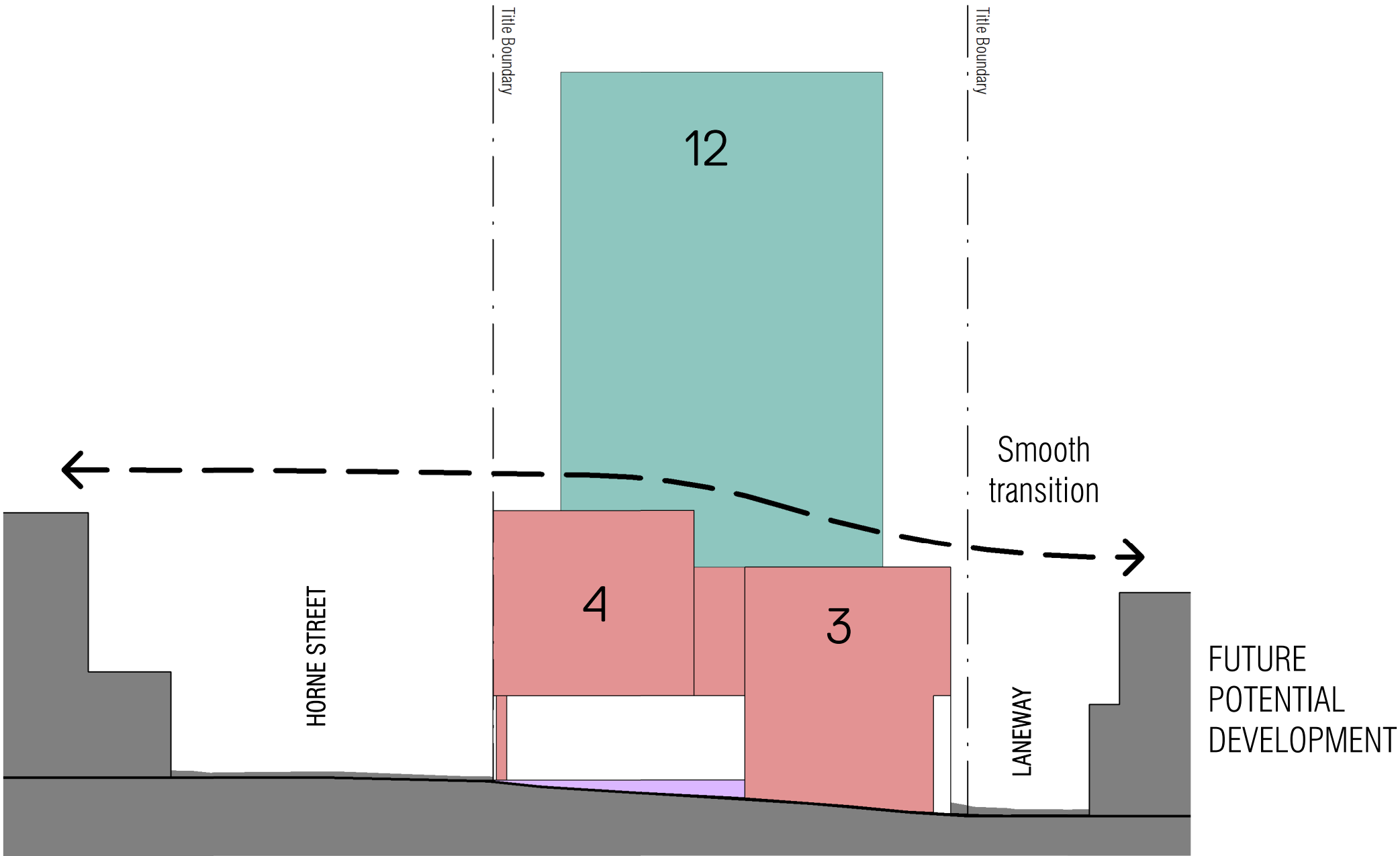


MASSING STUDY

CURRENT MASSING 12 LEVEL WITH 3 & 4 STOREY PODIUM

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