

1.2 SITE DETAILS

365-391 PLUMMER STREET, PORT MELBOURNE

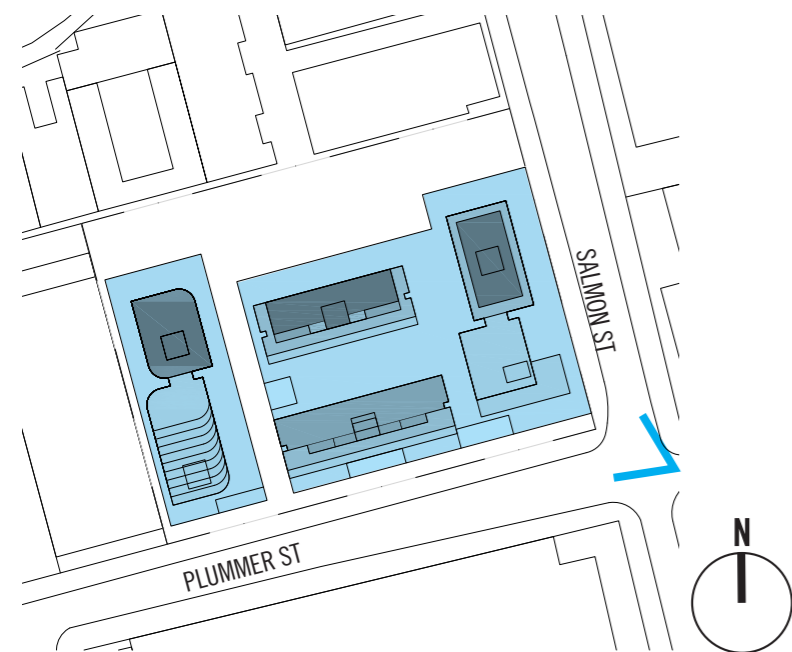
Site Area: 19,400 Sqm (Approx.)

