B	Yes	Yes	Yes	Yes	2



2 APT. TYPE 06 - APT. 1.08
1 : 50

STORAGE - APT. TYPE 6			ADG SUMMARY - APT. TYPE 6						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
22.4 m²	2.8 m²	25.13 m²	Yes	ALT.	No	Yes	Yes	Yes	1

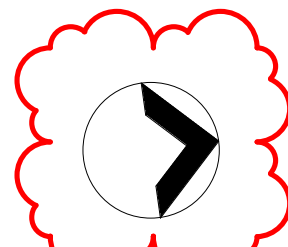
REV	ISSUE	DATE
B	VCAT ENDORSEMENT	28.08.2024
C	RFI SUBMISSION	25.02.2025
D	RFI SUBMISSION	15.04.2025
E	SECTION 87A APPLICATION SET	31.10.2025

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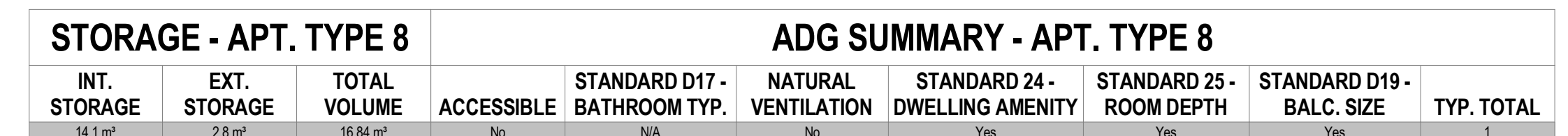
TITLE:
APT COMPLIANCE ASSESSMENT

ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057





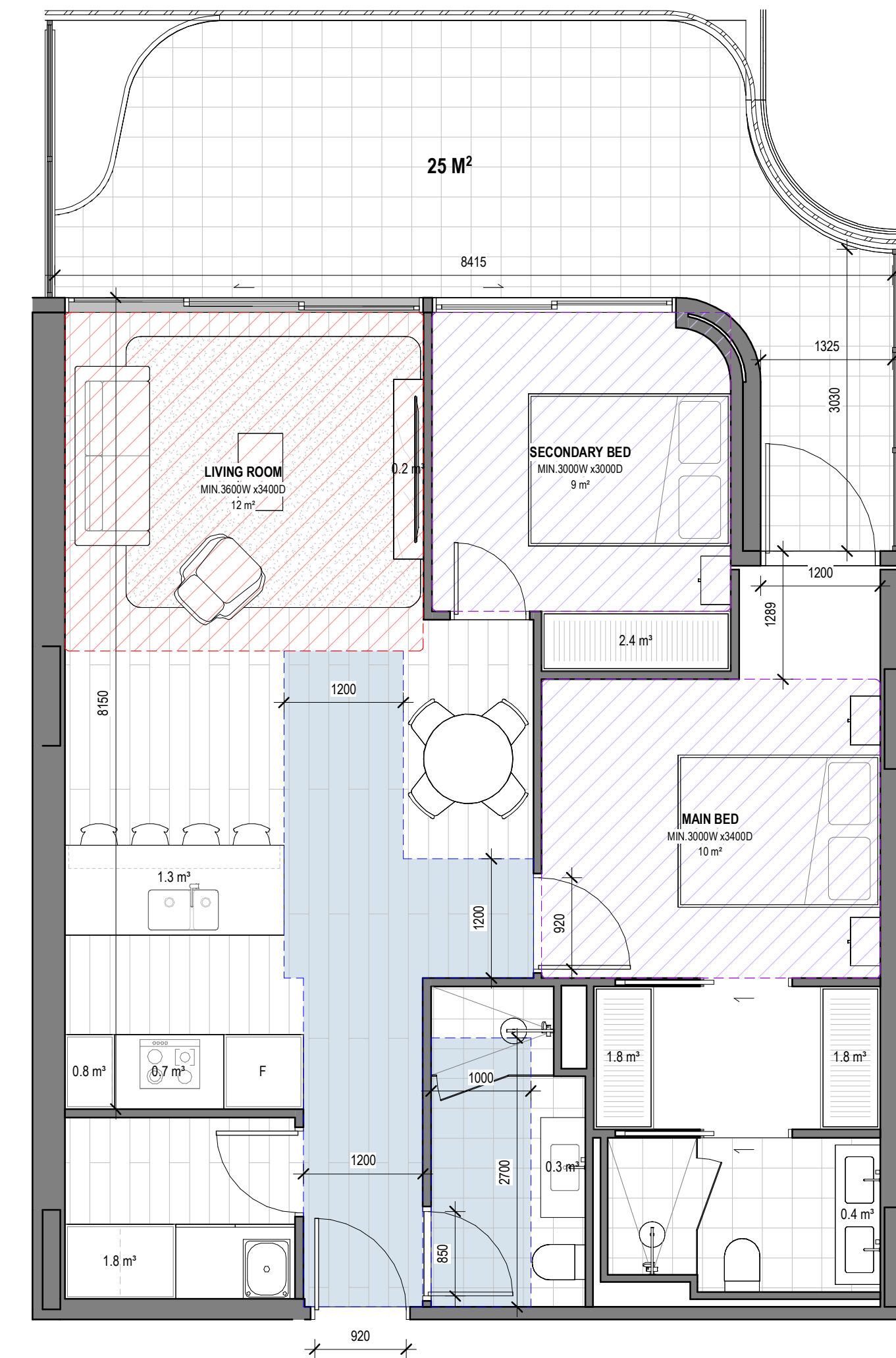
1 APT. TYPE 08 - APT. 1.10
1 : 50





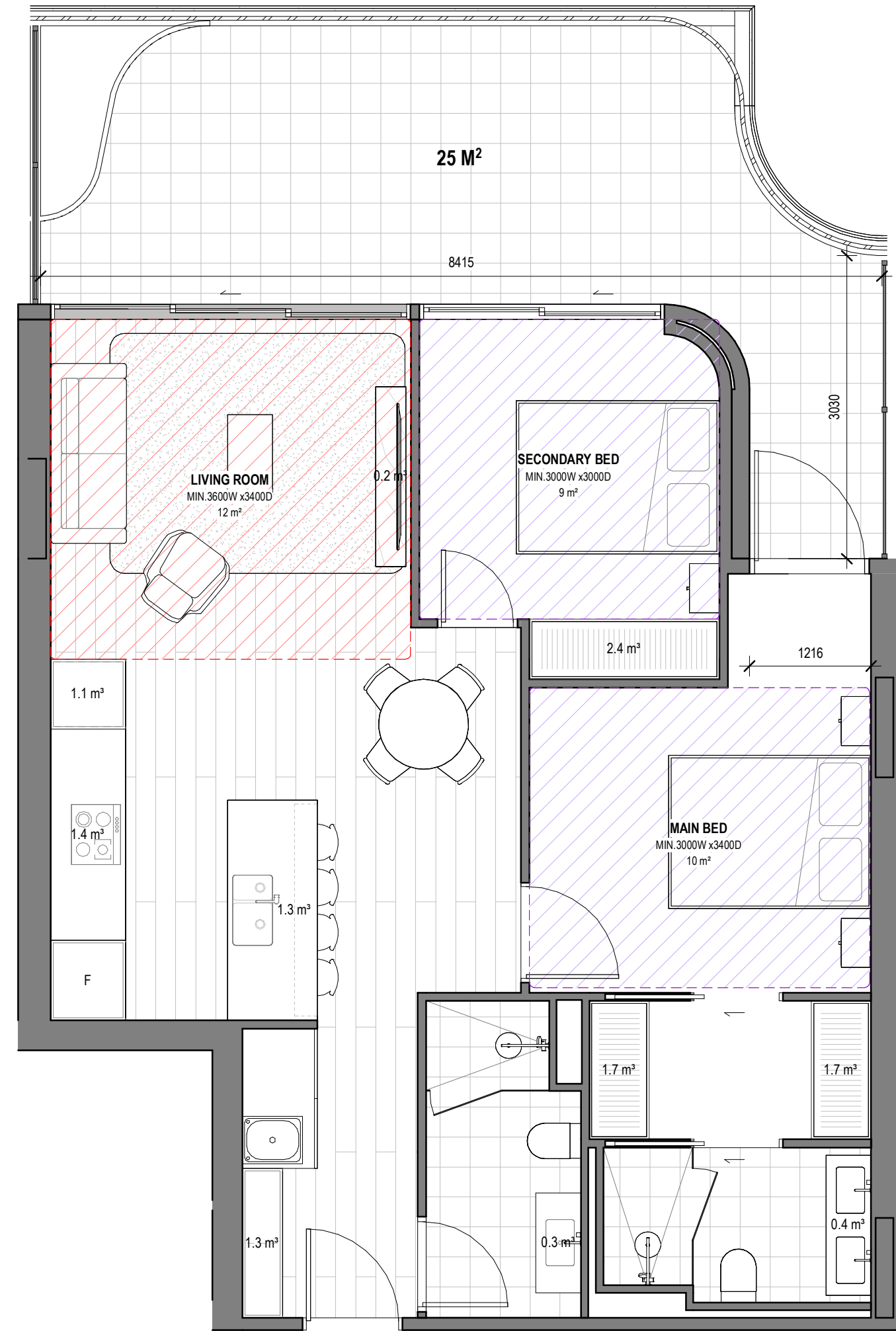
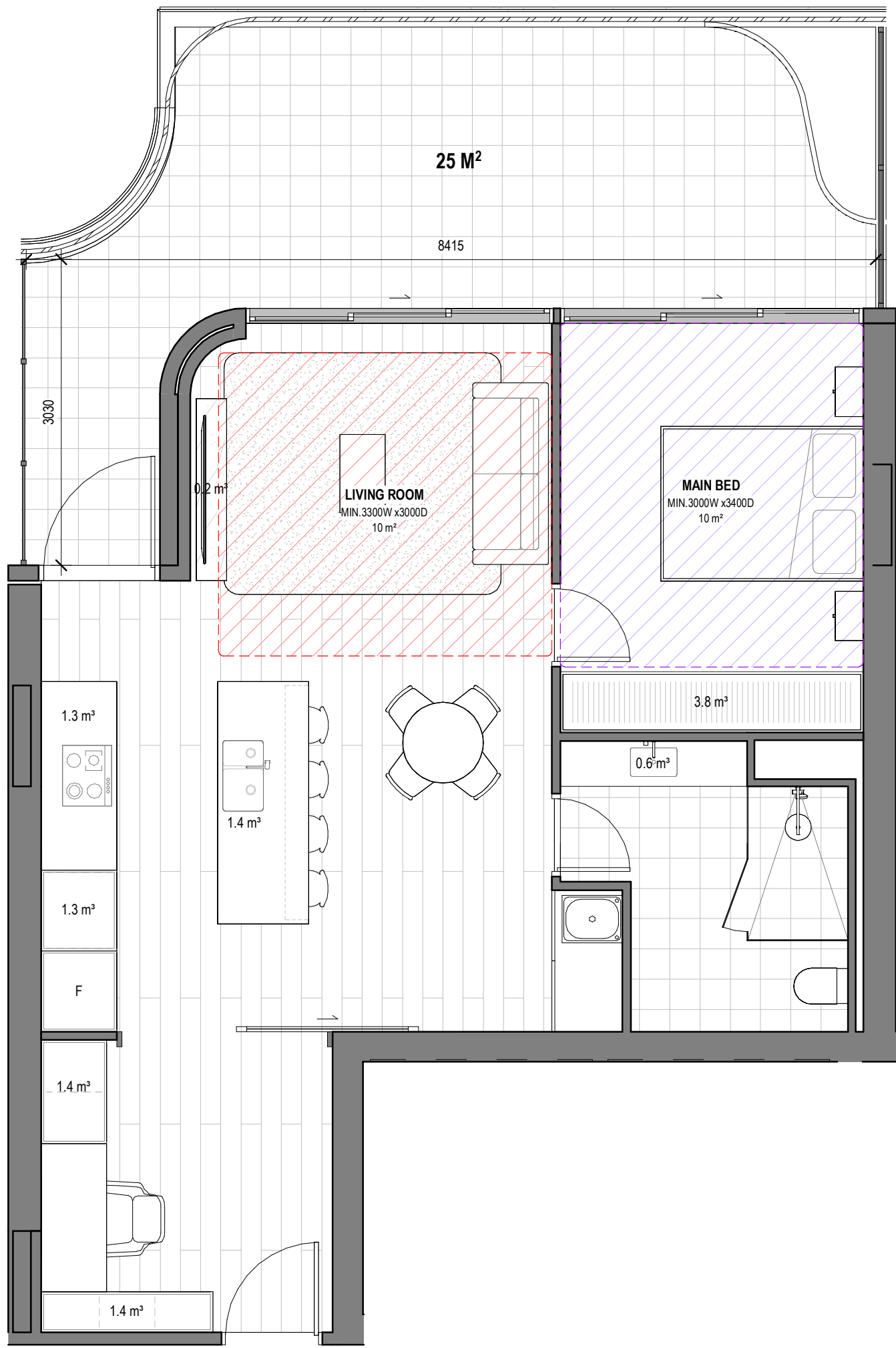
2 APT. TYPE 09 - APT. 2.01
1 : 50

