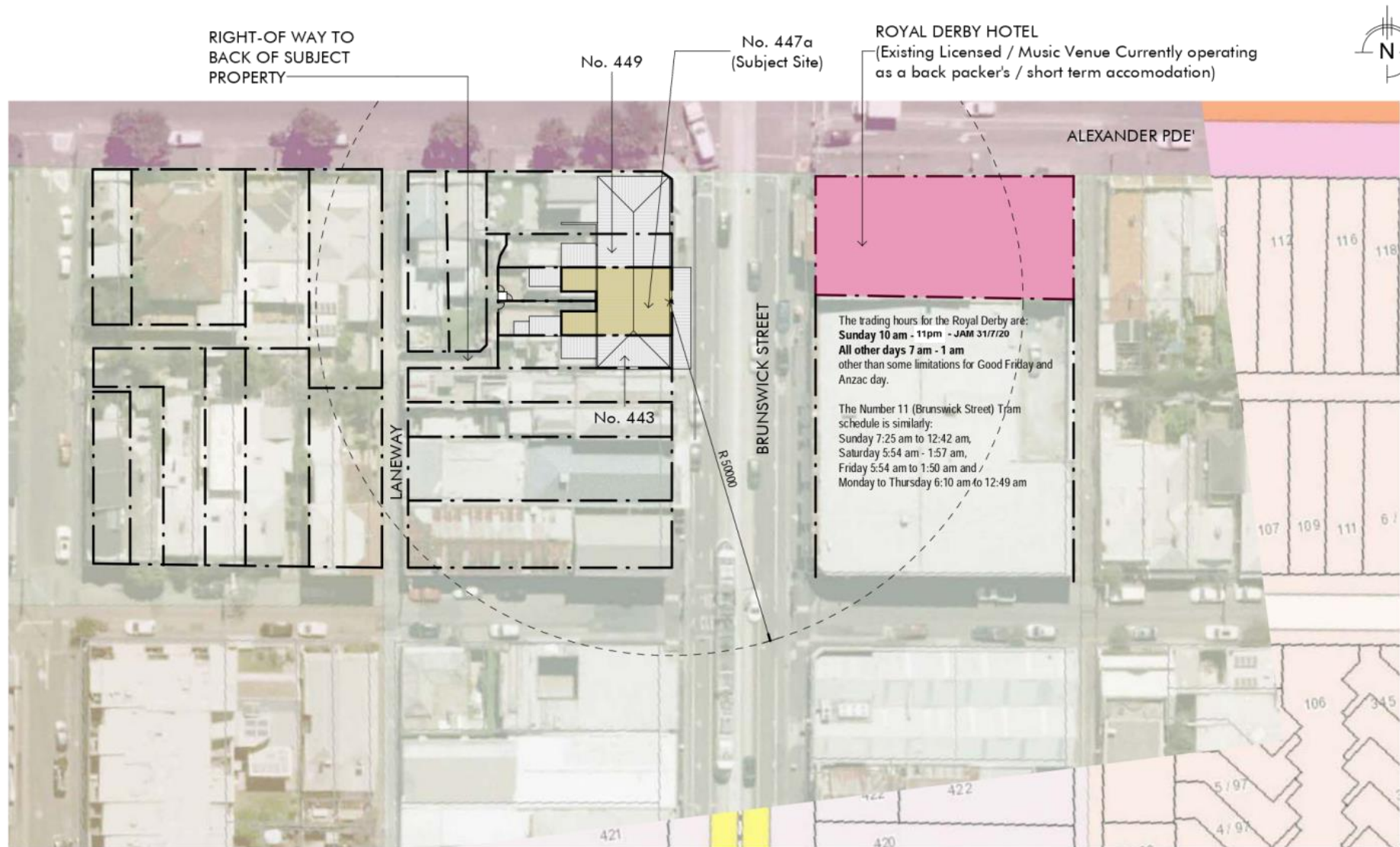


**Attachment 1 - PLN20/0365 - 447A Brunswick Street and Common Property of 445 - 447 Brunswick Street Fitzroy - Advertising S52 - Plans**



**PLANNING PERMIT ISSUE**

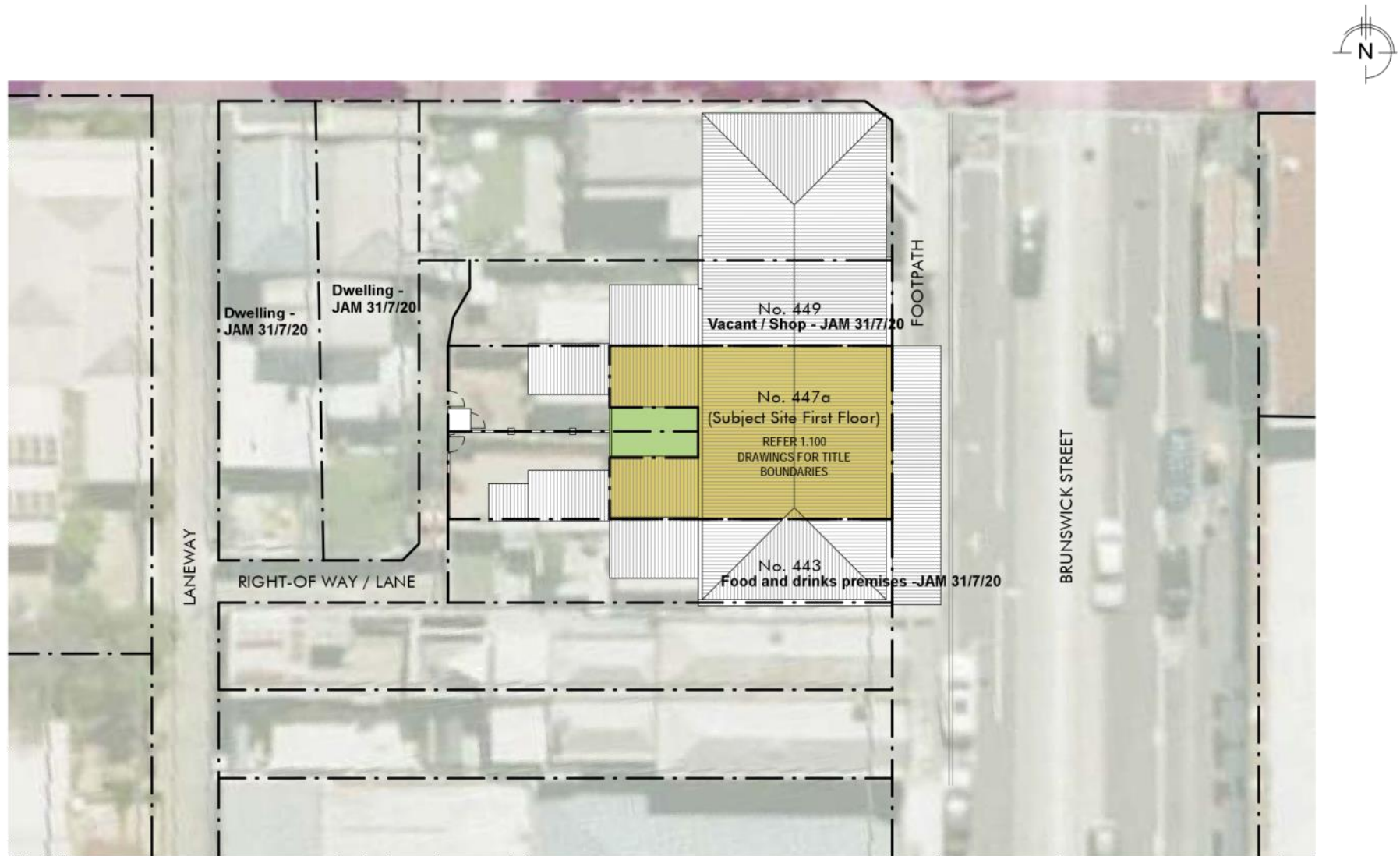


Project Description  
**Refurbishment of Existing Level 1 Tenancy**  
 Client Name  
**Julian DeCrespigny**  
 Project Address  
**447a Brunswick Street  
 Fitzroy VIC 3065**

