

# 85-93 WILSON STREET, BRIGHTON

## AGED CARE BUILDING

### TOWN PLANNING SUBMISSION



Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

#### NOTES

#### DRAWING LIST

TP-000	PROJECT INFORMATION
TP-001	COVER PAGE
TP-002	SURVEY
TP-003	3D PERSPECTIVE WILSON ST
TP-004	3D PERSPECTIVE ALVERNA GROVE

TP-010	SITE
TP-011	DEMOLITION SITE PLAN
TP-012	PROPOSED SITE PLAN

TP-100	GENERAL ARRANGEMENT PLANS
TP-101	BASEMENT FLOOR PLAN
TP-102	GROUND FLOOR PLAN
TP-103	LEVEL 1 FLOOR PLAN
TP-104	LEVEL 2 FLOOR PLAN
TP-105	LEVEL 3 FLOOR PLAN
TP-106	ROOF PLAN

TP-200	ELEVATIONS
TP-201	ELEVATIONS
TP-202	ELEVATIONS

TP-300	SECTIONS
TP-301	SECTIONS
TP-302	SECTIONS
TP-303	SECTIONS
TP-304	SECTIONS
TP-305	SECTIONS
TP-310	SECTIONS - OVERLOOKING STUDIES

TP-900	SHADOW DIAGRAMS
TP-901	SHADOW DIAGRAMS
TP-902	SHADOW DIAGRAMS
TP-903	SHADOW DIAGRAMS
TP-904	SHADOW DIAGRAMS
TP-905	SHADOW DIAGRAMS
TP-906	SHADOW DIAGRAMS

#### SITE AREA

6461 m<sup>2</sup>

#### GROSS FLOOR AREA (GFA)

BASEMENT FLOOR PLAN	4400 m <sup>2</sup>
GROUND FLOOR PLAN	3945 m <sup>2</sup>
LEVEL 1 FLOOR PLAN	3906 m <sup>2</sup>
LEVEL 2 FLOOR PLAN	3258 m <sup>2</sup>
LEVEL 3 FLOOR PLAN	2358 m <sup>2</sup>
	17868 m <sup>2</sup>

#### SITE COVERAGE - BASEMENT

Name	Area	Percentage
BASEMENT - UNBUILT	2083 m <sup>2</sup>	32%
BASEMENT FOOTPRINT	4378 m <sup>2</sup>	68%

#### SITE COVERAGE

AS PER CLAUSE 53.17-3 OF THE VICTORIAN PLANNING PROVISIONS, SITE AREA COVERED BY AGED CARE BUILDINGS SHOULD NOT EXCEED 80 PERCENT (%)

Name	Area	Percentage
BUILT AREA	3902 m <sup>2</sup>	60%
UNBUILT AREA	2559 m <sup>2</sup>	40%
	6461 m <sup>2</sup>	

#### GARDEN AREA

AS PER CLAUSE 32.08-4 OF THE VICTORIAN PLANNING PROVISIONS, A MINIMUM OF 35 PERCENT (%) OF THE GROUND FLOOR AREA OF A LOT GREATER THAN 650m<sup>2</sup> IN A RESIDENTIAL ZONE MUST BE SET ASIDE AS GARDEN AREA

Name	Area	Percentage
BUILDING AREA	4127 m <sup>2</sup>	64%
GARDEN AREA	2335 m <sup>2</sup>	36%

NOTE: ALL AREA CALCULATIONS ARE ADVISORY ONLY AND ALL FIGURES SHOULD BE CHECKED AND VERIFIED BY A LICENSED SURVEYOR.

## ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue
-----	------	-------

# MCCUE

402/85 Dover Street  
Cremorne VIC  
3121 Australia

03 7000 4899  
info@studiomccue.com  
studiomccue.com

ABN  
ARBY  
ECSHJ  
NSWARS

78 679 570 794  
600583  
6254  
9689

Project  
ARCARE BRIGHTON  
85-93 WILSON ST, BRIGHTON, 3186

Title  
COVER PAGE

Dwg No  
TP-001

Rev  
G

Scale @ A1

Project No  
24021

Drawn By  
PD

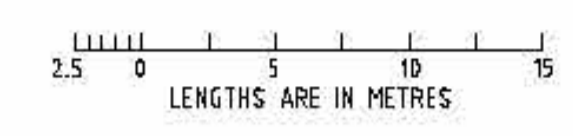
Checked By  
CM

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

NOTES

- SEE SHEET 2 FOR ALL NOTES AFFECTING THIS PLAN.
- ALL NOTES ARE AN IMPORTANT AND AN INTEGRAL PART OF THIS PLAN AND MUST BE READ IN CONJUNCTION WITH THE PLAN DETAIL.
- DATE OF SURVEY: OCTOBER 2024 & JUNE 2025



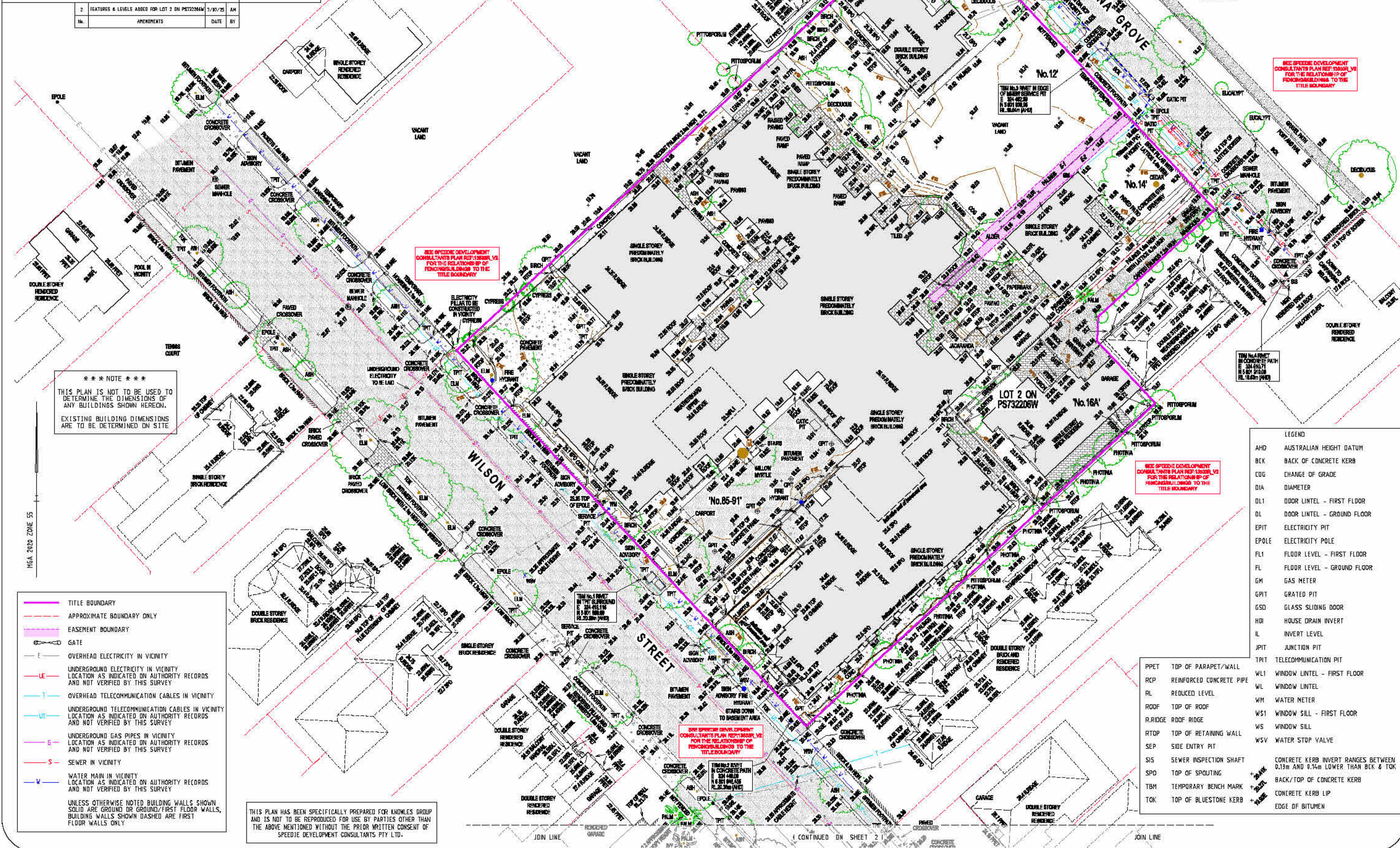
**Speedie Development Consultants Pty Ltd**  
 SURVEYORS, ENGINEERS, PLANNERS AND DEVELOPMENT CONSULTANTS  
 55 Marina Parade, Hastings Victoria 3915 Ph. (03) 5979 5000  
 Email: reception@speedie.com.au

PRINCIPAL KNOWLES GROUP	PROJECT MANAGER: A LDVLOCK
MELWAY REF: 67 G11	DRAWN: A DIXON
SCALE: 1:250 @ A1	CHECKED: AD
	SURVEYOR: M, J, B, L, P, AD

PLAN OF SURVEY  
 10-14 ALVERNA GROVE,  
 16A ALVERNA GROVE AND  
 85-93 WILSON STREET, BRIGHTON 3186

REF NO. 13533F  
 SHEET 3 OF 3 SHEETS  
 DATE 7 JULY 2025  
 VERSION No. 2

No.	FEATURES & LEVELS ADDED FOR LOT 2 ON PS732208W	DATE	BY
2		7/07/25	AM



\*\*\* NOTE \*\*\*  
 THIS PLAN IS NOT TO BE USED TO DETERMINE THE DIMENSIONS OF ANY BUILDINGS SHOWN HEREON. EXISTING BUILDING DIMENSIONS ARE TO BE DETERMINED ON SITE

SEE SPEEDIE DEVELOPMENT CONSULTANTS PLAN REF: 13533F\_V2 FOR THE RELATIONSHIP OF FENCIBLES/LINES TO THE TITLE BOUNDARY

SEE SPEEDIE DEVELOPMENT CONSULTANTS PLAN REF: 13533F\_V2 FOR THE RELATIONSHIP OF FENCIBLES/LINES TO THE TITLE BOUNDARY

SEE SPEEDIE DEVELOPMENT CONSULTANTS PLAN REF: 13533F\_V2 FOR THE RELATIONSHIP OF FENCIBLES/LINES TO THE TITLE BOUNDARY

SEE SPEEDIE DEVELOPMENT CONSULTANTS PLAN REF: 13533F\_V2 FOR THE RELATIONSHIP OF FENCIBLES/LINES TO THE TITLE BOUNDARY

THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR KNOWLES GROUP AND IS NOT TO BE REPRODUCED FOR USE BY PARTIES OTHER THAN THE ABOVE MENTIONED WITHOUT THE PRIOR WRITTEN CONSENT OF SPEEDIE DEVELOPMENT CONSULTANTS PTY LTD.

- TITLE BOUNDARY
  - APPROXIMATE BOUNDARY ONLY
  - EASEMENT BOUNDARY
  - GATE
  - OVERHEAD ELECTRICITY IN VICINITY
  - UNDERGROUND ELECTRICITY IN VICINITY LOCATION AS INDICATED ON AUTHORITY RECORDS AND NOT VERIFIED BY THIS SURVEY
  - OVERHEAD TELECOMMUNICATION CABLES IN VICINITY
  - UNDERGROUND TELECOMMUNICATION CABLES IN VICINITY LOCATION AS INDICATED ON AUTHORITY RECORDS AND NOT VERIFIED BY THIS SURVEY
  - UNDERGROUND GAS PIPES IN VICINITY LOCATION AS INDICATED ON AUTHORITY RECORDS AND NOT VERIFIED BY THIS SURVEY
  - SEWER IN VICINITY
  - WATER MAIN IN VICINITY LOCATION AS INDICATED ON AUTHORITY RECORDS AND NOT VERIFIED BY THIS SURVEY
- UNLESS OTHERWISE NOTED BUILDING WALLS SHOWN SOLID ARE GROUND OR FIRST FLOOR WALLS, BUILDING WALLS SHOWN DASHED ARE FIRST FLOOR WALLS ONLY

LEGEND

AHD	AUSTRALIAN HEIGHT DATUM
BCK	BACK OF CONCRETE KERB
COG	CHANGE OF GRADE
DIA	DIAMETER
DL1	DOOR LINTEL - FIRST FLOOR
DL	DOOR LINTEL - GROUND FLOOR
EPIT	ELECTRICITY PIT
EPOLE	ELECTRICITY POLE
FL1	FLOOR LEVEL - FIRST FLOOR
FL	FLOOR LEVEL - GROUND FLOOR
GM	GAS METER
GPIT	GRATED PIT
GSD	GLASS SLIDING DOOR
HDI	HOUSE DRAIN INVERT
IL	INVERT LEVEL
JPIT	JUNCTION PIT
TPIT	TELECOMMUNICATION PIT
WL1	WINDOW LINTEL - FIRST FLOOR
WL	WINDOW LINTEL
WM	WATER METER
WS1	WINDOW SILL - FIRST FLOOR
WS	WINDOW SILL
WSV	WATER STOP VALVE

CONCRETE KERB INVERT RANGES BETWEEN 0.13m AND 0.14m LOWER THAN BCK & TOK  
 BACK/TOP OF CONCRETE KERB  
 CONCRETE KERB LIP  
 EDGE OF BITUMEN

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Rev	Date	Issue
G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

MCCUE

402/85 Dover Street  
 Cremorne VIC  
 3121 Australia  
 03 7000 4899  
 info@studiomccue.com  
 studiomccue.com

ABN 620053  
 6204  
 NSWARS 9669

78 679 570 794

Project  
 ARCADE BRIGHTON  
 85-93 WILSON ST, BRIGHTON, 3186

TITLE SURVEY

Dwg No	TP-002	Project No	24021
Rev	G	Drawn By	PD
Scale @ A1		Checked By	CM

ADVERTISED  
PLAN

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

NOTES



PLEASE NOTE RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue
-----	------	-------

**MCCUE**

402/65 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899 info@mccue.com.au  
studio@mccue.com  
ABN 600583 6254  
NSWARS 9989

Project  
ARCARE BRIGHTON  
85-93 WILSON ST, BRIGHTON, 3186

Title  
3D PERSPECTIVE WILSON ST

Dwg No	TP-003
Rev	G
Project No	24021
Scale @ A1	PD
Drawn By	CM
Checked By	CM

**ADVERTISED  
PLAN**

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

**NOTES**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue

**MCCUE**

402/85 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899 info@studiomccue.com  
studiomccue.com  
ABN 600583 6254 NSWARS 9989

Project  
**ARCARE BRIGHTON**  
85-93 WILSON ST, BRIGHTON, 3186

Title  
**3D PERSPECTIVE ALVERNA GROVE**

Dwg No	<b>TP-004</b>		
Rev	Project No	Drawn By	Checked By
G	<b>24021</b>	PD	CM
Scale @ A1			

PLEASE NOTE RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

**ADVERTISED PLAN**

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

**NOTES**

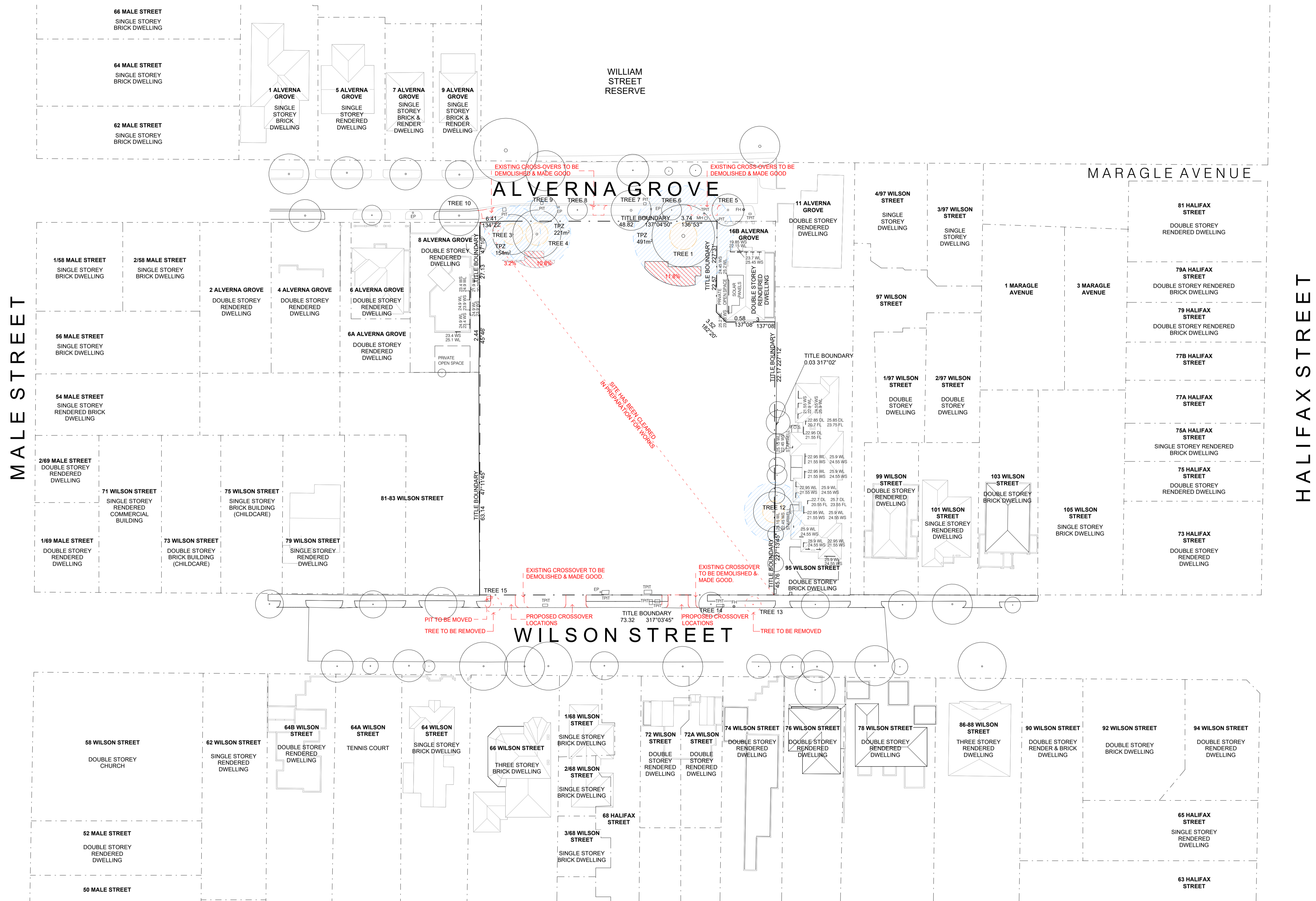
**LEGEND**

- TITLE BOUNDARY
- LINE OF TPZ
- LINE OF SRZ
- TO BE DEMOLISHED
- TREES TO BE DEMOLISHED
- EXISTING ENCROACHMENT TO TREE TPZ

NOTE: TO BE READ IN CONJUNCTION WITH LAND SURVEY AND ARBORIST REPORT.

