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DESIGN RESPONSE - INDEX

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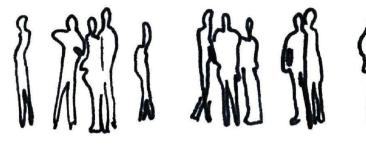
MIXED USE PROPOSAL

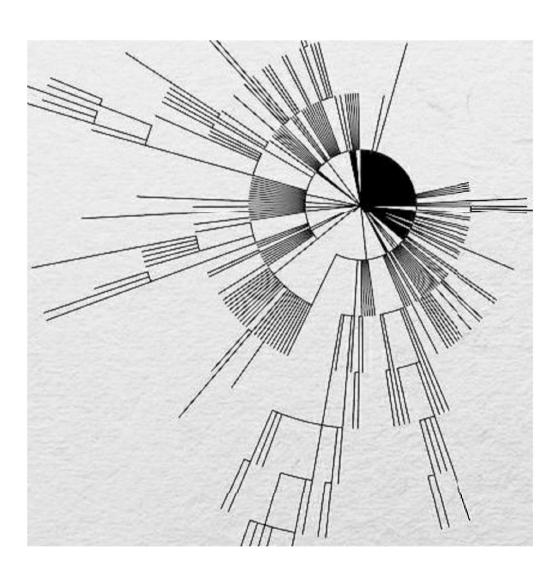
7 - 15 HORNE STREET ELSTERNWICK, VIC

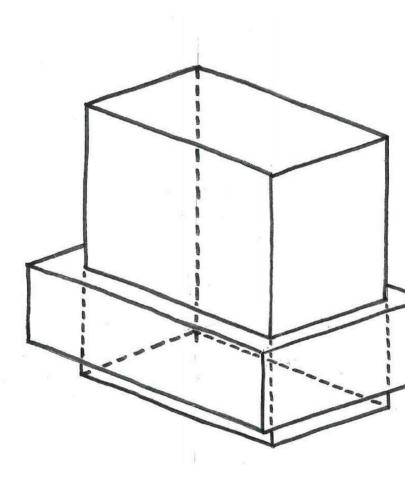
DESIGN RESPONSE











HIGH QUALITY

Elsternwick has always been a node of connection. From its modest village beginnings along Elster Creek in 1851, it provided an anchor to the immediate surrounds, and through transport and roads offered vital connections to the greater surrounds. Connections from the developing city of Melbourne, to the southeast corridor of Brighton and the Peninsula beyond, to Port Philip Bay through Port Ormond, to the eastern corridor along the now obsolete Rosstown Railway line; all the connections placed Elsternwick as both a destination and a focal point of movement for the growing Melbourne landscape.

Within the fabric of the Urban Renewal proposed for Elsternwick, the site plays a significant role in the transition of this precinct. Its size, corner location, and proximity to Glenhuntly Road afford the opportunity for an architectural statement that is both connected to the site, and reflects movement through its form.

CBG Architects has continued to developed a refined and concise response to the sites of 7-15 Horne Street, that also sits within the Glen Huntly Road precinct to create an iconic and high quality proposal that expresses the historical connections of the area in both the visual and physical expression.

The renewed and considered response to the site, further develops on articulated verticality, with the aim of providing a deliberate language of slender vertically read elements to assimilate closely to the historical proportions of the context and the continued movement through and around the site.

REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) UPDATED DESIGN RESPONSE FOLLOWING DESIGN CHANGE

		01.11.2018	ISSUED FOR TOWN PLANNING
	А	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
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	F	22.12.2020	VOLUNTARY AMENDMENTS
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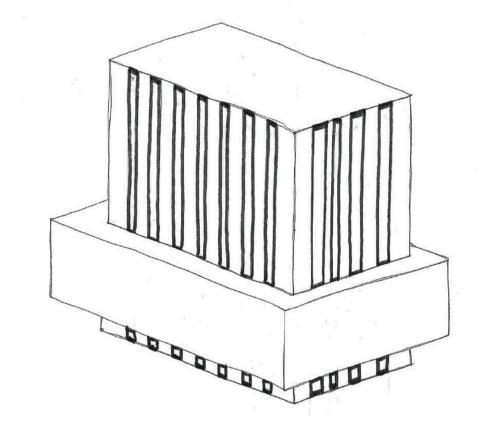
NOT FOR CONSTRUCTION

