



DESIGN RESPONSE - INDEX

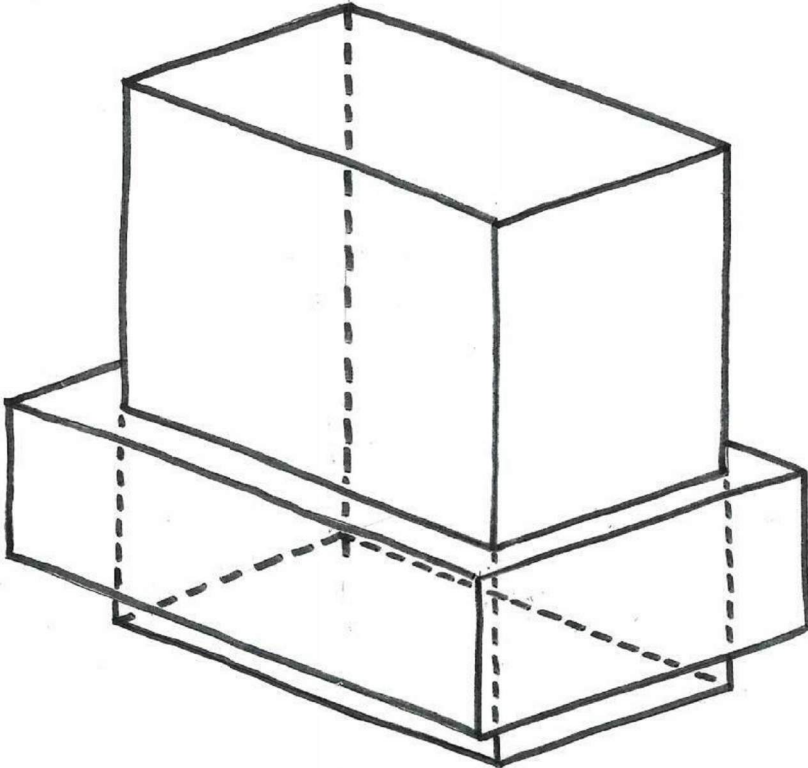
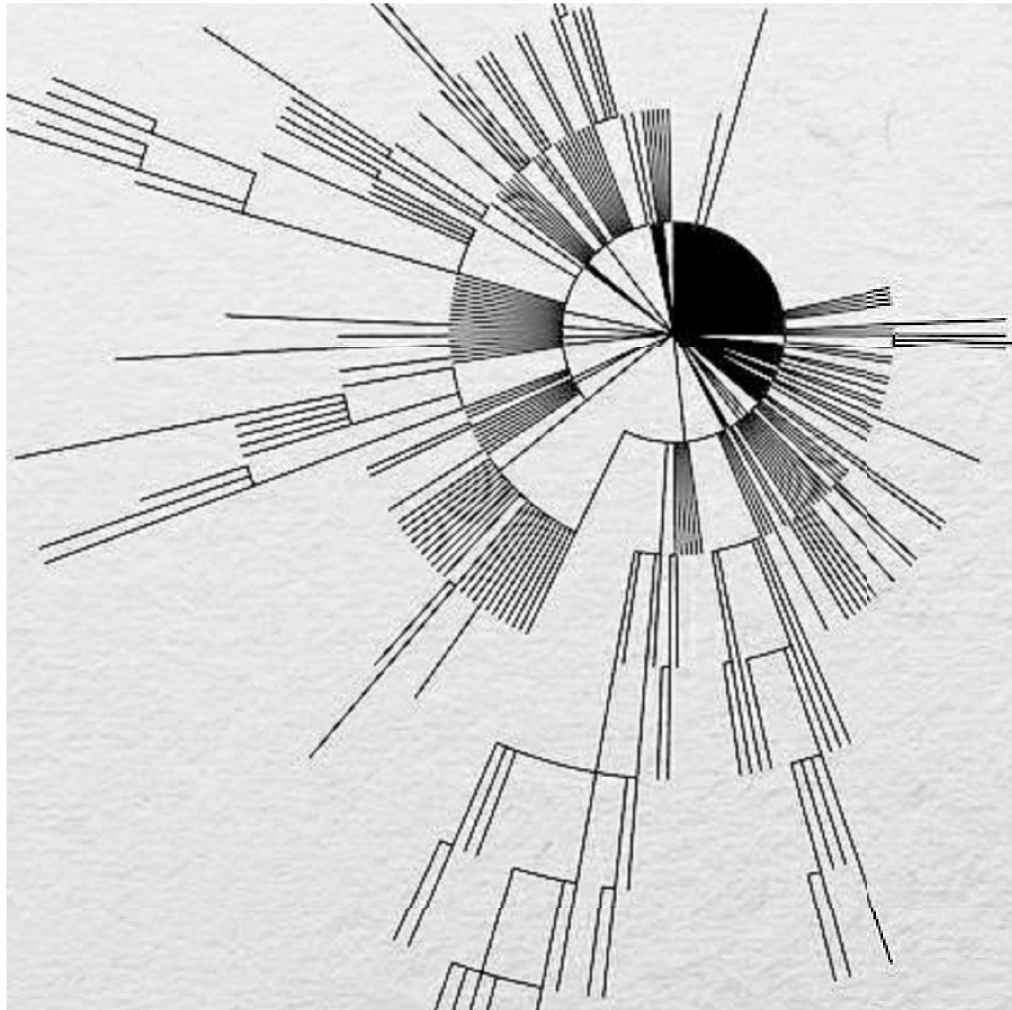
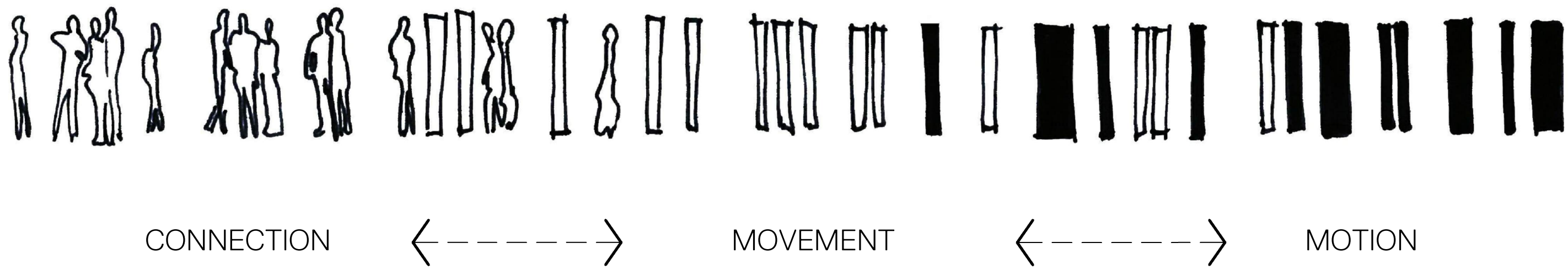
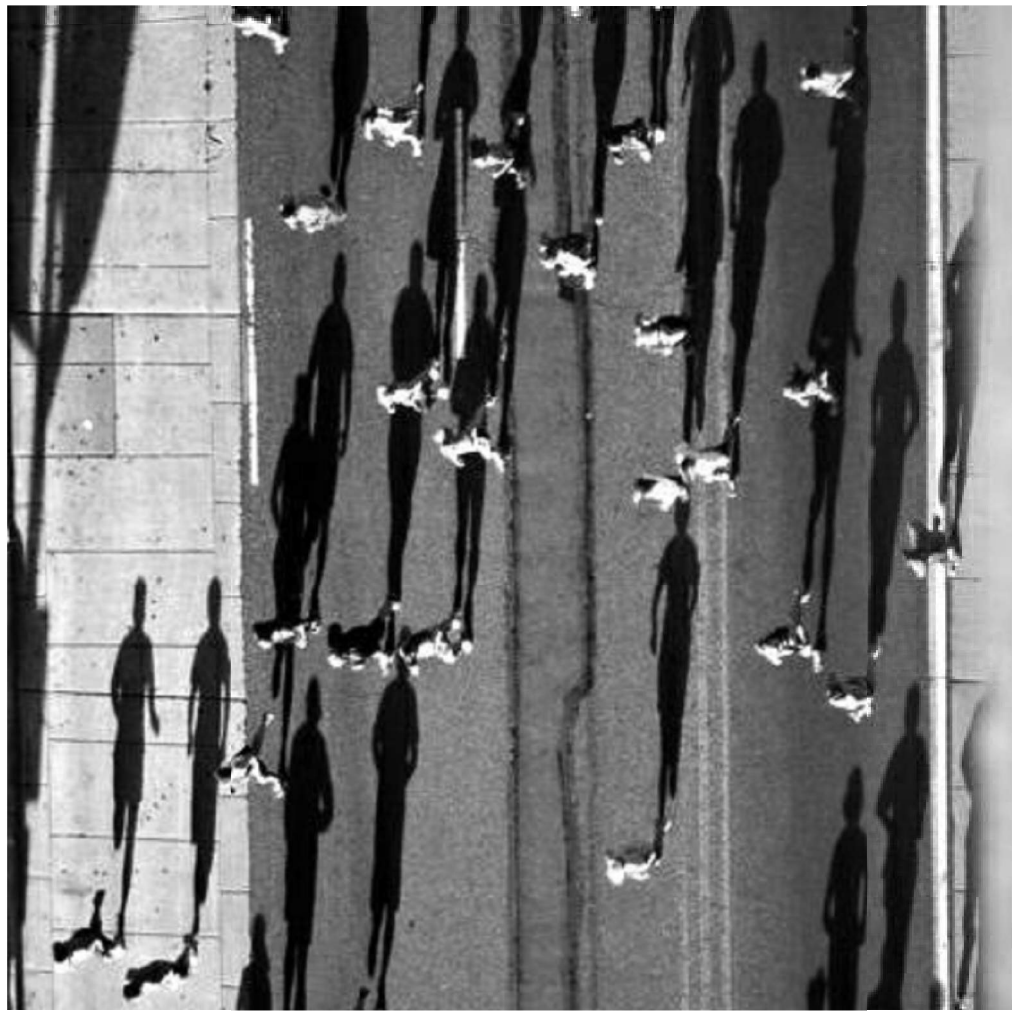
SHEET NUMBER	SHEET NAME
DR02	ARCHITECTURAL PHILOSOPHY
DR03	URBAN CONTEXT AND RESPONSE
DR04	MASSING AND RYTHEM
DR05	DISTANT VIEWS OF MASSING
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DR07	FINISHES
DR08	STREET ACTIVATION - COMMERCIAL
DR09	STREET ACTIVATION - PERSPECTIVE
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DESIGN RESPONSE

