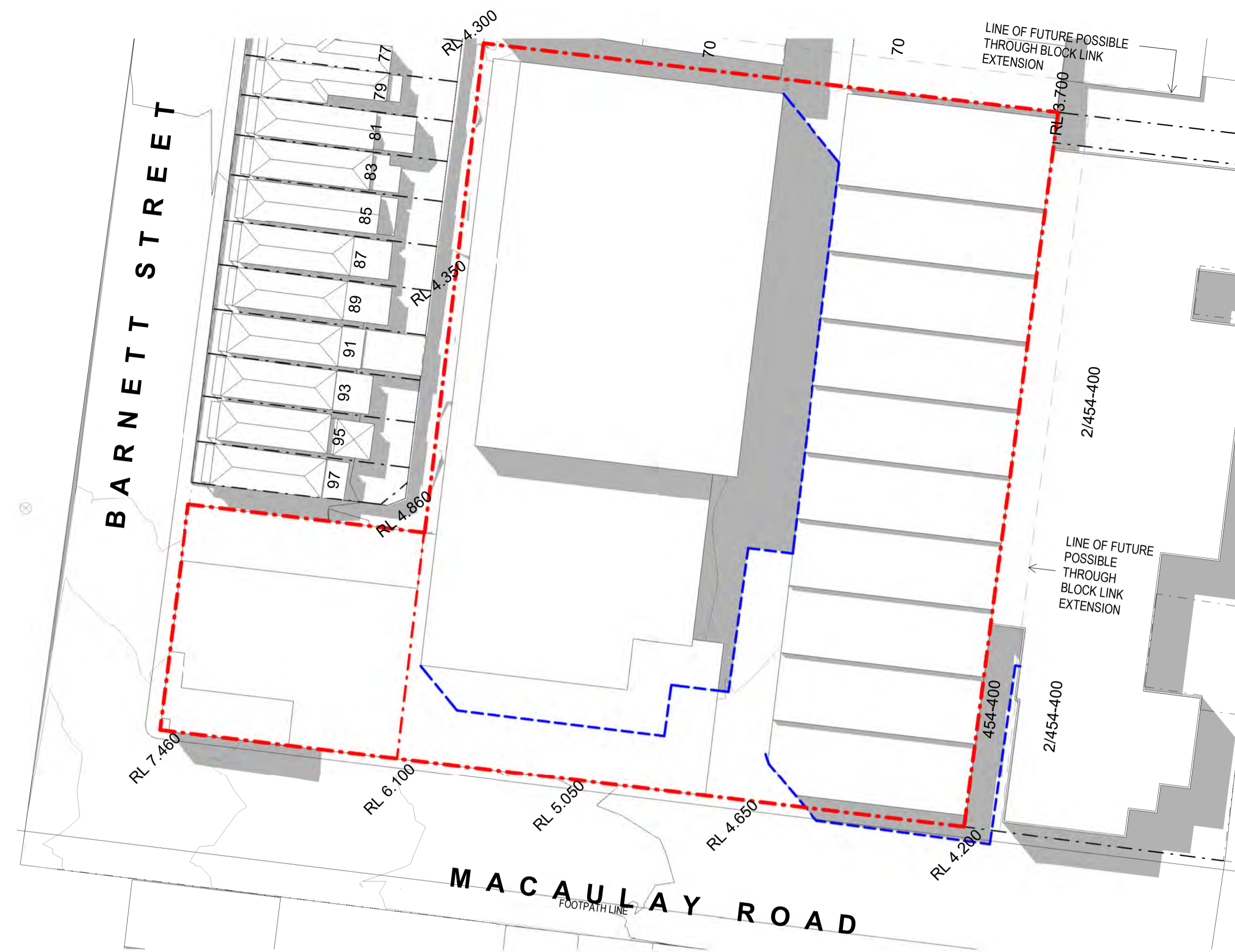


SUN STUDY 1PM 22ND SEPTEMBER_EXISTING



SUN STUDY 2PM 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



Melbourne Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644
 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 Tordoff 8028

Project Title
 402-432 MACAULAY ROAD

Project Address
 402-432 MACAULAY RD,
 KENSINGTON

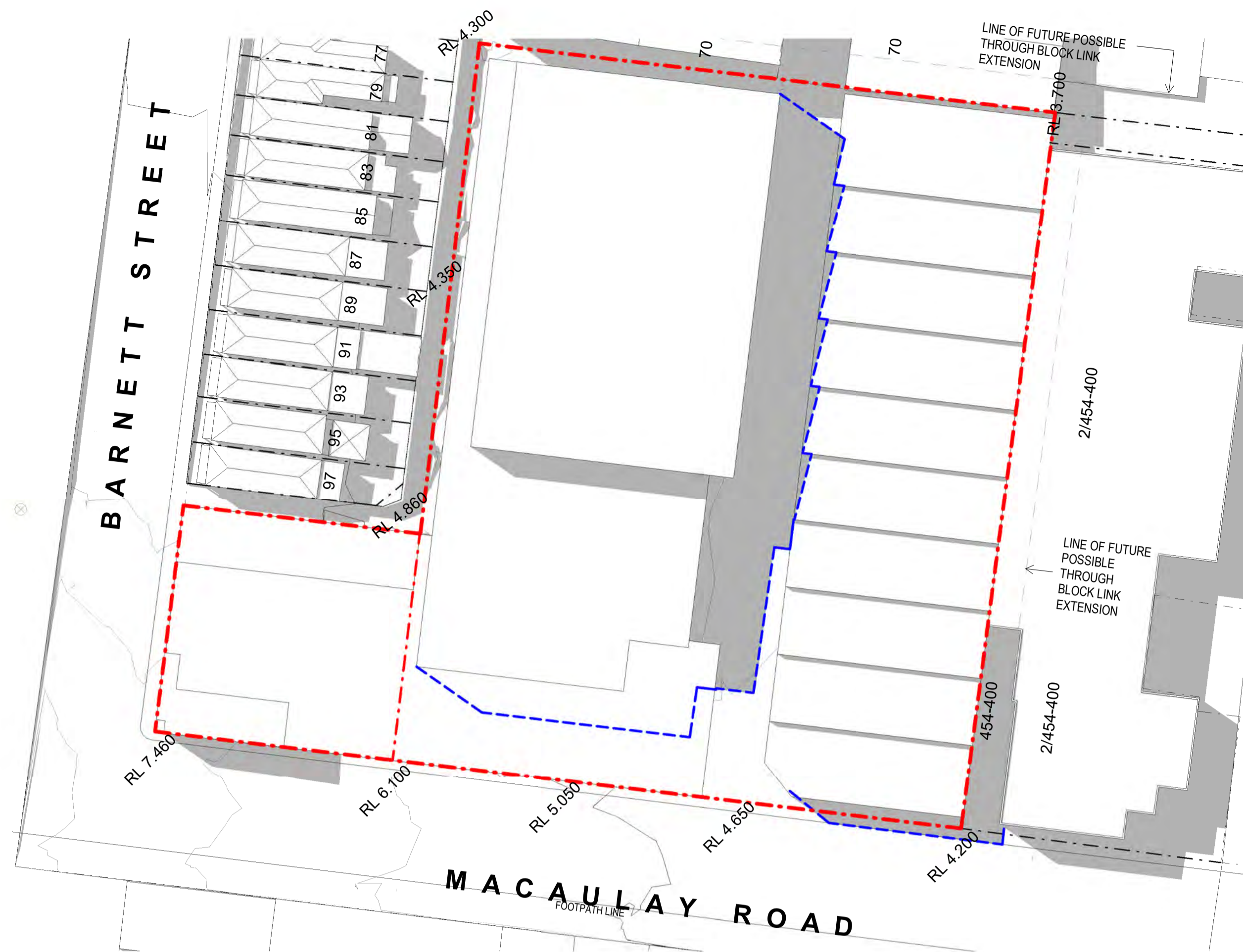
Drawing Title
 SUN STUDIES - EXISTING

Status
 TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
KC/TP	CL/TG	18/03/2022 9:09:10 PM	As indicated @A1

Project No	Drawing No	Revision
2492	TP08.03	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. 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 3PM 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



Melbourne Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

Sydney Ground Floor
11-17 Buckingham Street
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Brisbane Level 12,
324 Queen Street,
Brisbane Qld 4000
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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

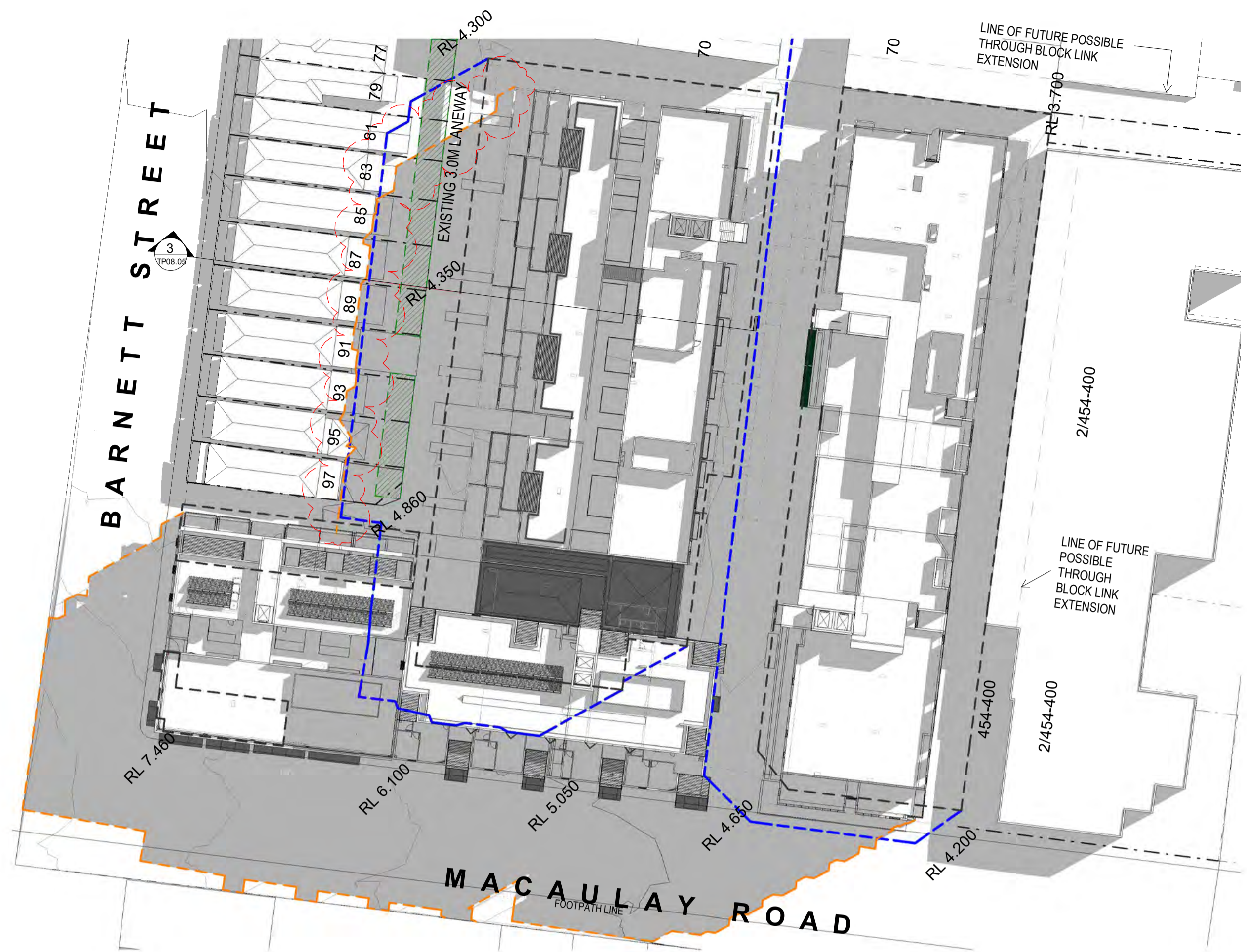
Drawing Title
SUN STUDIES - EXISTING

Status
TOWN PLANNING

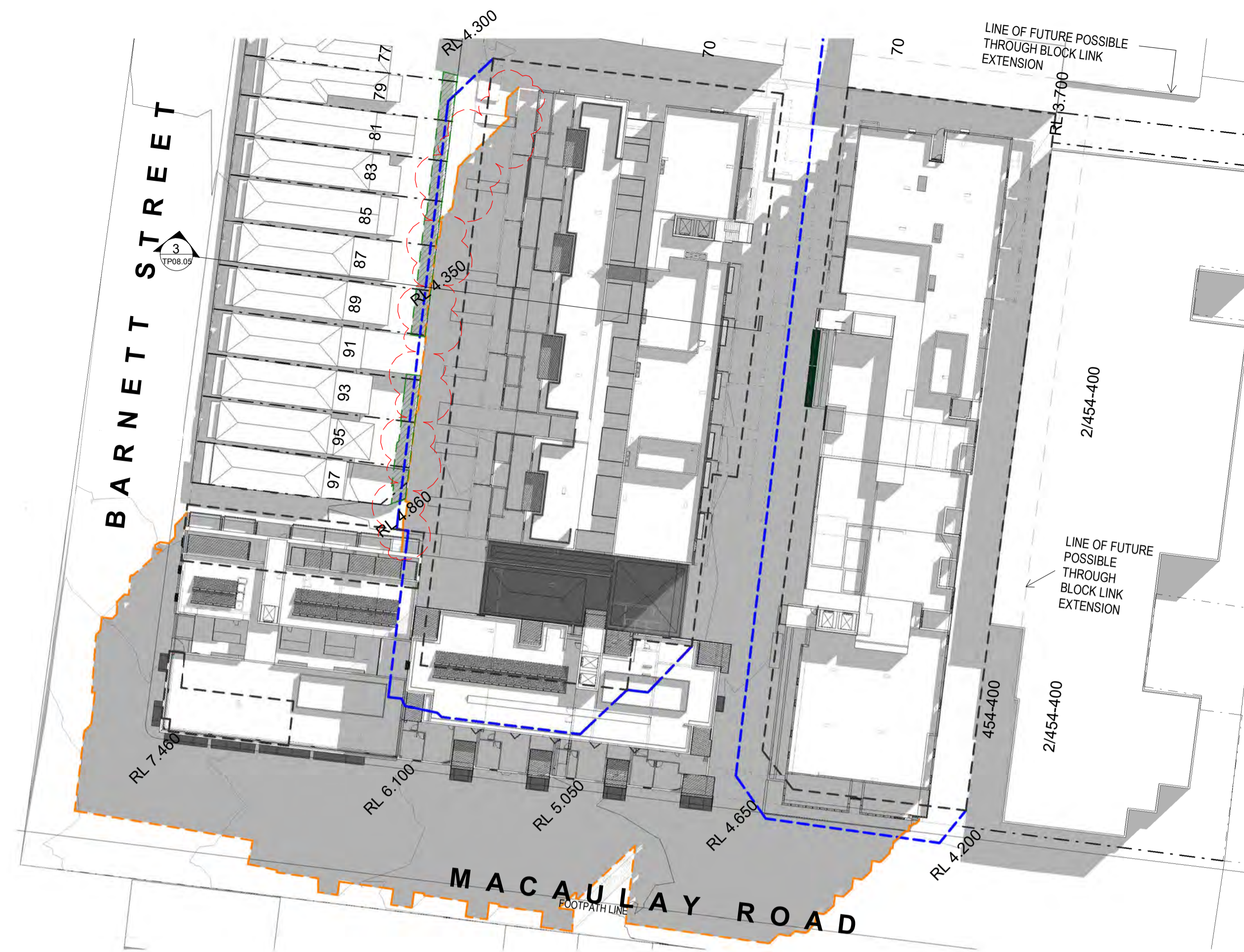
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KC/TP	CL/TG	18/03/2022 9:09:21 PM	As indicated @A1

Project No	Drawing No	Revision
2492	TP08.04	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 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.



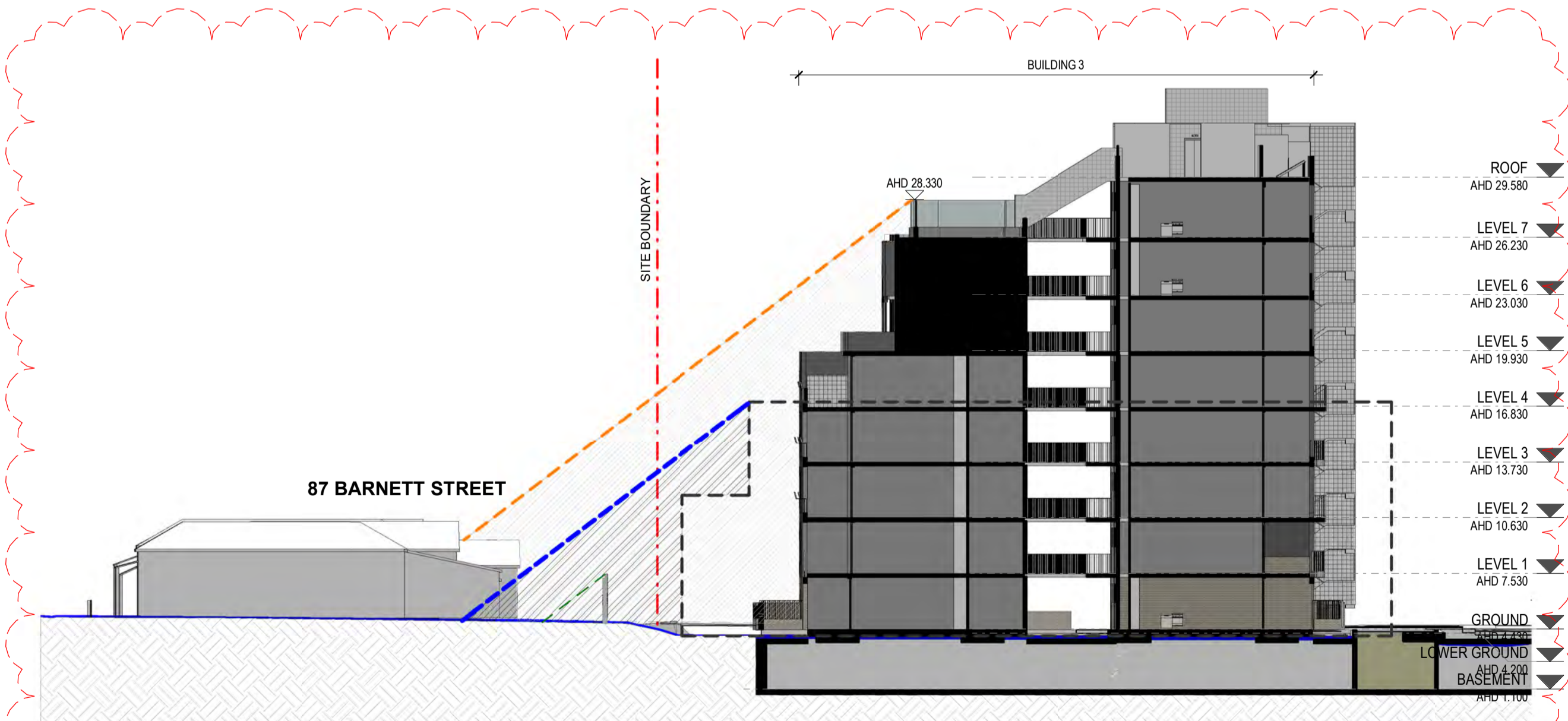
SUN STUDY 9AM 22ND SEPTEMBER_PROPOSED



SUN STUDY 10AM 22ND SEPTEMBER_PROPOSED

SUN STUDY LEGEND

- EXISTING BUILDING SHADOWS (SHOWN IN DASHED BLUE)
- PROPOSED BUILDING SHADOWS (SHOWN IN DASHED ORANGE)
- EXISTING BUILDING FOOTPRINT (SHOWN IN DASHED GREY)
- EXISTING FENCE SHADOWS (SHOWN IN DASHED GREEN)



SHADOW SECTION 9AM 22ND SEPTEMBER



SHADOW SECTION 10AM 22ND SEPTEMBER

Rev	Description	Date
B	TOWNPLANNING RFI SUBMISSION	09.03.2022



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

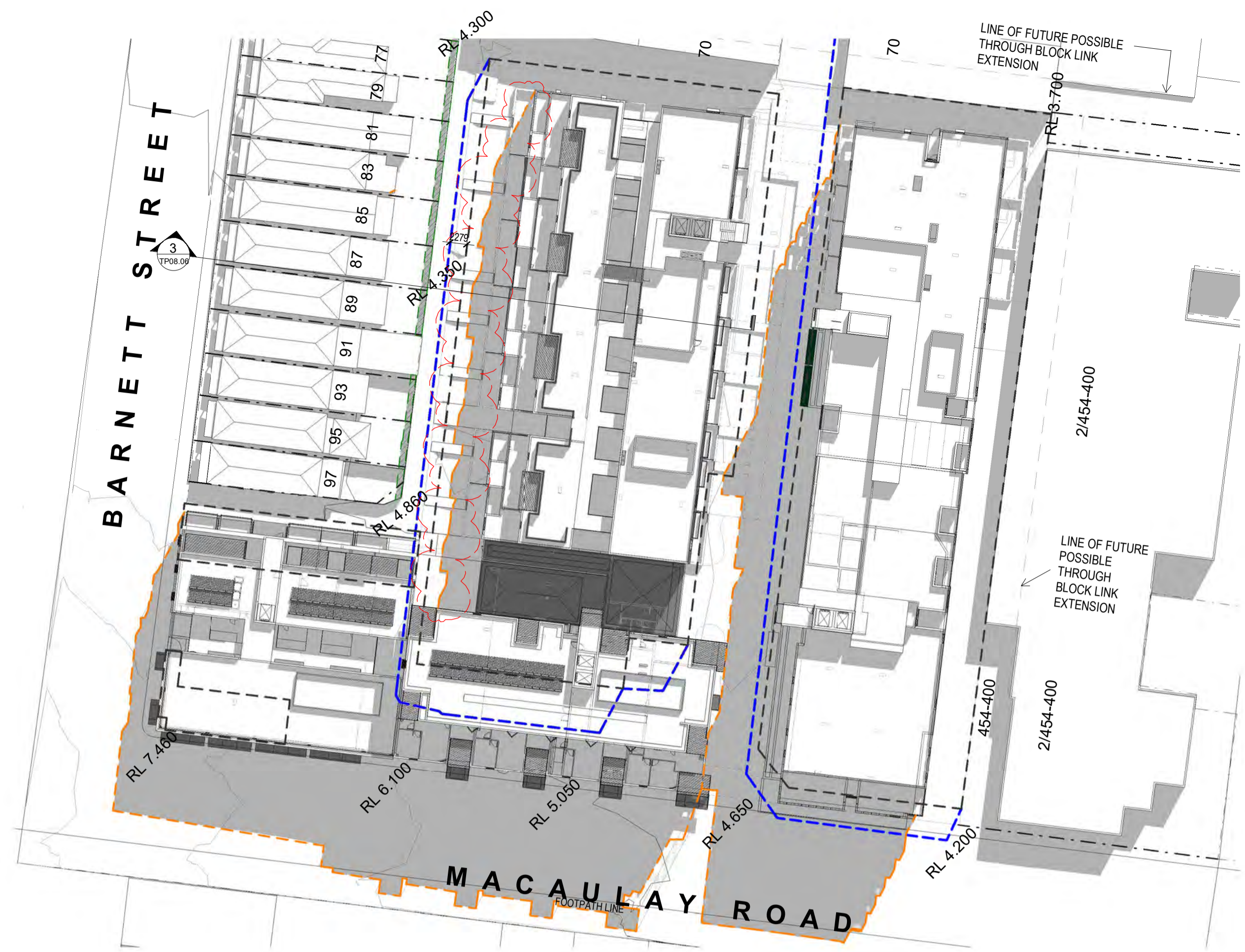
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 SUN STUDIES - PROPOSED

Status
 TOWN PLANNING

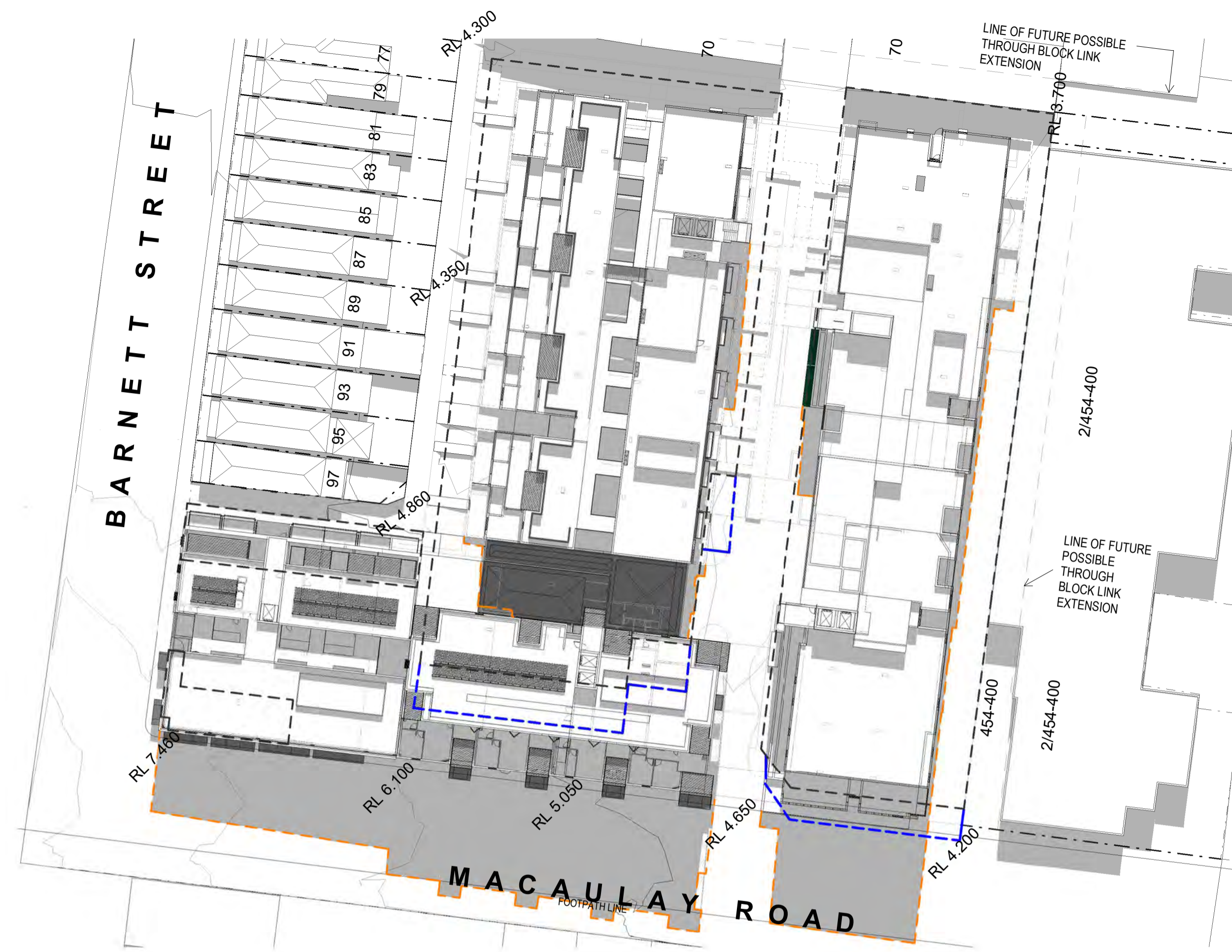
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Project No	Drawing No	Revision
2492	TP08.05	B

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.



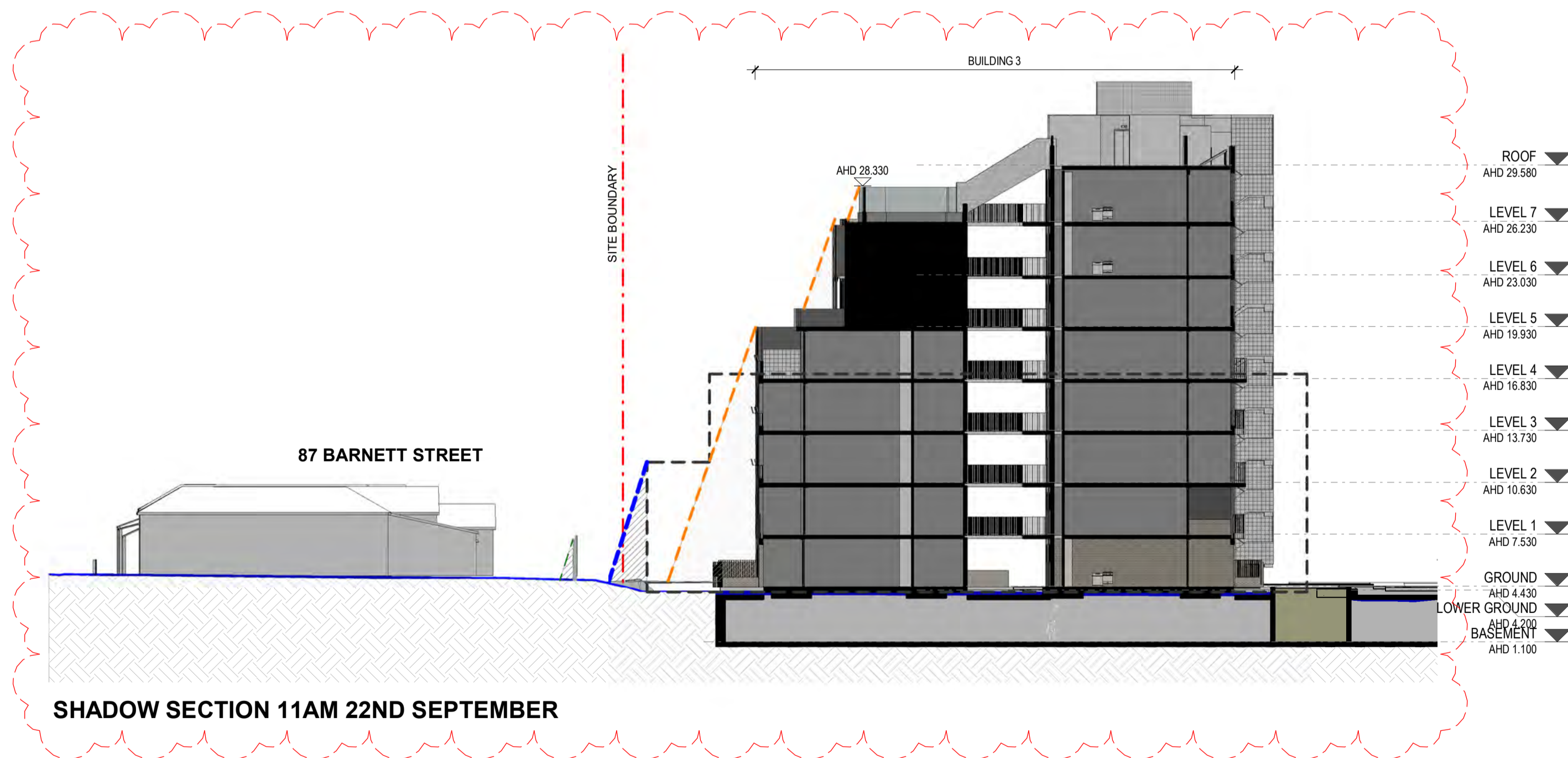
SUN STUDY 11AM 22ND SEPTEMBER_PROPOSED



SUN STUDY 12PM 22ND SEPTEMBER_PROPOSED

SUN STUDY LEGEND

- EXISTING BUILDING SHADOWS (SHOWN IN DASHED BLUE)
- PROPOSED BUILDING SHADOWS (SHOWN IN DASHED ORANGE)
- EXISTING BUILDING FOOTPRINT (SHOWN IN DASHED GREY)
- EXISTING FENCE SHADOWS (SHOWN IN DASHED GREEN)



SHADOW SECTION 11AM 22ND SEPTEMBER

Rev	Description	Date
B	TOWNPLANNING RFI SUBMISSION	09.03.2022



Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644	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 Tordoff 8028

Project Title
402-432 MACAULAY ROAD

Project Address
402-432 MACAULAY RD,
KENSINGTON

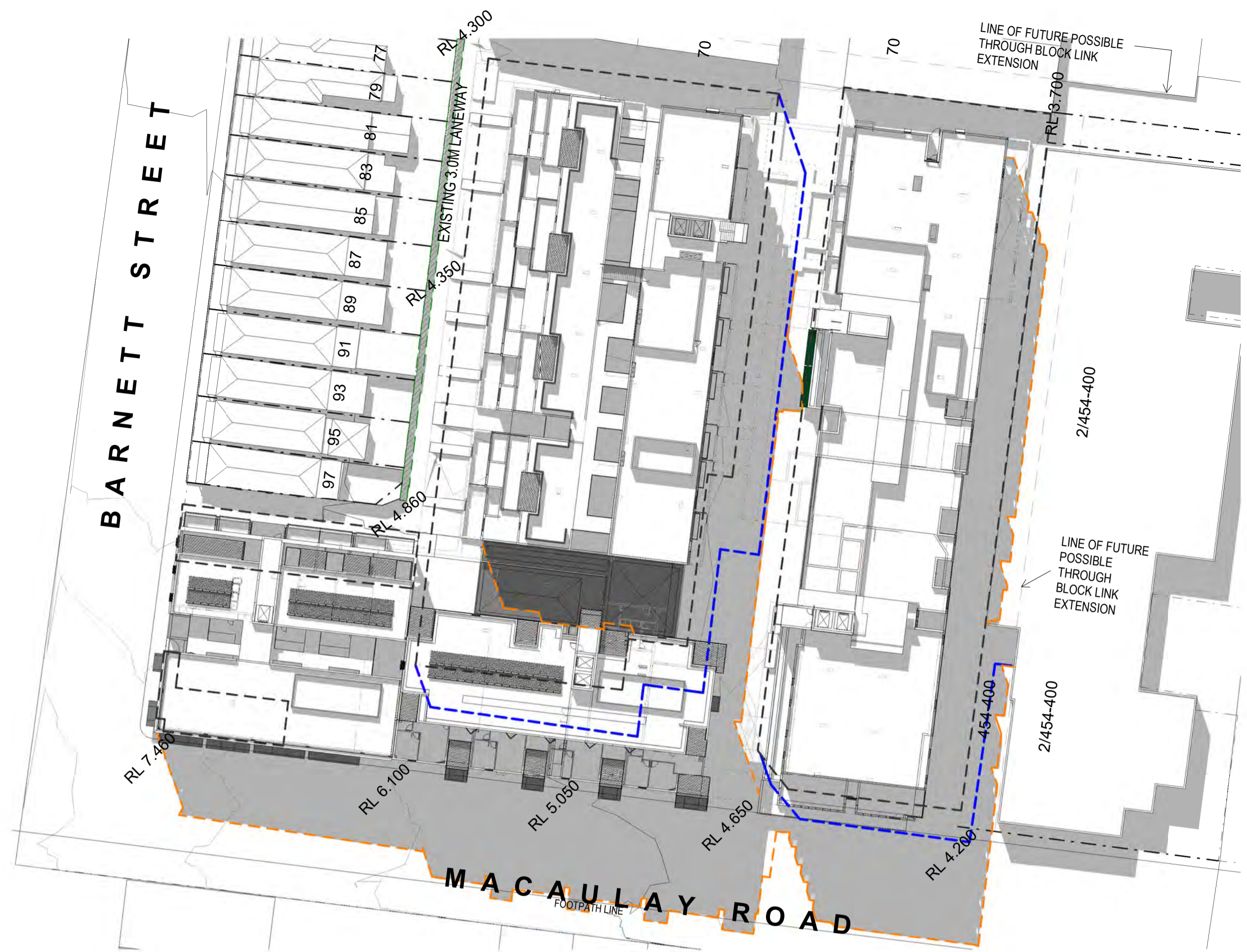
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SUN STUDIES - PROPOSED

Status
TOWN PLANNING

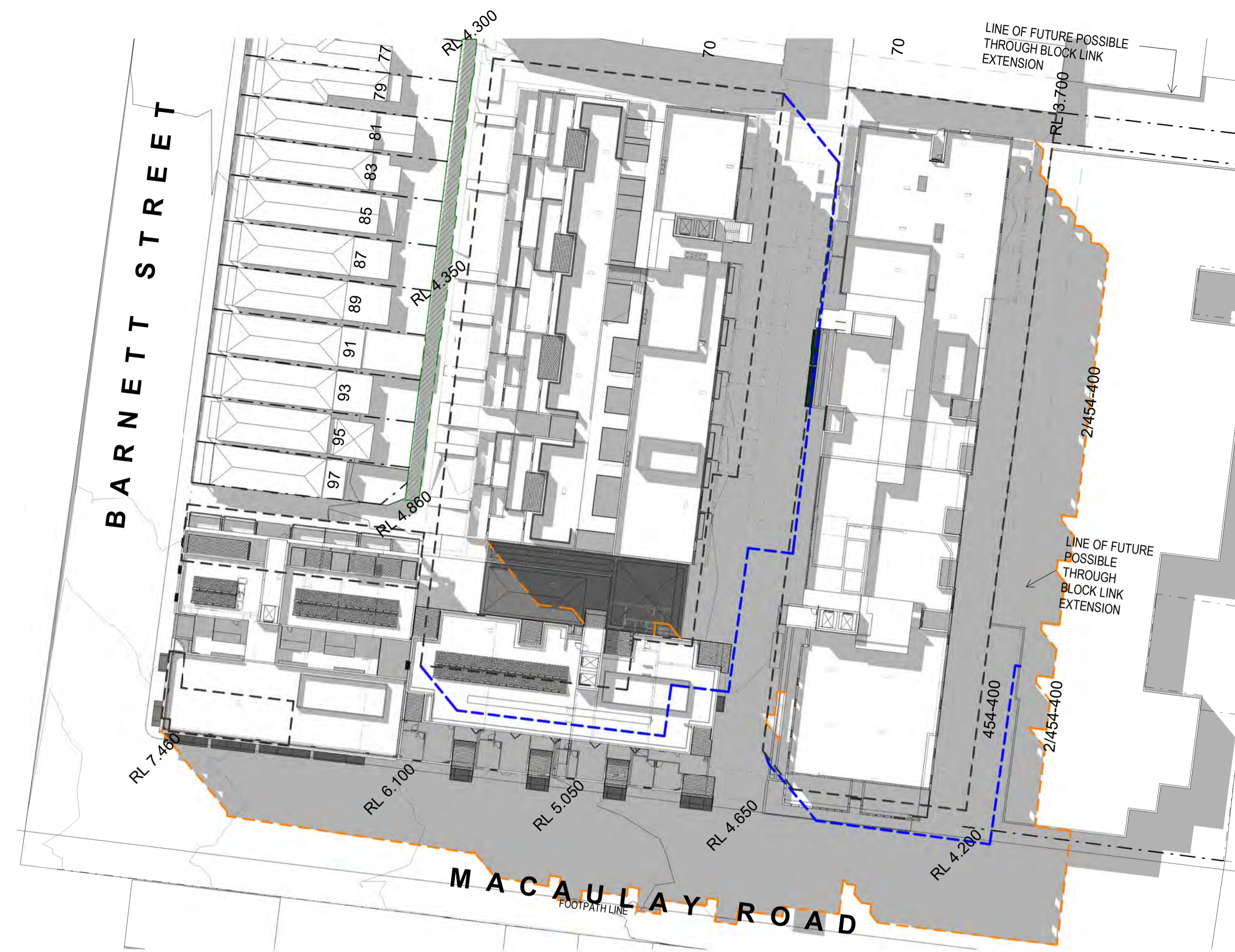
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Project No 2492	Drawing No TP08.06	Revision B	
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Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also 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. Hayball retains copyright and grants the client a licence to use the Design for the purposes of the project and for the particular stage of services for which the Hayball has been commissioned only. Copyright 2008 All rights reserved.