MIXED USE PROPOSAL DESIGN RESPONSE

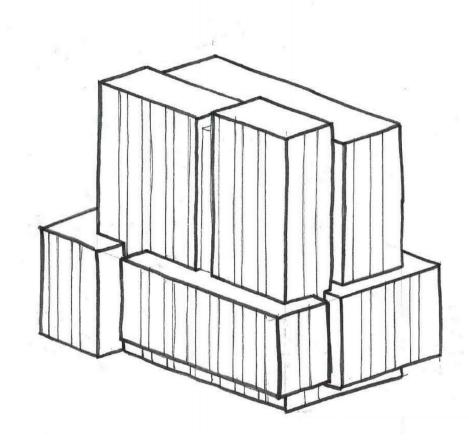
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CONNECTION $\langle -----\rangle$ MOVEMENT $\langle -----\rangle$ MOTION



DETAIL



ICONIC

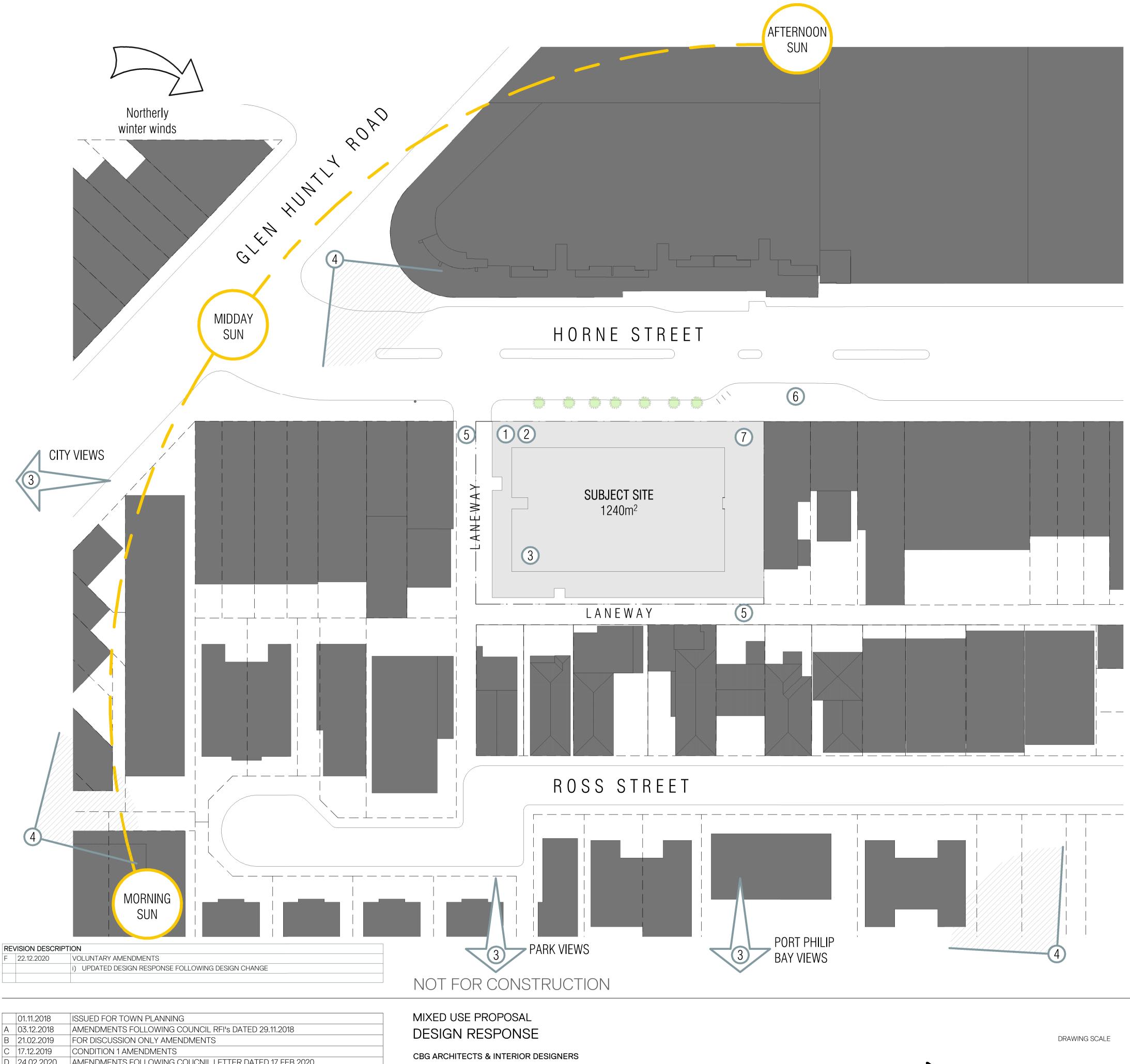
7 - 15 HORNE STREET ELSTERNWICK, VIC

VCAT ISSUE ARCHITECTURAL PHILOSOPHY

DR02 - F

1702





D 24.02.2020 AMENDMENTS FOLLOWING COUCNIL LETTER DATED 17 FEB 2020 23.02.2020 AMENDMENTS FOLLOWING COICNIL RFI 22.12.2020 VOLUNTARY AMENDMENTS

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NORTH



URBAN CONTEXT RESPONSE

(1)DESIGN PROPOSAL

Mixed use development consisting of ground level retail facilities, 3 level residential podium and 6 upper apartment levels.

2 DESIGN RESPONSE

The design reflects the connection of movement and motion through its form, both visually and physically, a gesture expressed through the progression of all the elements of the building.

3 VIEWS FROM THE BUILDING

Views to Port Phillip Bay are visible from the north/west to the south/west of the site, from the top of the podium up. Prominent city views will also be visible to the north side of the site.

(4) VIEWS TO THE BUILDING

