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# Site Information

**Existing Address**

149 Hansworth Street Mulgrave

**Site Area**

4475sqm Approx.

**Site Frontage**

108 Monash Freeway approx.

**Local Council**

Monash

**Council Property Number**

241662

**Plan Number**

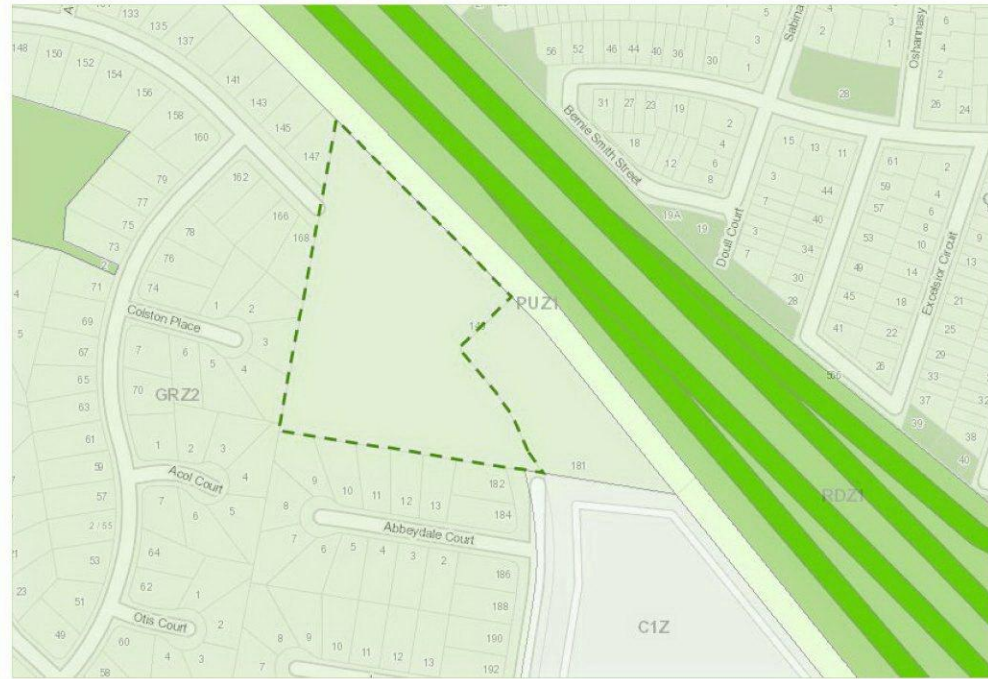
PS505303



# Planning Control

## Planning Zone

General Residential Zone Schedule 2 (GRZ2)



-  RDZ1 Road Category 1
-  PUZ1 Public Use Service and Utility
-  GRZ2 General Residential 2
-  CZ1 Commercial 1