SUN STUDY 1PM 22ND SEPTEMBER_PROPOSED



SUN STUDY 2PM 22ND SEPTEMBER_PROPOSED

SUN STUDY LEGEND

- EXISTING BUILDING SHADOWS (SHOWN IN DASHED BLUE)
- PROPOSED BUILDING SHADOWS (SHOWN IN DASHED ORANGE)
- EXISTING BUILDING FOOTPRINT (SHOWN IN DASHED GREY)
- EXISTING FENCE SHADOWS (SHOWN IN DASHED GREEN)

Rev	Description	Date
A	TOWNPLANNING SUBMISSION	03.08.2021



Melbourne Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644
 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 Tordoff 8028

Project Title
 402-432 MACAULAY ROAD

Project Address
 402-432 MACAULAY RD,
 KENSINGTON

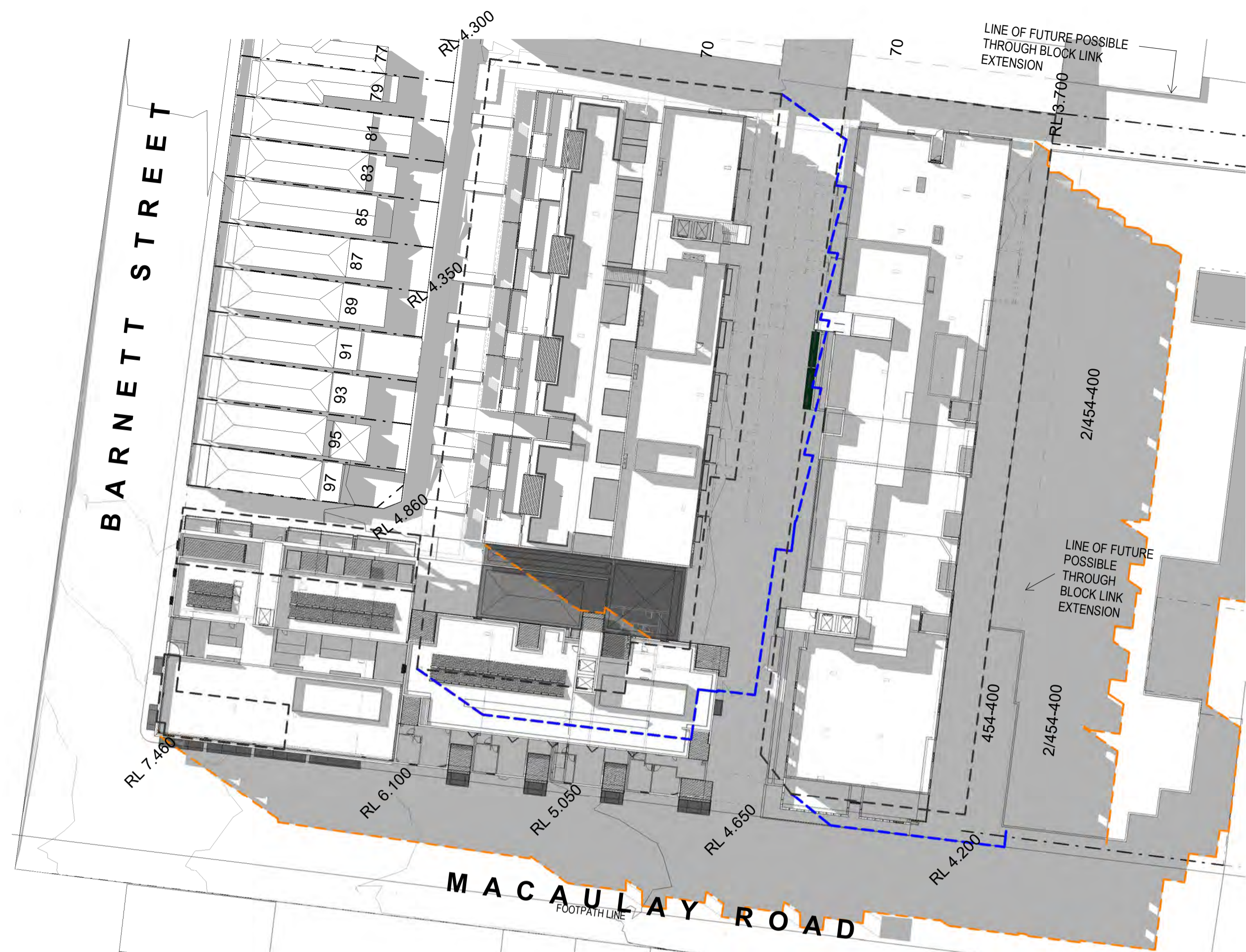
Drawing Title
 SUN STUDIES - PROPOSED

Status
 TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
KC/TP	CL/TG	16/05/2022 10:36:53 AM	As indicated @A1

Project No	Drawing No	Revision
2492	TP08.07	A

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. 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 3PM 22ND SEPTEMBER_PROPOSED

SUN STUDY LEGEND

- - - EXISTING BUILDING SHADOWS (SHOWN IN DASHED BLUE)
- - - PROPOSED BUILDING SHADOWS (SHOWN IN DASHED ORANGE)
- - - EXISTING BUILDING FOOTPRINT (SHOWN IN DASHED GREY)
- - - EXISTING FENCE SHADOWS (SHOWN IN DASHED GREEN)

Rev	Description	Date
A	TOWNPLANNING SUBMISSION	03.08.2021



Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644	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 Tordoff 8028

Project Title
402-432 MACAULAY ROAD

Project Address
402-432 MACAULAY RD,
KENSINGTON

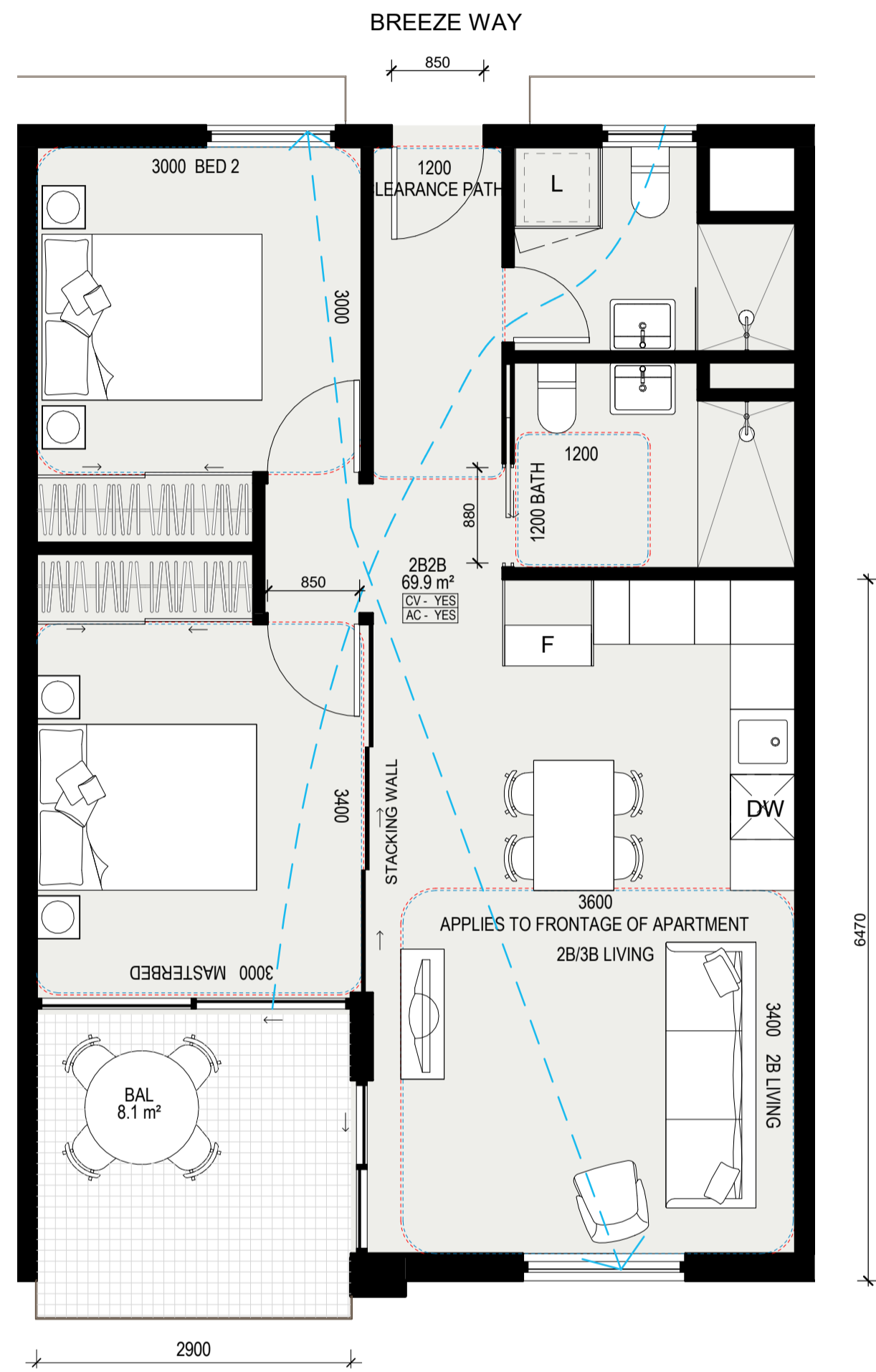
Drawing Title
SUN STUDIES - PROPOSED

Status
TOWN PLANNING

Drawn By KC/TP	Checked By CL/TG	Date Printed 16/05/2022 10:37:40 AM	Scale As indicated @A1
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Project No 2492	Drawing No TP08.08	Revision A	
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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 Architects/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architects/Consultant. Hayball retains copyright and grants the client a licence to use the Design for the purposes of the project and for the particular stage of services for which the Hayball has been commissioned only © Copyright 2008 All rights reserved.

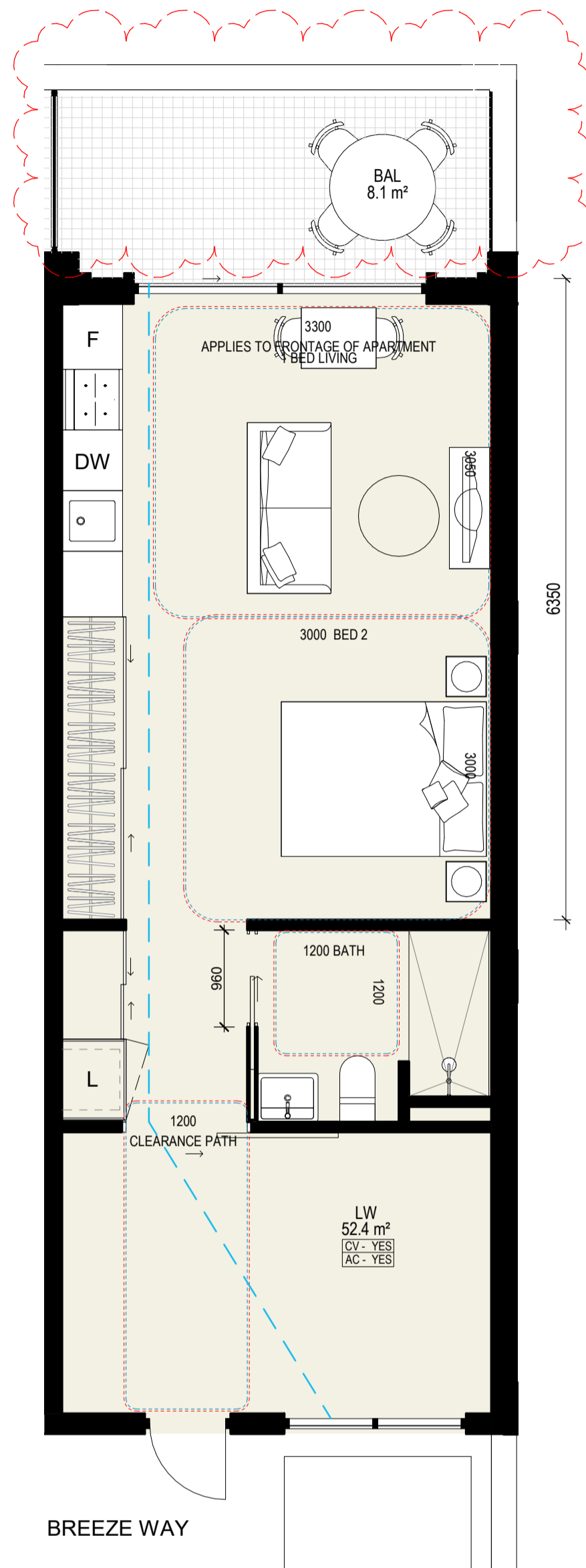


APT TYPE_BLD 1_2B2B_TYPE A

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6 INSTANCES

- INTERNAL 9 m³
EXTERNAL 5 m³
- Type A
- 11 m

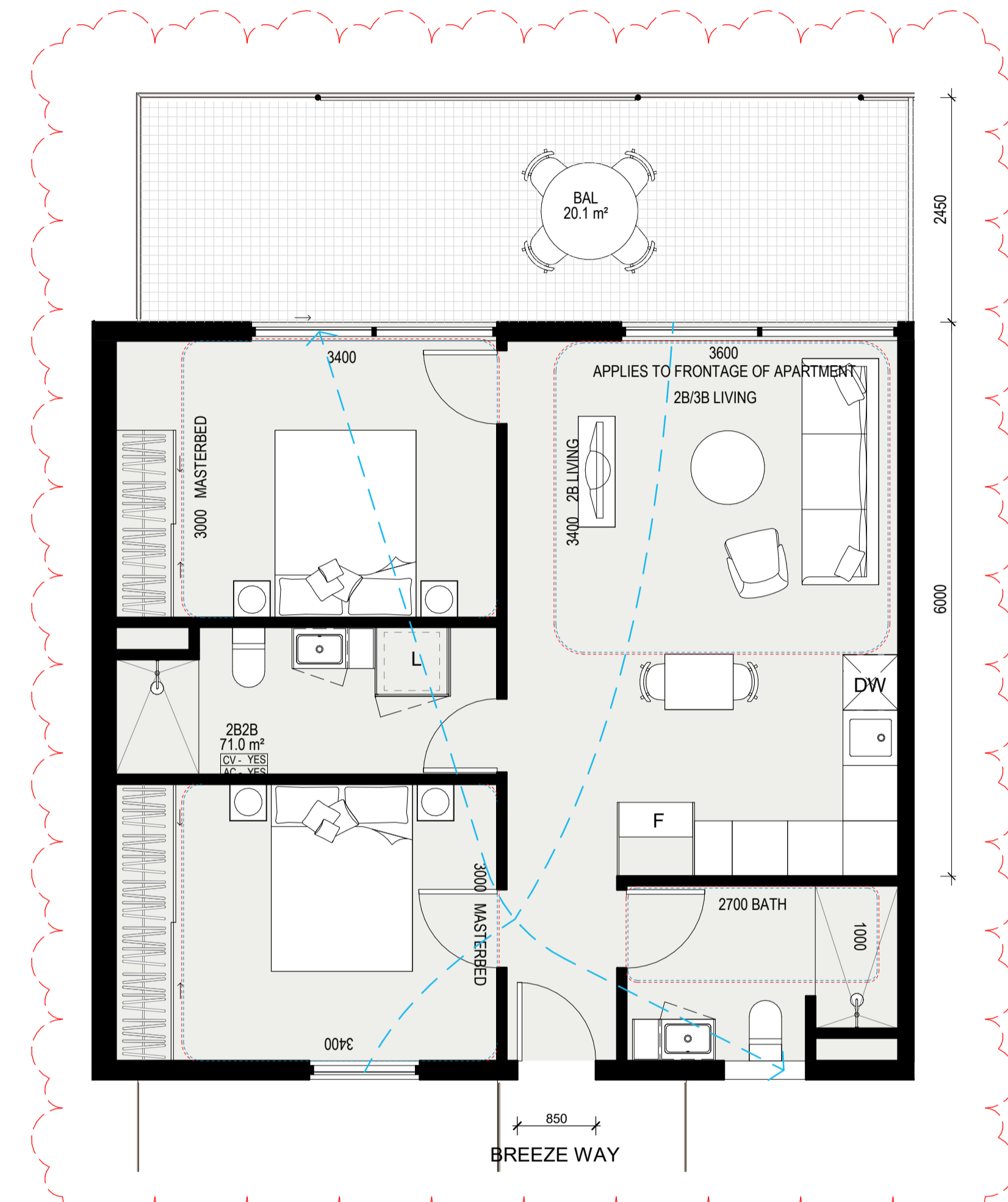


APT TYPE_BLD 1_LW STUDIO_TYPE A

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4 INSTANCES

- INTERNAL 7.2 m³
EXTERNAL 1 m³
- Type A
- 11.7 m

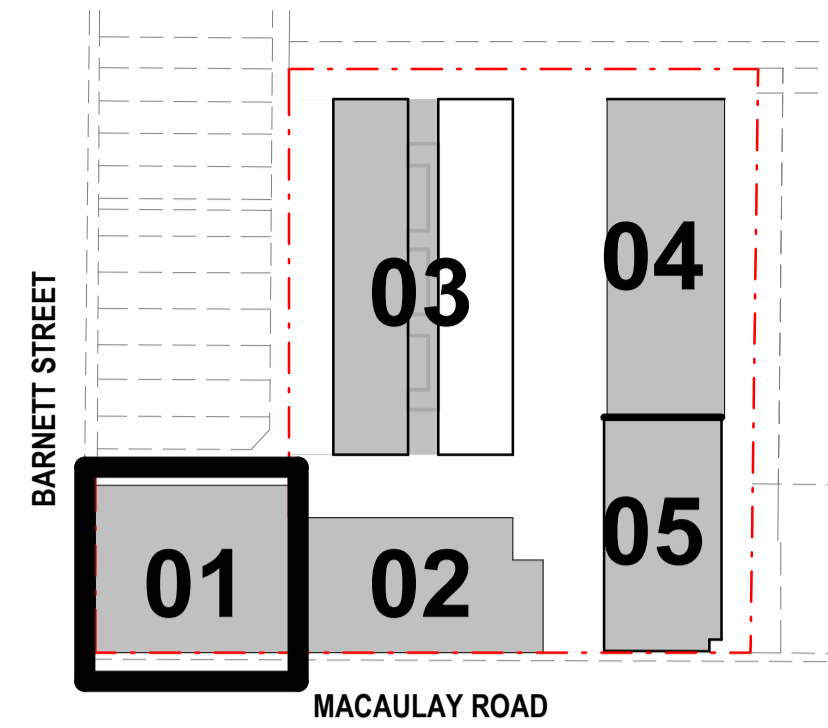


APT TYPE_BLD 1_2B2B_TYPE B

1:50

2 INSTANCES

- INTERNAL 11.3 m³
EXTERNAL 2.7 m³
- Type B
- 9.6 m



APT PLAN COMPLIES WITH:
Apartment Design Guidelines for Victoria
 The State of Victoria Department of Environment, Land, Water and Planning 2017.

- EXTERNAL STORAGE CAGE REQUIRED
- ACCESSIBLE APARTMENT
- CROSS-VENTILATED APARTMENT
- USABLE BALCONY AREA

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



Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644	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 Tordoff 8028

Project Title
 402-432 MACAULAY ROAD

Project Address
 402-432 MACAULAY RD,
 KENSINGTON

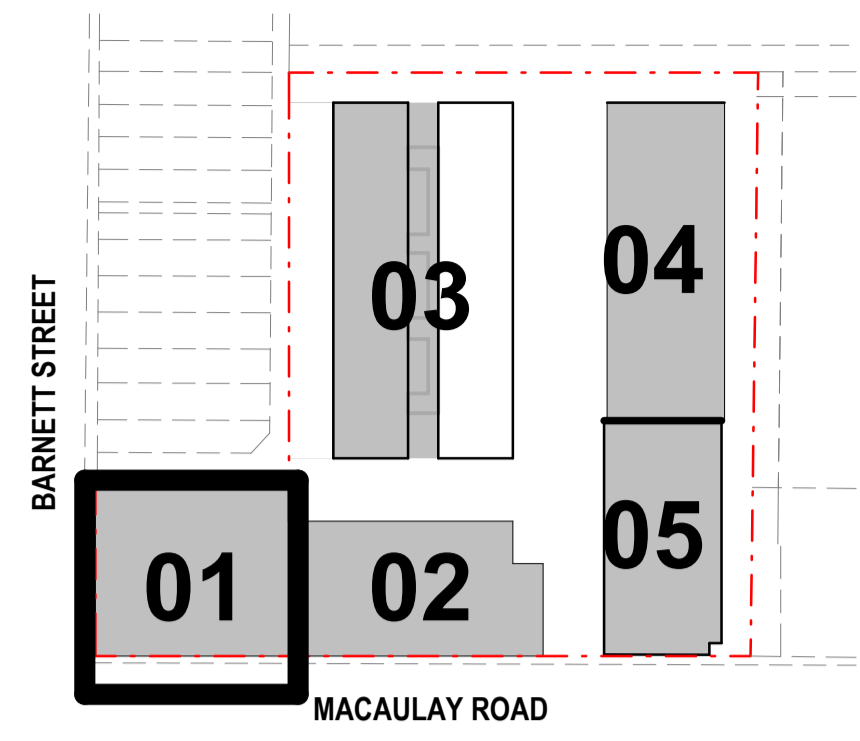
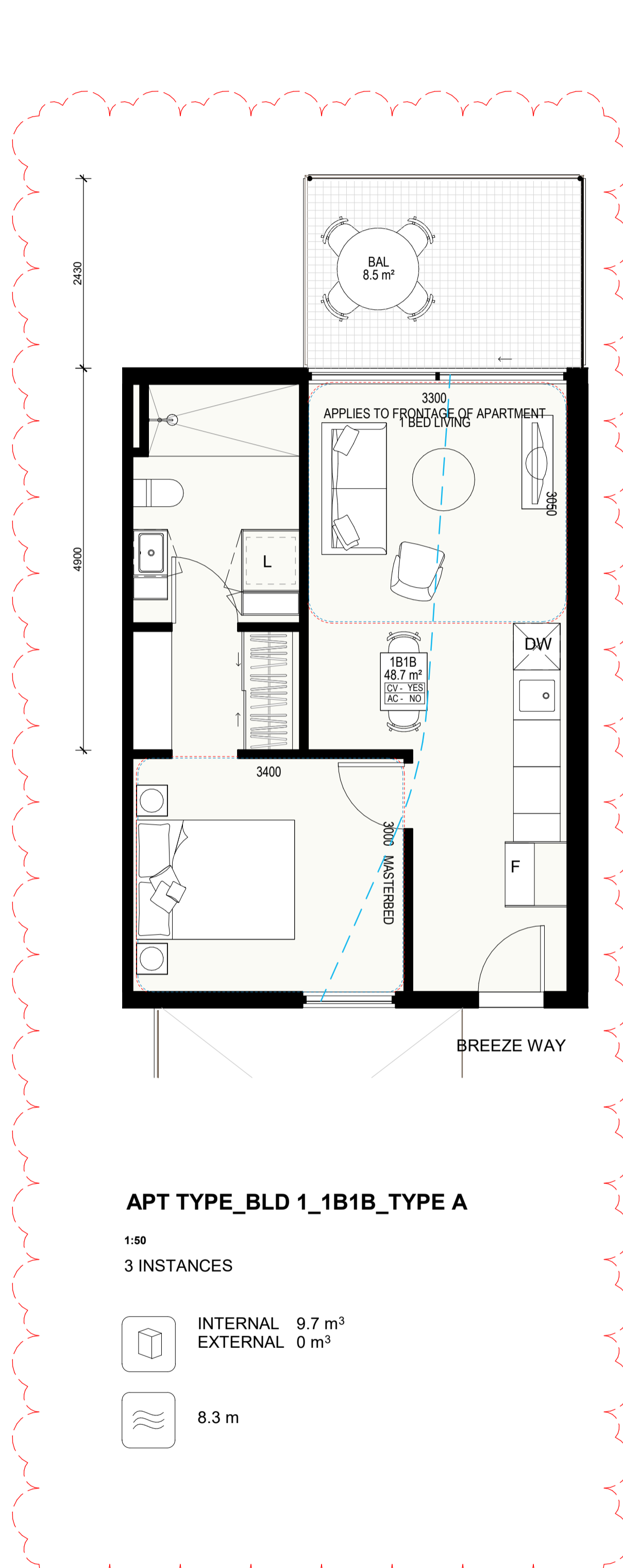
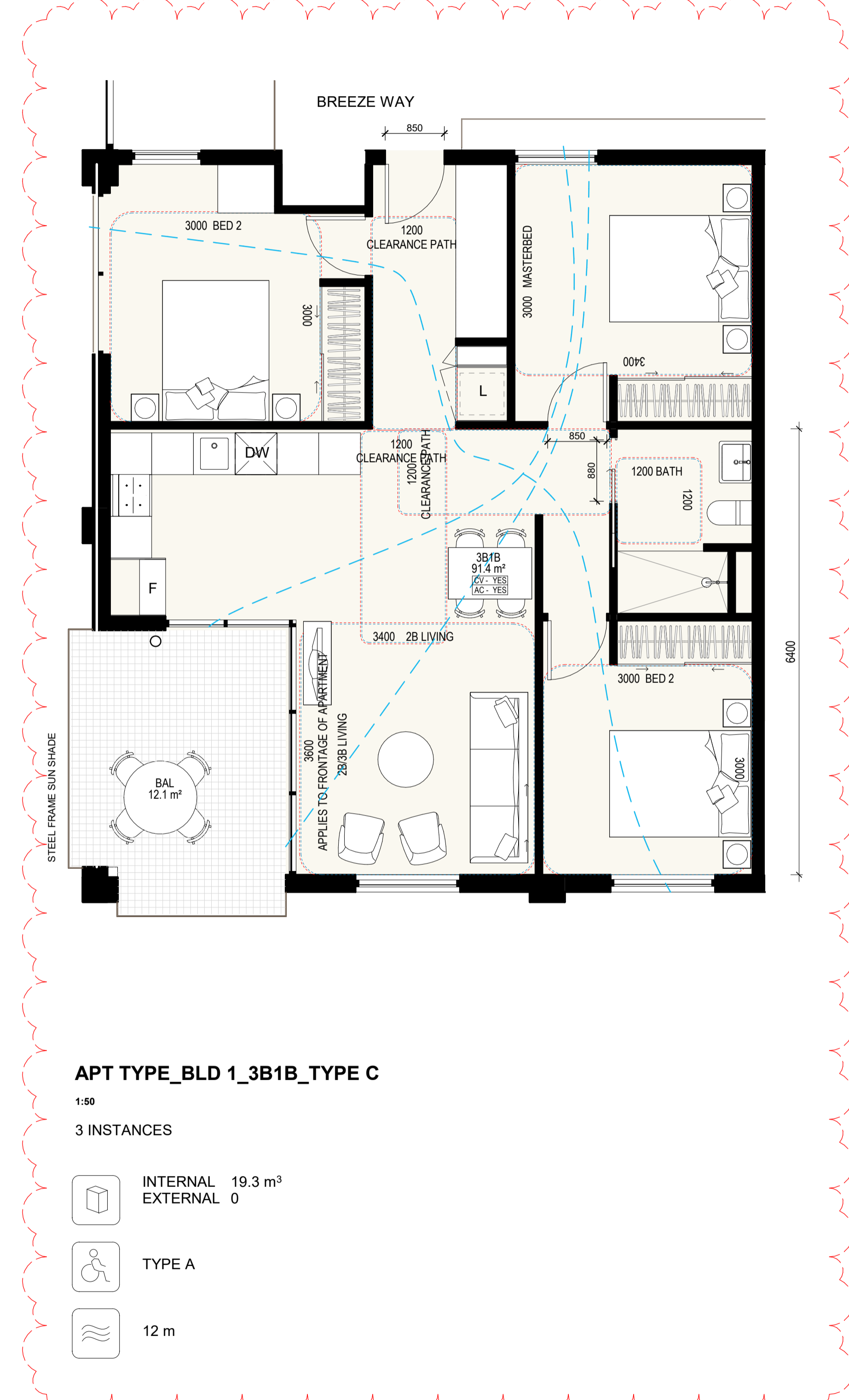
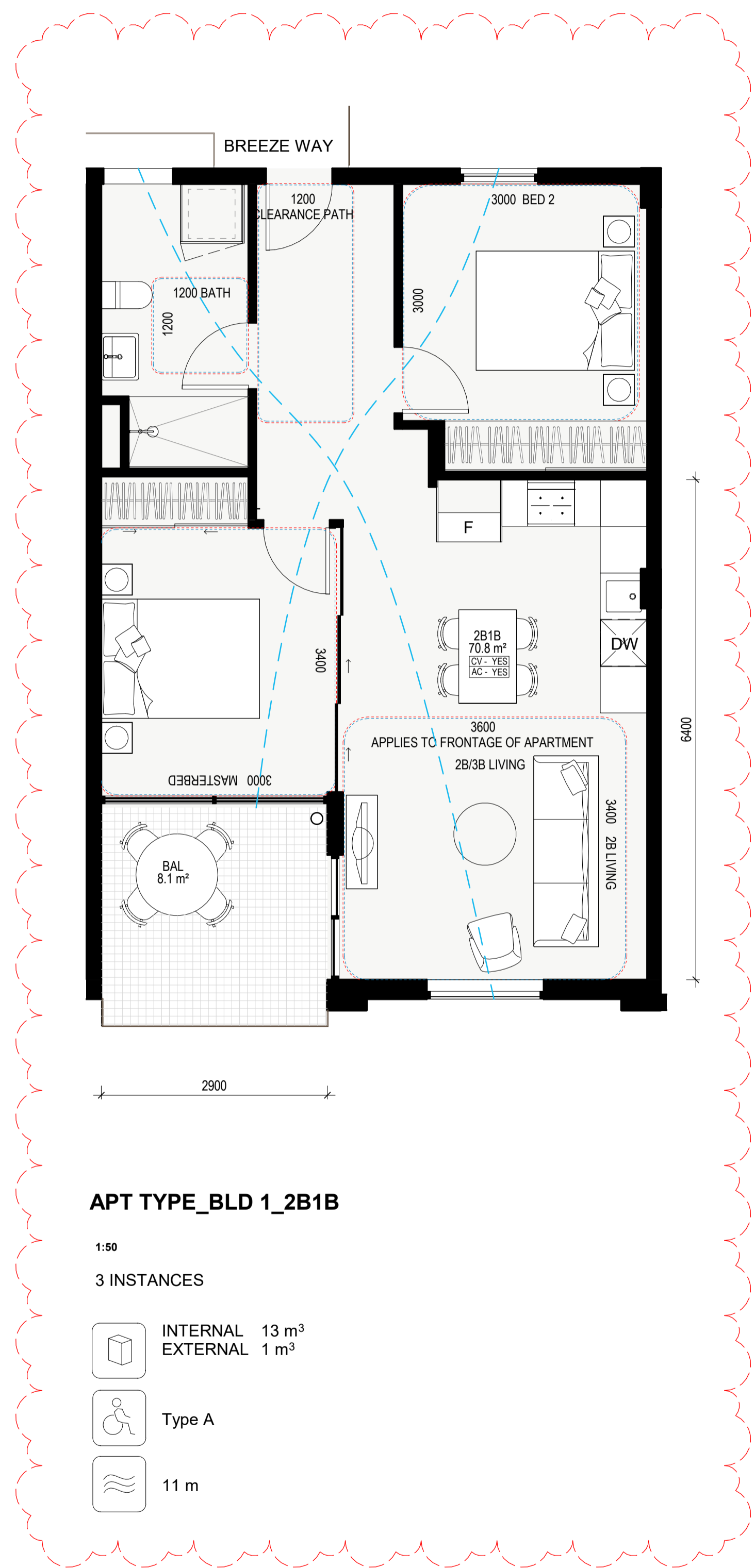
Drawing Title
 TYPICAL APARTMENT LAYOUT_BLD
 1

Status
 TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
Author	Checker	24/03/2022 2:41:36 PM	As indicated @A1

Project No	Drawing No	Revision	
2492	TP10.01	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 this particular stage of services for which the Hayball has been commissioned only. © Copyright 2008 All rights reserved.



APT PLANS COMPLY WITH:
Apartment Design Guidelines for Victoria
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- EXTERNAL STORAGE CAGE REQUIRED
- ACCESSIBLE APARTMENT
- CROSS-VENTILATED APARTMENT
- USABLE BALCONY AREA

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



Melbourne Level 1, 250 Flinders Lane, Melbourne VIC 3000
Sydney Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010
Brisbane Level 12, 324 Queen Street, Brisbane Qld 4000

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

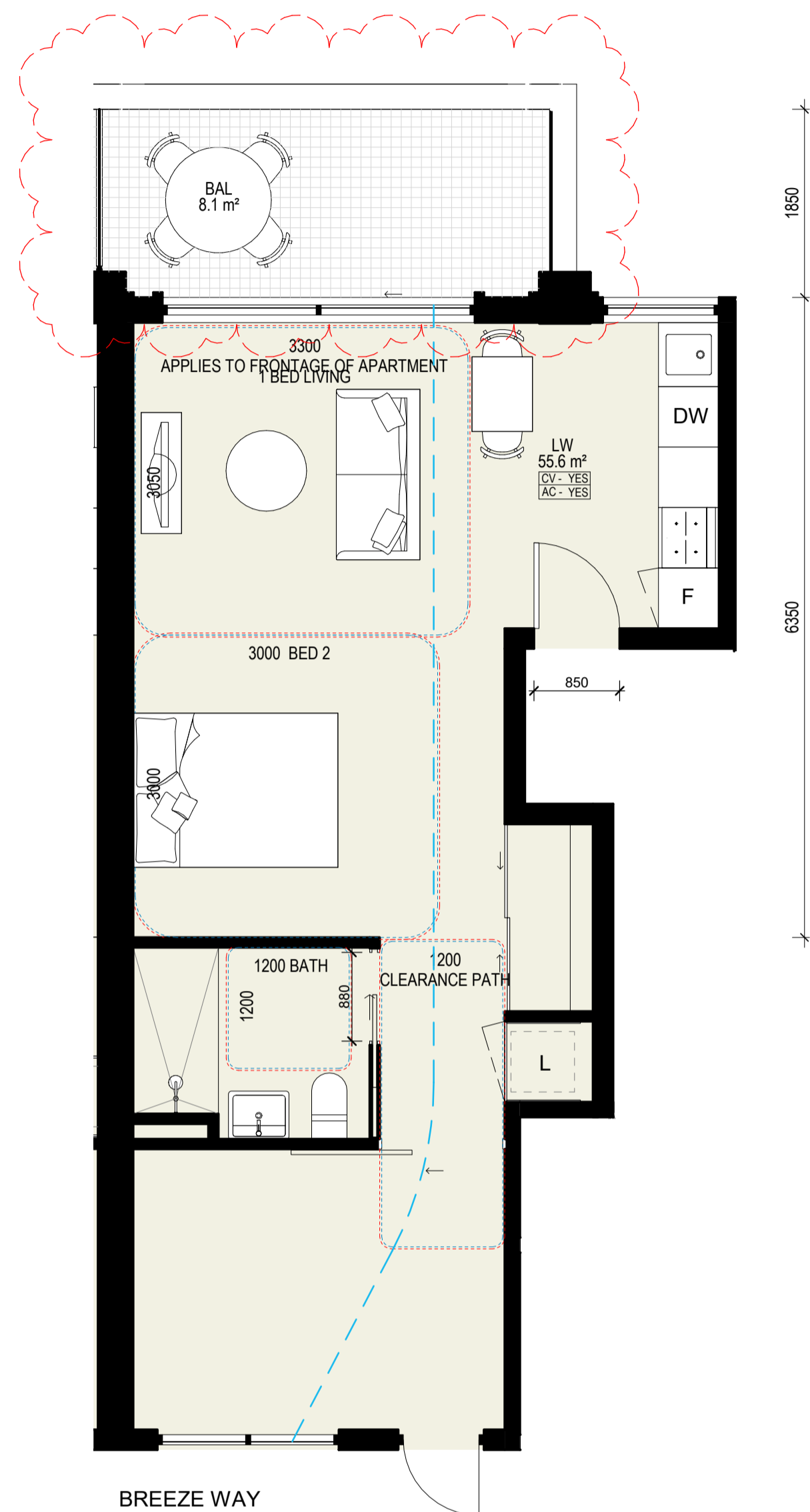
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Status
 TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
Author	Checker	24/03/2022 2:40:09 PM	As indicated @A1

Project No	Drawing No	Revision
2492	TP10.02	B

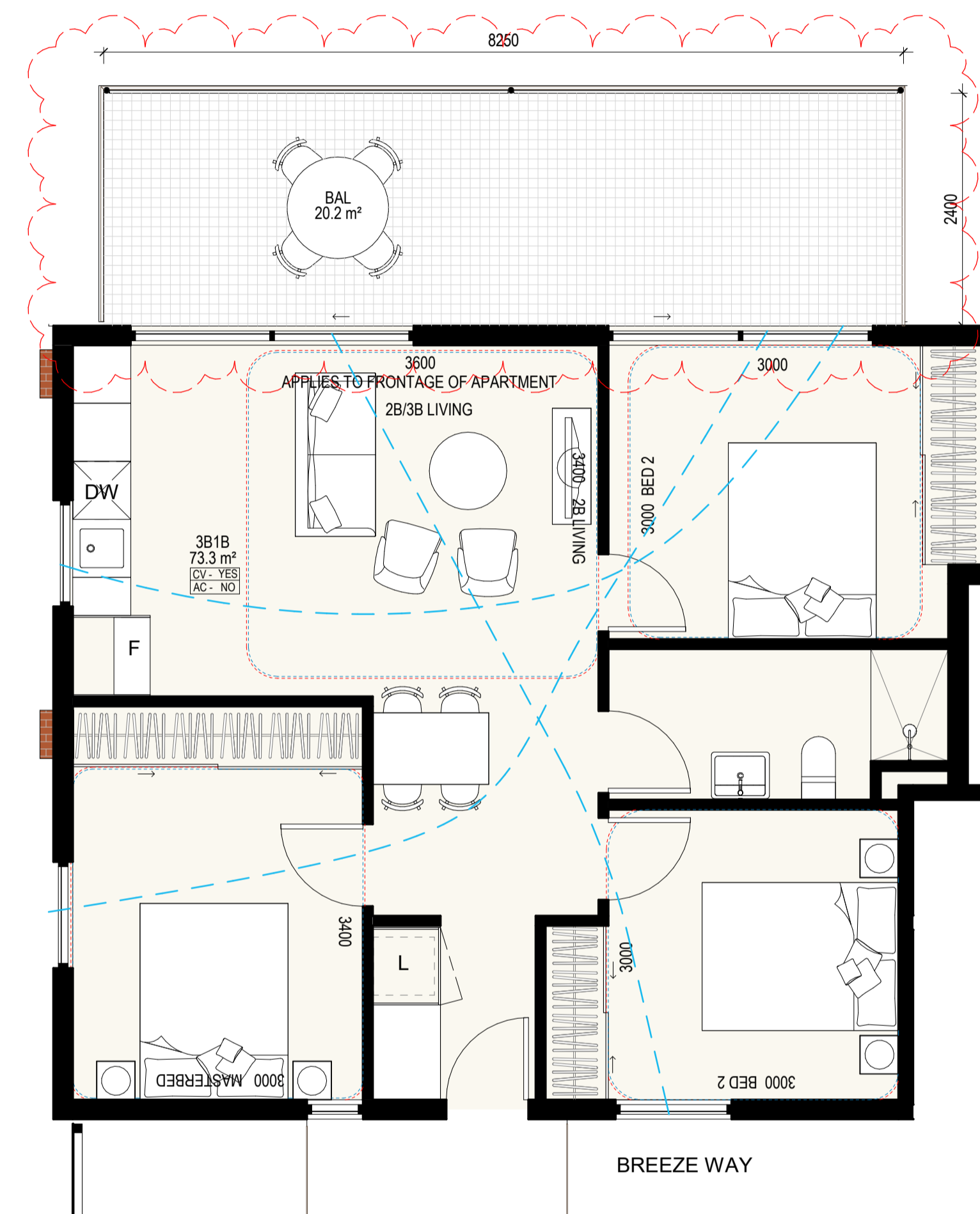
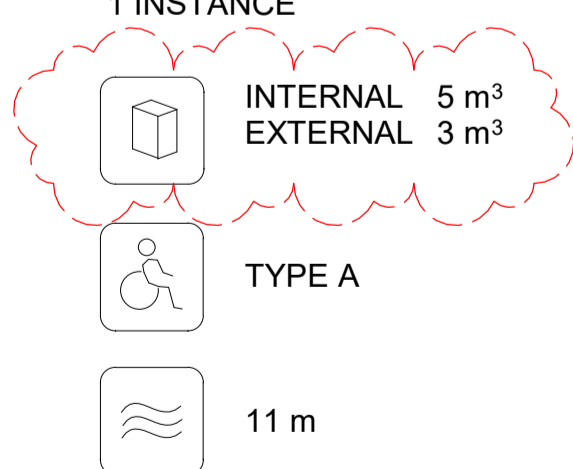
Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. Hayball retains copyright and grants the client a 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.



