

3.5 Engagement process with Heritage Victoria

Design workshops

A series of meetings and workshops were held with representatives of Heritage Victoria between late September 2019 and mid-February 2020. These meetings were instrumental in testing and developing the architectural concept. The following is a summary of meetings and workshops and feedback received relating to aspects of the proposed design.

These notes do not focus on other aspects relating to the demolition of the existing building, environmental challenges, application process, etc were also discussed.

24/09/2019 - Pre-application workshop at Heritage Victoria

Preliminary plans presented
Preliminary 3D model presented

HV feedback

- Discussed number of brick press machines retained, wanted to explore the retention of additional machines
- Questioned shape of interpretation entre, wanted to see something more representative of the original building as a three-dimensional volume

30/09/2019 - Pre-application workshop at Heritage Victoria

3 alternate ground floor plans presented, showing potential arrangement of 5,6, 7 brick press machines
3D building envelopes studied including reshaping of interpretation centre and reduction of building height by 1 level

HV feedback

- Encouraged to ensure the development retains enough brick press machines to ensure the proposal adequately communicated the scale of production
- Generally supportive of a more 'literal' interpretation of the original shed form in the shape of the interpretation centre

11/10/2019 - Pre-application workshop at Heritage Victoria

Floor plans presented, include a ground floor plan with 6 brick press machines retained (4 inside, 2 outside)
Preliminary 3D model presented with revised materials more closely aligned materials (existing Hoffman estate)

HV feedback

- Generally supportive of arrangement of brick press machines
- Suggested that the residential building needed to be more recessive from Dawson Street

22/10/2019 - Pre-application workshop at Heritage Victoria

Updated floor plans and 3D model presented, showing increased setbacks to residential building from Dawson Street
Revised materials presented showing combination of red and orange brick

HV feedback

- Suggested further investigation of extended Dawson Street setback

04/11/2019 - Pre-application workshop at Heritage Victoria

Updated floor plans and 3D model presented, showing further increased setbacks to residential building from Dawson Street and further reshaping of building upper storeys
Revised materials presented showing combination of red and orange brick with reduction of orange brick

- More supportive of proposed setbacks to upper residential storeys to Dawson Street and built form generally
- Suggested further investigation of material choices – would refer closer alignment between the building materials and the pre-established Hoffman estate palette. Suggested we test further use of galvanised materials to upper level forms.

14/02/2020 - Collaborative meeting with Heritage Victoria and City of Moreland

Draft Urban Context Report presented, including updated plans and 3D architectural model views

HV feedback

- No feedback from Heritage Victoria or City of Moreland on built form
- Questions raised by COM around justification for height and process



View from Dawson Street (looking northwest)



View from Dawson Street (looking north)



View from Pottery Court (looking west)



22 October 2019



View from Dawson Street (looking northwest)



View from Dawson Street (looking north)



View from Pottery Court (looking west)

4 November 2019



14 February 2020



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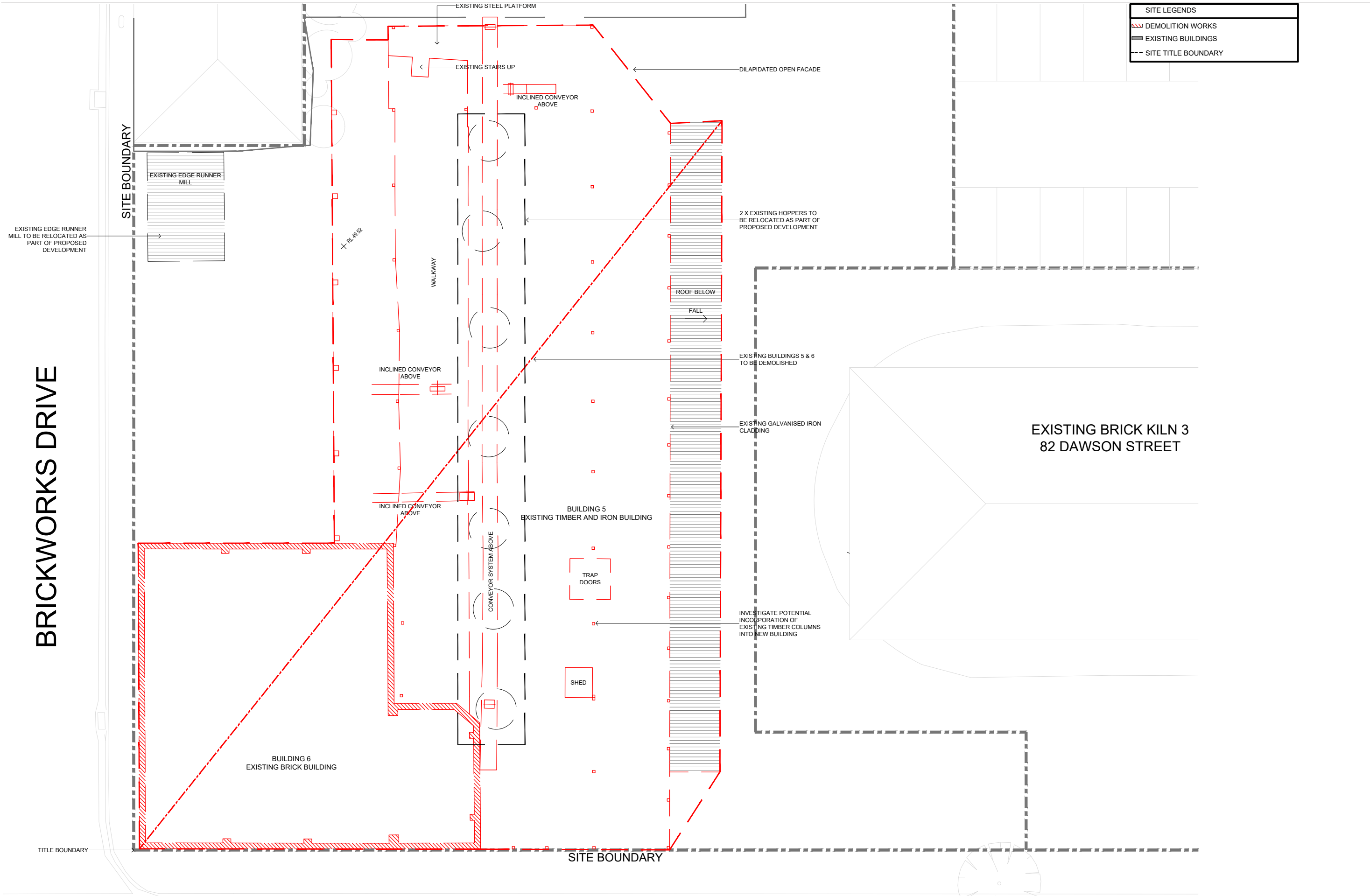
4.0 Appendix



4.1 Architectural Drawings

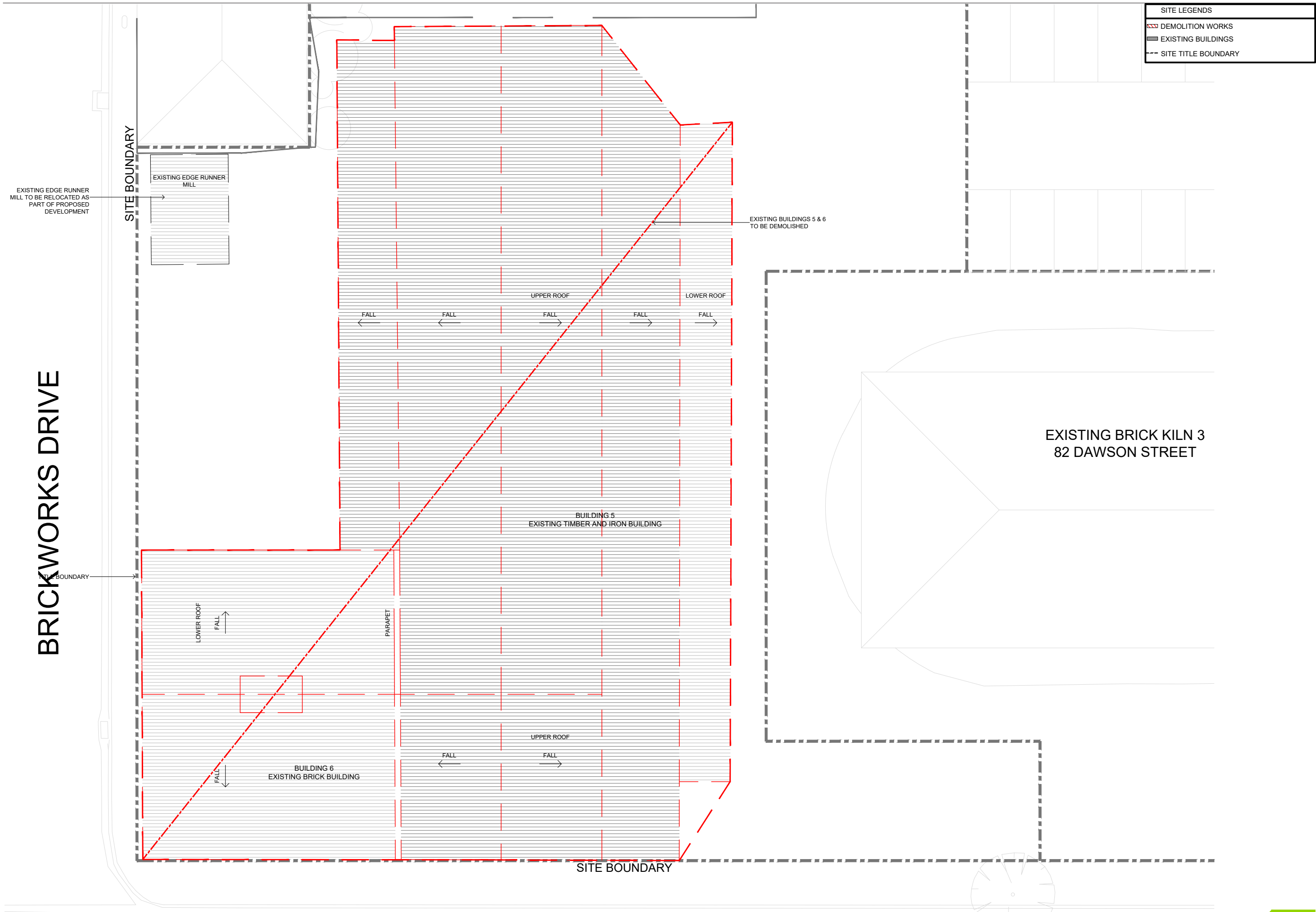



TP0001	Existing Site Plan
TP0002	Existing Ground Floor Plan
TP0003	Existing Floor Plan Level 1
TP0004	Existing Floor Plan Level 2
TP0005	Existing Elevations
TP0006	Existing Elevations
TP0101	Proposed Site Plan
TP0201	Basement Level 2 Plan
TP0202	Basement Level 1 Plan
TP0203	Ground Floor Plan
TP0204	Level 1 Plan
TP0205	Level 2 Plan
TP0206	Level 3 Plan
TP0207	Level 4 Plan
TP0208	Level 5 Plan
TP0209	Level 6 Plan
TP0210	Roof Level Plan
TP0211	Roof Plan
TP0401	Proposed Elevations - South & North
TP0402	Proposed Elevation - South
TP0403	Proposed Elevation - East
TP0404	Proposed Elevation - North
TP0405	Proposed Elevation - West