# Context



# Site Analysis

## LEGEND

Wind Direction



Winter Sun



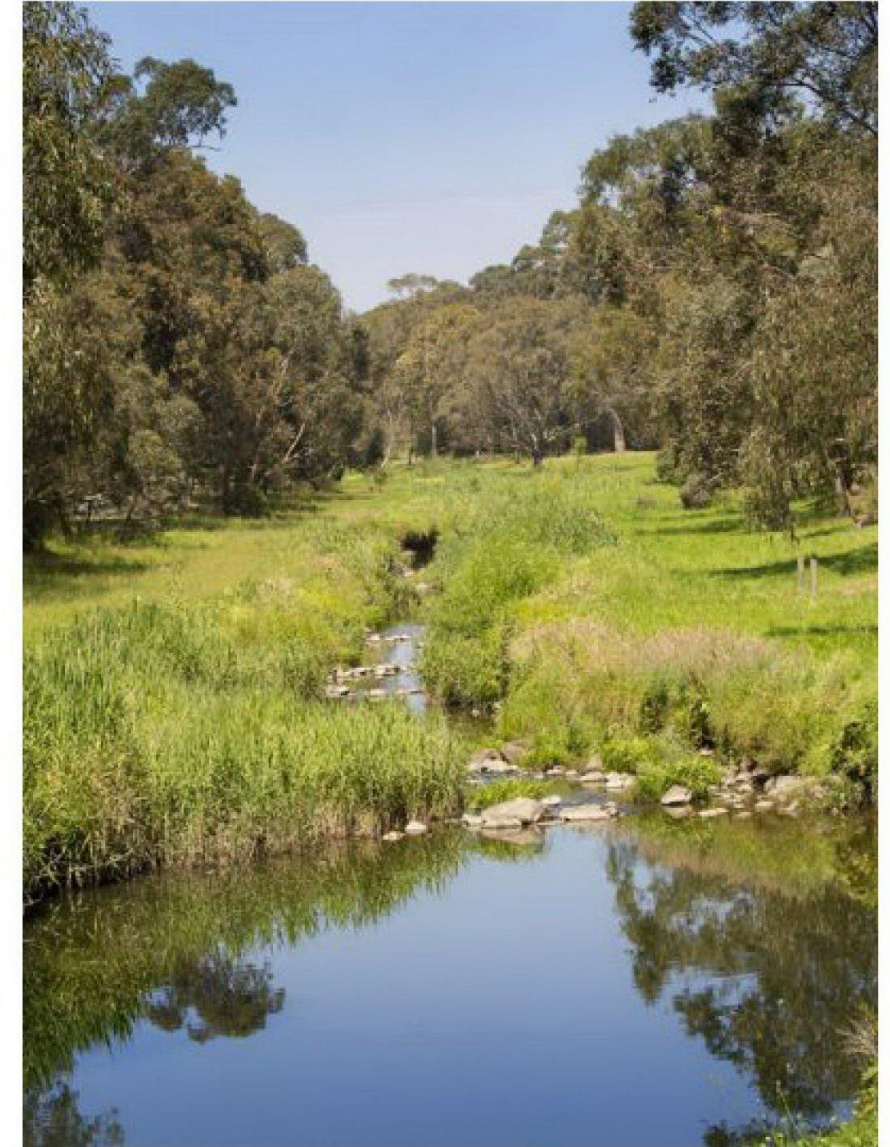
Summer Sun



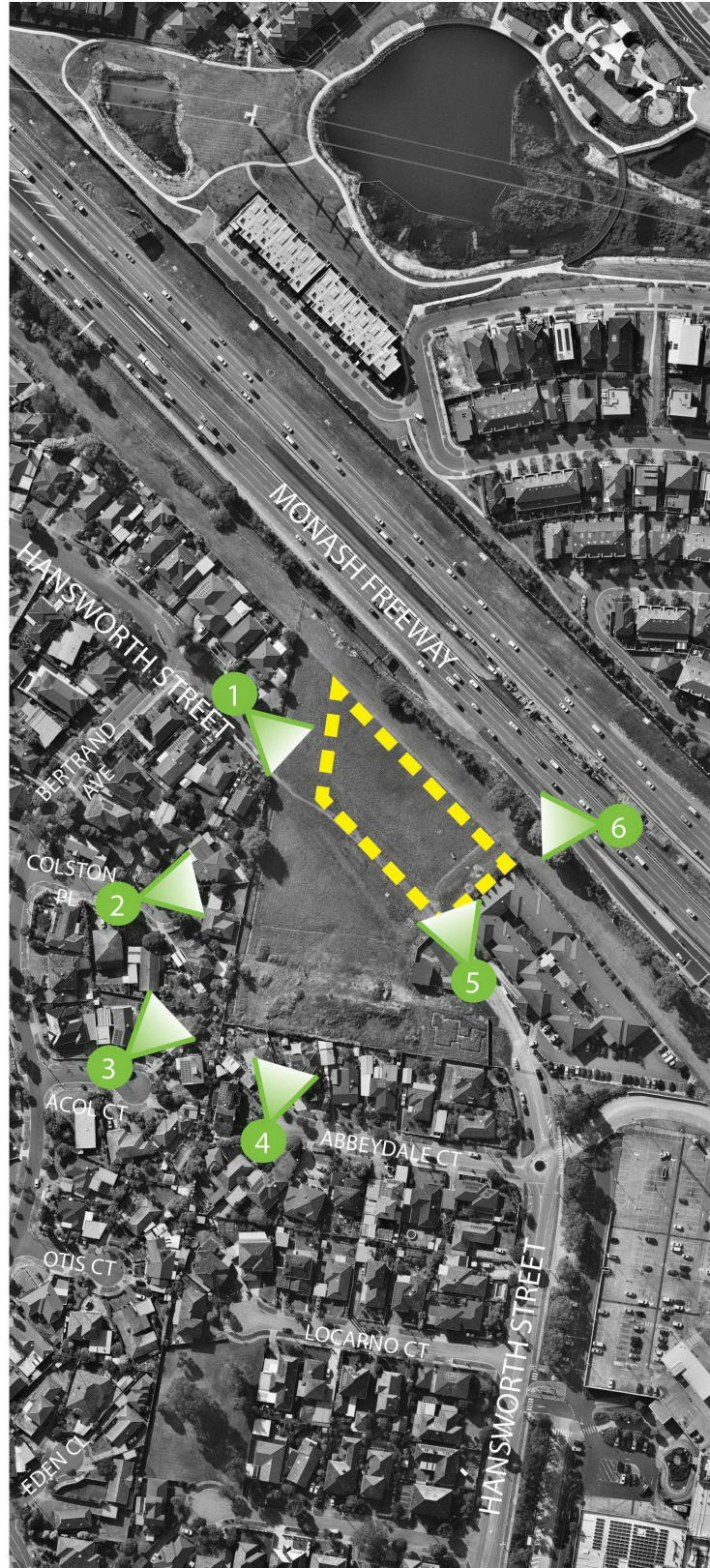
Freeway



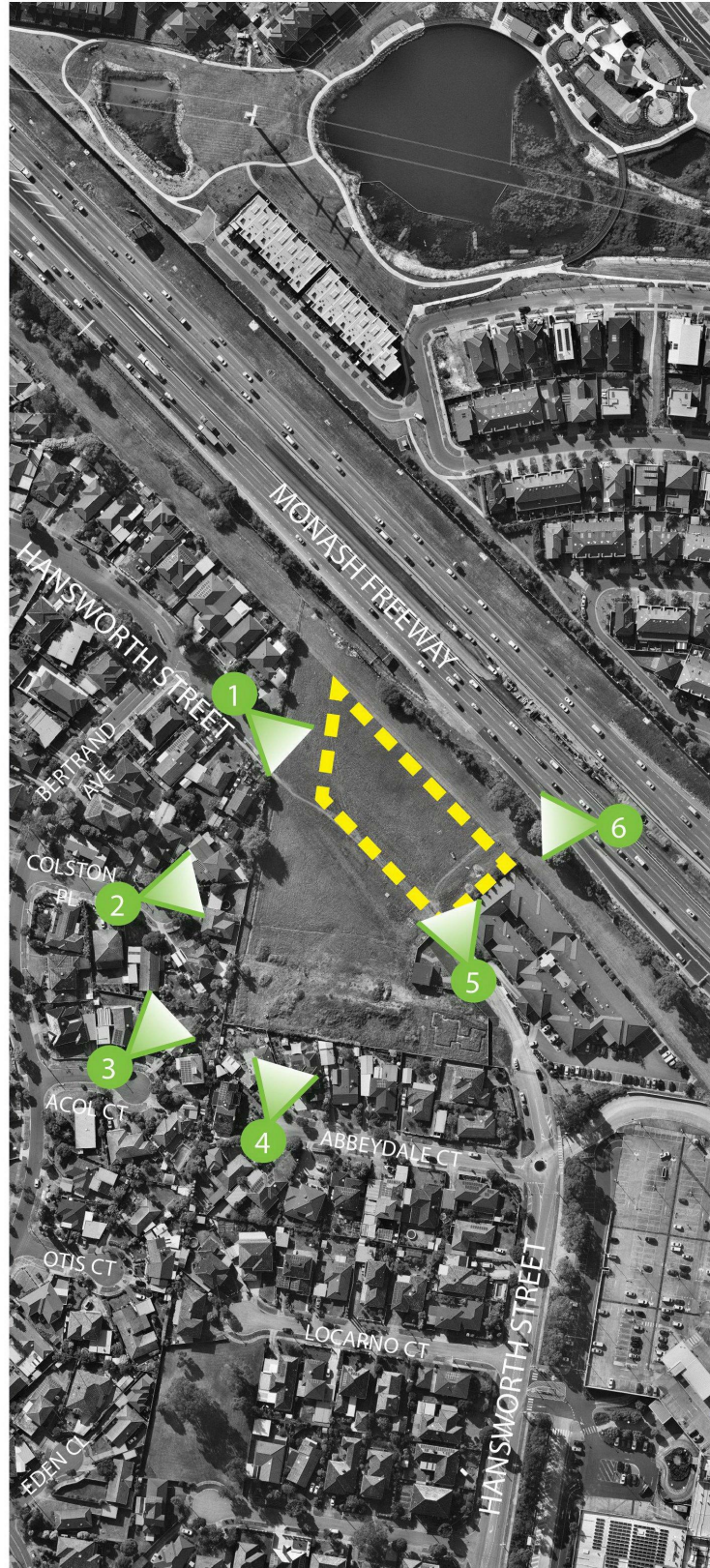
# Character Study



# Street Views

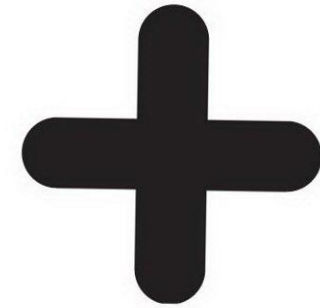


# Street Views





# Opportunities



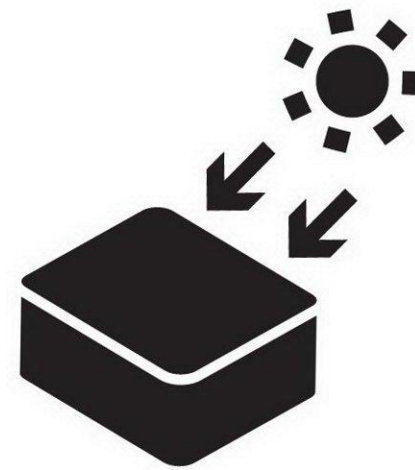
opportunities



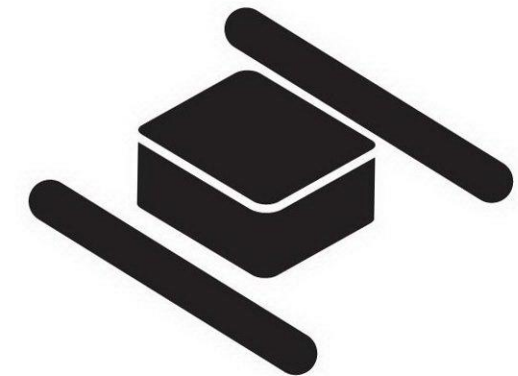
proximity to Waverly  
Gardens



greenfield  
site



northern  
orientation

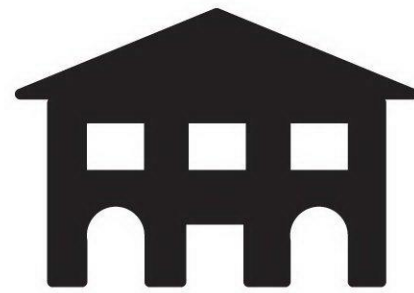


dual  
aspect

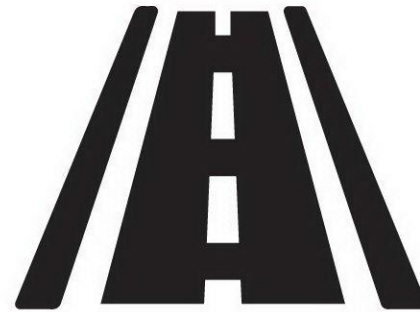
# Constraints



constraints



proximity to  
residential



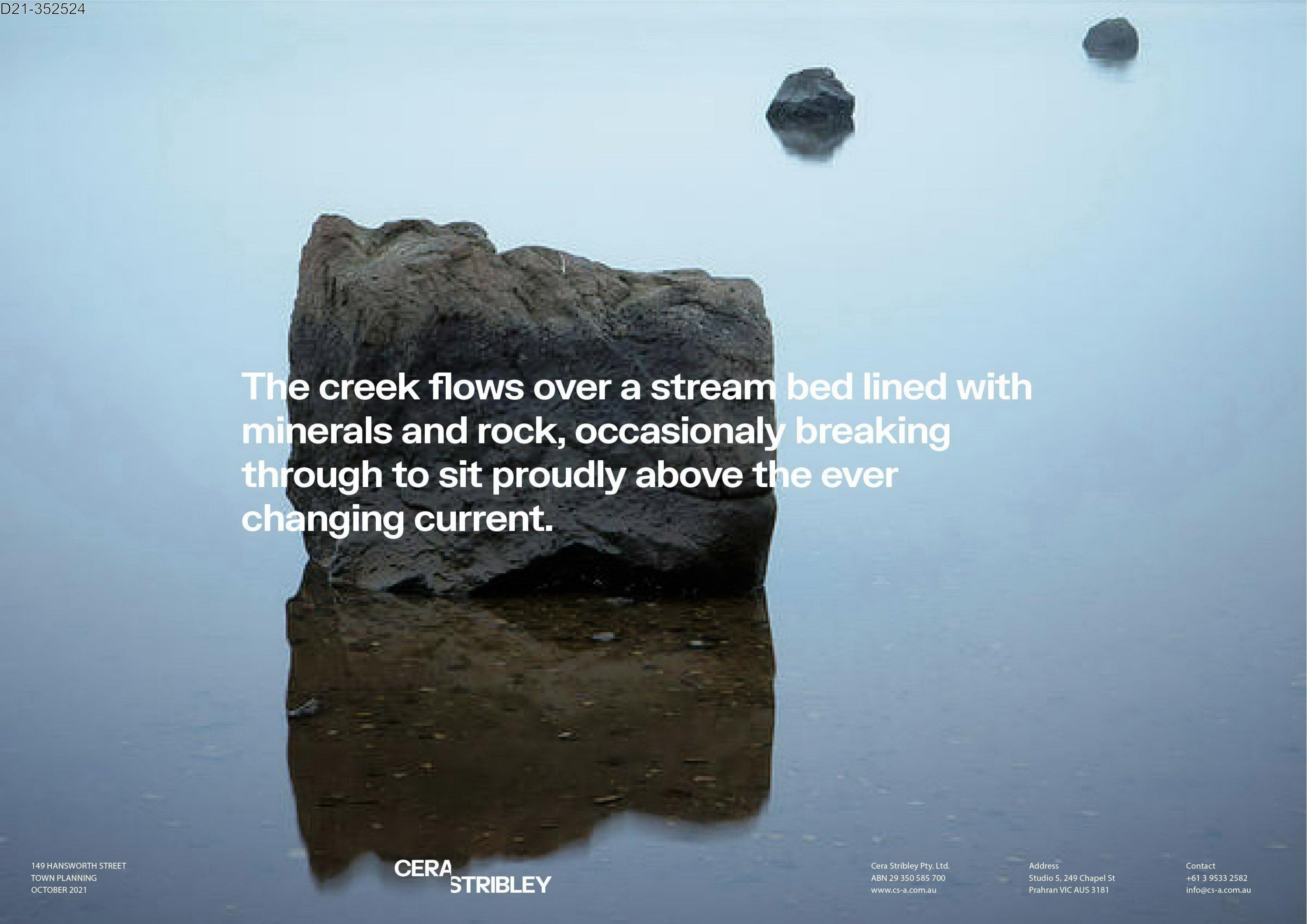
proximity to  
freeway



deep site

# The Creek

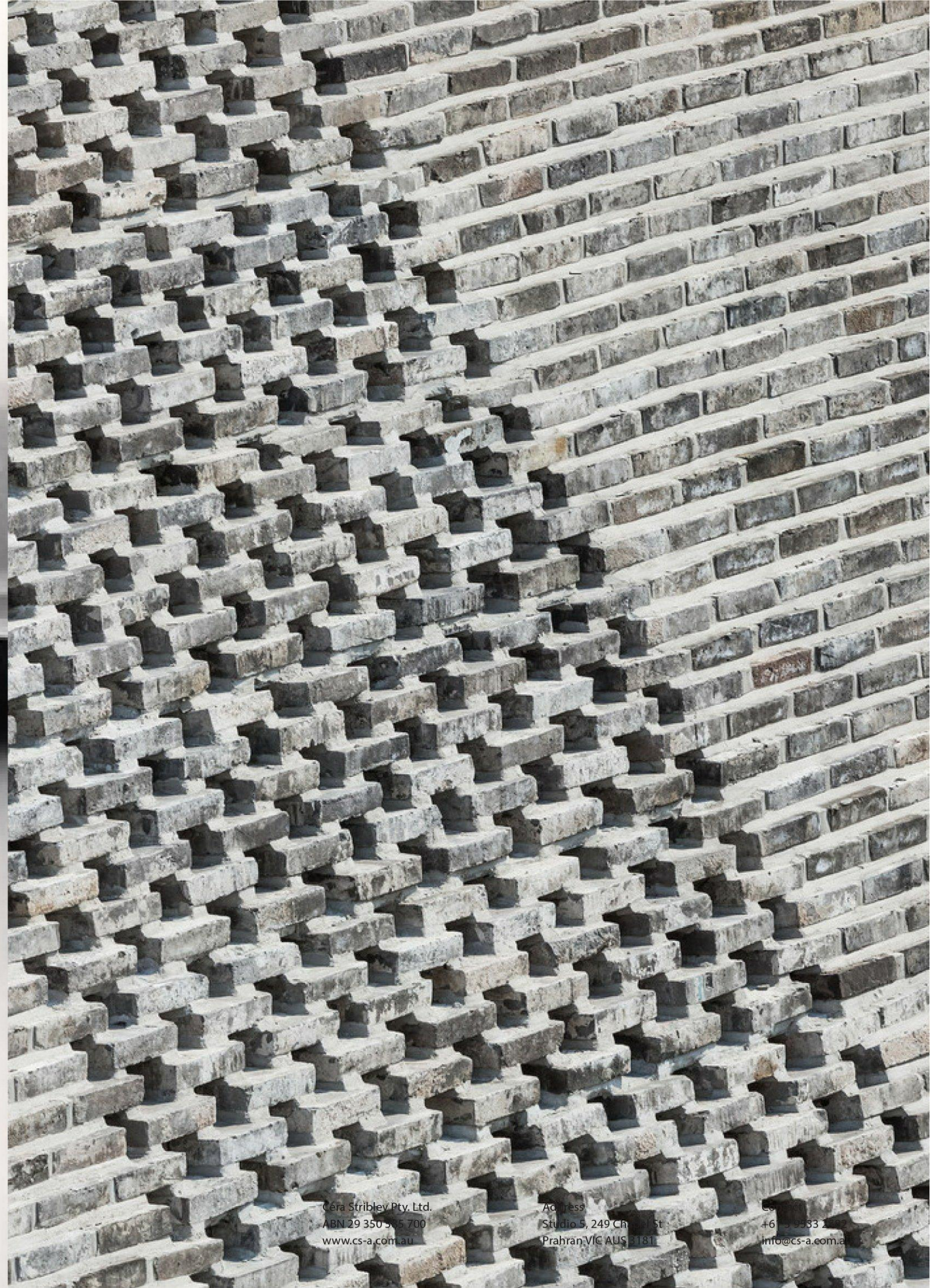
**Dandenong Creek borders the eastern edges of Mulgrave, forming a lush trail lined with Yarra Gum.**



**The creek flows over a stream bed lined with minerals and rock, occasionally breaking through to sit proudly above the ever changing current.**

# Texture and Grain

Nature and  
the built  
environment  
come together.



# Architectural Statement

Situated on Hansworth Street, the site is part of a development surrounded by a mix of residential houses, shopping centre and an aged care facility.

## Design Response

Dandenong Creek, which borders the eastern edge of Mulgrave, acts as a catalyst for the design. The creek flows over a stream bed lined with rocks, which occasionally breaks through the water surface to sit above the ever changing current.

