

**ADVERTISED
PLAN**

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Project Description Mixed Use Development
Project Address 32-50 Rokeby St, Collingwood 3066

32-50 Rokeby St
Combined Submission

32-38 Rokeby St
Council Reference: PLN22/0902

40-50 Rokeby St
Permit Number: PLN20/0168

Drawing Number	Revision	
22006_32-50R_A Date: 19/12/2023	22006_32-38R_C Date: 29/3/2023	22015_40-50R_C Date: 12/10/2023
General/ Overall	<ul style="list-style-type: none"> + Basement: Inclusion of B02 and B03 + Basement shared with 40-50 Rokeby St + Ground: Revised ground floor layout - no car parking on ground + Ground: Introduced 3m setback on ground level (consistent with 40 Rokeby St) + Podium: Inclusion of a recess in the podium along Rokeby St (aimed to break the building mass along the street) + Overall: Revised façade strategy + Increased car parking numbers + Increased bike parking numbers 	<ul style="list-style-type: none"> + Basement: Inclusion of B03 + Basement: shared with 32-38 Rokeby St + Ground: Revised layout + Rooftop: Revised layout
22015_TP001_A Cover Sheet	+ No changes	
22015_TP005_A Existing Site Conditions / Survey	+ No changes	
22015_TP020_A Area Schedule	<ul style="list-style-type: none"> + Added B02 and B03 + Revised area schedule + Increased car parking numbers (18 to 37) + Increased bike parking number (31 to 38) 	<ul style="list-style-type: none"> + Added B03 + Revised area schedule + Revised car parking numbers (78 to 132) + Revised motorbike parking numbers (9 to 19)
22015_TP050_A Existing Site Plan/Demo Plan	+ No changes	
22015_TP051_A Existing Streetscape Elevations	+ No changes	
22015_TP090_A Finishes	+ Changes to external finishes. Refer to elevations for further detail	<ul style="list-style-type: none"> + Revised BK01: Brick 01 + Revised MW01: Painted Metalwork
22015_TP100 Site Plan	+ No changes	
22015_TP110 B03 Plan	+ Inclusion of B03	
22015_TP111 B02 Plan	+ Inclusion of B02	<ul style="list-style-type: none"> + Added vehicle access to 32-38 Rokeby St basement via 40-50 Rokeby St + Revised carparking numbers
22015_TP112 B01 Plan	<ul style="list-style-type: none"> + Added vehicle access to 32-38 Rokeby St basement via 40-50 Rokeby St + Revised layout + Removal of stacker pit + EOT moved to B02 	<ul style="list-style-type: none"> + Added vehicle access to 32-38 Rokeby St basement via 40-50 Rokeby St + Added carparking numbers + Revised bike parking numbers + EOT relocated to ground floor
22015_TP113 Ground Plan	<ul style="list-style-type: none"> + Increased bike parking numbers + Increased setback to 3m from Rokeby St + Revised layout 	<ul style="list-style-type: none"> + Increased bike parking numbers + Added communal lounge space facing to street + Added wellness facilities (gym, yoga studio) + EOT shifted to ground floor

