PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Amended Plan to Permit No. MPS/2015/5/B

Sheet No. 1 of 15 Date: 6/05/2026

Signed:

For and on behalf of Merri-bek City Council

This plan supersedes the corresponding plan endorsed on 21/09/2022

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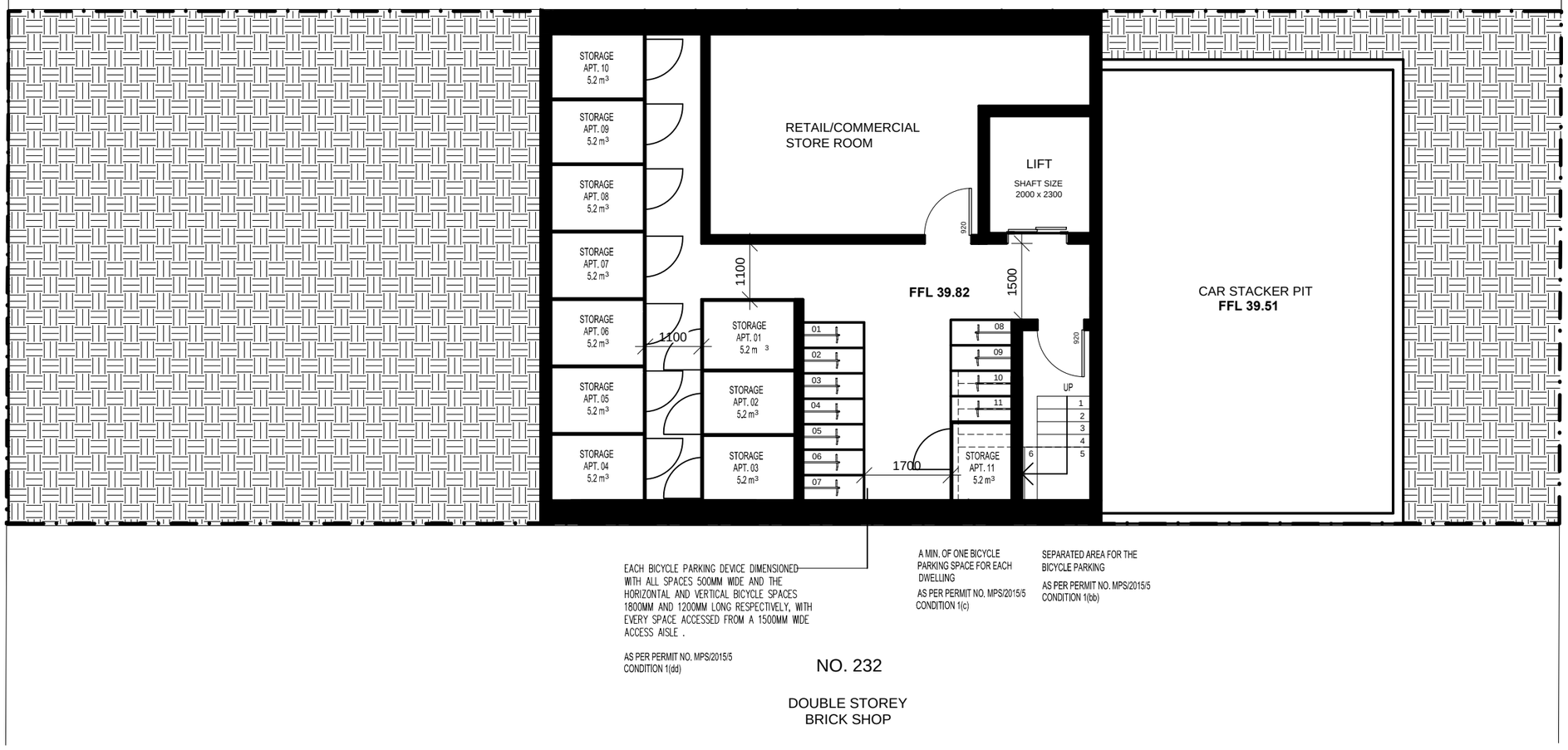
FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED, IF IN DOUBT ASK.

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		04.05.26	REV T 3RD FLOOR BALCONY INCREASED SETBACK	VC

NO. 236

AJACENT PROPERTY NEW
6 STOREY BUILDING



EACH BICYCLE PARKING DEVICE DIMENSIONED WITH ALL SPACES 500MM WIDE AND THE HORIZONTAL AND VERTICAL BICYCLE SPACES 1800MM AND 1200MM LONG RESPECTIVELY, WITH EVERY SPACE ACCESSED FROM A 1500MM WIDE ACCESS AISLE .

AS PER PERMIT NO. MPS/2015/5 CONDITION 1(dd)

A MIN. OF ONE BICYCLE PARKING SPACE FOR EACH DWELLING

AS PER PERMIT NO. MPS/2015/5 CONDITION 1(c)

SEPARATED AREA FOR THE BICYCLE PARKING

AS PER PERMIT NO. MPS/2015/5 CONDITION 1(bb)

NO. 232

DOUBLE STOREY
BRICK SHOP

PROPOSED BASEMENT

SCALE 1:100

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 BASEMENT

DRAWN	BD
CAD FILE NO.	
SCALE	1:100
CHECKED	VC
DRAWN DATE	MAY' 25
PLOT DATE / TIME	
PROJECT NO.	-----
DRAWING NO.	TP 05
REVISION	T

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

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Amended Plan to Permit No. MPS/2015/5/B

Sheet No. 2 of 15 Date: 6/05/2026

Signed:

For and on behalf of Merri-bek City Council

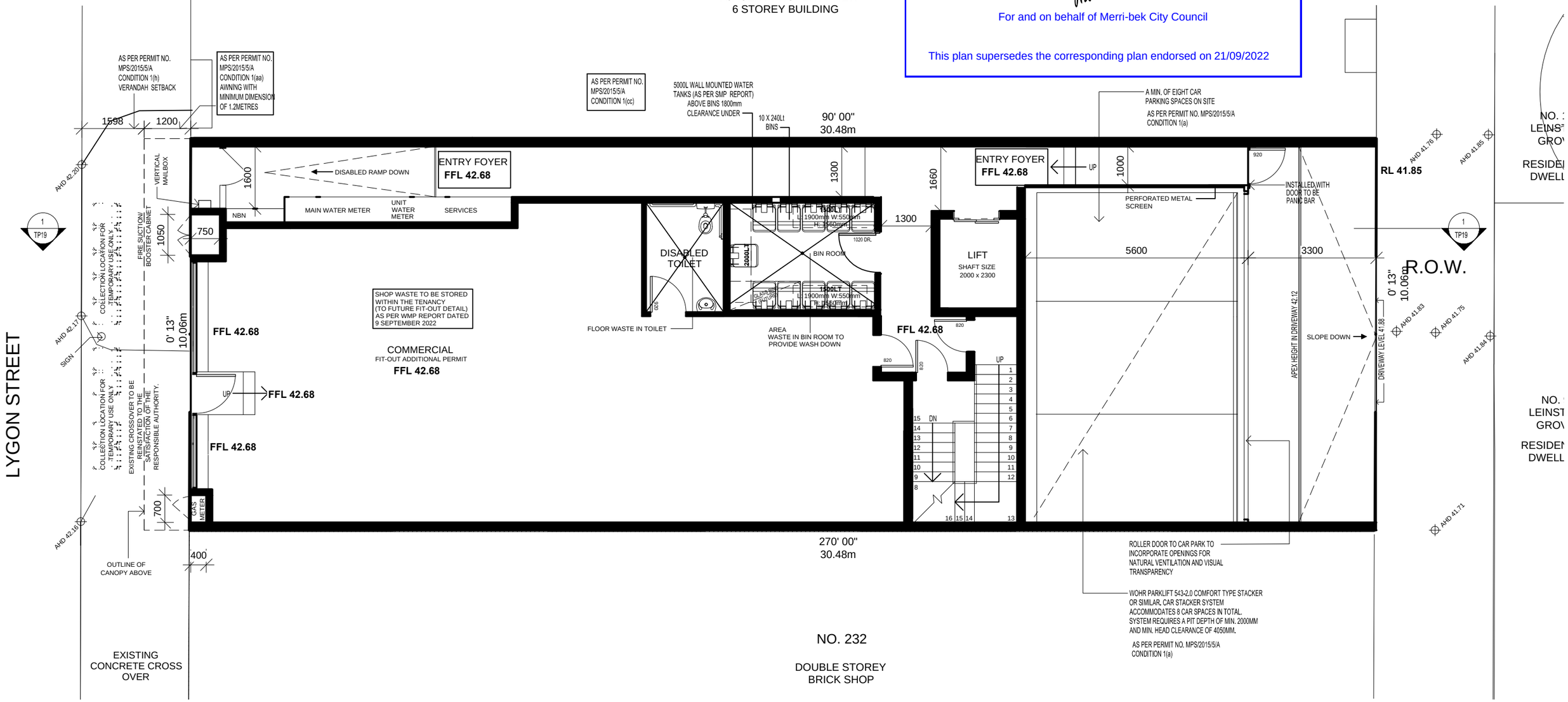
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FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED, IF IN DOUBT ASK.

