

201 Ballarat Road

FOOTSCRAY



BOUTIQUE APARTMENTS

CENTRAL ACTIVITIES DISTRICTS

Footscray is an inner-western suburb of Melbourne, Australia, 5 km from Melbourne's Central Business District. Its local government area is the City of Maribyrnong. At the 2016 census, Footscray had a population of 16,345. The State Labor Government designated Footscray as one of six Central Activities Districts Melbourne's CADs were given planning rules aimed at creating lively mixed use CBD-like districts. The area, according to the local Mayor 'would soon have the second-highest skyline outside the Melbourne CBD'. [1]

IT'S HAPPENING

CURRENT DEVELOPMENT IN THE AREA



Right opposite this boutique development is the first stage of the 1450-apartment redevelopment of the former Kinnears rope factory site in Footscray. [2]

Stage one of the \$750 million Live City redevelopment which includes a 15-level building housing the first 208 of almost 1500 new dwellings to be built at the western end of the site, between Ballarat Road and Kinnears Street. [2]

The developers plan to demolish many of the buildings on the 3.3-hectare heritage-listed site, incorporating various elements of the 1908 former ropeworks into the project.

The Kinnears site was rezoned in 2011 and in 2012 a special planning overlay was created to pave the way for redevelopment.

The project is one of Melbourne's largest single-site residential developments.

The six-stage project includes the construction of a new road linking Ballarat Road to Kinnears Street and is expected to take between six and eight years to complete. [2]



201 BALLARAT RD



VIBRANT FESTIVITIES

FLEMMINGTON RACECOURSE

Flemington Racecourse is a major horse racing venue located in Melbourne, Victoria, Australia. It is most notable for hosting the Melbourne Cup, which is the world's richest handicap and the world's richest 3200 metre horse race. The racecourse is situated on low alluvial flats, next to the Maribyrnong river. [3]

This iconic racecourse is 700m towards the city end of 201 Ballarat Road development site.

HIGHPOINT SHOPPING CENTRE

Highpoint is Victoria's second largest shopping Centre and the third largest in Australia boasting 500 stores, with an annual turnover of \$778 million and over 15 million shoppers visiting each year. It is the largest shopping Centre serving Melbourne's western and north western suburbs, an area with a population of at least half a million people. [4]

Highpoint Shopping Centre is 2.09km from 201 Ballarat road development site.

FOOTSCRAY HOSPITAL

Footscray Hospital is an acute teaching hospital with approximately 290 beds, located 10 minutes from the CBD. [5]

STUDY HERE

VICTORIA UNIVERSITY

Victoria University is an Australian public university based in Melbourne, Victoria. It is a dual-sector tertiary institution providing courses in both higher education and Technical and Further Education. The Footscray Park campus, the largest of all the campuses, is home to world-class sports science facilities. [6] Distance as the crow flies 620m from the development site.

FOOTSCRAY MARKET

Footscray Market is a large indoor market with a wide range of fresh produce and general goods, opposite Footscray Railway Station and with easy access from trams and buses. [7]



COMMERCIAL & APARTMENT BUILDING

SOPHISTICATION AND STYLE

This corner block is amongst the hustle and bustle of the biggest residential development in 5km radius of Melbourne CBD.

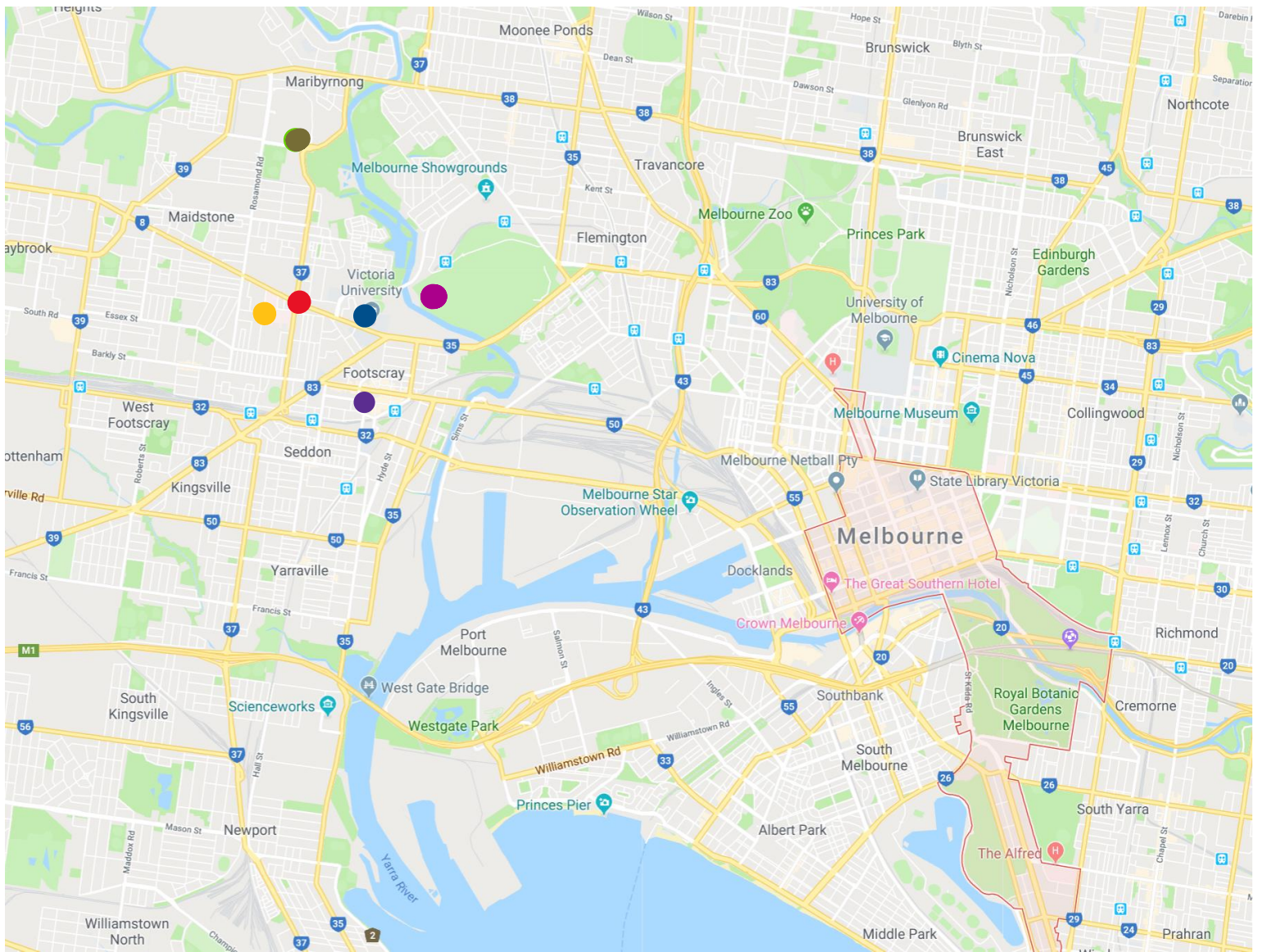
This concept design has 20 - one bed room unit at 48sq with 7sq balcony, 15 - two bed room unit at 65sq with 8 sq balcony and one condo with options with all apartments to purchase carpark space. Estimated sale price for one bedroom apartments in the area \$400,000 and two bedroom apartment \$500,000. These prices do not include car parking, which vary the sale price. The total build is circa \$7m with estimated resale price north of \$16m.*

The current corner block is selling for \$4.2m with a build cost circa \$7m, you could expect an approximate return of 40%, subject to build cost and other fees and charges.*

The permit is negotiable with council for varying concepts with possible increase up to 15 levels, student accommodation, retail premises etc.

There are also amenities and infrastructures that already compliment this site - the tram stop is right out front that can take you into the city or towards Highpoint shopping Centre, a childcare Centre with age care near the Footscray hospital which is 100m from the site, we have retail stores opposite the west facing end and Macdonald and IGA on the north facing end of the site.

With the lively vibes from Footscray market and culture flaring in the west, to the sophisticated newly renovated highpoint shopping centre down the road and elite sports training facility of the AFL Western Bulldogs team utilizing Victorian university facilities 600 meters away from the site.



- 201 Ballarat Road, Footscray VIC 3011
- Sunshine Hospital
- Highpoint Shopping Centre
- Victoria University
- Footscray Market
- Flemington Racecourse

Disclaimer

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The user shall have the right to view the information and usage for the purpose for which it is intended and disclosed.

*All figures in this report is estimate only and due diligence is care of the purchaser and/or representatives.

All information obtained in this report is reference as per below.

[1] "Footscray Vicotira"https://en.wikipedia.org/wiki/Footscray,_Victoria

[2] "Live City project underway former Kinnars factory". starweekly.com.au. Retrieved 08 May 2018.

