

PROJECT/
PROPOSED MIXED USE DEVELOPMENT

DRAWINGS/
PLANNING APPLICATION

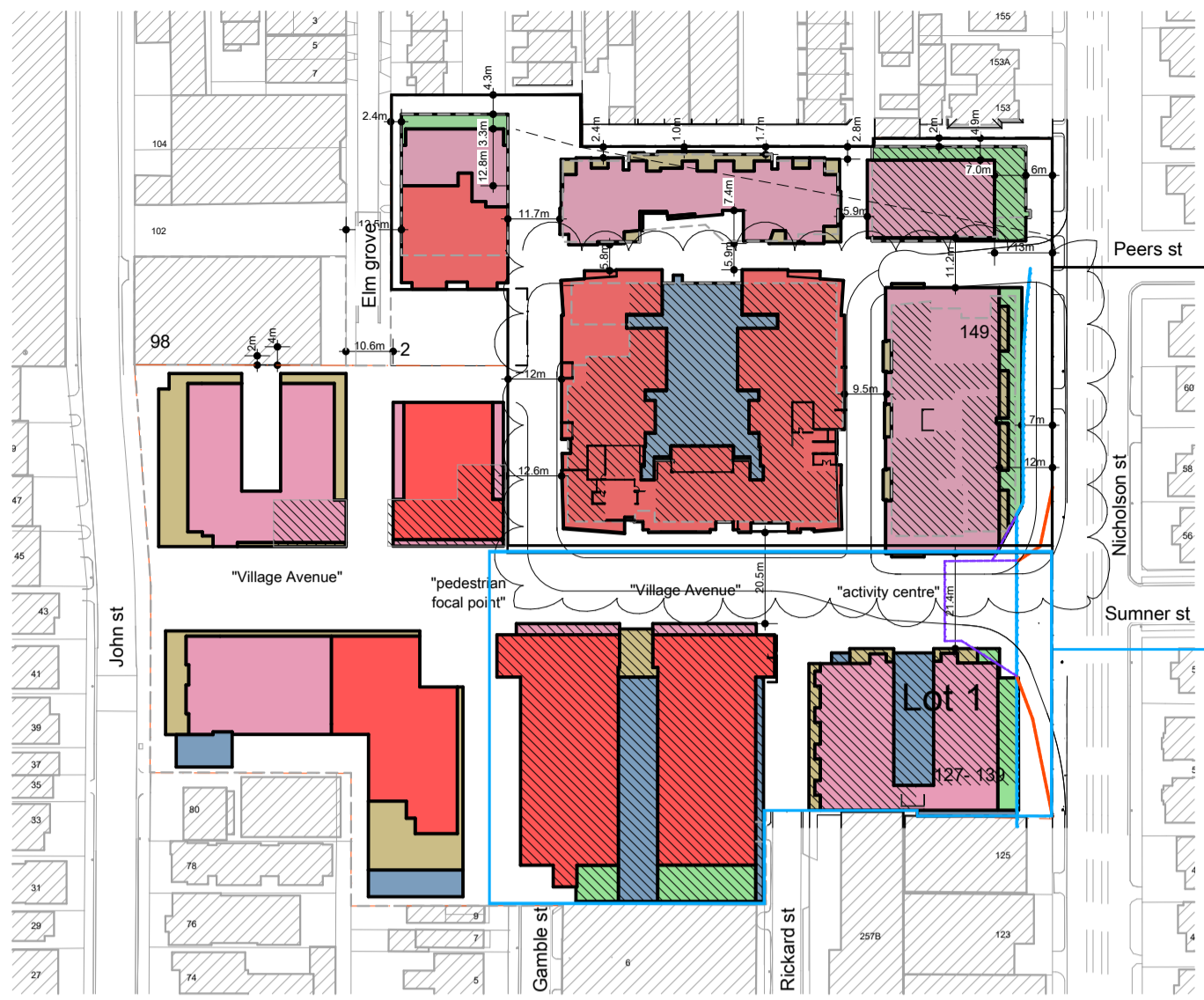
DRAWING LIST/

- 01 COVER PAGE
- 02 SITE ANALYSIS PLAN
- 03 DESIGN RESPONSE PLANS
- 04 DESIGN RESPONSE ELEVATI...
- 05 DESIGN RESPONSE ELEVATI...
- 06 DESIGN RESPONSE ELEVATI...
- 07 DESIGN RESPONSE ELEVATI...
- 08 SHADOW DIAGRAM- 22SEP 9AM
- 09 SHADOW DIAGRAM- 22SEP 10...
- 10 SHADOW DIAGRAM- 22SEP 11...
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- 12 SHADOW DIAGRAM- 22SEP 1PM
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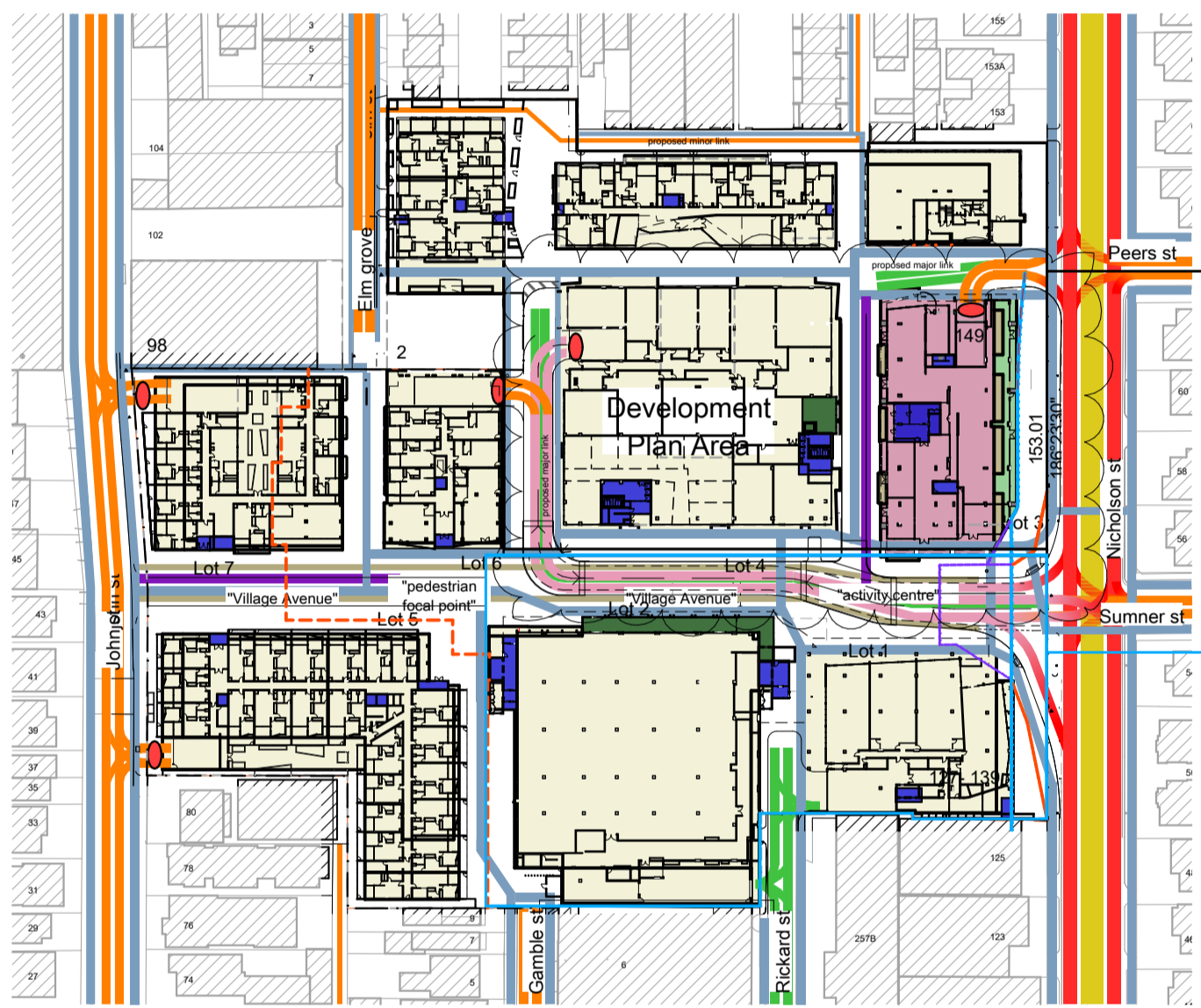
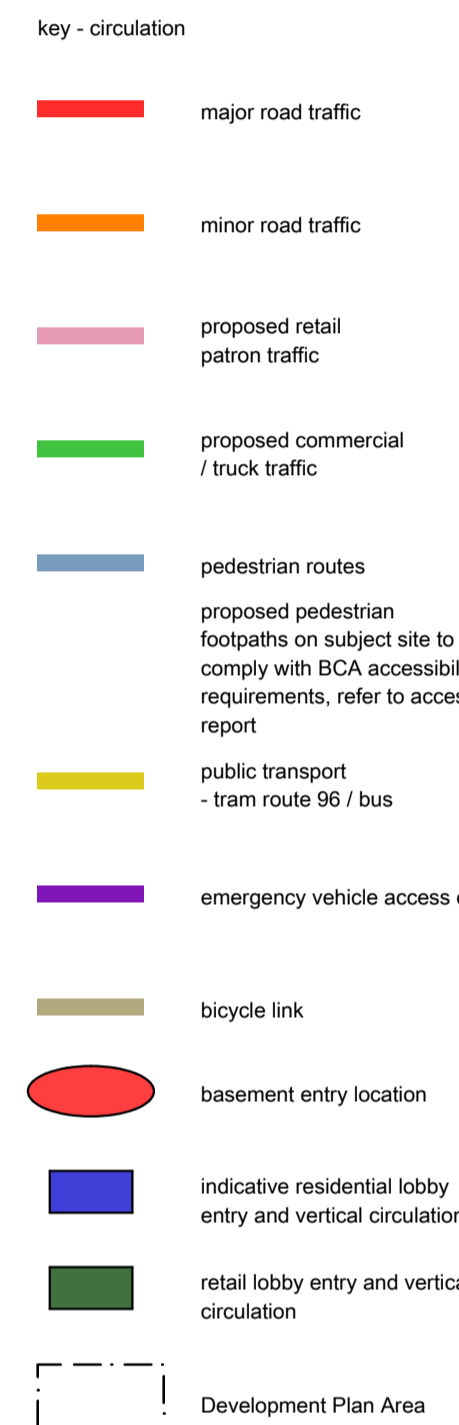


AD

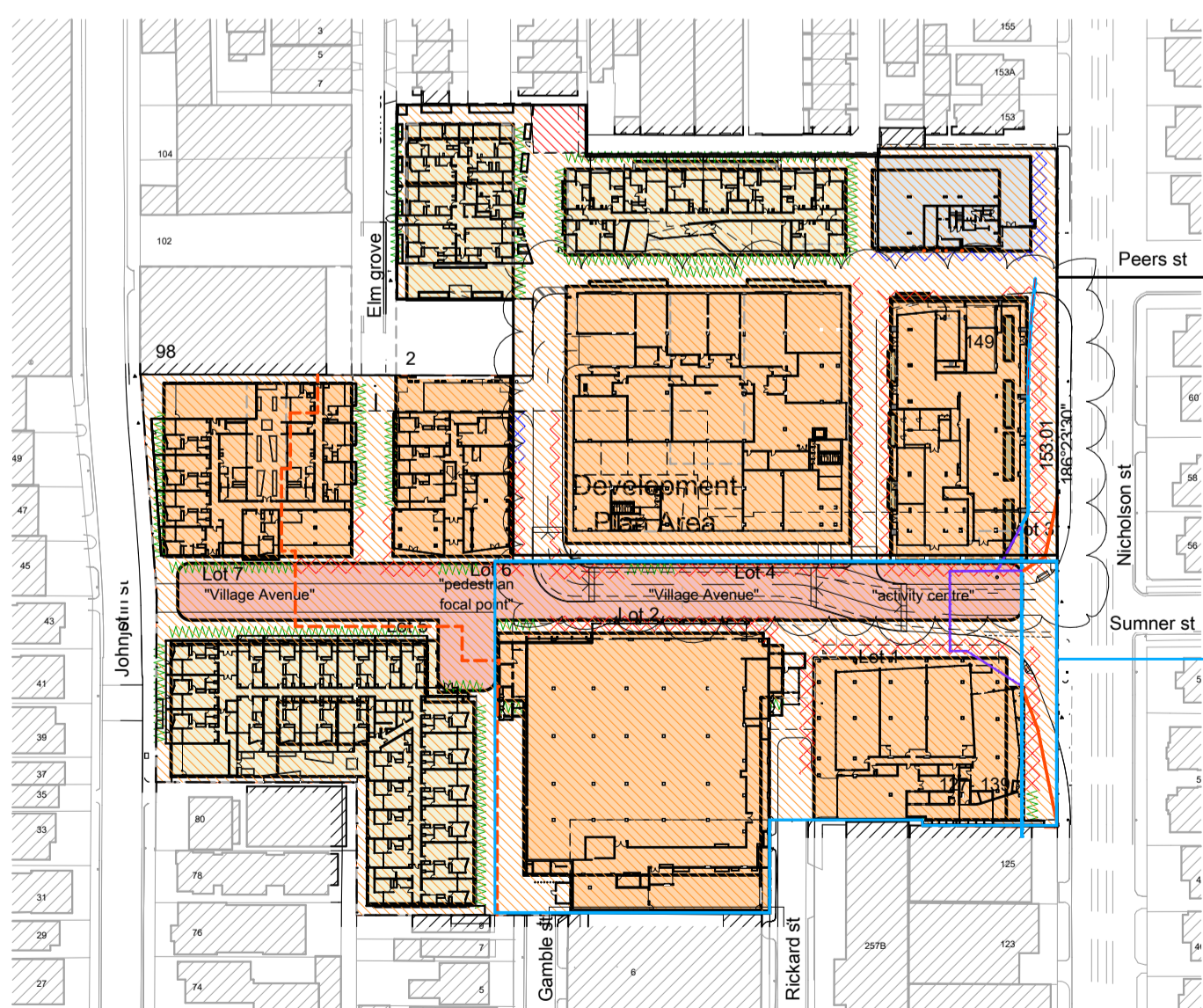
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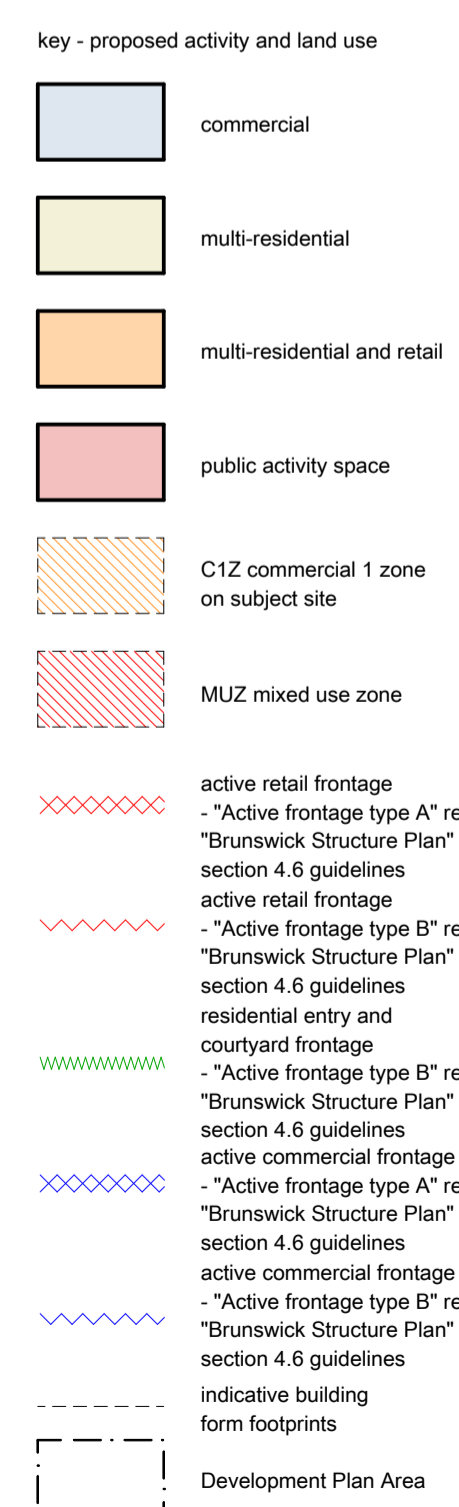
proposed form diagram
scale 1:1500