STORAGE - APT. TYPE 9			ADG SUMMARY - APT. TYPE 9						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
19.5 m²	2.8 m²	22.28 m²	No	N/A	Yes	Yes	Yes	Yes	1



1 APT. TYPE 10 - APT. 2.02 & 2.05
1 : 50

STORAGE - APT. TYPE 10			ADG SUMMARY - APT. TYPE 10						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
11.5 m²	2.8 m²	14.24 m²	Yes	B	No	Yes	Yes	Yes	2

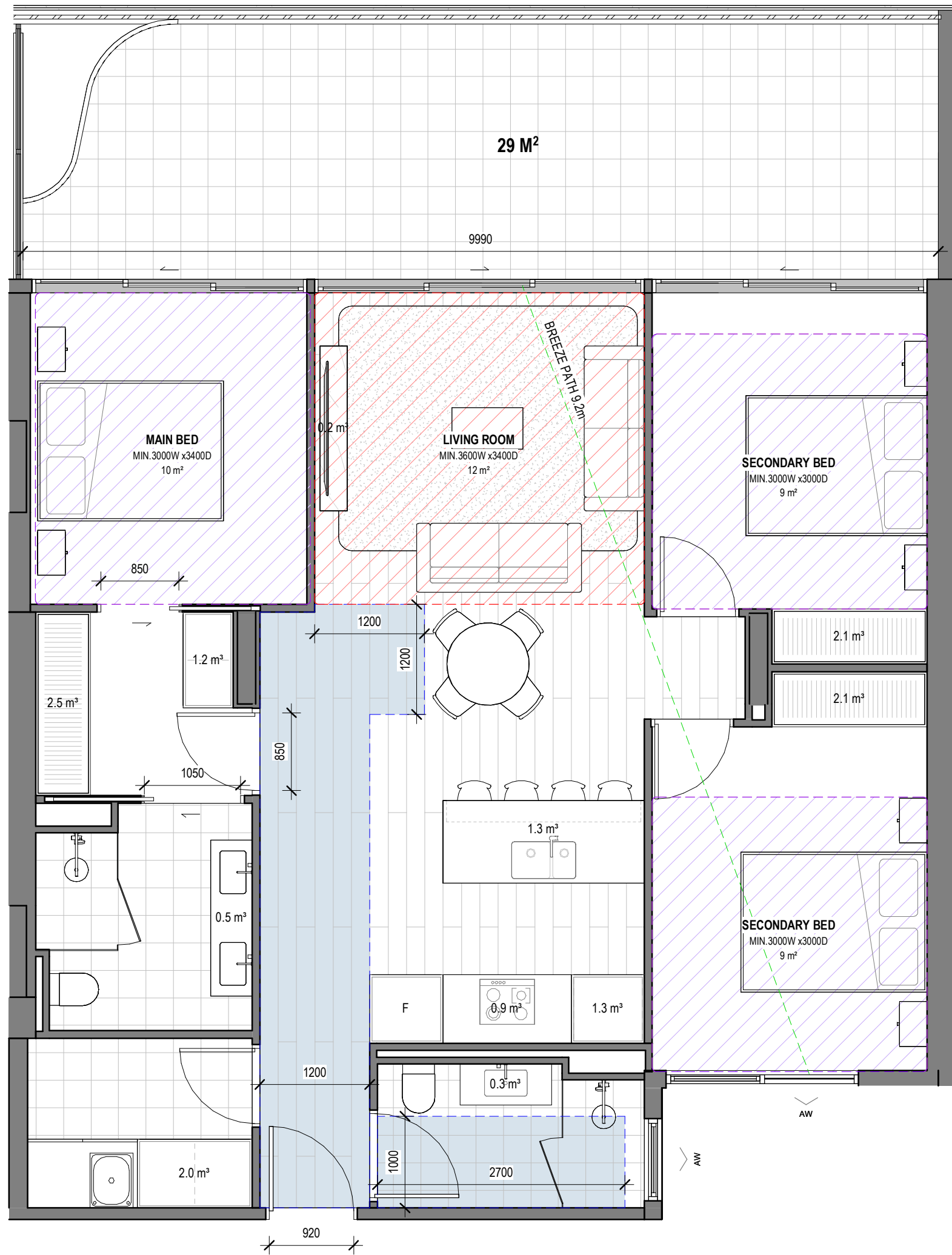


2 APT. TYPE 11 - APT. 2.03
1 : 50

1 APT. TYPE 12 - APT. 2.04
1 : 50

STORAGE - APT. TYPE 11			ADG SUMMARY - APT. TYPE 11						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
11.3 m²	2.8 m²	14.04 m²	No	N/A	No	Yes	Yes	Yes	1

STORAGE - APT. TYPE 12			ADG SUMMARY - APT. TYPE 12						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
11.9 m²	2.8 m²	14.62 m²	No	N/A	No	Yes	Yes	Yes	1



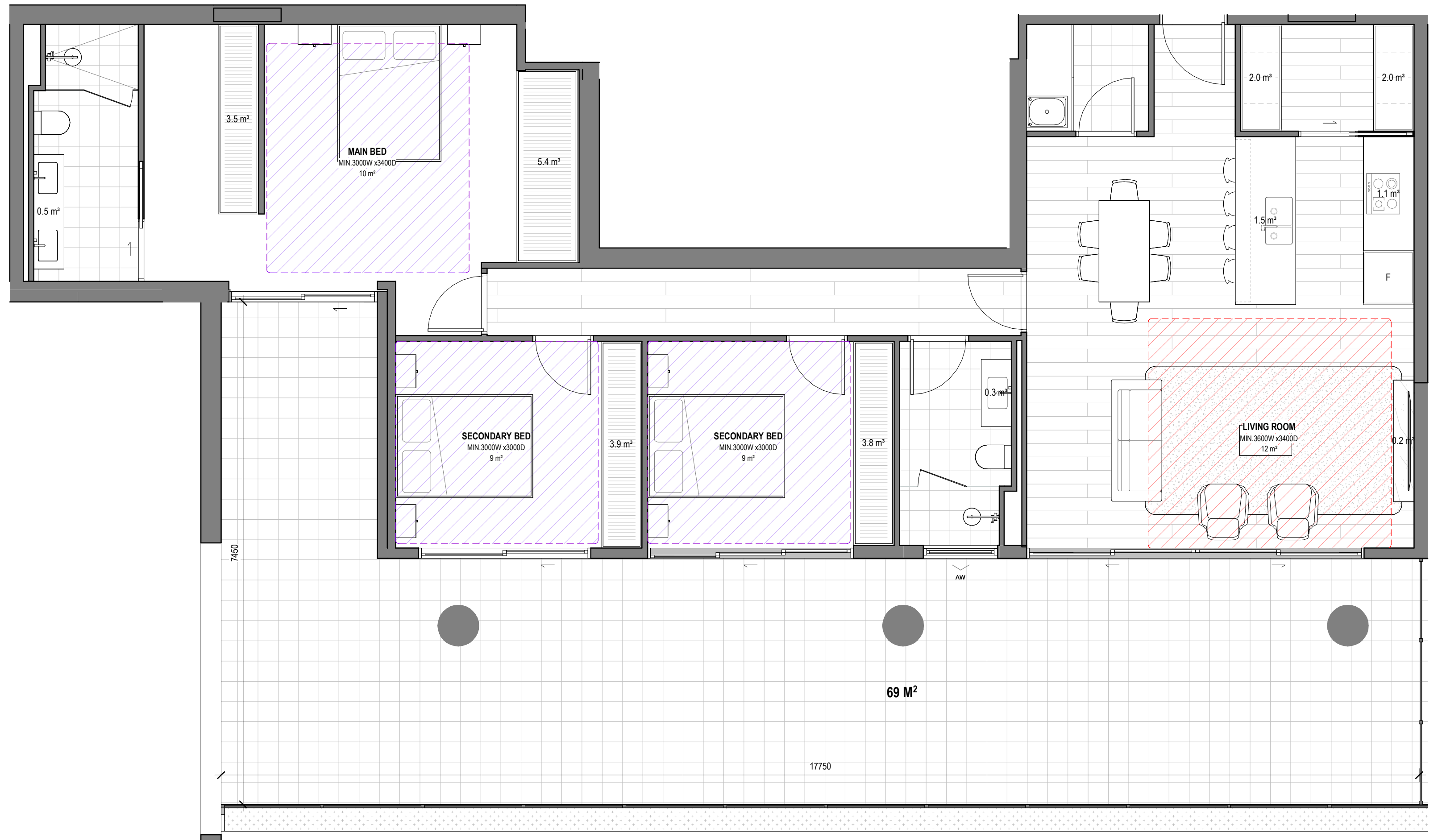
2 APT. TYPE 13 - APT. 2.06
1:50

STORAGE - APT. TYPE 13			ADG SUMMARY - APT. TYPE 13						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
14.5 m²	5.5 m²	19.96 m²	Yes	B	Yes	Yes	Yes	Yes	1



1 APT. TYPE 14 - APT. 2.07, 3.07, 4.06 & 5.06
1:50

STORAGE - APT. TYPE 14			ADG SUMMARY - APT. TYPE 14						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
11.3 m²	2.8 m²	14.08 m²	Yes	ALT.	Yes	Yes	Yes	Yes	4

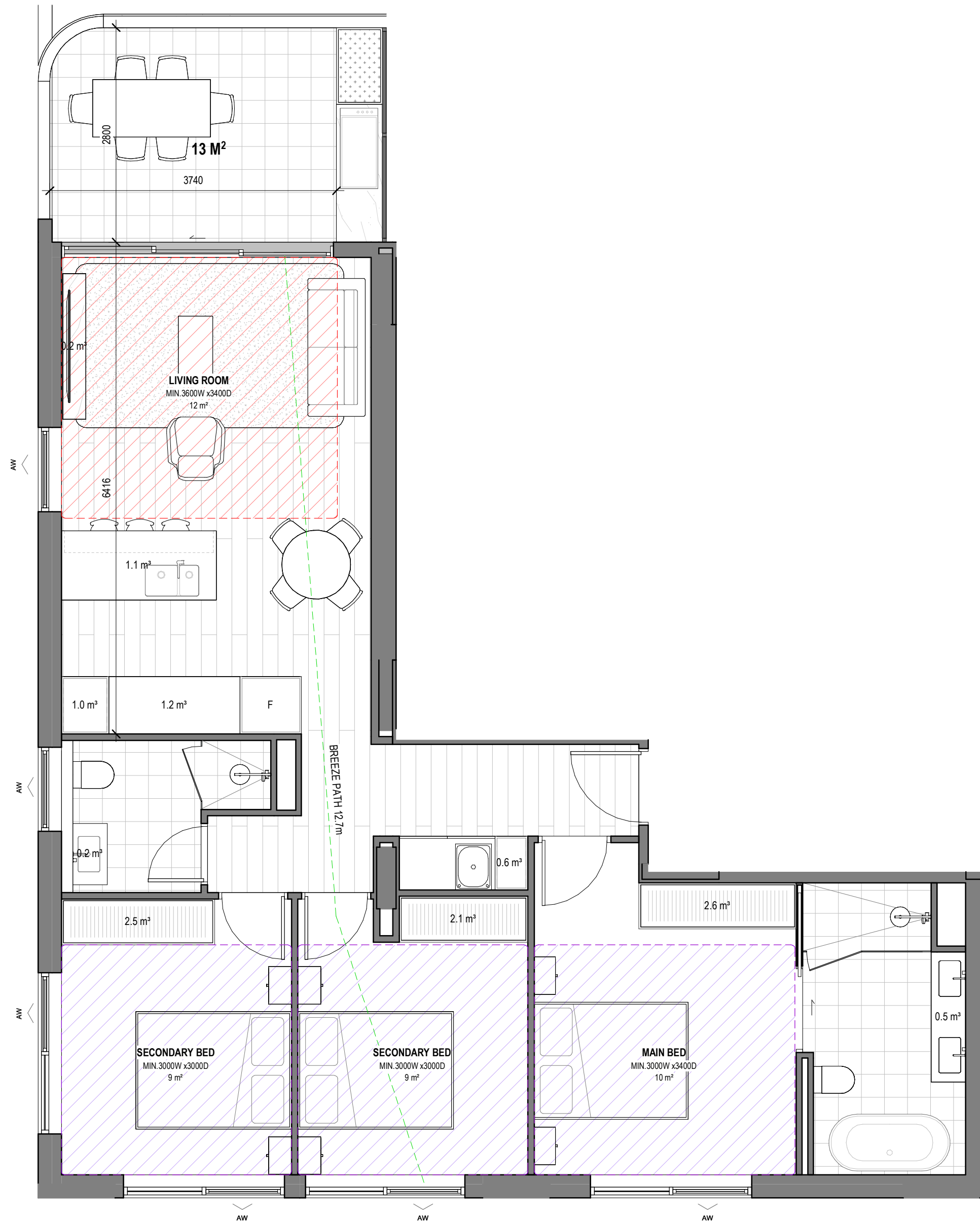


2 APT. TYPE 15 - APT. 2.08, 3.08, 4.07 & 5.07
1:50

STORAGE - APT. TYPE 15			ADG SUMMARY - APT. TYPE 15						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
9.1 m²	5.7 m²	14.82 m²	Yes	ALT.	No	Yes	Yes	Yes	4

