



Merri-bek
City Council

COUNCIL AGENDA

PLANNING AND RELATED MATTERS

Wednesday 26 February 2025

Commencing 6.30 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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ਇਹ ਕੌਂਸਲ ਦੀ ਮੀਟਿੰਗ ਦਾ ਏਜੰਡਾ ਹੈ। ਏਜੰਡੇ ਦੀ ਕਿਸੇ ਆਈਟਮ ਬਾਰੇ ਮਦਦ ਲਈ, ਕ੍ਰਿਪਾ ਕਰਕੇ 9280 0751 ਤੇ ਟੈਲੀਫੋਨ ਕਰੋ।

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 29 January 2025 be confirmed.

5. COUNCIL REPORTS

- | | | |
|-----|---|----|
| 5.1 | CITY DEVELOPMENT ACTIVITY REPORT - DECEMBER QUARTER | 4 |
| 5.2 | 342-348 VICTORIA STREET, BRUNSWICK - MINISTERIAL APPLICATION - PPE/2024/461 | 25 |

6. URGENT BUSINESS

5. COUNCIL REPORTS

5.1 CITY DEVELOPMENT ACTIVITY REPORT - DECEMBER QUARTER

Director Place and Environment, Pene Winslade

City Development

Officer Recommendation

That Council notes the City Development Activity Report – December Quarter 2024

REPORT

Executive Summary

The City Development Urban Planning Unit has continued to produce positive results with the overall application caseload remaining at manageable levels. Having addressed the higher caseloads that resulted from pandemic years the Unit has maintained average decision-making timeframes that continue to be better than the metropolitan average.

The 1,110 applications received in 2024 was a slight increase of 3.5 per cent on 2023, although notably lower when compared the 2021 calendar year when 1,383 applications were received. The caseload of planning applications awaiting determination continues to be at an ideal level to enable timely decision-making and great customer service.

The focus for the Urban Planning Unit is to influence better quality planning and building design outcomes in Merri-bek, while maintaining the timeliness of planning permit decisions. The December quarter saw the continuation of decision-making above the current State average of 68 per cent, with 76 per cent of decisions being made within the 60 statutory days at Merri-bek. Pleasingly, Vic Smart timeframes, for minor matters, also remain above the State average of 82 per cent, with 92 per cent of decisions made within 10 statutory days at Merri-bek.

Victorian Civil and Administrative Tribunal (VCAT) activity remains at a lower level when compared to the pre-pandemic case numbers. Council continues to have good success at VCAT. When decisions including consent orders are included, Council won or its concerns were addressed, with agreement reached by revised plans, in 94 per cent of cases in 2024 calendar year.

The Planning Enforcement Unit has had a productive final quarter of the 2024 calendar year. The overall performance of the reactive enforcement service continued to improve this year, with 86 per cent of cases received, being closed in the December quarter. The proactive enforcement program is on target for this second quarter in terms of the number of developments audited in 2024/2025. The team have also been successful in closing out a high proportion of cases (67 per cent) without the need to escalate to formal enforcement actions.

Previous Council Decisions

City Development Activity Report - September Quarter 2024 – 18 December 2024

That Council notes the City Development Activity Report – September Quarter 2024.

1. Policy Context

The City Development Branch administers Council's town planning, building and environmental health decision-making and compliance responsibilities under the Merri-bek Planning Scheme, *Planning and Environment Act 1987*, *Building Act 1993*, *Building Regulations 2018*, Building Code of Australia 2006, *Food Act 1984*, and *Public Health and Wellbeing Regulations 2009*. This report has a focus on the Urban Planning and Planning Enforcement services within the Branch.

2. Background

This report shows the key operational performance and activity of the Urban Planning Unit and Planning Enforcement Unit within the City Development Branch.

This includes analysis of:

- Planning applications received, determined and outstanding.
- Planning application decision-making.
- Streamlined planning services.
- Ministerial and Heritage Victoria applications.
- Retrospective planning applications.
- Planning applications with affordable housing.
- Council's performance at the VCAT.
- Proactive and reactive planning enforcement activity.
- Planning investment activity.

3. Issues

Urban Planning

Planning Permit Activity

A total of 308 planning applications were received for the December quarter. This compared with 296 for the same quarter in 2023. A total of 270 planning applications were decided in the December quarter compared to 307 for the same quarter in 2023.

In the 2024 calendar year 1,110 planning applications were received by Council, which is a 3.5 per cent increase when compared to 2023. It is noted however that application numbers still remain lower than previous years with 1,383 applications received in the 2021. The number of decisions made in 2024 was also slightly less than the number of applications being received, while manageable officer caseloads have been maintained. See **Figures 1 and 2 at Attachment 1**.

It remains that most applications lodged for the quarter were multi-unit development with 92 applications received. Alterations and additions to buildings comprised 51 applications received. See **Figure 3 at Attachment 1**, for a complete breakdown of the different application types received.

The percentage of applications determined within 60 day statutory timeframes for all Councils averaged 68 per cent in the 2024 calendar year. Merri-bek's average for the 2024 calendar year was higher at 76 per cent. It was pleasing to see the continuation of timely decision-making in the December quarter. See **Figure 4 at Attachment 1**.

Streamlined Planning Services

Council's streamlined planning services include the Vic Smart and Fast Track streams (being minor permit applications that do not qualify as Vic Smart), as well as the Commercial Priority Planning Permit Service, which is a service to assist businesses setting up or expanding in Merri-bek.

Figure 5, in Attachment 1, shows the continued high performance of the Vic Smart application timeframes in the 2024 calendar year, with 92 per cent of planning permit applications determined within 10 days, compared to the State average in 2024 calendar year of 82 per cent. It is pleasing to see performance continually exceeding the State average.

The Commercial Priority Planning Service is a longstanding initiative developed by the Urban Planning Unit to provide dedicated senior planning officer support to new or expanding local businesses and reward well prepared applications with a more expedient assessment and decision. In the December quarter there were 8 new or expanding businesses processed as Commercial Priority Applications, noting 83 per cent of these applications were determined within 60 statutory days, exceeding the Units target of 80 per cent.

The Urban Planning Unit also supports the Better Approvals Merri-bek business concierge service, by providing planning advice to between 17 to 23 businesses a month. Some of the planning advice confirms no planning permit is needed, with others serving as the first point of contact for the Commercial Priority Planning Service.

Planning Proposals Under Consideration by the Minister for Planning

Increasingly the Minister, rather than Council, is the responsible authority for major developments, private schools and social or affordable housing developments across the State of Victoria. The Victorian Planning System provides the ability for the Minister for Planning to intervene in VCAT or Council decisions.

In September 2023, all Victorian Planning Schemes were amended, to include two new provisions that seek to facilitate developments that provide a significant level of housing, including affordable housing, or make a significant contribution to Victoria's economy and provide substantial public benefit, including new jobs. These developments must meet requirements specified in Clause 52.22 or Clause 52.23 of Victorian Planning Schemes. Applications made under these new provisions will be determined by the Minister, rather than Councils and will continue to be subject to public notice requirements, including notice to Council. However, the Minister's decision on these proposals are exempt from VCAT reviews by objectors, including Council. While the *Planning and Environment Act 1987* has always enabled the Minister to 'call-in' and decide applications of state significance, these new provisions provide the Minister with the responsible authority status to decide the applications without the need to use Ministerial powers of intervention.

In the December quarter, Council was notified of the following applications being considered by the Minister for Planning:

- 263-265 Lygon Street, Brunswick East which sought approval for a development of up to eight storeys which contained 109 build to rent dwellings (25 per cent were affordable). The December Planning and Related Matters Council meeting resolved to support this application, subject to changes including deletion of one level and improved quality of materials. The Minister for Planning is yet to determine this application.
- 342-348 Victoria Street, Brunswick which seeks approval for four multi-storey buildings, partial demolition in a Heritage Overlay, a reduction in car parking and the use of land for dwellings. The application is being considered at the 26 February 2025 Planning and Related Matters Council meeting.

- 1 Champ Street, Coburg (Buildings 1 and 2) sought approval to develop two residential buildings of 11 and 12 storeys, comprising 245 dwellings. The Planning and Related Matter Council meeting decision on this application was to not support the application, due to excessive height, overshadowing, no employment generating use and poor disability access to new open space. The Minister for Planning called-in the application for review before the Victorian Civil and Administrative Tribunal (VCAT). The final decision of the Minister was to issue a planning permit which included some improvements such as an affordable housing offer of 10 dwellings and provision of an accessible path connecting Success Lane to the public space abutting the 'A' Division building in Pentridge Prison. There was no reduction in the building height.

Heritage Permit Applications before Heritage Victoria

In the last quarter, the Executive Director, Heritage Victoria sought Council's views on the following applications for a Heritage Permit:

- 253-263 Brunswick Road, Brunswick seeks approval for buildings and works to the former cable tram engine house and tram substation. There is a concurrent planning permit application with Council, that seeks approval for student accommodation within a new nine storey building. On heritage considerations only, the officer advice on behalf of Council, is supportive of the proposal subject to a detailed schedule of proposed conservation works being submitted that include the removal of existing paint from the external walls.
- 82 Dawson Street, Brunswick (Former Hoffmans Brickworks) seeks approval for conservation works to the chimney of the Kiln 2, two-storey apartment building. Officer advice, on behalf of Council was supportive as the proposed alterations will only have a very minor impact on the character/appearance of the original chimney and will more importantly contribute to the long-term conservation of this heritage landmark.
- 72-106 Dawson Street, Brunswick (Former Hoffmans Brickworks) seeks approval for a pergola for the existing cafe. Council officers have objected to this application, on behalf of Council as the pergola will obscure important view lines to significant heritage buildings.

Council was also informed that Heritage Victoria has granted approval for the conservation treatment to the Ronald Bull Mural in F Division of the former Pentridge Prison.

Retrospective Planning Permits

Retrospective planning applications seek approval for a use or development that has already taken place without the necessary approval. These applications are usually a result of action by Council's Planning Enforcement Unit. The planning compliance practice, encouraged by VCAT and the Magistrates Court, is to firstly pursue retrospective approval, when this may be possible, before occupying VCAT and Magistrates Court time on planning enforcement matters.

In the December 2024 quarter Council received 1 retrospective planning permit application, while 6 decisions were made on retrospective planning applications. The types of retrospective applications determined include:

- A new dance, yoga, meditation and movement therapy business, was decided at the Planning and Related Matters Council meeting in October 2024.
- An amendment to business signs.
- A front fence in a Heritage Overlay, which was refused and is now subject to an application for review before the VCAT.
- Two applications for multi dwelling development noting the original permits expired during the construction process.

Social and Affordable Housing

The Victorian *Planning and Environment Act 1987*, defines affordable housing as housing that is appropriate to the needs of very low, low, and moderate income households. An annually updated Governor in Council order sets the income thresholds for affordable housing. Social housing is a distinct type of affordable housing which has specific eligibility requirements defined under the Housing Act, 1983. Social housing includes public housing which is owned and usually managed by the State Government, or which is owned and/or managed by a registered housing agency.

Council has undertaken significant research to estimate the need for social and affordable housing, projecting up to 2036. The shortfall in affordable housing in Merri-bek was at least 4,000 dwellings in 2016. This shortfall will rise to between 7,000 and 10,500 by 2036. The Council Plan 2021-2025 includes a number of strategies to increase social and affordable housing in Merri-bek, including through supporting the establishment of Merri-bek Affordable Housing, revitalising major activity centres and developing affordable housing on Council land.

In October 2022, Council endorsed a 4 year Affordable Housing Action Plan. This Plan includes an action to facilitate affordable housing provision in planning permit applications. The provision of social and affordable housing in new development is not currently mandated in the Merri-bek Planning Scheme and has to be negotiated on a voluntary basis through the planning permit application process.

For the 2024 calendar year 5 planning permits were issued that included a requirement to provide social or affordable housing, totalling 310 dwellings. These planning permits are:

- 8 Florence Street, Brunswick. Planning Permit MPS/2015/175/B (Amended by VCAT order), 4 January 2024, with 3 affordable dwellings (10 per cent)
- 511-537 Sydney Road, Coburg. Planning Permit PA2402798 (issued by the Minister for Planning) on 22 July 2024, with 195 affordable dwellings (60 percent using the Assemble Futures alternative housing model).
- 1 Champ St. Coburg MPS/2021/968. (Governor in Council order for Planning Minister), 15 October 2024, with 10 dwellings gifted to a registered housing provider (4 per cent)
- 24 Jessie St and 19 Hall St, Coburg. Planning permit PA2403141 (issued by Planning Minister), 8 November 2024, 75 affordable dwellings of which 25 per cent are social housing for Uniting Housing (100 per cent)
- 27-31 and 22-38 The Avenue, Coburg. PA 2403205 (issued by Minister for Planning), 20 December 2024, 27 affordable dwellings (10 per cent)

Council's performance at the Victorian Civil and Administrative Tribunal

In the December quarter, 5 applications for review of planning decisions were lodged at VCAT, being:

- Two against conditions that imposed an open space contribution for subdivision;
- One against a refusal;
- One due to a decision not made in statutory time; and
- One made by an objector.

Only 23 applications for review to VCAT were lodged in the 2024 calendar year.

The number of reviews is still well below averages of the pre-pandemic years. **Figures 6, 7 and 8 in Attachment 1** provide further details of the trend of reduced VCAT reviews lodged and determined over the last 5 years.

In respect to success at VCAT, this is represented in **Figures 9 and 10 in Attachment 1**. **Figure 10** indicates that of the total VCAT decisions made in the 2024 calendar year, when including decisions that were resolved by consent of all parties as win, Council won, 31 cases and lost 2.

Table 1, in Attachment 2 is a more detailed list of all VCAT reviews lodged in the December quarter.

There were 7 decisions made by VCAT in the December quarter. Details of these decisions are provided in **Table 2, in Attachment 2**.

The State Planning Permit Activity Reporting System (PPARS) indicates that Council's VCAT success rate is slightly higher than the rest of the State at 69 per cent, compared to 68 per cent State-wide. Importantly, however PPARS does not include cases resolved by consent of all parties, often following the circulation of revised plans. In the 2024 calendar year, 18 VCAT decisions (51 per cent) were resolved by consent of all parties.

When decisions including consent orders are included, Council won or its concerns were addressed, and agreement reached by revised plans in 94 per cent of cases in 2024.

VCAT Outcomes from Planning and Related Matters Council Meeting Decisions

There were 6 VCAT determinations in the 2024 calendar year, that relate to planning decisions made at the Planning and Related Matters Council meeting. Of these 6 decisions, 5 were either won, withdrawn or ultimately resolved via consent of all parties, often based on revised plans to address Council's concerns. This results in a success rate of 83 per cent.

None of the 7 VCAT decisions in the December quarter, related to applications that were determined at the Planning and Related Matters Council meeting.

Planning Enforcement Activity

Planning enforcement activity includes both reactive and proactive enforcement. Reactive enforcement is investigating complaints about land use and development that may have occurred without a planning permit or may not accord with a planning permit.

Proactive enforcement is proactively checking compliance with a planning permit as the construction and preparation for the new use or development is occurring.

Reactive enforcement activity

Figure 1, in Attachment 3 shows that a total of 118 complaints were received in the three months that make up the December quarter of 2024. This was a 16 per cent increase compared to the same time last year (December 2023). Despite the increased number of cases, the team were able to close 101 cases. This equates to 86 per cent of cases received, being determined in the December 2024 quarter compared to only 69 per cent of cases in the December 2023 quarter.

A total of 403 complaints were received in the 2024 calendar year, compared to 379 complaints in 2023. With staff turnover and recruitment challenges in 2023, only 289 cases were closed in (76 per cent), compared to 505 cases in 2024 (125 per cent).

Figure 2, in **Attachment 3** shows how the outstanding reactive enforcement caseload is tracking. From its peak in the December 2023 quarter of 256 active cases, the number of active cases has steadily reduced to 154 cases at the end of the December 2024 quarter. This is slightly up from the September 2024 quarter of 137 cases due to the increase in cases received last quarter, although the team are still tracking well. For much of 2023, the Planning Enforcement Unit was impacted by higher than normal staff turnover which saw the number of outstanding cases and individual officer caseloads increase, impacting the team's overall performance. Pleasingly, Figure 2 shows the team have been able to get on top of the backlog, and individual officer caseloads are returning to more ideal levels. Further reductions are required in order to return to even higher levels of performance.

Figure 3, in **Attachment 3** shows the outcome of investigations over the December 2024 quarter. The most common outcome was that the investigation found there to be no planning breach identified in 58 cases, followed by 23 cases where voluntary compliance of a confirmed breach was achieved without the need to escalate to fines or other formal enforcement proceedings. In 9 cases an informal resolution was achieved where a breach was not confirmed while the landowner or occupier informally addressed the concern raised. In 2 cases, a minor breach was identified but no action was warranted, which reflects a proportionate response to the negligible non-compliance identified. Breaches are categorised into three categories, and where a breach is determined to be 'negligible impact and/or risk', it is not an efficient use of Council resources to require rectification of the breach. For transparency, all negligible breaches are recorded with an accompanying explanation as to why the breach is considered negligible and therefore further action will not be pursued.

Proactive enforcement activity

Each year the proactive planning enforcement program aims to audit at least 80 medium density developments and 10 developments where the planning permit was issued following a Planning and Related Matters (PARM) Council meeting, or after a refusal was overturned at VCAT.

The team also proactively audit all sites with a planning permit requirement to undertake an environmental audit.

All planning permits that have a requirement to enter into a legal agreement with Council, for matters of particular importance or agreed community benefits, such as affordable housing, or new publicly accessible links/open space are also proactively audited.

A total of 62 new proactive audits have been allocated so far in 2024/25, comprising 56 medium density developments and 6 audits of planning decisions made at this Planning and Related Matters Council meeting or overturned at VCAT. **Figure 4**, in **Attachment 3** shows that 28 of these new proactive audits commenced in the December quarter. The proactive enforcement program is on track to meet the target of 90 proactive audits in 2024/25. **Figure 5**, in **Attachment 3** shows a total of 18 out of 27 cases were closed in the December 2024 quarter through the proactive enforcement program without needing to be escalated to enforcement action. This represents 67 per cent of the total number of cases closed in the December 2024 quarter and demonstrates the value of the proactive enforcement program.

In total 44 planning breaches were rectified in the December 2024 quarter through the proactive enforcement program. These are breaches that would otherwise have been passed on to the new owners of the developments in Merri-bek. The types of breaches resolved are shown in **Figure 6**, in **Attachment 3** which indicates that 'Environmentally Sustainable Design' (ESD) breaches and 'Other' breaches continue to be the most common. ESD breaches include requirements such as the provision of solar panels, passive ESD features like double glazing, external shading to windows. These are followed by a failure to provide Adjustable Shading Devices (ASD), landscaping, privacy screens and Tree Protection Zones.

Human Rights Consideration

The implications of this report have been assessed in accordance with the requirements of the Charter of Human Rights and Responsibilities and it was found that it does not contravene any of these sections and supports the following rights:

- Section 18: Taking part in Public Life
- Section 13: Privacy and Reputation
- Section 20: Property Rights.

4. Community consultation and engagement

No consultation was required to inform the preparation of this report.

5. Officer Declaration of Conflict of Interest

Council officers involved in the preparation of this report have no conflict of interest in this matter.

6. Financial and Resources Implications

There are no financial or resource implications as a result of this report. The ongoing operation of the Urban Planning Unit and Planning Enforcement Unit can be met within existing operational resources and budget.

In terms of overall development in Merri-bek during the December 2024 quarter, developments to the value of \$228 million have been approved by planning permits issued by the Urban Planning Unit, compared to \$248 million during the same quarter in 2023.

A total of \$1.7 million in Public Open Space Contributions was collected during the December 2024 quarter to help fund the provision of new or enhanced parkland.

7. Implementation

The performance of the Urban Planning and Planning Enforcement Units within Council's City Development Branch will continue to be monitored with the activity report for the next quarter to be presented to the April 2025 Planning and Related Matters Council meeting.

Attachment/s

- | | | |
|-------------------|--|-----------|
| 1 | Urban Planning data - December quarter 2024 | D25/54975 |
| 2 | VCAT data - December quarter 2024 | D25/59828 |
| 3 | Planning Enforcement – December quarter 2024 | D25/64911 |

Attachment 1 – Urban Planning December 2024 Quarterly Data

PART 2 – Timeliness

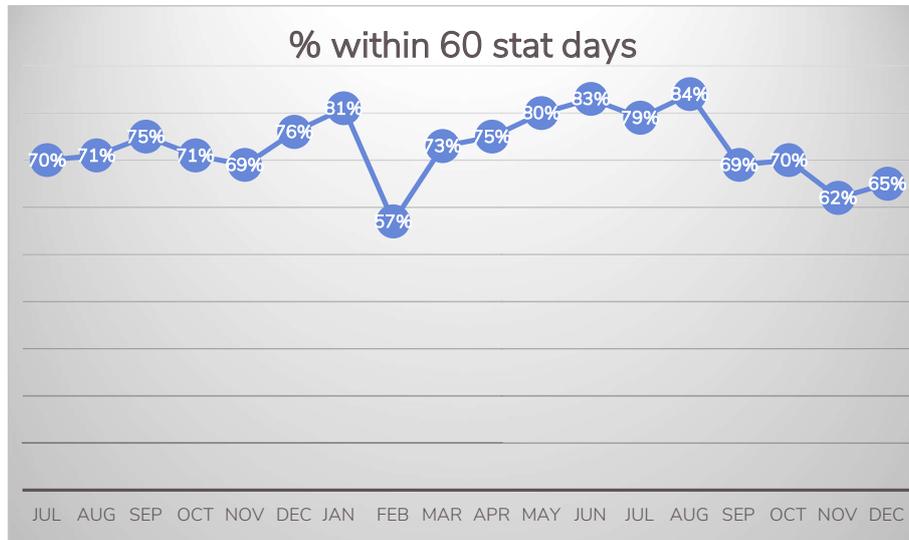


Figure 4: Urban planning applications determined within 60 days for 18 months



Figure 5: Urban planning VicSmart applications determined within 10 days for 18 months

Attachment 1 – Urban Planning December 2024 Quarterly Data

PART 3 – VCAT



Breakdown this quarter:	
Section 77 (refusal) = 1	Section 79 (failure) = 1
Section 80 (conditions) = 2	Section 82 (objector) = 1

Figure 6: VCAT review reviews lodged since 2020, by calendar year



Legend			
Section 77 = against refusal	Section 79 = failure to determine within 60 statutory days	Section 80 = against conditions	Section 82 = by objectors

Figure 7: VCAT reviews lodged by type since 2017

Attachment 1 – Urban Planning December 2024 Quarterly Data

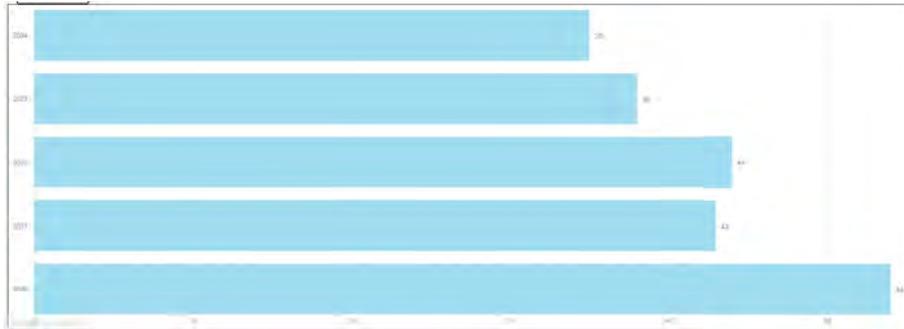


Figure 8: VCAT reviews determined by calendar year since 2017

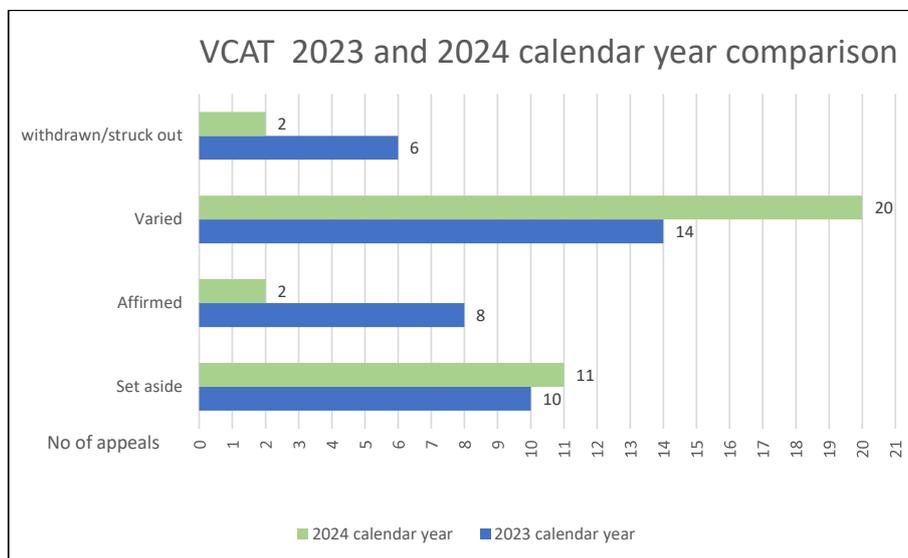


Figure 9: VCAT results comparing years (includes consents)

Attachment 1 – Urban Planning December 2024 Quarterly Data

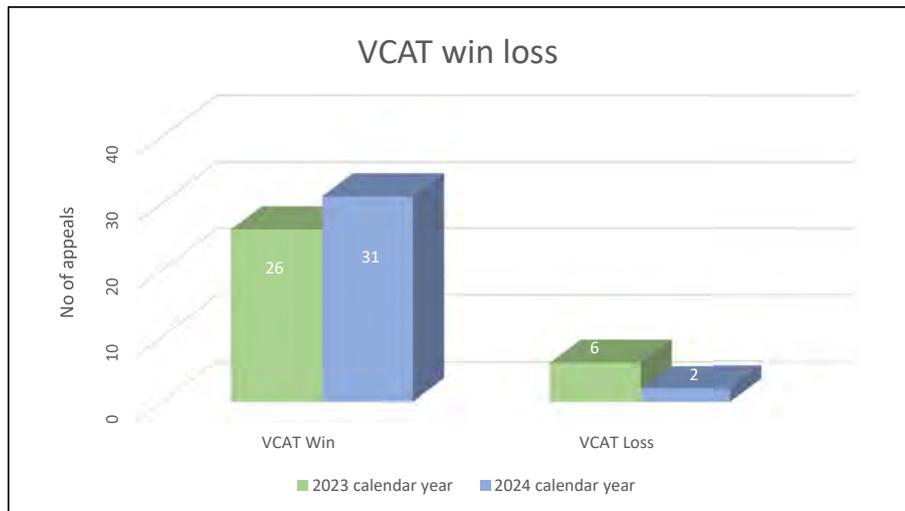


Figure 10: VCAT results comparing years with consent counted as a win

Attachment 2, City Development Activity Report, VCAT Activity – December 2024 Quarter

VCAT report appeals lodged in December 2024 Quarter				
Application number	Appeal type	Address	Original decision	Proposal
Council Meeting Decision				
N/A				
Delegated Officer Decision				
MPS/2024/196	Objector against approval	431-441 Moreland Road, PASCOE VALE SOUTH	Notice of Decision to Grant a Planning Permit	Use and development of a 123 place childcare centre
MPS/2024/375	Applicant review as decision not made within 60 statutory days	1/103 Rennie Street, COBURG	Position of refusal circulated to VCAT and the applicant	Construction of a carport in front of the dwelling
MPS/2024/466	Applicant against refusal	39 Grundy Grove, PASCOE VALE SOUTH	Refusal	Retrospective approval for a front fence in a heritage overlay.
SP/2024/120	Applicant against conditions	141 Rennie Street COBURG	Planning Permit	The applicant is seeking a review of the inclusion of a Public Open Space Contribution as part of a two lot subdivision.
SP/2024/136	Applicant against conditions	29-31 Alexander Avenue COBURG NORTH	Planning Permit	The applicant is seeking a review of the inclusion of a Public Open Space Contribution as part of a two lot subdivision.

Table 1: VCAT reviews lodged in the December 2024 quarter

Attachment 2, City Development Activity Report, VCAT Activity – December 2024 Quarter

VCAT reviews determined in the December 2024 quarter:						
Application number	Appeal type	Address	Original decision	Proposal	Consent Order	VCAT decision
Council Meeting Decision						
N/A						
Delegated Officer Decision						
MPS/2005/209/A	Objector against approval	129 Lygon Street, BRUNSWICK	Notice of Decision to Grant an Amended Planning Permit	Use of the land for a tavern, the sale and consumption of liquor, buildings and works in the courtyard and a waiver of the standard car parking rate	No	VCAT varied Council's Notice of Decision by adding new conditions in conjunction with amended plans circulated before the hearing which address the following matters: <ul style="list-style-type: none"> • Limitations on the volume of background music to be played in the rear courtyard area via a noise limiter. • Restrictions on when music may be played within the courtyard area. • The preparation of an Acoustic Report • Ongoing compliance with the recommendations of the endorsed Acoustic Report. • A Post Commencement Acoustic Assessment, three (3) months after the commencement of the amended development.
MPS/2011/531/E	Applicant against refusal	280 Lygon Street, BRUNSWICK EAST	Refusal	Partial demolition of an existing building, the development of a multi storey building (six storeys plus basement) for shop (apart from an adult sex bookshop) and dwellings, use of the land for the purposes of dwellings, the	Yes	VCAT granted a permit after Council, objector party and the permit applicant agreed to a consent position. The main changes were to the wording of the Venue and Patron Management Plan with agreement to additional requirements to satisfy the objector concerns and the inclusion of further conditions to prevent noise emissions.

Attachment 2, City Development Activity Report, VCAT Activity – December 2024 Quarter

				continued use of part of the land for the purpose of a hotel, waiver of loading bay requirements associated with the shop and reduction in car parking requirements for the dwellings and shop		
MPS/2019/594/A	Applicant against refusal	280-294 Lygon Street and 1/294 Lygon Street, BRUNSWICK EAST	Refusal	Use of the land for the sale and consumption of liquor in association with a bar	Yes	VCAT granted a permit after Council and the permit applicant agreed to a consent position. This decision was connected to the consent position reached under MPS/2011/531/E.
MPS/2021/323	Objector against approval	1232-1234 Sydney Road, FAWKNER	Notice of Decision to Grant a Planning Permit	Construction of a three storey commercial building, use of the land for the purpose of a restricted recreation facility (shooting range), indoor recreation facility (recording and rehearsal studios), and food & drink premises; alteration of access to a road in a Transport Zone Category 2	Yes	VCAT varied Council's Notice of Decision after Council, the objector and the permit applicant agreed to a consent position after the applicant circulated amended plans which resolved the objector's concerns. Some notable improvements included: <ul style="list-style-type: none"> • Deletion of the first-floor open-air courtyard on the eastern side of the building • The inclusion of 1.7m high screening to the first floor recording studio windows • The eastern side of the building opposite 60 Murray Street setback a further 1m from the eastern boundary. • The inclusion of screen planting – semi mature trees of 1.5m along the eastern wall opposite 60 Murray Street. • Limit the hours of operation of the recording and rehearsal studios to 11pm – Monday to Saturday
MPS/2021/968	Applicant review as decision not made within 60 statutory days	1 Champ Street, Coburg (Buildings 1 and 2)	Position of no support circulated to VCAT and the applicant	Construction of an 11-storey building (Building 1) and a 12-storey building (Building 2) comprising residential apartments above	No	During the VCAT application the Minister for Planning called in the application and subsequently granted a planning permit subject to changes to be made via conditions which include an affordable housing offer of 10 dwellings and provision of an accessible path connecting Success Lane to the public space abutting the A Division building in Pentridge

Attachment 2, City Development Activity Report, VCAT Activity – December 2024 Quarter

				multiple basement levels		Prison, as sought by Council.
MPS/2022/606/A	Applicant against refusal	7 Holmes Street, BRUNSWICK	Refusal	To amend the permit and plans to allow for the provision of above ground power for a 3 dwelling development.	No	VCAT upheld Council's refusal. Council's submission which was accepted by VCAT relied on planning policies (Clause 15.01-1L) which encourages underground power connections for new development. The undergrounding of power provides incremental benefits such as potential for street tree planting and private property trees by reducing the number of aerial obstacles that may impede a tree reaching maturity.
MPS/2023/775	Applicant review as decision not made within 60 statutory days	241-245 Brunswick Road, BRUNSWICK	Position of no support circulated to VCAT and the applicant	Construction of a 10 storey mixed-use building comprising dwellings and retail tenancies, alteration to access to a road in a Transport Zone, and a reduction to the standard car parking requirement	No	VCAT granted a permit noting: <i>We have not been persuaded that a development that corresponds with the preferred maximum height and setbacks in clause 15.01-2L is necessary to achieve an acceptable outcome with respect to equitable development considerations for abutting and surrounding sites.</i> Prior to the hearing the application plans were formally amended including changes to: <ul style="list-style-type: none"> • Reduce building height by 1.9 metres • Increased multiple upper level setbacks • Make internal alterations Changes to the plans resolved Council's concerns regarding overshadowing to footpaths. In regards to the site's heritage interfaces, VCAT said: <i>We find the proposal responds acceptably to design objectives in DDO18 and specifically that the design, form, layout, proportion and scale of any proposed buildings and works are compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.</i>

City Development Activity Report

Attachment 3 – Planning Enforcement Unit - December 2024 Quarterly Data

Figure 1: Received vs Determined Reactive Cases - Dec Quarter 2024/25

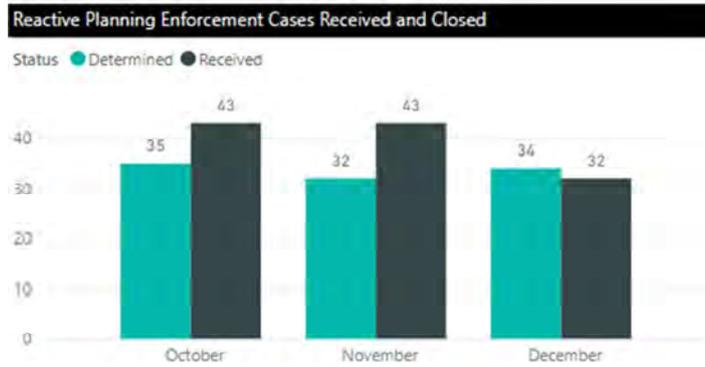


Figure 2: Outstanding Planning Enforcement Reactive Cases at 31 Dec 2024

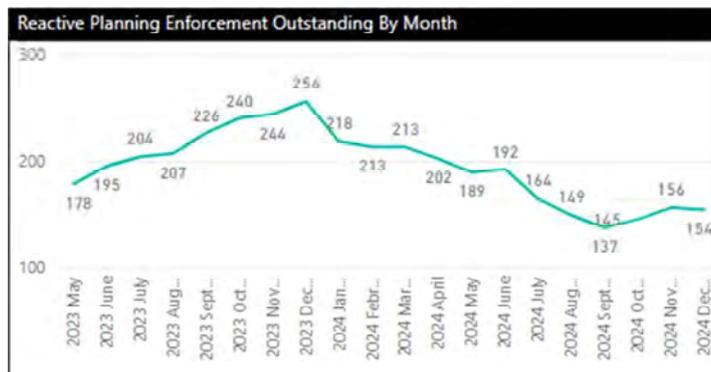


Figure 3: Outcome of Reactive Cases - Dec Quarter 2024/25

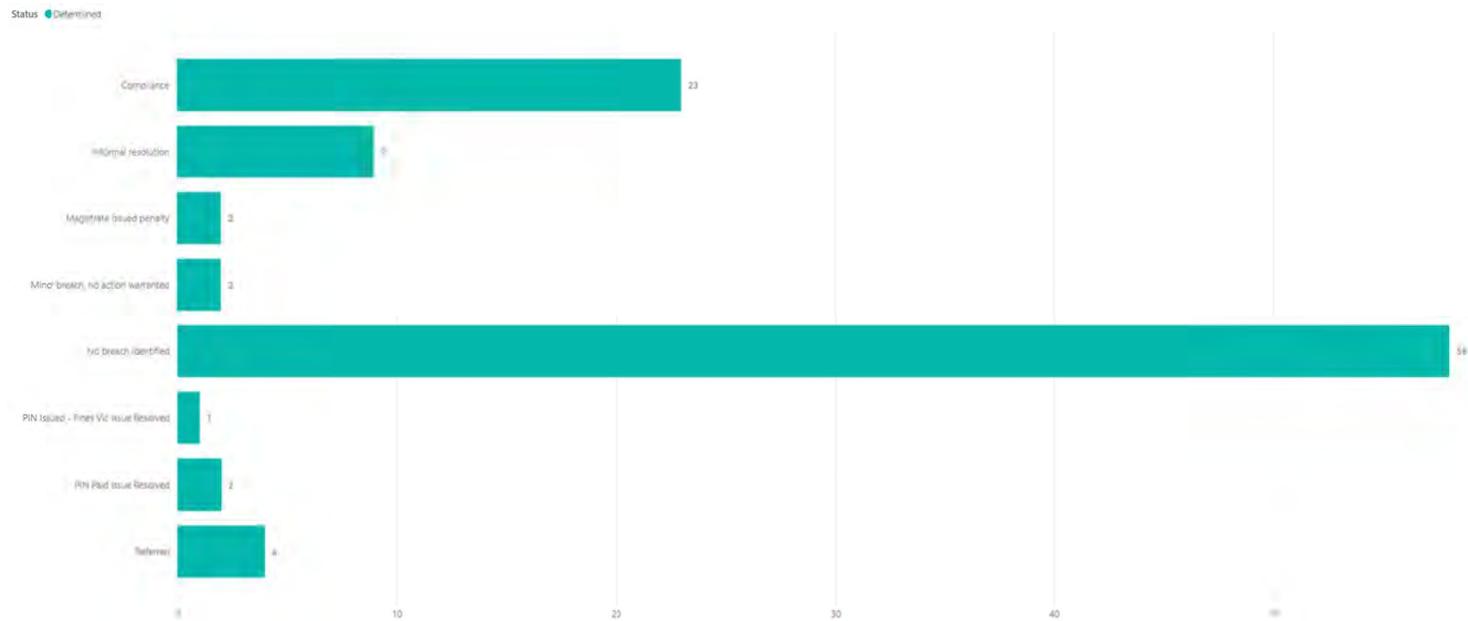


Figure 4: Proactive First Inspections Completed - Dec Quarter 2024/25

First Inspections Completed

Count of Major_Description	Major_Description
2	VCAT Overturn or PARM
26	Statement of Compliance or Certificate of Occ
28	

Figure 5: Proactive Cases closed with non-compliance rectified without escalation - Dec Quarter 2024/25

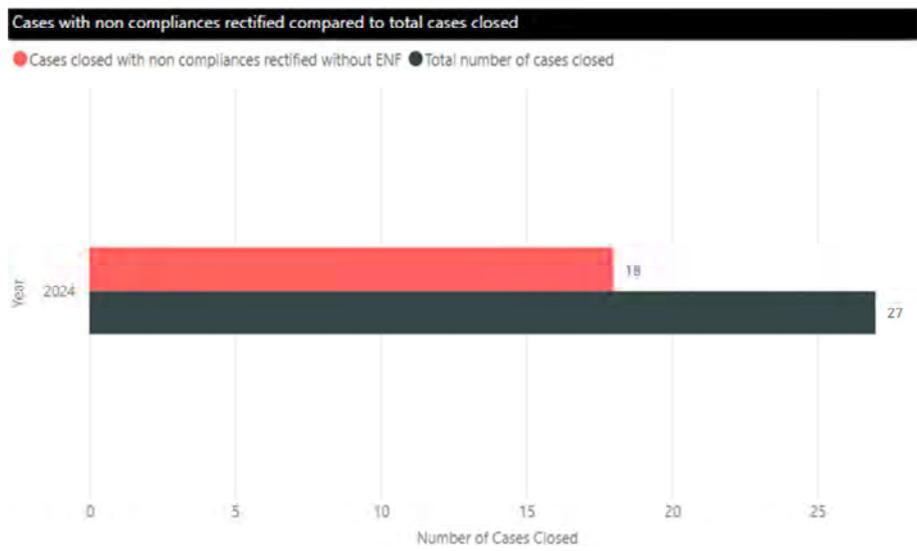
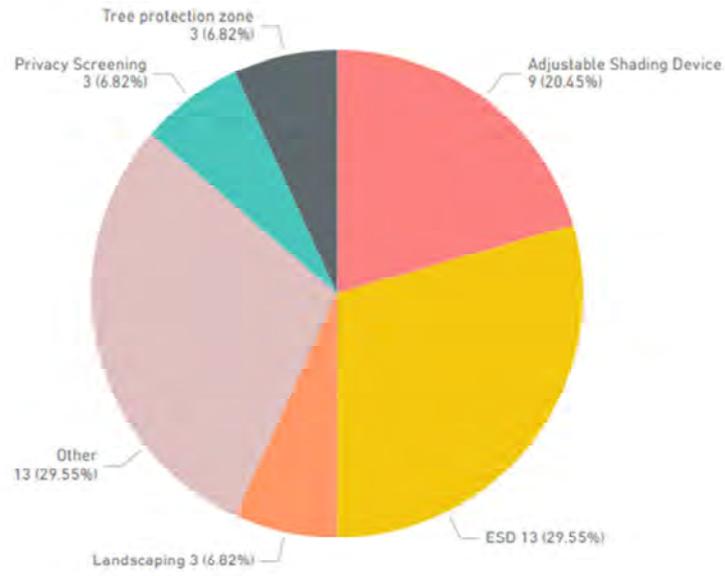


Figure 6: Non-compliances rectified through Proactive Enforcement - Dec Quarter 2024/25

Non compliances rectified by type



5.2 342-348 VICTORIA STREET, BRUNSWICK - MINISTERIAL APPLICATION - PPE/2024/461

Director Place and Environment, Pene Winslade
City Development

Executive Summary



Property:	342-348 Victoria Street, BRUNSWICK
Proposal:	Development of the land for four multi storey mixed use buildings, partial demolition, buildings and works in a Heritage Overlay, a reduction in the statutory car parking requirement and the use of land for dwellings.
Zoning and Overlays:	<ul style="list-style-type: none"> Commercial 1 Zone (C1Z) Design and Development Overlay Schedule 18 (DDO18) Parking Overlay 1 (PO1) Development Contributions Plan Overlay (DCPO) Heritage Overlay – Schedule 183 (HO183) Heritage Overlay – Schedule 239 (HO239) Environmental Audit Overlay (EAO)
Strategic setting:	<div style="display: flex; justify-content: space-around; border: 1px solid black; padding: 2px;"> Minimal change Incremental change Significant change </div> <p>MILS #62 – Employment Priority Area</p>
ESD:	<ul style="list-style-type: none"> Minimum average NatHERS rating of 7.5 stars. 70 per cent BESS score All electric development 51.6kWp of solar panels
Accessibility:	<ul style="list-style-type: none"> Adaptable apartments comprise 56 per cent of the proposal
Key reasons for support:	<ul style="list-style-type: none"> The proposal is largely consistent with a prior development approval. The proposal can be modified to resolve key concerns, through: <ul style="list-style-type: none"> Additional commercial floor space Alternative stormwater treatment that meets best practice.
Recommendation:	Council’s submission to the Minister for Planning be to support the development, subject to permit conditions to address the above concerns.