**TPZ ENCROACHMENT PRIOR TO DEMOLITION**

- TREE 1
- TREE 3
- TREE 4



MALE STREET

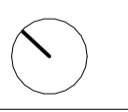
HALIFAX STREET

1 DEMOLITION SITE PLAN  
TP-011 SCALE 1:500

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue



**MCCUE**

402/85 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899  
info@studiomccue.com  
studiomccue.com

ABN 6200583  
6204  
NSWARS 9989

78 679 570 784

Project  
ARCARE BRIGHTON  
85-93 WILSON ST, BRIGHTON, 3186

Title  
DEMOLITION SITE PLAN

Dwg No	TP-011
Rev	G
Scale @ A1	As indicated
Project No	24021
Drawn By	PD
Checked By	CM

**ADVERTISED PLAN**

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

**NOTES**

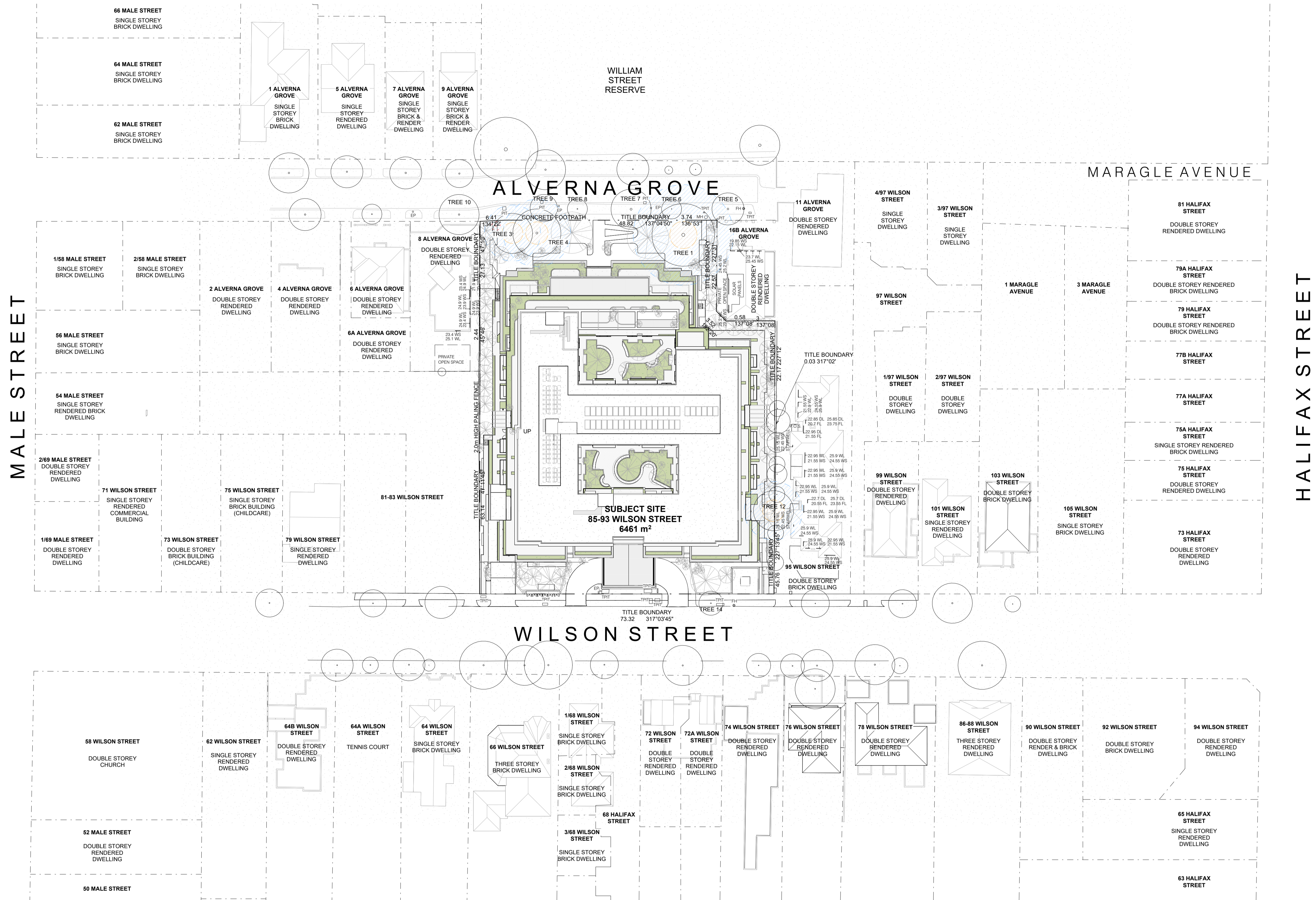
**LEGEND**

- TITLE BOUNDARY
- LINE OF TPZ
- LINE OF SRZ
- TO BE DEMOLISHED
- TREES TO BE DEMOLISHED
- EXISTING ENCROACHMENT TO TREE TPZ

NOTE: TO BE READ IN CONJUNCTION WITH LAND SURVEY AND ARBORIST REPORT.

**TPZ ENCROACHMENT PRIOR TO DEMOLITION**

- TREE 1
- TREE 3
- TREE 4

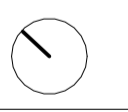


This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

1 PROPOSED SITE PLAN  
TP-012 SCALE 1 : 500

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue



**MCCUE**

402/85 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899 info@mccue.com.au  
studio@mccue.com

ABN 600583 6343 NSWARS 9969 78 679 570 794

Project  
**ARCARE BRIGHTON**  
85-93 WILSON ST, BRIGHTON, 3186

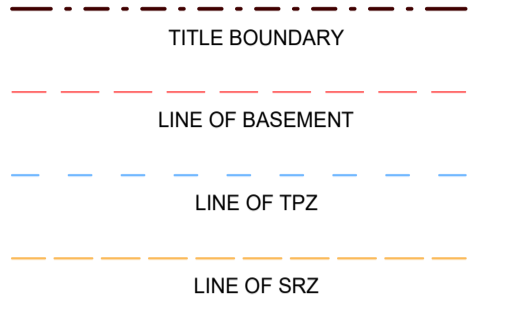
Title  
**PROPOSED SITE PLAN**

Dwg No	TP-012	Project No	24021
Rev	G	Drawn By	PD
Scale @ A1	As indicated	Checked By	CM

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

**NOTES**



HW HABITABLE WINDOW  
NHW NON-HABITABLE WINDOW

**PROPOSED TPZ ENCROACHMENT**



**NOTE:**

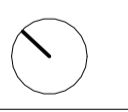
1. FFL, RL AND NGL LEVELS SHOWN ARE IN METER TO AHD.
2. DOUBLE GLAZING OR BETTER TO BE APPLIED TO ALL WINDOWS AND GLAZED DOORS.
3. TO BE READ IN CONJUNCTION WITH THE ARBORISTS REPORT AND LANDSCAPE DRAWINGS.
4. LANDSCAPE IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
5. ANY TREE NOT NOTED IN THE ABOVE LIST IS TO BE NOTED AS HAVING NO INFRINGEMENT ON ITS TREE PROTECTION ZONE.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

H	02/03/2026	FOR TOWN PLANNING
G	14/11/2025	FOR TOWN PLANNING
F	13/11/2025	FOR TOWN PLANNING
E	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue



# MCCUE

40265 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899 info@studiomccue.com  
studio@mccue.com

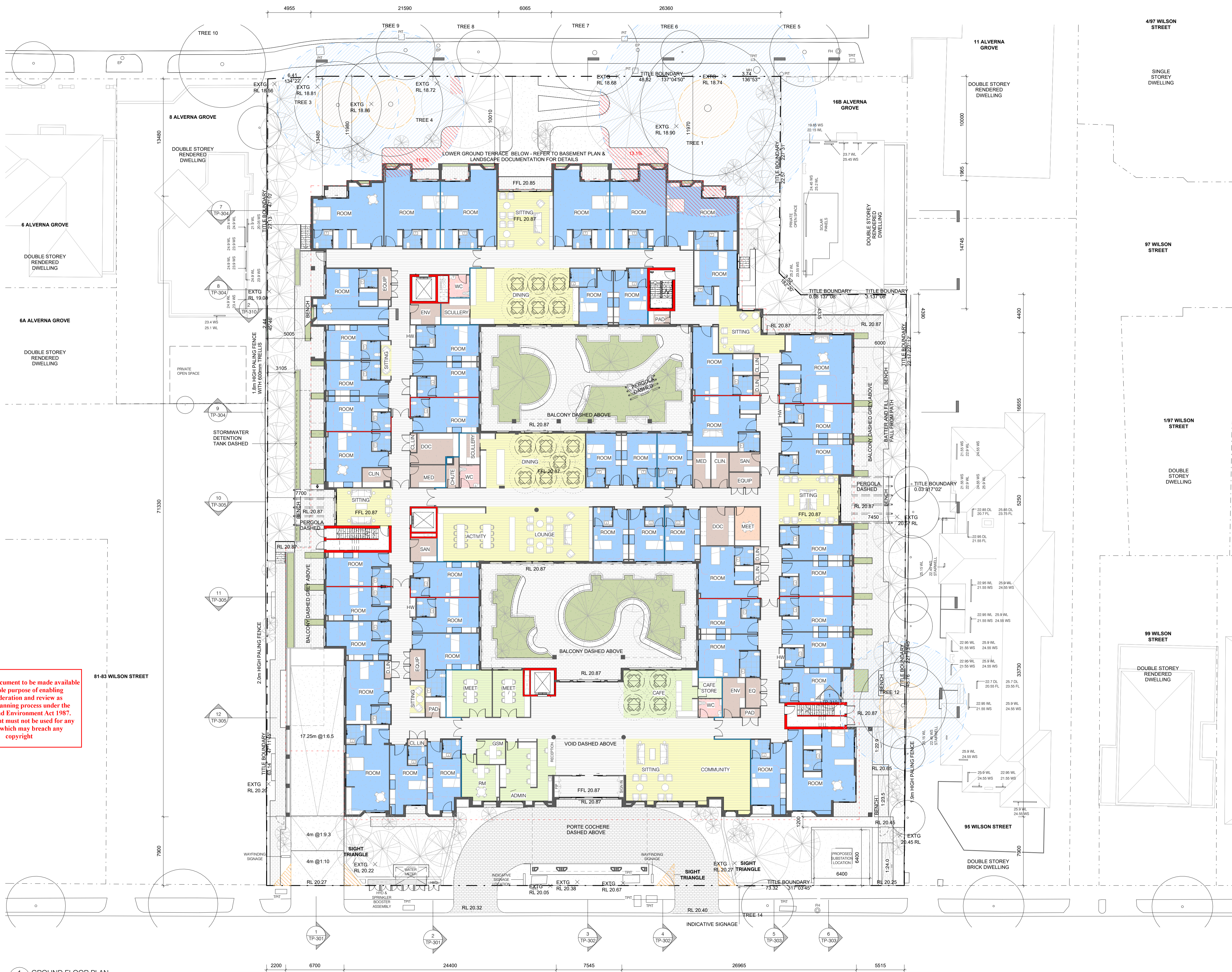
ABN 78 679 570 794  
ARSV 600583  
RCAO 6254  
NSWARS 9969

Project  
**ARCARE BRIGHTON**  
85-93 WILSON ST, BRIGHTON, 3186

Title  
**BASEMENT FLOOR PLAN**

Dwg No	TP-101	Project No	24021
Rev	H	Drawn By	PD
Scale @ A1	As indicated	Checked By	CM

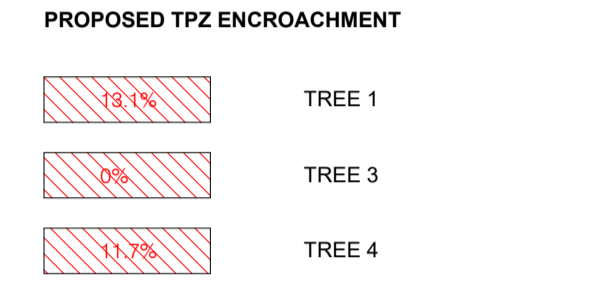
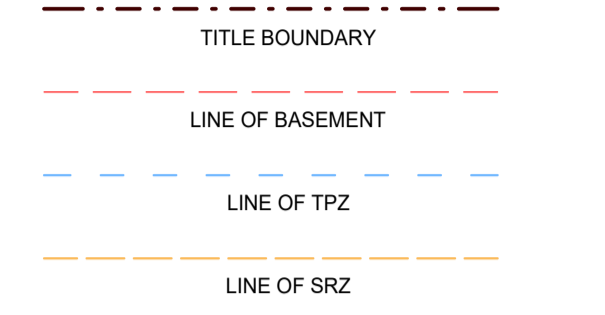




Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

**NOTES**



- NOTE:**
- FLL, RL AND NGL LEVELS SHOWN ARE IN METER TO AHD.
  - DOUBLE GLAZING OR BETTER TO BE APPLIED TO ALL WINDOWS AND GLAZED DOORS. TO BE READ IN CONJUNCTION WITH THE ARBORISTS REPORT AND LANDSCAPE DRAWINGS.
  - LANDSCAPE IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
  - ANY TREE NOT NOTED IN THE ABOVE LIST IS TO BE NOTED AS HAVING NO INFRINGEMENT ON ITS TREE PROTECTION ZONE.

