

## Report to the Future Melbourne Committee

Agenda item 6.2

### Ministerial Planning Referral: TPM-2021-19 402-432 and 434-444 Macaulay Road, Kensington

18 October 2022

**Presenter:** Marjorie Kennedy, Head of Statutory Planning

#### Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of a Ministerial Planning Application referral (PA2101309) for land located at 402-432 & 434-444 Macaulay Road, Kensington (refer attachment 2 – Locality Plan).
2. This application seeks planning approval for the use and development of the land for a mixed use development, comprising multi-level apartment buildings, office, retail premises and a supermarket, as well as a reduction in the provision of car parking.
3. The applicant is Assemble Communities Pty Ltd, the owner is Thulimbah Nominees Pty Ltd and the architects are Kerstin Thompson Architects and Hayball.
4. The land is located within the Mixed Use Zone (MUZ) and is affected by Design and Development Overlay Schedule 26 (DDO26 - North) and Schedule 63 (DDO63 - Macaulay Urban Renewal Area, Kensington and North Melbourne, Areas 1 and 4), an Environmental Audit Overlay (EAO) and Development Contributions Plan Overlay Schedule 2 (DCPO2 - Macaulay Urban Renewal Area Development Contributions Plan).
5. The subject site is affected by proposed Planning Scheme Amendment C417. A revised Macaulay Structure Plan 2021 was endorsed by Council on 9 November 2021 and informs proposed new planning controls. Amendment C417 is currently with the Minister for Planning awaiting approval to proceed to public exhibition. At this stage in the process the amendment is not considered 'seriously entertained' and has limited weight in decision making.
6. The development comprises five partially connected buildings above a single basement level. Each of the buildings adopt a distinct design language, appearance and materiality, with individual lobbies and pedestrian access points. A total of 362 apartments are proposed in a mix of studio, one, two and three bedroom typologies, with a supermarket located in the south-east corner of the site and a series of office, retail and food and drink tenancies along the Macaulay Road frontage. The proposal includes a 20 per cent social housing component and a total of three laneways which would be open to the public 24 hours a day (refer attachment 3 – Architectural Plans).
7. The Department of Environment, Land, Water and Planning (DELWP), on behalf of the Minister for Planning, has given formal notice of the application to the Council.

#### Key issues

7. The key issues relate to the use of the land for a supermarket and non-residential uses, the built form response (including height and setbacks), pedestrian connectivity, public realm impacts (including overlooking, overshadowing and wind), internal amenity, landscape design, sustainability, public benefits, car parking and equitable development.
8. The outcomes of the proposal are consistent with the relevant provisions of the Melbourne Planning Scheme, the intent of the Macaulay Structure Plan 2021 and will make a positive contribution to the local area and wider Macaulay precinct.
9. Permit conditions are recommended to ensure that the proposal is able to adapt to development on the neighbouring property, provides enhanced pedestrian connections, delivers a high quality architectural and landscape design response and the broader community benefits are secured.

### **Recommendation from management**

10. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning that the Melbourne City Council does not object to the application subject to the conditions outlined in the delegate report (refer to Attachment 4 of the report from management).

### **Attachments:**

1. Supporting Attachment (Page 3 of 129)
2. Locality Plan (Page 4 of 129)
3. Selected Plans (Page 5 of 129)
4. Delegate Report (Page 57 of 129)

**Supporting Attachment**

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**Legal**

1. The Minister for Planning is the Responsible Authority for determining this application.
2. The Minister has given notice of the application to Council pursuant to Section 52(1)(b) of the *Planning and Environment Act 1987*.

**Finance**

3. There are no direct financial issues arising from the recommendations contained within this report.

**Conflict of interest**

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

**Health and Safety**

5. Relevant planning considerations such as potential amenity impacts that could impact on health and safety have been considered within the development and the assessment process.

**Stakeholder consultation**

6. Council officers have not undertaken public notice of the application or referred this to any other referral authorities. This is the responsibility of DELWP acting on behalf of the Minister for Planning.

**Relation to Council policy**

7. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 4).

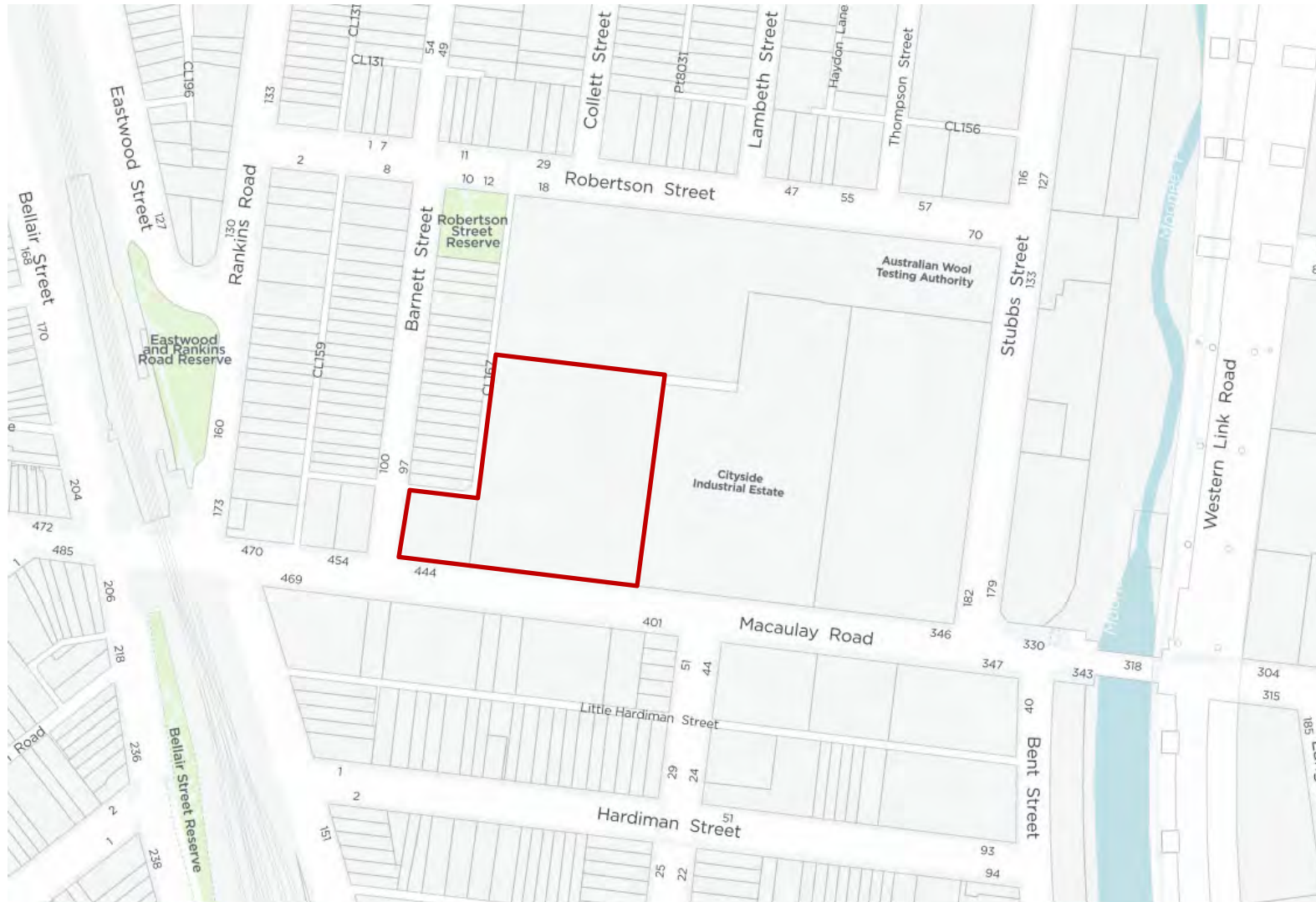
**Environmental sustainability**

8. The Environmentally Sustainable Design (ESD) report submitted with the application demonstrates that the development is generally consistent with the ESD performance requirements of Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management).
9. Recommended conditions require the submission of an updated ESD Report which provides further detail of how the targets will be achieved.

# Locality Plan

Attachment 2  
Agenda item 6.2  
Future Melbourne Committee  
18 October 2022

402-432 and 434-444 Macaulay Road, Kensington



**Attachment 3**  
**Agenda item 6.2**  
**Future Melbourne Committee**  
**18 October 2022**

NO	SHEET NAME
TP00.00	COVER SHEET
TP00.01	SITE PLAN
TP01.01	BASEMENT PLAN
TP01.02	GROUND FLOOR PLAN
TP01.03	LEVEL 01 FLOOR PLAN
TP01.04	LEVEL 02 FLOOR PLAN
TP01.05	LEVEL 03 FLOOR PLAN
TP01.06	LEVEL 04 FLOOR PLAN
TP01.07	LEVEL 05 FLOOR PLAN
TP01.08	LEVEL 06 FLOOR PLAN
TP01.09	LEVEL 07 FLOOR PLAN
TP01.10	ROOF PLAN
TP06.01	NORTH & SOUTH ELEVATION
TP06.02	EAST & WEST ELEVATION
TP06.03	COURTYARD ELEVATION EAST & WEST
TP06.10	RETAIL FRONTAGE ELEVATIONS - BUILDING 01
TP06.11	RETAIL FRONTAGE ELEVATIONS - BUILDING 02
TP06.12	ASSEMBLE SPACE ENTRY - BUILDING 02
TP06.14	N-S ARCADE SECTIONS
<del>TP06.15</del>	<del>ASSEMBLE ARCADE SECTIONS</del>
TP06.20	WEST LANEWAY GROUND ELEVATIONS - BUILDING 03
TP06.21	INTERNAL COURTYARD GROUND ELEVATIONS - BUILDING 03
TP06.22	INTERNAL COURTYARD GROUND ELEVATIONS - BUILDING 04 / 05
TP06.23	EAST LANEWAY GROUND ELEVATIONS - BUILDING 04 / 05
TP06.24	LANEWAY GROUND ELEVATIONS
TP07.01	SECTIONS
TP07.02	SECTIONS
TP07.10	OVERLOOKING SECTIONS BUILDING 1
TP08.01	SUN STUDIES - EXISTING
TP08.02	SUN STUDIES - EXISTING
TP08.03	SUN STUDIES - EXISTING
TP08.04	SUN STUDIES - EXISTING
TP08.05	SUN STUDIES - PROPOSED
TP08.06	SUN STUDIES - PROPOSED
TP08.07	SUN STUDIES - PROPOSED
TP08.08	SUN STUDIES - PROPOSED
TP10.01	TYPICAL APARTMENT LAYOUT_BLD 1
TP10.02	TYPICAL APARTMENT LAYOUT_BLD 1
TP10.03	TYPICAL APARTMENT LAYOUT_BLD 1
TP10.04	TYPICAL APARTMENT LAYOUT_BLD 1
TP10.05	TYPICAL APARTMENT LAYOUT_BLD 2
TP10.06	TYPICAL APARTMENT LAYOUT_BLD 2
TP10.07	TYPICAL APARTMENT LAYOUT_BLD 2
TP10.08	TYPICAL APARTMENT LAYOUT_BLD 2
TP10.09	TYPICAL APARTMENT LAYOUT_BLD 2
<del>TP10.10</del>	<del>TYPICAL APARTMENT LAYOUT_BLD 2</del>
TP10.11	TYPICAL APARTMENT LAYOUT_BLD 3
TP10.12	TYPICAL APARTMENT LAYOUT_BLD 3
TP10.13	TYPICAL APARTMENT LAYOUT_BLD 4
TP10.14	TYPICAL APARTMENT LAYOUT_BLD 4
TP10.15	TYPICAL APARTMENT LAYOUT_BLD 5
TP10.16	TYPICAL APARTMENT LAYOUT_BLD 5
TP10.17	TYPICAL APARTMENT LAYOUT_BLD 5

Rev	Description	Date
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Melbourne	Sydney	Brisbane
Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644	Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Level 12, 324 Queen Street, Brisbane QLD 4000 T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521,  
Richard Leonard 7522, David Tordoff 8028

**Project Title**  
402-432 MACAULAY ROAD

**Project Address**  
402-432 MACAULAY RD,  
KENSINGTON

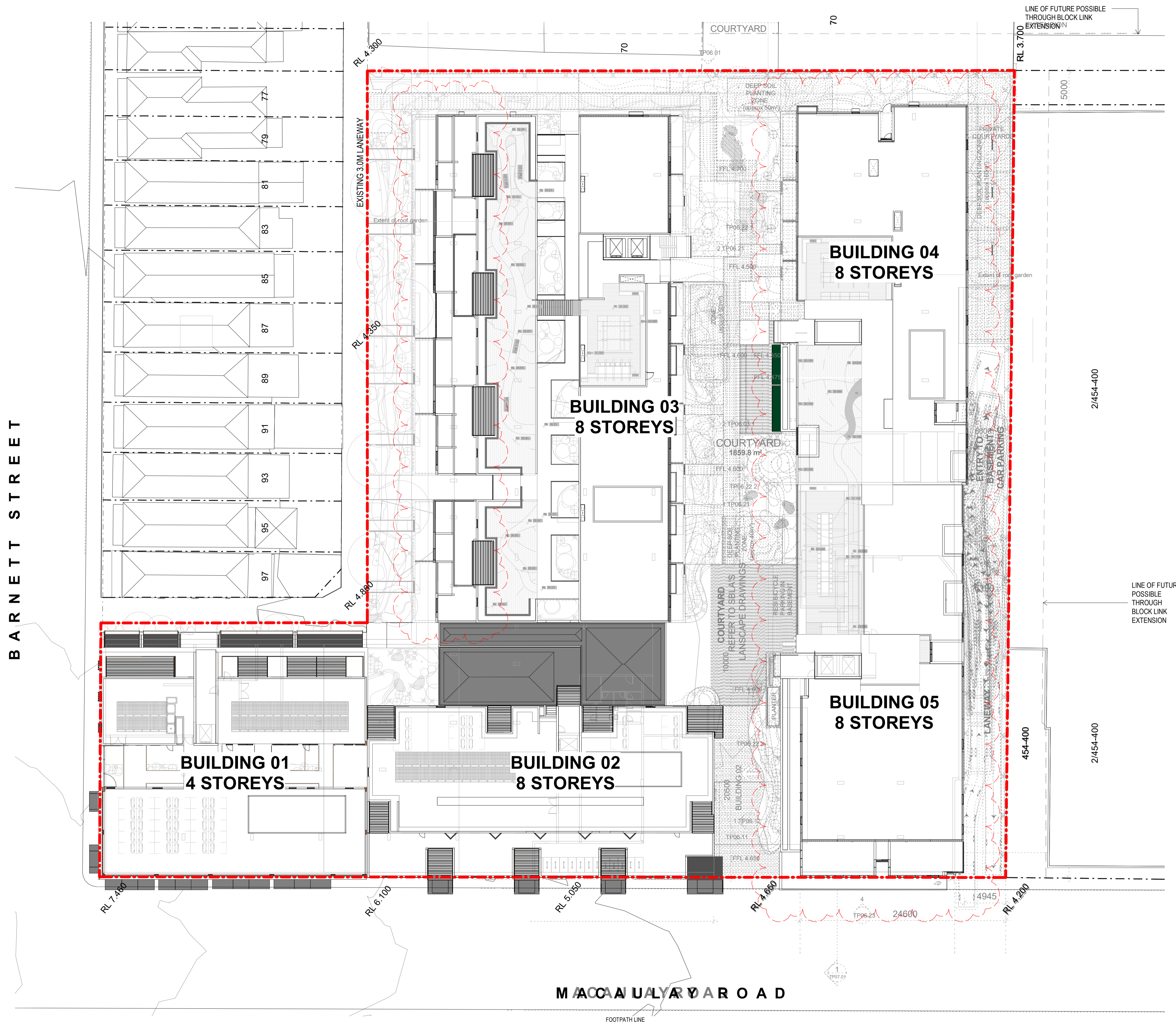
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**Project Title**  
 402-432 MACAULAY ROAD

**Project Address**  
 402-432 MACAULAY RD,  
 KENSINGTON

**Drawing Title**  
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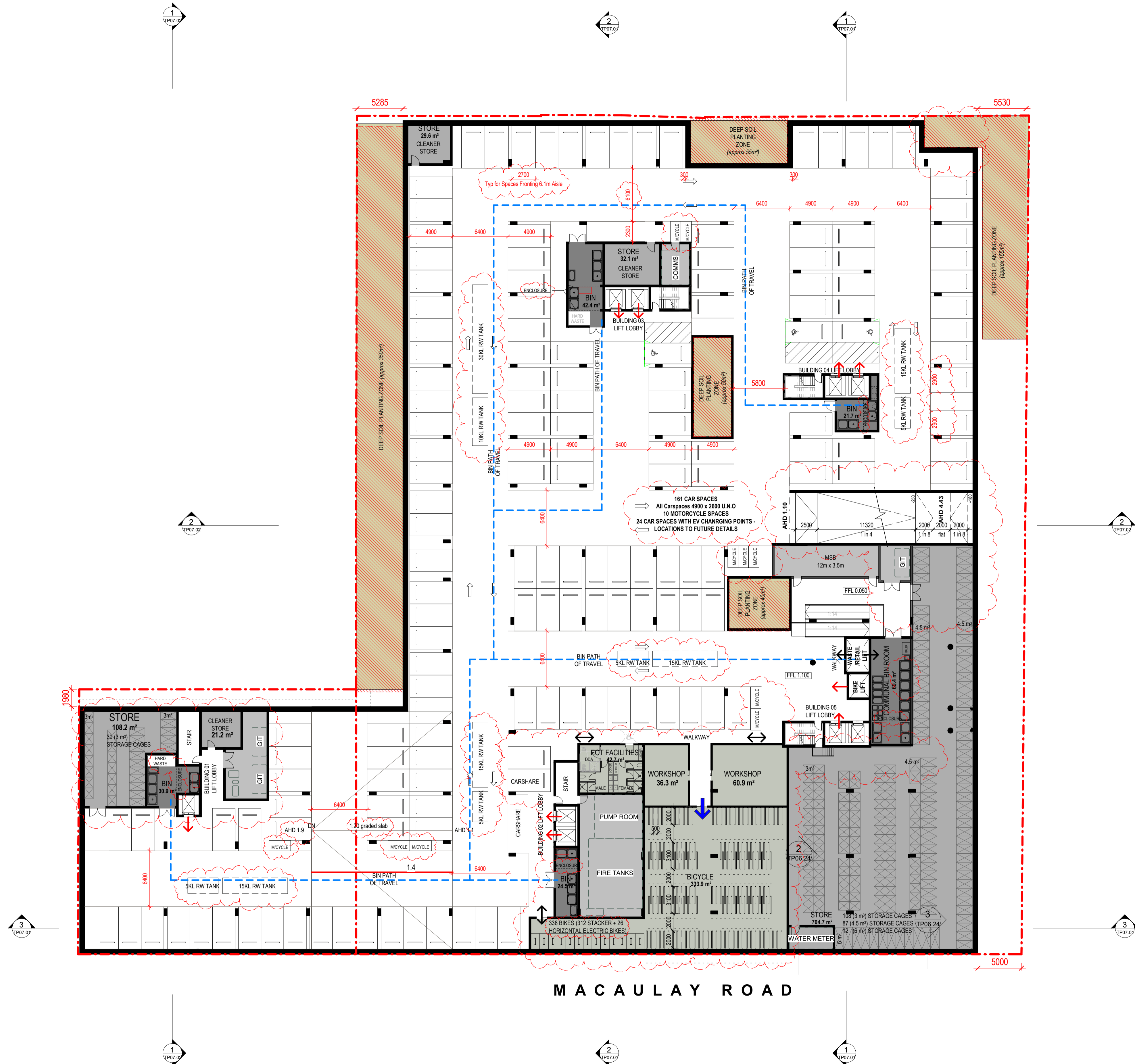
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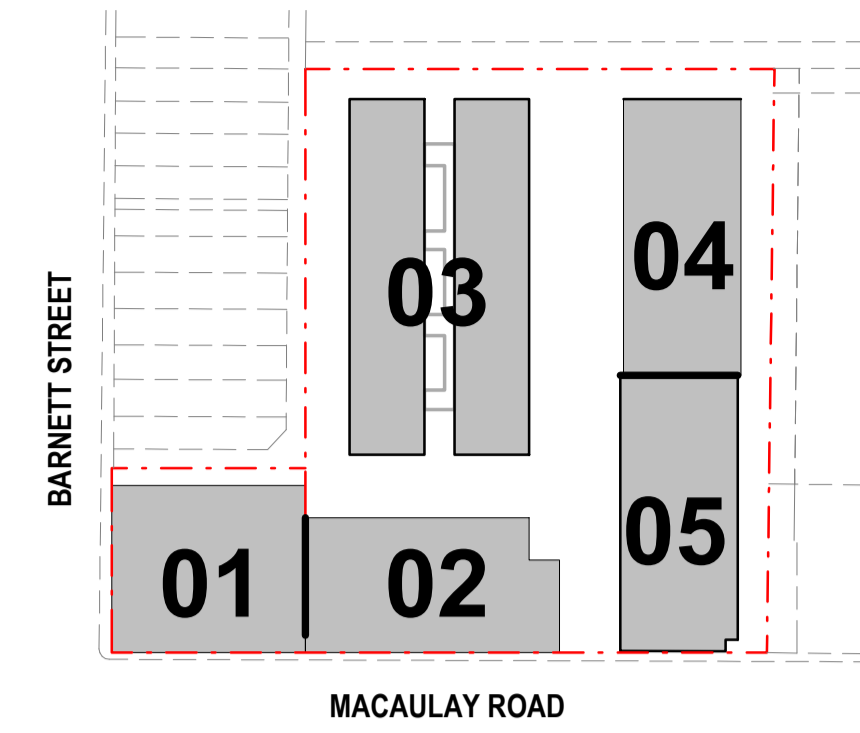
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BARNETT STREET



