Merri-bek City Council

COUNCIL AGENDA

PLANNING AND RELATED MATTERS

Wednesday 28 October 2026

Commencing 7.00 pm

Bunjil (Council Chamber), Merri-bek Civic Centre,
90 Bell Street, Coburg

Language Link

This is the Agenda for the Council meeting.
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ਏਜੰਡੇ ਦੀ ਕਿਸੇ ਆਈਟਮ ਬਾਰੇ ਮਦਦ ਲਈ,
ਕ੍ਰਿਪਾ ਕਰਕੇ 9280 0751 ਤੇ ਟੇਲੀਫੋਨ ਕਰੋ।

D26/466027

Acknowledgement of the traditional custodians of the City of Merri-bek

Merri-bek City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Custodians of the lands and waterways in the area now known as Merri-bek, and pays respect to their elders past, present, and emerging, as well as to all First Nations communities who significantly contribute to the life of the area.

1. WELCOME

2. APOLOGIES

3. DISCLOSURES OF CONFLICTS OF INTEREST

4. MINUTE CONFIRMATION

The minutes of the Planning and Related Matters Meeting held on 23 September 2026 be confirmed.

5. COUNCIL REPORTS

5.1 21-23 PIERA STREET, BRUNSWICK EAST - PLANNING APPLICATION - MPS/2026/540 4

5.2 429 ALBERT STREET BRUNSWICK - MINISTERIAL REFERRAL OF PLANNING APPLICATION - MIN/2026/9 27

6. URGENT BUSINESS

5. COUNCIL REPORTS

5.1 21-23 PIERA STREET, BRUNSWICK EAST - PLANNING APPLICATION - MPS/2026/540

Director Place and Environment, Pene Winslade

City Development

Executive Summary



Property:	21-23 Piera Street, Brunswick East
Proposal:	Use of land for restricted recreation facility (wellness centre) and to construct and display business identification and illuminated signage
Zoning and Overlay/s:	• Mixed Use Zone (MUZ) • Environmental Audit Overlay (EAO) • Parking Overlay – Schedule 1 (PO1) • Development Contributions Plan Overlay – Schedule 1 (PO1)
Strategic setting:	Significant Change Area
Objections:	• Thirteen (13) objections received who raised the following key issues: - Off-site car parking impacts - Noise impacts from rooftop equipment, early morning and evening operating hours, and the number of patrons attending the centre. Accuracy of the acoustic report - Compatibility with residential land use - Illuminated signage
Planning Information and Discussion (PID) Meeting:	• Date held: 29 September 2026 • Attendees: 10 objectors, the applicant and business owners, and Council officers. • Before the meeting the permit applicant agreed to the following changes: - Reduce the maximum patrons from 60 to 40. - Change the illuminated sign to a non-illuminated sign. - Provided an additional acoustic statement. - Following the meeting the applicant agreed to the following: - Reduce the maximum patrons to 20 between 6am and 7am Monday to Friday. - Pilates, and yoga classes to start at 6.30am. - Reduce the weekend operating times to a 7am to 9pm Saturday and 7am to 8pm Sunday. - Provide a Green Travel Plan to encourage sustainable transport use.

Key reasons for support:	• The re-use of a purpose built industrial/commercial building • Business operation conditions that ensure the use is respectful of the surrounding residential area • Site is located 60 metres from the Brunswick Activity Centre
Recommendation:	Notice of Decision to Grant a Planning Permit be issued for the proposal

Officer Recommendation

PART A:

That a Notice of Decision to Grant a Planning Permit No. MPS/2026/540 be issued for the land at 21-23 Piera Street, Brunswick East.

The Permit would allow:

Use of land for restricted recreation facility (wellness centre) and to construct and display business identification signage.

Planning Scheme Clause	Matters for which permit is required
Clause 32.04-2 (MUZ)	To use the land for a restricted recreation facility
Clause 52.05-2 (Signs)	To construct and display business identification signage

The following conditions would apply to this permit:

1. Before the use commences or the sign is constructed, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans prepared by Made For, project no. W26070, Sheets T000, T001, T010, T100, T110, T200, T230, but modified to show:

    a) Signage as non-illuminated;

    b) The first parking space modified to be an accessible parking space with the required shared area and bollard;

    c) Provision of disabled access into and internally within the building to meet the expectations of the Disability and Discrimination Act 1992;

    d) Three (3) undercover employee bicycle parking spaces in a location inaccessible to the public;

    e) Four (4) horizontal customer bicycle parking spaces in a location within the site and easily accessible to the public;

    f) Dimension each bicycle parking device 500 mm wide, the horizontal bike spaces 1800 mm long and the vertical bicycle spaces 1200 mm long, with every space accessed from a 1500 mm wide access aisle;

    g) Any changes as required by the Venue and Patron Management Plan by Condition 9, including the location of any pedestrian signage to manage patron behaviour;

    h) Any changes as required by the Acoustic Report by Condition 10;

    i) Any changes as required by the Waste Management Plan by Condition 15; and

    j) Any changes as required by the Green Travel Plan by Condition 16.

Compliance with endorsed plans

2. The use of land as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to any exemption specified in Clauses 62.01 of the Merri-bek Planning Scheme unless specifically noted as a permit condition.

3. The location, dimensions, shape and associated structures of every sign must accord with the endorsed plans and must not be altered, unless with the consent of the Responsible Authority.

Operational conditions

4. The use allowed by this permit must operate only between the following hours:

    a) 6am until 10pm Monday to Friday;

    b) 7am until 9pm Saturday; and

    c) 7am until 8pm Sunday.

5. Despite condition 4, pilates, yoga and breathwork classes must only operate from 6.30am onward between Monday and Friday.

6. At any time the use allowed by the permit must operate with the following maximum patrons:

    a) Twenty (20) patrons between 6am and 7am – Monday to Friday; and

    b) Forty (40) patrons at any other time allowed by condition 4.

7. At all times, all windows and doors must be kept closed except for access and exit.

8. The rear internal fire exit door, and front (southern) roller door must remain closed at all times and must not be used by patrons of the facility except for the purpose of emergency egress and ingress.

Venue and Patron Management Plan

9. Concurrent with the submission of plans under Condition 1, an updated Venue and Patron Management Plan prepared by Sameplace Australia dated June 2026, must be submitted to and endorsed to the satisfaction of the Responsible Authority. The plan must provide details on the business's operation, including but not limited to the following:

    a) Updated to reflect any conditions of this permit.

    b) Provide a named contact, including a method of contact, for the duty manager of the facility.

    c) Actions taken to limit disturbances to the area as a result of patron noise and behaviour.

    d) Details, including the number, specific locations and wording, of signs to be displayed at the site's pedestrian entrance, exit and car parking area reminding patrons to enter and leave the premises quietly, behave in an orderly manner and respect the amenity of neighbouring residential properties.

    e) Any intended communication with patrons regarding management of expectations, to avoid conflict with surrounding land use.

    The use must be undertaken in accordance with the endorsed Venue and Patron Management Plan unless otherwise approved in writing by the Responsible Authority.

Noise management

10. The Acoustic Report prepared by Renzo Tonin and Associates dated 17 July 2026 will be endorsed to form part of the planning permit. The provisions, recommendations and requirements of the Acoustic Report must be implemented and complied with, to the satisfaction of the Responsible Authority. Prior to the commencement of the use, the recommendations relating to the mechanical noise as specified within appendix B of the endorsed Acoustic Report must be implemented. The use must be undertaken in accordance with the endorsed Acoustic Report unless otherwise approved in writing by the Responsible Authority.

11. Within 60 days after the completion and installation of the recommendations and requirements as specified within Appendix A of the endorsed Acoustic Report, or as otherwise agreed in writing by the Responsible Authority, a Post Commencement Acoustic Report is to be submitted to the Responsible Authority. The report must detail the following matters to the satisfaction of the Responsible Authority:

    a) Confirmation that all of the recommendations of the endorsed Acoustic Report have been implemented.

    b) Further testing, including background noise measurements taken immediately adjacent to the site or in a location otherwise to the satisfaction of the Responsible Authority, to ascertain whether the use complies with the maximum noise levels prescribed by the Environment Protection Regulations 2021 (Vic) and the incorporated Noise Protocol (Publication 1826, Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues, Environmental Protection Authority, March 2021) or any other superseding regulation.

    c) Confirmation that the acoustic testing has been carried out during the operation of the use at night time.

    d) If non-compliance is measured, recommendations for additional acoustic measures to ensure compliance with the endorsed Acoustic Report.

    Once submitted to and approved by the Responsible Authority, the report will be endorsed to form part of the permit. The provisions, recommendations and requirements of the endorsed Post Commencement Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority within 30 days of the endorsement of that report, or as otherwise agreed in writing by the Responsible Authority. The report must not be altered without the prior written consent of the Responsible Authority.

12. No music other than of a type and volume appropriate to background music may be emitted from speakers inside the building. Background music is defined as any music played at a level that enables patrons to conduct a conversation at a distance of 600 millimetres without having to raise their voice to a substantial degree. It is not background music if it is played at a level which requires patrons to shout, or use a stage voice such as that used by an actor in the theatre, in order to carry out a conversation at such a distance.

13. Noise levels associated with the use must at all times comply with the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826, Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues, Environmental Protection Authority, March 2021), or any other superseding regulation.

14. Should the Responsible Authority deem it necessary, the owner and/or occupier of the land must submit an acoustic report to the satisfaction of the Responsible Authority which demonstrates compliance with the endorsed Acoustic Report, or which outlines any measures considered necessary to achieve further compliance. The recommendations of the acoustic report must be implemented to the satisfaction of the Responsible Authority.

Waste Management Plan

15. Concurrent with the submission of plans under Condition 1, a Waste Management Plan must be submitted to the satisfaction of the Responsible Authority. The plan must:

    a) Align with the architectural plans submitted for endorsement;

    b) Include calculations of the four main waste streams (recycled glass, general recycling; organics and garbage), size and number of bins;

    c) Show the bins stored out of sight and any enclosed room manually ventilated;

    d) Include a dimensioned plan, to scale, showing the waste bin room or area large enough to provide a 1-metre-wide path for persons of all abilities to access every bin without moving bins (i.e. no bin placed behind another bin);

    e) Show the bins in the plan, to scale, colour coded to each waste stream;

    f) Show a dimensioned area for Hard Waste;

    g) Provide a collection frequency of no more than twice per week;

    h) Include discussion of the other waste streams;

    i) Outline private contractor collection service.

    When submitted and approved to the satisfaction of the Responsible Authority, the Waste Management Plan will be endorsed to form part of this permit. No alterations to the Waste Management Plan may occur without the written consent of the Responsible Authority.

Green Travel Plan

16. Concurrent with the submission of plans under Condition 1, a Green Travel Plan (GTP) must be prepared, submitted to and approved by the Responsible Authority. The Green Travel Plan must be prepared by a suitably qualified transport professional and must include, as a minimum:

    a) Details of the proposed use and an estimate of the number of staff and patrons expected to access the site;

    b) Information identifying the sustainable transport options available to staff and patrons, including walking, cycling and public transport;

    c) Measures to encourage staff and patrons to use sustainable transport modes and reduce reliance on private motor vehicles, including the provision of information regarding public transport routes, cycling routes and journey planning;

    d) Details of how sustainable transport information will be made available to staff and patrons, including appropriate signage or information provided through the business website, booking system or other relevant communication channels; and

    e) a process for reviewing and updating the GTP to ensure that the initiatives and transport information remain current and effective.

    When approved to the satisfaction of the Responsible Authority, the Green Travel Plan will be endorsed to form part of this permit. No alterations to the endorsed Green Travel Plan may occur without the written consent of the Responsible Authority.

17. The Green Travel Plan approved under this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority unless with the further written approval of the Responsible Authority.

External lighting

18. All lighting of external areas must be designed not to emit direct light onto adjoining property to the satisfaction of the Responsible Authority.

Signage

19. The signs hereby approved must be maintained in good condition to the satisfaction of the Responsible Authority.

20. No part of the signage approved by this permit must be internally or externally illuminated.

Expiry

21. The use or signage approved by this permit will expire if one of the following circumstances applies:

    a) The use is not commenced within three (3) years from the date of issue of this permit.

    b) The signage is not erected and displayed within three (3) years from the date of issue of this permit.

    The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or within six months afterwards.

Notes: These notes are for information only and do not constitute part of this permit or conditions of this permit.

Note 1: It may be necessary to obtain a building permit prior to the commencement of any demolition, building works or occupation of the building. It is strongly recommended that you consult with a registered building surveyor to advise on any requirements under the *Building Act*, the Building Regulations and any other subordinate legislation. Further information can be sought from the Building and Plumbing Commission, Phone 1300 067 088 or www.bpc.vic.gov.au/. Council's building services branch can also assist you in the provision of this service and can be contacted on 9240 1111 or .

Note 2: This permit does not constitute any authority to conduct a business requiring *Public Health and Wellbeing Act* registration without prior approval in writing from the Responsible Authority.

Note 3: Further approvals are required from Council's City Infrastructure Department who can be contacted on 9240 1143 for any works beyond the boundaries of the property. Planting and other vegetative works proposed on road reserves can be discussed with Council's Open Space Unit on 8311 4300.

Note 4: Unless no permit is required under the Merri-bek Planning Scheme, no sign must be constructed or displayed on the land without a further planning permit.

PART B

The car parking provision for the restricted recreation facility is to the satisfaction of the Responsible Authority in accordance with Clause 52.06-6 (Car parking) of the Merri-bek Planning Scheme.

REPORT

1. Background

Subject site

The site is located on the northern side of Piera Street in Brunswick East and contains a single storey industrial/commercial building which was previously used as a warehouse (trade party suppliers). The site has four car parking spaces within the front setback. A pedestrian entrance is provided directly from the footpath into the building on Piera Street. The building is currently vacant and has a 389 square metre floor space.

Surrounds

The site and properties on the northern side of Piera Street are within the Mixed Use Zone, while the southern side of Piera Street is within the Neighbourhood Residential Zone. Piera Street is a short street and connects to Lygon Street at one end and a laneway at the other. Piera Street mostly contains single storey houses with some industrial/commercial buildings scattered on the northern side of the street. Properties to the south and west of the site are occupied by houses, while the property to the east contains a single storey industrial building used for industry (plate making). The site connects to an unnamed laneway to the north and beyond the laneway are more houses.

A location plan forms **Attachment 1**.

The proposal

The proposal is summarised as follows:

- Use of the land for a wellness centre which includes a sauna, ice plunge, a magnesium pool, Pilates and yoga studio.
- Entry is provided on Piera Street with a fire exit door to the rear laneway.
- Daily operation between 6am and 10pm.
- A maximum patron capacity of 60 at any one time on the site.
- Pilates and yoga studio will have a 12 patron capacity.
- Sessions can be booked online and run for one and a half hours.
- Music at a background level.
- Display a protruding wall sign and painted sign on the front wall of the building containing the business logo.
- Both memberships and casual entry are offered.

The site plans form **Attachment 2**.

Planning Permit and Site History

It is understood that, before 1975, the site contained two houses. These were demolished and replaced by the current single-storey industrial/commercial building. There are no known previous planning applications or permits on the site.

Statutory Controls – why is a planning permit required?

Control	Permit Requirement
Mixed Use Zone – Schedule 1 (MUZ1)	Clause 32.04-2 (MUZ1) – a planning permit is required to use the land for a *restricted recreation facility* (wellness centre).

Control	Permit Requirement
Clause 52.05 (Signs)	A planning permit is required to construct and display a business identification sign, including an illuminated sign.

Other relevant provisions:

- Environment Audit Overlay (EAO): The EAO does not apply any permit triggers however requires assessment against potential land contamination which is reviewed as part of the Section 4 of this report.
- Development Contributions Plan Overlay – Schedule 1 (DCPO1): The Development Contributions Plan has expired and is therefore not relevant to applications determined on or after 1 July 2023.
- Car Parking: Car parking for an indoor recreation facility must be provided to the satisfaction of the Responsible Authority.

2. Internal/External Consultation

Public notification

Notification of the application has been undertaken pursuant to Section 52 of the *Planning and Environment Act 1987* by:

- Sending notices to the owners and occupiers of adjoining and nearby land; and
- Placing a sign on the front of the site.

Council has received thirteen (13) objections to date. A map identifying the location of objectors forms **Attachment 3**.

The key issues raised in objections are:

- Off-site car parking impacts.
- Noise impacts from rooftop equipment, early morning and evening operating hours, and the number of patrons attending the centre. Accuracy of the acoustic report.
- Compatibility with residential land use.
- Illuminated signage.

A Planning Information and Discussion meeting was held on 29 September 2026 and attended by Council Planning Officers, the applicant and business owners, and 10 objectors. The meeting provided an opportunity to explain the application, for the objectors to elaborate on their concerns, and for the applicant to respond. Before the meeting the applicant agreed to the following changes:

- Reduction in the maximum patron capacity from 60 to 40.
- Change the illuminated sign to a non-illuminated sign.
- Provided an additional acoustic statement.

Following the meeting the applicant agreed to the following changes:

- Reduce the maximum patrons to 20 between 6am and 7am Monday to Friday.
- Pilates, yoga and breathwork classes to start at 6.30am.
- Reduce the weekend operating times to a 7am to 9pm Saturday and 7am to 8pm Sunday.
- Provide a Green Travel Plan to encourage sustainable transport use.

Internal referrals

The proposal was referred to the following internal business unit:

Internal Business Unit	Comments
Transport - Development Engineering	Supports the proposal subject to increased bicycle parking, a disability parking space, and a waste management plan. This will be discussed further within the assessment section of the report.

3. Policy Implications

Planning Policy Framework (PPF)

The following policies are of most relevance to this application:

- Municipal Planning Strategy (Clause 2), including:
  - Vision (Clause 2.02)
  - Settlement (Clause 2.03-1)
  - Environmental and Landscape Values (Clause 2.03-2)
  - Environmental Risks and Amenity (Clause 2.03-3)
  - Economic Development (Clause 2.03-6)
  - Transport (Clause 2.03-7)
- Settlement (Clause 11)
- Environmental Risks and Amenity (Clause 13):
  - Contaminated and Potentially Contaminated Land (Clause 13.04-1S)
  - Noise Management (Clause 13.05-1S)
  - Discretionary Uses in Residential Zones (Clause 13.07-1L)
- Built Environment (Clause 15.01), including:
  - Signs (Clause 15.01-1L)
- Economic Development (Clause 17), including:
  - Diversified economy (Clause 17.01-1S and 17.01-1R)
  - Business (Clause 17.02-1S)
- Transport (Clause 18), including:
  - Walking (Clause 18.02-1S and 18.02-1L)
  - Cycling (Clause 18.02-2S and 18.02-2L)
  - Public Transport (Clause 18.02-3S and 18.02-3L)
  - Car parking (Clause 18.02-4S and 18.02-4L)

Human Rights Consideration

This application has been processed in accordance with the requirements of the *Planning and Environment Act 1987* (including the Merri-bek Planning Scheme) reviewed by the State Government and which complies with the *Victorian Charter of Human Rights and Responsibilities Act 2006, including Section 18 (Taking part in public life).* In addition, the assessment of the application has had particular regard to:

- Section 12: Freedom of movement
- Section 13: Privacy and Reputation

- Section 16: Right to peaceful assembly and freedom of association
- Section 18: Right to take part in public life
- Section 20: Property rights

This application does not limit human rights. The impact of the proposal on the users of the facility and surrounding residents have been considered.

4. Assessment

In considering this application, regard has been given to the Planning Policy Framework (PPF), the provisions of the Merri-bek Planning Scheme, objections received and the merits of the application.

Does the proposal have strategic policy support?

The Mixed Use Zone supports homes, businesses, industry and other uses that work well together in the local area. The site is located within a short street, with largely residential and some commercial buildings. The existing building was also purpose built for an industrial or commercial use providing an opportunity to continue to facilitate a non-residential land use. Additionally, the site is located 60 metres east of the Brunswick Activity Centre which expects a diverse range of economic activity. It must therefore be considered whether the use is complementary to the surrounding mixed use commercial and residential setting.

When deciding whether non-residential land uses are compatible in residential zones, Council must consider the Land Use Compatibility (Clause 13.07-1S) and Discretionary Uses in Residential Zones Policy (Clause 13.07-1L) which broadly seek to manage community amenity while also facilitating appropriate commercial uses.

The Land Use Compatibility (Clause 13.07-1S) strategies include minimising off-site impacts from commercial land use through managing operational measures. In response to the policy, the applicant has agreed to significantly reduce the maximum patron capacity of the site and a minor reduction to the times of operation on the weekend. Together with a comprehensive Venue and Patron Management Plan, the operational measures of the business can be managed to avoid off-site amenity impact.

The Discretionary Uses in Residential Zones Policy (Clause 13.07-1L) supports locating non-residential uses, in this case a restricted recreation facility, on a site previously used for a non-residential purpose. Additionally the location strategies encourage discretionary uses to be located on land which fronts a main road, abuts other non-residential land uses and has a minimal impact on residential amenity.

While the site does not adjoin a main road, it is located approximately 90 metres from Lygon Street, proposes to occupy an existing commercial building and abuts a property currently used for industry on its east side. Houses are located to the south, on the opposite side of Piera Street and west of the site.

The potential impacts on residential amenity will be discussed later within the report, however the impacts of the proposed recovery centre can be appropriately managed via permit conditions including restrictions on the hours of operation, a venue and patron management plan and a post commencement acoustic report.

The planning scheme supports a stronger and more diverse local economy. This includes growth in recreational services and access to more jobs closer to where people live. The business will employ up to five staff members which contributes towards a diverse local economy and employment opportunities within an urban area. Therefore, the use has strategic support.

Does the proposal result in any unreasonable noise impacts?

The site is located within a mixed use area with a high number of houses in the street and objections have raised concerns regarding potential noise impacts as a result of the operating times of the business and the location of the rooftop equipment.

Policy direction seeks to manage noise effects on residential land uses by ensuring development does not negatively affect community amenity and human health (Clause 13.05-1S – Noise management). As discussed above, The Discretionary Uses in Residential Zones Policy (Clause 13.07-1L) also seeks to manage potential off-site amenity impact.

The application has been accompanied by an acoustic report which has considered the proposed operations and mechanical equipment. The report concludes that the use can comply with the EPA regulations for commercial businesses subject to noise management measures including:

- Transparent roofing panels in areas of music should be replaced with a solid material with acoustic sealant.
- Music should be at a background level with small speakers only.
- Signage should be erected at the entrance and car park to ask patrons to respect residential neighbours and avoid loud conversations or car use.

These measures are included as part of the recommendation by way of conditions which require the acoustic report to be endorsed, and further details to be provided as part of the Venue and Patron Management Plan. Whilst the acoustic report required windows and doors to be closed at sensitive times, the recommendation goes further by requiring windows and doors to be closed at all times except for entry and exit. The acoustic report has also considered the proposed rooftop services and suggests that they be located to the eastern side of the building next to the adjoining industrial building which is reflected on the roof plan. The report recommends acoustic treatment to the rooftop services which includes solid barriers to each side of the mechanical plant with specific materials and heights, alongside a post commencement acoustic test to ensure compliance. Condition 10 of the recommendation requires the acoustic treatment to be installed prior to the commencement of the use. Condition 11 requires a post commencement acoustic test to ensure a noise compliant outcome.

Objectors have also raised concerns with the accuracy of the acoustic report given background noise tests had been taken 160 metres west of the site rather than on Piera Street. The applicant responded to the concern by providing an additional statement from the engineer which explains that background noise testing is not required to satisfy EPA requirements and background noise testing completed at a nearby site was used to compliment the report.

A condition is recommended to require a post commencement acoustic report and for this report to take background measurements adjacent to the site to ensure improved accuracy. With the recommended conditions, including the endorsement of the current acoustic report, and the requirement for a post commencement acoustic test, the use will not result in unreasonable noise impacts to the surrounding neighbours.

Are the hours of operation and patron numbers appropriate?

Acknowledging that whilst commercial land uses are partially encouraged under the purpose of the Mixed Use Zone, such land uses must be appropriately managed to avoid negative impacts to surrounding residential land use. In response to the concerns raised in the objections, the permit applicant has committed to reducing the maximum number of patrons from 60 to 40, and 20 patrons for the first hour of operation on the weekdays. A 40 patron capacity is comfortably accommodated by the existing building which offers 389 square metres of floor space.

The applicant has also committed to varied hours of operation to be captured in conditions of the recommendation operating between 6am and 10pm on weekdays, 7am until 9pm Saturday and 7am until 8pm Sunday, which offer flexibility for patrons to attend the wellness centre during weekends, early morning hours or in the evening. The varied hours respond to objector concerns. The EPA have three definitions for trading periods, the most sensitive of which is the night period which falls between 10pm and 7am. The business would only operate for one hour during the night period between 6am to 7am and during this time it is at its lowest intensity having a maximum of 20 patrons. During all other times the business would operate within a day or evening period. As a way of managing the business the applicant has provided a venue and patron management plan which outlines the following strategies:

- The management of patron numbers via an online booking system, as a method to avoid exceeding patron restrictions.
- Signage to promote the use of sustainable transport including on-site bicycle parking spaces.
- Signage requesting patrons respect neighbours through entry and exit of the site.
- A complaint management protocol.

The venue and patron management plan would form part of any planning permit and is included as a condition of the recommendation, alongside some minor improvements to best manage the business. With the support of conditions, the wellness centre can be appropriately managed.

Is the advertising sign appropriate?

The application proposes a protruding wall sign and a painted sign on the front of the building for business identification purposes. In response to objector concerns the applicant has proposed to remove the illumination from the protruding wall sign to avoid any additional light pollution on nearby residences. The location, number and type of signs is modest and appropriate for a residential setting. The protruding wall sign does not overhang Council's footpath and therefore does not impact the residential streetscape or pedestrian movement. With a condition requiring the removal of illumination from the protruding wall sign, the proposed signs can be supported under the appearance and character guidance of Council's signage policy (Clause 15.01-1L).

Is the provision of car parking to Council's satisfaction?

The application has been reviewed by Council's Development Engineer who considered the original 60 patron capacity and calculated a potential peak car parking demand of 11 car parking spaces, 4 of which are provided on-site. Acknowledging the site is well serviced by public transport and bicycle routes, Council's Development Engineer has recommended 7 on-site bicycle parking spaces be provided to encourage bicycle transport.

This position is supported by the policy direction including car parking in Merri-bek (Clause 18.02-4L) which seeks to support reduced car parking rates close to activity centres, with excellent access to public transport options, and an increased provision of bicycle parking. As the site is located just outside of the Brunswick Activity Centre, and has excellent access to public transport, it is well located to support a reduced car parking supply.

With a condition requiring additional bicycle parking spaces, the additional car parking demand is not expected to have an unreasonable impact on on-street car parking availability within the surrounding area.

The applicant's proposal of reducing the maximum patrons to 40, and 20 patrons between 6am and 7am, will further assist in reducing impact to off-site car parking availability. Additionally, Piera Street contains one hour car parking restrictions which limit the functionality of off-site parking particularly as the business offers bookings for an hour and a half.

Furthermore, the applicant has committed to providing a Green Travel Plan which will provide methodology for encouraging patrons to transport to the site using sustainable transport methods. This has been included as part of the recommendation.

Council officers are satisfied that the car parking demand will not unreasonably impact Piera Street.

Can waste be appropriately managed?

The applicant's planning report outlines the method for managing waste generated from the land use through the provision of four 240 litre waste bins kept on-site. The wellness centre does not propose a kitchen or food service meaning waste volumes are low. Regardless, Council's Development Engineer has recommended a full waste management plan be provided, detailing a more comprehensive waste management strategy, which is included as a condition within the recommendation. With conditions, waste can be appropriately managed for the business.

Is the land use compatible with the Environmental Audit Overlay?

The site is identified within the Environmental Audit Overlay as it may have been subject to historic land contamination. The Contaminated and Potentially Contaminated land policy (Clause 13.04-1S) seeks to ensure potentially contaminated land is suitable for the proposed use.

A preliminary site investigation (PSI) has been undertaken by an environmental consultant which reviewed the site's previous land uses, which included residential dwellings until 1975 until the industrial/commercial building was constructed. Upon review of the historic land uses, the Potentially Contaminated Land Practice Note and the proposed activities, the PSI concludes that any contamination risk is low and acceptable for the wellness centre and that no further assessment is required.

Council is satisfied with the findings of the PSI and no conditions have been included in the recommendation relating to land contamination.

Does the building provide appropriate disability access?

Merri-bek is committed to making commercial business accessible to those with limited mobility. Given the building has an existing stepped entrance, a condition is recommended that a wheelchair access ramp be provided to the front entry of the building, and all internal areas to be similarly accessible.

5. Response to Objector Concerns

The following issues raised by objectors are addressed in section 4 of this report:

- Off-site car parking impacts.
- Noise impacts from rooftop equipment, early morning and evening operating hours, and the number of patrons attending the centre. Accuracy of the acoustic report.
- Compatibility with residential land use.
- Illuminated signage.

6. Officer Declaration of Conflict of Interest

Council Officers involved in the preparation of this report do not have a conflict of interest in this matter.

7. Financial and Resources Implications

There are no financial or resource implications.