**ADVERTISED PLAN**

H	02/03/2026	FOR TOWN PLANNING
G	14/11/2025	FOR TOWN PLANNING
F	13/11/2025	FOR TOWN PLANNING
E	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue

**MCCUE**

40285 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899  
info@studiomccue.com  
studiomccue.com

ABN 78 679 570 794  
ARS/ 600583  
ES/4 6254  
NSWARS 9869

Project  
**ARCARE BRIGHTON**  
85-93 WILSON ST, BRIGHTON, 3186

Title  
**GROUND FLOOR PLAN**

Dwg No	TP-102	Project No	24021
Rev	H	Drawn By	PD, CM
As indicated		Checked By	CM

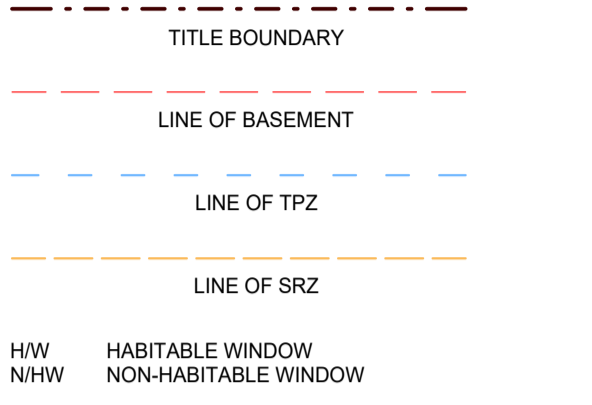
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

**NOTES**



**PROPOSED TPZ ENCROACHMENT**



**NOTE:**

- FFL, RL and NGL LEVELS SHOWN ARE IN METER TO AHD.
- DOUBLE GLAZING OR BETTER TO BE APPLIED TO ALL WINDOWS AND GLAZED DOORS.
- TO BE READ IN CONJUNCTION WITH THE ARBORISTS REPORT AND LANDSCAPE DRAWINGS.
- LANDSCAPE IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
- ANY TREE NOT NOTED IN THE ABOVE LIST IS TO BE NOTED AS HAVING NO INFRINGEMENT ON ITS TREE PROTECTION ZONE.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED PLAN**

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue

**MCCUE**

402/65 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899  
info@studiomccue.com  
studiomccue.com

ABN 78 679 570 794  
ARS/ 600583  
SCHA 6254  
NSWARS 9989

Project  
**ARCARE BRIGHTON**  
85-93 WILSON ST, BRIGHTON, 3186

Title  
**LEVEL 1 FLOOR PLAN**

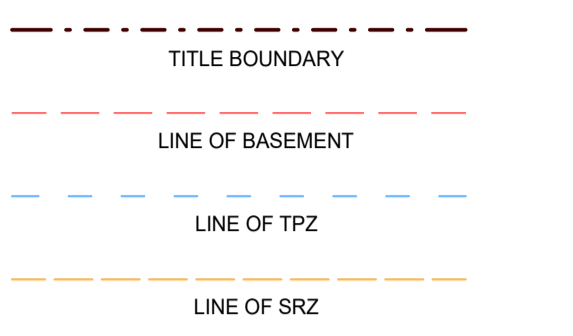
Dwg No	TP-103	Project No	24021
Rev	G	Scale @ A1	As indicated
Drawn By	CM, PD	Checked By	CM



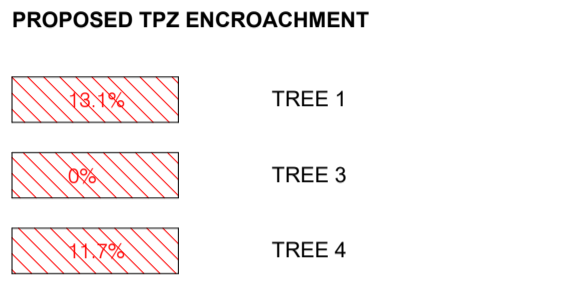
Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

**NOTES**



HW HABITABLE WINDOW  
NHW NON-HABITABLE WINDOW



- NOTE:**
- FFL, RL AND NGL LEVELS SHOWN ARE IN METER TO AHD.
  - DOUBLE GLAZING OR BETTER TO BE APPLIED TO ALL WINDOWS AND GLAZED DOORS.
  - TO BE READ IN CONJUNCTION WITH THE ARBORISTS REPORT AND LANDSCAPE DRAWINGS.
  - LANDSCAPE IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
  - ANY TREE NOT NOTED IN THE ABOVE LIST IS TO BE NOTED AS HAVING NO INFRINGEMENT ON ITS TREE PROTECTION ZONE.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue

**MCCUE**

402/65 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899  
info@mccue.com.au  
studiomccue.com

ABN 78 679 570 794  
ARSV 600583  
BCHM3 6254  
NSWARS 9969

Project  
**ARCARE BRIGHTON**  
85-93 WILSON ST, BRIGHTON, 3186

Title  
**LEVEL 2 FLOOR PLAN**

Dwg No	TP-104	Project No	24021
Rev	G	Drawn By	PD
Scale @ A1	As indicated	Checked By	CM

1 LEVEL 2 FLOOR PLAN  
TP-104 SCALE 1:200

**ADVERTISED PLAN**

# ALVERNA GROVE



Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

## NOTES

- TITLE BOUNDARY
- - - LINE OF BASEMENT
- - - LINE OF TPZ
- - - LINE OF SRZ
- HW HABITABLE WINDOW
- NHW NON-HABITABLE WINDOW
- PROPOSED TPZ ENCROACHMENT**
- TREE 1
- TREE 3
- TREE 4

- NOTE:**
1. FFL, RL AND NGL LEVELS SHOWN ARE IN METER TO AHD.
  2. DOUBLE GLAZING OR BETTER TO BE APPLIED TO ALL WINDOWS AND GLAZED DOORS.
  3. TO BE READ IN CONJUNCTION WITH THE ARBORISTS REPORT AND LANDSCAPE DRAWINGS.
  4. LANDSCAPE IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
  5. ANY TREE NOT NOTED IN THE ABOVE LIST IS TO BE NOTED AS HAVING NO INFRINGEMENT ON ITS TREE PROTECTION ZONE.

**ADVERTISED PLAN**

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue

# MCCUE

40285 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899 ABN 78 679 570 794  
info@studiomccue.com ARBV 600583  
studiomccue.com 8040 6254  
NSWARS 9989

Project  
**ARCARE BRIGHTON**  
85-93 WILSON ST, BRIGHTON, 3186

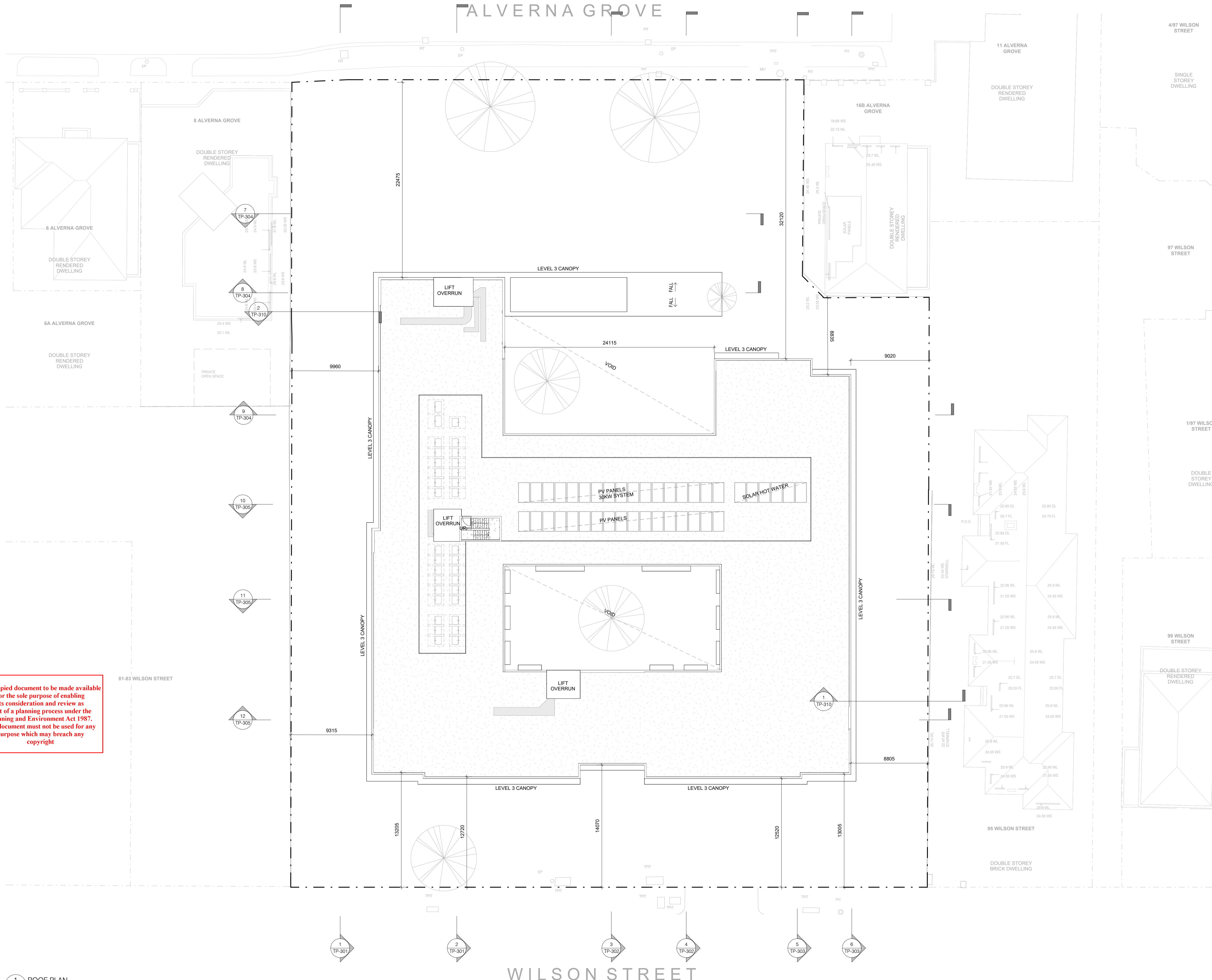
Title  
**LEVEL 3 FLOOR PLAN**

Dwg No <b>TP-105</b>	Project No <b>24021</b>
Rev <b>G</b>	Drawn By <b>PD</b>
Scale @ A1 <b>As indicated</b>	Checked By <b>CM</b>

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**1 LEVEL 3 FLOOR PLAN**  
TP-105 SCALE 1 : 200

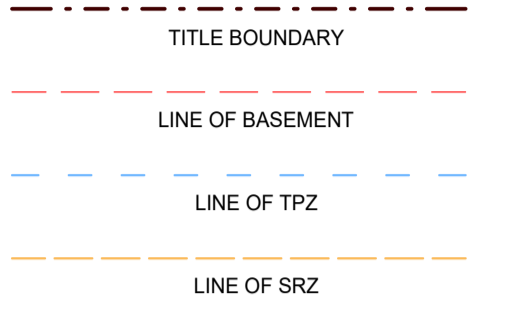
# ALVERNA GROVE



Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

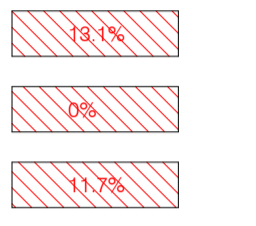
STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

## NOTES



HW HABITABLE WINDOW  
NHW NON-HABITABLE WINDOW

### PROPOSED TPZ ENCROACHMENT



### NOTE:

- F.L. RL AND NGL LEVELS SHOWN ARE IN METER TO AHD.
- DOUBLE GLAZING OR BETTER TO BE APPLIED TO ALL WINDOWS AND GLAZED DOORS.
- TO BE READ IN CONJUNCTION WITH THE ARBORISTS REPORT AND LANDSCAPE DRAWINGS.
- LANDSCAPE IRRIGATION IS TO BE CONNECTED TO THE RAINWATER TANK ONLY.
- ANY TREE NOT NOTED IN THE ABOVE LIST IS TO BE NOTED AS HAVING NO INFRINGEMENT ON ITS TREE PROTECTION ZONE.

## ADVERTISED PLAN

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue
-----	------	-------

# MCCUE

402/65 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899  
info@studiomccue.com  
studiomccue.com

ABN 78 679 570 794  
600583  
6254  
NSWARS 9969

Project  
ARCARE BRIGHTON  
85-93 WILSON ST, BRIGHTON, 3186

Title  
ROOF PLAN

Dwg No	TP-106	Project No	24021
Rev	G	Drawn By	PD
Scale @ A1	As indicated	Checked By	CM

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

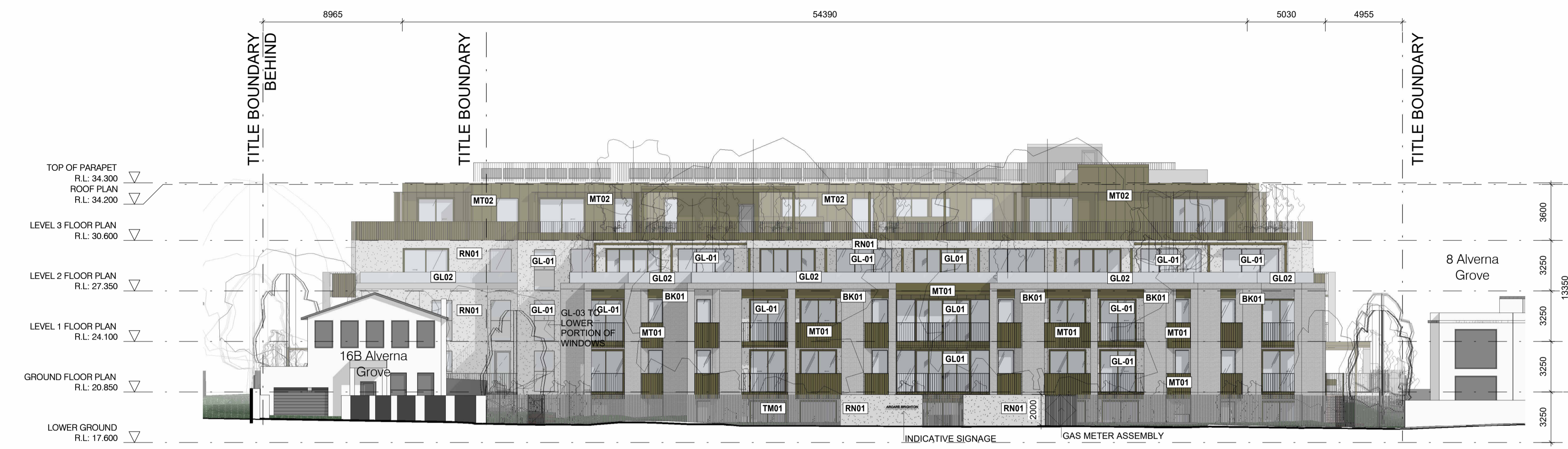
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

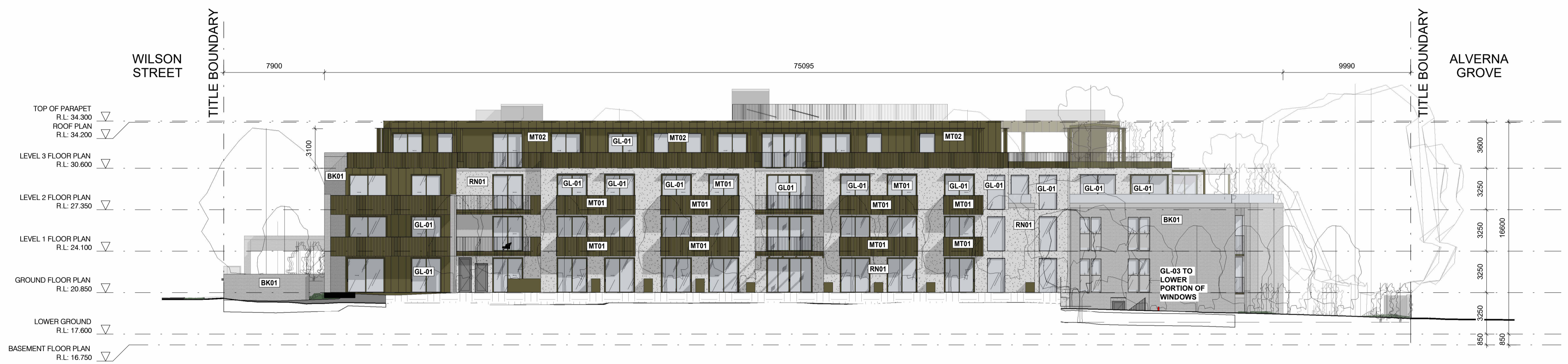
STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

NOTES

- BR01** BRICK FINISH TO FACADE WITH MATCHING GROUT COLOUR
- RN01** TEXTURED RENDER FINISH
- GL01** CLEAR GLAZING - DOUBLE GLAZING OR BETTER TO BE APPLIED TO ALL WINDOWS AND GLAZED DOORS.
- GL02** TOUGHENED GLASS (TO BALCONY BALUSTER)
- GL03** FIXED OBSCURE GLAZING TO HEIGHT COMPLIANT WITH MIN HEIGHT OF 1.2M TO PREVENT OVERLOOKING
- MT01** DARK BRONZE (TO WINDOW & DOOR FRAMES, BALUSTRADES, PLANTERS & FACADE PANELS).
- TM01** TIMBER FENCING



1 North Elevation - Alverna Grove  
SCALE 1 : 200



2 East Elevation  
SCALE 1 : 200

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue

# MCCUE

402/65 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899 info@mccue.com.au  
studio@mccue.com