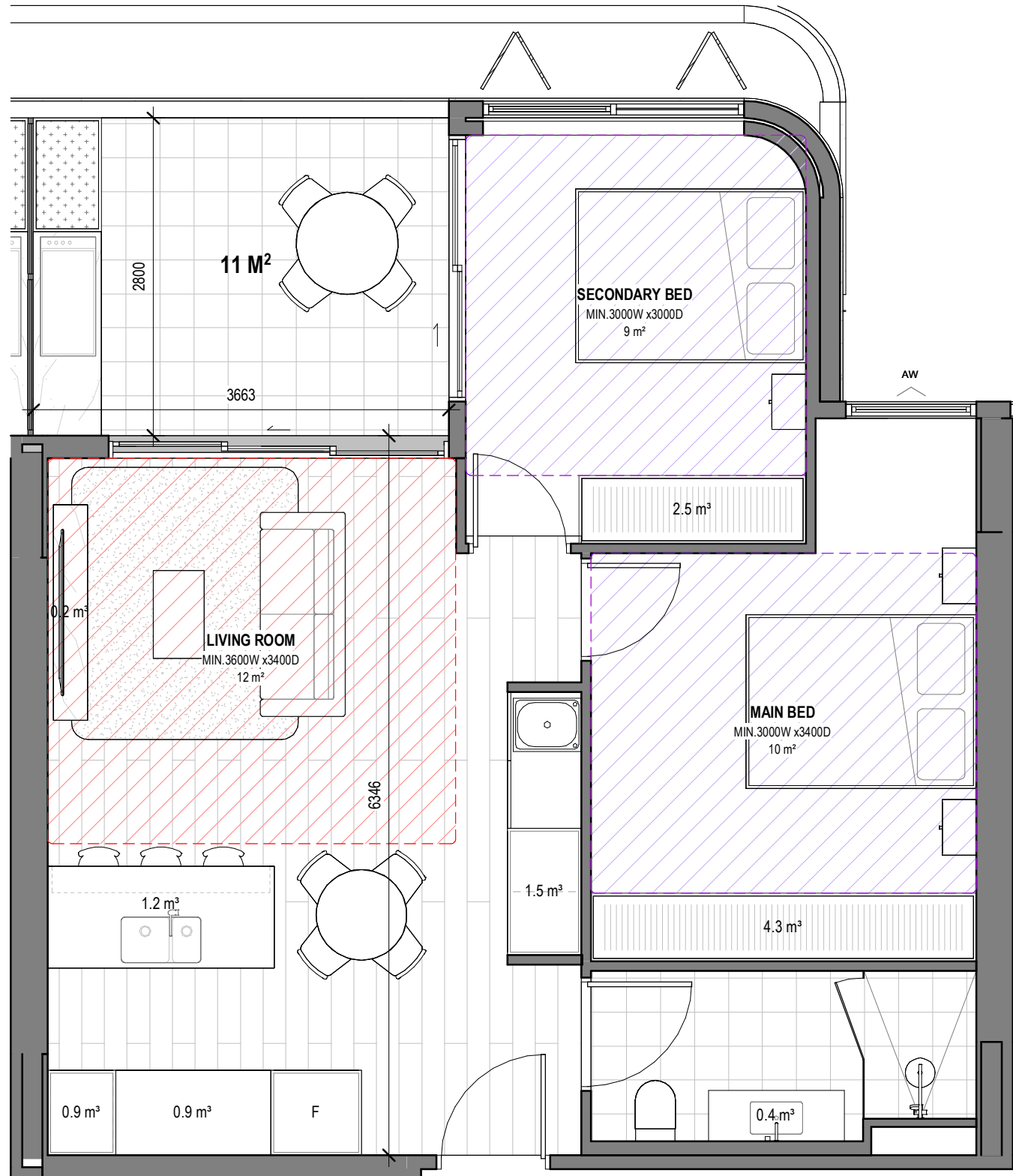
1 APT. TYPE 16 - APT. 2.09
1:50

STORAGE - APT. TYPE 16			ADG SUMMARY - APT. TYPE 16						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
24.2 m²	5.5 m²	29.71 m²	No	N/A	No	Yes	Yes	Yes	1



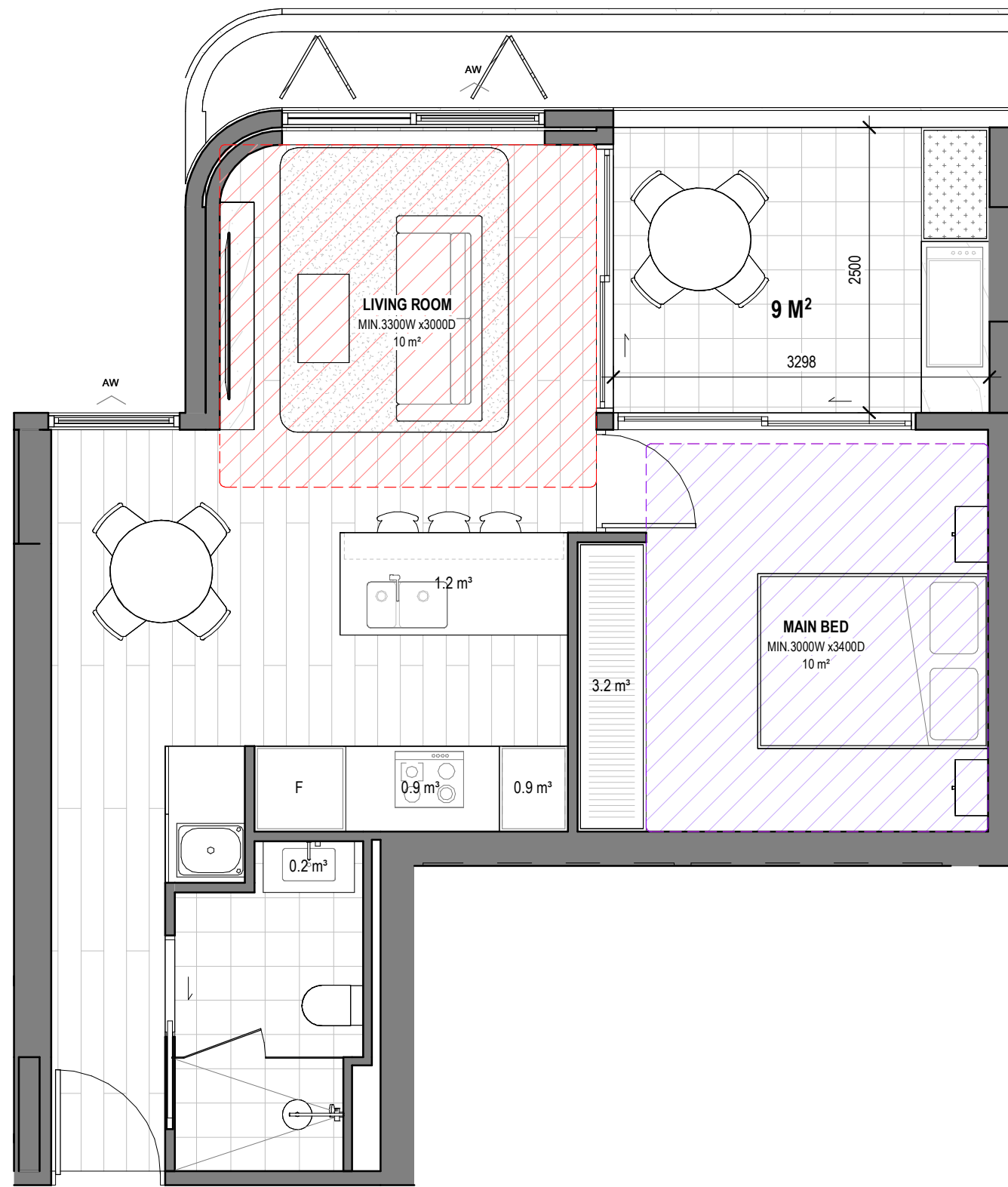
2 APT. TYPE 17 - APT 3.01
1 : 50

STORAGE - APT. TYPE 17			ADG SUMMARY - APT. TYPE 17						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
12 m³	8.4 m³	20.47 m³	No	N/A	Yes	Yes	Yes	Yes	1



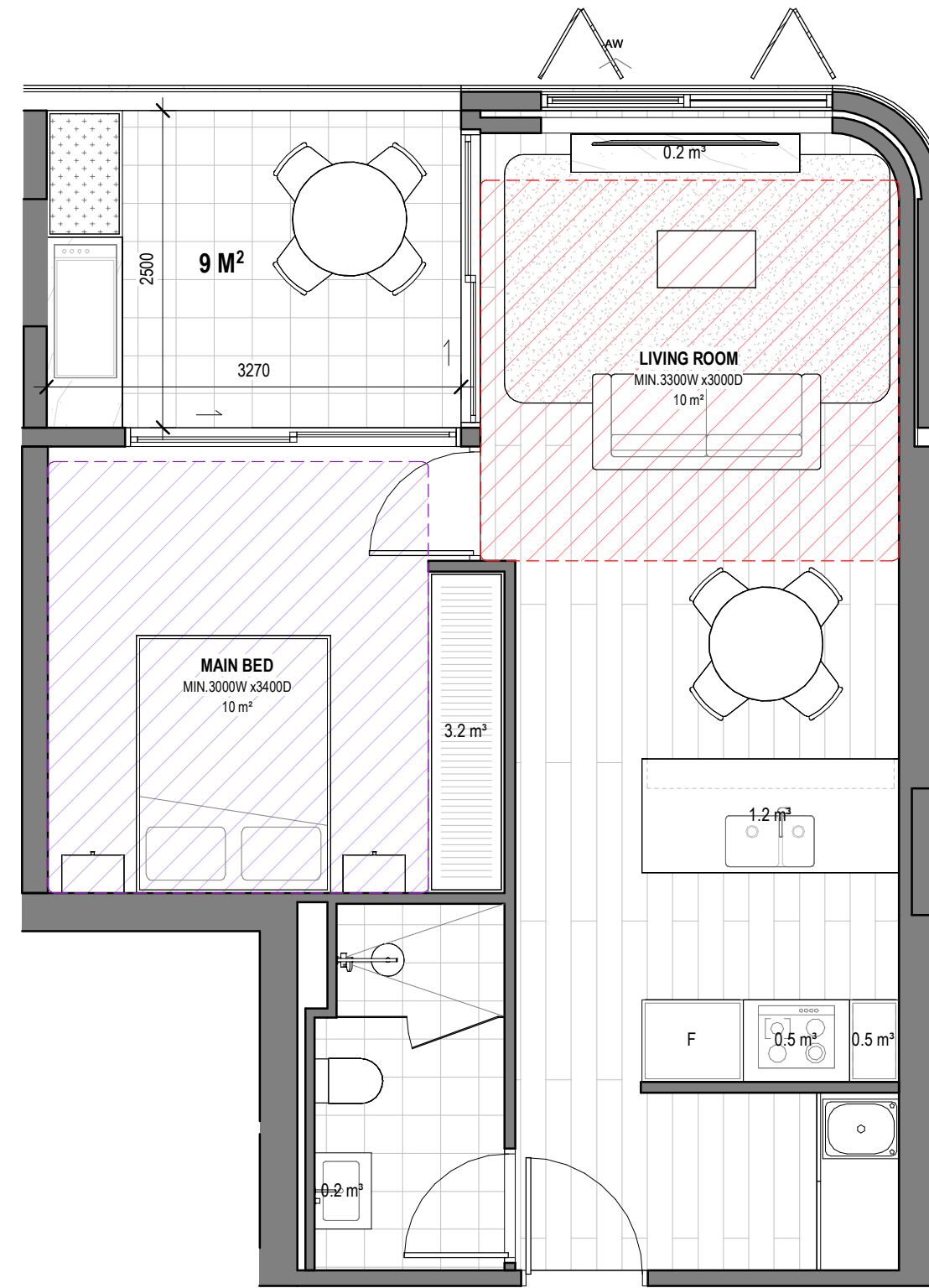
3 APT. TYPE 18 - APT 3.02
1 : 50

STORAGE - APT. TYPE 18			ADG SUMMARY - APT. TYPE 18						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
11.9 m³	2.8 m³	14.68 m³	No	N/A	No	Yes	Yes	Yes	1



