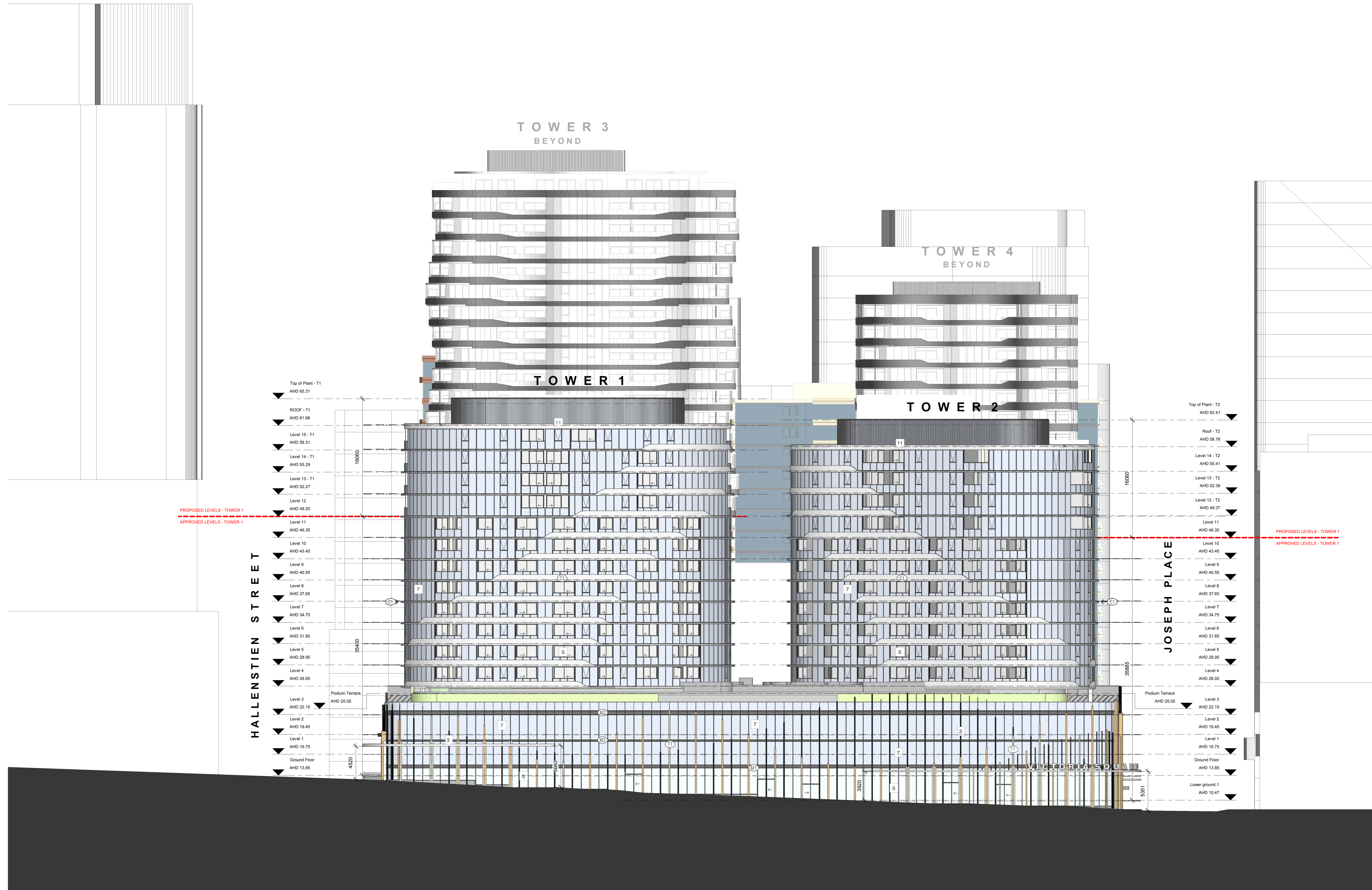


- 1 GREY COLOUR GLASS WITH BLACK POWDER COATED ALUMINIUM FRAMING
- 2 CHARCOAL COLOUR GLASS
- 3 CHARCOAL POWDER COATED COLOUR STEEL FIN
- 4 WHITE PAINTED PRECAST CONCRETE
- 5 CLEAR GLASS
- 6 POWDER COAT ALUMINIUM PLATING
- 7 POWDER COAT ALUMINIUM PLATING
- 11 VERTICAL ALUMINIUM SCREENING
- C1 CONCRETE PAINT FINISH
- M1 METAL CLADDING - BRONZE COLOUR
- M2 METAL CLADDING - CHARCOAL COLOUR
- CF1 NATURAL CONCRETE FINISH
- CF2 TEXTURED CONCRETE FINISH - LIGHT
- CF3 TEXTURED CONCRETE FINISH - DARK
- CF4 COLOUR CONCRETE FINISH - CHARCOAL
- G1 TINTED GLAZING WITH POWDERCOATED ALUMINIUM FRAMES - LIGHT BLUE
- G2 TINTED GLAZING WITH POWDERCOATED ALUMINIUM FRAMES - LIGHT GREY
- G3 CLEAR GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- Lv1 POWDERCOATED LOUVRE SCREEN
- Td TILT-UP CAR PARK ENTRY DOOR
- Ba1 GLAZED BALUSTRADE



1 SOUTH ELEVATION  
1 : 200

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-	FJ	ISSUE FOR AMENDMENT (VCAT)	10.04.2019		
<p>DRAWING LEGEND          WD - WORKING DRAWINGS          TP - TENDER ISSUE-NOT FOR CONSTRUCTION          SK - SCHEMATIC DESIGN          DD - DESIGN DEVELOPMENT</p>				<p>TITLE  <b>SOUTH ELEVATION</b>          ADDRESS          8 HOPKINS STREET, FOOTSCRAY          CLIENT          GROWLAND</p>	
<p>ISSUE FOR AMENDMENT (VCAT)</p>				<p>DATE: 29.01.2019          DRAWN: FJ          SCALE: 1 : 200          REV: -          SHEET: TP39          REASON FOR ISSUE: TP</p>	

NORTH

- 1 GREY COLOUR GLASS WITH BLACK POWDER COATED ALUMINIUM FRAMING
- 2 CHARCOAL COLOUR GLASS
- 3 CHARCOAL POWDER COATED COLOUR STEEL FIN
- 4 WHITE PAINTED PRECAST CONCRETE
- 5 CLEAR GLASS
- 6 POWDER COAT ALUMINIUM PLATING
- 7 POWDER COAT ALUMINIUM PLATING
- 11 VERTICAL ALUMINIUM SCREENING
- C1 CONCRETE PAINT FINISH
- M1 METAL CLADDING - BRONZE COLOUR
- M2 METAL CLADDING - CHARCOAL COLOUR
- CH1 NATURAL CONCRETE FINISH
- CR2 TEXTURED CONCRETE FINISH - LIGHT
- CB3 TEXTURED CONCRETE FINISH - DARK
- CA4 COLOUR CONCRETE FINISH - CHARCOAL
- G1 TINTED GLAZING WITH POWDERCOATED ALUMINIUM FRAMES - LIGHT BLUE
- G2 TINTED GLAZING WITH POWDERCOATED ALUMINIUM FRAMES - LIGHT GREY
- G3 CLEAR GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- Lv1 POWDERCOATED LOUVRE SCREEN
- Td TILT-UP CAR PARK ENTRY DOOR
- Ba1 GLAZED BALUSTRADE



1 NORTH ELEVATION  
1 : 200

Revision	Checked	Issue	Date
-	FJ	ISSUE FOR AMENDMENT (VCAT)	10.04.2019

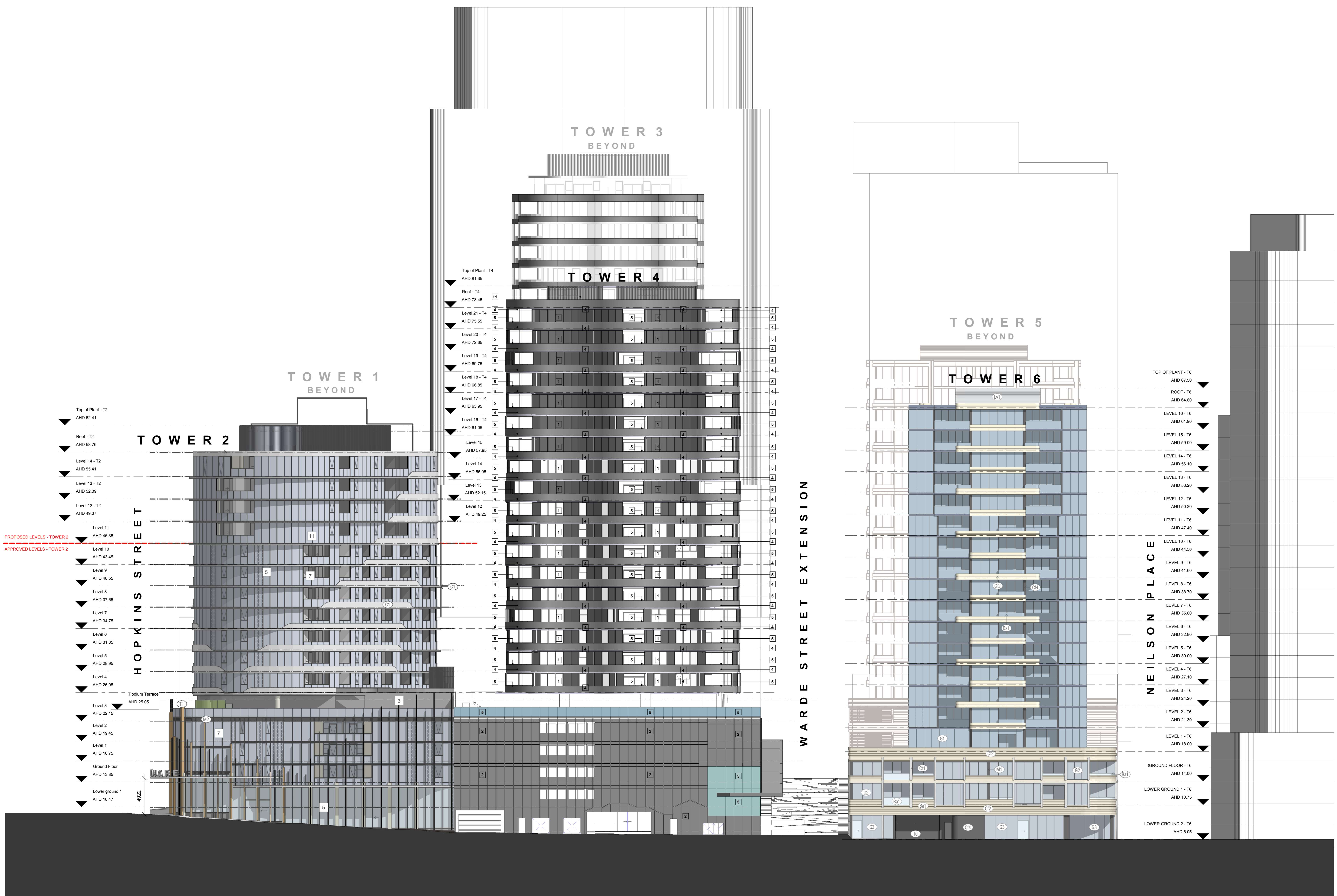
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	 <small>architectural interior planning urban design consultants</small> <small>174/79 Malvern Street, Cheltenham QLD 4151, Australia</small> <small>T + 61 3429 4733</small> <small>info@kud.com.au www.kud.com.au</small>	PROJECT No: <b>14-004</b>
TITLE: <b>NORTH ELEVATION</b> ADDRESS: <b>8 HOPKINS STREET, FOOTSCRAY</b> CLIENT: <b>GROWLAND</b>		REASON FOR ISSUE: <b>TP</b>
DATE: 29.01.2019	DRAWN: HT	SCALE: 1 : 200
REV: -	SHEET: TP40	

ISSUE FOR AMENDMENT (VCAT)

- 1 GREY COLOUR GLASS WITH BLACK POWDER COATED ALUMINIUM FRAMING
- 2 CHARCOAL COLOUR GLASS
- 3 CHARCOAL POWDER COATED COLOUR STEEL FIN
- 4 WHITE PAINTED PRECAST CONCRETE
- 5 CLEAR GLASS
- 6 POWDER COAT ALUMINIUM FLATING
- 7 POWDER COAT ALUMINIUM FLATING
- 11 VERTICAL ALUMINIUM SCREENING
- C1 CONCRETE PAINT FINISH
- M1 METAL CLADDING - BRONZE COLOUR
- M2 METAL CLADDING - CHARCOAL COLOUR
- CH1 NATURAL CONCRETE FINISH
- CH2 TEXTURED CONCRETE FINISH - LIGHT
- CH3 TEXTURED CONCRETE FINISH - DARK
- CH4 COLOUR CONCRETE FINISH - CHARCOAL
- G1 TINTED GLAZING WITH POWDERCOATED ALUMINIUM FRAMES - LIGHT BLUE
- G2 TINTED GLAZING WITH POWDERCOATED ALUMINIUM FRAMES - LIGHT GREY
- G3 CLEAR GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- LY1 POWDERCOATED LOUVRE SCREEN
- TD TILT-UP CAR PARK ENTRY DOOR
- BA1 GLAZED BALUSTRADE



1 EAST ELEVATION  
1 : 200

Revision	Checked	Issue	Date
-	FJ	ISSUE FOR AMENDMENT (VCAT)	10.04.2019

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 info@kud.com.au www.kud.com.au

PROJECT No: 14-004

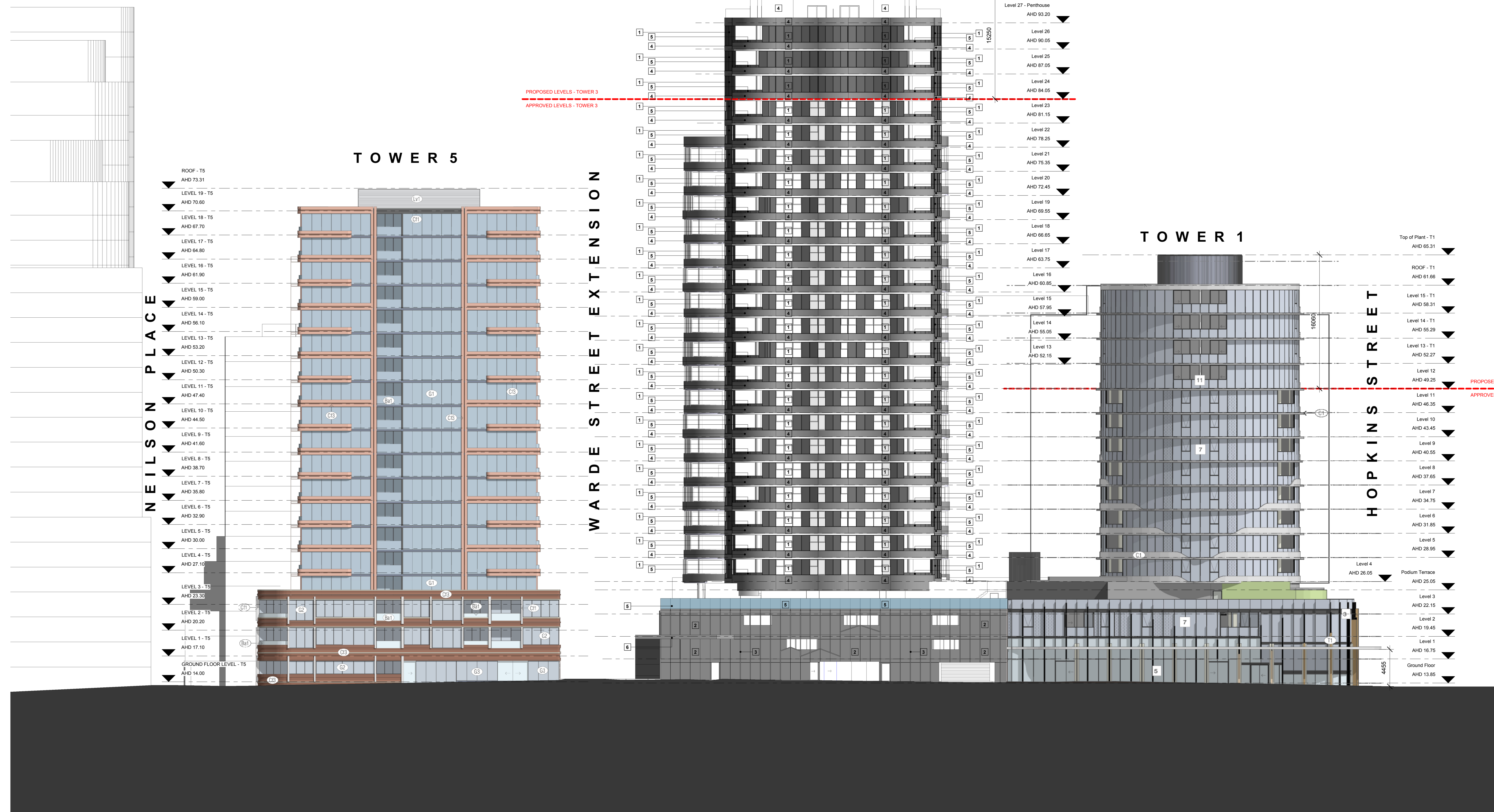
TITLE: EAST ELEVATION  
 ADDRESS: 8 HOPKINS STREET, FOOTSCRAY  
 CLIENT: GROWLAND