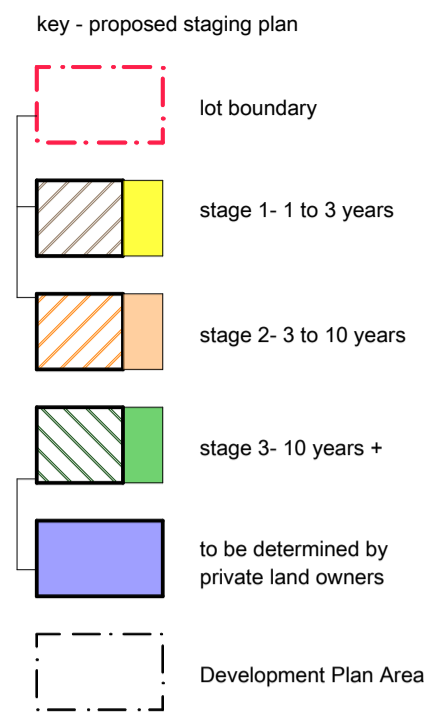
circulation diagram
scale 1:1500



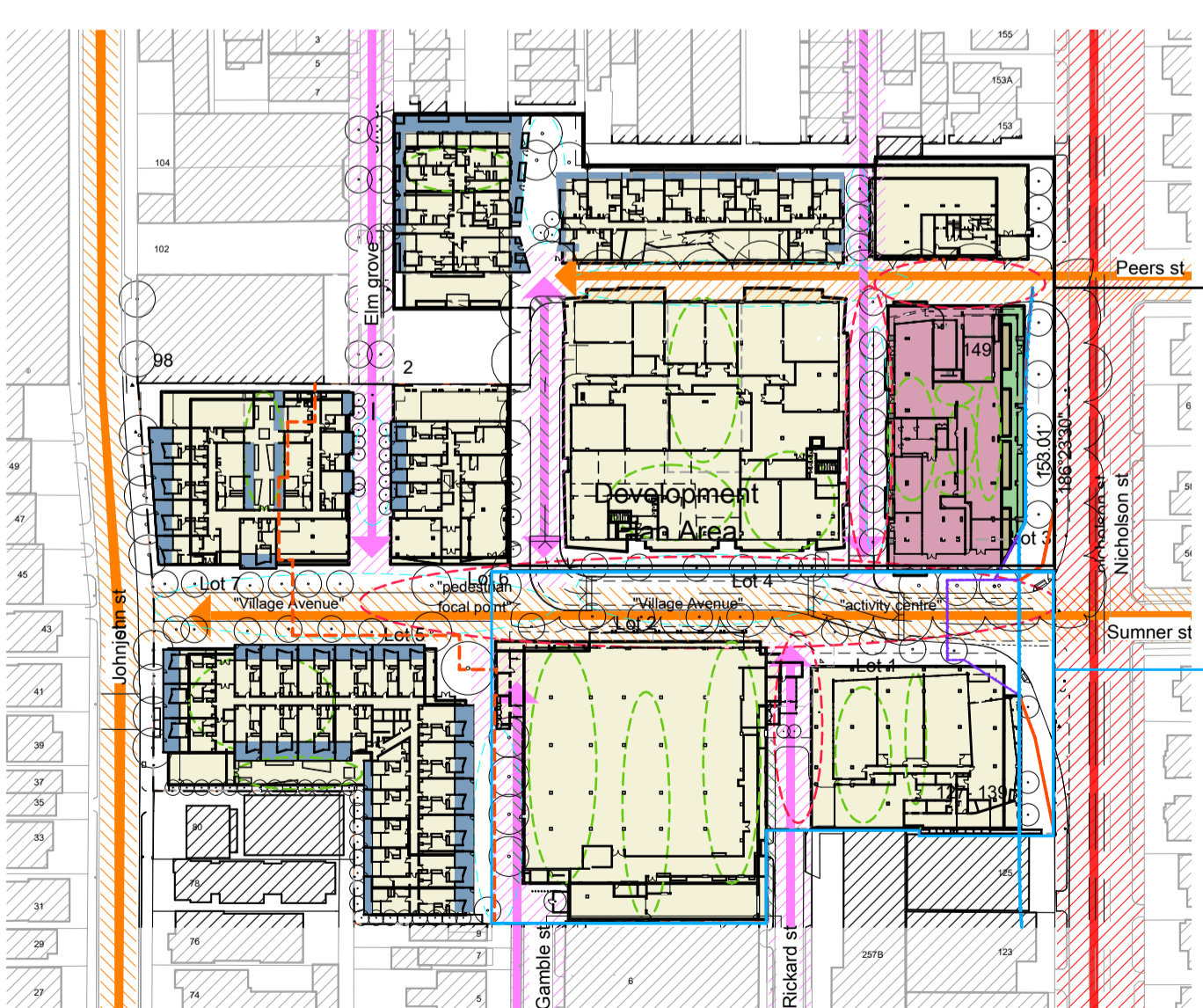
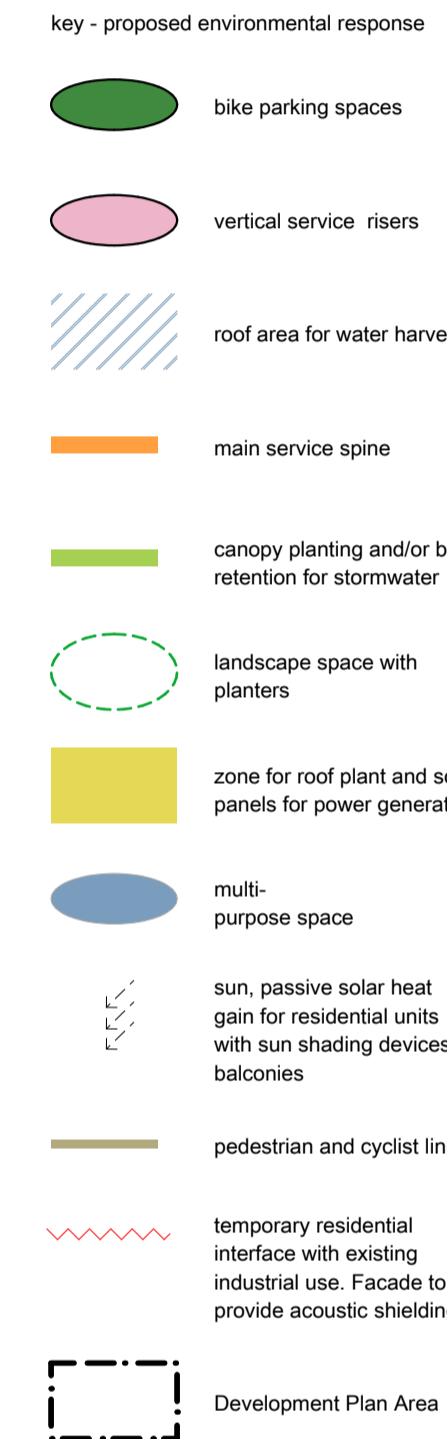
activity and use diagram
scale 1:1500



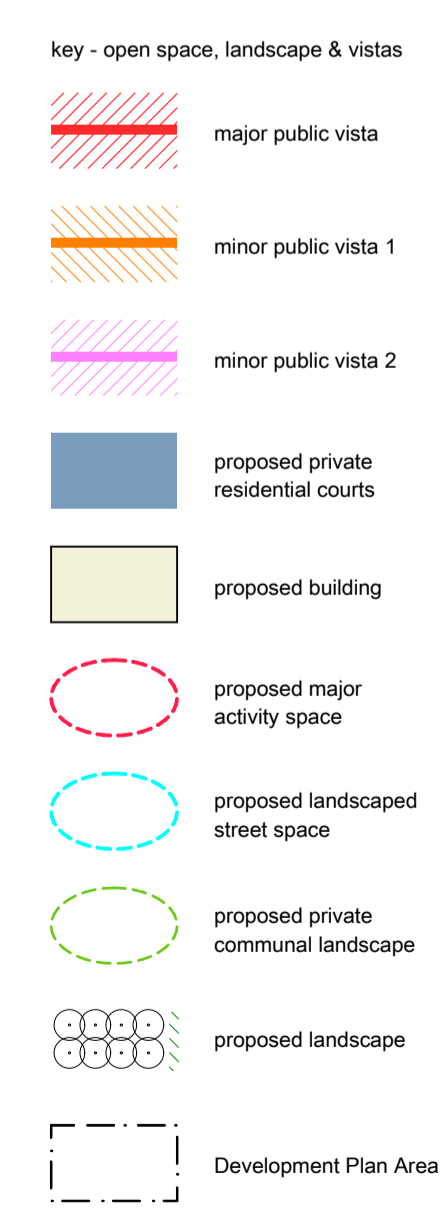
construction staging plan
scale 1:1500



proposed environmental response
scale 1:1500



open space diagram
scale 1:1500



example of recesses / voids used to break down the mass of a facade colour has been implemented to the recesses to provide depth to the facade



example of surface treatment of facade to provide detail and break down mass



example of colored balustrades used to enliven the facade



example of expressed floor slabs to provide an emphasis on horizontal planes on a facade to minimise bulk



example of projecting elements with highlight colors to provide depth and focal points to a simple facade



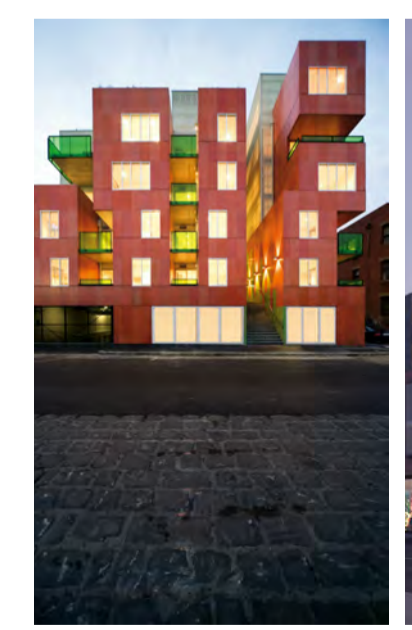
example of recesses / voids used to break down the mass of a facade



example of expressed floor slabs to provide an emphasis on horizontal planes on a facade to minimise bulk - also use of alternating colored panels assist in minimising bulk



example of creation of recessed balcony space to provide depth and articulation to a facade



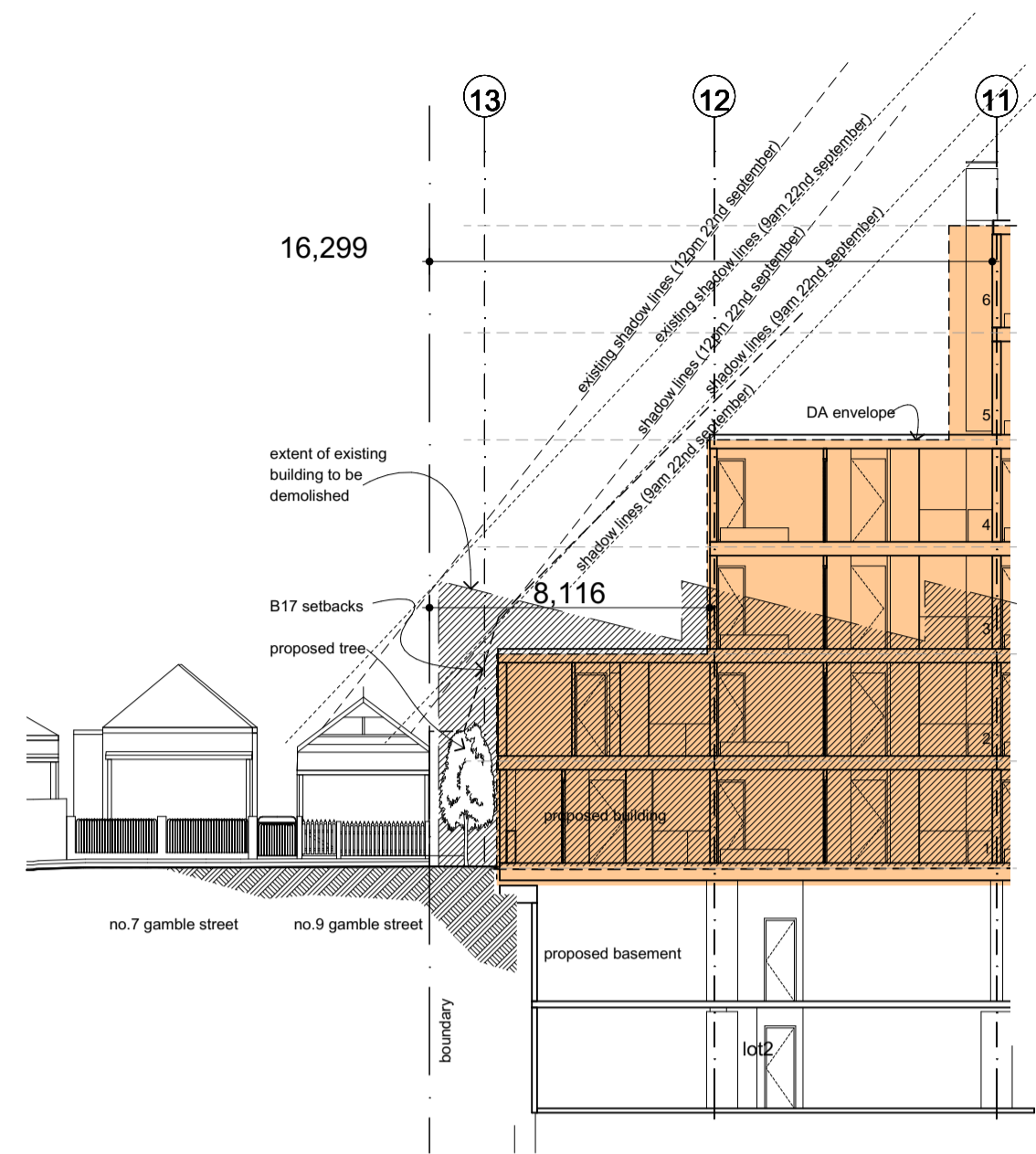
example of creation of recessed and projecting elements to provide depth and articulation to a facade



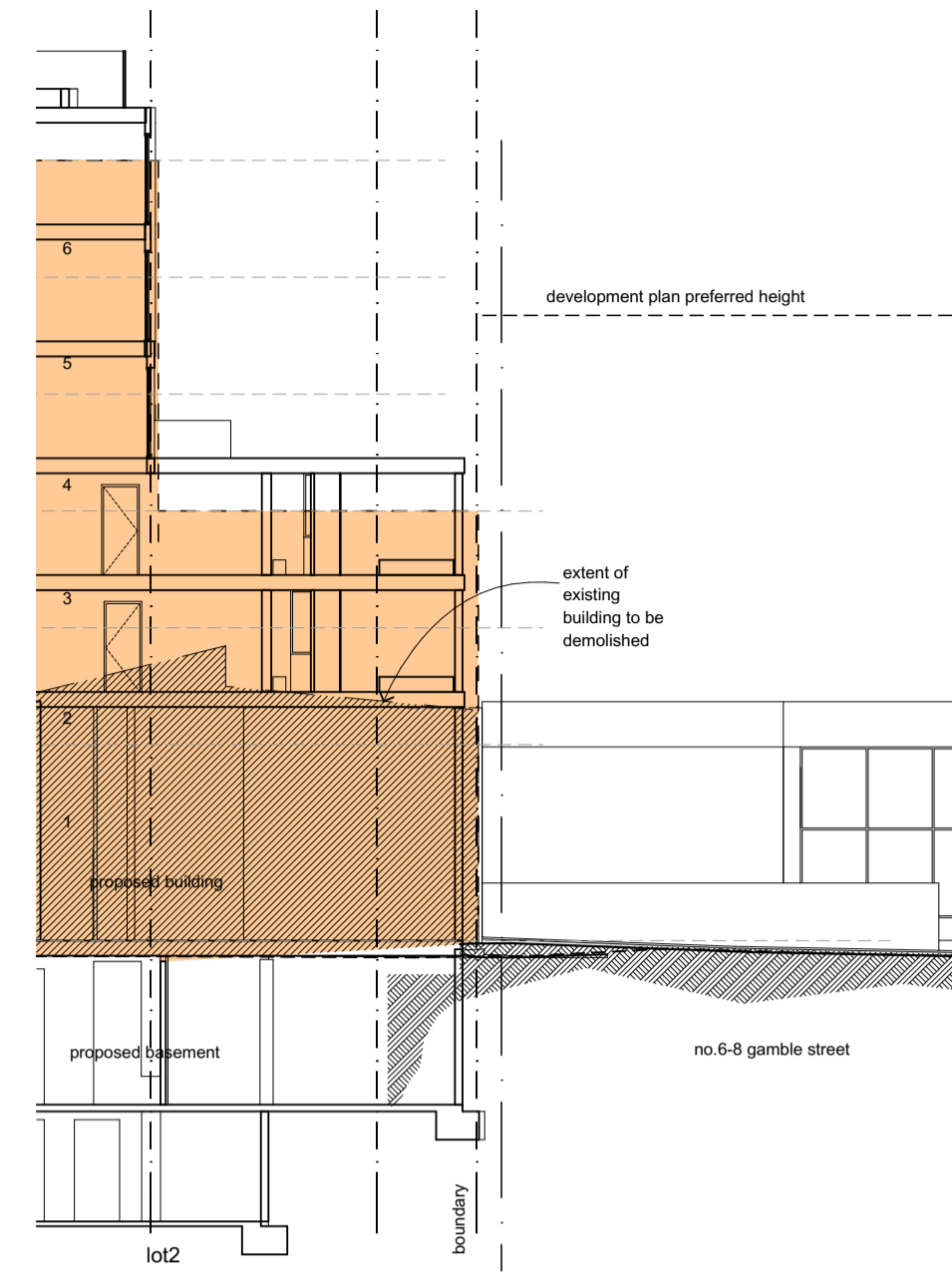
example of creation of recessed balcony space to provide depth and articulation to a facade



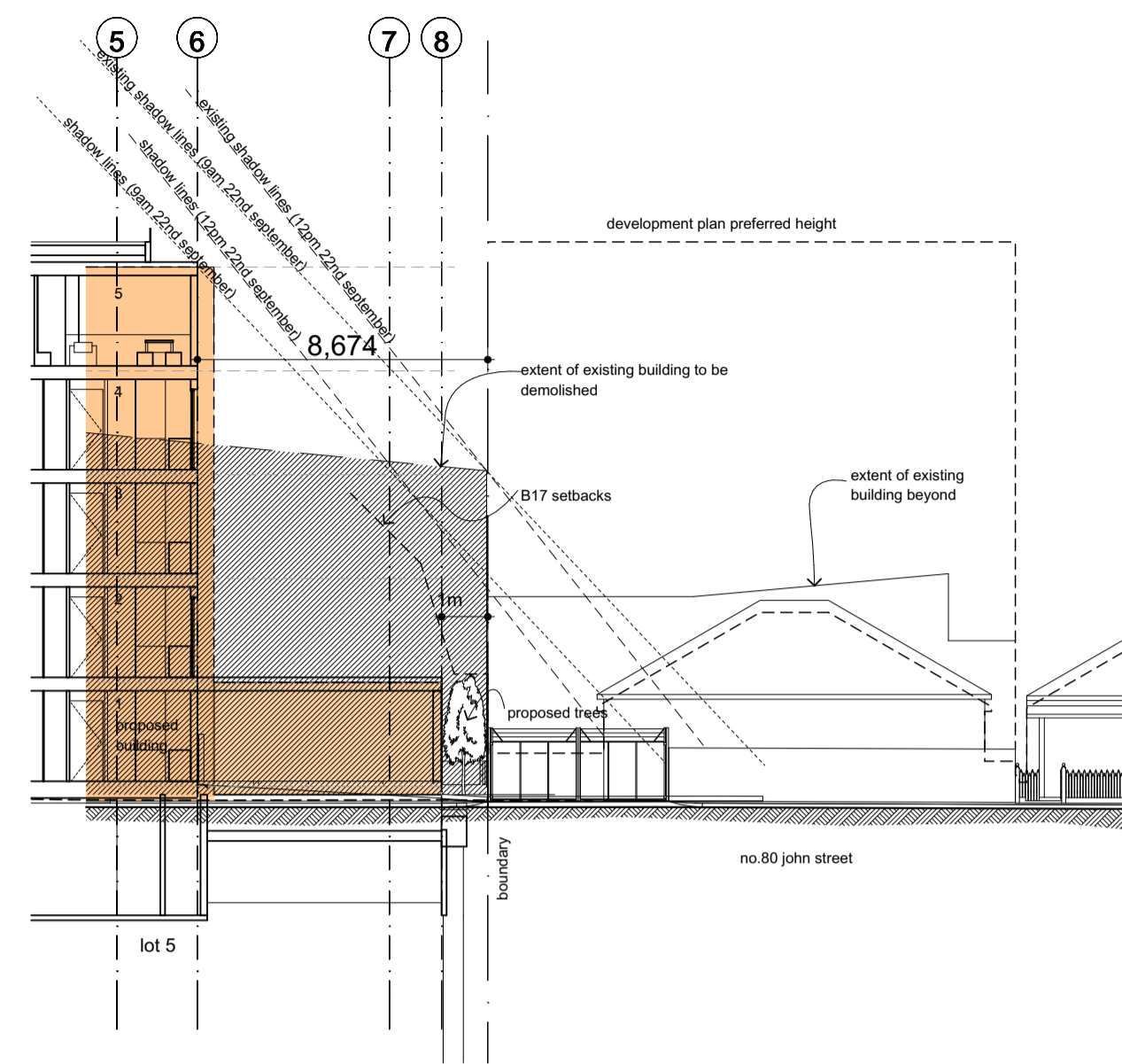
example of creation of recessed balcony space to provide depth and articulation to a facade



