

467-473 NEERIM ROAD MURRUMBEENA VIC 3163 AUSTRALIA

FACADE STRATEGY

FACADE STRATEGY

DRAWING NUMBER	DRAWING NAME	REV
TP5000	FACADE STRATEGY - COVER SHEET	B [△]
TP5001	FACADE STRATEGY	A
TP5002	FACADE MAINTENANCE	A
TP5003	MATERIALS PALETTE	A
TP5004	TYPICAL FACADE DETAILS 01	A
TP5005	TYPICAL FACADE DETAILS 02	A
TP5006	TYPICAL FACADE DETAILS 03	A
TP5007	TYPICAL FACADE DETAILS 04	A
TP5008	TYPICAL FACADE DETAILS 05	A
TP5009	TYPICAL FACADE DETAILS 06	A
TP5010	FACADE STRATEGY - SOUTH FACADE	A [△]

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ADVERTISED PLAN

REVISION	DATE	REVISION	DATE
1	21/02/2026		
2	23/04/2026		

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Project Number
230022
Client
MAKE.
Project Name
467-473 Neerim Rd Murrumbena
Site Address
467-473 NEERIM ROAD MURRUMBEENA VIC 3163 AUSTRALIA

Drawing Name
FACADE STRATEGY - COVER SHEET
Date
23/04/2026
Status
TOWN PLANNING

Scale
@ A1
Drawing Number
TP5000

Revision
B

DEVELOPMENT TO BE IN ACCORDANCE WITH ENDORSED SUSTAINABILITY MANAGEMENT PLAN, FACADE STRATEGY, LANDSCAPE PLAN, CAR PARKING AND TRAFFIC MANAGEMENT PLAN, WASTE MANAGEMENT PLAN AND ACOUSTIC REPORT.

MATERIALS AND OVERALL BUILDING EXPRESSION NOT TO CAUSE SPECULAR LIGHT REFLECTANCE GREATER THAN 15 PER CENT FOR ALL EXTERNAL BUILDING GLAZING AND METALLIC AND MIRROR-LIKE CLADDING MATERIALS AND FINISHES WHEN MEASURED AT AN ANGLE OF 90 DEGREES TO THE SURFACE OF THE MATERIAL (NORMAL INCIDENCE), EXCEPT WITH THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.

FACADE TO BE MAINTAINED AND CLEANED BY ACCESS FROM ROOF. CERTIFIED SAFETY ACCESS SPECIALIST TO DESIGN AND INSTALL FULL BUILDING SAFETY ACCESS AND FALL PROTECTION SYSTEM, INCLUDING GUARDRAILS, ROOF ANCHOR POINTS AND DAVIT ARMS AS REQUIRED



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EXAMPLE PRECEDENT THAT DEMONSTRATE THE INTENDED DESIGN OUTCOME. BALUSTRADE METALWORK, TEXTURED CONCRETE. PROJECT: NIGHTINGALE EVERGREEN. ARCHITECT: CLAIRE COUSINS. PHOTO: TOM ROSS.

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ADVERTISED PLAN

FACADE STRATEGY

THE FACADE STRATEGY RESPONDS TO THE FINE-GRAIN CHARACTER OF THE MURRUMBEENA VILLAGE BY MODULATING THE BUILDING FORM INTO A SERIES OF VERTICALLY ARTICULATED FACADE BLOCKS, REDUCING THE PERCEPTION OF SCALE AND REINFORCING STREETSCAPE RHYTHM. A DELIBERATELY RESTRAINED MATERIAL SELECTION IS ENRICHED THROUGH CONTROLLED VARIATION IN COLOUR AND TEXTURE, APPLIED CONSISTENTLY ACROSS ALL ELEVATIONS TO ENSURE A COHESIVE ARCHITECTURAL EXPRESSION WHEN VIEWED "IN THE ROUND."

ALONG NEERIM ROAD AND THE NORTHERN INTERFACE, THE GROUND FLOOR ESTABLISHES A STRONG AND ACTIVE STREET EDGE, WITH A HIGH PROPORTION OF GLAZED RETAIL AND LOBBY FRONTAGES REINFORCING THE SITE'S ROLE WITHIN THE MURRUMBEENA ACTIVITY CENTRE. THE STREET WALL VARIES BETWEEN FIVE AND SEVEN STOREYS IN RESPONSE TO STREET WIDTH, ADJACENT BUILDING HEIGHTS, AND THE FINE-GRAIN RHYTHM OF THE VILLAGE.

A LAYERED USE OF CONCRETE IN COLUMNS, TILE AND TEXTURED CONCRETE INTRODUCES COLOUR, DEPTH, AND HUMAN SCALE TO GROUND LEVELS, DRAWING FROM THE MID-WAR RED BRICK AND POST-WARELECTIC CHARACTER OF THE SURROUNDING CONTEXT. CONCRETE SURFACES ARE FINISHED WITH MINERAL PAINT, PROVIDING AN INTEGRAL, LOW-MAINTENANCE FINISH WITH LONG-TERM DURABILITY. DURABLE, HARD-WEARING MATERIALS AT GROUND LEVEL SUPPORT LONG-TERM RESILIENCE IN HIGH-TRAFFIC AND PUBLIC-FACING AREAS.

THE UPPER RESIDENTIAL FORMS INTRODUCE LIGHTER-WEIGHT MATERIALS, INCLUDING LOW-MAINTENANCE METAL CLADDING, LIMITED AMOUNT OF FIBRE CEMENT WITH PAINT FINISH FOR DURABILITY AND PALISSADE BALUSTRADES THAT SOFTEN THE UPPER LEVELS AND ENHANCE THE BUILDING'S VERTICAL EXPRESSION. SLIGHTLY RECESSED LIGHT GREY BALCONIES BREAK DOWN THE LENGTH OF THE COLOURED FACADE, WHILE VARIATIONS IN COLOUR ARTICULATE THE SCALE OF INDIVIDUAL BUILDING ELEMENTS.

A CLEAR SEPARATION BETWEEN THE TWO UPPER BUILT FORMS ESTABLISHES TWO CONNECTED RESIDENTIAL COMMUNITIES AND ENABLES THE INSERTION OF A NORTH-FACING COMMUNAL SPACE AT LEVEL 5. THIS CENTRAL BREAK IS EXPRESSED ARCHITECTURALLY THROUGH CHANGES IN MATERIAL, DEPTH, AND COLOUR, ALLOWING A VISUAL BREAK AND STRENGTHENING LEGIBILITY OF THE MASSING.

THE SOUTHERN RAILWAY INTERFACE IS DESIGNED WITH EQUAL CARE, PROVIDING ACTIVATION WHERE POSSIBLE AT GROUND LEVEL AND STRONG PASSIVE SURVEILLANCE FROM UPPER-LEVEL WALKWAYS, EXPRESSED CIRCULATION ELEMENTS, INCLUDING LIFT CORES, STAIRS, SERVICES AND OPEN-AIR CORRIDORS, ARE ARTICULATED AS INTEGRAL COMPONENTS OF THE FACADE. COLOUR-BLOCKED BALUSTRADES AND VARIED CORRIDOR OPENNESS INTRODUCE RHYTHM AND VERTICALITY, WHILE REINFORCING THE BUILDING'S FUNCTIONAL LOGIC.

ACROSS ALL ELEVATIONS, THE CONSISTENT APPLICATION OF MATERIALS AND COLOUR ENSURES THE BUILDING PRESENTS AS COHESIVE, LEGIBLE, AND DURABLE, WITH HEAVIER MATERIALS GROUNDING THE BASE AND LIGHTER ELEMENTS EXPRESSING THE UPPER RESIDENTIAL FORM.

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MATERIAL LEGEND											
CF00	CONCRETE FINISH (PALE GREY)	CF09	CONCRETE PRECAST (BURGUNDY)	FC01	FIBRE CEMENT FINISH (DARK GREEN)	PC01	METALWORK / POWDERCOAT FINISH (DARK GREEN)	TL01	FEATURE TILE FINISH (GREEN)	AW01	AWNING FINISH (GREEN)
CF02	CONCRETE PRECAST (DARK GREEN)	CF10	FLUTED CONCRETE PRECAST (BURGUNDY)	FC02	FIBRE CEMENT FINISH (TERRACOTTA)	PC02	METALWORK / POWDERCOAT FINISH (TERRACOTTA)	TL02	FEATURE TILE FINISH (TERRACOTTA)	AW02	AWNING FINISH (TERRACOTTA)
CF03	FLUTED CONCRETE PRECAST (DARK GREEN)	CF11	CONCRETE PRECAST (DARK BLUE)	FC03	FIBRE CEMENT FINISH (PALE GREY)	PC03	METALWORK / POWDERCOAT FINISH (LIGHT GREY)	TL03	NOT IN USE	AW03	NOT IN USE
CF04	CONCRETE PRECAST (TERRACOTTA)	CF12	FLUTED CONCRETE PRECAST (DARK BLUE)	FC04	FIBRE CEMENT FINISH (BURGUNDY)	PC04	METALWORK / POWDERCOAT FINISH (BURGUNDY)	TL04	FEATURE TILE FINISH (BURGUNDY)	AW04	AWNING FINISH (BURGUNDY)
CF05	FLUTED CONCRETE PRECAST (TERRACOTTA)	MC01	FOLDED METAL CLADDING FINISH (MATT PALE GREY)	FC05	FIBRE CEMENT FINISH (DARK BLUE)	PC05	METALWORK / POWDERCOAT FINISH (DARK BLUE)	TL05	FEATURE TILE FINISH (BLUE)	AW05	AWNING FINISH (BLUE)
CF07	HAMMERED RIBBED CONCRETE PRECAST (PALE GREY)					PT02	PAINT FINISH (TERRACOTTA)	GS01	GLAZING SUITE FRAME (GREY) WITH CLEAR GLASS	MS01	TENSILE MESH FINISH (GREY)
						PT03	PAINT FINISH (LIGHT GREY)	GS02	GLAZING SUITE FRAME (GREY) WITH OBSCURE GLASS	MS02	DECORATIVE GATE METAL FINISH (GREY)
						PT05	PAINT FINISH (DARK BLUE)	GS03	GLASS BLOCKWORK		

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Project Number
230022

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Project Name
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Drawing Name
FACADE STRATEGY

Date
27/02/2026

Status
TOWN PLANNING

Scale
1:1 @ A1

Drawing Number
TP5001

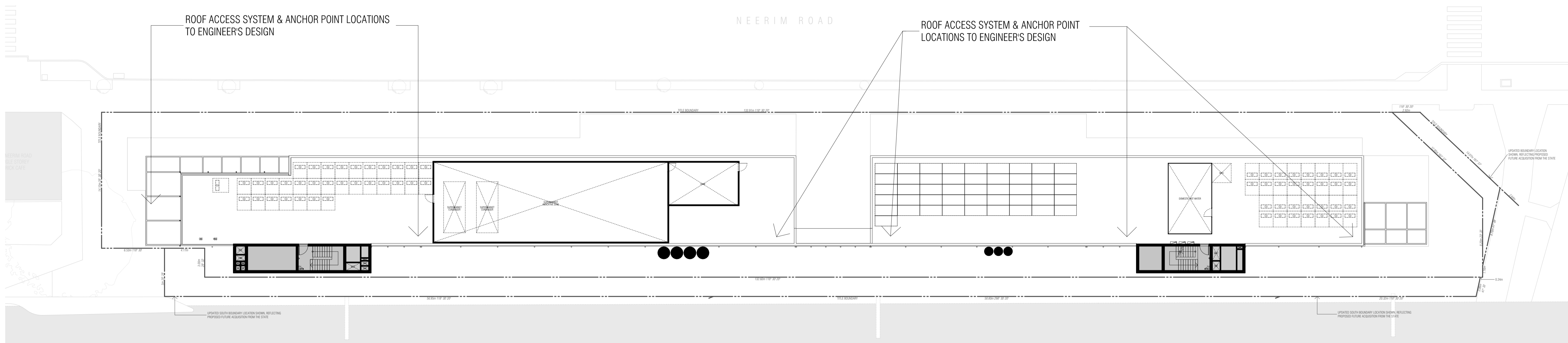
Revision
A

DEVELOPMENT TO BE IN ACCORDANCE WITH ENDORSED SUSTAINABILITY MANAGEMENT PLAN, FACADE STRATEGY, LANDSCAPE PLAN, CAR PARKING AND TRAFFIC MANAGEMENT PLAN, WASTE MANAGEMENT PLAN AND ACOUSTIC REPORT.

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FACADE MAINTENANCE

FACADE TO BE MAINTAINED AND CLEANED BY ACCESS FROM ROOF. ONGOING FACADE MAINTENANCE WILL BE UNDERTAKEN USING PERMANENT ROPE ACCESS POINTS INTEGRATED INTO THE BUILDING DESIGN.

CERTIFIED SAFETY ACCESS SPECIALIST TO DESIGN AND INSTALL FULL BUILDING SAFE ACCESS AND FALL PROTECTION SYSTEM, INCLUDING GUARDRAILS, ROOF ANCHOR POINTS AND DAVIT ARMS AS REQUIRED.

ROOF SAFETY ANCHOR POINT SYSTEMS WILL BE INSTALLED TO MAXIMISE THE SAFETY OF PEOPLE WORKING AT HEIGHTS AND PROVIDE ACCESS TO THE FACADES. THE ROOF ACCESS AND MAINTENANCE SYSTEM SHOULD MEET OR EXCEED THE REQUIREMENTS OF AS1891.4, AS5532 AND AS4488 REGULATIONS.

