

4.0 PROPOSAL

4.1 Masterplan Proposal

4.2 A Village of Diverse Individuals

4.3 Tower A

4.4 Tower B

4.5 Tower C1

4.6 Tower C2

4.7 Tower D

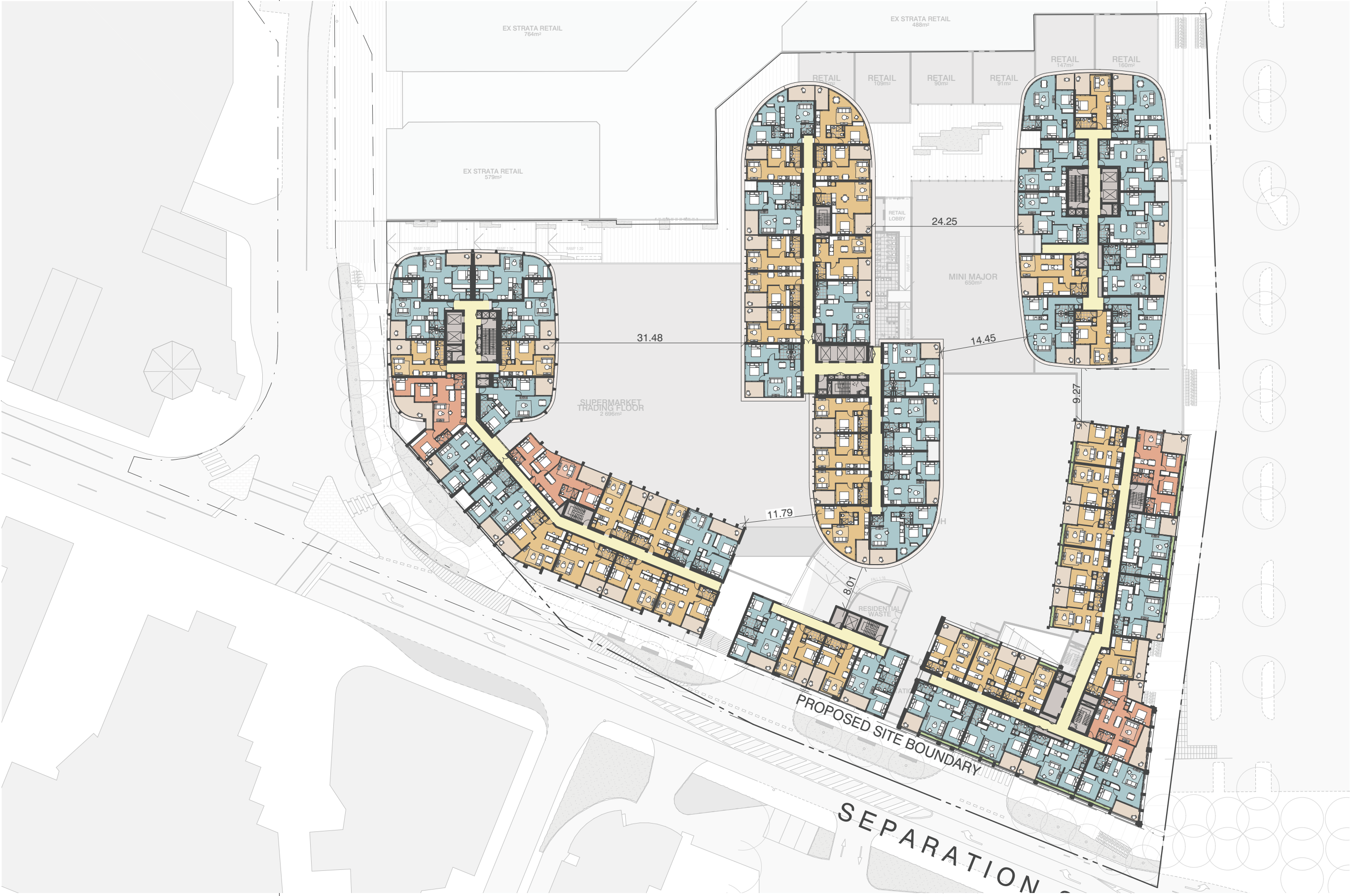
4.8 Tower E

4.9 Urban Realm & Landscape

4.1 MASTERPLAN PROPOSAL

TOWER FORM

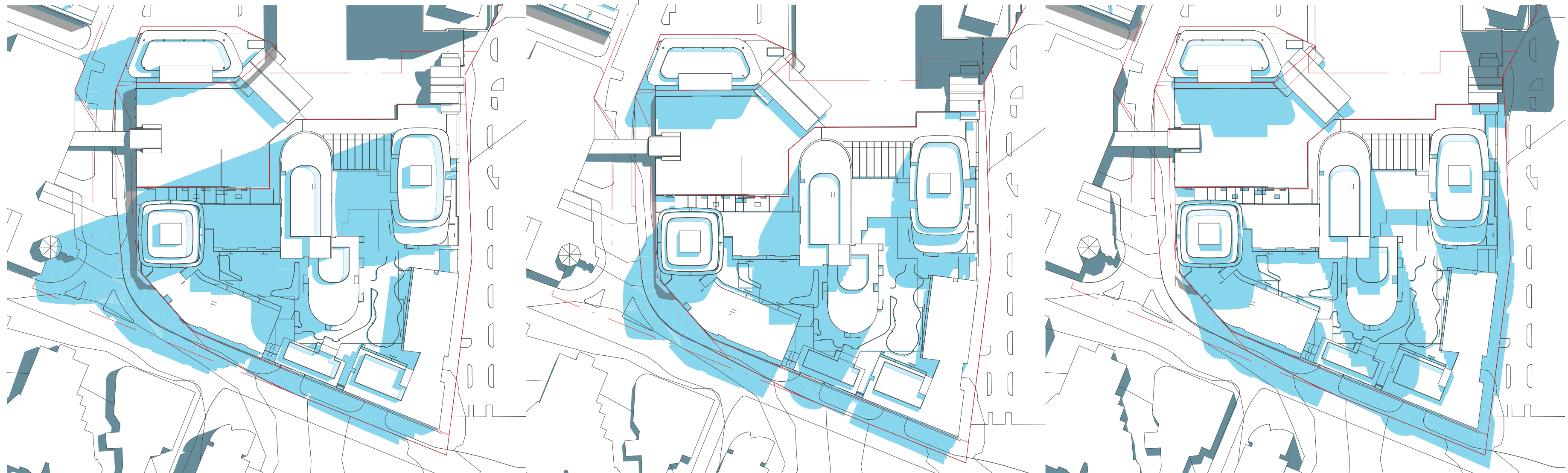
- Tower shapes and arrangement on the site has carefully responded to three key criteria:
- 1. Concentrate height and mass to the north of the site, away from sensitive interfaces to the south
 - 2. Orient buildings north-south and provide maximum separation between towers across the northern elevation, so that solar access to communal podium rooftop spaces is optimised
 - 3. Maximise tower separations generally, and minimise direct overlooking



4.1 MASTERPLAN PROPOSAL

SUNLIGHT ACCESS

Solar access to significant portions of the through site link is facilitated by its location across the northern interface with Northcote Plaza. Meanwhile, two generously proportioned communal landscape zones on top of the podium receive ample sunlight by virtue of the north-south tower orientation. These spaces are also shielded from prevailing northerly winds by the two-storey amenities block running along this interface.



