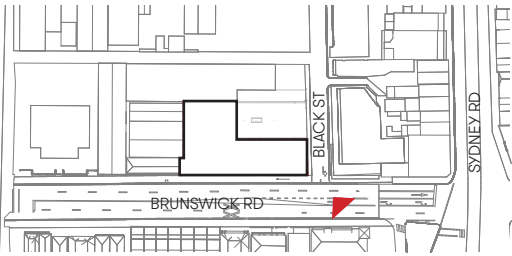


09 Visualisation - Exteriors
03 Brunswick Road View Night - south elevation



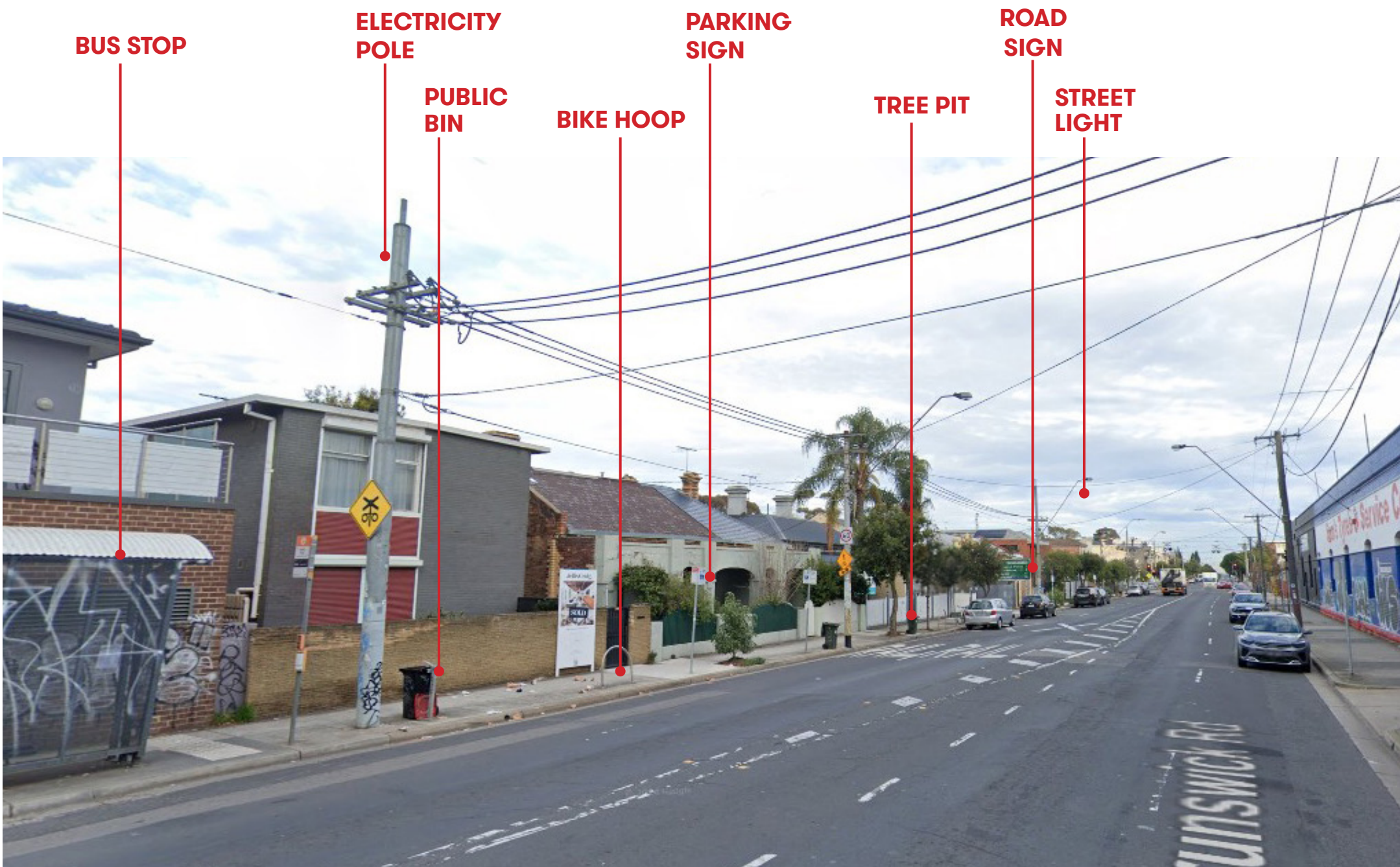
APPENDIX

01

Shadow Studies

01 Shadow Studies

01 Pedestrian Footpath Shadow Study



Existing Footpath Character

The footpaths along Brunswick Road, to the north and south of the site, primarily function as minor pedestrian routes within the immediate precinct. Their characteristics and usage differ based on existing street infrastructure and surrounding urban elements.

South

The southern footpath, fronting the site, is characterised by a variety of street furniture and landscaping elements, contributing to a structured yet congested layout. These elements effectively restrict pedestrian movement to the southern portion of the footpath. Additionally, parking bays are integrated along this strip, further influencing circulation patterns.

The properties along this section are serviced by a rear laneway, providing vehicular access and multiple entry points, minimizing the reliance on front-facing pedestrian access.

North

The northern footpath, directly fronting the site, remains largely featureless and underutilised. Its activation will rely on the pedestrian circulation generated by the proposed development, offering an opportunity to enhance street-level activity and engagement.




The proposed building form has been designed with careful consideration to minimise shadow impacts on the southern section of the footpath. Given its current limited pedestrian activity, the design ensures that any shading does not significantly affect travelable areas.

Further details on shadow impact are provided in the following section of this report.

10AM SEPTEMBER 22ND



--- EXTENT OF EXISTING SHADOW
--- EXTENT OF ADDITIONAL SHADOW

Project Title					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 5, 293 Queen Street Brisbane QCT 4000 T +61 7 3211 9821	Canberra Level 1, 33 Allara Street Canberra ACT 2601 T +61 2 9660 9329	Drawn By Checked By Date Printed Scale	Author Checker 14/02/2025 11:36:03 AM As indicated@ A1	 	Rev Date Description	Drawing Title SHADOW DIAGRAM 10AM	Status TOWN PLANNING	Project No 2732	Drawing No TP40.01	Revision		
Cable Tram Engine House																			
253-259 Brunswick Road, Brunswick																			
				ABN: 84006394261 NSW Nominated Architects Tom Jordan 7521, Richard Leonard 7522, David Turner 8039, Erica Young 7014															

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, but only for the particular stages of services for which Hayball performs the required architectural services.
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11AM SEPTEMBER 22ND



— EXTENT OF EXISTING SHADOW
— EXTENT OF ADDITIONAL SHADOW

12PM SEPTEMBER 22ND



— EXTENT OF EXISTING SHADOW
— EXTENT OF ADDITIONAL SHADOW



Project Title	hayball				Drawn By	Author	Rev	Date	Description	Drawing Title	Status	Project No	Drawing No	Revision
Cable Tram Engine House					Checked By	Checker				SHADOW DIAGRAM 12PM	TOWN PLANNING	2732	TP40.03	
253-259 Brunswick Road, Brunswick					Date Printed	As indicated@ A1								
				Scale										

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1PM SEPTEMBER 22ND



— EXTENT OF EXISTING SHADOW
— EXTENT OF ADDITIONAL SHADOW

Project Title					Melbourne	Sydney	Brisbane	Canberra	Drawn By	Author		Rev	Date	Description	Drawing Title	Status	Project No	Drawing No	Revision	
Cable Tram Engine House					Level 1 250 Finders Lane Brunswick VIC 3030 T +61 3 9659 3644	Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Level 5, 230 Queen Street, Brisbane QLD 4000 T +61 7 3211 9821	Level 1, 33 Allara Street, Canberra ACT 2601 T +61 2 9660 9329	Checked By	Checker		14/02/2025 11:38:38 AM	As indicated@ A1			SHADOW DIAGRAM 1PM	TOWN PLANNING	2732	TP40.04	
253-259 Brunswick Road, Brunswick					ABN: 84006394261 NSW Nominated Architects Tom Jordan 7521, Richard Leonard 7522, David Turrell 8038, Erica Young 7014															

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, but only for the particular stages of services for which Hayball performs the required architectural services. © Copyright 2008 All rights reserved

2PM SEPTEMBER 22ND



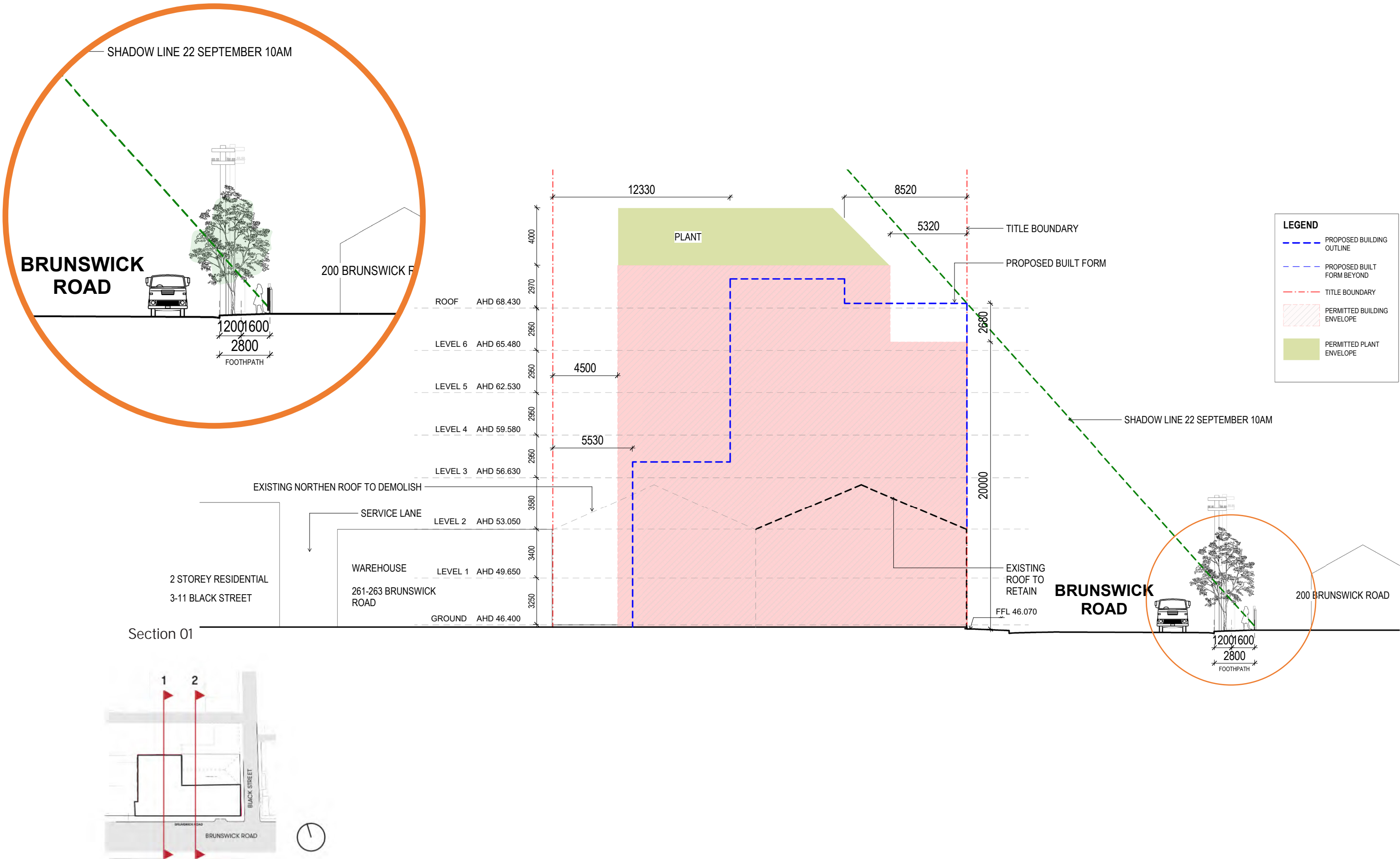
— EXTENT OF EXISTING SHADOW
— EXTENT OF ADDITIONAL SHADOW