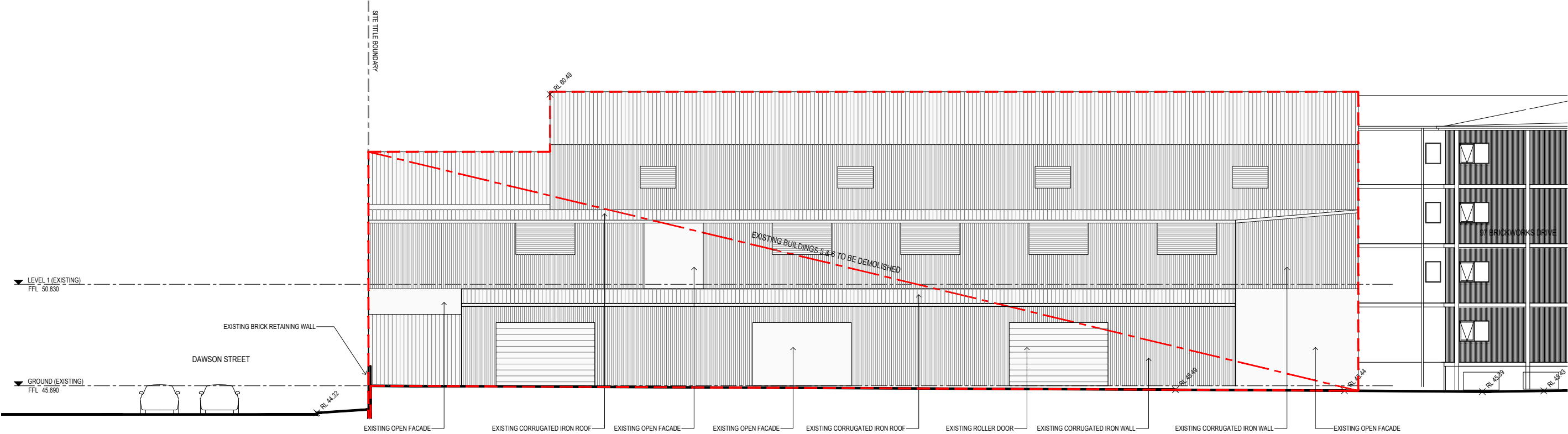
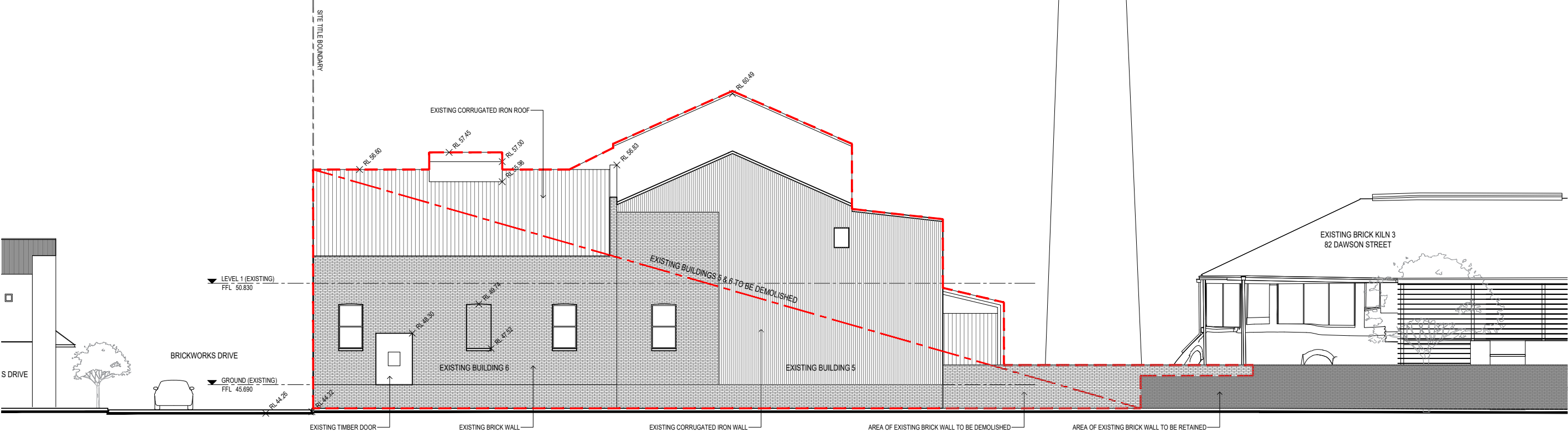
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SITE LEGENDS
DEMOLITION WORKS
EXISTING BUILDINGS
SITE TITLE BOUNDARY