**Location Plan & Existing Site Plan**

Project number	2001	<b>A-100</b>
Project Issue Date	2020.07.14	
		Revision Scale 1 : 500

**Attachment 1 - PLN20/0365 - 447A Brunswick Street and Common Property of 445 - 447 Brunswick Street Fitzroy - Advertising S52 - Plans**



**PLANNING PERMIT ISSUE**



**AREA KEY:**  
 Existing Property  
 Proposed extension

**Project Description**  
 Refurbishment of Existing Level 1 Tenancy  
**Client Name**  
 Julian DeCrespigny  
**Project Address**  
 447A Brunswick Street  
 Fitzroy VIC 3065

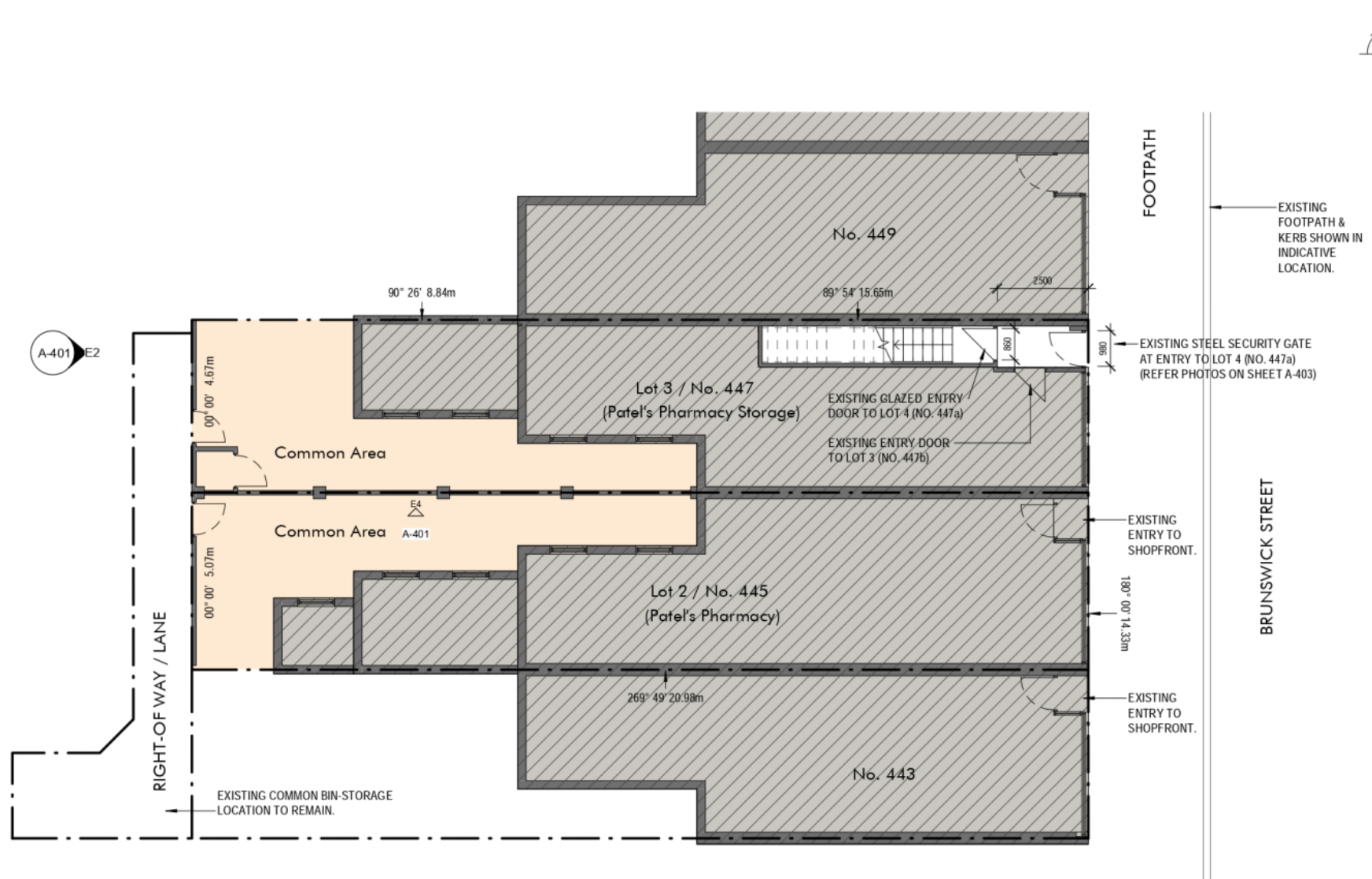
**Site Plan - Proposed**

Project number 2001  
 Project Issue Date 2020.07.29

**A-101**

0 2 4 6 8 10 m  
 Scale As indicated

Attachment 1 - PLN20/0365 - 447A Brunswick Street and Common Property of 445 - 447 Brunswick Street Fitzroy - Advertising S52 - Plans