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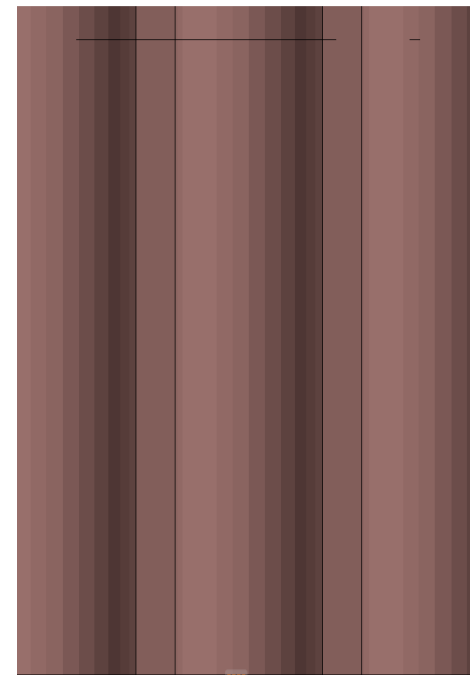
Drawing Name
FACADE MAINTENANCE
Date
27/02/2026
Status
TOWN PLANNING

Scale
1:200 @ A1
Drawing Number
TP5002
Revision
A

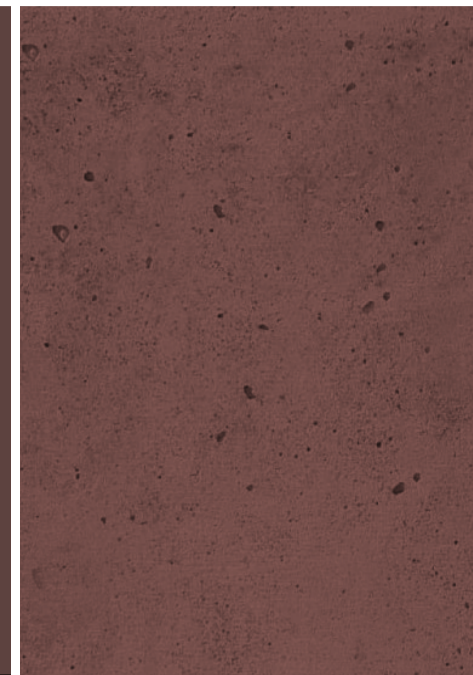
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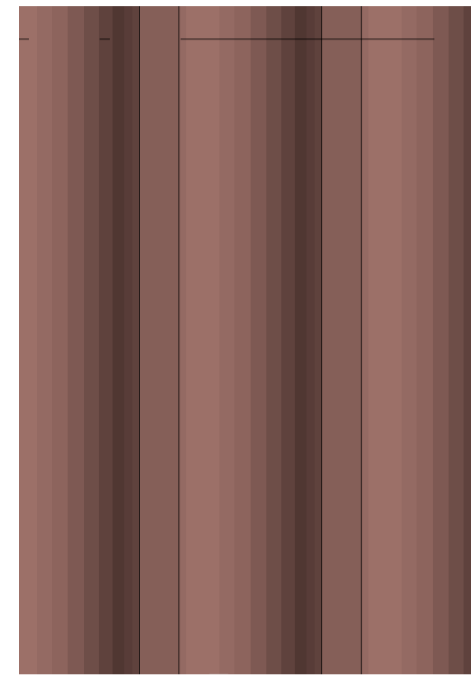
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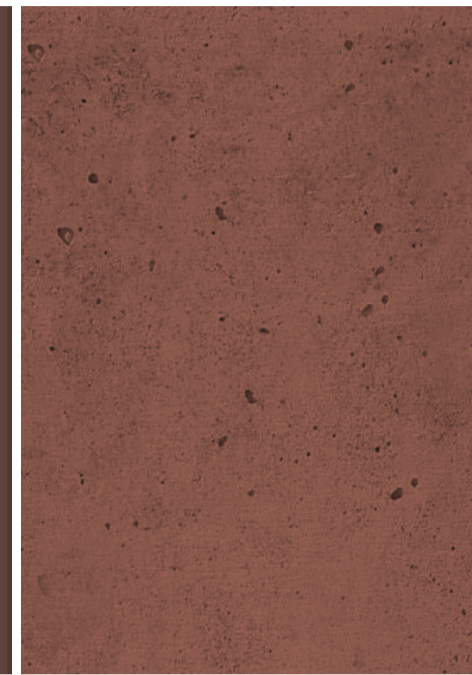
CF10
FLUTED CONCRETE PRECAST
(BURGUNDY)



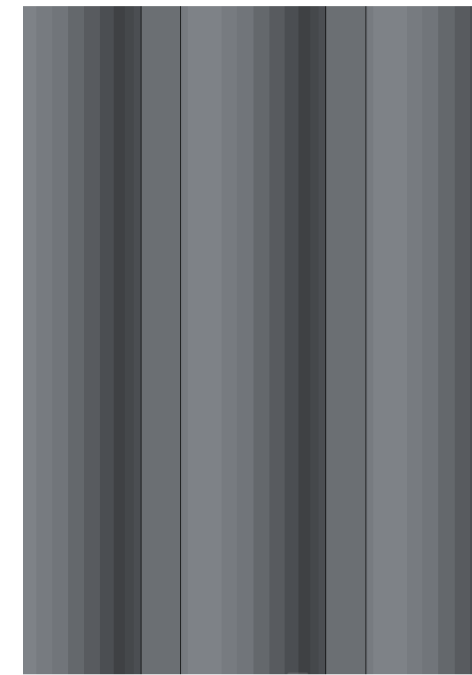
CF09
CONCRETE PRECAST (BURGUNDY)



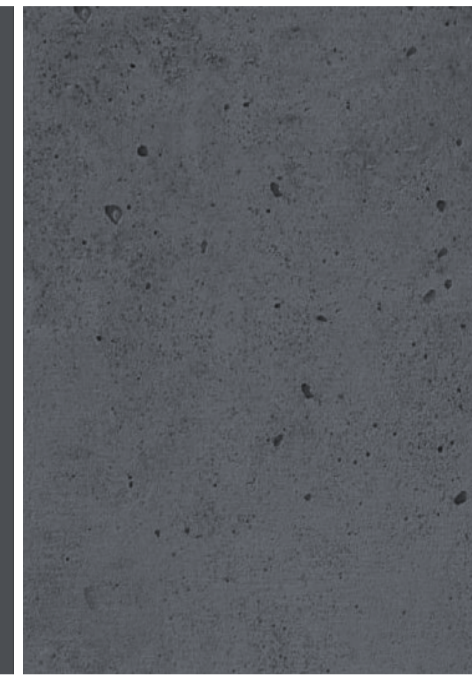
CF05
FLUTED CONCRETE PRECAST
(TERRACOTTA)



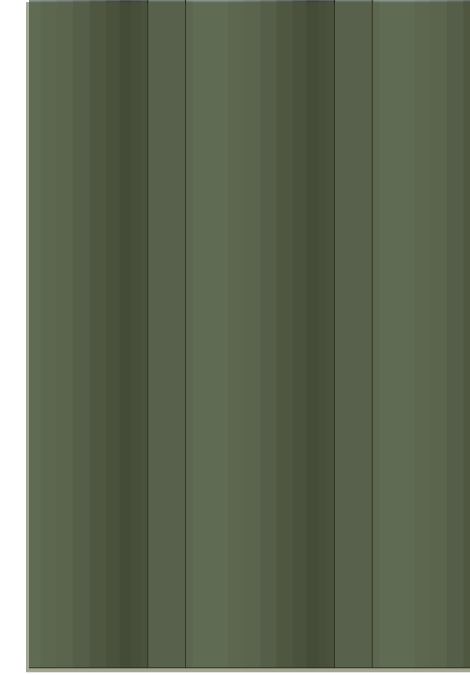
CF04
CONCRETE PRECAST
(TERRACOTTA)



CF12
FLUTED CONCRETE PRECAST
(DARK BLUE)



CF11
CONCRETE PRECAST (DARK BLUE)



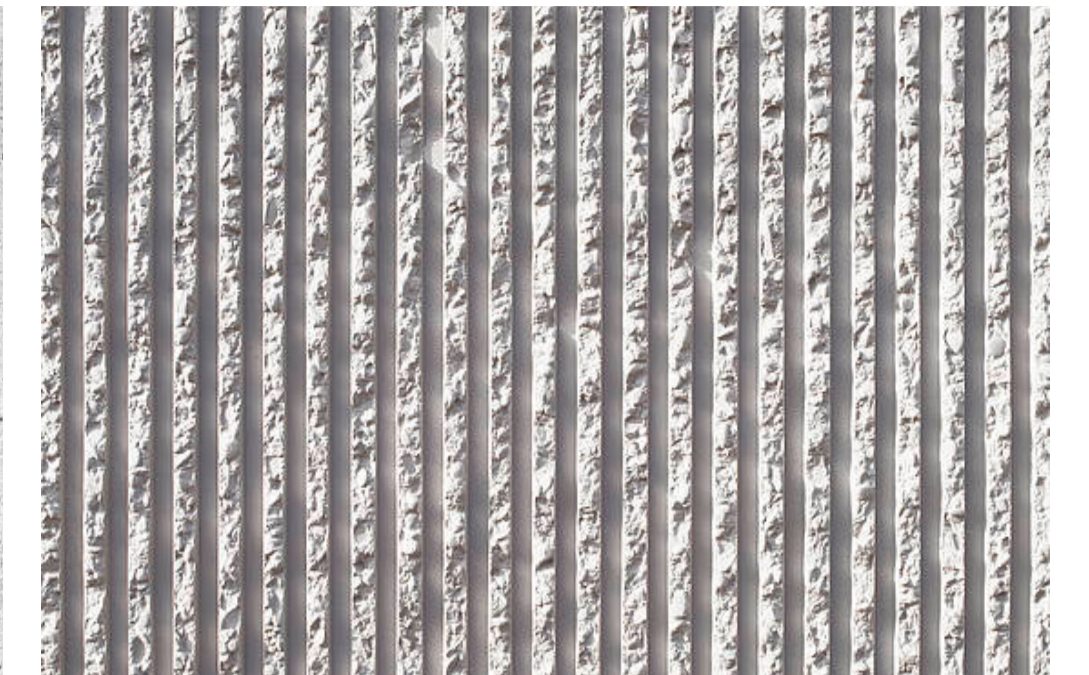
CF03
FLUTED CONCRETE PRECAST
(DARK GREEN)



CF02
CONCRETE PRECAST (DARK GREEN)



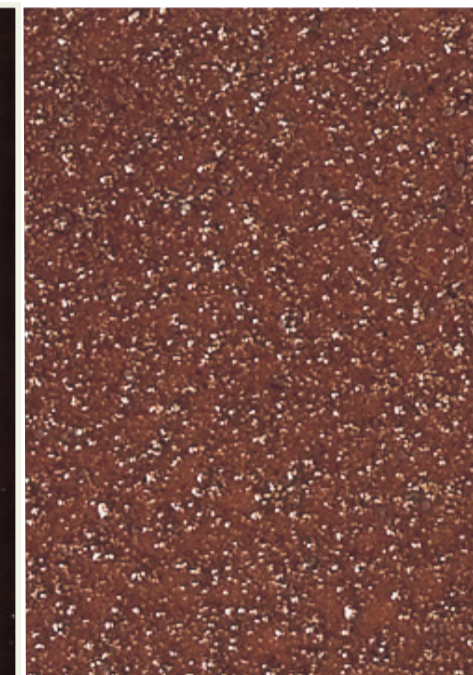
CF00
CONCRETE FINISH (PALE GREY)



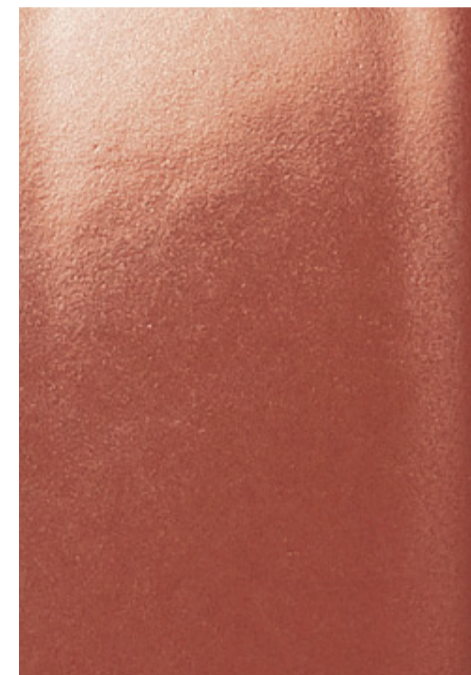
CF07
HAMMERED RIBBED CONCRETE
PRECAST (PALE GREY)



TL04
FEATURE TILE FINISH (BURGUNDY)



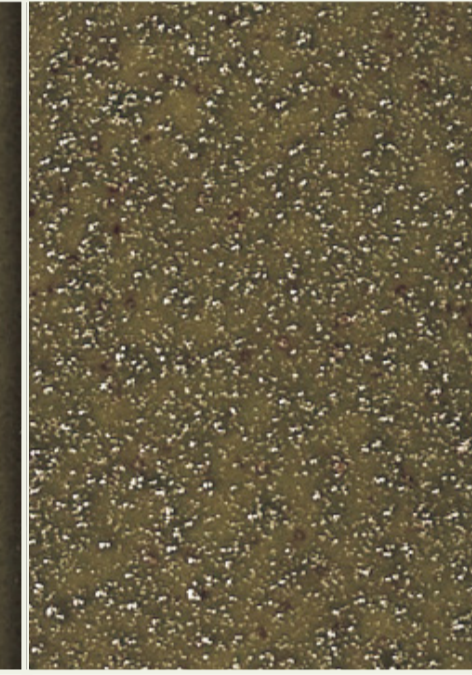
TL02
FEATURE TILE FINISH (TERRACOTTA)



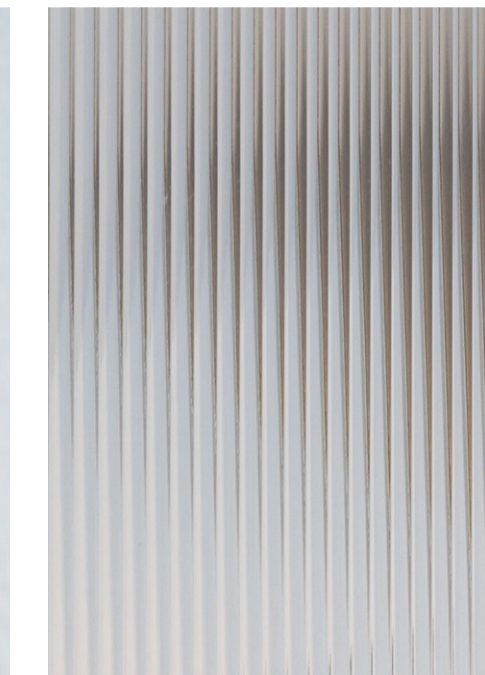
TL05
FEATURE TILE FINISH (BLUE)



TL01
FEATURE TILE FINISH (GREEN)



GS01
CLEAR GLAZING



GS02
OBSCURE / FLUTED GLAZING



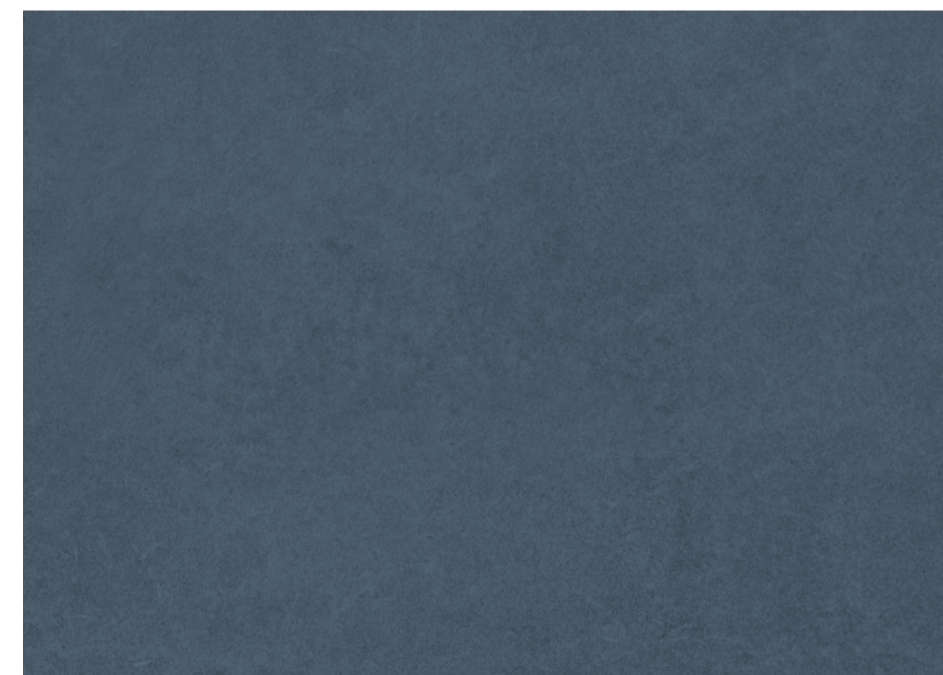
GS03
GLASS BLOCKWORK



FC04
FIBRE CEMENT FINISH (BURGUNDY)