2 APT. TYPE 19 - APT 3.03, 4.02 & 5.02
1 : 50

STORAGE - APT. TYPE 19			ADG SUMMARY - APT. TYPE 19						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
7.8 m²	2.8 m²	10.38 m²	No	N/A	No	No	Yes	Yes	3



3 APT. TYPE 20 - APT 3.04, 4.03, 5.03
1 : 50

STORAGE - APT. TYPE 20			ADG SUMMARY - APT. TYPE 20						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
5.8 m²	5.7 m²	11.47 m²	No	N/A	No	Yes	Yes	Yes	3

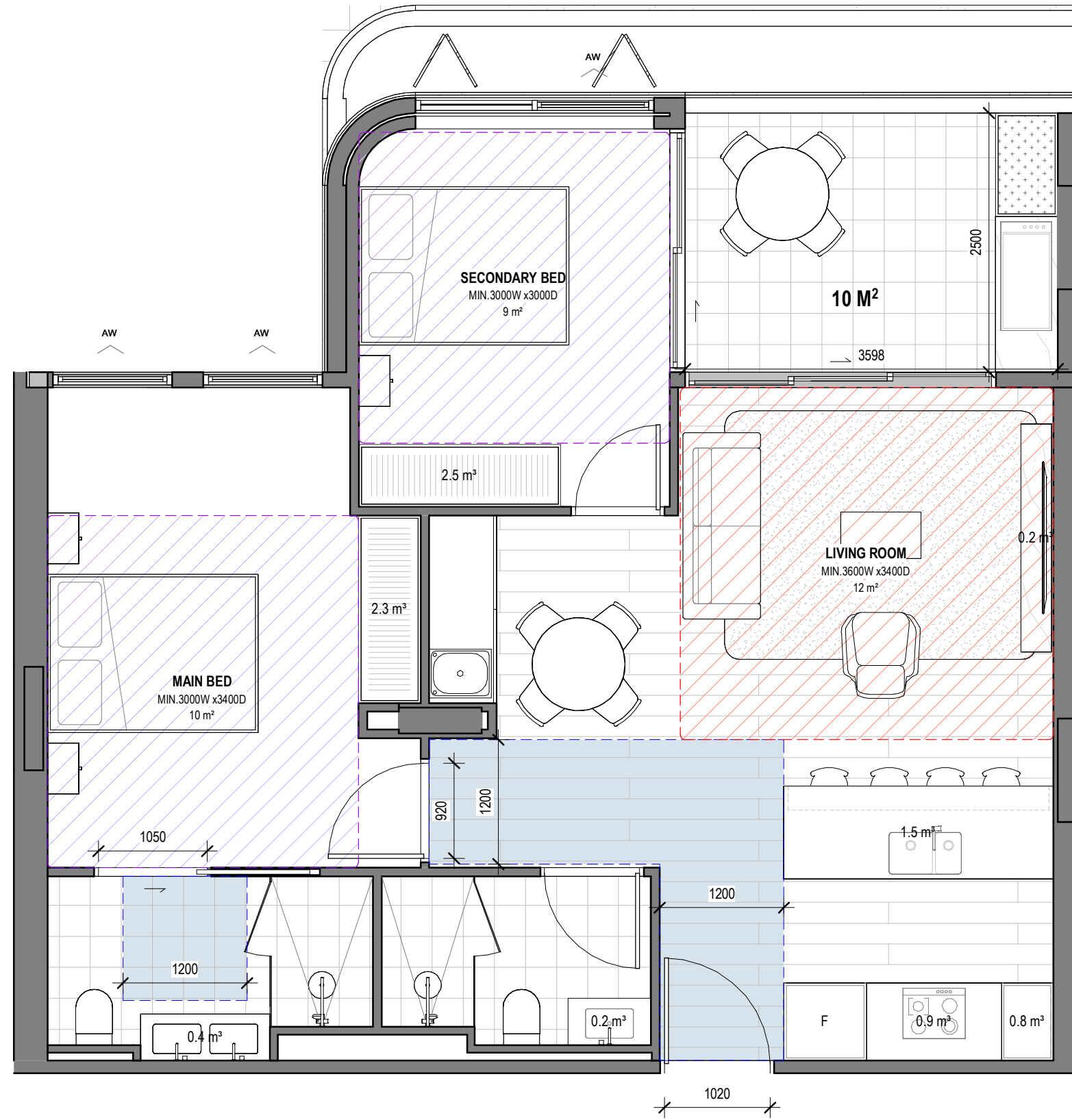
REV	ISSUE	DATE
B	VCAT ENDORSEMENT	28.08.2024
C	RFI SUBMISSION	25.02.2025
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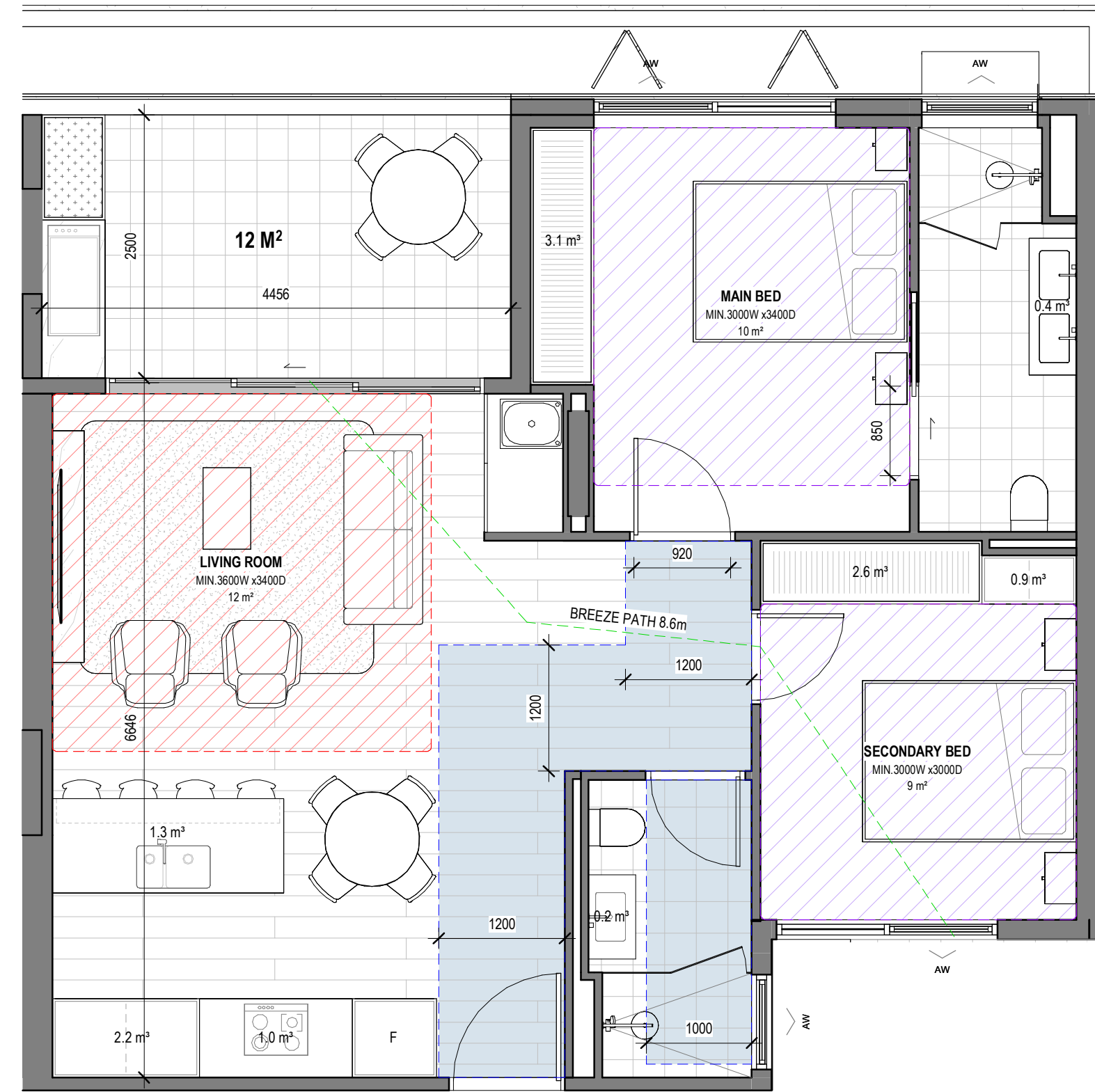
TITLE:
APT COMPLIANCE ASSESSMENT

ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057



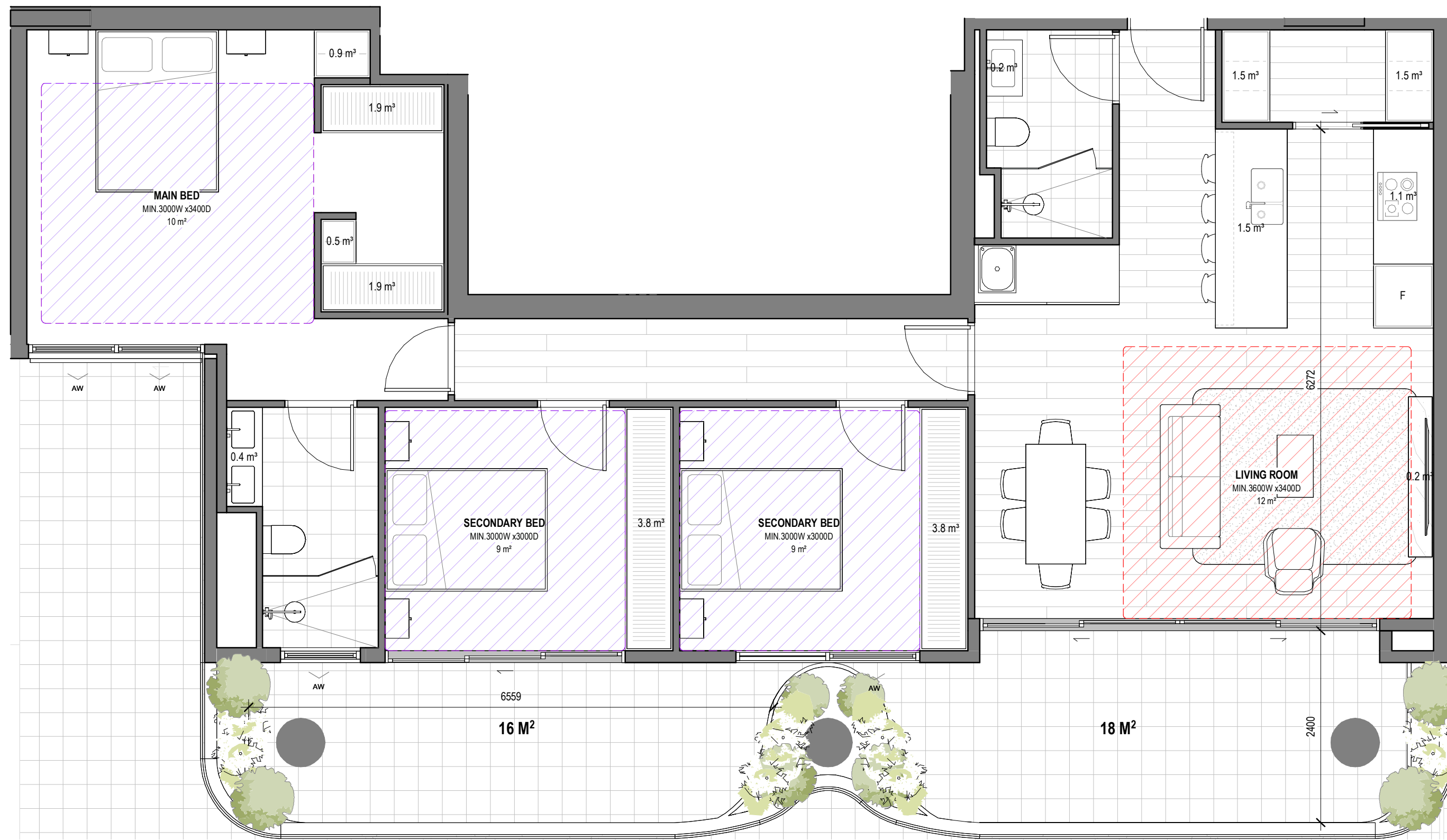
2 APT. TYPE 21 - APT. 3.05, 4.04 & 5.04
1 : 50