Frontage: Plummer & Salmon St

Existing: Light Industrial

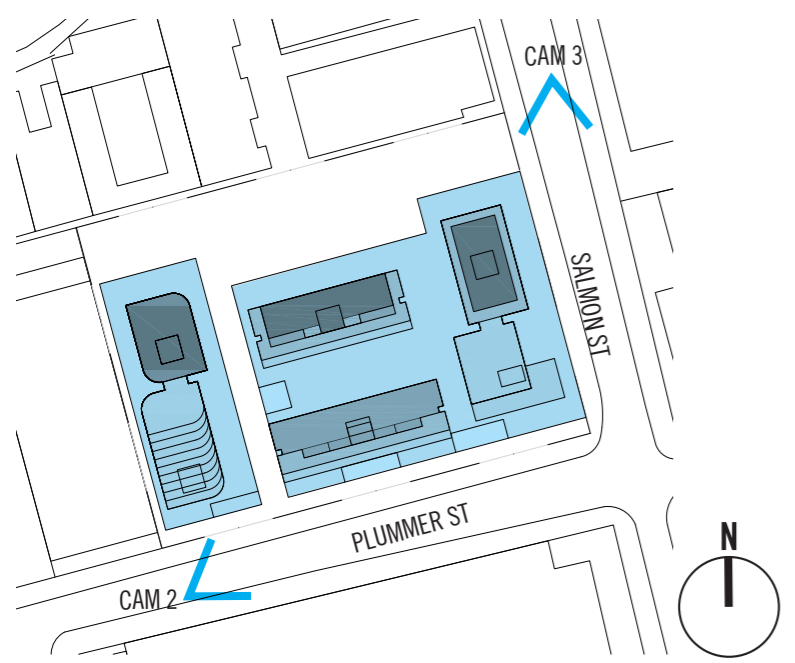


1.3 SITE PHOTOS



VIEW OF THE SITE LOOKING SOUTH WEST FROM THE CORNER OF PLUMMER ST & SALMON ST

1.3 SITE PHOTOS

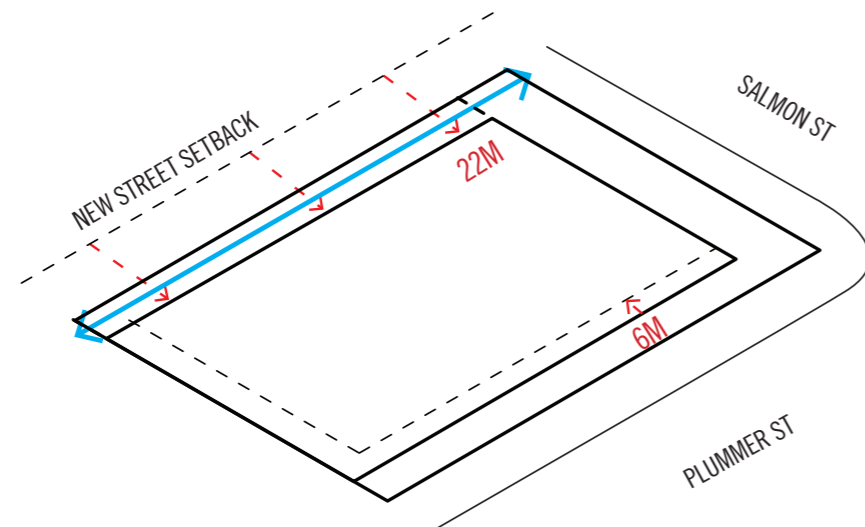


2. VIEW OF THE SITE LOOKING NORTH EAST ON PLUMMER STREET



3. VIEW OF THE SITE LOOKING SOUTH ON SALMON STREET

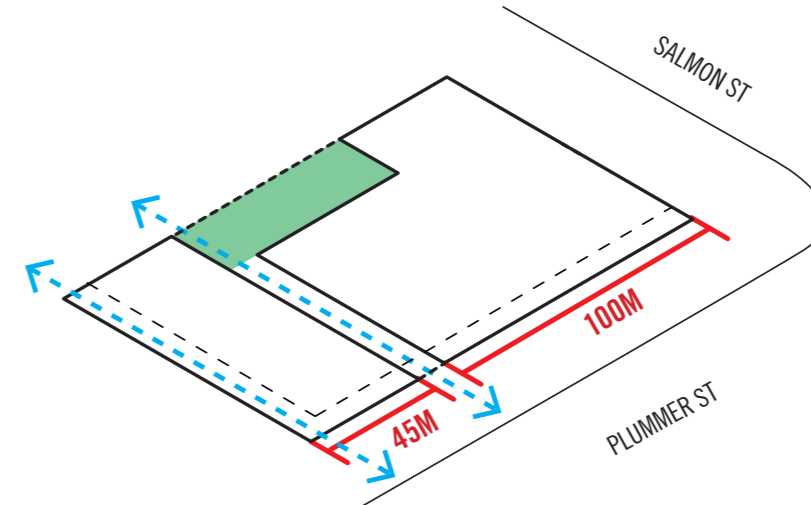
2.1 MASTER PLANNING STRATEGY



- - - ➔ INFRASTRUCTURE SETBACK
- - - ➔ NEW STREET

1. NEW ROAD

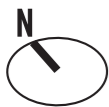
- 22M SETBACK TO CREATE NEW ROAD TO THE NORTH OF THE SITE
- 6M ROAD WIDENING TO PLUMMER ST



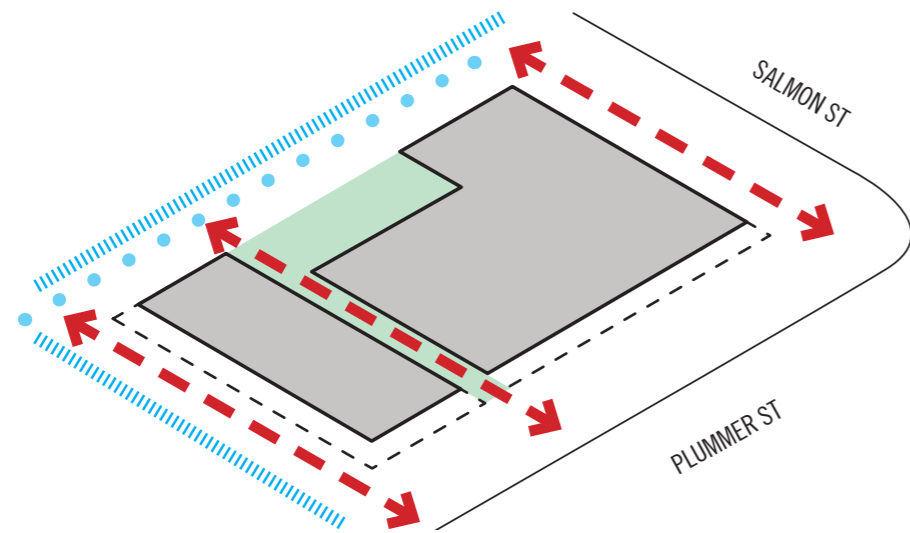
- | | STREET WALL SEPARATION
- - - ➔ THROUGH SITE LINKS




2. THROUGH-SITE LINKS

- ADDITION OF PUBLIC PARK TO EAST OF SITE
- PROVIDE THROUGH-SITE LANDSCAPED LINKS TO EXISTING PEDESTRIAN NETWORK
- ISOLATE SITE INTO DEVELOPABLE PARCELS



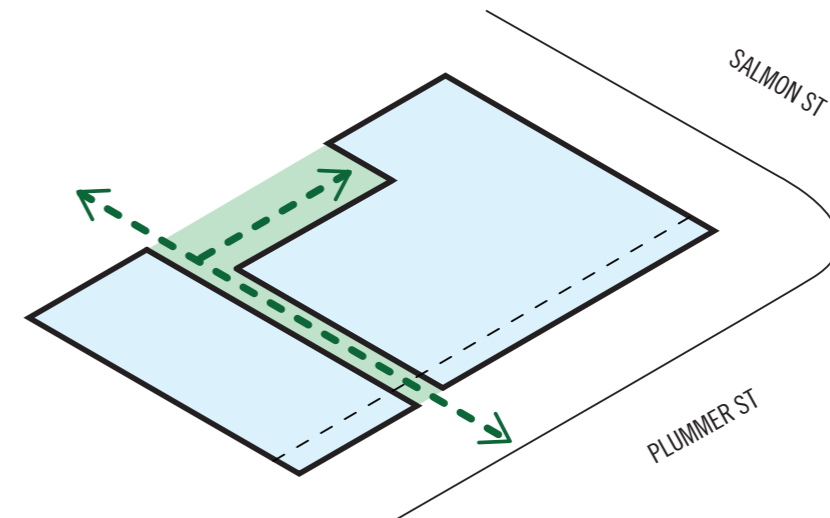
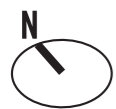
2.1 MASTER PLANNING STRATEGY