DATE: 29.01.2019 DRAWN: HT SCALE: 1 : 200 REV: - SHEET: TP41 REASON FOR ISSUE: TP

ISSUE FOR AMENDMENT (VCAT)

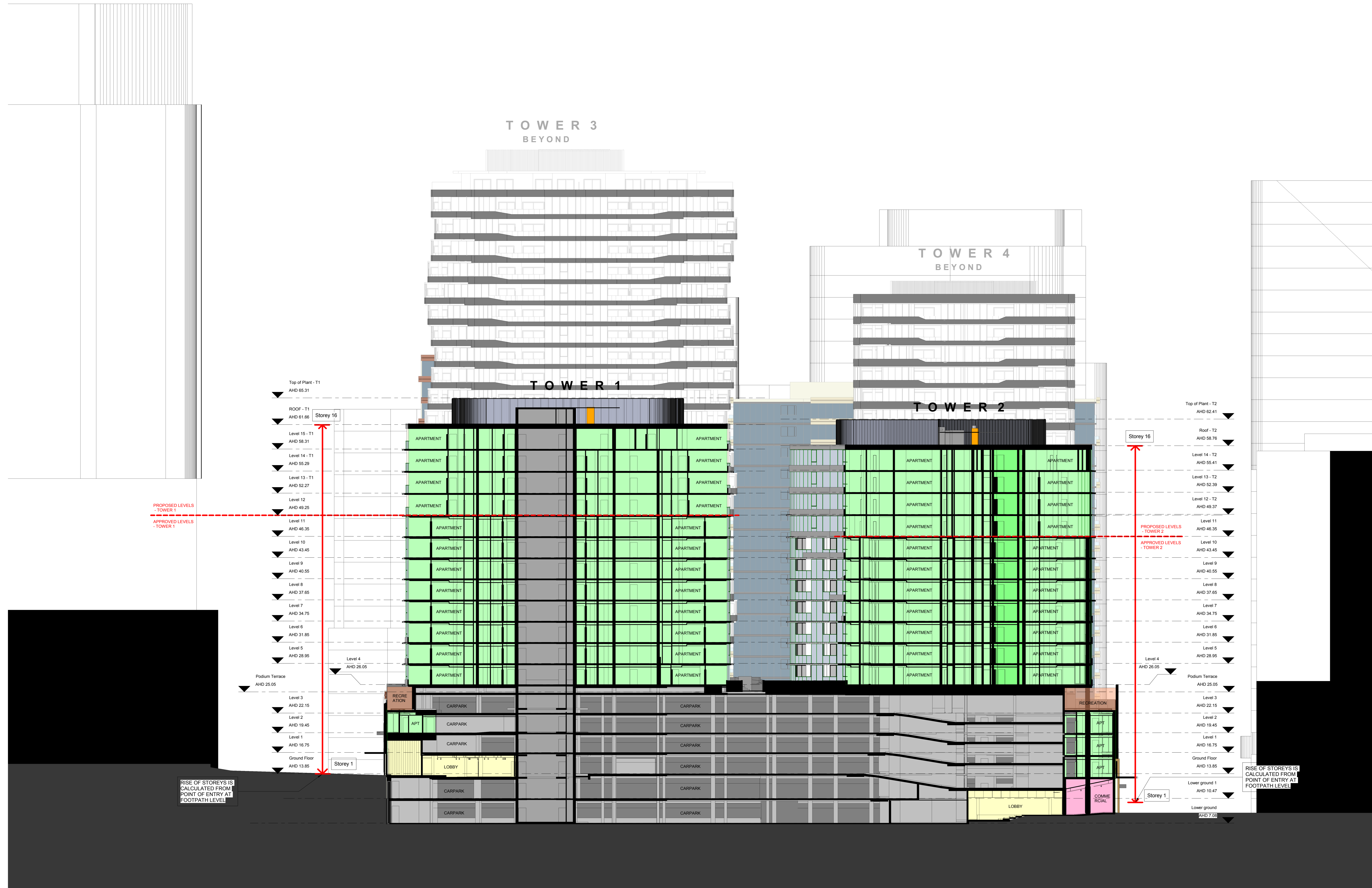
NORTH

- 1 GREY COLOUR GLASS WITH BLACK POWDER COATED ALUMINIUM FRAMING
- 2 CHARCOAL COLOUR GLASS
- 3 CHARCOAL POWDER COATED COLOUR STEEL FIN
- 4 WHITE PAINTED PRECAST CONCRETE
- 5 CLEAR GLASS
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- 7 POWDER COAT ALUMINIUM FLATING
- 11 VERTICAL ALUMINIUM SCREENING
- C1 CONCRETE PAINT FINISH
- M1 METAL CLADDING - BRONZE COLOUR
- M2 METAL CLADDING - CHARCOAL COLOUR
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- CH2 TEXTURED CONCRETE FINISH - LIGHT
- CH3 TEXTURED CONCRETE FINISH - DARK
- CH4 COLOUR CONCRETE FINISH - CHARCOAL
- G1 TINTED GLAZING WITH POWDERCOATED ALUMINIUM FRAMES - LIGHT BLUE
- G2 TINTED GLAZING WITH POWDERCOATED ALUMINIUM FRAMES - LIGHT GREY
- G3 CLEAR GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- LY1 POWDERCOATED LOUVRE SCREEN
- TD TILT-UP CAR PARK ENTRY DOOR
- BA1 GLAZED BALUSTRADE



1 WEST ELEVATION  
1 : 200

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-	FJ	ISSUE FOR AMENDMENT (VCAT)	10.04.2019	DRAWING LEGEND WD - WORKING DRAWINGS TI - TENDER ISSUE-NOT FOR CONSTRUCTION TP - TOWN PLANNING SK - SCHEMATIC DESIGN DD - DESIGN DEVELOPMENT	PROJECT No: 14-004	



1 SECTION A-A  
1 : 200

Revision	Checked	Issue	Date
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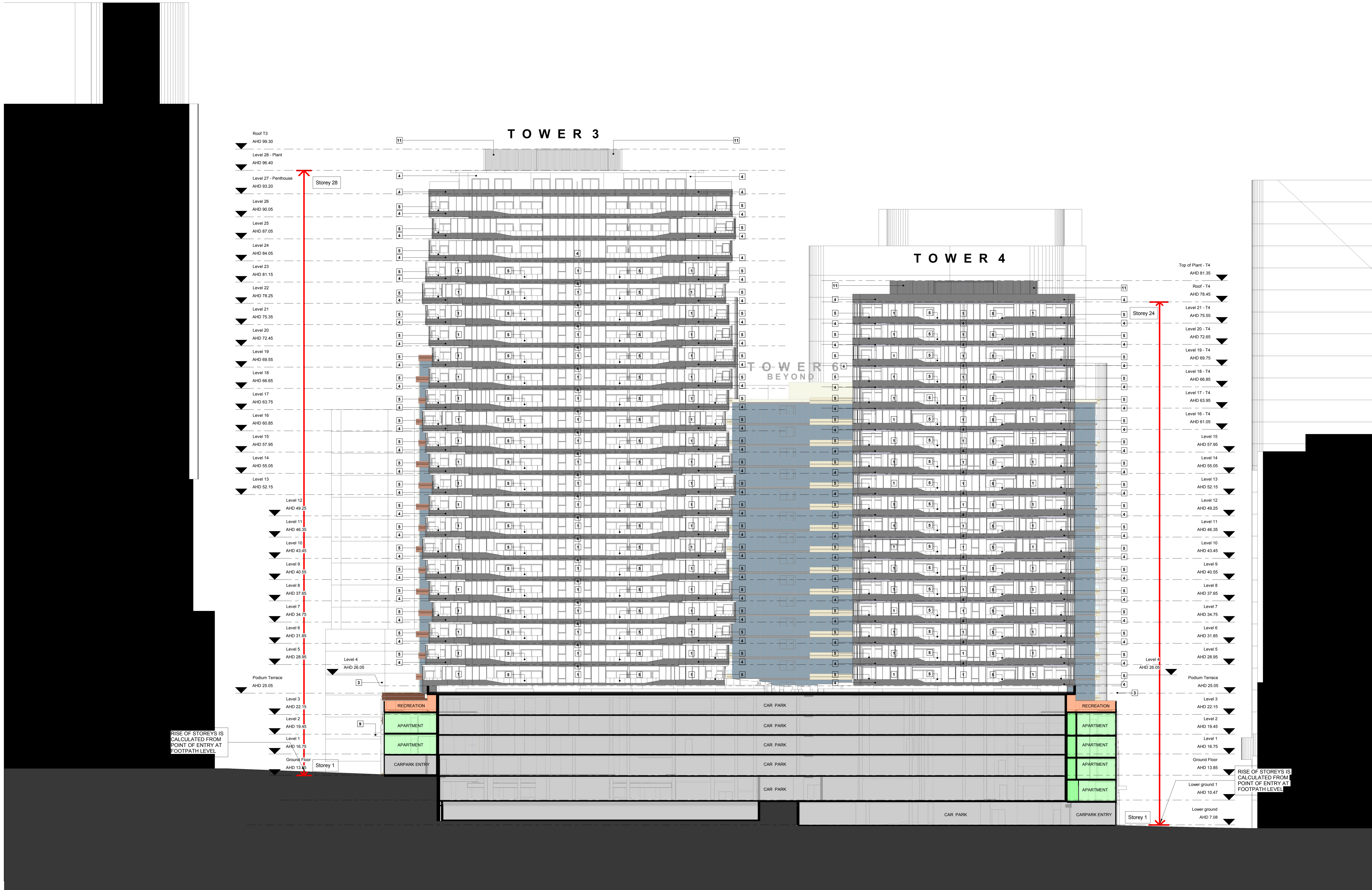
DRAWING LEGEND  
 WD - WORKING DRAWINGS  
 TI - TENDER ISSUE-NOT FOR CONSTRUCTION  
 TP - TOWN PLANNING  
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 DD - DESIGN DEVELOPMENT

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 Phone: +61 7 3427 4733  
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PROJECT No: 14-004  
 TITLE: SECTION A-A  
 ADDRESS: 8 HOPKINS STREET, FOOTSCRAY  
 CLIENT: GROWLAND  
 DATE: 29.01.2019 DRAWN: HT SCALE: 1 : 200 REV: - SHEET: TP43 REASON FOR ISSUE: TP

NORTH

ISSUE FOR AMENDMENT (VCAT)



1 SECTION B-B  
1 : 200

Revision	Checked	Issue	Date
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 SK - SCHEMATIC DESIGN  
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TOWER 3

TOWER 4

TOWER 5

BEYOND

ISSUE FOR AMENDMENT (VCAT)

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 t +61 7 3427 4733  
 info@kud.com.au www.kud.com.au

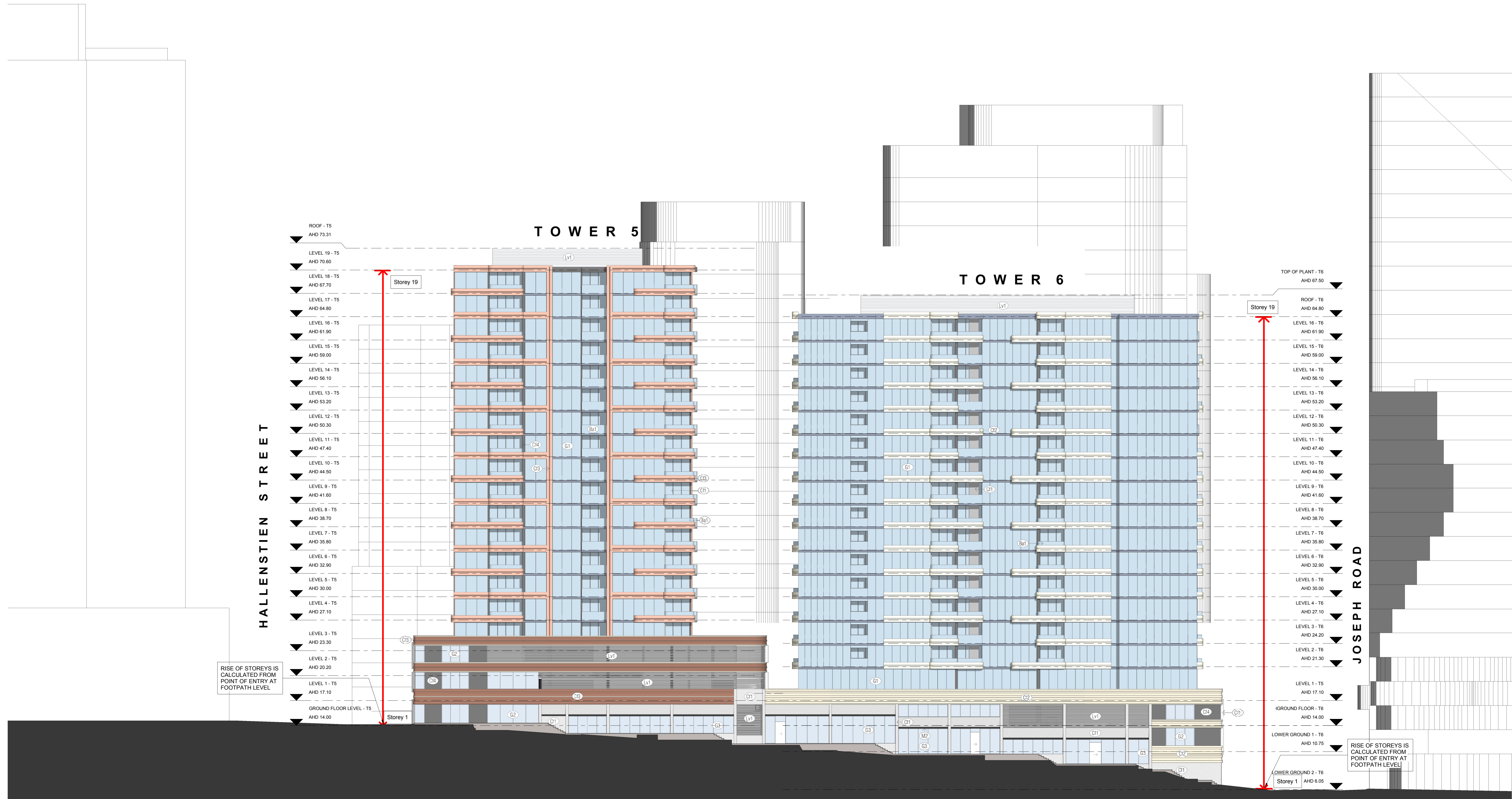
PROJECT No: 14-004

TITLE: SECTION B-B  
 ADDRESS: 8 HOPKINS STREET, FOOTSCRAY  
 CLIENT: GROWLAND

DATE: 29.01.2019 DRAWN: HT SCALE: 1 : 200 REV: - SHEET: TP44 REASON FOR ISSUE: TP

NORTH

- 1 GREY COLOUR GLASS WITH BLACK POWDER COATED ALUMINIUM FRAMING
- 2 CHARCOAL COLOUR GLASS
- 3 CHARCOAL POWDER COATED COLOUR STEEL FIN
- 4 WHITE PAINTED PRECAST CONCRETE
- 5 CLEAR GLASS
- 6 POWDER COAT ALUMINIUM FLATING
- 7 POWDER COAT ALUMINIUM FLATING
- 11 VERTICAL ALUMINIUM SCREENING
- C1 CONCRETE PAINT FINISH
- M1 METAL CLADDING - BRONZE COLOUR
- M2 METAL CLADDING - CHARCOAL COLOUR
- CH1 NATURAL CONCRETE FINISH
- CH2 TEXTURED CONCRETE FINISH - LIGHT
- CH3 TEXTURED CONCRETE FINISH - DARK
- CH4 COLOUR CONCRETE FINISH - CHARCOAL
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- G3 CLEAR GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- LY1 POWDERCOATED LOUVRE SCREEN
- Td TILT-UP CAR PARK ENTRY DOOR
- Ba1 GLAZED BALUSTRADE