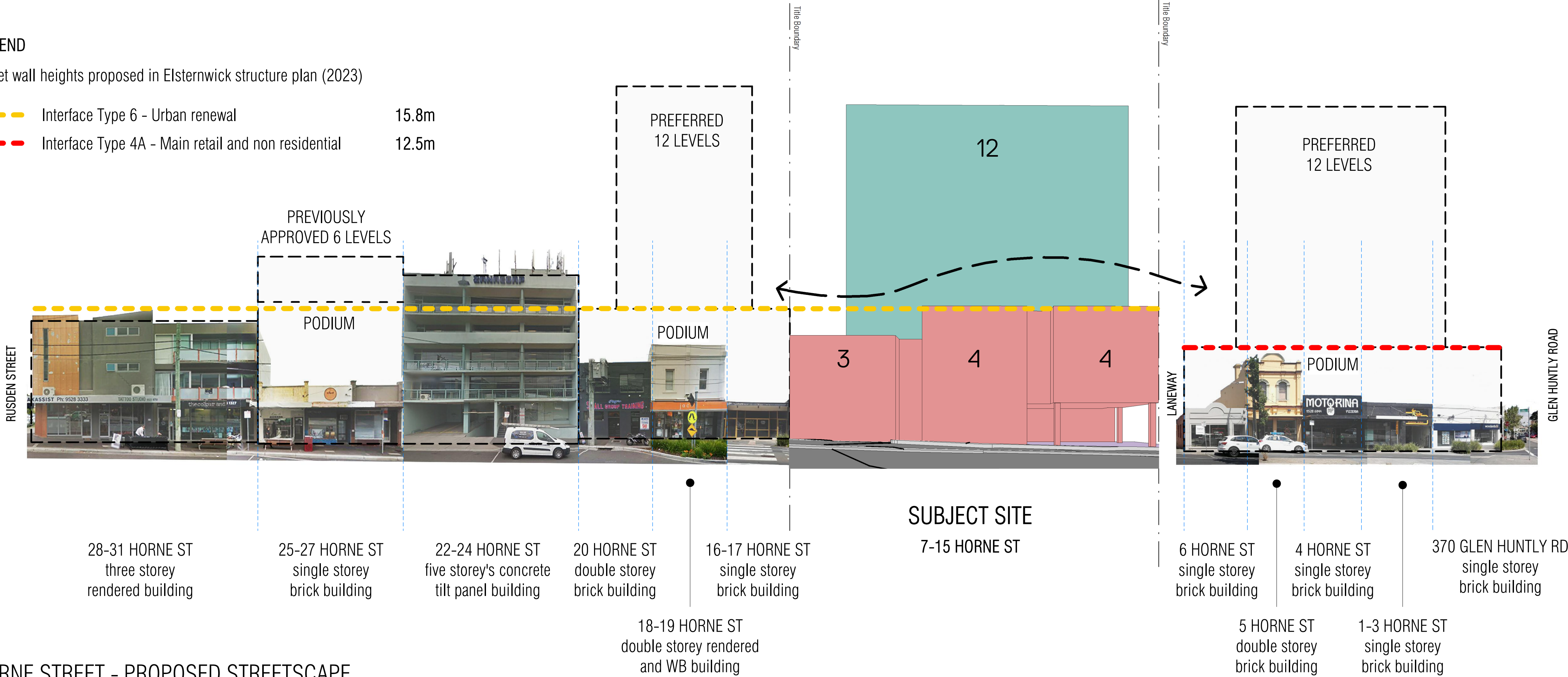
SECTION - HORNE ST & LANEWAY RELATIONSHIP

ADVERTISED PLAN

LEGEND

Street wall heights proposed in Elsternwick structure plan (2023)