REVISIONS

NO		DATE	AMENDMENTS	INIT
0		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



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:

- 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).
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- 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 GROUND 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
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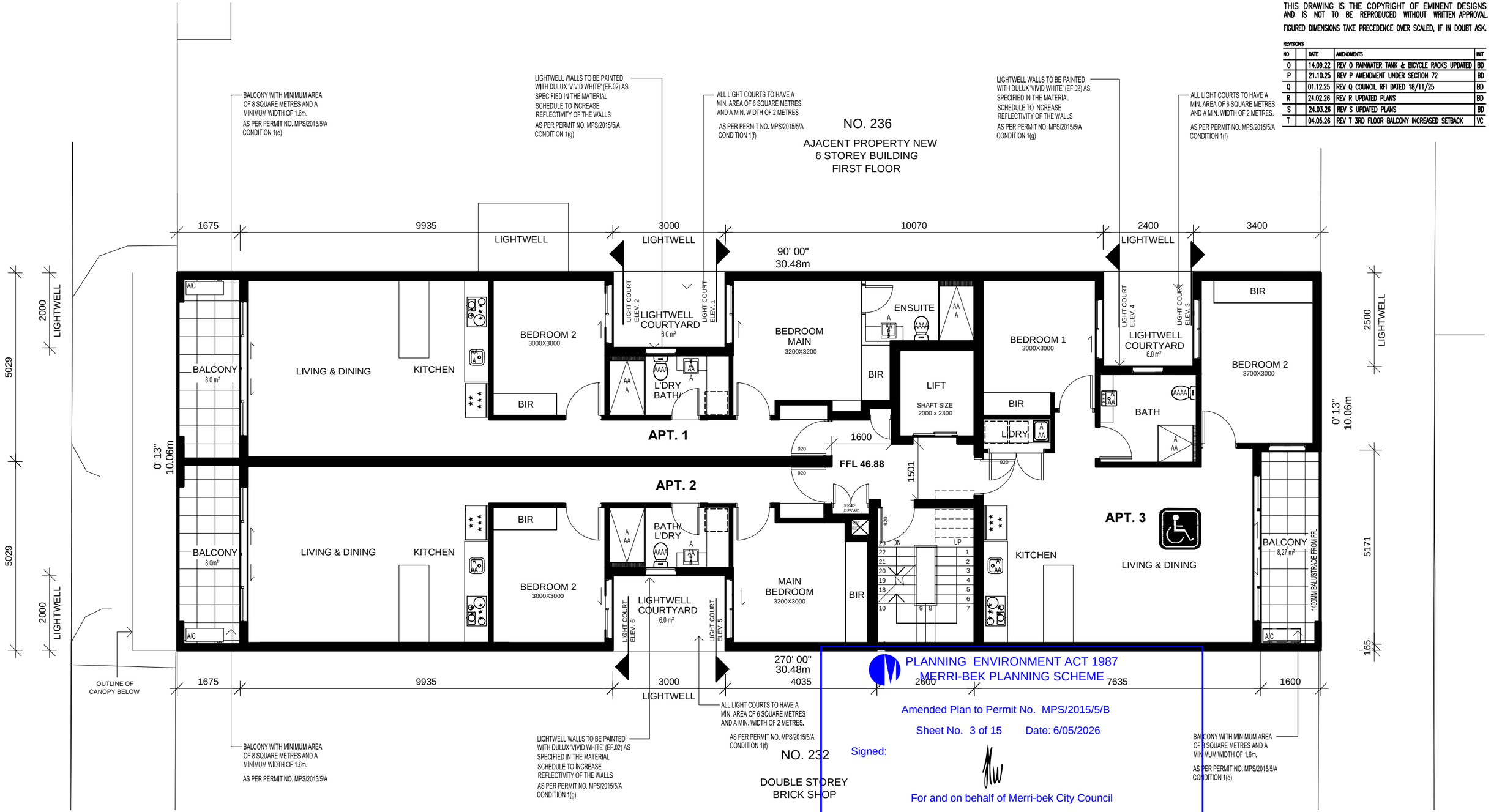
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BRUNSWICK 3056
PH: 9387 8600

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

REVISIONS

NO		DATE	AMENDMENTS	INIT
0		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		04.05.26	REV T 3RD FLOOR BALCONY INCREASED SETBACK	VC



PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Amended Plan to Permit No. MPS/2015/5/B

Sheet No. 3 of 15 Date: 6/05/2026

Signed:

For and on behalf of Merri-bek City Council

This plan supersedes the corresponding plan endorsed on 21/09/2022

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

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
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- 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 FIRST 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	T		

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PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Amended Plan to Permit No. ~~MPS/2015/5/B~~

Sheet No. 4 of 15 Date: 6/05/2026

Signed:

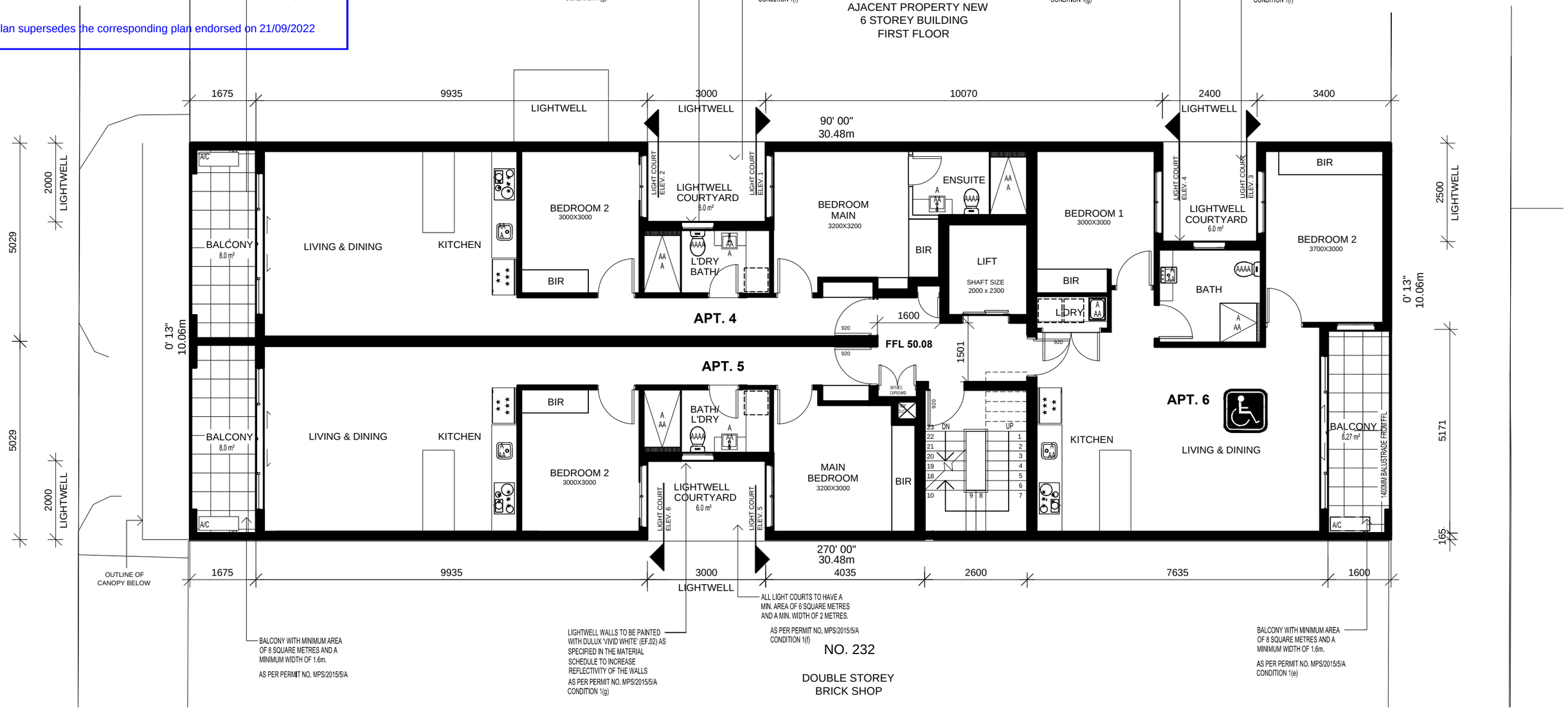
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REVISIONS