Officer Recommendation

That Council's submission to the Department of Transport and Planning (DTP) be that a planning permit should be issued for the land at 342-348 Victoria Street, Brunswick, subject to the following conditions:

The Permit would allow:

Development of the land for four multi storey mixed use buildings, partial demolition, buildings and works in a Heritage Overlay, a reduction in the statutory car parking requirement and the use of land for dwellings.

Planning Scheme Clause	Matter for which a permit is required
34.01-1	Use land for a section 2 use (dwellings)
34.01-4	Construct a building or construct or carry out works
43.01-1	To demolish or remove a building
43.01-1	Construct a building or construct or carry out works
43.02-2	Construct a building or construct or carry out works
52.06-3	Reduce the number of car parking spaces required

The following conditions to form part of the recommendation:

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 application plans prepared by Fieldwork referenced as Revision Q, all dated 21 November 2024, but modified to include:
 - a) Commercial floorspace of a minimum of 1,000 square metres on level one of Building 1;
 - b) The balcony edge of Apartments 1.2.11, 1.2.12, 1.2.13, 1.3.11, 1.3.12, 1.3.13, 1.4.09, 1.4.10 and 1.4.11 setback 1.61 metres from the west boundary, to increase balcony size;
 - c) The external material of the balcony of Apartments 1.2.11, 1.2.12, 1.2.13, 1.3.11, 1.3.12, 1.3.13, 1.4.09, 1.4.10 and 1.4.11 changed to red concrete finish, to distinguish the exterior from the levels above and create a stronger appearance of a podium;
 - d) Deletion of material CF09 along the east elevation of Building 3 at levels one to four and the balcony of level five, and replacement with an alternative material that distinguishes the exterior from the levels above;
 - e) Any modifications to align with the landscape plan required by Condition 3 of this permit;
 - f) Any modification to align with the Tree Protection Management Plan as required by Condition 6 of this permit;
 - g) Any modifications to align with the Environmentally Sustainable Design changes as required by Condition 7 of this permit;
 - h) Any modification to align with the Public Works Plan as required by Condition 11 of this permit;
 - i) Any modification to align with the Acoustic Report as required by Condition 15 of this permit; and

- j) Any modification to align with the Waste Management Plan as required by Condition 18 of this permit.

Compliance with Endorsed Plans

- 2. The use and 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 62.01, 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, a detailed landscape plan must be submitted to and approved by the Responsible Authority, in consultation with Merri-bek City Council. The landscape plan must be generally in accordance with the landscape design proposal prepared by Mala dated August 2024 but modified to include:

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

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 the endorsement of plans, the Tree Protection Management Plan prepared by Tree Department dated 22 September 2024 must be endorsed to form part of this permit. The recommendations of the endorsed Tree Protection Management Plan must be implemented to the satisfaction of Merri-bek City Council. No changes can be made to the plan without the written consent of the Responsible Authority, in consultation with Merri-bek City Council.

Environmentally Sustainable Design (ESD)

- 7. Prior to the endorsement of plans, a Sustainable Management Plan must be submitted to and approved to the satisfaction by the Responsible Authority, in consultation with Merri-bek City Council. The Sustainable Management Plan must demonstrate a best practice standard of environmentally sustainable design and be generally in accordance with the SMP drafted by HIP V. HYPE dated 24 October 2024, but modified to include the following changes:

- a) Provide a revised Water Sensitive Urban Design strategy that:
 - i. Does not rely on proprietary stormwater treatment systems to meet best practice stormwater targets
- b) Provide an updated Daylight Analysis that:
 - i. Meets Council's Best Practice Standards for internal reflectance values, as described in the Sustainable Design Assessment in the Planning Process Factsheets for Indoor Environment Quality
 - ii. Meets minimum daylight compliance for the Built Environment Sustainability Score Indoor Environment Quality Credit

Where alternative ESD initiatives are proposed to those specified in this condition, 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.

8. All works must be undertaken in accordance with the endorsed Sustainability Management Plan (SMP) to the satisfaction of Merri-bek City Council. No alterations to the SMP may occur without the prior written consent of the Responsible Authority.
9. Prior to the occupation of any dwelling approved under this permit, 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 and must confirm that all measures specified in the SMP have been implemented in accordance with the approved plan.

Heritage Conservation Plan

10. Prior to the endorsement of plans, the Schedule of Conservation Works plans prepared by Lovell Chen dated 16 November 2023 must be endorsed to form part of this permit. The recommendations of the endorsed schedule must be implemented to the satisfaction of Merri-bek City Council. No changes can be made to the plan without the written consent of the Responsible Authority, in consultation with Merri-bek City Council. The conservation works detailed in the endorsed schedule of works for 13 and 15 Rosser Street, must be carried out concurrently or in advance of other works.

Public Works Plan

11. Prior to the endorsement of plans a Public Works Plan and associated construction drawing specifications must be submitted to the Merri-bek City Council. The Plan must be to the satisfaction of Merri-bek City Council, Transport for Victoria and VicTrack and must detail all public realm improvements within the following areas:
 - a) The Upfield Bike Path. The plan for this area must detail:
 - i. A pedestrian and cyclist connection between the Upfield Bike Path and the subject site.
 - b) Wilkinson Street. The plan for this area must detail:
 - i. The making good of the footpaths adjacent to the site.
 - ii. Undergrounding or bundling of powerlines (subject to further consultation with Citipower).
 - iii. Installation of bollards where Wilkinson Street meets the Upfield Bike Path to prevent vehicles from using VicTrack land to turn around.
 - c) Rosser Street. The plan for this area must detail:
 - i. The provision of at least seven street trees on the west side of Rosser Street, with location and species selected in consultation with Council's Open Space Unit.
 - ii. Undergrounding or bundling of powerlines (subject to further consultation with Citipower).
 - d) Victoria Street. The plan for this area must detail:
 - i. Relocation of the bus stop (including construction of a safe seating area within the development) in accordance with Transport for Victoria's requirements and compliant with Disability Standards for Accessible Public Transport 2002;

- ii. The existing crossover removed and the kerb and channel, footpath reinstated to Council's standards using construction plans approved by Merri-bek City Council, City Infrastructure Department.
- iii. Undergrounding or bundling of powerlines (subject to further consultation with Citipower).

Once approved, the Public Works Plan will be endorsed to form part of the planning permit.

All construction details of the public works plan must be in accordance with the *Merri-bek City Council Technical Notes July 2019* (or any updated version) and show the location of all above ground public infrastructure and show all below ground public infrastructure as identified by the 'dial before you dig' service and confirmed through ground radar and test holes. The public works plan may be designed to minimise relocation or modification of such infrastructure.

Where, during the course of construction of the endorsed public works, additional underground public infrastructure not identified by the 'dial before you dig' service is found, the owner may redesign the Public Works Plan to the satisfaction of the Responsible Authority to avoid relocation or modification of such infrastructure. In the further event that a redesign is not possible without such relocation or modification, the Public Works Plan shall be modified to the satisfaction of the Responsible Authority to take into account the continued presence of such infrastructure.

12. Prior to the occupation of the development, all public works shown on the endorsed public works plan must be implemented to a standard satisfactory to Merri-bek City Council. All public realm works shown on the endorsed public works plan must be constructed under the supervision of Merri-bek City Council at the expense of the owner of the land, unless otherwise agreed with prior written consent of Merri-bek City Council. The owner may discharge its obligations under this condition by providing to Merri-bek City Council a bond on terms and conditions satisfactory to Merri-bek City Council.

Wind Impact Statement

13. Prior to the endorsement of plans, The Wind Impact Assessment (WIA) prepared by Vipac dated 24 October 2024 must be endorsed to form part of this permit. The recommendations of the endorsed WIA must be implemented to the satisfaction of the Merri-bek City Council. No changes can be made to the plan without the written consent of the Responsible Authority.
14. The Wind Impact Assessment approved under this permit must be implemented and complied with at all times to the satisfaction of Merri-bek City Council unless with the further written approval of the Responsible Authority.

Acoustic Report

15. Prior to the endorsement of plans, an amended Acoustic Report prepared by a qualified Acoustic Engineer must be submitted and approved to the satisfaction of the Responsible Authority, in consultation with Merri-bek City Council. The report must be generally in accordance with the report prepared by Acoustic Logic dated 18 October 2024 but must be modified to:
 - a) Make any necessary modifications to the recommendations as a result of the amended plans referred to in Condition 1.

When submitted and approved to the satisfaction of the Responsible Authority, the Acoustic Report will be endorsed to form part of this permit.

16. The building must be constructed and maintained in accordance with the recommendations contained within the approved Acoustic Report to the satisfaction of Merri-bek City Council. The Acoustic Report endorsed under this permit must be implemented and complied with at all times to the satisfaction of Merri-bek City Council unless with the further written approval of the Responsible Authority.

17. Prior to the occupation of any dwelling approved under this permit, a report from the author of the Acoustic Report approved pursuant to this permit or similarly qualified person or company must be submitted to Merri-bek City Council. The report must be to the satisfaction of Merri-bek City Council and must confirm that all measures specified in the Acoustic Report have been implemented in accordance with the approved Acoustic Report.

Waste Management Plan

18. Prior to the endorsement of plans, an amended Waste Management Plan (WMP) must be submitted and approved to the satisfaction of the Responsible Authority, in consultation with Merri-bek City Council. The report must be generally in accordance with the report prepared by Traffix Group Pty Ltd dated 22 November 2024 but must be modified to:
 - a) Make any necessary modifications to the recommendations as a result of the amended plans referred to in Condition 1.

When submitted and approved to the satisfaction of the Responsible Authority, the Acoustic Report will be endorsed to form part of this permit

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

Accessibility Report

20. Prior to the endorsement of plans, the Accessibility Report prepared by Bernie Clifford Before Compliance dated 2 August 2024 must be endorsed to form part of this permit. The recommendations of the endorsed report must be implemented to the satisfaction of Merri-bek City Council. No changes can be made to the plan without the written consent of the Responsible Authority.
21. Prior to the occupation of any dwelling approved under this permit, 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 Access Plan have been implemented in accordance with the approved Report.

Section 173 Agreement – Public Access

22. Within six months of the issuing of the Planning Permit, or at another time as agreed to in writing by the Responsible Authority, an agreement under Section 173 of the *Planning and Environment Act 1987* must be entered into between the Owners of the land and Merri-bek City Council in a form satisfactory to Merri-bek City Council providing for:
 - a) Unrestricted public pedestrian and bicycle access within all areas of the site shown as publicly accessible on the endorsed public areas plan, for 24 hours a day (364 days a year), commencing at the time of commencement of the use.
 - b) The owners of the land to indemnify the Merri-bek City Council against any claims associated with the use of the publicly accessible areas and to accept liability and responsibility for the on-going maintenance of the publicly accessible areas in perpetuity.

Once the Section 173 Agreement has been prepared to the satisfaction of Merri-bek City Council, prior to the development commencing, or at another time as agreed to in writing by the Responsible Authority, the owner must:

- i. do all things necessary to enable Merri-bek City Council to register the agreement with the Registrar of Titles in accordance with section 181 of the Act; and

- ii. Pay Merri-bek City Council 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.

Section 173 Agreement – Daylight Access

23. Prior to the occupation of the development hereby permitted or the issue of separate titles on the land whichever comes first, an agreement under Section 173 of the Planning and Environment Act, 1987 must be entered into between the owner/s of lots that share a boundary with the land at 28 Wilkinson Street and VicTrack land (whether or not a building is constructed on the lot boundary) and Merri-bek City Council in a form satisfactory to Merri-bek City Council providing for:

- a) the owner/s acknowledge and agree there is no entitlement to daylight access and outlook over 28 Wilkinson Street, Brunswick and/or the VicTrack land and have no objection to any wall constructed on the common boundary;

Once the Section 173 Agreement has been prepared to the satisfaction of Merri-bek City Council prior to the occupation of the development, the owner must:

- i. do all things necessary to enable Merri-bek City Council to register the agreement with the Registrar of Titles in accordance with section 181 of the Act; and
- ii. pay to Merri-bek City Council 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.

Retention of Architects

24. The owner of the land must retain Fieldwork Architects or other registered architect to provide architectural oversight of the delivery of the detailed design, as shown in the endorsed plans and endorsed schedule of materials and finishes, during construction unless with the prior written approval of the Responsible Authority.

Engineering Matters

25. Prior to the issue of an Occupancy Permit 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 Merri-bek City Council (City Infrastructure Department).
26. Prior to the occupation of the development, any Council or service authority pole or pit within 1 metre of a proposed vehicle crossing, including the 1 metre splays on the crossing, must be relocated or modified at the expense of the permit holder to the satisfaction of Merri-bek City Council and the relevant service authority.
27. Prior to the occupation of the development the bicycle parking racks must be installed in a secure manner that accords with the specifications in Australian Standard for Bicycle Parking (AS2890.3), to the satisfaction of Merri-bek City Council.
28. 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 Merri-bek City Council (Note: Please contact Merri-bek City Council, City Infrastructure Department).
29. Prior to the issue of an Occupancy Permit 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 Merri-bek City Council.

Car Parking Management Plan

30. Prior to the endorsement of plans, an amended Car Parking Management Plan (CPMP) must be submitted and approved to the satisfaction of the Responsible Authority, in consultation with Merri-bek City Council. The report must be generally in accordance with the report prepared by Traffix Group Pty Ltd dated 22 November 2024 but must be modified to:
 - a) Make any necessary modifications to the recommendations as a result of the amended plans referred to in Condition 1.
31. The Car Parking Management Plan approved under this permit must be implemented and complied with at all times to the satisfaction of Merri-bek City Council unless with the further written approval of the Responsible Authority.

Car Share

32. At all times, the four car spaces within the car park are to be reserved for carshare operation at no charge to the carshare operator to use them and:
 - a) These spaces must be available to all members of the carshare scheme 24 hours, 7 days per week, with safe, well-lit pedestrian access;
 - b) Prior to occupancy of the development, these spaces must be contracted to an operator (a car-share provider that has been approved by Merri-bek City Council) with evidence of agreement submitted to Council;
 - c) The agreement must ensure appropriate insurance and vehicle maintenance is in place including public liability insurance;
 - d) The carshare must be in place and operating within 4 weeks of issue of the Occupation Certificate for the first stage of the development as determined by the Staging Plan; and
 - e) The carshare operator must report utilisation of the space(s) to Merri-bek Council every twelve months

Affordable Housing

33. Prior to the occupation of the development, a Management Plan requiring 60 per cent of the dwellings to be in the form of the Assemble Futures alternative housing model, or some other affordable housing that is to the satisfaction of the Responsible Authority, in consultation with Merri-bek City Council, must be submitted to, approved, and endorsed by the Responsible Authority. When endorsed, the plan will form part of the permit. The plan must:
 - a) Provide for regular reporting to the Merri-bek City Council for the relevant 60 per cent of dwellings at (for example) years 1, 3 and 5.
 - b) Detail the parameters of rental rate and purchase price (including any associated annual increases in either) during a 5-year lease and purchase arrangement, to be agreed between the prospective tenant/owner and the owner of the land at the point of sale, including:
 - i. Ensuring the annual cost of the rent, until the point of sale, does not exceed 30 per cent of the gross household income for moderate income households at time of occupation.
 - ii. Ensuring the cost of future mortgage repayments (principal and interest) does not exceed 35 per cent of the gross household income for moderate income households at the time of sale.

34. Prior to the issuing of a Statement of Compliance or Certificate of Occupancy for the development, the owner of the land must enter into an agreement pursuant to Section 173 of the *Planning and Environment Act 1987* with Merri-bek City Council and register the agreement on the title for the land in accordance with Section 181 of the *Planning and Environment Act 1987*, to provide for the following:
- a) At least 60 per cent of the dwellings must comply with the meaning of 'affordable housing' and must be affordable to households with a 'moderate income range'. Moderate income is defined as being not greater than 120 per cent of the median income for the ABS geographic area in which the land is located.
 - b) All dwellings on site must be delivered, managed, leased and sold in accordance with the approved 'Management Plan for Alternative Housing Model' required by Condition 33 of the permit; and
 - c) This restriction, as it applies to each individual dwelling, will expire at the first sale of each individual dwelling.
 - d) The agreement must otherwise be in a form to the satisfaction of the Responsible Authority. The owner of the land must pay all of Merri-bek City Council's reasonable legal costs and expenses of this agreement concerning the preparation, execution, and registration on title.

Environmental Audit

35. 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 Merri-bek City Council.

Residential reticulated gas service connection

36. 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

3D Model

37. Prior to the endorsement of plans, a 3D digital model of the approved development which is compatible for use on 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. A copy of the 3D model submission guidelines and further information on the Virtual Merri-bek Project can be found at <https://www.merri-bek.vic.gov.au/building-and-business/planning-and-building/planning/virtual-merri-bek/#autoAnchor1>. 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 Merri-bek City Council.

Cancellation of existing permit

38. Within six months of the issuing of the permit, an application must be lodged with the Victorian Civil and Administrative Tribunal to cancel Planning Permit MPS/2017/745/E associated with the subject site. Copies of all relevant application documents and decisions associated with the cancellation must be provided to the Merri-bek City Council within 7 days of receipt.

Permit Expiry

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

- a) the development is not commenced within four (4) years from the date of issue of this permit;
- b) the development is not completed within eight (8) years from the date of issue of this permit;
- c) the use is not commenced within eight (8) 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 after the permit expires to extend the commencement date.
- 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.

1. Background

Subject site

The site is located on the southern side of Victoria Street in Brunswick, with Rosser Street to the east, Wilkinson Street to the south and the Upfield bike path and railway line to the West. It is the location of the former Australian Liquorice Company liquorice factory.

The site has an overall area of approximately 7,309.4 square metres and is irregular in shape. The site has a frontage to Victoria Street of 75.43 metres and a maximum depth of 117.39 metres.

The site is currently occupied by:

- Two attached Victorian-era dwellings at 13 and 15 Rosser Street, which are of local heritage significance; and
- A brick chimney located within the centre of the site that is on the Victorian Heritage Register and is associated with the former use of the land as a factory for the Australian Liquorice Company.

The rest of the land has been cleared and excavation has commenced.

There are no restrictive covenants indicated on the Certificates of Title.

Surrounds

The surrounding area is mixed in character, with a variety of commercial, industrial and residential buildings at a variety of heights. Multi-storey developments are also emerging throughout the precinct. Surrounding land is either zoned commercial or industrial.

The immediate interfaces are summarised as follows:

- **South-west:** The site wraps around 28 Wilkinson Street, which is occupied by a single storey brick building that is built to the side and rear boundaries with a concreted front setback.
- **North:** The north side of Victoria Street, opposite the site, comprises double storey commercial buildings.
- **West:** The land to the immediate west forms part of the Upfield Railway Line and Shared Path, with Brunswick Station located adjacent to the south-west corner of the site. Beyond the railway line, there are double storey buildings within a core industrial area.
- **East:** There is a double-storey brick warehouse on the south-east corner of Victoria Street and Rosser Street. Further south is a row of single storey houses and one double storey commercial building. At the corner of Rosser Street and Wilkinson Street is an open air public car park with a recent permit for a social housing apartment building.
- **South:** Single storey houses exist on the south side of Wilkinson Street opposite the site.

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

Permit history

The land has an active Planning Permit (MPS/2017/745/E), which has been subject to multiple amendments, Victorian Civil and Administrative Tribunal (VCAT) reviews and previous Planning and Related Matters (PARM) Council resolutions. The most recent major amendment was via a VCAT consent process, which was supported at the September 2023 Planning and Related Matters (PARM) Council Meeting. This amendment included extensive changes to the building form, additional dwellings and bike spaces, reduced car spaces and commercial floor space and other various changes.

The application was supported on the basis of:

- Provision of an acceptable amount of commercial floor space
- Excellent bike parking and associated facilities
- Excellent pedestrian connections
- Affordable housing provided

Since the issuing of the amended permit, additional amendments have been made to the plans and excavation for the basement has commenced.

Application Process and Responsible Authority

Following the agreement reached with Council as part of the last amendment to the existing planning permit, the applicant has now lodged a new application with the Minister for Planning under Clause 53.23 (Significant Residential Development with Affordable Housing) of the Merri-bek Planning Scheme. Clause 72.01 of the Scheme states that the Minister for Planning, not Council, is the Responsible Authority in relation to the use and development of land to which Clause 53.23 applies.

Clause 53.23 does not provide a means of amending permits where Council is the Responsible Authority (as is the case with planning permit MPS/2017/745/E). This means the applicant needed to lodge a new planning permit application with the Minister for Planning.

The proposal

The new planning permit application is largely consistent with the original application, however, there are some key differences which are discussed within this report. The new planning permit application, in comparison to the development approved under MPS/2017/745/E, is summarised as follows:

	Approved Development	DTP Application
No. of dwellings	268 (19 x Studio, 83 x 1BR, 131 x 2BR, 35 x 3BR)	284 (25 x Studio, 86 x 1BR, 136 x 2BR, 37 x 3BR) (+ 16 dwellings)
No. of on-site car parking spaces	82 spaces – residential 5 spaces – commercial 4 spaces – car share 91 total	82 spaces – residential 5 spaces – commercial 4 spaces – car share 91 total
Car parking reduction	217 spaces – residential 162 spaces – commercial 379 total	235 spaces – residential 106 spaces – commercial 341 total
No. of bicycle spaces	518	518
Commercial floor space	5,408sqm	3,774sqm (1,634 sqm reduction)

	Approved Development	DTP Application
Affordable housing	60 percent of dwellings to be provided under the Build to Rent to Own model	60 percent of dwellings to be provided under the Build to Rent to Own model

Additional key changes include:

- The water sensitive urban design response (WSUD)
- Exterior materials and finishes
- Decrease in maximum overall height (associated with building 1) by 550mm to an overall height of 36.4 metres. This is a consequence of the reduction of floor to ceiling levels at level 1 as dwellings require lower ceiling heights than commercial premises.

The development plans form **Attachment 2**.

For the purposes of this report 'Approved development' refers to the application that was reported to the Planning and Related Matters Meeting in September 2023 and subsequent amendments approved by Council.

Statutory Controls – why is a planning permit required?

Control	Permit Requirement
Commercial 1 Zone	Clause 34.01-4: A permit is required to construct a building or construct or carry out works. Clause 34.01-1: A permit is required to use land for dwellings as the residential frontages exceed 2 metres in width. Retail Premises do not require a permit for the use.
Heritage Overlay	Clause 43.01-1 (Heritage Overlay, Schedule 239): A permit is required to demolish a building and to construct and carry out works. Heritage Overlay, Schedule 183, affects the chimney in the centre of the site. No permit is required for works within this overlay as this land is included on the Victorian Heritage Register and is exempt from planning permit requirements.
Design and Development Overlay – DDO18	Clause 43.02-2: A permit is required to construct a building or construct or carry out works.
Particular Provisions	Clause 52.06-3: A permit is required for a reduction in the standard car parking requirements.

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

- Clause 45.03: Environmental Audit Overlay. The approved development has been assessed and is considered safe for development in accordance with an environmental audit. A condition of the recommendation will seek that the applicant provide a letter from auditor confirming the site is safe for occupation once development has been completed.
- Clause 45.06: Development Contributions Plan Overlay. This Overlay is not relevant because contributions under the Development Contribution Plan ended on 30 June 2023.
- Clause 45.09: Parking Overlay. The parking overlay means that the 'Column B' car parking rates in the table to Clause 52.06 apply.
- Clause 53.18: Stormwater Management in Urban Development

- 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). Public notice of this application commenced on 28 January 2025, including notices on the site and letters to nearby owners/occupiers. At the time of finalising this report, Council has been advised that no objections were lodged with the Minister for Planning.

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 the Department of Transport and Planning under delegation from the Minister for Planning; or
- A decision is made by the Minister for Planning; or
- The Minister for Planning appoints a Standing Advisory Committee (SAC) to consider the application and objections, including the submission from Council, to make a recommendation to the Minister for Planning to help inform the Ministers decision.

Council's comments and position will assist the Minister for Planning in making a decision. The current planning permit application is exempt from normal rights of review to VCAT by Council and any other persons who may lodge an objection to the application.

Internal/external referrals

Referrals to external agencies will be carried out by the Minister for Planning as the Responsible Authority. Comments from internal Council areas are summarised below.

Internal Branch/Business Unit	Comments
Urban Design Unit	Supports the proposal subject to modifications relating to exterior finishes and materials. Recommended changes are addressed by conditions of the recommendation, except a requirement for increased balconies on the east elevation of Building 3. This is not required because the balconies meet Clause 58 requirements.
Transport - Development Engineering	Supports the proposal. The increased residential parking demand and reduced commercial demand is able to be managed by the current provision of car and bicycle parking. No changes to the plans are required.
Sustainable Built Environment - ESD Team	Does not support the Water Sensitive Urban Design response. This is discussed further in section 4 of this report and addressed in the recommendation.

This application was not referred to the Heritage Advisor or the Open Space Unit, as the current application does not differ in landscaping or the extent of demolition to the approved development.

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 and Landscape Values (Clause 12), including:
 - Biodiversity in Merri-bek (12.01-1L)
- Environmental Risks and Amenity (Clause 13):
 - Contaminated and Potentially Contaminated Land (Clause 13.04-1S)
 - Noise Abatement (Clause 13.05-1S and 13.05-1L)
- Built Environment (Clause 15.01), including:
 - Urban Design (Clause 15.01-1S, 15.01-1R and 15.01-1L)
 - Vehicle Access Design in Merri-bek (Clause 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-05-1L)
 - 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 16.01-2L)
 - Housing for People with Limited Mobility (Clause 16.01-1L)
 - Housing Affordability (Clause 16.01-2S and 16.01-2L)
- Economic Development (Clause 17), including:
 - Diversified economy (Clause 17.01-1S and 17.01-1R)
 - Employment Areas (Clause 17.01-1L)
 - Business (Clause 17.02-1S)

- Transport (Clause 18), including:
 - Cycling in Merri-bek (Clause 18.02-2S and 18.02-2L)
 - 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 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, and the merits of the application.

The assessment gives weight to the approved development, as the planning policies and the surrounding context have not changed. Beyond a reduction in commercial floor space, changes to the Water Sensitive Urban Design (WSUD) response, minor changes to balcony setbacks and change in materials, the proposed buildings are similar to what was considered and supported by Council previously. The assessment therefore focuses upon the changes between the approved development and this new planning permit application.

Conditions of the recommendation are generally consistent with the conditions of the approved development, except as noted in this report.

Does the proposal have strategic policy support?

Both State and local planning policies support increased residential densities in Activity Centres, to take advantage of the access to public transport and other services within these locations. The site is also located within a 'Category 2 – Employment Area' within the Merri-bek Industrial Land Strategy 2015-2030 (MILS) and on the Economic Development Framework Plan at Clause 2.04 of the Planning Scheme. In these areas Council's Employment Areas policy states that development should:

Prioritise employment uses over residential uses ... by:

Ensuring the amount of employment floor space in a mixed-use development is at least equivalent to the amount of all proposed ground and first floor building areas (inclusive of car parking, other services and circulation space).

The mixed use development is encouraged by the Employment Areas policy in that it should *support the mixed-use nature of the precinct and surrounding areas while giving priority to employment uses.*

The original planning permit issued for the development of this site, including the building heights to 11 storeys, was supported after balancing the competing planning policies considerations and particularly the benefits of the inclusion of the amount of commercial employment generating floor space that was to be provided within the Brunswick Activity Centre location. While further compromises to reduce the amount of employment generating floors space have been made through subsequent amendments which introduced the voluntary affordable housing offer, the further reduction in employment area in the current application, does not sufficiently prioritise employment uses. This is contrary to the objectives and strategies of the Planning Policy Framework (PPF), as discussed further in the following section and if supported would see a lost opportunity, on this significant redevelopment site, to provide new employment on former industrial site within a major activity centre, as sought by planning scheme policy.

The proposal has partial strategic support, but it does not satisfy the relevant policy requirements and objectives at the local level.

Is the reduction of employment floor space acceptable?

The approved development included 5,408 square metres of employment floorspace (mix of office and retail). This new application seeks to reduce the employment floorspace to 3,774 square metres, which is a 30 percent reduction. This is via deletion of the first floor commercial floor space associated with Building 1, in turn proposing 16 additional apartments.

When considering the requirements of Local Planning Policy, the proposal should provide employment floor space at both ground and first floor of the development, which equates to approximately 12,100 square metres. The approved development, whilst less than this requirement, was supported as part of a VCAT consent process on the basis of an acceptable level of commercial floorspace together with improvements made elsewhere in the development. The new application makes no additional changes that warrant a further variation to local policy. The new application will further reduce the ability for residents to access services and businesses, or find jobs locally, as envisioned within the MILS.

As no further improvements have been made to the development that may counterbalance the further reduction in floor space, a condition of the recommendation will seek that the first floor of Building 1 consists of commercial floor space, consistent with the approved development.

Environmentally Sustainable Design (ESD) features

One of the key changes between the approved development and the DTP application is the Water Sensitive Urban Design (WSUD) solution. When new buildings are constructed, it's important to consider how they'll manage rainwater. Council applies the Victorian Urban Stormwater Best Practice Environmental Management Guidelines when reviewing an application's stormwater response. These guidelines seek to improve water quality before it goes back into the drainage system.

The new application uses a 'proprietary' stormwater management system, which is essentially a prefabricated device designed to treat stormwater runoff. Whilst the system claims to meet 'best practice' by filtering stormwater through in-ground pits before it enters the public drainage system, the system has not been reviewed by any reputable bodies, such as Melbourne Water or Stormwater Victoria. The system poses a risk to the quality of stormwater entering Council's drainage system, which is eventually drained into the Merri Creek, if it does not work as intended. Meeting stormwater best practice is important to maintain the health of the creeks, as well as the downstream river, bay, and ocean.

Consistent with the approved development, there is opportunity on the site to use other stormwater treatments, such as raingardens, that are accepted by most reputable bodies. A condition of the recommendation will require an updated WSUD response that does not rely on proprietary stormwater treatment systems to meet best practice stormwater targets.

Subject to these recommended changes the proposal achieves an acceptable ESD outcome overall.

Are the height and setbacks of the building appropriate?

The Design and Development Overlay (DDO18) that applies to the site contains the following requirements for overall building height, street wall height and upper level setbacks:

- 25 metre preferred maximum height;
- 8 –11 metre preferred maximum street wall height on Victoria Street;
- 7 –10 metre preferred maximum street walls on Rosser Street and Wilkinson Street; and
- Any part of a building above the street wall height should be setback within a 45 degree angle from the opposite street boundary (often referred to as the '1:1 ratio').

The new proposal does not increase the building height or street walls compared to the approved development. The upper floor setbacks are also generally consistent with the approved development, and in some instances, the setbacks have marginally increased.

The approved development was permitted to exceed the preferred controls, in part, due to the large size of the site and therefore its ability to limit amenity impacts, but also when factoring in net community benefits and the balancing of competing policy outcomes, particularly the significant commercial floor space that was proposed, providing new local employment opportunities.

The new application reduces the extent of commercial floor space even further than previously negotiated reductions and also seeks approval for a poorer WSUD solution. Consequently, the proposal is no longer considered to deliver the overall net community benefit to justify the extent of departures from DDO18 controls. The variations to the DDO18 built form controls should only be considered an acceptable planning outcome if the commercial floor space is increased to match the existing approval and the WSUD response is revised, as per the conditions of the recommendation.

Building design and materials

A key change to the design is on the west elevation of Building One which faces the Upfield Shared Path and Brunswick station. The new application reduces the extent of coloured cement on levels two to four (refer to Figure 1) and increases the balcony setbacks for the lower levels to match the upper levels. This change is a poor outcome as it means there is no longer as clear a distinction between the upper and lower levels in this location, creating a more monolithic and overbearing building facing a key public space of the shared path and rail corridor. The amended balcony setbacks similarly worsen the perceived mass of the development by removing the physical break that contributed to the podium and upper level massing.

A similar issue occurs on the east elevation of Building Three, as shown in Figure 2 below. The change in materials in the balcony balustrading results in the lower levels 'blending in' with the upper levels and increasing the perceived mass of the building from Rosser Street. Given that the building does not comply with the 1:1 setbacks sought by DDO18, the materials are important in limiting the dominance of the building.

A condition of the recommendation will address these issues, including increasing the size of some of the lower level balconies to help strengthen the podium massing when viewed from the Upfield shared used path.



Figure 1, Approved development (left) and DTP application (right)



Figure 2, endorsed (left) and DTP application (right)

Has adequate car and bicycle parking been provided?

The tables below outline the car parking requirements for the development:

Dwelling type	Proposal	Parking required per Clause 52.06	Parking provided	Reduction sought
0-bedroom (studio)	25 apts	25 spaces		
1-bedroom	86 apts	86 spaces		
2-bedroom	136 apts	136 spaces		
3-bedroom	37 apts	74 spaces		
Totals	284 apts	321 spaces	82 spaces	231 spaces

The residential component of the proposal requires a reduction of 235 car parking spaces, which is a further reduction of 18 spaces compared to the approved development.

Commercial Type	Proposal	Parking required per Clause 52.06	Parking provided	Reduction sought
Office	2,196 m ²	65 car spaces		
Retail	1,338 m ²	46 car spaces		
Totals	3,770 m²	111 car spaces	5 spaces	106 spaces

The commercial component now seeks a reduction of 106 spaces, which is a decreased reduction of 56 spaces compared to the approved development. Overall, the car parking reduction sought has decreased from 379 spaces to 337 spaces. The proposal also includes 4 car share spaces which will be available to occupants of the buildings and all members of the carshare scheme.

A condition of the recommendation seeks to reintroduce the commercial floor space. This results in the car parking calculation relative to the number of apartments and commercial floorspace being the same as the approved development. At the meeting of the Planning and Related Matters Council meeting of September 2023, Council previously resolved that the car parking provided as part of the MPS/2017/745/A planning permit was an acceptable outcome when having regard to the alternative modes of transport available. Further amendments to the existing approval have removed some of the car parks in lieu of additional bike parking and car share spaces. These changes were considered acceptable by Council urban planning and traffic engineers.

Council's Car parking in Merri-bek policy 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; and*
- *with increased provision of bicycle parking above the rates specified in Clause 52.34.*

The proposal responds positively to the above policy given:

- The site is located within the Brunswick Activity Centre
- Has excellent access to public transport including 20 metres to Brunswick Station, 160 metres to Route 19 tram stop and walking distance from multiple bus stops/lines
- Located adjacent to the Upfield bike path and the provision of onsite bike parking exceeds the rates specified within Clause 52.34 by providing 513 spaces when 99 are required. The bicycle infrastructure provided include end of trip facilities for commercial tenants.
- The development will provide four car share spaces in the basement for the use of future tenants.

Additionally, the submitted car parking management plan includes details on the management of the basement car parking and confirms the car spaces will be rented to apartments, rather than owned individually. This allows for efficiencies in the management and allocation of the car spaces by leasing them out on a demand basis.

It also acknowledged that the application was also referred to the Merri-bek development engineers who were satisfied that the provided bicycle and car parking is sufficient to manage the anticipated demand, accounting for the increased residential demand and decreased commercial demand that forms part of the new application.

The recommendation will require the submitted car parking management plan (CPMP) to be updated to accord with the final number of apartments and commercial floor areas approved in accordance with the changes required by condition 1(a) of the permit.

Does the proposal provide adequate internal amenity, offsite amenity and equitable development opportunities?

The proposal demonstrates high level of compliance with Clause 58 (Apartment Developments) ensuring a quality living environment for future residents.