-  PEDESTRIAN ACCESS
-  VEHICLE ACCESS
-  BIKE ACCESS

3. PUBLIC ACCESS

- PEDESTRIAN ACCESS TO CIVIC BOULEVARD
- VEHICLE ACCESS TO NEW STREET

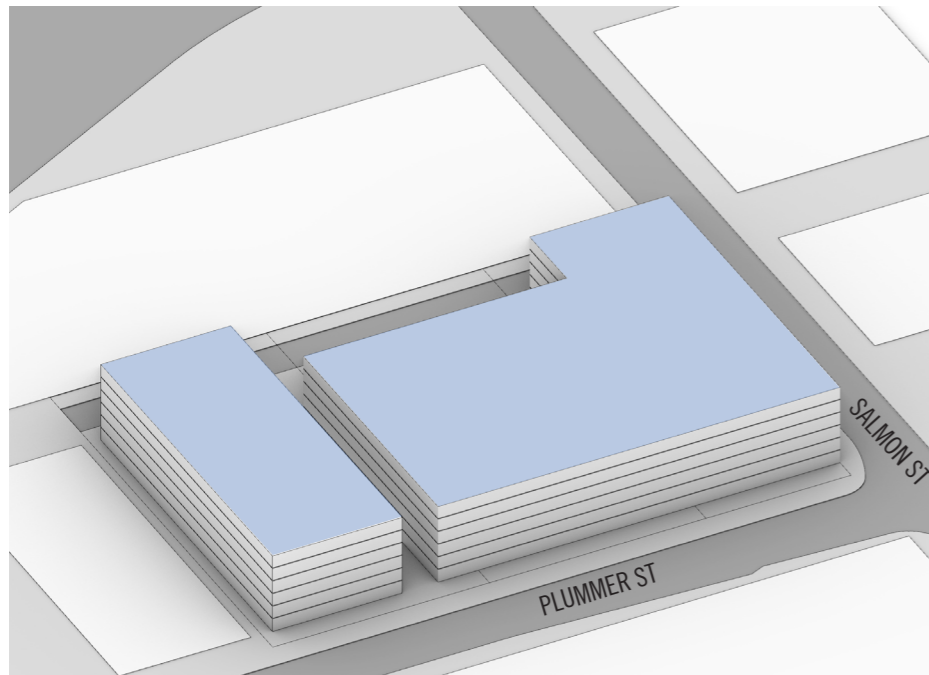


-  GREEN LANEWAYS

4. NEW PUBLIC LANDSCAPE SPINE

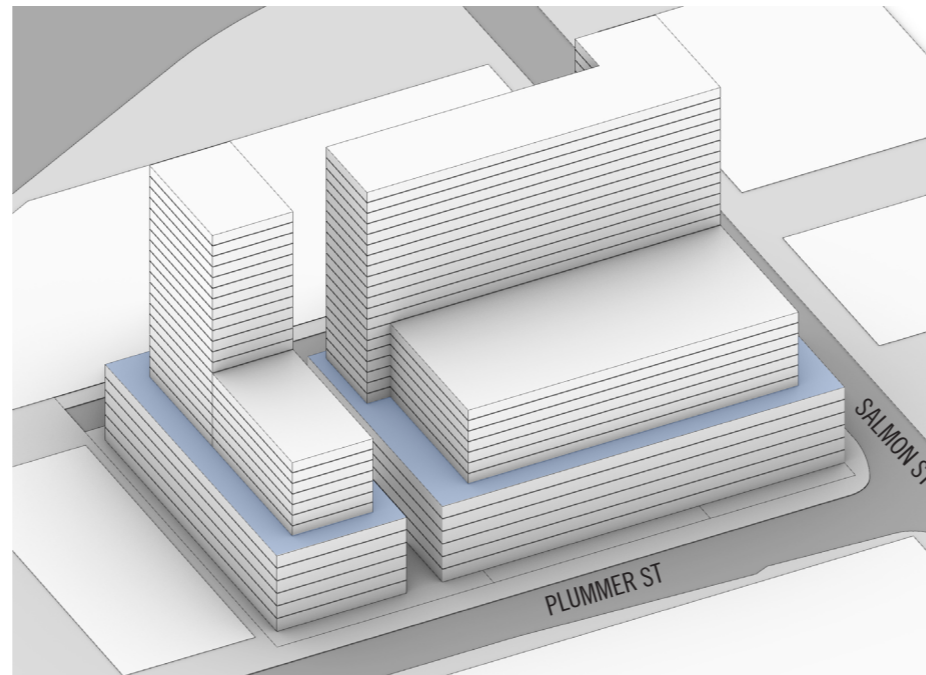
- LANDSCAPED THROUGH SITE LINKS
- PUBLICLY ACCESSIBLE URBAN PARKS AND GREEN LANEWAYS
- PROVIDES GREEN SPACE FOR FAMILIES LIVING IN THE COMPLEX & SURROUNDING AREA