[3] https://en.wikipedia.org/wiki/Flemington_Racecourse

[4] "Highpoint Shopping Centre" https://en.wikipedia.org/wiki/Highpoint_Shopping_Centre

[5] <http://www.westernhealth.org.au/OurSites/WesternHospital/Pages/default.aspx>

[6] https://en.wikipedia.org/wiki/Victoria_University,_Australia

[7] <http://www.footscraymarketvictoria.com.au/>

VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

ADMINISTRATIVE DIVISION

PLANNING AND ENVIRONMENT LIST

VCAT REFERENCE NO.P771/2012
PERMIT APPLICATION NO.TP418/2011

CATCHWORDS

Application under Section 82 of the *Planning and Environment Act 1987* (the Act) to review a decision to grant a permit. Seven storey building. Car parking.

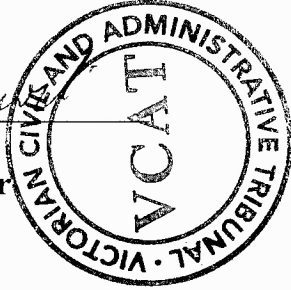
APPLICANT	Ben Wood
RESPONSIBLE AUTHORITY	Maribyrnong City Council
RESPONDENT	Graeme Dickson Partners
SUBJECT LAND	201 Ballarat Road, Footscray
WHERE HELD	Melbourne
BEFORE	Laurie Hewet, Senior Member
HEARING TYPE	Hearing
DATE OF HEARING	26 June 2012
DATE OF ORAL DECISION	26 June 2012
DATE OF ORDER	27 June 2012
CITATION	Medium Neutral

ORDER

- 1 The decision of the Responsible Authority is affirmed.
- 2 In permit application TP418/2011 a permit is granted and directed to be issued for the land at 201 Ballarat Road, Footscray in accordance with the endorsed plans and on the conditions set out in Appendix A. The permit allows:
 - To use the land for a retail premises (other than gambling premises, landscape gardening supplies, manufacturing sales and Motor vehicle, boat, or caravan sales);
 - Construction of a seven storey building accommodating multiple dwellings and a retail premises over one (1) lot;
 - Reduction in the car parking requirements of Clause 52.06;
 - Waive the Loading and Unloading of Vehicles requirements of Clause 52.07;

- Alter access to a road in a Road Zone, Category 1 and Land in a Public Acquisition Overlay.

Laurie Hewet
Laurie Hewet
Senior Member



APPEARANCES:

For Applicant	Mr B Wood
For Responsible Authority	Mr A Roberts, town planner
For Respondent	Mr G Dickson, town planner

INFORMATION

Description of Proposal	Construction of a seven storey building comprising ground level retail premises and thirty six dwellings.
Nature of Proceeding	Application under Section 82 of the <i>Planning and Environment Act 1987</i> (the Act) to review a decision to grant a permit
Zone and Overlays	Clause 32.04-1 Mixed Use Zone. Clause 45.06 Development Contributions Plan Overlay DCP6) Clause 45.01 Public Acquisition Overlay (PAO1). A Road Zone Category 1 applies to both Ballarat road and Gordon Street, abutting the site.
Permit Requirements	<p>A permit is required pursuant to the Mixed Use Zone to use land for retail premises, to construct two or more dwellings on a lot, construct a building or construct or carry out works associated with a section 2 use.</p> <p>A permit is required pursuant to the Public Acquisition Overlay to use land for any Section 1 or Section 2 use in the zone, and to construct a building or construct or carry out works.</p> <p>A Permit is required to reduce the car parking requirements of Clause 52.06.</p> <p>A permit is required to waive the loading bay requirements of Clause 52.07.</p>

Land Description

The site is located on the south corner of Gordon Street and Ballarat Road, Footscray. The site has a frontage to Ballarat Road of 21m, to Gordon Street of 24m, and an area of about 700 m². A right of way extends along the site's southern boundary.

The site is currently used as car sales yard. The site forms part of a neighbourhood activity centre. The Footscray Central Activities District is located 650 m to the east. Land uses in the area include the Western General Hospital, Victoria University, Highpoint West Shopping Centre, and Footscray City College. A significant redevelopment site (Kinnears) is located on the north side of Ballarat Road¹. The site enjoys excellent access to public transport in the form of a tram route on Ballarat Road, and numerous bus routes.

Residential areas are located to the south and beyond the neighbourhood activity centre to the west and north.

¹ A planning scheme amendment C93 affecting this site has recently been referred to a Panel to consider submissions.

REASONS

- 1 201 Ballarat Road Pty Ltd submitted an planning permit application to construct a seven storey building comprising a mix of retail and residential uses on the site at 201 Ballarat Road Footscray.
- 2 The council gave notice of the application and the council received three objections to the application.
- 3 The council resolved to issue a Notice of Decision to Grant a Permit subject a number of conditions.
- 4 One of the objectors to the application has applied to the Tribunal for a review of the council's decision.
- 5 The grounds of review are;

The surrounding residential streets are primarily comprised of period homes, which have no facility for off street parking. It is already difficult for residents to find car parks. The developer failed to gather valid evidence of the car ownership ratio within the street and how this relates to the parking requirements.

The patrons and employees at the Western hospital currently use the residential streets in favour of the hospital car park because a) the car park is sometimes full, b) the residential street parking is free and often unmonitored. This development would add to the problem.

Patrons and employees of the retail strip along the eastern side of Gordon Street currently use the residential streets for parking. This development increases retail presence and makes inadequate provision for extra retail parking.

The provision of a car stacking system, alone, due to its logistical complexity limits the parking requirements of residents so that they may only engage in long term parking and precludes their own casual usage. This will encourage parking in the residential streets.

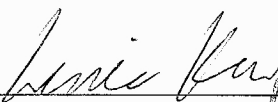
There is no provision for parking in this development for short term visitors.

The development allows for a total of 11 bike spaces. Although this satisfies the statutory minimum requirement if it is to offset the shortfall in parking at all, this too is insufficient.

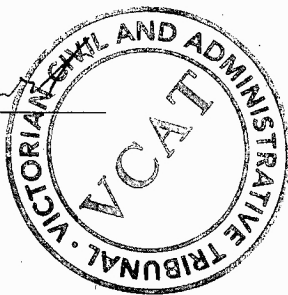
The observations made in the Traffic Impact Statement of car parking made over TWO days are insufficient to capture parking requirements and current car space usage in the area. Therefore the generalisations and conclusions from these observations are highly questionable.

The ABS evidence used for Car Ownership in the area was 6 years old, this is outdated and is not relevant to the ownership ratio in the area in question.

- 6 At the conclusion of the hearing I provided oral reasons for my decision to affirm the council's decision and to direct the issue of a permit.



Laurie Hewet
Senior Member



APPENDIX A

PERMIT APPLICATION NO:	P771/2012
LAND:	201 Ballarat Road Footscray
WHAT THE PERMIT ALLOWS:	To use the land for a retail premises (other than gambling premises, landscape gardening supplies, manufacturing sales and Motor vehicle, boat, or caravan sales); Construction of a seven storey building accommodating multiple dwellings and a retail premises over one (1) lot; Reduction in the car parking requirements of Clause 52.06; Waive the Loading and Unloading of Vehicles requirements of Clause 52.07; Alter access to a road in a Road Zone, Category 1 and Land in a Public Acquisition Overlay.

CONDITIONS

- 1 Before the development start(s), amended plans must be submitted to the satisfaction of the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a Alterations to the building siting in accordance with Condition 31 and 32 (a) (VicRoads Condition);
 - b Alterations to the vehicle crossover and accessway in accordance with Condition 32 (b)(VicRoads Condition);
 - c The provision of 'no stopping' signage and associated line marking for the first 6 metres of the ROW in accordance with Condition 27 and 32;
 - d A 3.0 metre wide allocation of land along the southern boundary running for a length of approximately 17.0 metres commencing from the Gordon Street frontage to allow for a passing area in accordance with Condition 26 (b) and this area to be allocated as a carriage way easement in favour of Maribyrnong City Council;

- e The metal screens associated with the balconies for dwellings 1.04, 2.04; 3.04, 4.04 and 5.04 included to the openings along the eastern elevation;
 - f The circular cut-outs and patterns on the concrete panels included to the entire eastern elevation;
 - g Notations on the plans that the laneway would be constructed in accordance with Condition 22;
 - h The incorporation of acoustic protection measures to all dwellings in accordance with Condition 7;
 - i A landscape plan to the satisfaction of the Responsible Authority in accordance with Condition 10.
- 2 The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

General Conditions

- 3 Prior to the issue of the Building Permit, the owner of the land must pay a development contribution levy of \$450 per new net dwelling to the Maribyrnong City Council in accordance with Schedule 6 to the Development Contributions Plan Overlay under the Maribyrnong Planning Scheme.
- 4 Boundary walls of the development shall be cleaned and finished to the satisfaction of the Responsible Authority.
- 5 All pipes, fixtures, fittings and vents excluding downpipes servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
- 6 Cooking Fumes from any commercial food business must be treated within the mechanical exhaust system in accordance with the requirements of Australian Standard 1668.2 -2002, to ensure that any discharge does not create a nuisance (as defined under the Public Health and Well Being Act 2008). The method of treatment must be designed, installed, operated and maintained to the satisfaction of the Responsible Authority.