Project Title	hayball				Drawn By	Author	Rev	Date	Description	Drawing Title	Status	Project No	Drawing No	Revision
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253-259 Brunswick Road, Brunswick					Date Printed	As indicated@ A1								
				Scale										

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, but only for the particular stages of services for which Hayball performs the required architectural services. © Copyright 2008 All rights reserved

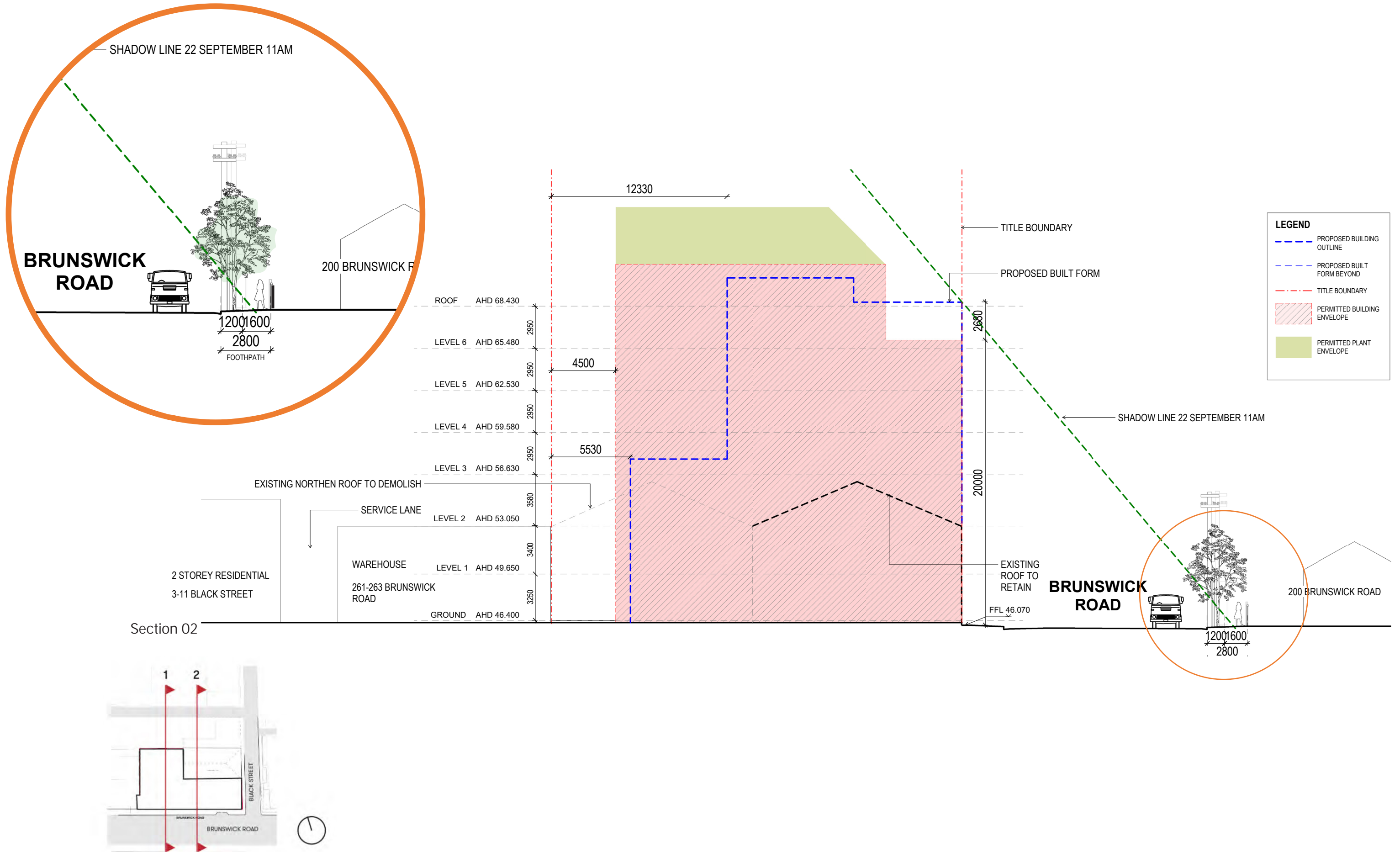
01 Shadow Studies

01 Pedestrian Foothpath Shadow Study North / South Section 10AM



01 Shadow Studies

02 Pedestrian Footpath Shadow Study North / South Section 11AM



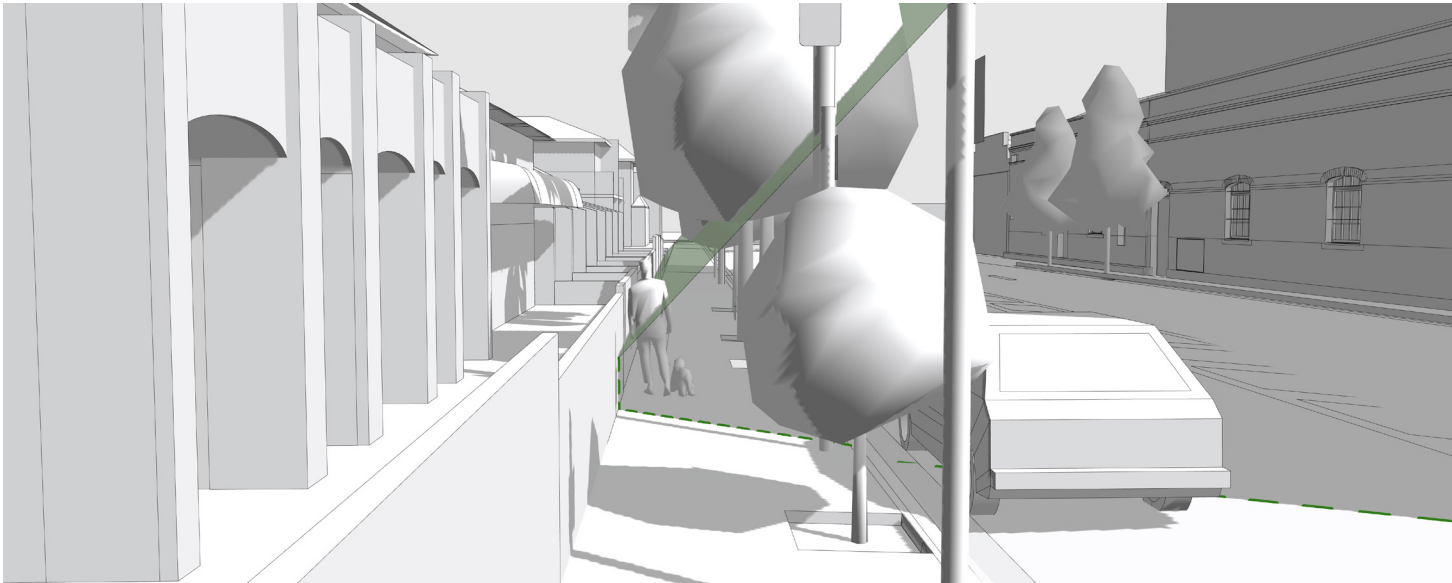
01 Shadow Studies

03 Southern Footpath Shadow - 3D Studies

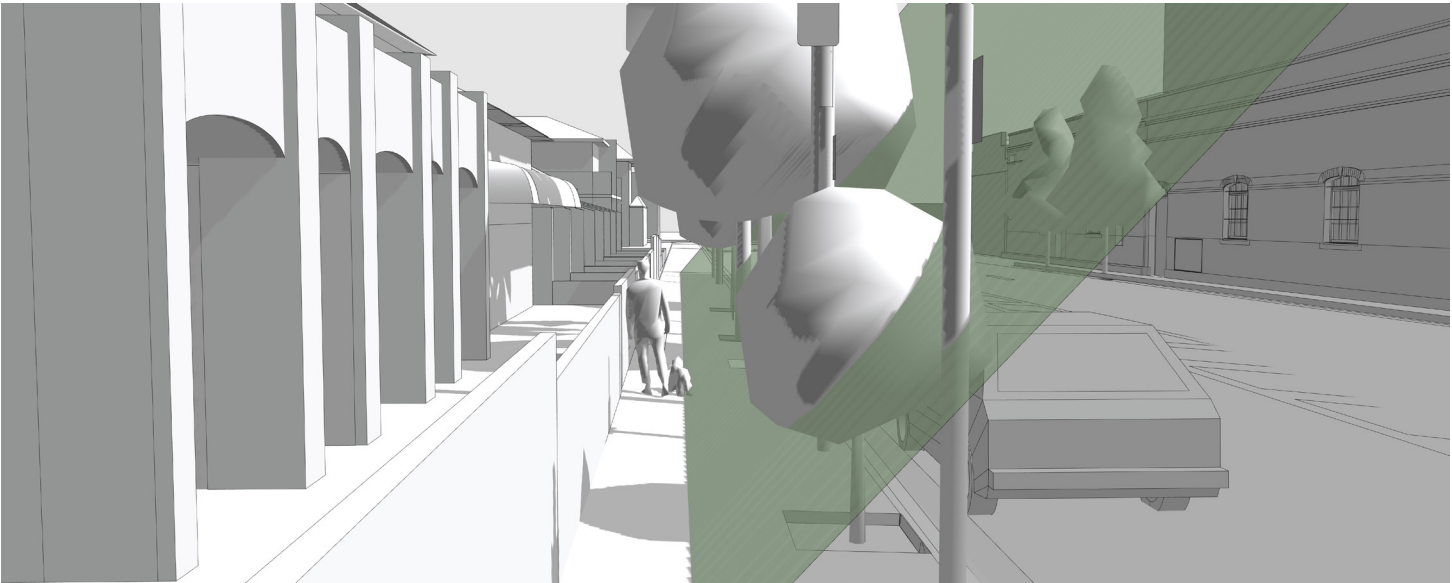
The limited encroachment of shadow at mid morning on the southern footpath, opposite the site along Brunswick Road, represents minimal loss of amenity to pedestrians as demonstrated in these 3D studies.

At ground plane, the shadow fully shifts o the usable section of the footpath in an hour.