APT TYPE_BLD 1_L/W STUDIO_TYPE B

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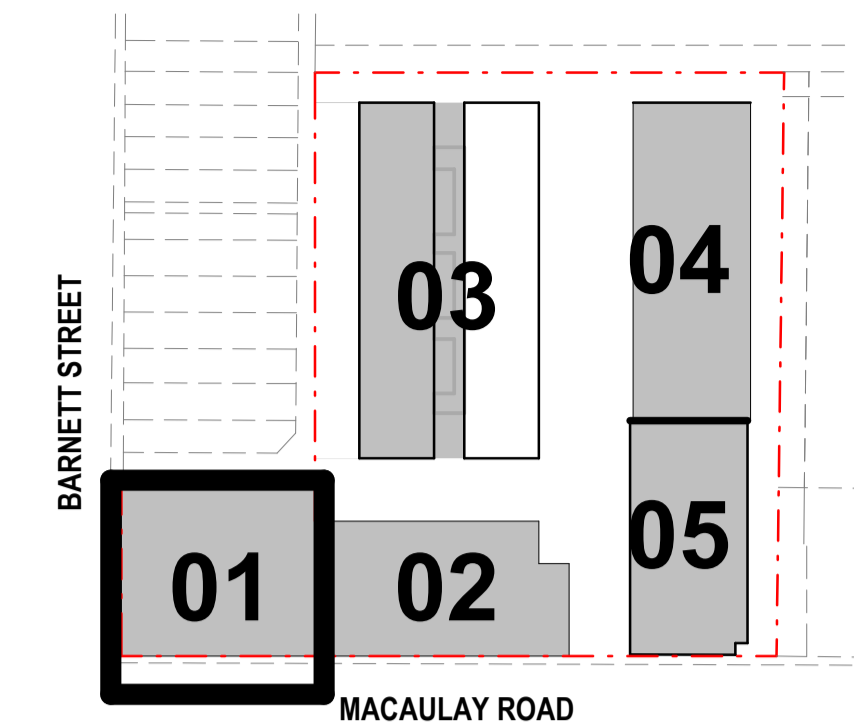
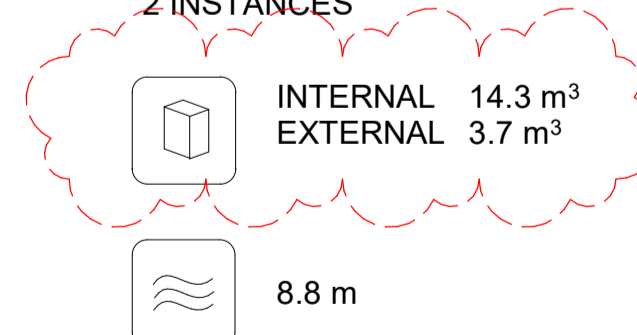
1 INSTANCE



APT TYPE_BLD 1_3B1B_TYPE B

1:50

2 INSTANCES



APARTMENT PLANS COMPLY WITH:
Apartment Design Guidelines for Victoria
 The State of Victoria Department of Environment, Land, Water and Planning 2017.

- EXTERNAL STORAGE CAGE REQUIRED
- ACCESSIBLE APARTMENT
- CROSS-VENTILATED APARTMENT
- USABLE BALCONY AREA

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



Melbourne Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644
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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

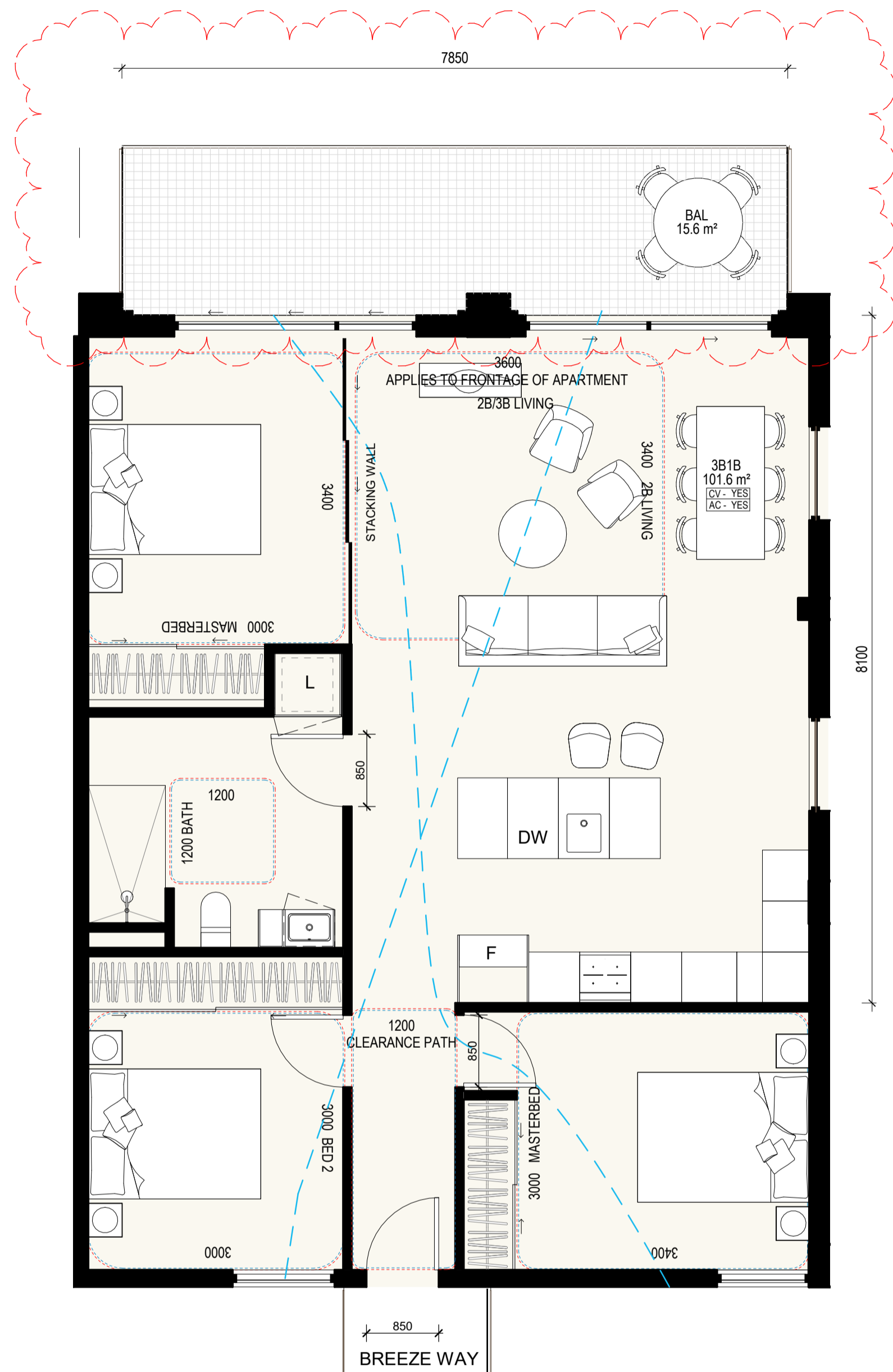
Drawing Title
 TYPICAL APARTMENT LAYOUT_BLD 1

Status
 TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
Author	Checker	24/03/2022 2:38:38 PM	As indicated @A1

Project No	Drawing No	Revision
2492	TP10.03	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 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.



APT TYPE_BLD 1_3B1B_TYPE A

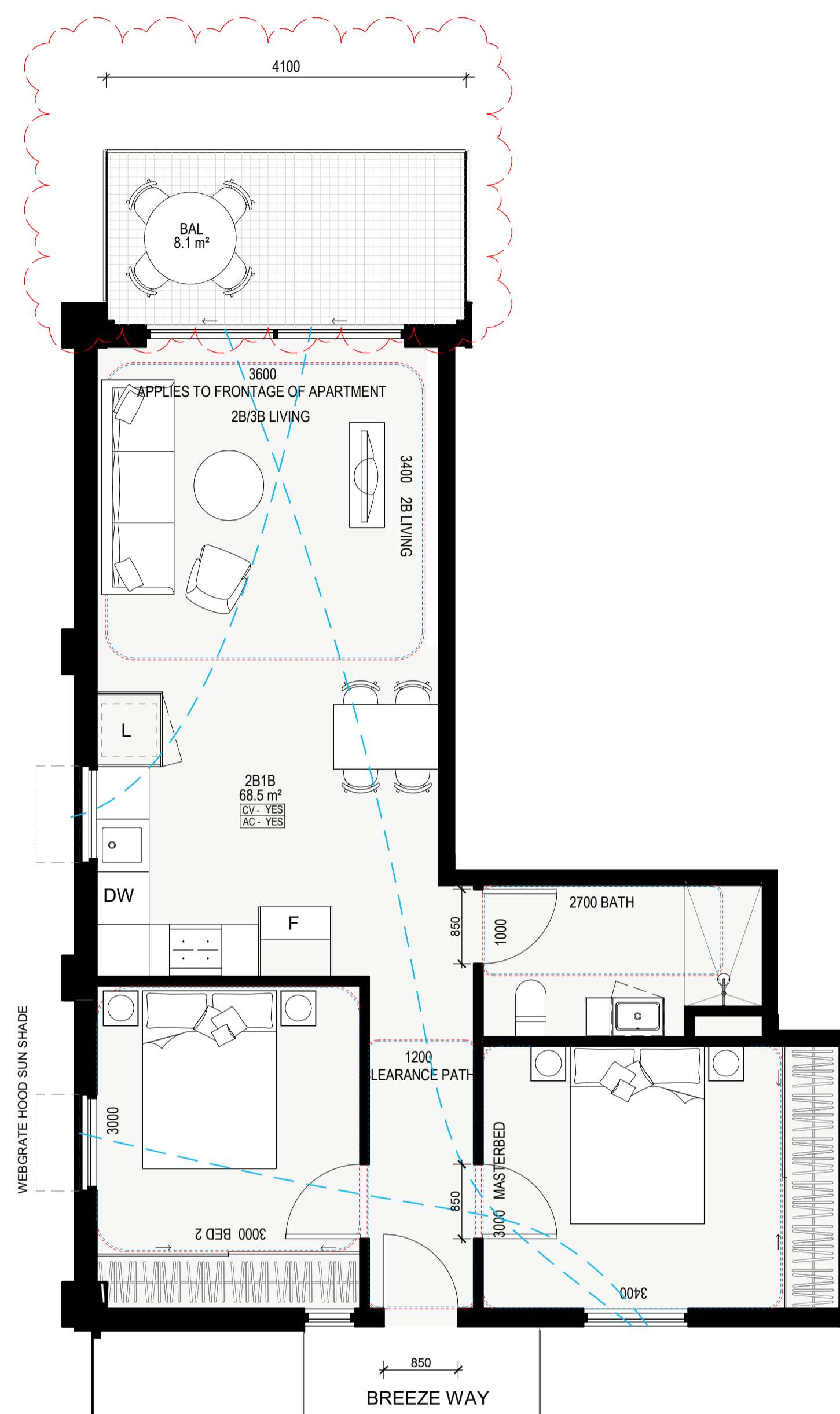
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2 INSTANCES

INTERNAL 15 m³
EXTERNAL 3 m³

TYPE A

11.6 m



APT TYPE_BLD 1_2B1B_TYPE A

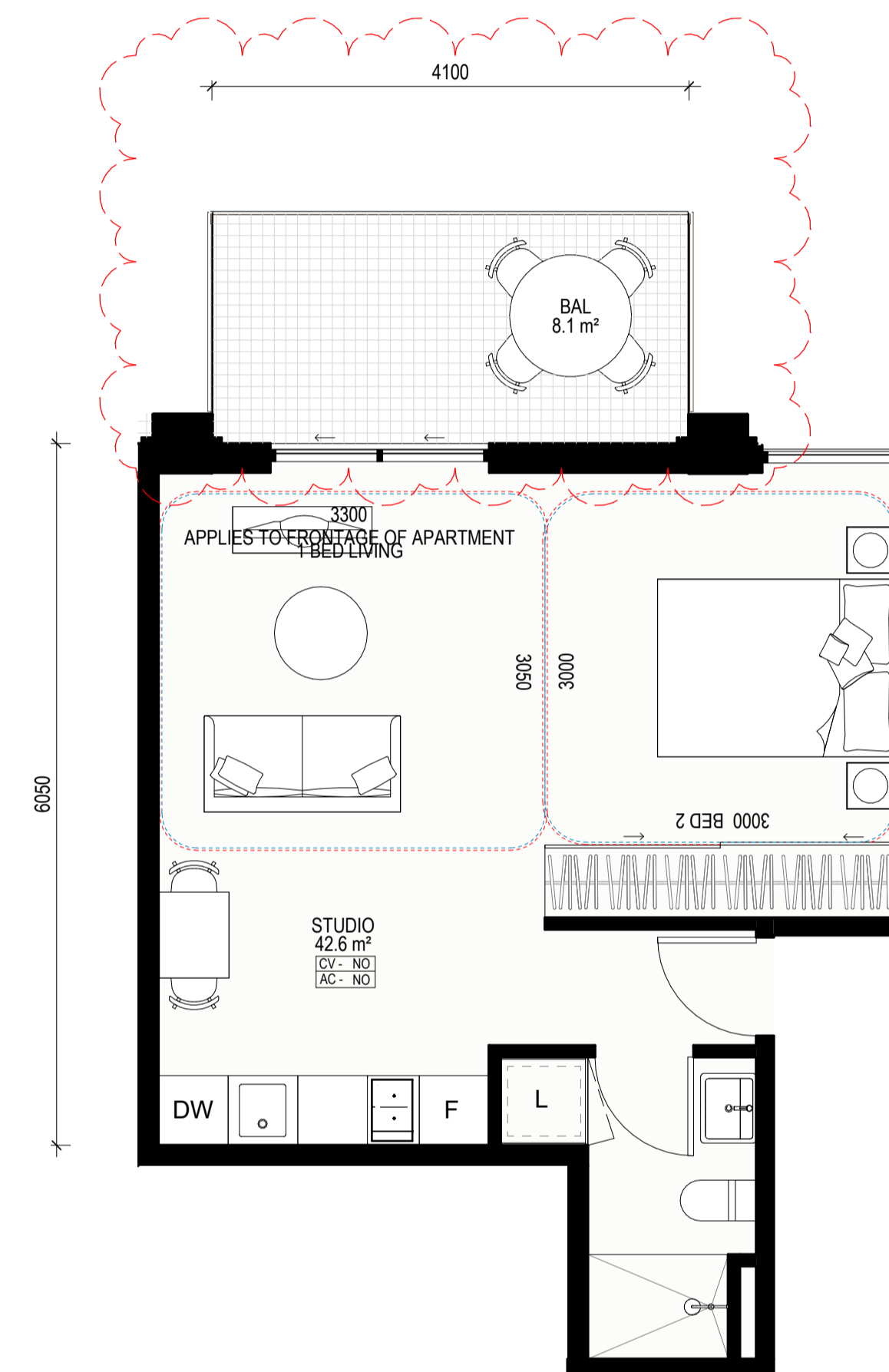
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1 INSTANCE

INTERNAL 11.7 m³
EXTERNAL 2.3 m³

TYPE B

10.8 m

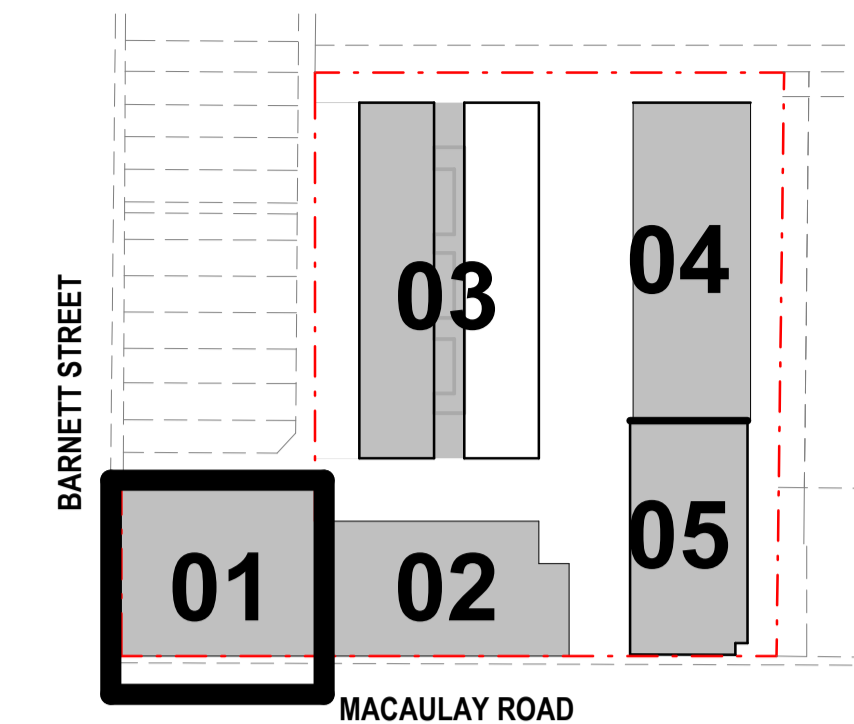


APT TYPE_BLD 1_STUDIO_TYPE A

1:50

1 INSTANCE

INTERNAL 6.5 m³
EXTERNAL 1.5 m³



APTMENT PLANS COMPLY WITH:

Apartment Design Guidelines for Victoria

The State of Victoria Department of Environment, Land, Water and Planning 2017.

- EXTERNAL STORAGE CAGE REQUIRED
- ACCESSIBLE APARTMENT
- CROSS-VENTILATED APARTMENT
- USABLE BALCONY AREA

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



Melbourne Level 1, 250 Flinders Lane, Melbourne VIC 3000
 Sydney Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010
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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

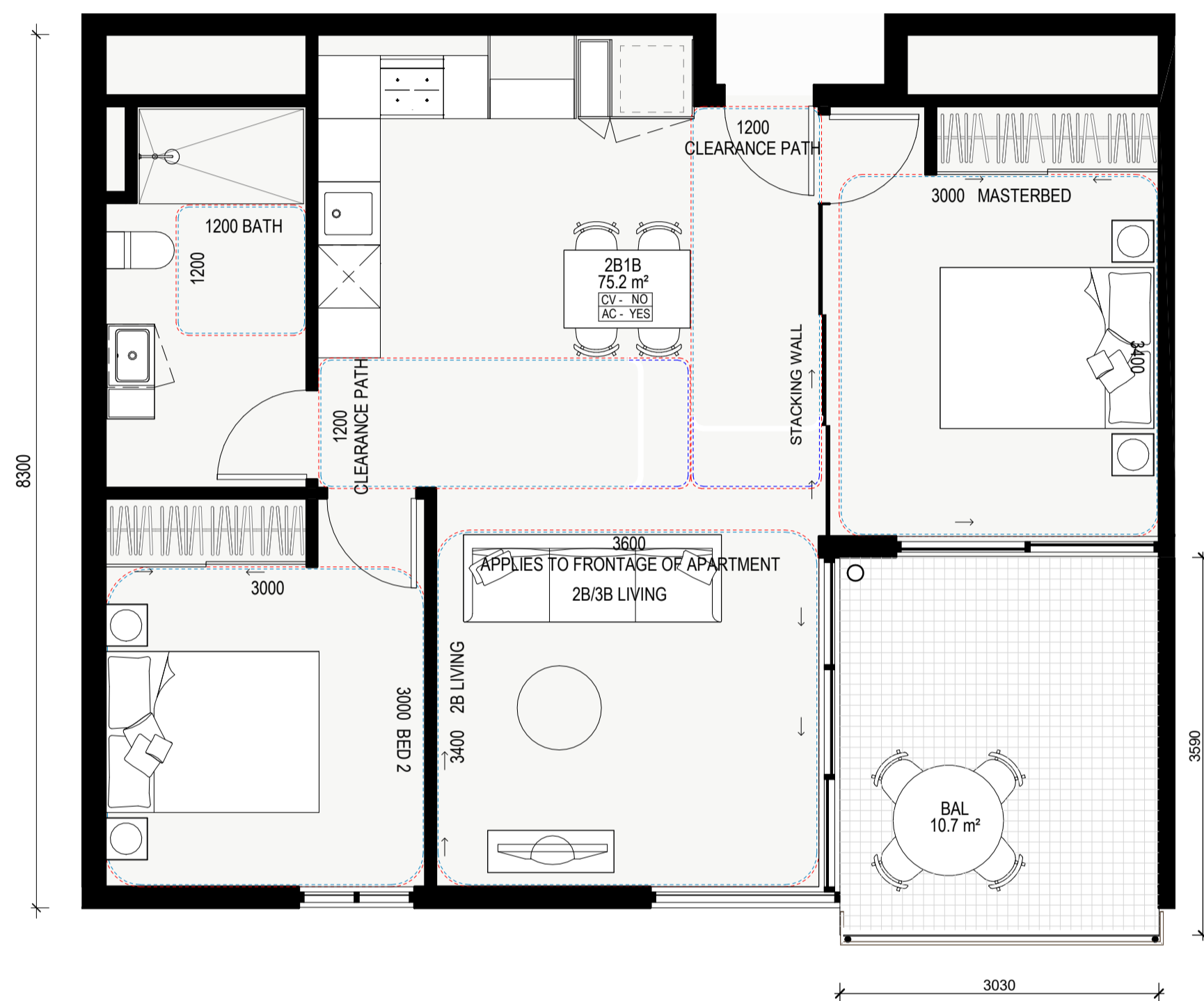
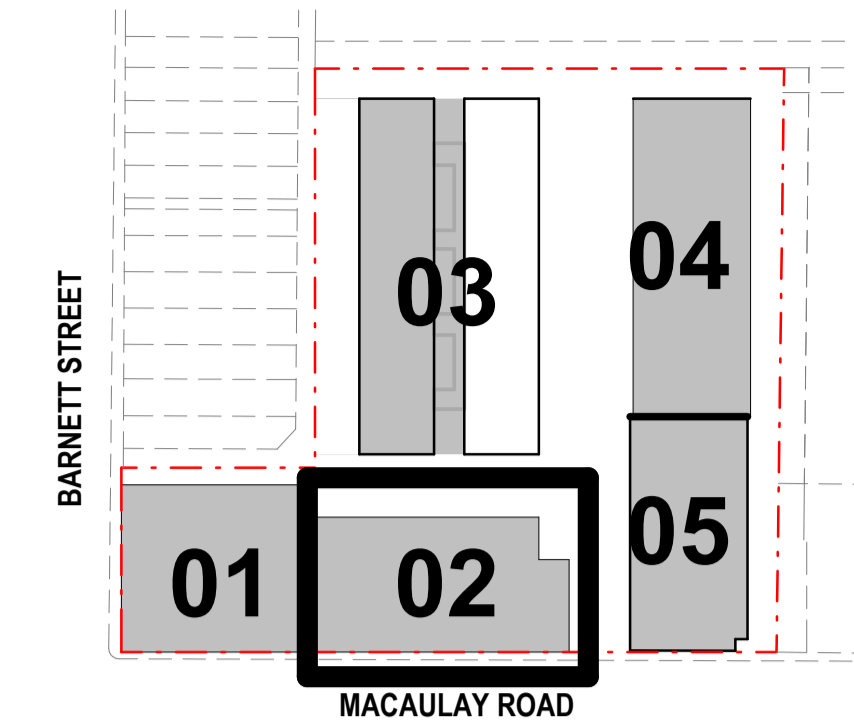
Drawing Title
TYPICAL APARTMENT LAYOUT_BLD
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Status
TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
Author	Checker	24/03/2022 2:37:41 PM	As indicated @A1

Project No	Drawing No	Revision
2492	TP10.04	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 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.



APT TYPE_BLD 2_2B1B_TYPE A

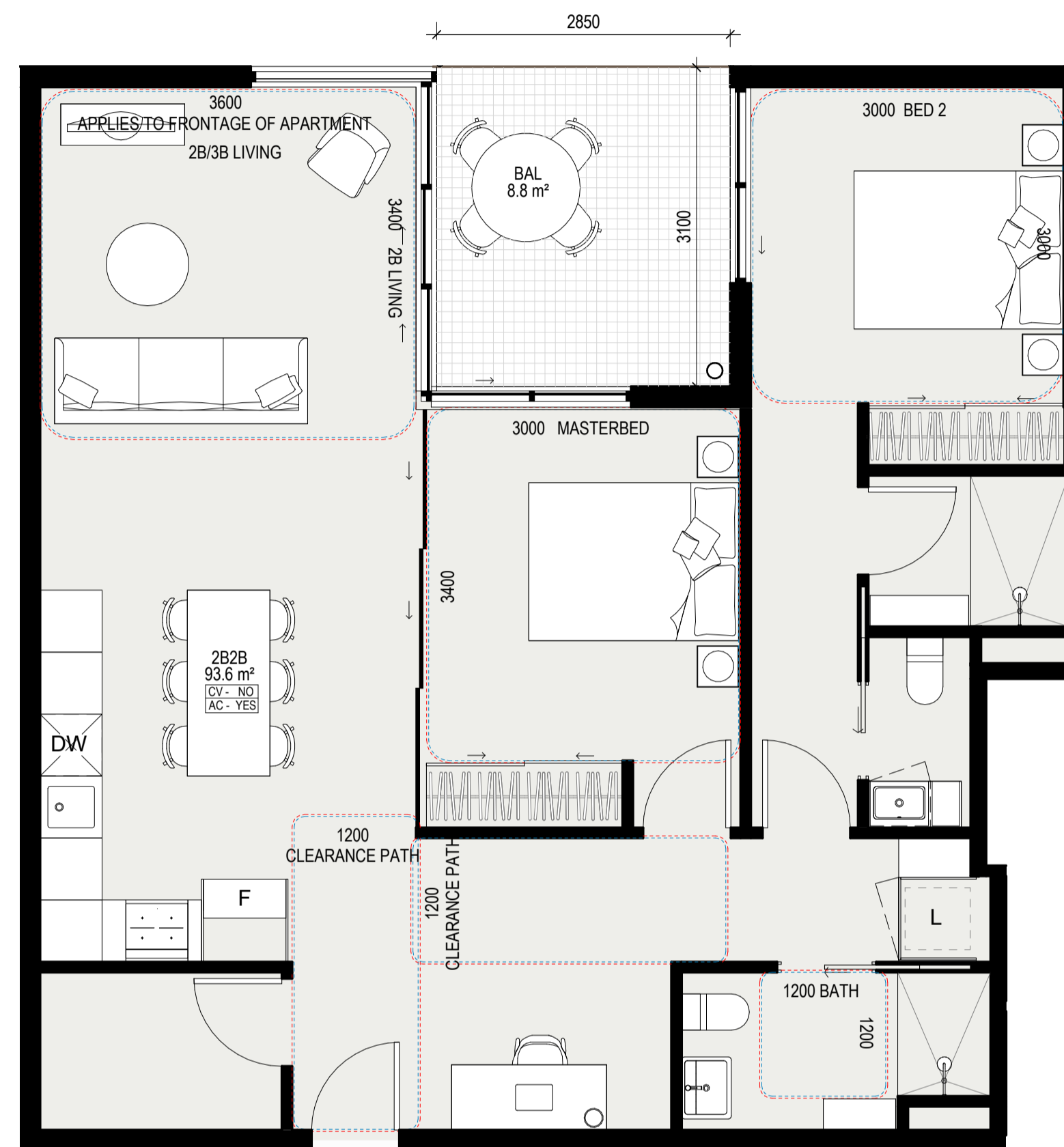
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10 INSTANCES

INTERNAL 15.8 m³
EXTERNAL 0 m³

TYPE A

0 m



APT TYPE_BLD 2_2B2B

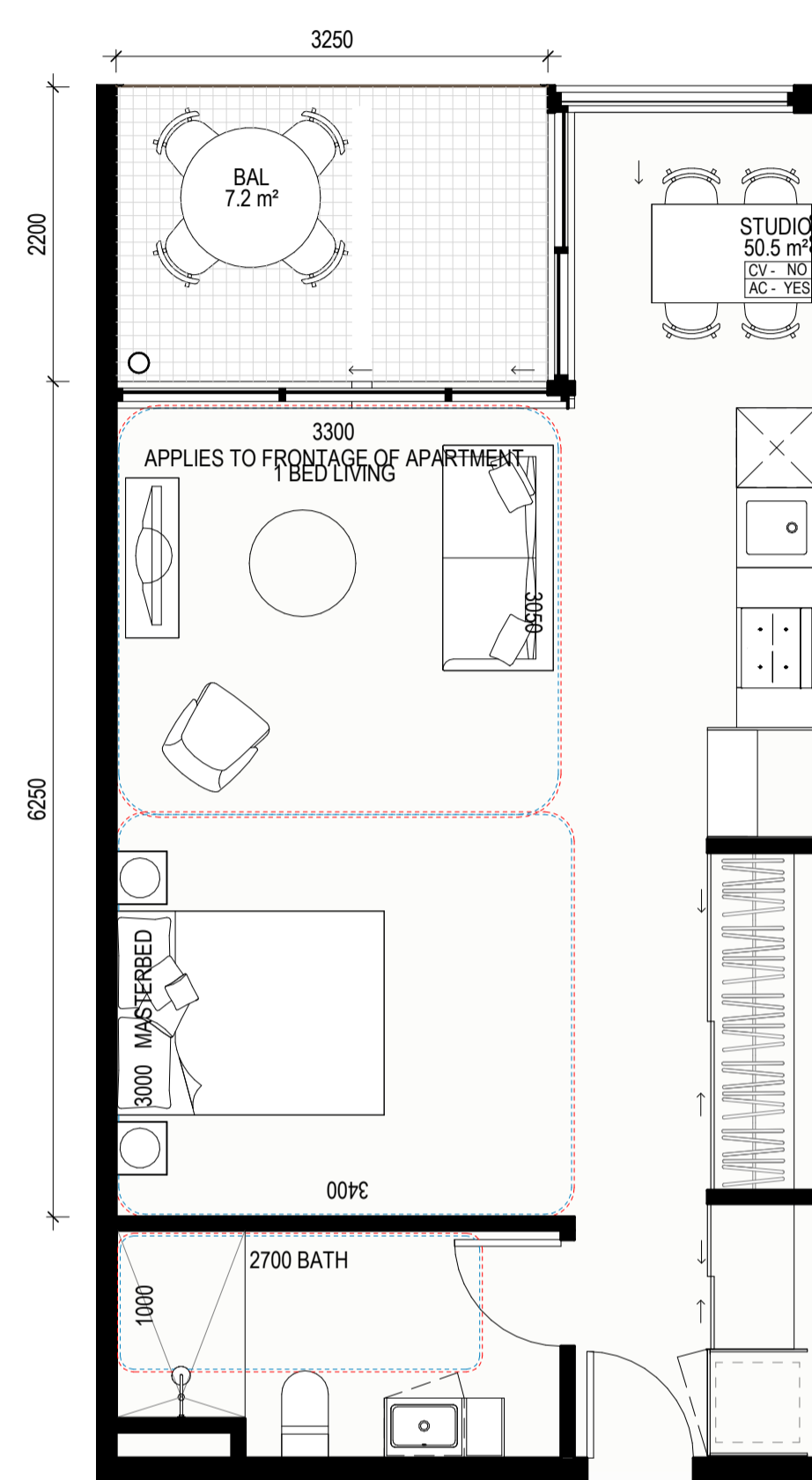
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5 INSTANCES

INTERNAL 20 m³
EXTERNAL 0 m³

TYPE A

0 m



APT TYPE_BLD 2_STUDIO

1:50

5 INSTANCES

INTERNAL 8.7 m³
EXTERNAL 0 m³

0 m

APARTMENT PLANS COMPLY WITH:
Apartment Design Guidelines for Victoria
The State of Victoria Department of Environment, Land, Water and Planning 2017.

