



Ordinary Meeting of Council

Olympia, Ibbott & Hawdon Rooms; Level 4, 1 Flintoff Street, Greensborough

6 July 2020

ATTACHMENTS UNDER SEPARATE COVER

5.2 101 Burgundy Street, HEIDELBERG - Alternative outcome for Mixed Use Development (P8/2019)

Attachment 1. Advertised Plans.....3

Client Name
Burgundy Developed Group

Project No
2268

Received
7/01/2019

101-111 Burgundy St

Heidelberg

Town Planning Application

December 2018

ADVERTISED PLAN
 Application No. P8/2019

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HEIDELBERG
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- 5.0 APPENDIX**
 - 5.1 SURVEY
 - 5.2 TITLE INFORMATION
 - 5.3 DEVELOPMENT SUMMARY

PROJECT TEAM:

CLIENT: BURGUNDY DEVELOPED GROUP
ARCHITECT: HAYBALL PTY LTD
LAND SURVEYOR: VERIS PTY LTD
TOWN PLANNER: TRACT CONSULTANTS PTY LTD
LANDSCAPE: TRACT CONSULTANTS PTY LTD
TRAFFIC: TRAFIX GROUP PTY LTD
WASTE: LEIGH DESIGN PTY LTD
ESD: SUSTAINABLE DEVELOPMENT CONSULTANTS PTY LTD

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1.0 Project Overview

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1.0 Project Overview

1.1 Project Description

OVERVIEW

The subject site is located in Heidelberg approximately 13 kilometres north-east of Melbourne's central business district.

Located in the heart of Burgundy Street Shopping Strip, a framework supporting development of the area with a focus on shopping, housing, leisure and providing facilities and amenity to the community, Hojiball strives to deliver a vibrant mixed use development with high density housing incorporating attractive, quality sustainable and smart design.

The development site with a corner street frontage. It's north facing primary frontage to Burgundy Street faces predominantly retail shops and commercial. It's secondary frontage on Cape Street to the east meets a boundary of commercial and newly proposed multi- storey residential building. The south part of the subject site faces Council car parking. The west consists of existing low-lying commercial and retail shops.

The site is serviced by the buses route 546 and 903. Additionally, positioned 500m from Heidelberg Station.

There are a number of public parks scattered within the wider vicinity, including Heidelberg Park, a popular local picnic area since 1853 and as well as many schools within the wider area.

Approximately 500m to the west is the Austin campus of the Austin and Repatriation Medical Centre and Worringal Private Hospital medical facilities.

- SUBJECT SITE
- TRAIN LINE
- ||||| 500M RADII
- BURGUNDY STREET SHOPPING STRIP
- BUS ROUTE 546, 903
- HEIDELBERG TRAIN STATION



The information presented herein is preliminary. It will require further advice from a professional planning consultant and other consultants and is subject to approval from the relevant statutory authorities. Action by any person other than a licensed land surveyor or a licensed valuer is prohibited. Any information shown to date and be subject to confirmation by a licensed land surveyor. All areas shown have generally been measured using the published "Method of Measurement for Residential Property" published by the Property Council of Australia. All areas and measurements shown are intended to be approximate and not for legal purposes. All areas shown are intended to be approximate and not for legal purposes. All areas shown are intended to be approximate and not for legal purposes.

Further development of the design will require a preliminary proposal by a number of specialist consultants. This information is provided for your information only and is not intended to constitute an offer of any financial product. By the above, you may be liable to incur costs. The information provided is for your information only and is not intended to constitute an offer of any financial product. Further development of the design will require a preliminary proposal by a number of specialist consultants. This information is provided for your information only and is not intended to constitute an offer of any financial product. By the above, you may be liable to incur costs. The information provided is for your information only and is not intended to constitute an offer of any financial product.

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2.0 Urban Context Analysis

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2.0 Urban Context Analysis

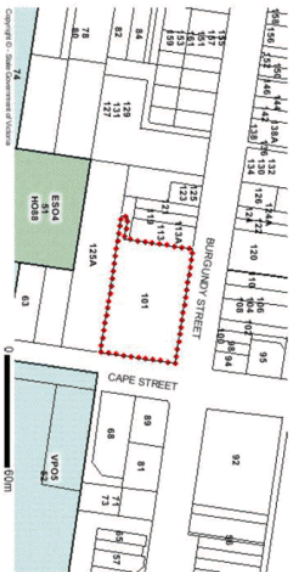
2.1 Planning Scheme + Overlays

PLANNING ZONE

SPECIAL BUILDING OVERLAY (SBO)
SPECIAL BUILDING OVERLAY - SCHEDULE 1 (SBO1)



OTHER OVERLAYS
Other overlays in the vicinity not directly affecting this land
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
HERITAGE OVERLAY (HO)
VEGETATION PROTECTION OVERLAY (VPO)

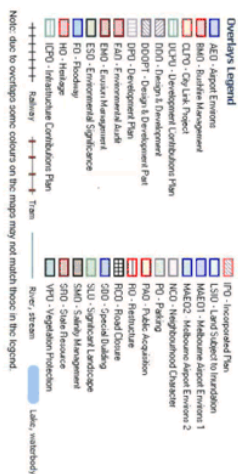


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PLANNING OVERLAY

Department of
Environmental, Land,
Water and Planning



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2.0 Urban Context Analysis
2.2 Site Analysis

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2.0 Urban Context Analysis

2.3 Surrounding Developments

44-43 UPPER HEIDELBERG ROAD, WANHOE
 approx 79M HEIGHT
 14 STOREYS
 299 DWELLINGS
 36750M²
 COMPLETED

210, 211-216 BURGUNDY STREET, HEIDELBERG
 approx 33.7M HEIGHT
 8 STOREYS
 215 BEDS; MEDICAL SERVICES BUILDING
 4692M²
 COMPLETED

13-17 CARTMELL STREET, HEIDELBERG
 approx 16.5M HEIGHT
 5 STOREYS + 1 LEVEL OF BASEMENT
 66 DWELLINGS
 1742M²
 PLANNING APPROVED

112-120 BURGUNDY STREET, HEIDELBERG
 approx 28.9M HEIGHT
 8 STOREYS + 2 LEVELS OF BASEMENT
 58 DWELLINGS
 781M²
 COMPLETED

68-72 CAPE STREET, HEIDELBERG
 approx 25.0M HEIGHT
 8 STOREYS + NO BASEMENT
 23 DWELLINGS
 765M²
 UNDER CONSTRUCTION

247-249 CAPE STREET, HEIDELBERG
 37M HEIGHT
 11 STOREYS + 2 LEVELS OF BASEMENT
 83 DWELLINGS
 117M²
 PLANNING APPROVED

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3.0 Design Response

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3.0 Design Response

3.1 Proposed Carriageway Relocation



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3.0 Design Response

3.2 Artist Impression - Burgundy and Cape Street corner

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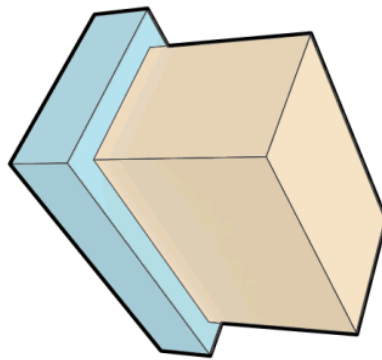
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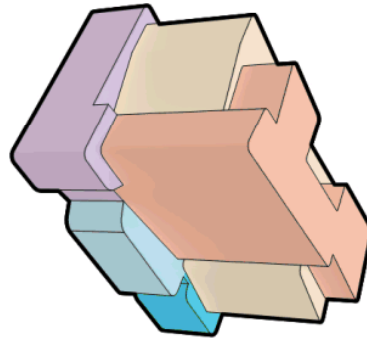
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3.0 Design Response
3.3 Concept Diagrams

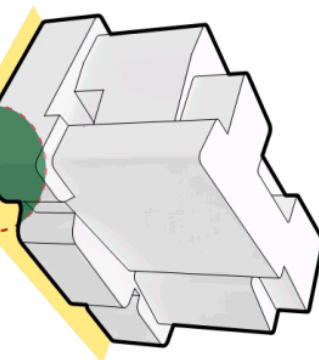
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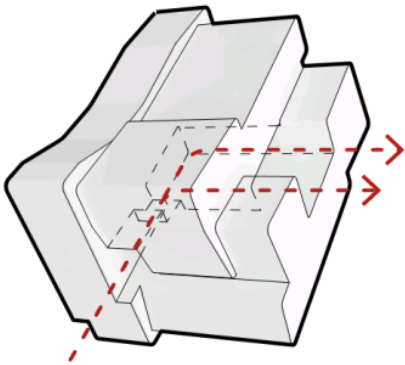
CONVENTIONAL TOWER - PODIUM PASSING



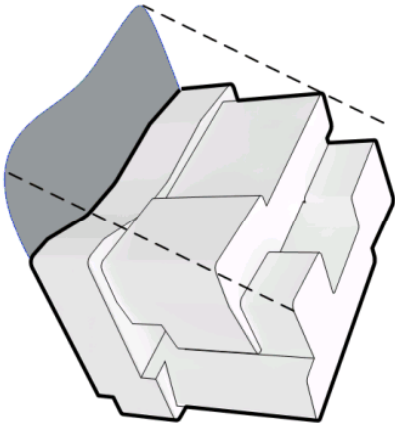
SCULPTURAL FORM - BREAKING DOWN OF MASSING TO RELATE TO STREETSCAPE



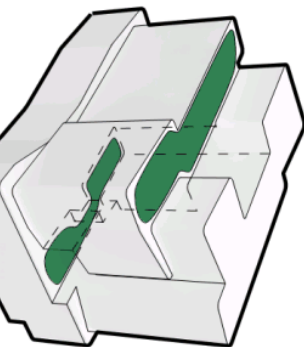
URBAN PLAZA - PUBLIC ADDRESS



CENTRAL ATRIUM - AMENITY FOCUSED



NO ADDITIONAL SHADOWS ABOVE PREFERRED HEIGHTS + 2L



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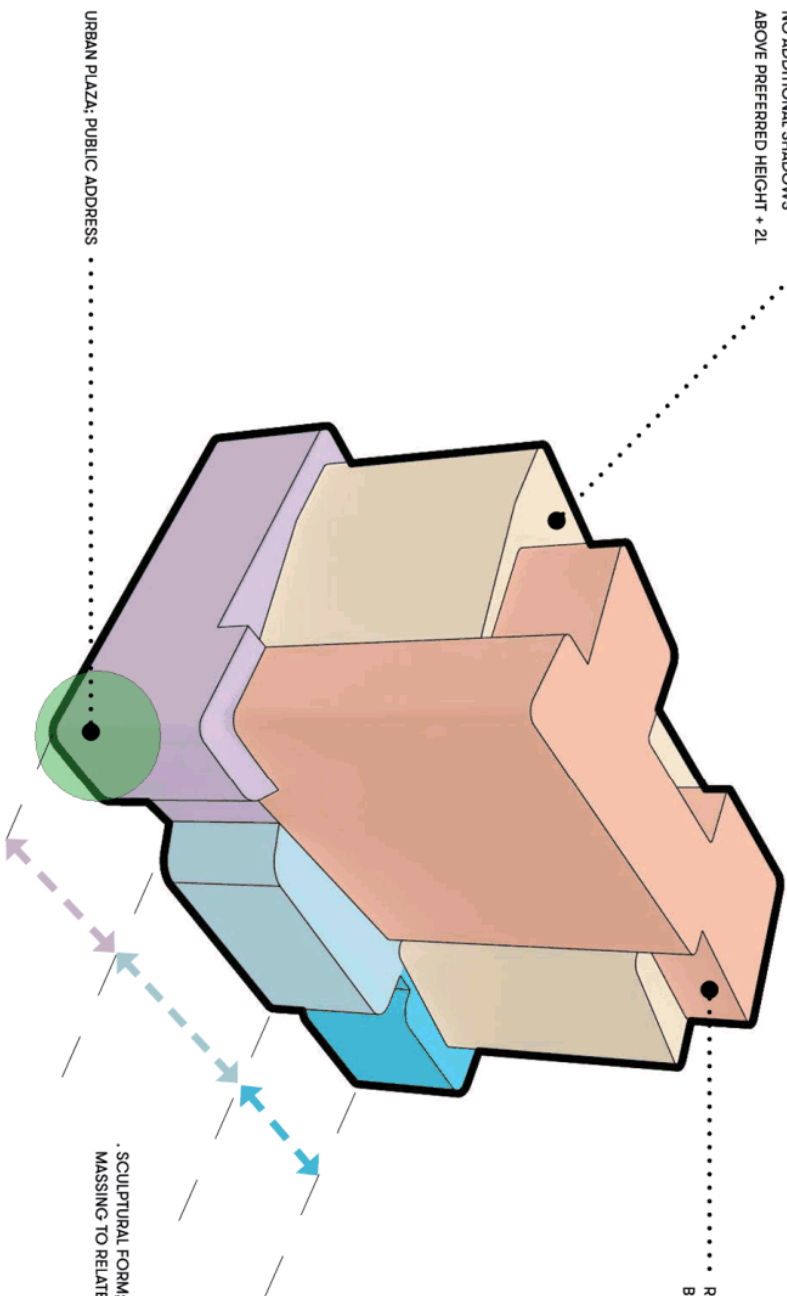
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3.0 Design Response

