365 PRINCES HWY | OFFICER

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LEGEND

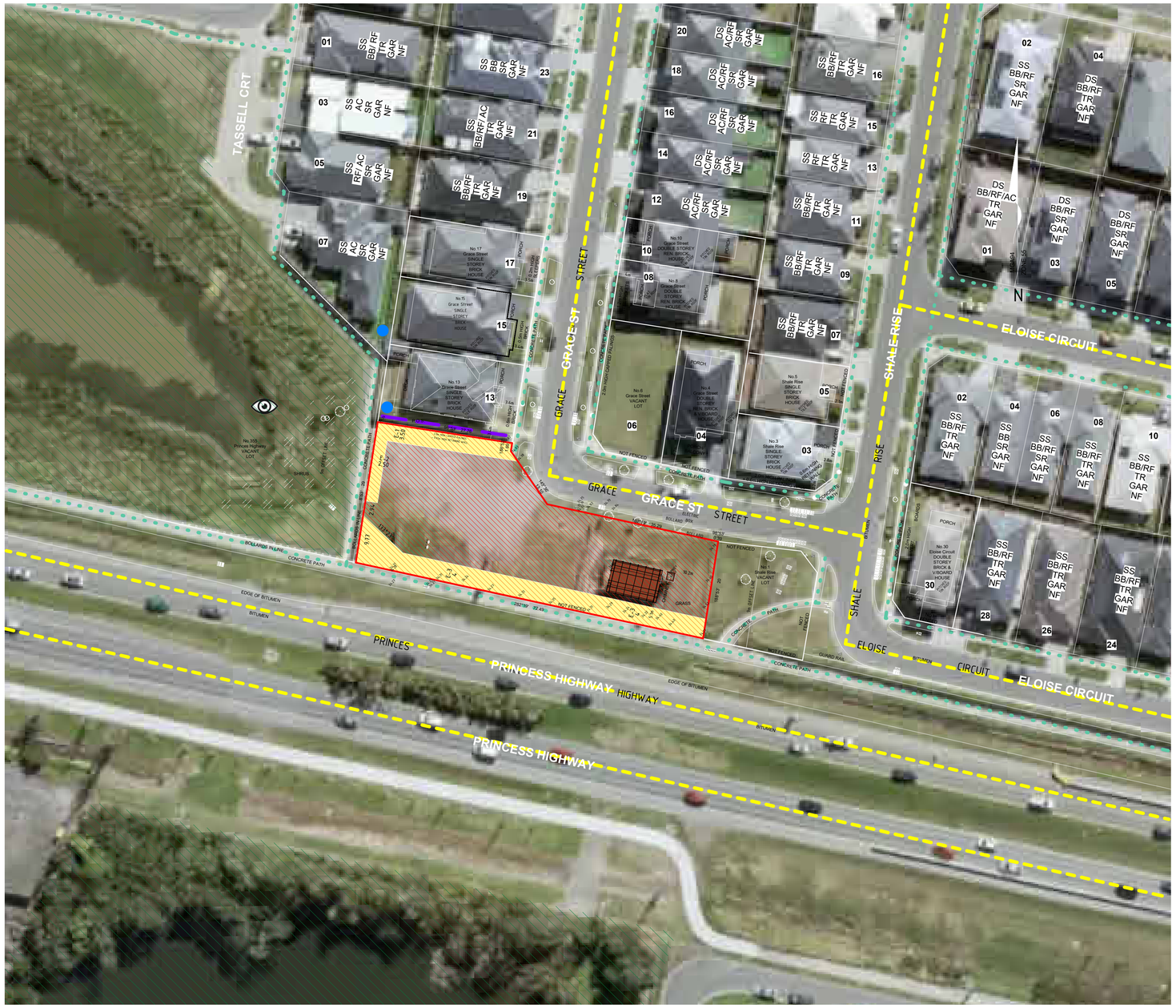
- SUBJECT SITE
- NEIGHBOURING DEVELOPMENT SITES
- LOCAL RECREATION & AMENITIES
- CAR TRAFFIC
- PEDESTRIAN TRAFFIC
- SPOS
- OVERLOOKING
- VIEWS
- PROPERTY EASEMENT

ABREVIATIONS

SS	SINGLE STOREY
DS	DOUBLE STOREY
BB	BRICK VENEER
WB	WEATHERBOARD
RF	RENDER FINISH
AC	ARCHITECTURAL CLADDING
TR	TILED FINISH
SR	SHEEET ROOFING
GAR	GARAGE
CP	CARPORT
HF	HIGH FENCE
LF	LOW FENCE
NF	NO FENCE

AMENITIES + SERVICES SCHEDULE

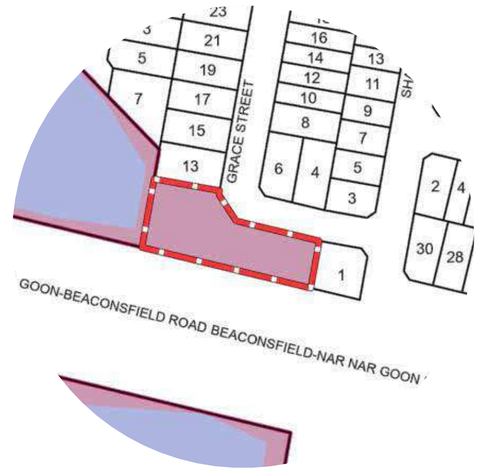
EDUCATION	KILOMETERS
• ST BRIGID'S CATHOLIC PS	500 m
• OFFCIER PS	600 m
• BERWICK GRAMMAR	1.1 km
SHOPPING AMENITIES:	
• WOOLWORTHS OFFICER	2.9 km
• ALDI BEACONSFIELD	3.4 km
• COLES PAKENHAM	4.7 km
PUBLIC TRANSPORT:	
• TIMBERTOP BLVD (BUS 926)	350m
• BAYVIEW RD (BUS 926)	290m
• OFFICER TRAIN STATION	1.4 km
RECREATION:	
• OFFCIER REC RESERVE	1.5 km
• HICKS RESERVE	1.7 km
• GILBERT RESERVE	1 km
MEDICAL/ HEALTH:	
• OFFICER FAMILY CLINIC	3.2 km
• RISE MEDICAL CENTRE	2.4 km
• MONASH HEALTH	10.4 km



OVERLAY PLAN

HO - Heritage Overlay

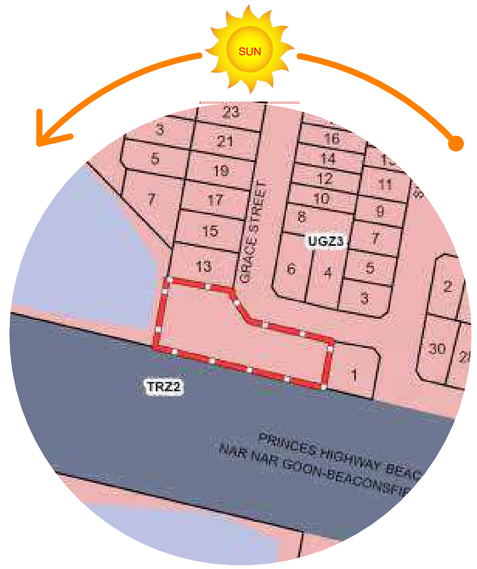
Water area



PLANNING MAP

APPROX 150m RADIUS FROM SITE

WALK SCORE:
20 OUT OF 100
(WALKSCORE.COM)



PLANNING MAP

APPROX 150m RADIUS FROM SITE

PLANNING CONTROLS:

TRZ2 - Principal Road Network

UGZ - Urban Growth

Water area

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Project
James Hicks Pottery Site - Kiln
365 Princes Hwy, Officer VIC 3809

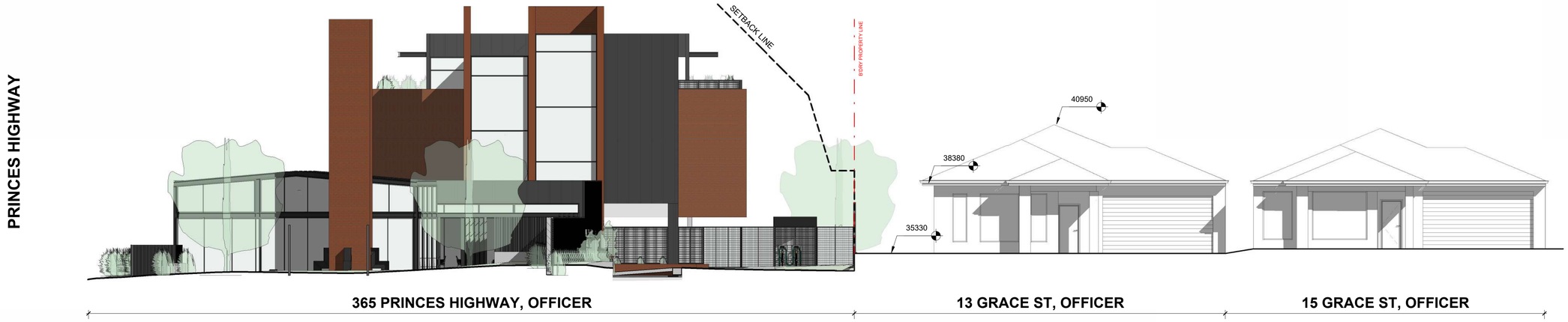
Clients / Developers
James Hicks Pottery Site Pty Ltd