2.2 MASSING PROGRESSION



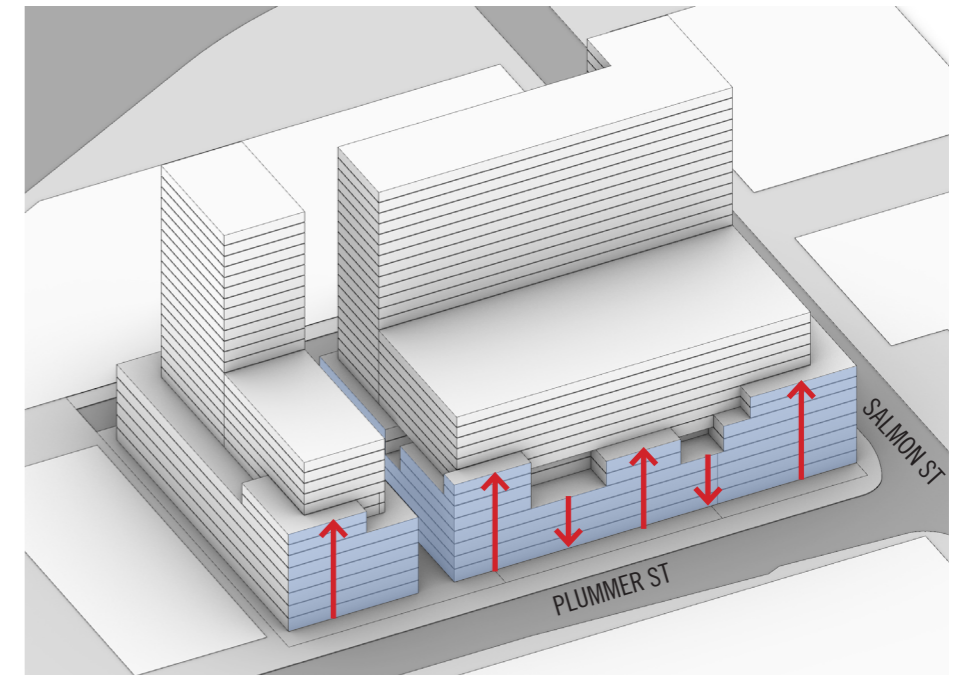
1. PODIUM

- 20M STREET WALL TO CIVIC BOULEVARD



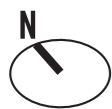
2. TOWER SETBACKS

- 10M SETBACKS TO STREETS AND LANEWAYS

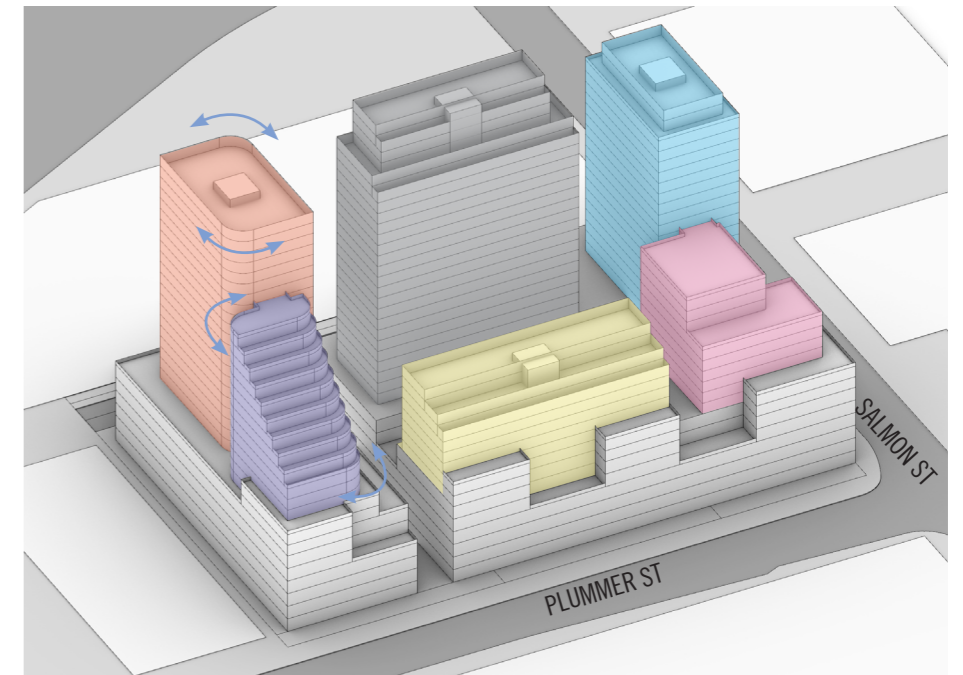
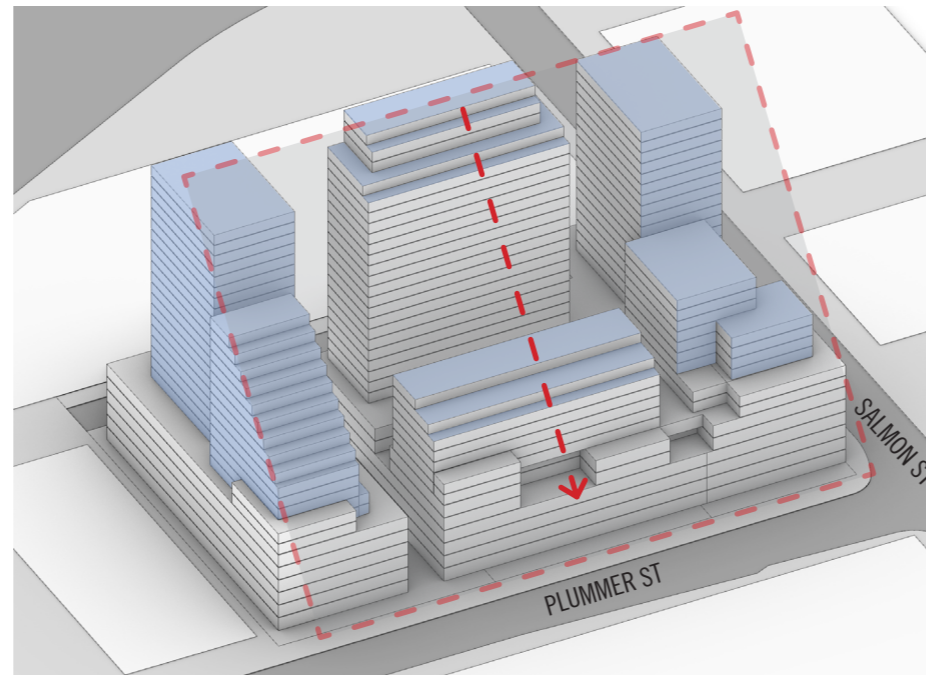
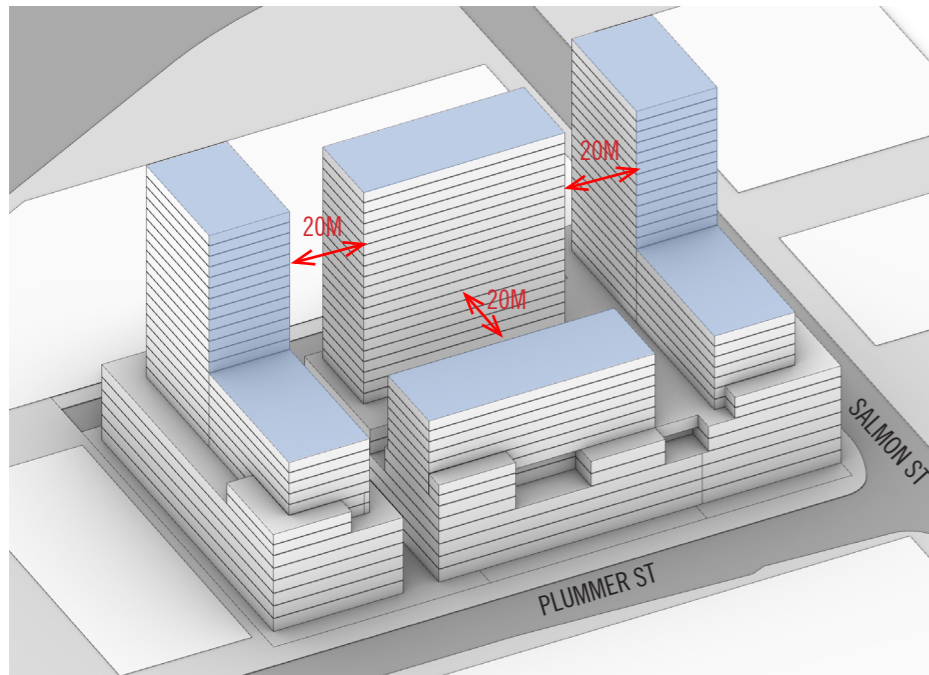