PLANNING PERMIT ISSUE

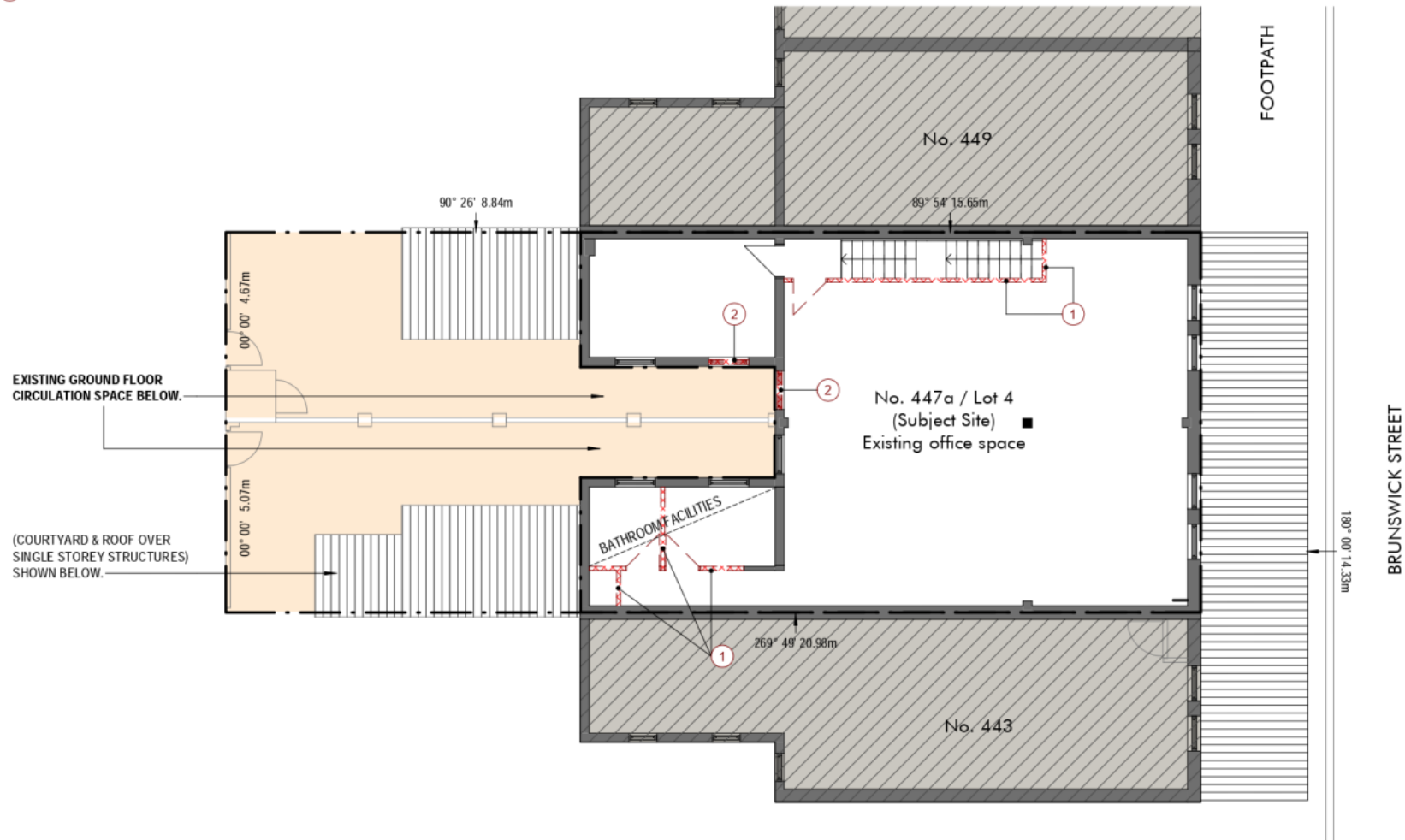
<p><b>HARMONIC BUILDING DESIGN</b> DESIGN THAT RESONATES www.harmonicdesign.studio</p> <p>LACHLAN MCERVEN PHN. 0425 751 537 info@harmonicdesign.studio</p>	<p>No. Description Date</p> <p><b>REGISTERED Building Practitioner</b></p> <p>Practitioner Registration no. 17294/2019/2019 DP-AD 45686</p>	<p><b>AREA KEY:</b></p> <ul style="list-style-type: none"> <li>NEIGHBOURING TITLES*</li> <li>SCOPE OF WORKS / OWNER'S TITLE*</li> <li>COMMON AREA*</li> <li>NEW WORKS</li> </ul> <p>*ZONES SHOWN NOMINALLY AND ARE INDICATIVE / FOR INFORMATION ONLY. REFER EACH TITLE PLAN FOR CONFIRMATION OF THIS INFO.</p> <p>THESE DRAWINGS DO NOT SUPPLEMENT OTHER CONTRACTUAL DOCUMENTS. OWNERS MUST CONSULT WITH LEGAL CONVEYANCER ETC.</p>	<p>Project Description <b>Refurbishment of Existing Level 1 Tenancy</b></p> <p>Client Name <b>Julian DeCrespigny</b></p> <p>Project Address <b>447a Brunswick Street Fitzroy VIC 3065</b></p>	<p><b>Ground Floor - Existing &amp; Demo</b></p> <p>Project number 2001</p> <p>Project Issue Date 2020.07.14</p>	<p><b>A-102</b></p> <p>Revision</p> <p>Scale 1 : 100</p>
	<p>0 1 2 3 4 5 m</p>				



# Attachment 1 - PLN20/0365 - 447A Brunswick Street and Common Property of 445 - 447 Brunswick Street Fitzroy - Advertising S52 - Plans

## DEMOLITION LEGEND

- ① Remove internal wall. Prop and support ceiling / roof as required.
- ② Remove window brickwork down to level 1 floor level.



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LACHLAN MCERVEN  
PHN. 0425 751 537  
info@harmonicdesign.co.uk

No. Description Date

**REGISTERED Building Practitioner**  
Practitioner Registration no. 12124  
DP-AD 45686

**AREA KEY:**  
 ■ NEIGHBOURING TITLES\*  
 □ SCOPE OF WORKS / OWNER'S TITLE\*  
 ■ COMMON AREA\* ■ NEW WORKS

\*ZONES SHOWN NOMINALLY AND ARE INDICATIVE / FOR INFORMATION ONLY. REFER EACH TITLE PLAN FOR CONFIRMATION OF THIS INFO.  
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Project Description  
**Refurbishment of Existing Level 1 Tenancy**