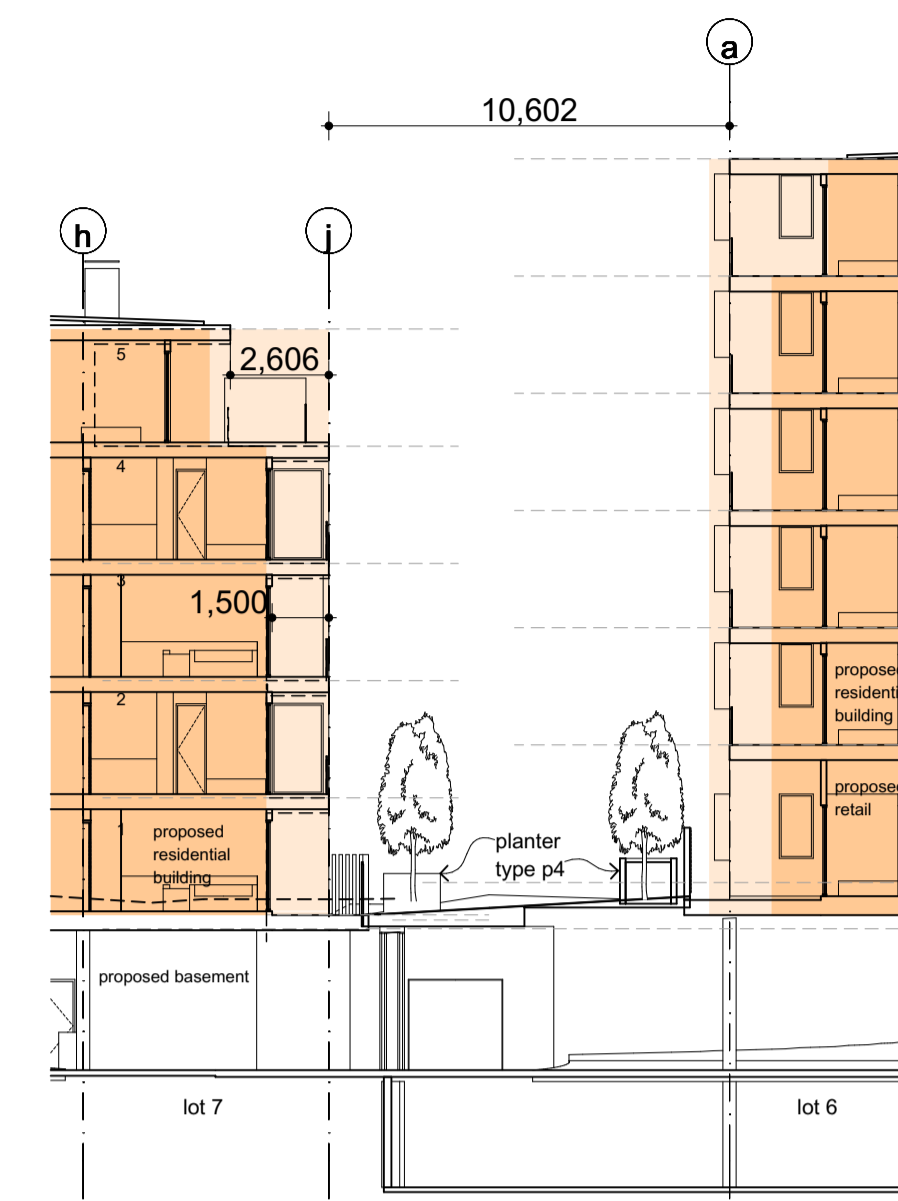
Detail section 1A
Gamble Street Interface (facing west)
Lot 5 1:200



Detail section 1B
Gamble Street Interface (facing east)
Lot 2 1:200



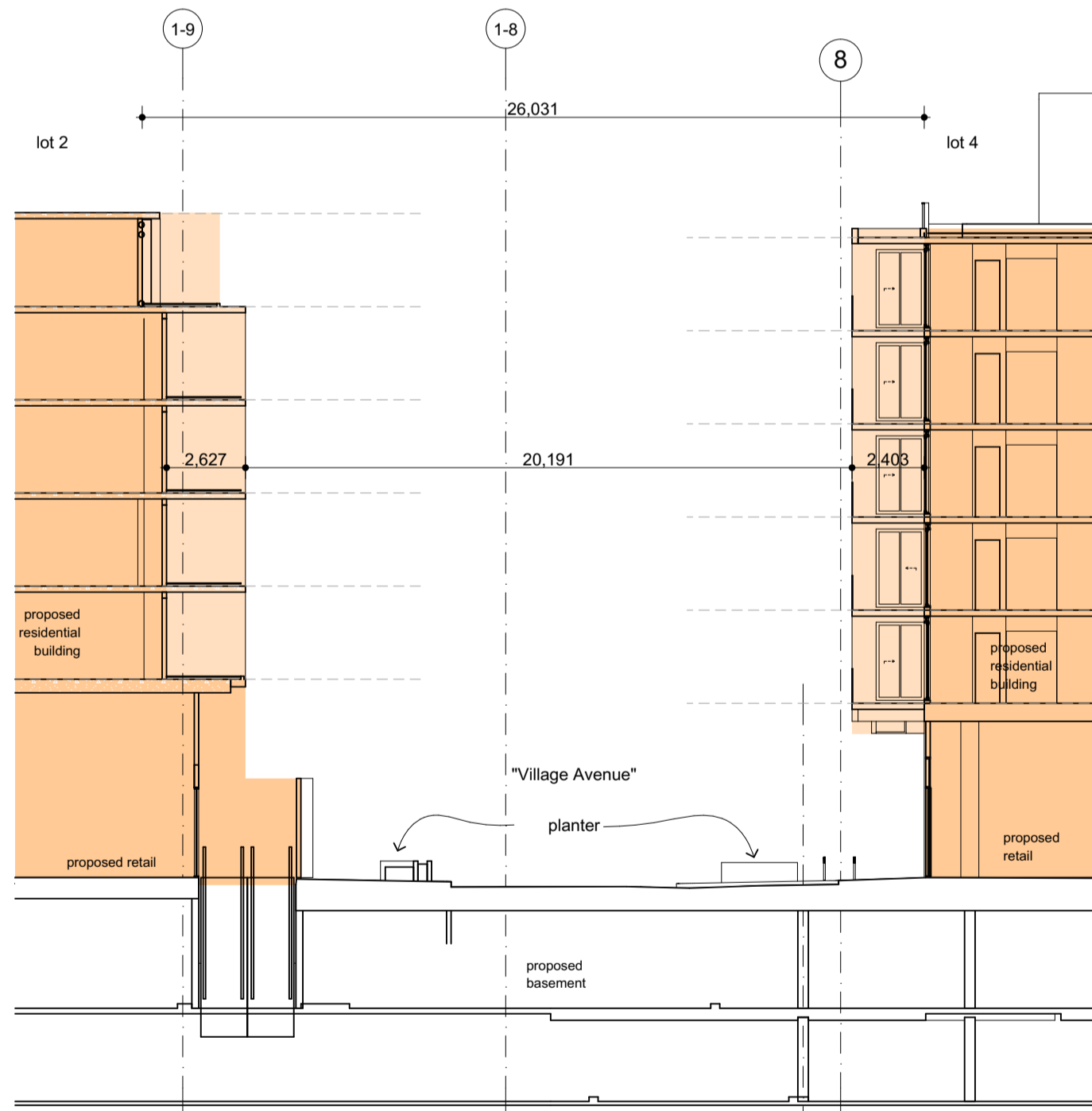
Detail section 1C
South-West Interface (facing east)
Lot 5 1:200



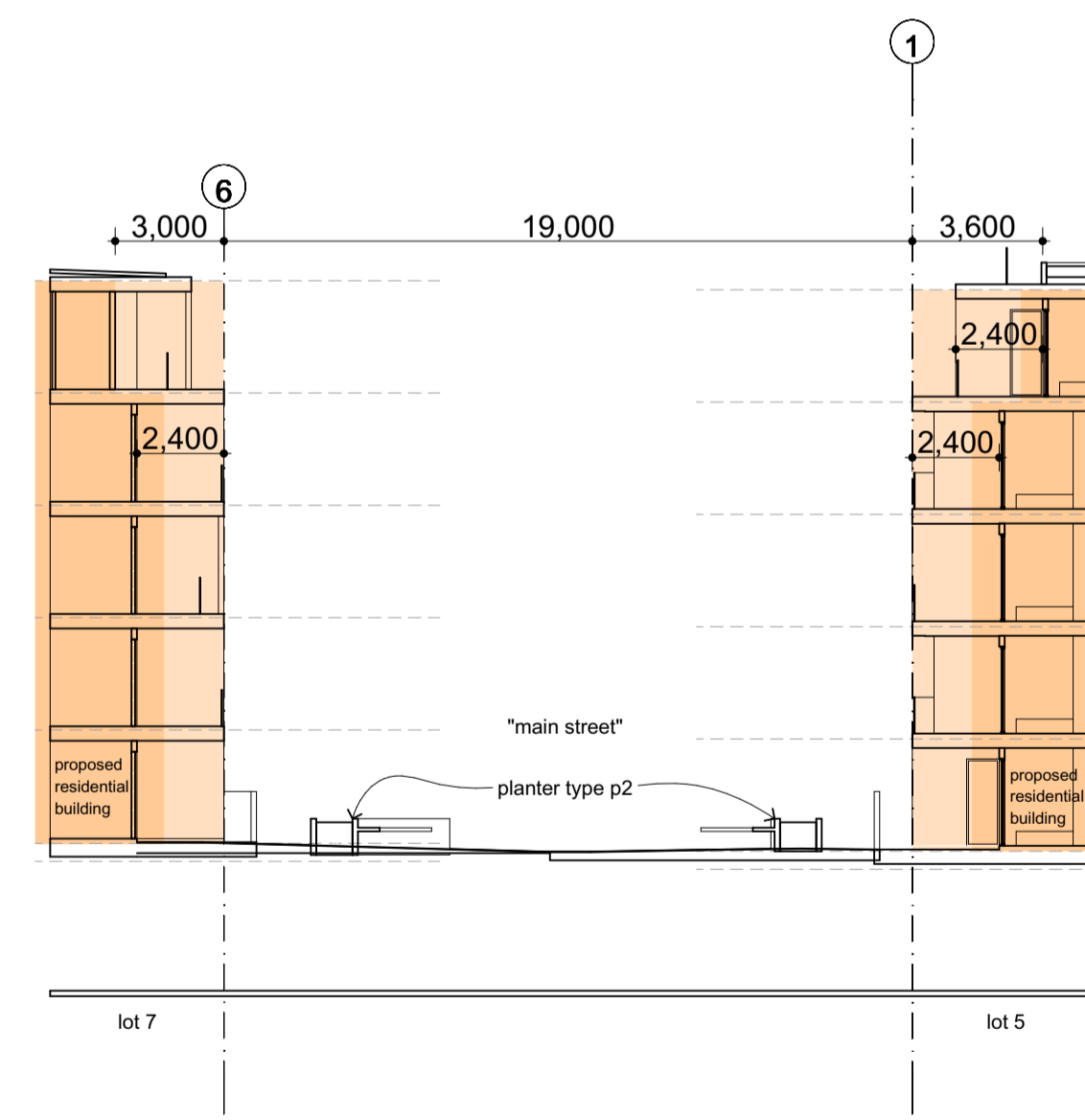
Detail section 1D
Elm Grove Interface
Lot 6/7 1:200



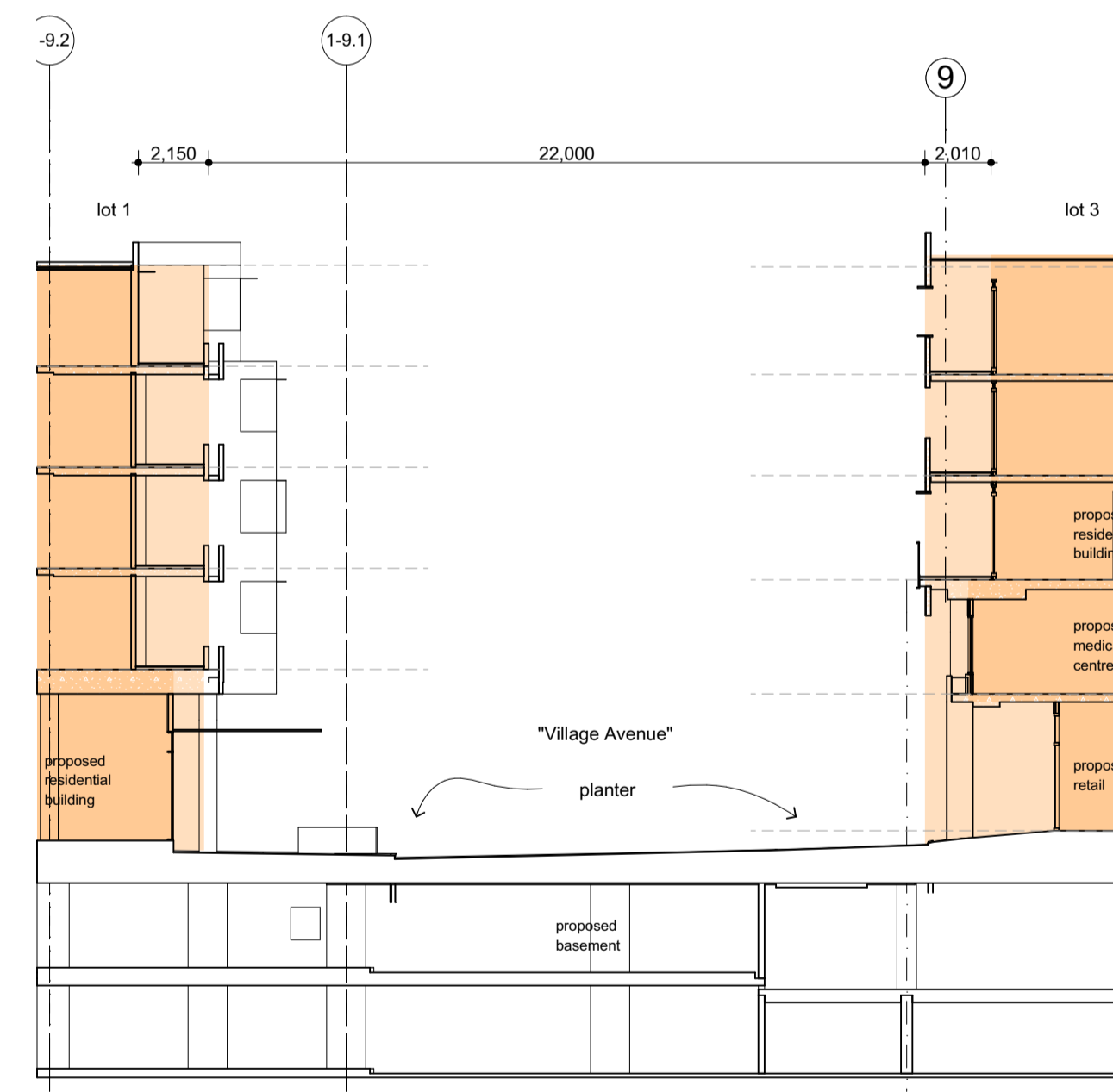
- Detail Section Key Plan
- Development Application primary building envelope
 - Development Application balcony and facade
 - Proposed TP dimensions



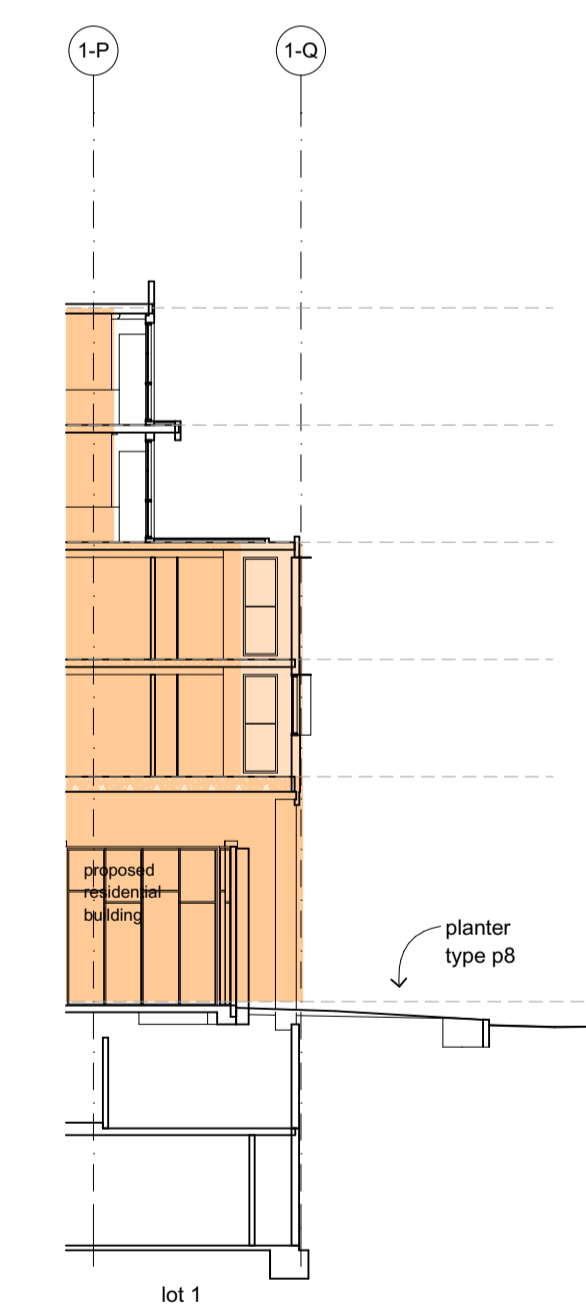
Detail section 1E
Village Avenue Interface (facing west)
Lot 2/4 1:200



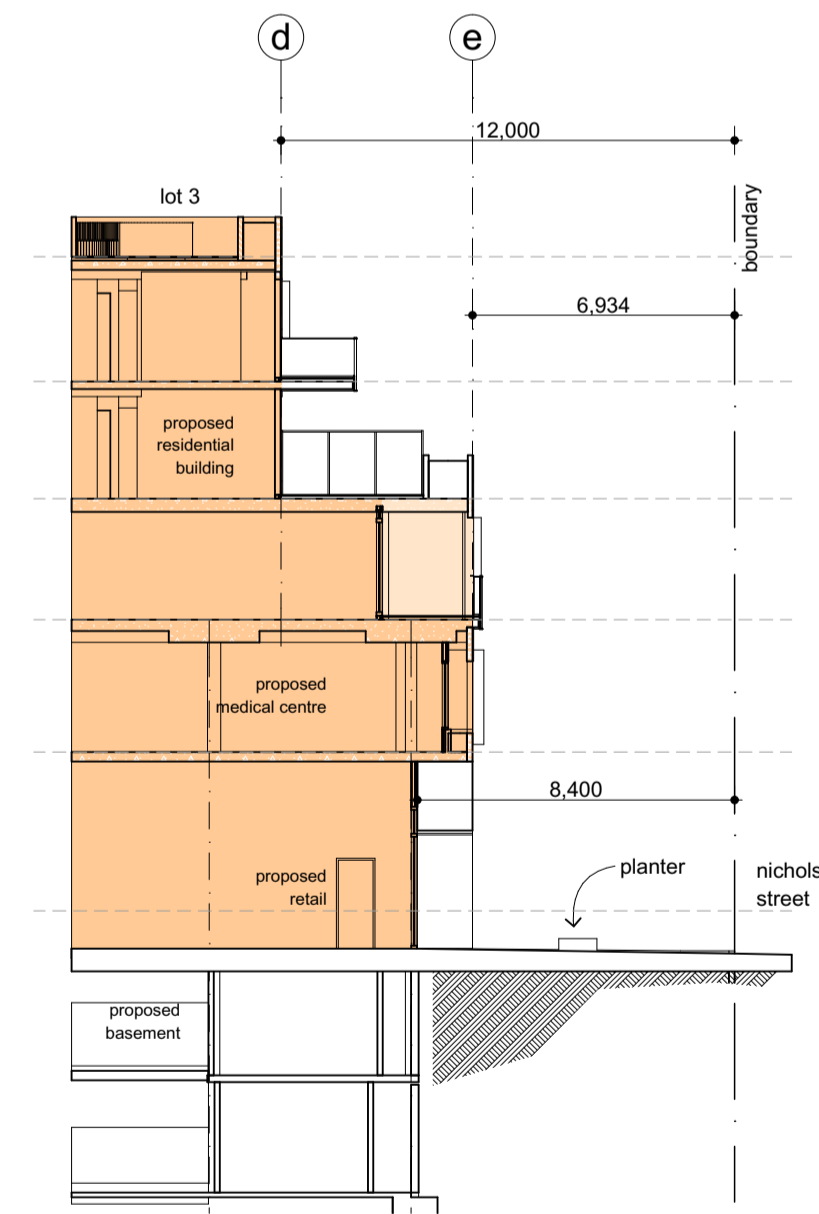
Detail section 1F
Village Avenue Interface
Lot 5/7 1:200