MACAULAY ROAD



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ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

**Project Title**  
402-432 MACAULAY ROAD

**Project Address**  
402-432 MACAULAY RD,  
KENSINGTON

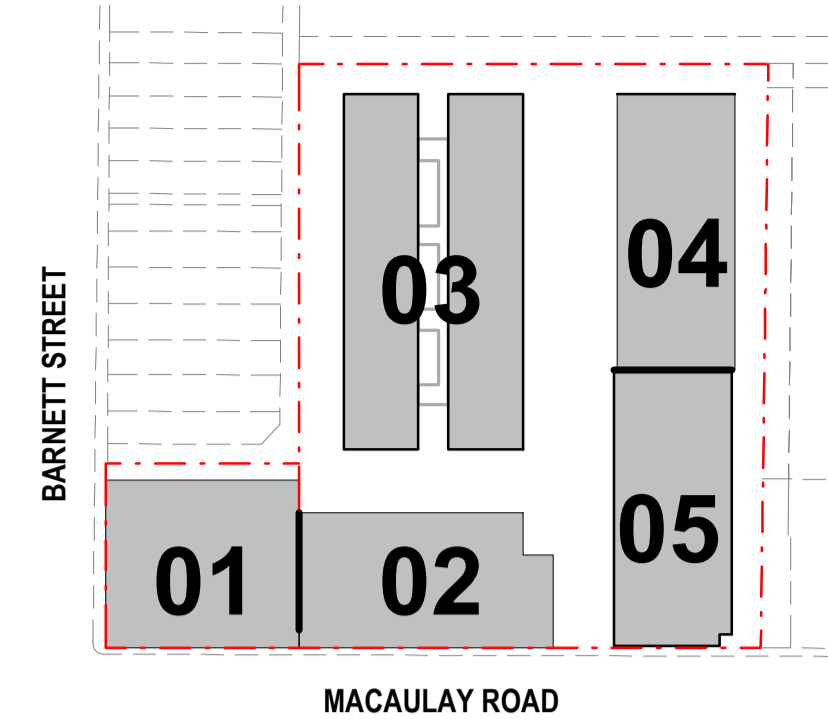
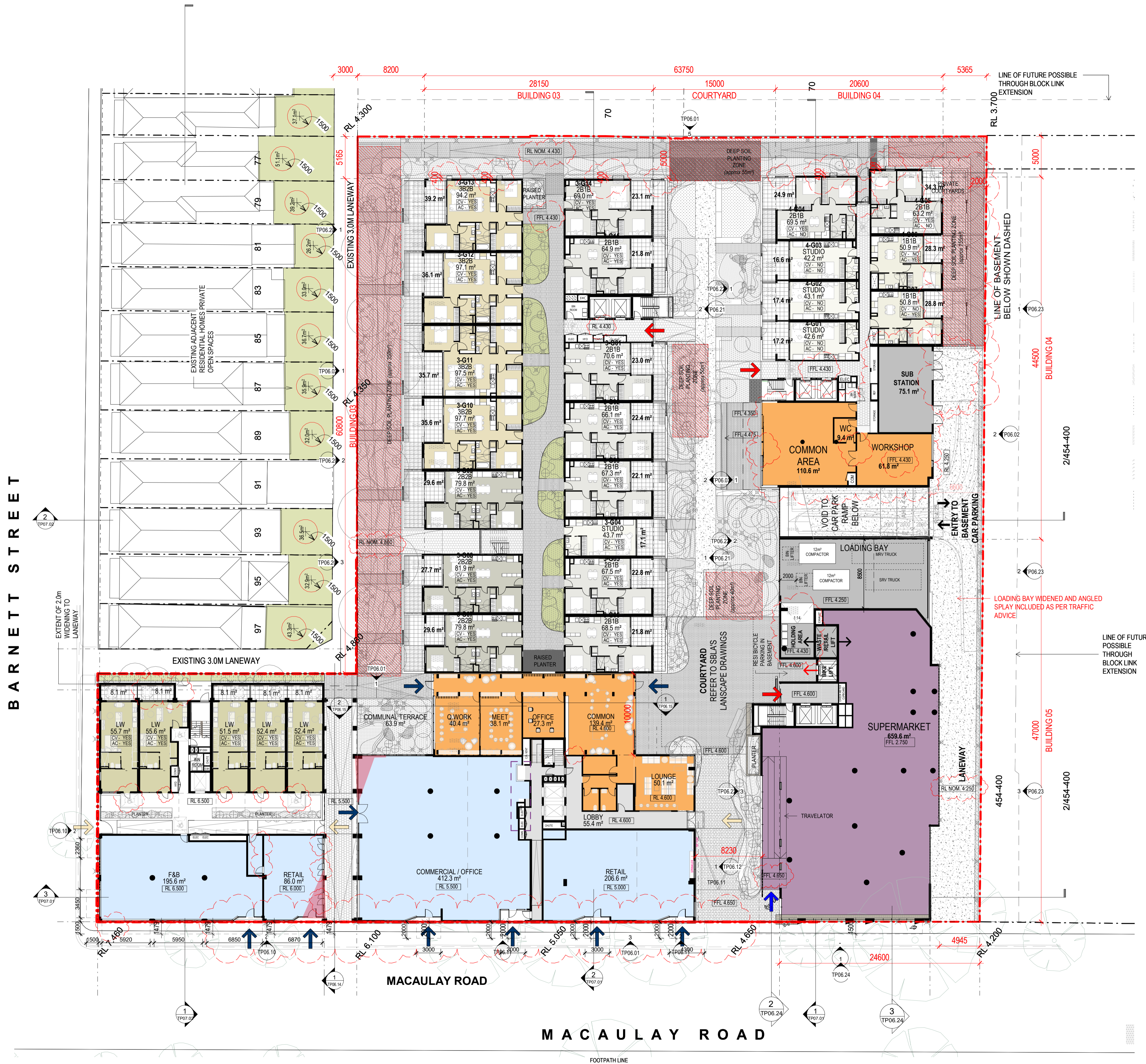
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Project Address  
**402-432 MACAULAY RD,  
 KENSINGTON**

Drawing Title  
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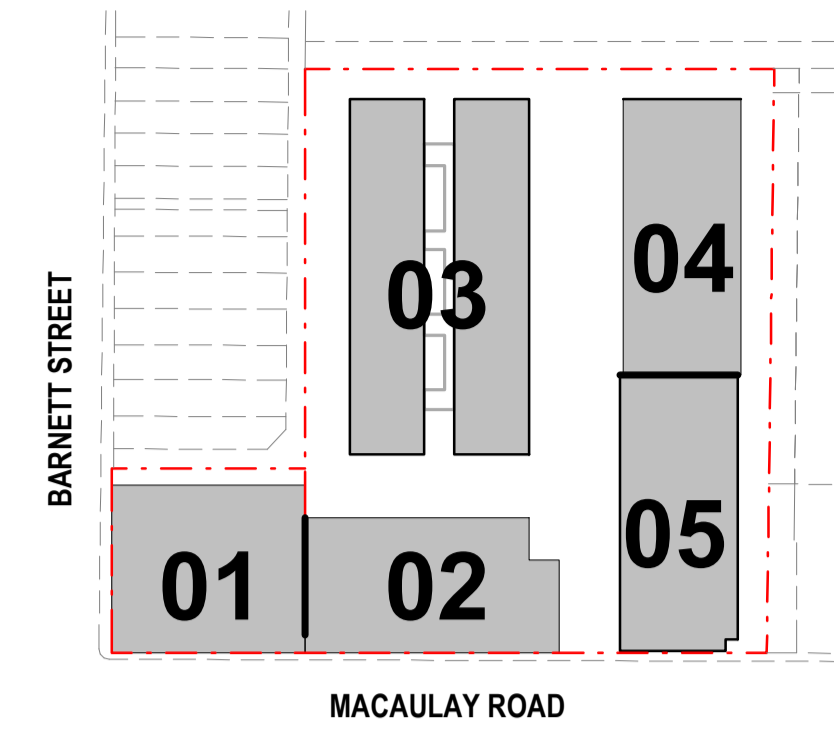
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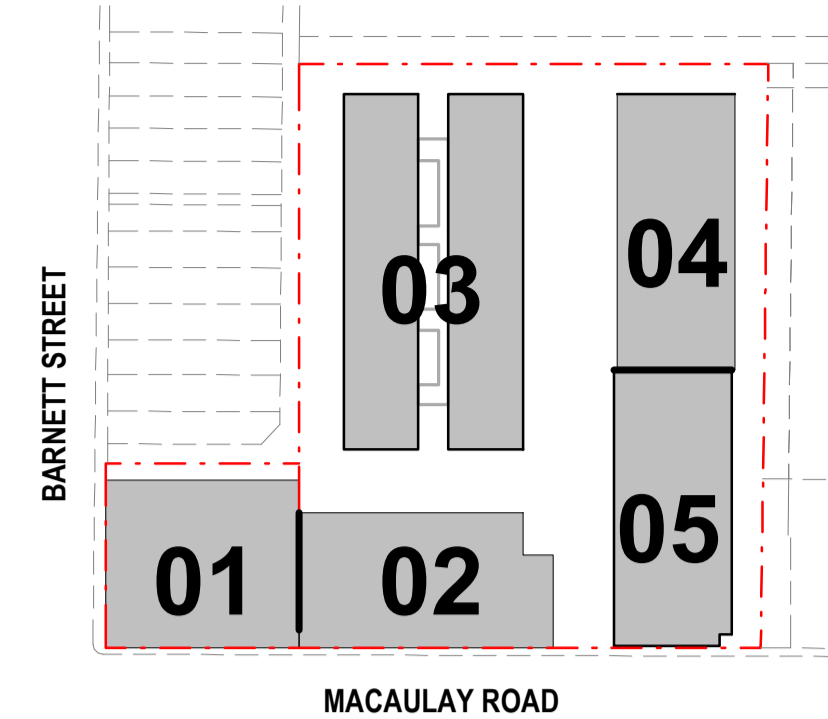
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ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Project Title  
**402-432 MACAULAY ROAD**

Project Address  
**402-432 MACAULAY RD,  
 KENSINGTON**

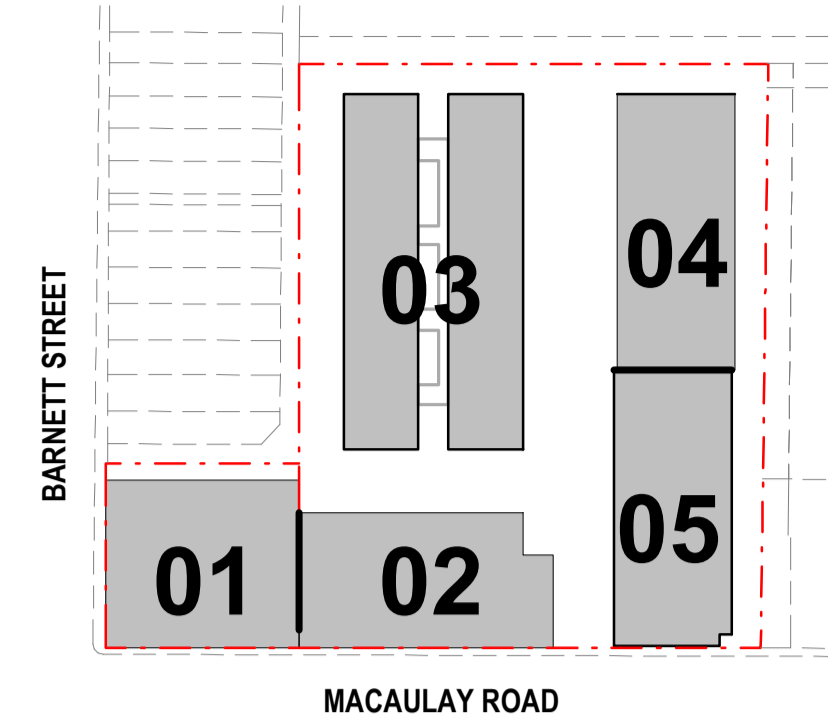
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Project Address  
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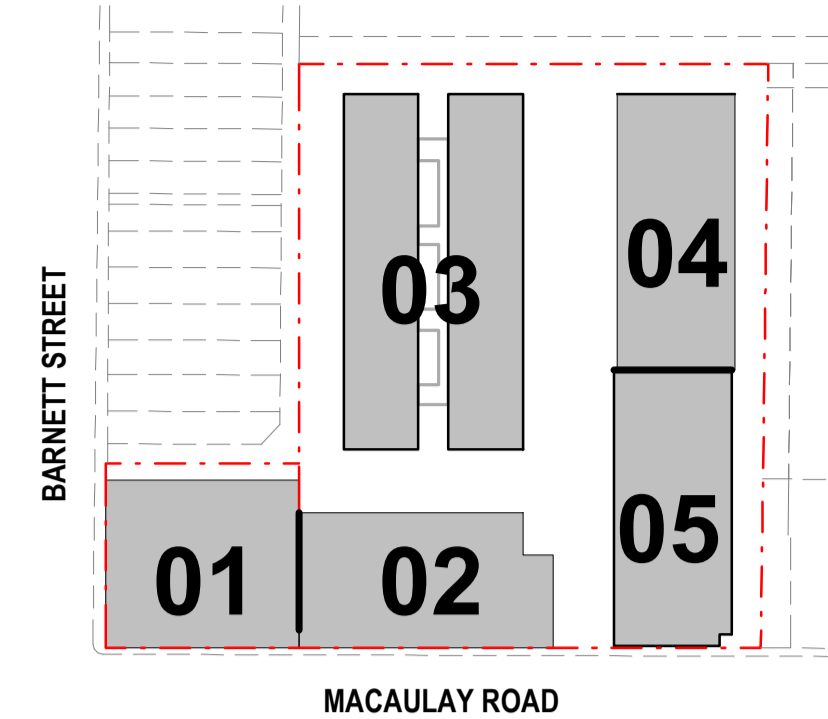
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Project Title  
**402-432 MACAULAY ROAD**

Project Address  
**402-432 MACAULAY RD,  
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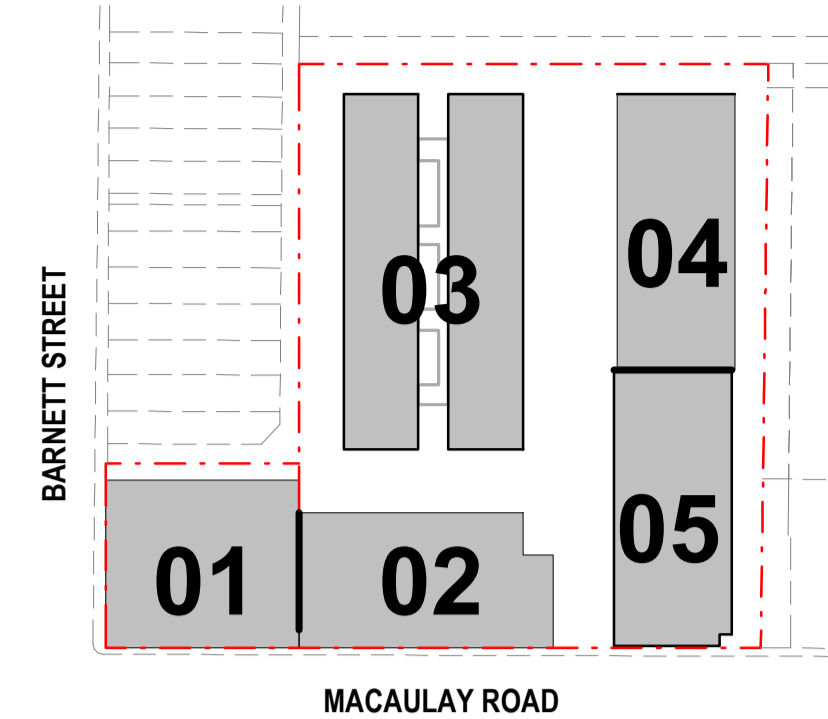
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Project Title  
**402-432 MACAULAY ROAD**

Project Address  
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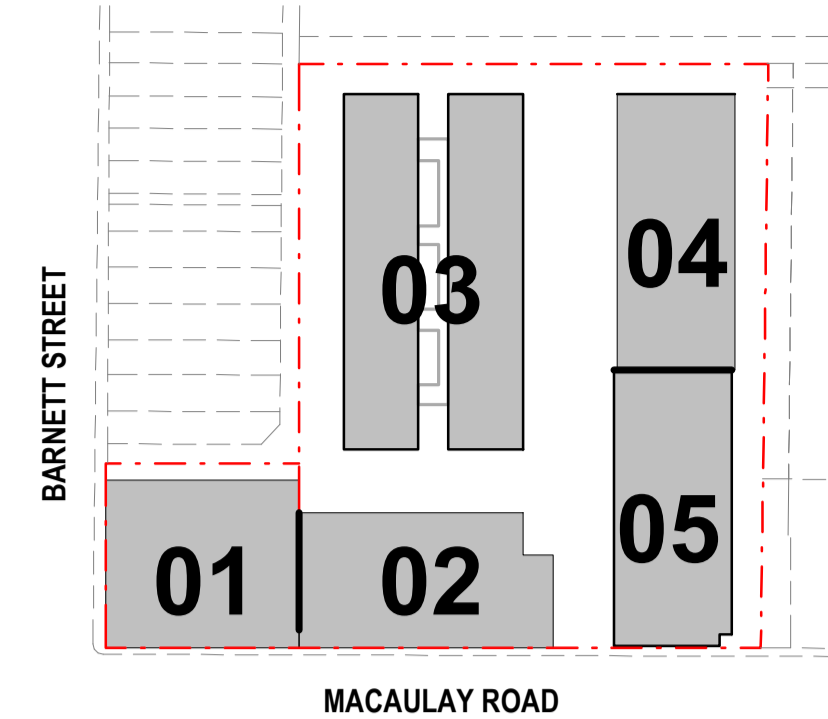
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Project Title  
**402-432 MACAULAY ROAD**

Project Address  
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 KENSINGTON**