3.4 Massing

REDUCED SOUTHERN MASSING:
NO ADDITIONAL SHADOWS
ABOVE PREFERRED HEIGHT + 2L



RECESSIVE TOP LEVELS TO ENHANCE
BREAKING DOWN OF MASSING

SCULPTURAL FORM; BREAKING DOWN
MASSING TO RELATE TO STREETSCAPE

URBAN PLAZA; PUBLIC ADDRESS

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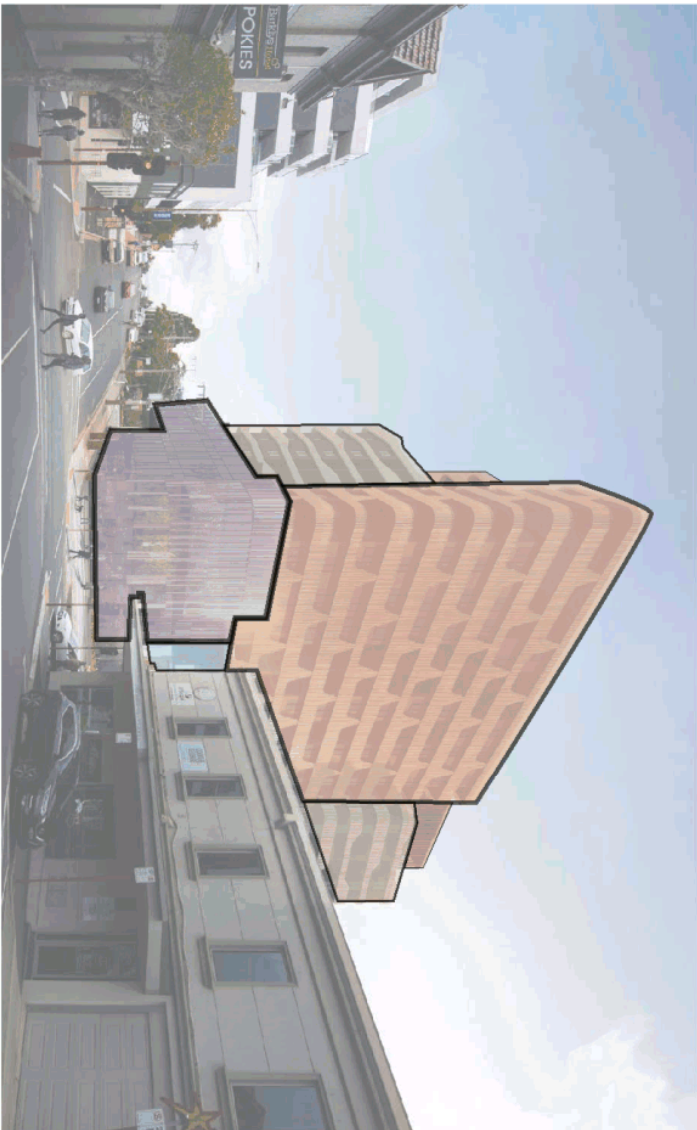
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3.0 Design Response
3.4 Massing - Perspective View and Precedent Imagery

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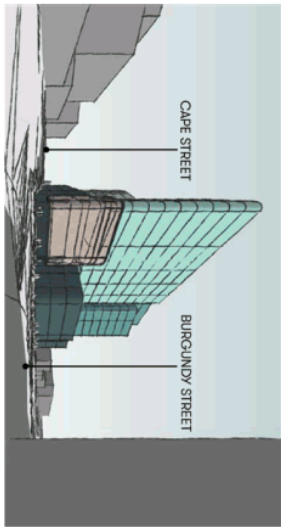


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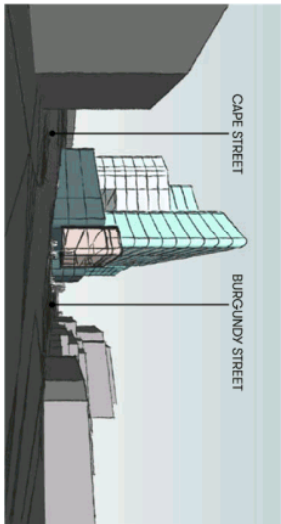
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3.0 Design Response
3.4 Massing - Streetscape Studies

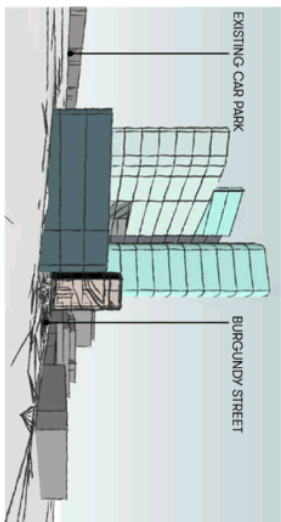
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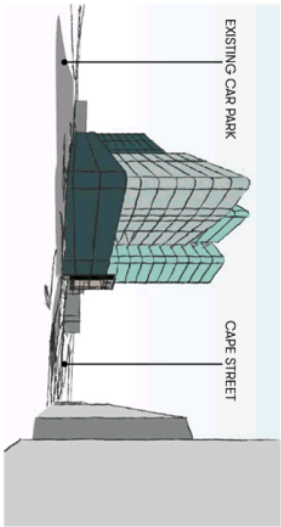
BURGUNDY AND CAPE STREET CORNER - VIEW 01



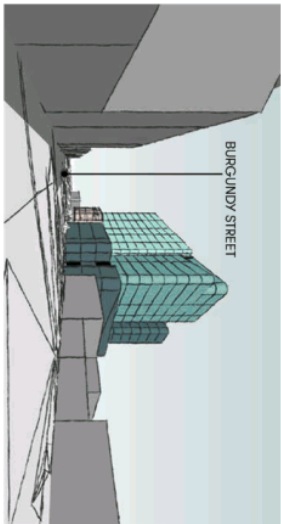
BURGUNDY AND CAPE STREET CORNER - VIEW 02



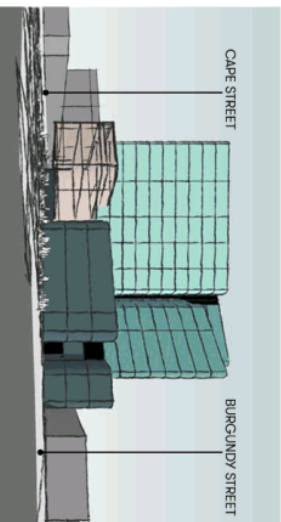
CAPE STREET ELEVATION



SOUTH EASTERN CORNER ALONG CAPE STREET



NORTH WESTERN CORNER ALONG BURGUNDY STREET



BURGUNDY STREET ELEVATION

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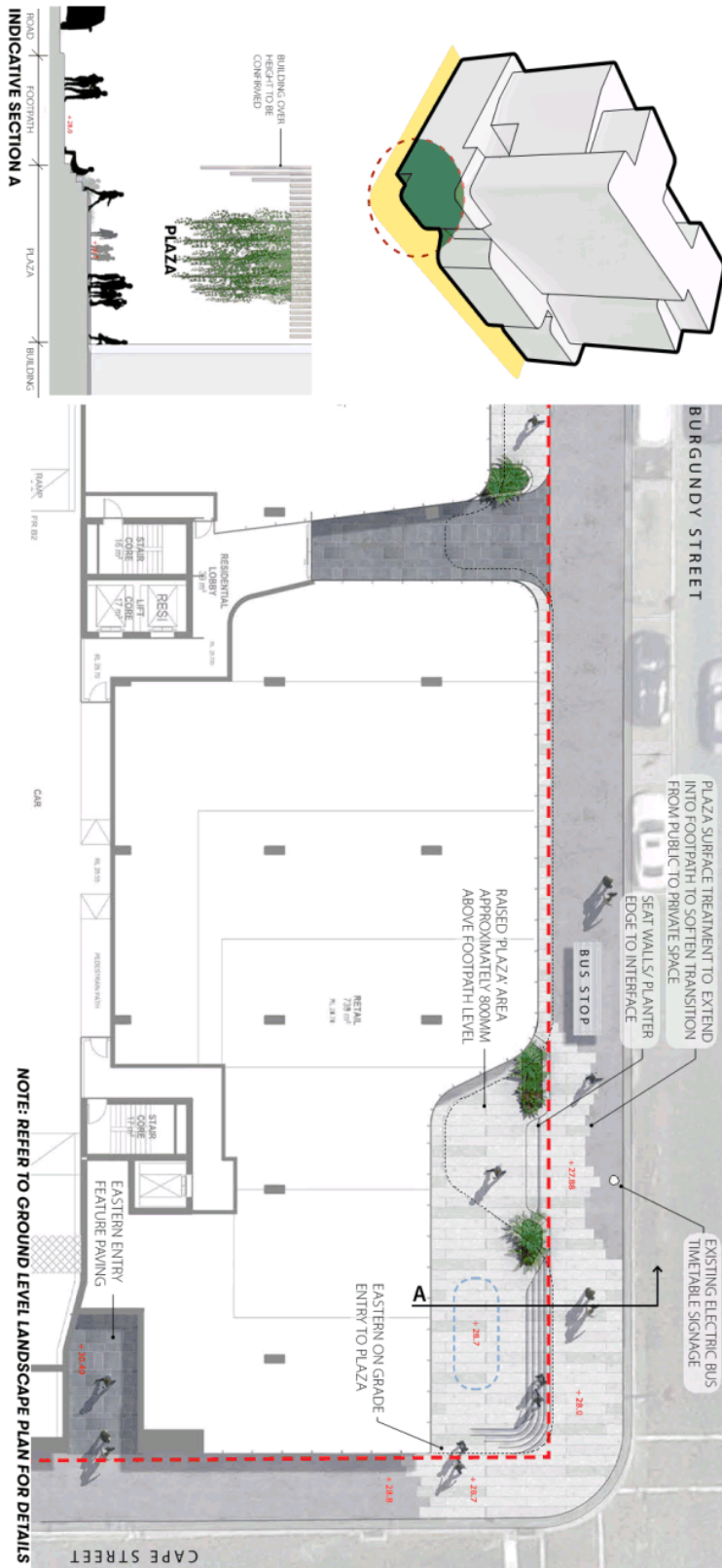
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3.0 Design Response

3.5 Urban Plaza

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PRECEDENT IMAGERY



LEGEND

| | |
|--|------------------------------|
| | EXISTING ASPHALT FOOTPATH |
| | STREET FURNITURE |
| | FEATURE PAVING |
| | IN SITU PLANTER |
| | BUS STOP |
| | EASTERN ENTRY FEATURE PAVING |

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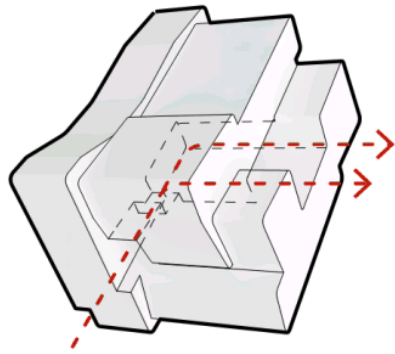
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3.0 Design Response
3.6 Central Atrium



- ▶ ROOF LEVEL -489.73.00
- ▶ LEVEL 12 -489.98.00
- ▶ LEVEL 11 -489.63.00
- ▶ LEVEL 10 -489.62.00
- ▶ LEVEL 09 -489.55.00
- ▶ LEVEL 08 -489.58.00
- ▶ LEVEL 07 -489.53.00
- ▶ LEVEL 06 -489.52.00
- ▶ LEVEL 05 -489.42.00
- ▶ LEVEL 04 -489.42.00
- ▶ LEVEL 03 -489.41.00