STORAGE - APT. TYPE 21			ADG SUMMARY - APT. TYPE 21						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
8.8 m²	5.7 m²	14.47 m²	Yes	ALT.	No	Yes	Yes	Yes	3



1 APT. TYPE 22 - APT. 3.06, 4.05 & 5.05
1 : 50

STORAGE - APT. TYPE 22			ADG SUMMARY - APT. TYPE 22						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
12.8 m²	2.8 m²	15.54 m²	Yes	B	Yes	Yes	Yes	Yes	3



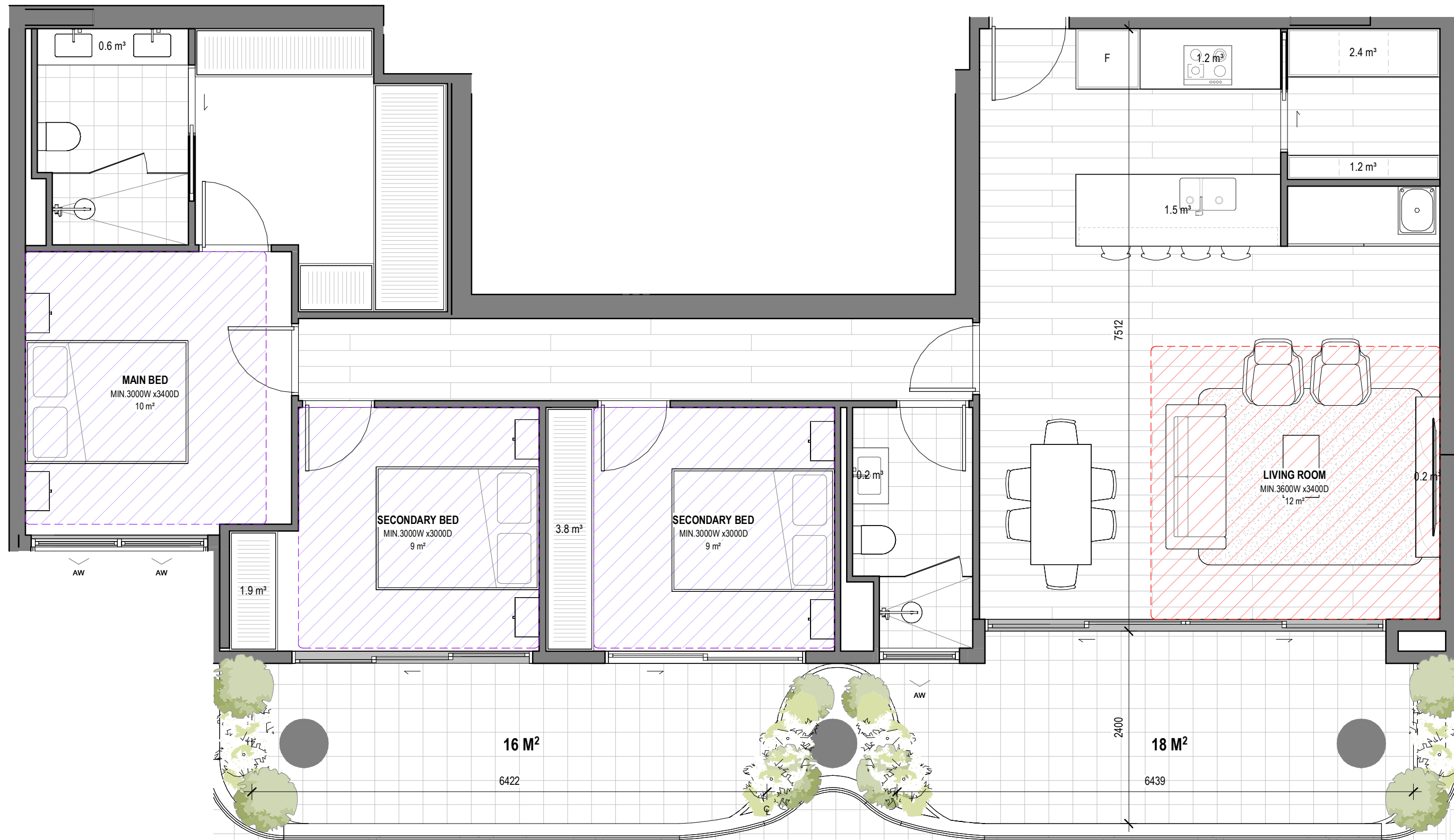
3 APT. TYPE 23 - APT. 3.09
1 : 50

STORAGE - APT. TYPE 23			ADG SUMMARY - APT. TYPE 23						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
19.2 m²	5.5 m²	24.73 m²	No	N/A	No	Yes	Yes	Yes	1



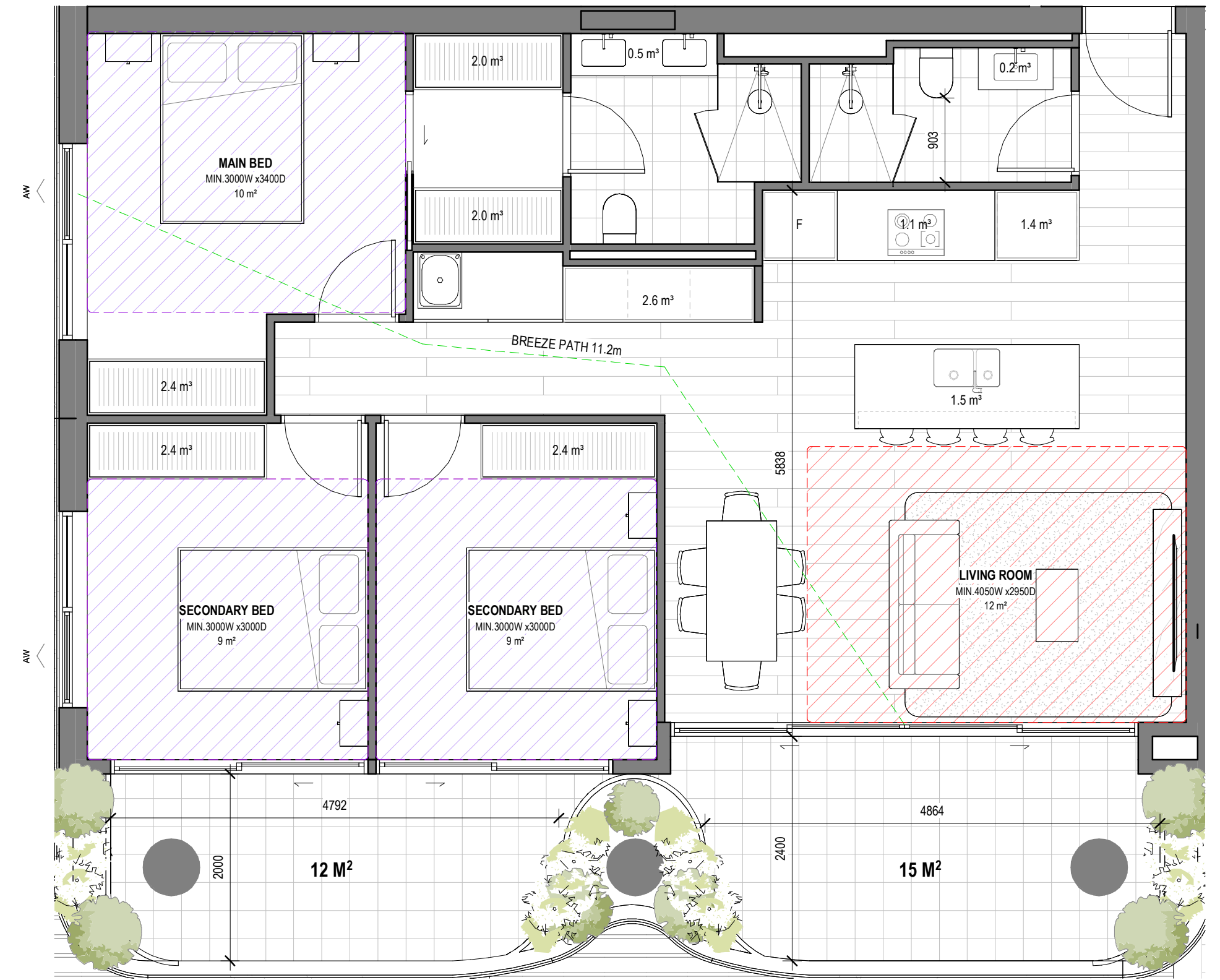
2 APT. TYPE 24 - APT. 4.01 & 5.01
1 : 50

STORAGE - APT. TYPE 24			ADG SUMMARY - APT. TYPE 24						
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL
20 m²	8.3 m²	28.21 m²	Yes	ALT.	Yes	Yes	Yes	Yes	2



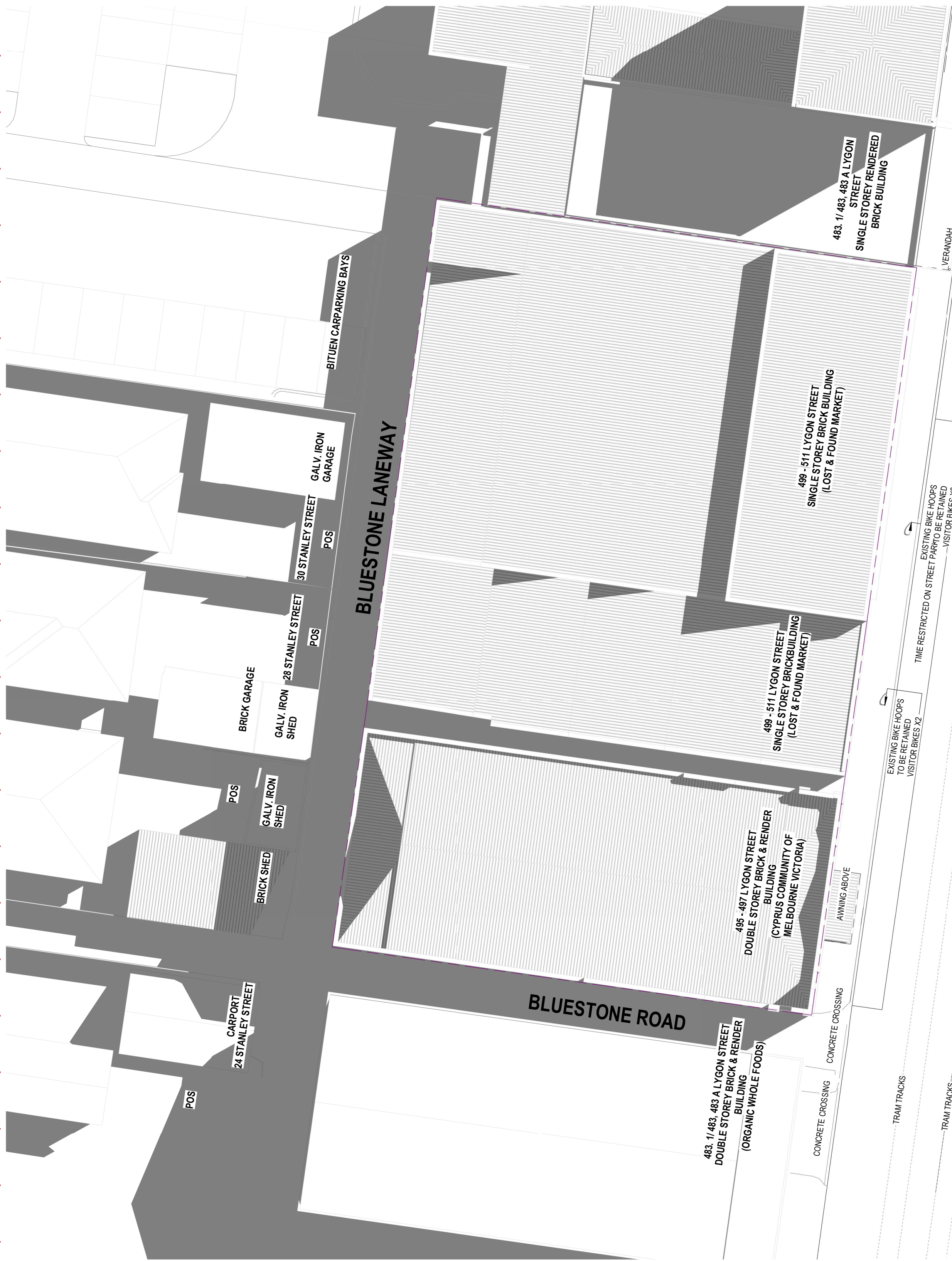
1 APT. TYPE 25 - APT 4.08 & 5.08
1 : 50

STORAGE - APT. TYPE 25			ADG SUMMARY - APT. TYPE 25							
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL	
22.3 m²	5.5 m²	27.86 m²	No	N/A	No	Yes	Yes	Yes	2	