Acoustic Condition

- 7 Prior to the commencement of the development a qualified acoustic expert must prepare an acoustic report and a copy must be provided to the responsible authority that details the noise attenuation measures required to all habitable room windows within the dwellings to ensure minimal noise sources from Ballarat Road and Gordon Street. The recommendations of the acoustic report must be implemented prior to the completion of the development to the satisfaction of the responsible authority.

Colours and Materials Schedule Conditions

- 8 Before the development starts, a schedule and sample board of all external building finishes and colours to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the schedule and sample board will be endorsed and will then form part of the permit. The schedule must show, the, colour and finish of all external walls, fascias, trims, window frames, glazing types, entry doors, fencing, architectural features and integral (rather than painted) finishes to all concrete panels.
- 9 All finishes and surfaces of all external buildings and works including materials and colours must comply with the approved schedule and sample board to the satisfaction of the Responsible Authority. Any variation of the approved external treatment will be subject to the written consent of the Responsible Authority.

Landscape Conditions

- 10 Before the development starts, a landscape plan generally in accordance with the City of Maribyrnong Landscape Guidelines dated August 2005 must be submitted and be to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided.
The plan must show:
 - a The location of all existing vegetation to be retained and/or removed;
 - b The location of buildings and trees on neighbouring properties within 3 metres of the boundary;
 - c Details of surface finishes of pathways and driveways;
 - d A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
 - e The removal of planter boxes and as a result, the trees to be planted in the ground in accordance with Council Standards.
- 11 Before the use and/or occupation of the development starts or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
- 12 The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

SDA and STEPS Condition

- 13 Before construction is commenced on any building in the development, an Environmental Sustainable Design report and appropriate plans must be submitted to and approved by the Responsible Authority. Once approved, the report and appropriate plans will be endorsed and will then form part of the permit. All recommendations of an approved Environmental Sustainable Design report must be fully implemented to the satisfaction of the Responsible Authority.

Environmental Site Assessment Condition

- 14 Prior to the commencement of any use and development, buildings and works or certification under the Subdivision Act 1988, an environmental site assessment report (Assessment) in accordance with the National Environmental Protection Measure (assessment of site contamination) 1999, as amended, prepared by a suitably qualified environmental professional all to the satisfaction of the Responsible Authority must be submitted to the Responsible Authority.
- 15 The Environmental Assessment Report must specify inter alia:
 - a The nature of the previous land use or activities on the subject site.
 - b How long the land use or activity took place on the subject site.
 - c Any contamination or pollution on under or from the subject site and its extent,
 - d How any contamination or pollution is being managed or may be managed to prevent any detrimental affect on the use and development of the subject site or adjoining land or on buildings and works.
 - e An investigation of the potential presence of methane gas beneath the land. A scope of the proposed risk assessment, which may comprise a desktop/literature based assessment and/or a site-specific intrusive landfill gas investigation must be prepared and submitted to the responsible authority.

Upon approval of the scope of the risk assessment by the responsible authority, conduct the risk assessment and prepare a report which contains the consultant's opinion as to any potential hazard associated with methane beneath the land and any recommendations for the management or monitoring of methane gas. The consultant must also provide an opinion on whether an audit is required under section 53V of the Environment Protection Act 1970.
 - f Advice on the need for there to be a full statutory environmental audit in accordance with Part IX of the Environment Protection Act to obtain a certificate or statement of environmental audit in accordance with Section 53Y or 53Z, of the Environmental Protection Act 1970 on all or part of the subject site.

- 16 Should the Responsible Authority require it, following receipt of the Assessment, the Responsible Authority may at the cost of the owner/permit holder obtain a peer review of the environmental site assessment. The Peer Review shall include but not be limited to review of the methodology, results and conclusions of the Assessment and a copy of this review must be provided to the owner/permit holder,
- 17 Following receipt of the Assessment and any Peer Review, should the Responsible Authority conclude that an Audit is required, prior to the commencement of any use or development, buildings and works or certification under the Subdivision Act 1988 the following must be submitted to the Responsible Authority either;
 - a A Certificate of Environmental Audit must be issued for the land pursuant to Section 53Y of the Environment Protection Act 1970,
Or
 - b A Statement of Environmental Audit must be issued for the land pursuant to Section 53Z of the Environment Protection Act 1970. The Statement must state that the land is suitable for the use and development allowed by this permit.

Two (2) copies of the Environmental Audit Report and Certificate of Environmental Audit or Statement of Environmental Audit must be submitted to the Responsible Authority.

Building works to facilitate remediation may commence prior to the completion of a Certificate of Environmental Audit or Statement of Environmental Audit provided that a Remediation Action Plan (RAP) and an Environmental Management Plan (EMP) for the subject site is prepared to the satisfaction of the Responsible Authority and the buildings and works are limited to only those that are required to facilitate remediation in accordance with the RAP.

- 18 The Remediation Action Plan (RAP) and an Environmental Management Plan (EMP) for the subject site must be prepared:
 - With the written consent of the EPA appointed environmental auditor responsible for issuing the Certificate or Statement of Environmental Audit for the subject site and the Responsible Authority,
 - Prior to the commencement of any, building works to facilitate remediation on the subject site, and must comply with EPA publication 480 "Environmental Guidelines for Major Construction Sites – February 1996",
 - And submitted to the EPA appointed environmental auditor for review and written approval.

Copies of the RAP & EMP (including any updated versions) and written approval must be provided to the Responsible Authority prior to the commencement of any building works to facilitate remediation on the

subject site. No changes shall be made to the RAP or EMP unless agreed to in writing by the EPA appointed environmental auditor, and the Responsible Authority.

- 19 All the conditions of the Assessment, Peer Review, Management plan or Statement of Environmental Audit and any associated plan must be to the satisfaction of the Responsible Authority and must be compiled with to the satisfaction of the Responsible Authority.
- 20 Prior to the commencement of the, use or certification under the Subdivision Act 1988, a letter must be submitted to the satisfaction of the Responsible Authority, by an EPA appointed environmental auditor to verify that the conditions of any Statement of Environmental Audit issued for the land have been complied with and any environmental management plan and remediation action plan, or conditions of the Assessment, Peer Review, satisfactorily implemented.
- 21 Where a:
 - Statement of Environmental Audit or any associated plan; or
 - If no Audit is required the Assessment, Peer Review, or Management Plan.

Details ongoing maintenance or monitoring conditions/requirements, prior to either certification of a Plan of Subdivision or the commencement of the use the owner of the land must enter into an Agreement with the Responsible Authority (and others, where necessary) made pursuant to Section 173 of the Planning & Environment Act 1987 to the satisfaction of the Responsible Authority to provide for the following:

- The owner and any subsequent owners must meet any ongoing maintenance or monitoring conditions detailed in the Statement of environmental Audit, any associated environmental management plan, any remediation action plan or where no Audit is required, the Assessment, Peer Review or Management plan.

An application must be made to the Registrar of Titles to register the section 173 agreement on the title to the land under section 181 of the Act.

The owner/operator under this permit must pay all costs associated to the preparation, (and) execution and registration of the section 173 agreement.

Waste Management Condition

- 22 Prior to the commencement of the development a waste storage and collection management and recycling plan for the development must be prepared to the satisfaction of the Responsible Authority.

The management plan must have regard to the following matters:

- Bin storage areas for the proposed dwellings.
- Owners Corporation waste management plan.

- Odour control from bin storage areas.
- Access for removal of waste bins.
- Delivery of bins to waste collection points and retrieval of bins once collected.
- Location and detail of organic waste collection.
- Work cover authority safety matters.

Construction Management Condition

23 Prior to any works commencing on the land a “Construction Management Plan” (CMP) must be prepared to the satisfaction of the Responsible Authority, detailing how the owner will manage the environmental and construction issues associated with the development. The “Construction Management Plan” when approved will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address:

- The contact name and phone number(s) of the site manager,
- Any demolition,
- Bulk excavation,
- Management of the construction site,
- Land disturbance,
- Hours of construction,
- Noise,
- Control of dust,
- Public safety,
- Traffic management,
- Construction vehicle road routes,
- Soiling and cleaning of roadways,
- Discharge of any polluted water,
- Security fencing, disposal of site waste and any potentially contaminated materials,
- Crane locations during construction,
- Location of site offices,
- Redirection of any above or underground services,
- Site lighting during any night works.