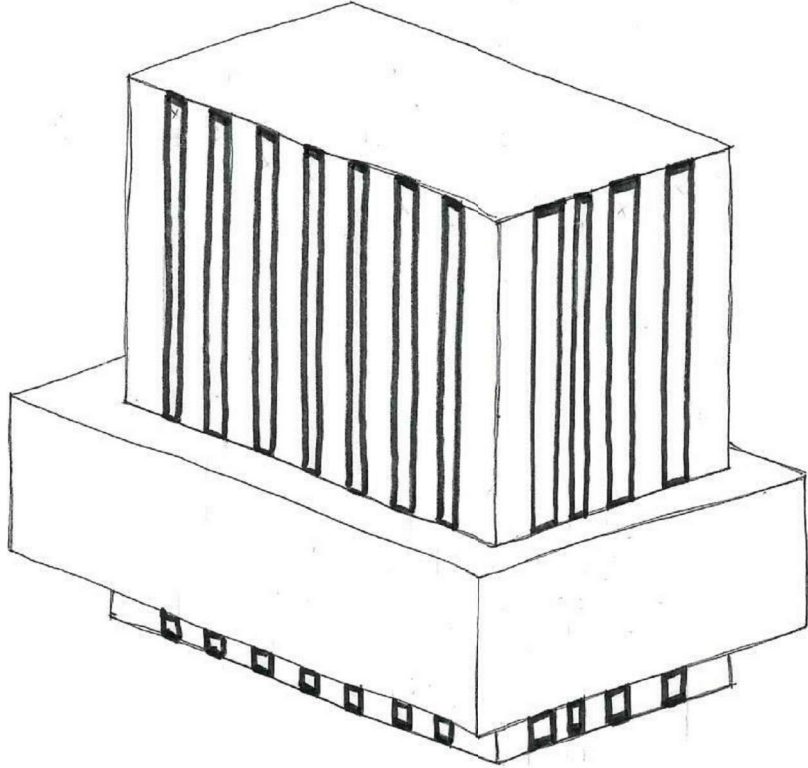


7 - 15 HORNE STREET  
ELSTERNWICK, VIC

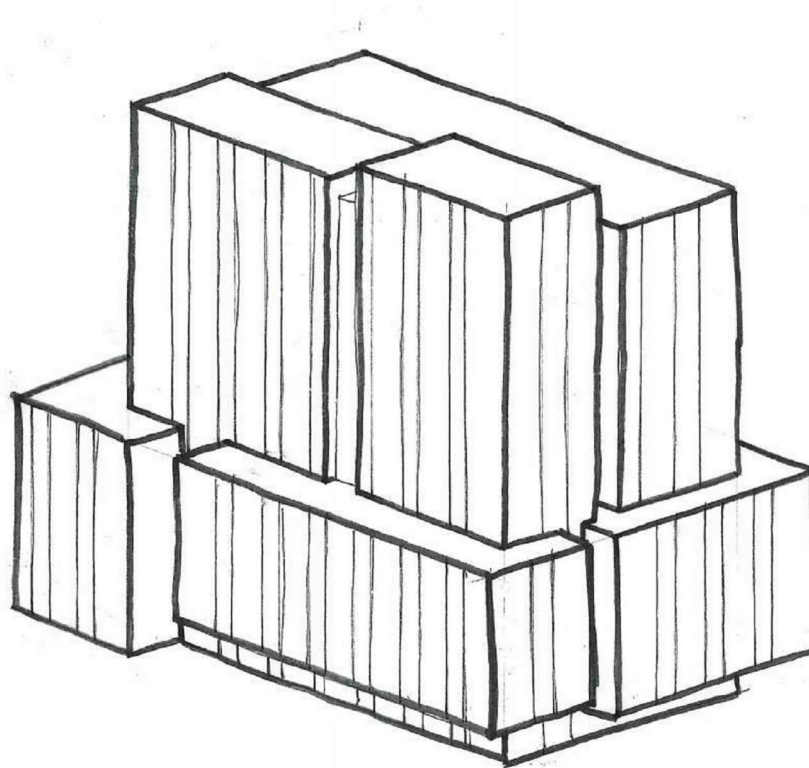
MIXED USE PROPOSAL



HIGH QUALITY



DETAIL



ICONIC

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 opposite Elsternwick train station, 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.

NOT FOR CONSTRUCTION

MIXED USE PROPOSAL  
DESIGN RESPONSE

CBG ARCHITECTS & INTERIOR DESIGNERS  
33 Tope Street, South Melbourne VIC 3205  
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DRAWING SCALE