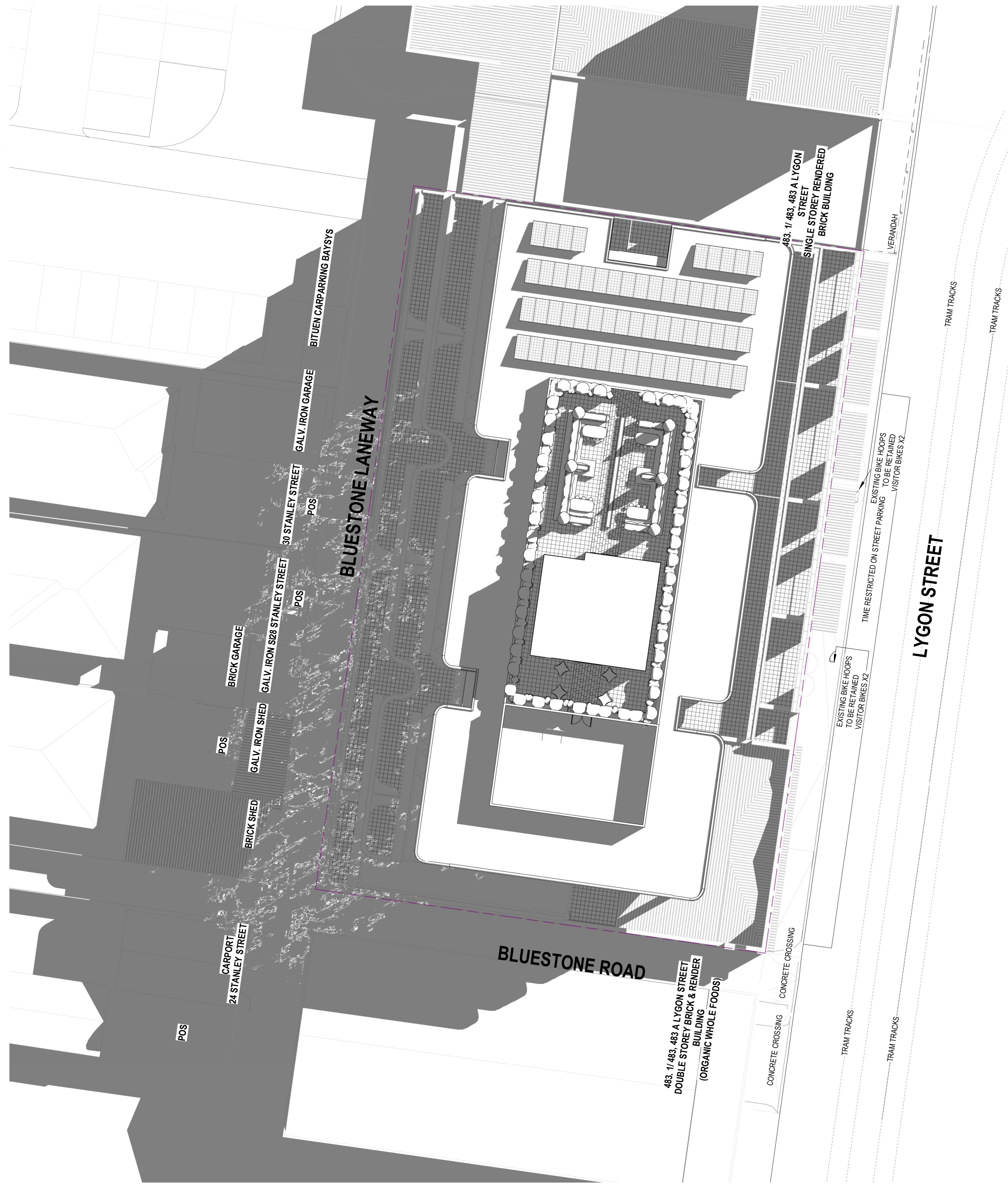


2 APT. TYPE 26 - APT 4.09 & 5.09
1 : 50

STORAGE - APT. TYPE 26			ADG SUMMARY - APT. TYPE 26							
INT. STORAGE	EXT. STORAGE	TOTAL VOLUME	ACCESSIBLE	STANDARD D17 - BATHROOM TYP.	NATURAL VENTILATION	STANDARD 24 - DWELLING AMENITY	STANDARD 25 - ROOM DEPTH	STANDARD D19 - BALC. SIZE	TYP. TOTAL	
27.4 m²	5.5 m²	32.89 m²	No	N/A	Yes	Yes	Yes	Yes	2	



1 ROOF PLAN - SHADOW EXISTING 9 AM
A2100 1 : 200

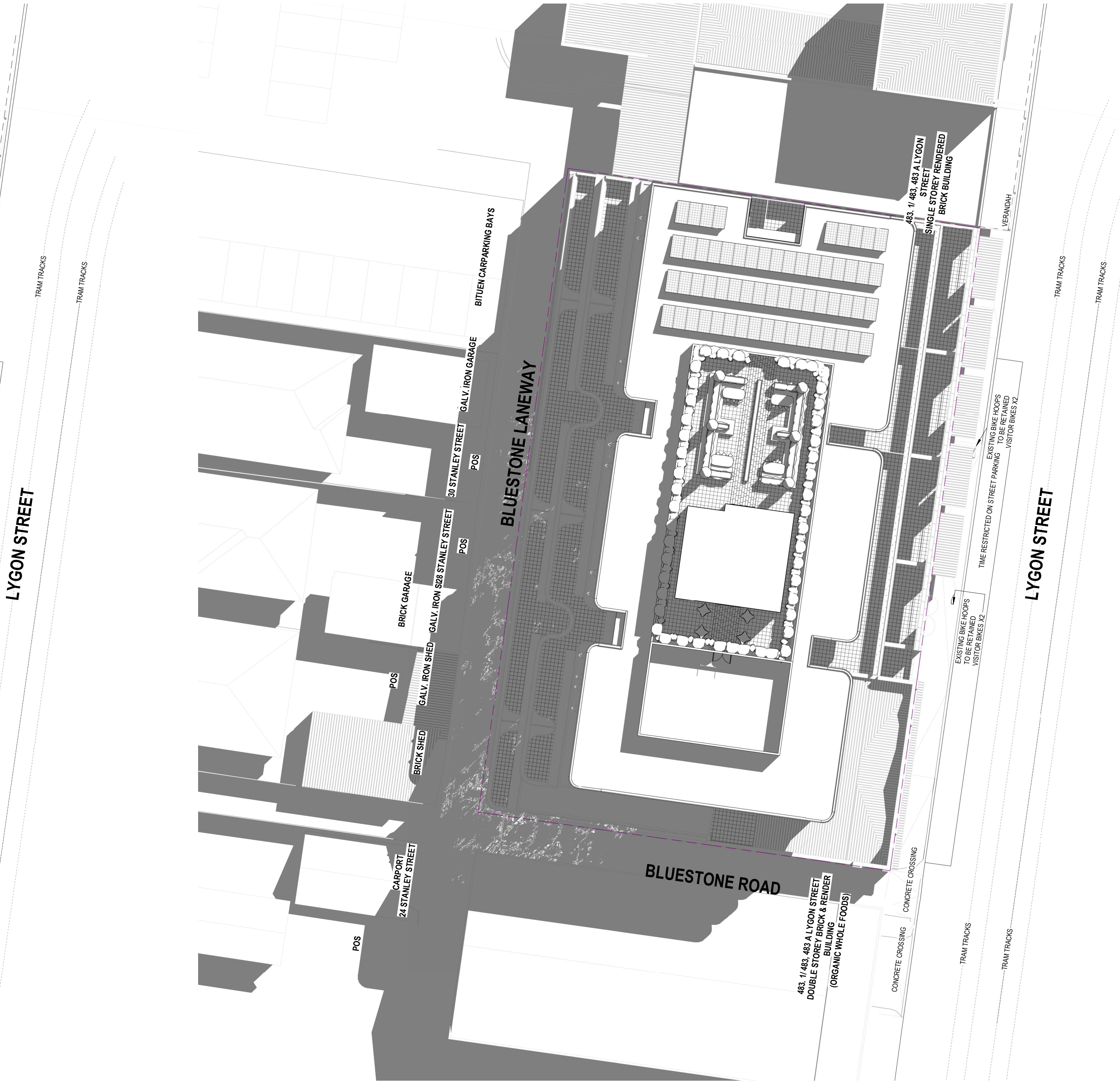
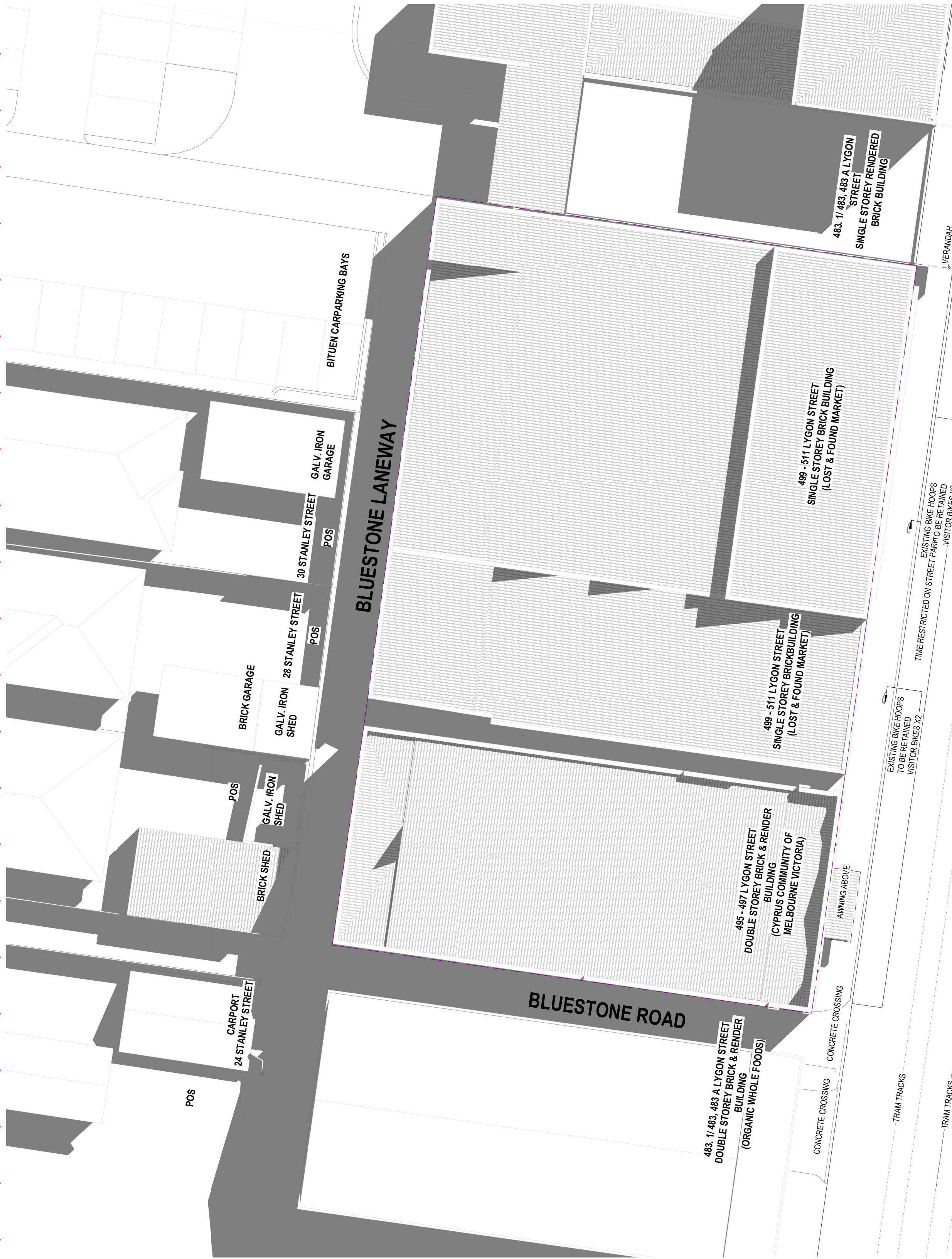


2 ROOF PLAN - SHADOW PROPOSED 9 AM
A2100 1 : 200

REV	ISSUE	DATE
B	VCAT ENDORSEMENT	28.08.2024
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E	SECTION 87A APPLICATION SET	31.10.2025