Drawing Title
Neighbourhood Context Plan
As indicated @ A1 Format

Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-01

2021.000



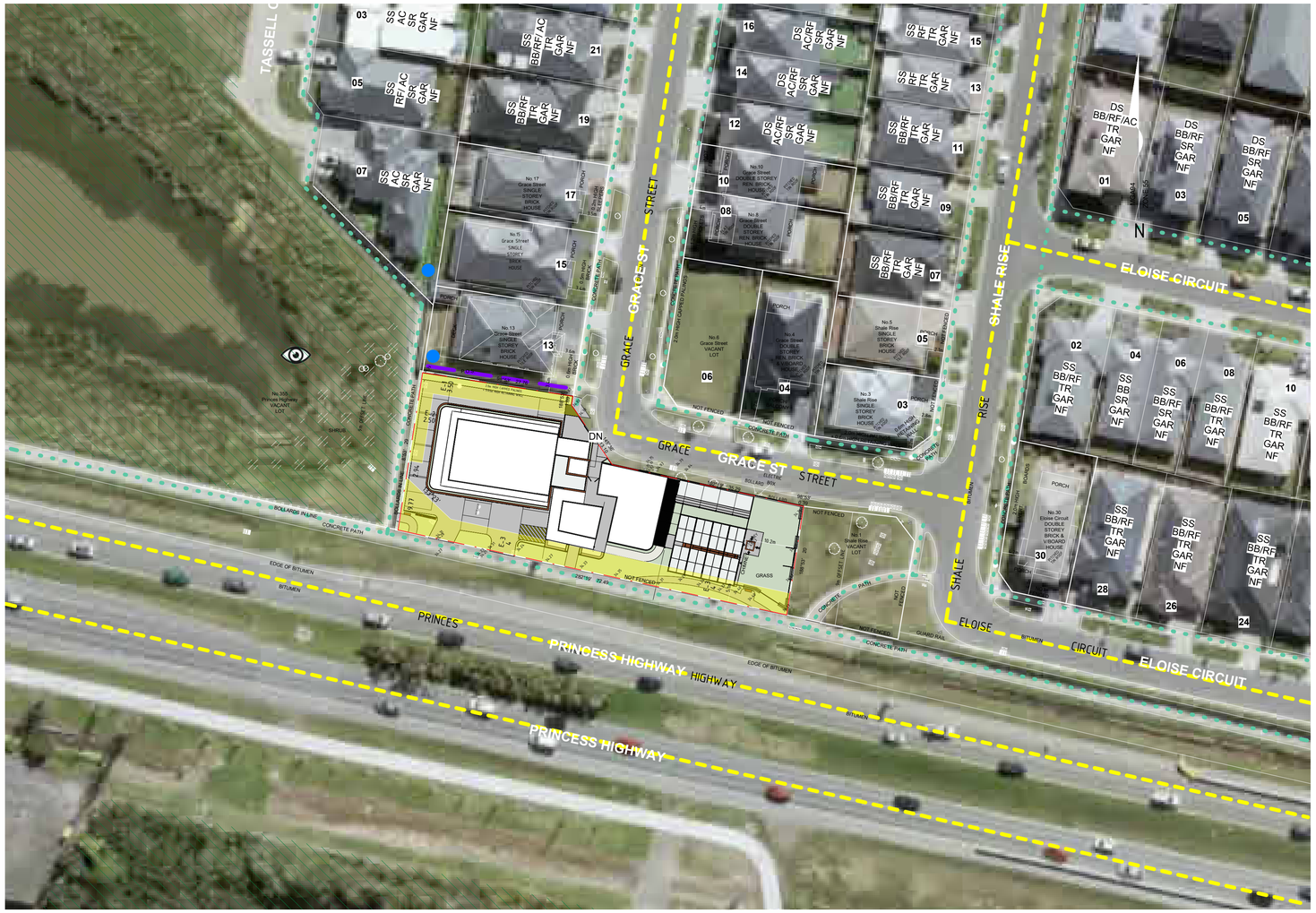
Design Response

THE DEVELOPMENT OF 365 PRINCES HWY, OFFICER RESPONDS RESPECTFULLY TO THE EXISTING KILN AND IT'S HISTORY. BY USING SIMILAR MATERIALS AND MASSING STYLES, THE DEVELOPMENT PAYS HOMAGE TO WHAT THE SITE USE TO BE.

THE PROPOSED OFFICE AND HOSPITALITY USE WILL GENERATE LIFE BACK INTO WHAT ONCE WAS A BUSTLING JAMES HICKS POTTERY SITE. AS SOON AS YOU APPROACH THE SITE FROM THE EAST AN ELEVATOR SHAFT RESEMBLING THE KILN CHIMNEY ITSELF WILL CATCH YOUR EYE AS WELL AS THE EXISTING CHIMNEY ITSELF. AS YOU ENTER FROM THE WEST YOUR EYES WILL BE DRAWN TO A BRICK OFFICE BUILDING REFLECTING THE EXISTING BUILDINGS ON SITE.

THE SHINING MATERIAL IN THIS DEVELOPMENT IS THE BRICK WORK ON THE OFFICE AND ELEVATOR SHAFT. REFLECTING THE EXISTING KILN BUILDING AND CHIMNEY THIS SHOWS A RESPECT FOR THE PAST BUT ALSO BRINGING TOGETHER THE NEW AND OLD. A POD DESIGN WITH DARK METALS AND GLAZING CREATES THAT MODERN FEEL AT THE SAME TIME. ELEMENTS SUCH AS TIMBER SLATS AND EXTENSIVE LANDSCPAING HAVE BEEN ADDED TO FURTHER SOFTEN THE SITE.

IN RESPONSE TO THE NEIGHBOURHOOD CHARACTER, THE PROPOSED DEVELOPMENT ENSURES VISUAL BULK, HEIGHT AND SITING IS MAINTAINED. THE ACTIVIATION OF THIS SITE WILL BRING PEOPLE INTO THIS ONCE DESERTED PROPERTY AND BRING LIFE BACK TO THE KILN



Google Maps Street View Images

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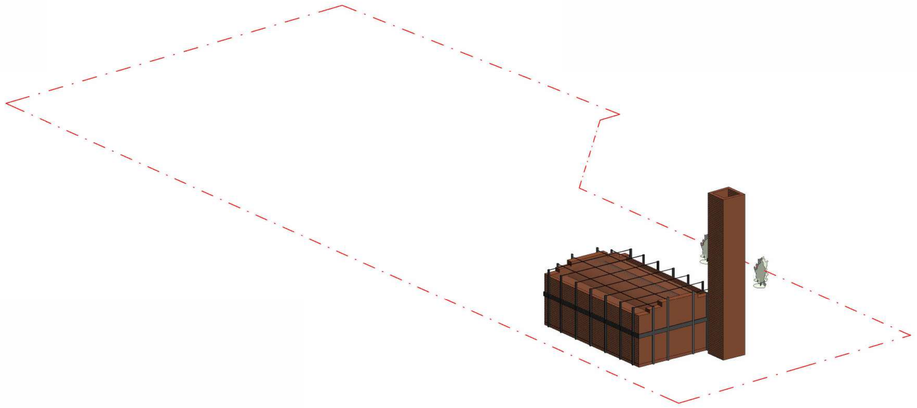
James Hicks Pottery Site - Kiln
365 Princes Hwy, Officer VIC 3809

Clients / Developers
James Hicks Pottery Site Pty Ltd

Drawing Title
Design Response
As indicated @ A1 Format

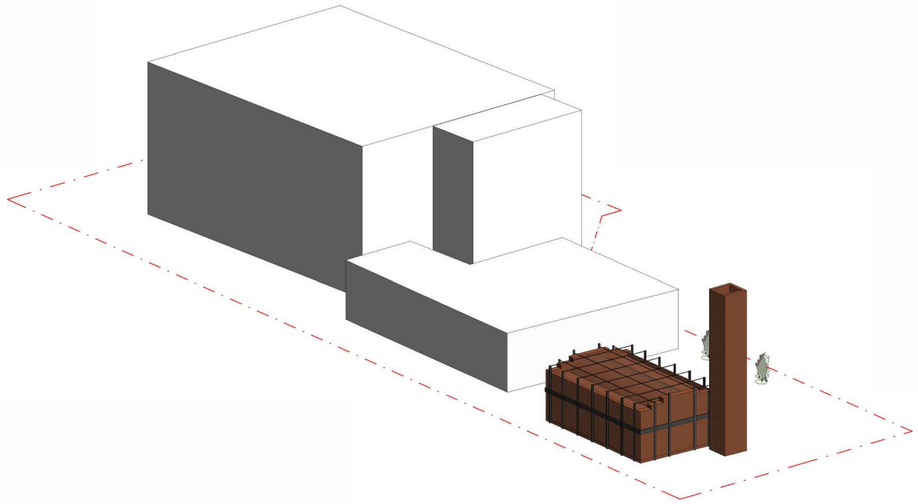
Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-02
2021.000