ABN 6005836254  
NSWARS 9989

78 679 570 794  
6005836254  
9989

Project  
ARCARE BRIGHTON  
85-93 WILSON ST, BRIGHTON, 3186

Title  
ELEVATIONS

Dwg No	TP-201
Rev	G
Project No	24021
Scale @ A1	As indicated
Drawn By	PD
Checked By	CM

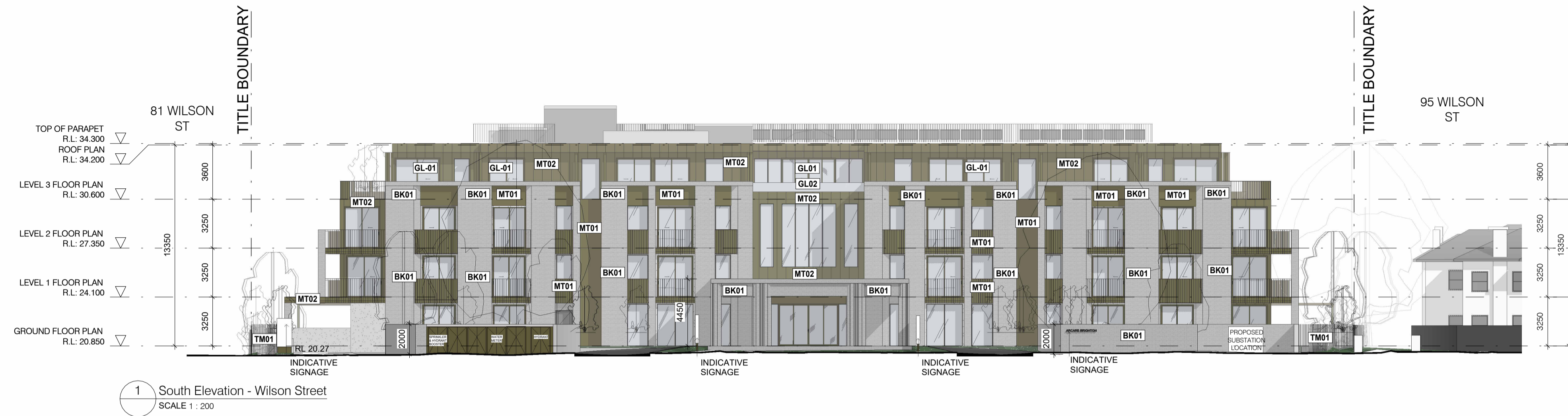
ADVERTISED PLAN

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

**NOTES**

- BR01**  
BRICK FINISH TO FACADE WITH MATCHING GROUT COLOUR
- RN01**  
TEXTURED RENDER FINISH
- GL01**  
CLEAR GLAZING - DOUBLE GLAZING OR BETTER TO BE APPLIED TO ALL WINDOWS AND GLAZED DOORS.
- GL02**  
TOUGHENED GLASS (TO BALCONY BALUSTER)
- GL03**  
FIXED OBSCURE GLAZING TO HEIGHT COMPLIANT WITH MIN. HEIGHT OF 1.2M TO PREVENT OVERLOOKING
- MT01**  
DARK BRONZE (TO WINDOW & DOOR FRAMES, BALUSTRADES, PLANTERS & FACADE PANELS).
- TM01**  
TIMBER FENCING



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue

# MCCUE

402/65 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899 info@studiomccue.com  
studio@mccue.com

ABN 600583 6254 NSWARS 9869  
78 679 570 794  
600583 6254 9869

Project  
**ARCARE BRIGHTON**  
85-93 WILSON ST, BRIGHTON, 3186

Title  
**ELEVATIONS**

ADVERTISED PLAN

Dwg No	TP-202
Rev	G
Project No	24021
Scale @ A1	As indicated
Drawn By	PD
Checked By	CM



Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

**NOTES**

**LEGEND:**

NATURAL GROUND LEVEL (NGL)

**NOTE:**

1. FFL, RL AND NGL LEVELS SHOWN ARE IN METRES TO AHD.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANT INFORMATION RELATING TO THE PROJECT.

**PARKING LOCATION OBJECTIVE**

CLAUSE 55-03-02 (STANDARD B3-2) OF THE BAYSIDE PLANNING SCHEME, HABITABLE ROOM WINDOWS MUST BE SETBACK 1.5M FROM ACCESSWAYS, OR HAVE SILL HEIGHTS OF AT LEAST 3M ABOVE GROUND LEVEL.



3 Section 3  
TP-101 SCALE 1 : 200

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



4 Section 4  
TP-101 SCALE 1 : 200

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue
-----	------	-------

**MCCUE**

402/65 Dover Street  
Cremorne VIC  
3121, Australia  
03 7000 4899  
info@studiomccue.com  
studiomccue.com

ABN 600583  
6254  
NSWARS 9989

78 679 570 794  
600583  
6254  
9989

Project  
ARCARE BRIGHTON  
85-93 WILSON ST, BRIGHTON, 3186

Title  
SECTIONS

**ADVERTISED PLAN**

Dwg No	TP-302
Rev	G
Project No	24021
Scale @ A1	As indicated
Drawn By	PD
Checked By	CM

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

**NOTES**

**LEGEND:**

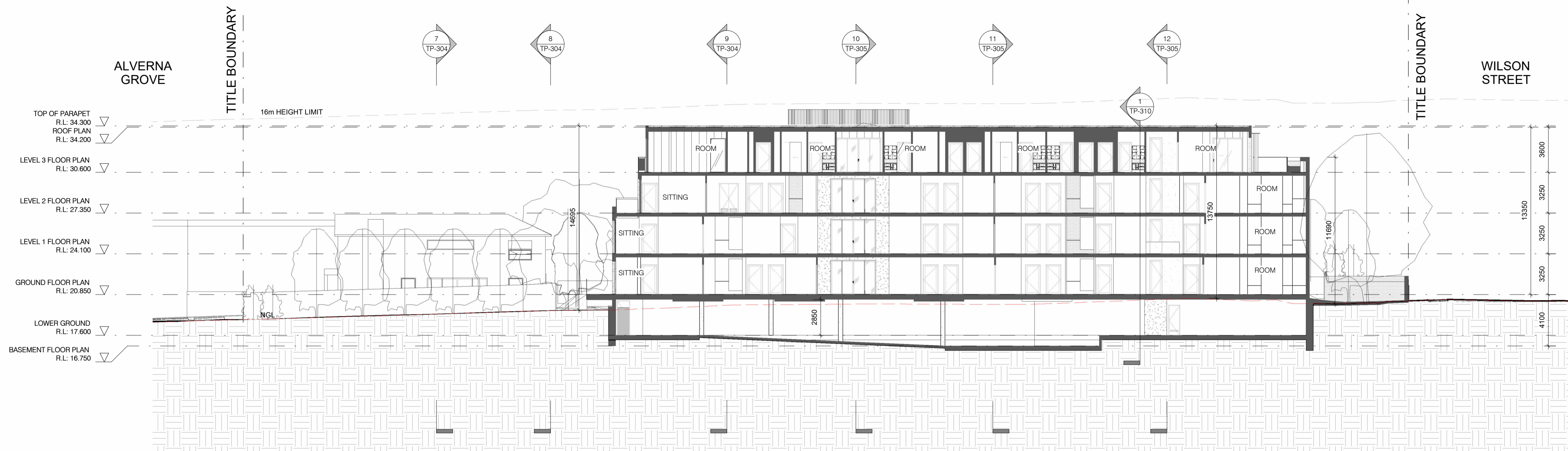
NATURAL GROUND LEVEL (NGL)

**NOTE:**

1. FFL, RL AND NGL LEVELS SHOWN ARE IN METRES TO AHD.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANT INFORMATION RELATING TO THE PROJECT.

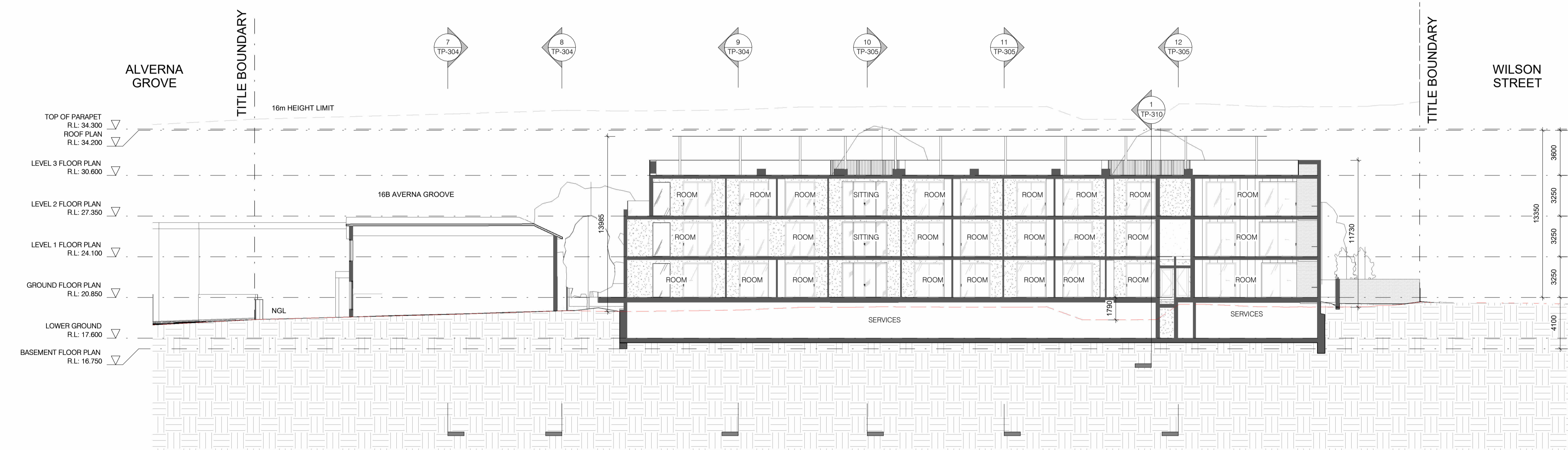
**PARKING LOCATION OBJECTIVE**

CLAUSE 55.03-02 (STANDARD B3-2) OF THE BAYSIDE PLANNING SCHEME, HABITABLE ROOM WINDOWS MUST BE SETBACK 1.5M FROM ACCESSWAYS, OR HAVE SILL HEIGHTS OF AT LEAST 3M ABOVE GROUND LEVEL.



5 Section 5  
TP-101 SCALE 1 : 200

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



6 Section 6  
TP-101 SCALE 1 : 200

**ADVERTISED PLAN**

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue

**MCCUE**

402/65 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899  
info@studiomccue.com  
studiomccue.com

ABN 600583  
6343 6254  
NSWARS 9989

78 679 570 784  
600583  
6254  
9989

Project  
**ARCARE BRIGHTON**  
85-93 WILSON ST, BRIGHTON, 3186

Title  
**SECTIONS**

Dwg No	TP-303
Rev	G
Project No	24021
Scale @ A1	As indicated
Drawn By	PD
Checked By	CM

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

**NOTES**

**LEGEND:**

NATURAL GROUND LEVEL (NGL)

**NOTE:**

1. FFL, RL AND NGL LEVELS SHOWN ARE IN METRES TO AHD.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANT INFORMATION RELATING TO THE PROJECT.

**PARKING LOCATION OBJECTIVE**

CLAUSE 55-03-02 (STANDARD B3-2) OF THE BAYSIDE PLANNING SCHEME, HABITABLE ROOM WINDOWS MUST BE SETBACK 1.5M FROM ACCESSWAYS, OR HAVE SILL HEIGHTS OF AT LEAST 3M ABOVE GROUND LEVEL.



7 Section 7  
TP-101 SCALE 1 : 200



8 Section 8  
TP-101 SCALE 1 : 200



9 Section 9  
TP-101 SCALE 1 : 200

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue

**MCCUE**

402/65 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899  
info@studiomccue.com  
studiomccue.com

ABN  
ARBY  
620583  
62043  
NSWARS  
9969

78 679 570 794  
620583  
6204  
9969

Project  
**ARCARE BRIGHTON**  
85-93 WILSON ST, BRIGHTON, 3186

Title  
**SECTIONS**

Dwg No	TP-304	Project No	24021
Rev	G	Drawn By	PD
Scale @ A1	As indicated	Checked By	CM

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

**NOTES**

**LEGEND:**

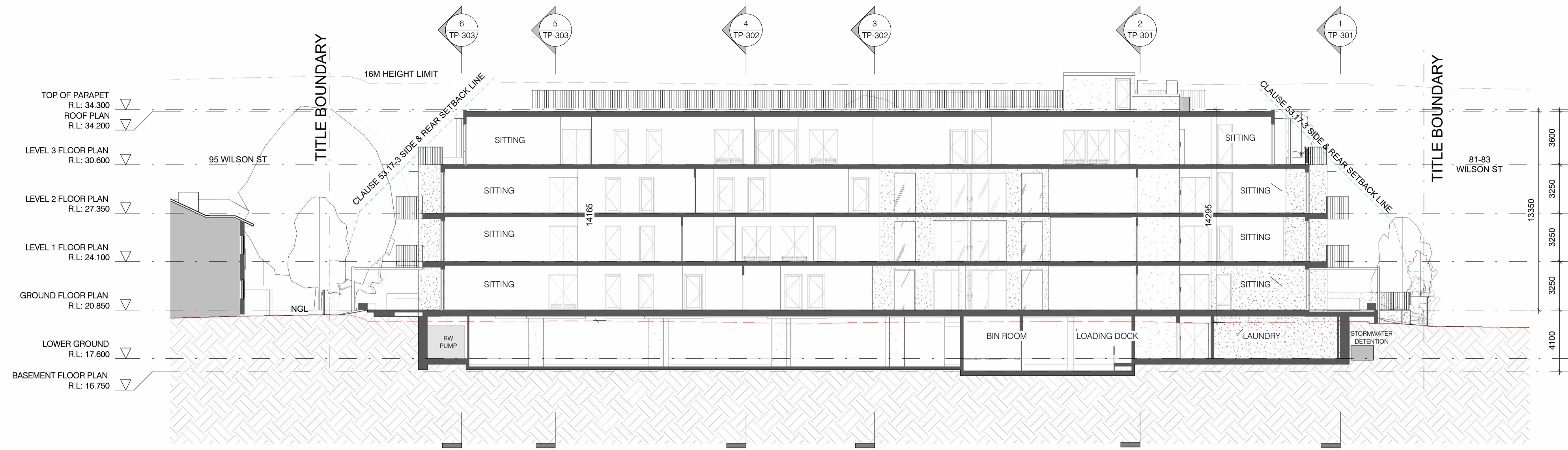
NATURAL GROUND LEVEL (NGL)

**NOTE:**

1. FFL, RL AND NGL LEVELS SHOWN ARE IN METRES TO AHD.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANT INFORMATION RELATING TO THE PROJECT.

**PARKING LOCATION OBJECTIVE**

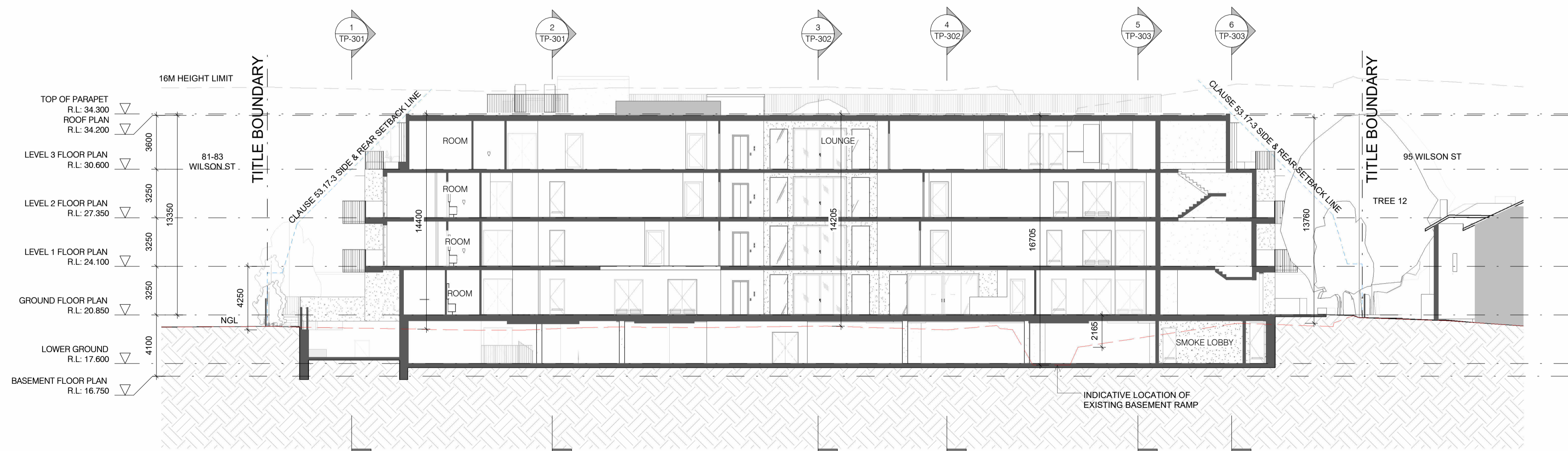
CLAUSE 55-03-02 (STANDARD B3-2) OF THE BAYSIDE PLANNING SCHEME, HABITABLE ROOM WINDOWS MUST BE SETBACK 1.5M FROM ACCESSWAYS, OR HAVE SILL HEIGHTS OF AT LEAST 3M ABOVE GROUND LEVEL.