1 SOUTH - Ward Street  
1 : 200

Revision	Checked	Issue	Date
-	FJ	ISSUE FOR AMENDMENT (VCAT)	10.04.2019

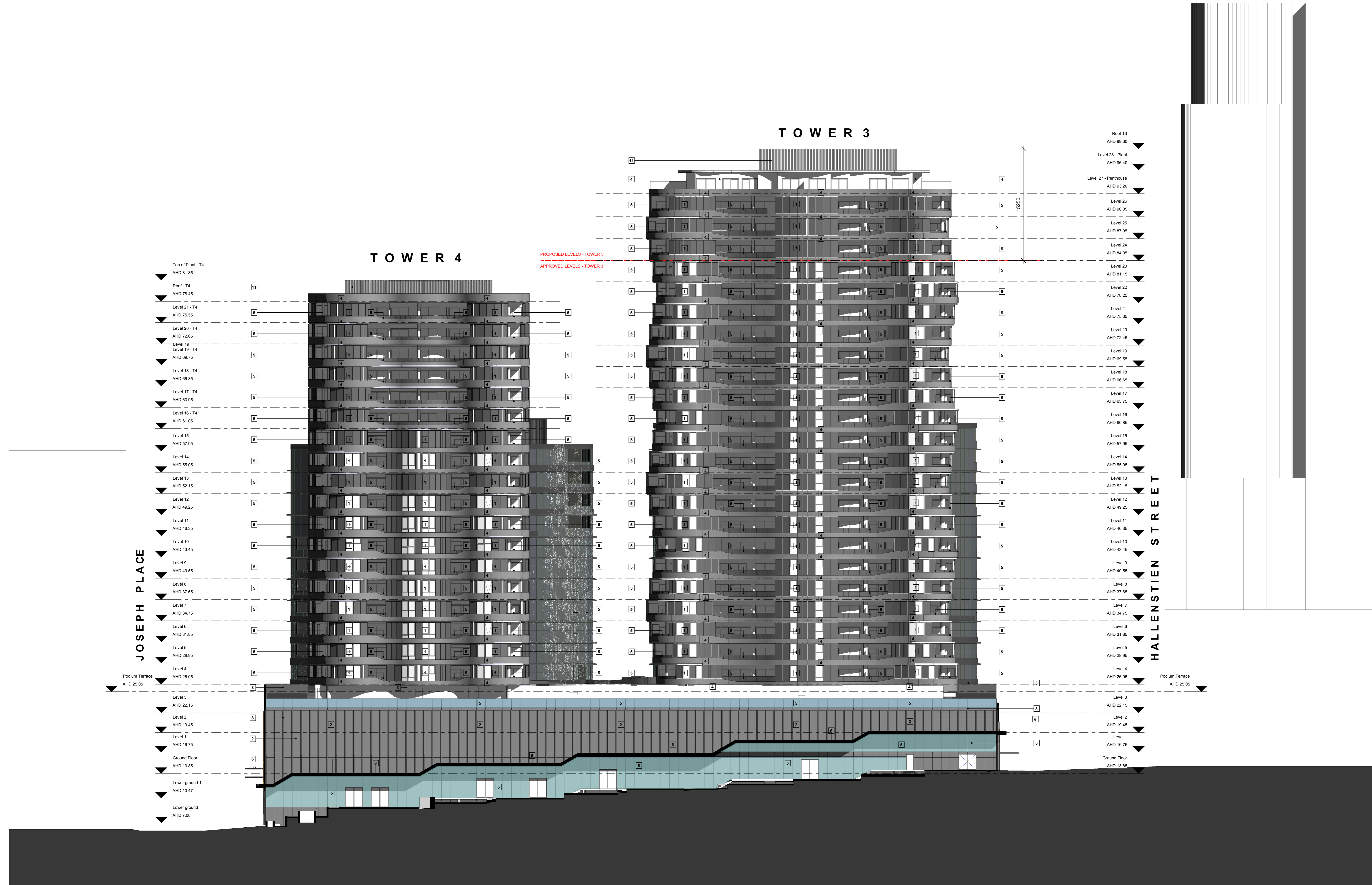
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**ISSUE FOR AMENDMENT (VCAT)**

	PROJECT No: <b>14-004</b>
	TITLE: <b>WARD STREET SOUTH ELEVATION</b> ADDRESS: <b>8 HOPKINS STREET, FOOTSCRAY</b> CLIENT: <b>GROWLAND</b>
DATE: <b>29.01.2019</b>	DRAWN: <b>HT</b>
SCALE: <b>1 : 200</b>	REV: <b>-</b>
SHEET: <b>TP46</b>	REASON FOR ISSUE: <b>TP</b>

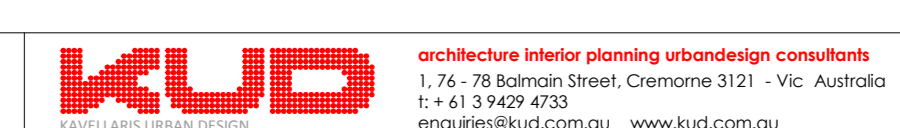
- 1 GREY COLOUR GLASS WITH BLACK POWDER COATED ALUMINIUM FRAMING
- 2 CHARCOAL COLOUR GLASS
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- CF2 TEXTURED CONCRETE FINISH - LIGHT
- CF3 TEXTURED CONCRETE FINISH - DARK
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- G3 CLEAR GLAZING WITH POWDERCOATED ALUMINIUM FRAMES
- LY1 POWDERCOATED LOUVRE SCREEN
- Td TILT-UP GAR PARK ENTRY DOOR
- Ba1 GLAZED BALUSTRADE



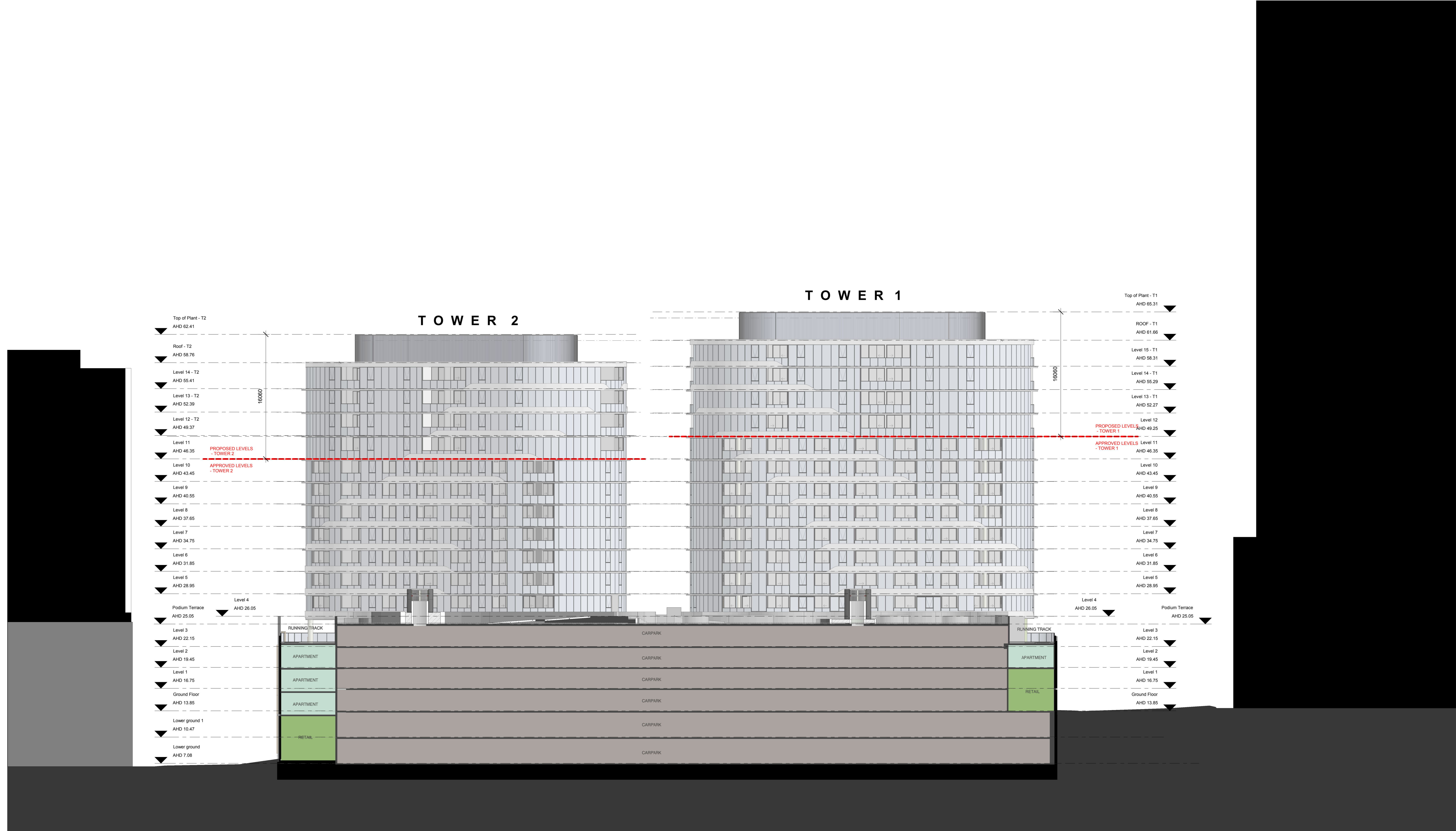
1 NORTH - Ward Street  
1 : 200

Revision	Checked	Issue	Date	DRAFTING LEGEND		PROJECT No: 14-004	TITLE WARD STREET NORTH ELEVATION ADDRESS 8 HOPKINS STREET, FOOTSCRAY CLIENT GROWLAND	DATE: 29.01.2019	DRAWN: HT	SCALE: 1 : 200	REV: -	SHEET: TP47	REASON FOR ISSUE: TP
				ND - WORKING DRAWINGS	TI - TENDER ISSUE-NOT FOR CONSTRUCTION								
-	FJ	ISSUE FOR AMENDMENT (VCAT)	10.04.2019	TP - TOWN PLANNING	DD - DESIGN DEVELOPMENT								

ISSUE FOR AMENDMENT (VCAT)



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1 SECTION C-C  
1 : 200

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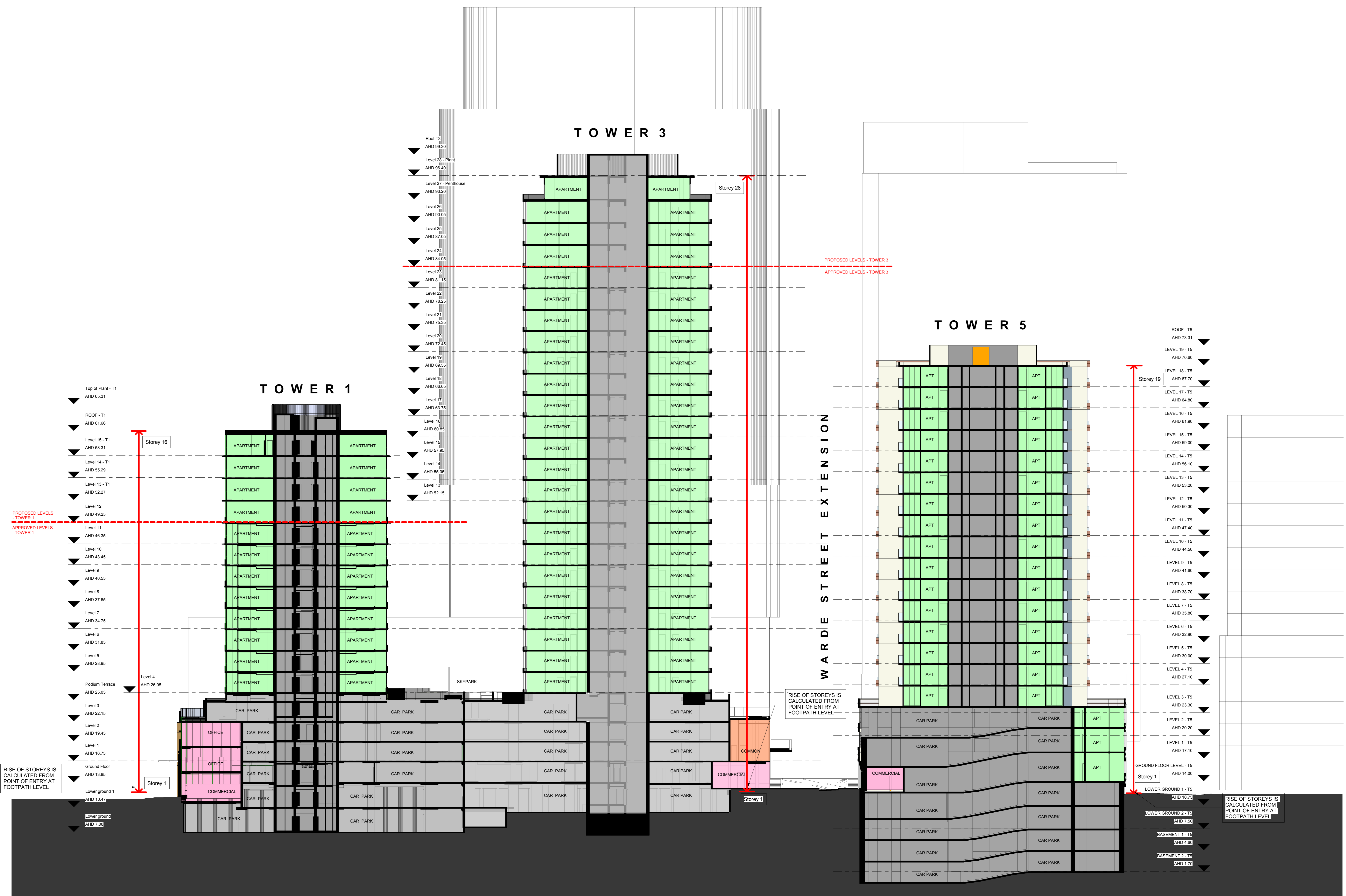
PROJECT No: 14-004

TITLE: SECTION C-C  
 ADDRESS: 8 HOPKINS STREET, FOOTSCRAY  
 CLIENT: GROWLAND

DATE: 29.01.2019 DRAWN: HT SCALE: 1 : 200 REV: - SHEET: TP48 REASON FOR ISSUE: TP

NORTH

ISSUE FOR AMENDMENT (VCAT)



