

278-282 Barkly Street

8

Brunswick



Barkly Square

Elements
278-282 Barkly Street
BRUNSWICK VIC 3056

BARKLY STREET

SYDNEY ROAD



278 — 282
Barkly St —

BRUNSWICK ROAD

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Introduction

This property offers a prime Melbourne City Fringe location with an approved 'Plus Architecture' permit for an eight-level mixed-use building, conveniently situated just steps from Brunswick's main shopping hub, Barkly Square Gardens, and with immediate access to Jewell Station and ample open spaces, promising an unparalleled inner-city living experience for future residents at 272-282 Barkly Street.

EXECUTIVE SUMMARY

**Address**

278-282 Barkly Street, Brunswick, VIC 3056

**Location**

Situated in the vibrant suburban fringe of Braunschweig, encircled by an abundance of amenities such as shopping, public transportation, and green spaces.

**Land area**

With an expansive land area of 765 sqm

**Zone**

Commercial 1 Zoning

**Project specifications**

Double-fronted site in a highly desirable city fringe location with existing planning permission.

**Planning Permit**

39 Apartments and 1 retail space on the ground floor approved.

Permit for an eight-story building.

Net salable area measures 3,319 square meters.



Site Particulars

Address	278 – 282 Barkly Street, Brunswick
Title Particulars	Volume 02833 Folio 495 Lot 1 on Title Plan 515694D Volume 09069 Folio 715 Lot 1 on Title Plan 128792L
Zoning	C1Z - Commercial 1 Zone
Overlays	DCPO1 - Development Contributions Plan Overlay - Schedule 1 DDO18 - Design And Development Overlay - Schedule 18 EAO - Environmental Audit Overlay PO1 - Parking Overlay - Precinct 1

Barkly Street Frontage (North)	18.3m ²
Eastern Boundary	41.82m ²
Laneway Frontage (South)	18.2m ²
Western Boundary	41.82m ²
Total land Area	765m ²

The Permit

The property features an approved planning permit, designed by well renowned Architecture firm, Plus Architects, for an eight storey mixed use building featuring 39 apartments, 1 ground floor retail premises with total Net Saleable Area of 3,102m².*

Planning Permit	Permitted Use
No. of Apartments	39 Apartments (1,2,3 bedrooms)
No. of Retail Units	1 Ground level retail premise
Residential NSA	2,923m ²
Total NSA	3,102m ²
Car Parking	42 Car Parks



KEY HIGHLIGHTS



Permit Granted

The property has received approved planning permission for an eight-storey mixed-use development comprising apartments and one retail shop on the ground floor, encompassing a total net salable area of 3,102 square meters.



Double Frontage

The 765sqm features double frontage, offering breathtaking views and abundant natural light throughout the development.



Garden

Brunswick's parklands, including Princes Park and Gilpin Park, provide abundant green space and a tranquil retreat from urban life. These meticulously maintained parks serve as vibrant community centers, fostering social connectivity and recreational activities.



Public Transit

Brunswick boasts exceptional public transport accessibility, situated roughly 50 meters from Jewell Train Station and 30 meters from the Sydney Road/Brunswick Road bus station, facilitating seamless connections to the Melbourne CBD and the broader Melbourne region.



Housing market experiencing a supply deficit.

Situated in a highly desirable northern city fringe location, the surrounding area is significantly lacking in quality and affordable housing, while offering immediate access to a plethora of amenities.



Enviably vibrant retail landscape Brunswick's retail environment is vibrant.

Sydney Road, home to renowned brands and local treasures, features iconic venues like Dejour Jeans and Lost and Found Market, alongside beloved cafes such as Brunetti Oro and Green Refectory, as well as pubs like the Retreat Hotel and The Cornish Arms, guaranteeing an exceptional shopping and dining experience.

LOCATION

It is located in an enviable and unparalleled position on the edge of Melbourne, just 3.5 km from the Melbourne CBD. It is surrounded by convenient amenities such as the Sydney Road retail precinct, public transport, and vibrant parks.