Client Name  
**Julian DeCrespigny**

Project Address  
**447a Brunswick Street  
Fitzroy VIC 3065**

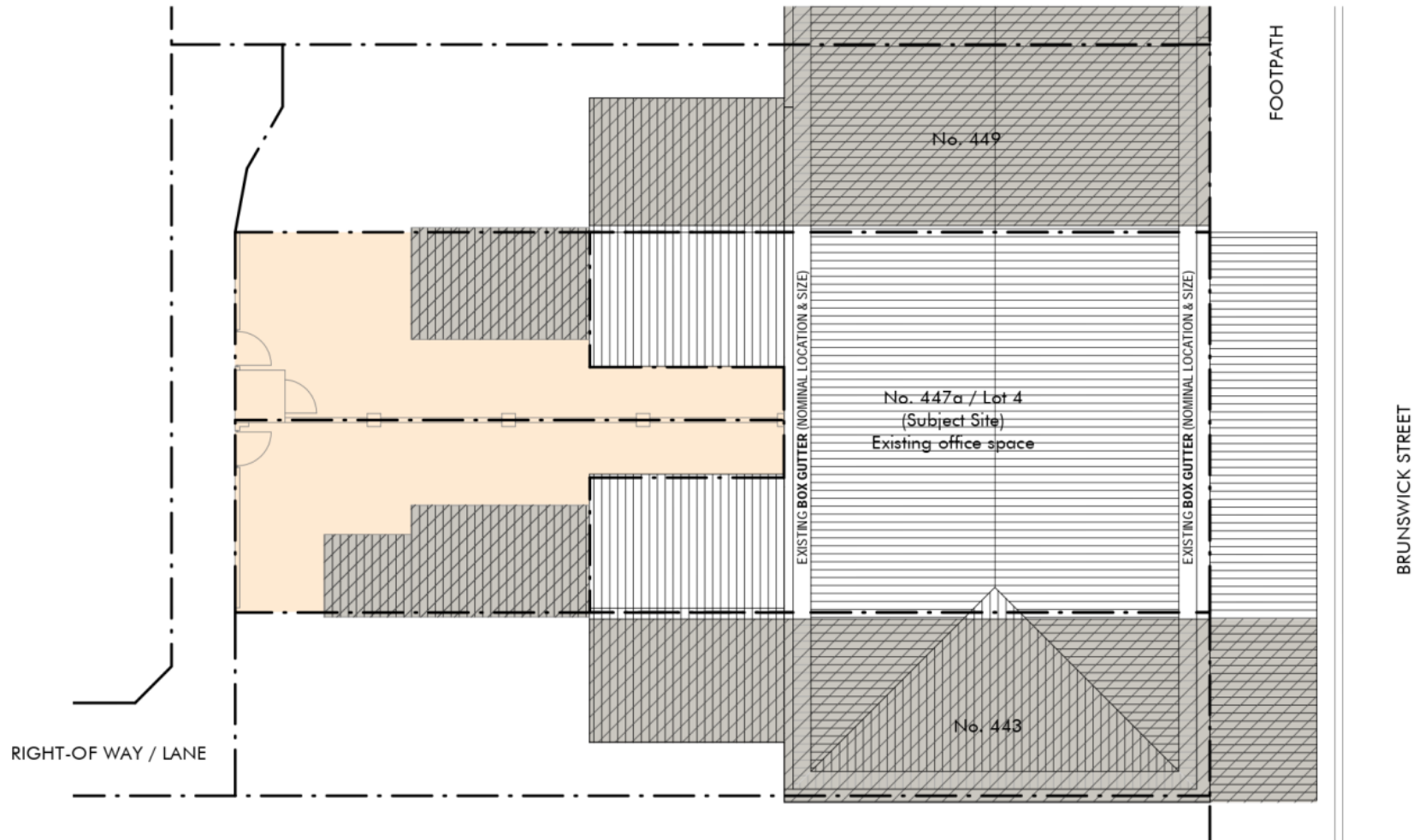
## Level 1 - Existing & Demo

Project number 2001  
Project Issue Date 2020.07.14

**A-103**

0 1 2 3 4 5 m  
Scale 1 : 100

Attachment 1 - PLN20/0365 - 447A Brunswick Street and Common Property of 445 - 447 Brunswick Street Fitzroy - Advertising S52 - Plans



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www.harmonicdesign.studio

LACHLAN MCERVEN  
PHN. 0425 751 537  
info@harmonicdesign.studio

No. Description Date

**REGISTERED Building Practitioner**  
Practitioner Registration no. 12794  
Practitioner Name Lachlan McErven  
DP-AD 45686

**AREA KEY:**  
NEIGHBOURING TITLES\*  
SCOPE OF WORKS / OWNER'S TITLE\*  
COMMON AREA\* NEW WORKS

\*ZONES SHOWN NOMINALLY AND ARE INDICATIVE / FOR INFORMATION ONLY. REFER EACH TITLE PLAN FOR CONFIRMATION OF THIS INFO.  
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Project Description  
**Refurbishment of Existing Level 1 Tenancy**

Client Name  
**Julian DeCrespigny**

Project Address  
**447a-Brunswick Street  
Fitzroy VIC 3065**

**Roof - Existing**

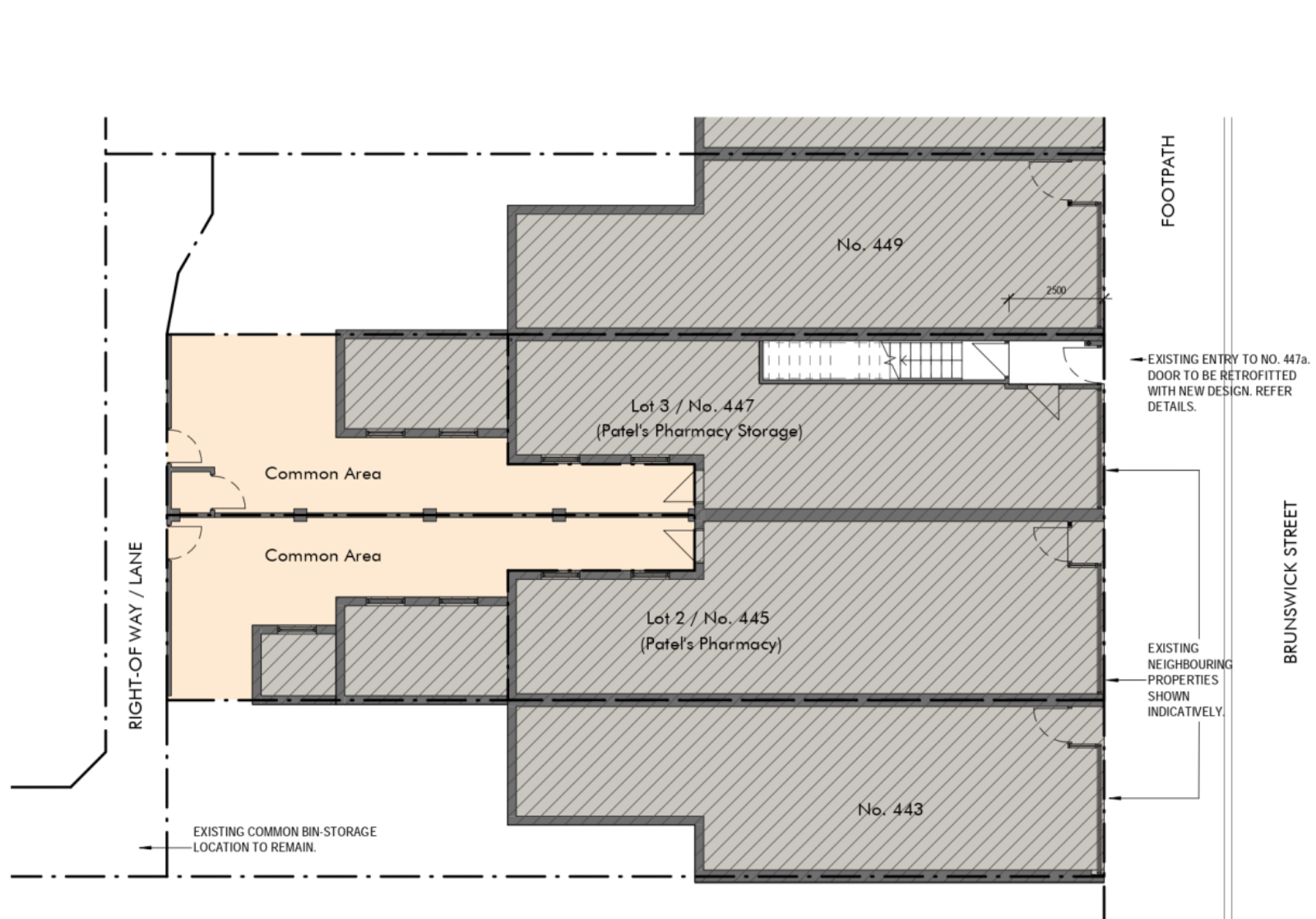
Project number 2001  
Project Issue Date 2020.07.14

**A-104**

Revision  
Scale 1 : 100

0 1 2 3 4 5 m

Attachment 1 - PLN20/0365 - 447A Brunswick Street and Common Property of 445 - 447 Brunswick Street Fitzroy - Advertising S52 - Plans



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DESIGN THAT RESONATES  
www.harmonicdesign.co.thailand

LACHLAN MCERVEN  
PHN. 0425 751 537  
info@harmonicdesign.co.th

No. Description Date

**REGISTERED**  
Building Practitioner

Practitioner Registration no.  
W2019/000120/000120  
DP-AD 45686

**AREA KEY:**  
NEIGHBOURING TITLES\*  
SCOPE OF WORKS / OWNER'S TITLE\*  
COMMON AREA\* NEW WORKS

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Project Description  
**Refurbishment of Existing Level 1 Tenancy**