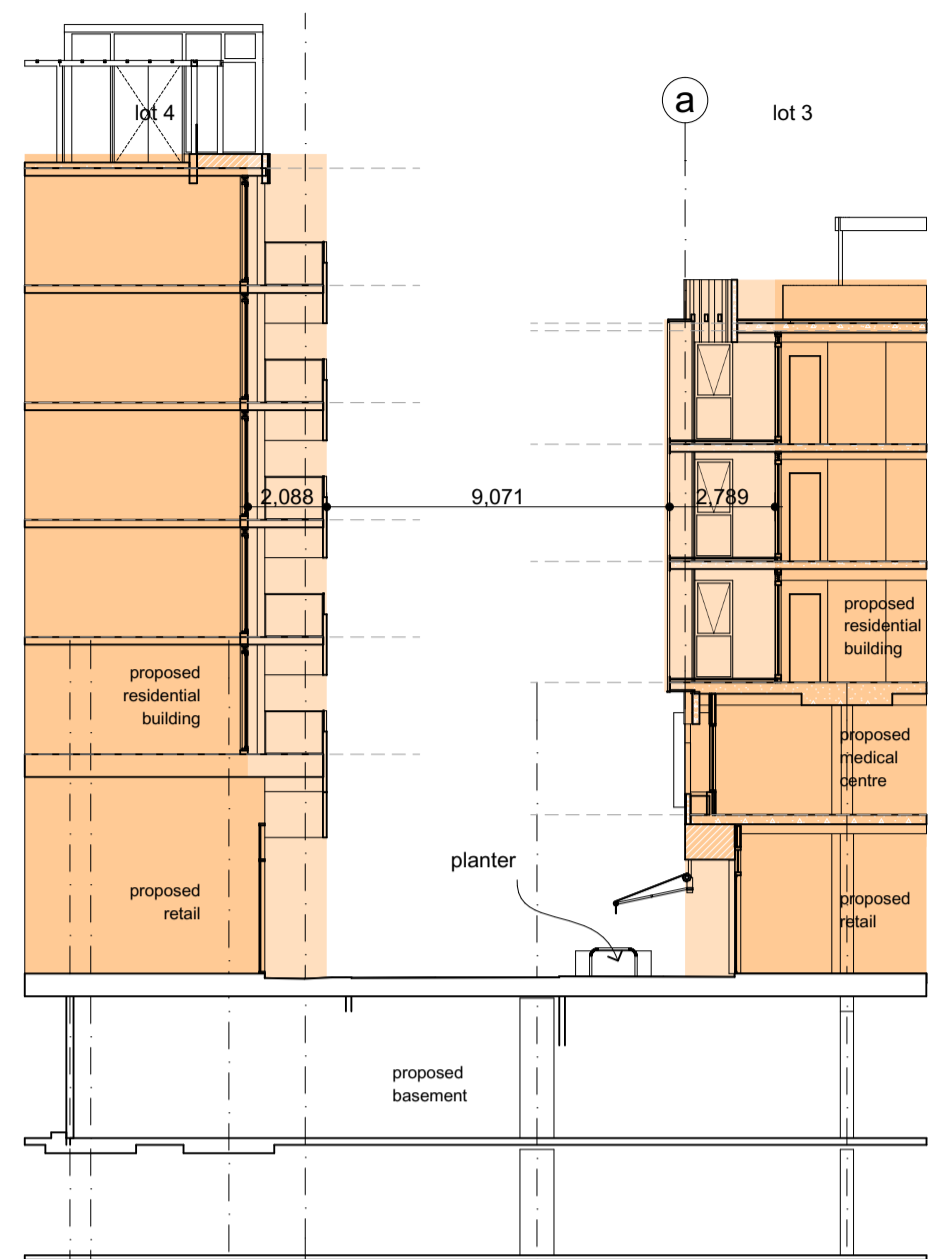
Detail section 1G
Village Avenue Interface (facing west)
Lot 1/3 1:200



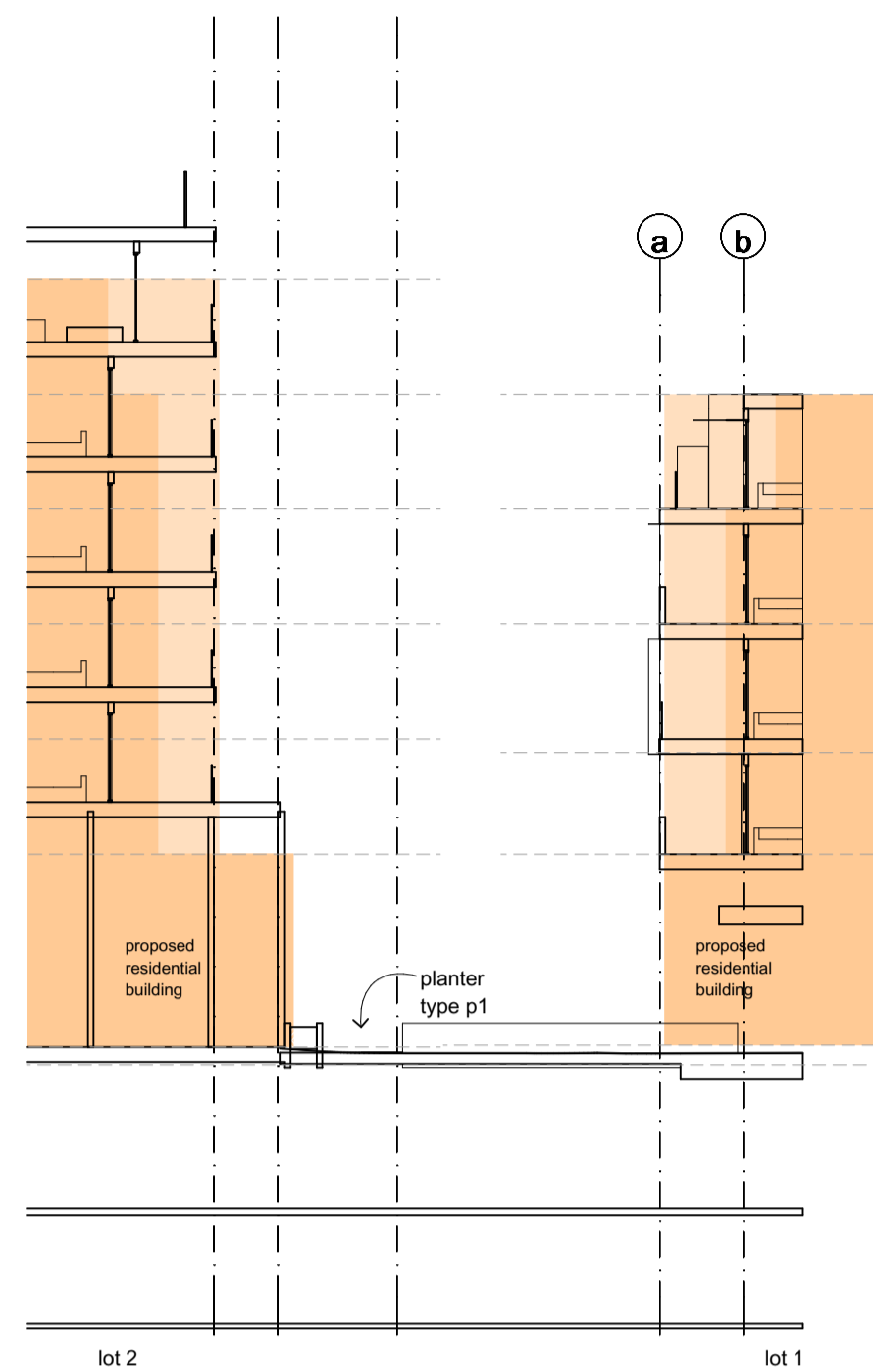
Detail section 1H
Nicholson Street Interface
Lot 1 1:200



Detail section 1J
Nicholson St Interface (facing north)
Lot 3 1:200



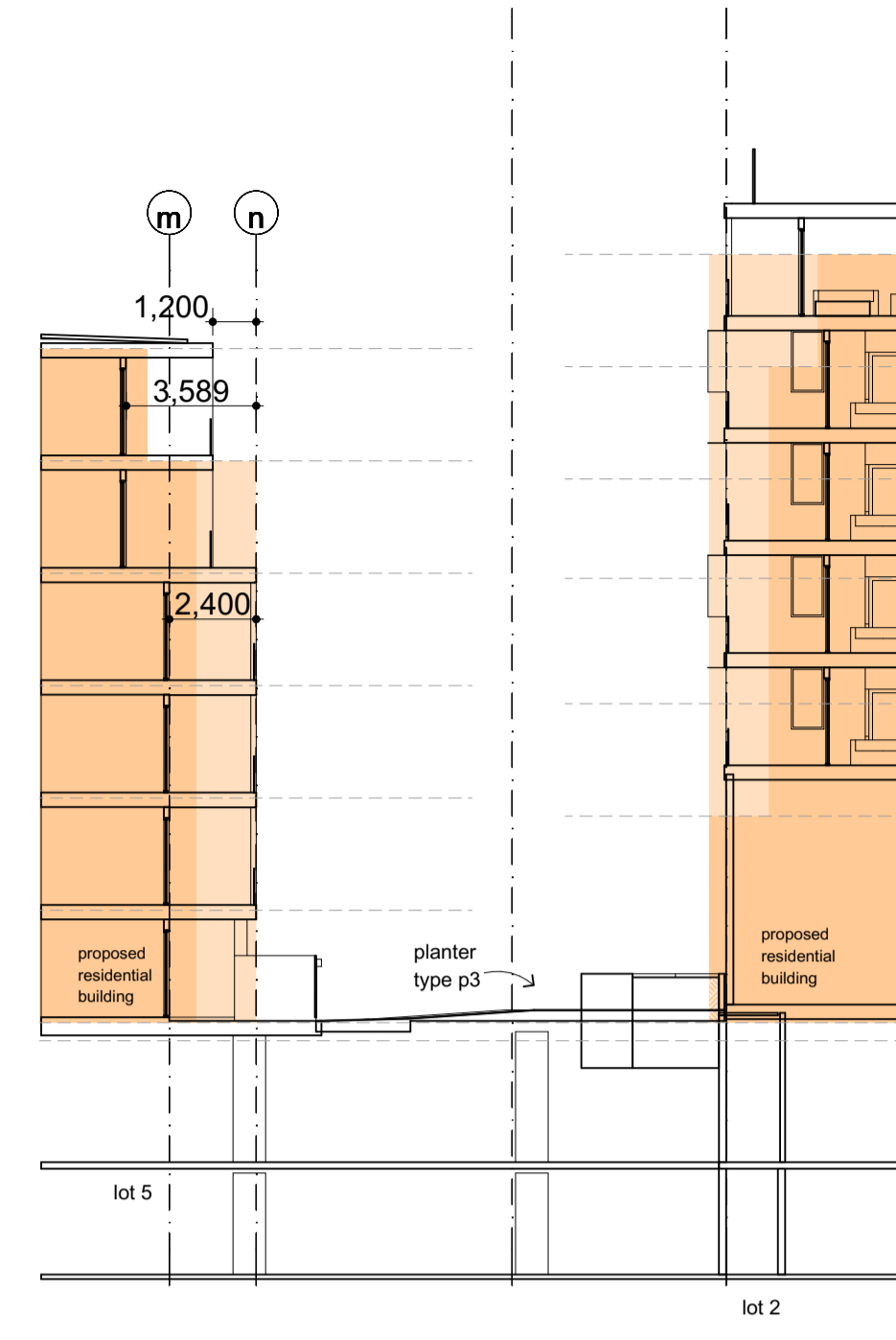
Detail section 1K
Bluestone Way Interface
Lot 4/3 1:200