3. TOOTH & GAP FORM

- TOOTH AND GAP FACADE TO PODIUM BETWEEN 4 AND 8 STOREYS
- PUSH AND PULL APPROACH TO EMPHASIZE SOLID-VOID AND ACCESS TO LIGHT



2.2 MASSING PROGRESSION



4. TOWER SEPARATION

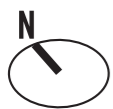
- TOWERS ARE SEPARATED 20M INTO 4 BLOCKS

5. SUNLIGHT ACCESS PLAN

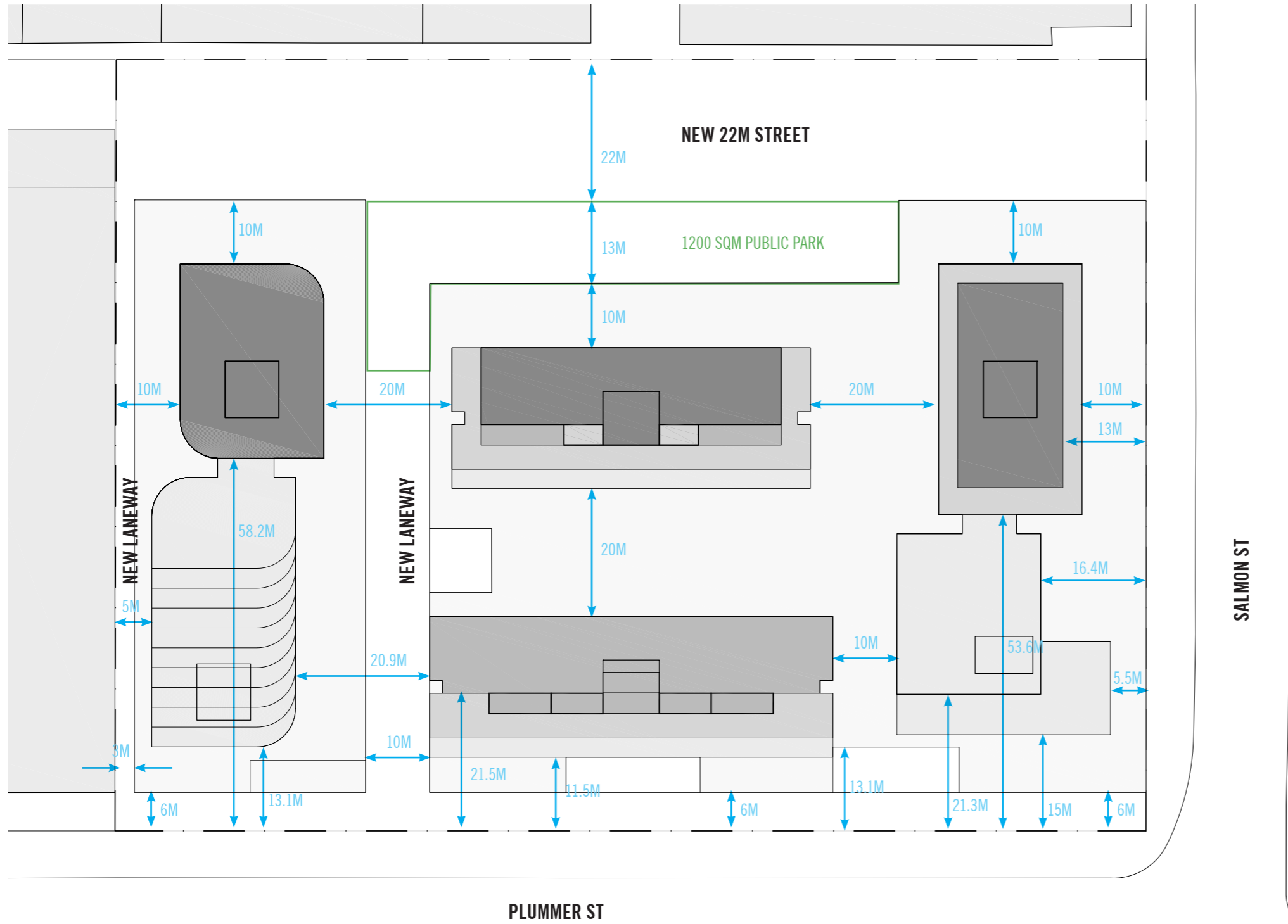
- INTRODUCE STEPPED FORM TO INCORPORATE WITH THE SUN PLAN.