The podium treatment draws from this semi-submerged darkened layer of rock, where an irregular grid of angled columns is clad in dark grey brick to mimic the water worn rock.

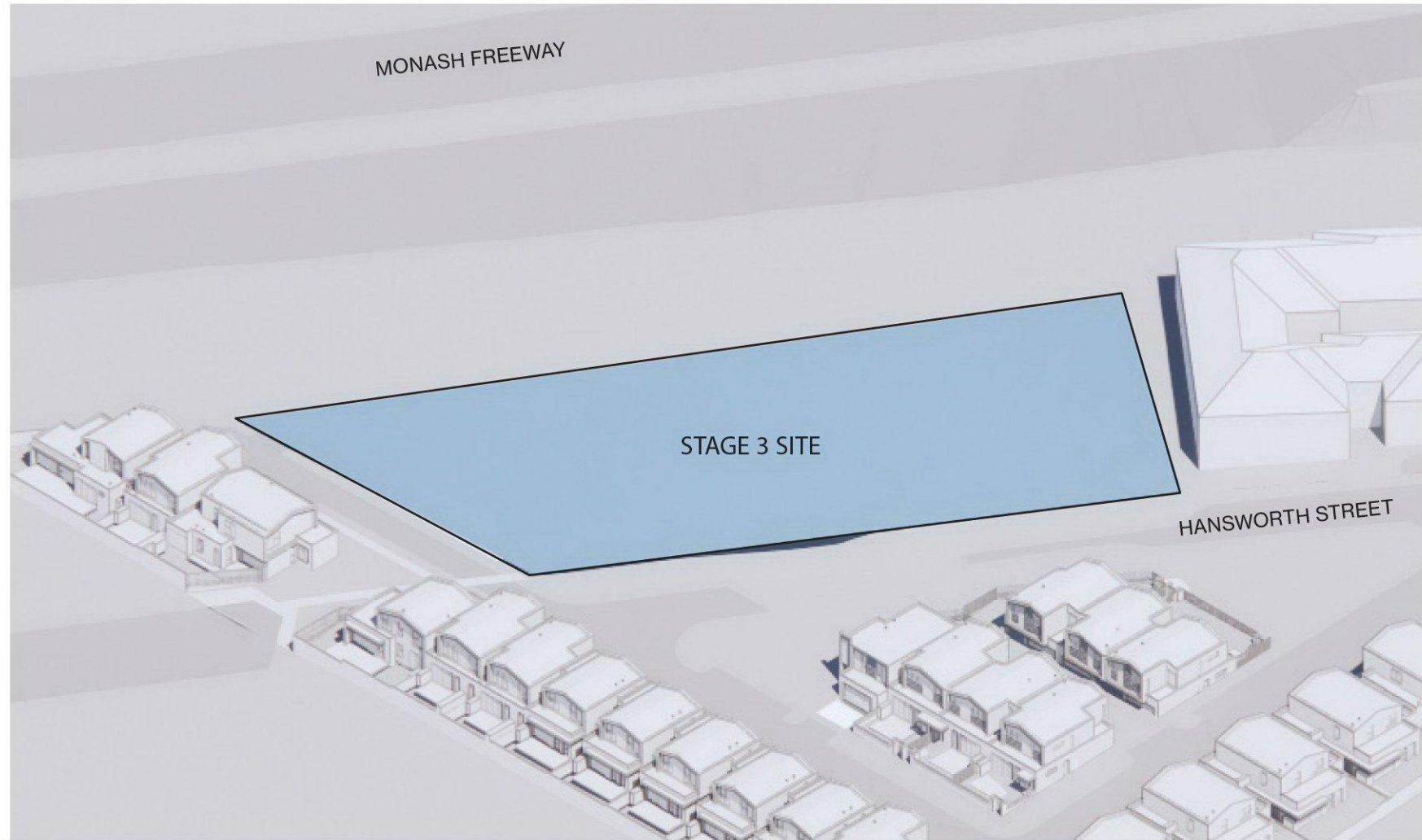
Above the podium the two towers sit at angles to one another, as if shifted by the water current, to open out views through the centre of the site. Wrap around balconies envelope the tower and vary in height to create a regular rhythm across the façade, like sedimentary layers. Clad in light brick the towers stand as a contrast to the darkened podium. The tower form tapers gently away on the edges, sitting lightly above like rocks in the creek breaking through the water's surface.

The ground floor entry is foregrounded by a lush landscape to reflect the lush trails which border the creek, opening into a generous double height lobby. This landscaped garden extends through the podium and tower, creating a lush vertical garden.

Atop the podium, a large communal terrace is generously landscaped with planters lining the edges to drape the podium façade in greenery. Planters continue up through the edges of the towers' wrap around balconies, extending the greenery through to the built form. The dense greenery at the lower levels enhances the resident's connection to nature whilst also acting as a visual filter for the apartments closest to the freeway.