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2 ROOF PLAN - SHADOW EXISTING 10 AM
A2100 1 : 200

1 ROOF PLAN - SHADOW PROPOSED 10 AM
A2100 1 : 200

REV	ISSUE	DATE
B	VCAT ENDORSEMENT	28.08.2024
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2 ROOF PLAN - SHADOW EXISTING 11 AM

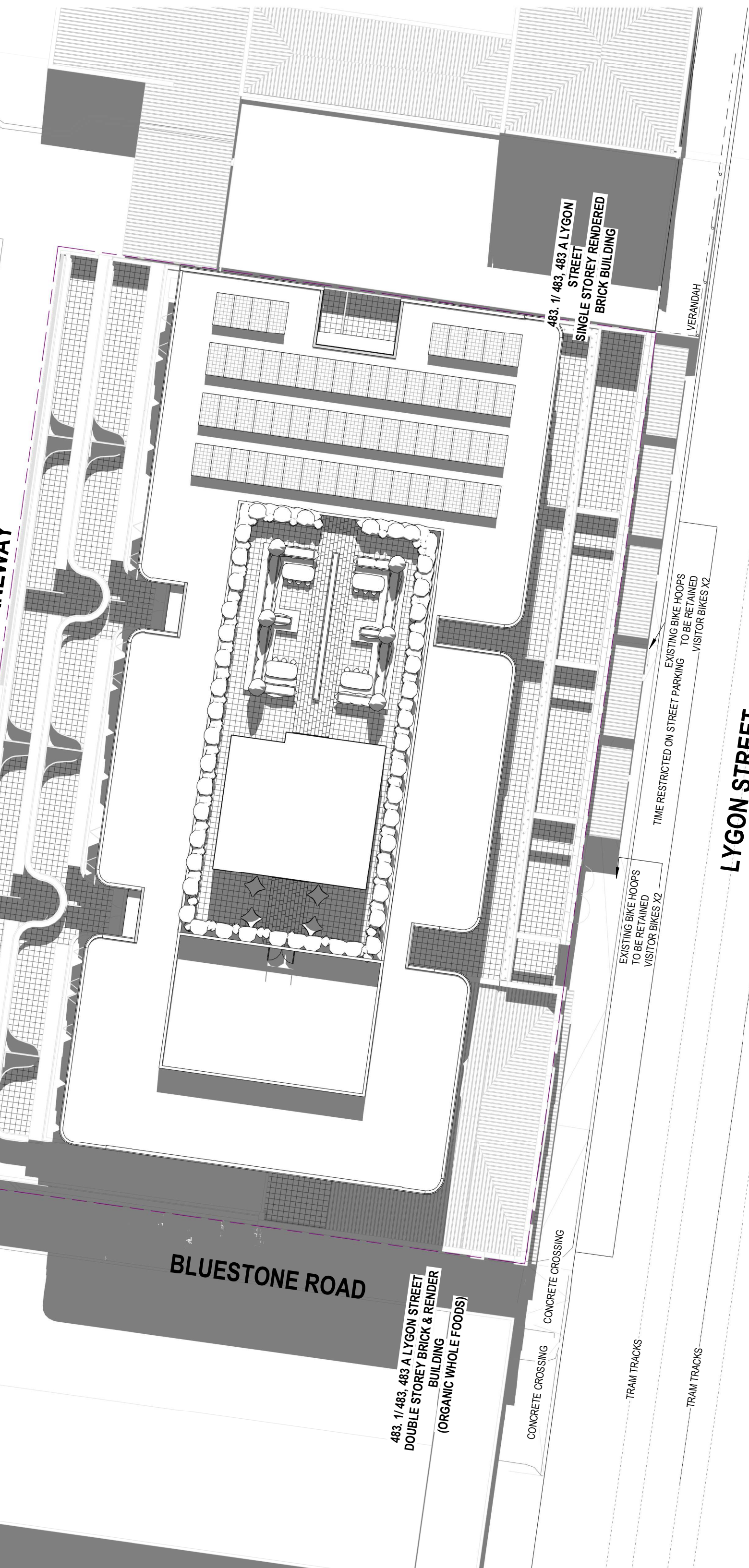
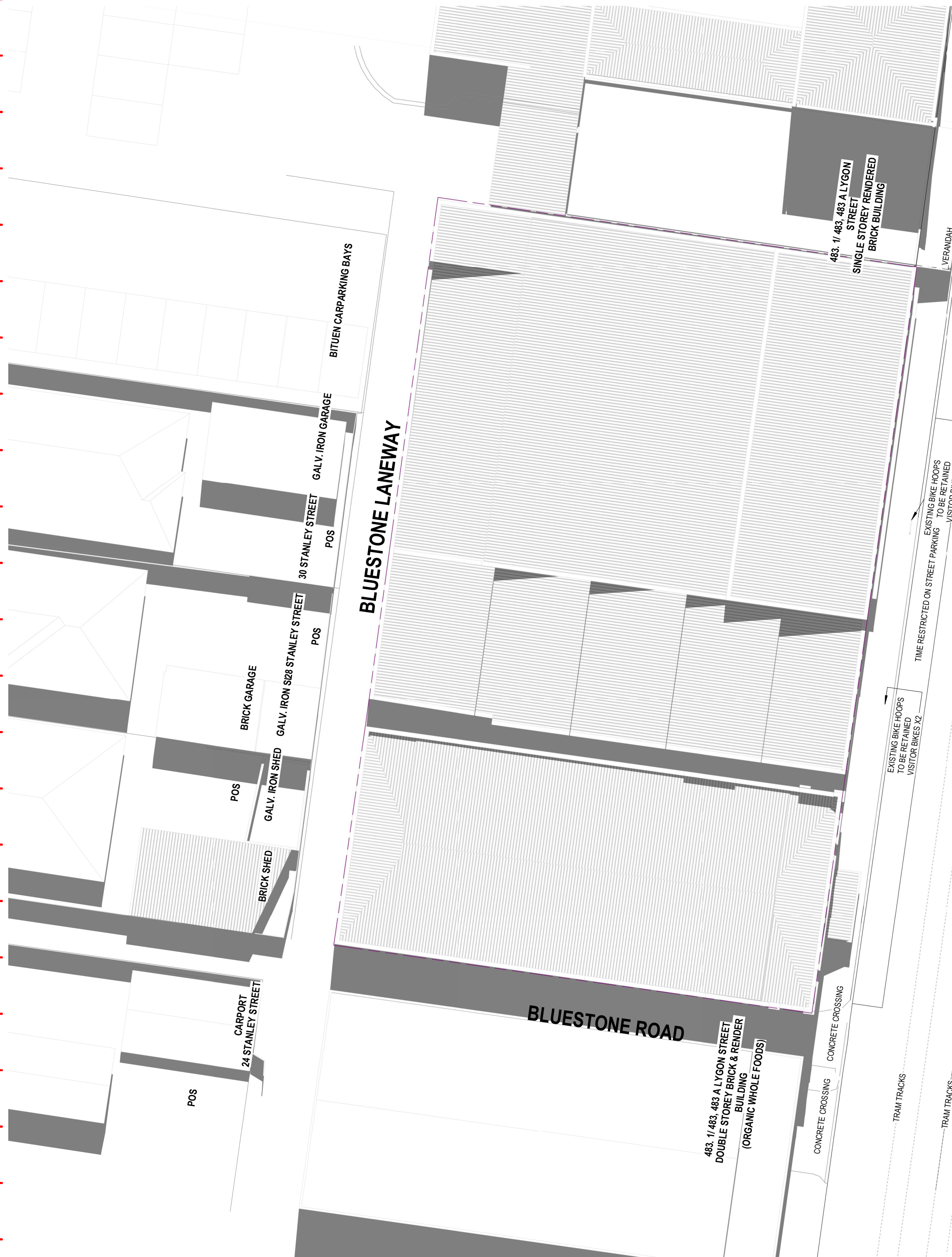
1 ROOF PLAN - SHADOW PROPOSED 11 AM

REV	ISSUE
B	VCAT ENDORSEMENT
C	RFI SUBMISSION
D	RFI SUBMISSION
E	SECTION 87A APPLICATION SET

DATE
28.08.2024
25.02.2025
15.04.2025
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2 ROOF PLAN - SHADOW EXISTING 12 PM
A2100 1:200

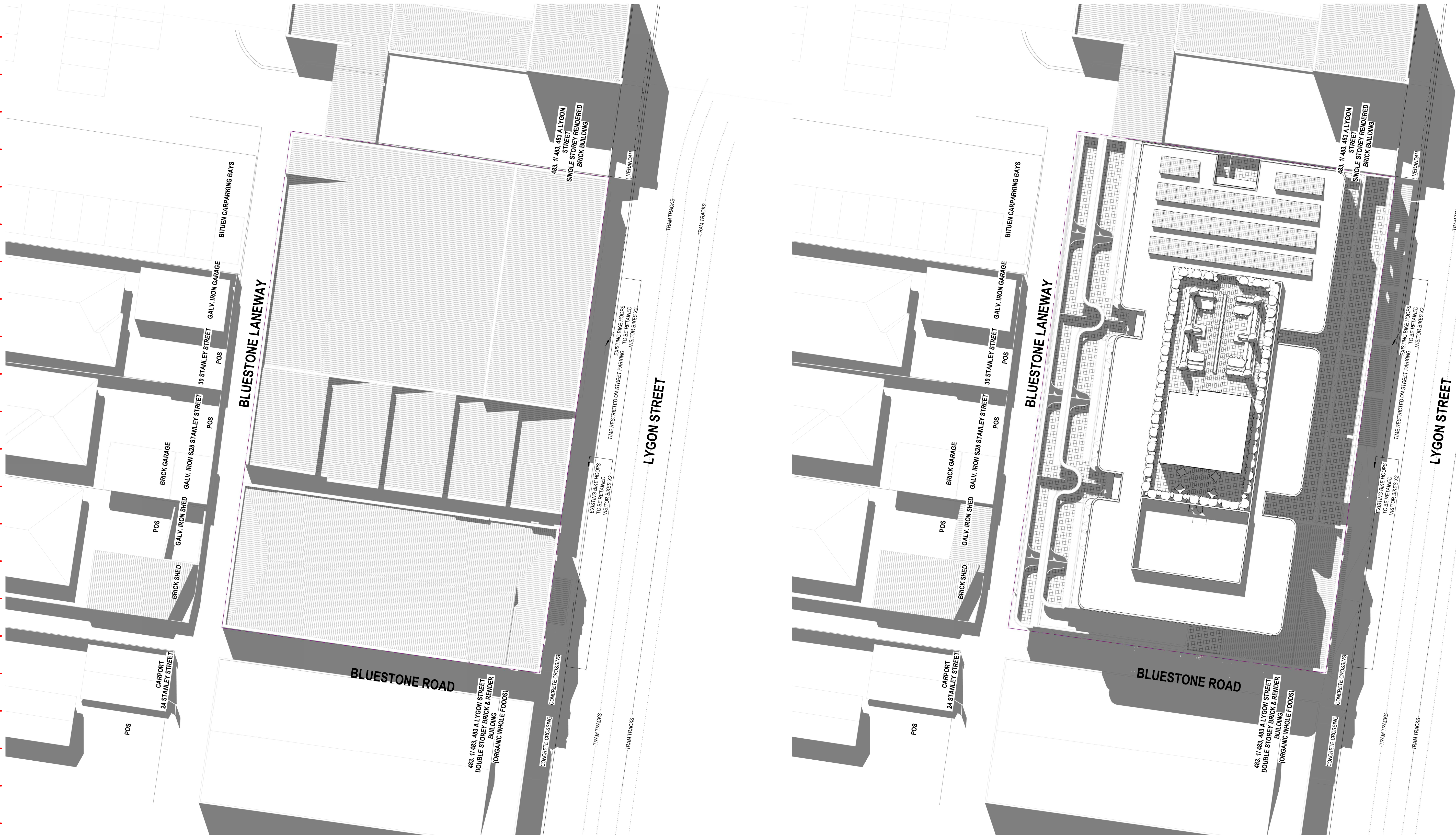
1 ROOF PLAN - SHADOW PROPOSED 12 PM
A2100 1:200

REV	ISSUE	DATE
B	VCAT ENDORSEMENT	28.08.2024
C	RFI SUBMISSION	25.02.2025
D	RFI SUBMISSION	15.04.2025
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2 ROOF PLAN - SHADOW EXISTING 1 PM
A2100 1:200

1 ROOF PLAN - SHADOW PROPOSED 1 PM
A2100 1:200

REV	ISSUE	DATE
B	VCAT ENDORSEMENT	28.08.2024
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CLIENT NAME:
VMCC JOINT VENTURE PTY LTD

