SAXON STREET

10 DAWSON STREET, BRUNSWICK

TOWN PLANNING

26/11/2025



PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A

Date: 28/11/2025

Sheet: 1 of 48

Signed:

For and on behalf of Merri-bek City Council

DRAWING REGISTER - TP

DRAWING NUMBER	DRAWING TITLE	REV	DATE
TOWN PLANNING			
TP 0-000	COVER PAGE	H	26/11/2025
TP 0-001	DEVELOPMENT SUMMARY	D	20/08/2025
TP 0-100	SURVEY PLAN	A	13/10/2023
TP 0-101	EXISTING SITE PLAN	A	13/10/2023
TP 0-102	EXISTING CONDTION/DEMOLITION FLOOR PLAN	A	13/10/2023
TP 0-103	EXISTING CONDTION/DEMOLITION ELEVATION	A	13/10/2023
TP 0-104	EXISTING CONDTION/DEMOLITION ELEVATION	A	13/10/2023
TP 1-100	PROPOSED SITE PLAN	B	30/06/2025
TP 1-101	PROPOSED LEVEL B2	F	20/08/2025
TP 1-102	PROPOSED LEVEL B1	F	20/08/2025
TP 1-103	PROPOSED LEVEL 00	G	25/09/2025
TP 1-104	PROPOSED LEVEL 01	G	26/11/2025
TP 1-105	PROPOSED LEVEL 02	E	30/06/2025
TP 1-106	PROPOSED LEVEL 03	D	30/06/2025
TP 1-107	PROPOSED LEVEL 04	E	30/06/2025
TP 1-108	PROPOSED LEVEL 05	E	30/06/2025
TP 1-109	PROPOSED LEVEL 06	E	30/06/2025
TP 1-110	PROPOSED LEVEL 07	E	30/06/2025
TP 1-111	PROPOSED LEVEL 08	E	30/06/2025
TP 1-113	PROPOSED ROOF	E	30/06/2025
TP 2-101	SOUTH ELEVATION	D	20/08/2025
TP 2-102	EAST ELEVATION	C	30/06/2025
TP 2-103	NORTH ELEVATION	C	30/06/2025
TP 2-104	WEST ELEVATION	C	30/06/2025
TP 3-101	EAST-WEST SECTION 01	D	25/09/2025
TP 3-102	EAST WEST SECTION 02	E	25/09/2025
TP 3-103	NORTH - SOUTH SECTION 01	C	30/06/2025
TP 3-104	NORTH - SOUTH SECTION 02	D	20/08/2025
TP 3-105	EAST WEST SECTION 03	C	30/06/2025
TP 3-106	RAMP SECTION 1-100	B	30/06/2025
TP 3-107	OVERLOOKING BALCONY PLANS - DAWSON ST	C	30/06/2025
TP 3-108	OVERLOOKING BALCONIES PLANS - DAWSON ST	C	30/06/2025
TP 3-109	OVERLOOKING BALCONIES PLANS - SAXON ST	C	30/06/2025
TP 4-100	BADS SCHEDULES	C	20/08/2025
TP 4-101	BADs PLAN LEVEL B2	C	20/08/2025
TP 4-102	BADs PLAN LEVEL B1	C	20/08/2025
TP 4-103	BADs PLAN LEVEL 00	B	20/08/2025
TP 4-104	BADs PLANS 1-100	B	30/06/2025
TP 4-105	BADs PLANS 1-100	B	30/06/2025
TP 4-106	BADs PLANS 1-100	B	30/06/2025
TP 4-107	BADs PLANS 1-100	B	30/06/2025
TP 4-108	BADs PLANS 1-100	B	30/06/2025
TP 4-109	BADs PLANS 1-100	B	30/06/2025
TP 4-110	BADs PLANS 1-100	B	30/06/2025
TP 4-111	BADs PLANS 1-100	B	30/06/2025
TP 4-112	BADs PLANS 1-100	B	30/06/2025
TP 4-200	ROOF	B	30/06/2025
TP 10-100	EXISTING SHADOWS 23/09 - 9AM	A	13/10/2023
TP 10-101	PROPOSED SHADOWS 23/09 - 9AM	B	30/06/2025
TP 10-102	EXISTING SHADOWS 23/09 - 10AM	A	13/10/2023
TP 10-103	PROPOSED SHADOWS 23/09 - 10AM	B	30/06/2025
TP 10-104	EXISTING SHADOWS 23/09 - 11AM	A	13/10/2023
TP 10-105	PROPOSED SHADOWS 23/09 - 11AM	B	30/06/2025
TP 10-106	EXISTING SHADOWS 23/09 - 12PM	A	13/10/2023
TP 10-107	PROPOSED SHADOWS 23/09 - 12PM	B	30/06/2025
TP 10-108	EXISTING SHADOWS 23/09 - 1PM	A	13/10/2023
TP 10-109	PROPOSED SHADOWS 23/09 - 1PM	B	30/06/2025
TP 10-110	EXISTING SHADOWS 23/09 - 2PM	A	13/10/2023
TP 10-111	PROPOSED SHADOWS 23/09 - 2PM	B	30/06/2025
TP 10-112	EXISTING SHADOWS 23/09 - 3PM	A	13/10/2023
TP 10-113	PROPOSED SHADOWS 23/09 - 3PM	B	30/06/2025
TP 10-114	DAYLIGHT ACCESS TO COMMUNAL OPEN SPACE	B	30/06/2025
TP 11-101	EXTERNAL FINISHES	B	30/06/2025

ESD NOTES:
THE PROJECT IS TO ALIGN WITH THE FOLLOWING ESD REQUIREMENTS AS OUTLINED BY GIW ENVIRONMENTAL SOLUTIONS

- Electricity and cold water metering is to be provided to each individual apartment and commercial tenancy.
- Lighting and general power to common areas is to be separately metered
- A Building User 's Guide will be provided to all occupants
- Showerheads: min. 4 star WELS (>=6.0 but <=7.5) to be installed project wide.
- Tapware: min. 6 star WELS to be installed project wide.
- Toilets: min.4 star WELS to be installed project wide.
- Dishwashers: min. 5 star WELS to be installed project wide.
- Landscape irrigation demand will be connected to the rainwater tank.
- >80% of fire test water (e.g. hydrant pump test water or SCV annubar test) is to be reused on site.
- The residential units must achieve an average 7.5 Star rating, with no unit achieving below 5 Stars.
- The non-residential areas aim to reduce heating and cooling energy consumption below the reference case (BCA Section J 2019).
- The development will be all-electric with no gas connection.
- The development is to utilise a centralised electric heat pump hot water system.
- Carpark ventilation fans are driven by a VSD motor connected to CO sensors within the carpark.
- The efficiency of the air conditioning system is to be within 1 star rating of best available under MEPS Post-October 2012 measurement standard.
- VRV / VRF systems with a COP of 3.4 are to be installed to the non-residential areas.
- Energy efficiency of appliances provided as part of the base build are to be within 1 star of the best available unit with the same capacity / size.
- Internal Lighting - Residential: The maximum illumination power density (W/sqm) is at least 20% lower than NCC 2019 requirements.
- Internal Lighting – Non-Residential: The maximum illumination power density (W/m2) in the non-residential areas meets the requirements of Table J6.2a of the NCC 2019 Section J.
- Daylight modelling has been conducted for a representative sample of apartments. The summary result is as follows:
- 81% of living floor area achieves >90% above DF 1
- 96% of bedroom floor area achieves >90% above DF0.5
- The non-residential areas are targeting a 2% DF to 33% of the nominated area.
- 82% (64 out of 78) of the development 's apartments are naturally cross-ventilated. • 60% of the commercial area is effectively naturally ventilated.
- All internally applied paints adhesives and sealants are to have a low or ultra-low VOC content in line with Green Star Buildings V1 Credit 13.
- All internally applied carpets are to have a low VOC content in line with Green Star Buildings V1 Credit 13.
- All internally applied engineered wood products are to have low formaldehyde levels in line with Green Star Buildings V1 Credit 13.
- At least 90% of the waste generated during construction and demolition has been diverted from landfill.
- All balconies or private open space have been provided with a tap and floor waste allowing residents to cultivate their own gardens.
- Roof are to have a three year SRI of minimum 60
- Unshaded hard-scaping elements are to have a three year SRI of minimum 40.
- The proposed development will be established with a carbon neutral power agreement between developer, owner 's corporation, and electrical retailer to provide GreenPower for all energy consumed by building (including communal areas, apartments and commercial / F&B tenancies). It is the intent to maintain this agreement for a minimum of 10 years.
- The development is committed to provide on-site renewable energy generation to meet minimum of 5% of electricity consumed by residents at the site.

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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-(jcb).pdf

REV	DATE	DESCRIPTION
F	20/08/2025	ISSUE FOR RFI
G	25/09/2025	ISSUE FOR SECONDARY CONSENT
H	26/11/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # **22-112**

DATE **13/10/2023**

STATUS TOWN PLANNING

PROJECT **SAXON STREET**
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE **COVER PAGE**

DRAWING NUMBER **TP 0-000**

REVISION **H**

Jackson Clements Burrows Architects

DEVELOPMENT SUMMARY

Level	GFA (Excl. Terrace)	GFA Parking	Circulation & Services	NSA/NLA Total	NSA Residential	NLA Commercial	Terrace POS	1 Bed	2 Bed	3 Bed	3 Bed Plus	Totals
LEVEL B2 SFL	1603 m²	1428 m²	175 m²	0 m²	0 m²	0 m²	0 m²	0	0	0	0	0
LEVEL B1 SFL	1603 m²	1420 m²	183 m²	0 m²	0 m²	0 m²	0 m²	0	0	0	0	0
LEVEL 00 FFL	1631 m²	679 m²	544 m²	407 m²	0 m²	407 m²	0 m²	0	0	0	0	0
LEVEL 01 FFL	1176 m²	0 m²	160 m²	1017 m²	1017 m²	0 m²	196 m²	1	9	2	0	12
LEVEL 02 FFL	1169 m²	0 m²	151 m²	1017 m²	1017 m²	0 m²	145 m²	1	9	2	0	12
LEVEL 03 FFL	1088 m²	0 m²	153 m²	935 m²	935 m²	0 m²	133 m²	2	7	2	0	11
LEVEL 04 FFL	1088 m²	0 m²	153 m²	935 m²	935 m²	0 m²	109 m²	2	7	2	0	11
LEVEL 05 FFL	1049 m²	0 m²	150 m²	899 m²	899 m²	0 m²	116 m²	2	8	1	0	11
LEVEL 06 FFL	1049 m²	0 m²	150 m²	899 m²	899 m²	0 m²	104 m²	2	8	1	0	11
LEVEL 07 FFL	627 m²	0 m²	116 m²	511 m²	511 m²	0 m²	161 m²	0	3	2	0	5
LEVEL 08 FFL	627 m²	0 m²	116 m²	511 m²	511 m²	0 m²	50 m²	0	3	2	0	5
ROOF	359 m²	0 m²	359 m²	0 m²	0 m²	0 m²	0 m²	0	0	0	0	0
TOTAL	13069 m²	3528 m²	2411 m²	7130 m²	6723 m²	407 m²	1014 m²	10	54	14	0	78

PARKING SCHEDULE

Level	Resident Carparks	Commercial Carparks	Bicycles Parks
	0	0	0
	0	0	0
LEVEL B2 SFL	40	0	57
LEVEL B1 SFL	37	0	50
LEVEL 00 FFL	12	4	32
TOTAL	89	4	139

APARTMENT MIX			Total
1 Bed	2 Bed	3 Bed	
12.8%	69.2%	18%	100%

BIKE PARKING BY TYPE

Level	Bicycles Parks
RESIDENTIAL - OVER BONNET & WALL-MOUNTED	
LEVEL B2 SFL	39
LEVEL B1 SFL	48
	87
RETAIL / COMMERCIAL - GROUND MOUNTED	
LEVEL 00 FFL	6
	6
RESIDENTIAL - GROUND MOUNTED	
LEVEL B2 SFL	18
LEVEL B1 SFL	2
LEVEL 00 FFL	26
TOTAL (ALL LEVELS)	46
	139

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 2 of 48
Signed:

For and on behalf of Merri-bek City Council

STATUTORY REQUIREMENT

CAR PARKING

	Residential Carparks	Commercial Carparks	Total Carparks
Statutory Req.	90	18	108

BIKE PARKING

	Residential Parks	Visitor Parks	Retail Parks	Total Bicycle Parks req.
Statutory Req.	1 per 5 dwellings	1 per 10 dwellings	1 per 300sqm NLA for staff 1 per 500sqm NLA customers	16(res.) + 8(vist.) + 3(com.) **TOTAL: 27**

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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
B	04/12/2023	ISSUE FOR FRI
C	30/06/2025	ISSUE FOR SECONDARY CONSENT
D	20/08/2025	ISSUE FOR RFI

PROJECT #
22-112

DATE
13/10/2023

STATUS
TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
DEVELOPMENT SUMMARY

DRAWING NUMBER
TP 0-001

REVISION
D

Jackson
Clements
Burrows
Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME
This plan has been endorsed pursuant to
Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 3 of 48
Signed:
For and on behalf of Merri-bek City Council



SURVEY AND FEATURE PLAN

10 - 12 DAWSON STREET BRUNSWICK

NOTATIONS

LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) PM578 RL45.55
LENGTHS ARE IN METRES
DATE OF THIS PLAN :-3/12/18

GOODISON SURVEYING
LICENSED SURVEYORS
LEVEL 1 424 BRIDGE ROAD RICHMOND 3121
TEL: 9428 1818 FAX: 9428 0015
E-mail: office@goodisonsurveying.com.au

REFERENCE No. **16253**
SCALE 1:200 @A1

LEGEND

⚠ - SURVEY CONTROL POINT	▤ - GRATED PIT
TBM - TEMPORARY BENCH MARK	SEP - SIDE ENTRY PIT
PSM - PERMANENT SURVEY MARK	JP - JUNCTION PIT
BCK - BACK OF CONCRETE KERB	DP - DOWNPIPE
INV - INVERT OF KERB	HT - TREE HEIGHT
FBK - FACE OF BLUESTONE KERB	WIN - WINDOW
FCK - FACE OF CONCRETE KERB	H - HEAD OF WINDOW
EOB - EDGE OF BITUMEN	S - SILL OF WINDOW
	②⇨ - PHOTO

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING

PROJECT # **22-112**
DATE **13/10/2023**
NOT TO SCALE
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
SURVEY PLAN
(DRAWN BY OTHERS)
DRAWING NUMBER **TP 0-100**
REVISION **A**

Jackson Clements Burrows Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 4 of 48
Signed:

For and on behalf of Merri-bek City Council

50M OUTDOOR POOL

RAILWAY

33 SAXON STREET
TWO STOREY
BRICK BUILDING

PHONE TOWER

ELEVATED COMMS HUT

33 SAXON STREET
5 STOREY BUILDING
(PROPOSED DEVELOPMENT)

ASHPHALT CARPARK

SUBJECT SITE
10 DAWSON STREET
DOUBLE STOREY BRICK
BUILDING

SUBSTATION

CROSSOVER

BRUNSWICK BATHS
14 DAWSON STREET
TWO STOREY
RENDERED BUILDING

SAXON STREET

22 SAXON STREET
TWO STOREY
BRICK BUILDING

295 SYDNEY RD
TWO STOREY
BRICK BUILDING

293 SYDNEY RD
TWO STOREY
BRICK BUILDING

291 SYDNEY RD
TWO STOREY
BRICK BUILDING

261 SYDNEY RD
TWO STOREY
BUILDING

ST AMBROSE
CATHOLIC PARISH
261 SYDNEY RD
BLUESTONE CHURCH

ASHPHALT CARPARK

ASPHALT CARPARK

261 SYDNEY RD
TWO STOREY
BRICK BUILDING

SOLAR PANELS

PRIVATE OPEN SPACE

259 SYDNEY RD
3 STOREY
BRICK BUILDING

DAWSON STREET

INDICATIVE RAINGARDEN LOCATION

ASHPHALT CARPARK

ASHPHALT CARPARK

ST AMBROSE'S HALL
3 DAWSON STREET
1 STOREY
BRICK BUILDING

ASHPHALT CARPARK

ST AMBROSE'S HALL
1 DAWSON STREET
1 STOREY
BRICK BUILDING

BRUNSWICK LIBRARY
3 STOREY

BRUNSWICK TOWN HALL
SYDNEY RD & DAWSON ST
3 STOREY
BRICK BUILDING

SYDNEY ROAD

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING

PROJECT #
22-112

DATE
13/10/2023

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

STATUS
TOWN PLANNING

PROJECT
JOHN CURTIN BUILDING
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
EXISTING SITE PLAN

DRAWING NUMBER
TP 0-101

REVISION
A

Jackson
Clements
Burrows
Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 5 of 48
Signed:

For and on behalf of Merri-bek City Council

TP 0-103 1

TITLE BOUNDARY

PHONE TOWER
TO BE REMOVED

ELEVATED COMMS HUT
& CARPORT (UNDER)
TO BE DEMOLISHED

33 SAXON STREET
5 STOREY BUILDING
(PROPOSED
DEVELOPMENT)

ASPHALT
CARPARK
TO BE REMOVED

TP 0-104 2

BRUNSWICK BATHS
14 DAWSON STREET
TWO STOREY
RENDERED BUILDING

SUBJECT SITE,
10 DAWSON STREET
DOUBLE STOREY BRICK BUILDING
TO BE DEMOLISHED

SUBSTATION
TO BE
DEMOLISHED

EXISTING
CROSSOVER
TO REMAIN

EXISTING
CROSSOVER
TO BE
REMOVED

S A X O N S T R E E T

ASPHALT
CARPARK

261 SYDNEY RD
TWO STOREY
BRICK BUILDING

TP 0-104 1

259 SYDNEY RD
TWO STOREY
BRICK BUILDING

POS

fg

TITLE BOUNDARY

2 TP 0-103

D A W S O N S T R E E T

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING

PROJECT # **22-112**

DATE **13/10/2023**

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

STATUS TOWN PLANNING

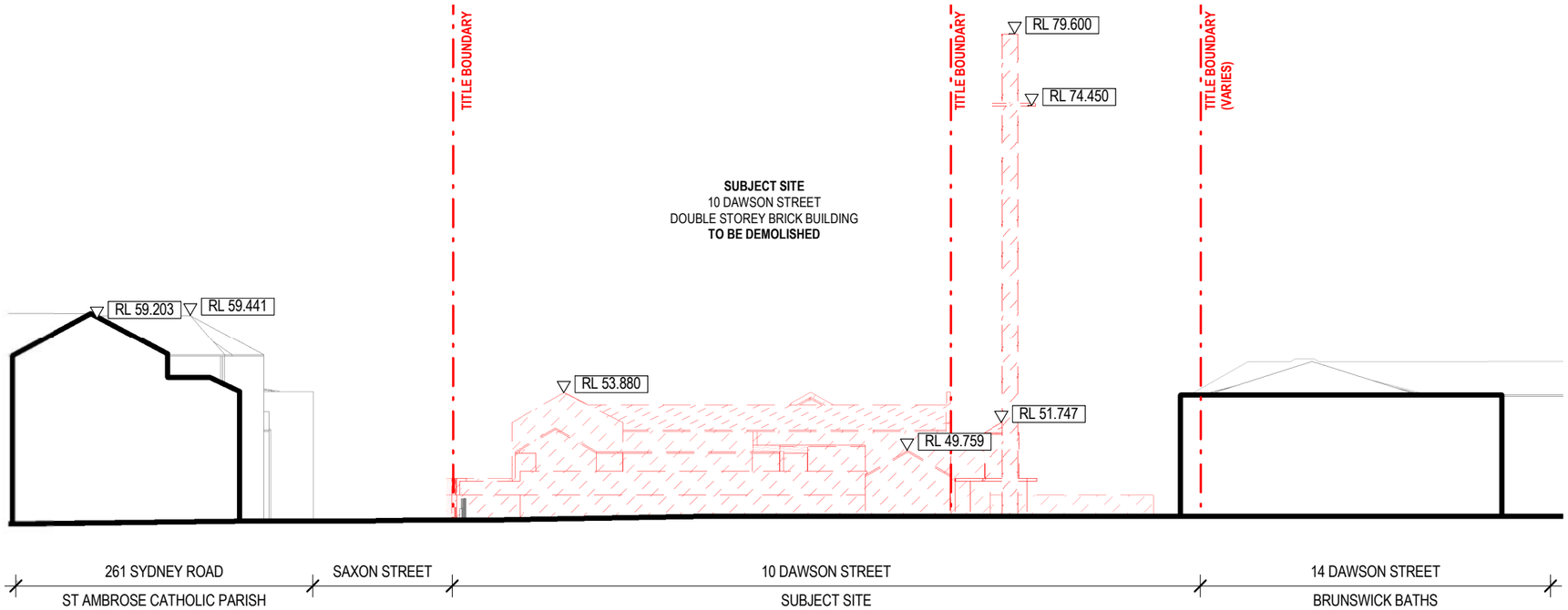
PROJECT
JOHN CURTIN BUILDING
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
EXISTING CONDTION/DEMOLITION FLOOR PLAN

DRAWING NUMBER **TP 0-102**

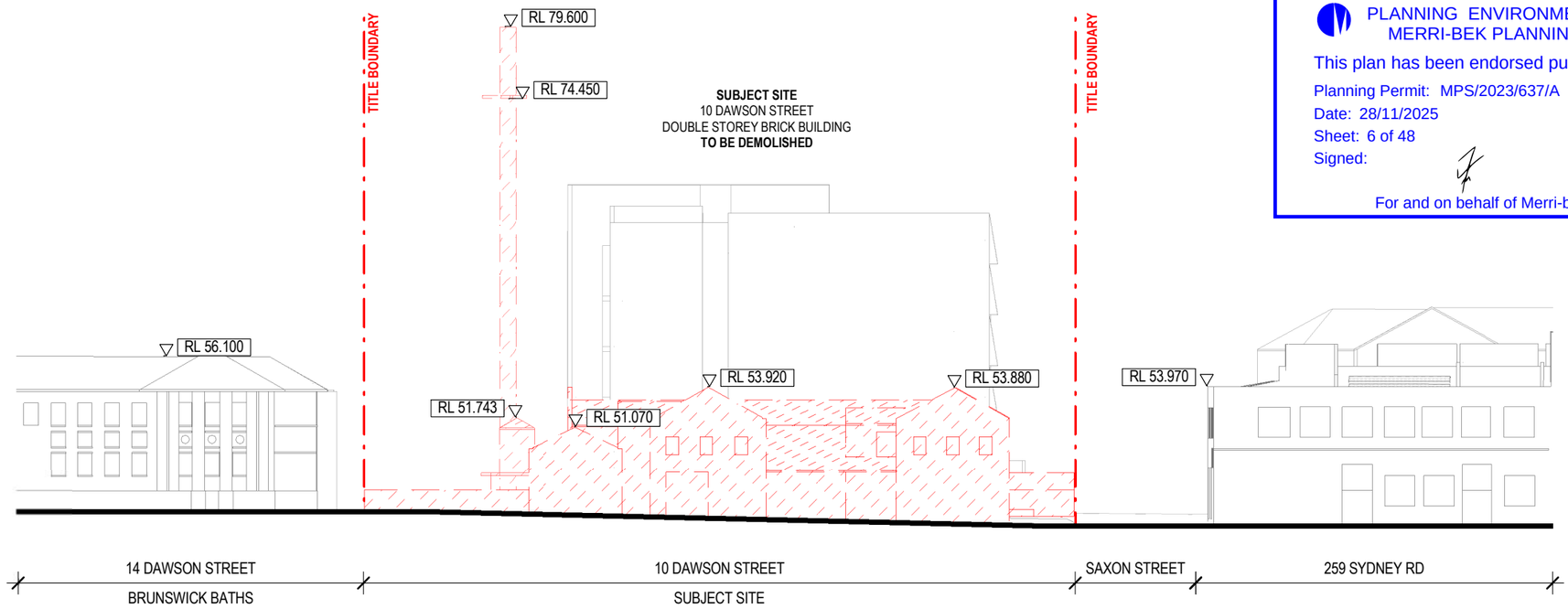
REVISION **A**

Jackson
Clements
Burrows
Architects



1 ELEVATION_NORTH DEMOLITION

1 : 400



2 ELEVATION_SOUTH DEMOLITION

1 : 400

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 6 of 48
Signed:

For and on behalf of Merri-bek City Council

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING

PROJECT # 22-112

DATE 13/10/2023

SCALE 1 : 400 @A3 (0 1 2 4 6 10m)

STATUS TOWN PLANNING

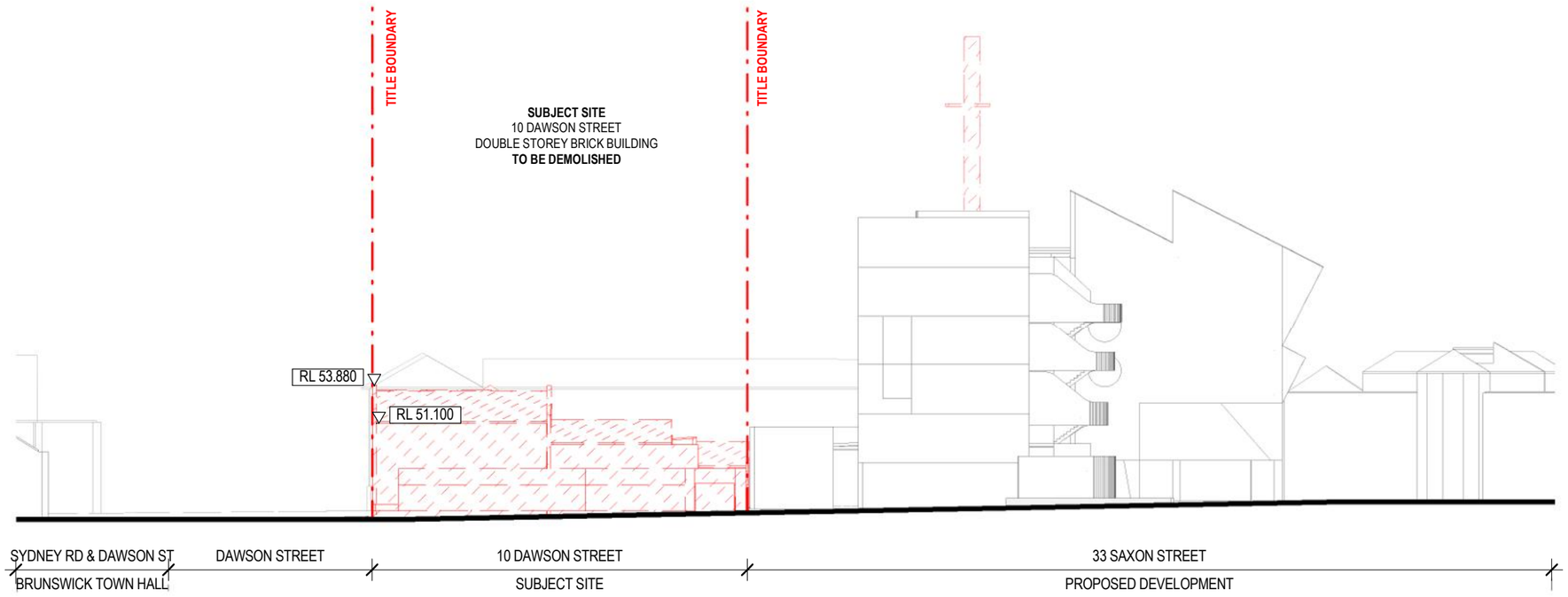
PROJECT
JOHN CURTIN BUILDING
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
EXISTING CONDTION/DEMOLITION ELEVATION

DRAWING NUMBER TP 0-103

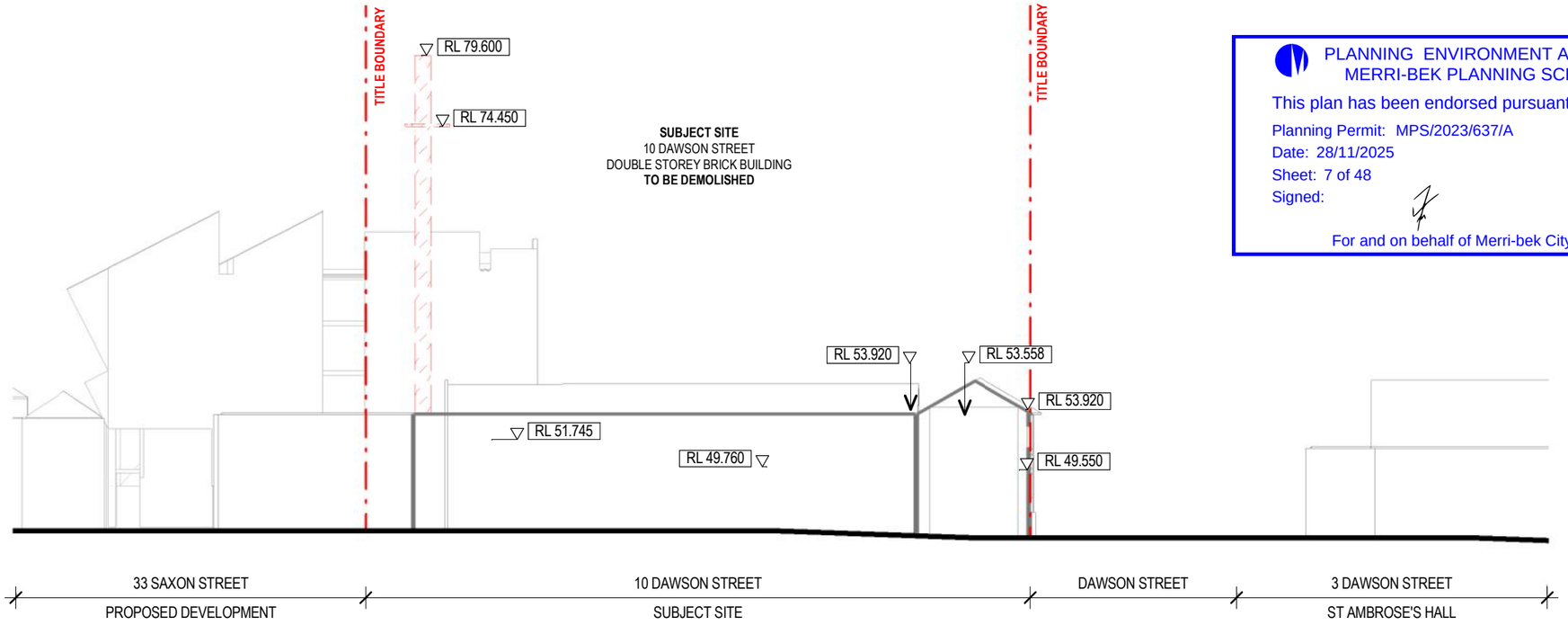
REVISION A

Jackson Clements Burrows Architects



1 ELEVATION_EAST DEMOLITION

1 : 400



PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 7 of 48
Signed:

For and on behalf of Merri-bek City Council

2 ELEVATION_WEST DEMOLITION

1 : 400

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING

PROJECT # 22-112

DATE 13/10/2023

SCALE 1 : 400 @A3

0 1 2 4 6 10m

STATUS TOWN PLANNING

PROJECT
JOHN CURTIN BUILDING
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
EXISTING CONDTION/DEMOLITION ELEVATION

DRAWING NUMBER TP 0-104

REVISION A

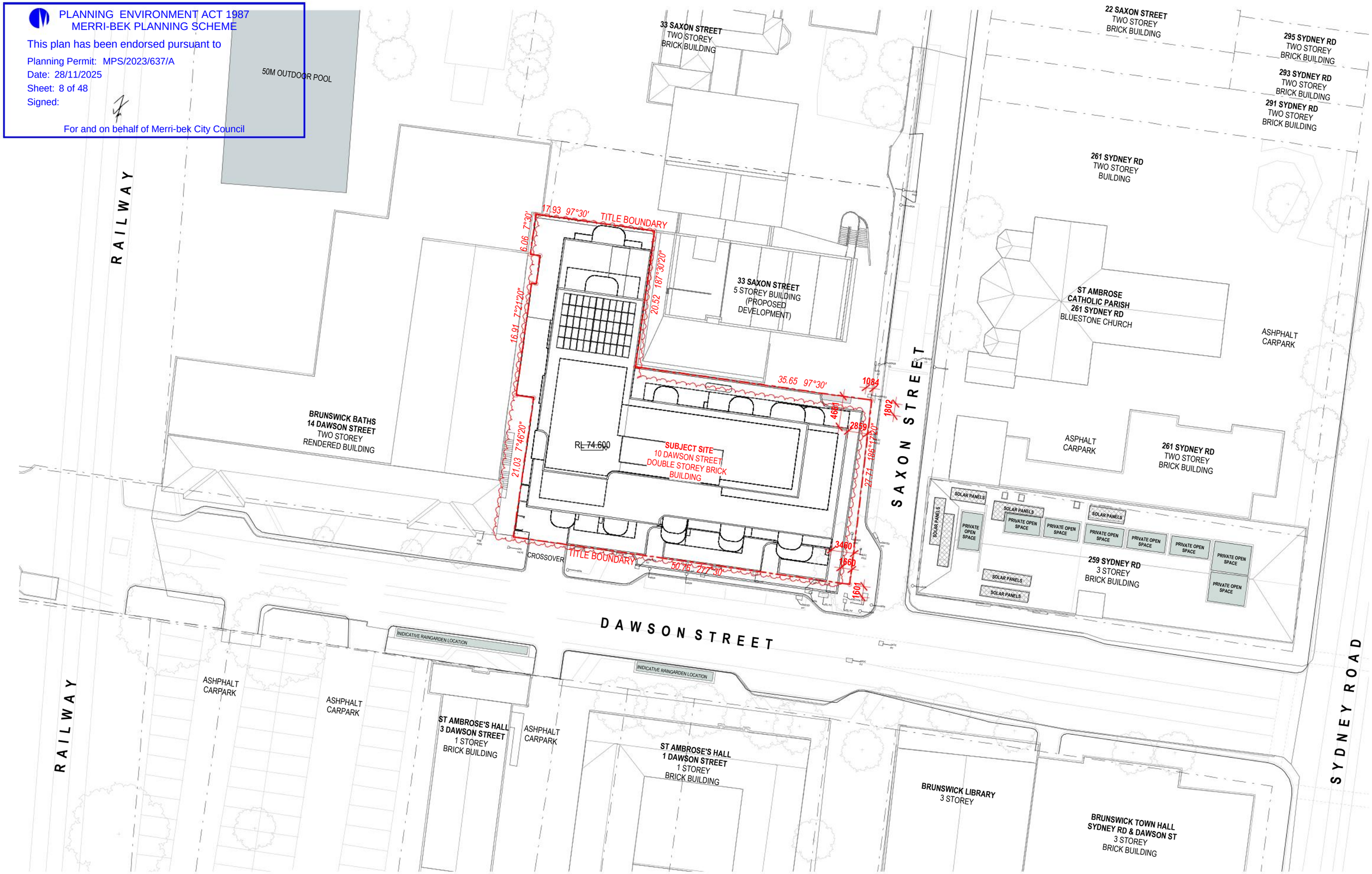
Jackson
Clements
Burrows
Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 8 of 48
Signed:

For and on behalf of Merri-bek City Council



COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112

DATE 13/10/2023

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

STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
PROPOSED SITE PLAN

DRAWING NUMBER TP 1-100

REVISION B

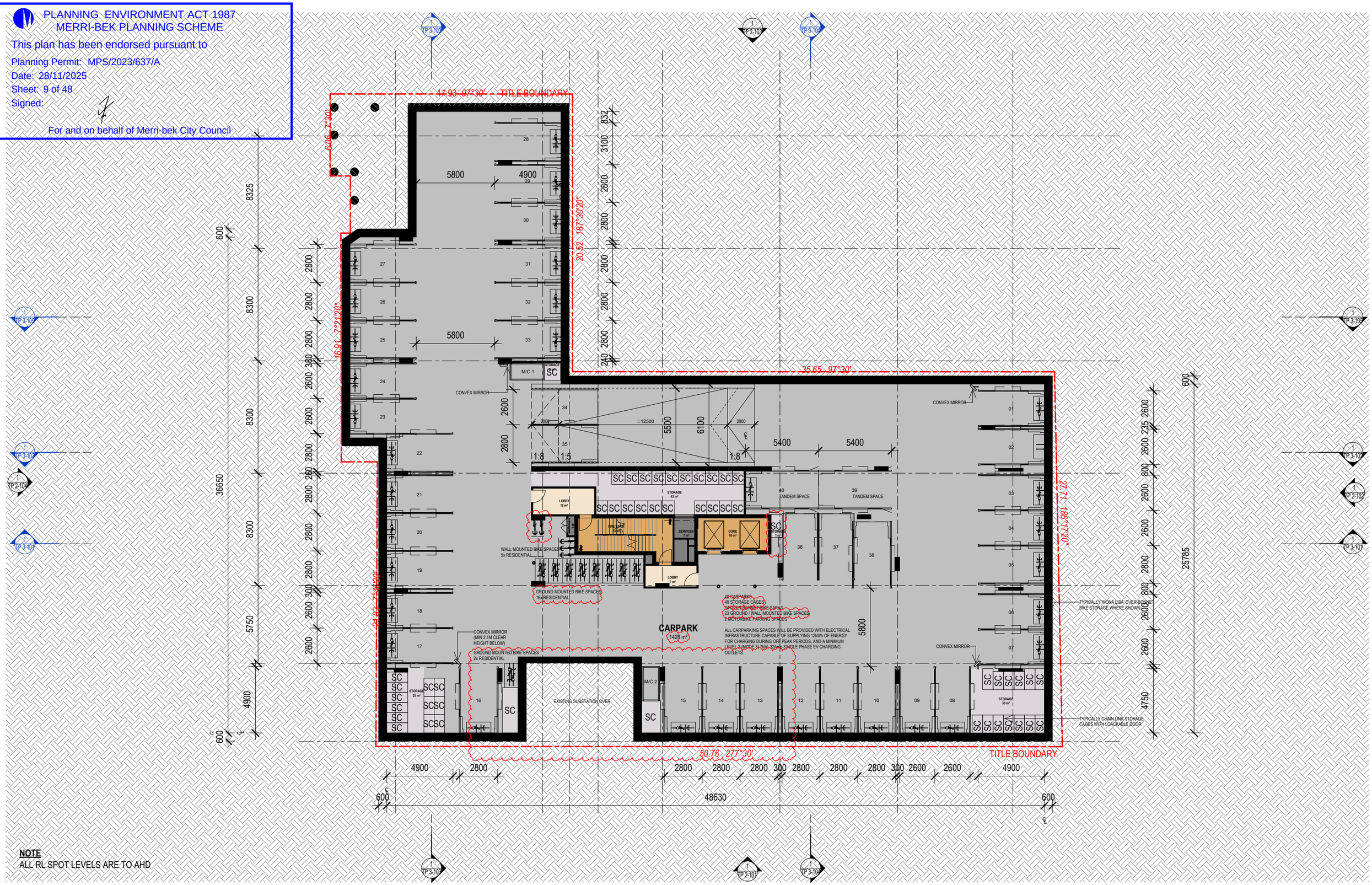
Jackson
Clements
Burrows
Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 9 of 48
Signed:

For and on behalf of Merri-bek City Council



NOTE
ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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
D	15/05/2025	ISSUE FOR TP RFI: COND 11B
E	30/06/2025	ISSUE FOR SECONDARY CONSENT
F	20/08/2025	ISSUE FOR RFI

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3 (0 1 2 4 6 10m)
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
PROPOSED LEVEL B2
DRAWING NUMBER TP 1-101
REVISION F

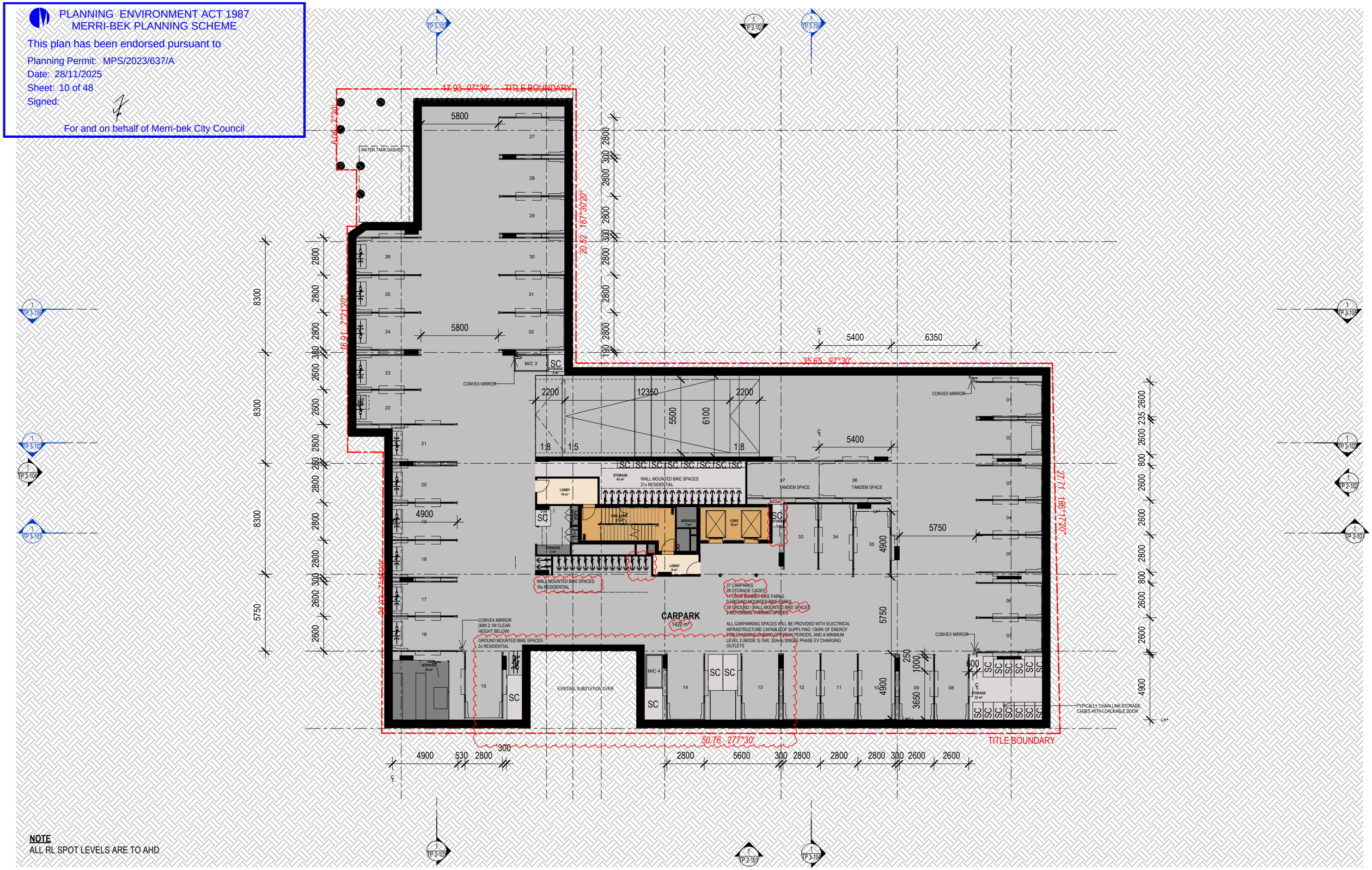
Jackson Clements Burrows Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 10 of 48
Signed:

For and on behalf of Merri-bek City Council



NOTE
ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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
D	15/05/2025	ISSUE FOR TP RFI: COND 11B
E	30/06/2025	ISSUE FOR SECONDARY CONSENT
F	20/08/2025	ISSUE FOR RFI

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3 (0 1 2 4 6 10m)
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
PROPOSED LEVEL B1
DRAWING NUMBER TP 1-102
REVISION F

Jackson Clements Burrows Architects

132 TOTAL BIKES IN DEVELOPMENT

MINIMUM 20% TO BE FLOOR MOUNTED ON GROUND LEVEL.

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A

Date: 28/11/2025

Sheet: 11 of 48

Signed:

For and on behalf of Merri-bek City Council

33 SAXON STREET
5 STOREY COMMERCIAL BUILDING

CARPARK GF
598 m²

16 CARPARKS
(INCLUDES 4x COMM / RETAIL SPACES)
7 STORAGE CAGES
0 OVER BONNET BIKE PARKS
32 GROUND MOUNTED BIKE PARKS
1 MOTORBIKE PARKING SPACES

CARPARK
81 m²

0.01 OFFICE
219 m²

0.02 OFFICE
95 m²

0.03 F&B
93 m²

FULL HEIGHT SOLID WALL

VOID OVER (DASHED)

NOTE: HATCHED ZONE
NEW CARRIAGEWAY EASEMENT (E-2) FOR THE BENEFIT OF 33 SAXON STREET
28 kL IN-GROUND RAINWATER TANK BELOW (DASHED), REFER TO CIVIL ENG DETAILS. WATER REUSE FOR IRRIGATION & TOILET FLUSHING; REFER TO SMP.

GATE ACCESS TO EASEMENT (E-2) FOR THE BENEFIT OF 33 SAXON STREET
UNSHADED HARD-SCAPING SURFACES MINIMUM 40 SRI FOR 30 YEARS
LEVEL 1 ABOVE DASHED

CONVEX TRAFFIC MIRROR
CONVEX TRAFFIC MIRROR

NOTE: HATCHED ZONE
NEW CARRIAGEWAY EASEMENT (E-2) FOR THE BENEFIT OF 33 SAXON STREET

GARAGE DOOR
6x RESIDENTIAL VISITOR BIKE SPACES
RESIDENTIAL WATER METER
LEVEL 1 CANOPY DASHED
PLANTER, REFER TO LANDSCAPE PLAN
SERVICES CABINET
CONVEX TRAFFIC MIRROR
UNSHADED HARD LANDSCAPING MINIMUM 40 SRI FOR 3 YEARS
SLOPE FLOOR TO MATCH EXISTING FOOTPATH LEVEL
EXISTING CROSSOVER RETAINED

SEATING
SECURITY LINE
FLOOR MOUNTED BIKE SPACES
2x RESIDENTIAL 6x VISITOR
SLOPE FLOOR TO MATCH EXISTING FOOTPATH LEVEL
EXISTING CROSSOVER REMOVED BITUMEN FOOTPATH AND BLUESTONE KERB AND CHANNEL TO BE REINSTATED IN ACCORDANCE WITH MERRIBEK CITY COUNCIL TECHNICAL NOTES
UNSHADED HARD LANDSCAPING MINIMUM 40 SRI FOR 3 YEARS
PLANTER TO GROUND LEVEL
LEVEL 1 CANOPY DASHED
SLOPE FLOOR TO MATCH EXISTING FOOTPATH LEVEL
EXISTING CARPARKING WIDTH
PLANTERS, REFER TO LANDSCAPE PLAN
LEVEL 1 CANOPY DASHED
EXISTING CROSSOVER REMOVED BITUMEN FOOTPATH AND BLUESTONE KERB AND CHANNEL TO BE REINSTATED IN ACCORDANCE WITH MERRIBEK CITY COUNCIL TECHNICAL NOTES

SOLAR PANELS
PRIVATE OPEN SPACE
SOLAR PANELS
WINDOW 01 S50.30 H52.45
WINDOW 02 S50.30 H52.45

TITLE BOUNDARY
TITLE BOUNDARY

SAXON ST

DAWSON STREET

NOTES

ALL BALCONIES OR PRIVATE OPEN SPACE HAVE BEEN PROVIDED WITH A TAP AND FLOOR WASTE ALLOWING RESIDENTS TO CULTIVATE THEIR OWN GARDENS.

ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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
E	30/06/2025	ISSUE FOR SECONDARY CONSENT
F	20/08/2025	ISSUE FOR RFI
G	25/09/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112

DATE 13/10/2023

SCALE 1 : 250 @A3

0 1 2 4 6 10m

STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
PROPOSED LEVEL 00

DRAWING NUMBER TP 1-103

REVISION G

Jackson Clements Burrows Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 12 of 48
Signed:

For and on behalf of Merri-bek City Council

4759 SETBACK
10875
1975
2125 6046 APPROX.
4750
8700
8700
8520
334 SETBACK VARIES
17.93 97°30' TITLE BOUNDARY
4476 SETBACK
1932 SETBACK VARIES
4713 APPROX.
6.04 97°30'
ALL POS HARD-SCAPING SURFACES MINIMUM 40 SRI FOR 3 YEARS
3101 APPROX.
33 SAXON STREET
5 STORY COMMERCIAL BUILDING
8325
8300
8300
5750
5790
20.52 187°30'20"
16.91 7°21'20"
OBSCURED GLAZING TO 1700 H (25% TRANSPARENCY) THROUGHOUT CORRIDOR
OPEN AIR CORRIDOR
RAINGARDEN MINIMUM 4SQM
ROOF SURFACES MINIMUM 60 SRI FOR 3 YEARS
ALL POS HARD-SCAPING SURFACES MINIMUM 40 SRI FOR 3 YEARS
VOID BELOW
1700 H SCREENING AT 25% TRANSPARENCY BETWEEN BALCONIES
9983 APPROX.
12686 APPROX.
1700 H SCREENING AT 25% TRANSPARENCY BETWEEN BALCONIES
2984 SETBACK VARIES
35.65 97°30'
2102 SETBACK VARIES
4263 SETBACK VARIES
4805 SETBACK
1786
2275
1600
1466
17.9M
24.03 7°46'20"
27.71 186°17'20"
12989 VARIES
NON-TRAFFICABLE LANDSCAPE ZONE
11072 VARIES
SAXON STREET
9M SIGHT RADIUS
SOLAR PANELS
PRIVATE OPEN SPACE
WINDOW 01 S50.30 H52.45
WINDOW 02 S50.30 H52.45
WINDOW 01 S48.20 H49.60
4856 SETBACK
3954 APPROX.
50.76 277°30'
TITLE BOUNDARY
10615 APPROX.
ROOF SURFACES MINIMUM 60 SRI FOR 3 YEARS
ALL POS HARD-SCAPING SURFACES MINIMUM 40 SRI FOR 3 YEARS
1700 H SCREENING AT 25% TRANSPARENCY BETWEEN BALCONIES
ALL POS HARD-SCAPING SURFACES MINIMUM 40 SRI FOR 3 YEARS
ROOF SURFACES MINIMUM 60 SRI FOR 3 YEARS
1700 H SCREENING AT 25% TRANSPARENCY BETWEEN BALCONIES
1255 SETBACK
3560 SETBACK
DAWSON STREET

NOTES

ALL BALCONIES OR PRIVATE OPEN SPACE HAVE BEEN PROVIDED WITH A TAP AND FLOOR WASTE ALLOWING RESIDENTS TO CULTIVATE THEIR OWN GARDENS.

ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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
E	30/06/2025	ISSUE FOR SECONDARY CONSENT
F	25/09/2025	ISSUE FOR SECONDARY CONSENT
G	26/11/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3 (0 1 2 4 6 10m)
STATUS TOWN PLANNING
PROJECT SAXON STREET
10 DAWSON STREET, BRUNSWICK
DRAWING TITLE PROPOSED LEVEL 01
DRAWING NUMBER TP 1-104
REVISION G

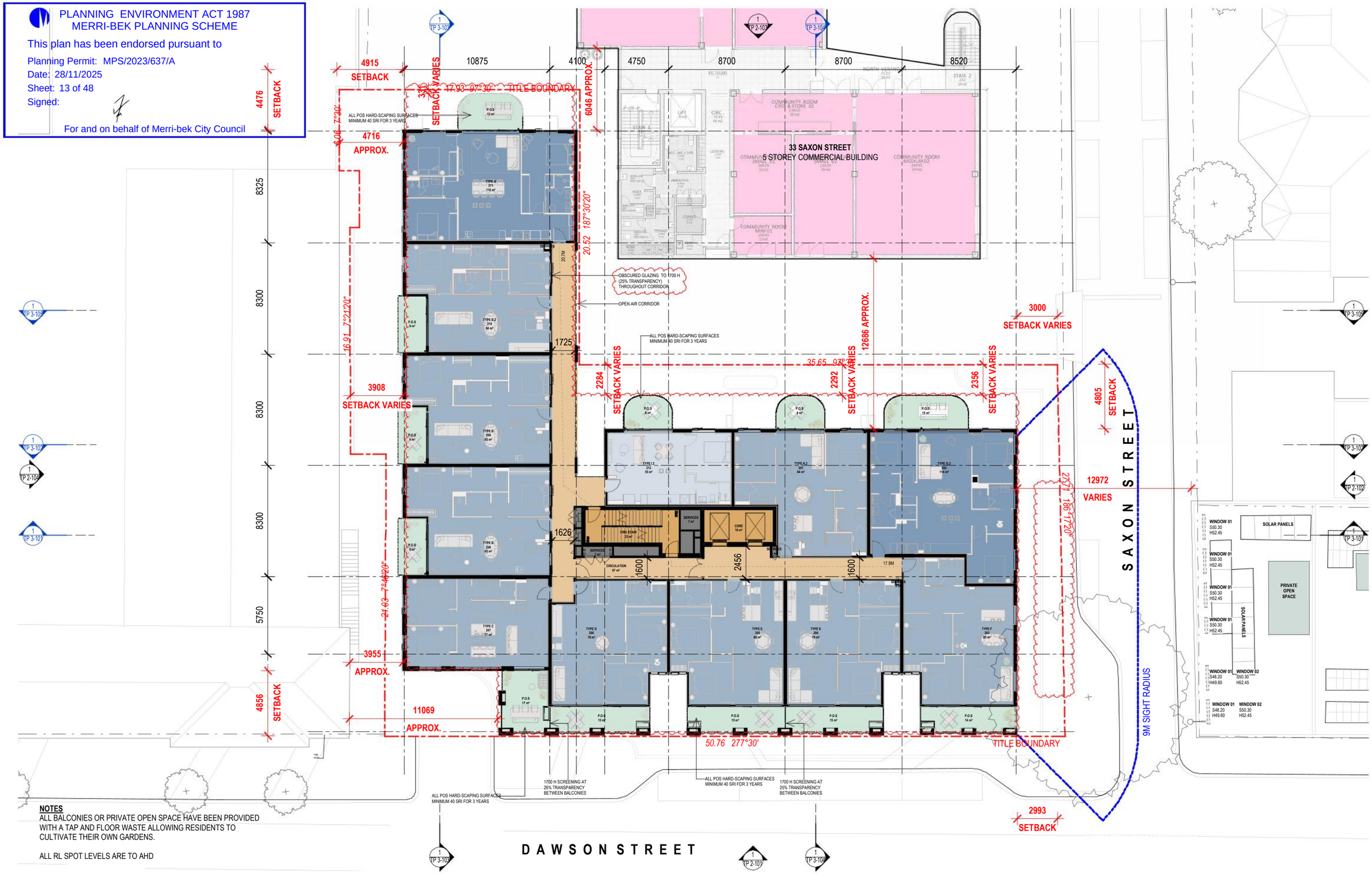
Jackson Clements Burrows Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 13 of 48
Signed:

For and on behalf of Merri-bek City Council



NOTES
ALL BALCONIES OR PRIVATE OPEN SPACE HAVE BEEN PROVIDED WITH A TAP AND FLOOR WASTE ALLOWING RESIDENTS TO CULTIVATE THEIR OWN GARDENS.

ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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
C	25/02/2025	ISSUED FOR ENDORSEMENT
D	15/05/2025	ISSUE FOR TP RFI: COND 11B
E	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3 (0 1 2 4 6 10m)
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
PROPOSED LEVEL 02
DRAWING NUMBER TP 1-105
REVISION E

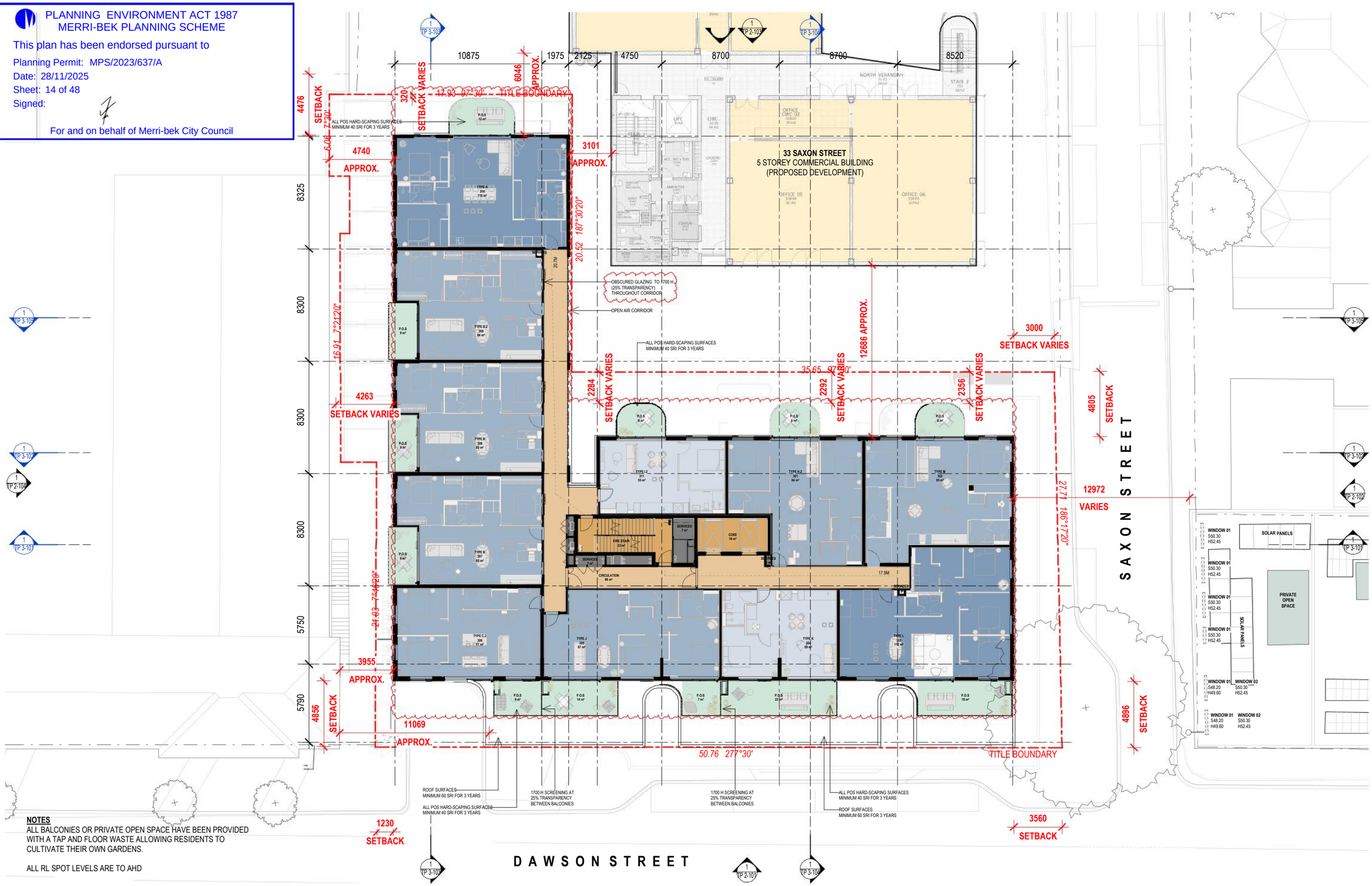
Jackson Clements Burrows Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 14 of 48
Signed:

For and on behalf of Merri-bek City Council



NOTES
ALL BALCONIES OR PRIVATE OPEN SPACE HAVE BEEN PROVIDED WITH A TAP AND FLOOR WASTE ALLOWING RESIDENTS TO CULTIVATE THEIR OWN GARDENS.

ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows Pty Ltd Architects
345 Swan Street, Richmond
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
B	04/12/2023	ISSUE FOR FRI
C	15/05/2025	ISSUE FOR TP RFI: COND 11B
D	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3 (0 1 2 4 6 10m)
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
PROPOSED LEVEL 03
DRAWING NUMBER TP 1-106
REVISION D

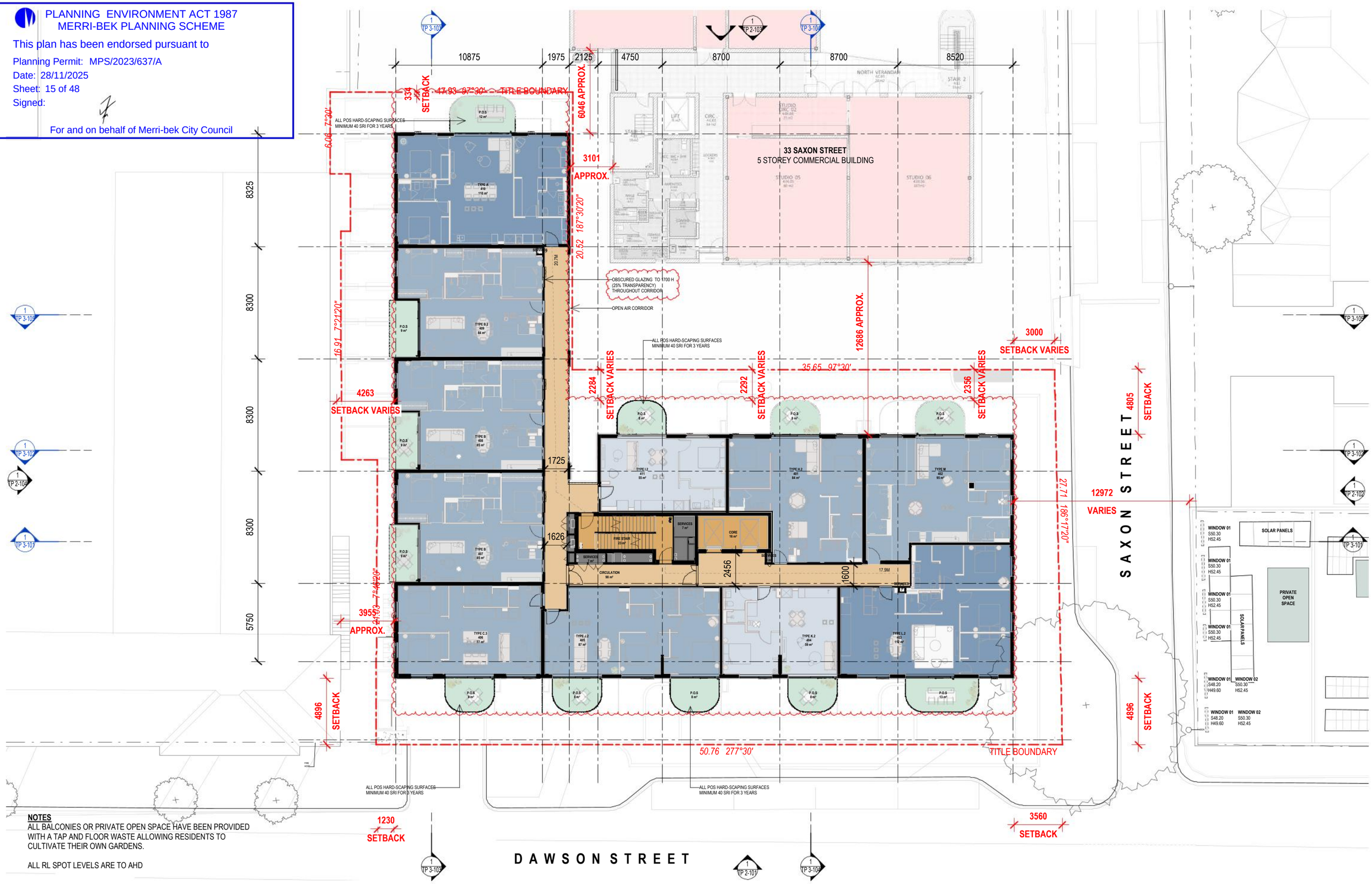
Jackson Clements Burrows Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 15 of 48
Signed:

For and on behalf of Merri-bek City Council



NOTES
ALL BALCONIES OR PRIVATE OPEN SPACE HAVE BEEN PROVIDED WITH A TAP AND FLOOR WASTE ALLOWING RESIDENTS TO CULTIVATE THEIR OWN GARDENS.

ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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
C	25/02/2025	ISSUED FOR ENDORSEMENT
D	15/05/2025	ISSUE FOR TP RFI: COND 11B
E	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3
0 1 2 4 6 10m
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
PROPOSED LEVEL 04
DRAWING NUMBER TP 1-107
REVISION E

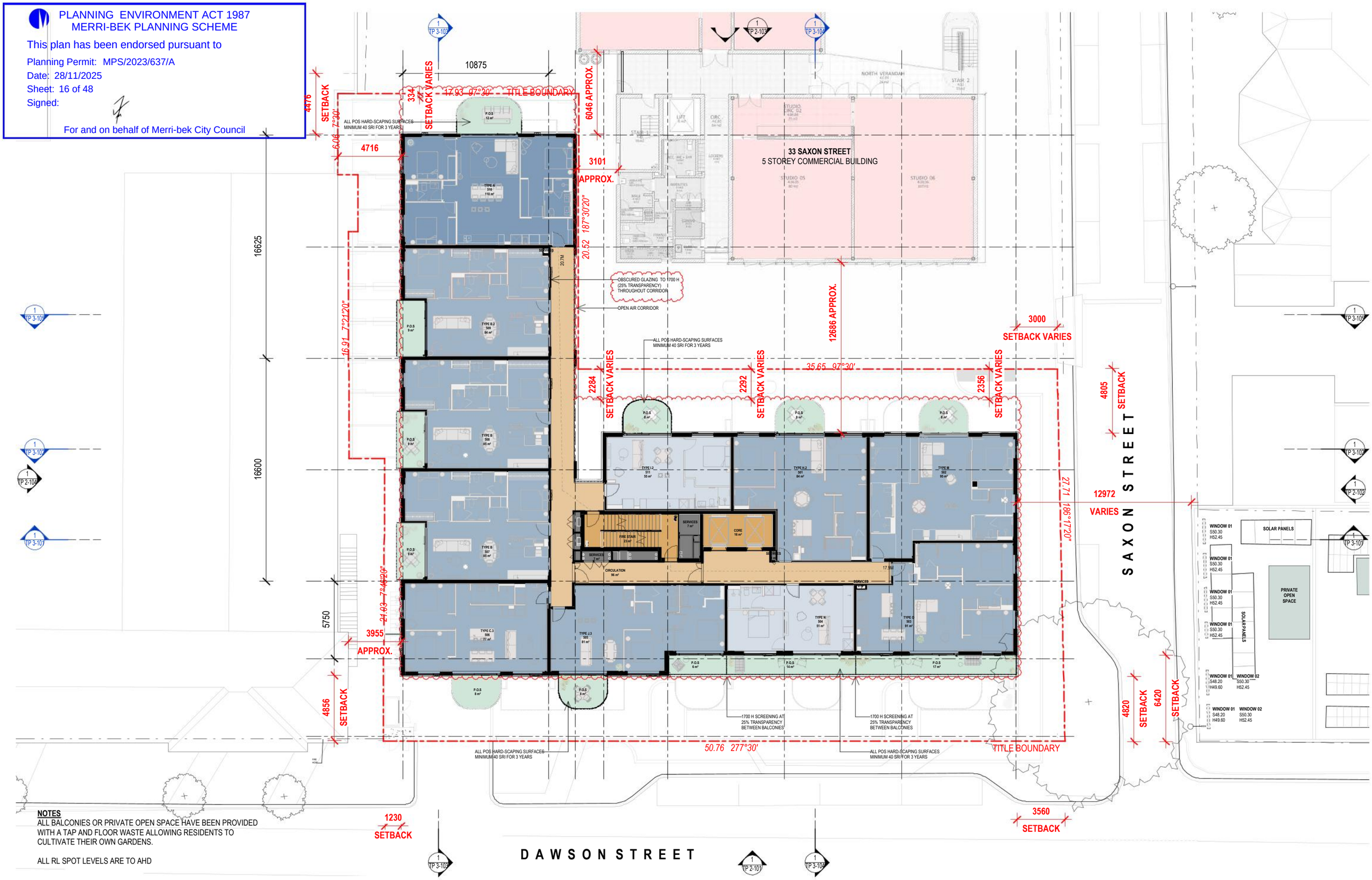
Jackson Clements Burrows Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 16 of 48
Signed:

For and on behalf of Merri-bek City Council



NOTES
ALL BALCONIES OR PRIVATE OPEN SPACE HAVE BEEN PROVIDED WITH A TAP AND FLOOR WASTE ALLOWING RESIDENTS TO CULTIVATE THEIR OWN GARDENS.

ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows Pty Ltd Architects
345 Swan Street, Richmond
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
C	25/02/2025	ISSUED FOR ENDORSEMENT
D	15/05/2025	ISSUE FOR TP RFI: COND 11B
E	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112

DATE 13/10/2023

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

STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
PROPOSED LEVEL 05

DRAWING NUMBER TP 1-108

REVISION E

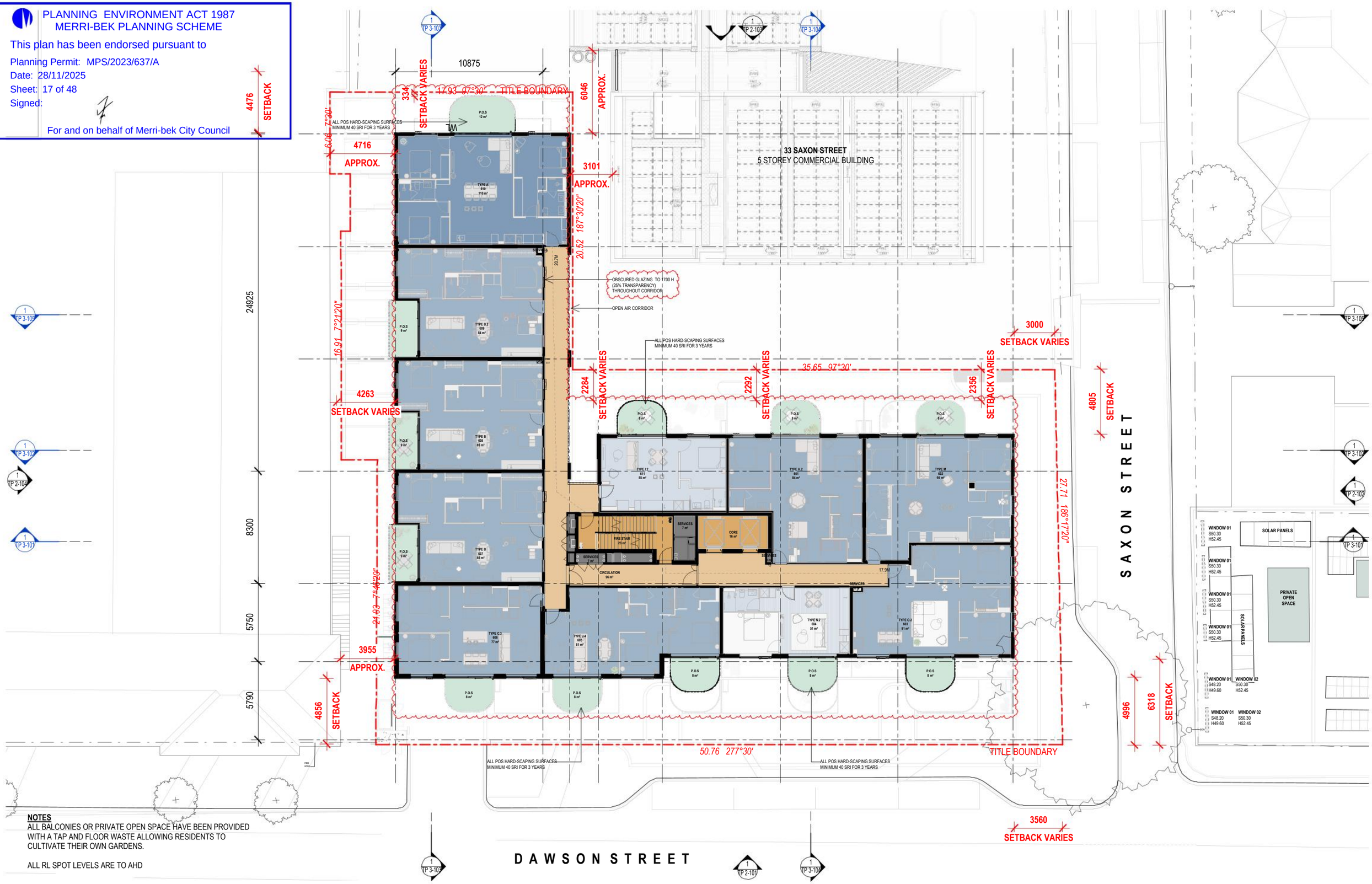
Jackson Clements Burrows Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 17 of 48
Signed:

For and on behalf of Merri-bek City Council



NOTES
ALL BALCONIES OR PRIVATE OPEN SPACE HAVE BEEN PROVIDED WITH A TAP AND FLOOR WASTE ALLOWING RESIDENTS TO CULTIVATE THEIR OWN GARDENS.

ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows Pty Ltd Architects
345 Swan Street, Richmond
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
C	25/02/2025	ISSUED FOR ENDORSEMENT
D	15/05/2025	ISSUE FOR TP RFI: COND 11B
E	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3 (0 1 2 4 6 10m)
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
PROPOSED LEVEL 06
DRAWING NUMBER TP 1-109
REVISION E

Jackson Clements Burrows Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 18 of 48
Signed:

For and on behalf of Merri-bek City Council

33 SAXON STREET
5 STOREY COMMERCIAL BUILDING
(PROPOSED DEVELOPMENT)

4915 SETBACK
10875
1975
2125
4750
8700
8700
8520
17.93 97°30' TITLE BOUNDARY
4476 SETBACK
12003 SETBACK
6.04 7°30'
7219 SETBACK
2894 SETBACK
8325
16600
8300
5750
5790
ROOF SURFACES MINIMUM 60 SRI FOR 3 YEARS
ALL POS HARD-SCAPING SURFACES MINIMUM 40 SRI FOR 3 YEARS
20.52 187°30'20"
4715 APPROX.
16.91 7°21'20"
OBSCURED GLAZING TO 1700 H (25% TRANSPARENCY) THROUGHOUT CORRIDOR
OPEN AIR CORRIDOR
ALL POS HARD-SCAPING SURFACES MINIMUM 40 SRI FOR 3 YEARS
8619 SETBACK VARIES
2559 SETBACK VARIES
2284 SETBACK VARIES
35.65 97°30'
ALL POS HARD-SCAPING SURFACES MINIMUM 40 SRI FOR 3 YEARS
ROOF SURFACES MINIMUM 60 SRI FOR 3 YEARS
4805 SETBACK
18933 VARIES
12873 VARIES
27.71 198°17'20"
SAXON STREET
6487 APPROX.
24.03 7°46'20"
10511 SETBACK
7055 SETBACK
5600 SETBACK
4776 SETBACK
ALL POS HARD-SCAPING SURFACES MINIMUM 40 SRI FOR 3 YEARS
ROOF SURFACES MINIMUM 60 SRI FOR 3 YEARS
ALL POS HARD-SCAPING SURFACES MINIMUM 40 SRI FOR 3 YEARS
ROOF SURFACES MINIMUM 60 SRI FOR 3 YEARS
6320 SETBACK
10527 SETBACK
50.76 277°30'
TITLE BOUNDARY
1255 SETBACK
WINDOW 01 S50.30 H52.45
SOLAR PANELS
PRIVATE OPEN SPACE
WINDOW 01 S48.20 H49.60
WINDOW 02 S50.30 H52.45
DAWSON STREET

NOTES
ALL BALCONIES OR PRIVATE OPEN SPACE HAVE BEEN PROVIDED WITH A TAP AND FLOOR WASTE ALLOWING RESIDENTS TO CULTIVATE THEIR OWN GARDENS.

ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows Pty Ltd Architects
345 Swan Street, Richmond
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
C	25/02/2025	ISSUED FOR ENDORSEMENT
D	15/05/2025	ISSUE FOR TP RFI: COND 11B
E	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3 (0 1 2 4 6 10m)
STATUS TOWN PLANNING
PROJECT SAXON STREET, 10 DAWSON STREET, BRUNSWICK
DRAWING TITLE PROPOSED LEVEL 07
DRAWING NUMBER TP 1-110
REVISION E

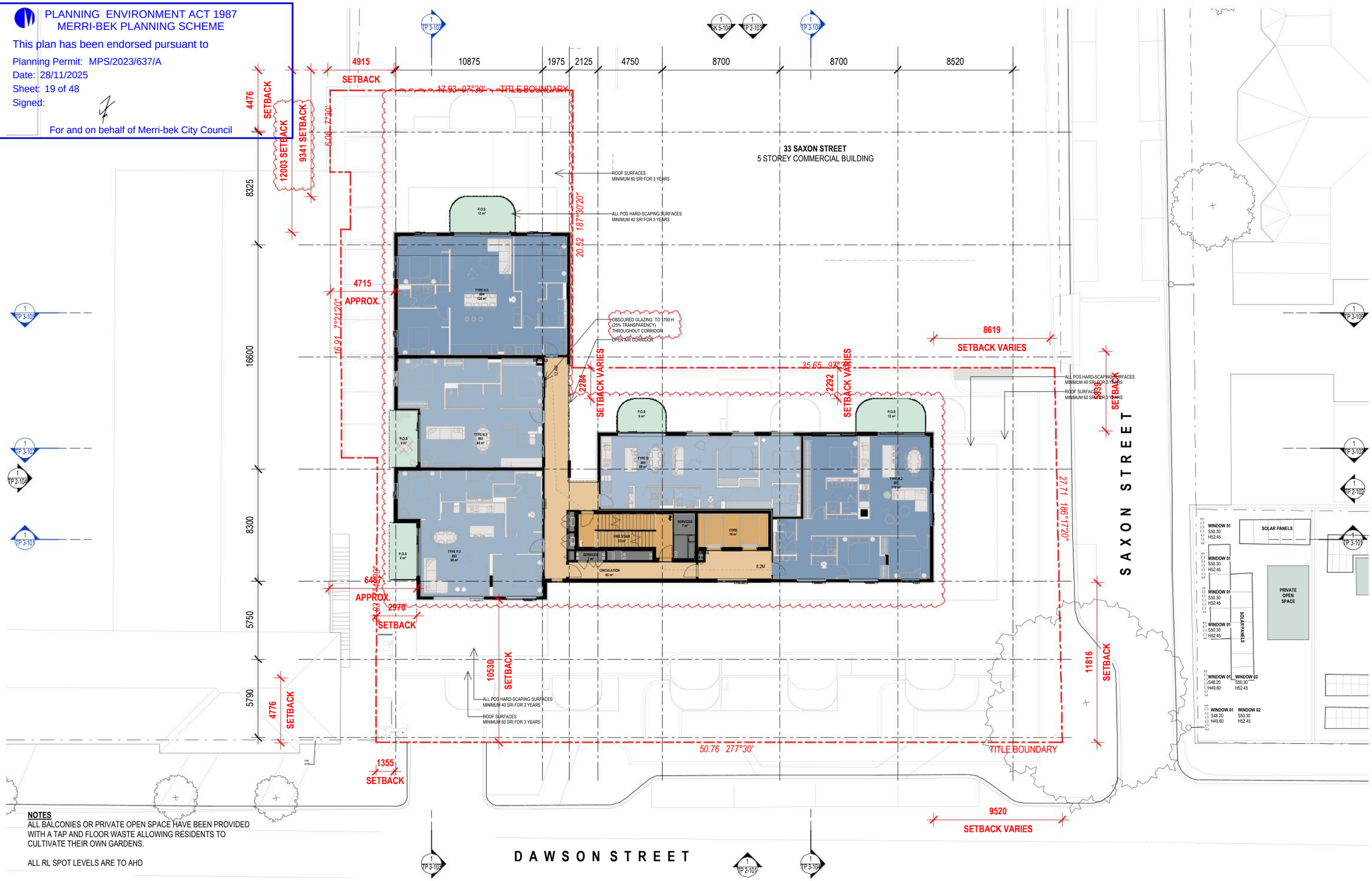
Jackson Clements Burrows Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 19 of 48
Signed:

For and on behalf of Merri-bek City Council



NOTES
ALL BALCONIES OR PRIVATE OPEN SPACE HAVE BEEN PROVIDED WITH A TAP AND FLOOR WASTE ALLOWING RESIDENTS TO CULTIVATE THEIR OWN GARDENS.

ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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
C	25/02/2025	ISSUED FOR ENDORSEMENT
D	15/05/2025	ISSUE FOR TP RFI: COND 11B
E	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3 (0 1 2 4 6 10m)
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
PROPOSED LEVEL 08
DRAWING NUMBER TP 1-111
REVISION E

Jackson Clements Burrows Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 20 of 48
Signed:

For and on behalf of Merri-bek City Council

33 SAXON STREET
5 STOREY COMMERCIAL BUILDING

10875
17.93 97°30' TITLE BOUNDARY
6.04 7°30'
4476 SETBACK
11878 SETBACK
8325
10125
SCREENING EXTENTS TO 1800 H
187°30'20"
20.52
PV SOLAR UNITS
20.8kW SYSTEM & BATTERY STORAGE
1175
1175
10400
16.91 7°21'20"
8300
SERVICES
132 m²
LOWER & UPPER NON-TRAFFICABLE ROOF SURFACES CONNECTED TO RAINWATER TANK
8845
SETBACK VARIES
35.65 97°30'
ROOF SURFACES
MINIMUM 60 SRI FOR 3 YEARS
ALL COS HARD-SCAPING SURFACES
MINIMUM 40 SRI FOR 3 YEARS
COMMUNAL ROOFTOP AREA
(INCLUDING PLANTERS) TO DRAIN TO THE RAINGARDEN.
SHARED CLOTHESLINE TO BE PROVIDED TO ROOFTOP AREA.
5847
4672
5571
26835 SCREENING TO 1800 H
1175
4834
3098
1950
2886
16472 SCREENING TO 1200 H
SERVICES
172 m²
1200
9102 SCREENING TO 1800 H
27.71 186°17'20"
8300
5780 SETBACK
C.O.S
195 m²
SERVICES
SERVICES
SERVICES
1200
550
24.03 7°34'30"
26275 SCREENING TO 1200 H
10835 SCREENING TO 1800 H
10235
1315 SETBACK
5750
10411 SETBACK
10590 SETBACK
11867
ALL COS HARD-SCAPING SURFACES
MINIMUM 40 SRI FOR 3 YEARS
10430 SETBACK
11915 SETBACK
50.76 277°30'
TITLE BOUNDARY
1255 SETBACK
FIRE HOSE
SAXON STREET
WINDOW 01 S50.30 H52.45
SOLAR PANELS
PRIVATE OPEN SPACE
WINDOW 01 S48.20 H49.60
WINDOW 02 S50.30 H52.45

NOTES
ALL BALCONIES OR PRIVATE OPEN SPACE HAVE BEEN PROVIDED WITH A TAP AND FLOOR WASTE ALLOWING RESIDENTS TO CULTIVATE THEIR OWN GARDENS.

ALL RL SPOT LEVELS ARE TO AHD

DAWSON STREET

COPYRIGHT
Jackson Clements Burrows Pty Ltd Architects
345 Swan Street, Richmond
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
C	25/02/2025	ISSUED FOR ENDORSEMENT
D	15/05/2025	ISSUE FOR TP RFI: COND 11B
E	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3 (0 1 2 4 6 10m)
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
PROPOSED ROOF
DRAWING NUMBER TP 1-113
REVISION E

Jackson Clements Burrows Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 21 of 48
Signed:

For and on behalf of Merri-bek City Council

SUBJECT SITE
10 DAWSON STREET, BRUNSWICK



NOTE
ALL RL SPOT LEVELS ARE TO AHD

EXTERNAL FINISHES

EF-01	EXPOSED AGGREGATE CONCRETE COLOUR - CHARCOAL	EF-03	SMOOTH CONCRETE COLOUR - GREEN	EF-05	FC SHEET COLOUR - GREY	MT-02	PERFORATED METAL COLOUR - GREEN	GL-01	GLAZING COLOUR - CLEAR / LIGHT GREY (SPANDREL PANEL)
EF-02	EXPOSED AGGREGATE CONCRETE COLOUR - DARK GREY	EF-04	SMOOTH CONCRETE COLOUR - GREY	MT-01	SOLID METAL COLOUR - GREEN	MT-03	SOLID METAL COLOUR - GREY	GL-02	OBSCURRED GLAZING COLOUR - CLEAR / LIGHT GREY

COPYRIGHT
Jackson Clements Burrows Pty Ltd Architects
345 Swan Street, Richmond
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

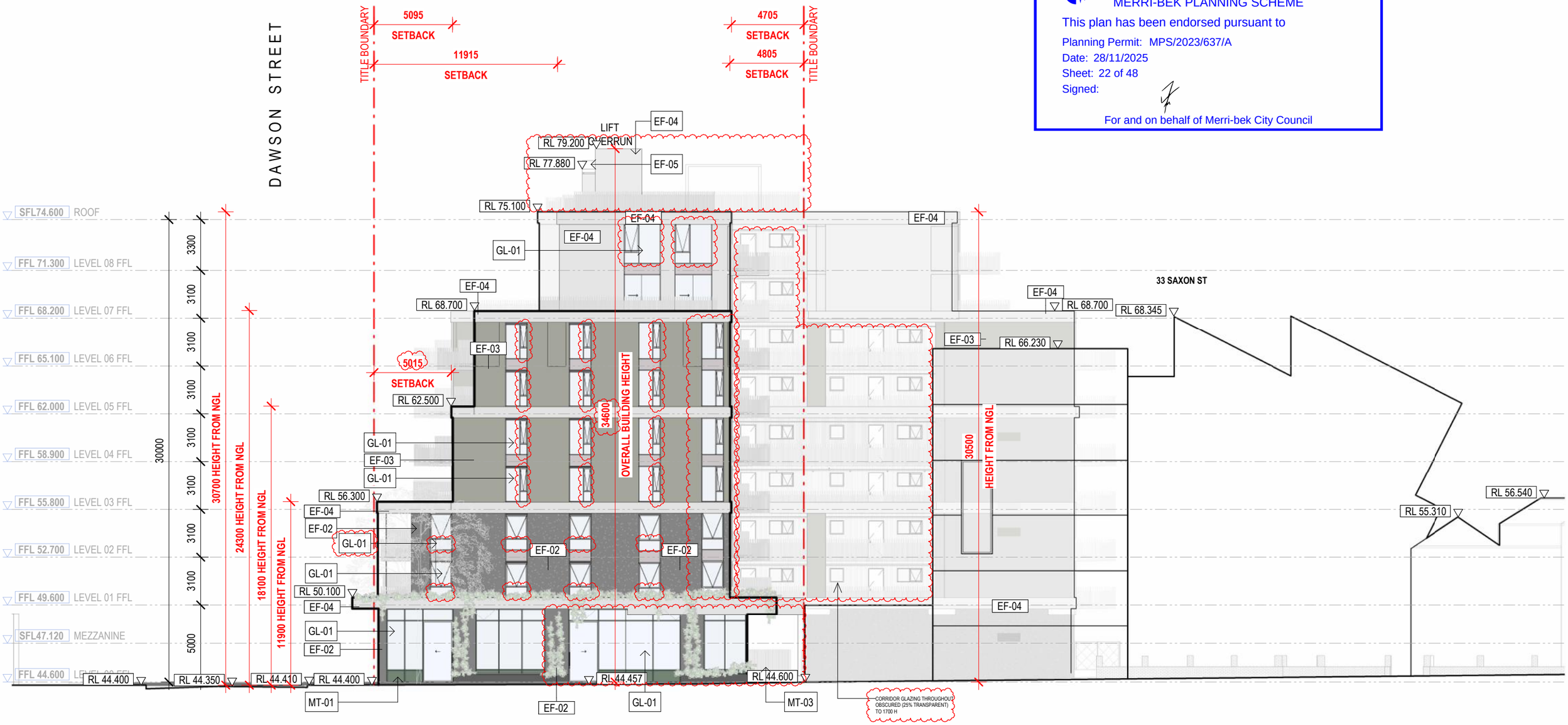
REV	DATE	DESCRIPTION
B	04/12/2023	ISSUE FOR FRI
C	30/06/2025	ISSUE FOR SECONDARY CONSENT
D	20/08/2025	ISSUE FOR RFI

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3 (0 1 2 4 6 10m)
STATUS TOWN PLANNING
PROJECT SAXON STREET, 10 DAWSON STREET, BRUNSWICK
DRAWING TITLE SOUTH ELEVATION
DRAWING NUMBER TP 2-101
REVISION D

Jackson Clements Burrows Architects

SUBJECT SITE
10 DAWSON STREET, BRUNSWICK

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME
This plan has been endorsed pursuant to
Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 22 of 48
Signed:
For and on behalf of Merri-bek City Council



NOTE
ALL RL SPOT LEVELS ARE TO AHD

EXTERNAL FINISHES

EF-01	EXPOSED AGGREGATE CONCRETE COLOUR - CHARCOAL	EF-03	SMOOTH CONCRETE COLOUR - GREEN	EF-05	FC SHEET COLOUR - GREY	MT-02	PERFORATED METAL COLOUR - GREEN	GL-01	GLAZING COLOUR - CLEAR / LIGHT GREY (SPANDREL PANEL)
EF-02	EXPOSED AGGREGATE CONCRETE COLOUR - DARK GREY	EF-04	SMOOTH CONCRETE COLOUR - GREY	MT-01	SOLID METAL COLOUR - GREEN	MT-03	SOLID METAL COLOUR - GREY	GL-02	OBSCURRED GLAZING COLOUR - CLEAR / LIGHT GREY

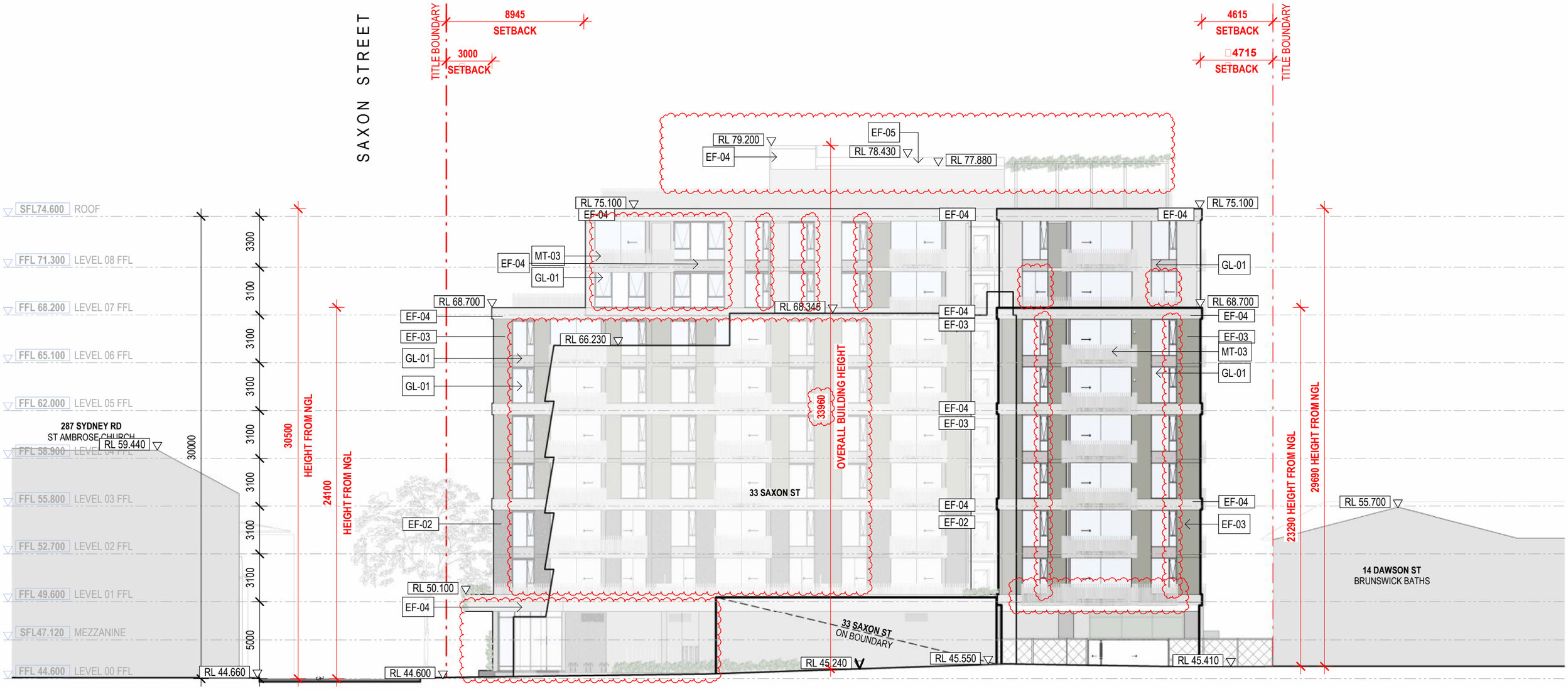
COPYRIGHT
Jackson Clements Burrows Pty Ltd Architects
345 Swan Street, Richmond
T +613 9654 6227 jcba.com.au
Transfer of E-Data Terms and Conditions:
http://jcba.com.au/cms_uploads/docs/jcba_electronic-transfer-of-data-terms.pdf

REV	DATE	DESCRIPTION
A	13/10/2023	ISSUE FOR TOWN PLANNING
B	04/12/2023	ISSUE FOR FRI
C	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3 (0 1 2 4 6 10m)
STATUS TOWN PLANNING
PROJECT SAXON STREET, 10 DAWSON STREET, BRUNSWICK
DRAWING TITLE EAST ELEVATION
DRAWING NUMBER TP 2-102
REVISION C

Jackson Clements Burrows Architects

SUBJECT SITE
10 DAWSON STREET, BRUNSWICK



PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A

Date: 28/11/2025

Sheet: 23 of 48

Signed:

For and on behalf of Merri-bek City Council

NOTE
ALL RL SPOT LEVELS ARE TO AHD

EXTERNAL FINISHES

EF-01	EXPOSED AGGREGATE CONCRETE COLOUR - CHARCOAL	EF-03	SMOOTH CONCRETE COLOUR - GREEN	EF-05	FC SHEET COLOUR - GREY	MT-02	PERFORATED METAL COLOUR - GREEN	GL-01	GLAZING COLOUR - CLEAR / LIGHT GREY (SPANDREL PANEL)
EF-02	EXPOSED AGGREGATE CONCRETE COLOUR - DARK GREY	EF-04	SMOOTH CONCRETE COLOUR - GREY	MT-01	SOLID METAL COLOUR - GREEN	MT-03	SOLID METAL COLOUR - GREY	GL-02	OBSCURRED GLAZING COLOUR - CLEAR / LIGHT GREY

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING
B	04/12/2023	ISSUE FOR FRI
C	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112

DATE 13/10/2023

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

STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

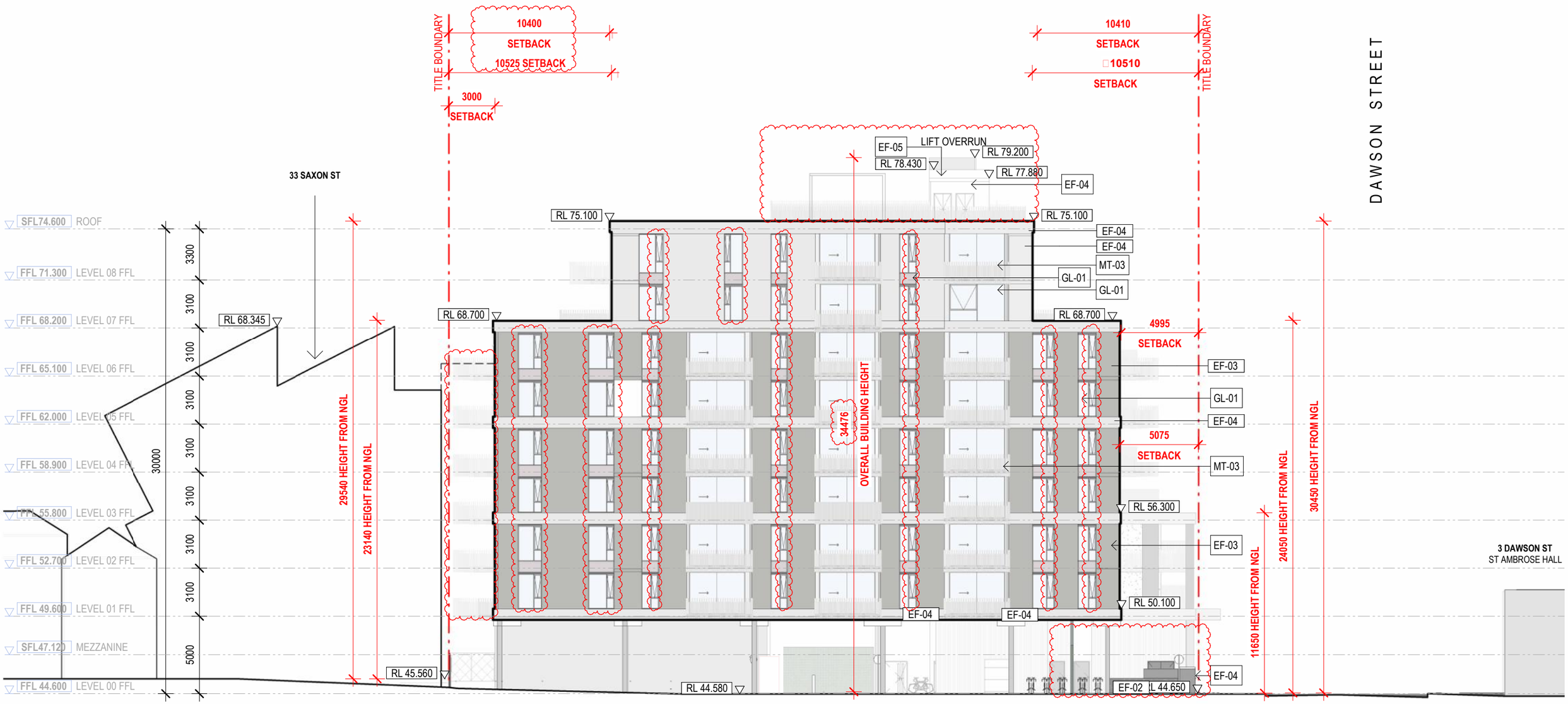
DRAWING TITLE
NORTH ELEVATION

DRAWING NUMBER TP 2-103

REVISION C

Jackson Clements Burrows Architects

SUBJECT SITE
10 DAWSON STREET, BRUNSWICK



PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A

Date: 28/11/2025

Sheet: 24 of 48

Signed:

For and on behalf of Merri-bek City Council

NOTE
ALL RL SPOT LEVELS ARE TO AHD

EXTERNAL FINISHES

EF-01	EXPOSED AGGREGATE CONCRETE COLOUR - CHARCOAL	EF-03	SMOOTH CONCRETE COLOUR - GREEN	EF-05	FC SHEET COLOUR - GREY	MT-02	PERFORATED METAL COLOUR - GREEN	GL-01	GLAZING COLOUR - CLEAR / LIGHT GREY (SPANDREL PANEL)
EF-02	EXPOSED AGGREGATE CONCRETE COLOUR - DARK GREY	EF-04	SMOOTH CONCRETE COLOUR - GREY	MT-01	SOLID METAL COLOUR - GREEN	MT-03	SOLID METAL COLOUR - GREY	GL-02	OBSCURRED GLAZING COLOUR - CLEAR / LIGHT GREY

COPYRIGHT
Jackson Clements Burrows Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING
B	04/12/2023	ISSUE FOR FRI
C	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112

DATE 13/10/2023

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

STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
WEST ELEVATION

DRAWING NUMBER TP 2-104

REVISION C

Jackson Clements Burrows Architects

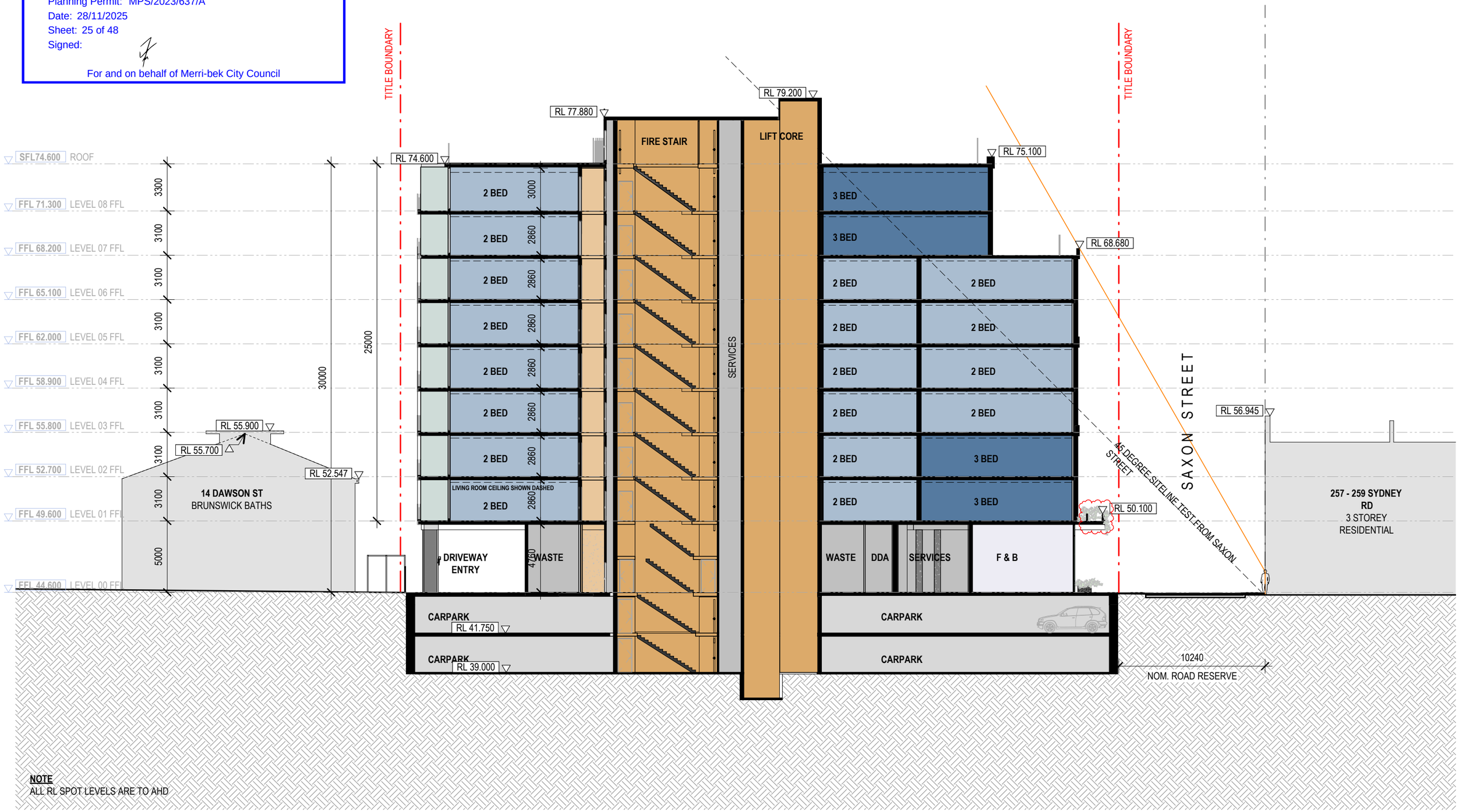
PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 25 of 48
Signed:

For and on behalf of Merri-bek City Council

SUBJECT SITE
10 DAWSON STREET, BRUNSWICK



NOTE
ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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
B	04/12/2023	ISSUE FOR FRI
C	30/06/2025	ISSUE FOR SECONDARY CONSENT
D	25/09/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3 (0 1 2 4 6 10m)
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
EAST-WEST SECTION 01
DRAWING NUMBER TP 3-101
REVISION D

Jackson Clements Burrows Architects

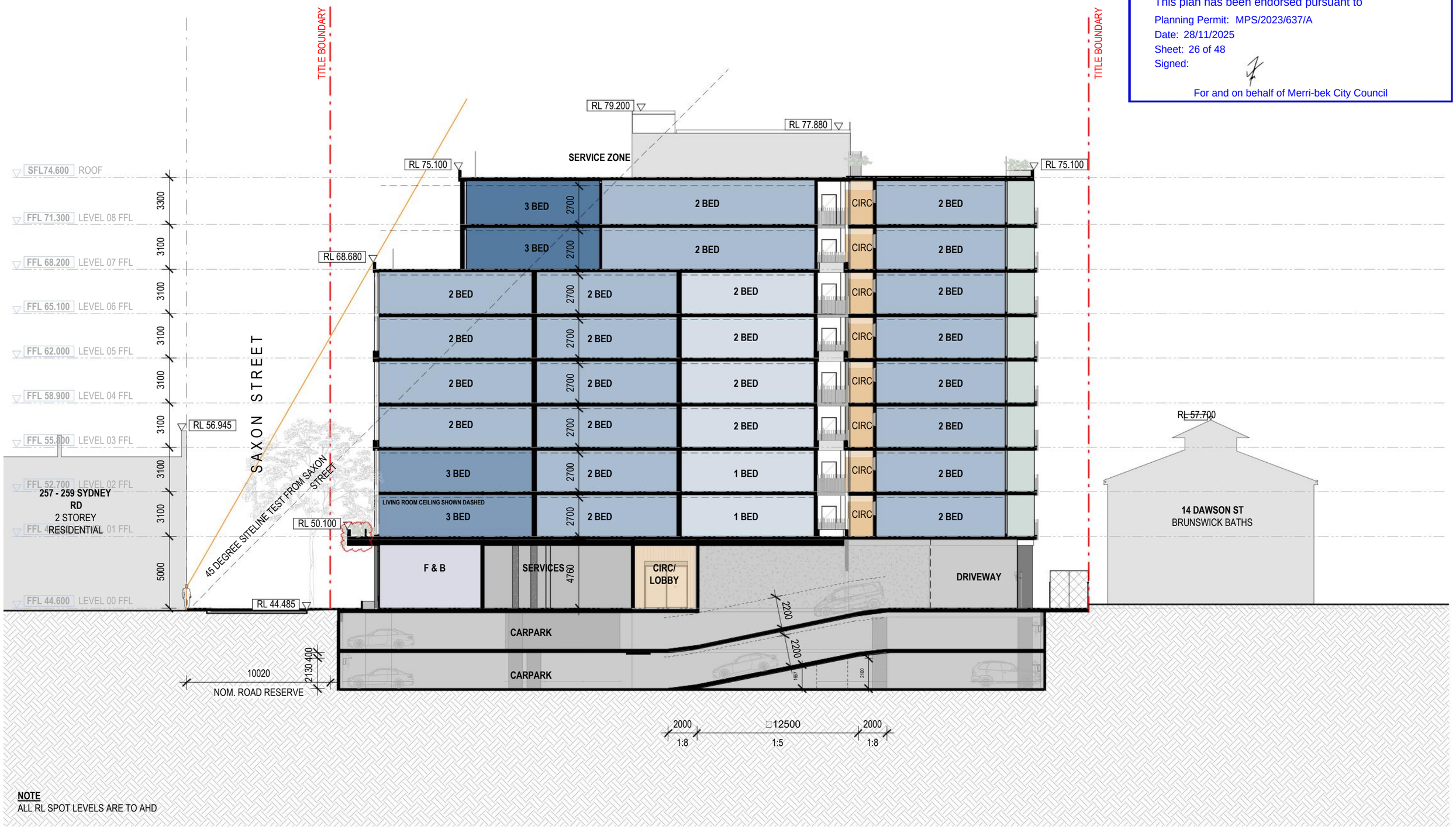
SUBJECT SITE
10 DAWSON STREET, BRUNSWICK

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 26 of 48
Signed:

For and on behalf of Merri-bek City Council



NOTE
ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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
C	30/06/2025	ISSUE FOR SECONDARY CONSENT
D	20/08/2025	ISSUE FOR RFI
E	25/09/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3 (0 1 2 4 6 10m)
STATUS TOWN PLANNING
PROJECT SAXON STREET 10 DAWSON STREET, BRUNSWICK
DRAWING TITLE EAST WEST SECTION 02
DRAWING NUMBER TP 3-102
REVISION E

Jackson Clements Burrows Architects

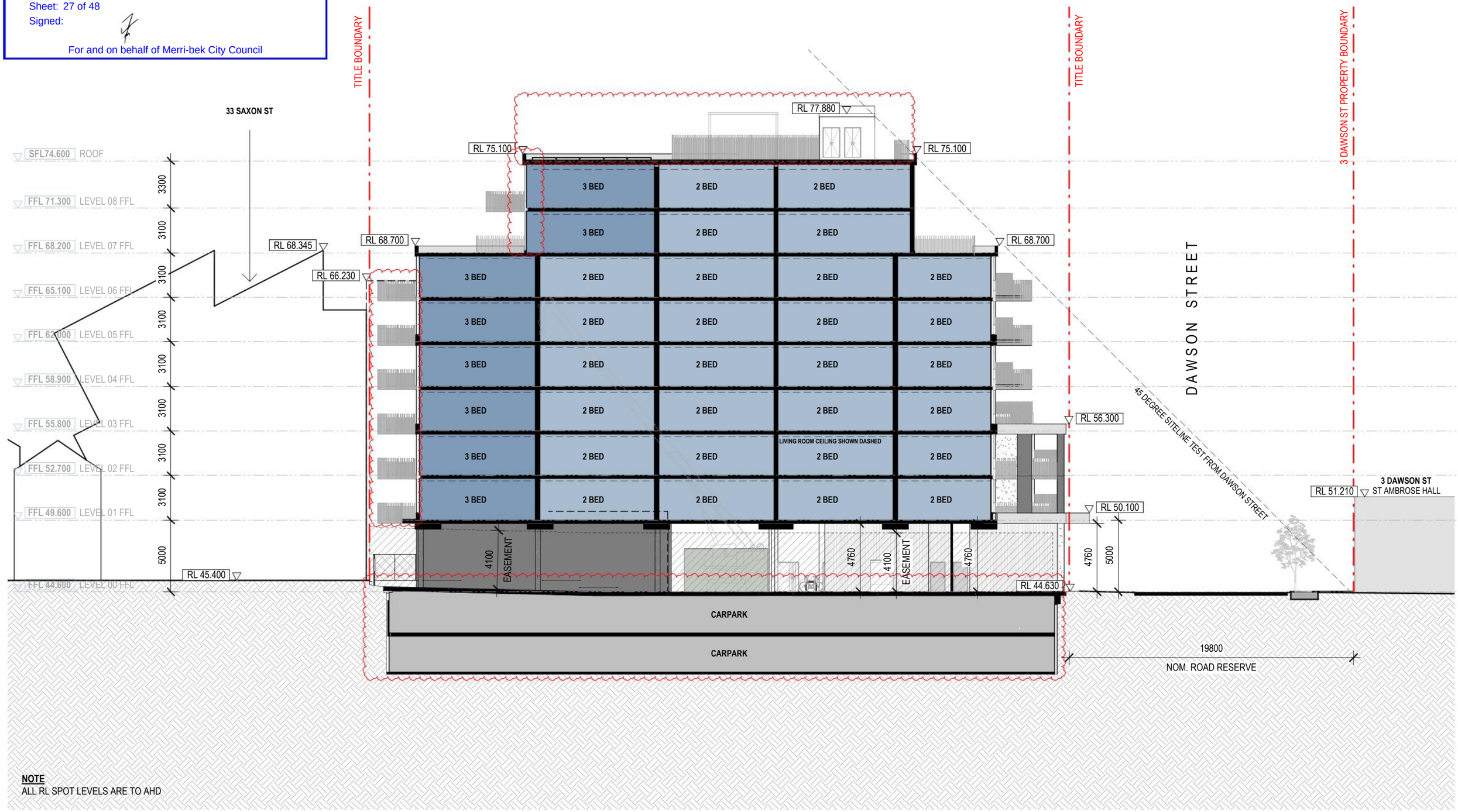
PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 27 of 48
Signed:

For and on behalf of Merri-bek City Council

SUBJECT SITE
10 DAWSON STREET, BRUNSWICK



NOTE
ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING
B	04/12/2023	ISSUE FOR FRI
C	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3 (0 1 2 4 6 10m)
STATUS TOWN PLANNING
PROJECT SAXON STREET, 10 DAWSON STREET, BRUNSWICK
DRAWING TITLE NORTH - SOUTH SECTION 01
DRAWING NUMBER TP 3-103
REVISION C

Jackson Clements Burrows Architects

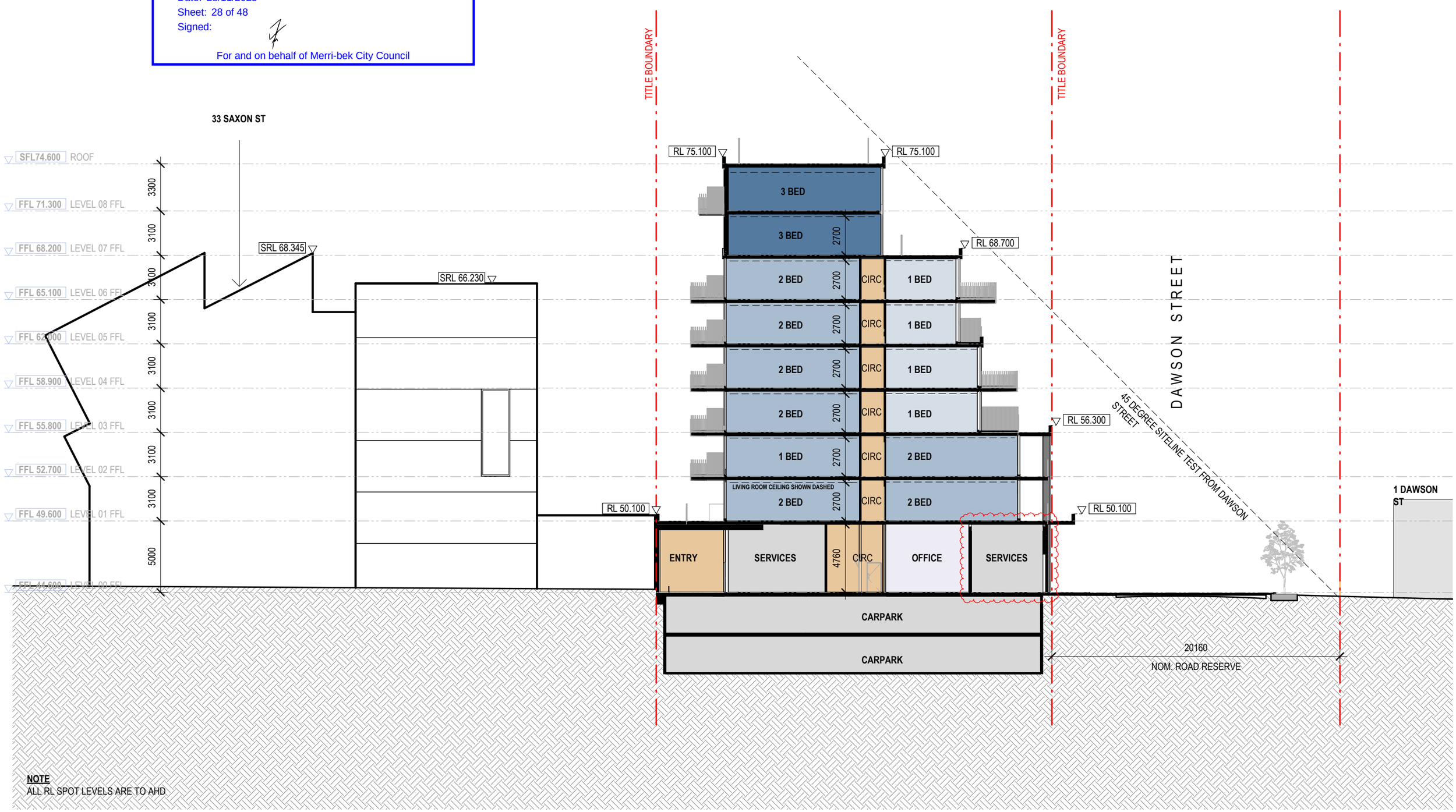
PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 28 of 48
Signed:

For and on behalf of Merri-bek City Council

SUBJECT SITE
10 DAWSON STREET, BRUNSWICK



NOTE
ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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
B	04/12/2023	ISSUE FOR FRI
C	30/06/2025	ISSUE FOR SECONDARY CONSENT
D	20/08/2025	ISSUE FOR RFI

PROJECT # 22-112

DATE 13/10/2023

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

STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
NORTH - SOUTH SECTION 02

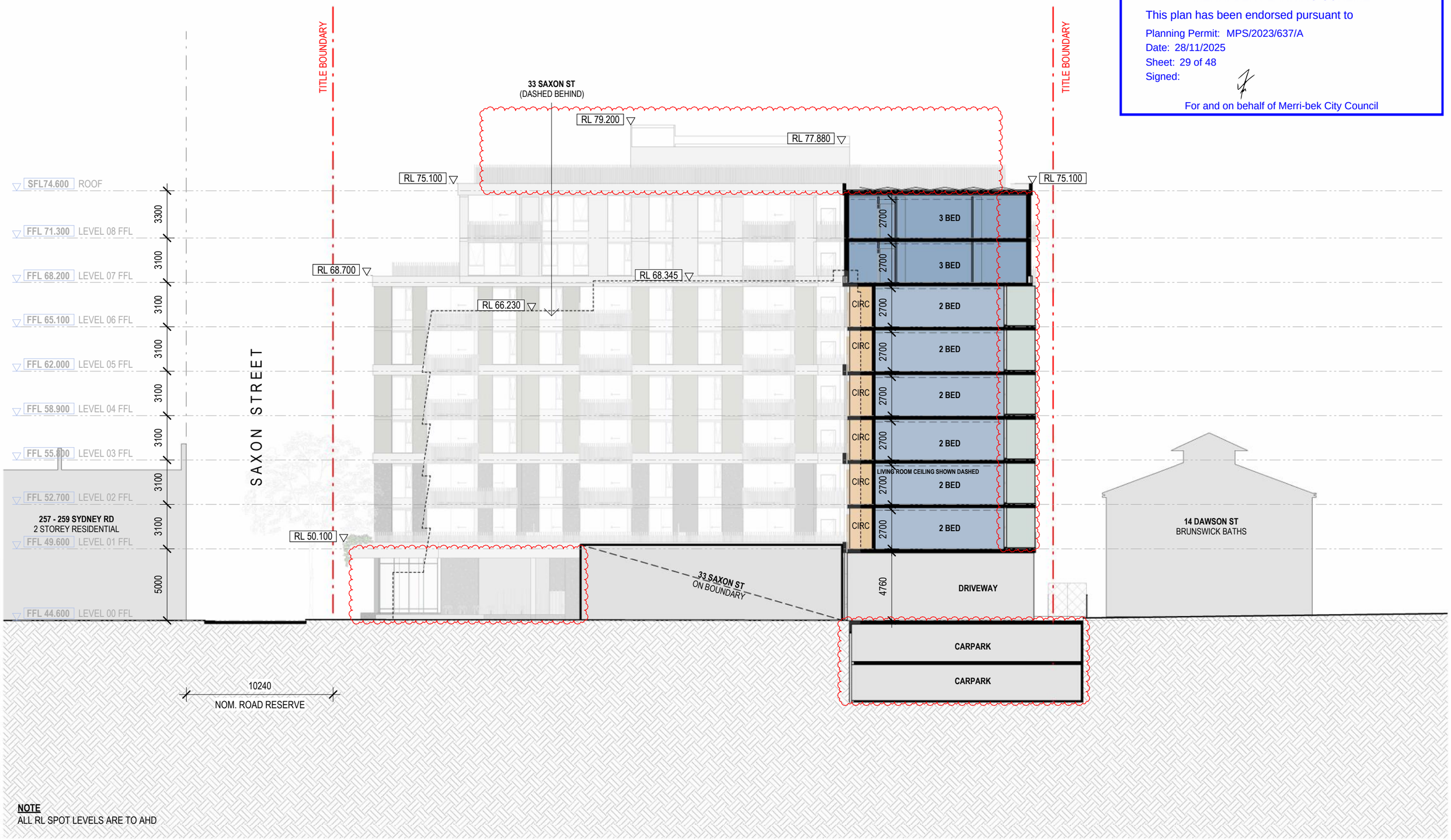
DRAWING NUMBER TP 3-104

REVISION D

Jackson Clements Burrows Architects

SUBJECT SITE
10 DAWSON STREET, BRUNSWICK

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME
This plan has been endorsed pursuant to
Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 29 of 48
Signed:
For and on behalf of Merri-bek City Council



NOTE
ALL RL SPOT LEVELS ARE TO AHD

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING
B	04/12/2023	ISSUE FOR FRI
C	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 250 @A3 (0 1 2 4 6 10m)
STATUS TOWN PLANNING
PROJECT SAXON STREET
10 DAWSON STREET, BRUNSWICK
DRAWING TITLE EAST WEST SECTION 03
DRAWING NUMBER TP 3-105
REVISION C

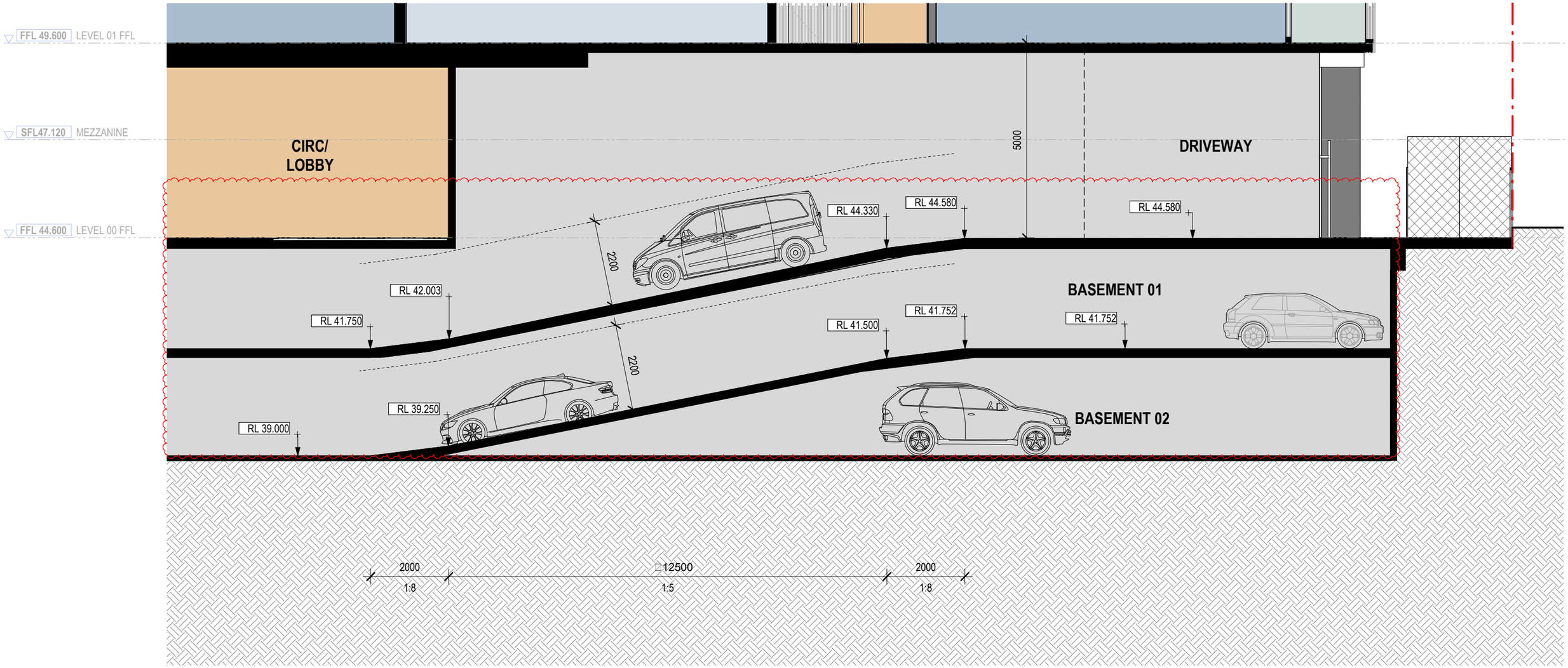
Jackson Clements Burrows Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 30 of 48
Signed:

For and on behalf of Merri-bek City Council



COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT #
22-112

DATE
13/10/2023

SCALE
1 : 100 @A3
0 1 2 4 6 10m

STATUS
TOWN PLANNING

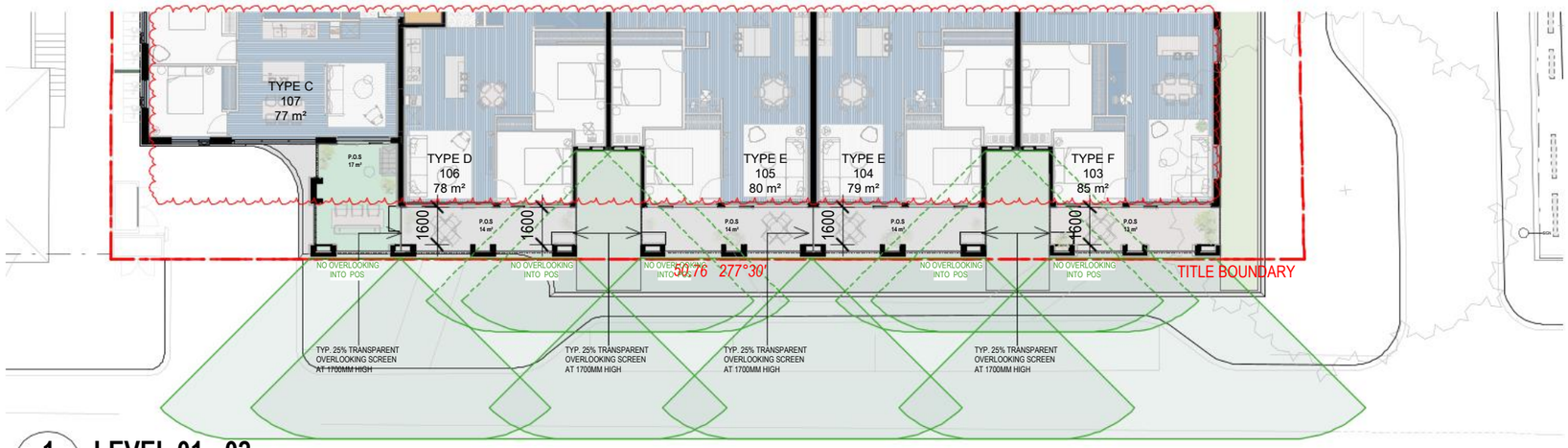
PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
RAMP SECTION 1-100

DRAWING NUMBER
TP 3-106

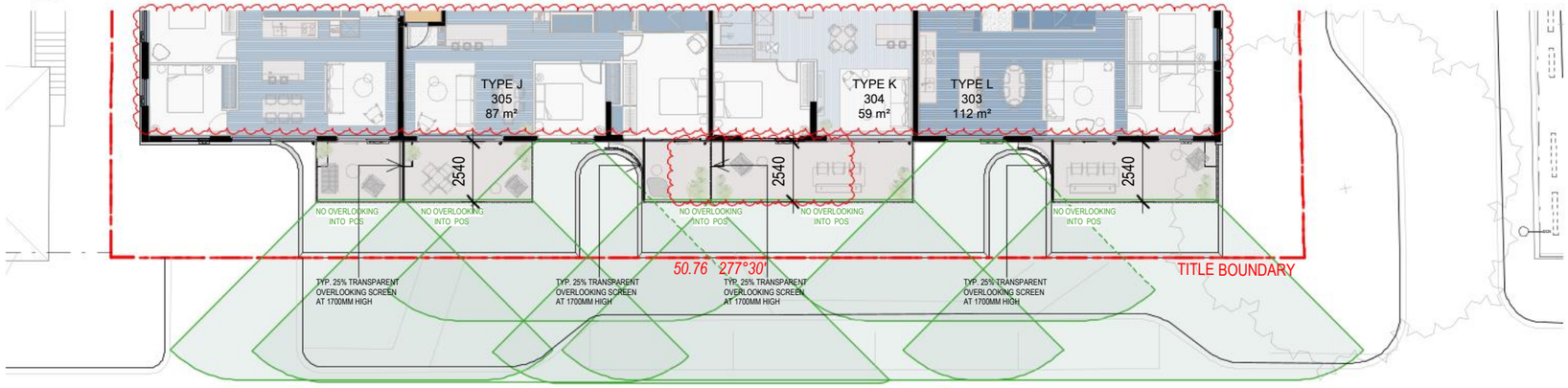
REVISION
B

Jackson
Clements
Burrows
Architects



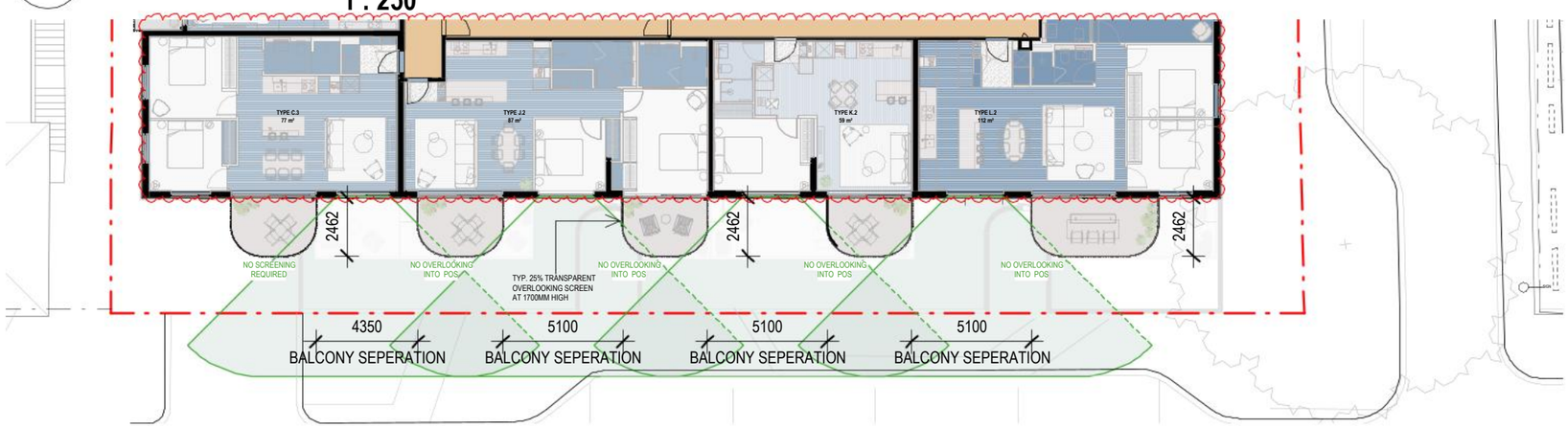
1 LEVEL 01 - 02

1 : 250



2 LEVEL 03 - TERRACE

1 : 250



3 LEVEL 04

1 : 250

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 31 of 48
Signed:

For and on behalf of Merri-bek City Council

COPYRIGHT
Jackson Clements Burrows Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING
B	04/12/2023	ISSUE FOR FRI
C	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112

DATE 13/10/2023

SCALE 1 : 250 @A3 — 0 1 2 4 6 10m

STATUS TOWN PLANNING

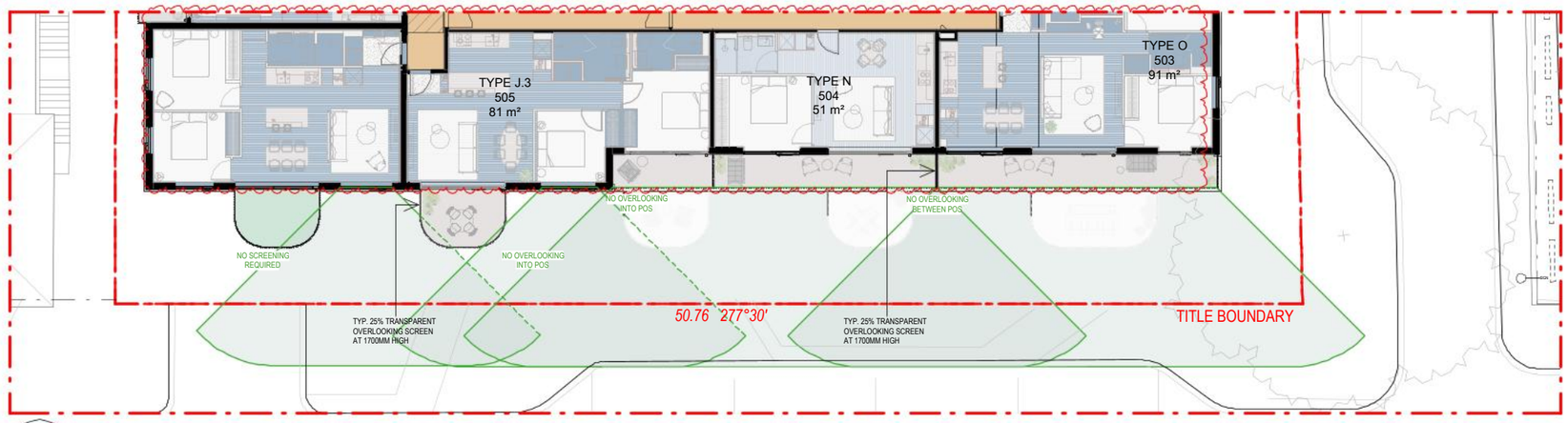
PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
OVERLOOKING BALCONY PLANS - DAWSON ST

DRAWING NUMBER TP 3-107

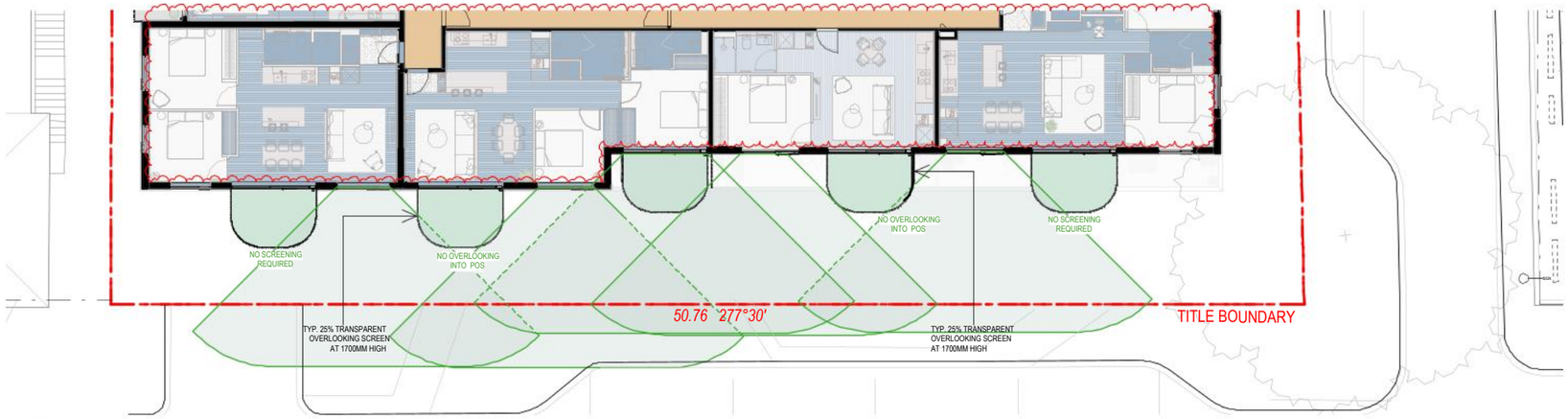
REVISION C

Jackson Clements Burrows Architects



2 LEVEL 05

1 : 250



3 LEVEL 06

1 : 250

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 32 of 48
Signed:

For and on behalf of Merri-bek City Council

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING
B	04/12/2025	ISSUE FOR FRI
C	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT #
22-112

DATE
13/10/2023

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

STATUS
TOWN PLANNING

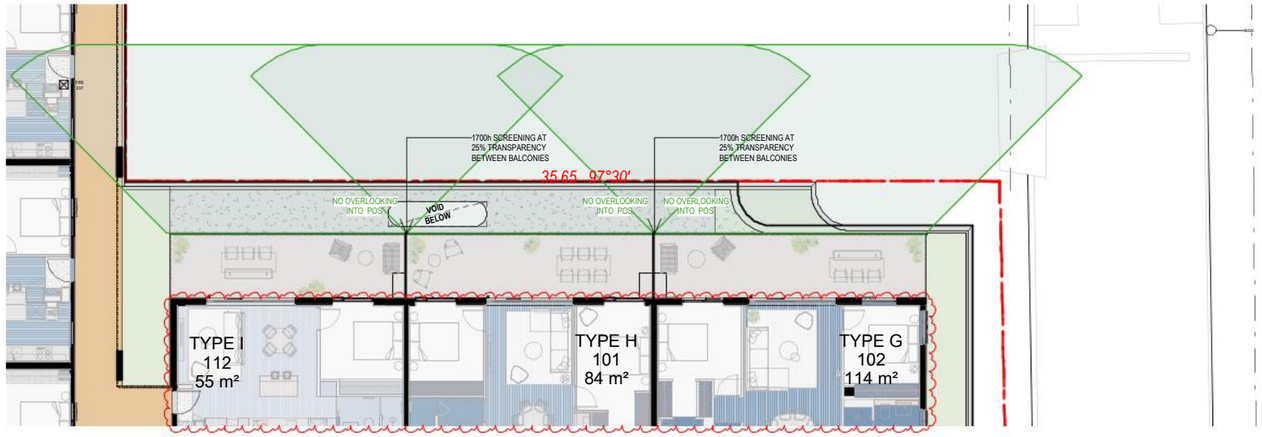
PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
OVERLOOKING BALCONIES PLANS - DAWSON ST

DRAWING NUMBER
TP 3-108

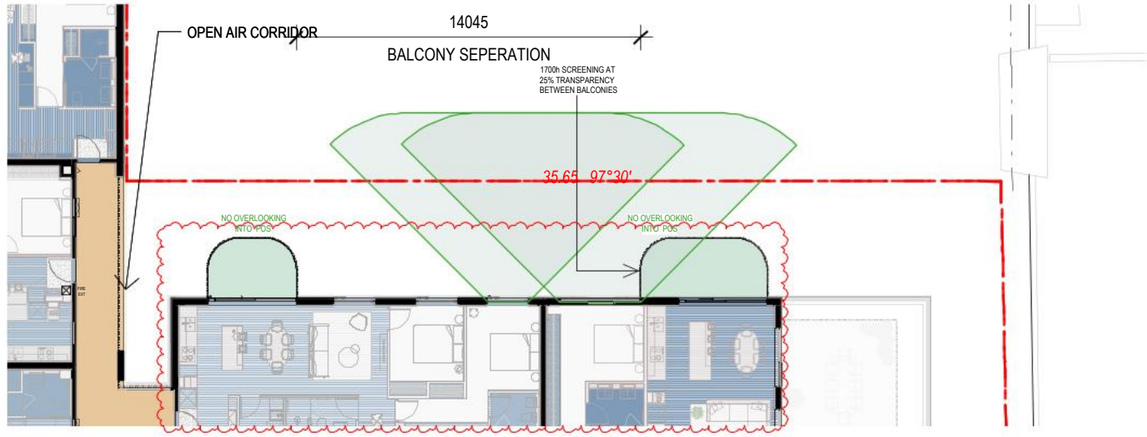
REVISION
C

Jackson
Clements
Burrows
Architects



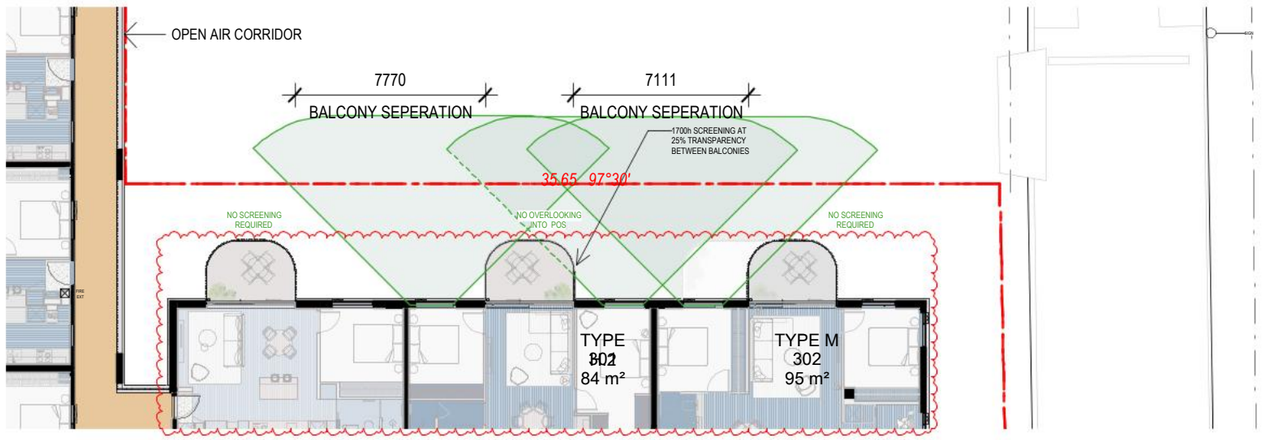
1 LEVEL 01 - TERRACE

1 : 250



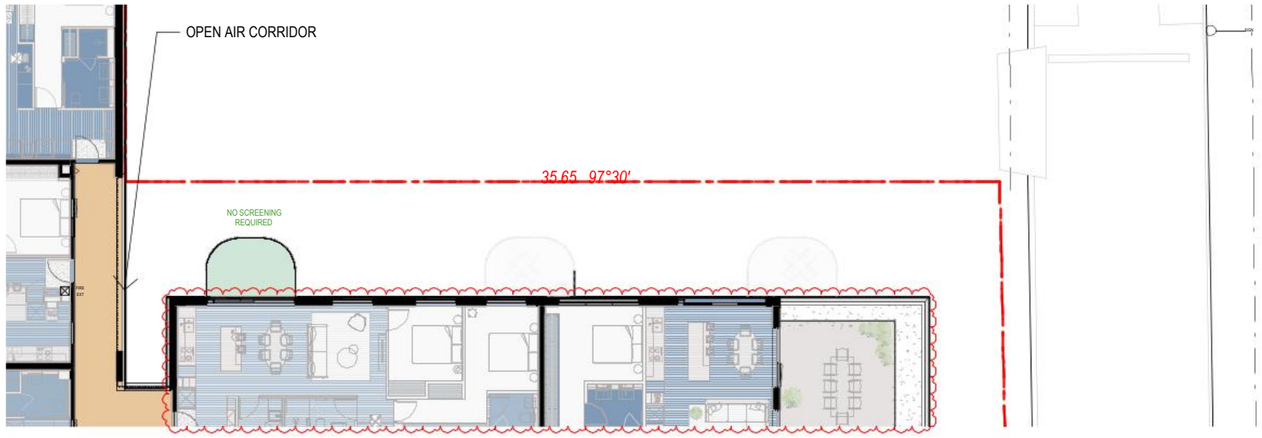
4 LEVEL 08

1 : 250



2 LEVEL 02 - 06

1 : 250



3 LEVEL 07

1 : 250

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 33 of 48
Signed:

For and on behalf of Merri-bek City Council

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING
B	04/12/2023	ISSUE FOR FRI
C	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112

DATE 13/10/2023

SCALE 1 : 250 @A3

0 1 2 4 6 10m

STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
OVERLOOKING BALCONIES PLANS - SAXON ST

DRAWING NUMBER TP 3-109

REVISION C

Jackson Clements Burrows Architects

BADS SCHEDULE

APT NAME	APARTMENT DETAILS NUMBER OF BEDROOMS	APT NUMBER	STORAGE VOLUMES INTERNAL STORAGE	EXTERNAL STORAGE CAGE	MIN. REQ. STORAGE	BATH TYPE	USEABLE EXT AREA	CROSS VENT	ACCESSIBILITY	TOTAL NUMBER APTS
TYPE A1	3 BED	211, 210, 410, 510, 610	19.7m3	-	18m3	A	YES	YES	YES	5
TYPE A2	3 BED	704	25m3	-	18m3	A	YES	YES	YES	1
TYPE A3	3 BED	804	25m3	-	18m3	A	YES	YES	YES	1
TYPE A4	3 BED	111	19.7m3	-	18m3	A	YES	YES	YES	1
TYPE B1	2 BED	108, 109, 208, 209, 307, 308, 407, 408, 507, 508, 607, 608	15.7m3	-	14m3	B	YES	YES	YES	12
TYPE B2	2 BED	110, 210, 309, 409, 509, 609, 703, 803	15m3	-	14m3	B	YES	YES	YES	8
TYPE C1	2 BED	107, 207	12.7m3	1.3m3	14m3	N/A	YES	YES	NO	2
TYPE C2	2 BED	306	12.7m3	1.3m3	14m3	N/A	YES	YES	NO	1
TYPE C3	2 BED	406, 506, 606	12.7m3	1.3m3	14m3	N/A	YES	YES	NO	3
TYPE D	2 BED	106, 206	12.9m3	1.1m3	14m3	B	YES	NO	YES	2
TYPE E	2 BED	104, 105, 204, 205	13.8m3	0.2m3	14m3	B	YES	NO	YES	4
TYPE F	2 BED	103, 203	15.1m3	-	14m3	A	YES	YES	YES	2
TYPE G1	3 BED	102	19.9m3	-	18m3	A	YES	YES	NO	1
TYPE G2	3 BED	202	19.9m3	-	18m3	A	YES	YES	NO	1
TYPE H1	2 BED	101	15.8m3	-	14m3	N/A	YES	NO	NO	1
TYPE H2	2 BED	201, 301, 401, 501, 601	15.8m3	-	14m3	N/A	YES	NO	NO	5
TYPE I1	1 BED	112	10.1m3	-	10m3	N/A	YES	NO	NO	1
TYPE I2	1 BED	212, 311, 411, 511, 611	10.1m3	-	10m3	N/A	YES	NO	NO	5
TYPE J1	2 BED	305	15.1m3	-	14m3	A	YES	NO	YES	1
TYPE J2	2 BED	405	15.1m3	-	14m3	A	YES	NO	YES	1
TYPE J3	2 BED	505	10.9m3	3.1m3	14m3	A	YES	NO	YES	1
TYPE J4	2 BED	605	10.9m3	3.1m3	14m3	A	YES	NO	YES	1
TYPE K1	1 BED	304	10.5m3	-	10m3	N/A	YES	NO	NO	1
TYPE K2	1 BED	404	10.5m3	-	10m3	N/A	YES	NO	NO	1
TYPE L1	3 BED	303	23.8m3	-	18m3	A	YES	YES	YES	1
TYPE L2	3 BED	403	23.8m3	-	18m3	A	YES	YES	YES	1
TYPE M	2 BED	302, 402, 502, 602	15.8m3	-	14m3	B	YES	YES	YES	4
TYPE N1	1 BED	504	9.6m3	0.4m3	10m3	N/A	YES	NO	NO	1
TYPE N2	1 BED	604	9.6m3	0.4m3	10m3	N/A	YES	NO	NO	1
TYPE O1	2 BED	503	14.6m3	-	14m3	N/A	YES	YES	NO	1
TYPE O2	2 BED	603	14.6m3	-	14m3	N/A	YES	YES	NO	1
TYPE P1	2 BED	702	17.5m3	-	14m3	A	YES	YES	YES	1
TYPE P2	2 BED	802	17.5m3	-	14m3	A	YES	YES	YES	1
TYPE Q	2 BED	705, 805	15.2m3	-	14m3	A	YES	NO	NO	2
TYPE R1	3 BED	701	21.3m3	-	18m3	N/A	YES	YES	NO	1
TYPE R2	3 BED	801	21.3m3	-	18m3	N/A	YES	YES	NO	1

APARTMENT SCHEDULE

Level	1 Bed	2 Bed	3 Bed	Totals
LEVEL 01 FFL	1	9	2	12
LEVEL 02 FFL	1	9	2	12
LEVEL 03 FFL	2	7	2	11
LEVEL 04 FFL	2	7	2	11
LEVEL 05 FFL	2	8	1	11
LEVEL 06 FFL	2	8	1	11
LEVEL 07 FFL	0	3	2	5
LEVEL 08 FFL	0	3	2	5
	10	54	14	78

APARTMENT MIX

1 Bed	2 Bed	3 Bed	Total
12.8%	69.2%	18%	100%

	No. COMPLIANT	% COMPLIANT	BADS MIN.
ACCESSIBILITY	48	62%	50%
CROSS VENTILATION	50	64%	40%
STORAGE	78	100%	100%
PRIVATE OPEN SPACE	78	100%	100%
COMMUNAL OPEN SPACE	196m^2	100%	195m^2

NOTE: COMMUNAL OPEN SPACE CALCULATED AT 78 UNITS = 78x2.5m ^{2} = 195m^2

BASEMENT STORAGE CAGES

LEVEL	QUANTITY	AREA
LEVEL B2 SFL	49	139.0 m³
LEVEL B1 SFL	28	87.6 m³
LEVEL 00 FFL	7	17.3 m³
	84	243.9 m³

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 34 of 48
Signed:

For and on behalf of Merri-bek City Council

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT
C	20/08/2025	ISSUE FOR RFI

PROJECT # 22-112
DATE 13/10/2023
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
BADS SCHEDULES
DRAWING NUMBER TP 4-100
REVISION C

Jackson Clements Burrows Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

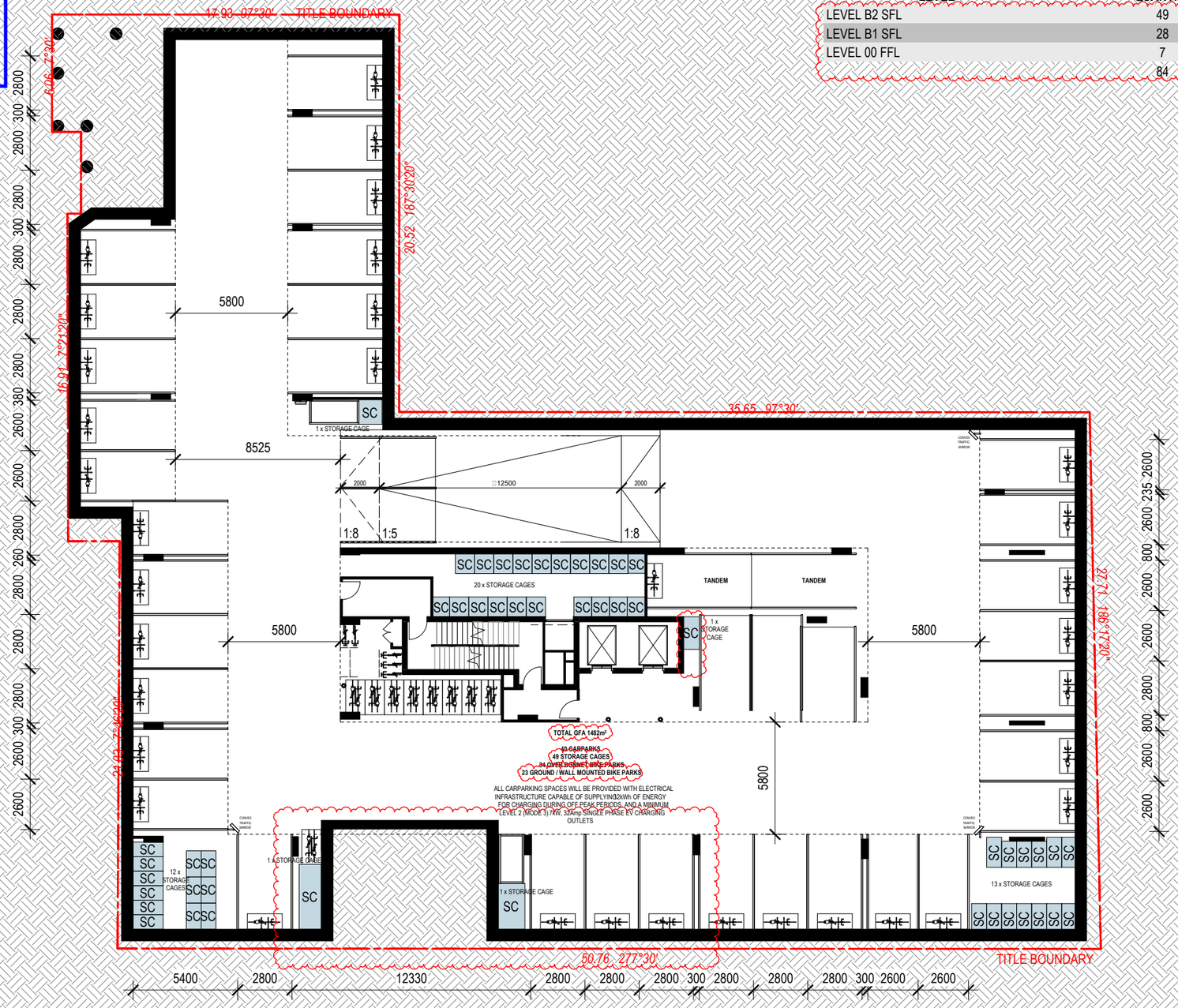
This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 35 of 48
Signed:

For and on behalf of Merri-bek City Council

BASEMENT STORAGE CAGES

LEVEL	QUANTITY	AREA
LEVEL B2 SFL	49	139.0 m³
LEVEL B1 SFL	28	87.6 m³
LEVEL 00 FFL	7	17.3 m³
	84	243.9 m³



COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT
C	20/08/2025	ISSUE FOR RFI

PROJECT # 22-112

DATE 13/10/2023

SCALE 1 : 250 @A3

0 1 2 4 6 10m

STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
BADs PLAN LEVEL B2

DRAWING NUMBER TP 4-101

REVISION C

Jackson Clements Burrows Architects

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A

Date: 28/11/2025

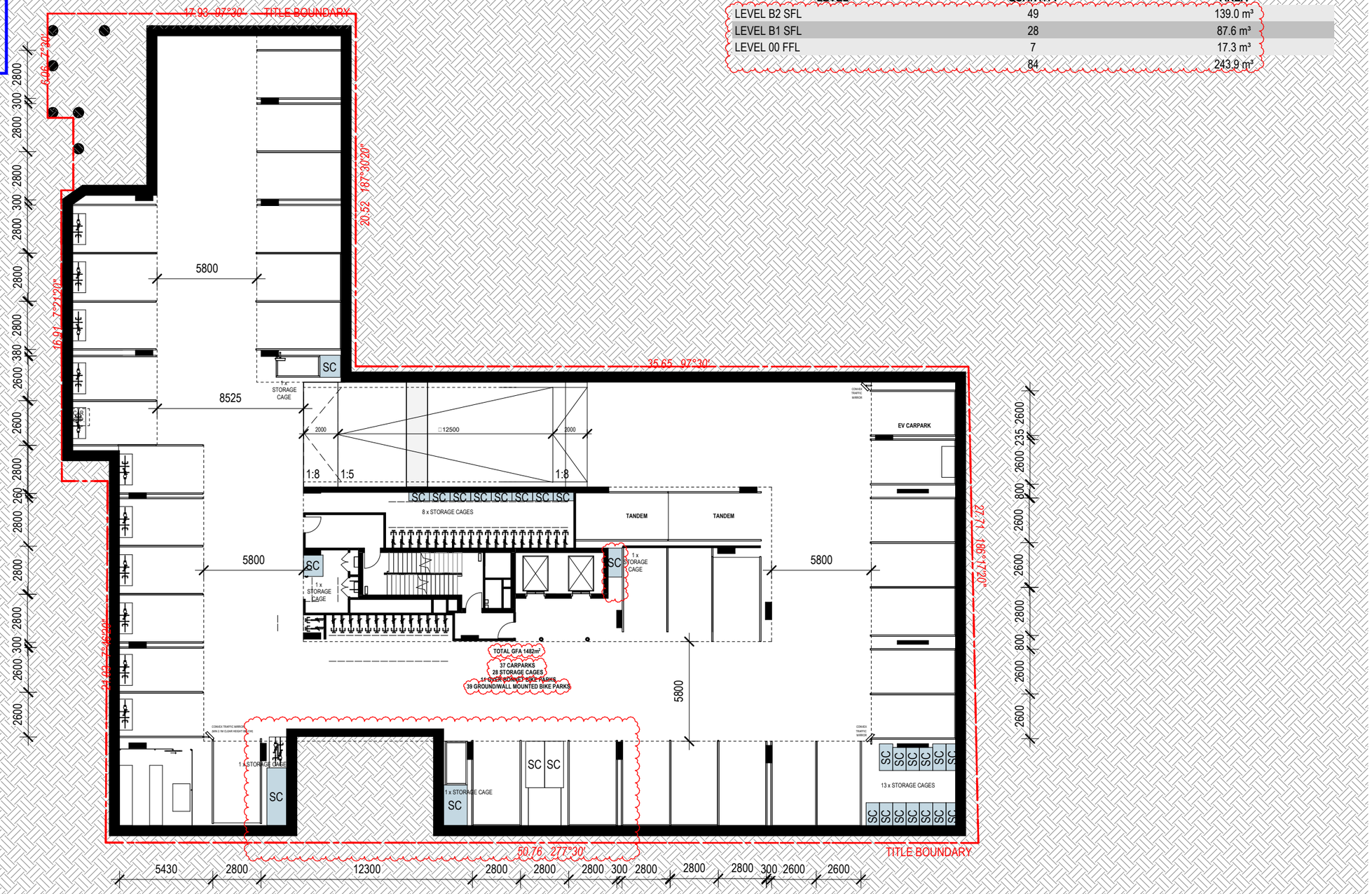
Sheet: 36 of 48

Signed:

For and on behalf of Merri-bek City Council

BASEMENT STORAGE CAGES

LEVEL	QUANTITY	AREA
LEVEL B2 SFL	49	139.0 m³
LEVEL B1 SFL	28	87.6 m³
LEVEL 00 FFL	7	17.3 m³
	84	243.9 m³



COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT
C	20/08/2025	ISSUE FOR RFI

PROJECT # 22-112

DATE 13/10/2023

SCALE 1 : 250 @A3

0 1 2 4 6 10m

STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
BADs PLAN LEVEL B1

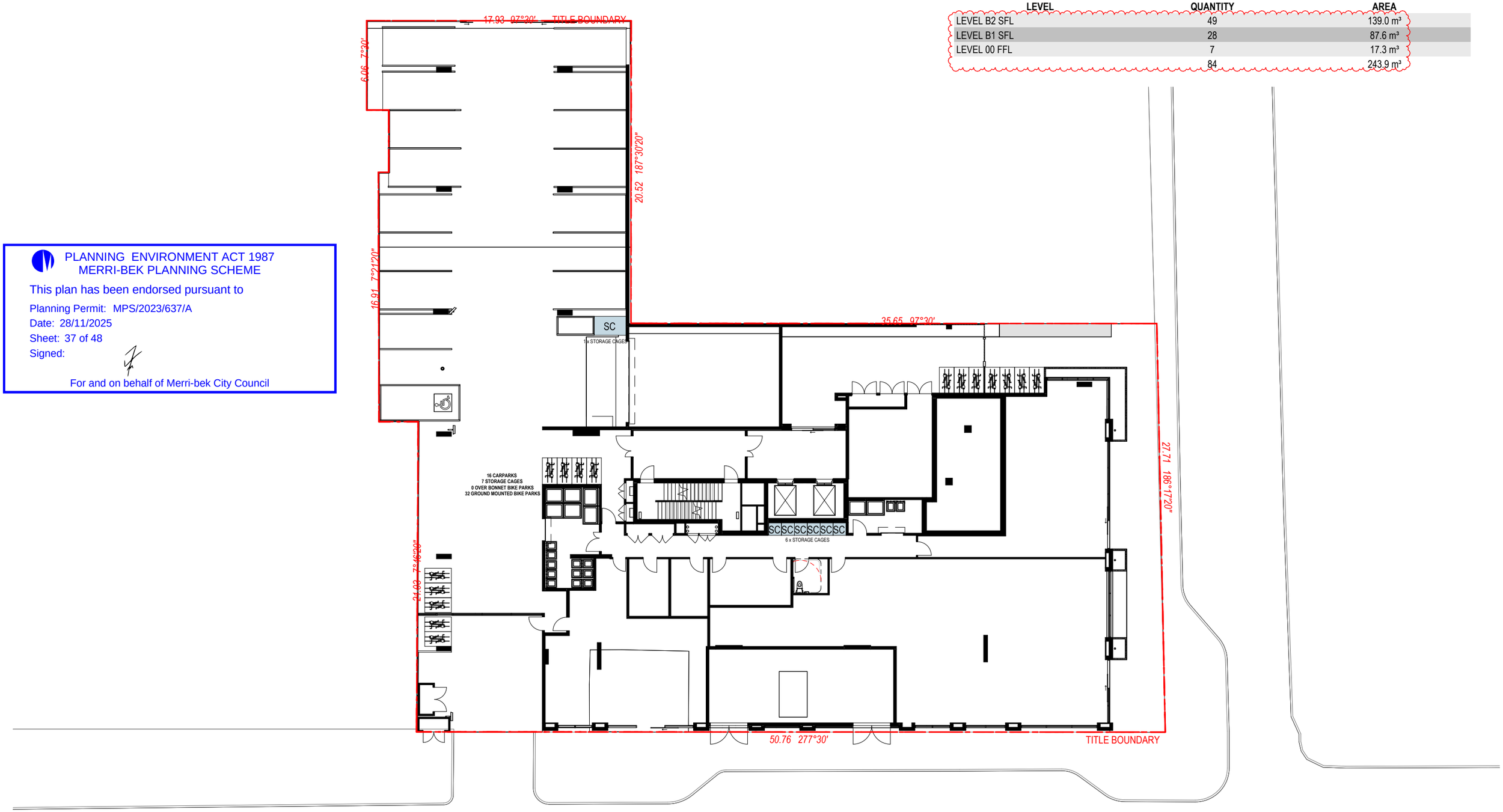
DRAWING NUMBER TP 4-102

REVISION C

Jackson Clements Burrows Architects

BASEMENT STORAGE CAGES

LEVEL	QUANTITY	AREA
LEVEL B2 SFL	49	139.0 m³
LEVEL B1 SFL	28	87.6 m³
LEVEL 00 FFL	7	17.3 m³
	84	243.9 m³



PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 37 of 48
Signed:

For and on behalf of Merri-bek City Council

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	30/06/2025	ISSUE FOR SECONDARY CONSENT
B	20/08/2025	ISSUE FOR RFI

PROJECT # 22-112

DATE 13/10/2023

SCALE 1 : 250 @A3 — 0 1 2 4 6 10m

STATUS TOWN PLANNING

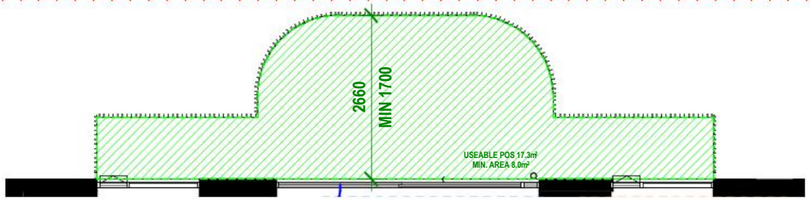
PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
BADs PLAN LEVEL 00

DRAWING NUMBER TP 4-103

REVISION B

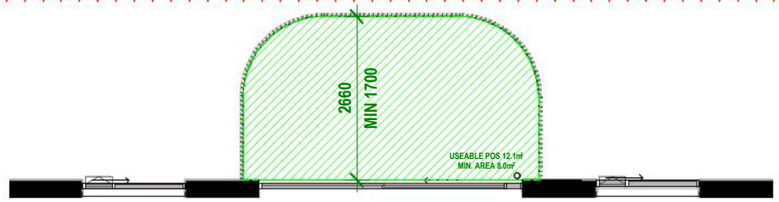
Jackson Clements Burrows Architects



4 TYPE A4 - 3 BED

1 : 100

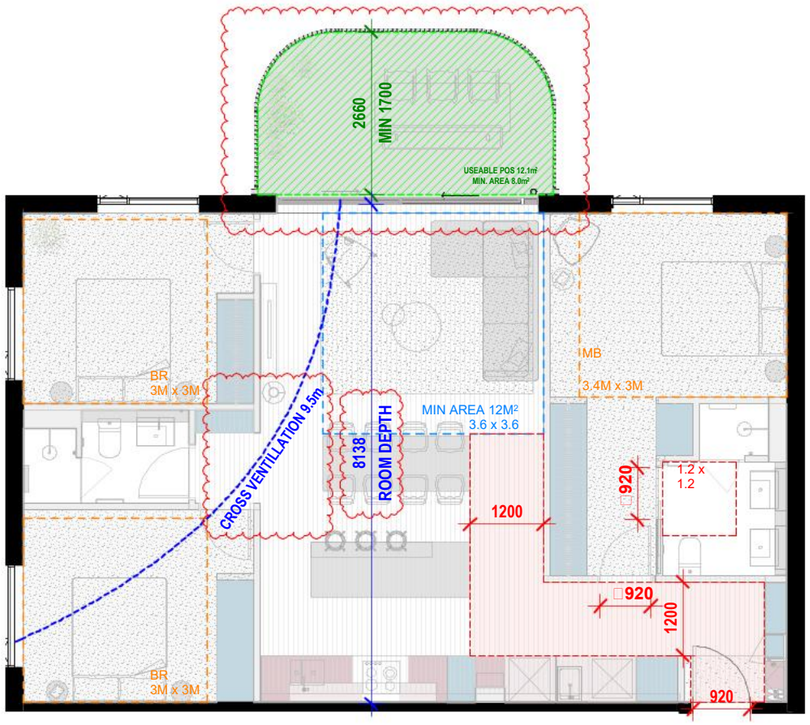
TYPE A4
APARTMENT NO: 111
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 19.7m³
TOTAL EXTERNAL STORAGE: 3m³



3 TYPE A3 - 3 BED (BALCONY)

1 : 100

TYPE A3
APARTMENT NO: 804
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 25.0m³
TOTAL EXTERNAL STORAGE: 3m³

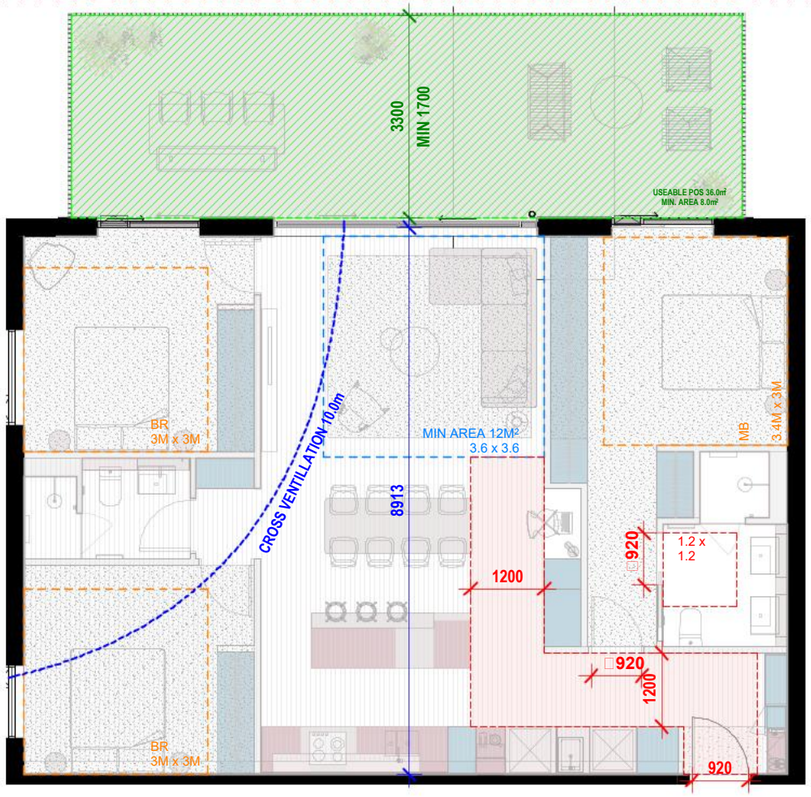


1 TYPE A1 - 3 BED

1 : 100

TYPE A
APARTMENT NO: 211, 310, 410, 510, 610
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 19.7m³
TOTAL EXTERNAL STORAGE: 3m³

ACCESSIBLE



2 TYPE A2 - 3 BED (BALCONY)

1 : 100

TYPE A2
APARTMENT NO: 704
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 25.0m³
TOTAL EXTERNAL STORAGE: 3m³

ACCESSIBLE

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to
Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 38 of 48
Signed:

For and on behalf of Merri-bek City Council

BADS LEGEND

- STORAGE - 2400h
- STORAGE - UNDERBENCH
- STORAGE - OVERHEAD
- 1200mm ACCESSIBLE PATHWAY
- PRIVATE OPEN SPACE/COMMUNAL OPEN SPACE

TO NOTE ALL APARTMENTS
2400mm FLOOR TO CEILING IN ALL BATHROOMS
2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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

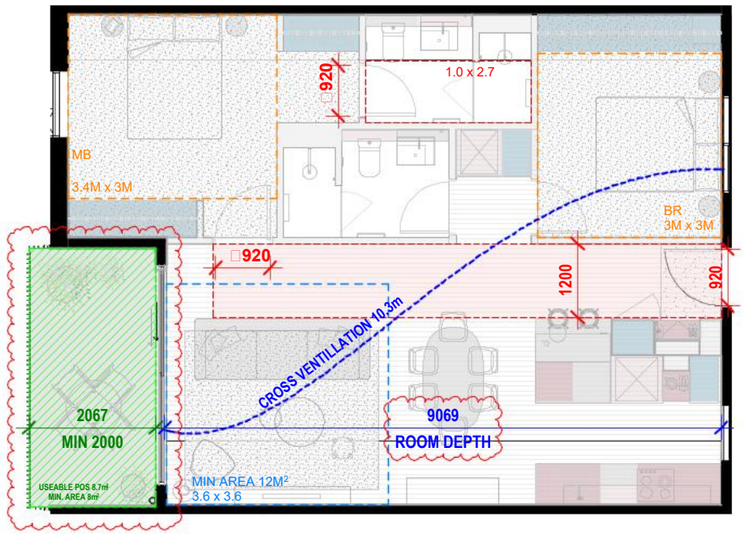
REV	DATE	DESCRIPTION
A	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 100 @A3 (0 0.5 1 2 3 5m)
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
BADs PLANS 1-100
DRAWING NUMBER TP 4-104
REVISION B