NA

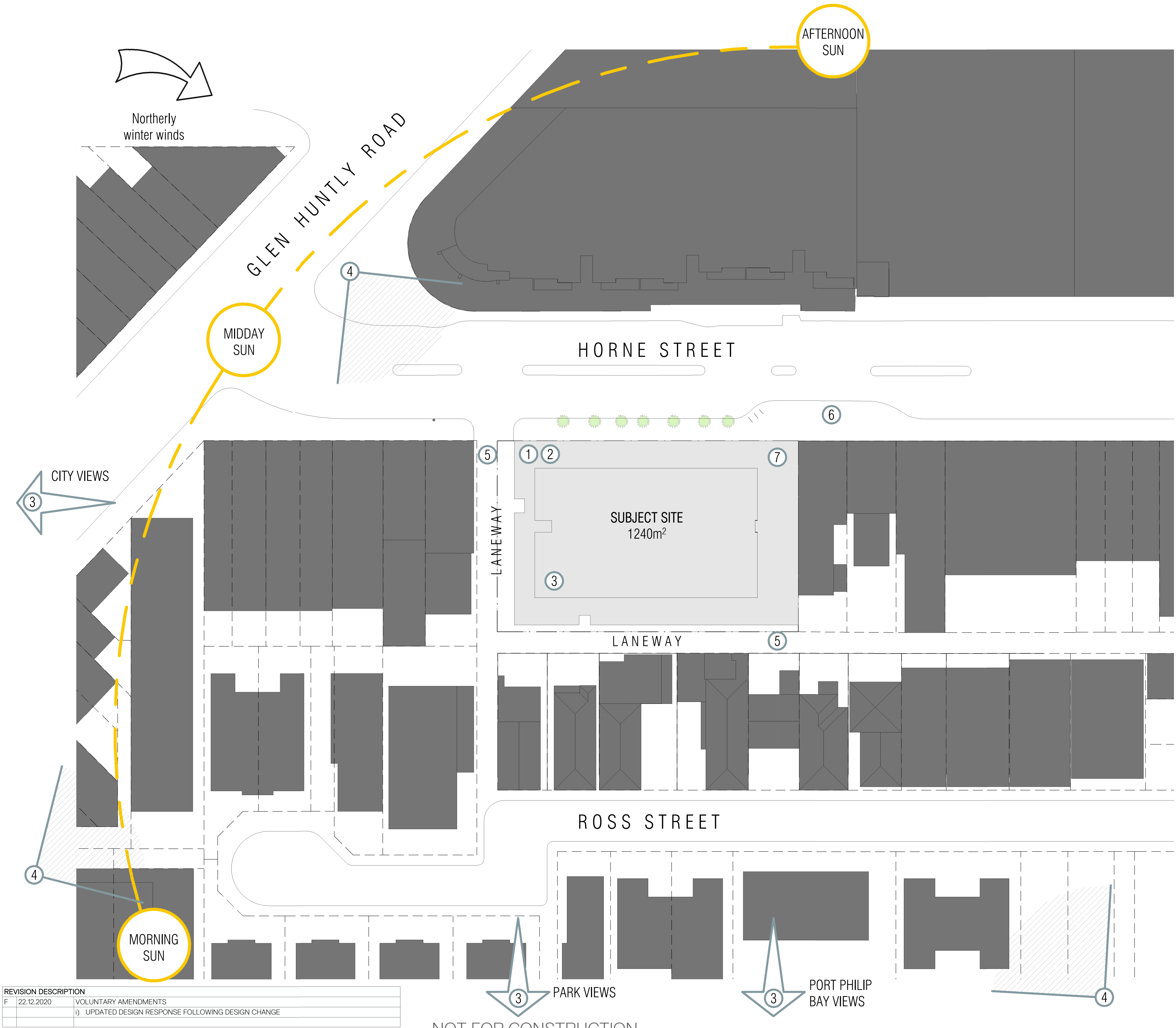
REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
		i) UPDATED DESIGN RESPONSE FOLLOWING DESIGN CHANGE

	01.11.2018	ISSUED FOR TOWN PLANNING
A	03.12.2018	AMENDMENTS FOLLOWING COUNCIL RFI's DATED 29.11.2018
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	1702
7 - 15 HORNE STREET ELSTERNWICK, VIC	DR02 - F
VCAT ISSUE	
ARCHITECTURAL PHILOSOPHY	

CBG





REVISION DESCRIPTION		
F	22.12.2020	VOLUNTARY AMENDMENTS
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URBAN CONTEXT RESPONSE

- DESIGN PROPOSAL**  
Mixed use development consisting of ground level retail facilities, 3 level residential podium and 6 upper apartment levels.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 facilities are located in the podium taking advantage of the bay views. The tower is a centralized accommodation core of the building.