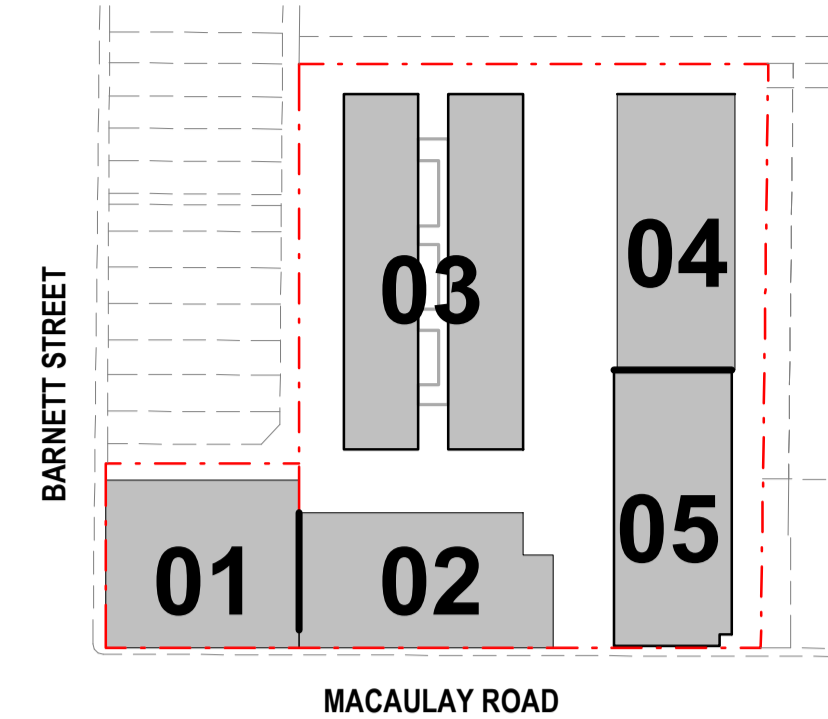
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**Project Address**  
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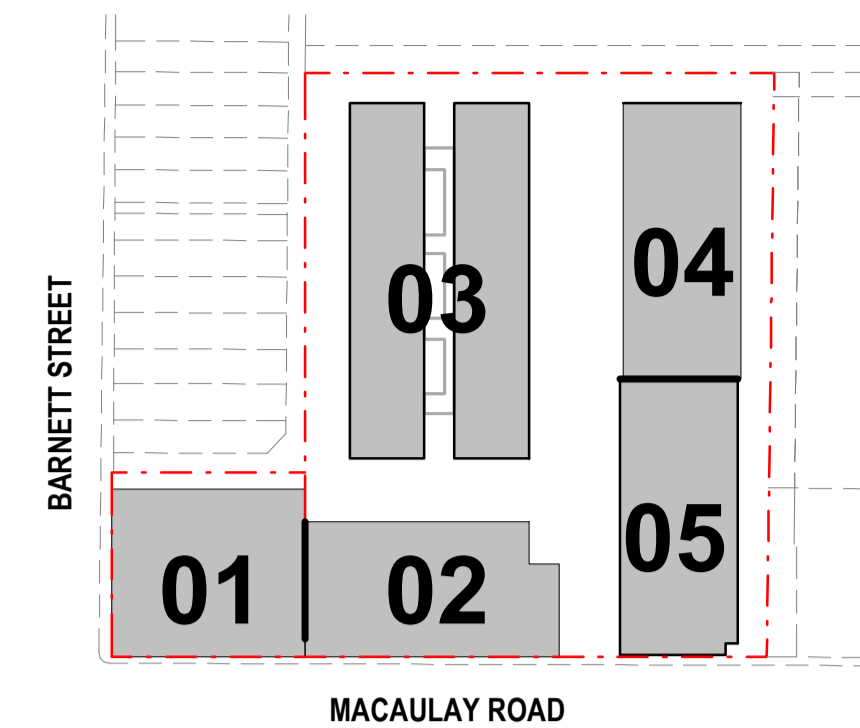
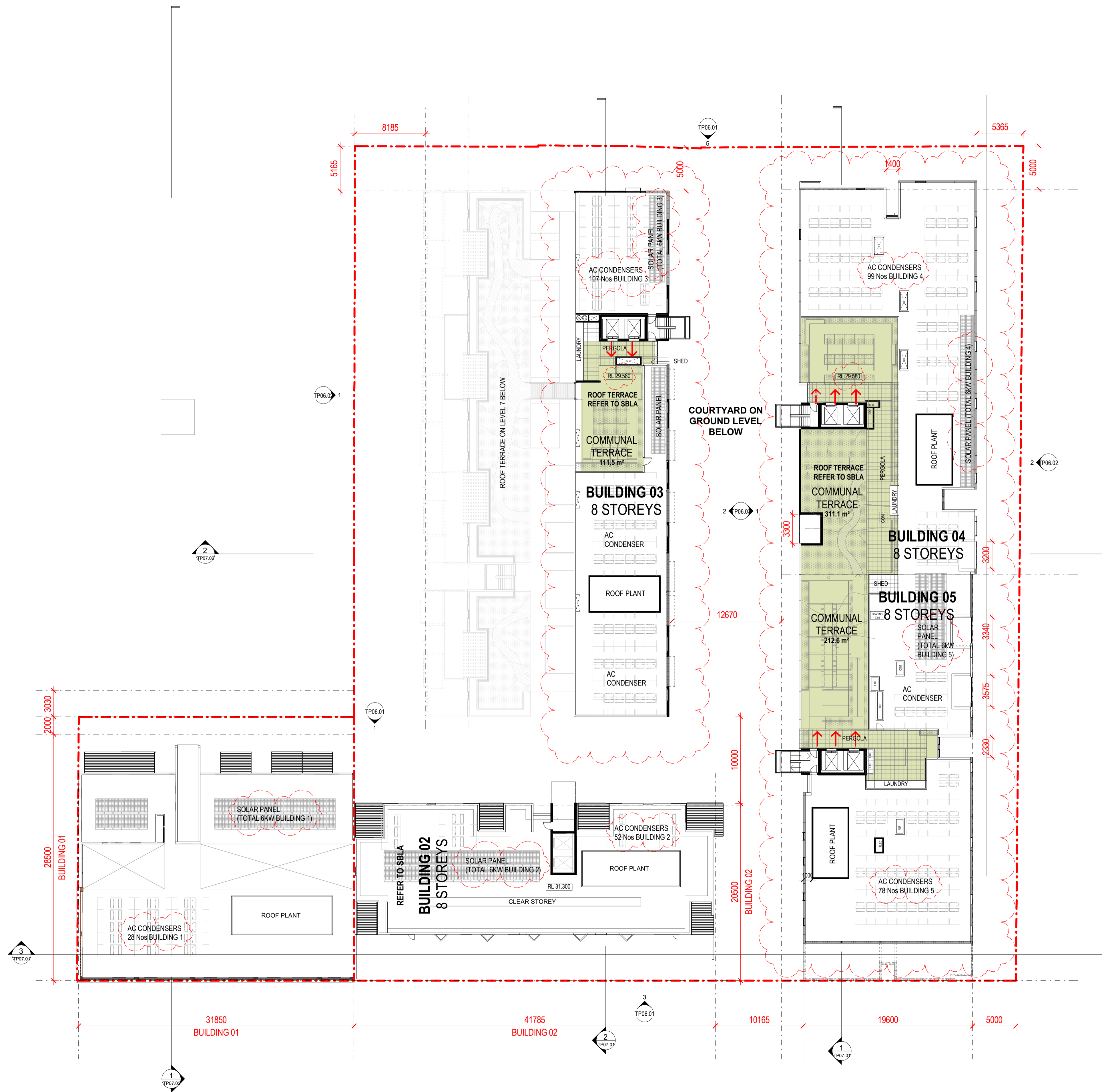
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**402-432 MACAULAY ROAD**

Project Address  
**402-432 MACAULAY RD,  
 KENSINGTON**

Drawing Title  
**ROOF PLAN**

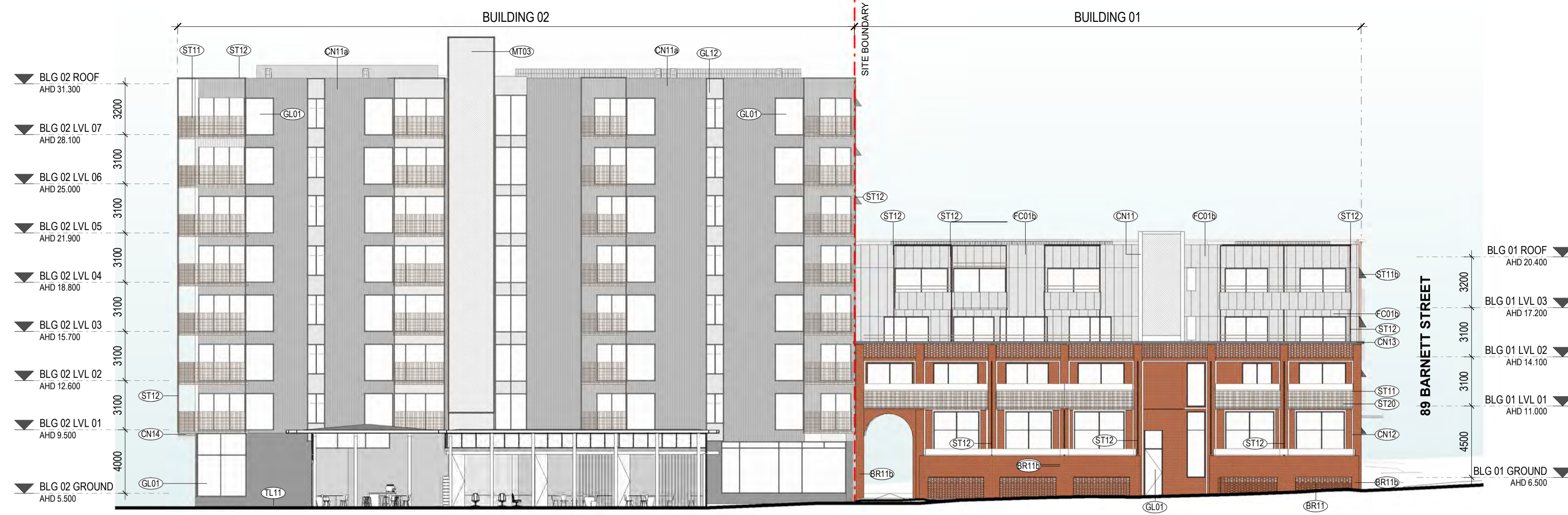
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**TOWN PLANNING**

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C/JNC	TG	16/05/2022 10:33:37 AM	As indicated @A1

Project No	Drawing No	Revision
2492	TP01.10	B

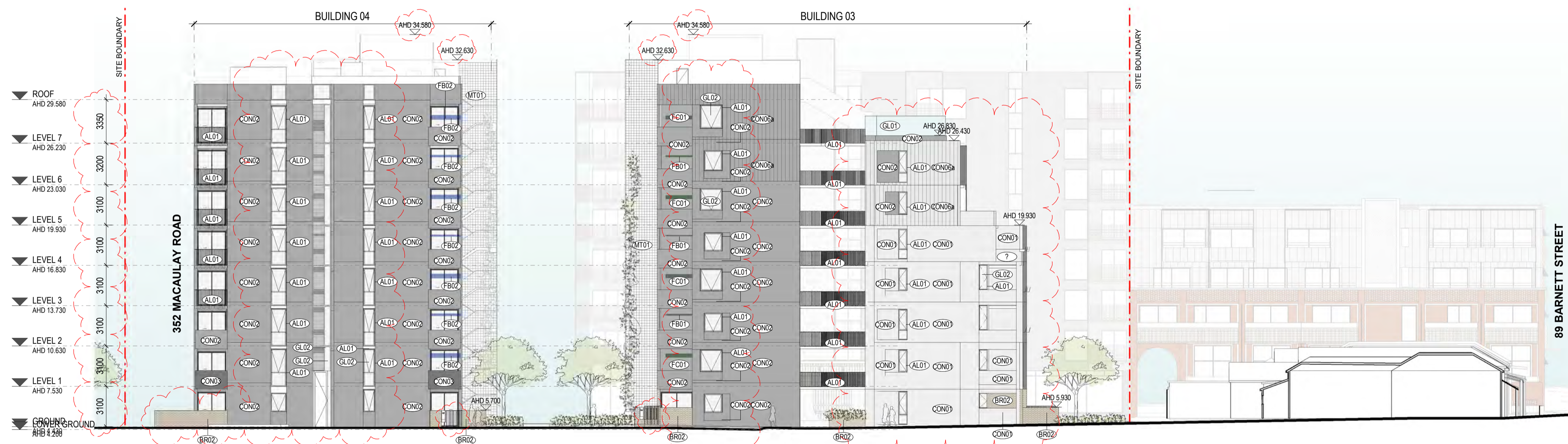
Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacturer shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. Hayball retains copyright and grants the client a license to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only © Copyright 2008 All rights reserved.





1 NORTH ELEVATION BUILDINGS 1 & 2

TP01.02 1:200



5 NORTH ELEVATION BUILDINGS 3 & 4

TP01.02 1:200



3 SOUTH ELEVATION

TP01.02 1:200

Temp. Level 1 AHD 1.100

**MATERIAL FINISH TAG**

(AL01) BLACK POWDERCOATED ALUMINIUM	(CN11) SMOOTH PRECAST CONCRETE (BRIGHTONLITE)
(BR01) RED BRICK FINISH (STRETCHER BOND)	(CN11a) TEXTURED PRECAST CONCRETE WITH VERTICAL FLUTED FINISH (BRIGHTONLITE)
(BR01b) RED BRICK FINISH (HIT AND MISSED)	(CN12) OFF-WHITE MASONRY FRAME TO GLAZING
(BR02) FAIR FACED BRICK FINISH (STRETCHER BOND)	(CN13) OFF-WHITE MASONRY FRAME TO PARAPET
(BR02b) FAIR FACED BRICK FINISH (HIT AND MISSED)	(FC01b) COMPRESSED FIBRE CEMENT SHEET
(CON01) SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	(TL11) TILED WALL
(CON02) SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	(ST11) METAL GRATE BALUSTRADE (DARK BRONZE POWDERCOAT)
(CON03) SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	(ST11b) METAL GRATE SUNSHADE (DARK BRONZE POWDERCOAT)
(CON04a) HORIZONTAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	(ST12) METAL FRAMED PERGOLA STRUCTURES (DARK BRONZE POWDERCOAT)
(CON04b) HORIZONTAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	(ST13) METAL HANDRAIL TO SOLID BALUSTRADE
(CON05a) VERTICAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	(ST13a) METAL BALUSTRADE (POWDERCOAT FINISH)
(CON05b) VERTICAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	(ST14) METAL PLATE SUNSHADE
(CON06a) WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	(ST20) 20% PERFORATED METAL (POWDERCOAT FINISH)
(CON06b) NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	(BR11) PRESSED RED HAND LAID BRICK FINISH (STRETCHER BOND)
(CON07a) NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	(BR11b) PRESSED RED HAND LAID BRICK FINISH (HIT AND MISS)
(CON07b) WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	(IR11) WROUGHT IRON GATES
(FB01) SHADING BLINDS IN GREEN FABRIC	
(FB02) SHADING BLINDS IN BLUE FABRIC	
(FC01) COMPRESSED FIBRE CEMENT SHEET	
(GL01) CLEAR GLAZING	
(GL02) TINTED LIGHT GREY GLAZING	
(GL12) OPAQUE GLAZING	
(MT01) METAL GRATE BALUSTRADE (GALVANISED STEEL LOOK)	
(MT02) METAL CLADDING IN AGED BRONZE FINISH	
(MT03) METAL MESH (STAINLESS STEEL LOOK) OPAQUE INFILL AT BALCONIES'	
(PV01) POROUS PAVERS	

B	TOWNPLANNING RFI SUBMISSION	09.03.2022
Rev	Description	Date



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**Brisbane**  
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ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

**Project Title**  
402-432 MACAULAY ROAD

**Project Address**  
402-432 MACAULAY RD,  
KENSINGTON

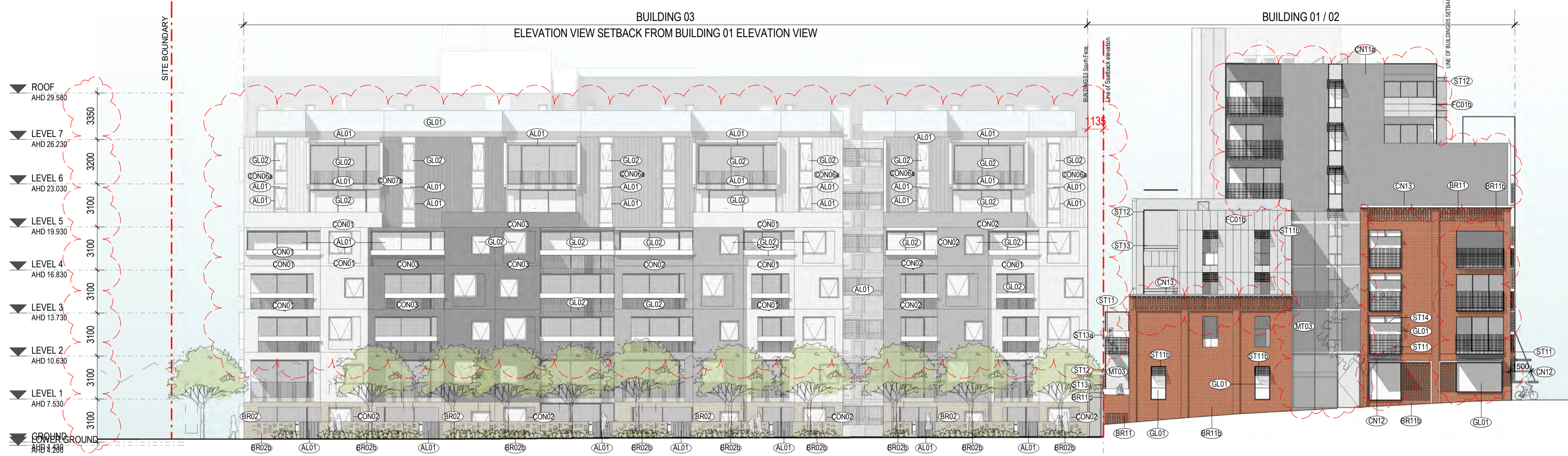
**Drawing Title**  
NORTH & SOUTH ELEVATION

**Status**  
TOWN PLANNING

<b>Drawn By</b>	<b>Checked By</b>	<b>Date Printed</b>	<b>Scale</b>
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<b>Project No</b>	<b>Drawing No</b>	<b>Revision</b>
2492	TP06.01	B

Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over stated 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. Hayball retains copyright and grants the client a license to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only © Copyright 2008 All rights reserved.



1 WEST ELEVATION  
TP01.02 1:200

**MATERIAL FINISH TAG**

(AL01) BLACK POWDERCOATED ALUMINIUM	(CN11) SMOOTH PRECAST CONCRETE (BRIGHTONLITE)
(BR01) RED BRICK FINISH (STRETCHER BOND)	(CN11a) TEXTURED PRECAST CONCRETE WITH VERTICAL FLUTED FINISH (BRIGHTONLITE)
(BR01b) RED BRICK FINISH (HIT AND MISSED)	(CN12) OFF-WHITE MASONRY FRAME TO GLAZING
(BR02) FAIR FACED BRICK FINISH (STRETCHER BOND)	(CN13) OFF-WHITE MASONRY FRAME TO PARAPET
(BR02b) FAIR FACED BRICK FINISH (HIT AND MISSED)	(FC01b) COMPRESSED FIBRE CEMENT SHEET
(CON01) SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	(TL11) TILED WALL
(CON02) SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	(ST11) METAL GRATE BALUSTRADE (DARK BRONZE POWDERCOAT)
(CON03) SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	(ST11b) METAL GRATE SUNSHADE (DARK BRONZE POWDERCOAT)
(CON04) HORIZONTAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	(ST12) METAL FRAMED PERGOLA STRUCTURES (DARK BRONZE POWDERCOAT)
(CON04a) HORIZONTAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	(ST13) METAL HANDRAIL TO SOLID BALUSTRADE
(CON05a) VERTICAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	(ST13a) METAL BALUSTRADE (POWDERCOAT FINISH)
(CON05b) VERTICAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	(ST14) METAL PLATE SUNSHADE
(CON06a) WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	(ST20) 20% PERFORATED METAL (POWDERCOAT FINISH)
(CON06b) NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	(BR11) PRESSED RED HAND LAID BRICK FINISH (STRETCHER BOND)
(CON07a) NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	(BR11b) PRESSED RED HAND LAID BRICK FINISH (HIT AND MISS)
(CON07b) WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	(IR11) WROUGHT IRON GATES
(FB01) SHADING BLINDS IN GREEN FABRIC	
(FB02) SHADING BLINDS IN BLUE FABRIC	
(FC01) COMPRESSED FIBRE CEMENT SHEET	
(GL01) CLEAR GLAZING	
(GL02) TINTED LIGHT GREY GLAZING	
(GL12) OPAQUE GLAZING	
(MT01) METAL GRATE BALUSTRADE (GALVANISED STEEL LOOK)	
(MT02) METAL CLADDING IN AGED BRONZE FINISH	
(MT03) METAL MESH (STAINLESS STEEL LOOK) OPAQUE INFILL AT BALCONIES'	
(PV01) POROUS PAVERS	

Rev	Description	Date
B	TOWNPLANNING RFI SUBMISSION	09.03.2022



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 ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