Retail and Amenities

- 1 Barkly Square
- 2 Chemist Warehouse
- 3 Woolworths
- 4 Cheaper Buy Miles
- 5 Ciao Mamma!
- 6 Brunetti Oro
- 7 McDonalds
- 8 7 Eleven
- 9 Barkly's Kitchen
- 10 Cornish Arms Hotel



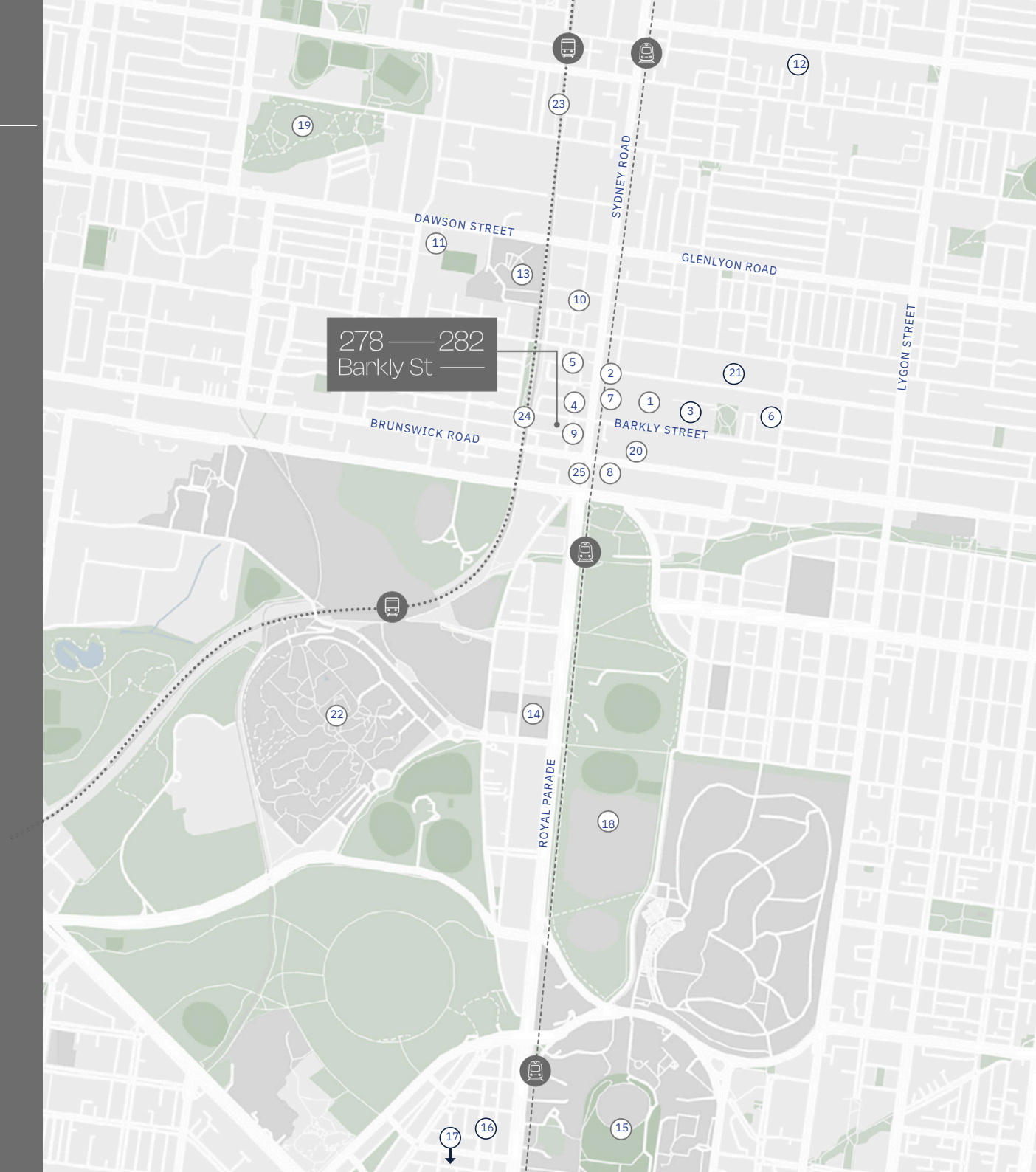
Education and Healthcare

- 11 Brunswick Secondary College
- 12 Guardian Child Care
- 13 RMIT Brunswick Campus
- 14 Monash University Parkville campus
- 15 University of Melbourne
- 16 University High School
- 17 Royal Melbourne Hospital



