

1906 Co-living 278-282 Barkly Street Brunswick VIC 3056

Feasibility Study
Sept 2024

SITE LOCATION





SITE



PLANNING SCHEMES

[illegible][illegible][illegible][illegible][illegible]

PLANNING PROPERTY REPORT

Planning Overview

The map indicates the land's zoning affecting the land.

[illegible]

DESIGN



PROJECT NAME
Brunswick Co-living
PROJECT ADDRESS
**278-282 Barkly St
Brunswick VIC 3056**

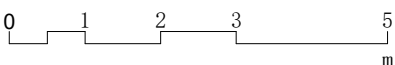
DRAWING TITLE
ARCHITECTURAL DESIGN

DRAWN BY
CHECKED
SCALE

Author
Checker
1 : 1 @ A1

PROJECT NO
1906
STATUS
FEASIBILITY

DWG NO
FS00.04
REV
A

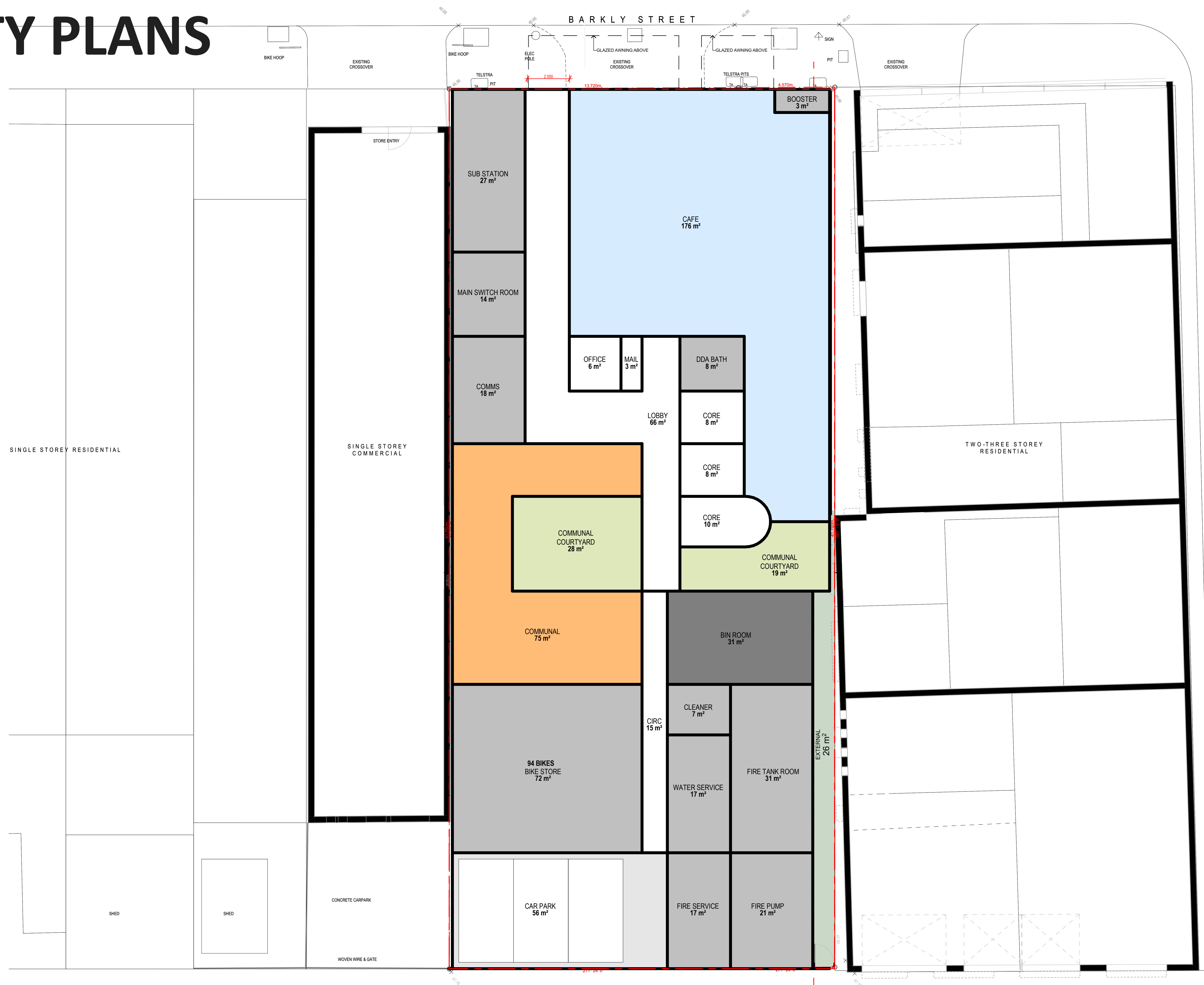


REV	DATE	DESCRIPTION
A	20.09.2024	FEASIBILITY ISSUE



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 and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect / consultant. Serene Studio retains copyright and grants the client a licence to use the design for the purposes of this project, but only for the particular stages of services for which Serene Studio performs the required architectural services.

FEASIBILITY PLANS



PROJECT NAME
Brunswick Co-living

PROJECT ADDRESS
**278-282 Barkly St
Brunswick VIC 3056**

DRAWING TITLE

GROUND FLOOR

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CHECKED Checker
SCALE 1 : 100@ A1

PROJECT NO
1906
STATUS
FEASIBILITY

DWG NO REV
FS01.01 **A**



A	20.09.2024	FEASIBILITY ISSUE
REV	DATE	DESCRIPTION



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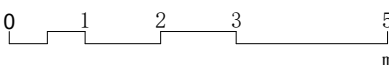
FEASIBILITY PLANS



PROJECT NAME
Brunswick Co-living
PROJECT ADDRESS
**278-282 Barkly St
Brunswick VIC 3056**

DRAWING TITLE
TYPICAL LEVELS (L1-L6)

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SCALE
Author
Checker
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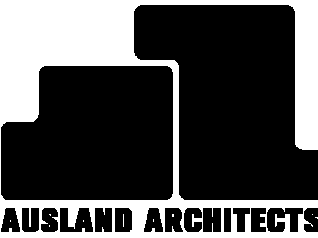