**Project Title**  
 402-432 MACAULAY ROAD

**Project Address**  
 402-432 MACAULAY RD,  
 KENSINGTON

**Drawing Title**  
 EAST & WEST ELEVATION

**Status**  
 TOWN PLANNING

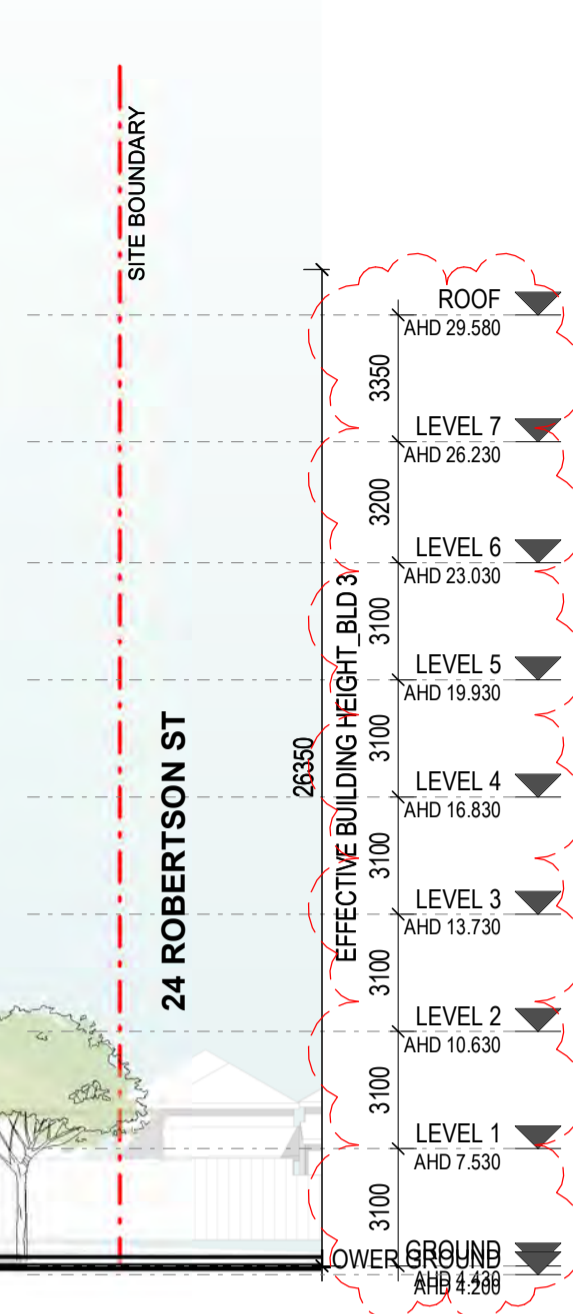
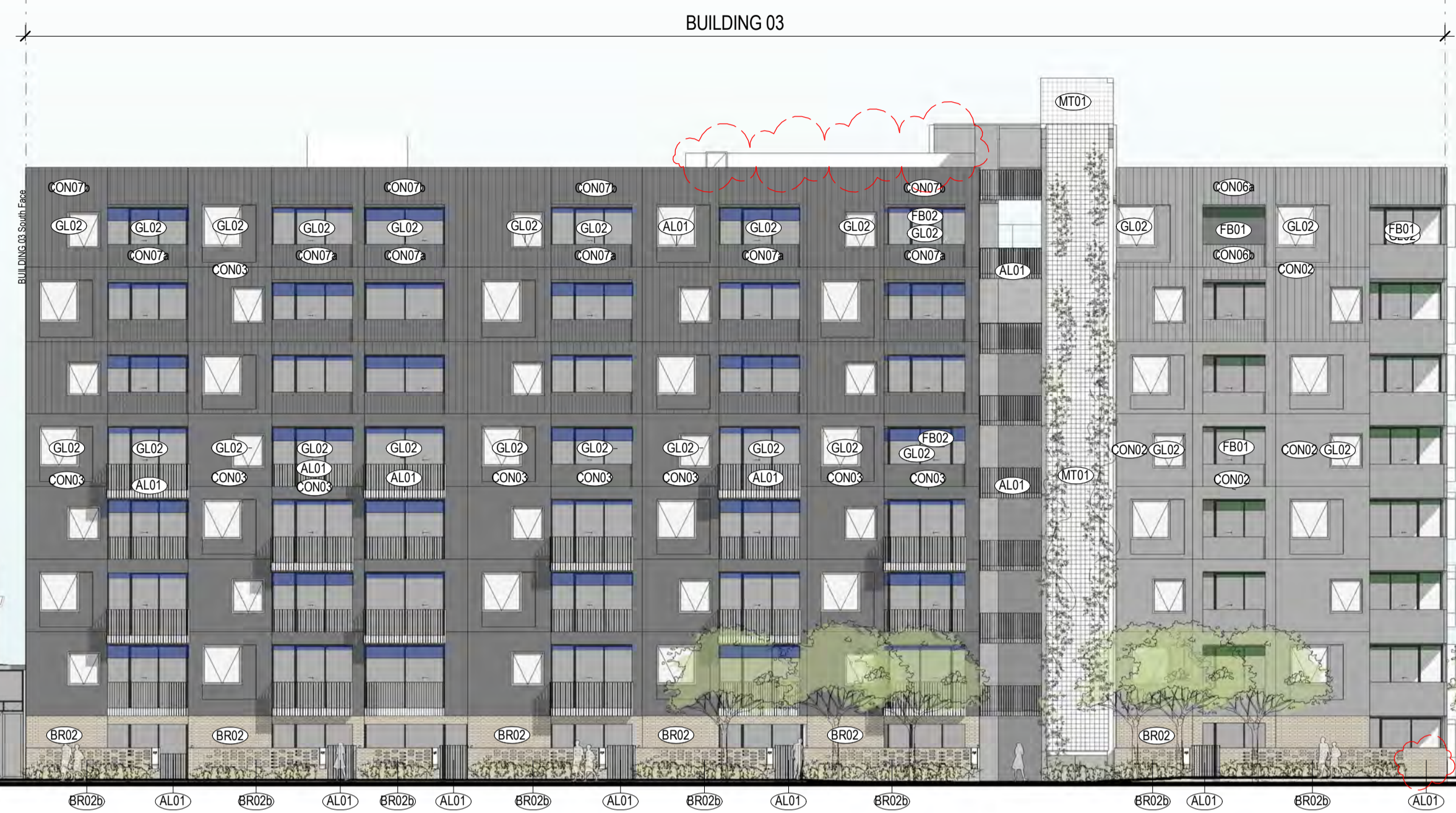
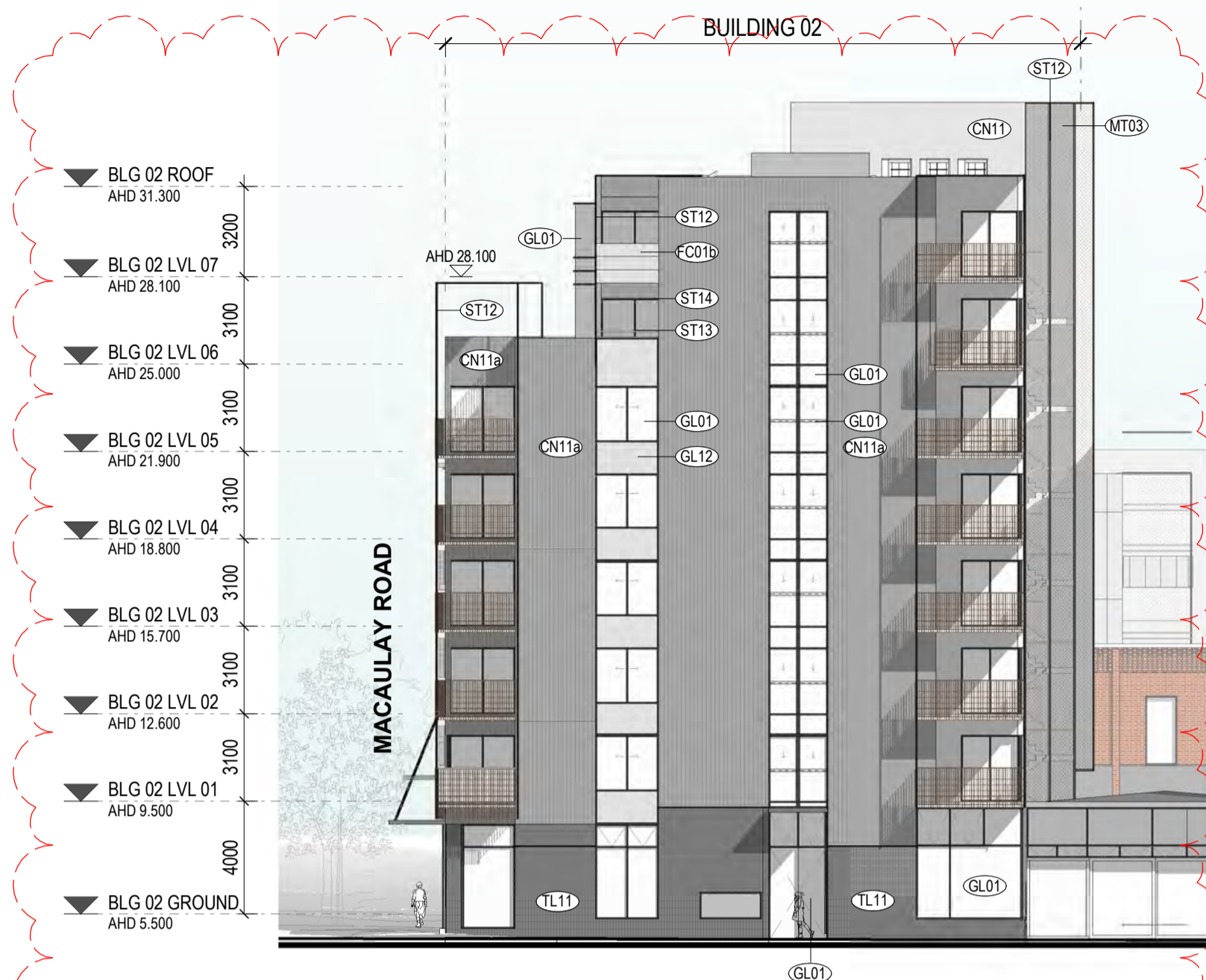
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<b>Project No</b>	<b>Drawing No</b>	<b>Revision</b>
2492	TP06.02	B

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2 EAST ELEVATION  
TP01.02 1:200



**MATERIAL FINISH TAG**

AL01	BLACK POWDERCOATED ALUMINIUM	CN11	SMOOTH PRECAST CONCRETE (BRIGHTONLITE)
BR01	RED BRICK FINISH (STRETCHER BOND)	CN11a	TEXTURED PRECAST CONCRETE WITH VERTICAL FLUTED FINISH (BRIGHTONLITE)
BR02b	FAIR FACED BRICK FINISH (HIT AND MISSED)	CN12	OFF-WHITE MASONRY FRAME TO GLAZING
BR02c	FAIR FACED BRICK FINISH (HIT AND MISSED)	CN13	OFF-WHITE MASONRY FRAME TO PARAPET
CON01	SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	FC01b	COMPRESSED FIBRE CEMENT SHEET
CON02	SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	TL11	TILED WALL
CON03	SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	ST11	METAL GRATE BALUSTRADE (DARK BRONZE POWDERCOAT)
CON03a	HORIZONTAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST11b	METAL GRATE SUNSHADE (DARK BRONZE POWDERCOAT)
CON03b	HORIZONTAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST12	METAL FRAMED PERGOLA STRUCTURES (DARK BRONZE POWDERCOAT)
CON03c	VERTICAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST13	METAL HANDRAIL TO SOLID BALUSTRADE
CON03d	VERTICAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST13a	METAL BALUSTRADE (POWDERCOAT FINISH)
CON04	WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	ST14	METAL PLATE SUNSHADE
CON05	NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	ST20	20% PERFORATED METAL (POWDERCOAT FINISH)
CON06	NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	BR11	PRESSED RED HAND LAID BRICK FINISH (STRETCHER BOND)
CON07	WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	BR11b	PRESSED RED HAND LAID BRICK FINISH (HIT AND MISS)
FB01	SHADING BLINDS IN GREEN FABRIC	IR11	WROUGHT IRON GATES
FB02	SHADING BLINDS IN BLUE FABRIC		
FC01	COMPRESSED FIBRE CEMENT SHEET		
GL01	CLEAR GLAZING		
GL02	TINTED LIGHT GREY GLAZING		
GL12	OPAQUE GLAZING		
MT01	METAL GRATE BALUSTRADE (GALVANISED STEEL LOOK)		
MT02	METAL CLADDING IN AGED BRONZE FINISH		
MT03	METAL MESH (STAINLESS STEEL LOOK) OPAQUE INFILL AT BALCONIES'		
PV01	POROUS PAVERS		

2 COURTYARD EAST ELEVATION  
TP01.02 1:200



1 COURTYARD WEST ELEVATION  
TP01.02 1:200

B	TOWNPLANNING RFI SUBMISSION	09.03.2022
Rev	Description	Date



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ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521,  
Richard Leonard 7522, David Tordoff 8028

**Project Title**  
402-432 MACAULAY ROAD

**Project Address**  
402-432 MACAULAY RD,  
KENSINGTON

**Drawing Title**  
COURTYARD ELEVATION EAST & WEST

**Status**  
TOWN PLANNING

<b>Drawn By</b>	<b>Checked By</b>	<b>Date Printed</b>	<b>Scale</b>
KC/NC	CL/TG	3/24/2022 5:40:30 PM	1:200 @A1

<b>Project No</b>	<b>Drawing No</b>	<b>Revision</b>
2492	TP06.03	B

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**MATERIAL FINISH TAG**

- (CN1) SMOOTH PRECAST CONCRETE (BRIGHTONLITE)
- (CN1a) TEXTURED PRECAST CONCRETE WITH VERTICAL FLUTED FINISH (BRIGHTONLITE)
- (CN12) OFF-WHITE MASONRY FRAME TO GLAZING
- (CN13) OFF-WHITE MASONRY FRAME TO PARAPET
- (FC01b) COMPRESSED FIBRE CEMENT SHEET
- (GL01) CLEAR GLAZING
- (GL12) GLAZING - OPAQUE
- (TL11) TILED WALL
- (ST11) METAL GRATE BALUSTRADE (DARK BRONZE POWDERCOAT)
- (ST11b) METAL GRATE SUNSHADE (DARK BRONZE POWDERCOAT)
- (ST12) METAL FRAMED PERGOLA STRUCTURES (DARK BRONZE POWDERCOAT)
- (ST13) METAL HANDRAIL TO SOLID BALUSTRADE
- (ST13a) METAL BALUSTRADE (POWDERCOAT FINISH)
- (ST14) METAL PLATE SUNSHADE
- (ST20) 20% PERFORATED METAL (POWDERCOAT FINISH)
- (MT03) METAL MESH (OPAQUE INFILL AT BALCONIES)
- (BR11) PRESSED RED BRICK FINISH (STRETCHER BOND)
- (BR11b) PRESSED RED BRICK FINISH (HIT AND MISS)
- (IR11) WROUGHT IRON GATES

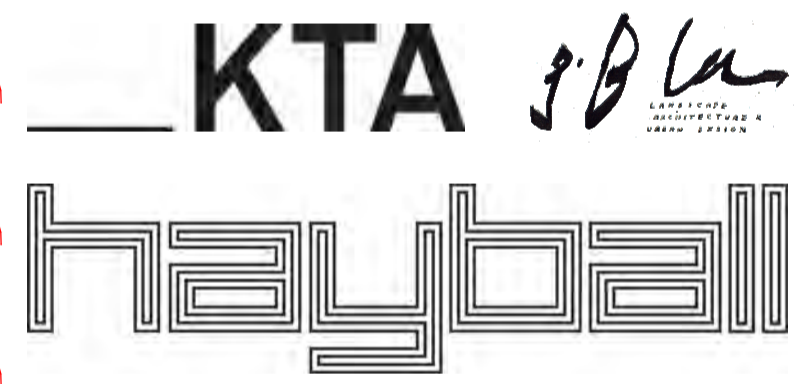
1 RETAIL FRONTAGE ELEVATION - BUILDING 01 WEST  
1:50



2 RETAIL FRONTAGE ELEVATION - BUILDING 01 SOUTH  
1:50

REFER TO DRAWING / TP06.11

B	TOWNPLANNING RFI SUBMISSION	09.03.2022
A	TOWNPLANNING SUBMISSION	03.08.2021
Rev	Description	Date



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---	---	---

ABN: 8406394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

**Project Title**  
402-432 MACAULAY ROAD

**Project Address**  
402-432 MACAULAY RD,  
KENSINGTON

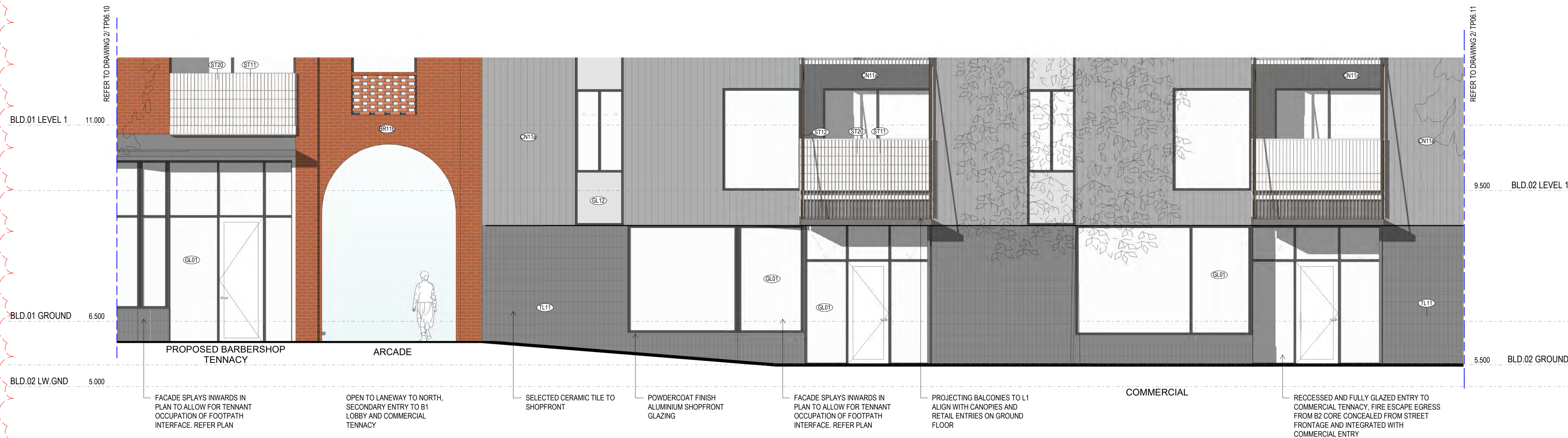
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RETAIL FRONTAGE ELEVATIONS -  
BUILDING 01

**Status**  
TOWN PLANNING

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Author	Checker	24/03/2022 2:53:19 PM	As indicated @A1

<b>Project No</b>	<b>Drawing No</b>	<b>Revision</b>
2492	TP06.10	B

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**1 RETAIL FRONTAGE ELEVATION - BUILDING 02 SOUTH 01**  
1:50



**2 RETAIL FRONTAGE ELEVATION - BUILDING 02 SOUTH 02**  
1:50

B	TOWNPLANNING RFI SUBMISSION	09.03.2022
A	TOWNPLANNING SUBMISSION	03.08.2021
Rev	Description	Date



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T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

**Project Title**  
402-432 MACAULAY ROAD

**Project Address**  
402-432 MACAULAY RD,  
KENSINGTON

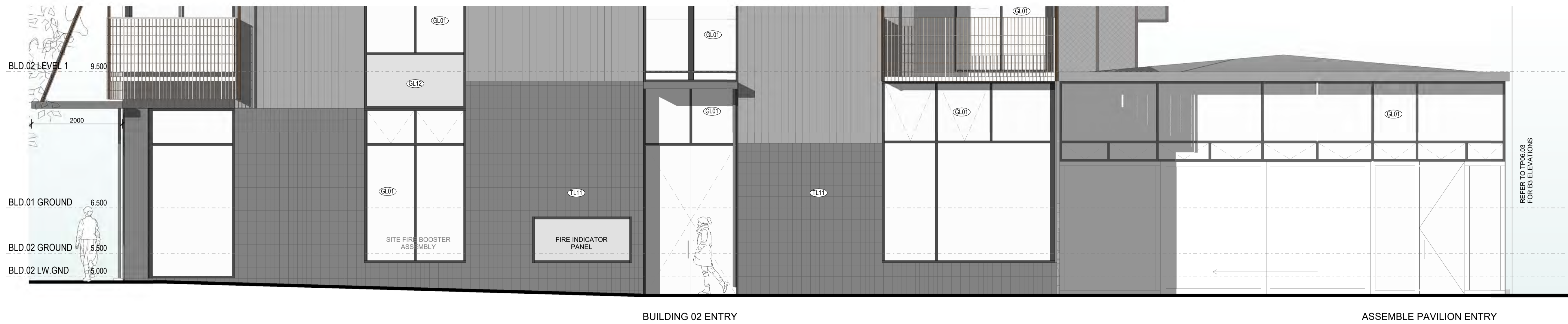
**Drawing Title**  
RETAIL FRONTAGE ELEVATIONS -  
BUILDING 02

**Status**  
TOWN PLANNING

<b>Drawn By</b>	<b>Checked By</b>	<b>Date Printed</b>	<b>Scale</b>
Author	Checker	24/03/2022 2:51:04 PM	As indicated @A1

<b>Project No</b>	<b>Drawing No</b>	<b>Revision</b>
2492	TP06.11	B

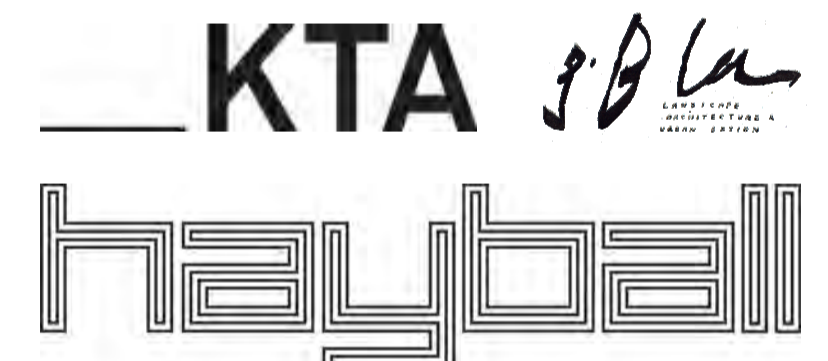
Builder/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only. © Copyright 2008 All rights reserved.