Client Name  
**Julian DeCrespigny**

Project Address  
**447a-Brunswick Street  
Fitzroy VIC 3065**

**Ground Floor - Proposed / New Works**

Project number 2001

Project Issue Date 2020.07.14

**A-110**

Revision

Scale 1 : 100

0 1 2 3 4 5 m

# Attachment 1 - PLN20/0365 - 447A Brunswick Street and Common Property of 445 - 447 Brunswick Street Fitzroy - Advertising S52 - Plans

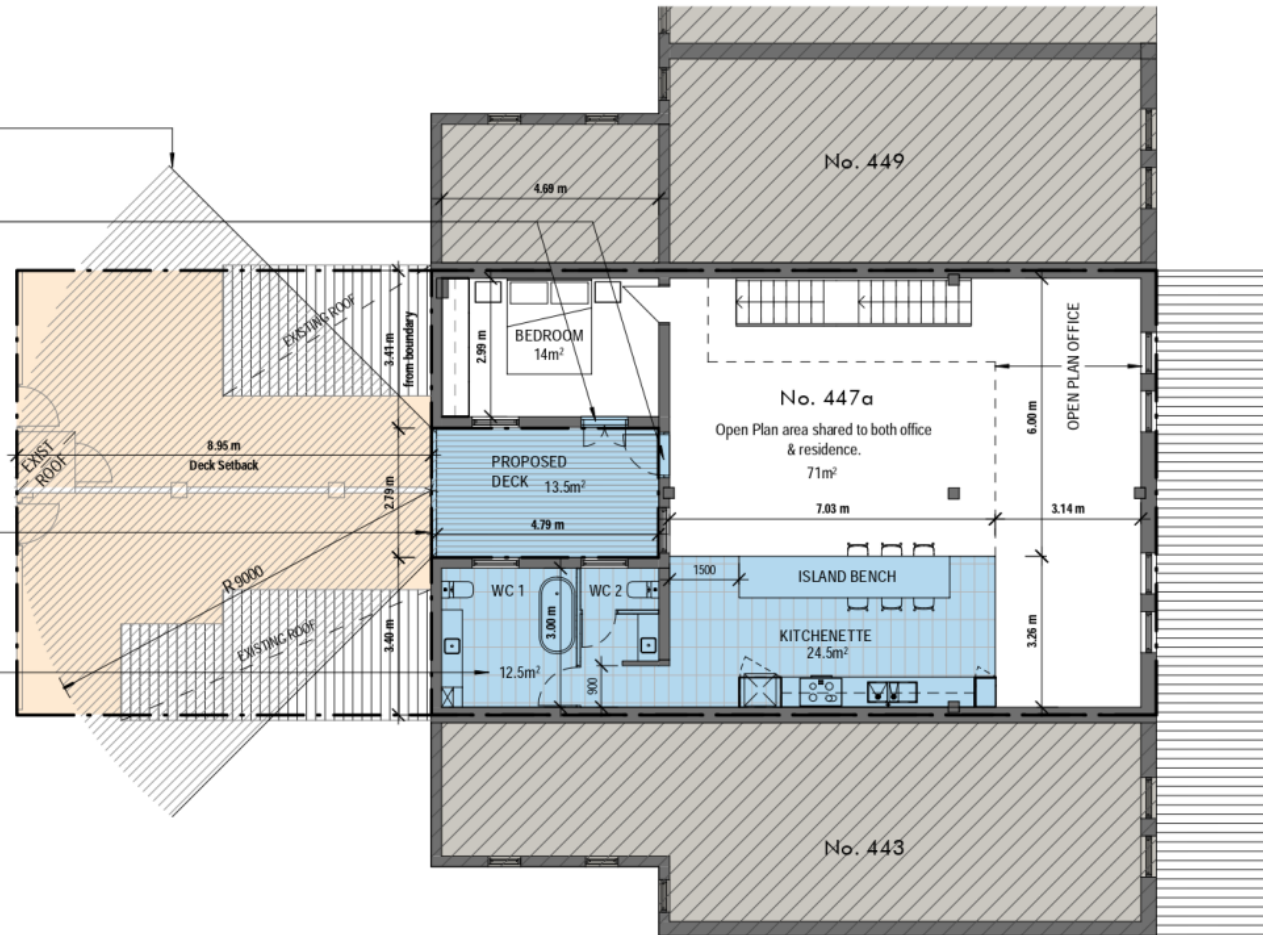


ZONE OF POTENTIAL  
OVERLOOKING INHIBITED  
BY PROPOSED SCREEN.

PROPOSED DOORWAY  
THROUGH EXISTING  
OPENING

PROPOSED SCREEN WITH A  
MAXIMUM OF 25% OPENING TO  
ENCLOSE DECK TO HEIGHT OF  
1700mm ABOVE DECK LEVEL.

PROPOSED REFURBISHMENT  
TO EXISTING WET AREA /  
TOILETS.



BRUNSWICK STREET

PLANNING PERMIT ISSUE



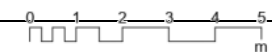
**AREA KEY:**  
 NEIGHBOURING TITLES\*  
 SCOPE OF WORKS / OWNER'S TITLE\*  
 COMMON AREA\* NEW WORKS  
 \*ZONES SHOWN NOMINALLY AND ARE INDICATIVE / FOR INFORMATION ONLY. REFER EACH TITLE PLAN FOR CONFIRMATION OF THIS INFO.  
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Project Description  
**Refurbishment of Existing Level 1 Tenancy**  
 Client Name  
**Julian DeCrespigny**  
 Project Address  
**447a Brunswick Street  
 Fitzroy VIC 3065**