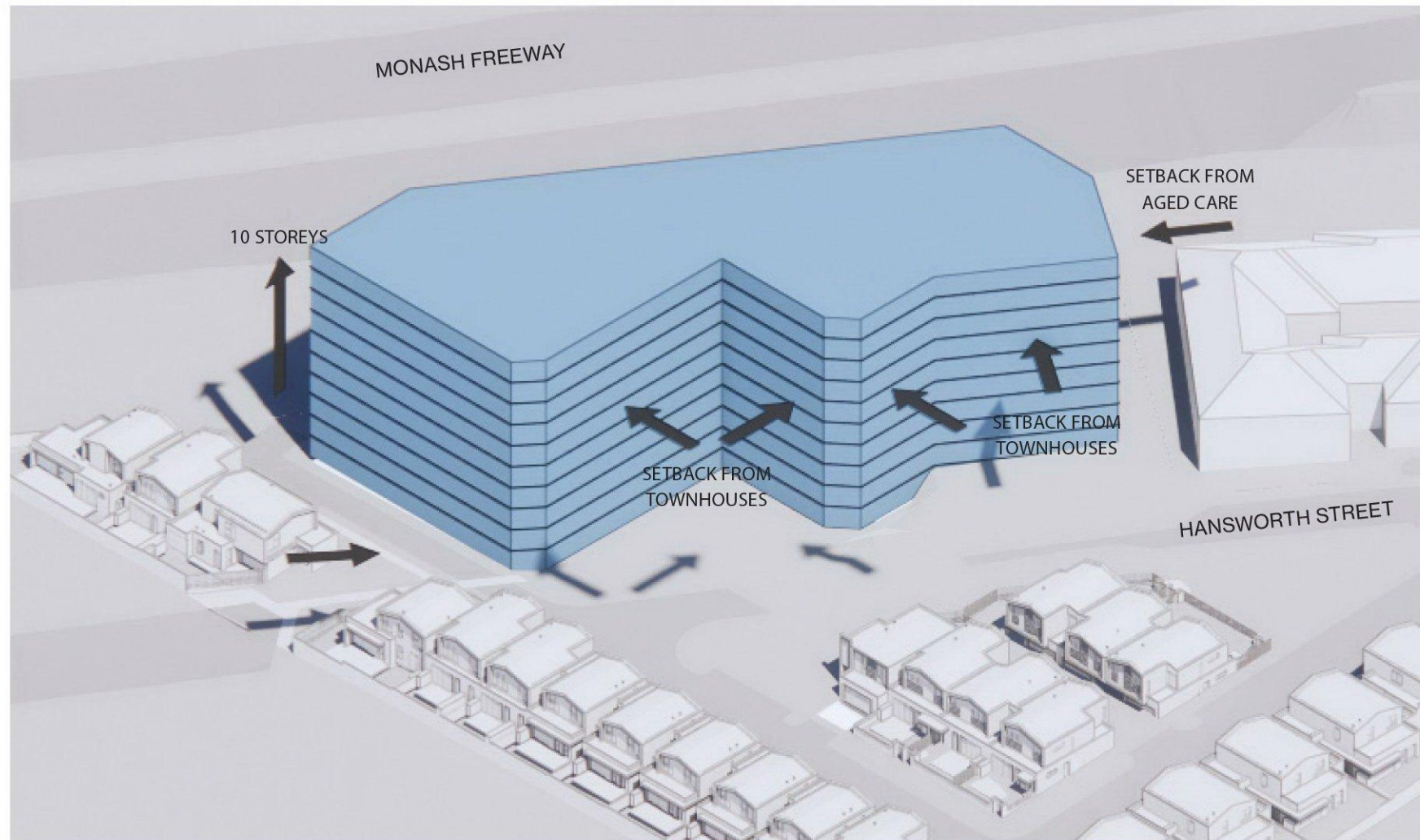
# Design Response



## 01 STAGE 3 SITE

The existing vacant land on the Stage 3 site.

# Design Response

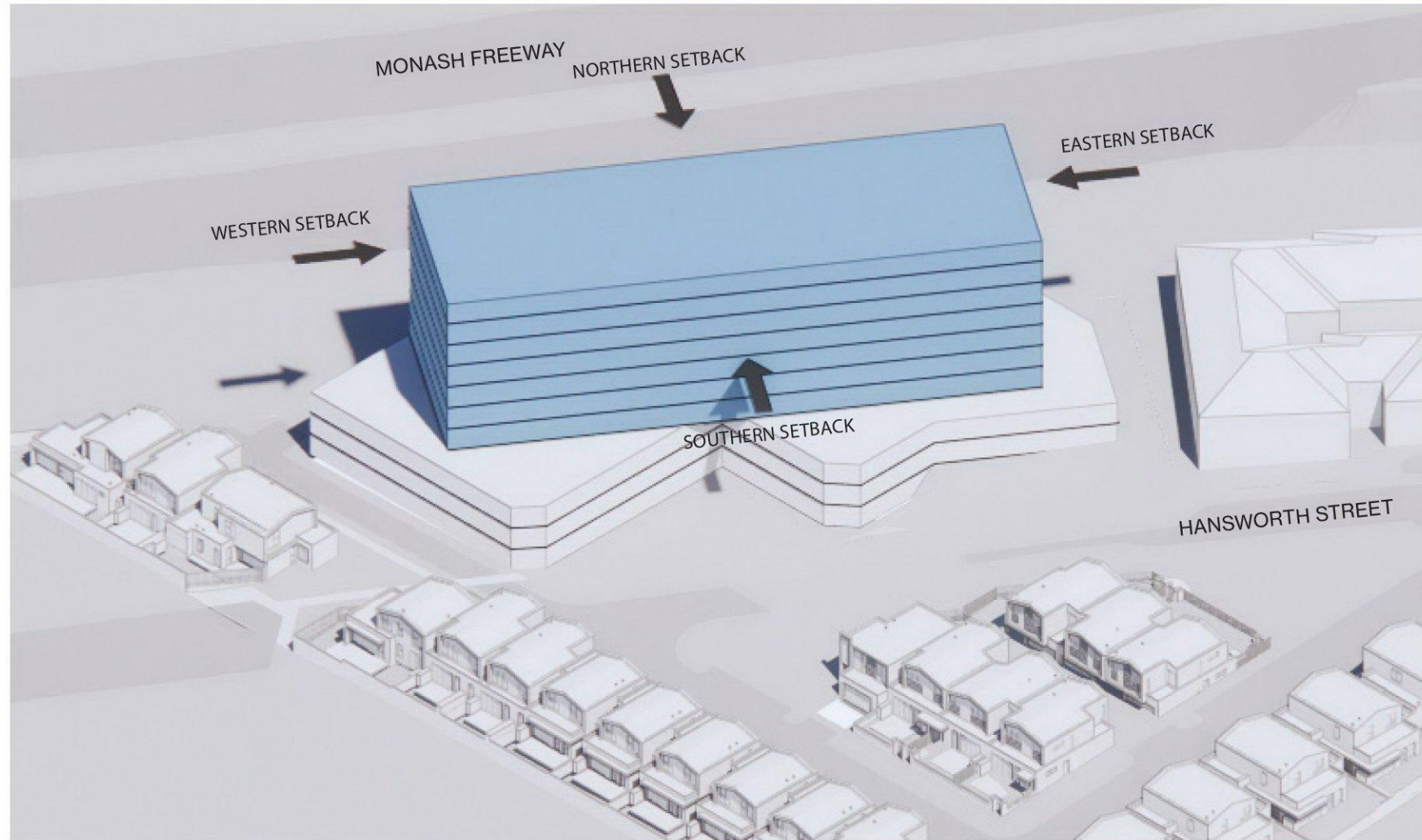


## 02 HEIGHT & SETBACKS

A height of 10 storeys for the Stage 3 Apartments have been adopted to match the height of the endorsed building. To the East, a 5.6m setback provides separation to the adjacent aged care building and the southern interface has also been set back on the townhouses interface to allow opportunity for landscaping.



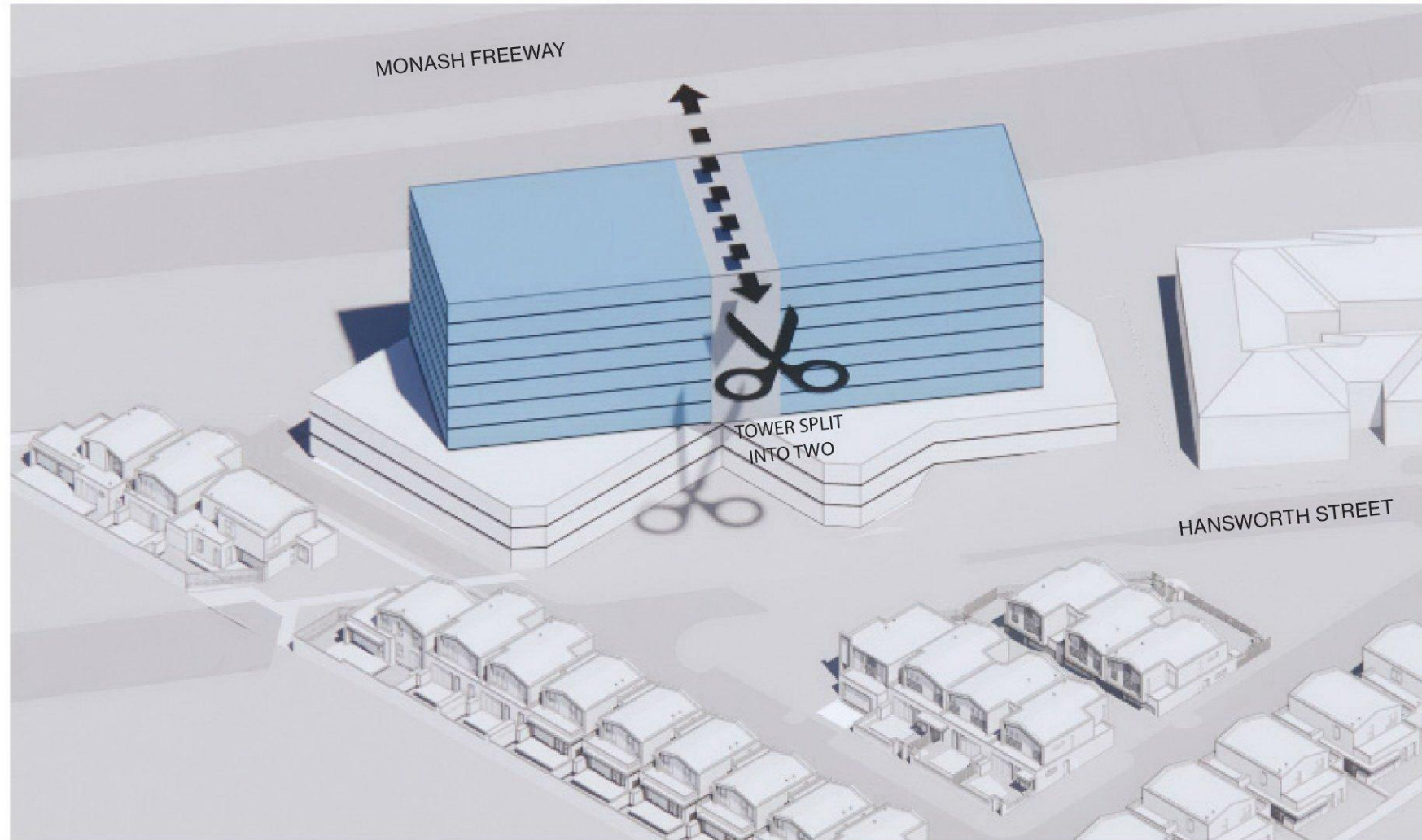
# Design Response



## 03 TOWER SETBACKS

Setback to all edges of the tower are provided to delineate the podium at street level.