1 SECTION D-D  
1 : 200

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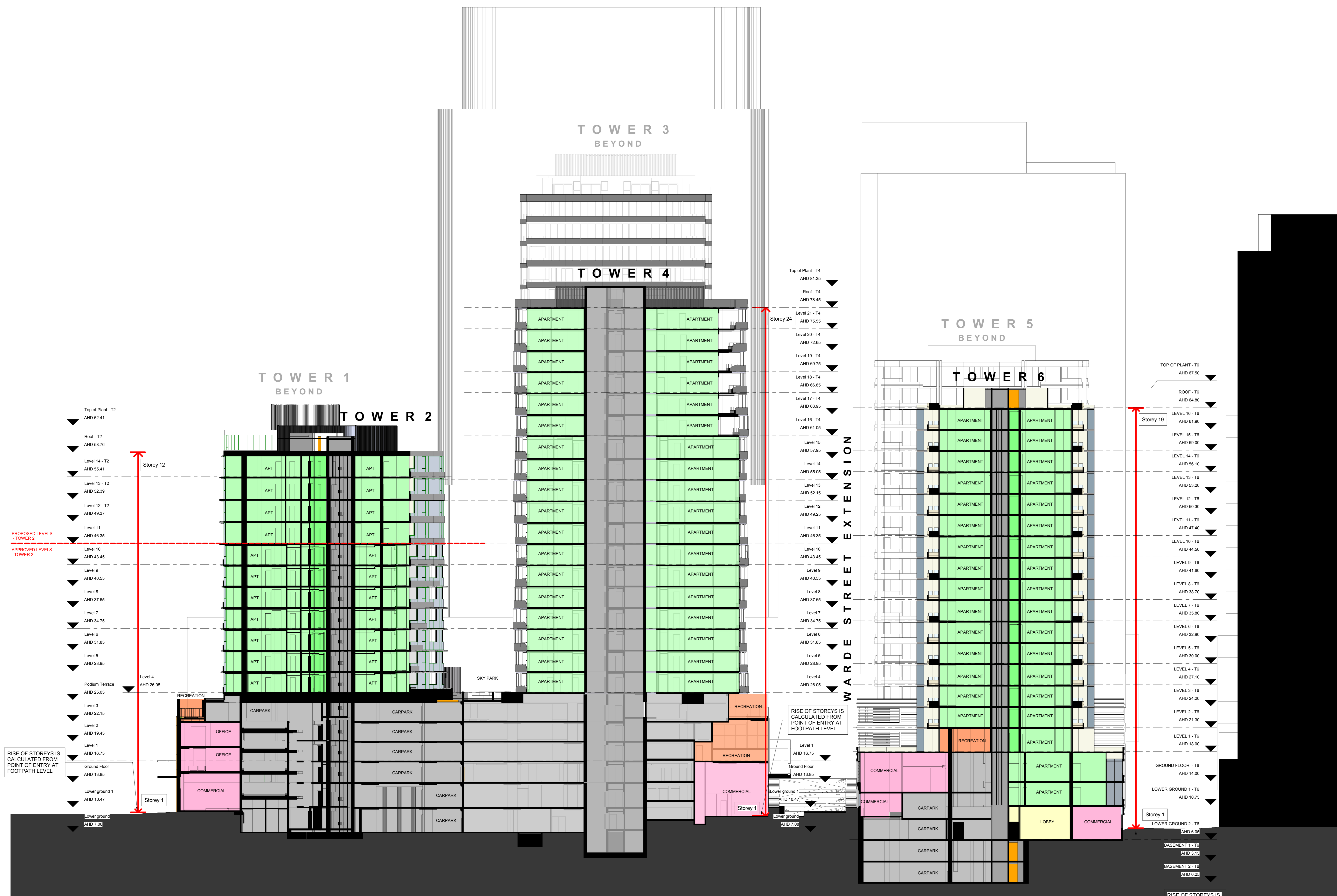
PROJECT No: 14-004

TITLE: SECTION D-D  
 ADDRESS: 8 HOPKINS STREET, FOOTSCRAY  
 CLIENT: GROWLAND

DATE: 29.01.2019 DRAWN: HT SCALE: 1 : 200 REV: SHEET: TP49 REASON FOR ISSUE: TP

NORTH

ISSUE FOR AMENDMENT (VCAT)



1 SECTION E-E  
1 : 200

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-	FJ	ISSUE FOR AMENDMENT (VCAT)	10.04.2019

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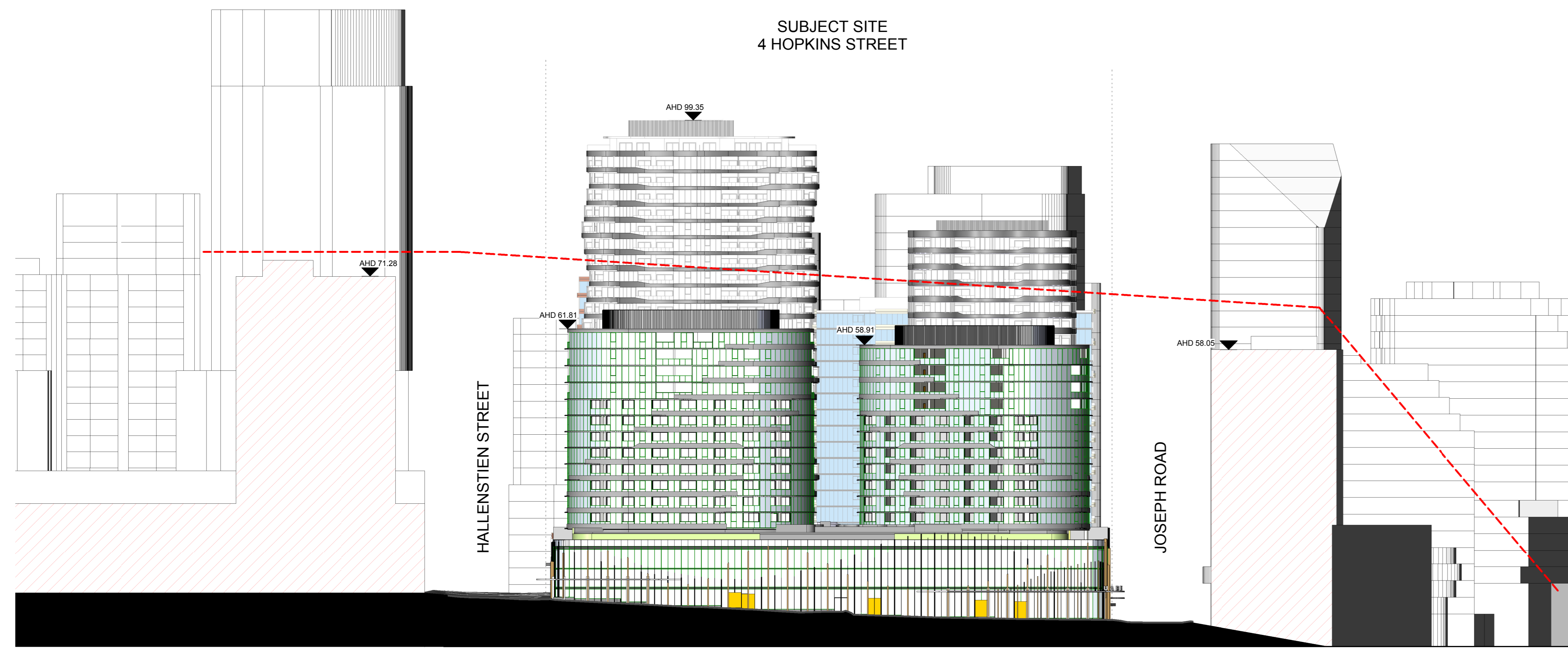
PROJECT No: 14-004

TITLE: SECTION E-E  
 ADDRESS: 8 HOPKINS STREET, FOOTSCRAY  
 CLIENT: GROWLAND

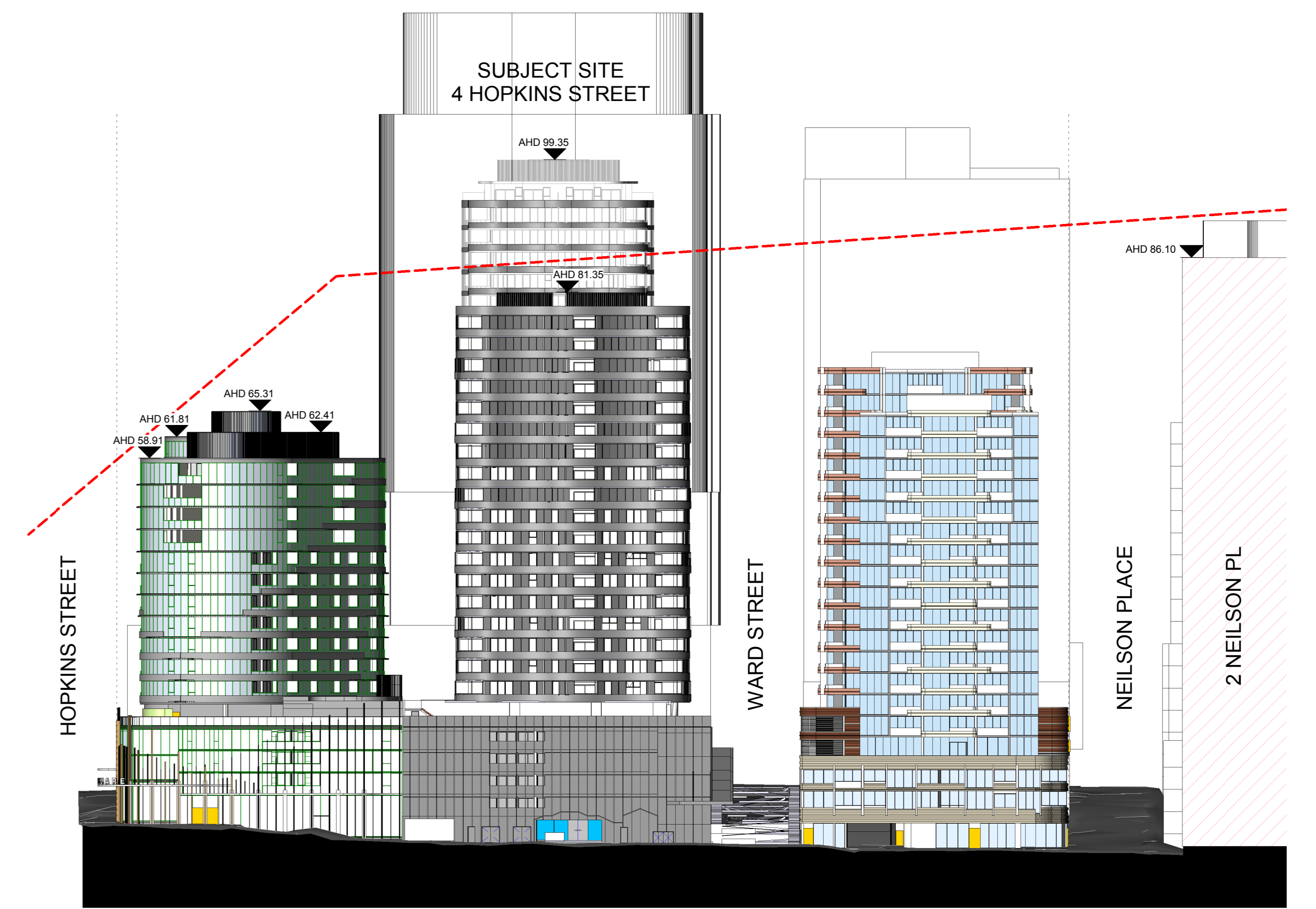
DATE: 29.01.2019 DRAWN: HT SCALE: 1 : 200 REV: SHEET: TP50 REASON FOR ISSUE: TP

NORTH

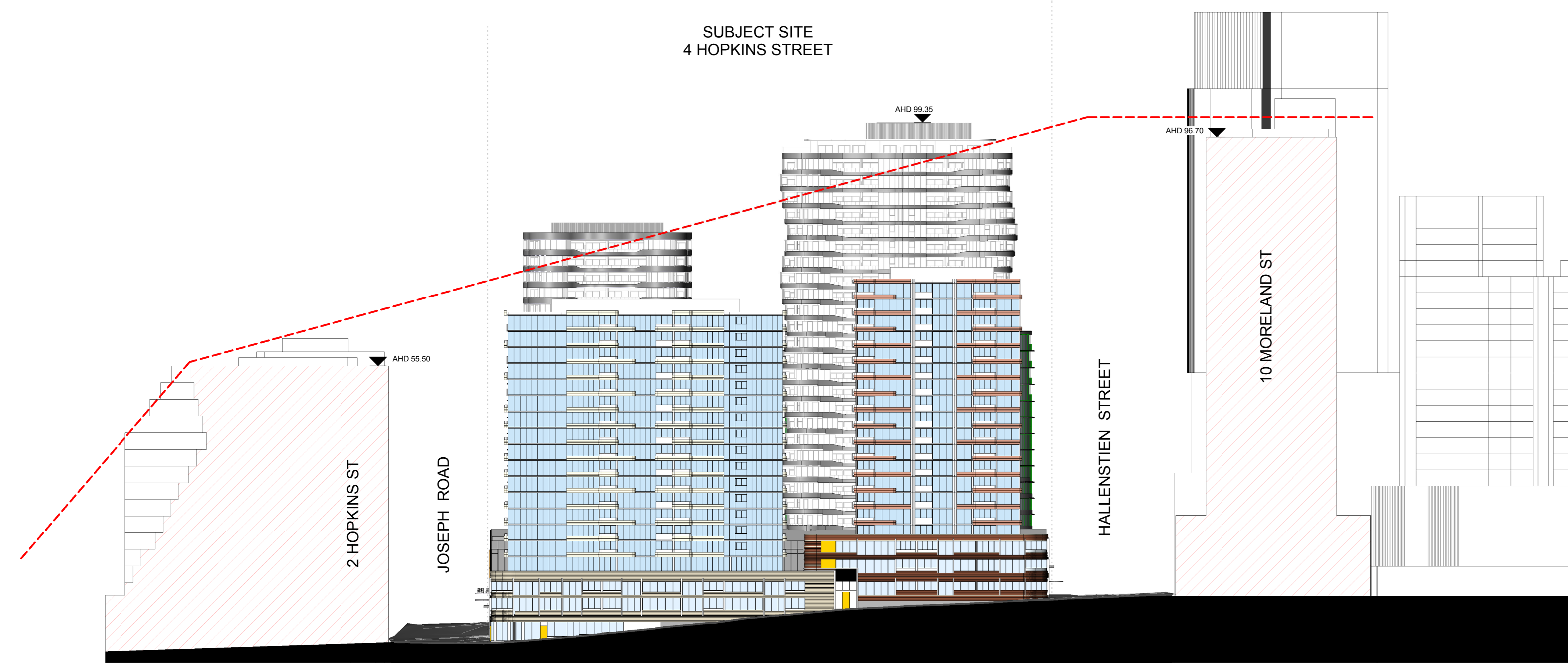
ISSUE FOR AMENDMENT (VCAT)



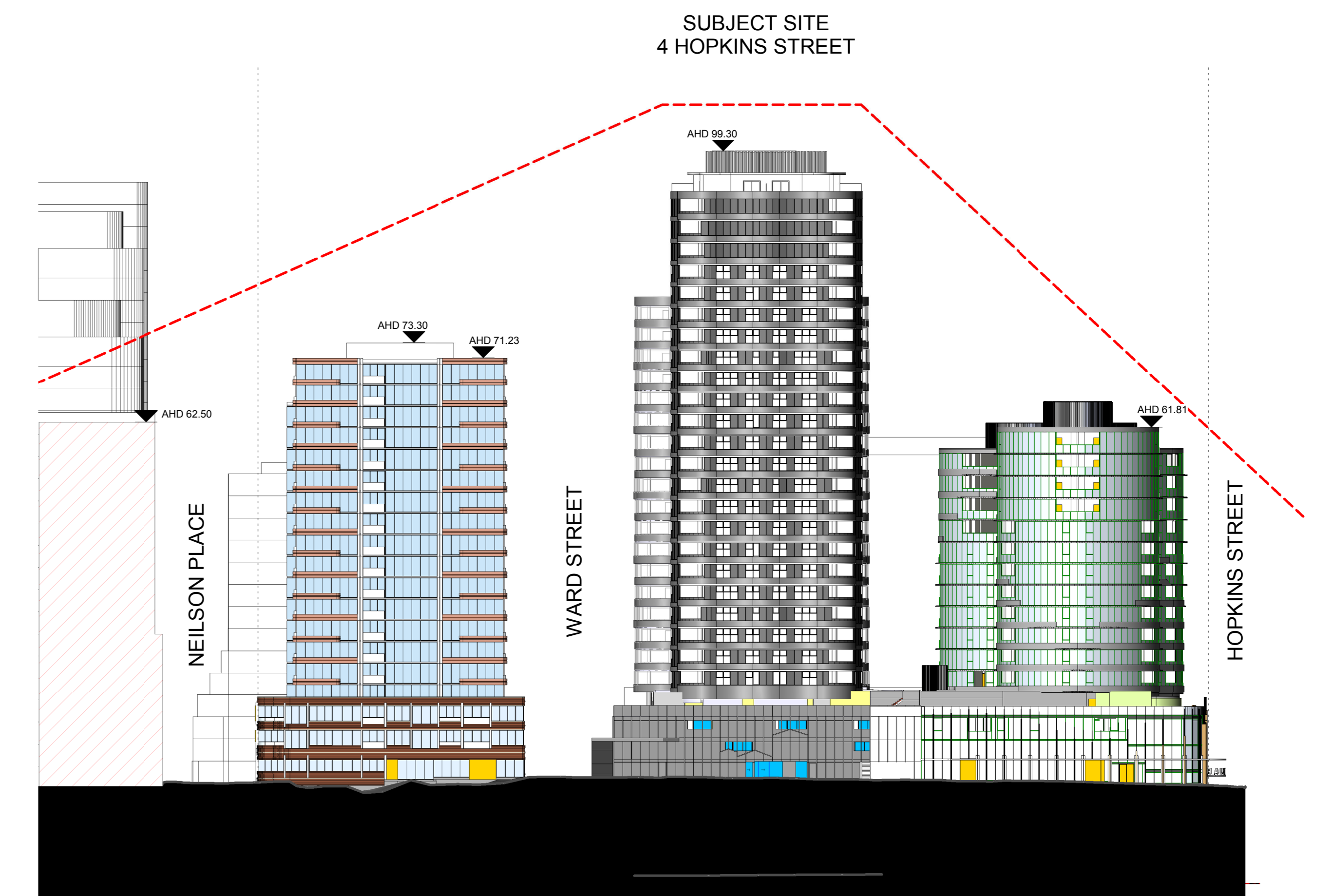
3 SOUTH STREETScape  
1 : 500



1 EAST STREETScape  
1 : 500



2 NORTH STREETScape  
1 : 500



4 WEST STREETScape  
1 : 500

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-	FJ	ISSUE FOR AMENDMENT (VCAT)	10.04.2019