No changes are sought to the separation between buildings compared to the approved development. Both the approved development and the new application vary from Council's Apartment Development local policy in this respect. The building setbacks were accepted as part of the approved development, partly because of acceptable daylight levels. However, Merri-bek ESD officers have raised concerns with how the proposal is now calculating its predicted daylight for internal habitable areas, which has changed from the approved development. The proposal relies on highly reflective internal wall colours to enhance daylight levels which is an unlikely real world outcome. A condition of the recommendation will require that an updated daylight model is provided that shows the proposal still achieves acceptable daylight levels.

Is the affordable housing proposal appropriate?

The new application includes a commitment that 60 per cent of the dwellings will be affordable to moderate income households, through a rent-to-own model. This matches the approved development. The affordable housing, whilst positive, does not include dwellings affordable to low-income households, social housing or any role for a Registered Housing Provider. As the new application does not seek to improve this offer, it is not considered an adequate 'net community benefit' that offsets the reduced commercial floor space sought as part of this new application. The affordable housing component is considered acceptable subject only to the adoption of the conditions of the recommendation.

Condition for application to VCAT to seek cancellation of the current planning permit?

The recommendation largely replicates the conditions of the approved planning permit. If the new application is approved, this will result in two very similar planning permits regulating development with potentially different requirements. The current planning permit MPS/2017/745/E is understood to have been acted upon with works now commenced on the site. As only the Victorian Civil and Administrative Tribunal (VCAT) can cancel an existing planning permit, accepted practice is that a condition of a new permit require that an application be made to VCAT to cancel the current planning permit No. MPS/2017/745/E. This will provide clarity as to which permit, the development is then being built too.

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

The proposal seeks to remove aspects of the approved development that formed an important part of Council supporting the proposal originally. As the proposal does not seek to improve the net community benefit, the reduced commercial floor space and the use of proprietary stormwater management systems are not supported. An acceptable outcome can be achieved by increasing the commercial floor space and proposing an alternative stormwater response that does not rely on proprietary systems. Therefore, on the balance of policies and controls within the Merri-bek Planning Scheme, it is recommended that Council advise the Minister for Planning of its support to the proposed development, subject to the conditions stated in the recommendation.

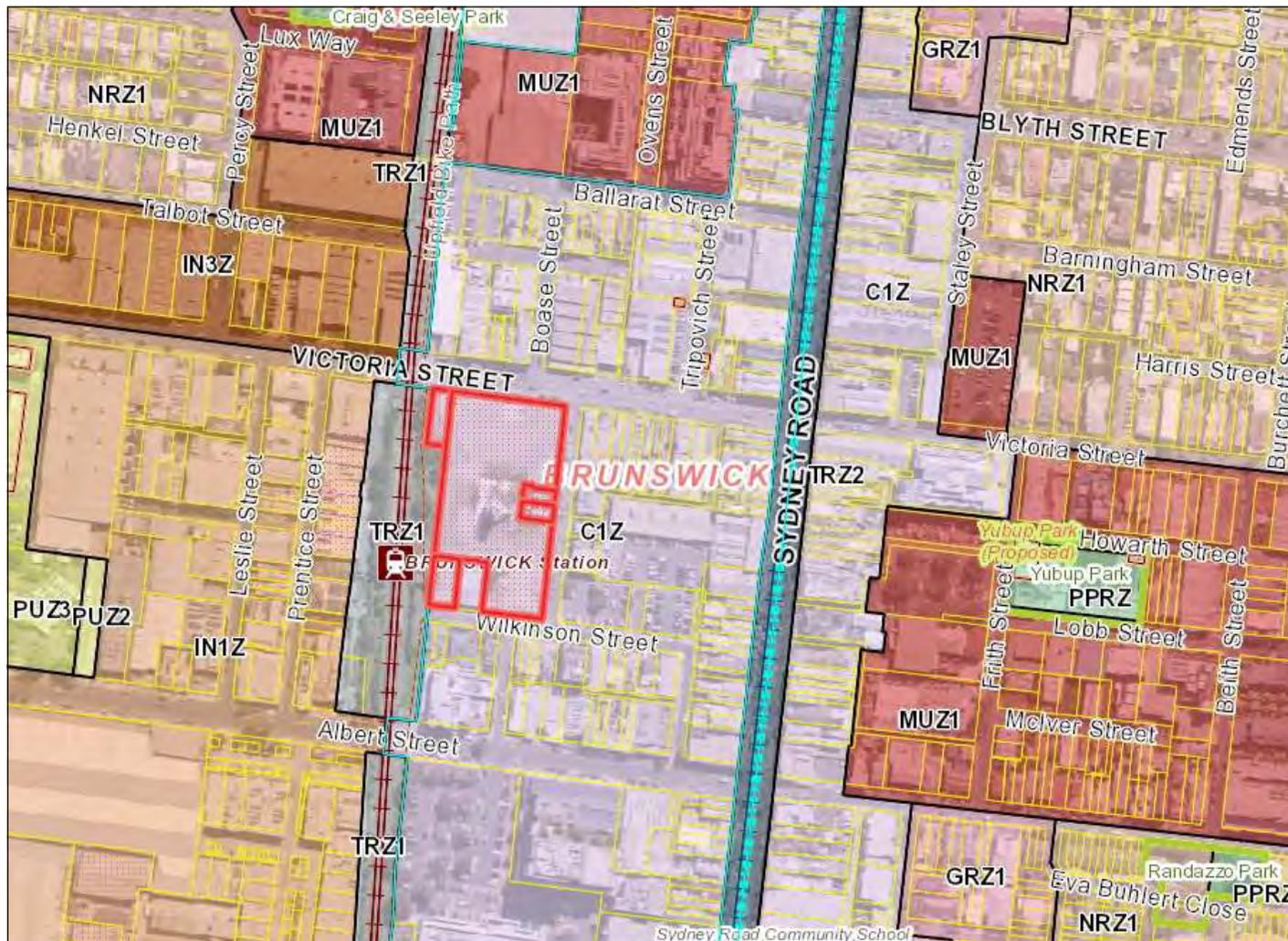
The ability for the permit applicant to seek approval via the Minister for Planning is provided by Clause 53.23 which was introduced to all Victorian Planning Schemes on 20 September 2023 for developments which have an estimated cost of \$50 million or more and provide 10 percent of the dwellings as affordable housing. It is suggested that the intention of Ministerial approval pathways is to facilitate new proposals for significant housing, rather than removing other beneficial elements, in this case new employment floorspace in an activity centre, in a development that has been approved and is under construction. It is worth noting that Council previously settled a VCAT review through consent, after agreement was reached with the current applicant on a reduced amount of employment generating floorspace (amongst other things), being a less-than-optimal amount of employment generating floorspace. Whilst the recommendation is one of support, the recommended conditions seek to maintain the amount of employment generating floorspace previously agreed with the applicant, which on balance, lend support to the overall height and intensity of the currently approved development.

Attachment/s

- | | | |
|----------|--|-----------|
| 1 | Location and Zoning Map - 342-348 Victoria Street, Brunswick | D25/309 |
| 2 | Development Plans - 342-348 Victoria Street, Brunswick | D25/49616 |

Zoning and Location Map

342-348 & 368-370 Victoria St, 13 & 15 Rosser St and 32 Wilkinson St, Brunswick

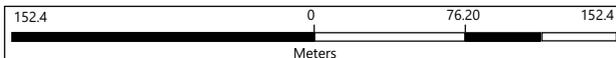


- Legend**
- C1Z - Commercial 1 Zone
 - IN1Z - Industrial 1 Zone
 - IN3Z - Industrial 3 Zone
 - MUZ1 - Mixed Use Zone 1
 - GRZ1 - General Residential Zone 1
 - NRZ1 - Neighbourhood Residential Zone 1
 - TRZ1 - Transport Zone 1
 - PUZ2 - Public Use Zone 2
 - PUZ3 - Public Use Zone 3
 - PPRZ - Public Park and Recreation Zone

- Denotes Subject Site



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Date Map Generated: 2/1/2025

Map Scale: 3,000.00



342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA
TOWN PLANNING ARCHITECTURAL DRAWING SET

ARCHITECTURAL DRAWINGS SCHEDULE

DRAWING NAME	
TP0-000 COVER SHEET	TP6-001 BADS C58 - STUDIO APARTMENTS
TP0-001 DEVELOPMENT SUMMARY	TP6-002 BADS C58 - 1 BED APARTMENTS
TP0-002 BADS ASSESSMENT	TP6-003 BADS C58 - 2 BED APARTMENTS
TP0-003 BADS ASSESSMENT	TP6-004 BADS C58 - 2 BED APARTMENTS
TP0-004 BADS ASSESSMENT	TP6-005 BADS C58 - 2 BED APARTMENTS
TP0-005 BADS ASSESSMENT	TP6-006 BADS C58 - 2 BED APARTMENTS
TP2-100 BASEMENT LEVEL 02 PLAN	TP6-007 BADS C58 - 2 BED APARTMENTS
TP2-101 BASEMENT LEVEL 01 PLAN	TP6-008 BADS C58 - 2 BED APARTMENTS
TP2-102 GROUND FLOOR PLAN	TP6-009 BADS C58 - 3 BED APARTMENTS
TP2-103 LEVEL 01 PLAN	TP6-010 BADS C58 - 3 BED APARTMENTS
TP2-104 LEVEL 02 PLAN	TP6-011 BADS C58 - 3 BED APARTMENTS
TP2-105 LEVEL 03 PLAN	TP9-000 PROPOSED MATERIALS & FINISHES
TP2-106 LEVEL 04 PLAN	TP9-001 PROPOSED MATERIALS & FINISHES
TP2-107 LEVEL 05 PLAN	
TP2-108 LEVEL 06 PLAN	
TP2-109 LEVEL 07 PLAN	
TP2-110 LEVEL 08 PLAN	
TP2-111 LEVEL 09 PLAN	
TP2-112 LEVEL 10 PLAN	
TP2-114 ROOF LEVEL PLAN	
TP2-115 27 MILLIMON STREET INDICATIVE CONCEPT PLANS	
TP2-116 PUBLIC AREAS PLAN	
TP2-117 13 & 15 ROSSER STREET	
TP3-100 PROPOSED NORTH & SOUTH ELEVATIONS	
TP3-101 PROPOSED EAST & WEST ELEVATIONS	
TP3-102 PROPOSED NORTH & SOUTH SECTIONAL ELEVATIONS	
TP3-103 PROPOSED EAST & WEST SECTIONAL ELEVATIONS	
TP3-104 BUILDING 1 - PROPOSED NORTH & SOUTH ELEVATIONS	
TP3-105 BUILDING 1 - PROPOSED EAST ELEVATION	
TP3-106 BUILDING 1 - PROPOSED WEST ELEVATION	
TP3-107 BUILDING 2 - PROPOSED NORTH & SOUTH ELEVATIONS	
TP3-108 BUILDING 2 - PROPOSED EAST ELEVATION	
TP3-109 BUILDING 2 - PROPOSED WEST ELEVATION	
TP3-110 BUILDING 3 - PROPOSED NORTH & SOUTH ELEVATIONS	
TP3-111 BUILDING 3 - PROPOSED EAST ELEVATION	
TP3-112 BUILDING 3 - PROPOSED WEST ELEVATION	
TP3-113 BUILDING 4 - PROPOSED NORTH & SOUTH ELEVATIONS	
TP3-114 BUILDING 4 - PROPOSED EAST ELEVATION	
TP3-115 BUILDING 4 - PROPOSED WEST ELEVATION	
TP4-100 SITE SECTION A	
TP4-101 SITE SECTION B	
TP4-102 SITE SECTION C	
TP4-103 SITE SECTION D	
TP4-104 CARPARK RAMP SECTION	
TP4-105 SITE SECTION E	
TP4-106 SITE SECTION F	
TP5-100 SHADOWS 9am	
TP5-101 SHADOWS 10am	
TP5-102 SHADOWS 11am	
TP5-103 SHADOWS 12pm	
TP5-104 SHADOWS 1pm	
TP5-105 SHADOWS 2pm	
TP5-106 SHADOWS 3pm	
TP5-107 14-24 ROSSER STREET - SPA OVERSHADOWING	
TP5-108 27 - 30 MILLIMON STREET - SPA+TYPAR OVERSHADOWING	
TP5-109 SHADOWS 9am (SUBJECT SITE)	
TP5-110 SHADOWS 12pm (SUBJECT SITE)	
TP5-111 SHADOWS 3pm (SUBJECT SITE)	
TP5-112 SHADOWS - COMMUNAL OPEN SPACE (N/A)	

REV	DATE	REV	NOTE	DATE
1	21/11/2024			
2	21/11/2024			
3	21/11/2024			
4	21/11/2024			
5	21/11/2024			
6	21/11/2024			

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Project Name
220041
ASSEMBLY

Project Name
Victoria Street Brunswick
Site Address
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
COVER SHEET

Date
21/11/2024

Scale
TOWN PLANNING AMENDMENT

Sub
@ A1

Drawing Number
TPO-000

Revised
Q

DEVELOPMENT SUMMARY: SITE

Table with 2 columns: Item, Value. Includes 01 SITE, 02 SITE AREA, TOTAL BUILDING AREA, and BUILDING 1-4 details.

DEVELOPMENT SUMMARY: COMMERCIAL

Table with 4 columns: Building, Office, Office, Office. Lists office spaces for Buildings 1-4.

DEVELOPMENT SUMMARY: TENANCY

Table with 4 columns: Building, Retail, Retail, Retail. Lists retail spaces for Buildings 1-4.

DEVELOPMENT SUMMARY: CAR PARKING

Table with 2 columns: Basement, Office. Lists car parking spaces for Basements 1 and 2.

DEVELOPMENT SUMMARY: BIKE PARKING

Table with 2 columns: Ground Floor, Staff - Office & Retail. Lists bike parking spaces for Ground Floors 1 and 2.

DEVELOPMENT SUMMARY: RESIDENTIAL

Table with 4 columns: Building, Residential Units, Balconies, and other details. Lists residential units and balconies for Buildings 1-4.

DEVELOPMENT SUMMARY: COMMUNAL AMENITIES

Table with 2 columns: Building, Assembly/Community, Storage. Lists communal amenities for Buildings 3 and 4.

DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY: BUILDING 1

Table with 3 columns: No, Category, Area. Lists retail shop services and residential units for Building 1.

DEVELOPMENT SUMMARY: BUILDING 2

Table with 3 columns: No, Category, Area. Lists retail shop services and residential units for Building 2.

DEVELOPMENT SUMMARY: BUILDING 3

Table with 3 columns: No, Category, Area. Lists retail shop services and residential units for Building 3.

DEVELOPMENT SUMMARY: BUILDING 4

Table with 3 columns: No, Category, Area. Lists retail shop services and residential units for Building 4.

Table with 4 columns: Rev, Date, Description, Date. Revision table for the drawing.

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Fieldwork
220041
8/8
Victoria Street Brunswick
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

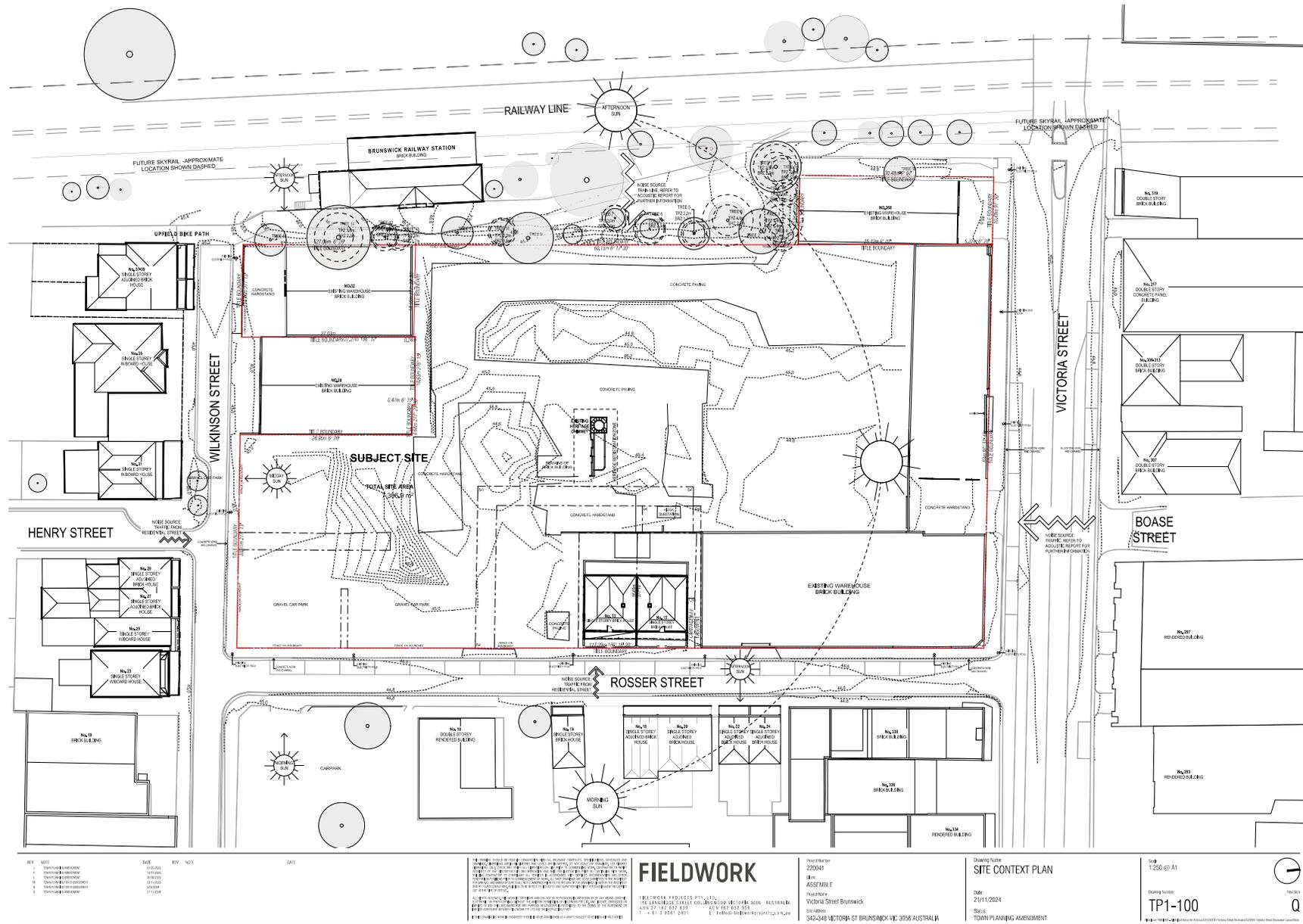
Development Name
ASSEMBLY T
Date
11/11/2024
Scale
TOWN PLANNING AMENDMENT

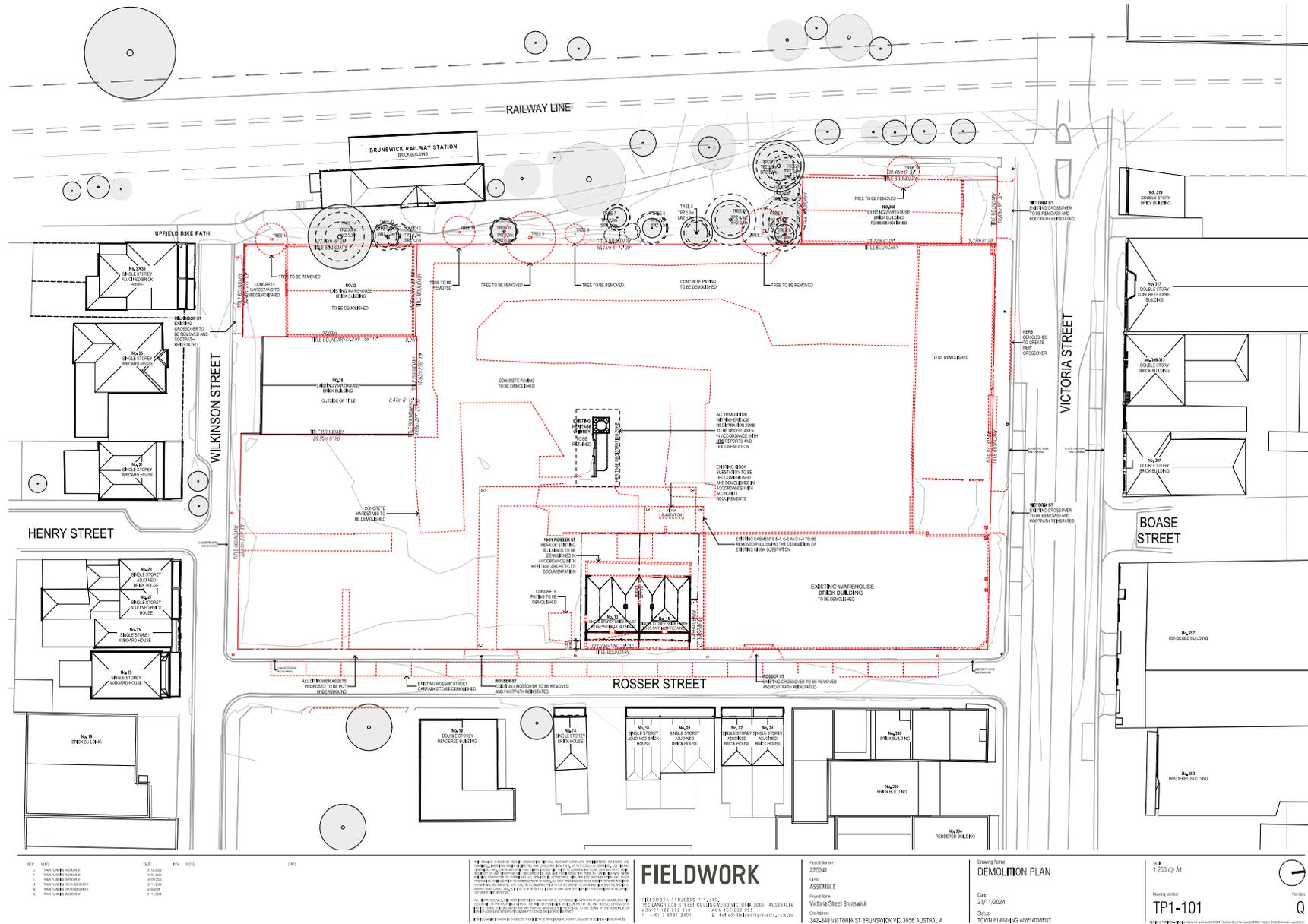
Site
TP0-001
Drawing Number
Revision
8/8

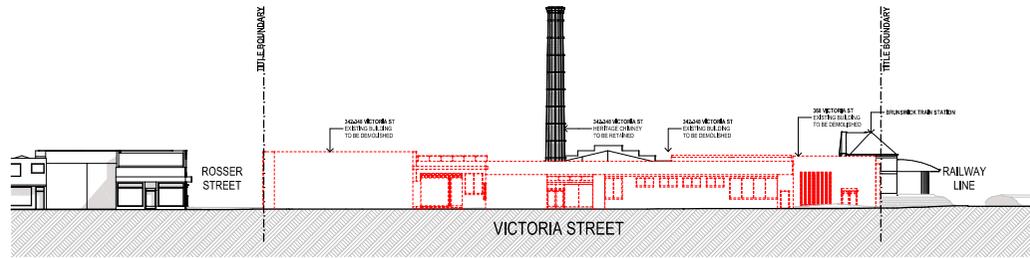
Apartment Number	Apartment Category	Apartment Type	Apartment Summary			Functional Layout				Storage				Ventilation		Private Open Space			Accessibility			Apartment Compliance		
			Internal	POS	Total	Living Room Compliance	Bedroom Compliance	Bedroom 2 Compliance	Bedroom 3 Compliance	Storage Volume (m3)			Path Length (m)	Compliance	Balcony			1200mm Access Path		Bathroom				
										Internal	External	Total			Compliance	Useable Area (m2)	Min Dimension (mm)	Compliance	Width (mm)	Path Compliance	Width (mm)		Length (m)	Bathroom Compliance
14,101	2B1B	TYPE B10	80,5	11,2	91,7	✓	✓	✓	✓	14,8	0,0	14,8	✓	12,54	✓	9,5	2440	✓	1200	✓	2700	1000	✓	✓
14,102	2B2B	TYPE C03	84,4	10,8	95,2	✓	✓	✓	✓	14,0	0,0	14,0	✓	13,93	✓	8,0	2360	✓	1000	✗	1000	1200	✗	✗
14,103	0B1B	TYPE S06	39,3	10,8	50,1	✓	✓	✓	✓	7,3	2,1	9,4	✓	9,5	✓	9,5	2700	✓	1050	✗	900	1200	✗	✗
14,104	0B1B	TYPE S06	39,3	11,4	50,7	✓	✓	✓	✓	7,3	2,1	9,4	✓	9,5	✓	9,5	2700	✓	1050	✗	900	1200	✗	✗
14,105	0B1B	TYPE S06	38,6	11,4	50	✓	✓	✓	✓	7,3	2,1	9,4	✓	9,5	✓	9,5	2700	✓	1050	✗	900	1200	✗	✗
14,106	0B1B	TYPE S06	38,8	11,4	50,2	✓	✓	✓	✓	7,3	2,1	9,4	✓	9,5	✓	9,5	2700	✓	1050	✗	900	1200	✗	✗
14,107	0B1B	TYPE S06	39	11,9	50,9	✓	✓	✓	✓	7,3	2,1	9,4	✓	9,5	✓	9,5	2700	✓	1050	✗	900	1200	✗	✗
14,108	3B2B	TYPE E08	109,4	31,3	140,7	✓	✓	✓	✓	19,9	0,0	19,9	✓	12,48	✓	13,5	2700	✓	1010	✗	1000	1200	✗	✗
14,109	0B1B	TYPE S01	46,1	25,2	71,3	✓	✓	✓	✓	8,2	0,0	8,2	✓	9,2	✓	9,2	2229	✓	1100	✗	1000	1200	✗	✗
14,110	2B2B	TYPE C01	77,8	37,5	115,3	✓	✓	✓	✓	12,2	2,1	14,3	✓	9,5	✓	9,5	2000	✓	1200	✓	2700	1000	✓	✓
14,111	2B2B	TYPE C01	78,1	38,5	116,6	✓	✓	✓	✓	12,2	2,1	14,3	✓	9,5	✓	9,5	2000	✓	1200	✓	2700	1000	✓	✓
14,112	2B1B	TYPE B03	68,6	35,6	104,2	✓	✓	✓	✓	14,2	0,0	14,2	✓	7,59	✓	8,0	3150	✓	1200	✓	2700	1000	✓	✓
14,113	3B2B	TYPE E04	96,7	22,8	119,5	✓	✓	✓	✓	18,8	0,0	18,8	✓	8,01	✓	8,0	2750	✓	1150	✗	2700	1000	✓	✗
14,114	1B1B	TYPE A03	49,5	25,2	74,7	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,115	1B1B	TYPE A03	49,8	25,1	74,9	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,116	1B1B	TYPE A03	49,5	27	76,5	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,201	2B1B	TYPE B10	80,8	11,2	92	✓	✓	✓	✓	14,5	0,0	14,5	✓	12,54	✓	9,5	2440	✓	1200	✓	2700	1000	✓	✓
14,202	2B1B	TYPE B07	69,6	40,5	109,1	✓	✓	✓	✓	12,3	2,1	14,4	✓	8,81	✓	9,5	2650	✓	1200	✓	2700	1000	✓	✓
14,203	2B2B	TYPE C06	72	43,2	115,2	✓	✓	✓	✓	14,1	0,0	14,1	✓	9,5	✓	9,5	3300	✓	1200	✓	2543	1000	✗	✗
14,204	0B1B	TYPE S06	39,4	12	51,4	✓	✓	✓	✓	7,3	2,1	9,4	✓	9,5	✓	9,5	2700	✓	1050	✗	900	1200	✗	✗
14,205	3B2B	TYPE E08	109,4	31,4	140,8	✓	✓	✓	✓	19,9	0,0	19,9	✓	12,48	✓	13,5	2700	✓	1010	✗	1000	1200	✗	✗
14,206	0B1B	TYPE S01	46,2	14,3	60,5	✓	✓	✓	✓	8,2	0,0	8,2	✓	9,2	✓	9,2	2229	✓	1100	✗	1000	1200	✗	✗
14,207	2B2B	TYPE C01	78	15,4	97,4	✓	✓	✓	✓	12,2	2,1	14,3	✓	9,5	✓	9,5	2000	✓	1200	✓	2700	1000	✓	✓
14,208	2B2B	TYPE C01	78,2	15,1	97,3	✓	✓	✓	✓	12,2	2,1	14,3	✓	9,5	✓	9,5	2000	✓	1200	✓	2700	1000	✓	✓
14,209	2B1B	TYPE B03	69,9	8,0	77,9	✓	✓	✓	✓	14,2	0,0	14,2	✓	7,59	✓	8,0	3150	✓	1200	✓	2700	1000	✓	✓
14,210	3B2B	TYPE E04	96,7	10,4	107,1	✓	✓	✓	✓	18,8	0,0	18,8	✓	8,01	✓	8,0	2750	✓	1150	✗	2700	1000	✓	✗
14,211	1B1B	TYPE A03	49,5	12,7	62,2	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,212	1B1B	TYPE A03	50	13,3	63,3	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,213	1B1B	TYPE A03	49,5	13,2	62,7	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,301	2B1B	TYPE B10	80,8	11,2	92	✓	✓	✓	✓	14,5	0,0	14,5	✓	12,54	✓	9,5	2440	✓	1200	✓	2700	1000	✓	✓
14,302	2B1B	TYPE B07	69	22,2	91,2	✓	✓	✓	✓	12,3	2,1	14,4	✓	8,81	✓	9,5	2650	✓	1200	✓	2700	1000	✓	✓
14,303	2B2B	TYPE C06	72,5	24,1	96,7	✓	✓	✓	✓	14,1	0,0	14,1	✓	9,5	✓	9,5	3300	✓	1200	✓	2543	1000	✗	✗
14,304	0B1B	TYPE S06	39,3	12	51,3	✓	✓	✓	✓	7,3	2,1	9,4	✓	9,5	✓	9,5	2700	✓	1050	✗	900	1200	✗	✗
14,305	3B2B	TYPE E08	109,4	31,4	140,8	✓	✓	✓	✓	19,9	0,0	19,9	✓	12,48	✓	13,5	2700	✓	1010	✗	1000	1200	✗	✗
14,306	0B1B	TYPE S01	46,2	14,2	60,4	✓	✓	✓	✓	8,2	0,0	8,2	✓	9,2	✓	9,2	2229	✓	1100	✗	1000	1200	✗	✗
14,307	2B2B	TYPE C01	78	15,4	97,4	✓	✓	✓	✓	12,2	2,1	14,3	✓	9,5	✓	9,5	2000	✓	1200	✓	2700	1000	✓	✓
14,308	2B2B	TYPE C01	78,2	15,1	97,3	✓	✓	✓	✓	12,2	2,1	14,3	✓	9,5	✓	9,5	2000	✓	1200	✓	2700	1000	✓	✓
14,309	2B1B	TYPE B03	69,2	8,2	77,4	✓	✓	✓	✓	14,2	0,0	14,2	✓	7,59	✓	8,0	3150	✓	1200	✓	2700	1000	✓	✓
14,310	3B2B	TYPE E04	96,7	10,4	107,1	✓	✓	✓	✓	18,8	0,0	18,8	✓	8,01	✓	8,0	2750	✓	1150	✗	2700	1000	✓	✗
14,311	1B1B	TYPE A03	49,5	12,7	62,2	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,312	1B1B	TYPE A03	49,8	13,3	63,1	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,313	1B1B	TYPE A03	49,5	13,2	62,7	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,401	2B1B	TYPE B10	80,8	11,2	92	✓	✓	✓	✓	14,5	0,0	14,5	✓	12,54	✓	9,5	2440	✓	1200	✓	2700	1000	✓	✓
14,402	2B1B	TYPE B07	69,6	22,6	91,2	✓	✓	✓	✓	12,3	2,1	14,4	✓	8,81	✓	9,5	2650	✓	1200	✓	2700	1000	✓	✓
14,403	2B2B	TYPE C06	72,5	24,2	96,7	✓	✓	✓	✓	14,1	0,0	14,1	✓	9,5	✓	9,5	3300	✓	1200	✓	2543	1000	✗	✗
14,404	3B2B	TYPE E01	94,7	23,4	118,1	✓	✓	✓	✓	18,4	0,0	18,4	✓	8,64	✓	11,3	1700	✓	1000	✗	1000	1200	✗	✗
14,405	0B1B	TYPE S01	46,2	14,3	60,5	✓	✓	✓	✓	8,2	0,0	8,2	✓	9,2	✓	9,2	2229	✓	1100	✗	1000	1200	✗	✗
14,406	2B2B	TYPE C01	78	15,4	97,4	✓	✓	✓	✓	12,2	2,1	14,3	✓	9,5	✓	9,5	2000	✓	1200	✓	2700	1000	✓	✓
14,407	2B2B	TYPE C01	78,2	15,1	97,3	✓	✓	✓	✓	12,2	2,1	14,3	✓	9,5	✓	9,5	2000	✓	1200	✓	2700	1000	✓	✓
14,408	2B1B	TYPE B03	69,6	9,3	77,9	✓	✓	✓	✓	14,2	0,0	14,2	✓	7,59	✓	8,0	3150	✓	1200	✓	2700	1000	✓	✓
14,409	1B1B	TYPE A03	49,8	12,7	62,5	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,410	1B1B	TYPE A03	49,8	13,3	63,1	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,411	1B1B	TYPE A03	49,5	13,2	62,7	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,501	2B1B	TYPE B10	80,8	11,2	92	✓	✓	✓	✓	14,5	0,0	14,5	✓	12,54	✓	9,5	2440	✓	1200	✓	2700	1000	✓	✓
14,502	2B1B	TYPE B07	69,6	22,6	91,2	✓	✓	✓	✓	12,3	2,1	14,4	✓	8,81	✓	9,5	2650	✓	1200	✓	2700	1000	✓	✓
14,503	2B2B	TYPE C06	72,5	24,1	96,7	✓	✓	✓	✓	14,1	0,0	14,1	✓	9,5	✓	9,5	3300	✓	1200	✓	2543	1000	✗	✗
14,504	3B2B	TYPE E01	94,7	22,9	107,6	✓	✓	✓	✓	18,4	0,0	18,4	✓	8,64	✓	11,3	1700	✓	1000	✗	1000	1200	✗	✗
14,505	0B1B	TYPE S01	46,2	14,3	60,5	✓	✓	✓	✓	8,2	0,0	8,2	✓	9,2	✓	9,2	2229	✓	1100	✗	1000	1200	✗	✗
14,506	2B2B	TYPE C01	78	15,4	97,4	✓	✓	✓	✓	12,2	2,1	14,3	✓	9,5	✓	9,5	2000	✓	1200	✓	2700	1000	✓	✓
14,507	2B2B	TYPE C01	78,2	15																				