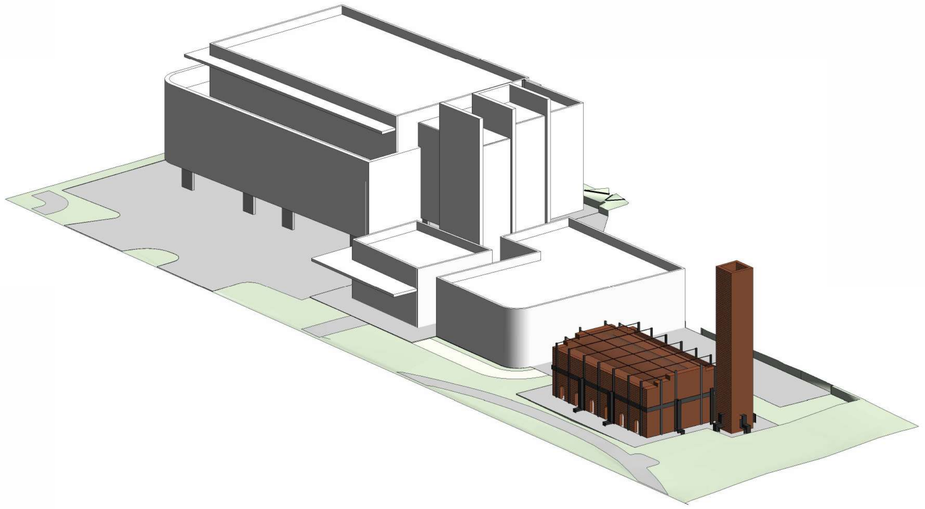
Existing Built Form

The existing kiln is set in the outer suburb of Officer. Dating back to the 1880's, the kiln was once a hustling and bustling James Hicks Pottery Site. This site provides great oppurtunity to re-activate the kiln by adding hospitalty and office spaces to the previously abandoned site. This proposal will enhance the streetscape and provide further typologies to an emerging area.



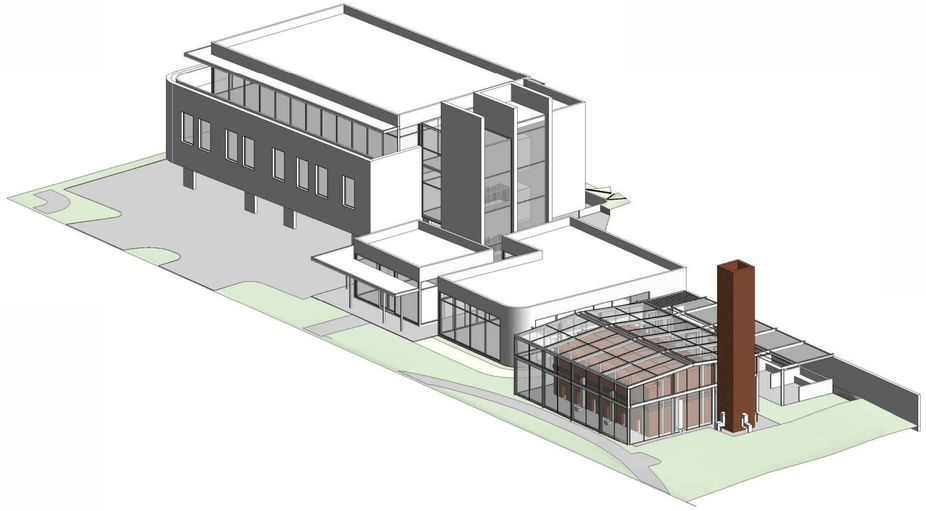
Proposed Massing

The proposed building envelope to the site is at a 3 storey scale and follows the natural typography of the land. A provsion for a lft is added for access to the 3 storey massing. Additonal single storey provisions have been made to explore a hospitality area.



Architectural Form

In order to reduce visual impact we introduced recessed building forms and seperate pod design. For the 3 storey massing we setback the upper floor within the building and introduced a pillor design on the ground level for a carpark provision. This draws your eyes to th middle console which will further be enhance with materiality. The addition of curves to the various complexes further softens the built form.



Layered Architecture & Embelishments

Arbours, windows and structural outdoor areas are added to further develope the site and draw traffic to certain areas. The heritage proposal of the kiln atrium both preserves the kiln but also show cases the heritage meaning of the building to the site.

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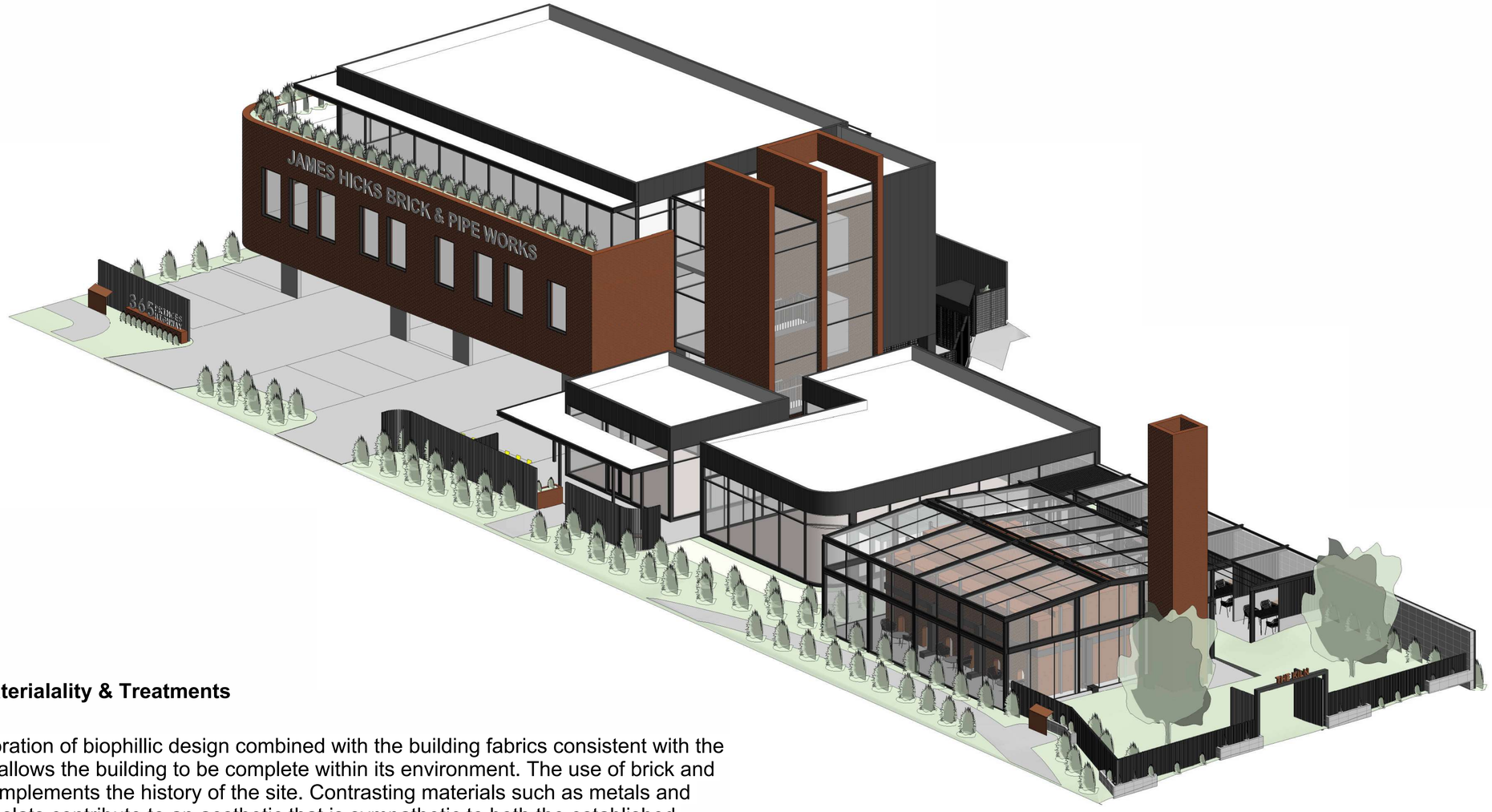
Clients / Developers
James Hicks Pottery Site Pty Ltd

Drawing Title
Site Methology (Page 1 of 2)
@ A1 Format

Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-03

2021.000



Applied Materialality & Treatments

The incorporation of biophillic design combined with the building fabrics consistent with the site history allows the building to be complete within its environment. The use of brick and perfectly complements the history of the site. Contrasting materials such as metals and dark timber slats contribute to an aesthetic that is sympathetic to both the established architecture of the site and emerging forms in the area.

