

Statement of Changes

Project	Albert Street Apartments	Project number	24-064
Address	53-57 Albert St, Brunswick East	Date issued	07.10.2025
VCAT Reference No.	MPS/2021/1029	Pages	1 of 2

This statement of changes refers to the key changes between the application MPS/2021/1029 VCAT drawings dated 21/10/2022 and the 87A application drawings (Town Planning Submission – Rev A) dated 15/09/2025.

Summary of changes

- The revised proposal reduces the number of storeys to five (previously 6 storeys).
- At grade and above ground parking introduced with basement removed from project. Bike parking and waste collection located on ground floor.
- The total number of apartments has been reduced from 68 to 49.
- Ground floor lobby access relocated to Albert Street from Cross Street.
- Ground floor car park ramp access on Cross Street removed and duplex apartments introduced to street interface.
- Ground floor (at grade) car park access introduced to Sedgeman Street, existing cross-over to be widened.
- Communal outdoor space located on level 02 podium and communal roof terrace relocated from the west to the east to capture park views.
- Podium reduced to three storeys on Cross Street and Albert Street interfaces (previously four/five storeys). Podium consistently three storeys throughout updated application.
- Ground floor and podium apartments revised. Duplex apartments introduced with ground floor access via street maintained. Direct street access removed to ground floor apartments facing Albert Street for improved privacy.
- Above podium apartments revised, layouts predominantly dual-aspect for improved amenity, accessed via external breezeway on level 02-04.
- Facade envelope revised throughout for improved amenity and constructability. Consistent setbacks and perimeter terraces introduced at level 02 and above for improved amenity.
- Materials palette revised generally. Updated materials selected with consideration to robust, durable construction.
- See comparison schedule over page.



Comparison schedule

Item	MPS/2021/1029- VCAT Drawings	87A Application
GFA	6877 m ²	7532 m ²
NSA	5156 m ²	4382 m ²
No. Storeys	6	5
Basement	1 Basement Level	No Basement
Total no. apartments	68	49
Total 1 bed	17	14
Total 2 bed	37	18
Total 3 bed	14	13
Carparks	50	53
Carpark ratio	0.7	1.08
Bike parks	152	59
Motorbike parks	0	5
ADGV – cross vent %	67.6%	71%
ADGV – accessibility %	70.6%	53%