Detail section 1L
Rickard Street South Interface
Lot 1/2 1:200



Detail section 1M
East West minor link
Lot 6 1:200

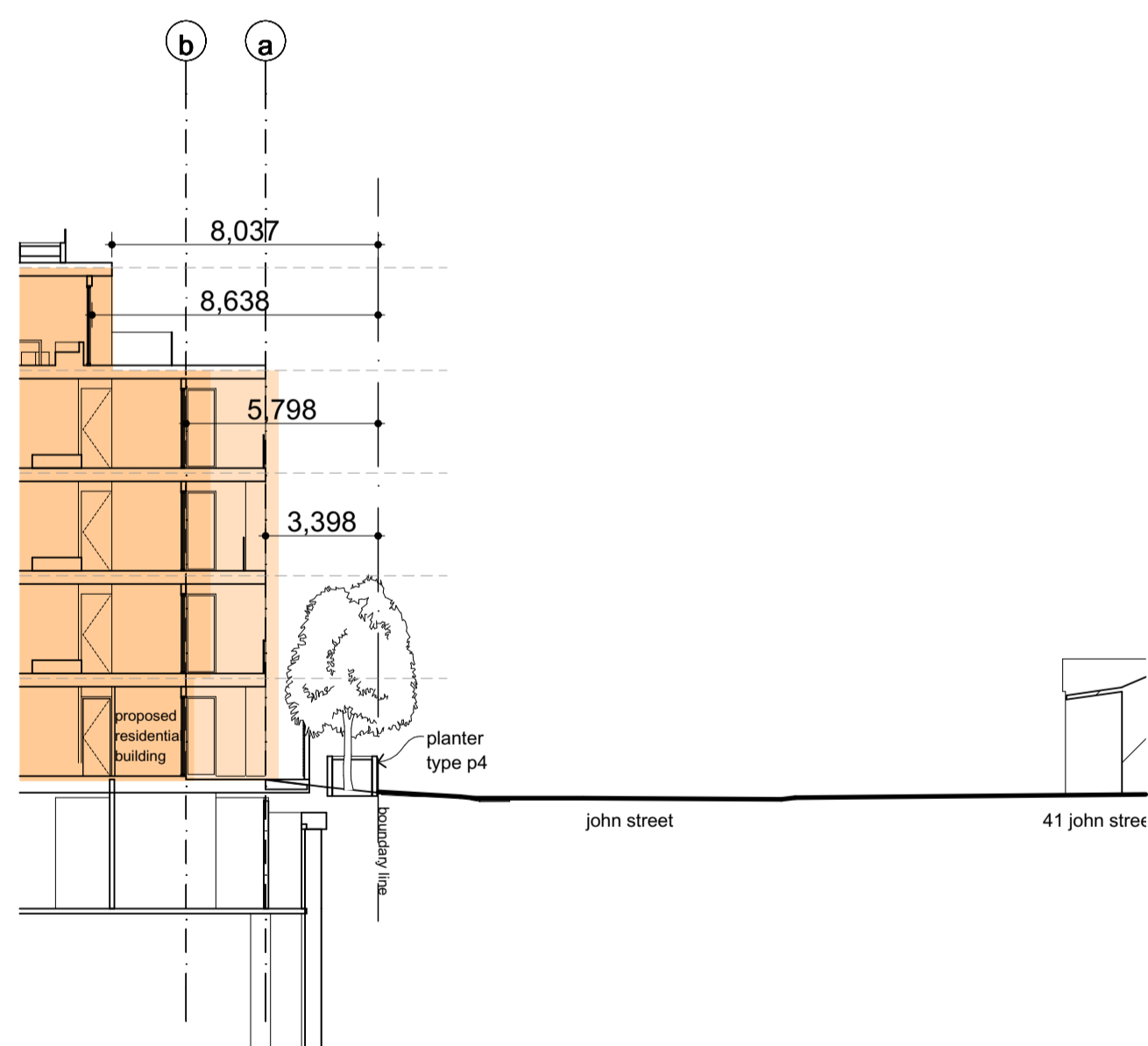


Detail section 1P
Rickard Street North Interface
Lot 5/2 1:200

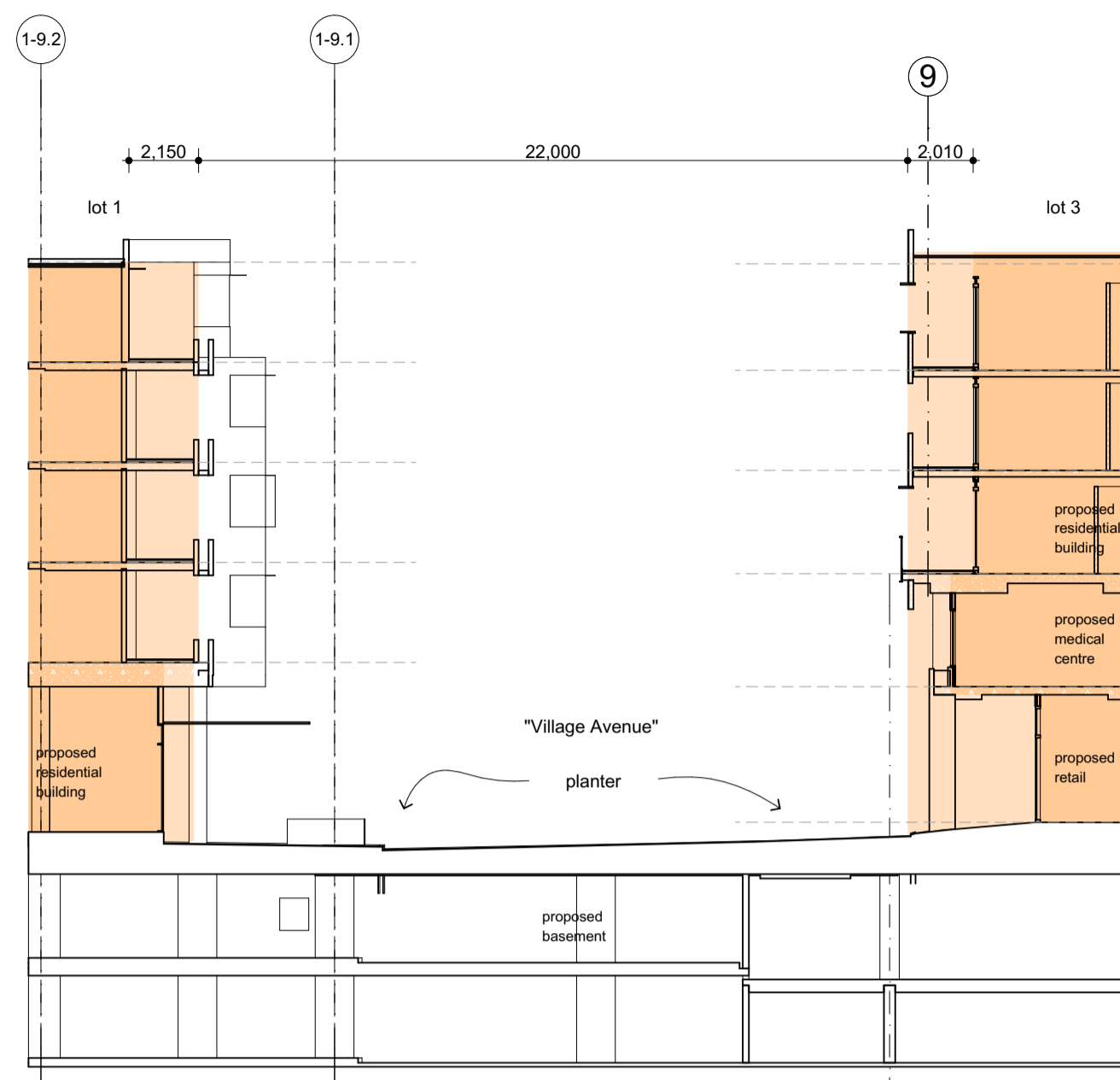


Detail Section Key Plan

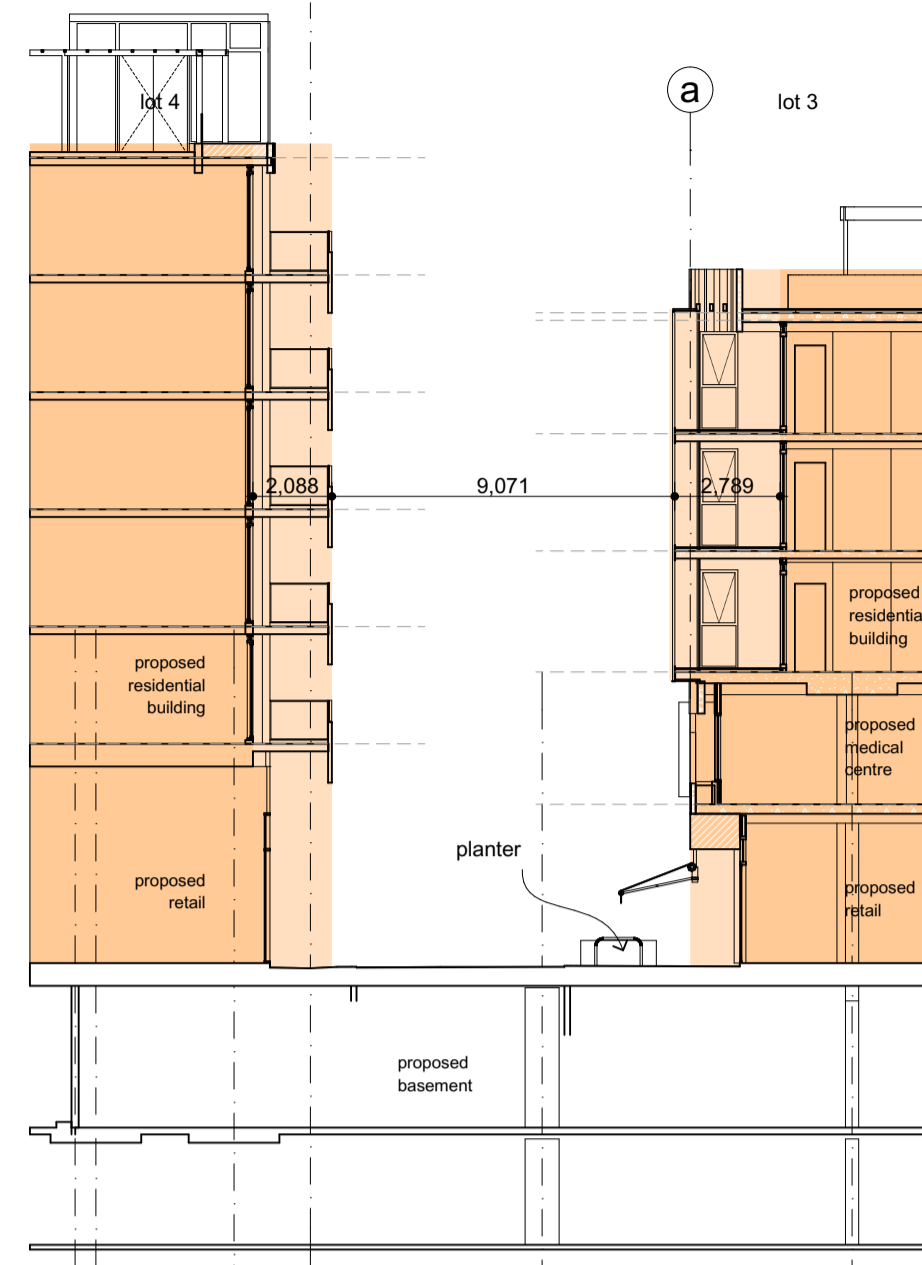
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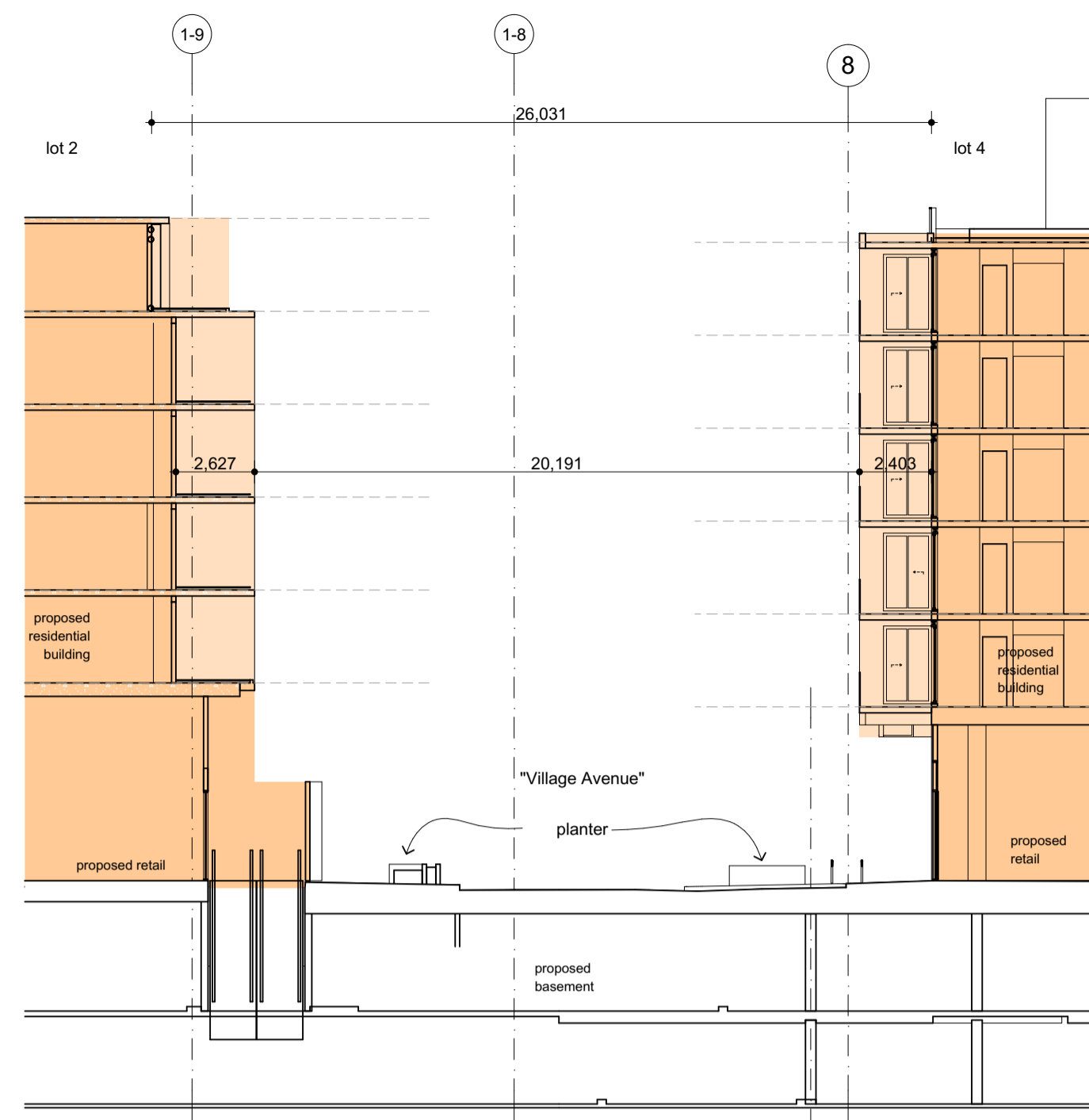
Detail section 1R
John Street Interface
Lot 5 1:200



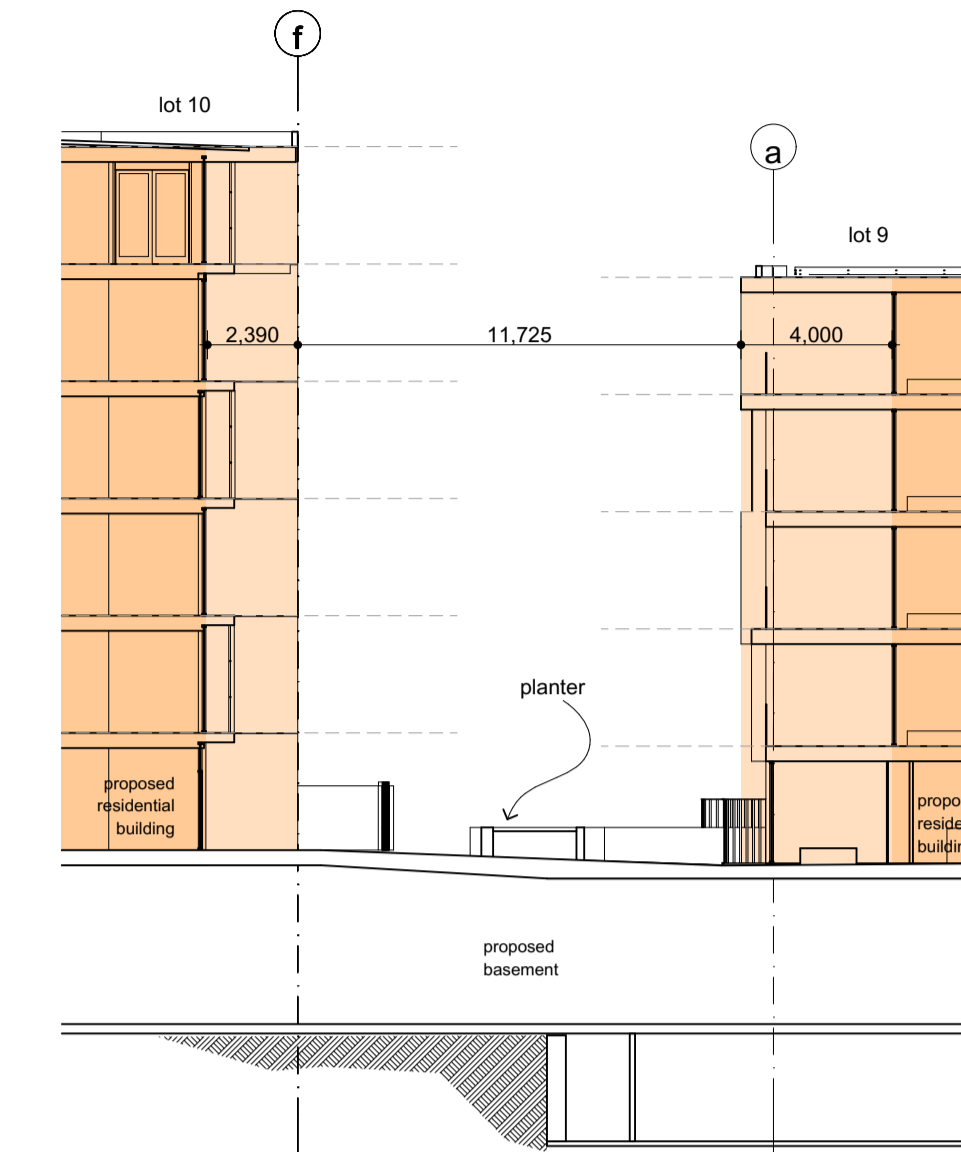
Detail section 3A
Village Avenue Interface (facing west)
Lot 1/3 1:200



Detail section 3B
Bluestone Way interface (facing north)
Lot 4/3 1:200



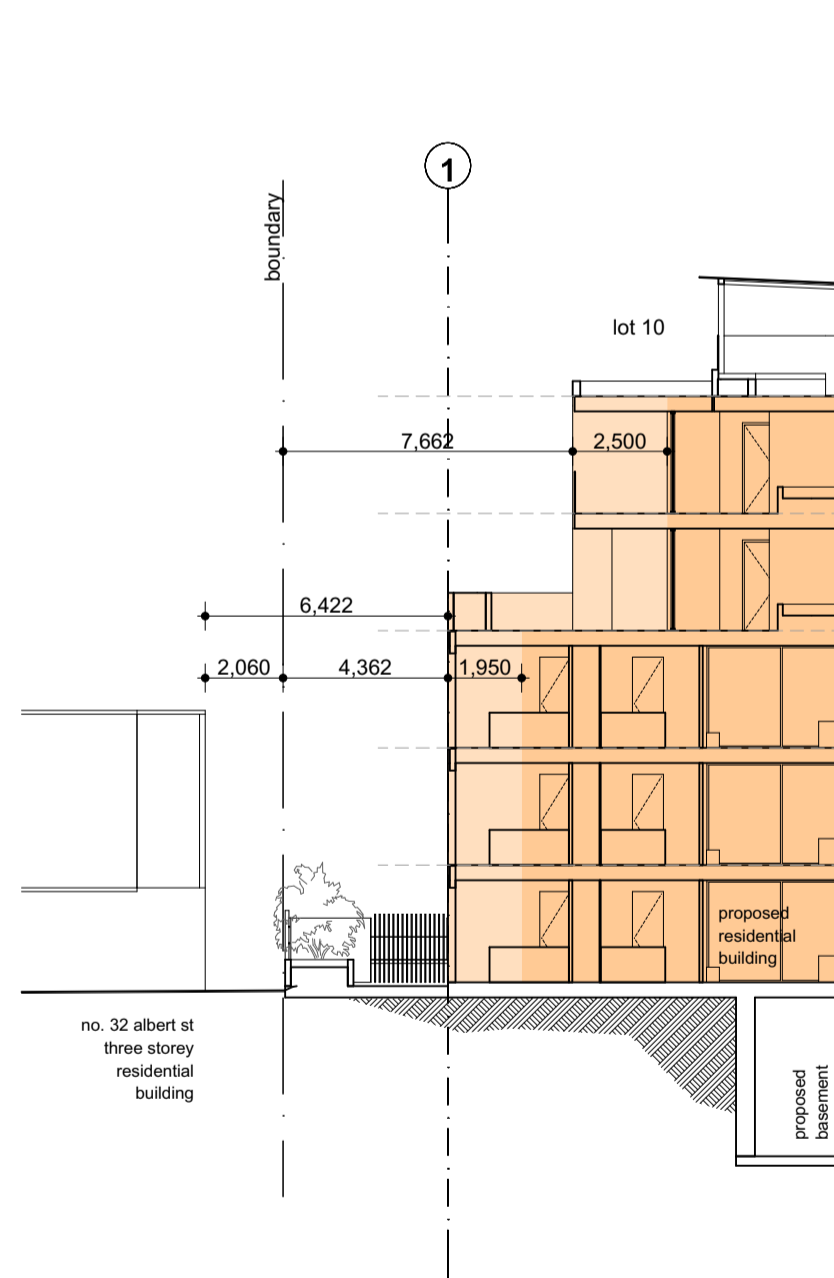
Detail section 3C
Village Avenue Interface (facing west)
Lot 2/4 1:200



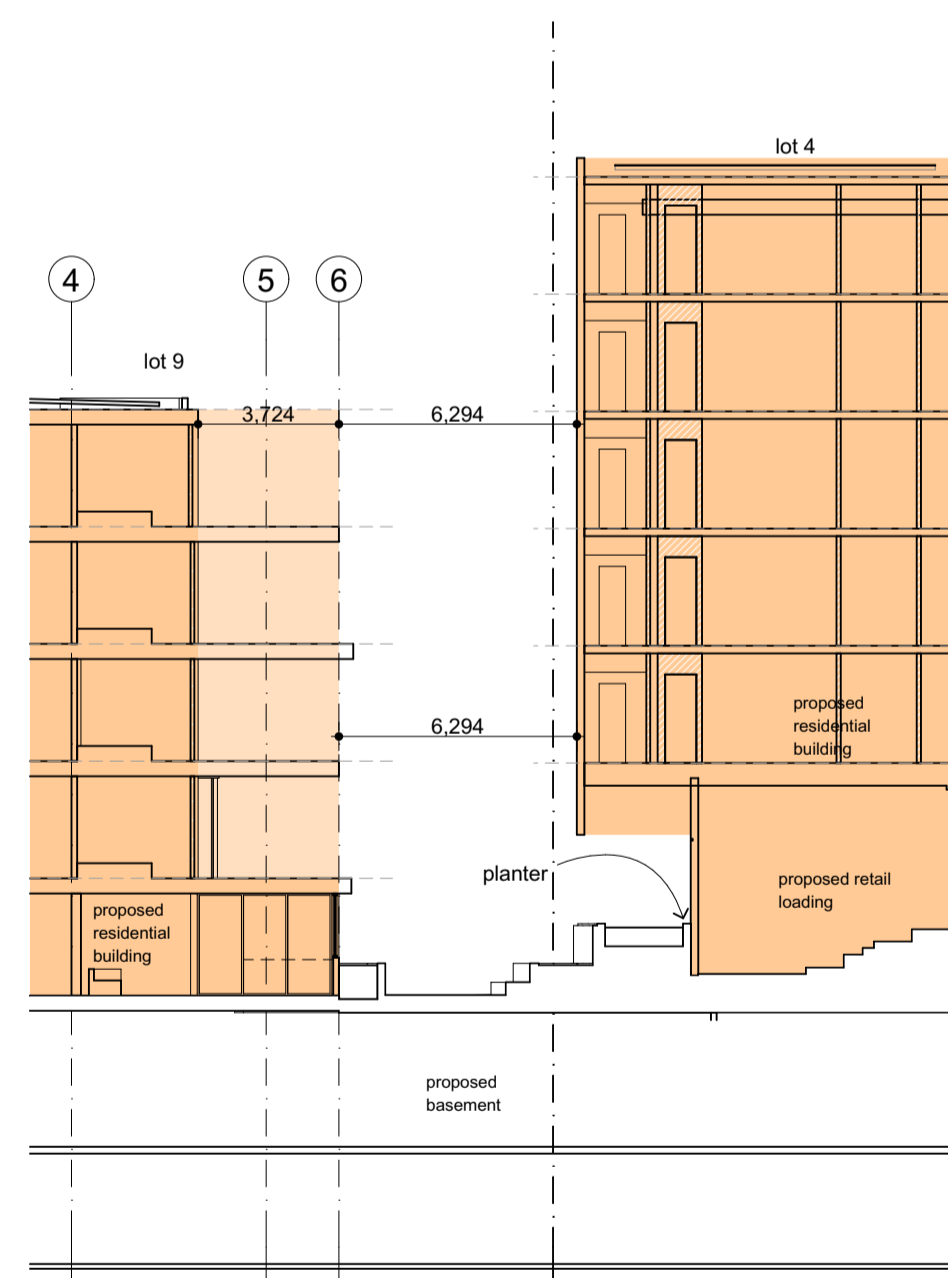
Detail section 3D
Street Interface between lot 10 and 9 (facing north)
Lot 10/9 1:200