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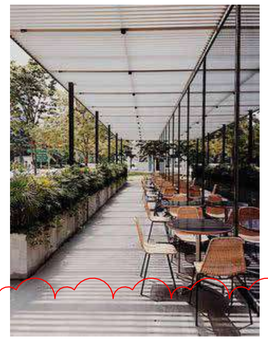
Drawing Title
Site Methology (Page 2 of 2)
@ A1 Format

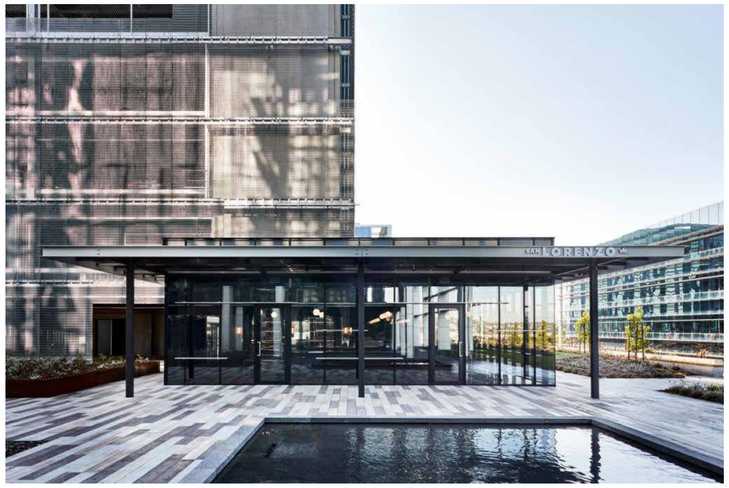
Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

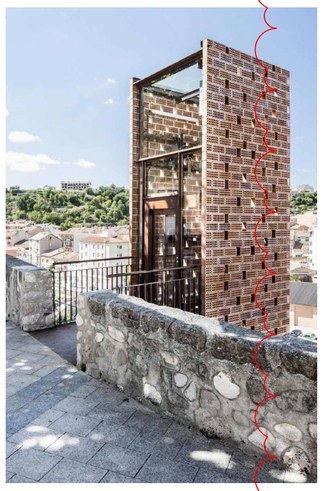
TP-04

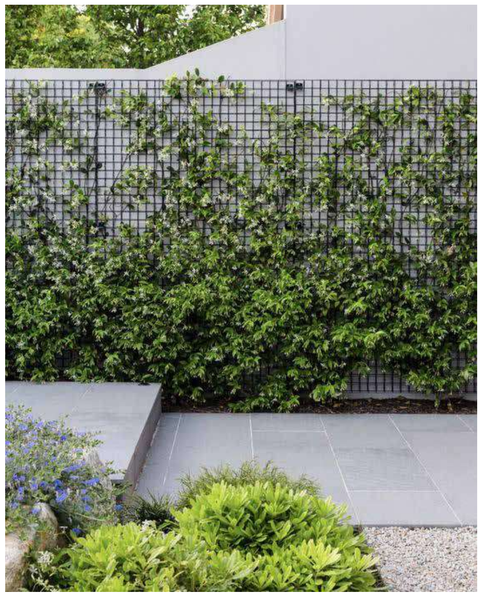
2021.000

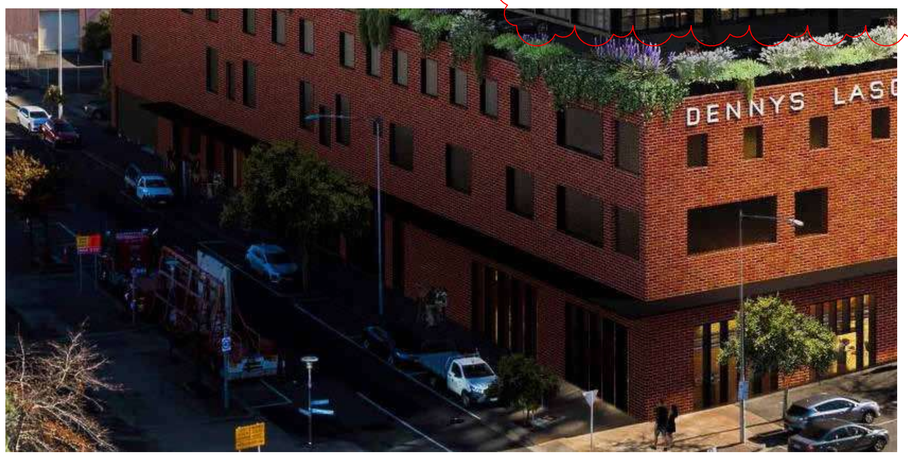
Design Look & Feel











“Architecture should speak of its time and place, but yearn for timelessness”
- Frank Gehry

FLOOR-PLATE AREAS

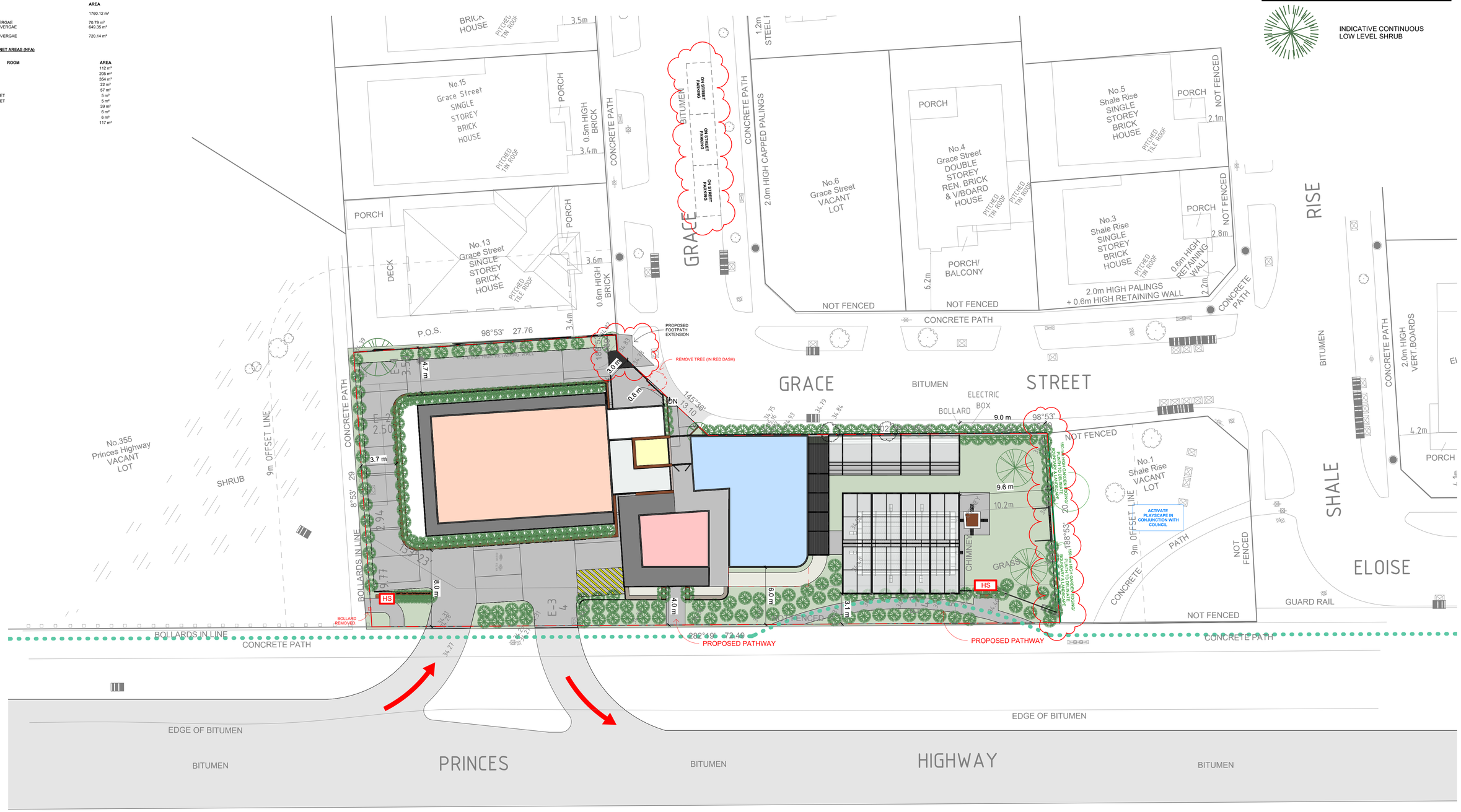
KEY	AREA
SITE:	1760.12 m²
EXISTING COVERGAE	70.79 m²
PROPOSED COVERGAE	649.35 m²
TOTAL SITE COVERGAE	720.14 m²

FLOOR PLATE NET AREAS (NFA)

ROOM	AREA
RESTAURANT	112 m²
OFFICE LVL 2	205 m²
OFFICE LVL 1	354 m²
KITCHEN	22 m²
KILN	57 m²
DISABLED TOILET	5 m²
DISABLED TOILET	5 m²
CAFE	39 m²
BATH	6 m²
BATH	6 m²
BALCONY	117 m²