Apartment Number	Apartment Category	Apartment Type	Apartment Summary			Functional Layout				Storage				Ventilation		Private Open Space			Adaptability			Apartment Compliance		
			Internal	POS	Total	Living Room Compliance	Bedroom Compliance	Bedroom 2 Compliance	Bedroom 3 Compliance	Storage Volume (m3)			Path Length (m)	Compliance	Useable Area (m2)	Min Dimension (mm)	Compliance	1200mm Access Path		Bathroom				
										Internal	External	Total						Compliance	Width (mm)	Path Compliance	Width (mm)		Length (m)	Bathroom Compliance
14,01	2B2B	TYPE C07	83,5	41,7	125,2	✓	✓	✓	✓	16,3	0,0	16,3	✓	7,68	✓	8,0	2100	✓	1100	✗	2700	1000	✓	✗
14,02	3B2B	TYPE E01	94,8	12,9	107,7	✓	✓	✓	✓	16,5	0,0	16,5	✓	6,64	✓	11,3	1700	✓	1000	✗	1000	1200	✓	✗
14,03	1B1B	TYPE S01	45,2	14,3	59,4	✓	✓	✓	✓	8,2	0,0	8,2	✓	9,2	✓	9,2	2229	✓	1100	✗	1000	1200	✓	✗
14,04	2B2B	TYPE C01	78	15,4	93,4	✓	✓	✓	✓	12,2	2,1	14,3	✓	9,5	✓	9,5	2000	✓	1200	✓	2700	1000	✓	✓
14,05	2B2B	TYPE C01	79	15,1	94,1	✓	✓	✓	✓	12,1	2,1	14,2	✓	9,5	✓	9,5	2000	✓	1200	✓	2700	1000	✓	✓
14,06	1B1B	TYPE A03	49,8	13	62,8	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,07	1B1B	TYPE A03	49,8	13,1	62,9	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,08	1B1B	TYPE A03	49,5	13,6	63,1	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,09	2B2B	TYPE C07	83,6	10	93,6	✓	✓	✓	✓	16,3	0,0	16,3	✓	7,68	✓	8,0	2100	✓	1100	✗	2700	1000	✓	✗
14,10	2B1B	TYPE B11	75,8	31,4	107,3	✓	✓	✓	✓	14,1	0,0	14,1	✓	6,66	✓	11,3	1700	✓	1000	✗	970	1200	✗	✗
14,13	1B1B	TYPE S01	46,1	14,3	60,4	✓	✓	✓	✓	8,2	0,0	8,2	✓	9,2	✓	9,2	2229	✓	1100	✗	1000	1200	✓	✗
14,14	2B2B	TYPE C01	78	15,4	93,4	✓	✓	✓	✓	12,2	2,1	14,3	✓	9,5	✓	9,5	2000	✓	1200	✓	2700	1000	✓	✓
14,15	2B2B	TYPE C01	78,8	15,6	94,4	✓	✓	✓	✓	12,1	2,1	14,2	✓	9,5	✓	9,5	2000	✓	1200	✓	2700	1000	✓	✓
14,16	1B1B	TYPE A03	49,8	13	62,8	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,17	1B1B	TYPE A03	49,8	13,1	62,9	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,18	1B1B	TYPE A03	49,5	13,6	63,1	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,19	2B1B	TYPE B05	77,5	10,7	88,2	✓	✓	✓	✓	14,1	0,0	14,1	✓	11,82	✓	8,2	2900	✓	1200	✓	2700	1000	✓	✓
14,20	2B1B	TYPE B05	76,5	10,9	87,4	✓	✓	✓	✓	14,1	0,0	14,1	✓	11,75	✓	8,2	2900	✓	1200	✓	2700	1000	✓	✓
14,23	1B1B	TYPE A03	49,5	13,6	63,1	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,24	1B1B	TYPE A03	49,5	13,6	63,1	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,25	1B1B	TYPE A03	49,5	13,6	63,1	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,26	2B1B	TYPE B05	77,5	24,8	102,3	✓	✓	✓	✓	14,1	0,0	14,1	✓	11,82	✓	8,2	2900	✓	1200	✓	2700	1000	✓	✓
14,29	2B1B	TYPE B05	77,5	24,8	102,3	✓	✓	✓	✓	14,1	0,0	14,1	✓	11,75	✓	8,2	2900	✓	1200	✓	2700	1000	✓	✓
14,30	1B1B	TYPE A03	49,5	27	76,5	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,31	1B1B	TYPE A03	49,5	27	76,5	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,32	1B1B	TYPE A03	49,5	13,6	63,1	✓	✓	✓	✓	8,0	2,1	10,1	✓	8,0	✓	8,0	2540	✓	1200	✓	1120	1200	✗	✗
14,33	3B2B	TYPE E03	96,1	22,1	118,2	✓	✓	✓	✓	18,0	0,0	18,0	✓	7,7	✓	9,8	3300	✓	1010	✗	1000	1200	✗	✗
14,34	3B2B	TYPE E06	103,6	22,1	125,7	✓	✓	✓	✓	18,0	0,0	18,0	✓	12,81	✓	9,5	1875	✓	1050	✗	1200	1200	✓	✗
14,35	2B2B	TYPE C12	82,2	4,3	125,2	✓	✓	✓	✓	12,0	2,1	14,1	✓	9,5	✓	9,5	2000	✓	1200	✓	2700	1000	✓	✓
14,36	2B2B	TYPE C14	73,1	30,8	103,9	✓	✓	✓	✓	14,4	0,0	14,4	✓	8,0	✓	8,0	2225	✓	1200	✓	980	1200	✗	✗
14,37	2B2B	TYPE C14	74,4	35,4	109,8	✓	✓	✓	✓	14,1	0,0	14,1	✓	8,0	✓	8,0	2225	✓	1200	✓	1200	1200	✓	✓
14,38	2B1B	TYPE B04	60,9	54,5	115,4	✓	✓	✓	✓	14,1	0,0	14,1	✓	5,73	✓	8,3	2226	✓	1100	✗	2660	1000	✗	✗
14,39	2B1B	TYPE B03	68,6	37	105,6	✓	✓	✓	✓	14,1	0,0	14,1	✓	5,81	✓	8,0	3150	✓	1200	✓	2700	1000	✓	✓
14,40	1B1B	TYPE A01	53,1	21,2	74,3	✓	✓	✓	✓	10,0	0,0	10,0	✓	8,0	✓	8,0	2800	✓	1200	✓	2700	1000	✓	✓
14,41	1B1B	TYPE A01	54	21,2	75,2	✓	✓	✓	✓	10,0	0,0	10,0	✓	8,0	✓	8,0	2800	✓	1200	✓	2700	1000	✓	✓
14,42	1B1B	TYPE A01	53,4	14,1	67,5	✓	✓	✓	✓	10,0	0,0	10,0	✓	8,0	✓	8,0	2800	✓	1200	✓	2700	1000	✓	✓
14,43	3B2B	TYPE E03	96,4	22,1	120,5	✓	✓	✓	✓	18,0	0,0	18,0	✓	7,7	✓	9,5	3300	✓	1010	✗	1000	1200	✗	✗
14,44	3B2B	TYPE E06	105,8	22,1	127,9	✓	✓	✓	✓	18,0	0,0	18,0	✓	12,81	✓	9,5	1875	✓	1050	✗	1200	1200	✓	✗
14,45	2B2B	TYPE C12	82,2	18,1	100,3	✓	✓	✓	✓	12,0	2,1	14,1	✓	9,5	✓	9,5	2000	✓	1200	✓	2700	1000	✓	✓
14,46	2B2B	TYPE C14	73,1	8,8	81,9	✓	✓	✓	✓	14,4	0,0	14,4	✓	8,0	✓	8,0	2225	✓	1200	✓	980	1200	✗	✗
14,47	2B2B	TYPE C14	74,4	8,7	83,1	✓	✓	✓	✓	14,1	0,0	14,1	✓	8,0	✓	8,0	2225	✓	1200	✓	1200	1200	✓	✓
14,48	2B1B	TYPE B04	60,9	9,2	70,1	✓	✓	✓	✓	8,0	5,0	14,0	✓	5,73	✓	8,3	2226	✓	1100	✗	2660	1000	✗	✗
14,49	2B1B	TYPE B03	68,4	8,8	77,2	✓	✓	✓	✓	14,1	0,0	14,1	✓	5,81	✓	8,0	3150	✓	1200	✓	2700	1000	✓	✓
14,50	1B1B	TYPE A01	53,1	8,8	61,9	✓	✓	✓	✓	10,0	0,0	10,0	✓	8,0	✓	8,0	2800	✓	1200	✓	2700	1000	✓	✓
14,51	1B1B	TYPE A01	54	8,8	62,8	✓	✓	✓	✓	10,0	0,0	10,0	✓	8,0	✓	8,0	2800	✓	1200	✓	2700	1000	✓	✓
14,52	1B1B	TYPE A01	53,4	9,4	62,8	✓	✓	✓	✓	10,0	0,0	10,0	✓	8,0	✓	8,0	2800	✓	1200	✓	2700	1000	✓	✓
14,53	3B2B	TYPE E03	98,4	22,1	120,5	✓	✓	✓	✓	18,0	0,0	18,0	✓	7,7	✓	9,5	3300	✓	1010	✗	1000	1200	✗	✗
14,54	2B2B	TYPE C14	73,1	8,8	81,9	✓	✓	✓	✓	14,4	0,0	14,4	✓	8,0	✓	8,0	2225	✓	1200	✓	980	1200	✗	✗
14,55	2B2B	TYPE C14	74,4	8,7	83,1	✓	✓	✓	✓	14,1	0,0	14,1	✓	8,0	✓	8,0	2225	✓	1200	✓	1200	1200	✓	✓
14,56	2B1B	TYPE B04	60,9	9,2	70,1	✓	✓	✓	✓	8,0	5,0	14,0	✓	5,73	✓	8,3	2226	✓	1100	✗	2660	1000	✗	✗
14,57	2B1B	TYPE B03	68,4	8,8	77,2	✓	✓	✓	✓	14,1	0,0	14,1	✓	5,81	✓	8,0	3150	✓	1200	✓	2700	1000	✓	✓
14,58	1B1B	TYPE A01	53,1	8,8	61,9	✓	✓	✓	✓	10,0	0,0	10,0	✓	8,0	✓	8,0	2800	✓	1200	✓	2700	1000	✓	✓
14,59	1B1B	TYPE A01	54	8,8	62,8	✓	✓	✓	✓	10,0	0,0	10,0	✓	8,0	✓	8,0	2800	✓	1200	✓	2700	1000	✓	✓
14,60	1B1B	TYPE A01	53,4	9,4	62,8	✓	✓	✓	✓	10,0	0,0	10,0	✓	8,0	✓	8,0	2800	✓	1200	✓	2700	1000	✓	✓
14,61	3B2B	TYPE E03	98,4	22,1	120,5	✓	✓	✓	✓	18,0	0,0	18,0	✓	7,7	✓	9,5	3300	✓	1010	✗	1000	1200	✗	✗
14,62	3B1B	TYPE D01	102,5	27,5	130	✓	✓	✓	✓	16,1	0,0	16,1	✓	13,85	✓	9,5	2000	✓	1200	✓	1200	1200	✓	✓
14,63	2B2B	TYPE C14	73,1	8,8	81,9	✓	✓	✓	✓	14,4	0,0	14,4	✓	8,0	✓	8,0	2225	✓	1200	✓	980	1200	✗	✗
14,64	2B2B	TYPE C14	74,4	8,7	83,1	✓	✓	✓	✓	14,1	0,0	14,1	✓	8,0	✓	8,0	2225	✓	1200	✓	1200	1200	✓	✓
14,65	2B1B	TYPE B04	60,9	9,2	70,1	✓	✓	✓	✓	8,0	5,0	14,0	✓	5,73	✓	8,3	2226	✓	1100	✗	2660	1000	✗	✗
14,66	2B1B	TYPE B03	68,4	8,8	77,2	✓	✓	✓	✓	14,1	0,0	14,1	✓	5,8										

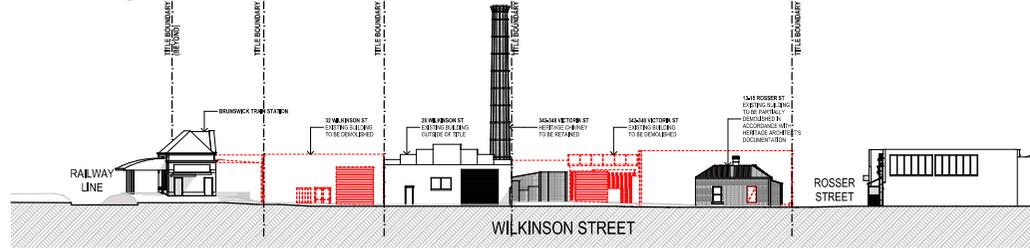
Apartment Number	Apartment Category	Apartment Type	Apartment Summary			Functional Layout				Storage				Ventilation		Private Open Space			Adaptability				Apartment Compliance	
			Area (m ²)			Living Room Compliance	Bedroom Compliance	Bedroom 2 Compliance	Bedroom 3 Compliance	Storage Volume (m ³)				Path Length (m)	Compliance	Balcony			1200mm Access Path		Bathroom			
			Internal	POS	Total					Internal	External	Total	Compliance			Useable Area (m ²)	Min Dimension (mm)	Compliance	Width (mm)	Path Compliance	Width (mm)	Length (m)		Bathroom Compliance
2,6,03	2B2B	TYPE C14	73.1	8.5	81.6	✓	✓	✓	14.4	0.0	14.4	✓			8.0	2225	✓	1200	✓	980	1200	✓	✓	✓
2,6,04	0B1B	TYPE S04	43.2	8.8	52	✓	✓	✓	8.0	0.0	8.0	✓			8.0	2100	✓	1000	✗	2938	1000	✓	✓	✓
2,6,05	0B1B	TYPE S07	36.9	8.8	45.7	✓	✗	✓	8.0	2.1	8.1	✓	5,81	✓	8.0	2200	✓	1000	✗	1000	1200	✓	✓	✓
2,6,06	2B1B	TYPE B03	68.4	8.8	77.2	✓	✓	✓	14.1	0.0	14.1	✓	5,81	✓	8.0	3150	✓	1200	✓	2700	1000	✓	✓	✓
2,6,07	1B1B	TYPE A01	53.1	8.8	61.9	✓	✓	✓	10.0	0.0	10.0	✓			8.0	2800	✓	1200	✓	2700	1000	✓	✓	✓
2,6,08	1B1B	TYPE A01	54	8.8	62.8	✓	✓	✓	10.0	0.0	10.0	✓			8.0	2800	✓	1200	✓	2700	1000	✓	✓	✓
2,6,09	1B1B	TYPE A01	53.4	9.4	62.8	✓	✓	✓	10.0	0.0	10.0	✓			8.0	2800	✓	1200	✓	2700	1000	✓	✓	✓
2,7,01	1B1B	TYPE A04	66.9	21.8	88.7	✓	✓	✓	10.0	0.0	10.0	✓	7,99	✓	8.0	2120	✓	1100	✗	900	1200	✓	✓	✓
2,7,02	0B1B	TYPE D01	102.4	18.3	120.7	✓	✓	✓	18.1	0.0	18.1	✓	13,85	✓	9.5	2200	✓	1200	✓	1200	1200	✓	✓	✓
2,7,13	2B2B	TYPE C14	73.1	8.8	81.9	✓	✓	✓	14.4	0.0	14.4	✓			8.0	2225	✓	1200	✓	980	1200	✓	✓	✓
2,7,04	0B1B	TYPE S04	43.2	8.8	52	✓	✓	✓	8.0	0.0	8.0	✓			8.0	2100	✓	1000	✗	2938	1000	✓	✓	✓
2,7,05	0B1B	TYPE S07	36.9	8.8	45.7	✓	✗	✓	8.0	2.1	8.1	✓	5,81	✓	8.0	2200	✓	1000	✗	1000	1200	✓	✓	✓
2,7,06	2B1B	TYPE B03	68.4	8.8	77.2	✓	✓	✓	14.1	0.0	14.1	✓	5,81	✓	8.0	3150	✓	1200	✓	2700	1000	✓	✓	✓
2,7,07	1B1B	TYPE A01	53.1	8.8	61.9	✓	✓	✓	10.0	0.0	10.0	✓			8.0	2800	✓	1200	✓	2700	1000	✓	✓	✓
2,7,08	1B1B	TYPE A01	53.2	8.8	62	✓	✓	✓	10.0	0.0	10.0	✓			8.0	2800	✓	1200	✓	2700	1000	✓	✓	✓
2,7,09	1B1B	TYPE A01	53.4	9.4	62.8	✓	✓	✓	10.0	0.0	10.0	✓			8.0	2800	✓	1200	✓	2700	1000	✓	✓	✓
2,8,01	2B1B	TYPE B03	68	8.8	76.8	✓	✓	✓	14.1	0.0	14.1	✓	5,81	✓	8.0	3150	✓	1200	✓	2700	1000	✓	✓	✓
2,8,02	1B1B	TYPE A01	53.1	8.8	61.9	✓	✓	✓	10.0	0.0	10.0	✓			8.0	2800	✓	1200	✓	2700	1000	✓	✓	✓
2,8,03	1B1B	TYPE A01	54	8.8	62.8	✓	✓	✓	10.0	0.0	10.0	✓			8.0	2800	✓	1200	✓	2700	1000	✓	✓	✓
2,8,04	1B1B	TYPE A01	53.4	9.4	62.8	✓	✓	✓	10.0	0.0	10.0	✓			8.0	2800	✓	1200	✓	2700	1000	✓	✓	✓
3,1,01	2B2B	TYPE C01	78.8	18.5	97.3	✓	✓	✓	12.3	2.1	14.4	✓			9.5	2000	✓	1200	✓	2700	1000	✓	✓	✓
3,1,02	2B1B	TYPE B08	64	12.5	76.5	✓	✓	✓	15.8	0.0	15.8	✓	5,56	✓	8.0	2700	✓	1200	✓	2700	1000	✓	✓	✓
3,1,03	2B1B	TYPE B04	66	8.6	74.6	✓	✓	✓	11.6	2.4	14.0	✓	5,47	✓	8.0	2320	✓	1200	✓	2700	1000	✓	✓	✓
3,1,04	2B2B	TYPE C15	73.1	36.5	109.7	✓	✓	✓	14.1	0.0	14.1	✓			8.0	2200	✓	1200	✓	980	1200	✗	✗	✓
3,1,05	2B2B	TYPE C15	72.9	34.9	107.7	✓	✓	✓	14.1	0.0	14.1	✓			8.0	2200	✓	1200	✓	980	1200	✗	✗	✓
3,1,06	2B2B	TYPE C01	82	13.3	95.3	✓	✓	✓	14.6	0.0	14.6	✓			9.5	2000	✓	1200	✓	2700	1000	✓	✓	✓
3,1,07	0B1B	TYPE S03	42.7	39	81.7	✓	✓	✓	8.4	0.0	8.4	✓			9.5	1800	✓	1000	✗	1010	1200	✗	✗	✓
3,1,08	3B2B	TYPE E09	99.1	15.9	115	✓	✓	✓	18.2	0.0	18.2	✓	5,03	✓	9.5	2000	✓	1110	✗	1000	1200	✗	✗	✓
3,1,09	0B1B	TYPE S02	42.3	11.5	53.8	✓	✓	✓	7.3	2.1	9.4	✓			9.5	2050	✓	1000	✗	1000	1200	✗	✗	✓
3,1,10	3B2B	TYPE E02	103.4	30.5	134	✓	✓	✓	18.1	0.0	18.1	✓	10,52	✓	9.5	2200	✓	1200	✓	1200	1200	✓	✓	✓
3,1,11	1B1B	TYPE A01	54.9	14.8	69.7	✓	✓	✓	10.0	0.0	10.0	✓			8.0	2820	✓	1200	✓	2700	1000	✓	✓	✓
3,1,12	1B1B	TYPE A01	52.7	16.2	68.9	✓	✓	✓	10.0	0.0	10.0	✓			8.0	2820	✓	1200	✓	2700	1000	✓	✓	✓
3,2,01	2B2B	TYPE C01	78.8	18.5	97.3	✓	✓	✓	12.3	2.1	14.4	✓			9.5	2000	✓	1200	✓	2700	1000	✓	✓	✓
3,2,02	2B1B	TYPE B08	64	12.7	76.7	✓	✓	✓	15.8	0.0	15.8	✓	5,56	✓	8.0	2700	✓	1200	✓	2700	1000	✓	✓	✓
3,2,03	2B1B	TYPE B04	66	8.6	74.6	✓	✓	✓	11.6	2.4	14.0	✓	5,47	✓	8.0	2320	✓	1200	✓	2700	1000	✓	✓	✓
3,2,04	2B2B	TYPE C15	73.1	9.4	82.5	✓	✓	✓	14.1	0.0	14.1	✓			8.0	2200	✓	1200	✓	980	1200	✗	✗	✓
3,2,05	2B2B	TYPE C15	72.9	8.6	81.5	✓	✓	✓	14.1	0.0	14.1	✓			8.0	2200	✓	1200	✓	980	1200	✗	✗	✓
3,2,06	2B2B	TYPE C01	82	13.3	95.3	✓	✓	✓	14.6	0.0	14.6	✓			9.5	2000	✓	1200	✓	2700	1000	✓	✓	✓
3,2,07	0B1B	TYPE S03	42.7	12.2	54.9	✓	✓	✓	8.4	0.0	8.4	✓			9.5	1800	✓	1000	✗	1010	1200	✗	✗	✓
3,2,08	3B1B	TYPE D02	90.6	23.7	114.3	✓	✓	✓	18.4	0.0	18.4	✓	7,95	✓	9.5	1950	✓	1150	✗	1000	1200	✗	✗	✓
3,2,09	0B1B	TYPE S02	42.3	11.8	54.1	✓	✓	✓	7.3	2.1	9.4	✓			9.5	2050	✓	1000	✗	1000	1200	✗	✗	✓
3,2,10	3B2B	TYPE E02	103.6	12	115.6	✓	✓	✓	18.1	0.0	18.1	✓	10,27	✓	9.5	2200	✓	1200	✓	1200	1200	✓	✓	✓
3,2,11	1B1B	TYPE A01	54.9	8.4	63.3	✓	✓	✓	10.0	0.0	10.0	✓			8.0	2820	✓	1200	✓	2700	1000	✓	✓	✓
3,2,12	1B1B	TYPE A01	52.7	9.4	62.1	✓	✓	✓	10.0	0.0	10.0	✓			8.0	2800	✓	1200	✓	2700	1000	✓	✓	✓
3,3,01	2B2B	TYPE C01	78.8	18.5	97.3	✓	✓	✓	12.3	2.1	14.4	✓			9.5	2000	✓	1200	✓	2700	1000	✓	✓	✓
3,3,02	2B1B	TYPE B08	64	12.7	76.7	✓	✓	✓	15.8	0.0	15.8	✓	5,56	✓	8.0	2700	✓	1200	✓	2700	1000	✓	✓	✓
3,3,03	2B1B	TYPE B04	66	8.6	74.6	✓	✓	✓	11.6	2.4	14.0	✓	5,47	✓	8.0	2320	✓	1200	✓	2700	1000	✓	✓	✓
3,3,04	2B2B	TYPE C15	73.1	9.4	82.5	✓	✓	✓	14.1	0.0	14.1	✓			8.0	2200	✓	1200	✓	980	1200	✗	✗	✓
3,3,05	2B2B	TYPE C15	73.1	7.9	81	✓	✓	✓	14.1	0.0	14.1	✓			8.0	2200	✓	1200	✓	980	1200	✗	✗	✓
3,3,06	2B2B	TYPE C01	82	13.5	95.5	✓	✓	✓	14.6	0.0	14.6	✓			9.5	2000	✓	1200	✓	2700	1000	✓	✓	✓
3,3,07	2B1B	TYPE D04	73.6	8.9	82.5	✓	✓	✓	14.2	0.0	14.2	✓	5,81	✓	8.0	3715	✓	1200	✓	3213	1000	✓	✓	✓
3,3,08	2B2B	TYPE C02	79.8	14	93.8	✓	✓	✓	14.0	0.0	14.0	✓	13,62	✓	9.5	2000	✓	1200	✓	1200	1200	✓	✓	✓
3,3,09	1B1B	TYPE A01	52.9	9.4	62.3	✓	✓	✓	10.0	0.0	10.0	✓			8.0	2800	✓	1200	✓	2700	1000	✓	✓	✓
3,4,01	2B2B	TYPE C01	78.8	18.5	97.3	✓	✓	✓	12.3	2.1	14.4	✓			9.5	2000	✓	1200	✓	2700	1000	✓	✓	✓
3,4,02	2B1B	TYPE B08	64	12.7	76.7	✓	✓	✓	15.8	0.0	15.8	✓	5,56	✓	8.0	2700	✓	1200	✓	2700	1000	✓	✓	✓
3,4,03	2B1B	TYPE B04	66	8.6	74.6	✓	✓	✓	11.6	2.4	14.0	✓	5,47	✓	8.0	2320	✓	1200	✓	2700	1000	✓	✓	✓
3,4,04	2B2B	TYPE C15	73.1	9.4	82.5	✓	✓	✓	14.1	0.0	14.1	✓			8.0	2200	✓	1200	✓	980	1200	✗	✗	✓
3,4,05	2B2B	TYPE C15	72.9	7.9	80.7	✓	✓	✓	14.1	0.0	14.1	✓			8.0	2200	✓	1200	✓	980	1200	✗	✗	✓
3,4,06	2B2B	TYPE C01	81.5	14	95.5	✓	✓	✓	14.6	0.0	14.6	✓			9.5	2000	✓	1200	✓	2700	1000	✓	✓	✓
3,4,07	2B1B	TYPE C04	73.9	14	87.7	✓	✓	✓	14.2	0.0	14.2	✓	7,49	✓	8.0	3715	✓	1200	✓	3213	1000	✓	✓	✓
3,4,08	2B2B	TYPE C02	79.8	22.9	102.7	✓	✓	✓	14.0	0.0	14.0	✓	13,62	✓	9.5	2000	✓							



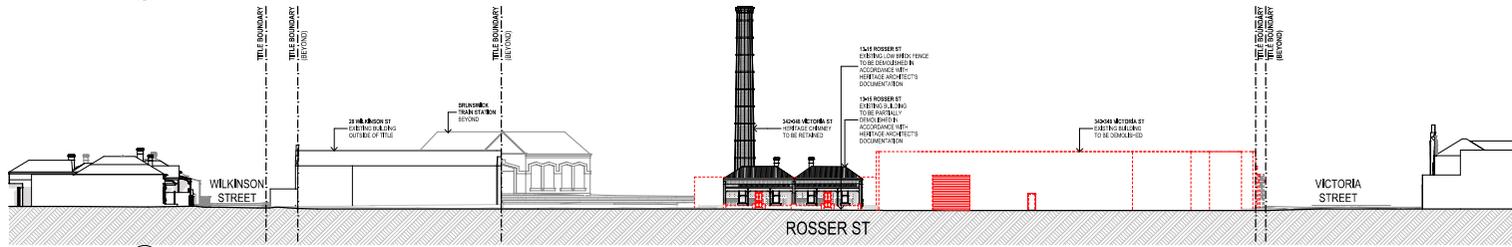




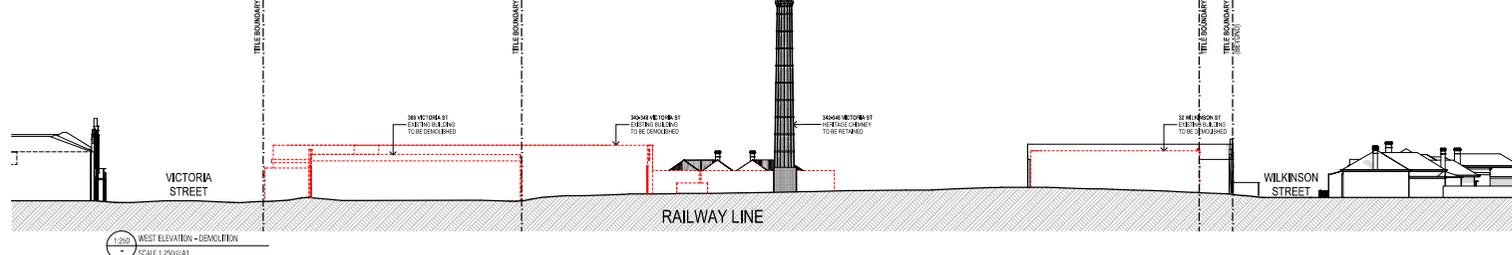
1.250 NORTH ELEVATION - DEMOLITION
SCALE 1:250@A1



1.250 SOUTH ELEVATION - DEMOLITION
SCALE 1:250@A1



1.250 EAST ELEVATION - DEMOLITION
SCALE 1:250@A1



1.250 WEST ELEVATION - DEMOLITION
SCALE 1:250@A1

REV	DATE	BY	CHKD	DATE
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3	21/11/2024	J	J	
4	21/11/2024	J	J	
5	21/11/2024	J	J	

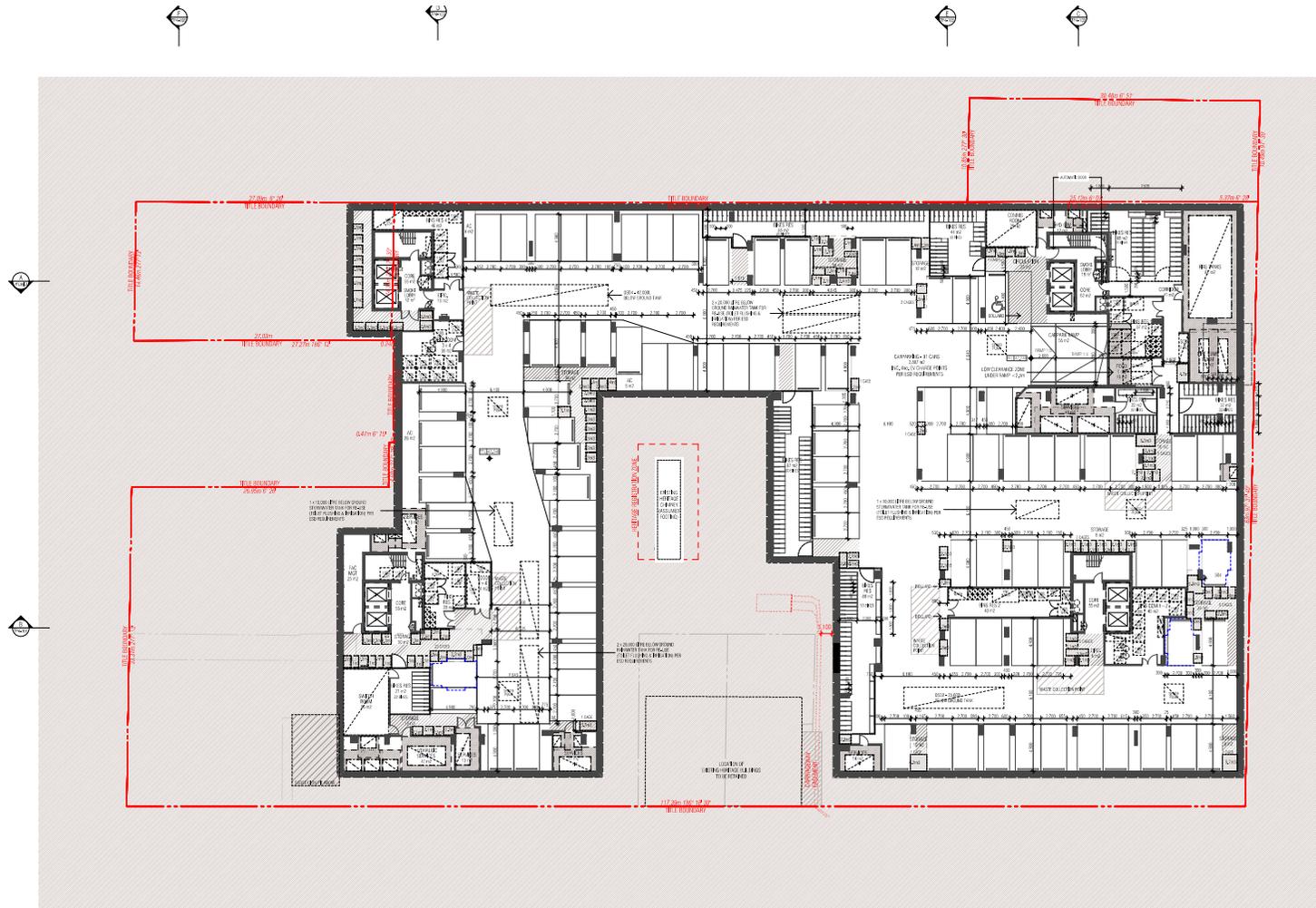
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342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Project Number: 220041
Site: ASSEMBLY
Project Name: Victoria Street Brunswick
Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: DEMOLITION ELEVATIONS
Date: 21/11/2024
Scale: TOWN PLANNING AMENDMENT

Sub: 1:250 @ A1
Drawing Number: TP1-102
Revision: Q



REV	NOTE	DATE	REV	NOTE	DATE
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2	ISSUED FOR PERMIT	08/03/2024			
3	ISSUED FOR PERMIT	21/03/2024			
4	ISSUED FOR PERMIT	04/04/2024			
5	ISSUED FOR PERMIT	05/04/2024			
6	ISSUED FOR PERMIT	05/04/2024			
7	ISSUED FOR PERMIT	11/04/2024			

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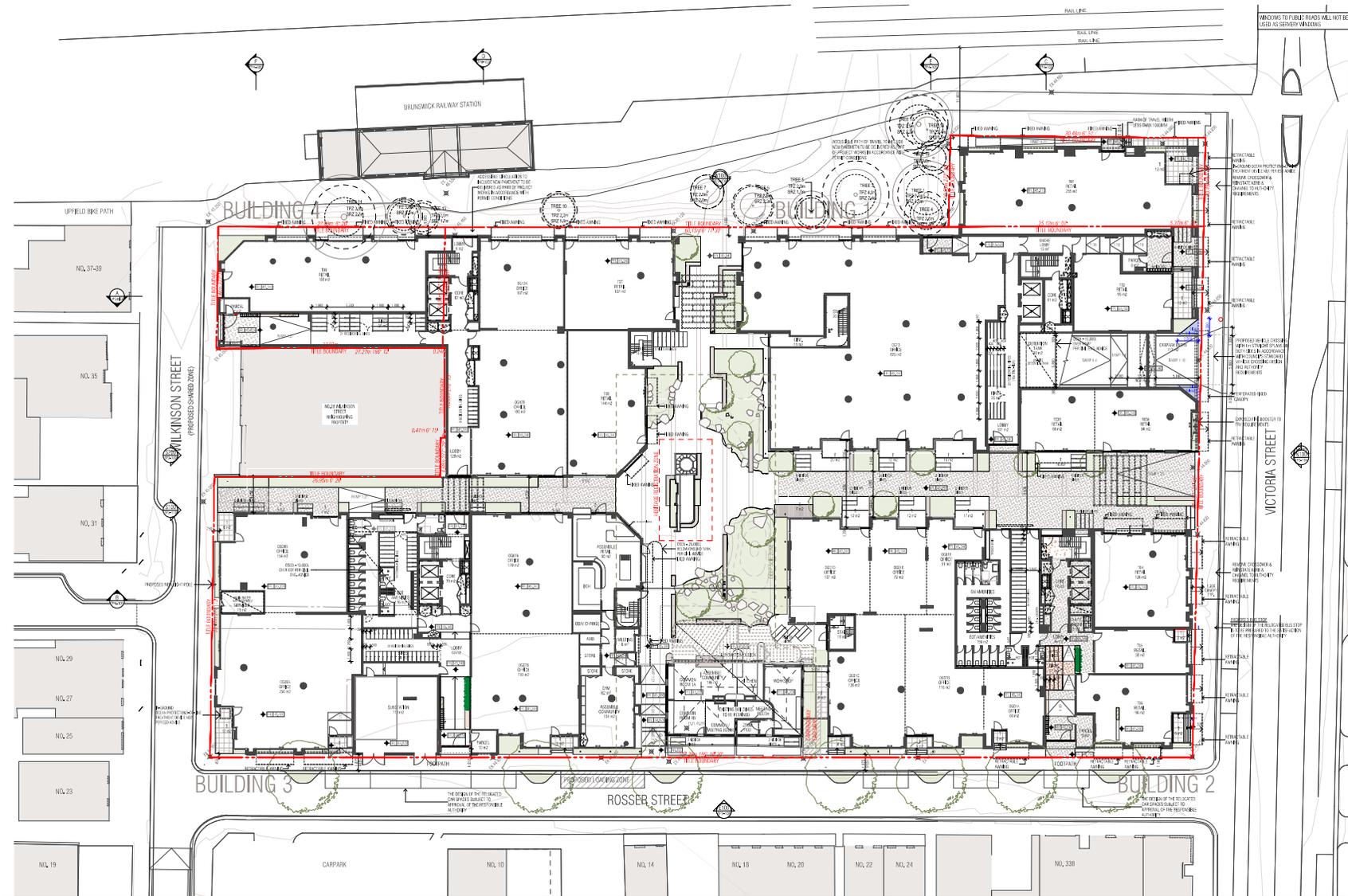
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E: info@fieldwork.com.au W: www.fieldwork.com.au

Project Number
220041
Site
ASSEMBLY
Project Name
Victoria Street Brunswick
Site Address
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
BASEMENT LEVEL 01 PLAN
Date
23/11/2024
Scale
TOWN PLANNING AMENDMENT

Scale
1:200 @ A1
Drawing Number
TP2-101





REV	DATE	BY	CHKD	DATE
1	15/05/2024	ASSEMBLE	ASSEMBLE	
2	15/05/2024	ASSEMBLE	ASSEMBLE	
3	15/05/2024	ASSEMBLE	ASSEMBLE	
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6	15/05/2024	ASSEMBLE	ASSEMBLE	

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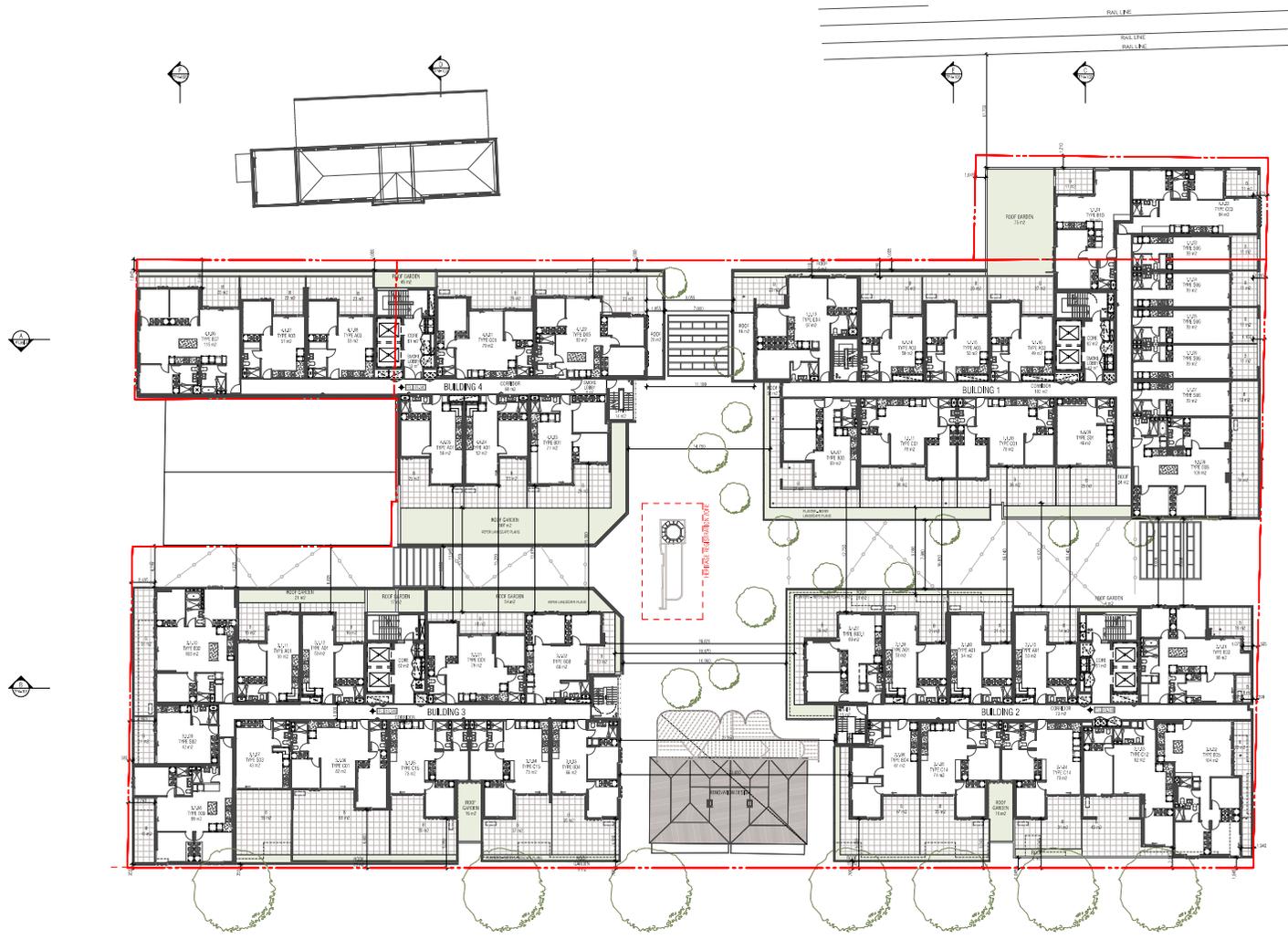
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 03 9479 1234
 150 LANGRISH STREET COLLEGE HILL VIC 3066 AUSTRALIA
 03 9479 1234

Project Number: 220041
 Project Name: ASSEMBLE
 Site Address: Victoria Street Brunswick
 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: GROUND FLOOR PLAN
 Date: 21/11/2024
 Scale: TOWN PLANNING AMENDMENT

Scale: 1:200 @ A1
 Drawing Number: TP2-102



REV	NOTE	DATE	REV	NOTE	DATE
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3	ISSUED FOR PERMIT	08/08/2024			
4	ISSUED FOR PERMIT	08/08/2024			
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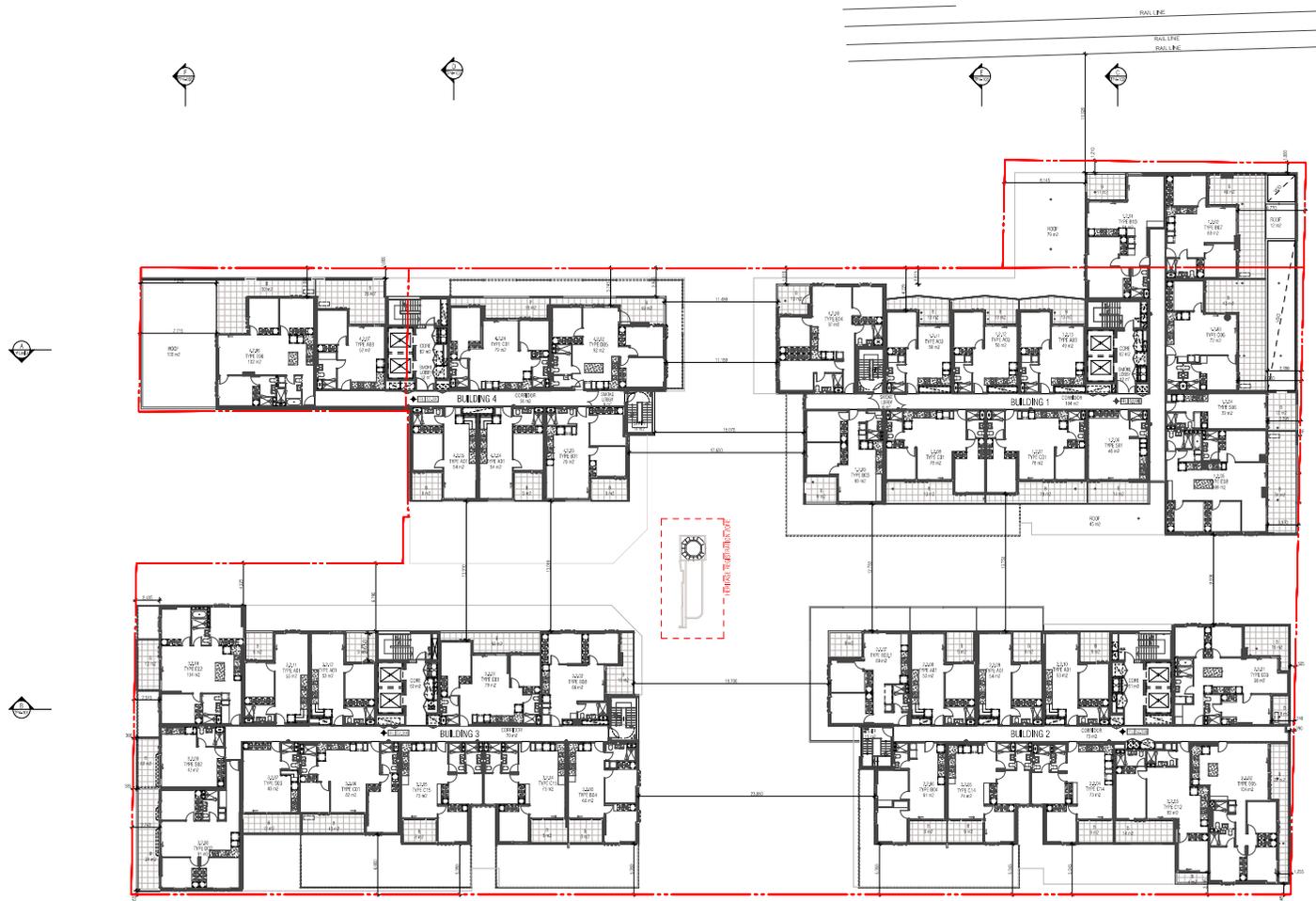
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 03 9571 1222 2024