Drainage Conditions

- 24 The site must be drained to the satisfaction of the Responsible Authority and is subject to any requirements, conditions and subsequent approval from VicRoads, Stormwater run-off from the site must not cause any adverse impact to the public, any adjoining site or Council asset. Stormwater from all paved area has to be drained to underground stormwater system. Any cut, fill or structure must not adversely affect the natural stormwater runoff from and to adjoining properties.
- 25 No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development.
- 26 Prior to the commencement of any works on the site and/or subdivision of the land, the owner must submit for approval to the Responsible Authority (Infrastructure Planning Section) drainage plans to the legal point of discharge requirements.

Car parking Conditions

- 27 Before the occupation of the development starts, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be to the satisfaction of the Responsible Authority and be:
 - a Constructed
 - b Properly formed to such levels that they can be used in accordance with the plans
 - c Surfaced with an all weather seal coat
 - d Drained
 - e Line marked to indicate each car space and all access lanes
 - f Clearly marked to show the direction of traffic along access lanes and driveways

Car spaces, access lanes and driveways must be kept available for these purposes at all times.

- 28 The mechanical stackers must be routinely serviced and maintained to the satisfaction of the Responsible Authority to ensure satisfactory access to all car spaces and to prevent any adverse effect on adjoining land by the emission of noise.
- 29 Vehicular crossing(s) must be constructed and/or modified to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority.
- 30 All disused or redundant vehicle crossings must be removed and the area reinstated with either/or footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.

VicRoads Conditions

- 31 No part of the development shall project beyond 300mm beyond the building line at the first floor level into the Gordon Street and Ballarat Road Public Acquisition Overlay.
- 32 Prior to the endorsement of the plans by the Council, a full set of amended plans must be submitted to and approved by VicRoads. When approved by VicRoads, the plans must be endorsed by the Responsible Authority and will then form part of the permit. The plans must be drawn to scale with the dimensions and two copies must be provided. The plans must be generally in accordance with the plan reference number: Basement Plan Job No 2113-TP.A06.RevA-dated October 2011 and Ground Floor Plan Job No 2113-TP.A07Rev4 dated October 2011 date stamped October 2011 but modified to show:
 - a The siting of the proposed development with the dimensions as per the attached Maribyrnong Planning Scheme Local Provision Overlay Definition, dated 30 September 2011.
 - b At no cost to the VicRoads and to the satisfaction of the Responsibility Authority. The proposed crossover on Gordon Street shall be constructed in accordance with attached drawing A.
- 33 The crossover and driveway are to be constructed to the satisfaction of the Roads Corporation and/or the Responsibility Authority prior to the commencement of the use or works hereby approved.
- 34 All disused or redundant vehicle crossing to the development from Ballarat Road must be removed and the kerb, channel and footpath reinstated to the satisfaction of the Responsibility Authority and at no cost to VicRoads prior to the commencement of the use.
- 35 No compensation is payable under part 5 of the Planning and Environment Act 1987 in respect of anything done under this permit.

Time Condition

- 36 This permit will expire if:
 - The development is not started within two years of the date of this permit.
 - Or
 - The development is not completed within four years of the date of this permit.

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

--- End of Conditions ---



COMMERCIAL & APARTMENT BUILDING

2 0 1 B A L L A R A T R O A D F O O T S C R A Y

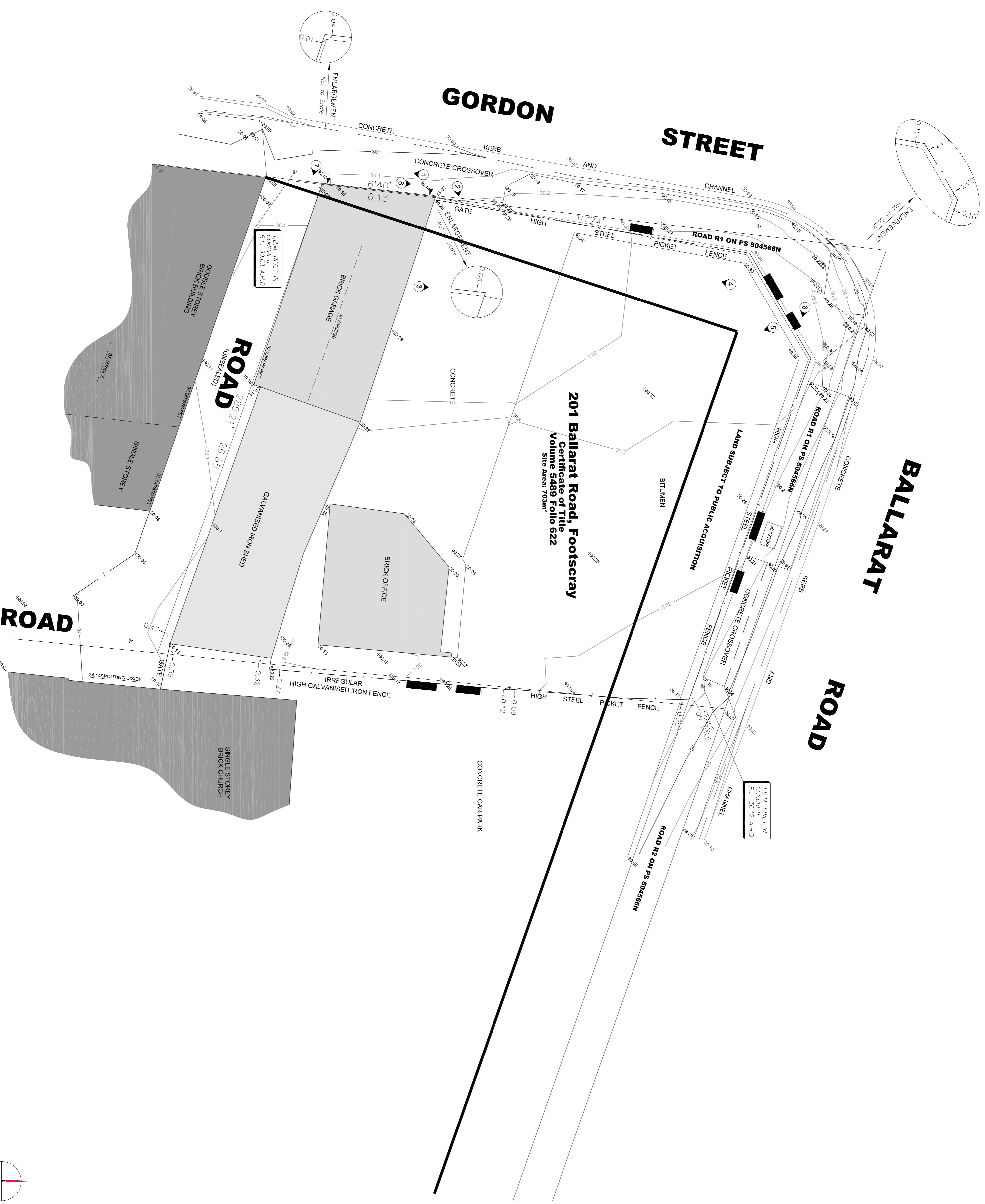
JOHN DEMOS ARCHITECT
 66 ALBERT ROAD
 MELBOURNE 3004
 T 9634 1000
 www.johndemos.com

D R A W I N G I N D E X

TP.A01	SITE LOCATION PLAN
TP.A02	EXISTING SITE CONDITIONS PLAN
TP.A03	NEIGHBOURHOOD CONTEXT PLAN
TP.A04	DESIGN RESPONSE PLAN
TP.A05	BASEMENT PLAN
TP.A06	GROUND FLOOR PLAN
TP.A07	FIRST FLOOR PLAN
TP.A08	SECOND FLOOR PLAN
TP.A09	THIRD FLOOR PLAN
TP.A10	FOURTH FLOOR PLAN
TP.A11	FIFTH FLOOR PLAN
TP.A12	SIXTH FLOOR PLAN
TP.A13	ROOF PLAN
TP.A14	SECTIONS
TP.A15	ELEVATIONS
TP.A16	SHADOW DIAGRAM 9AM
TP.A17	SHADOW DIAGRAM 11PM
TP.A18	SHADOW DIAGRAM 1PM
TP.A19	SHADOW DIAGRAM 3pm
TP.A20	EXTERIOR MATERIALS & COLOURS
TP.A21	TOWN PLANNING SUBMISSION

JUNE 2011





GORDON STREET

BALLARAT ROAD

201 Ballarat Road, Footscray
 Certificate of Title
 Volume 5489 Folio 622
 Site Area: 703m²

ROAD
 (UNSEALED)
 289'21'