EQUINOX @ 10AM

EQUINOX @ 12PM

EQUINOX @ 2PM

4.2 A VILLAGE OF DIVERSE INDIVIDUALS

Architectural expression across the proposal represents a collection of forms and materials, each with their own unique strength of character.



4.2 A VILLAGE OF DIVERSE INDIVIDUALS

MATERIALITY AND IDENTITY

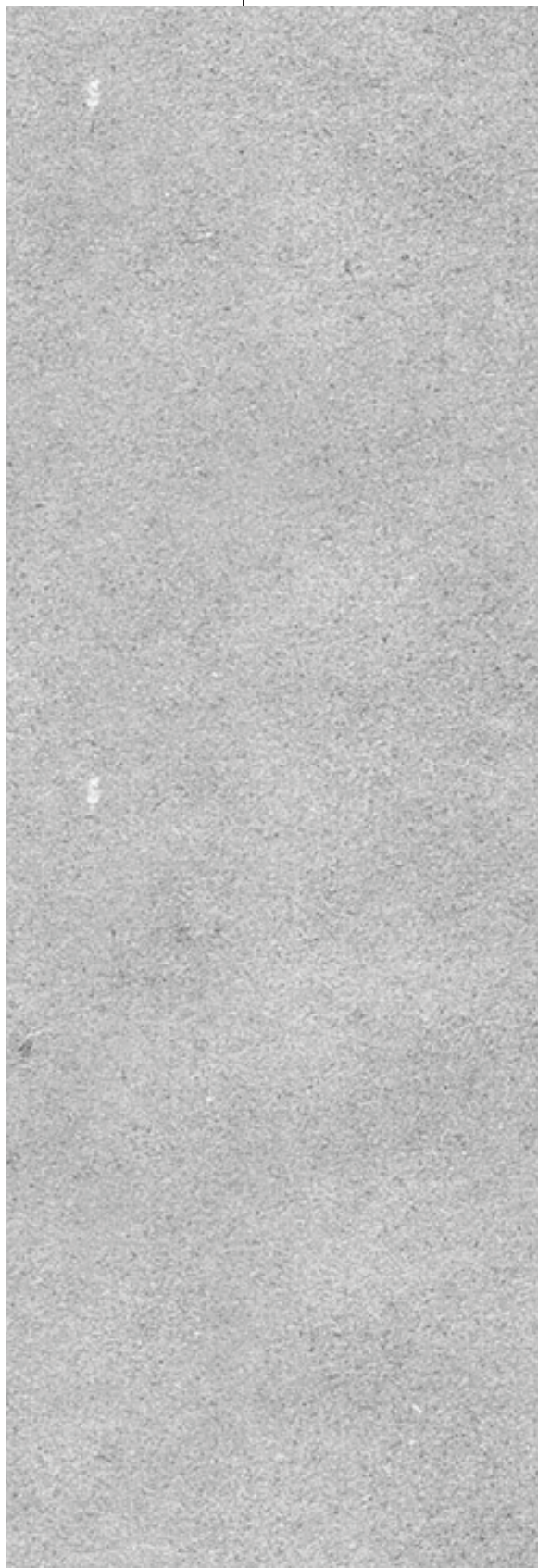
A diverse but cohesive material palette is applied sensitively across individual buildings. Each is restrained in isolation, but rich when experienced in the company of others.



GREEN



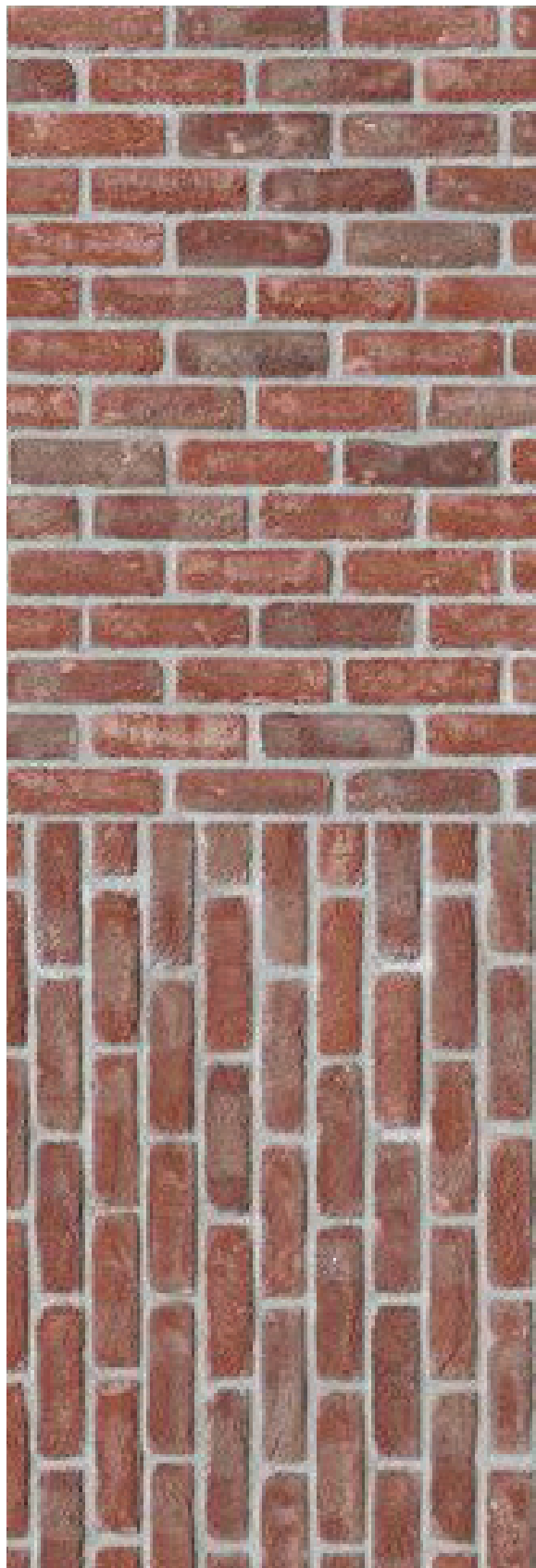
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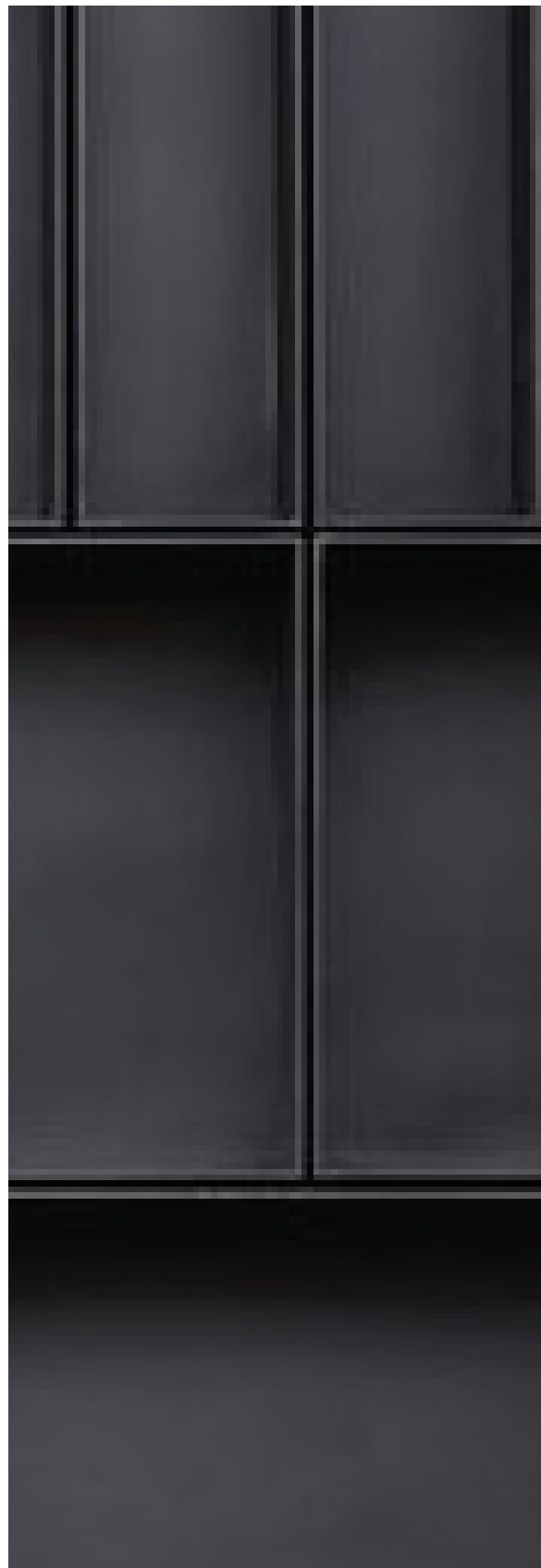
NEUTRAL