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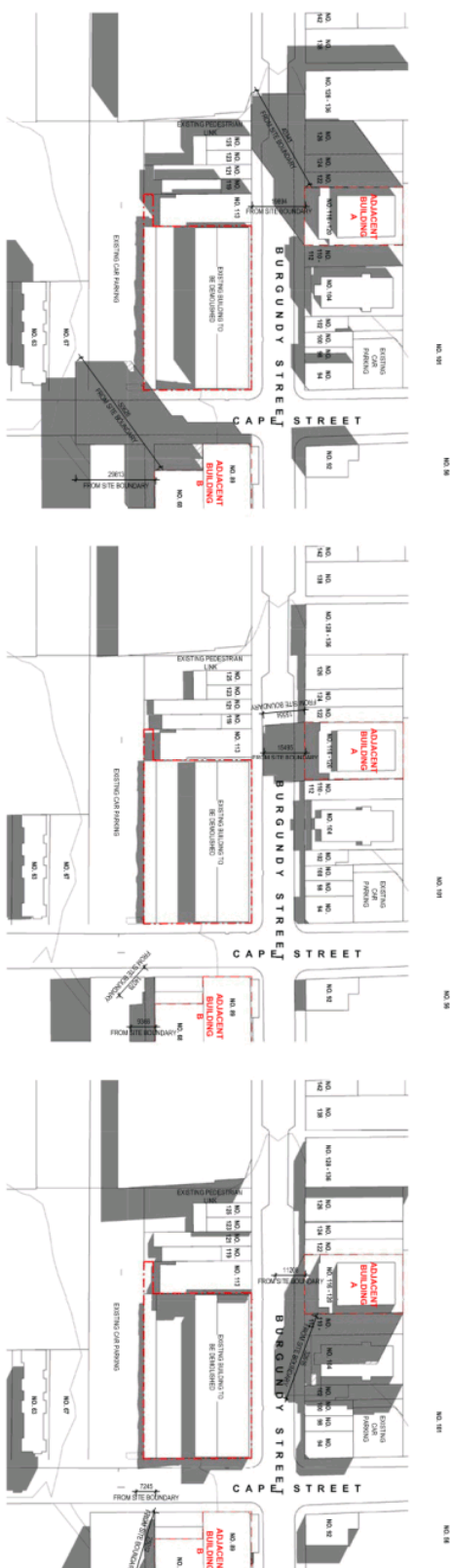
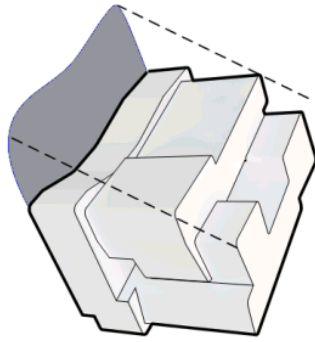
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3.0 Design Response
3.7 Shadow Impact Analysis - Adjacent Existing Context



SUN STUDY 22 SEPT 9AM - ADJACENT CONTEXT
 A DIAGONAL LENGTH FROM SITE BOUNDARY: 40.3 M
 DEPTH FROM SITE BOUNDARY: 19.9 M
 AREA: 1,476.2 M²
 B DIAGONAL LENGTH FROM SITE BOUNDARY: 50.8 M
 DEPTH FROM SITE BOUNDARY: 29.9 M
 AREA: 1,486.7 M²

SUN STUDY 22 SEPT 12PM - ADJACENT CONTEXT
 A DIAGONAL LENGTH FROM SITE BOUNDARY: 15.5 M
 DEPTH FROM SITE BOUNDARY: 15.5 M
 AREA: 593.5 M²
 B DIAGONAL LENGTH FROM SITE BOUNDARY: 14.0 M
 DEPTH FROM SITE BOUNDARY: 9.4 M
 AREA: 170.0 M²

SUN STUDY 22 SEPT 3PM - ADJACENT CONTEXT
 A DIAGONAL LENGTH FROM SITE BOUNDARY: 37.2 M
 DEPTH FROM SITE BOUNDARY: 17.2 M
 AREA: 1,599.4 M²
 B DIAGONAL LENGTH FROM SITE BOUNDARY: 26.0 M
 DEPTH FROM SITE BOUNDARY: 7.2 M
 AREA: 1,013.9 M²

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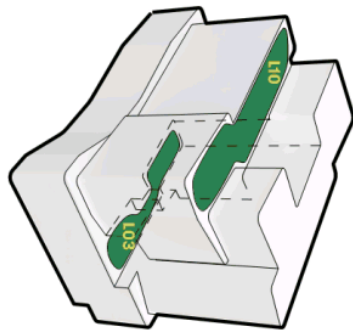
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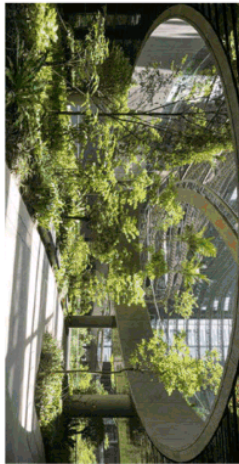
Hogball 19

3.0 Design Response
 3.8 Communal Open Spaces - Level 03 Courtyard

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PRECEDENT IMAGERY

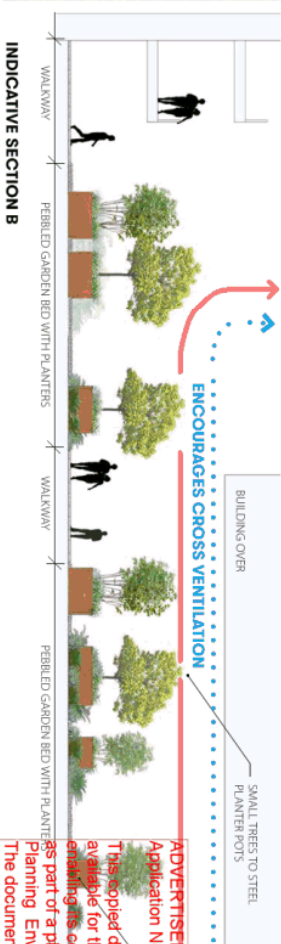


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NOTE: REFER TO LEVEL 03 LANDSCAPE PLAN FOR DETAILS



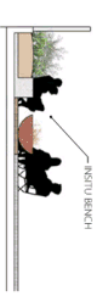
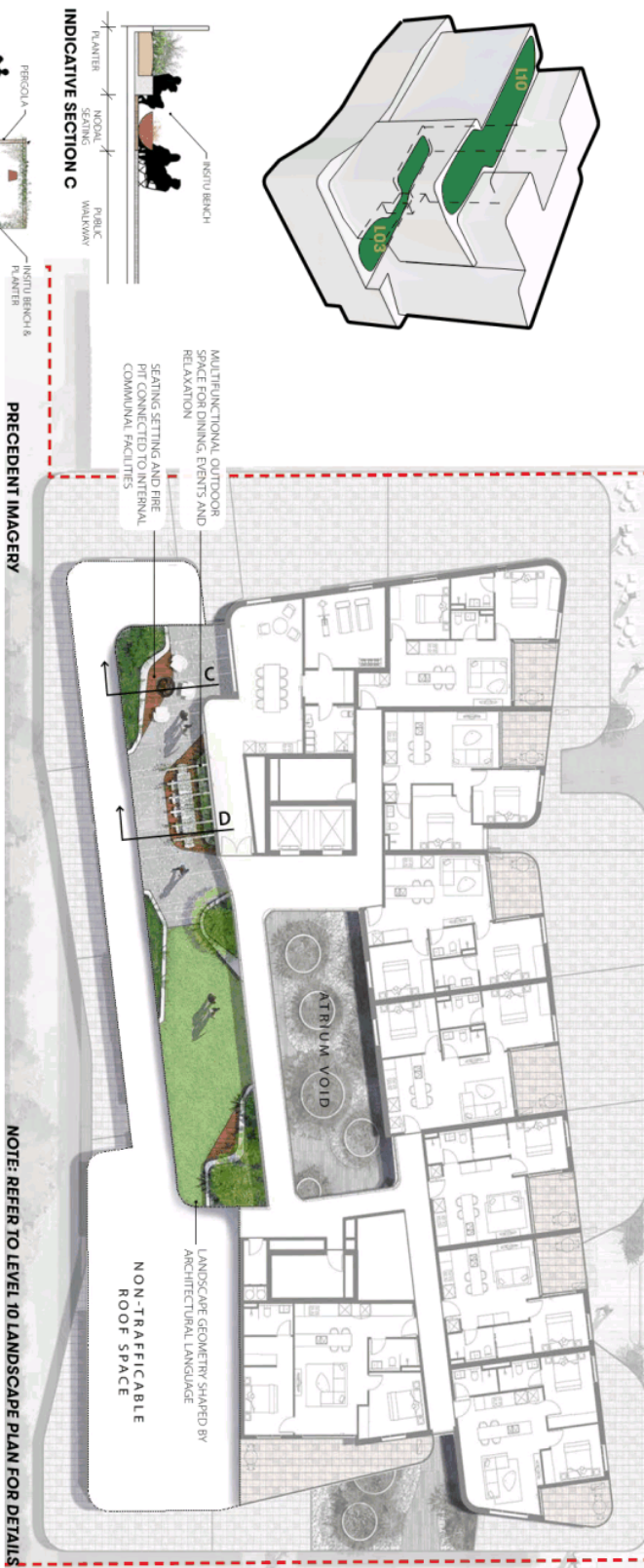
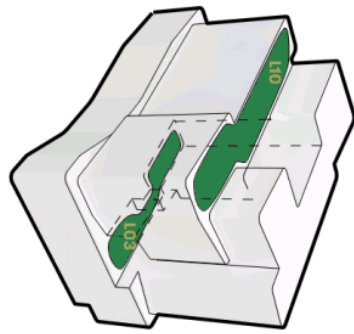
INDICATIVE SECTION B

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3.0 Design Response
3.8 Communal Open Spaces - Level 10 Roof Top Terrace



101-111 Burgundy Street
Heidelberg

Town Planning Application
December 2018

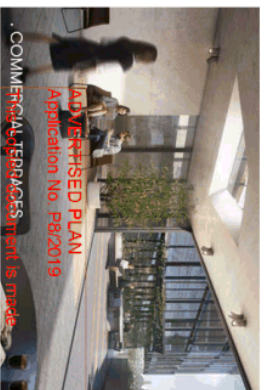
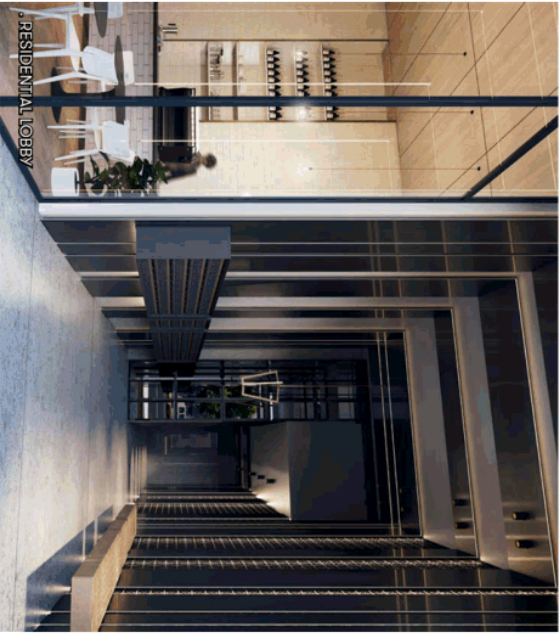
Project No
2268

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Hayball 23

3.0 Design Response
3.8 Communal Open Spaces - Precedent Images

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7/01/2019



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101-111 Burgundy Street Heidelberg
Town Planning Application
December 2018

Project No
2268

Hayball 24

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7/01/2019

3.0 Design Response

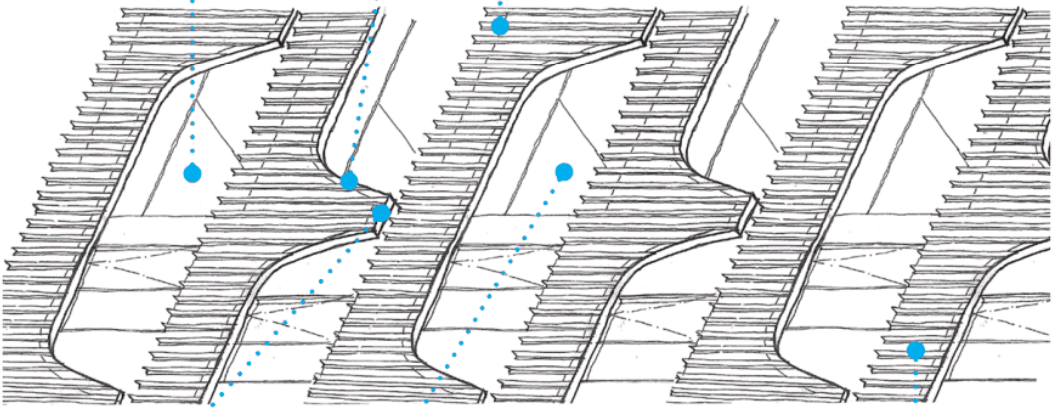
3.11 Facade Details and Precedent Images



ACKNOWLEDGEMENT OF HEIDELBERG ARCHITECTURE: REFLECTION OF SURROUNDING ART DECO AND FEDERATION ERA HOMES.