- Interface Type 6 - Urban renewal 15.8m
- Interface Type 4A - Main retail and non residential 12.5m



HORNE STREET - PROPOSED STREETSCAPE

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MIXED USE PROPOSAL
DESIGN PROCESS

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

NA

1702
DP00 - B
7-15 HORNE STREET ELSTERNWICK, VIC
PRESENTATION ISSUE
CURRENT MASSING

MASSING STUDY - OPTION 1
(PREFERRED OUTCOME)

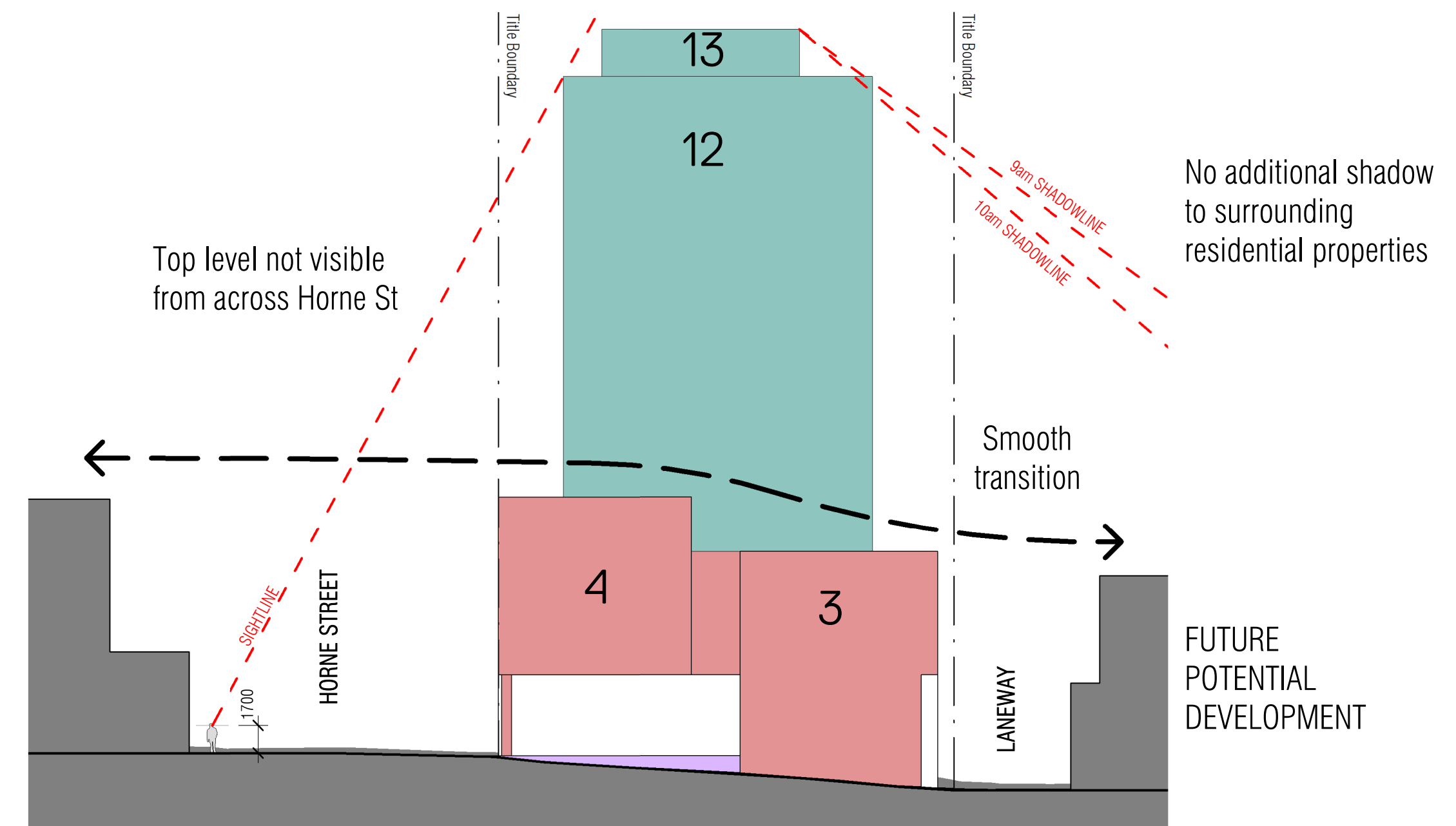
RECESSED 13TH LEVEL WITH 3-4 STOREY PODIUM