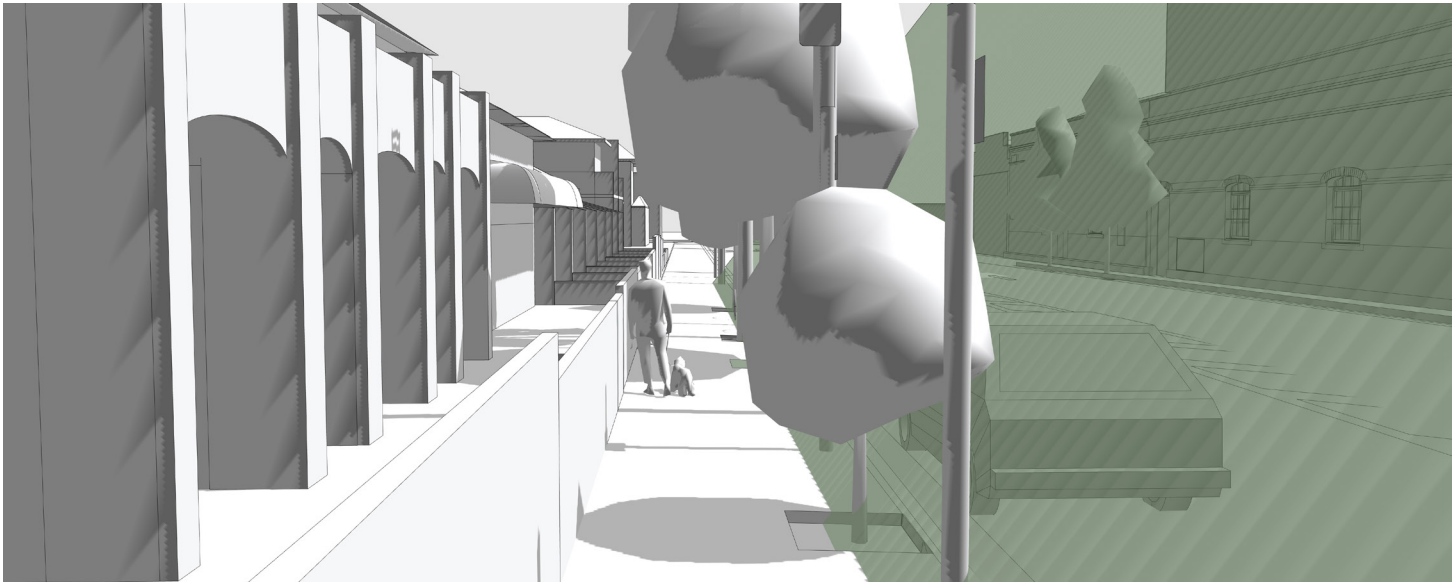
The angle of shadow does not impinge daylight casting on pedestrians in a way that is any greater than existing street furniture or vegetation.