ROAD

JOHN DEMOS & ARCHITECT
 VICTORIA AUSTRALIA
 MELBOURNE 3004
 www.johndemos.com

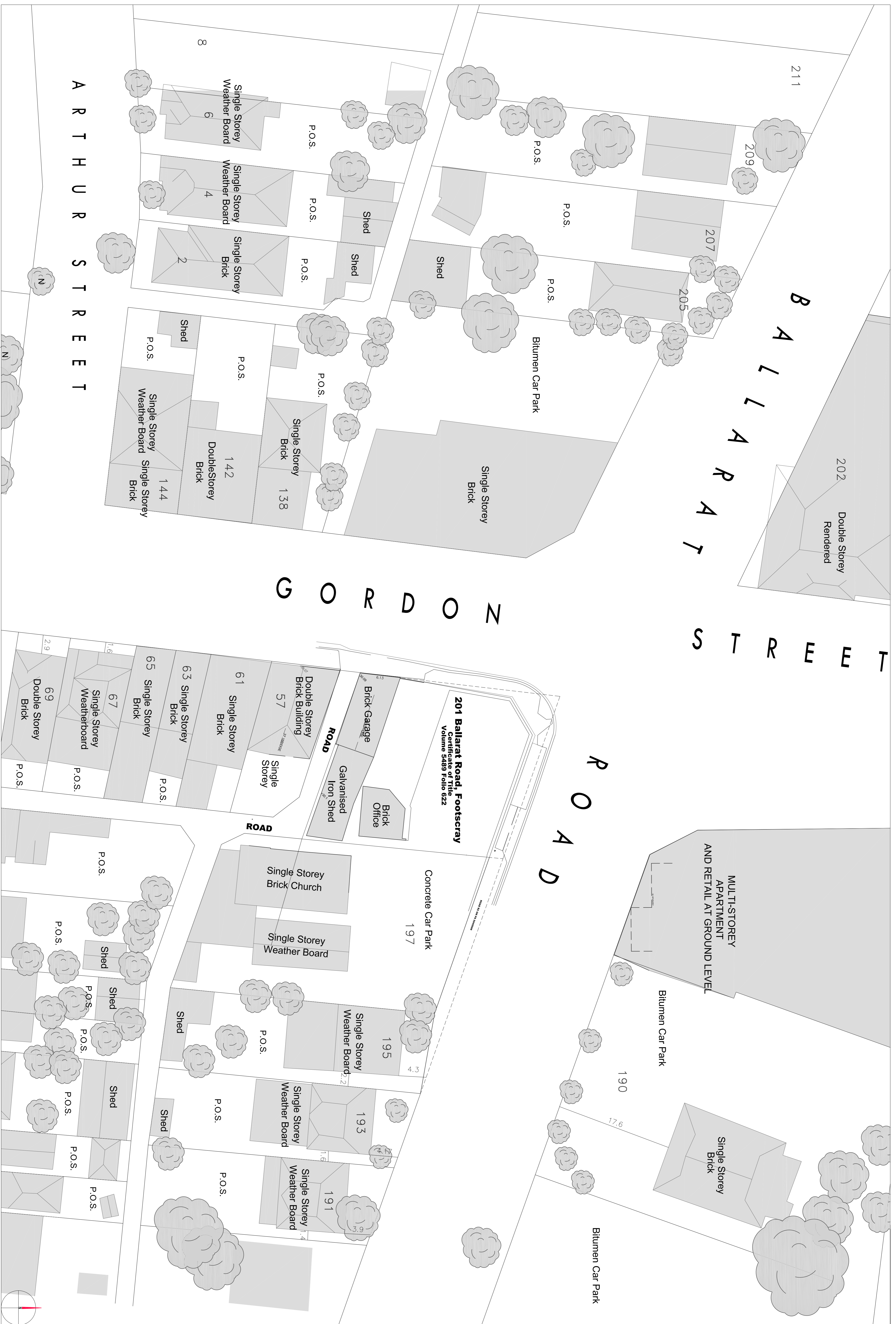
JOHN DEMOS & ARCHITECT
 SITE SURVEY PLAN