Option 1 introduces a recessed 13th level to the tower above a stepped podium of three and four storey. The staggered podium height provides a comfortable transition to the surrounding streetscape, while the setback of the upper level ensures the additional height is not visible from key public viewpoints.

Despite including an extra apartment, this option performs equivalently to a 12 storey tower in terms of overshadowing, as the recessed level sits outside the primary shadow casting envelope. It also avoids any increase in perceived visual bulk, offering the most context sensitive and efficient massing outcome.

- Balanced podium and tower proportions
- Best streetscape transition (3-4 storey podium)
- No additional overshadowing from 13th level
- No increase in visual bulk
- Additional apartment
- Strongest contextual fit

- > Additional floor area: 200m² approx.
- > Additional unit: 1 (3Bed)



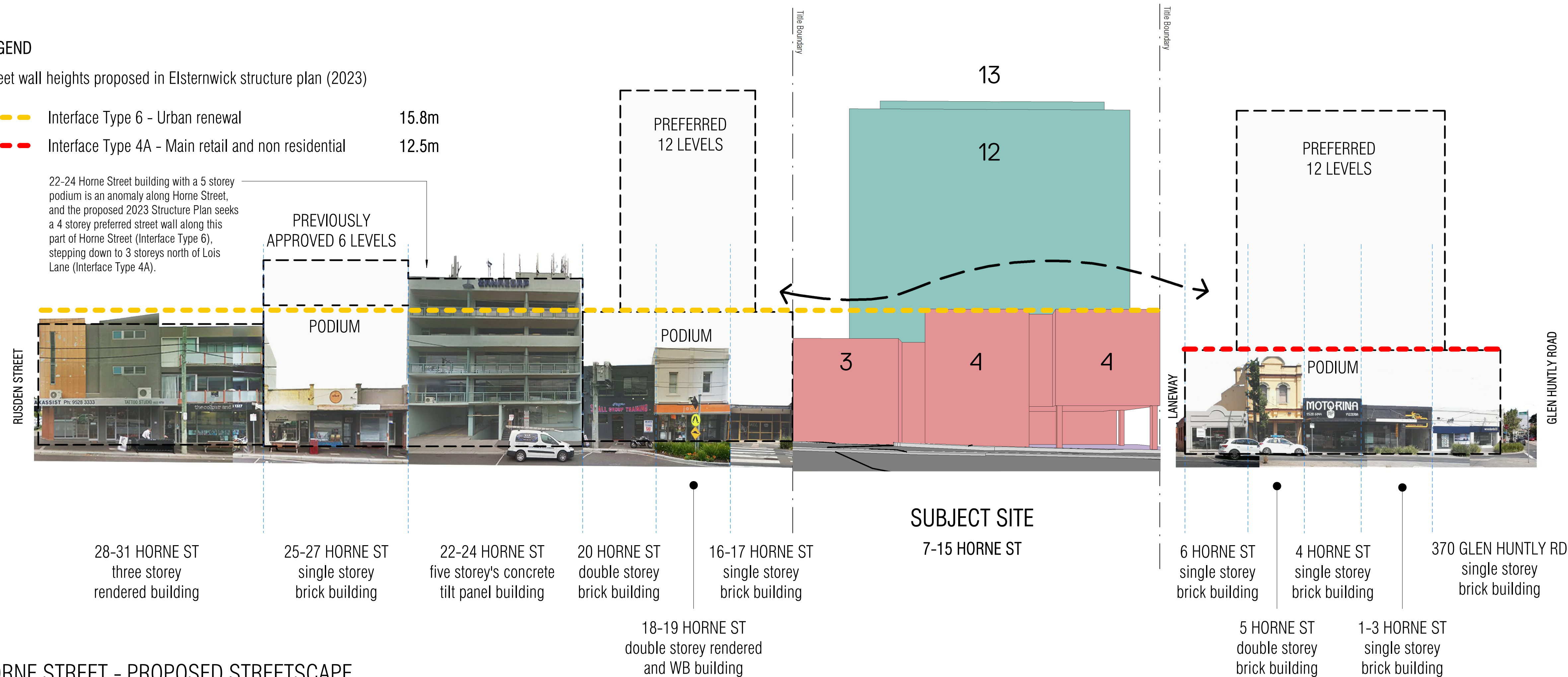
SECTION - HORNE ST & LANEWAY RELATIONSHIP