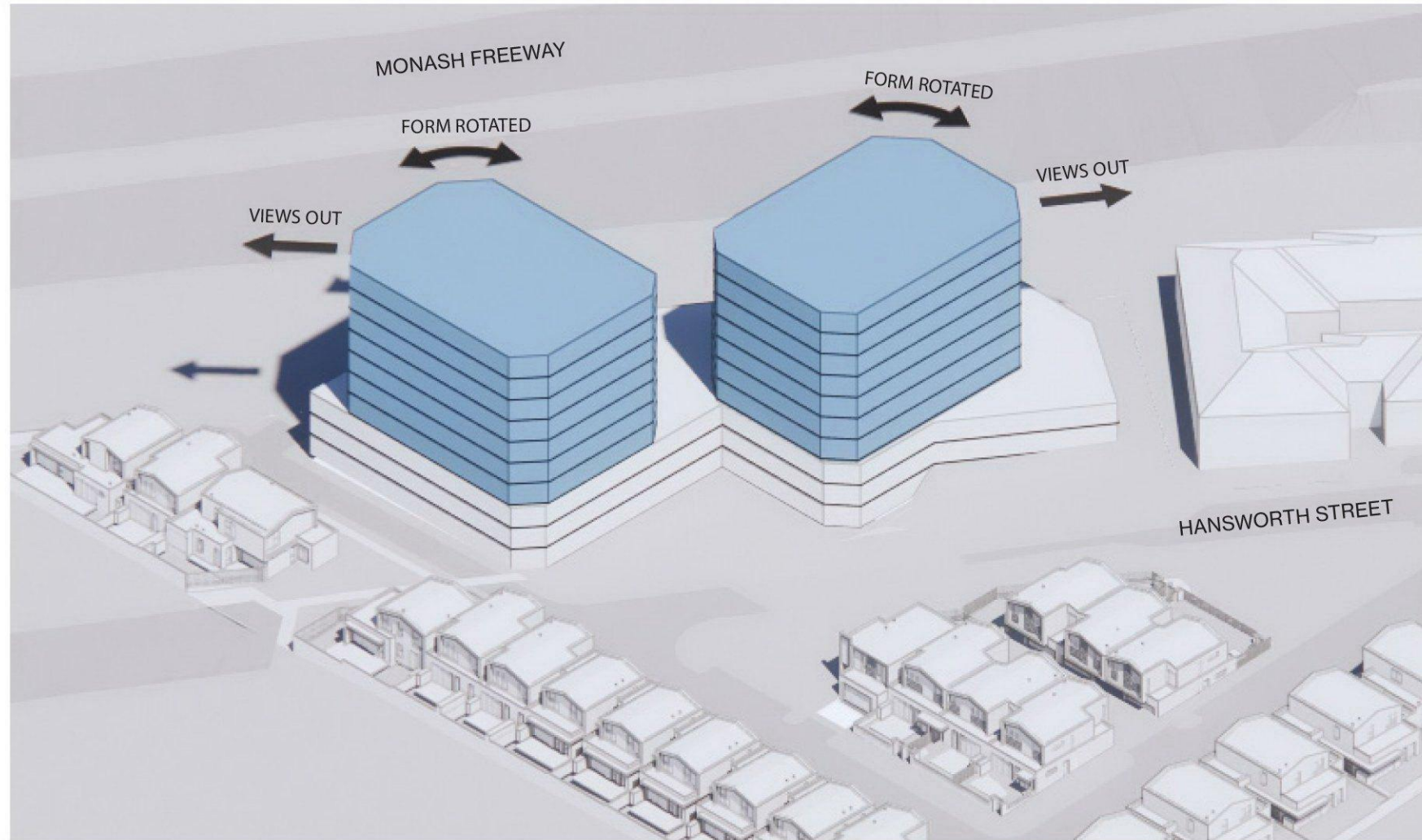
# Design Response



## 04 TOWER SPLIT

The tower is split into 2 forms to provide separation and reduce visual bulk.

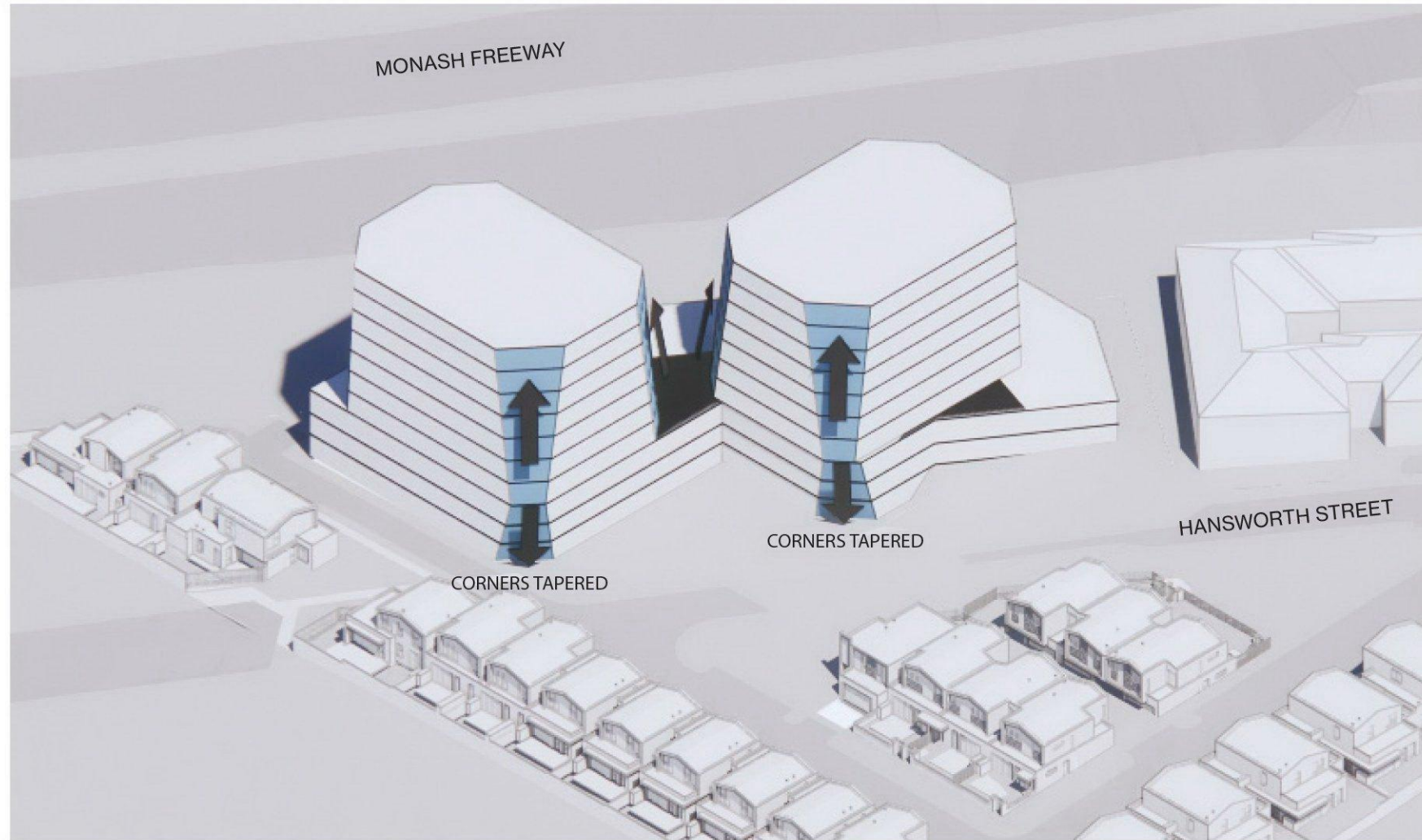
# Design Response



## 05 OPEN UP VIEWS

The tower forms are rotated to open up views outwards and minimise overlooking.

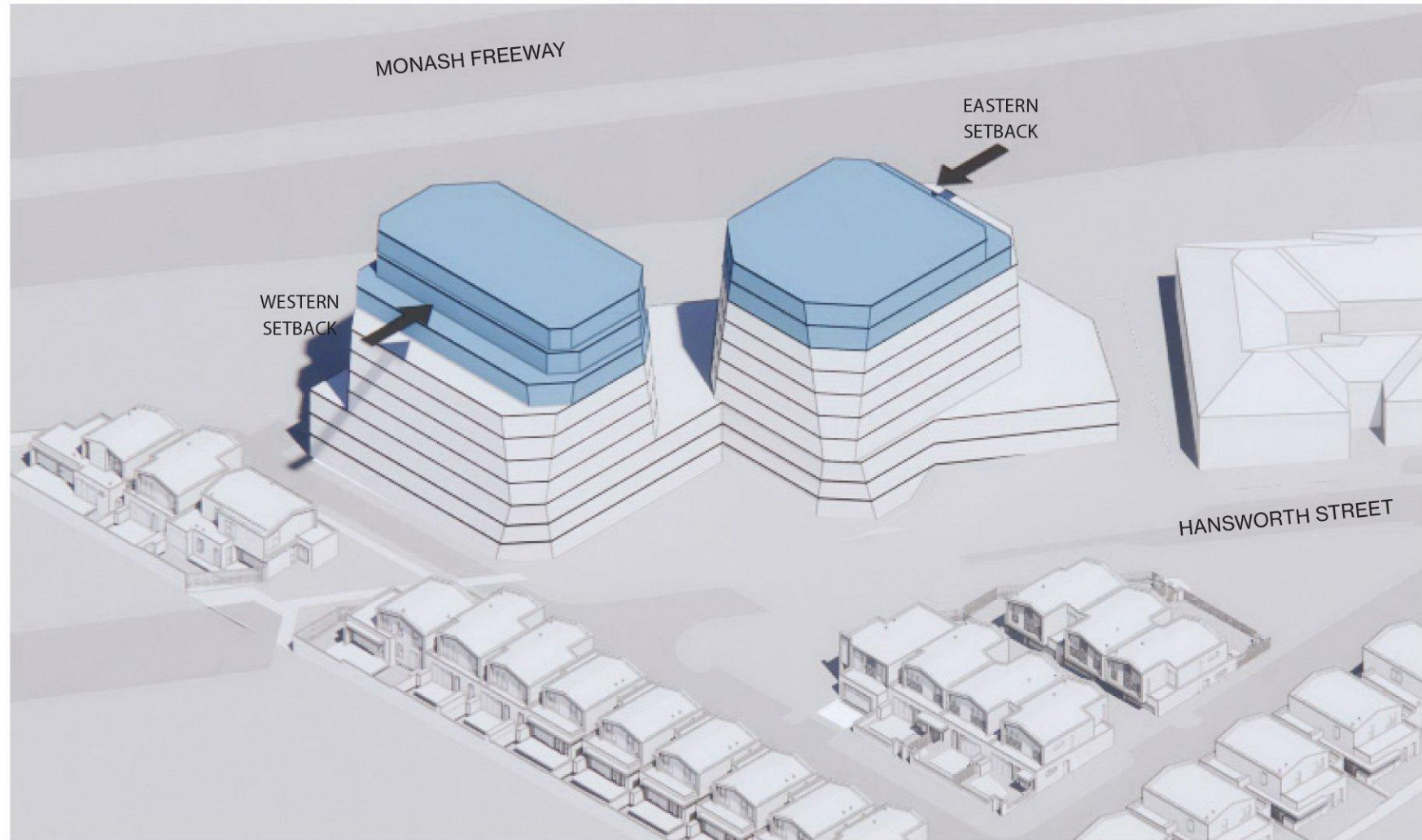
# Design Response



## 06 TAPER FORM

The corners of the podium and towers are tapered, therefore reducing overall bulk and creating visual interest.