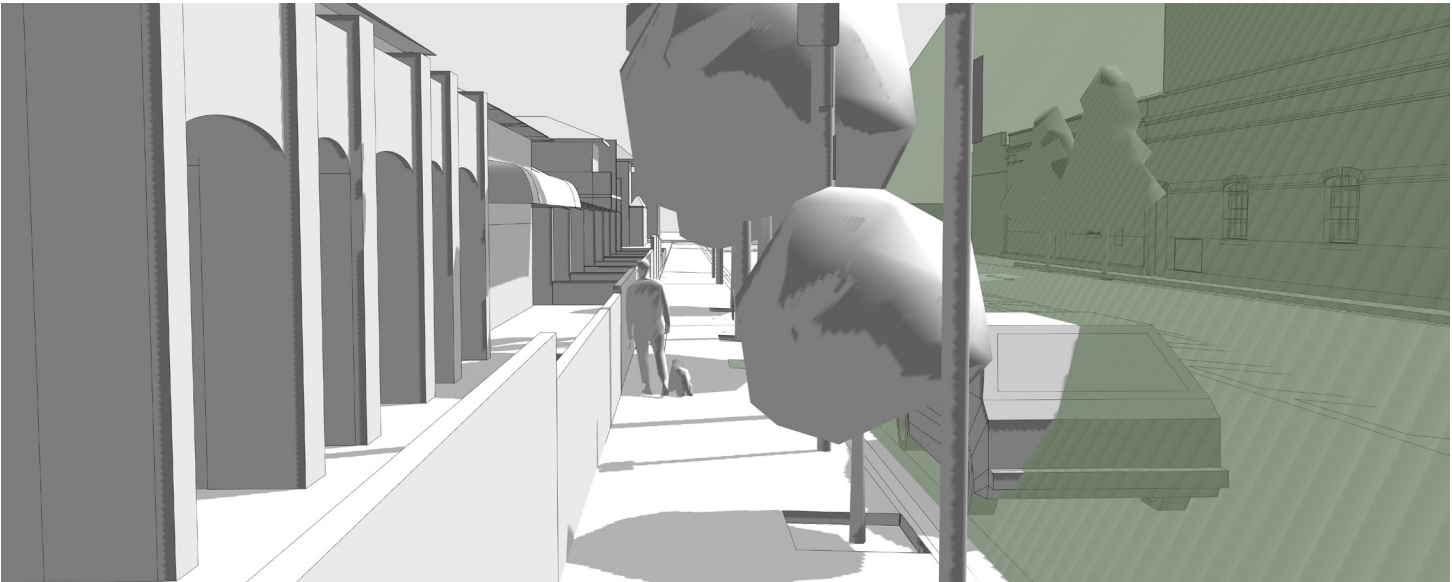
3D SHADOW STUDY - 10 AM



3D SHADOW STUDY - 11 AM



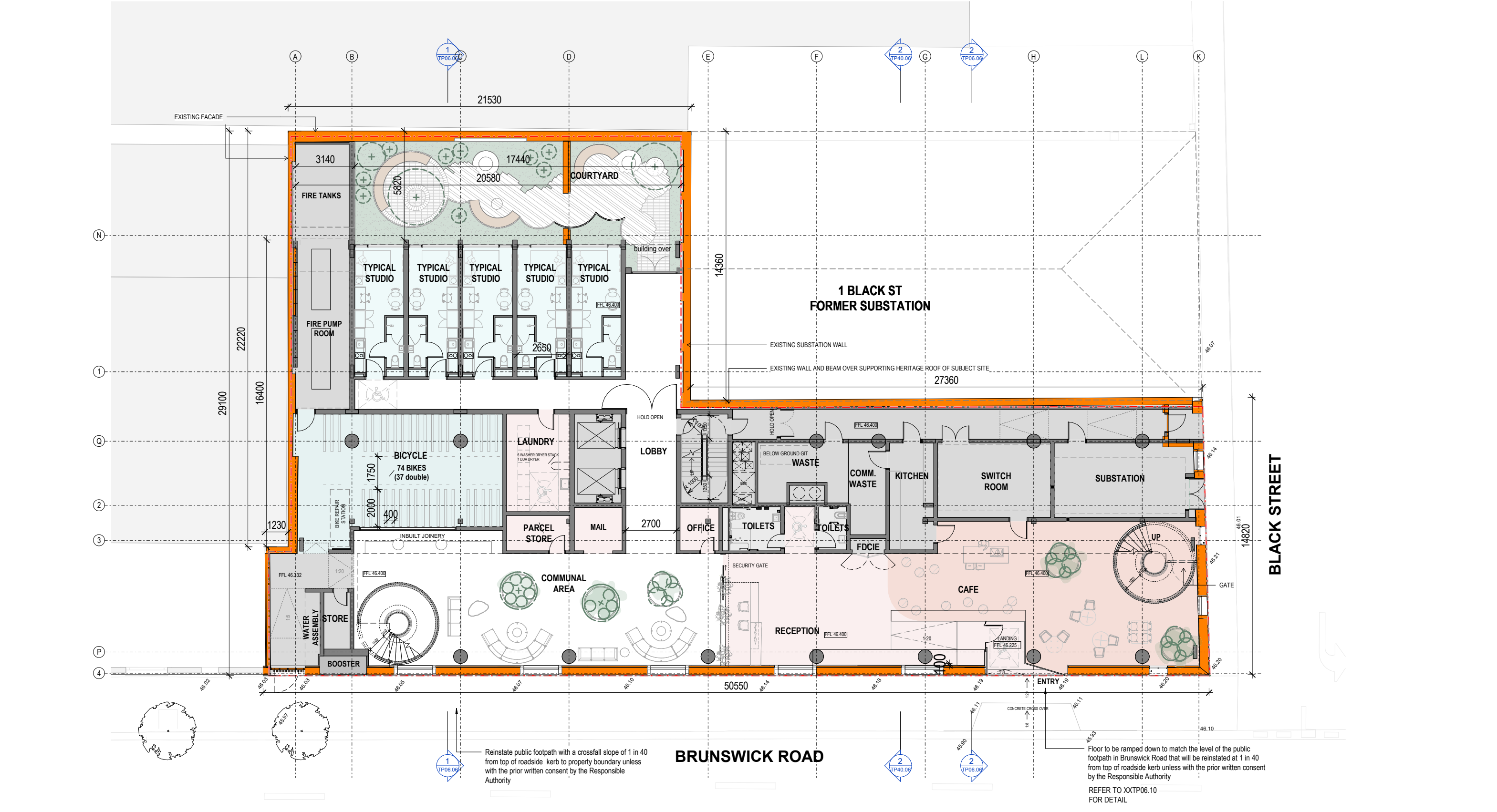
3D SHADOW STUDY - 12 PM






3D SHADOW STUDY - 1 PM

01

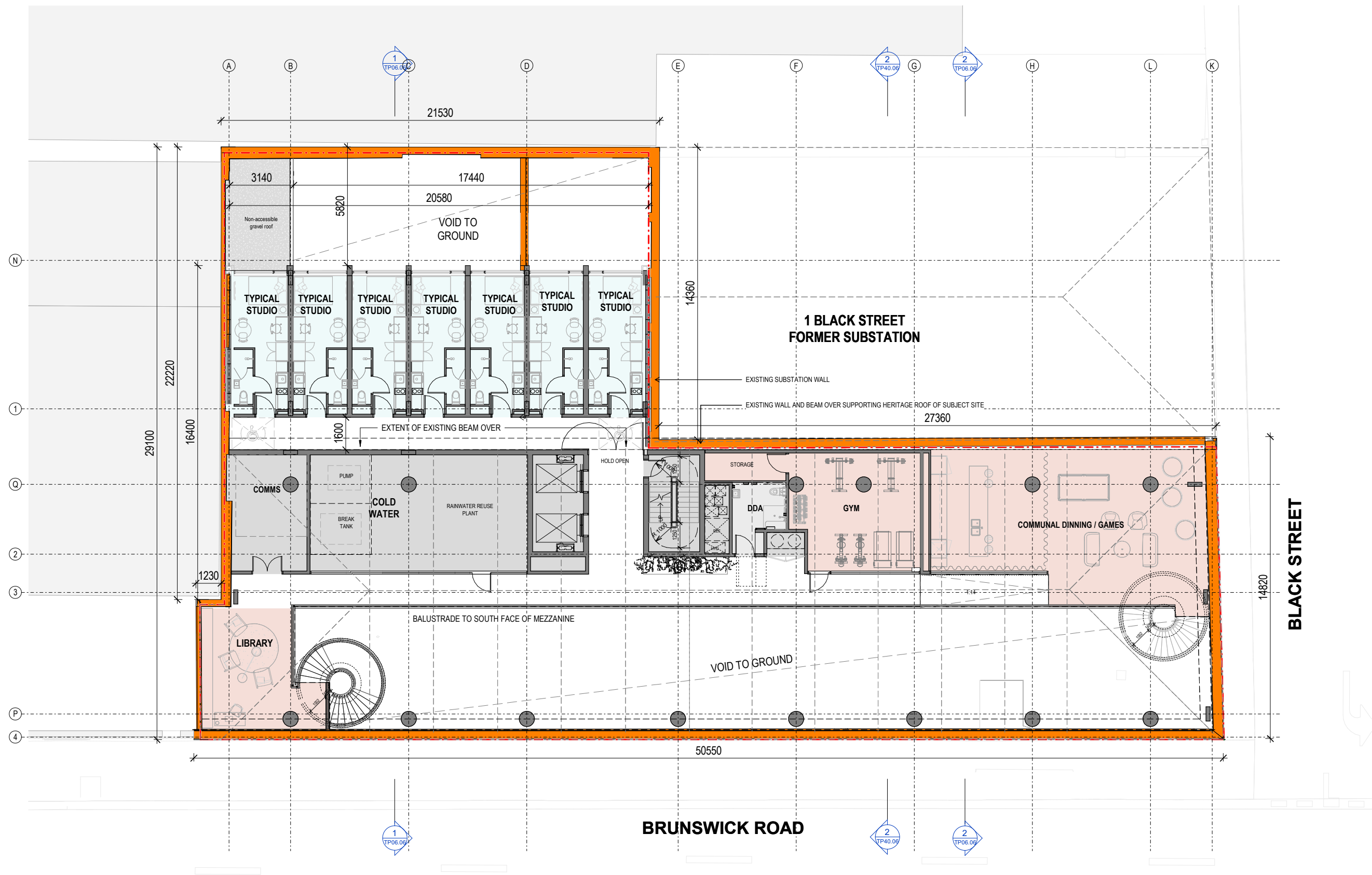
Plans



Project Title					Melbourne Level 1 250 Finders Lane Melbourne VIC 3000 T +61 3 9699 9644	Sydney Ground Floor 11-17 Buckingham Street Sydney NSW 2010 T +61 2 9660 9329	Brisbane Level 5, 293 Queen Street, Brisbane Qst 4000 T +61 7 3211 9821	Canberra Level 1, 33 Allara Street, Canberra ACT 2601 T +61 2 9660 9329	Drawn By Checked By Date Printed Scale	Author Checker 25/02/2025 5:27:59 PM 1 : 100@ A1	 	Rev Date Description	Drawing Title	Status	Project No	Drawing No	Revision	
Cable Tram Engine House													GROUND FLOOR	TOWN PLANNING		2732	TP02.01	
253-259 Brunswick Road, Brunswick					AEN: 84060304261 NSW Nominated Architects Tom Jordan 7521 Richard Leonard 7522, David Toroff 8025, Fiona Young 7514													

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AREA LEGEND

AMENITY	TYPICAL STUDIO	DDA STUDIO
SERVICES	STUDIO TYPE B	TWIN

Project Title
Cable Tram Engine House
253-259 Brunswick Road, Brunswick



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

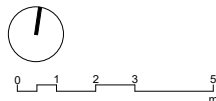
Sydney
Ground Floor
11-17 Buckingham Street
Sydney NSW 2010
T +61 2 9660 9329

Brisbane
Level 5,
253 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9821

Canberra
Level 1,
33 Allara Street,
Canberra ACT 2601
T +61 2 9660 9329

Drawn By
Checked By
Date Printed
Scale

Author
Checker
27/02/2025 10:54:26 AM
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Rev Date Description

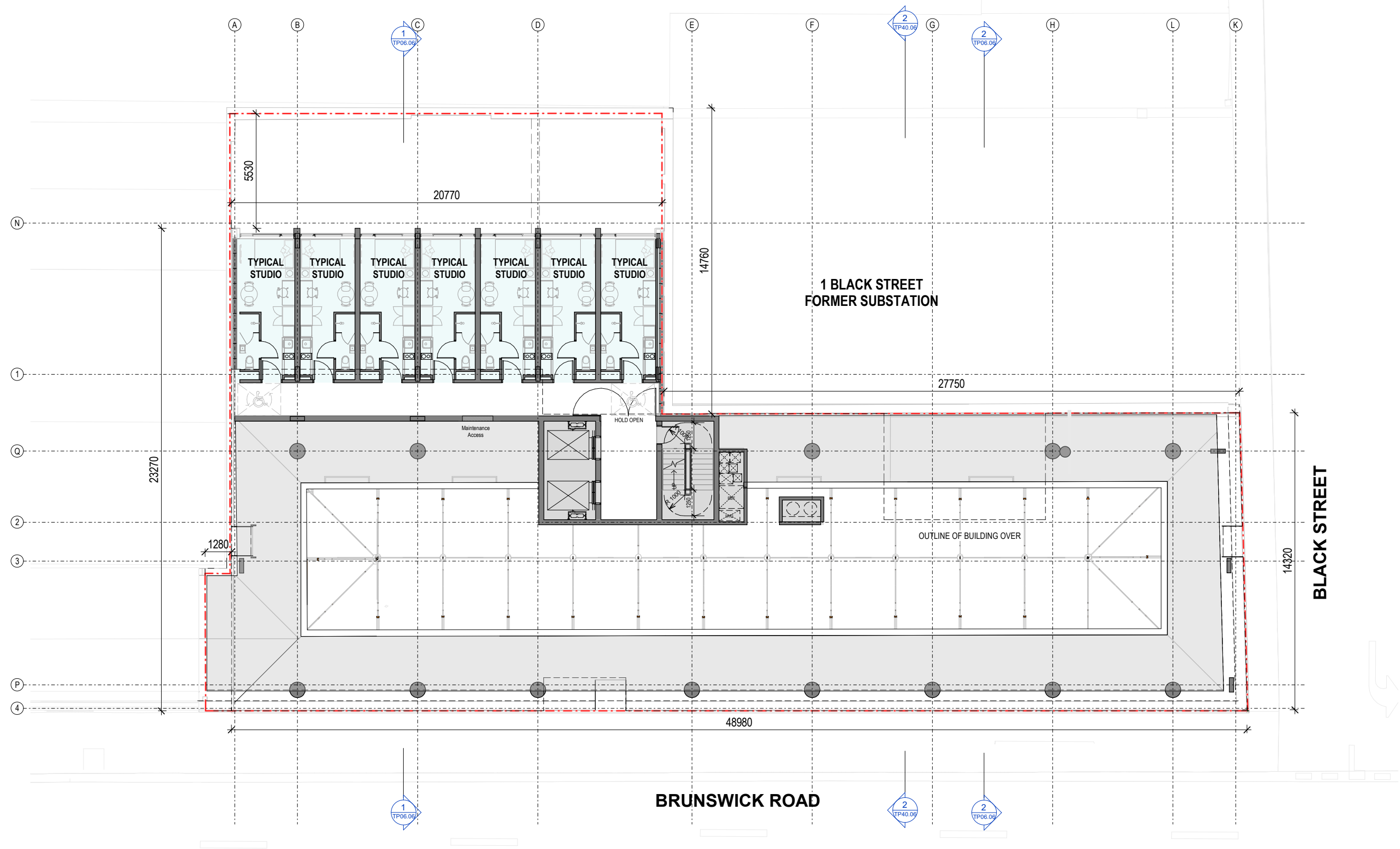
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LEVEL 1

Status
TOWN PLANNING

Project No
2732

Drawing No
TP02.02

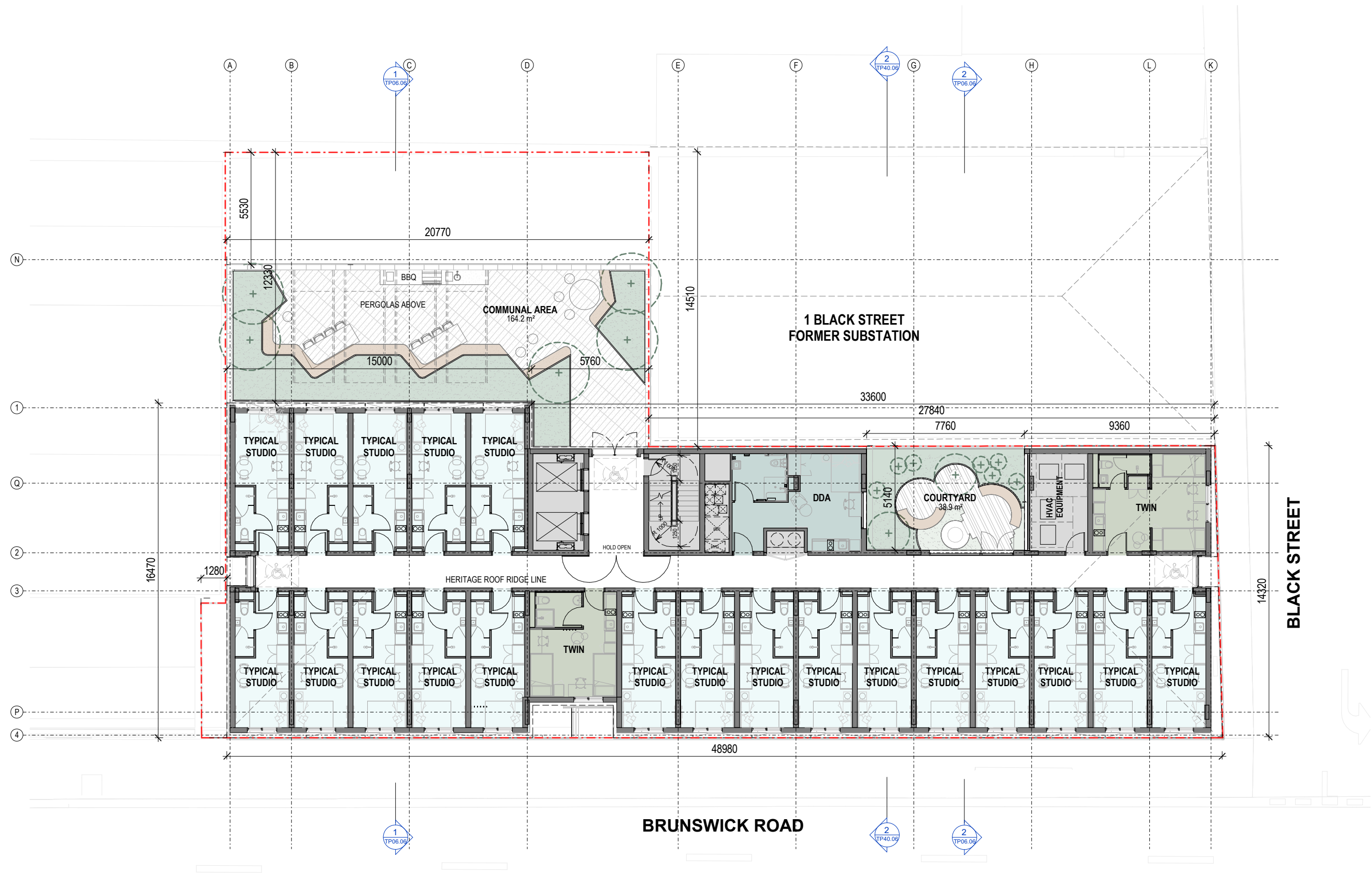
Revision



AREA LEGEND					
AMENITY	TYPICAL STUDIO	DDA STUDIO			
SERVICES	STUDIO TYPE B	TWIN			

Project Title	Melbourne Sydney Brisbane Canberra				Drawn By	Author	Rev	Date	Description	Drawing Title	Status	Project No	Drawing No	Revision
Cable Tram Engine House 253-259 Brunswick Road, Brunswick	Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644	Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Level 5, 293 Queen Street, Brisbane QLD 4000 T +61 7 3211 9821	Level 1, 33 Allara Street, Canberra ACT 2601 T +61 2 9660 9329	Checked By	Checker					TOWN PLANNING	2732	TP02.03	
Scale 1 : 100@ A1														
ABN: 84006384261 NSW Nominated Architects:Tom Jordan 7521,Richard Leonard 7522, David Tordoff 8028, Fiona Young 7014														