10 Section 10  
TP-101 SCALE 1 : 200



11 Section 11  
TP-101 SCALE 1 : 200



12 Section 12  
TP-101 SCALE 1 : 200

**ADVERTISED PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue

**MCCUE**

402/65 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899 info@studiomccue.com  
studio@mccue.com  
ABN 62 600583 6254 NSWARS 9869

Project  
**ARCARE BRIGHTON**  
85-93 WILSON ST, BRIGHTON, 3186

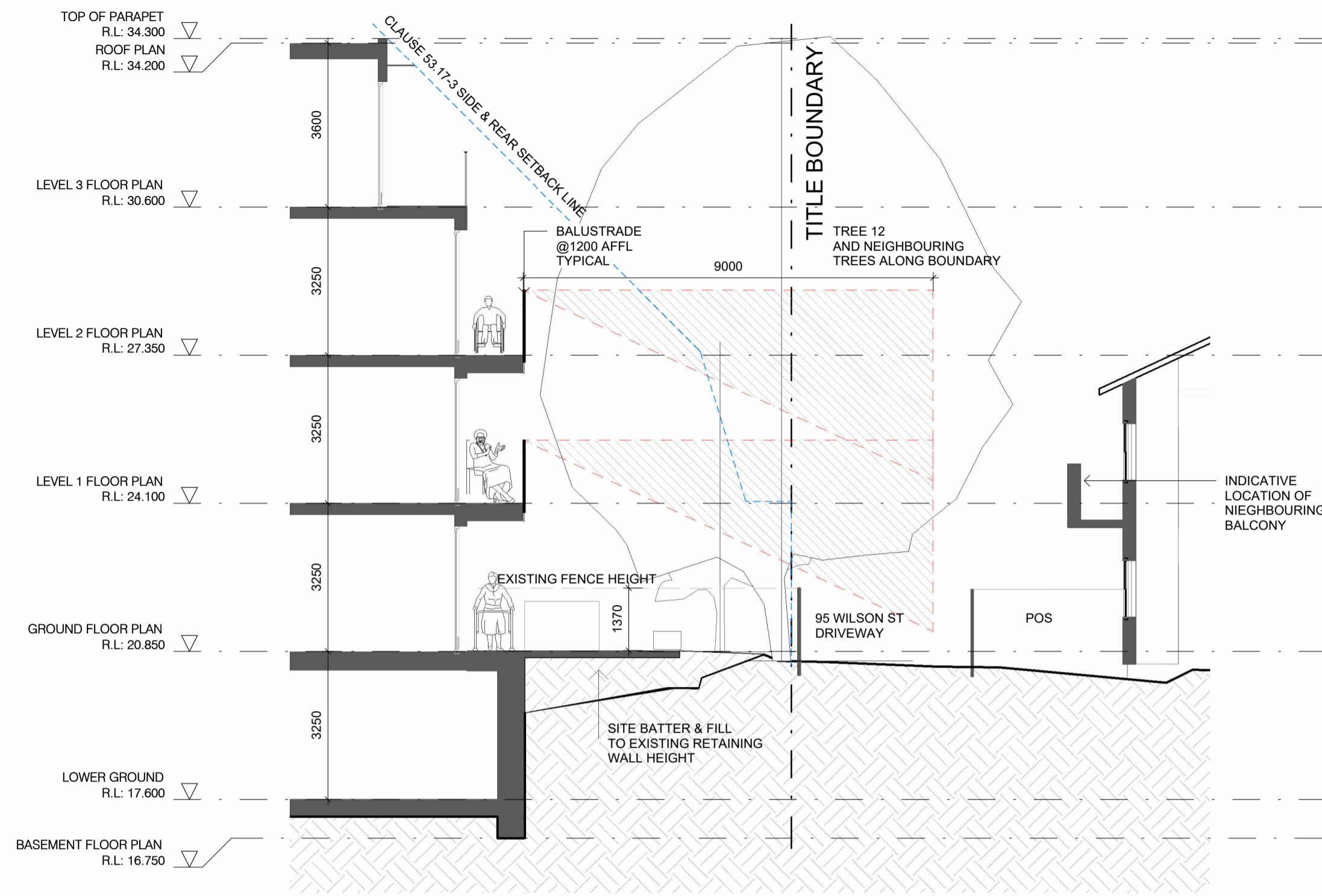
Title  
**SECTIONS**

Dwg No	TP-305	Project No	24021
Rev	G	Drawn By	PD
Scale @ A1	As indicated	Checked By	CM

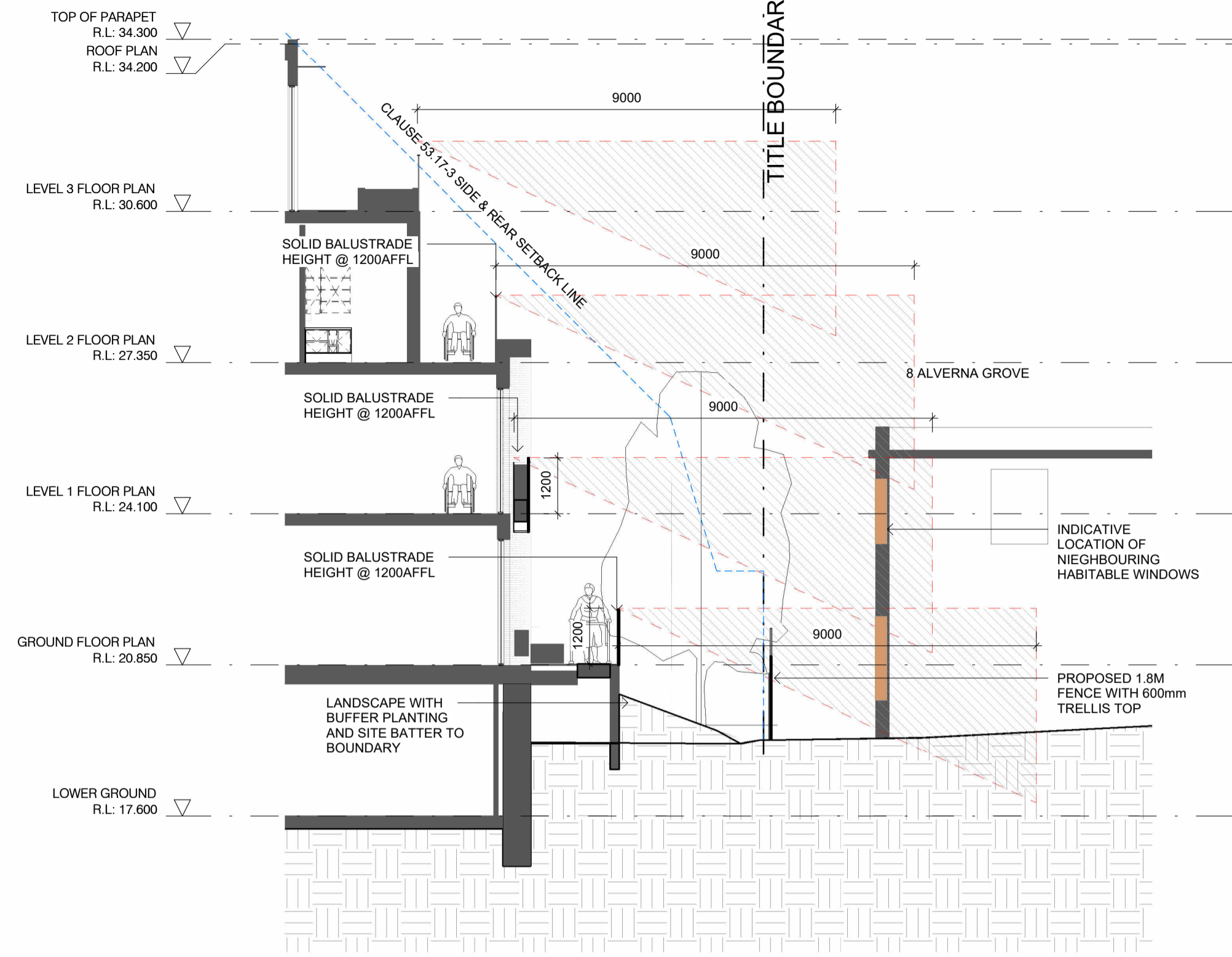
Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

NOTES



1 OVERLOOKING SECTION 01  
TP-101 SCALE 1 : 100



2 OVERLOOKING SECTION 02  
TP-101 SCALE 1 : 100

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue

MCCUE

402/65 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899 info@studiomccue.com studiomccue.com  
ABN 600583 6340 NSWARS 9869  
78 679 570 794  
600583 6340 9869

Project  
ARCARE BRIGHTON  
85-93 WILSON ST, BRIGHTON, 3186

SECTIONS - OVERLOOKING STUDIES

Dwg No	TP-310
Rev	G
Project No	24021
Scale @ A1	1 : 100
Drawn By	PD
Checked By	CM

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

**NOTES**

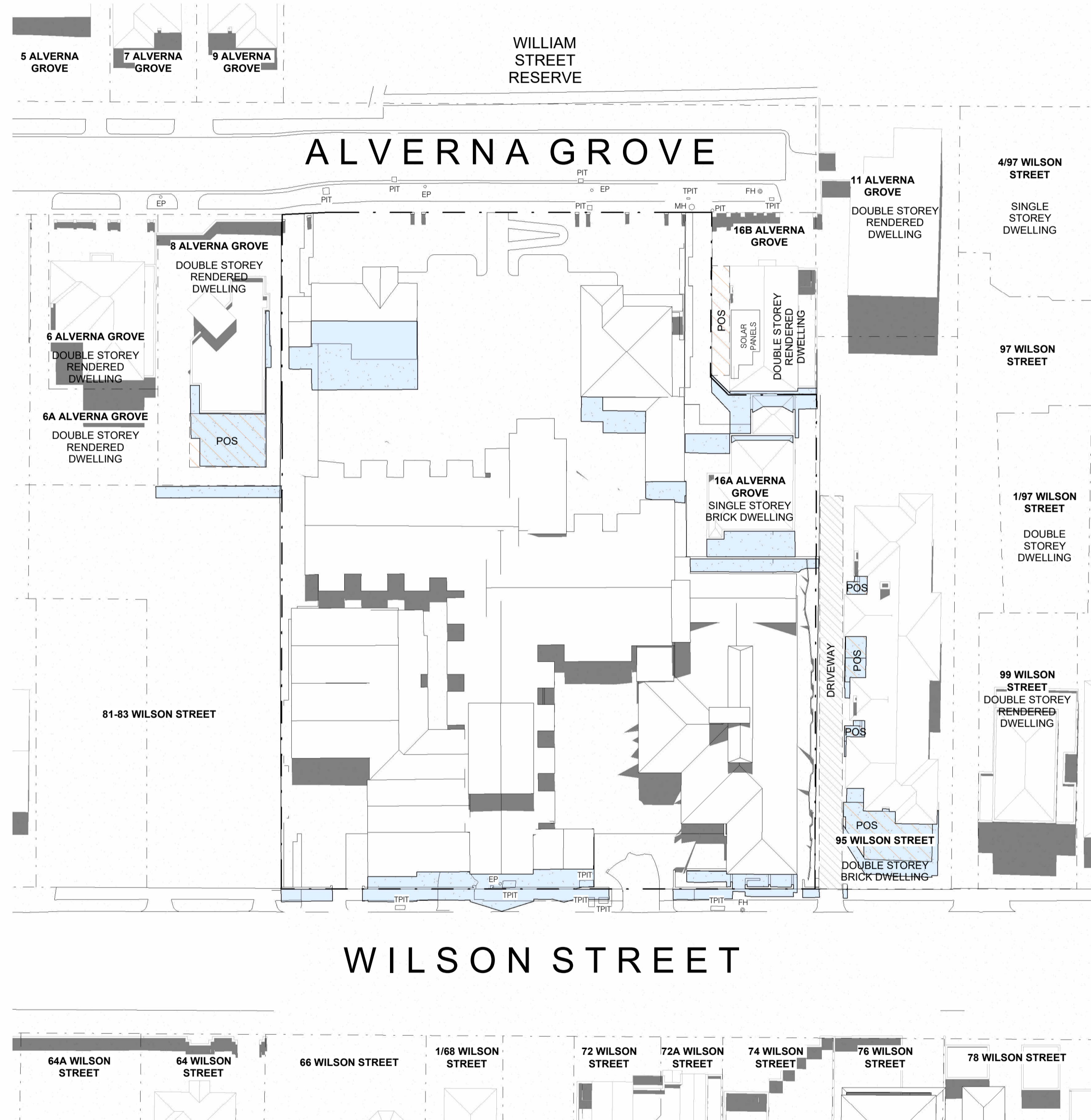
- EXISTING SHADOW
- PROPOSED SHADOW
- SHADOW WITH NO IMPACT TO SURROUNDING SITES

**NOTE:**

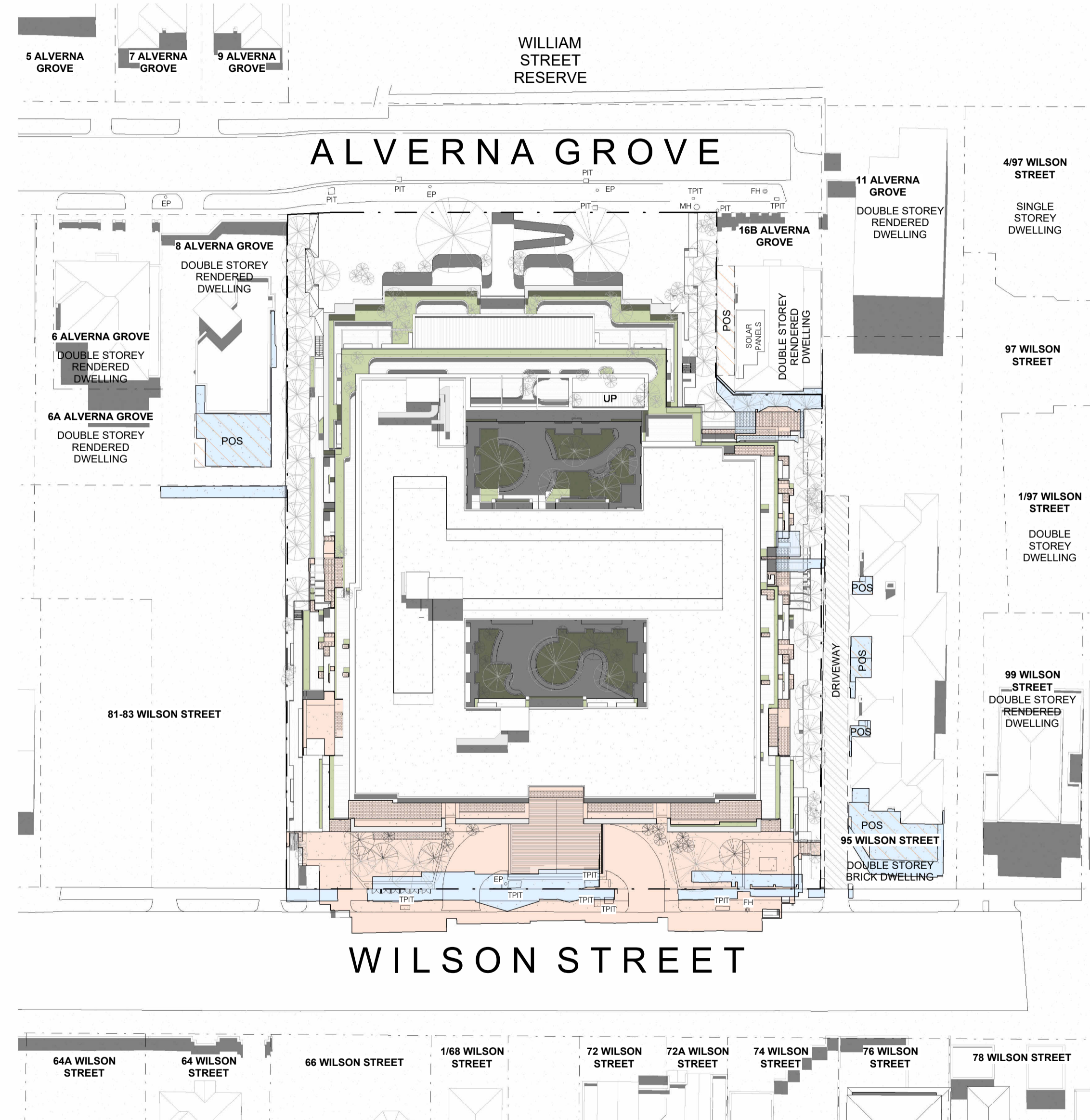
SHADOW STUDY HIGHLIGHTS ONLY SHADOWS WITH IMPACT TO THE SITE BOUNDARIES AND NEIGHBOURING SITES.