- MATERIAL FINISH TAG**
- (CN1) SMOOTH PRECAST CONCRETE (BRIGHTONLITE)
  - (CN1a) TEXTURED PRECAST CONCRETE WITH VERTICAL FLUTED FINISH (BRIGHTONLITE)
  - (CN2) OFF-WHITE MASONRY FRAME TO GLAZING
  - (CN3) OFF-WHITE MASONRY FRAME TO PARAPET
  - (FC01b) COMPRESSED FIBRE CEMENT SHEET
  - (GL01) CLEAR GLAZING
  - (GL12) GLAZING - OPAQUE
  - (TL11) TILED WALL
  - (ST11) METAL GRATE BALUSTRADE (DARK BRONZE POWDERCOAT)
  - (ST11b) METAL GRATE SUNSHADE (DARK BRONZE POWDERCOAT)
  - (ST12) METAL FRAMED PERGOLA STRUCTURES (DARK BRONZE POWDERCOAT)
  - (ST13) METAL HANDRAIL TO SOLID BALUSTRADE
  - (ST13a) METAL BALUSTRADE (POWDERCOAT FINISH)
  - (ST14) METAL PLATE SUNSHADE
  - (ST20) 20% PERFORATED METAL (POWDERCOAT FINISH)
  - (MT03) METAL MESH (OPAQUE INFILL AT BALCONIES)
  - (BR11) PRESSED RED BRICK FINISH (STRETCHER BOND)
  - (BR11b) PRESSED RED BRICK FINISH (HIT AND MISS)
  - (IR11) WROUGHT IRON GATES

1 ASSEMBLE SPACE ENTRY - BUILDING 02 EAST  
1:50

Rev	Description	Date
B	TOWNPLANNING RFI SUBMISSION	09.03.2022
A	TOWNPLANNING SUBMISSION	03.08.2021



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T +61 7 3211 9821

ABN: 84006304261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

**Project Title**  
402-432 MACAULAY ROAD

**Project Address**  
402-432 MACAULAY RD,  
KENSINGTON

**Drawing Title**  
ASSEMBLE SPACE ENTRY -  
BUILDING 02

**Status**  
TOWN PLANNING

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Author	Checker	24/03/2022 2:48:30 PM	As indicated @A1

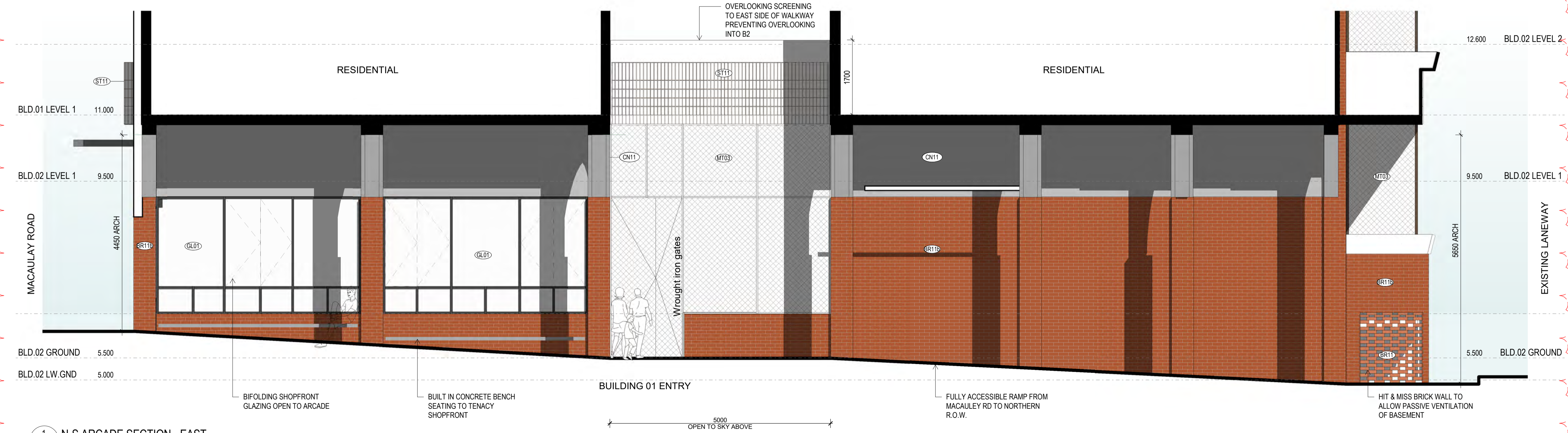
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2492	TP06.12	B

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- MATERIAL FINISH TAG**
- (CN11) SMOOTH PRECAST CONCRETE (BRIGHTONLITE)
  - (CN11a) TEXTURED PRECAST CONCRETE WITH VERTICAL FLUTED FINISH (BRIGHTONLITE)
  - (CN12) OFF-WHITE MASONRY FRAME TO GLAZING
  - (CN13) OFF-WHITE MASONRY FRAME TO PARAPET
  - (FC01b) COMPRESSED FIBRE CEMENT SHEET
  - (GL01) CLEAR GLAZING
  - (GL12) GLAZING - OPAQUE
  - (TL11) TILED WALL
  - (ST11) METAL GRATE BALUSTRADE (DARK BRONZE POWDERCOAT)
  - (ST11b) METAL GRATE SUNSHADE (DARK BRONZE POWDERCOAT)
  - (ST12) METAL FRAMED PERGOLA STRUCTURES (DARK BRONZE POWDERCOAT)
  - (ST13) METAL HANDRAIL TO SOLID BALUSTRADE
  - (ST13a) METAL BALUSTRADE (POWDERCOAT FINISH)
  - (ST14) METAL PLATE SUNSHADE
  - (ST20) 20% PERFORATED METAL (POWDERCOAT FINISH)
  - (MT03) METAL MESH (OPAQUE INFILL AT BALCONIES)
  - (BR11) PRESSED RED BRICK FINISH (STRETCHER BOND)
  - (BR11b) PRESSED RED BRICK FINISH (HIT AND MISS)
  - (IR11) WROUGHT IRON GATES

2 N-S ARCADE SECTION - WEST  
1:50



B	TOWNPLANNING RFI SUBMISSION	09.03.2022
A	TOWNPLANNING SUBMISSION	03.08.2021
Rev	Description	Date



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**Brisbane**  
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Brisbane Qld 4000  
T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521,  
Richard Leonard 7522, David Tordoff 8028

**Project Title**  
402-432 MACAULAY ROAD

**Project Address**  
402-432 MACAULAY RD,  
KENSINGTON

**Drawing Title**  
N-S ARCADE SECTIONS

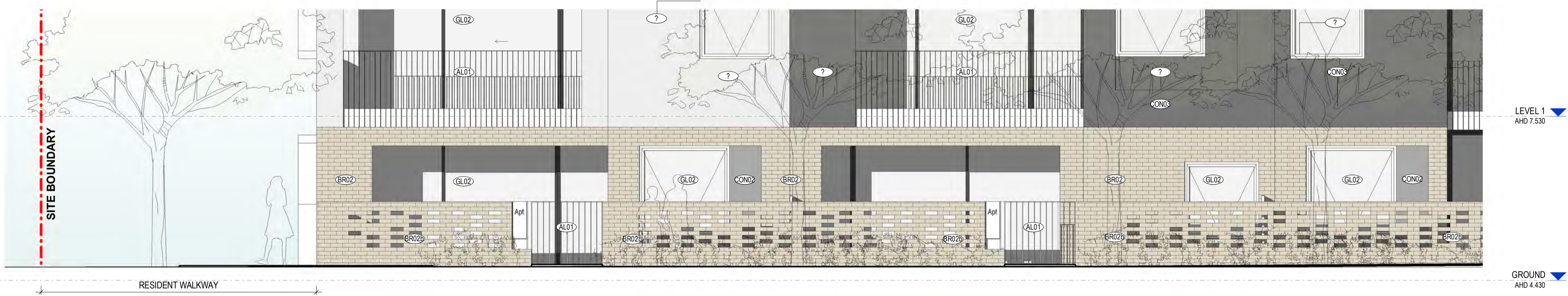
**Status**  
TOWN PLANNING

<b>Drawn By</b>	<b>Checked By</b>	<b>Date Printed</b>	<b>Scale</b>
Author	Checker	24/03/2022 2:46:50 PM	As indicated @A1

<b>Project No</b>	<b>Drawing No</b>	<b>Revision</b>
2492	TP06.14	B

Builder/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. Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only. © Copyright 2008 All rights reserved.

1 N-S ARCADE SECTION - EAST  
1:50



1 WEST LANEWAY GROUND ELEVATIONS - BUILDING 03  
TP01.02 1:50



2 WEST LANEWAY GROUND ELEVATIONS - BUILDING 03  
TP01.02 1:50



3 WEST LANEWAY GROUND ELEVATIONS - BUILDING 03  
TP01.02 1:50

MATERIAL FINISH TAG

- AL01 BLACK POWDERCOATED ALUMINIUM
- BR01 RED BRICK FINISH (STRETCHER BOND)
- BR01b RED BRICK FINISH (HIT AND MISSED)
- BR02 FAIR FACED BRICK FINISH (STRETCHER BOND)
- BR02b FAIR FACED BRICK FINISH (HIT AND MISSED)
- CON01 SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)
- CON02 SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)
- CON03 SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)
- CON04a HORIZONTAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)
- CON04b HORIZONTAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)
- CON05a VERTICAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)
- CON05b VERTICAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)
- CON06a WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)
- CON06b NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)
- CON07a NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)
- CON07b WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)
- FB01 SHADING BLINDS IN GREEN FABRIC
- FB02 SHADING BLINDS IN BLUE FABRIC
- FC01 COMPRESSED FIBRE CEMENT SHEET
- GL01 CLEAR GLAZING
- GL02 TINTED LIGHT GREY GLAZING
- GL12 OPAQUE GLAZING
- MT01 METAL GRATE BALUSTRADE (GALVANISED STEEL LOOK)
- MT02 METAL CLADDING IN AGED BRONZE FINISH
- MT03 METAL MESH (STAINLESS STEEL LOOK) OPAQUE INFILL AT BALCONIES
- PV01 POROUS PAVERS
- CN11 SMOOTH PRECAST CONCRETE (BRIGHTONLITE)
- CN11a TEXTURED PRECAST CONCRETE WITH VERTICAL FLUTED FINISH (BRIGHTONLITE)
- CN12 OFF-WHITE MASONRY FRAME TO GLAZING
- CN13 OFF-WHITE MASONRY FRAME TO PARAPET
- FC01b COMPRESSED FIBRE CEMENT SHEET
- TL11 TILED WALL
- ST11 METAL GRATE BALUSTRADE (DARK BRONZE POWDERCOAT)
- ST11b METAL GRATE SUNSHADE (DARK BRONZE POWDERCOAT)
- ST12 METAL FRAMED PERGOLA STRUCTURES (DARK BRONZE POWDERCOAT)
- ST13 METAL HANDRAIL TO SOLID BALUSTRADE
- ST13a METAL BALUSTRADE (POWDERCOAT FINISH)
- ST14 METAL PLATE SUNSHADE
- ST20 20% PERFORATED METAL (POWDERCOAT FINISH)
- BR11 PRESSED RED HAND LAID BRICK FINISH (STRETCHER BOND)
- BR11b PRESSED RED HAND LAID BRICK FINISH (HIT AND MISS)
- IR11 WROUGHT IRON GATES

Rev	Description	Date
B	TOWNPLANNING RFI SUBMISSION	09.03.2022



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ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Project Title  
402-432 MACAULAY ROAD

Project Address  
402-432 MACAULAY RD,  
KENSINGTON

Drawing Title  
WEST LANEWAY GROUND  
ELEVATIONS - BUILDING 03

Status  
TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
KC/NC	CL/TG	18/03/2022 9:04:45 PM	As indicated @A1

Project No	Drawing No	Revision
2492	TP06.20	B

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. Hayball retains copyright and grants the client a license to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only. © Copyright 2008 All rights reserved.



MATERIAL FINISH TAG			
AL01	BLACK POWDERCOATED ALUMINIUM	CN11	SMOOTH PRECAST CONCRETE (BRIGHTONLITE)
BR01	RED BRICK FINISH (STRETCHER BOND)	CN11a	TEXTURED PRECAST CONCRETE WITH VERTICAL FLUTED FINISH (BRIGHTONLITE)
BR01b	RED BRICK FINISH (HIT AND MISSED)	CN12	OFF-WHITE MASONRY FRAME TO GLAZING
BR02	FAIR FACED BRICK FINISH (STRETCHER BOND)	CN13	OFF-WHITE MASONRY FRAME TO PARAPET
BR02b	FAIR FACED BRICK FINISH (HIT AND MISSED)	FC01b	COMPRESSED FIBRE CEMENT SHEET
CON01	SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	TL11	TILED WALL
CON02	SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	ST11	METAL GRATE BALUSTRADE (DARK BRONZE POWDERCOAT)
CON03	SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	ST11b	METAL GRATE SUNSHADE (DARK BRONZE POWDERCOAT)
CON04a	HORIZONTAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST12	METAL FRAMED PERGOLA STRUCTURES (DARK BRONZE POWDERCOAT)
CON04b	HORIZONTAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST13	METAL HANDRAIL TO SOLID BALUSTRADE
CON05a	VERTICAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST13a	METAL BALUSTRADE (POWDERCOAT FINISH)
CON05b	VERTICAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST14	METAL PLATE SUNSHADE
CON06a	WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	ST20	20% PERFORATED METAL (POWDERCOAT FINISH)
CON06b	NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	BR11	PRESSED RED HAND LAID BRICK FINISH (STRETCHER BOND)
CON07a	NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	BR11b	PRESSED RED HAND LAID BRICK FINISH (HIT AND MISS)
CON07b	WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	IR11	WROUGHT IRON GATES
FB01	SHADING BLINDS IN GREEN FABRIC		
FB02	SHADING BLINDS IN BLUE FABRIC		
FC01	COMPRESSED FIBRE CEMENT SHEET		
GL01	CLEAR GLAZING		
GL02	TINTED LIGHT GREY GLAZING		
GL12	OPAQUE GLAZING		
MT01	METAL GRATE BALUSTRADE (GALVANISED STEEL LOOK)		
MT02	METAL CLADDING IN AGED BRONZE FINISH		
MT03	METAL MESH (STAINLESS STEEL LOOK) OPAQUE INFILL AT BALCONIES		
PV01	POROUS PAVERS		



1 INTERNAL COURTYARD GROUND ELEVATION - BUILDING 03  
TP01.02 1:50

Rev	Description	Date
B	TOWNPLANNING RFI SUBMISSION	09.03.2022

LEVEL 1  
AHD 7.530

**KTA** *JBL*

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---	---	--

ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Project Title  
**402-432 MACAULAY ROAD**

Project Address  
**402-432 MACAULAY RD,  
KENSINGTON**

Drawing Title  
**INTERNAL COURTYARD GROUND  
ELEVATIONS - BUILDING 03**

Status  
**TOWN PLANNING**

Drawn By	Checked By	Date Printed	Scale
KC/NC	CL/TG	18/03/2022 9:05:13 PM	As indicated @A1

Project No	Drawing No	Revision
<b>2492</b>	<b>TP06.21</b>	<b>B</b>

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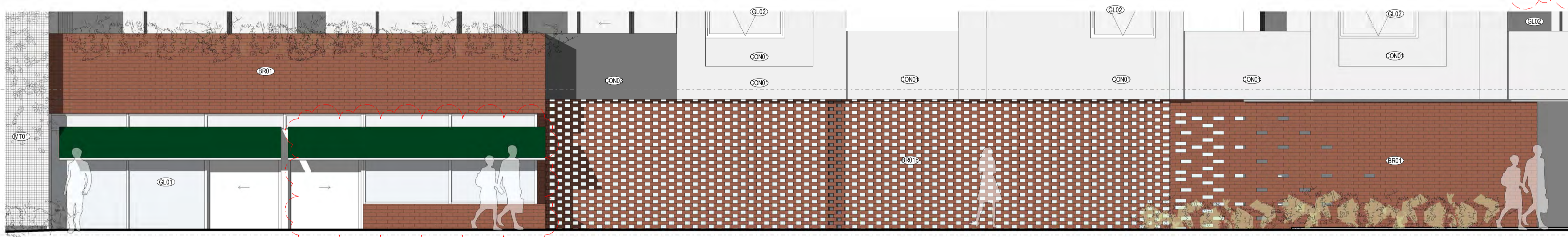
2 INTERNAL COURTYARD GROUND ELEVATION - BUILDING 03  
TP01.02 1:50



**MATERIAL FINISH TAG**

(AL01) BLACK POWDERCOATED ALUMINIUM	(CN11) SMOOTH PRECAST CONCRETE (BRIGHTONLITE)
(BR01) RED BRICK FINISH (STRETCHER BOND)	(CN11a) TEXTURED PRECAST CONCRETE WITH VERTICAL FLUTED FINISH (BRIGHTONLITE)
(BR01b) RED BRICK FINISH (HIT AND MISSED)	(CN12) OFF-WHITE MASONRY FRAME TO GLAZING
(BR02) FAIR FACED BRICK FINISH (STRETCHER BOND)	(CN13) OFF-WHITE MASONRY FRAME TO PARAPET
(BR02b) FAIR FACED BRICK FINISH (HIT AND MISSED)	(FC01b) COMPRESSED FIBRE CEMENT SHEET
(CON01) SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	(TL11) TILED WALL
(CON02) SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	(ST11) METAL GRATE BALUSTRADE (DARK BRONZE POWDERCOAT)
(CON03) SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	(ST11b) METAL GRATE SUNSHADE (DARK BRONZE POWDERCOAT)
(CON04a) HORIZONTAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	(ST12) METAL FRAMED PERGOLA STRUCTURES (DARK BRONZE POWDERCOAT)
(CON04b) HORIZONTAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	(ST13) METAL HANDRAIL TO SOLID BALUSTRADE
(CON05a) VERTICAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	(ST13a) METAL BALUSTRADE (POWDERCOAT FINISH)
(CON05b) VERTICAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	(ST14) METAL PLATE SUNSHADE
(CON06a) WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	(ST20) 20% PERFORATED METAL (POWDERCOAT FINISH)
(CON06b) NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	(BR11) PRESSED RED HAND LAID BRICK FINISH (STRETCHER BOND)
(CON07a) NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	(BR11b) PRESSED RED HAND LAID BRICK FINISH (HIT AND MISS)
(CON07b) WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	(IR11) WROUGHT IRON GATES
(FB01) SHADING BLINDS IN GREEN FABRIC	
(FB02) SHADING BLINDS IN BLUE FABRIC	
(FC01) COMPRESSED FIBRE CEMENT SHEET	
(GL01) CLEAR GLAZING	
(GL02) TINTED LIGHT GREY GLAZING	
(GL12) OPAQUE GLAZING	
(MT01) METAL GRATE BALUSTRADE (GALVANISED STEEL LOOK)	
(MT02) METAL CLADDING IN AGED BRONZE FINISH	
(MT03) METAL MESH (STAINLESS STEEL LOOK) OPAQUE INFILL AT BALCONIES	
(PV01) POROUS PAVERS	

