SUSTAINABILITY REQUIREMENT SUMMARY

WATER	
APARTMENT 1 – 12 (SCOPE OUT COMMERCIAL TENANCY)	
RAINWATER TANK	YES
SHOWERHEAD	4 STAR WELS (>6.0 BUT <=7.5)
BATH	SCOPE OUT
KITCHEN TAPS	5 STAR WELS RATING
BATHROOM TAPS	5 STAR WELS RATING
DISHWASHERS (occupants to install)	5 STAR WELS RATING
WC	4 STAR WELS RATING
URINALS	SCOPE OUT
WASHING MACHINE	OCCUPANTS TO INSTALL
RAINWATER CONNECTED TO TOILETS	YES
RAINWATER CONNECTED TO LAUNDRY	YES
RAINWATER CONNECTED TO HOT WATER	NO
WATER EFFICIENT LANDSCAPING	NO
IN RELATION TO THE SUSTAINABLE DESIGN ASSESSMENT TOOL 'BESS' IT IS PROPOSED THAT THE FOLLOWING INCLUSIONS WILL BE THE PROPOSED ENVIRONMENTAL SUSTAINABLE DESIGN SPECIFICATION FOR THE PROJECT	
ENERGY EACH APARTMENT TO ACHIEVE A MINIMUM 7.0 STAR NATHERS RATING	
SOLAR PHOTOVOLTAIC SYSTEM	YES 6kw roof panels orientated north @ 20°
OTHER RENEWABLE ENERGY SYSTEMS	NO
NATHERS ANNUAL LOAD HEATING	70.0MJ/SQM
NATHERS ANNUAL LOAD COOLING	20.0MJ/SQM
HEATING SYSTEM	REVERSE CYCLE DUCTED
HEATING SYSTEM EFFICIENCY	2.5 STARS APARTMENTS 1,4,7 & 10 3 STARS APARTMENTS 2,3,5,6,8,9,12 & 13
COOLING SYSTEM	REFRIGERATIVE DUCTED
COOLING SYSTEM EFFICIENCY	3 STARS
HOT WATER SYSTEM	ELECTRIC HEAT PUMP BAND 1
HOT WATER SYSTEM EFFICIENCY	3 STARS
CLOTHESLINE	YES
CLOTHES DRIER	OCCUPANT TO INSTALL
EXTERNAL LIGHTING CONTROLLED BY MOTION DETECTOR	YES
MAXIMUM ILLUMINATION POWER DENSITY 4W/SQM	YES
FOR FURTHER ESD REQUIREMENTS AND COMPLIANCE, REFER TO ENDORSED BESS REPORT IN FULL	
CROSS FLOW VENTILATION	YES
DOUBLE GLAZED WINDOWS TO ALL HABITABLE ROOMS. WINDOWS TO BE ALUMINIUM IMPROVED DOUBLE GLAZED (6MM AIR GAP) MINIMUM WITH FULL WEATHER STRIPPING	NO
EXTERNAL SHADING BLINDS	NO
50% OF LIVING AREAS FACING NORTH	YES
TRANSPORT	
BICYCLE SPACES PROVIDED	13
FACILITIES FOR CHARGING ELECTRIC VEHICLES	NO
WASTE	
SITE PREVIOUSLY DEVELOPED	YES
FACILITIES FOR FOOD AND WASTE	YES
URBAN ECOLOGY	
VEGETATION PERCENTAGE	NO
GREEN ROOF	NO
GREEN WALLS AND FACADES	NO
TAP AND FLOOR WASTE IN COURTYARD OR BALCONY	YES
FOOD PRODUCTION AREA	NO

WSUD NOTES

BlueFactor Tool report, updated 30th Septmber 2026, 100%
Proposed WSUD design:

Building 1 Residential Apartments 28 bedrooms in total.

Roof Catchment area to be treated 160.7m2 discharged to 4000lt capacity rainwater tank connected to ALL toilets and laundry cold water tap/washing machine.

Roof, balcony & light well to be untreated to be discharged to legal point of discharge.

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FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED, IF IN DOUBT ASK.

REVISIONS

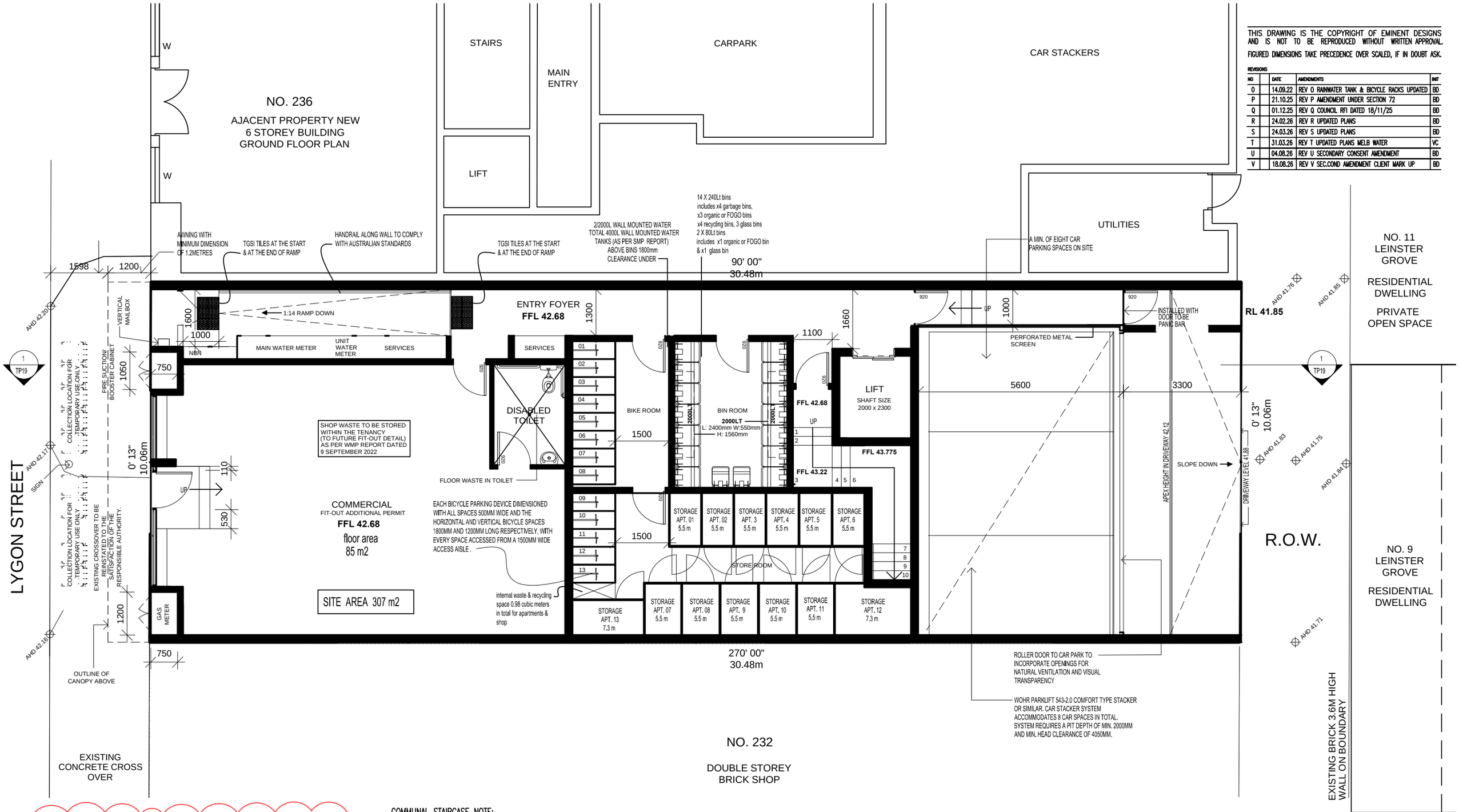
NO		DATE	AMENDMENTS	INIT
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S		24.03.26	REV S UPDATED PLANS	BD
T		31.03.26	REV T UPDATED PLANS MELB WATER	VC
U		04.08.26	REV U SECONDARY CONSENT AMENDMENT	BD
V		18.08.26	REV V SEC.COND AMENDMENT CLIENT MARK UP	BD

PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE
GENERAL NOTES

DRAWN: BD	CAD FILE NO.:
SCALE: 1:100	CHECKED: VC
DRAWN DATE: MAY' 25	PLOT DATE / TIME:
PROJECT NO.: -----	DRAWING NO.: TP 01 / REVISION: V

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PROPOSED GROUND FLOOR PLAN

SCALE 1:100

OUTLINE OF THE APPROVED DEVELOPMENT AS PER PERMIT NO. MPS/2015/5

ENVIRONMENTAL SUSTAINABLE DESIGN FEATURES

- AAAA — LOW FLUSH TOILETS (4A CONSERVATION RATING)
- A AA — 3A LOW FLOW WATER FITTINGS (FITTED INTERNALLY THROUHGOUT)
- ★★★ ★★ — 5 STAR ENERGY EFFICIENT APPLIANCES
- ☼ — PHOTOVOLTAIC SOLAR PANELS

COMMUNAL STAIRCASE NOTE:

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- Stair treads and nosings must not overhang beyond the face of the riser. An angled riser with a maximum setback of 25mm may be provided (AS1428.2:1992 Figure 8) (refer to Figure 5).
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PROJECT TITLE