TITLE:
1PM EXISTING AND PROPOSED

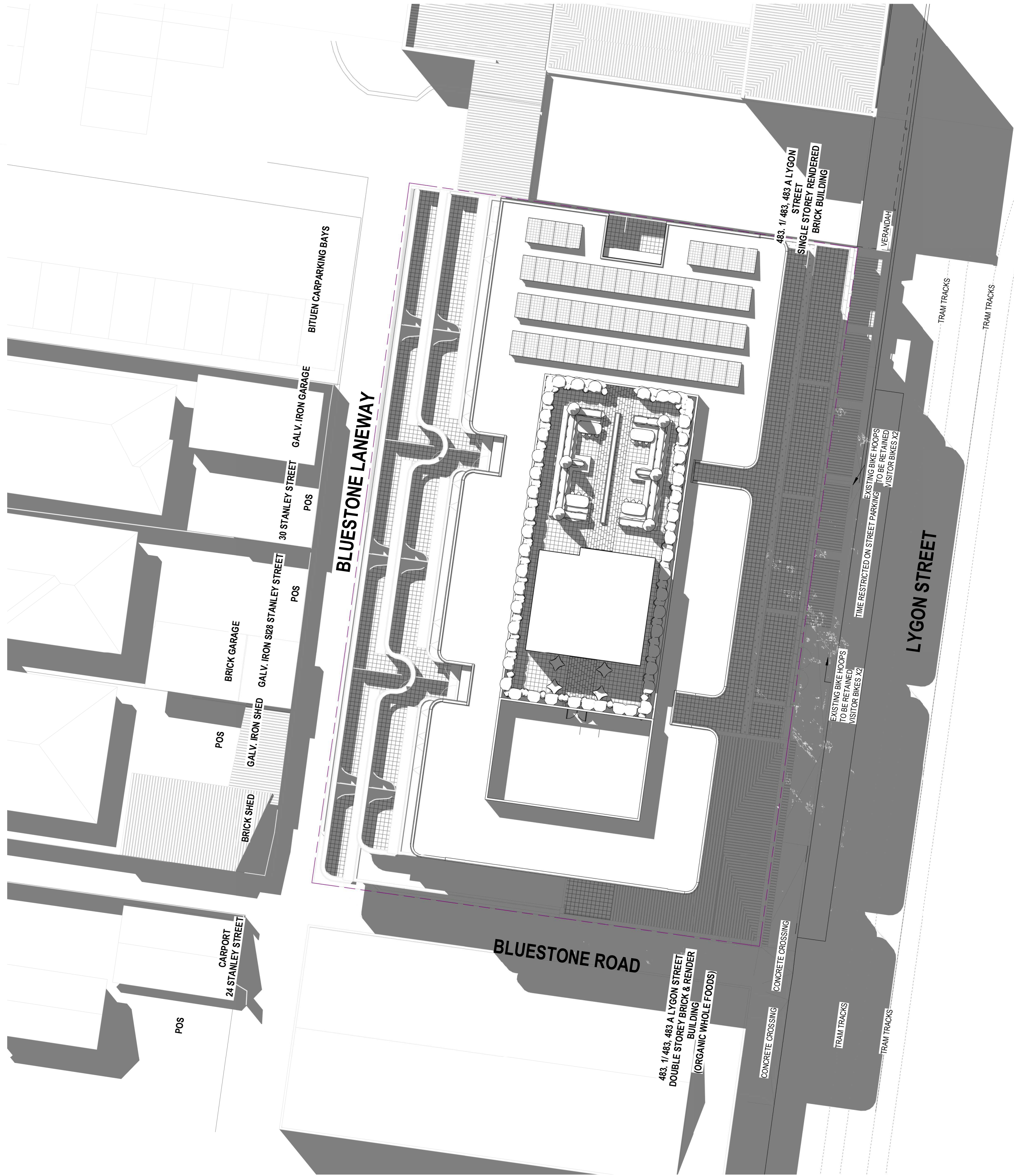
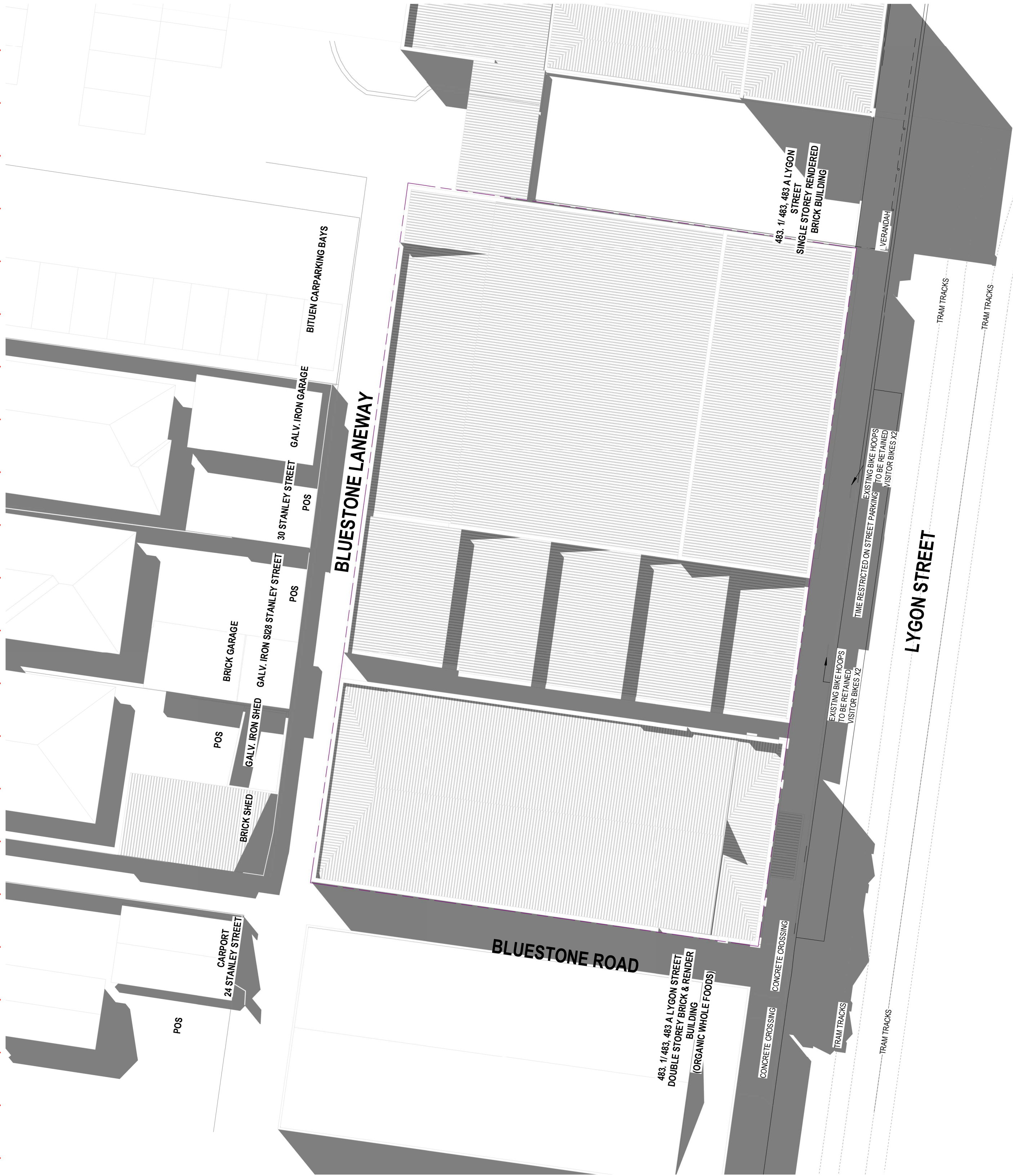
ADDRESS:
495-511 Lygon Street, Brunswick East, VIC, 3057

PROJECT NO.
23-007

CHECKED BY: DRAWN BY: @A1 / 50% @ A3: REV:
MS/JS 1 : 200 E

SHEET NO.
P704





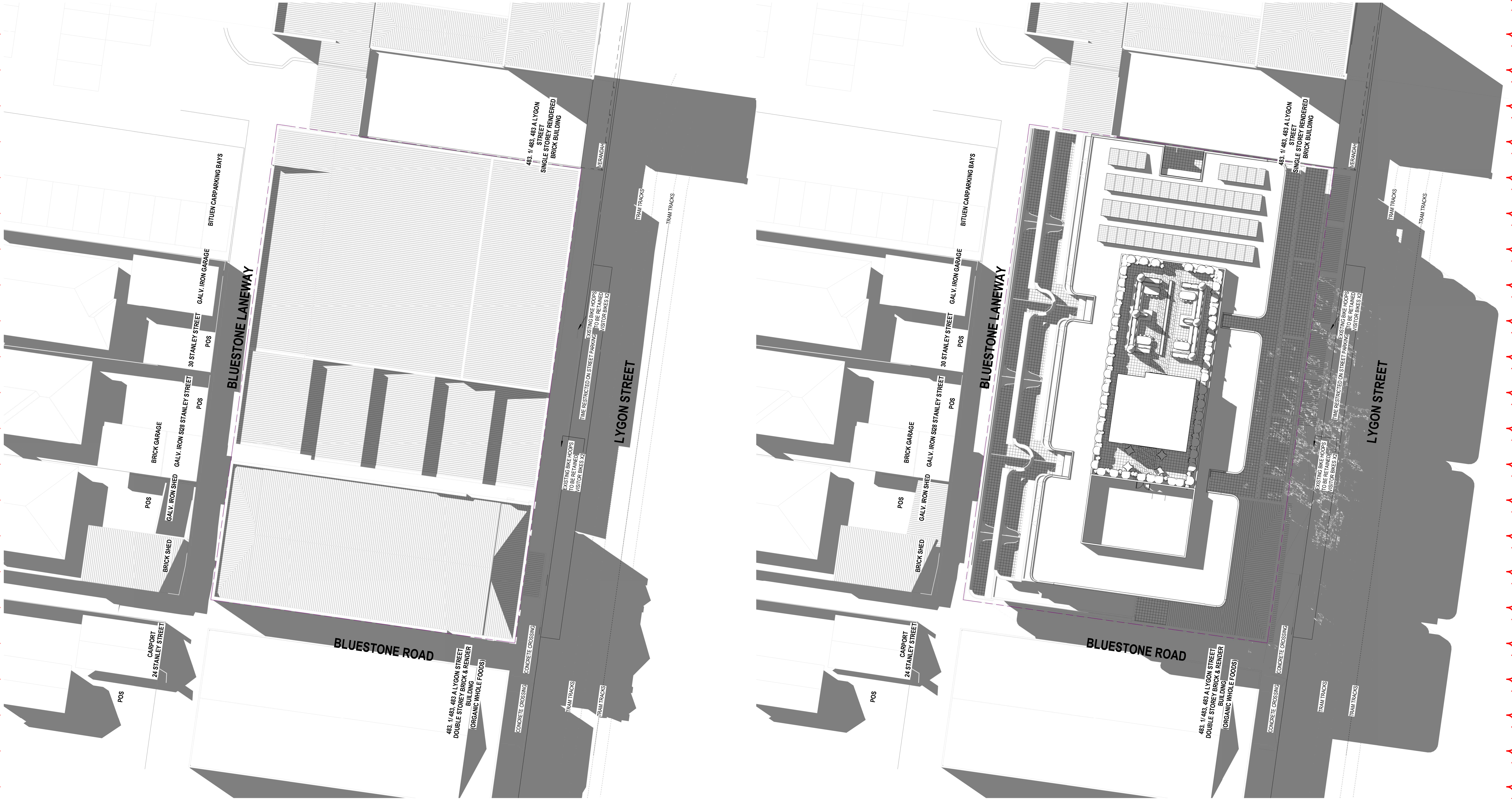
2 ROOF PLAN - SHADOW EXISTING 2 PM
A2100 1 : 200

1 ROOF PLAN - SHADOW PROPOSED 2 PM
A2100 1 : 200

REV	ISSUE	DATE
B	VCAT ENDORSEMENT	28.08.2024
C	RFI SUBMISSION	25.02.2025
D	RFI SUBMISSION	15.04.2025
E	SECTION 87A APPLICATION SET	31.10.2025

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2 ROOF PLAN - SHADOW EXISITNG 3PM
A2100 1 : 200

1 ROOF PLAN - SHADOW PROPOSED 3 PM
A2100 1 : 200

REV	ISSUE	DATE
B	VCAT ENDORSEMENT	28.08.2024
C	RFI SUBMISSION	25.02.2025
D	RFI SUBMISSION	15.04.2025
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