- EXTERNAL STORAGE CAGE REQUIRED
- ACCESSIBLE APARTMENT
- CROSS-VENTILATED APARTMENT
- USABLE BALCONY AREA

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



Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644
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 Tordoff 8028

Project Title
402-432 MACAULAY ROAD

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

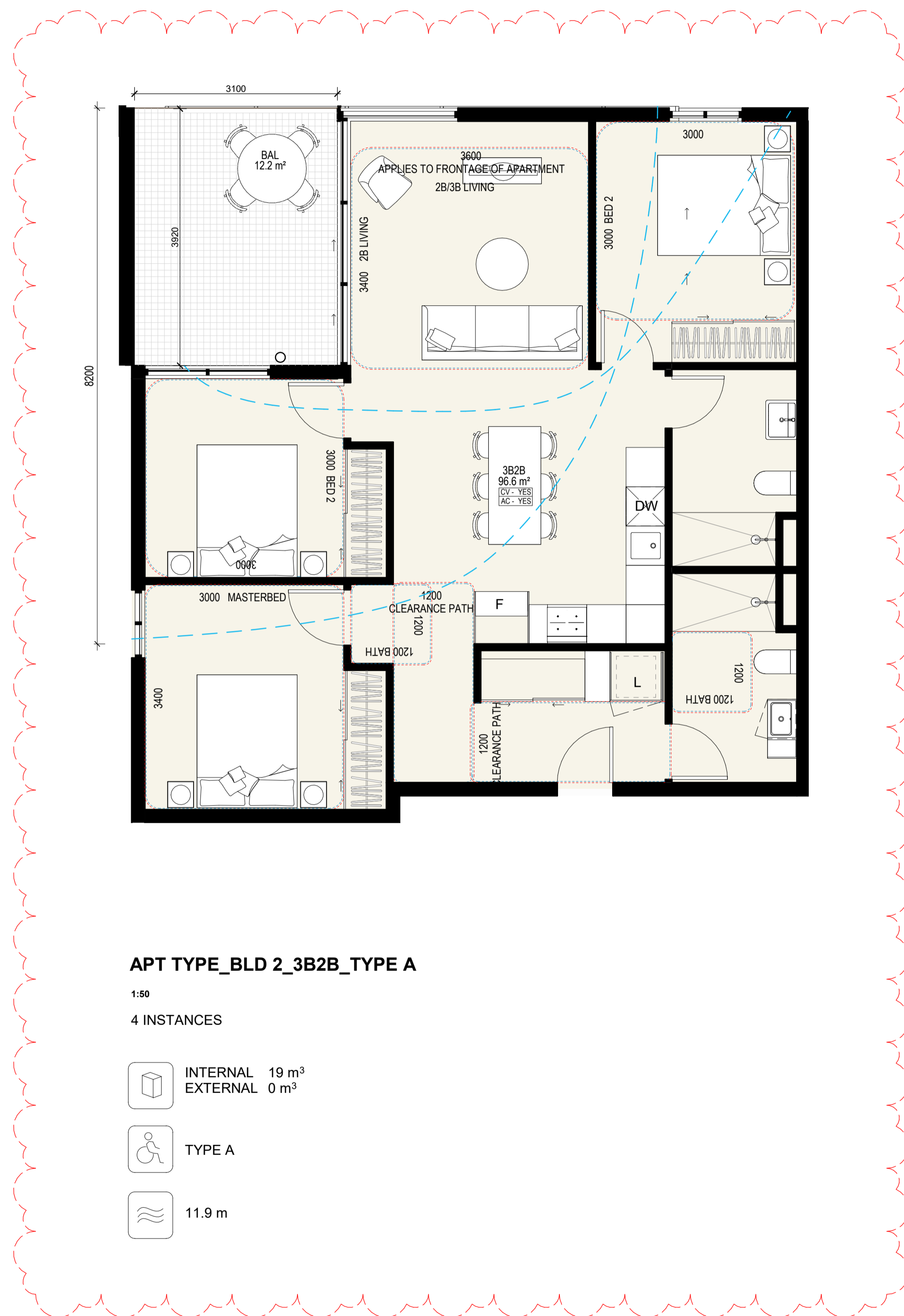
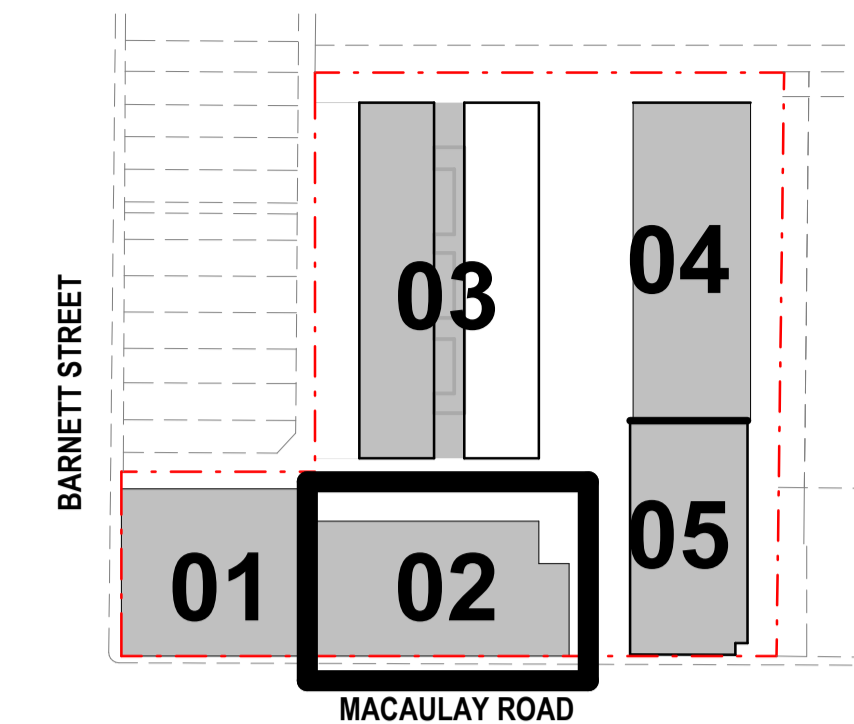
Drawing Title
TYPICAL APARTMENT LAYOUT_BLD 2

Status
TOWN PLANNING

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Author	Checker	24/03/2022 2:36:15 PM	As indicated @A1

Project No	Drawing No	Revision
2492	TP10.05	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.



APT TYPE_BLD 2_3B2B_TYPE A

1:50

4 INSTANCES

INTERNAL 19 m³
EXTERNAL 0 m³

TYPE A

11.9 m

APARTMENT PLANS COMPLY WITH:
Apartment Design Guidelines for Victoria
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B	TOWNPLANNING RFI SUBMISSION	09.03.2022
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Project Title
402-432 MACAULAY ROAD

Project Address
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KENSINGTON

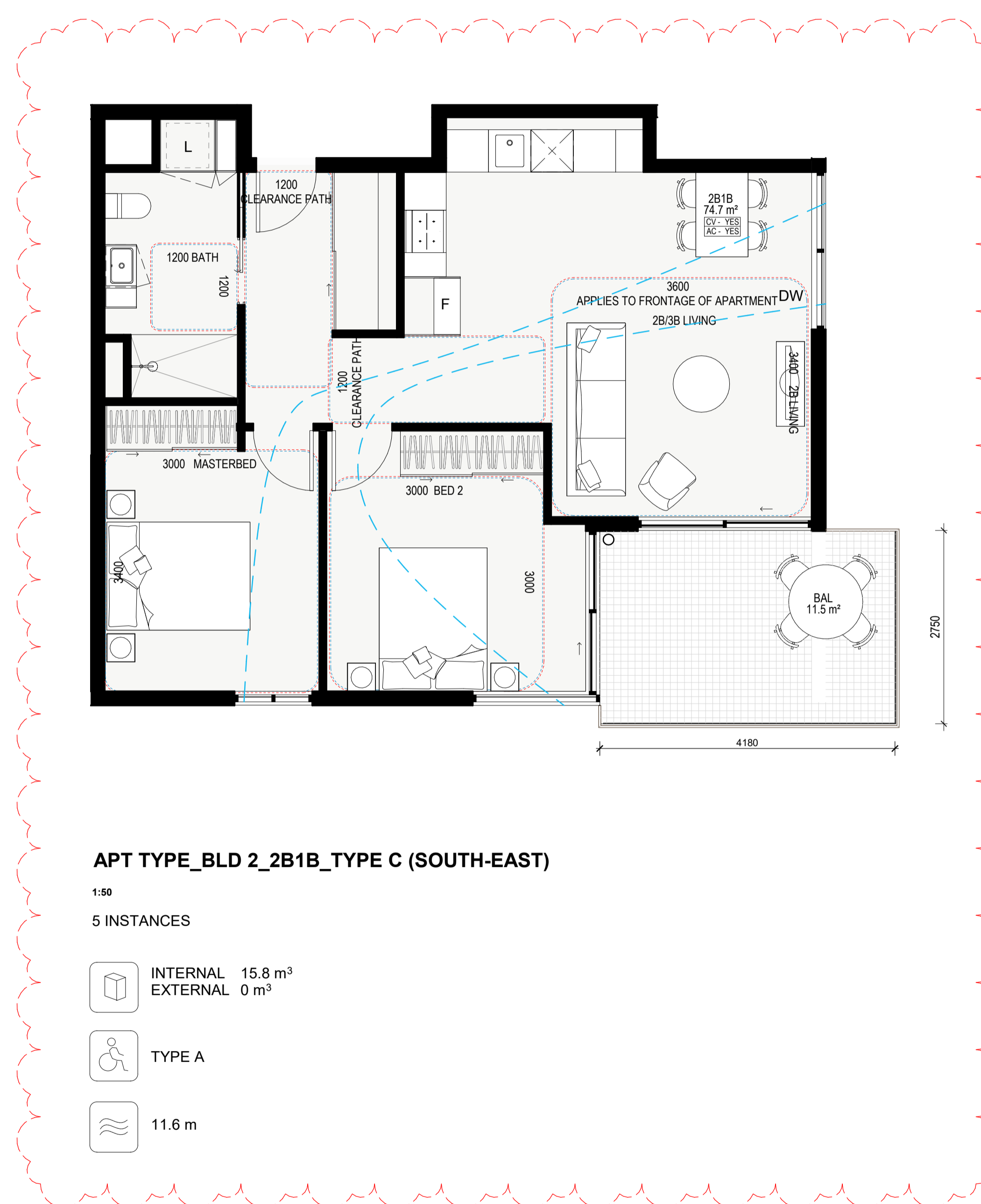
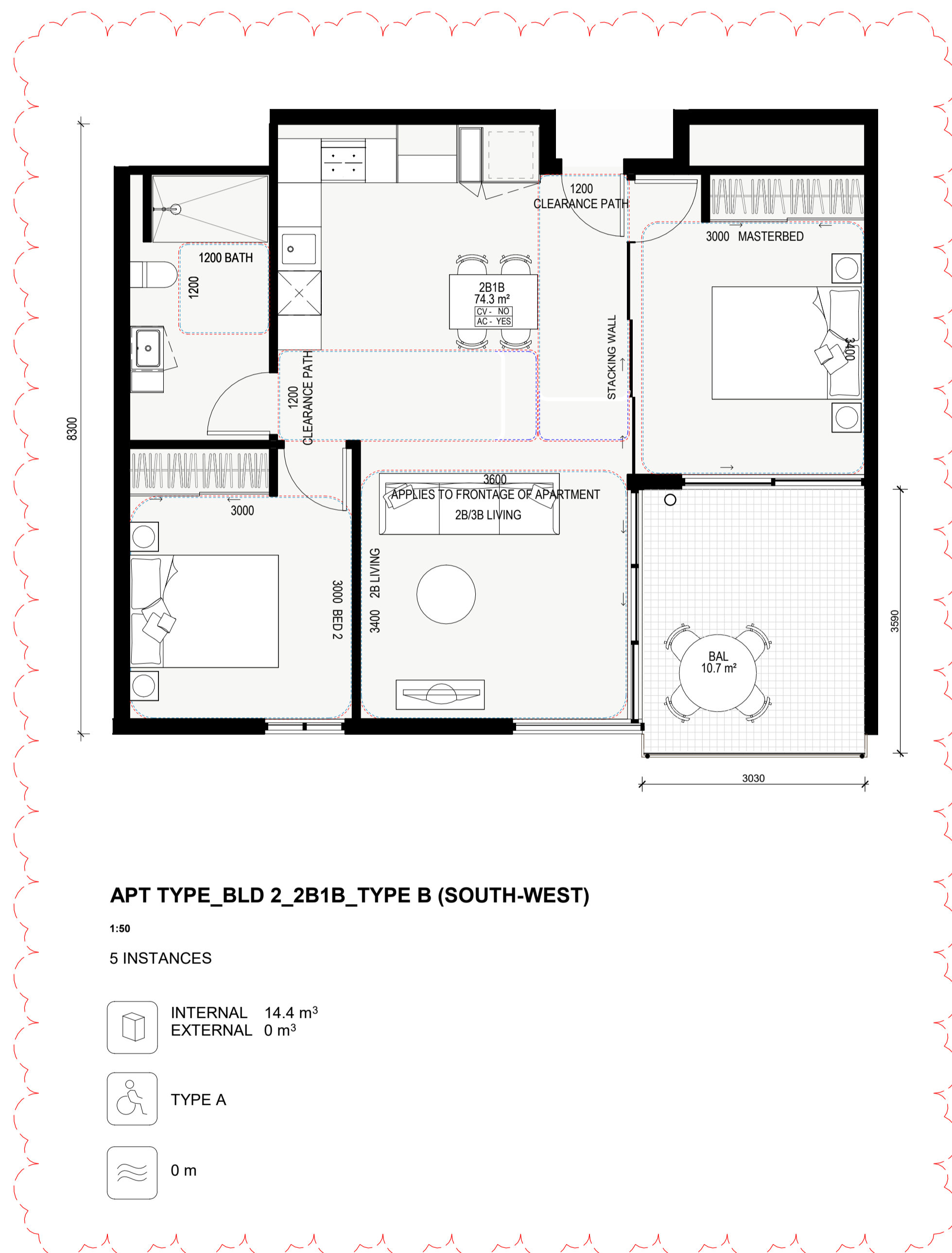
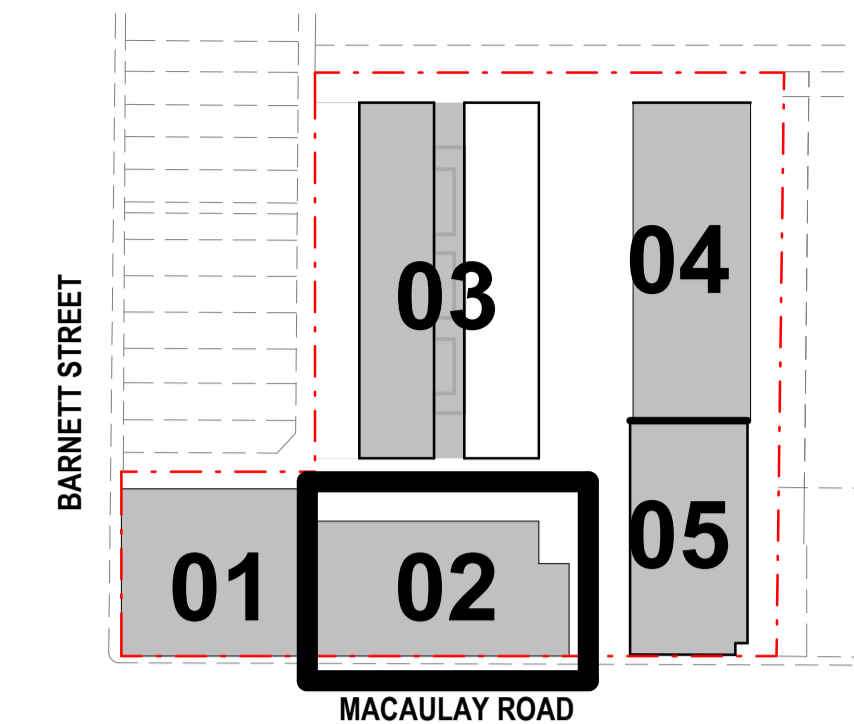
Drawing Title
TYPICAL APARTMENT LAYOUT_BLD 2

Status
TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
Author	Checker	24/03/2022 2:35:16 PM	As indicated @A1

Project No	Drawing No	Revision
2492	TP10.06	B

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Rev	Description	Date



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Project Title
402-432 MACAULAY ROAD

Project Address
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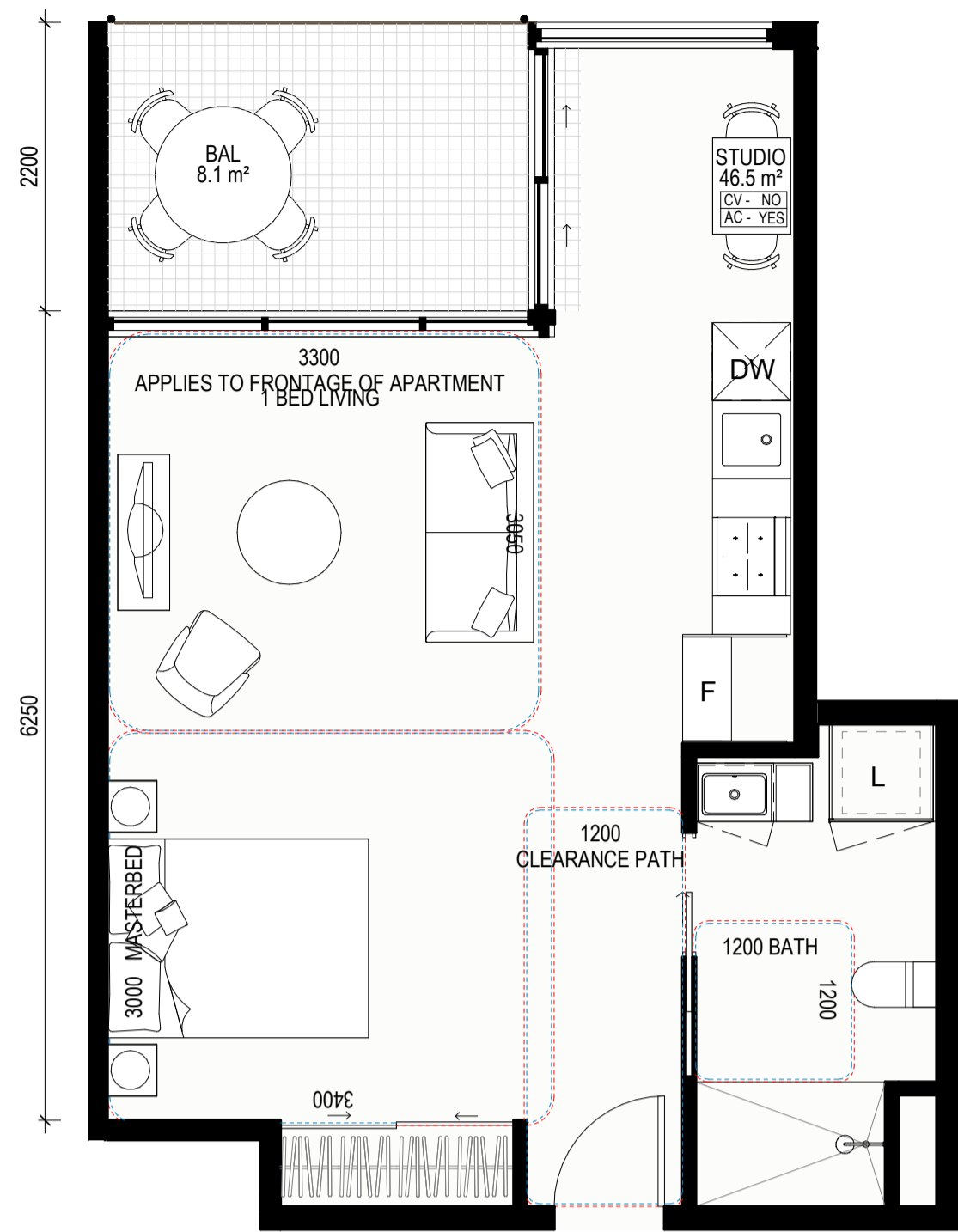
Drawing Title
TYPICAL APARTMENT LAYOUT_BLD 2

Status
TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
Author	Checker	24/03/2022 2:33:36 PM	As indicated @A1

Project No	Drawing No	Revision
2492	TP10.07	B

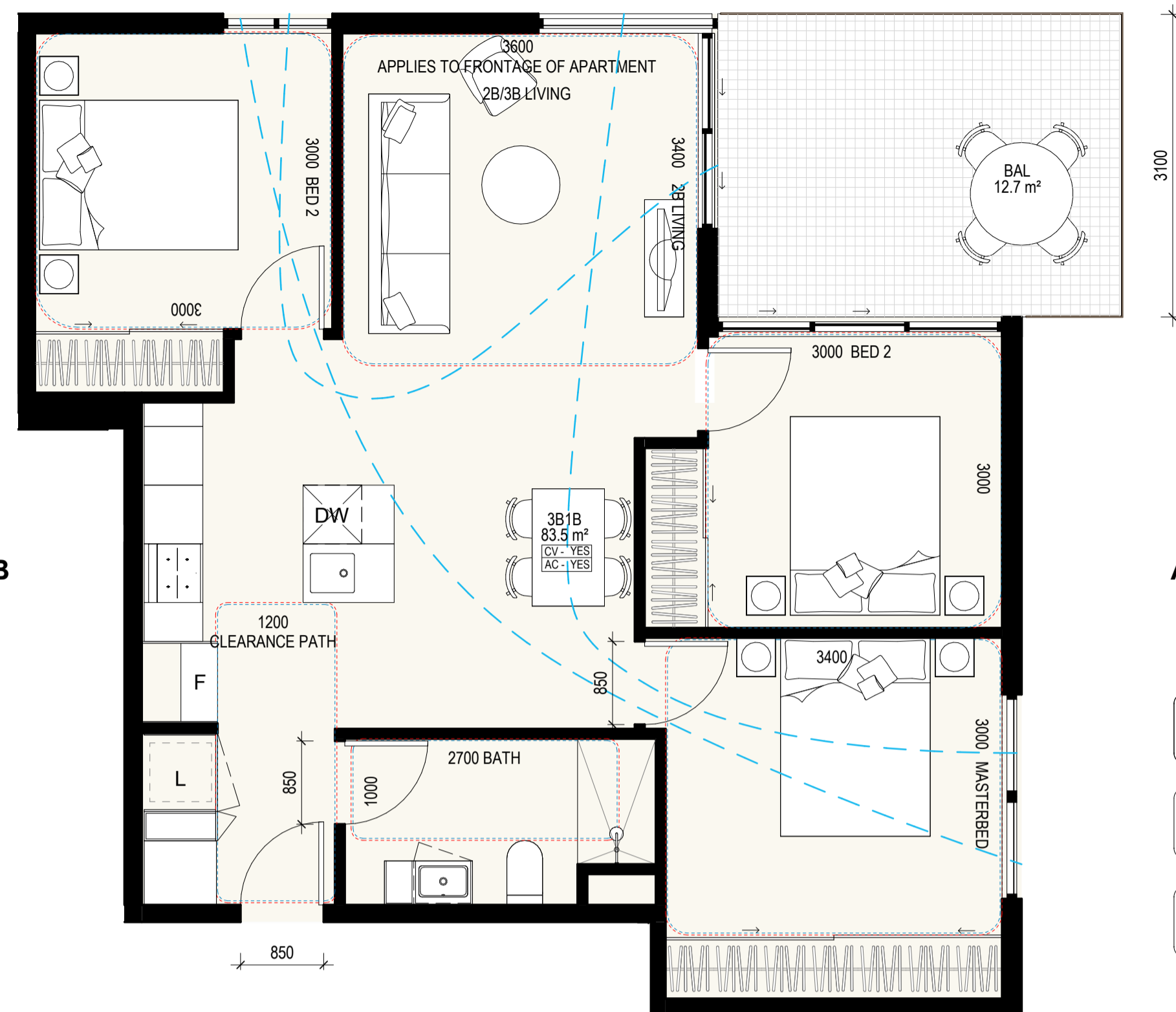
Builders/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to the return of inspected shop drawings signed by the Architect/Consultant. Hayball retains copyright and grants the client a 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.



APT TYPE_BLD 2_STUDIO_TYPE B

1:50
2 INSTANCES

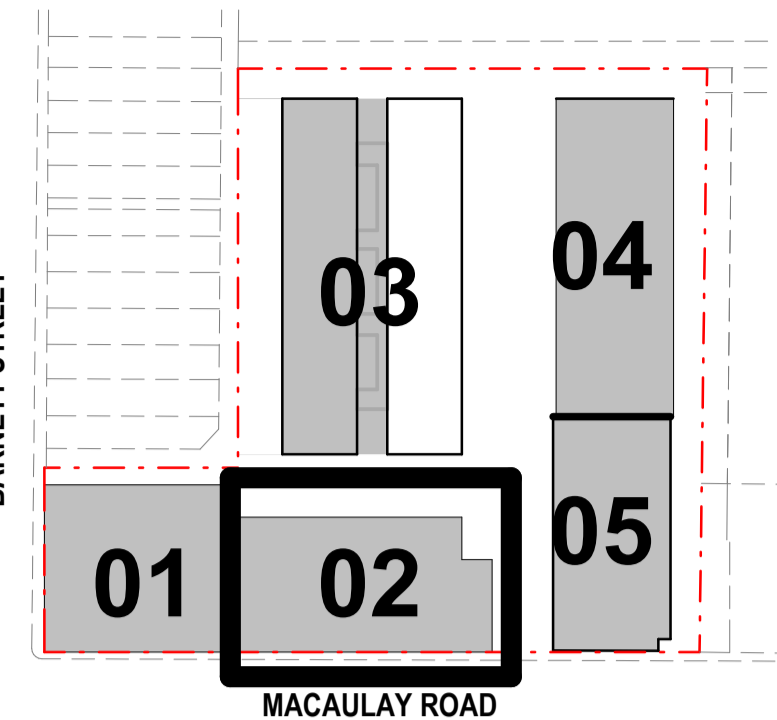
- INTERNAL 4.5 m³
- EXTERNAL 3.5 m³ (on-floor storage accessed off corridor)
- TYPE A
- 0 m



APT TYPE_BLD 2_3B1B_TYPE G

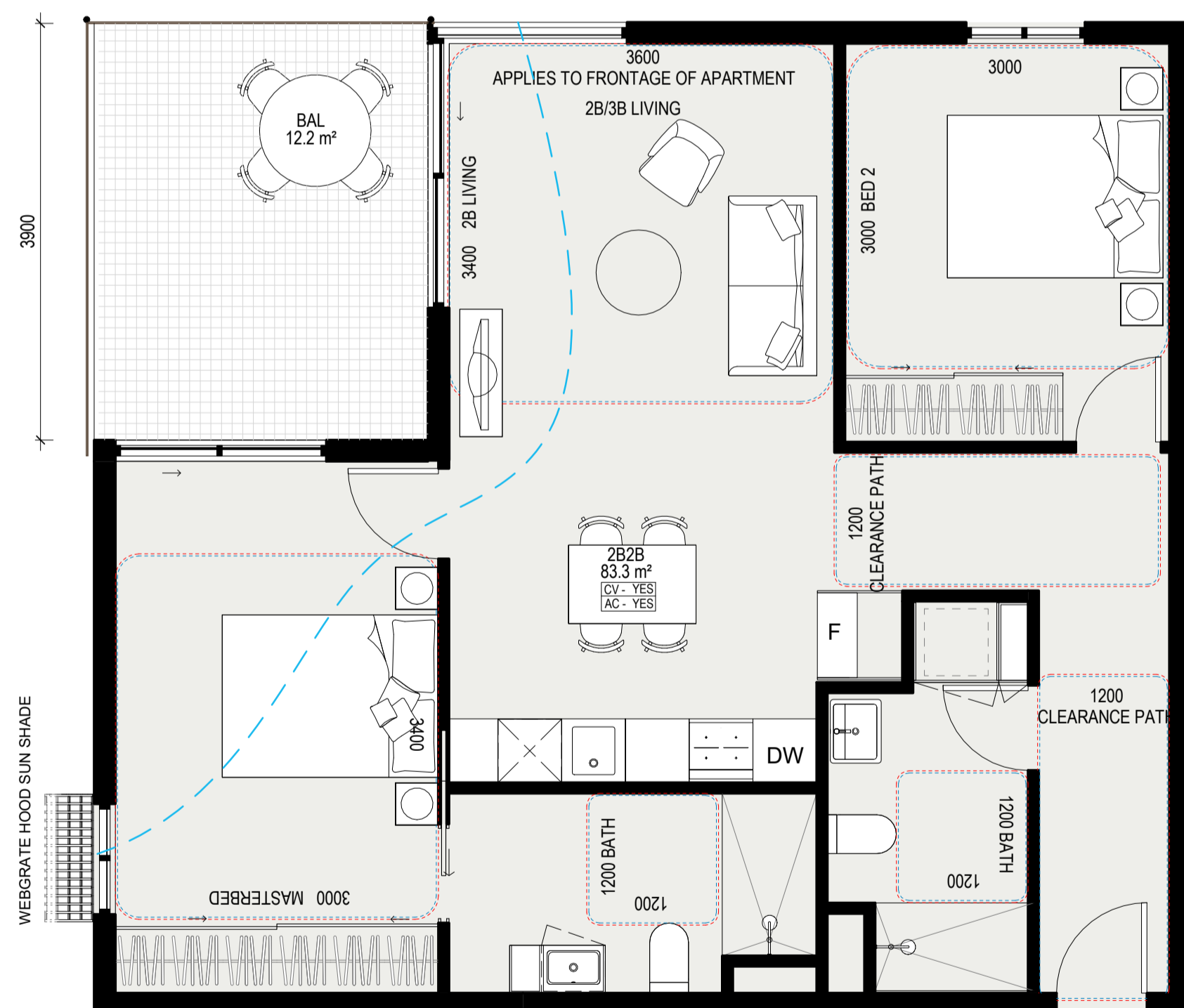
1:50
2 INSTANCES

- INTERNAL 16.1 m³
- EXTERNAL 1.9 m³ (on-floor storage accessed off corridor)
- TYPE B
- 10.8 m



APT PLANS COMPLY WITH:
Apartment Design Guidelines for Victoria
The State of Victoria Department of Environment, Land, Water and Planning 2017.

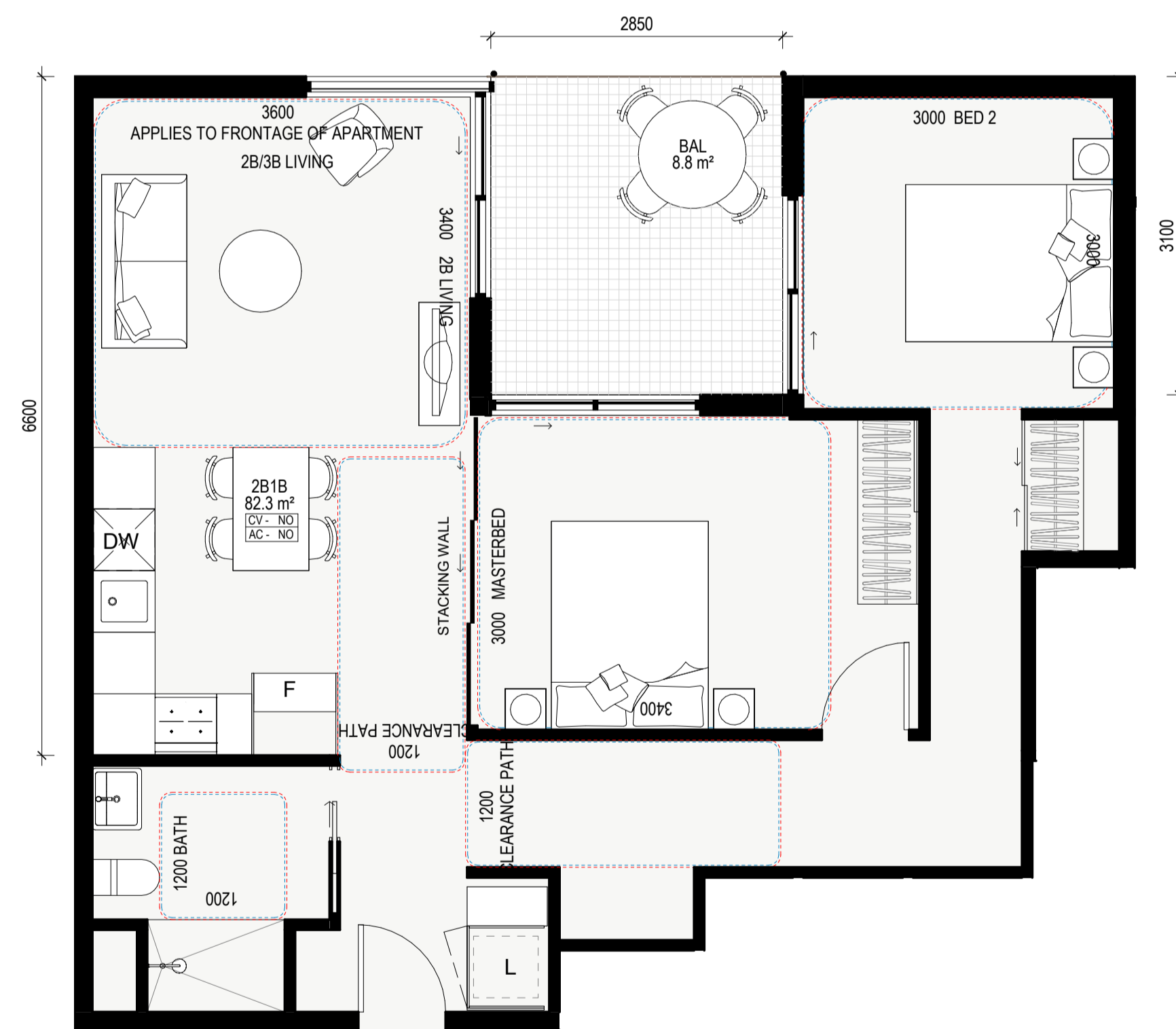
- EXTERNAL STORAGE CAGE REQUIRED
- ACCESSIBLE APARTMENT
- CROSS-VENTILATED APARTMENT
- USABLE BALCONY AREA



APT TYPE_BLD 2_2B2B_TYPE C

1:50
2 INSTANCES

- INTERNAL 14.5 m³
- EXTERNAL 0 m³
- TYPE A
- 7.9 m



APT TYPE_BLD 2_2B1B_TYPE H

1:50
2 INSTANCES

- INTERNAL 14 m³
- EXTERNAL 0 m³
- TYPE A
- 0 m

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 Tordeoff 8028

Project Title
402-432 MACAULAY ROAD

Project Address
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KENSINGTON**

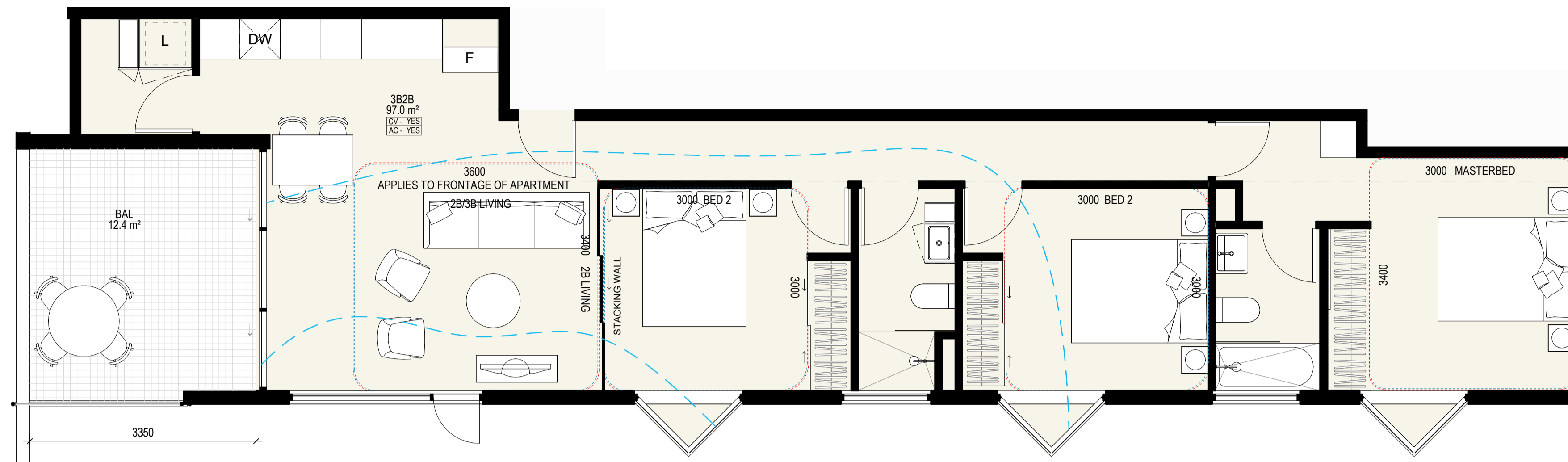
Drawing Title
TYPICAL APARTMENT LAYOUT_BLD 2

Status
TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
Author	Checker	24/03/2022 2:32:41 PM	As indicated @A1

Project No	Drawing No	Revision
2492	TP10.08	B

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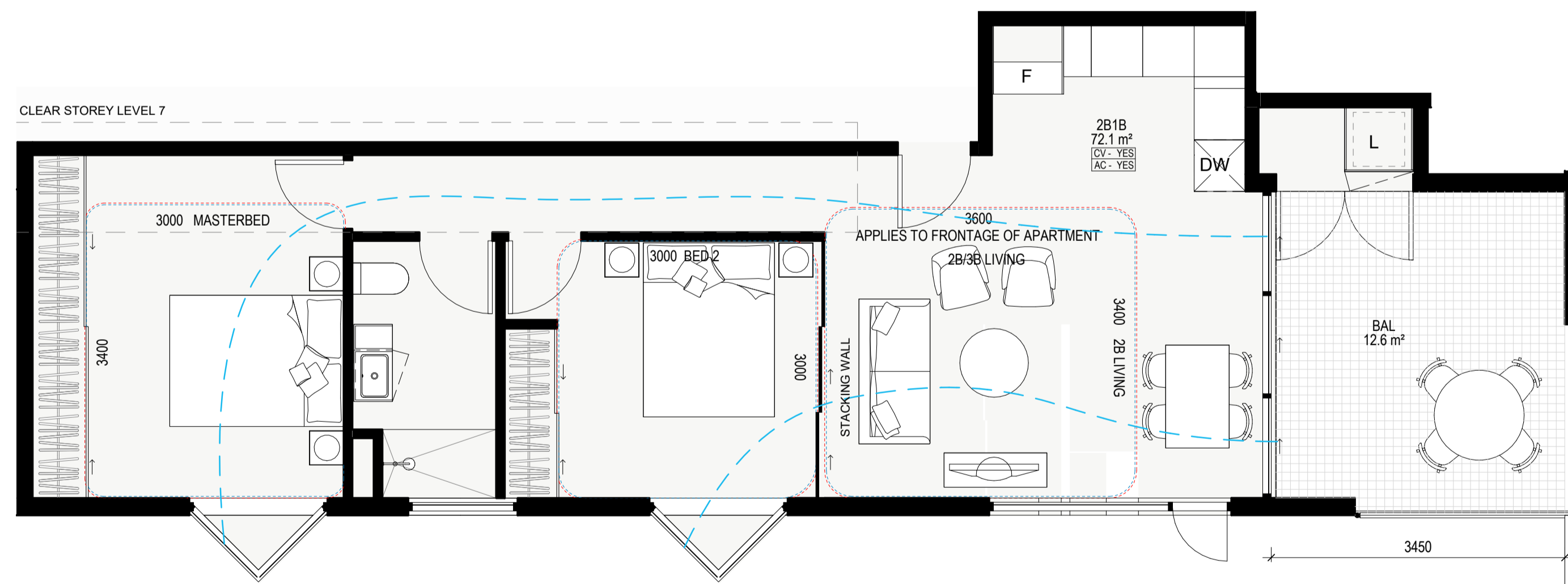
APT TYPE_BLD 2_3B2B_TYPE D

1:50

2 INSTANCES

INTERNAL 15 m³
EXTERNAL 3 m³ (on-floor storage accessed off corridor)

14.8 m



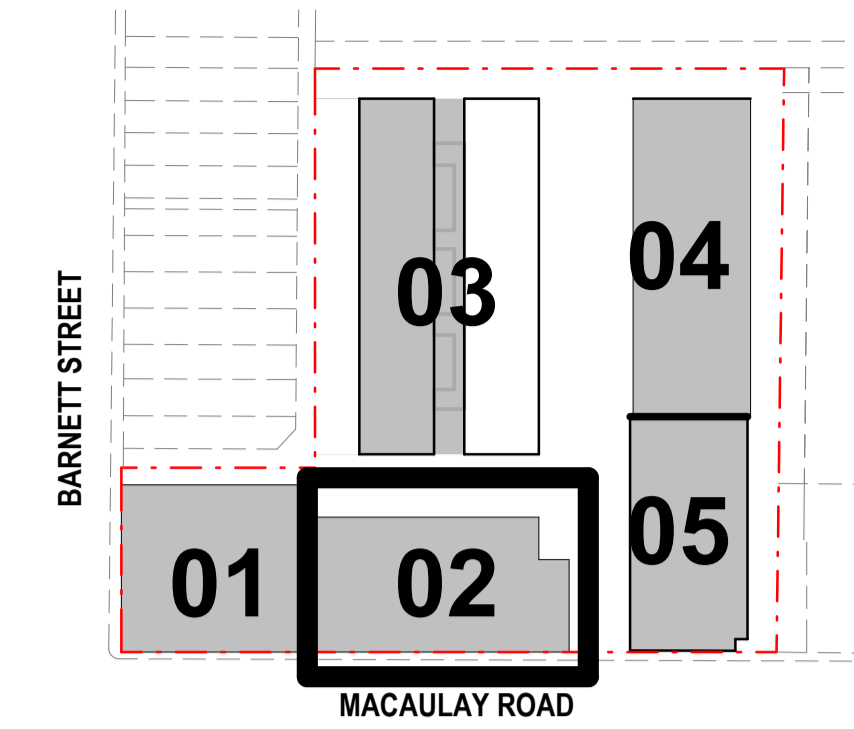
APT TYPE_BLD 2_2B1B_TYPE I

1:50

2 INSTANCES

INTERNAL 12.6 m³
EXTERNAL 1.4 m³ (on-floor storage accessed off corridor)