CURVE BANDING AT OPENING EDGE
MOVEMENT IN FACADE AND MATERIALITY ENHANCES LIGHTNESS TO ARCHITECTURE



A SERIES OF CUTOUT OPENINGS IN LINE WITH THE OFFICER HOUSE PRECEDENT THAT FRAMES BALCONY SPACE EXPERIENCES



TIMBER LOOK ALUMINIUM FINNS TO EXTERNAL FACADE SKIN ACTS AS AN OUTER LAYER OF PRIVACY FOR THE APARTMENTS

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Application No. P8/2019

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101-111 Burgundy Street
Heidelberg

Town Planning Application
December 2018

Project No
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4.0 Architectural Drawings

101-111 Burgundy Street
Heidelberg

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Project No
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7/01/2019

Received
26/9/2019

NO SHEET NAME

- TH000 COVER SHEET
- TH001 EXISTING CONDITIONS - TREE REMOVAL PLAN
- TH010 SITE PLAN
- TH020 BASEMENT 03
- TH030 BASEMENT 01
- TH040 GROUND FLOOR
- TH050 LEVEL 01
- TH060 LEVEL 02
- TH070 LEVEL 03
- TH080 LEVEL 04
- TH090 LEVEL 04 - 09 (TYPICAL)
- TH100 LEVEL 05
- TH110 LEVEL 06
- TH120 ROOF LEVEL
- TH130 SOIL STUDIES - 22 SEPTEMBER 8 & 10AM
- TH140 SOIL STUDIES - 22 SEPTEMBER 11AM & 2PM
- TH150 SOIL STUDIES - 22 SEPTEMBER 3PM
- TH160 SOIL STUDIES - 22 SEPTEMBER 5PM
- TH170 ELEVATIONS
- TH180 ELEVATIONS
- TH190 SITE SECTIONS
- TH200 SITE SECTIONS
- TH210 SITE SECTIONS
- TH220 TYPICAL ARRANGEMENT - LUD COMPLIANCE
- TH230 EXTERNAL FINISHES

Project No: 101-111 Burgundy Street Heidelberg

Coverage Type: COVER SHEET

Title: TOWN PLANNING

Project No: 2288

Drawing No: TP00.00

Revision: 1

Drawn By: [Name]

Checked By: [Name]

Scale: 1:250

Author: [Name]

Project Location: [Address]

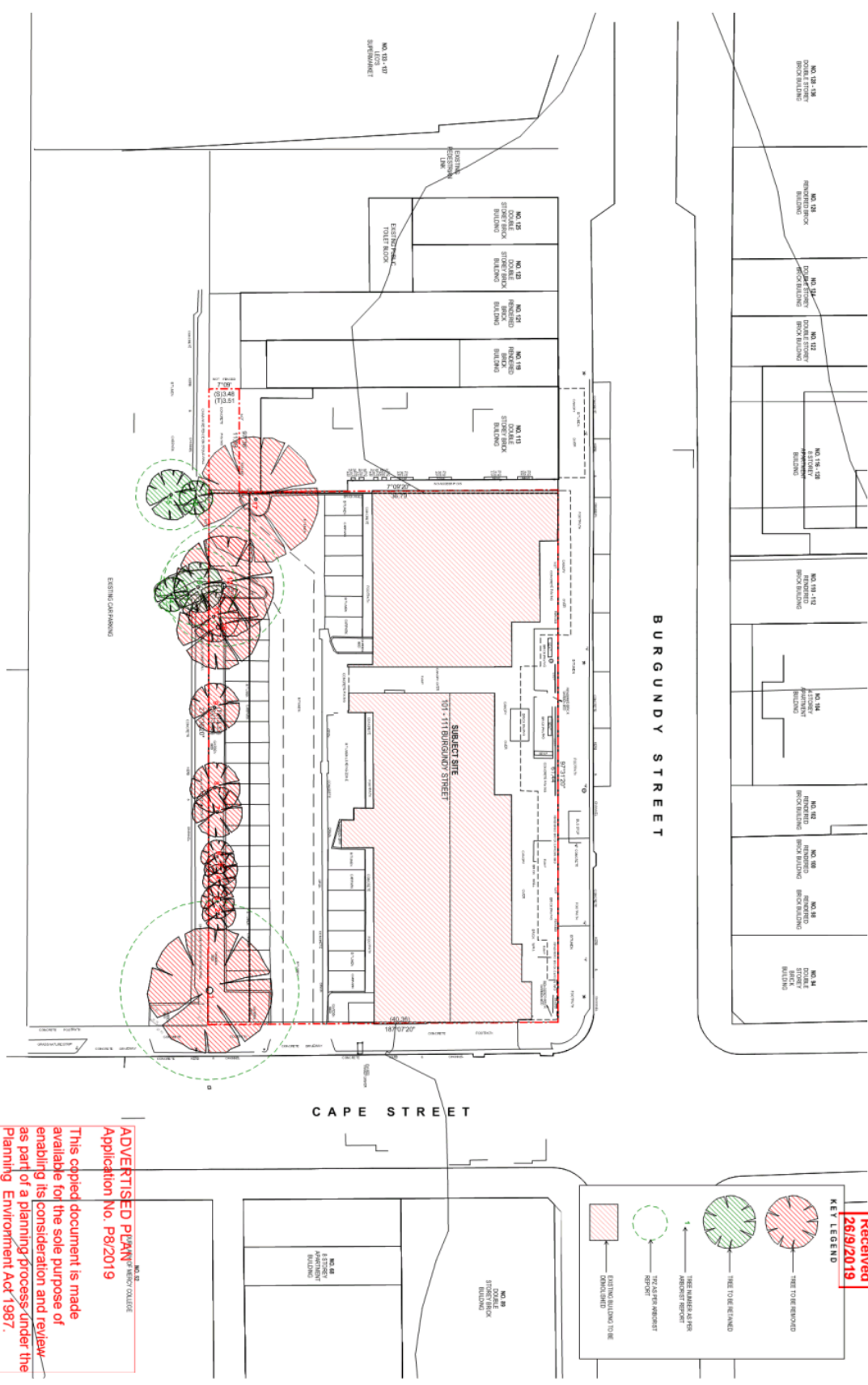
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| Project No: | 101-111 Burgundy Street Heidelberg | Existing Title: | EXISTING CONDITIONS - TREE REMOVAL PLAN | Index: | TOWN PLANNING | Project No: | 2288 | Drawing No: | TP00.01 | Author: | Checked By: | Scale: | Drawn: | Approved: |
| Project Name: | 101-111 Burgundy Street Heidelberg | Existing Title: | EXISTING CONDITIONS - TREE REMOVAL PLAN | Index: | TOWN PLANNING | Project No: | 2288 | Drawing No: | TP00.01 | Author: | Checked By: | Scale: | Drawn: | Approved: |



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26/9/2019

KEY LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE MARKED AS PER ARBORIST REPORT
- TREE TO BE REMOVED AS PER ARBORIST REPORT
- EXISTING BUILDING TO BE DEMOLISHED

ADVERTISED PLAN - NO. 2288
Application No. P8/2019

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| Client | 101-111 Burgundy Street Heidelberg | Author | 101-111 Burgundy Street Heidelberg | Author | 101-111 Burgundy Street Heidelberg | Author | 101-111 Burgundy Street Heidelberg | Author | 101-111 Burgundy Street Heidelberg | Author | 101-111 Burgundy Street Heidelberg | Author | 101-111 Burgundy Street Heidelberg | Author | 101-111 Burgundy Street Heidelberg | Author | 101-111 Burgundy Street Heidelberg |