PROJECT NO
1906
STATUS
FEASIBILITY

DWG NO
FS01.02
REV
A

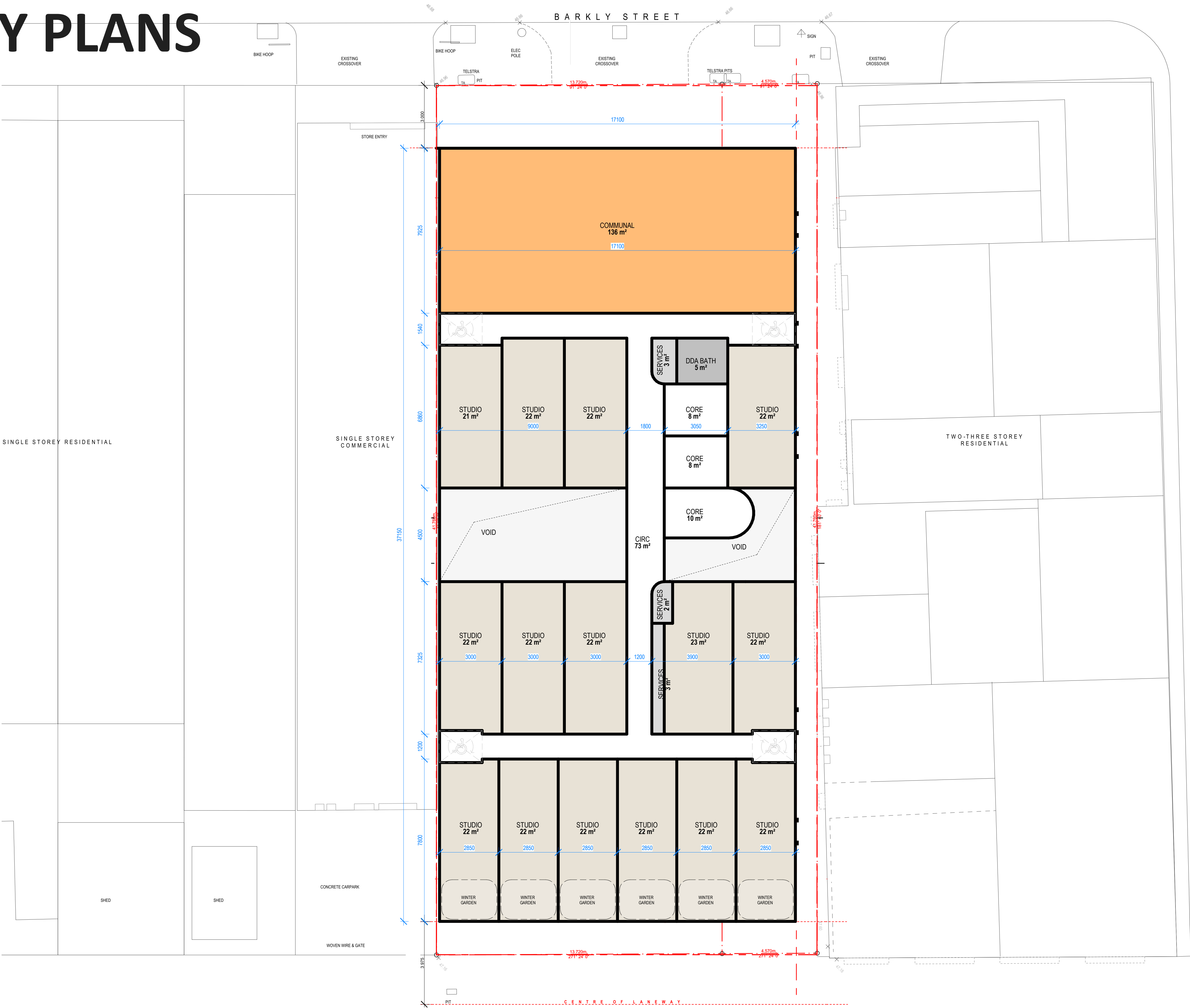


REV	DATE	DESCRIPTION
A	20.09.2024	FEASIBILITY ISSUE



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FEASIBILITY PLANS



PROJECT NAME
Brunswick Co-living
PROJECT ADDRESS
**278-282 Barkly St
Brunswick VIC 3056**

DRAWING TITLE
LEVEL 7

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SCALE
Author
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PROJECT NO
1906
STATUS
FEASIBILITY