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Project Number: 220041
 Title: ASSEMBLY
 Project Name: Victoria Street Brunswick
 Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: LEVEL 01 PLAN
 Date: 21/11/2024
 Scale: TOWN PLANNING AMENDMENT

Scale: 1:200 @ A1
 Drawing Number: TP2-103
 Revision: Q



REV	NOTE	DATE	REV	NOTE	DATE
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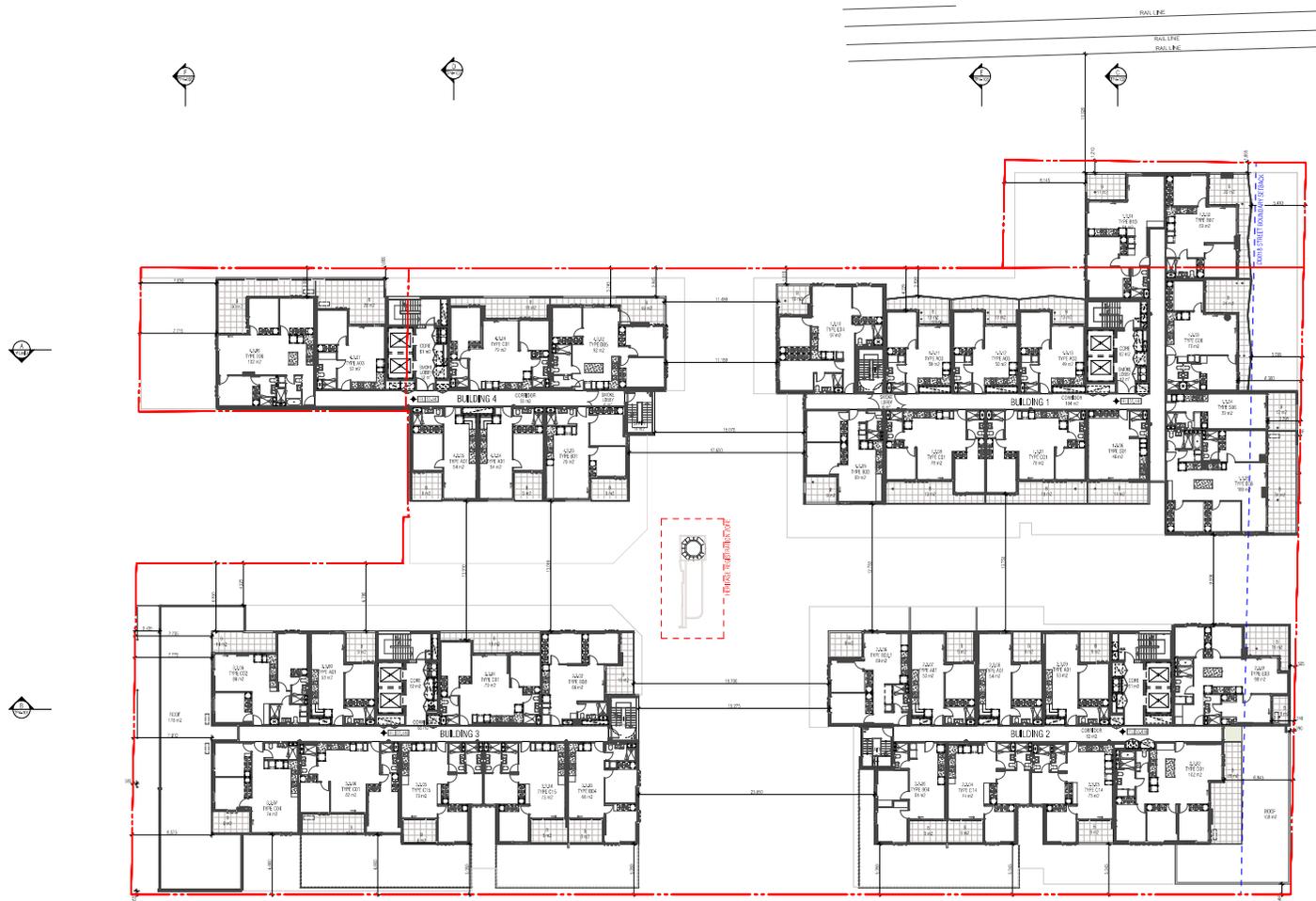
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Project Number
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 ASSEMBLY
 Project Name
 Victoria Street Brunswick
 Site Address
 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
 LEVEL 02 PLAN
 Date
 21/11/2024
 Scale
 TOWN PLANNING AMENDMENT

Scale
 1:200 @ A1
 Drawing Number
 TP2-104
 Revision
 Q



REV	NOTE	DATE	REV	NOTE	DATE
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6	ISSUED FOR PERMITTING	10/03/24			
7	ISSUED FOR PERMITTING	17/02/24			

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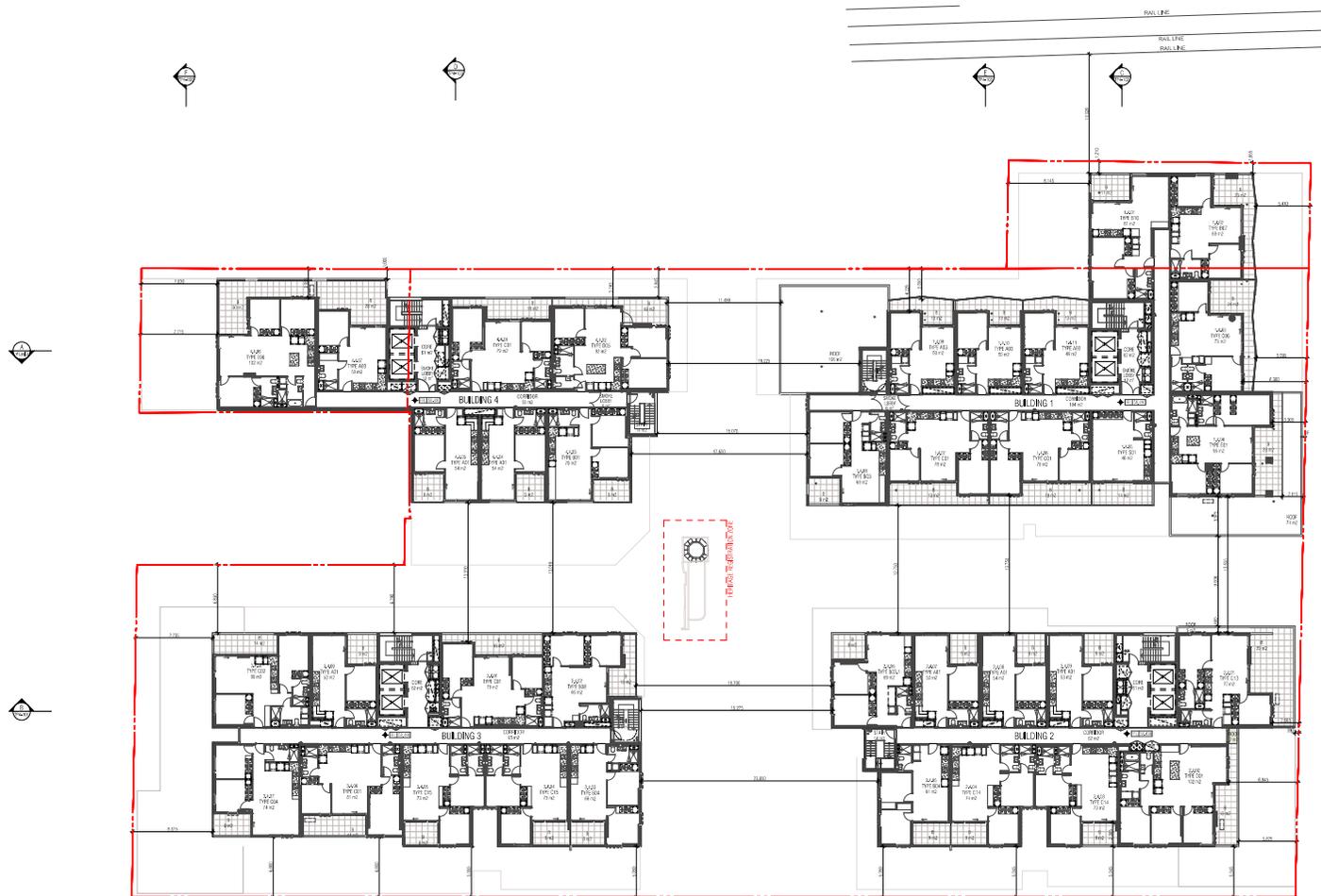
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Project Number
 220041
 Project Name
 ASSEMBLY
 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
 LEVEL 03 PLAN
 Date
 21/11/2024
 Scale
 TOWN PLANNING AMENDMENT

Scale
 1:200 @ A1
 Drawing Number
 TP2-105





REV	NOTE	DATE	REV	NOTE	DATE
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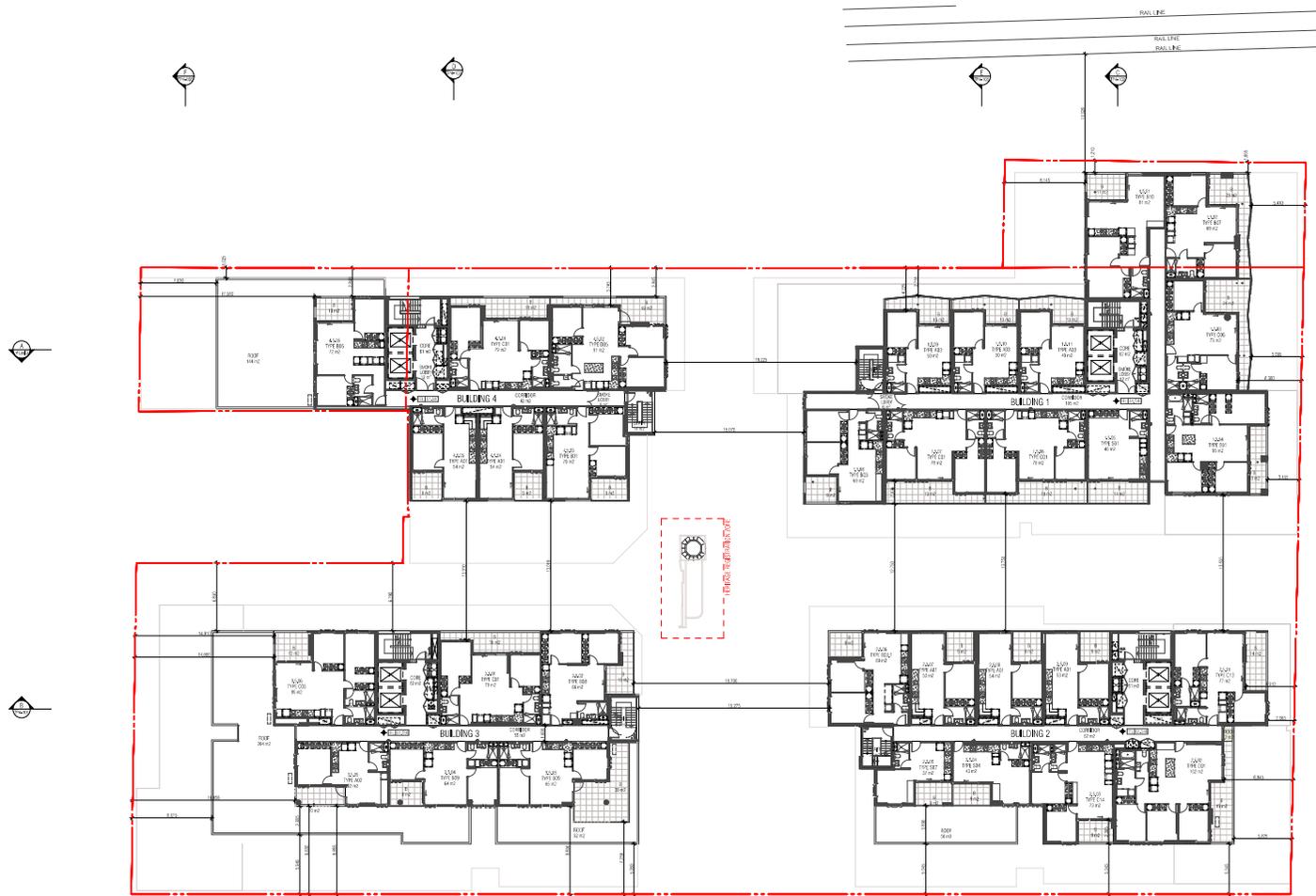
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Project Number
 220041
 ASSEMBLY
 Project Name
 Victoria Street Brunswick
 Site Address
 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
 LEVEL 04 PLAN
 Date
 21/11/2024
 Scale
 TOWN PLANNING AMENDMENT

Scale
 1:200 @ A1
 Drawing Number
 TP2-106
 Revision
 Q



REV	NOTE	DATE	REV	NOTE	DATE
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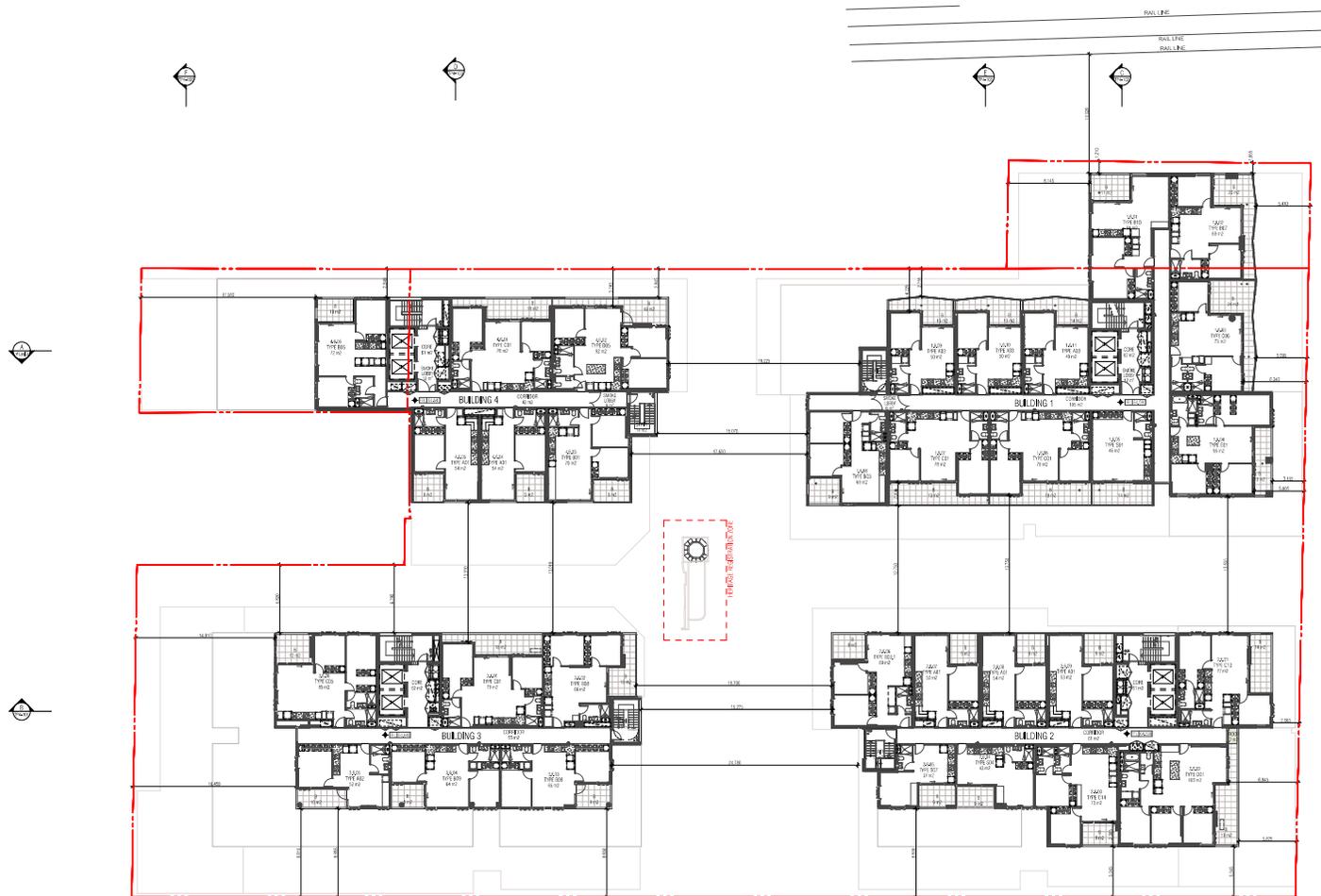
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Project Number
 220041
 Project Name
 ASSEMBLY
 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
 LEVEL 05 PLAN
 Date
 21/11/2024
 Scale
 TOWN PLANNING AMENDMENT

Sheet
 1/200 @ A1
 Drawing Number
 TP2-107
 Revision
 Q



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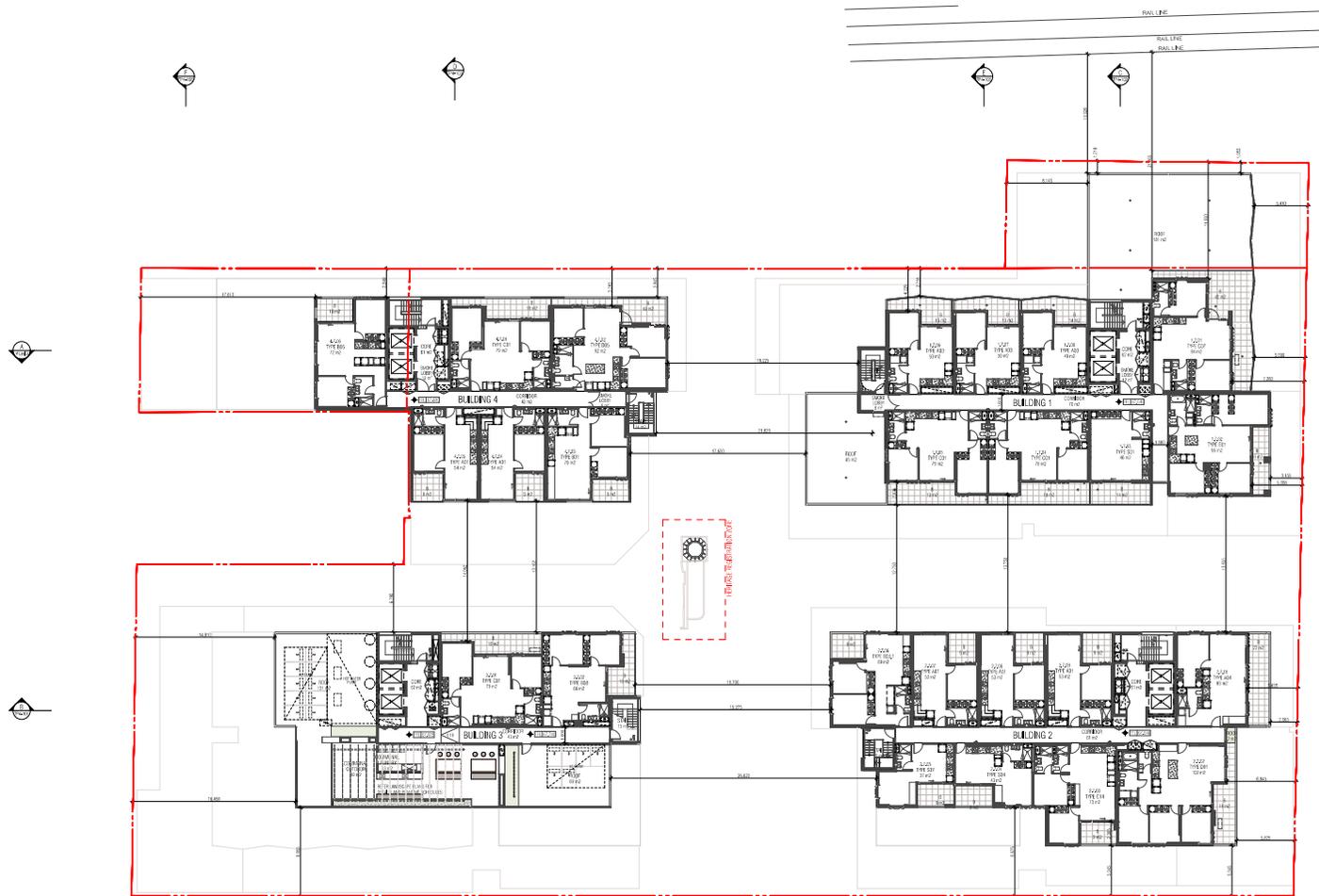
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 T 61 3 9381 2301 F 61 3 9381 2305

Project Number
 220041
 Project Name
 ASSEMBLY
 Victoria Street Brunswick
 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
 LEVEL 06 PLAN
 Date
 21/11/2024
 Scale
 TOWN PLANNING AMENDMENT

Sheet
 1/200 @ A1
 Drawing Number
 TP2-108
 Revision
 Q





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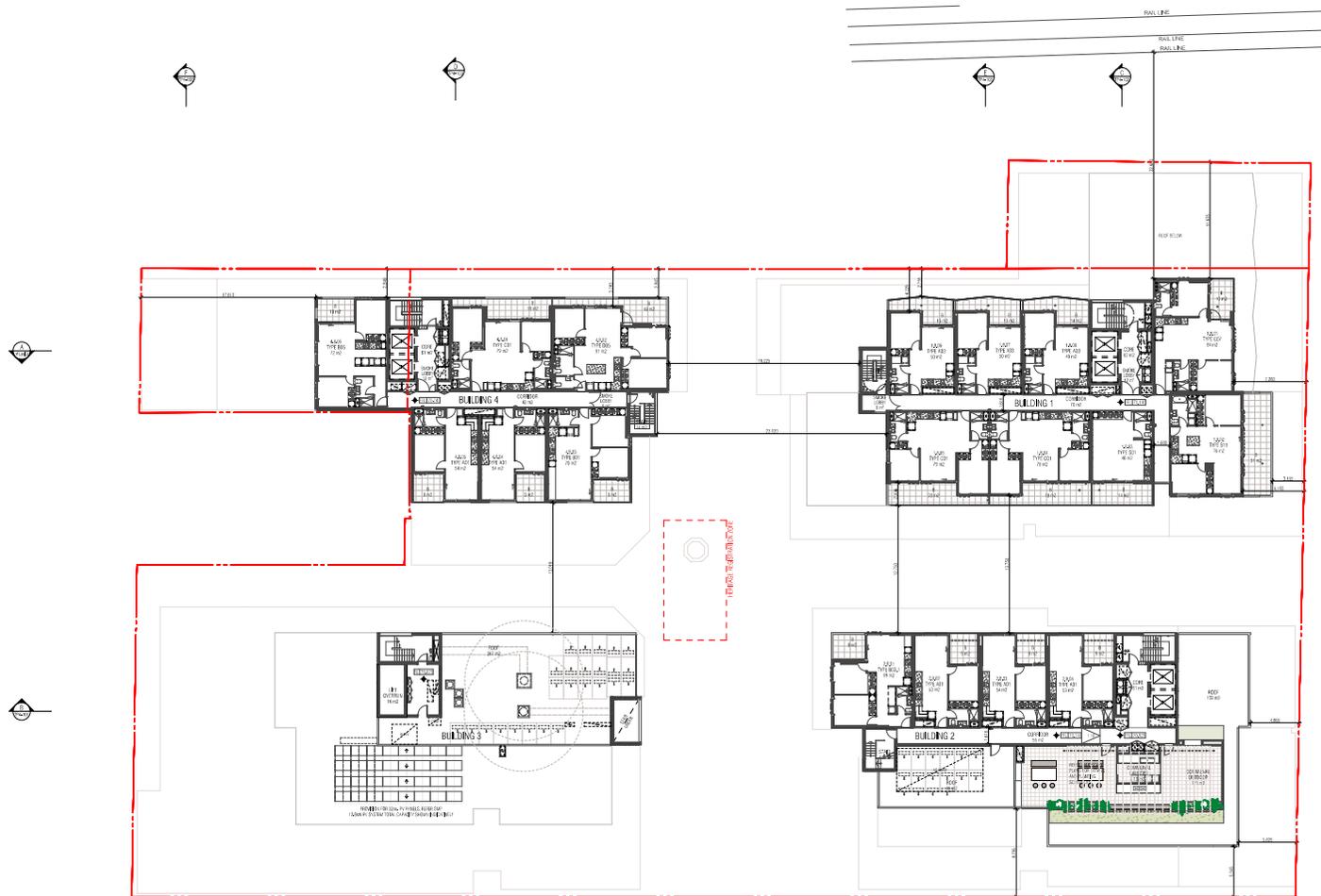
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Project Number
 220041
 Site
 ASSEMBLY
 Project Name
 Victoria Street Brunswick
 Site Address
 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
 LEVEL 07 PLAN
 Date
 21/11/2024
 Scale
 TOWN PLANNING AMENDMENT

Scale
 1:200 @ A1
 Drawing Number
 TP2-109





REV	NOTE	DATE	REV	NOTE	DATE
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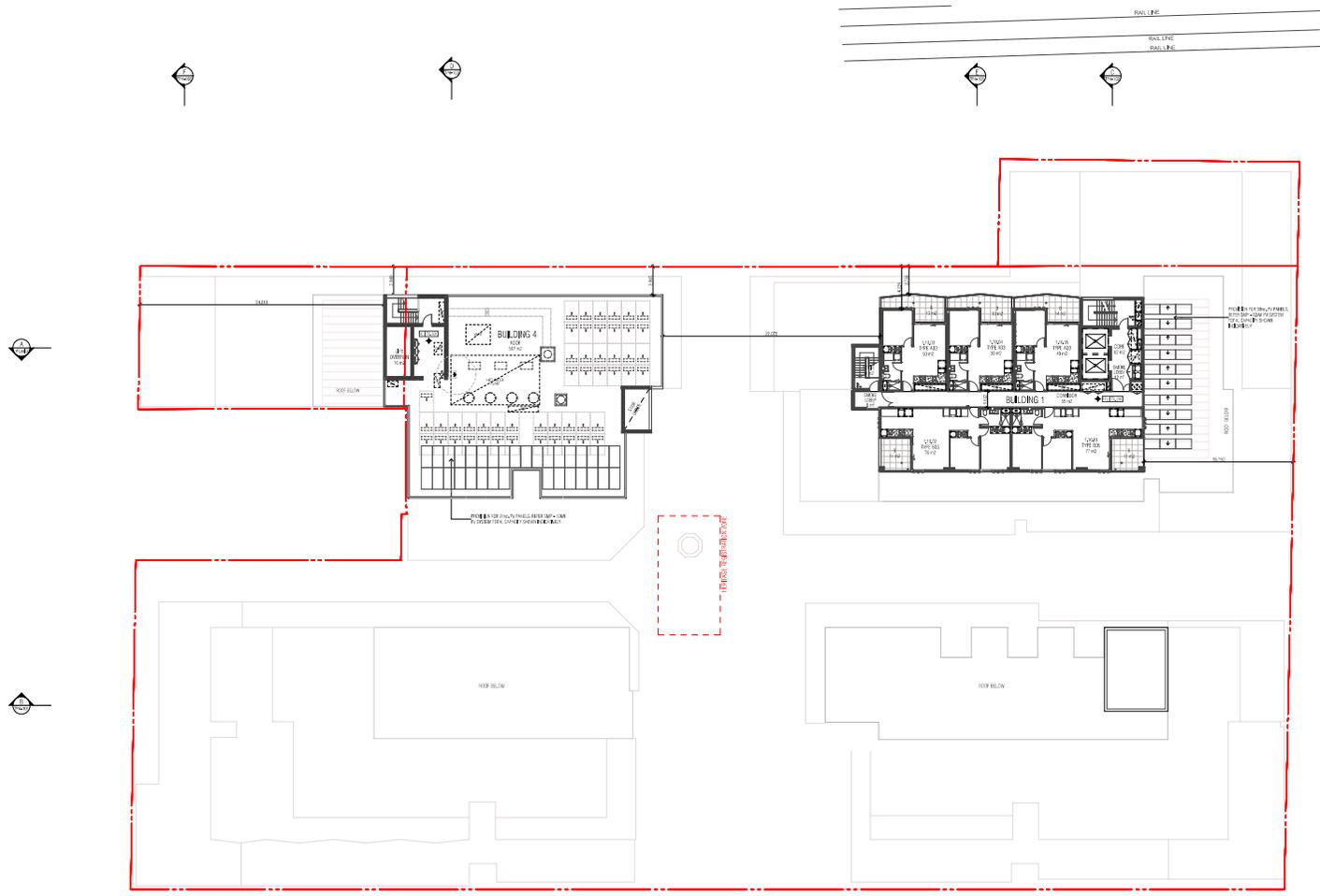
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Project Number: 220041
 Project Name: ASSEMBLY
 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: LEVEL 08 PLAN
 Date: 23/11/2024
 Scale: TOWN PLANNING AMENDMENT

Sheet: 1/200 @ A1
 Drawing Number: TP2-110





REV	NOTE	DATE	REV	NOTE	DATE
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3	ISSUED FOR PERMIT	21/11/2024			
4	ISSUED FOR PERMIT	24/04/2024			
5	ISSUED FOR PERMIT	02/04/2024			
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7	ISSUED FOR PERMIT	17/10/2024			

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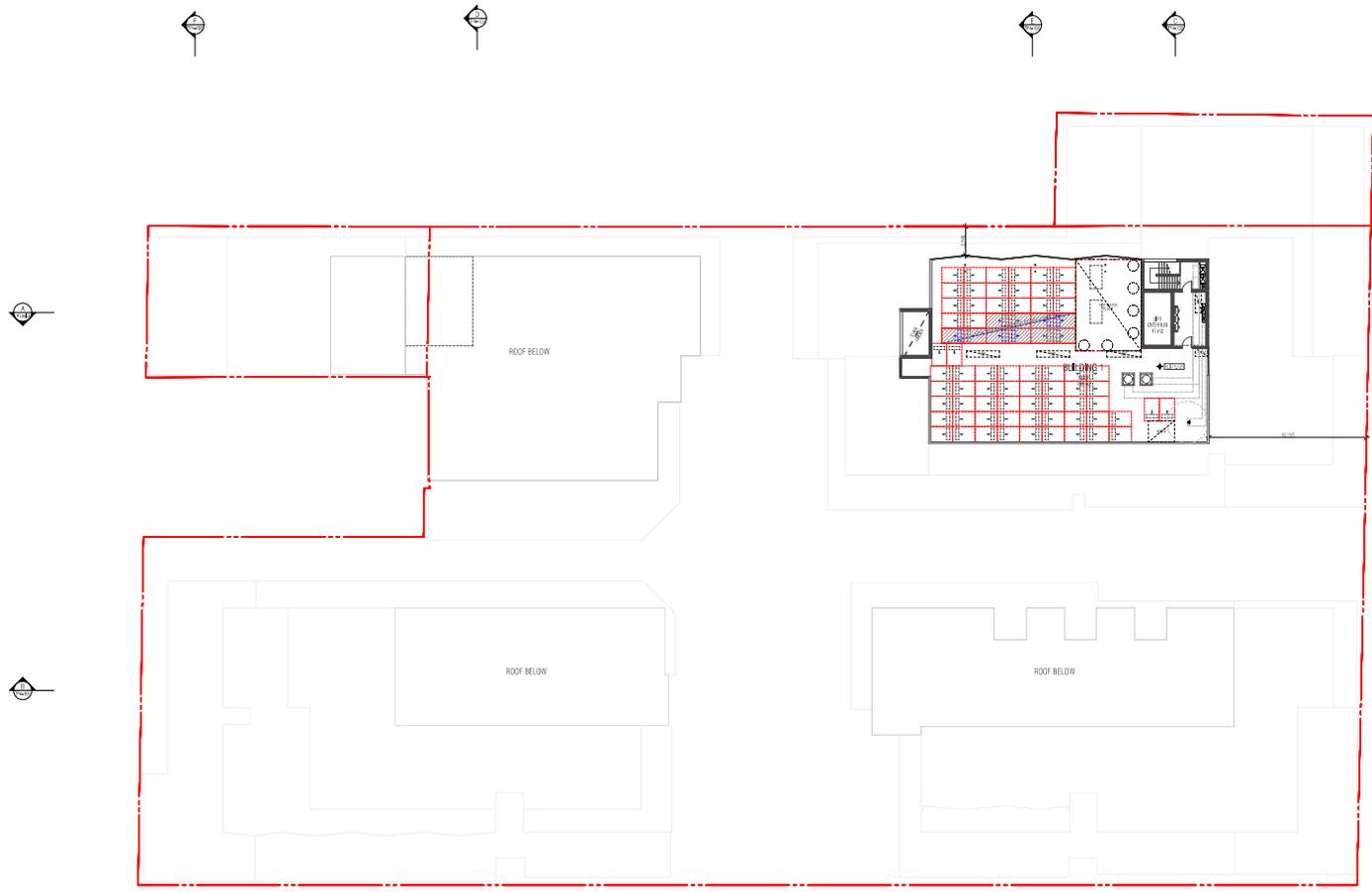
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 1 800 7 9387 2301

Project Number
 220041
 ASSEMBLY
 Project Name
 Victoria Street Brunswick
 Site Address
 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
 LEVEL 10 PLAN
 Date
 21/11/2024
 Scale
 TOWN PLANNING AMENDMENT

Scale
 1:200 @ A1
 Drawing Number
 TP2-112
 Revision
 Q





REV	NOTE	DATE	REV	NOTE	DATE
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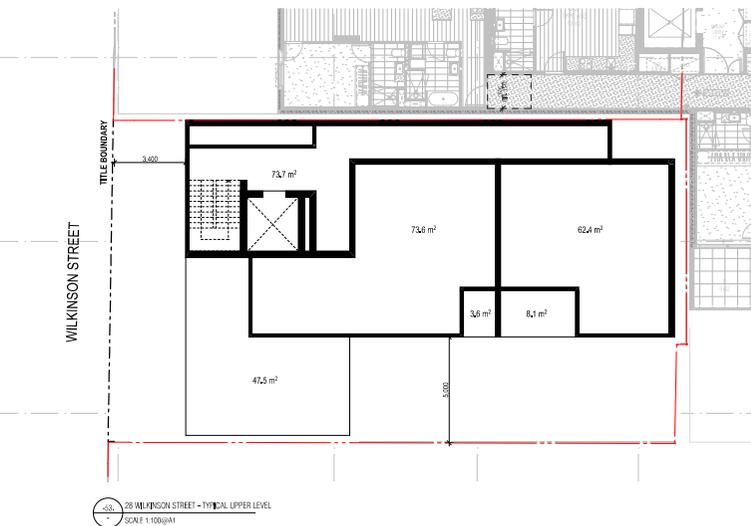
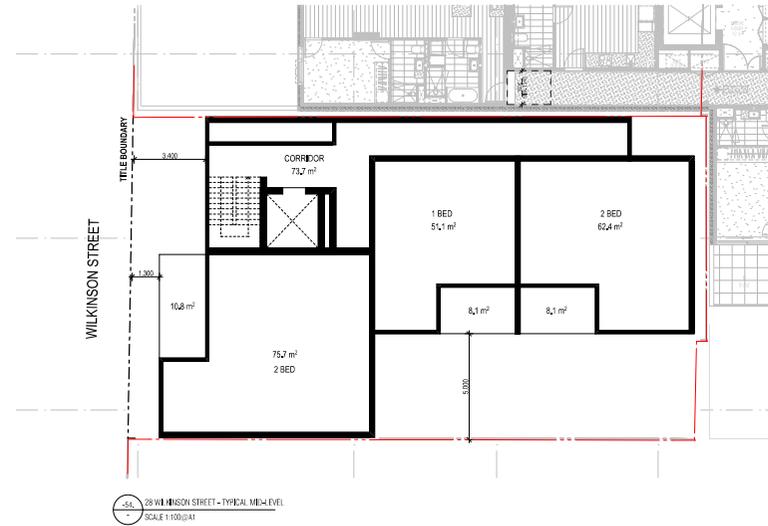
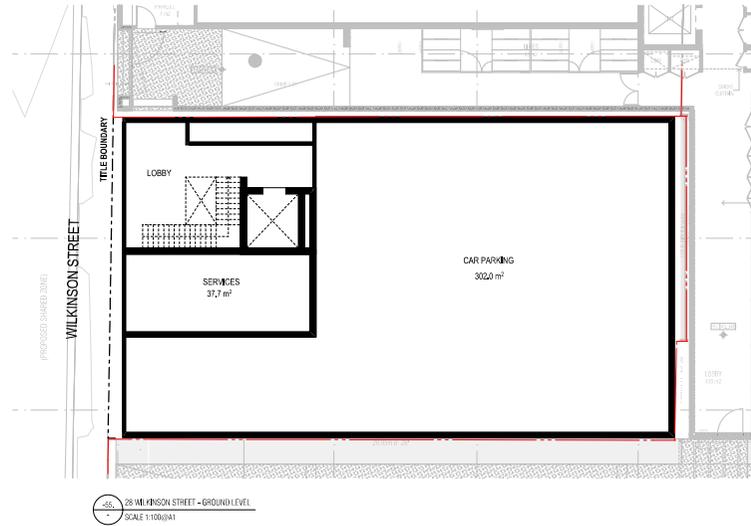
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 03 9377 1200 2024 03 9377 1200
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Project Number: 220041
 Site: ASSEMBLY
 Project Name: Victoria Street Brunswick
 Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: ROOF LEVEL PLAN
 Date: 23/11/2024
 Scale: TOWN PLANNING AMENDMENT