1. FTL, RL AND NGL LEVELS SHOWN ARE IN METRE TO AHD.
2. TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS.
3. ALL POS LOCATIONS HAVE BEEN ASSUMED FROM AERIAL PHOTOGRAPHY.
4. SHADOW STUDY HIGHLIGHTS ONLY SHADOWS WITH IMPACT TO THE SITE BOUNDARIES AND NEIGHBOURING SITES.

**ADVERTISED PLAN**



1 SHADOW DIAGRAM - 10AM 21 SEPT EXISTING  
TP-901 SCALE 1 : 500



2 SHADOW DIAGRAM - 10AM 21 SEPT PROPOSED  
TP-901 SCALE 1 : 500

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue



**MCCUE**

402/65 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899 info@studiomccue.com  
studiomccue.com  
ABN 6005836340 NSWARS 9869

Project  
ARCARE BRIGHTON  
85-93 WILSON ST, BRIGHTON, 3186

Title  
SHADOW DIAGRAMS

Dwg No	TP-901
Rev	G
Project No	24021
Scale @ A1	As indicated
Drawn By	PD
Checked By	CM

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

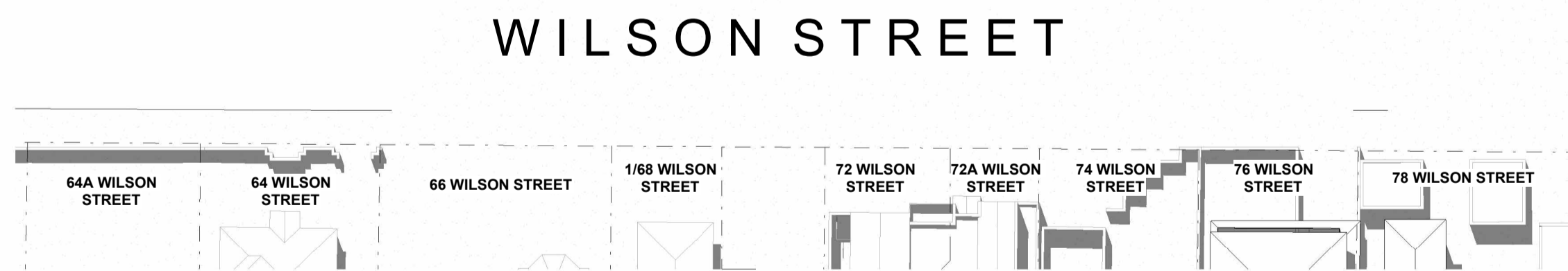
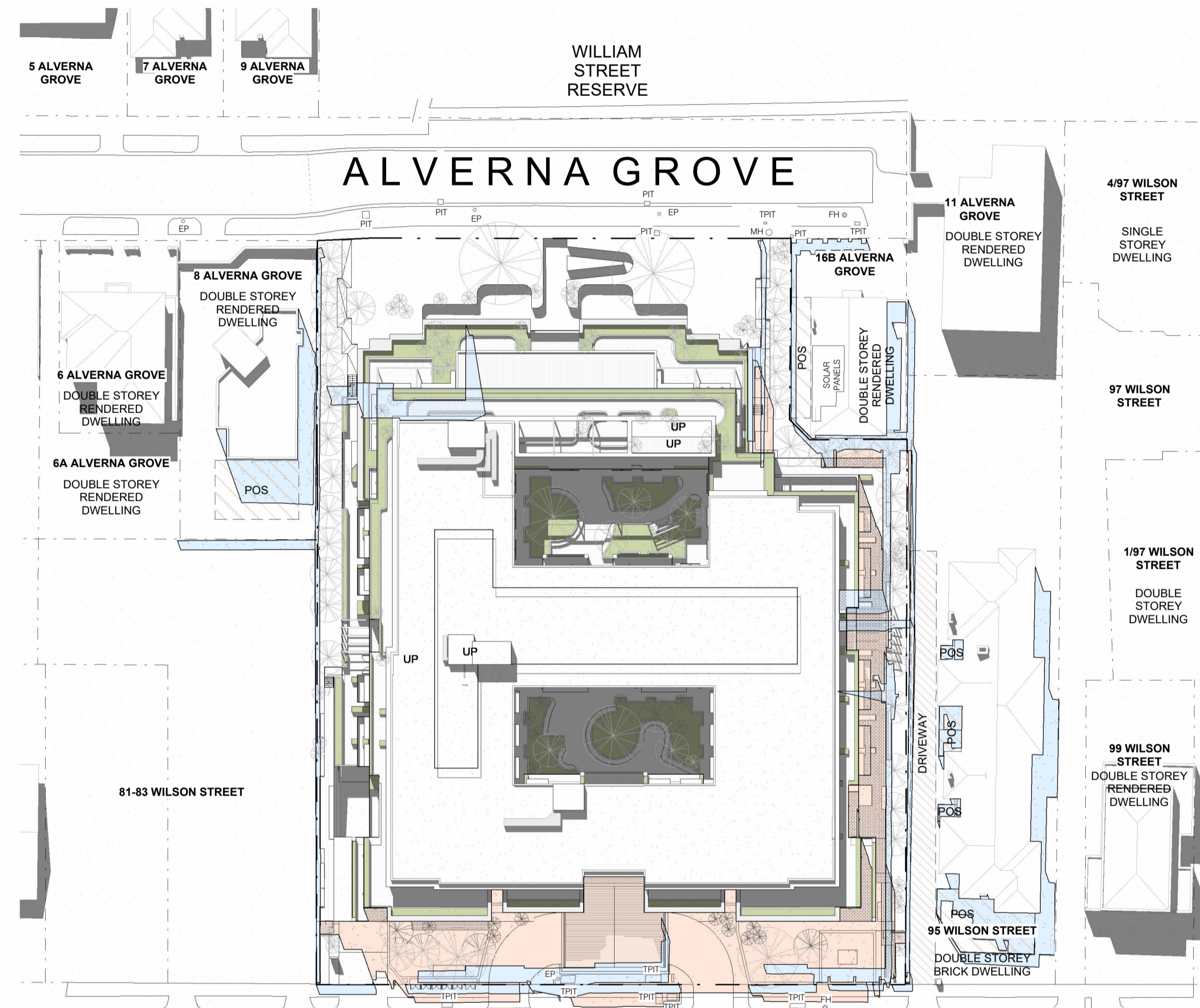
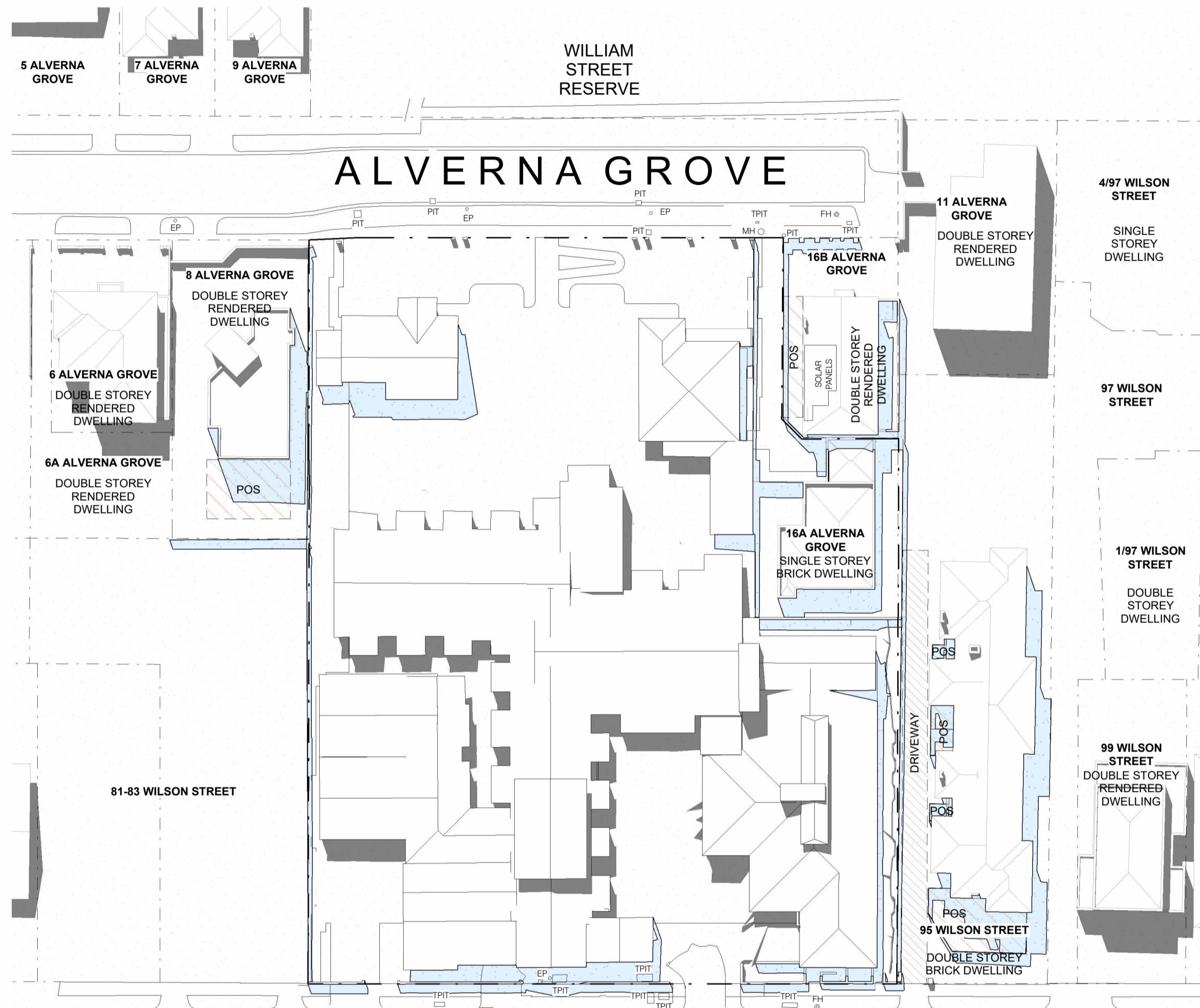
## ADVERTISED PLAN

### NOTES

- EXISTING SHADOW
- PROPOSED SHADOW
- SHADOW WITH NO IMPACT TO SURROUNDING SITES

### NOTE:

- SHADOW STUDY HIGHLIGHTS ONLY SHADOWS WITH IMPACT TO THE SITE BOUNDARIES AND NEIGHBOURING SITES.
1. FTL, RL AND NGL LEVELS SHOWN ARE IN METRE TO AHD.
  2. TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS.
  3. ALL POS LOCATIONS HAVE BEEN ASSUMED FROM AERIAL PHOTOGRAPHY.
  4. SHADOW STUDY HIGHLIGHTS ONLY SHADOWS WITH IMPACT TO THE SITE BOUNDARIES AND NEIGHBOURING SITES.



1 SHADOW DIAGRAM - 11AM 21 SEPT EXISTING  
TP-902 SCALE 1 : 500

2 SHADOW DIAGRAM - 11AM 21 SEPT PROPOSED  
TP-902 SCALE 1 : 500

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue



# MCCUE

402/65 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899  
info@studiomccue.com  
studiomccue.com

ABN  
ARBY  
63043  
6254  
NSWARS  
9869

78 679 570 794  
600583  
6254  
9869

Project  
ARCARE BRIGHTON  
85-93 WILSON ST, BRIGHTON, 3186  
Title  
SHADOW DIAGRAMS

Dwg No	TP-902
Rev	G
Project No	24021
Scale @ A1	As indicated
Drawn By	PD
Checked By	CM

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

**NOTES**

- EXISTING SHADOW
- PROPOSED SHADOW
- SHADOW WITH NO IMPACT TO SURROUNDING SITES

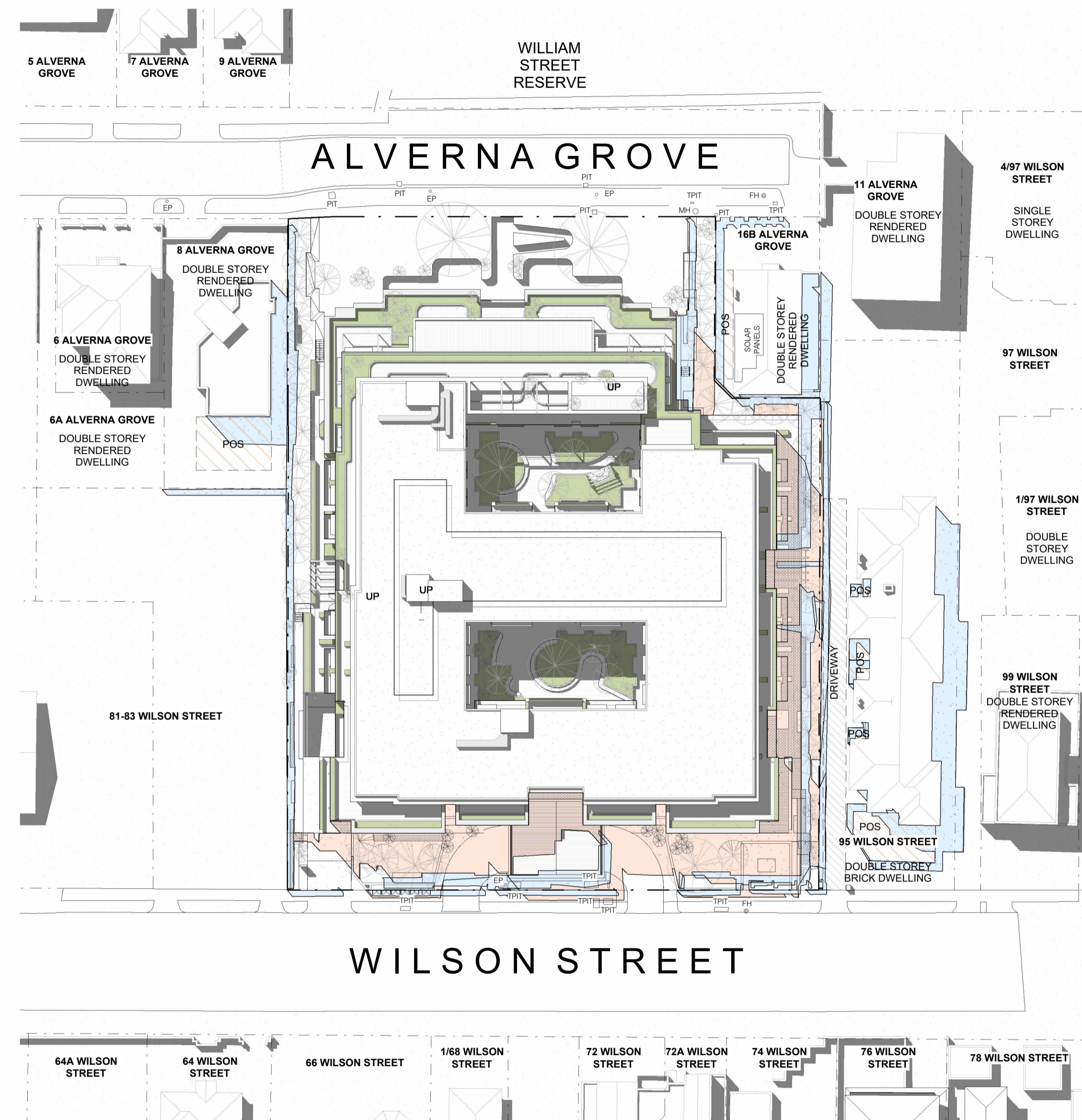
**NOTE:**

- SHADOW STUDY HIGHLIGHTS ONLY SHADOWS WITH IMPACT TO THE SITE BOUNDARIES AND NEIGHBOURING SITES.
1. FTL, RL AND NGL LEVELS SHOWN ARE IN METRE TO AHD.
  2. TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS.
  3. ALL POS LOCATIONS HAVE BEEN ASSUMED FROM AERIAL PHOTOGRAPHY.
  4. SHADOW STUDY HIGHLIGHTS ONLY SHADOWS WITH IMPACT TO THE BOUNDARIES AND NEIGHBOURING SITES.