1 INTERNAL COURTYARD - BUILDING 04  
TP01.02 1:50



Rev	Description	Date
B	TOWNPLANNING RFI SUBMISSION	09.03.2022



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ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521,  
Richard Leonard 7522, David Tordoff 8028

**Project Title**  
402-432 MACAULAY ROAD

**Project Address**  
402-432 MACAULAY RD,  
KENSINGTON

**Drawing Title**  
INTERNAL COURTYARD GROUND  
ELEVATIONS - BUILDING 04 / 05

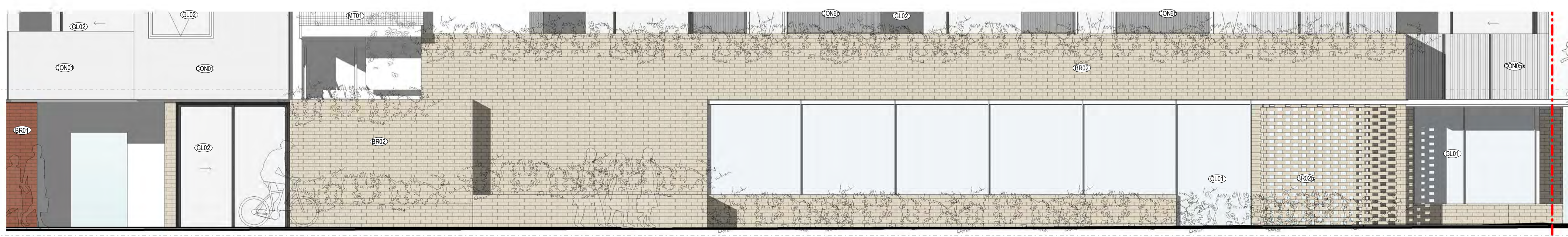
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TOWN PLANNING

<b>Drawn By</b>	<b>Checked By</b>	<b>Date Printed</b>	<b>Scale</b>
KC/NC	CL/TG	18/03/2022 9:05:40 PM	As indicated @A1

<b>Project No</b>	<b>Drawing No</b>	<b>Revision</b>
2492	TP06.22	B

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2 INTERNAL COURTYARD - BUILDING 04 / 05  
TP01.02 1:50

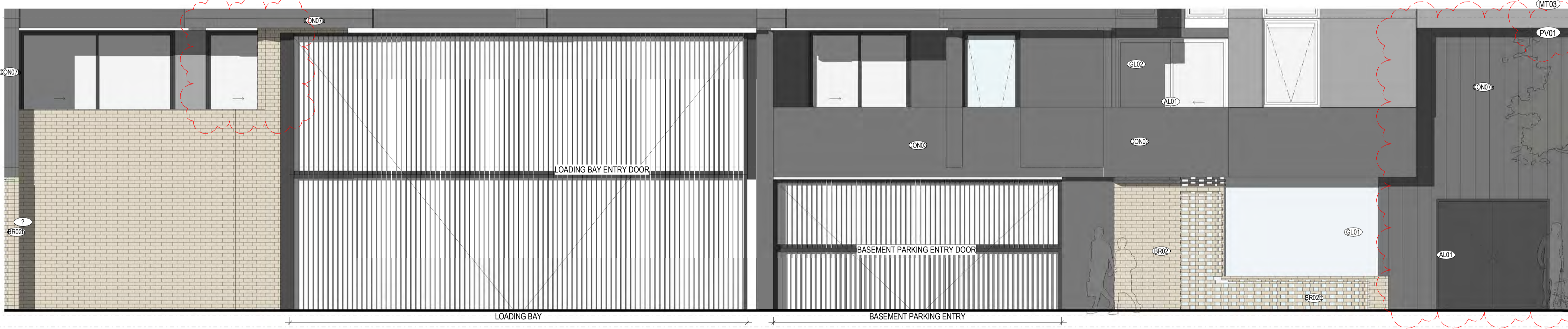


3 INTERNAL COURTYARD - BUILDING 05  
TP01.02 1:50

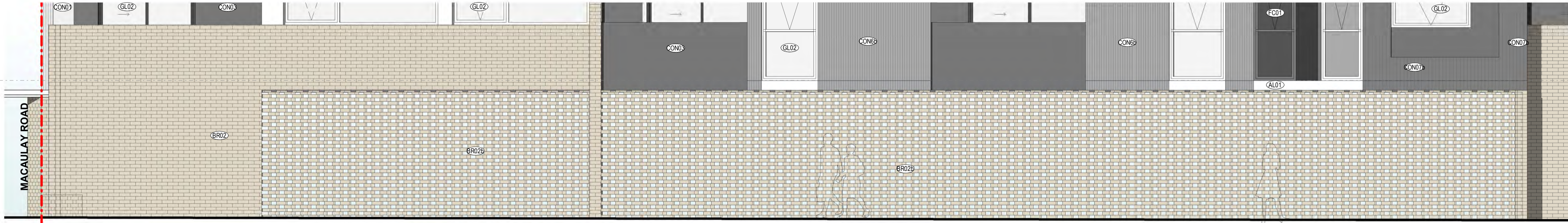
MATERIAL FINISH TAG			
AL01	BLACK POWDERCOATED ALUMINIUM	CN11	SMOOTH PRECAST CONCRETE (BRIGHTONLITE)
BR01	RED BRICK FINISH (STRETCHER BOND)	CN11a	TEXTURED PRECAST CONCRETE WITH VERTICAL FLUTED FINISH (BRIGHTONLITE)
BR01b	RED BRICK FINISH (HIT AND MISSED)	CN12	OFF-WHITE MASONRY FRAME TO GLAZING
BR02	FAIR FACED BRICK FINISH (STRETCHER BOND)	CN13	OFF-WHITE MASONRY FRAME TO PARAPET
BR02b	FAIR FACED BRICK FINISH (HIT AND MISSED)	FC01b	COMPRESSED FIBRE CEMENT SHEET
CON01	SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	TL11	TILED WALL
CON02	SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	ST11	METAL GRATE BALUSTRADE (DARK BRONZE POWDERCOAT)
CON03	SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	ST11b	METAL GRATE SUNSHADE (DARK BRONZE POWDERCOAT)
CON04a	HORIZONTAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST12	METAL FRAMED PERGOLA STRUCTURES (DARK BRONZE POWDERCOAT)
CON04b	HORIZONTAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST13	METAL HANDRAIL TO SOLID BALUSTRADE
CON05a	VERTICAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST13a	METAL BALUSTRADE (POWDERCOAT FINISH)
CON05b	VERTICAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST14	METAL PLATE SUNSHADE
CON06a	WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	ST20	20% PERFORATED METAL (POWDERCOAT FINISH)
CON06b	NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	BR11	PRESSED RED HAND LAID BRICK FINISH (STRETCHER BOND)
CON07a	NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	BR11b	PRESSED RED HAND LAID BRICK FINISH (HIT AND MISS)
CON07b	WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	IR11	WROUGHT IRON GATES
FB01	SHADING BLINDS IN GREEN FABRIC		
FB02	SHADING BLINDS IN BLUE FABRIC		
FC01	COMPRESSED FIBRE CEMENT SHEET		
GL01	CLEAR GLAZING		
GL02	TINTED LIGHT GREY GLAZING		
GL12 ND	OPAQUE GLAZING		
AHD 4.430			
MT01	METAL GRATE BALUSTRADE (GALVANISED STEEL LOOK)		
AHD 4.200			
MT02	METAL CLADDING IN AGED BRONZE FINISH		
MT03	METAL MESH (STAINLESS STEEL LOOK) OPAQUE INFILL AT BALCONIES		
AHD 10.630			
PV01	POROUS PAVERS		



1 EAST LANEWAY GROUND ELEVATIONS - BUILDING 04  
TP01.02 1:50



2 EAST LANEWAY GROUND ELEVATIONS - BUILDING 04 / 05  
SK01.02 1:50



3 EAST LANEWAY GROUND ELEVATIONS - BUILDING 05  
SK01.02 1:50

DRAWING MOVED TO TP06.24

Rev	Description	Date
B	TOWNPLANNING RFI SUBMISSION	09.03.2022



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ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521,  
Richard Leonard 7522, David Tordoff 8028

**Project Title**  
402-432 MACAULAY ROAD

**Project Address**  
402-432 MACAULAY RD,  
KENSINGTON

**Drawing Title**  
EAST LANEWAY GROUND  
ELEVATIONS - BUILDING 04 / 05

**Status**  
TOWN PLANNING

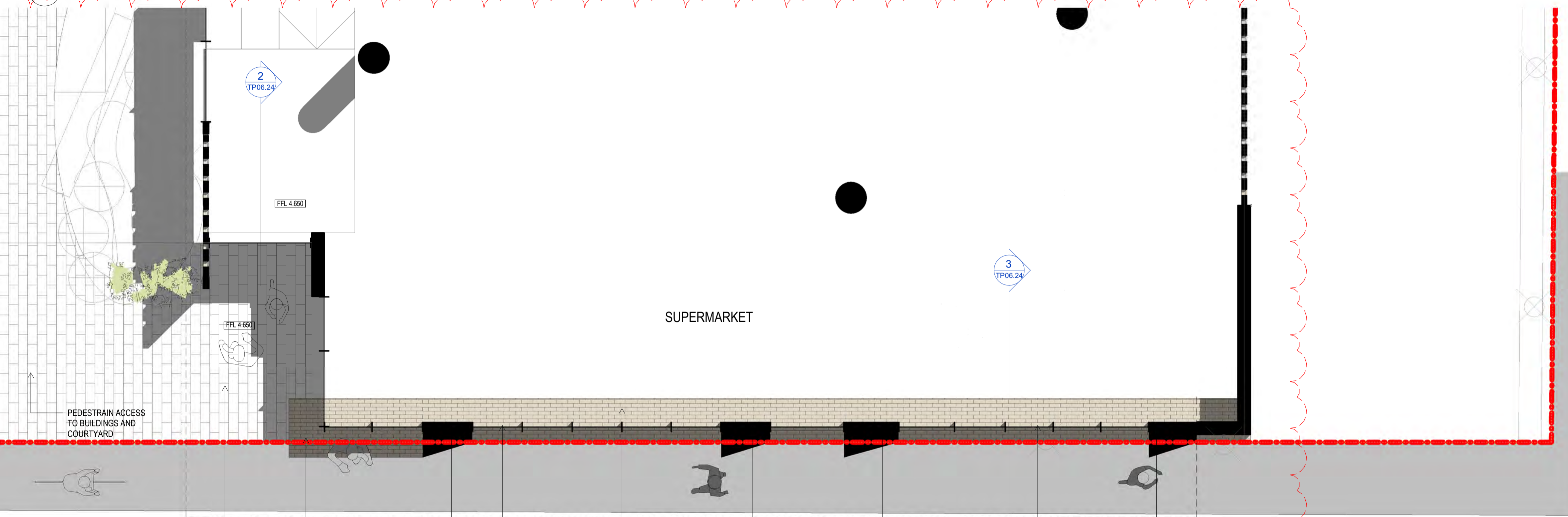
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KC/NC	CL/TG	18/03/2022 9:06:10 PM	As indicated @A1

Project No	Drawing No	Revision
2492	TP06.23	B

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 manufacturer shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only © Copyright 2008 All rights reserved.



1 MACAULAY ROAD GROUND ELEVATION - BUILDING 05 DETAIL  
TP01.02 1:50



4 MACAULAY ROAD GROUND PLAN - DETAIL  
1:50

**MATERIAL FINISH TAG**

ALD01	BLACK POWDERCOATED ALUMINIUM	CN11	SMOOTH PRECAST CONCRETE (BRIGHTONLITE)
BR01	RED BRICK FINISH (STRETCHER BOND)	CN11a	TEXTURED PRECAST CONCRETE WITH VERTICAL FLUTED FINISH (BRIGHTONLITE)
BR01b	RED BRICK FINISH (HIT AND MISSED)	CN12	TEXTURED PRECAST CONCRETE WITH VERTICAL FLUTED FINISH (BRIGHTONLITE)
BR02	FAIR FACED BRICK FINISH (STRETCHER BOND)	CN13	OFF-WHITE MASONRY FRAME TO GLAZING
BR02b	FAIR FACED BRICK FINISH (HIT AND MISSED)	FC01b	COMPRESSED FIBRE CEMENT SHEET
CON01	SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	TL11	TILED WALL
CON02	SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	ST11	METAL GRATE BALUSTRADE (DARK BRONZE POWDERCOAT)
CON03	SMOOTH CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	ST11b	METAL GRATE SUNSHADE (DARK BRONZE POWDERCOAT)
CON04a	HORIZONTAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST12	METAL FRAMED PERGOLA STRUCTURES (DARK BRONZE POWDERCOAT)
CON04b	HORIZONTAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST13	METAL HANDRAIL TO SOLID BALUSTRADE
CON05a	VERTICAL NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST13a	METAL BALUSTRADE (POWDERCOAT FINISH)
CON05b	VERTICAL WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (BRIGHTONLITE)	ST14	METAL PLATE SUNSHADE
CON06a	WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	ST20	20% PERFORATED METAL (POWDERCOAT FINISH)
CON06b	NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (MID GREY TINTED STAIN)	BR11	PRESSED RED HAND LAID BRICK FINISH (STRETCHER BOND)
CON07a	NARROW RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	BR11b	PRESSED RED HAND LAID BRICK FINISH (HIT AND MISS)
CON07b	WIDE RIBBED CONCRETE WITH PENCIL ROUND EDGES + JOINTS (DARK GREY TINTED STAIN)	IR11	WROUGHT IRON GATES
FB01	SHADING BLINDS IN GREEN FABRIC		
FB02	SHADING BLINDS IN BLUE FABRIC		
FC01	COMPRESSED FIBRE CEMENT SHEET		
GL01	CLEAR GLAZING		
GL02	TINTED LIGHT GREY GLAZING		
GL12	OPAQUE GLAZING		
MT01	METAL GRATE BALUSTRADE (GALVANISED STEEL LOOK)		
MT02	METAL CLADDING IN AGED BRONZE FINISH		
MT03	METAL MESH (STAINLESS STEEL LOOK) OPAQUE INFILL AT BALCONIES		
PV01	POROUS PAVERS		

B	TOWNPLANNING RFI SUBMISSION	09.03.2022
Rev	Description	Date



Melbourne Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 9644  
 Sydney Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010, T +61 2 9660 9329  
 Brisbane Level 12, 324 Queen Street, Brisbane Qld 4000, T +61 7 3211 9821  
 ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Terloff 8528

**Project Title**  
402-432 MACAULAY ROAD

**Project Address**  
402-432 MACAULAY RD,  
KENSINGTON

**Drawing Title**  
LANEWAY GROUND ELEVATIONS

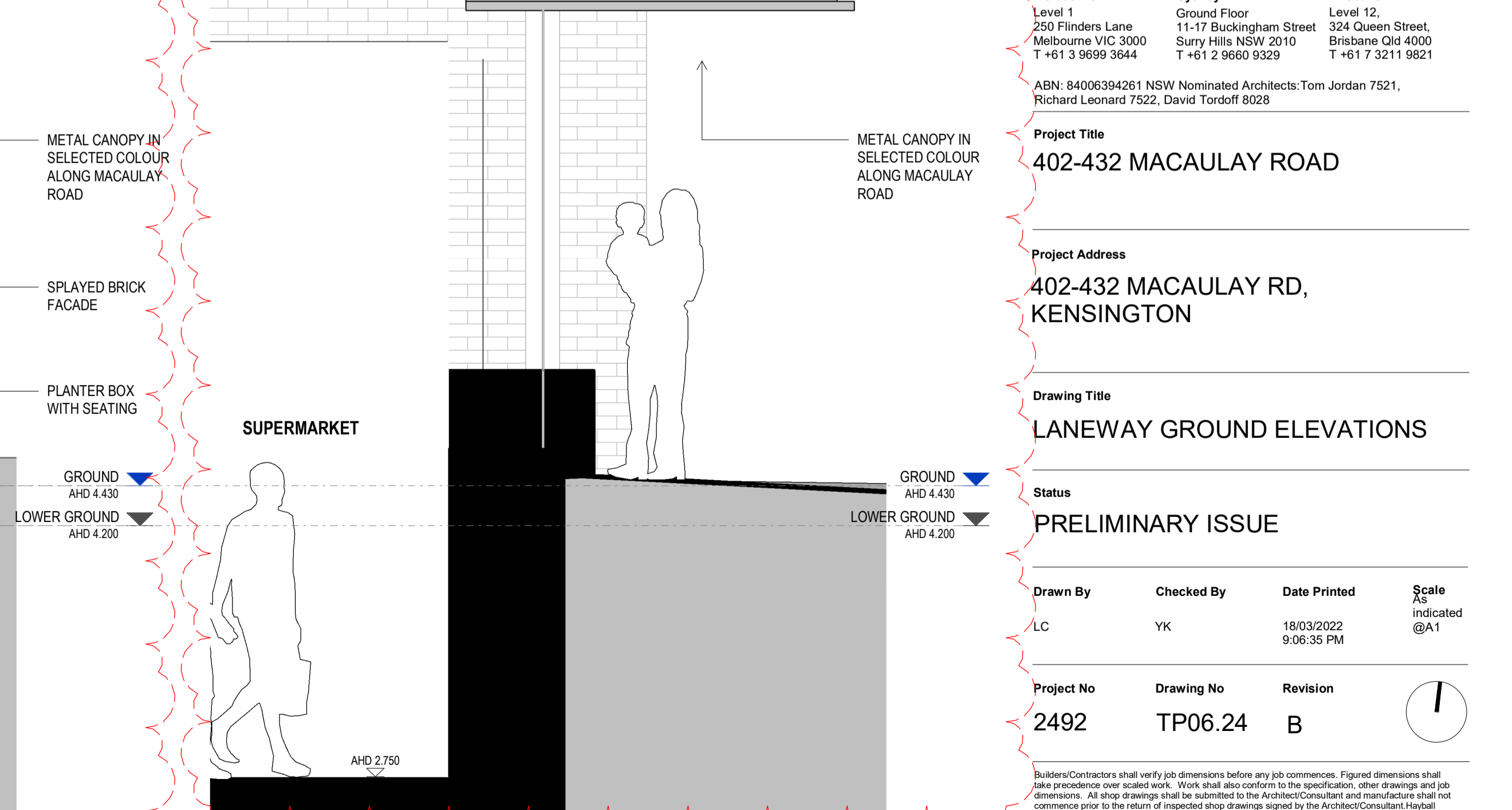
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Project No	Drawing No	Revision
2492	TP06.24	B