A vista of the building in the built environment will be a prominent icon from Nepean Highway, both as you are heading towards and from the city. The building will also be seen as a visual anchor point from the corner of Glen Huntly Road and Horne Street.

5 VEHICLE ACCESS

The site will be giving back to the street by widening of the laneway for shared vehicle and pedestrian flow. A widened service lane to the rear of the site to facilitate vehicle access to basement.

6 PEDESTRIAN ACCESS

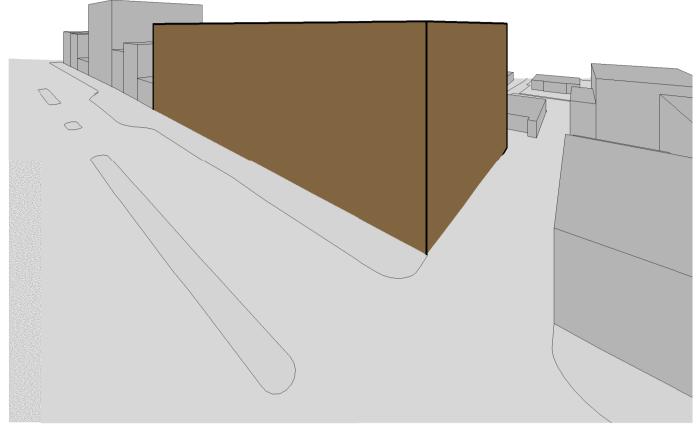
The primary building access point is located to the northern corner boundary, shared with Horne. The proximity to Elsternwick Station allows for an increase in pedestrian movement in this area.

7 MASSING

A strong podium element (lower mass) and a centralized tower (upper mass). The podium will act as visual grounding and a relatable streetscape proportion. A set of retail frontages suitable for various programs are located on ground level along Horne Street, whilst residences and associated facilites are located in the podium taking advantage of the bay views. The tower is a centralized accommodation core of the building.

