

ALBERT ST BRUNSWICK EAST

53-57 ALBERT STREET, BRUNSWICK EAST

OCTOBER
VCAT

21/10/2022

53-57 ALBERT ST BRUNSWICK EAST			
DRAWING NUMBER	DRAWING TITLE	STATUS	REV
TOWN PLANNING			
TP0-000	COVER PAGE	TOWN PLANNING	C
TP00-001	DEVELOPMENT SUMMARY	TOWN PLANNING	C
TP0-101	SURVEY PLAN	TOWN PLANNING	C
TP0-201	EXISTING SITE PLAN	TOWN PLANNING	C
TP0-202	EXISTING / DEMOLITION ROOF PLAN	TOWN PLANNING	C
TP0-203	EXISTING / NORTH AND SOUTH ELEVATION	TOWN PLANNING	C
TP0-204	EXISTING / EAST AND WEST ELEVATION	TOWN PLANNING	C
TP1-101	PROPOSED SITE PLAN	TOWN PLANNING	C
TP1-102	B1 - BASEMENT PLAN	TOWN PLANNING	C
TP1-103	GROUND FLOOR PLAN	TOWN PLANNING	C
TP1-104	LEVEL 01 PLAN	TOWN PLANNING	C
TP1-105	LEVEL 02 PLAN	TOWN PLANNING	C
TP1-106	LEVEL 03 PLAN	TOWN PLANNING	C
TP1-107	LEVEL 04 PLAN	TOWN PLANNING	C
TP1-108	LEVEL 05 PLAN	TOWN PLANNING	C
TP1-109	ROOF PLAN	TOWN PLANNING	C
TP2-101	NORTH ELEVATION	TOWN PLANNING	C
TP2-102	SOUTH ELEVATION	TOWN PLANNING	C
TP2-103	EAST ELEVATION	TOWN PLANNING	C
TP2-104	WEST ELEVATION	TOWN PLANNING	C
TP2-105	INTERNAL ELEVATION	TOWN PLANNING	C
TP2-106	INTERNAL ELEVATION	TOWN PLANNING	C
TP2-107	INTERNAL ELEVATION	TOWN PLANNING	C
TP2-108	EAST ELEVATION - BOOSTER CALLOUT	TOWN PLANNING	C
TP3-101	SECTION - EAST WEST	TOWN PLANNING	C
TP3-102	SECTION - EAST WEST	TOWN PLANNING	C
TP3-103	SECTION - EAST WEST	TOWN PLANNING	C
TP3-104	SECTION - NORTH SOUTH	TOWN PLANNING	C
TP3-105	SECTION - CARPARK RAMP	TOWN PLANNING	C
TP3-110	OVERLOOKING DIAGRAMS	TOWN PLANNING	C
TP10-100	BADS SUMMARY	TOWN PLANNING	C
TP10-101	BADS ASSESSMENT - BASEMENT 01	TOWN PLANNING	C
TP10-102	BADS ASSESSMENT - GROUND	TOWN PLANNING	B
TP10-103	BADS ASSESSMENT - LEVEL 01	TOWN PLANNING	C
TP10-104	BADS ASSESSMENT - LEVEL 02	TOWN PLANNING	C
TP10-105	BADS ASSESSMENT - LEVEL 03	TOWN PLANNING	C
TP10-106	BADS ASSESSMENT - LEVEL 04	TOWN PLANNING	C

53-57 ALBERT ST BRUNSWICK EAST			
DRAWING NUMBER	DRAWING TITLE	STATUS	REV
TP10-107	BADS ASSESSMENT - LEVEL 05	TOWN PLANNING	C
TP10-210	SHADOW STUDY 9AM 22/09 - EXISTING	TOWN PLANNING	C
TP10-211	SHADOW STUDY 9AM 22/09 - PROPOSED	TOWN PLANNING	C
TP10-212	SHADOW STUDY 10AM 22/09 - EXISTING	TOWN PLANNING	C
TP10-213	SHADOW STUDY 10AM 22/09 - PROPOSED	TOWN PLANNING	C
TP10-214	SHADOW STUDY 11AM 22/09 - EXISTING	TOWN PLANNING	C
TP10-215	SHADOW STUDY 11AM 22/09 - PROPOSED	TOWN PLANNING	C
TP10-216	SHADOW STUDY 12PM 22/09 - EXISTING	TOWN PLANNING	C
TP10-217	SHADOW STUDY 12PM 22/09 - PROPOSED	TOWN PLANNING	C
TP10-218	SHADOW STUDY 1PM 22/09 - EXISTING	TOWN PLANNING	C
TP10-219	SHADOW STUDY 1PM 22/09 - PROPOSED	TOWN PLANNING	C
TP10-220	SHADOW STUDY 2PM 22/09 - EXISTING	TOWN PLANNING	C
TP10-221	SHADOW STUDY 2PM 22/09 - PROPOSED	TOWN PLANNING	C
TP10-222	SHADOW STUDY 3PM 22/09 - EXISTING	TOWN PLANNING	C
TP10-223	SHADOW STUDY 3PM 22/09 - PROPOSED	TOWN PLANNING	C
TP10-224	SHADOW STUDY 1PM 21/06 - EXISTING	TOWN PLANNING	C
TP10-225	SHADOW STUDY 1PM 21/06 - PROPOSED	TOWN PLANNING	C
TP10-226	SHADOW STUDY 2PM 21/06 - EXISTING	TOWN PLANNING	C
TP10-227	SHADOW STUDY 2PM 21/06 - PROPOSED	TOWN PLANNING	C
TP10-228	SHADOW STUDY 2-15PM 21/06 - EXISTING	TOWN PLANNING	C
TP10-229	SHADOW STUDY 2-15PM 21/06 - PROPOSED	TOWN PLANNING	C
TP10-230	SHADOW STUDY 3PM 21/06 - EXISTING	TOWN PLANNING	C
TP10-231	SHADOW STUDY 3PM 21/06 - PROPOSED	TOWN PLANNING	C
TP10-232	SHADOW STUDY 22/09 - SECTION PROPOSED	TOWN PLANNING	C
TP10-250	COMMUNAL OPEN SPACE SHADOW STUDY 9AM 21/06	TOWN PLANNING	C
TP10-251	COMMUNAL OPEN SPACE SHADOW STUDY 9 30AM 21/06	TOWN PLANNING	C
TP10-252	COMMUNAL OPEN SPACE SHADOW STUDY 10AM 21/06	TOWN PLANNING	C
TP10-253	COMMUNAL OPEN SPACE SHADOW STUDY 10 30AM 21/06	TOWN PLANNING	C
TP10-254	COMMUNAL OPEN SPACE SHADOW STUDY 11AM 21/06	TOWN PLANNING	C
TP10-255	COMMUNAL OPEN SPACE SHADOW STUDY 11 30AM 21/06	TOWN PLANNING	C
TP10-256	COMMUNAL OPEN SPACE SHADOW STUDY 12PM 21/06	TOWN PLANNING	C
TP10-257	COMMUNAL OPEN SPACE SHADOW STUDY 12 30PM 21/06	TOWN PLANNING	C
TP10-258	COMMUNAL OPEN SPACE SHADOW STUDY 1PM 21/06	TOWN PLANNING	C
TP10-259	COMMUNAL OPEN SPACE SHADOW STUDY 1 30PM 21/06	TOWN PLANNING	C
TP10-260	COMMUNAL OPEN SPACE SHADOW STUDY 2PM 21/06	TOWN PLANNING	C
TP10-261	COMMUNAL OPEN SPACE SHADOW STUDY 2 30PM 21/06	TOWN PLANNING	C
TP10-262	COMMUNAL OPEN SPACE SHADOW STUDY 3PM 21/06	TOWN PLANNING	C
TP10-400	EXTERNAL FINISHES	TOWN PLANNING	C



FLEMING PARK, BRUNSWICK EAST

PRELIMINARY

DEVELOPMENT SUMMARY

PROJECT

STAGE

DATE

NOTES

53-37 ALBERT STREET BRUNSWICK EAST

VCAT SUBMISSION

21.10.2022

REV C

SITE AREA

1779sqm

LEVEL	NSA	NLA	SERVICES	COMMUNAL SPACE	CIRCULATION	CORE	GFA	POS	CARPARK	BIKE PARKS	CARS	1B	2B 1B	2B 2B	3B+	
BASEMENT	0.0	0	0.0	0.0	0.0	20.6	20.6	0.0	1647.4	0	50	0	0	0	0	
GROUND	689.8	0	100.7	459.2	248.2	33.5	1531.4	133.4	0	152	0	1	5	1	2	
LEVEL 01	1117.3	0	6.1	0.0	119.9	33.5	1276.8	181.5	0	0	0	4	5	3	3	
LEVEL 02	1117.3	0	6.1	0.0	119.9	33.5	1276.8	175.0	0	0	0	4	5	3	3	
LEVEL 03	1053.9	0	6.1	0.0	119.9	33.5	1213.4	204.0	0	0	0	4	3	6	1	
LEVEL 04	866.6	0	6.1	0.0	101.5	33.5	1007.7	249.7	0	0	0	4	2	3	3	
LEVEL 05	312.0	0	3.7	120.2	81.5	33.5	550.9	146.6	0	0	0	0	0	1	2	
TOTAL	5156.9	0	128.8	579.4	790.9	221.6	6877.6	1090.2	1647.4	152	50	17	20	17	14	TOTAL APT.
PERCENTAGE OF PROJECT												25.00%	29.41%	25.00%	20.59%	68
CAR RATIO																0.7

Notes and Disclaimer:

1. This scheme has been produced without planning advice or preliminary meetings with the responsible authorities and as such may not comply with building or other statutory regulations. It represents a possible development that may be achieved with full consultation and liaison with state government and other relevant authorities, however no warranty is given that the yield or layouts will be acceptable to the authorities or other interested parties. Hence JCB presents this information as a possible solution only, subject to council approval.

2. This scheme and schedule have been prepared for preliminary feasibility purposes only. The information herein is based on the limited information available at the time of preparation and is believed to be correct at the time of preparation however is not guaranteed.

3. The layouts contained herein were prepared without structural or services advice hence no allowance has been made at this stage.

4. Changes to the layouts and associated figures will be made during the development of the project hence recipients must rely on their own enquiries to satisfy themselves in all aspects.

5. Apartment areas have been measured to the centreline of party and/or bounding walls. Areas do not allow for services, risers, or structure.

PRELIMINARY

NOTATIONS

The information shown on this plan is for general design works only. Any critical dimensions should be requested independently to this plan. Webster Survey Group accepts no responsibility for any manipulation of the digital information provided in this plan by others.

Whilst every effort has been made to locate all feature details within the surveyed area Webster Survey Group will not be held responsible for features hidden, obscured or under construction at the time of survey.

No underground features have been located unless specifically shown.

Levels shown on this plan are to Australian Height Datum vide JIKA JIKA PM 609 (R.L. 44.50m)

W denotes window
D denotes door

Contour interval 0.2 metres

The locations of surrounding property boundaries have been taken from the Digital Cadastral Base Map and are approximate only

Rotate -6°49'30" for Title Datum.

REVISIONS

Version	Description	Date

JOB TITLE

53-57 ALBERT STREET
BRUNSWICK EAST 3057

DRAWING NAME

FEATURE & LEVEL SURVEY

DRAWING REFERENCE

17402

VERSION

04

LAND DESCRIPTION

VOL 8408 FOL 609
LOT 2 ON LP 57536

DATE OF SURVEY

04/08/2021

ORIGINAL SHEET SIZE

A1

SHEET No

1 of 1

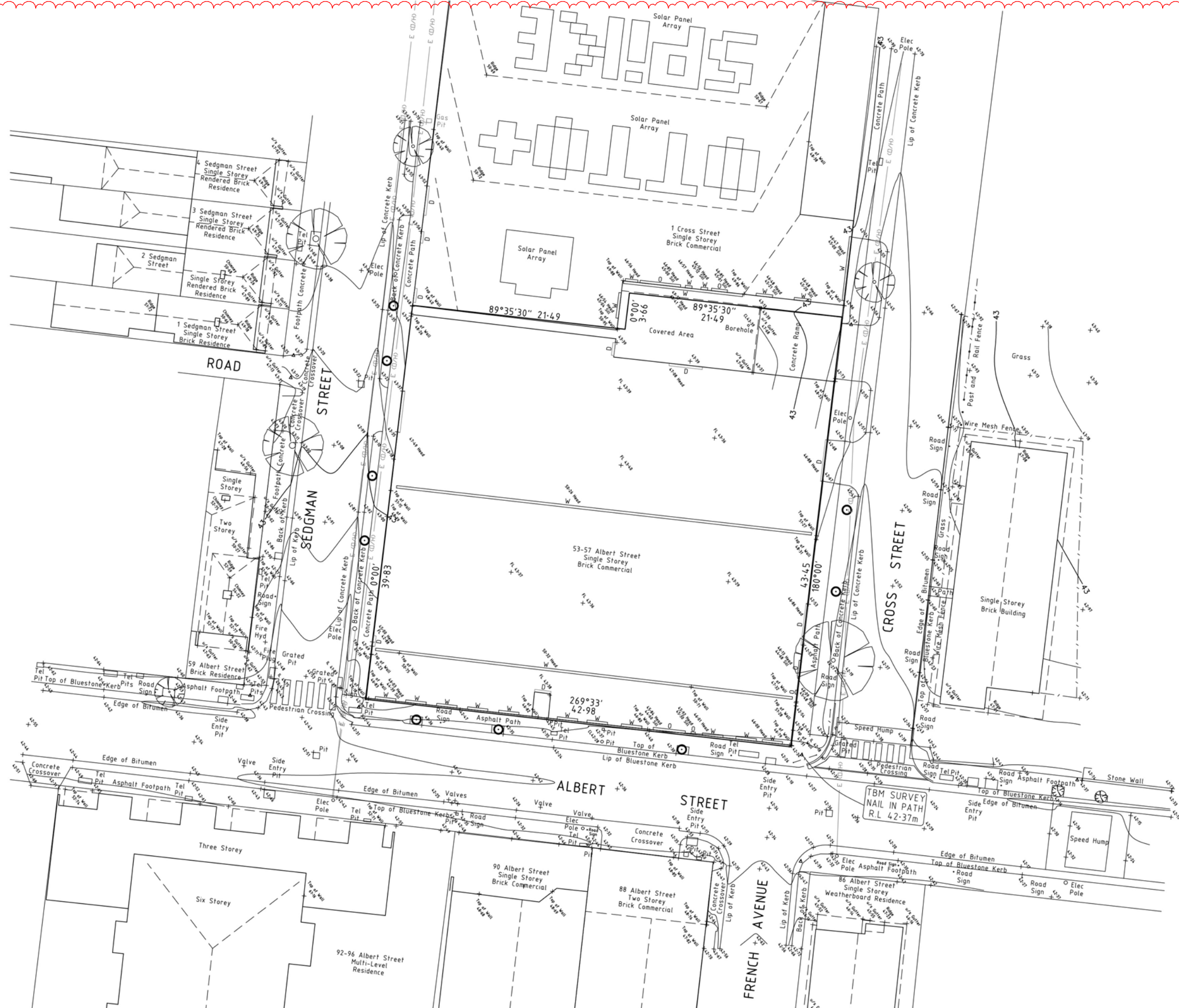
DRAWN BY

DD

SCALE

1:200

LENGTHS ARE IN METRES



COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND VIC 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

DRAWING TITLE
SURVEY PLAN

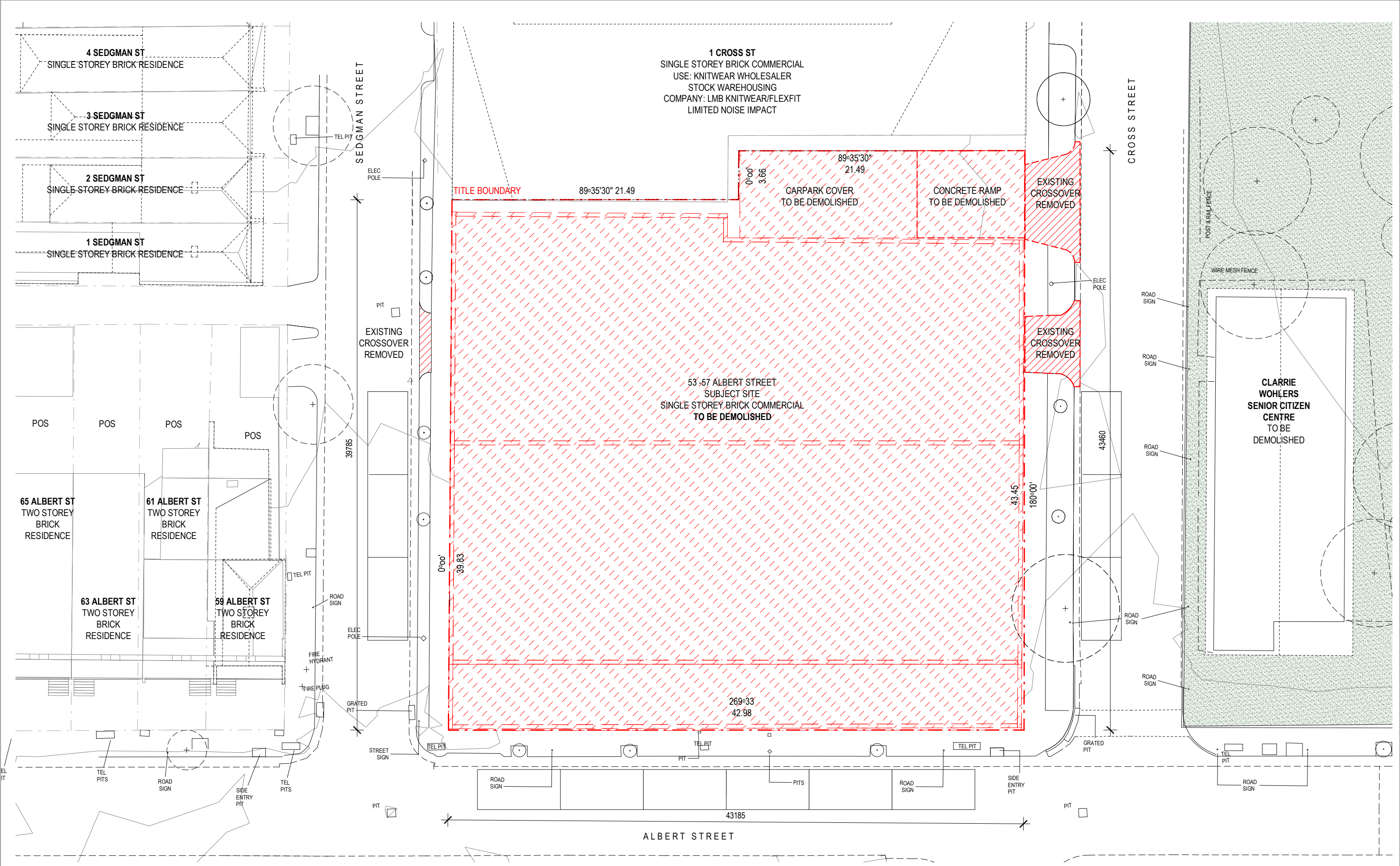
DRAWING NUMBER
TP0-101

REVISION
C

Jackson
Clements
Burrows
Architects



PRELIMINARY



PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND VIC 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 250
@A3

0 1 2 4 6 10m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

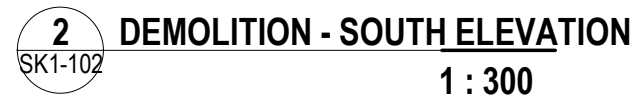
DRAWING TITLE
EXISTING / DEMOLITION ROOF PLAN

DRAWING NUMBER
TP0-202

REVISION
C

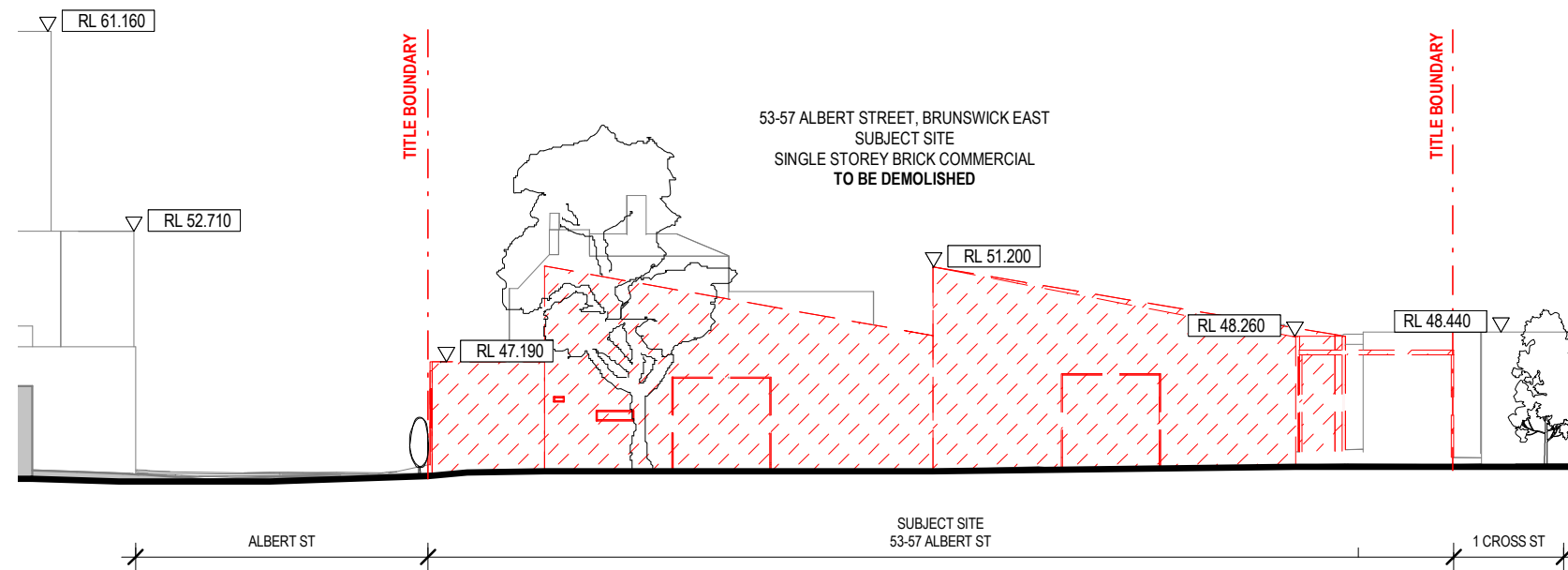
Jackson
Clements
Burrows
Architects



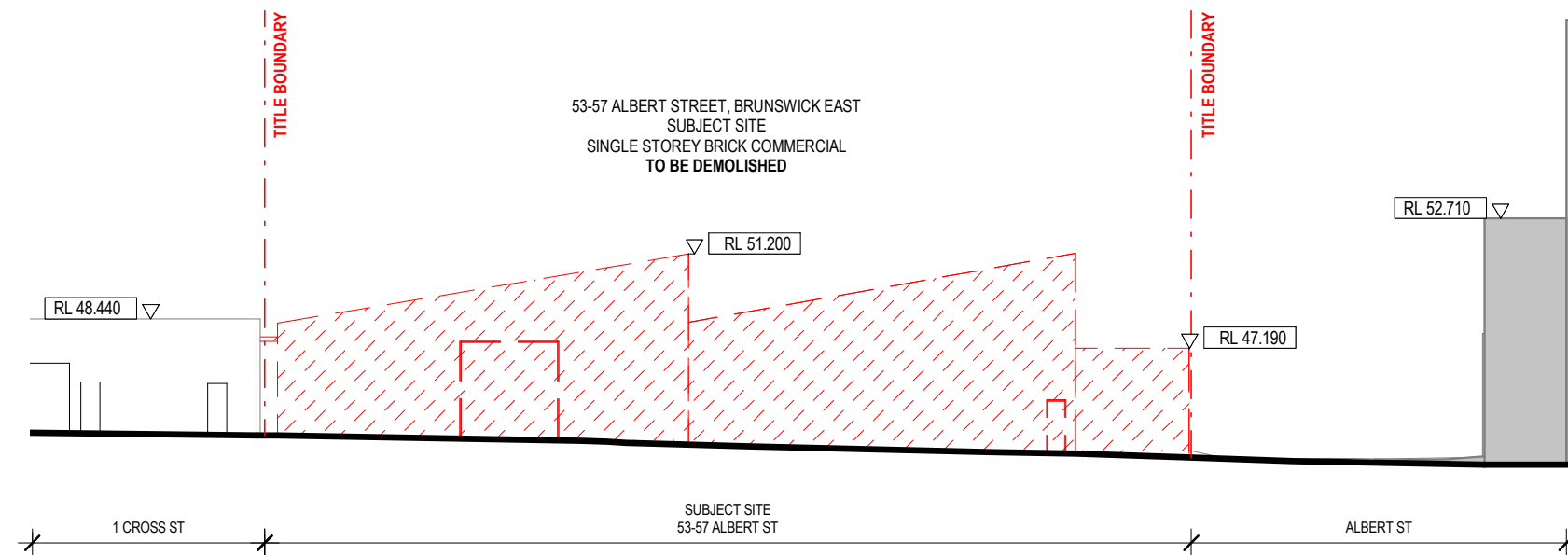


PRELIMINARY





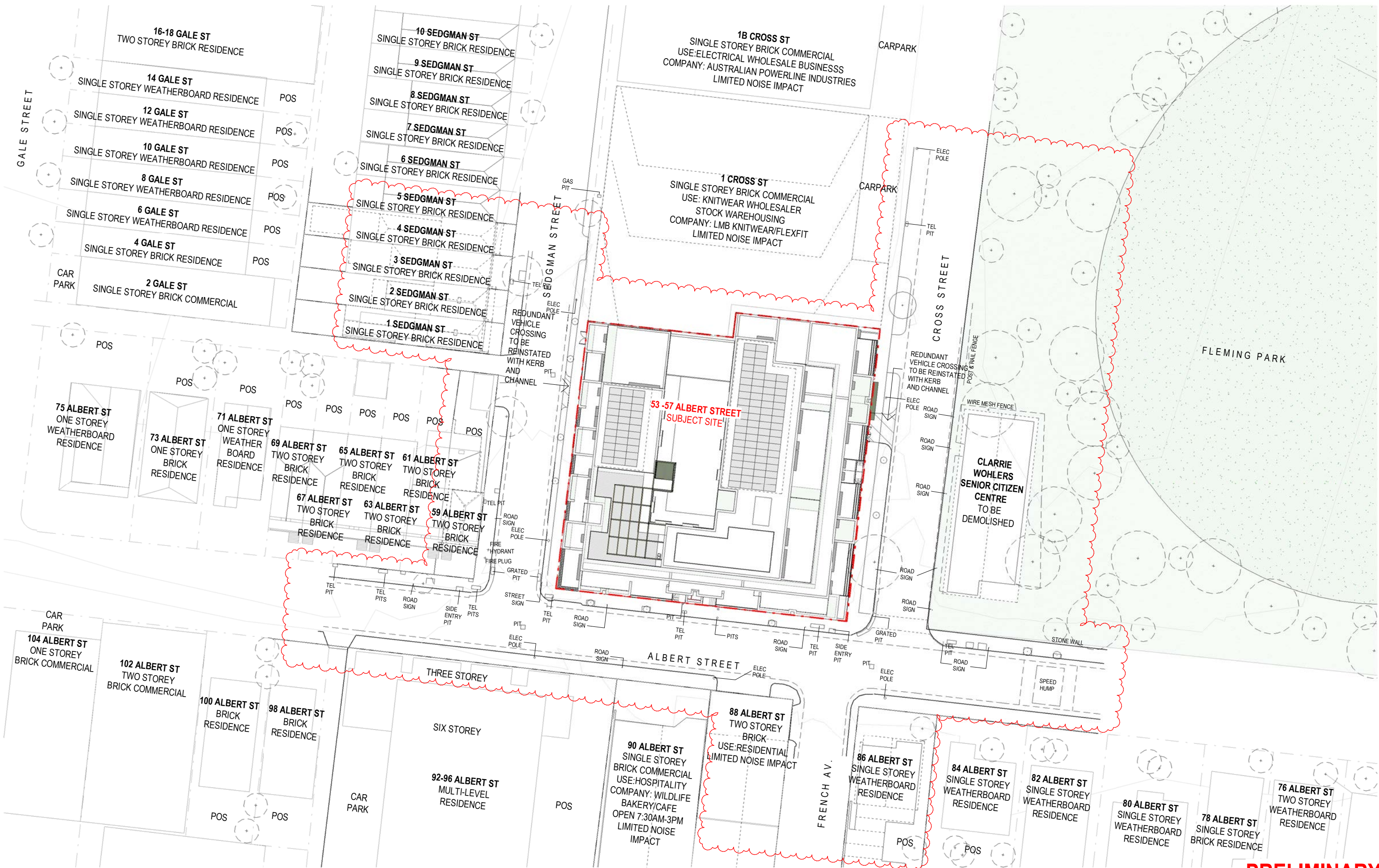
1 DEMOLITION - EAST ELEVATION
SK1-102 1 : 300