Transport and Leisure

- 18 Princes Park
- 19 Gilpin Park
- 20 Boulder Lab
- 21 Doherty's Gym
- 22 Melbourne Zoo
- 23 Brunswick Station
- 24 Jewell Station
- 25 Sydney Road/ Brunswick Road Trams



A walk score of 97% for a fuller life

Just 3.5 km from Melbourne's CBD. With dedicated bike paths and lush parks, it's a tranquil retreat in a city where convenience is a luxury enjoyed by the lucky few. Enjoy dining, recreation, and fitness at the expansive Princes Hill Park or nearby zoo, accompanied by the enchanting sounds of exotic wildlife. Walk to Barkly Square, Jewell Station, or trams in just two minutes, all while minimizing your carbon footprint. Top-notch secondary and tertiary institutions, including RMIT, are just a five-minute stroll away.



CONCEPT - Build to Rent

- 1 retails total NSA 176 sqm
- 141 apartments total NSA 3,143 sqm
- 94 bicycle parking spaces and 3 car spaces
- Refer to concept design plans for more information

DEVELOPMENT SUMMARY

278-282 Barkly Street
Development Summary - Feso

	Residential Types			Residential Areas (m2)	Commercial (m2)	Communal (m2)	Amenities (m2)			GFA	Car Spaces	Bicycles
Nos. Of Levels	Studio	DDA Studio	Total	NSA	NLA			Lobbies/ Corridors	Core/ Services	TOTAL		
1	0	0	0	-	176	75	89	81	266	687	3	94
1	20	1	21	469				73	35	577		
1	20	1	21	469				73	35	577		
1	20	1	21	469				73	35	577		
1	20	1	21	469				73	35	577		
1	20	1	21	469				73	35	577		
1	20	1	21	469				73	35	577		
1	15	0	15	329		135 (Terrace)	5	73	35	442		
1	0	0	0	-				-	10	10		
9	135	6	141	3143	176	75	94	592	521	4601	3	94
	95.74%	4.26%	100%									
Above Grd GFA										4,601		

Totals

Total Site Area (m2)	765
Total No. Dwellings	141
Total number of Apts	141
Car Spaces	3
Bicycles	94

The information presented herein is preliminary. It will require further advice from a professional planning consultant and other consultants and is subject to approval from the relevant Statutory Authorities.

Accurate survey information will be required from a licensed land surveyor. Any information shown to date shall be subject to confirmation by a licensed land surveyor.

Floor areas shown have generally been measured using the guidelines – ‘Method of Measurement for Residential Property’ – published by the Property Council of Australia.

All areas and measurements shown are rounded to the nearest whole number.

All areas shown have generally been measured from drawings produced at the yield study stage and are approximate and for illustrative purposes only.

Further development of this design will require information produced by a number of specialist consultants. This information, together with other considerations, such as the requirements of relevant statutory authorities, construction tolerances and the like, and/or changes requested by the client, may result in significant changes to the information presented.

Architectural designer accepts no legal responsibilities for any decision, commercial or otherwise, made on the basis of the information presented.



PROJECT NAME
BTR FESO
PROJECT ADDRESS

DRAWING TITLE
GROUND FLOOR

DRAWN BY
CHECKED
SCALE

Author
Checker
1 : 100@ A1

PROJECT NO
1906
ST AT US

DWG NO
FS01.01

REV

TCPSDRKOENWSDTISNGICETMNPRI LN DUISAECNSRVTSNUYEIIOEIGLNNOPISMSEUNE
REV DATE DESCRIPTION

FOR INFORMATION ONLY

Builders / contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect / consultant. Serene Studio retains copyright and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect / consultant. Serene Studio performs the required architectural services.