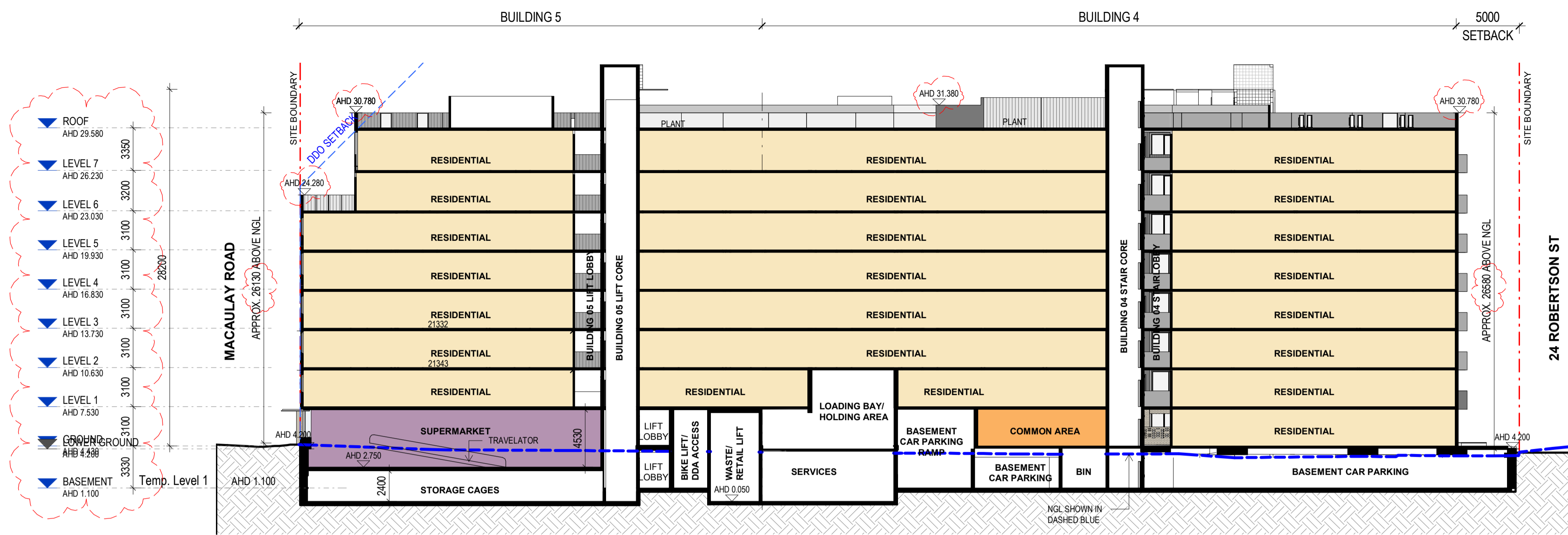


2 MACAULAY ROAD SECTION THROUGH PEDESTRAIN ACCESS  
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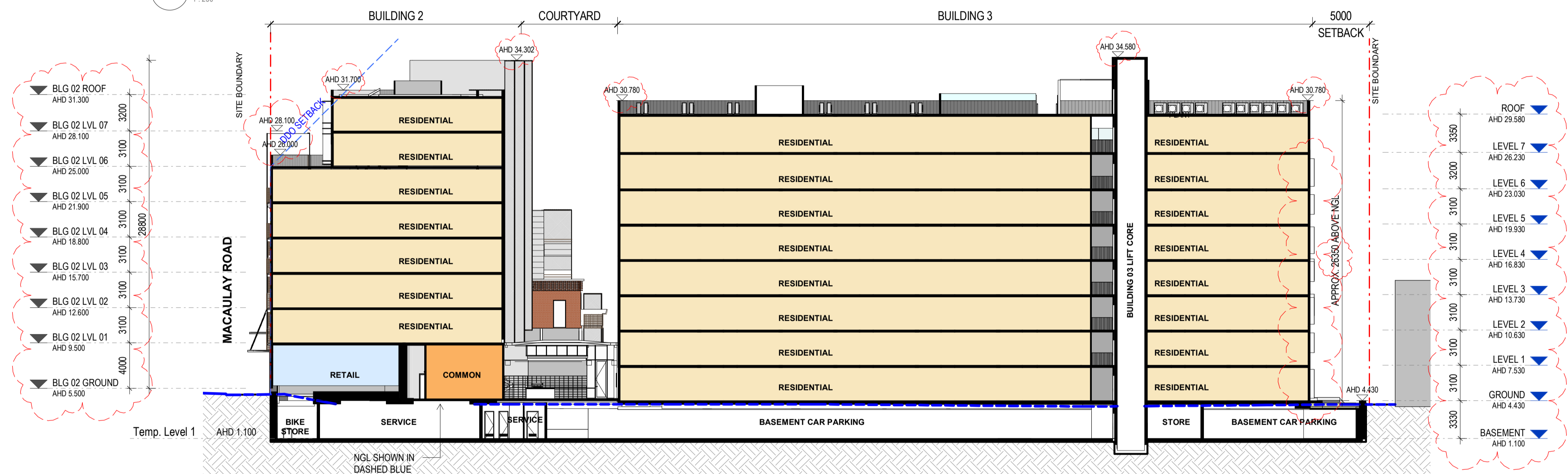
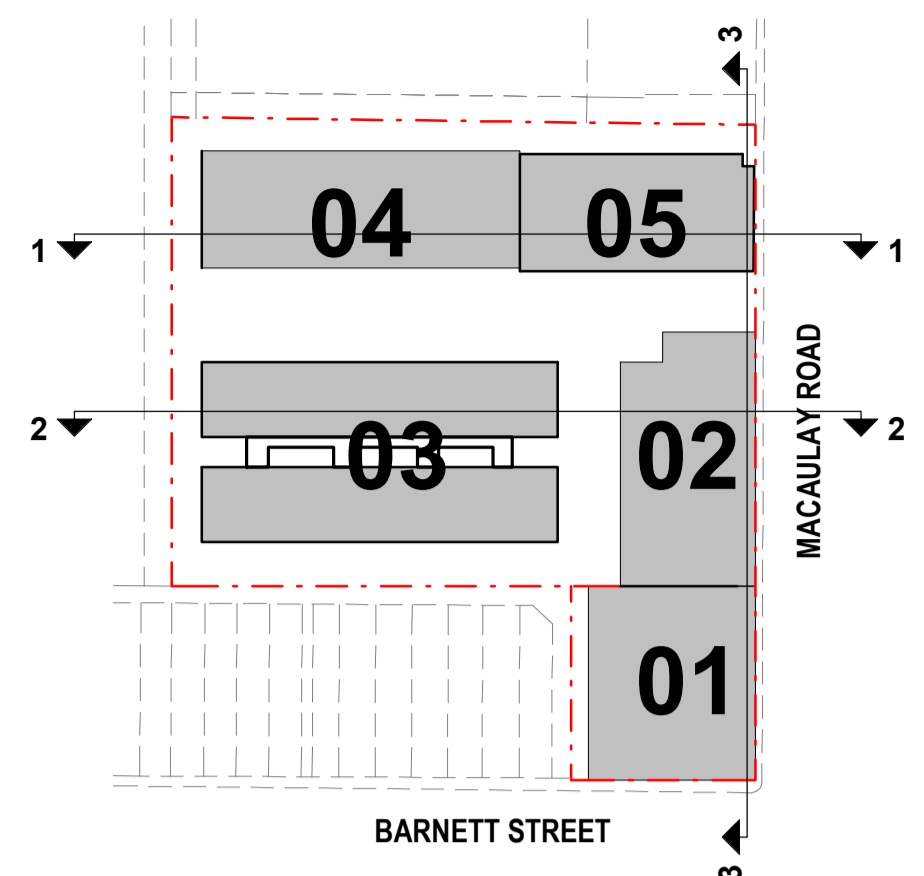


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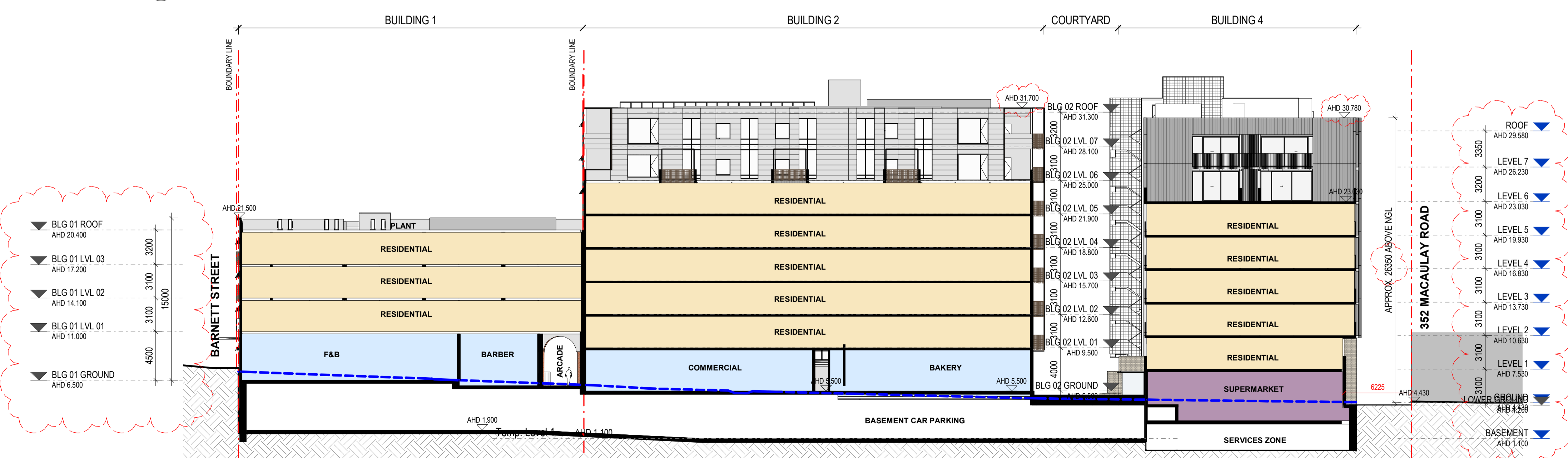
Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specifications, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacturer shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. Hayball retains copyright and grants the client a license to use the Drawing for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only. Copyright 2008 All rights reserved.



1 SECTION 1  
1:250



2 SECTION 2  
1:250



3 SECTION 3  
1:250

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Rev	Description	Date



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 Brisbane Level 12, 324 Queen Street, Brisbane Qld 4000, T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

Project Title  
**402-432 MACAULAY ROAD**

Project Address  
**402-432 MACAULAY RD,  
 KENSINGTON**

Drawing Title  
**SECTIONS**

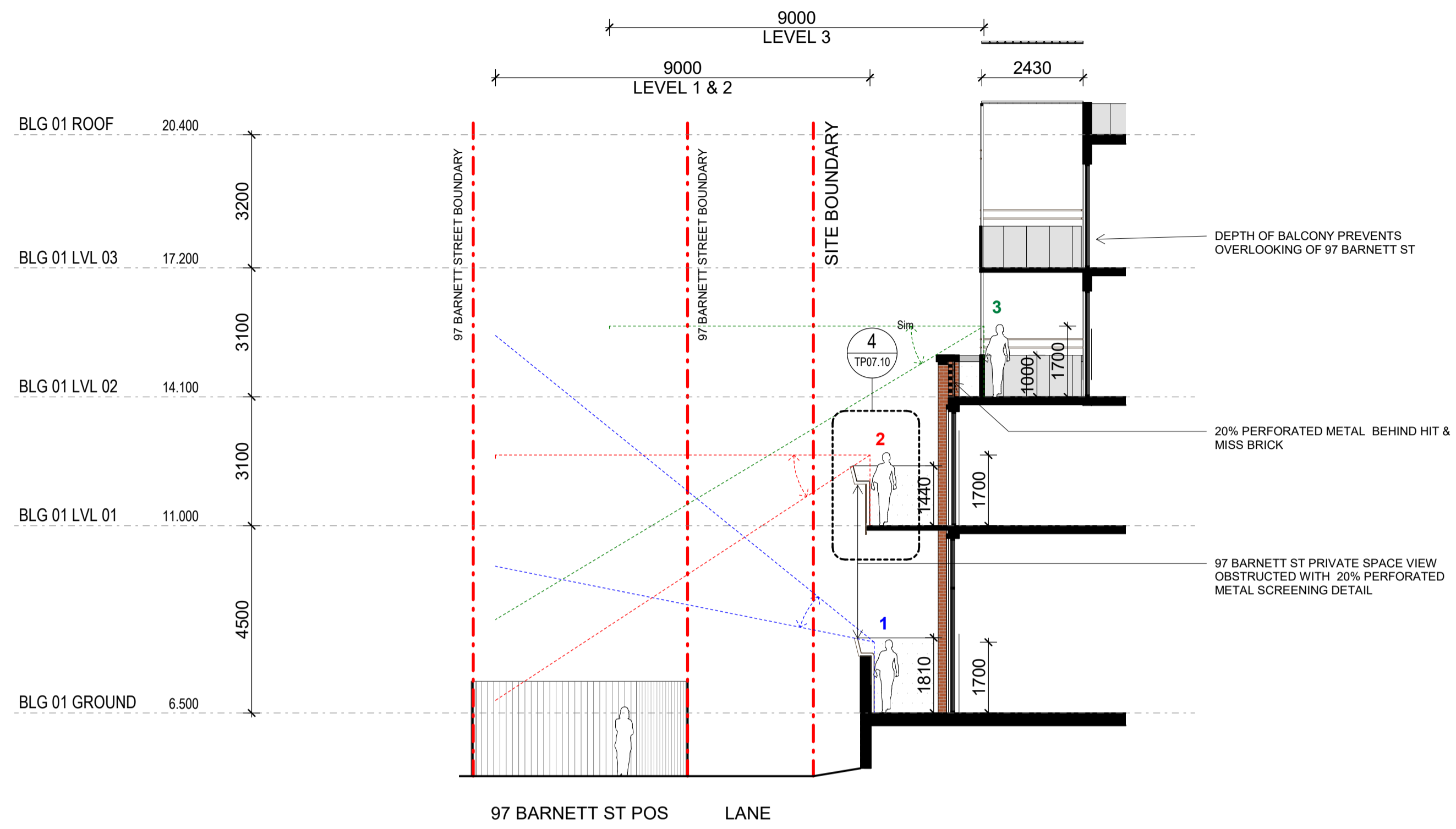
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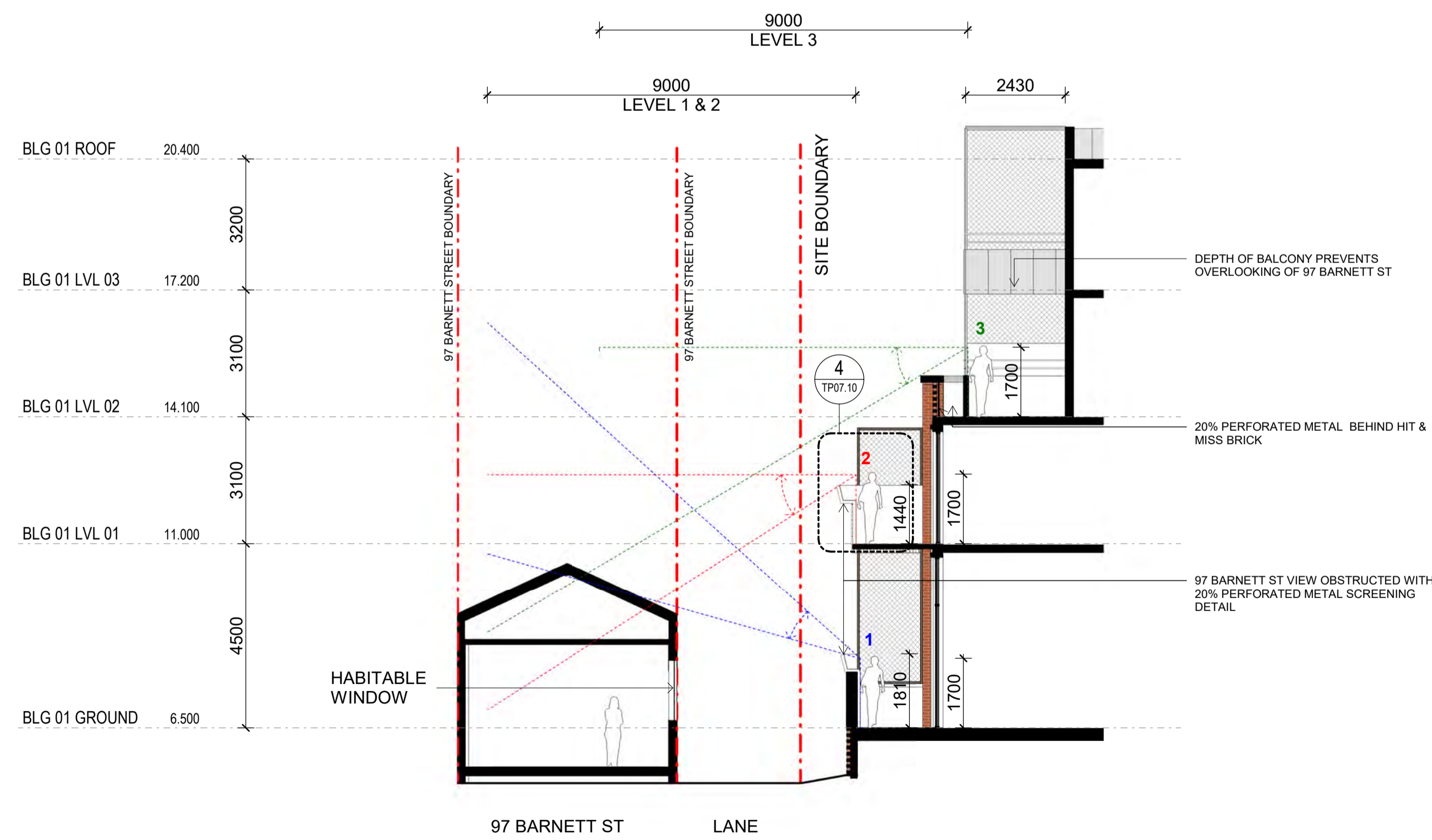
Project No	Drawing No	Revision
2492	TP07.01	B

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 manufacturer shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant/Hayball. Hayball retains copyright and grants the client a license to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only. © Copyright 2008 All rights reserved.

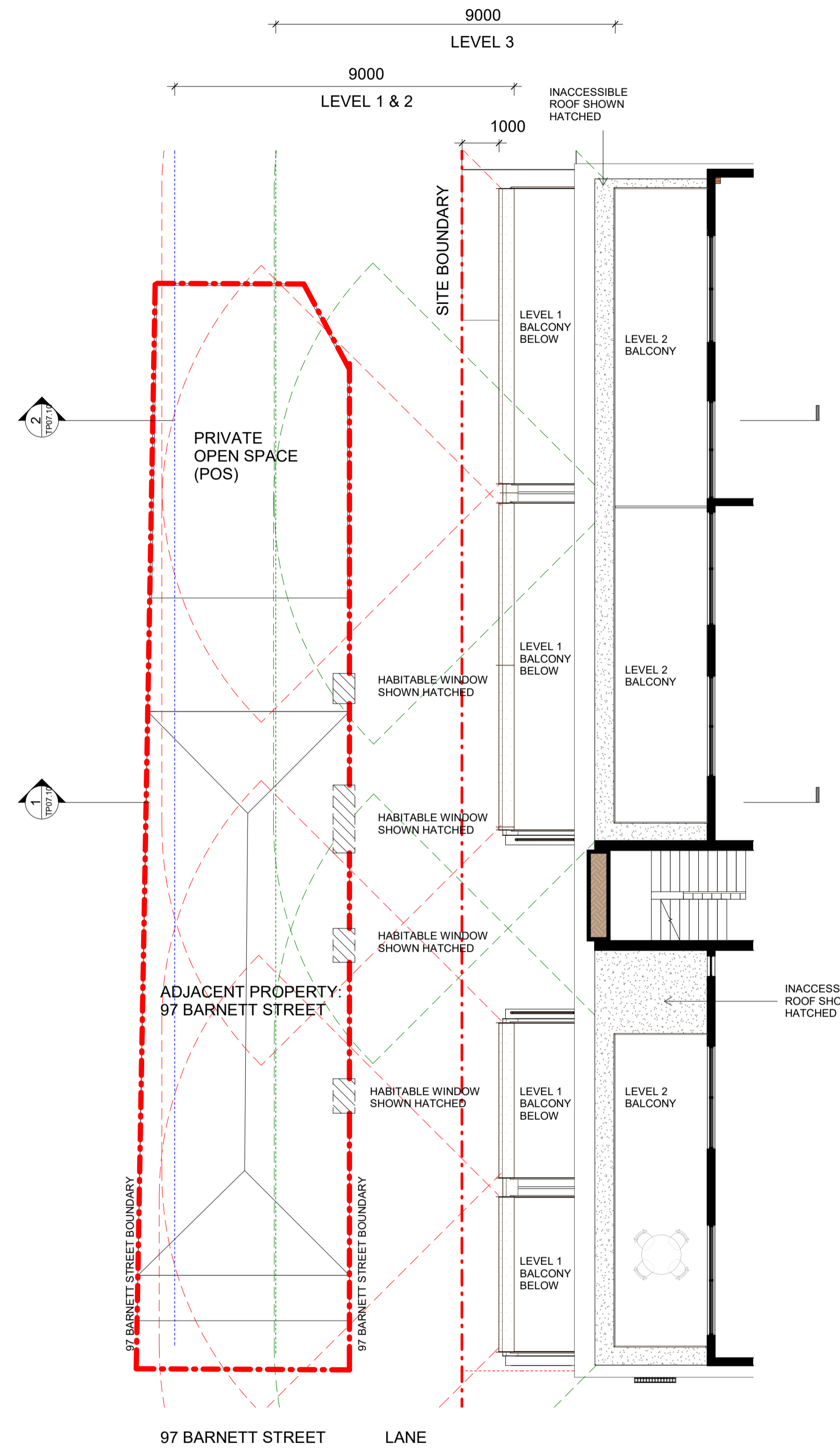




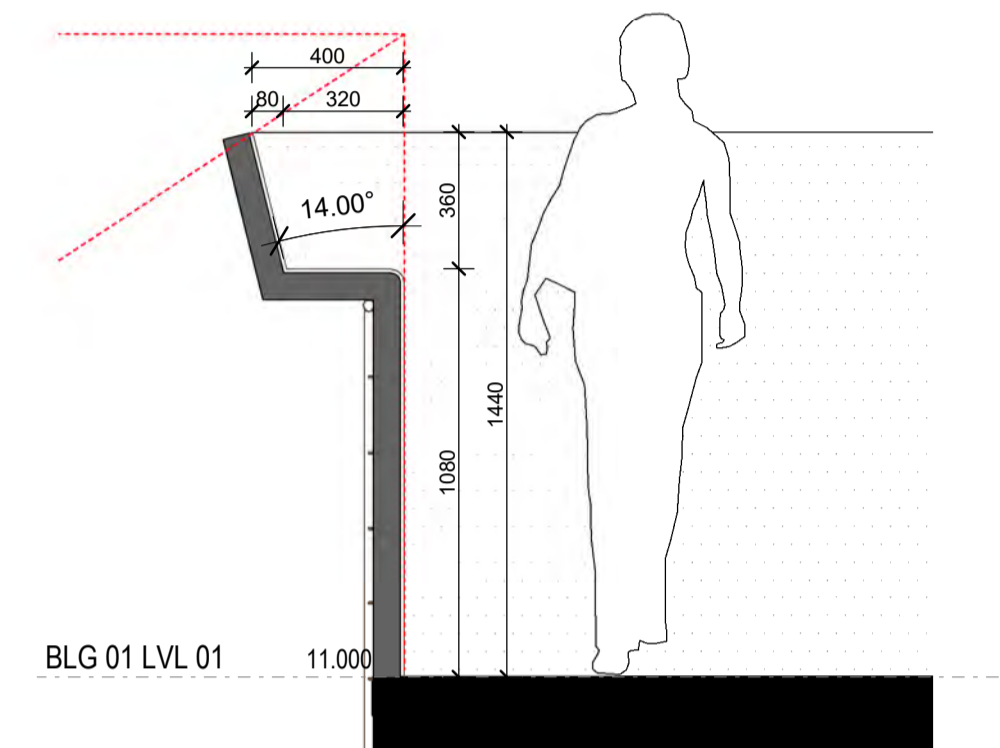
2 OVERLOOKING 97 BARNETT STREET / PRIVATE OUTDOOR SECTION  
1:100