15 m



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Rev	Description	Date
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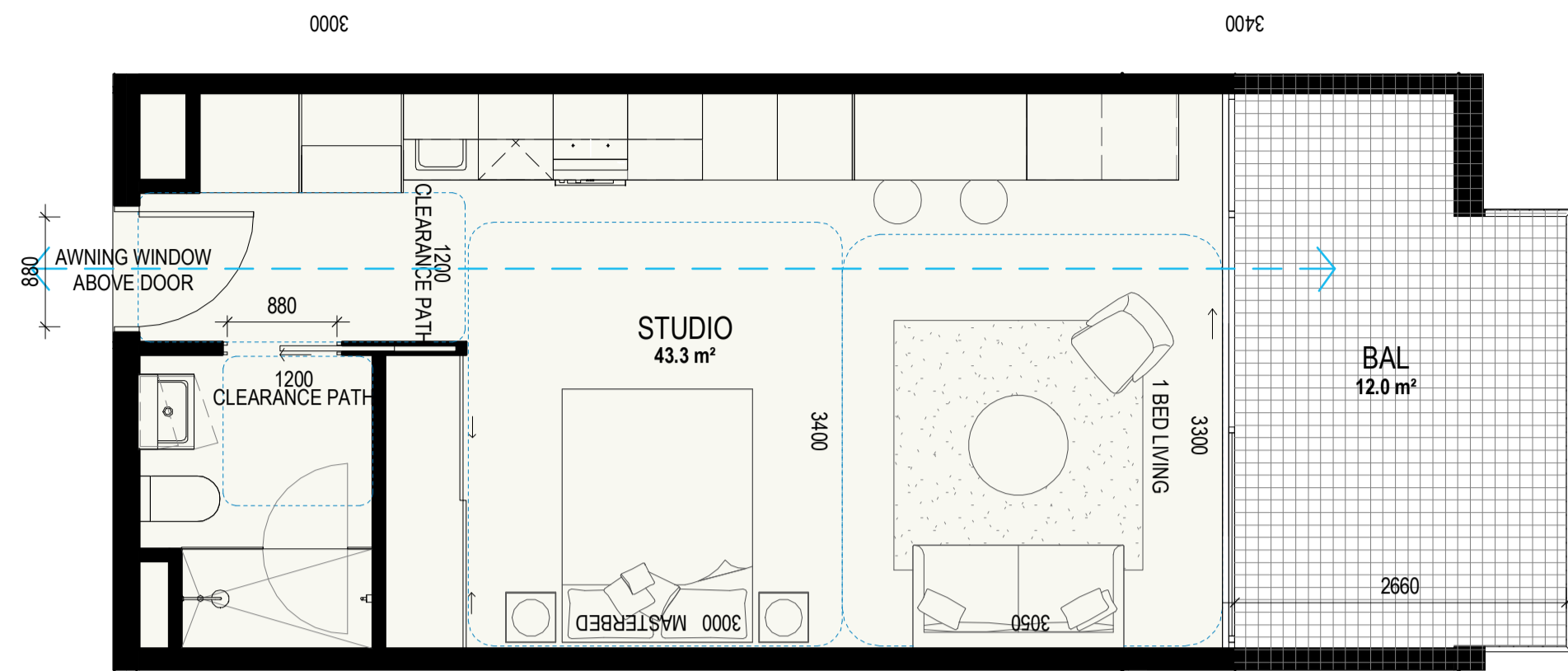
Drawing Title
**TYPICAL APARTMENT LAYOUT_BLD
2**

Status
TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
Author	Checker	24/03/2022 2:30:33 PM	As indicated @A1

Project No	Drawing No	Revision
2492	TP10.09	B

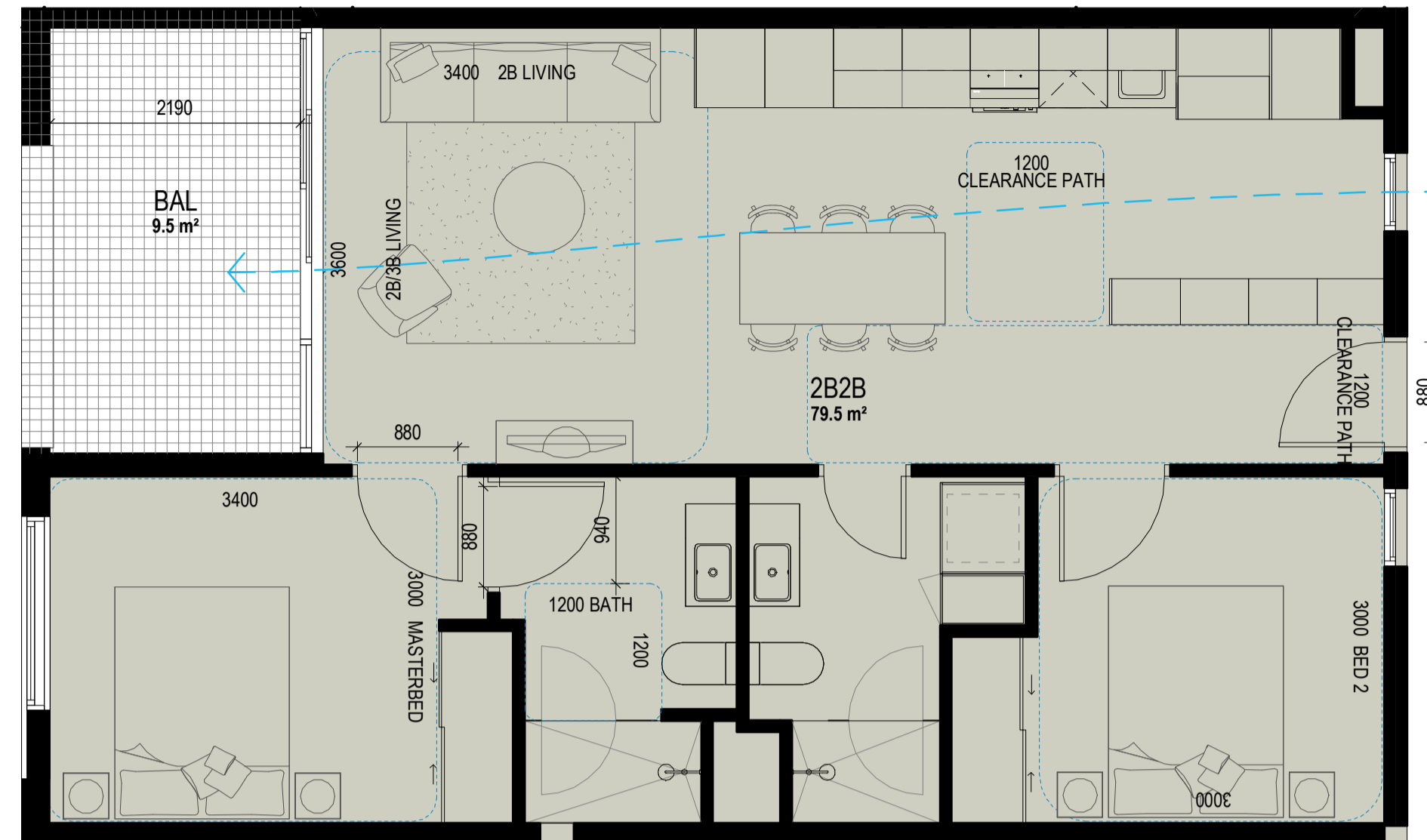
Builder/Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specification, other drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall 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.



APT TYPE_BLD 3_STUDIO

1 : 50

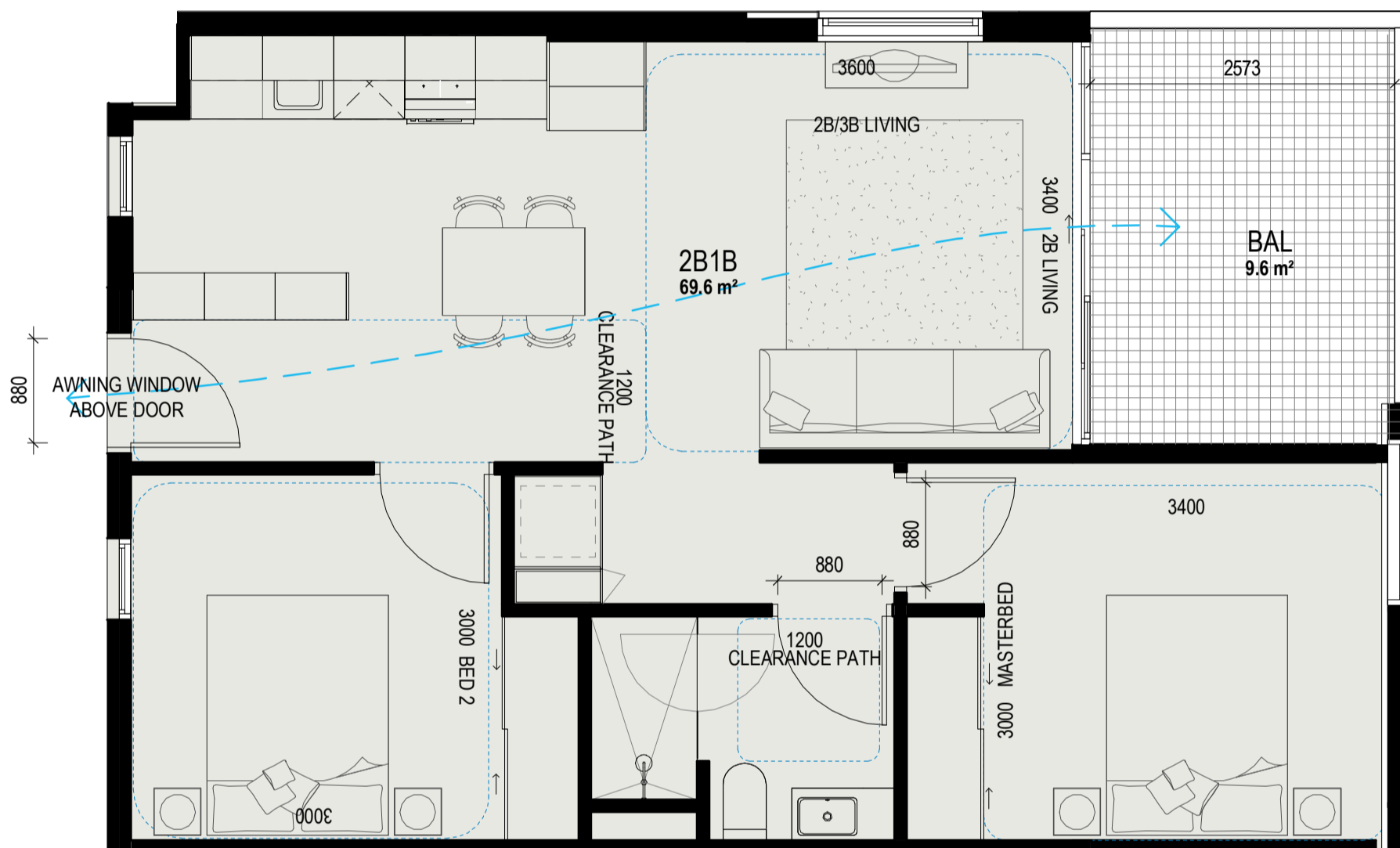
- 8 INSTANCES
- INTERNAL 9.03 m³
(overall storage = 9.03 m³)
- 9 m
- Type A



APT TYPE_BLD 3_2 BED 2 BATH

1 : 50

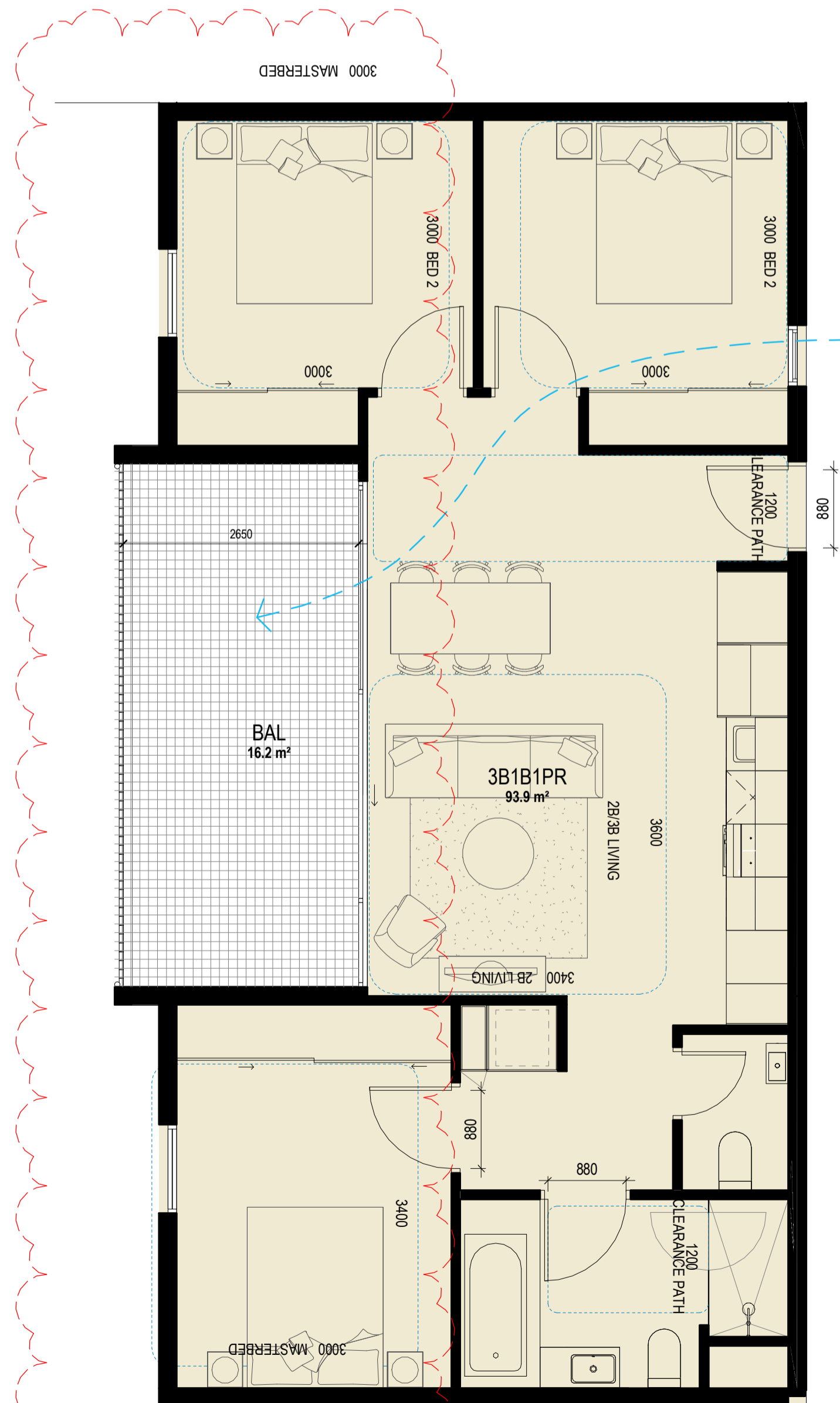
- 15 INSTANCES
- INTERNAL 13.39 m³
EXTERNAL 3 m³
(overall storage = 16.39 m³)
- 10 m
- Type A



APT TYPE_BLD 3_2 BED 1 BATH

1 : 50

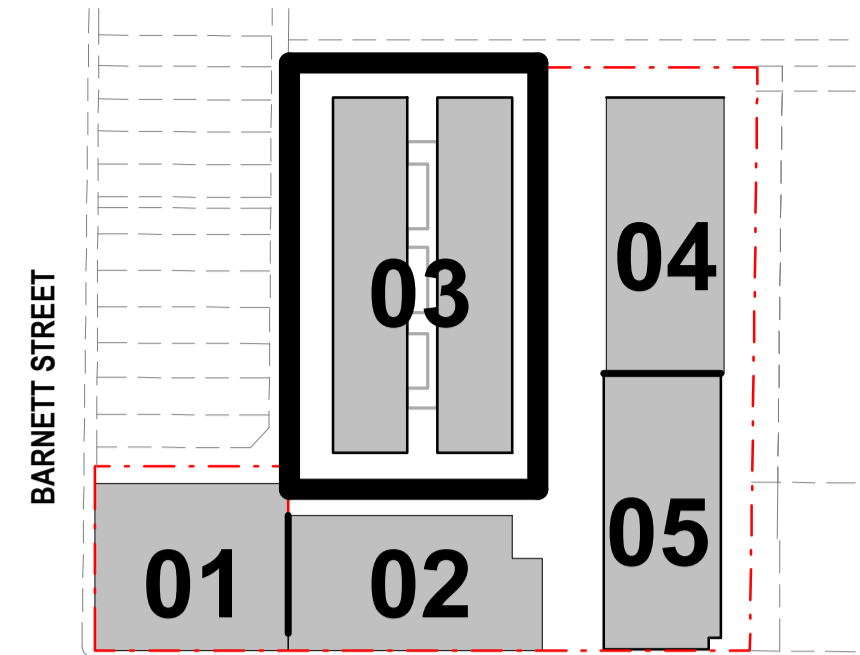
- 56 INSTANCES
- INTERNAL 9.95 / 10.14 m³
EXTERNAL 4.5 m³
(overall storage = 14.45 / 14.64 m³)
- 9.5 m
- Type A



APT TYPE_BLD 3_3 BED 1 BATH 1 POWDER ROOM

1 : 50

- 4 INSTANCES
- INTERNAL 17.30 m³
EXTERNAL 3 m³
(overall storage = 20.30 m³)
- 7 m
- Type A



KEY PLAN

- CROSS-VENTILATED APARTMENT
- EXTERNAL STORAGE CAGE REQUIRED
- ACCESSIBLE APARTMENT

Rev	Description	Date
B	TOWNPLANNING RFI SUBMISSION	09.03.2022



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Project Title
402-432 MACAULAY ROAD

Project Address
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KENSINGTON

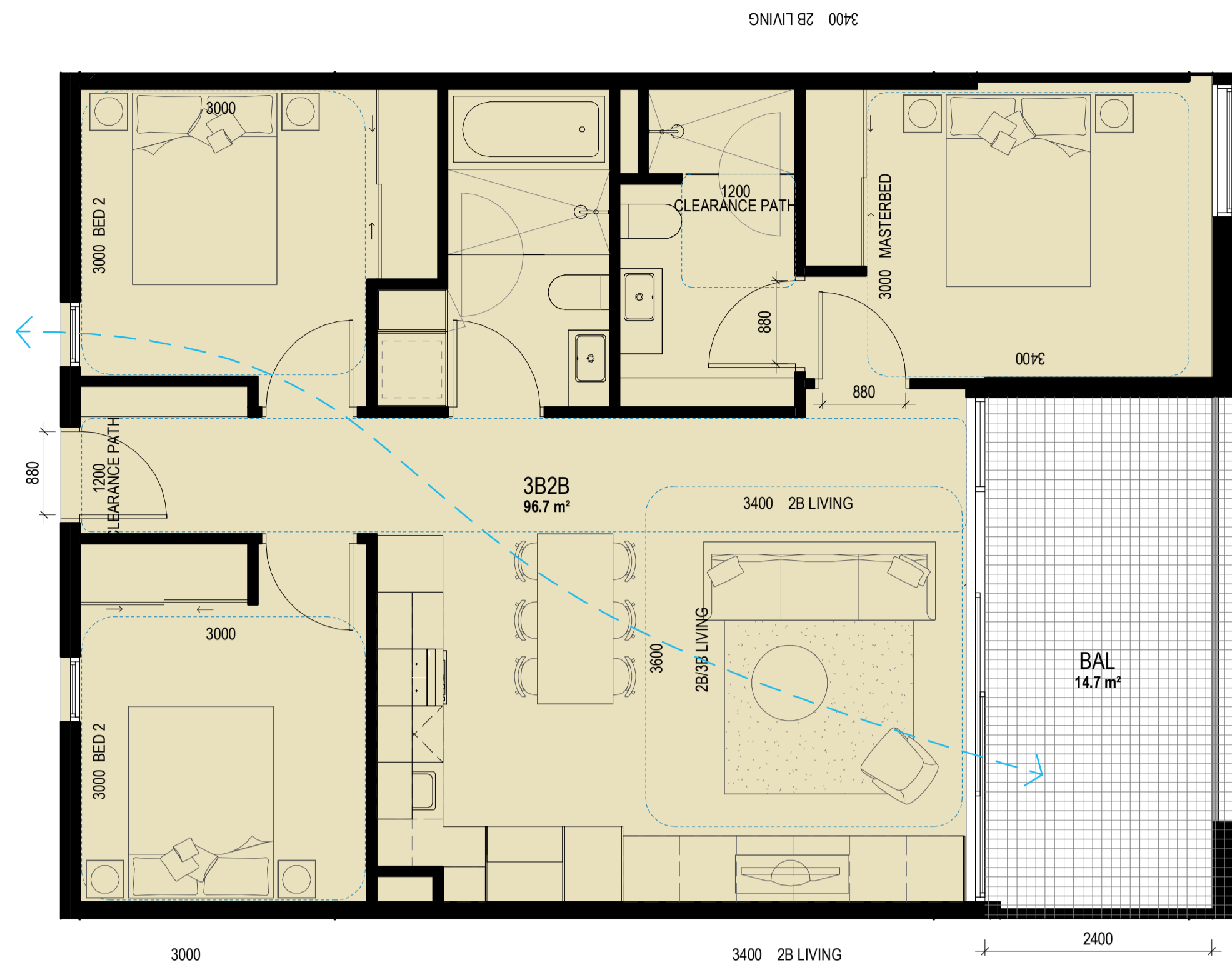
Drawing Title
TYPICAL APARTMENT LAYOUT_BLD 3

Status
TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
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Project No	Drawing No	Revision
2492	TP10.11	B

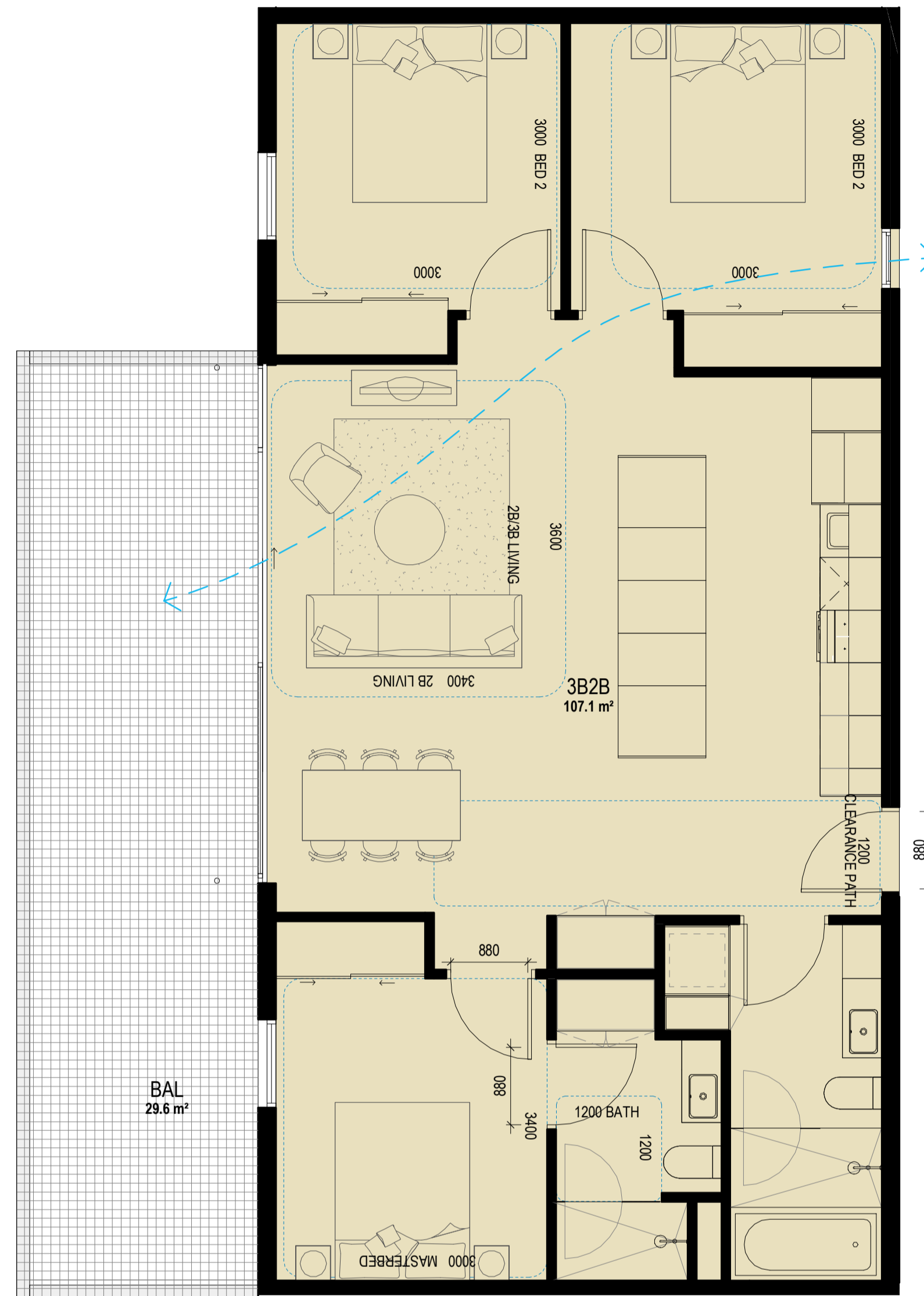
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APT TYPE_BLD 3_3B2B_TYPE A
1:50

20 INSTANCES
INTERNAL 18.17 m³
(overall storage = 18.17 m³)

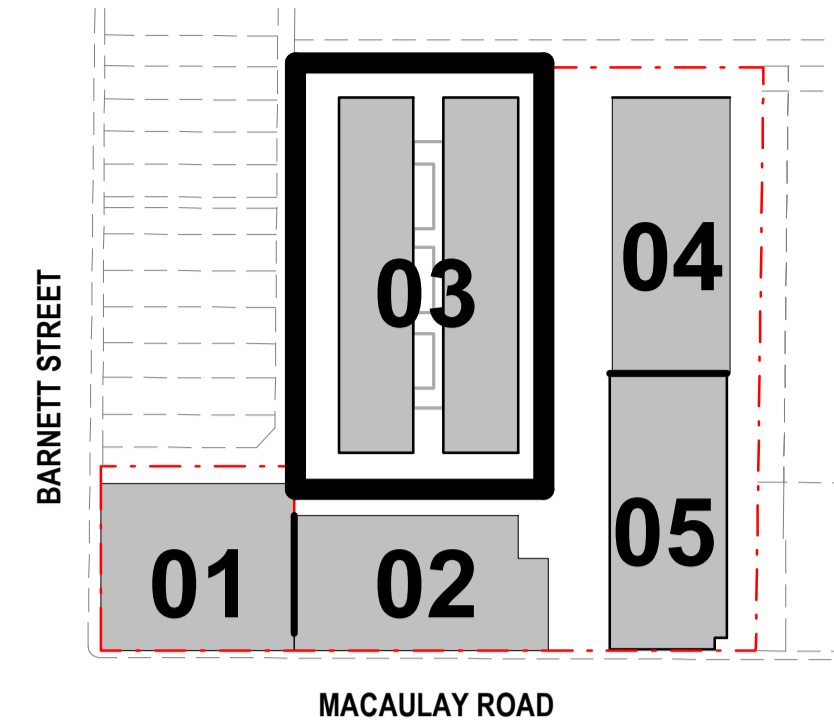
12 m
 Type A



APT TYPE_BLD 3_3B2B_TYPE B
1:50

4 INSTANCES
INTERNAL 18.98 m³
(overall storage = 18.98 m³)

9 m
 Type A



KEY PLAN

- CROSS-VENTILATED APARTMENT
- EXTERNAL STORAGE CAGE REQUIRED
- ACCESSIBLE APARTMENT

Rev	Description	Date
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Project Title
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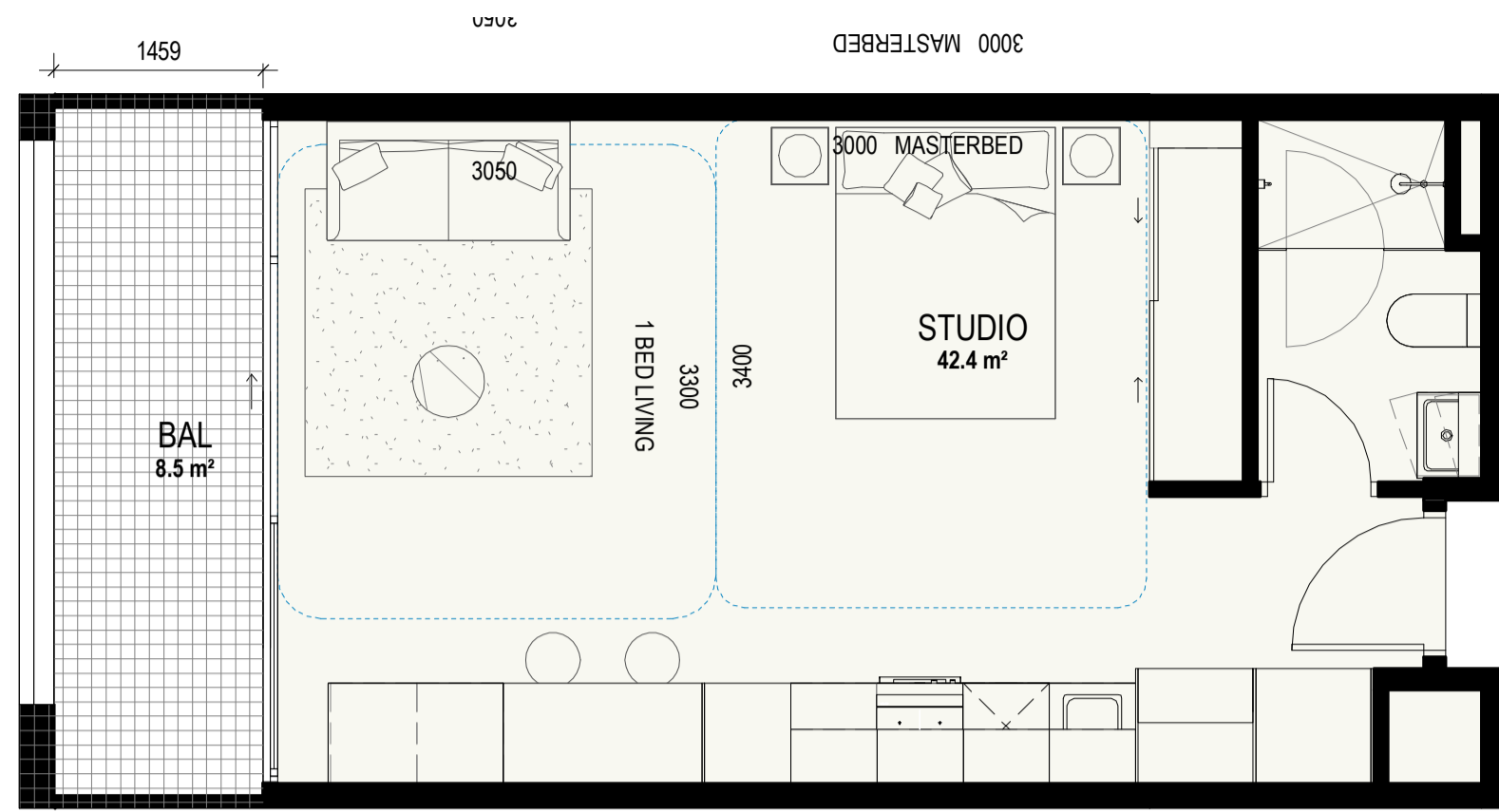
Drawing Title
TYPICAL APARTMENT LAYOUT_BLD
3

Status
TOWN PLANNING

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Checked By CL/TG
Date Printed 18/03/2022
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Scale As indicated
@A1

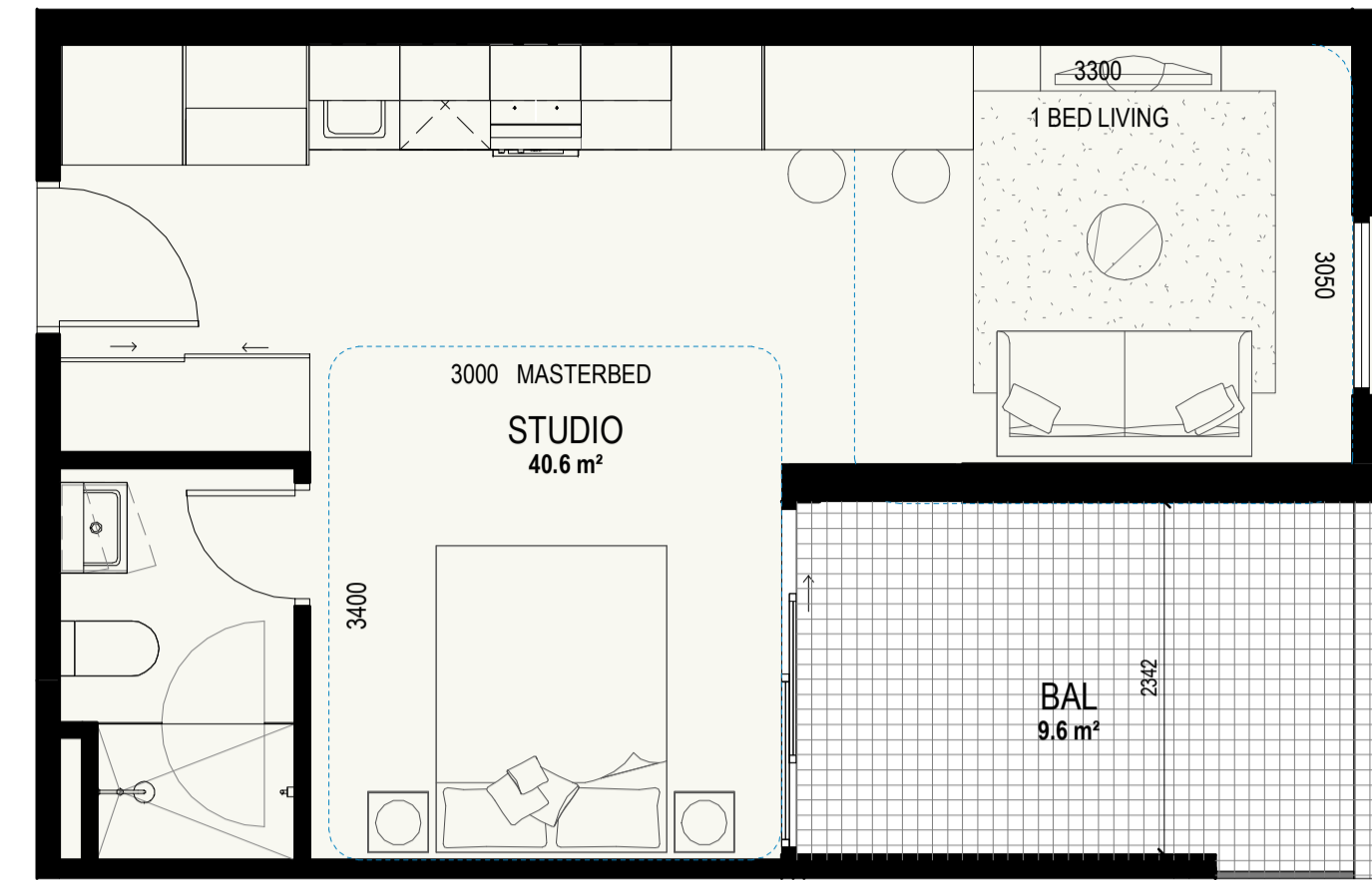
Project No 2492
Drawing No TP10.12
Revision B

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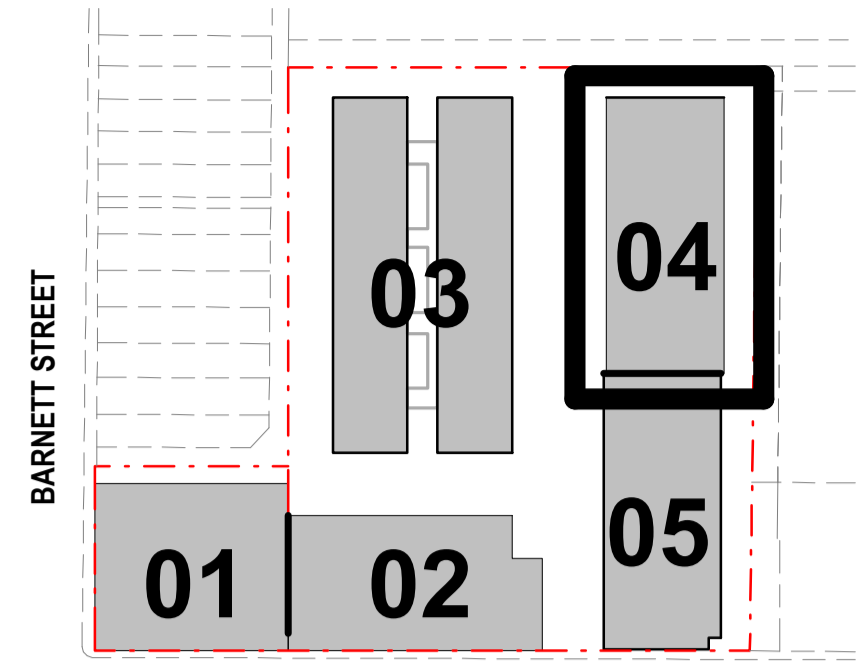
APT TYPE_BLD 4_STUDIO_TYPE A
1 : 50