DWG NO
FS01.03
REV
A

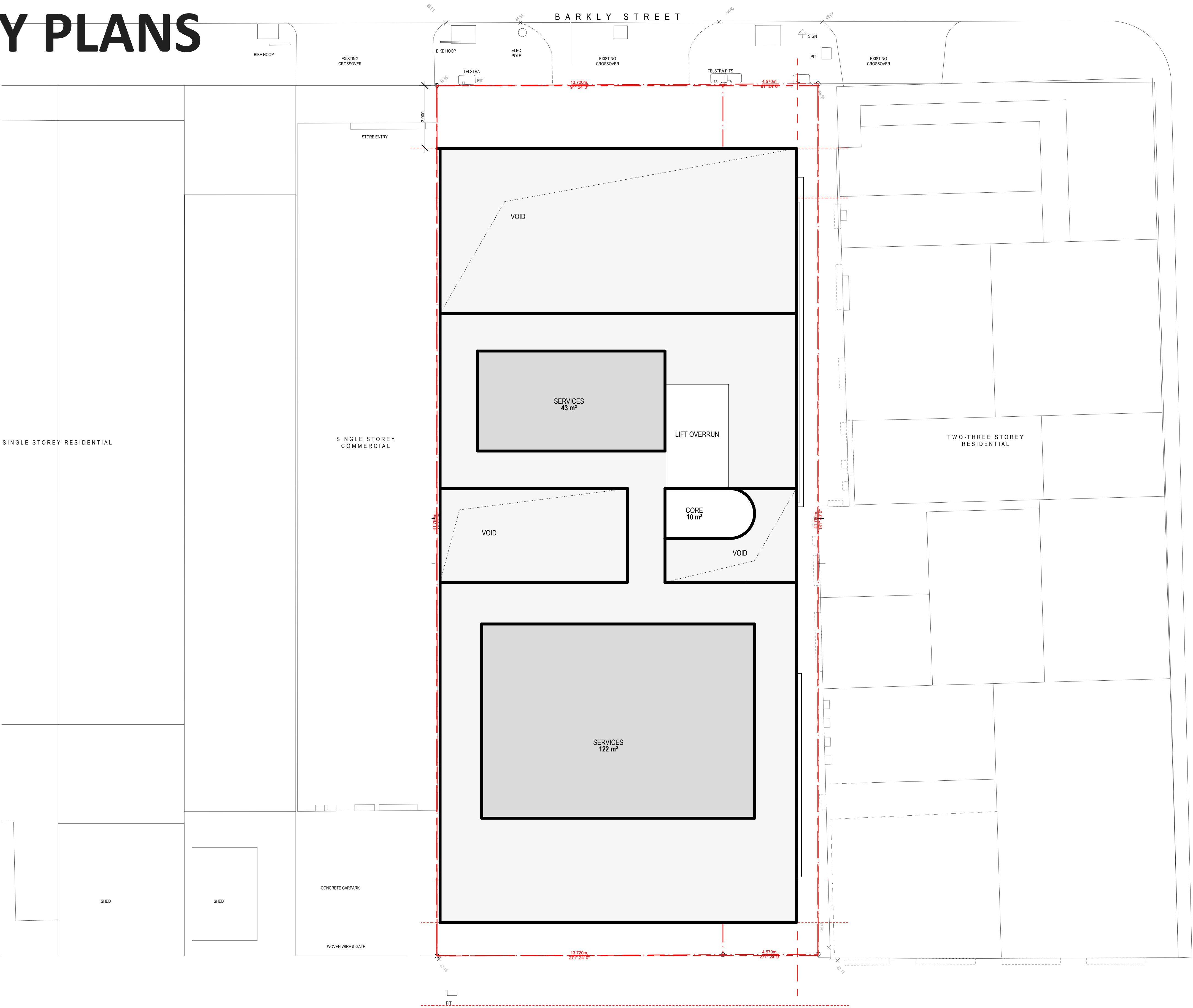


REV	DATE	DESCRIPTION
A	20.09.2024	FEASIBILITY ISSUE



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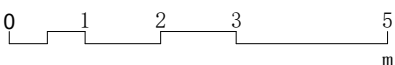
FEASIBILITY PLANS



PROJECT NAME
Brunswick Co-living
PROJECT ADDRESS
**278-282 Barkly St
Brunswick VIC 3056**

DRAWING TITLE
ROOF

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SCALE
Author
Checker
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PROJECT NO
1906
STATUS
FEASIBILITY

DWG NO
FS01.04
REV
A



REV	DATE	DESCRIPTION
A	20.09.2024	FEASIBILITY ISSUE



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DEVELOPMENT SUMMARY

278-282 Barkly Street
Development Summary - Feso

Date 20/09/2024
FEASIBILITY

	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
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Totals

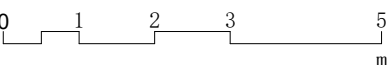
Total Site Area (m2)	764
Total No. Dwellings	141
Total number of Apts	141
Car Spaces	3
Bicycles	94

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
Brunswick Co-living
PROJECT ADDRESS
278-282 Barkly St
Brunswick VIC 3056

DRAWING TITLE
DEV SUM

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PROJECT NO
1906
STATUS
FEASIBILITY

DWG NO
FS02.01
REV
A

A	20.09.2024	FEASIBILITY ISSUE	
REV	DATE	DESCRIPTION	



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