LEGEND

INDICATIVE CONTINUOUS LOW LEVEL SHRUB



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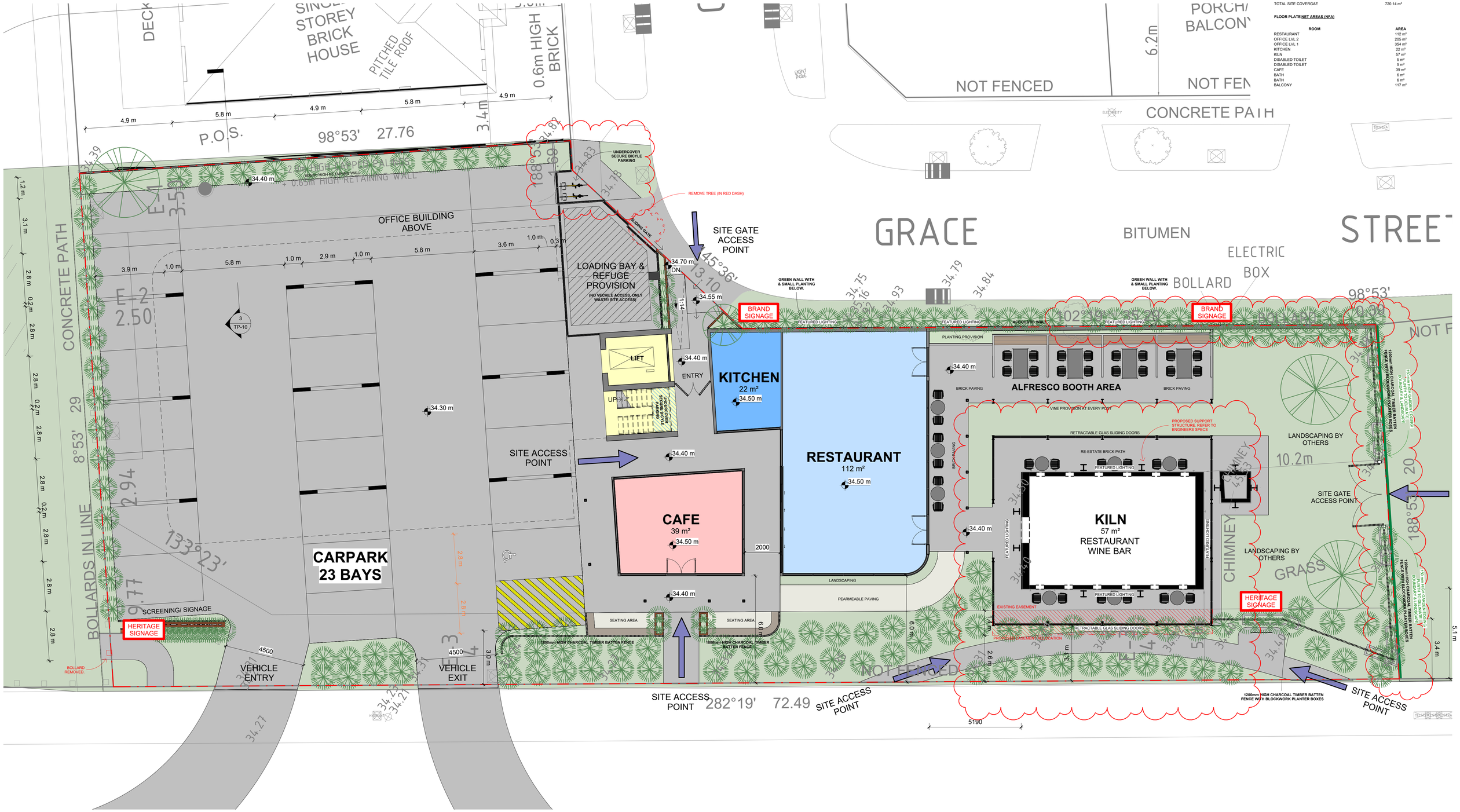
Drawing Title
Site Plan
As indicated @ A1 Format

Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-06

2021.000



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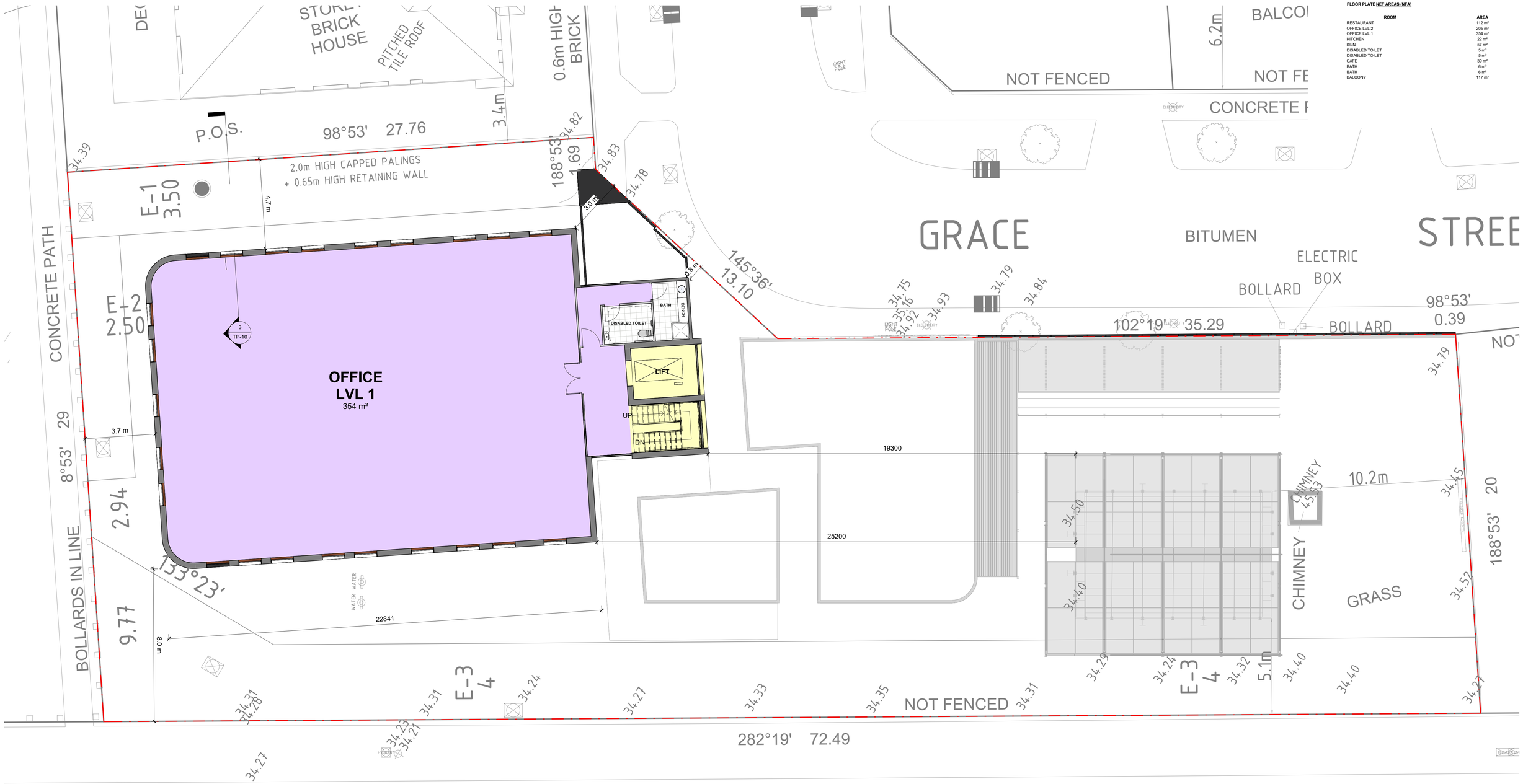
James Hicks Pottery Site Pty Ltd

Drawing Title
Ground Floor Plan
As indicated @ A1 Format

Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-07

2021.000



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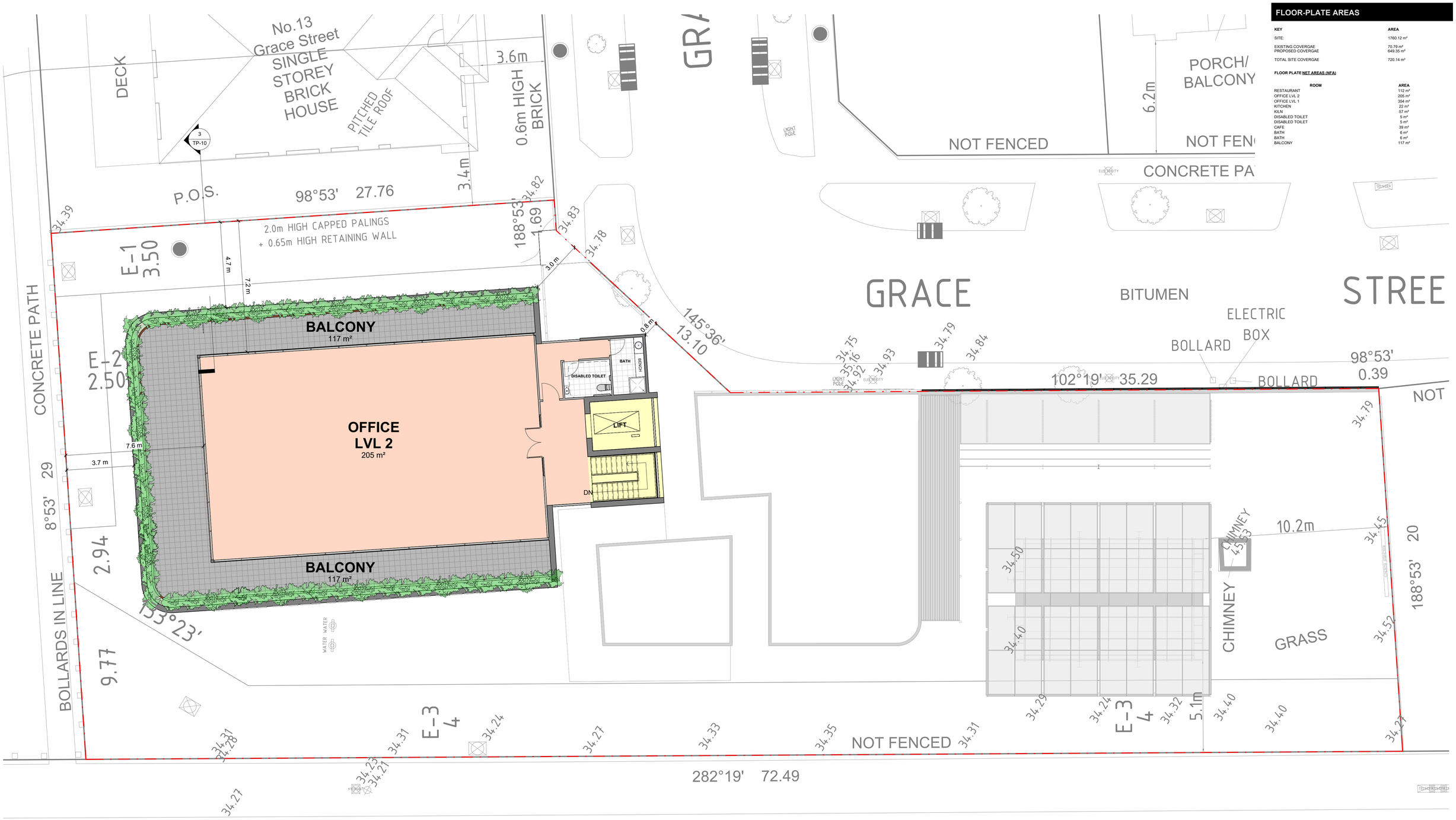
Drawing Title
Level 1 Floor Plan
As indicated @ A1 Format

Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-08

2021.000



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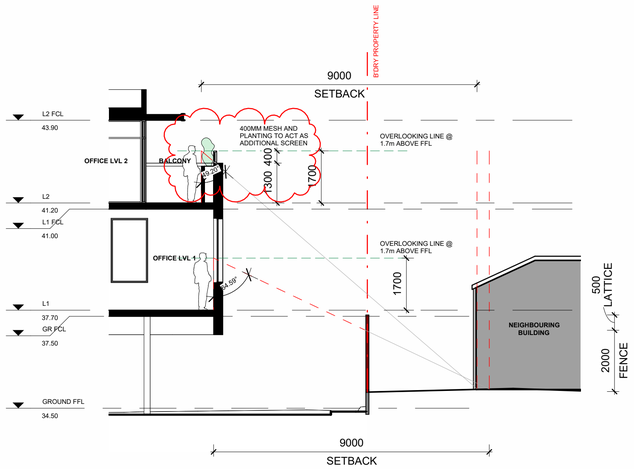
Drawing Title
Level 2 Floor Plan
As indicated @ A1 Format

Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-09

2021.000

West Elevation
1 : 100



Overlooking Diagram
1 : 100

MATERIALS SCHEDULE

01		COLORBOND STANDING SEAM ROOF CLADDING IN MEDIUM GREY COLOUR FINISH
02		SELECTED BRICK, IN BROWN/ RED COLOUR OR SIMILAR
03		TIMBER BATTENS IN CHARCOAL FINISH
04		STEEL BEAMS IN MATTE BLACK FINISH
05		CLEAR GLAZING WITH MATTE BLACK FRAMING
06		STEEL MESH (BLACK) PLANTER SCREENING FIXED TO BOND STACK BLOCK WORK IN GREY FINISH
07		COLORBOND STANDING SEAM CLADDING IN 'MONUMENT' OR SIMILAR.

TREATMENT NOTES

RAINWATER FIXTURES (FASCIAS, GUTTERS, DOWN-PIPES & THE LIKE) TO BE OF COLORBOND STEEL AND FINISHED IN 'MONUMENT' OR COLOUR SIMILAR

ALUMINIUM FRAMED WINDOW & DOOR SYSTEMS, POWDERCOAT FINISH IN COLORBOND 'MONUMENT' OR SIMILAR COLOUR FINISH

South Elevation
1 : 100

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Drawing Title
Development Elevations Page 1 of 2
As indicated @ A1 Format

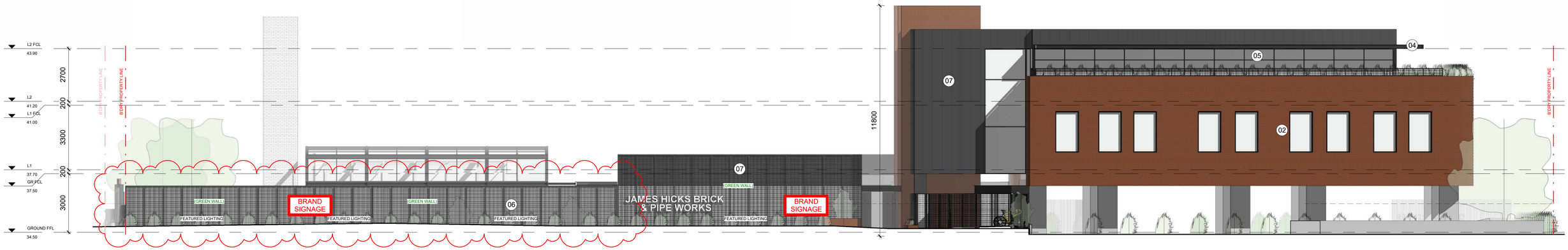
Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-10

2021.000

East Elevation
1 : 100

East Elevation (Internal)
1 : 100



North Elevation
1 : 100

MATERIALS SCHEDULE

01	COLORBOND STANDING SEAM ROOF CLADDING IN MEDIUM GREY COLOUR FINISH
02	SELECTED BRICK, IN BROWN/ RED COLOUR OR SIMILAR
03	TIMBER BATTENS IN CHARCOAL FINISH
04	STEEL BEAMS IN MATTE BLACK FINISH
05	CLEAR GLAZING WITH MATTE BLACK FRAMING
06	STEEL MESH (BLACK) PLANTER SCREENING FIXED TO BOND STACK BLOCK WORK IN GREY FINISH
07	COLORBOND STANDING SEAM CLADDING IN 'MONUMENT' OR SIMILAR.

TREATMENT NOTES

RAINWATER FIXTURES (FASCIAS, GUTTERS, DOWN-PIPES & THE LIKE) TO BE OF COLORBOND STEEL AND FINISHED IN 'MONUMENT' OR COLOUR SIMILAR

ALUMINIUM FRAMED WINDOW & DOOR SYSTEMS, POWDERCOAT FINISH IN COLORBOND 'MONUMENT' OR SIMILAR COLOUR FINISH

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Project
James Hicks Pottery Site - Kiln
365 Princes Hwy, Officer VIC 3809

Clients / Developers
James Hicks Pottery Site Pty Ltd

Drawing Title
Development Elevations Page 2 of 2
As indicated @ A1 Format

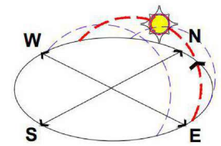
Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-11

2021.000

SHADOW CAST KEY

PROPOSED CAST



SEPTEMBER EQUINOX

DATE: SEPT 22.
SEASON: SEPT EQUINOX
SCALE: 1:100

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Project
James Hicks Pottery Site - Kiln
365 Princes Hwy, Officer VIC 3809

Clients / Developers
James Hicks Pottery Site Pty Ltd

Drawing Title
Shadow Diagram (9am Equinox)
As indicated @ A1 Format

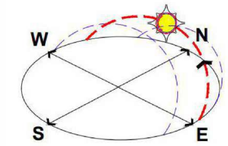
Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-12

2021.000

SHADOW CAST KEY

PROPOSED CAST



SEPTEMBER EQUINOX

DATE: SEPT 22.
SEASON: SEPT EQUINOX
SCALE: 1:100

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Project
James Hicks Pottery Site - Kiln
365 Princes Hwy, Officer VIC 3809

Clients / Developers
James Hicks Pottery Site Pty Ltd

Drawing Title
Shadow Diagram (12pm Equinox)
As indicated @ A1 Format

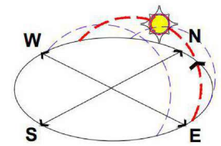
Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-13

2021.000

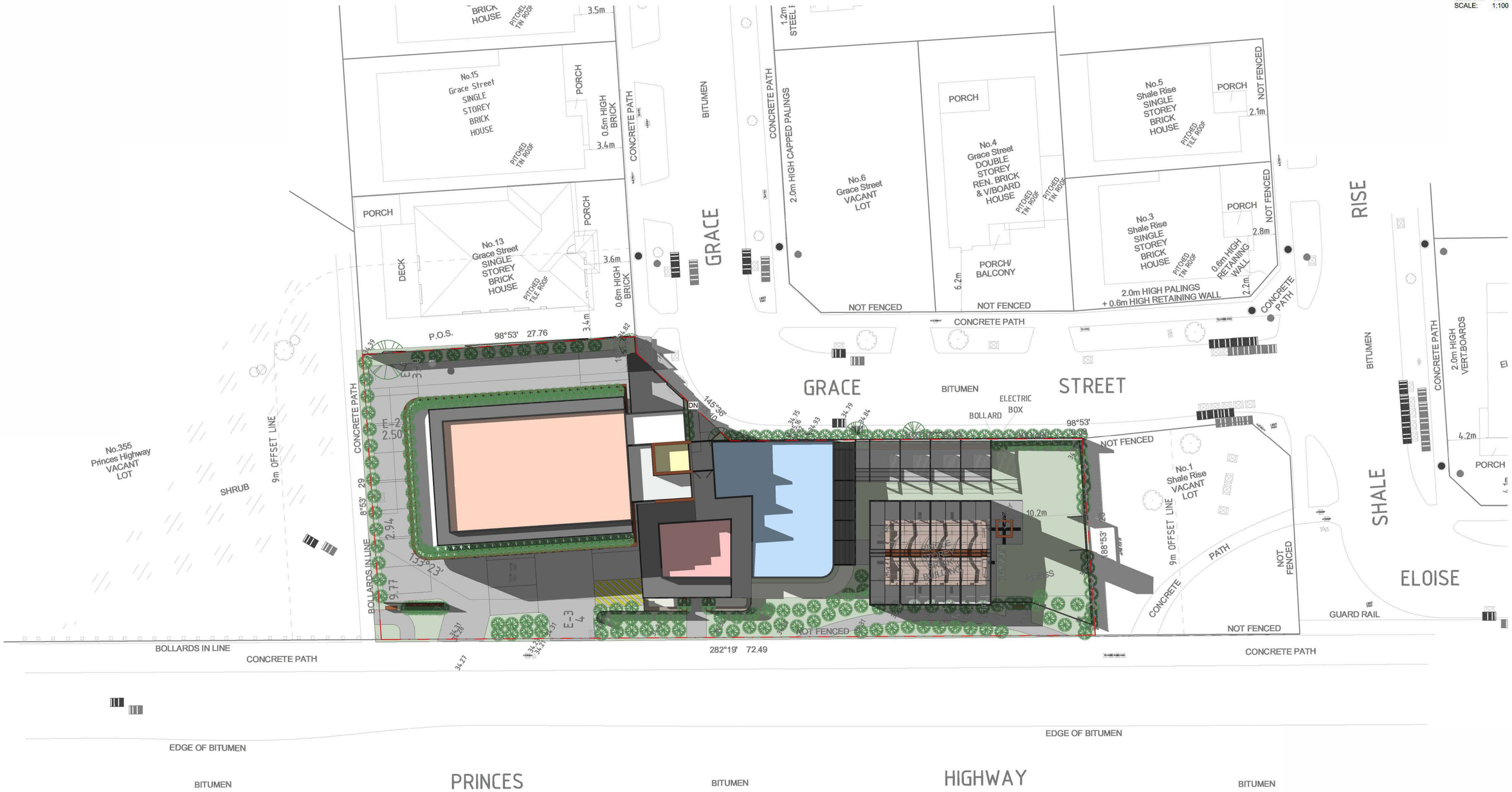
SHADOW CAST KEY

PROPOSED CAST



SEPTEMBER EQUINOX

DATE: SEPT 22.
SEASON: SEPT EQUINOX
SCALE: 1:100



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Project
James Hicks Pottery Site - Kiln
365 Princes Hwy, Officer VIC 3809

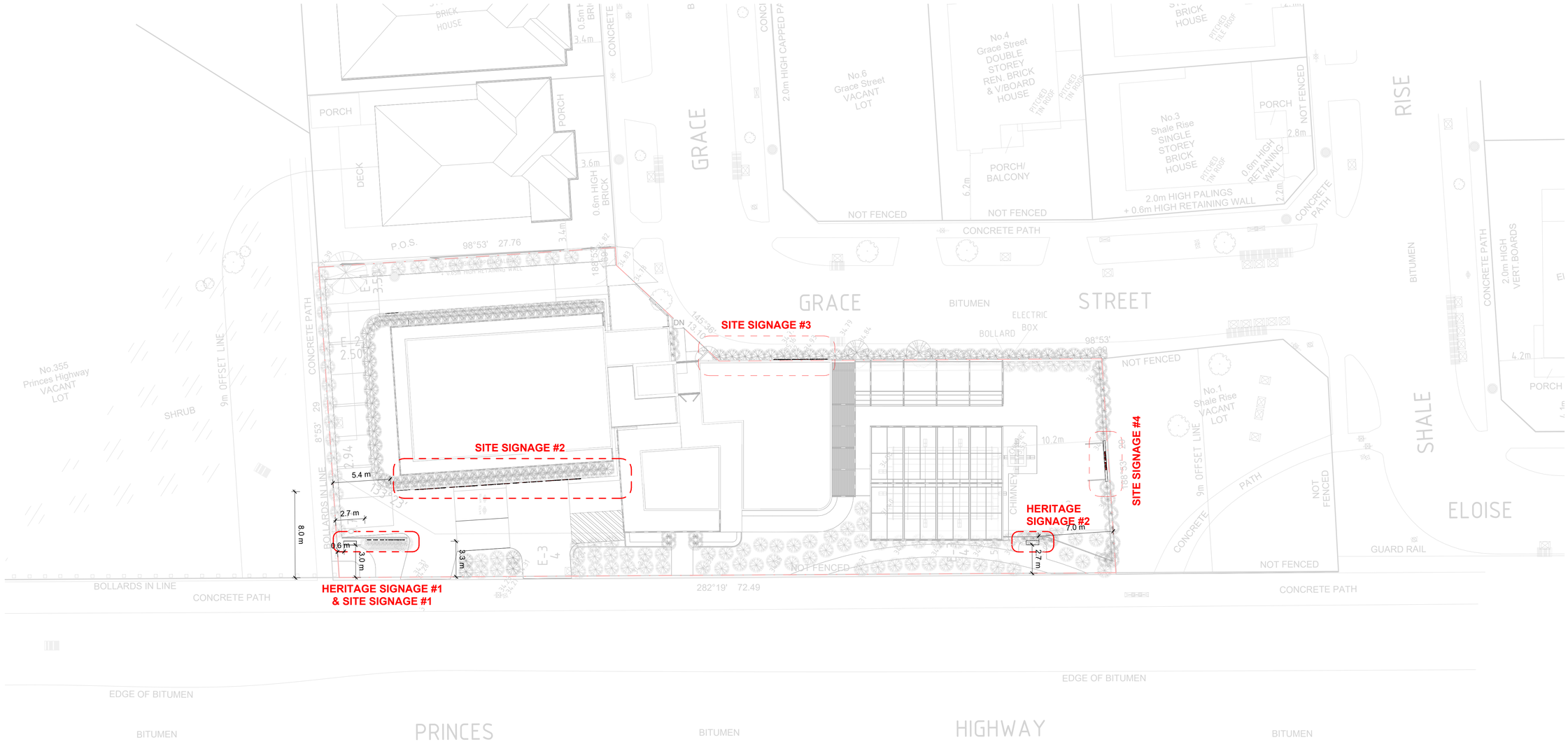
Clients / Developers
James Hicks Pottery Site Pty Ltd

Drawing Title
Shadow Diagram (3pm Equinox)
As indicated @ A1 Format

Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-14

2021.000



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Project
James Hicks Pottery Site - Kiln
365 Princes Hwy, Officer VIC 3809

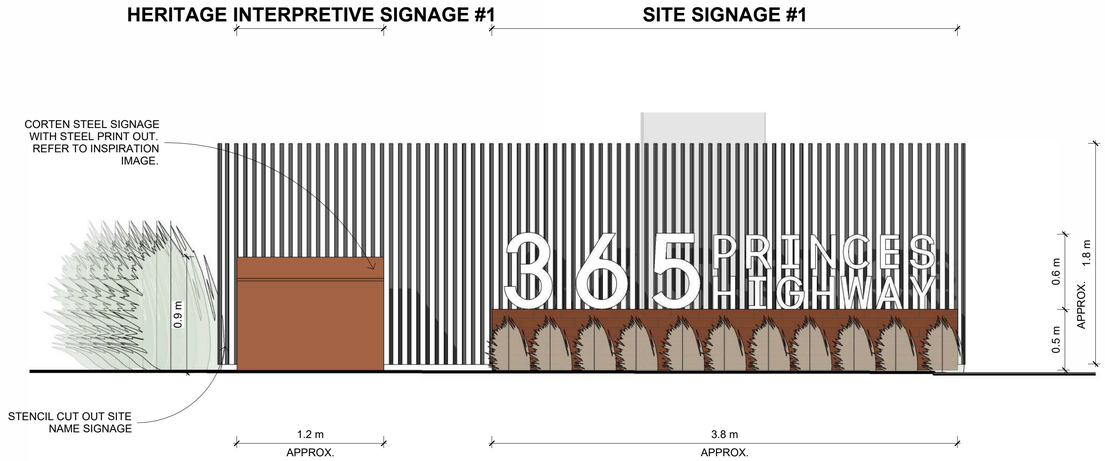
Clients / Developers
James Hicks Pottery Site Pty Ltd