GLASS



MASONRY

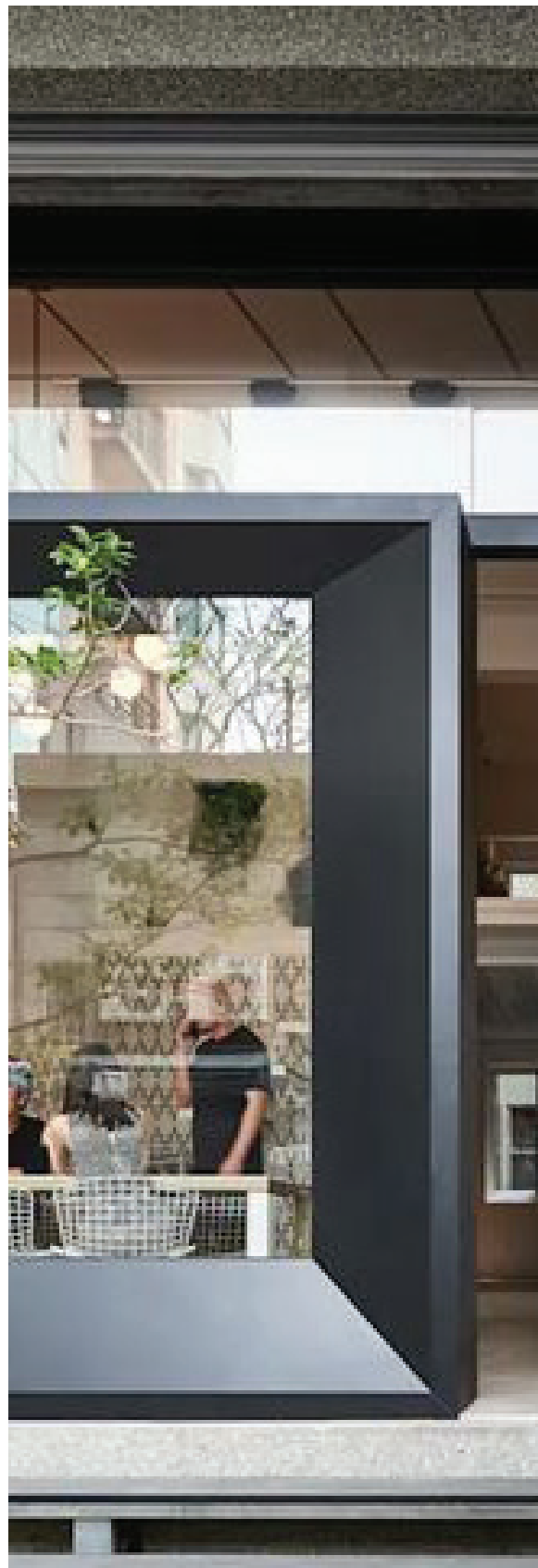
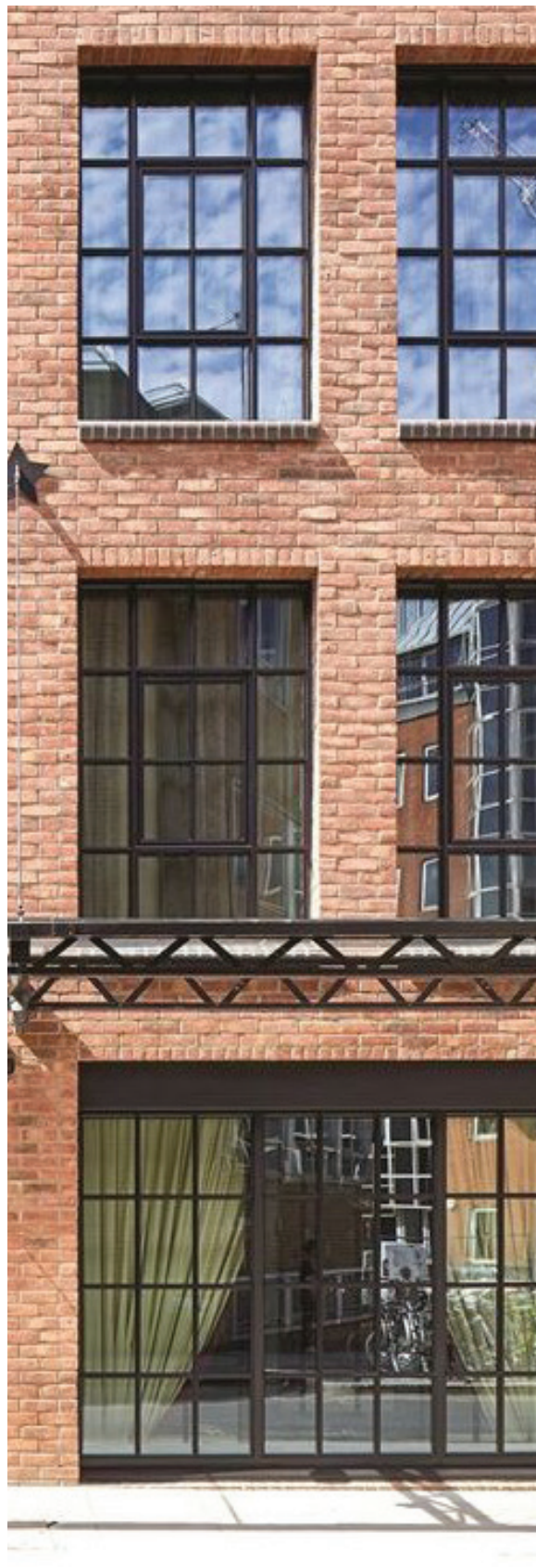