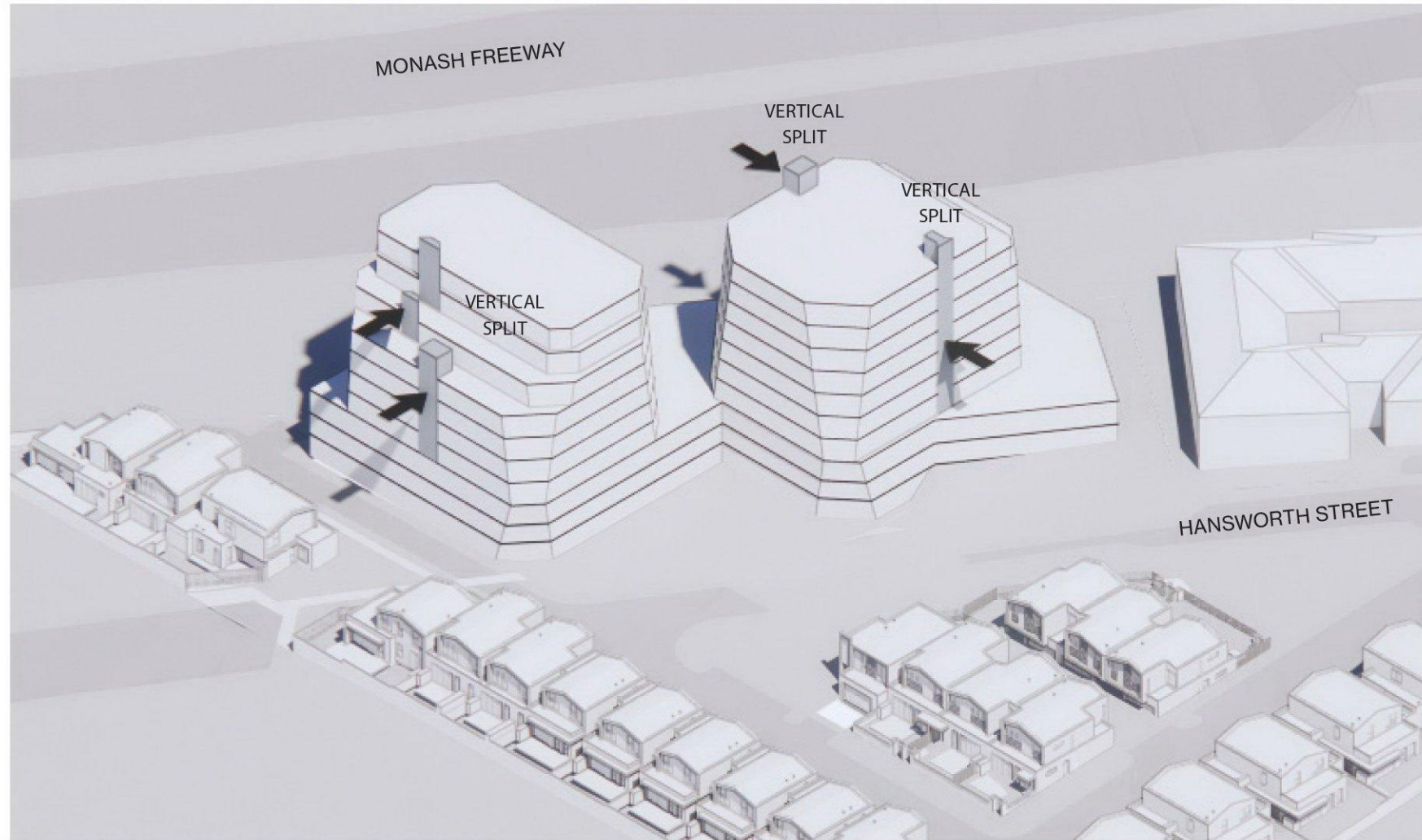
# Design Response



## 07 UPPER LEVEL SETBACKS

Additional setback to the upper levels of the tower on the Eastern and Western interfaces further reduces visual bulk and minimises overshadowing to adjacent properties.

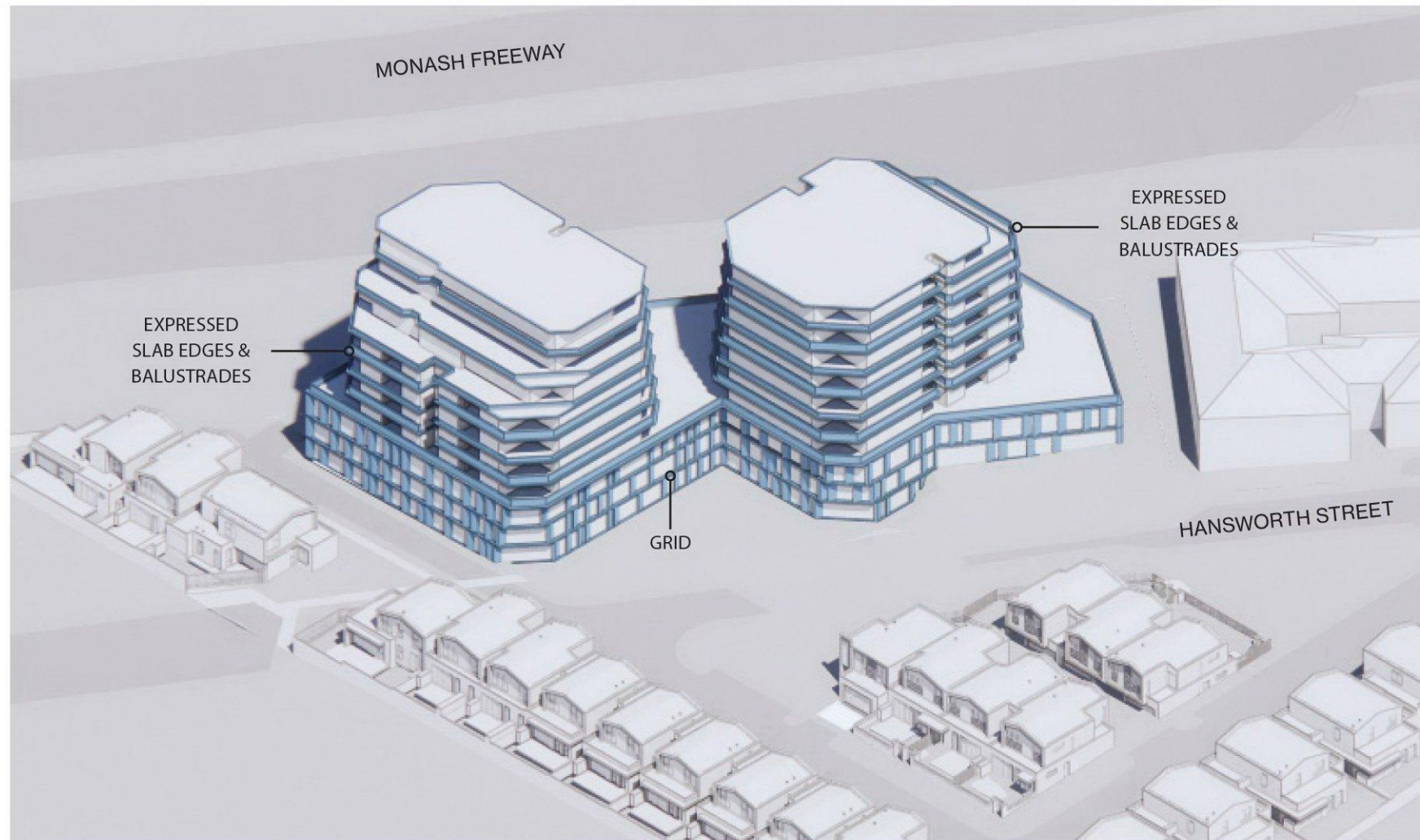
# Design Response



## 08 VERTICAL BREAKS

Vertical breaks in the tower forms break up the massing along the townhouses and freeway interfaces.

# Design Response



## 09 FACADE ARTICULATION

The podium grid provides a fine grain texture to the facade, forming a rhythmic pattern on street level. On the tower levels, expressed brick slab edges and balustrades provide depth and layering reminiscent of eroded rocks found along the Dandenong Creek.