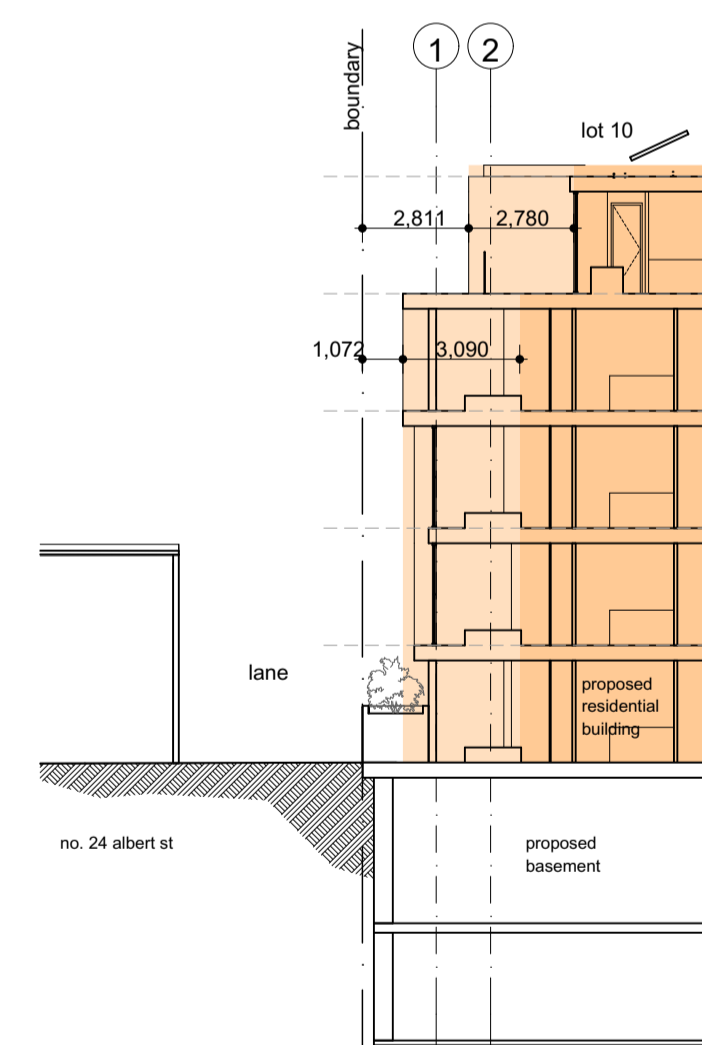
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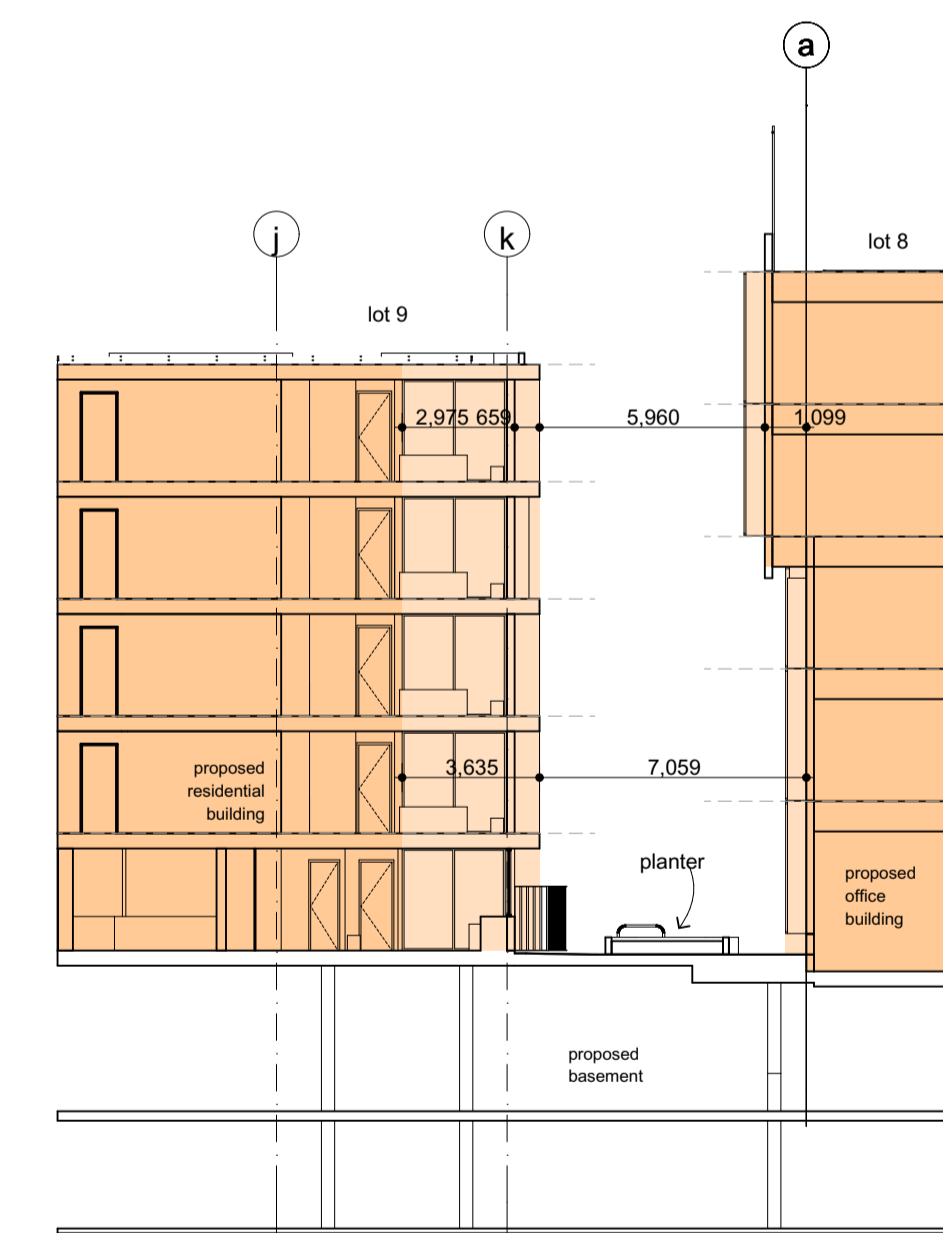
Detail section 3E
North-West Interface (facing east)
Lot 10 1:200



Detail section 3F
Street Interface between lot 9 and 4 (facing east)
Lot 9/4 1:200



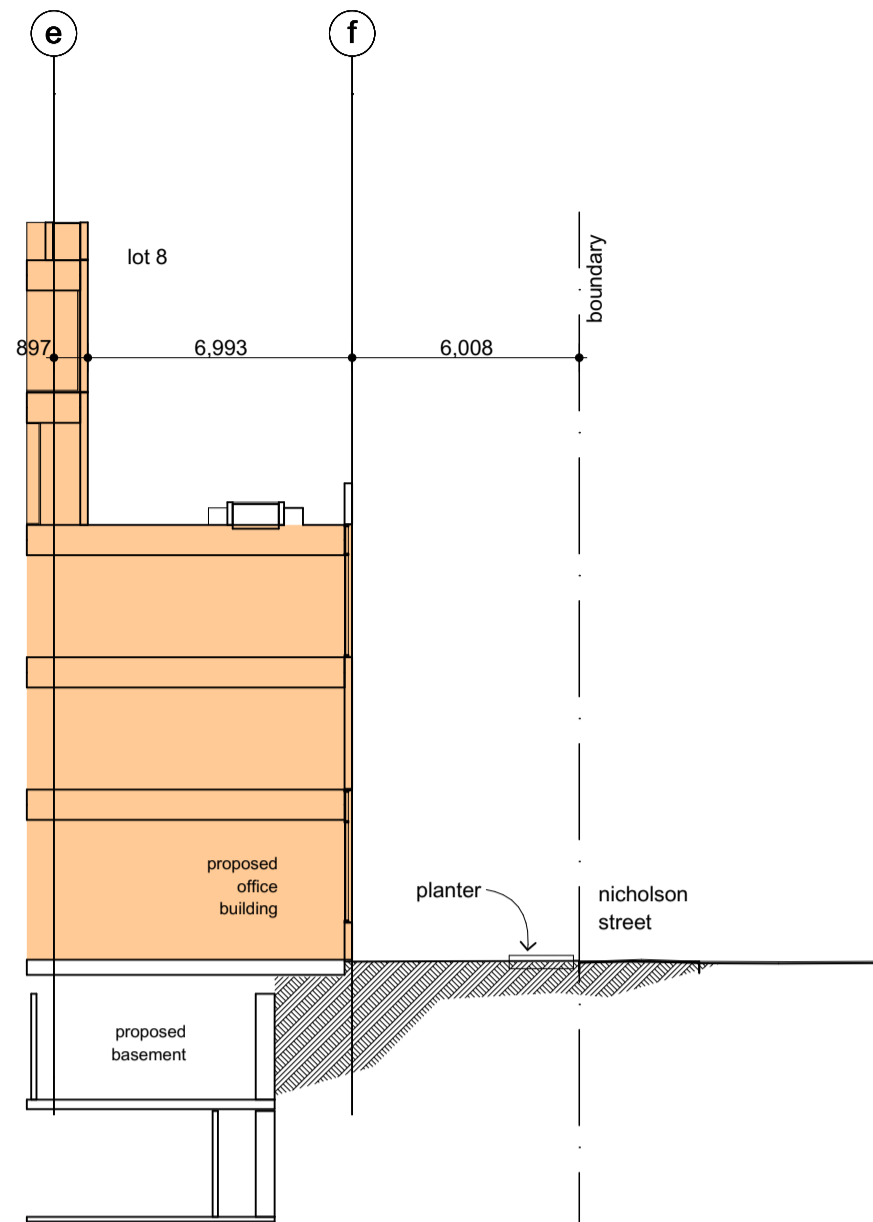
Detail section 3G
North Interface (facing east)
Lot 9 1:200



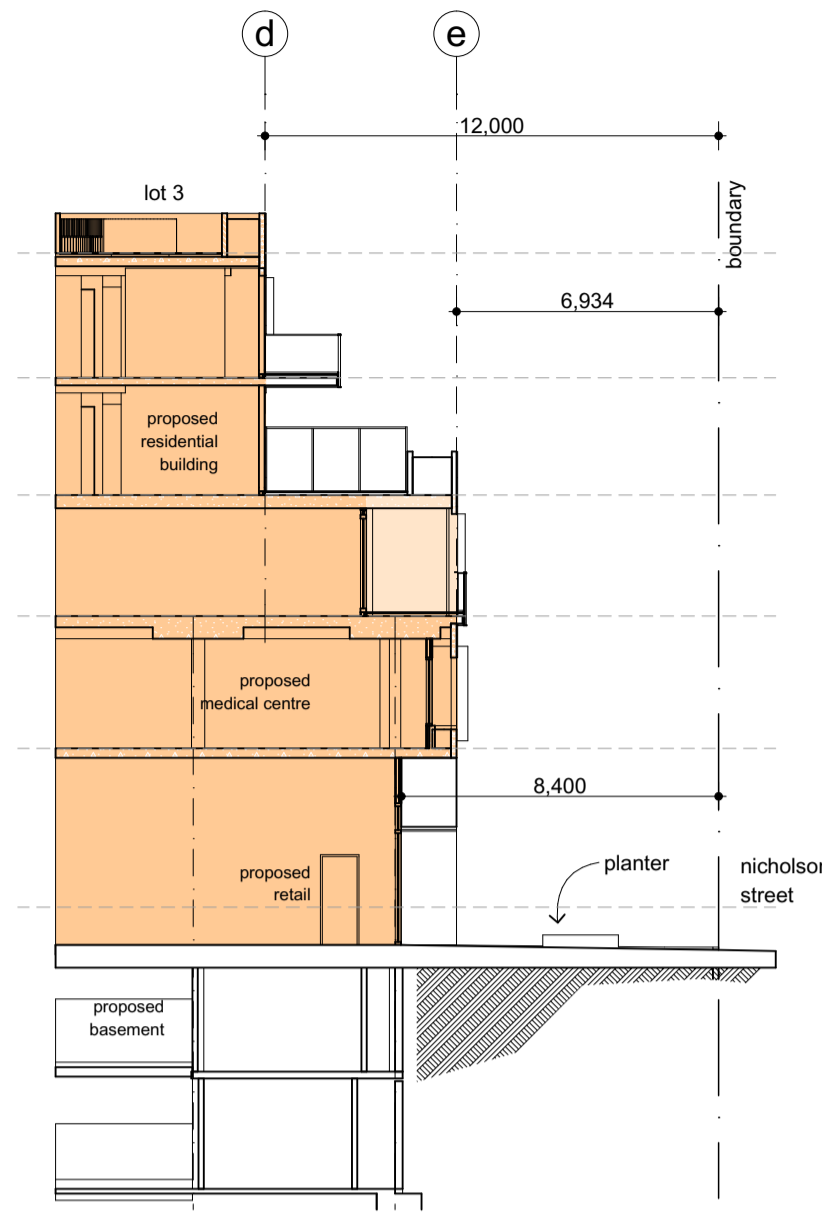
Detail section 3H
Street Interface between lot 9 and 8 (facing north)
Lot 9/8 1:200



Detail section 3K
Street Interface between lot 8 and 3 (facing east)
Lot 8/3 1:200



Detail section 3L
Nicholson St interface (facing north)
Lot 8 1:200

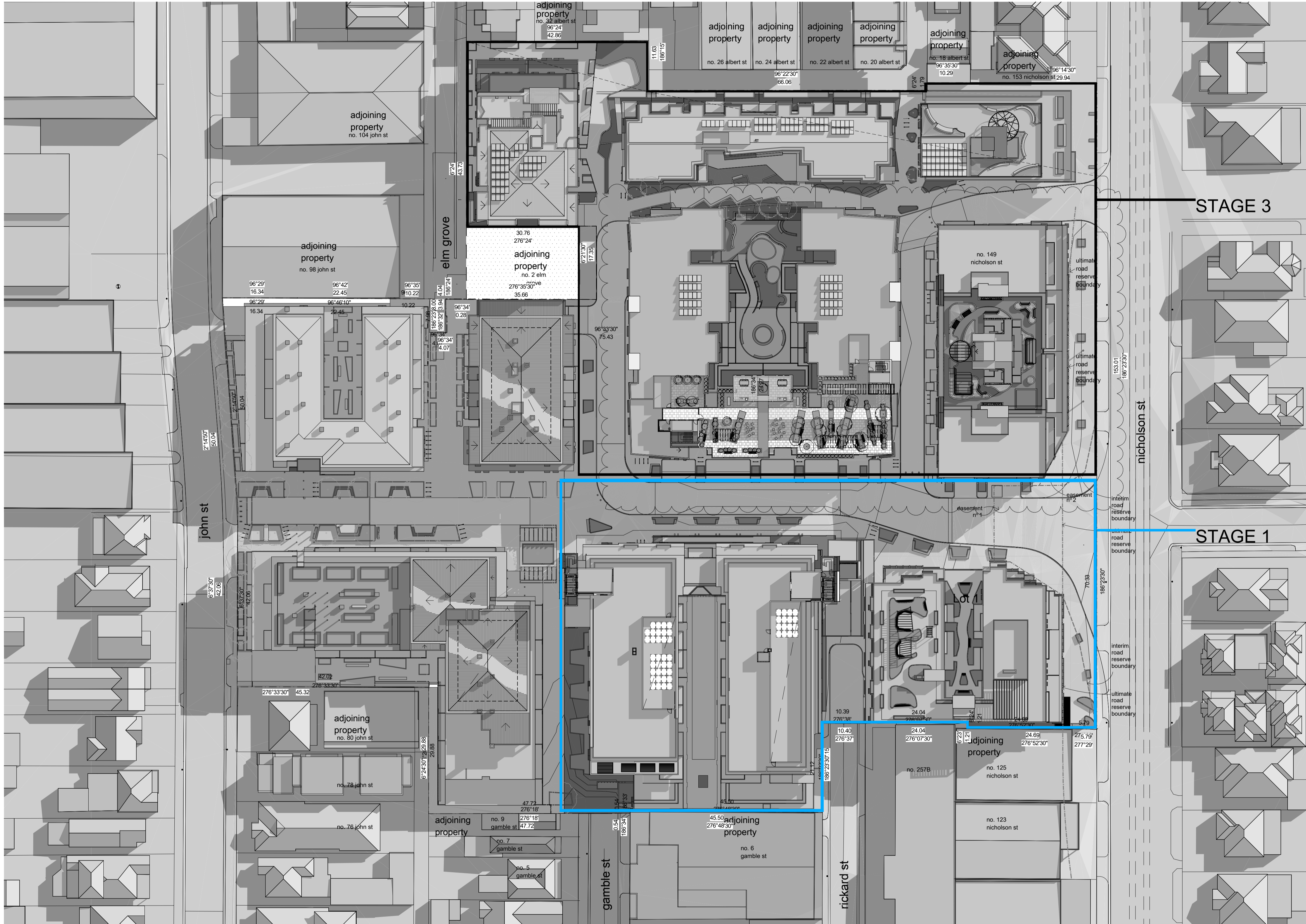



Detail section 3M
Nicholson St Interface (facing north)
Lot 3 1:200



Detail Section Key Plan

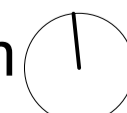
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- Development Application balcony and facade
- Proposed TP dimensions