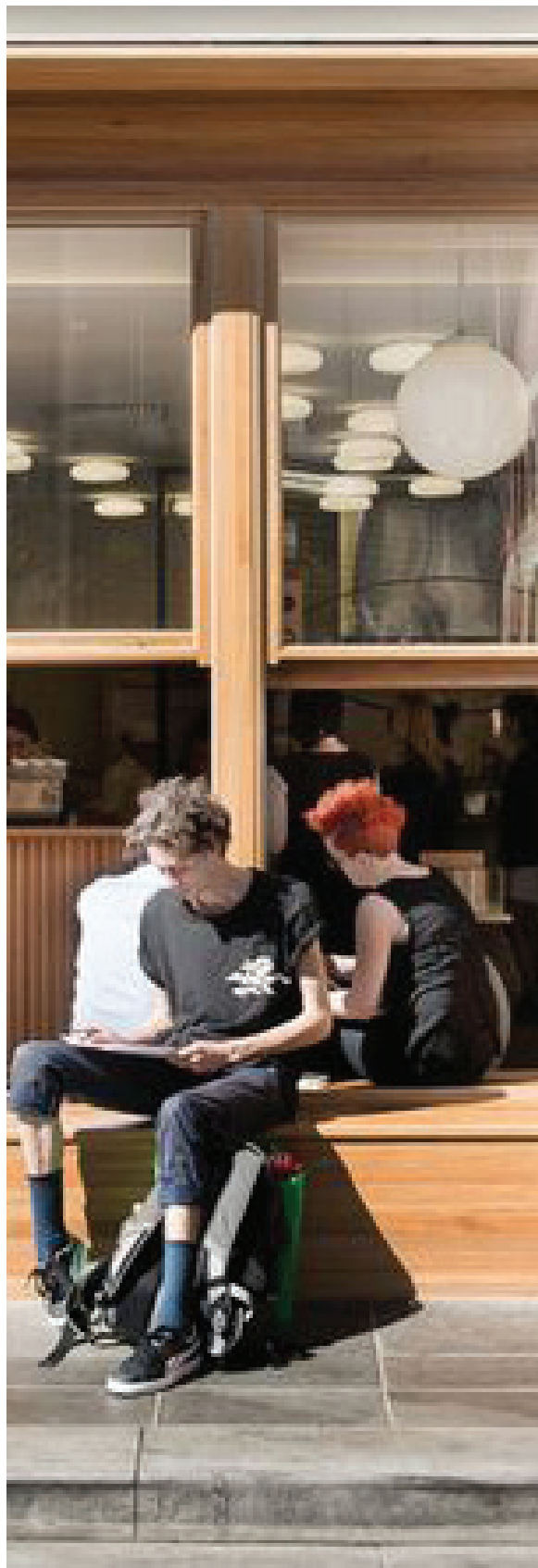
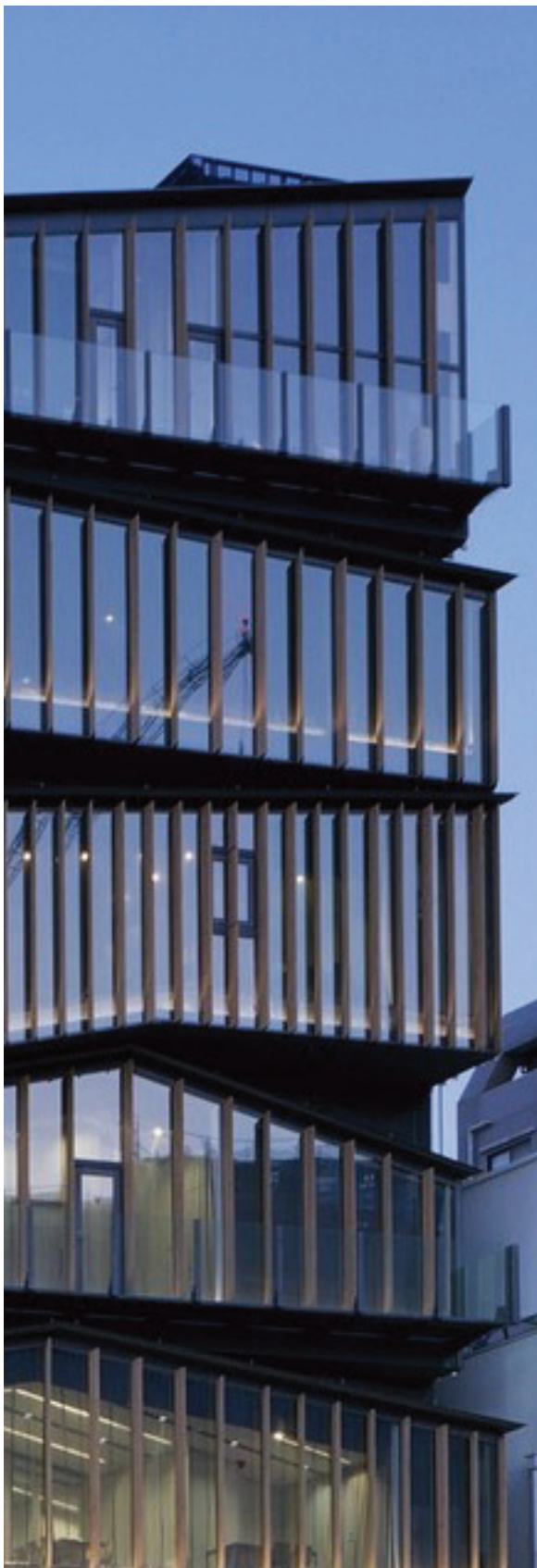