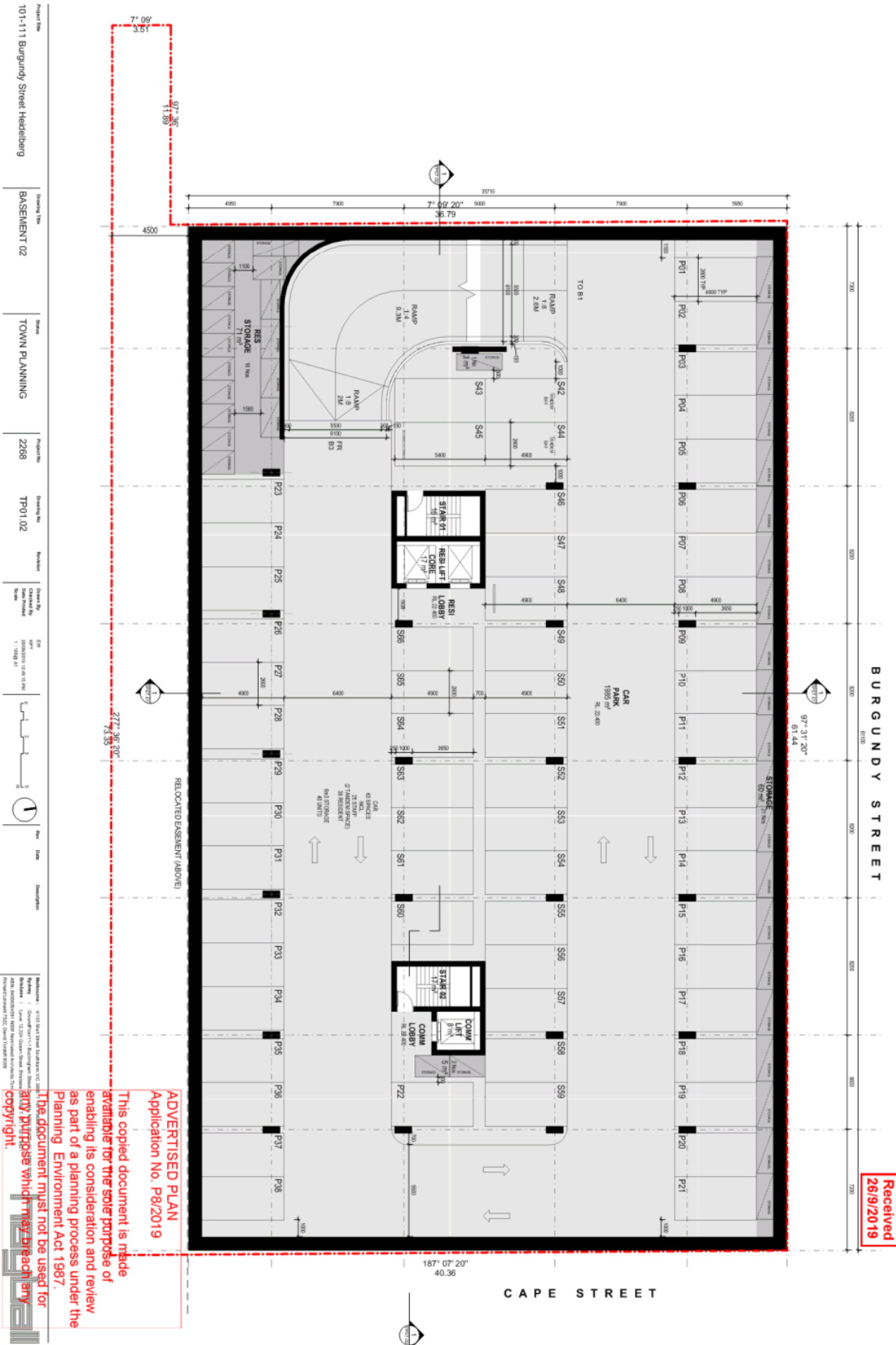


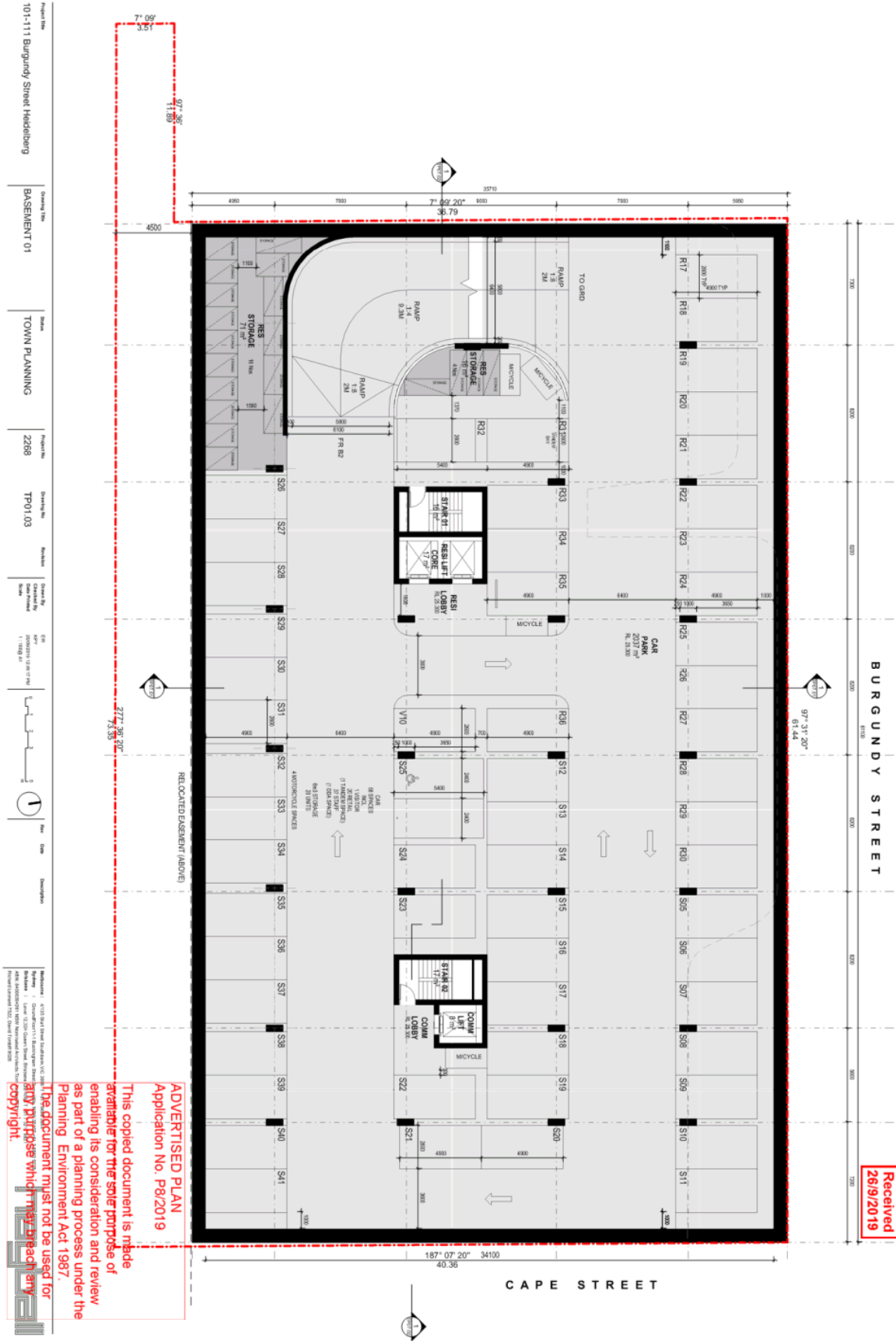
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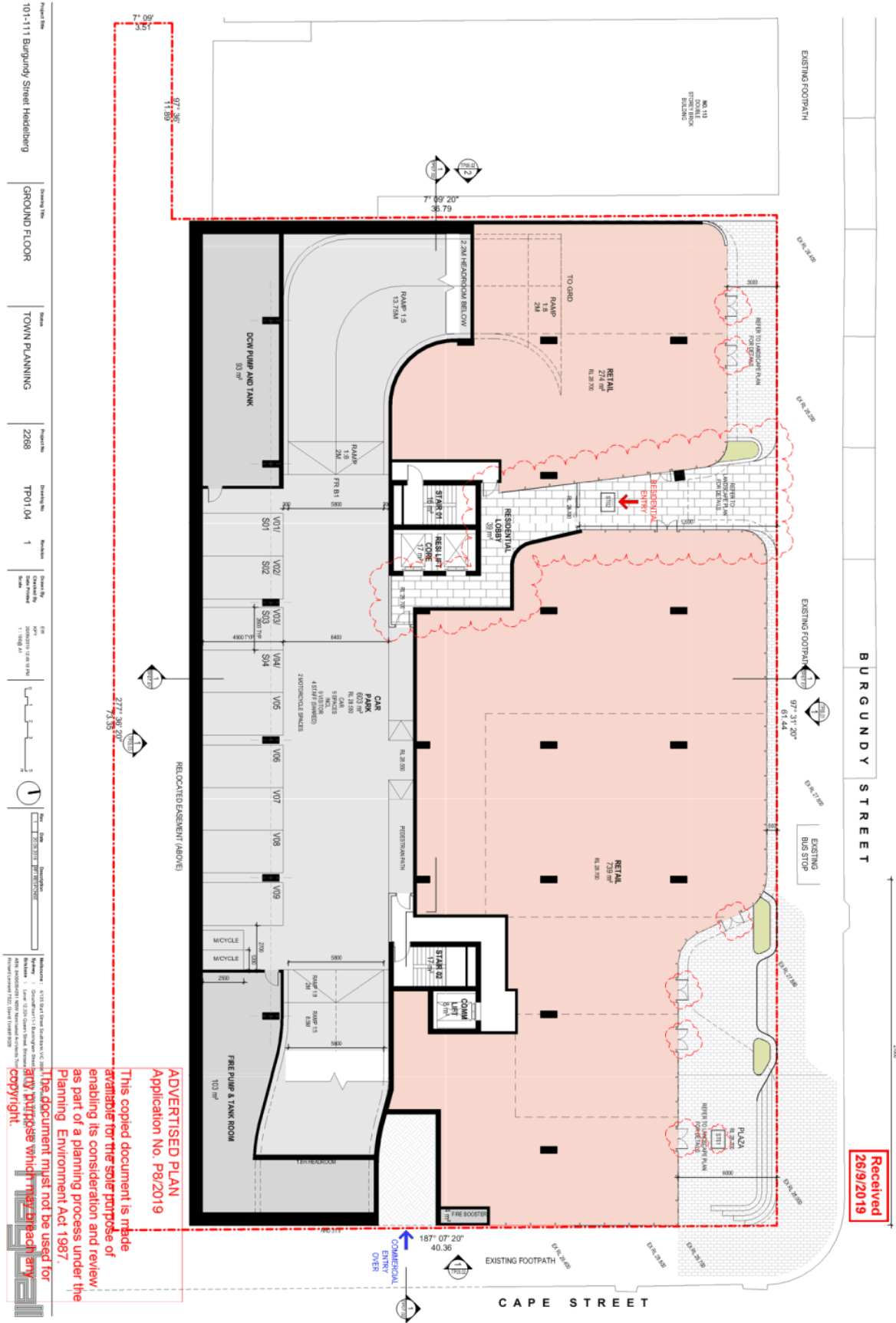
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| Client | | Project No. | 2288 | Drawing No. | TP01.03 | Author | Checked By | Scale | Drawn | Project Name | 10-1-11 Burgundy Street Heidelberg | Project No. | 2288 |
| Project Name | 10-1-11 Burgundy Street Heidelberg | Project No. | 2288 | Drawing No. | TP01.03 | Author | Checked By | Scale | Drawn | Project Name | 10-1-11 Burgundy Street Heidelberg | Project No. | 2288 |

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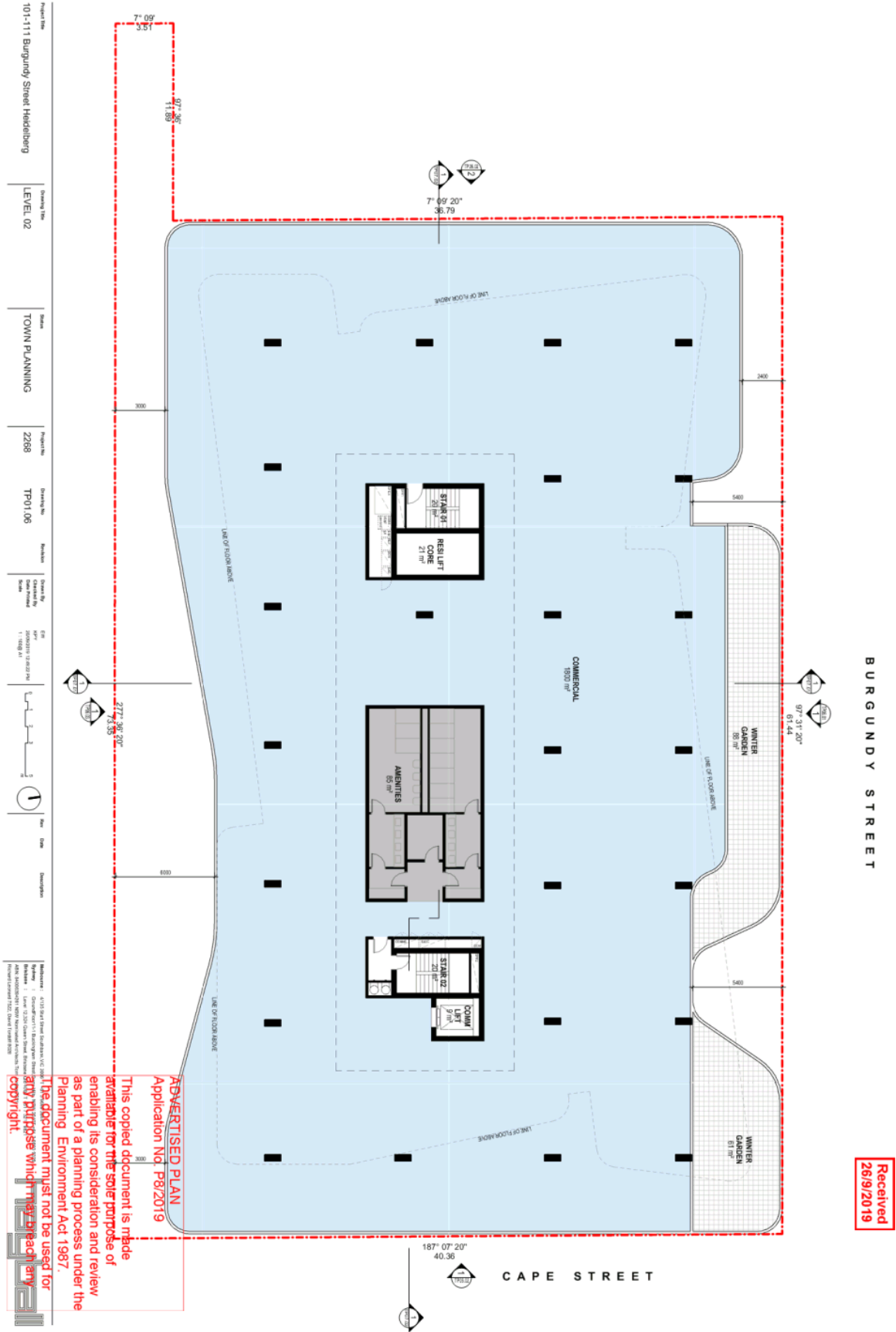
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| Project No | 101-111 Burgundy Street Heidelberg | Planning Title | LEVEL 02 | Phase | TOWN PLANNING | Project No | 2288 | Drawing No | TP01.06 | Author | Checked By | Scale | 1:1000 | Date | 27.09.2019 | Drawn | 27.09.2019 |
| Author | 101-111 Burgundy Street Heidelberg | Checked By | 1:1000 | Date | 27.09.2019 | Drawn | 27.09.2019 | Scale | 1:1000 | Date | 27.09.2019 | Drawn | 27.09.2019 | Scale | 1:1000 | Date | 27.09.2019 |

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| Project Name | 101-111 Burgundy Street Heidelberg | Planning Title | LEVEL 03 |
| Phase | TOWN PLANNING | Project No. | 2288 |
| Drawing No. | TP01.07 | Author | DAVID BROWN |
| Checked By | 1-1-2019 AT | Scale | AS SHOWN |
| Date | 1-1-2019 AT | Revision | 1-1-2019 AT |



BURGUNDY STREET

CAPE STREET

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|------------------|------------------------------------|---------------------|----------|
| Project Name | 10-1-11 Burgundy Street Heidelberg | Planning Title | LEVEL 04 |
| Phase | TOWN PLANNING | Project No. | 2288 |
| Drawing No. | TP01.08 | Drawn By | CONCEPTS |
| Checked By | 1-1/2020 AT | Scale | AS SHOWN |
| Author | CONCEPTS | Client | CONCEPTS |
| Project Location | 10-1-11 BURGUNDY STREET HEIDELBERG | Project Description | LEVEL 04 |