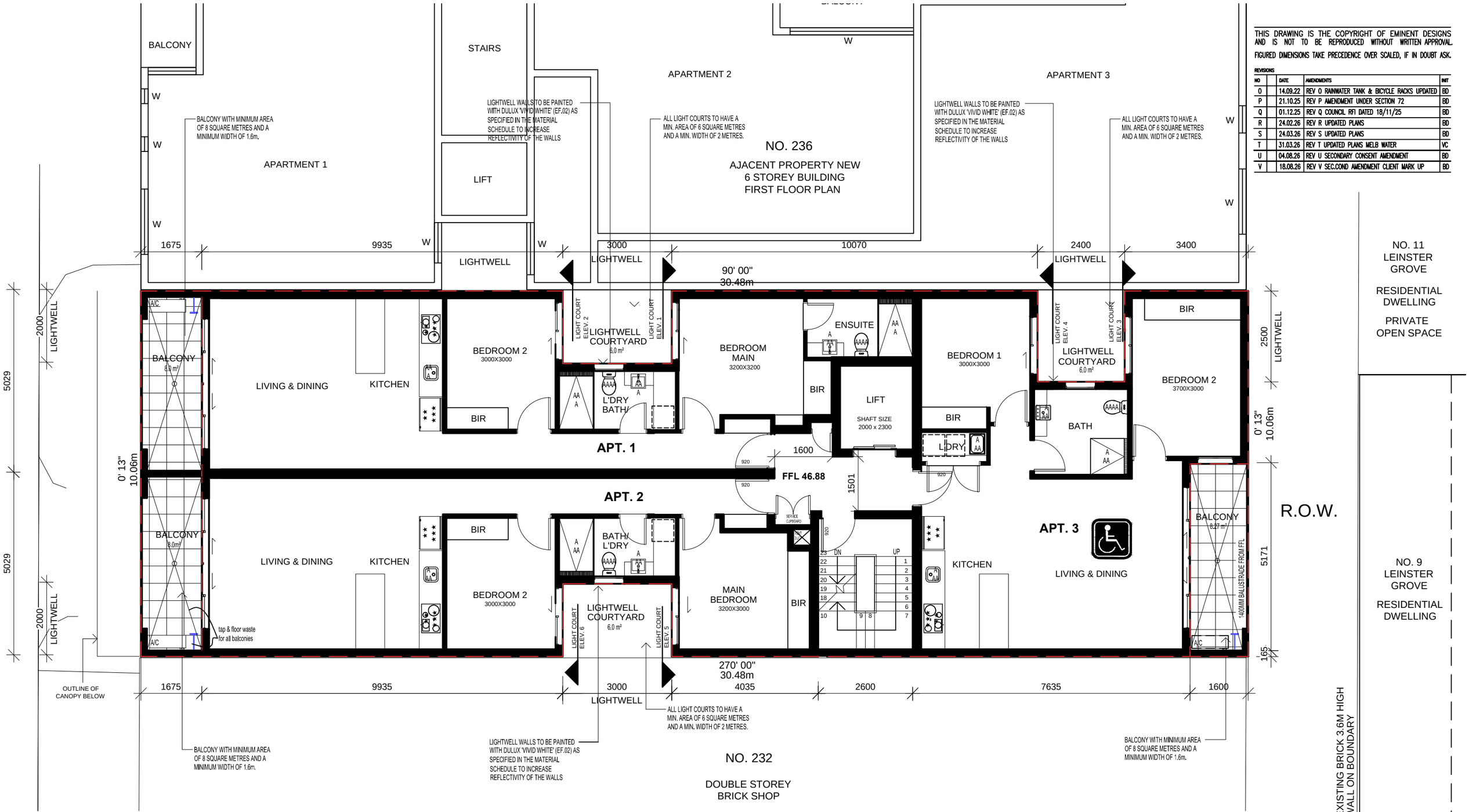
PROPOSED MIXED USE DEVELOPMENT AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE

PROPOSED GROUND FLOOR PLAN

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SCALE: 1:100	CHECKED: VC
DRAWN DATE: MAY' 25	PLOT DATE / TIME
PROJECT NO.: -----	DRAWING NO.: TP 02 — REVISION: V

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U		04.08.26	REV U SECONDARY CONSENT AMENDMENT	BD
V		18.08.26	REV V SEC.COND AMENDMENT CLIENT MARK UP	BD

PROPOSED FIRST FLOOR PLAN

SCALE 1:100

OUTLINE OF THE APPROVED DEVELOPMENT AS PER PERMIT NO. MPS/2015/5

ENVIRONMENTAL SUSTAINABLE DESIGN FEATURES

- AAAA LOW FLUSH TOILETS (4A CONSERVATION RATING)
- A AA 3A LOW FLOW WATER FITTINGS (FITTED INTERNALLY THROUHGOUT)
- ★★★ ★★ 5 STAR ENERGY EFFICIENT APPLIANCES
- ☼ PHOTOVOLTAIC SOLAR PANELS

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PROJECT TITLE

PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE

PROPOSED FIRST FLOOR PLAN

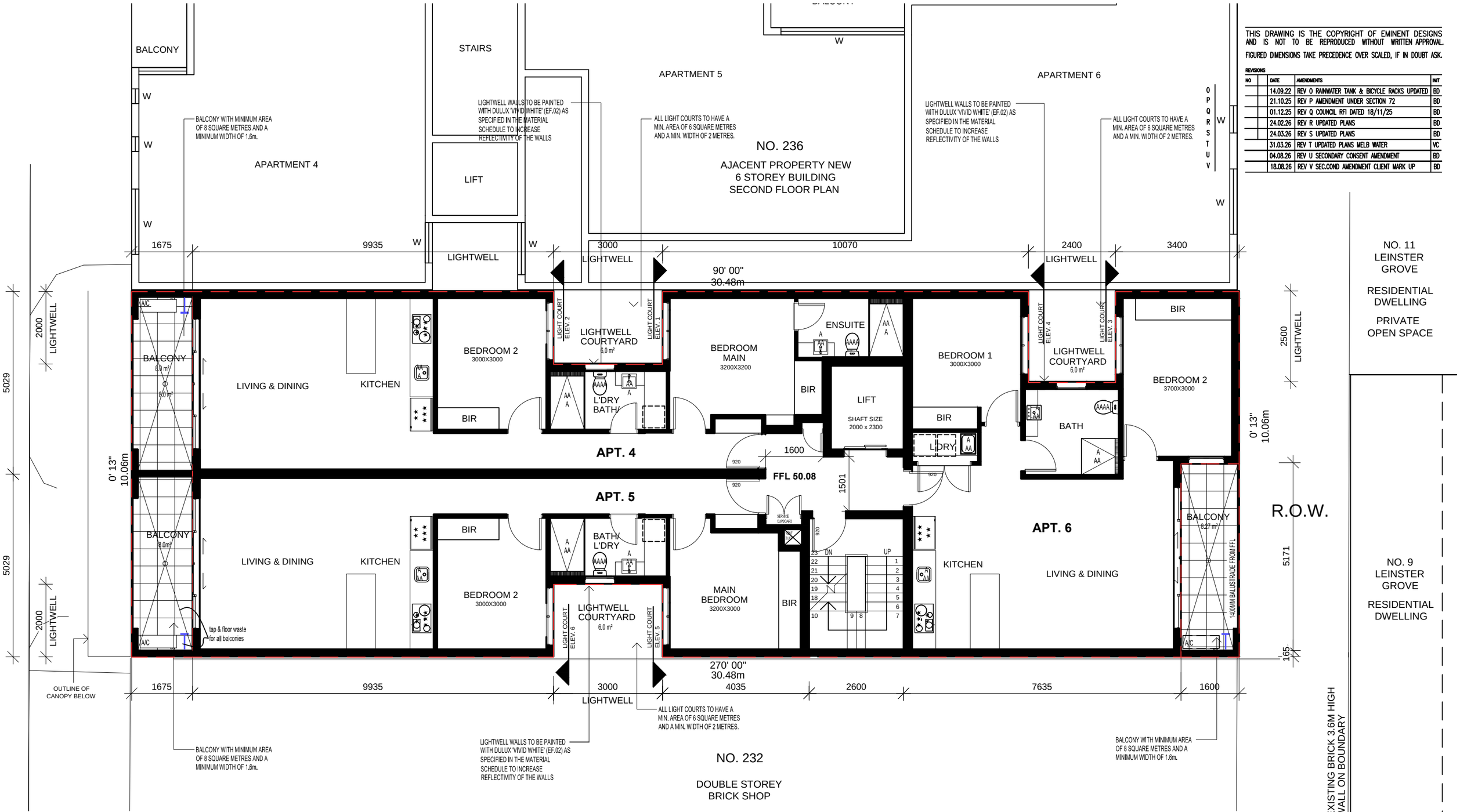
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PROJECT NO.	-----	DRAWING NO.	TP 03
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		24.03.26	REV S UPDATED PLANS	BD
		31.03.26	REV T UPDATED PLANS MELB WATER	VC
		04.08.26	REV U SECONDARY CONSENT AMENDMENT	BD
		18.08.26	REV V SEC.COND AMENDMENT CLIENT MARK UP	BD



PROPOSED SECOND FLOOR PLAN

SCALE 1:100

OUTLINE OF THE APPROVED DEVELOPMENT AS PER PERMIT NO. MPS/2015/5

ENVIRONMENTAL SUSTAINABLE DESIGN FEATURES

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A AA	3A LOW FLOW WATER FITTINGS (FITTED INTERNALLY THROUHGOUT)
★★★ ★★	5 STAR ENERGY EFFICIENT APPLIANCES
☼	PHOTOVOLTAIC SOLAR PANELS

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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE
PROPOSED SECOND FLOOR PLAN

DRAWN	BD	CAD FILE NO.	
SCALE	1:100	CHECKED	VC
DRAWN DATE	MAY' 25	PLOT DATE / TIME	
PROJECT NO.	-----	DRAWING NO.	TP 04
REVISION	V		

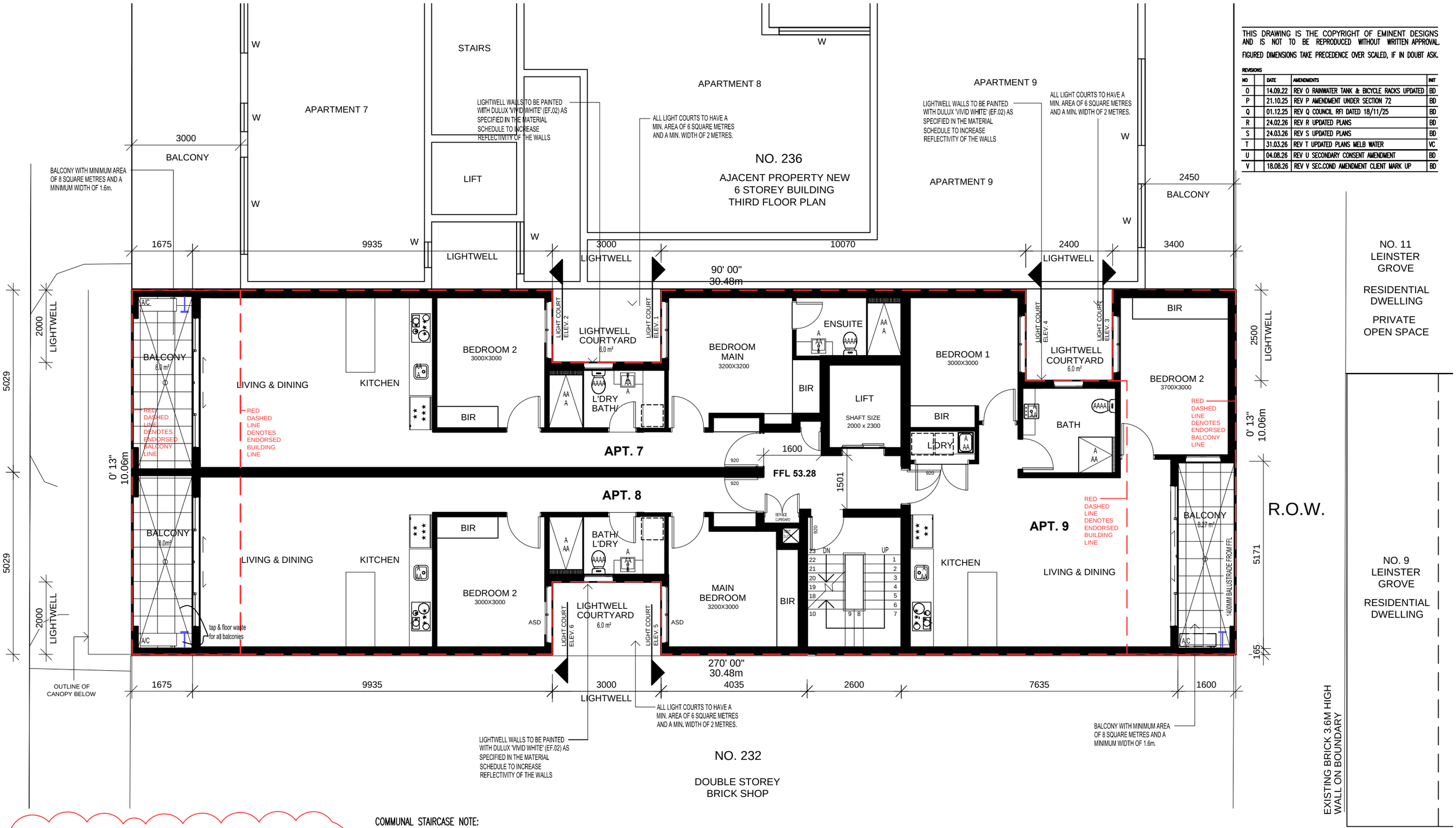
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U		04.08.26	REV U SECONDARY CONSENT AMENDMENT	BD
V		18.08.26	REV V SEC.COND AMENDMENT CLIENT MARK UP	BD