38 INSTANCES
INTERNAL 8.21 m³
(overall storage = 8.21 m³)



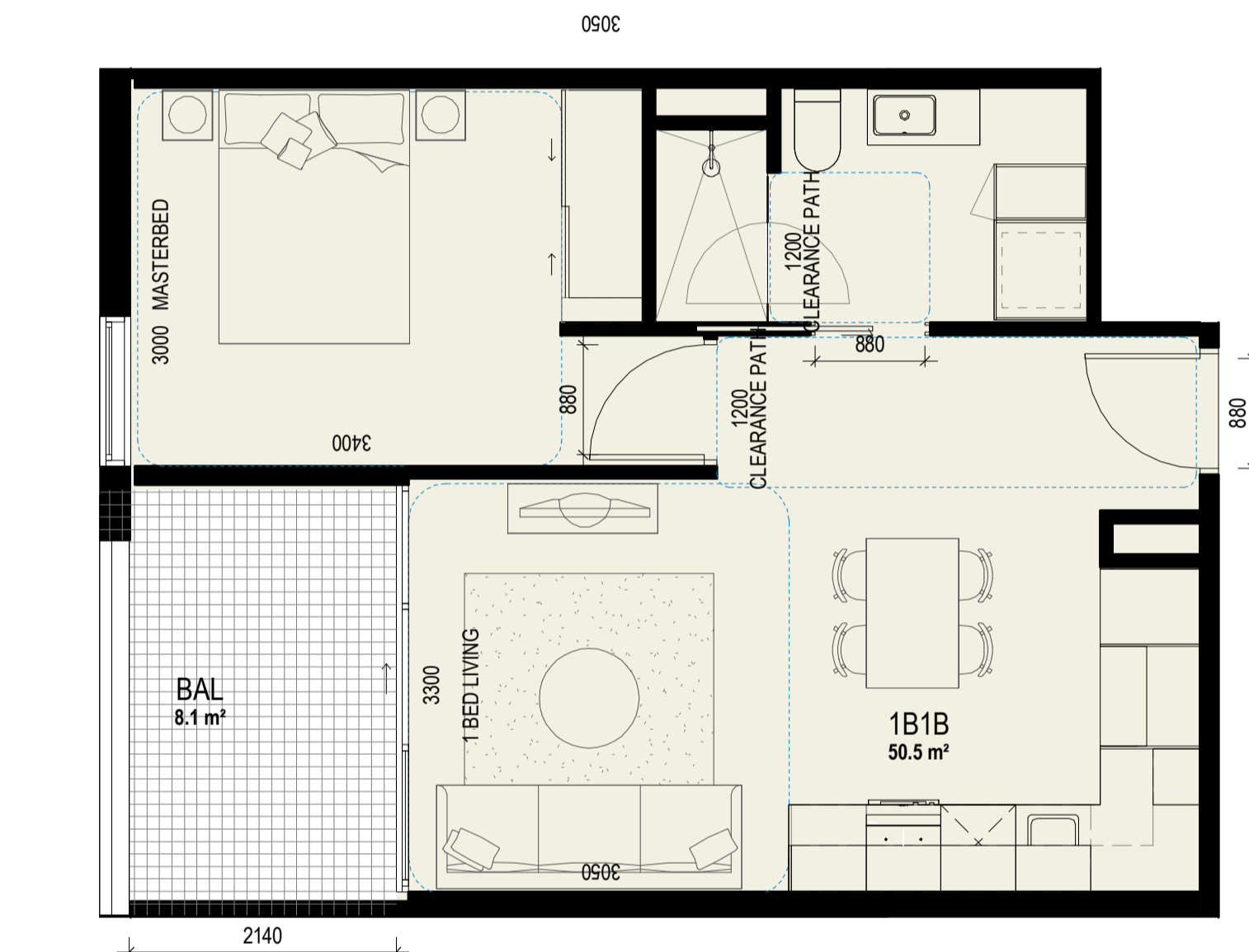
APT TYPE_BLD 4_STUDIO_TYPE B

1 INSTANCES
INTERNAL 6.32 m³
EXTERNAL 3 m³
(overall storage = 9.32 m³)



KEY PLAN

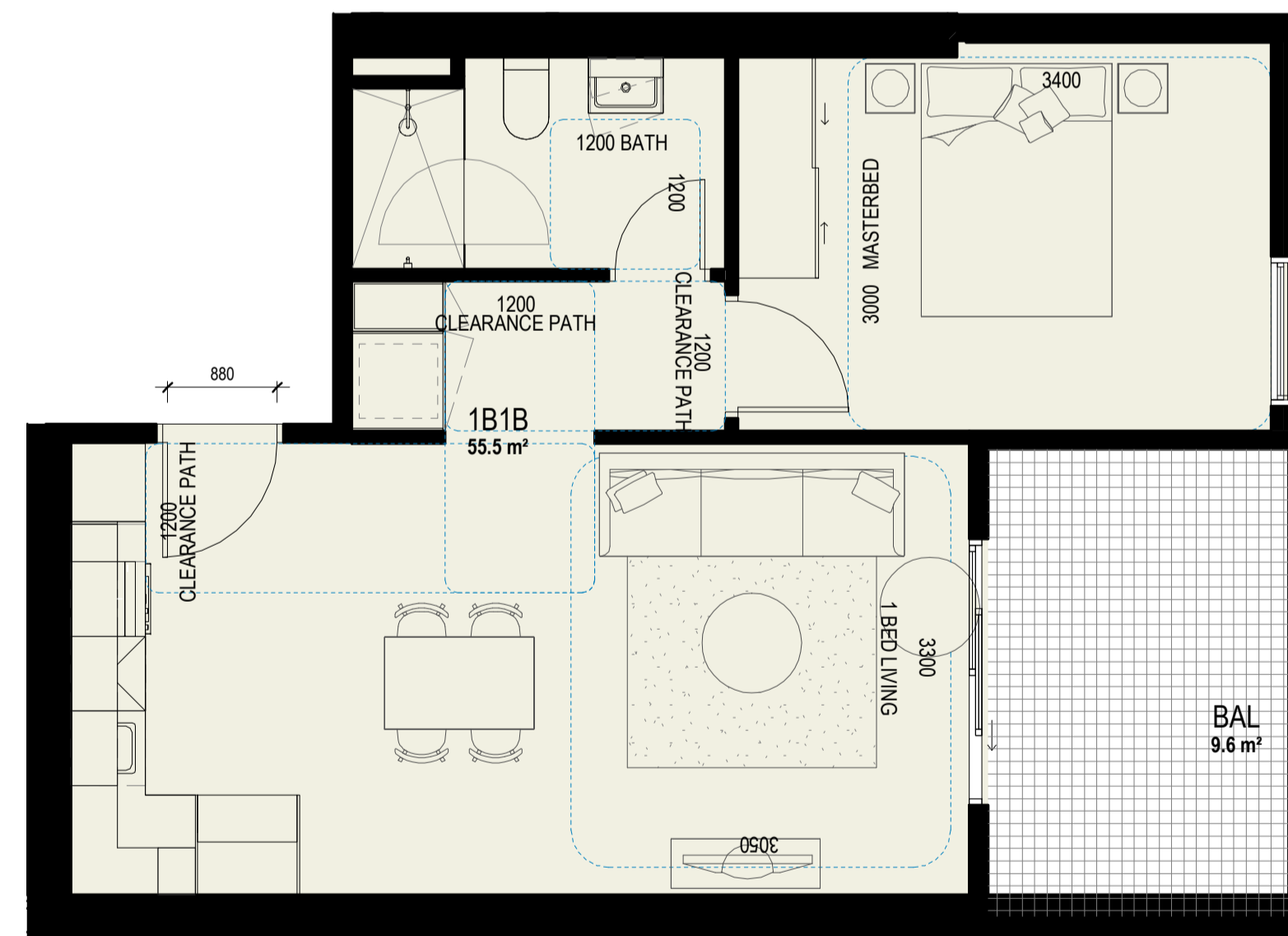
- CROSS-VENTILATED APARTMENT
- EXTERNAL STORAGE CAGE REQUIRED
- ACCESSIBLE APARTMENT



APT TYPE_BLD 4_1 BED 1 BATH_TYPE A
1 : 50

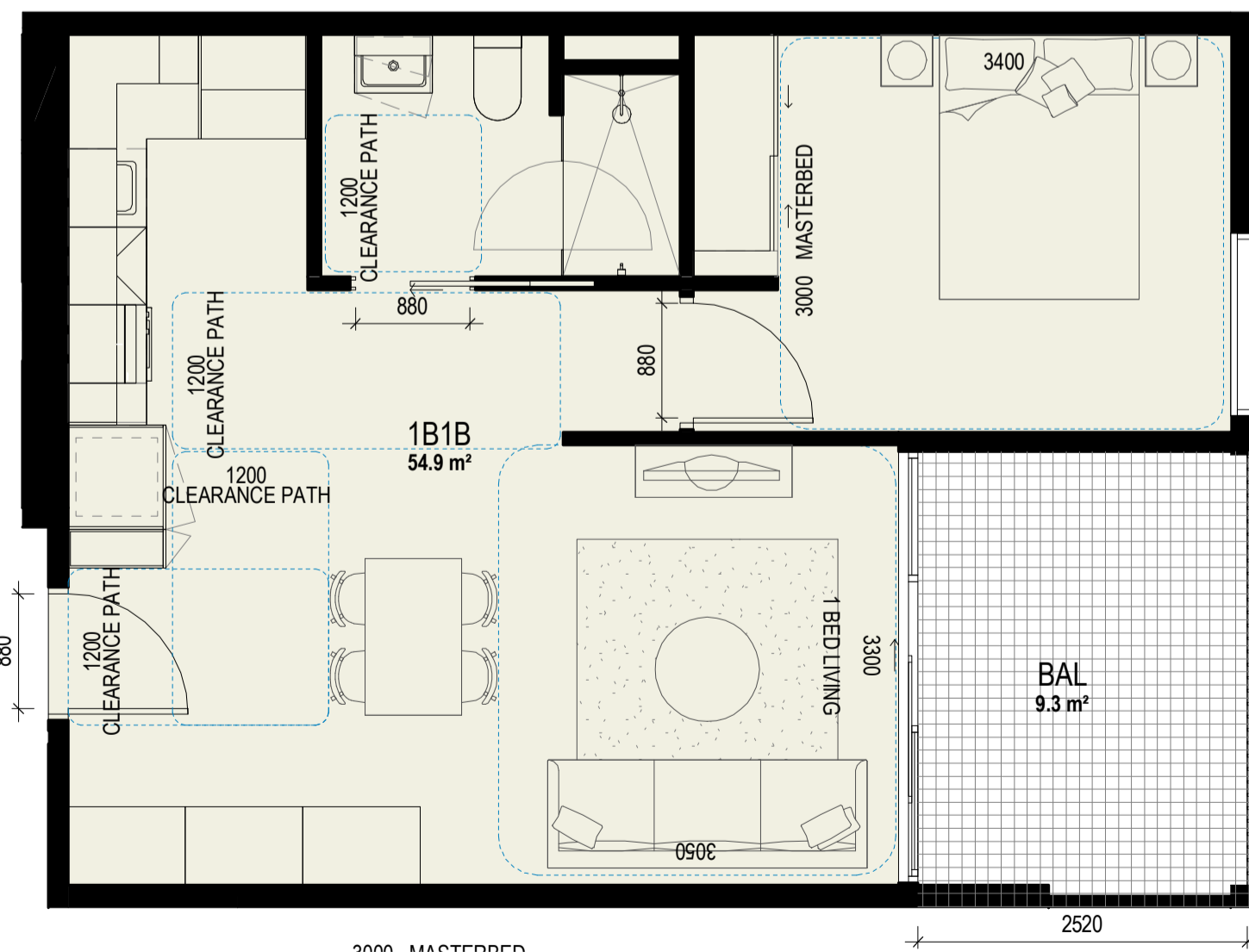
24 INSTANCES
INTERNAL 6.87 m³
EXTERNAL 4.5 m³
(overall storage = 11.37 m³)

Type A



APT TYPE_BLD 4_1B1B
1 : 50

1 INSTANCE
INTERNAL 6.46 m³
EXTERNAL 4.5 m³
(overall storage = 10.96 m³)



APT TYPE_BLD 4_1 BED 1 BATH_TYPE B
1 : 50

7 INSTANCES
INTERNAL 9.39 m³
EXTERNAL 3 m³
(overall storage = 12.39 m³)

Type A

Rev	Description	Date
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Project Title
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Project Address
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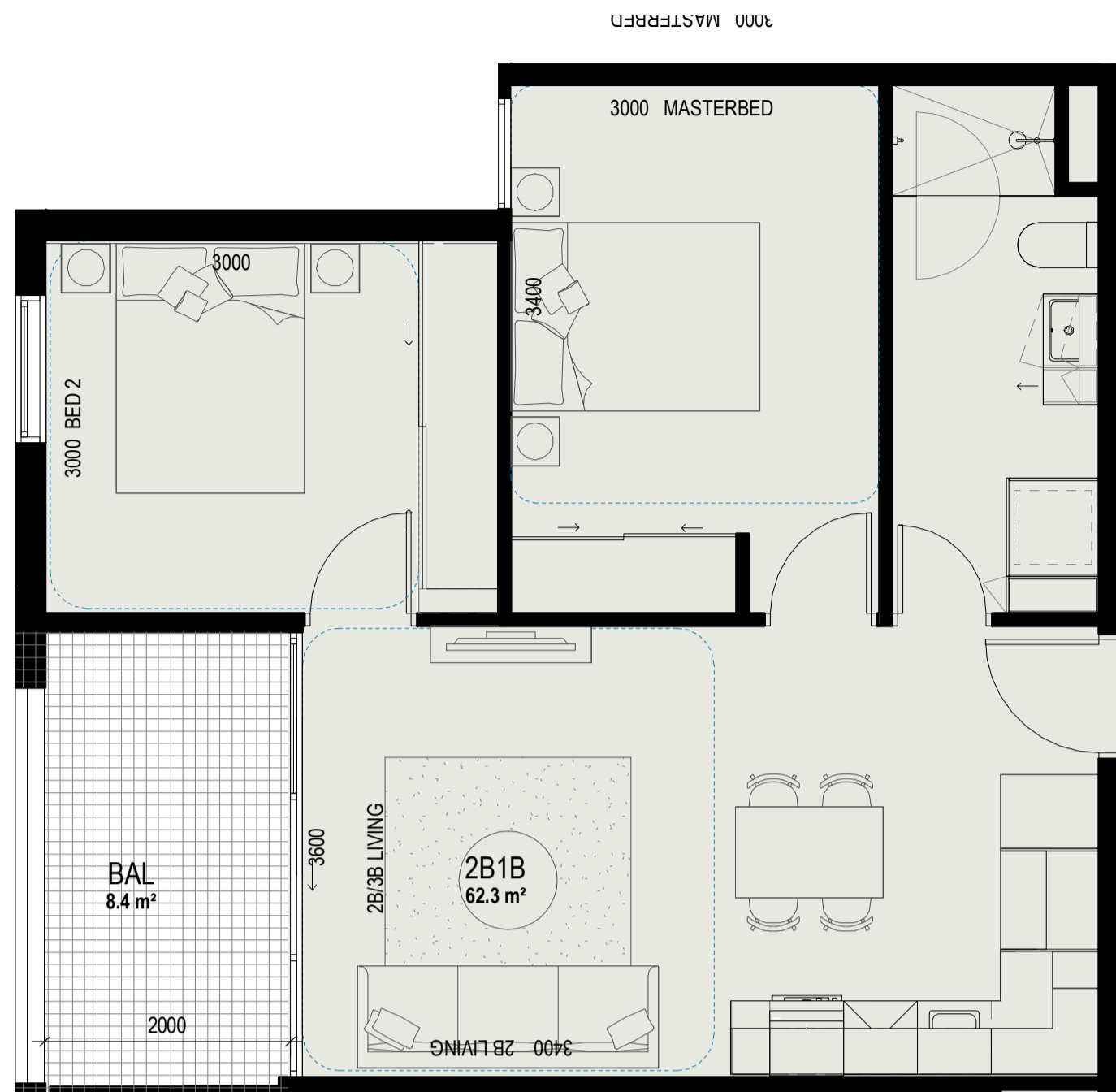
Drawing Title
TYPICAL APARTMENT LAYOUT_BLD 4

Status
TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
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Project No	Drawing No	Revision
2492	TP10.13	B

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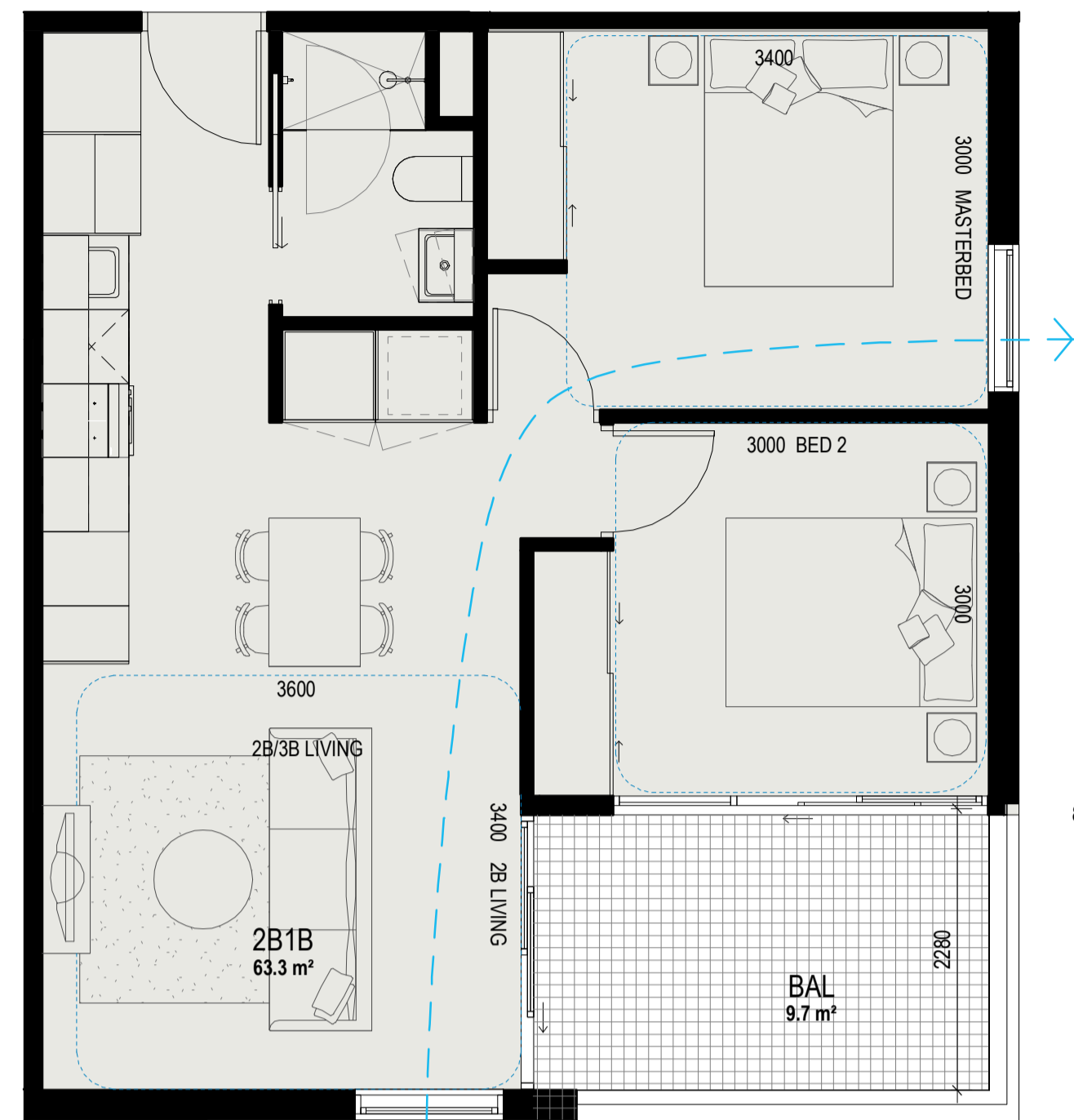


APT TYPE_BLD 4&5_2 BED 1 BATH_TYPE A
1 : 50

7 INSTANCES IN BUILDING 04
13 INSTANCES IN BUILDING 05

INTERNAL 11.16 m³
EXTERNAL 3 m³
(overall storage = 14.16 m³)

10 m

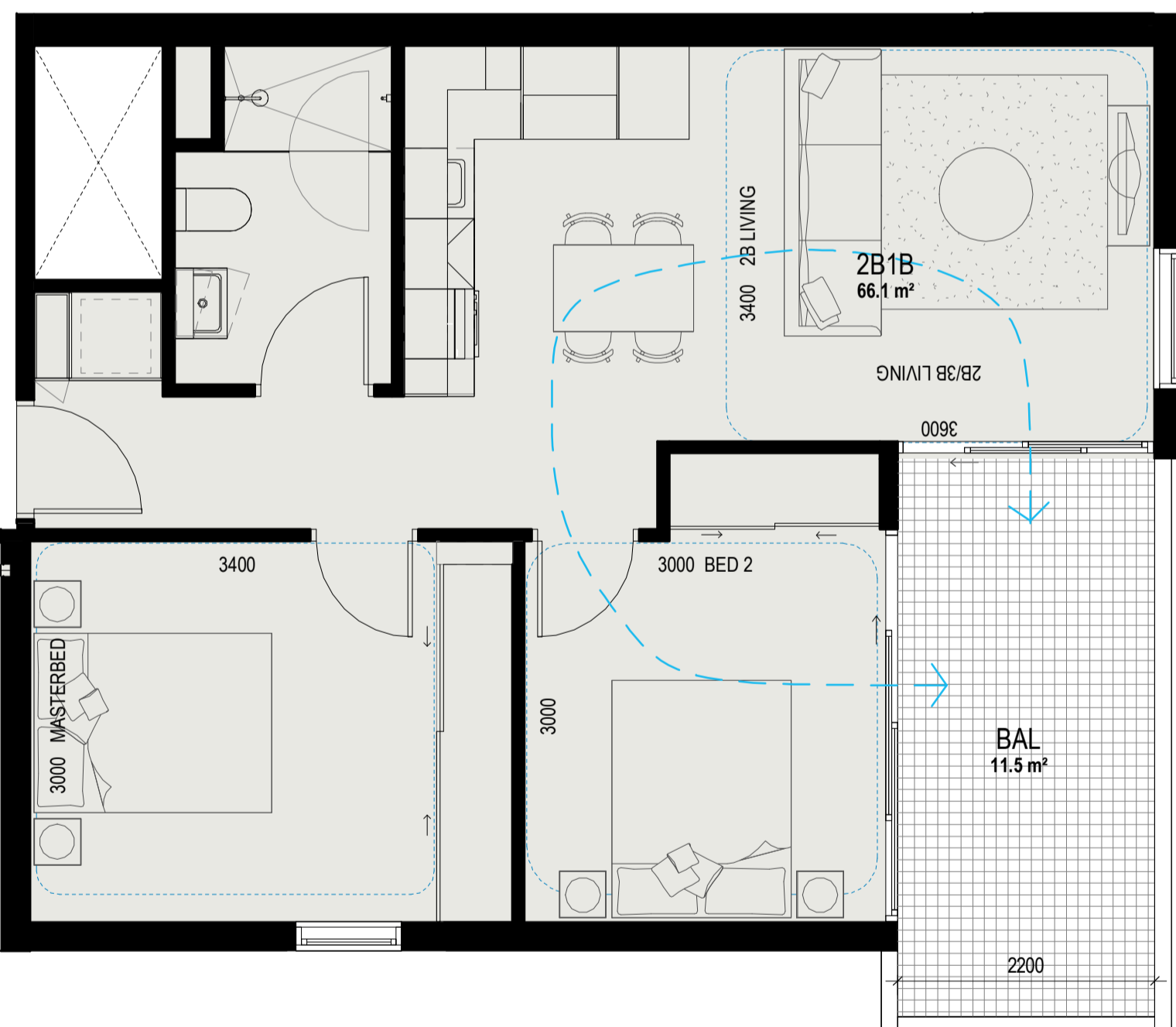


APT TYPE_BLD 4_2 BED 1 BATH_TYPE B
1 : 50

8 INSTANCES

INTERNAL 11.53 m³
EXTERNAL 3 m³
(overall storage = 14.53 m³)

10 m

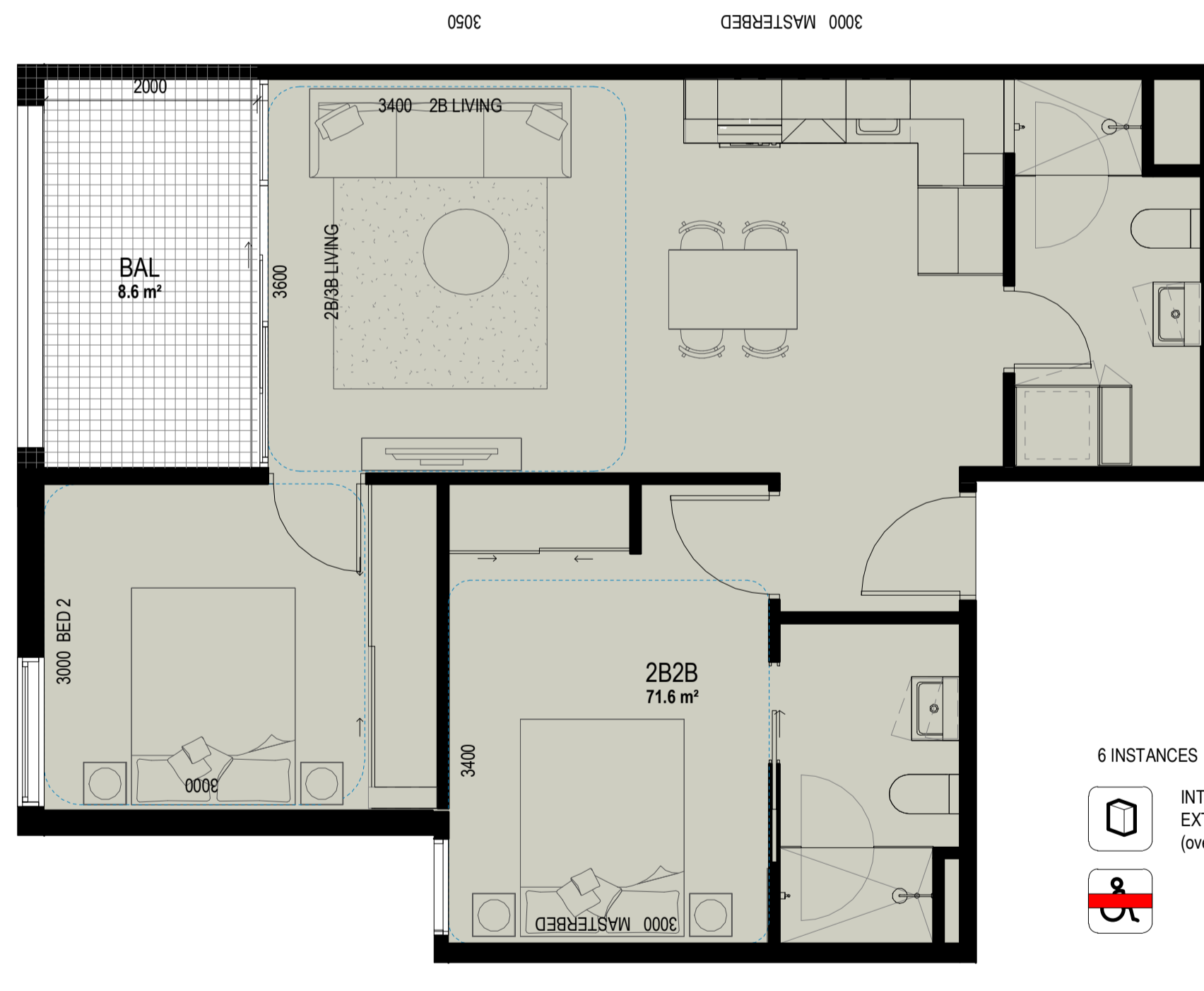


APT TYPE_BLD 4_2 BED 1 BATH_TYPE C
1 : 50

8 INSTANCES

INTERNAL 11.28 m³
EXTERNAL 3 m³
(overall storage = 14.28 m³)

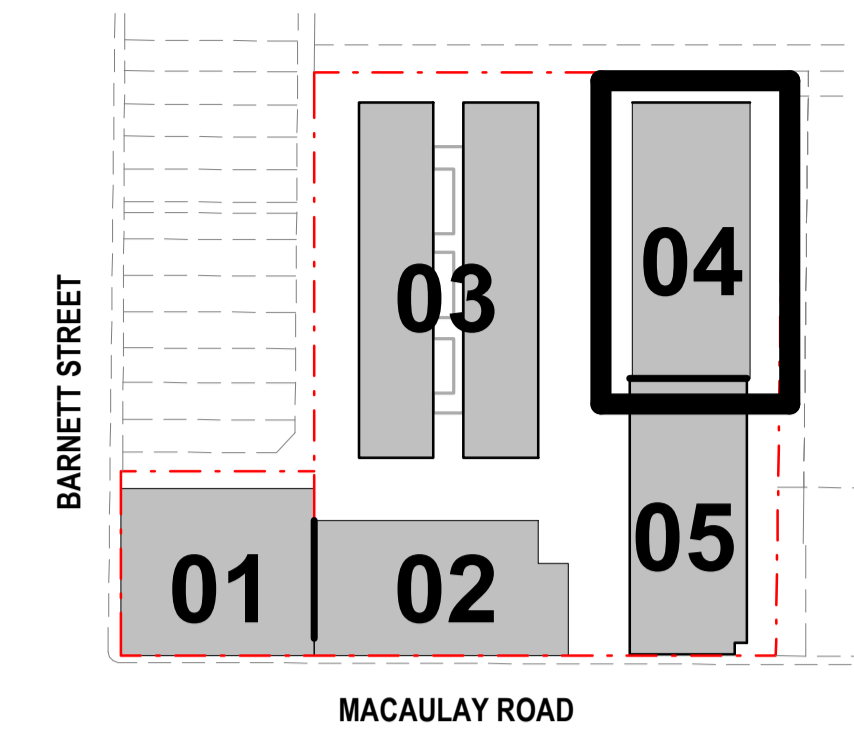
11 m



APT TYPE_BLD 4_2 BED 2 BATH
1 : 50

6 INSTANCES

INTERNAL 10.08 m³
EXTERNAL 6 m³
(overall storage = 16.08 m³)



KEY PLAN

- CROSS-VENTILATED APARTMENT
- EXTERNAL STORAGE CAGE REQUIRED
- ACCESSIBLE APARTMENT

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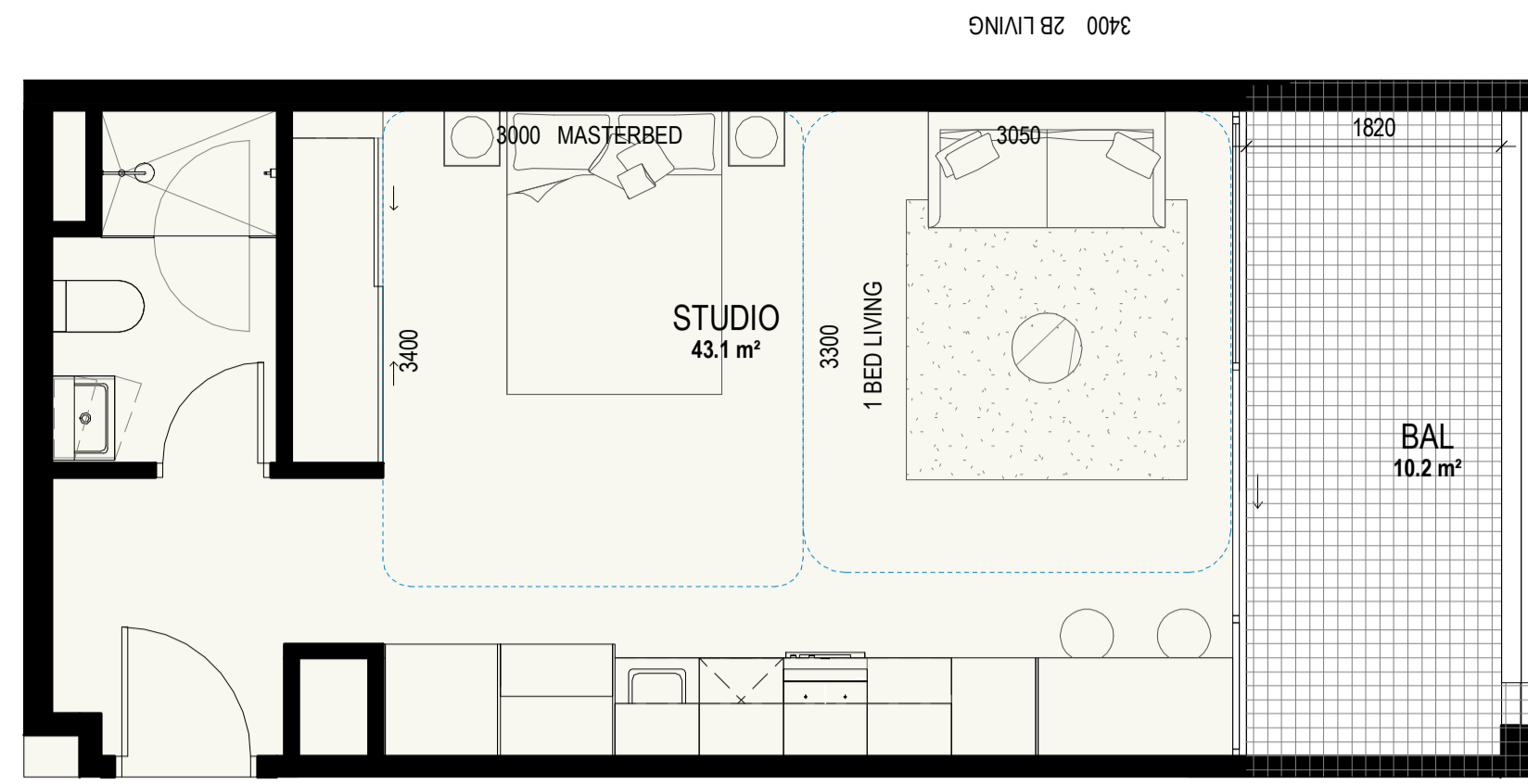
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TYPICAL APARTMENT LAYOUT_BLD 4

Status
TOWN PLANNING

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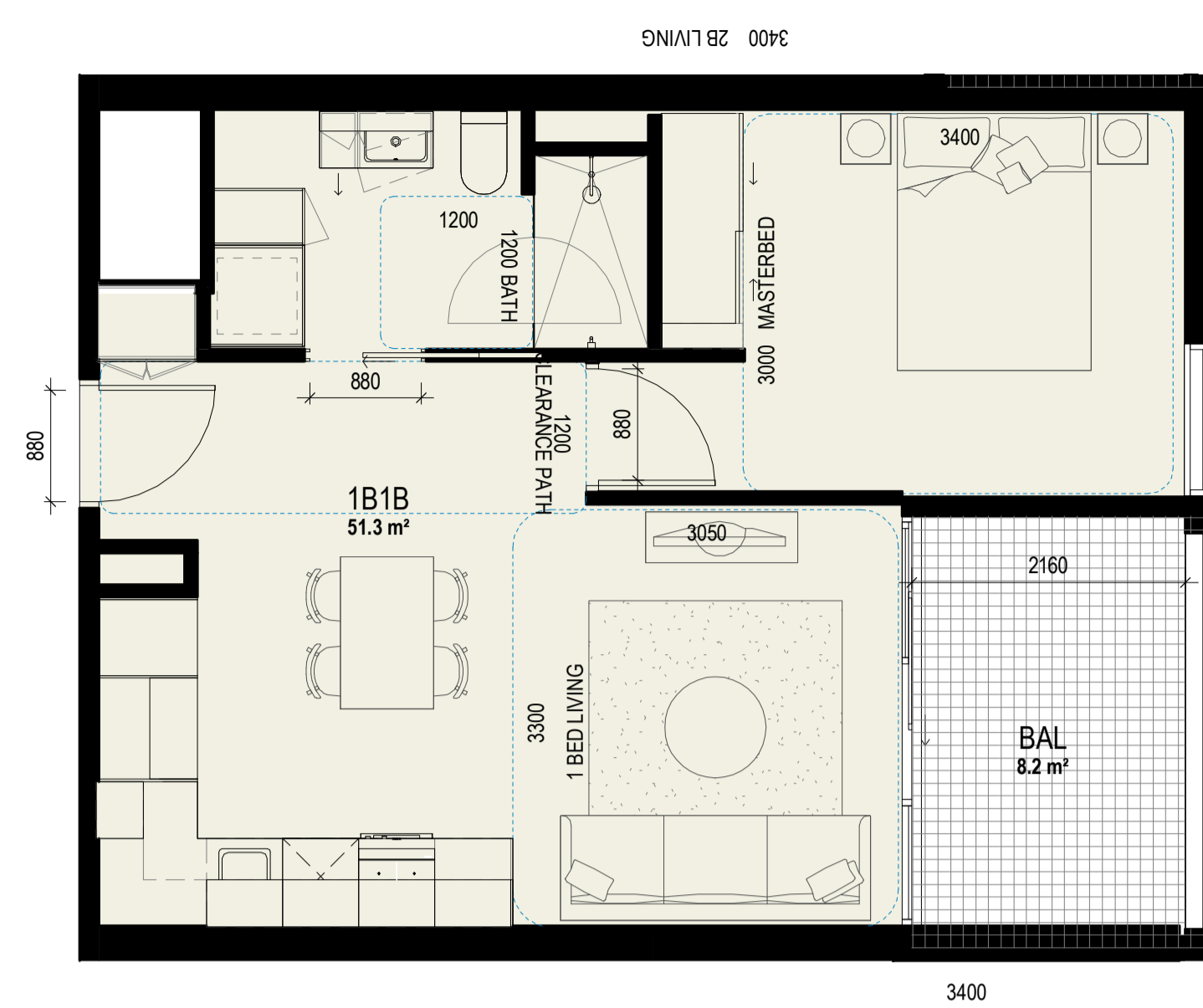
Project No	Drawing No	Revision
2492	TP10.14	B