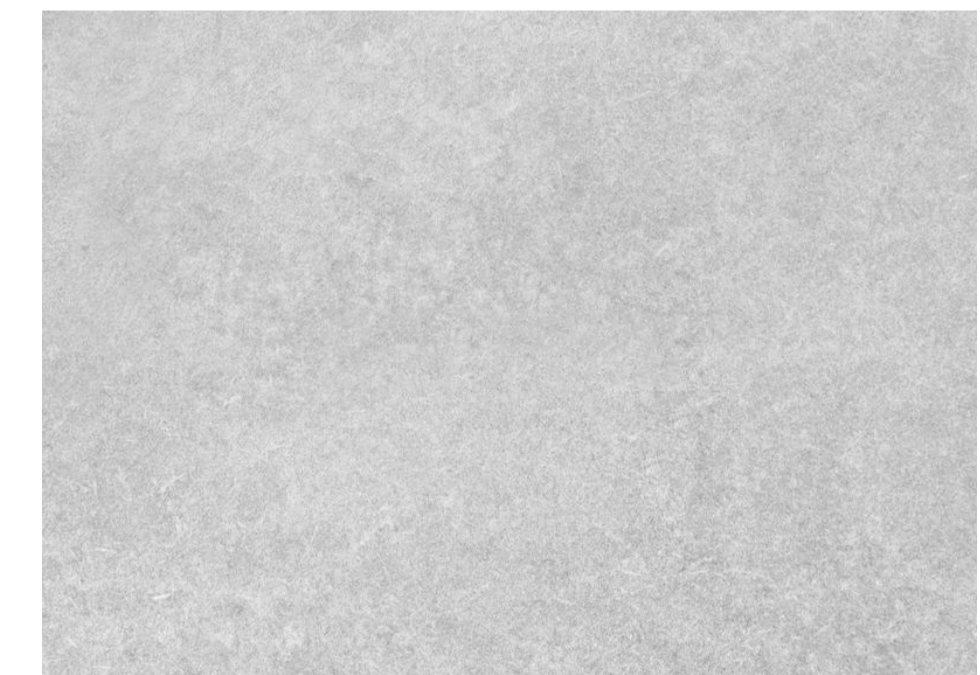
FC02
FIBRE CEMENT FINISH (TERRACOTTA)



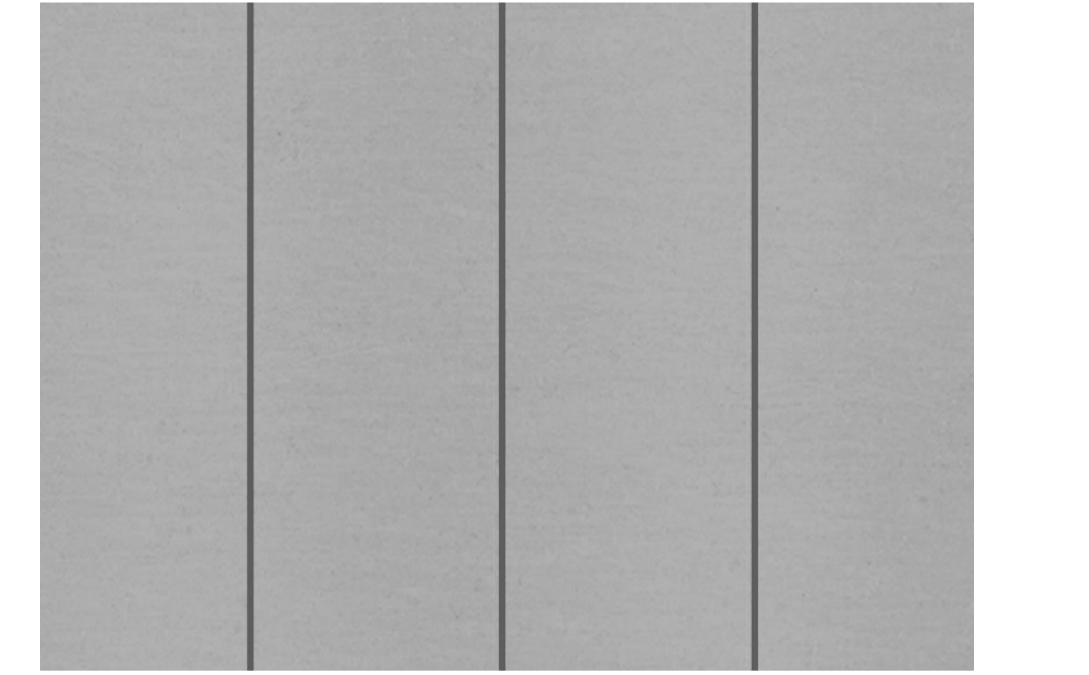
FC05
FIBRE CEMENT FINISH (DARK BLUE)



FC01
FIBRE CEMENT FINISH (DARK GREEN)



FC03
FIBRE CEMENT FINISH (PALE GREY)



MC01
FOLDED METAL CLADDING FINISH (MATT PALE GREY)



PC04
METALWORK / POWDERCOAT FINISH (BURGUNDY)



PC02
METALWORK / POWDERCOAT FINISH (TERRACOTTA)



PC05
METALWORK / POWDERCOAT FINISH (DARK BLUE)



PC01
METALWORK / POWDERCOAT FINISH (DARK GREEN)



PC03
METALWORK / POWDERCOAT FINISH (LIGHT GREY)



MS01
TENSILE MESH FINISH (GREY)

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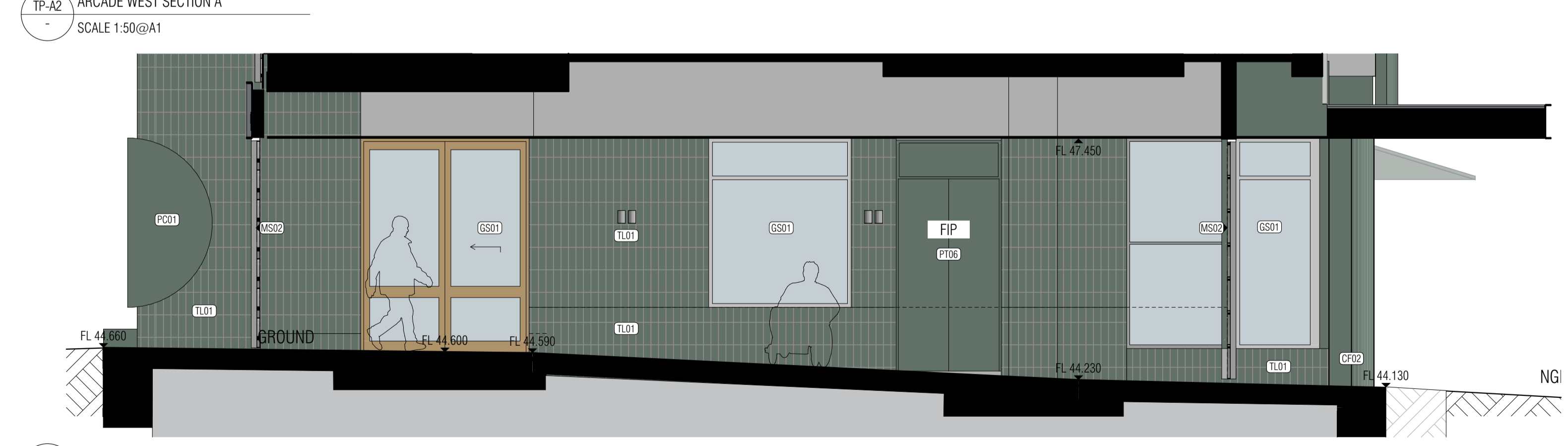
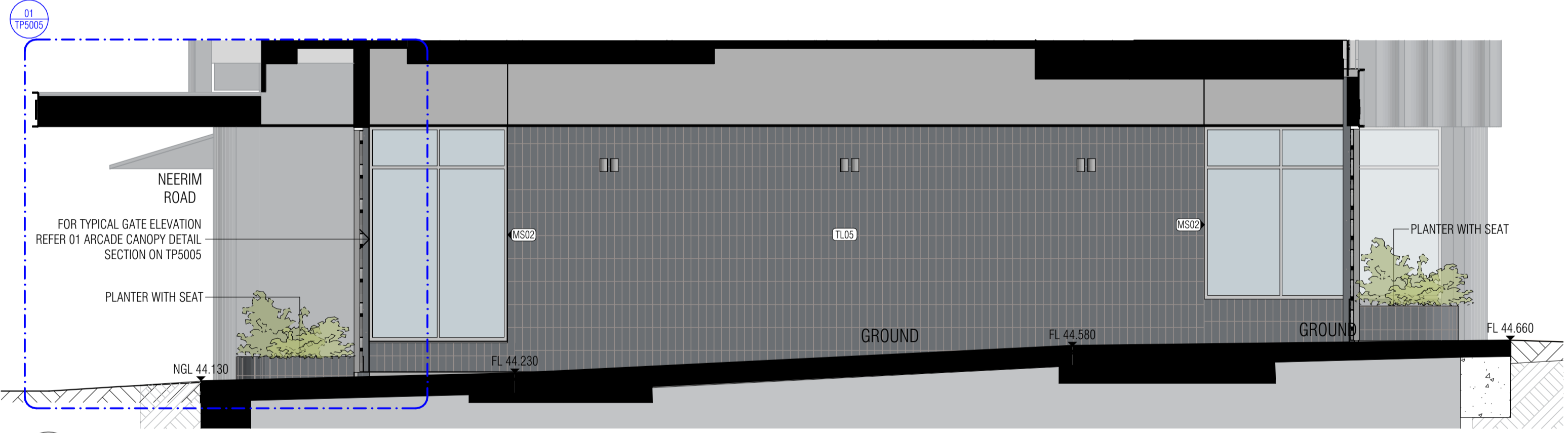
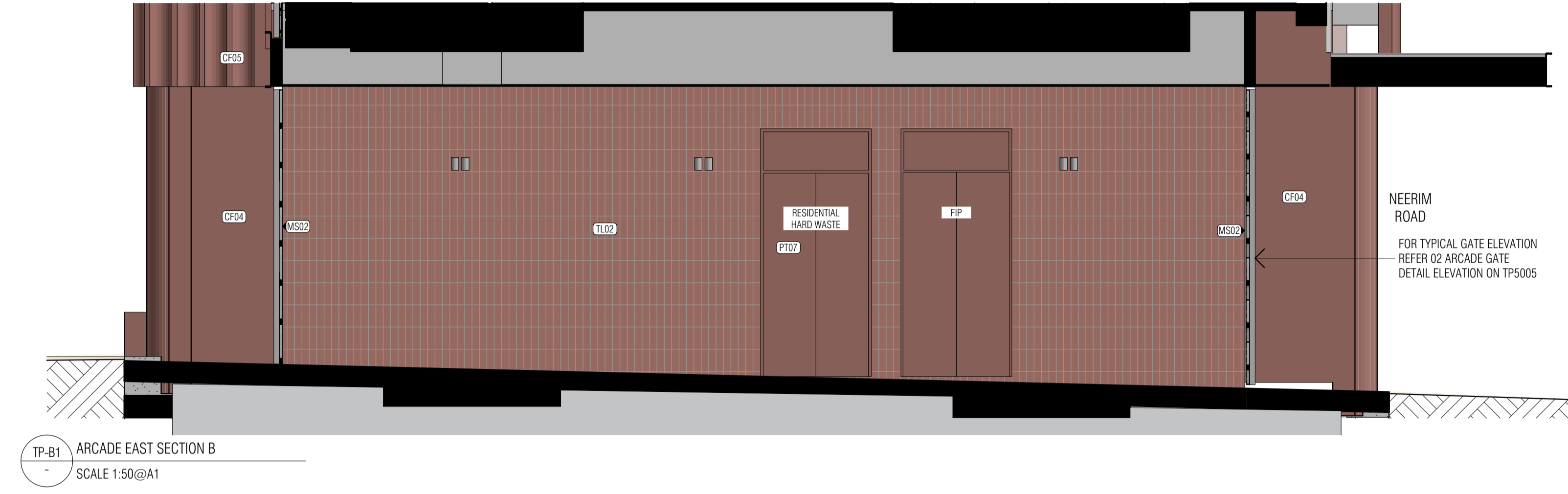
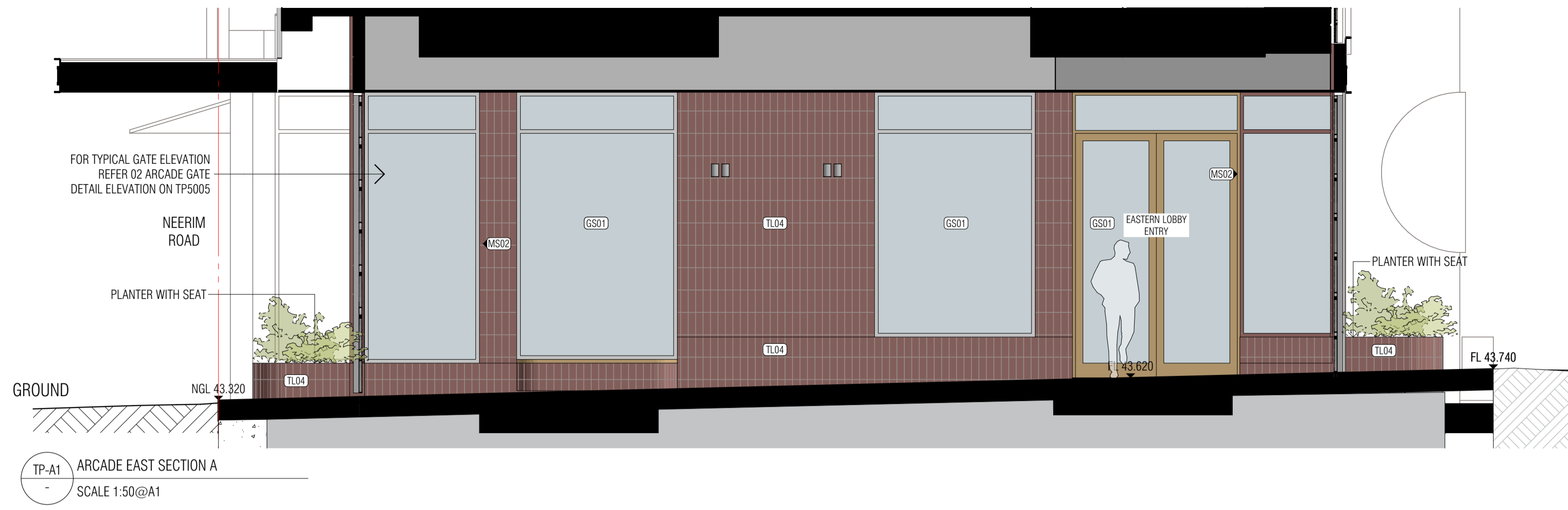
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467-473 Neerim Rd Murrumbidgee
Site Address
467-473 NEERIM ROAD MURRUMBIDGEE VIC 3163 AUSTRALIA

Drawing Name
MATERIALS PALETTE
Date
27/02/2026
Status
TOWN PLANNING

Scale
@ A1
Drawing Number
TP5003
Revision
A



ADVERTISED PLAN

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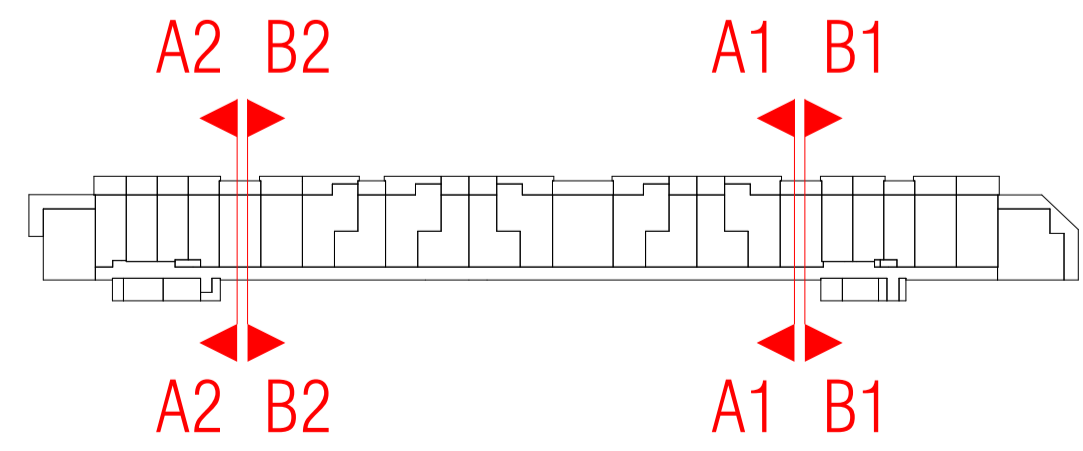
DEVELOPMENT TO BE IN ACCORDANCE WITH ENDORSED SUSTAINABILITY MANAGEMENT PLAN, FACADE STRATEGY, LANDSCAPE PLAN, CAR PARKING AND TRAFFIC MANAGEMENT PLAN, WASTE MANAGEMENT PLAN AND ACOUSTIC REPORT.