NO		DATE	AMENDMENTS	INIT
0		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		04.05.26	REV T 3RD FLOOR BALCONY INCREASED SETBACK	VC



PROPOSED SECOND 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
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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 08
		REVISION	T

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BRUNSWICK 3056
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PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Amended Plan to Permit No. MPS/2015/5/B

Sheet No. 5 of 15 Date: 6/05/2026

Signed:

For and on behalf of Merri-bek City Council

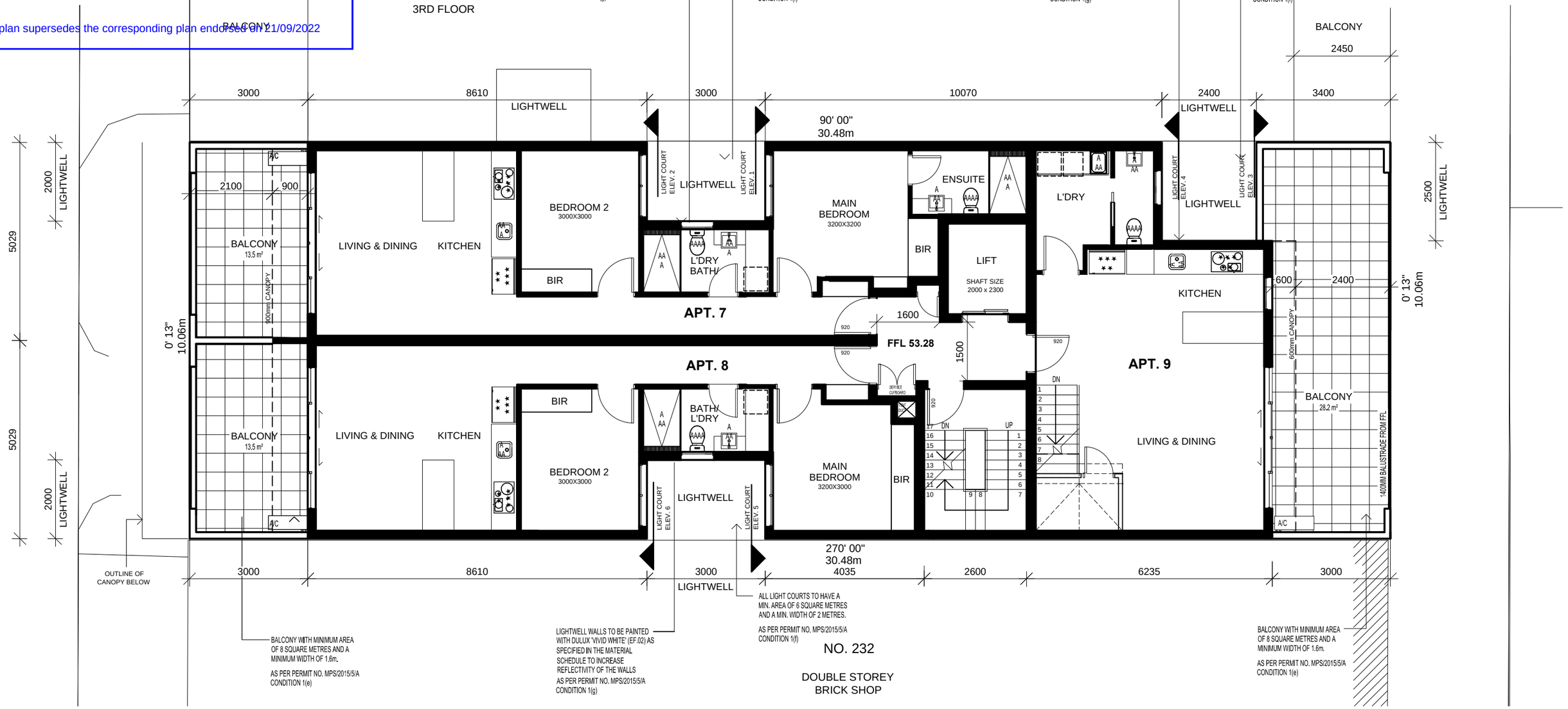
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REVISIONS

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		04.05.26	REV T 3RD FLOOR BALCONY INCREASED SETBACK	VC



PROPOSED THIRD 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
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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 09
		REVISION	T

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5/35 HOPE STREET
BRUNSWICK 3056
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PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Amended Plan to Permit No. MPS/2015/5/B

Sheet No. 6 of 15 Date: 6/05/2026

Signed:

For and on behalf of Merri-bek City Council

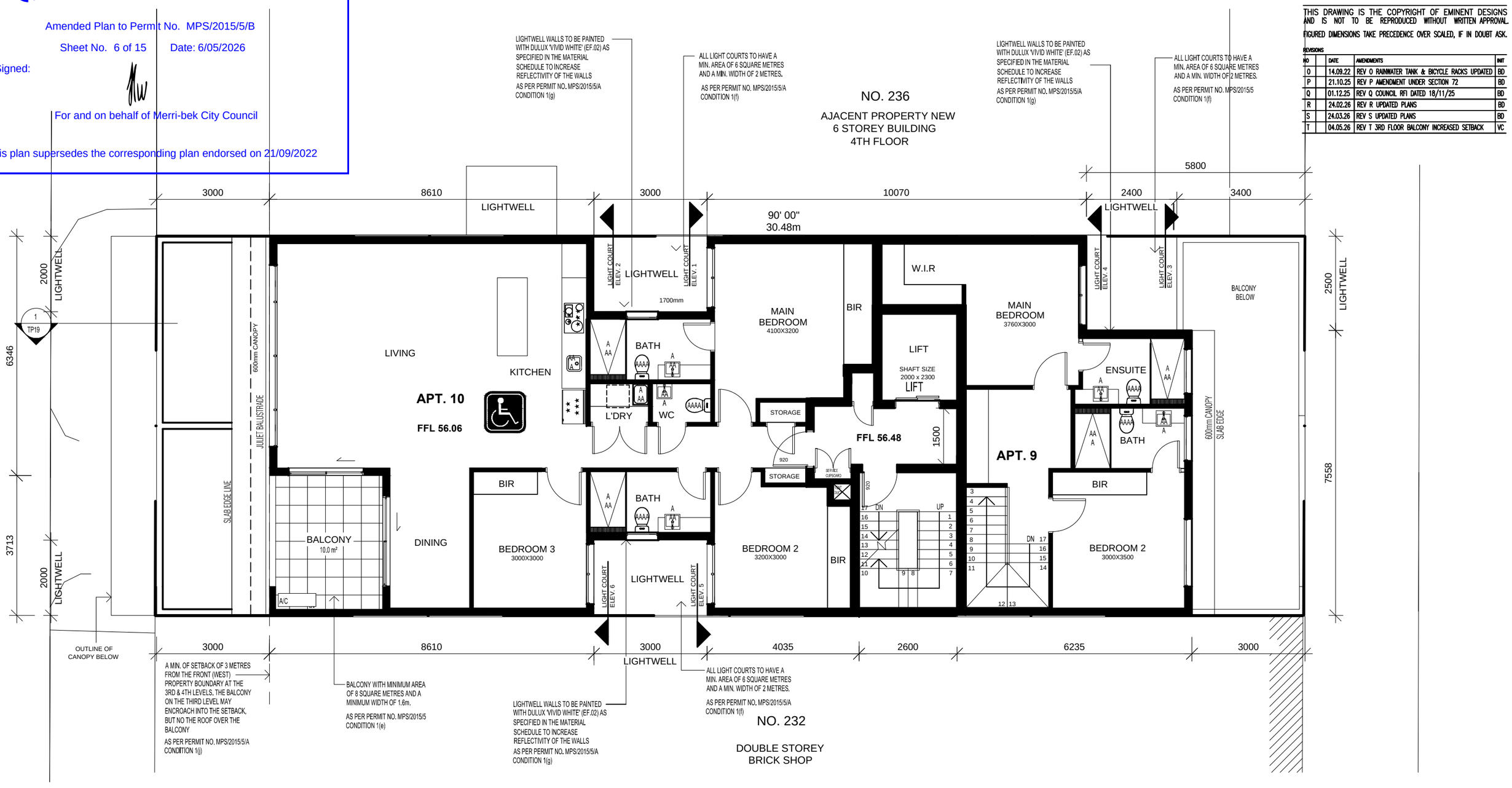
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REVISIONS