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	<ul style="list-style-type: none"> + Revised substation location, moved to north boundary + Removal of car parking stacker + Addition of landscaping on east façade 	<ul style="list-style-type: none"> + Reduced shop space
22015_TP114 L01 Plan	<ul style="list-style-type: none"> + Revised façade treatment + Introduced setback in north-west corner 	<ul style="list-style-type: none"> + Increased extent of glazing south of balcony on west facade
22015_TP115_A L02 Plan	<ul style="list-style-type: none"> + Revised façade treatment + Introduced setback in north-west corner 	<ul style="list-style-type: none"> + No changes
22015_TP116_A L03 Plan	<ul style="list-style-type: none"> + Revised façade treatment + Introduced setback in north-west corner 	<ul style="list-style-type: none"> + Revised skylight extent
22015_TP117_A L04 Plan	<ul style="list-style-type: none"> + Revised façade treatment + Introduced setback in north-west corner 	<ul style="list-style-type: none"> + No changes
22015_TP118_A L05 Plan	<ul style="list-style-type: none"> + Revised façade treatment 	<ul style="list-style-type: none"> + Shading system revised to best suit ESD requirements on north facade
22015_TP119_A L06 Plan	<ul style="list-style-type: none"> + Revised façade treatment 	<ul style="list-style-type: none"> + Shading system revised to best suit ESD requirements on north facade
22015_TP120_A L07 Plan	<ul style="list-style-type: none"> + Revised façade treatment 	<ul style="list-style-type: none"> + Shading system revised to best suit ESD requirements on north facade
22015_TP121_A L08 Plan	<ul style="list-style-type: none"> + Revised façade treatment 	<ul style="list-style-type: none"> + Shading system revised to best suit ESD requirements on north facade
22015_TP122_A L09 Plan	<ul style="list-style-type: none"> + Revised façade treatment 	<ul style="list-style-type: none"> + Shading system revised to best suit ESD requirements on north facade
22015_TP123_A L10 Plan	<ul style="list-style-type: none"> + Revised façade treatment 	<ul style="list-style-type: none"> + Shading system revised to best suit ESD requirements on north facade
22015_TP124_A L11 Plan	<ul style="list-style-type: none"> + Revised façade treatment 	<ul style="list-style-type: none"> + Shading system revised to best suit ESD requirements on north facade
22015_TP125_A L12 Plan	<ul style="list-style-type: none"> + Revised façade treatment + Removal of outdoor spaces on the south-west and south-east corners 	<ul style="list-style-type: none"> + Removed: Pergola above balcony space + Revised materiality of level 12 balcony: GL03
22015_TP126_A Roof Plan (Rooftop)	<ul style="list-style-type: none"> + Revised services layout 	<ul style="list-style-type: none"> + Revised basketball court location and size + Revised services layout + Revised garden layout
22015_TP127_A Roof Plan (Lift Overrun)	<ul style="list-style-type: none"> + No changes 	
22015_TP200_A Proposed Streetscape Elevation	<p>Rokeby Street Elevation</p> <ul style="list-style-type: none"> + Ground: Revised Façade treatment + Ground: Substation relocated + L01 – L03: Revised façade treatment – tiling + L01 – L12 Revised façade treatment – curtain wall glazing + L12: No balcony + Roof: Revised parapet <p>Laneway Elevation</p> <ul style="list-style-type: none"> + Ground: Revised Façade treatment – no carpark + Ground: Added Landscaping + L01 – L12 Revised façade treatment – curtain wall glazing + L12: No balcony + Roof: Revised parapet 	<p>Rokeby Street Elevation</p> <ul style="list-style-type: none"> + L01: Increased extent of glazing south of balcony on west facade + L12: Removed pergola on level 12 + L12: Revised materiality of level 12 balcony: GL03 + Rooftop: Revised layout <p>Laneway Elevation</p> <p>Rooftop: Revised location of basketball court to north tower</p>
22015_TP201_A Detail Elevations	<p>North Elevation:</p> <ul style="list-style-type: none"> + L04 – L12: Revised façade treatment + Rooftop: Revised parapet <p>West Elevation:</p> <ul style="list-style-type: none"> + Ground: Revised Façade treatment + Ground: Substation relocated + L01 – L03: Revised façade treatment – tiling 	<p>North Elevation:</p> <ul style="list-style-type: none"> + Rooftop: Revised layout + L04-11: Shading device system revised to best suit ESD requirements <p>West Elevation:</p> <ul style="list-style-type: none"> + L01: Increased extent of glazing south of balcony on west facade

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- + L01 – L12 Revised façade treatment – curtain wall glazing
- + L12: No balcony
- + Roof: Revised parapet
- + L12: Removed pergola on level 12
- + L12: Revised materiality of level 12 balcony: GL03
- Rooftop: Revised location of basketball court to north tower

22015_TP202_A Detail Elevations

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> East Elevation: + Ground: Revised Façade treatment – no carpark + Ground: Added Landscaping + L01 – L12 Revised façade treatment – curtain wall glazing + L12: No balcony + Roof: Revised parapet | <ul style="list-style-type: none"> East Elevation: + Rooftop: Revised location of basketball court to north tower | <ul style="list-style-type: none"> South Elevation: + L12: Removed pergola on level 12 + L12: Revised materiality of level 12 balcony: GL03 Rooftop: Revised layout |
| <ul style="list-style-type: none"> South Elevation: + L04 – L12: Revised façade treatment + Rooftop: Revised parapet | | |

22015_TP300_A Sections

- | | |
|--|---|
| <ul style="list-style-type: none"> + Basement: Inclusion of B02 and B03 + Basement 01 - 03: Added vehicle access to 32-38 Rokeby St basement via 40-50 Rokeby St + Ground Floor: Revised layout | <ul style="list-style-type: none"> + Inclusion of B03 + B01-B03: Added vehicle access to 32-38 Rokeby St basement via 40-50 Rokeby St + Ground Floor: Revised layout + L04-11: Shading device system revised to best suit ESD requirements + Rooftop: Revised layout |
|--|---|

22015_TP301_A Sections

- | | |
|---|---|
| <ul style="list-style-type: none"> + Basement: Inclusion of B02 and B03 + Basement 01-B03: Added vehicle access to 32-38 Rokeby St basement via 40-50 Rokeby St + Ground Floor: Revised layout | <ul style="list-style-type: none"> + Inclusion of B03 + B01-B03: Added vehicle access to 32-38 Rokeby St basement via 40-50 Rokeby St + L04-11: Shading device system revised to best suit ESD requirements + Ground Floor: Revised layout + Rooftop: Revised layout |
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22015_TP302_A Sections

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| <ul style="list-style-type: none"> + No changes | <ul style="list-style-type: none"> + Inclusion of B03 |
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22015_TP900_A Shadow Diagrams

- + No change to shadow
- + No variation to building extent

22015_TP901_A Shadow Diagrams

- + No change to shadow
- + No variation to building extent

22015_TP902_A Shadow Diagrams

- + No change to shadow
- + No variation to building extent

22015_TP903_A Shadow Diagrams

- + No change to shadow
- + No variation to building extent

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