STEEL

4.2 A VILLAGE OF DIVERSE INDIVIDUALS

FORM FOLLOWS MATERIAL

Each material lends itself best to a different formal expression. By respecting the inherent proportions and qualities of chosen materials, a diverse yet sensitive tapestry of architectural expression can be woven across the site.



4.2 A VILLAGE OF DIVERSE INDIVIDUALS

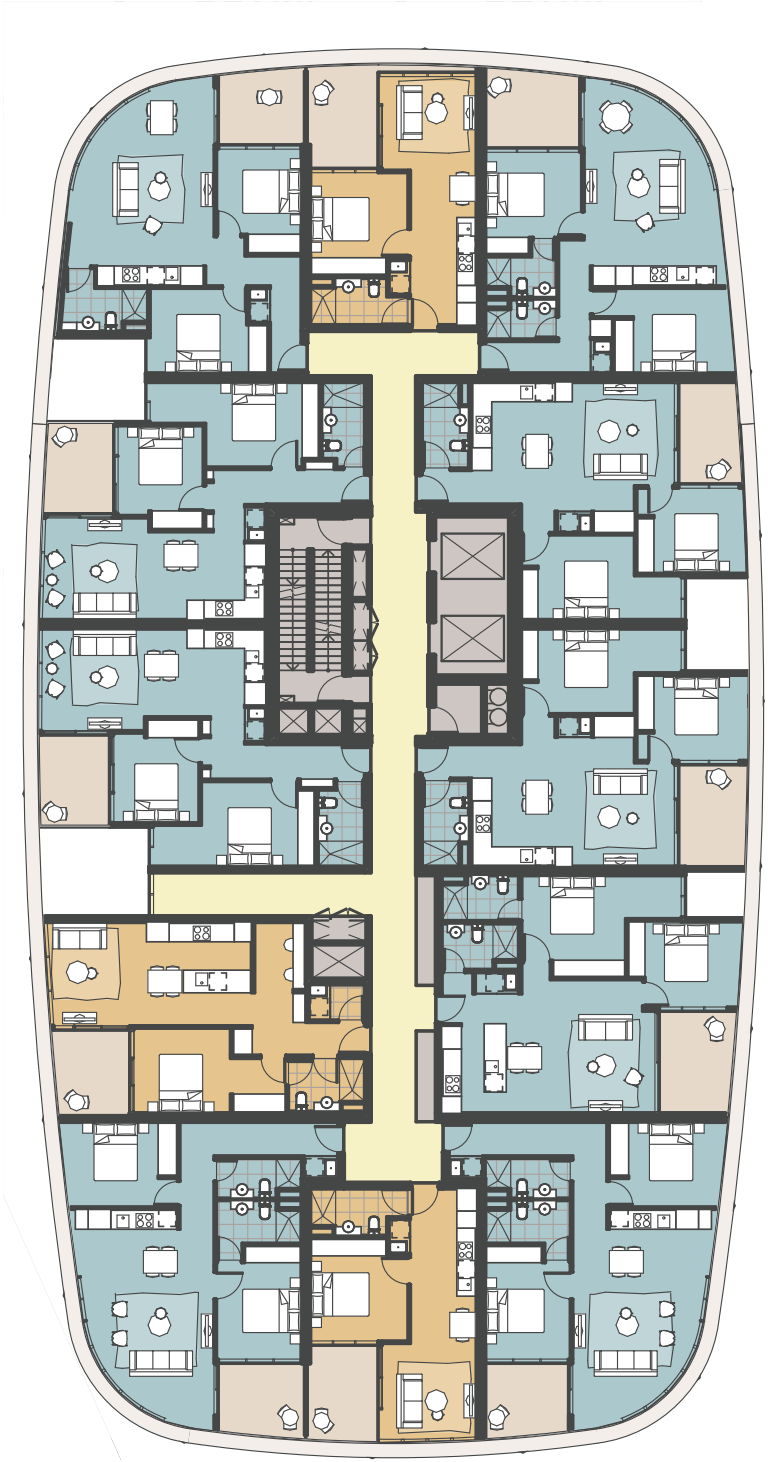
HIERARCHY OF EXPRESSION

The successful implementation of diverse architectural expression relies on a strict hierarchy of scale, with bolder, simpler detailing on the largest forms, layers of richness building closer to the ground and the finest grain reserved for intimate, tactile experiences in the public realm.



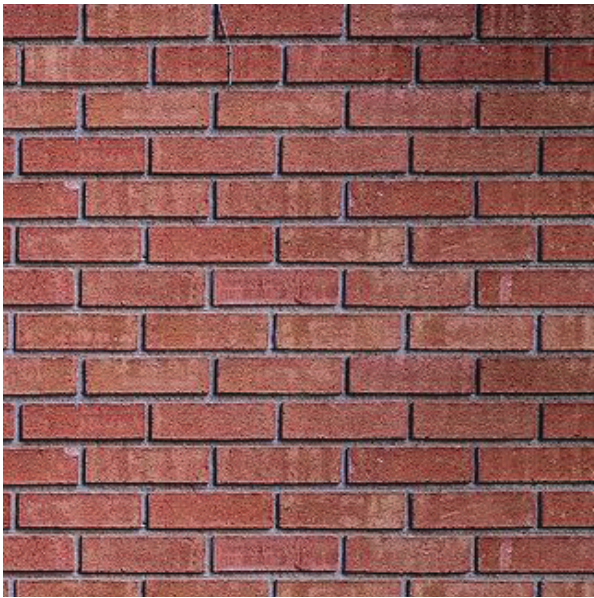
4.3 TOWER A

Tower A occupies the northeast corner of the site and enjoys commanding views over All Nations Park to the east.



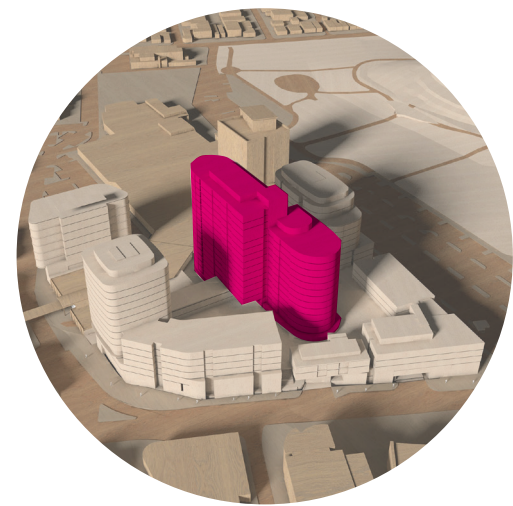
4.3 TOWER A

Comprising 97 apartments, this ten-storey tower is expressed with a simple double-storey gridded facade of light-coloured concrete over a more playful brick podium.