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		04.05.26	REV T 3RD FLOOR BALCONY INCREASED SETBACK	VC



PROPOSED FOURTH 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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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 10 / REVISION: T

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BRUNSWICK 3056
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PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Amended Plan to Permit No. MPS/2015/5/B

Sheet No. 7 of 15 Date: 6/05/2026

Signed:

For and on behalf of Merri-bek City Council

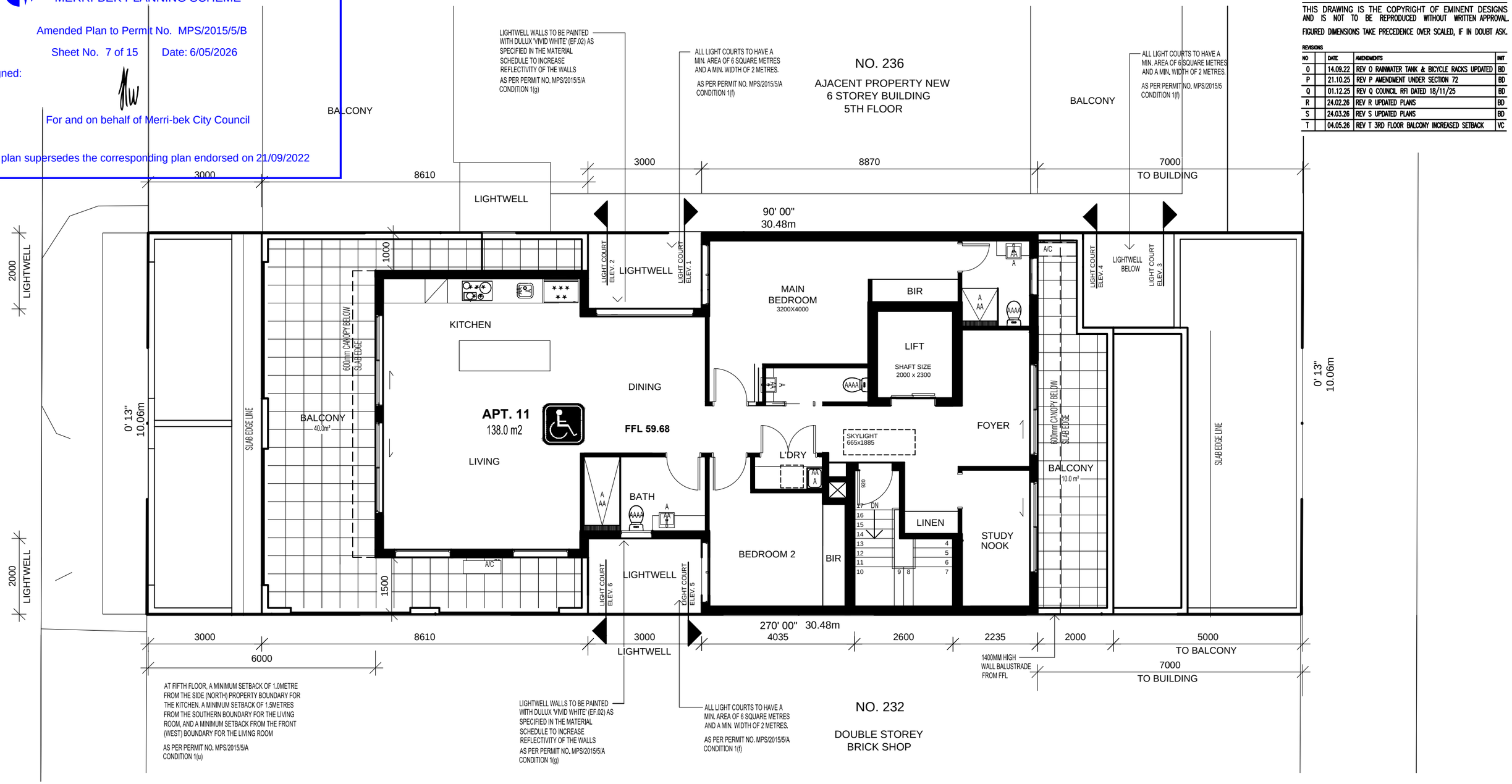
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REVISIONS

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		04.05.26	REV T 3RD FLOOR BALCONY INCREASED SETBACK	VC



PROPOSED FIFTH 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
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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 11
REVISION	T

Eminent Designs
5/35 HOPE STREET
BRUNSWICK 3056
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PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Amended Plan to Permit No. MPS/2015/5/B

Sheet No. 8 of 15 Date: 6/05/2026

Signed:

For and on behalf of Merri-bek City Council

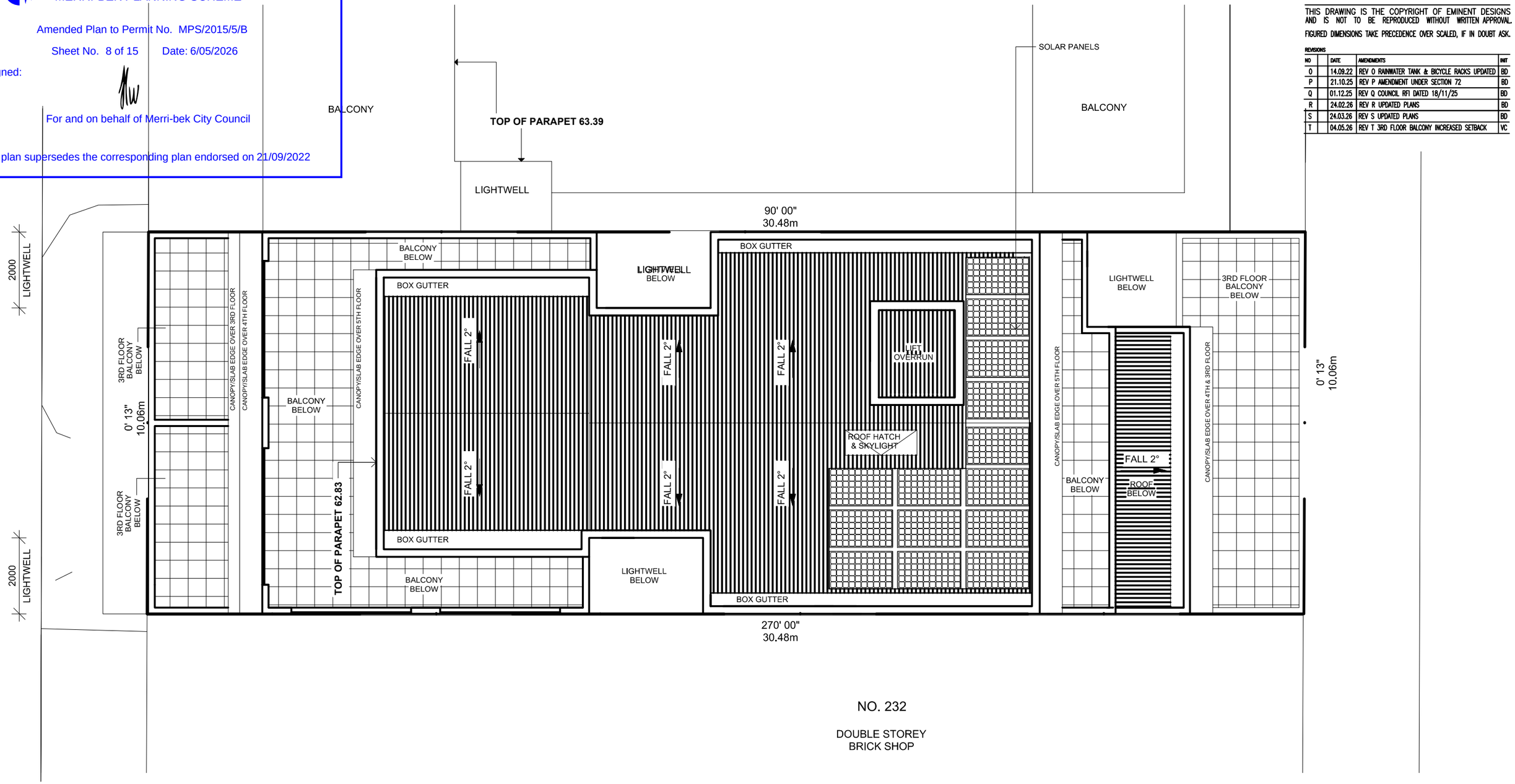
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FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED, IF IN DOUBT ASK.

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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		04.05.26	REV T 3RD FLOOR BALCONY INCREASED SETBACK	VC



PROPOSED ROOF PLAN

SCALE 1:100

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

DRAWING TITLE
PROPOSED ROOF PLAN

DRAWN: BD	CAD FILE NO.:
SCALE: 1:100	CHECKED: VC
DRAWN DATE: MAY' 25	PLOT DATE / TIME:
PROJECT NO.: -----	DRAWING NO.: TP 12 / REVISION: T

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

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Amended Plan to Permit No. MPS/2015/5/B

Sheet No. 9 of 15 Date: 6/05/2026

Signed:

For and on behalf of Merri-bek City Council

This plan supersedes the corresponding plan endorsed on 21/09/2022

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

REVISIONS

NO		DATE	AMENDMENTS	INIT
0		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		04.05.26	REV T 3RD FLOOR BALCONY INCREASED SETBACK	VC



NO. 236

AJACENT PROPERTY NEW
6 STOREY BUILDING

ADJOINING PROPERTY
NO. 232 LYGON ST

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

DRAWN: BD		CAD FILE NO.	
SCALE: 1:100		CHECKED: VC	
DRAWN DATE: MAY' 25		PLOT DATE / TIME	
PROJECT NO.: -----	DRAWING NO.: TP 13	REVISION: T	

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

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Amended Plan to Permit No. MPS/2015/5/B

Sheet No. 10 of 15 Date: 6/05/2026

Signed:

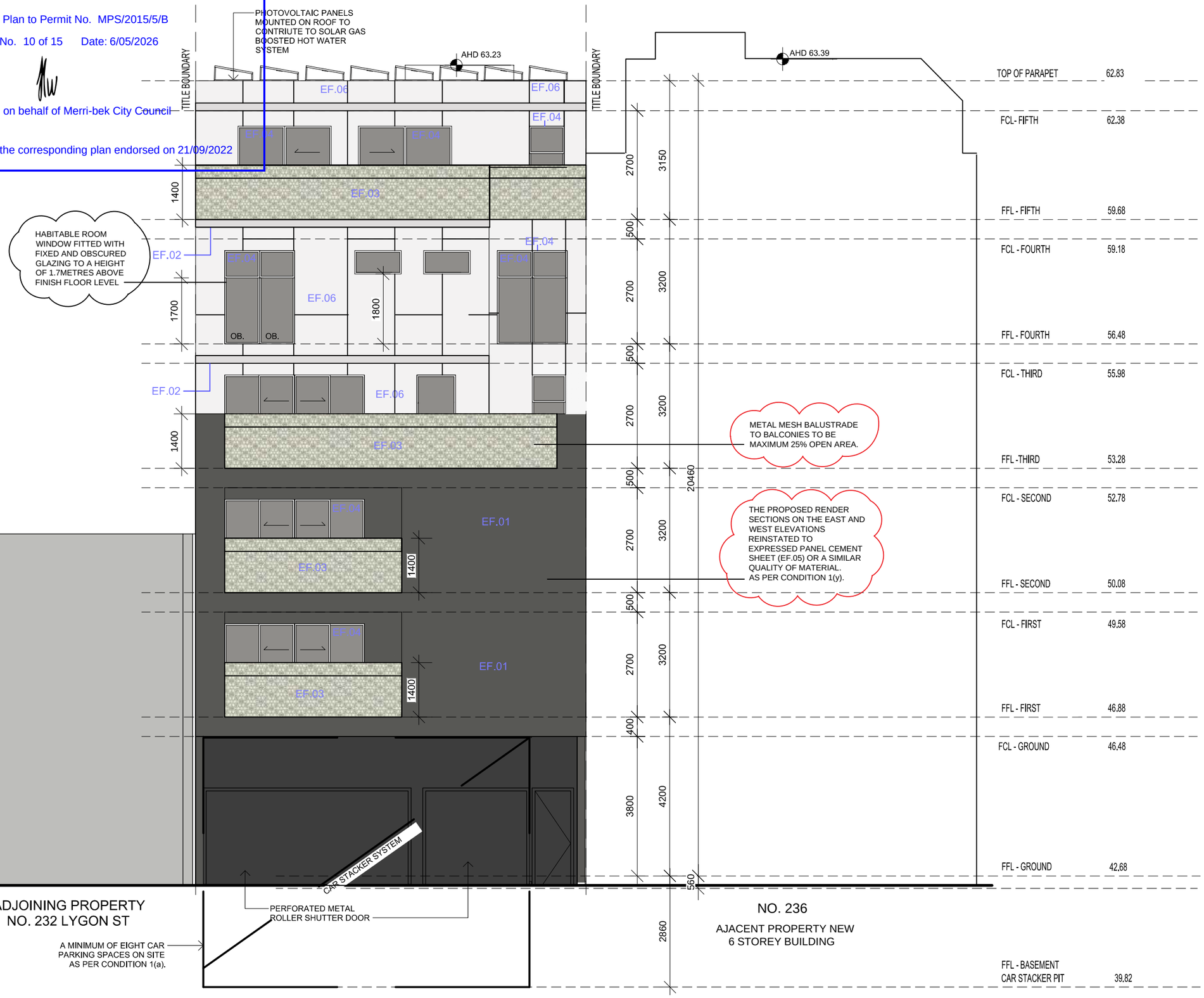
For and on behalf of Merri-bek City Council

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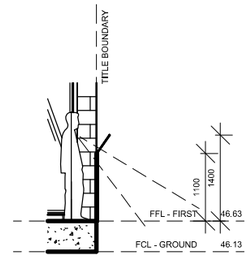
REVISIONS

NO		DATE	AMENDMENTS	INIT
0		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		04.05.26	REV T 3RD FLOOR BALCONY INCREASED SETBACK	VC



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

DRAWN: BD		CAD FILE NO.	
SCALE: 1:100		CHECKED: VC	
DRAWN DATE: MAY' 25		PLOT DATE / TIME	
PROJECT NO.: -----	DRAWING NO.: TP 14	REVISION: T	

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

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Amended Plan to Permit No. MPS/2015/5/B

Sheet No. 11 of 15 Date: 6/05/2026

Signed:

For and on behalf of Merri-bek City Council

This plan supersedes the corresponding plan endorsed on 21/09/2022

PHOTOVOLTAIC PANELS MOUNTED ON ROOF TO CONTRIUTE TO SOLAR GAS BOOSTED HOT WATER SYSTEM

AHD 63.23

TITLE BOUNDARY

TITLE BOUNDARY

7000

3000

EF.04

EF.06

EF.09

1700

1700 MM HIGH OBSCURE SCREENING IN BETWEEN DWELLINGS

TOP OF PARAPET	62.83	
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	20460
FFL - SECOND	50.08	2700
FCL - FIRST	49.58	500
FFL - FIRST	46.88	2700
FCL - GROUND	46.48	400
FFL - GROUND	42.68	3800
FFL- CAR STACKER	42.12	
FFL - CAR STACKER PIT		

R.O.W.

LYGON ST

CAR STACKER SYSTEM

A MINIMUM OF EIGHT CAR PARKING SPACES ON SITE AS PER PERMIT NO. MPS/2015/5 CONDITION 1(a)

LIGHTWELL WALLS TO BE PAINTED WITH DULUX 'VIVID WHITE' (EF.02) AS SPECIFIED IN THE MATERIAL SCHEDULE TO INCREASE REFLECTIVITY OF THE WALLS AS PER PERMIT NO. MPS/2015/5 CONDITION 1(g)

PROPOSED NORTH ELEVATION

SCALE 1:100

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

DRAWING TITLE
PROPOSED NORTH ELEVATION

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

DRAWN DATE	MAY' 25	PLOT DATE / TIME
PROJECT NO.	-----	DRAWING NO. TP 15 / REVISION T

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

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

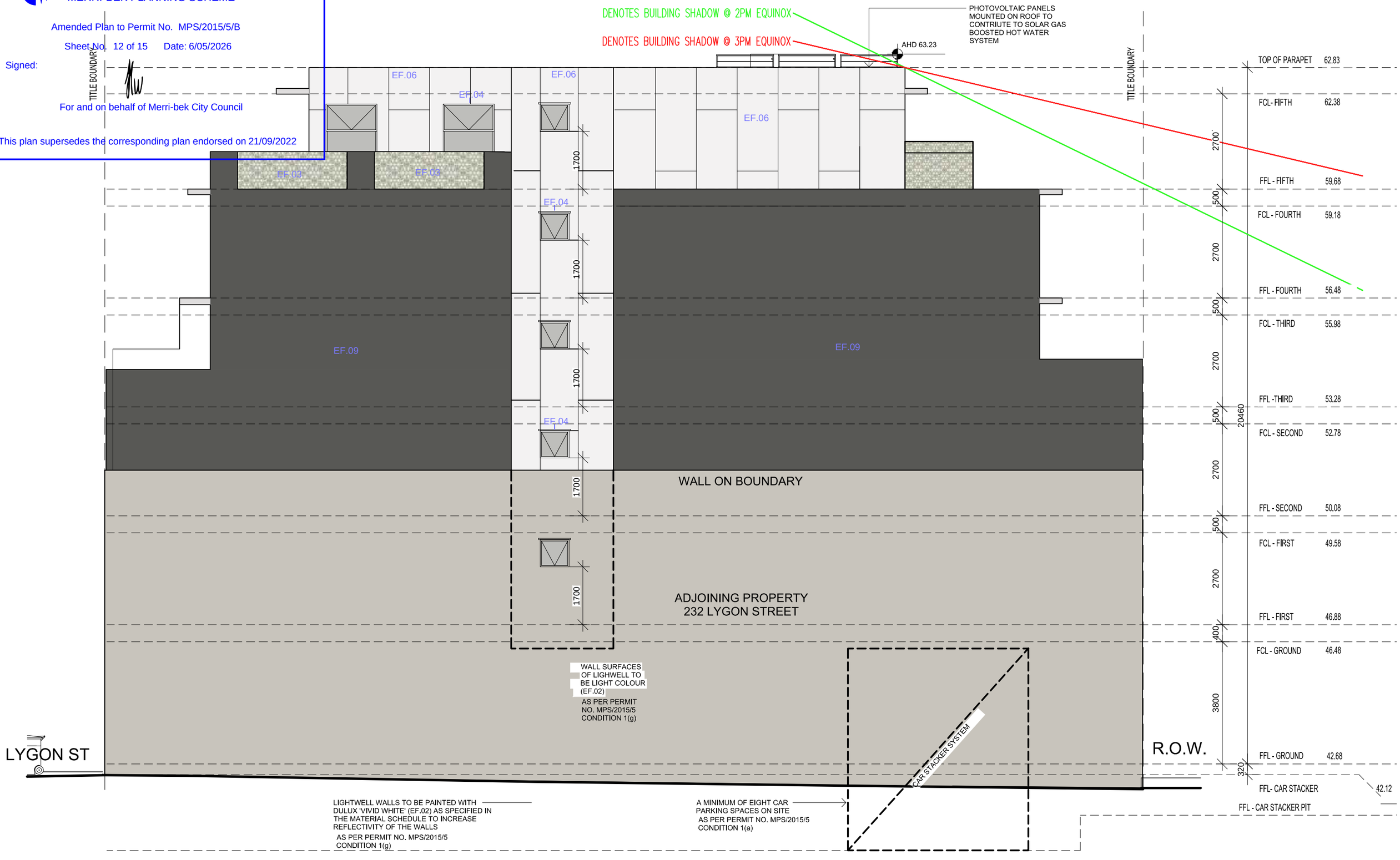
Amended Plan to Permit No. MPS/2015/5/B

Sheet No. 12 of 15 Date: 6/05/2026

Signed:

For and on behalf of Merri-bek City Council

This plan supersedes the corresponding plan endorsed on 21/09/2022



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	CAD FILE NO.
BD	
SCALE	CHECKED
1:100	VC

DRAWN DATE	PLOT DATE / TIME
MAY' 25	
PROJECT NO.	DRAWING NO. / REVISION
-----	TP 16 / T

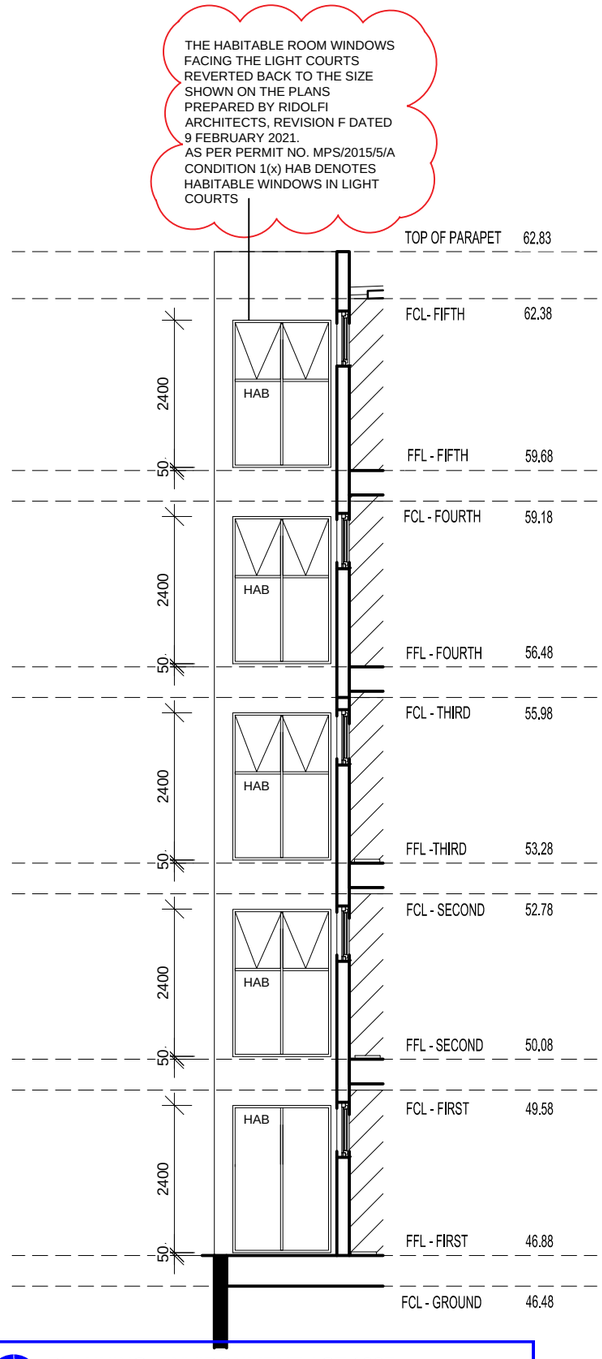
Eminent Designs
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BRUNSWICK 3056
PH: 9387 8600

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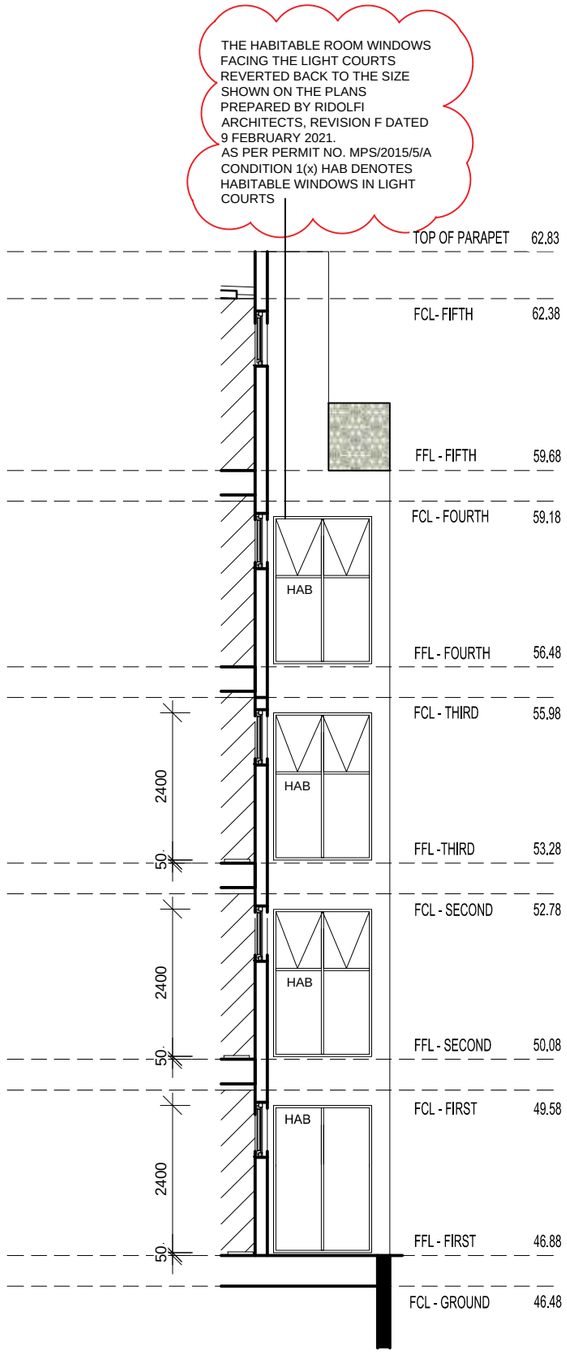
REVISIONS

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		04.05.26	REV T 3RD FLOOR BALCONY INCREASED SETBACK	VC



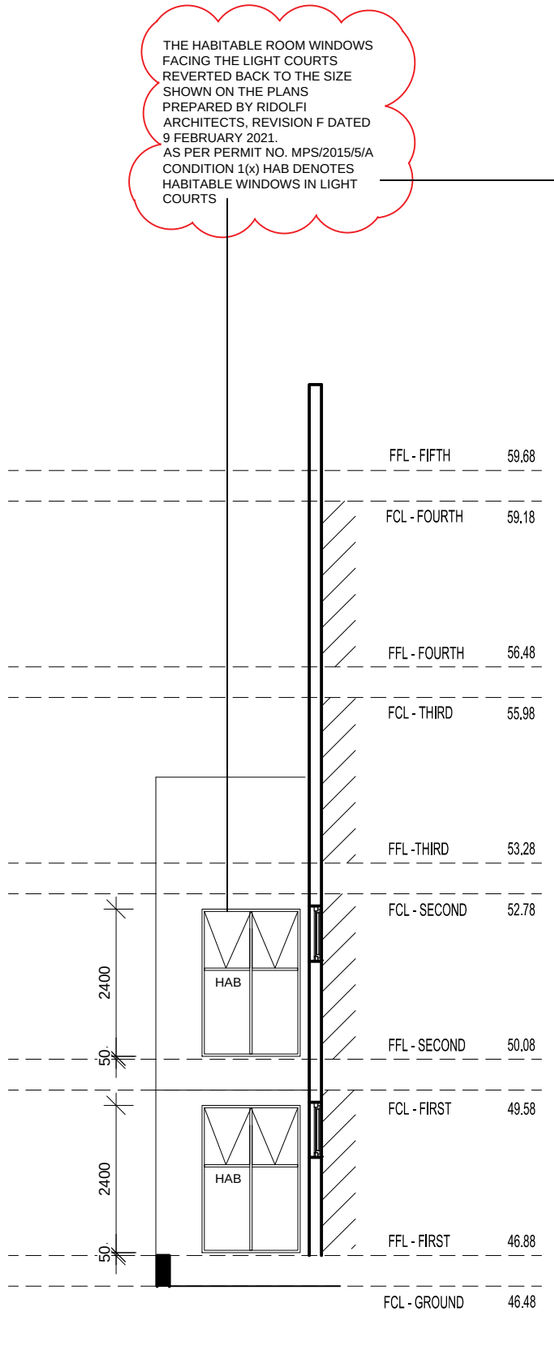
LIGHT COURT ELEV. 1

SCALE 1:100



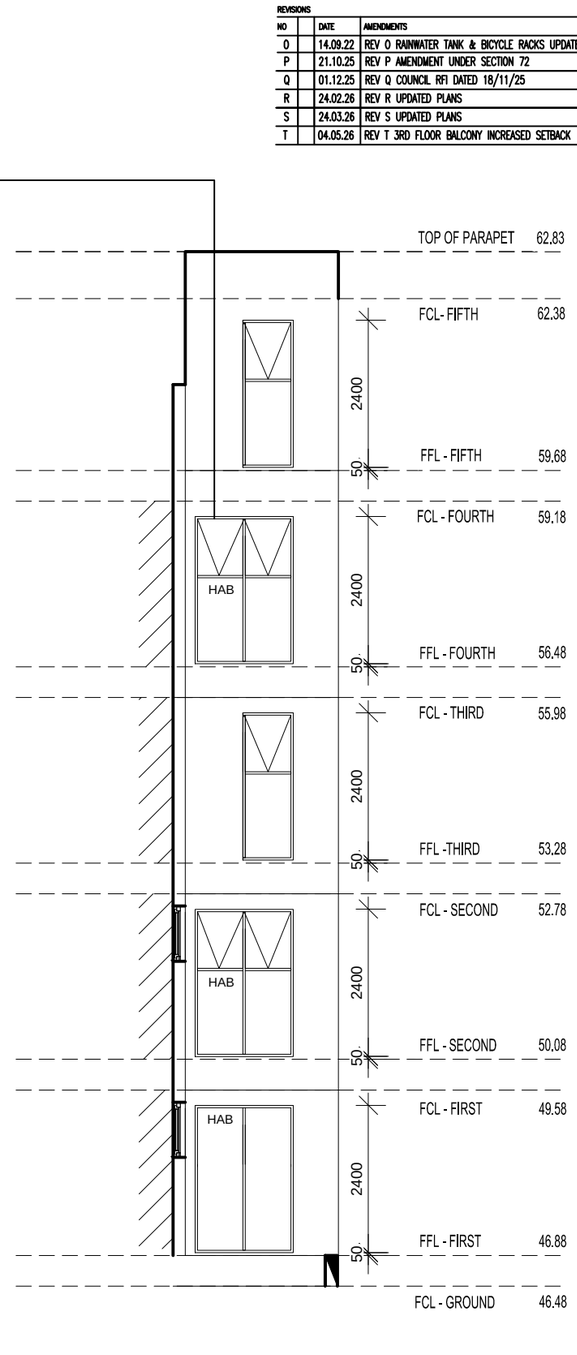
LIGHT COURT ELEV. 2

SCALE 1:100



LIGHT COURT ELEV. 3

SCALE 1:100



LIGHT COURT ELEV. 4

SCALE 1:100

PLANNING ENVIRONMENT ACT 1987
WORKS BOUNDARY AGREEMENT ACT 1981

SCALE 1:100

Amended Plan to Permit No. MPS/2015/5/B

Sheet No. 13 of 15 Date: 6/05/2026

Signed:

For and on behalf of Merri-bek City Council

This plan supersedes the corresponding plan endorsed on 21/09/2022

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

DRAWING TITLE
LIGHT COURT ELEVATIONS 1

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

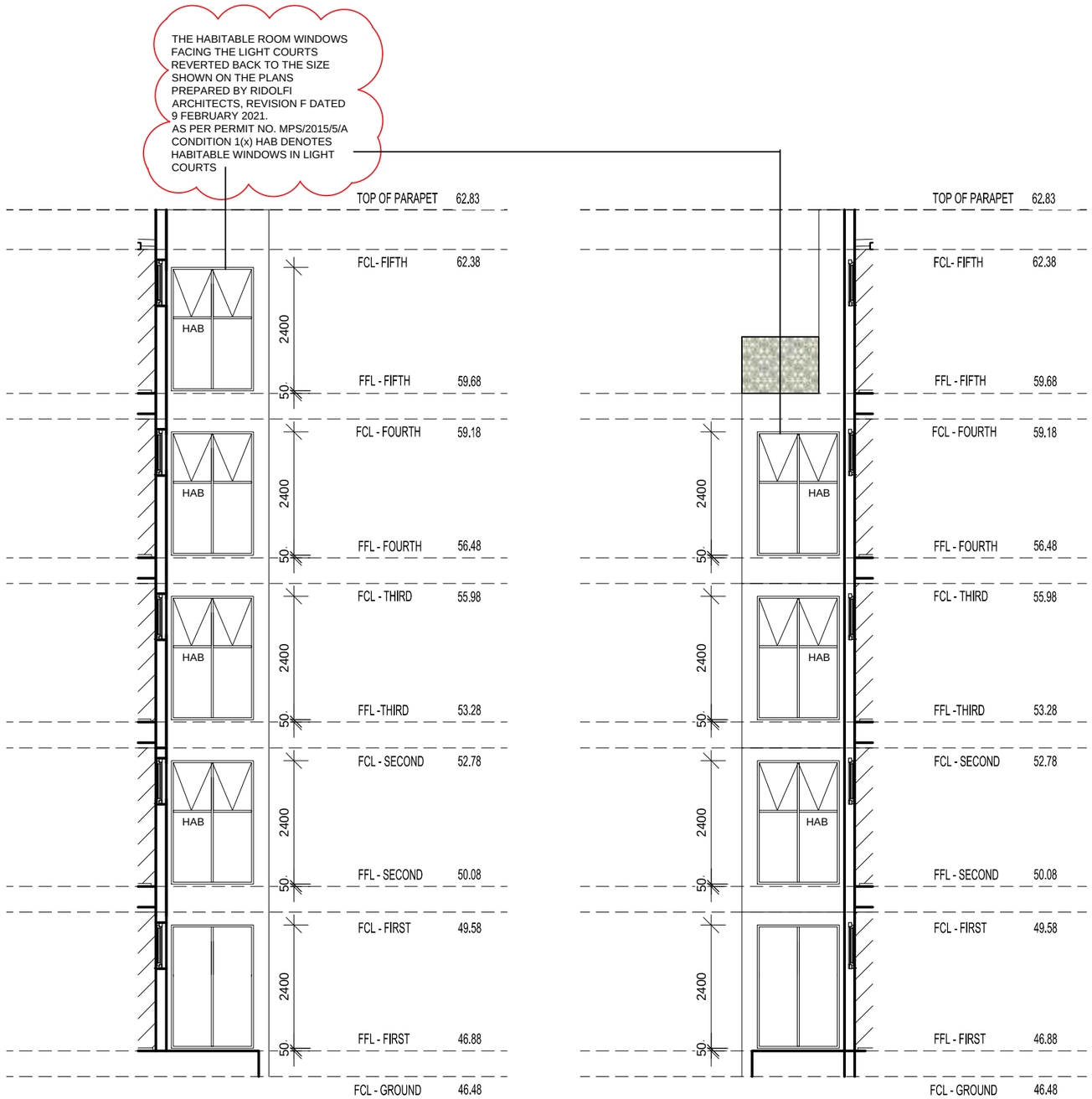
DRAWN DATE: MAY' 25
PLOT DATE / TIME:
PROJECT NO.: ------
DRAWING NO.: TP 17
REVISION: T

Eminent Designs
5/35 HOPE STREET
BRUNSWICK 3056
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REVISIONS

NO		DATE	AMENDMENTS	INIT
0		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		04.05.26	REV T 3RD FLOOR BALCONY INCREASED SETBACK	VC



PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Amended Plan to Permit No. MPS/2015/5/B

Sheet No. 14 of 15 Date: 6/05/2026

Signed:

For and on behalf of Merri-bek City Council

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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

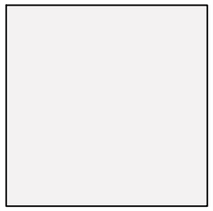
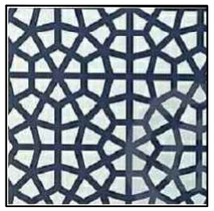
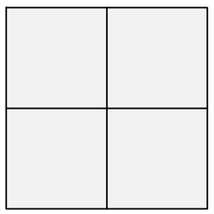
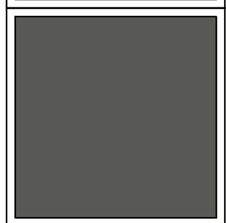
DRAWING TITLE
LIGHT COURT ELEVATIONS 2

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

DRAWN DATE: MAY' 25	PLOT DATE / TIME	
PROJECT NO.: -----	DRAWING NO.: TP 18	REVISION: T

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

PROPOSED EXTERNAL FINISHES

IMAGE	TAG	ITEM	SPECIFICATION
	EF.01	EXPRESS PANEL	COLOUR: DULUX "MALAY GREY"
	EF.02	RENDER FINISH	COLOUR: DULUX "VIVID WHITE"
	EF.03	BALUSTRADE AND FEATURE PANEL	PERFORATED METAL MESH DULUX POWDERCOATED FINISH COLOUR "ONYX PEARL"97152052
	EF.04	ALUMINIUM WINDOW AND DOOR FRAMES	DULUX POWDERCOATED FINISH COLOUR "ONYX PEARL"97152052
	EF.06	EXPRESS PANEL CEMENT SHEET OR SIMILAR, PAINT FINISH	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	RENDER FINISH	COLOUR: DULUX "MALAY GREY"

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REVISIONS

NO		DATE	AMENDMENTS	INIT
0		14.09.22	REV 0 RAINWATER TANK & BICYCLE RACKS UPDATED	BD
P		05.06.25	REV P SECONDARY CONSENT AMENDMENT	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		04.05.26	REV T 3RD FLOOR BALCONY INCREASED SETBACK	VC

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Amended Plan to Permit No. MPS/2015/5/B

Sheet No. 15 of 15 Date: 6/05/2026

Signed:

For and on behalf of Merri-bek City Council

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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
DRAWN DATE: MAY' 25	PLOT DATE / TIME
PROJECT NO.: -----	DRAWING NO.: TP 19 / REVISION: T

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