■■■■■■■■■■	1702
7 - 15 HORNE STREET ELSTERNWICK, VIC	DR03 - F
VCAT ISSUE	
URBAN CONTEXT AND RESPONSE	









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

 Outline of Approved Mass maximum height and setbacks

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DRAWING SCALE

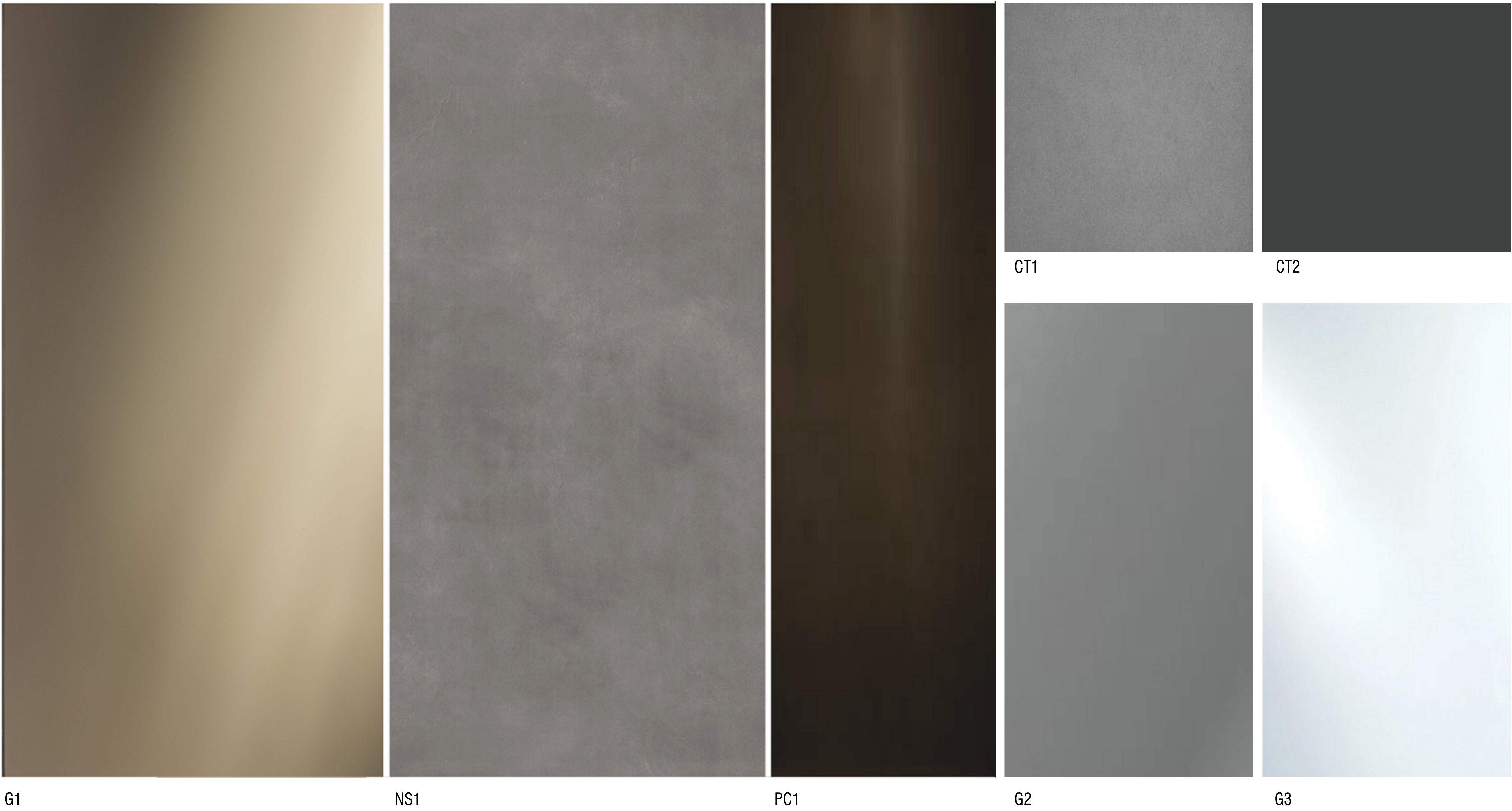
NA

	1702
7 - 15 HORNE STREET ELSTERNWICK, VIC	DR05 - F
VCAT ISSUE	
DISTANT VIEWS OF MASSING	









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

**F (i)**

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

G1

NS1

PC1

G2

# G3

REVISION DESCRIPTION		
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		i) REVISED FINISHES FOLLOWING CHANGE IN BUILDING USE