PROPOSED THIRD FLOOR PLAN

SCALE 1:100

OUTLINE OF THE APPROVED DEVELOPMENT AS PER PERMIT NO. MPS/2015/5

ENVIRONMENTAL SUSTAINABLE DESIGN FEATURES

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A AA	3A LOW FLOW WATER FITTINGS (FITTED INTERNALLY THROUHGOUT)
★★★ ★★	5 STAR ENERGY EFFICIENT APPLIANCES
☼	PHOTOVOLTAIC SOLAR PANELS

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PROJECT TITLE

PROPOSED MIXED USE DEVELOPMENT AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE

PROPOSED THIRD FLOOR PLAN

DRAWN	BD	CAD FILE NO.	
SCALE	1:100	CHECKED	VC
DRAWN DATE	MAY' 25	PLOT DATE / TIME	
PROJECT NO.	-----	DRAWING NO.	TP 05
		REVISION	V

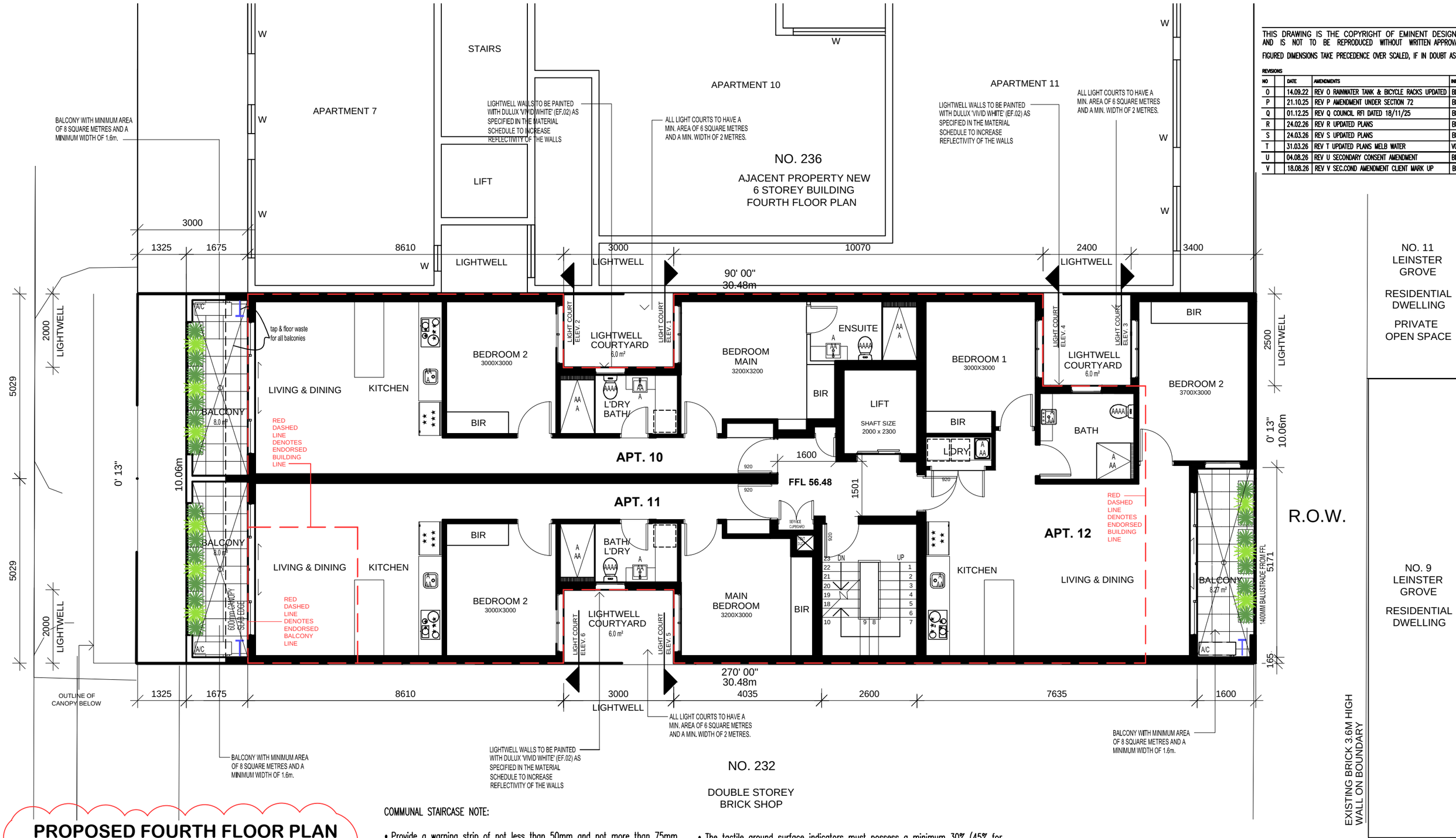
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U		04.08.26	REV U SECONDARY CONSENT AMENDMENT	BD
V		18.08.26	REV V SEC.COND AMENDMENT CLIENT MARK UP	BD



PROPOSED FOURTH FLOOR PLAN

SCALE 1:100

OUTLINE OF THE APPROVED DEVELOPMENT AS PER PERMIT NO. MPS/2015/5

ENVIRONMENTAL SUSTAINABLE DESIGN FEATURES

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PROJECT TITLE

PROPOSED MIXED USE DEVELOPMENT AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE

PROPOSED FOURTH FLOOR PLAN

DRAWN: BD	CAD FILE NO.
SCALE: 1:100	CHECKED: VC
DRAWN DATE: MAY' 25	PLOT DATE / TIME
PROJECT NO.: -----	DRAWING NO.: TP 06
REVISION: V	

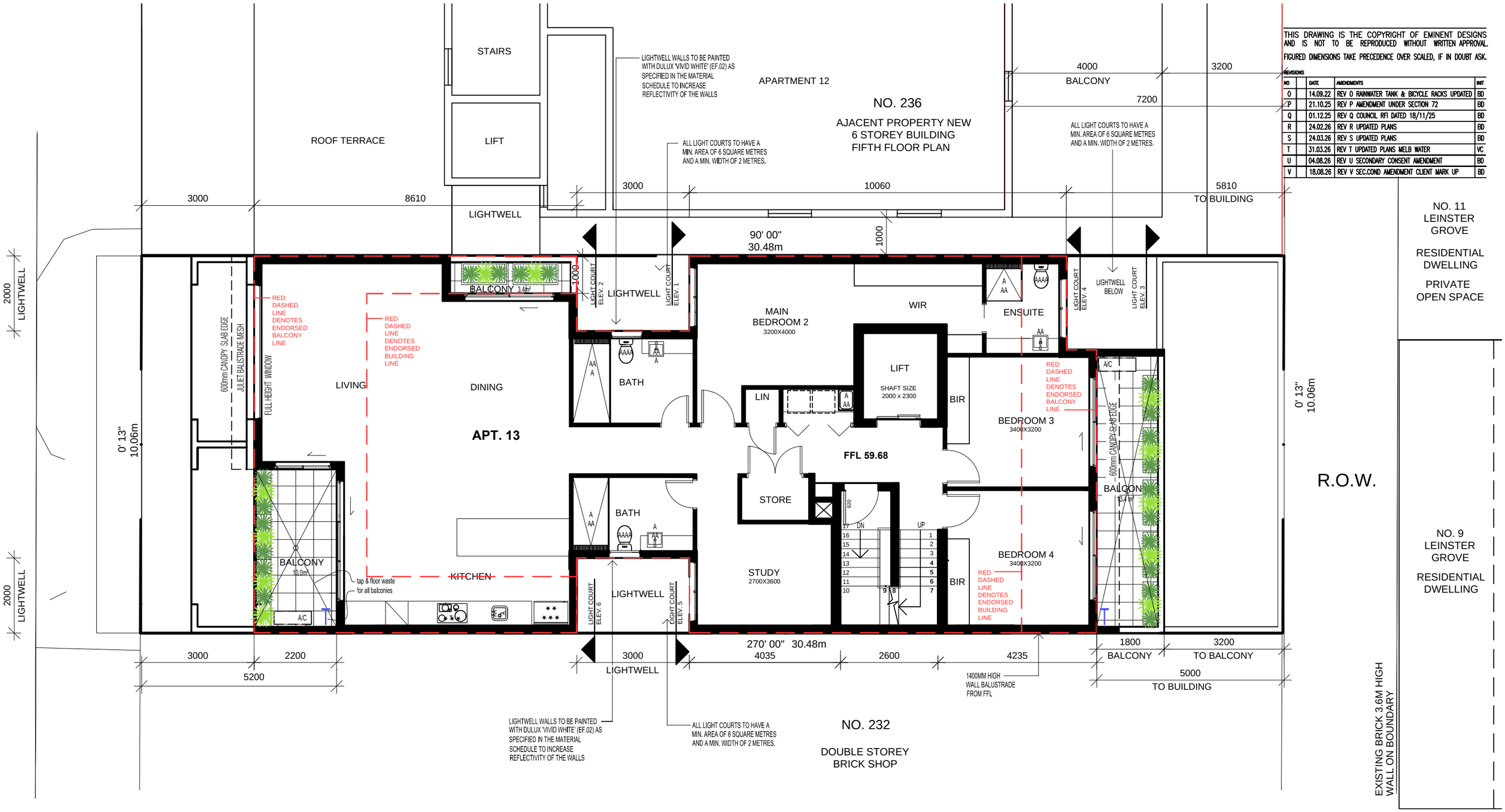
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U		04.08.26	REV U SECONDARY CONSENT AMENDMENT	BD
V		18.08.26	REV V SEC.COND AMENDMENT CLIENT MARK UP	BD