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PROJECT NUMBER	19086
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CLIENT	HOFFMAN BRICKWORKS PTY LTD
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DRAWING TITLE	EXISTING ELEVATIONS
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DATE	JUNE 2020
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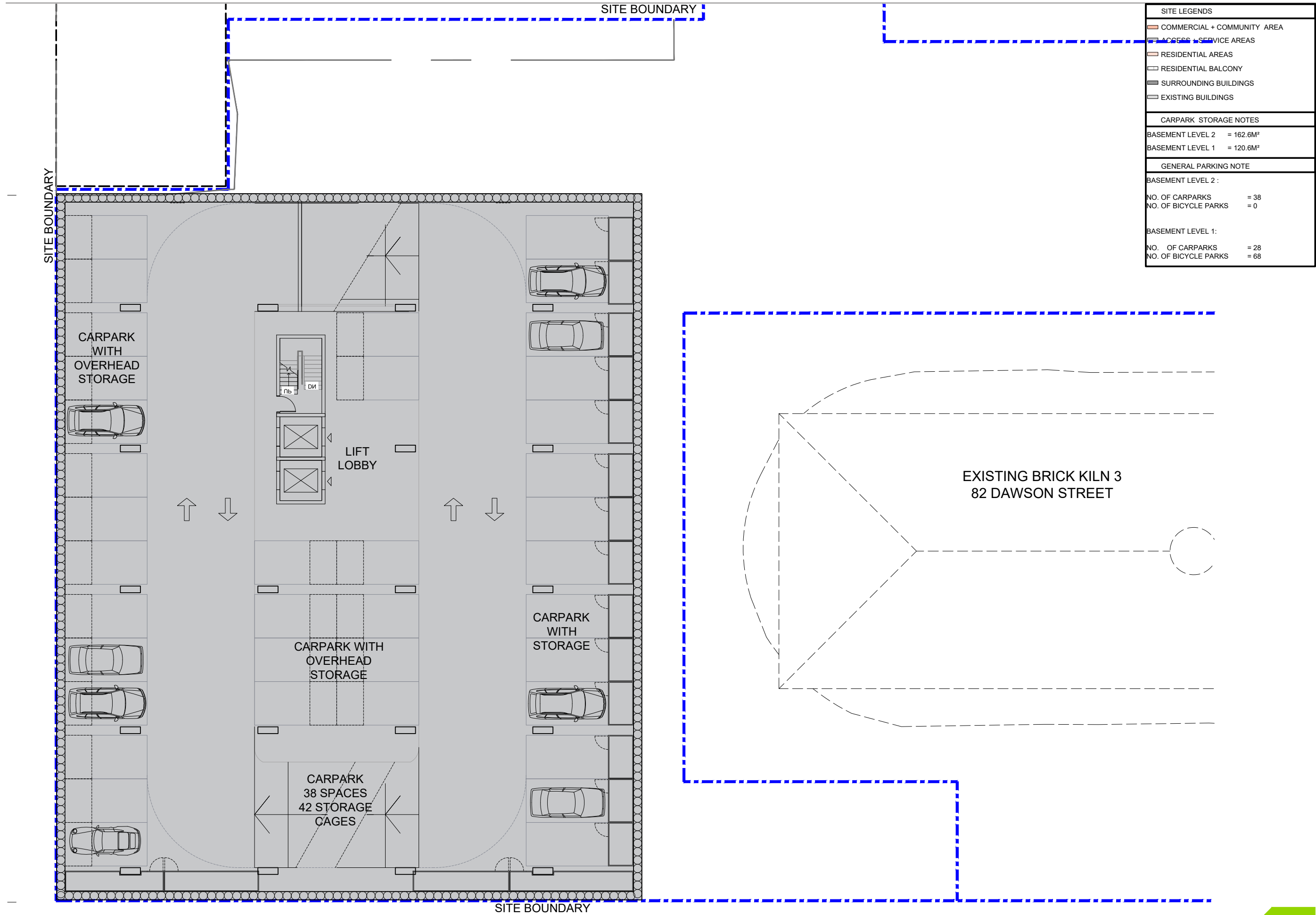
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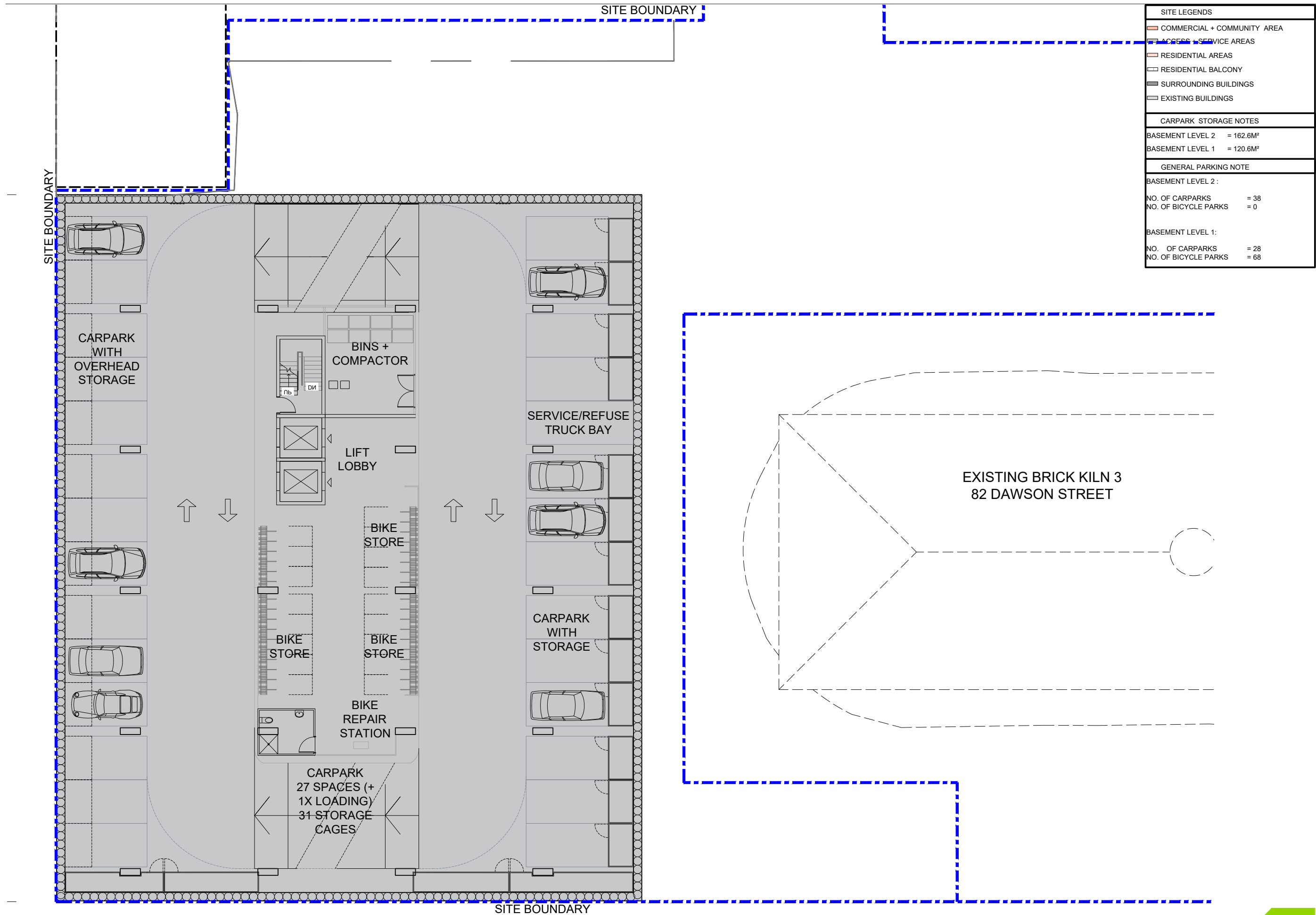
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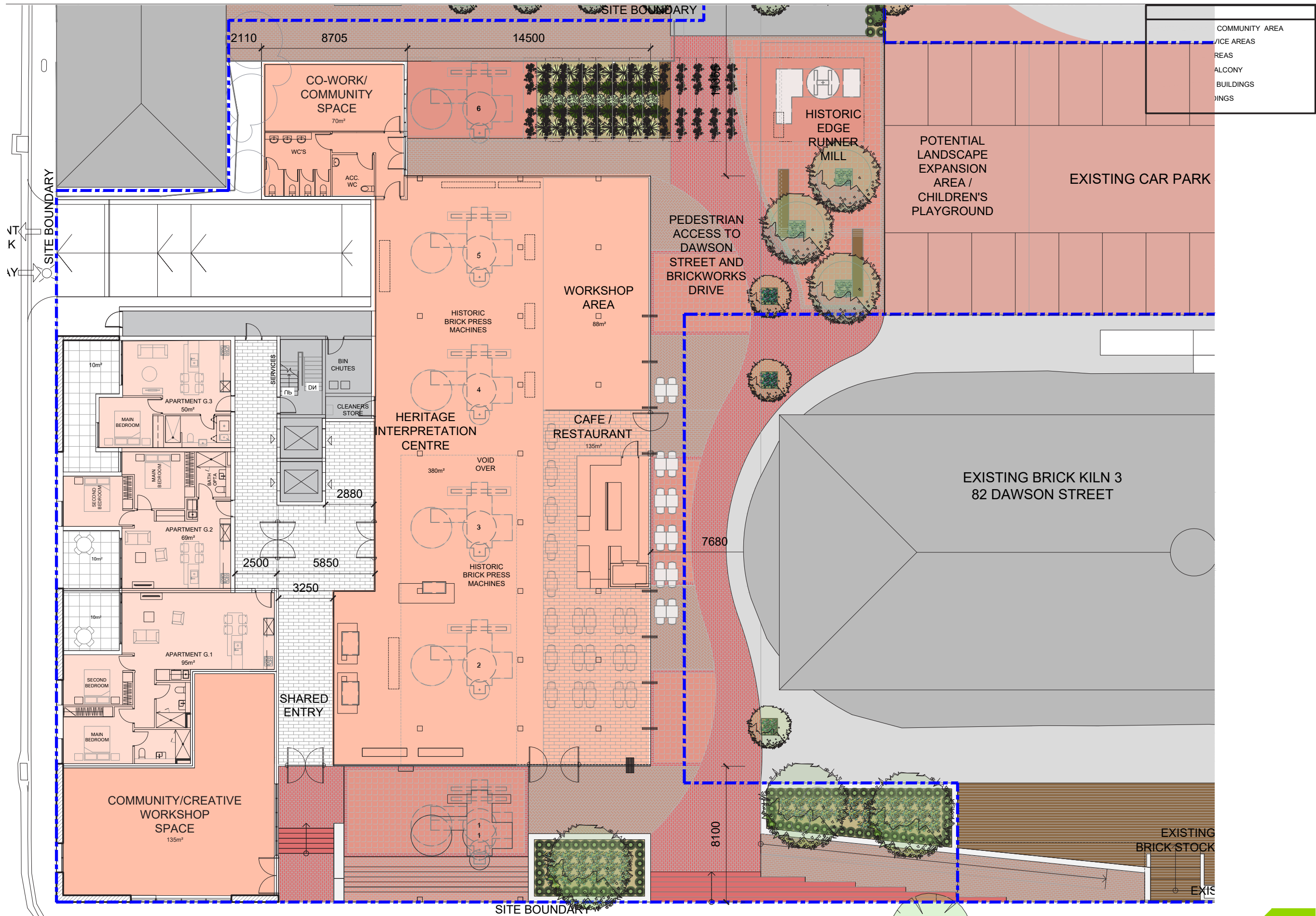
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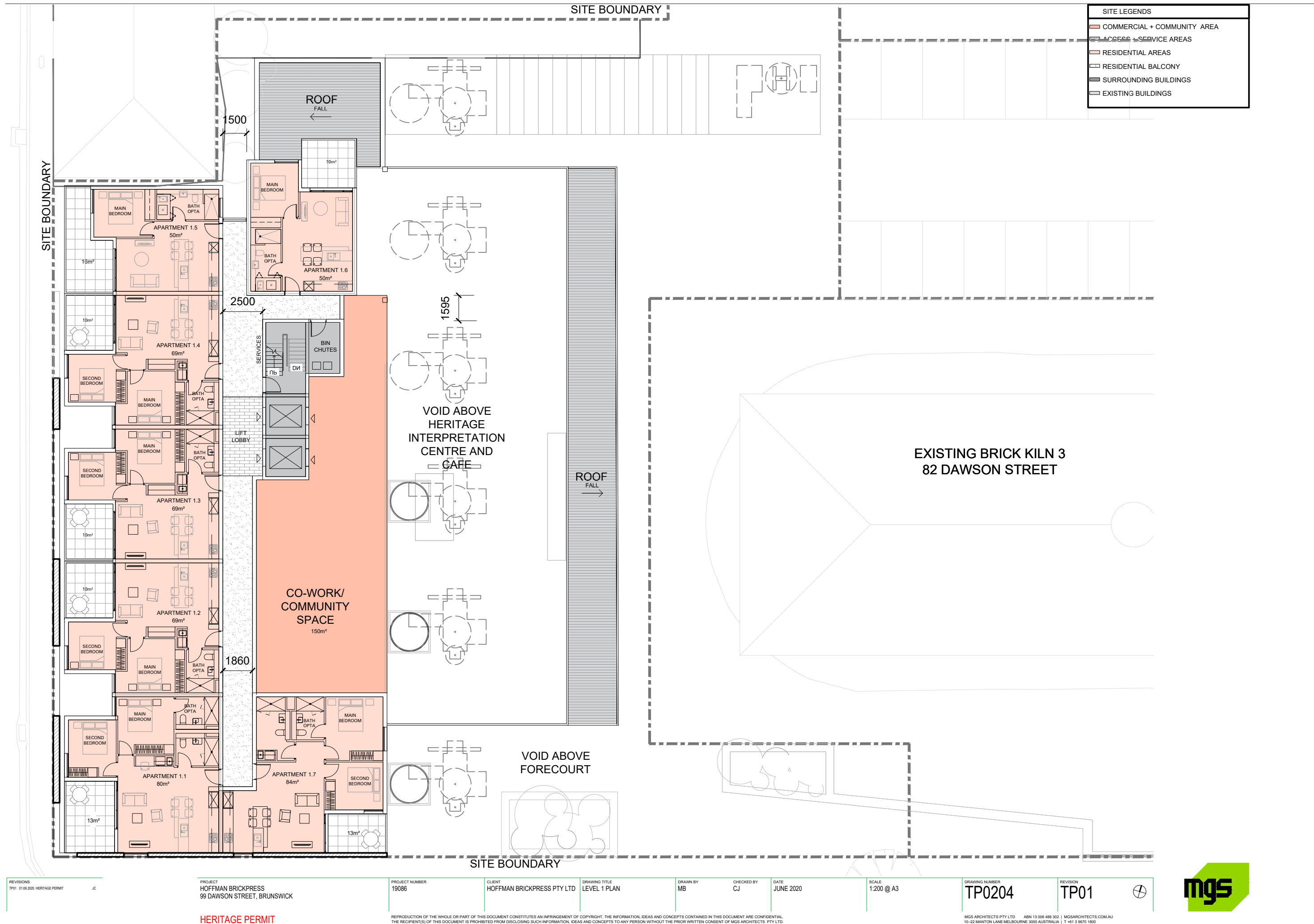