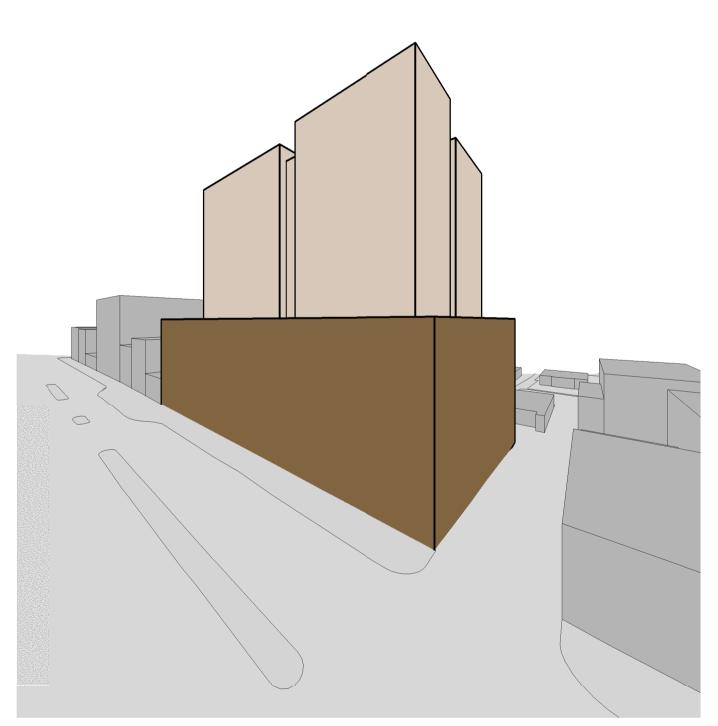
1702

DR03 - F



PODIUM

Ground to level 3 element to represent the consistent street facade height of building currently visible within the Horne Street context, and future preferred context



SKYLINE PROFILE

Considered profile atop a vertical element draws visual interest to up the building form, and promotes a deliberate hierarchy towards the northern boundary corner, pronouncing the primary pedestrian entry along the streetscape.

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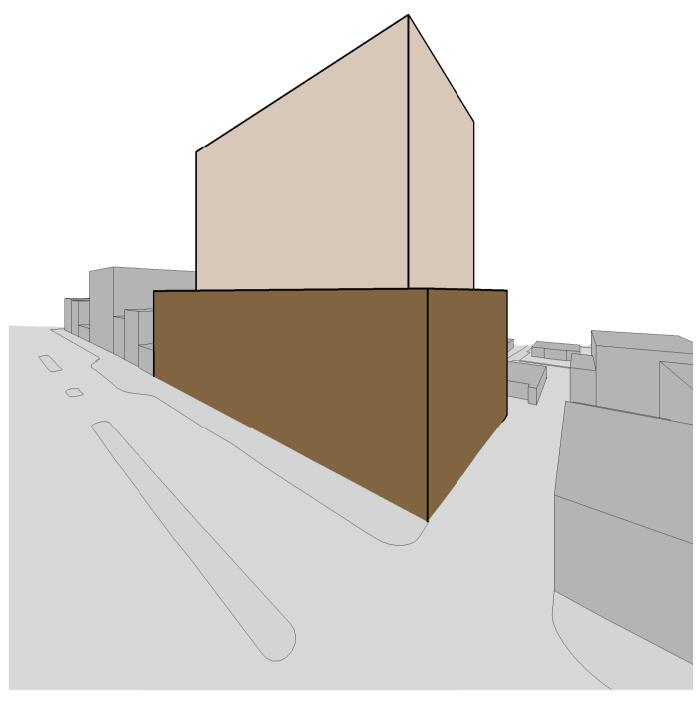
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MIXED USE PROPOSAL DESIGN RESPONSE

