

APPENDIX Q

Proposed 44 Brooks Parade Option



LEGEND

- RETAIL / COMMERCIAL
- 1-BEDROOM + STUDY APARTMENT
- 2-BEDROOM APARTMENT
- 2-BEDROOM + STUDY APARTMENT
- 3-BEDROOM APARTMENT

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.



PO Box 362 Mont Albert Vic 3127
Phone: (03) 9899 6471
Fax: (03) 9899 6515
Email: coeve1@coevedesign.com.au
Web: www.coevedesign.com.au

Project:
BROOKS PARADE

Drawing Title:
**GROUND FLOOR PLAN
INCLUDING CORNER SITE**

Client: ---

Scale: 1:200 AT A1 Date: 04 AUG 2016

Drawn By: CDB Revision: --

Project No: Drawing No.:
DA103-A

Plot Date: 24/09/2016



LEGEND

- RETAIL / COMMERCIAL
- 1-BEDROOM + STUDY APARTMENT
- 2-BEDROOM APARTMENT
- 2-BEDROOM + STUDY APARTMENT
- 3-BEDROOM APARTMENT

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Project:
BROOKS PARADE

Drawing Title:
**FIRST FLOOR PLAN
INCLUDING CORNER SITE**

Client: ---
Scale: 1:200 AT A1 Date: 04 AUG 2016

Drawn By: CDB Revision: --

Project No: Drawing No.:
DA104-A

Plot Date: 24/09/2016



LEGEND

- RETAIL / COMMERCIAL
- 1-BEDROOM + STUDY APARTMENT
- 2-BEDROOM APARTMENT
- 2-BEDROOM + STUDY APARTMENT
- 3-BEDROOM APARTMENT

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Project:
BROOKS PARADE

Drawing Title:
**SECOND FLOOR PLAN
INCLUDING CORNER SITE**

Client: ---
Scale: 1:200 AT A1 Date: 04 AUG 2016

Drawn By: CDB Revision: --

Project No: --- Drawing No.:
DA105-A

Plot Date: 5/08/2016

ELGAR STREET

~~ALUCOBOND OR SIMILAR VERTICAL SPLAYED FIN~~

GLAZED ALUMINIUM SLIDING DOOR POWDERKOTE FINISH (TYP)
LIGHTWEIGHT PRIVACY PARTITION BETWEEN BALCONIES (TYP ALL
BALCONIES)
TILES LAID TO FALLS. (TYP ALL UNIT BALCONIES)
ADJUSTABLE ALUMINIUM LOUVERS POWDERKOTE FINISH. REFER
ELEVATIONS FOR EXTENT. (TYP ALL UNIT BALCONIES)
GLASS AND ALUMINIUM BALUSTRADES. REFER ELEVATIONS FOR
EXTENT. (TYP ALL UNIT BALCONIES)
EXTENT OF LAND PURCHASED FROM ADJOINING NEIGHBOUR

EXTERNAL WALL FACE BRICKWORK OR RENDER AND PAINT FINISH.
REFER ELEVATIONS FOR EXTENT (TYP ALL EXTERNAL WALLS)

ALUCOBOND OR SIMILAR VERTICAL FINS TO PROJECT 750 FROM
FACE OF BUILDING REFER ELEVATIONS FOR LOCATIONS (TYP)

RC SUSPENDED SLAB TO ENG'S DETAIL (TYP)

RETURN WALL AND PARTITION BETWEEN BALCONIES RENDER AND PAINT FINISH. REFER ELEVATIONS FOR LOCATIONS (TYP ALL BALCONIES)

GARBAGE CHUTE TO SERVICE ALL RESIDENTIAL FLOORS (TYP ALL 4 BLOCKS)

PARTI WALL BETWEEN UNITS TO MEET BCA REQUIREMENTS (TYP)

ALUCOBOND OR SIMILAR WINDOW SURROUNDS TO PROJECT 400
FROM FACE OF BUILDING REFER ELEVATIONS FOR LOCATIONS (TYP)

GLAZED ALUMINIUM WINDOW POWDERKOTE FINISH (TYP)

LEGEND

	RETAIL / COMMERCIAL
	1-BEDROOM + STUDY APARTMENT
	2-BEDROOM APARTMENT
	2-BEDROOM + STUDY APARTMENT
	3-BEDROOM APARTMENT

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100/107 LTD.
A/N 601 601 487

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Project:
BROOKS PARADE

Drawing Title:
**THIRD FLOOR PLAN
INCLUDING CORNER SITE**

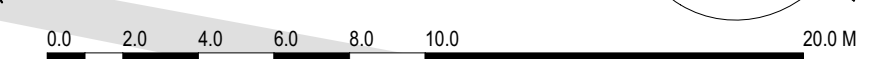
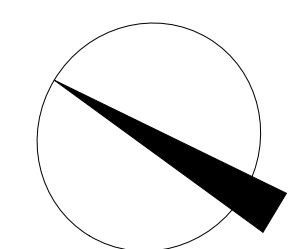
Client: ---	
Scale: 1:200 AT A1	Date: 04 AUG 2016

Project No:	Drawing No.: DA106-A
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Plot Date:	5/08/2016
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BROOKS PARADE

SHARP STREET





LEGEND

- RETAIL / COMMERCIAL
- 1-BEDROOM + STUDY APARTMENT
- 2-BEDROOM APARTMENT
- 2-BEDROOM + STUDY APARTMENT
- 3-BEDROOM APARTMENT

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Project:
BROOKS PARADE

Drawing Title:
**FOURTH FLOOR PLAN
INCLUDING CORNER SITE**

Client: ---
Scale: 1:200 AT A1 Date: 04 AUG 2016

Drawn By: CDB Revision: --

Project No: --- Drawing No.:
DA107-A

Plot Date: 5/08/2016



LEGEND

- RETAIL / COMMERCIAL
- 1-BEDROOM + STUDY APARTMENT
- 2-BEDROOM APARTMENT
- 2-BEDROOM + STUDY APARTMENT
- 3-BEDROOM APARTMENT

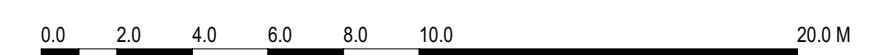
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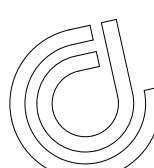
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Project: BROOKS PARADE	
Drawing Title: FIFTH FLOOR PLAN INCLUDING CORNER SITE	
Client: ---	
Scale: 1:200 AT A1	Date: 04 AUG 2016
Drawn By: CDB	Revision: --
Project No: ---	Drawing No.: DA108-A
Plot Date:	5/08/2016

- AL1** ALUMINIUM ADJUSTABLE LOUVERS POWDERKOTE 1
- AL2** ALUMINIUM VENTILATION LOUVERS POWDERKOTE 2
- AL3** ALUMINIUM FIXED PRIVACY LOUVERS POWDERKOTE 3
- AL4** ALUCOBOND OR SIMILAR FINS POWDERKOTE 4
- B1** FACE BRICKWORK TYPE 1
- G1** GLASS AND ALUMINIUM CURTAIN WALLING
- G2** GLASS AND ALUMINIUM SHOPFRONT
- GB** GLASS AND ALUMINIUM BALUSTRADE
- GL** GLASS LOUVER
- R1** RENDER / PAINT COLOUR 1
- R2** RENDER / PAINT COLOUR 2
- R3** RENDER / PAINT COLOUR 3
- R4** RENDER / PAINT COLOUR 4
- R5** RENDER / PAINT COLOUR 5
- Z1** ZINC WALL CLADDING
- Z2** ZINC EAVES CLADDING



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TWENTY TWO
KINGSTON RD
MOUNTAIN VIEW, VT

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Project:

BROOKS PARADE

Drawing Title:

ELEVATIONS

INCLUDING CORNER SITE

Client: ---

Scale: 1:200 AT A1 Date: 04 AUG 2016

Drawn By: CDB Revision: --

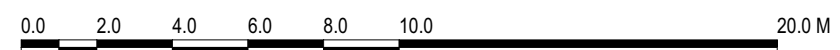
Project No:

Drawing No.:
DA111-A

Pint Date:

5/08/2016

AL1	ALUMINIUM ADJUSTABLE LOUVERS POWDERKOTE 1
AL2	ALUMINIUM VENTILATION LOUVERS POWDERKOTE 2
AL3	ALUMINIUM FIXED PRIVACY LOUVERS POWDERKOTE 3
AL4	ALUCOBOND OR SIMILAR FINS POWDERKOTE 4
B1	FACE BRICKWORK TYPE 1
G1	GLASS AND ALUMINIUM CURTAIN WALLING
G2	GLASS AND ALUMINIUM SHOPFRONT
GB	GLASS AND ALUMINIUM BALUSTRADE
GL	GLASS LOUVER
R1	RENDER / PAINT COLOUR 1
R2	RENDER / PAINT COLOUR 2
R3	RENDER / PAINT COLOUR 3
R4	RENDER / PAINT COLOUR 4
R5	RENDER / PAINT COLOUR 5
Z1	ZINC WALL CLADDING
Z2	ZINC EAVES CLADDING



LEGEND

- AL1

AL2

AL3

AL4

B1

G1

G2

GB

GL

R1

R2

R3

R4

R5

Z1

Z2
- ALUMINIUM ADJUSTABLE LOUVERS POWDERKOTE 1

ALUMINIUM VENTILATION LOUVERS POWDERKOTE 2

ALUMINIUM FIXED PRIVACY LOUVERS POWDERKOTE 3

ALUCOBOND OR SIMILAR FINS POWDERKOTE 4