# Design Response

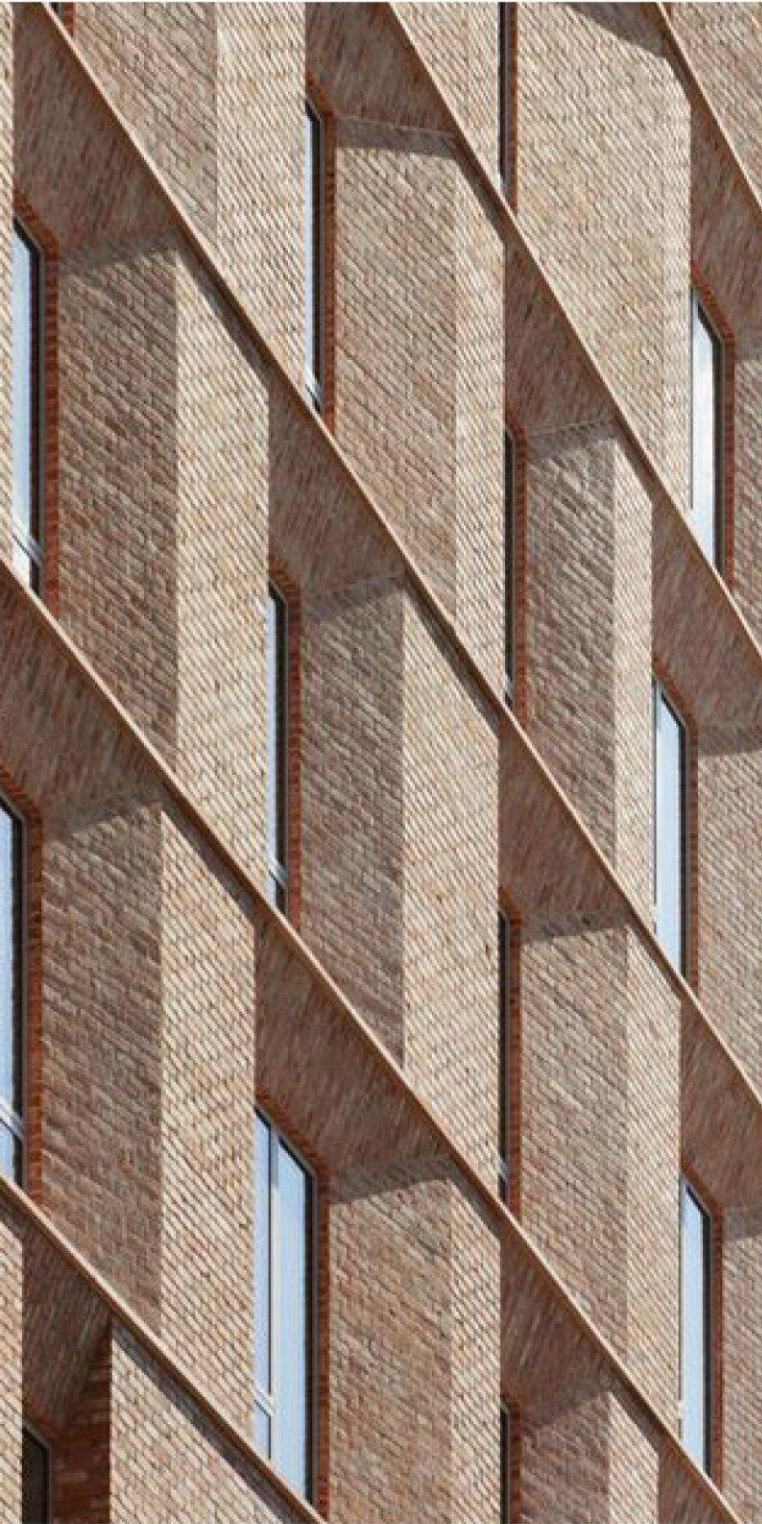


## 10 LANDSCAPING

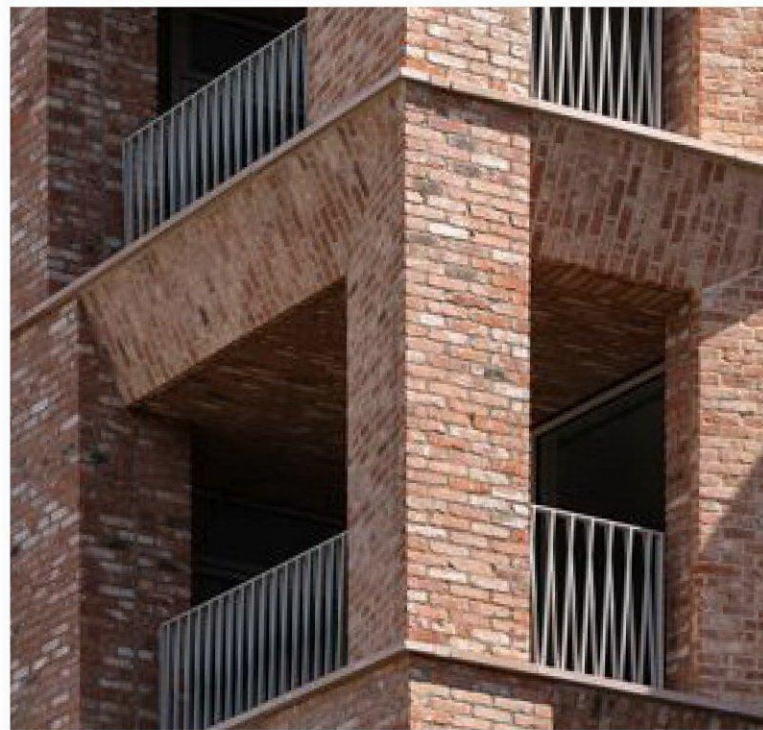
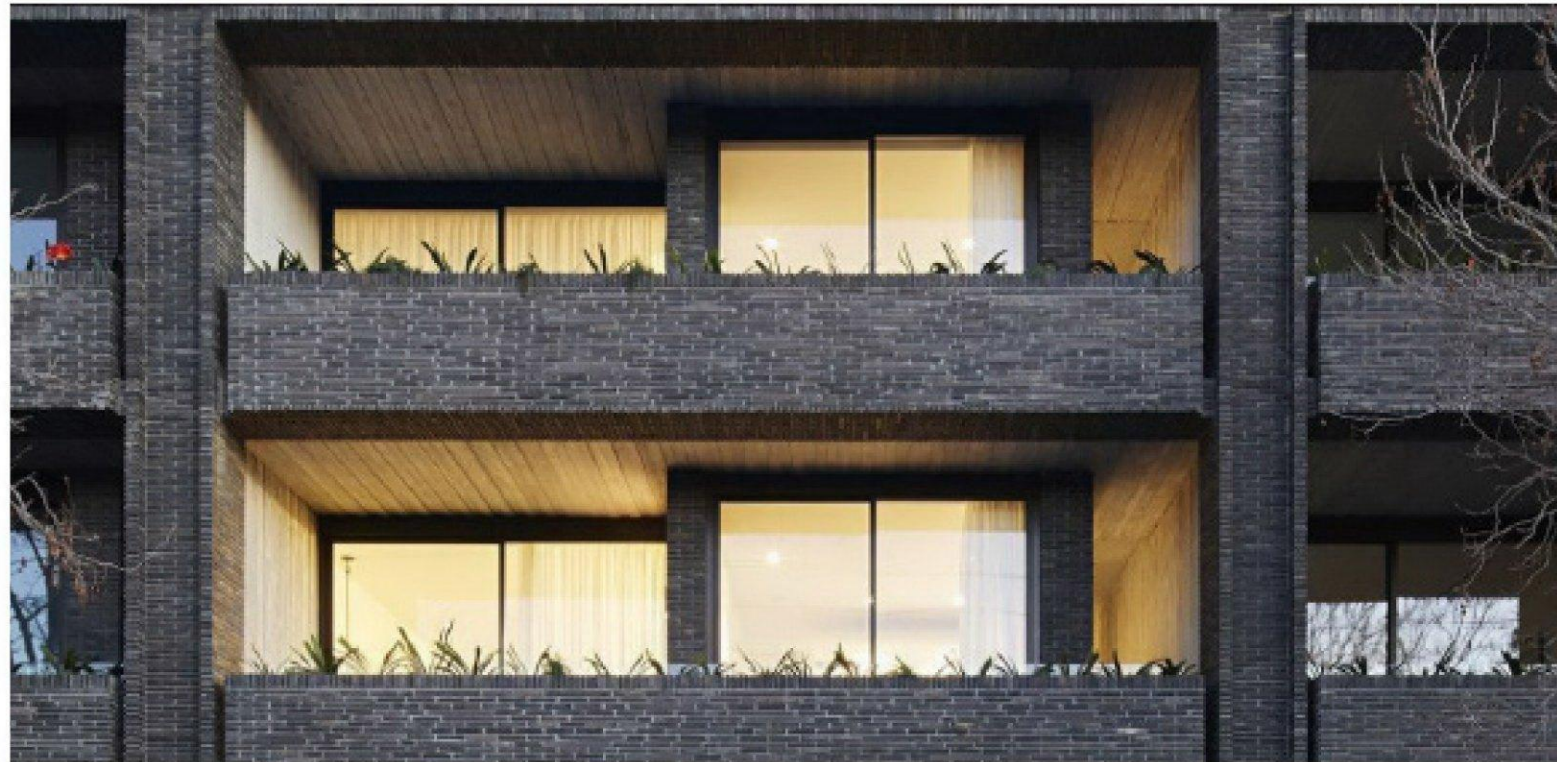
Lush landscaping heralds the entry to the property at ground level as well as along the sensitive Eastern interface. In addition, balcony edges are generously landscaped to soften the facade with greenery.