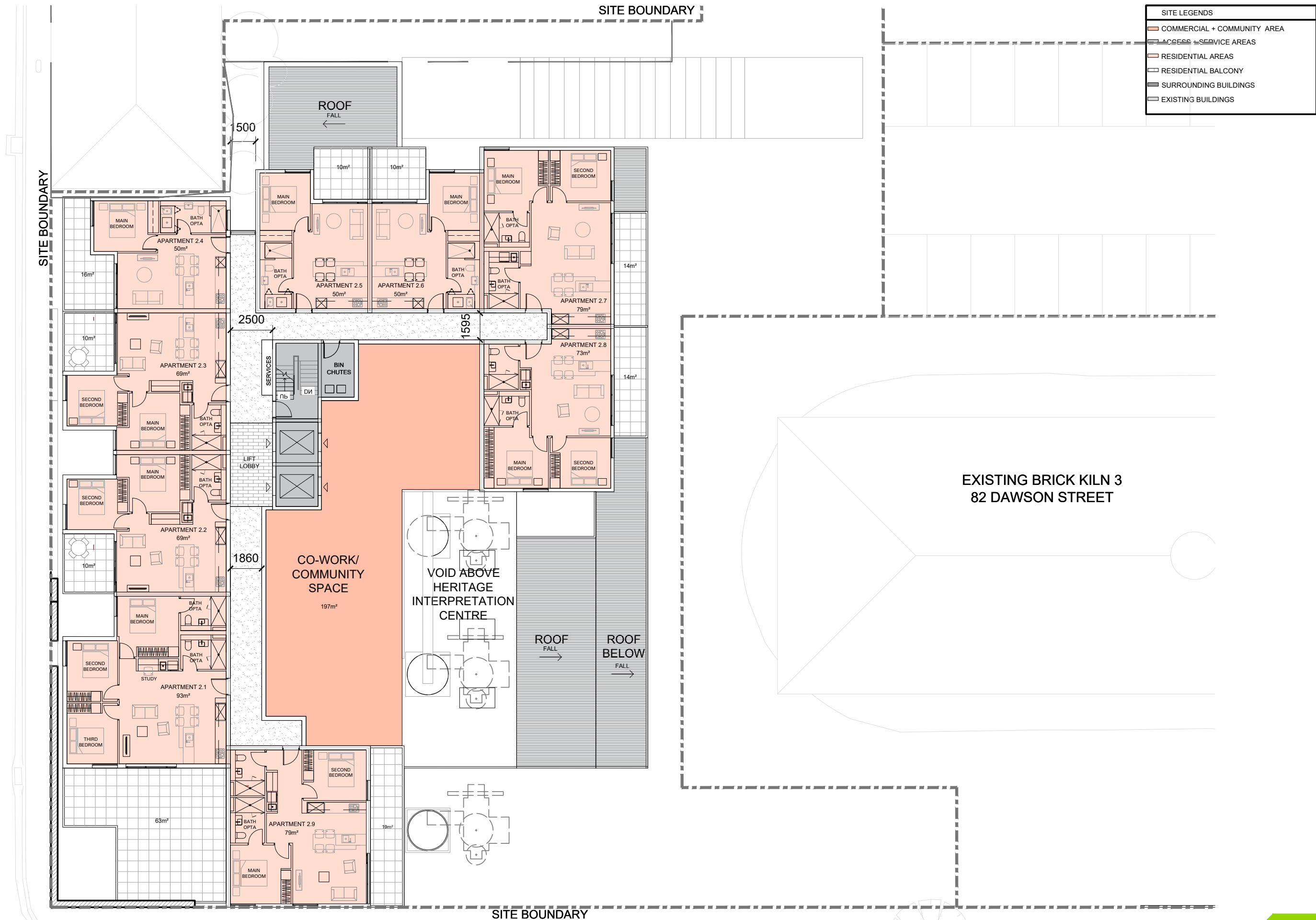




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99 DAWSON STREET, BRUNSWICK

PROJECT NUMBER
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CLIENT
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LEVEL 2 PLAN

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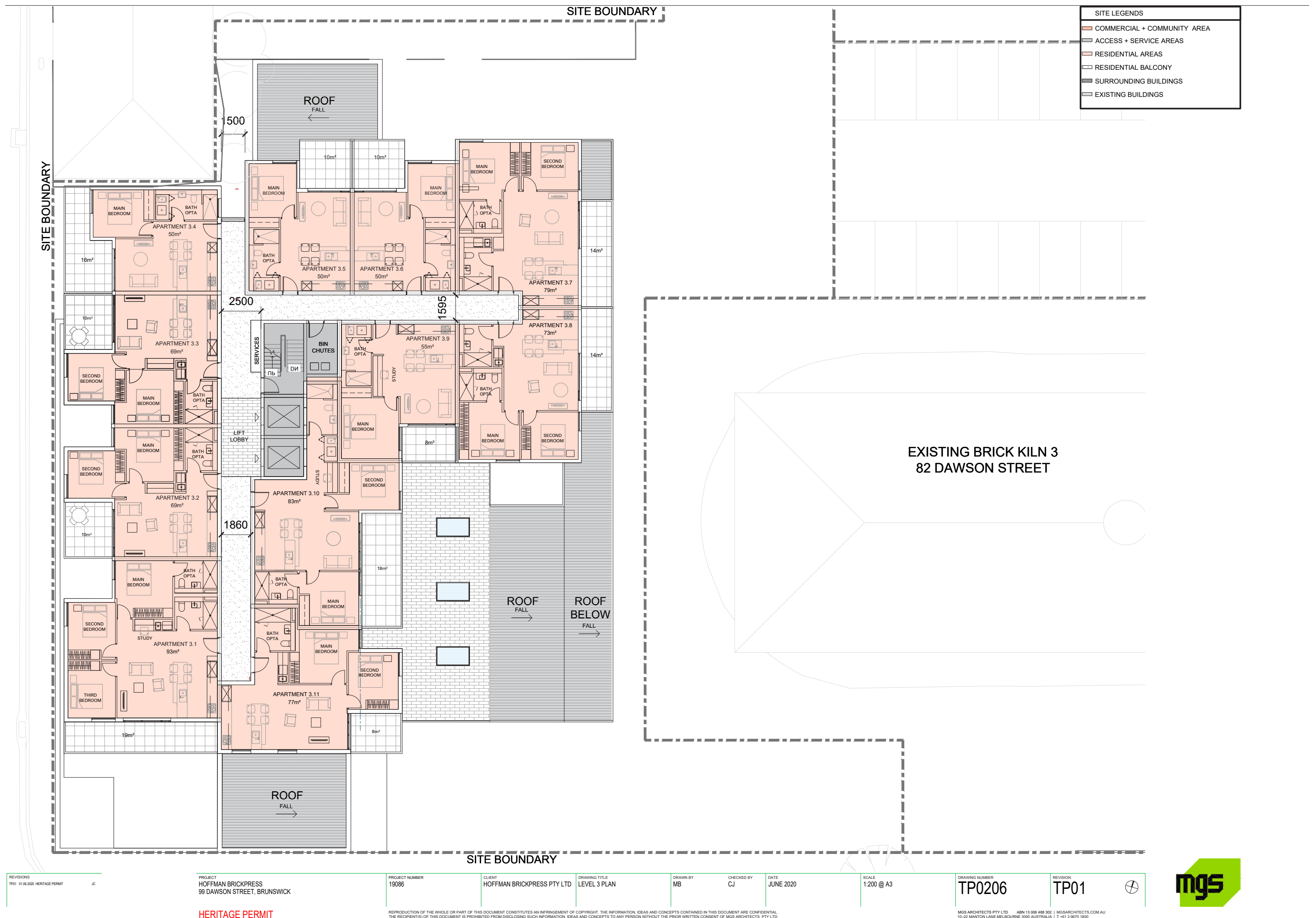
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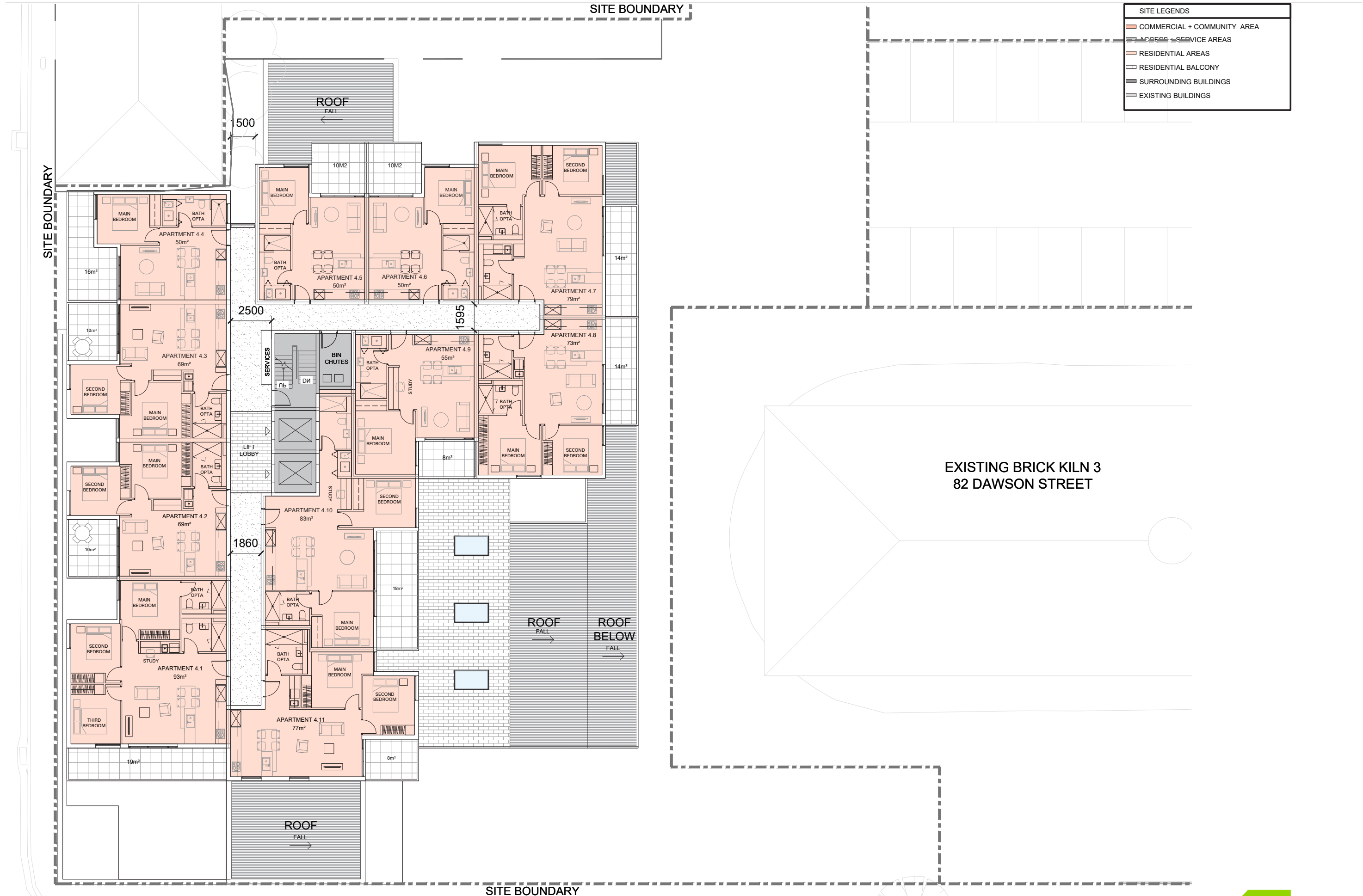