8. Conclusion

A restricted recreation facility (wellness centre) makes appropriate use of the existing industrial building in the Mixed Use Zone and is supported by strategic planning policy.

The wellness centre would contribute to the range of residential and commercial land uses in the area, complementing the mixed-use function of Piera Street which sits just outside of the Brunswick Activity Centre boundary. Conditions relating to the operation of the wellness centre, including a requirement for a venue and patron management plan, waste management plan, additional bicycle parking and post commencement acoustic report will ensure the business is appropriately managed to avoid unreasonable impacts to surrounding residents.

On the balance of policies and controls within the Merri-bek Planning Scheme and objections received, it is recommended that Notice of Decision to Grant a Planning Permit No. MPS/2026/540 be issued subject to the conditions included in the recommendation of this report.

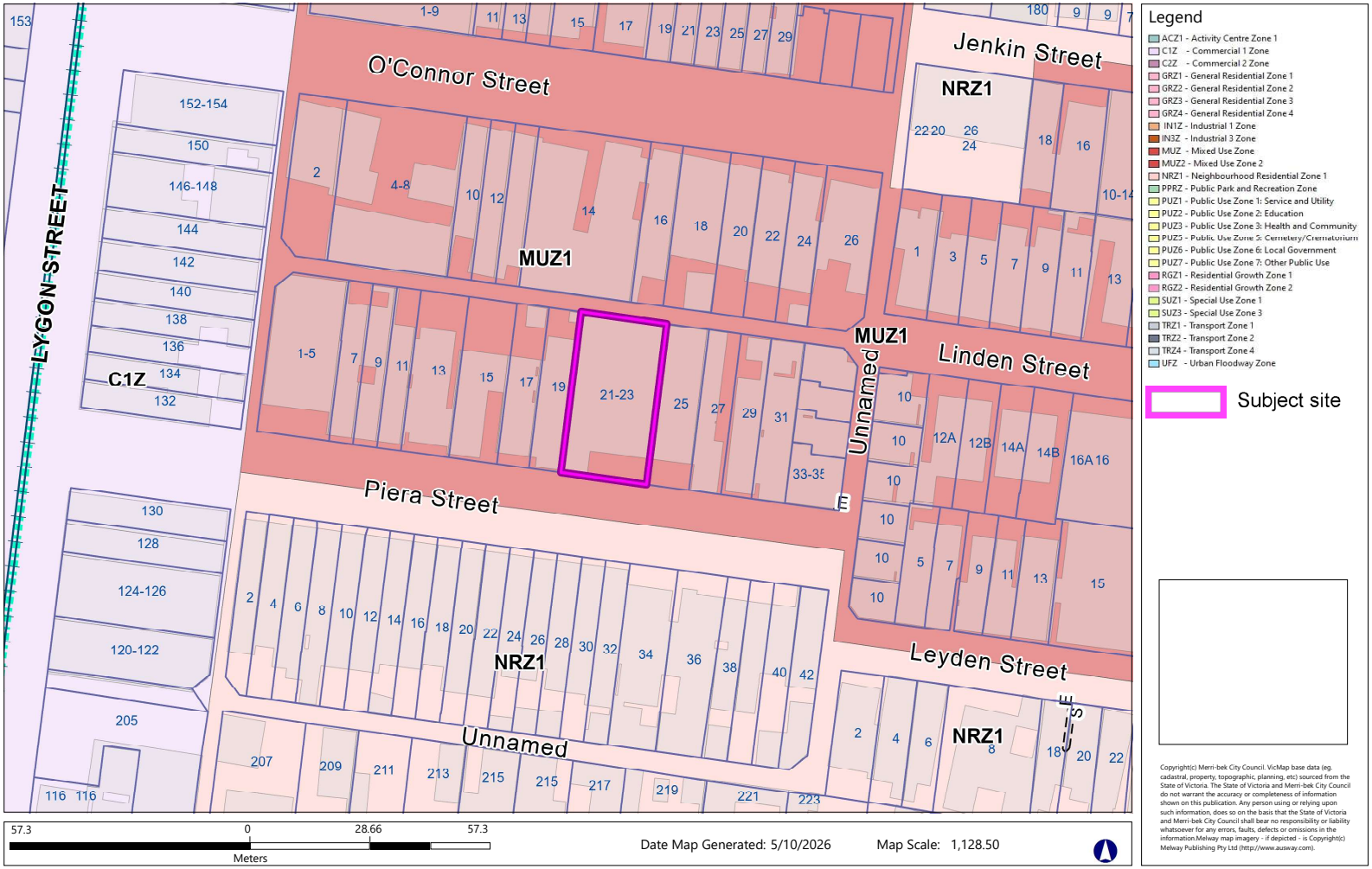
Attachment/s

1⇩	Zoning and Location Plan	D26/444211
2⇩	Site Plans	D26/444215
3⇩	Objector map	D26/444269

Zoning and Location Plan

21-23 Piera Street, Brunswick East

Merri-bek City Council



Town Planning
Made For Sameplace.

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Advertised Document
Advertised Plan Sheet:1 of 7
Application No: MPS/2026/540
Date : 6/08/2026

DRAWING PACKAGE INDEX

No.	SHEET NAME	ISSUE DATE	REVISION
T001	PLANS COVER PAGE	09/07/2026	P1
T010	SITE CONTEXT PLAN	09/07/2026	P1
T100	PROPOSED SITE PLAN	09/07/2026	P1
T110	PROPOSDED GF FLOOR PLAN	09/07/2026	P1
T200	ELEVATIONS COVER PAGE	09/07/2026	P1
T230	ELEVATIONS	09/07/2026	P1

GENERAL LEGEND

- GREY HATCH INDICATES NOT IN SCOPE OF WORKS
- EXISTING WALLS
- NEW WALLS
- NEW GLAZED PARTITION

Made For.

Studio Studio,
31 Rupert Street,
Collingwood VIC 3066

studio@made-for.com.au
made-for.com.au
+614 11 392 284

CLIENT: SAMEPLACE
PROJECT NO: W26070
ADDRESS: 21-23 PIERA ST, BRUNSWICK EAST

DRAWING: COVER PAGE
DRAWING NO: T000
SCALE @ A3:

1 Plans

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Advertised Document
Advertised Plan Sheet:2 of 7
Application No: MPS/2026/540
Date : 6/08/2026

GENERAL LEGEND

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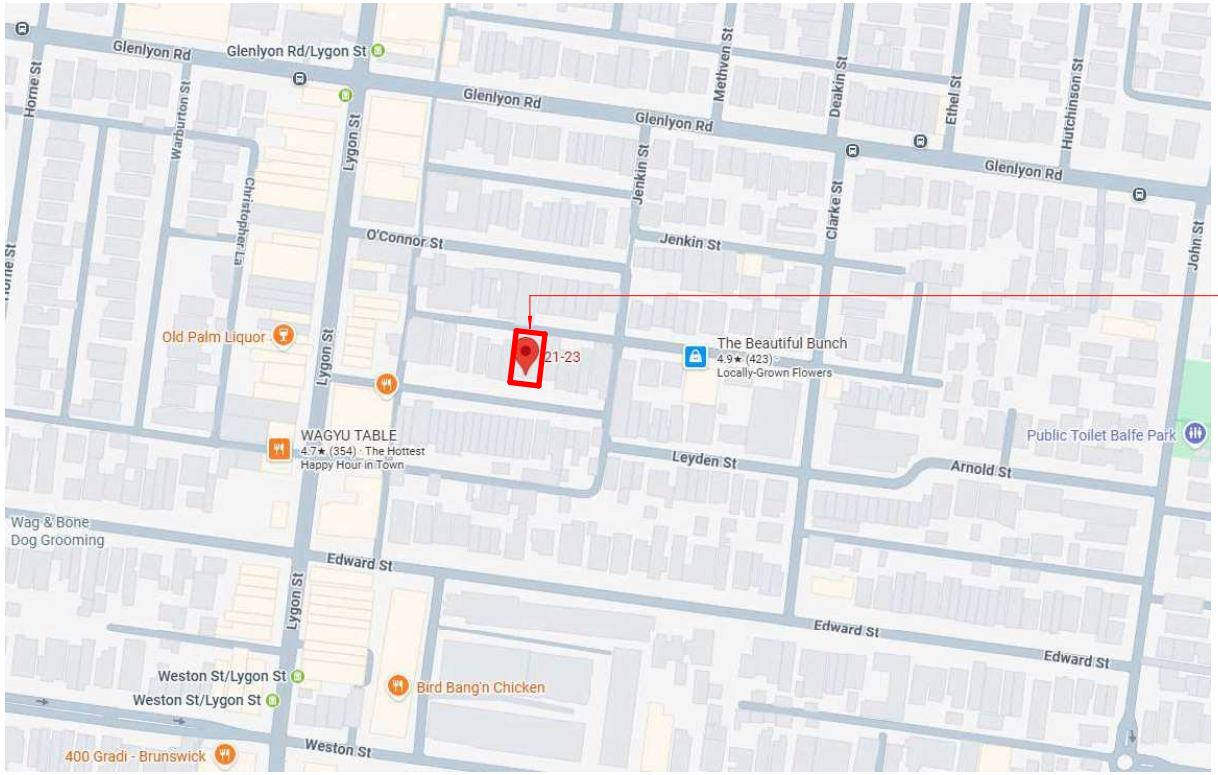
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CLIENT: SAMEPLACE
PROJECT NO: W26070
ADDRESS: 21-23 PIERA ST, BRUNSWICK EAST

DRAWING: PLANS COVER PAGE
DRAWING NO: T001
SCALE @ A3:

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Advertised Document
Advertised Plan Sheet:3 of 7
Application No: MPS/2026/540
Date : 6/08/2026



21-23 PIERA ST

PROPOSED CHANGE OF USE.
LEISURE & RECREATION.

GENERAL LEGEND

- GREY HATCH INDICATES NOT IN SCOPE OF WORKS
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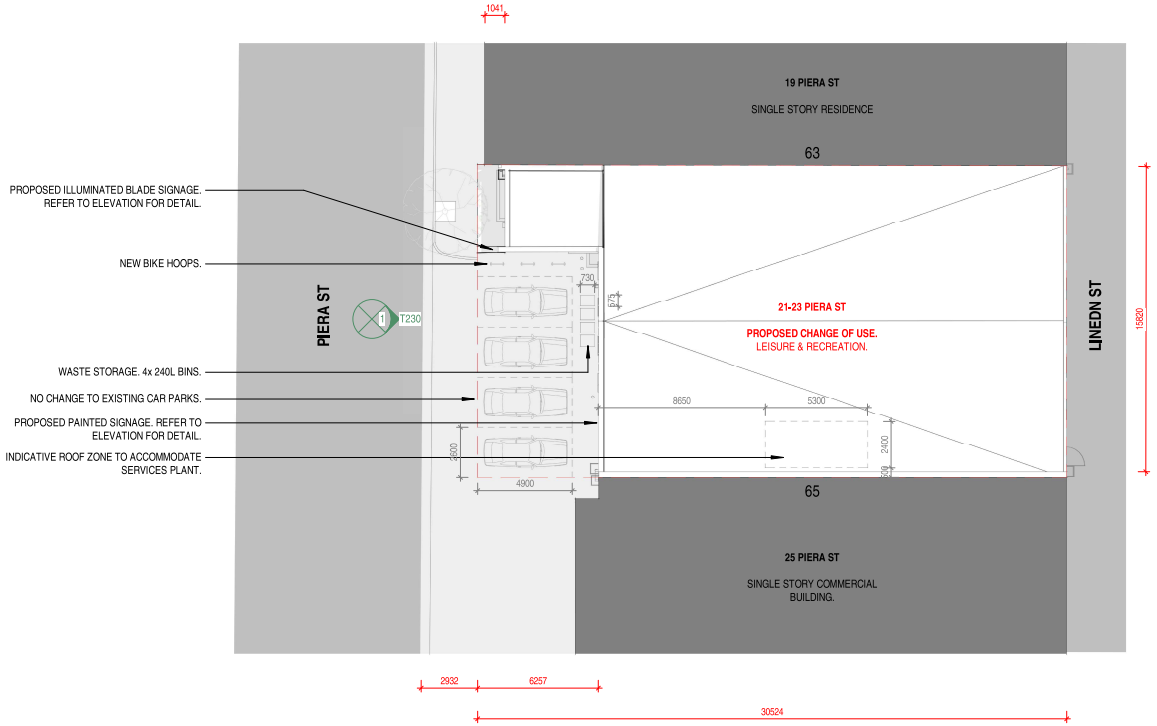
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CLIENT: SAMEPLACE
PROJECT NO: W26070
ADDRESS: 21-23 PIERA ST, BRUNSWICK EAST

DRAWING: SITE CONTEXT PLAN
DRAWING NO: T010
SCALE @ A3:

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Advertised Document
Advertised Plan Sheet:4 of 7
Application No: MPS/2026/540
Date : 6/08/2026



GENERAL LEGEND

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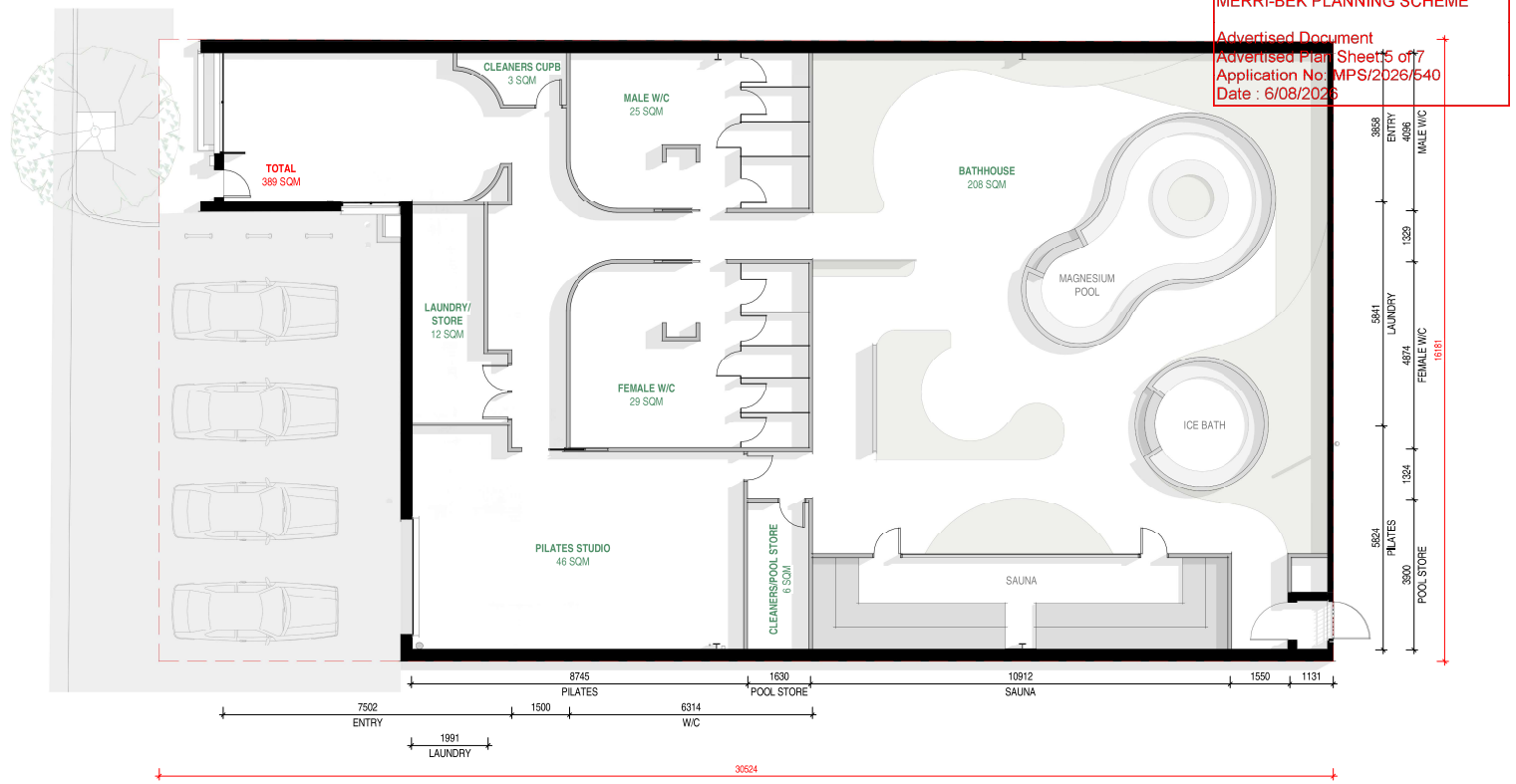
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CLIENT: SAMEPLACE
PROJECT NO: W26070
ADDRESS: 21-23 PIERA ST, BRUNSWICK EAST

DRAWING: PROPOSED SITE PLAN
DRAWING NO: T100
SCALE @ A3: 1 : 200

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Advertised Document
Advertised Plan Sheet 5 of 7
Application No: MPS/2026/540
Date : 6/08/2026



GENERAL LEGEND

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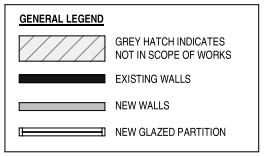
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PROJECT NO: W26070
ADDRESS: 21-23 PIERA ST, BRUNSWICK EAST

DRAWING: PROPOSDED GF FLOOR PLAN
DRAWING NO: T110
SCALE @ A3: 1 : 100

2 Elevations

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Advertised Document
Advertised Plan Sheet:6 of 7
Application No: MPS/2026/540
Date : 6/08/2026



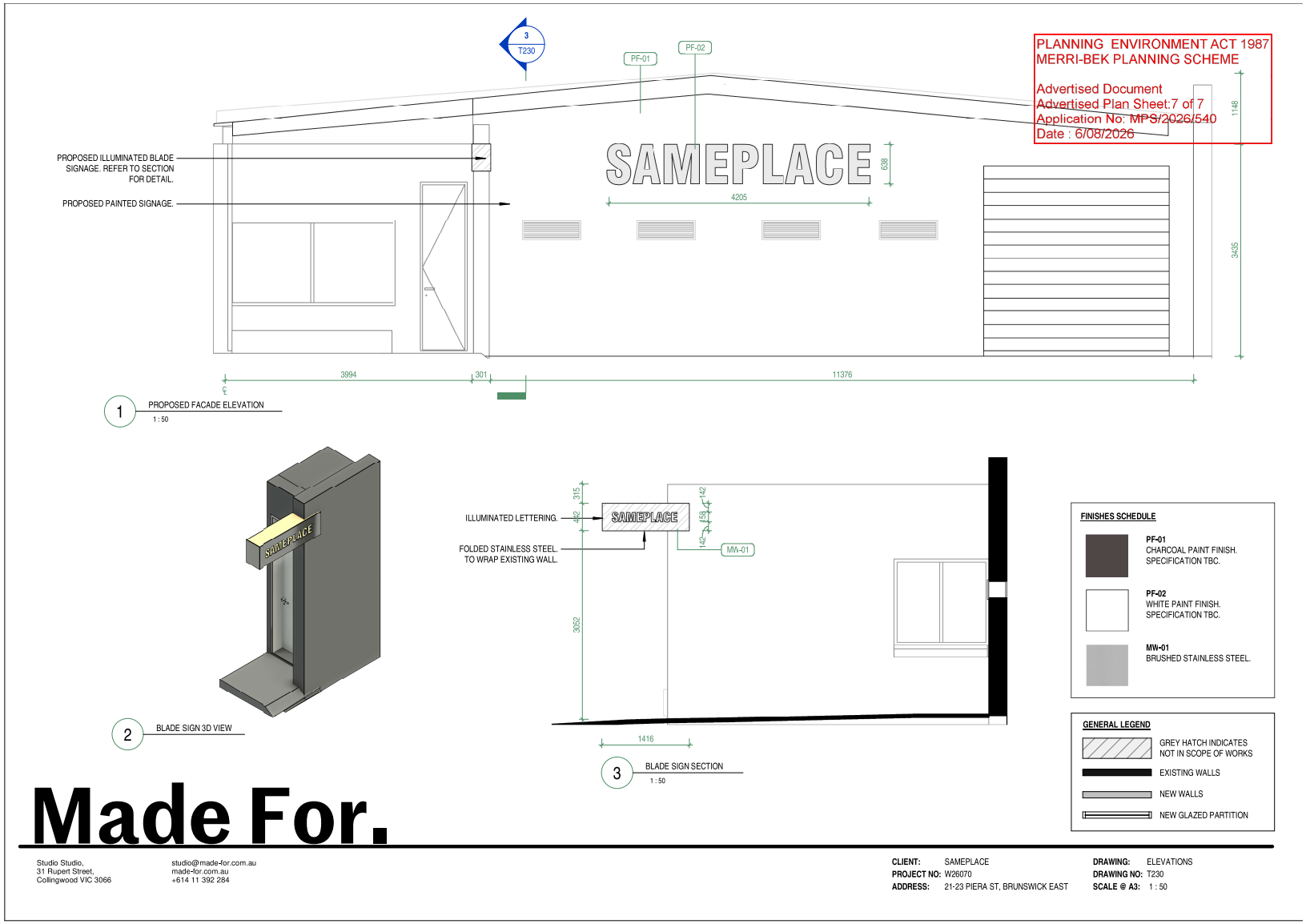
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CLIENT: SAMEPLACE
PROJECT NO: W26070
ADDRESS: 21-23 PIERA ST, BRUNSWICK EAST

DRAWING: ELEVATIONS COVER PAGE
DRAWING NO: T200
SCALE @ A3:


PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME
Advertised Document
Advertised Plan Sheet:7 of 7
Application No: MPS/2026/540
Date : 6/08/2026
3
T230
PF-01
PF-02
SAMEPLACE
638
4205
1148
3435
PROPOSED ILLUMINATED BLADE SIGNAGE. REFER TO SECTION FOR DETAIL.
PROPOSED PAINTED SIGNAGE.
3994
301
11376
1
PROPOSED FACADE ELEVATION
1 : 50
SAMEPLACE
2
BLADE SIGN 3D VIEW
ILLUMINATED LETTERING.
FOLDED STAINLESS STEEL. TO WRAP EXISTING WALL.
315
482
142
158
142
MW-01
3652
1416
3
BLADE SIGN SECTION
1 : 50
FINISHES SCHEDULE
PF-01
CHARCOAL PAINT FINISH.
SPECIFICATION TBC.
PF-02
WHITE PAINT FINISH.
SPECIFICATION TBC.
MW-01
BRUSHED STAINLESS STEEL.
GENERAL LEGEND
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+614 11 392 284
CLIENT: SAMEPLACE
PROJECT NO: W26070
ADDRESS: 21-23 PIERA ST, BRUNSWICK EAST
DRAWING: ELEVATIONS
DRAWING NO: T230
SCALE @ A3: 1 : 50

Objector map

21-23 Piera Street, Brunswick East

Subject site

Objector location

Note: some properties contain multiple objectors

Merri-bek City Council



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Meters

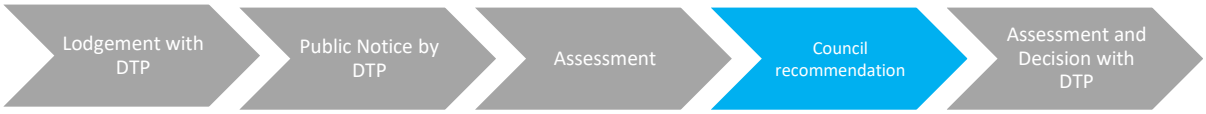
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5.2 429 ALBERT STREET BRUNSWICK - MINISTERIAL REFERRAL OF PLANNING APPLICATION - MIN/2026/9

Director Place and Environment, Pene Winslade

City Development

Executive Summary



Property:	429 Albert Street, Brunswick
Proposal:	Construction of an 11 storey apartment building in the Special Building Overlay and Design and Development Overlay, and a reduction in the statutory car parking requirement.
Zoning and Overlay/s:	• Mixed Use Zone – Schedule 1 • Development Contributions Plan Overlay • Special Building Overlay – Schedule 2 • Environmental Audit Overlay • Design and Development Overlay – DDO26
Strategic setting:	Minimal housing growth / Incremental housing growth / **Transition to residential - Faciltate residential development** / Significant housing growth
Objections:	Notification of the application has been given by the Minister for Planning and any objections to the application are submitted to the Department of Transport and Planning (DTP). At the time of finalising this report the Minister has received 37 objections to the application.
ESD:	• 25 kilowatt peak of solar panels • Average NatHERS rating of 7.5 stars for energy efficiency and thermal performance resulting in a reduction in heating and cooling loads • Best Practice Score in Built Environment Sustainability Scorecard (58 per cent)
Accessibility:	• Adaptable apartments total 67 per cent of the development (149 of 223)
Key concerns with the proposal:	• Excessive building height, scale and visual dominance, particularly when viewed from Clifton Park. • Inadequate transition to Albert Street and the lower-scale residential and heritage context to the west. • Insufficient landscaping and excessive overshadowing resulting in unacceptable impacts on Clifton Park.
Recommendation:	Council's submission to the Minister for Planning be that a Notice of Refusal to Grant a Planning Permit should be issued for the development.

Officer Recommendation

PART A:

That Council's submission to the Minister for Planning be that a Notice of Refusal to Grant a Planning Permit should be issued for the construction of a multi-storey apartment building in the Special Building Overlay and Design and Development Overlay, and a reduction in the statutory car parking requirement at 429 Albert Street, Brunswick, on the following grounds:

1. The proposal fails to comply with the design objectives, built form requirements and decision guidelines of the Design and Development Overlay (Schedule 26) of the Merri-bek Planning Scheme and will not adequately respond to the preferred future character for the area, including that:
    a) The proposed 11-storey height results in an excessive scale and visual prominence to Clifton Park that is inconsistent with the built form outcomes sought for the precinct. The proposed development fails to demonstrate the exemplary design quality required by DDO26 to justify this additional height.
    b) The limited upper-level setbacks combined with the continuous building mass and lack of recessive upper levels result in an overly dominant built form when viewed from Clifton Park, failing to mitigate the visual impact of the development on the parkland setting.
    c) The proposed development fails to provide an appropriate landscaped interface to Clifton Park. The limited building setbacks, insufficient unobstructed deep soil and reliance on raised and containerised planting restrict opportunities for substantial vegetation and long-term canopy growth, resulting in an inadequate landscape buffer to soften the visual impact of the development and provide an appropriate transition to the parkland setting.
    d) The proposed development fails to provide an appropriate transition in building height and scale to the established residential and heritage context to the west. The height, massing and limited upper-level setbacks along the western interface result in an overly dominant built form that does not appropriately respond to the character, built form and height of the adjoining western properties.
    e) The proposed development fails to provide an appropriate built form response to Albert Street. The scale and proportion of the upper levels relative to the four-storey street wall results in a dominant upper built form that does not achieve an appropriate relationship with the street or adequately respond to the preferred character of Albert Street.
    f) The proposed development fails to adequately optimise solar access to Clifton Park. The height, scale and built form of the development result in substantial additional afternoon shadowing of the park, including areas used for active recreation, which unreasonably impacts the use and amenity of this important public open space.
2. The proposal fails to provide quality public realm upgrades at the key interfaces with Clifton Park and Albert Street that are proportionate to the impact from the development as required by the Design and Development Overlay (Schedule 26) of the Merri-bek Planning Scheme. The application does not provide sufficient detail or commitment to demonstrate the scope, design and delivery of the required public realm upgrades, including:
    a) Underground powerlines and remove existing power poles along Albert Street;
    b) Provide appropriate street tree planting, including in-road tree pits where feasible;
    c) Upgrade the Albert Street footpath, kerb and channel to provide a high-quality, accessible public realm;

d) Provide a raised pedestrian crossing on Albert Street connecting the development's north-south pedestrian link with Gilpin Park;

e) Provide appropriate landscaping, lighting and pedestrian paths within Clifton Park, including connections to adjoining properties;

f) Provide appropriate landscaping and public realm improvements within Clifton Park, including new turf and seating;

g) Improve the width, landscaping, activation and passive surveillance of the north-south pedestrian link between Albert Street and Clifton Park;

h) Integrate the north-south pedestrian link with the adjoining public link at 427 Albert Street; and

i) Improve the design, activation and open character of the pedestrian link between the western laneway and Clifton Park.

PART B:

That Council advises the Minister for Planning that is a permit is issued at 429 Albert Street, Brunswick, the following *without prejudice* conditions should form part of the permit:

The Permit would allow:

Construction of a multi-storey apartment building in the Special Building Overlay and Design and Development Overlay, and a reduction in the statutory car parking requirement.

Planning Scheme Clause	Matter for which a permit is required
Clause 32.04-7	Construct two or more dwellings on a lot
Clause 43.02-2	Construct a building or construct or carry out works in the Design and Development Overlay (DDO26)
Clause 44.05-2	Construct a building or construct or carry out works in the Special Building Overlay – Schedule 2
Clause 52.06-3	Reduce the number of car parking spaces required

Amended Plans

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority in consultation with Merri-bek City Council. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans by Jackson Clements Burrows AR-0000, AR-0101, AR-0102, AR-0103, AR-1101, AR-1102, AR-1103, AR-1104, AR-1105, AR-1106, AR-2101, AR-2102, AR-3100, AR-3101, AR-3102, AR-4001, AR-4101, AR-4201, AR-4202, AR-4301, AR-4401, AR-4501, AR-4601, AR-4602, AR-4603, AR-4701, AR-4801, AR-4802, AR-4803, AR-4804, AR-4805, AR-4808, AR-4809, AR-4810, AR-6110, AR-9101, AR-9102, AR-9103, AR-9104, AR-9105, AR-9106, Project # 25-011 dated 12 June 2026 but modified to show:

   a) A minimum setback of 3 metres for the north-eastern podium and all ground floor dwellings from the eastern boundary (Clifton Park) and replaced with landscaping.

   b) The deletion of apartments 2.04.09 and 2.05.09, including all associated balconies and building elements, so that development fronting Clifton Park does not exceed four storeys.

   c) A minimum 9-metre separation must be provided between the two buildings provided at every level to create a distinct visual break in the built form when viewed from Clifton Park.

   d) Deletion of at least three storeys resulting in an 8-storey building.

e) The building at ground, first, second and third floor levels must be set back at least 3 metres from the Albert Street property boundary. Balconies and other building projections must not encroach into this setback. The setback at ground floor must be provided as an unobstructed landscaped area.

f) Level 4 and every level above must be set back at least 6 metres from the Albert Street property boundary.

g) Realignment of the ramp connecting the 'neighbourhood park' to the laneway so that it is directly aligned with the laneway, providing a clear view line to the park and reinforcing the appearance of link as publicly accessible, through the use of materials, lighting and design.

h) Screening of the following north facing balconies and habitable windows to mitigate downward views to the south facing windows and balconies at 460 Victoria Street:

   i. Level 1 Unit 2.01.09 - balcony
   ii. Level 1 Unit 2.01.10 - balcony
   iii. Level 1 Unit 2.01.06 - balcony
   iv. Level 2 Unit 2.02.08 - balcony
   v. Level 2 Unit 2.02.09 - balcony
   vi. Level 2 Unit 2.02.05 - balcony
   vii. Level 3 Unit 2.02.08 - balcony
   viii. Level 3 Unit 2.02.09 - balcony
   ix. Level 3 Unit 2.02.05 - balcony
   x. Level 3 Unit 2.02.06 - balcony
   xi. Level 3 Unit 2.02.07 - balcony
   xii. Level 4 Unit 2.04.08 - balcony
   xiii. Level 4 Unit 2.04.09 - balcony
   xiv. Level 4 Unit 2.04.05 - balcony
   xv. Level 4 Unit 2.04.06 - balcony
   xvi. Level 4 Unit 2.04.07 - balcony

i) The following improvements to the public link from Albert Street to Clifton Park:

   i. The trafficable area increased to a minimum width of 3 metres for the entirety.
   ii. Improved activation/passive surveillance on the western side of the public link along the initial entrance at Albert Street.
   iii. Relocation of services including the fire booster and air exhaust.
   iv. Increased landscaping at the entrance area.
   v. Details of how the link integrates with the public link area at 427 Albert Street.

j) Confirmation of how north facing POS areas of ground floor dwellings 2.00.06-2.00.10 are treated to ensure the privacy of occupants.

k) Deletion of the 'Proposed Temporary Loading Zone' directly outside the subject site.

l) Within the southern building, widen the corridor outside the lifts to allow space for circulation, for standing room, and access to any apartment doorways.

m) Provide an indoor communal area for residents on ground floor of at least 100sqm that has a mixed function and could be used for a meeting room, shared indoor event room for hosting gatherings or co-working area. The communal area could be provided within either building but must be accessible to all residents within the development.

n) A schedule with a breakdown of minimum internal and external storage spaces for each apartment type measured in cubic metres that is in accordance with Standard D20 (Storage). This must include allocation of basement storage.

o) Relocation or redesign of the ground floor bike storage room. The amended room must be easily accessible for cyclists avoiding multiple doors, user conflict areas and areas of entrapment.

p) Bike parking spaces relocated outside of storage cages to a location that is accessible and convenient.

q) Dimension each bicycle parking device 500 mm wide, the horizontal bike spaces 1800 mm long and the vertical bicycle spaces 1200 mm long, with every space accessed from a 1500 mm wide access aisle as required by the Australian Standard for Parking Facilities – Bicycle Parking (AS2890.3).

r) 20 per cent of the bicycle parking devices designed to provide ground-level horizontal (i.e. 1800mm long) bike parking devices in accordance with the Australian Standard for Bicycle Parking (AS2890.3).

s) The lifts large enough to comfortably accommodate two cyclists with bikes plus other passengers to avoid congestion.

t) One in every six bicycle spaces as horizontal with an electrical charging point.

u) The columns in the car park placed outside the 'clearance required' areas of each car parking space in accordance with Diagram 1 of Clause 52.06 of the Planning Scheme.

v) The proposed vehicle crossing with 1 metre straight splays on both sides commencing where the footpath meets the nature strip and finishing at the kerb in accordance with Council's Standard Vehicle Crossing design.

w) Any ventilation exhausts servicing the basement car parking to be located away from the eastern boundary so that this is not visible from Clifton Park.

x) Any level difference between the development and the public footpath and laneway made up using ramps or steps within the site, and a note that the levels of the footpath and laneway must not be altered.

y) The Environmentally Sustainable Design initiatives that are required to be shown on plans, as contained within Condition 9 of this permit.

z) Any changes to the plans arising from the:

   i. Landscape Plan in accordance with Condition 3 of this permit.

   ii. Facade Strategy in accordance with Condition 8 of this permit.

   iii. Accessibility Report in accordance with Condition 13 of this permit.

   iv. Waste Management Plan in accordance with Condition 15 of this permit.

   v. Wind Impact Assessment in accordance with Condition 28 of this permit.

Compliance with Endorsed Plans

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to any exemption specified in Clauses 62.02-1 and 62.02-2 of the Merri-bek Planning Scheme unless specifically noted as a permit condition.

Landscaping

3. Prior to the endorsement of plans, an amended landscape plan must be submitted to the Responsible Authority in consultation with Merri-bek City Council. The landscape plan must be generally in accordance with the plan prepared by LAT Studios dated June 2026 but amended to show:

    a) Any changes required to align with the plans for endorsement.

    b) Identification of any existing tree(s) and vegetation on site and adjoining land proposed to be removed and retained, including the tree protection zone(s) of trees to be retained and protected.

    c) Strategies for the retainment of vegetation (i.e. barriers and signage during the construction process) consistent with any conditions of this permit.

    d) The depth of all planter boxes containing trees amended to minimum depth of 1 metre.

    e) Details of all planter boxes, above basement planting areas, green walls, rooftop gardens and similar, including:

        i. Soil volume sufficient for the proposed vegetation

        ii. Soil mix

        iii. Drainage design

        iv. Details of an automatic irrigation system, including maintenance program and responsibility for maintenance.

    When submitted and approved to the satisfaction of the Responsible Authority, the landscape plan will be endorsed to form part of this permit. No alterations to the plan may occur without the written consent of the Responsible Authority.

4. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all landscaping works, including installation of automatic irrigation, must be completed in accordance with the endorsed landscape plan to the satisfaction of the Merri-bek City Council.

5. All landscaping and irrigation systems must be maintained to the satisfaction of the Responsible Authority in accordance with the endorsed landscape plans. Any dead, diseased or damaged plants must be replaced with a suitable species to the satisfaction of the Merri-bek City Council.

Tree Protection

6. Prior to development commencing (including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings), the following trees must have a Tree Protection Zone (TPZ) in accordance with AS4970 Protection of Trees on Development Sites to the satisfaction of the Merri-bek City Council:

    a) All Council trees located within 3 metres of the site boundary or a vehicle crossing;

    b) The trees marked on the endorsed plans as being retained and protected.

    The TPZ must meet the following requirements:

        i. Tree Protection Fencing

        Tree Protection Fencing (TPF) is to be provided to the extent of the TPZ, calculated as being a radius of 12 x Diameter at Breast Height (DBH – measured at 1.4 metres above ground level as defined by the Australian Standard AS 4970.2009). The TPF may be aligned with roadways, footpaths and boundary fences where they intersect the TPZ.

The TPF must be erected to form a visual and physical barrier, be a minimum height of 1.5 metres above ground level and of mesh panels, chain mesh or similar material. A top line of high visibility plastic tape must be erected around the perimeter of the fence.

ii. Signage

Fixed signs are to be provided on all visible sides of the TPF clearly stating "Tree Protection Zone – No entry. No excavation or trenching. No storage of materials or waste." The TPF signage must be complied with at all times.

iii. Irrigation

The area within the TPZ and TPF must be irrigated during the summer months with 1 litre of clean water for every 1cm of trunk girth measured at the soil/trunk interface on a weekly basis.

iv. Provision of Services

All services (including water, electricity, gas and telephone) must be installed underground, and located outside of any TPZ, wherever practically possible. If underground services are to be routed within an established TPZ, this must occur in accordance with Australian Standard AS4970.

v. Access to TPZ

The TPF once erected, must be maintained and not altered, tampered or moved. If any works are proposed within the TPZ or require the TPF to be moved or altered, then such works must only be carried out with the prior written approval of, and under the direction of, a suitably qualified Arborist (minimum Level 5 Diploma of Arboriculture). A copy of the approval must be provided to Council upon request.

Tree Removal

7. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, the owner must pay Merri-bek City Council the amenity value, removal, replacement and establishment costs in accordance with the Merri-bek Urban Forest Strategy 2017 for each street tree removed or damaged through the building works, to the satisfaction of the Merri-bek City Council

Facade Strategy

8. Concurrent with the endorsement of plans, a facade strategy must be approved and endorsed by the Responsible Authority. The facade strategy must be prepared to the satisfaction of the Responsible Authority, be drawn to scale, and must include the following details:

    a) A concise description by the architect of the building design concept and how the facade works to achieve this.

    b) A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes, and linking them to a physical sample board with clear coding.

    c) Elevation details generally at a scale of 1:50, or other suitable scale agreed by the responsible authority, illustrating typical building details, entries and doors, utilities, and any special features which are important to the building's presentation.

    d) Cross sections or other method of demonstrating the facade systems, including fixing details indicating junctions between materials and significant changes in form and/or material.

e) Information about how the facade will be accessed, maintained, and cleaned.

f) Confirmation external glazing and cladding reflects no more than 20 per cent visible light at 90 degrees to the surface of the material, except with the written consent of the Responsible Authority.

Environmentally Sustainable Design (ESD)

9. Prior to the endorsement of plans, an amended Sustainability Management Plan (SMP) and plans must be submitted to the satisfaction by the Responsible Authority in consultation with Merri-bek City Council. The SMP must demonstrate a best practice standard of environmentally sustainable design and be generally in accordance with the SMP prepared by NDY dated 12 June 2026 but modified to include the following changes:

   a) Provide a sample of the proposed Building Users Guide for review.

   b) Provide additional evidence to support claim of Integrated Water Management Credit 4.1 ‘Building Systems Water Use’.

   c) Provide an amended Daylight Modelling Assessment that includes a clear mark-up of each horizontal angle claimed in the BESS Daylight Calculator

   d) Show the following ESD initiatives on the development plans:

      i. An ESD table listing the proposed initiatives within the BESS assessment.

      ii. Size (in kW) and location of solar PV system on the roof plans.

      iii. Clearly annotate proposed natural ventilation breeze paths. Provide a summary table of compliant/non-compliant dwellings

      iv. Fixed, external, horizontal shading to all north-facing windows and glazed doors to dwellings where not located directly under an eave or overhang. Where sun shading devices are used a dimensioned section diagram or photograph must be provided. Shading must not extend within 1 metre of a property boundary. Draw and label all shading on the plans and elevations. Use the 45 per cent shading formula where the depth of the shading device is 45 per cent of the height of the window, from the base of the window to the underside of the shading device.

      v. External operable shading devices to all west/east facing windows to all dwellings and labelled with ASD (Adjustable Shading Device) on the floor plan and elevations.

      vi. A minimum of one fully operational EV dual charger and EV cabling for at least 4 more carparks for future installation

      vii. Annotation of the specifications of the roof and hardscape materials, with Solar Reflectance Index (SRI) values of at least 60.

   e) An amended WSUD (Water Sensitive Urban Design) catchment plan that is consistent with the MUSIC report, clearly showing:

      i. All impervious surfaces (dimensioned in square metres) and their treatment/non treatment to align with the entries in the amended MUSIC Report, to ensure all areas are included.

      ii. Where all stormwater will drain to, with downpipes marked 'DP' for gravity fed downpipes and ‘CDP’ for charged downpipes.

      iii. All water tanks and WSUD features, including dimensions, sections, plant types, etc. Exclude the use of proprietary products, buffer strips, swales, in-ground raingardens, or charged pipes that run under building slabs.

      iv. If permeable paving is used, provide a sectional detail of any permeable paving.

v. If raingardens are used, the size of the raingarden is to be equal to 2-4 per cent of the roof catchment area (i.e., 1 square metre raingarden treats 25-50 square metres of roof catchment).

vi. Removal of proprietary devices for stormwater treatment, while maintaining stormwater treatment objectives.

f) Amend MUSIC Report (and any other corresponding documentation) to:

Remove proprietary devices as stormwater treatment options, while maintaining stormwater treatment objectives.

Where alternative ESD initiatives are proposed to those specified in the conditions above, the Responsible Authority may vary the requirements of this condition at its discretion, subject to the development achieving equivalent (or greater) ESD outcomes in association with the development.

When submitted and approved to the satisfaction of the Responsible Authority, the amended Sustainability Management Plan and associated notated plans will be endorsed to form part of this permit. No alterations to the plan may occur without the written consent of the Responsible Authority.

10. Prior to the issue of a Statement of Compliance or Certificate(s) of Occupancy whichever occurs first, all works must be undertaken in accordance with the endorsed Sustainable Management Plan report to the satisfaction of the Merri-bek City Council. No alterations to these plans may occur without the written consent of the Merri-bek City Council.

11. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, a report from the author of the Sustainability Management Plan (SMP) approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority in consultation with Merri-bek City Council and must confirm (with documented evidence) that all measures specified in the SMP have been implemented in accordance with the approved plan.

12. All stormwater treatment devices (e.g., raingardens, rainwater tanks etc.) must be maintained to the satisfaction of the Merri-bek City Council to ensure water quality discharged from the site complies with the performance standard in the endorsed Sustainability Management Plan.

Accessibility

13. Prior to the endorsement of plans, an Accessibility Report prepared by a suitably qualified person must be submitted to the satisfaction of the Responsible Authority. The report must:

a) Align with the plans for endorsement

b) Detail how the development will incorporate design features in accordance with Standard D17 (Accessibility) of Clause 58 of the Merri-bek Planning Scheme, including the detailed design of the adaptable bathrooms (e.g. confirmation of hobless showers and removable hinges to doors).

When submitted and approved to the satisfaction of the Responsible Authority, the Accessibility Report will be endorsed to form part of this permit. No alterations to the plan may occur without the written consent of the Responsible Authority. The recommendations of the report must be implemented to the satisfaction of the Merri-bek City Council prior to the occupation of the development.

14. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, a report from the author of the Accessibility Report, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the Accessibility Report have been implemented in accordance with the approved report.

Waste Management

15. Prior to the endorsement of plans, an amended Waste Management Plan (WMP) must be submitted to the satisfaction of the Merri-bek City Council. The plan must be generally in accordance with the report prepared by One Mile Grid and dated 11 June 2026 but modified to:

    a) Align with the plans for endorsement

    b) Provide equal access to all 4 separate waste streams by providing no garbage or recycling chutes;

    c) Provide residents with bins no larger than 660 litres because the lids on 1100 litre bins are too heavy for less able residents;

    d) Show the bins stored out of sight and any enclosed room manually ventilated;

    e) Include a dimensioned plan, to scale, showing the waste bin room or area large enough to provide a 1-metre-wide path for persons of all abilities to access every bin without moving bins (i.e. no bin placed behind another bin).

    When submitted and approved to the satisfaction of the Merri-bek City Council, the WMP will be endorsed to form part of this permit. No alterations to the WMP may occur without the written consent of the Merri-bek City Council.

16. The Waste Management Plan approved under this permit must be implemented and complied with at all times to the satisfaction of the Merri-bek City Council unless with the further written approval of the Merri-bek City Council.

Residential reticulated gas service connection

17. Any new apartment development allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the Merri-bek Planning Scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

Public Works Plan

18. Prior to the endorsement of plans, a Public Works Plan and associated construction drawing specifications detailing the works to the land at Albert Street and Clifton Park must be submitted to the satisfaction of the Merri-bek City Council. The Plan must be in accordance with the *Merri-bek City Council Technical Notes October 2022*, or any updated version and include:

    a) Undergrounding of the electrical powerlines along the northern side of Albert Street adjacent to the site's Albert Street boundary, including evidence that the depth of the underground powerlines is sufficient to allow street tree planting.

    b) The upgrade of the footpath adjacent to the site, noting that Merri-bek City Council seeks to have public footpaths reinstated to the previous levels with a maximum cross fall slope of 1 in 33 (3 per cent).

    c) The footpath material using either A110.06 Blue stone Footpath (PDF 441Kb) or A110.02 Asphalt Footpath (PDF 688Kb). Both materials are acceptable material palettes for Brunswick, with a higher-quality footpath (blue stone) highly recommended.

    d) Any Council or service authority or pit within 1 metre of the proposed vehicle crossing, including the 1 metre splays on the crossings, relocated or modified.

e) For any vehicle crossing not being used, the kerb, channel and footpath reinstated.

f) Any necessary drainage works directly related to the permitted development.

g) Construction of a raised non-signalised pedestrian and cyclist wombat crossing at Albert Street at the site's frontage to align with the Primary Public Path and construction of a granitic path from the south side of Albert Street pedestrian crossing to connect to the existing granitic network within Gilpin Park. The wombat crossing must be designed as a priority raised crossing to provide priority for both pedestrians and cyclists. The design is to be submitted to and approved by Merri-bek City Council and will be subject to flood modelling, engineering design and heritage review, including any bluestone requirements.

h) The garden beds beside the wombat crossing should include low level planting of 0.5m or less to ensure good visibility.

i) Signage installed in the Albert Street road reserve to make vehicles aware of cyclists and pedestrians adjacent to the site's Albert Street frontage.

j) The provision of new street tree planting and landscaping along Albert Street adjacent to the site, where feasible, to the satisfaction of the Merri-bek City Council. Any required tree pits are to be constructed by the developer in accordance with the relevant Technical Notes with temporary capping if required. Public realm tree planting will be undertaken by Merri-bek City Council at the expense of the developer.

k) The relocation or replacement of existing street signs such as parking or traffic signage adjacent to the site's Albert Street frontage.

l) Changes to the road reserve, footpath and on-street car parking adjacent to the site's Albert Street frontage to accommodate street tree planting in Albert Street adjacent to the site's Albert Street frontage in appropriate locations.

m) Construction of the Primary Public Path a width of 3 metres and concrete construction along the length of the site's eastern boundary to the subject site's northern boundary and to connect into the granitic and bluestone edged path opposite the eastern boundary of 460 Victoria Street.

n) Provision of new bollard lighting in Clifton Park along the Primary Public Path adjacent to the site's eastern boundary with Clifton Park. The lighting is to be connected to the Council's broader Clifton Park lighting network and suitably baffled so as not to cause adverse amenity impacts on the proposed apartments.

o) Provision of new trees to replace any trees removed to accommodate the new Primary Public Path adjacent to the site's eastern boundary with Clifton Park (for clarity on a 1:1 basis) with species selection to Merri-bek City Council’s satisfaction. Any required tree pits are to be constructed by the developer in accordance with the relevant Technical Notes with temporary capping if required. New planting in Clifton Park will be undertaken by Merri-bek City Council at the expense of the developer.

p) Any disturbed areas and exposed soil areas to be hydro-seeded with grass seed.

q) Provision and installation of three (3) public bench seats along the new Primary Public Path. The seats to be typical Council street furniture.

r) Construction of an open spoon drain, and associated landscape treatment located on the Council RoW land at Title Plan 689388L (Vol. 2991 Fol. 173) for its full length to facilitate overland water flows from the laneway.

s) All construction details refer to the Merri-bek City Council Technical Notes October 2022 (or any updated version).

t) A detailed level and feature survey of footpaths and roads.

When submitted and approved to the satisfaction of the Merri-bek Council, the Public Works Plan will be endorsed to form part of the permit. No alterations to the Public Works Plan may occur without the written consent of the Merri-bek City Council.

19. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all public works shown on the endorsed public works plan must be implemented to the satisfaction of the Responsible Authority at the expense of the owner of the land, unless otherwise agreed with prior written consent of the Merri-bek City Council.
20. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, the owner must pay Council's costs and fees associated with Street tree planting.

Construction Management

21. Prior to commencement of the development hereby approved, a Construction Management Plan must be submitted to, and approved by, Merri-bek City Council's City Infrastructure Department under Council's General Local Law. Guidance on how to prepare a Construction Management Plan can be found on Council's website.

Environmental Audit

22. Before the construction or carrying out of buildings and works, or where no buildings and works are proposed, prior to the commencement of the permitted use or the issue of a statement of compliance under the Subdivision Act 1988 (whichever is earlier), the owner(s) must provide:
    a) A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 stating that an environmental audit is not required for the use or, if this permit authorises the construction or carrying out of buildings or works, is not required for the use for which the buildings or works are constructed or carried out; or,
    b) An environmental audit statement under Part 8.3 of the Environment Protection Act stating that the land is suitable for the use or, if this permit authorises the construction or carrying out of buildings or works, is suitable for the use for which the buildings or works are constructed or carried out; or.
    c) An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 stating that the land is suitable for the use or, if this permit authorises the construction or carrying out of buildings or works, is suitable for the use for which the buildings or works are constructed or carried out, if the recommendations made in the statement are complied with
23. Where an environmental audit statement is issued for the land, and any recommendation of that environmental audit statement requires any maintenance and/or monitoring of an ongoing nature, the Responsible Authority may require the Owner(s) to enter into an Agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 that provides for the undertaking of the ongoing maintenance and/or monitoring as required by the environmental audit statement.

    Where a Section 173 Agreement is required, the Agreement must be executed prior to the commencement of the permitted use, the issue of an Occupancy Permit under the Building Act 1993 or the issue of a Statement of Compliance under the Subdivision Act 1988 (whichever occurs first). All expenses involved in the drafting, negotiating, lodging, registering and execution of the Agreement, including those incurred by the Responsible Authority, must be met by the Owner(s).

24. Prior to any remediation works (if required) being undertaken in association with the environmental audit, a 'remediation works' plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan must detail all excavation works as well as any proposed structures such as retaining walls required to facilitate the remediation works. Only those works detailed in the approved remediation works plan are permitted to be carried out prior to the issue of an environmental audit statement.

25. No works to construct the development hereby approved shall be carried out on the land and no building contract to construct the development hereby approved may be entered into, other than in accordance with a building contract that stipulates that works must not be commenced until such time as Conditions 22, 23 and 24 are satisfied.

26. Prior to commencement of the use, the issue of an Occupancy Permit under the Building Act 1993 or the issue of a Statement of Compliance under the Subdivision Act 1988 (whichever occurs first), written confirmation of compliance with all the recommendations of the environmental audit statement must be provided by an environmental auditor appointed under the Environment Protection Act 2017, including confirming that any requirements in the environmental audit statement recommendations regarding verification of works have been complied with. All the recommendations of the environmental audit statement must be complied with to the satisfaction of the Merri-bek City Council.

27. Where a preliminary risk screen assessment has satisfied Condition 22 (that an environmental audit is not required), the development and use must not deviate from the assumptions or limitations contained in the preliminary risk screen assessment, including but not limited to the- layout and design of the development and use of the land without the written consent of the Responsible Authority. The development and use must accord with any requirements and recommendations of the preliminary risk screen assessment to the satisfaction of the Merri-bek City Council.

Environmental Wind Assessment

28. Prior to the endorsement of plans, an amended Environmental Wind Assessment must be submitted to the satisfaction of the Responsible Authority. The report must be generally in accordance with the Environmental Wind Assessment prepared by MEL Consultants dated 10 June 2026, and must:

    a) Reflect the development hereby approved and the changes required by Condition 1 of this permit; and

    b) Set out the results of the scaled wind tunnel study or CFD simulations required by the Wind Impact Statement, including any recommendations to changes in built form that arise from this study.

    When submitted and approved to the satisfaction of the Responsible Authority, the Wind Impact Statement will be endorsed to form part of this permit. No alterations to the Environmental Wind Assessment may occur without the written consent of the Responsible Authority.

29. The Environmental Wind Assessment approved under this permit must be implemented and complied with at all times to the satisfaction of the Merri-bek City Council unless with the further written approval of the Merri-bek City Council.

Section 173 Agreement

30. Prior to the commencement of the development hereby permitted, an agreement under Section 173 of the Planning and Environment Act 1987 between the Owners of the land, Merri-bek City Council and the Responsible Authority must be prepared in a form satisfactory to the Responsible Authority, providing for:

    Public Access

    a) Unrestricted public pedestrian and bicycle access for the north-south Primary Public Path adjacent to the eastern boundary as shown on the endorsed plan must be maintained by the land owners as an unrestricted pedestrian access, 24 hours a day, 364 days a year, in order to ensure the continued pedestrian connection from Albert Street to Clifton Park.

    b) Unrestricted public pedestrian access for the east-west accessway as shown on the endorsed plan must be maintained by the land owners as an unrestricted pedestrian access, 24 hours a day, 364 days a year, in order to ensure the continued pedestrian connection from the laneway to the Primary' Public Path. The east-west accessway to provide ungated and unfenced pedestrian access at the western boundary.

    c) Installation of appropriate lighting to ensure that the pedestrian links provides convenient and safe public access;

    d) Provide that the owner of the land is solely responsible for the maintenance and management of the pedestrian link at the owner's cost and to the satisfaction of Responsible Authority; and

    e) Provide that the design, materiality, lighting, including the ongoing operation and maintenance of the pedestrian link be to the satisfaction of Merri-bek City Council.

    Affordable Housing

    f) At least 10 per cent of the total number of dwellings in the development must be provided as affordable housing for sale or lease to a registered housing agency or to Homes Victoria. The details of when and how the affordable housing will be delivered and the total value of the affordable housing contribution must be set out in the agreement. The affordable housing dwellings provided should be representative of the approved dwelling mix to the satisfaction of the Responsible Authority; or

    g) An alternative cash contribution to the Merri-bek Social and Affordable Housing Strategy Reserve of at least 3 per cent of the total development cost towards the provision of affordable housing must be provided to the satisfaction of the Responsible Authority. The details of when and how the alternative contribution is to be made, and the total value of the affordable housing contribution must be set out in the agreement to the satisfaction of the Responsible Authority, in consultation with Merri-bek City Council .

    Once the Section 173 Agreement has been prepared to the satisfaction of the Responsible Authority, prior to the development commencing the owner must:

    i. do all things necessary to enable the Responsible Authority to register the agreement with the Registrar of Titles in accordance with section 181 of the Act; and

    ii. pay to the Responsible Authority its costs and disbursements incurred in relation to the negotiation, preparation, execution and registration of the agreement on the certificate of title to the land.

3D model

31. Prior to the commencement of the development, a 3D digital model of the approved development which is compatible for use on Merri-bek City Council's Virtual Merri-bek tools and software for Council and community must be submitted to the satisfaction of the Merri-bek City Council. The model should be prepared in accordance with Merri-bek City Council's 3D model submission guidelines. In the event that substantial modifications to the building envelope are approved under an amendment to this planning permit, a revised 3D digital model must be submitted to, and be to the satisfaction of the Merri-bek City Council.

Engineering Matters

32. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, a vehicle crossing must be constructed in every location shown on the endorsed plans to a standard satisfactory to the Merri-bek City Council (Merri-bek City Council, City Infrastructure Department).

33. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, any existing vehicle crossing not to be used in this use or development must be removed and the kerb and channel, footpath and nature strip reinstated to the satisfaction of the Merri-bek City Council (Merri-bek City Council, City Infrastructure Department).

34. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, access to the site, any vehicle crossover and any ancillary road and road drainage works must be constructed in accordance with any requirement of the Merri-bek City Council (Merri-bek City Council, City Infrastructure Department).

35. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all telecommunications and power connections (where by means of a cable) and associated infrastructure to the land (including all existing and new buildings) must be underground to the satisfaction of the Merri-bek City Council.

36. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, the bicycle storage room must have self-closing and self-locking doors or gates that are only accessible using keys, codes or swipe cards in accordance with the Australian Standard for Bicycle Parking (AS2890.3) to the satisfaction of the Merri-bek City Council.

37. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, bicycle signage that directs the cyclists to the bicycle facilities must be provided to the satisfaction of the Merri-bek City Council. Bicycle signage should be at least 0.3 metres wide and 0.45 metres high; display a white bicycle on a blue background on the top half of the sign and display information about the direction of facilities on the bottom half of the sign.

Stormwater

38. All stormwater from the land, where it is not collected in rainwater tanks for re-use, must be collected by an underground pipe drain approved by and to the satisfaction of the Merri-bek City Council (Note: Please contact Merri-bek City Council, City Infrastructure Department).

39. The surface of all balconies are to be sloped to collect the stormwater run-off into stormwater drainage pipes that connect into the underground drainage system of the development to the satisfaction of the Merri-bek City Council.

40. Stormwater from the land must not be directed to the surface of the right-of-way to the satisfaction of the Merri-bek City Council.

Car Parking

41. The area set aside for the parking of vehicles and access lanes shown on the endorsed plan must, to the satisfaction of the Merri-bek City Council:

    a) Be completed prior to issue of an Occupancy Permit or issue of a Statement of Compliance, whichever occurs first.

    b) Be maintained.

    c) Be properly formed to such levels that it can be used according to the endorsed plan.

    d) Have the boundaries of all vehicle parking spaces clearly marked on the ground to accord with the endorsed plan.

    e) Not be used for any other purpose other than the parking of vehicles, unless with the prior written consent of the Responsible Authority.

    f) Be numbered to facilitate management of the car park.

General

42. Unless with the prior written consent of the Merri-bek City Council, any plumbing pipe, ducting and plant equipment must be concealed from external views. This does not include external guttering or associated rainwater down pipes.

43. All lighting of external areas must be designed not to emit direct light onto adjoining property to the satisfaction of the Merri-bek City Council.

Privacy screens to be installed and maintained

44. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all visual screening measures shown on the endorsed plans must be installed to the satisfaction of the Merri-bek City Council. All visual screening and measures to prevent overlooking must be maintained to the satisfaction of the Merri-bek City Council. Any screening measure that is removed or unsatisfactorily maintained must be replaced to the satisfaction of the Merri-bek City Council.

Retention of Architect

45. Jackson Clement Burrows or an equivalent Architect must be retained to complete and provide architectural oversight during construction of the detailed design as shown on the endorsed plans, to the satisfaction of the Responsible Authority.

Permit Expiry

46. This permit will expire if one of the following circumstances applies:

    a) the development is not commenced within three (3) years from the date of issue of this permit;

    b) the development is not completed within five (5) years from the date of issue of this permit.

    The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or;

    i. within six months after the permit expires to extend the commencement date.

    ii. within 12 months after the permit expires to extend the completion date of the development if the development has lawfully commenced.

Notes: These notes are for information only and do not constitute part of this permit or conditions of this permit.

Note 1: Should Council impose car parking restrictions in this street, the owners and/or occupiers of the land would generally not be eligible for residential or visitor parking permits to allow for on street parking. See Council's website for more information.

Note 2: Environmental Audit Notes

i. A copy of the Environmental Audit Statement, including the Environmental Audit Report, must be submitted to the responsible authority within 5 business days of issue, as set out in s 210 of the *Environment Protection Act 2017*.

ii. The person in management or control of the site must also provide a copy of any statement to any person who proposes to become the person in management or control of the site, such as a potential occupier or potential purchaser.

iii. The land owner and all its successors in title or transferees must, upon release for private sale of any part of the land, include in the Vendor's Statement pursuant to Section 32 of the *Sale of Land Act 1962*, a copy of the Environmental Statement including a copy of any cover letter.

Note 3: The planting of street trees will only occur between April and September each year. Developers must ensure that all their tree-related civil work components are completed prior to 30 March and provide Council with at least 8 months' notice to ensure Council can secure high quality tree stock for their development. To facilitate this, the developer is to request an invoice for the tree planting works 8 months prior to the scheduled completion date of the public realm works associated with the development.

REPORT

1. Background

Subject site

The site is roughly 4,009 square metres in area and is currently vacant. It is located on the northern side of Albert Street and abuts Clifton Park to the east as well as a 9-storey apartment development currently under construction at 427 Albert Street, a 4-storey apartment development to the north, a laneway and dwellings of 1-2 storeys to the west. Opposite Albert Street to the south of the site is Gilpin Park.

Surrounds

The site is located within an inner city former industrial area with a mix of land uses and building types including new emerging apartment development. The surrounding area includes the Brunswick Parkland of Clifton Park to the north-east and Gilpin Park reserves to the south, which provide a large parklands with sporting facilities, while nearby residential streets have a mix of single and double-storey dwellings, townhouses with some newer apartment developments.

A location and zoning plan forms **Attachment 1**.

The proposal

The proposal is summarised as follows:

- Construction of an 11-storey residential development
- 223 apartments including:
  - 61 one-bedroom apartments
  - 133 two-bedroom apartments
  - 29 three-bedroom apartments
- 185 car parking spaces across two basement levels.
- 275 bicycle parking spaces located on the ground floor and within the basement.
- An affordable housing contribution equivalent to 3 per cent of construction costs to the State Government's Social Housing Growth Fund (SHGF). The proposal has an estimated cost of $128,153,000 and would therefore provide a cash contribution of approximately $3,844,590 for affordable housing.

The development plans form **Attachment 2**.

Application Process and Responsible Authority

The application has been lodged with the Minister for Planning under Clause 53.23 of the Merri-bek Planning Scheme. This clause requires at least 10 per cent of the homes to be affordable housing, or an alternative contribution towards affordable housing. The applicant proposes a cash contribution instead of providing affordable homes within the development.

Under Clause 72.01, the Minister for Planning is responsible for deciding the application. Council will not decide whether the application is approved.

While Council and any other person may lodge an objection to this planning permit application, Clause 53.23-5 provides that the application is exempt from a right of review at VCAT by Council or any other objector.

Planning Permit and Site History

The site is within what was formerly known as the Albert Street Urban Renewal Precinct, which forms an area of 1.74 hectares, previously in the Industrial 1 Zone. In 2015 Council received a request for a planning scheme amendment proposing to rezone the land to allow for residential development.

Amendment C161 was a significant opportunity to increase housing supply in Merri-bek, improve the safety and amenity of Clifton Park by activating a blank interface, and improve the connectivity of key open space areas within Brunswick's open space network. It was broadly supported by State and Local planning policy.

While the applicant had sought an eight storey discretionary height limit, Council resolved to seek a six storey mandatory height control.

Amendment C161 was publicly exhibited in 2016 and 10 submissions were received. No objections were made to the proposed rezoning, however a range of concerns were raised including built form, height and car parking.

The findings of an independent planning panel were reported to the 9 August 2017 Council meeting including that the mandatory six storey height limit be deleted and replaced with an eight storey discretionary height limit. At this meeting Council resolved to abandon the amendment.

Subsequently, the Minister for Planning used his powers pursuant to Section 20(4) of the *Planning and Environment Act 1987* to rezone the land to a Mixed Use Zone (MUZ) and apply a Design and Development Overlay (DDO26) with a discretionary eight storey height limit, consistent with the recommendations of the independent planning panel.

Following the introduction of the DDO26, a planning permit (MPS/2020/674/A) was issued at 429 Albert Street, Brunswick for the construction of one eight and one nine storey apartment building (with roof top terraces) containing dwellings, shop and food and drink premises and four, three storey dwellings, over two basement levels and a reduction in the standard car parking requirements. The permit was issued at the direction of VCAT on 25 May 2022 and amended by Council on 22 May 2023.

VCAT generally supported the redevelopment of the site subject to design refinements secured through permit conditions. In reaching its decision, VCAT supported the proposed building heights envisaged by DDO26, the 3-metre setback to Clifton Park, the transition in scale to the adjoining residential area, and the active frontages and pedestrian connections that would deliver community benefits. However, VCAT found that parts of the development would appear as a continuous wall when viewed from Clifton Park, contrary to the objectives of DDO26. VCAT therefore required changes to the design, including larger setbacks, more space between sections of the buildings so the development would not appear as a continuous wall from Clifton Park, and more deep-soil areas for substantial landscaping. These changes were intended to better meet the requirements of DDO26. VCAT also included a comprehensive public works plan condition acknowledging the public realm emphasis of DDO26. Figure 1 below shows the endorsed landscape plan and ground floor layout:



Figure 1 – endorsed landscape plan associated with planning permit MPS/2020/674/A

Statutory Controls – why is a planning permit required?

Control	Permit Requirement
Mixed Use Zone – Schedule 1	A permit is required to construct more than one dwelling on a lot.
Design and Development Overlay – DDO26	A permit is required to construct a building or construct or carry out works.
Special Building Overlay – Schedule 2	A permit is required to construct a building or construct or carry out works.
Car Parking	A permit is required to reduce the car parking requirement from 223 spaces to 185 spaces

The following Particular Provisions of the Merri-bek Planning Scheme are also relevant to the consideration of the proposal:

- Clause 45.03: Environment Audit Overlay. Part B of the recommendation includes Environmental Audit conditions to assess and manage any contamination of the land before the development commences.

- Clause 45.06: Development Contributions Plan Overlay. The Development Contributions Plan has expired and is therefore not relevant to applications determined on or after 1 July 2023.
- Clause 53.18: Stormwater Management in Urban Development.
- Clause 52.34: Bicycle Facilities. The requirements of this clause have been met.
- Clause 53.23: Significant Residential Development with Affordable Housing.
- Clause 58: Apartment Developments

2. Internal/External Consultation

Public notification

The Minister for Planning is the Responsible Authority for determining the application, and for carrying out notification of the application under Section 52 of the *Planning and Environment Act 1987* (the Act). The public notice of this application commenced on 21 August 2026 and included public notices on the site and letters to nearby owners/occupiers.

Any objections must be lodged with the Minister for Planning who is responsible for deciding the application.

At the time of finalising this report, Council has been advised that 37 objections were lodged with the Minister. The key issues raised in the objections are:

- Building height
- Overshadowing
- Loss of solar access
- Visual bulk
- Lacking design quality
- Overdevelopment
- Neighbourhood character
- Lack of parking / traffic
- Impact on amenity of parkland
- Reduction in public path width
- Wind impacts
- Lack of deep soil planting area

While Council and any other person may lodge an objection to this planning permit application, Clause 53.23-5 provides that the application is exempt from a right of review at VCAT by Council or any other objector.

The process for considering objections, including the submission from Council and deciding the application, can include the following:

- A decision is made by officers at Department of Transport and Planning (DTP) under delegation from the Minister for Planning
- A decision is made by the Minister for Planning.
- The Minister for Planning appoints a Standing Advisory Committee (SAC) to consider the application and objections, including the submission from Council, before making a recommendation to the Minister for Planning.

Council's comments and position will assist the Minister for Planning in making a decision.

Internal/external referrals

Referrals to external agencies will be carried out by the Minister for Planning as the Responsible Authority. The application requires referral to the following external referral authorities:

- Melbourne Water because the land is within a Special Building Overlay; and
- Transport for Victoria because the proposal is for more than 60 dwellings.

The proposal was referred to the following internal branches/business units:

Internal Branch/Business Unit	Comments
Urban Design Unit	Does not support the proposal due to significant issues with the overall built form response, which would impact surrounding areas, in particular Clifton Park and sites to the west.
Transport - Development Engineering	Supports the proposal subject to key conditions requiring bike parking to Australian Standards, crossover splays, removal of the temporary loading zone on Albert Street, public works and waste management. Recommended changes could be addressed by conditions were a permit to issue.
Sustainable Built Environment - ESD Team	Recommends the inclusion of conditions on any approval to ensure that best practice ESD outcomes are demonstrated
Open Space Design and Development Unit	The proposal falls short of key expectations for the Clifton Park interface, public realm quality, landscaping performance and shadow impacts.
Principal Advisor Social and Affordable Housing	The proposed affordable housing contribution has not been justified in the submission. Conditions are recommended to secure an affordable housing contribution that benefits Merri-bek residents.

3. Policy Implications

Planning Policy Framework (PPF):

The following policies are of most relevance to this application:

- Municipal Planning Strategy (Clause 2), including:
  - Vision (Clause 2.02)
  - Settlement (Clause 2.03-1)
  - Environmental and Landscape Values (Clause 2.03-2)
  - Environmental Risks and Amenity (Clause 2.03-3)
  - Built Environment and Heritage (Clause 2.03-4)
  - Housing (Clause 2.03-5)
  - Economic Development (Clause 2.03-6)
  - Transport (Clause 2.03-7)
  - Infrastructure (Clause 2.03-8)

- Settlement (Clause 11)
- Environmental Risks and Amenity (Clause 13):
  - Contaminated and Potentially Contaminated Land (Clause 13.04-1S)
- Built Environment (Clause 15.01), including:
  - Urban Design (Clause 15.01-1S, 15.01-1R and 15.01-1L)
  - Building Design (Clause 15.01-2S and 15.01-2L)
  - Apartment developments in Merri-bek (Clause 15.01-2L)
  - Healthy Neighbourhoods (Clause 15.01-4S and 15.01-4R)
  - Environmentally Sustainable Development (Clause 15.01-2L-05)
  - Energy efficiency in Merri-bek (Clause 15.01-2L-04)
- Residential Development (Clause 16.01), including:
  - Housing Supply (Clause 16.01-1S and 16.01-1R)
  - Homes in Merri-bek (Clause 16.01-1L)
  - Housing for People with Limited Mobility (Clause 16.01-1L)
  - Housing Affordability (Clause 16.01-2S and 16.01-2L)
- Transport (Clause 18), including:
  - Walking (Clause 18.02-1S and 18.02-1L)
  - Cycling (Clause 18.02-2S and 18.02-2L)
  - Public Transport (Clause 18.02-3S and 18.02-3L)
  - Car parking (Clause 18.02-4S and 18.02-4L)
- Infrastructure (Clause 19.02), including:
  - Open Space (Clause 19.02-6S, 19.02-6R and 19.02-6L)

Human Rights Consideration

This application has been processed in accordance with the requirements of the *Planning and Environment Act 1987* (including the Merri-bek Planning Scheme) reviewed by the State Government and which complies with the *Victorian Charter of Human Rights and Responsibilities Act 2006, including Section 18 (Taking part in public life)*. In addition, the assessment of the application has had particular regard to:

- Section 12: Freedom of movement
- Section 13: Privacy and Reputation
- Section 20: Property rights

The proposed redevelopment of private land does not present any physical barrier preventing freedom of movement. The right of the landowner to develop and use their land has been considered in accordance with the Merri-bek Planning Scheme. The privacy of nearby residents has also been considered as part of the application process.

4. Issues

In considering this application, regard has been given to the Planning Policy Framework (PPF), the provisions of the Merri-bek Planning Scheme, objections received, the conclusions of the previous VCAT determination and the merits of the application.

Does the proposal have strategic policy support?

The site is not located within an Activity Centre, so it is not a location identified for significant housing growth. However, the site is identified as being in a Transition-Residential Area, which means that there is policy support for residential development in this location.

The proposal is generally supported by strategic policy as the Mixed Use Zone is intended to accommodate higher-density housing and a mix of land uses in appropriate locations. However, the key consideration for this application is whether the building's scale, form and design appropriately respond to the objectives of the DDO26 and surrounding context. This is not achieved, as detailed below.

Does the proposal respond to the requirements and design objectives of DDO26?

The site is within the Design and Development Overlay (DDO26 – Albert Street Urban Renewal Precinct) which sets the following key requirements for built form:

- *Development fronting Clifton Park should not exceed four (4) storeys*
- *Development within the precinct should not exceed eight (8) storeys*
- *Taller buildings above four (4) storeys in height should be setback from the four storey podium at the Albert Street and Clifton Park interfaces and from existing dwellings adjacent to the precinct, and be designed to be visually recessive when viewed from Clifton Park, Albert Street and the rear of properties fronting Albert and Pearson Streets. Balconies should not encroach into upper level setbacks*
- *Development should avoid creating a continuous wall of built form along the Clifton Park and Albert Street frontages by providing physical breaks between buildings*

DDO26 states that built form exceeding 8 storeys must meet the following criteria:

- *How the development meets the design objectives of this schedule*
- *How the development is of exemplary design quality (i.e. substantially superior to an acceptable design), particularly with regard to the external presentation of development and ground level street and park interface*
- *How the visual impacts of the development on existing dwellings and parkland are mitigated through the design response*

In addition to the above built form criteria, the DDO26 has additional requirements relating to each of the site's boundaries including solar access, landscaping, public links through the site and public space. These are all discussed below.

Impact on Clifton Park

The proposed development has a maximum height of 11 storeys which is 3 storeys above the preferred height of DDO26. There is some separation between building components on the lower two levels for a pedestrian link to Clifton Park and on the top level. Subsequently, the building is one continuous 10 storey wall of built form that extends from the north to the south. Setbacks to Clifton Park vary from 1 metre to 11 metres partly informed by the abnormal shape of the site. Notably, the 6 storey podium (lower) levels have a minimum setback of 1 metre from the park, while the central 10-storey element has a minimum setback of 3 metres. The setting back of upper-levels is only provided on level 10 and is limited to 1.75 metres.

The DDO also seeks upper level setbacks to reduce visual dominance and avoid appearing as one continuous wall beside the park. The proposal would present as a largely unbroken 10-storey building face, resulting in a building that is too large and dominate when viewed from Clifton Park. Furthermore, the building is not of exemplary design quality and has not been treated in any meaningful way to reduce its visual impact. The result is a building that visually dominates Clifton Park from multiple viewpoints as shown in View 5 of **Attachment 3**, and is therefore not supported.

The former VCAT decision provides a relevant point of comparison. That proposal comprised separate eight and nine storey building elements, yet the Tribunal found that their massing would still appear as a continuous wall when viewed obliquely across Clifton Park and was contrary to the design objectives of DDO26. The Tribunal's finding demonstrates that nominal separation between building elements is not sufficient unless it creates an effective visual break when viewed from the park. The current proposal is taller and presents a largely continuous built form with limited upper-level setbacks. It therefore intensifies, rather than resolves, the massing concern previously identified by VCAT and does not support a conclusion that the additional height is acceptable.

While the existing development at 395-411 Albert Street has a maximum height of 11 storeys, it is a large site with its highest levels setback from Clifton Park significantly further than the proposed development. The arrangement of buildings on that site also avoids one continuous building wall along the park interface to further reduce the visual impact of the increased height. The height of that development cannot be used as a basis for supporting an 11 storey building at the site for those reasons.

DDO26 also seeks passive surveillance between a development and Clifton Park preferably through 3 metre wide landscaped setbacks. The proposal's passive surveillance and visual connection to Clifton Park provided through active frontages and primary outlooks from upper levels is supported. However, the interface does not consistently achieve the preferred DDO26 outcome of a 3 metre landscaped setback, with setbacks varying from approximately 1 metre to 6 metres. The narrower setbacks limit the opportunity to provide a continuous landscaped buffer and clear transition between the development and Clifton Park and, as a result, do not adequately achieve the intended interface outcome of DDO26.

Impact on western properties

DDO26 seeks that *any new development along the western interface of the precinct must provide for a transition down in height to appropriately respond to the character, built form and height of the existing heritage precinct to the west.* The southern portion of the building has a largely unbroken 10 storey building facing west. This is setback 8 metres from the western boundary. The northern portion of the building has a 6-storey wall with a 3 metre setback facing west. Its upper levels are then setback 6 metres up to a maximum height of 11 storeys. The combined impact of this is a visually dominant building that does not provide a sensitive response to the single and double storey houses to the west of the site as demonstrated by View's 1 and 2 of **Attachment 3**. While the western properties are located in the Housing Choice and Transport Zone with potential for increased residential density and building height, some sites have already been developed for two storey houses, while others are smaller lots within the Heritage Overlay and therefore are highly unlikely to develop up to the 4-storey height allowance in the zone. The development therefore fails to provide a transition in height that responds to these western properties.

The previous VCAT approved proposal was lower and stepped down more gradually towards the surrounding area. It also included a 4 metre landscaped setback from Albert Street, which provided separation and planting to soften the appearance of the taller buildings when viewed from the street and nearby lower-scale heritage homes. In comparison, the current proposal is substantially taller, presents a more continuous building form towards the west and does not provide the 3 metre landscaped setback required by DDO24. As a result, the proposal would appear more prominent and would respond inappropriately to the surrounding residential and heritage area.

Impact on Albert Street

The 3 metre setback of the upper levels above the four storey street wall to Albert Street aligns with the lower scale neighbouring development at 427 Albert Street, which is under construction. However, the four storey street wall and six storey upper levels are out of proportion, a concern also raised by Council's Urban Design Unit. The upper levels would therefore appear dominant rather than visually recessive when viewed from Albert Street, as shown in Views 1, 4 and 6 of **Attachment 3**. This would not achieve the preferred built form character for Albert Street sought by DDO26 and is therefore not supported.

At ground level, DDO26 seeks a minimum 3 metre landscaped setback to Albert Street. To achieve that outcome, the building including balconies and other projections should be set back at least 3 metres from the Albert Street boundary. Although the plans show a 3 metre setback, the basement footprint and projecting balconies limit the space available for substantial planting, so the setback does not function as the landscaped buffer intended by DDO26. A clear, unobstructed landscaped setback is needed to soften the building, create a transition to the street and provide a more sympathetic response to the smaller, lower-scale heritage homes along Albert Street, including its landscaped front gardens. Individual dwelling entries to Albert Street are a positive feature, and the basement car park entrance is appropriately located on the western boundary away from the proposed pedestrian crossing.

Solar Access

DDO26 seeks development that is designed and oriented to optimise solar access to communal and public spaces across the precinct. Protecting sunlight access to Clifton Park is an important consideration, particularly during winter and the colder seasons when sunlight availability is more limited. The shadow diagrams demonstrate additional shadowing of Clifton Park beyond existing conditions throughout the day, with the greatest impacts occurring during the afternoon. Of particular concern is the extent of the building's shadow at 2pm and 3pm, when additional shadow extends across a substantial area of the reserve extending up to 23 metres into the park at 3pm. The extent and duration of this additional shadowing raises concern regarding the impact of the proposed height and built form on the use and amenity of Clifton Park, beyond that which is intended by the discretionary height limits of DDO26.

Landscaping

DDO26 seeks a strong landscape response that helps integrate the development with Clifton Park by reducing the visual impact of buildings and providing space for substantial tree planting. The development has some positive features, including deep soil planting areas along the eastern and western boundaries, an appropriate mix of tree plantings and shrubs as well as areas of ground level planting next to Clifton Park.

However, the amount of deep soil and tree canopy areas proposed are well below the planning scheme requirements. The development provides 149.26 square metres of unobstructed deep soil areas (3.72 per cent of the site), increasing to 311.96 square metres (7.78 per cent of the site) where areas beneath paths and other paved surfaces are included, compared with the 15 per cent requirement. Tree canopy provision is also inadequate because the proposed 376.74 square metres is only 58 per cent of the required 652.4 square metres which is especially inappropriate in this parkland setting.

Due to the basement footprint, much of the landscaping relies on raised planters, podium planting and planting in containers. This limits opportunities for larger trees and creates uncertainty about whether trees will have enough soil to grow to maturity, particularly along the northern boundary, in the eastern courtyard and next to Clifton Park.

Overall, the landscaping does not provide enough substantial planting to soften the development when viewed from Clifton Park or achieve the strong landscaped setting sought by DDO26. More deep soil planting is needed, particularly along Clifton Park and the northern boundary, to provide space for larger trees and long-term canopy growth.

Public Links

The pedestrian amenity of the southern entrance of the public link from Albert Street to Clifton Park is important to the success of the link. This corner of the site is an arrival point and needs to be inviting for pedestrians travelling north towards the park, through quality landscaping and activation of the building edge. The link is open to the sky which is a positive feature, however the following issues are noted:

- Sections of the link reduce to between 2 and 2.5 metres making it narrow
- There is a lack of activation and surveillance on the western side of the public link along the initial entrance at Albert Street
- Services located at the entrance area impact on the appearance of the link and do not integrate into the building
- No landscaping is proposed at the entrance area to make the space more inviting and to soften its appearance
- There is no apparent integration with the public link area at 427 Albert Street

The provision of a pedestrian link from the western public laneway to Clifton Park is a positive feature of the development, however the link is not clear to the sky, does not effectively align with the laneway to ensure clear view lines and could be better activated by adjoining windows.

Public Space Improvements

DDO26 seeks that the developers contribute to the cost of upgrades to Albert Street and Clifton Park. These form part of the application requirements of DDO26, which specifies upgrade works including the undergrounding of powerlines, street tree planting, the public path in Clifton Park and the upgrade of Albert Street footpath, as works to be committed to and paid for by the developer. The extent of the public works commitment is not clear for this proposal. Part B of the recommendation includes a public works condition with initiatives that are considered proportionate to the impact of the development on parkland and Albert Street. This condition closely aligns with the public works condition imposed by VCAT in its decision for the previous planning permit issued for this site.

The western ground floor courtyard area is being promoted as a “Neighbourhood Park” as part of this application, however the public benefit of this space is overstated. It functions primarily as open space associated with the development given it is enclosed by surrounding built form and has limited connection to the public street network. The enclosed character and limited public view also raise concerns of safety, accessibility and long-term management. Based on this, and given that the site is in an area with significant open space resources, Council does not consider that this publicly accessible space provides any public benefit which might justify the exercise of discretion to increase building height, reduce setbacks and other variations sought, in order to increase the development yield on the site beyond the expectations of DDO26.

Are there any offsite amenity impacts?

The building setback objective of Clause 58 (Apartment Developments) seeks to limit views into habitable room windows and private open space of new and existing dwellings. With respect to overlooking, there are numerous instances of balconies, living room windows and bedroom windows being within a 9 metre horizontal distance between the northern apartments within the development, and the neighbouring apartment development at 460 Victoria Street. While it is acknowledged that the overlooking standard used for low-rise residential development is not technically applicable to this development, the horizontal distance of 9 metres is a useful means for testing overlooking impacts as Clause 58 does not provide a comparable standard. As the proposal does not justify the proposed layout to reduce overlooking impacts, Part B of the recommendation includes a condition to implement a screening strategy.

Does the proposal provide adequate internal and onsite amenity?

The following aspects of the proposal are positive features of the development and exceed the on-site amenity standards of Clause 58:

- 67 per cent of dwellings are accessible, exceeding the 50 per cent requirement.
- 61 per cent of dwellings provide effective cross-ventilation, exceeding the 40 per cent requirement.
- Apartment balcony sizes, room sizes and depths, window locations and storage provision generally meet the standards and are acceptable.

The development is required to provide 250 square metres of communal open space for residents. A communal terrace of roughly 120 square metres is provided at Level 6 facing Clifton Park. The ground floor ‘neighbourhood park’ is not considered communal open space as it is publicly accessible. Notwithstanding this, given the parkland setting with extensive access to outdoor recreation, the shortfall of outdoor communal open space is acceptable.

The key issue is that the development includes very little indoor communal space or shared facilities for a building of this scale. The absence of indoor facilities or commercial spaces on the ground floor results in a lack of communal amenity, such as shared laundry, cafe to meet, meeting rooms, shared indoor event room for hosting gatherings, gym facility or co-working area. This is a poor outcome for the recreation and amenity needs of residents.

Does the proposal respond to Merri-bek Planning Scheme policy for Affordable Housing provision?

The Merri-bek Planning Scheme supports increasing the supply of affordable housing. These policies encourage new developments to include affordable homes that are close to jobs, public transport, and services. They also support affordable housing being owned and managed by registered housing providers.

Council's policies note that rising housing costs are making it more difficult for people to afford housing in Merri-bek. Housing stress and homelessness are expected to increase in the coming years, creating a greater need for local affordable housing.

An affordable housing contribution equivalent to 3 per cent of construction costs to the State Government’s Social Housing Growth Fund (SHGF) is proposed. The development has an estimated cost of $128,153,000 and would therefore provide a cash contribution of approximately $3,844,590. An Affordable Housing Report has not been submitted to provide strategic justification for the cash contribution rather than providing affordable housing directly within the development. The proposed cash contribution would not guarantee the delivery a real social or affordable housing benefit within Merri-bek, in line with Planning Scheme policies, which seek to increase the supply of local affordable housing within Merri-bek. As there is a significant shortfall in the affordable housing response, conditions are recommended under Part B to secure an affordable housing contribution that would benefit residents of Merri-bek.

For clarity, when balancing net community benefits it is not considered that the proposed offer, or the offer achieved via recommended conditions, are sufficient to justify the significant concerns with the building's design and impact on Clifton Park.

Has adequate car and bicycle parking been provided?

Under Clause 52.06 of the Merri-bek Planning Scheme, the development is required to provide 223 car parking spaces. The proposal provides 185 spaces and therefore seeks a reduction of 38 spaces.

Clause 18.02-4L (Car parking in Merri-bek) supports reduced car parking rates in developments:

- within and close to activity centres
- with excellent access based on frequency and location to a range of public transport options
- with increased provision of bicycle parking above the rates specified in Clause 52.34.

Whilst the site is not located in an activity centre and does not have 'excellent' access to public transport, it does have access to a range of public transport options including a north-south tram connection on Grantham Street and east-west bus connections. Additionally, the site is within a 140 metre walk to the nearest car share vehicle, for the occasions when residents need an additional vehicle.

The development provides 275 bicycle parking spaces at ground level and within the basement, which is above the bicycle parking requirements specified in the Planning Scheme (Clause 52.34), which requires 67 spaces. The provision of bicycle parking is another important factor to support a car parking reduction. However, to access the resident bike parking room on ground level, cyclists must proceed through seven separate doors. Once inside the room, there is only one entry/exit which creates difficulty for users and an area of entrapment (*a confined, concealed or poorly visible space where a person has limited opportunities to see or avoid a potential threat and where escape routes are restricted*). This is both highly inaccessible and unsafe.

Separately, the majority of other resident bike parking spaces for the development are located within storage cages behind car parking spaces. The traffic report also states that '*no fixed bicycle parking fixtures will be provided in the storage cages to allow for flexibility of use'*. This is not acceptable as the cages are highly unlikely to be used for bike parking and are not conveniently accessible when a car is parked. Part B of the recommendation includes conditions to address this issue. Subject to conditions, Council's Development Engineers are satisfied with the reduced car parking provision for this application.

What impact does the proposal have on car congestion and traffic in the local area?

In relation to traffic impacts, Council's Development Engineers have assessed the proposal and consider that the development will result in 370 additional vehicle movements per day on Albert Street. This remains within the street's design capacity and is not expected to cause unreasonable traffic impacts.

Are adequate loading/unloading facilities provided?

As the proposed development is wholly residential, a dedicated loading bay is not required. However, the plans show a temporary loading zone within the road reserve outside the site. The existing 2P parking restrictions from 8:00 am to 10:00 pm are present along the site frontage, and loading and unloading associated with the residential use can occur from the available on-street parking spaces or within private car parking spaces. Accordingly, the proposed temporary loading zone is not supported by Council as the road authority and must be removed from the plans.

5. Officer Declaration of Conflict of Interest

Council Officers involved in the preparation of this report do not have a conflict of interest in this matter.

6. Financial and Resources Implications

There are no financial or resource implications.

7. Conclusion

The proposal fails to achieve the built form and landscape outcomes sought by DDO26. The excessive height, scale and largely unbroken building form, combined with insufficient upper-level setbacks and landscaping, results in an overly dominant development when viewed from Clifton Park, Albert Street and the residential and heritage properties to the west. These impacts are compounded by additional shadowing of Clifton Park and demonstrate that the proposal does not achieve the exemplary design quality required to justify its additional height.

In addition, the proposal does not provide sufficient improvements to Albert Street, Clifton Park and the pedestrian connections around the site, as sought by DDO26. The proposed improvements are not proportionate to the development's impacts on the park and surrounding public spaces.

Lastly, the affordable housing cash contribution of 3 per cent and the 'neighbourhood park' are insufficient in justifying the significant concerns with the building's impact on Clifton Park, when balancing net community benefits and do not contribute to affordable housing within Merri-bek.

Therefore, on the balance of policies and controls within the Merri-bek Planning Scheme, it is recommended that Council's submission to the Minister for Planning be that the planning application should be refused.

Attachment/s

1⇩	Location and Zoning Plan	D26/435241
2⇩	Architectural Plans	D26/435244
3⇩	Urban Design 3D Model Analysis	D26/444890

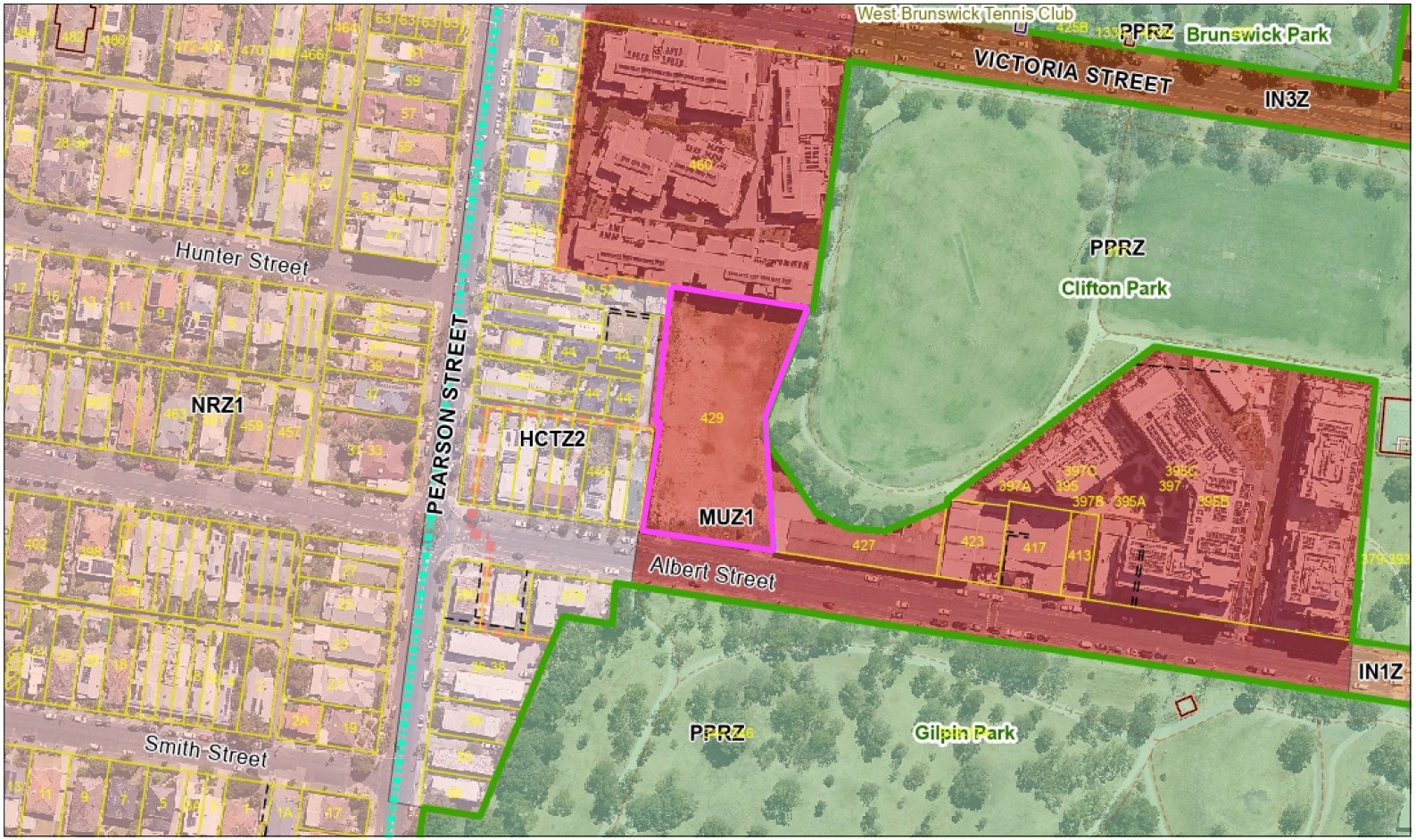
429 Albert Street, Brunswick

Location and Zoning Plan

NRZ1 - Neighbourhood Residential Zone - Schedule 1
HCTZ2 - Housing Choice and Transport Zone - Schedule 2
MUZ1 - Mixed Use Zone - Schedule 1
PPRZ - Public Use and Recreation Zone
IN1Z - Industrial 1 Zone
IN3Z - Industrial 3 Zone

= Subject Site

Merri-bek City Council



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429 ALBERT ST

429 ALBERT STREET BRUNSWICK 3056

TOWN PLANNING

12.06.2026

ARCHITECTURAL DRAWING SCHEDULE

DRAWING NUMBER	DRAWING TITLE
▭ 00	
▭ 0000	COVER PAGE
▭ 0001	EXISTING CONDITIONS PLAN
▭ 0002	DEMOLITION PLAN
▭ 0100	PROPOSED GROUND FLOOR PLAN
▭ 0101	PROPOSED LEVEL 1 FLOOR PLAN
▭ 0102	PROPOSED LEVEL 2 FLOOR PLAN
▭ 0103	PROPOSED LEVEL 3 FLOOR PLAN
▭ 0104	PROPOSED LEVEL 4 FLOOR PLAN
▭ 0105	PROPOSED LEVEL 5 FLOOR PLAN
▭ 0106	PROPOSED ROOF PLAN
▭ 0200	ELEVATIONS
▭ 0210	ELEVATIONS
▭ 0300	SECTIONS
▭ 0310	SECTIONS
▭ 0311	SECTIONS
▭ 0400	EXISTING SHADOW DIAGRAMS
▭ 0410	APARTMENT PLANS - TYPE A
▭ 0420	APARTMENT PLANS - TYPE B
▭ 0421	APARTMENT PLANS - TYPE B - SHEET 2
▭ 0430	APARTMENT PLANS - TYPE C
▭ 0431	APARTMENT PLANS - TYPE D
▭ 0432	APARTMENT PLANS - TYPE E
▭ 0433	APARTMENT PLANS - TYPE F
▭ 0434	APARTMENT PLANS - TYPE F - SHEET 2
▭ 0435	APARTMENT PLANS - TYPE F - SHEET 3
▭ 0440	APARTMENT PLANS - TYPE G
▭ 0441	APARTMENT PLANS - TYPE G
▭ 0450	APARTMENT PLANS - TYPE H
▭ 0451	APARTMENT PLANS - TYPE H - SHEET 2
▭ 0452	APARTMENT PLANS - TYPE H - SHEET 3
▭ 0460	APARTMENT PLANS - TYPE I
▭ 0461	APARTMENT PLANS - TYPE I - SHEET 2
▭ 0470	APARTMENT PLANS - TYPE J
▭ 0471	APARTMENT PLANS - TYPE J - SHEET 2
▭ 0472	APARTMENT PLANS - TYPE J - SHEET 3
▭ 0473	APARTMENT PLANS - TYPE J - SHEET 4
▭ 0510	3D VIEWS
▭ 0511	3D VIEWS
▭ 0512	3D VIEWS
▭ 0513	3D VIEWS

DEVELOPMENT SCHEDULE

Level	1B1B	1B1B+S	2B1B	2B1B+S	2B2B	2B2B+S	3B2B	3B2B+S	Totals
LEVEL 00 (GF)	0	0	0	0	0	0	0	0	0
LEVEL 01 (1F)	3	1	1	1	1	1	0	0	8
LEVEL 02 (2F)	3	1	1	1	1	1	0	0	8
LEVEL 03 (3F)	3	1	1	1	1	1	0	0	8
LEVEL 04 (4F)	3	1	1	1	1	1	0	0	8
LEVEL 05 (5F)	1	1	1	1	1	1	1	1	8
LEVEL 06 (6F)	1	1	1	1	1	1	1	1	8
LEVEL 07 (7F)	1	1	1	1	1	1	1	1	8
LEVEL 08 (8F)	1	1	1	1	1	1	1	1	8
LEVEL 09 (9F)	1	1	1	1	1	1	1	1	8
LEVEL 10 (PH)	1	1	1	1	1	1	1	1	8
	19	10	10	10	10	10	6	6	81

APARTMENT MIX

1B1B	1B1.5+S	2B1B	2B1B+S	2B2B	2B2B+S	3B2B	3B2B+S	Total
19%	12%	12%	12%	12%	12%	7%	7%	100%

PARKING SCHEDULE

Level	Car spaces	Bicycle spaces
LEVEL 00 (GF)	10	10
LEVEL 01 (1F)	10	10
LEVEL 02 (2F)	6	10
TOTAL SPACES	26	30

1 INCLUDES 10 GUEST BICYCLE PARKS IN SPACE AT GROUND LEVEL

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REV	DATE	DESCRIPTION
0	16/12/25	DRAFT TOWN PLANNING
1	20/12/25	FOR INFORMATION
2	17/03/26	90% TOWN PLANNING
3	02/04/26	90% TOWN PLANNING
4	05/06/26	100% TP SUBMISSION
5	12/06/26	FOR INFORMATION

CLIENT
STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056

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COVER PAGE

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SCALE
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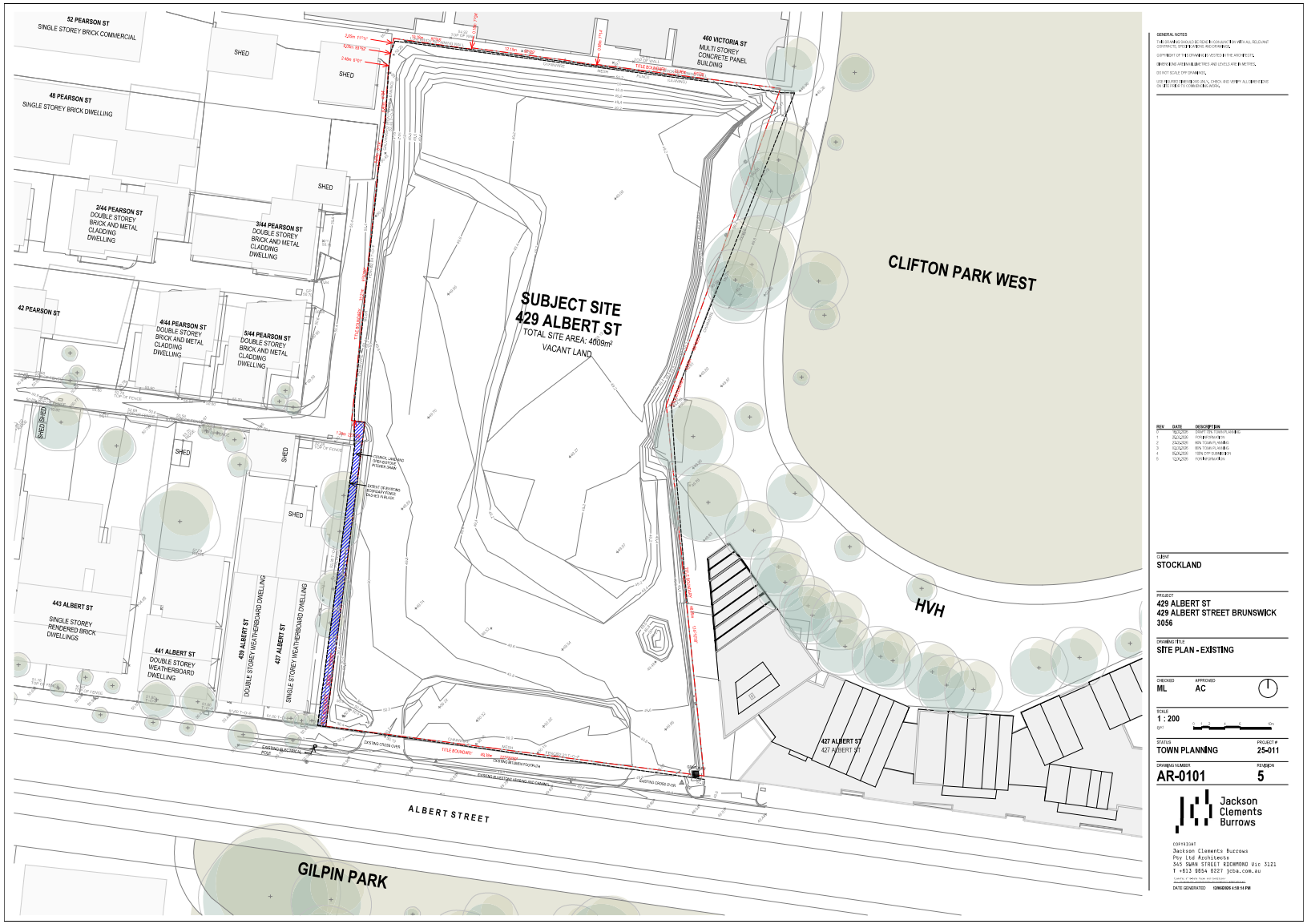
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PROJECT # 25-011

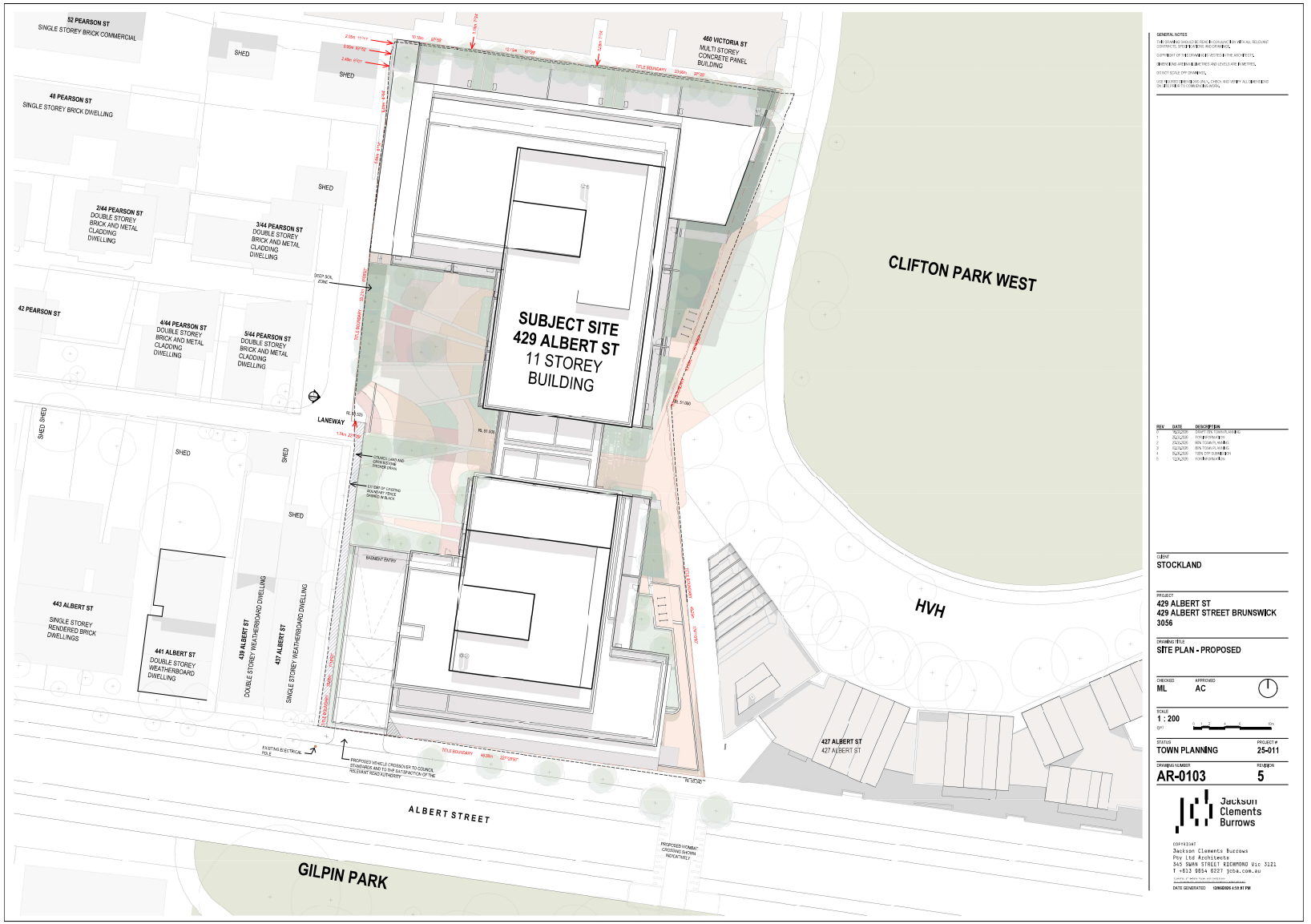
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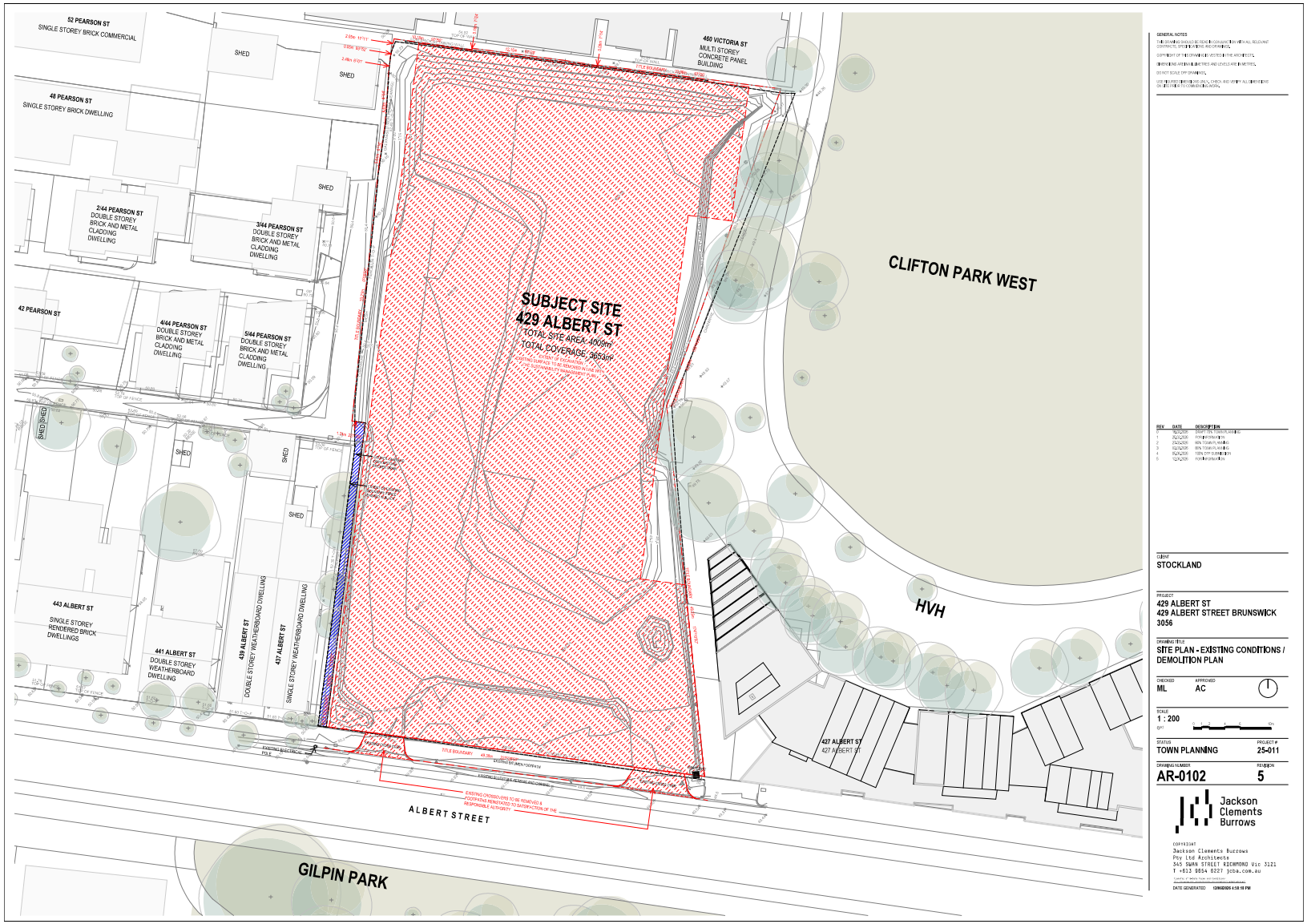
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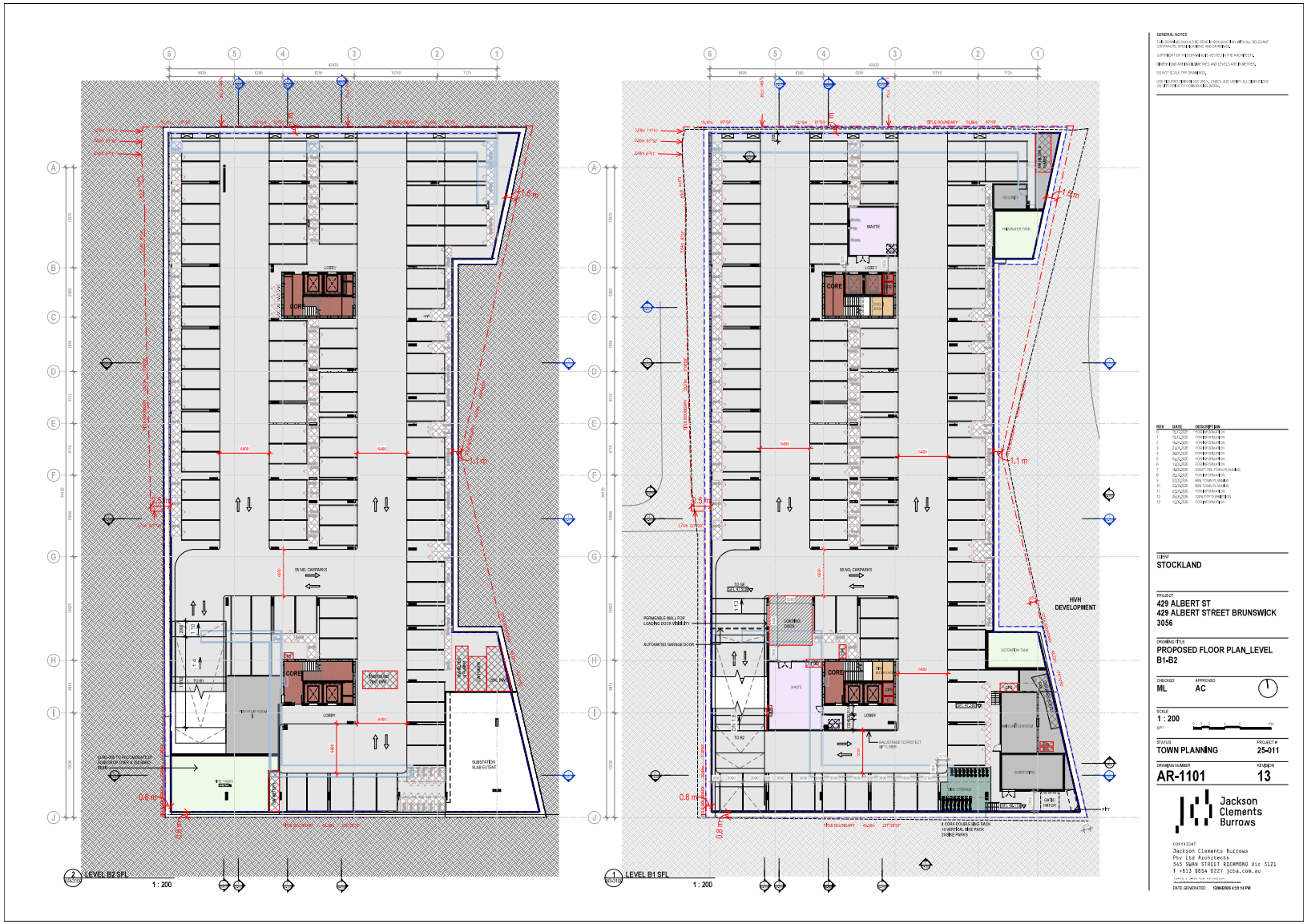
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SUBJECT SITE
429 ALBERT ST
TOTAL SITE AREA: 4609m²
VACANT LAND
CLIFTON PARK WEST
HVH
ALBERT STREET
GILPIN PARK
52 PEARSON ST
SINGLE STOREY BRICK COMMERCIAL
48 PEARSON ST
SINGLE STOREY BRICK DWELLING
2/44 PEARSON ST
DOUBLE STOREY BRICK AND METAL CLADDING DWELLING
3/44 PEARSON ST
DOUBLE STOREY BRICK AND METAL CLADDING DWELLING
42 PEARSON ST
4/44 PEARSON ST
DOUBLE STOREY BRICK AND METAL CLADDING DWELLING
5/44 PEARSON ST
DOUBLE STOREY BRICK AND METAL CLADDING DWELLING
443 ALBERT ST
SINGLE STOREY RENDERED BRICK DWELLINGS
441 ALBERT ST
DOUBLE STOREY WEATHERBOARD DWELLING
439 ALBERT ST
DOUBLE STOREY WEATHERBOARD DWELLING
437 ALBERT ST
SINGLE STOREY WEATHERBOARD DWELLING
460 VICTORIA ST
MULTI STOREY CONCRETE PANEL BUILDING
427 ALBERT ST
SHED
GENERAL NOTES
REV DATE DESCRIPTION
CLIENT
STOCKLAND
PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056
DRAWING TITLE
SITE PLAN - EXISTING
CHECKED
ML
APPROVED
AC
SCALE
1 : 200
STATUS
TOWN PLANNING
PROJECT #
25-011
DRAWING NUMBER
AR-0101
REVISION
5
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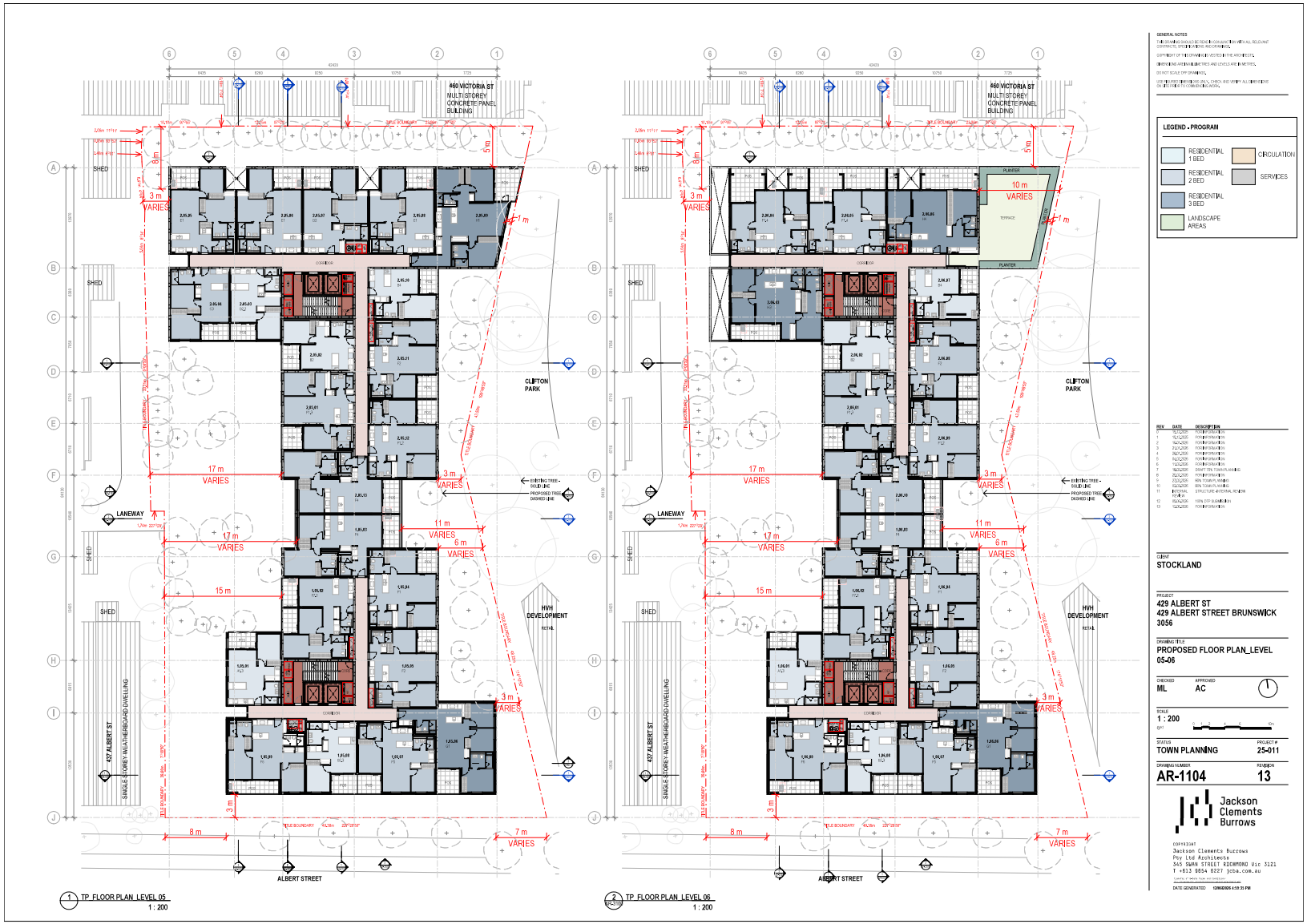

52 PEARSON ST
SINGLE STOREY BRICK COMMERCIAL
48 PEARSON ST
SINGLE STOREY BRICK DWELLING
2/44 PEARSON ST
DOUBLE STOREY BRICK AND METAL CLADDING DWELLING
3/44 PEARSON ST
DOUBLE STOREY BRICK AND METAL CLADDING DWELLING
42 PEARSON ST
4/44 PEARSON ST
DOUBLE STOREY BRICK AND METAL CLADDING DWELLING
5/44 PEARSON ST
DOUBLE STOREY BRICK AND METAL CLADDING DWELLING
SHED
460 VICTORIA ST
MULTI STOREY CONCRETE PANEL BUILDING
SUBJECT SITE
429 ALBERT ST
11 STOREY BUILDING
CLIFTON PARK WEST
LANEWAY
443 ALBERT ST
SINGLE STOREY RENDERED BRICK DWELLINGS
441 ALBERT ST
DOUBLE STOREY WEATHERBOARD DWELLING
439 ALBERT ST
DOUBLE STOREY WEATHERBOARD DWELLING
437 ALBERT ST
SINGLE STOREY WEATHERBOARD DWELLING
HVH
427 ALBERT ST
427 ALBERT ST
ALBERT STREET
GILPIN PARK
GENERAL NOTES
REV DATE DESCRIPTION
CLIENT
STOCKLAND
PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056
DRAWING TITLE
SITE PLAN - PROPOSED
CHECKED
ML
APPROVED
AC
SCALE
1 : 200
STATUS
TOWN PLANNING
PROJECT #
25-011
DRAWING NUMBER
AR-0103
REVISION
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SINGLE STOREY BRICK COMMERCIAL
48 PEARSON ST
SINGLE STOREY BRICK DWELLING
2/44 PEARSON ST
DOUBLE STOREY BRICK AND METAL CLADDING DWELLING
3/44 PEARSON ST
DOUBLE STOREY BRICK AND METAL CLADDING DWELLING
42 PEARSON ST
4/44 PEARSON ST
DOUBLE STOREY BRICK AND METAL CLADDING DWELLING
5/44 PEARSON ST
DOUBLE STOREY BRICK AND METAL CLADDING DWELLING
SHED
460 VICTORIA ST
MULTI STOREY CONCRETE PANEL BUILDING
SUBJECT SITE
429 ALBERT ST
TOTAL SITE AREA: 400m²
TOTAL COVERAGE: 365m²
CLIFTON PARK WEST
HVH
443 ALBERT ST
SINGLE STOREY RENDERED BRICK DWELLINGS
441 ALBERT ST
DOUBLE STOREY WEATHERBOARD DWELLING
439 ALBERT ST
DOUBLE STOREY WEATHERBOARD DWELLING
437 ALBERT ST
SINGLE STOREY WEATHERBOARD DWELLING
427 ALBERT ST
ALBERT STREET
GILPIN PARK
GENERAL NOTES
REV DATE DESCRIPTION
CLIENT
STOCKLAND
PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056
DRAWING TITLE
SITE PLAN - EXISTING CONDITIONS / DEMOLITION PLAN
CHECKED
ML
APPROVED
AC
SCALE
1 : 200
STATUS
TOWN PLANNING
PROJECT #
25-011
DRAWING NUMBER
AR-0102
REVISION
5
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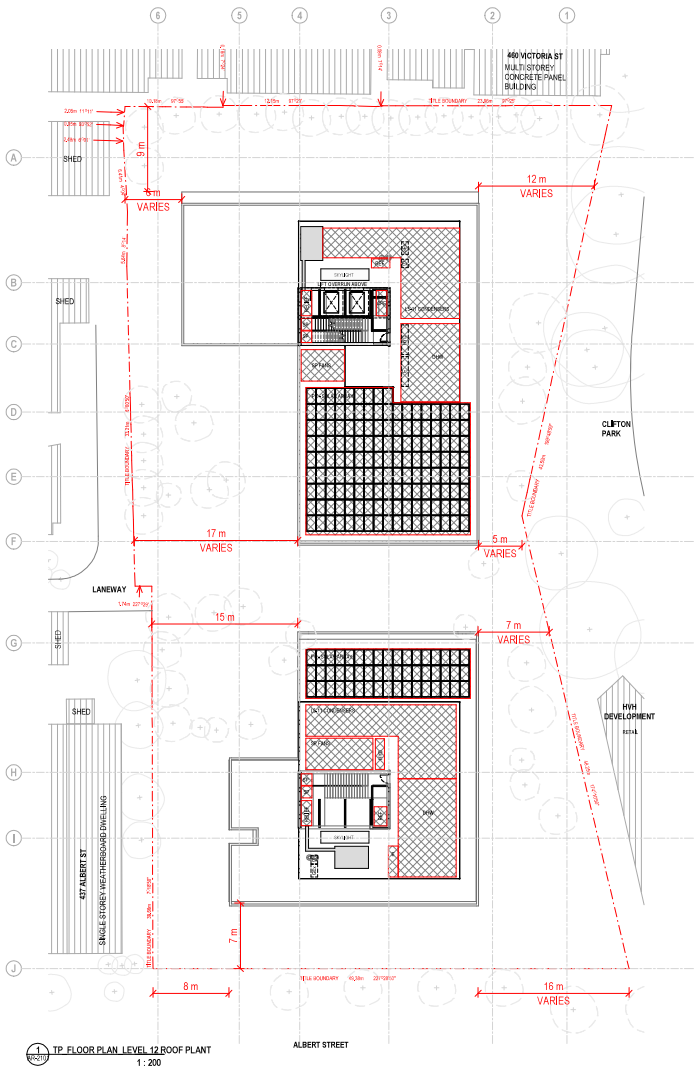

LEVEL B2 SFL
1 : 200
LEVEL B1 SFL
1 : 200
HVH DEVELOPMENT
STOCKLAND
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056
PROPOSED FLOOR PLAN_LEVEL B1-B2
ML
AC
1 : 200
TOWN PLANNING
25-011
AR-1101
13
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460 VICTORIA ST
MULTISTOREY CONCRETE PANEL BUILDING
CLIFTON PARK
HVH DEVELOPMENT
RETAIL
LANEWAY
437 ALBERT ST
SINGLE STOREY WEATHERBOARD DWELLING
ALBERT STREET
SHED
17 m VARIES
8 m
6 m VARIES
3 m VARIES
7 m VARIES
15 m
1 TP_FLOOR PLAN_GROUND FLOOR
1 : 200
3 TP_FLOOR PLAN_LEVEL 01
1 : 200
LEGEND - PROGRAM
RESIDENTIAL 1 BED
RESIDENTIAL 2 BED
RESIDENTIAL 3 BED
LANDSCAPE AREAS
CIRCULATION
SERVICES
CLIENT
STOCKLAND
PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056
DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL GF-01
CHECKED
ML
APPROVED
AC
SCALE
1 : 200
STATUS
TOWN PLANNING
PROJECT #
25-011
DRAWING NUMBER
AR-1102
REVISION
12
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460 VICTORIA ST
MULTISTOREY
CONCRETE PANEL
BUILDING
SHED
CLIFTON
PARK
LANEWAY
HVH
DEVELOPMENT
RETAIL
437 ALBERT ST
SINGLE STOREY WEATHERBOARD DWELLING
ALBERT STREET
17 m
VARIES
15 m
11 m
6 m
3 m
8 m
7 m
1 TP FLOOR PLAN LEVEL 02-03
1 : 200
2 TP FLOOR PLAN LEVEL 04
1 : 200
LEGEND - PROGRAM
RESIDENTIAL 1 BED
RESIDENTIAL 2 BED
RESIDENTIAL 3 BED
LANDSCAPE AREAS
CIRCULATION
SERVICES
CLIENT
STOCKLAND
PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056
DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL 02-04
CHECKED
ML
APPROVED
AC
SCALE
1 : 200
STATUS
TOWN PLANNING
PROJECT #
25-011
DRAWING NUMBER
AR-1103
REVISION
13
Jackson Clements Burrows


#60 VICTORIA ST
MULTI STOREY
CONCRETE PANEL
BUILDING
SHED
CLIFTON
PARK
LANEWAY
HVH
DEVELOPMENT
RETAIL
437 ALBERT ST
SINGLE STOREY WEATHERBOARD DWELLING
ALBERT STREET
1 TP_FLOOR PLAN_LEVEL 05
1 : 200
2 TP_FLOOR PLAN_LEVEL 06
1 : 200
LEGEND - PROGRAM
RESIDENTIAL 1 BED
RESIDENTIAL 2 BED
RESIDENTIAL 3 BED
LANDSCAPE AREAS
CIRCULATION
SERVICES
CLIENT
STOCKLAND
PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056
DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL
05-06
CHECKED
ML
APPROVED
AC
SCALE
1 : 200
STATUS
TOWN PLANNING
PROJECT #
25-011
DRAWING NUMBER
AR-1104
REVISION
13
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Clements
Burrows


460 VICTORIA ST
MULTI STOREY
CONCRETE PANEL
BUILDING
SHED
CLIFTON
PARK
LANEWAY
HVH
DEVELOPMENT
RETAIL
437 ALBERT ST
SINGLE STOREY WEATHERBOARD DWELLING
ALBERT STREET
1 TP_FLOOR PLAN_LEVEL 07-09
1 : 200
2 TP_FLOOR PLAN_LEVEL 10
1 : 200
LEGEND - PROGRAM
RESIDENTIAL 1 BED
RESIDENTIAL 2 BED
RESIDENTIAL 3 BED
LANDSCAPE AREAS
CIRCULATION
SERVICES
CLIENT
STOCKLAND
PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056
DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL
07-11
CHECKED
ML
APPROVED
AC
SCALE
1 : 200
STATUS
TOWN PLANNING
PROJECT #
25-011
DRAWING NUMBER
AR-1105
REVISION
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0	15/12/2025	FOR INFORMATION
1	21/1/2026	FOR INFORMATION
2	29/1/2026	FOR INFORMATION
3	04/2/2026	FOR INFORMATION
4	11/2/2026	FOR INFORMATION
5	18/2/2026	DRAFT TPA TOWN PLANNING
6	25/2/2026	FOR INFORMATION
7	27/2/2026	80% TOWN PLANNING
8	02/3/2026	90% TOWN PLANNING
9	05/3/2026	100% TPA SUBMISSION
10	12/3/2026	FOR INFORMATION

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PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
PROPOSED FLOOR PLAN ROOF

CHECKED ML
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SCALE
1 : 200
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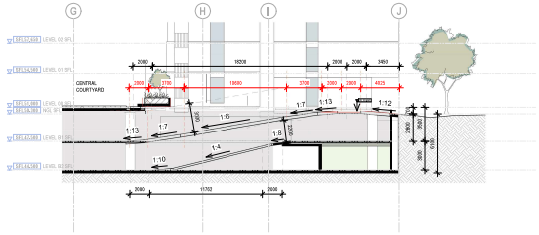
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A B C D E F G H I J
ALBERT STREET
20850
6210
33570
36200
14650
1 TP WEST ELEVATION
1 : 200
6 5 4 3 2 1
LOW-RISE RESIDENTIAL
HVH
36200
33570
14650
2 TP SOUTH ELEVATION
1 : 200
EXTERNAL FINISHES
GENERAL NOTES
REV DATE DESCRIPTION
CLIENT
STOCKLAND
PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056
DRAWING TITLE
ELEVATIONS
CHECKED
ML
APPROVED
AC
SCALE
1 : 200
STATUS
TOWN PLANNING
PROJECT #
25-011
DRAWING NUMBER
AR-2101
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ALBERT STREET
3 STOREY MULTIRES
32750
20950
621
TP EAST ELEVATION
1 : 200
HVH
LOW-RISE RESIDENTIAL
33550
20950
TP NORTH ELEVATION
1 : 200
EXTERNAL FINISHES
GENERAL NOTES
CLIENT
STOCKLAND
PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056
DRAWING TITLE
ELEVATIONS
CHECKED
ML
APPROVED
AC
SCALE
1 : 200
STATUS
TOWN PLANNING
PROJECT #
25-011
DRAWING NUMBER
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1 TP SECTION 04
1 : 200



2 TP BASEMENT RAMP CLEARANCE
1 : 200

GENERAL NOTES

REV | DATE | DESCRIPTION

CLIENT
STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
SECTIONS

CHECKED ML | APPROVED AC

SCALE
1 : 200

STATUS
TOWN PLANNING

PROJECT #
25-011

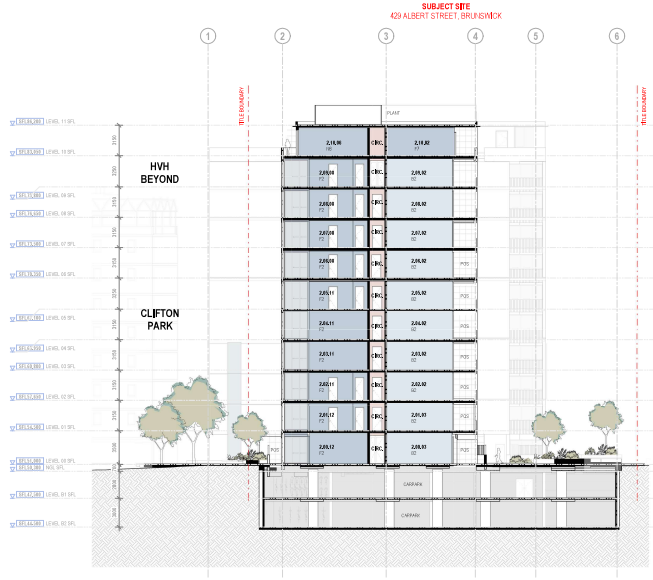
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REVISION
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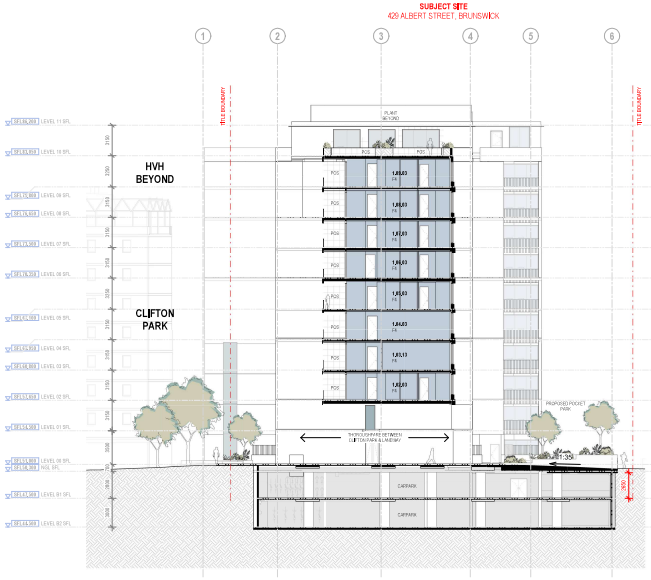
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1 TP_SECTION 01
1 : 200



2 TP_RAMP AND CARPARK_SECTION
1 : 200

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REV	DATE	DESCRIPTION
0	15/12/2025	FOR PRELIMINARY ISSUE
1	16/12/2025	DRAFT TOWN PLANNING
2	19/12/2025	FOR PRELIMINARY ISSUE
3	23/12/2025	80% TOWN PLANNING
4	31/12/2025	90% TOWN PLANNING
5	05/01/2026	100% TP SUBMISSION
6	12/01/2026	FOR PRELIMINARY ISSUE

CLIENT
STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
SECTIONS

CHECKED ML
APPROVED AC

SCALE
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STATUS
TOWN PLANNING

PROJECT #
25-011

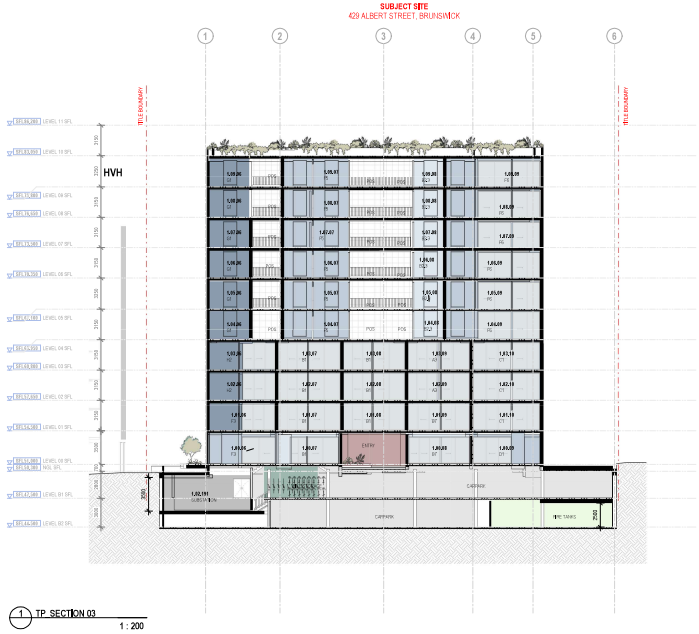
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REV	DATE	DESCRIPTION
0	15/12/2025	FOR PRELIMINARY REVIEW
1	16/12/2025	DRAFT TPA TOWN PLANNING
2	19/12/2025	FOR PRELIMINARY REVIEW
3	23/12/2025	80% TOWN PLANNING
4	31/12/2025	90% TOWN PLANNING
5	05/01/2026	100% TPA SUBMISSION
6	12/01/2026	FOR PRELIMINARY REVIEW

CLIENT
STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
SECTIONS

CHECKED ML
APPROVED AC

SCALE
1 : 200
@A1

STATUS
TOWN PLANNING

PROJECT #
25-011

DRAWING NUMBER
AR-3102

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BADS SCHEDULE

APT NAME	APT TYPE	APT AREA	USEABLE P.O.S.	STORAGE VOLUMES INTERNAL STORAGE	EXTERNAL STORAGE	MIN TOTAL REQ. STORAGE	ACCESSIBLE BATHROOM TYPE	CLEAR PATHWAY*	USEABLE EXTERNAL AREA	ROOM DEPTH	APARTMENT COUNT
A1	1B1B	53,0 m²	12,0 m²	8,1 m³	1,9 m³	10 m³	A	No	Yes	7300	4
A2	1B1B	48,0 m²	10,8 m²	7,4 m³	2,5 m³	10 m³	A	No	Yes	6460	1
A3	1B1B	15,4 m²	60,0 m²	8,4 m³	1,6 m³	10 m³	A	Yes	Yes	7790	8
B1	1B1B + S	64,0 m²	15,9 m²	10,1 m³	0,0 m³	10 m³	A	No	Yes	9310	3
B2	1B1B + S	57,0 m²	8,0 m²	7,4 m³	2,6 m³	10 m³	A	Yes	Yes	6750	32
B4	1B1B + S	51,0 m²	7,7 m²	10,0 m³	0,7 m³	10 m³	A	No	No	6330	10
B5	1B1B + S	57,0 m²	8,0 m²	10,3 m³	0,0 m³	10 m³	A	No	Yes	7020	1
B6	1B1B + S	59,0 m²	10,8 m²	11,7 m³	0,0 m³	10 m³	A	Yes	Yes	7040	1
C1	2B1B + S	76,0 m²	17,6 m²	13,6 m³	0,4 m³	14 m³	A	Yes	Yes	7460	4
C3	2B1B	68,0 m²	8,1 m²	10,5 m³	3,5 m³	14 m³	A	No	Yes	7100	5
D2	2B1B + S	75,0 m²	8,0 m²	9,1 m³	4,9 m³	14 m³	A	Yes	Yes	8270	6
E1	2B2B + S	83,0 m²	8,0 m²	14,0 m³	0,0 m³	14 m³	A	No	Yes	8270	18
F1	2B2B + S	85,0 m²	8,0 m²	10,2 m³	3,8 m³	14 m³	A	Yes	Yes	8950	37
F2	2B2B + S	82,0 m²	8,0 m²	9,1 m³	5,6 m³	14 m³	A	Yes	Yes	8790	20
F3	3B2B + S	106,0 m²	8,0 m²	14,1 m³	2,3 m³	18 m³	A	Yes	Yes	8320	4
F4	2B2B + S	93,0 m²	8,0 m²	11,3 m³	1,5 m³	14 m³	A	No	Yes	7500	16
F5	2B2B + S	82,0 m²	8,0 m²	11,1 m³	3,5 m³	14 m³	A	Yes	Yes	8580	6
F6	2B2B + S	85,0 m²	9,0 m²	14,6 m³	0,0 m³	14 m³	A	No	Yes	7880	6
F7	2B2B + S	83,0 m²	13,0 m²	14,3 m³	0,0 m³	14 m³	A	Yes	Yes	7200	9
G1	3B2B	99,0 m²	9,6 m²	15,0 m³	3,0 m³	18 m³	A	No	Yes	8330	6
H1	3B2B + S	119,0 m²	12,0 m²	20,8 m³	0,0 m³	18 m³	A	Yes	Yes	8660	6
H3	3B2B + S	100,0 m²	13,0 m²	21,6 m³	0,0 m³	18 m³	A	Yes	Yes	7200	4
H4	3B2B + S	111,0 m²	12,0 m²	12,5 m³	5,1 m³	18 m³	A	Yes	Yes	8040	3
H6	3B2B + S	120,9 m²	46,7 m²	19,9 m³	0,0 m³	18 m³	A	Yes	Yes	4000	1
N1	1B1B + S	62,0 m²	8,1 m²	7,7 m³	2,1 m³	10 m³	A	No	Yes	7140	1
N2	3B2B + S	95,0 m²	13,6 m²	18,2 m³	0,0 m³	14 m³	A	Yes	Yes	8090	1
N3	2B2B + S	106,8 m²	15,4 m²	18,7 m³	0,0 m³	14 m³	A	Yes	Yes	1790	1
N4	2B2B	79,2 m²	9,0 m²	11,2 m³	3,8 m³	18 m³	A	Yes	Yes	7290	1
N5	2B2B + S	116,0 m²	16,1 m²	18,7 m³	0,0 m³	18 m³	A	Yes	Yes	700	1
N6	3B2B + S	116,0 m²	16,1 m²	15,6 m³	1,9 m³	18 m³	A	Yes	Yes	6710	1
N7	3B2B + S	118,0 m²	18,2 m²	16,3 m³	1,7 m³	18 m³	A	Yes	Yes	2550	1
N8	2B2B	88,7 m²	14,3 m²	12,2 m³	1,8 m³	18 m³	A	No	Yes	6350	1
N9	3B2B + S	120,5 m²	69,7 m²	14,4 m³	3,6 m³	14 m³	A	Yes	Yes	2500	1
N10	3B2B + S	94,5 m²	50,7 m²	11,9 m³	2,1 m³	14 m³	A	No	Yes	6770	1
N11	2B1B + S	95,9 m²	32,8 m²	12,5 m³	1,5 m³	14 m³	A	Yes	Yes	7710	1
N12	3B2B + S	102,4 m²	23,4 m²	14,8 m³	3,2 m³	18 m³	A	Yes	Yes	6510	1

Natural Ventilation	Count
Yes	80
No	50
TOT	130

= 61%

*Min. 40% required

BADS SCHEDULE NOTES:

100% OF APARTMENTS ACHIEVE MINIMUM 800MM WIDE CLEAR DOORWAY AT APARTMENT ENTRY AND MASTER BEDROOM.

100% OF APARTMENTS PROVIDE ACCESS TO AN ACCESSIBLE BATHROOM.

*APARTMENT MEETS THE BADS OBJECTIVE FOR CLEAR ACCESSIBLE PATHWAY IN PRINCIPLE

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2	27/01/26	60% TOWN PLANNING
3	02/02/26	80% TOWN PLANNING
4	10/02/26	FOR INFORMATION
5	12/02/26	100% DFP SUBMISSION APARTMENT TYPES

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PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
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DRAWING TITLE
BADS COMPLIANCE SCHEDULE

CHECKED ML
APPROVED AC

SCALE
@A1

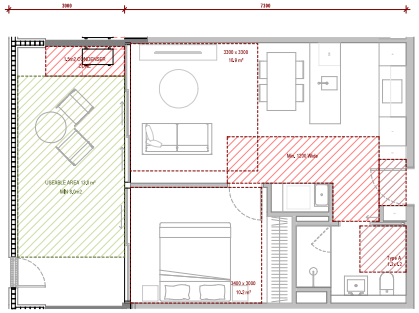
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PROJECT # 25-011

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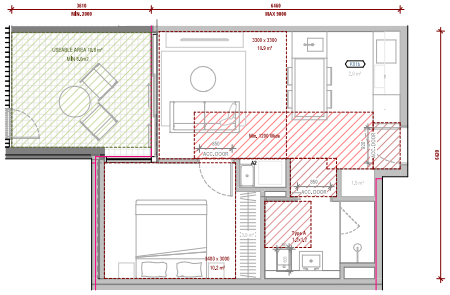
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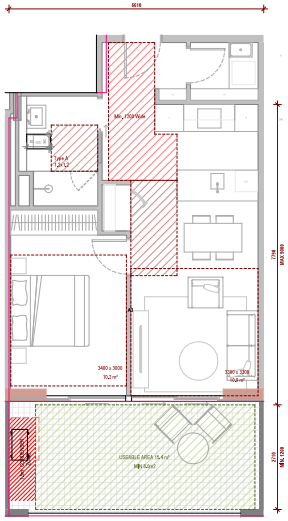
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4 APARTMENT PLANS - A1
429 ALBERT ST
1 : 50



2 APARTMENT PLANS - A2
429 ALBERT ST
1 : 50



3 APARTMENT PLANS - A3
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

GENERAL NOTES

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0	16/12/25	DRAFT FOR TOWN PLANNING
1	20/12/25	FOR INFORMATION
2	17/01/26	90% TOWN PLANNING
3	22/01/26	90% TOWN PLANNING
4	09/04/26	FOR INFORMATION
5	12/05/26	FOR INFORMATION

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PROJECT
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429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
APARTMENT PLANS - TYPE A

CHECKED ML
APPROVED AC

SCALE
As indicated
@A1 0m 1m 2m 3m

STATUS
TOWN PLANNING

PROJECT #
25-011

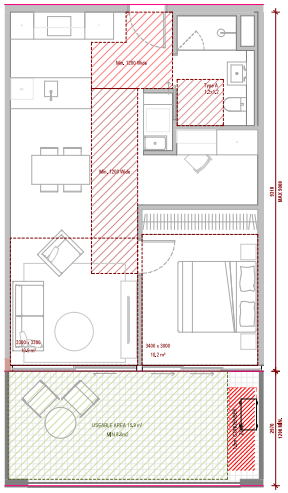
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REVISION
5

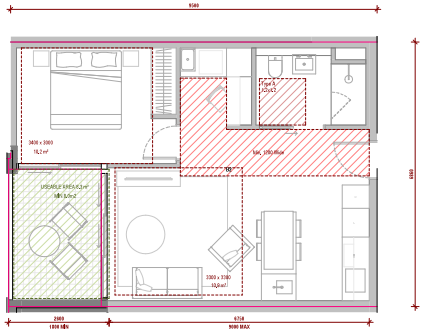
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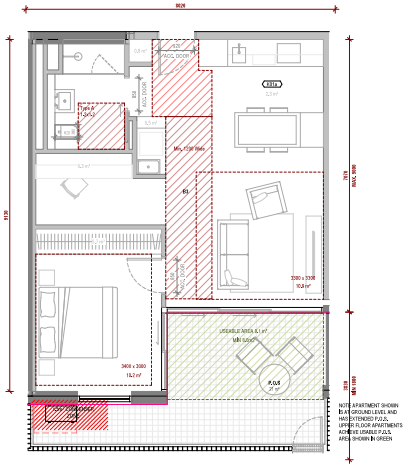
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1 APARTMENT PLANS - B1
429 ALBERT ST 1 : 50



2 APARTMENT PLANS - B2
429 ALBERT ST 1 : 50



3 APARTMENT PLANS - B3
429 ALBERT ST 1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

GENERAL NOTES

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3	02/02/26	90% TOWN PLANNING
4	09/04/26	FOR INFORMATION
5	12/05/26	FOR INFORMATION

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DRAWING TITLE
APARTMENT PLANS - TYPE B

CHECKED ML APPROVED AC

SCALE
As indicated

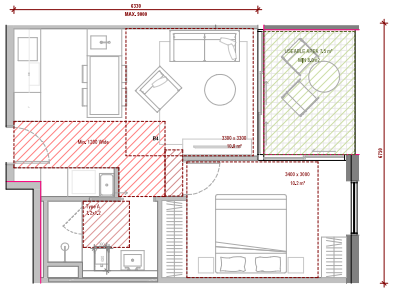
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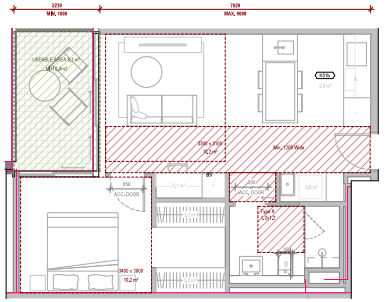
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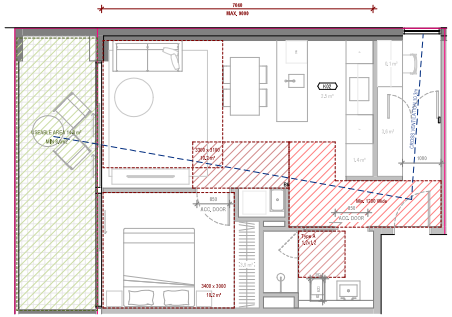
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1 APARTMENT PLANS - B4
429 ALBERT ST
1 : 50



2 APARTMENT PLANS - B5
429 ALBERT ST
1 : 50



3 APARTMENT PLANS - B6
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

MIN DIM
MIN LIVING AREA
ACCESSIBLE CIRCULATION PATH
USEABLE BALCONY ZONE
ACCESSIBLE BATHROOM TYPE A
CROSS VENTILATION
MIN BEDROOM AREA

GENERAL NOTES

REV DATE DESCRIPTION

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429 ALBERT ST
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DRAWING TITLE
APARTMENT PLANS - TYPE B - SHEET 2

CHECKED Checker APPROVED Approver

SCALE
As indicated

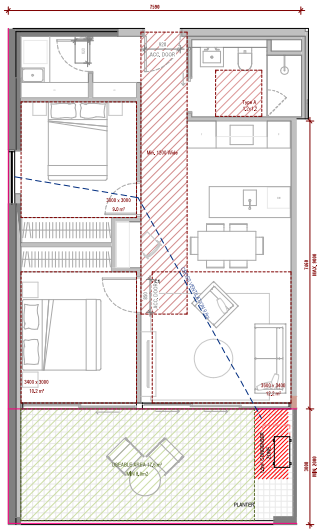
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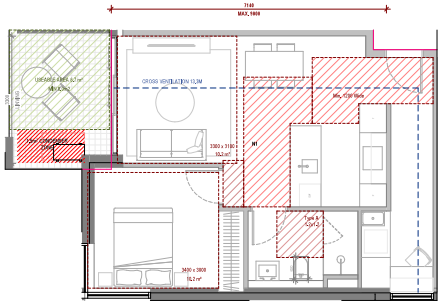
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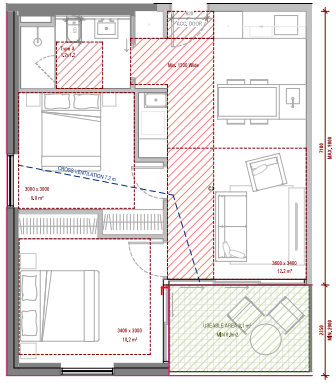


1 APARTMENT PLANS - C1
429 ALBERT ST
1 : 50



2 APARTMENT PLANS - C2
429 ALBERT ST
1 : 50

REFER TO APT TYPE N1



3 APARTMENT PLANS - C3
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

MIN DIM
MIN LIVING AREA
ACCESSIBLE CIRCULATION PATH
USEABLE BALCONY ZONE
ACCESSIBLE BATHROOM TYPE A
CROSS VENTILATION
MIN BEDROOM AREA

GENERAL NOTES

REV	DATE	DESCRIPTION
0	16/12/25	DRAFT FOR TOWN PLANNING
1	20/12/25	FOR INFORMATION
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3	22/01/26	80% TOWN PLANNING
4	05/02/26	FOR INFORMATION
5	12/02/26	FOR INFORMATION

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3056

DRAWING TITLE
APARTMENT PLANS - TYPE C

CHECKED ML
APPROVED AC

SCALE
As indicated

STATUS
TOWN PLANNING

PROJECT #
25-011

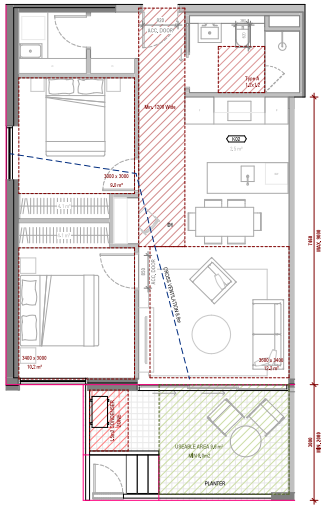
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REVISION
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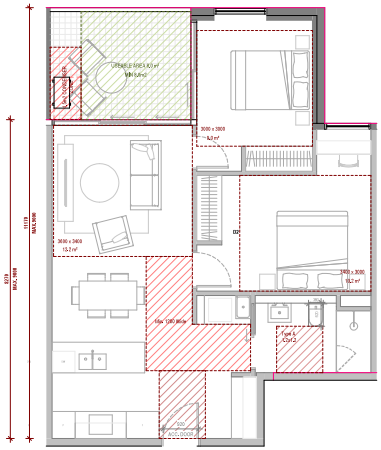
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1 APARTMENT PLANS - D1
429 ALBERT ST
1 : 50



2 APARTMENT PLANS - D2
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

MIN DIM
MIN LIVING AREA
ACCESSIBLE CIRCULATION PATH
USEABLE BALCONY ZONE
ACCESSIBLE BATHROOM TYPE A
CROSS VENTILATION
MIN BEDROOM AREA

GENERAL NOTES

REV DATE DESCRIPTION
0 16/2/26 DRAFT FOR TOWN PLANNING
1 25/2/26 FOR INFORMATION
2 27/2/26 90% TOWN PLANNING
3 02/3/26 90% TOWN PLANNING
4 09/3/26 FOR INFORMATION
5 17/3/26 FOR INFORMATION
6 19/3/26 FOR INFORMATION

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429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
APARTMENT PLANS - TYPE D

CHECKED ML
APPROVED AC

SCALE
As indicated
@A1

STATUS
TOWN PLANNING

PROJECT #
25-011

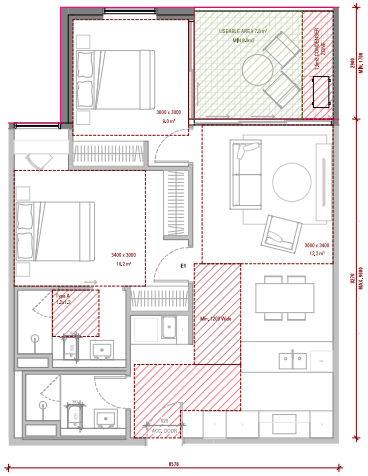
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1 APARTMENT PLANS - E1
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

MIN DIM
MIN LIVING AREA
ACCESSIBLE CIRCULATION PATH
USEABLE BALCONY ZONE
ACCESSIBLE BATHROOM TYPE A
CROSS VENTILATION
MIN BEDROOM AREA

TYPE: CUSTOM - 1B

INSTANCES: 2

ACHIEVES CROSS FLOW VENTILATION: YES

ACHIEVES MIN INTERNAL STORAGE: YES, 12.4m³
ACHIEVES MIN. TOTAL STORAGE: YES, 21.2m³
CAGED STORAGE PROVIDED: YES, 8

ACHIEVES ACCESSIBILITY: YES

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3	22/01/26	80% TOWN PLANNING
4	05/02/26	FOR INFORMATION
5	12/02/26	FOR INFORMATION

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PROJECT
429 ALBERT ST
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3056

DRAWING TITLE
APARTMENT PLANS - TYPE E

CHECKED ML
APPROVED AC

SCALE
As indicated
@A1

STATUS
TOWN PLANNING

PROJECT #
25-011

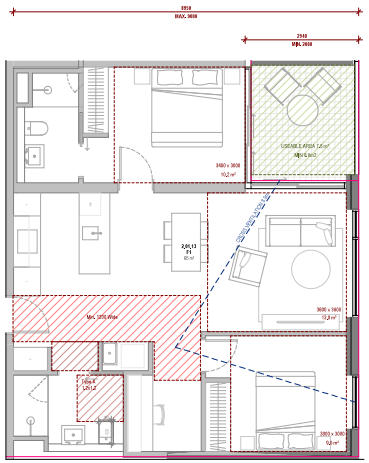
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REVISION
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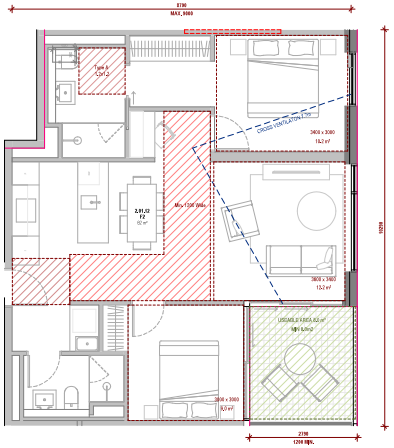
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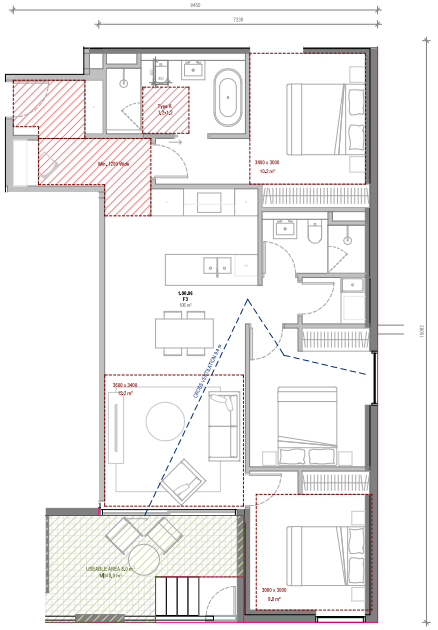
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1 APARTMENT PLANS - F1
429 ALBERT ST
1 : 50



2 APARTMENT PLANS - F2
429 ALBERT ST
1 : 50



3 APARTMENT PLANS - F3
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

MIN DIM
MIN LIVING AREA
ACCESSIBLE CIRCULATION PATH
USEABLE BALCONY ZONE
ACCESSIBLE BATHROOM TYPE A
CROSS VENTILATION
MIN BEDROOM AREA

GENERAL NOTES

REV DATE DESCRIPTION
0 16/12/25 DRAFT FOR TOWN PLANNING
1 20/12/25 FOR INFORMATION
2 17/01/26 90% TOWN PLANNING
3 22/01/26 90% TOWN PLANNING
4 05/02/26 FOR INFORMATION
5 12/02/26 FOR INFORMATION

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PROJECT
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429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
APARTMENT PLANS - TYPE F

CHECKED ML
APPROVED AC

SCALE
As indicated

STATUS
TOWN PLANNING

PROJECT #
25-011

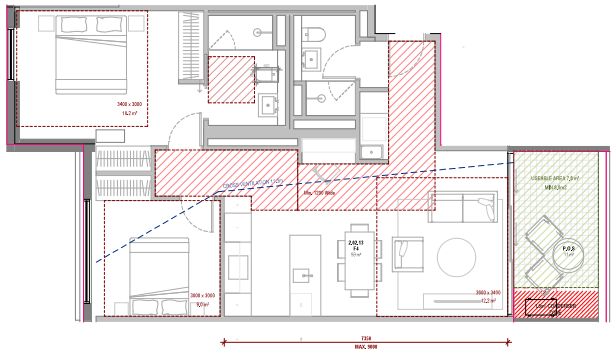
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REVISION
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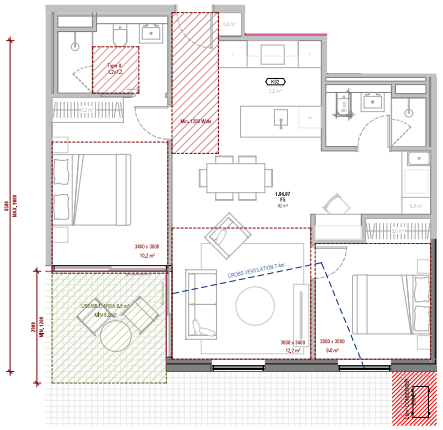
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1 APARTMENT PLANS - F4
429 ALBERT ST
1 : 50



2 APARTMENT PLANS - F5
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

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3	22/01/26	90% TOWN PLANNING
4	09/04/26	FOR INFORMATION
5	12/05/26	FOR INFORMATION

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PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
APARTMENT PLANS - TYPE F - SHEET 2

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APPROVED AC

SCALE
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STATUS
TOWN PLANNING

PROJECT #
25-011

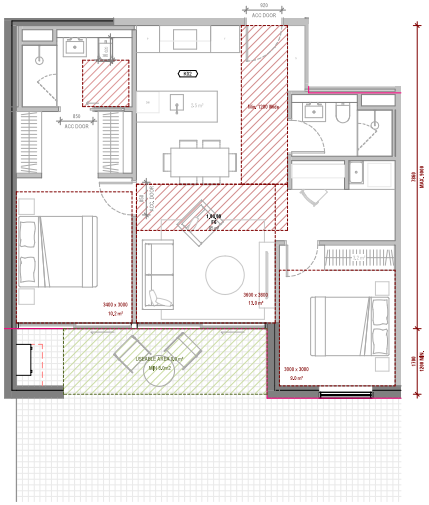
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REVISION
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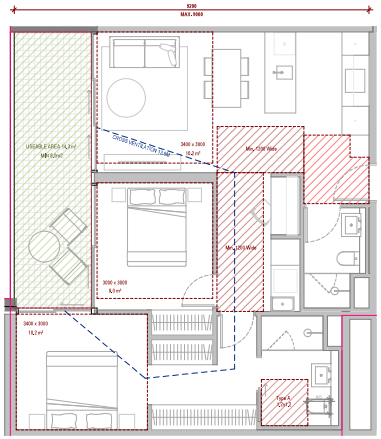
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1 APARTMENT PLANS - F6
429 ALBERT ST
1 : 50



2 APARTMENT PLANS - F7
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

GENERAL NOTES

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4	05/02/26	FOR INFORMATION
5	12/02/26	FOR INFORMATION

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PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
APARTMENT PLANS - TYPE F - SHEET 3

CHECKED ML APPROVED AC

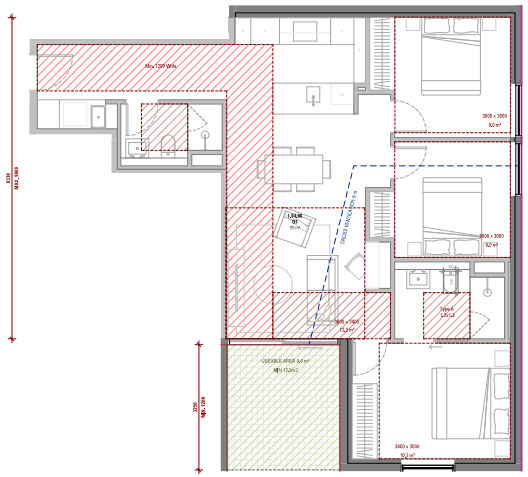
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DRAWING NUMBER AR-4603 REVISION 5

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1 APARTMENT PLANS - G1
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

GENERAL NOTES

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2	17/01/26	90% TOWN PLANNING
3	22/01/26	90% TOWN PLANNING
4	05/02/26	FOR INFORMATION
5	12/02/26	FOR INFORMATION

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429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
APARTMENT PLANS - TYPE G

CHECKED ML
APPROVED AC

SCALE
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STATUS
TOWN PLANNING

PROJECT #
25-011

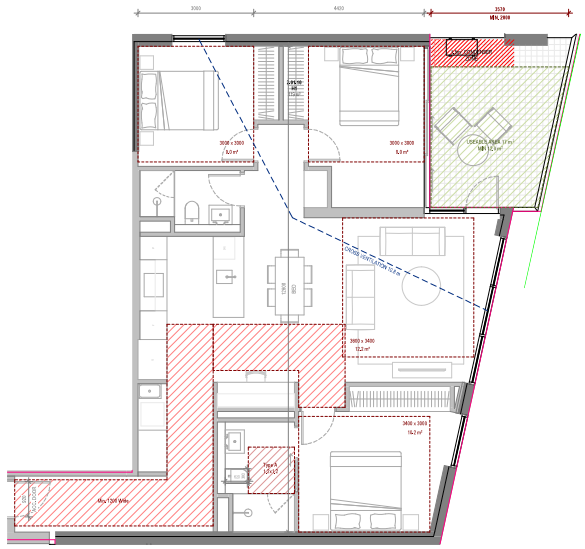
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1 APARTMENT PLANS - H1
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

GENERAL NOTES

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4	05/02/26	FOR INFORMATION
5	12/02/26	FOR INFORMATION

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STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
APARTMENT PLANS - TYPE H

CHECKED ML
APPROVED AC

SCALE
As indicated
@A1

STATUS
TOWN PLANNING

PROJECT #
25-011

DRAWING NUMBER
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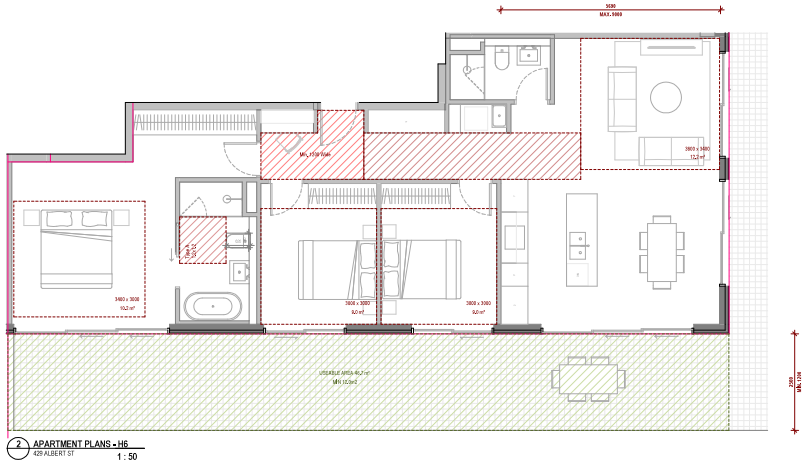
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1 APARTMENT PLANS - H3
429 ALBERT ST
1 : 50
2 APARTMENT PLANS - N2
429 ALBERT ST
1 : 50
3 APARTMENT PLANS - H4
429 ALBERT ST
1 : 50
BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY
MIN DIM
MIN LIVING AREA
ACCESSIBLE CIRCULATION PATH
USEABLE BALCONY ZONE
ACCESSIBLE BATHROOM TYPE A
CROSS VENTILATION
MIN BEDROOM AREA
GENERAL NOTES
REV DATE DESCRIPTION
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429 ALBERT ST
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DRAWING TITLE
APARTMENT PLANS - TYPE H - SHEET 2
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2 APARTMENT PLANS - H6
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

MIN DIM
MIN LIVING AREA
ACCESSIBLE CIRCULATION PATH
USEABLE BALCONY ZONE
ACCESSIBLE BATHROOM TYPE A
CROSS VENTILATION
MIN BEDROOM AREA

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3	22/01/26	90% TOWN PLANNING
4	05/02/26	FOR INFORMATION
5	17/02/26	FOR INFORMATION
6	12/03/26	FOR INFORMATION

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3056

DRAWING TITLE
APARTMENT PLANS - TYPE H - SHEET 3

CHECKED ML
APPROVED AC

SCALE
As indicated
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STATUS
TOWN PLANNING

PROJECT #
25-011

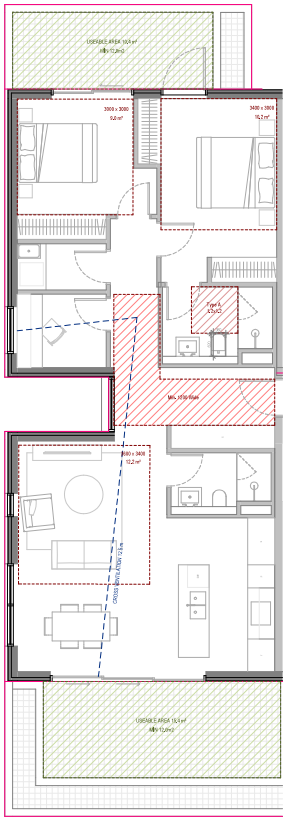
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1 APARTMENT PLANS - N3
429 ALBERT ST
1 : 50

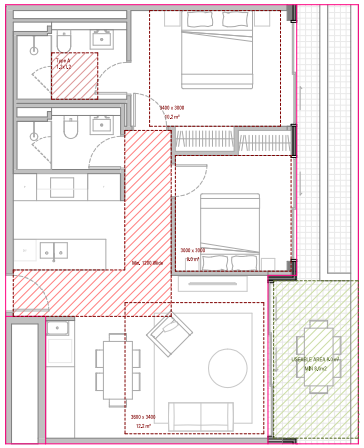
TYPE: CUSTOM

INSTANCES: 1
ACHIEVES CROSS FLOW VENTILATION: YES

ACHIEVES MIN. 10m³ INTERNAL STORAGE:
ACHIEVES MIN. 10m³ TOTAL STORAGE:
CAGED STORAGE PROVIDED:

ACHIEVES ACCESSIBILITY: NO

CONDENSER LOCATION: CONDENSER FARM



2 APARTMENT PLANS - N4
429 ALBERT ST
1 : 50

TYPE: CUSTOM

INSTANCES: 1
ACHIEVES CROSS FLOW VENTILATION: NO

ACHIEVES MIN. 10m³ INTERNAL STORAGE:
ACHIEVES MIN. 10m³ TOTAL STORAGE:
CAGED STORAGE PROVIDED:

ACHIEVES ACCESSIBILITY: NO

CONDENSER LOCATION: CONDENSER FARM

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

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DRAWING TITLE
APARTMENT PLANS - TYPE N

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APPROVED AC

SCALE
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STATUS
TOWN PLANNING

PROJECT #
25-011

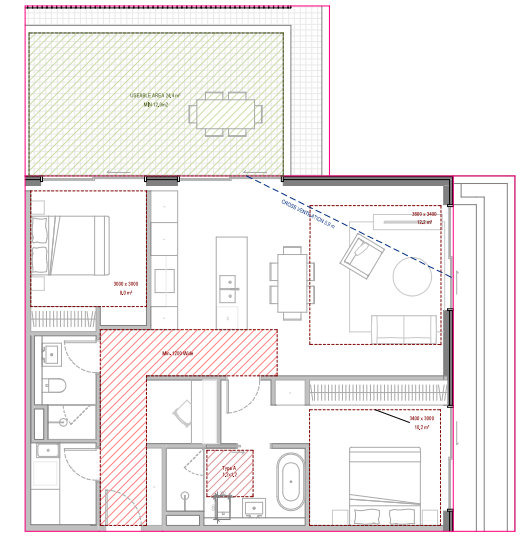
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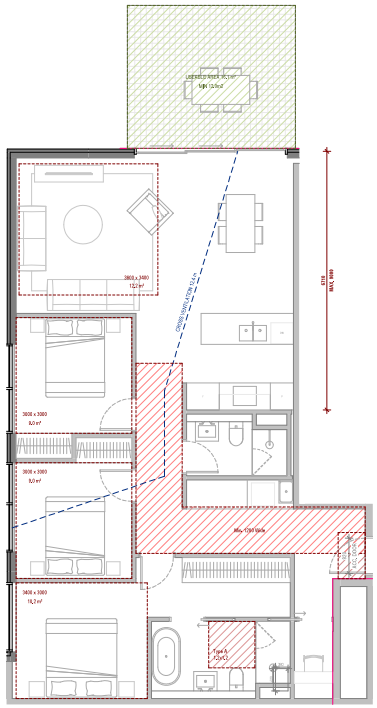
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1 APARTMENT PLANS - N5
429 ALBERT ST
1 : 50



2 APARTMENT PLANS - N6
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

MIN DIM
MIN LIVING AREA
ACCESSIBLE CIRCULATION PATH
USEABLE BALCONY ZONE
ACCESSIBLE BATHROOM TYPE A
CROSS VENTILATION
MIN BEDROOM AREA

GENERAL NOTES

REV DATE DESCRIPTION

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429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
APARTMENT PLANS - TYPE N - SHEET 1

CHECKED ML
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SCALE
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STATUS
TOWN PLANNING

PROJECT #
25-011

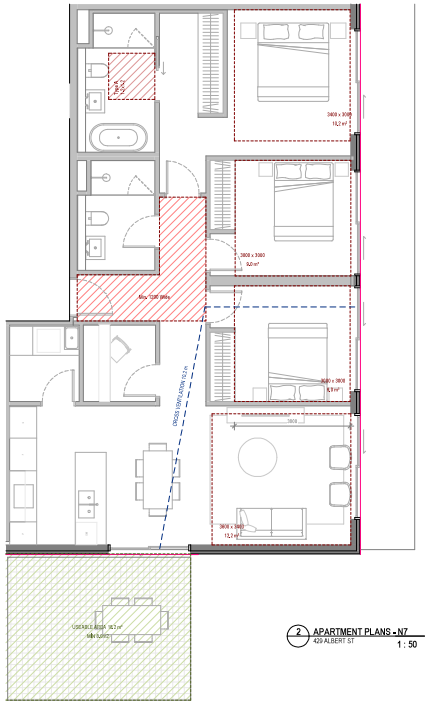
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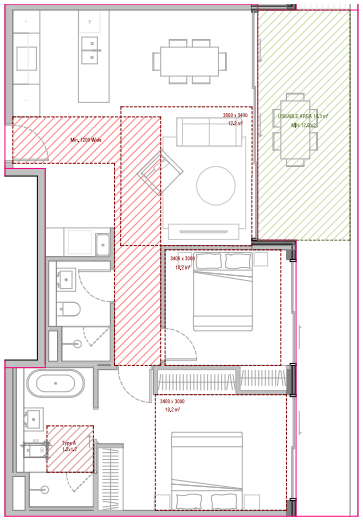
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2 APARTMENT PLANS - N7
429 ALBERT ST
1 : 50



1 APARTMENT PLANS - N8
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

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3	06/01/2026	FOR INFORMATION
4	12/01/2026	FOR INFORMATION

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429 ALBERT ST
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DRAWING TITLE
APARTMENT PLANS - TYPE N - SHEET 2

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SCALE
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STATUS
TOWN PLANNING

PROJECT #
25-011

DRAWING NUMBER
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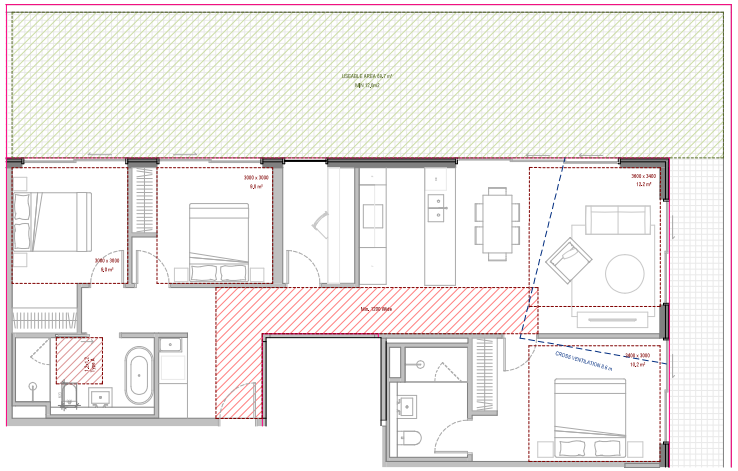
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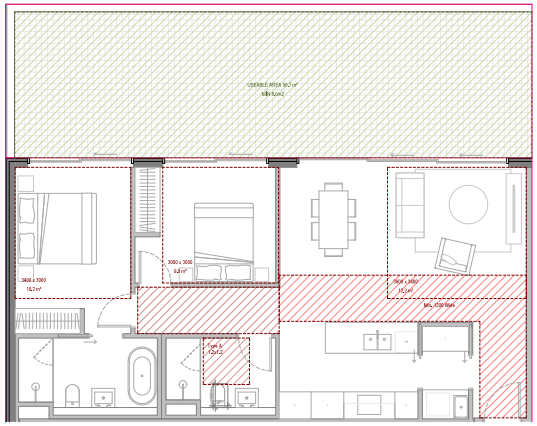
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1 APARTMENT PLANS - N9
429 ALBERT ST 1 : 50



2 APARTMENT PLANS - N10
429 ALBERT ST 1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

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1	30/12/25	FOR PLANNING
2	05/01/26	NON TOWN PLANNING
3	09/01/26	FOR PLANNING
4	12/01/26	FOR PLANNING

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429 ALBERT STREET BRUNSWICK 3056

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APARTMENT PLANS - TYPE N - SHEET 3

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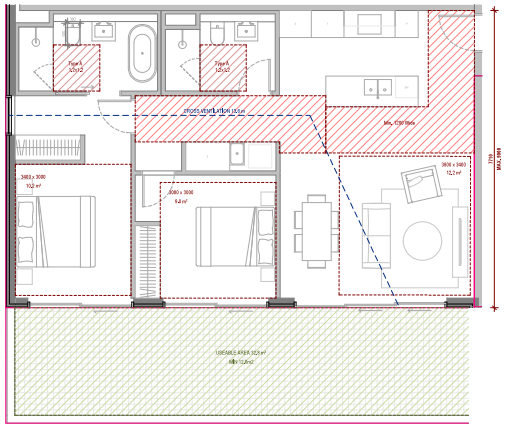
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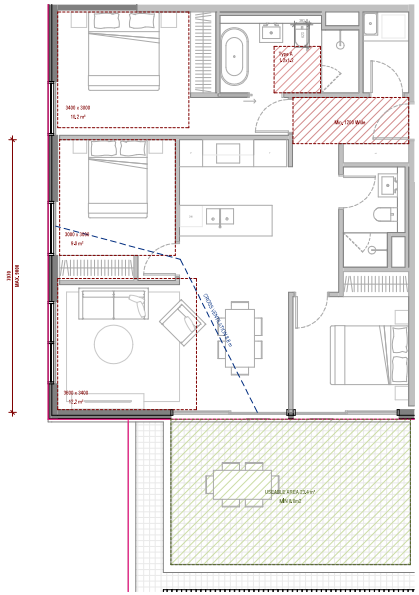
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1 APARTMENT PLANS - N11
429 ALBERT ST
1 : 50



2 APARTMENT PLANS - N12
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

MIN DIM
MIN LIVING AREA
ACCESSIBLE CIRCULATION PATH
USEABLE BALCONY ZONE
ACCESSIBLE BATHROOM TYPE A
CROSS VENTILATION
MIN BEDROOM AREA

GENERAL NOTES

REV DATE DESCRIPTION

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PROJECT
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DRAWING TITLE
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STATUS
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PROJECT #
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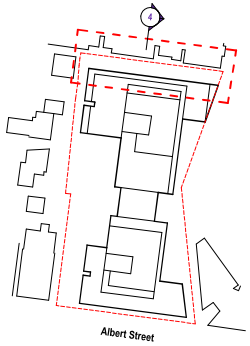
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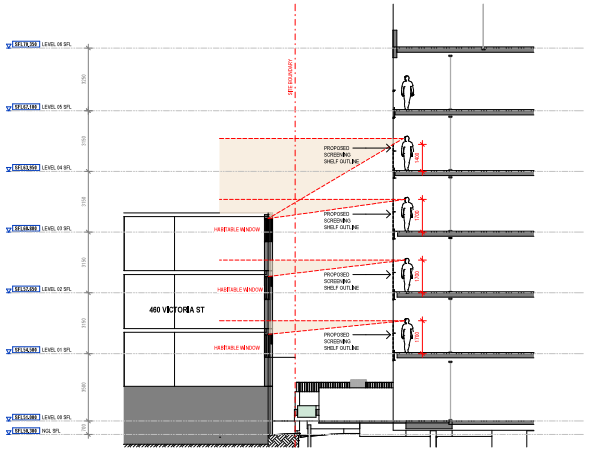
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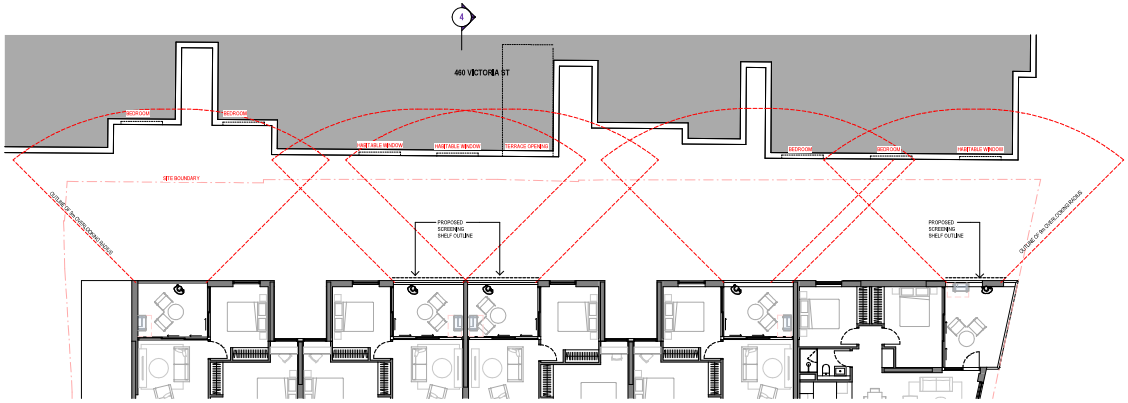
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2 TP_SECTION 04_DTP MASS_OVERLOOKING NORTH
1 : 100



1 TP_FLOOR PLAN_LEVEL 01_OVERLOOKING NORTH
1 : 100

GENERAL NOTES

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1	23/12/25	FOR INFORMATION
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3	22/01/26	90% TOWN PLANNING
4	05/02/26	100% TP SUBMISSION
5	12/02/26	FOR INFORMATION

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PROJECT
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DRAWING TITLE
OVERLOOKING DIAGRAMS

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SCALE
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PROJECT #
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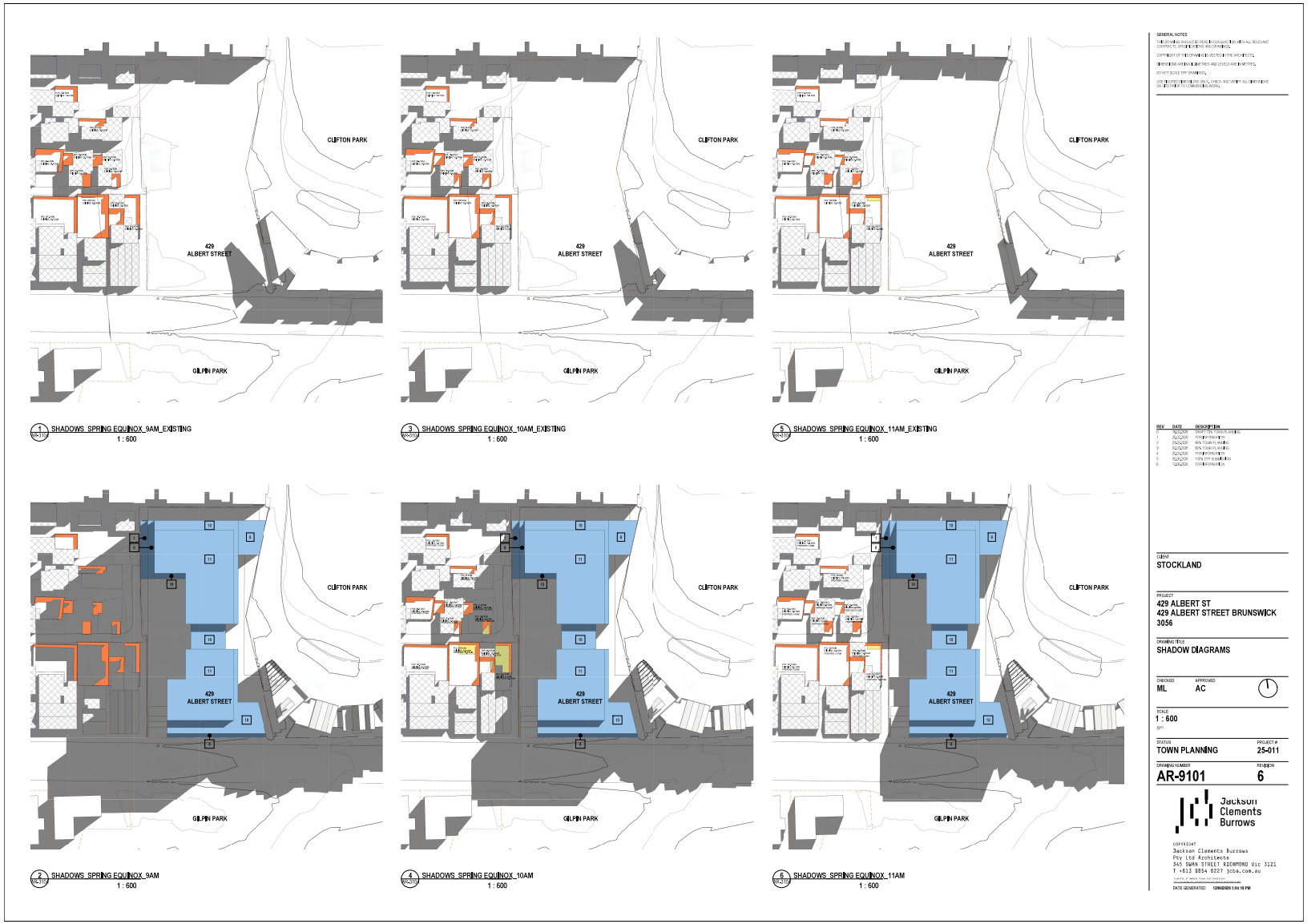
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CLIFTON PARK
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5 SHADOWS_SPRING EQUINOX_11AM_EXISTING
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1 : 600
4 SHADOWS_SPRING EQUINOX_10AM
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PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056
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AC
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DRAWING NUMBER
AR-9101
REVISION
6
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Jackson Clements Burrows Pty Ltd Architects
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1 SHADOWS_SPRING EQUINOX_3PM_EXISTING
1 : 600



2 SHADOWS_SPRING EQUINOX_3PM
1 : 600

GENERAL NOTES

REV DATE DESCRIPTION

CLIENT
STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
SHADOW DIAGRAMS

CHECKED Checker APPROVED Approver

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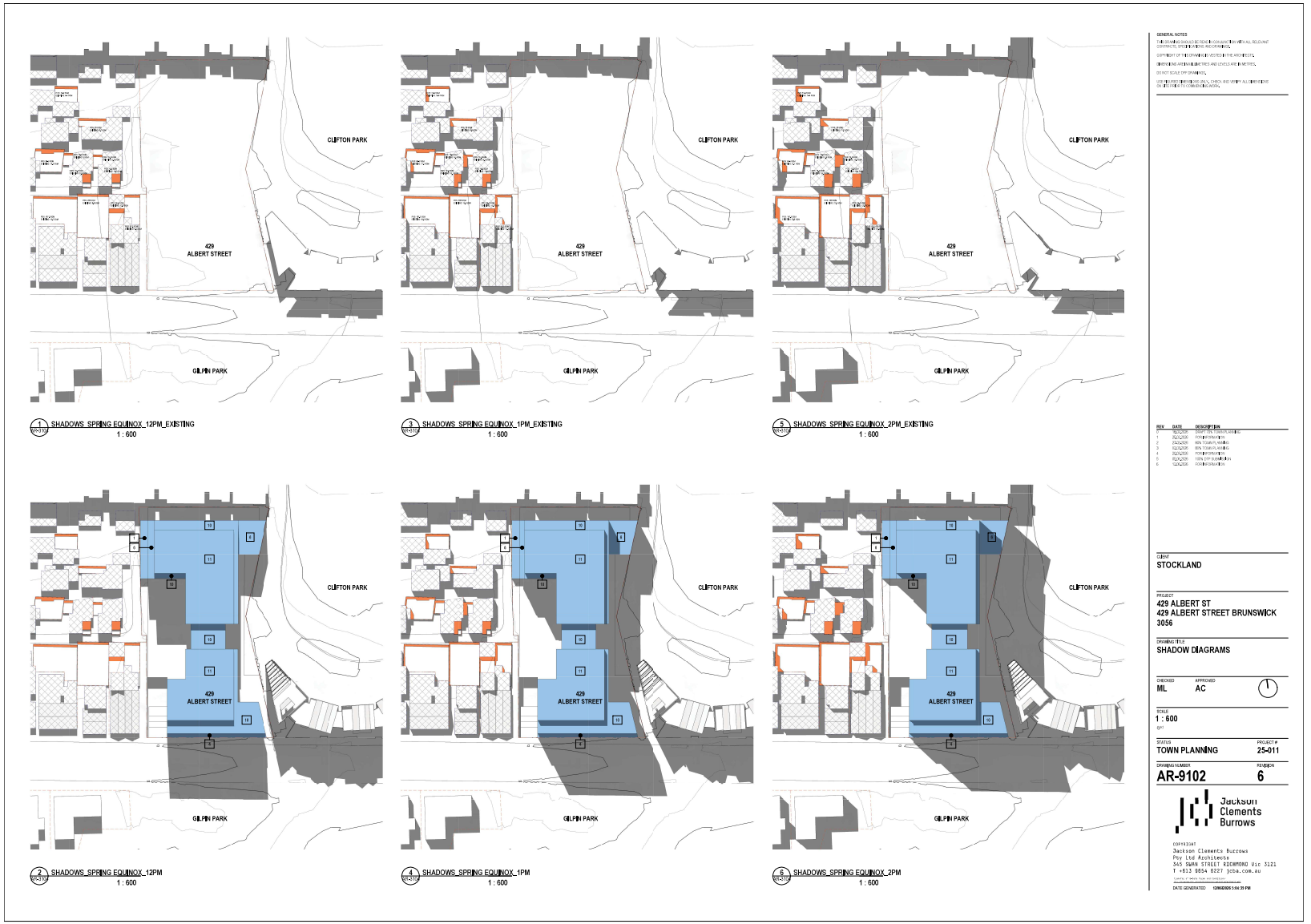
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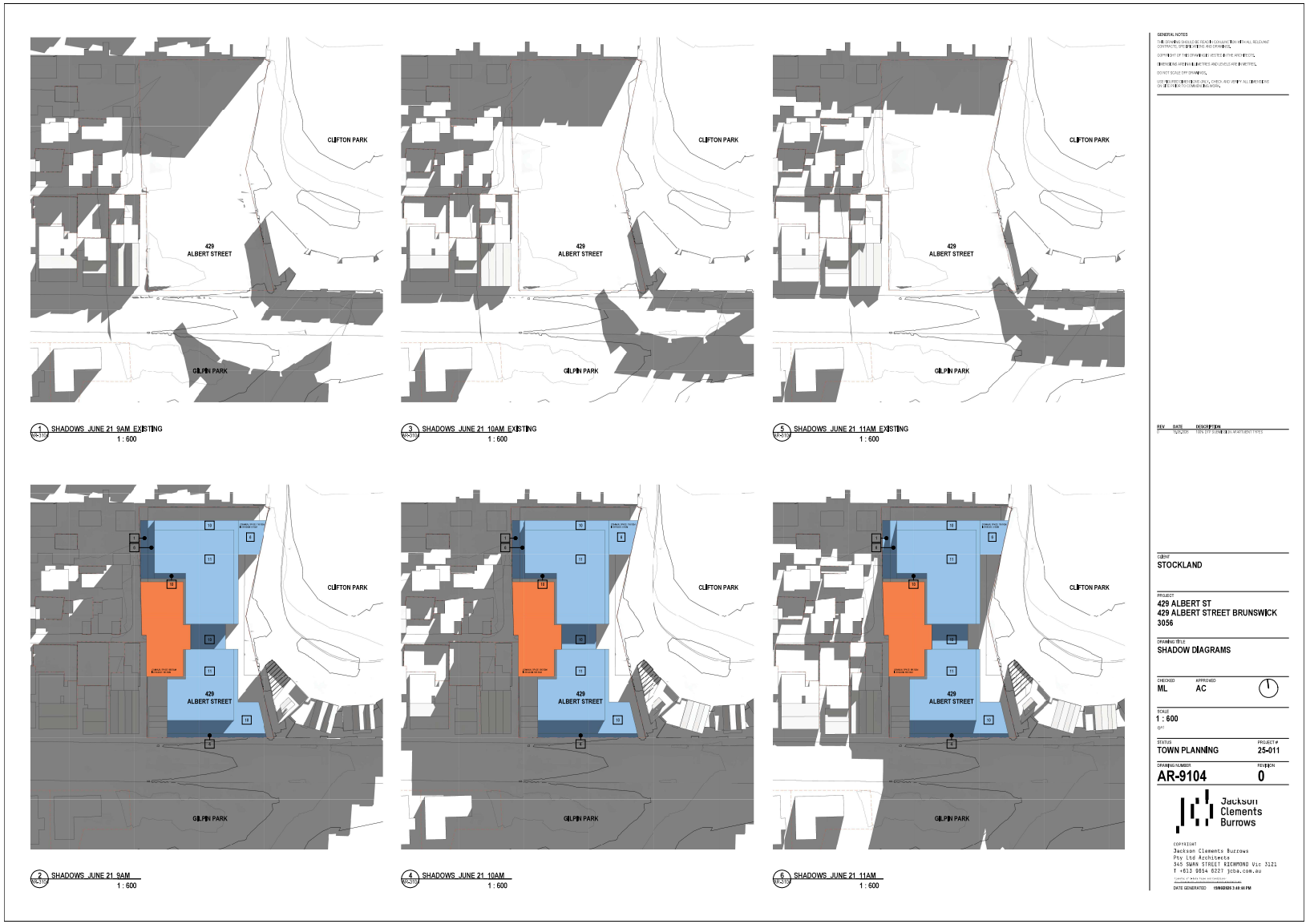
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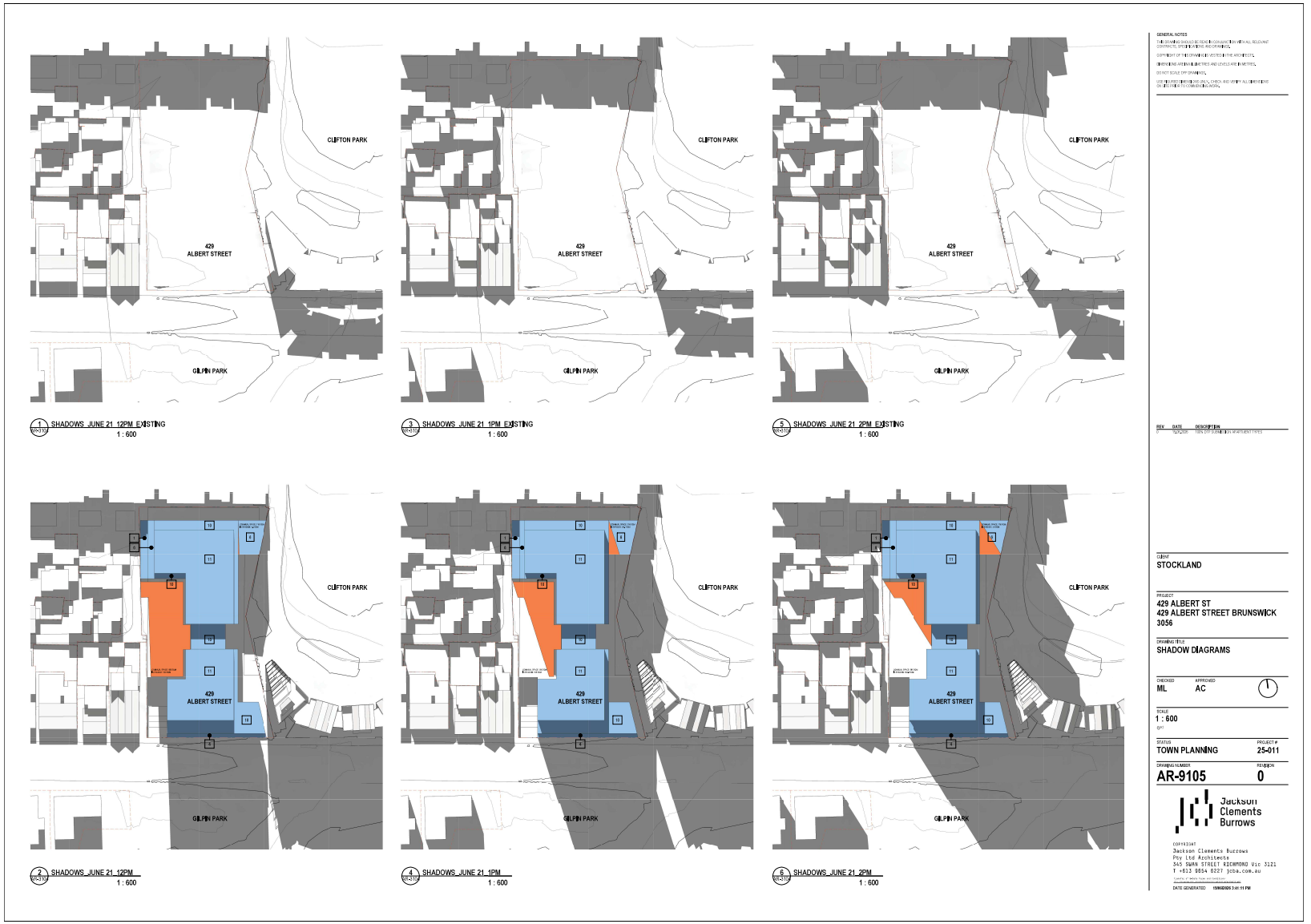
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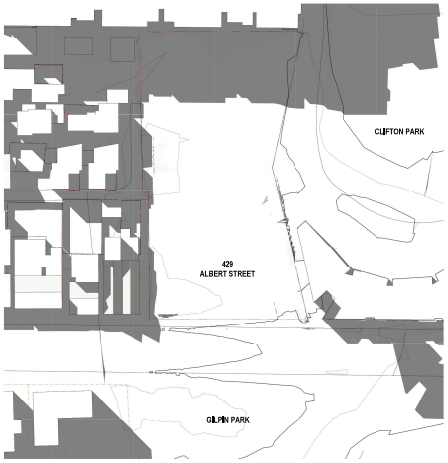
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CLIFTON PARK
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5 SHADOWS_SPRING EQUINOX_2PM_EXISTING
1 : 600
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429 ALBERT STREET BRUNSWICK
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CLIFTON PARK
429 ALBERT STREET
GILPIN PARK
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5 SHADOWS JUNE 21 11AM EXISTING
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GENERAL NOTES
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CLIFTON PARK
429 ALBERT STREET
GILPIN PARK
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GENERAL NOTES
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1 SHADOWS JUNE 21 3PM EXISTING
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2 SHADOWS JUNE 21 3PM
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GENERAL NOTES

REV DATE DESCRIPTION

CLIENT
STOCKLAND

PROJECT
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429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
SHADOW DIAGRAMS

CHECKED Checker APPROVED Approver

SCALE
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STATUS
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PROJECT #
25-011

DRAWING NUMBER
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REVISION
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Attachment 3 - 3D Model Analysis

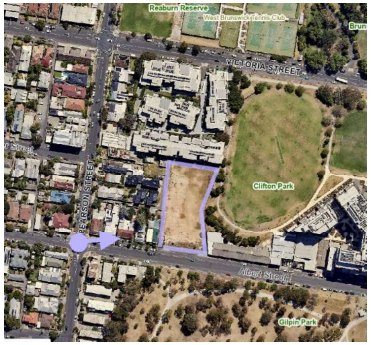
View 1 – Looking East, cnr Pearson and Albert Streets



Proposed



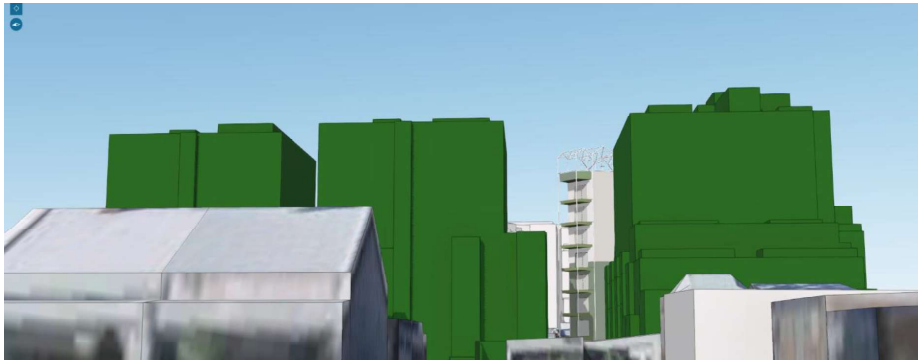
Previous permit



View 2 – Looking East, Pearson Street (entry to laneway)



Proposed



Previous permit



View 3 – Looking South-East, cnr Pearson and Victoria Streets



Proposed



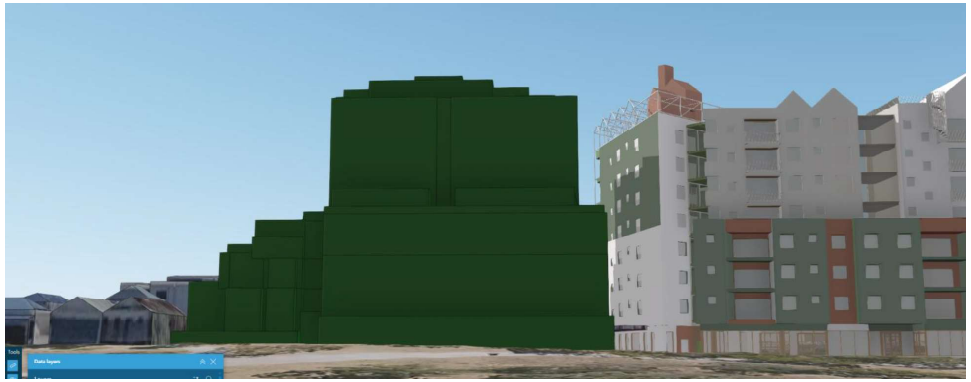
Previous permit



View 4 – Looking North from Gilpin Park across Albert Street



Proposed



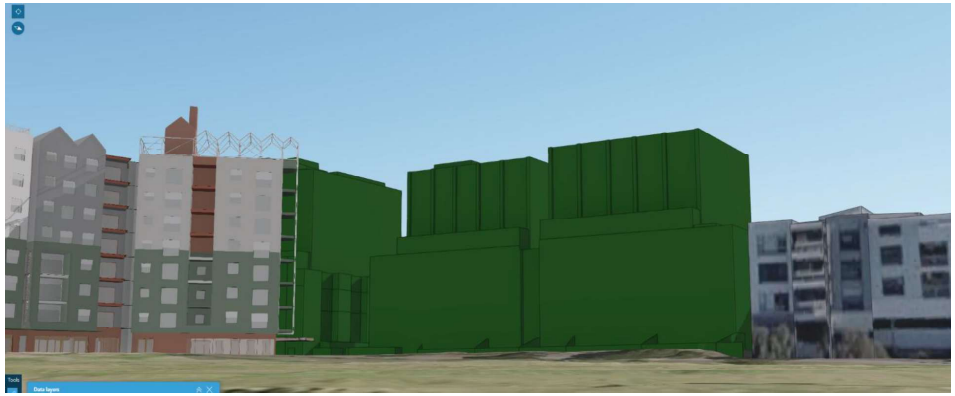
Previous Permit



View 5 – Looking South-West from Clifton Park



Proposed



Previous Permit



View 6 – Looking North-West from Gilpin Park



Proposed



Previous permit