LEGEND

Street wall heights proposed in Elsternwick structure plan (2023)

- | | | |
|---|---|-------|
| | Interface Type 6 - Urban renewal | 15.8m |
|  | Interface Type 4A - Main retail and non residential | 12.5m |

22-24 Horne Street building with a 5 storey podium is an anomaly along Horne Street, and the proposed 2023 Structure Plan seeks a 4 storey preferred street wall along this part of Horne Street (Interface Type 6), stepping down to 3 storeys north of Lois Lane (Interface Type 4A).



HORNE STREET - PROPOSED STREETSCAPE

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DRAWING SCALE

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7-15 HORNE STREET ELSTERNWICK, VIC	1702 DP01 - B
PRESENTATION ISSUE	
PROPOSED ADDITIONAL MASSING - OPTION 1	

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MASSING STUDY - OPTION 2

INCREASED PODIUM HEIGHT WITH 12 STOREY TOWER

Option 2 maintains a 12 storey tower but increases the podium height to four and five storey. While the tower height remains unchanged, the taller podium results in a noticeably bulkier street interface. The height of the 5 storey podium at the corner matches the height of the tower form above, resulting in a squat built form outcome. The increased height no longer aligns with the prevailing streetscape and appears more imposing at pedestrian level.

In section, the higher podium exceeds the height of the apartment building across Horne Street, reducing the sense of transition between built forms. It is taller than the preferred 4 storey street wall requirement within the proposed Elsternwick Structure Plan. Overshadowing impacts remain similar to the other options, but the increased podium mass creates a heavier presence at lower levels.

- Unbalanced podium/tower proportions creating stocky built form
- Heavier, more imposing podium (4-5 storey)
- Weaker transition to Horne Street interfaces
- Overshadowing similar to other options
- Increased perceived bulk at street level