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PROJECT No: 14-004

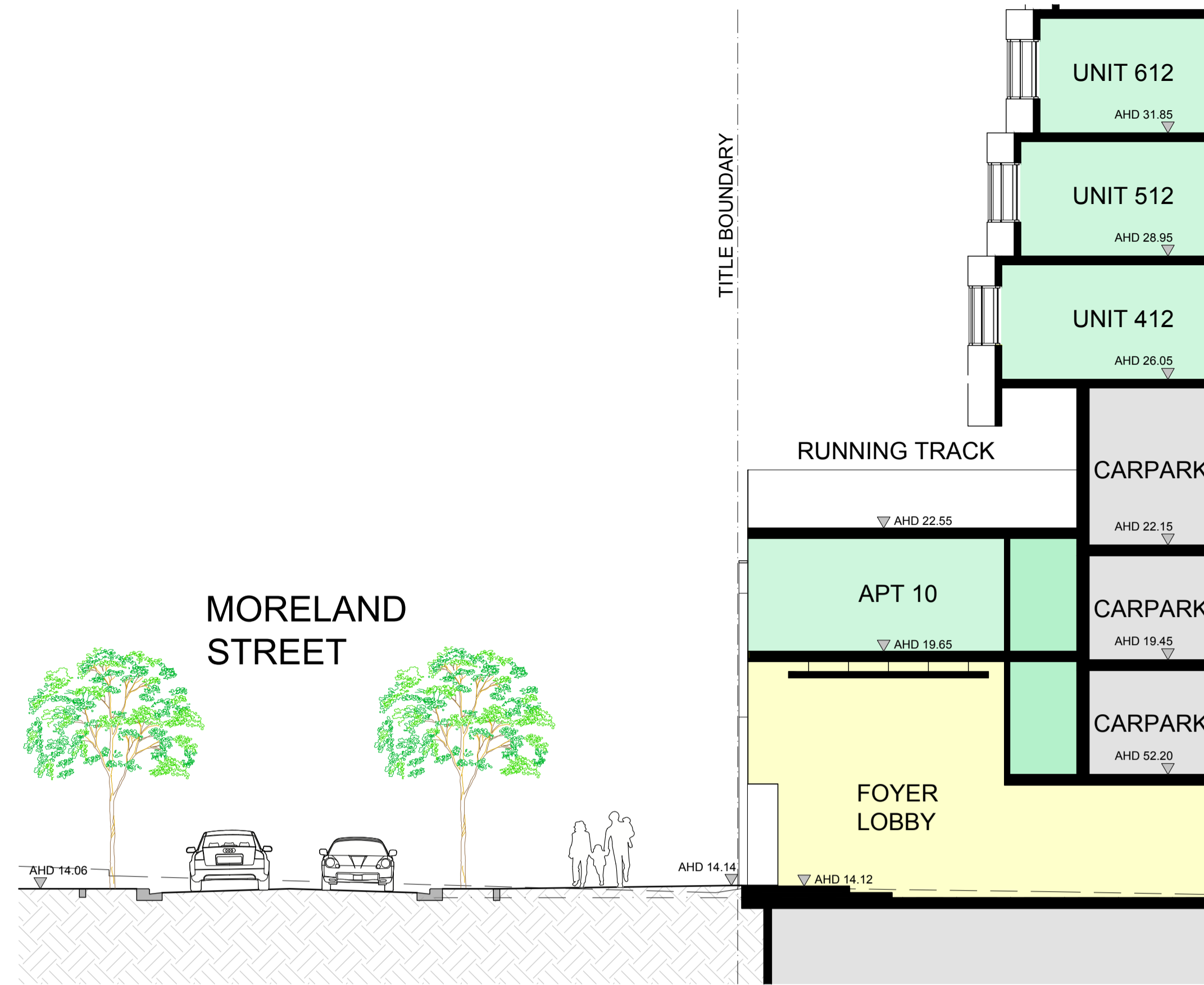
TITLE: HEIGHT DIAGRAM  
 ADDRESS: 8 HOPKINS STREET, FOOTSCRAY  
 CLIENT: GROWLAND

DATE: 29.01.2019 DRAWN: FJ SCALE: 1 : 500 REV: - SHEET: TP51 REASON FOR ISSUE: TP

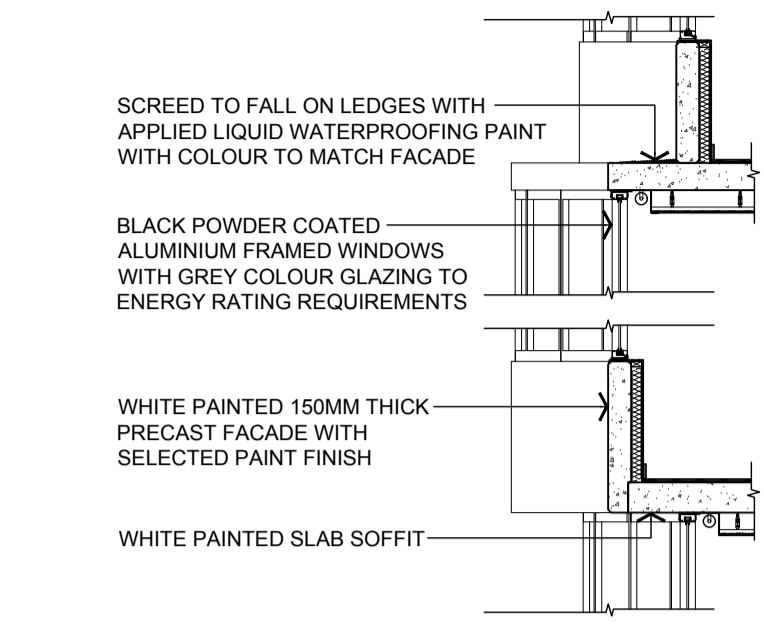
NORTH

ISSUE FOR AMENDMENT (VCAT)