Scale: 1:200 @ A1
 Drawing Number: TP2-114
 Revision: Q





REV	DATE	BY	CHKD	DATE	BY	CHKD	DATE
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2	21/11/2024	J	J	21/11/2024	J	J	21/11/2024
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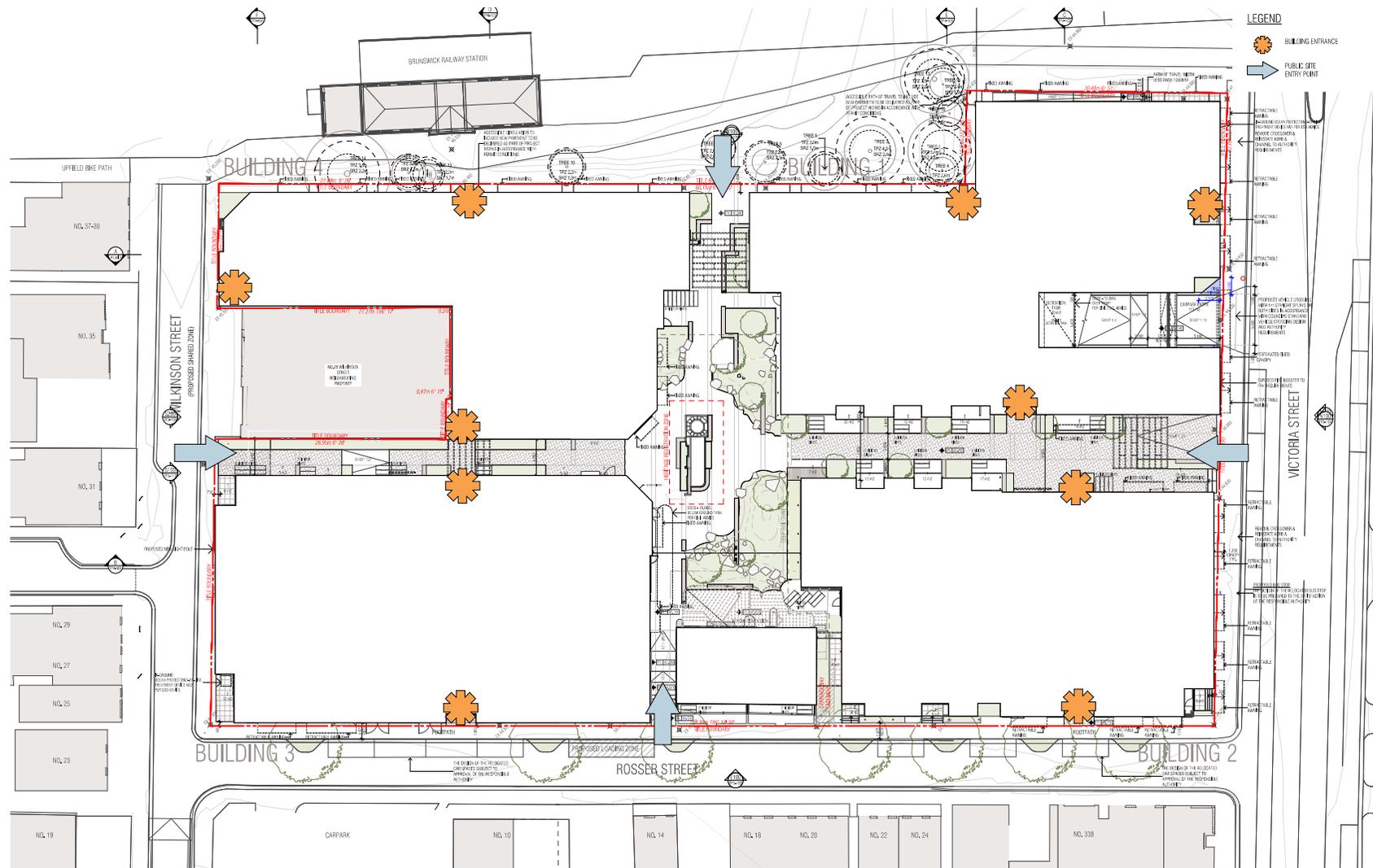
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Project Number: 220041
Site: ASSEMBLY
Project Name: Victoria Street Brunswick
Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: 28 WILKINON STREET INDICATIVE CONCEPT PLANS
Date: 21/11/2024
Scale: TOWN PLANNING AMENDMENT

Sheet: 1:100 @ A1
Drawing Number: TP2-115
Revision: Q





REV	NOTE	DATE	REV	NOTE	DATE
1	ISSUED FOR PERMITTING	15/01/2024			
2	ISSUED FOR PERMITTING	08/02/2024			
3	ISSUED FOR PERMITTING	04/03/2024			
4	ISSUED FOR PERMITTING	04/03/2024			
5	ISSUED FOR PERMITTING	04/03/2024			
6	ISSUED FOR PERMITTING	11/03/2024			

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Project Number: 220041
Project Name: ASSEMBLY
Project Address: Victoria Street Brunswick
Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: PUBLIC AREAS PLAN
Date: 21/11/2024
Scale: TOWN PLANNING AMENDMENT

Scale: 1:200 @ A1
Drawing Number: TP2-116



1:200 NORTH ELEVATION
SCALE 1:200@A1



1:200 SOUTH ELEVATION
SCALE 1:200@A1

REV	NO	DATE	BY	CHK	DATE
1	1	21/11/2024	AS	AS	
2	1	21/11/2024	AS	AS	
3	1	21/11/2024	AS	AS	
4	1	21/11/2024	AS	AS	
5	1	21/11/2024	AS	AS	
6	1	21/11/2024	AS	AS	

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Project No: 220041
Site: ASSEMBLY
Project Name: Victoria Street Brunswick
Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: PROPOSED NORTH & SOUTH ELEVATIONS
Date: 21/11/2024
Scale: TOWN PLANNING AMENDMENT

Sheet: 1:200 @ A1
Drawing Number: TP3-100
Revision: Q



E100 EAST ELEVATION
SCALE 1:200 @ A1



W100 WEST ELEVATION
SCALE 1:200 @ A1

REV	NOTE	DATE	REV	NOTE	DATE
1	ISSUED FOR PERMIT	21/11/2024			
2	REVISED PER PERMIT CONDITIONS	21/11/2024			
3	REVISED PER PERMIT CONDITIONS	21/11/2024			
4	REVISED PER PERMIT CONDITIONS	21/11/2024			
5	REVISED PER PERMIT CONDITIONS	21/11/2024			
6	REVISED PER PERMIT CONDITIONS	21/11/2024			

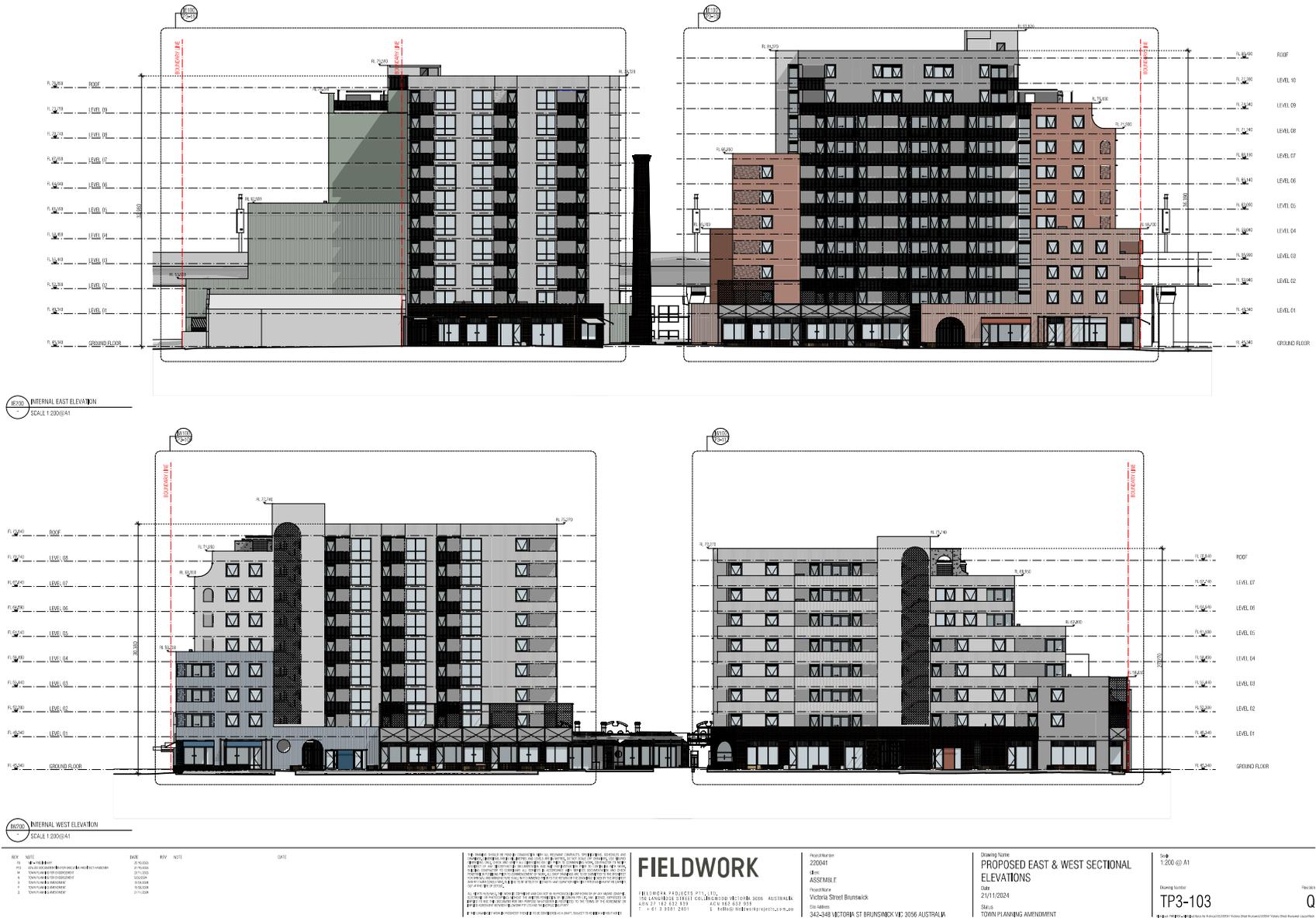
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Project Number
220041
Site
ASSEMBLY
Project Name
Victoria Street Brunswick
Site Address
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
PROPOSED EAST & WEST ELEVATIONS
Date
21/11/2024
Scale
TOWN PLANNING AMENDMENT

Scale
1:200 @ A1
Drawing Number
TP3-101
Revisions
Q





(A100) NORTH ELEVATION BUILDING 1
SCALE 1:100 @ A1

(E100) INTERNAL SOUTH ELEVATION BUILDING 1
SCALE 1:100 @ A1

REV	NOTE	DATE	REV	NOTE	DATE
01	ISSUED FOR PERMIT	21/11/2024			
02	REVISED PER PERMIT COMMENTS	21/11/2024			
03	REVISED PER PERMIT COMMENTS	21/11/2024			
04	REVISED PER PERMIT COMMENTS	21/11/2024			
05	REVISED PER PERMIT COMMENTS	21/11/2024			
06	REVISED PER PERMIT COMMENTS	21/11/2024			
07	REVISED PER PERMIT COMMENTS	21/11/2024			
08	REVISED PER PERMIT COMMENTS	21/11/2024			
09	REVISED PER PERMIT COMMENTS	21/11/2024			
10	REVISED PER PERMIT COMMENTS	21/11/2024			

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Project Number
 220041
 Job
 ASSEMBLY
 Project Name
 Victoria Street Brunswick
 Site Address
 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
 BUILDING 1 - PROPOSED NORTH & SOUTH ELEVATIONS
 Date
 21/11/2024
 Scale
 TOWN PLANNING AMENDMENT

Scale
 1:100 @ A1
 Drawing Number
 TP3-104
 Revision
 Q



REV	NOTE	DATE	REV	NOTE	DATE
1	ISSUED FOR PERMIT	14/03/24			
2	ISSUED FOR PERMIT	20/03/24			
3	ISSUED FOR PERMIT	21/03/24			
4	ISSUED FOR PERMIT	22/03/24			
5	ISSUED FOR PERMIT	23/03/24			
6	ISSUED FOR PERMIT	24/03/24			

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Project Number
 220041
 Project Name
 ASSEMBLY
 Victoria Street Brunswick
 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
 BUILDING 1 - PROPOSED EAST
 ELEVATION
 Date
 21/11/2024
 Scale
 TOWN PLANNING AMENDMENT

Scale
 1:100 @ A1
 Drawing Number
 TP3-105

Fieldwork
 Q



REV	DATE	REV	DATE
1	14/03/2024		
2	20/03/2024		
3	21/03/2024		
4	22/03/2024		
5	23/03/2024		
6	24/03/2024		
7	25/03/2024		

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Project Number
 220041
 Project Name
 ASSEMBLY
 Victoria Street Brunswick
 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
**BUILDING 1 - PROPOSED WEST
 ELEVATION**
 Date
 23/11/2024
 Scale
 TOWN PLANNING AMENDMENT

Scale
 1:100 @ A1
 Drawing Number
TP3-106
 Revision
Q



REV	DATE	BY	CHKD	REV	DATE	DATE
1	21/11/2024	ASSEMBLE				
2	21/11/2024	ASSEMBLE				
3	21/11/2024	ASSEMBLE				
4	21/11/2024	ASSEMBLE				
5	21/11/2024	ASSEMBLE				
6	21/11/2024	ASSEMBLE				
7	21/11/2024	ASSEMBLE				
8	21/11/2024	ASSEMBLE				

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Project Number
220041
Client
ASSEMBLE
Project Name
Victoria Street Brunswick
Site Address
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
BUILDING 2 - PROPOSED NORTH & SOUTH ELEVATIONS
Date
21/11/2024
Scale
TOWN PLANNING AMENDMENT

Scale
1:100 @ A1
Drawing Number
TP3-107
Revision
Q



E100 EAST ELEVATION BUILDING 2
SCALE 1:100 @ A1

REV	NOTE	DATE	REV	NOTE	DATE
1	ISSUED FOR PERMIT	14/03/2024			
2	ISSUED FOR PERMIT	20/03/2024			
3	ISSUED FOR PERMIT	27/03/2024			
4	ISSUED FOR PERMIT	04/04/2024			
5	ISSUED FOR PERMIT	11/04/2024			
6	ISSUED FOR PERMIT	18/04/2024			

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Project Number: 220041
Project Name: ASSEMBLY
Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: BUILDING 2 - PROPOSED EAST ELEVATION
Date: 27/11/2024
Scale: TOWN PLANNING AMENDMENT

Grid: 1:100 @ A1
Drawing Number: TP3-108
Revision: Q



INTERNAL WEST ELEVATION BUILDING 2
SCALE 1:100 @ A1

REV	DATE	BY	CHKD	DATE	DESCRIPTION
1	21/11/2024	ASSEMBLT			ISSUED FOR PERMIT
2	21/11/2024	ASSEMBLT			ISSUED FOR PERMIT
3	21/11/2024	ASSEMBLT			ISSUED FOR PERMIT
4	21/11/2024	ASSEMBLT			ISSUED FOR PERMIT
5	21/11/2024	ASSEMBLT			ISSUED FOR PERMIT
6	21/11/2024	ASSEMBLT			ISSUED FOR PERMIT

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Project Number
220041
Site
ASSEMBLT
Project Name
Victoria Street Brunswick
Site Address
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
BUILDING 2 - PROPOSED WEST
ELEVATION
Date
21/11/2024
Scale
TOWN PLANNING AMENDMENT

Scale
1:100 @ A1
Drawing Number
TP3-109
Revised
Q



REV	NOTE	DATE	REV	NOTE	DATE
01	ISSUED FOR PERMIT	21/11/2024			
02	REVISED PER PERMIT CONDITIONS	21/11/2024			
03	REVISED PER PERMIT CONDITIONS	21/11/2024			
04	REVISED PER PERMIT CONDITIONS	21/11/2024			
05	REVISED PER PERMIT CONDITIONS	21/11/2024			
06	REVISED PER PERMIT CONDITIONS	21/11/2024			
07	REVISED PER PERMIT CONDITIONS	21/11/2024			
08	REVISED PER PERMIT CONDITIONS	21/11/2024			

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FIELDWORK
 PROJECT NUMBER
 220041
 PROJECT NAME
 ASSEMBLY
 PROJECT ADDRESS
 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
BUILDING 3 - PROPOSED NORTH & SOUTH ELEVATIONS
 Date
 21/11/2024
 Scale
 TOWN PLANNING AMENDMENT

Scale
 1:100 @ A1
 Drawing Number
TP3-110
 Revision
Q



E110 EAST ELEVATION BUILDING 3
SCALE 1:100 @ A1

REV	NOTE	DATE	REV	NOTE	DATE
1	ISSUED FOR PERMIT	20/10/2024			
2	ISSUED FOR PERMIT	20/10/2024			
3	ISSUED FOR PERMIT	20/10/2024			
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5	ISSUED FOR PERMIT	20/10/2024			
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Project Number: 220041
Project Name: ASSEMBLY
Project Address: Victoria Street Brunswick
Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: BUILDING 3 - PROPOSED EAST ELEVATION
Date: 23/11/2024
Scale: TOWN PLANNING AMENDMENT

Scale: 1:100 @ A1
Drawing Number: TP3-111
Revision: Q



INTERNAL NORTH ELEVATION BUILDING 4
SCALE 1:100 @ A1

SOUTH ELEVATION BUILDING 4
SCALE 1:100 @ A1

<p>REV. DATE</p> <p>1. 2024.01.15</p> <p>2. 2024.01.15</p> <p>3. 2024.01.15</p> <p>4. 2024.01.15</p> <p>5. 2024.01.15</p> <p>6. 2024.01.15</p> <p>7. 2024.01.15</p> <p>8. 2024.01.15</p> <p>9. 2024.01.15</p> <p>10. 2024.01.15</p>	<p>DATE</p> <p>2024.01.15</p> <p>2024.01.15</p> <p>2024.01.15</p> <p>2024.01.15</p> <p>2024.01.15</p> <p>2024.01.15</p> <p>2024.01.15</p> <p>2024.01.15</p> <p>2024.01.15</p>	<p>REV. DATE</p> <p>1. 2024.01.15</p> <p>2. 2024.01.15</p> <p>3. 2024.01.15</p> <p>4. 2024.01.15</p> <p>5. 2024.01.15</p> <p>6. 2024.01.15</p> <p>7. 2024.01.15</p> <p>8. 2024.01.15</p> <p>9. 2024.01.15</p> <p>10. 2024.01.15</p>	<p>DATE</p> <p>2024.01.15</p> <p>2024.01.15</p> <p>2024.01.15</p> <p>2024.01.15</p> <p>2024.01.15</p> <p>2024.01.15</p> <p>2024.01.15</p> <p>2024.01.15</p> <p>2024.01.15</p>	<p>1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p>	<p>FIELDWORK</p> <p>FIELDWORK PROJECTS PTY. LTD. 156 LANGSHIRE STREET COLLINGWOOD VIC 3068 AUSTRALIA 03 9377 1233 1 800 7 9381 2301</p> <p>Project No: 220041</p> <p>Client: ASSEMBLE</p> <p>Project Name: Victoria Street Brunswick</p> <p>Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA</p>	<p>Drawing Name: BUILDING 4 - PROPOSED NORTH & SOUTH ELEVATIONS</p> <p>Date: 23/11/2024</p> <p>Scale: TOWN PLANNING AMENDMENT</p>	<p>Scale: 1:100 @ A1</p> <p>Drawing Number: TP3-113</p> <p>Revision: Q</p>
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INTERNAL EAST ELEVATION BUILDING 4
SCALE 1:100 @ A1

REV	DATE	BY	CHKD	DATE	BY	CHKD	DATE
1	19/10/2024						
2	20/10/2024						
3	21/10/2024						
4	22/10/2024						
5	23/10/2024						
6	24/10/2024						
7	25/10/2024						
8	26/10/2024						

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Project Number
220041
Site
ASSEMBLY
Project Name
Victoria Street Brunswick
Site Address
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
BUILDING 4 - PROPOSED EAST ELEVATION
Date
23/11/2024
Scale
TOWN PLANNING AMENDMENT

Scale
1:100 @ A1
Drawing Number
TP3-114
Revision
Q



WEST ELEVATION BUILDING 4
SCALE 1:100 @ A1

REV	DATE	BY	CHKD	REV	DATE	DATE
1	20/10/2024	ASSEMBLT	ASSEMBLT			
2	20/10/2024	ASSEMBLT	ASSEMBLT			
3	20/10/2024	ASSEMBLT	ASSEMBLT			
4	20/10/2024	ASSEMBLT	ASSEMBLT			
5	20/10/2024	ASSEMBLT	ASSEMBLT			
6	20/10/2024	ASSEMBLT	ASSEMBLT			

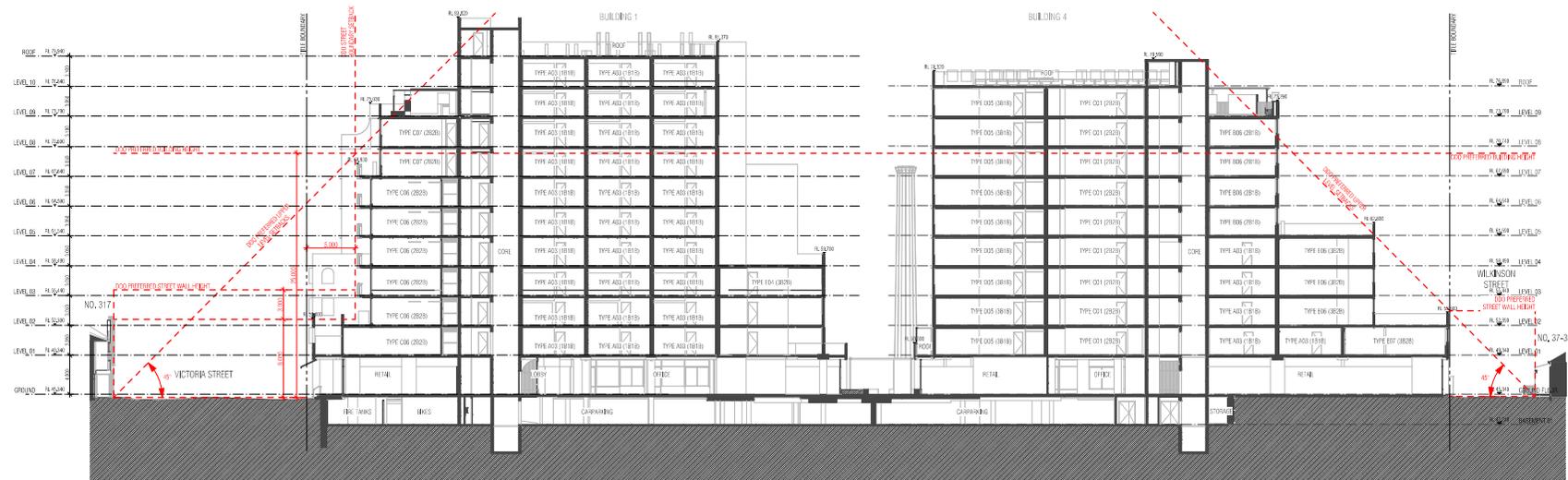
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Project Number: 220041
Site: ASSEMBLY
Project Name: Victoria Street Brunswick
Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: BUILDING 4 - PROPOSED WEST ELEVATION
Date: 23/11/2024
Scale: TOWN PLANNING AMENDMENT

Scale: 1:100 @ A1
Drawing Number: TP3-115
Revision: Q



⊙ SITE SECTION A
SCALE 1:200 @ A1

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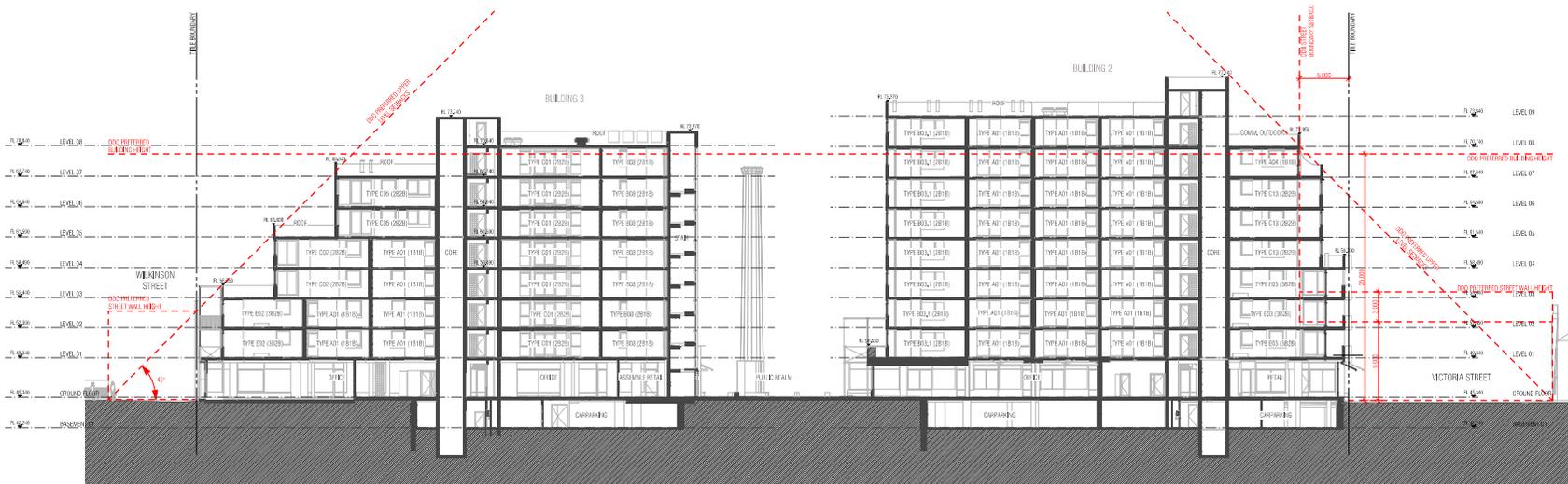
FIELDWORK

FIELDWORK PROJECTS PTY LTD
100/102 LAMINGTON STREET COLLINGWOOD VIC 3068 AUSTRALIA
03 9377 1122 FAX 03 9377 1123
1/1/01/2/9381/2301

Project Number
220041
Site
ASSEMBLY
Project Name
Victoria Street Brunswick
Site Address
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
SITE SECTION A
Date
21/11/2024
Scale
TOWN PLANNING AMENDMENT

Scale
1:200 @ A1
Drawing Number
TP4-100
Revised
Q



8 SITE SECTION B
SCALE 1:200 @ A1

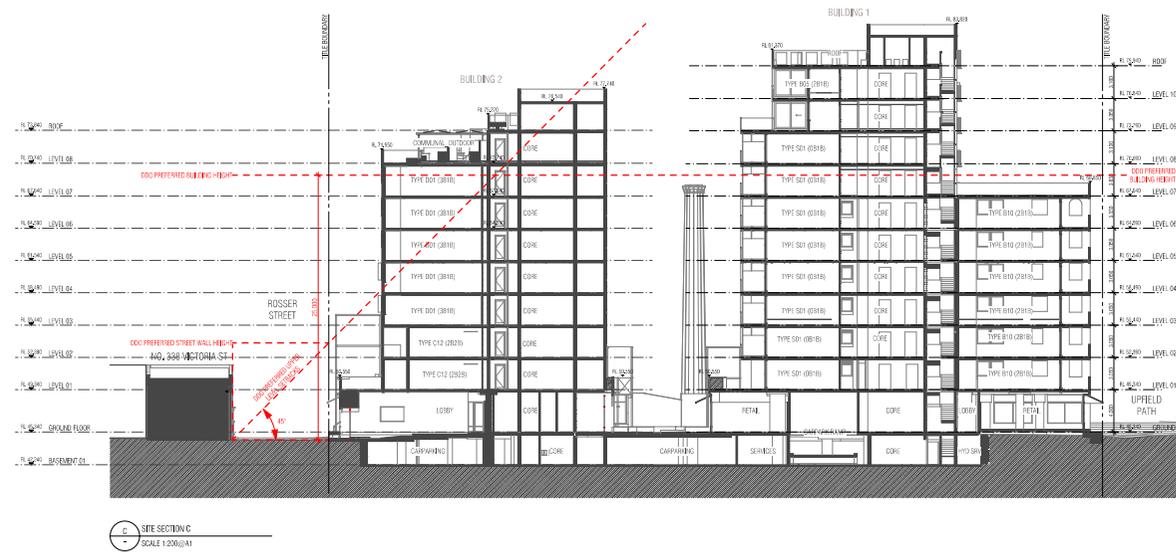
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5	21/02/2024
6	21/02/2024

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200041
ASSEMBLY
Victoria Street Brunswick
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
SITE SECTION B
Date
21/11/2024
Scale
TOWN PLANNING AMENDMENT

Sheet
1:200 @ A1
Drawing Number
TP4-101
Revision
Q



REV	NOTE	DATE	REV	NOTE	DATE
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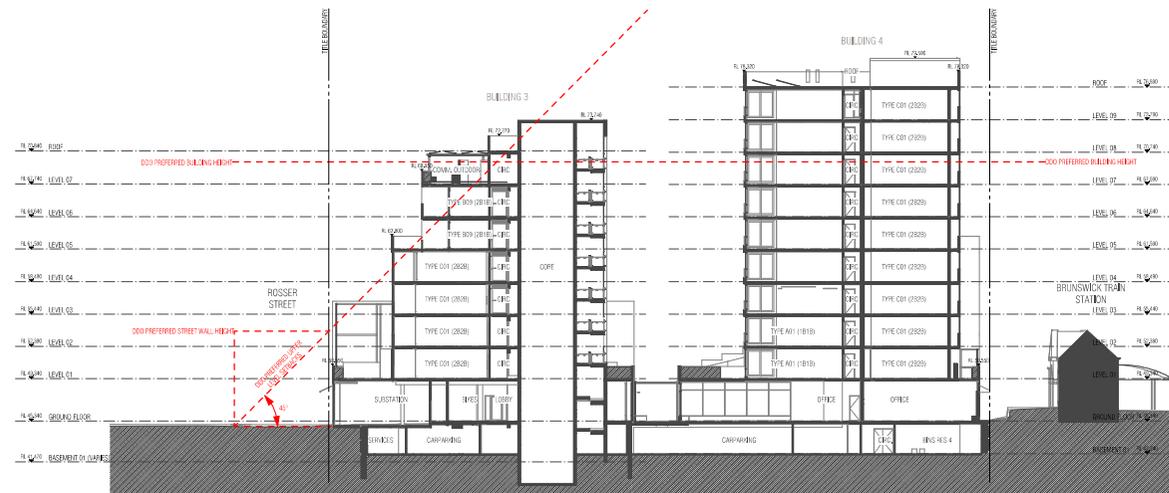
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 150 LANGSHIRE STREET COLLINGWOOD VICTORIA 3068 AUSTRALIA
 03 9479 2300
 1 1 61 7 9981 2301

FIELDWORK

Project Number
 220041
 ASSEMBLY
 Project Name
 Victoria Street Brunswick
 Site Address
 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
 SITE SECTION C
 Date
 27/11/2024
 Scale
 TOWN PLANNING AMENDMENT

Scale
 1:200 @ A1
 Drawing Number
 TP4-102
 Revision
 Q



D SITE SECTION D
SCALE 1:200 @ A1

REV	NOTE	DATE	REV	NOTE	DATE
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2	ISSUED FOR PERMIT	27/03/24			
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8	ISSUED FOR PERMIT	27/03/24			
9	ISSUED FOR PERMIT	27/03/24			
10	ISSUED FOR PERMIT	27/03/24			

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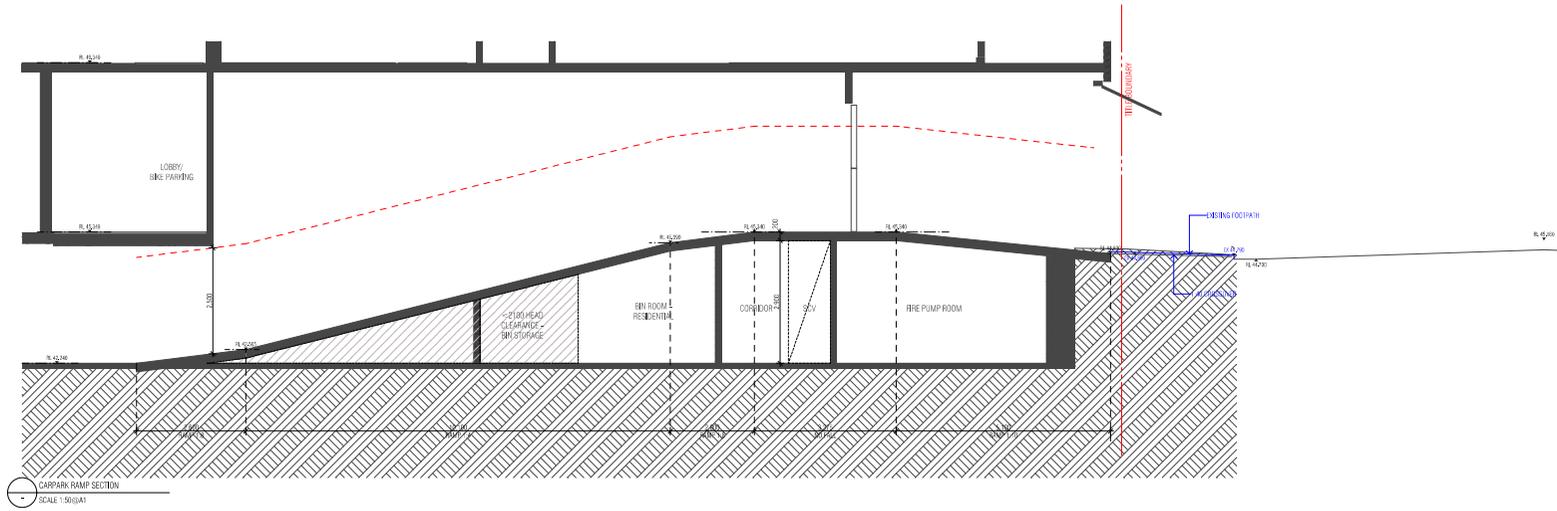
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150 LANGRISH STREET COLLINGWOOD VICTORIA 3068 AUSTRALIA
03 9377 1200 2024
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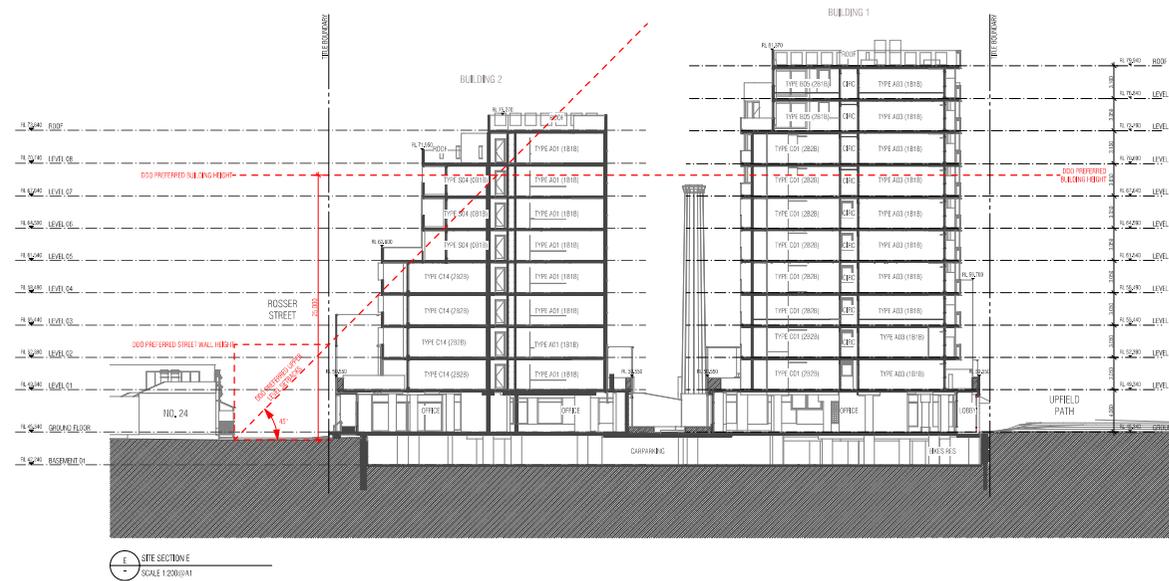
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220041
Site Name
ASSEMBLY
Project Name
Victoria Street Brunswick
Site Address
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
SITE SECTION D
Date
27/03/2024
Scale
TOWN PLANNING AMENDMENT

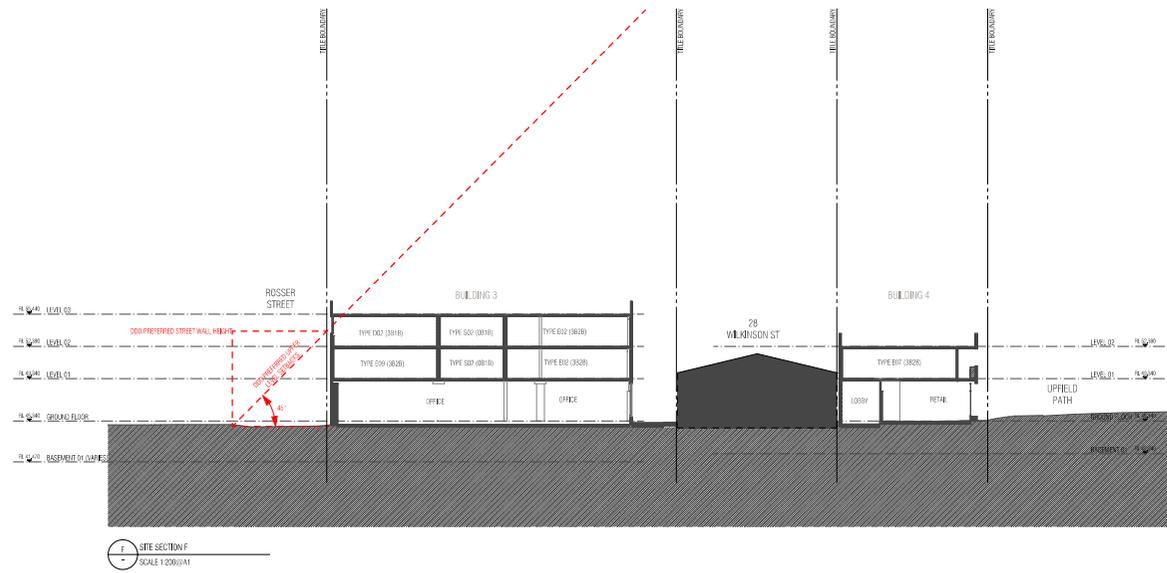
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Drawing Number
TP4-103
Revision
Q