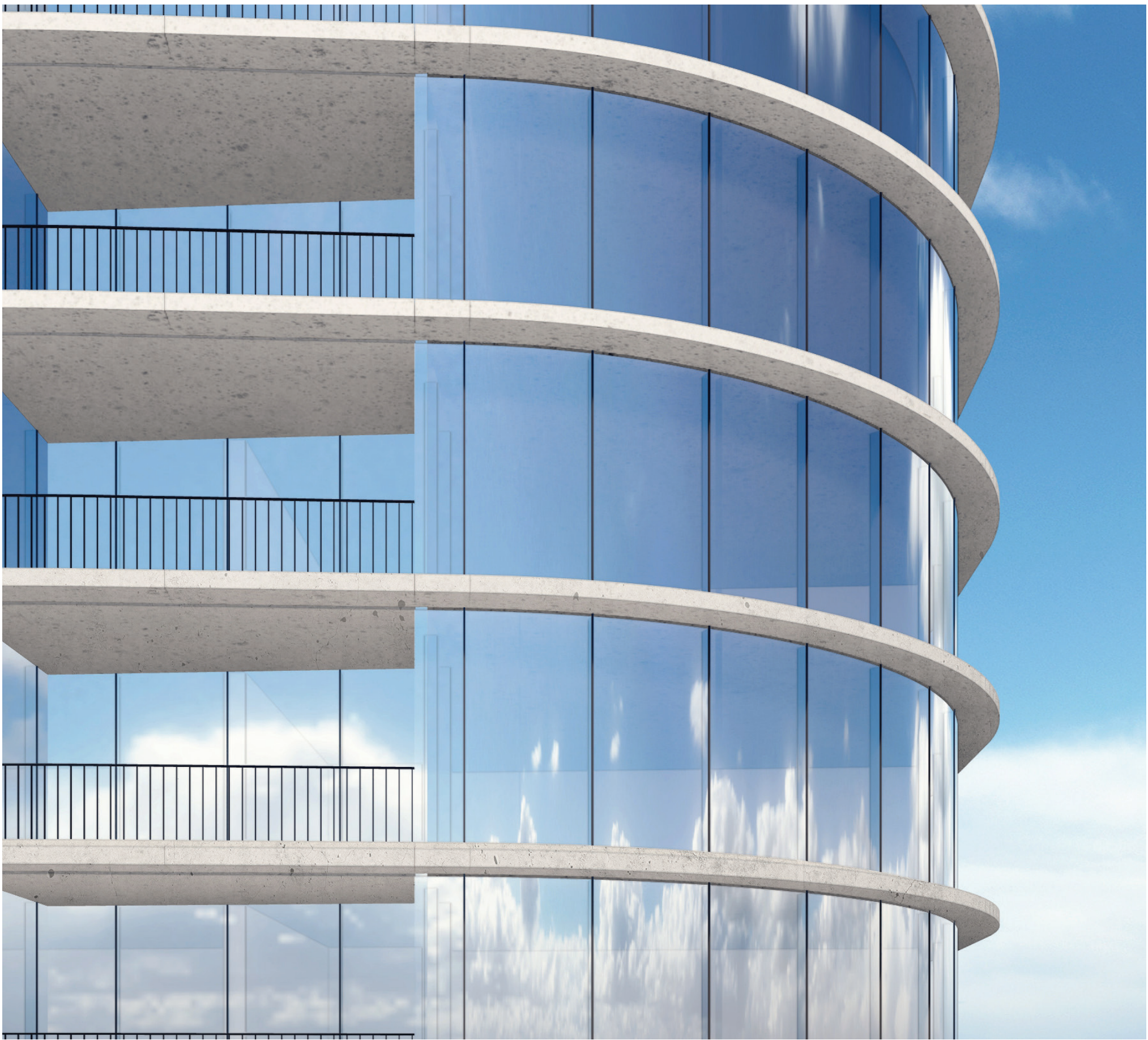
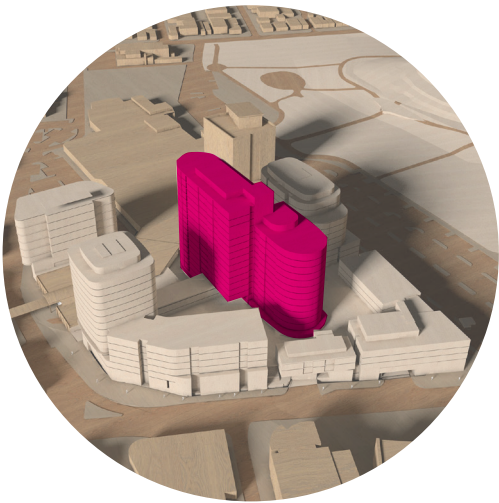
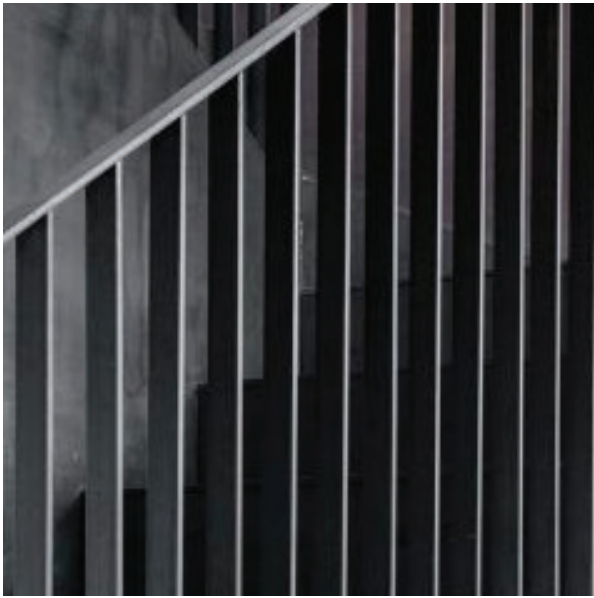
4.4 TOWER B

Tower B occupies the centre of the site and is the tallest and largest tower proposed, with 293 apartments over 18 storeys (including ground). Upper levels enjoy views in every direction, whilst lower levels benefit from significant tower separation to the east and west.



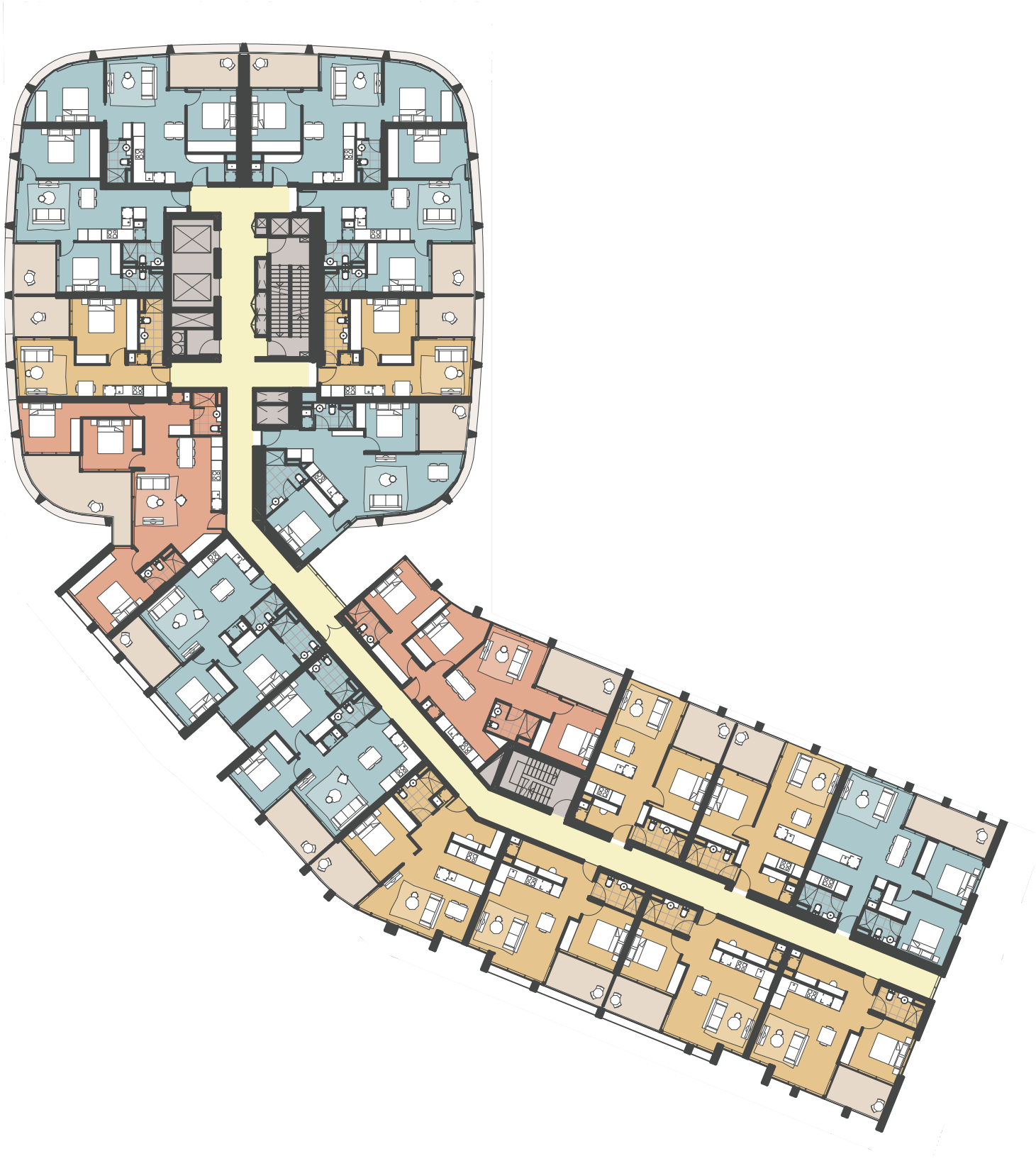
4.4 TOWER B

As the largest building, Tower B is centrally delineated into two forms, each with a gentle horizontal slab edge expression. North and south volumes are differentiated by a subtly different slab edge expression along with contrasting tones.