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MATERIAL LEGEND

CF00	CONCRETE FINISH (PALE GREY)	CF09	CONCRETE PRECAST (BURGUNDY)
CF02	CONCRETE PRECAST (DARK GREEN)	CF10	FLUTED CONCRETE PRECAST (BURGUNDY)
CF03	FLUTED CONCRETE PRECAST (DARK GREEN)	CF11	CONCRETE PRECAST (DARK BLUE)
CF04	CONCRETE PRECAST (TERRACOTTA)	CF12	FLUTED CONCRETE PRECAST (DARK BLUE)
CF05	FLUTED CONCRETE PRECAST (TERRACOTTA)	MC01	FOLDED METAL CLADDING FINISH (MATT PALE GREY)
CF07	HAMMERED RIBBED CONCRETE PRECAST (PALE GREY)	PC01	METALWORK / POWDERCOAT FINISH (DARK GREEN)
FC01	FIBRE CEMENT FINISH (DARK GREEN)	PC02	METALWORK / POWDERCOAT FINISH (TERRACOTTA)
FC02	FIBRE CEMENT FINISH (TERRACOTTA)	PC03	METALWORK / POWDERCOAT FINISH (LIGHT GREY)
FC03	FIBRE CEMENT FINISH (PALE GREY)	PC04	METALWORK / POWDERCOAT FINISH (BURGUNDY)
FC04	FIBRE CEMENT FINISH (BURGUNDY)	PC05	METALWORK / POWDERCOAT FINISH (DARK BLUE)
FC05	FIBRE CEMENT FINISH (DARK BLUE)	PT02	PAINT FINISH (TERRACOTTA)
		PT03	PAINT FINISH (LIGHT GREY)
		PT05	PAINT FINISH (DARK BLUE)
TL01	FEATURE TILE FINISH (GREEN)	AW01	AWNING FINISH (GREEN)
TL02	FEATURE TILE FINISH (TERRACOTTA)	AW02	AWNING FINISH (TERRACOTTA)
TL03	NOT IN USE	AW03	NOT IN USE
TL04	FEATURE TILE FINISH (BURGUNDY)	AW04	AWNING FINISH (BURGUNDY)
TL05	FEATURE TILE FINISH (BLUE)	AW05	AWNING FINISH (BLUE)
GS01	GLAZING SUITE FRAME (GREY) WITH CLEAR GLASS	MS01	TENSILE MESH FINISH (GREY)
GS02	GLAZING SUITE FRAME (GREY) WITH OBSCURE GLASS	MS02	DECORATIVE GATE METAL FINISH (GREY)
GS03	GLASS BLOCKWORK		



REVISION	DATE	REVISION	DATE
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Project Number
230022

Client
MAKE.

Project Name
467-473 Neerim Rd Murrumbidgee

Site Address
467-473 NEERIM ROAD MURRUMBIDGEE VIC 3163 AUSTRALIA

Drawing Name
TYPICAL FACADE DETAILS 01

Date
27/02/2026

Status
TOWN PLANNING

Scale
1:50, 1:1000 @ A1

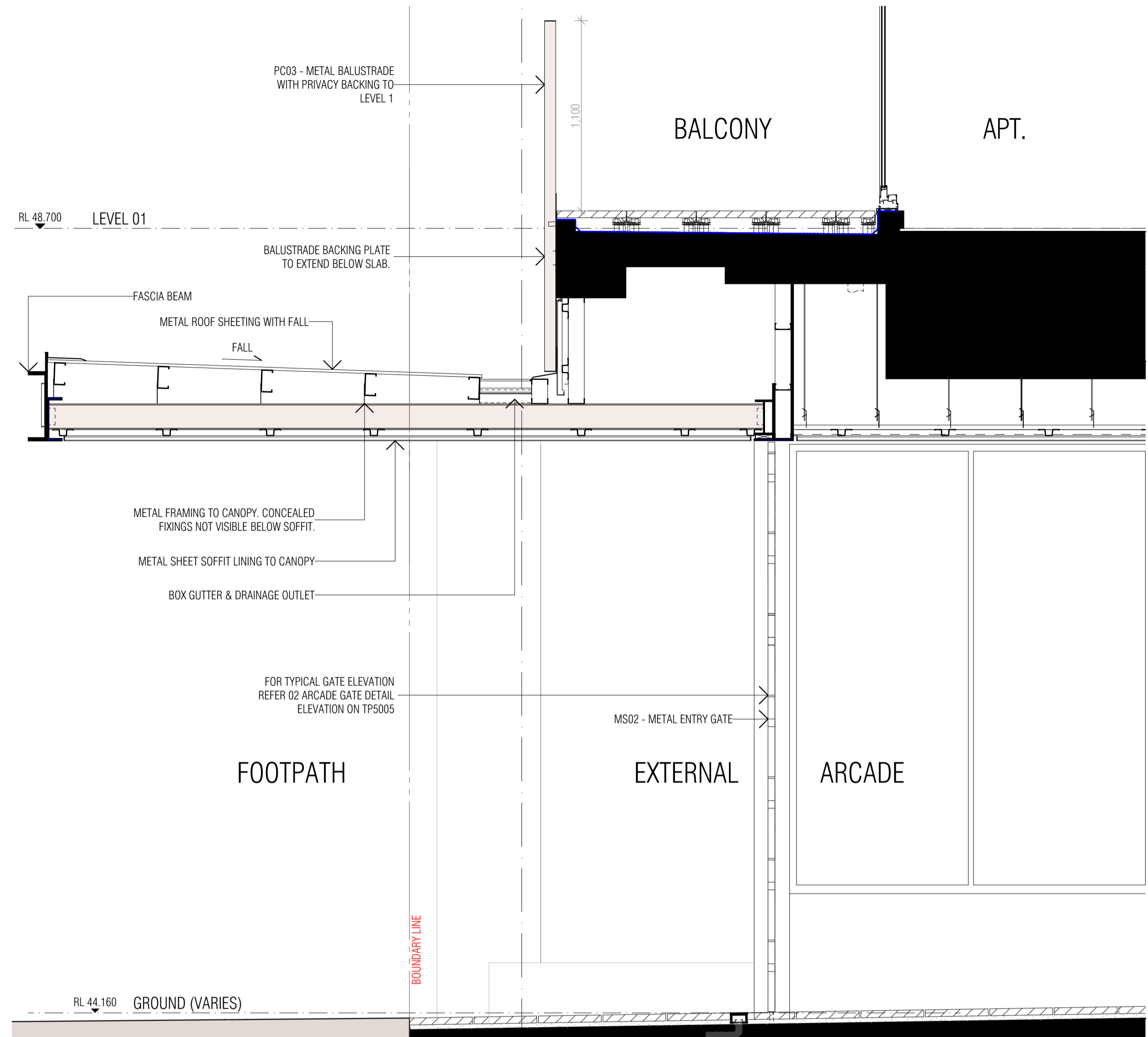
Drawing Number
TP5004

Revision
A

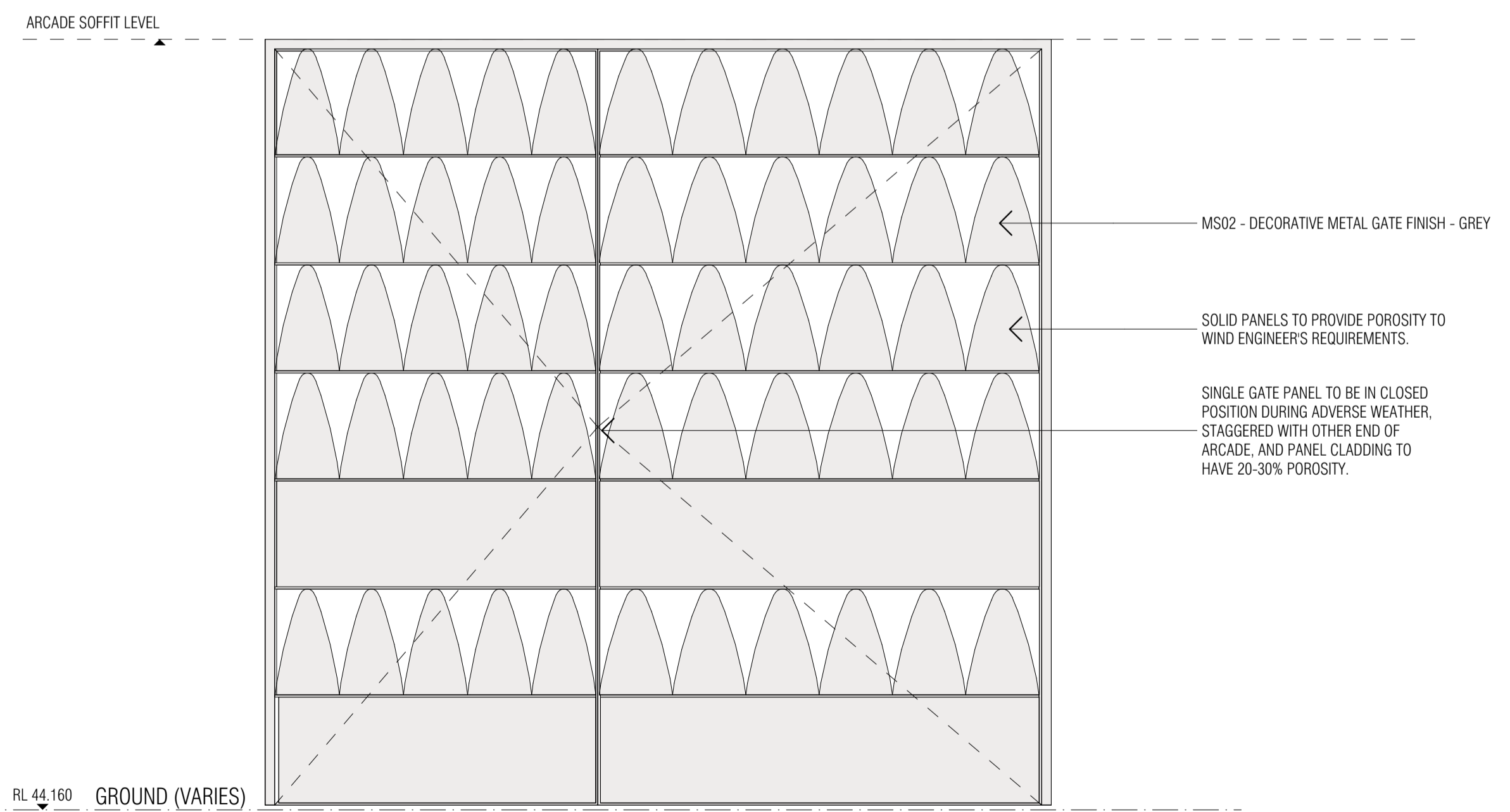
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01 ARCADE CANOPY DETAIL SECTION
SCALE 1:20@A1



02 ARCADE GATE DETAIL ELEVATION
SCALE 1:20@A1

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MATERIAL LEGEND			
CF00	CONCRETE FINISH (PALE GREY)	CF09	CONCRETE PRECAST (BURGUNDY)
CF02	CONCRETE PRECAST (DARK GREEN)	CF10	FLUTED CONCRETE PRECAST (BURGUNDY)
CF03	FLUTED CONCRETE PRECAST (DARK GREEN)	CF11	CONCRETE PRECAST (DARK BLUE)
CF04	CONCRETE PRECAST (TERRACOTTA)	CF12	FLUTED CONCRETE PRECAST (DARK BLUE)
CF05	FLUTED CONCRETE PRECAST (TERRACOTTA)	MC01	FOLDED METAL CLADDING FINISH (MATT PALE GREY)
CF07	HAMMERED RIBBED CONCRETE PRECAST (PALE GREY)	PC01	METALWORK / POWDERCOAT FINISH (DARK GREEN)
FC01	FIBRE CEMENT FINISH (DARK GREEN)	PC02	METALWORK / POWDERCOAT FINISH (TERRACOTTA)
FC02	FIBRE CEMENT FINISH (TERRACOTTA)	PC03	METALWORK / POWDERCOAT FINISH (LIGHT GREY)
FC03	FIBRE CEMENT FINISH (PALE GREY)	PC04	METALWORK / POWDERCOAT FINISH (BURGUNDY)
FC04	FIBRE CEMENT FINISH (BURGUNDY)	PC05	METALWORK / POWDERCOAT FINISH (DARK BLUE)
FC05	FIBRE CEMENT FINISH (DARK BLUE)	PT02	PAINT FINISH (TERRACOTTA)
TL01	FEATURE TILE FINISH (GREEN)	PT03	PAINT FINISH (LIGHT GREY)
TL02	FEATURE TILE FINISH (TERRACOTTA)	PT05	PAINT FINISH (DARK BLUE)
TL03	NOT IN USE	AW01	AWNING FINISH (GREEN)
TL04	FEATURE TILE FINISH (BURGUNDY)	AW02	AWNING FINISH (TERRACOTTA)
TL05	FEATURE TILE FINISH (BLUE)	AW03	NOT IN USE
GS01	GLAZING SUITE FRAME (GREY) WITH CLEAR GLASS	AW04	AWNING FINISH (BURGUNDY)
GS02	GLAZING SUITE FRAME (GREY) WITH OBSCURE GLASS	AW05	AWNING FINISH (BLUE)
GS03	GLASS BLOCKWORK	MS01	TENSILE MESH FINISH (GREY)
		MS02	DECORATIVE GATE METAL FINISH (GREY)

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Project Number
230022

Client
MAKE.

Project Name
467-473 Neerim Rd Murrumbidgee

Site Address
467-473 NEERIM ROAD MURRUMBIDGEE VIC 3163 AUSTRALIA

Drawing Name
TYPICAL FACADE DETAILS 02

Date
27/02/2026

Status
TOWN PLANNING

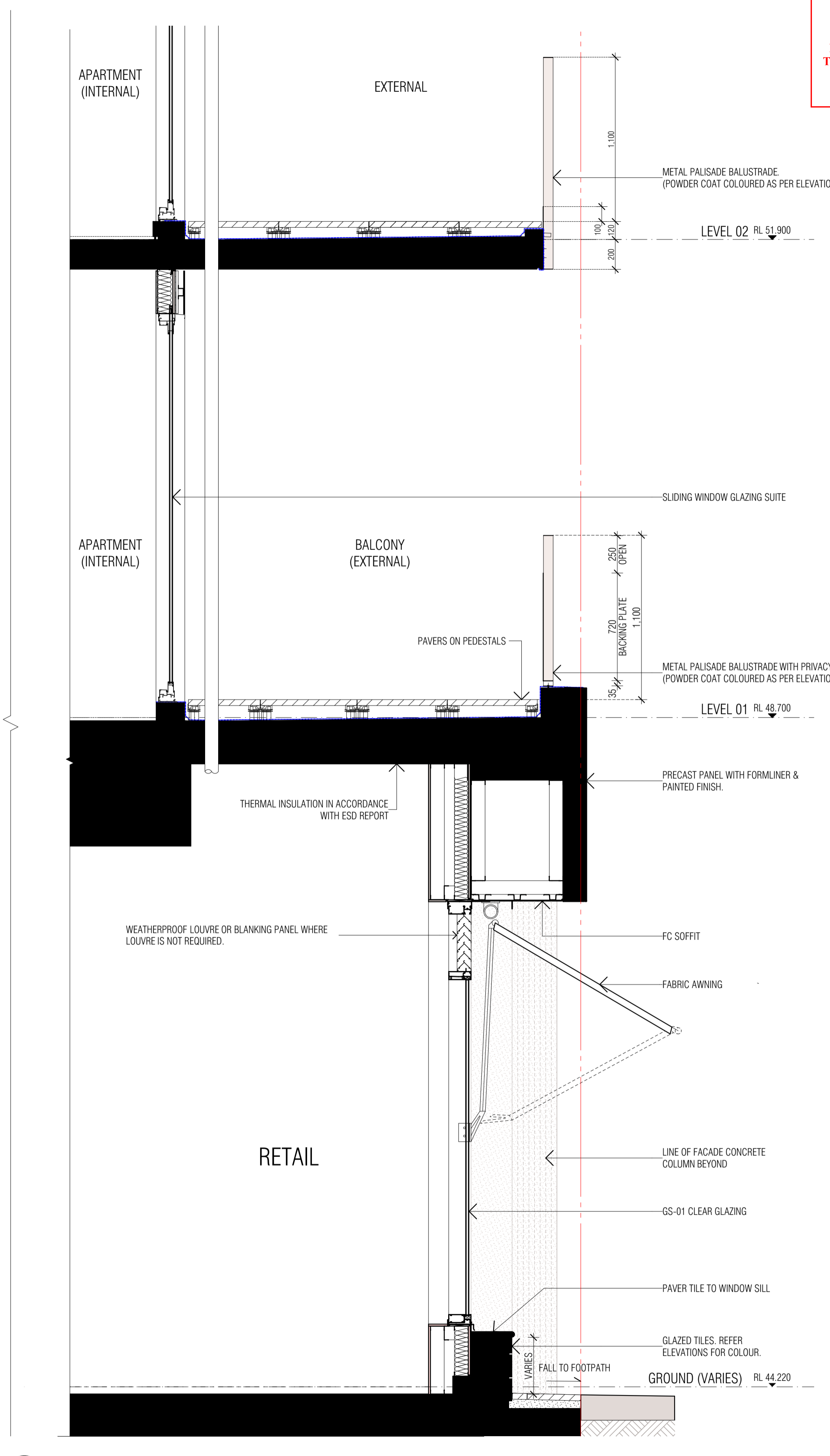
Scale
1:20 @ A1

Drawing Number
TP5005

Revision
A



1 NORTH DETAIL ELEVATION 01
SCALE 1:20@A1



2 RETAIL SHOPFRONT DETAIL SECTION
SCALE 1:20@A1

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CF02	CONCRETE PRECAST (DARK GREEN)	CF10	FLUTED CONCRETE PRECAST (BURGUNDY)
CF03	FLUTED CONCRETE PRECAST (DARK GREEN)	CF11	CONCRETE PRECAST (DARK BLUE)
CF04	CONCRETE PRECAST (TERRACOTTA)	CF12	FLUTED CONCRETE PRECAST (DARK BLUE)
CF05	FLUTED CONCRETE PRECAST (TERRACOTTA)	MC01	FOLDED METAL CLADDING FINISH (MATT PALE GREY)
CF07	HAMMERED RIBBED CONCRETE PRECAST (PALE GREY)	PC01	METALWORK / POWDERCOAT FINISH (DARK GREEN)
FC01	FIBRE CEMENT FINISH (DARK GREEN)	PC02	METALWORK / POWDERCOAT FINISH (TERRACOTTA)
FC02	FIBRE CEMENT FINISH (TERRACOTTA)	PC03	METALWORK / POWDERCOAT FINISH (LIGHT GREY)
FC03	FIBRE CEMENT FINISH (PALE GREY)	PC04	METALWORK / POWDERCOAT FINISH (BURGUNDY)
FC04	FIBRE CEMENT FINISH (BURGUNDY)	PC05	METALWORK / POWDERCOAT FINISH (DARK BLUE)
FC05	FIBRE CEMENT FINISH (DARK BLUE)	PT02	PAINT FINISH (TERRACOTTA)
TL01	FEATURE TILE FINISH (GREEN)	PT03	PAINT FINISH (LIGHT GREY)
TL02	FEATURE TILE FINISH (TERRACOTTA)	PT05	PAINT FINISH (DARK BLUE)
TL03	NOT IN USE	AW01	AWNING FINISH (GREEN)
TL04	FEATURE TILE FINISH (BURGUNDY)	AW02	AWNING FINISH (TERRACOTTA)
TL05	FEATURE TILE FINISH (BLUE)	AW03	NOT IN USE
GS01	GLAZING SUITE FRAME (GREY) WITH CLEAR GLASS	AW04	AWNING FINISH (BURGUNDY)
GS02	GLAZING SUITE FRAME (GREY) WITH OBSCURE GLASS	AW05	AWNING FINISH (BLUE)
GS03	GLASS BLOCKWORK	MS01	TENSILE MESH FINISH (GREY)
		MS02	DECORATIVE GATE METAL FINISH (GREY)

ADVERTISED PLAN

REVISION	DATE	REVISION	DATE
1	27/02/2026		

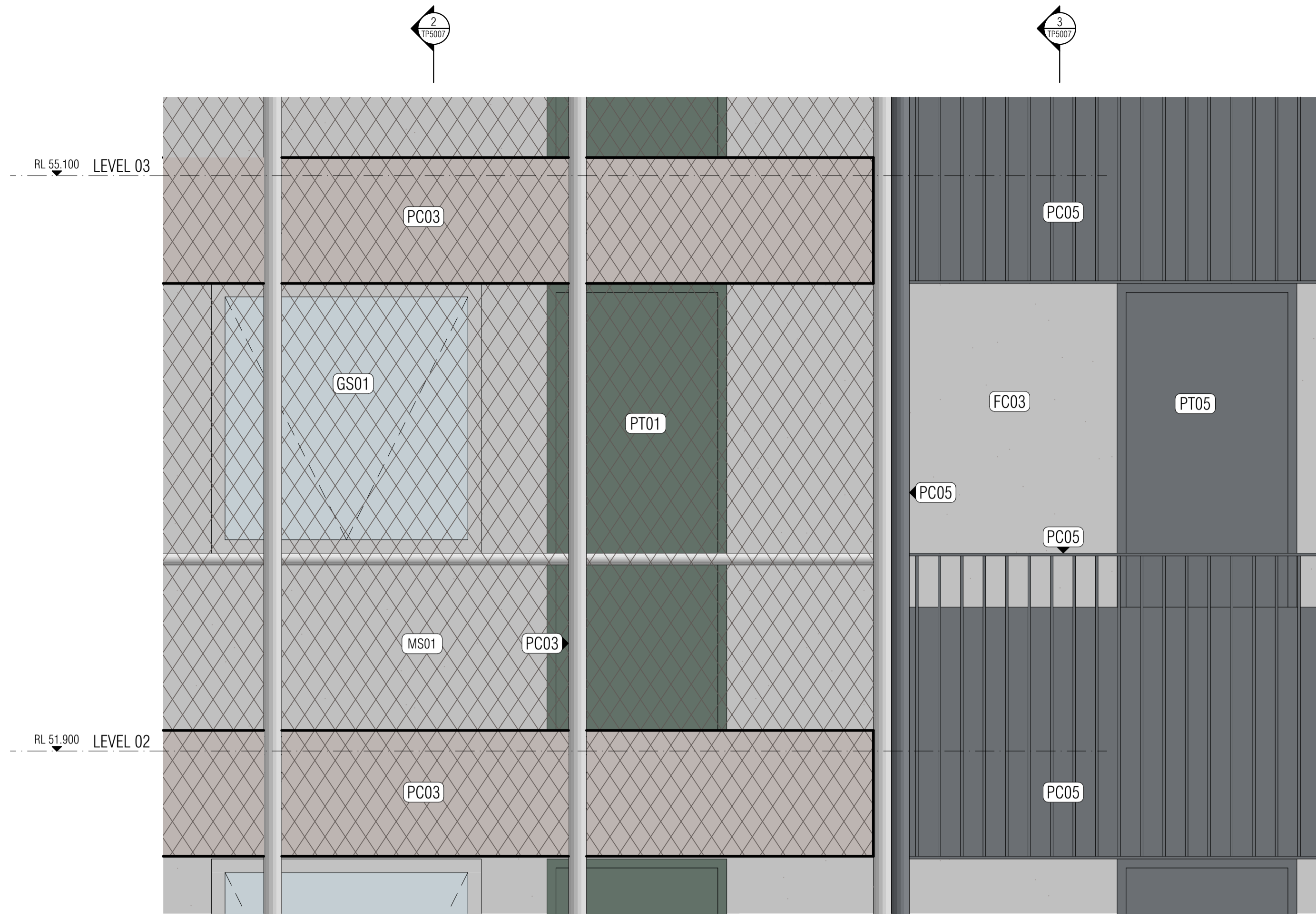
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Project Number
230022
Client
MAKE.
Project Name
467-473 Neerim Rd Murrumbidgee
Site Address
467-473 NEERIM ROAD MURRUMBIDGEE VIC 3163 AUSTRALIA

Drawing Name
TYPICAL FACADE DETAILS 03
Date
27/02/2026
Status
TOWN PLANNING

Scale
1:20 @ A1
Drawing Number
TP5006
Revision
A

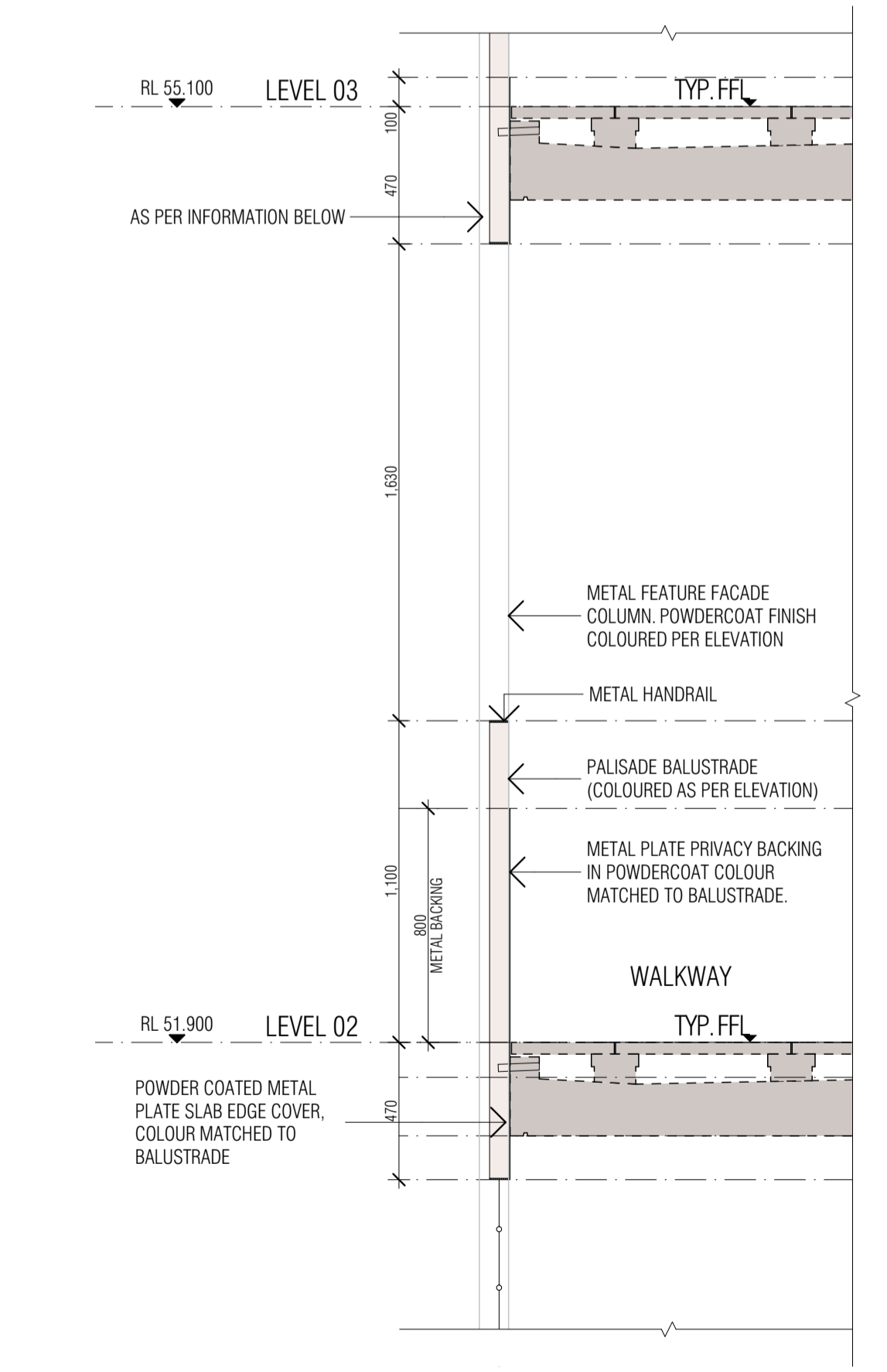


1 SOUTH WALKWAY DETAIL ELEVATION 01
SCALE 1:20@A1

MATERIAL LEGEND			
CF00	CONCRETE FINISH (PALE GREY)	CF09	CONCRETE PRECAST (BURGUNDY)
CF02	CONCRETE PRECAST (DARK GREEN)	CF10	FLUTED CONCRETE PRECAST (BURGUNDY)
CF03	FLUTED CONCRETE PRECAST (DARK GREEN)	CF11	CONCRETE PRECAST (DARK BLUE)
CF04	CONCRETE PRECAST (TERRACOTTA)	CF12	FLUTED CONCRETE PRECAST (DARK BLUE)
CF05	FLUTED CONCRETE PRECAST (TERRACOTTA)	MC01	FOLDED METAL CLADDING FINISH (MATT PALE GREY)
CF07	HAMMERED RIBBED CONCRETE PRECAST (PALE GREY)	PC01	METALWORK / POWDERCOAT FINISH (DARK GREEN)
FC01	FIBRE CEMENT FINISH (DARK GREEN)	PC02	METALWORK / POWDERCOAT FINISH (TERRACOTTA)
FC02	FIBRE CEMENT FINISH (TERRACOTTA)	PC03	METALWORK / POWDERCOAT FINISH (LIGHT GREY)
FC03	FIBRE CEMENT FINISH (PALE GREY)	PC04	METALWORK / POWDERCOAT FINISH (BURGUNDY)
FC04	FIBRE CEMENT FINISH (BURGUNDY)	PC05	METALWORK / POWDERCOAT FINISH (DARK BLUE)
FC05	FIBRE CEMENT FINISH (DARK BLUE)	PT02	PAINT FINISH (TERRACOTTA)
TL01	FEATURE TILE FINISH (GREEN)	PT03	PAINT FINISH (LIGHT GREY)
TL02	FEATURE TILE FINISH (TERRACOTTA)	PT05	PAINT FINISH (DARK BLUE)
TL03	NOT IN USE	AW01	AWNING FINISH (GREEN)
TL04	FEATURE TILE FINISH (BURGUNDY)	AW02	AWNING FINISH (TERRACOTTA)
TL05	FEATURE TILE FINISH (BLUE)	AW03	NOT IN USE
GS01	GLAZING SUITE FRAME (GREY) WITH CLEAR GLASS	AW04	AWNING FINISH (BURGUNDY)
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GS03	GLASS BLOCKWORK	MS01	TENSILE MESH FINISH (GREY)
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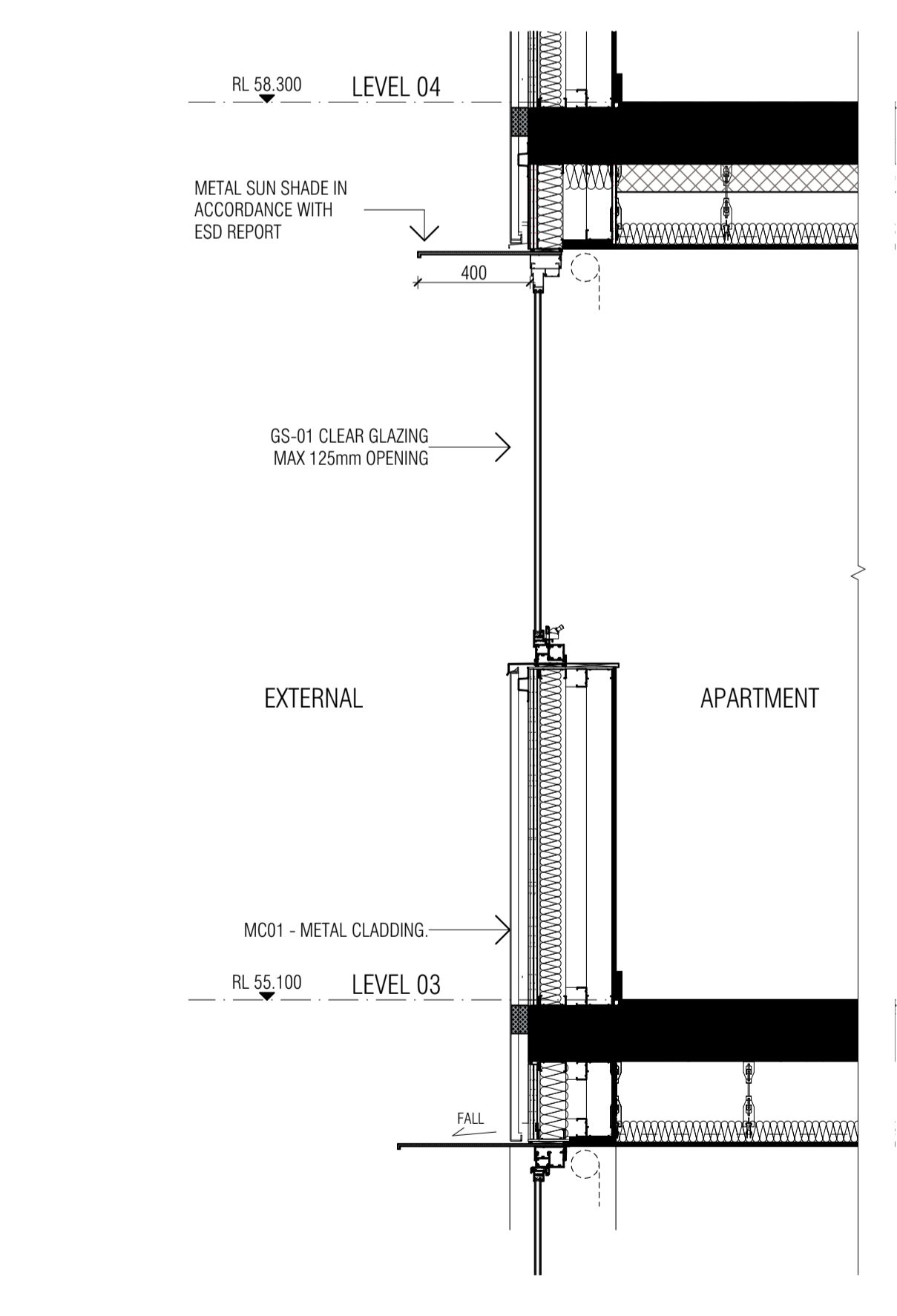
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2 WALKWAY SCREEN DETAIL SECTION
SCALE 1:20@A1



3 WALKWAY BALUSTRADE DETAIL SECTION
SCALE 1:20@A1

4 TYPICAL METAL CLAD EXTERNAL WALL DETAIL ELEVATION 01
SCALE 1:20@A1



5 TYPICAL METAL CLAD EXTERNAL WALL DETAIL SECTION 01
SCALE 1:20@A1

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Site Address
467-473 NEERIM ROAD MURRUMBIDGEE VIC 3163 AUSTRALIA

Drawing Name
TYPICAL FACADE DETAILS 04

Date
27/02/2026

Status
TOWN PLANNING

Scale
1:20 @ A1

Drawing Number
TP5007

Revision
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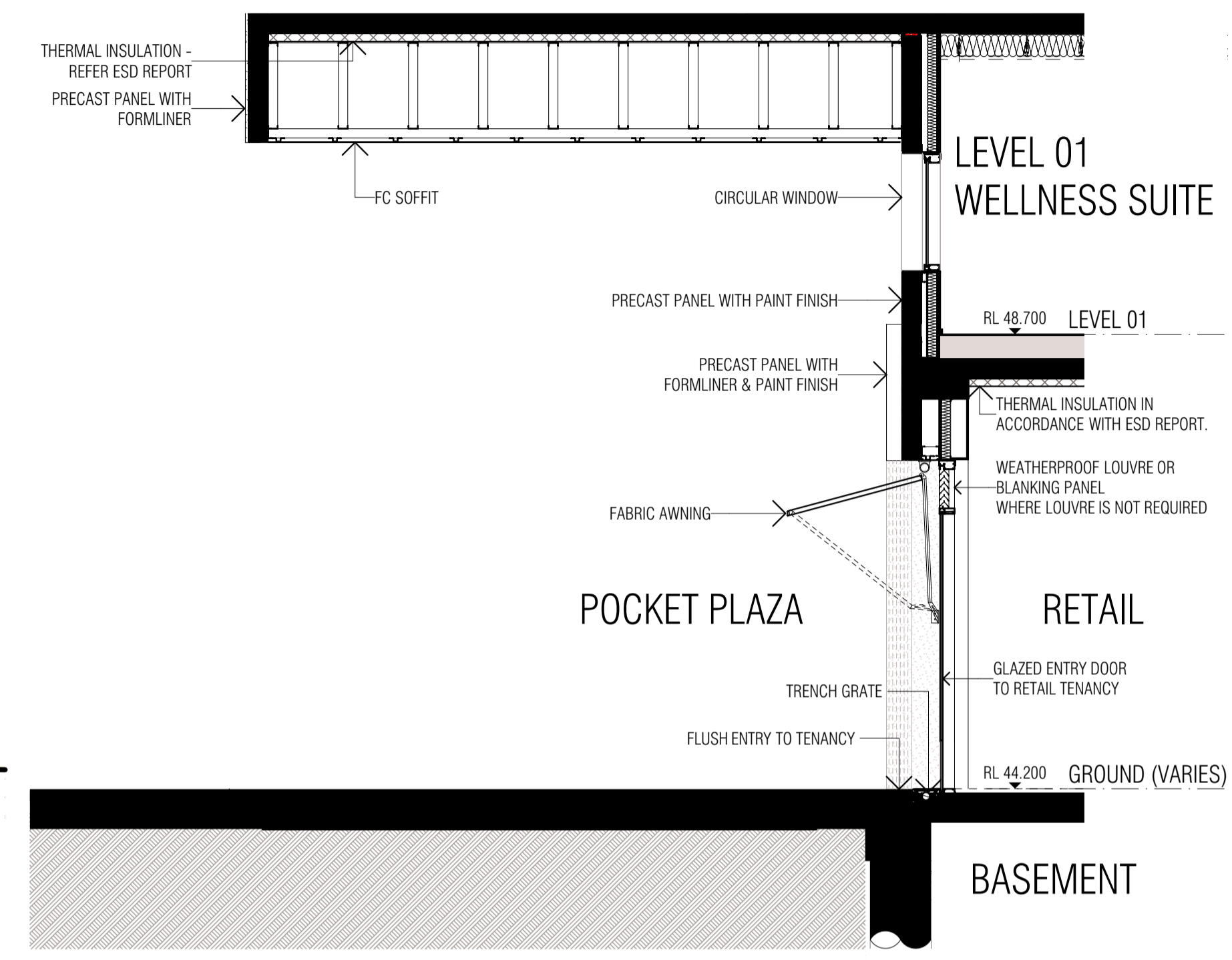
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5 WEST UNDERCROFT DETAIL ELEVATION
SCALE 1:50@A1



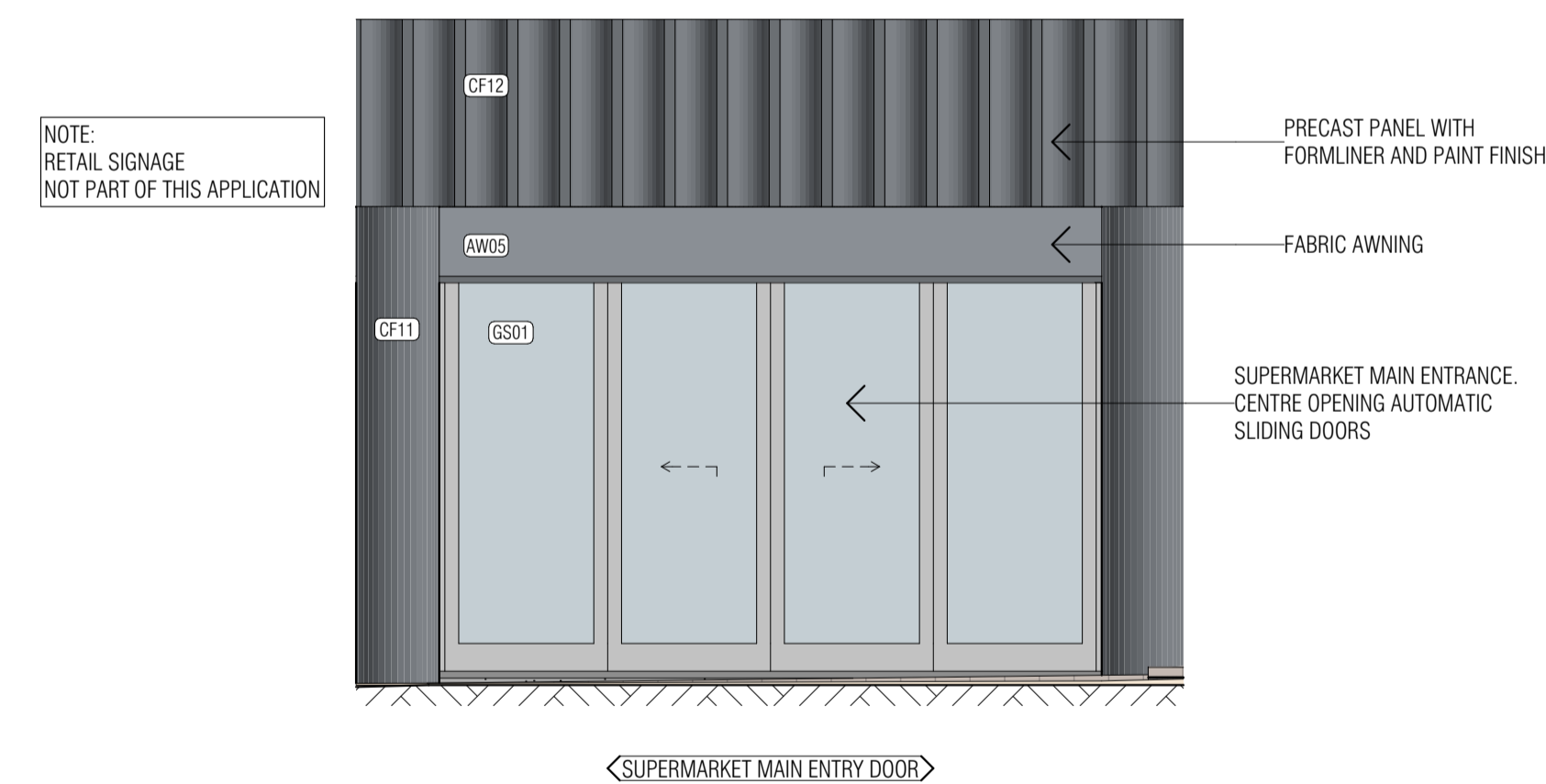
WEST UNDERCROFT DETAIL SECTION
SCALE 1:50@A1



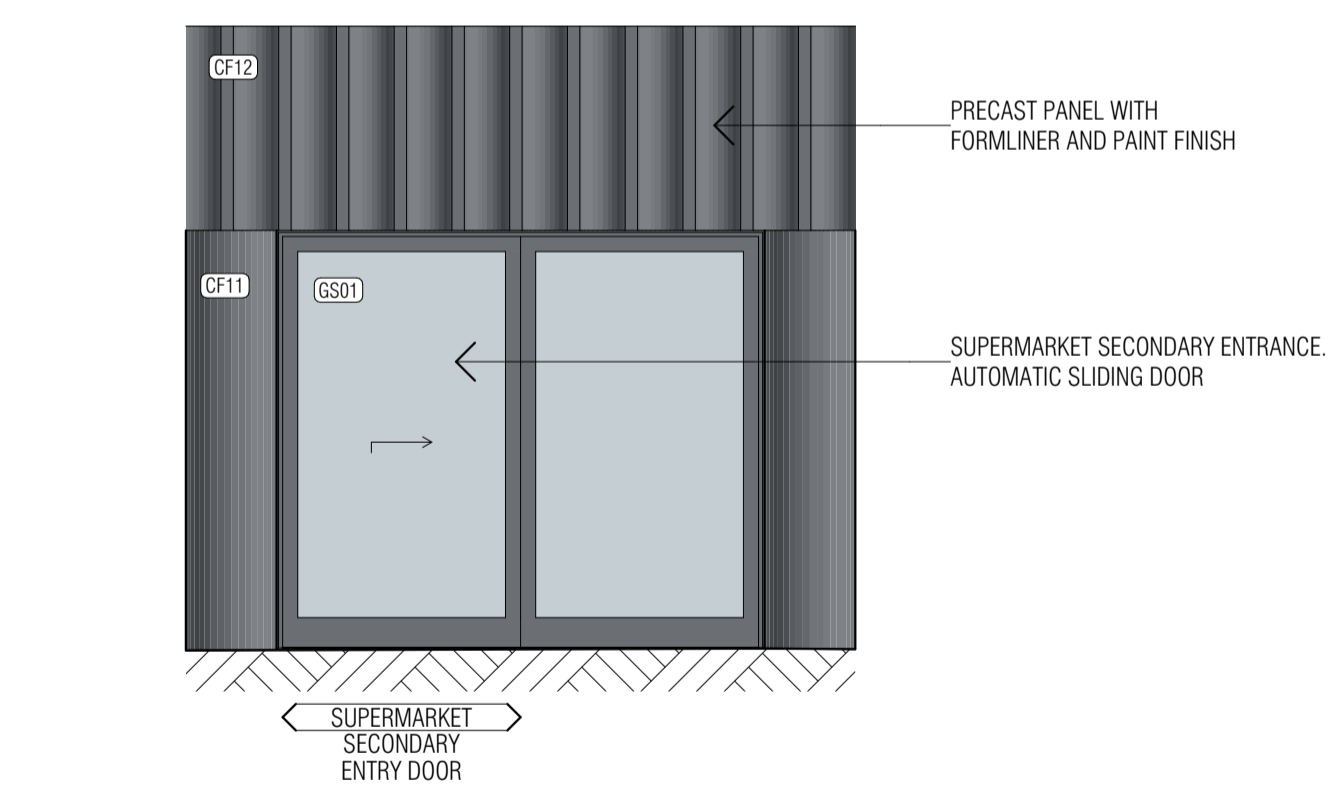
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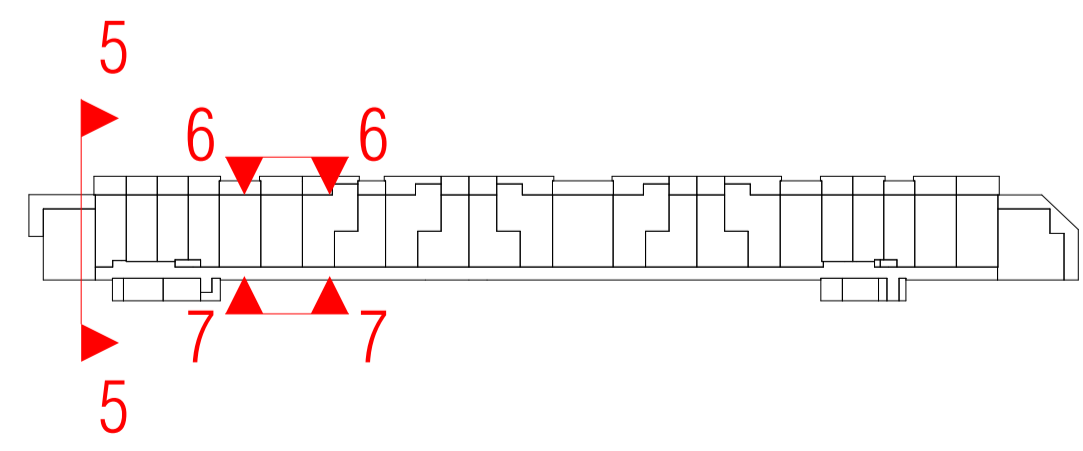


6 SUPERMARKET ENTRY NORTH DETAIL ELEVATION
SCALE 1:50@A1



7 SUPERMARKET ENTRY SOUTH DETAIL ELEVATION
SCALE 1:50@A1

ADVERTISED PLAN



MATERIAL LEGEND			
CF00	CONCRETE FINISH (PALE GREY)	CF09	CONCRETE PRECAST (BURGUNDY)
CF02	CONCRETE PRECAST (DARK GREEN)	CF10	FLUTED CONCRETE PRECAST (BURGUNDY)
CF03	FLUTED CONCRETE PRECAST (DARK GREEN)	CF11	CONCRETE PRECAST (DARK BLUE)
CF04	CONCRETE PRECAST (TERRACOTTA)	CF12	FLUTED CONCRETE PRECAST (DARK BLUE)
CF05	FLUTED CONCRETE PRECAST (TERRACOTTA)	MC01	FOLDED METAL CLADDING FINISH (MATT PALE GREY)
CF07	HAMMERED RIBBED CONCRETE PRECAST (PALE GREY)	PC01	METALWORK / POWDERCOAT FINISH (DARK GREEN)
FC01	FIBRE CEMENT FINISH (DARK GREEN)	PC02	METALWORK / POWDERCOAT FINISH (TERRACOTTA)
FC02	FIBRE CEMENT FINISH (TERRACOTTA)	PC03	METALWORK / POWDERCOAT FINISH (LIGHT GREY)
FC03	FIBRE CEMENT FINISH (PALE GREY)	PC04	METALWORK / POWDERCOAT FINISH (BURGUNDY)
FC04	FIBRE CEMENT FINISH (BURGUNDY)	PC05	METALWORK / POWDERCOAT FINISH (DARK BLUE)
FC05	FIBRE CEMENT FINISH (DARK BLUE)	PT02	PAINT FINISH (TERRACOTTA)
		PT03	PAINT FINISH (LIGHT GREY)
		PT05	PAINT FINISH (DARK BLUE)
TL01	FEATURE TILE FINISH (GREEN)	AW01	AWNING FINISH (GREEN)
TL02	FEATURE TILE FINISH (TERRACOTTA)	AW02	AWNING FINISH (TERRACOTTA)
TL03	NOT IN USE	AW03	NOT IN USE
TL04	FEATURE TILE FINISH (BURGUNDY)	AW04	AWNING FINISH (BURGUNDY)
TL05	FEATURE TILE FINISH (BLUE)	AW05	AWNING FINISH (BLUE)
GS01	GLAZING SUITE FRAME (GREY) WITH CLEAR GLASS	MS01	TENSILE MESH FINISH (GREY)
GS02	GLAZING SUITE FRAME (GREY) WITH OBSCURE GLASS	MS02	DECORATIVE GATE METAL FINISH (GREY)
GS03	GLASS BLOCKWORK		

REVISION	DATE	REVISION	DATE
1	23/04/2026		

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Project Number
230022

Client
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Project Name
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Site Address
467-473 NEERIM ROAD MURRUMBIDGEE VIC 3163 AUSTRALIA

Drawing Name
TYPICAL FACADE DETAILS 05

Date
23/04/2026

Status
TOWN PLANNING

Scale
1:50 @ A1

Drawing Number
TP5008

Revision
A

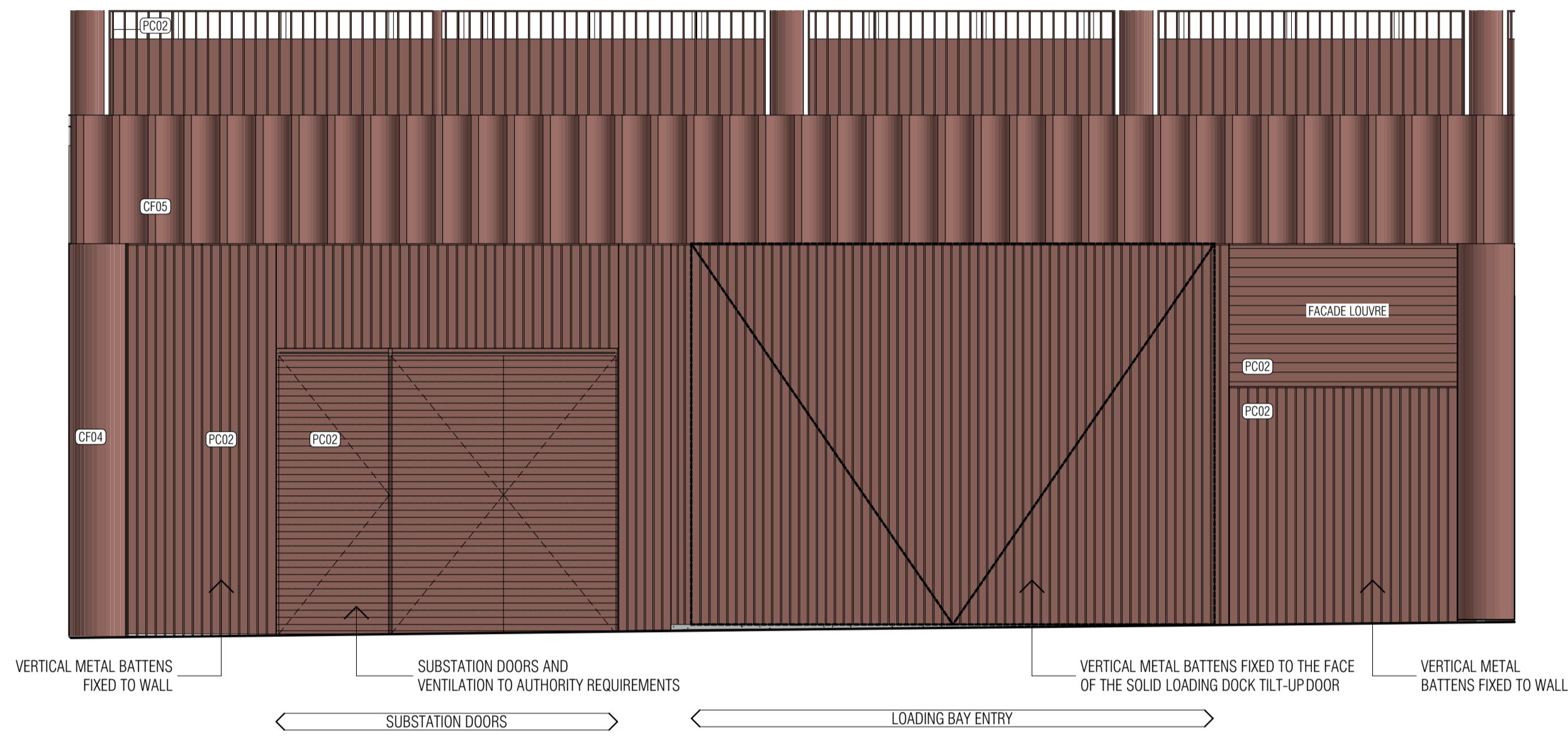
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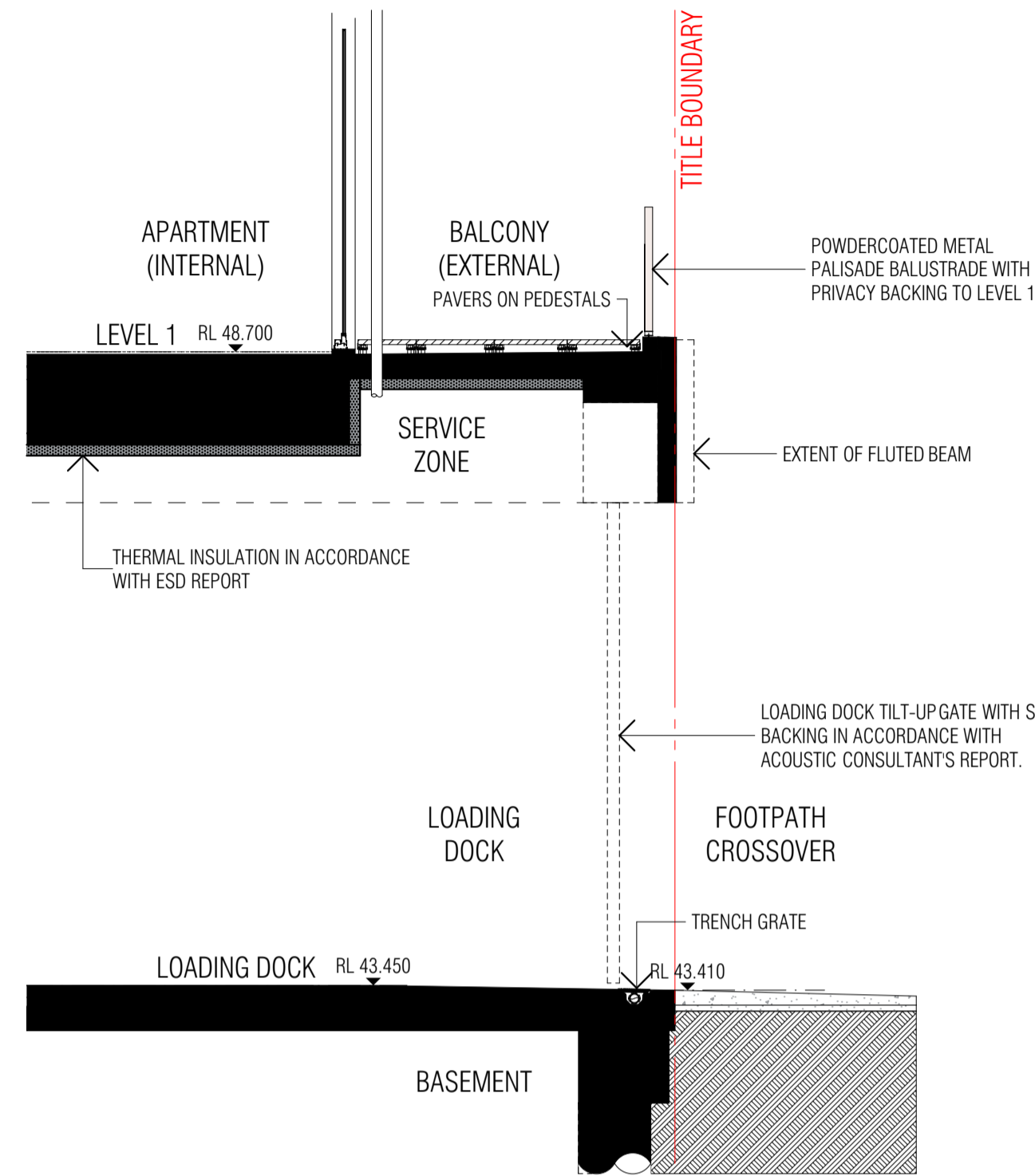
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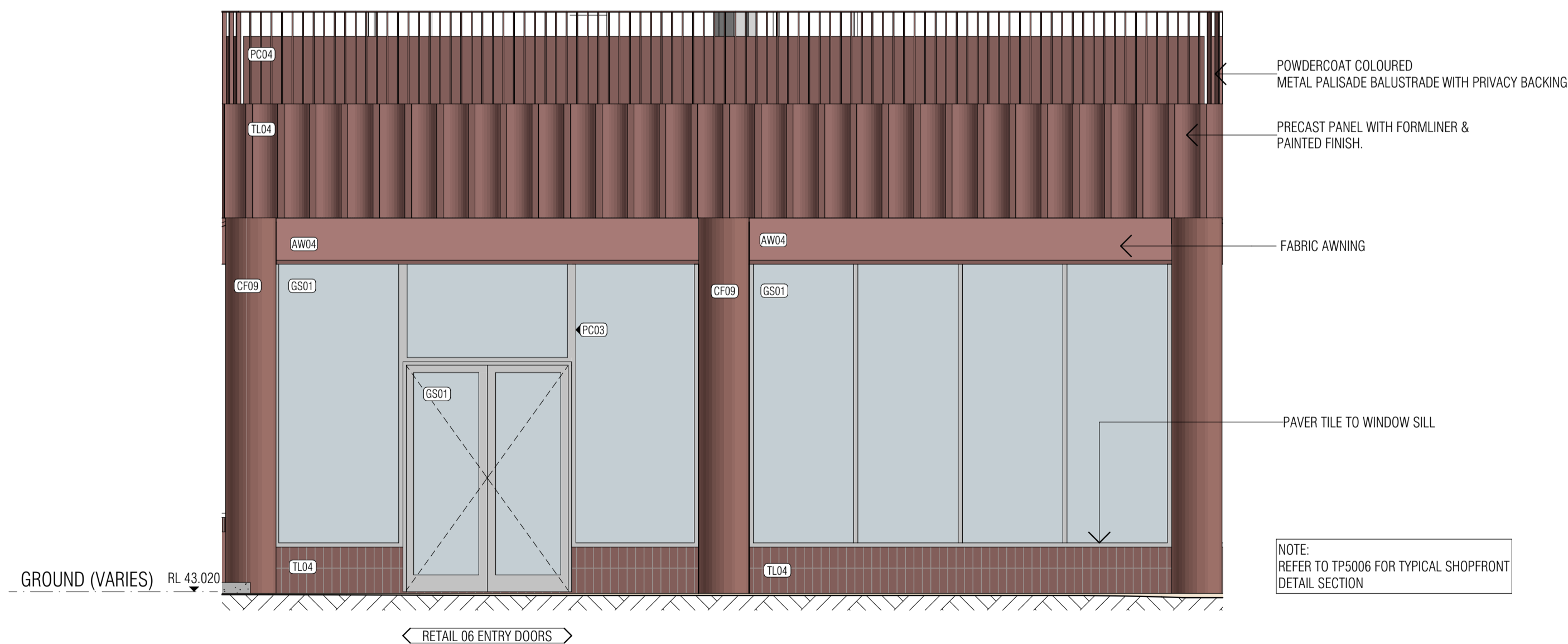
8 LOADING DOCK AND SERVICES DOOR ELEVATION
SCALE 1:50@A1



