

**Development Summary**

**BADS Compliance Summary**

**Architectural Drawing Schedule**

Site Information

Site Area	1188 m2
Site Coverage	1029 m2 86.6%
Basement Coverage	945.9 m2 79.6%
Site Permeability	94.5 m2 8.0%

Building Programme

Commercial Tenancies	3
Commercial Floor Area	551 m2
1 Bedroom Apartments	16 26.2%
2 Bedroom Apartment	37 60.7%
3 Bedroom Apartments	8 13.1%
Total Apartments	61

Transport

Car Parking Spaces	
Residential	40
Commercial	0
Visitor	0
Total	40
Bicycle Spaces	
Residential	106
Residential Visitor	21
Residential Total	127
Commercial	20
Commercial Visitor	0
Commercial Total	20
Total Bicycle Spaces	147

Compliant

D5 Integration with the Street	Yes Refer to A 101 & A 202
D6 Energy Efficiency	Yes Refer to SMP by HVH
D7 Communal Open Space	Yes Refer to A 111
D10 Landscaping	Yes Refer to A 110
D11 Vehicle Access	Yes Refer to A 101, A 202, A 302
D12 Building Arrangement Siting	Yes Refer Urban Context Report
D13 Storm water management	Yes Refer to SMP by HVH
D16 Noise Impacts	Yes Refer to the Acoustic Report By Vpac
D17 Accessibility	Yes Refer to A 400 Series drawings
D18 Building Entry	Yes Refer to A 101 & A 202
D19 Private Open Space	Yes Refer to A 400 Series drawings
D20 Apartment Storage	Yes Refer to A 400 Series drawings
D22 Site Services	Yes Refer to A 101 & A 202
D23 Waste & recycling	Yes Refer to SMP by HVH
D24 External Walls & Materials	Yes Refer to A 200 Series drawings
D24 Functional Layouts	Yes Refer to A 400 Series drawings
D25 Room Depth	Yes Refer to A 400 Series drawings
D26 Windows	Yes Refer to A 400 Series drawings
D27 Natural Ventilation	Yes Refer to A 400 Series drawings
D32 Wind Impacts	Yes Refer to WIA by Vpac

Project Name:	427 Albert Street, Brunswick 3056
Project ID:	
Month:	12
Day:	16
Year:	24
Authorized by:	MS
Issue Number:	A

Sheet No.	Sheet Title	Sheet Size
A 001	Site Context	ISO A1
A 002	Plan: Existing Site Conditions & Demolition Plan	ISO A1
A 100	Plan: Level Ground	ISO A1
A 101	Plan: Level One	ISO A1
A 102	Plan: Level Two	ISO A1
A 103	Plan: Level Three	ISO A1
A 104	Plan: Level Four	ISO A1
A 105	Plan: Level Five	ISO A1
A 106	Plan: Level Six	ISO A1
A 107	Plan: Level Seven	ISO A1
A 108	Plan: Level Eight (Rooftop)	ISO A1
A 109	Plan: Basement Levels, B1 & B2	ISO A1
A 110	Plan: Landscape Level Ground	ISO A1
A 111	Plan: Landscape Level 4 & Rooftop	ISO A1
A 112	Diagram: Solar Access Study to Communal Rooftop	ISO A1
A 201	Elevation: Streetscape North & South	ISO A1
A 202	Elevation: South (Albert Street)	ISO A1
A 203	Elevation: East & West	ISO A1
A 204	Elevation: North (Clifton Park)	ISO A1
A 206	Elevation: Lightwells	ISO A1
A 207	Elevation: Public Realm Interface South (Albert Street)	ISO A1
A 208	Elevation: Public Realm Interface West	ISO A1
A 209	Elevation: Public Realm Interface North	ISO A1
A 301	Section: A-A & B-B	ISO A1
A 302	Section: C-C & D-D	ISO A1
A 401	Diagram: BADS Compliance Plans	ISO A1
A 402	Diagram: BADS Compliance Plans	ISO A1
A 403	Diagram: BADS Compliance Plans	ISO A1
A 501	Diagram: Shadow Impact Study 22/9 at 09:00pm > 12:00pm	ISO A1
A 502	Diagram: Shadow Impact Study 22/9 at 01:00pm > 4:00pm	ISO A1
A 503	Diagram: Shadow Impact Study 22/9 at 05:00pm	ISO A1
A 601	WSUD Plan	ISO A1

Issue Number	Recipients	Note
A	DCP Submission	

**General Notes:**

- These drawings are to be read in conjunction with the Urban Context Report prepared by Austin Maynard Architects, and the following consultant team reports:
  - Tract Planning Report
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  - Access Solutions Accessibility Report
  - Webster Survey Group Title Re-establishment & Feature Survey
  - Tree Department Arborist Report
- All POS areas are provided with a garden tap, stormwater drainage & a weatherproof electricity outlet.
- All Landscaping areas are to be irrigated. Irrigation system to be supplied with water collected onsite.

**Plan Key:**  
 F = Fridge  
 P = Pantry  
 S = Store  
 L = Laundry



**ADVERTISED PLAN**

Plan Below: Context Plan  
 approx 1:1000



427 Albert Street, Brunswick 3056

HIP V. HYPE

Site Context

PLANNING SUBMISSION SET

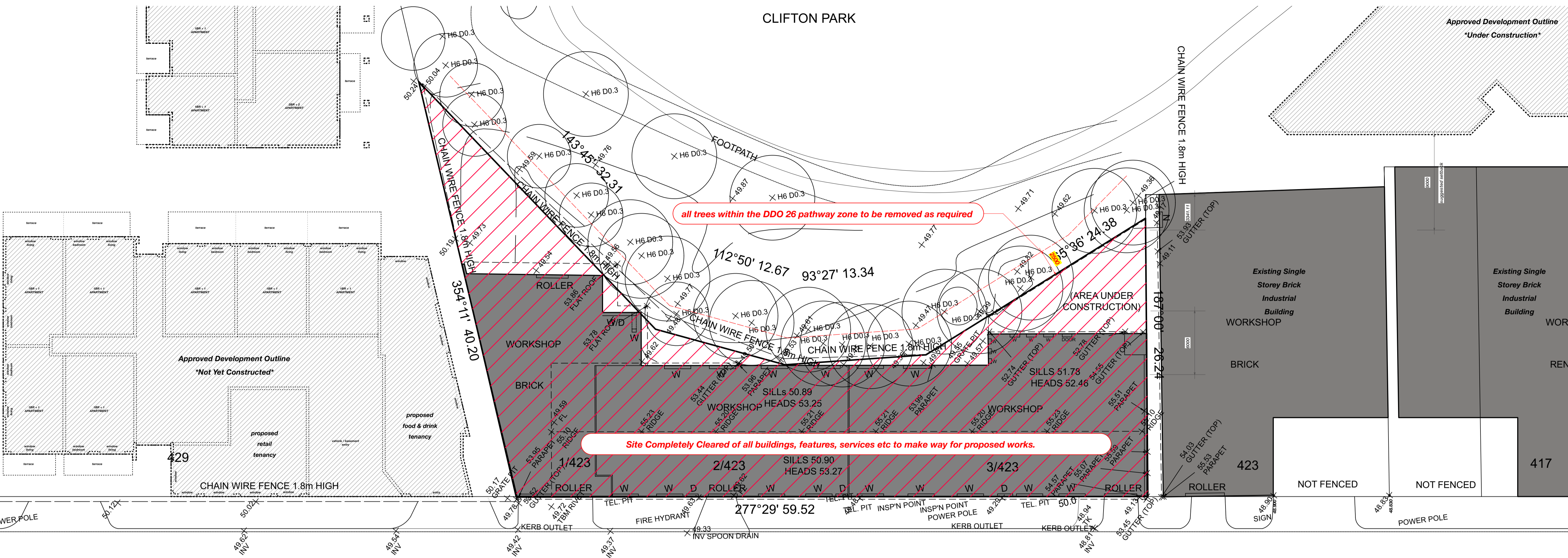
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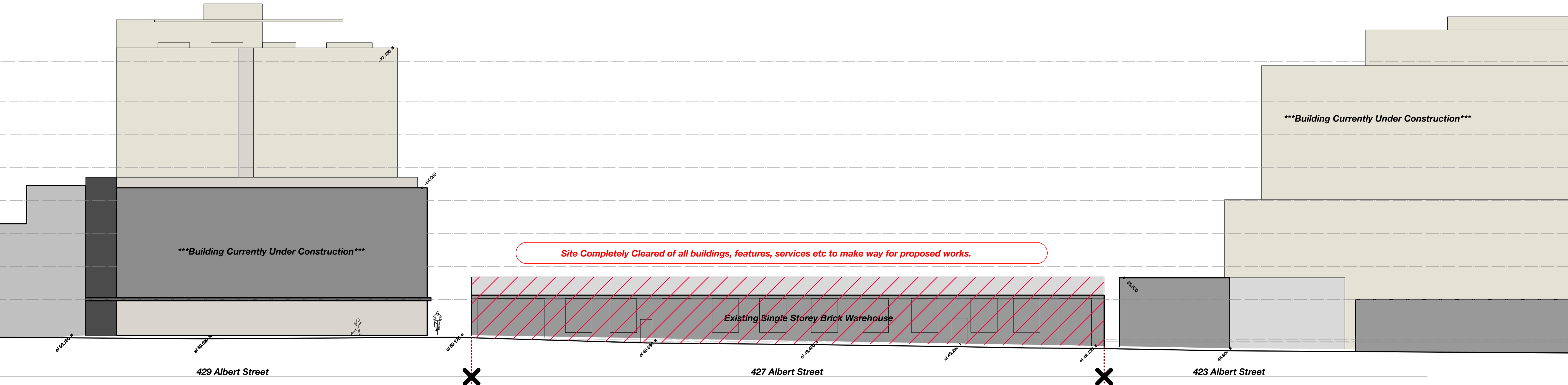
CLIFTON PARK

Approved Development Outline  
 "Under Construction"



all trees within the DDO 26 pathway zone to be removed as required

Site Completely Cleared of all buildings, features, services etc to make way for proposed works.



Site Completely Cleared of all buildings, features, services etc to make way for proposed works.

427 Albert Street, Brunswick 3056

HIP V. HYPE

Plan: Existing Site Conditions & Demolition Plan

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HIP V. HYPE

Plan: Level Ground

PLANNING SUBMISSION SET

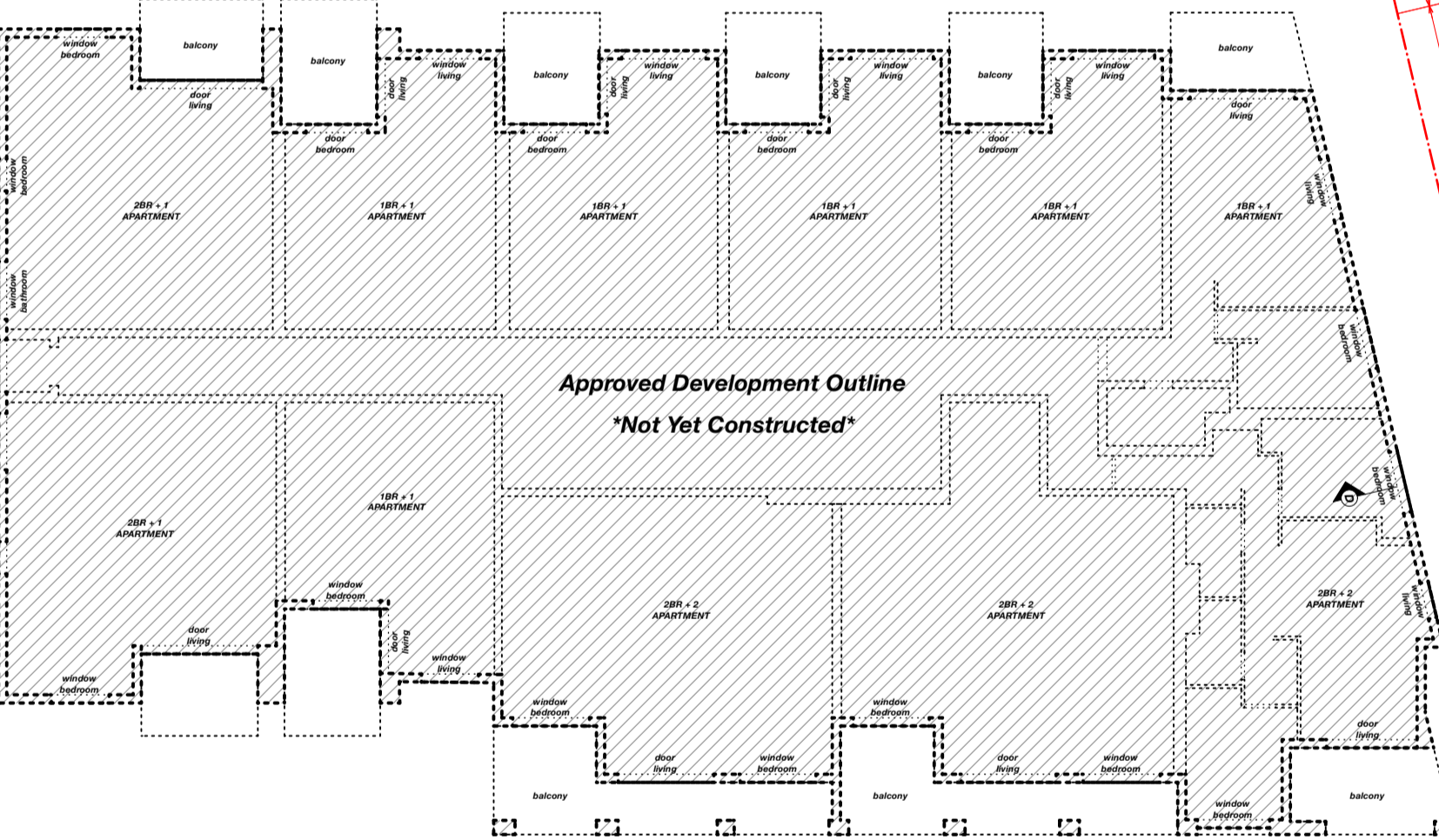
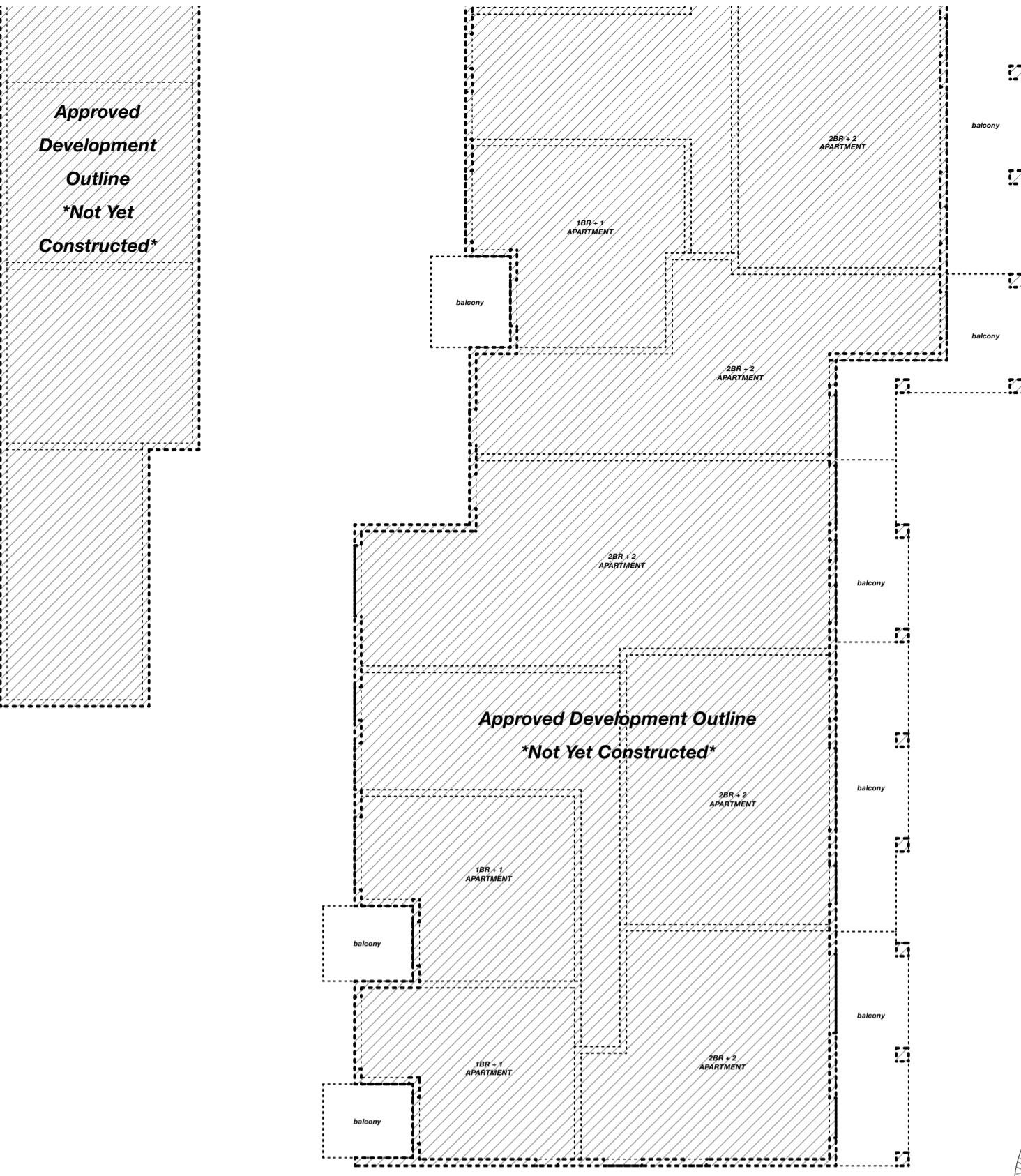
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A	16/10/24	PLANNING SUBMISSION	MS



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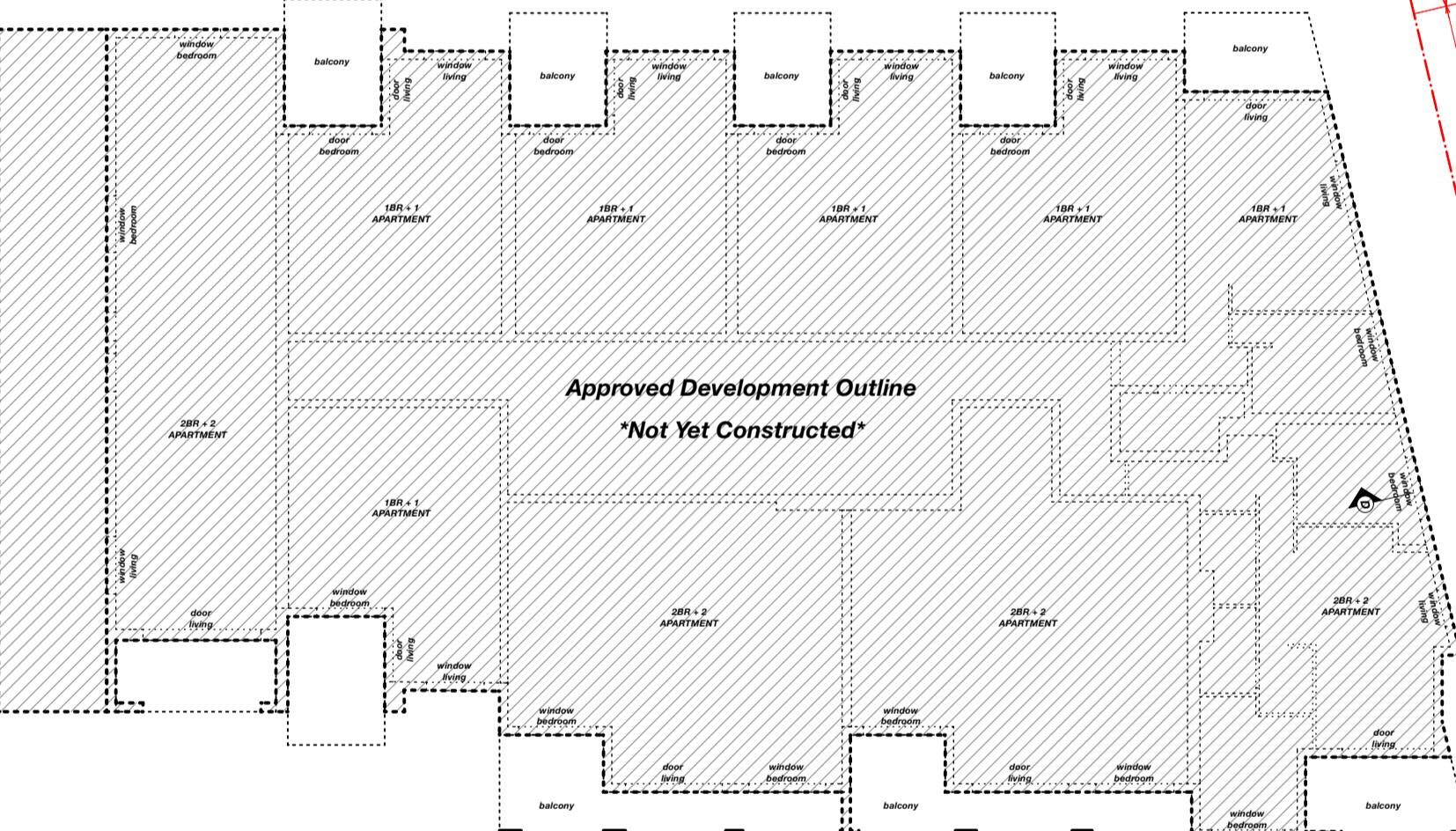
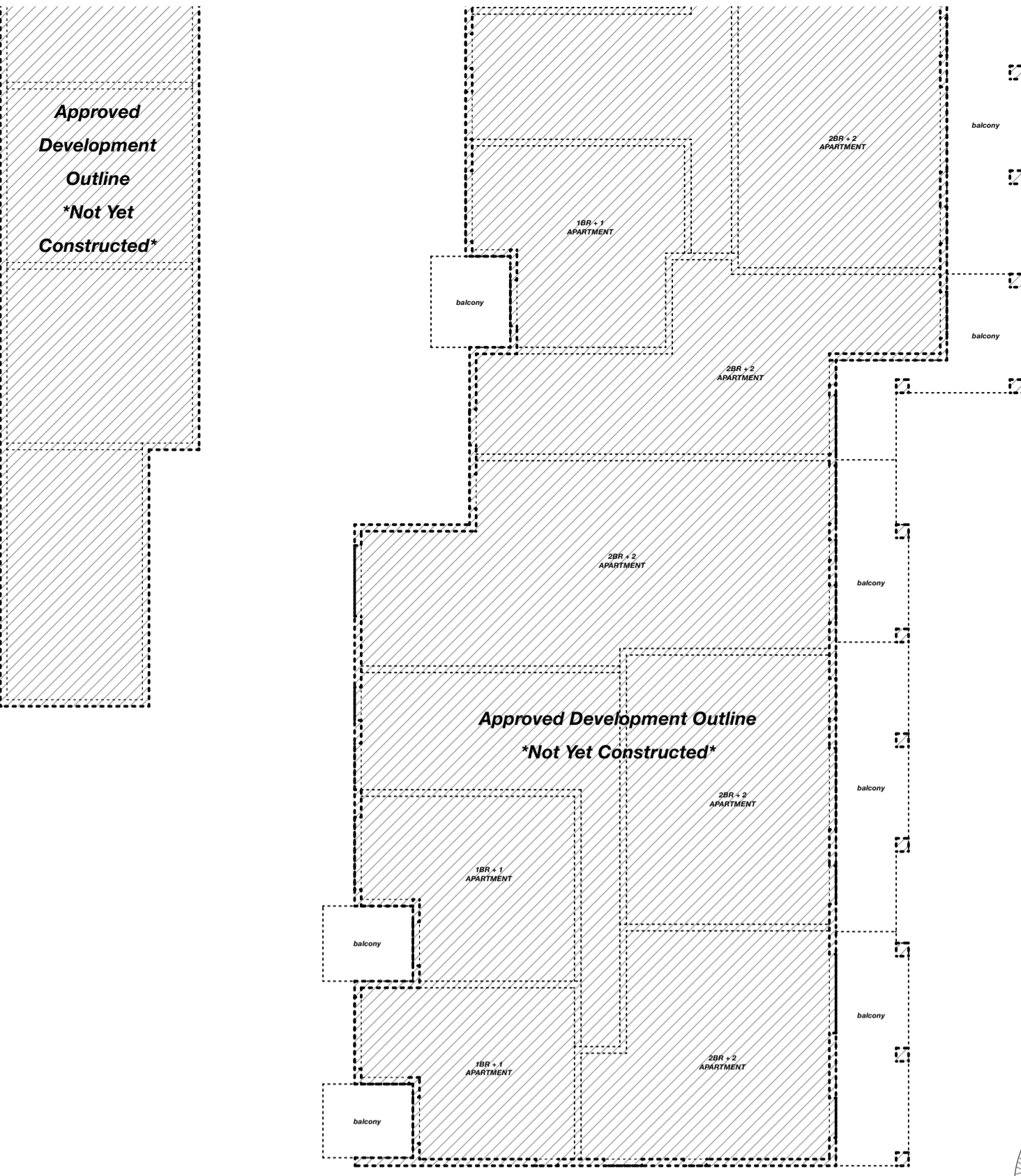
HIP V. HYPE

Plan: Level One

PLANNING SUBMISSION SET

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HIP V. HYPE

Plan: Level Two

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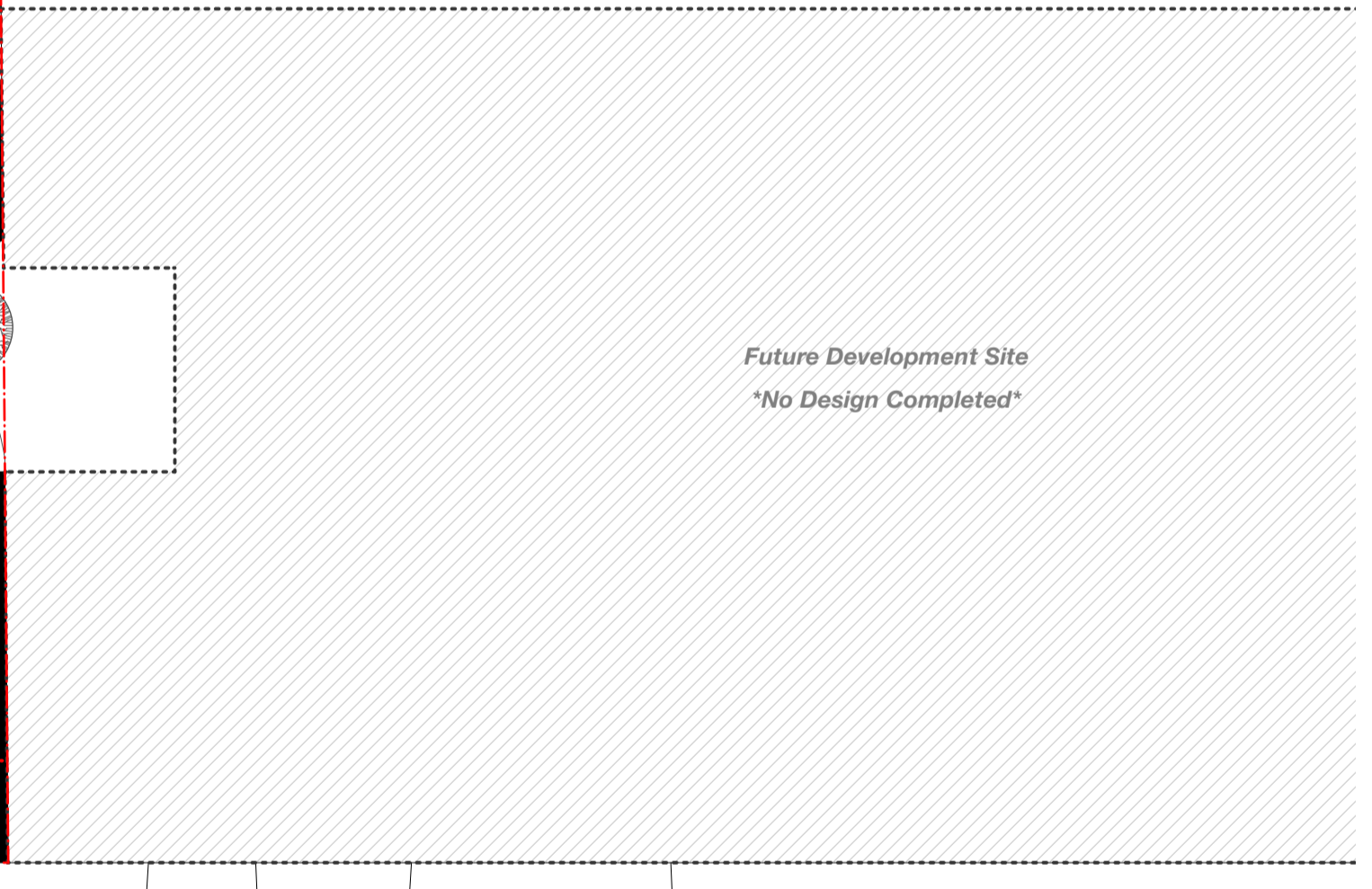
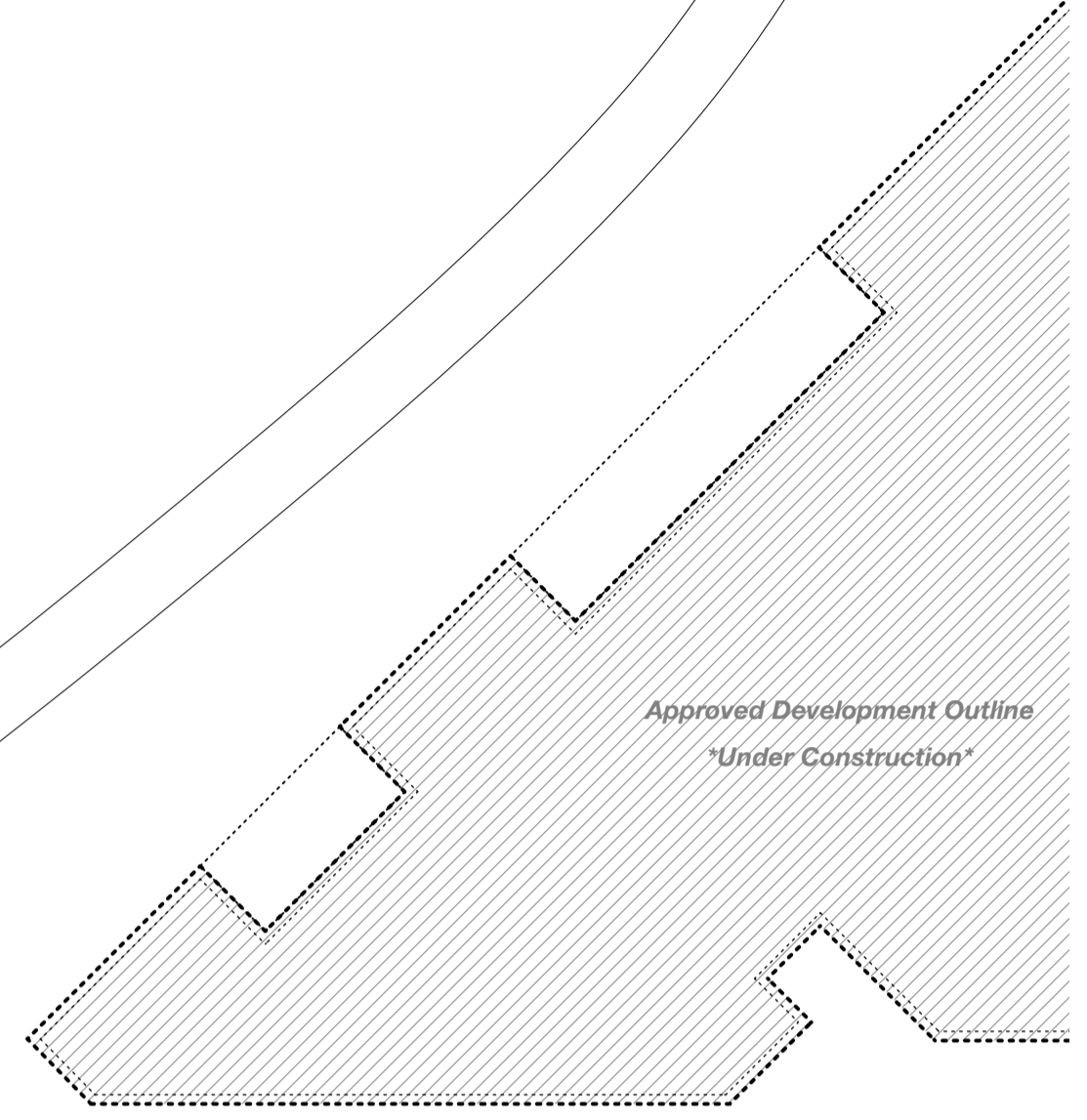
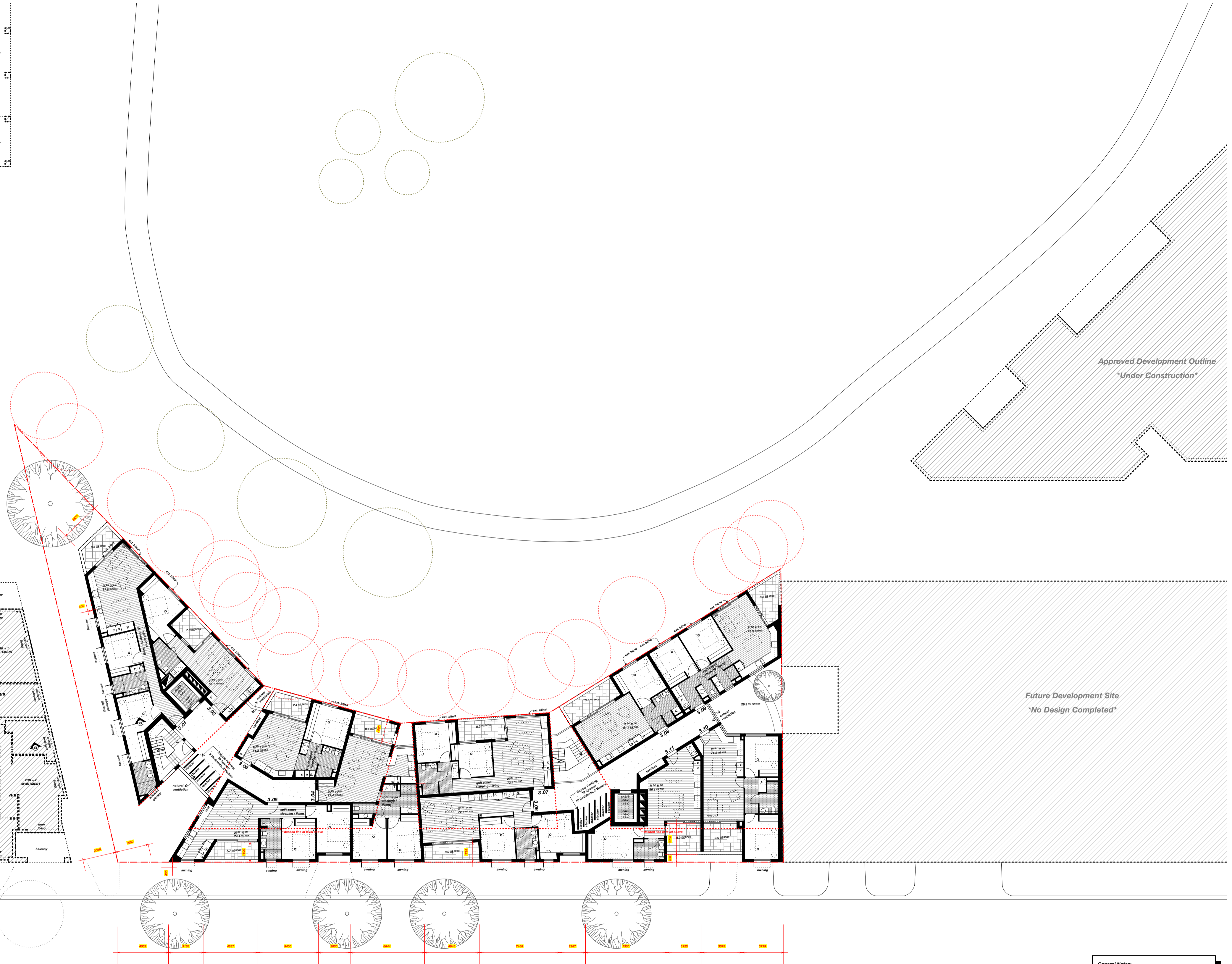
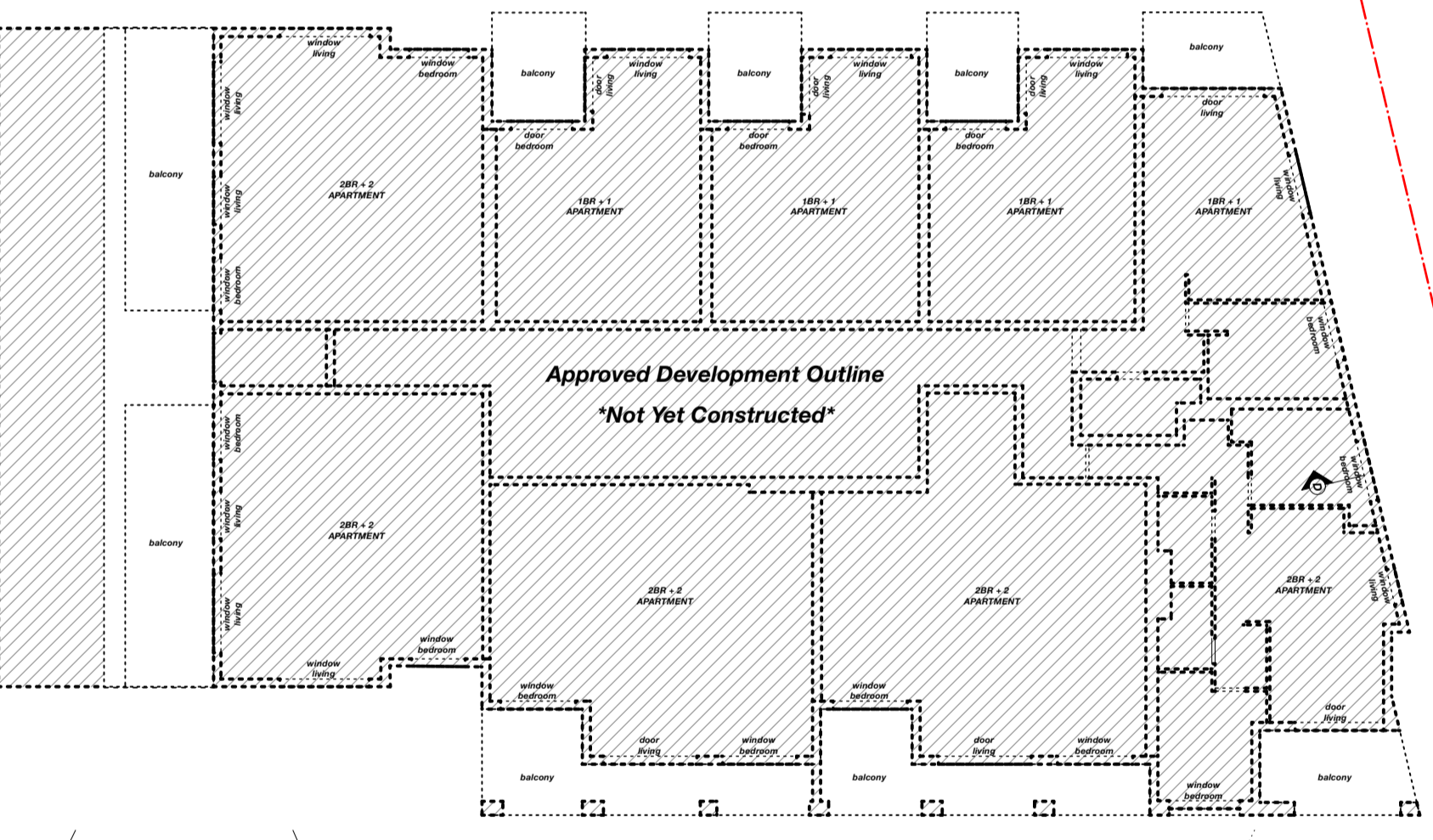
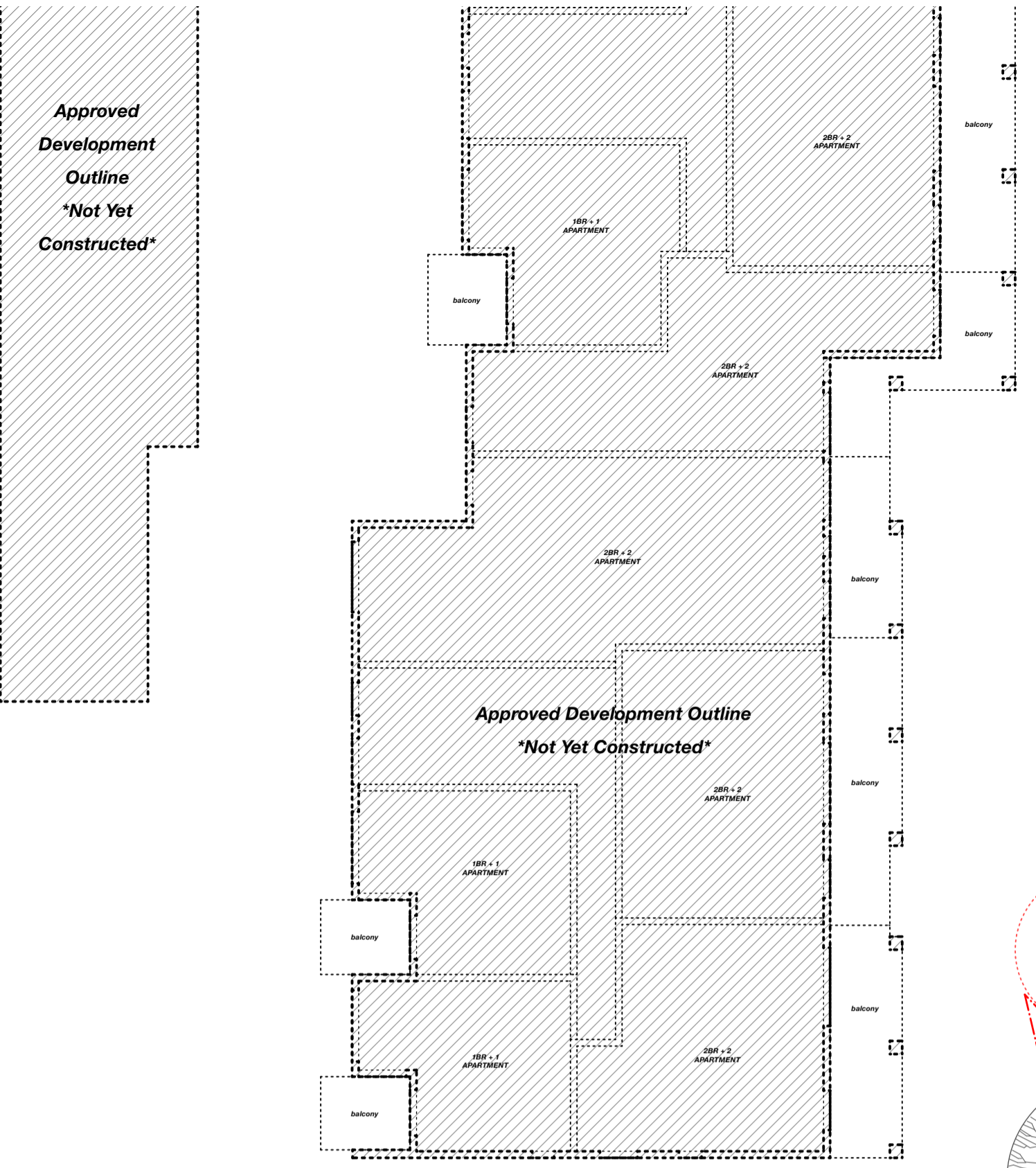
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**A 102 A**

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A	16/10/24	PLANNING SUBMISSION	MS



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427 Albert Street, Brunswick 3056

HIP V. HYPE

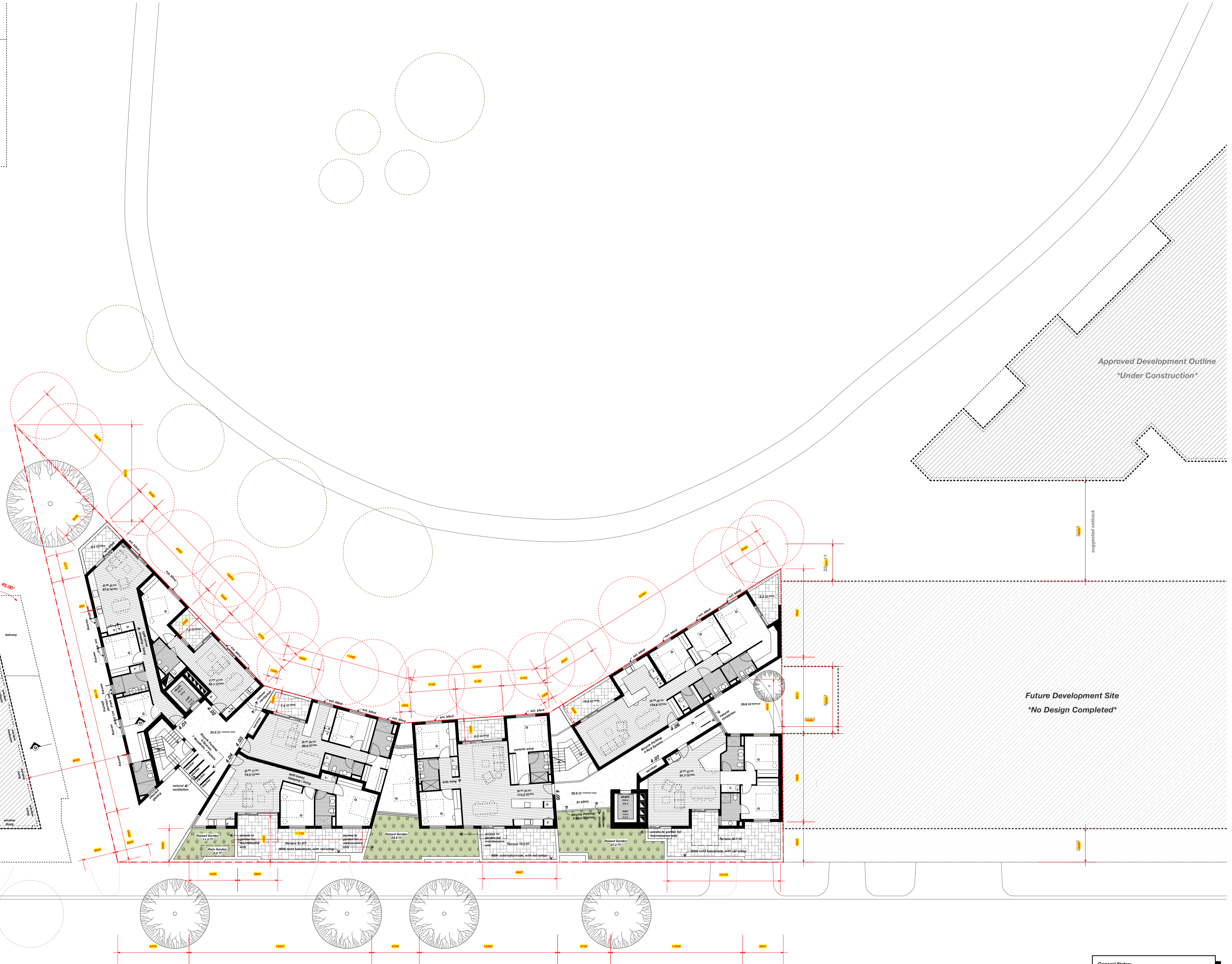
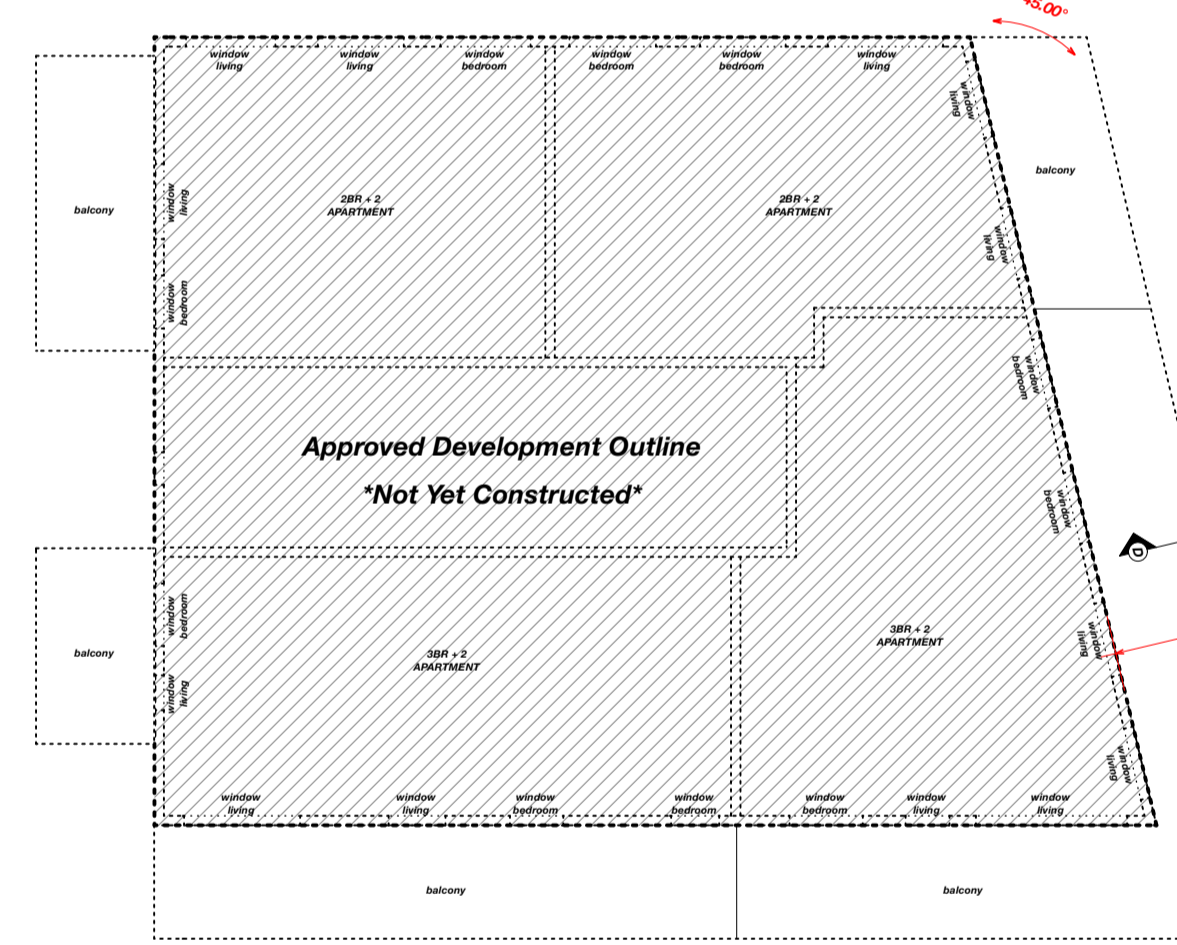
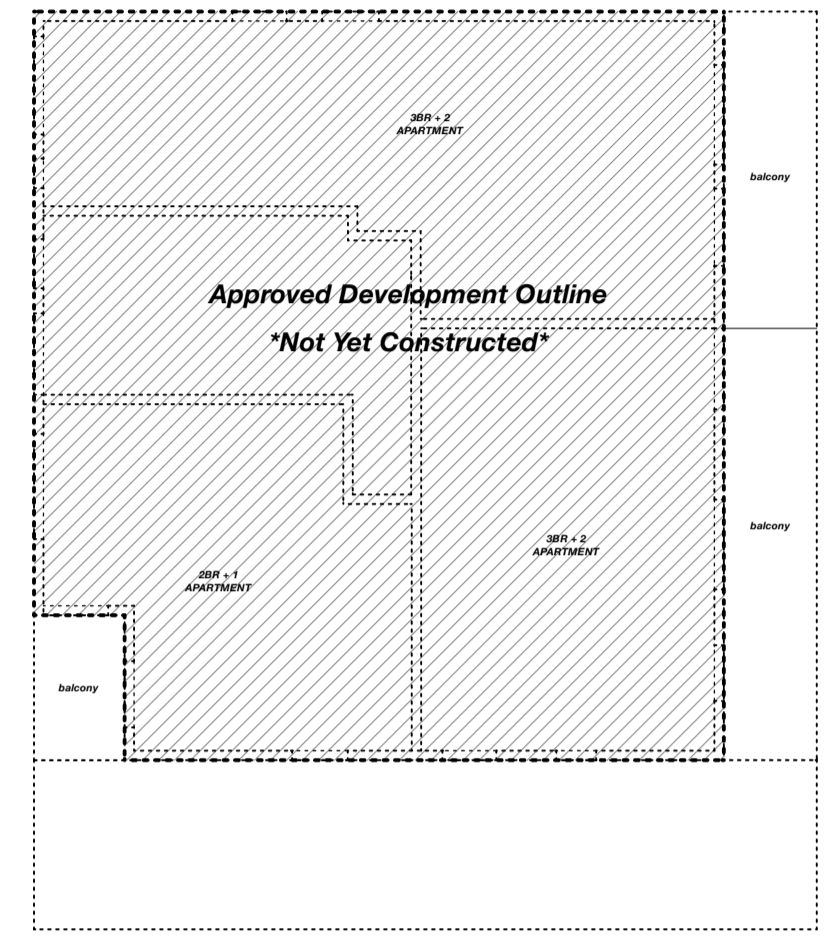
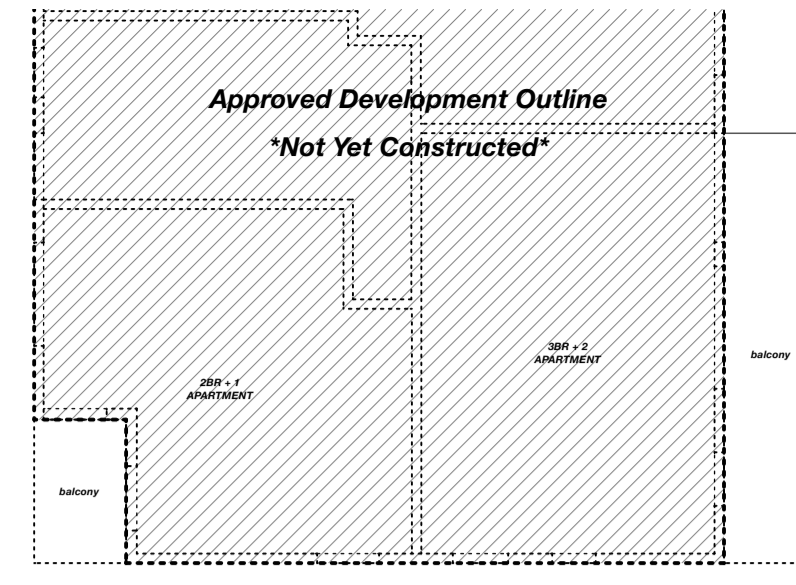
Plan: Level Three

PLANNING SUBMISSION SET

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Future Development Site  
 'No Design Completed'

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HIP V. HYPE

Plan: Level Four

PLANNING SUBMISSION SET

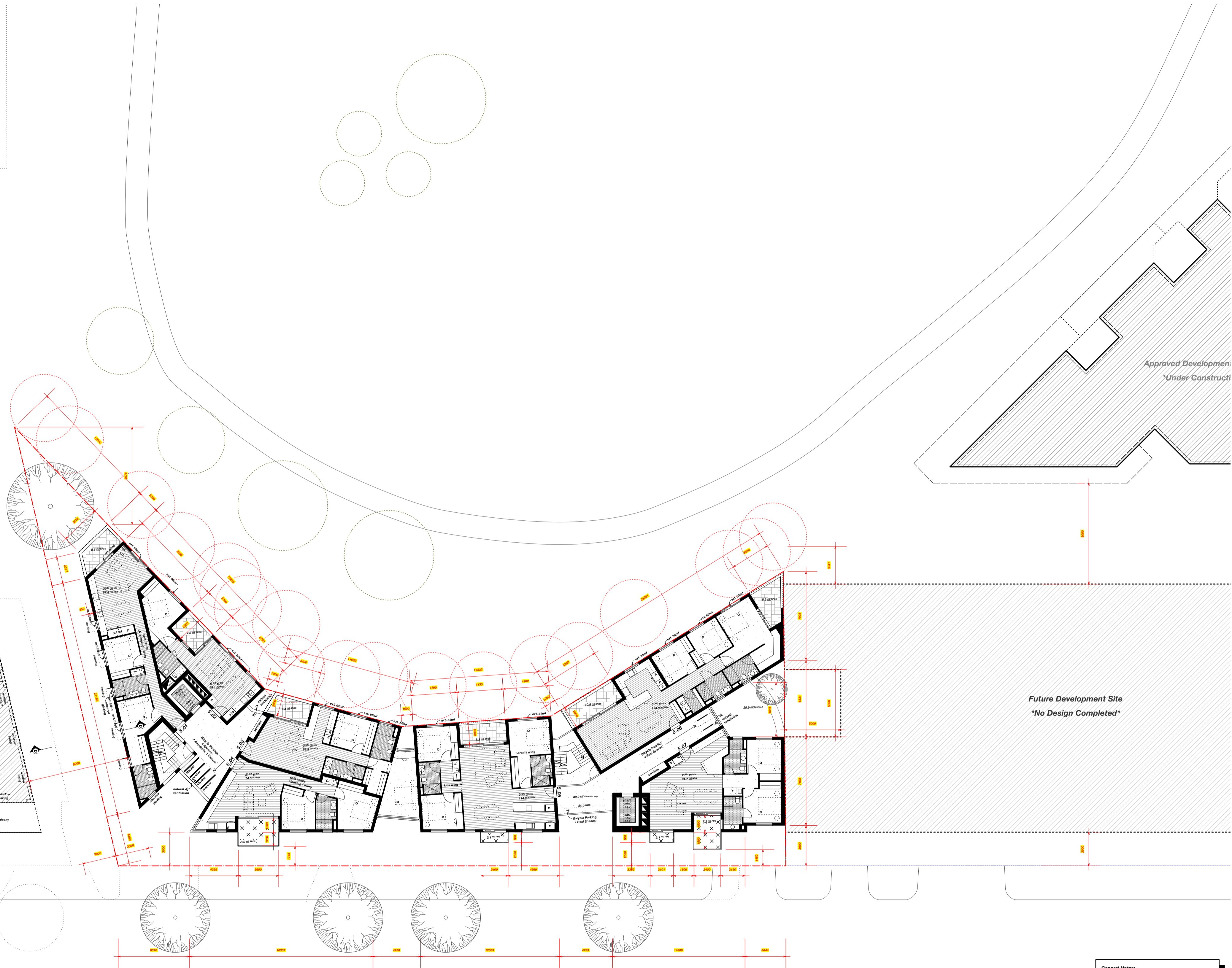
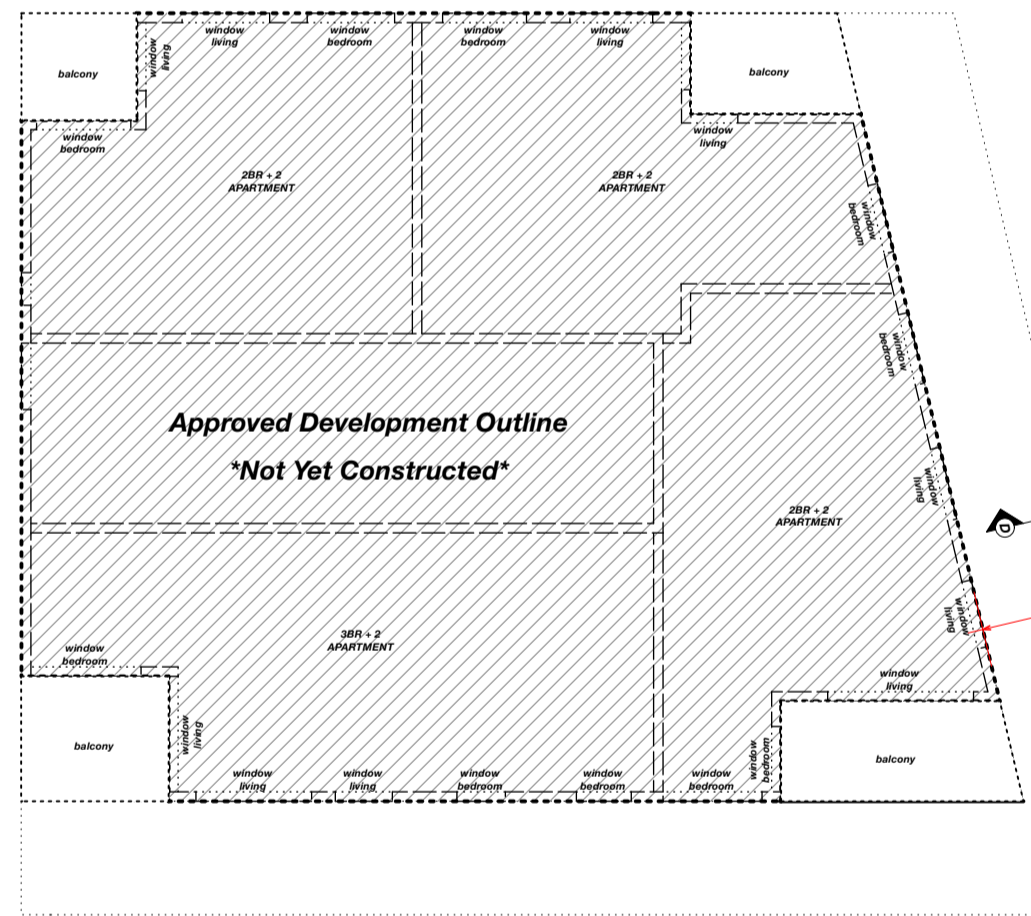
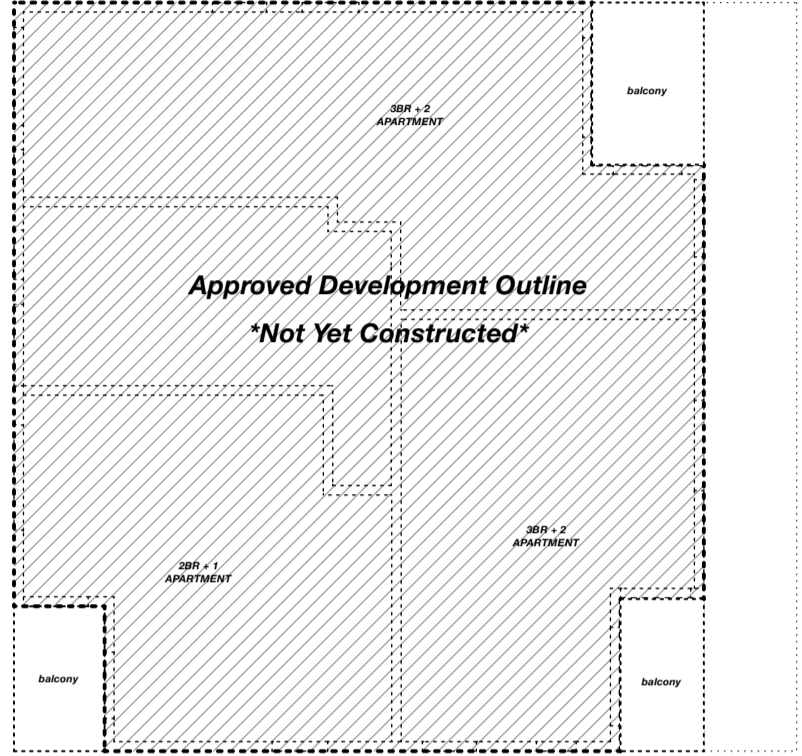
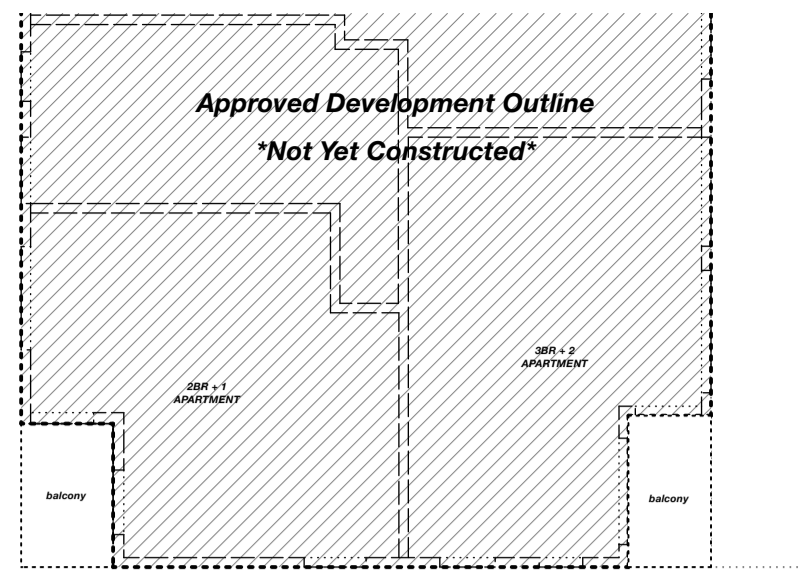
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**A 104 A**

REVISION	DATE	REVISION NOTE	BY
A	16/10/24	PLANNING SUBMISSION	MS



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HIP V. HYPE

Plan: Level Five

PLANNING SUBMISSION SET

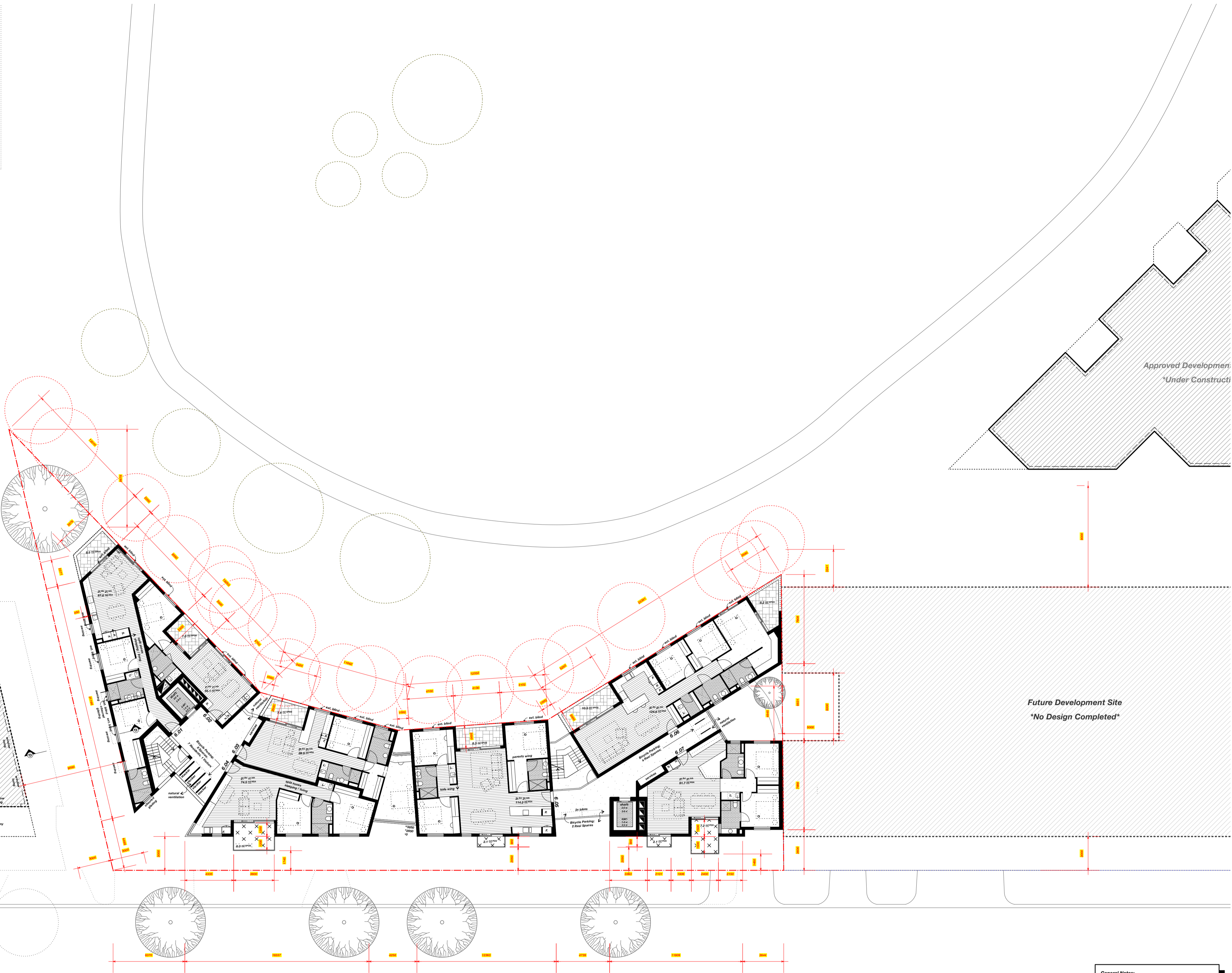
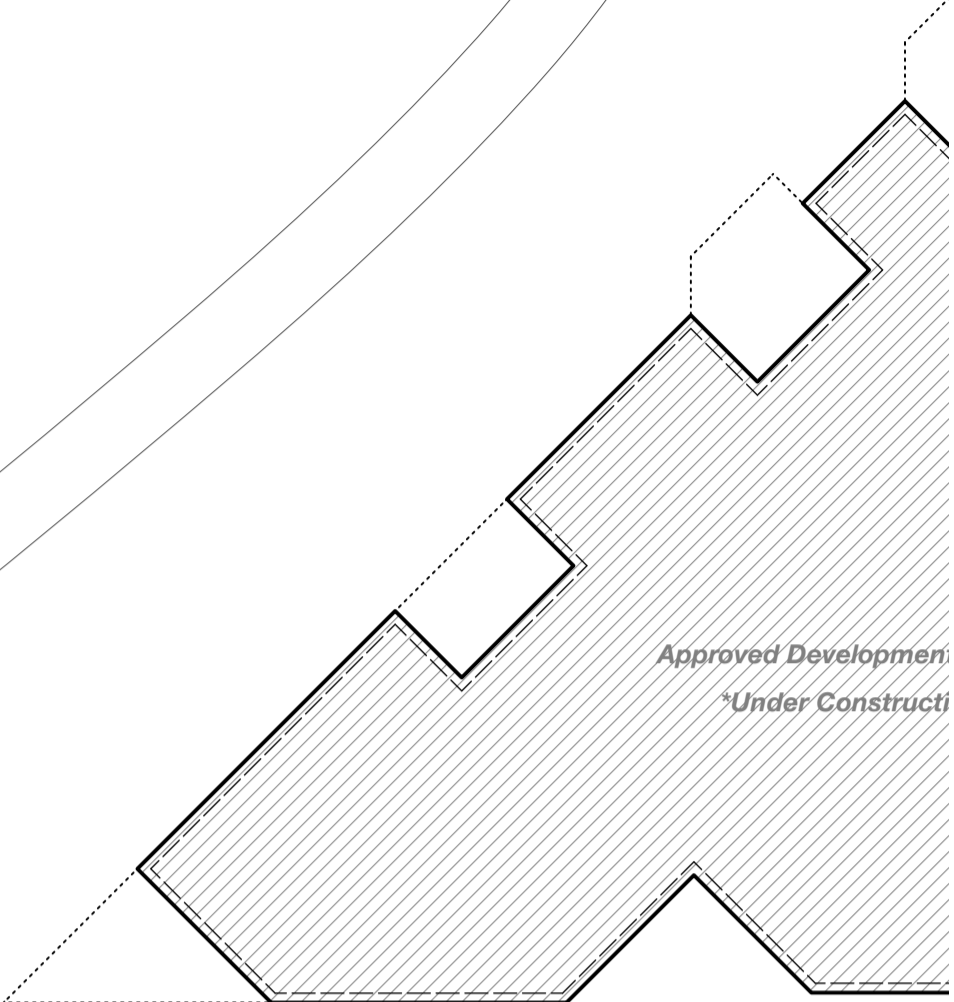
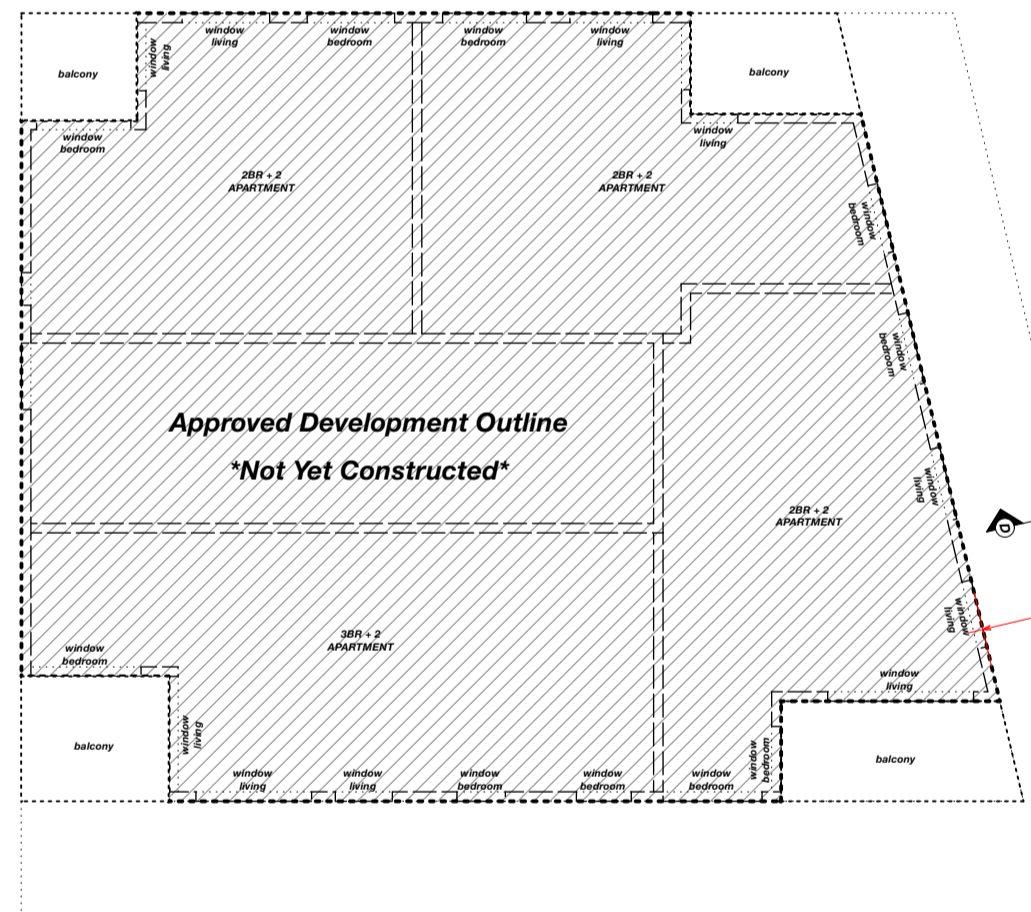
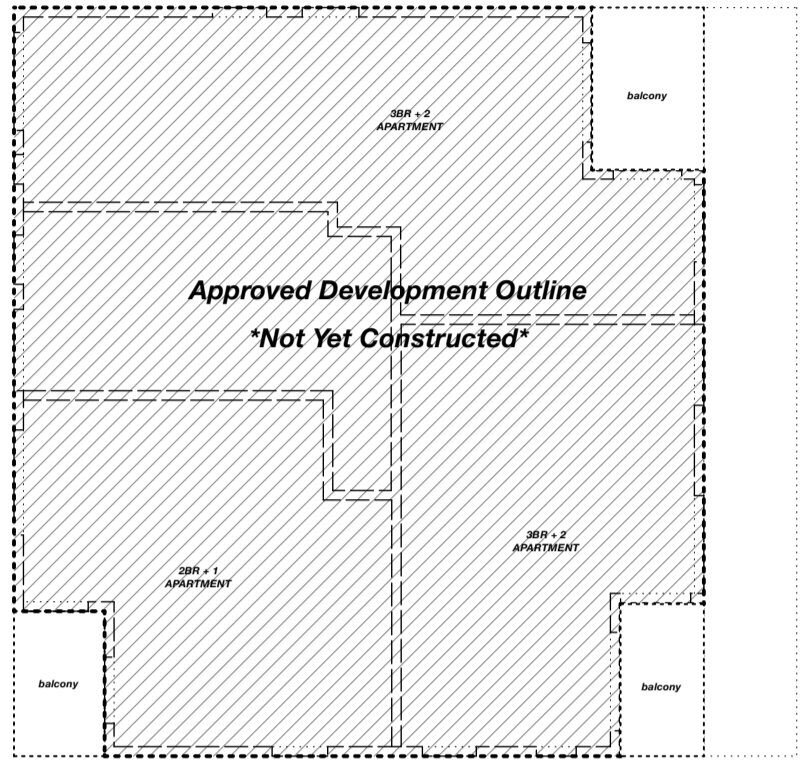
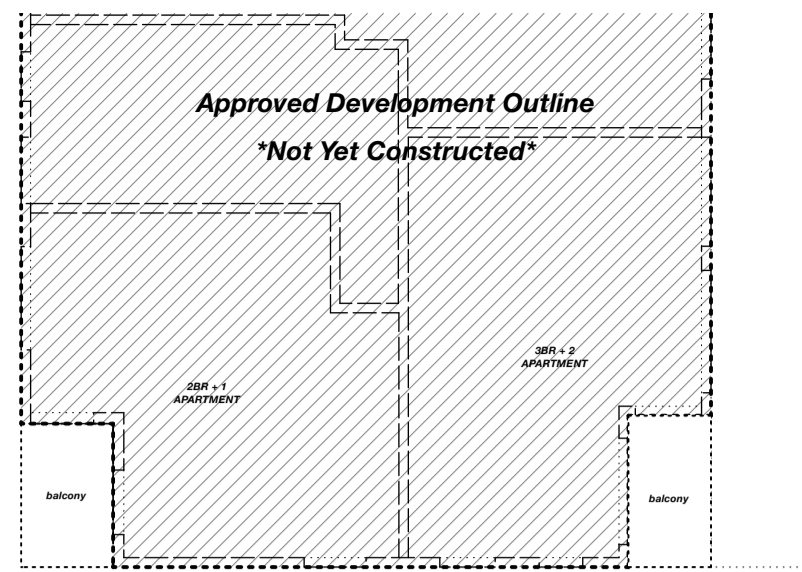
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**A 105 A**





Future Development Site  
 'No Design Completed'

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427 Albert Street, Brunswick 3056

HIP V. HYPE

Plan: Level Six

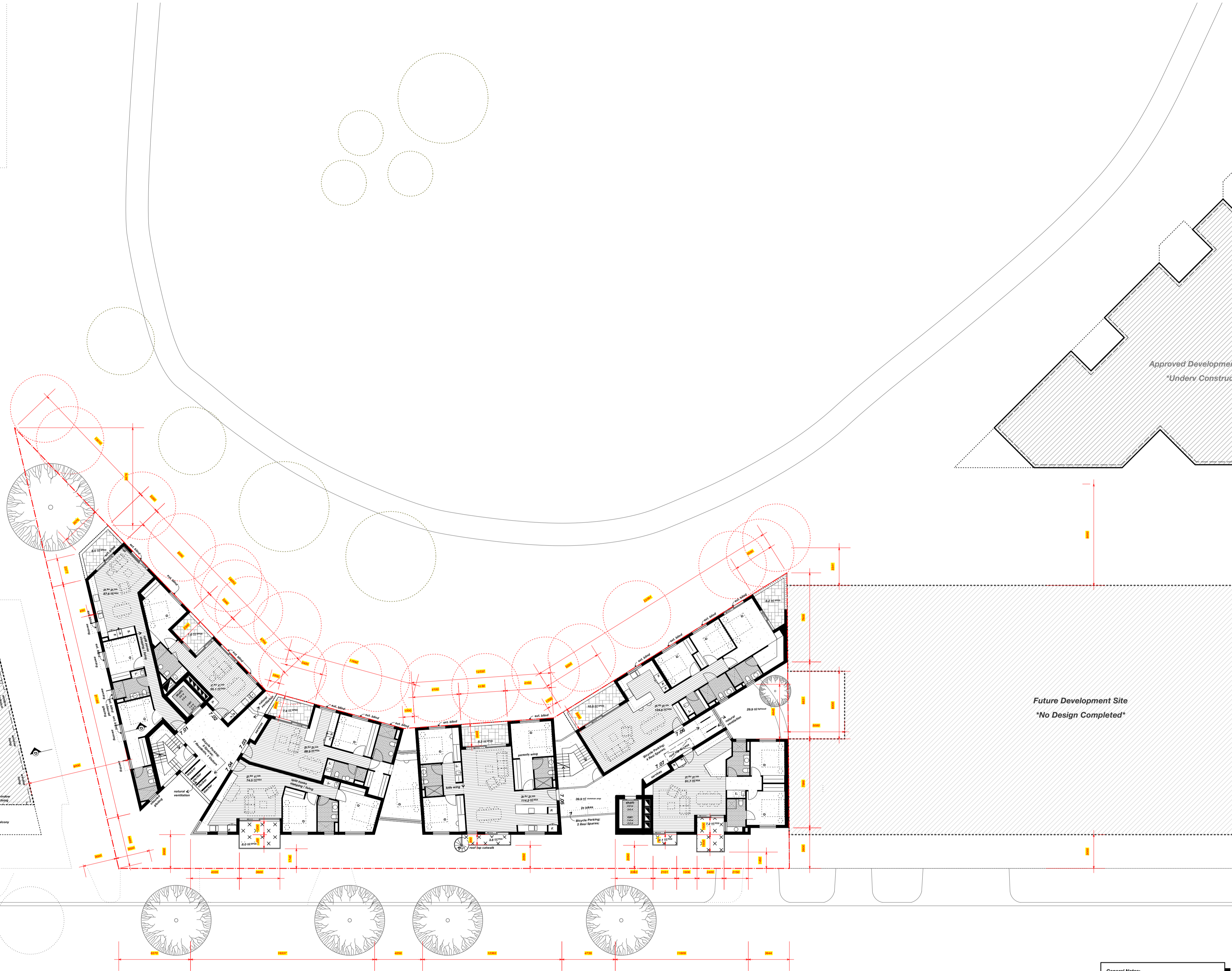
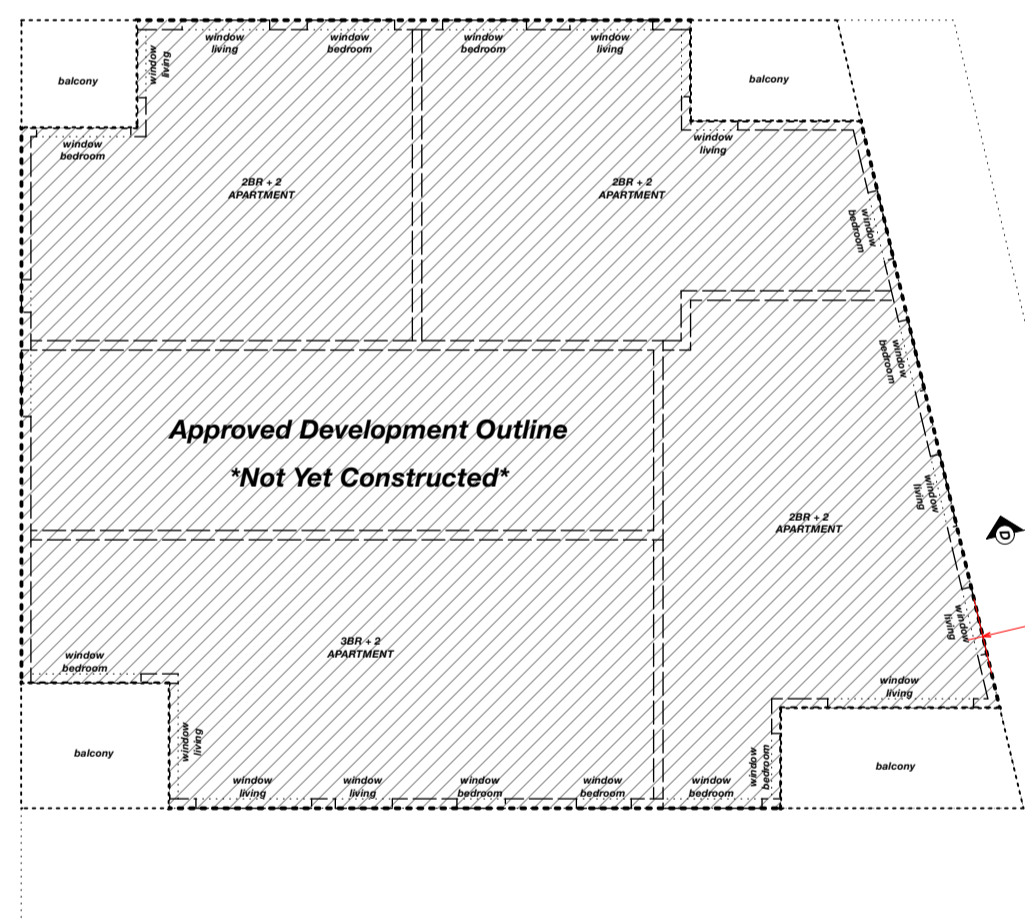
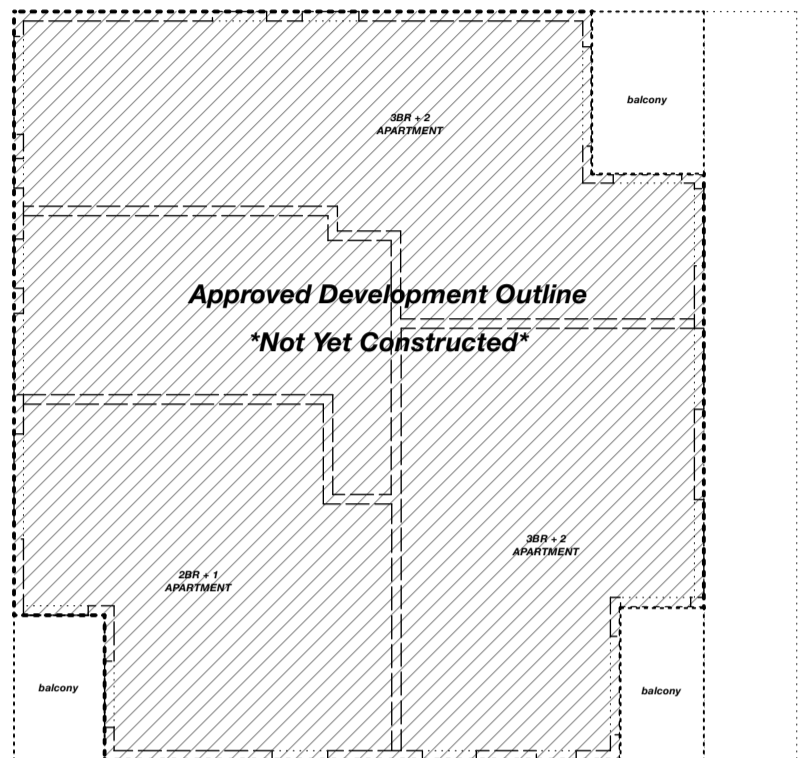
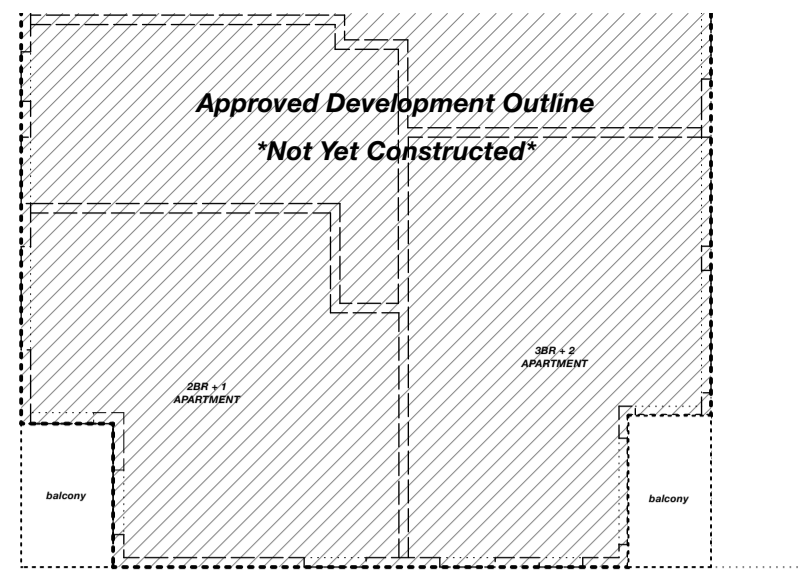
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Future Development Site  
 'No Design Completed'

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427 Albert Street, Brunswick 3056

HIP V. HYPE

Plan: Level Seven

PLANNING SUBMISSION SET

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**A 107 A**

REVISION	DATE	REVISION NOTE	BY
A	16/10/24	PLANNING SUBMISSION	MS

Approved Development Outline  
 \*Not Yet Constructed\*

Approved Development Outline  
 \*Not Yet Constructed\*

Approved Development Outline  
 \*Not Yet Constructed\*

Approved Development  
 \*Under Construct\*

Future Development Site  
 \*No Design Completed\*

Rooftop Detail Plan

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427 Albert Street, Brunswick 3056

HIP V. HYPE

Plan: Level Eight (Rooftop)

PLANNING SUBMISSION SET

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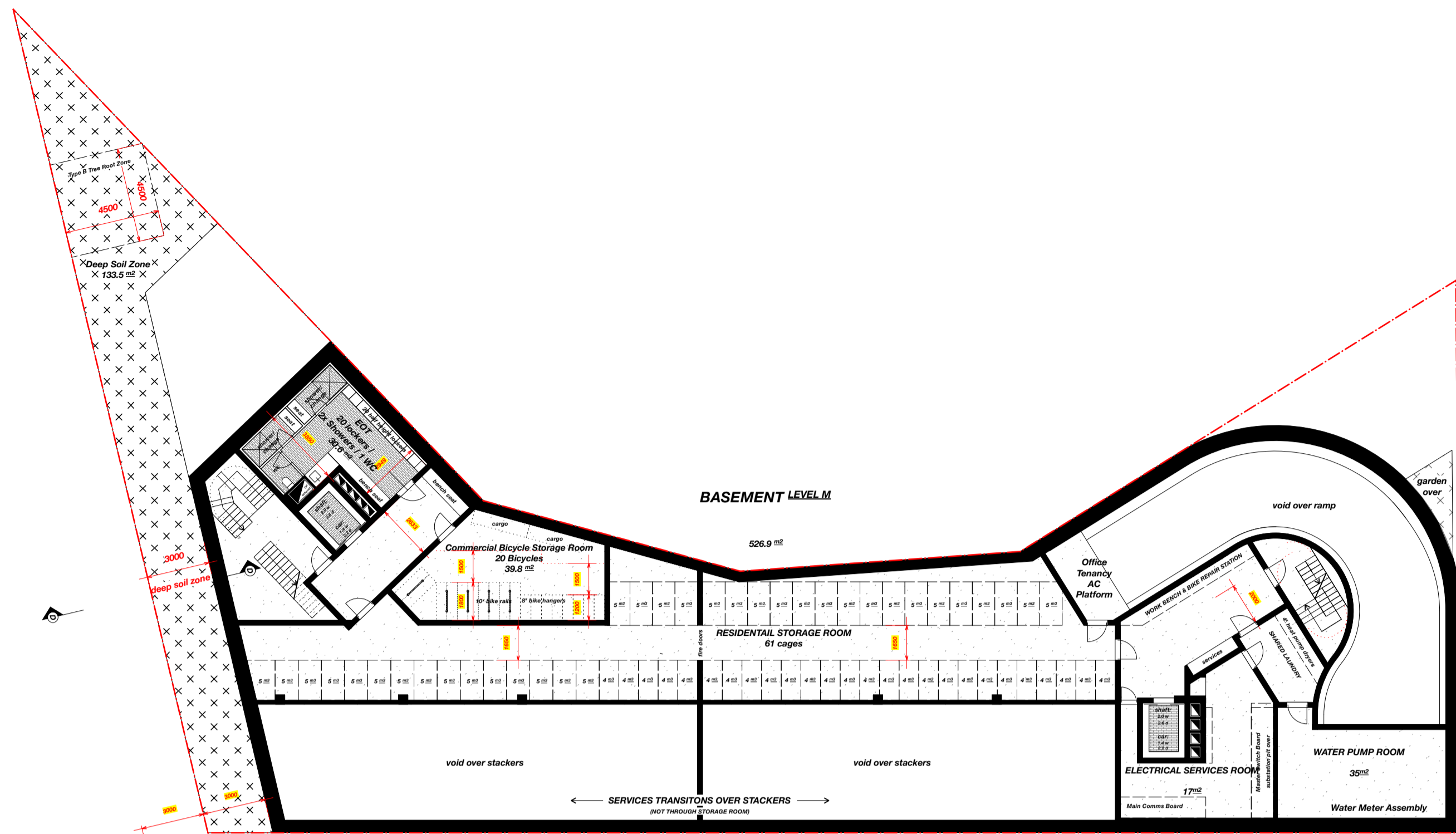
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**General Notes:**

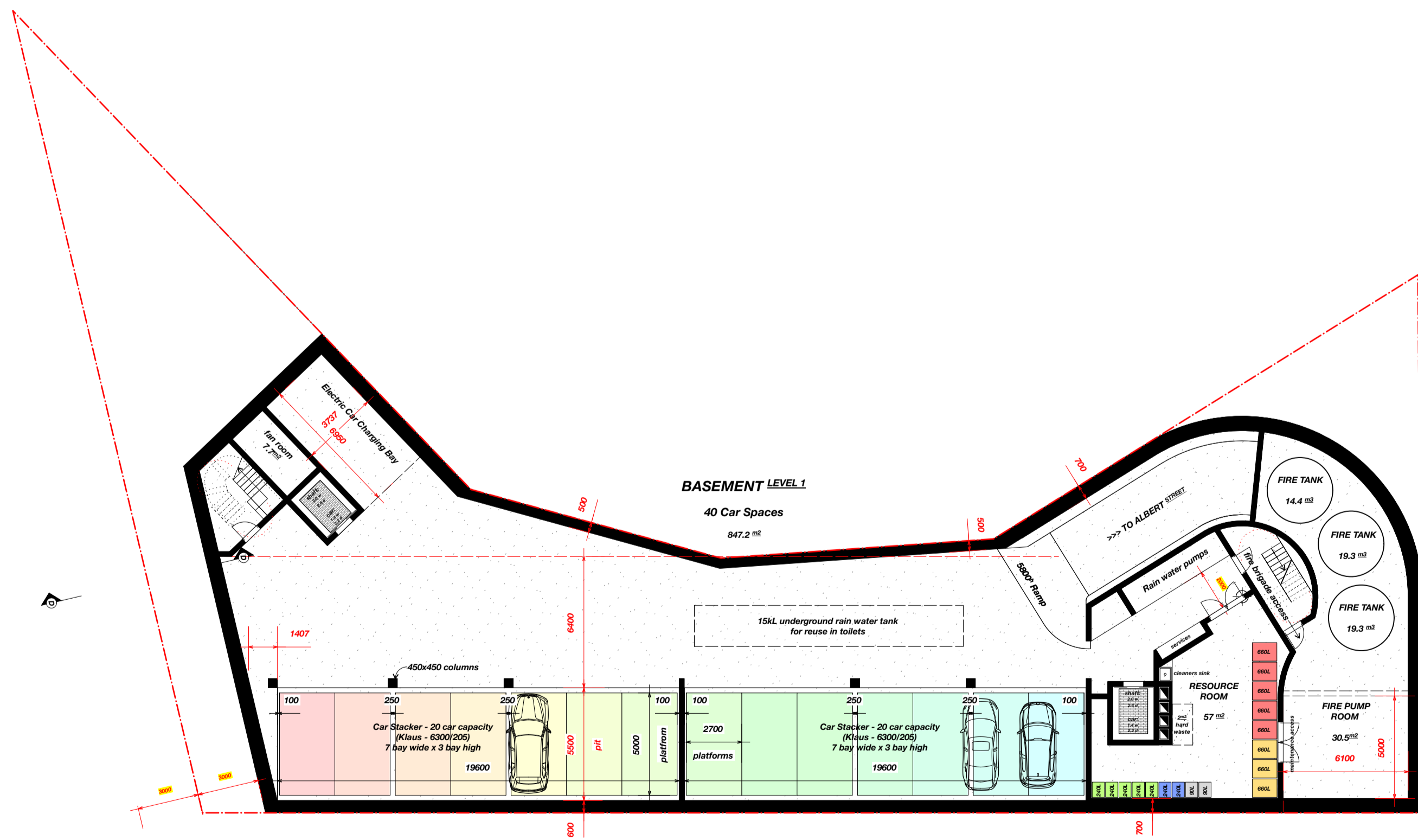
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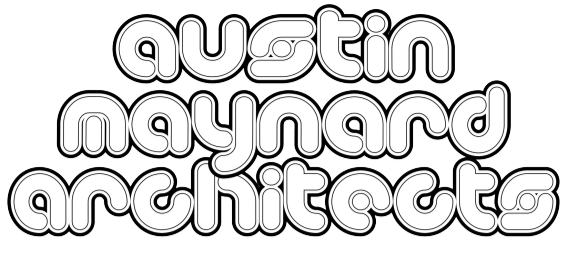
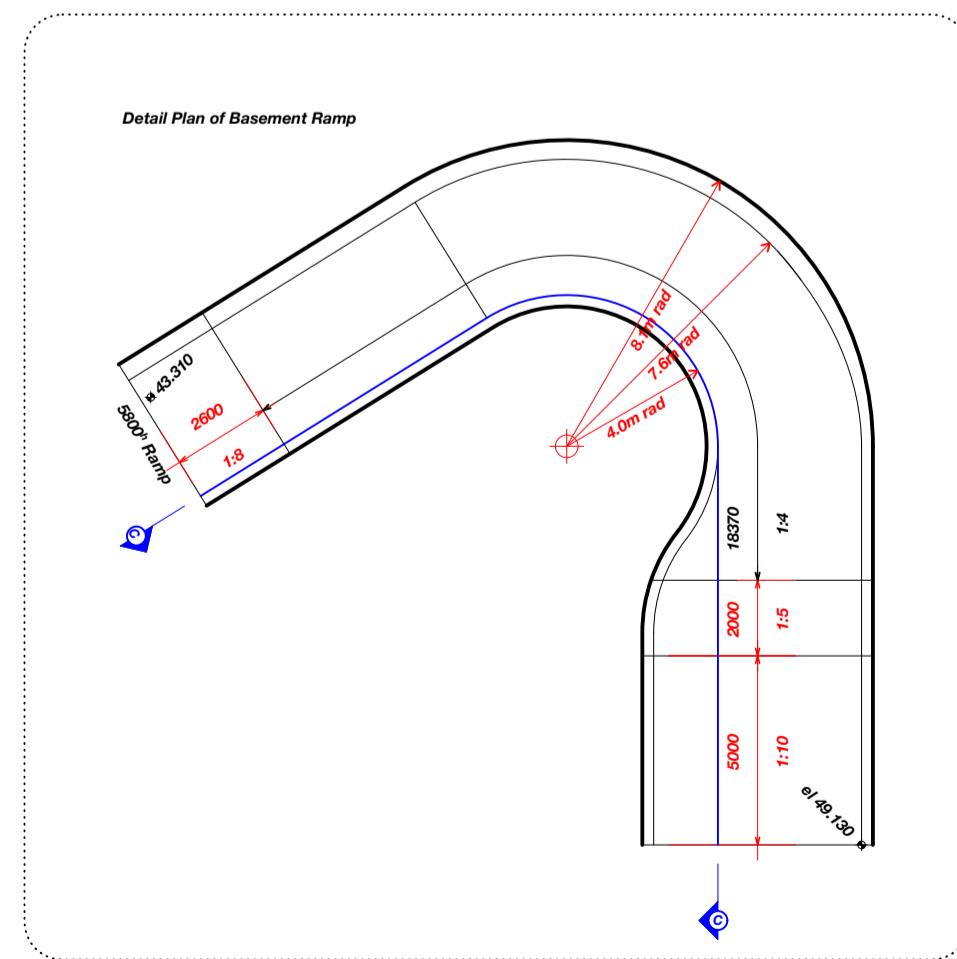
- F = Fridge
- R = Pantry
- S = Stone
- L = Laundry



Plan: Basement Level B1



Plan: Basement Level B2



Directors Andrew Maynard & Mark Austin  
 www.maynardarchitects.com  
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 ABN: 1911 74 80 636

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427 Albert Street, Brunswick 3056

HIP V. HYPE

Plan: Basement Levels; B1 & B2

PLANNING SUBMISSION SET

17/12/2024	16/12/2024	1:200
print date	issue date	scale @ A1

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**General Notes:**

- These drawings are to be read in conjunction with the Urban Context Report prepared by Austin Maynard Architects, and the following consultant team reports:  
 Tract Planning Report  
 HIP & HYPE Sustainability Management Plan  
 Waste Management Plan  
 Gardens of the Sun Landscape Architect Design  
 Traffic Group Traffic Engineering Assessment  
 Green Travel Plan  
 Vpac Engineers & Scientists Wind Impact Assessment  
 Acoustic Report  
 Access Solutions Accessibility Report  
 Webster Survey Group Title Re-establishment & Feature Survey  
 Tree Department Arborist Report
- All POS areas are provided with a garden tap, stormwater drainage & a weatherproof electricity outlet.
- All Landscaping areas are to be irrigated. Irrigation system to be supplied with water collected onsite.

**Plan Key:**  
 F = Fridge  
 R = Rantry  
 S = Store  
 L = Laundry



**Street Trees as described in the approved permit on 427 Albert Street.**

**Existing crossovers removed. Footpath & kerb reinstated to Merri-Bek Standard Details.**

**Existing crossover with steel plate bridge expanded & converted to a culvert style crossover to Merri-Bek Standard Details.**

**4x Street Trees & within road reserve, installed to Merri-Bek Standard Details.**

**BADS D10 Landscaping Requirements:**  
 Canopy Trees  
 Type A tree = 4m ø x 6m high / min 12.6 m<sup>2</sup>  
 Type B tree = 8m ø x 8m high / min 50.2 m<sup>2</sup>  
 Type C tree = 12m ø x 12m high / min 113.1 m<sup>2</sup>  
 Canopy Cover:  
 Site Area: 1188 m<sup>2</sup>  
 Site Category: 1001-1500 m<sup>2</sup>  
 Required: 50 m<sup>2</sup> = 20% of the total site area over 1000 m<sup>2</sup>  
 50 m<sup>2</sup> x (1188-1000) = 188 x 0.2 = 37.6 m<sup>2</sup>  
 = 87.6m<sup>2</sup> Canopy Cover Required  
 1x Type B tree & 3x Type A trees required.

**BADS D10 Landscaping Provision:**  
 Canopy Trees:  
 1x Type B tree = 8m ø x 8m high / min 50.2 m<sup>2</sup>  
 Canopy Cover:  
 50.2 m<sup>2</sup>  
 Deep Soil Zone:  
 Site Area: 1188 m<sup>2</sup>  
 Site Category: 1001-1500 m<sup>2</sup>  
 Required: 7.5% of the Site Area = 1188 x 0.075 = 89 m<sup>2</sup>  
 Deep soil area to be greater than 3.0m wide

**Landscaping Design:**  
 Please refer to the Landscape Architects documents for further details.

427 Albert Street, Brunswick 3056

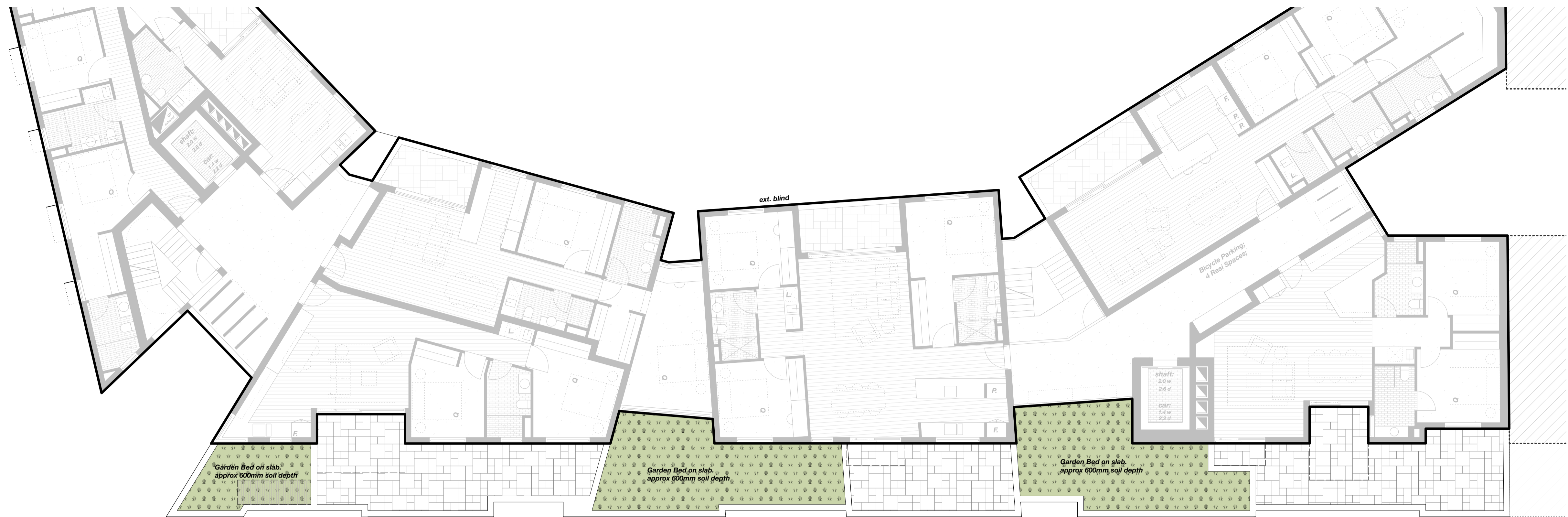
HIP V. HYPE

Plan: Landscape Level Ground

PLANNING SUBMISSION SET

17/12/2024	16/12/2024	1:100
print date	issue date	scale @ A1

230314 241210 427 Albert - A 000 - Plot File.vwx  
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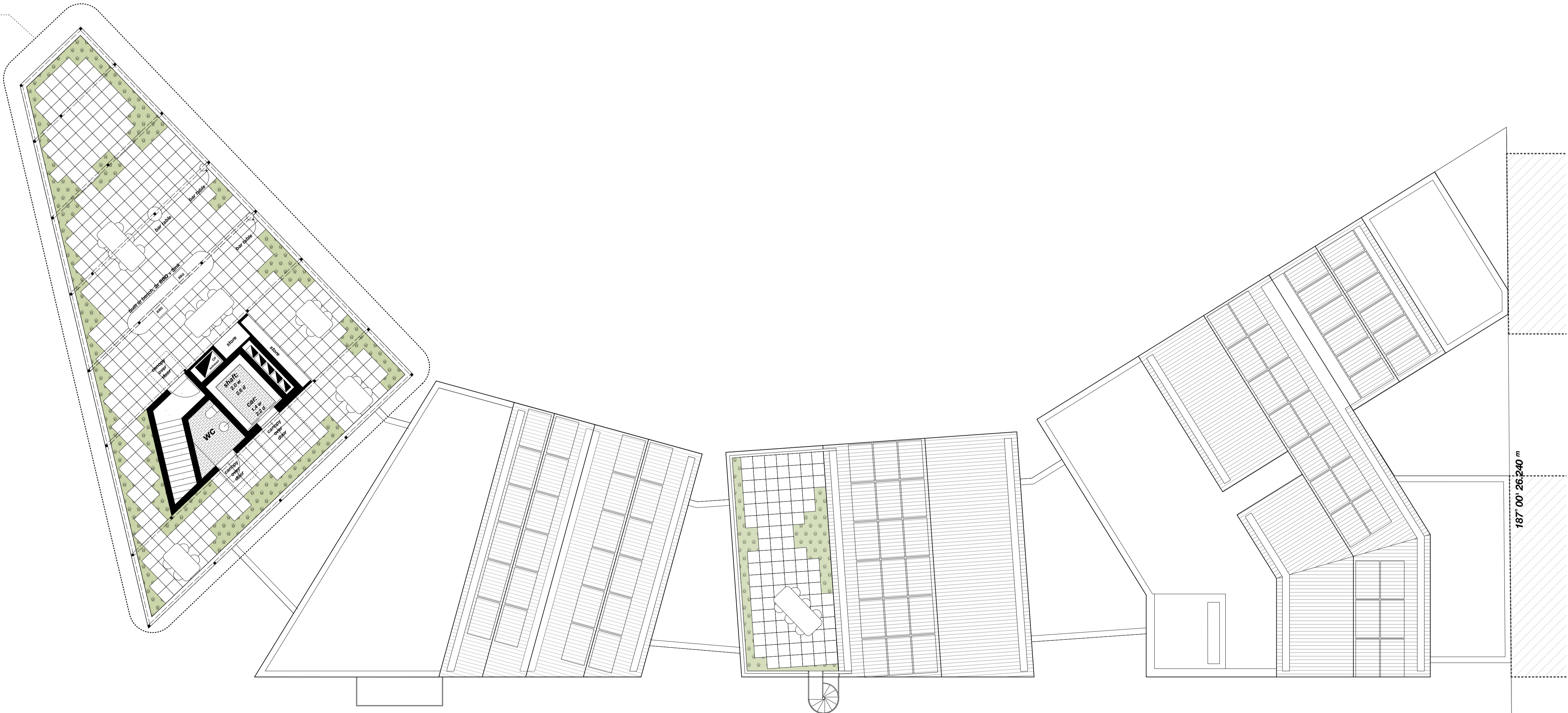
**General Notes:**

1. These drawings are to be read in conjunction with the Urban Context Report prepared by Austin Maynard Architects, and the following consultant team reports:

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2. All POS areas are provided with a garden tap, stormwater drainage & a weatherproof electricity outlet.
3. All Landscaping areas are to be irrigated. Irrigation system to be supplied with water collected onsite.

Plan Key:  
 F = Fridge  
 P = Pantry  
 S = Store  
 L = Laundry

BADS D7 Communal Open Space:  
 61 units, minus 12 = 49  
 49 x 2.5m<sup>2</sup> = 122.5m<sup>2</sup> + 30m<sup>2</sup> Minimum = 152.5m<sup>2</sup> Required.  
 165m<sup>2</sup> Provided.



427 Albert Street, Brunswick 3056

HIP V. HYPE

**Plan: Landscape Level 4 & Rooftop**

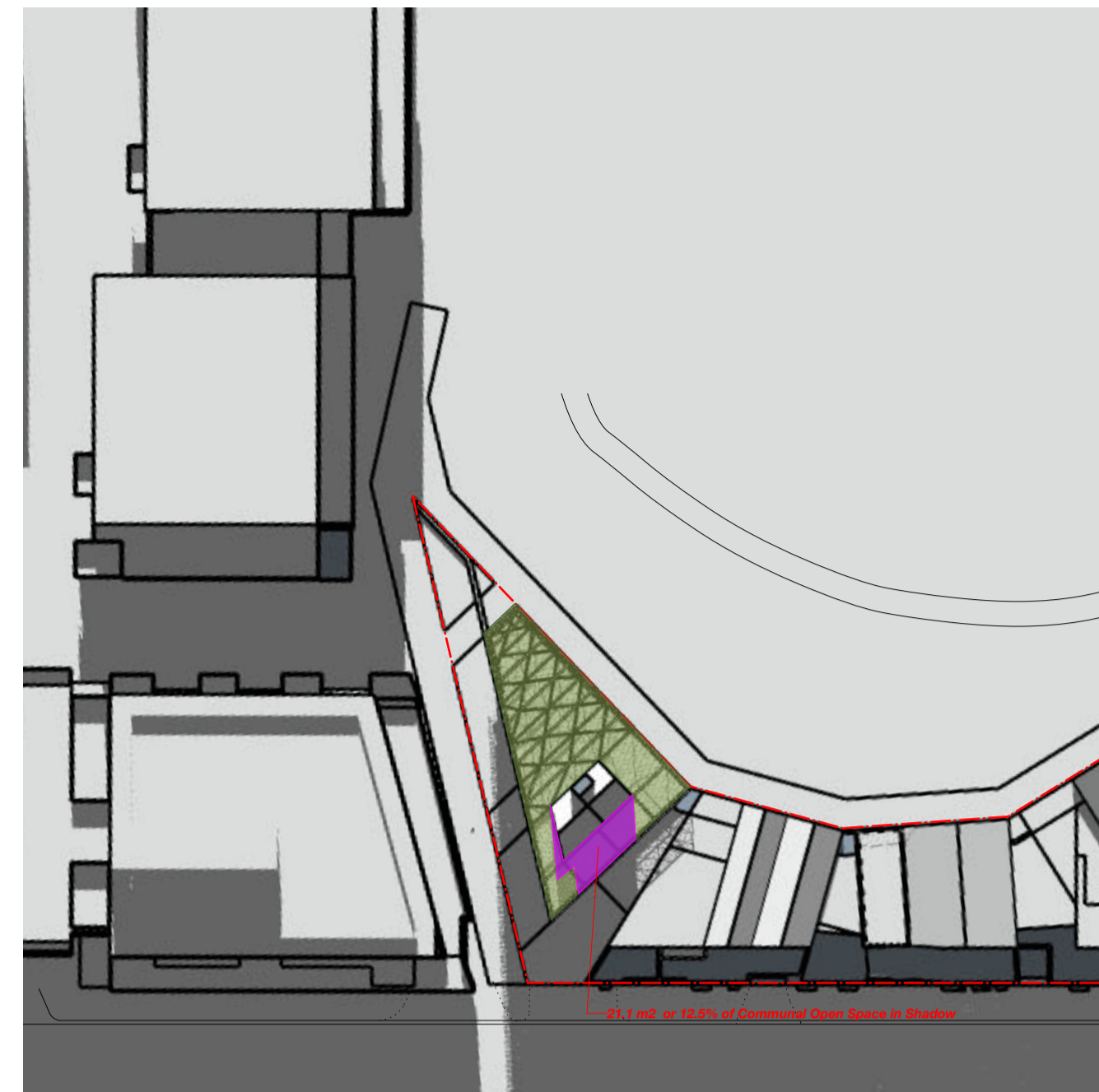
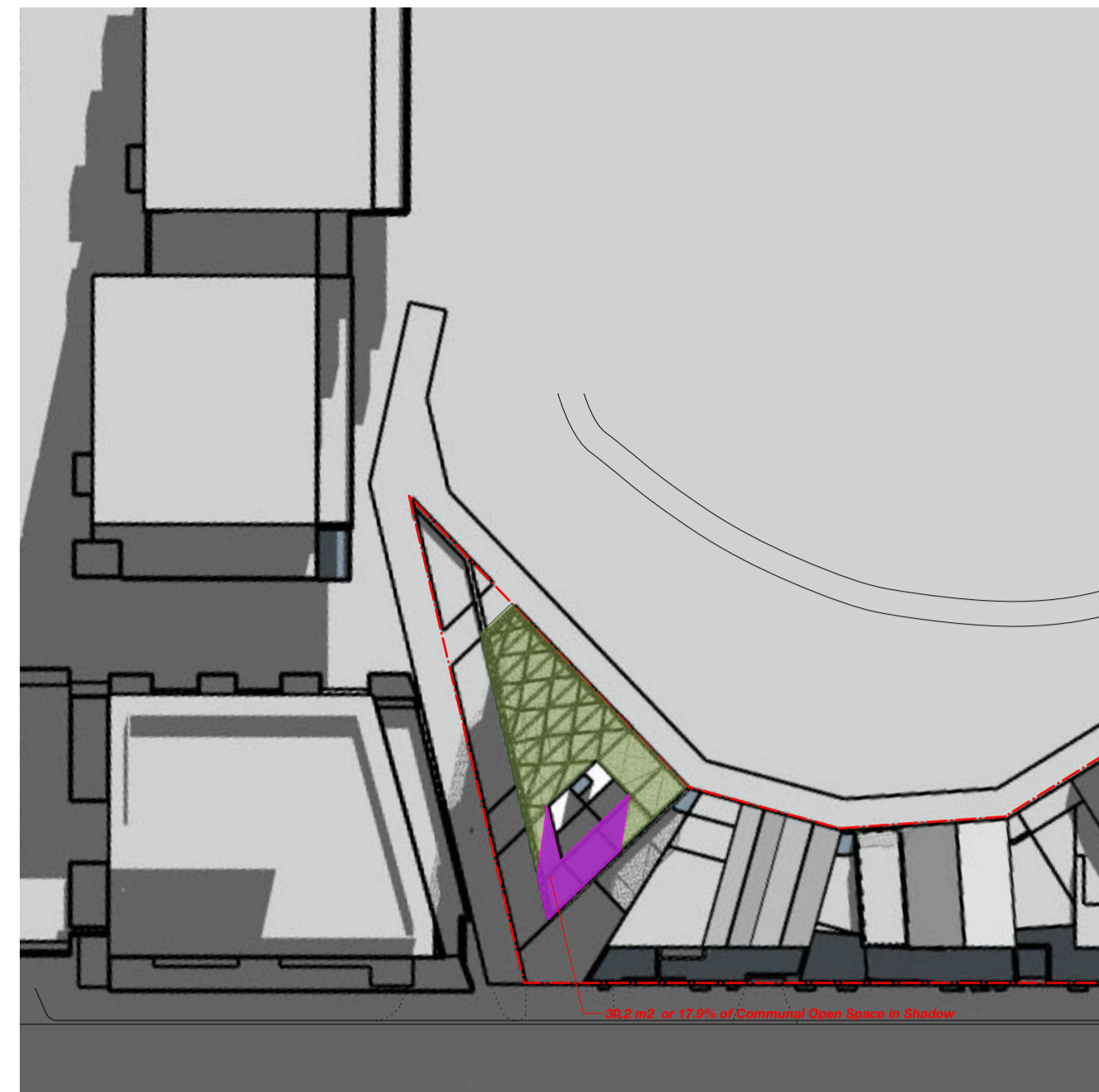
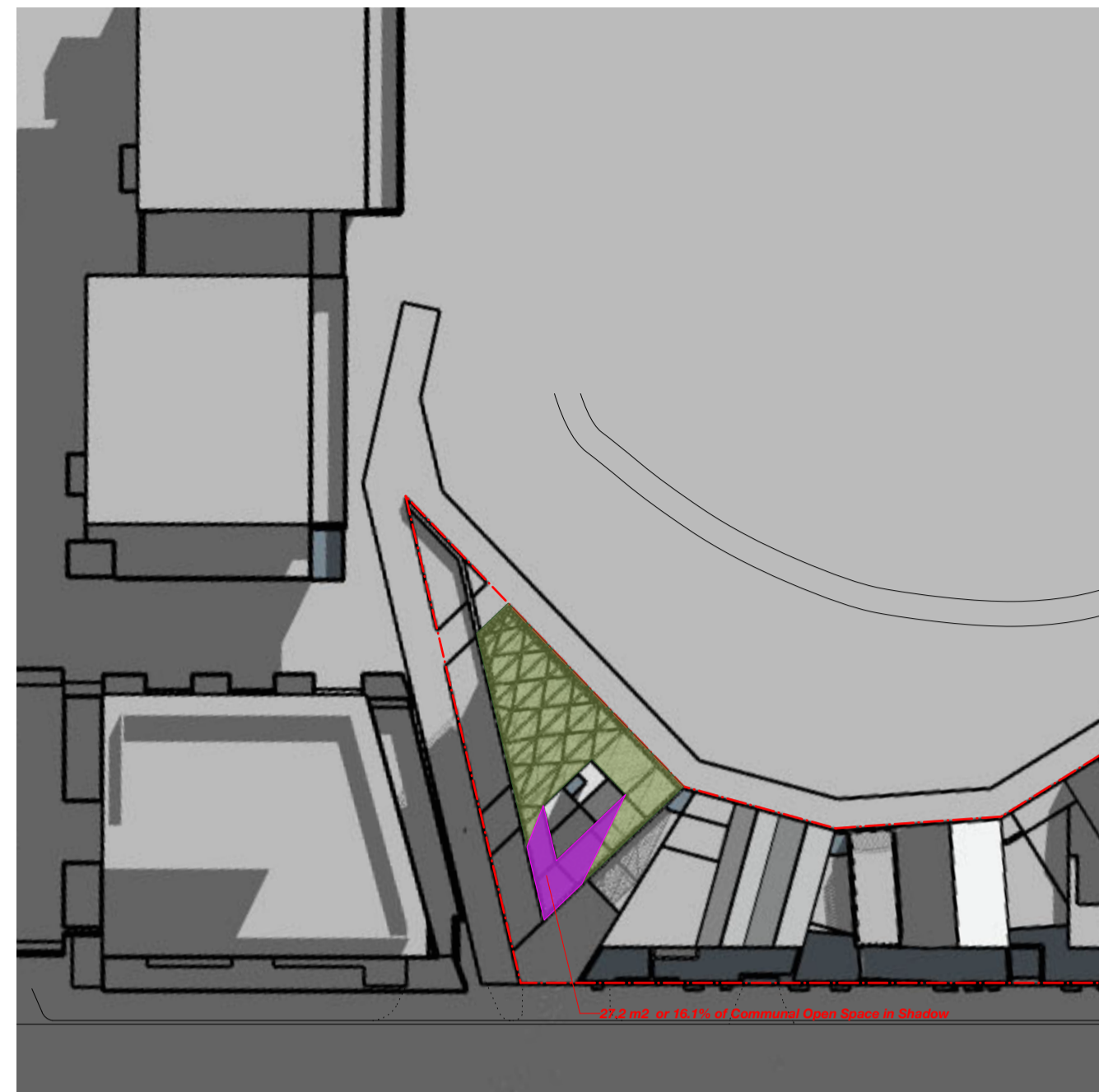
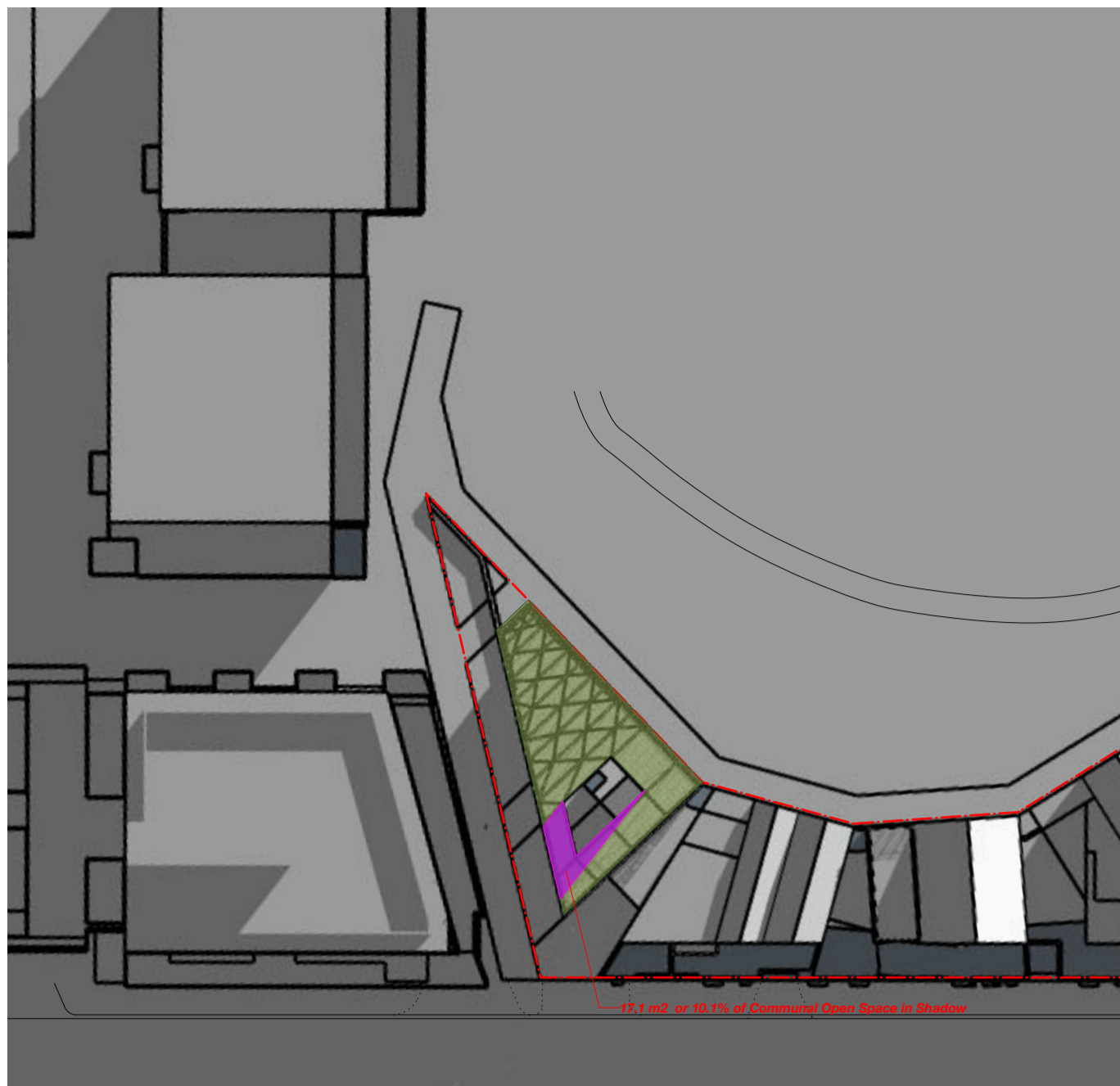
**PLANNING SUBMISSION SET**

17/12/2024 print date	16/12/2024 issue date	1:100 scale @ A1
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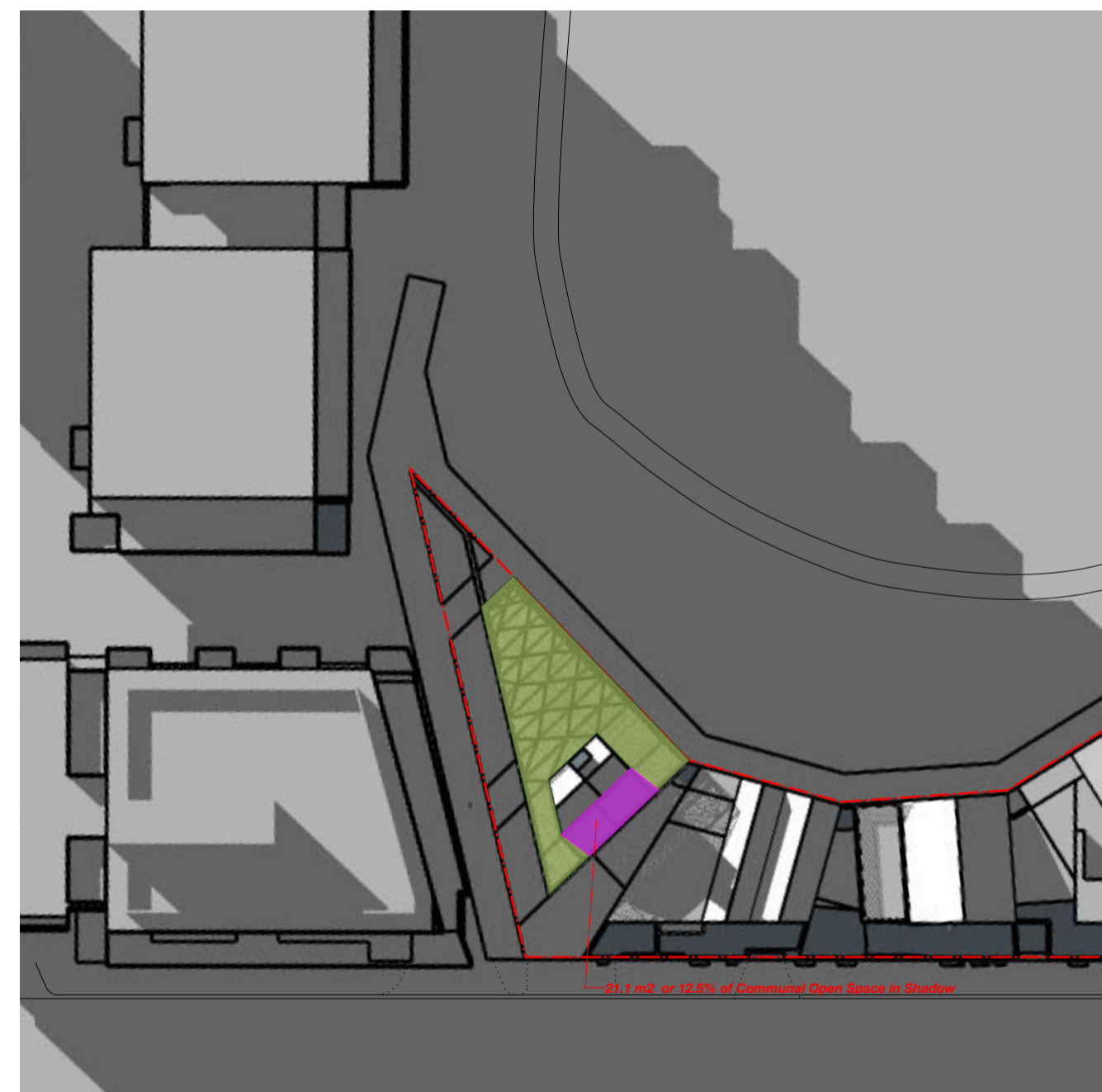
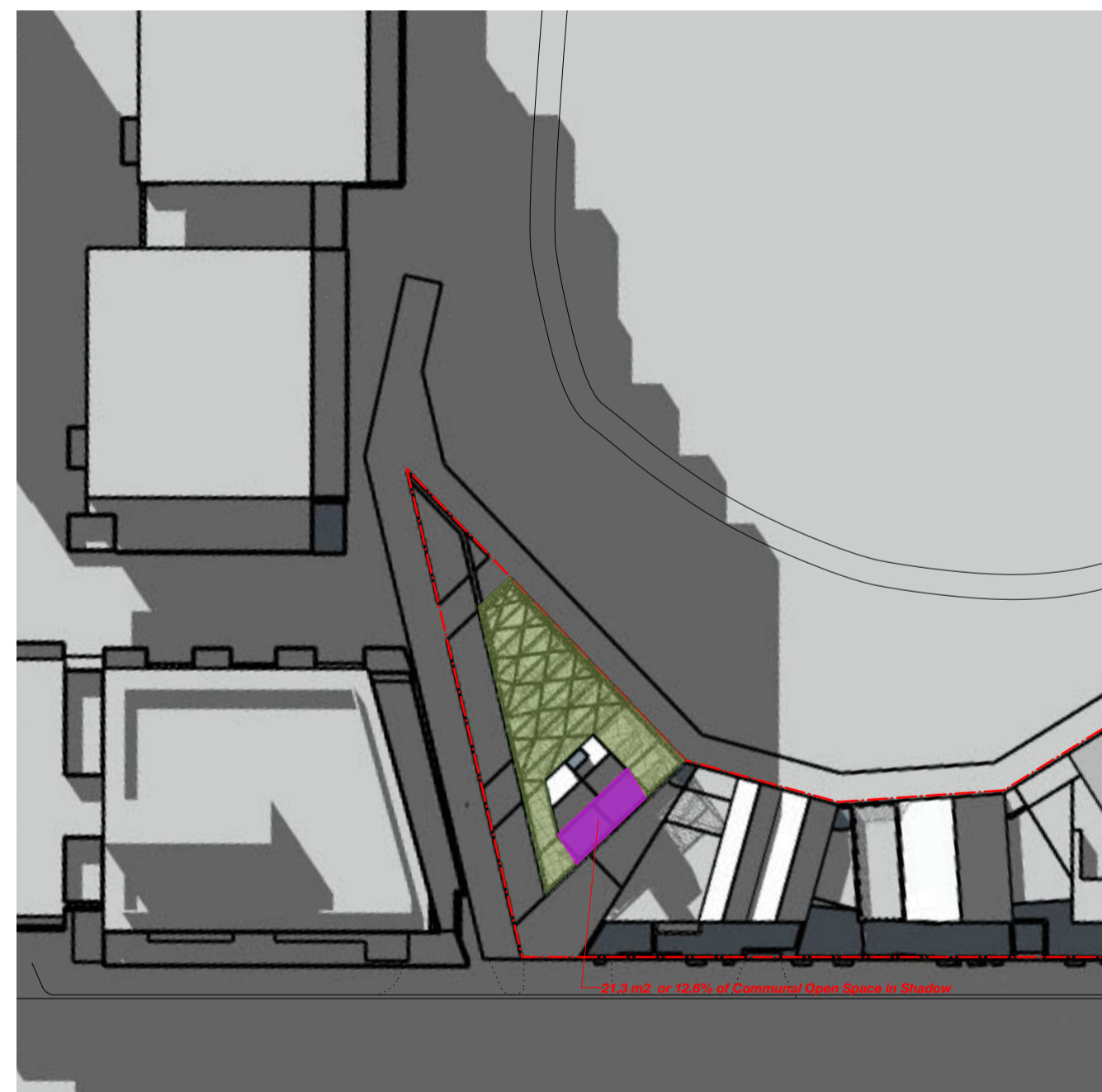
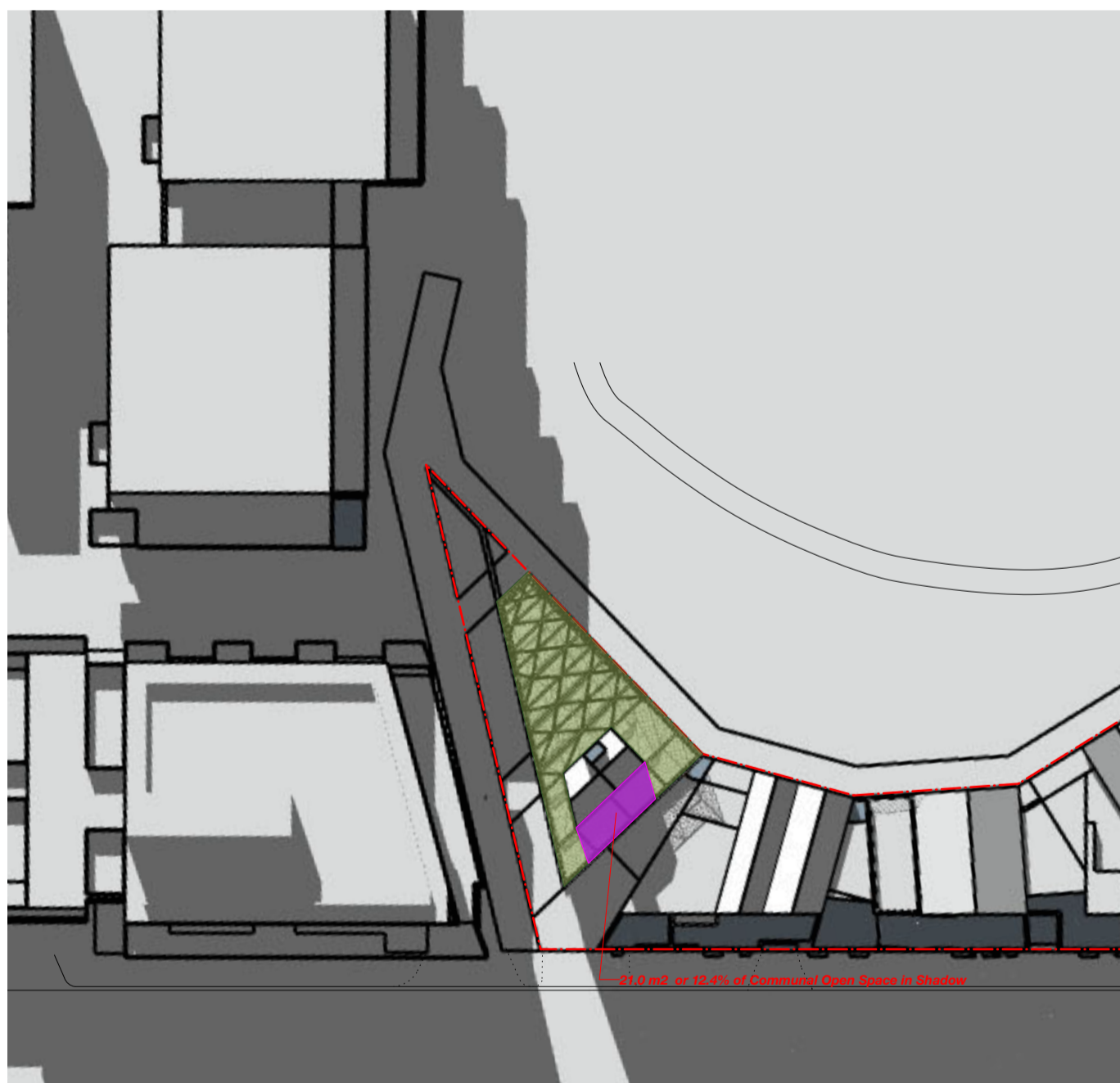


**Shadow Diagram - 09:00 am 21<sup>st</sup> June  
on the Communal Open Space - Roof Yard**

**Shadow Diagram - 10:00 am 21<sup>st</sup> June  
on the Communal Open Space - Roof Yard**

**Shadow Diagram - 11:00 am 21<sup>st</sup> June  
on the Communal Open Space - Roof Yard**

**Shadow Diagram - 12:00 pm 21<sup>st</sup> June  
on the Communal Open Space - Roof Yard**



**Shadow Diagram - 01:00 pm 21<sup>st</sup> June  
on the Communal Open Space - Roof Yard**

**Shadow Diagram - 02:00 pm 21<sup>st</sup> June  
on the Communal Open Space - Roof Yard**

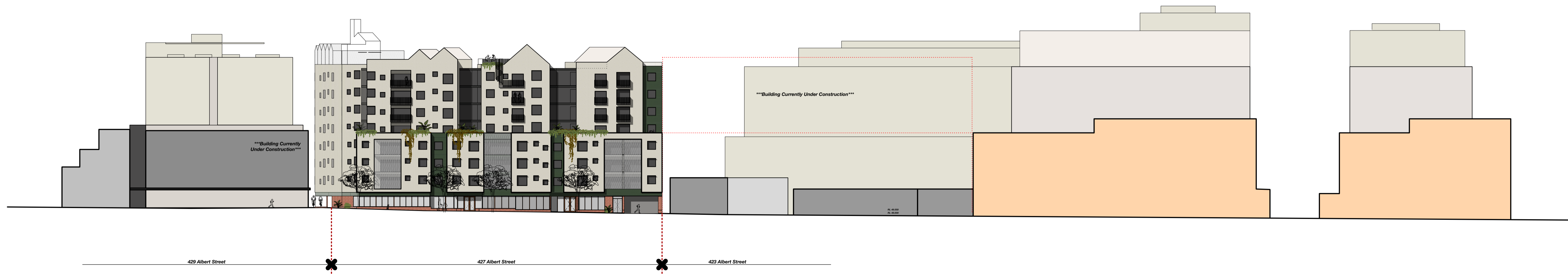
**Shadow Diagram - 03:00 pm 21<sup>st</sup> June  
on the Communal Open Space - Roof Yard**

**Shadow Diagram - 04:00 pm 21<sup>st</sup> June  
on the Communal Open Space - Roof Yard**

REVISION	DATE	REVISION NOTE	BY
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**Streetscape Elevation of Clifton Park West (North)**  
 1:400



**Streetscape Elevation of Albert Street (South)**  
 1:400

427 Albert Street, Brunswick 3056

HIP V. HYPE

**Elevation: Streetscape North & South**

**PLANNING SUBMISSION SET**

17/12/2024 16/12/2024 1:400  
 print date issue date scale @ A1

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  - Gardens of the Sun Landscape Architect Design
- Traffic Group
  - Traffic Engineering Assessment
  - Green Travel Plan
- Vision Engineers & Scientists
  - Wind Impact Assessment
  - Acoustic Report
- Access Solutions
  - Accessibility Report
- Webster Survey Group
  - Title Re-establishment & Feature Survey
- Tree Department
  - Arborist Report

2. All POS areas are provided with a garden tap, stormwater drainage & a weatherproof electricity outlet

3. All Landscaping areas are to be irrigated. Irrigation system to be supplied with water collected onsite.

**Plan Key:**

- F = Fridge
- P = Pantry
- S = Store
- L = Laundry

REVISION	DATE	REVISION NOTE	BY
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427 Albert Street, Brunswick 3056

HIP V. HYPE

Elevation: South (Albert Street)

PLANNING SUBMISSION SET

17/12/2024 16/12/2024 1:200  
print date issue date scale @ A1

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**Materials Palette**

<b>C-1</b> White Metal Standing Seam Cobalt Summit	<b>C-2</b> Weatherboard Cladding Cobalt Fines Gravel / Cobalt Army Canvas	<b>C-3</b> White Metal Pearl / Cobalt Summit	<b>C-4</b> Green Metal Cobalt Fines Gravel / Cobalt Army Canvas	<b>C-5</b> Silver Metal Cobalt Summit	<b>C-6</b> Red Brick Red Brick / Brick, Soliva and Baskerville	<b>C-7</b> Precast Concrete Standard Grey Finish	<b>C-8</b> Green Tint Glass	<b>C-9</b> Green Tint Glass as per 101 applied	<b>S-1</b> Stainless Steel Netting See Quantity Schedule	<b>C-9</b> White Powdercoated Metal Rail Powdercoat / Cobalt Summit
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**W-1** Window Type 1 - Ground Level  
Triple Panel, Clear and Acrylic Network  
Used on Ground Level, adjust to Brick Cladding Only

**W-2** Window Type 2 - Level 1 to 7  
Aluminum Panel, Powdercoat / Cobalt Fines Gravel  
Used adjacent to Green Cladding Only

**W-3** Window Type 3 - Level 1 - 7  
Aluminum Panel, Powdercoat / Cobalt Summit  
Used adjacent to White Cladding Only

REVISION	DATE	REVISION NOTE	BY
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Elevation - East

Elevation - West

427 Albert Street, Brunswick 3056

HIP V. HYPE

Elevation: East & West

PLANNING SUBMISSION SET

17/12/2024 16/12/2024 1:200  
 print date issue date scale @ A1

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427 Albert Street, Brunswick 3056

HIP V. HYPE

Elevation: North (Clifton Park)

PLANNING SUBMISSION SET

17/12/2024 16/12/2024 1:200  
 print date issue date scale @ A1

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 austin maynard project file

**Materials Palette**

<b>C1</b> White Metal Standing Seam Cable-knit Summit	<b>C2</b> Weatherboard Cladding Composite Filler Element / Cable-knit Summit	<b>C3</b> White Metal Powder-coated / Cable-knit Summit	<b>C4</b> Green Metal Composite Filler Element / Cable-knit Summit	<b>C5</b> Silver Metal Powder-coated	<b>C6</b> Red Brick Red Brick, Bricks, Tiles and Baskets	<b>C7</b> Precast Concrete Standard Day Finish	<b>G1</b> Green Tint Glass	<b>G2</b> Green Tint Glass at corner 180° applied	<b>S1</b> Stainless Steel Netting See Quantity Schedule	<b>C8</b> White Powdercoated Metal Rail Powder-coated / Cable-knit Summit

**W1** Window Type 1 - Ground Level  
 Timber Frame, Clear and Acrylic Polycarbonate  
 Used on Ground Level, adjust to Brick Cladding Only

**W2** Window Type 2 - Level 1 to 7  
 Aluminium Frame, Powder-coated Composite Filler Element  
 Used on Level 1 to 7

**W3** Window Type 3 - Level 1 - 7  
 Aluminium Frame, Powder-coated Composite Filler Element  
 Used on Level 1 to 7



Elevation - East Lightwell

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HIP V. HYPE

Elevation: Lightwells

PLANNING SUBMISSION SET

17/12/2024	16/12/2024	1:200
print date	issue date	scale @ A1

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Elevation | South (Albert Street) - 1:200

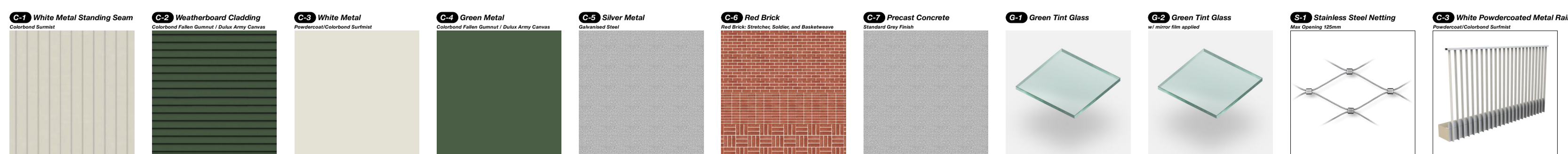


Elevation | South (Albert Street) Part A - 1:50



Elevation | South (Albert Street) Part B - 1:50

**Materials Palette**



**W-1 Window Type 1 - Ground Level**  
 Timber Framed, Clear and Acrylic Backboard  
 Used on Ground Level, adjacent to Brick Cladding Only

**W-2 Window Type 2 - Level 1 to 7**  
 Aluminium Framed, Powdercoated/Glassed Pulver Backboard  
 Used adjacent to Green Cladding Only

**W-3 Window Type 3 - Level 1 - 7**  
 Aluminium Framed, Powdercoated/Glassed Backboard  
 Used adjacent to White Cladding Only

427 Albert Street, Brunswick 3056

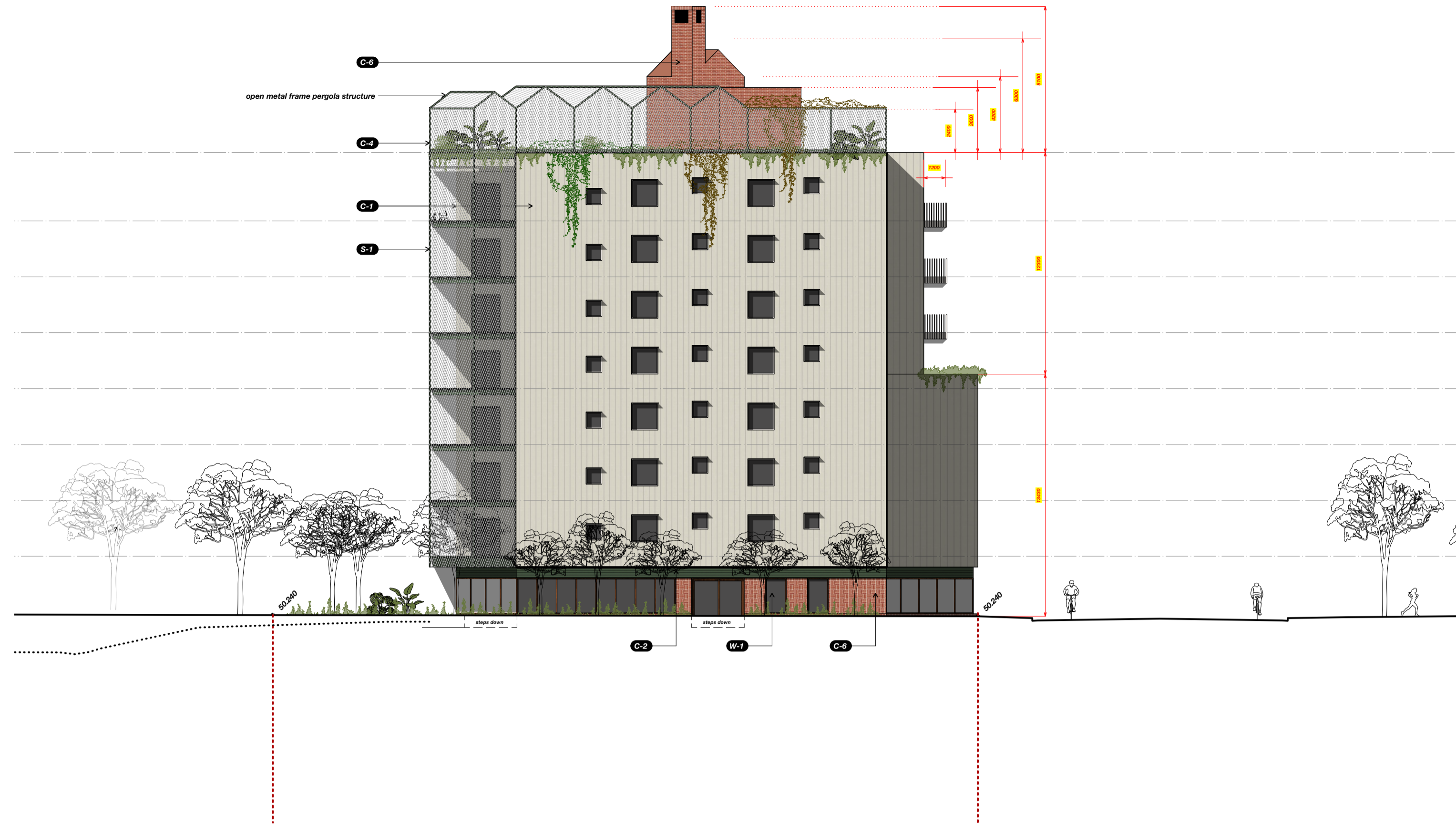
HIP V. HYPE

Elevation: Public Realm Interface  
 South (Albert Street)

PLANNING SUBMISSION -  
 ADDITIONAL INFORMATION

17/12/2024 16/12/2024 as noted  
 print date issue date scale @ A1

230314 241210 427 Albert - A 000 - Plot File.vwx  
 austin maynard project file



Elevation | West - 1:200



Elevation | West - 1:50

**Materials Palette**

<b>C-1</b> White Metal Standing Seam Color: Light Grey	<b>C-2</b> Weatherboard Cladding Color: Dark Green	<b>C-3</b> White Metal Color: White	<b>C-4</b> Green Metal Color: Dark Green	<b>C-5</b> Silver Metal Color: Silver	<b>C-6</b> Red Brick Color: Red	<b>C-7</b> Precast Concrete Color: Grey	<b>C-8</b> Green Tint Glass Color: Green Tint	<b>C-9</b> Green Tint Glass Color: Green Tint	<b>S-1</b> Stainless Steel Netting Color: Silver	<b>C-3</b> White Powdercoated Metal Rail Color: White
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<b>W-1</b> Window Type 1 - Ground Level Color: White	
<b>W-2</b> Window Type 2 - Level 1 to 7 Color: White	
<b>W-3</b> Window Type 3 - Level 1 - 7 Color: White	

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HIP V. HYPE

Elevation: Public Realm Interface West

PLANNING SUBMISSION -  
 ADDITIONAL INFORMATION

17/12/2024 print date	16/12/2024 issue date	as noted scale @ A1
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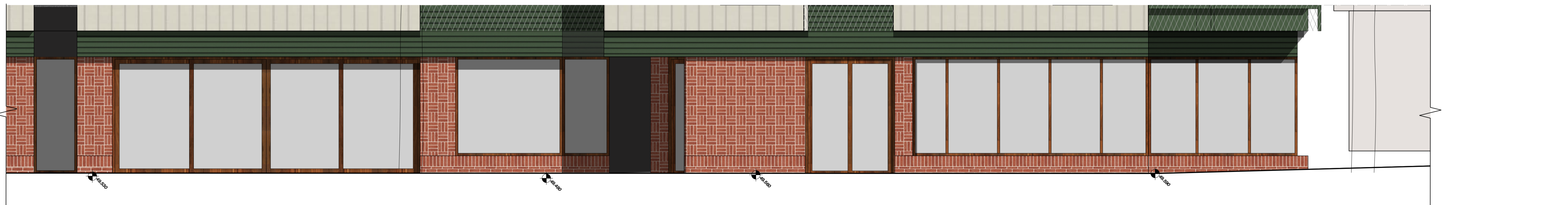
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 austin maynard project\$ file\$



Elevation | North (Clifton Park) - 1:200



Elevation | North (Clifton Park) Part A - 1:50



**Materials Palette**

<b>C-1</b> White Metal Standing Seam Color: Summit	<b>C-2</b> Weatherboard Cladding Color: Faded Forest / Dark Army Green	<b>C-3</b> White Metal Finish: Polished / Coloured Surface	<b>C-4</b> Green Metal Color: Emerald Forest / Dark Army Green	<b>C-5</b> Silver Metal Color: Silver Steel	<b>C-6</b> Red Brick Color: Red Brick / Brindley, Solihull and Baskerville	<b>C-7</b> Precast Concrete Color: Standard Grey Finish	<b>G-1</b> Green Tint Glass	<b>G-2</b> Green Tint Glass at lower tilt applied	<b>S-1</b> Stainless Steel Netting See Quantity Schedule	<b>R-1</b> White Powdercoated Metal Rail Finish: Polished / Coloured Surface
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<b>W-1</b> Window Type 1 - Ground Level Color: Forest, Clear and Anthracite Network Used on Ground Level, adjust to Brick Cladding Only	
<b>W-2</b> Window Type 2 - Level 1 to 7 Color: Forest, Clear and Anthracite Network Used on Ground Level, adjust to Brick Cladding Only	
<b>W-3</b> Window Type 3 - Level 1 - 7 Color: Forest, Clear and Anthracite Network Used on Ground Level, adjust to Brick Cladding Only	

427 Albert Street, Brunswick 3056

HIP V. HYPE

Elevation: Public Realm Interface North

PLANNING SUBMISSION - ADDITIONAL INFORMATION

17/12/2024 print date	16/12/2024 issue date	as noted scale @ A1
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Section A-A



Section B-B

427 Albert Street, Brunswick 3056

HIP V. HYPE

Section: A-A & B-B

PLANNING SUBMISSION SET

17/12/2024 16/12/2024 1:200  
 print date issue date scale @ A1

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 austin maynard project# file#

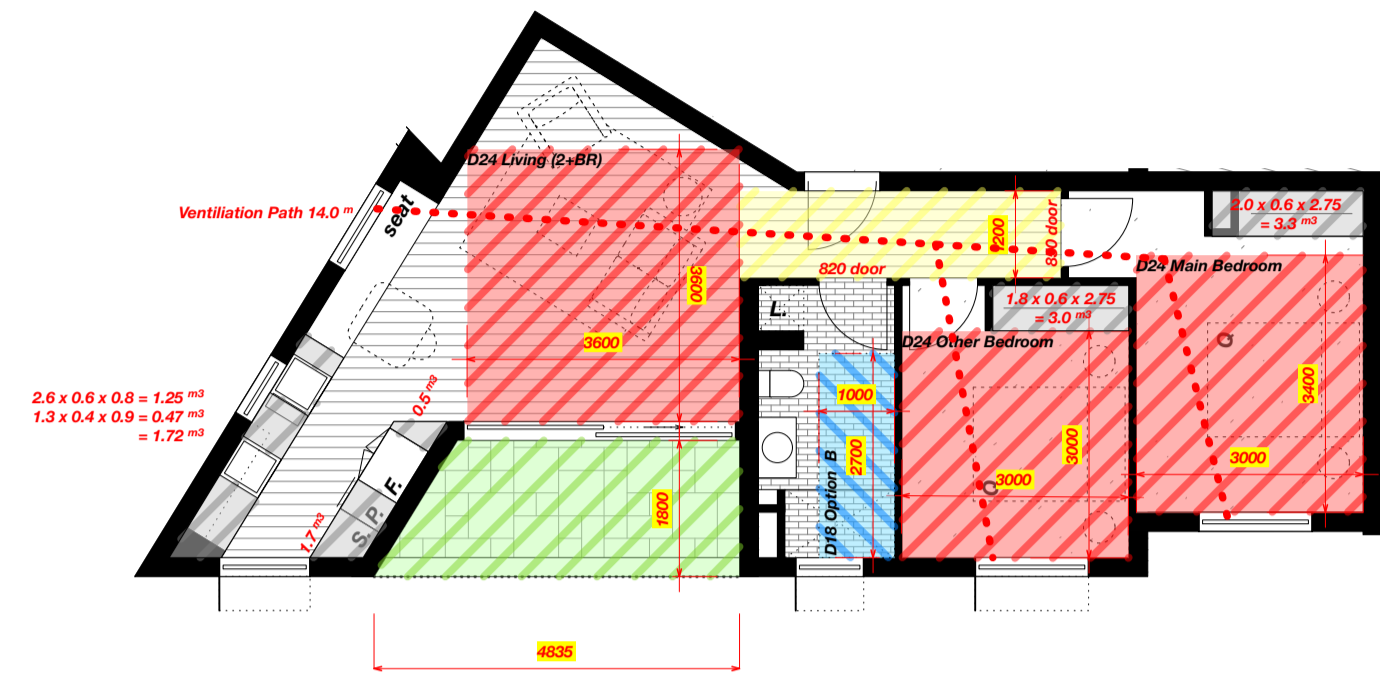






**Apartment Type 05**

- QTY of this type 3 (Apt. 106; Apt. 206; Apt. 306)
- Bedrooms 2
- Bathrooms 1
- Study 0
- Powderroom 0
- Car Parking Allocation 1
- Bike Parking Allocation 2
- BADS
- D17 Accessible  clear 1.2m path  
compliant bathroom layout
- D19 Private Open Space  required  
8 m<sup>2</sup> with 1.2 m min width  
provided 7.7m m<sup>2</sup> with 1.8 m min width
- D20 Storage  required  
14 m<sup>3</sup> total, 9 m<sup>3</sup> of internal  
Commitment to provide min internal storage of 10 m<sup>3</sup>  
internal  
5.0 m<sup>3</sup> Cage on B1  
15.0 m<sup>3</sup>
- D24 Functional Layout  living room  
bedroom 1  
bedroom 2  
other bathroom(s)
- D25 Room Depth  living room  
2.85 m
- D26 Windows
- D27 Natural Ventilation  min 5m clear 18m



**Apartment Type 06**

- QTY of this type 3 (Apt. 106; Apt. 206; Apt. 306)
- Bedrooms 2
- Bathrooms 2
- Study 0
- Powderroom 0
- Car Parking Allocation 1
- Bike Parking Allocation 2
- BADS
- D17 Accessible  clear 1.2m path  
compliant bathroom layout
- D19 Private Open Space  required  
8 m<sup>2</sup> with 1.2 m min width  
provided 8 m<sup>2</sup> with 1.5 m min width
- D20 Storage  required  
14 m<sup>3</sup> total, 9 m<sup>3</sup> of internal  
Commitment to provide min internal storage of 11 m<sup>3</sup>  
internal  
4.0 m<sup>3</sup> Cage on B1  
15.0 m<sup>3</sup>
- D24 Functional Layout  living room  
bedroom 1  
bedroom 2  
other bathroom(s)
- D25 Room Depth  living room  
2.85 m
- D26 Windows
- D27 Natural Ventilation  min 5m clear 18m



**Apartment Type #07**

- QTY of this type 3 (Apt. 107; Apt. 207; Apt. 307)
- Bedrooms 2
- Bathrooms 1
- Study 0
- Powderroom 0
- Car Parking Allocation 1
- Bike Parking Allocation 2
- BADS
- D17 Accessible  clear 1.2m path  
compliant bathroom layout
- D19 Private Open Space  required  
8 m<sup>2</sup> with 1.7 m min width  
provided 8.2m m<sup>2</sup> with 2 m min width
- D20 Storage  required  
14 m<sup>3</sup> total, 9 m<sup>3</sup> of internal  
Commitment to provide min internal storage of 10 m<sup>3</sup>  
internal  
4.0 m<sup>3</sup> Cage on B1  
15.0 m<sup>3</sup>
- D24 Functional Layout  living room  
bedroom 1  
bedroom 2  
other bathroom(s)
- D25 Room Depth  living room  
2.85 m
- D26 Windows
- D27 Natural Ventilation  min 5m clear 18m



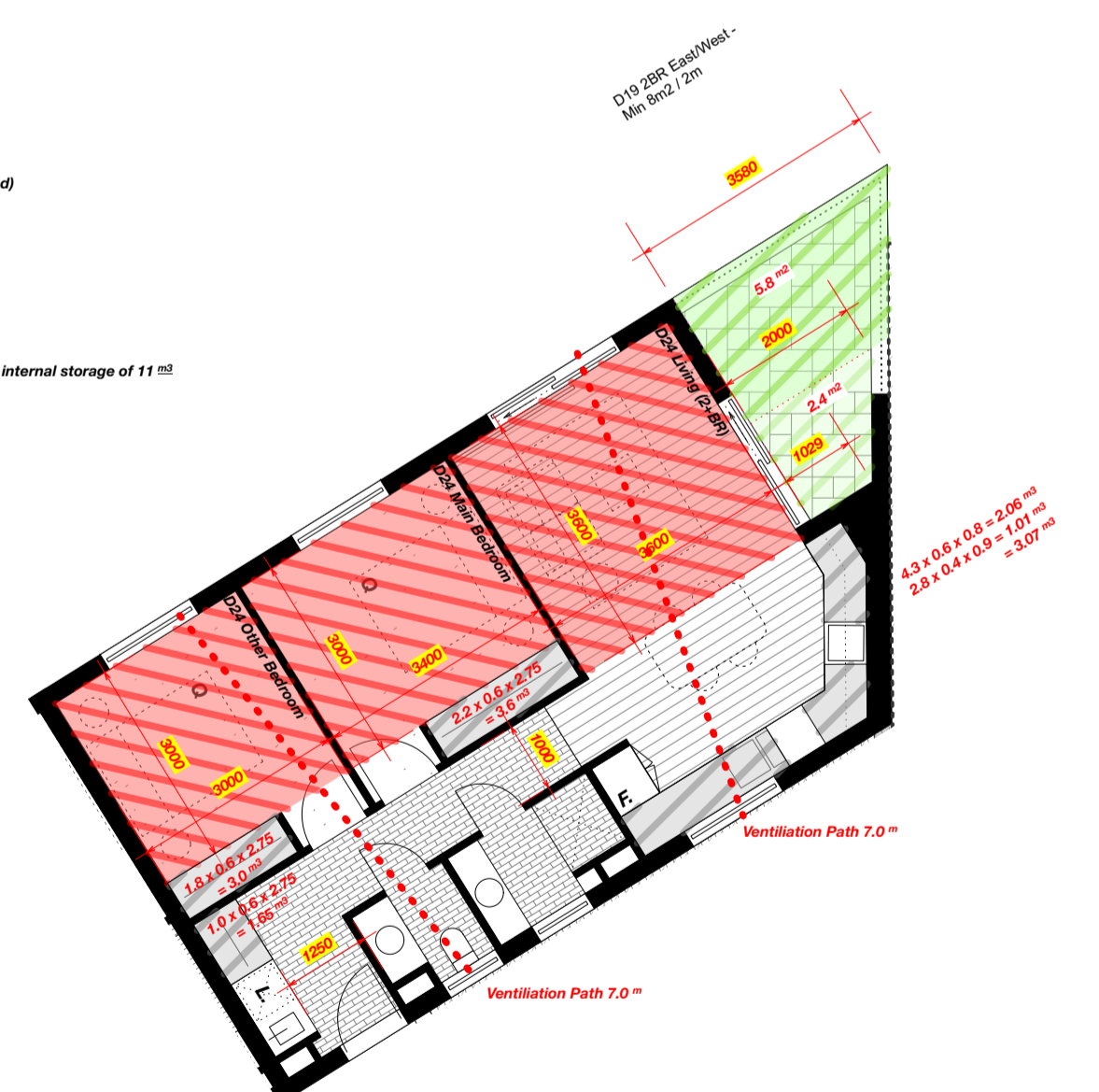
**Apartment Type 08**

- QTY of this type 3 (Apt. 108; Apt. 208; Apt. 308)
- Bedrooms 1
- Bathrooms 1
- Study 0
- Powderroom 0
- Car Parking Allocation 1
- Bike Parking Allocation 2
- BADS
- D17 Accessible  clear 1.2m path  
compliant bathroom layout
- D19 Private Open Space  required  
8 m<sup>2</sup> with 1.7 m min width  
provided 10.5 m<sup>2</sup> with 2 m min width
- D20 Storage  required  
10 m<sup>3</sup> total, 6 m<sup>3</sup> of internal  
Commitment to provide min internal storage of 6 m<sup>3</sup>  
internal  
4.0 m<sup>3</sup> Cage on B1  
11 m<sup>3</sup>
- D24 Functional Layout  living room  
bedroom 1  
other bathroom(s)
- D25 Room Depth  living room  
2.85 m
- D26 Windows
- D27 Natural Ventilation  min 5m clear 18m



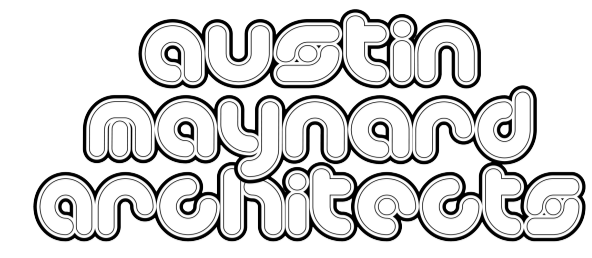
**Apartment Type 09**

- QTY of this type 3 (Apt. 109; Apt. 209; Apt. 309)
- Bedrooms 2
- Bathrooms 1
- Study 0
- Powderroom 0
- Car Parking Allocation 1
- Bike Parking Allocation 2
- BADS
- D17 Accessible  clear 1.2m path  
No (LHG Silver Level provided)
- D19 Private Open Space  required  
8 m<sup>2</sup> with 2 m min width  
provided 7.7m m<sup>2</sup>
- D20 Storage  required  
14 m<sup>3</sup> total, 9 m<sup>3</sup> of internal  
Commitment to provide min internal storage of 11 m<sup>3</sup>  
internal  
4.0 m<sup>3</sup> Cage on B1  
15 m<sup>3</sup>
- D24 Functional Layout  living room  
bedroom 1  
bedroom 2  
other bathroom(s)
- D25 Room Depth  living room  
2.85 m
- D26 Windows
- D27 Natural Ventilation  min 5m clear 18m



**Apartment Type 10**

- QTY of this type 3 (Apt. 110; Apt. 210; Apt. 310)
- Bedrooms 2
- Bathrooms 1
- Study 0
- Powderroom 0
- Car Parking Allocation 1
- Bike Parking Allocation 2
- BADS
- D17 Accessible  clear 1.2m path  
compliant bathroom layout
- D19 Private Open Space  required  
8 m<sup>2</sup> with 1.2 m min width  
provided 9.2m m<sup>2</sup> with 2.4 m min width
- D20 Storage  required  
14 m<sup>3</sup> total, 9 m<sup>3</sup> of internal  
Commitment to provide min internal storage of 10 m<sup>3</sup>  
internal  
5.0 m<sup>3</sup> Cage on B1  
15 m<sup>3</sup>
- D24 Functional Layout  living room  
bedroom 1  
bedroom 2  
other bathroom(s)
- D25 Room Depth  living room  
2.85 m
- D26 Windows
- D27 Natural Ventilation  min 5m clear 18m



Directors Andrew Maynard & Mark Austin  
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 phone: 03 9000 5645  
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 ABN: 1911 74 80 636  
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427 Albert Street, Brunswick 3056

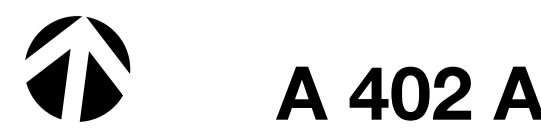
HIP V. HYPE

Diagram: BADS Compliance Plans

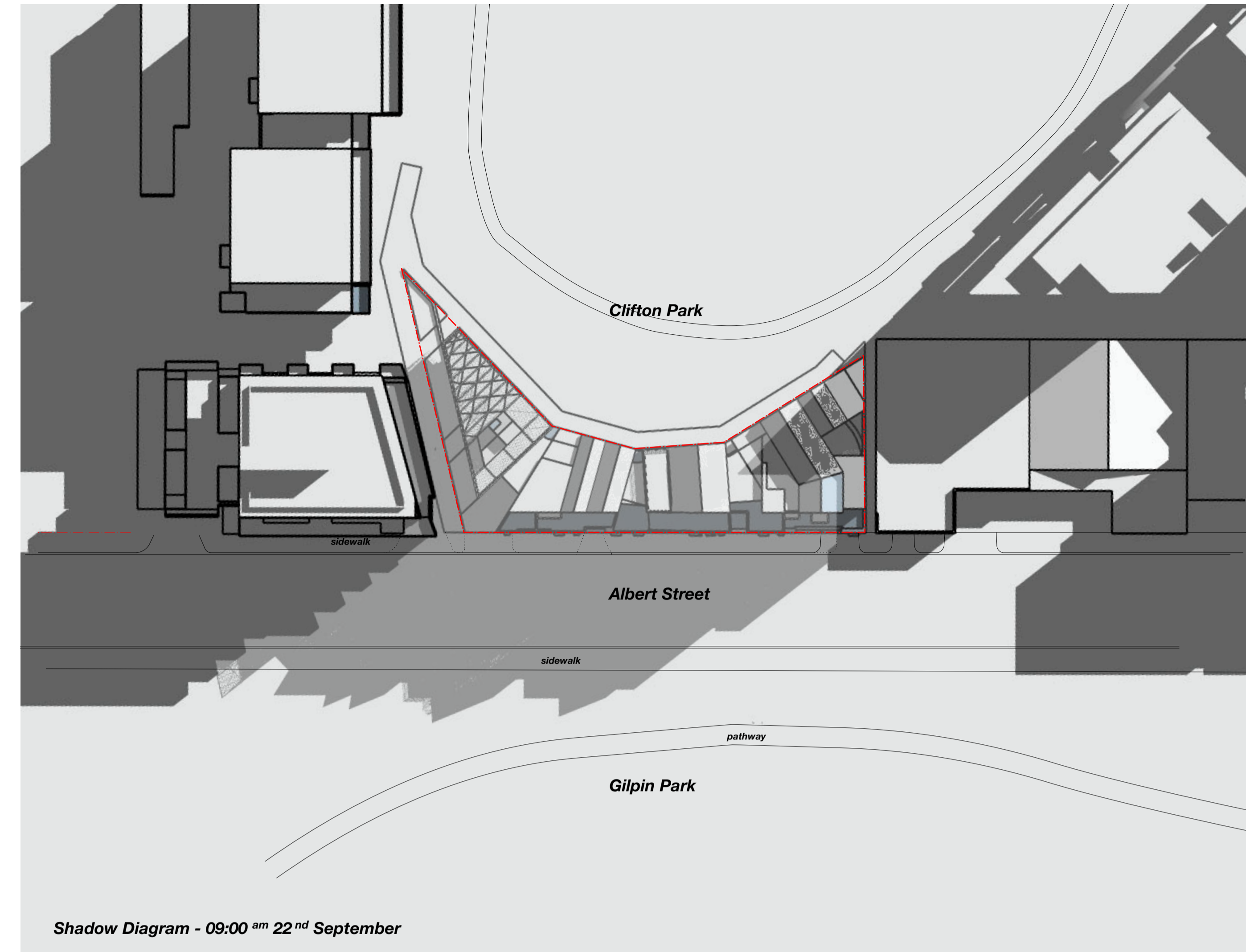
PLANNING SUBMISSION SET

17/12/2024 16/12/2024 1:100  
 print date issue date scale @ A1

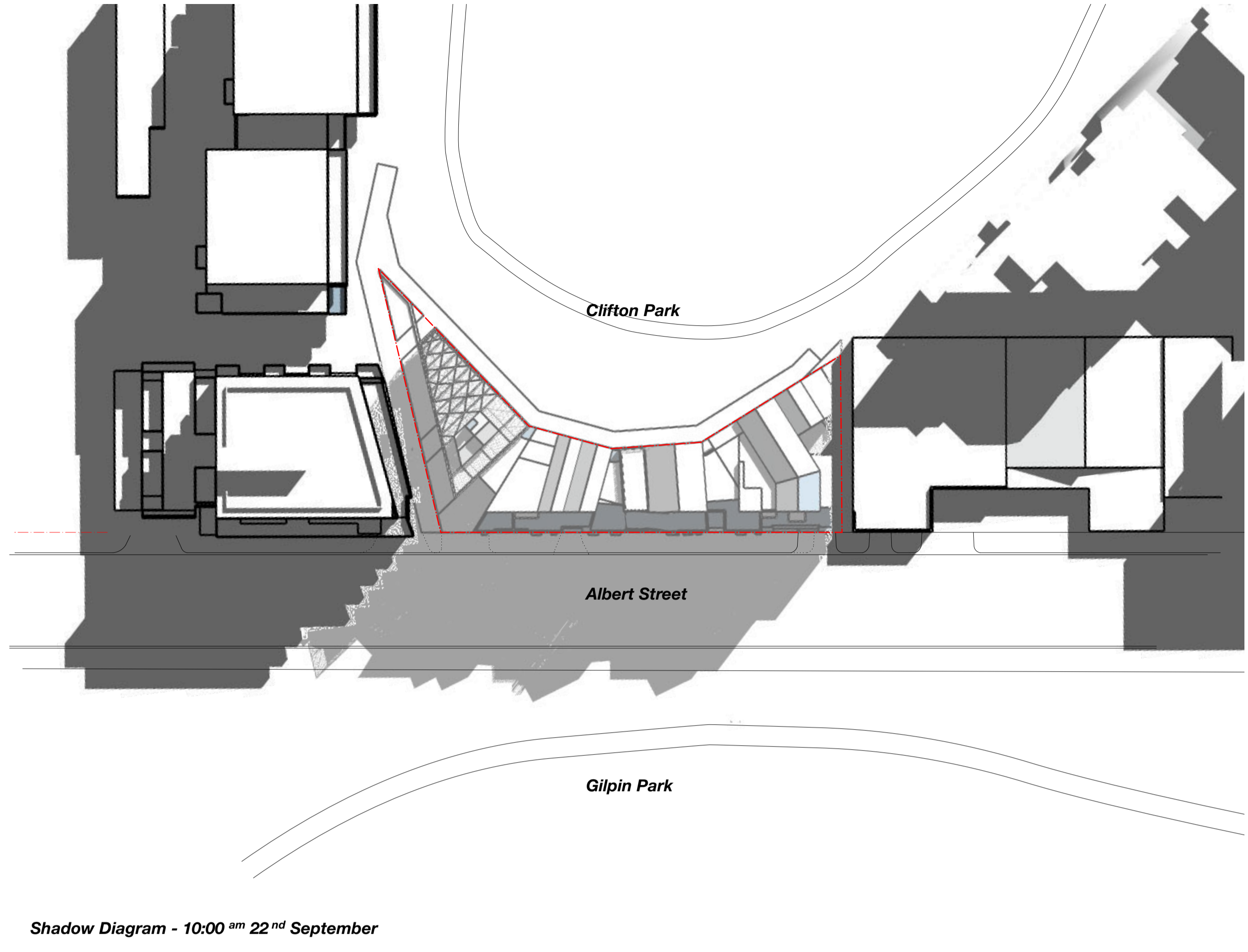
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 austin maynard project@