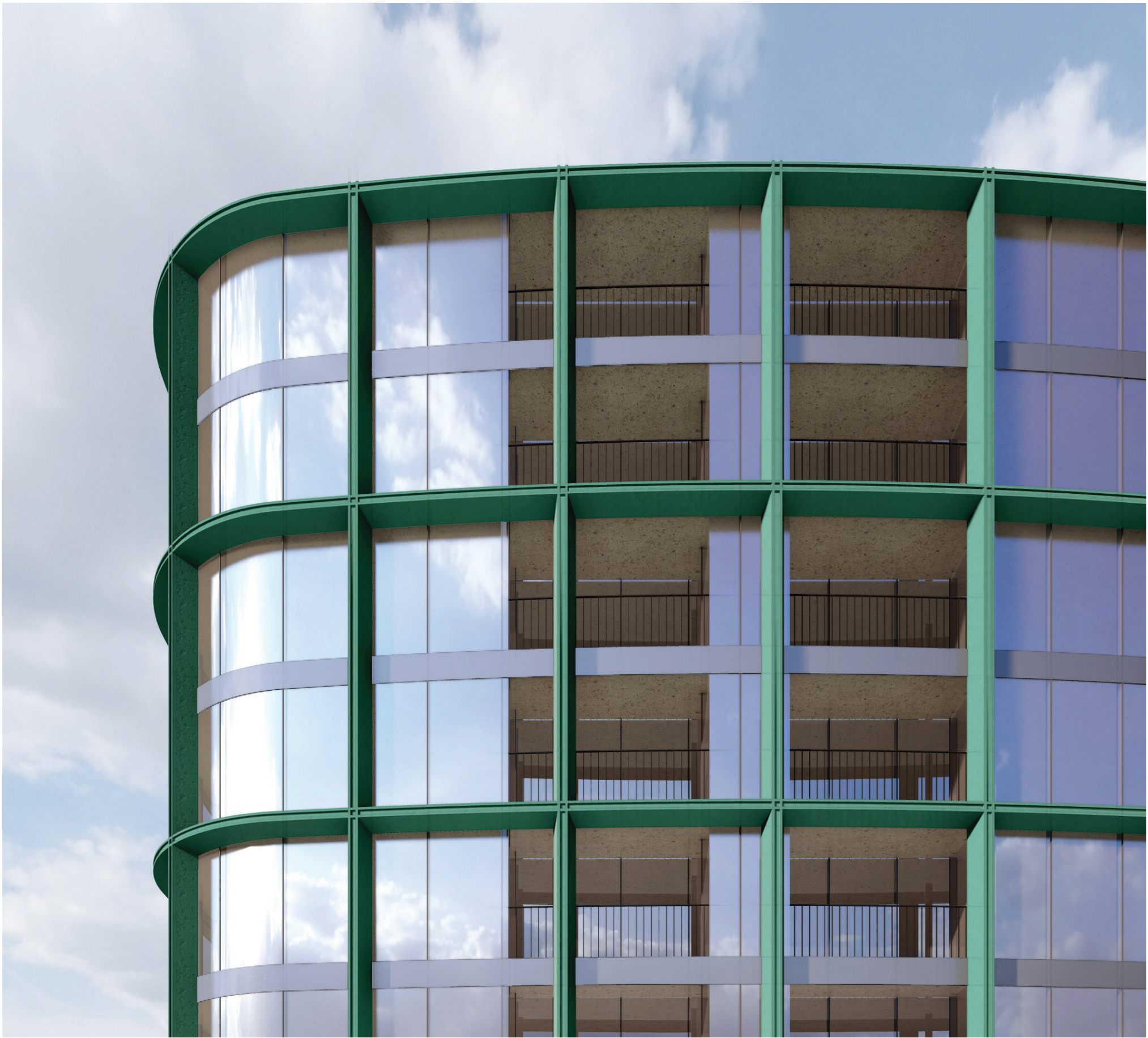
4.5 TOWER C1

Home to 153 apartments, Tower C1 takes prime position as an urban marker for those approaching from High Street and the train line. A compact 13-storey form highlights the through site link entrance, whilst a lower brick volume wraps around towards Separation Street.



4.5 TOWER C1

The lower form of Tower C1 is appropriately detailed in brick for a fine-grained sense of tactility. Above this, a green/copper coloured double-height grid wraps a simple and elegant form.



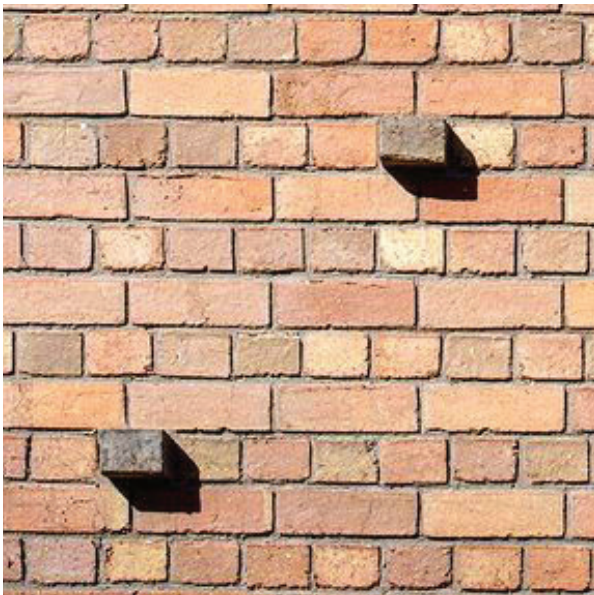
4.6 TOWER C2

Tower C2 comprises 8 apartments over 3 storeys (including ground). It plays an important urban design role in concealing the loading entrance, and providing elevated passive surveillance and activation along Separation Street.



4.6 TOWER C2

The particularly compact dimensions of Tower C2 allow for a playful brickwork expression, which also assists with services ventilation.



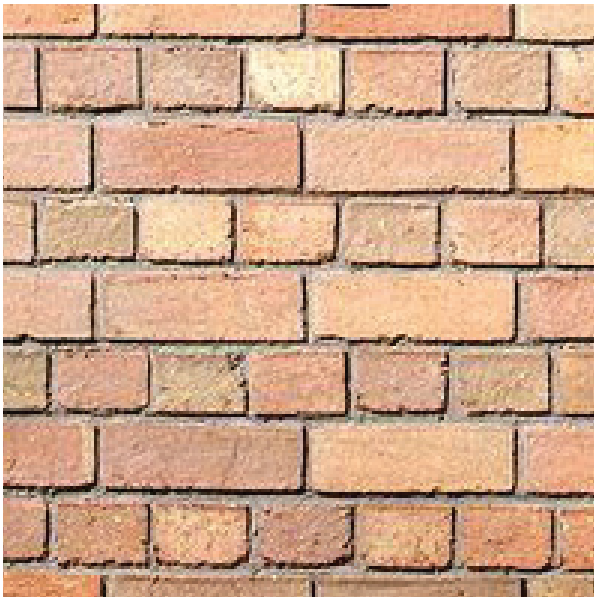
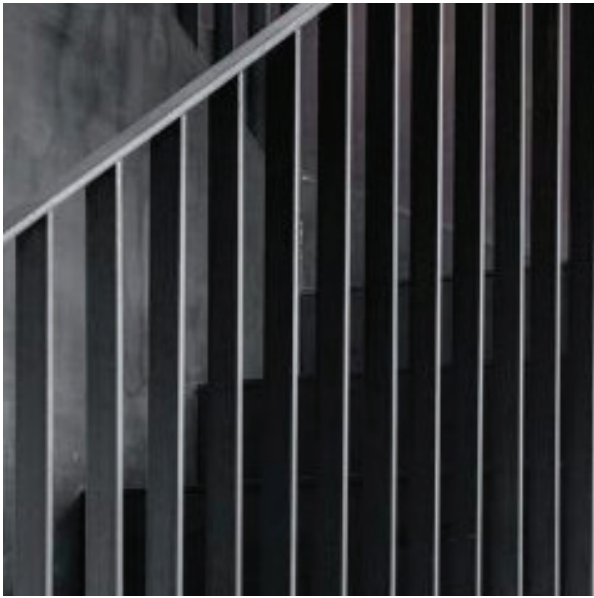
4.7 TOWER D

Tower D occupies a significant southwest corner, and defines the site for those approaching along Separation Street from the west.



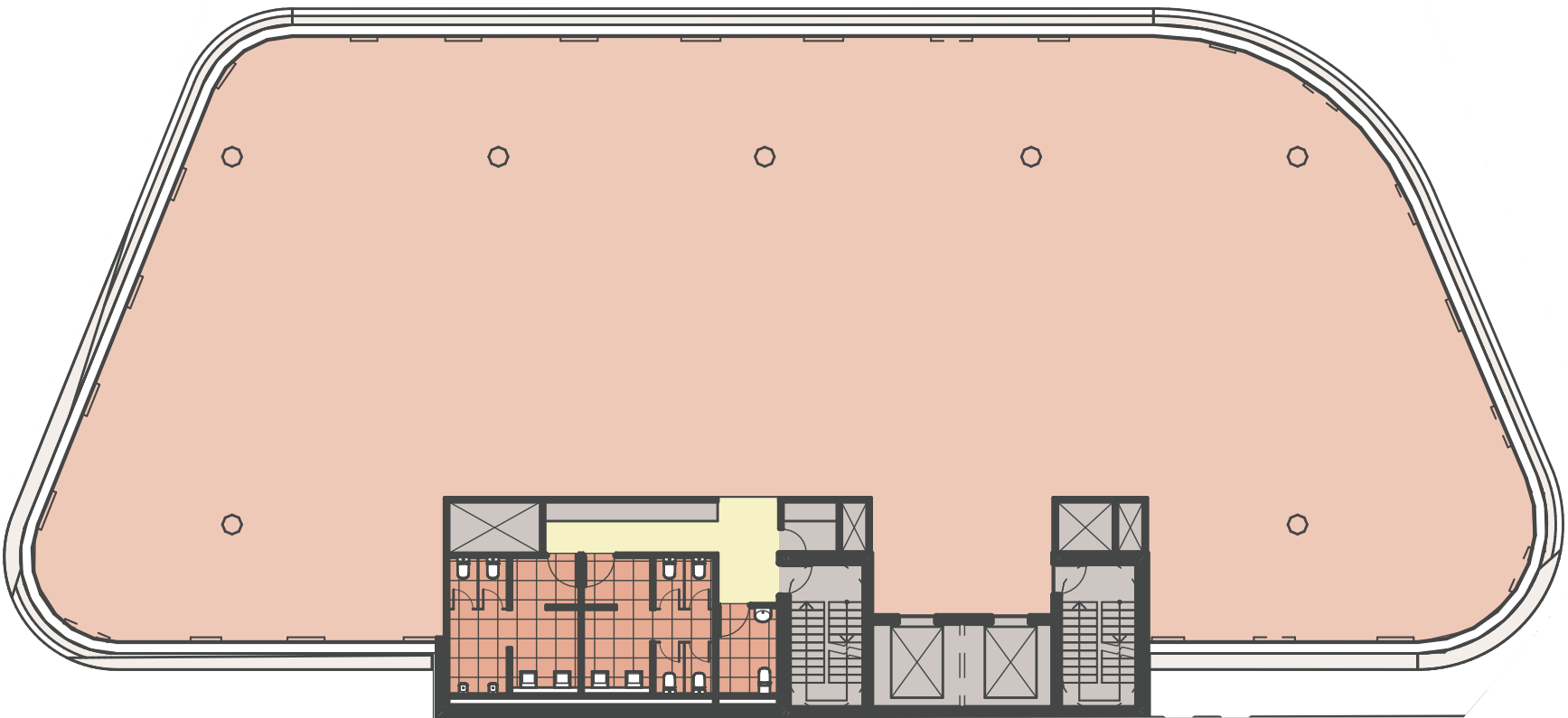
4.7 TOWER D

Limited by the CBD view cone to 4/5 storeys, this block of 54 apartments adopts two complimentary brick languages that reference the industrial history of the site.



4.8 TOWER E

Tower E occupies a satellite site to the north of the existing Northcote Plaza mall. This parcel – currently part of the on-grade carpark – is a significant marker of the site for those approaching along Robbs Parade.



4.8 TOWER E

As a compact commercial office building, Tower E's architecture has been derived directly from an ESD response, which prioritises horizontal overhangs across the north and tight vertical shade fins east and west. These two elements – expressed in timber and concrete finishes respectively – are integrated into a calm, singular expression that skews one way or the other as appropriate to the orientation. At ground level, a double height arcade continues the pedestrian thoroughfare from Robbs Parade.



4.9 URBAN REALM & LANDSCAPE

GROUND PLANE LANDSCAPE VISION

Landscape Precinct Approach

The landscape design for Northcote Plaza aims to create a contemporary, functional and aesthetically pleasing landscape that seamlessly integrates with the built form.

The following general principles form the overarching approach to the development:

- + Use high quality landscape design to integrate the proposed development with the surrounding streets and enhance the neighbourhood;
- + Incorporate tree canopy cover where possible;
- + Design spaces that will encourage use, dwelling and occupation;
- + Contribute to local biodiversity by increasing the biomass and diversity of plant species included within the landscape;
- + Provide clear and integrated access for all abilities; and
- + Make boundaries and interfaces green, verdant and engaging.

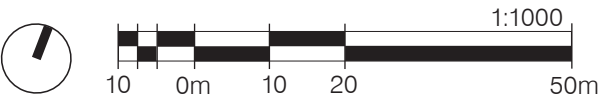
Landscape Design Principles

The following Landscape Design Principles form the basis for the landscape design:

- + Better connect the site to established pedestrian and cycling networks to improve site permeability;
- + Provide habitable public spaces to encourage community engagement, participation and a sense of ownership;
- + Provide high quality public spaces for the community;
- + Provide high quality residential amenity landscapes for prospective occupants; and
- + Integrate, embrace and celebrate Northcote's iconic culture, sense of place and blend with the establish urban character

Legend

- ① Raised pedestrian threshold to Robbs Parade
- ② 'Retail pods to edge of exitsing carpark
- ③ Existing Northcote Plaza shopping centre internal walkway
- ④ New laneway / through site link
- ⑤ Open paved threshold to existing to car park
- ⑥ Tree lined footpath min 3.5m wdith
- ⑦ 3.5m shareway path with tree planting



4.9 URBAN REALM & LANDSCAPE

SEPARATION STREET

Legend

- 1 Super market loading dock entry
- 2 Undergournd carpark entry
- 3 Footpath paving to continue across driveway
- 4 Native tree planting within mass planter bed
- 5 Bus Stop
- 6 Fixed Bench Seat
- 7 Bicycle hoops
- 8 Residential Lobby Foyer
- 9 Stair up to podium landscape
- 10 Lift down to basement bike storage