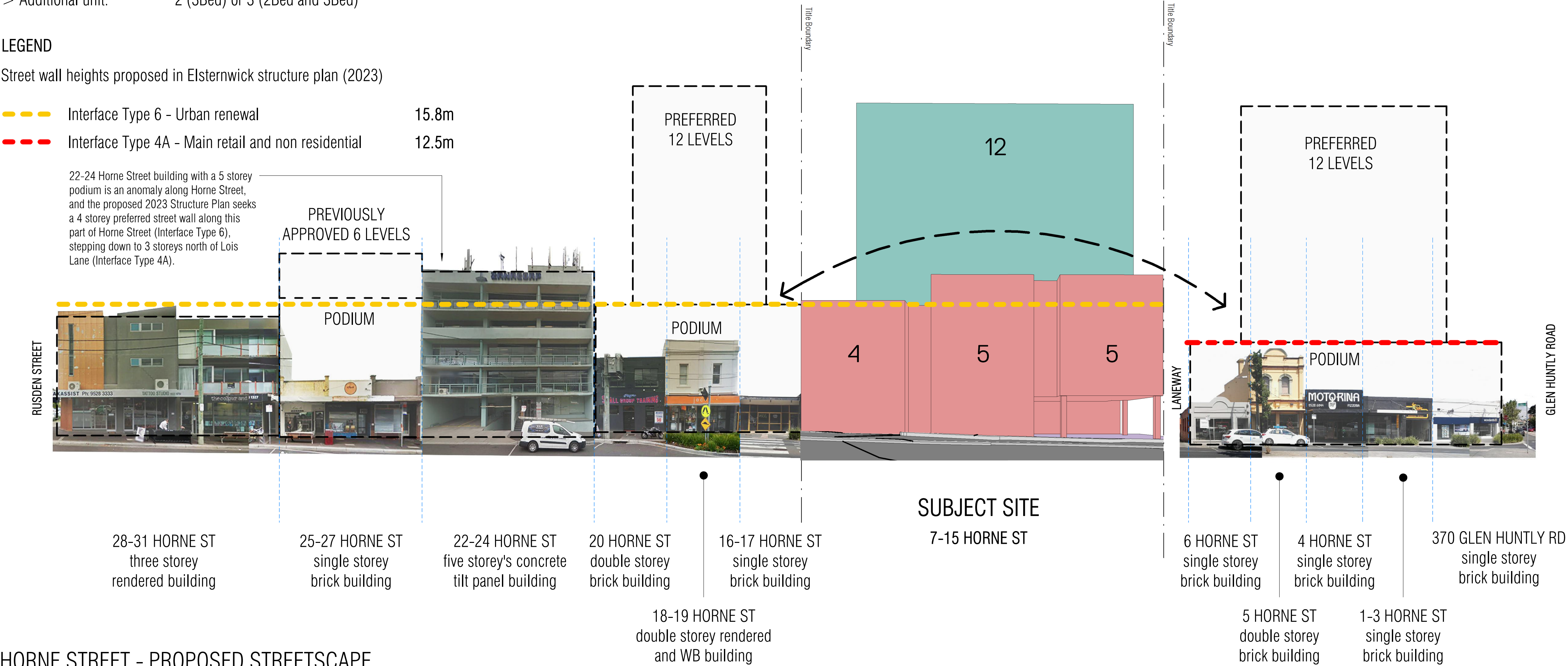
- > Additional floor area: 430m² approx.
- > Additional unit: 2 (3Bed) or 3 (2Bed and 3Bed)

LEGEND

Street wall heights proposed in Elsternwick structure plan (2023)

- Interface Type 6 - Urban renewal 15.8m
- Interface Type 4A - Main retail and non residential 12.5m

22-24 Horne Street building with a 5 storey podium is an anomaly along Horne Street, and the proposed 2023 Structure Plan seeks a 4 storey preferred street wall along this part of Horne Street (Interface Type 6), stepping down to 3 storeys north of Lois Lane (Interface Type 4A).



HORNE STREET - PROPOSED STREETScape

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DRAWING SCALE

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1702
7-15 HORNE STREET ELSTERNWICK, VIC
DP02 - B
PRESENTATION ISSUE
PROPOSED ADDITIONAL MASSING - OPTION 2

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INCREASED TRANSITION TO PODIUM WITH 12 STOREY TOWER

As with the other options, overshadowing is generally comparable, but the increased podium height at the corner reduces the transition to the lower scale interfaces on Horne Street.

- > Additional floor area: 150m² approx.
- > Additional unit: 1 (2Bed)



Street wall heights proposed in Elsternwick structure plan (2023)

- 22-24 Horne Street building with a 5 storey podium is an anomaly along Horne Street, and the proposed 2023 Structure Plan seeks a 4 storey preferred street wall along this part of Horne Street (Interface Type 6), stepping down to 3 storeys north of Lois Lane (Interface Type 4A).



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DRAWING SCALE NA

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