Level 1 - Proposed / New Works

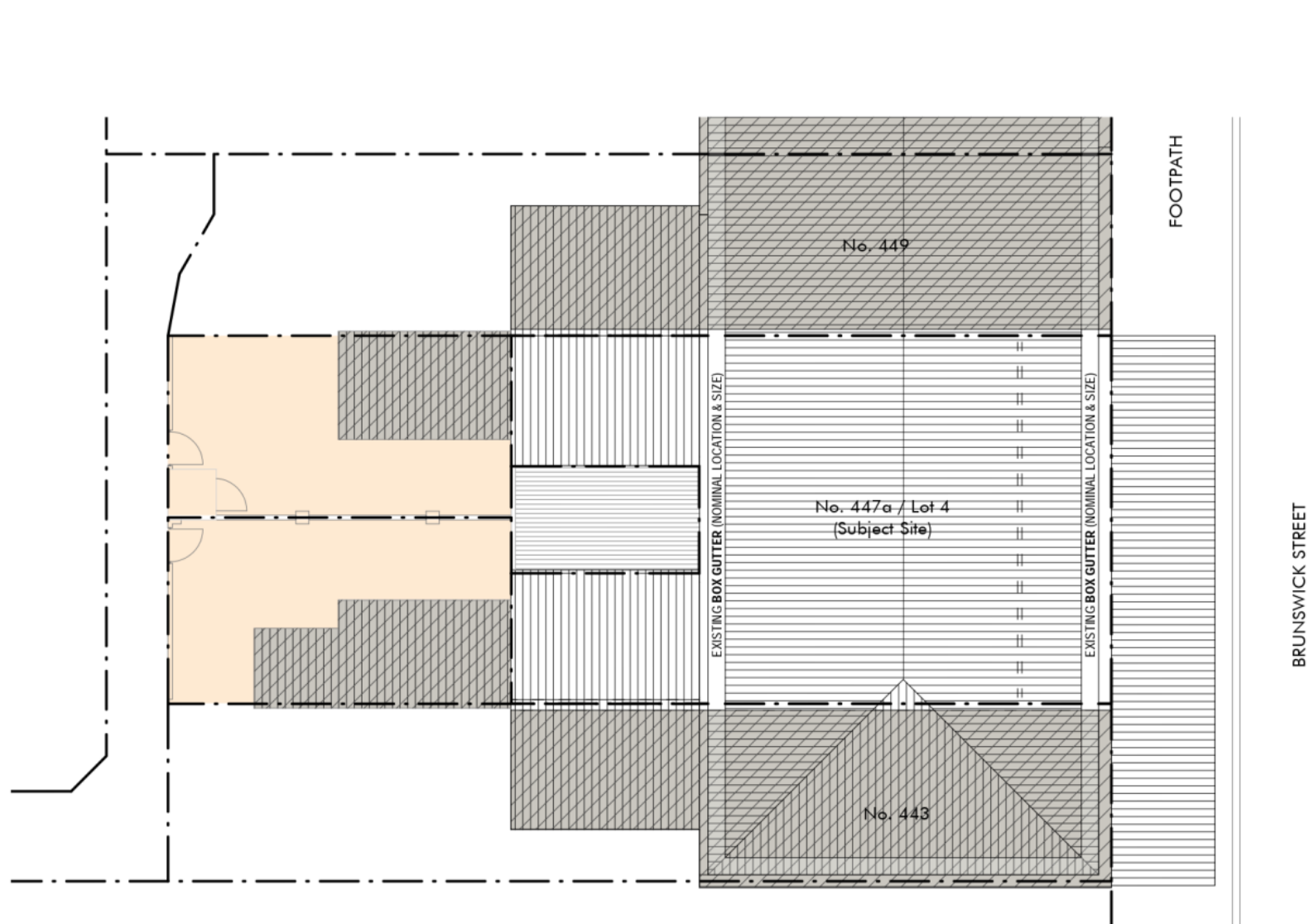
Project number 2001  
 Project Issue Date 2020.07.29

A-111



Revision  
 Scale 1 : 100

Attachment 1 - PLN20/0365 - 447A Brunswick Street and Common Property of 445 - 447 Brunswick Street Fitzroy - Advertising S52 - Plans



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LACHLAN MCERVEN  
PHN. 0425 751 537  
info@harmonicdesign.studio

No. Description Date

**REGISTERED**  
Building Practitioner

Practitioner Registration no. 19294  
Practitioner's Control DP-AD 45686

**AREA KEY:**  
NEIGHBOURING TITLES\*  
SCOPE OF WORKS / OWNER'S TITLE\*  
COMMON AREA\* NEW WORKS

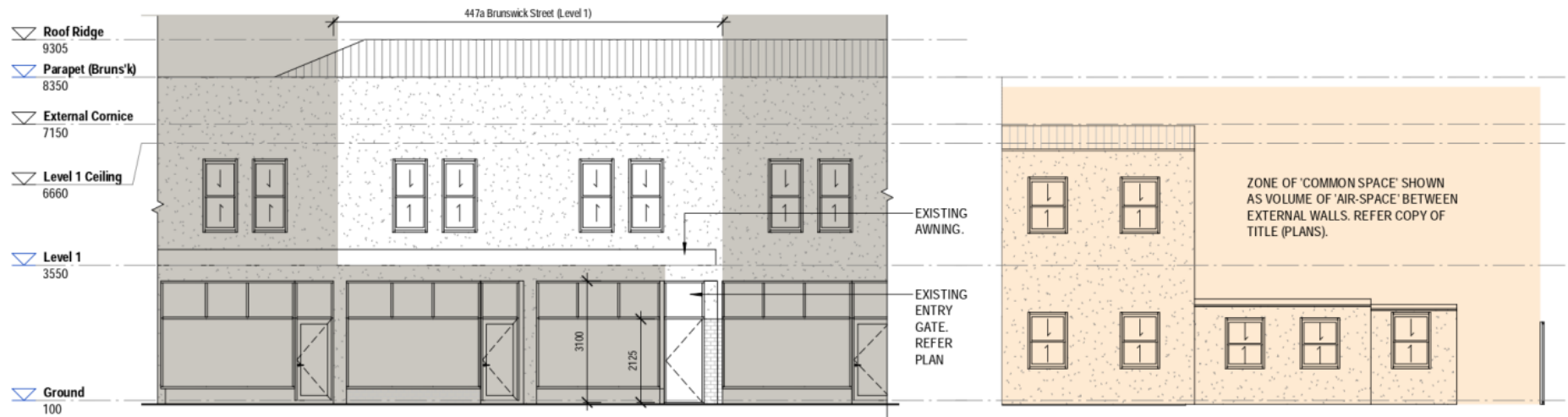
\*ZONES SHOWN NOMINALLY AND ARE INDICATIVE / FOR INFORMATION ONLY. REFER EACH TITLE PLAN FOR CONFIRMATION OF THIS INFO.  
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Project Description  
**Refurbishment of Existing Level 1 Tenancy**  
Client Name  
**Julian DeCrespigny**  
Project Address  
**447a-Brunswick Street  
Fitzroy VIC 3065**

**Roof - Proposed**  
Project number 2001  
Client Name  
Project Issue Date 2020.07.14  
**A-113**  
Revision  
Scale 1 : 100



# Attachment 1 - PLN20/0365 - 447A Brunswick Street and Common Property of 445 - 447 Brunswick Street Fitzroy - Advertising S52 - Plans

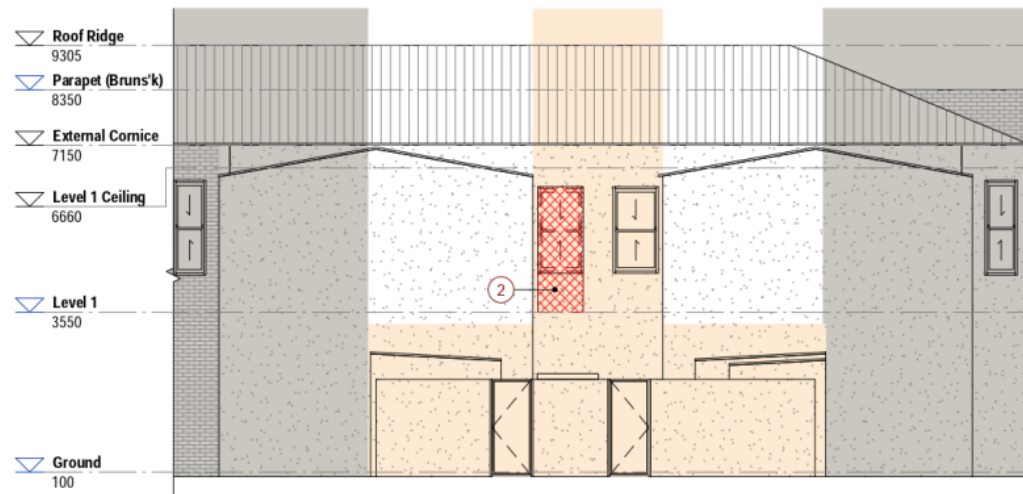


E1 Existing - East (Streetscape)  
Scale 1:100

E3 Courtyard Elev 1 - Looking South  
Scale 1:100

## DEMOLITION LEGEND

- ① Remove internal wall. Prop and support ceiling / roof as required.
- ② Remove window brickwork down to level 1 floor level.