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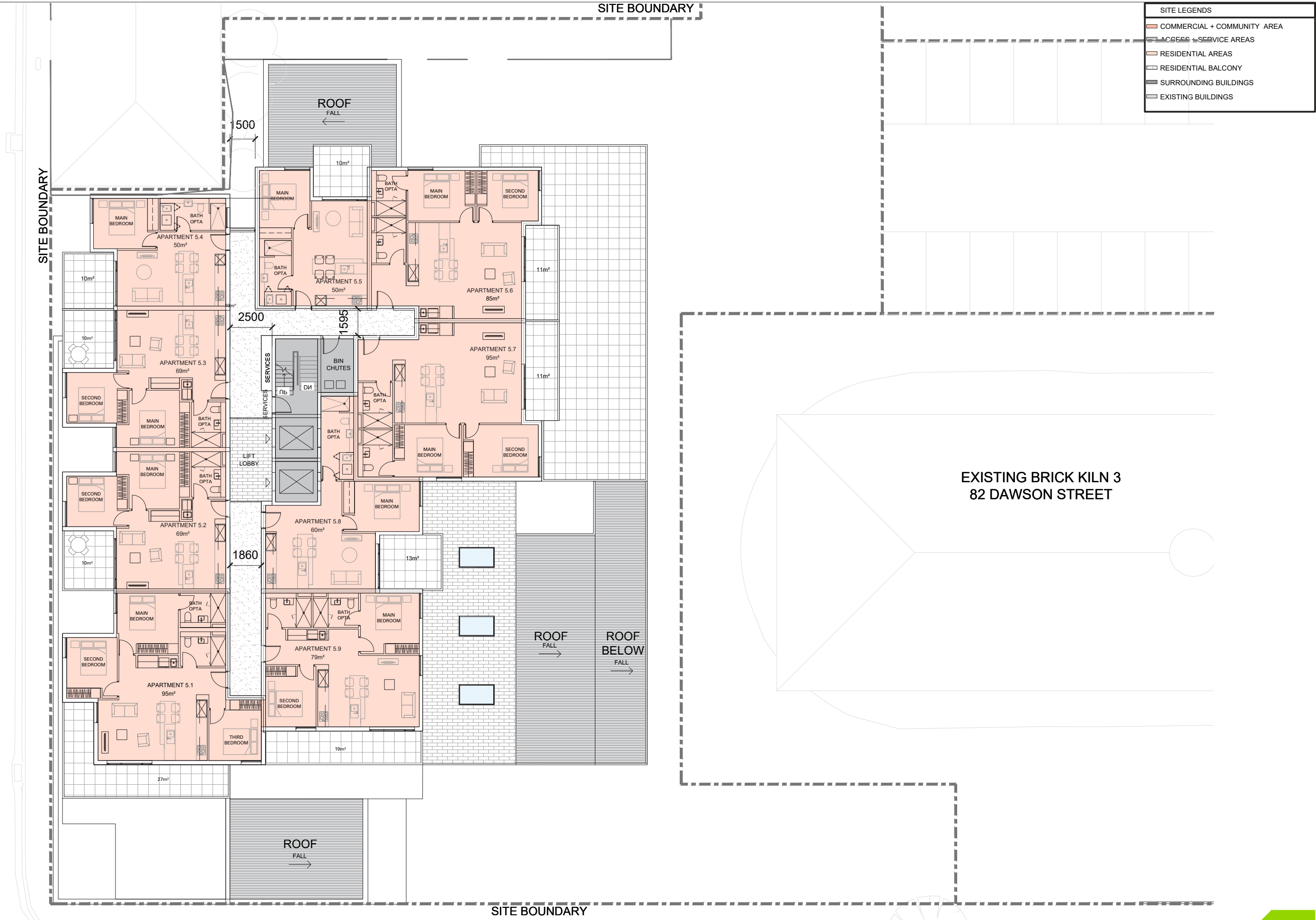
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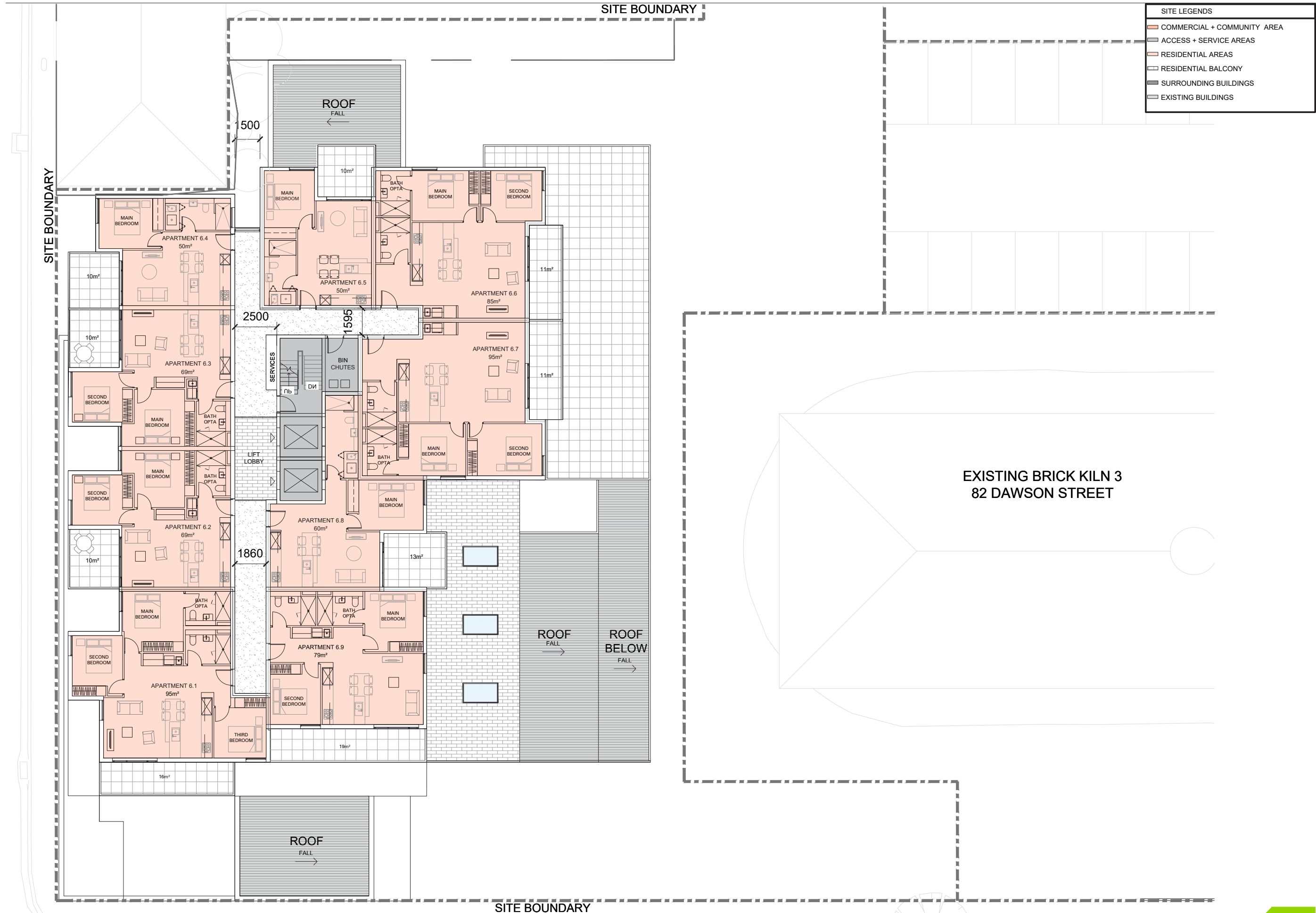





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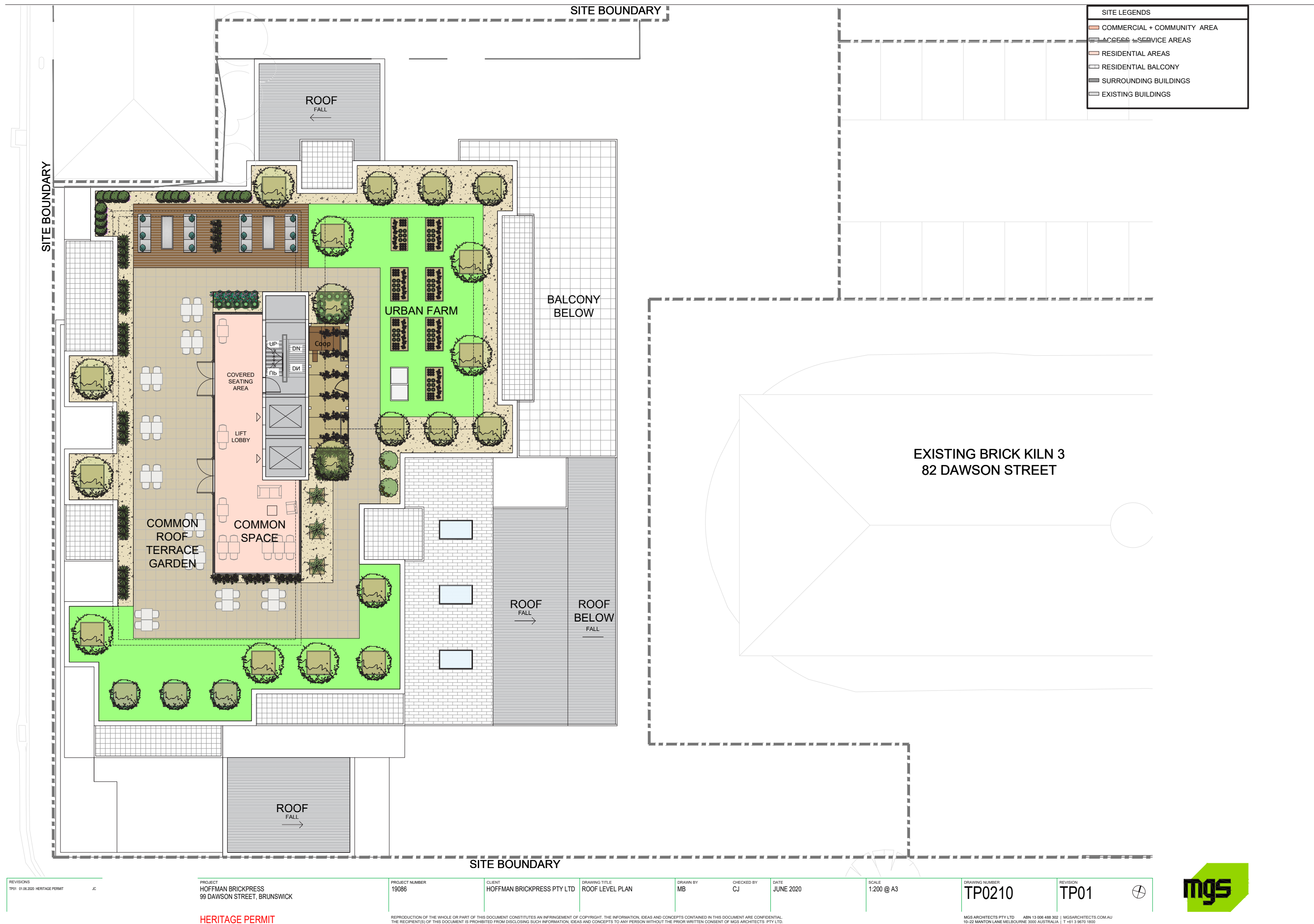