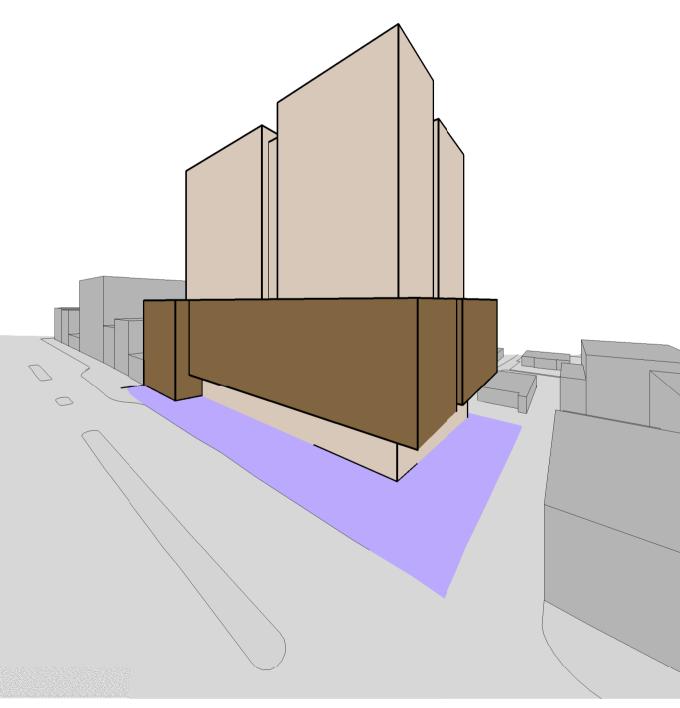
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Recessed element to all boundaries that provides a street scaled, vertical connection to the rising and setback form above.



PODIUM ACTIVATION

Podium at street level removed to give back to a trafficable streetscape. This podium subtraction allows for external congregation spaces and the presence of a recognizable sense of address. Furthermore providing ease of pedestrian flow and movement in and around the proposal.

Vertical breaks within the podium create separation between grounded and weightless podium elements, with a clear lightness orientated towards Horne Street and laneway's contexts.

VCAT ISSUE MASSING AND RYTHEM

7 - 15 HORNE STREET ELSTERNWICK, VIC

1702 DR04 - F





View from northern footpath of Glenhuntly Road, looking south down Horne Street towards subject site.

Outline of Approved Mass maximum height and setbacks

RE	VISION DESCRIPT	ION	
F	22.12.2020	VOLUNTARY AMENDMENTS	
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7 - 15 HORNE ELSTERNWIC	

VCAT ISSUE DISTANT VIEWS OF MASSING

1702

DR05 - F





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Е	23.02.2020	AMENDMENTS FOLLOWING COICNIL RFI	P: +61 3 9525 3855
F	22.12.2020	VOLUNTARY AMENDMENTS	
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REVISION DESCRIPTION