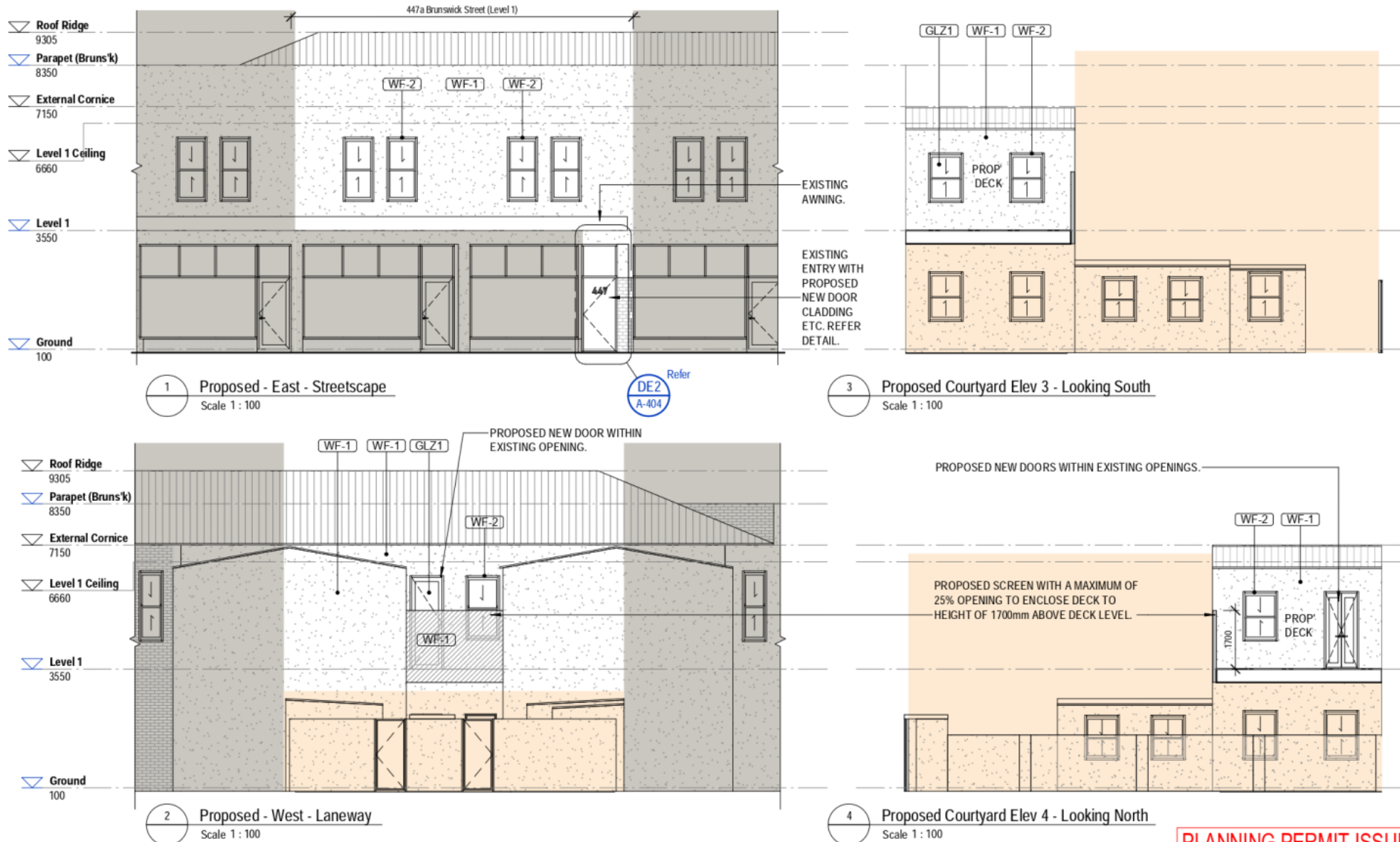
E2 Existing - West (Laneway)  
A-102  
Scale 1:100

E4 Courtyard Elev 2 - Looking North  
A-102  
Scale 1:100

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<p><b>HARMONIC BUILDING DESIGN</b> DESIGN THAT RESONATES www.harmonicdesign.co.uk</p> <p>LACHLAN MCCRENN PHN. 0425 751 537 info@harmonicdesign.co.uk</p>	<p>No. Description Date</p> <p><b>REGISTERED Building Practitioner</b> Practitioner Registration no. 123456789 DP-AD 45688</p>	<p><b>AREA KEY:</b></p> <ul style="list-style-type: none"> <li>NEIGHBOURING TITLES*</li> <li>SCOPE OF WORKS / OWNER'S TITLE*</li> <li>COMMON AREA*</li> <li>NEW WORKS</li> </ul> <p>*ZONES SHOWN NOMINALLY AND ARE INDICATIVE / FOR INFORMATION ONLY. REFER EACH TITLE PLAN FOR CONFIRMATION OF THIS INFO. THESE DRAWINGS DO NOT SUPPLEMENT OTHER CONTRACTUAL DOCUMENTS. OWNERS MUST CONSULT WITH LEGAL CONVEYANCER ETC.</p>	<p>Project Description <b>Refurbishment of Existing Level 1 Tenancy</b></p> <p>Client Name <b>Julian DeCrespigny</b></p> <p>Project Address <b>447A Brunswick Street Fitzroy VIC 3065</b></p>	<p><b>Elevations - Existing &amp; Demo</b></p> <table border="1"> <tr> <td>Project number</td> <td>2001</td> </tr> <tr> <td>Project Issue Date</td> <td>2020.07.14</td> </tr> </table>	Project number	2001	Project Issue Date	2020.07.14	<p><b>A-401</b></p> <p>Revision Scale 1:100</p>
	Project number	2001							
Project Issue Date	2020.07.14								

# Attachment 1 - PLN20/0365 - 447A Brunswick Street and Common Property of 445 - 447 Brunswick Street Fitzroy - Advertising S52 - Plans



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<p><b>HARMONIC BUILDING DESIGN</b> DESIGN THAT RESONATES www.harmonicdesign.co.uk</p> <p>LACHLAN MCERVEN PHN. 0425 751 537 info@harmonicdesign.co.uk</p>	<p>No. Description Date</p> <p><b>REGISTERED Building Practitioner</b></p> <p>Practitioner Registration no. 123456789 WV/123456789 DP-AD 45688</p>	<p><b>AREA KEY:</b></p> <ul style="list-style-type: none"> <li>NEIGHBOURING TITLES*</li> <li>SCOPE OF WORKS / OWNER'S TITLE*</li> <li>COMMON AREA*</li> <li>NEW WORKS</li> </ul> <p>*ZONES SHOWN NOMINALLY AND ARE INDICATIVE / FOR INFORMATION ONLY. REFER EACH TITLE PLAN FOR CONFIRMATION OF THIS INFO. THESE DRAWINGS DO NOT SUPPLEMENT OTHER CONTRACTUAL DOCUMENTS. OWNERS MUST CONSULT WITH LEGAL CONVEYANCERS ETC.</p>	<p>Project Description <b>Refurbishment of Existing Level 1 Tenancy</b></p> <p>Client Name <b>Julian DeCrespigny</b></p> <p>Project Address <b>447a Brunswick Street Fitzroy VIC 3065</b></p>	<p><b>Elevations - Proposed</b></p> <table border="1"> <tr> <td>Project number</td> <td>2001</td> </tr> <tr> <td>Project Issue Date</td> <td>2020.07.14</td> </tr> </table>	Project number	2001	Project Issue Date	2020.07.14	<p><b>A-402</b></p> <p>Revision Scale 1 : 100</p>
	Project number	2001							
Project Issue Date	2020.07.14								