**ADVERTISED PLAN**



1 SHADOW DIAGRAM - 12PM 21 SEPT EXISTING  
TP-903 SCALE 1 : 500



2 SHADOW DIAGRAM - 12PM 21 SEPT PROPOSED  
TP-903 SCALE 1 : 500

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue



**MCCUE**

40265 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899  
info@studiomccue.com  
studiomccue.com

ABN  
ARBY  
600583  
6254  
NSWARS  
9689

78 679 570 784  
600583  
6254  
9689

Project  
**ARCARE BRIGHTON**  
85-93 WILSON ST, BRIGHTON, 3186

Title  
**SHADOW DIAGRAMS**

Dwg No	TP-903
Rev	G
Project No	24021
Scale @ A1	As indicated
Drawn By	PD
Checked By	CM

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

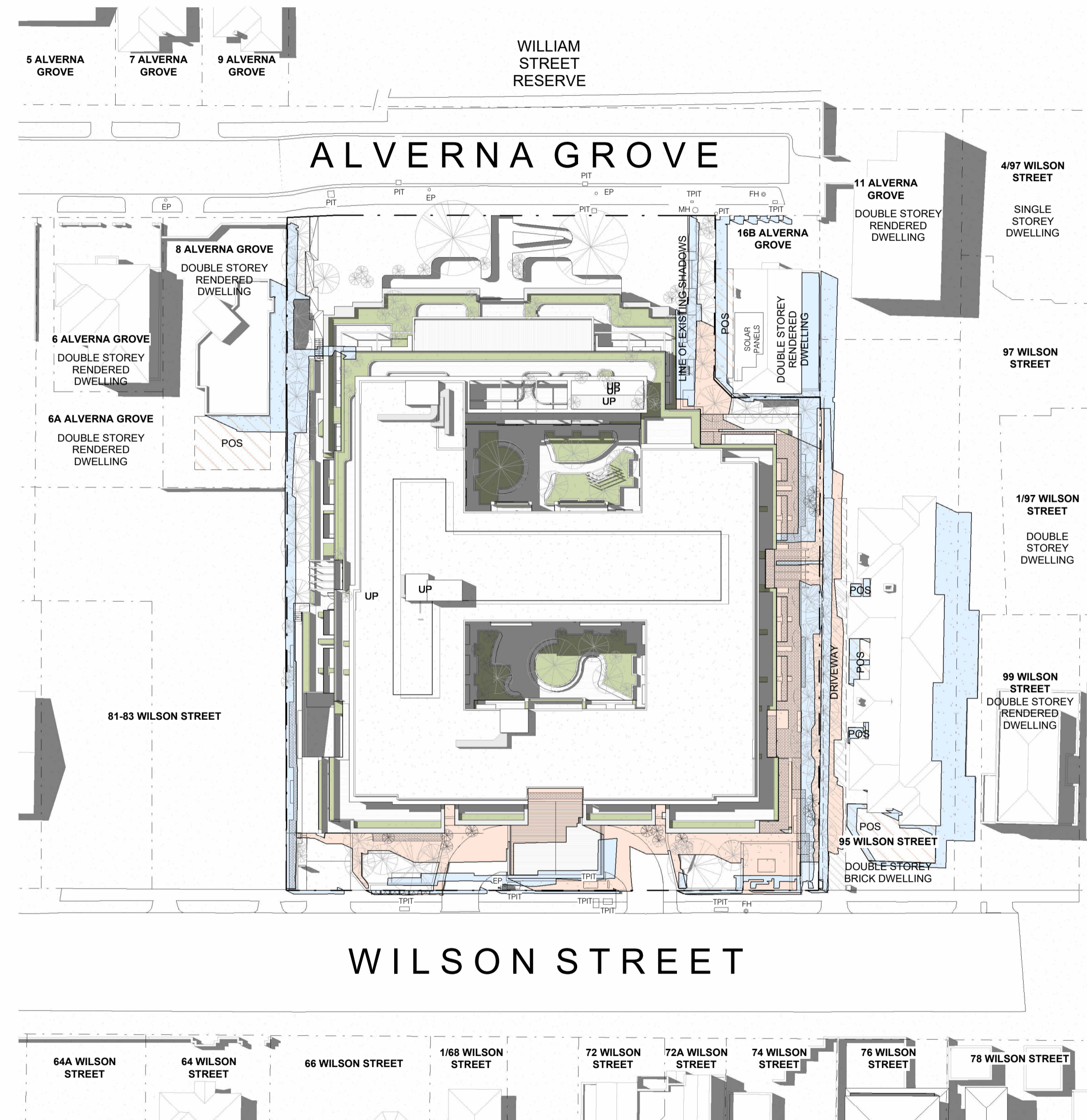
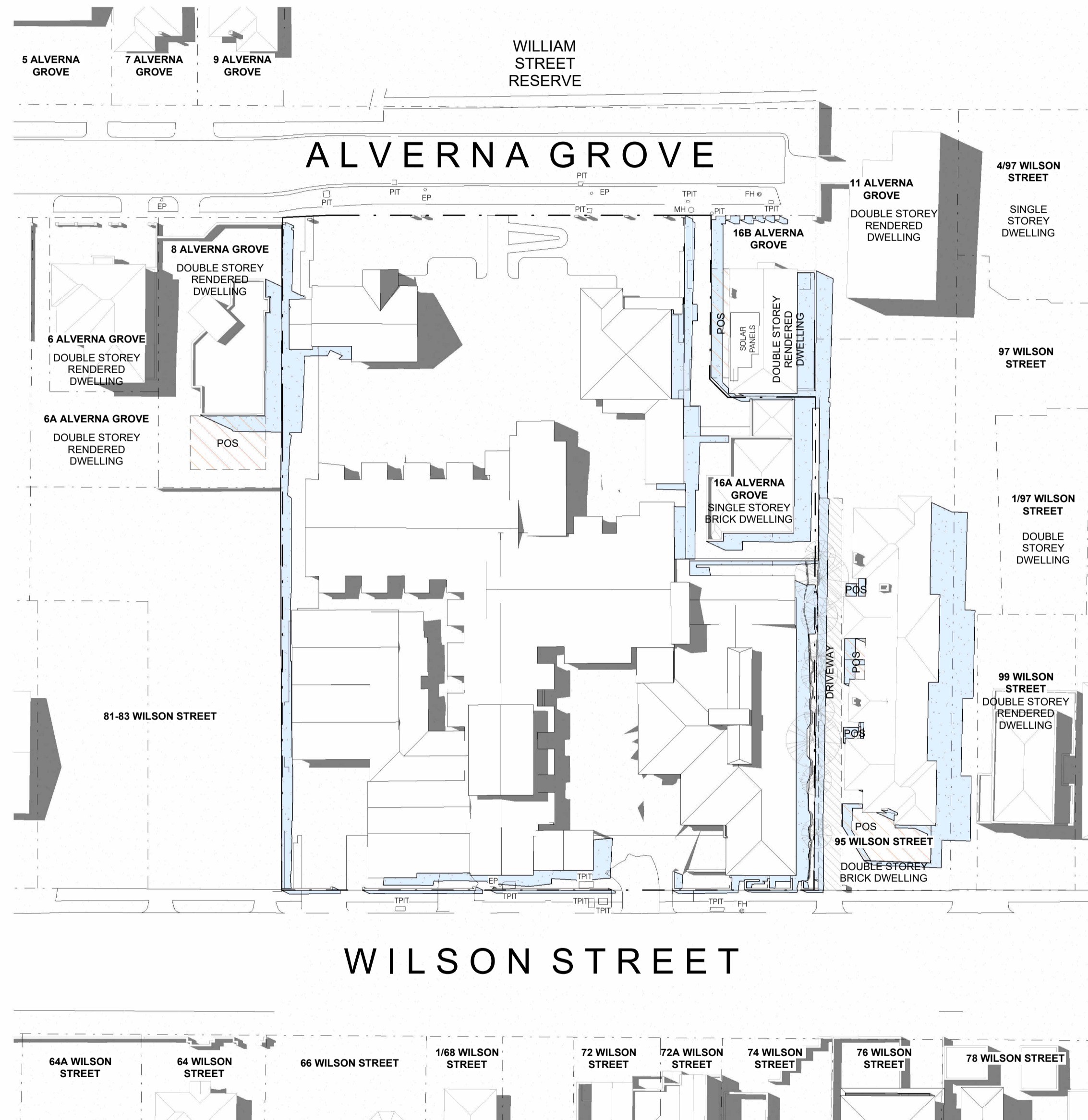
**NOTES**

- EXISTING SHADOW
- PROPOSED SHADOW
- SHADOW WITH NO IMPACT TO SURROUNDING SITES

**NOTE:**

- SHADOW STUDY HIGHLIGHTS ONLY SHADOWS WITH IMPACT TO THE SITE BOUNDARIES AND NEIGHBOURING SITES.
1. FTL, RL AND NGL LEVELS SHOWN ARE IN METRE TO AHD.
  2. TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS.
  3. ALL POS LOCATIONS HAVE BEEN ASSUMED FROM AERIAL PHOTOGRAPHY.
  4. SHADOW STUDY HIGHLIGHTS ONLY SHADOWS WITH IMPACT TO THE SITE BOUNDARIES AND NEIGHBOURING SITES.

**ADVERTISED PLAN**



1 SHADOW DIAGRAM - 1PM 21 SEPT EXISTING  
TP-904 / SCALE 1 : 500

2 SHADOW DIAGRAM - 1PM 21 SEPT PROPOSED  
TP-904 / SCALE 1 : 500

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue



**MCCUE**

402/65 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899  
info@studiomccue.com  
studiomccue.com

ABN  
ARBY  
600583  
6340  
NSWARS  
6254  
9689

Project  
ARCARE BRIGHTON  
85-93 WILSON ST, BRIGHTON, 3186

Title  
SHADOW DIAGRAMS

Dwg No	TP-904
Rev	G
Project No	24021
Scale @ A1	As indicated
Drawn By	PD
Checked By	CM

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

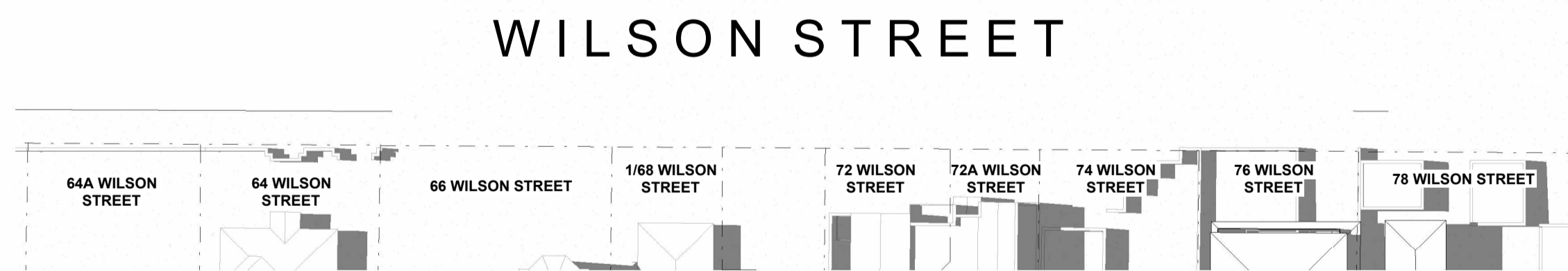
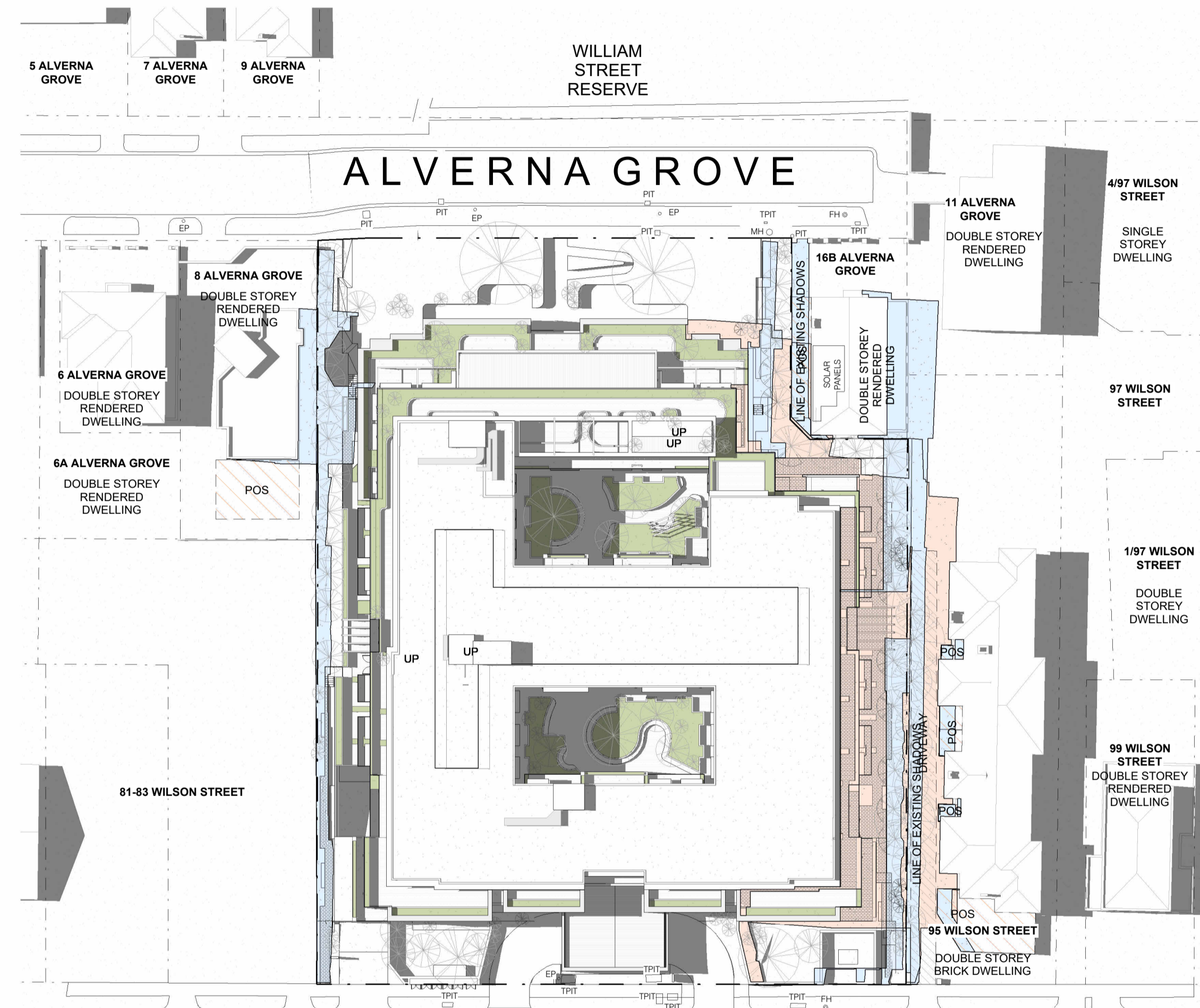
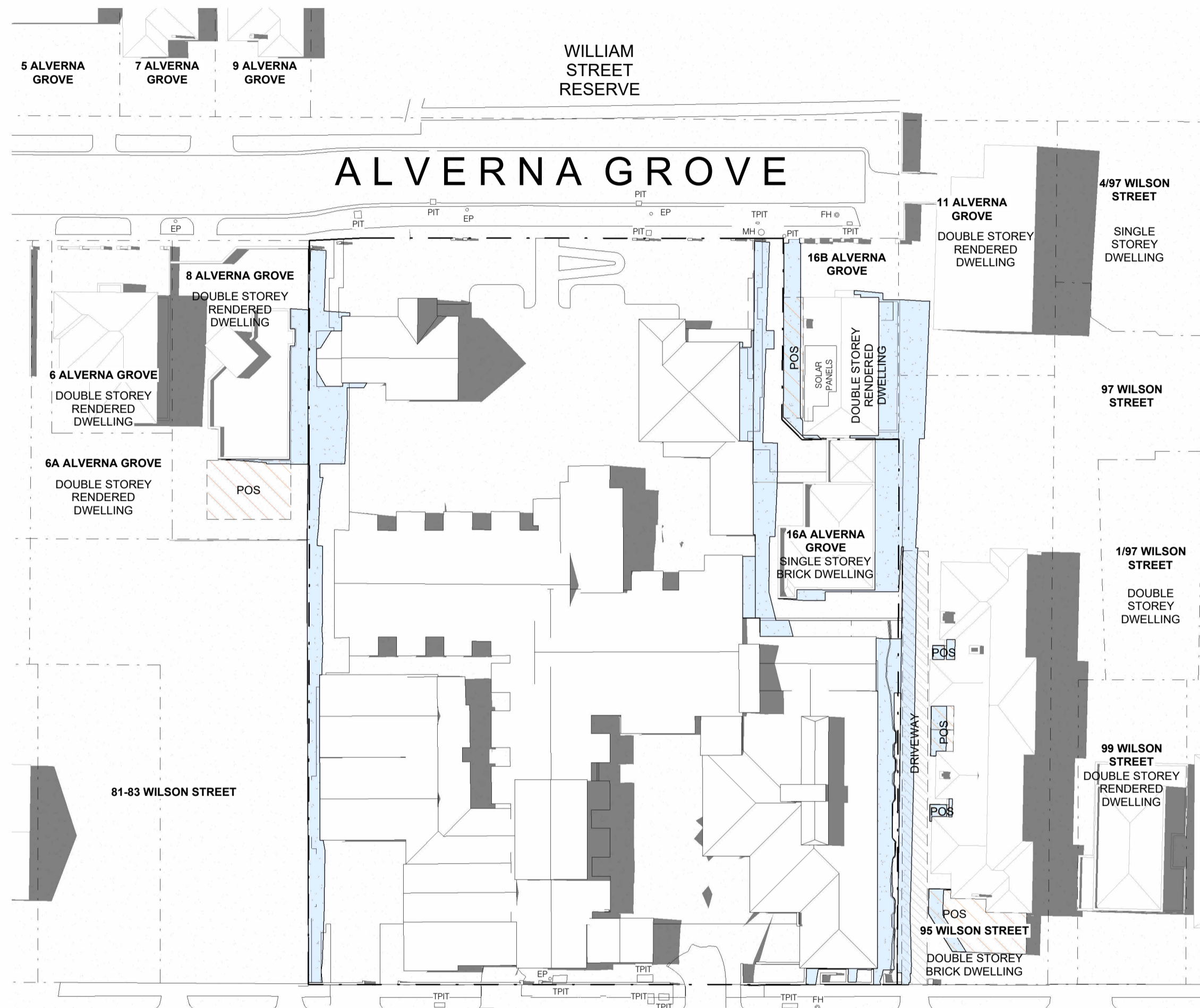
## ADVERTISED PLAN