FACE BRICKWORK TYPE 1

GLASS AND ALUMINIUM CURTAIN WALLING

GLASS AND ALUMINIUM SHOPFRONT

GLASS AND ALUMINIUM BALUSTRADE

GLASS LOUVER

RENDER / PAINT COLOUR 1

RENDER / PAINT COLOUR 2

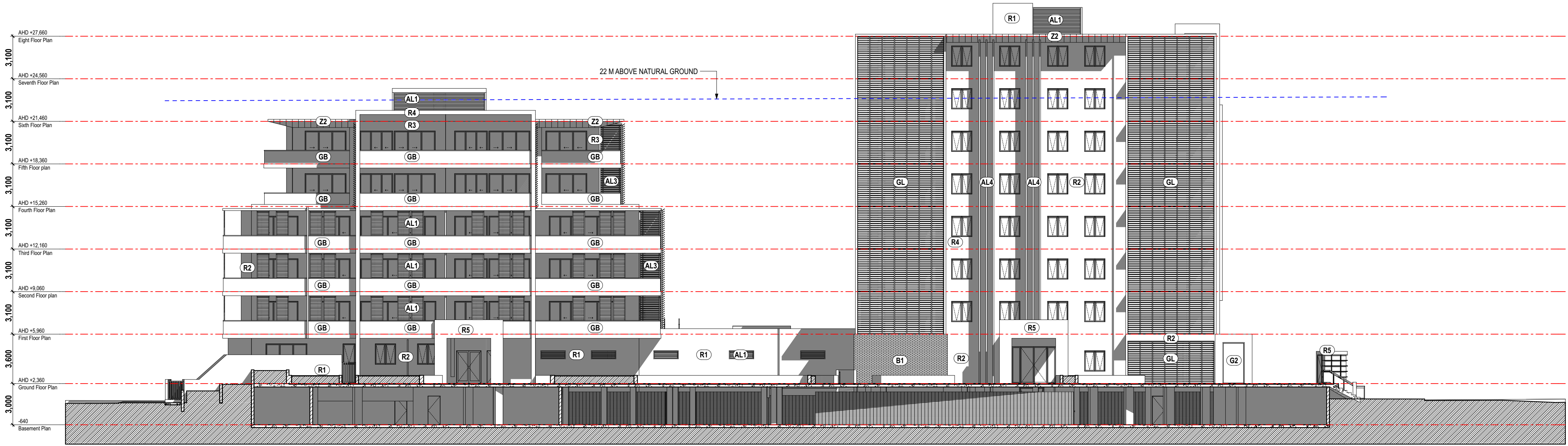
RENDER / PAINT COLOUR 3

RENDER / PAINT COLOUR 4

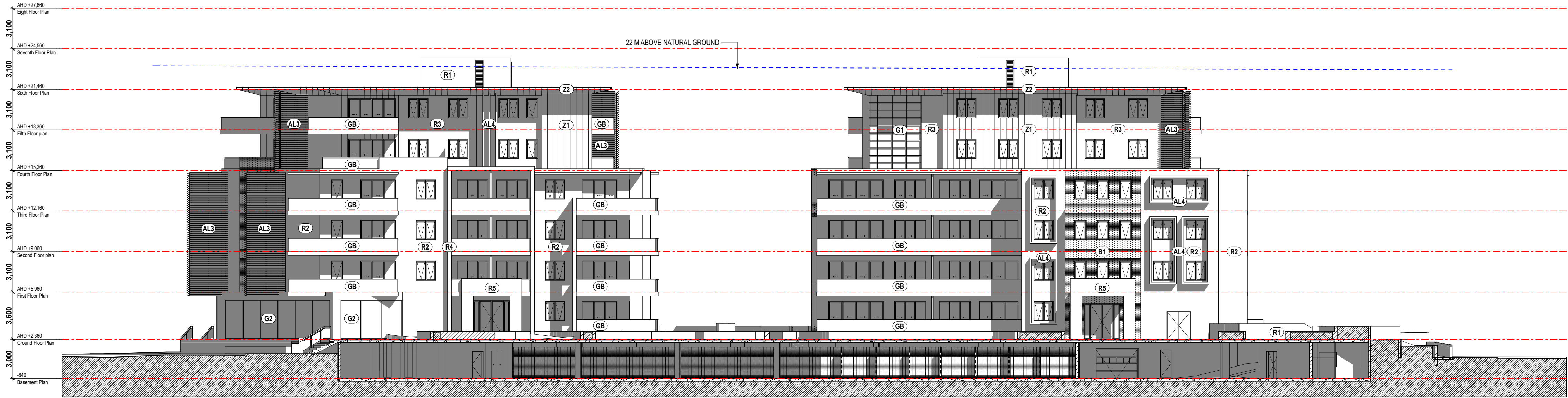
RENDER / PAINT COLOUR 5

ZINC WALL CLADDING

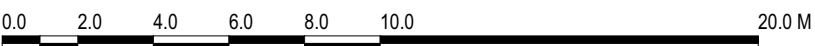
ZINC EAVES CLADDING



1 North Internal Elevation



2 South Internal Elevation



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Project: BROOKS PARADE	
Drawing Title: ELEVATIONS INCLUDING CORNER SITE	
Client: ---	
Scale: 1:200 AT A1	Date: 04 AUG 2016
Drawn By: CDB	Revision: --
Project No: ---	Drawing No.: DA113-A
Plot Date: 5/08/2016	

BLOCK A													
UNIT No	LEVEL	TYPE	AREA	BALCONY	ORIENTATION	CROSS VENTILATION	SOLAR ACCESS BALCONY	SOLAR ACCESS LIVING	SOUTH ASPECT	OPENABLE KITCHEN WINDOWS	LIVABLE HOUSING COMPLIANT	ADAPTABLE UNIT	
2.01	First Floor	2-BED + STUDY	90 M2	20 M2	S&E	Y	>2 HR	>2 HR					
2.02	First Floor	2-BED + STUDY	93 M2	20 M2	N&E	Y	>2 HR	>2 HR		Y	Y		
2.03	First Floor	3-BED + STUDY	105 M2	22 M2	N&W	Y	>2 HR	>2 HR			Y		
2.04	First Floor	3-BED + STUDY	113 M2	29 M2	W								
2.05	First Floor	3-BED + STUDY	99 M2	22 M2	S&W	Y							
3.01	Second Floor	3-BED + STUDY	114 M2	20 M2	S&E	Y	>3 HR	>2 HR			Y		
3.02	Second Floor	2-BED + STUDY	93 M2	20 M2	N&E	Y	>3 HR	>3 HR		Y	Y		
3.03	Second Floor	3-BED + STUDY	105 M2	22 M2	N&W	Y	>3 HR	>2 HR			Y		Y
3.04	Second Floor	3-BED + STUDY	113 M2	29 M2	W								
3.05	Second Floor	3-BED + STUDY	99 M2	22 M2	S&W	Y							
4.01	Third Floor	3-BED + STUDY	114 M2	20 M2	S&E	Y	>3 HR	>2 HR		Y	Y		
4.02	Third Floor	2-BED + STUDY	93 M2	20 M2	N&E	Y	>3 HR	>3 HR		Y	Y		
4.03	Third Floor	3-BED + STUDY	105 M2	22 M2	N&W	Y	>3 HR	>2 HR			Y		Y
4.04	Third Floor	3-BED + STUDY	113 M2	29 M2	W								
4.05	Third Floor	3-BED + STUDY	99 M2	22 M2	S&W	Y							
5.01	Fourth Floor	3-BED + STUDY	114 M2	20 M2	S&E	Y	>3 HR	>2 HR		Y	Y		
5.02	Fourth Floor	2-BED + STUDY	93 M2	20 M2	N&E	Y	>3 HR	>3 HR		Y	Y		
5.03	Fourth Floor	3-BED + STUDY	105 M2	22 M2	N&W	Y	>3 HR	>2 HR			Y		Y
5.04	Fourth Floor	3-BED + STUDY	113 M2	29 M2	W								
5.03	Fourth Floor	3-BED + STUDY	99 M2	22 M2	S&W	Y				Y			
6.01	Fifth Floor	3-BED + STUDY	114 M2	20 M2	S&E	Y	>3 HR	>2 HR		Y	Y		
6.02	Fifth Floor	2-BED + STUDY	93 M2	20 M2	N&E	Y	>3 HR	>3 HR		Y	Y		
6.03	Fifth Floor	3-BED + STUDY	105 M2	22 M2	N&W	Y	>3 HR	>2 HR			Y		Y
6.04	Fifth Floor	3-BED + STUDY	113 M2	29 M2	W								
6.03	Fifth Floor	3-BED + STUDY	99 M2	22 M2	S&W	Y							
7.01	Sixth Floor	3-BED + STUDY	114 M2	20 M2	S&E	Y	>3 HR	>2 HR		Y	Y		
7.02	Sixth Floor	2-BED + STUDY	93 M2	20 M2	N&E	Y	>3 HR	>3 HR		Y	Y		
7.02	Sixth Floor	3-BED + STUDY	105 M2	22 M2	N&W	Y	>3 HR	>2 HR			Y		Y
7.03	Sixth Floor	3-BED + STUDY	113 M2	29 M2	W								
7.03	Sixth Floor	3-BED + STUDY	99 M2	22 M2	S&W	Y							
8.01	Seventh Floor	3-BED + STUDY	114 M2	20 M2	S&E	Y	>3 HR	>2 HR		Y	Y		
8.02	Seventh Floor	2-BED + STUDY	93 M2	20 M2	N&E	Y	>3 HR	>3 HR		Y	Y		
8.03	Seventh Floor	3-BED + STUDY	105 M2	22 M2	N&W	Y	>3 HR	>2 HR			Y		Y
8.04	Seventh Floor	3-BED + STUDY	113 M2	29 M2	W								
8.03	Seventh Floor	3-BED + STUDY	99 M2	22 M2	S&W	Y							
35	Units		3,644 M2	791 M2		28	21	21	0	15	21	0	

BLOCK B													
UNIT No	LEVEL	TYPE	AREA	BALCONY	ORIENTATION	CROSS VENTILATION	SOLAR ACCESS BALCONY	SOLAR ACCESS LIVING	SOUTH ASPECT	OPENABLE KITCHEN WINDOWS	LIVABLE HOUSING COMPLIANT	ADAPTABLE UNIT	
1.01	Ground Floor	2-BED	73 M2	22 M2	S&E	Y	>2 HR						
1.02	Ground Floor	2-BED + STUDY	89 M2	21 M2	N&E	Y	>3 HR	>3 HR			Y	Y	
1.03	Ground Floor	1-BED + STUDY	54 M2	14 M2	N		>3 HR	>3 HR					
1.04	Ground Floor	2-BED + STUDY	91 M2	14 M2	N		>3 HR	>3 HR			Y		
2.01	First Floor	2-BED + STUDY	93 M2	29 M2	S&W	Y	>2 HR	>2 HR		Y	Y		Y
2.02	First Floor	2-BED + STUDY	90 M2	21 M2	N&W	Y	>3 HR	>3 HR			Y		
2.03	First Floor	1-BED + STUDY	54 M2	14 M2	N		>3 HR	>3 HR					
2.04	First Floor	1-BED + STUDY	54 M2	14 M2	N		>3 HR	>3 HR					
2.05	First Floor	2-BED + STUDY	87 M2	27 M2	N&W	Y	>3 HR	>3 HR		Y			
2.06	First Floor	2-BED + STUDY	78 M2	17 M2	W						Y	Y	Y
2.07	First Floor	3-BED + STUDY	110 M2	33 M2	S&W	Y				Y	Y		
3.01	Second Floor	2-BED + STUDY	93 M2	29 M2	S&W	Y	>2 HR	>2 HR		Y	Y		
3.02	Second Floor	2-BED + STUDY	90 M2	21 M2	N&W	Y	>3 HR	>3 HR			Y	Y	Y
3.03	Second Floor	3-BED + STUDY	111 M2	28 M2	N		>3 HR	>3 HR					
3.04	Second Floor	2-BED + STUDY	87 M2	27 M2	N&W	Y	>3 HR	>3 HR		Y			
3.05	Second Floor	2-BED + STUDY	78 M2	17 M2	W						Y	Y	Y
3.06	Second Floor	3-BED + STUDY	110 M2	33 M2	S&W	Y				Y	Y		
4.01	Third Floor	2-BED + STUDY	93 M2	29 M2	S&W	Y	>3 HR	>2 HR		Y	Y		
4.02	Third Floor	2-BED + STUDY	90 M2	21 M2	N&W	Y	>3 HR	>3 HR			Y	Y	Y
4.03	Third Floor	3-BED + STUDY	111 M2	28 M2	N		>3 HR	>3 HR					
4.04	Third Floor	2-BED + STUDY	87 M2	27 M2	N&W	Y	>3 HR	>3 HR		Y			
4.05	Third Floor	2-BED + STUDY	78 M2	17 M2	W						Y	Y	Y
4.06	Third Floor	3-BED + STUDY	110 M2	33 M2	S&W	Y				Y	Y		
5.01	Fourth Floor	2-BED + STUDY	84 M2	15 M2	S&E	Y	>3 HR	>3 HR		Y	Y		
5.02	Fourth Floor	2-BED	79 M2	24 M2	N&E	Y	>3 HR	>3 HR		Y			
5.03	Fourth Floor	3-BED	100 M2	52 M2	N&W	Y	>3 HR	>3 HR		Y			
5.04	Fourth Floor	2-BED + STUDY	86 M2	35 M2	S&W	Y							
6.01	Fifth Floor	2-BED + STUDY	84 M2	15 M2	S&E	Y	>3 HR	>2 HR		Y	Y		
6.02	Fifth Floor	2-BED	79 M2	27 M2	N&E	Y	>3 HR	>3 HR		Y			
6.03	Fifth Floor	3-BED	100 M2	37 M2	N&W	Y	>3 HR	>3 HR		Y			
6.04	Fifth Floor	2-BED + STUDY	86 M2	29 M2	S&W	Y							
31	Units		2,253 M2	644 M2		22	23	22	0	15	16	7	

BLOCK C													
UNIT No	LEVEL	TYPE	AREA	BALCONY	ORIENTATION	CROSS VENTILATION	SOLAR ACCESS BALCONY	SOLAR ACCESS LIVING	SOUTH ASPECT	OPENABLE KITCHEN WINDOWS	LIVABLE HOUSING COMPLIANT	ADAPTABLE UNIT	
1.01	Ground Floor	3-BED + STUDY	112 M2	50 M2	N&E	Y	>3 HR	>3 HR		Y			
1.02	Ground Floor	2-BED + STUDY	93 M2	14 M2	N		>3 HR	>3 HR					
1.03	Ground Floor	1-BED + STUDY	63 M2	14 M2	N		>3 HR	>3 HR			Y	Y	
1.04	Ground Floor	2-BED + STUDY	90 M2	15 M2	N&W	Y	>3 HR	>3 HR		Y			
1.05	Ground Floor	2-BED + STUDY	91 M2	18 M2	S&W	Y					Y	Y	
1.06	Ground Floor	2-BED + STUDY	81 M2	14 M2	S				S		Y		
2.01	First Floor	2-BED + STUDY	93 M2	15 M2	S&E	Y	>3 HR			Y	Y		Y
2.02	First Floor	1-BED + STUDY	62 M2	15 M2	N&E	Y	>3 HR	>3 HR		Y	Y		Y
2.03	First Floor	2-BED + STUDY	85 M2	25 M2	N&E	Y	>3 HR	>3 HR		Y			
2.04	First Floor	1-BED + STUDY	68 M2	14 M2	N		>3 HR	>3 HR			Y	Y	Y
2.05	First Floor	1-BED + STUDY	63 M2	14 M2	N		>3 HR	>3 HR			Y	Y	Y
2.06	First Floor	2-BED + STUDY	91 M2	15 M2	N&W	Y	>3 HR	>3 HR		Y			
2.07	First Floor	2-BED + STUDY	91 M2	18 M2	S&W	Y				Y	Y	Y	
2.08	First Floor	2-BED + STUDY	81 M2	14 M2	S	Y			S		Y		
3.01	Second Floor	2-BED + STUDY	93 M2	15 M2	S&E	Y	>3 HR				Y	Y	Y
3.02	Second Floor	1-BED + STUDY	62 M2	15 M2	N&E	Y	>3 HR	>3 HR		Y	Y		Y
3.03	Second Floor	2-BED + STUDY	85 M2	25 M2	N&E	Y	>3 HR	>3 HR		Y			
3.04	Second Floor	1-BED + STUDY	68 M2	14 M2	N		>3 HR	>3 HR			Y	Y	Y
3.05	Second Floor	1-BED + STUDY	63 M2	14 M2	N		>3 HR	>3 HR			Y	Y	Y
3.06	Second Floor	2-BED + STUDY	91 M2	15 M2	N&W	Y	>3 HR	>3 HR		Y			
3.07	Second Floor	2-BED + STUDY	91 M2	18 M2	S&W	Y				Y	Y	Y	
3.08	Second Floor	2-BED + STUDY	81 M2	14 M2	S	Y			S		Y		
4.01	Third Floor	2-BED + STUDY	89 M2	15 M2	S&E	Y	>3 HR	>3 HR			Y	Y	Y
4.02	Third Floor	1-BED + STUDY	62 M2	15 M2	N&E	Y	>3 HR	>3 HR		Y			
4.03	Third Floor	2-BED + STUDY	85 M2	25 M2	N&E	Y	>3 HR	>3 HR			Y	Y	Y
4.04	Third Floor	1-BED + STUDY	68 M2	14 M2	N		>3 HR	>3 HR			Y	Y	Y
4.05	Third Floor	1-BED + STUDY	63 M2	14 M2	N		>3 HR	>3 HR			Y	Y	Y
4.06	Third Floor	2-BED + STUDY	91 M2	15 M2	N&W	Y	>3 HR	>3 HR		Y			
4.07	Third Floor	2-BED + STUDY	91 M2	18 M2	S&W	Y				Y	Y	Y	Y
4.08	Third Floor	2-BED + STUDY	81 M2	14 M2	S	Y			S		Y		
5.01	Fourth Floor	3-BED	111 M2	14 M2	S&E	Y	>3 HR	>3 HR			Y		
5.02	Fourth Floor	2-BED	74 M2	30 M2	N&E	Y	>3 HR	>3 HR		Y	Y		
5.03	Fourth Floor	2-BED + STUDY	80 M2	22 M2	N		>3 HR	>3 HR			Y		
5.04	Fourth Floor	2-BED + STUDY	94 M2	21 M2	N,S&W	Y	>3 HR	>3 HR		Y			
6.01	Fifth Floor	3-BED	111 M2	14 M2	S&E	Y	>3 HR	>2 HR			Y		
6.02	Fifth Floor	2-BED	74 M2	27 M2	N&E	Y	>3 HR	>3 HR		Y	Y		
6.03	Fifth Floor	2-BED + STUDY	80 M2	22 M2	N		>3 HR	>3 HR			Y		
6.04	Fifth Floor	2-BED + STUDY	94 M2	21 M2	N,S&W	Y	>3 HR	>3 HR					
38	Units		3,149 M2	688 M2		28	30	28	4	17	26	16	

BLOCK D													
UNIT No	LEVEL	TYPE	AREA	BALCONY	ORIENTATION	CROSS VENTILATION	SOLAR ACCESS BALCONY	SOLAR ACCESS LIVING	SOUTH ASPECT	OPENABLE KITCHEN WINDOWS	LIVABLE HOUSING COMPLIANT	ADAPTABLE UNIT	
1.01	Ground Floor	2-BED + STUDY	100 M2	66 M2	S&E	Y	>3 HR	>3 HR			Y		
1.02	Ground Floor	2-BED + STUDY	83 M2	56 M2	E		>3 HR	>3 HR					
1.03	Ground Floor	2-BED + STUDY	91 M2	61 M2	N&E	Y	>3 HR	>3 HR			Y		
2.01	First Floor	3-BED	103 M2	39 M2	S&E	Y	>3 HR	>3 HR				Y	
2.02	First Floor	2-BED + STUDY	88 M2	25 M2	N&E	Y	>3 HR	>3 HR			Y		
2.03	First Floor	2-BED + STUDY	79 M2	23 M2	N		>3 HR	>3 HR				Y	Y