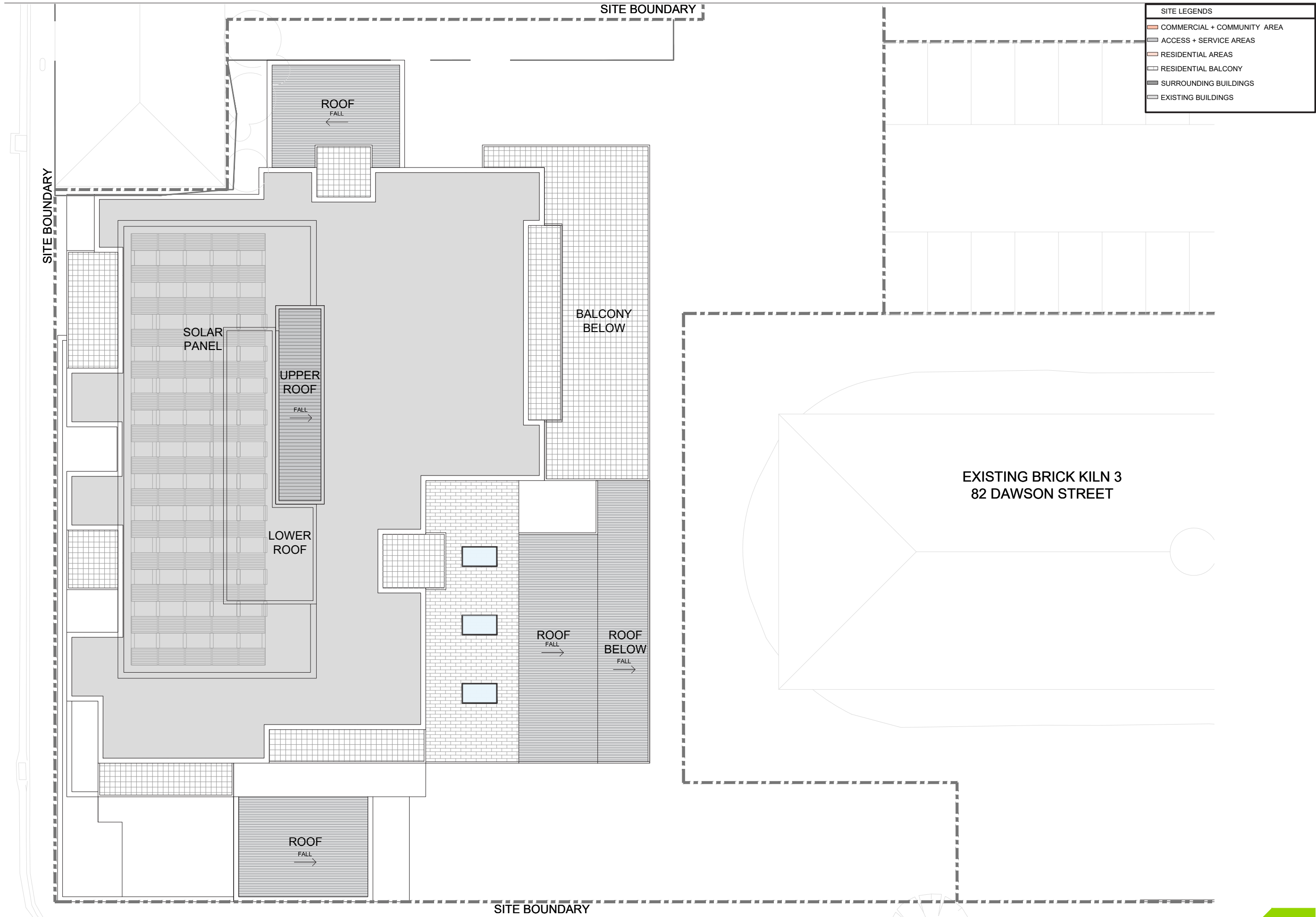


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	ACCESS + SERVICE AREAS
	RESIDENTIAL AREAS
	RESIDENTIAL BALCONY
	SURROUNDING BUILDINGS
	EXISTING BUILDINGS

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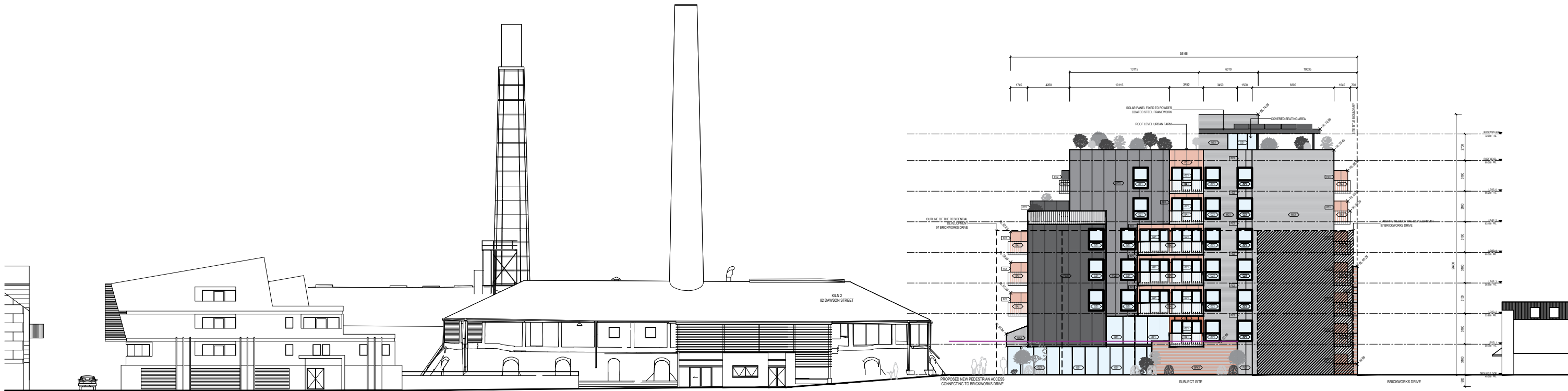


SITE LEGEND

- EXISTING BUILDINGS
- SITE TITLE BOUNDARY

FINISHES LEGEND

- BRK1 RECYCLED BRICK WALLS - TYPE 1
- MC1 METAL CLADDING - TYPE 1
- MC2 METAL CLADDING - TYPE 2
- BAT1 PC ALUMINIUM BATTENS - TYPE 1
- FC1 FIBRE CEMENT SHEET - TYPE 1
- FC2 FIBRE CEMENT SHEET - TYPE 2
- PA1 PAINT FINISH - TYPE 1
- PA2 PAINT FINISH - TYPE 2
- GZ1 CLEAR GLAZING WITH ALUMINIUM FRAME - TYPE 1
- MS1 PUNCTURED METAL SCREEN - TYP
- GAL1 GALVANISED STEEL - TYPE 1



02 PROPOSED NORTH ELEVATION
SCALE 1:100

REVISIONS	
TP01 01.06.2020 HERITAGE PERMIT	JC
TP02 22.07.2020 HERITAGE PERMIT	JC

PROJECT
HOFFMANS BRICKPRESS
99 DAWSON STREET, BRUNSWICK

PROJECT NUMBER
19086

CLIENT
HOFFMAN BRICKWORKS PTY LTD

DRAWING TITLE
PROPOSED ELEVATIONS
NORTH & SOUTH

DRAWN BY
MB

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CL

DATE
JUNE 2020

SCALE
1:400 @ A3

DRAWING NUMBER
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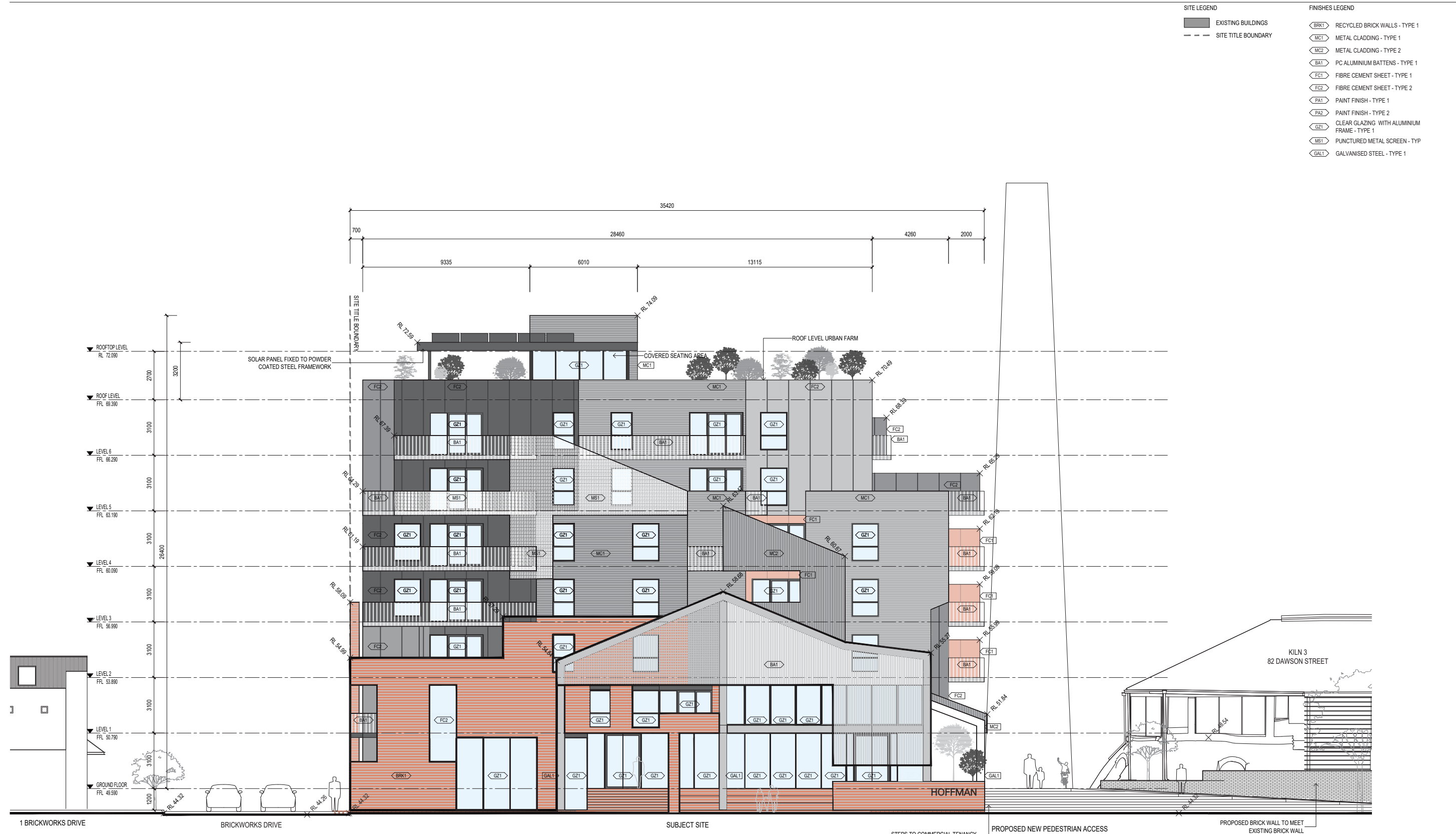
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01 PROPOSED SOUTH ELEVATION
SCALE 1:100