BURGUNDY STREET

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| Project Name | 101-111 Burgundy Street Heidelberg | Planning Title | LEVEL 05 - 09 (TYPICAL) | Phase | TOWN PLANNING | Project No. | 2288 | Drawing No. | TP01 09 | Author | Checked By | Date | Scale | Drawings |
| Author | Checked By | Date | Scale | Drawings | Revision: 01/10/2019 Final (Submitted) A/C 2019 Author: [Name] Checked By: [Name] Date: [Date] Scale: [Scale] Drawings: [List] Project Location: [Address] | | | | | | | | | |



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|---------------------|------------------------------------|----------------|----------|
| Project Name | 101-111 Burgundy Street Heidelberg | Planning Title | LEVEL 10 |
| Phase | TOWN PLANNING | Project No. | 2288 |
| Drawing No. | TP01-10 | Author | CHANG |
| Checked By | 1-1-2019 AT | Scale | 1:1000 |
| Approved By | | Drawn By | |
| Project Location | 101-111 Burgundy Street Heidelberg | Scale | 1:1000 |
| Project Description | Level 10 | Scale | 1:1000 |
| Project Status | ADVERTISED PLAN | Scale | 1:1000 |
| Project Reference | Application No. P8/2019 | Scale | 1:1000 |



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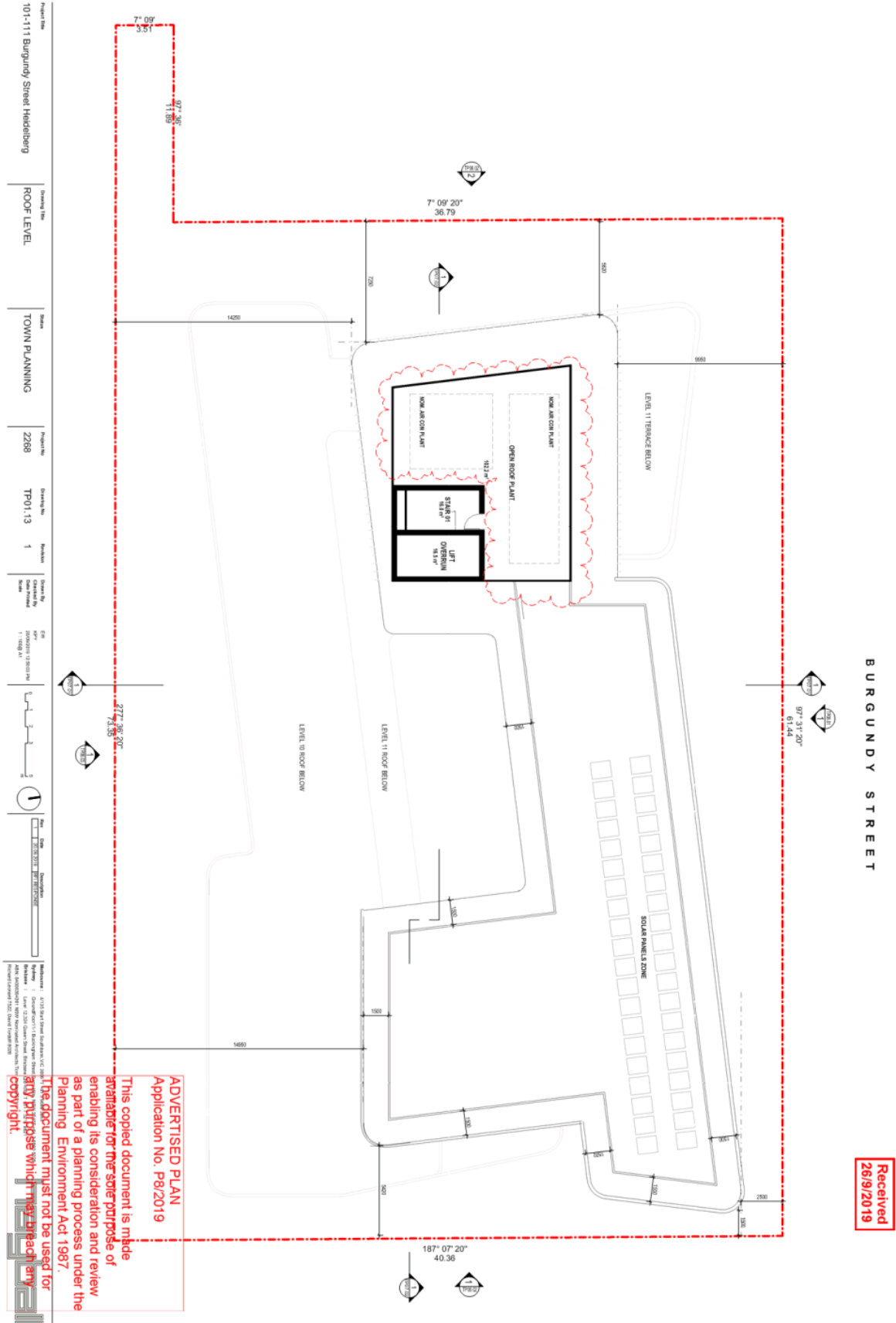
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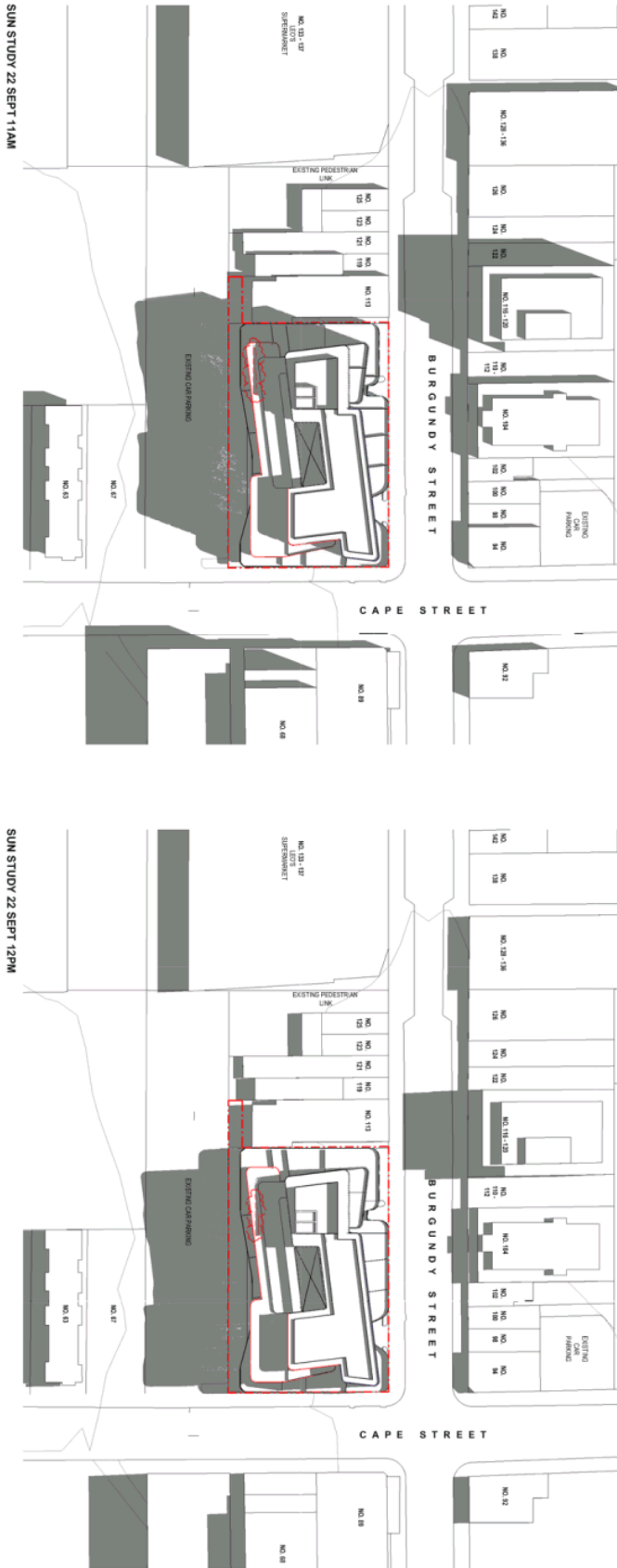
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| Project No | 101-111 Burgundy Street Heidelberg | Planning Title | LEVEL 12 | Stage | TOWN PLANNING | Project No | 2288 | Drawing No | TP01.12 | Author | Checked By | Scale | 1:1000 | Date | 11/08/19 | Drawn By | Scale | 1:1000 | Date | 11/08/19 |
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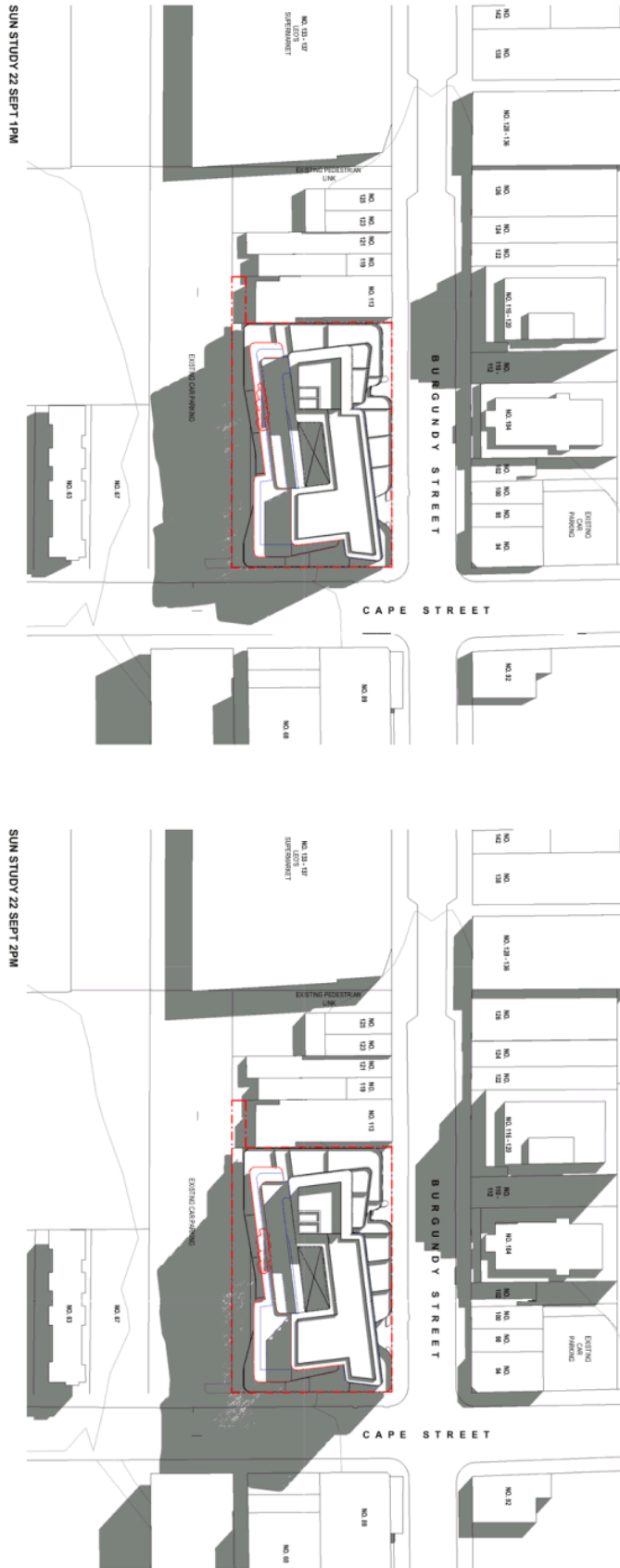