# Materiality



Contrasting brick



Bronze reveals



Lush planters and trees



# Artist Impression



# Artist Impression



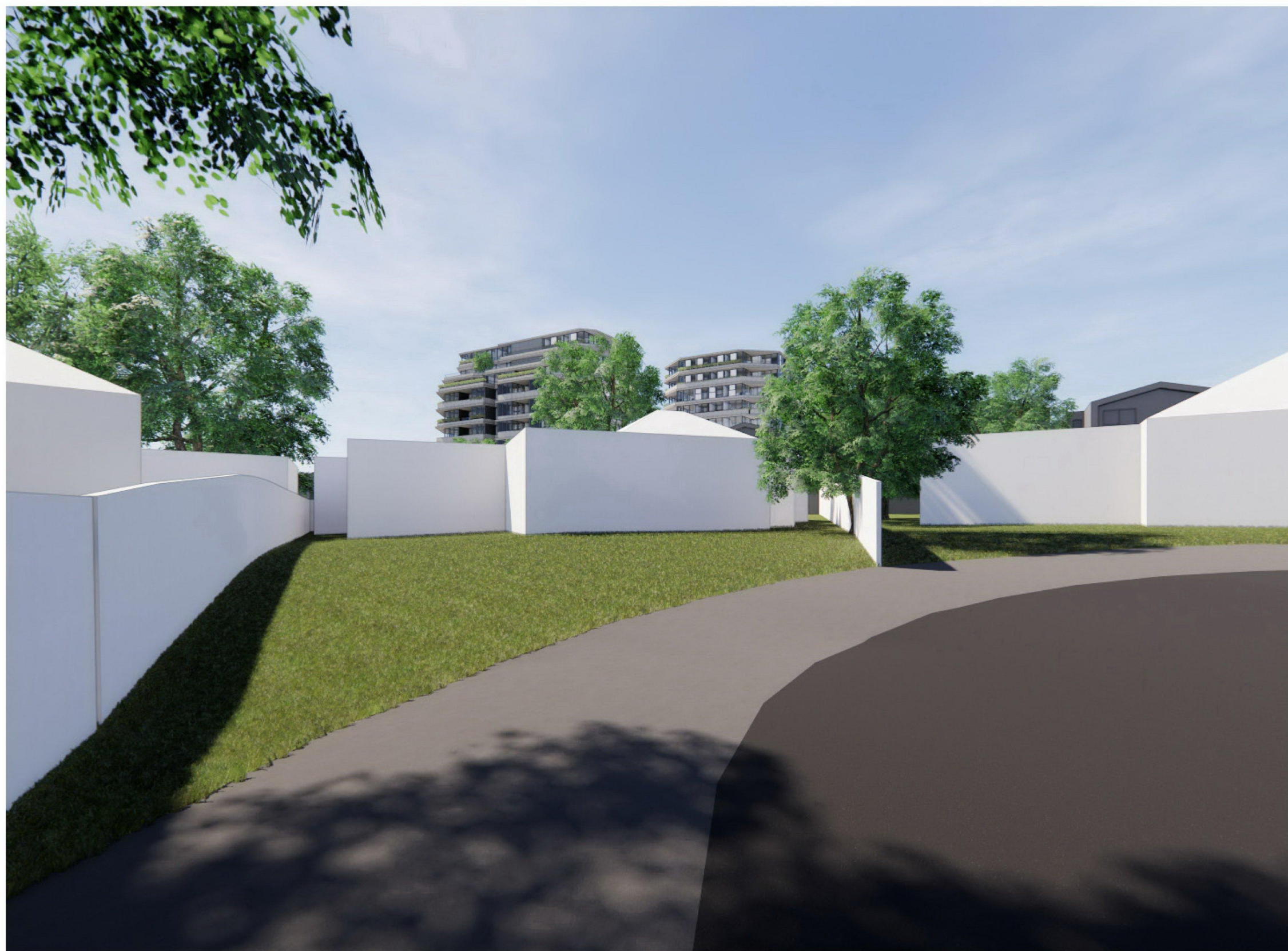
# Proposed View 01



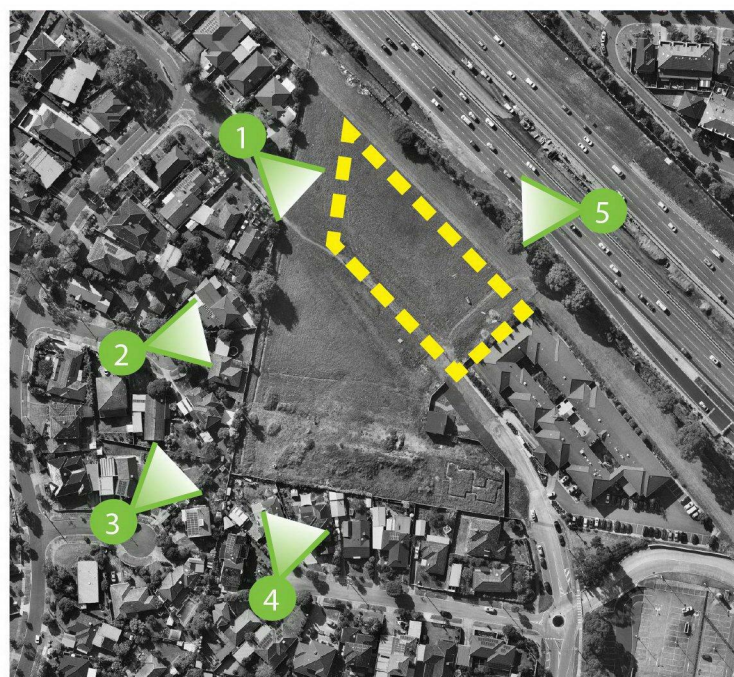
View 01 - 147 Hansworth Street



# Proposed View 02

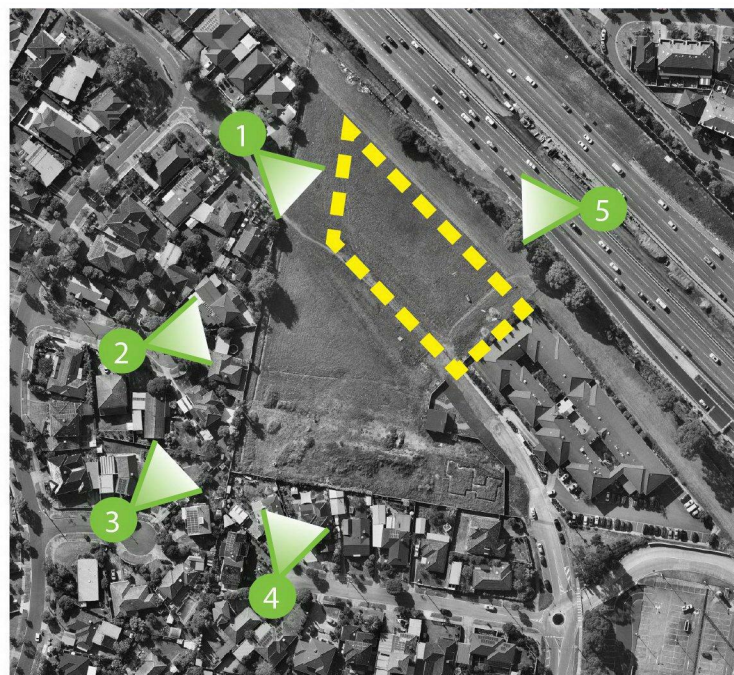


View 02 - 2 Colston Place



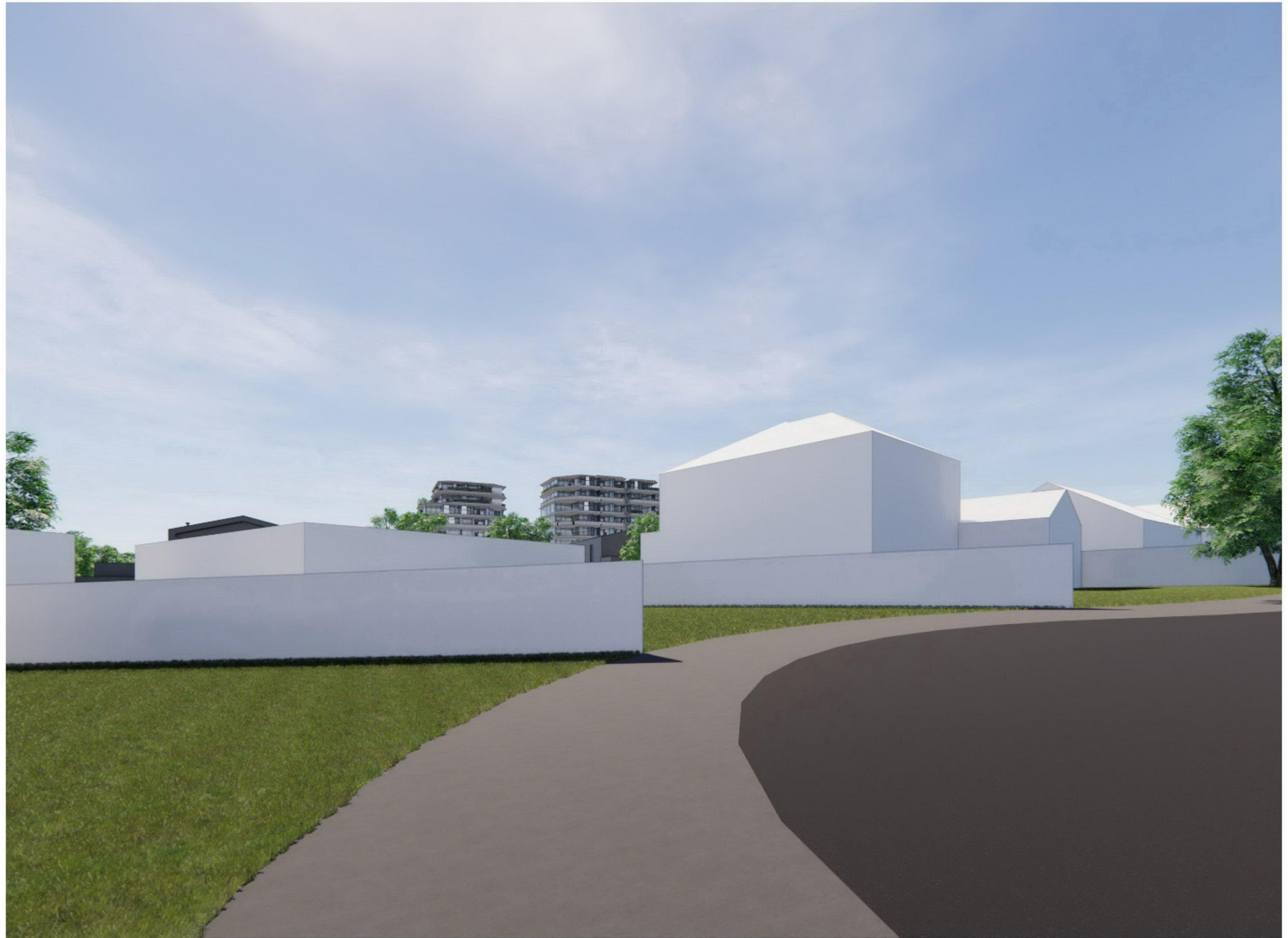
# Proposed View 03

View 03 - 3 Acol Crescent



# Proposed View 04

View 04 - 8 Abbeydale Crescent



# Proposed View 05

View 05 - Monash Freeway