REVISIONS	TP01	01.08.2020	HERITAGE PERMIT	JC
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99 DAWSON STREET, BRUNSWICK

PROJECT NUMBER
19086

CLIENT
HOFFMAN BRICKWORKS PTY LTD

DRAWING TITLE
PROPOSED ELEVATIONS

DRAWN BY
MB

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DATE
JUNE 2020

SCALE
1:200 @ A3

DRAWING NUMBER
TP0402

REVISION
TP01



- SITE LEGEND

EXISTING BUILDINGS

SITE TITLE BOUNDARY
- FINISHES LEGEND

BRK1

MC1

MC2

BA1

FC1

FC2

PA1

PA2

GZ1

MS1

GAL1

RECYCLED BRICK WALLS - TYPE 1

METAL CLADDING - TYPE 1

METAL CLADDING - TYPE 2

PC ALUMINIUM BATTENS - TYPE 1

FIBRE CEMENT SHEET - TYPE 1

FIBRE CEMENT SHEET - TYPE 2

PAINT FINISH - TYPE 1

PAINT FINISH - TYPE 2

CLEAR GLAZING WITH ALUMINIUM FRAME - TYPE 1

PUNCTURED METAL SCREEN - TYP

GALVANISED STEEL - TYPE 1



02 PROPOSED EAST ELEVATION
SCALE 1:100

REVISIONS
TP01 01.06.2020 HERITAGE PERMIT JC

PROJECT
HOFFMANS BRICKPRESS
99 DAWSON STREET, BRUNSWICK

PROJECT NUMBER
19086

CLIENT
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DRAWING TITLE
PROPOSED ELEVATIONS
SHEET 2

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03 PROPOSED NORTH ELEVATION
SCALE 1:100

REVISIONS
TP01 01.08.2020 HERITAGE PERMIT JC

PROJECT
HOFFMANS BRICKPRESS
99 DAWSON STREET, BRUNSWICK

PROJECT NUMBER
19086

CLIENT
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DRAWING TITLE
PROPOSED ELEVATIONS
SHEET 1

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04 PROPOSED WEST ELEVATION
SCALE 1:100

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4.2 3D Perspective Views



View from Dawson Street (looking north-east)



View from Dawson Street (looking north-west)

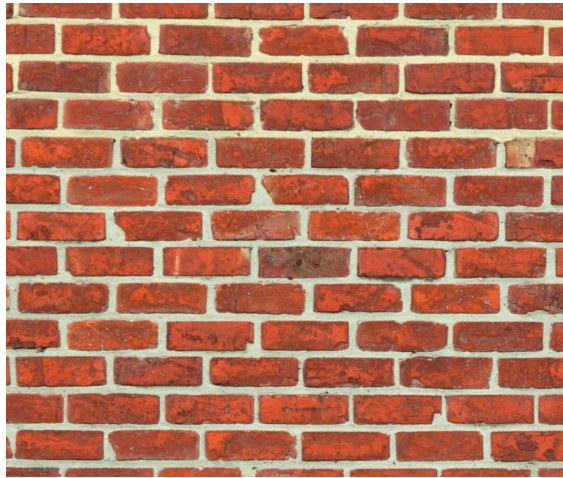


View from existing car park (looking south-west)



Internal view of the Interpretation Centre

4.3 Material Palette



External Cladding: Solid recycled brick walls

- Ground/ First floor street wall
- Low height feature walls, garden walls and feature paving to landscaped spaces



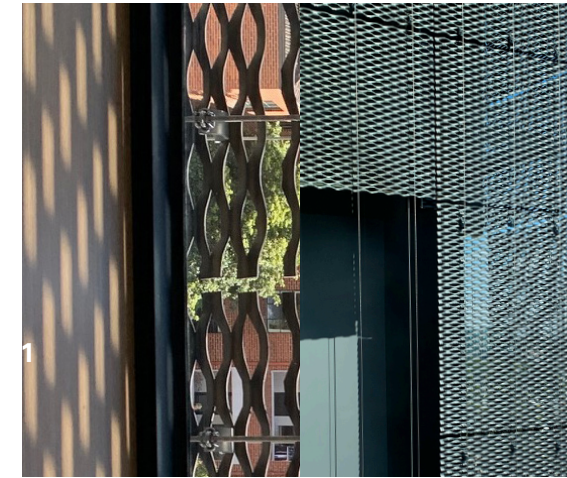
External Cladding: Profiled metal cladding

- Apartment walls



Structure: Galvanised steel

- Steel portal space frame to interpretation centre



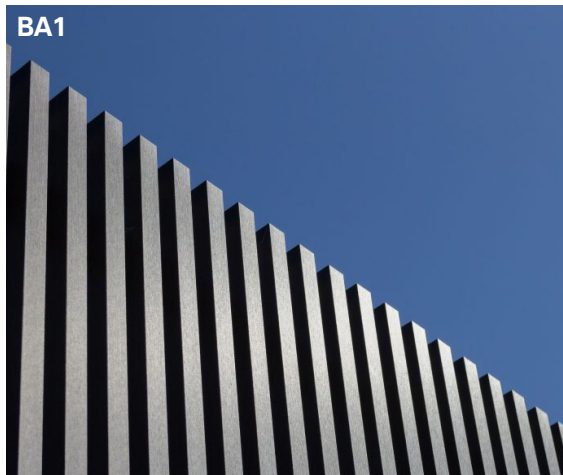
External: Punctured metal screening

- Apartment walls (upper levels)
- Apartment balconies



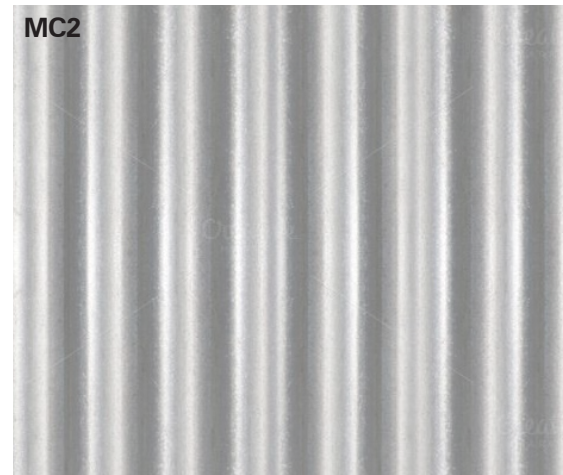
Paint finish

- Ground floor retail feature panels



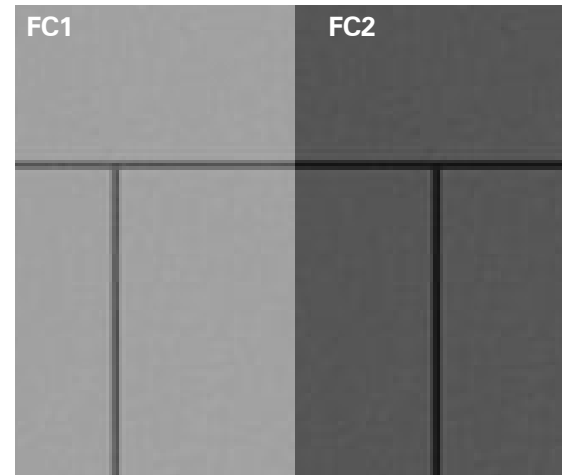
External cladding: Powdercoated aluminium battens

- Heritage interpretation centre entry area
- Apartment balconies



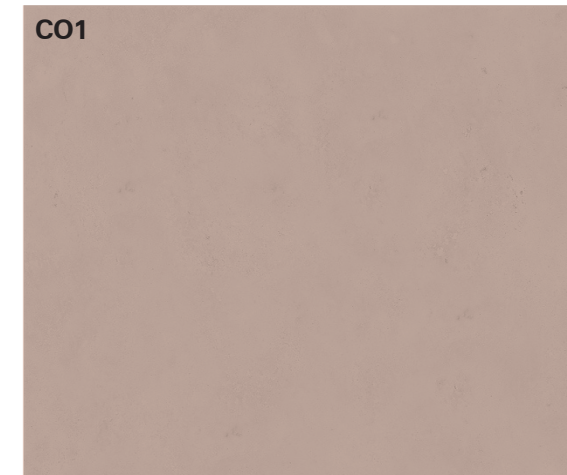
External Cladding: Profiled metal cladding

- Heritage interpretation area



External: Painted/ Pre-finished fibre cement sheet

- Apartment walls and partitions



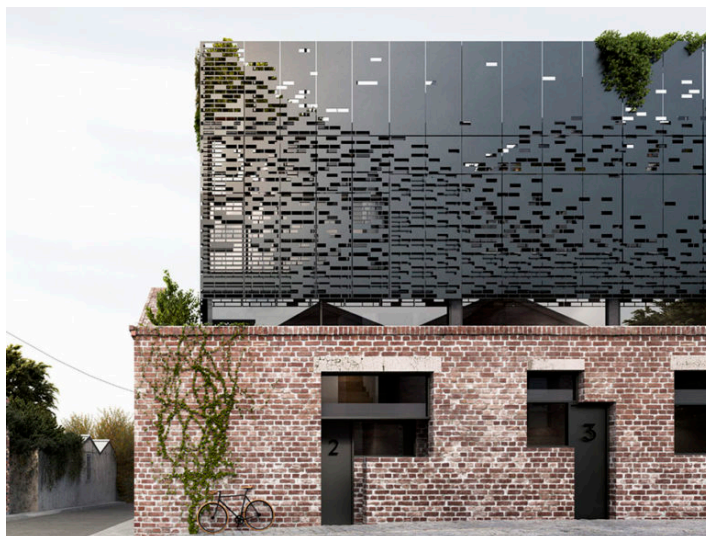
External: Exposed concrete (painted)