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| Project No | 101-111 Burgundy Street Heidelberg | Planning Title | ROOF LEVEL | Town | HEIDELBERG | Project No | 2288 | Drawing No | TP01.13 | Scale | 1 | Drawn By | ... | Checked By | ... | Date | ... |
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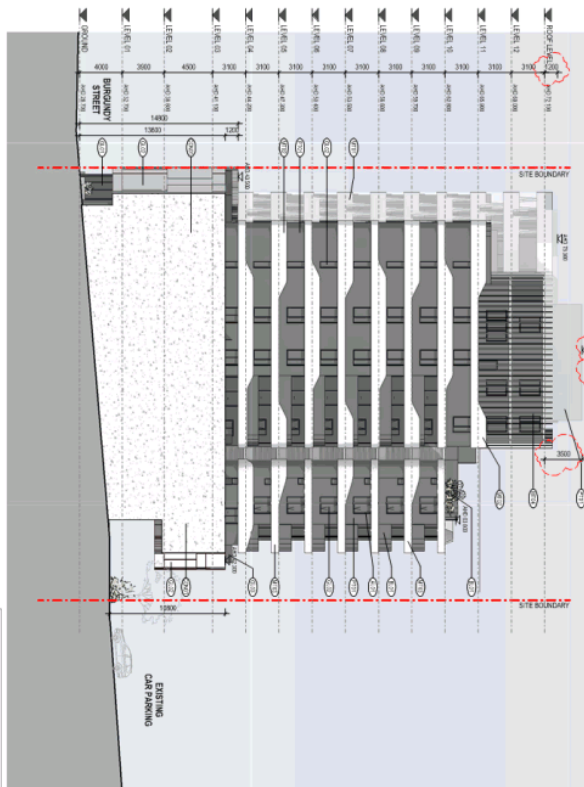
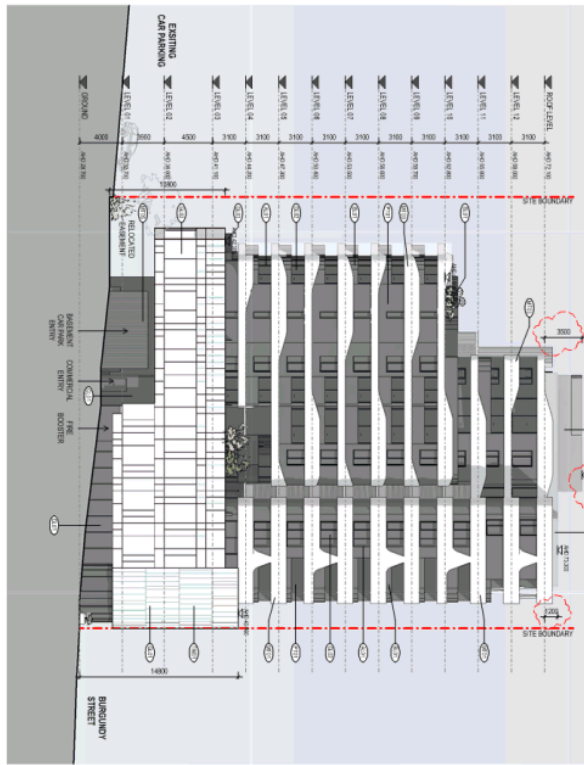
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| Project No | 101-111 Burgundy Street Heidelberg | Planning Title | SUN STUDIES - 22 SEPTEMBER 1 & 2PM | Index | TOWN PLANNING | Project No | 2288 | Drawing No | TP02.03 | Scale | 1 | Drawn By | 1:10000 | Check By | 1:10000 | Scale | 1:10000 | Author | 1:10000 |
|------------|------------------------------------|----------------|------------------------------------|-------|---------------|------------|------|------------|---------|-------|---|----------|---------|----------|---------|-------|---------|--------|---------|

Author: 1:10000
 Checked: 1:10000
 Date: 26/09/2019
 Project Location: 101-111 Burgundy Street Heidelberg VIC 3081

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26/9/2019

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| Project No 101-111 Burgundy Street Heidelberg | Planning Title ELEVATIONS | Phase TOWN PLANNING | Project No 2288 | Drawing No TP06.02 | Sheet No 1 | Drawn By MURIELLE DUNN | Checked By ANDREW WILSON | Scale As indicated | Project Location 101-111 Burgundy Street Heidelberg |
|--|------------------------------|------------------------|--------------------|-----------------------|---------------|---------------------------|-----------------------------|-----------------------|--|

Revised/Corrected and only on dimensions unless any comments. Equal dimensions and like functions are used. Work and also confirm by the architect, other drawings and documents. All new drawings and documents to be submitted to the Architect/Consultant and manufacturer. All drawings and documents given to the client of the Architect/Consultant. © Copyright 2019. All rights reserved.



1 EAST ELEVATION

2 WEST ELEVATION

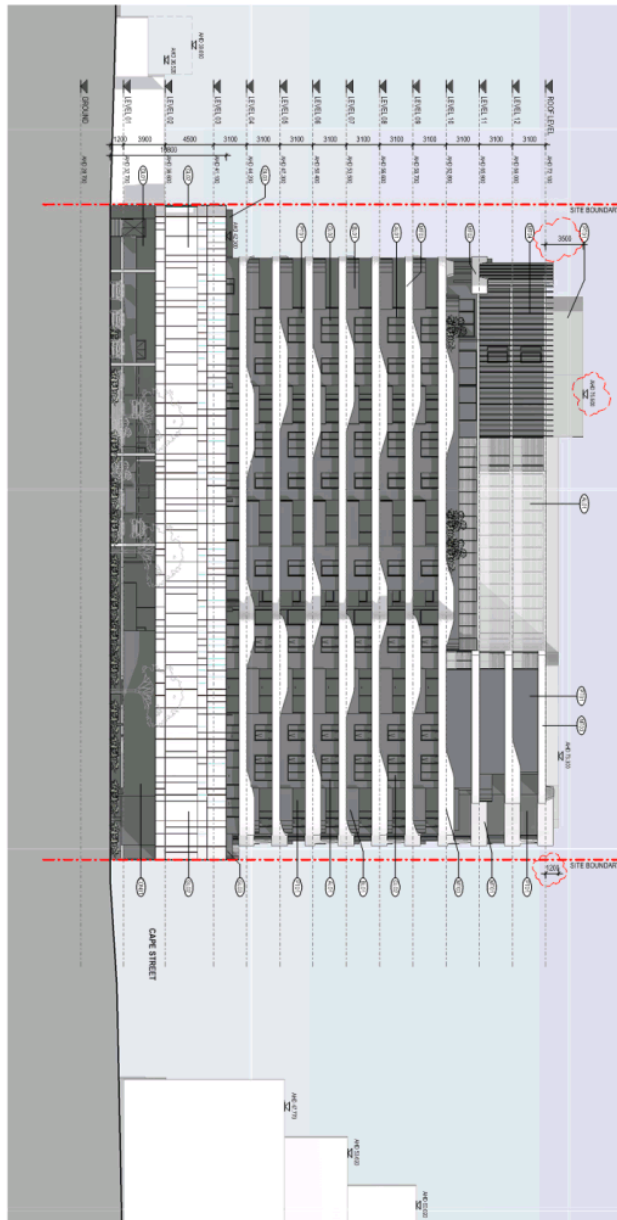
| EXTERNAL MATERIALS AND FINISHES | |
|---------------------------------|-------------|
| COLOUR | DESCRIPTION |
| 001 | CONCRETE |
| 002 | BRICKWORK |
| 003 | GLAZING |
| 004 | PAINTWORK |
| 005 | ROOFING |
| 006 | LANDSCAPE |
| 007 | IRONWORK |
| 008 | SCREENING |
| 009 | CLADDING |
| 010 | SCREENING |
| 011 | SCREENING |
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| 050 | SCREENING |

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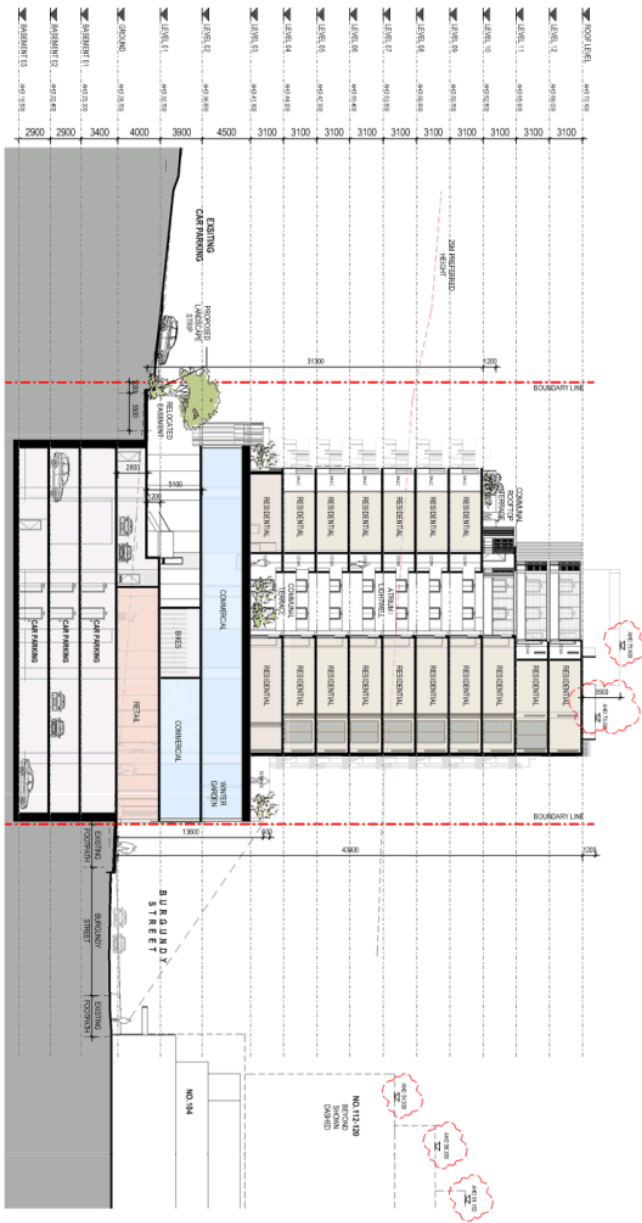


| EXTERNAL MATERIALS AND FINISHES | |
|---------------------------------|------------------------------------|
| COLOUR | AS SHOWN ON DRAWING |
| CLADDING | CONCRETE WALL, CONCRETE/CLAY BRICK |
| ROOF | CONCRETE/CLAY BRICK |
| GLASS | GLASS WINDOW/DOOR |
| SCREENING | SCREENING |
| PAINT | PAINT |
| WOOD | WOOD |
| STONE | STONE |
| IRON | IRON |
| STEEL | STEEL |
| ALUMINIUM | ALUMINIUM |
| OTHER | OTHER |

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| Project Name 101-111 Burgundy Street Heidelberg | Planning Title SITE SECTIONS | Phase TOWN PLANNING | Project No. 2288 | Drawing No. TP07/01 | Number 1 | Drawn By S. J. [Name] | Checked By S. J. [Name] | Scale As indicated | North Arrow | Revision |
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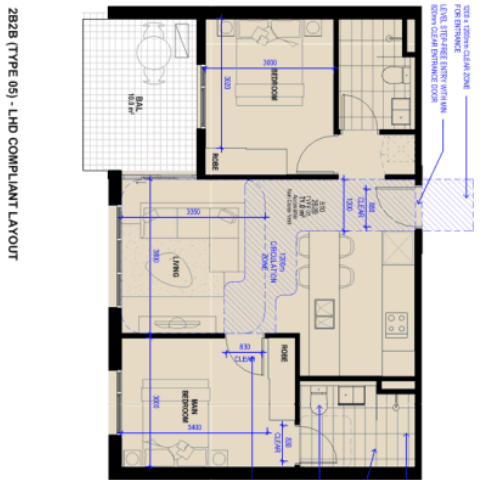
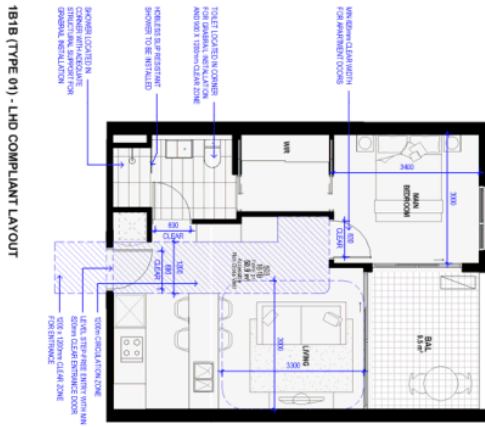


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Project Name: 101-111 Burgundy Street Heidelberg