LOADING DOCK DETAIL SECTION
SCALE 1:50@A1



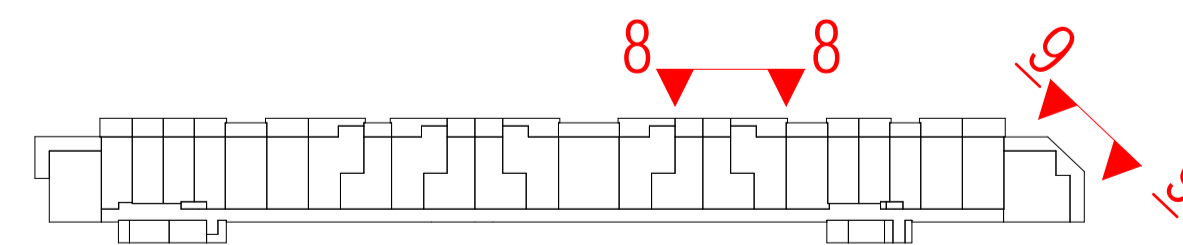
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9 NORTH-EAST SHOPFRONT ELEVATION
SCALE 1:50@A1

MATERIAL LEGEND

CF00	CONCRETE FINISH (PALE GREY)	CF09	CONCRETE PRECAST (BURGUNDY)
CF02	CONCRETE PRECAST (DARK GREEN)	CF10	FLUTED CONCRETE PRECAST (BURGUNDY)
CF03	FLUTED CONCRETE PRECAST (DARK GREEN)	CF11	CONCRETE PRECAST (DARK BLUE)
CF04	CONCRETE PRECAST (TERRACOTTA)	CF12	FLUTED CONCRETE PRECAST (DARK BLUE)
CF05	FLUTED CONCRETE PRECAST (TERRACOTTA)	MC01	FOLDED METAL CLADDING FINISH (MATT PALE GREY)
CF07	HAMMERED RIBBED CONCRETE PRECAST (PALE GREY)	FC01	FIBRE CEMENT FINISH (DARK GREEN)
FC01	FIBRE CEMENT FINISH (DARK GREEN)	PC01	METALWORK / POWDERCOAT FINISH (DARK GREEN)
FC02	FIBRE CEMENT FINISH (TERRACOTTA)	PC02	METALWORK / POWDERCOAT FINISH (TERRACOTTA)
FC03	FIBRE CEMENT FINISH (PALE GREY)	PC03	METALWORK / POWDERCOAT FINISH (LIGHT GREY)
FC04	FIBRE CEMENT FINISH (BURGUNDY)	PC04	METALWORK / POWDERCOAT FINISH (BURGUNDY)
FC05	FIBRE CEMENT FINISH (DARK BLUE)	PC05	METALWORK / POWDERCOAT FINISH (DARK BLUE)
TL01	FEATURE TILE FINISH (GREEN)	PT02	PAINT FINISH (TERRACOTTA)
TL02	FEATURE TILE FINISH (TERRACOTTA)	PT03	PAINT FINISH (LIGHT GREY)
TL03	NOT IN USE	PT05	PAINT FINISH (DARK BLUE)
TL04	FEATURE TILE FINISH (BURGUNDY)	AW01	AWNING FINISH (GREEN)
TL05	FEATURE TILE FINISH (BLUE)	AW02	AWNING FINISH (TERRACOTTA)
GS01	GLAZING SUITE FRAME (GREY) WITH CLEAR GLASS	AW03	NOT IN USE
GS02	GLAZING SUITE FRAME (GREY) WITH OBSCURE GLASS	AW04	AWNING FINISH (BURGUNDY)
GS03	GLASS BLOCKWORK	AW05	AWNING FINISH (BLUE)
		MS01	TENSILE MESH FINISH (GREY)
		MS02	DECORATIVE GATE METAL FINISH (GREY)



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Project Number
230022

Client
MAKE.

Project Name
467-473 Neerim Rd Murrumbidgee

Site Address
467-473 NEERIM ROAD MURRUMBIDGEE VIC 3163 AUSTRALIA

Drawing Name
TYPICAL FACADE DETAILS 06

Date
23/04/2026

Status
TOWN PLANNING

Scale
1:50 @ A1

Drawing Number
TP5009

Revision
A

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ARCADÉ GATE WITH INTEGRATED LANDSCAPING

TWO THROUGH-LINKS/ARCADÉS ACTIVATED BY LOBBY CONSIDER WAYFINDING AND BEHAVIOURAL CIRCUMSTANCES, AND ALLOW PEDESTRIAN PERMEABILITY THROUGH THE LONG SITE. REFER TO TP5005 FOR TYPICAL ARCADE GATE ELEVATION.



EXAMPLE PRECEDENT - ARCADE GATE WITH INTEGRATED LANDSCAPING
PROJECT: NIGHTINGALE 2.0.
ARCHITECT: SIX DEGREES ARCHITECTS.
PHOTO: RORY GARDINER.

GLAZING TO THE RETAIL TENANCIES AND AT CORNERS OF THE BUILDING ENHANCES VISIBILITY AND SAFETY AND PROVIDES ATTRACTIVE FRONTAGE TO THE CARPARK.

OPEN AIR WALKWAY CORRIDOR

VARIED CORRIDOR ARTICULATION AND OPENNESS ASSISTS TO EMPHASISE VERTICALITY OF THE FACADE AND BREAK DOWN THE BUILT FORM SILHOUETTE ALONG LENGTH OF FACADE. REFER TO TP5007 FOR TYPICAL WALKWAY BALUSTRADE DETAIL ELEVATION AND SECTION



EXAMPLE PRECEDENT - OPEN AIR WALKWAY CORRIDOR
PROJECT: NIGHTINGALE 2.0.
ARCHITECT: SIX DEGREES ARCHITECTS.
PHOTO: TESS KELLY.

OPEN AIR WALKWAY CORRIDOR MESH

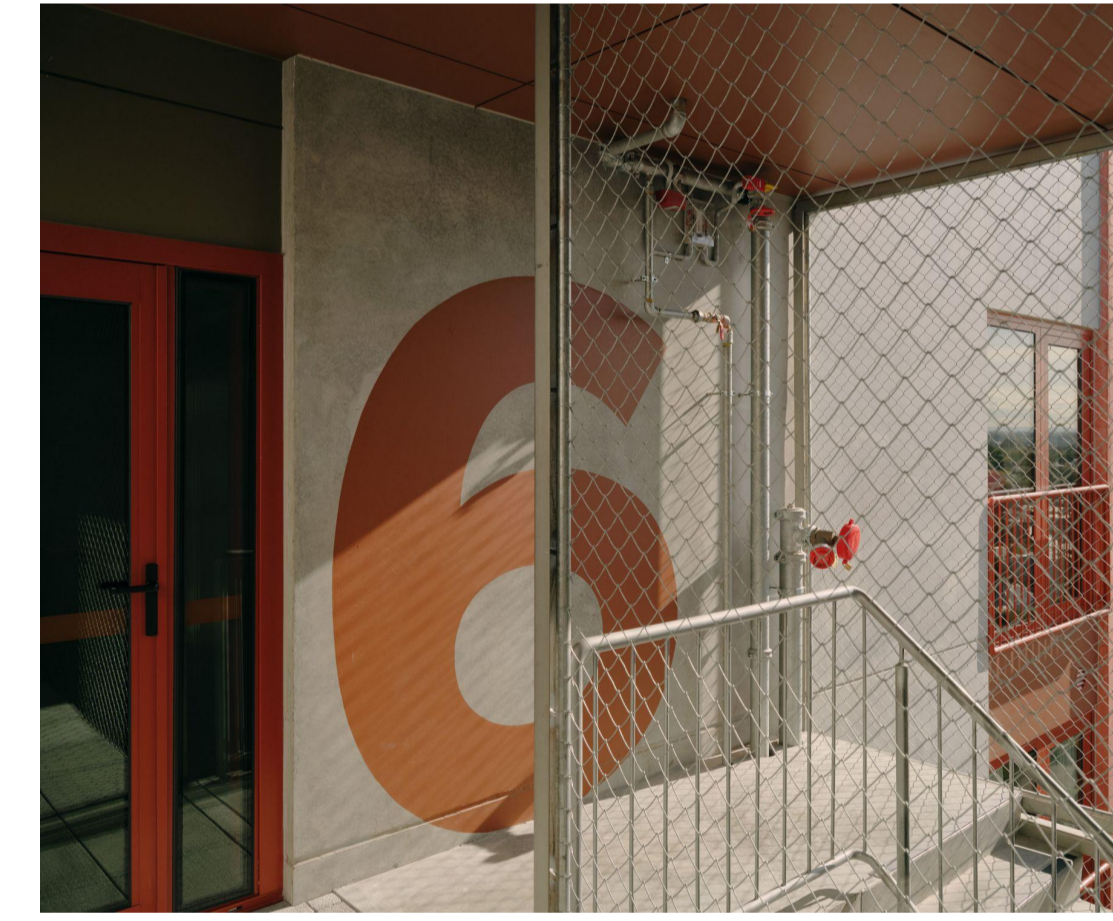
REFER TO TP5007 FOR TYPICAL WALKWAY MESH DETAIL ELEVATION AND SECTION



EXAMPLE PRECEDENT - OPEN AIR WALKWAY CORRIDOR MESH
PROJECT: CHURCH ON NAPIER.
ARCHITECT: KERSTIN THOMPSON.
PHOTO: DYLAN JAMES.

OPEN AIR STAIR MESH

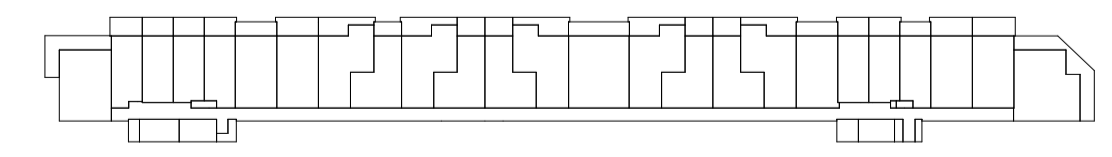
OPEN AIR STAIRCASE ENCOURAGES RESIDENTS TO USE THE STAIR



EXAMPLE PRECEDENT - OPEN AIR STAIR MESH
PROJECT: NIGHTINGALE LEFTFIELD.
ARCHITECT: KENNEDY NOLAN.
PHOTO: TOM ROSS.

ADVERTISED PLAN

MATERIAL LEGEND											
CF00	CONCRETE FINISH (PALE GREY)	CF09	CONCRETE PRECAST (BURGUNDY)	FC01	FIBRE CEMENT FINISH (DARK GREEN)	PC01	METALWORK / POWDERCOAT FINISH (DARK GREEN)	TL01	FEATURE TILE FINISH (GREEN)	AW01	AWNING FINISH (GREEN)
CF02	CONCRETE PRECAST (DARK GREEN)	CF10	FLUTED CONCRETE PRECAST (BURGUNDY)	FC02	FIBRE CEMENT FINISH (TERRACOTTA)	PC02	METALWORK / POWDERCOAT FINISH (TERRACOTTA)	TL02	FEATURE TILE FINISH (TERRACOTTA)	AW02	AWNING FINISH (TERRACOTTA)
CF03	FLUTED CONCRETE PRECAST (DARK GREEN)	CF11	CONCRETE PRECAST (DARK BLUE)	FC03	FIBRE CEMENT FINISH (PALE GREY)	PC03	METALWORK / POWDERCOAT FINISH (LIGHT GREY)	TL03	NOT IN USE	AW03	NOT IN USE
CF04	CONCRETE PRECAST (TERRACOTTA)	CF12	FLUTED CONCRETE PRECAST (DARK BLUE)	FC04	FIBRE CEMENT FINISH (BURGUNDY)	PC04	METALWORK / POWDERCOAT FINISH (BURGUNDY)	TL04	FEATURE TILE FINISH (BURGUNDY)	AW04	AWNING FINISH (BURGUNDY)
CF05	FLUTED CONCRETE PRECAST (TERRACOTTA)	MC01	FOLDED METAL CLADDING FINISH (MATT PALE GREY)	FC05	FIBRE CEMENT FINISH (DARK BLUE)	PC05	METALWORK / POWDERCOAT FINISH (DARK BLUE)	TL05	FEATURE TILE FINISH (BLUE)	AW05	AWNING FINISH (BLUE)
CF07	HAMMERED RIBBED CONCRETE PRECAST (PALE GREY)					PT02	PAINT FINISH (TERRACOTTA)	GS01	GLAZING SUITE FRAME (GREY) WITH CLEAR GLASS	MS01	TENSILE MESH FINISH (GREY)
						PT03	PAINT FINISH (LIGHT GREY)	GS02	GLAZING SUITE FRAME (GREY) WITH OBSCURE GLASS	MS02	DECORATIVE GATE METAL FINISH (GREY)
						PT05	PAINT FINISH (DARK BLUE)	GS03	GLASS BLOCKWORK		



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Project Number
230022

Client
MAKE.

Project Name
467-473 Neerim Rd Murrumbidgee

Site Address
467-473 NEERIM ROAD MURRUMBIDGEA VIC 3163 AUSTRALIA

Drawing Name
FACADE STRATEGY - SOUTH FACADE

Date
23/04/2026

Status
TOWN PLANNING

Scale
1:200 @ A1

Drawing Number
TP5010

Revision
A