2 DEMOLITION - WEST ELEVATION
SK1-102 1 : 300

PRELIMINARY





PRELIMINARY





COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND Vic 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

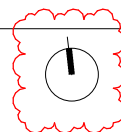
REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 250
@A3

0 1 2 4 6 10m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

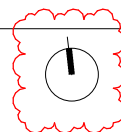
DRAWING TITLE
B1 - BASEMENT PLAN

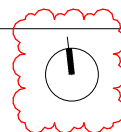
DRAWING NUMBER
TP1-102

REVISION
C

Jackson
Clements
Burrows
Architects









NOTES:

DENOTES OWNER CORP. MANAGED LANDSCAPE

INTEGRATED NON COMBUSTIBLE EXTERNAL ADJUSTABLE BLINDS TO ALL STREET FACING GLAZING (WT-01)

CLARRIE WOHLERS SENIOR CITIZEN CENTRE TO BE DEMOLISHED

INTEGRATED NON COMBUSTIBLE EXTERNAL ADJUSTABLE BLINDS (TO EAST, WEST AND NORTH FACADE GLAZING (WT-01)

PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND Vic 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

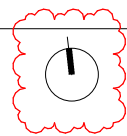
REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 250
@A3

0 1 2 4 6 10m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

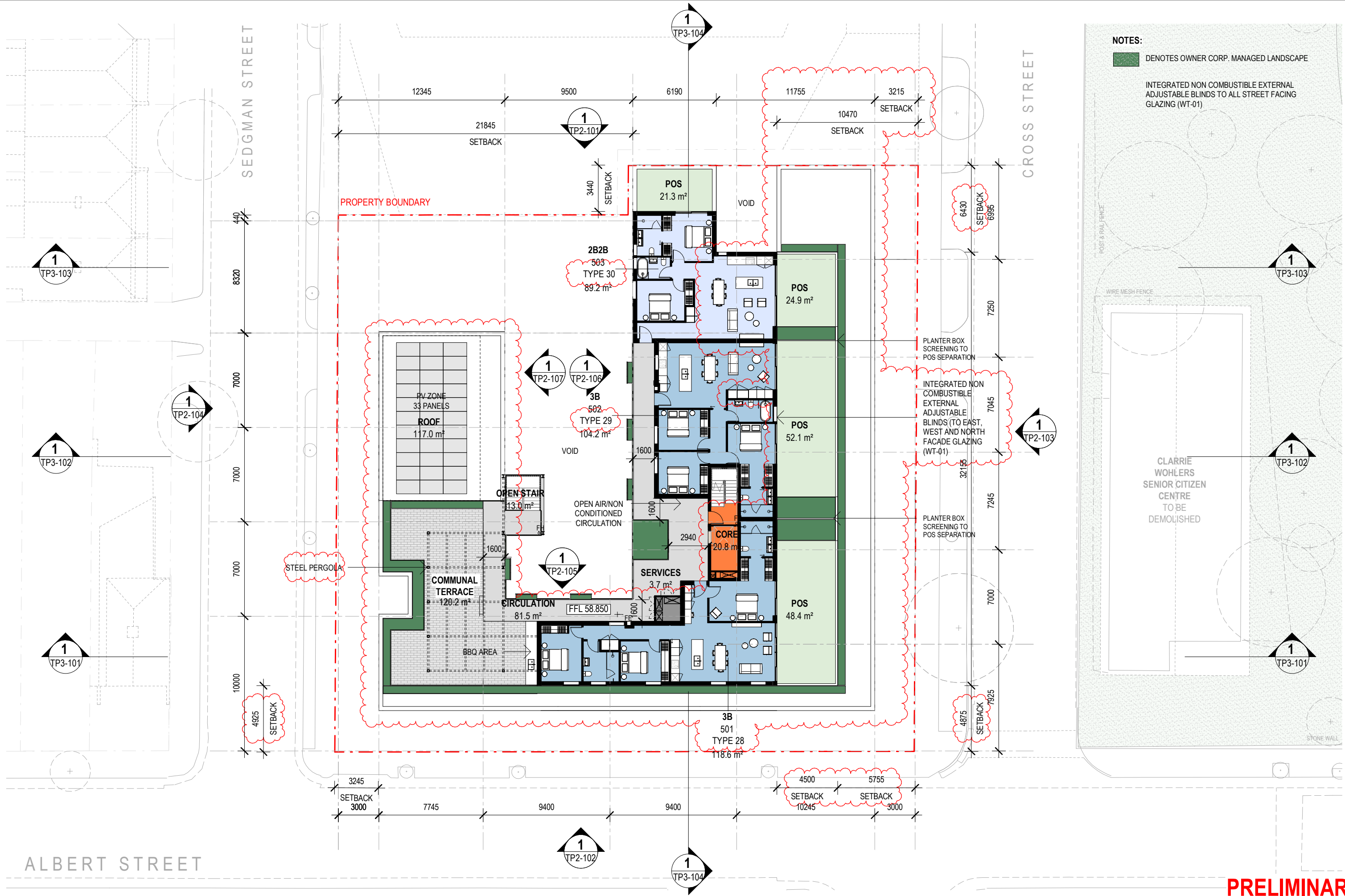
DRAWING TITLE
LEVEL 03 PLAN

DRAWING NUMBER
TP1-106

REVISION
C

Jackson
Clements
Burrows
Architects





NOTES:
DENOTES OWNER CORP. MANAGED LANDSCAPE
INTEGRATED NON COMBUSTIBLE EXTERNAL ADJUSTABLE BLINDS TO ALL STREET FACING GLAZING (WT-01)

CLARRIE WOHLERS SENIOR CITIZEN CENTRE TO BE DEMOLISHED

PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND Vic 3121
T +613 9654 6227 jcba.com.au

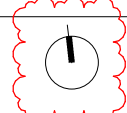
Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 250
@A3
0 1 2 4 6 10m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

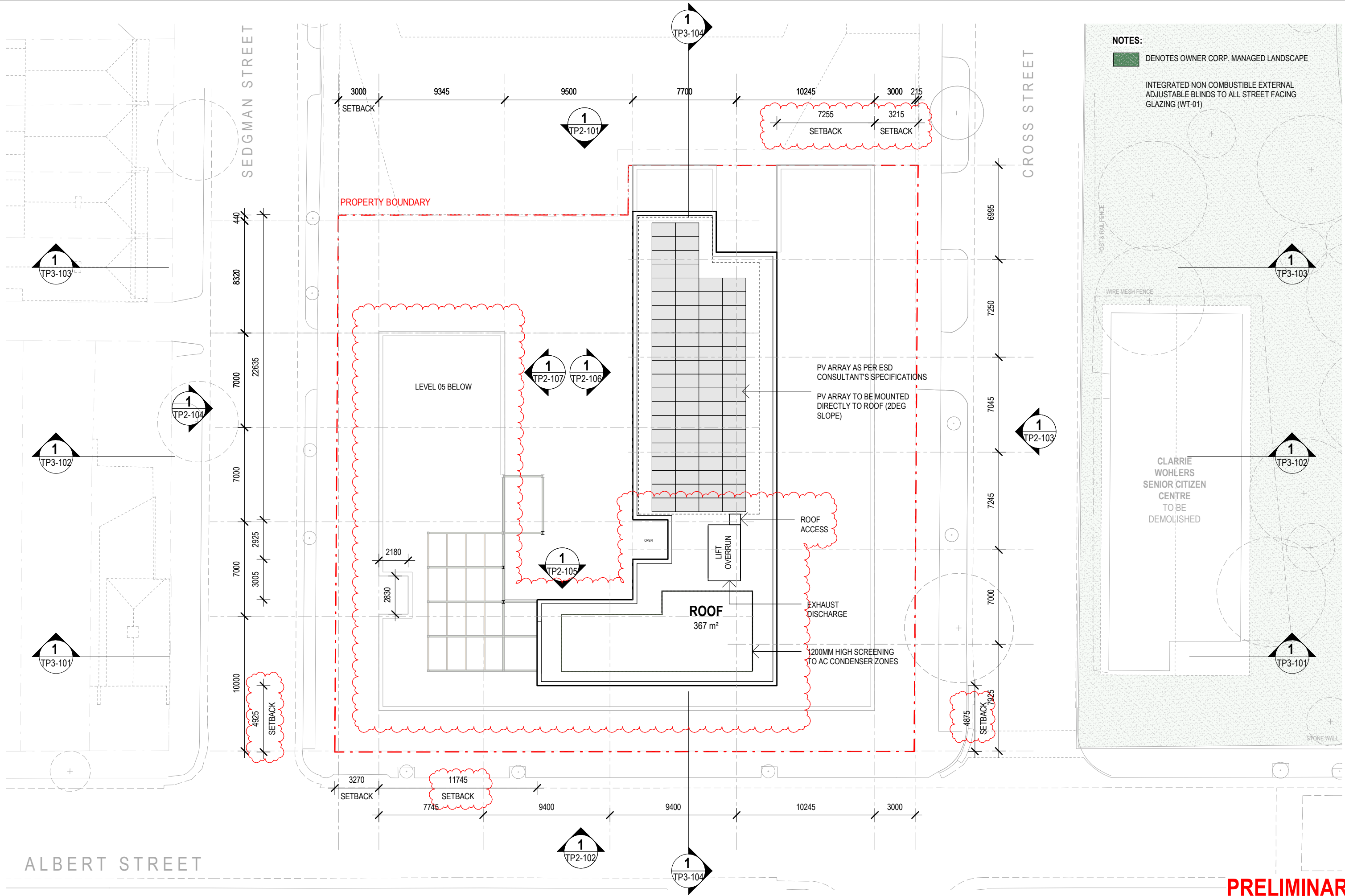
DRAWING TITLE
LEVEL 05 PLAN

DRAWING NUMBER
TP1-108

REVISION
C

Jackson
Clements
Burrows
Architects





NOTES:

- DENOTES OWNER CORP. MANAGED LANDSCAPE
- INTEGRATED NON COMBUSTIBLE EXTERNAL ADJUSTABLE BLINDS TO ALL STREET FACING GLAZING (WT-01)

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND Vic 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

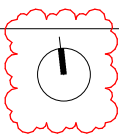
REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 250
@A3

0 1 2 4 6 10m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

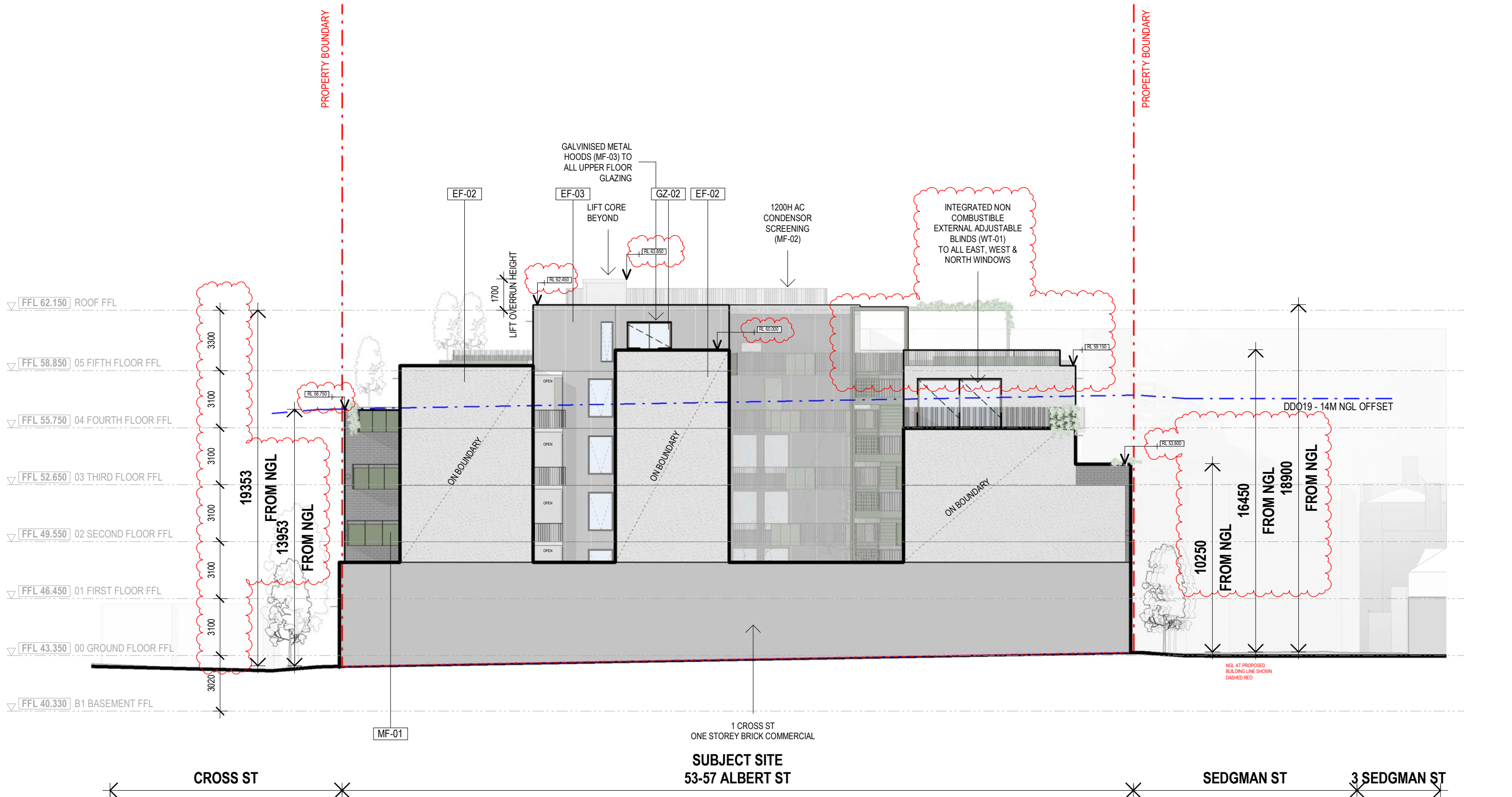
DRAWING TITLE
ROOF PLAN

DRAWING NUMBER
TP1-109

REVISION
C

Jackson
Clements
Burrows
Architects





MATERIAL LEGEND					
EF-01	CHARCOAL/GREY BRICK	EF-04	DARK GREY TEXTURED CEMENT SHEET	GZ-02	HIGH PERFORMANCE ALUMINUM GLAZING SUITE
EF-02	EXPOSED AGGREGATE PRECAST	EF-05	TEXTURED CONCRETE	MF-01	MANGROVE POWDERCOAT METAL FINISH
EF-03	GREY TEXTURED CEMENT SHEET	GZ-01	HIGH PERFORMANCE TIMBER GLAZING SUITE	MF-02	MANGROVE POWDERCOAT METAL ANGLE BALUSTRADE
				MF-03	GALVINISED METAL FINISH
				MF-04	GALVINISED METAL FINISH
				WT-01	NON COMBUSTIBLE EXTERNAL MESH BLINDS
				SF-01	AUSTRALIAN HARDWOOD TIMBER SOFFIT

PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND VIC 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
<http://jcba.com.au/cms/wp-content/uploads/2022/01/electronic-transfer-of-data-tscb.pdf>

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

DRAWING TITLE
NORTH ELEVATION

DRAWING NUMBER
TP2-101

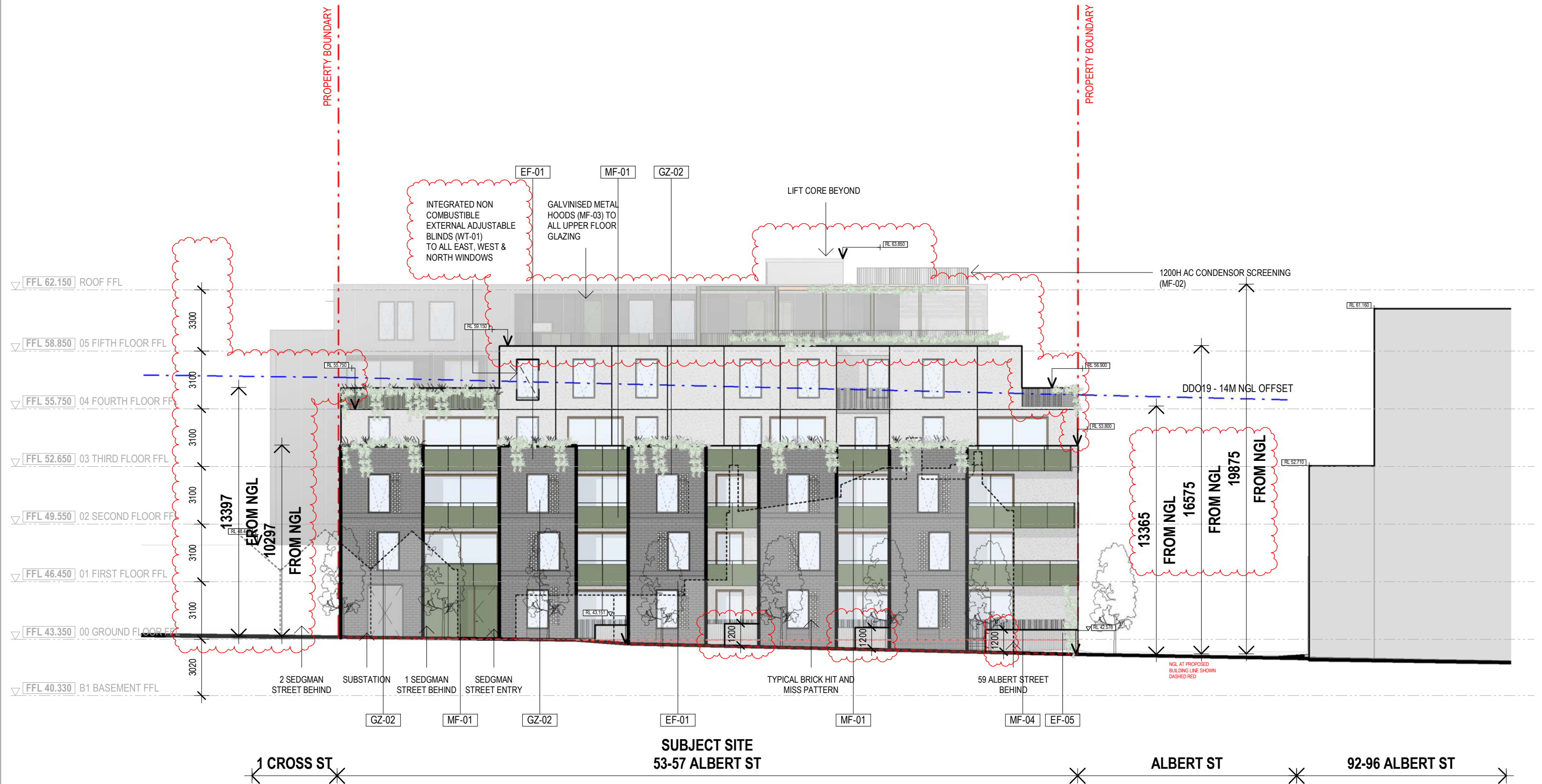
REVISION
C

Jackson
Clements
Burrows
Architects



PRELIMINARY





MATERIAL LEGEND

EF-01	CHARCOAL/GREY BRICK	EF-04	DARK GREY TEXTURED CEMENT SHEET	GZ-02	HIGH PERFORMANCE ALUMINUM GLAZING SUITE	MF-03	GALVINISED METAL FINISH	SF-01	AUSTRALIAN HARDWOOD TIMBER SOFFIT
EF-02	EXPOSED AGGREGATE PRECAST	EF-05	TEXTURED CONCRETE	MF-01	MANGROVE POWDERCOAT METAL FINISH	MF-04	GALVINISED METAL FINS		
EF-03	GREY TEXTURED CEMENT SHEET	GZ-01	HIGH PERFORMANCE TIMBER GLAZING SUITE	MF-02	MANGROVE POWDERCOAT METAL ANGLE BALUSTRADE	WT-01	NON COMBUSTIBLE EXTERNAL MESH BLINDS		

PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND VIC 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
<http://jcba.com.au/cms/uploads/docs/electronic-transfer-of-data-ticb.pdf>

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026
DATE
21/10/2022

SCALE
1 : 200
@A3
0 1 2 4 6 10m

PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST
STATUS
TOWN PLANNING

DRAWING TITLE
WEST ELEVATION
DRAWING NUMBER
TP2-104
REVISION
C

Jackson
Clements
Burrows
Architects



MATERIAL LEGEND									
EF-01	CHARCOAL/GREY BRICK	EF-04	DARK GREY TEXTURED CEMENT SHEET	GZ-02	HIGH PERFORMANCE ALUMINUM GLAZING SUITE	MF-03	GALVINISED METAL FINISH	SF-01	AUSTRALIAN HARDWOOD TIMBER SOFFIT
EF-02	EXPOSED AGGREGATE PRECAST	EF-05	TEXTURED CONCRETE	MF-01	MANGROVE POWDERCOAT METAL FINISH	MF-04	GALVINSIED METAL FINS		
EF-03	GREY TEXTURED CEMENT SHEET	GZ-01	HIGH PERFORMANCE TIMBER GLAZING SUITE	MF-02	MANGROVE POWDERCOAT METAL ANGLE BALUSTRADE	WT-01	NON COMBUSTABLE EXTERNAL MESH BLINDS		

PRELIMINARY



MATERIAL LEGEND

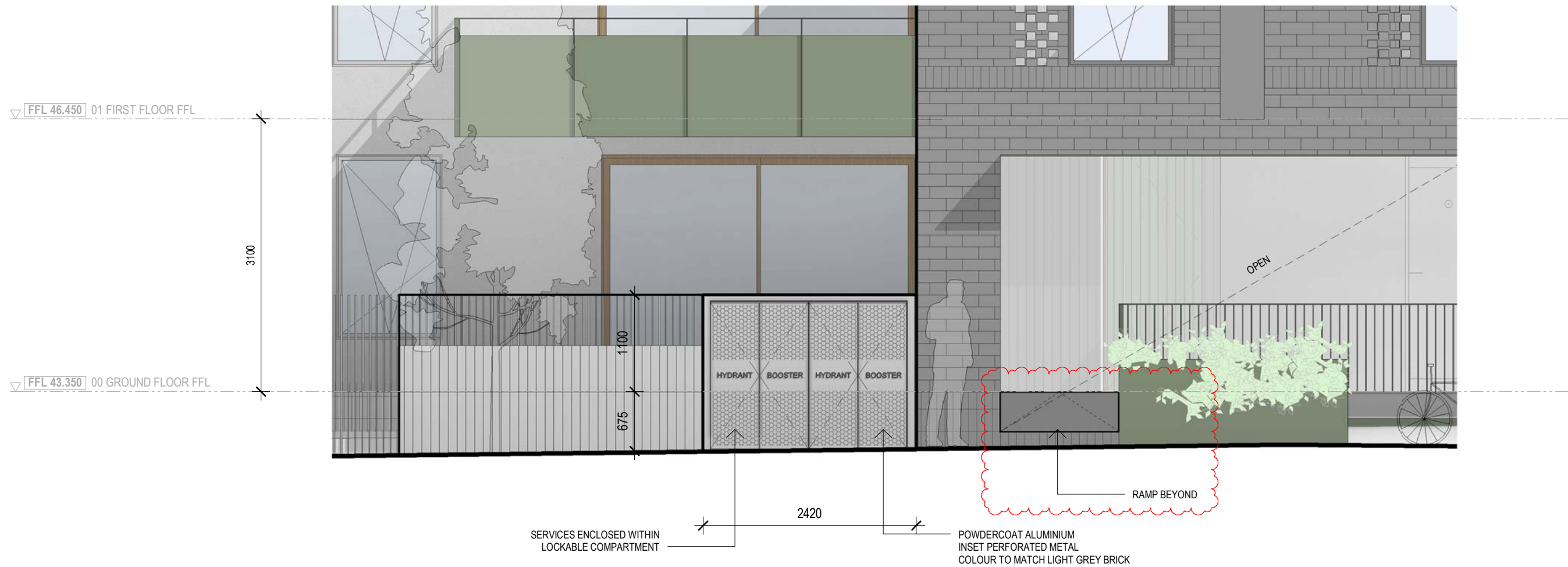
EF-01	CHARCOAL/GREY BRICK	EF-04	DARK GREY TEXTURED CEMENT SHEET	GZ-02	HIGH PERFORMANCE ALUMINUM GLAZING SUITE	MF-03	GALVINISED METAL FINISH	SF-01	AUSTRALIAN HARDWOOD TIMBER SOFFIT
EF-02	EXPOSED AGGREGATE PRECAST	EF-05	TEXTURED CONCRETE	MF-01	MANGROVE POWDERCOAT METAL FINISH	MF-04	GALVINSIED METAL FINS		
EF-03	GREY TEXTURED CEMENT SHEET	GZ-01	HIGH PERFORMANCE TIMBER GLAZING SUITE	MF-02	MANGROVE POWDERCOAT METAL ANGLE BALUSTRADE	WT-01	NON COMBUSTABLE EXTERNAL MESH BLINDS		

PRELIMINARY



MATERIAL LEGEND					
EF-01	CHARCOAL/GREY BRICK	EF-04	DARK GREY TEXTURED CEMENT SHEET	GZ-02	HIGH PERFORMANCE ALUMINUM GLAZING SUITE
EF-02	EXPOSED AGGREGATE PRECAST	EF-05	TEXTURED CONCRETE	MF-01	MANGROVE POWDERCOAT METAL FINISH
EF-03	GREY TEXTURED CEMENT SHEET	GZ-01	HIGH PERFORMANCE TIMBER GLAZING SUITE	MF-02	MANGROVE POWDERCOAT METAL ANGLE BALUSTRADE
MF-03	GALVINISED METAL FINISH	SF-01	AUSTRALIAN HARDWOOD TIMBER SOFFIT	MF-04	GALVINSIED METAL FINS
WT-01	NON COMBUSTABLE EXTERNAL MESH BLINDS				

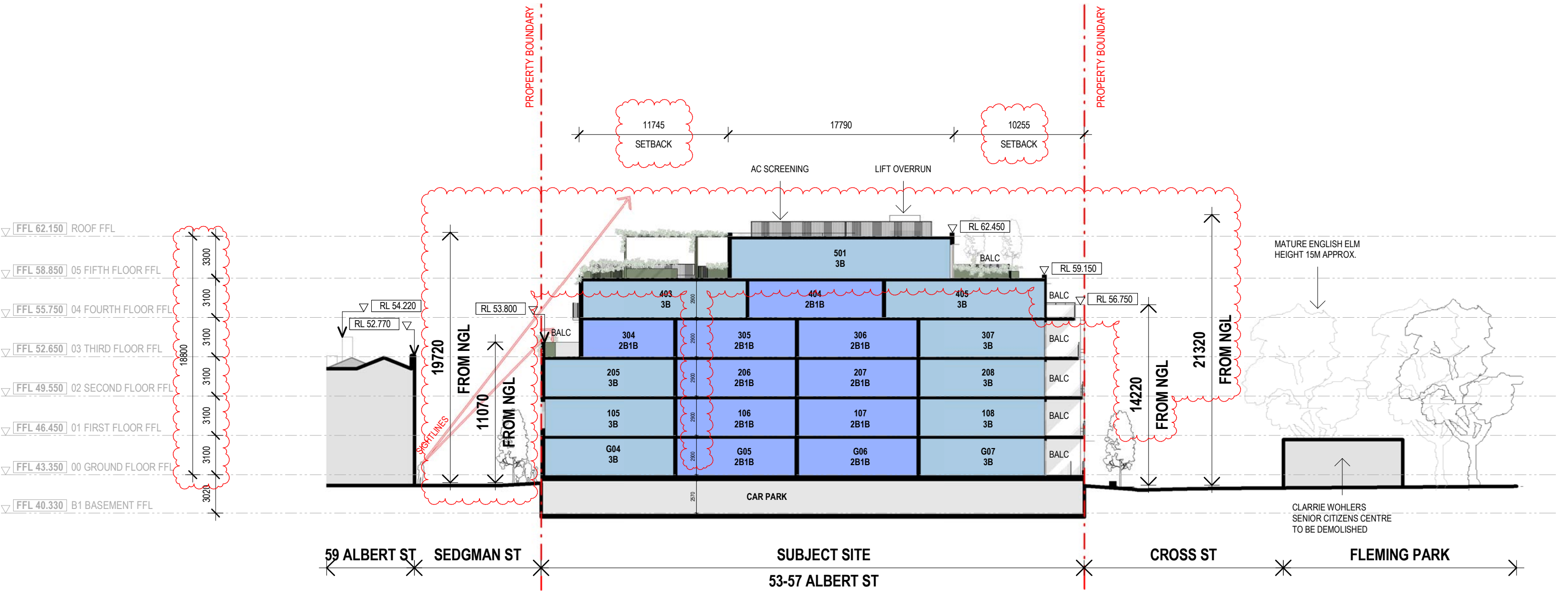
PRELIMINARY



1 BOOSTER CUPBOARD CALLOUT
 TP2-103
 1 : 50

PRELIMINARY





PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND Vic 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
[http://jcba.com.au/cms/uploads/docs/electronic-transfer-of-data-\(tcba\).pdf](http://jcba.com.au/cms/uploads/docs/electronic-transfer-of-data-(tcba).pdf)

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 300
@A3

0 1 2 4 6 10m

PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

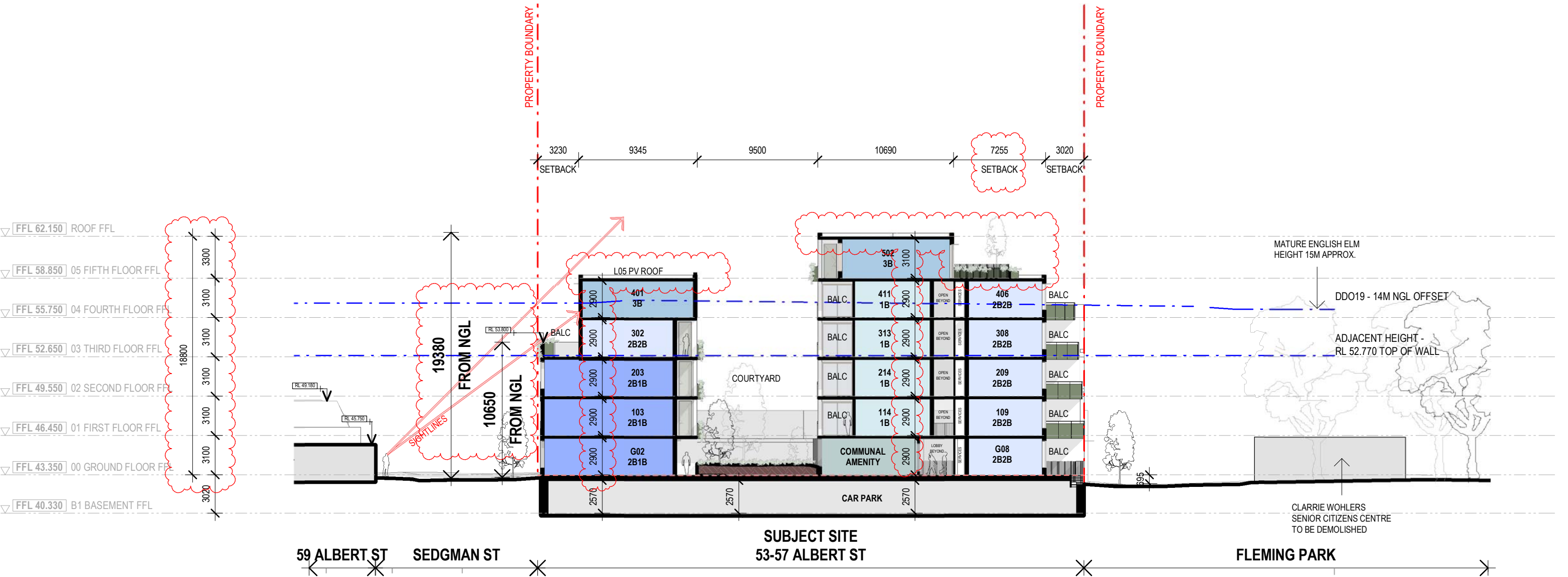
DRAWING TITLE
SECTION - EAST WEST

DRAWING NUMBER
TP3-101

REVISION
C

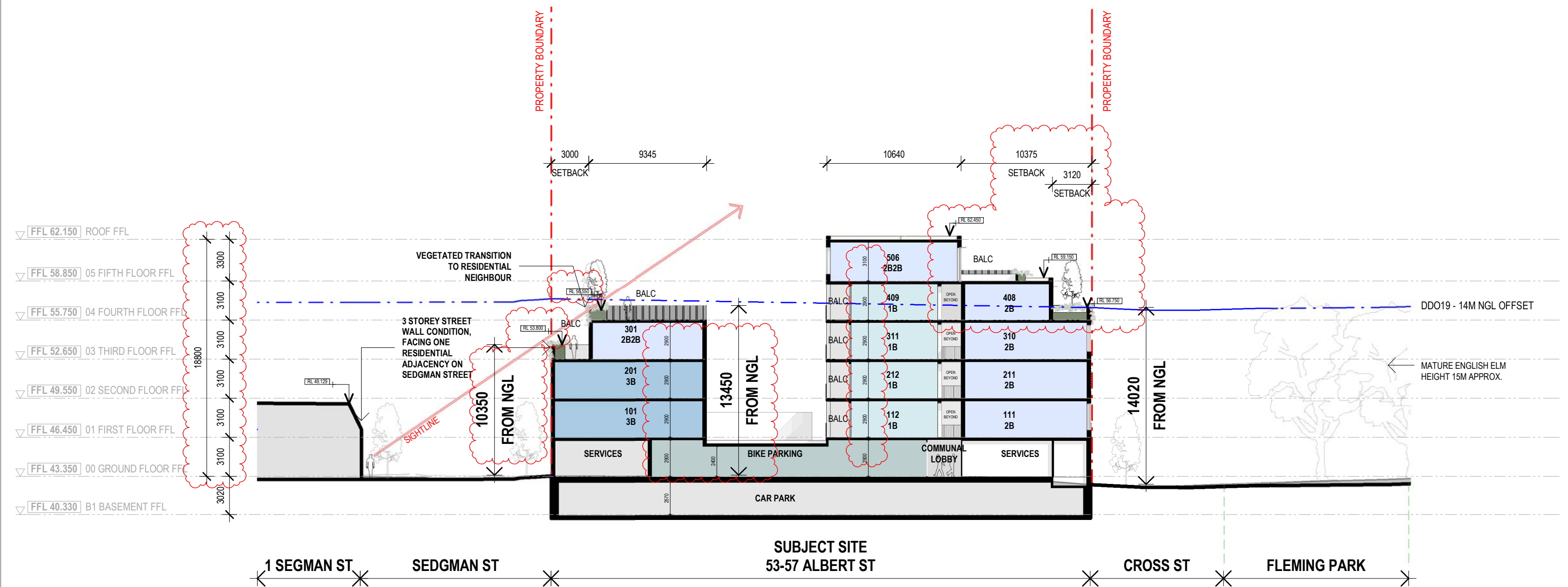
Jackson
Clements
Burrows
Architects





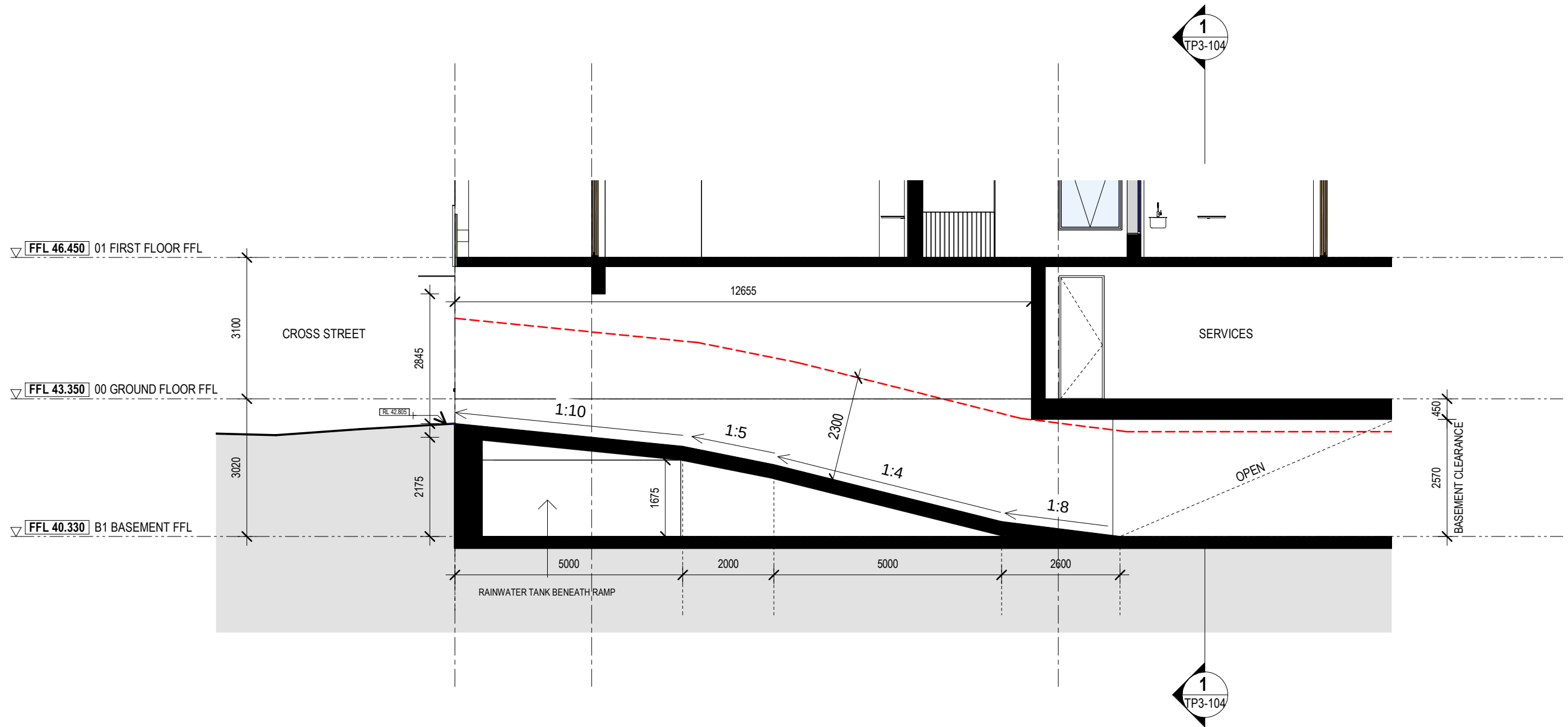
PRELIMINARY





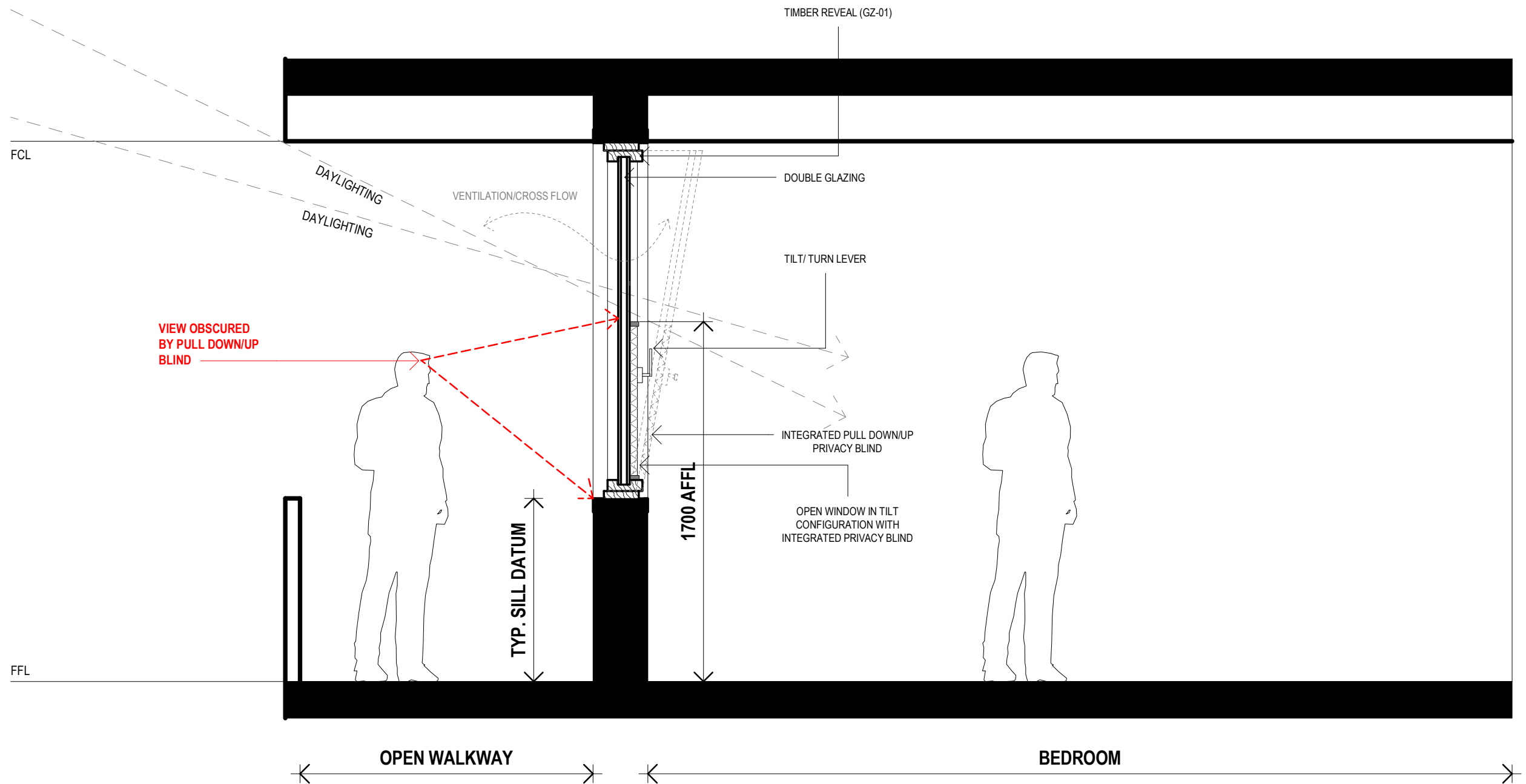
PRELIMINARY





PRELIMINARY





TYPICAL OPEN WALKWAY AND GLAZING THRESHOLD

PRELIMINARY



BADS SCHEDULE

PROJECT 53-57 Albert St, Brunswick East
STAGE VCAT SUBMISSION
DATE 21-Oct-22
NOTES REV C
SITE AREA 1779sqm

APARTMENT TYPE	ROOMS		AREA	
	BEDROOMS	BATHROOMS	INTERIOR	EXTERIOR (USEABLE AREA)
			M²	M²

ROOM/DWELLING REQUIREMENTS										NUMBER OF APARTMENTS
PRIVATE OPEN	MIN ROOM	ACCESSIBILITY	NATURAL	STORAGE						
MINIMUM AREA & DEPTH	SINGLE ASPECT (9M)	CLEAR PATH	CROSSFLOW	1 BEDROOM DWELLING (10M²)		2 BEDROOM DWELLING (14M²))		3 BEDROOM DWELLING (18M²)		
		ADAPTABLE BATHROOM	5-18M PATH	INTERNAL (MIN 6M²)	EXTERNAL REQ. (CAGE)	INTERNAL (MIN 9M²)	EXTERNAL REQ. (CAGE)	INTERNAL (MIN 12M²)	EXTERNAL REQ. (CAGE)	
		850MM DOOR OPENING								

01	2 BED	1 BATH	67.8	8.2(601)/8.3(102)/8.0(202)
02	2 BED	1 BATH	66.7	8.2(602)/8.3(103)/8.0(203)
03	2 BED	1 BATH	66.3	8.2(603)/8.3(104)/8.0(204)
04	3 BED	1 BATH	88.5/88.8	12.0(604)/17.4(105)/15.7(205)
05	2 BED	1 BATH	73.7	10.3(605)/10.5
06	2 BED	1 BATH	75.4	10.3(606)/10.5
07	3 BED	2 BATH	117.4	16.1(607)/22.2(108)/19.1(307)
08	2 BED	2 BATH	81.6	15.4(608)/15.2(109)/14.4(209)/12.8(308)
09	1 BED	1 BATH	52.3	12.1
10	2 BED	2 BATH	87.9	15.2(110)/14.4(210)/12.8(309)
11	2 BED	2 BATH	88.7	15.2(111)/14.4(211)/12.8(310)
12	1 BED	1 BATH	51.5	8.1
13	1 BED	1 BATH	53.8/53.9	8.1
14	2 BED	2 BATH	80.8	10.4
15	1 BED	1 BATH	50.9	8.1
16	3 BED	2 BATH	94	12
17	2 BED	2 BATH	81.2	13.4
18	2 BED	2 BATH	80.9	19.6
19	2 BED	1 BATH	76.2	14
20	3 BED	2 BATH	99.3	66.9
21	2 BED	1 BATH	71.2	10.5
22	3 BED	1 BATH	91.4	13.8
23	2 BED	1 BATH	70.7	11.6
24	3 BED	2 BATH	99	21.1
25	2 BED	2 BATH	70.5	11.3
26	2 BED	2 BATH	76.9	11.3
27	2 BED	2 BATH	77.6	11.3
28	3 BED	2 BATH	118.6	46.1
29	3 BED	2 BATH	104.2	50.3
30	3 BED	2 BATH	89.2	40.9

✓	✓	✗	✓			16.4m3	✗			3
✓	✓	✗	✓			16.8m3	✗			3
✓	✓	✗	✓			16.4m3	✗			3
✓	✓	✗	✓					14.0m3	4.3m3	3
✓	✓	✓	✓			14.2m3	✗			4
✓	✓	✓	✓			14.1m3	✗			4
✓	✓	✓	✓					20.9m3	✗	4
✓	✓	✓	✗			14.8m3	✗			4
✓	✓	✓	✗			9.9m3	4.3m3			1
✓	✓	✓	✗					15.3m3	✗	3
✓	✓	✓	✗			14.1m3	✗			3
✓	✓	✗	✓			9.1m3	4.3m3			4
✓	✓	✗	✗			10.1m3	✗			8
✓	✓	✗	✓					16.7m3	✗	1
✓	✓	✗	✓			7.0m3	4.3m3			4
✓	✓	✓	✓					15.6m3	4.3m3	2
✓	✓	✓	✓					15.3m3	✗	1
✓	✓	✓	✓			16.3m3	✗			1
✓	✓	✓	✓			14.4m3	✗			1
✓	✓	✓	✓					18.4m3	✗	1
✓	✓	✓	✓			16.5m3	✗			1
✓	✓	✓	✓					16.8m3	✗	1
✓	✓	✓	✓			13.7m3	✗			1
✓	✓	✗	✓					15.7m3	✗	1
✓	✓	✓	✗			12.9m3	✗			1
✓	✓	✓	✗			15.7m3	✗			1
✓	✓	✗	✓			14.6m3	✗			1
✓	✓	✓	✓					21.4m3	✗	1
✓	✓	✓	✓					22.3m3	✗	1
✓	✓	✓	✓					23.3m3	✗	1

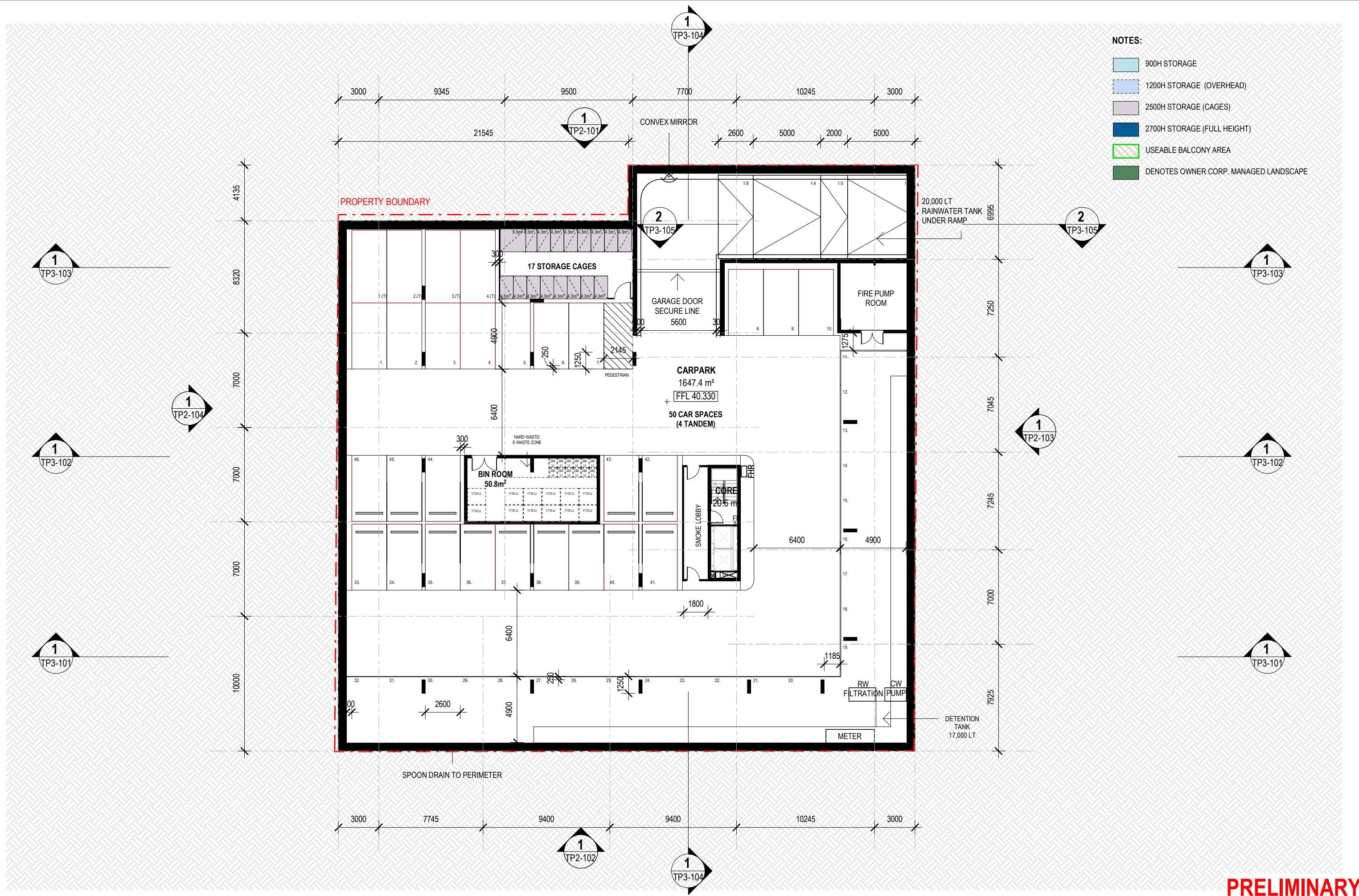
TOTAL 68

NUMBER COMPLIANT	% COMPLIANT	BADS MINIMUM	BADS COMPLIANT
------------------	-------------	--------------	----------------

ACCESSIBILITY	48	70.6%	50.00%	✓
CROSS VENTILATION	46	67.6%	40.00%	✓
STORAGE	68	100.0%	100.00%	✓
POS	68	100.0%	100.00%	✓
ROOM DEPTH	68	100.0%	100.00%	✓

PRELIMINARY





COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND Vic 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

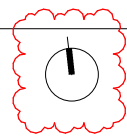
REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 250
@A3

0 1 2 4 6 10m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

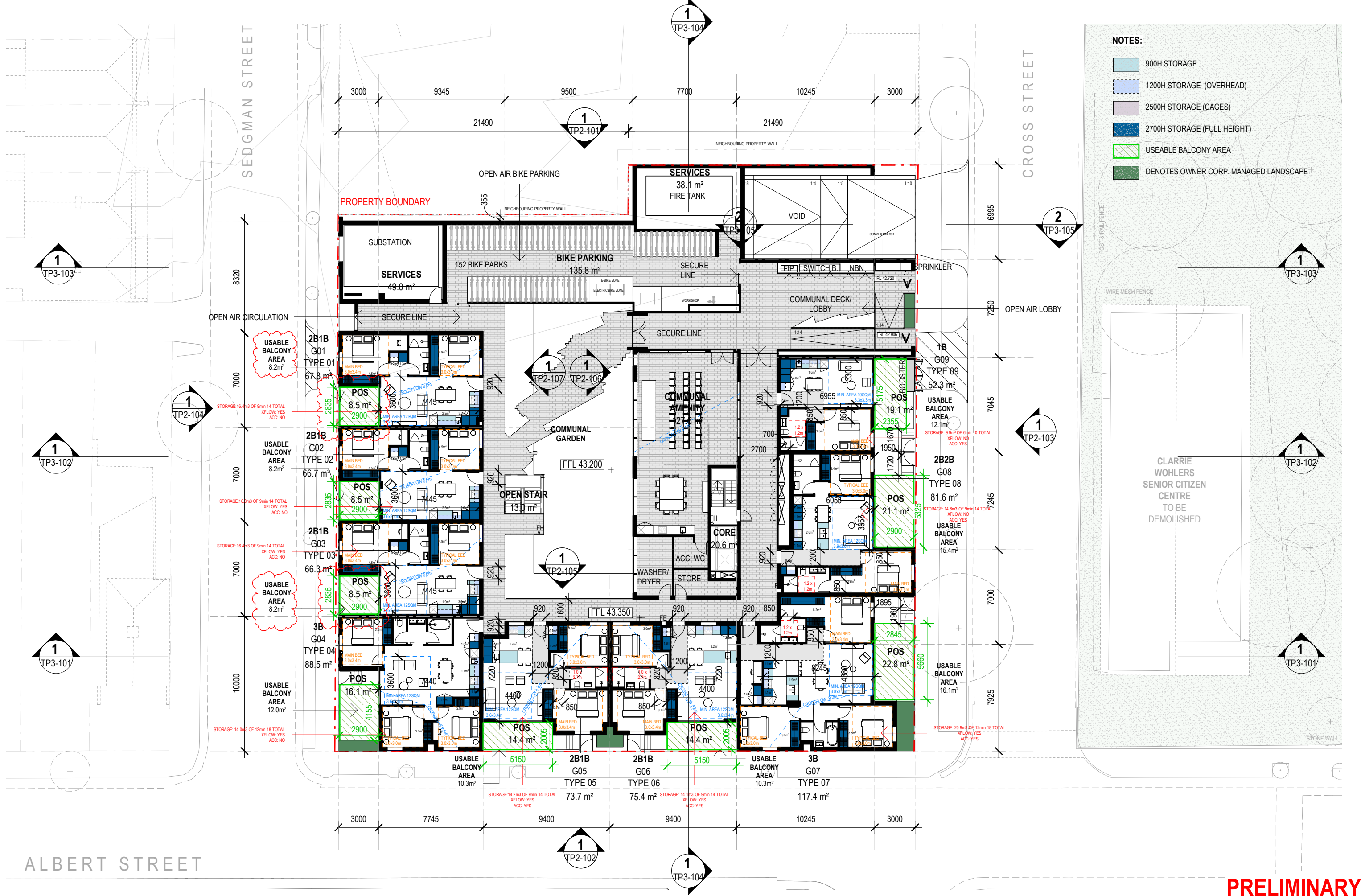
STATUS
TOWN PLANNING

DRAWING TITLE
BADS ASSESMENT - BASEMENT 01

DRAWING NUMBER
TP10-101

REVISION
C

Jackson
Clements
Burrows
Architects



NOTES:

- 900H STORAGE
- 1200H STORAGE (OVERHEAD)
- 2500H STORAGE (CAGES)
- 2700H STORAGE (FULL HEIGHT)
- USEABLE BALCONY AREA
- DENOTES OWNER CORP. MANAGED LANDSCAPE

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND VIC 3121
T +613 9654 6227 jcba.com.au

REV DATE DESCRIPTION
A 21/10/2021 TOWN PLANNING LODGEMENT
B 21/10/2022 VCAT SUBMISSION

PROJECT #
21-026
DATE
21/10/2022

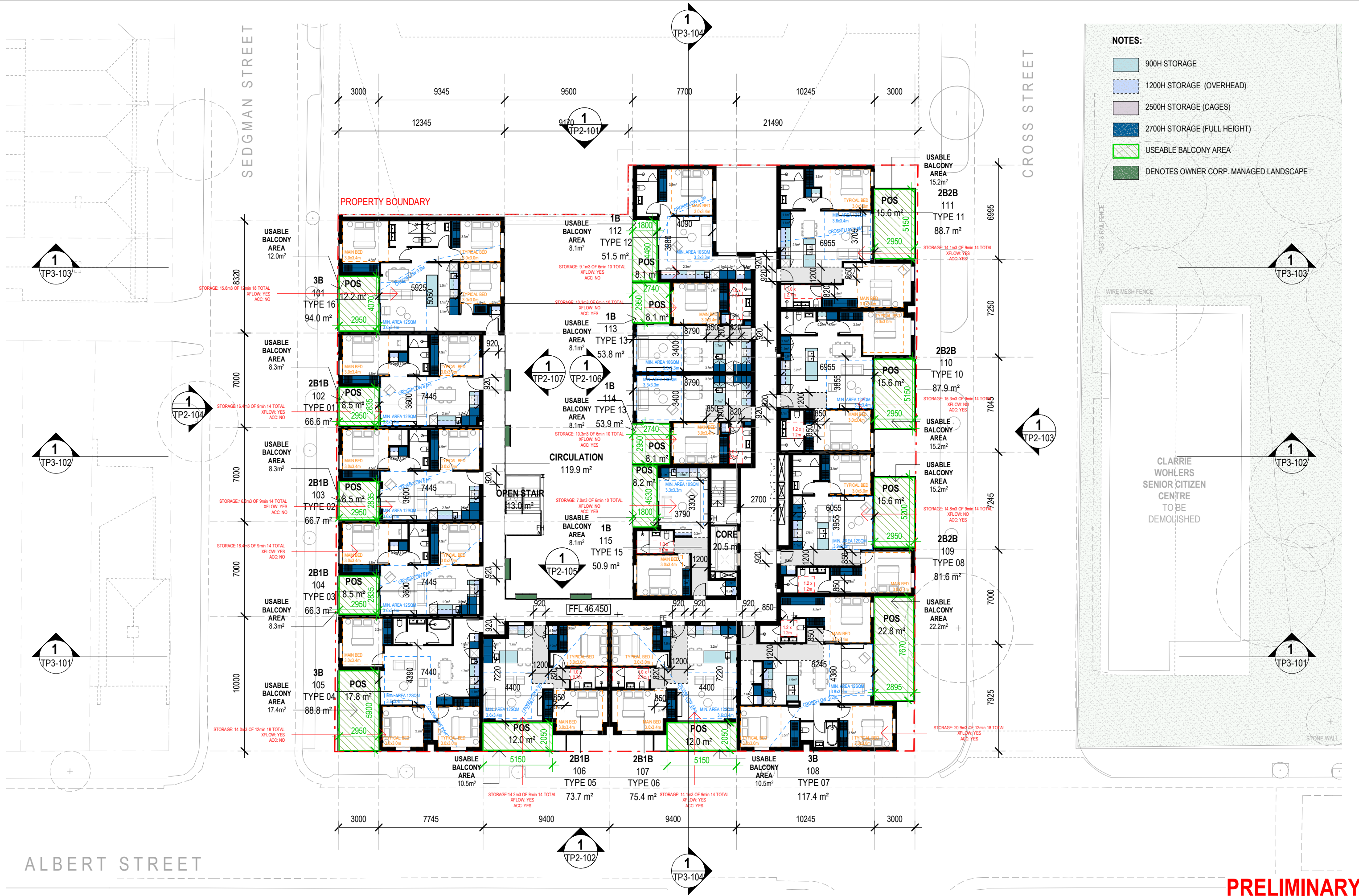
SCALE
1:250
@A3
0 1 2 4 6 10m

PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST
STATUS
TOWN PLANNING

DRAWING TITLE
BADS ASSESMENT - GROUND
DRAWING NUMBER
TP10-102
REVISION
B

Jackson
Clements
Burrows
Architects





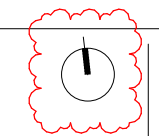
- NOTES:
- 900H STORAGE
 - 1200H STORAGE (OVERHEAD)
 - 2500H STORAGE (CAGES)
 - 2700H STORAGE (FULL HEIGHT)
 - USEABLE BALCONY AREA
 - DENOTES OWNER CORP. MANAGED LANDSCAPE

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND VIC 3121
T +613 9654 6227 jcba.com.au

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026
DATE
21/10/2022

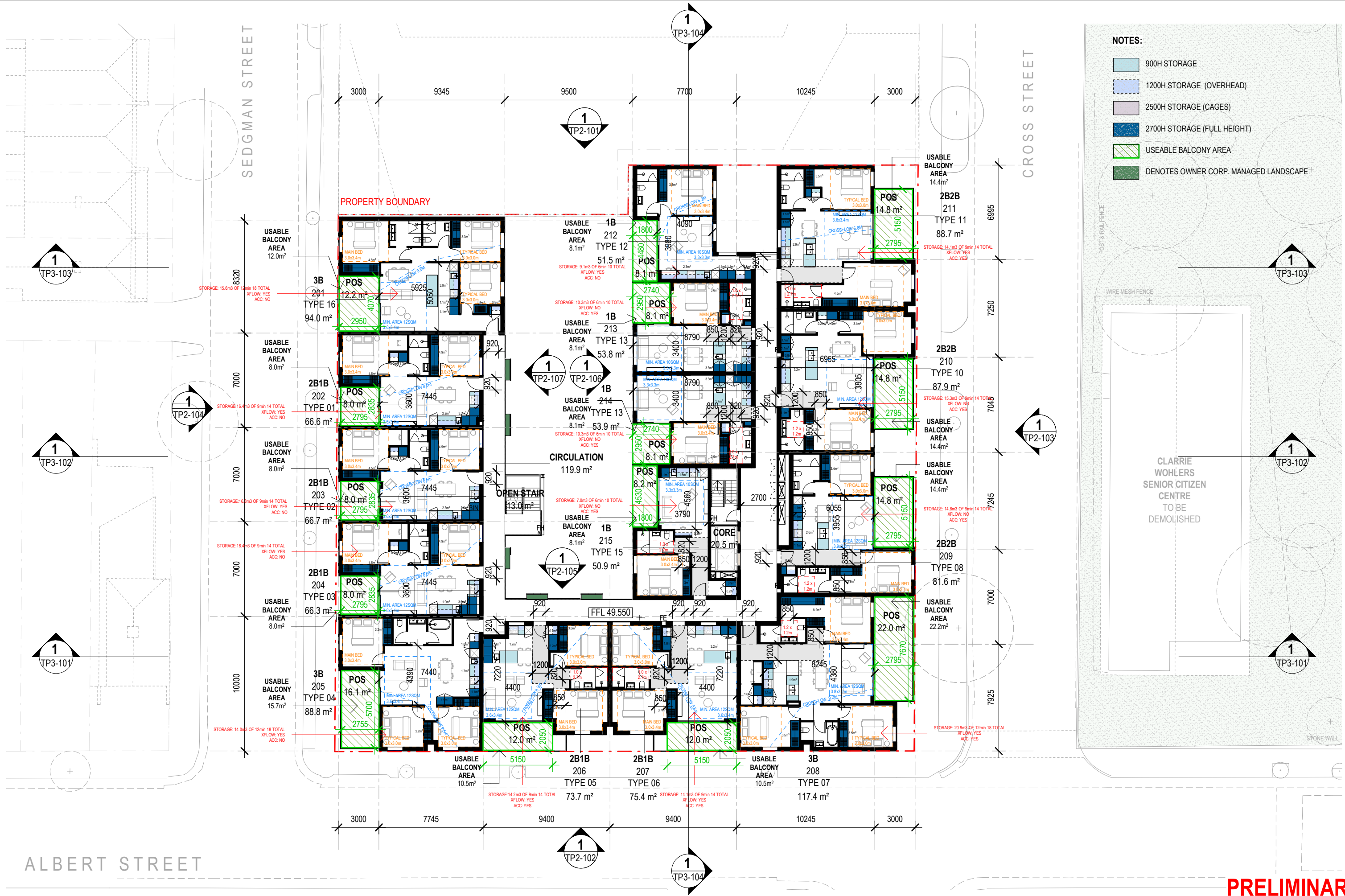
SCALE
1: 250
@A3
0 1 2 4 6 10m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST
STATUS
TOWN PLANNING

DRAWING TITLE
BADS ASSESMENT - LEVEL 01
DRAWING NUMBER
TP10-103
REVISION
C

Jackson
Clements
Burrows
Architects



- NOTES:
- 900H STORAGE
 - 1200H STORAGE (OVERHEAD)
 - 2500H STORAGE (CAGES)
 - 2700H STORAGE (FULL HEIGHT)
 - USEABLE BALCONY AREA
 - DENOTES OWNER CORP. MANAGED LANDSCAPE

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND VIC 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

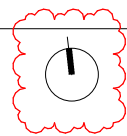
REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1: 250
@A3

0 1 2 4 6 10m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

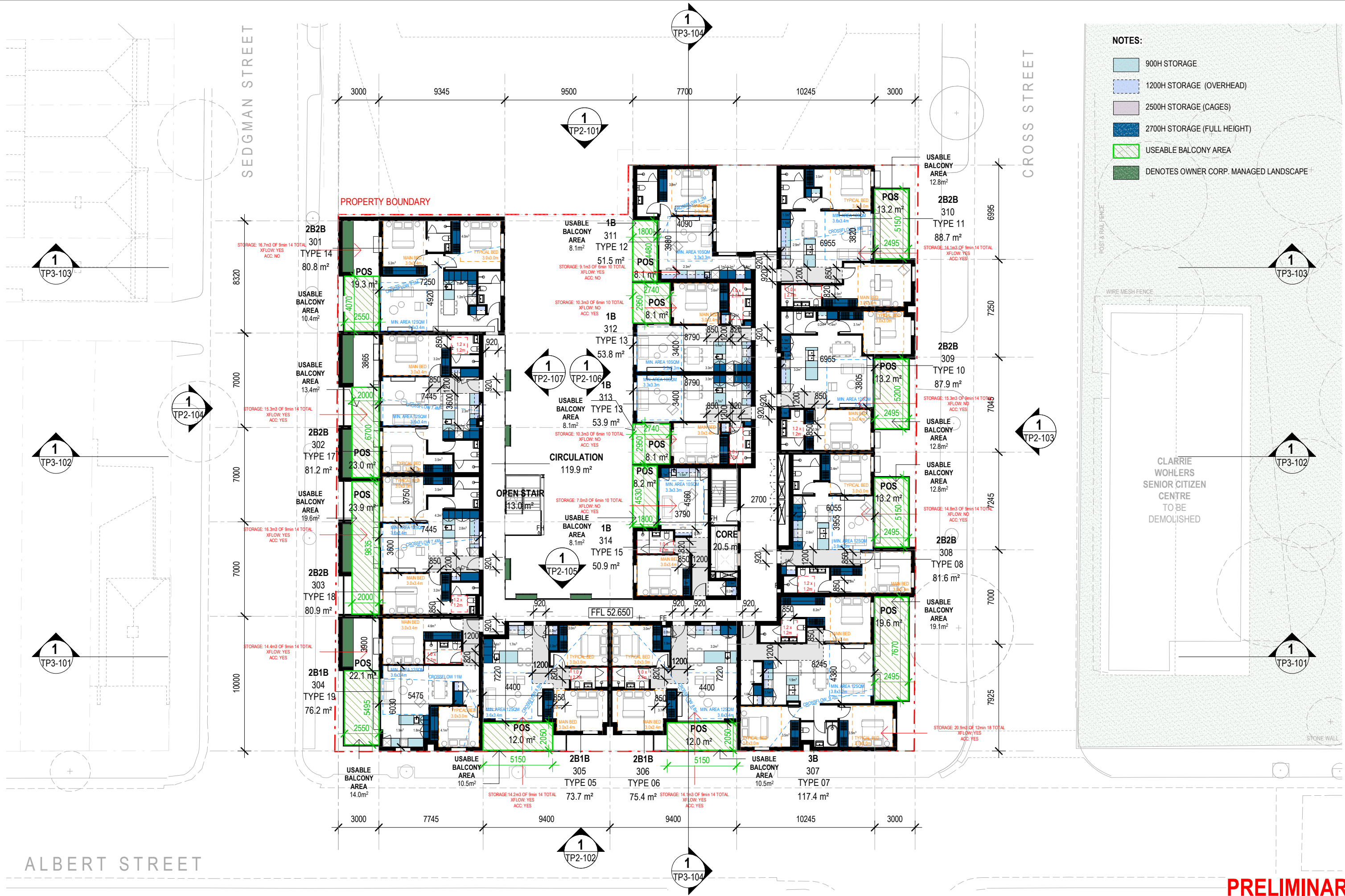
STATUS
TOWN PLANNING

DRAWING TITLE
BADS ASSESMENT - LEVEL 02

DRAWING NUMBER
TP10-104

REVISION
C

Jackson
Clements
Burrows
Architects



- NOTES:
- 900H STORAGE
 - 1200H STORAGE (OVERHEAD)
 - 2500H STORAGE (CAGES)
 - 2700H STORAGE (FULL HEIGHT)
 - USEABLE BALCONY AREA
 - DENOTES OWNER CORP. MANAGED LANDSCAPE

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND VIC 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

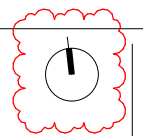
REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1:250

0 1 2 4 6 10m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

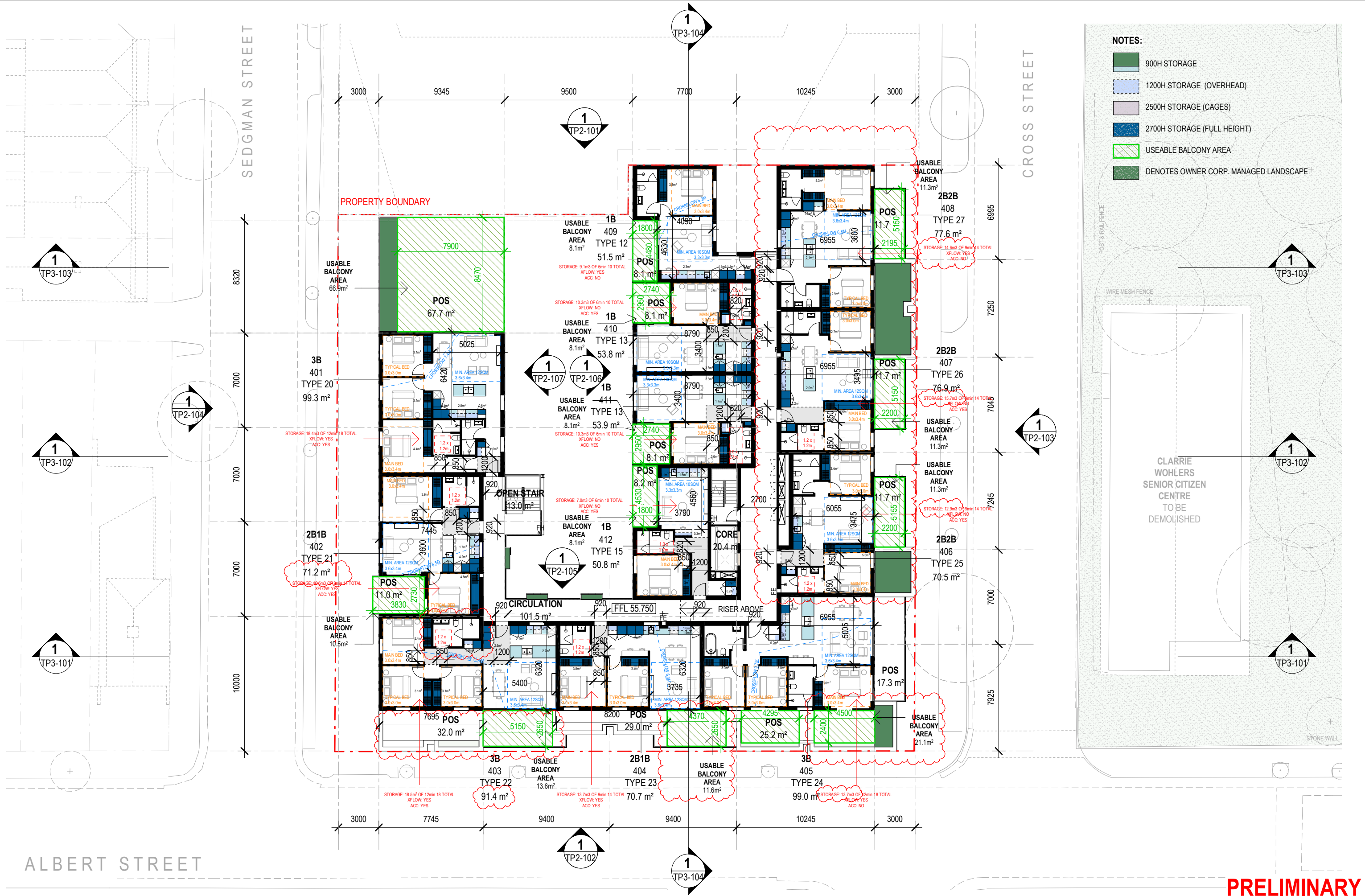
STATUS
TOWN PLANNING

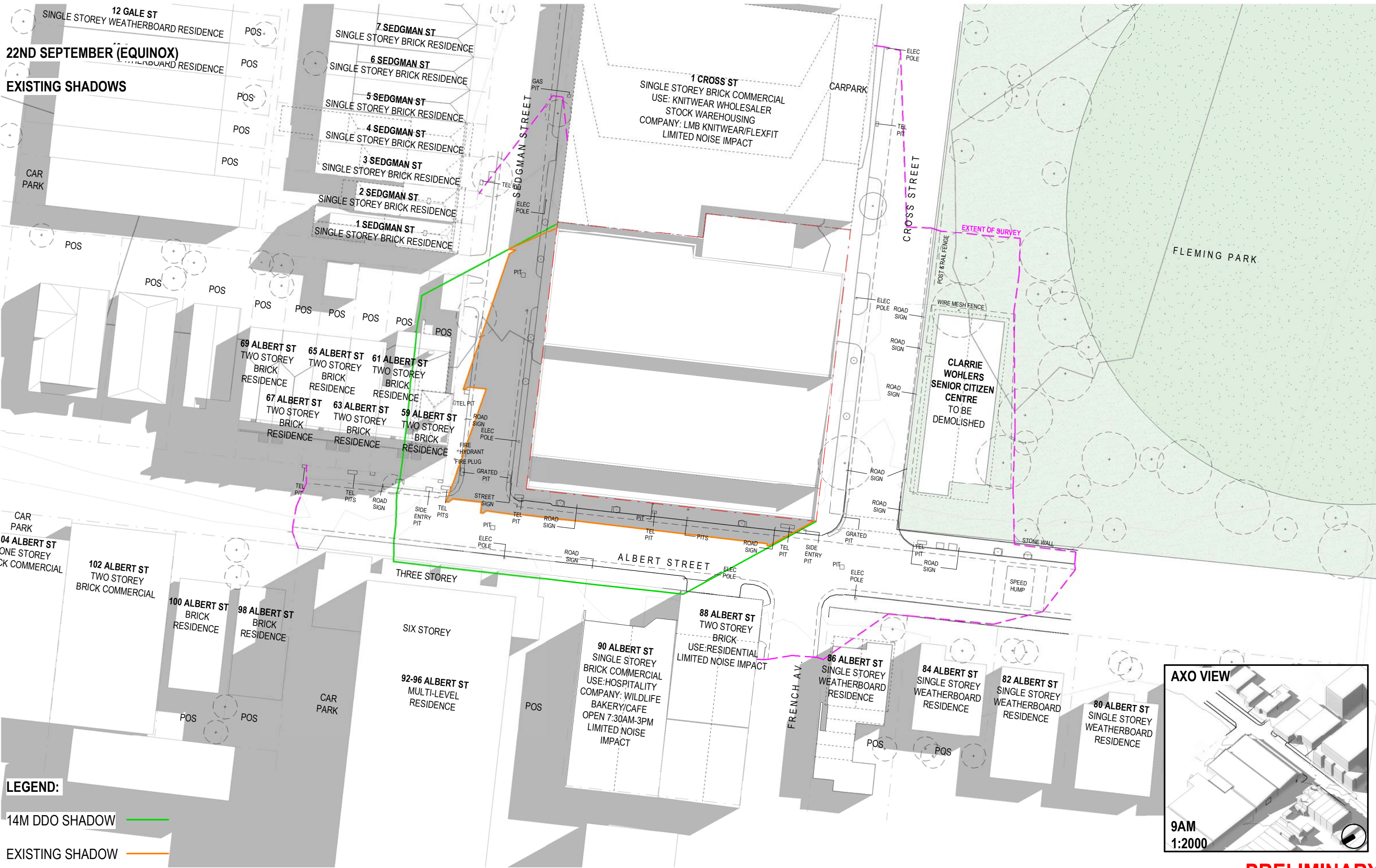
DRAWING TITLE
BADS ASSESMENT - LEVEL 03

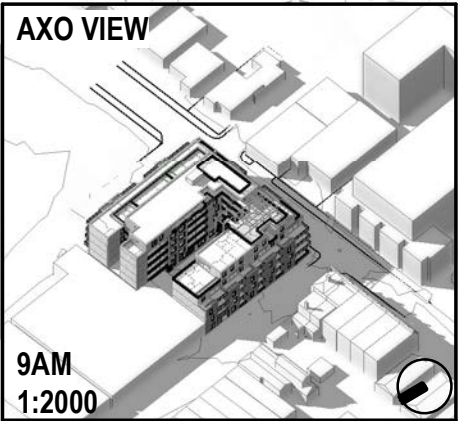
DRAWING NUMBER
TP10-105

REVISION
C

Jackson
Clements
Burrows
Architects







PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND VIC 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms_upload/docs/electronic-transfer-of-data-ticb.pdf

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 500
@A3

0 2.5 5 10 15 25m

PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

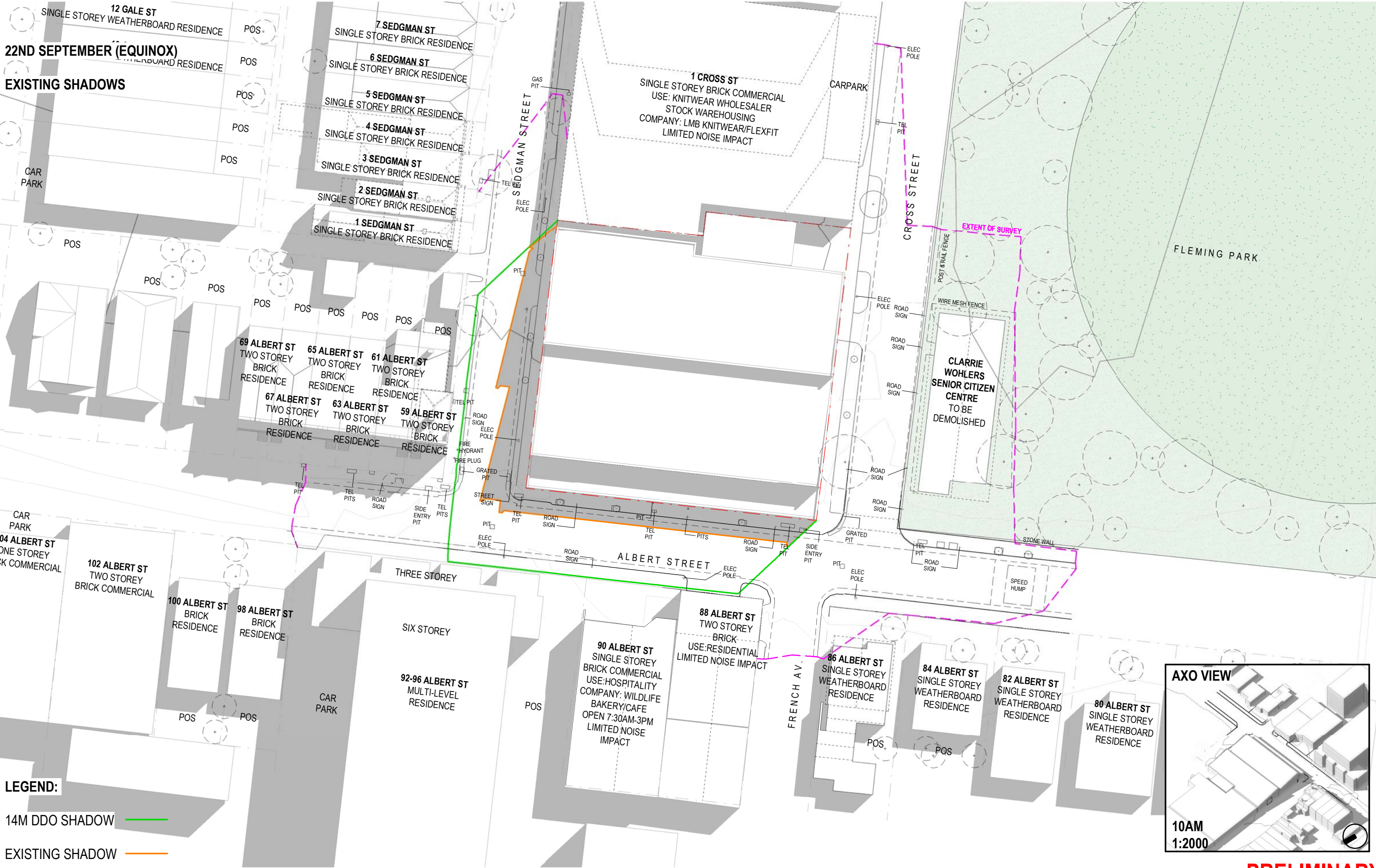
STATUS
TOWN PLANNING

DRAWING TITLE
SHADOW STUDY 9AM 22/09 - PROPOSED

DRAWING NUMBER
TP10-211

REVISION
C

Jackson
Clements
Burrows
Architects



PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND VIC 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 500
@A3

0 2.5 5 10 15 25m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

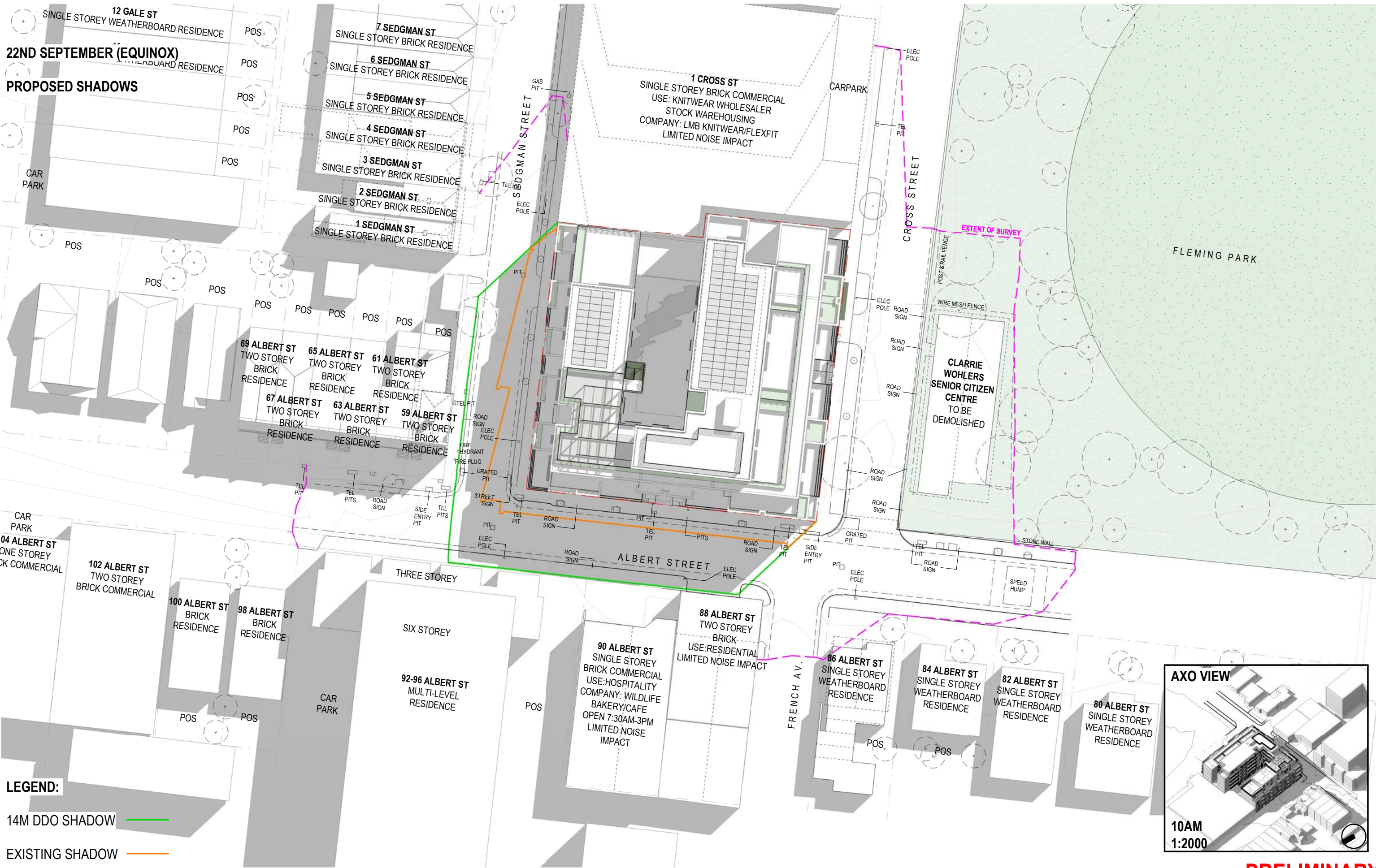
DRAWING TITLE
SHADOW STUDY 10AM 22/09 - EXISTING

DRAWING NUMBER
TP10-212

REVISION
C

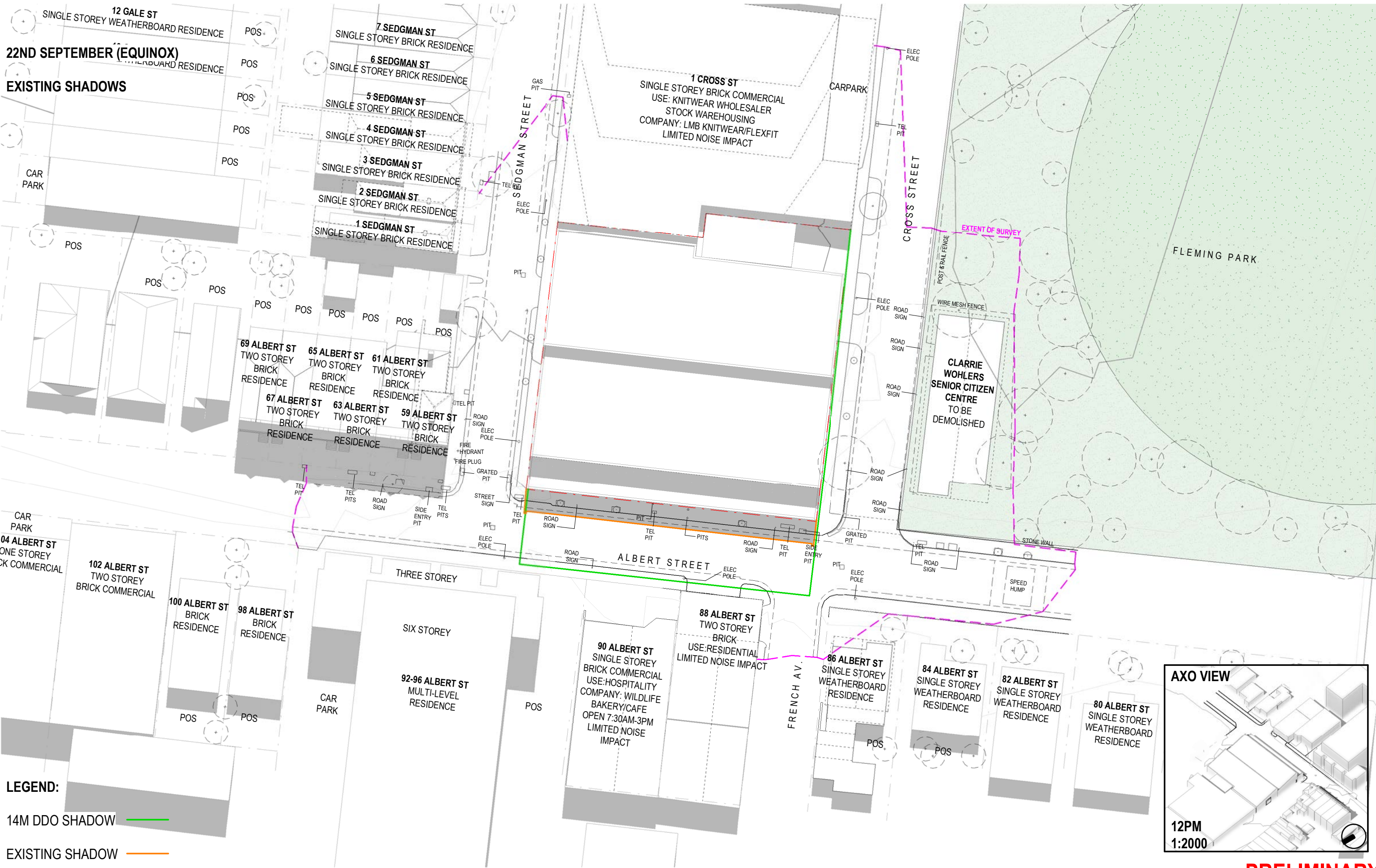
Jackson
Clements
Burrows
Architects











PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND VIC 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 500
@A3

0 2.5 5 10 15 25m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

DRAWING TITLE
SHADOW STUDY 12PM 22/09 - EXISTING

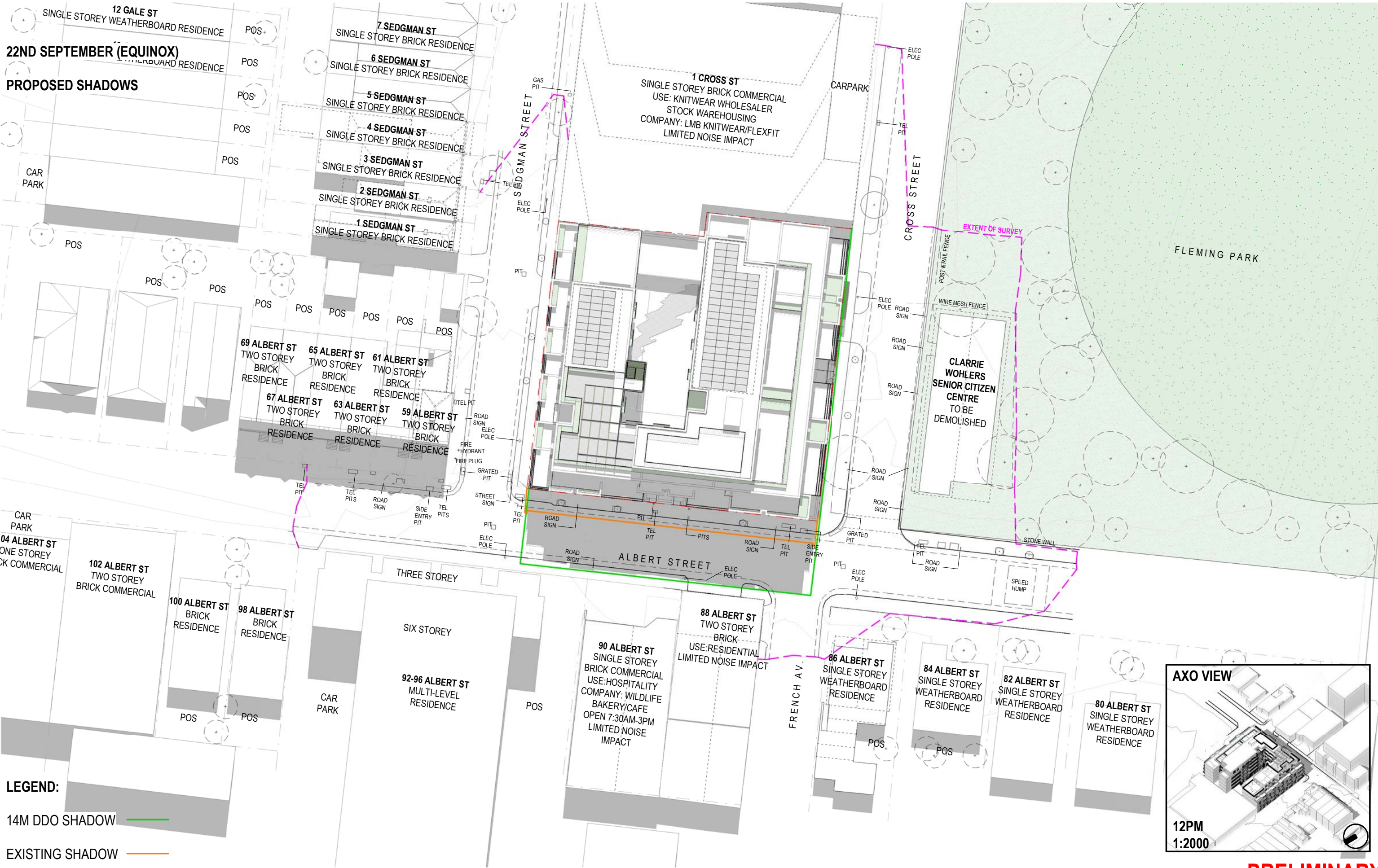
DRAWING NUMBER
TP10-216

REVISION
C

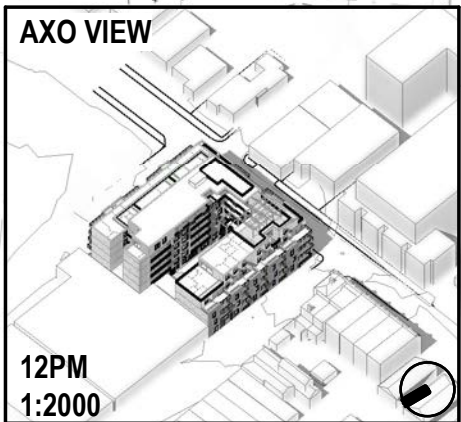
Jackson
Clements
Burrows
Architects



12 GALE ST
SINGLE STOREY WEATHERBOARD RESIDENCE
22ND SEPTEMBER (EQUINOX)
PROPOSED SHADOWS



LEGEND:
14M DDO SHADOW ———
EXISTING SHADOW ———



PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND VIC 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
<http://jcba.com.au/cms/uploads/docs/electronic-transfer-of-data-tscb.pdf>

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 500
@A3
0 2.5 5 10 15 25m

PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

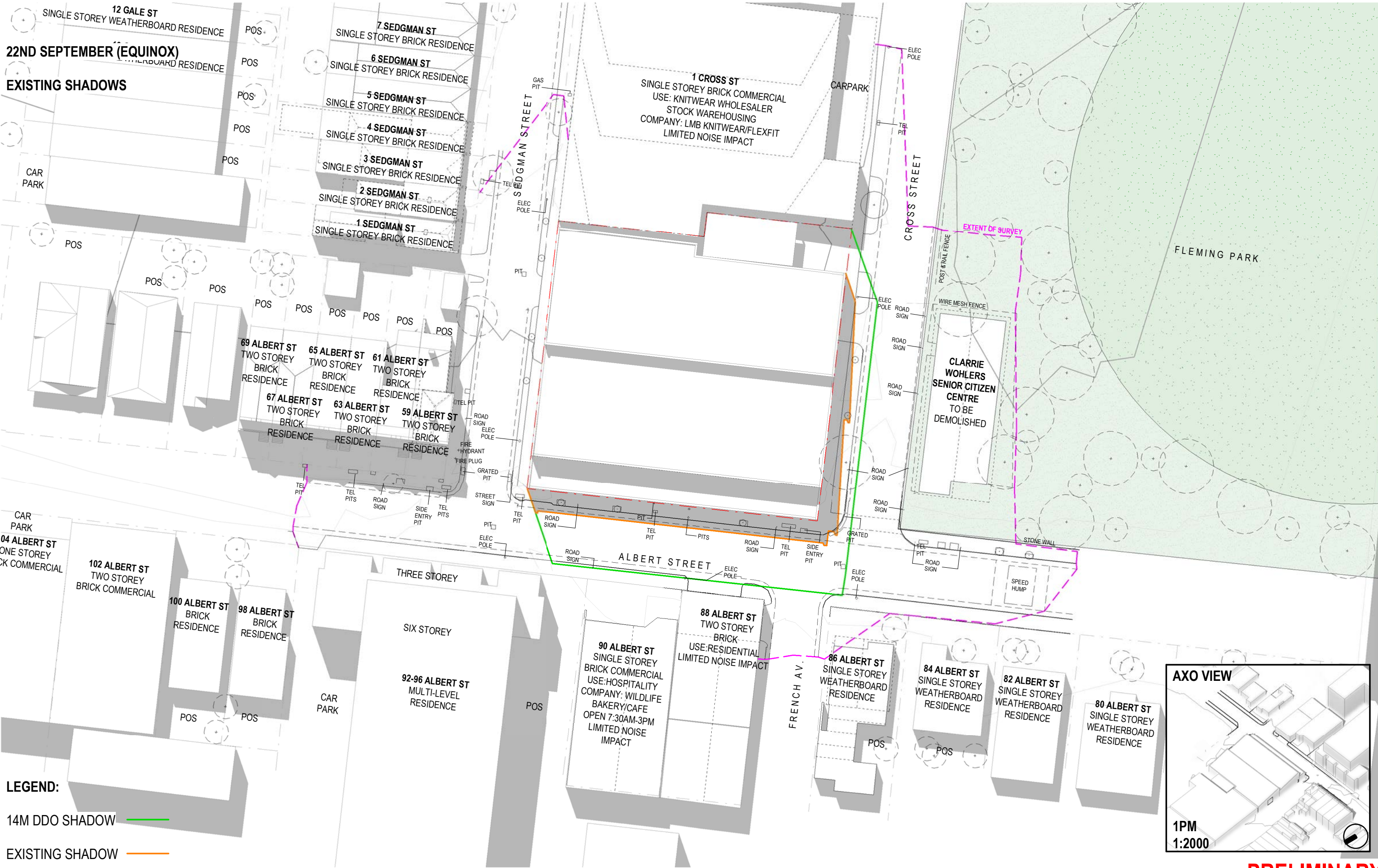
DRAWING TITLE
SHADOW STUDY 12PM 22/09 - PROPOSED

DRAWING NUMBER
TP10-217

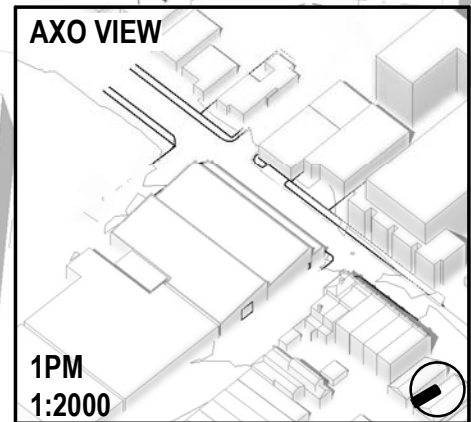
REVISION
C

Jackson
Clements
Burrows
Architects

12 GALE ST
SINGLE STOREY WEATHERBOARD RESIDENCE
22ND SEPTEMBER (EQUINOX)
EXISTING SHADOWS



LEGEND:
14M DDO SHADOW ———
EXISTING SHADOW ———



PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND VIC 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 500
@A3
0 2.5 5 10 15 25m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