278 -282 BARKLY STREET



PROJECT NAME
BTR FESO
PROJECT ADDRESS

DRAWING TITLE
TYPICAL LEVELS (L1-L6)

DRAWN BY
CHECKED
SCALE

Author
Checker
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PROJECT NO
1906
ST AT US

DWG NO
FS01.02

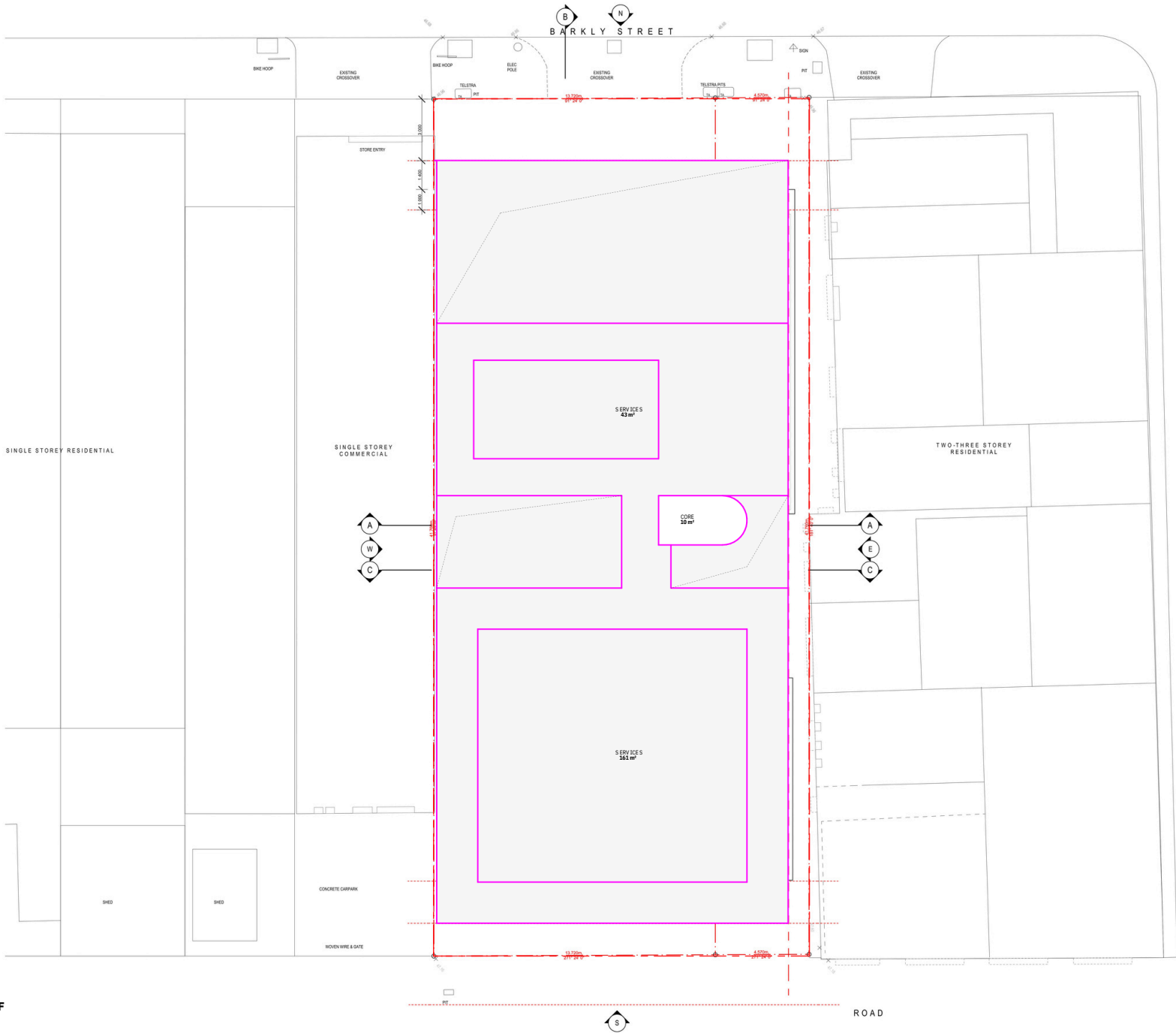
REV

REV DATE

FOR INFORMATION ONLY
DESCRIPTION

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278 -282 BARKLY STREET



ROOF

ROAD

PROJECT NAME
BTR FESO
PROJECT ADDRESS

DRAWING TITLE
ROOF

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PROJECT NO
1906
ST AT US

DWG NO
FS01.04

REV

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TCPSDRKOENEWSNDTISNGICETMNPRI LN DUISAECNSRVTSUNYETIOEIGNNOG PISM SLONE
REV DATE DESCRIPTION

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278 -282 BARKLY STREET

YOUR OPPORTUNITY

2024

BRUNSWICK

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BRUNSWICK VIC 3056