6. VARIETY OF FORM

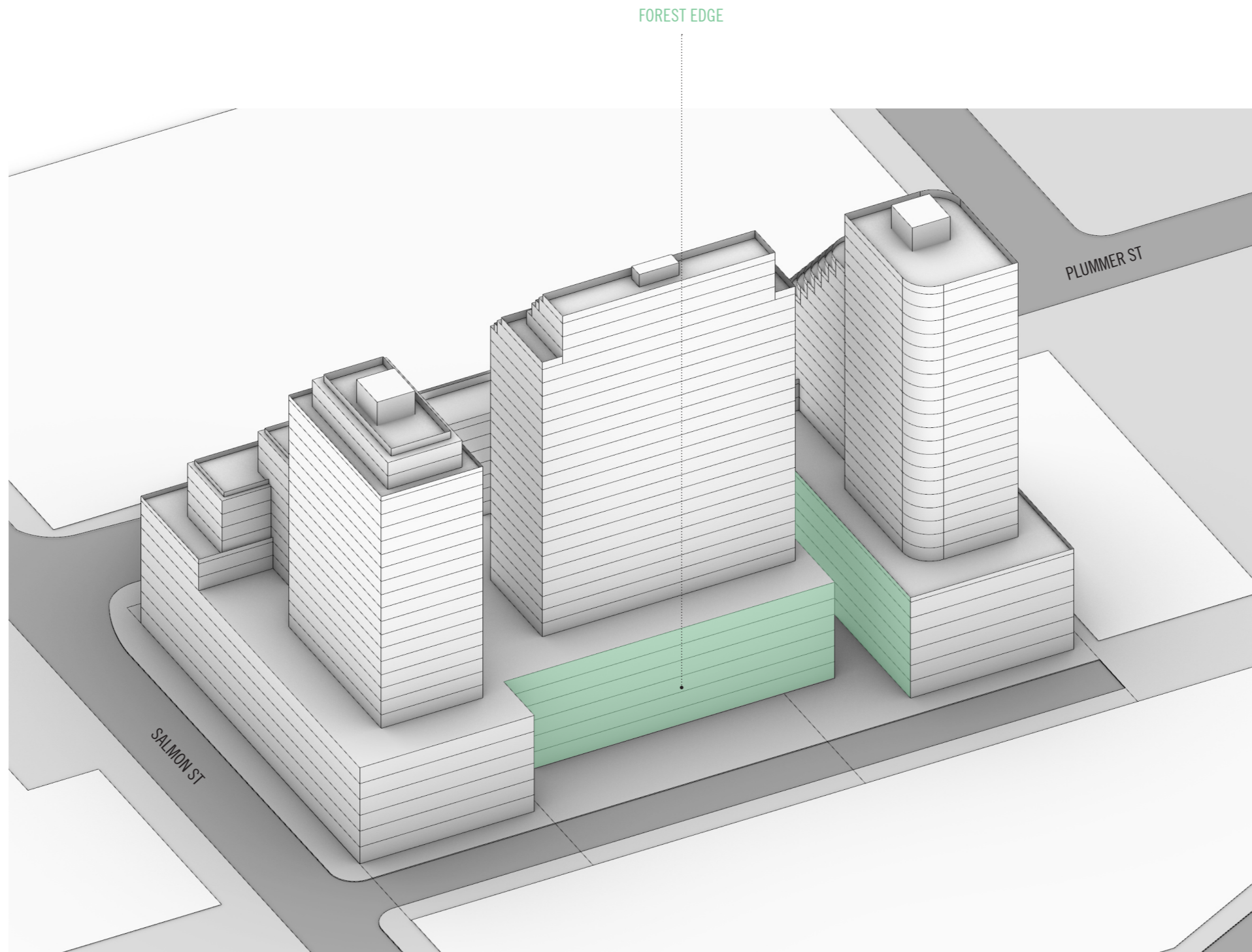
- INTRODUCE CURVED FORM TO END TOWERS IN RESPONSE TO SHADOW PLAN
- FILLETED CORNERS TO REDUCE BULK AND ACHIEVE THE SMOOTH FORM