### NOTES

- EXISTING SHADOW
- PROPOSED SHADOW
- SHADOW WITH NO IMPACT TO SURROUNDING SITES

### NOTE:

- SHADOW STUDY HIGHLIGHTS ONLY SHADOWS WITH IMPACT TO THE SITE BOUNDARIES AND NEIGHBOURING SITES.
1. FTL, RL AND NGL LEVELS SHOWN ARE IN METRE TO AHD.
  2. TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS.
  3. ALL POS LOCATIONS HAVE BEEN ASSUMED FROM AERIAL PHOTOGRAPHY.
  4. SHADOW STUDY HIGHLIGHTS ONLY SHADOWS WITH IMPACT TO THE SITE BOUNDARIES AND NEIGHBOURING SITES.



1 SHADOW DIAGRAM - 2PM 21 SEPT EXISTING  
TP-905 / SCALE 1 : 500

2 SHADOW DIAGRAM - 2PM 21 SEPT PROPOSED  
SK-06 / SCALE 1 : 500

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue
-----	------	-------



# MCCUE

402/65 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899  
info@studiomccue.com  
studiomccue.com

ABN  
ARBY  
63043  
6254  
NSWARS  
9689

78 679 570 794  
600583  
6254  
9689

Project  
ARCARE BRIGHTON  
85-93 WILSON ST, BRIGHTON, 3186

Title  
SHADOW DIAGRAMS

Dwg No	TP-905
Rev	G
Project No	24021
Scale @ A1	As indicated
Drawn By	PD
Checked By	CM

Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

STUDIO MCCUE PTY LTD retains copyright and moral rights to this drawing and ideas therein. It cannot be reproduced or copied in any form or by any means without the written permission of STUDIO MCCUE PTY LTD.

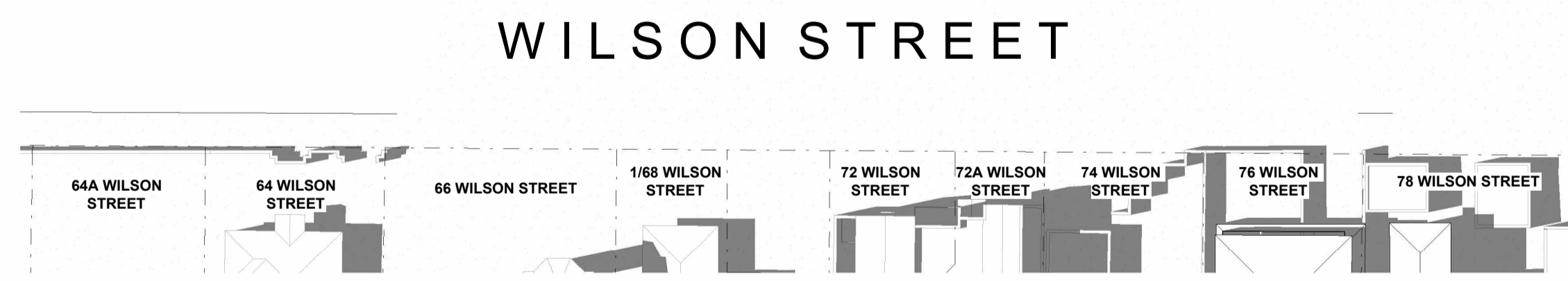
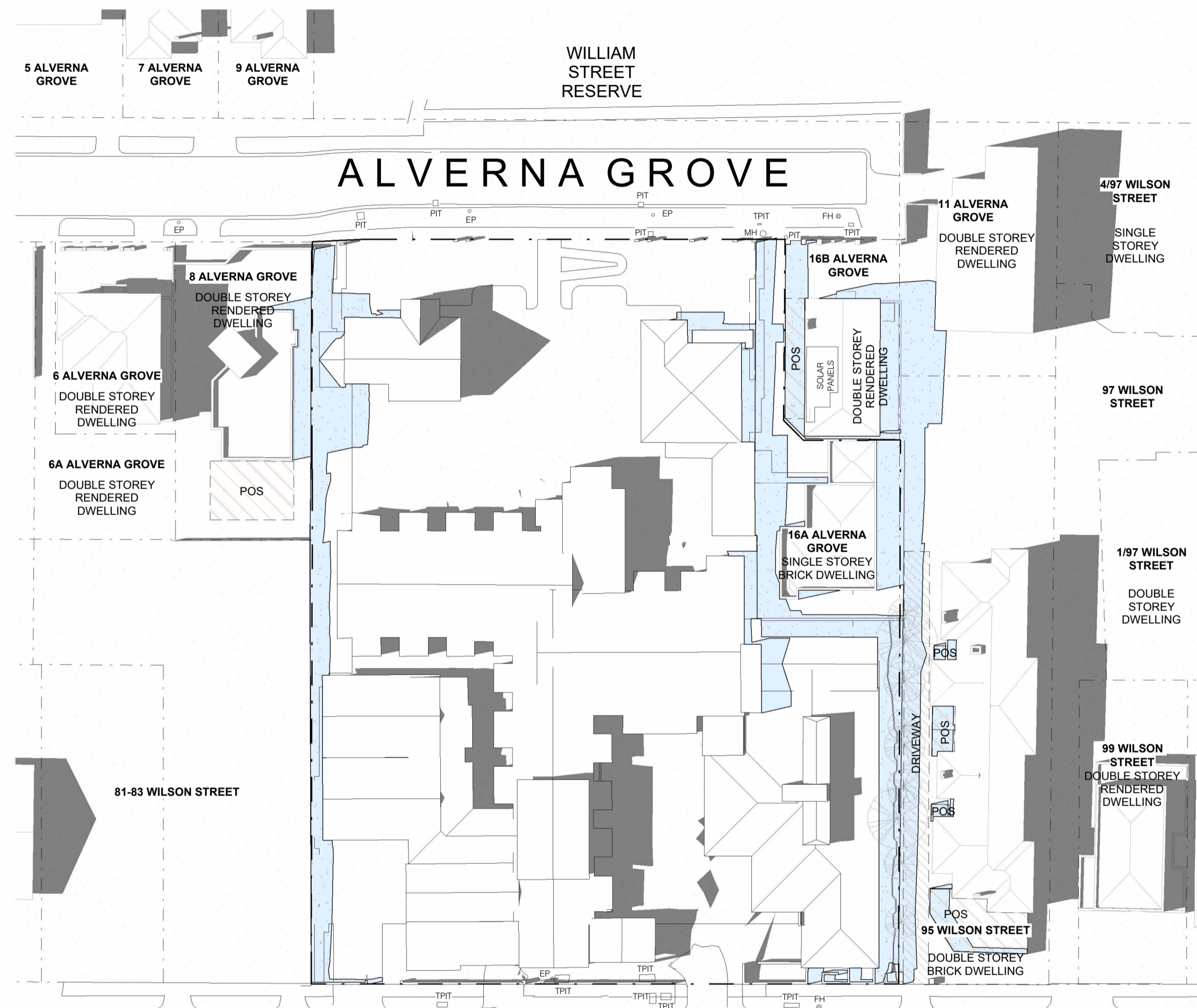
## ADVERTISED PLAN

### NOTES

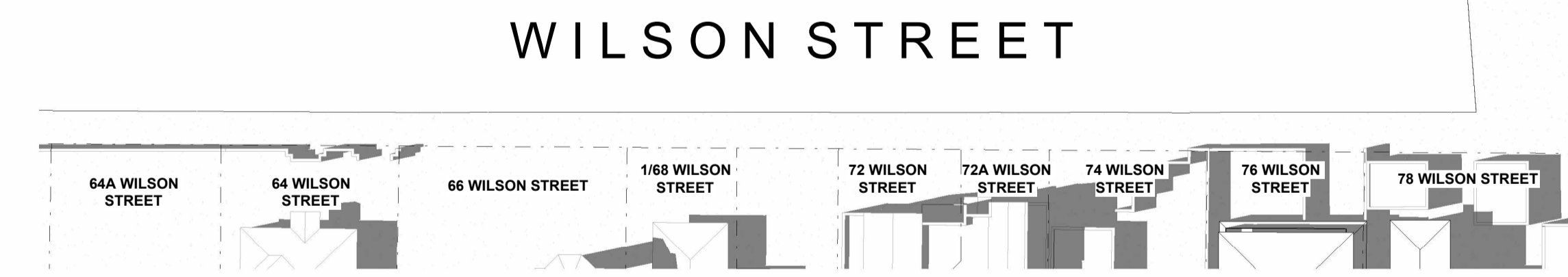
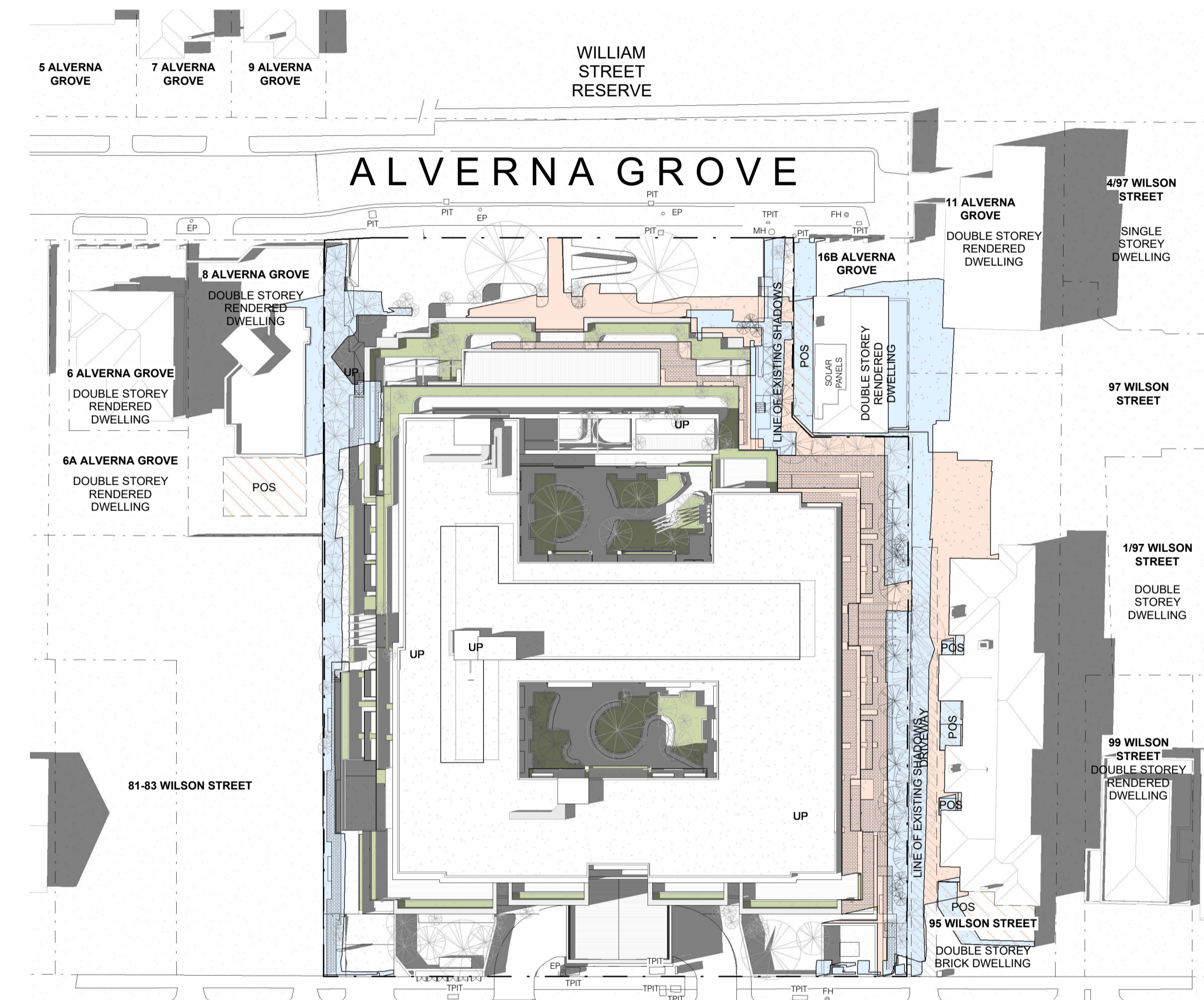
- EXISTING SHADOW
- PROPOSED SHADOW
- SHADOW WITH NO IMPACT TO SURROUNDING SITES

### NOTE:

- SHADOW STUDY HIGHLIGHTS ONLY SHADOWS WITH IMPACT TO THE SITE BOUNDARIES AND NEIGHBOURING SITES.
1. FTL, RL AND NGL LEVELS SHOWN ARE IN METRE TO AHD.
  2. TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS.
  3. ALL POS LOCATIONS HAVE BEEN ASSUMED FROM AERIAL PHOTOGRAPHY.
  4. SHADOW STUDY HIGHLIGHTS ONLY SHADOWS WITH IMPACT TO THE BOUNDARIES AND NEIGHBOURING SITES.



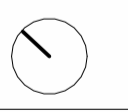
1 SHADOW DIAGRAM - 3PM 21 SEPT EXISTING  
TP-906 / SCALE 1 : 500



2 SHADOW DIAGRAM - 3PM 21 SEPT PROPOSED  
TP-906 / SCALE 1 : 500

G	02/03/2026	FOR TOWN PLANNING
F	14/11/2025	FOR TOWN PLANNING
E	13/11/2025	FOR TOWN PLANNING
D	12/11/2025	FOR TOWN PLANNING

Rev	Date	Issue



# MCCUE

402/65 Dover Street  
Cremorne VIC  
3121 Australia  
03 7000 4899  
info@studiomccue.com  
studiomccue.com

ABN  
ARBY  
620583  
62043  
NSWARS  
6254  
9669

78 679 570 794  
620583  
6254  
9669

Project  
ARCARE BRIGHTON  
85-93 WILSON ST, BRIGHTON, 3186

Title  
SHADOW DIAGRAMS

Dwg No	TP-906	Project No	24021
Rev	G	Drawn By	PD
Scale @ A1	As indicated	Checked By	CM

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright