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615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

REASON FOR ISSUE:
TOWN PLANNING

REVISION:
3

DATE:
SEPTEMBER 2020

DRAWING NO:
TP-099



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615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

REASON FOR ISSUE:
TOWN PLANNING

REVISION:
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DATE:
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DRAWING NO:
TP-101



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615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

REASON FOR ISSUE:
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REVISION:
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615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

REASON FOR ISSUE:
TOWN PLANNING

REVISION:
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MIXED USE DEVELOPMENT**

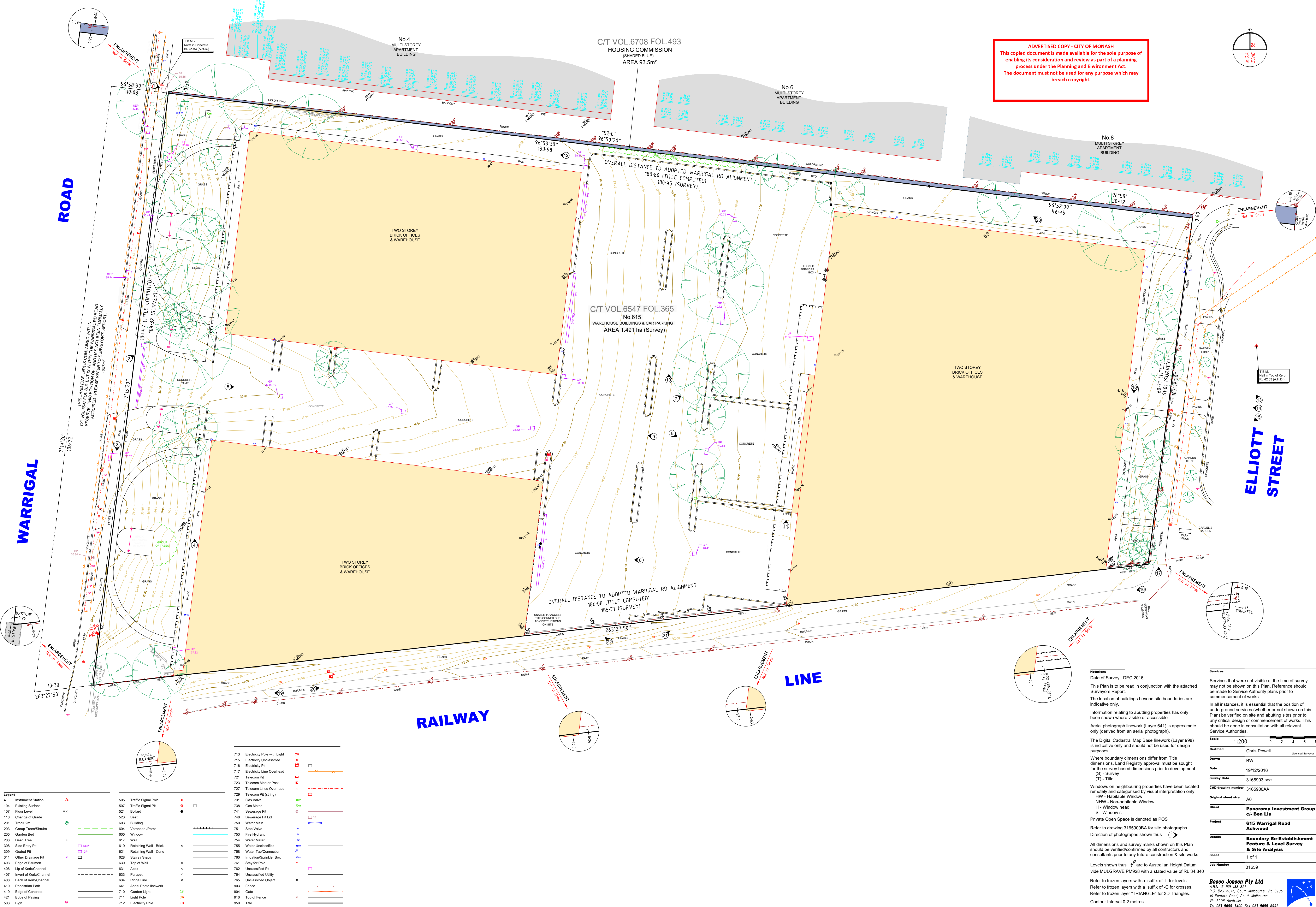
PROJECT NO:
36-0238

REASON FOR ISSUE:
TOWN PLANNING

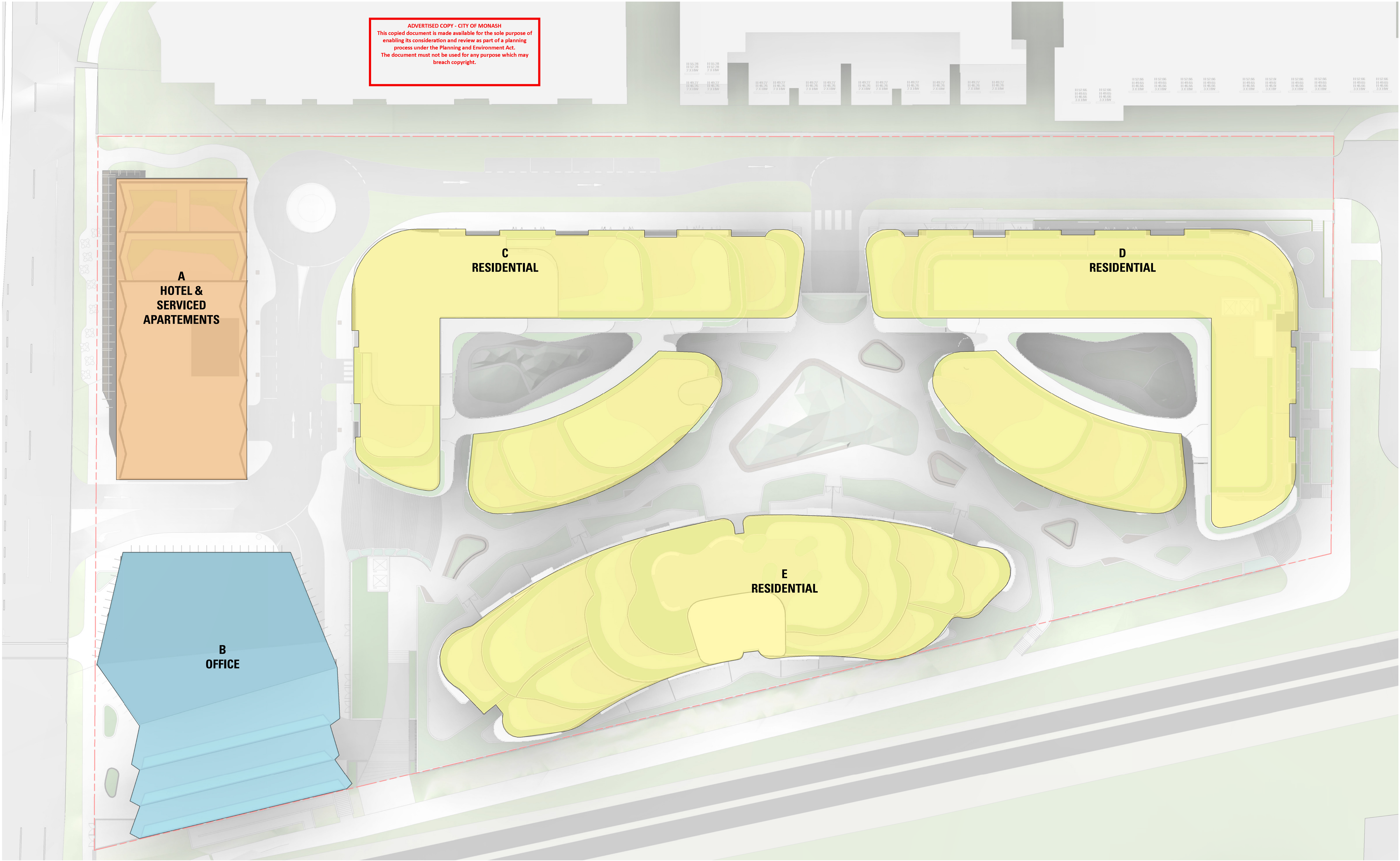
REVISION:
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MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

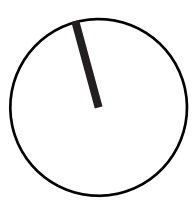
REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
BUILDINGS

REVISION:
3

DATE:
SEPTEMBER 2020

SCALE:
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1:500 @ A3



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TP-021

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MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

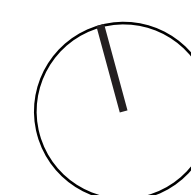
REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
PROPOSED BASEMENT LEVEL 02

REVISION:
3

DATE:
SEPTEMBER 2020

SCALE:
1:250 @ A1
1:500 @ A3



DRAWING NO:
TP-022



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615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

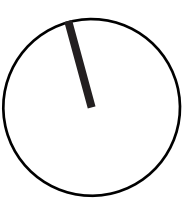
REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
PROPOSED GROUND AND BASEMENT LEVEL 01

REVISION:
3

DATE:
SEPTEMBER 2020

SCALE:
1:250 @ A1
1:500 @ A3



DRAWING NO:
TP-023



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MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

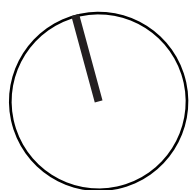
REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
PROPOSED LEVEL 01

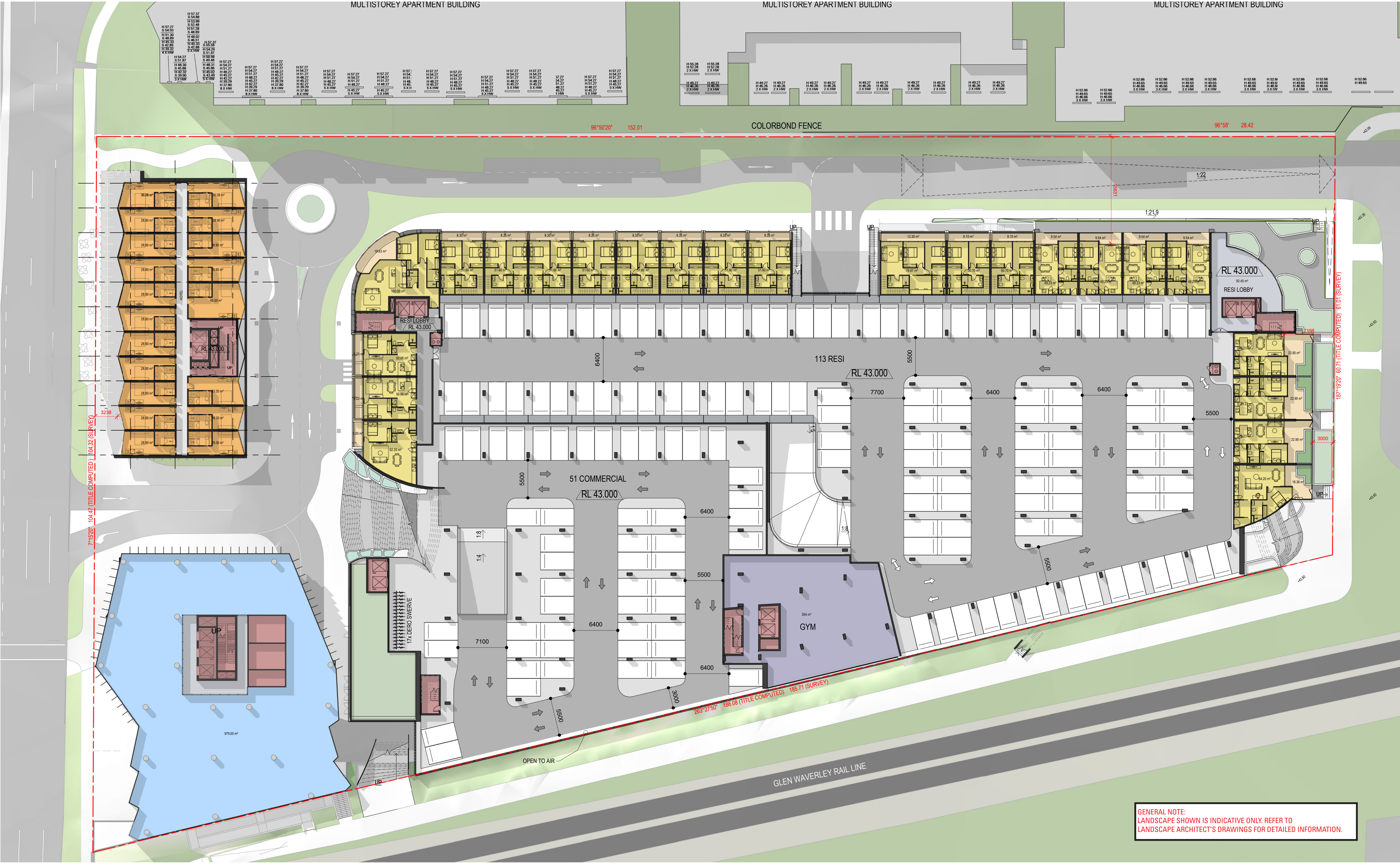
REVISION:
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TP-024



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615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

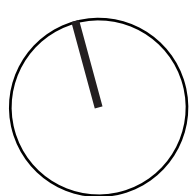
REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
PROPOSED LEVEL 02

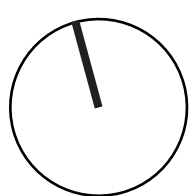
REVISION:
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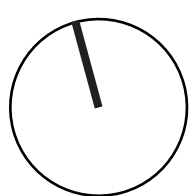
DATE:
SEPTEMBER 2020

SCALE:
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1:500 @ A3



DRAWING NO:
TP-025







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615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

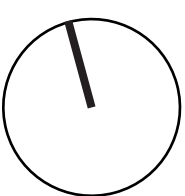
REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
PROPOSED LEVEL 05

REVISION:
3

DATE:
SEPTEMBER 2020

SCALE:
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1:500 @ A3



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TP-028



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615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

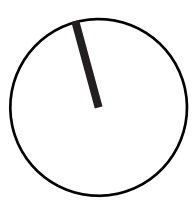
REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
PROPOSED LEVELS 06

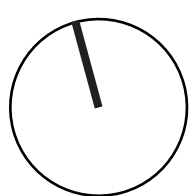
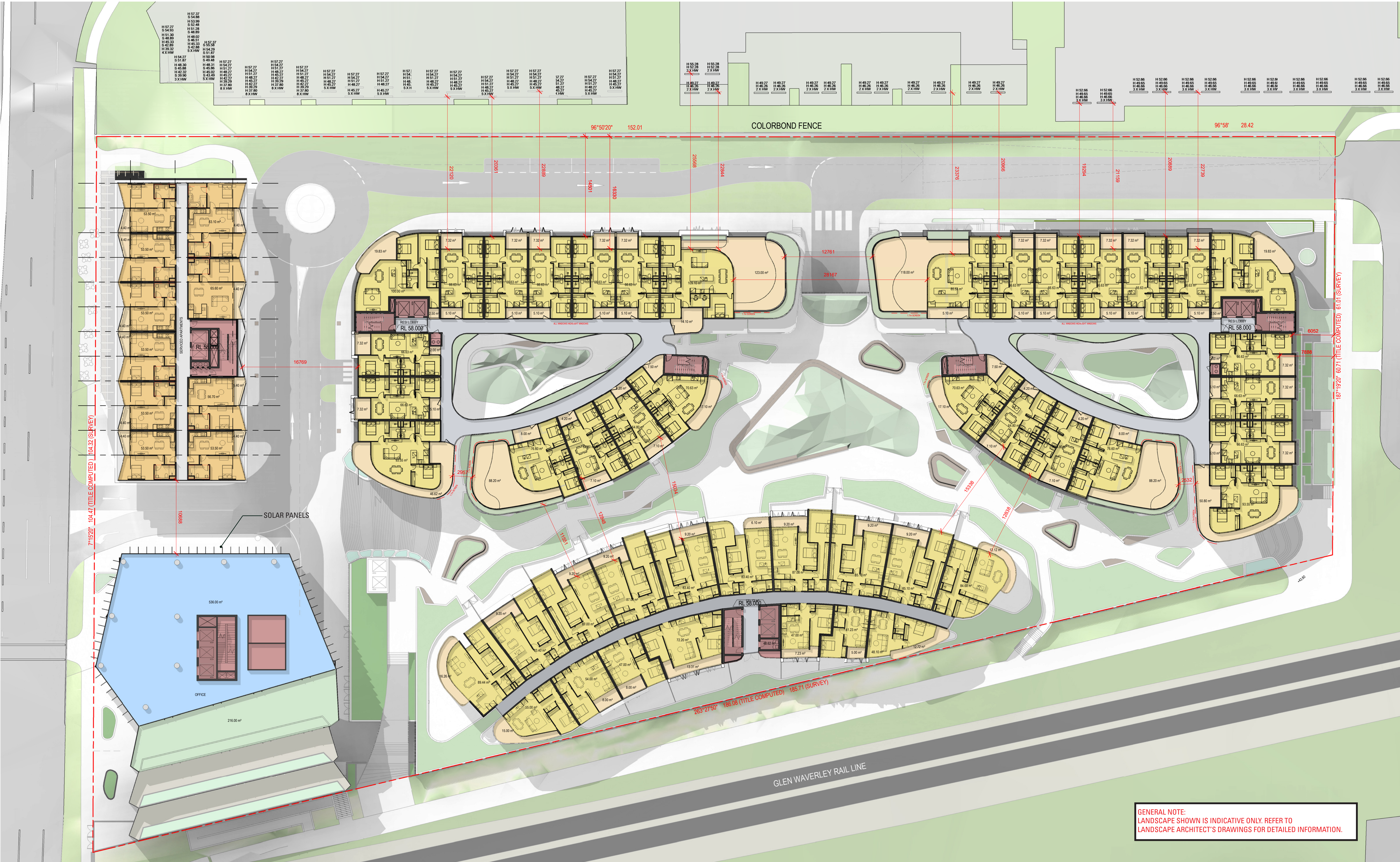
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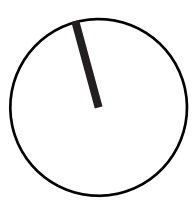
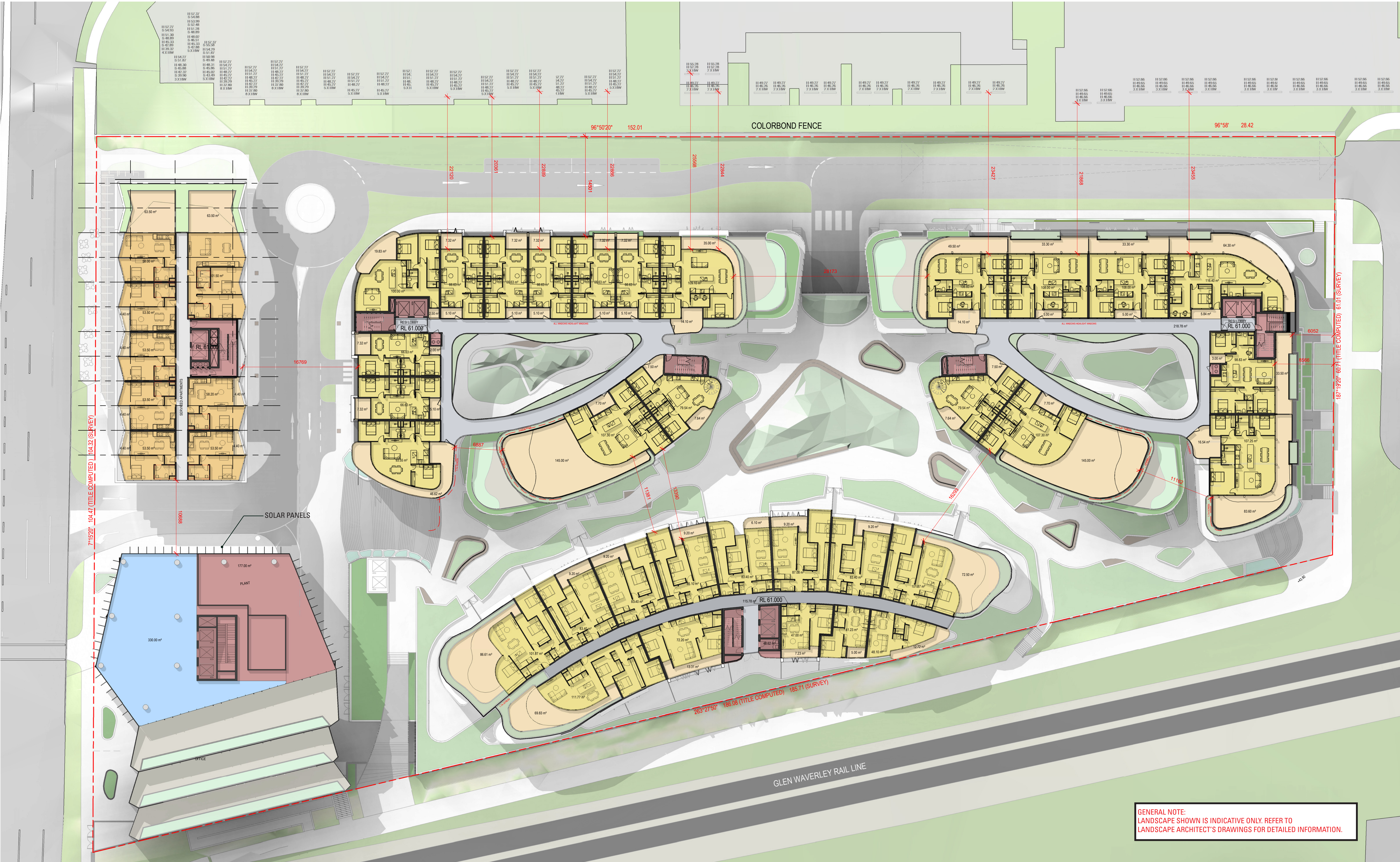
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SEPTEMBER 2020

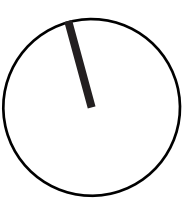
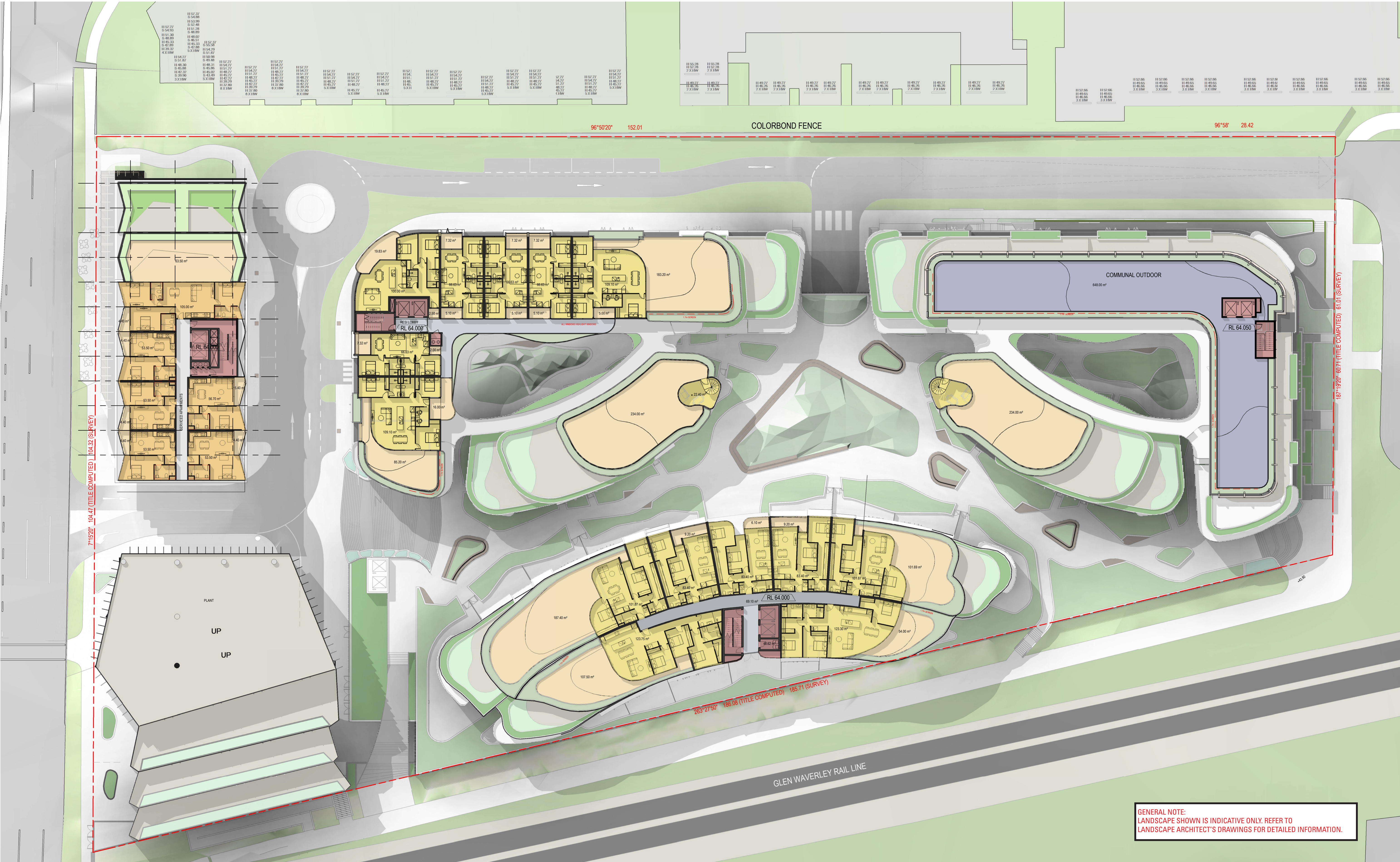
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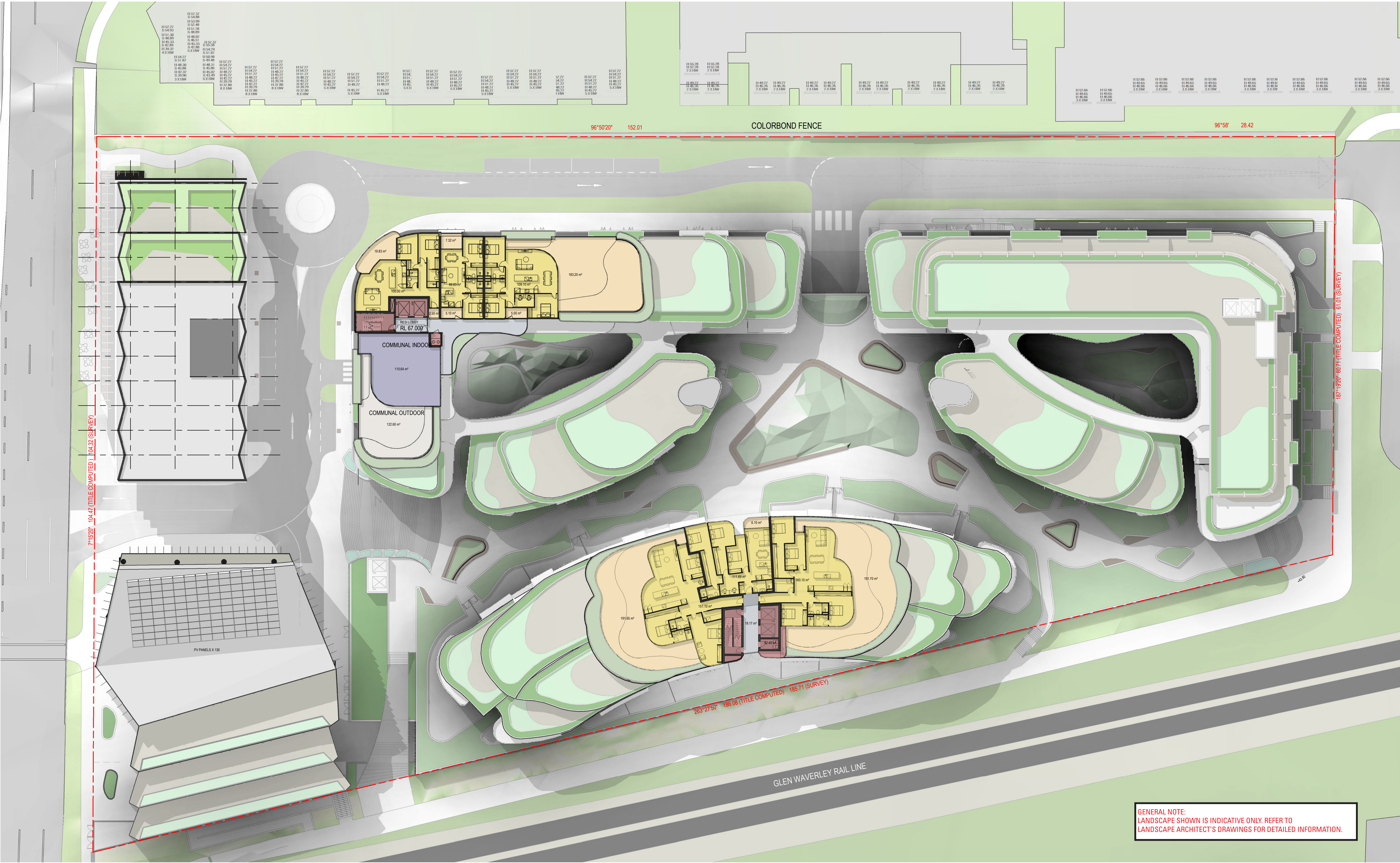


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MIXED USE DEVELOPMENT

PROJECT NO:
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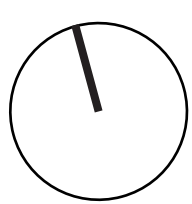
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TOWN PLANNING

C. DESIGN PROPOSAL
PROPOSED LEVEL 10

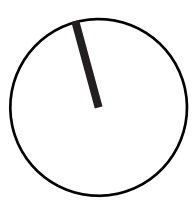
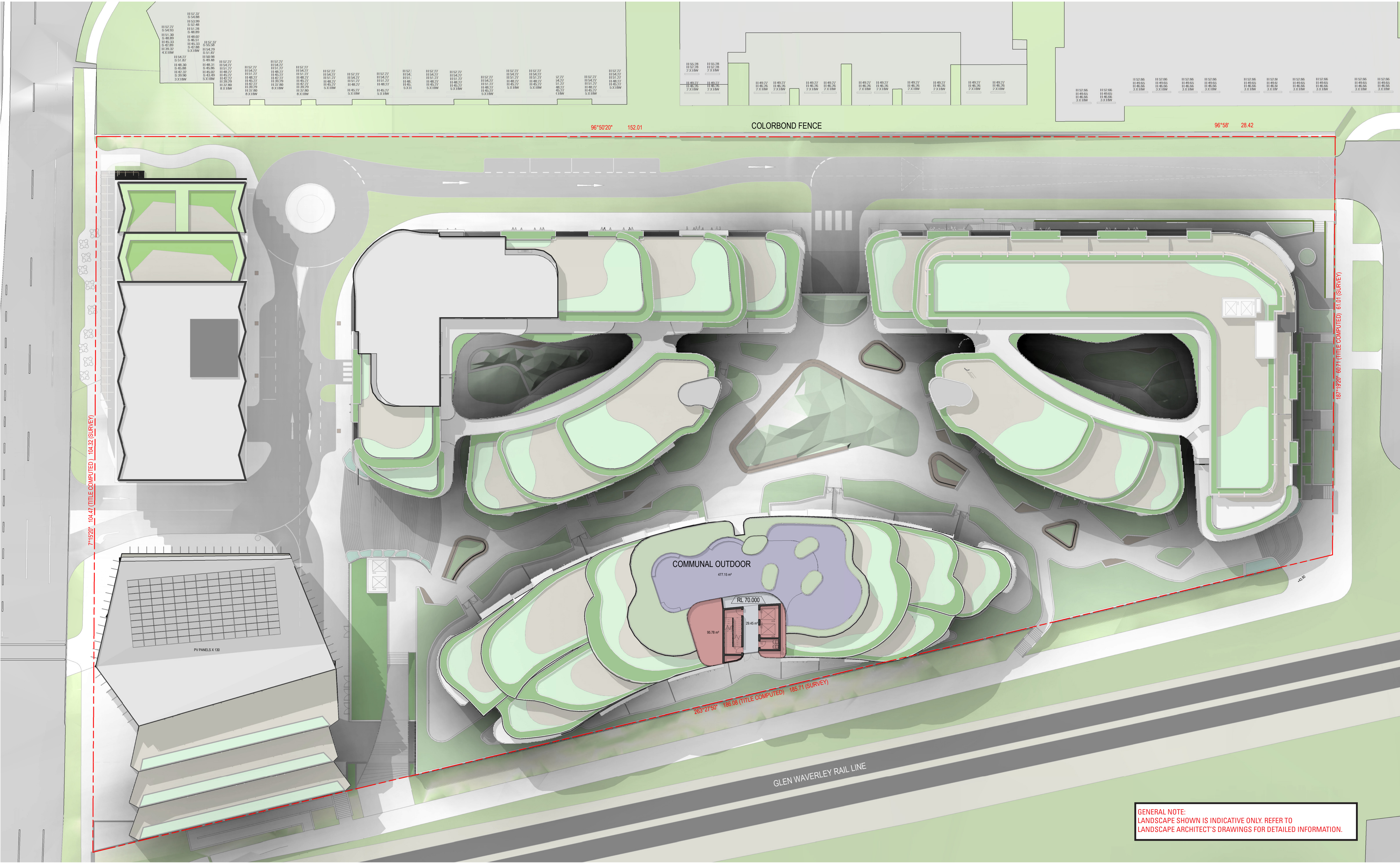
REVISION:
3

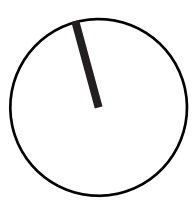
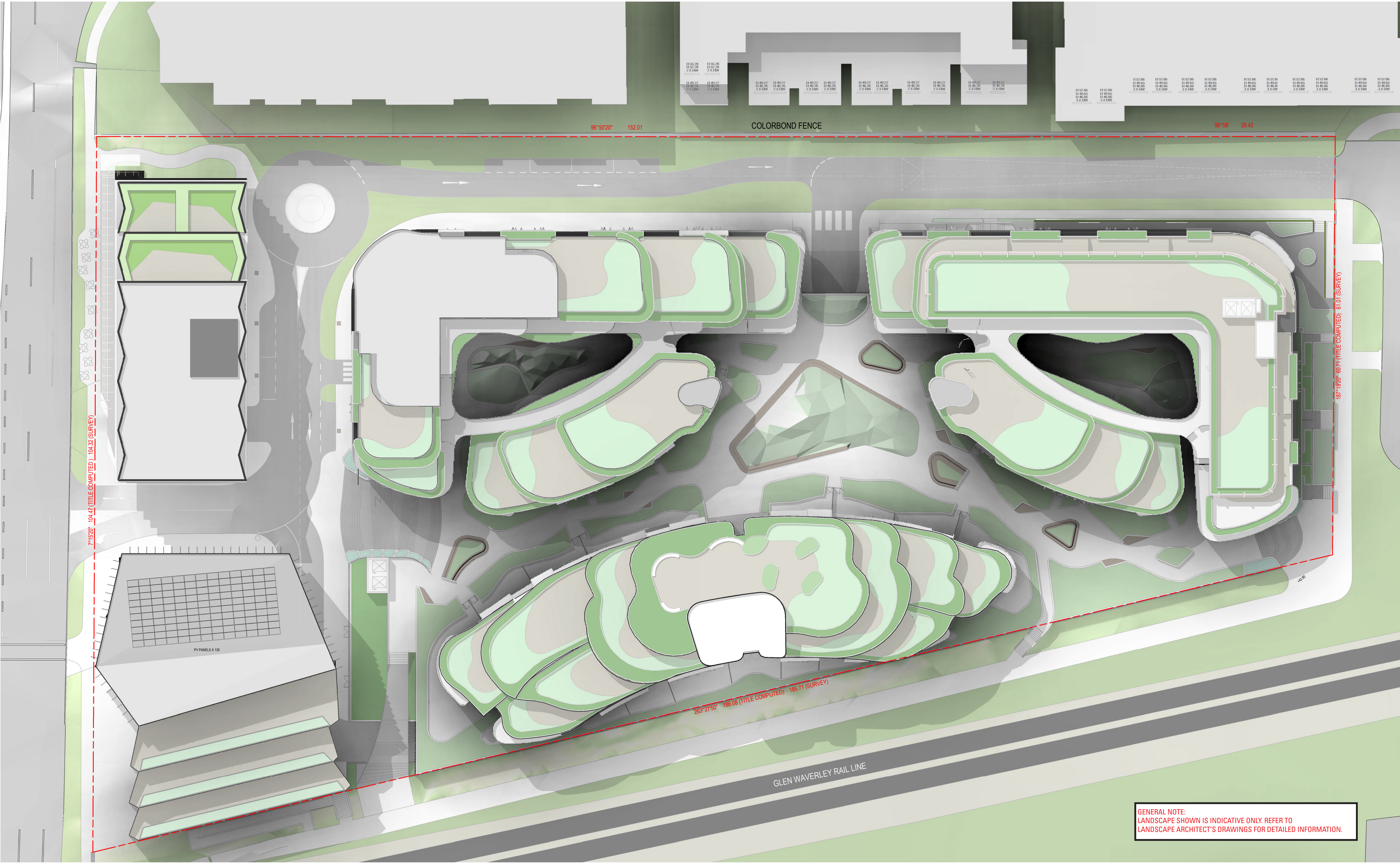
DATE:
SEPTEMBER 2020

SCALE:
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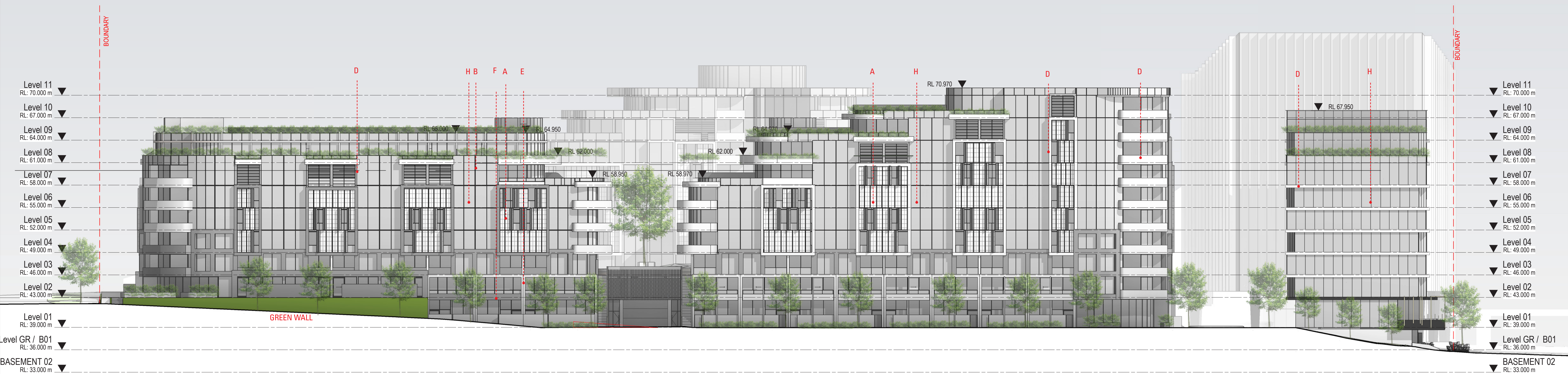


DRAWING NO:
TP-033





- A. PERFORATED METAL SCREENING
- B. CHARCOAL ALUMINIUM
- C. WEATHERPROOF TIMBER LOOK CLADDING
- D. LIGHT GREY CONCRETE TEXTURE
- E. BRICK TYPE 1 - RED
- F. DARK GREY CONCRETE TEXTURE
- G. BRICK TYPE 2 - DARK / CHARCOAL
- H. TINTED VISION GLAZING



GENERAL NOTE:
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- A. PERFORATED METAL SCREENING
- B. CHARCOAL ALUMINIUM
- C. WEATHERPROOF TIMBER LOOK CLADDING
- D. LIGHT GREY CONCRETE TEXTURE
- E. BRICK TYPE 1 - RED
- F. DARK GREY CONCRETE TEXTURE
- G. BRICK TYPE 2 - DARK / CHARCOAL
- H. TINTED VISION GLAZING



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PEDDLE THORP

615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL

PROPOSED ELEVATION SOUTH

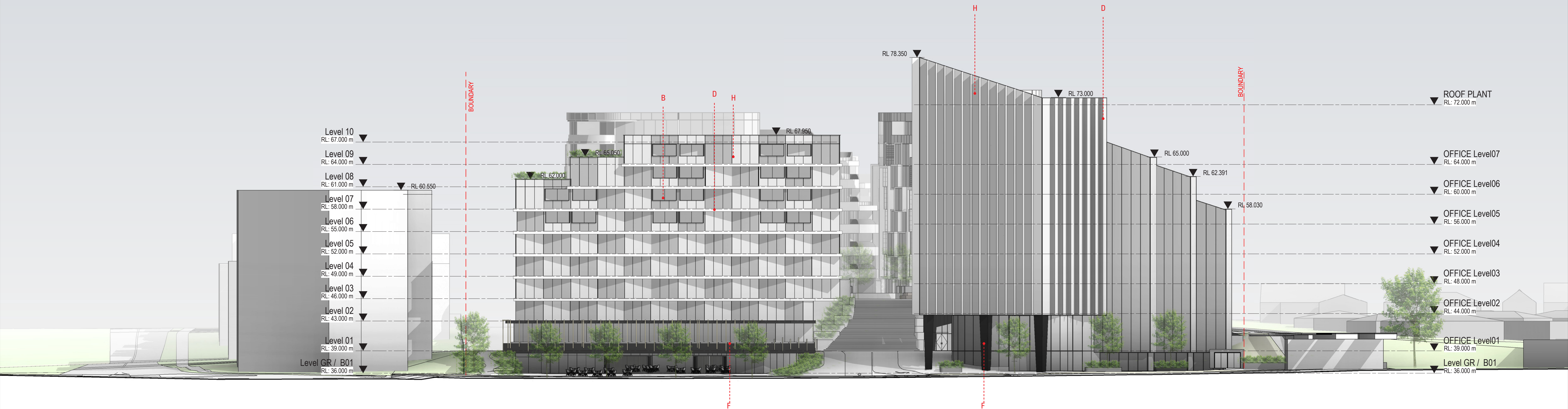
REVISION:
3

DATE:
SEPTEMBER 2020

SCALE:
1:250 @ A1
1:500 @ A3

DRAWING NO:
TP-037

- A. PERFORATED METAL SCREENING
- B. CHARCOAL ALUMINIUM
- C. WEATHERPROOF TIMBER LOOK CLADDING
- D. LIGHT GREY CONCRETE TEXTURE
- E. BRICK TYPE 1 - RED
- F. DARK GREY CONCRETE TEXTURE
- G. BRICK TYPE 2 - DARK / CHARCOAL
- H. TINTED VISION GLAZING



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PEDDLE THORP

615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
PROPOSED WEST

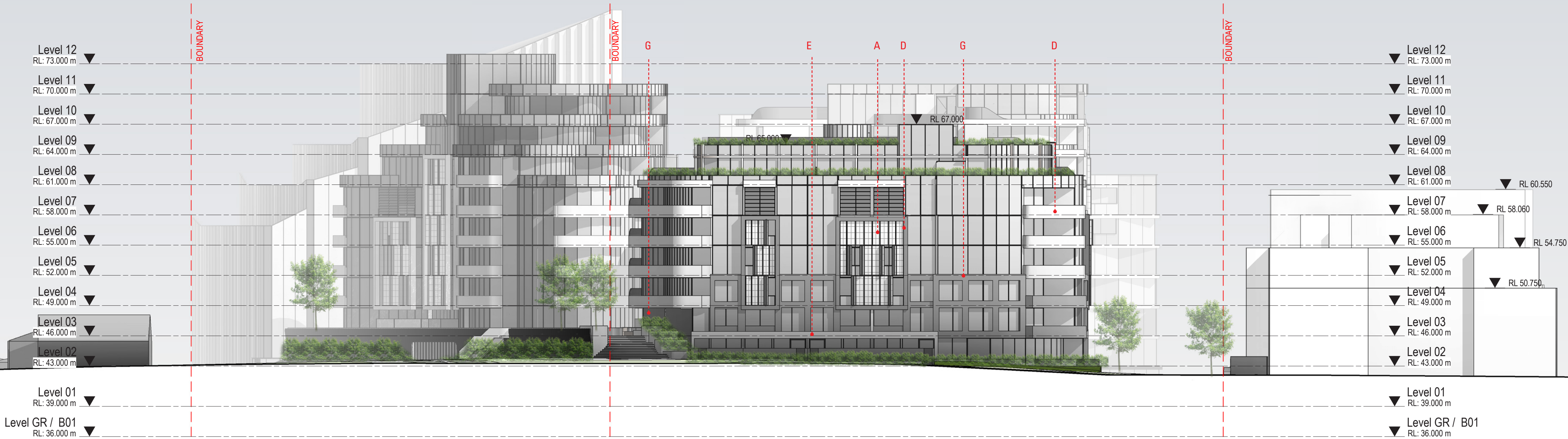
REVISION:
3

DATE:
SEPTEMBER 2020

SCALE:
1:250 @ A1
1:500 @ A3

DRAWING NO:
TP-038

- A. PERFORATED METAL SCREENING
- B. CHARCOAL ALUMINIUM
- C. WEATHERPROOF TIMBER LOOK CLADDING
- D. LIGHT GREY CONCRETE TEXTURE
- E. BRICK TYPE 1 - RED
- F. DARK GREY CONCRETE TEXTURE
- G. BRICK TYPE 2 - DARK / CHARCOAL
- H. TINTED VISION GLAZING



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PEDDLE THORP

615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
ELEVATION EAST

REVISION:
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615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
SECTION AA

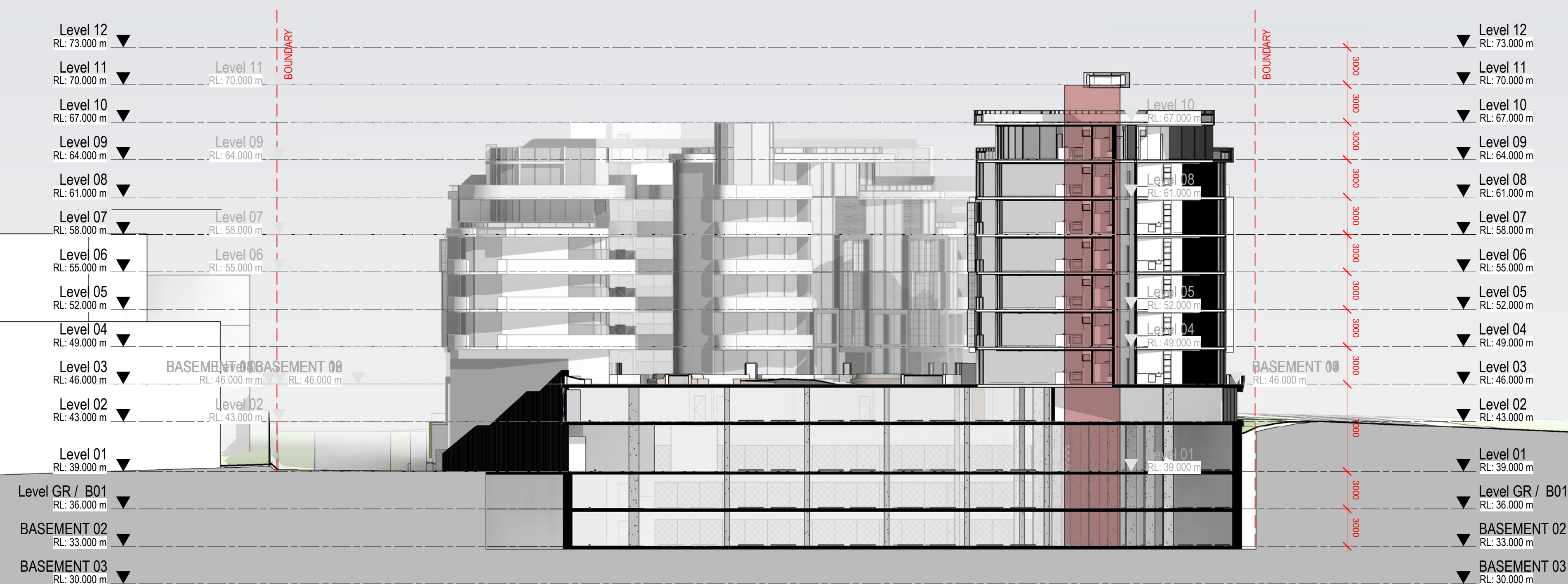
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615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

REASON FOR ISSUE:
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C. DESIGN PROPOSAL

SECTION BB

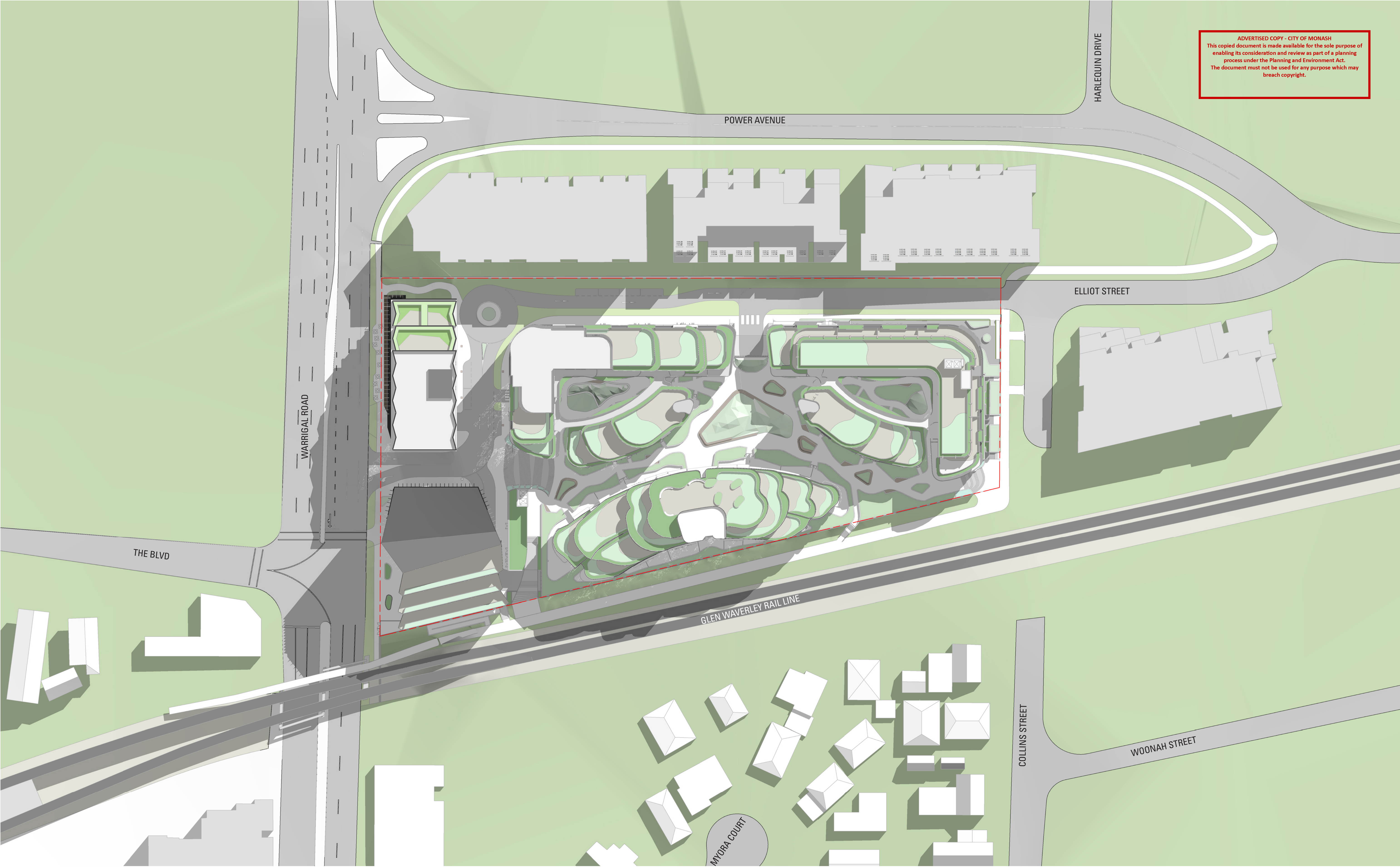
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DRAWING NO:
TP-041

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615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

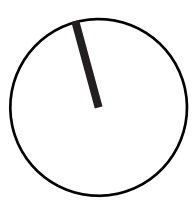
REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
PROPOSED SHADOW SEPTEMBER 21 9AM

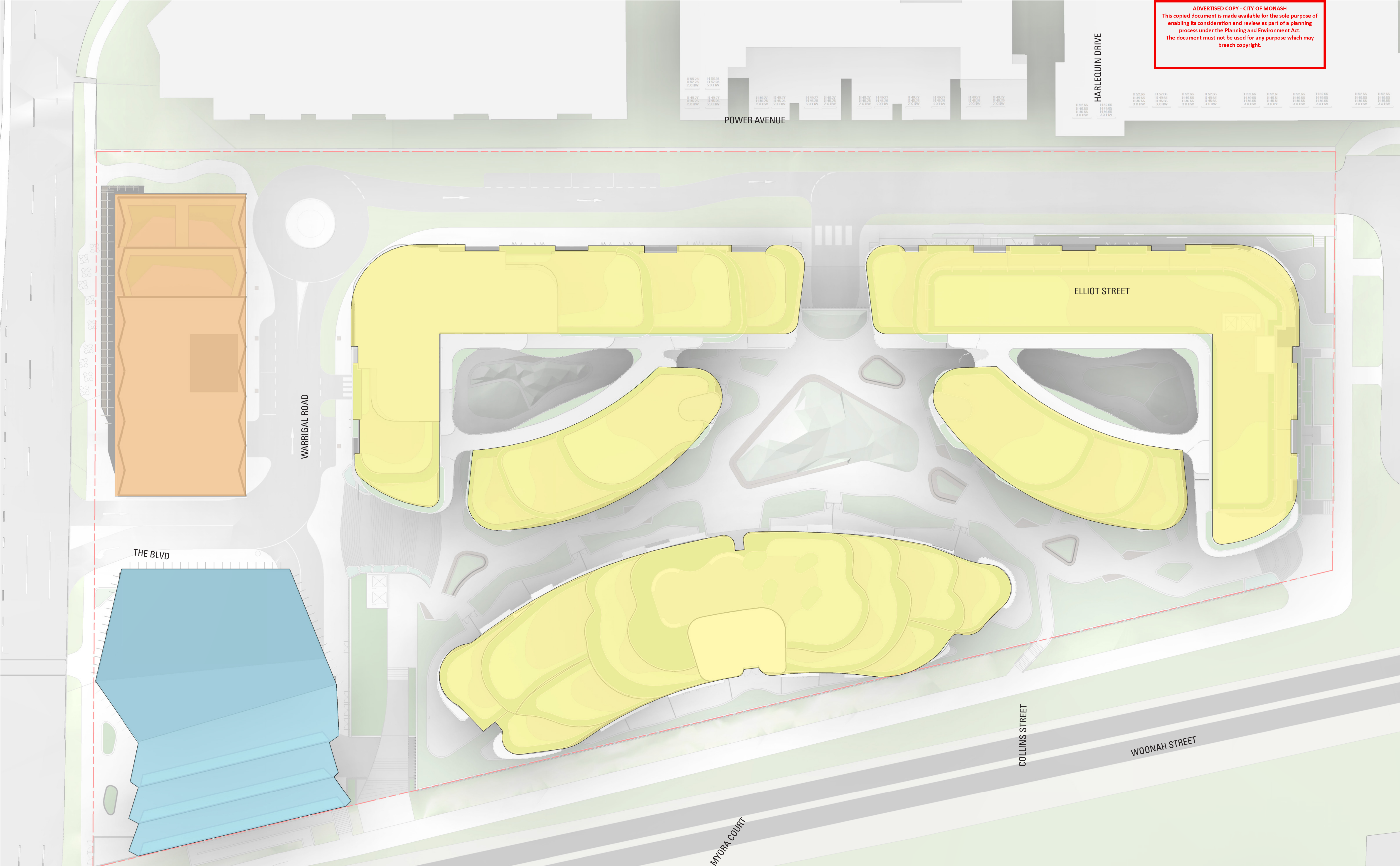
REVISION:
3

DATE:
SEPTEMBER 2020

SCALE:
1:500 @ A1
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DRAWING NO:
TP-078



PEDDLE THORP

615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

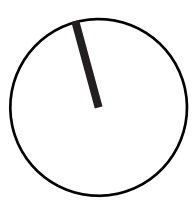
REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
PROPOSED SHADOW SEPTEMBER 21 3PM

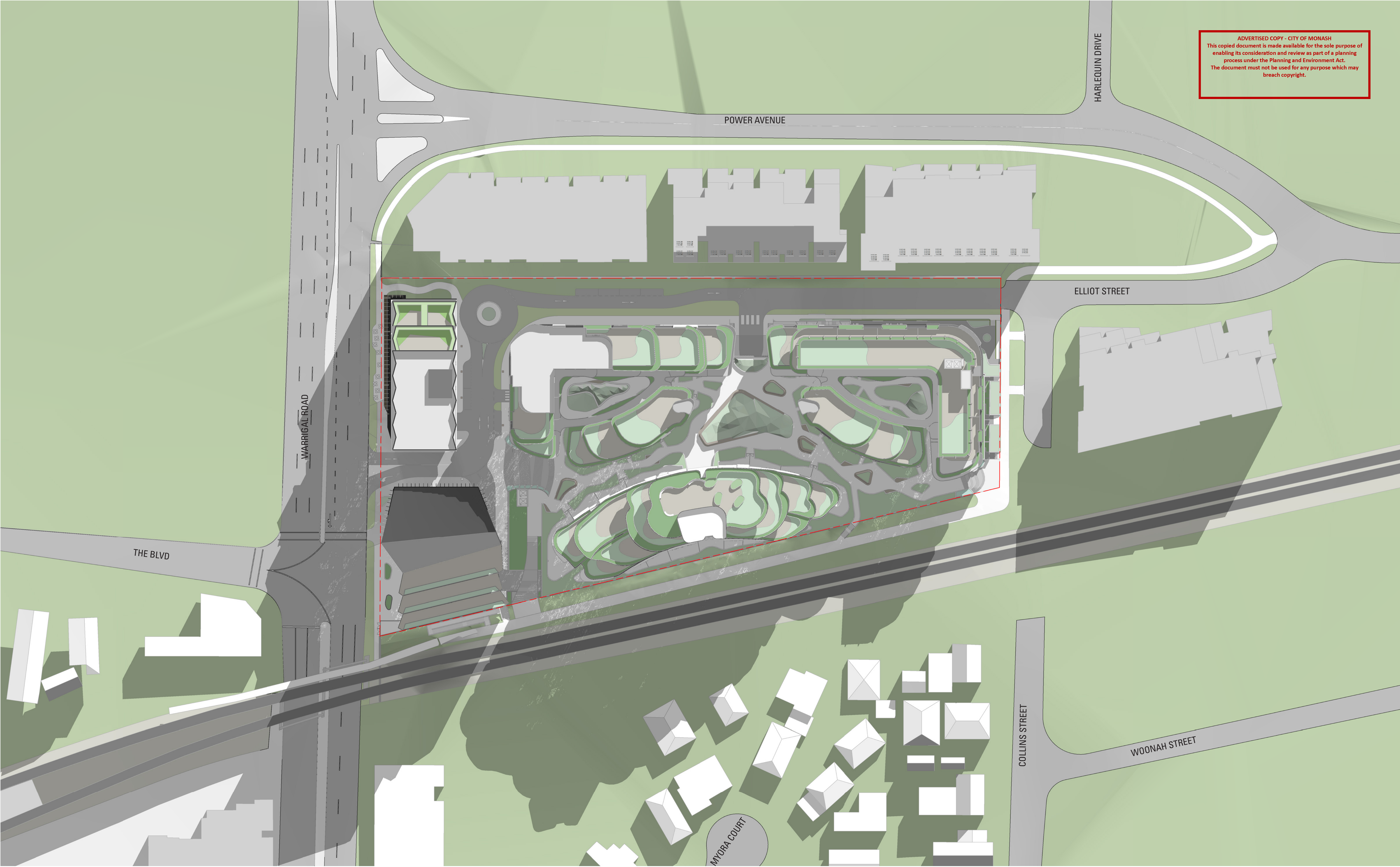
REVISION:
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DATE:
SEPTEMBER 2020

SCALE:
1:500 @ A1
1:1000 @ A3



DRAWING NO:
TP-079



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615 WARRIGAL ROAD, ASHWOOD
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PROJECT NO:
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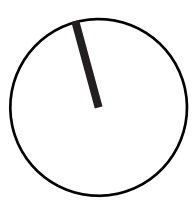
REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
PROPOSED SHADOW JUNE 21 10AM

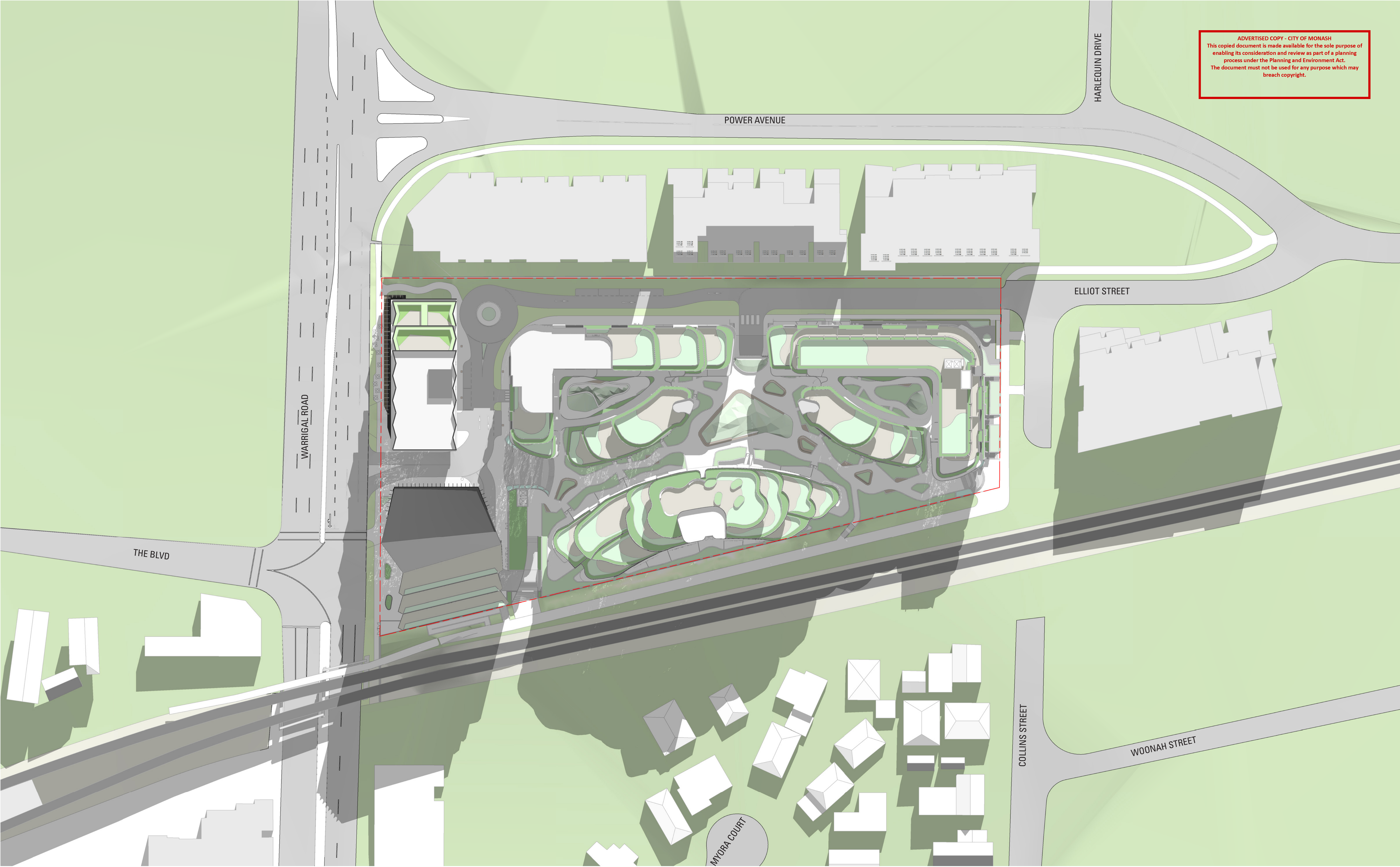
REVISION:
3

DATE:
SEPTEMBER 2020

SCALE:
1:500 @ A1
1:1000 @ A3



DRAWING NO:
TP-081



PEDDLE THORP

615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

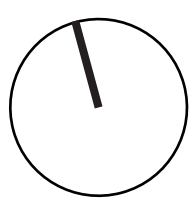
REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
PROPOSED SHADOW JUNE 21 11AM

REVISION:
3

DATE:
SEPTEMBER 2020

SCALE:
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1:1000 @ A3



DRAWING NO:
TP-082



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MIXED USE DEVELOPMENT

PROJECT NO:
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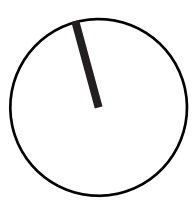
REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
PROPOSED SHADOW JUNE 21 12PM

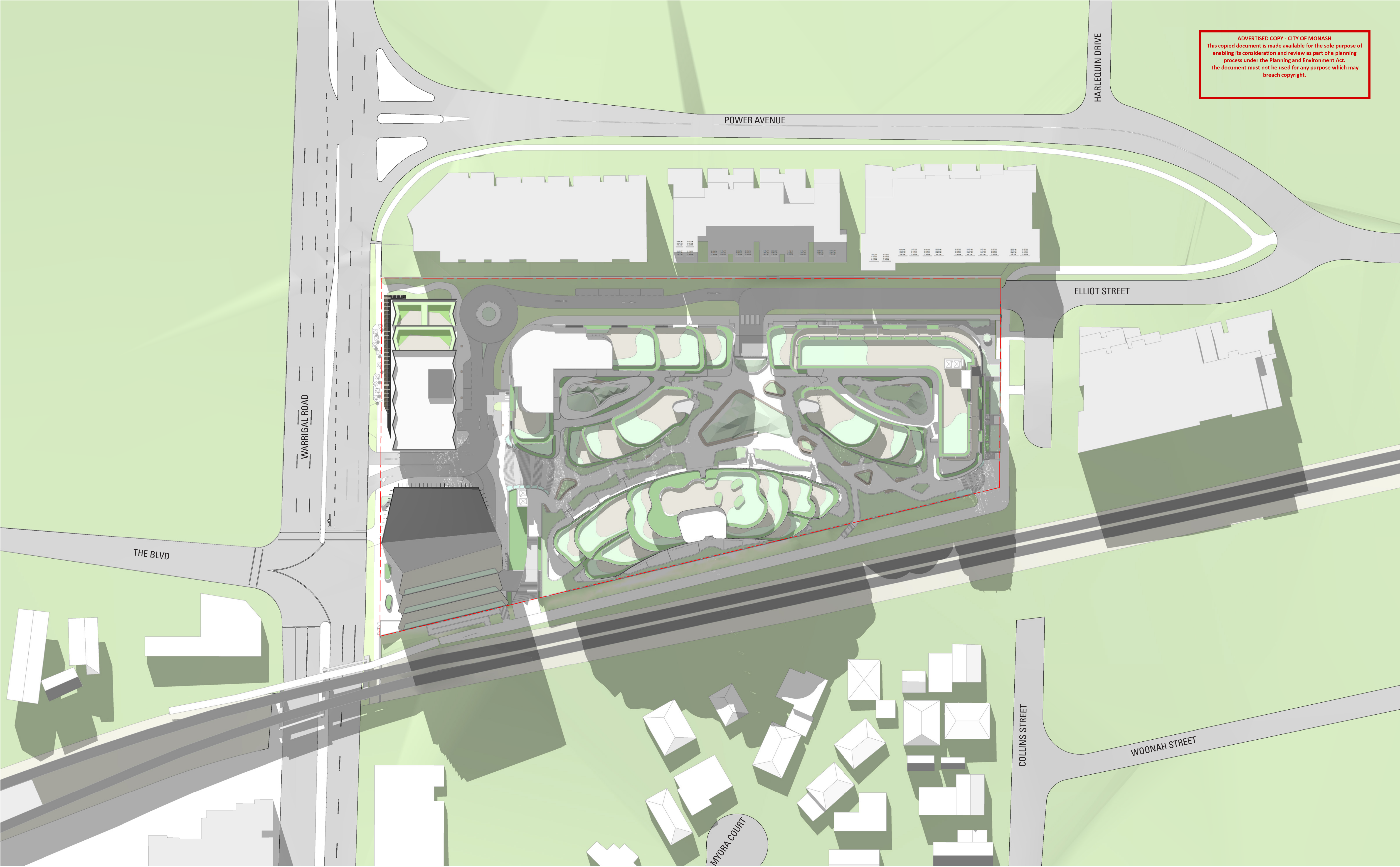
REVISION:
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SEPTEMBER 2020

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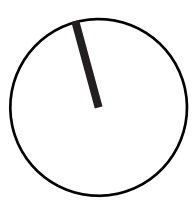
REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
PROPOSED SHADOW JUNE 21 1PM

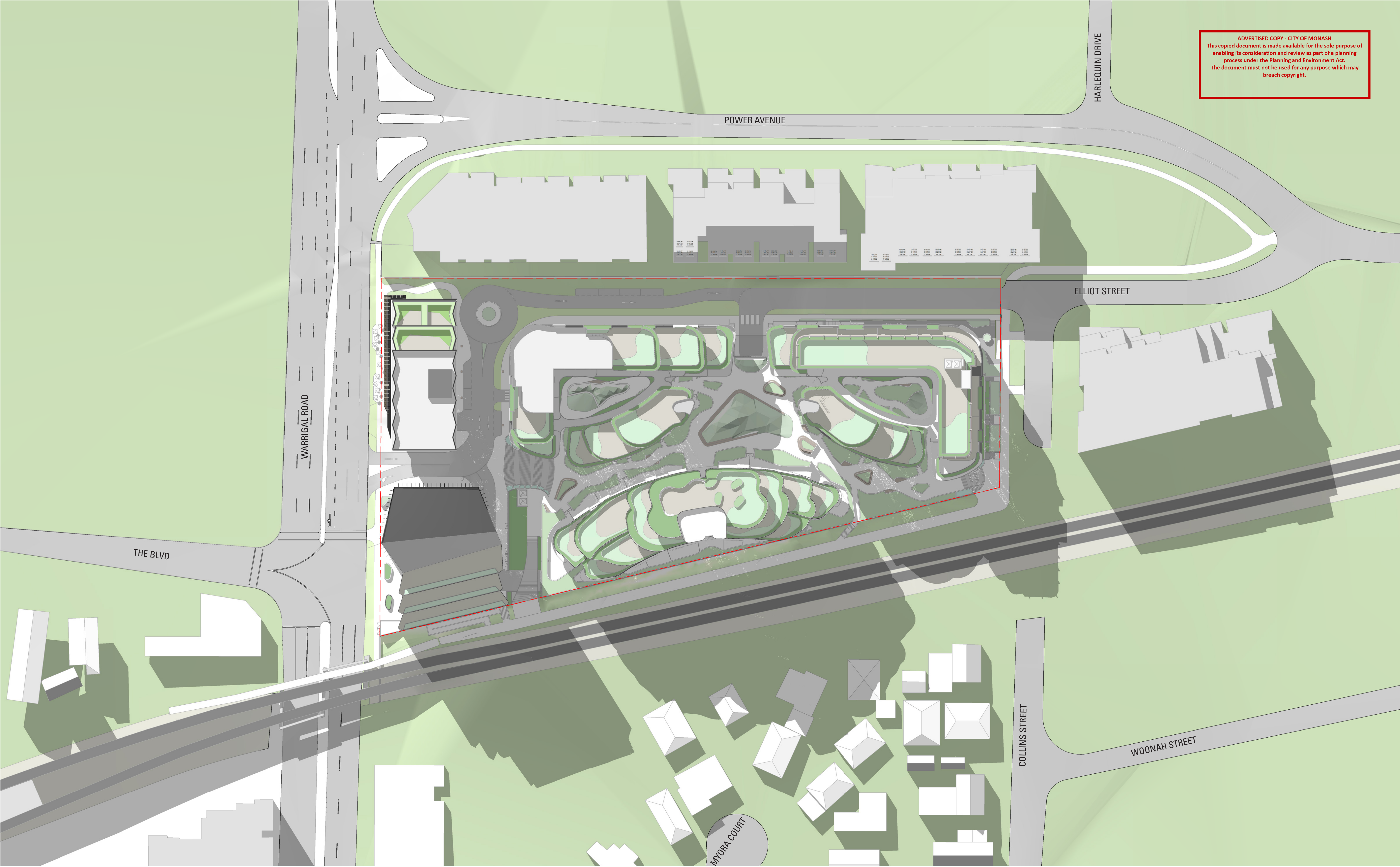
REVISION:
3

DATE:
SEPTEMBER 2020

SCALE:
1:500 @ A1
1:1000 @ A3



DRAWING NO:
TP-084



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PEDDLE THORP

615 WARRIGAL ROAD, ASHWOOD
MIXED USE DEVELOPMENT

PROJECT NO:
36-0238

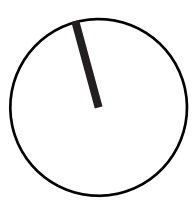
REASON FOR ISSUE:
TOWN PLANNING

C. DESIGN PROPOSAL
PROPOSED SHADOW JUNE 21 2PM

REVISION:
3

DATE:
SEPTEMBER 2020

SCALE:
1:500 @ A1
1:1000 @ A3



DRAWING NO:
TP-085

GROUND PLANE

615 WARRIGAL ROAD AIMS TO HAVE A POSITIVE RELATIONSHIP TO ITS ADJACENT DWELLINGS, STREETSCAPES AND PUBLIC SPACES. IT WILL CONTRIBUTE TO THE ALREADY STRONG EXISTING NETWORK OF PEDESTRIAN, BIKE AND RETAIL IN THE AREA. THE LANDSCAPE FOCUSES ON BEING INCLUSIVE TO THE GREATER PUBLIC, IT IS DESIGNED TO ACTIVATE THE WARRIGAL ROAD STREETSCAPE AND CONTRIBUTE PASSIVE SURVEILLANCE TO THE BIKE TRAIL IN THE ADJACENT RAIL RESERVE.

FURTHERMORE WE STRIVE TO REMEMBER THE HERITAGE OF THIS AREA AS A POST WAR MIGRANT HOSTEL AND SPACE FOR AFFORDABLE HOUSING. ACKNOWLEDGING THE WURUNDJERI-BALLUK CLAN AS THE TRADITIONAL OWNERS OF THIS LAND, THESE THEMES WILL BE EXPLORED THROUGH DETAIL DESIGN.

WARRIGAL ROAD INTERFACE
VEGETATION BUFFER TO WARRIGAL ROAD

THE DESIGN OF THE STREETSCAPE ALLOWS FOR A GARDEN BED AND TREE PLANTING BUFFER TO WARRIGAL ROAD. THIS DESIGN FEATURE AIMS TO CREATE A SAFE AND PROTECTED SPACE FOR PEDESTRIAN ACTIVITY.

OUTDOOR CAFE/ RETAIL SPACE

CUT OUTS WITHIN THE VEGETATION BUFFER ENABLE OUTDOOR ACTIVITY TO TAKE PLACE. THIS ACTIVITY AIMS TO DRAW PEOPLE THROUGH FROM THE EXISTING RESTAURANT AREA.

RAIN GARDEN TREATMENT

PLANTING BEDS ALONG THE INTERNAL ACCESS ROAD ARE TO TREAT WATER RUN OFF THROUGH RAIN GARDENS

MAIN ACCESS WAY / CAR ENTRY INTO SITE

THIS ENTRY ACTS AS THE MAIN ACCESS INTO SITE. BUILDING FACADES PLAY BACK IN ORDER TO CREATE VISUAL PERMIABILITY.

PAVING BLEEDS INTO THE STREETSCAPE AIMING TO CONNECT THIS NEW LANDSCAPE AS A THOROUGHFARE FOR EXISTING RESIDENTS, COMMUTERS AND NEW USERS OF THE SITE.

INTERNAL ACCESS ROAD
PEDESTRIAN DOMINATED SPACE

PRIORITISED PEDESTRIAN ACCESS AS DEMONSTRATED THROUGH PAVING MATERIALS

★ INTEGRATED SCULPTURE ELEMENT

SCULPTURAL THEMING TO EXPLORE THE SITES HERITAGE. SCULPTURES TO PROVIDE OPPORTUNITY FOR PLAY AT MAIN NODAL POINTS.



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PODIUM LEVEL

PRIMARY GATHERING SPACE

A CENTRAL LAWN AREA WHICH RECEIVES AFTERNOON SUNLIGHT WILL PROVIDE OUTDOOR SPACE FOR EMPLOYEES AND RESIDENTS. THIS SPACE WILL PROVIDE AN AREA FOR COMMUNITY GATHERING, PASSIVE RECREATION AND PLAY.

CLEAR SIGHTLINES FROM ENTRY POINTS WILL MAINTAIN THIS AREA INTEGRAL FEATURE OF THE PODIUM LANDSCAPE.

ATRIUM COURTYARDS

CENTRAL LUSH, GREEN COURTYARDS TO PROVIDE INTIMATE, TRANQUIL PASSIVE SPACE FOR RESIDENTS.

THE PROPOSED PLANTING THEME IN THESE COURTYARDS IS FOR 'RAINFOREST' STYLE PLANTING THAT IS SUITABLE FOR SHADED AREAS. SURROUNDING BALCONIES WILL ACCOMMODATE 'CASCADING' PLANTS TO FURTHER ENHANCE THE LUSH, RAINFOREST THEME.

MAIN THOROUGHFARE

PAVING FROM THE WARRIGAL ROAD LANEWAY ENTRY CONTINUES THROUGH THE PODIUM LEVEL, AIMING TO CREATE A PUBLIC WALKWAY THAT MARRIES INTO THE EXISTING URBAN FABRIC

DECIDUOUS TREES COMBINED WITH PAVING AND SIGNAGE ACT AS A WAYFINDING TOOLS FOR THOSE TRAVERSING SITE.

SECONDARY GATHERING SPACE

SEATING INEGRATED INTO FEATURE PLANTERS LOCATED AT KEY NODAL POINTS ALONG THE MAIN THOROUGHFARE PROVIDE OPPORTUNITY FOR PASSIVE ACTIVITY OR PLAY.

THE CONSISTENT STYLE OF THE COMMUNAL GATHERING SPACES FURTHER ASSIST IN WAYFINDING.

RAILWAY INTERFACE
RAIL TRAIL CONNECTION

THE PODIUM LEVEL OF THE SITE SEEKS A CONNECTION TO THE ADJACENT RAIL RESERVE SOFTENING THE BUILT FORM WITH VEGETATION THAT IS CARRIED THROUGH INTO THE ADJACENT PUBLIC RAIL LAND.

A PERMEABLE CARPARK WALL INTERFACE CREATES PASSIVE SURVEILLANCE ALONG THIS EDGE.

NOTE:

1. FOR SHADOW STUDIES PLEASE REFER TO ARCHITECT DRAWINGS.
2. REFER PLANT PALETTE, SHEET 1 FOR PODIUM LEVEL, PROPOSED CANOPY TREE STUDY

Landscape Plan -1:250

Legend

DECIDUOUS TREE LINKAGE
The consistent placement of trees within the development provide a vertical way finding device.
Trees alongside building work to soften edges which enable the landscape to possess an approachable human scale.

TIERED RAISED GARDEN BEDS
Designed to blur public and private space. Acting as a buffer to podium level dwellings and enclosing the thoroughfare.

PRIMARY PAVING TREATMENT
Paving is used to provide continuity throughout the site. Welcoming those at a streetscape level and reinforcing the idea of this landscape being utilised as a thoroughfare.

SECONDARY PAVING TREATMENT
Pavement is scaled down to develop a more private space for residents. These spaces will be used to provide access to dwellings lending to passive landscapes.

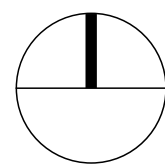
RAIL TRAIL BUFFER PLANTING
Buffer planting outside our site boundary will develop an inclusive relationship to the rail reserve. Increasing safety through landscape character as carpark passive surveillance.

SEATING/ RAISED PLANTER EDGE
These edges will enable on structure planting as well as providing seating opportunities in areas prone to be gathering spots.

RAINFOREST PLANTING
Adaptive to minimal light conditions that will be experienced.
These areas will provide a green outlook for new residents.

WAYFINDING SIGNAGE
Signage has been included to connect the site to its internal and external amenities - easily communicating spaces available.

BIKE RACKS
Bike parking available for residents and onsite employees in nodal areas



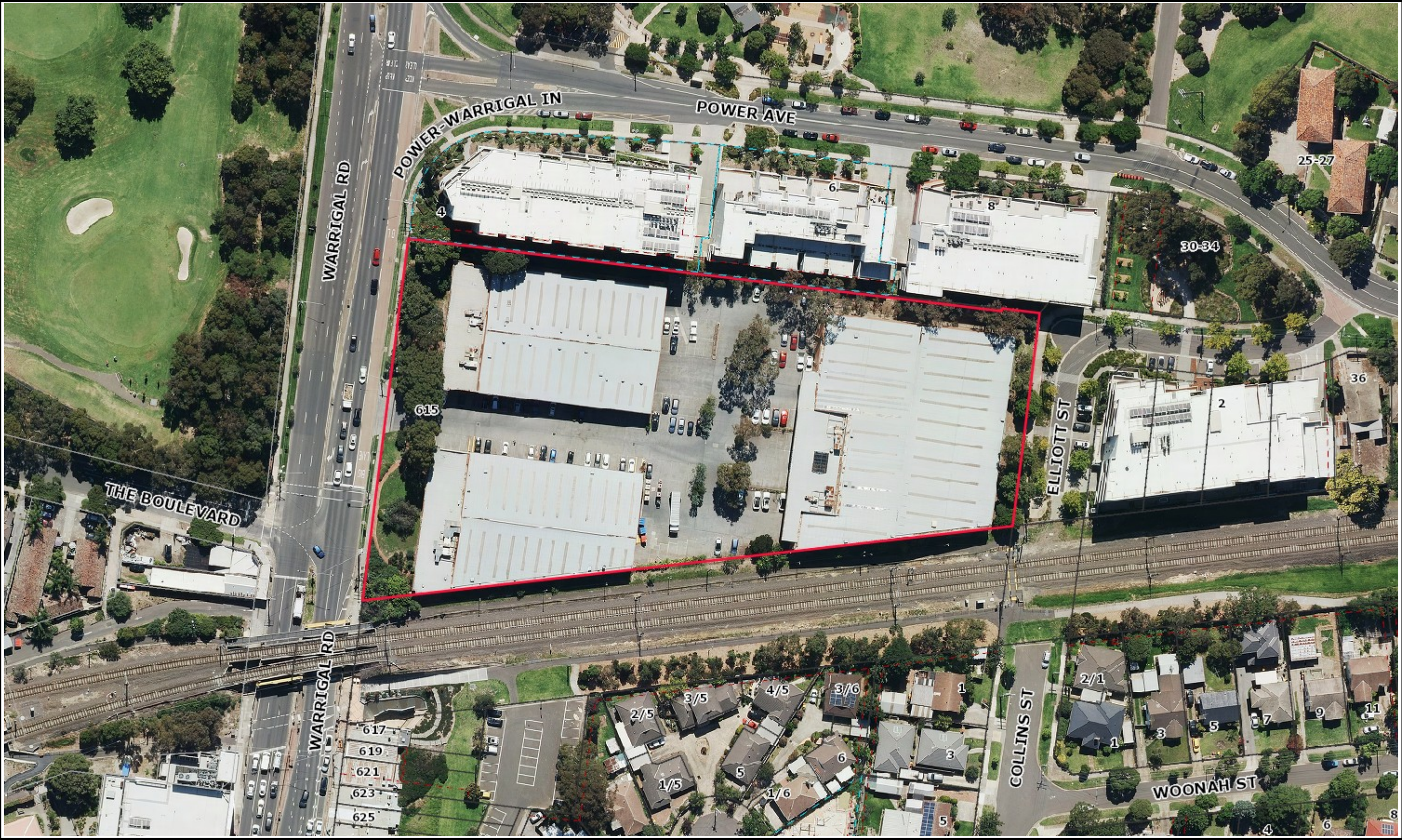
SCALE 1:250 (A0)

0 2.5 5 12.5m

Ground Plane Landscape Plan

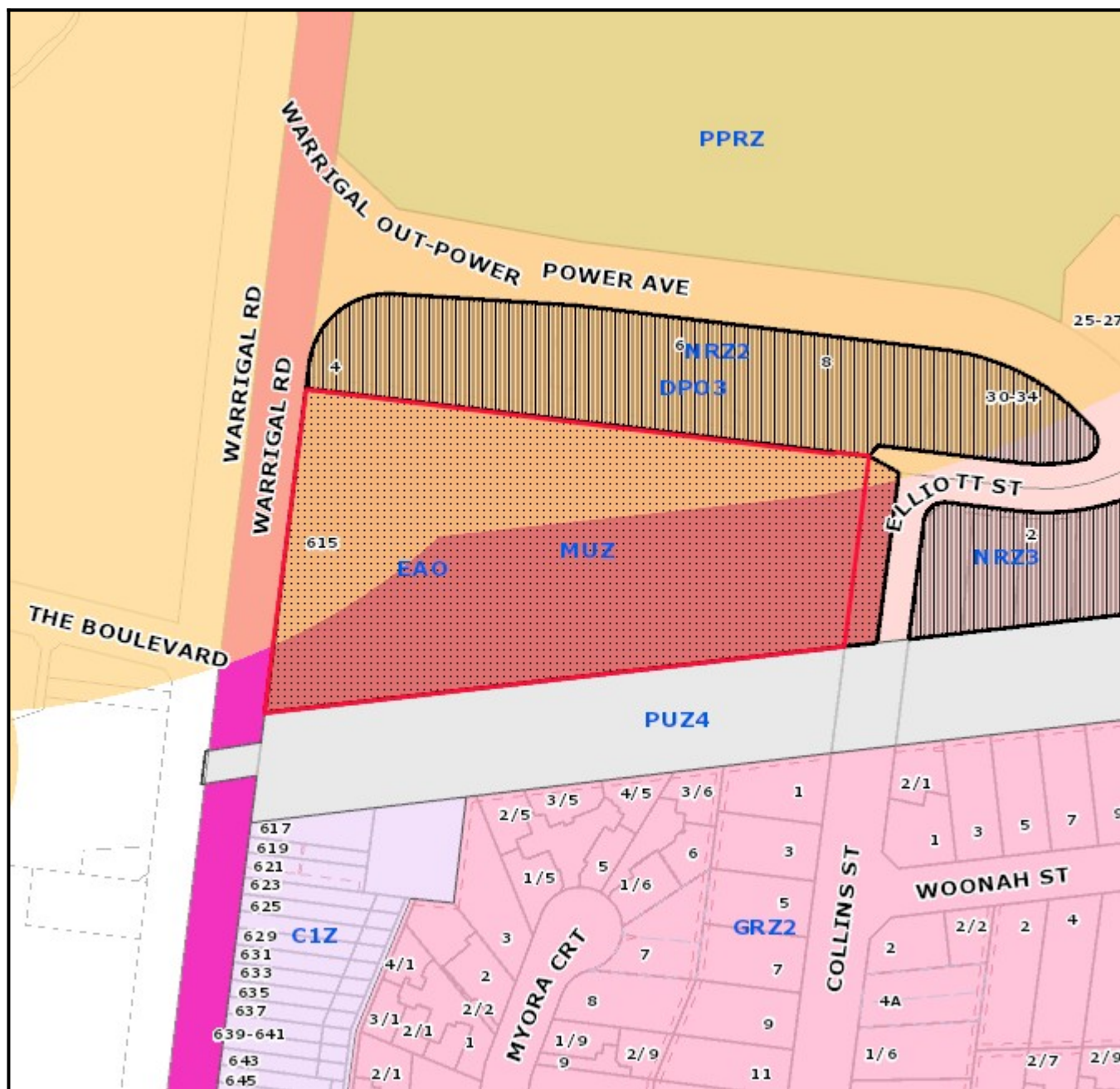
615 Warrigal Road, Ashwood

Attachment 2: 615 Warrigal Road, Ashwood





Planning Overlays and Zones



Legend

Planning Zones

C1Z	GRZ1	GRZ9	PCRZ	PUZ3	PUZ7	RGZ4	SUZ5
C2Z	GRZ2	IN1Z	PPRZ	PUZ4	RDZ1	SUZ2	SUZ6
CA	GRZ7	MUZ	PUZ1	PUZ5	RGZ1	SUZ3	UFZ
CDZ1	GRZ8	NRZ1	PUZ2	PUZ6	RGZ2	SUZ4	

Planning Overlays

LSIO / SBO	DDO	DPO
NCO	VPO	PO
PAO	HO	
EAO	IPO	



1:2000

Address

615 Warrigal Road ASHWOOD VIC 3147