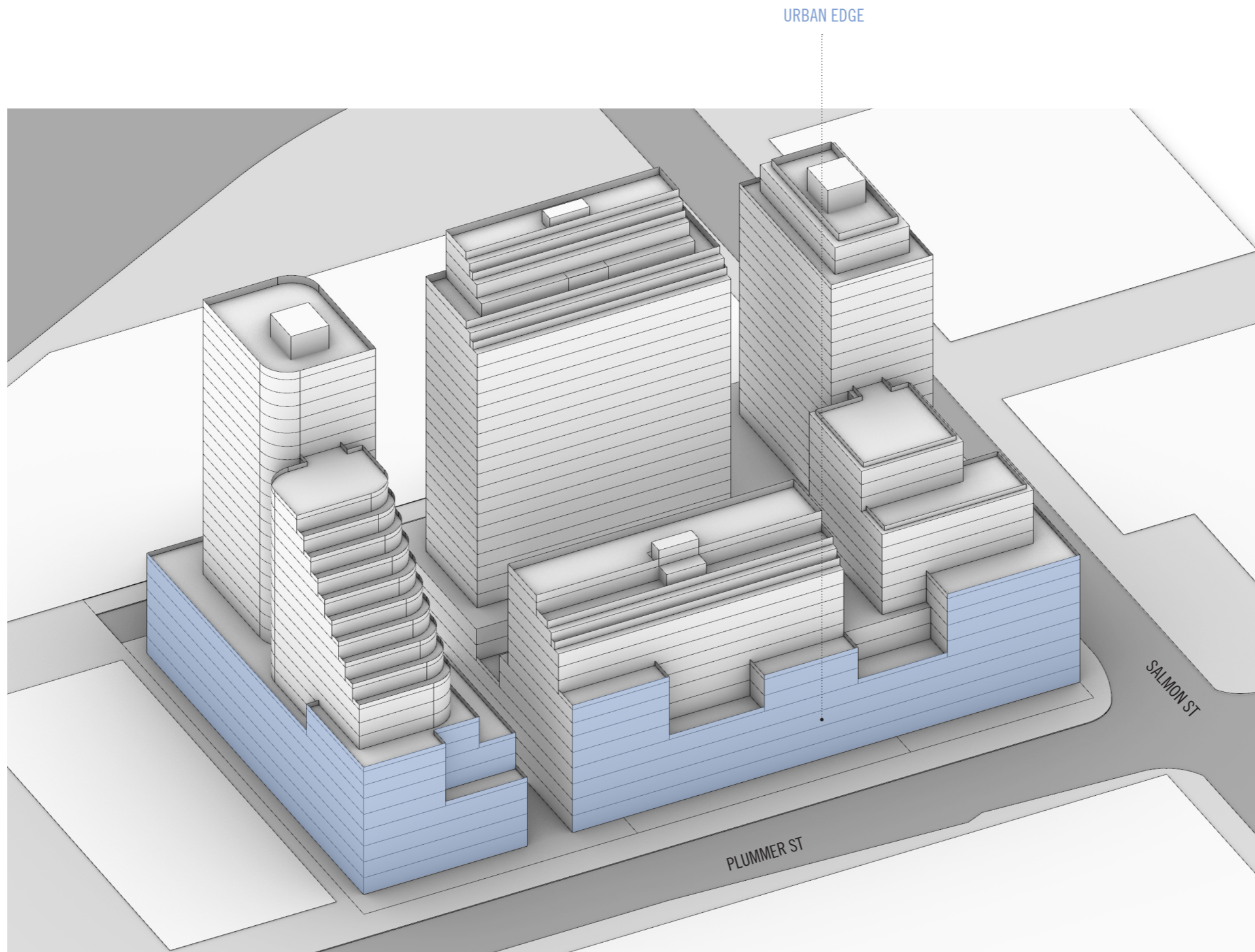
2.4 SETBACK DIAGRAM



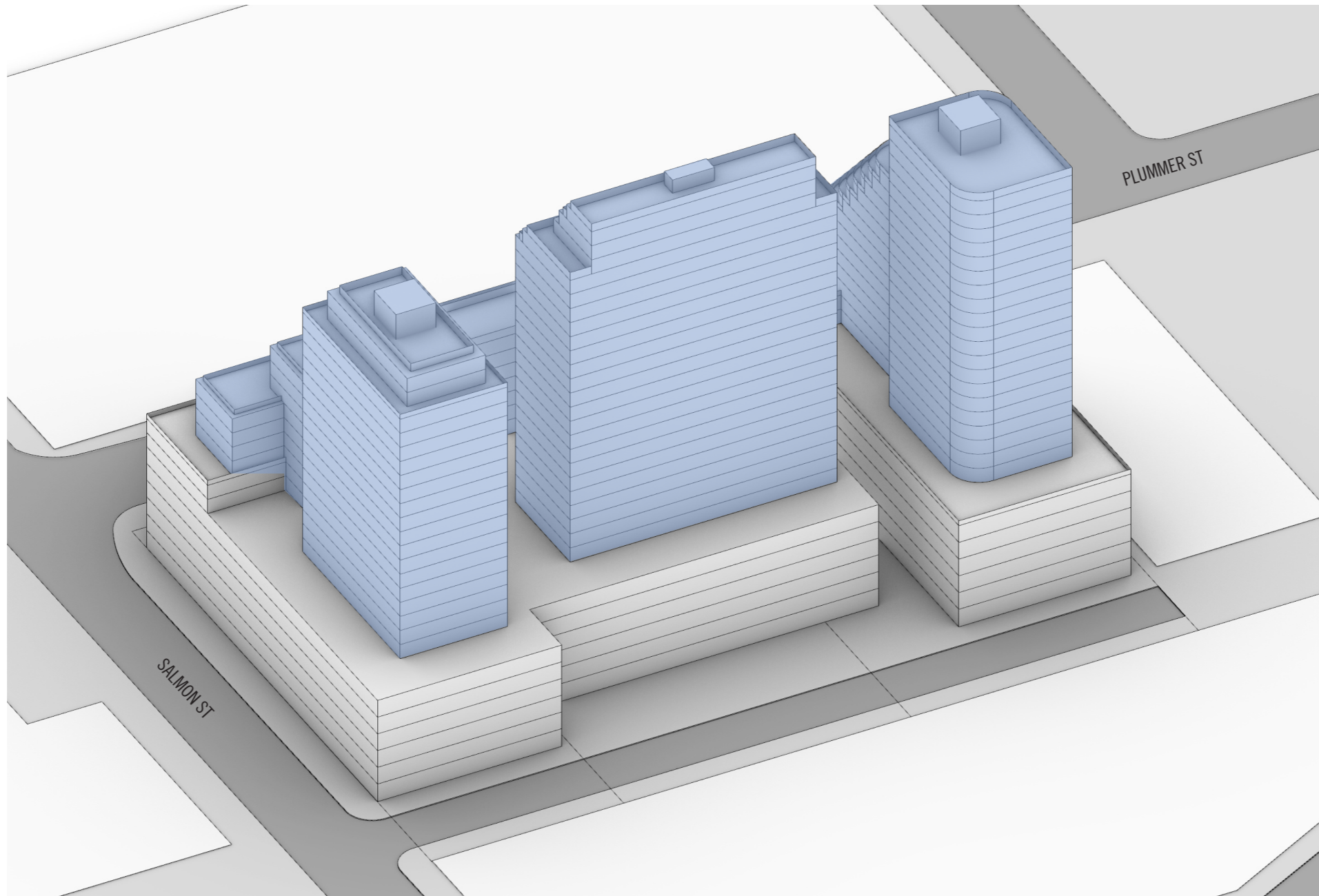
3.1 ARCHITECTURAL STRATEGY - PODIUM



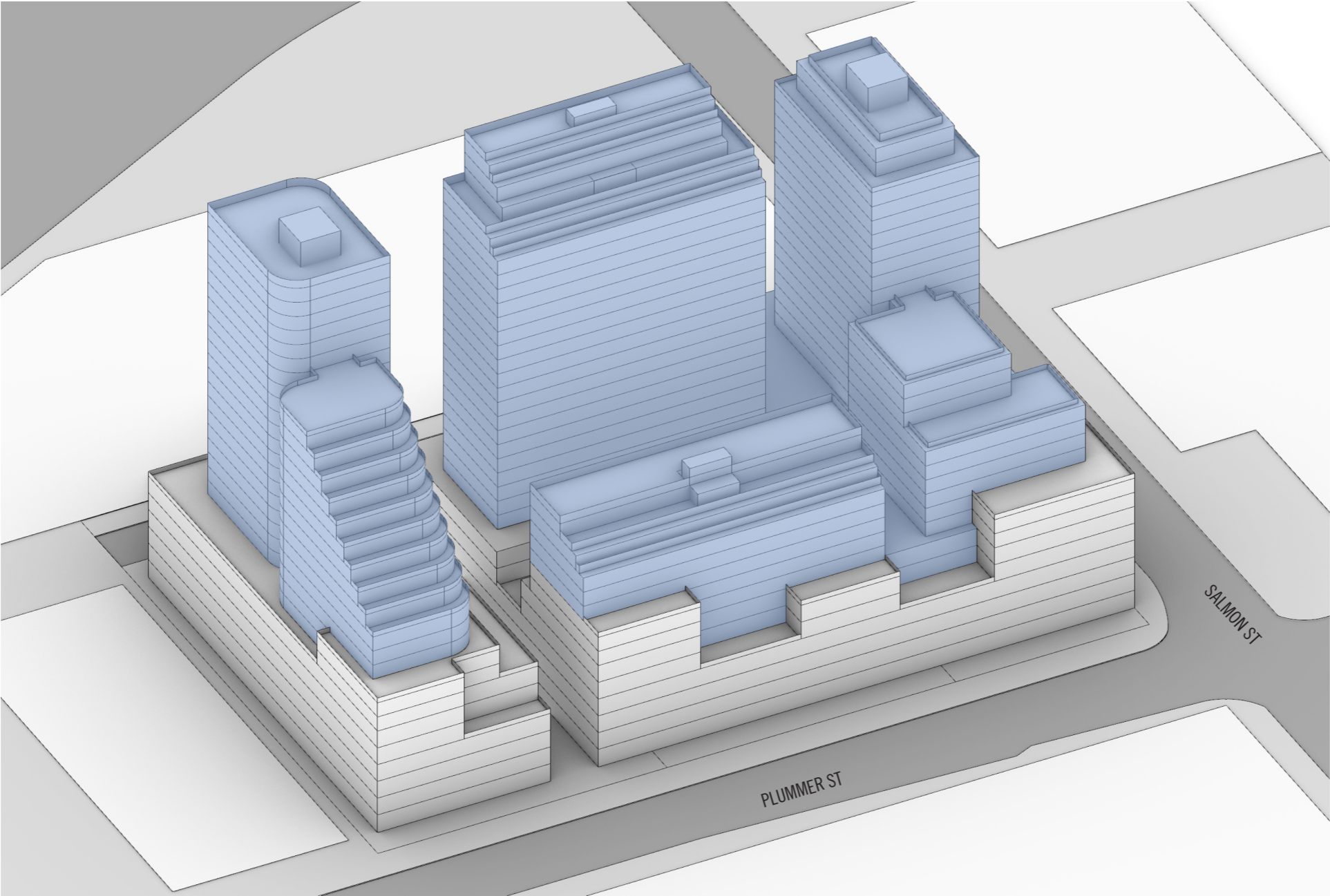
3.1 ARCHITECTURAL STRATEGY - PODIUM



4.1 ARCHITECTURAL STRATEGY - TOWER



4.1 ARCHITECTURAL STRATEGY - TOWER



5.1 PUBLIC PARK

1200 SQM PUBLIC PARK



5.2 GROUND FLOOR AND LANEWAY ACTIVATION

FOR ALL STAGES

- STREET WIDENING
- NEW STREET / LANEWAY
- ACTIVATED GROUND FLOOR
- PUBLIC PARK
- GROUND FLOOR ENTRY POINTS