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AREA LEGEND

AMENITY	TYPICAL STUDIO	DDA STUDIO
SERVICES	STUDIO TYPE B	TWIN

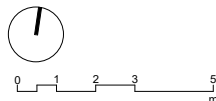
Project Title
Cable Tram Engine House
253-259 Brunswick Road, Brunswick



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 5 293 Queen Street Brisbane QLD 4000 T +61 7 3211 9821	Canberra Level 1 33 Allara Street Canberra ACT 2601 T +61 2 9660 9329
ABN: 84006384261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028, Fiona Young 7014			

Drawn By
Checked By
Date Printed
Scale

Author
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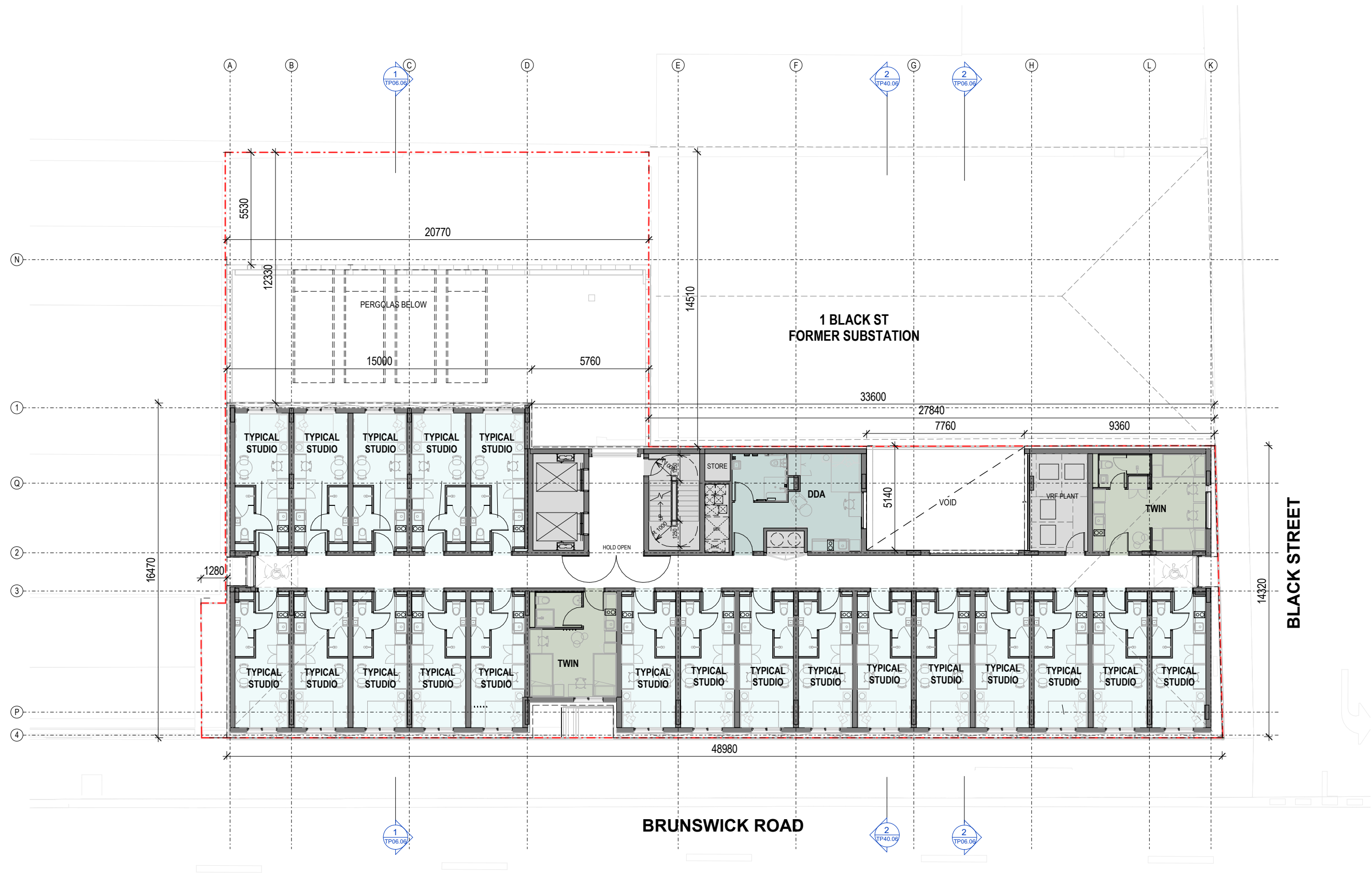
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LEVEL 3

Status
TOWN PLANNING

Project No
2732

Drawing No
TP02.04

Revision



AREA LEGEND

AMENITY	TYPICAL STUDIO	DDA STUDIO
SERVICES	STUDIO TYPE B	TWIN

Project Title
Cable Tram Engine House
253-259 Brunswick Road, Brunswick



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

Sydney
Ground Floor
11-17 Buckingham Street
Sydney NSW 2010
T +61 2 9660 9329

Brisbane
Level 5
293 Queen Street
Brisbane QLD 4000
T +61 7 3211 9821

Canberra
Level 1
33 Allara Street
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006384261 NSW Nominated Architects Tom Jordan 7521, Richard Leonard 7522,
David Tordoff 8028, Fiona Young 7014

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Checked By
Date Printed
Scale

Author
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Rev Date Description

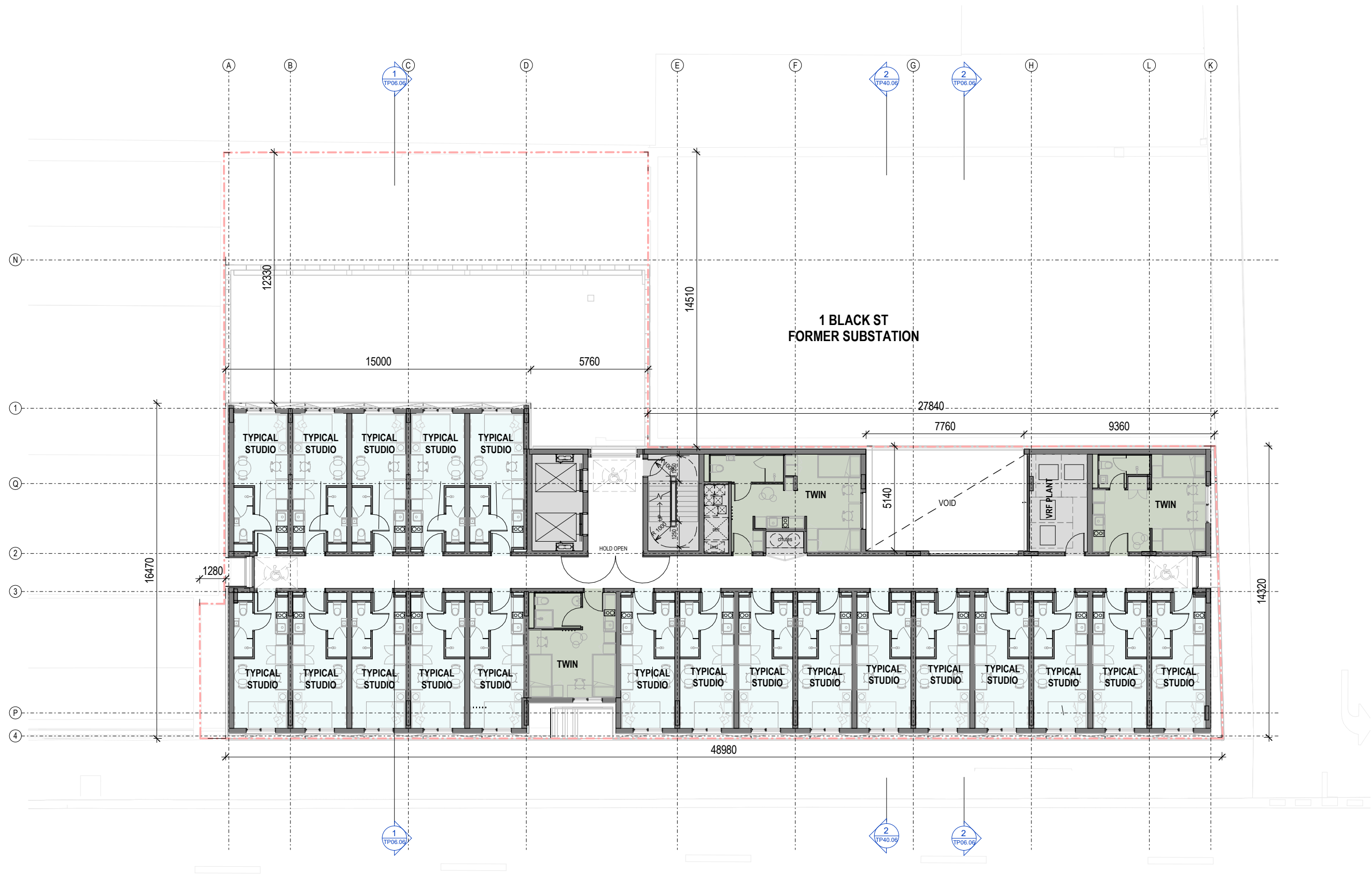
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LEVEL 4

Status
TOWN PLANNING

Project No
2732




Drawing No
TP02.05

Revision



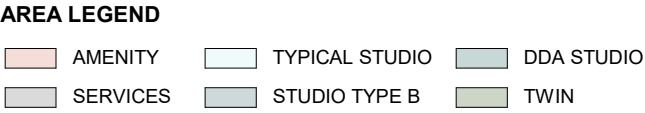
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| SERVICES | STUDIO TYPE B | TWIN |

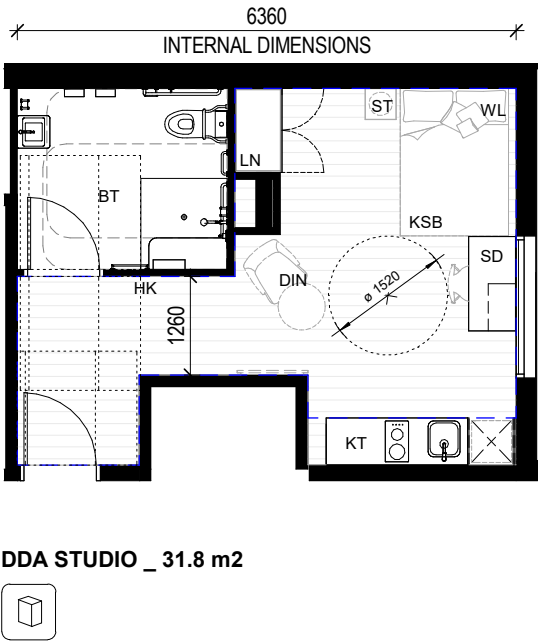
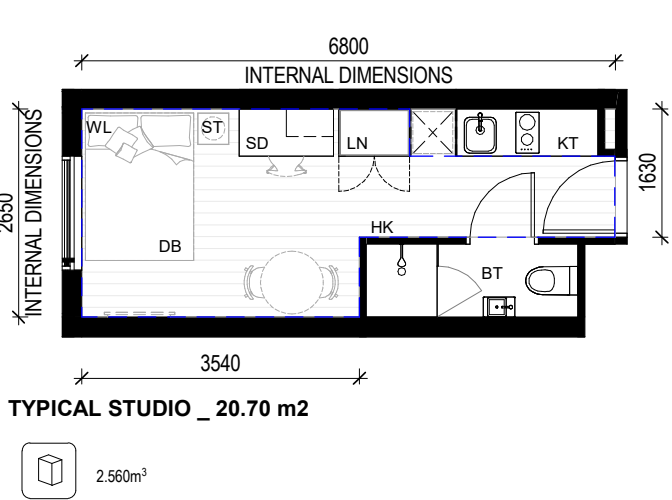
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Cable Tram Engine House	<div><div>Melbourne</div><div>Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644</div></div> <div><div>Sydney</div><div>Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329</div></div> <div><div>Brisbane</div><div>Level 5, 293 Queen Street, Brisbane QLD 4000 T +61 7 3211 9821</div></div> <div><div>Canberra</div><div>Level 1, 33 Allara Street, Canberra ACT 2601 T +61 2 9660 9329</div></div> <td>Checked By</td> <td>Checker</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Checked By	Checker													
253-259 Brunswick Road, Brunswick	<div>ASN: 94093634261 NSW Nominated Architects: Tom Jordan 7521, Richard Leonard 7522, David Tordoff 8028, Fiona Young 7014</div>				Date Printed	20/02/2025 4:55:20 PM						LEVEL 5-6 TYPICAL	TOWN PLANNING	2732	TP02.06	
					Scale	1 : 100@ A1										

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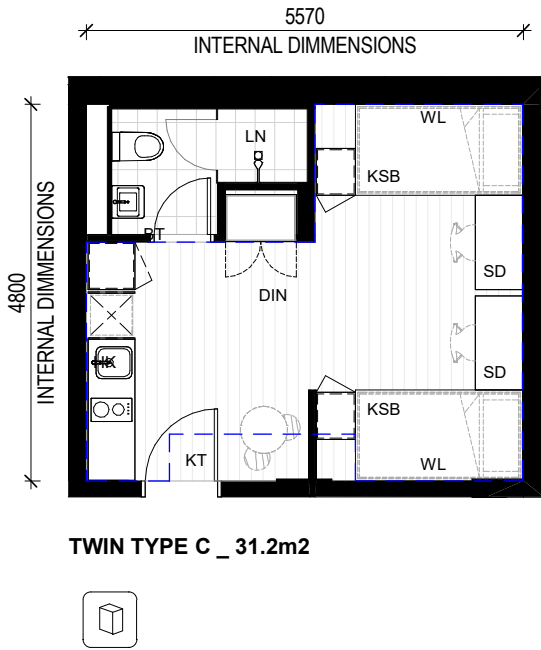
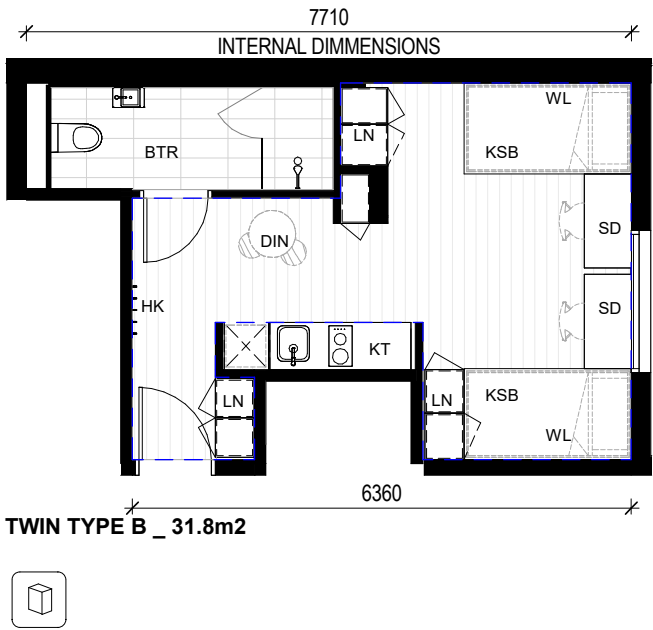
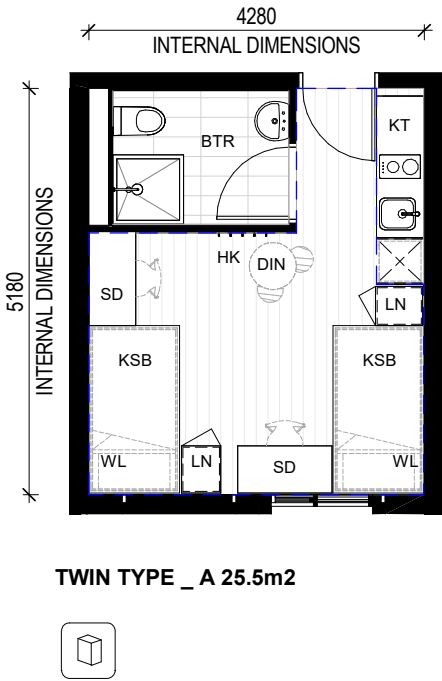
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STUDIO



TWIN



- NOTE: FOR BADS STORAGE CALCULATIONS**
1. 2700MM AFFL GENERAL HEIGHTS
 2. 2400MM CEILING HEIGHT
 3. 760MM HIGH UNDERBENCH STORAGE
 4. 800MM HIGH ON OHEAD STORAGE
 5. 600M BENCHTOP DEPTH
 6. 100 MM DEEP SPICE RACKS
 7. 150 H DRAWER UNDER OVEN

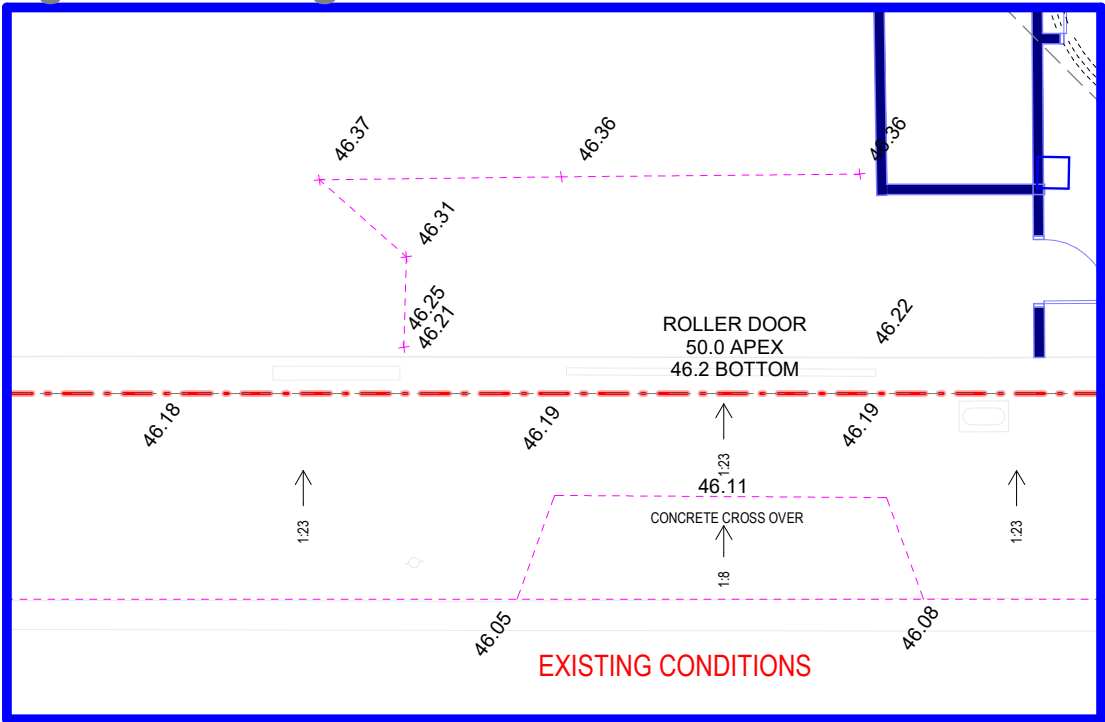
- ABBREVIATIONS**
- BT : PRIVATE ENSUITE BATHROOM
 - DB : DOUBLE BED
 - HK : CLOTHES HOOK
 - KSB : KING SINGLE
 - KT : KITCHENETTE WITH MICROWAVE, 2- BURNER STOVE, DRAWER DISHWASHER/DISHWASHER AND FULL HEIGHT FRIDGE
 - LN : BUILT-IN WARDROBE WITH FULL LENGTH MIRROR
 - QB : QUEEN BED
 - SD : STUDY DESK WITH BOOKSHELF AND CHAIR 1200mm UNLESS OTHERWISE DIMENSIONED
 - ST : INBUILT SIDE TABLE
 - WL : WALL MOUNTED LIGHT FITTING