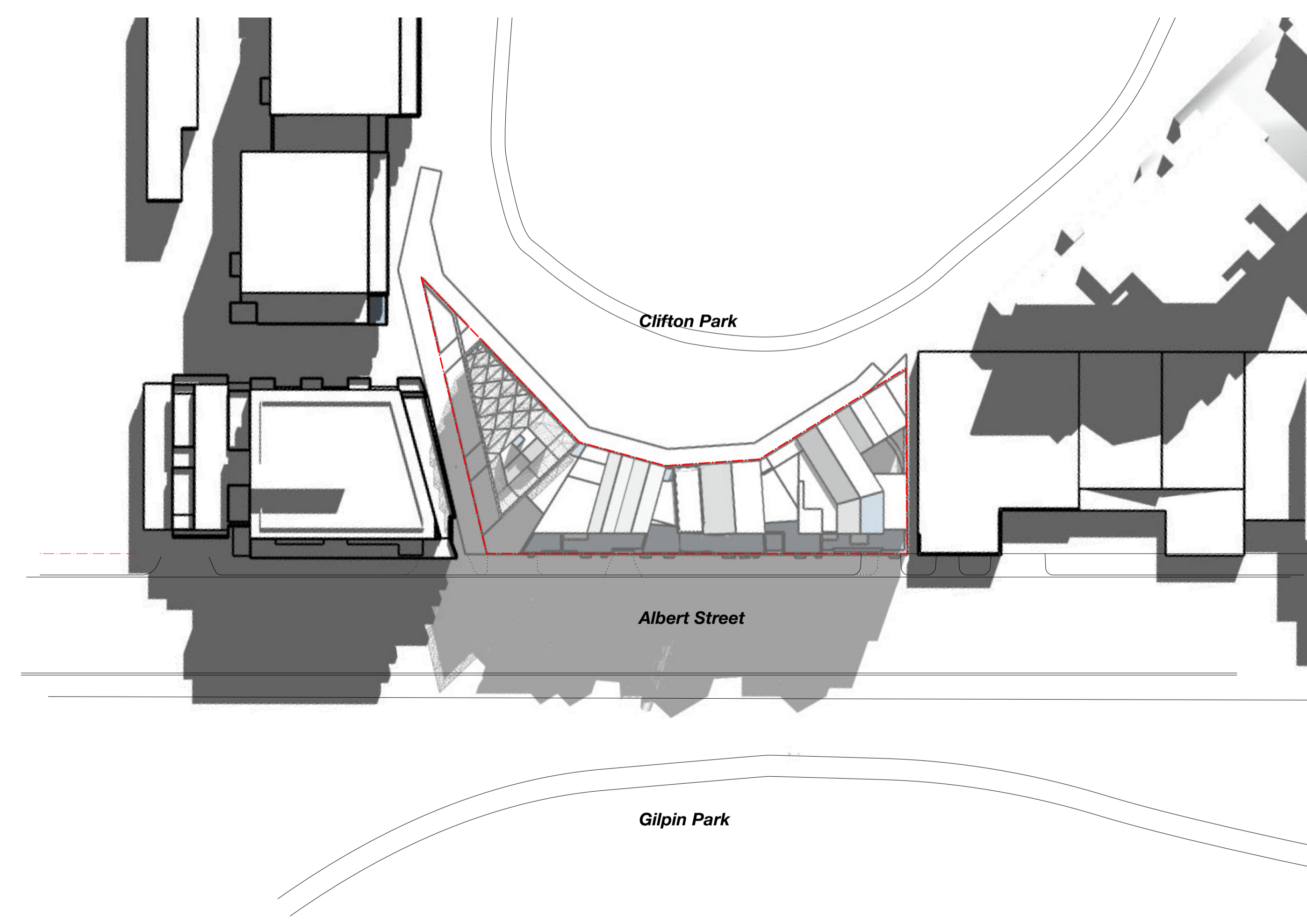




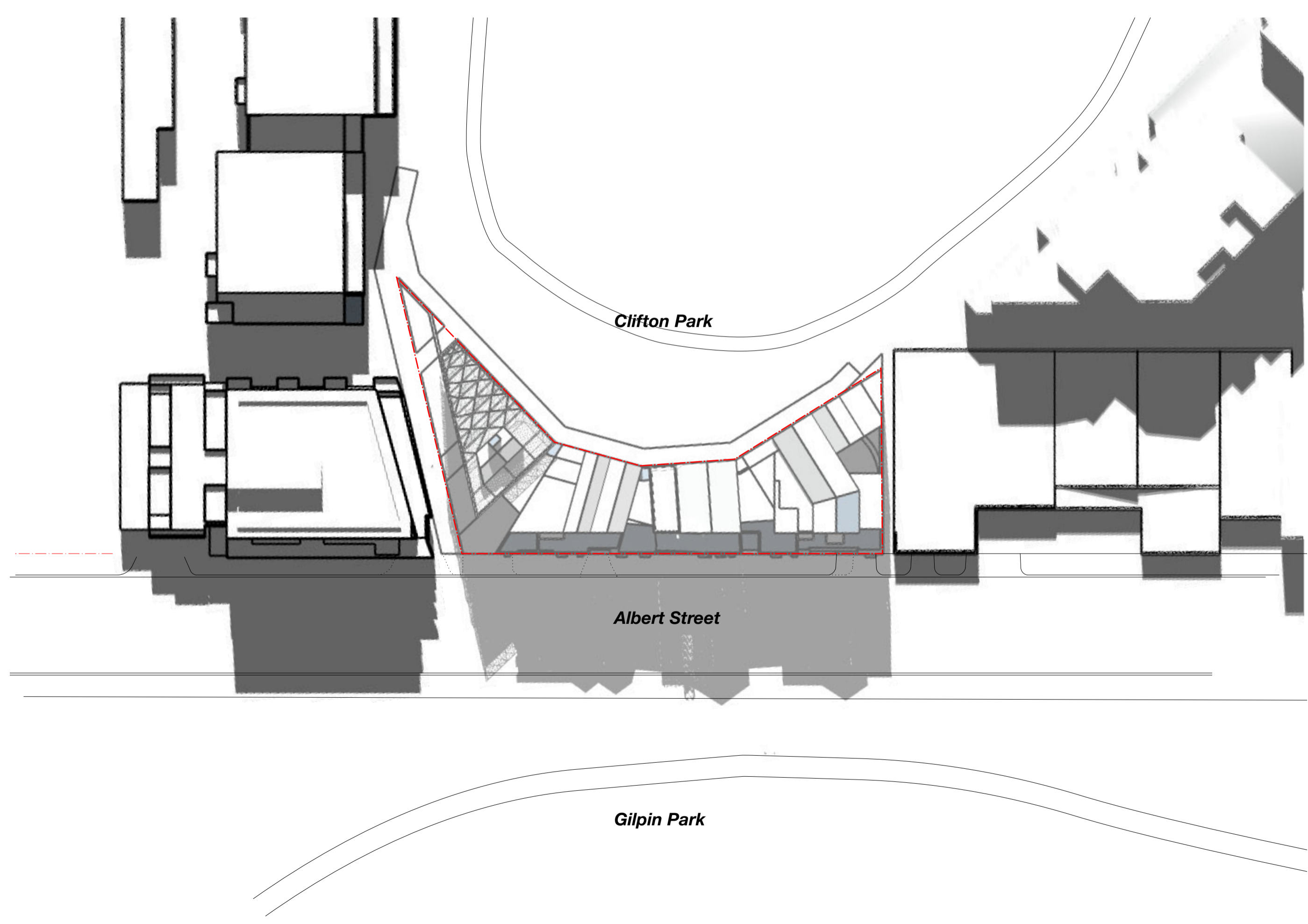
Shadow Diagram - 09:00 am 22nd September



Shadow Diagram - 10:00 am 22nd September



Shadow Diagram - 11:00 am 22nd September



Shadow Diagram - 12:00 pm 22nd September

427 Albert Street, Brunswick 3056

HIP V. HYPE

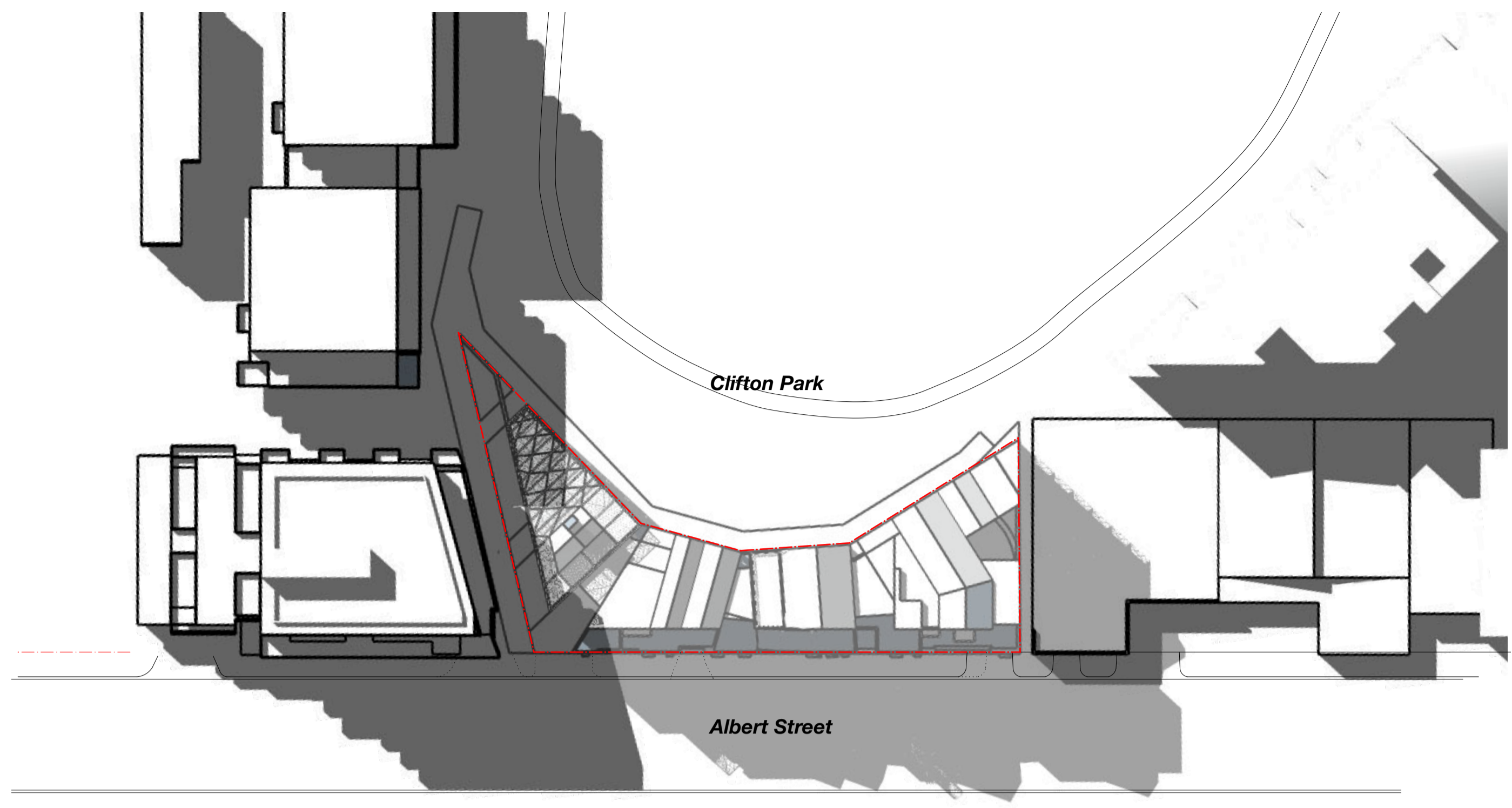
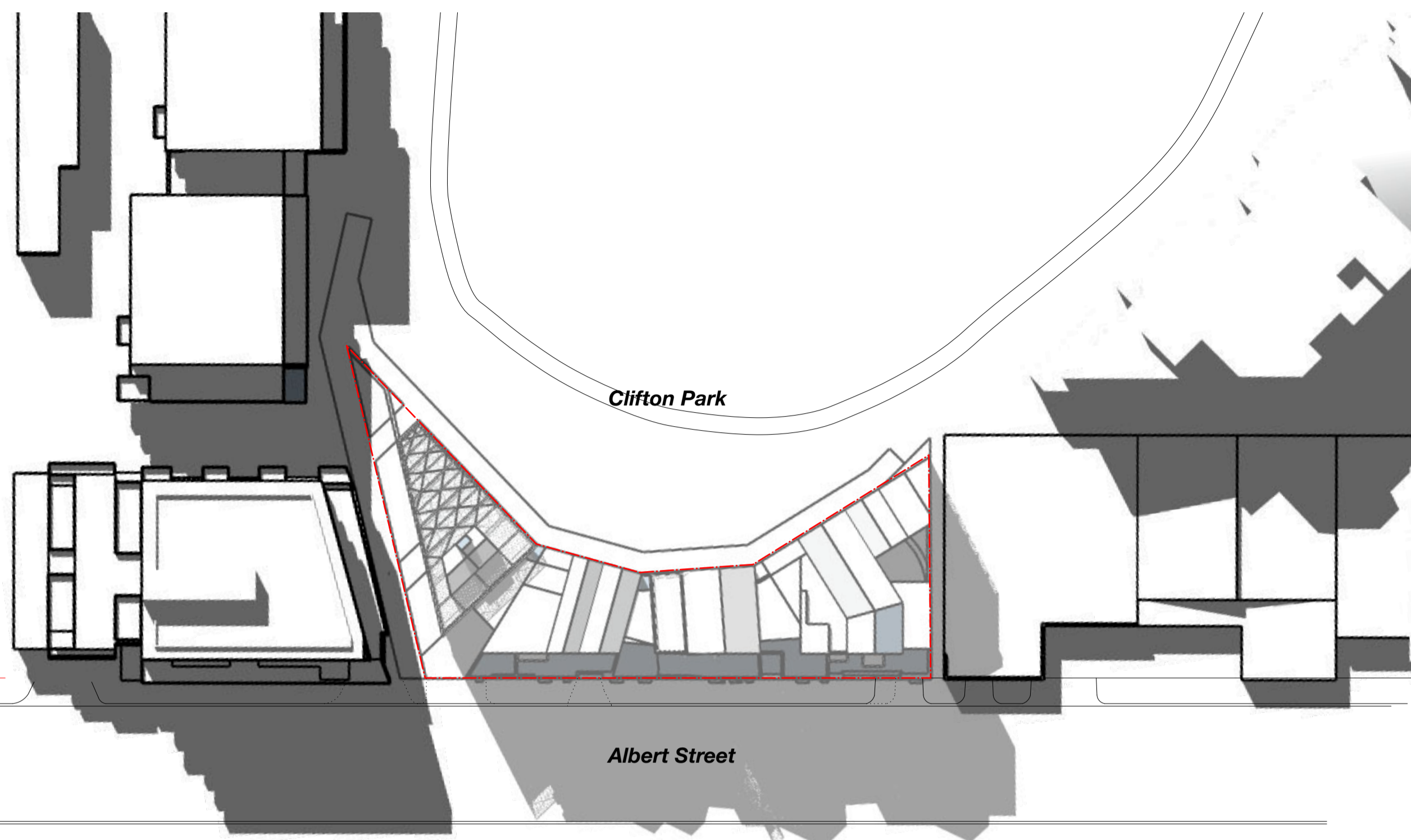
Diagram: Shadow Impact Study  
 22/9 at 09:00am > 12:00pm

PLANNING SUBMISSION SET

17/12/2024 print date	16/12/2024 issue date	1:500 scale @ A1
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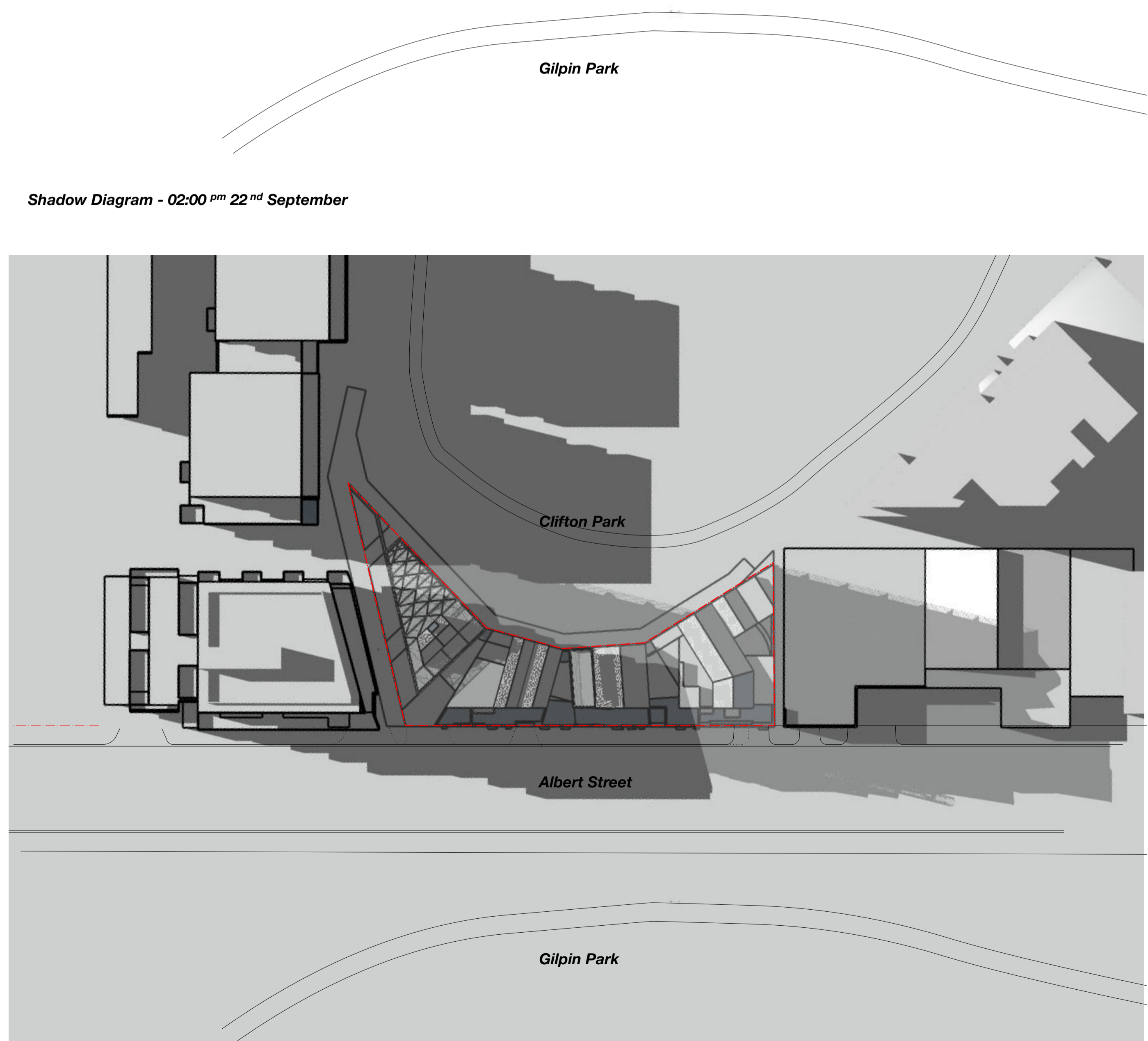
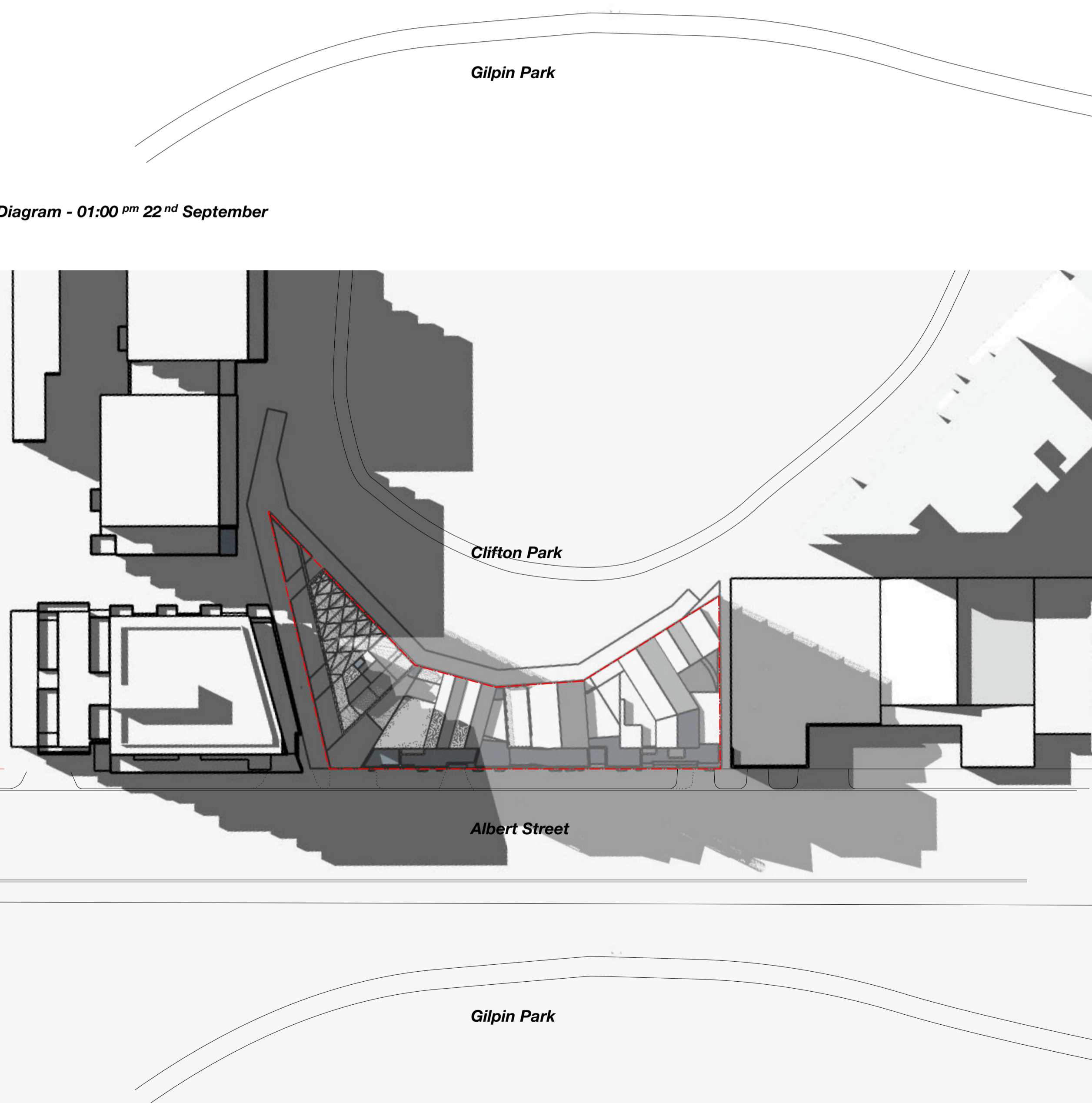
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 austin maynard project# file#

REVISION	DATE	REVISION NOTE	BY
A	16/10/24	PLANNING SUBMISSION	MS



Shadow Diagram - 01:00 PM 22<sup>nd</sup> September

Shadow Diagram - 02:00 PM 22<sup>nd</sup> September



Shadow Diagram - 03:00 PM 22<sup>nd</sup> September

Shadow Diagram - 04:00 PM 22<sup>nd</sup> September

427 Albert Street, Brunswick 3056

HIP V. HYPE

Diagram: Shadow Impact Study  
22/9 at 01:00pm > 4:00pm

PLANNING SUBMISSION SET

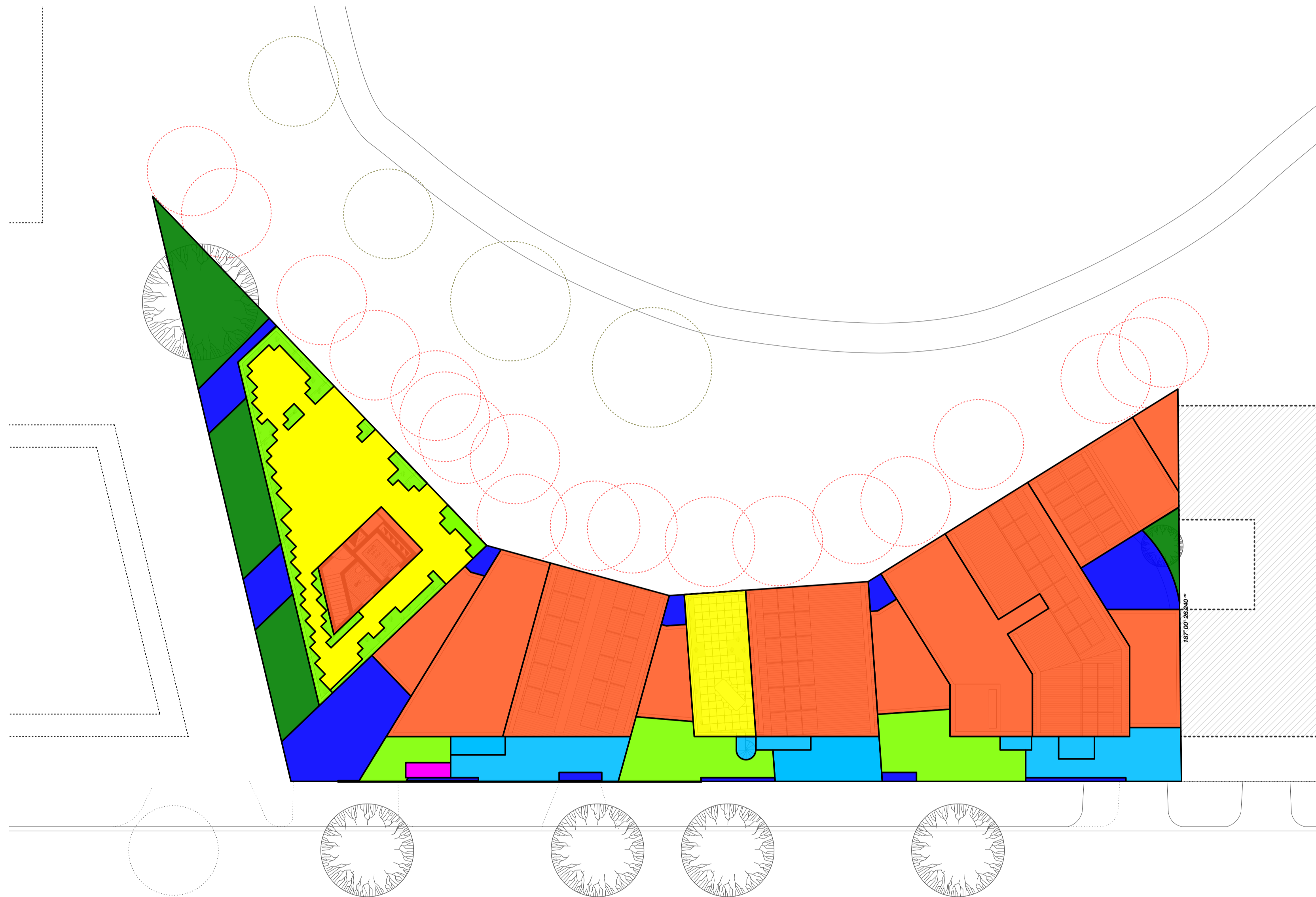
17/12/2024	16/12/2024	AS NOTED
print date	issue date	scale @ A1

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austin maynard project# file#



**A 502 A**





Refer to the the Sustainability Management Plan by Hip V. Hype for further information

- Non-Trafficable Roof
- Trafficable Roof / Terrace
- Trafficable Terrace to L4 Raingarden
- Raingarden
- Landscape
- Landscape - Deep Soil
- Trafficable Area to LPOD

**General Notes:**

- These drawings are to be read in conjunction with the Urban Context Report prepared by Austin Maynard Architects, and the following consultant team reports:  
 Tract Planning Report  
 HIP V. HYPE Sustainability Management Plan  
 Waste Management Plan  
 Gardens of the Sun Landscape Architect Design  
 Traffic Group Traffic Engineering Assessment  
 Green Travel Plan  
 Vpac: Engineers & Scientists Wind Impact Assessment  
 Acoustic Report  
 Access Solutions Accessibility Report  
 Webster Survey Group Title Re-establishment & Feature Survey  
 Tree Department Arborist Report
- All POS areas are provided with a garden tap stormwater drainage & a weatherproof electricity outlet
- All Landscaping areas are to be irrigated. Irrigation system to be supplied with water collected onsite.

**Plan Key:**  
 F = Fridge  
 R = Rentry  
 S = Store  
 L = Laundry

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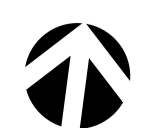
HIP V. HYPE

WSUD Plan

PLANNING SUBMISSION SET

17/12/2024	16/12/2024	AS NOTED
print date	issue date	scale @ A1

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**A 601 A**