F 22.12.2020

VOLUNTARY AMENDMENTS

) UPDATED DESIGN RESPONSE FOLLOWING DESIGN CHANGE

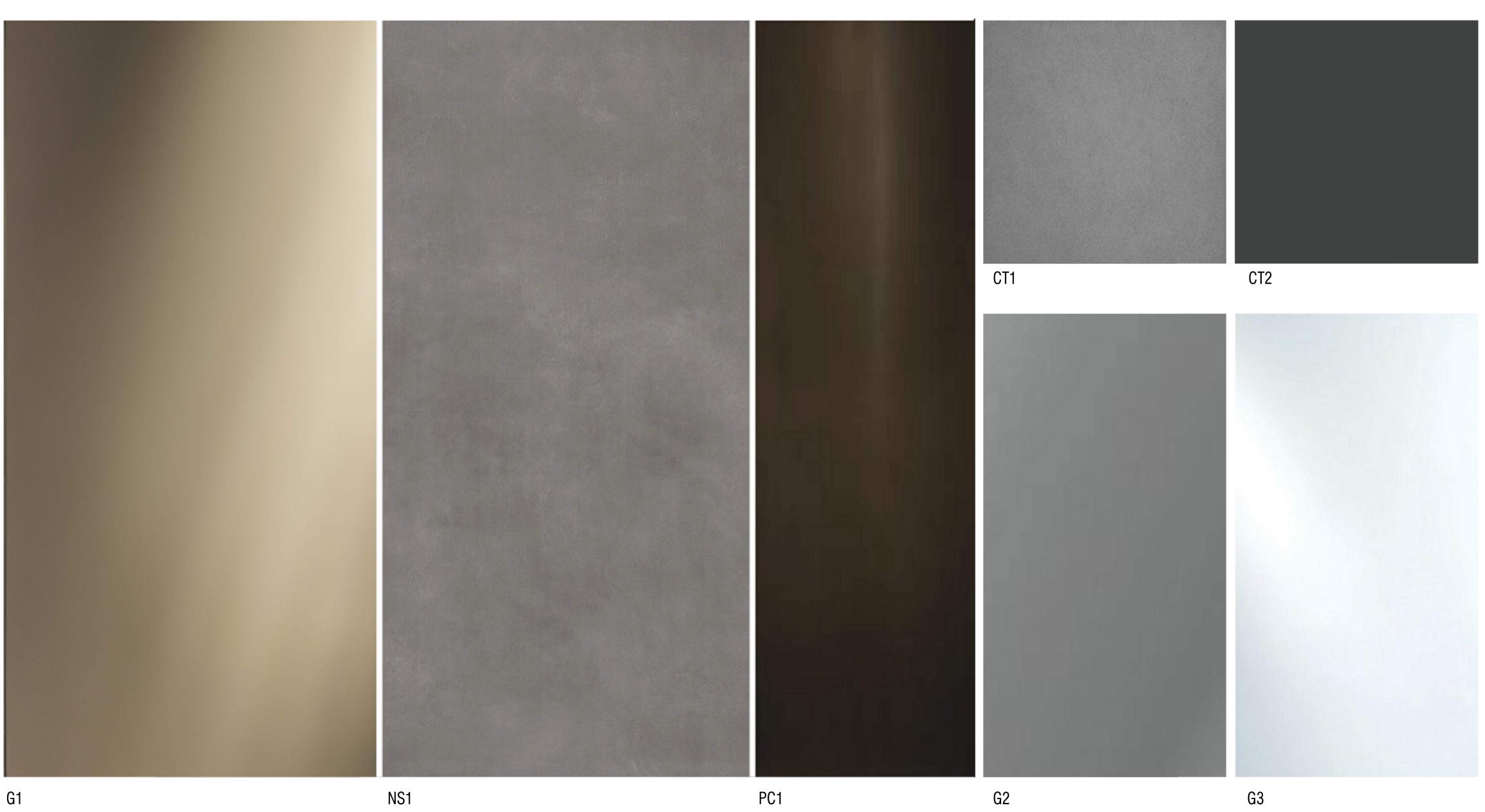
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7 - 15 HORNE STREET
ELSTERNWICK, VIC

VCAT ISSUE STREETSCAPES 1702 DR06 - F





REVISION DESCRIPTION

F 22.12.2020 VOLUNTARY AMENDMENTS

F 22.12.2020 VOLUNTARY AMENDMENTS

		i) REVISED FINISHES FOLLOWING CHANGE IN BUILDING USE	
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FINISHES NOTE

All finishes are indicative only. They represent the intended appearance only and not necessarily the base material. (subject to design development)