- Underside of balconies

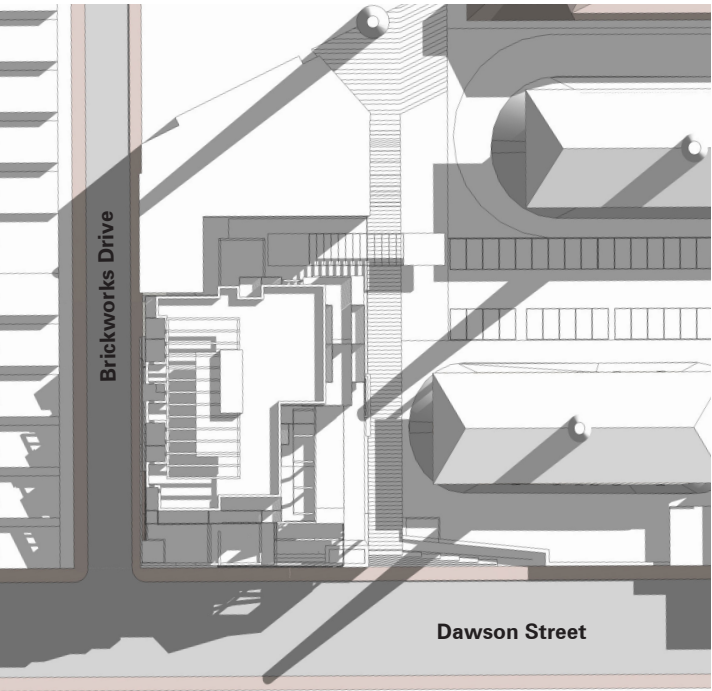


Joinery: Clear glazing with aluminium frames

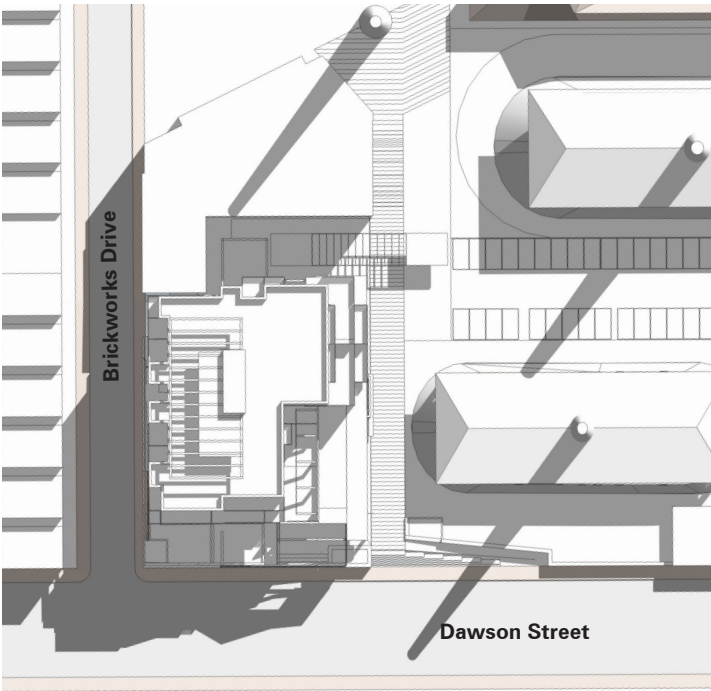
- Apartment window and glazed doors



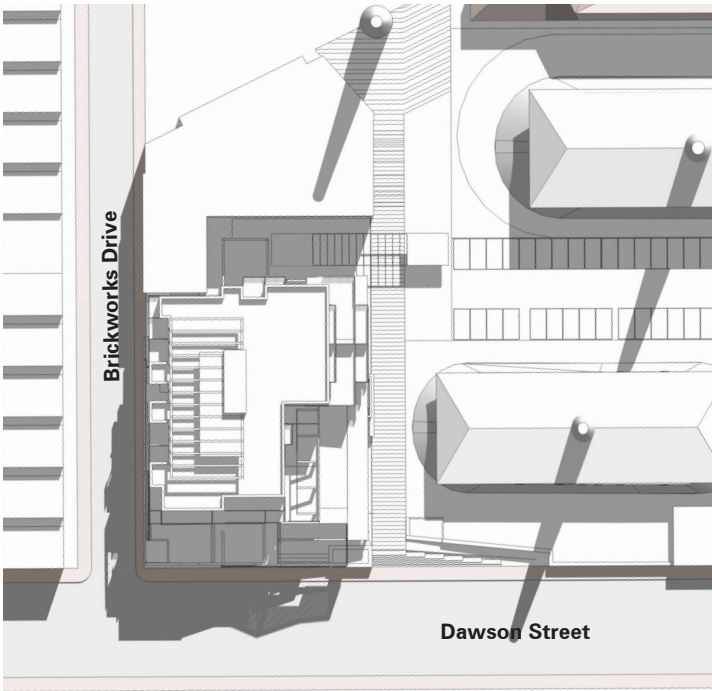
4.4 Shadow Diagrams



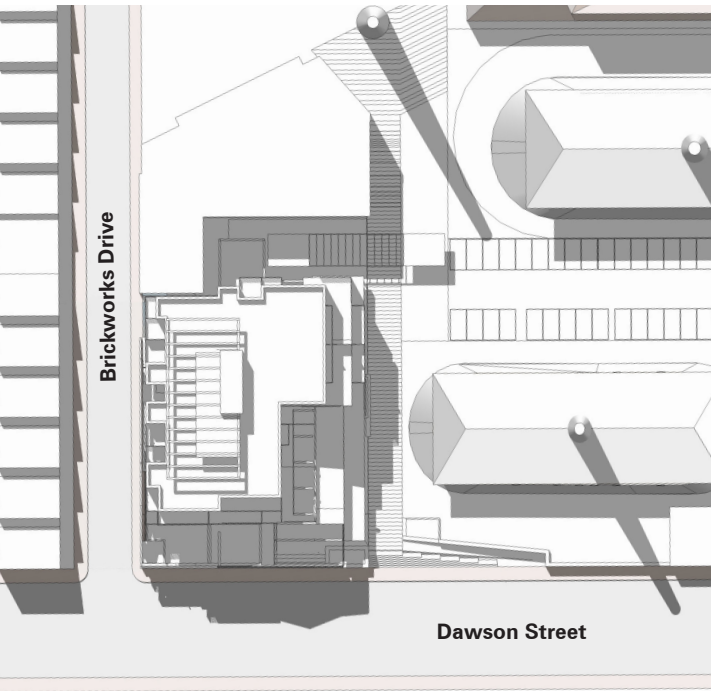
Proposed Shadow Diagram | Spring Equinox | 9am



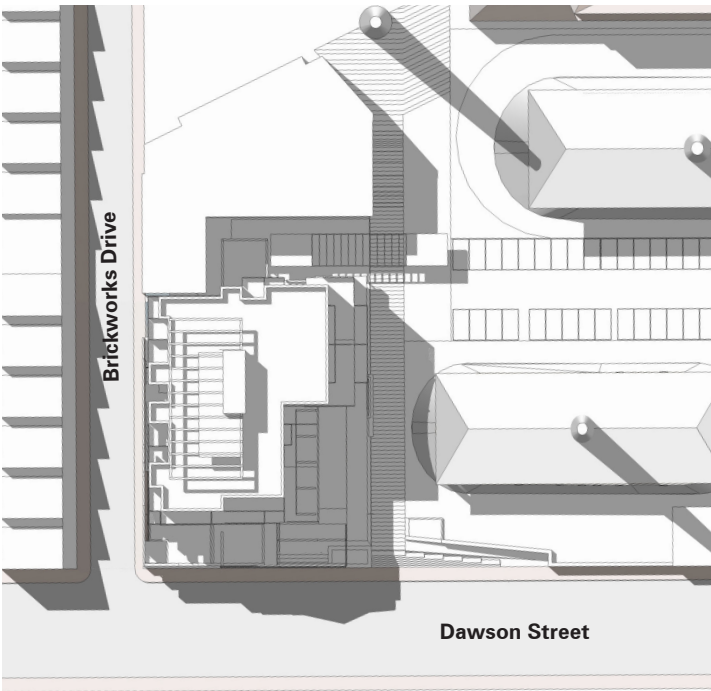
Proposed Shadow Diagram | Spring Equinox | 10am



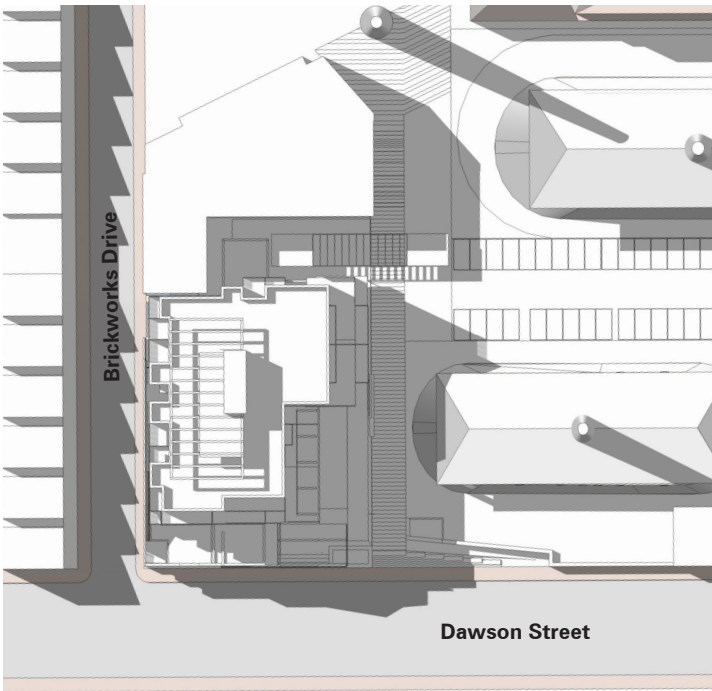
Proposed Shadow Diagram | Spring Equinox | 11am



Proposed Shadow Diagram | Spring Equinox | 1pm



Proposed Shadow Diagram | Spring Equinox | 2pm



Proposed Shadow Diagram | Spring Equinox | 3pm



4.5 Development Summary Schedule

The following is a high-level summary of site/ building areas and uses/ accommodations:

Site	
Total Site Area (whole of landholding)	5,446m2
Proposed Building	
Number of Storeys 9 storeys <i>(including basement levels, balconies and roof terrace)</i>	
Total Building Footprint	1,395m2
Total Building GFA <i>(including basement levels, balconies and roof terrace)</i>	10,755m2
Heritage Interpretation Centre GFA	380m2
Workshop GFA	88m2
Co-work/Community Space GFA	70m2
Commercial/ Retail GFA	135m2
Community/ Creative Workshop Space GFA	135m2
Apartment Mix	
1 Bedroom 1 Bathroom	20
2 Bedroom 1 Bathroom	16
2 Bedroom 2 Bathroom	18
3 Bedroom 2 Bathroom	5
Total	59
Total Number of Car Parks	65
Total Number of Bicycle Parks (secure)	68
Public Bicycle Hoops	TBD
Total Number of Storage Cages	59