1 OVERLOOKING 97 BARNETT STREET SECTION  
1:100



3 OVERLOOKING 97 BARNETT STREET PLAN  
1:100



4 TYPICAL BALCONY OVERLOOKING DETAIL  
1:20

B	TOWNPLANNING RFI SUBMISSION	09.03.2022
A	TOWNPLANNING SUBMISSION	03.08.2021
Rev	Description	Date



<b>Melbourne</b>	<b>Sydney</b>	<b>Brisbane</b>
Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644	Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Level 12, 324 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordeoff 8028

Project Title  
402-432 MACAULAY ROAD

Project Address  
402-432 MACAULAY RD,  
KENSINGTON

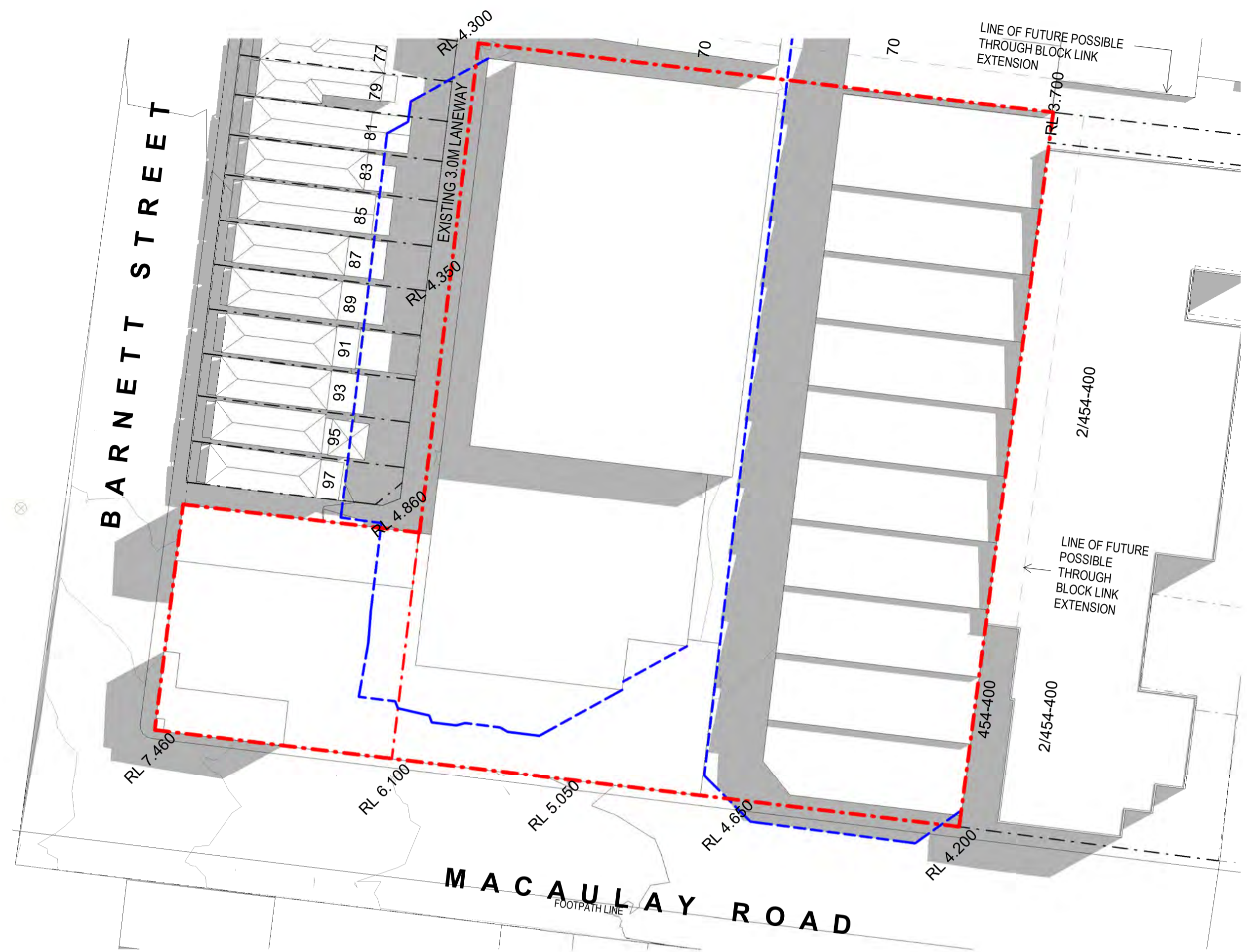
Drawing Title  
OVERLOOKING SECTIONS  
BUILDING 01

Status  
PRELIMINARY ISSUE

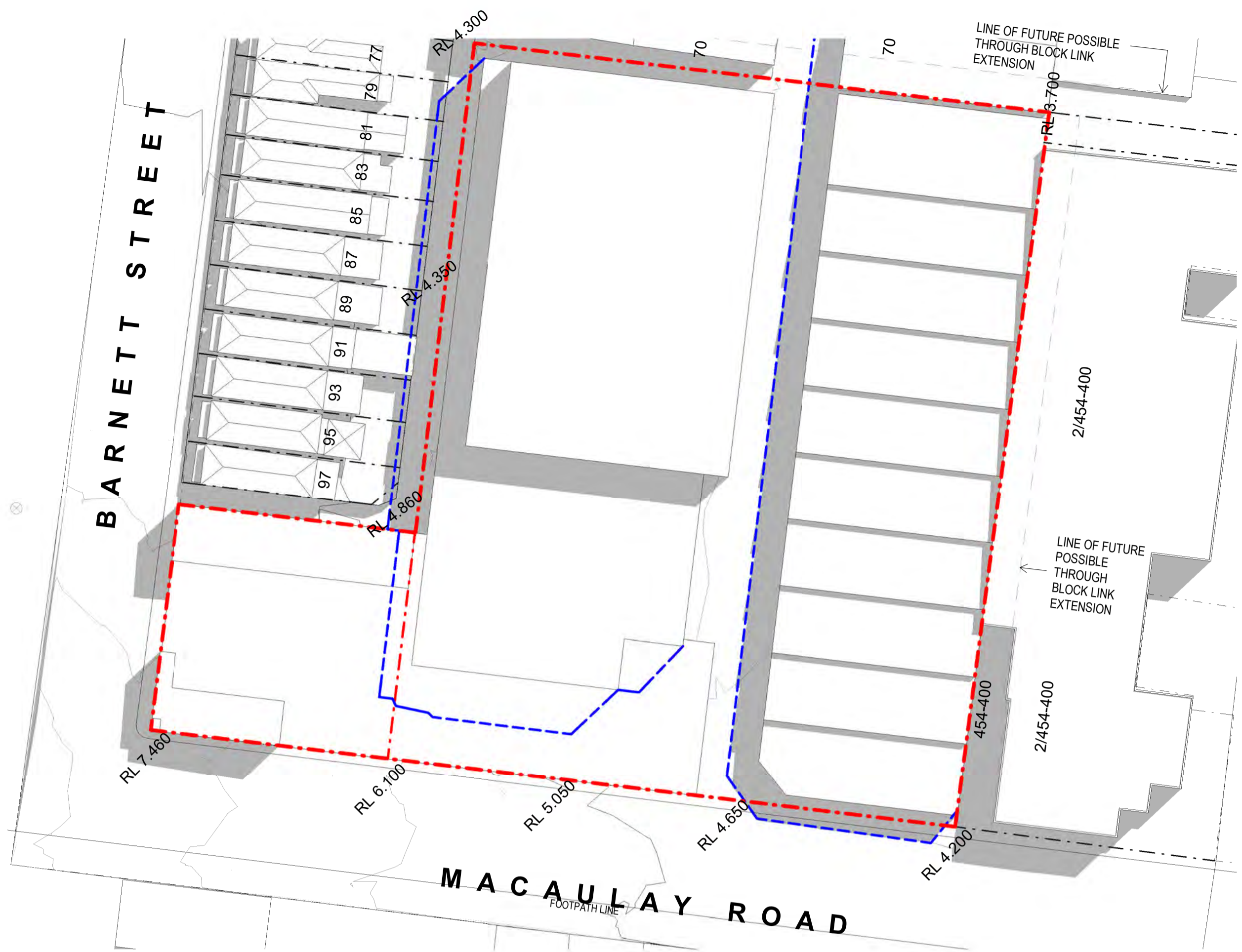
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Project No	Drawing No	Revision
2492	TP07.10	B

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SUN STUDY 9AM 22ND SEPTEMBER\_EXISTING



SUN STUDY 10AM 22ND SEPTEMBER\_EXISTING

EXISTING SUN STUDY LEGEND

- EXISTING BUILDING SHADOWS (SHOWN IN DASHED BLUE)
- EXISTING BUILDING FOOTPRINT (SHOWN IN DASHED GREY)

Rev	Description	Date
B	TOWNPLANNING RFI SUBMISSION	09.03.2022



<b>Melbourne</b> Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644	<b>Sydney</b> Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	<b>Brisbane</b> Level 12, 324 Queen Street, Brisbane QLD 4000 T +61 7 3211 9821
---	---	---

ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

**Project Title**  
402-432 MACAULAY ROAD

**Project Address**  
402-432 MACAULAY RD,  
KENSINGTON

**Drawing Title**  
SUN STUDIES - EXISTING

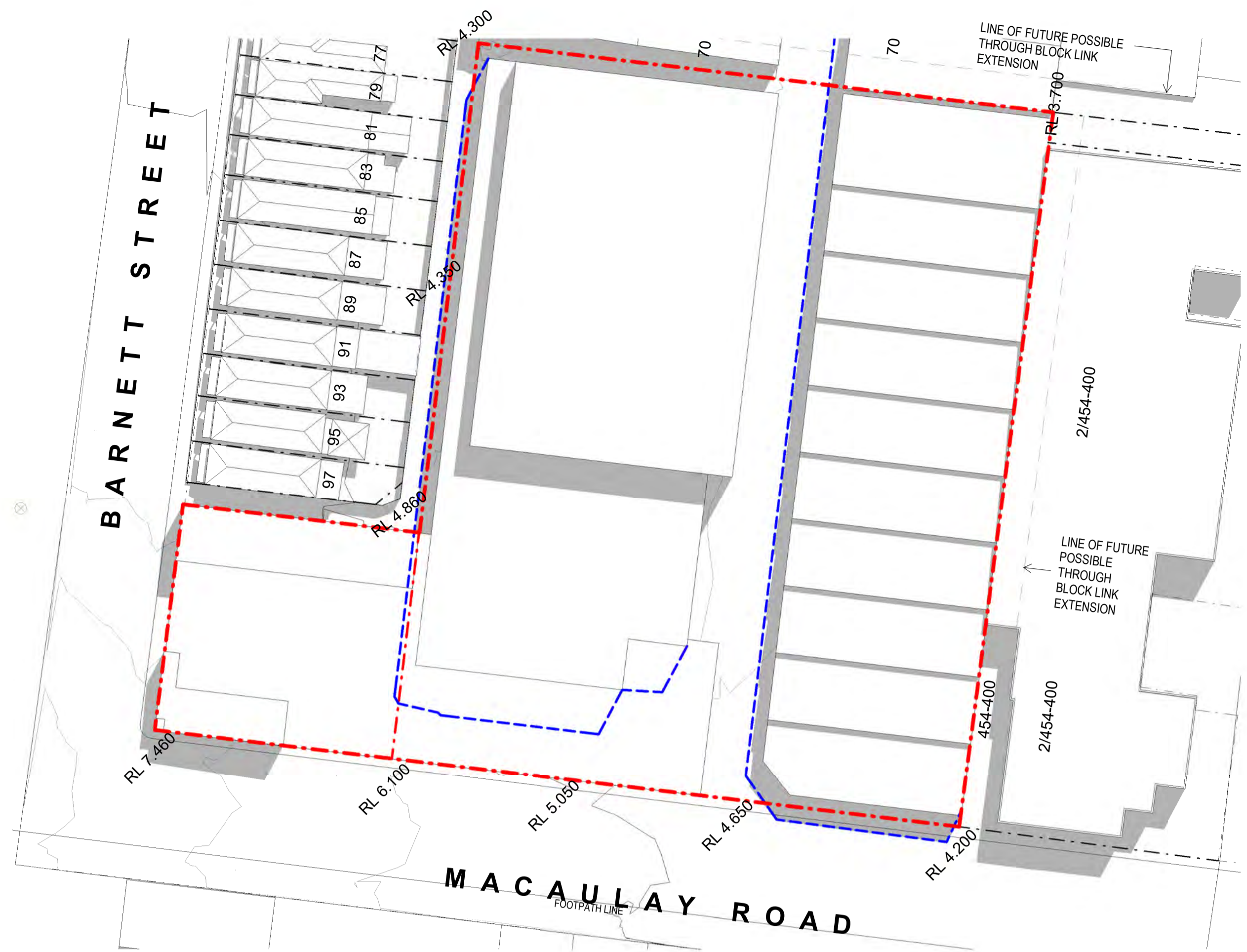
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TOWN PLANNING

<b>Drawn By</b> KC/TP	<b>Checked By</b> CL/TG	<b>Date Printed</b> 18/03/2022 9:08:47 PM	<b>Scale</b> As indicated @A1
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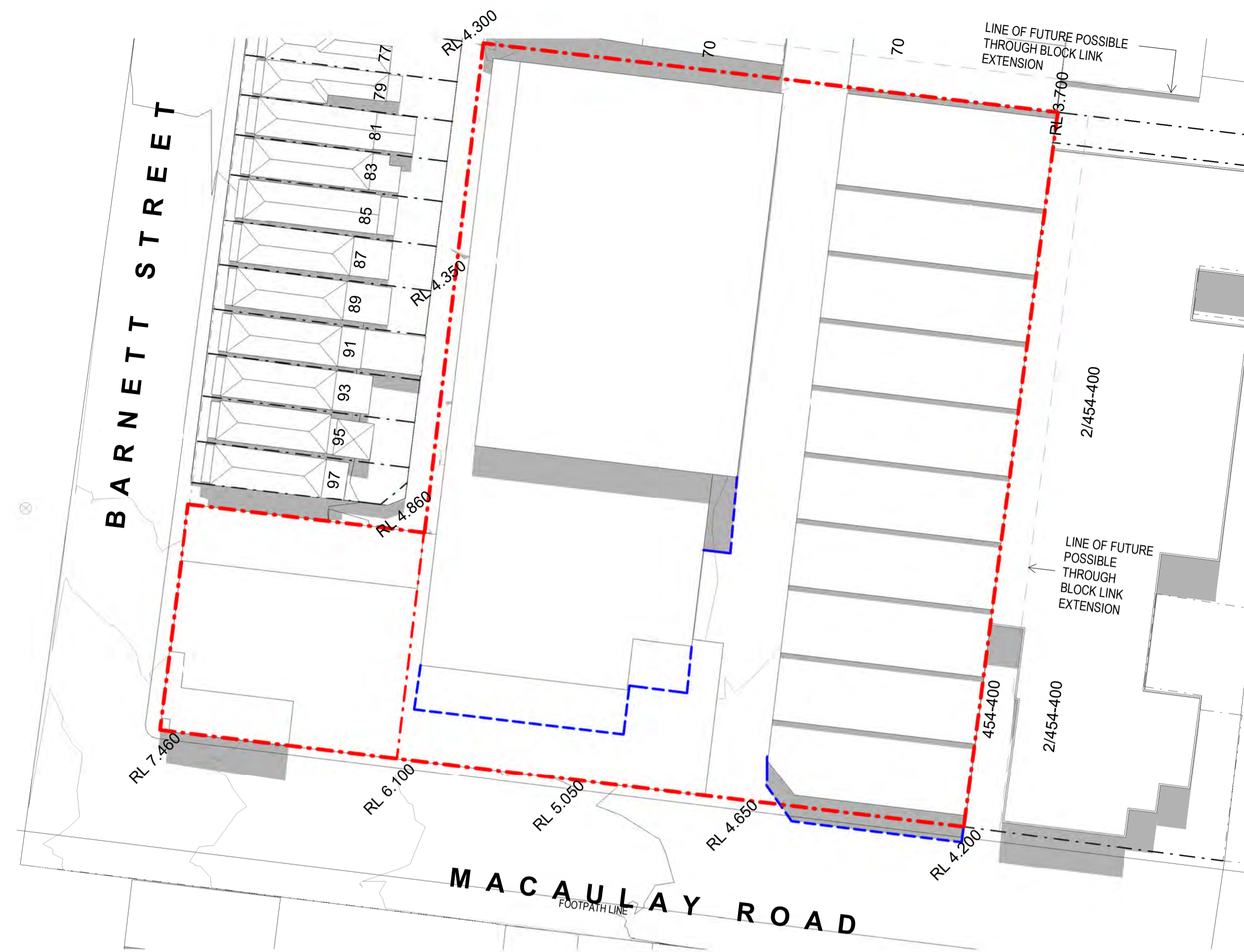
<b>Project No</b> 2492	<b>Drawing No</b> TP08.01	<b>Revision</b> B	
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Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, 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. Hayball retains copyright and grants the client a licence to use the Design for the purposes of this project and for the particular stage of services for which the Hayball has been commissioned only © Copyright 2008 All rights reserved.





SUN STUDY 11AM 22ND SEPTEMBER\_EXISTING



SUN STUDY 12PM 22ND SEPTEMBER\_EXISTING

EXISTING SUN STUDY LEGEND

- EXISTING BUILDING SHADOWS (SHOWN IN DASHED BLUE)
- EXISTING BUILDING FOOTPRINT (SHOWN IN DASHED GREY)

Rev	Description	Date
B	TOWNPLANNING RFI SUBMISSION	09.03.2022



<b>Melbourne</b> Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644	<b>Sydney</b> Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	<b>Brisbane</b> Level 12, 324 Queen Street, Brisbane QLD 4000 T +61 7 3211 9821
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ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028

**Project Title**  
402-432 MACAULAY ROAD

**Project Address**  
402-432 MACAULAY RD,  
KENSINGTON

**Drawing Title**  
SUN STUDIES - EXISTING

**Status**  
TOWN PLANNING

<b>Drawn By</b> KC/TP	<b>Checked By</b> CL/TG	<b>Date Printed</b> 18/03/2022 9:08:59 PM	<b>Scale</b> As indicated @A1
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<b>Project No</b> 2492	<b>Drawing No</b> TP08.02	<b>Revision</b> B	1
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