PROPOSED FIFTH FLOOR PLAN

SCALE 1:100

OUTLINE OF THE APPROVED DEVELOPMENT AS PER PERMIT NO. MPS/2015/5

ENVIRONMENTAL SUSTAINABLE DESIGN FEATURES

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A AA	3A LOW FLOW WATER FITTINGS (FITTED INTERNALLY THROUHGOUT)
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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE
PROPOSED FIFTH FLOOR PLAN

DRAWN: BD	CAD FILE NO.
SCALE: 1:100	CHECKED: VC
DRAWN DATE: MAY' 25	PLOT DATE / TIME
PROJECT NO.: ------	DRAWING NO.: TP 07 / REVISION: V

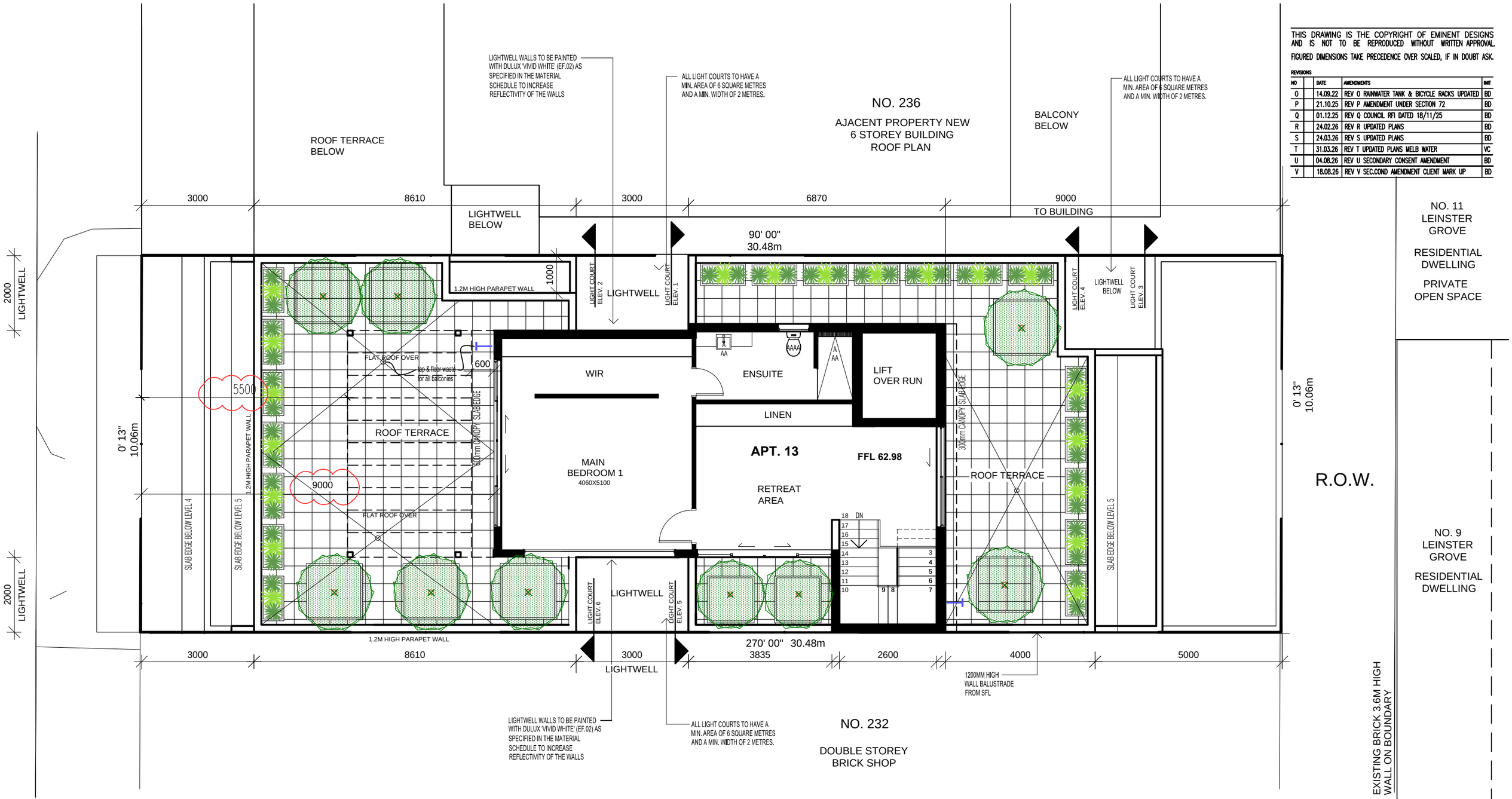
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V		18.08.26	REV V SEC.COND AMENDMENT CLIENT MARK UP	BD



PROPOSED SIXTH FLOOR PLAN

SCALE 1:100

OUTLINE OF THE APPROVED DEVELOPMENT AS PER PERMIT NO. MPS/2015/5

ENVIRONMENTAL SUSTAINABLE DESIGN FEATURES

- AAAA — LOW FLUSH TOILETS (4A CONSERVATION RATING)
- A AA — 3A LOW FLOW WATER FITTINGS (FITTED INTERNALLY THROUHGOUT)
- ★★★★ ★★ — 5 STAR ENERGY EFFICIENT APPLIANCES
- ☼ — PHOTOVOLTAIC SOLAR PANELS

COMMUNAL STAIRCASE NOTE:

- Provide a warning strip of not less than 50mm and not more than 75mm on the tread nosing with a minimum luminance contrast of 30% to the background
- Stair treads and nosings must not overhang beyond the face of the riser. An angled riser with a maximum setback of 25mm may be provided (AS1428.2:1992 Figure 8) (refer to Figure 5).
- Stair trends and riser dimensions must be provided in accordance with BCA Specification D2.13. Tread widths of 275mm – 300mm and riser heights of 150mm – 165mm are preffered (AS 1428.2:1992 Figure 8) (refer Figure 5).
- Stair tread and riser dimensions must beprovided in accordance with BCA Specificatio D2.13. Tread widths of 275mm–300mm and riser heights of 150mm – 165mm are preferred (AS1428.2:1992 Figure 8) (refer Figure 5).
- The tactile ground surface indicators must possess a minimum 30% (45% for individual nodes, or 60% to the raised surface for discrete dots of two colours or materials) luminance contrast to the surrounding surface (AS1428.4:2002 Clause 2.1 (b).
- Tactile ground surface indicators or suitable barrier must be provided where there are impediments or hazards with less than 2000mm clearance in head height.

PROJECT TITLE

PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE

PROPOSED SIXTH FLOOR PLAN

DRAWN: BD	CAD FILE NO.
SCALE: 1:100	CHECKED: VC
DRAWN DATE: MAY' 25	PLOT DATE / TIME
PROJECT NO.: -----	DRAWING NO.: TP 08
REVISION: V	

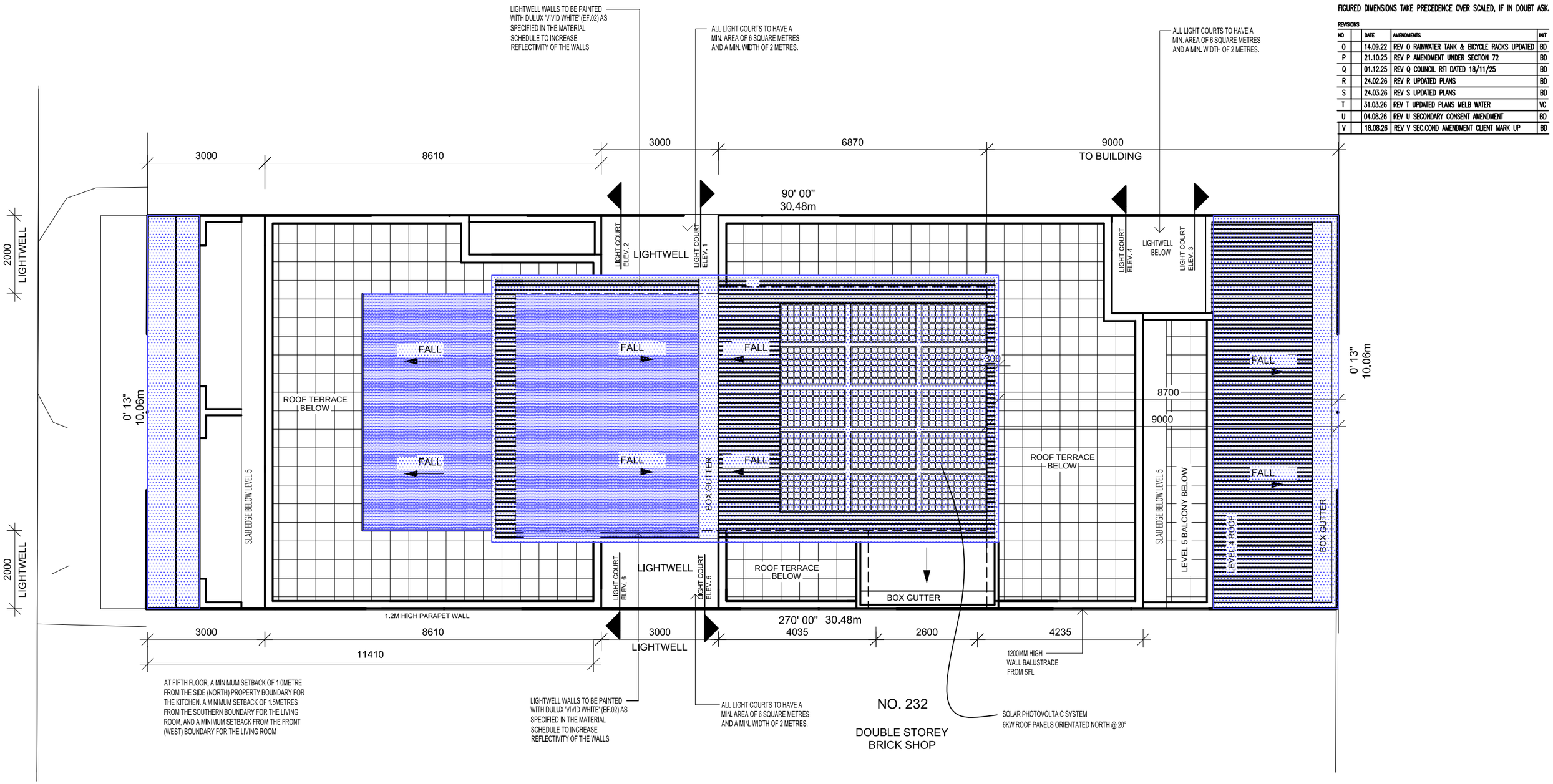
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BRUNSWICK 3056
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FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED, IF IN DOUBT ASK.

REVISIONS

NO		DATE	AMENDMENTS	INIT
O		14.09.22	REV O RAINWATER TANK & BICYCLE RACKS UPDATED	BD
P		21.10.25	REV P AMENDMENT UNDER SECTION 72	BD
Q		01.12.25	REV Q COUNCIL RFI DATED 18/11/25	BD
R		24.02.26	REV R UPDATED PLANS	BD
S		24.03.26	REV S UPDATED PLANS	BD
T		31.03.26	REV T UPDATED PLANS MELB WATER	VC
U		04.08.26	REV U SECONDARY CONSENT AMENDMENT	BD
V		18.08.26	REV V SEC.COND AMENDMENT CLIENT MARK UP	BD



PROPOSED ROOF PLAN

SCALE 1:100

DENOTES ROOF AREAS TO BE TREATED

WSUD NOTES

BlueFactor Tool report, updated 30th Septmber 2026, 100%
Proposed WSUD design:

Building 1 Residential Apartments 28 bedrooms in total.

Roof Catchment area to be treated 160.7m2 discharged to 4000lt capacity rainwater tank connected to ALL toilets and laundry cold water tap/washing machine.

Roof, balcony & light well to be untreated to be discharged to legal point of discharge.

PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE
PROPOSED ROOF PLAN

DRAWN	CAD FILE NO.
BD	
SCALE	CHECKED
1:100	VC
DRAWN DATE	PLOT DATE / TIME
MAY' 25	
PROJECT NO.	DRAWING NO. / REVISION
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PROPOSED WEST ELEVATION

SCALE 1:100

OUTLINE OF THE APPROVED DEVELOPMENT AS PER PERMIT NO. MPS/2015/5

PROJECT TITLE

PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE

PROPOSED WEST ELEVATION

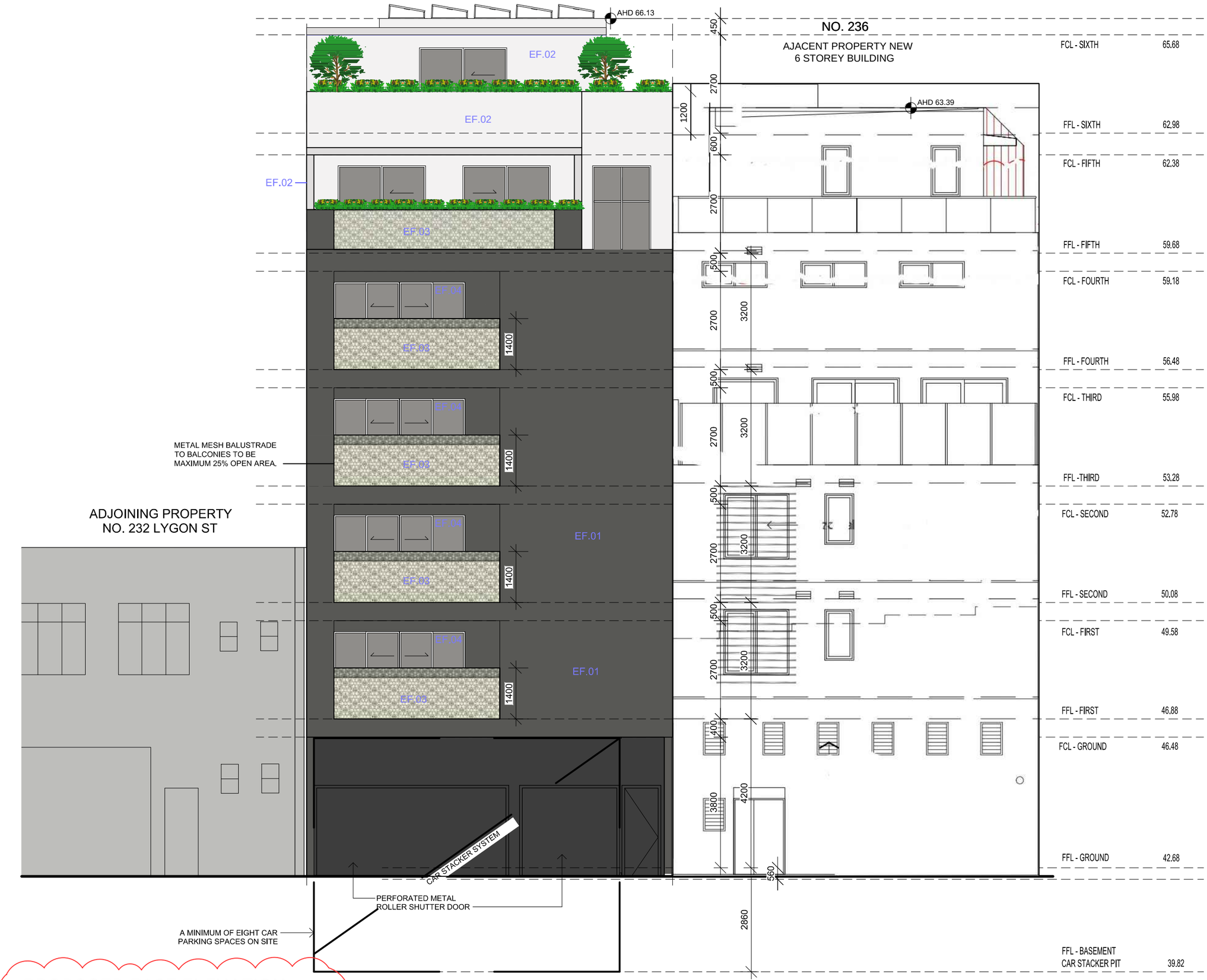
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PROJECT NO.: -----	DRAWING NO.: TP 10 / REVISION: V

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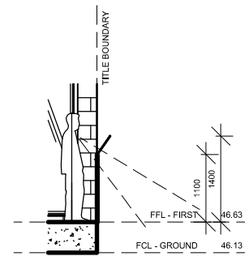
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PROPOSED EAST ELEVATION
SCALE 1:100



BALUSTRADE DETAIL
SCALE 1:50

PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE
PROPOSED EAST ELEVATION

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SCALE: 1:100	CHECKED: VC
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PROJECT NO.: -----	DRAWING NO.: TP 11 / REVISION: V

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AHD 66.13

TITLE BOUNDARY

TITLE BOUNDARY

EF.02

EF.02

EF.02

EF.02

EF.02

EF.02

THICK RED DASHED LINE DENOTES ENVELOPE OF EXISTING APPROVED BUILDING

ADJOINING PROPERTY
236 LYGON STREET
wall on boundary

1700

1700

1700

1700

1700

1700

450	FCL - SIXTH	65.68
2700	FFL - SIXTH	62.98
600	FCL - FIFTH	62.38
2700	FFL - FIFTH	59.68
500	FCL - FOURTH	59.18
2700	FFL - FOURTH	56.48
500	FCL - THIRD	55.98
2700	FFL -THIRD	53.28
500	FCL - SECOND	52.78
2700	FFL - SECOND	50.08
500	FCL - FIRST	49.58
2700	FFL - FIRST	46.88
400	FCL - GROUND	46.48
3800	FFL - GROUND	42.68
	FFL- CAR STACKER	42.12
	FFL - CAR STACKER PIT	

LYGON ST

R.O.W.

CAR STACKER SYSTEM

A MINIMUM OF EIGHT CAR PARKING SPACES ON SITE

PROPOSED NORTH ELEVATION

SCALE 1:100

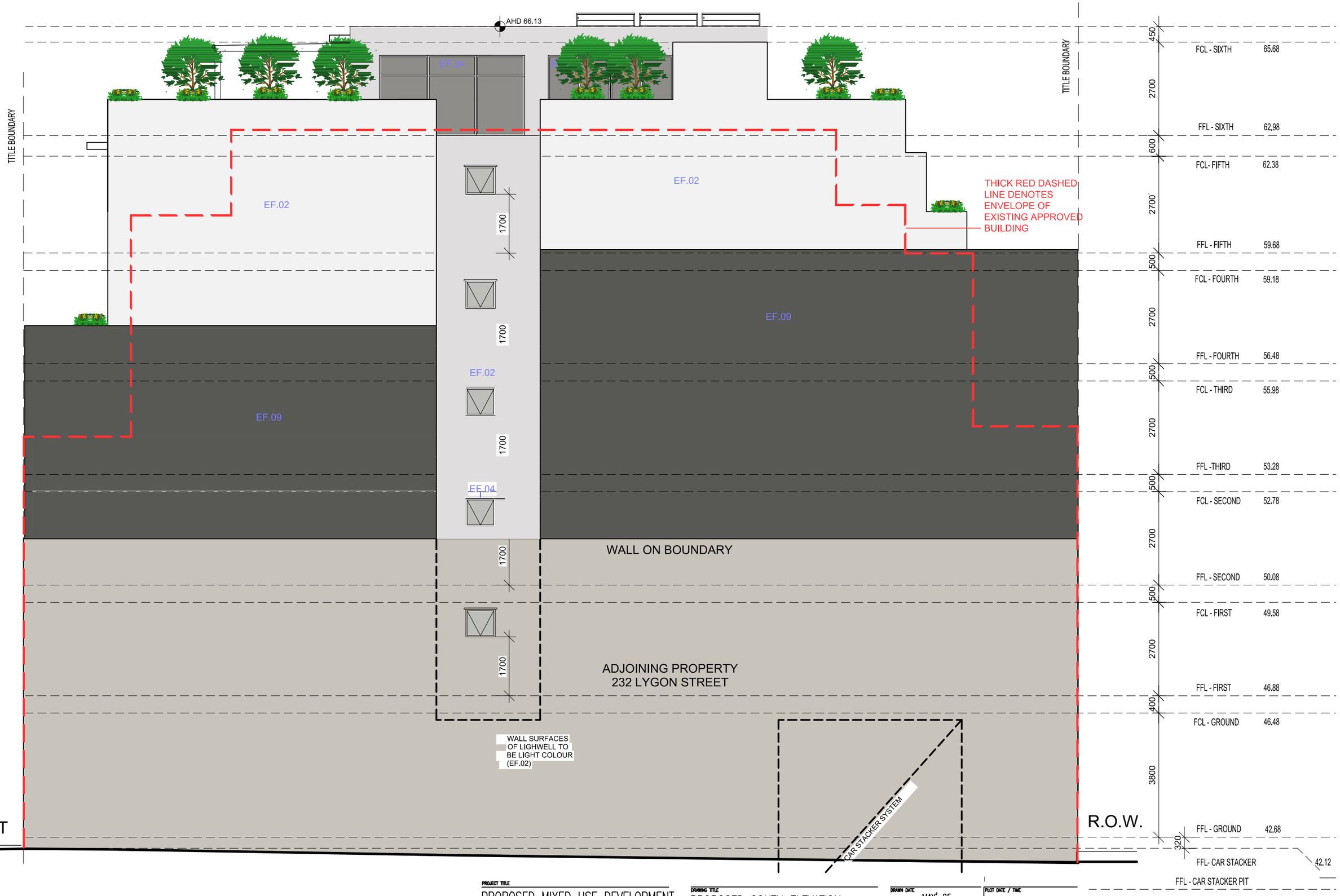
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PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE
PROPOSED NORTH ELEVATION

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CAD FILE NO.:
SCALE: 1:100
CHECKED: VC

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PLOT DATE / TIME:
PROJECT NO.: -----
DRAWING NO.: TP 12
REVISION: V

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PROPOSED SOUTH ELEVATION

SCALE 1:100

PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

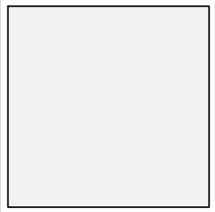
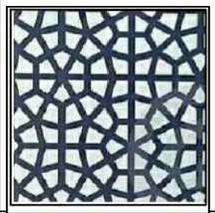
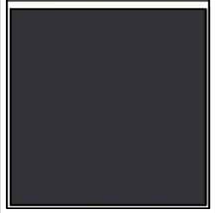
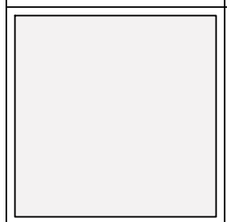
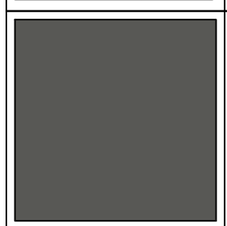
DRAWING TITLE
PROPOSED SOUTH ELEVATION

DRAWN: BD	CAD FILE NO.
SCALE: 1:100	CHECKED: VC

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PROJECT NO.	DRAWING NO.: TP 13 / REVISION: V

Eminent Designs
5/35 HOPE STREET
BRUNSWICK 3056
PH: 9387 8600

PROPOSED EXTERNAL FINISHES

IMAGE	TAG	ITEM	SPECIFICATION
	EF.01	SELECTED RENDER FINISH WITH EXTERNAL SEALER PROTECTION	COLOUR: DULUX "MALAY GREY"
	EF.02	SELECTED RENDER FINISH WITH EXTERNAL SEALER PROTECTION	COLOUR: DULUX "VIVID WHITE"
	EF.03	BALUSTRADE AND FEATURE PANEL	PERFORATED METAL MESH DULUX POWDERCOATED FINISH COLOUR MONUMENT
	EF.04	ALUMINIUM WINDOW AND DOOR FRAMES	DULUX POWDERCOATED FINISH COLOUR MONUMENT
	EF.06	SELECTED RENDER FINISH WITH EXTERNAL SEALER PROTECTION	COLOUR: DULUX "VIVID WHITE"
	EF.08	TILE CLADDING	SILVER TRAVERTINE TILE CLADDING. NATURAL COLOUR OR SIMILAR APPROVED FINISH EF.05 BE OF ROUGH TEXTURED FINISH
	EF.09	SELECTED RENDER FINISH WITH EXTERNAL SEALER PROTECTION	COLOUR: DULUX "MALAY GREY"

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OUTLINE OF THE APPROVED DEVELOPMENT AS PER PERMIT NO. MPS/2015/5

PROJECT TITLE

PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE

PROPOSED COLOURS & FINISHES

DRAWN: BD	CAD FILE NO.
SCALE: 1:100	CHECKED: VC
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PROJECT NO.: -----	DRAWING NO.: TP 14 / REVISION: V

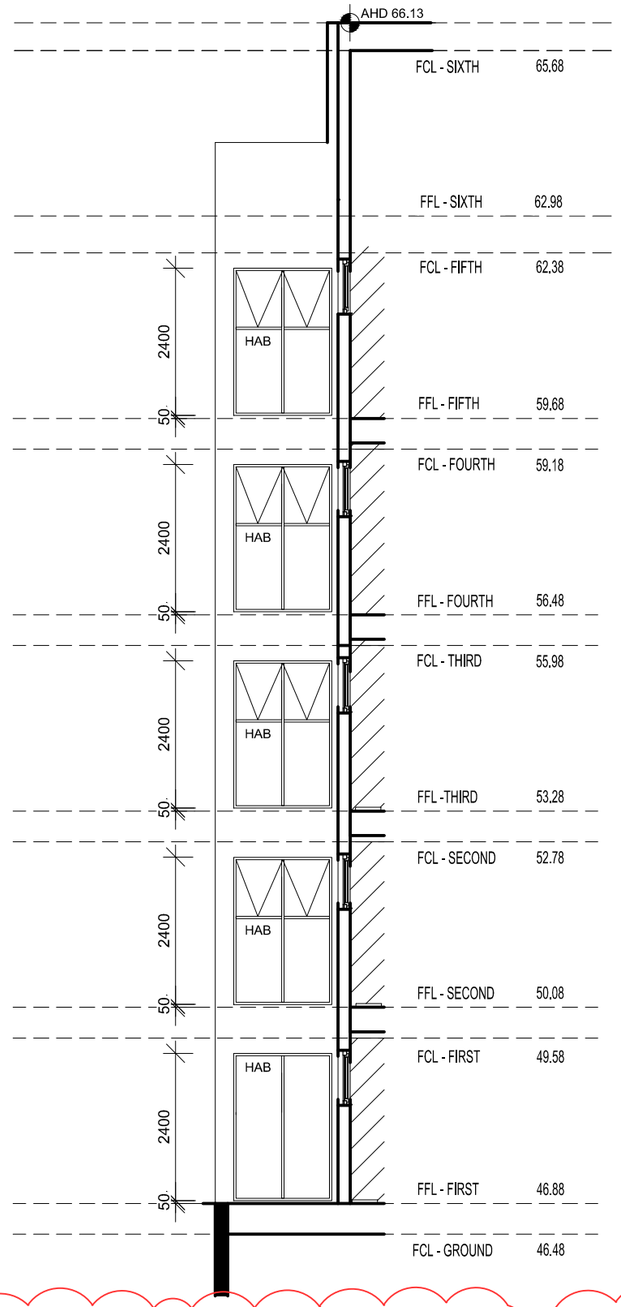
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BRUNSWICK 3056
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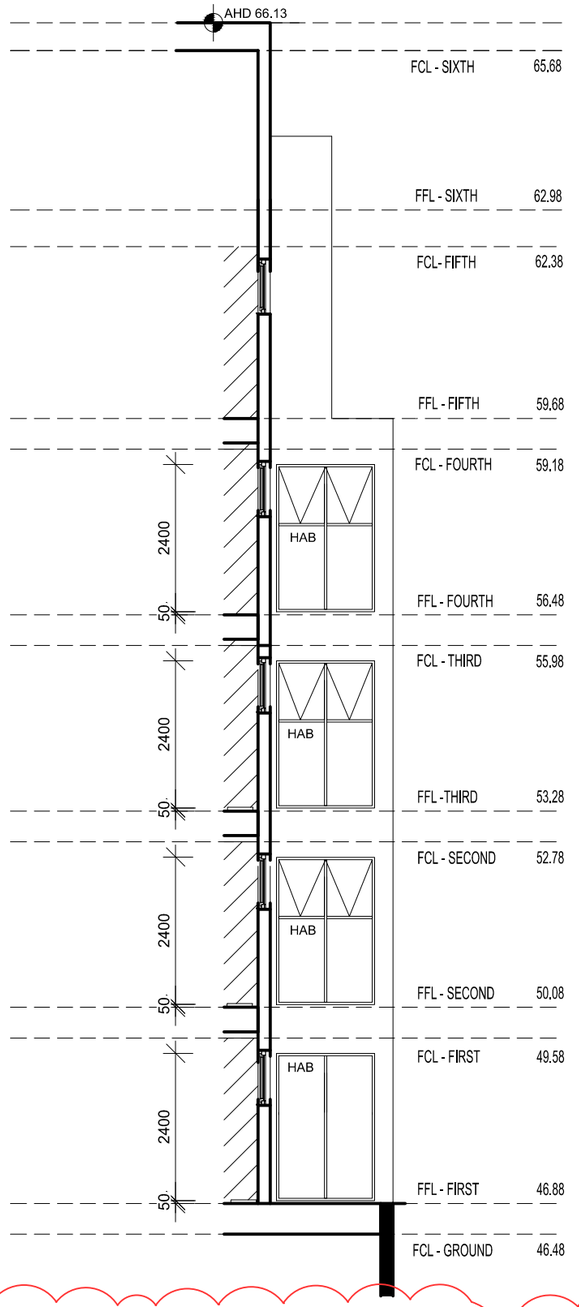
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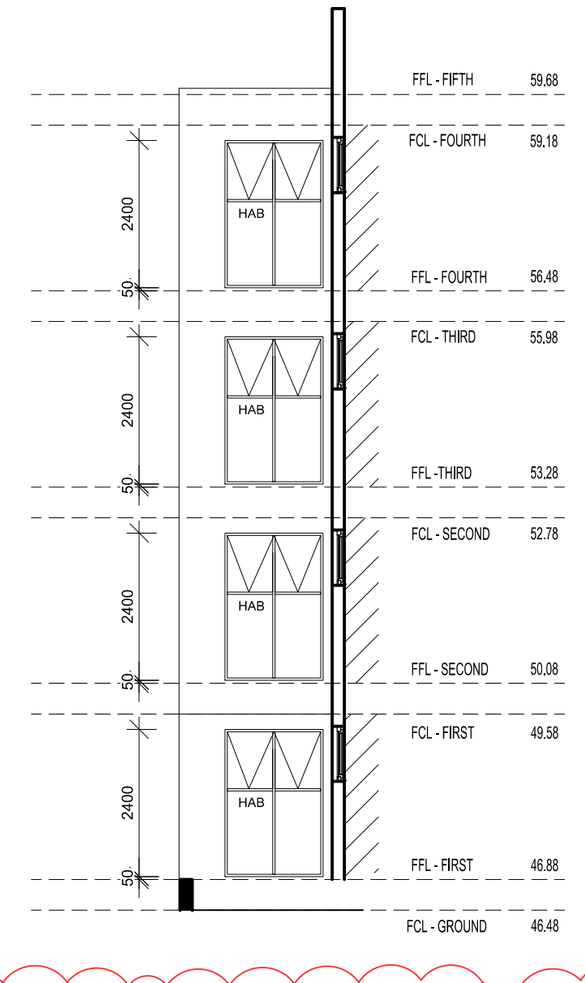
LIGHT COURT ELEV. 1

SCALE 1:100



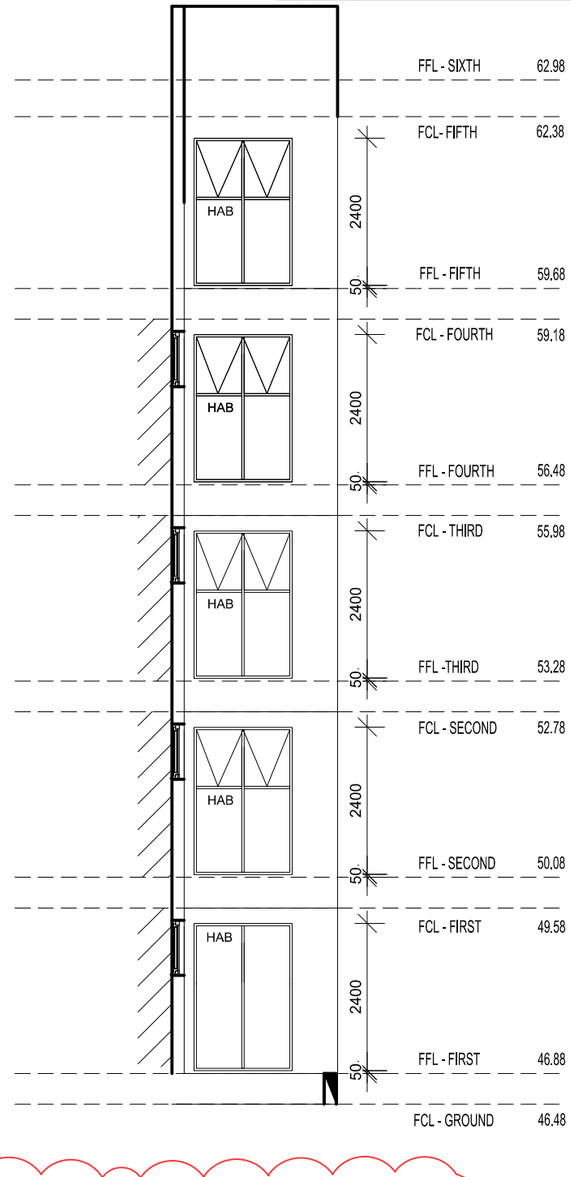
LIGHT COURT ELEV. 2

SCALE 1:100



LIGHT COURT ELEV. 3

SCALE 1:100



LIGHT COURT ELEV. 4

SCALE 1:100

PROJECT TITLE

PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE

LIGHT COURT ELEVATIONS 1

DRAWN	CAD FILE NO.
BD	
SCALE	CHECKED
1:100	VC

DRAWN DATE	PLOT DATE / TIME
MAY' 25	
PROJECT NO.	DRAWING NO. / REVISION
-----	TP 15 / V

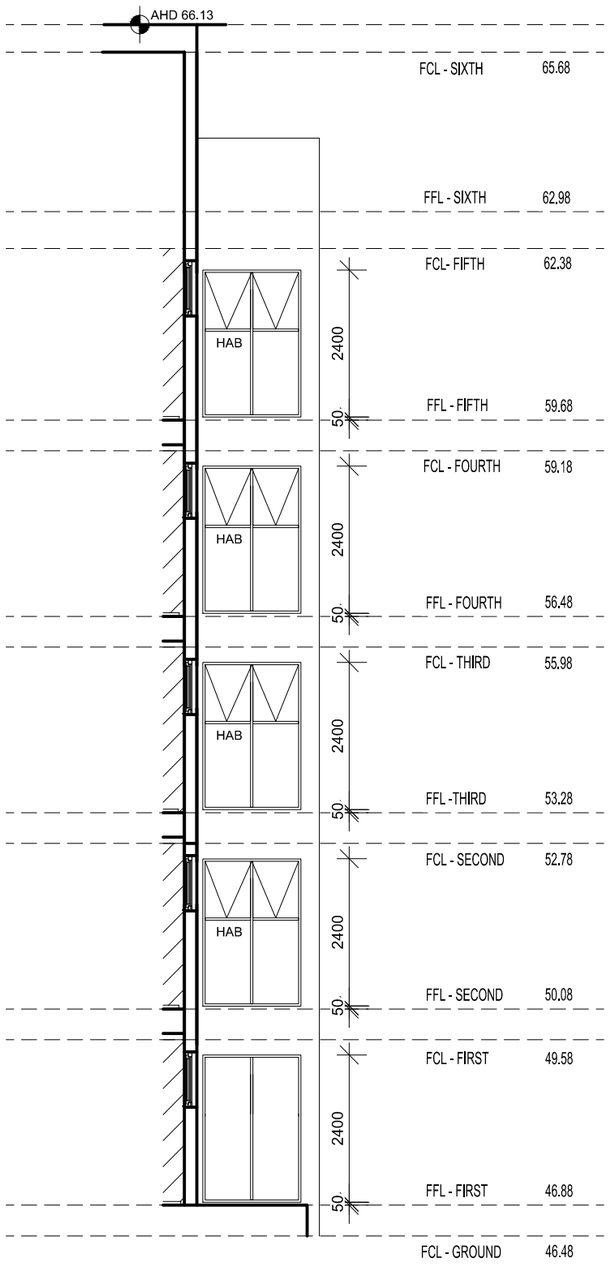
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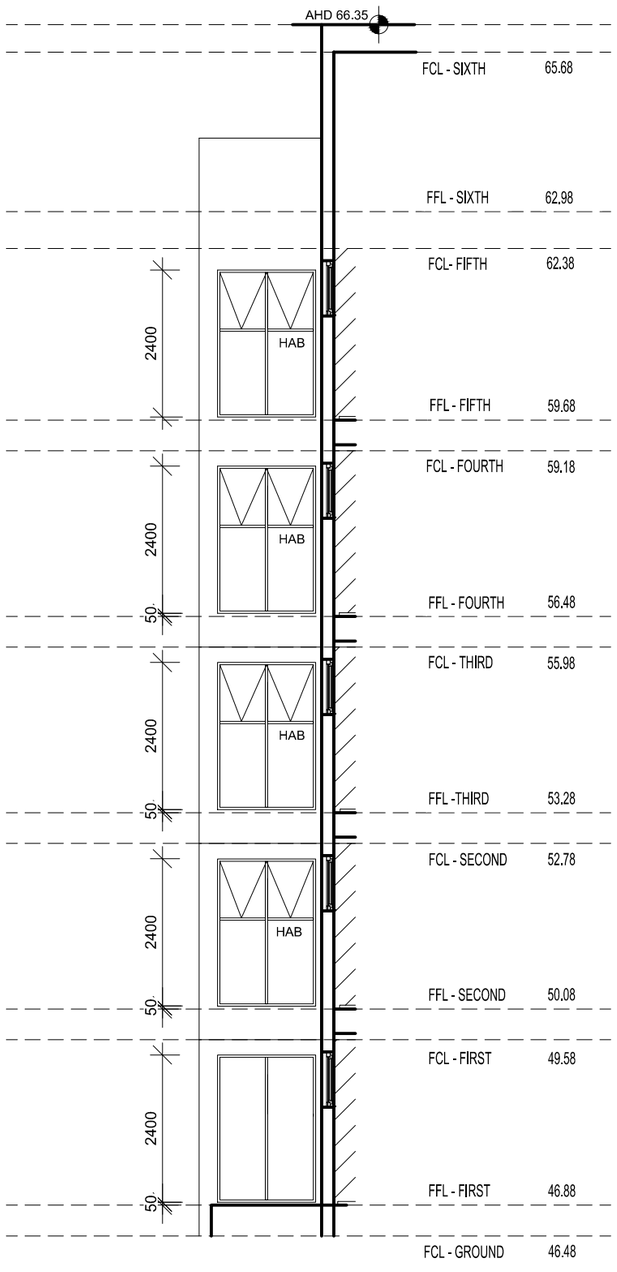
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LIGHT COURT ELEV. 5

SCALE 1:100



LIGHT COURT ELEV. 6

SCALE 1:100

PROJECT TITLE

PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE

LIGHT COURT ELEVATIONS 2

DRAWN	CAD FILE NO.
BD	
SCALE	CHECKED
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DRAWN DATE	PLOT DATE / TIME	
MAY' 25		
PROJECT NO.	DRAWING NO.	REVISION
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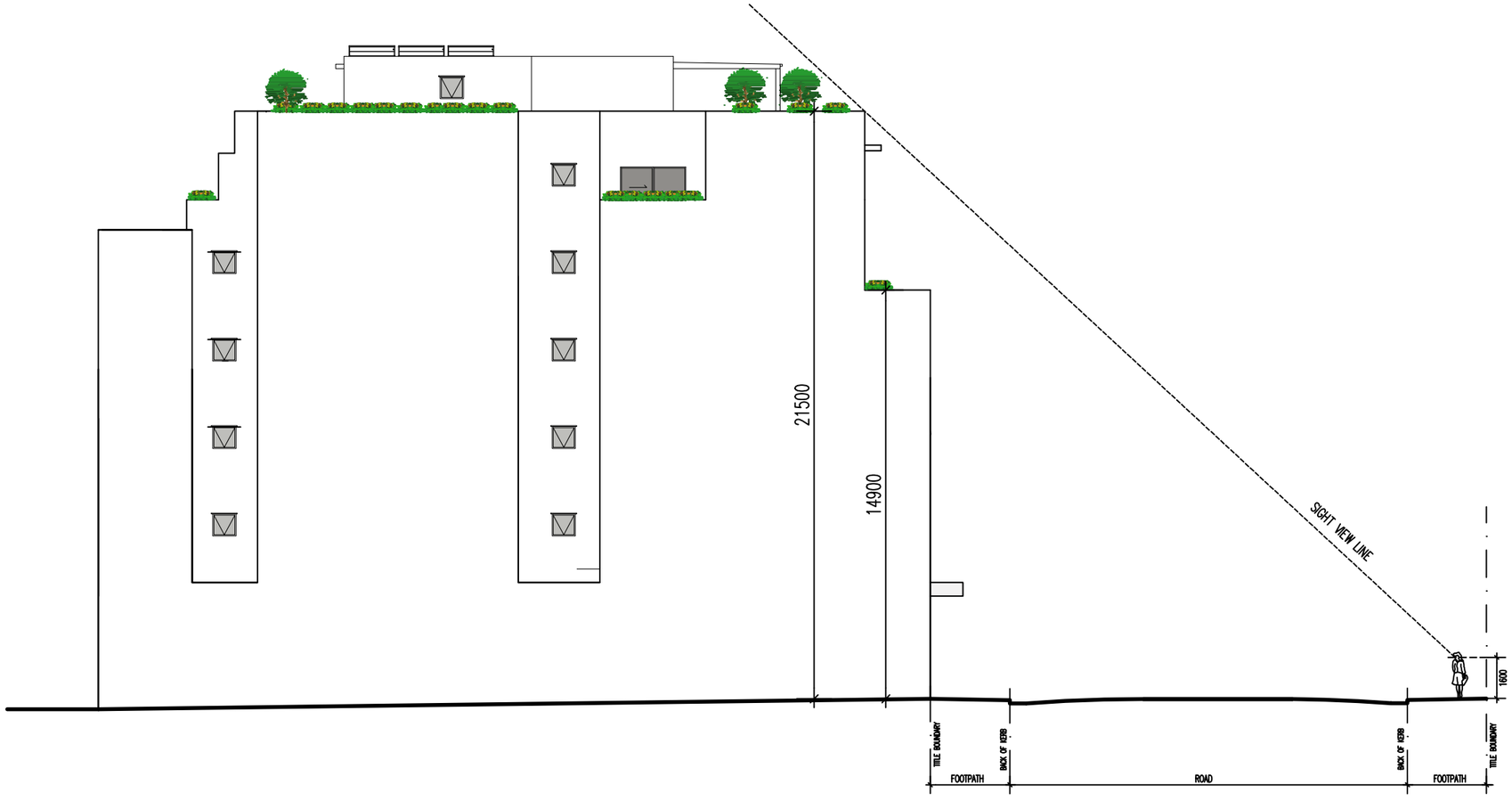
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SIGHT LINE DIAGRAM

SCALE 1:200

PROJECT TITLE

PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

DRAWING TITLE

SIGHT LINE DIAGRAM

DRAWN	CAD FILE NO.
BD	
SCALE	CHECKED
1:200	VC

DRAWN DATE	PLOT DATE / TIME	
MAY' 25		
PROJECT NO.	DRAWING NO.	REVISION
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NO.238 LYGON STREET
SINGLE STOREY
BRICK COMMERCIAL PREMISES

ROW

NO.236 LYGON STREET
ADJACENT BUILDING
COMMERCIAL & RESIDENTAL PREMISES

LYGON STREET

THICK RED DASHED LINE DENOTES SHADOW CAST OF EXISTING APPROVED BUILDING

NO.232 LYGON STREET
DOUBLE STOREY
CONCRETE COMMERCIAL PREMISES

NO.230 LYGON STREET
TRIPPLE STOREY
CONCRETE COMMERCIAL &
RESIDENTIAL PREMISES

NO.13 LEINSTE
DOUBLE S
BRICK DWE

NO.11 LEINST
SINGLE S
TIMBER DV

PRIVATE
OPEN SPACE

PRIVATE OPEN SPACE

EXISTING BRICK 3.6M HIGH WALL ON BOUNDARY

NO.9 LEINSTER GROVE
SINGLE STOREY
RESIDENTAIL DWELLING

LEGEND

DENOTES SHADOW OF PROPOSED BUILDING

SHADOW PLANS @ 9.00AM
SEPTEMBER 22 – AZI 304 ALT 36 – MELB LAT 38 STH

SHADOW DIAGRAM 9:AM
SCALE - 1:100

PROPOSED MIXED USE DEVELOPMENT AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

9:AM SHADOW PLANS

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NO.238 LYGON STREET
SINGLE STOREY
BRICK COMMERCIAL PREMISES

ROW

NO.236 LYGON STREET
ADJACENT BUILDING
COMMERCIAL & RESIDENTAL PREMISES

LYGON STREET

NO.232 LYGON STREET
DOUBLE STOREY
CONCRETE COMMERCIAL PREMISES

NO.230 LYGON STREET
TRIPPLE STOREY
CONCRETE COMMERCIAL &
RESIDENTIAL PREMISES

THICK RED DASHED LINE DENOTES SHADOW CAST OF EXISTING APPROVED BUILDING

NO.13 LEINSTER GROVE
DOUBLE STOREY
BRICK DWELLING

PRIVATE OPEN SPACE

NO.11 LEINSTER GROVE
SINGLE STOREY
TIMBER DWELLING

PRIVATE OPEN SPACE

EXISTING BRICK 3.6M HIGH WALL ON BOUNDARY

PRIVATE OPEN SPACE

NO.9 LEINSTER GROVE
SINGLE STOREY
RESIDENTAIL DWELLING

NO.7 LEINSTER GROVE
SINGLE STOREY
TIMBER DWELLING

LEGEND

DENOTES SHADOW OF PROPOSED BUILDING

SHADOW PLANS @ 12.00PM
SEPTEMBER 22 – AZI 304 ALT 36 – MELB LAT 38 STH

SHADOW DIAGRAM 12:PM
SCALE - 1:100

PROPOSED MIXED USE DEVELOPMENT AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

12:PM SHADOW PLANS

DRAWN: BD	CAD FILE NO.
SCALE: 1:100	CHECKED: VC
DRAWN DATE: MAY' 25	PLOT DATE / TIME
PROJECT NO.: -----	DRAWING NO.: TP 19 / REVISION: V

Eminent Designs
5/35 HOPE STREET
BRUNSWICK 3056
PH: 9387 8600

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FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED, IF IN DOUBT ASK.

NO.238 LYGON STREET
SINGLE STOREY
BRICK COMMERCIAL PREMISES

ROW

NO.13 LEINSTER GROVE
DOUBLE STOREY
BRICK DWELLING

NO.236 LYGON STREET
ADJACENT BUILDING
COMMERCIAL & RESIDENTAL PREMISES

LYGON STREET

NO.11 LEINSTER GROVE
SINGLE STOREY
TIMBER DWELLING

PRIVATE
OPEN SPACE

PRIVATE OPEN SPACE

EXISTING BRICK 3.6M HIGH WALL ON BOUNDARY

NO.9 LEINSTER GROVE
SINGLE STOREY
RESIDENTAIL DWELLING

NO.232 LYGON STREET
DOUBLE STOREY
CONCRETE COMMERCIAL PREMISES

NO.230 LYGON STREET
TRIPPLE STOREY
CONCRETE COMMERCIAL &
RESIDENTIAL PREMISES

THICK RED DASHED LINE DENOTES SHADOW CAST OF EXISTING APPROVED BUILDING

NO.7 LEINSTER GROVE
SINGLE STOREY
TIMBER DWELLING

LEGEND

DENOTES SHADOW OF PROPOSED BUILDING

SHADOW PLANS @ 1.00PM
SEPTEMBER 22 – AZI 304 ALT 36 – MELB LAT 38 STH

SHADOW DIAGRAM 1:PM

SCALE - 1:100

PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

1:PM SHADOW PLANS

DRAWN: BD	CAD FILE NO.
SCALE: 1:100	CHECKED: VC
DRAWN DATE: MAY' 25	PLOT DATE / TIME
PROJECT NO.: -----	DRAWING NO.: TP 20 / REVISION: V

Eminent Designs
5/35 HOPE STREET
BRUNSWICK 3056
PH: 9387 8600

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FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED, IF IN DOUBT ASK.

NO.238 LYGON STREET
SINGLE STOREY
BRICK COMMERCIAL PREMISES

ROW

NO.236 LYGON STREET
ADJACENT BUILDING
COMMERCIAL & RESIDENTAL PREMISES

LYGON STREET

NO.13 LEINSTER GROVE
DOUBLE STOREY
BRICK DWELLING

NO.11 LEINSTER GROVE
SINGLE STOREY
TIMBER DWELLING

PRIVATE
OPEN SPACE

PRIVATE OPEN SPACE

EXISTING BRICK 3.6M HIGH
WALL ON BOUNDARY

NO.9 LEINSTER GROVE
SINGLE STOREY
RESIDENTAIL DWELLING

NO.232 LYGON STREET
DOUBLE STOREY
CONCRETE COMMERCIAL PREMISES

NO.230 LYGON STREET
TRIPPLE STOREY
CONCRETE COMMERCIAL &
RESIDENTIAL PREMISES

THICK RED DASHED
LINE DENOTES
SHADOW CAST OF
EXISTING APPROVED
BUILDING

NO.7 LEINSTER GROVE
SINGLE STOREY
TIMBER DWELLING

LEGEND

DENOTES SHADOW OF PROPOSED BUILDING

SHADOW PLANS @ 2.00PM
SEPTEMBER 22 – AZI 304 ALT 36 – MELB LAT 38 STH

SHADOW DIAGRAM 2:PM
SCALE - 1:100

PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

2:PM SHADOW PLANS

DRAWN: BD	CAD FILE NO.
SCALE: 1:100	CHECKED: VC
DRAWN DATE: MAY' 25	PLOT DATE / TIME
PROJECT NO.: -----	DRAWING NO.: TP 21 / REVISION: V

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BRUNSWICK 3056
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FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED, IF IN DOUBT ASK.

NO.238 LYGON STREET
SINGLE STOREY
BRICK COMMERCIAL PREMISES

ROW

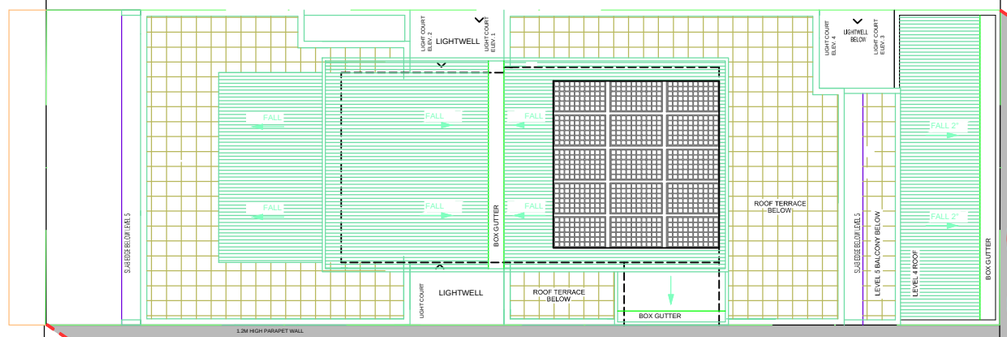
NO.13 LEINSTER GROVE
DOUBLE STOREY
BRICK DWELLING

NO.236 LYGON STREET
ADJACENT BUILDING
COMMERCIAL & RESIDENTAL PREMISES

NO.11 LEINSTER GROVE
SINGLE STOREY
TIMBER DWELLING

PRIVATE
OPEN SPACE

LYGON STREET



PRIVATE OPEN SPACE

EXISTING BRICK 3.6M HIGH WALL ON BOUNDARY

NO.9 LEINSTER GROVE
SINGLE STOREY
RESIDENTAIL DWELLING

NO.232 LYGON STREET
DOUBLE STOREY
CONCRETE COMMERCIAL PREMISES

NO.230 LYGON STREET
TRIPPLE STOREY
CONCRETE COMMERCIAL &
RESIDENTIAL PREMISES

THICK RED DASHED LINE DENOTES SHADOW CAST OF EXISTING APPROVED BUILDING

NO.7 LEINSTER GROVE
SINGLE STOREY
TIMBER DWELLING

LEGEND

DENOTES SHADOW OF PROPOSED BUILDING

SHADOW PLANS @ 3.00PM
SEPTEMBER 22 – AZI 304 ALT 36 – MELB LAT 38 STH

SHADOW DIAGRAM 3:PM
SCALE - 1:100

PROPOSED MIXED USE DEVELOPMENT
AT:
NO.234 LYGON STREET
BRUNSWICK EAST, VIC 3057

3:PM SHADOW PLANS

DRAWN: BD	CAD FILE NO.
SCALE: 1:100	CHECKED: VC
DRAWN DATE: MAY' 25	PLOT DATE / TIME
PROJECT NO.: -----	DRAWING NO.: TP 21 / REVISION: V

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