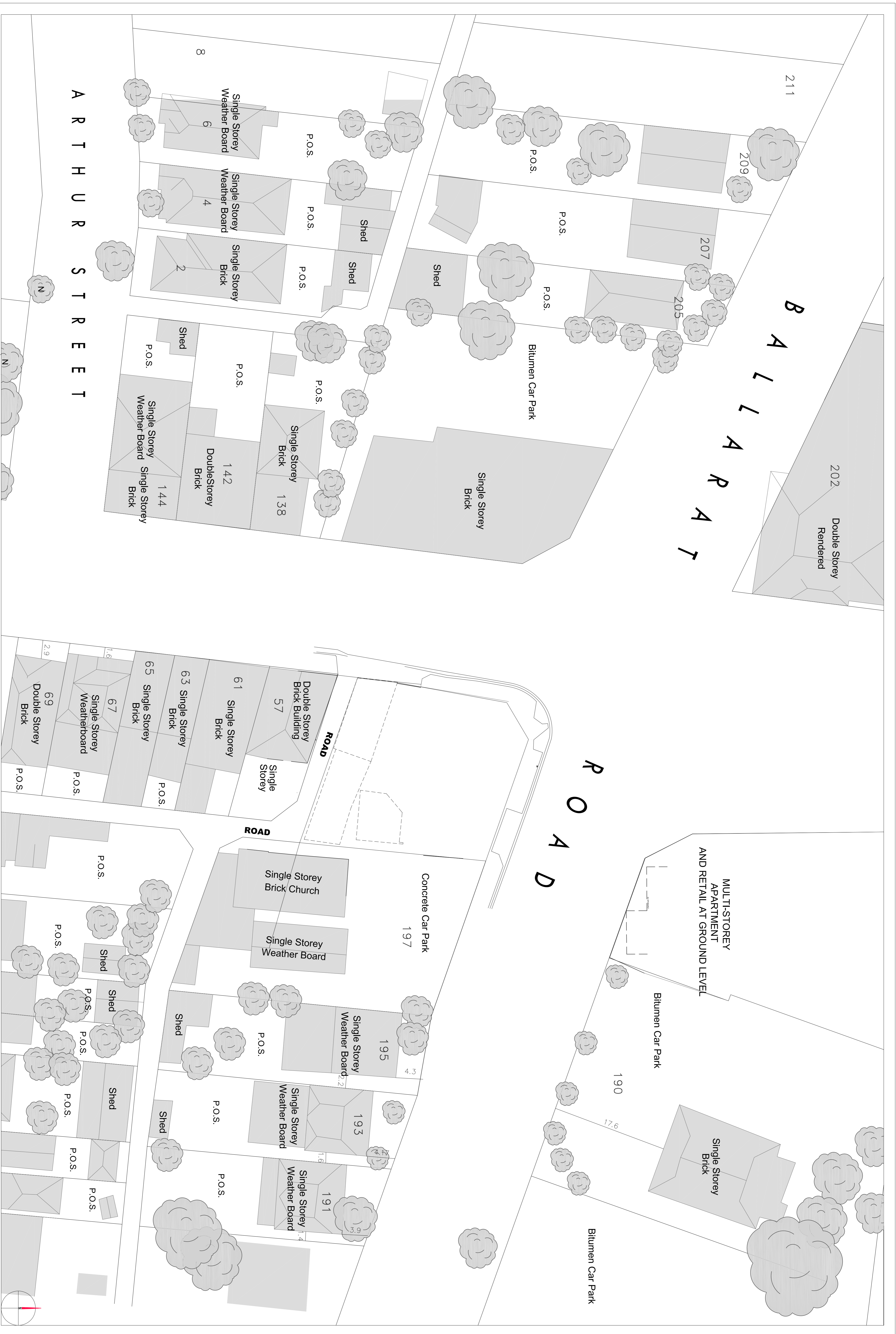
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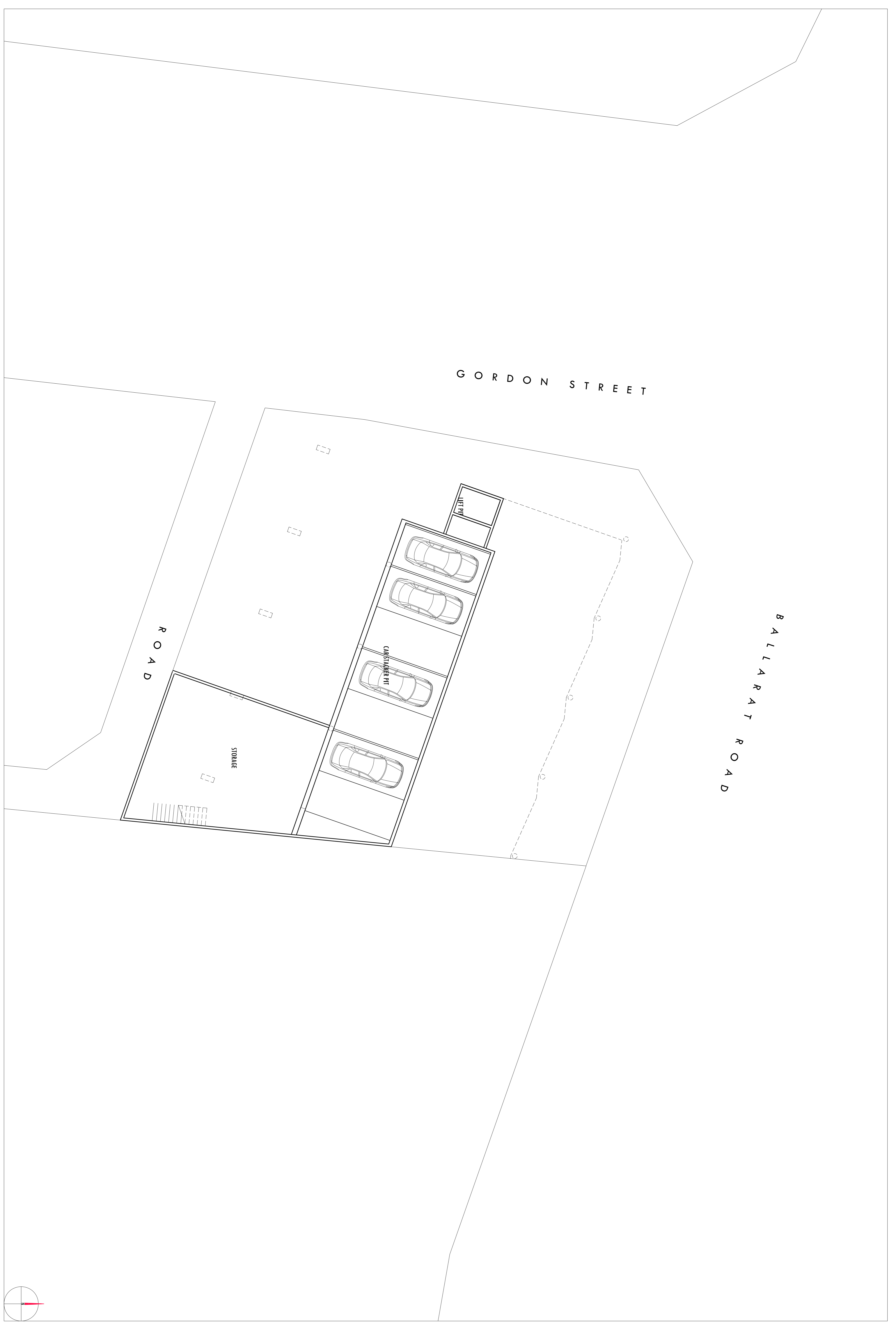
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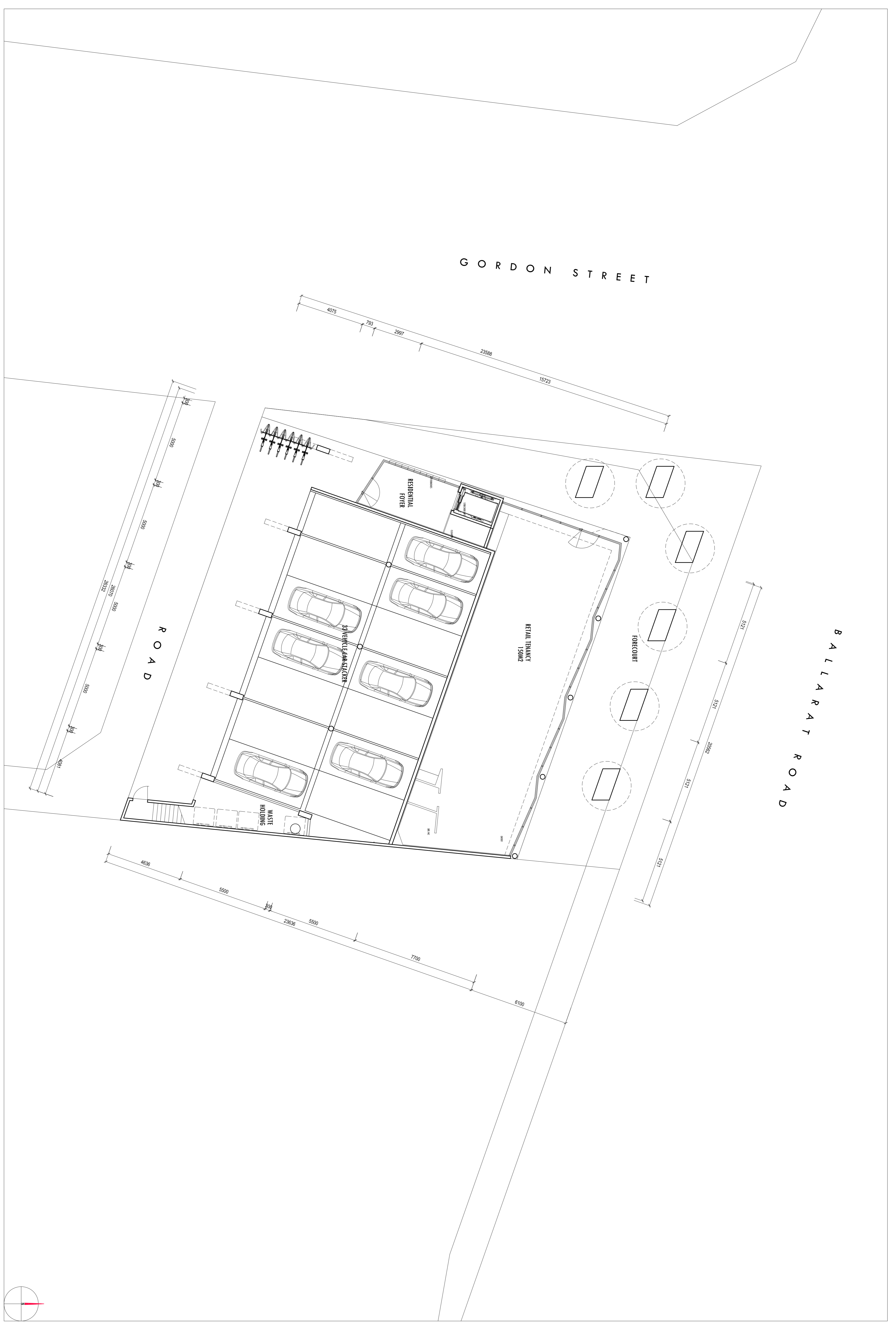
JOB NO 2113
 DESIGN
 MAY 2011

TP.A02











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APARTMENT SCHEDULE
 1.02 1 BEDROOM
 1.02 1 BEDROOM
 1.04 1 BEDROOM
 48 SQ M + 7 SQ M BALCONY
 48 SQ M + 7 SQ M BALCONY
 48 SQ M + 7 SQ M BALCONY

1.05 2 BEDROOM
 1.06 2 BEDROOM
 1.07 2 BEDROOM

45 SQ M + 8 SQ M BALCONY
 65 SQ M + 8 SQ M BALCONY
 65 SQ M + 8 SQ M BALCONY

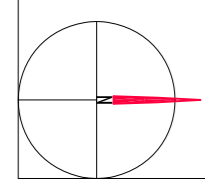
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FIRST FLOOR PLAN
 SCALE 1:200
 0 1 2 3 4 5 METRES

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APARTMENT SCHEDULE	
2.02	1 BEDROOM
2.02	1 BEDROOM
2.04	1 BEDROOM
2.05	2 BEDROOM
2.06	2 BEDROOM
2.07	2 BEDROOM

48 SQ M + 7 SQ M BALCONY	48 SQ M + 7 SQ M BALCONY
48 SQ M + 7 SQ M BALCONY	48 SQ M + 7 SQ M BALCONY
48 SQ M + 7 SQ M BALCONY	48 SQ M + 7 SQ M BALCONY
65 SQ M + 8 SQ M BALCONY	65 SQ M + 8 SQ M BALCONY
65 SQ M + 8 SQ M BALCONY	65 SQ M + 8 SQ M BALCONY

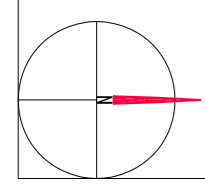
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SECOND FLOOR PLAN	
SCALE 1:200	
0	1
2	3
4	5
METRES	

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OF	REV
1	





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APARTMENT SCHEDULE
 3.02 1 BEDROOM
 3.02 1 BEDROOM
 3.04 1 BEDROOM

3.05 2 BEDROOM
 3.06 2 BEDROOM
 3.07 2 BEDROOM

48 SQ M + 7 SQ M BALCONY
 48 SQ M + 7 SQ M BALCONY
 48 SQ M + 7 SQ M BALCONY

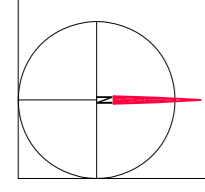
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THIRD FLOOR PLAN
 SCALE 1:200
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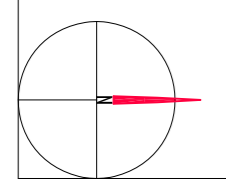
APARTMENT	SCHEDULE	4.05	4.06	4.07
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4.02	1 BEDROOM	48 SQ M + 7 SQ M BALCONY	45 SQ M + 8 SQ M BALCONY	65 SQ M + 8 SQ M BALCONY
4.04	1 BEDROOM	48 SQ M + 7 SQ M BALCONY	45 SQ M + 8 SQ M BALCONY	65 SQ M + 8 SQ M BALCONY