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<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>NOTE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>21/11/2024</td> <td>ASSEMBLE</td> <td></td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>21/11/2024</td> <td>ASSEMBLE</td> <td></td> <td>REVISED PER PERMIT CONDITIONS</td> </tr> <tr> <td>3</td> <td>21/11/2024</td> <td>ASSEMBLE</td> <td></td> <td>REVISED PER PERMIT CONDITIONS</td> </tr> <tr> <td>4</td> <td>21/11/2024</td> <td>ASSEMBLE</td> <td></td> <td>REVISED PER PERMIT CONDITIONS</td> </tr> <tr> <td>5</td> <td>21/11/2024</td> <td>ASSEMBLE</td> <td></td> <td>REVISED PER PERMIT CONDITIONS</td> </tr> <tr> <td>6</td> <td>21/11/2024</td> <td>ASSEMBLE</td> <td></td> <td>REVISED PER PERMIT CONDITIONS</td> </tr> </tbody> </table>	REV	DATE	BY	CHKD	NOTE	1	21/11/2024	ASSEMBLE		ISSUED FOR PERMIT	2	21/11/2024	ASSEMBLE		REVISED PER PERMIT CONDITIONS	3	21/11/2024	ASSEMBLE		REVISED PER PERMIT CONDITIONS	4	21/11/2024	ASSEMBLE		REVISED PER PERMIT CONDITIONS	5	21/11/2024	ASSEMBLE		REVISED PER PERMIT CONDITIONS	6	21/11/2024	ASSEMBLE		REVISED PER PERMIT CONDITIONS	<p>FIELDWORK</p> <p>FIELDWORK PROJECTS PTY LTD 156 LANGSHIRE STREET COLLINGWOOD VICTORIA 3068 AUSTRALIA 03 9377 1200 2001 0426 460 2008 1 1 61 7 9981 2801 1 1800 1800 1800 1800 1800 1800</p>	<p>Project Number 220041</p> <p>Site ASSEMBLE T</p> <p>Project Name Victoria Street Brunswick</p> <p>Site Address 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA</p>	<p>Drawing Name SITE SECTION E</p> <p>Date 21/11/2024</p> <p>Scale TOWN PLANNING AMENDMENT</p>	<p>Scale 1:200 @ A1</p> <p>Drawing Number TP4-105</p> <p>Revision Q</p>
REV	DATE	BY	CHKD	NOTE																																			
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SITE SECTION F
SCALE 1:200 @ A1

REV	NOTE	DATE	REV	NOTE	DATE
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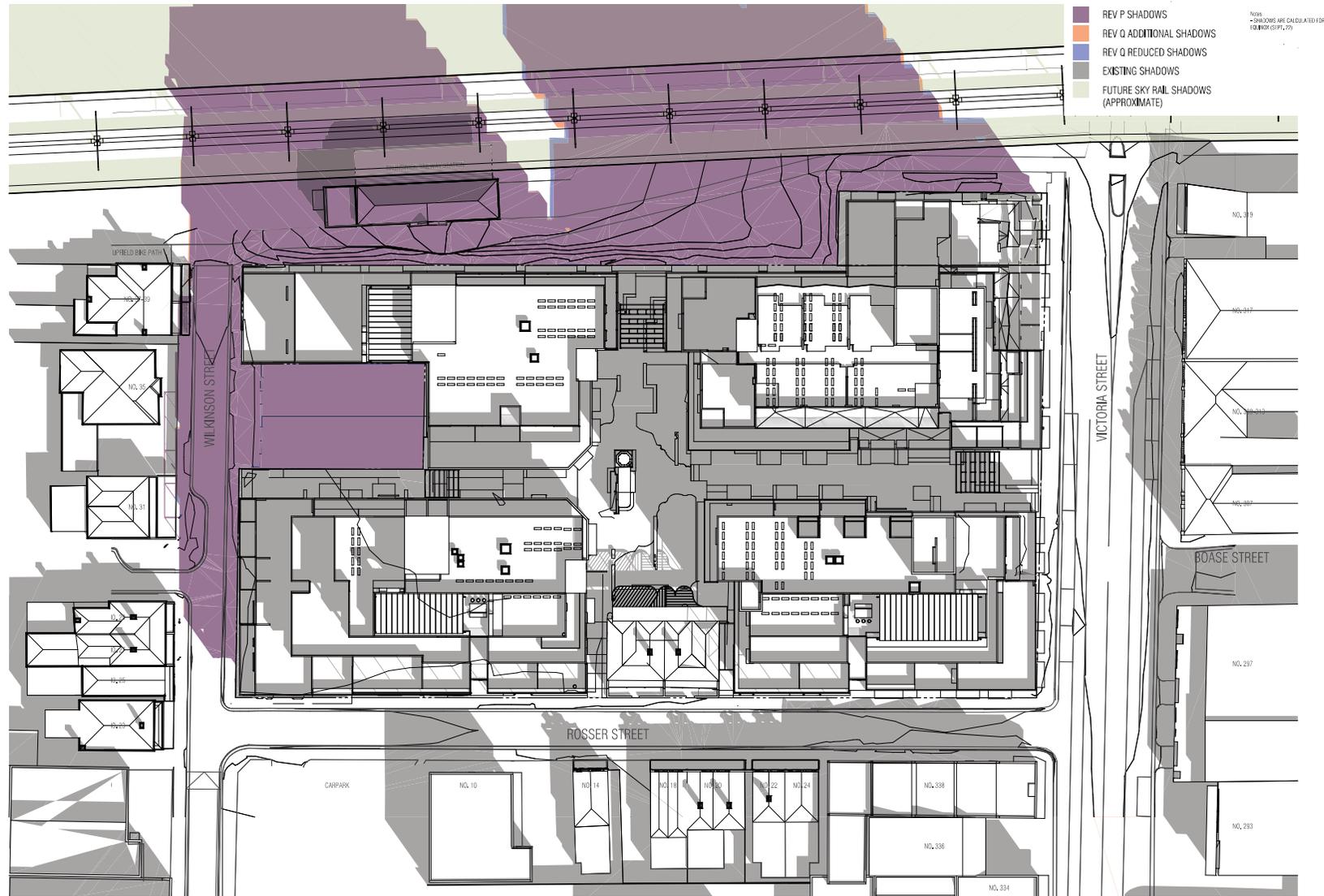
FIELDWORK PROJECTS PTY LTD
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03 9571 6222
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Project Number
220041
Site Name
ASSEMBLY
Project Name
Victoria Street Brunswick
Site Address
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
SITE SECTION F
Date
27/11/2024
Scale
TOWN PLANNING AMENDMENT

Scale
1:200 @ A1
Drawing Number
TP4-106
Revision
Q



REV P SHADOWS
 REV Q ADDITIONAL SHADOWS
 REV Q REDUCED SHADOWS
 EXISTING SHADOWS
 FUTURE SKY RAIL SHADOWS (APPROXIMATE)

Note:
 - SHADOWS ARE CALCULATED FOR
 10:00 AM ON 21/11/2024

REV	DATE	BY	NOTE	DATE
1	21/11/2024	J	ISSUED FOR PERMIT	
2	21/11/2024	J	ISSUED FOR PERMIT	
3	21/11/2024	J	ISSUED FOR PERMIT	
4	21/11/2024	J	ISSUED FOR PERMIT	
5	21/11/2024	J	ISSUED FOR PERMIT	
6	21/11/2024	J	ISSUED FOR PERMIT	

THE SHADOWS SHOWN ON THIS PLAN ARE APPROXIMATE AND BASED ON THE ASSUMPTIONS SET OUT IN THE SHADOW STUDY REPORT. THE SHADOWS ARE CALCULATED FOR 10:00 AM ON 21/11/2024. THE SHADOWS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE SHADOWS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE SHADOWS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

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 FIELDWORK PROJECTS PTY LTD
 156 LANGRISH STREET COLLINGWOOD VIC 3068 AUSTRALIA
 03 9479 1232 03 9479 1233
 1/1/01 7 9981 2901

Project Number: 220041
 Client: ASSEMBLY
 Project Name: Victoria Street Brunswick
 Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: SHADOWS 9am
 Date: 21/11/2024
 Scale: TOWN PLANNING AMENDMENT

Scale: 1:250 @ A1
 Drawing Number: TP5-100



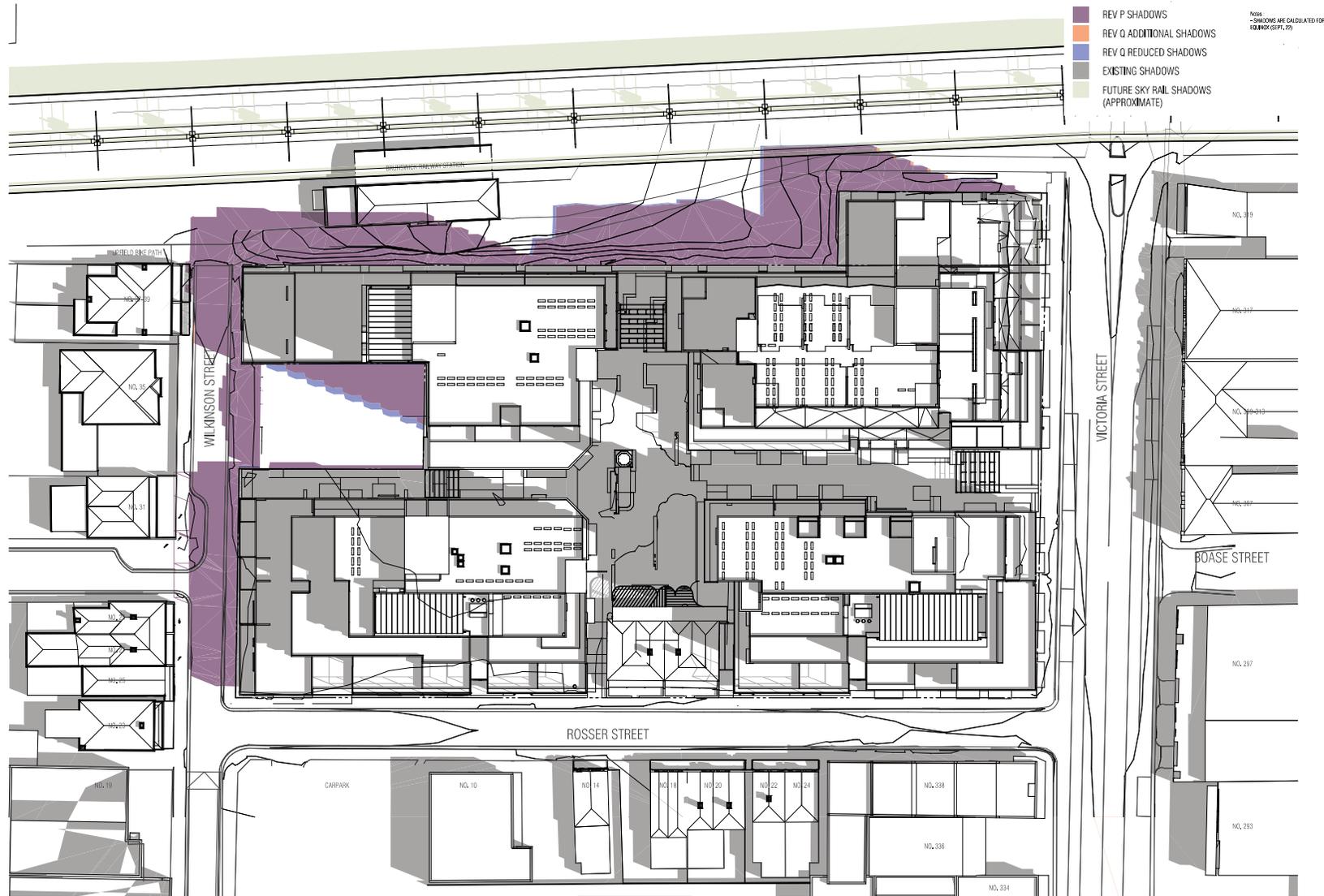

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 156 LANGRISH STREET COLLINGWOOD VIC 3068 AUSTRALIA
 03 9377 2300
 11-11-2017 2 9377 2301

FIELDWORK
 220041
 ASSEMBLY
 Project Name
 Victoria Street Brunswick
 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
SHADOWS 10am
 Date
 21/11/2024
 Scale
 TOWN PLANNING AMENDMENT

Scale
 1:250 @ A1
 Drawing Number
TP5-101
 Revision
 Q



- REV P SHADOWS
 - REV Q ADDITIONAL SHADOWS
 - REV Q REDUCED SHADOWS
 - EXISTING SHADOWS
 - FUTURE SKY RAIL SHADOWS (APPROXIMATE)
- Notes
- SHADOWS ARE CALCULATED FOR 10:00 AM 21/11/2024

REV	DATE	BY	CHKD
1	21/11/2024	J	J
2	21/11/2024	J	J
3	21/11/2024	J	J
4	21/11/2024	J	J
5	21/11/2024	J	J
6	21/11/2024	J	J

THE SHADOW STUDY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE SHADOW STUDY CODE OF PRACTICE (2019) AND THE SHADOW STUDY CODE OF PRACTICE (2021) AND IS INTENDED TO PROVIDE AN INDICATION OF THE SHADOWS CAST BY THE PROPOSED DEVELOPMENT. THE SHADOW STUDY DOES NOT TAKE INTO ACCOUNT THE EFFECTS OF WEATHER CONDITIONS, CLOUD COVER, OR OTHER FACTORS THAT MAY AFFECT SHADOW CASTING. THE SHADOW STUDY IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SHADOWS CAST BY THE PROPOSED DEVELOPMENT.

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156 LANGSHIRE STREET COLLINGWOOD VIC 3068 AUSTRALIA
03 9377 1232 03 9377 2301

Project Number: 220041
Site: ASSEMBLY
Project Name: Victoria Street Brunswick
Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: SHADOWS 11am
Date: 21/11/2024
Scale: TOWN PLANNING AMENDMENT

Scale: 1:250 @ A1
Drawing Number: TP5-102
Revision: Q



REV P SHADOWS
 REV Q ADDITIONAL SHADOWS
 REV Q REDUCED SHADOWS
 EXISTING SHADOWS
 FUTURE SKY RAIL SHADOWS (APPROXIMATE)

Note:
 - SHADOWS ARE CALCULATED FOR
 10:00 AM @ 21°

REV	NOTE	DATE	REV	NOTE	DATE
1	ISSUED FOR PERMITTING	21/11/2024			
2	ISSUED FOR PERMITTING	21/11/2024			
3	ISSUED FOR PERMITTING	21/11/2024			
4	ISSUED FOR PERMITTING	21/11/2024			
5	ISSUED FOR PERMITTING	21/11/2024			
6	ISSUED FOR PERMITTING	21/11/2024			

ALL SHADOWS SHOWN ON THIS PLAN ARE APPROXIMATE AND BASED ON THE ASSUMPTIONS SET OUT IN THE SHADOW STUDY REPORT. SHADOWS ARE CALCULATED FOR 10:00 AM ON 21/11/2024. SHADOWS ARE NOT SHOWN FOR AREAS WHERE THE BUILDING IS NOT PROPOSED TO BE CONSTRUCTED. SHADOWS ARE NOT SHOWN FOR AREAS WHERE THE BUILDING IS NOT PROPOSED TO BE CONSTRUCTED. SHADOWS ARE NOT SHOWN FOR AREAS WHERE THE BUILDING IS NOT PROPOSED TO BE CONSTRUCTED.

FIELDWORK
 FIELDWORK PROJECTS PTY LTD
 156 LANGSHIRE STREET COLLINGWOOD VIC 3068 AUSTRALIA
 03 9377 1232 03 9377 1233 03 9377 1234
 11/1/01 7 9377 2301

Project Number: 220041
 Site: ASSEMBLY
 Project Name: Victoria Street Brunswick
 Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: SHADOWS 1pm
 Date: 21/11/2024
 Scale: TOWN PLANNING AMENDMENT

Scale: 1:250 @ A1
 Drawing Number: TP5-104




REV	NOTE	DATE	REV	NOTE	DATE
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4	ISSUED FOR PERMIT	21/11/2024			
5	ISSUED FOR PERMIT	21/11/2024			
6	ISSUED FOR PERMIT	21/11/2024			

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FIELDWORK PROJECTS PTY LTD
156 LANGSHIRE STREET COLLINGWOOD VIC 3068 AUSTRALIA
03 9377 1232 03 9377 1233
11/1/01 7 9381 2301

Project Number
220041
Site
ASSEMBLY
Project Name
Victoria Street Brunswick
Site Address
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
SHADOWS 3pm
Date
21/11/2024
Scale
TOWN PLANNING AMENDMENT

Scale
1:250 @ A1
Drawing Number
TP5-106



REV O SHADOWS
 EXISTING SHADOWS

NOTES
 - SHADOWS ARE CALCULATED FOR
 10:00 AM (PT. 2)



1 18-24 ROSSER ST - VIEW 01 02:00PM 22/09



2 18-24 ROSSER ST - VIEW 02 02:00PM 22/09

REV	DATE	BY	CHK	DATE	NOTE	DATE
1	21/11/2024	J	J		ISSUED FOR PERMIT	
2	21/11/2024	J	J		REVISED PERMIT CONDITIONS	
3	21/11/2024	J	J		REVISED PERMIT CONDITIONS	
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5	21/11/2024	J	J		REVISED PERMIT CONDITIONS	
6	21/11/2024	J	J		REVISED PERMIT CONDITIONS	
7	21/11/2024	J	J		REVISED PERMIT CONDITIONS	
8	21/11/2024	J	J		REVISED PERMIT CONDITIONS	

<p>FIELDWORK</p> <p>FIELDWORK PROJECTS PTY LTD 156 LANGRISH STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA 03 9584 1200 1 81 7 9941 2801</p>	<p>Project Number 220041</p> <p>Site ASSEMBLY</p> <p>Project Name Victoria Street Brunswick</p> <p>Site Address 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA</p>	<p>Drawing Name 18-24 ROSSER STREET - 2PM OVERSHADOWING</p> <p>Date 23/11/2024</p> <p>Scale TOWN PLANNING AMENDMENT</p>	<p>Scale 1:250 @ A1</p> <p>Drawing Number TP5-107</p> <p>Revision Q</p>
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REV Q SHADOWS
EXISTING SHADOWS

NOTE
- SHADOWS ARE CALCULATED FOR
10:00 AM @ 21°



31 WILKINSON ST 9AM



37-39 WILKINSON ST 9AM



27-29 WILKINSON ST 11AM

REV	DATE	BY	CHKD	DATE	NOTE	DATE
1	21/11/2024	J				
2	21/11/2024	J				
3	21/11/2024	J				
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10	21/11/2024	J				

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FIELDWORK PROJECTS PTY LTD
156 LANGRISH STREET COLLINGWOOD VICTORIA 3068 AUSTRALIA
03 9377 1200 2003 03 9377 2001

Project Number
220041

Site
ASSEMBLY

Project Name
Victoria Street Brunswick

Site Address
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
27 - 39 WILKINSON STREET - 9AM-11AM OVERSHADOWING

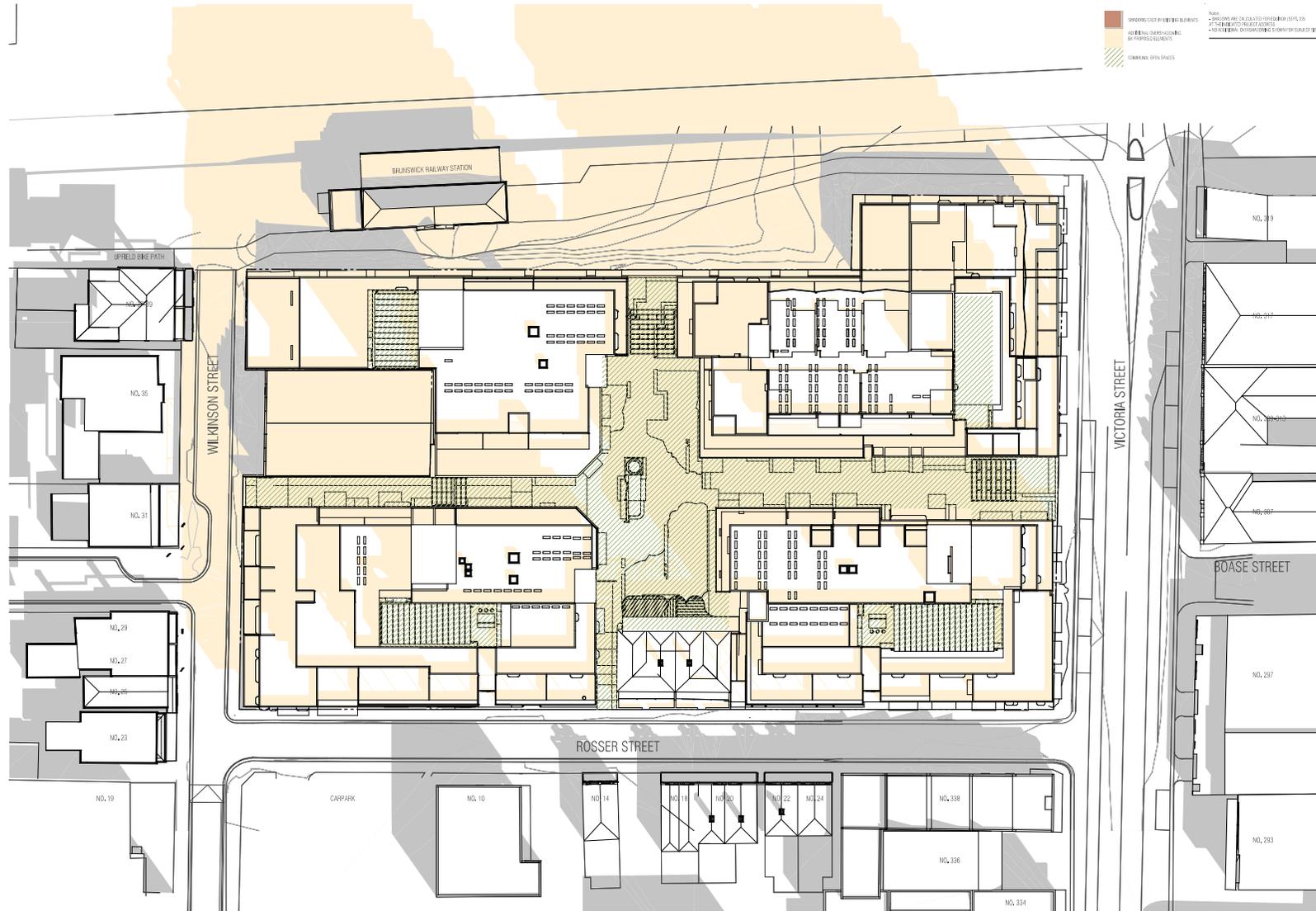
Date
21/11/2024

Scale
TOWN PLANNING AMENDMENT

Scale
1:125 @ A1

Drawing Number
TP5-108

Revision
Q



DEVELOPMENT BY THE PROPOSED BUILDING
 EXISTING BUILDINGS
 EXISTING OPEN SPACES

Notes:
 1. PROPOSED DEVELOPMENT IS SHOWN IN SHADING.
 2. EXISTING BUILDINGS ARE SHOWN IN SHADING.
 3. EXISTING OPEN SPACES ARE SHOWN IN SHADING.

REV	DATE	BY	CHKD	NOTE
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2	21/11/2024	J	J	ISSUED FOR PERMITTING
3	21/11/2024	J	J	ISSUED FOR PERMITTING
4	21/11/2024	J	J	ISSUED FOR PERMITTING
5	21/11/2024	J	J	ISSUED FOR PERMITTING
6	21/11/2024	J	J	ISSUED FOR PERMITTING

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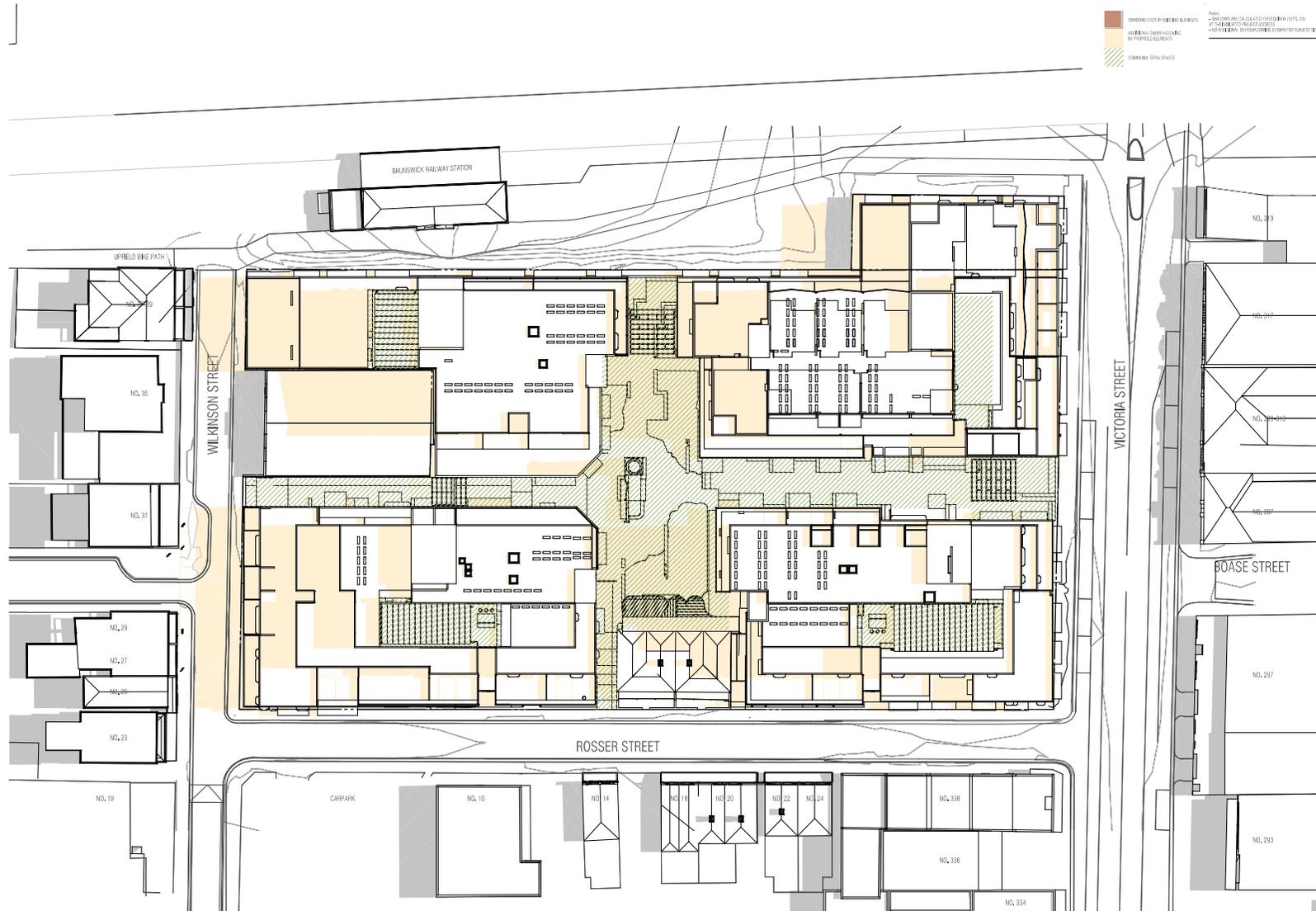
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Project Number: 220041
 Site: ASSEMBLY
 Project Name: Victoria Street Brunswick
 Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: SHADOWS 9am (SUBJECT SITE)
 Date: 21/11/2024
 Scale: TOWN PLANNING AMENDMENT

Scale: 1:250 @ A1
 Drawing Number: TP5-109





REV	DATE	BY	NOTE
1	21/11/2024	J	ISSUED FOR PERMIT
2	21/11/2024	J	ISSUED FOR PERMIT
3	21/11/2024	J	ISSUED FOR PERMIT
4	21/11/2024	J	ISSUED FOR PERMIT
5	21/11/2024	J	ISSUED FOR PERMIT
6	21/11/2024	J	ISSUED FOR PERMIT

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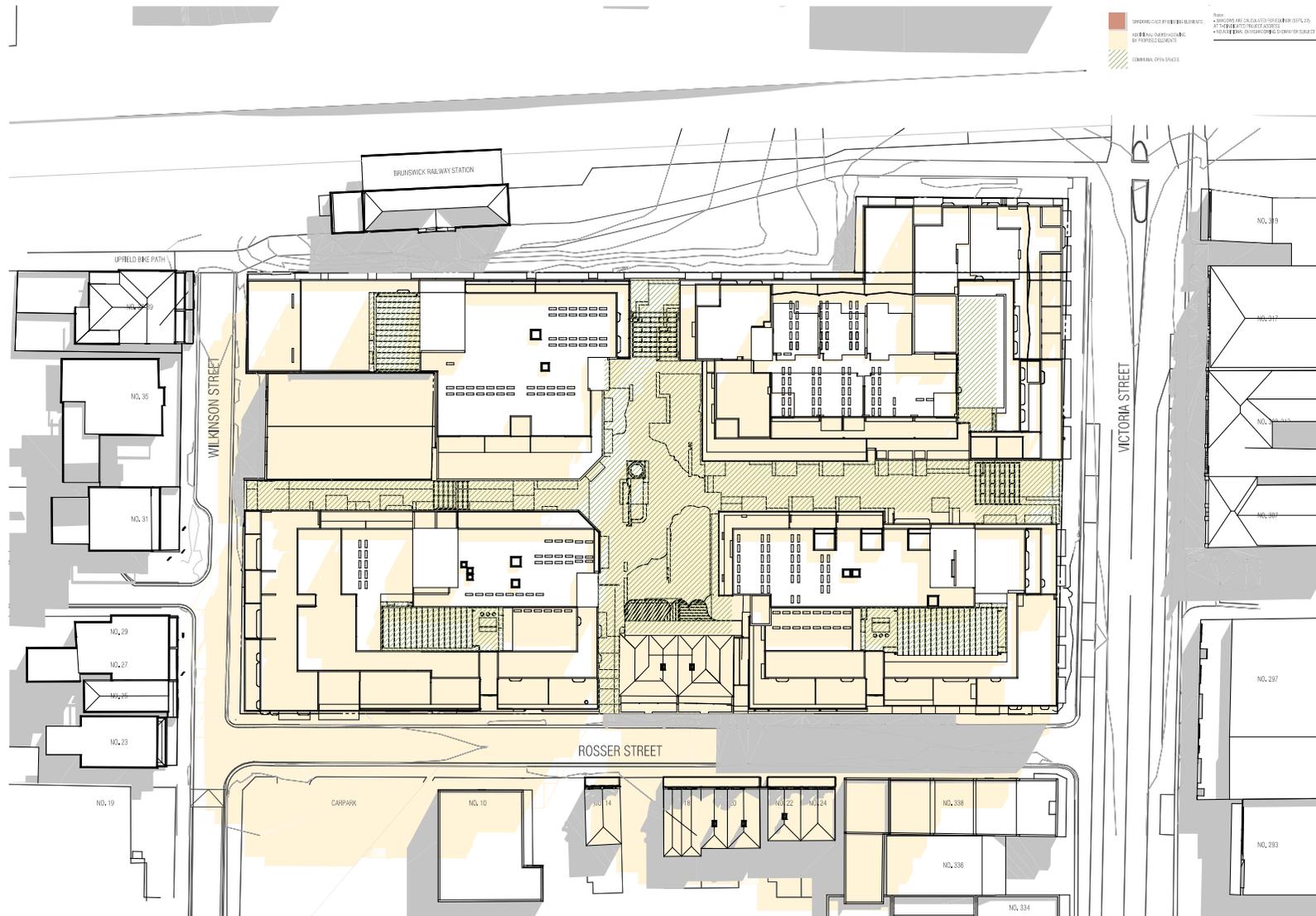
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11/1/01 7 9381 2301

Project Number: 220041
Site: ASSEMBLY
Project Name: Victoria Street Brunswick
Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name: SHADOWS 12pm (SUBJECT SITE)
Date: 21/11/2024
Scale: TOWN PLANNING AMENDMENT

Scale: 1:250 @ A1
Drawing Number: TP5-110
Revision: Q





REV	DATE	BY	CHKD	NOTE
1	21/11/2024	J	J	ISSUED FOR PERMIT
2	21/11/2024	J	J	ISSUED FOR PERMIT
3	21/11/2024	J	J	ISSUED FOR PERMIT
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5	21/11/2024	J	J	ISSUED FOR PERMIT
6	21/11/2024	J	J	ISSUED FOR PERMIT

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Project Number: 220041
 Site: ASSEMBLY
 Project Name: Victoria Street Brunswick
 Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

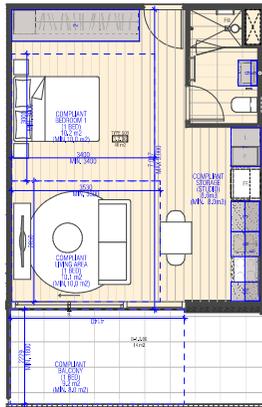
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 Date: 21/11/2024
 Scale: TOWN PLANNING AMENDMENT

Scale: 1:250 @ A1
 Drawing Number: TP5-111
 Revision: Q

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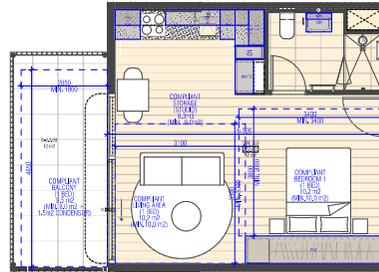
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1	ISSUED FOR PERMITTING	23/04/24			
2	ISSUED FOR PERMITTING	27/04/24			

<p>FIELDWORK PROJECTS PTY LTD 156 LANGRISH STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA 03 9579 1200 2001 063460 0018</p>	<p>FIELDWORK</p>	<p>Project Number 220041</p> <p>Site ASSEMBLY</p> <p>Project Name Victoria Street Brunswick</p> <p>Site Address 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA</p>	<p>Drawing Name SHADOWS - COMMUNAL OPEN SPACE (NLIU)</p> <p>Date 23/11/2024</p> <p>Scale TOWN PLANNING AMENDMENT</p>	<p>Site A1</p> <p>Drawing Number TP5-112</p> <p>Revision Q</p>
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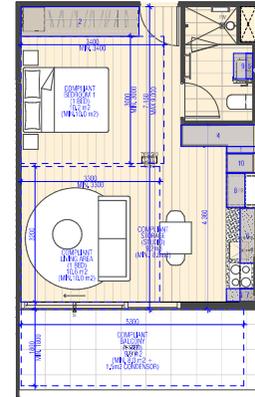
01 TYPE S01 (STUDIO)
SCALE 1:50@A1

APARTMENT TYPE	S01 (STUDIO)
QUANTITY	8
APARTMENT NUMBERS	1,109, 1,206, 1,206, 1,405, 1,405, 1,405, 1,405, 1,405, 1,405, 1,405, 1,405
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	6,2m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	NO
ROOM DEPTH STANDARD	YES



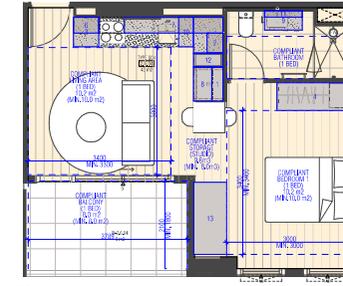
02 TYPE S02 (STUDIO)
SCALE 1:50@A1

APARTMENT TYPE	S02 (STUDIO)
QUANTITY	2
APARTMENT NUMBERS	3,109, 3,209
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	6,3m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	NO
ROOM DEPTH STANDARD	YES



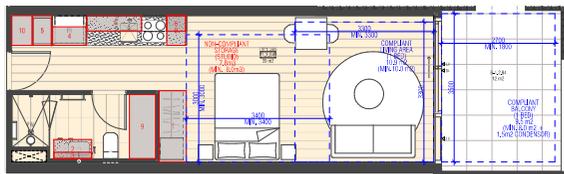
03 TYPE S03 (STUDIO)
SCALE 1:50@A1

APARTMENT TYPE	S03 (STUDIO)
QUANTITY	2
APARTMENT NUMBERS	3,107, 3,207
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	9,2m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	NO
ROOM DEPTH STANDARD	YES



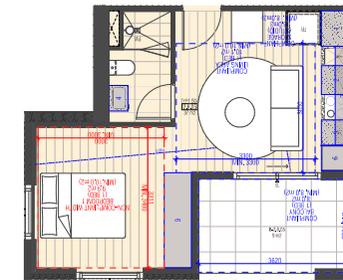
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SCALE 1:50@A1

APARTMENT TYPE	S04 (STUDIO)
QUANTITY	3
APARTMENT NUMBERS	2,604, 2,604, 2,704
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	6,2m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	NO
ROOM DEPTH STANDARD	YES



05 TYPE S06 (STUDIO)
SCALE 1:50@A1

APARTMENT TYPE	S06 (STUDIO)
QUANTITY	7
APARTMENT NUMBERS	1,103, 1,104, 1,105, 1,206, 1,107, 1,204, 1,204
EXTERNAL STORAGE	2,1m ³
INTERNAL STORAGE	7,8m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	NO
ROOM DEPTH STANDARD	YES



06 TYPE S07 (STUDIO)
SCALE 1:50@A1

REV	NOTE	DATE	REV	NOTE	DATE
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2	ISSUED FOR PERMIT	21/11/2024			
3	ISSUED FOR PERMIT	21/11/2024			
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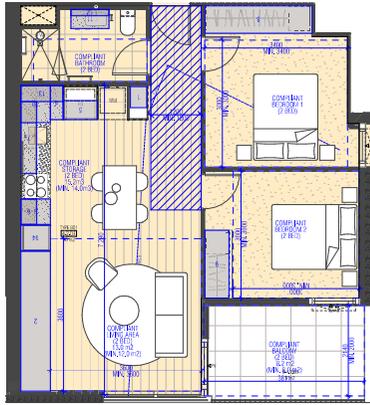
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Project Name
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BMS ASSEMBLY
Project Name
Victoria Street Brunswick
Site Address
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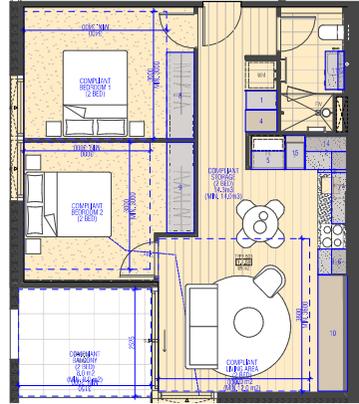
Drawing Name
BADS C58 - STUDIO APARTMENTS
Date
21/11/2024
Scale
TOWN PLANNING AMENDMENT

Sheet
1/50 @ A1
Drawing Number
TP6-101
Revision
Q



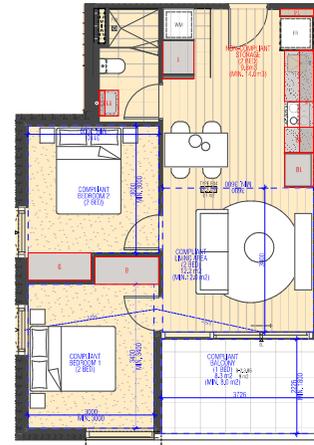
01 TYPE B01 (2B1B)
SCALE 1:50@A1

APARTMENT TYPE	B01 (2B1B)
QUANTITY	9
APARTMENT NUMBERS	4,1,03, 4,2,03, 4,3,03, 4,4,03, 4,5,03, 4,6,03, 4,7,03, 4,8,03, 4,9,03
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	14,4m ³
ACCESSIBILITY STANDARD	YES
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES



02 TYPE B03 (2B1B)
SCALE 1:50@A1

APARTMENT TYPE	B03 (2B1B)
QUANTITY	14
APARTMENT NUMBERS	1,1,12, 1,2,09, 1,3,09, 1,4,09, 1,5,09, 1,6,09
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	14,1m ³
ACCESSIBILITY STANDARD	YES
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	DUAL ASPECT