NOT FOR CONSTRUCTION

# MIXED USE PROPOSAL DESIGN RESPONSE


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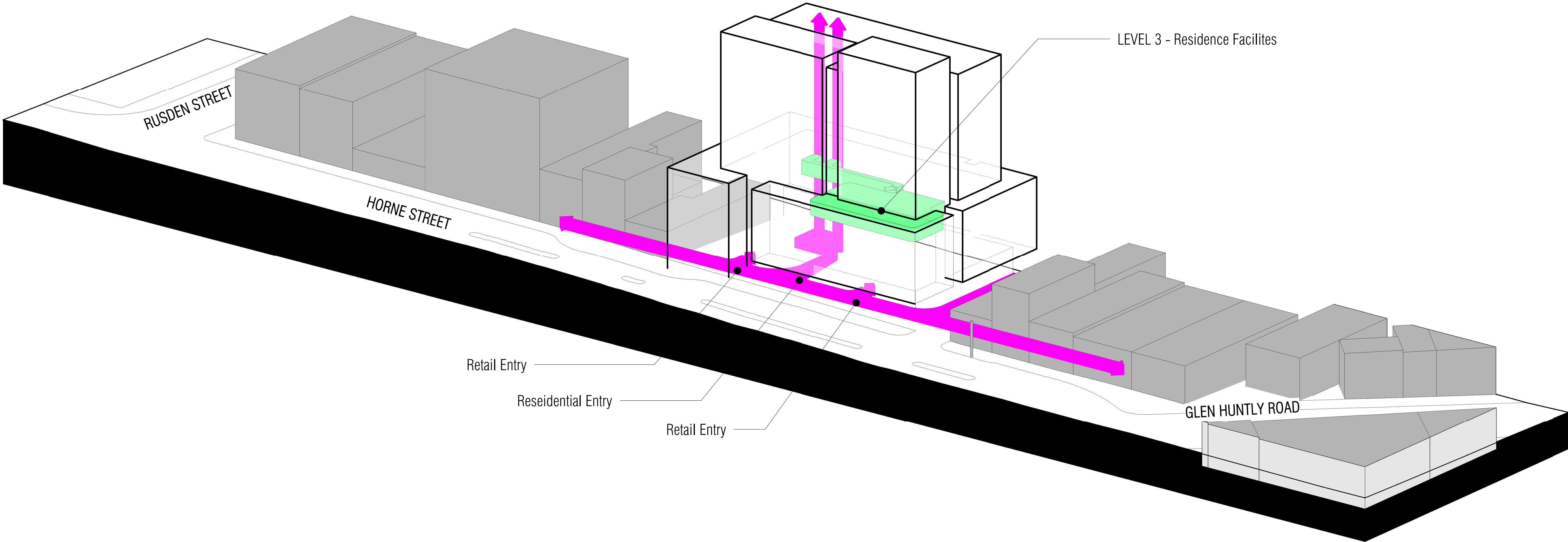
DRAWING SCALE                    1:100 @ A4  
   1:200 @ A3



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 <p>7 - 15 HORNE STREET ELSTERNWICK, VIC</p>	1702
	DR07 - F
VCAT ISSUE	
FINISHES	

# CBG



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







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 7 - 15 HORNE STREET ELSTERNWICK, VIC	1702
	<b>DR09 - F</b>
VCAT ISSUE	
STREET ACTIVATION - PERSPECTIVE	

**CBG**





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	DR10 - F
	VCAT ISSUE
COMMERCIAL ACTIVATION - PERSPECTIVE	