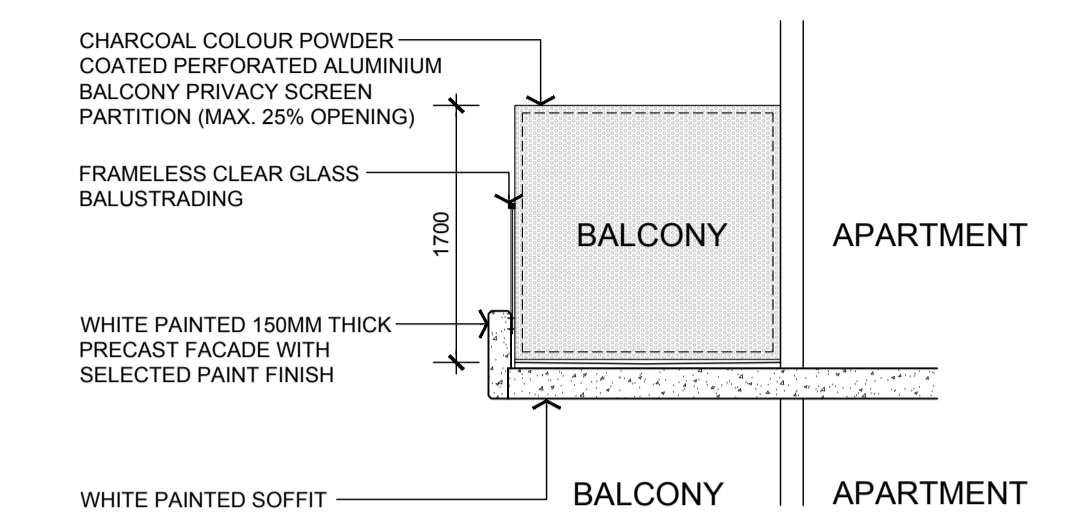
# FACADE STRATEGY STAGE 1



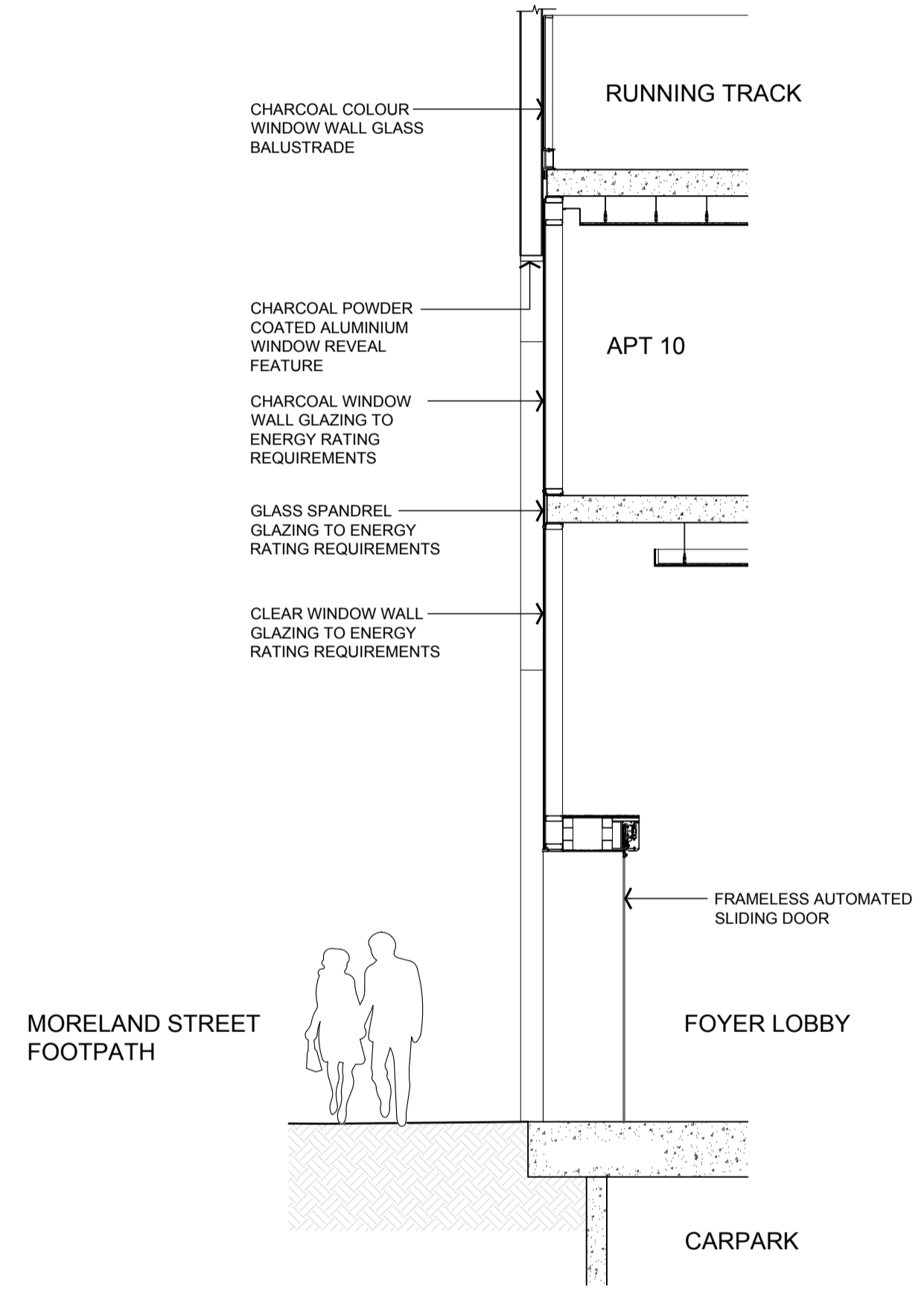
Podium Interface to Street  
1:100



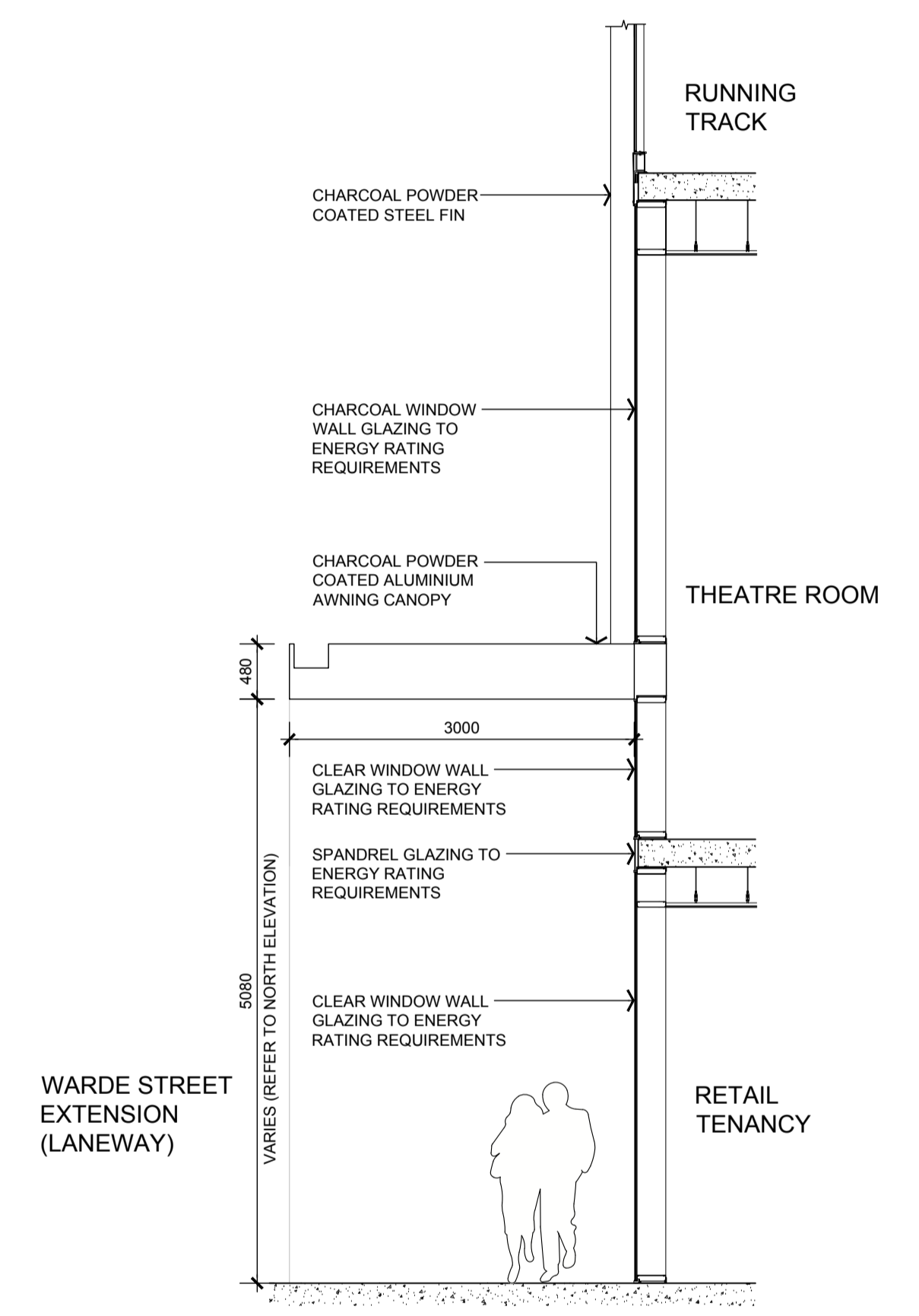
Typical Tower Facade Detail  
1:50



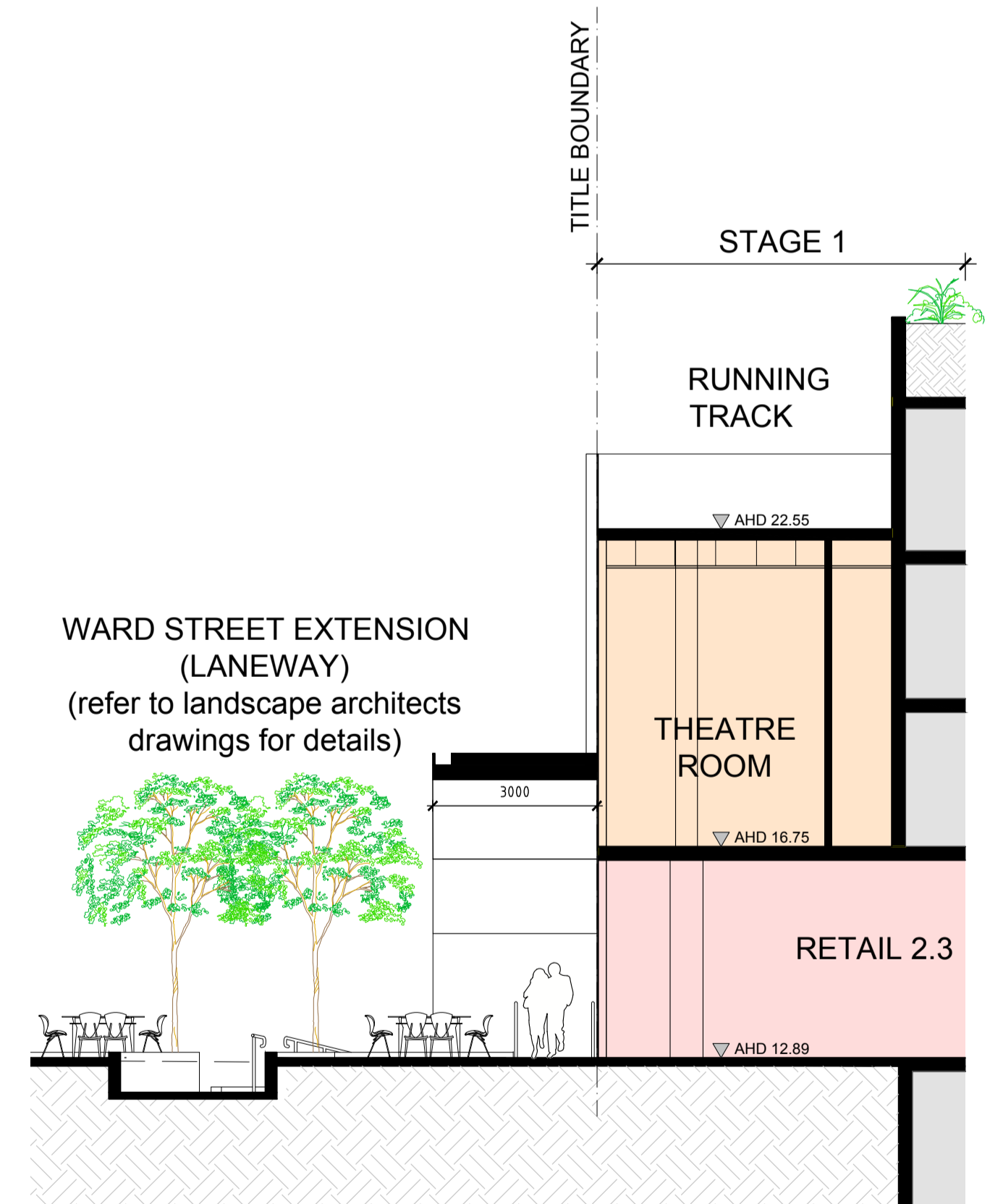
TYPICAL PRIVACY SCREEN DETAIL  
1:50



Podium Entry Detail (Moreland Street)  
1:50



Typical Podium Facade Detail (Laneway)  
1:50



Podium Interface to Laneway  
(Warde Street Extension)  
1:100

### FACADE MAINTENANCE

The facade will be cleaned & maintained by a nominated facade maintenance contractor. Access to the facade will be from the roof level for the towers & podium landscape terrace for the podium levels. This will be done through a rope access/abseil method by the qualified contractor to carry out their cleaning regime. The building design will take into consideration for all facade access needs & Occupational Health & Safety items as required by the contractor.

### PLANTING MAINTENANCE

Landscaping on the podium level will be managed & maintained by the appointed body corporate and they will be responsible for the upkeep of the plants & vegetation on a scheduled program.

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-	ISSUE FOR AMENDMENT (VCAT)	FJ	10/04/19			14-004
				DRAWING LEGEND:		TITLE:
				WD - WORKING DRAWINGS		STAGE 1 - FACADE STRATEGY DETAILS
				TI - TENDER ISSUE-NOT FOR CONSTRUCTION		ADDRESS:
				TP - TOWN PLANNING		4 HOPKINS STREET, FOOTSCRAY
				SK - SCHEMATIC DESIGN		CLIENT:
				DD - DESIGN DEVELOPMENT		GROWLAND
DATE:	DRAWN:	SCALE:	REV:	SHEET:	REASON FOR ISSUE:	
10.04.2019	FJ	1:100@A1	-	---	TP	

**ARCHITECTURAL DESCRIPTION**

**Tower Facade**

The fluid curvilinear geometries of the Towers reflect the movement of the surrounding bay and river context. Floor plates rhythmically shift around the building creating a sense of movement for the observer and offer a new reading of the tower as the observer traverses around the precinct. Contrasting black and white ribbons of glass and concrete wrap around the building which are expressed both internally and externally. The white ribbons are constructed of precast concrete panels which will be moulded and offsite and clipped on to the edge of the structural slab of the tower. The concrete walls also create the panoramic windows that wrap around the perimeter of the building. Black aluminium framed windows are slotted between each of the precast concrete ribbons. Both Stage 1 & 3 have adopted this design philosophy, though there is a slight variation to create a sense of identity and difference, whilst maintaining the core theme. Stage 3 - Towers 5 & 6, are more refined in the sense that only a single curvilinear floorplate is repeated up the tower, without the side-ways shift. Please refer to East and West Elevations.

**Podium**

The podium is comprised of a series of rhythmic black aluminium fins that wrap over the running track. The fins create a louvre canopy for the running track and are also incorporated into the glazing system. The foyer entry lobbies are shrouded with the silhouette of hosing roof forms to clearly identify the sense of address. The fins are also separated at equal spacing's according to the glazing pattern so that the window frame and vertical fins are integrated into one propriety unit.

**FACADE STRATEGY 1 & 3**



The Wave Skyscraper in the Gold Coast, Australia



Zac de Coteau Housing Complex in Paris France



The Wave Skyscraper in the Gold Coast, Australia



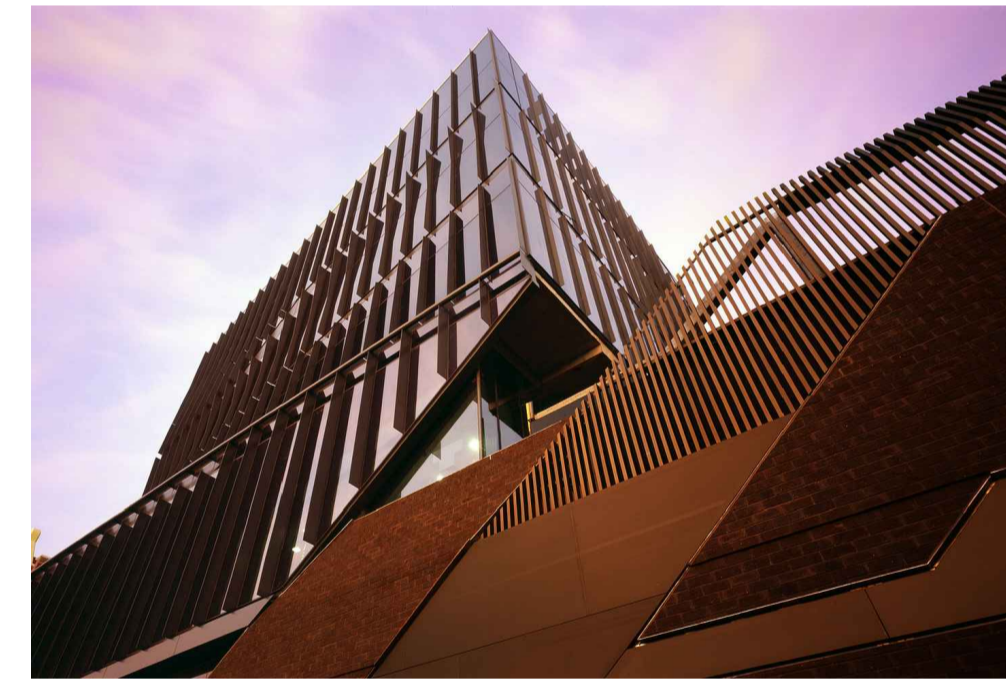
The Gallery of Nozay Health, France



The Gallery of Nozay Health, France



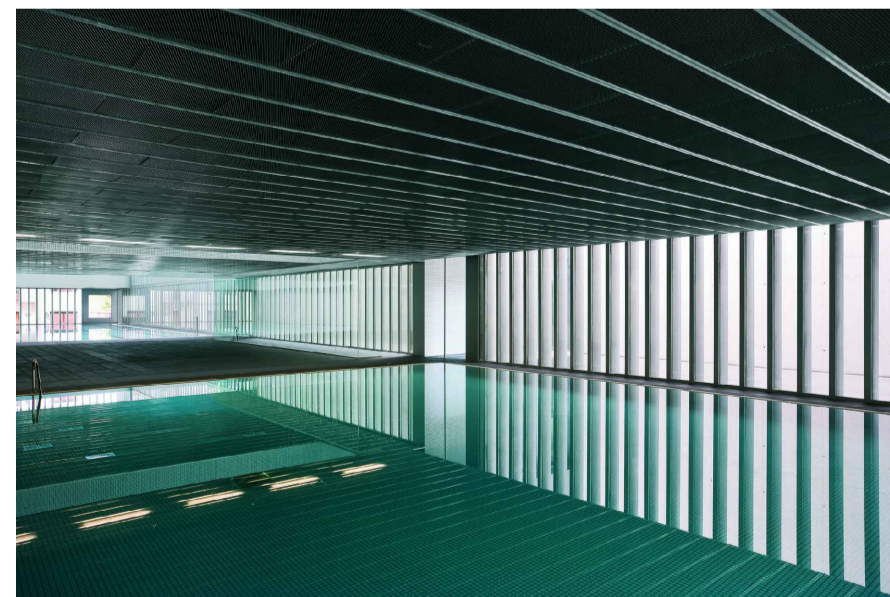
Ballarat Regional Intergrated Cancer Centre



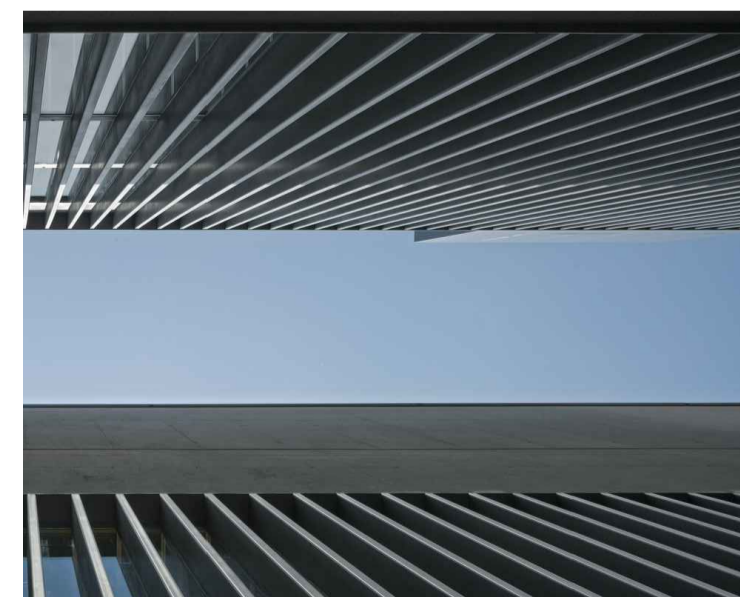
Ballarat Regional Intergrated Cancer Centre



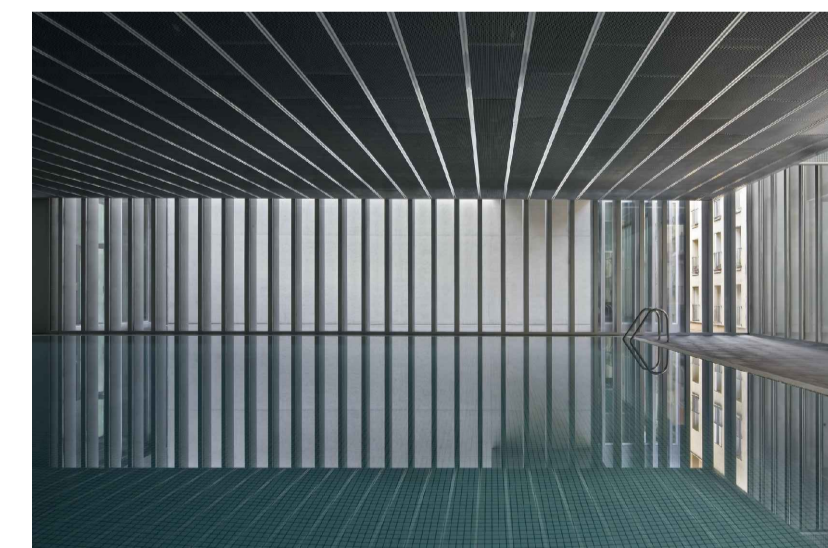
Gallery of Silver Tower Maćków Pracownia Projektowa