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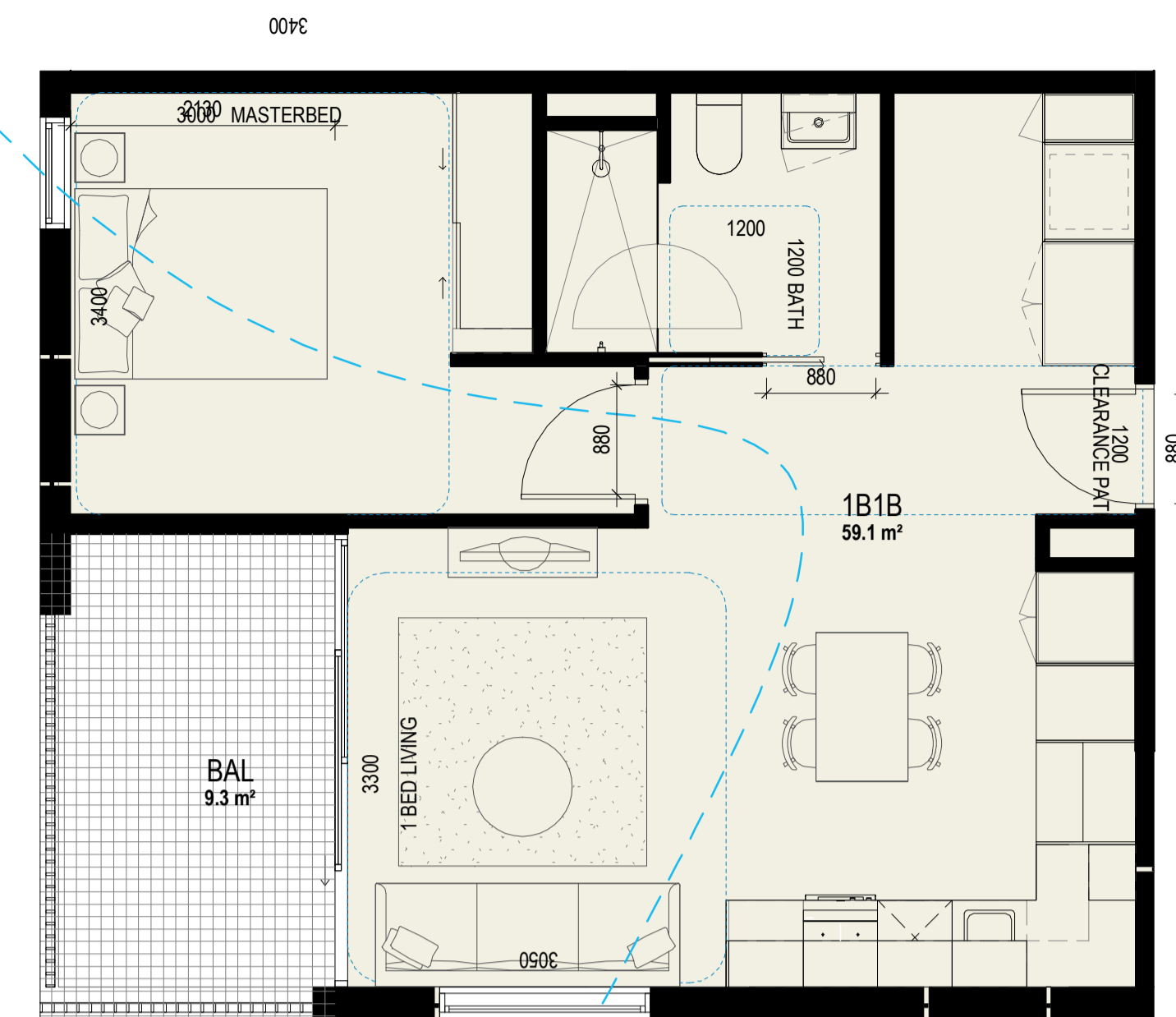
APT TYPE_BLD 5_STUDIO_TYPE A

6 INSTANCES
 INTERNAL 7.62 m²
 EXTERNAL 3 m²
 (overall storage = 10.62 m²)



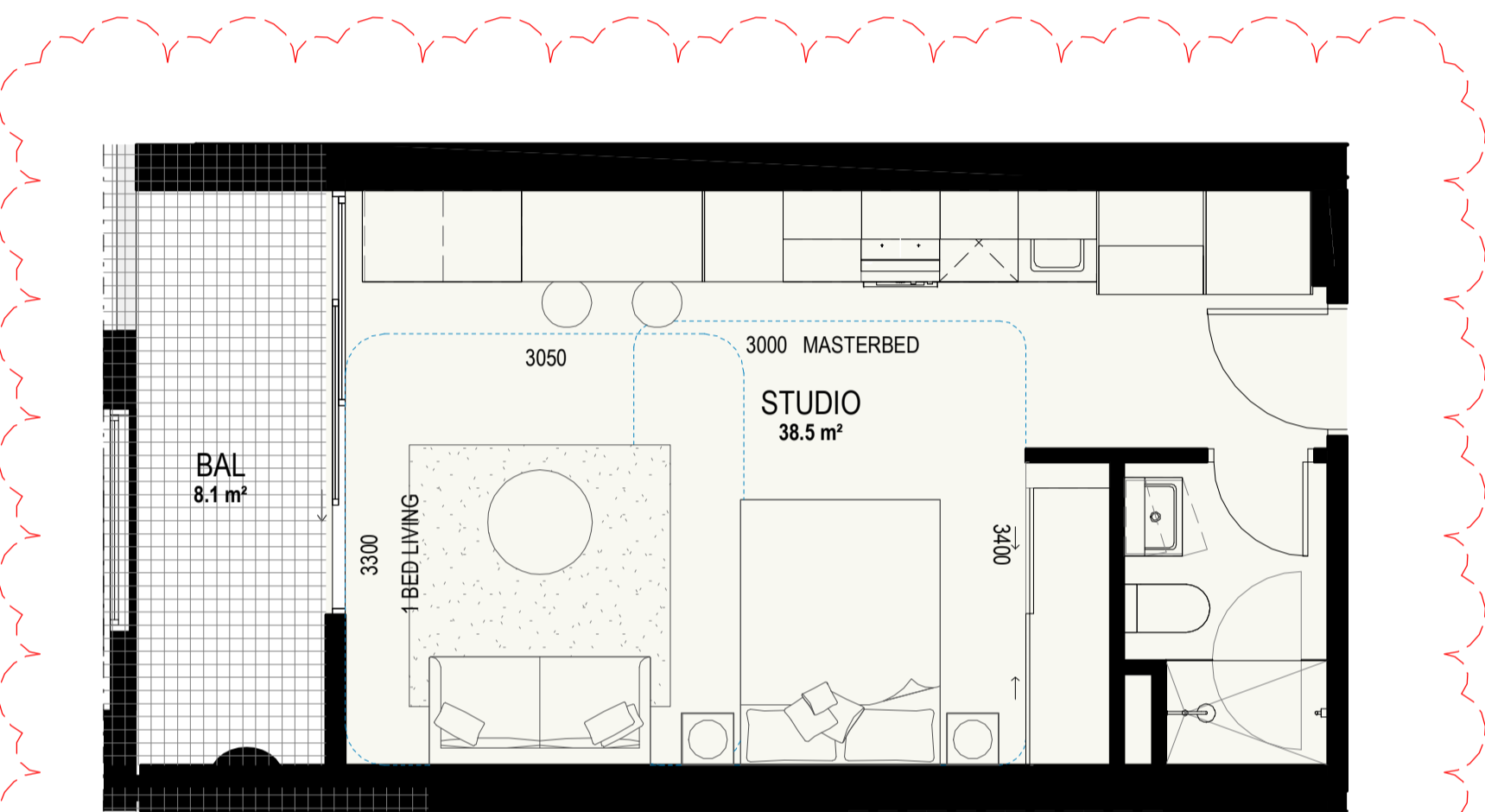
APT TYPE_BLD 5_1 BED 1 BATH_TYPE A

26 INSTANCES
 Type A
 INTERNAL 8.19 m²
 EXTERNAL 3 m²
 (overall storage = 11.19 m²)



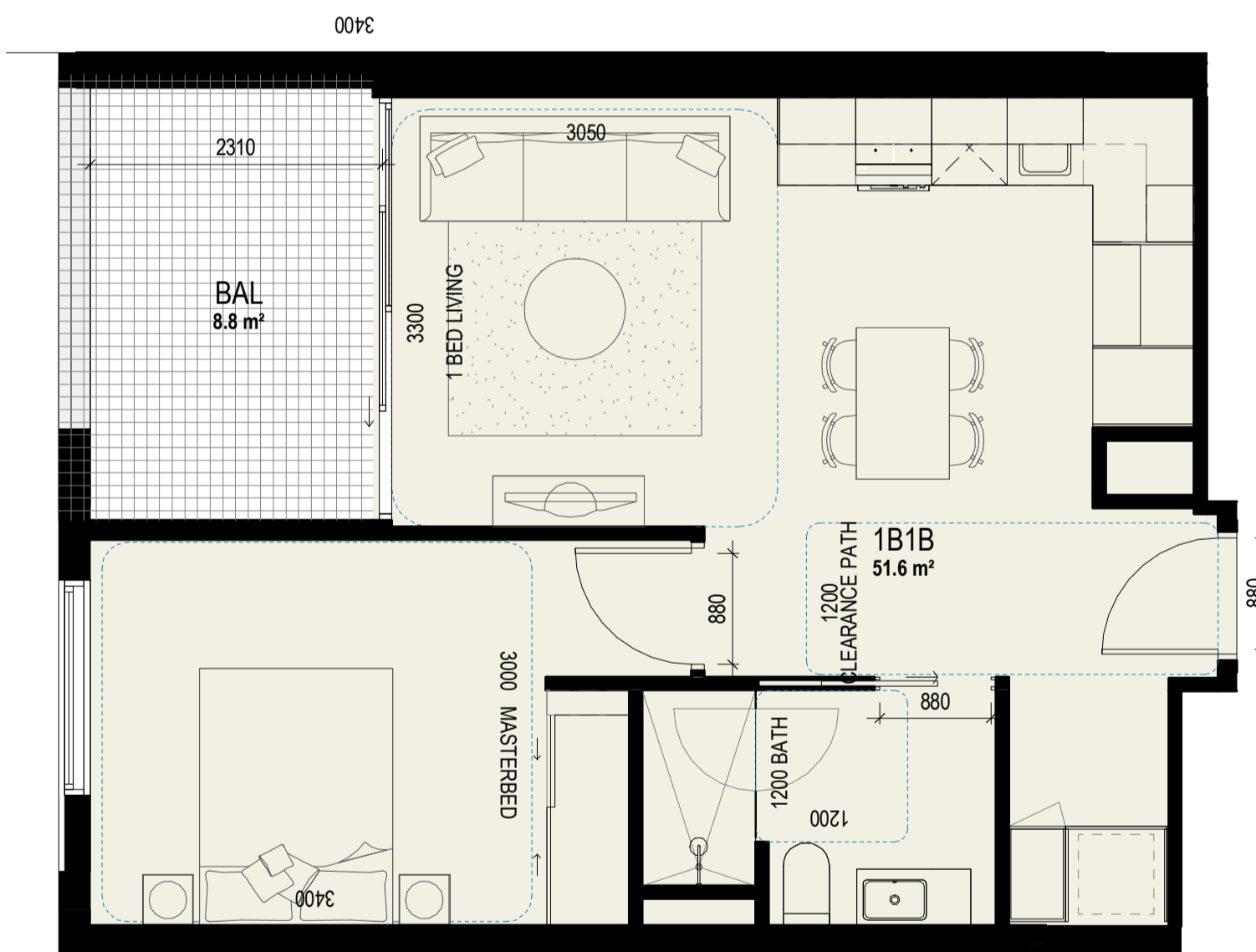
APT TYPE_BLD 5_1 BED 1 BATH_TYPE B

5 INSTANCES
 12 m
 Type A
 INTERNAL 10.27 m²
 (overall storage = 10.27 m²)



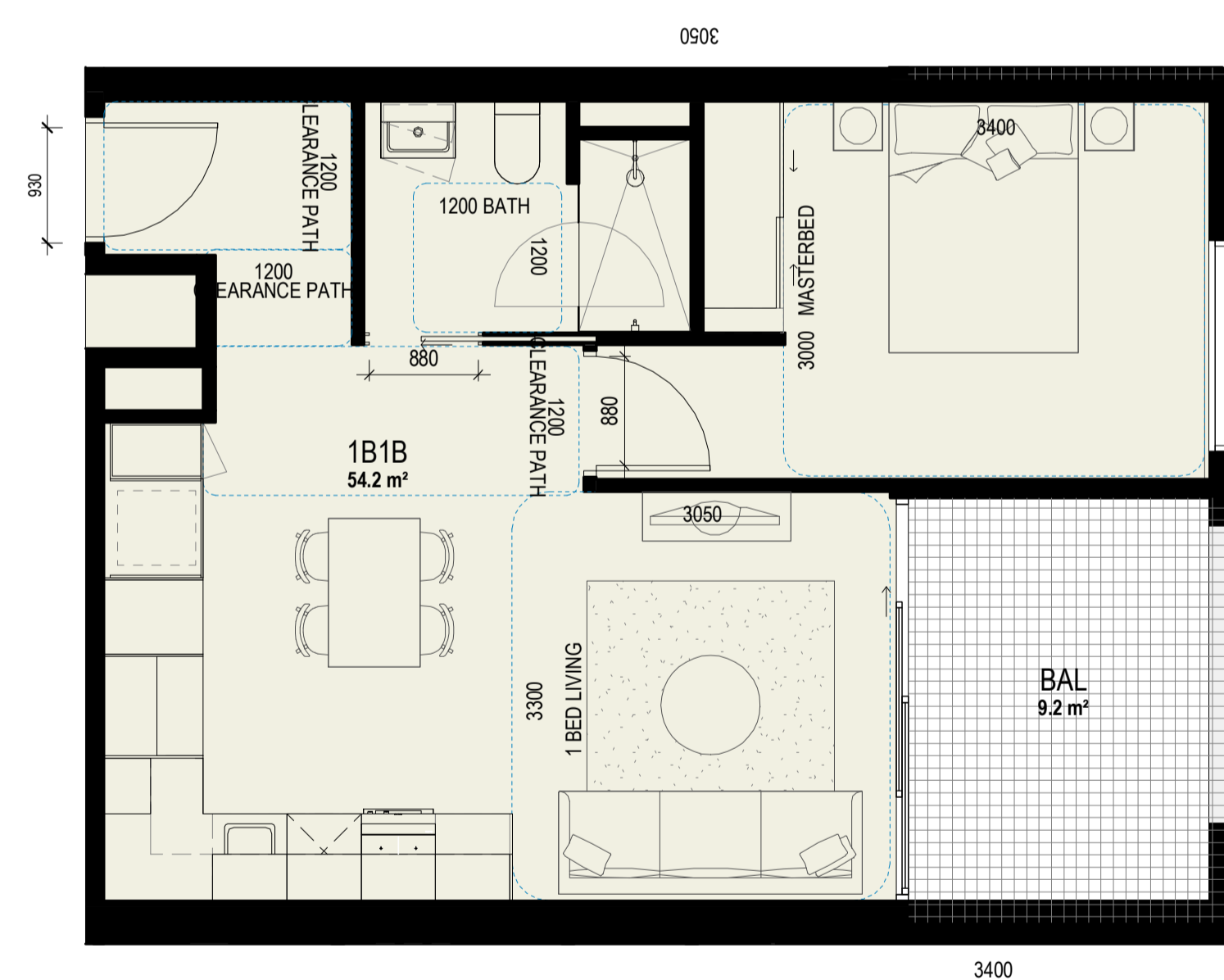
APT TYPE_BLD 5_STUDIO_TYPE B

1 INSTANCES
 INTERNAL 7.8 m²
 EXTERNAL 3 m²
 (overall storage = 10.8 m²)



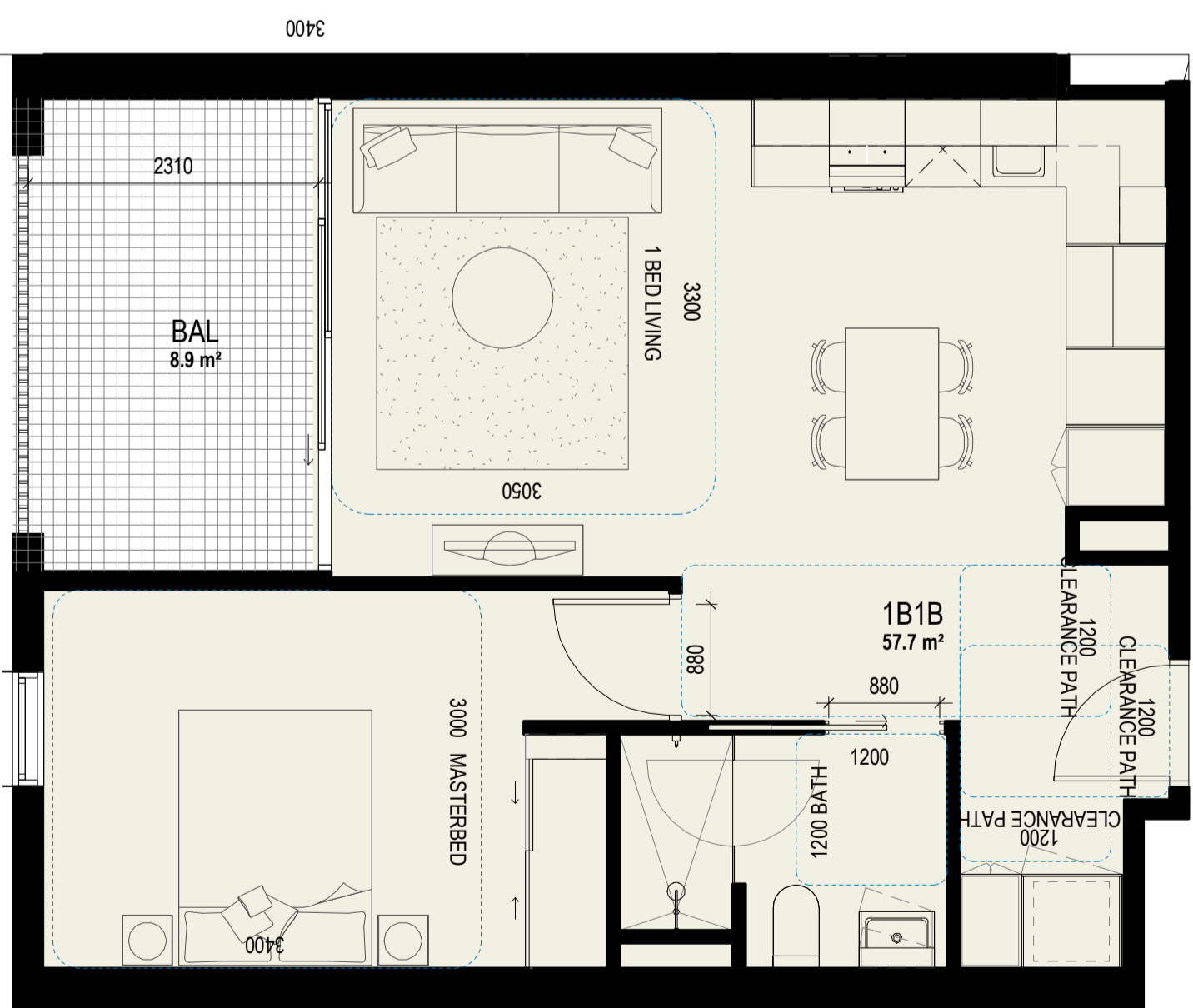
APT TYPE_BLD 5_1 BED 1 BATH_TYPE D

7 INSTANCES
 Type A
 INTERNAL 6.87 m²
 EXTERNAL 4.5 m²
 (overall storage = 11.37 m²)



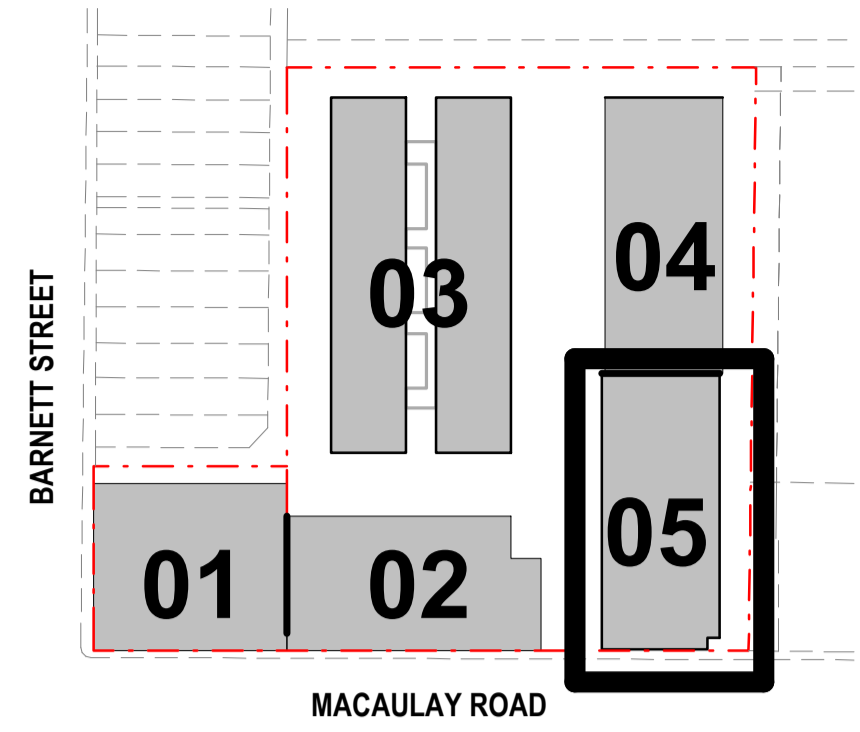
APT TYPE_BLD 5_1 BED 1 BATH_TYPE E

6 INSTANCES
 Type A
 INTERNAL 7.67 m²
 EXTERNAL 3 m²
 (overall storage = 10.67 m²)



APT TYPE_BLD 5_1 BED 1 BATH_TYPE C

5 INSTANCES
 Type A
 INTERNAL 8 m²
 EXTERNAL 3 m²
 (overall storage = 11 m²)



KEY PLAN

- CROSS-VENTILATED APARTMENT
- EXTERNAL STORAGE CAGE REQUIRED
- ACCESSIBLE APARTMENT

B	TOWNPLANNING RFI SUBMISSION	09.03.2022
Rev	Description	Date



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 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 Tordoff 8028

Project Title
 402-432 MACAULAY ROAD

Project Address
 402-432 MACAULAY RD,
 KENSINGTON

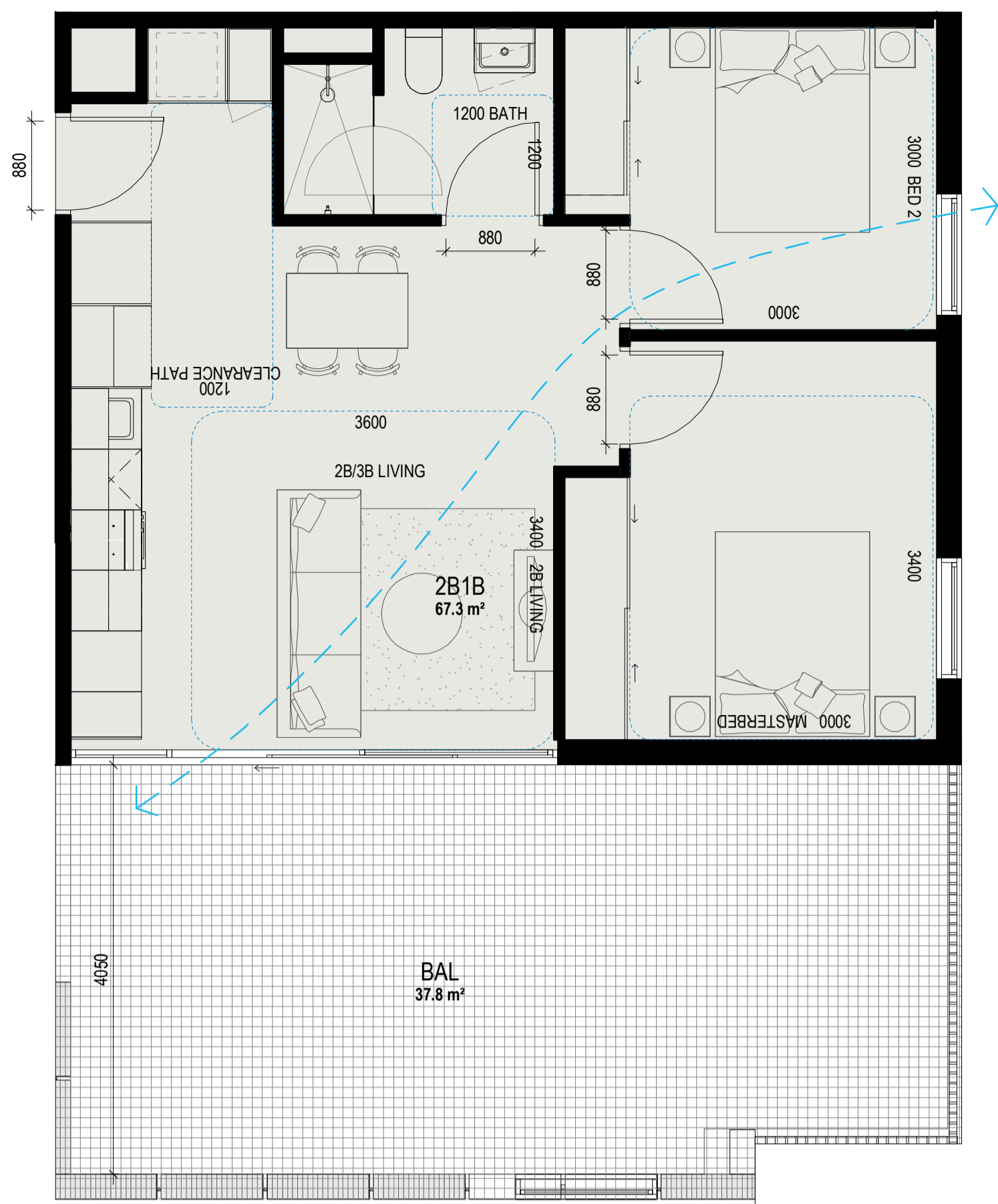
Drawing Title
 TYPICAL APARTMENT LAYOUT_BLD
 5

Status
 TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
KCTP	CL/TG	18/03/2022 9:13:57 PM	As indicated @A1

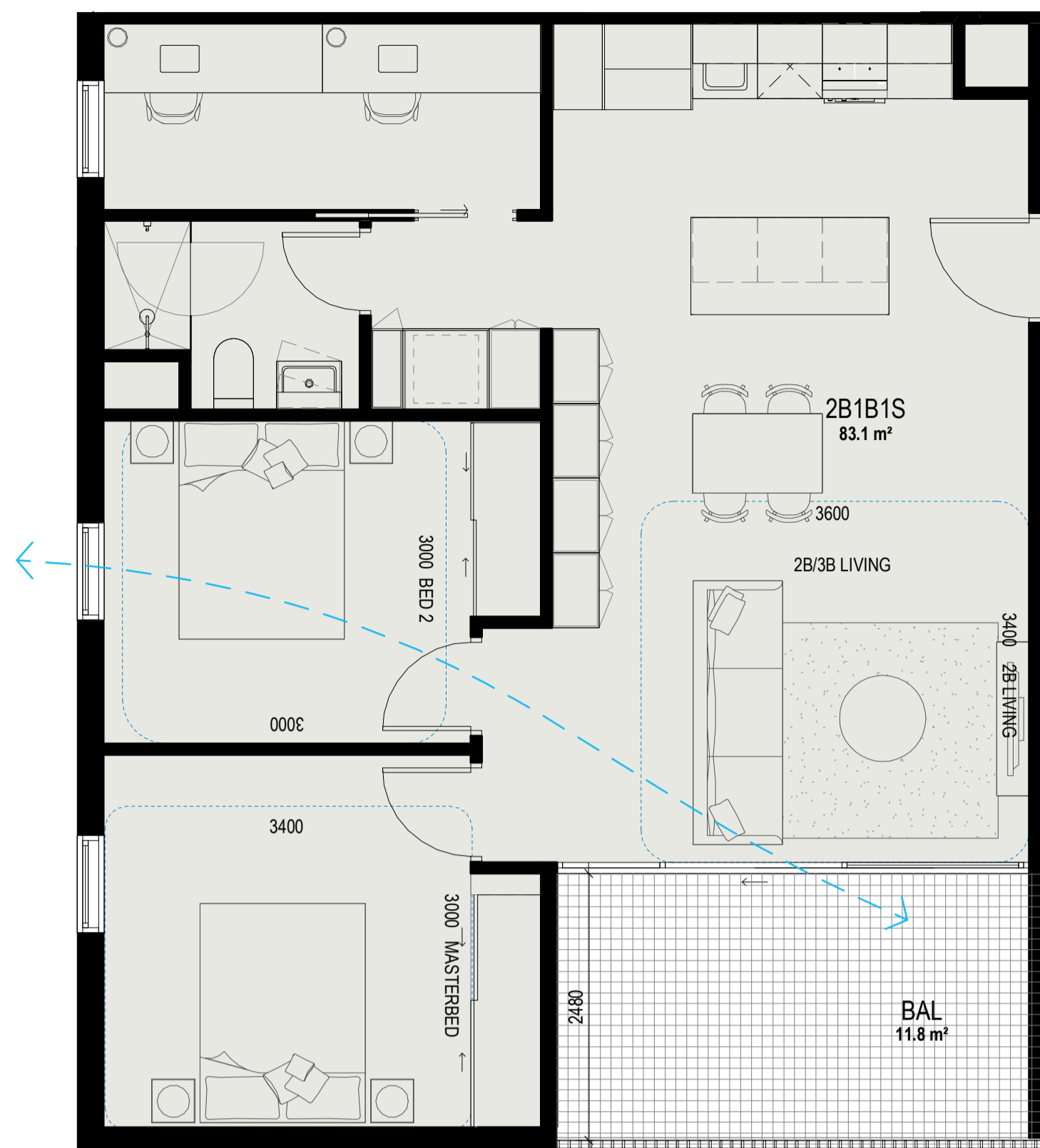
Project No	Drawing No	Revision
2492	TP10.15	B

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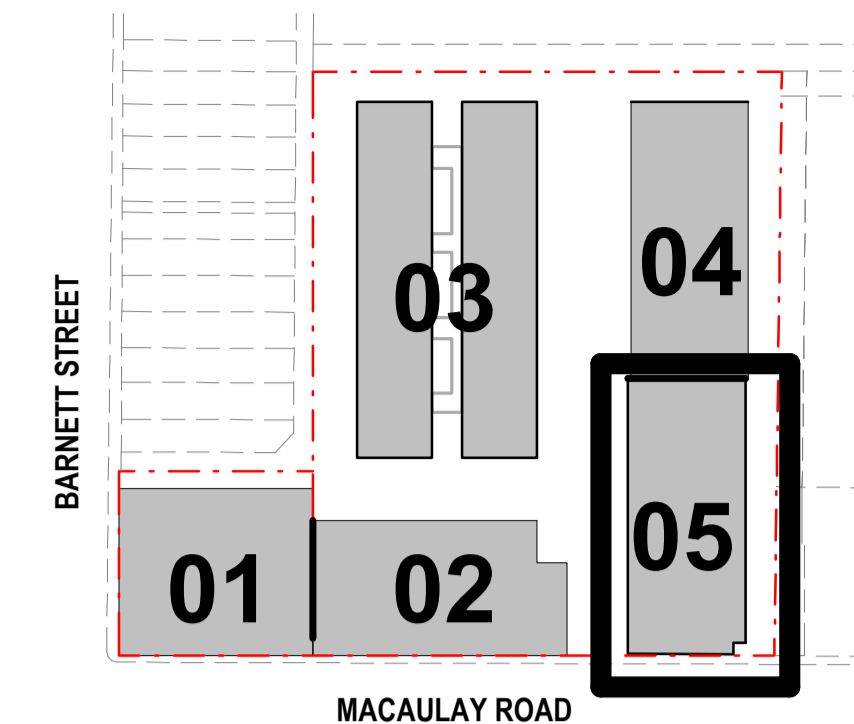
APT TYPE_BLD 5_2 BED 1 BATH_TYPE B
1:50

- 1 INSTANCE
- INTERNAL 11.77 m³
EXTERNAL 3 m³
(overall storage = 14.68 m³)
 - Type A
 - 10 m



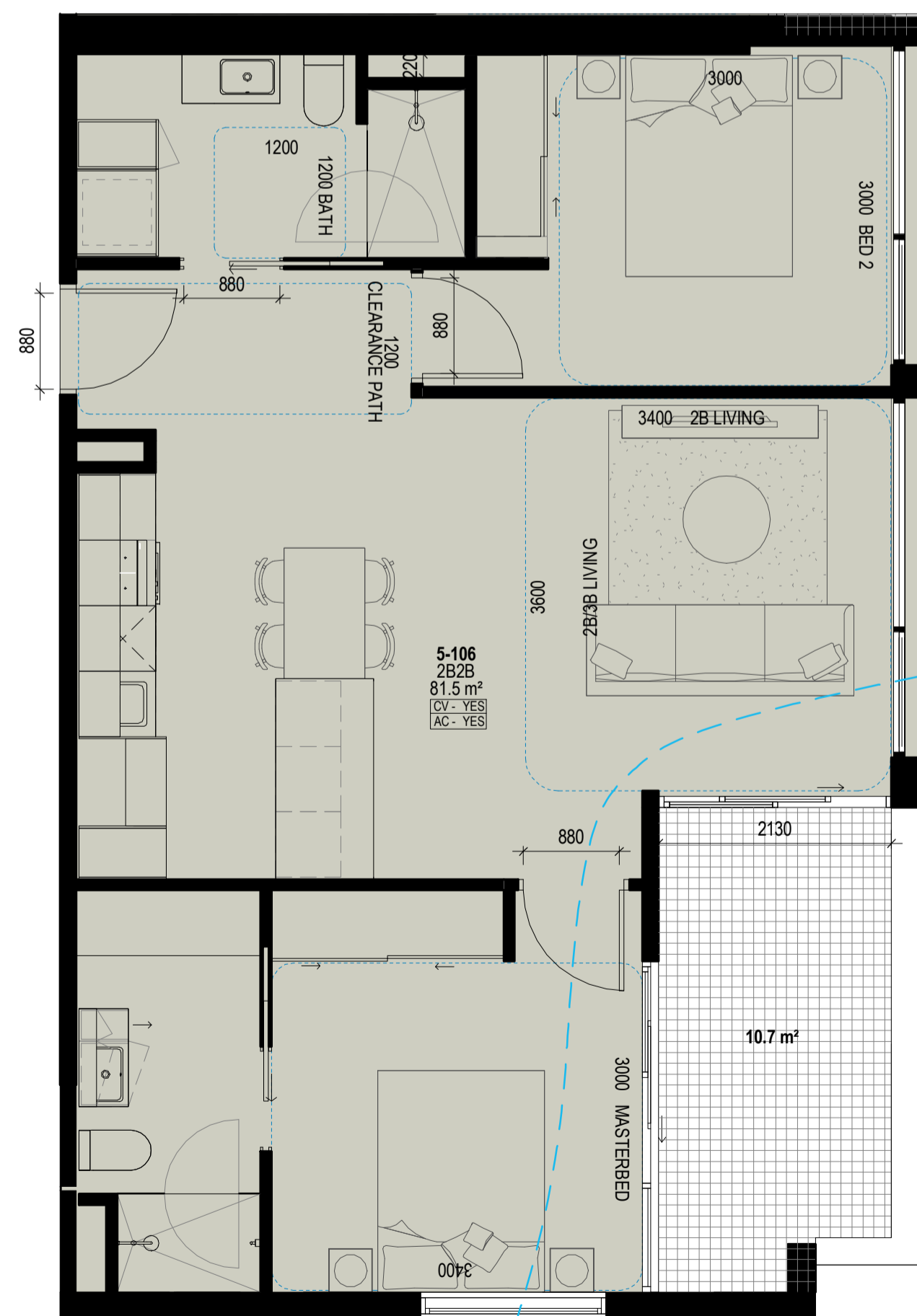
APT TYPE_BLD 5_2 BED 1 BATH 1 STUDY
1:50

- 1 INSTANCE
- INTERNAL 14 m³
(overall storage = 14 m³)
 - Type A
 - 9 m



KEY PLAN

- CROSS-VENTILATED APARTMENT
- EXTERNAL STORAGE CAGE REQUIRED
- ACCESSIBLE APARTMENT



APT TYPE_BLD 5_2 BED 2 BATH_TYPE A
1:50

- 1 INSTANCE
- INTERNAL 12.77 m³
EXTERNAL 3 m³
(overall storage = 15.77 m³)
 - Type A
 - 8 m



APT TYPE_BLD 5_2 BED 2 BATH_TYPE B

- 1 INSTANCE
- INTERNAL 9.99 m³
EXTERNAL 4.5 m³
(overall storage = 14.49 m³)
 - Type A