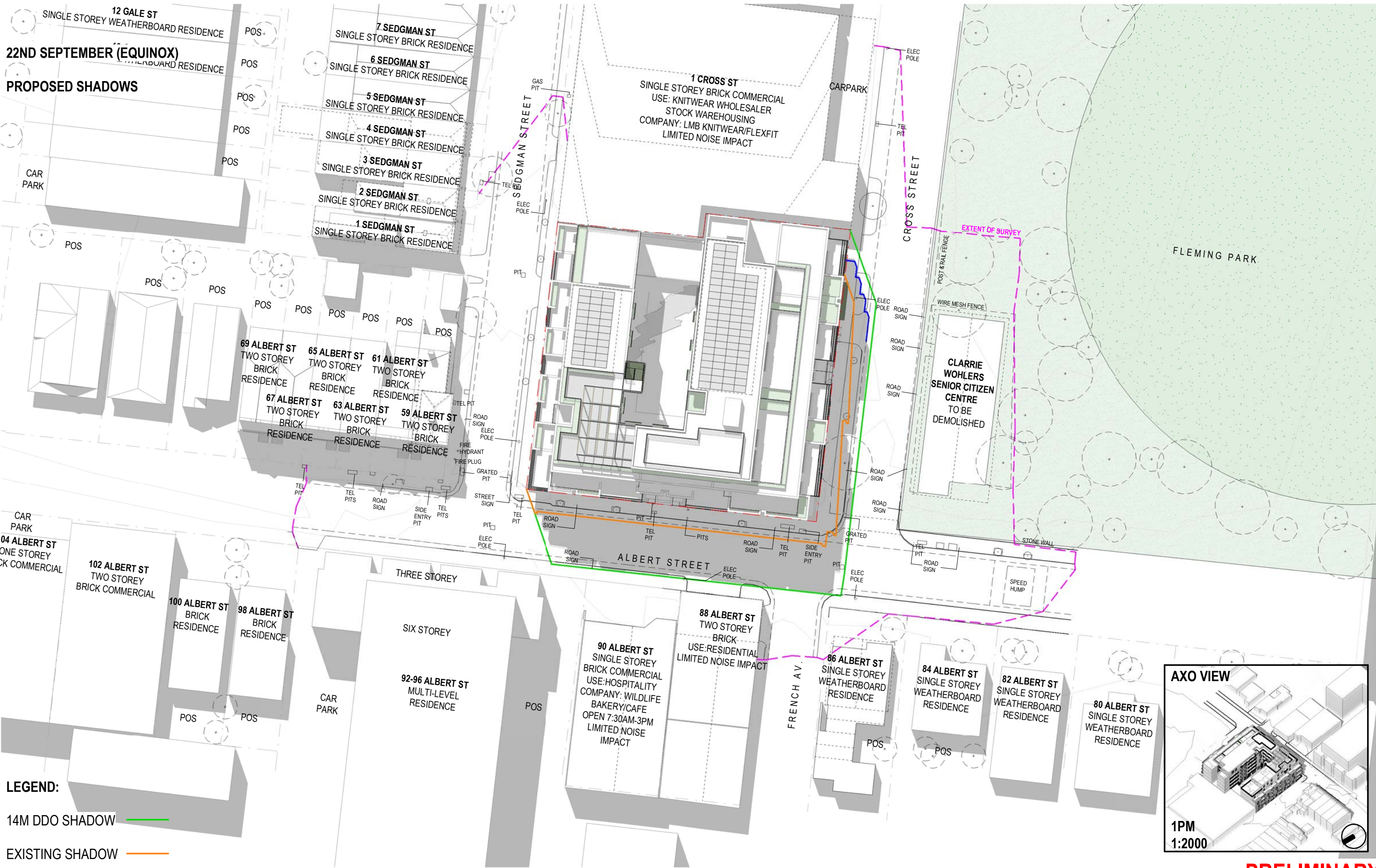
DRAWING TITLE
SHADOW STUDY 1PM 22/09 - EXISTING

DRAWING NUMBER
TP10-218

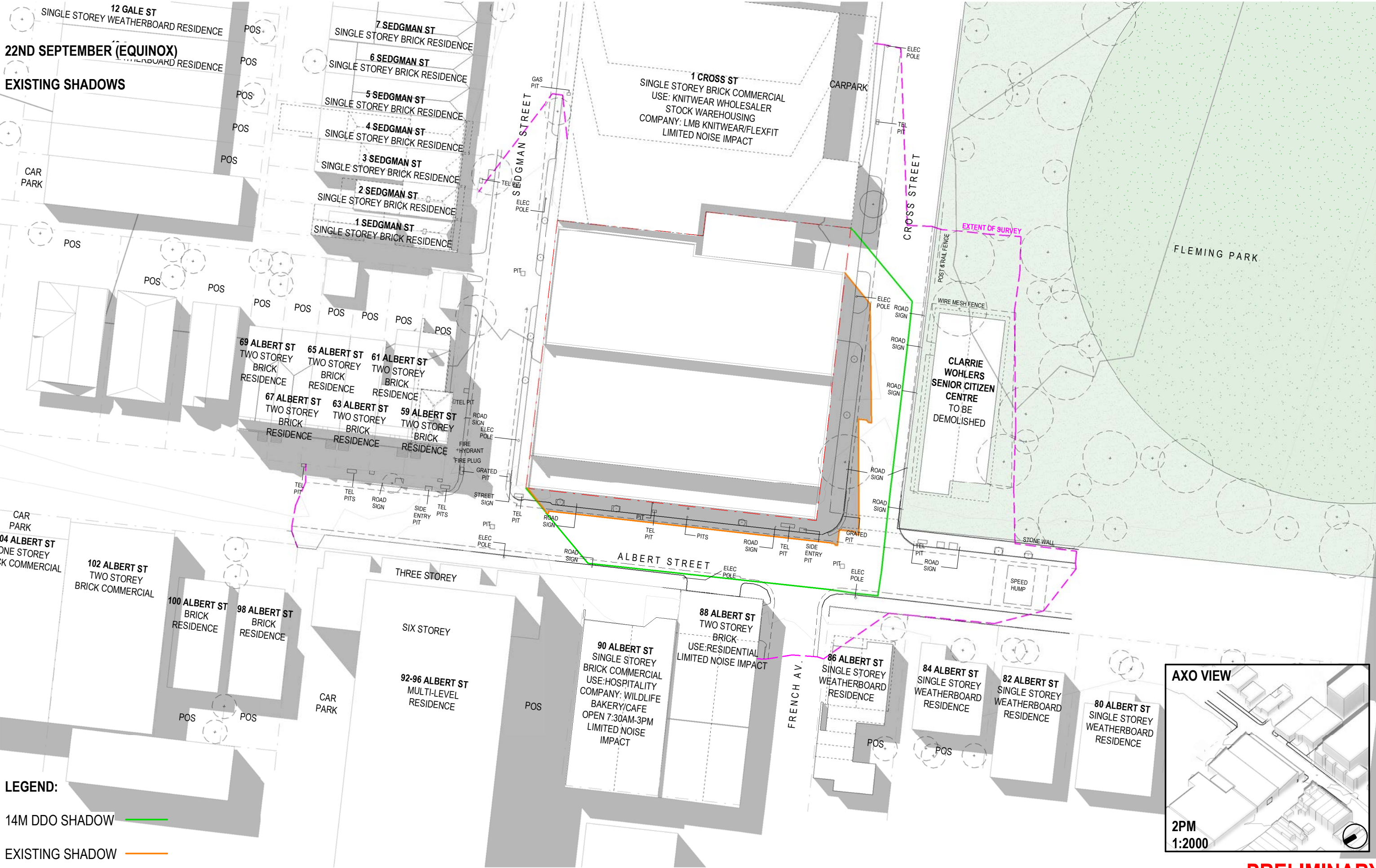
REVISION
C

Jackson
Clements
Burrows
Architects

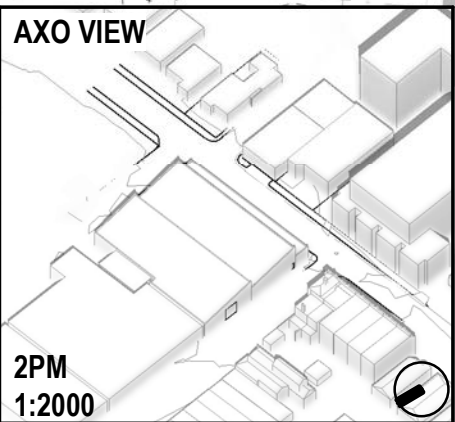




12 GALE ST
SINGLE STOREY WEATHERBOARD RESIDENCE
22ND SEPTEMBER (EQUINOX)
EXISTING SHADOWS



LEGEND:
14M DDO SHADOW
EXISTING SHADOW



PRELIMINARY

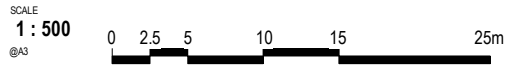
COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND VIC 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

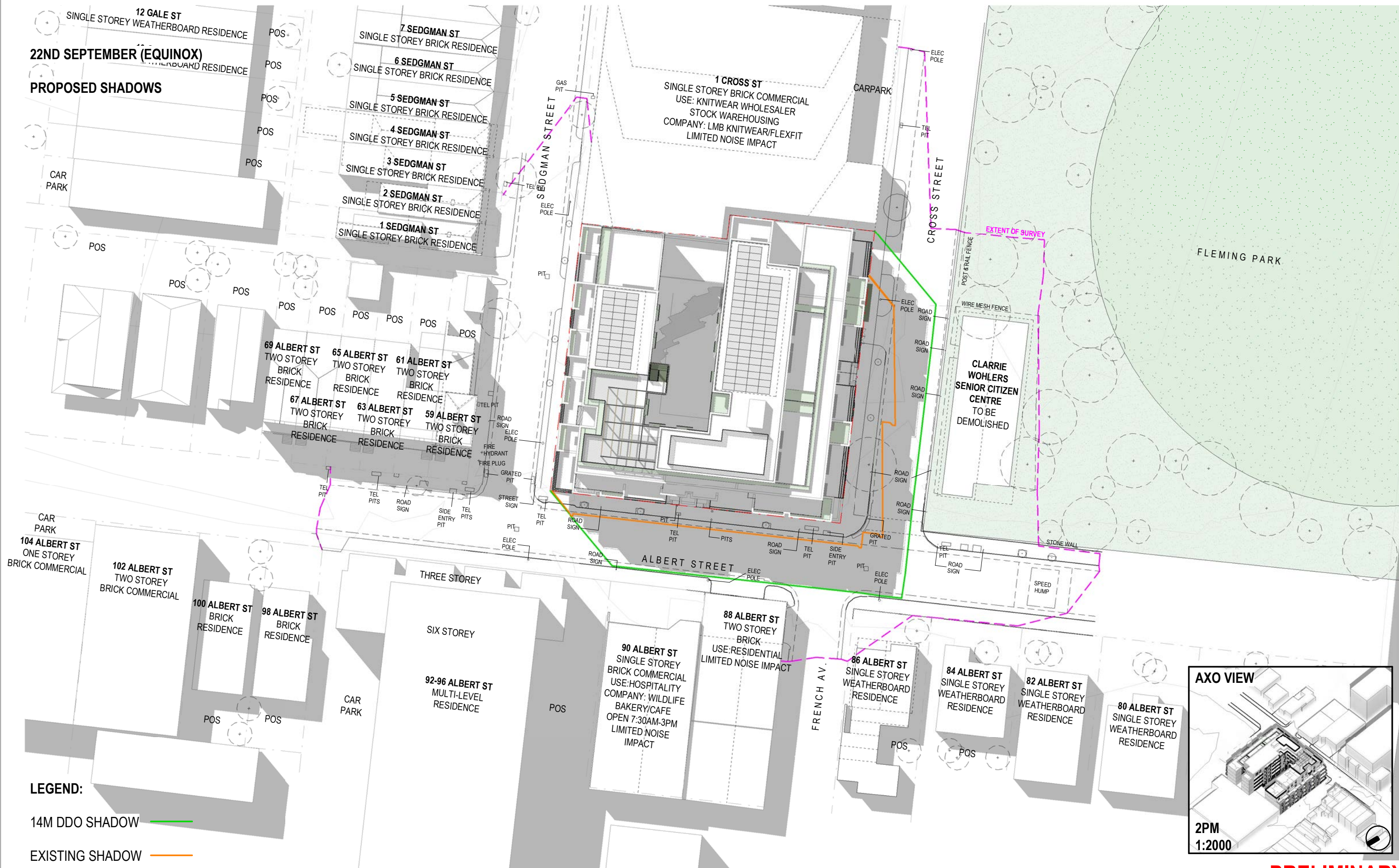
DRAWING TITLE
SHADOW STUDY 2PM 22/09 - EXISTING

DRAWING NUMBER
TP10-220

REVISION
C

Jackson
Clements
Burrows
Architects

12 GALE ST
SINGLE STOREY WEATHERBOARD RESIDENCE
22ND SEPTEMBER (EQUINOX)
SINGLE STOREY WEATHERBOARD RESIDENCE
PROPOSED SHADOWS



PRELIMINARY





21ST JUNE (WINTER SOLSTICE)

EXISTING SHADOWS



LEGEND:

14M DDO SHADOW

EXISTING SHADOW

PRELIMINARY



21ST JUNE (WINTER SOLSTICE)

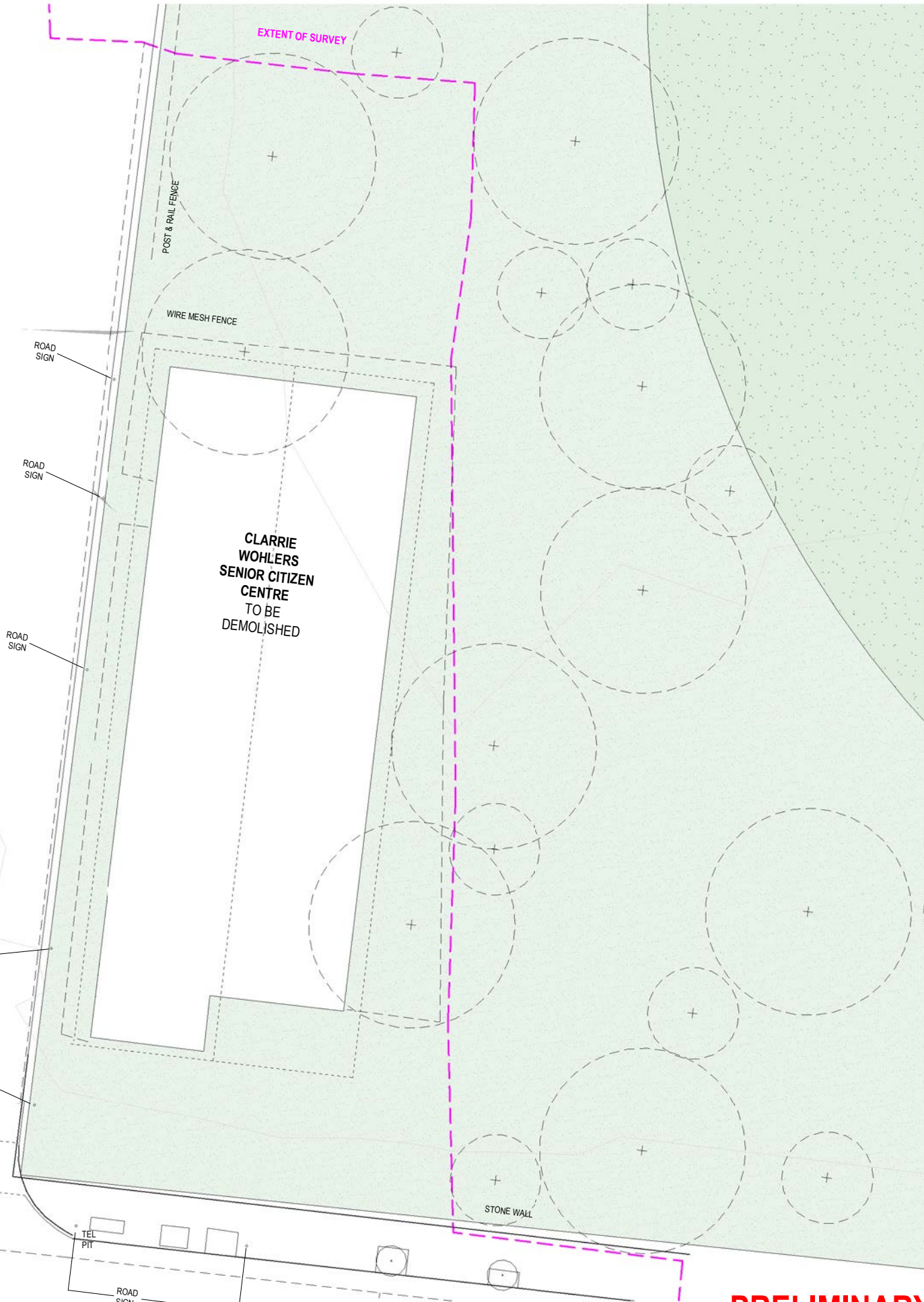
PROPOSED SHADOWS



LEGEND:

14M DDO SHADOW

EXISTING SHADOW



PRELIMINARY



21ST JUNE (WINTER SOLSTICE)

EXISTING SHADOWS



LEGEND:

14M DDO SHADOW

EXISTING SHADOW

PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND Vic 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 200
@A3

0 2.5 5 10 15 25m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

DRAWING TITLE
SHADOW STUDY 2PM 21/06 - EXISTING

DRAWING NUMBER
TP10-226

REVISION
C

Jackson
Clements
Burrows
Architects



21ST JUNE (WINTER SOLSTICE)

PROPOSED SHADOWS



PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND Vic 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
[http://jcba.com.au/cms/uploads/docs/electronic-transfer-of-data-\(tcb\).pdf](http://jcba.com.au/cms/uploads/docs/electronic-transfer-of-data-(tcb).pdf)

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 200
@A3

0 2.5 5 10 15 25m

PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

DRAWING TITLE
SHADOW STUDY 2PM 21/06 - PROPOSED

DRAWING NUMBER
TP10-227

REVISION
C

Jackson
Clements
Burrows
Architects



21ST JUNE (WINTER SOLSTICE)

EXISTING SHADOWS



LEGEND:

14M DDO SHADOW

EXISTING SHADOW

PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND Vic 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 200
@A3

0 0.5 1 2 3 5m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

DRAWING TITLE
SHADOW STUDY 2-15PM 21/06 - EXISTING

DRAWING NUMBER
TP10-228

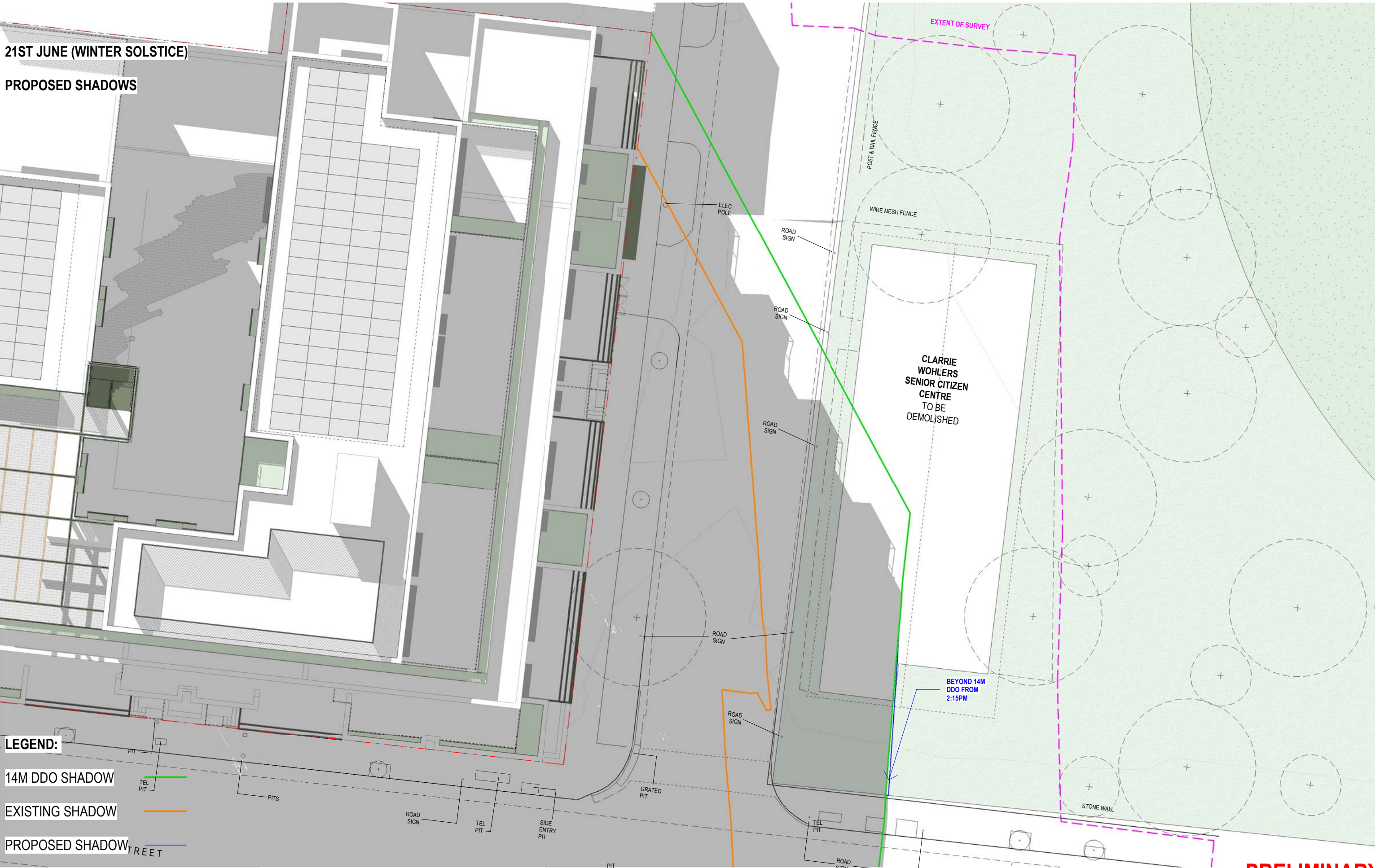
REVISION
C

Jackson
Clements
Burrows
Architects



21ST JUNE (WINTER SOLSTICE)

PROPOSED SHADOWS



PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND Vic 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 200
@A3

0 0.5 1 2 3 5m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

DRAWING TITLE
SHADOW STUDY 2-15PM 21/06 - PROPOSED

DRAWING NUMBER
TP10-229

REVISION
C

Jackson
Clements
Burrows
Architects



21ST JUNE (WINTER SOLSTICE)

EXISTING SHADOWS



LEGEND:

14M DDO SHADOW

EXISTING SHADOW

PRELIMINARY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND Vic 3121
T +613 9654 6227 jcba.com.au

Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 200
@A3

0 2.5 5 10 15 25m



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

DRAWING TITLE
SHADOW STUDY 3PM 21/06 - EXISTING

DRAWING NUMBER
TP10-230

REVISION
C

Jackson
Clements
Burrows
Architects



21ST JUNE (WINTER SOLSTICE)

PROPOSED SHADOWS

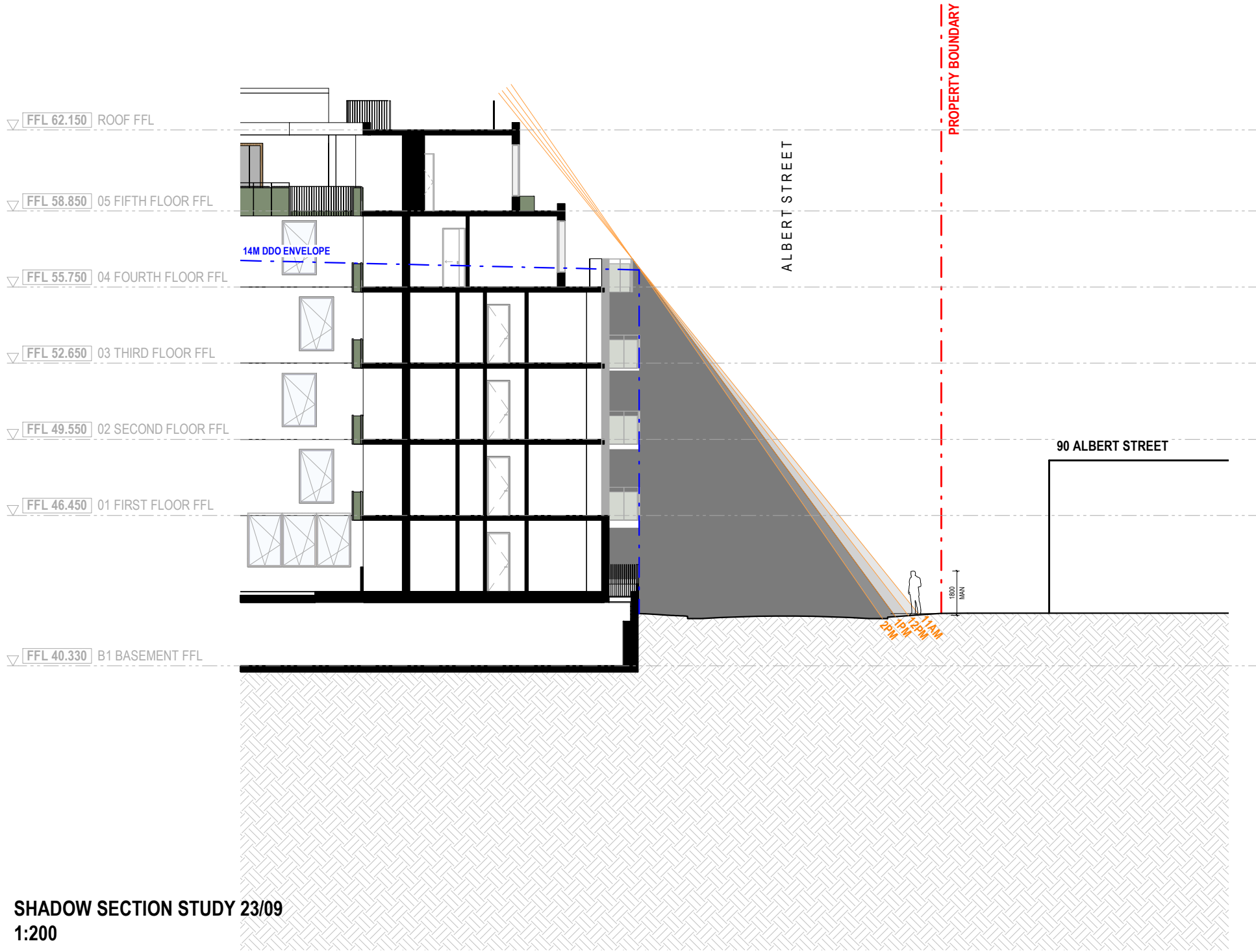


PRELIMINARY



22ND SEPTEMBER (EQUINOX)

PROPOSED SHADOWS



PRELIMINARY



21ST JUNE (WINTER SOLSTICE)