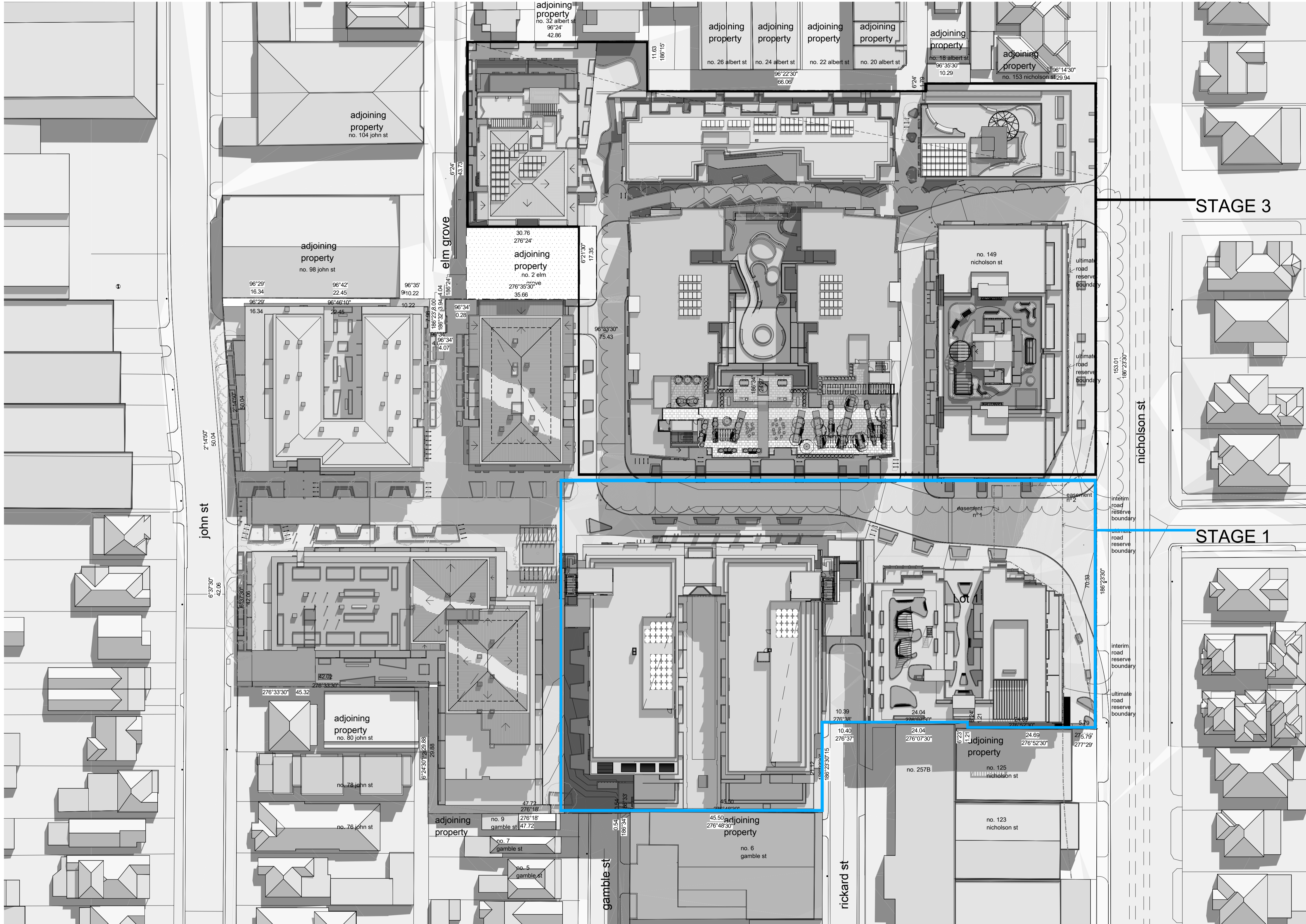


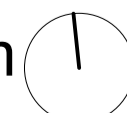
shadow diagram- 22 sep 9am 

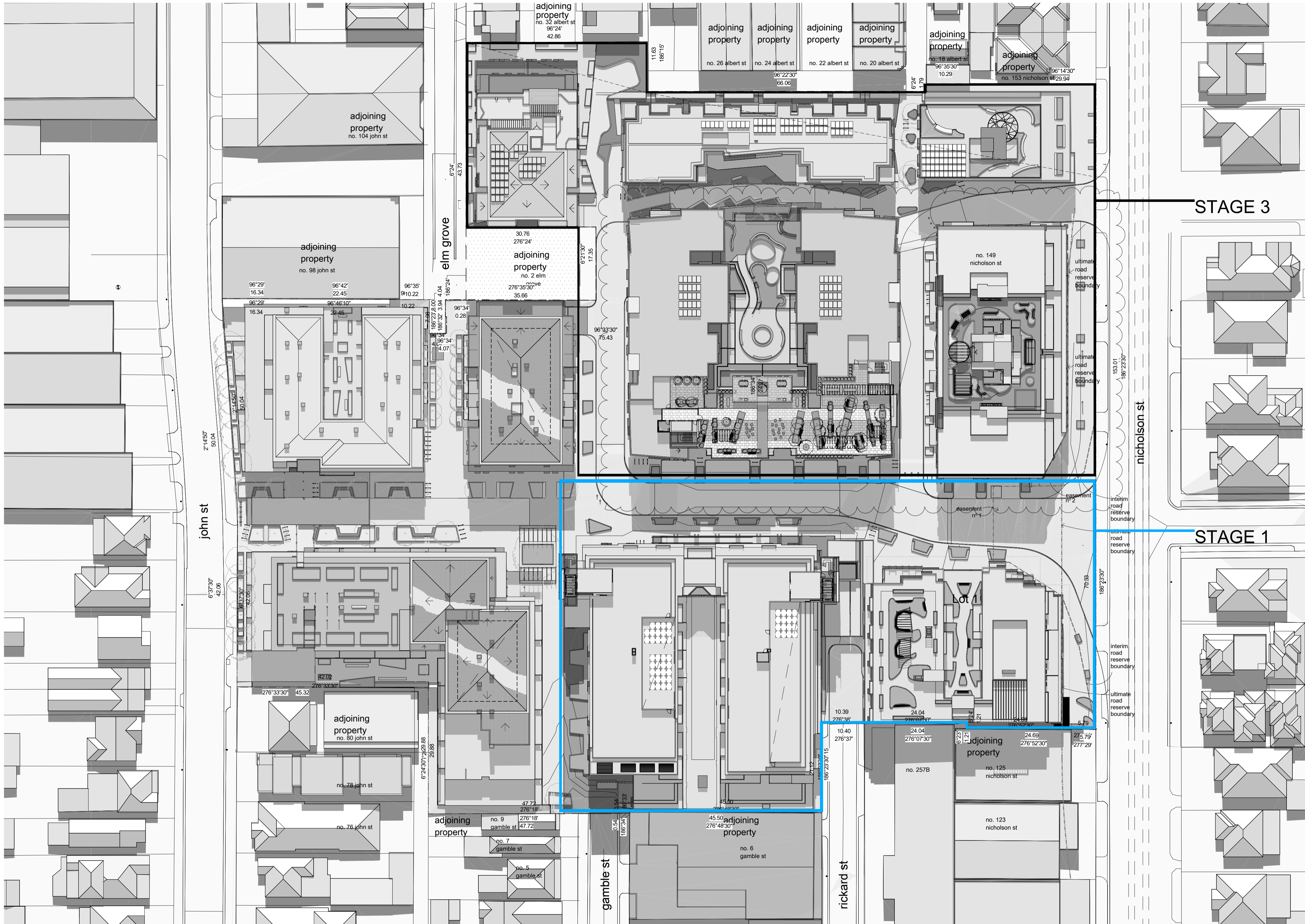
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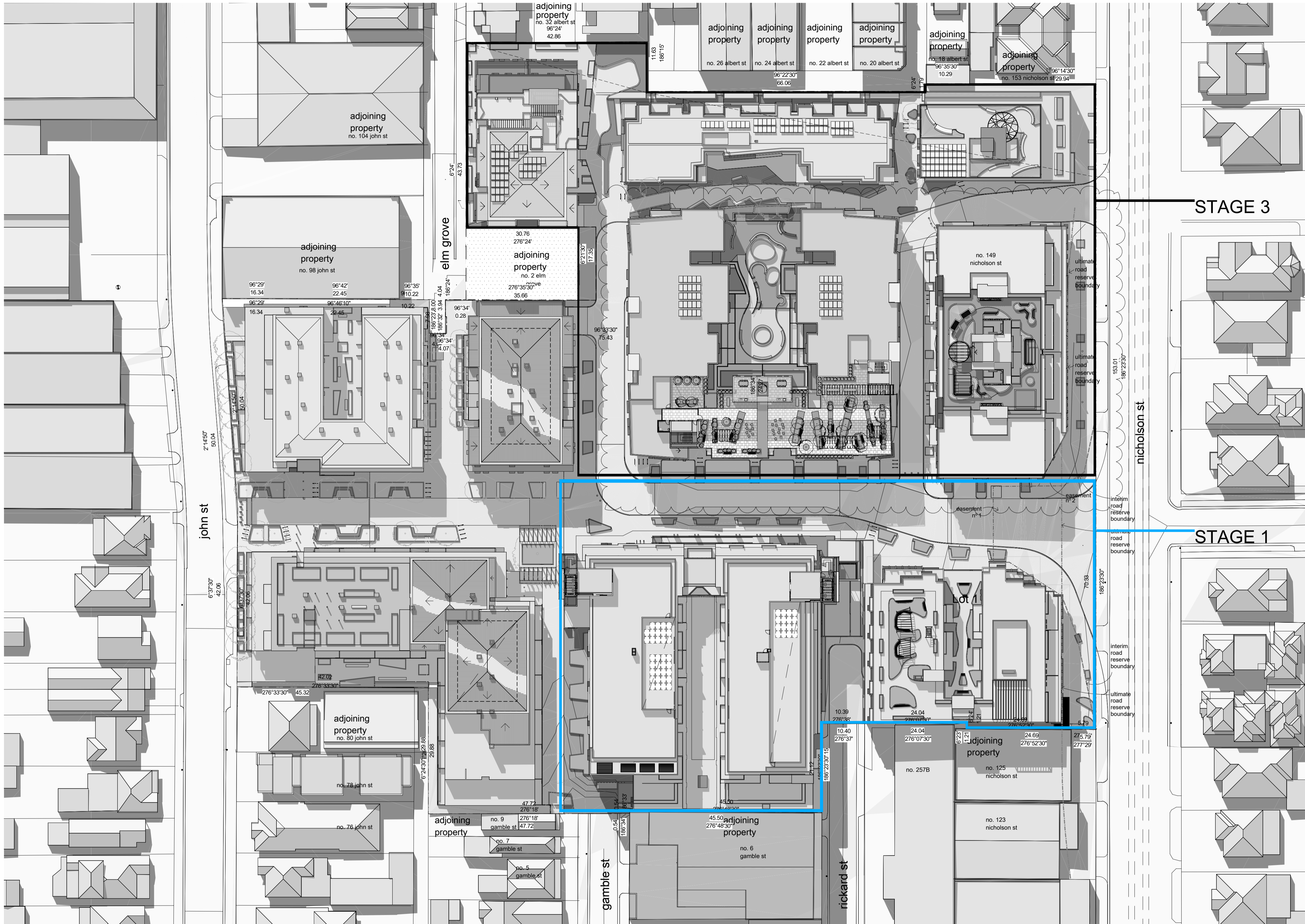
shadow diagram- 22 sep 10am 
 scale 1:500




shadow diagram- 22 sep 11am 
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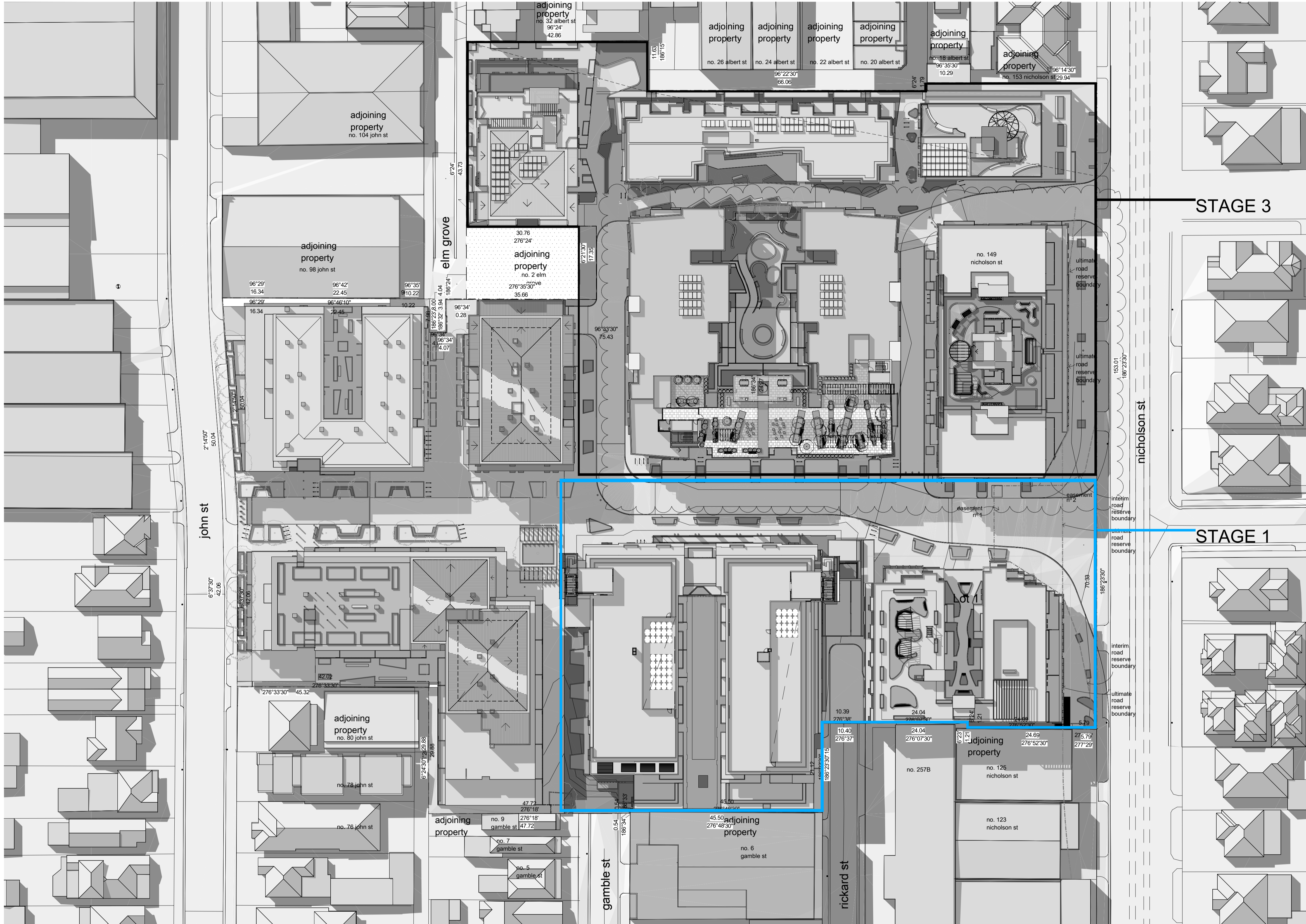


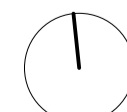
shadow diagram- 22 sep 12pm 
 scale 1:500



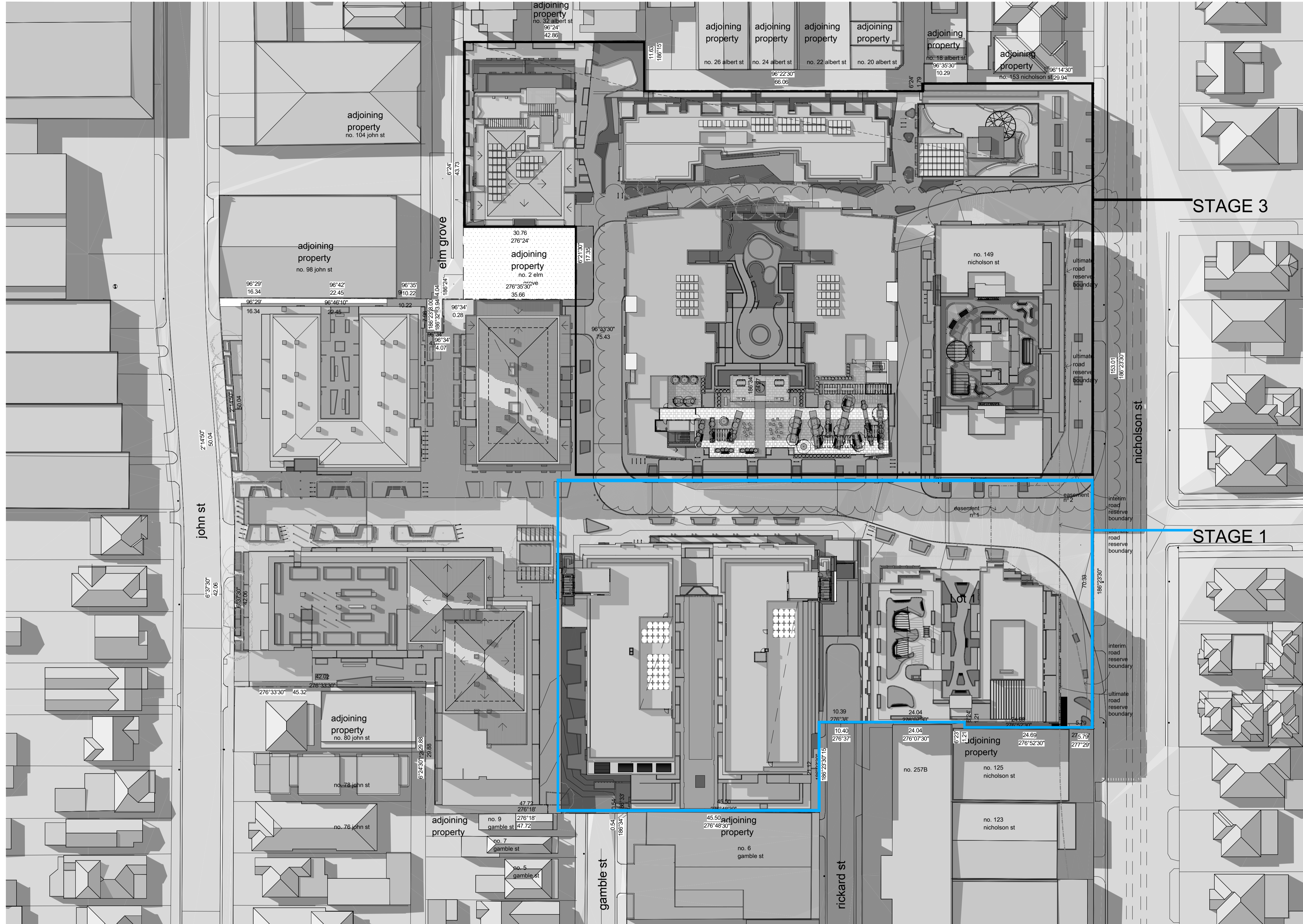
shadow diagram- 22 sep 1pm 


scale 1:500



shadow diagram- 22 sep 2pm 

scale 1:500



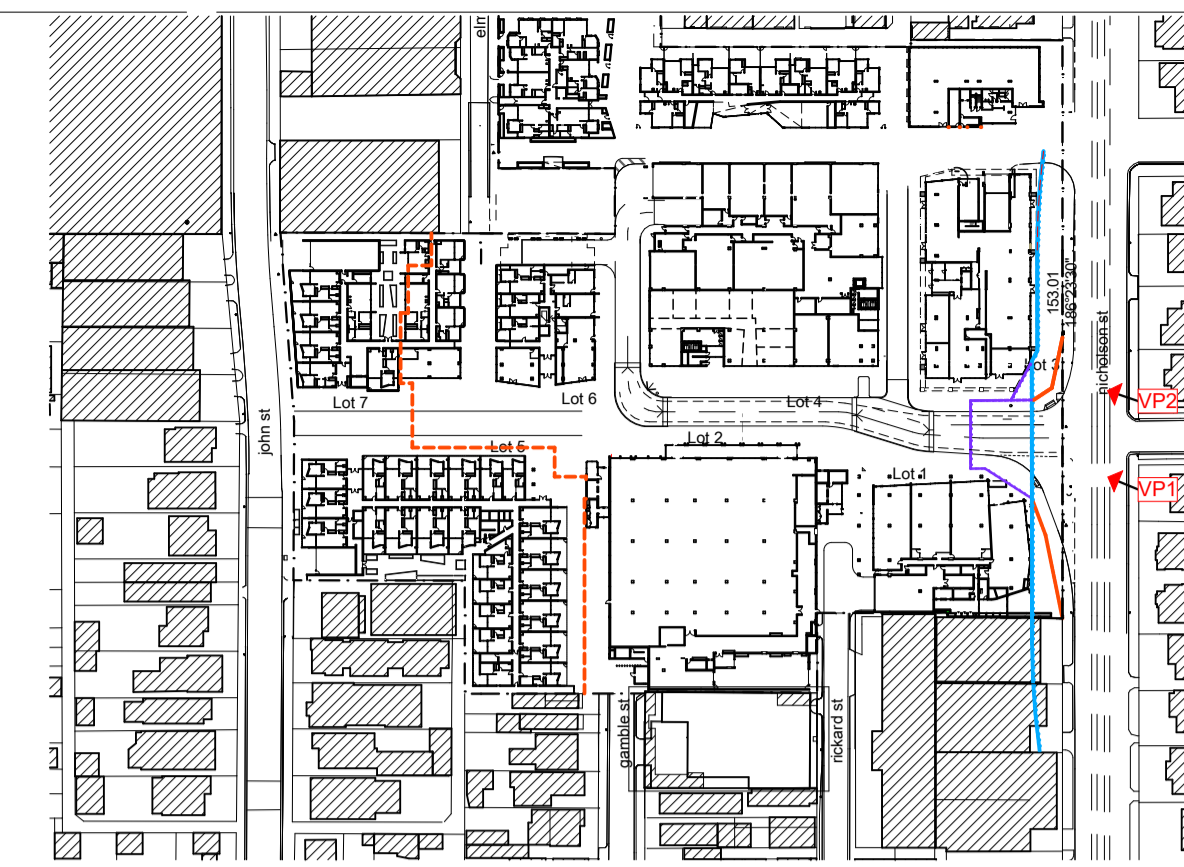
shadow diagram- 22 sep 3pm 
 scale 1:500