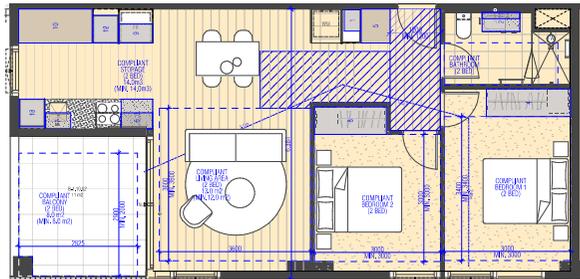
03 TYPE B04 (2B1B)
SCALE 1:50@A1

APARTMENT TYPE	B04 (2B1B)
QUANTITY	8
APARTMENT NUMBERS	2,1,06, 2,2,06, 2,3,05, 2,4,05, 3,1,03, 3,2,03, 3,3,03, 3,4,03
EXTERNAL STORAGE	5,0m ³
INTERNAL STORAGE	9,0m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES



04 TYPE B10 (2B1B)
SCALE 1:50@A1

APARTMENT TYPE	B10 (2B1B)
QUANTITY	5
APARTMENT NUMBERS	1,1,01, 1,2,01, 1,3,01, 1,4,01, 1,5,01, 1,6,01
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	14,3m ³
ACCESSIBILITY STANDARD	YES
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES



05 TYPE B05 (2B1B)
SCALE 1:50@A1

APARTMENT TYPE	B05 (2B1B)
QUANTITY	4
APARTMENT NUMBERS	1,5,01, 1,2,02, 1,1,01, 1,1,02
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	14m ³
ACCESSIBILITY STANDARD	YES
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES

REV	NOTE	DATE	BY	DATE	DATE
1	ISSUED FOR PERMIT	21/11/2024	ASSEMBLT		
2	ISSUED FOR PERMIT	21/11/2024	ASSEMBLT		
3	ISSUED FOR PERMIT	21/11/2024	ASSEMBLT		
4	ISSUED FOR PERMIT	21/11/2024	ASSEMBLT		
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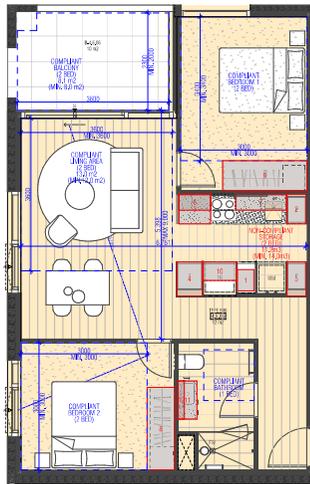
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Project Number: 220041
Client: ASSEMBLT
Project Name: Victoria Street Brunswick
Site Address: 342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

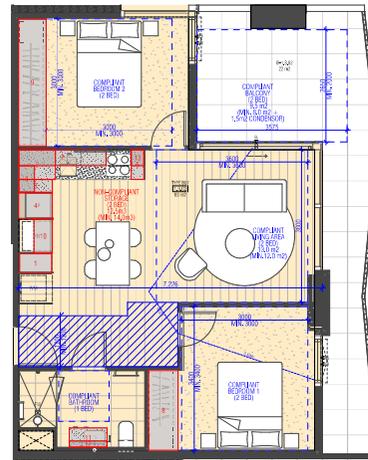
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Date: 21/11/2024
Scale: TOWN PLANNING AMENDMENT

Scale: 1:50 @ A1
Drawing Number: TP6-103
Revision: Q



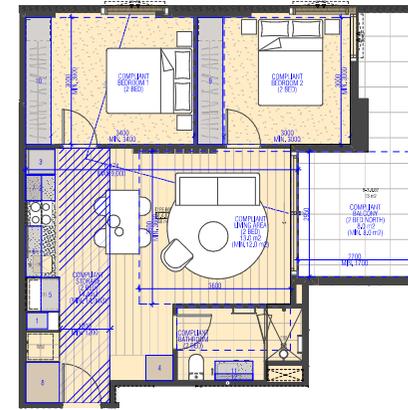
03 TYPE B06 (2B1B)
SCALE 1:50@A1

APARTMENT TYPE	B06 (2B1B)
QUANTITY	4
APARTMENT NUMBERS	4.5.05, 4.6.05, 4.7.05, 4.8.05
EXTERNAL STORAGE	4.4m ³
INTERNAL STORAGE	11.2m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES



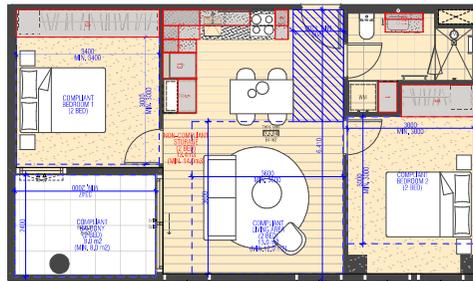
04 TYPE B07 (2B1B)
SCALE 1:50@A1

APARTMENT TYPE	B07 (2B1B)
QUANTITY	5
APARTMENT NUMBERS	1.5.02, 1.6.02, 1.7.02, 1.8.02, 1.9.02
EXTERNAL STORAGE	2.5m ³
INTERNAL STORAGE	12.5m ³
ACCESSIBILITY STANDARD	YES
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	DUAL ASPECT



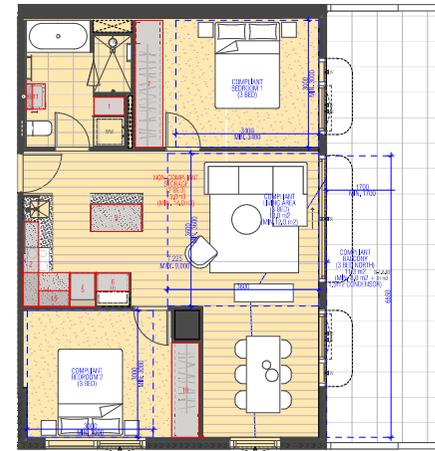
05 TYPE B08 (2B1B)
SCALE 1:50@A1

APARTMENT TYPE	B08 (2B1B)
QUANTITY	7
APARTMENT NUMBERS	3.1.02, 3.2.02, 3.3.02, 3.4.02, 3.5.02, 3.6.02, 3.7.02
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	14.4m ³
ACCESSIBILITY STANDARD	YES
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES



06 TYPE B09 (2B1B)
SCALE 1:50@A1

APARTMENT TYPE	B09 (2B1B)
QUANTITY	4
APARTMENT NUMBERS	3.5.03, 3.5.04, 3.6.03, 3.6.04
EXTERNAL STORAGE	2.8m ³
INTERNAL STORAGE	13.4m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	NO
ROOM DEPTH STANDARD	YES



07 TYPE B11 (2B1B)
SCALE 1:50@A1

APARTMENT TYPE	B11 (2B1B)
QUANTITY	1
APARTMENT NUMBERS	1.8.02
EXTERNAL STORAGE	2.5
INTERNAL STORAGE	14.7m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES

REV	NOTE	DATE	REV	NOTE	DATE
1	ISSUED FOR PERMIT	21/11/2024			
2	ISSUED FOR PERMIT	21/11/2024			
3	ISSUED FOR PERMIT	21/11/2024			
4	ISSUED FOR PERMIT	21/11/2024			
5	ISSUED FOR PERMIT	21/11/2024			
6	ISSUED FOR PERMIT	21/11/2024			

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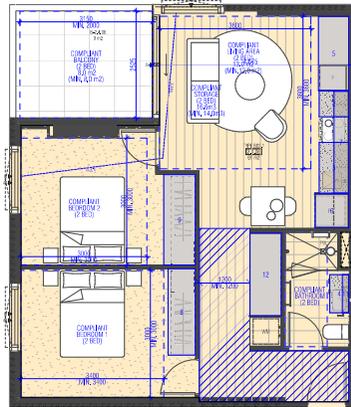
Project Number
220041
Site
ASSEMBLY
Project Name
Victoria Street Brunswick
Site Address
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
BADS C58 - 2 BED APARTMENTS
Date
21/11/2024
Scale
TOWN PLANNING AMENDMENT

Scale
1:50 @ A1

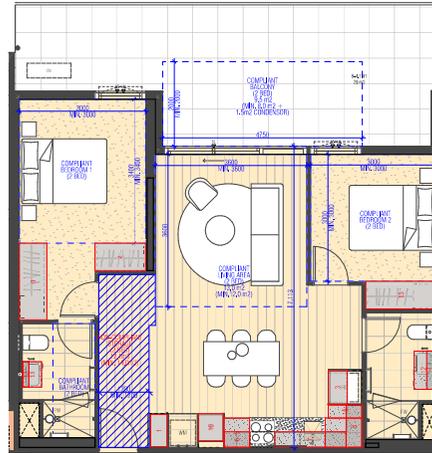
Drawing Number
TP6-104

Revision
Q



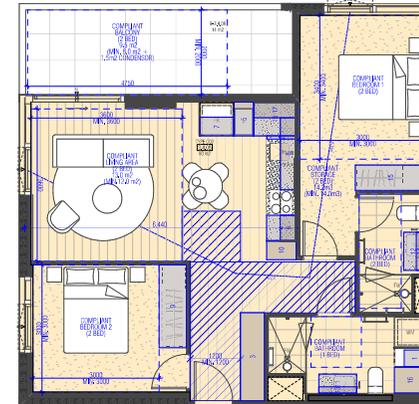
1 TYPE B03 (2B1B)
SCALE 1:50 @ A1

APARTMENT TYPE	B03 (2B1B)
QUANTITY	14
APARTMENT NUMBERS	2,1,07, 2,2,07, 2,3,06, 2,4,06, 2,5,06, 2,6,06, 2,7,06, 2,8,01
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	14,1m ³
ACCESSIBILITY STANDARD	YES
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	DUAL ASPECT



3 TYPE C01 (2B2B)
SCALE 1:50 @ A1

APARTMENT TYPE	C01 (2B2B)
QUANTITY	56
APARTMENT NUMBERS	1,1,10, 1,1,11, 1,2,07, 1,2,08, 1,3,07, 1,3,08, 1,4,06, 1,4,07, 1,5,06, 1,5,07, 1,6,06, 1,6,07, 1,7,04, 1,7,05, 1,8,04, 1,8,05, 3,1,01, 3,1,06, 3,2,01, 3,2,06, 3,2,01, 3,3,06, 3,4,01, 3,4,06, 3,5,01, 3,5,01, 3,7,01, 4,1,01, 4,2,01, 4,3,01, 4,4,01, 4,5,01, 4,6,01, 4,7,01, 4,8,01, 4,9,01
EXTERNAL STORAGE	2,1m ³
INTERNAL STORAGE	12,1m ³
ACCESSIBILITY STANDARD	YES
CROSS-VENTILATION STANDARD	NO
ROOM DEPTH STANDARD	YES



2 TYPE C02 (2B2B)
SCALE 1:50 @ A1

APARTMENT TYPE	C02 (2B2B)
QUANTITY	2
APARTMENT NUMBERS	3,3,0A, 3,4,0B
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	14,2m ³
ACCESSIBILITY STANDARD	YES
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	DUAL ASPECT

REV	NOTE	DATE	REV	NOTE	DATE
1	ISSUED FOR PERMIT	21/11/2024			
2	ISSUED FOR PERMIT	21/11/2024			
3	ISSUED FOR PERMIT	21/11/2024			
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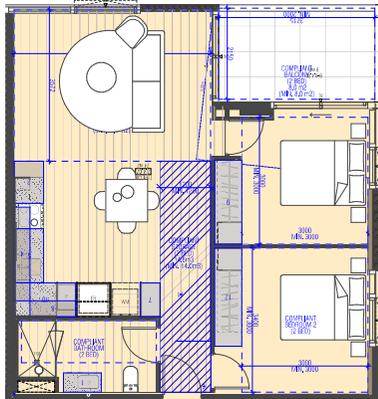
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Project Name
220041
ASSEMBLY
Project Name
Victoria Street Brunswick
Site Address
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

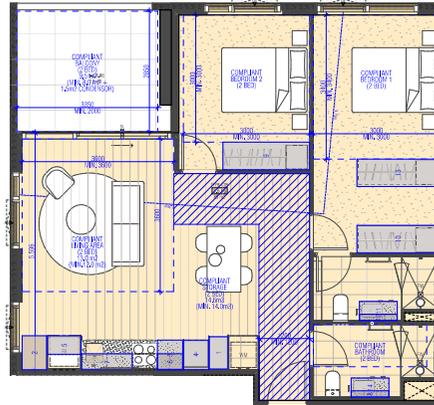
Drawing Name
BADS C58 - 2 BED APARTMENTS
Date
21/11/2024
Scale
TOWN PLANNING AMENDMENT

Scale
1:50 @ A1
Drawing Number
TP6-105
Revision
Q



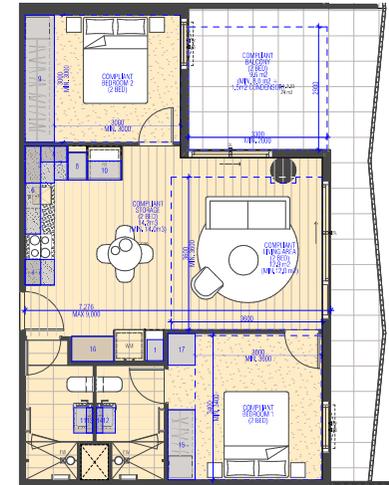
1 TYPE C04 (201B)
SCALE 1:50@A1

APARTMENT TYPE	C04
QUANTITY	2
APARTMENT NUMBERS	3,3,07, 3,4,07
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	14,1m³
ACCESSIBILITY STANDARD	YES
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	DUAL ASPECT



2 TYPE C05 (202B)
SCALE 1:50@A1

APARTMENT TYPE	C05 (202B)
QUANTITY	2
APARTMENT NUMBERS	3,3,07, 3,4,07
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	14,0m³
ACCESSIBILITY STANDARD	YES
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES



3 TYPE C06 (202B)
SCALE 1:50@A1

APARTMENT TYPE	C06 (202B)
QUANTITY	5
APARTMENT NUMBERS	1,2,03, 1,3,03, 1,4,03, 1,5,03, 1,6,03
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	14,5m³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	NO
ROOM DEPTH STANDARD	YES

REV	NOTE	DATE	REV	NOTE	DATE
1	ISSUED FOR PERMIT	21/11/2024			
2	ISSUED FOR PERMIT	21/11/2024			
3	ISSUED FOR PERMIT	21/11/2024			
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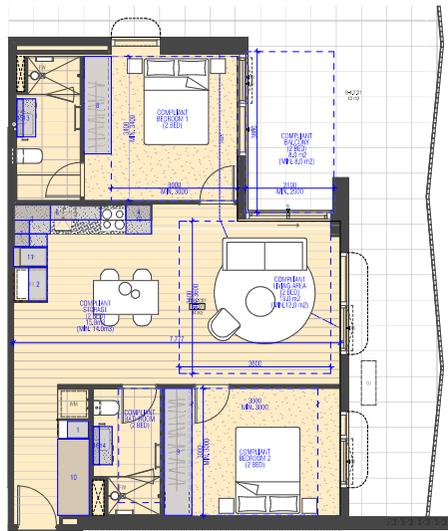
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Project Name
220041
BMS ASSEMBLY
Project Name
Victoria Street Brunswick
Site Address
342-348 VICTORIA ST BRUNSWICK VIC 3056 AUSTRALIA

Drawing Name
BADS C58 - 2 BED APARTMENTS
Date
21/11/2024
Scale
TOWN PLANNING AMENDMENT

Scale
1:50 @ A1
Drawing Number
TP6-106
Revision
Q



1 TYPE C07 (2B2B)
SCALE 1:50@A1

APARTMENT TYPE	C07 (2B2B)
QUANTITY	2
APARTMENT NUMBERS	3,4,26, 3,4,26
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	15,2m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	DUAL ASPECT



2 TYPE C12 (2B2B)
SCALE 1:50@A1

APARTMENT TYPE	C12 (2B2B)
QUANTITY	2
APARTMENT NUMBERS	2,1,23, 2,2,23
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	11,6m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	NO
ROOM DEPTH STANDARD	YES



3 TYPE C13 (2B2B)
SCALE 1:50@A1

APARTMENT TYPE	C13 (2B2B)
QUANTITY	3
APARTMENT NUMBERS	2,4,01, 2,5,01, 2,6,01
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	16,9m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES

REV	NOTE	DATE	REV	NOTE	DATE
1	ISSUED FOR PERMIT	21/11/2024			
2	ISSUED FOR PERMIT	21/11/2024			
3	ISSUED FOR PERMIT	21/11/2024			
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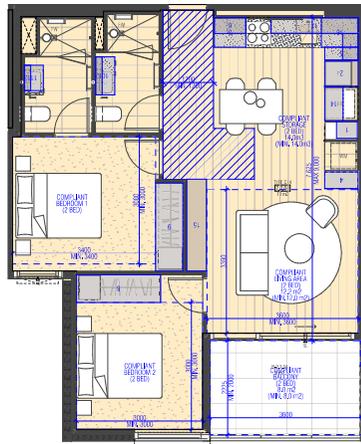
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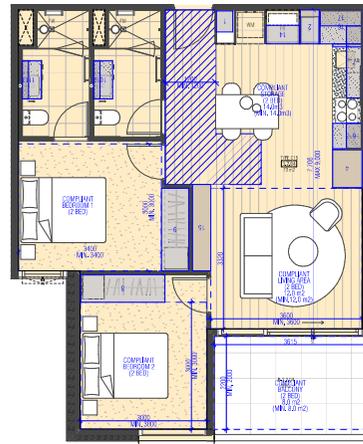
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Date
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Scale
TOWN PLANNING AMENDMENT

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1:50 @ A1
Drawing Number
TP6-107
Revision
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1 TYPE C14 (2B2B)
SCALE 1:50@A1

APARTMENT TYPE	C14 (2B2B)
QUANTITY	11
APARTMENT NUMBERS	2.1.04, 2.1.05, 2.2.04, 2.2.05, 2.3.03, 2.3.04, 2.4.03, 2.4.04, 2.5.03, 2.5.03, 2.7.03
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	14.4m³
ACCESSIBILITY STANDARD	YES
CROSS-VENTILATION STANDARD	NO
ROOM DEPTH STANDARD	YES



2 TYPE C15 (2B2B)
SCALE 1:50@A1

APARTMENT TYPE	C15 (2B2B)
QUANTITY	8
APARTMENT NUMBERS	3.1.04, 3.1.05, 3.2.04, 3.2.05, 3.3.04, 3.3.05, 3.4.04, 3.4.05
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	14m³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	NO
ROOM DEPTH STANDARD	YES

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1	ISSUED FOR PERMIT	21/11/2024			
2	ISSUED FOR PERMIT	21/11/2024			
3	ISSUED FOR PERMIT	21/11/2024			
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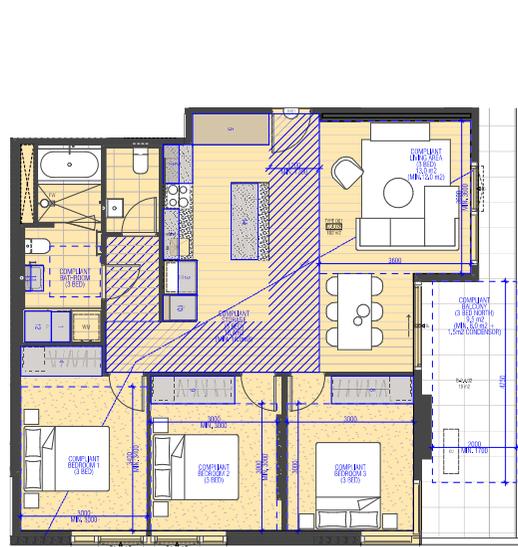
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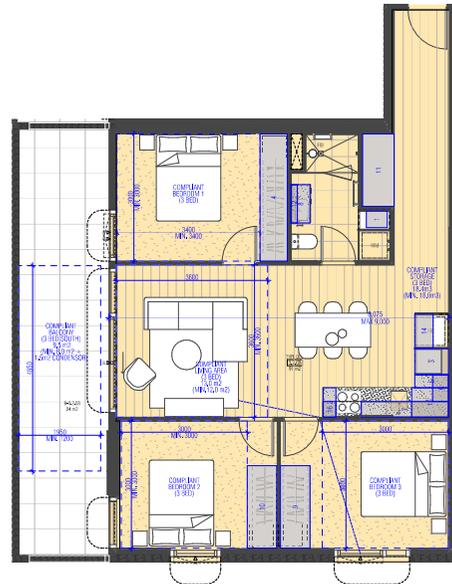
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21/11/2024
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Drawing Number
TP6-108
Revision
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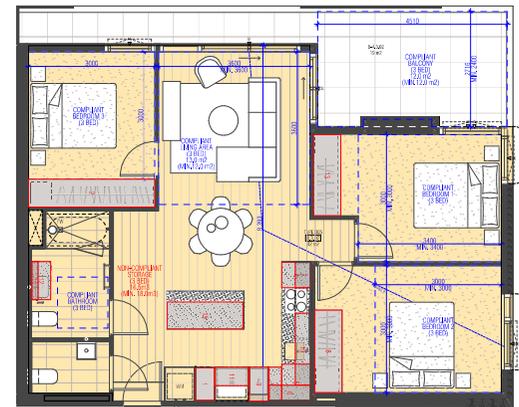
1 TYPE D01 (3B1B)
SCALE 1:50@A1

APARTMENT TYPE	D01 (3B1B)
QUANTITY	5
APARTMENT NUMBERS	2,3,10, 2,4,02, 2,5,02, 2,6,02, 2,7,02
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	16,5m ²
ACCESSIBILITY STANDARD	YES
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES



2 TYPE D02 (3B1B)
SCALE 1:50@A1

APARTMENT TYPE	D02 (3B1B)
QUANTITY	1
APARTMENT NUMBERS	3,2,08
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	16,4m ²
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES



3 TYPE D03 (3B1B)
SCALE 1:50@A1

APARTMENT TYPE	D03 (3B1B)
QUANTITY	9
APARTMENT NUMBERS	4,1,02, 4,2,02, 4,3,02, 4,4,02, 4,5,02, 4,6,02, 4,7,02, 4,8,02, 4,9,02
EXTERNAL STORAGE	2m ³
INTERNAL STORAGE	16,5m ²
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES

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1	ISSUED FOR PERMIT	21/11/2024			
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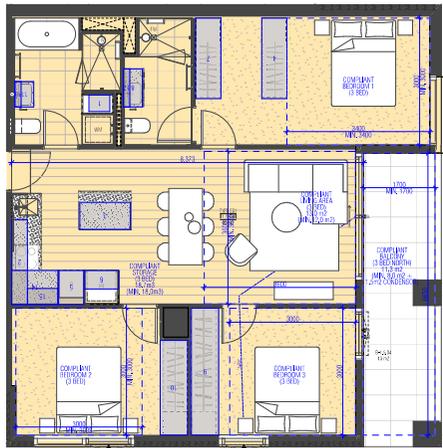
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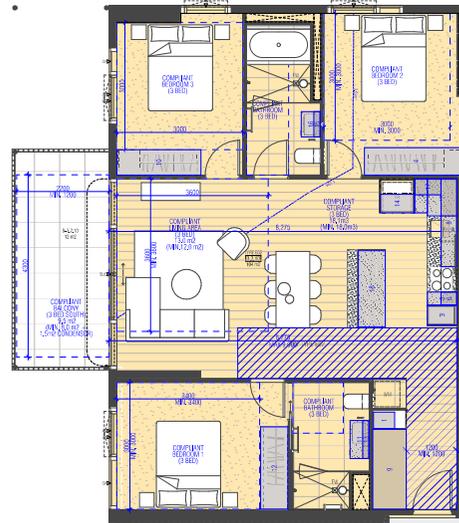
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Scale
TOWN PLANNING AMENDMENT

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Drawing Number
TP6-109
Revision
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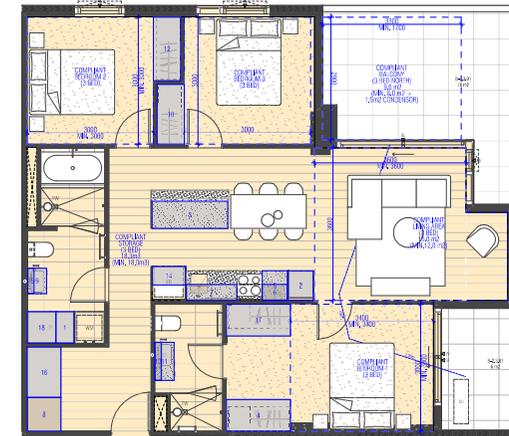
1 TYPE E01 (3B2B)
SCALE 1:500@A1

APARTMENT TYPE	E01 (3B2B)
QUANTITY	4
APARTMENT NUMBERS	1,4,04, 1,5,04, 1,6,04, 1,7,02
EXTERNAL STORAGE	2,5m ³
INTERNAL STORAGE	18,7m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES



2 TYPE E02 (3B2B)
SCALE 1:500@A1

APARTMENT TYPE	E02 (3B2B)
QUANTITY	2
APARTMENT NUMBERS	3,1,10, 3,2,10
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	18,1m ³
ACCESSIBILITY STANDARD	YES
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES



3 TYPE E03 (3B2B)
SCALE 1:500@A1

APARTMENT TYPE	E03 (3B2B)
QUANTITY	3
APARTMENT NUMBERS	2,1,01, 2,2,01, 2,3,01
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	18,0m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES

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1	ISSUED FOR PERMIT	21/10/2024			
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3	ISSUED FOR PERMIT	21/10/2024			
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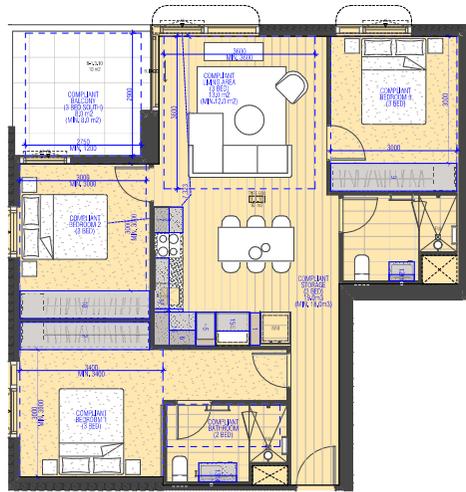
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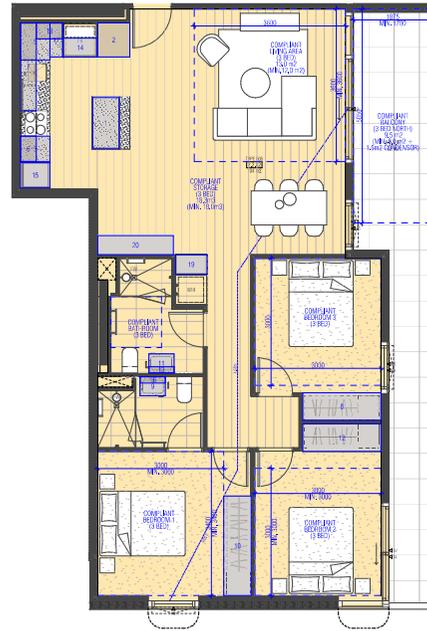
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1 TYPE E04 (3B2B)
SCALE 1:50 @ A1

APARTMENT TYPE	E04 (3B2B)
QUANTITY	3
APARTMENT NUMBERS	1,1,13, 1,2,10, 1,3,10
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	19m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	DUAL ASPECT



2 TYPE E05 (3B2B)
SCALE 1:50 @ A1

APARTMENT TYPE	E05 (3B2B)
QUANTITY	2
APARTMENT NUMBERS	2,1,02, 2,2,02
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	18,0m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES



3 TYPE E06 (3B2B)
SCALE 1:50 @ A1

APARTMENT TYPE	E06 (3B2B)
QUANTITY	3
APARTMENT NUMBERS	4,2,06, 4,2,06, 4,4,06
EXTERNAL STORAGE	3,1m ³
INTERNAL STORAGE	14,9m ³
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	DUAL ASPECT

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1	ISSUED FOR PERMIT	21/11/2024			
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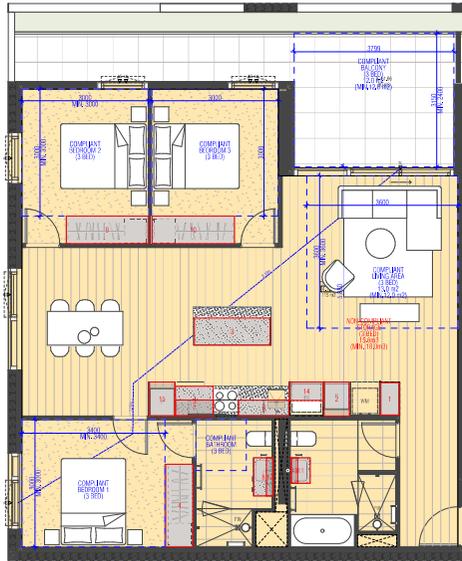
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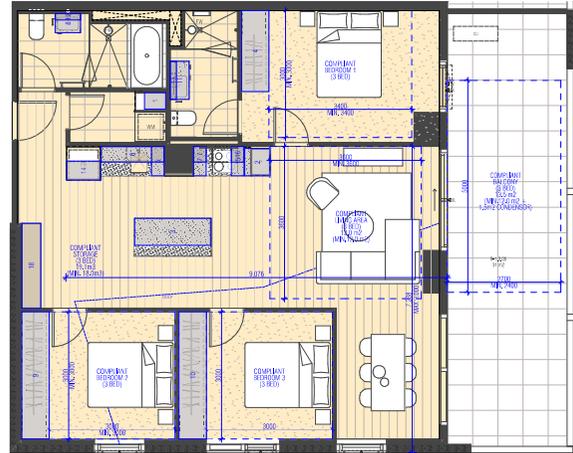
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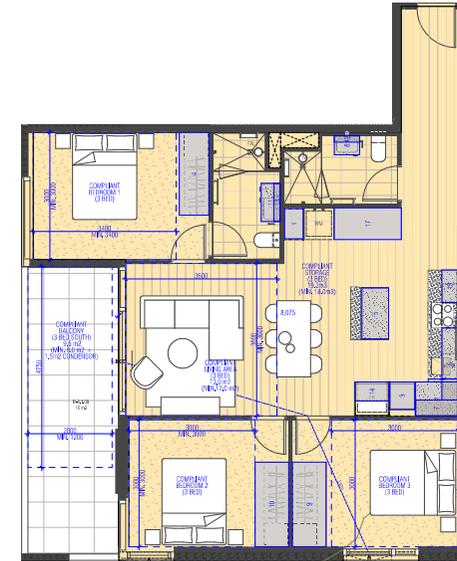
1 TYPE E07 (3B2B)
SCALE 1:50@A1

APARTMENT TYPE	E07 (3B2B)
QUANTITY	1
APARTMENT NUMBERS	4,1,06
EXTERNAL STORAGE	2,1m3
INTERNAL STORAGE	15,6m3
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	DUAL ASPECT



2 TYPE E08 (3B2B)
SCALE 1:50@A1

APARTMENT TYPE	E08 (3B2B)
QUANTITY	3
APARTMENT NUMBERS	1,1,08, 1,2,05, 1,2,05
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	19,1m3
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	DUAL ASPECT



3 TYPE E09 (3B2B)
SCALE 1:50@A1

APARTMENT TYPE	E09 (3B2B)
QUANTITY	1
APARTMENT NUMBERS	3,1,08
EXTERNAL STORAGE	N/A
INTERNAL STORAGE	18,2m3
ACCESSIBILITY STANDARD	NO
CROSS-VENTILATION STANDARD	YES
ROOM DEPTH STANDARD	YES

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1	ISSUED FOR PERMIT	21/11/2024			
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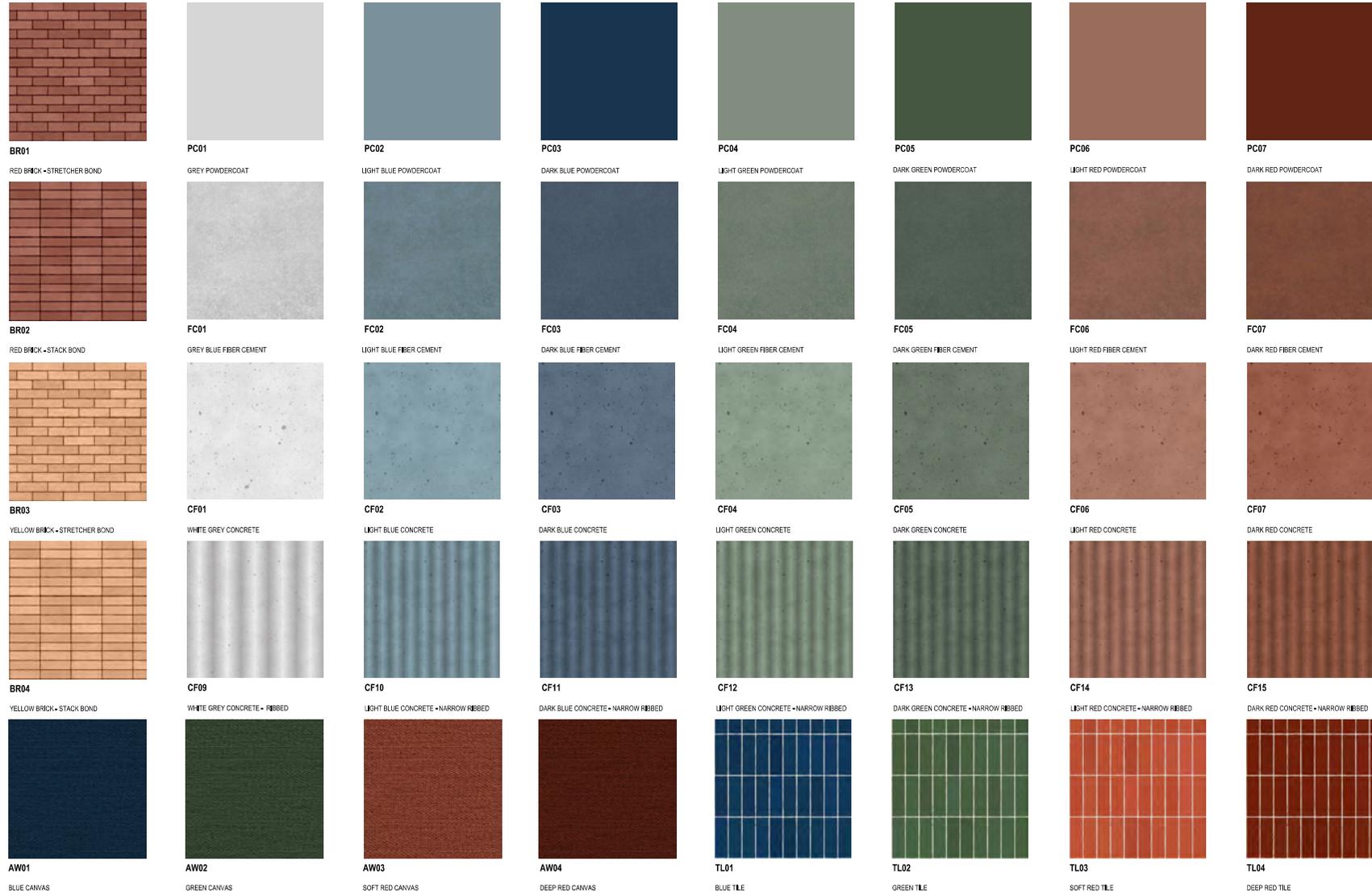
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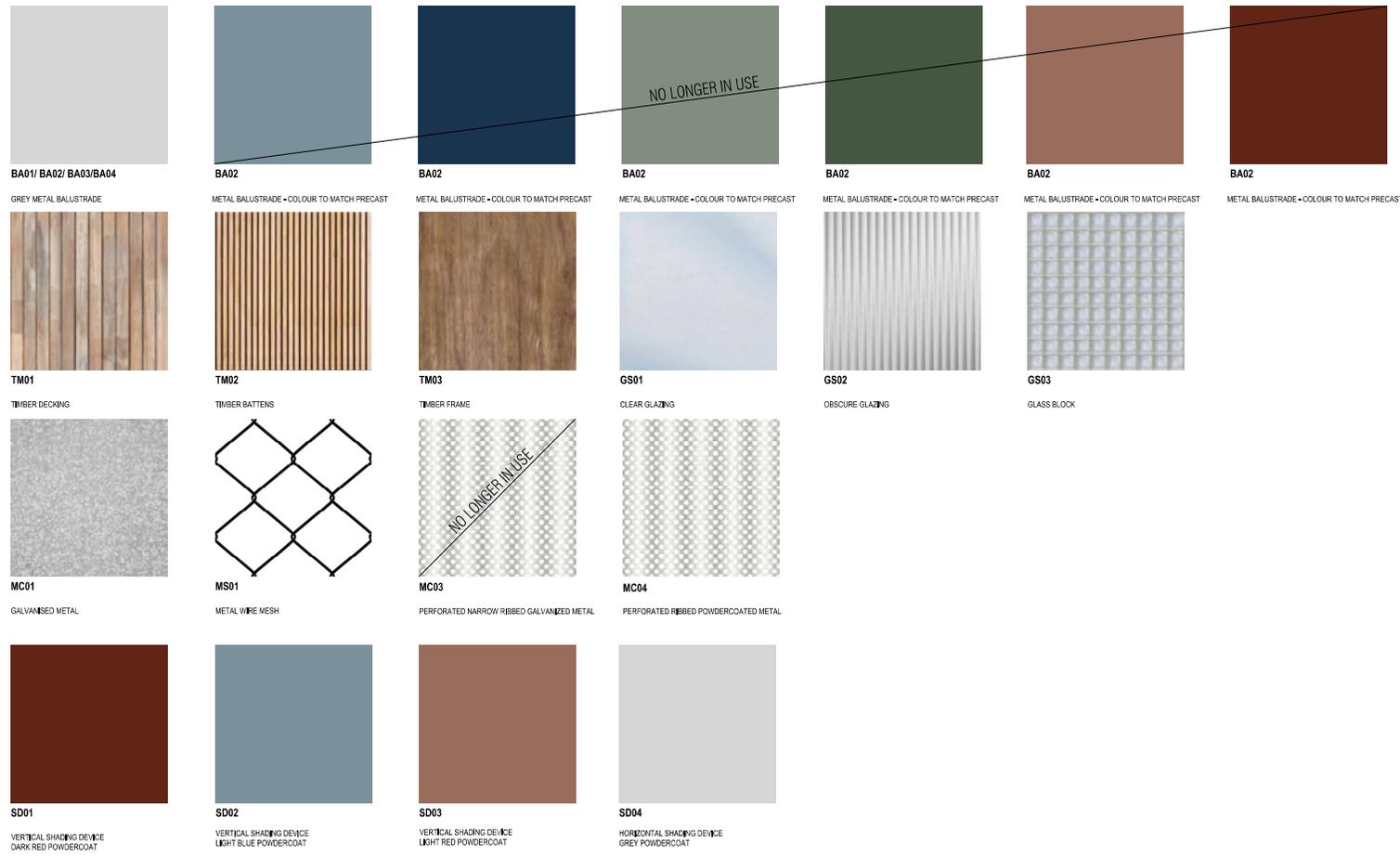
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1:50 @ A1
Drawing Number
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Date: 21/11/2024
Scale: TOWN PLANNING AMENDMENT

Sheet: 01 of 01
Drawing Number: TP9-001
Revision: Q