PROPOSED SCHEME

COURTYARD

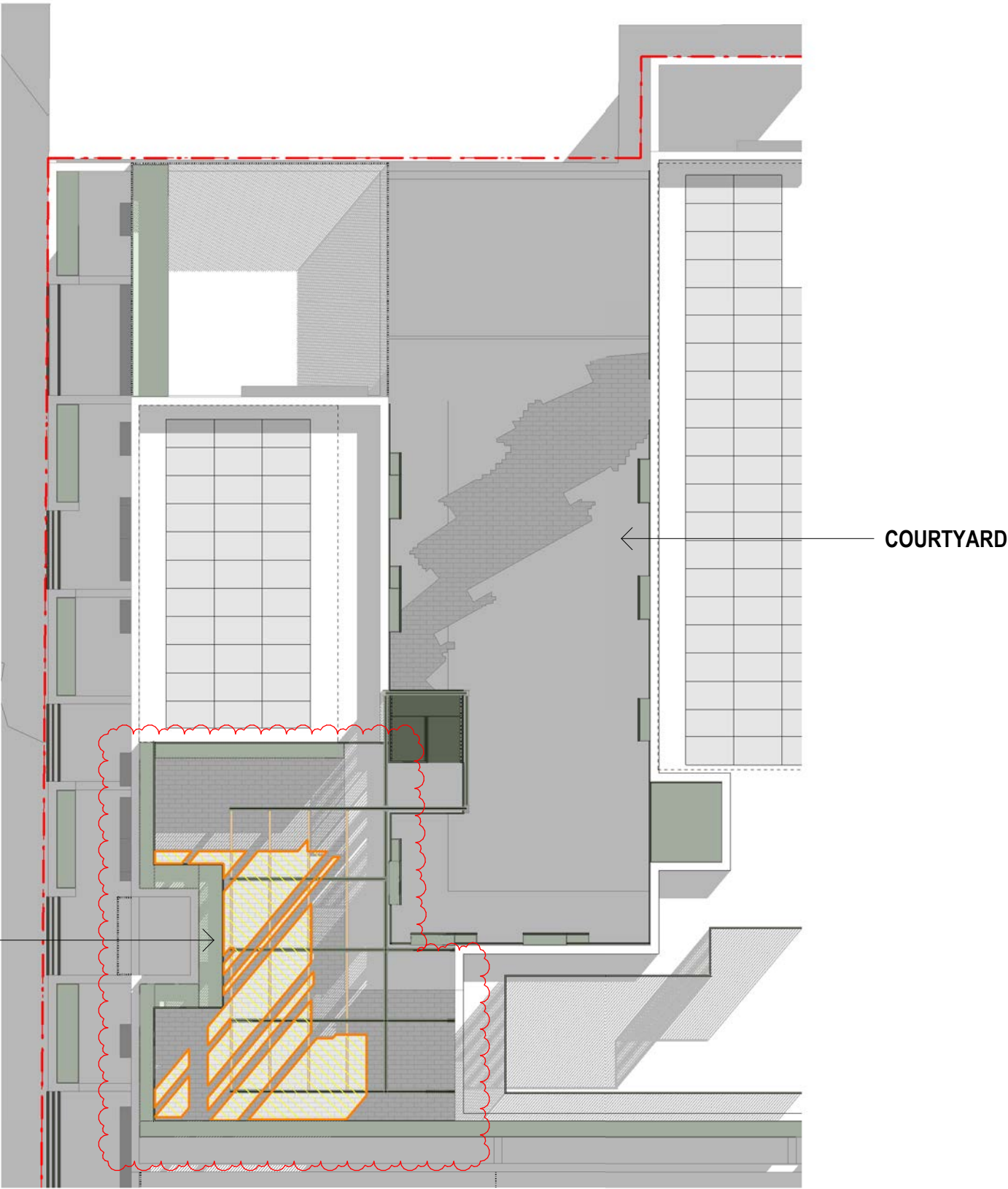
AREA: 195.8m²

SOLAR ACCESS: N.A

LEVEL 05 TERRACE

AREA: 120.2m²

SOLAR ACCESS: 33.4m²



LEGEND:

PROPOSED SOLAR ACCESS



9AM
1:200

PRELIMINARY

21ST JUNE (WINTER SOLSTICE)

PROPOSED SCHEME

COURTYARD

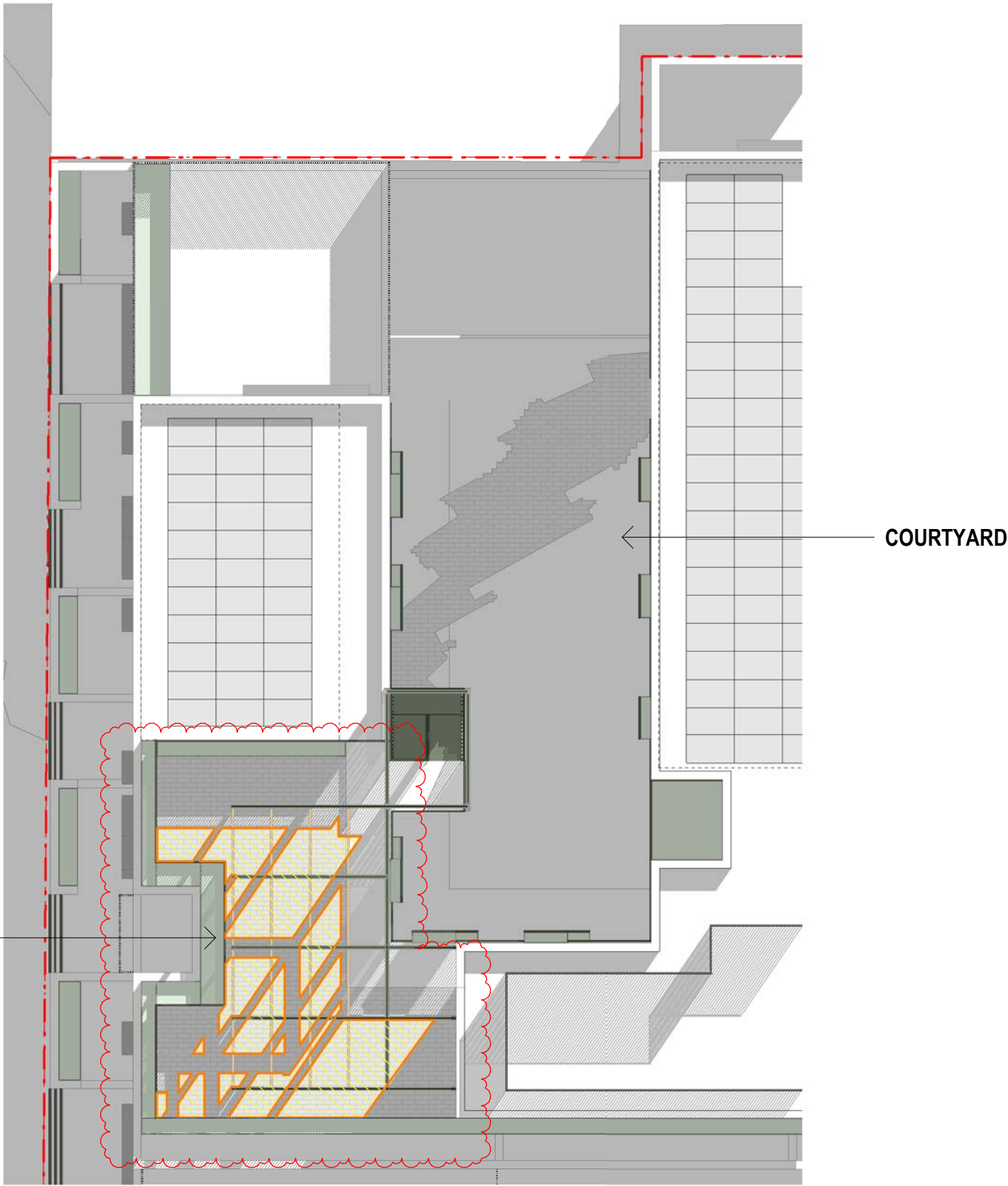
AREA: 195.8m²

SOLAR ACCESS: N.A

LEVEL 05 TERRACE

AREA: 120.2m²

SOLAR ACCESS: 43.6m²



LEVEL 05 TERRACE

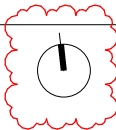
COURTYARD

LEGEND:

PROPOSED SOLAR ACCESS



9:30AM
1:200



PRELIMINARY

21ST JUNE (WINTER SOLSTICE)

PROPOSED SCHEME

COURTYARD AREA: 195.8m²
COURTYARD
SOLAR ACCESS: N.A
AREA: 195.8m²

SOLAR ACCESS: N.A

LEVEL 05 TERRACE

AREA: 120.2m²
SOLAR ACCESS: 50.1m²

LEVEL 05 TERRACE

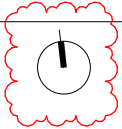
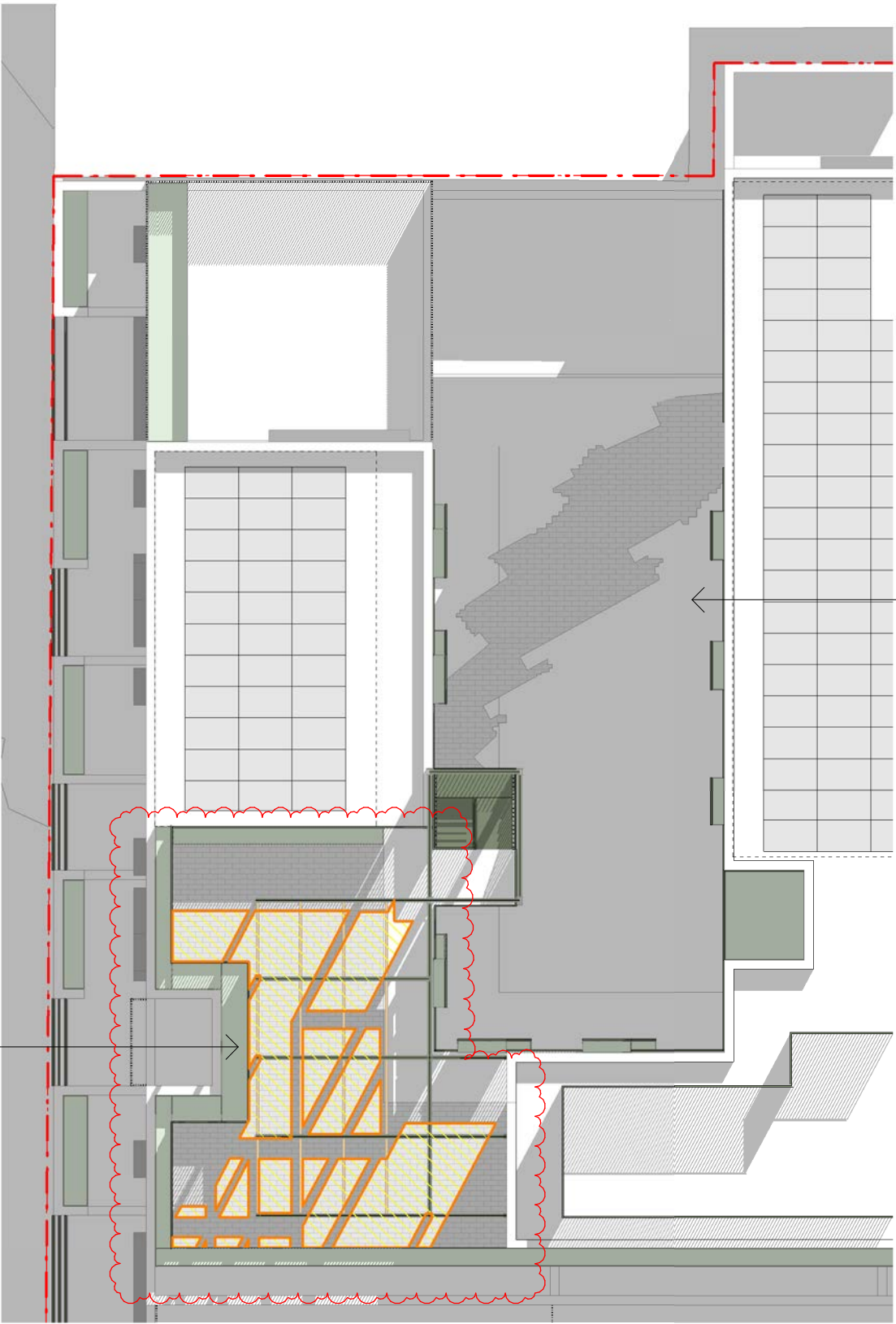
COURTYARD

LEGEND:

PROPOSED SOLAR ACCESS



10AM
1:200



PRELIMINARY

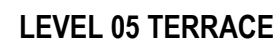
PROPOSED SCHEME

COURTYARD

SOLAR ACCESS: 11.3m²

LEVEL 05 TERRACE

SOLAR ACCESS: 58.4m²



— COURTYARD

LEGEND:

PROPOSED SOLAR ACCESS



10:30AM
1:200

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 SWAN STREET RICHMOND Vic 3121
T +613 9654 6227 jcba.com.au

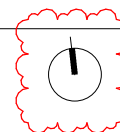
Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms/uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

REV	DATE	DESCRIPTION
A	21/10/2021	TOWN PLANNING LODGEMENT
B	03/03/2022	TOWN PLANNING RFI
C	21/10/2022	VCAT SUBMISSION

PROJECT #
21-026

DATE
21/10/2022

SCALE
1 : 200
@A3



PROJECT
ALBERT ST BRUNSWICK EAST
53-57 ALBERT STREET, BRUNSWICK EAST

STATUS
TOWN PLANNING

DRAWING TITLE
COMMUNAL OPEN SPACE SHADOW STUDY 10
30AM 21/06

DRAWING NUMBER
TP10-253

REVISION
C

Jackson
Clements
Burrows
Architects



PRELIMINARY

21ST JUNE (WINTER SOLSTICE)

PROPOSED SCHEME

COURTYARD

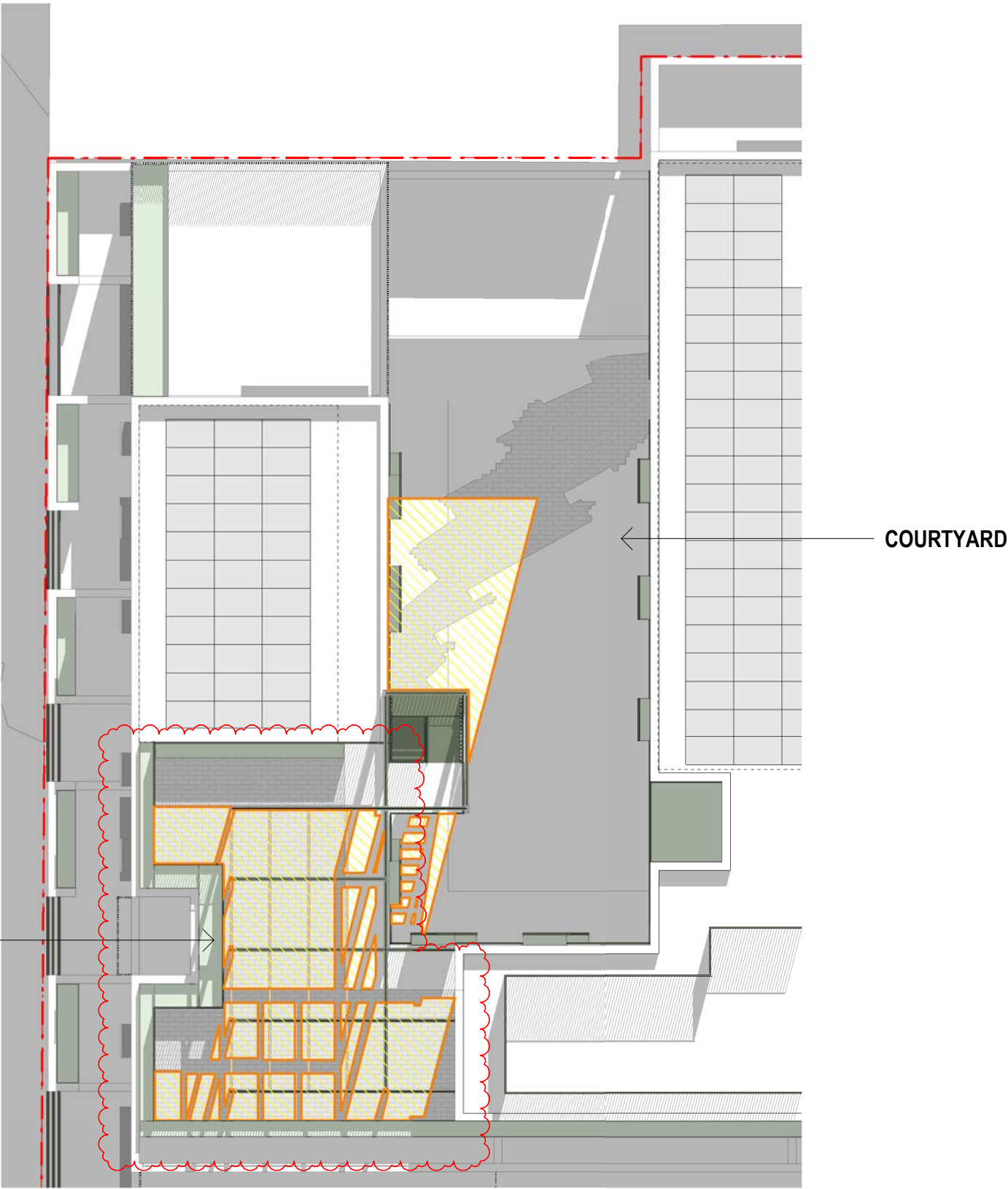
AREA: 195.8m²

SOLAR ACCESS: 35.4m²

LEVEL 05 TERRACE

AREA: 120.2m²

SOLAR ACCESS: 65.3m²



LEGEND:

PROPOSED SOLAR ACCESS



11AM
1:200

PRELIMINARY

21ST JUNE (WINTER SOLSTICE)

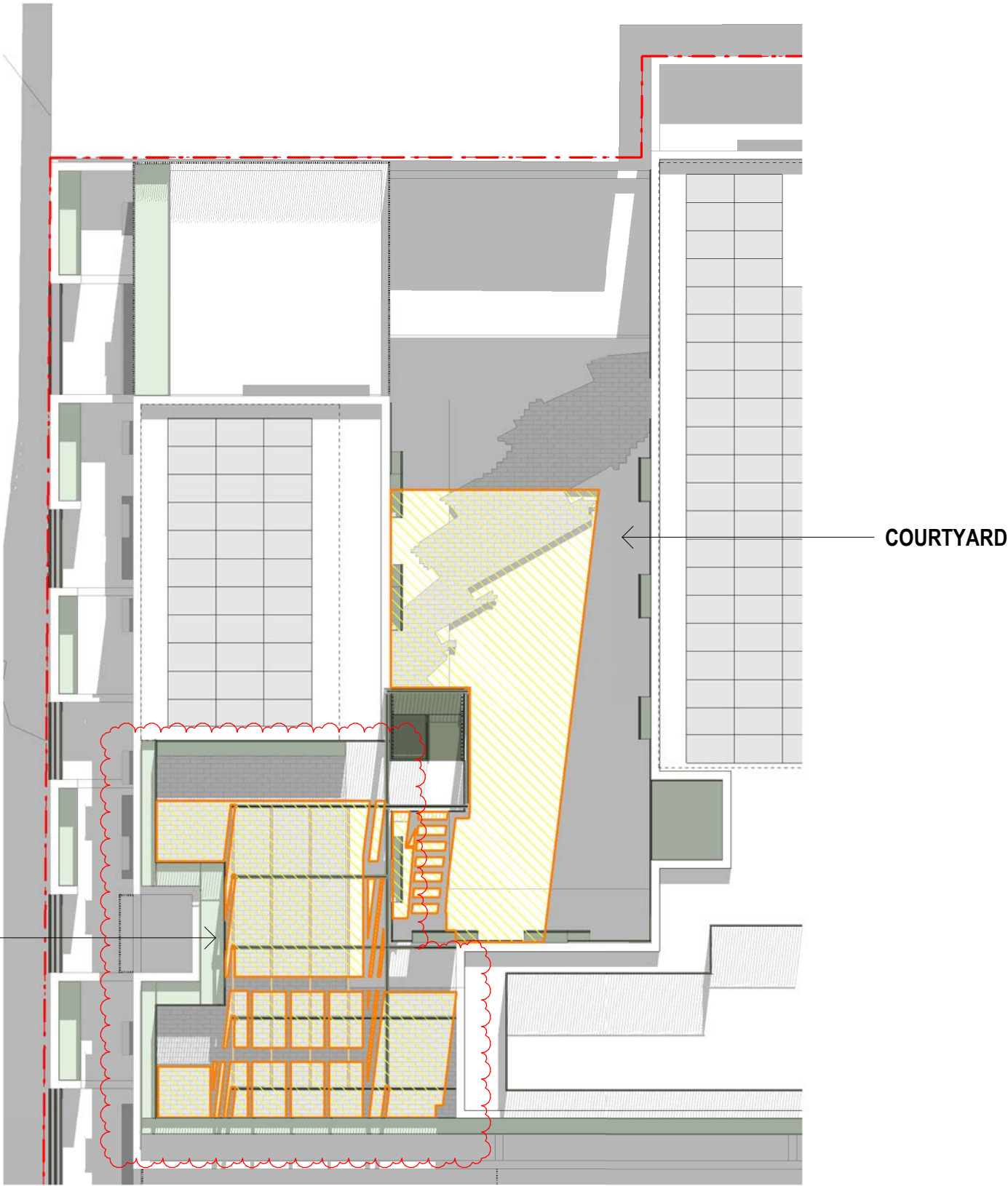
PROPOSED SCHEME

COURTYARD

AREA: 195.8m²
SOLAR ACCESS: 89.0m²

LEVEL 05 TERRACE

AREA: 120.2m²
SOLAR ACCESS: 71.2m²



LEGEND:

PROPOSED SOLAR ACCESS



11:30AM
1:200

PRELIMINARY

21ST JUNE (WINTER SOLSTICE)

PROPOSED SCHEME

COURTYARD

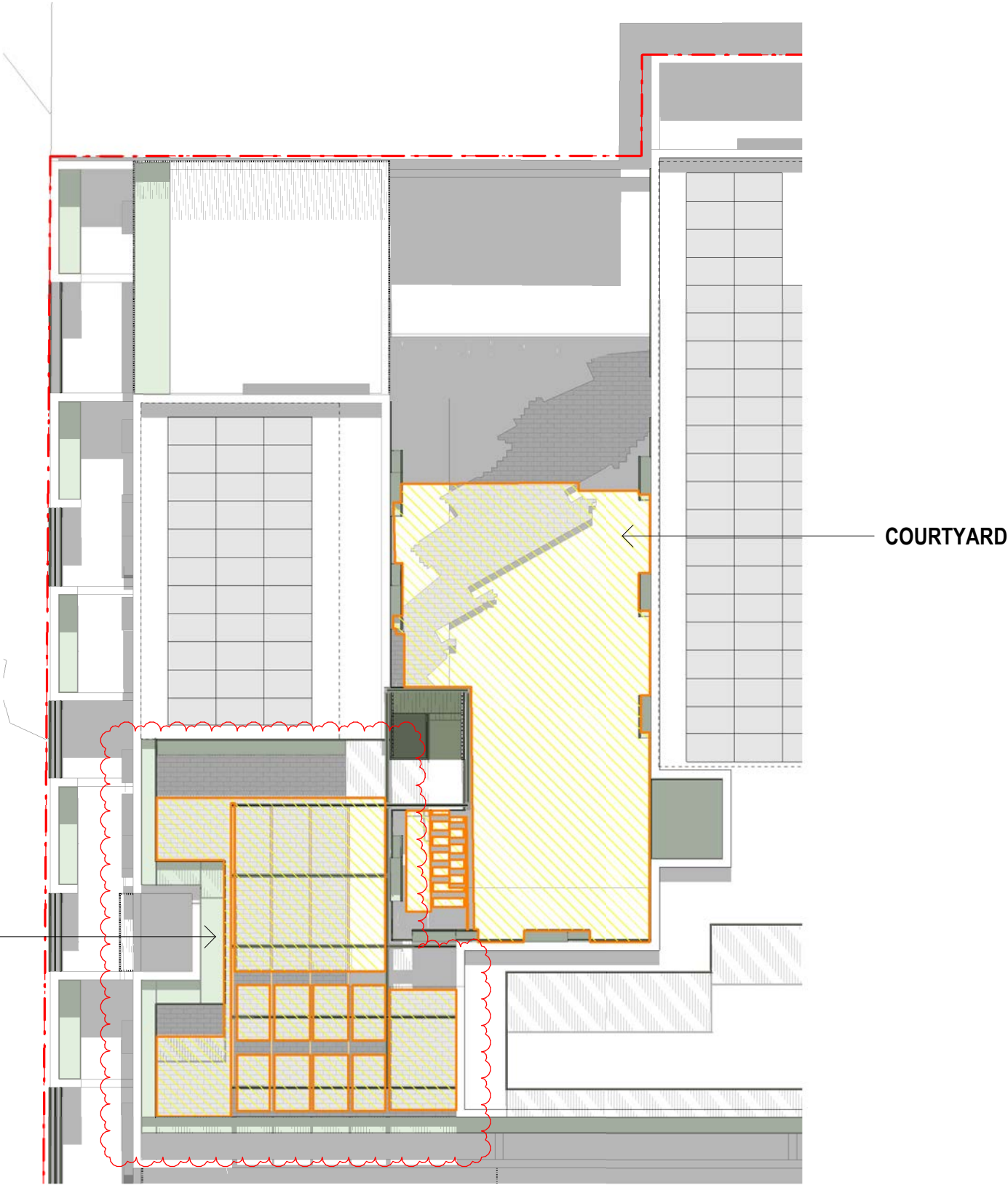
AREA: 195.8m²

SOLAR ACCESS: 129.9m² (66%)

LEVEL 05 TERRACE

AREA: 120.2m²

SOLAR ACCESS: 80.4m²



LEGEND:

PROPOSED SOLAR ACCESS



12PM
1:200

PRELIMINARY

21ST JUNE (WINTER SOLSTICE)