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

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402-432 MACAULAY ROAD

Project Address
402-432 MACAULAY RD,
KENSINGTON

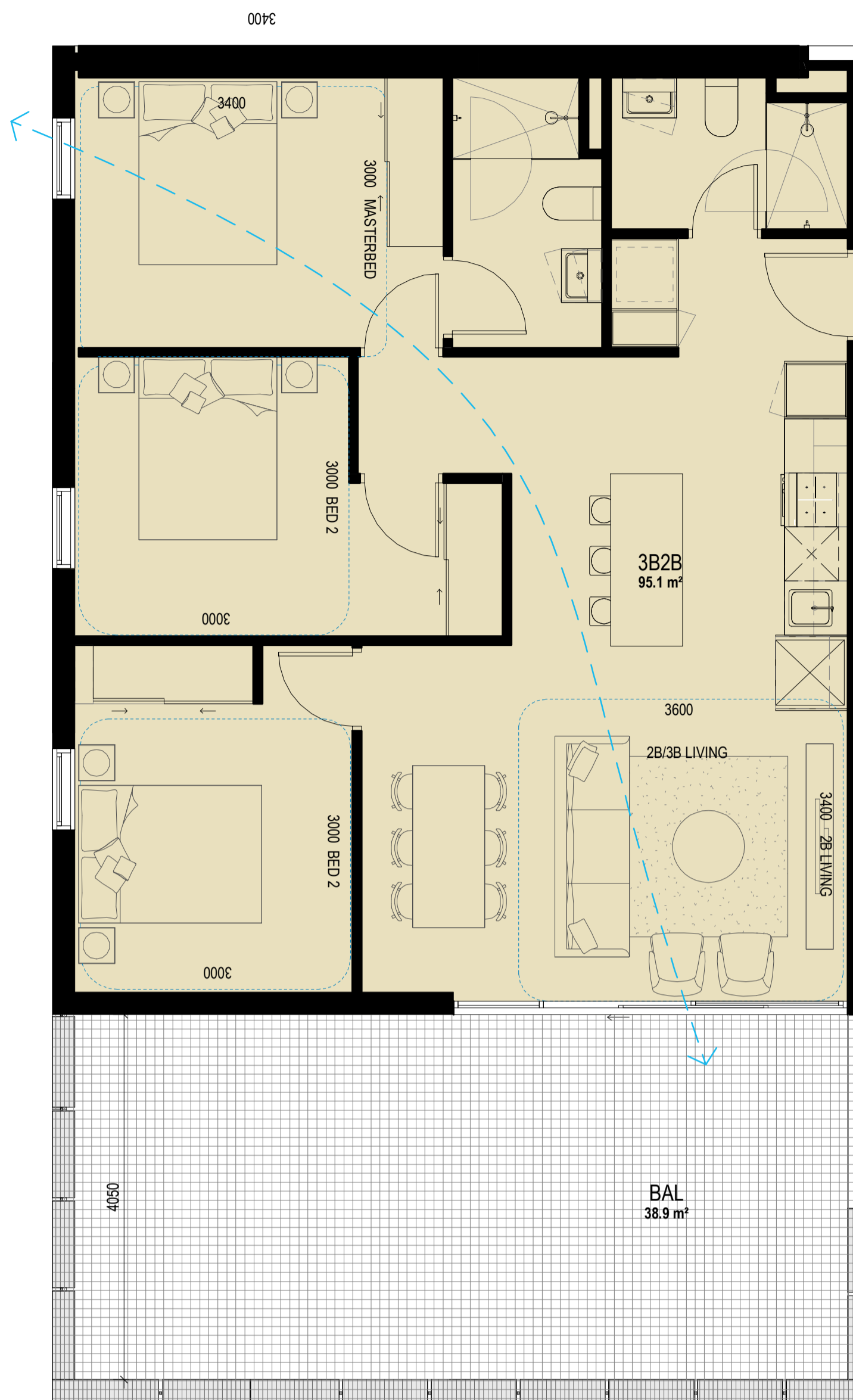
Drawing Title
TYPICAL APARTMENT LAYOUT_BLD 5

Status
TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
KCTP	CL/TG	18/03/2022 9:14:08 PM	As indicated @A1

Project No	Drawing No	Revision
2492	TP10.16	B

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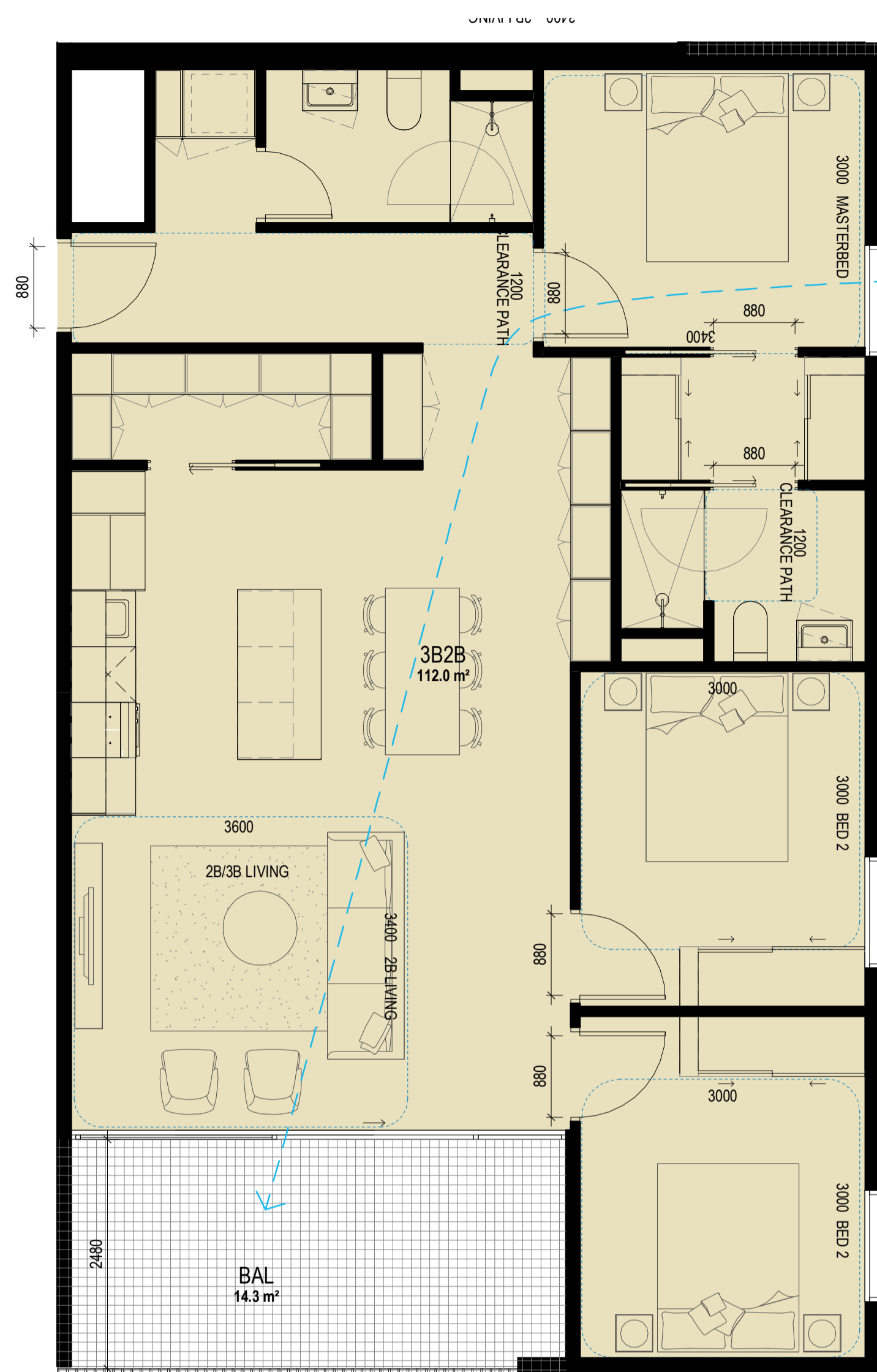
APT TYPE_BLD 5_3B2B_TYPE A

1 : 50
 INTERNAL 12.84 m³
 EXTERNAL 6 m³
 (overall storage = 18.84 m³)



13 m

1 INSTANCE



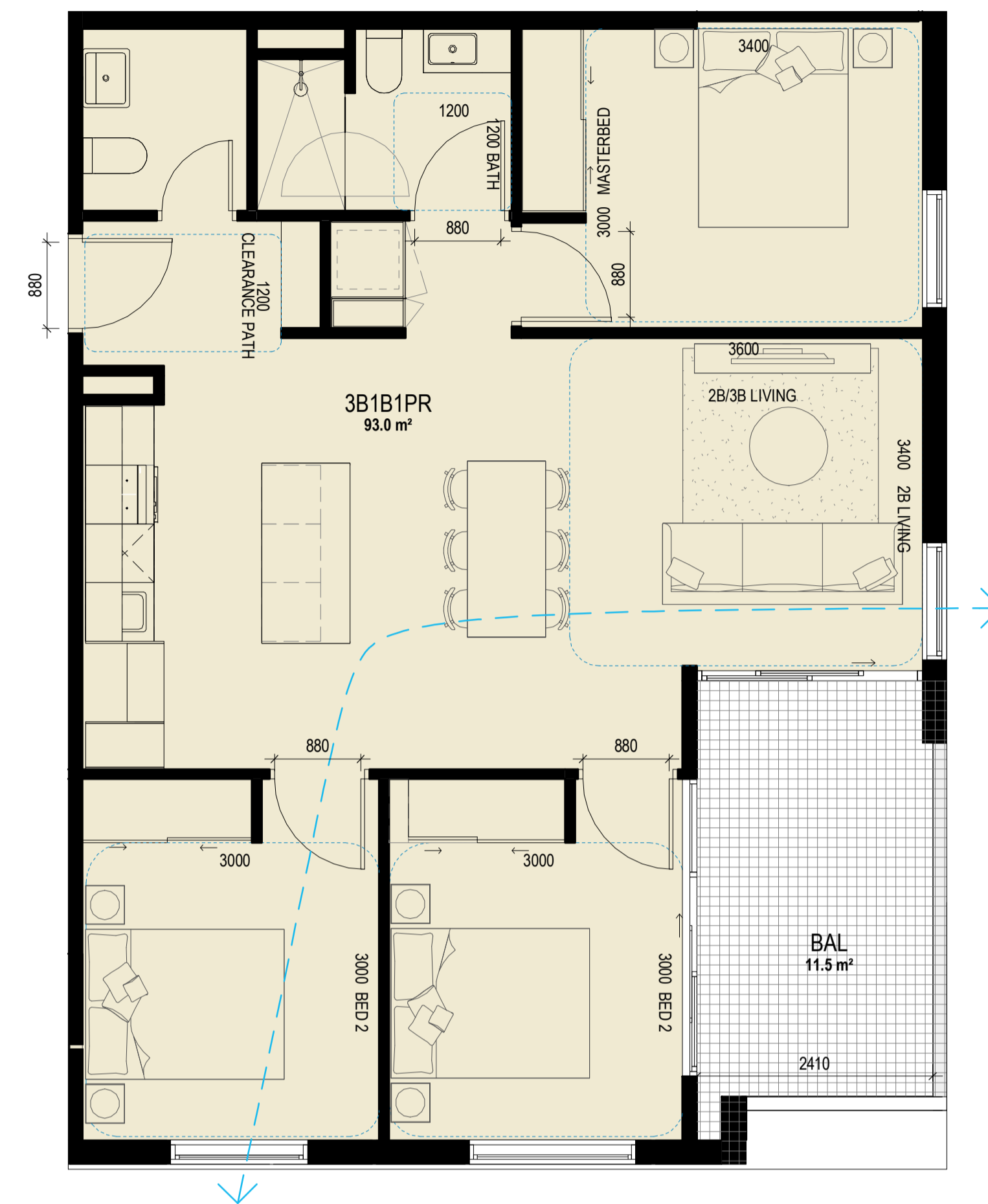
APT TYPE_BLD 5_3B2B_TYPE B

1 : 50
 INTERNAL 22.40 m³
 (overall storage = 22.40 m³)



14 m

1 INSTANCE



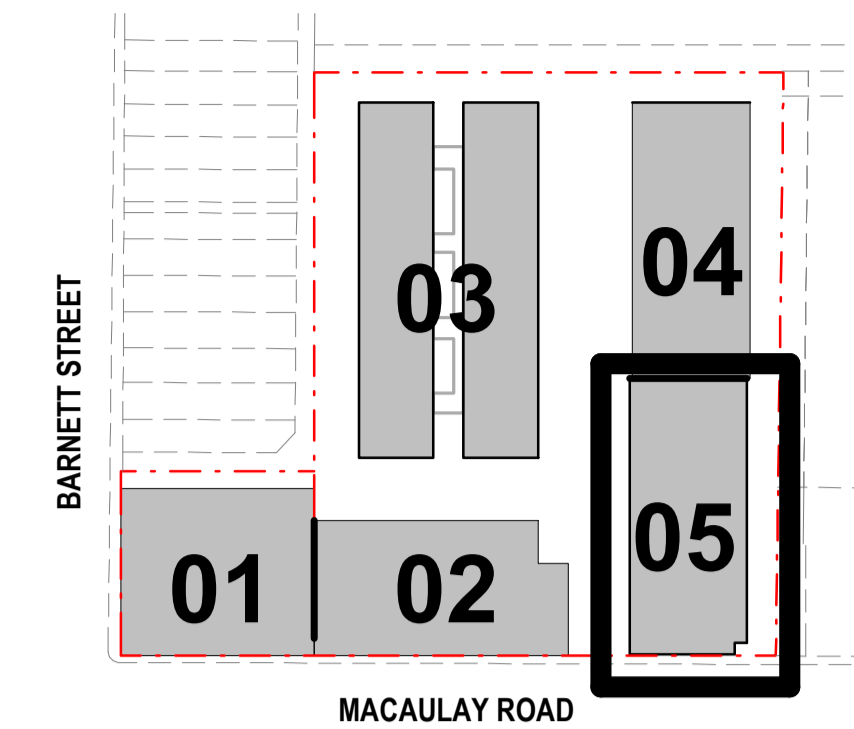
APT TYPE_BLD 5_3 BED 1 BATH 1 POWDER ROOM

4 INSTANCES




INTERNAL 12.74 m³
 EXTERNAL 6 m³
 (overall storage = 18.74 m³)



12 m



KEY PLAN

-  CROSS-VENTILATED APARTMENT
-  EXTERNAL STORAGE CAGE REQUIRED
-  ACCESSIBLE APARTMENT

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
 TYPICAL APARTMENT LAYOUT_BLD
 5

Status
 TOWN PLANNING

Drawn By	Checked By	Date Printed	Scale
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Project No	Drawing No	Revision
2492	TP10.17	B

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Date: 09 Mar 2022
(TP RFI_Final R01)

402-432 Macaulay Road, Kensington



Building 01 - KTA	APARTMENTS MIX						Total	AREAS (m ²)					Communal External	Communal Internal
	Studio1B/LW (40-45m ²)	1B1B (50m ² -55m ²)	2B1B (62-65m ²)	2B2B (73m ²)	3B1B (86-90m ²)	3B2B (98-100m ²)		NLA Retail	NLA Residential	Balcony	GFA (including balcony)			
Basement														
Ground	5	0	0	0	0	0	5	281.6	267.6	40.5	910.0			
Level 1	1	0	1	3	3	0	8		616.3	85.4	915.0			
Level 2	0	0	0	5	2	0	7		517.3	96.8	860.0			
Level 3	0	3	0	3	2	0	8		523.2	86.6	870.0			
Roof														
TOTAL	6	3	1	11	7	0	28	281.6	1924.4	309.3	3555.0	0.0	0.0	
MIX %	21%	11%	4%	39%	25%	0%	100%	* based on PCA measurement	* based on PCA as NSA measurement		* total excluding basement carparking GFA			
Accessible Apartment:	22													
Cross-Vented Apartment:	27													

Building 02 - KTA	APARTMENTS MIX						Total	AREAS (m ²)					Communal External	Communal Internal
	Studio1B (40-45m ²)	1B1B (50m ² -55m ²)	2B1B (62-65m ²)	2B2B (73m ²)	3B1B (86-90m ²)	3B2B (98-100m ²)		NLA Retail	NLA Residential	Balcony	GFA (including balcony)			
Basement														
Ground							8	619			1090.0	70.0	323.9	
Level 1	1	0	4	1	0	2	8		642.1	88.6	865.0			
Level 2	1	0	4	1	0	2	8		642.2	88.4	865.0			
Level 3	1	0	4	1	0	2	8		642.2	88.4	865.0			
Level 4	1	0	4	1	0	2	8		642.2	88.4	865.0			
Level 5	1	0	4	1	0	2	8		642.2	88.4	865.0			
Level 6	1	0	2	1	0	2	6		464.7	66.8	865.0			
Level 7	1	0	2	1	0	2	6		464.7	66.8	865.0			
Roof														
TOTAL	7	0	24	7	0	14	52	619.0	4140.3	575.8	6920.0	70.0	323.9	
MIX %	13%	0%	46%	13%	0%	27%	100%	* based on PCA measurement	* based on PCA as NSA measurement		* total excluding basement carparking GFA			
Accessible Apartment:	45													
Cross-Vented Apartment:	23													

Building 03	APARTMENTS MIX						Total	AREAS (m ²)					Communal External	Communal Internal
	Studio1B (40-45m ²)	1B1B (50m ² -55m ²)	2B1B (62-65m ²)	2B2B (73m ²)	3B1BPR (86-90m ²)	3B2B (98-100m ²)		NLA Retail	NLA Residential	Balcony	GFA (including balcony)			
Basement														
Ground	1	0	7	3	0	4	15		1145.7	407.4	1885.0			
Level 1	1	0	7	3	0	4	15		1143.4	172.2	1540.0			
Level 2	1	0	7	3	0	4	15		1143.2	172.3	1535.6			
Level 3	1	0	7	3	0	4	15		1143.6	171.7	1540.0			
Level 4	1	0	7	3	0	4	15		1143.6	171.9	1540.0			
Level 5	1	0	7	0	0	4	12		940.7	191.7	1344.3			
Level 6	1	0	7	0	4	0	12		894.4	136.1	1243.0			
Level 7	1	0	7	0	0	0	8		515.9	80.6	813.2	293.4		
Roof											37.0	111.5		
TOTAL	8	0	56	15	4	24	107	0.0	8070.5	1503.9	11478.1	404.9	0.0	
MIX %	7%	0%	52%	14%	4%	22%	100%	* based on PCA measurement	* based on PCA as NSA measurement		* total excluding basement carparking GFA			
Accessible Apartment:	107													
Cross-Vented Apartment:	107													

Building 04	APARTMENTS MIX						Total	AREAS (m ²)					Communal External	Communal Internal
	Studio1B (40-45m ²)	1B1B / 1B1B1S (50m ² -55m ²)	2B1B (62-65m ²)	2B2B (73m ²)	3B1B (86-90m ²)	3B2B (98-100m ²)		NLA Retail	NLA Residential	Balcony	GFA (including balcony)			
Basement														
Ground	3	2	2	0	0	0	7		362.4	167.6	876.5			181.8
Level 1	6	4	2	0	0	0	12		591.4	98.0	801.2			
Level 2	5	4	3	1	0	0	13		680.3	113.0	904.6			
Level 3	5	4	3	1	0	0	13		680.3	113.0	904.6			
Level 4	5	4	3	1	0	0	13		680.3	113.0	904.6			
Level 5	5	4	3	1	0	0	13		680.3	113.0	904.6			
Level 6	5	4	3	1	0	0	13		681.6	113.0	904.6			
Level 7	5	4	3	1	0	0	13		680.2	113.0	904.6			
Roof														
TOTAL	39	30	22	6	0	0	97	0.0	5036.8	943.6	7134.6	311.1	181.8	
MIX %	40%	31%	23%	6%	0%	0%	100%	* based on PCA measurement	* based on PCA as NSA measurement		* total excluding basement carparking GFA			
Accessible Apartment:	30													
Cross-Vented Apartment:	16													

Building 05	APARTMENTS MIX						Total	AREAS (m ²)					Communal External	Communal Internal
	Studio1B (40-45m ²)	1B1B (50m ² -55m ²)	2B1B / 2B1B1S (62-65m ²)	2B2B (73m ²)	3B1BPR (86-90m ²)	3B2B (98-100m ²)		NLA Retail	NLA Residential	Balcony	GFA (including balcony)			
Basement														
Ground							9	659.6			920.4			
Level 1	1	5	1	2	0	0	9		531.7	83.8	718.8			
Level 2	1	8	2	0	1	0	12		694.6	107.6	909.8			
Level 3	1	8	2	0	1	0	12		694.6	107.6	909.8			
Level 4	1	8	2	0	1	0	12		694.6	107.6	909.8			
Level 5	1	8	2	0	1	0	12		694.6	107.6	909.8			
Level 6	1	6	3	0	0	1	11		646.2	155.4	903.6			
Level 7	1	5	3	0	0	1	10		627.6	96.4	829.7			
Roof														
TOTAL	7	48	15	2	4	2	78	659.6	4583.9	766.0	7040.5	212.6	0.0	
MIX %	9%	62%	19%	3%	5%	3%	100%	* based on PCA measurement	* based on PCA as NSA measurement		* total excluding basement carparking GFA			
Accessible Apartment:	55													
Cross-Vented Apartment:	14													

Overall Site Summary	APARTMENTS MIX						Total	AREAS (m ²)					Communal External	Communal Internal
	Studio1B (40-45m ²)	1B1B (50m ²)	2B1B (62-65m ²)	2B2B (73m ²)	3B1B (86-90m ²)	3B2B (98-100m ²)		NLA Retail	NLA Residential	Balcony	GFA (including balcony)			
Basement														
Ground	9	2	9	3	0	4	27		1775.7	615.5	5681.9	2061.5	505.7	
Level 1	10	9	15	9	3	6	52		3524.9	528.0	4840.0			
Level 2	8	12	16	10	3	6	55		3677.6	578.1	5075.0			
Level 3	8	15	16	8	3	6	56		3683.9	567.3	5089.4			
Level 4	8	12	16	5	1	6	48		3160.7	480.9	4219.4			
Level 5	8	12	16	2	1	6	45		2957.8	500.7	4023.7			
Level 6	8	10	15	2	4	3	42		2686.9	471.3	3916.2			
Level 7	8	9	15	2	0	3	37		2288.4	479.1	3187.5	293.4		
Roof														
TOTAL	67	81	118	41	15	40	362	1560.2	23755.9	4220.9	43495.4	2990.1	505.7	
MIX %	19%	22%	33%	11%	4%	11%	100%	* based on PCA measurement	* based on PCA as NSA measurement	* based on Bm ² for 1B & 2B and 12m ² for 3B				
Accessible Apartment:	259	72%	> at least 50% of dwellings											
Cross-Vented Apartment:	187	52%	> at least 40% in compliance with BADA											

Totals	m ²
Total Site Area (m ²)	8393.6
Total NLA	25822
Total Car Parking	161
Total Residential Car Parking	148
Total Retail Car Parking	13
Bicycle Parking	338
Motorcycle Park	10
Shared Open Space	2990.1
Extent of Deep Planting	650

Note:
 The information presented herein is preliminary.
 It will require further advice from a professional planning consultant and other consultants and is subject to approval from the relevant Statutory Authorities.
 Accurate survey information will be required from a licensed land surveyor. Any information shown to date shall be subject to confirmation by a licensed land surveyor.
 Floor areas shown have generally been measured using the guidelines – published by the Property Council of Australia.
 All areas and measurements shown are rounded to the nearest whole number.
 All areas shown have generally been measured from drawings produced at the yield study stage and are approximate and for illustrative purposes only.
 Further development of this design will require information produced by a number of specialist consultants.
 This information, together with other considerations, such as the requirements of relevant statutory authorities, construction tolerances and the like, and/or changes requested by the client, may result in significant changes to the information presented.
 Hayball accepts no legal responsibility for any decision, commercial or otherwise, made on the basis of the information presented.

DELEGATE REPORT

MINISTERIAL PLANNING REFERRAL

Application number:	TPM-2021-19
DELWP Application number:	PA2101309
Applicant	Assemble Communities Pty Ltd c/- Planning & Property Partners Pty Ltd
Owner	Thulimbah Nominees Pty Ltd
Architect:	Hayball & KTA
Address:	402-432 & 434-444 Macaulay Road, KENSINGTON VIC 3031
Proposal:	Use and development of the land for a mixed use development, comprising multi-level apartment buildings, office, retail premises and a supermarket and reduction in the provision of car parking
Cost of works:	\$82.5 Million
Date received by City of Melbourne:	23 September 2021
Responsible officer:	Markus Tschech

1. SUBJECT SITE AND SURROUNDS

1.1. The Site

The subject site is located on the north-eastern corner of the Macaulay Road and Barnett Street intersection. It is described as 402-432 and 434-444 Macaulay Road, Kensington and comprises four separate titles, as listed below:

- Lot 1 on Title Plan 335805Y. Volume 8507 Folio 456.
- Lots 1 and 2 on Title Plan 138224U. Volume 9792 Folio 469.
- Land in Plan of Consolidation 108825. Volume 9346 Folio 990.

The Site is of an 'L' shape, with a principal frontage of approximately 108 metres to Macaulay Road; a western frontage of approximately 30.5 metres to Barnett Street; and a combined frontage of approximately 66 metres to a Council Laneway 167 located to the northern boundary of the 434-444 Macaulay Road property and western boundary of 402-432 Macaulay Road. The site has a maximum depth of approximately 96.5 metres along its eastern boundary and an overall area of approximately 8,393 square metres.

The land falls approximately four metres from the south-west to north-eastern corners, though the majority of the fall is contained to the south-western corner of the site.

The land is developed with a series of large industrial / warehouse buildings at 402-432 Macaulay Road, and two smaller scale commercial / industrial brick buildings at 434-444 Macaulay Road.

Off-street car parking is provided at-grade within each of the existing properties, which are afforded with separate vehicle access to Macaulay Road and an 'exit only' crossover provided to Barnett Street for the 434-444 Macaulay Road property.

The site is affected by a party-wall easement at the eastern end of its northern boundary as it relates to the property at 70 Robertson Street.

An inspection of the site and surrounding area was undertaken on 28 March 2022.

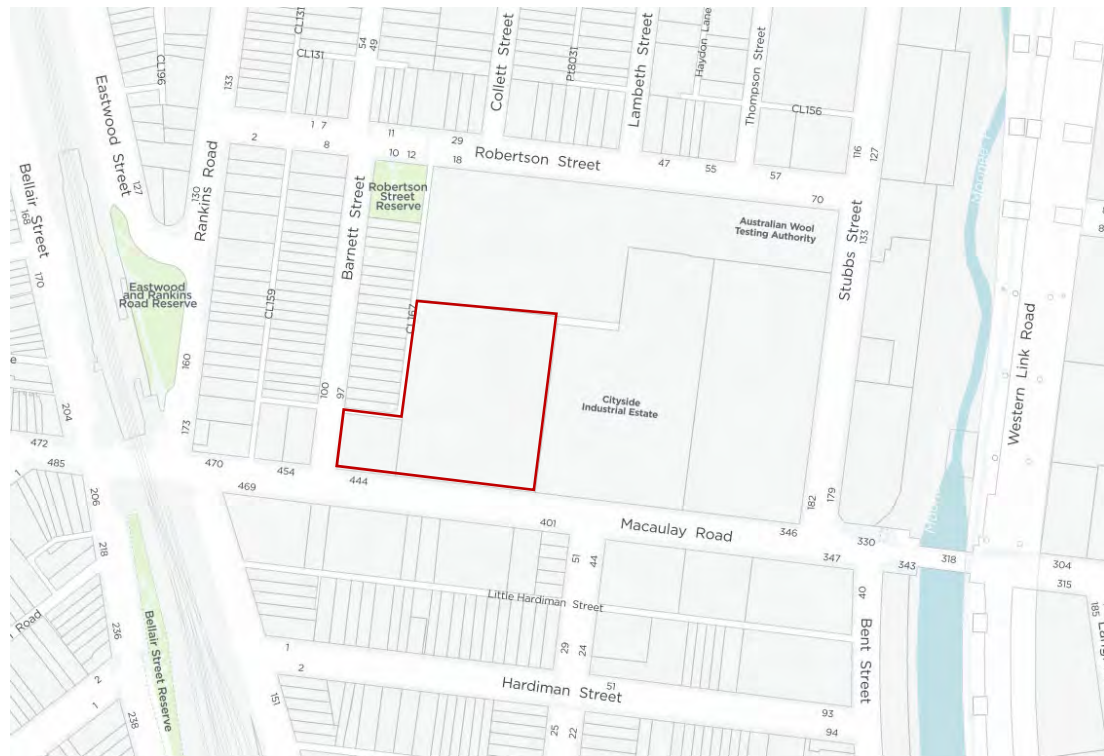


Figure 1 - Site Context Map



Figure 2 - MetroMap Aerial Photo of site. Captured on 20 July 2022



Figure 3 – View north-west across site, from Macaulay Road. Captured on 28 March 2022



Figure 4 - View north-east across site, from Macaulay Road. Captured on 28 March 2022



Figure 5 - View north along Council Laneway 167 with subject site on right. Captured on 28 March 2022

1.2. Surrounds

The subject site is located within the Macaulay Urban Renewal Area, which is primarily characterised by low-density manufacturing, wholesale and storage activities. It straddles the north-western edge of the Central City area and while there are several large underutilised industrial sites, the renewal area is recognised as being in transition; undergoing extensive redevelopment that will transform former industrial sites either side of the Moonee Ponds Creek.

The city block bound by Macaulay Road, Stubbs Street, Robertson Street and Barnett Street comprises five large parcels of land used for light industry, with a total of 18 residential properties and the Robertson Street Reserve fronting Barnett Street. Relevantly, the land at 346-350 Macaulay Road benefits from Ministerial Planning Permit PA1900727 for a large mixed use development comprising multiple eight storey buildings, containing apartments and non-residential uses along Macaulay Road.

The site is well served by public transport, including Macaulay Train Station 250 metres east, Kensington Train Station 110 metres west and Bus Route #402 that stops approximately 50 metres to the east of the site and connects Footscray Train Station and East Melbourne.

In terms of direct abutments:

- Adjoining the site to the **north**, at 18-76 Robertson Street, are a collection of single and double storey commercial / industrial buildings with a frontage of approximately 220 metres to Robertson Street. Two of the warehouse buildings on the land are built to the common boundary.
- Opposite Council Laneway 167 to the **north and west**, at nos. 77-97 are a series of single storey Victorian-era dwellings that are mostly built to one side boundary, set back between approximately four and eight metres from the rear boundary and gain vehicular access via the rear laneway.
- Directly to the **south** of the site is Macaulay Road, which is a dual carriageway road, with bicycle lanes and on-street parking available on both sides.

Across Macaulay Road to the south are an assortment of buildings, varying from single storey service industry to large warehouse buildings and a six storey mixed use building comprising primarily apartments.

- Adjoining the site to the **east**, at 352 Macaulay Road, is a large warehouse complex consisting of six double storey concrete units. A double storey concrete building characterises the majority of the common boundary, with a large portion of the site dedicated to car parking and circulation.

Council has received notice of Ministerial Planning Application PA2201709 for a large mixed use development comprising apartments and retail premises in an eight storey building. This application is in its initial stages of assessment by both the Department of Environment, Land, Water and Planning (DELWP) and Council. Relevantly, the current proposal includes a 10.2 metre wide road along the common property boundary, which would permit secondary vehicular access into the subject site. A ground level plan extract of the proposal is reproduced at Figure 7 on the following page.



Figure 6 - View of single storey dwellings east along Barnett Street, with subject site on right. Captured on 28 March 2022

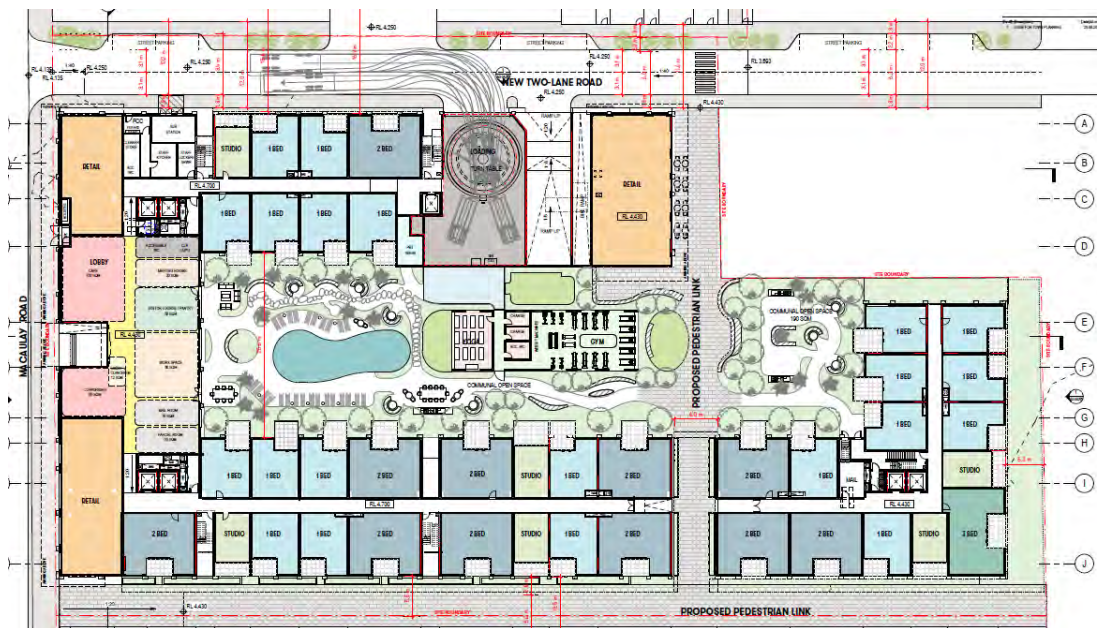


Figure 7 - Ground Level Plan extract of Ministerial Planning Application PA2201709. From Drawing AD-DA100

2. BACKGROUND AND HISTORY

2.1. Pre-application discussions (PAM-2021-152)

The permit applicant met with DELWP and Council Officers on 31 March 2021 to discuss the proposal.

Key matters raised at the meeting included:

- General support for the provision of affordable housing and built-to-rent (BTR).
- General support for the use of multiple architects.

- A need to reduce the contiguous mass of the buildings along the eastern and western boundaries.
- Wind and shadow impacts require careful consideration.

2.2. Planning application history

There is no relevant planning application history for the subject site.

3. THE PROPOSAL

The application seeks planning permission for the use and development of the land for mixed use development, including a supermarket and food and drink premises, comprising five different buildings up to eight storeys in height.

The five buildings would be located above a single basement, and be separated by through-block links and landscaped open space. Buildings 1 & 2 and 4 & 5 are joined at level 2, reducing the number of separated buildings to three at such point.

Each of the buildings adopts a distinct design language, appearance and materiality, with individual pedestrian access points.

A total of 362 apartments are proposed in a mix of studio, one, two and three bedroom typologies, with a 660 m² supermarket in the south-east corner of the site and a row of four retail / office / food and drink tenancies along the Macaulay Road frontage.

The dwellings would be delivered through a built-to-rent (BTR) social and affordable housing pathway, with 20 per cent of the total dwellings provided as social housing.

The basement, as well as a separate loading / unloading area for the supermarket, and another for waste collection is proposed to be accessed via a crossover to Macaulay Road.

To aid in pedestrian and cyclist connectivity between the site and surrounding redevelopment sites, the project incorporates an open central north-south link, an open east-west link along the northern boundary, and a covered north-south link between Macaulay Road and Council Laneway 167. All laneways are proposed to remain private, with section 173 Agreements guaranteeing 24 hour public access.

The plans that have been considered in this assessment are those prepared by Hayball, Kerstin Thompson Architects (KTA) and Justine Burns Landscape Architecture (JBLA) dated 18 March & 16 May 2022 (Drawings TP00.01 –TP10.17).

Details of the proposal can be summarised as follows:

Gross Floor Area (GFA)	43,495.4 m ²
Floor Area Ratio (FAR)	5.18 : 1
Building height	<p>Building 1: 4 storeys / 16.7 metres</p> <p>Building 2: 8 storeys / 27.2 metres</p> <p>Building 3: 8 storeys / 28.3 metres</p> <p>Building 4: 8 storeys / 28.4 metres</p> <p>Building 5: 8 storeys / 26.3 metres</p>
Setbacks	<p>North (side boundary)</p> <p><i>Building 3</i></p> <ul style="list-style-type: none"> ▪ All levels: 5 metres <p><i>Building 4</i></p> <ul style="list-style-type: none"> ▪ All levels: 3.9 metres (with balconies built closer to the boundary)

	<p>South (Macaulay Road)</p> <p><i>Building 1</i></p> <ul style="list-style-type: none"> ▪ All levels: 0 metres <p><i>Building 2</i></p> <ul style="list-style-type: none"> ▪ Ground - Level 5: 0 metres ▪ Levels 6-7: 4.55 metres <p><i>Building 3</i></p> <ul style="list-style-type: none"> ▪ Ground - Level 5: 0 metres ▪ Levels 6-7: 4.3 metres <p>East (side boundary)</p> <p><i>Building 4</i></p> <ul style="list-style-type: none"> ▪ Ground - Level 7: 5 metres <p><i>Building 5</i></p> <ul style="list-style-type: none"> ▪ Ground: 4.95 metres ▪ Level 1: 5.2 metres ▪ Levels 2-7: 5 metres <p>West (Barnett Street)</p> <p><i>Building 1</i></p> <ul style="list-style-type: none"> ▪ All levels: 0 metres <p>West (Council Laneway)</p> <p><i>Building 3</i></p> <ul style="list-style-type: none"> ▪ Ground – Level 4: 8.2 metres ▪ Levels 5 - 7: 13 metres (with balconies built closer to the boundary)
Dwelling mix	<ul style="list-style-type: none"> ▪ Studio: 67 (19%) ▪ One-bedroom: 81 (22%) ▪ Two-bedroom: 159 (44%) ▪ Three-bedroom: 55 (15%) ▪ Total: 362
Affordable Housing	<p>An affordable housing offer of either:</p> <ul style="list-style-type: none"> ▪ Unencumbered ownership of 6% of the total number of dwellings (rounded to the nearest whole number) to be sold to the registered housing agency for a percentage of market value that will deliver an equivalent economic outcome to clause the dot point below; or ▪ Unencumbered ownership of 2% of the total number of dwellings (rounded to the nearest whole number) to be transferred to the registered housing agency for nil consideration; or ▪ Management of 20% of the total number of dwellings (rounded to the nearest whole number) to be assumed by the registered housing agency for leasing as affordable housing for no less than 13 years from the date of the building's occupancy.
Communal areas	<ul style="list-style-type: none"> ▪ Internal (co-working spaces, offices & lounges): 506 m² ▪ External (landscaped open space & roof terraces): 2,990 m²
Pedestrian links	<ul style="list-style-type: none"> ▪ North-south through the centre of the site.

	<ul style="list-style-type: none"> ▪ North-south between buildings 1 & 2. ▪ East-west along the northern boundary
Commercial floor space	<ul style="list-style-type: none"> ▪ Supermarket: 660 m² ▪ Office: 412 m² ▪ Retail: 293 m² ▪ Food and drink: 196 m² ▪ Total: 1,560 m²
Deep Soil	650 m ² (7.7%)
Car parking	161
Motorcycle spaces	10
Bicycle parking	338
Storage cages	207
Vehicle access / egress	Vehicle access / egress via a crossover on Macaulay Road adjoining the eastern boundary.
Loading / unloading	Separate supermarket loading / unloading and waste collection areas accessed via a driveway adjoining the eastern boundary.

Relevant extracts of the proposed development are provided on the following pages.



Figure 8 - 3D Render of proposal from Macaulay Road



Figure 9 - 3D Render of proposal from Barnett Street



Figure 10 - 3D Render of Eastern Elevation



Figure 11 - 3D Render of view south along the central courtyard