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FOURTH FLOOR PLAN
 SCALE 1:200
 0 1 2 3 4 5 METRES

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APARTMENT	SCHEDULE	5.05	5.06	5.07
48 SQ M + 7 SQ M BALCONY	1 BEDROOM	2 BEDROOM	45 SQ M + 8 SQ M BALCONY	
48 SQ M + 7 SQ M BALCONY	1 BEDROOM	2 BEDROOM	45 SQ M + 8 SQ M BALCONY	
48 SQ M + 7 SQ M BALCONY	1 BEDROOM	2 BEDROOM	45 SQ M + 8 SQ M BALCONY	

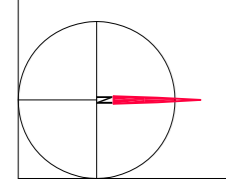
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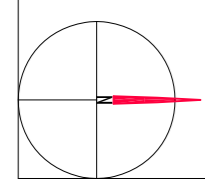
FIFTH FLOOR PLAN
 SCALE 1:200
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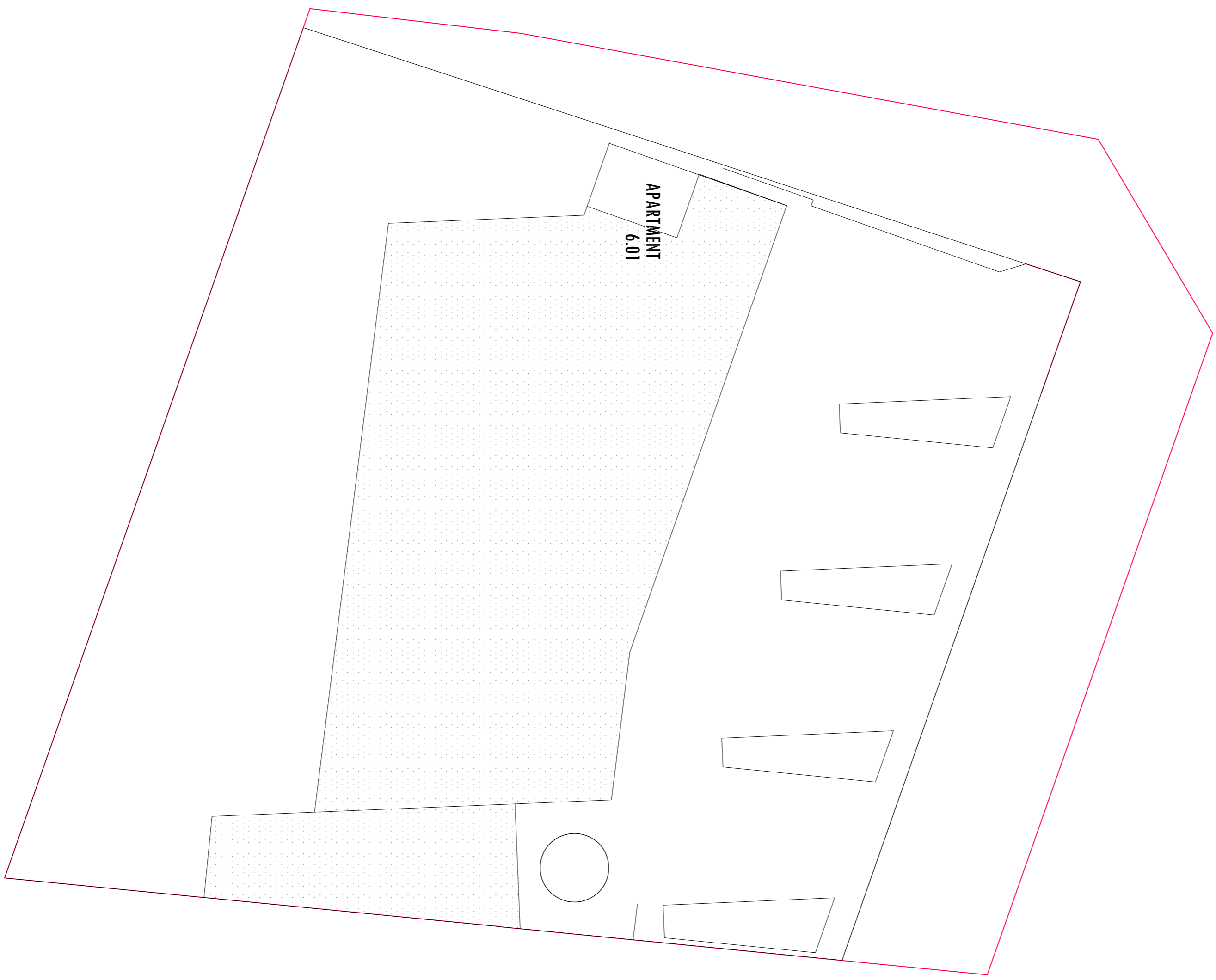
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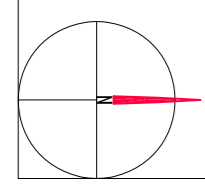
ROOF PLAN

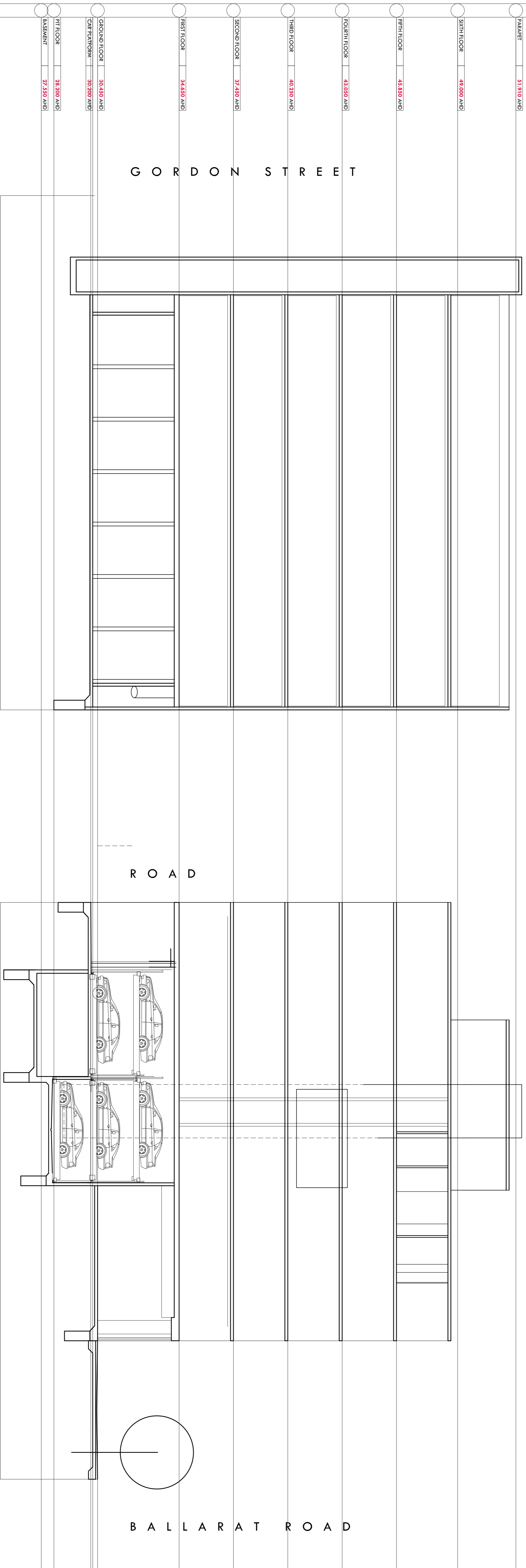
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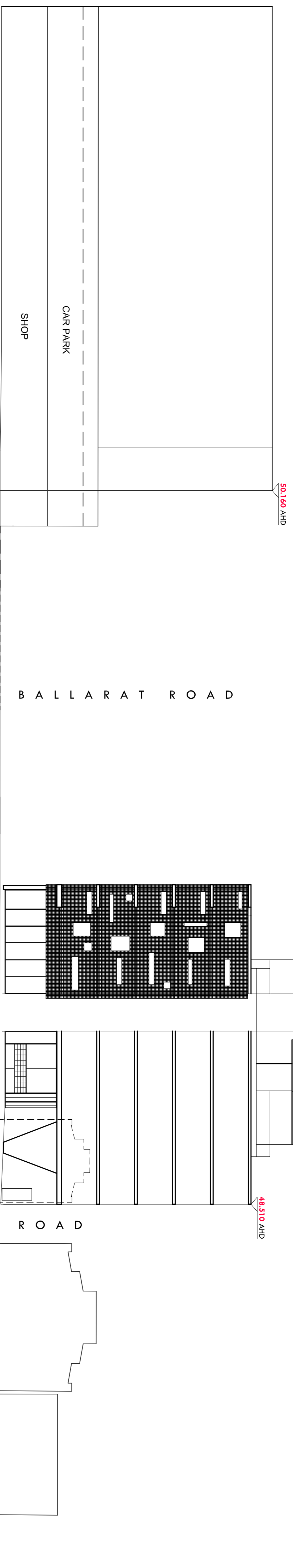
SECTION 1 - 1