Centro Hidrotermal Aquavox, Spain



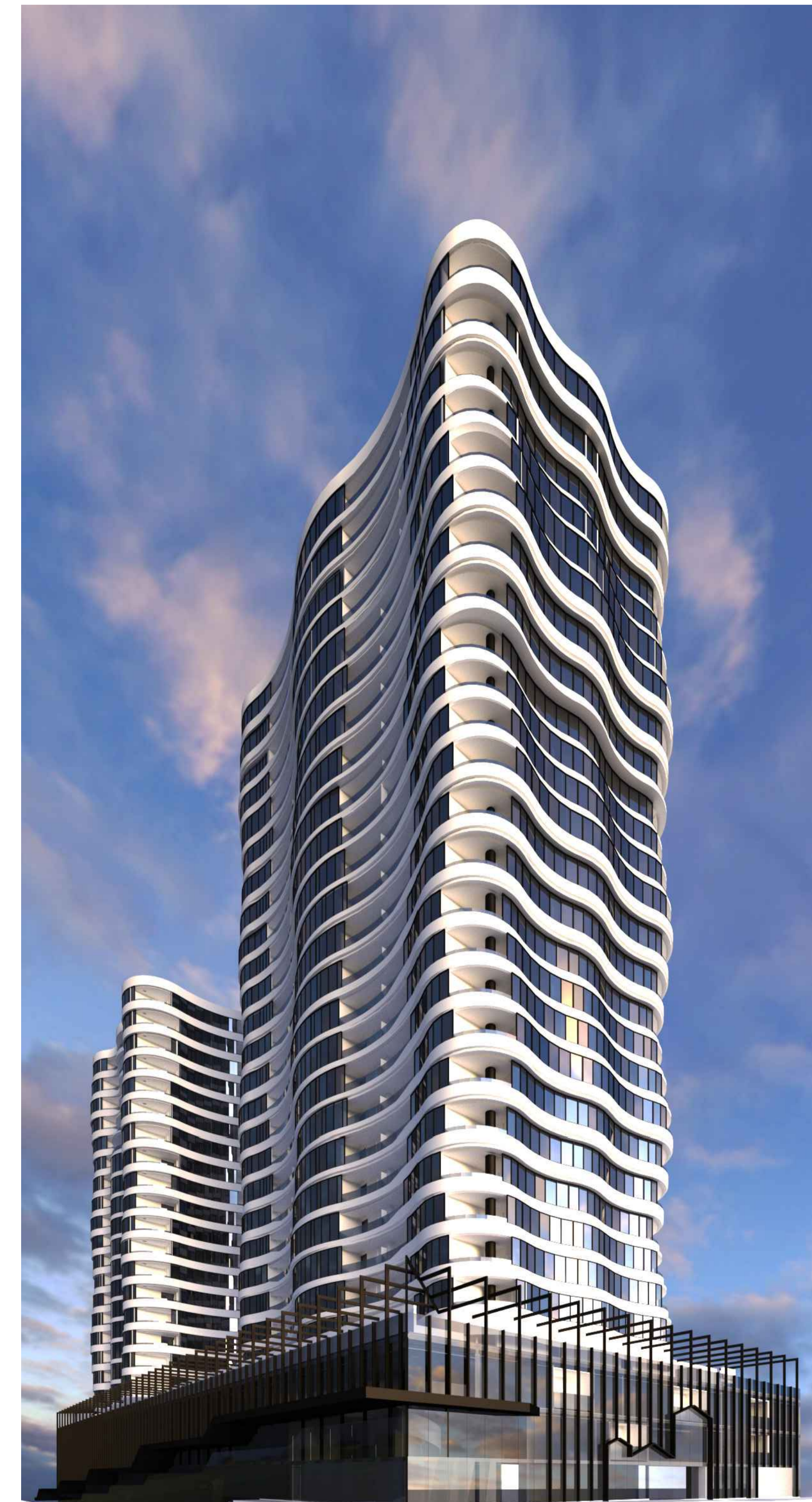
Centro Hidrotermal Aquavox, Spain



Centro Hidrotermal Aquavox, Spain



Hotel Proverbs Taipei




PROPOSED HOPKINS STREET TOWERS

REVISION:	ISSUE:	CHECKED:	DATE:
-	<b>ISSUE FOR AMENDMENT (VCAT)</b>	<b>FJ</b>	<b>10/04/19</b>

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**DRAWING LEGEND:**  
**WD - WORKING DRAWINGS**  
**TI - TENDER ISSUE-NOT FOR CONSTRUCTION**  
**TP - TOWN PLANNING**  
**SK - SCHEMATIC DESIGN**  
**DD - DESIGN DEVELOPMENT**

ISSUE FOR AMENDMENT (VCAT)

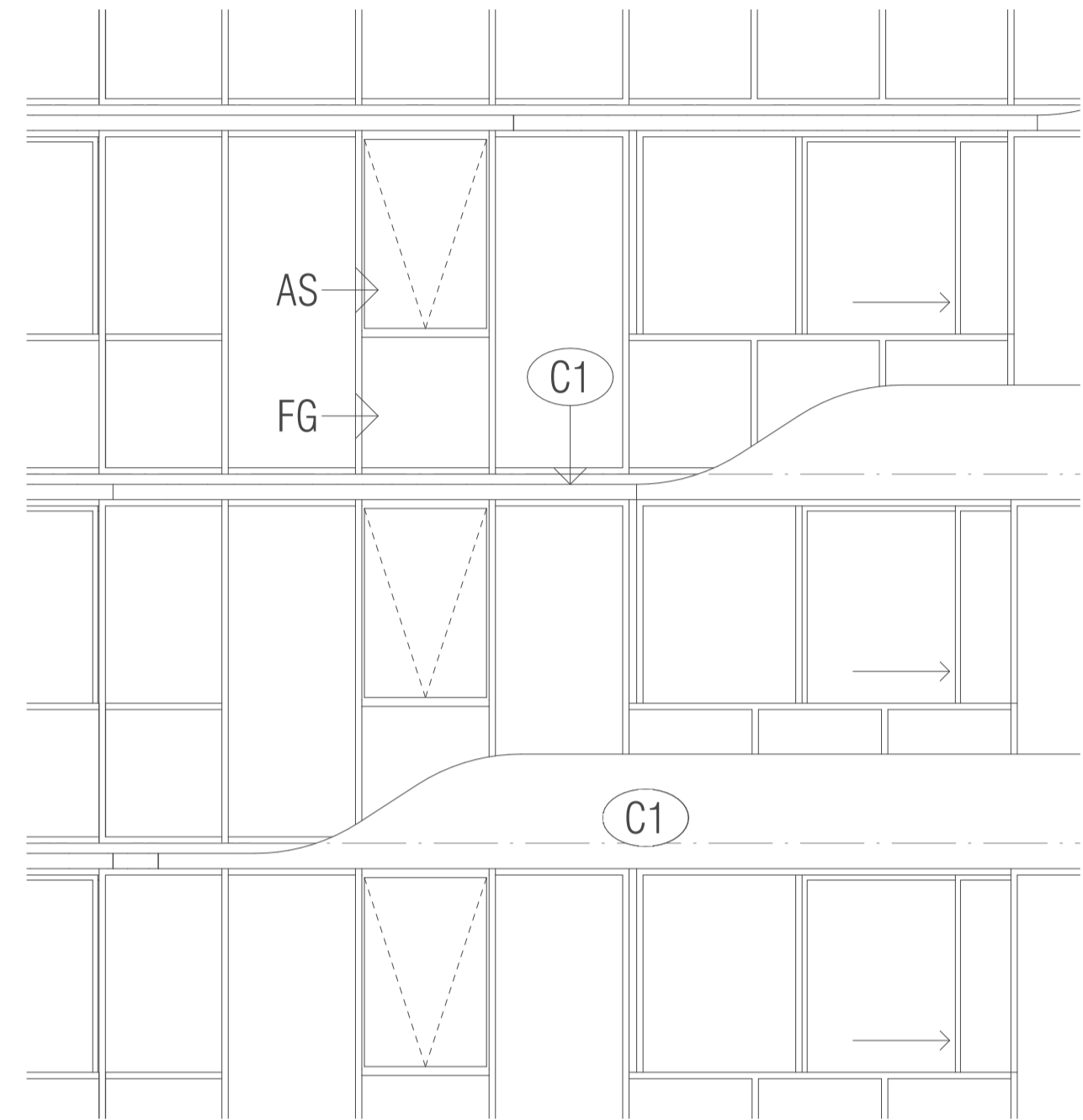
 <b>architecture interior planning urbandesign consultants</b> 1, 76 - 78 Barkman Street, Cremorne 3121 - Vic Australia t+ 61 3 9429 4733 enquiries@kud.com.au www.kud.com.au	PROJECT No: <b>14-004</b>				
	TITLE: <b>STAGE 1 - FACADE STRATEGY PRECEDENCE</b> ADDRESS: <b>4 HOPKINS STREET, FOOTSCRAY</b> CLIENT: <b>GROWLAND</b>				
DATE: 10.04.2019	DRAWN: FJ	SCALE: N/A	REV: -	SHEET: ---	REASON FOR ISSUE: TP



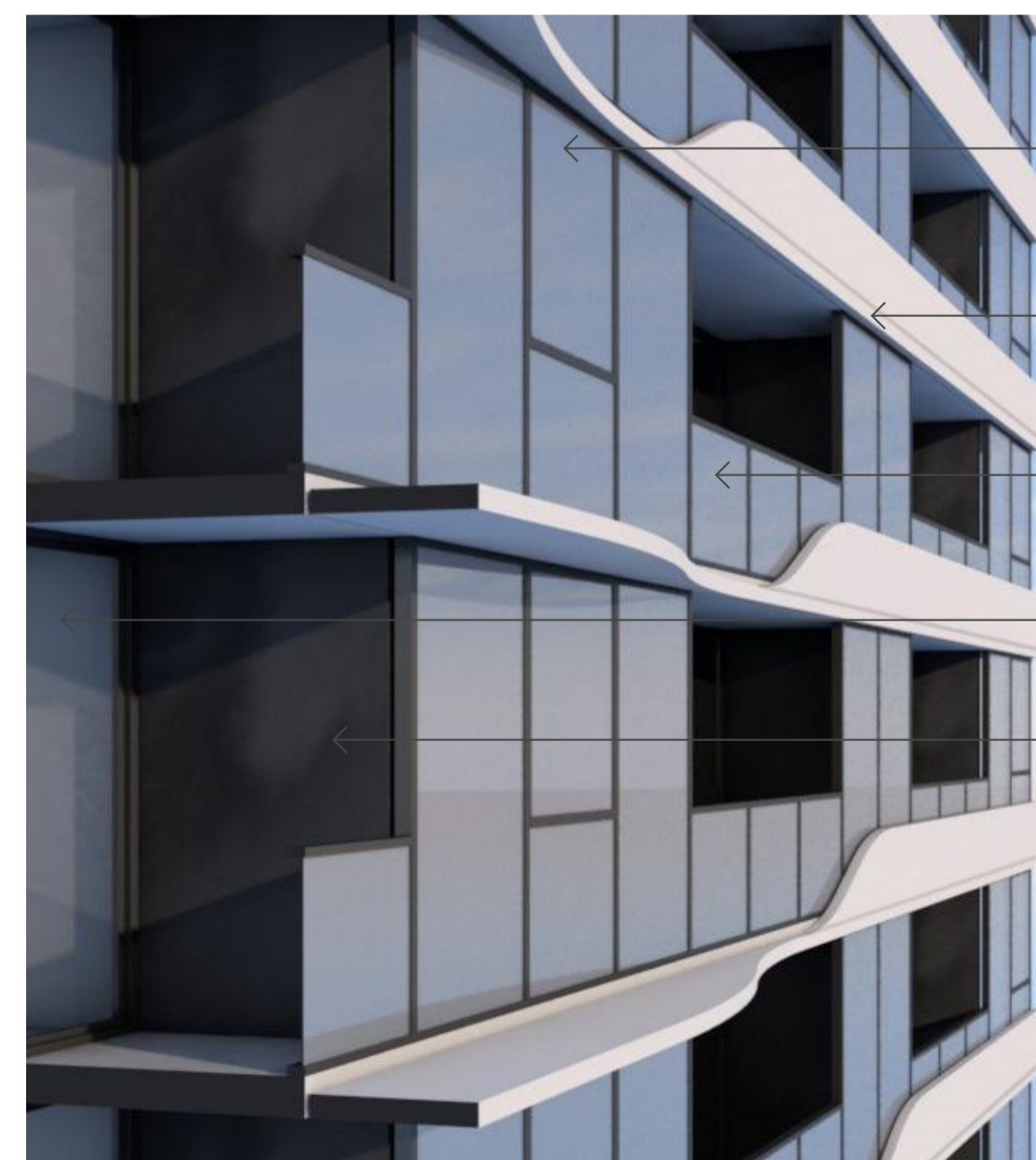
ARCHITECTURAL DESCRIPTION

Tower Facade

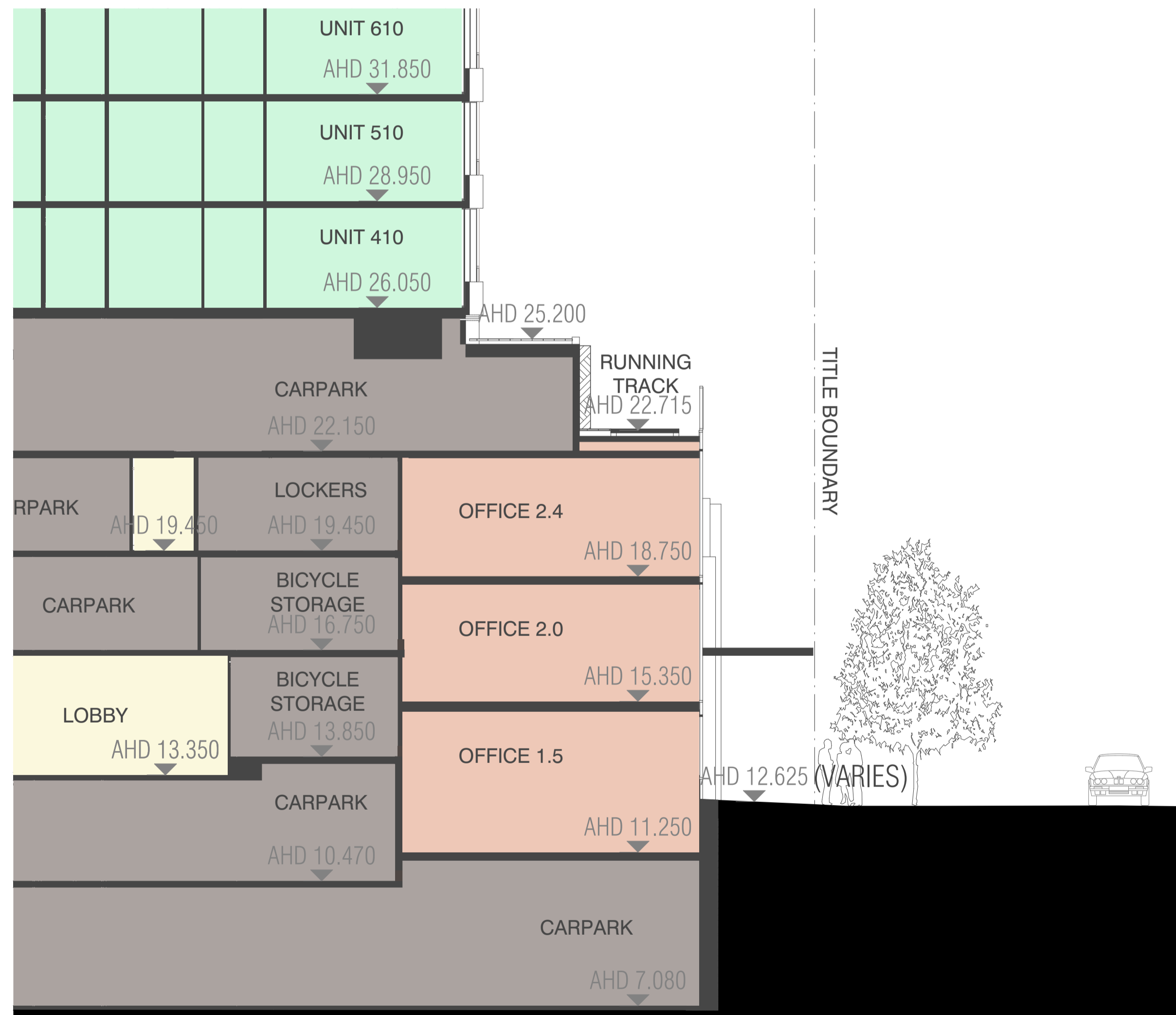
The development is located near the Maribyrnong River and references this as a façade motif. The fluid sweep of upstand panels across the façade of the building reflects the bend in the river. As these vertical upstands gradually wrap around each level, they twist into horizontals that are formed through the extension of the concrete slab, providing some useful shading to the facade. The twisting of vertical upstands to horizontal slabs and vice versa form a 3D ribbon effect. When viewed from different angles, the façade expression twists and distorts the reading of the building mass. The façade expression and subsequent reading acknowledges the local natural river context.