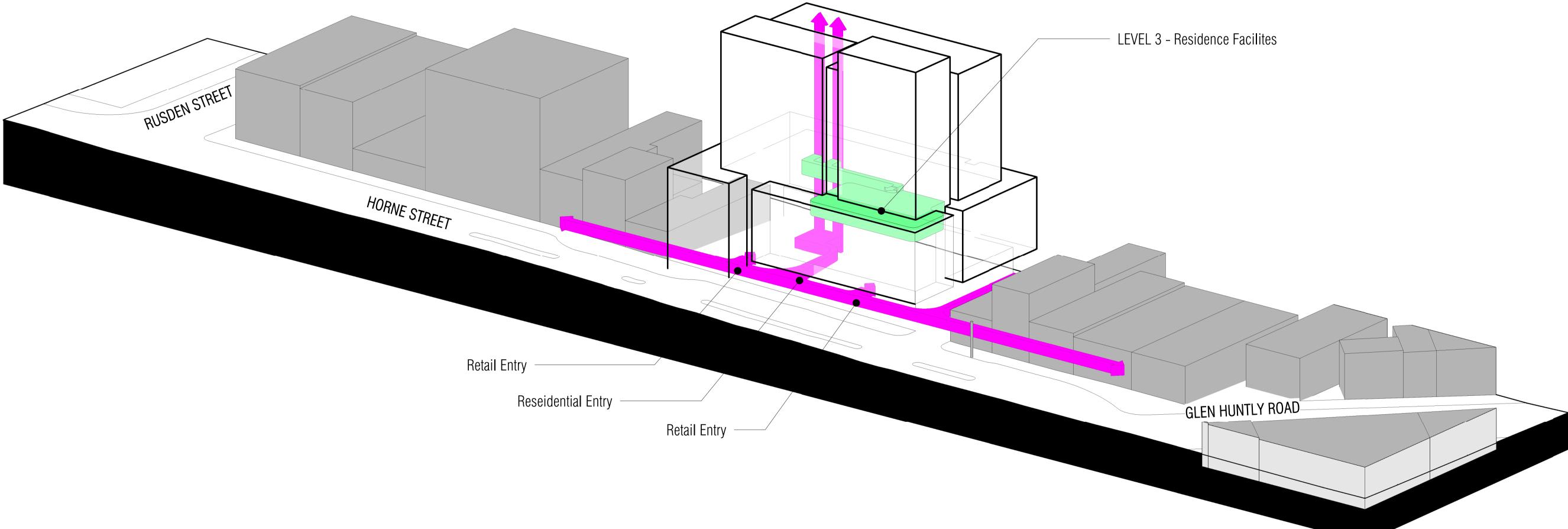
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FINI	SHES LEGEND
(\mathbf{X})	Finish Code
CT1	CONCRETE - Natural Concrete Finish
CT2	CONCRETE - Charcoal tint
G1	GLASS - Bronze Tint (all glass unless otherwise specified)
G2	GLASS - Grey Tint
G3	GLASS - Obscure (max 25% transparency)
PC1	POWDERCOAT - Dark Bronze (window frames)
NS1	NATURAL STONE LOOK - Dark Grey
<u> </u>	mmmmmm

7 - 15 HORNE STREET ELSTERNWICK, VIC

VCAT ISSUE FINISHES

1702 DR07 - F





REVISION DESCRIPTION			
F	22.12.2020	VOLUNTARY AMENDMENTS	
		i) UPDATED DESIGN RESPONSE FOLLOWING DESIGN CHANGE	
			NO
	01.11.2018	ISSUED FOR TOWN PLANNING	MIXE

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F	22.12.2020	VOLUNTARY AMENDMENTS

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MIXED USE PROPOSAL DESIGN RESPONSE

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	1702
7 - 15 HORNE STREET ELSTERNWICK, VIC	DR08 - F
VCAT ISSUE	

STREET ACTIVATION - COMMERCIAL





REVISION DESCRIPTION		
F 2	22.12.2020	VOLUNTARY AMENDMENTS
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MIXED USE PROPOSAL DESIGN RESPONSE

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VCAT ISSUE STREET ACTIVATION - PERSPECTIVE



1702 DR09 - F



=	22.12.2020	VOLUNTARY AMENDMENTS	
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MIXED USE PROPOSAL DESIGN RESPONSE

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7 - 15 HORNE STREET ELSTERNWICK, VIC 1702 DR10 - F

VCAT ISSUE COMMERCIAL ACTIVATION - PERSPECTIVE