VP1. view of Lot 3 from intersection of nicholson st & village ave



VP2. view of Lot 3 from nicholson st



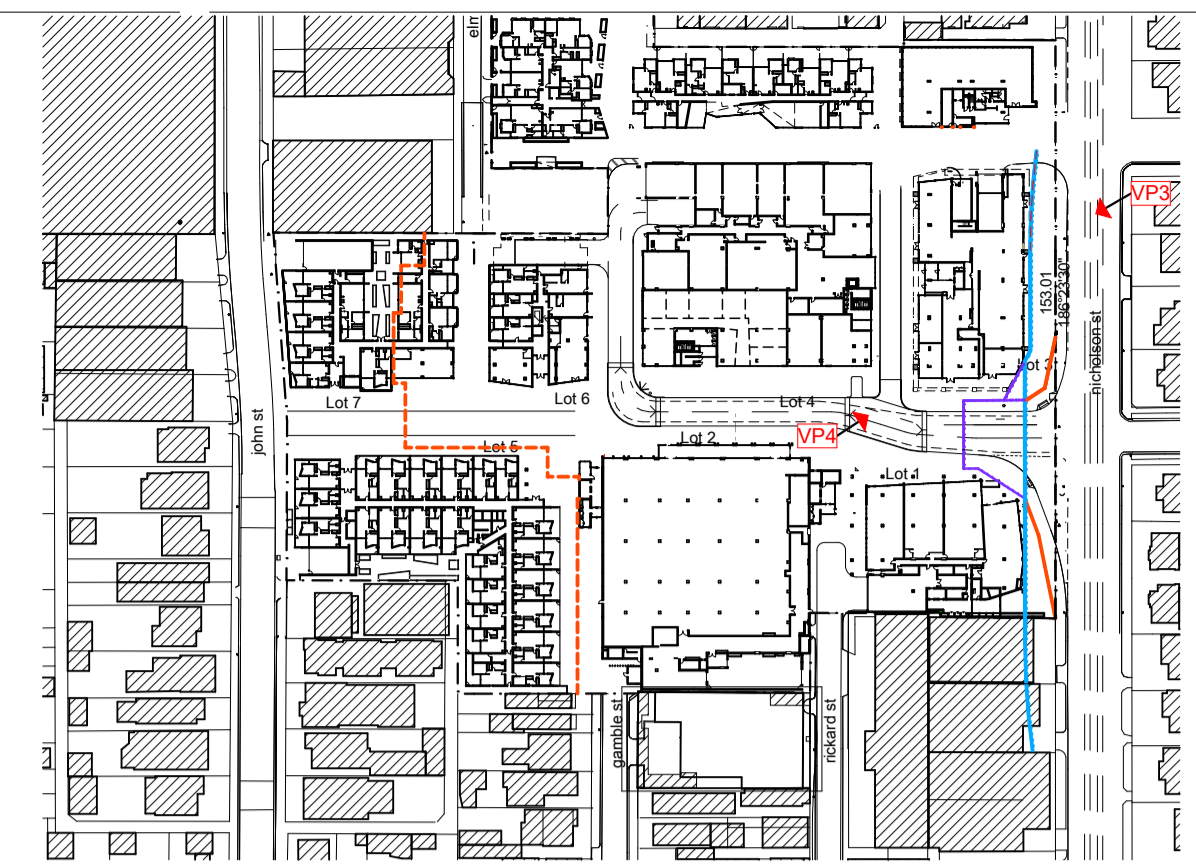
perspective location plan
scale 1:2000



VP3. view of Lot 3 from intersection of nicholson st & peers st



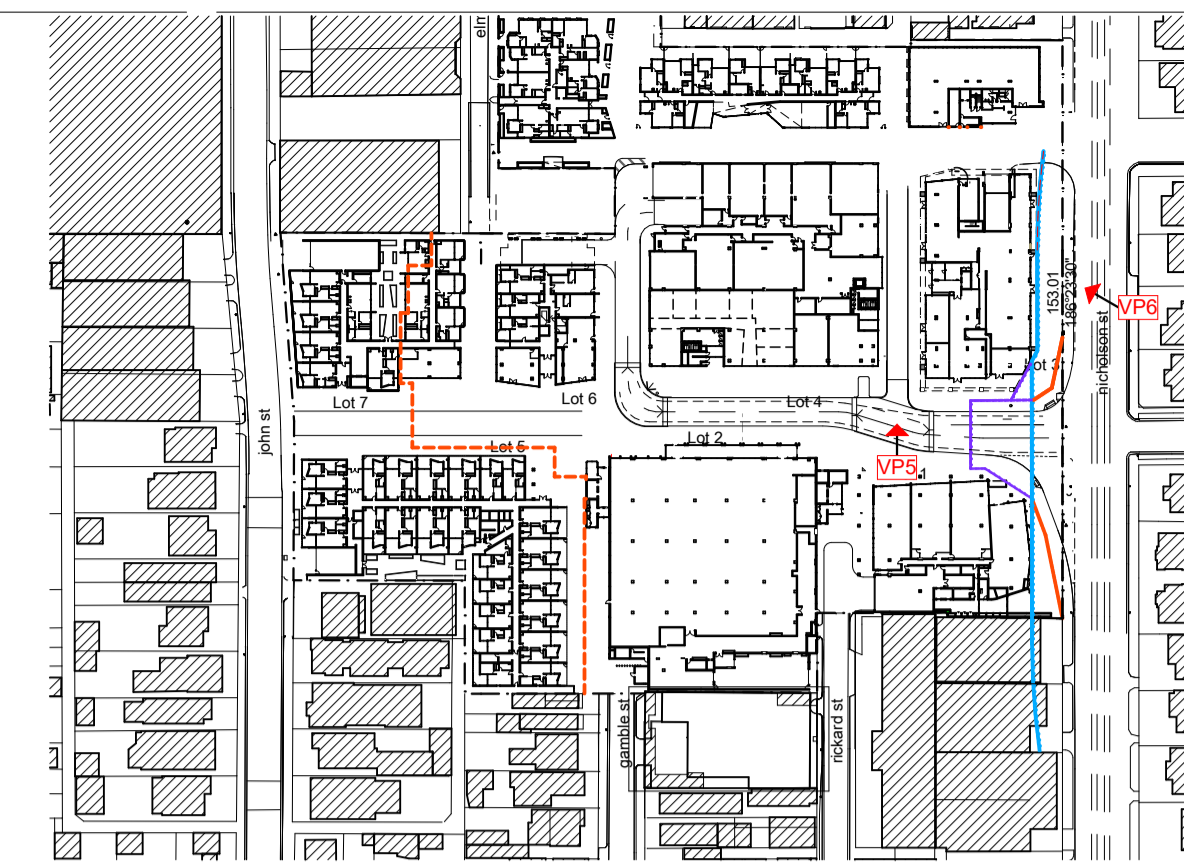
VP4. view of Lot 3 on village ave



perspective location plan
scale 1:2000



VP5. view of Lot 3 from village ave along bluestone way



perspective location plan
scale 1:2000



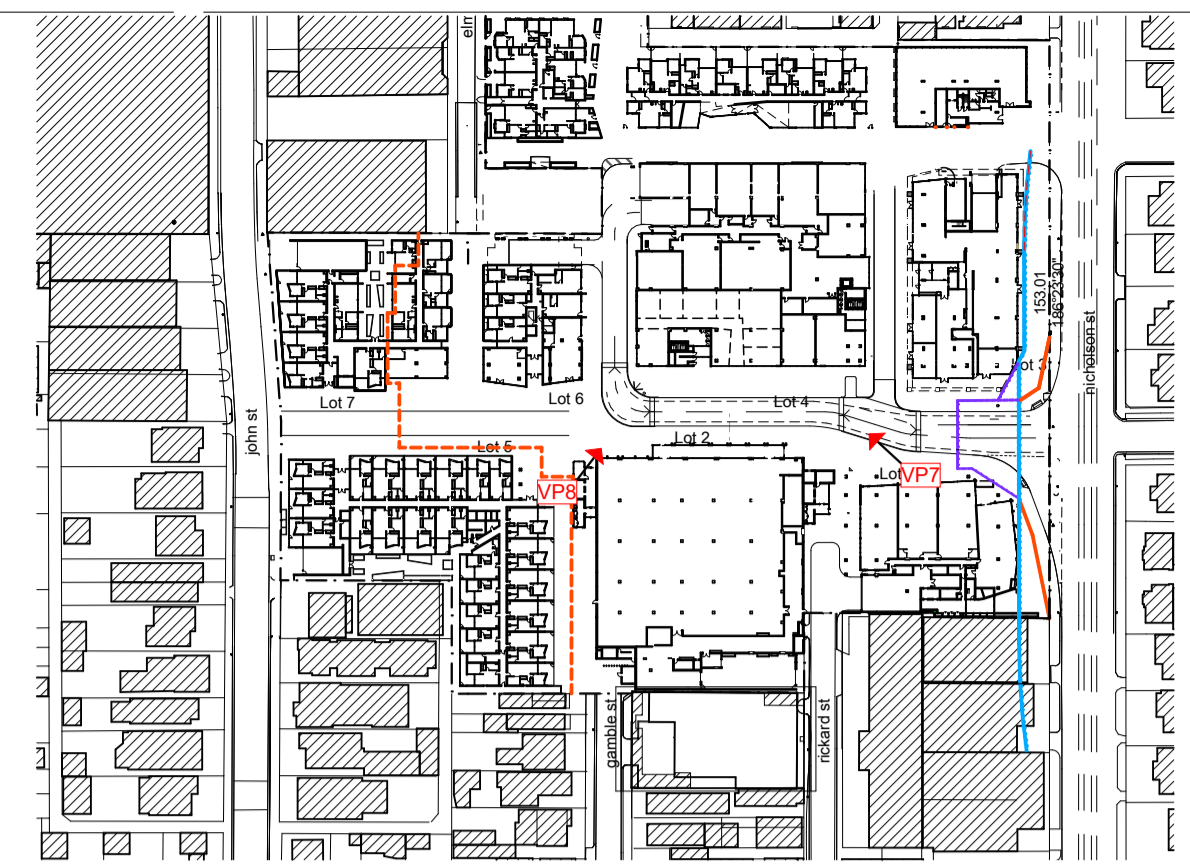
VP6. aerial view lot 3 roof terrace



VP7. view of Lot 4 from south side of village ave



VP8. view of Lot 4 from west end of village ave



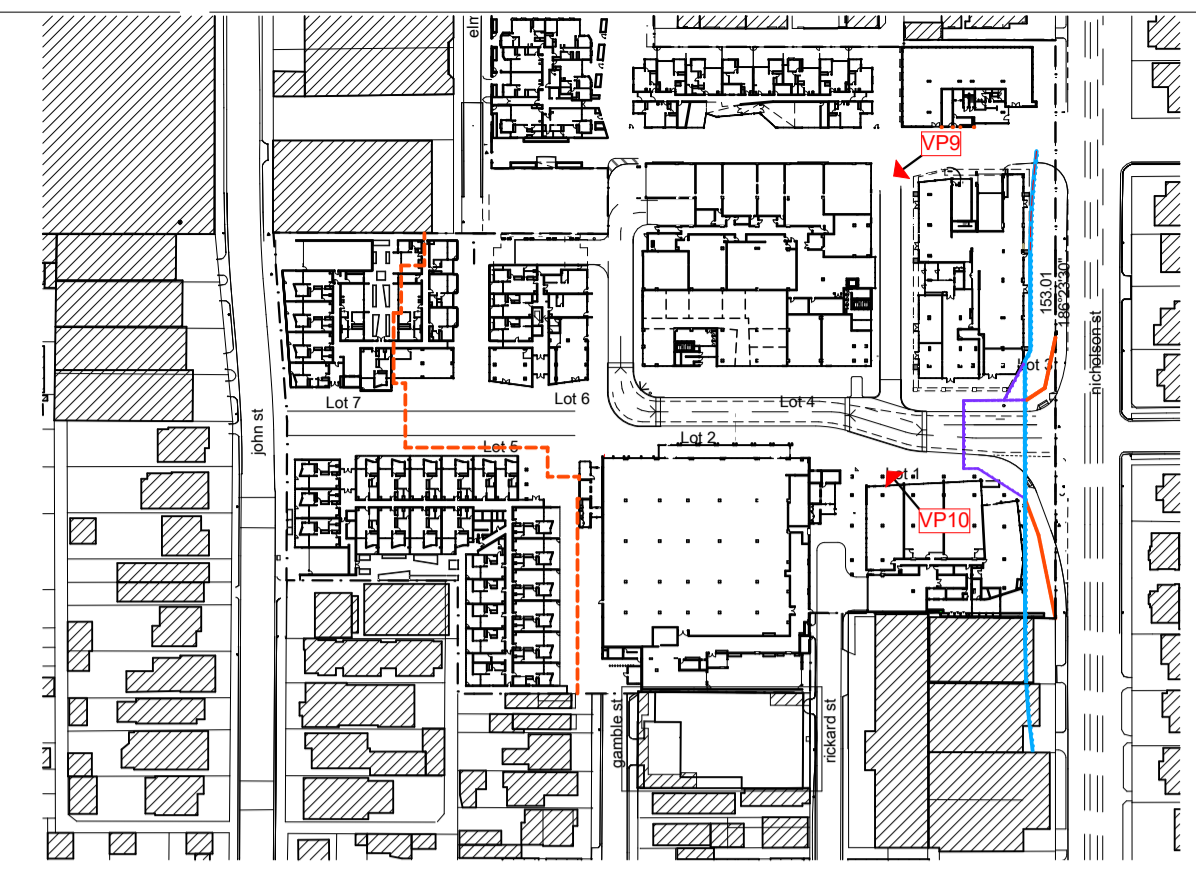
perspective location plan
scale 1:2000



VP9. view of Lot 4 from Lot 8



VP10. view of Lot 4 from Lot 1



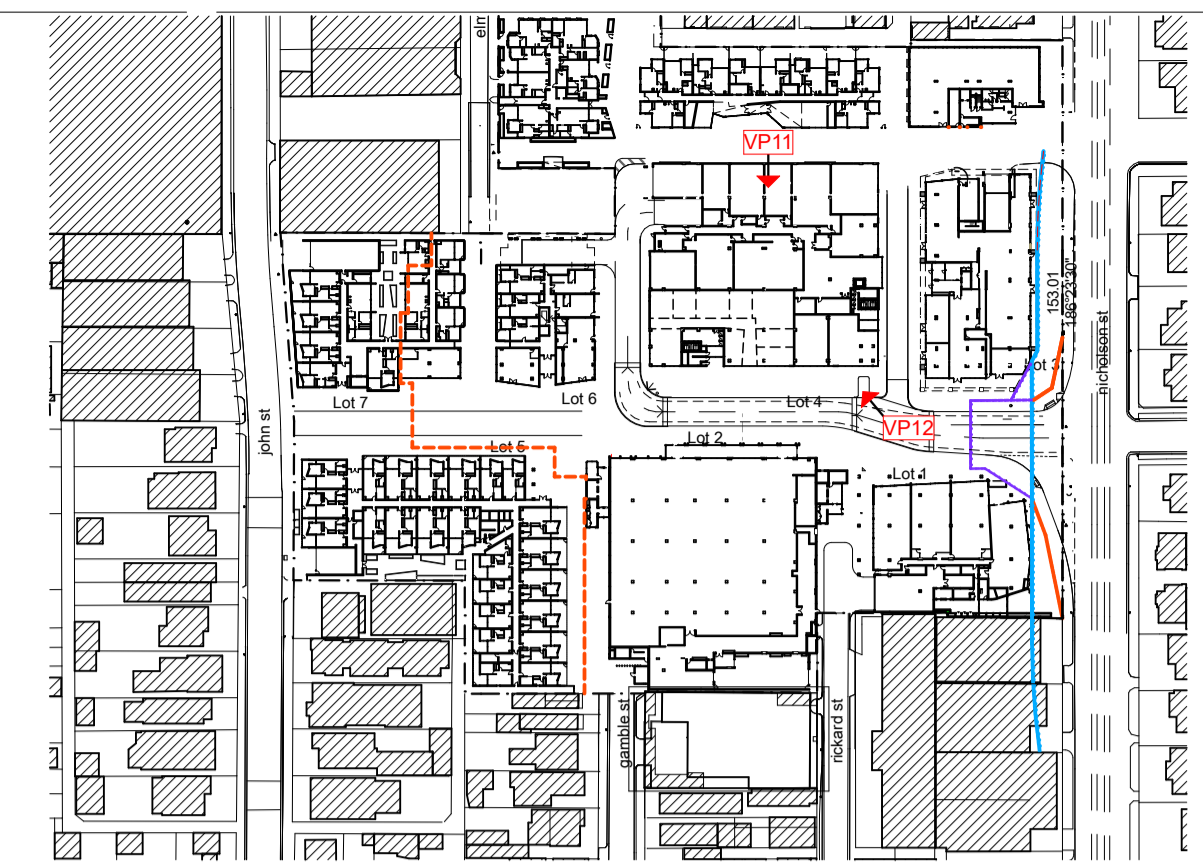
perspective location plan
scale 1:2000



VP11. view of Lot 4 courtyard



VP12. aerial view of Lot 4 roof terrace



perspective location plan
scale 1:2000