Jackson Clements Burrows Architects

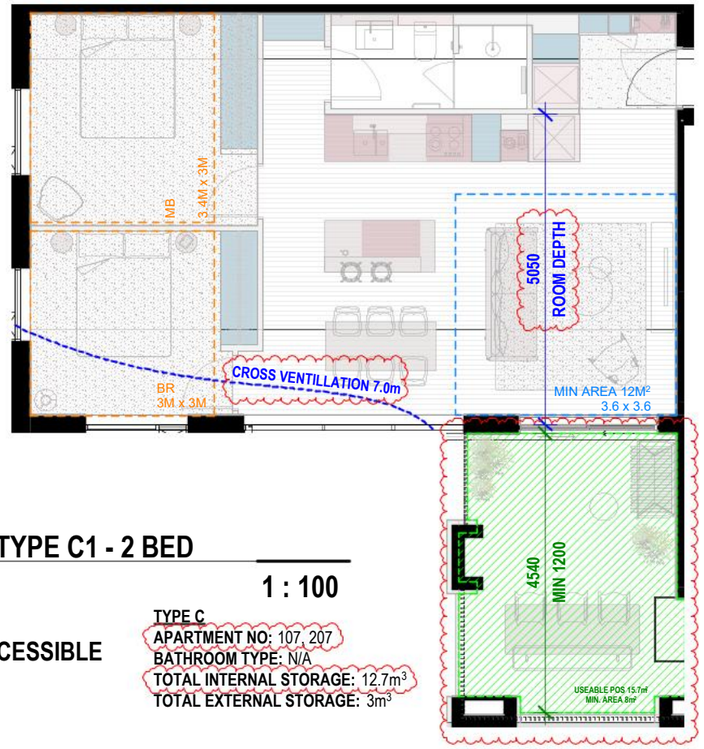


1 TYPE B1 - 2 BED

1 : 100

ACCESSIBLE

TYPE B
APARTMENT NO: 108, 109, 208, 209, 307, 308, 407, 408, 507, 508, 607, 608
BATHROOM TYPE: B
TOTAL INTERNAL STORAGE: 15.7m³
TOTAL EXTERNAL STORAGE: 3m³

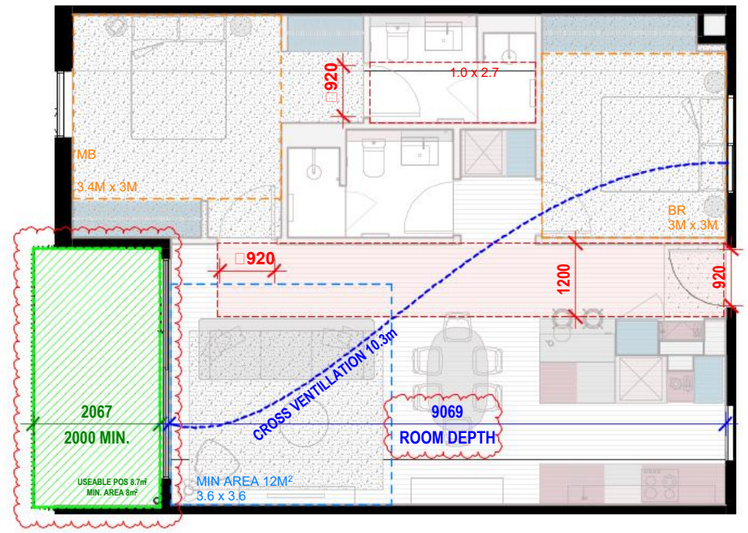


3 TYPE C1 - 2 BED

1 : 100

NON-ACCESSIBLE

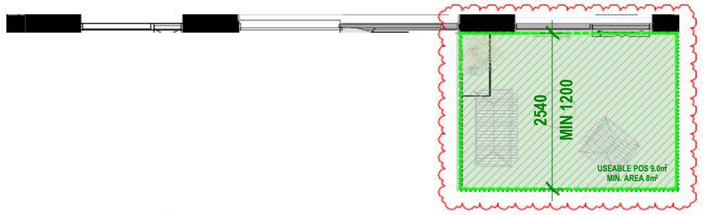
TYPE C
APARTMENT NO: 107, 207
BATHROOM TYPE: N/A
TOTAL INTERNAL STORAGE: 12.7m³
TOTAL EXTERNAL STORAGE: 3m³



2 TYPE B2 - 2 BED

1 : 100

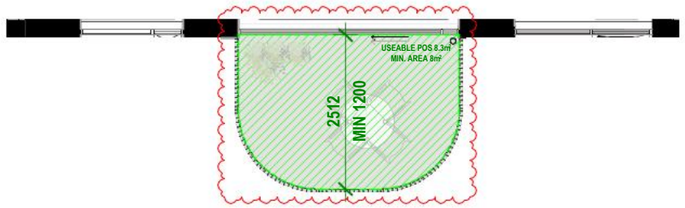
TYPE B.2
APARTMENT NO: 110, 210, 309, 409, 509, 609, 703, 803
BATHROOM TYPE: B
TOTAL INTERNAL STORAGE: 15.0m³
TOTAL EXTERNAL STORAGE: 3m³



4 TYPE C2 - 2 BED (BALCONY)

1 : 100

TYPE C.2
APARTMENT NO: 306
BATHROOM TYPE: N/A
TOTAL INTERNAL STORAGE: 12.7m³
TOTAL EXTERNAL STORAGE: 3m³



5 TYPE C3 - 2 BED (BALCONY)

1 : 100

TYPE C.3
APARTMENT NO: 406, 506, 606
BATHROOM TYPE: N/A
TOTAL INTERNAL STORAGE: 12.7m³
TOTAL EXTERNAL STORAGE: 3m³

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to
Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 39 of 48
Signed:

For and on behalf of Merri-bek City Council

BADS LEGEND

- STORAGE - 2400h
- STORAGE - UNDERBENCH
- STORAGE - OVERHEAD
- 1200mm ACCESSIBLE PATHWAY
- PRIVATE OPEN SPACE/COMMUNAL OPEN SPACE

TO NOTE ALL APARTMENTS
2400mm FLOOR TO CEILING IN ALL BATHROOMS
2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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

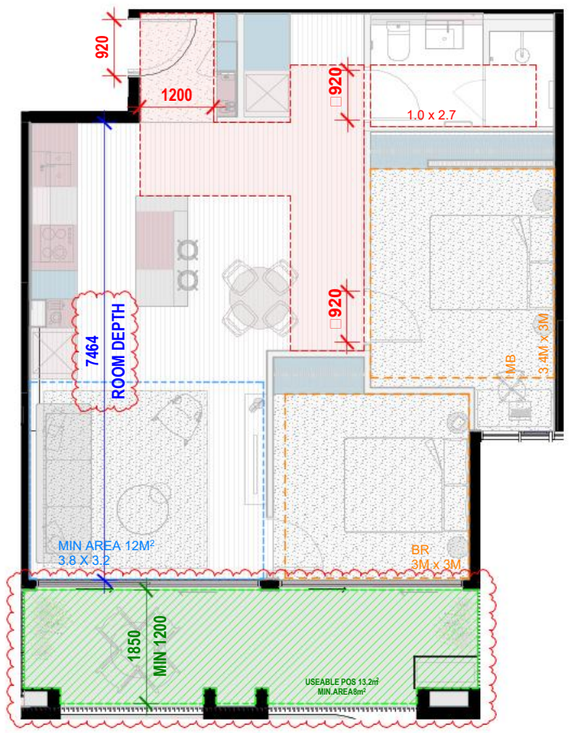
REV	DATE	DESCRIPTION
A	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 100 @A3 (0 0.5 1 2 3 5m)
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
BADs PLANS 1-100
DRAWING NUMBER TP 4-105
REVISION B

Jackson Clements Burrows Architects

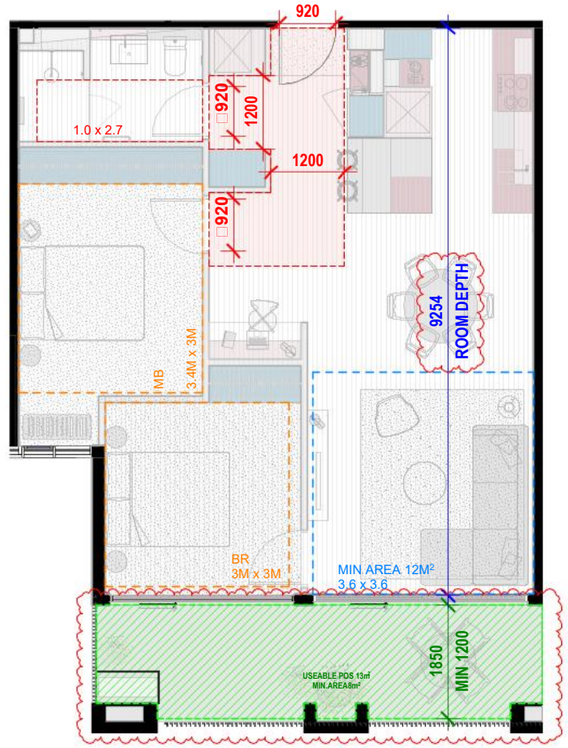


1 TYPE D - 2 BED

1 : 100

ACCESSIBLE

TYPE D
APARTMENT NO: 106, 206
BATHROOM TYPE: B
TOTAL INTERNAL STORAGE: 12.9m³
TOTAL EXTERNAL STORAGE: 3m³

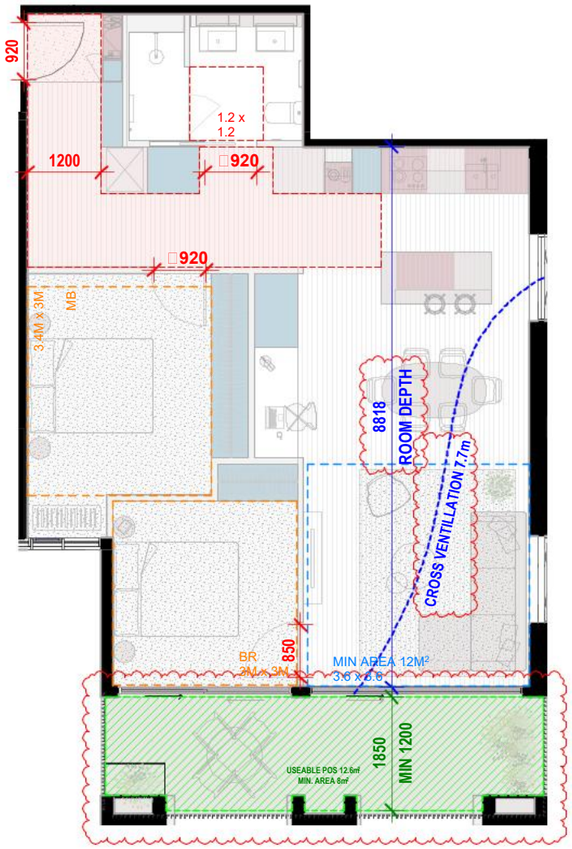


2 TYPE E - 2 BED

1 : 100

ACCESSIBLE

TYPE E
APARTMENT NO: 104, 105, 204, 205
BATHROOM TYPE: B
TOTAL INTERNAL STORAGE: 13.8m³
TOTAL EXTERNAL STORAGE: 3m³



3 TYPE F - 2 BED

1 : 100

ACCESSIBLE

TYPE F
APARTMENT NO: 103, 203
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 15.1m³
TOTAL EXTERNAL STORAGE: 3m³

BADS LEGEND

- STORAGE - 2400h
- STORAGE - UNDERBENCH
- STORAGE - OVERHEAD
- 1200mm ACCESSIBLE PATHWAY
- PRIVATE OPEN SPACE/COMMUNAL OPEN SPACE

TO NOTE ALL APARTMENTS
2400mm FLOOR TO CEILING IN ALL BATHROOMS
2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 40 of 48
Signed:

For and on behalf of Merri-bek City Council

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112

DATE 13/10/2023

SCALE 1 : 100 @A3 (0 0.5 1 2 3 5m)

STATUS TOWN PLANNING

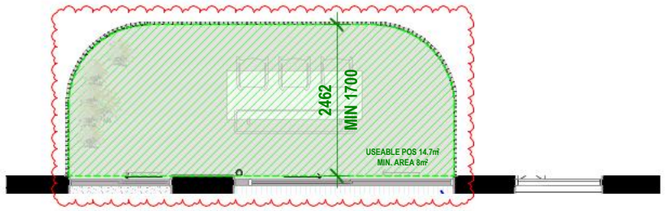
PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
BADs PLANS 1-100

DRAWING NUMBER TP 4-106

REVISION B

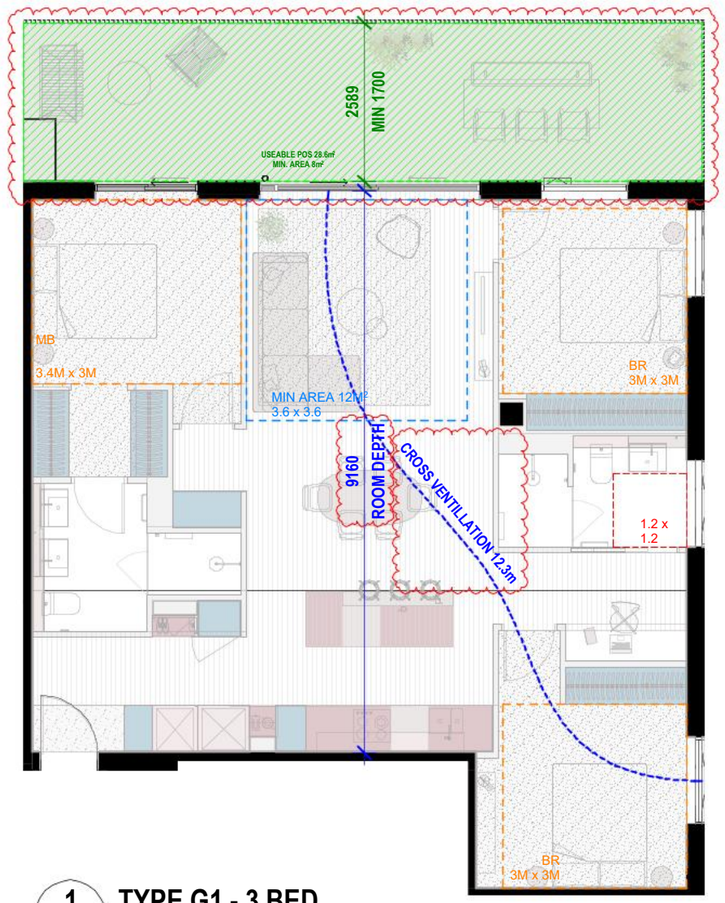
Jackson Clements Burrows Architects



2 TYPE G2 - 3 BED (BALCONY)

1 : 100

TYPE G.2
APARTMENT NO: 202
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 19.9m³
TOTAL EXTERNAL STORAGE: 3m³

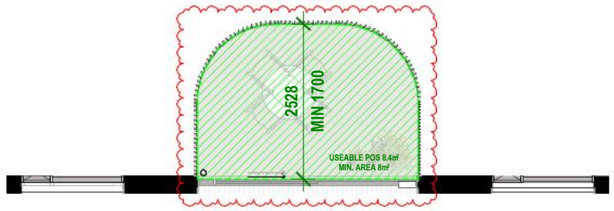


1 TYPE G1 - 3 BED

1 : 100

NON-ACCESSIBLE

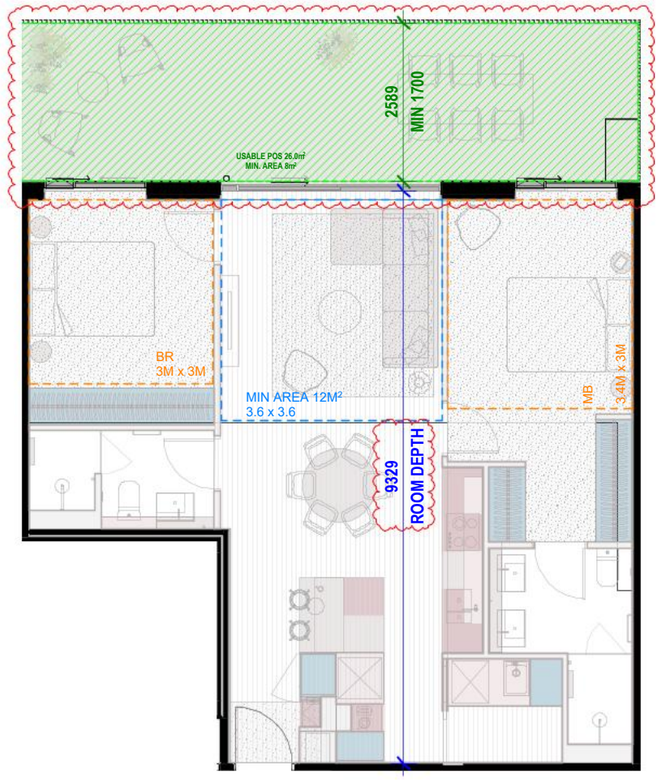
TYPE G
APARTMENT NO: 102
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 19.9m³
TOTAL EXTERNAL STORAGE: 3m³



4 TYPE H2 - 2 BED (BALCONY)

1 : 100

TYPE H.2
APARTMENT NO: 201, 301, 401, 501, 601
BATHROOM TYPE: N/A
TOTAL INTERNAL STORAGE: 15.8m³
TOTAL EXTERNAL STORAGE: 3m³

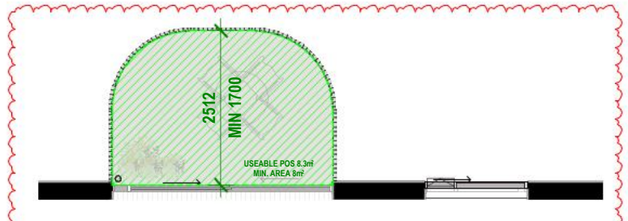


3 TYPE H1 - 2 BED

1 : 100

NON-ACCESSIBLE

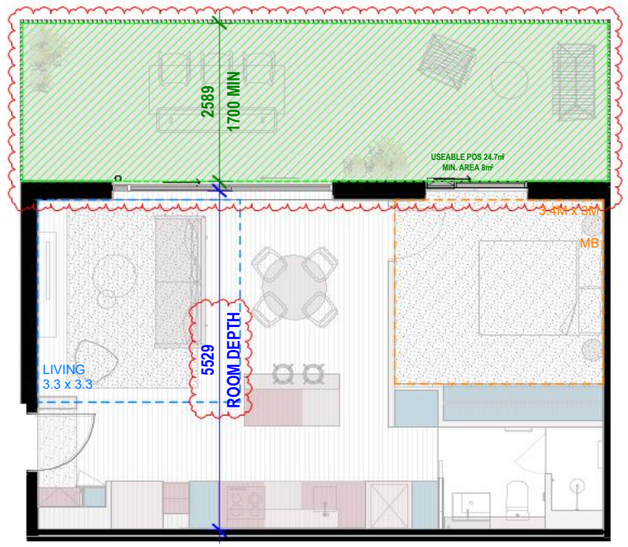
TYPE H
APARTMENT NO: 101
BATHROOM TYPE: N/A
TOTAL INTERNAL STORAGE: 15.8m³
TOTAL EXTERNAL STORAGE: 3m³



6 TYPE I2 - 1 BED (BALCONY)

1 : 100

TYPE I.2
APARTMENT NO: 212, 311, 411, 511, 611
BATHROOM TYPE: N/A
TOTAL INTERNAL STORAGE: 10.1m³
TOTAL EXTERNAL STORAGE: 3m³



5 TYPE I1 - 1 BED

1 : 100

NON-ACCESSIBLE

TYPE I
APARTMENT NO: 112
BATHROOM TYPE: N/A
TOTAL INTERNAL STORAGE: 10.1m³
TOTAL EXTERNAL STORAGE: 3m³

BADS LEGEND

- STORAGE - 2400h
- STORAGE - UNDERBENCH
- STORAGE - OVERHEAD
- 1200mm ACCESSIBLE PATHWAY
- PRIVATE OPEN SPACE/COMMUNAL OPEN SPACE

TO NOTE ALL APARTMENTS
2400mm FLOOR TO CEILING IN ALL BATHROOMS
2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 41 of 48
Signed:

For and on behalf of Merri-bek City Council

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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

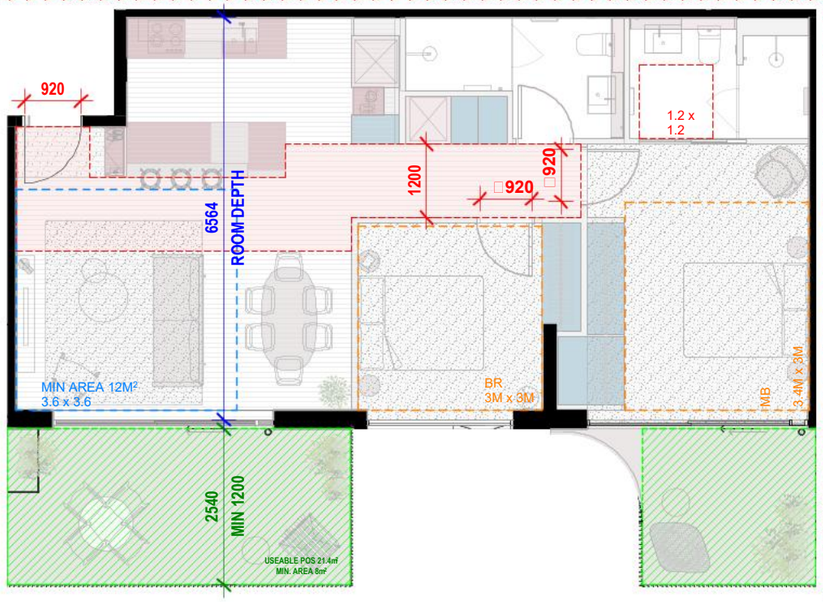
REV	DATE	DESCRIPTION
A	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 100 @A3 (0 0.5 1 2 3 5m)
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
BADs PLANS 1-100
DRAWING NUMBER TP 4-107
REVISION B

Jackson Clements Burrows Architects

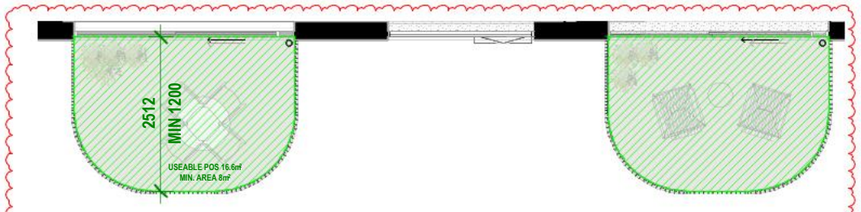


1 TYPE J1 - 2 BED

1 : 100

TYPE J
APARTMENT NO: 305
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 15.1m³
TOTAL EXTERNAL STORAGE: 3m³

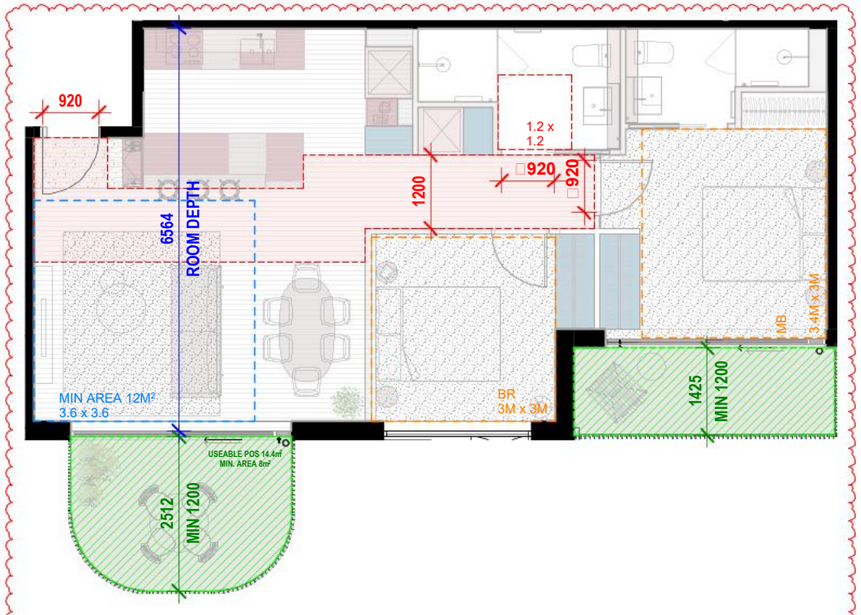
ACCESSIBLE



2 TYPE J2 - 2 BED (BALCONY)

1 : 100

TYPE J.2
APARTMENT NO: 405
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 15.1m³
TOTAL EXTERNAL STORAGE: 3m³

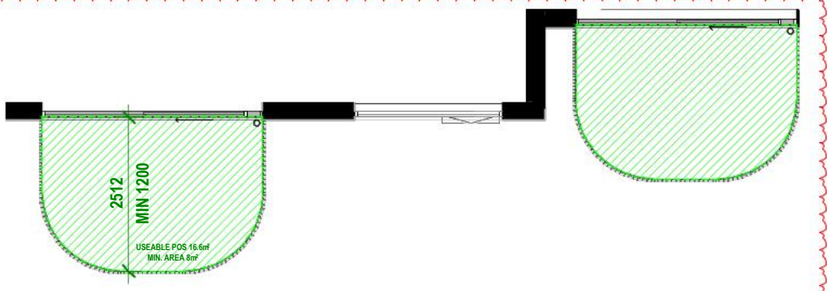


3 TYPE J3 - 2 BED

1 : 100

TYPE J.3
APARTMENT NO: 505
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 11m³
TOTAL EXTERNAL STORAGE: 3m³

ACCESSIBLE



4 TYPE J4 - 2 BED (BALCONY)

1 : 100

TYPE J.4
APARTMENT NO: 605
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 11m³
TOTAL EXTERNAL STORAGE: 3m³

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to
Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 42 of 48
Signed:

For and on behalf of Merri-bek City Council

BADS LEGEND

- STORAGE - 2400h
- STORAGE - UNDERBENCH
- STORAGE - OVERHEAD
- 1200mm ACCESSIBLE PATHWAY
- PRIVATE OPEN SPACE/COMMUNAL OPEN SPACE

TO NOTE ALL APARTMENTS
2400mm FLOOR TO CEILING IN ALL BATHROOMS
2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

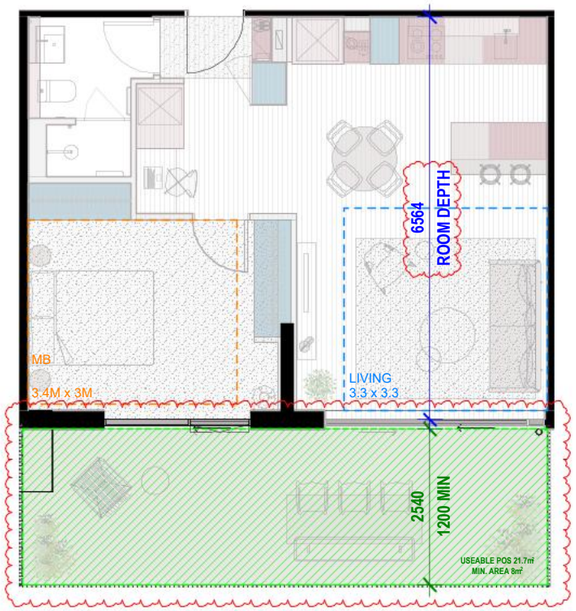
COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
T +613 9654 6227 jcba.com.au

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	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 100 @A3 (0 0.5 1 2 3 5m)
STATUS TOWN PLANNING
PROJECT SAXON STREET
10 DAWSON STREET, BRUNSWICK
DRAWING TITLE BADs PLANS 1-100
DRAWING NUMBER TP 4-108
REVISION B

Jackson Clements Burrows Architects

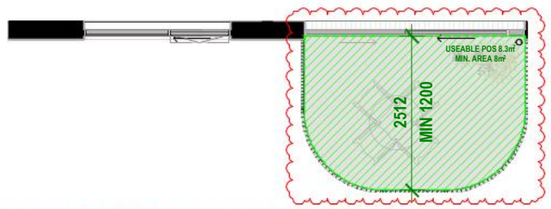


1 TYPE K1 - 1 BED

1 : 100

NON-ACCESSIBLE

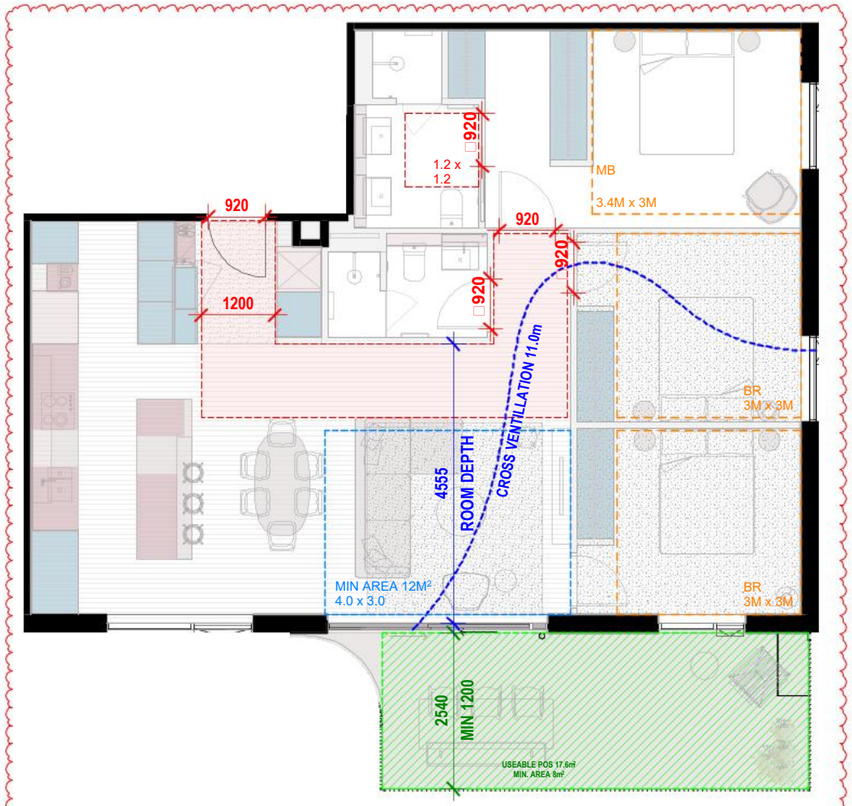
TYPE K
APARTMENT NO: 304
BATHROOM TYPE: N/A
TOTAL INTERNAL STORAGE: 10.5m³
TOTAL EXTERNAL STORAGE: 3m³