SECTION 2 - 2

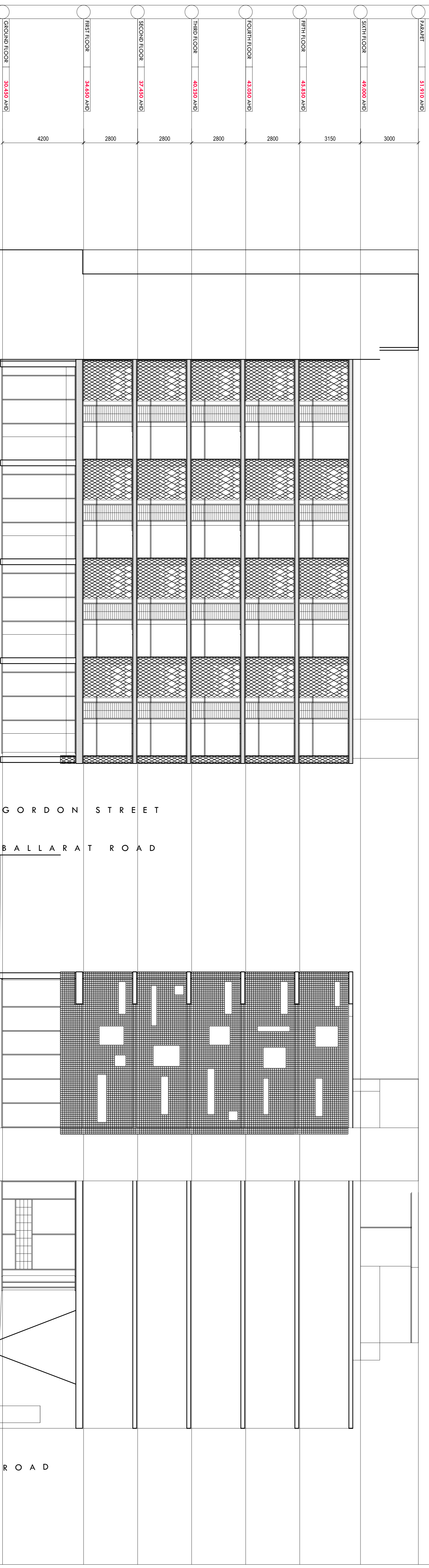
G O R D O N S T R E E T

R O A D

B A L L A R A T R O A D



GORDON STREET STREETScape ELEVATION
SCALE 1:400



NORTH ELEVATION

WEST ELEVATION

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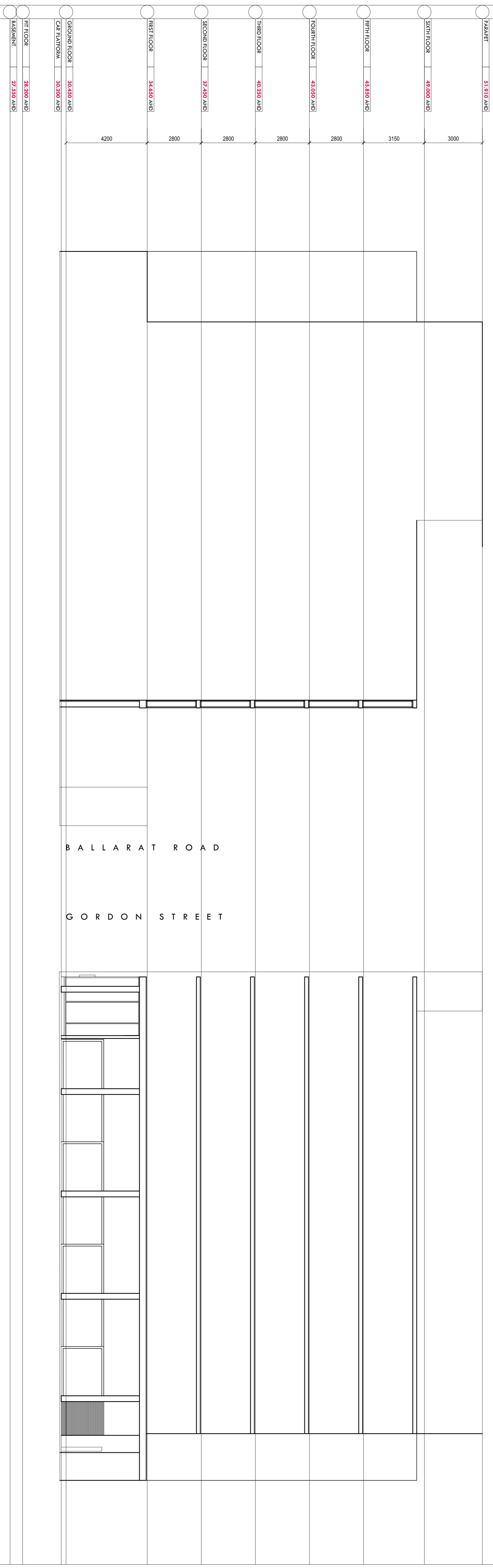
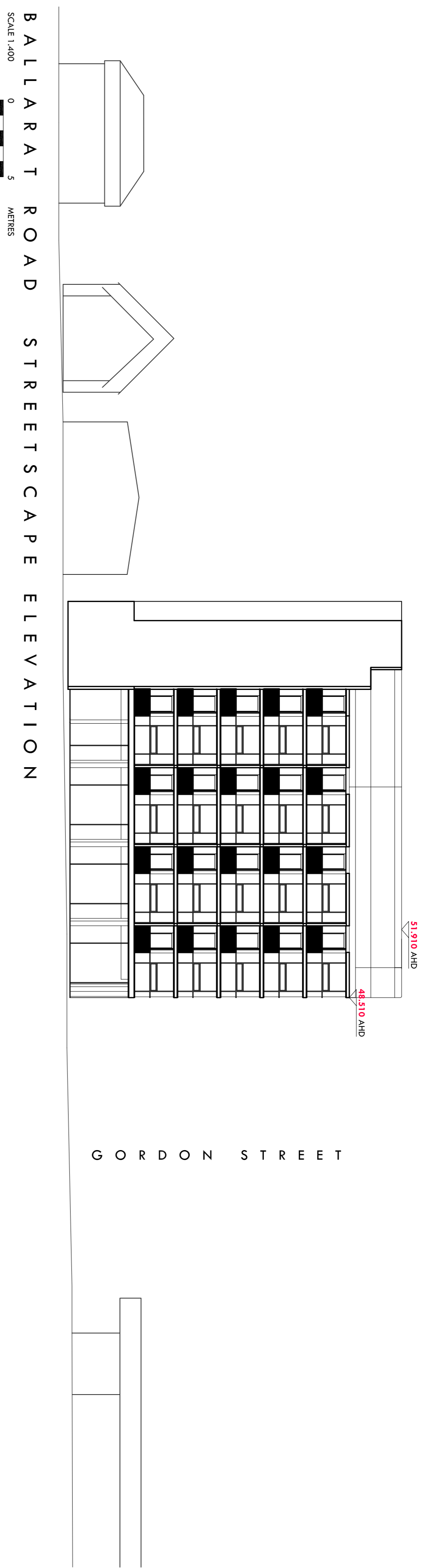
JOHN DEMOS ARCHITECT
NORTH ELEVATION
SCALE 1:200

0 1 2 3 4 5 METRES

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SOUTH ELEVATION

EAST ELEVATION



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 SHADOW DIAGRAM
 VICTORIA AUSTRALIA
 MELBOURNE 3000
 SCALE 1:500
 11 AM SEPTEMBER 21
 0 5 10 15 20 25 METRES
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TP.A18
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 1 PM SEPTEMBER 21
 0 5 10 15 20 25 METRES
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 SHEET 1300
 0 5 10 15 20 25 METRES
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FEATURE WALL
VM Zinc
Quartz Zinc Plus

SUNSCREEN
Decorative Screen

COMMERCIAL SPACE FEATURE WALL
Western Red

ENTRANCE COLUMN
Concrete

EXTERNAL WALL PANEL
CSR Cemintel
Barestone

LOBBY FEATURE WALL
Marble
Verde Tinos

WINDOW FRAMES
Black Powdercoat

GLAZING
Viridian Low E Glass
Habitat

BALUSTRADE
Translucent Glass

FORECOURT PAVING
Bluestone