Project No: 2288

Project Title: TOWN PLANNING

Project Code: TP-10.01

Project Stage: 1

Project Date: 1/10/2019

Project Location: 101-111 Burgundy Street Heidelberg

Project Description: TOWN PLANNING

Project Status: APPROVED

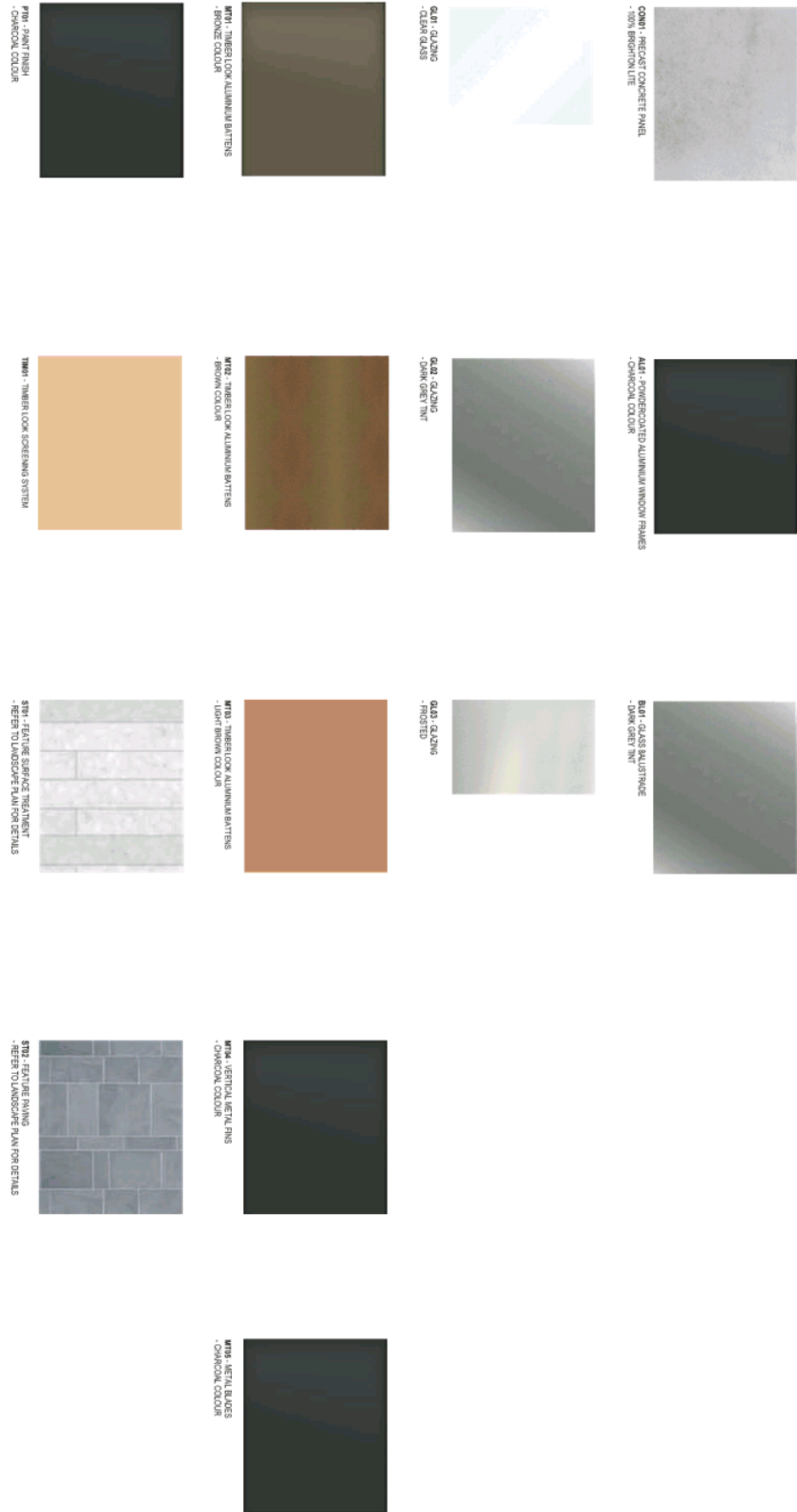
Project Contact: 03 9587 1234

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Project No: 101-111 Burgundy Street Heidelberg

Planning Title: EXTERNAL FINISHES

Phase: TOWN PLANNING

Project No: 2288

Drawing No: TP1201

Sheet: 1

Drawn By: [Name]

Checked By: [Name]

Scale: 1:100

Date: 26/09/2019

Author: [Name]

Project Location: 101-111 Burgundy Street Heidelberg VIC 3084

Project Contact: [Name]

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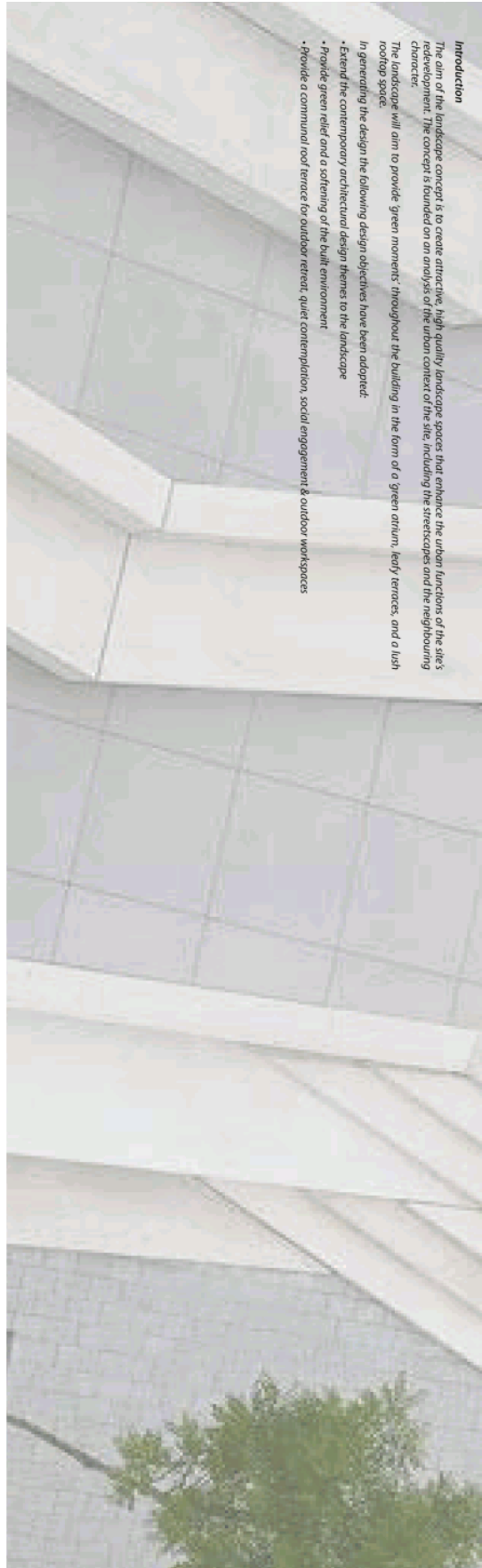
101-111 BURGUNDY STREET, HEIDELBERG

Landscape Design Report
Prepared by *Tract Consultants*
For *Burgundy Development Group*
16 September 2019

Received
16/09/2019

Tract

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Introduction
 The aim of the landscape concept is to create attractive, high quality landscape spaces that enhance the urban functions of the site's redevelopment. The concept is founded on an analysis of the urban context of the site, including the streetscapes and the neighbouring character.
 The landscape will aim to provide 'green moments' throughout the building in the form of a green atrium, 'leafy' terraces, and a lush rooftop space.
 In generating the design the following design objectives have been adopted:

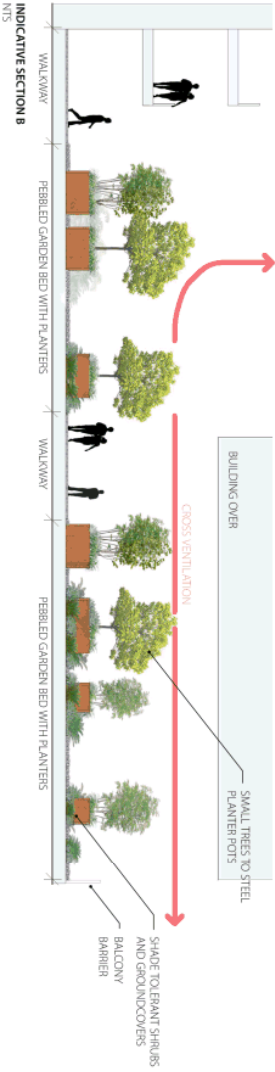
- Extend the contemporary architectural design themes to the landscape
- Provide green relief and a softening of the built environment
- Provide a communal roof terrace for outdoor retreat, quiet contemplation, social engagement & outdoor workspaces

Received
25/03/20

Trust

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Altium Courtyard - Level 3 Landscape Plan



Courtyard Level 3 - Green Altium
 Inspired on the principles of traditional Japanese garden design, the landscape space will provide a peaceful traditional landscape and serene green setting for residents. Trees in feature pots are positioned strategically through the garden providing height and visual interest. A green carpet of mosses, ferns and ground cover the ground around the trees. Plant species will be selected for their form and climatic suitability, and be fully irrigated to ensure a lush and healthy landscape all year round.

- Legend**
- TITLE BOUNDARY
 - TREES
To provide visual relief from the courtyard planter beds. See plant palette for species.
 - GARDEN BED
Space between groundcover and steel planter pots for species. See plant palette for species.
 - MOUNDING TO GARDEN BED
 - PRIVATE TERRACE
To provide's specifications
 - SO2 - FEATURE SURFACE
Treatment of surfaces in courtyard level
 - SO6 - PEBBLE TREATMENT
Garden bed areas
 - MO2 - PLANTER POT
Steel planter pots of varying sizes
- Precedent Imagery**
- -
 -

Landscape Design Report
 101-111 Burgundy Street, Heidelberg

PROJECT_DESC NO: 0317-0903_0001-00 REV: 01 DESIGN: AC OMD ML APPROV: ML DATE: 24/02/2019

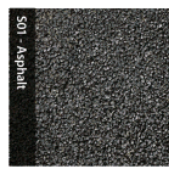
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Hardscape Materials Palette

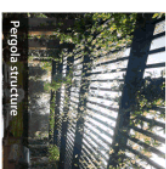
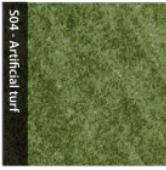
The materials and finishes comprise high quality, robust and maintainable treatments.

Received
14th July 2019

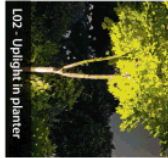
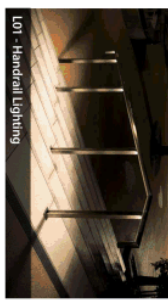
Ground Level



Upper Levels



Lighting



Landscape Design Report

10-111 Burgundy Street, Heidelberg

PROJECT: DMCNO 0317-0903_DPO1-00

REV: 01

DSMN, AC

CMO, ML

APPROV, ML

DATE: 24/02/2019

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Itact

Planting Palette

Planting Palette

Planting at ground level will consist of ornamental garden beds with tropical leaves and accents of colour to the urban plaza and building entries. Dense planting along the entire length of property boundary to the south side will provide adequate screening from the adjacent existing car park. Medium size trees and hedge type planting species will be selected on this area.

Planting in the Level 3 Atrium will consist of a diverse range of lush plants including philodendrons, cycads and ferns suited to the climatic conditions.

The Communal terrace roof garden (level 10) will include hardy and low maintenance plants that can tolerate the harsh conditions. Climbing species will include an evergreen species for year round coverage and a deciduous species for seasonal display and colour.

Ground Level - Plant Palette



shrubs & groundcovers



climbers Screening

Level 3 Atrium - Planting Palette



trees



Trees

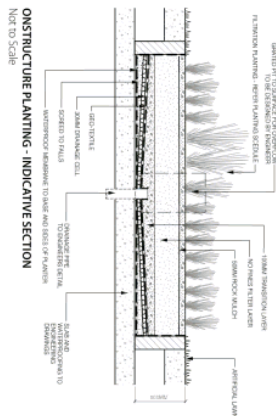


shrubs & groundcovers

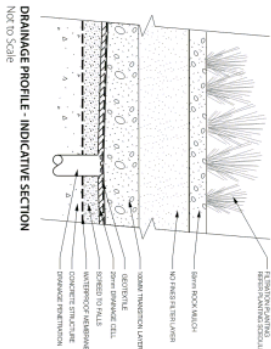


shrubs & groundcovers Climbers

Received 18/05/19



ON-STRUCTURE PLANTING - INDICATIVE SECTION Not to Scale



DRAINAGE PROFILE - INDICATIVE SECTION Not to Scale

Maintenance & Irrigation

All hard and soft landscape elements within the common areas are to be maintained through building management. This is to include fertilizer application, herbicide spray (if appropriate), replantment, horticultural measures to ensure optimal growth at all times.

All proposed planting within the site will be serviced by rain sensors & an automatic drip irrigation system. System connected to rainwater where possible. Plant species will be selected based upon a combination of drought tolerance, functionality and aesthetic character.

Landscape Design Report

10-111 Burgundy Street, Heidelberg

PROJECT: DMCNO 0317-0903, DMC01-00 REV: 01 DPMN, AC, CMO, ML, APPROV, ML DATE: 24/02/2019

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