# Attachment 1 - PLN20/0365 - 447A Brunswick Street and Common Property of 445 - 447 Brunswick Street Fitzroy - Advertising S52 - Plans

## External Finishes:



**WF-1**  
**External Finish:**  
Applied to existing & new rendered walls.

**Paint Finish:**  
Porters 'Old Stone' / Eggshell



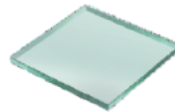
**WF-2**  
**External Paint finish:**  
Windows frames & flashings

**Paint Finish:**  
Porters Black Cockatoo



**ME-1**  
**Steel Plate finish:**  
To secure entry door.

**Finish / metal type:**  
Core-10.



**GLZ1**  
Clear Vision glass  
(in accordance with Energy Rating Report & Glazing Schedule)

## Internal Finishes:



**PF-1**  
**Internal plastered walls:**

**Paint Finish:**  
Porters 'Old Stone' / Eggshell



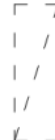
**PF-2**  
**Pressed Tin ceilings with Paint finish.**

**Finish:**  
Porter's Liquid copper/green patina



**JF-1**  
**Joinery Finish:**  
All outward facing joinery surfaces including edges of doors & drawers. Excludes Benchtops.

**Paint Finish applied:**  
Porters Black Cockatoo



**JF-2**  
**Joinery Finish:**  
Benchtops.

**Paint Finish:**  
TBC

## Joinery Finishes:

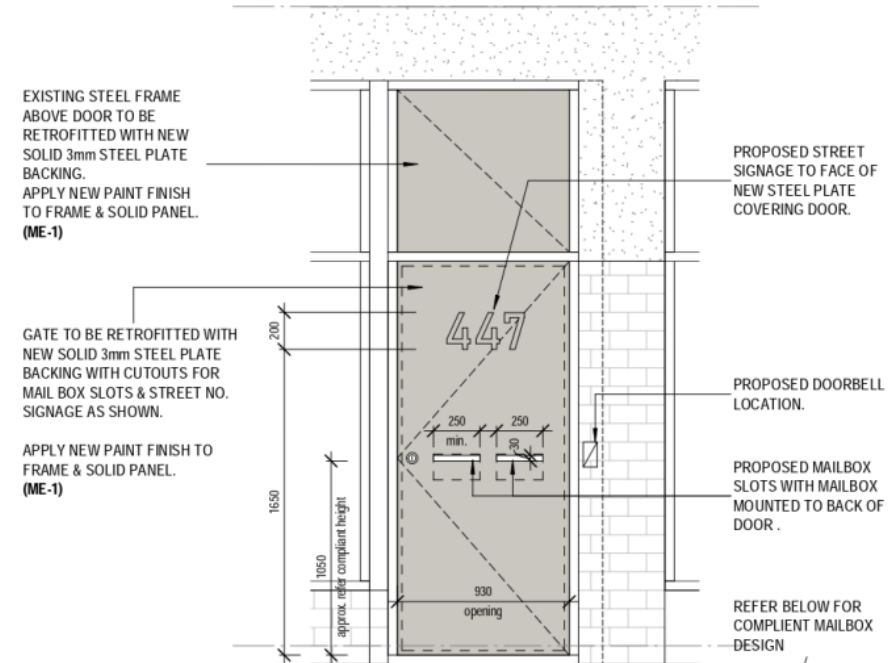
**PLANNING PERMIT ISSUE**



Project Description  
**Refurbishment of Existing Level 1 Tenancy**  
Client Name  
**Julian DeCrespigny**  
Project Address  
**447a-Brunswick Street  
Fitzroy VIC 3065**

Materials Palette		Revision
Project number	2001	
Project Issue Date	2020.07.14	A-403
		Revision
		Scale
		1 : 100

# Attachment 1 - PLN20/0365 - 447A Brunswick Street and Common Property of 445 - 447 Brunswick Street Fitzroy - Advertising S52 - Plans



DE2  
A-402

## Detail Elev 2 - Proposed Entry Gate

Scale 1:25

### APPENDIX 2 – STREET MAIL SERVICE – CONDITIONS OF DELIVERY

#### Size of mail boxes

Australia Post delivers only into mail boxes of an approved size. Mail box apertures may be either horizontal or vertical. Australia Post recommends a separate aperture, box or tube to accommodate newspapers and non-mail articles.

Dimension	Approved size
Internal width (left to right)	At least <b>230</b> mm
Internal depth (front to back)	At least <b>330</b> mm
Internal height	At least <b>160</b> mm
Horizontal aperture	At least <b>230</b> mm X <b>30</b> mm. At least <b>130</b> mm above internal base
Vertical aperture	At least <b>330</b> mm X <b>30</b> mm. At least <b>40</b> mm above internal base
Elevation of aperture above ground level	Single mail box – between <b>900</b> mm and <b>1200</b> mm Group of mail boxes – between <b>600</b> mm and <b>1600</b> mm

**PLANNING PERMIT ISSUE**



Project Description  
**Refurbishment of Existing Level 1 Tenancy**

Client Name  
**Julian DeCrespigny**

Project Address  
**447A Brunswick Street  
Fitzroy VIC 3065**

#### Detail Elevations

Project number 2001  
Project Issue Date 2020.07.14

**A-404**

Revision  
Scale 1:25



**Attachment 2 - PLN20/0365 - 447A Brunswick Street & Common Property of 445-447 Brunswick Street Fitzroy - Melbourne Water Referral Comments**



23 November 2020

Jacob Martin  
Yarra City Council  
333 Bridge Road  
Richmond VIC 3121

Dear Jacob,

**Proposal:** Planning permit for development

**Site location:** Lot No 4, 445 BRUNSWICK STREET FITZROY 3065

**Melbourne Water reference:** MWA-1192008

**Date referred:** 17/11/2020

**Our Decision**

Melbourne Water, pursuant to Section 56(1) of the Planning and Environment Act 1987, does not object to the proposal, subject to the following conditions:

**Conditions**

1. Proposed new door on ground floor will need to be flood proofed.

**Advice**

The applicable flood level is 23.66 metres to Australian Height Datum (AHD).

To access more information regarding other services or online applications that Melbourne Water offers please visit our [website](#).

For general development enquiries contact our Customer Service Centre on 131722.

Regards,

A handwritten signature in black ink, appearing to read "George Lattouf".

George Lattouf  
Development Planning Services



**Attachment 3 - PLN20/0365 - 447A Brunswick Street and Common Property of 445 - 447 Brunswick Street - Site Location Plan**

**Subject Land: 447A Brunswick Street & Common Property of 445-447 Brunswick Street, Fitzroy VIC 3065**

North ↑

Subject site: 