01

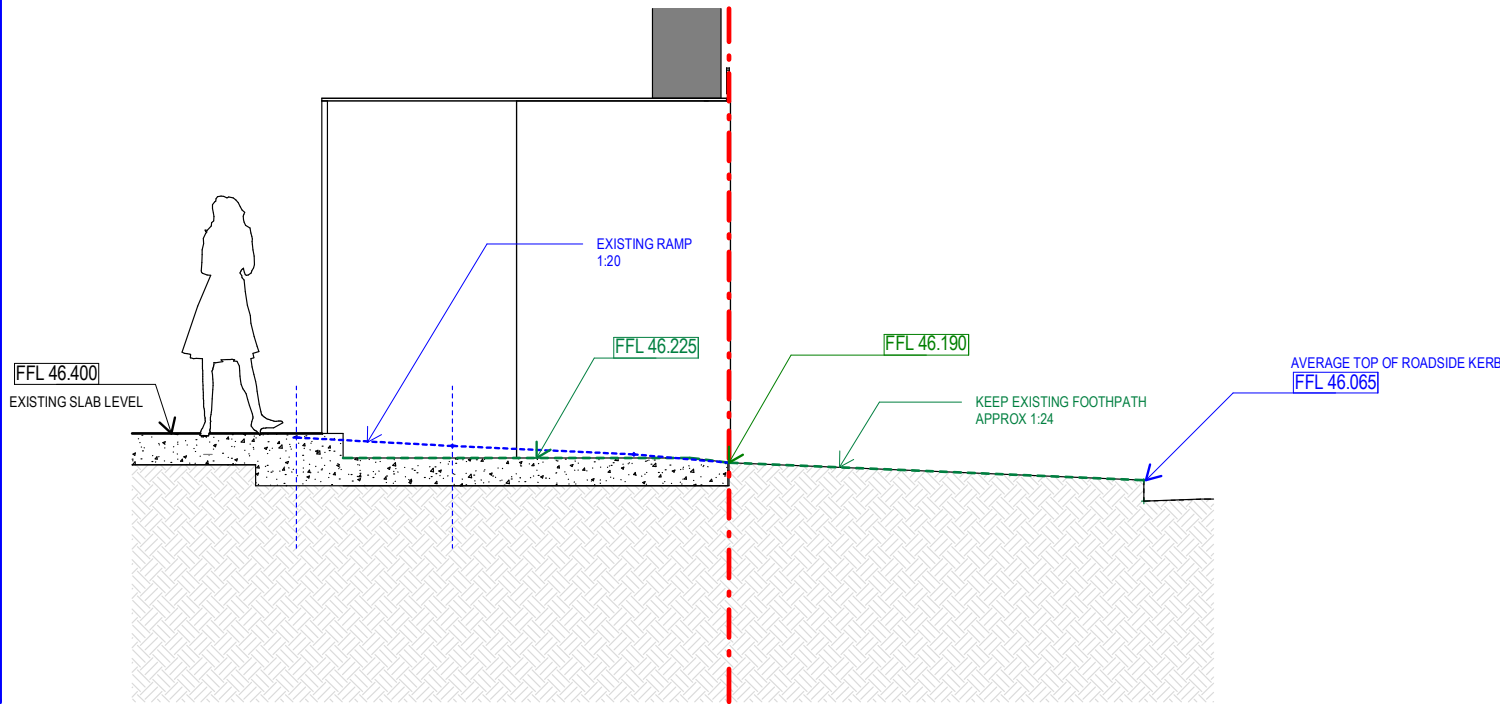
Plans

01

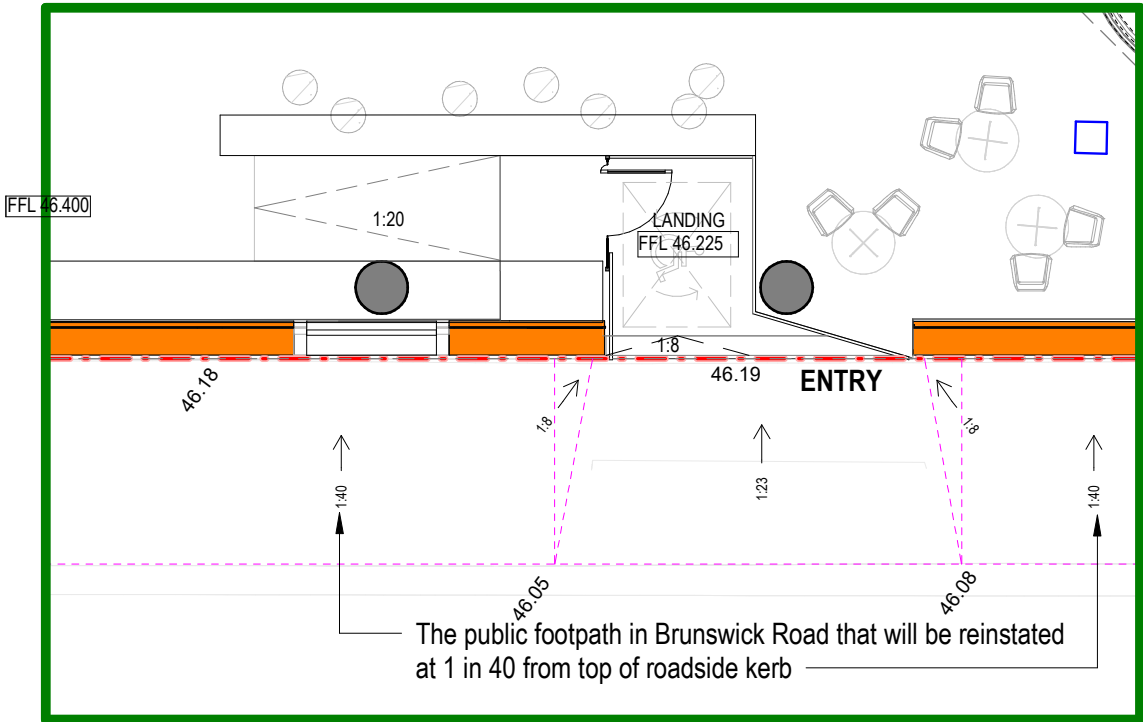
Entry Levels Diagram



GROUND FLOOR - ENTRY LEVELS EXISTING



ENTRY LEVELS DETAIL SECTION



GROUND FLOOR - ENTRY LEVELS NEW DESIGN

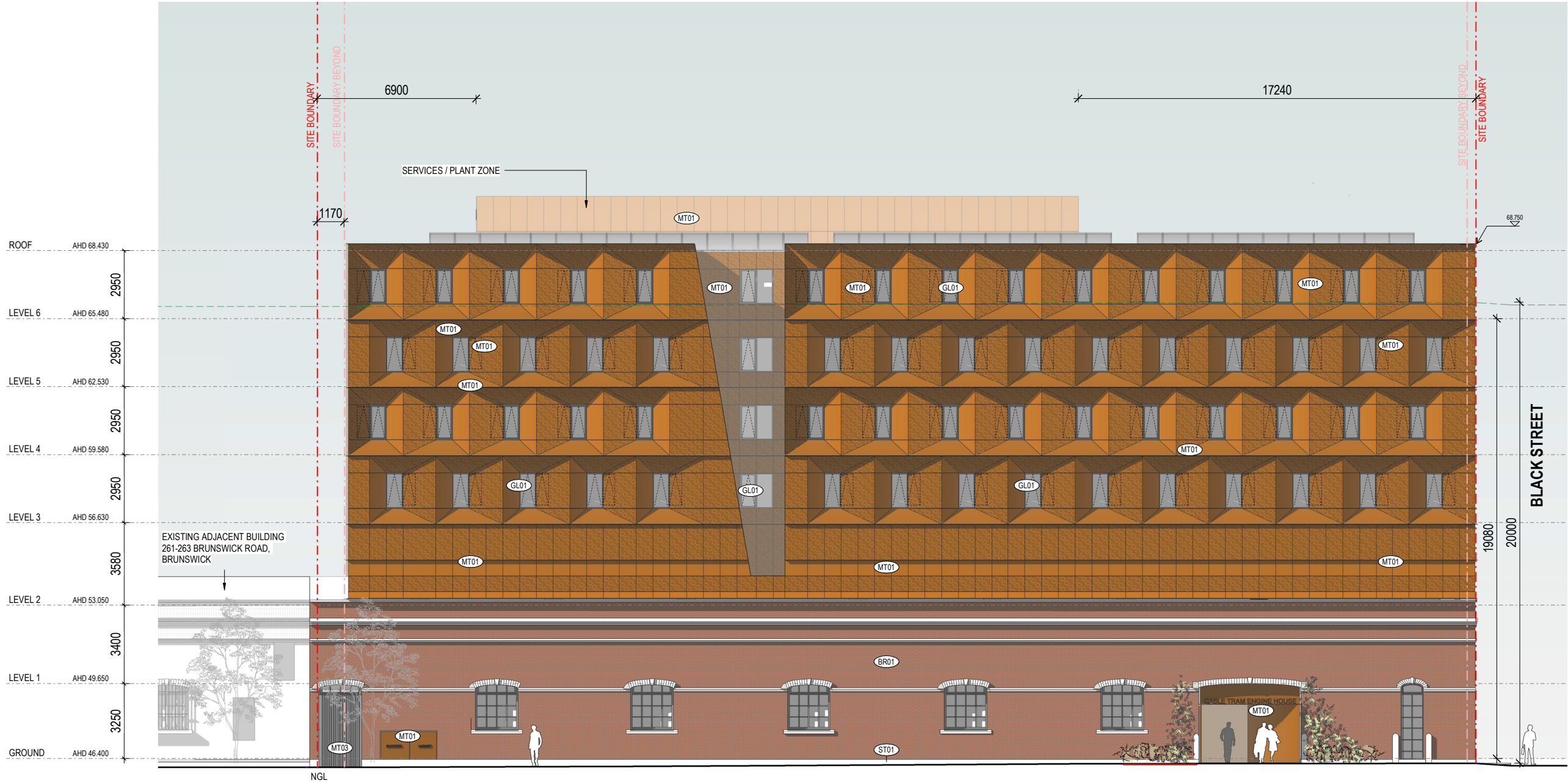
Disclaimer
The information presented herein was produced prior to the completion of construction. Floor areas, dimensions, fittings, finishes, tile patterns and setouts, and the like, and the specifications thereof, are indicative only, are not to scale and are subject to change without notice. Warranty that the information presented herein is a representation of the final product is not given either expressly or implied. Prospective purchasers must rely on their own enquiries. All areas, numbers are rounded to the nearest whole number.
All dimensions are approximate.
All internal / external furniture and whitegoods are not included.

02

Existing & Proposed Elevations



EXISTING SOUTH ELEVATION



SOUTH ELEVATION
BRUNSWICK ROAD

Project Title

Cable Tram Engine House
253-259 Brunswick Road, Brunswick



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

Sydney
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9690 9329

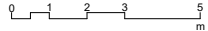
Brisbane
Level 5
253 Queen Street
Brisbane QLD 4000
T +61 7 3211 9821

Canberra
Level 1
33 Alinga Street
Canberra ACT 2601
T +61 2 9690 9329

ABN: 84006394281 NSW Nominated Architects Tom Jordan 7621 Richard Leonard 7622
David Toraloff 8026 Fiona Young 7014

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Date Printed
Scale

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Rev Date Description

Drawing Title
ELEVATIONS - SOUTH

Status
TOWN PLANNING

Project No
2732

Drawing No
TP06.02

Revision



EXISTING EAST ELEVATION

EXISTING ADJACENT TRAM SUBSTATION BUILDING (1 BLACK STREET)