PROPOSED SCHEME

COURTYARD

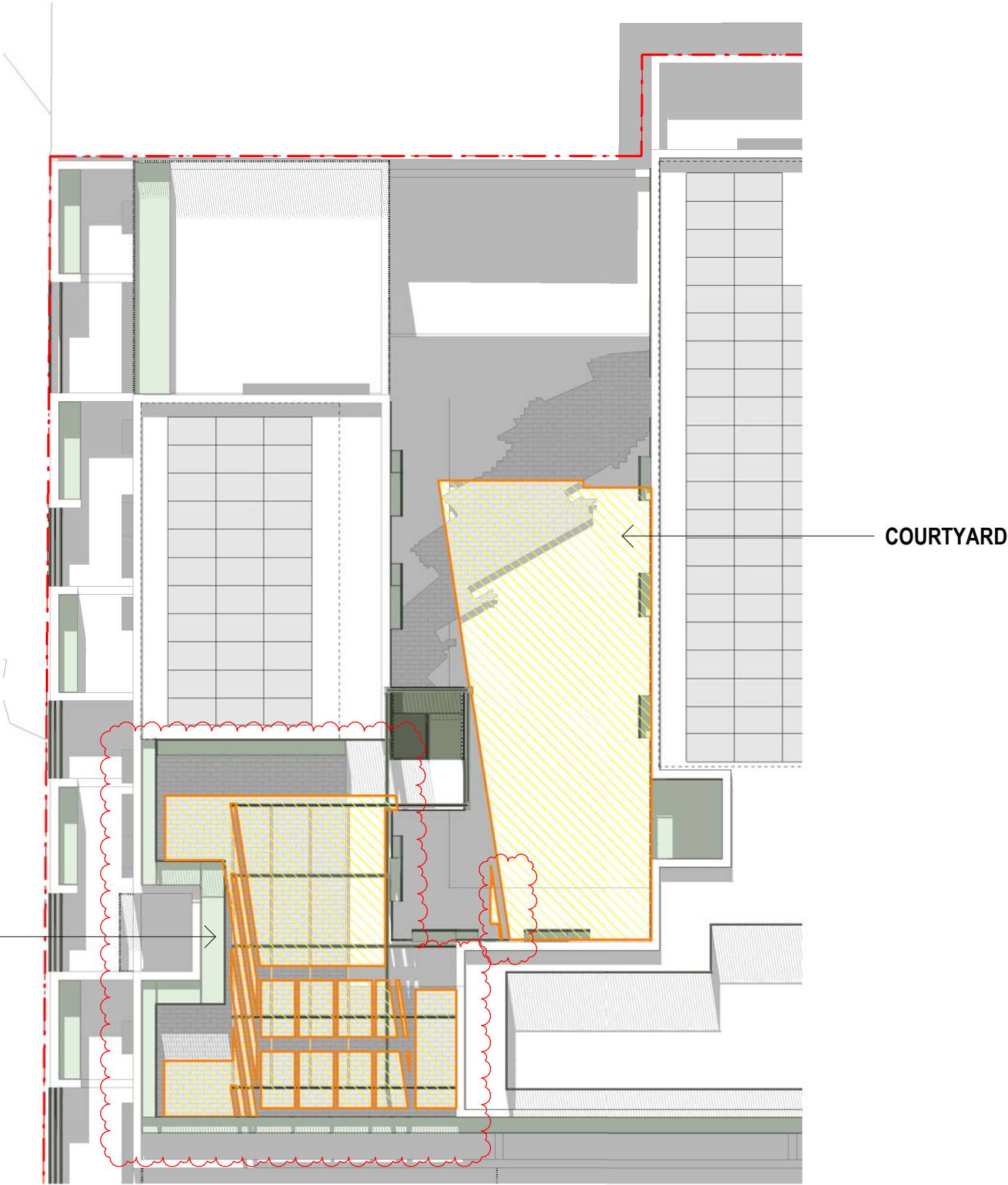
AREA: 195.8m²

SOLAR ACCESS: 107.6m² (55%)

LEVEL 05 TERRACE

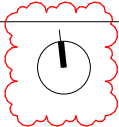
AREA: 120.2m²

SOLAR ACCESS: 71.7m²



LEGEND:

PROPOSED SOLAR ACCESS



PRELIMINARY

21ST JUNE (WINTER SOLSTICE)

PROPOSED SCHEME

COURTYARD

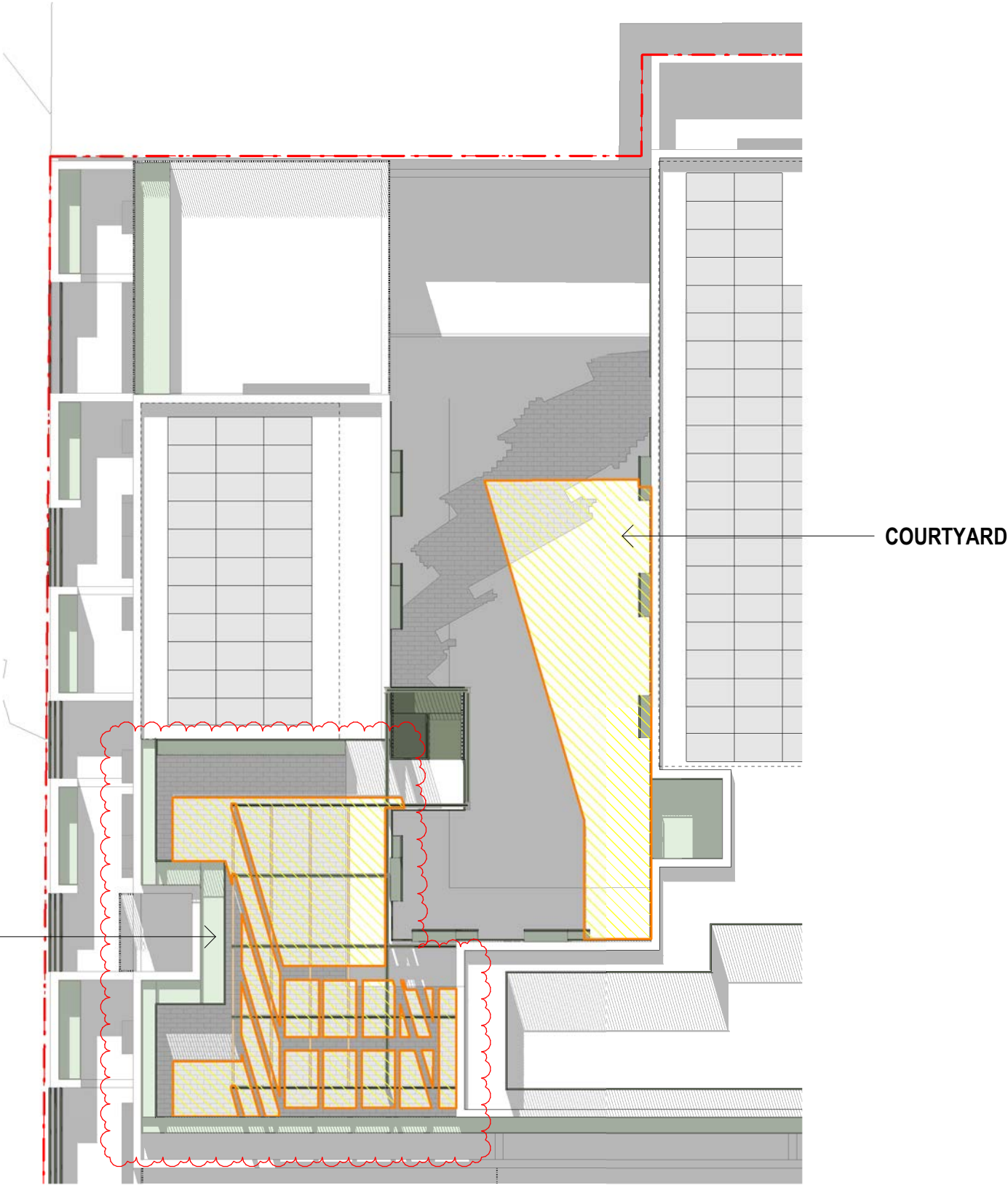
AREA: 195.8m²

SOLAR ACCESS: 63.4m²

LEVEL 05 TERRACE

AREA: 120.2m²

SOLAR ACCESS: 67.9m²



LEGEND:

PROPOSED SOLAR ACCESS



1PM
1:200

PRELIMINARY

21ST JUNE (WINTER SOLSTICE)

PROPOSED SCHEME

COURTYARD

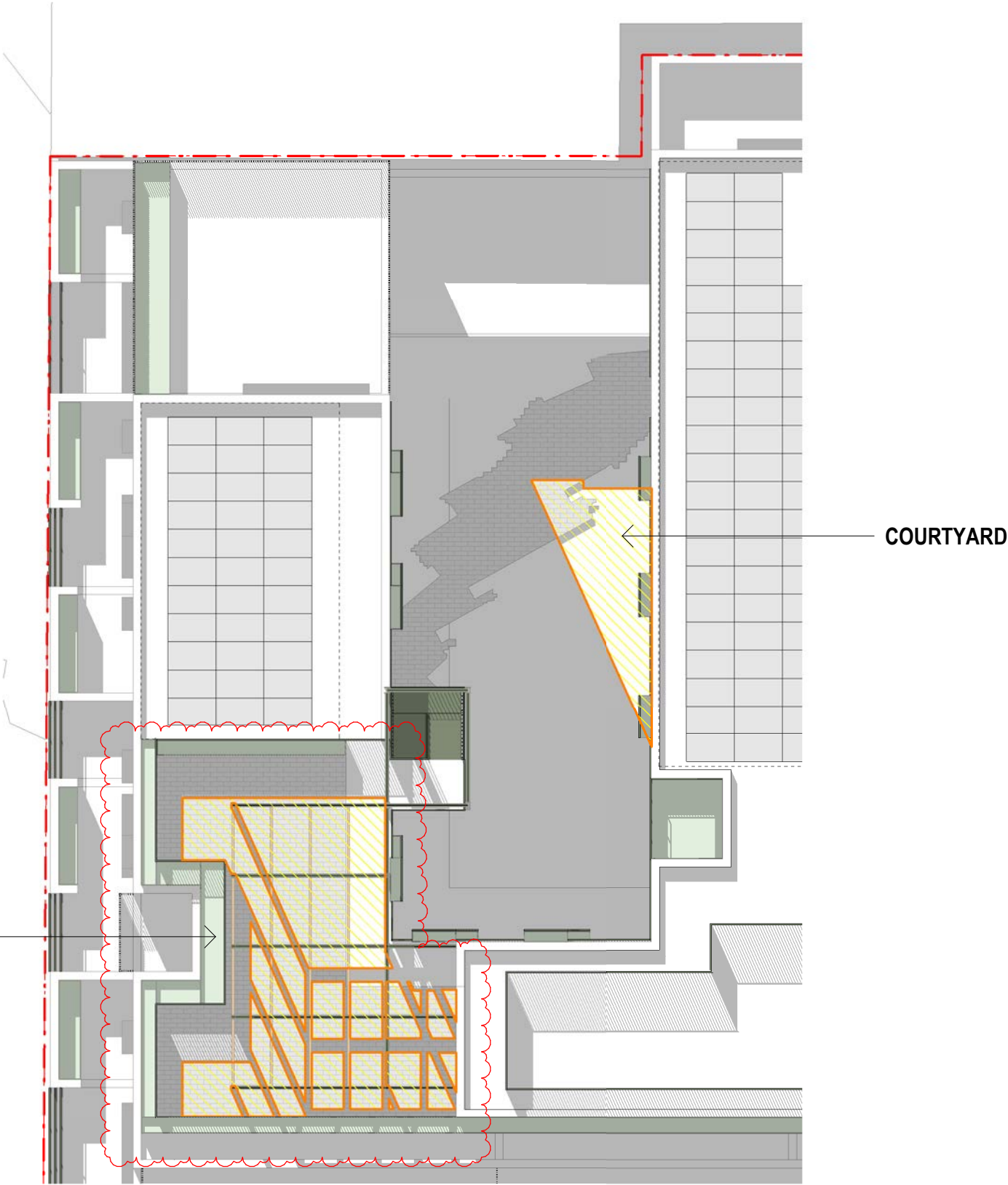
AREA: 195.8m²

SOLAR ACCESS: 20.6m²

LEVEL 05 TERRACE

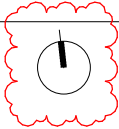
AREA: 120.2m²

SOLAR ACCESS: 65.3m²



LEGEND:

PROPOSED SOLAR ACCESS



PRELIMINARY

21ST JUNE (WINTER SOLSTICE)

PROPOSED SCHEME

COURTYARD

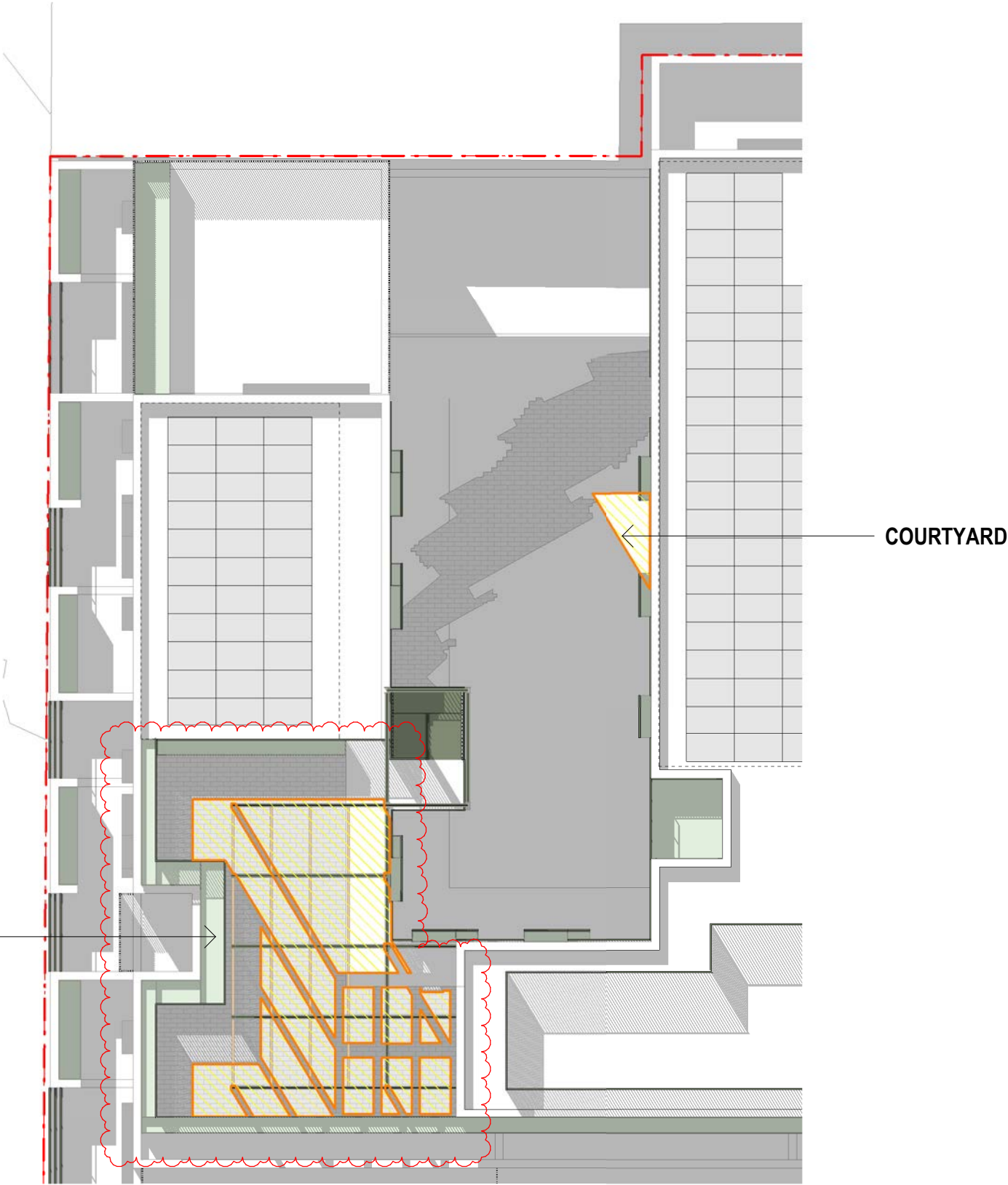
AREA: 195.8m²

SOLAR ACCESS: 3.7m²

LEVEL 05 TERRACE

AREA: 120.2m²

SOLAR ACCESS: 63.5m²



LEVEL 05 TERRACE

COURTYARD

LEGEND:

PROPOSED SOLAR ACCESS



2PM
1:200

PRELIMINARY

21ST JUNE (WINTER SOLSTICE)

PROPOSED SCHEME

COURTYARD

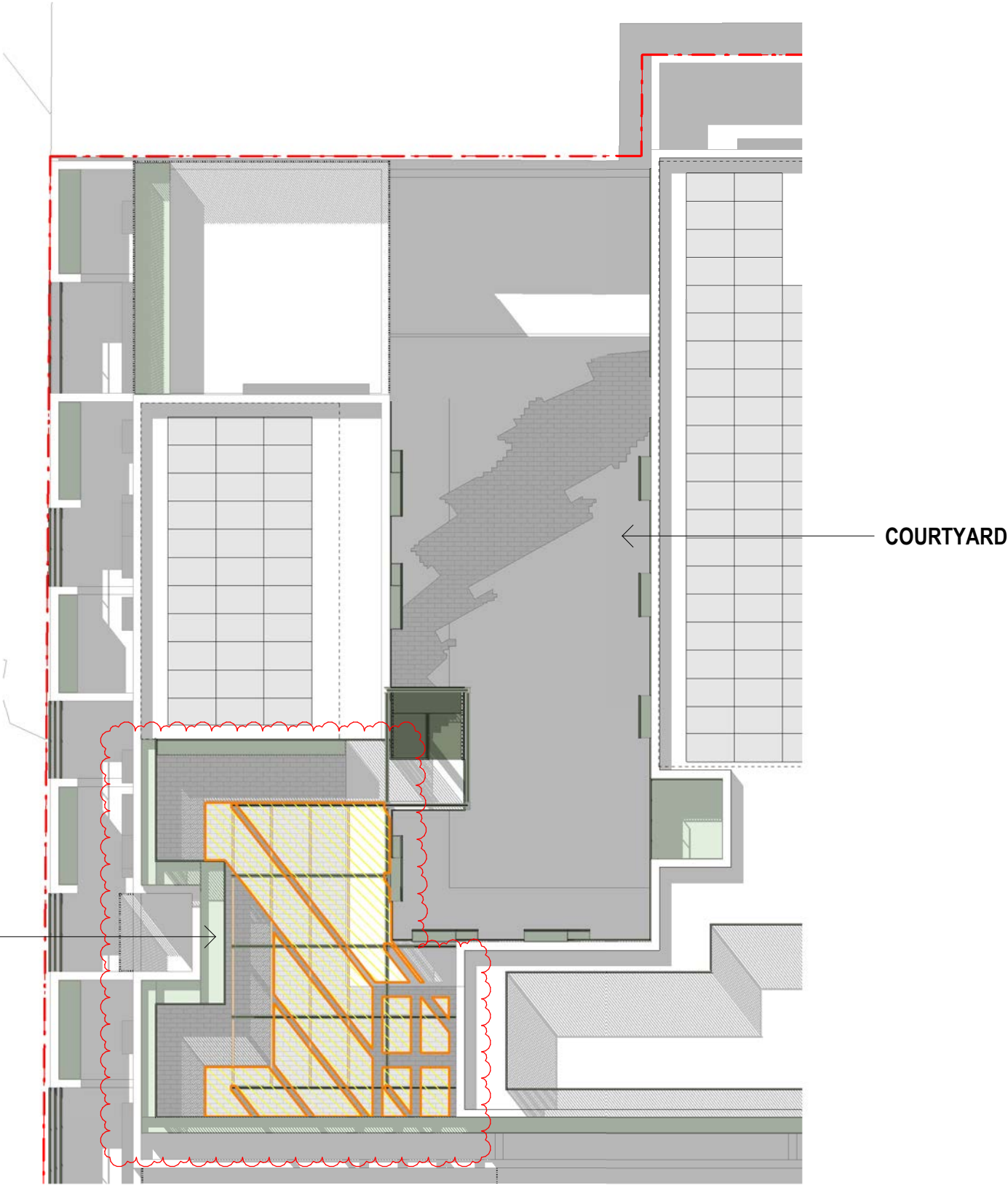
AREA: 195.8m²

SOLAR ACCESS: N.A

LEVEL 05 TERRACE

AREA: 120.2m²

SOLAR ACCESS: 59.2m²



LEVEL 05 TERRACE

COURTYARD

LEGEND:

PROPOSED SOLAR ACCESS



2:30PM
1:200

PRELIMINARY

21ST JUNE (WINTER SOLSTICE)

PROPOSED SCHEME

COURTYARD

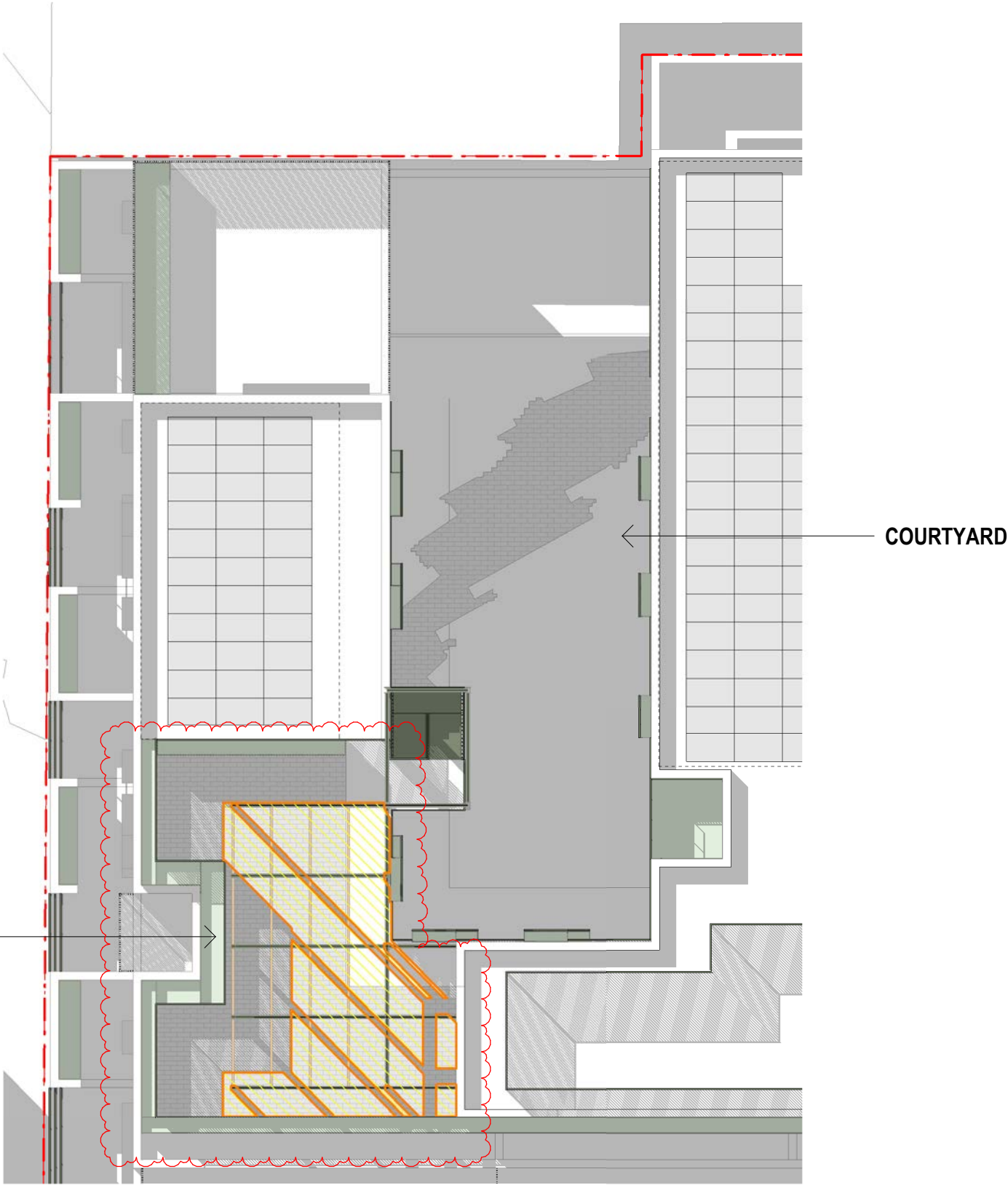
AREA: 195.8m²

SOLAR ACCESS: N.A

LEVEL 05 TERRACE

AREA: 120.2m²

SOLAR ACCESS: 55.7m²



LEVEL 05 TERRACE

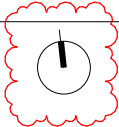
COURTYARD

LEGEND:

PROPOSED SOLAR ACCESS



3PM
1:200



PRELIMINARY



EF-01
CHARCOAL / GREY BRICK



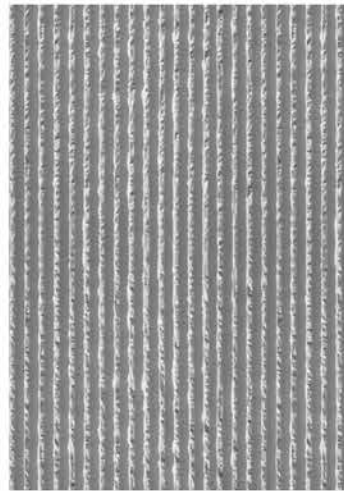
EF-02
EXPOSED AGGREGATE PRECAST



EF-03
GREY TEXTURED CEMENT SHEET



EF-04
DARK GREY TEXTURED CEMENT SHEET



EF-05
TEXTURED CONCRETE



GZ-01
HIGH PERFORMANCE TIMBER GLAZING SUITE



GZ-02
HIGH PERFORMANCE ALUMINIUM GLAZING SUITE



MF-01
MANGROVE POWDERCOAT METAL FINISH



MF-02
MANGROVE POWDERCOAT METAL ANGLE BALUSTRADE



MF-03
GALVANISED METAL FINISH



MF-04
GALVANISED METAL FINIS



WT - 01
NON COMBUSTABLE EXTERNAL MESH BLINDS



SF-01
AUSTRALIAN HARDWOOD TIMBER SOFFIT

PRELIMINARY