2 TYPE K2 - 1 BED (BALCONY)

1 : 100

TYPE K
APARTMENT NO: 404
BATHROOM TYPE: N/A
TOTAL INTERNAL STORAGE: 10.5m³
TOTAL EXTERNAL STORAGE: 3m³

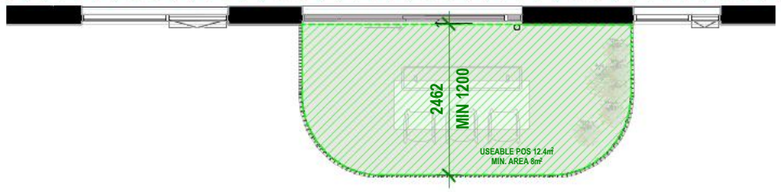


3 TYPE L1 - 3 BED

1 : 100

ACCESSIBLE

TYPE L
APARTMENT NO: 303
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 23.8m³
TOTAL EXTERNAL STORAGE: 3m³



4 TYPE L2 - 3 BED (BALCONY)

1 : 100

TYPE L
APARTMENT NO: 403
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 23.8m³
TOTAL EXTERNAL STORAGE: 3m³

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to
Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 43 of 48
Signed:

For and on behalf of Merri-bek City Council

BADS LEGEND

- STORAGE - 2400h
- STORAGE - UNDERBENCH
- STORAGE - OVERHEAD
- 1200mm ACCESSIBLE PATHWAY
- PRIVATE OPEN SPACE/COMMUNAL OPEN SPACE

TO NOTE ALL APARTMENTS
2400mm FLOOR TO CEILING IN ALL BATHROOMS
2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

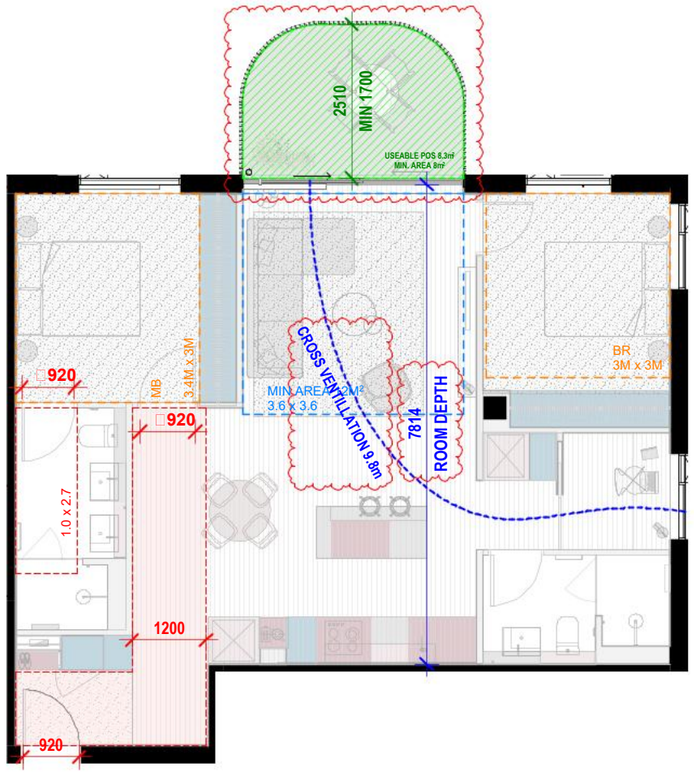
COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
T +613 9654 6227 jcba.com.au

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	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 100 @A3 (0 0.5 1 2 3 5m)
STATUS TOWN PLANNING
PROJECT SAXON STREET, 10 DAWSON STREET, BRUNSWICK
DRAWING TITLE BADs PLANS 1-100
DRAWING NUMBER TP 4-109
REVISION B

Jackson Clements Burrows Architects

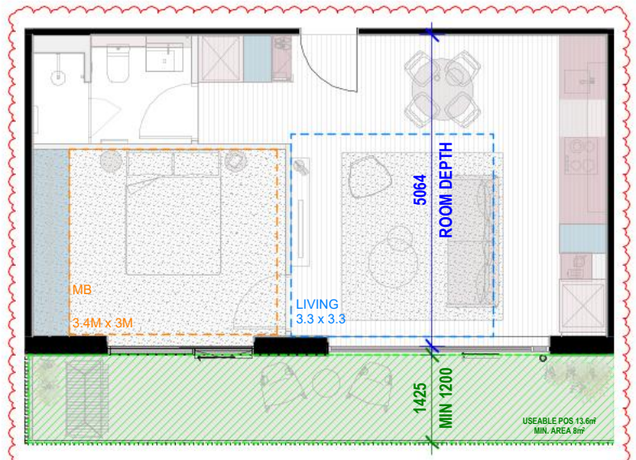


1 TYPE M - 2 BED

1 : 100

ACCESSIBLE

TYPE M
APARTMENT NO: 302, 402, 502, 602
BATHROOM TYPE: B
TOTAL INTERNAL STORAGE: 15.8m³
TOTAL EXTERNAL STORAGE: 3m³

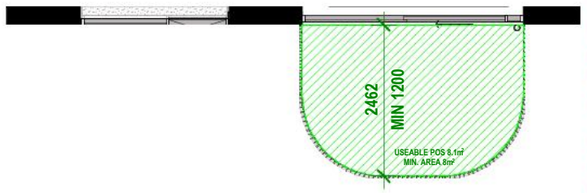


3 TYPE N1 - 1 BED

1 : 100

NON-ACCESSIBLE

TYPE N
APARTMENT NO: 504
BATHROOM TYPE: N/A
TOTAL INTERNAL STORAGE: 9.6m³
TOTAL EXTERNAL STORAGE: 3m³



4 TYPE N2 - 1 BED

1 : 100

TYPE N.2
APARTMENT NO: 604
BATHROOM TYPE: N/A
TOTAL INTERNAL STORAGE: 9.6m³
TOTAL EXTERNAL STORAGE: 3m³

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to
Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 44 of 48
Signed:

For and on behalf of Merri-bek City Council

BADS LEGEND

- STORAGE - 2400h
- STORAGE - UNDERBENCH
- STORAGE - OVERHEAD
- 1200mm ACCESSIBLE PATHWAY
- PRIVATE OPEN SPACE/COMMUNAL OPEN SPACE

TO NOTE ALL APARTMENTS
2400mm FLOOR TO CEILING IN ALL BATHROOMS
2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

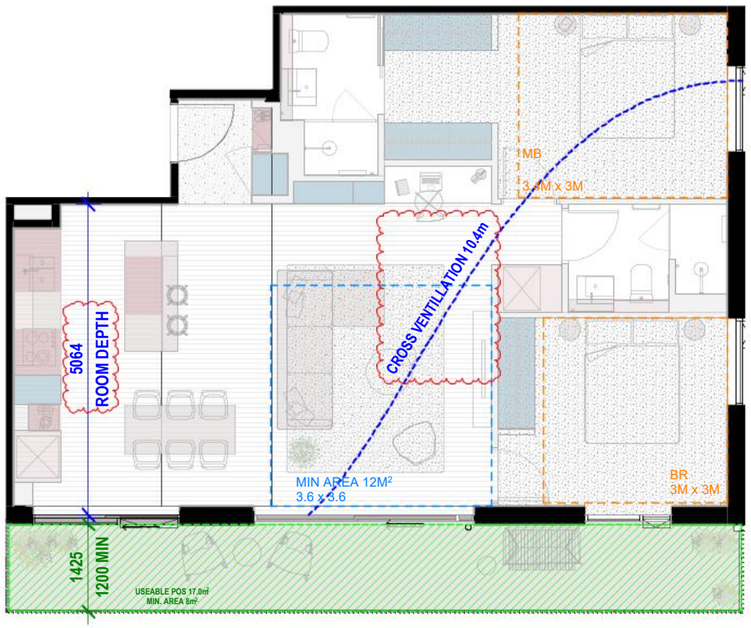
COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
T +613 9654 6227 jcba.com.au

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	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 100 @A3 — 0 0.5 1 2 3 5m
STATUS TOWN PLANNING
PROJECT SAXON STREET, 10 DAWSON STREET, BRUNSWICK
DRAWING TITLE BADs PLANS 1-100
DRAWING NUMBER TP 4-110
REVISION B

Jackson Clements Burrows Architects

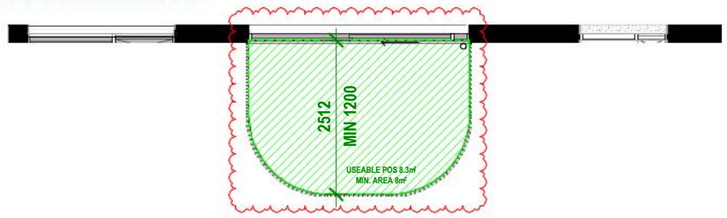


1 TYPE O1 - 2 BED

1 : 100

TYPE O
APARTMENT NO: 503
BATHROOM TYPE: N/A
TOTAL INTERNAL STORAGE: 14.6m³
TOTAL EXTERNAL STORAGE: 3m³

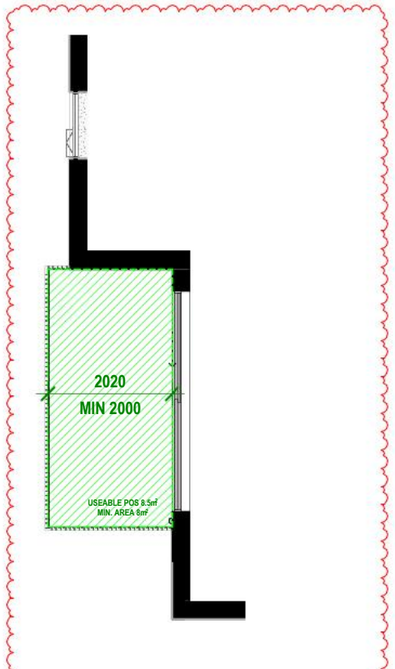
NON-ACCESSIBLE



2 TYPE O2 - 2 BED (BALCONY)

1 : 100

TYPE O.2
APARTMENT NO: 603
BATHROOM TYPE: N/A
TOTAL INTERNAL STORAGE: 14.6m³
TOTAL EXTERNAL STORAGE: 3m³



4 TYPE P2 - 2 BED

1 : 100

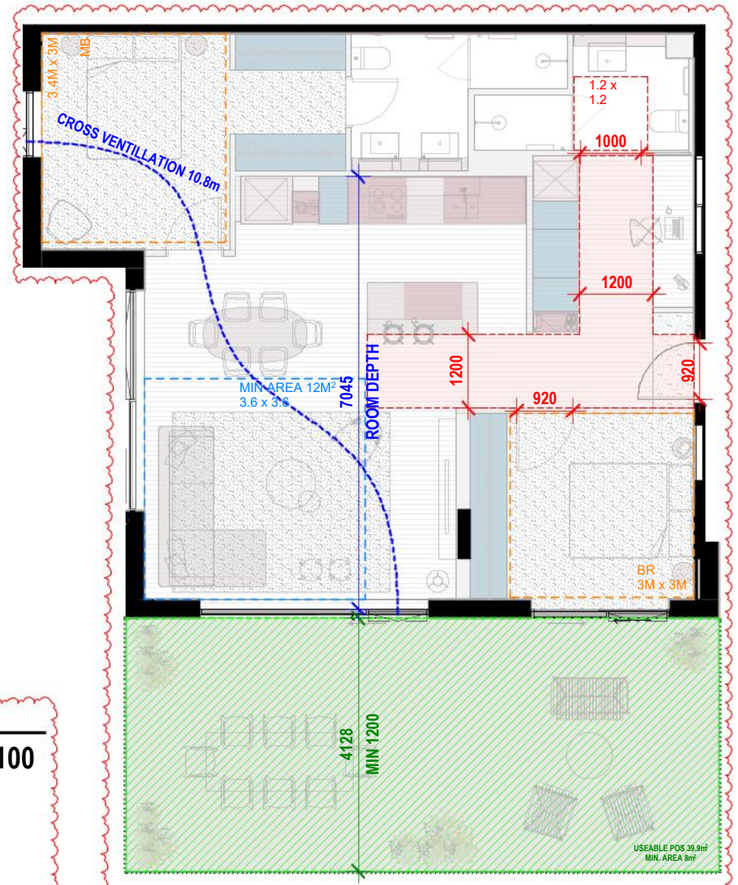
TYPE P.2
APARTMENT NO: 802
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 17.5m³
TOTAL EXTERNAL STORAGE: 3m³

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 45 of 48
Signed:

For and on behalf of Merri-bek City Council



3 TYPE P1 - 2 BED

1 : 100

ACCESSIBLE

TYPE P
APARTMENT NO: 702
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 17.5m³
TOTAL EXTERNAL STORAGE: 3m³

BADS LEGEND

- STORAGE - 2400h
- STORAGE - UNDERBENCH
- STORAGE - OVERHEAD
- 1200mm ACCESSIBLE PATHWAY
- PRIVATE OPEN SPACE/COMMUNAL OPEN SPACE

TO NOTE ALL APARTMENTS
2400mm FLOOR TO CEILING IN ALL BATHROOMS
2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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

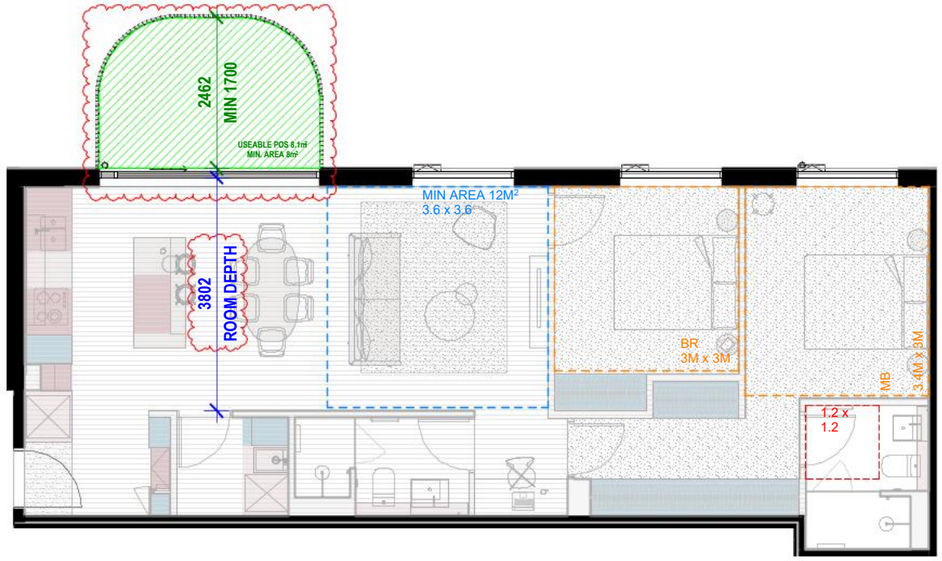
REV	DATE	DESCRIPTION
A	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 100 @A3 — 0 0.5 1 2 3 5m
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
BADs PLANS 1-100
DRAWING NUMBER TP 4-111
REVISION B

Jackson Clements Burrows Architects

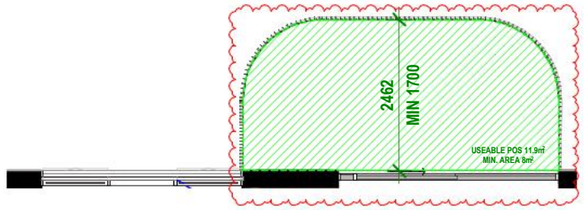


1 TYPE Q - 2 BED

1 : 100

TYPE Q
APARTMENT NO: 705, 805
BATHROOM TYPE: A
TOTAL INTERNAL STORAGE: 15.2m³
TOTAL EXTERNAL STORAGE: 3m³

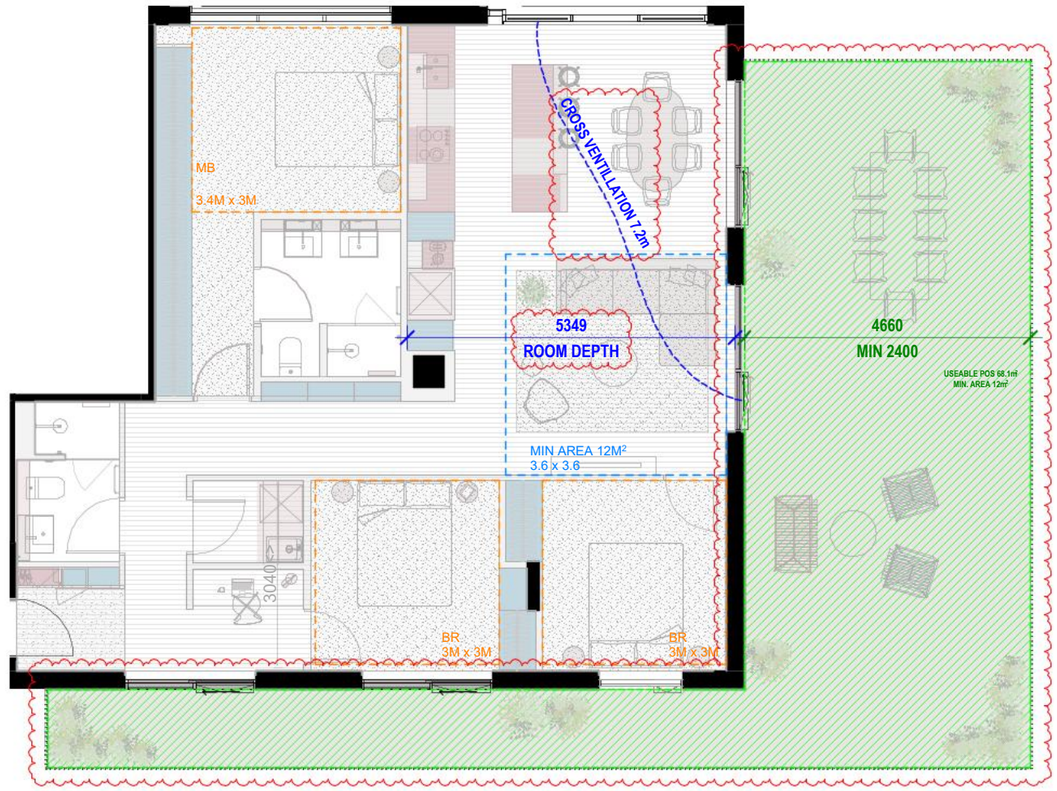
NON-ACCESSIBLE



3 TYPE R2 - 3 BED (BALCONY)

1 : 100

TYPE R.2
APARTMENT NO: 801
BATHROOM TYPE: N/A
TOTAL INTERNAL STORAGE: 21.3m³
TOTAL EXTERNAL STORAGE: 3m³



2 TYPE R1 - 3 BED

1 : 100

TYPE R
APARTMENT NO: 701
BATHROOM TYPE: N/A
TOTAL INTERNAL STORAGE: 21.3m³
TOTAL EXTERNAL STORAGE: 3m³

NON-ACCESSIBLE

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 46 of 48
Signed:

For and on behalf of Merri-bek City Council

BADS LEGEND

- STORAGE - 2400h
- STORAGE - UNDERBENCH
- STORAGE - OVERHEAD
- 1200mm ACCESSIBLE PATHWAY
- PRIVATE OPEN SPACE/COMMUNAL OPEN SPACE

TO NOTE ALL APARTMENTS
2400mm FLOOR TO CEILING IN ALL BATHROOMS
2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

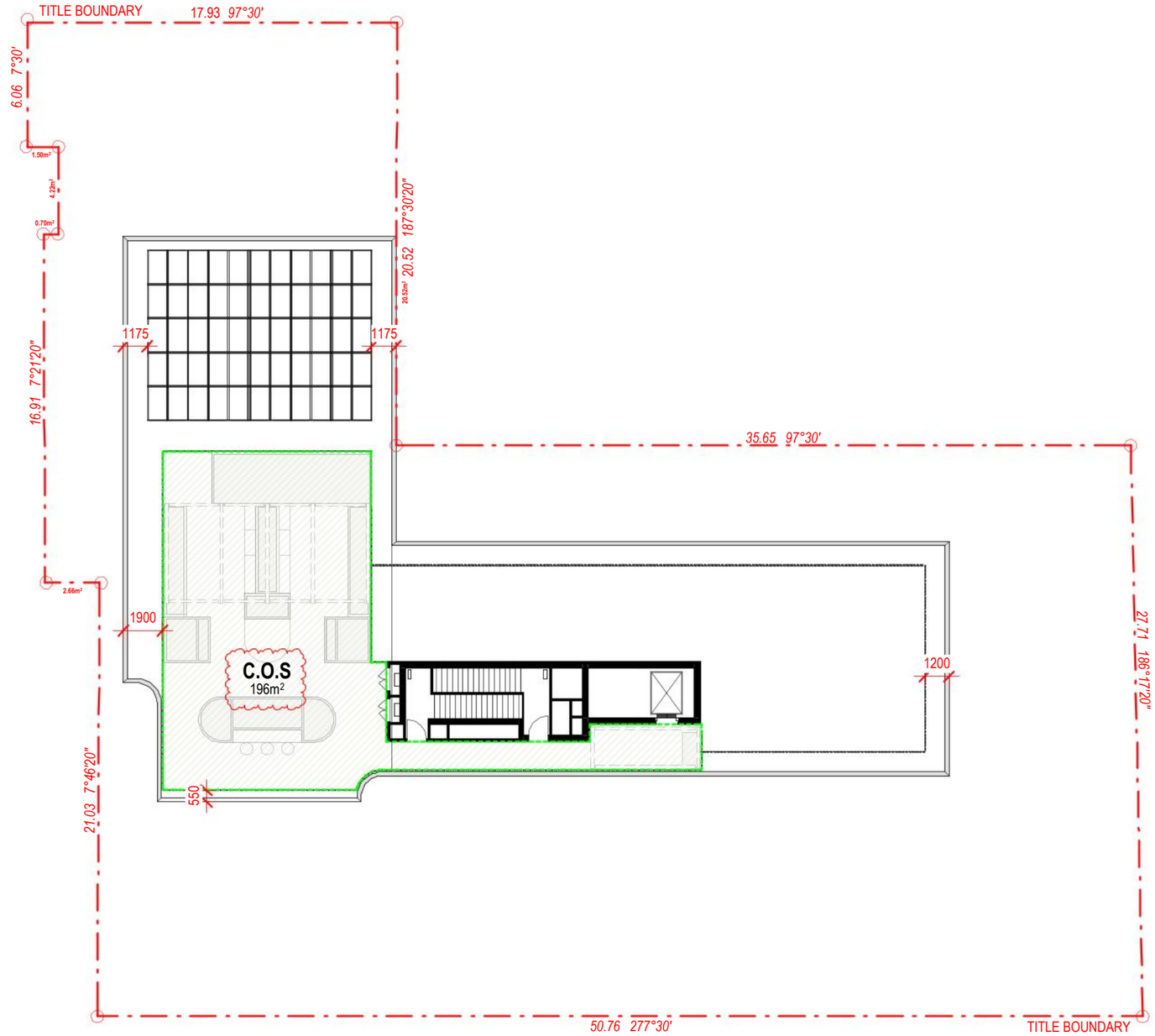
COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
T +613 9654 6227 jcba.com.au

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	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112
DATE 13/10/2023
SCALE 1 : 100 @A3 (0 0.5 1 2 3 5m)
STATUS TOWN PLANNING
PROJECT SAXON STREET, 10 DAWSON STREET, BRUNSWICK
DRAWING TITLE BADs PLANS 1-100
DRAWING NUMBER TP 4-112
REVISION B

Jackson Clements Burrows Architects



PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 47 of 48
Signed:

For and on behalf of Merri-bek City Council

BADS LEGEND

- STORAGE - 2400h
- STORAGE - UNDERBENCH
- STORAGE - OVERHEAD
- 1200mm ACCESSIBLE PATHWAY
- PRIVATE OPEN SPACE/COMMUNAL OPEN SPACE

TO NOTE ALL APARTMENTS
2400mm FLOOR TO CEILING IN ALL BATHROOMS
2700mm MINIMUM FLOOR TO CEILING HEIGHT FOR HABITABLE ROOMS (EXCLUDING WHERE SERVICES ARE PROVIDED ABOVE THE KITCHEN)

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT

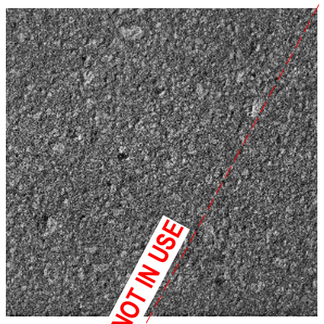
PROJECT # 22-112
DATE 13/10/2023
SCALE As indicated @A1
0 1 2 4 6 10m
STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
ROOF
DRAWING NUMBER TP 4-200
REVISION B

Jackson Clements Burrows Architects

EXTERNAL FINISHES



EF-01

EXPOSED AGGREGATE CONCRETE
COLOUR - CHARCOAL



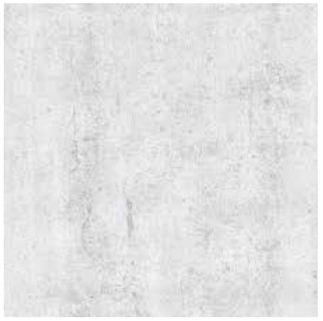
EF-02

EXPOSED AGGREGATE CONCRETE
COLOUR - DARK GREY



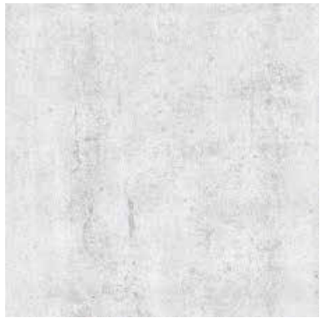
EF-03

SMOOTH CONCRETE
COLOUR - GREEN



EF-04

SMOOTH CONCRETE
COLOUR - GREY



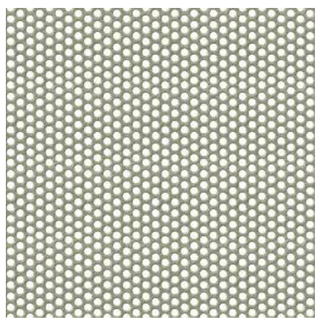
EF-05

FC SHEET
COLOUR - GREY



MT-01

SOLID METAL
COLOUR - GREEN



MT-02

PERFORATED METAL
COLOUR - GREEN



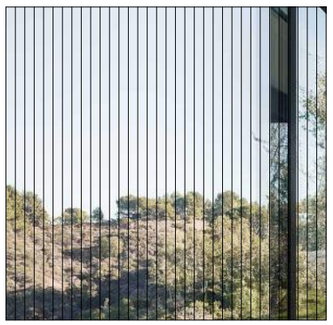
MT-03

SOLID METAL
COLOUR - GREY



GL-01

GLAZING
COLOUR - CLEAR / LIGHT GREY



GL-02

OBSCURED GLAZING
COLOUR - CLEAR / LIGHT GREY

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

This plan has been endorsed pursuant to

Planning Permit: MPS/2023/637/A
Date: 28/11/2025
Sheet: 48 of 48
Signed:

For and on behalf of Merri-bek City Council

COPYRIGHT
Jackson Clements Burrows
Pty Ltd Architects
345 Swan Street, Richmond
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	13/10/2023	ISSUE FOR TOWN PLANNING
B	30/06/2025	ISSUE FOR SECONDARY CONSENT

PROJECT # 22-112

DATE 13/10/2023

SCALE @A3

STATUS TOWN PLANNING

PROJECT
SAXON STREET
10 DAWSON STREET, BRUNSWICK

DRAWING TITLE
EXTERNAL FINISHES

DRAWING NUMBER TP 11-101

REVISION B

Jackson Clements Burrows Architects