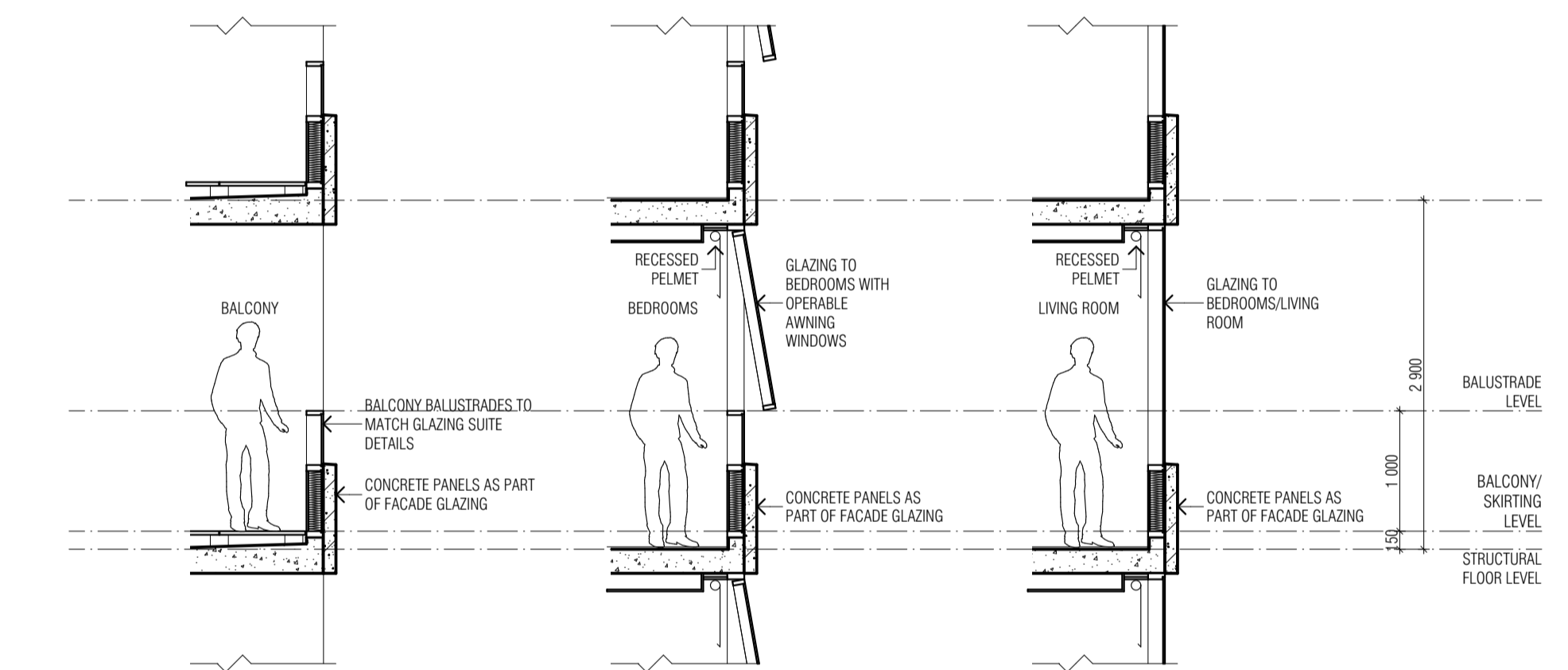
3D SECTION



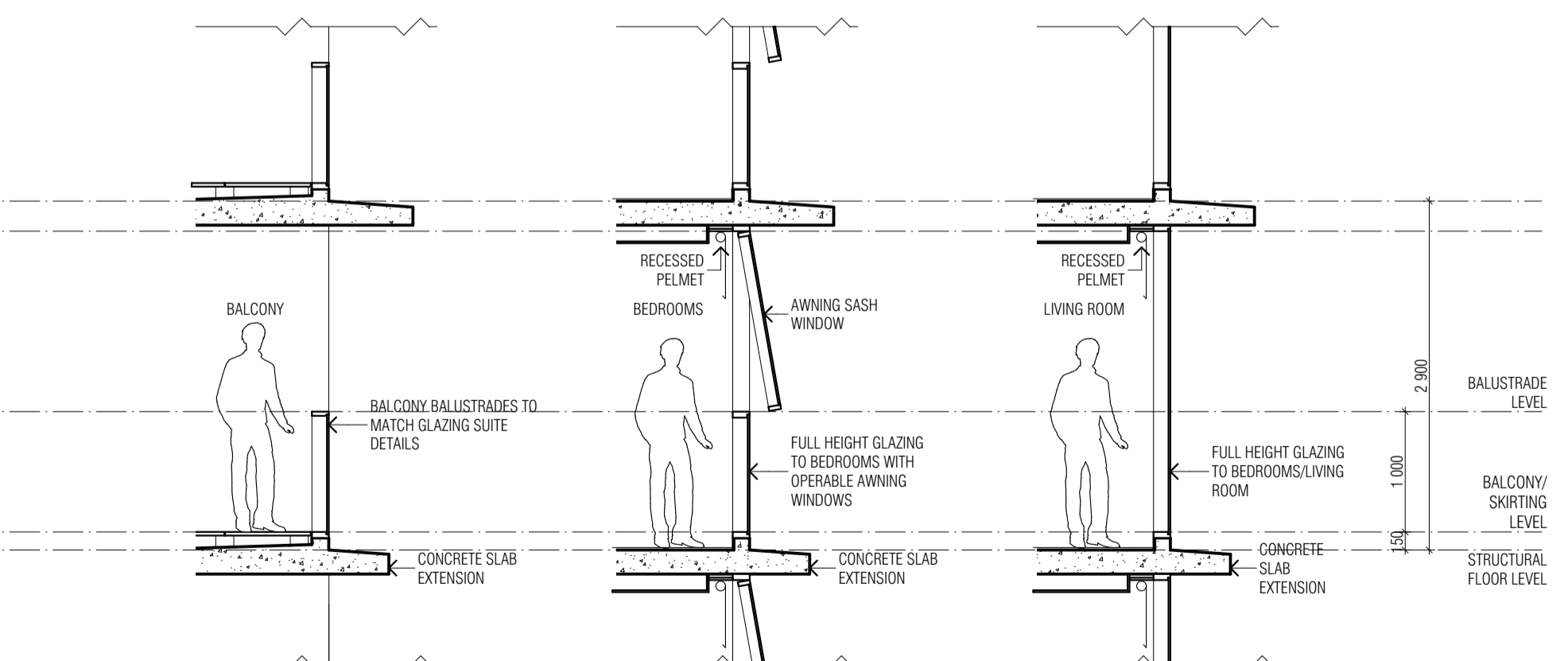
FULL HEIGHT GLAZING TO BEDROOMS WITH OPERABLE AWNING WINDOWS  
 SLAB EDGE EXPRESSED  
 BALCONY BALUSTRADES TO MATCH GLAZING SUITE DETAILS  
 FULL HEIGHT GLAZING TO LIVING ROOMS  
 SOLID WALLS TO SIDE OF BEDROOMS  
 MATCHING FINISH TO SLAB EDGE AND UPSTAND (METAL OR CONCRETE)



PODIUM INTERFACE TO HOPKINS ST  
 SCALE 1:100@A1



TOWER FACADE DETAIL (UPSTAND)  
 SCALE 1:50@A1



TOWER FACADE DETAIL (HORIZONTAL SLAB EXTRUSION)  
 SCALE 1:50@A1

P:\17116 Vic Square Stg 2\Mode\DD-CD\Design Studies\181214 BADS compliant layout test\181214\_17116 General\_BADS test.pln

REVISION	AC	04.04.2018	REVISION
> 01	TOWN PLANNING AMENDMENT	EH	18.09.2018

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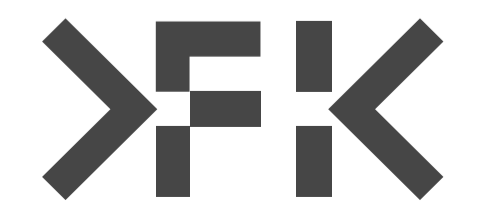
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
EH	18.09.2018	JP	04.02.2019	17116	1:20@A0

**PROJECT**  
 VICTORIA SQUARE STAGE 2  
 4 HOPKINS STREET  
 FOOTSCRAY VICTORIA 3011

**DRAWING TITLE**  
 FACADE STRATEGY

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**ISSUE PURPOSE**  
 TOWN PLANNING



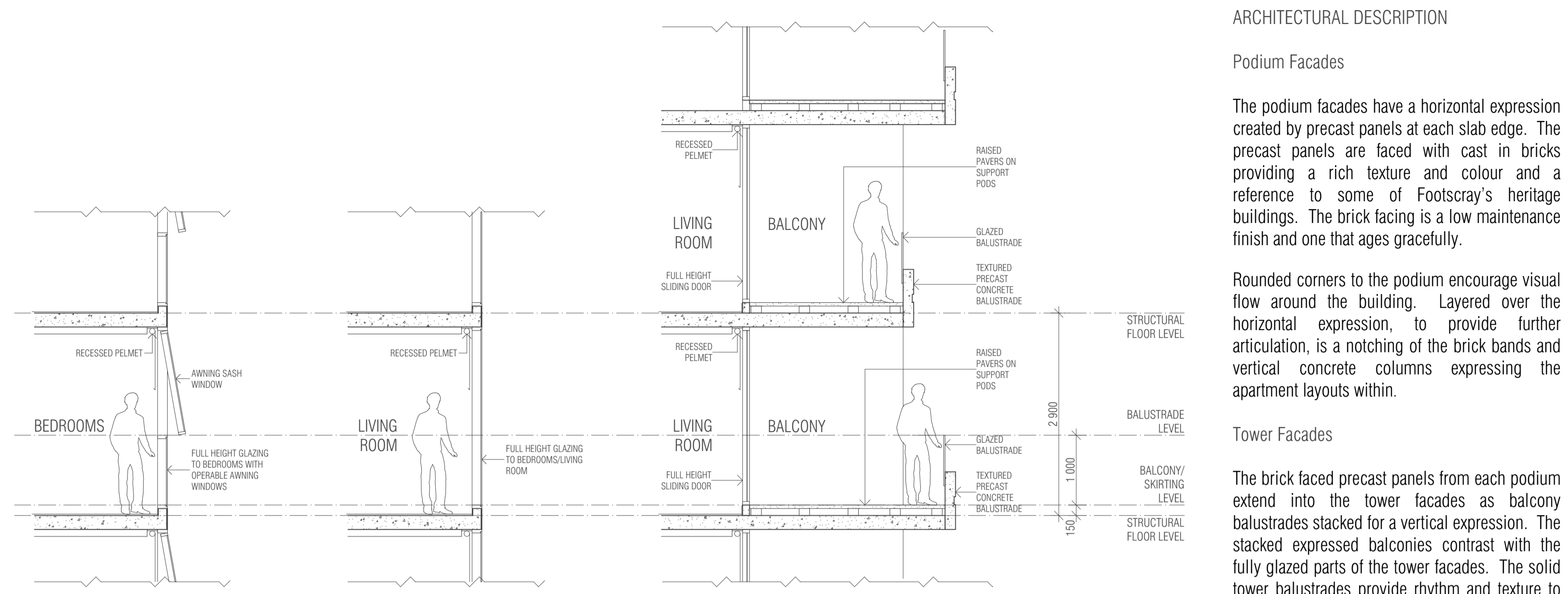
**REV.** 01  
**DRAWING NO.** TP51



NEILSON PL ELEVATION



WARDE ST EXTENSION



TOWER FACADE DETAIL  
SCALE 1:50@A1

ARCHITECTURAL DESCRIPTION

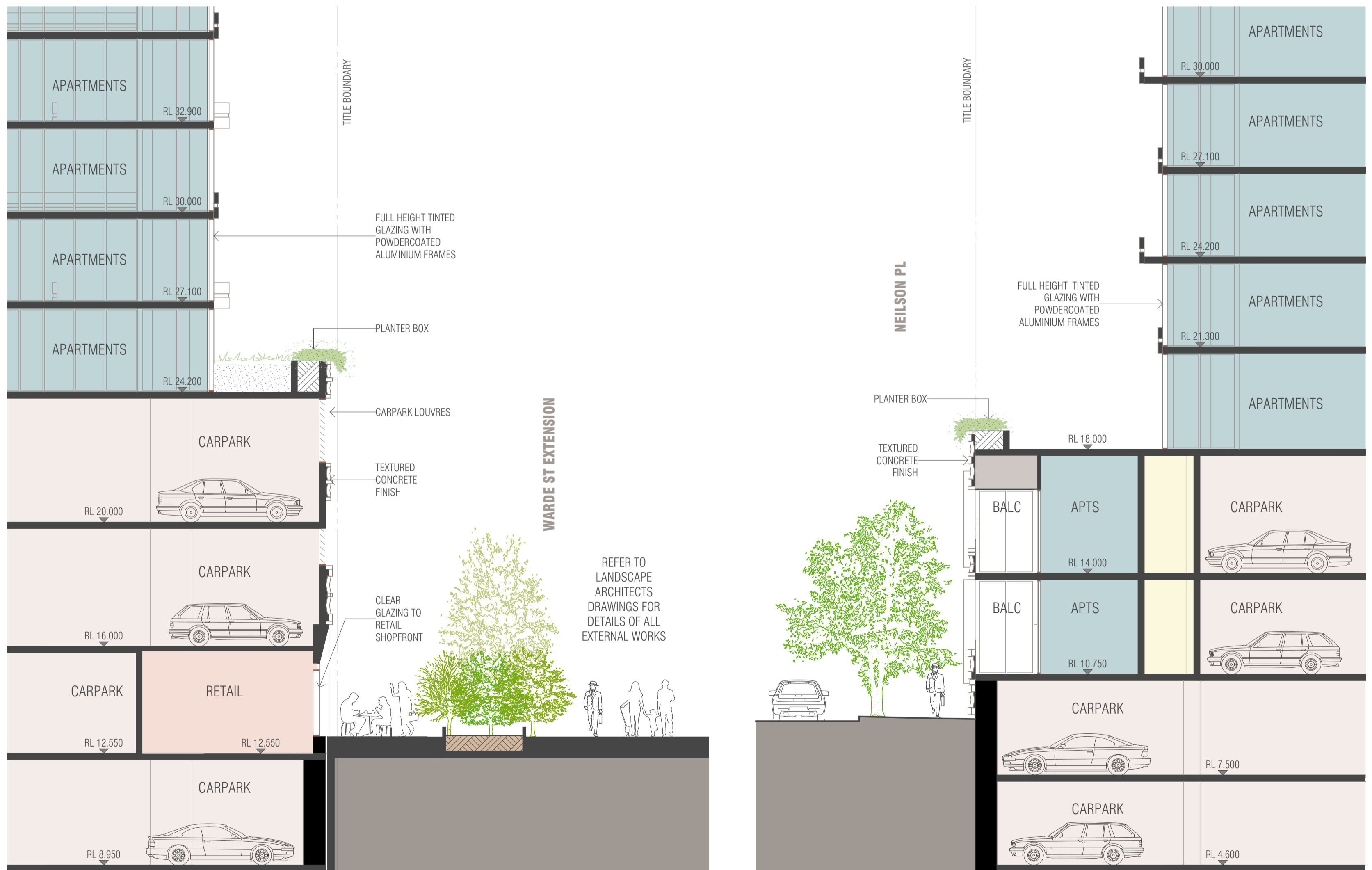
Podium Facades

The podium facades have a horizontal expression created by precast panels at each slab edge. The precast panels are faced with cast in bricks providing a rich texture and colour and a reference to some of Footscray's heritage buildings. The brick facing is a low maintenance finish and one that ages gracefully.

Rounded corners to the podium encourage visual flow around the building. Layered over the horizontal expression, to provide further articulation, is a notching of the brick bands and vertical concrete columns expressing the apartment layouts within.

Tower Facades

The brick faced precast panels from each podium extend into the tower facades as balcony balustrades stacked for a vertical expression. The stacked expressed balconies contrast with the fully glazed parts of the tower facades. The solid tower balustrades provide rhythm and texture to the tower facades and break up the tower form in a way that represents the apartment planning within. Colour identifies each tower with its podium and differentiates each building.



PODIUM INTERFACE TO WARDE ST EXTENSION  
SCALE 1:100@A1

PODIUM INTERFACE TO NEILSON PL  
SCALE 1:100@A1

BIM Server: Bimserver9 - BIM Server 20/18010 Vic Square Stage 3/18010 Vic Square Stage 3 General

REVISION	REVISION
- PRELIMINARY ISSUE	EH 25.02.2019

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
EH / JH	25.02.2019	JP	26.03.2019	18010	N.T.S.@A1

PROJECT

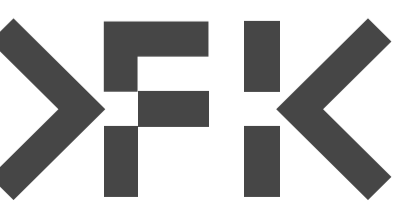
VICTORIA SQUARE STAGE 3  
4 HOPKINS STREET  
FOOTSCRAY VICTORIA 3011

DRAWING TITLE  
FACADE STRATEGY

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ISSUE PURPOSE  
TOWN PLANNING



REV. DRAWING NO.  
- TP550