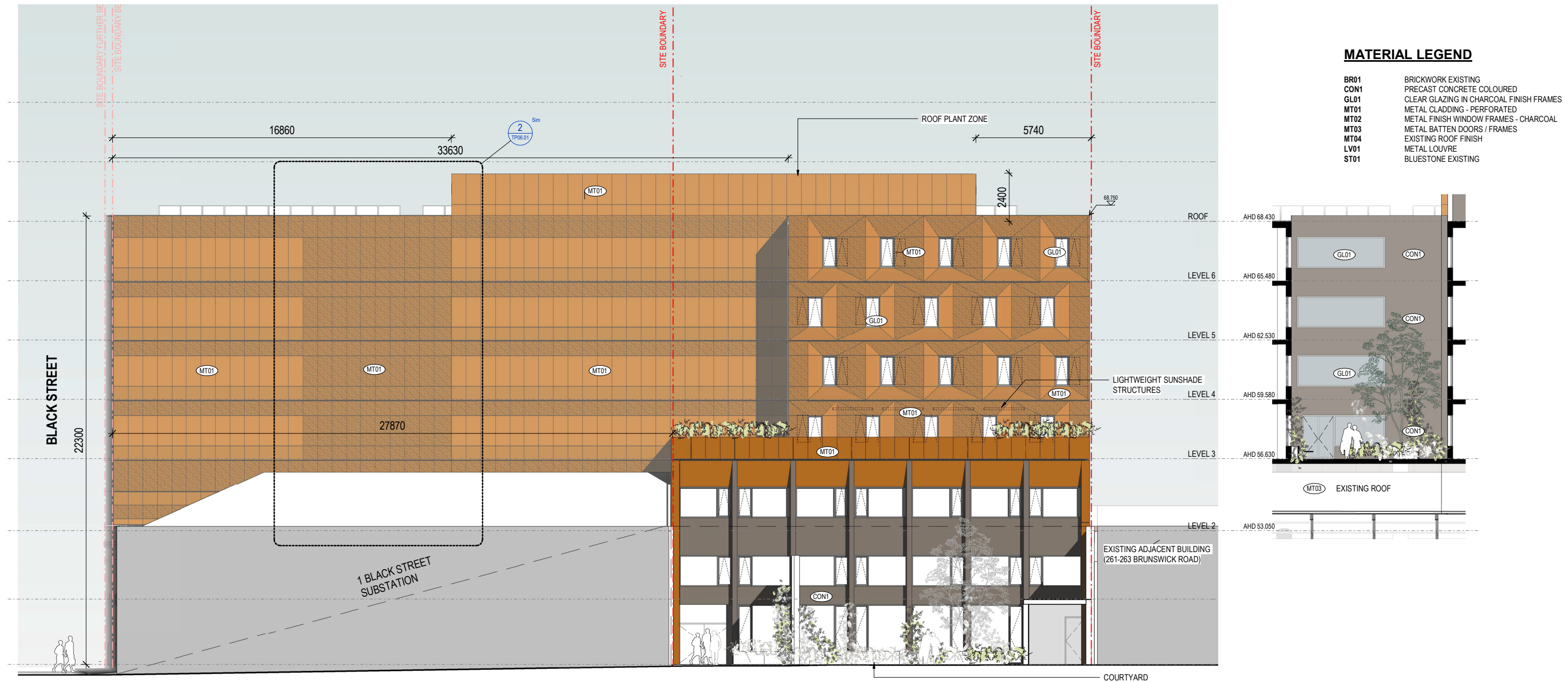
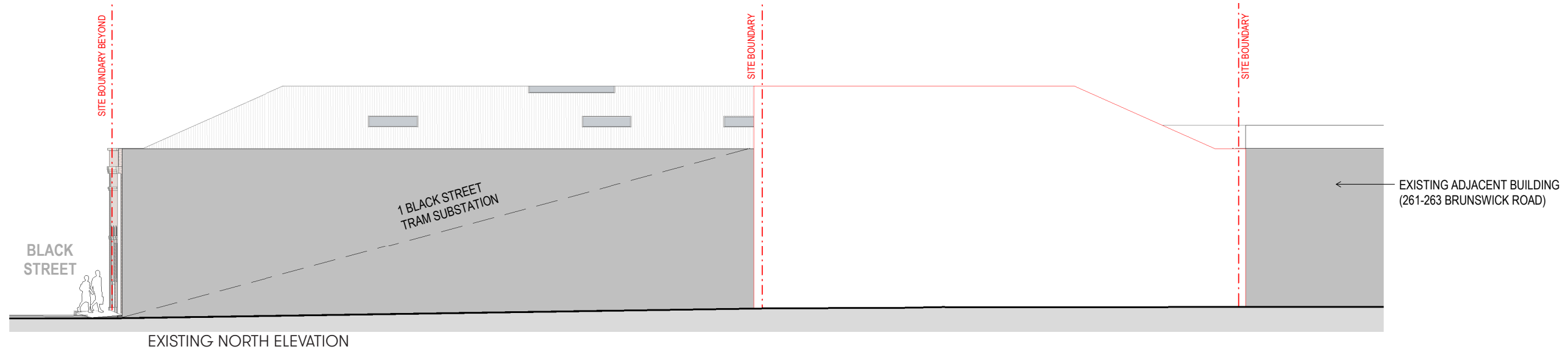
- MATERIAL LEGEND**
- BR01 BRICKWORK EXISTING
 - CON1 PRECAST CONCRETE COLOURED
 - GL01 CLEAR GLAZING IN CHARCOAL FINISH FRAMES
 - MT01 METAL CLADDING - PERFORATED
 - MT02 METAL FINISH WINDOW FRAMES - CHARCOAL
 - MT03 METAL BATTEN DOORS / FRAMES
 - MT04 EXISTING ROOF FINISH
 - LV01 METAL LOUVRE
 - ST01 BLUESTONE EXISTING

1 EAST ELEVATION - BLACK STREET
1 : 100

EXISTING ADJACENT SUBSTATION BUILDING (1 BLACK STREET)

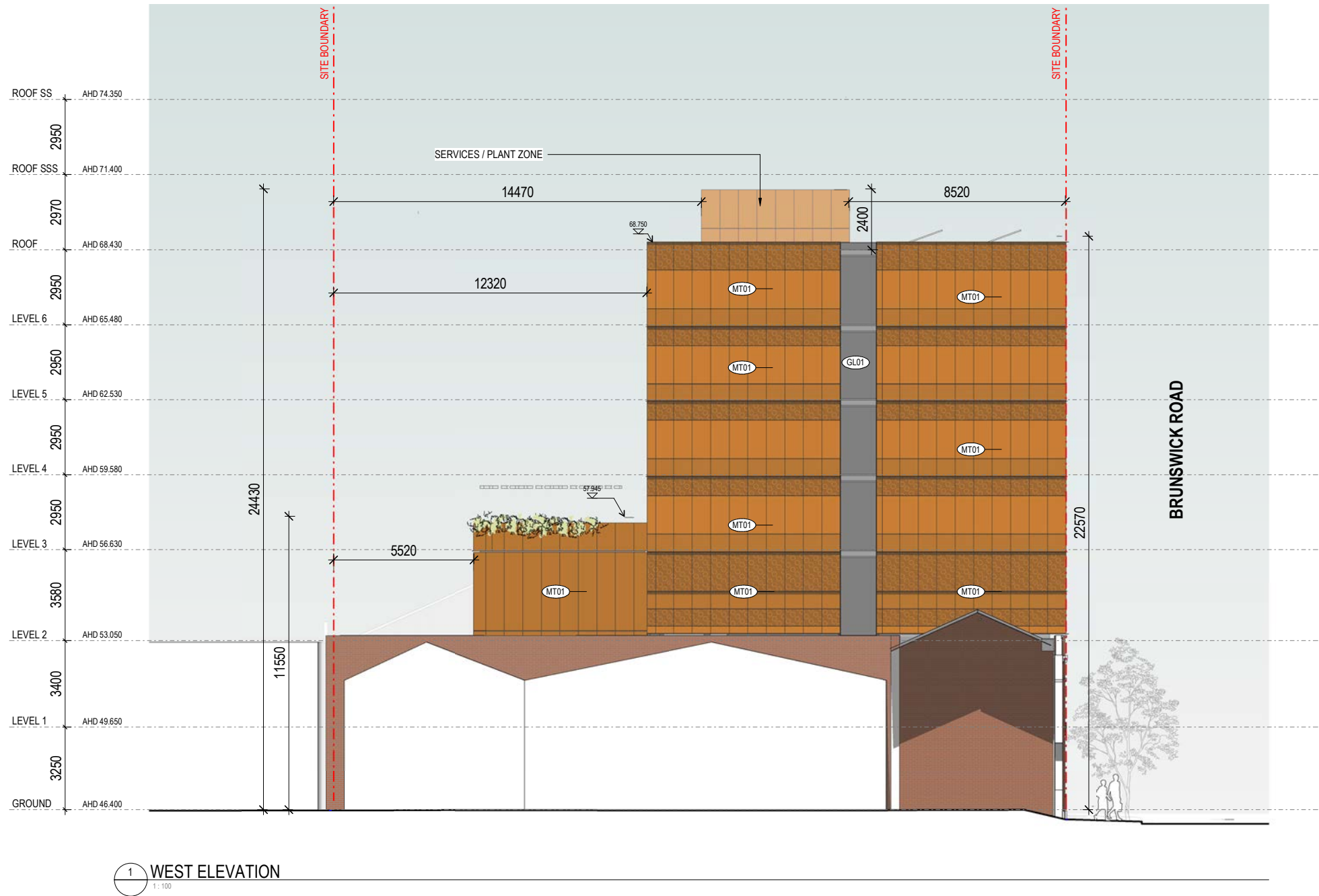
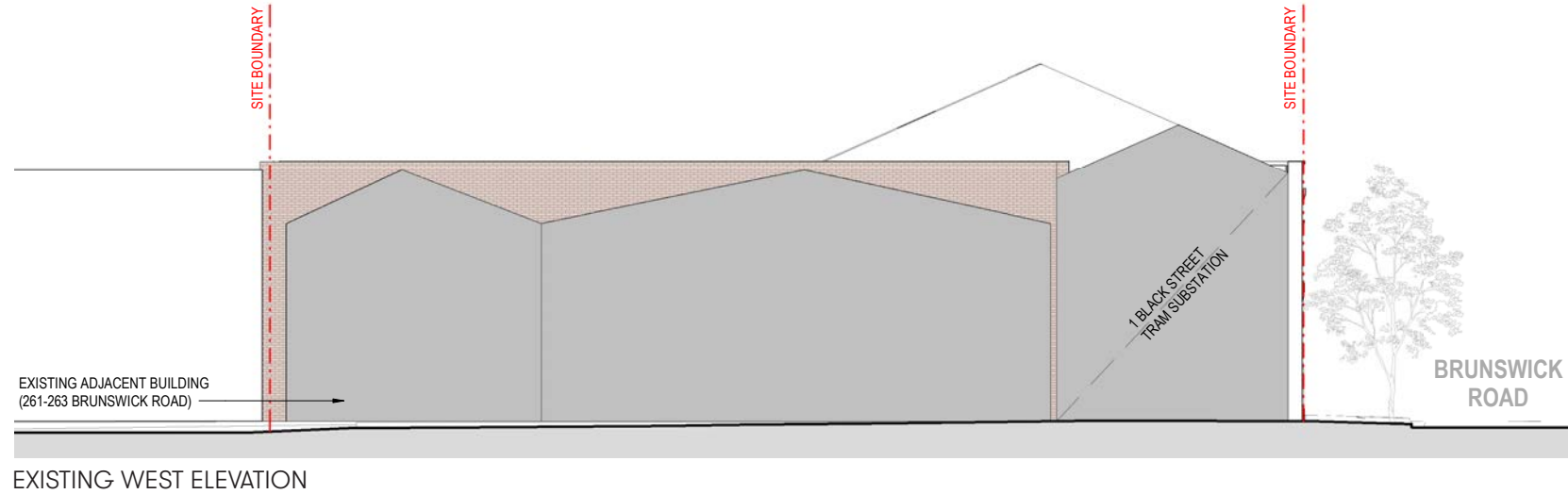
REINSTATE EXISTING DOORWAY

REINSTATE EXISTING WINDOW



1 NORTH ELEVATION
1:100

2 NORTH LIGHTWELL
FACADE
1:100



MATERIAL LEGEND

BR01	BRICKWORK EXISTING
CON1	PRECAST CONCRETE COLOURED
GL01	CLEAR GLAZING IN CHARCOAL FINISH FRAMES
MT01	METAL CLADDING - PERFORATED
MT02	METAL FINISH WINDOW FRAMES - CHARCOAL
MT03	METAL BATTEN DOORS / FRAMES
MT04	EXISTING ROOF FINISH
LV01	METAL LOUVRE
ST01	BLUESTONE EXISTING

Project Title

Cable Tram Engine House

253-259 Brunswick Road, Brunswick



Melbourne
Level 1
258 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3844

Sydney
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9690 9329

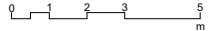
Brisbane
Level 5
253 Queen Street
Brisbane Qld 4000
T +61 7 3211 9821

Canberra
Level 1
33 Alinga Street
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 NSW Nominated Architects: Tom Jordan 7621, Richard Leonard 7622, David Toraloff 8026, Fiona Young 7914

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Date Printed
Scale

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28/02/2025 9:18:48 AM
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Rev Date Description

Drawing Title

ELEVATIONS - WEST

Status

TOWN PLANNING

Project No

2732

Drawing No

TP06.04

Revision

03

Sections