Drawing Title
Signage Site Plan
1 : 200 @ A1 Format

Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

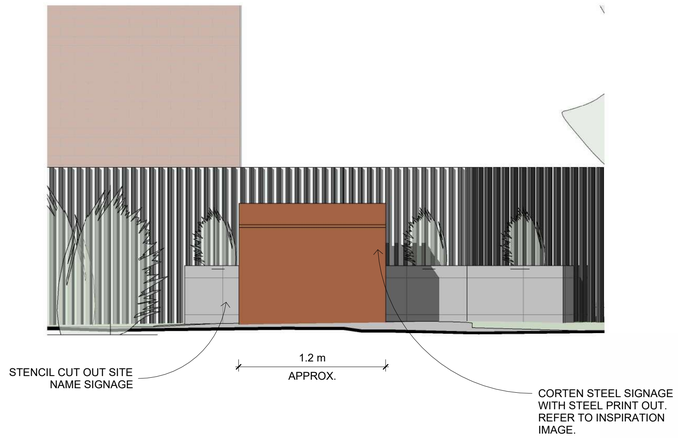
TP-15

2021.000



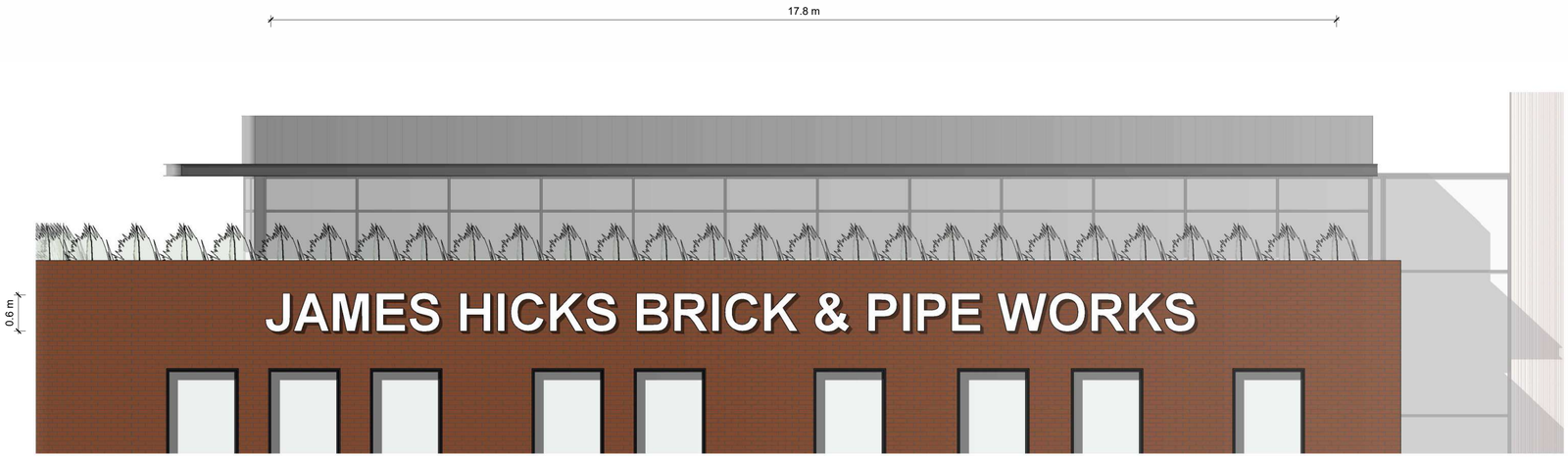
Elevation - HERITAGE INTERPRETIVE SIGNAGE #1 & SITE SIGNAGE #1

1 : 25



Elevation - HERITAGE INTERPRETIVE SIGNAGE #2

1 : 25



Elevation - SITE SIGNAGE #2

1 : 50

SIGNAGE DETAILS

SITE SIGNAGE #1

DIMENSIONS:	3.8m W X 1.1m H X 0.2m D		APPROX.
SURFACE AREA:	4.2m²	APPROX.	
ABOVE GROUND:	0.5m	APPROX.	
PROJECTION:	50cm		
ILLUMINATION:	LETTERING ITSELF LED MODULES HOURS: 8AM - 8PM		
COLOUR:	WHITE POWDER COATED		
FONT:	MANTI SANS FIXED DEMO		
MATERIAL:	STAINLESS STEEL FABRICATED, ACRYLIC INFILL		
LANDSCAPING:	HEAVY LOW LYING NATIVE PLANTING		
STRUCTURE/ INSTALLATION:	UP RIGHT, STEEL SUPPORTED		

SITE SIGNAGE #2

DIMENSIONS:	17.8m W X 0.6m H X 0.1m D		APPROX.
SURFACE AREA:	11.5m²	APPROX.	
ABOVE GROUND:	7.0m	APPROX.	
PROJECTION:	100cm		
ILLUMINATION:	NO		
COLOUR:	WHITE POWDER COATED		
FONT:	MANTI SANS FIXED DEMO		
MATERIAL:	STEEL		
LANDSCAPING:	N/A		
STRUCTURE/ INSTALLATION:	STAND OFF, WALL MOUNTED		

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Project
James Hicks Pottery Site - Kiln
365 Princes Hwy, Officer VIC 3809

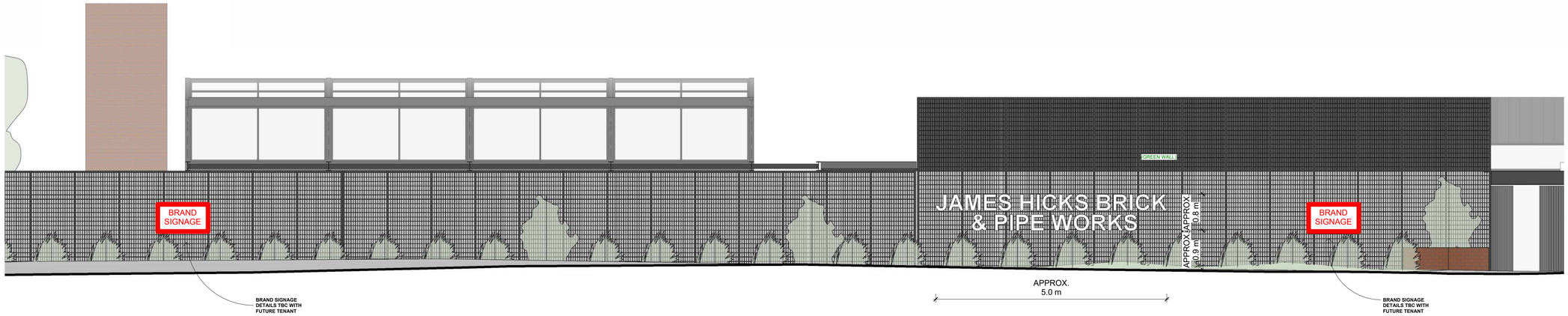
Clients / Developers
James Hicks Pottery Site Pty Ltd

Drawing Title
Signage Elevations & Details
As indicated @ A1 Format

Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

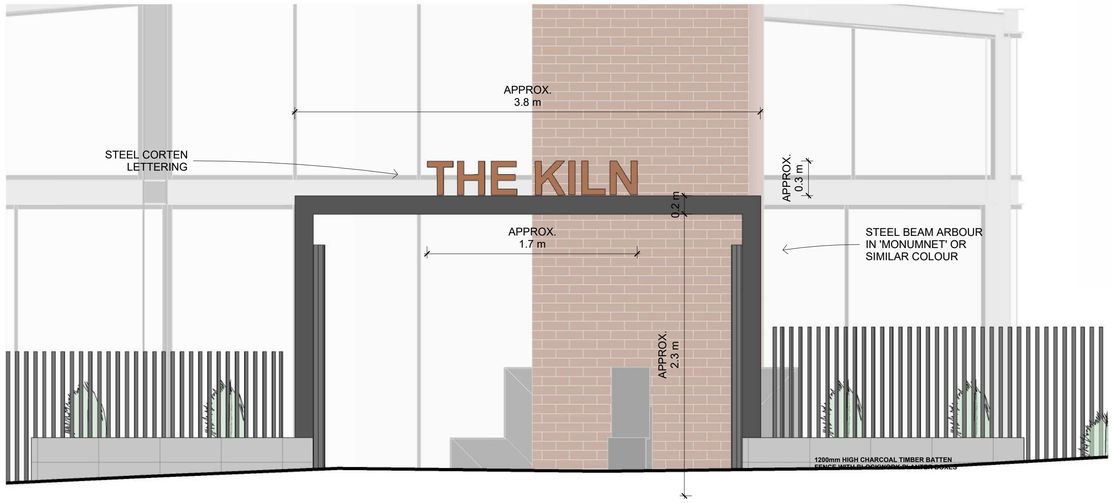
TP-16

2021.000



Elevation - SITE SIGNAGE #3

1 : 50



Elevation - SITE SIGNAGE #4

1 : 25

SIGNAGE DETAILS

SITE SIGNAGE #4

DIMENSIONS:	5.0m W X 0.8m H X 0.1m D	APPROX.
SURFACE AREA:	3.5m²	APPROX.
ABOVE GROUND:	**0.9**m	APPROX.
PROJECTION:	10cm	
ILLUMINATION:	BEHIND LETTERING ITSELF LED MODULES HOURS: 8AM - 8PM	
COLOUR:	WHITE POWDER COATED	
FONT:	MANTI SANS FIXED DEMO	
MATERIAL:	STAINLESS STEEL FABRICATED, ACRYLIC INFILL	
LANDSCAPING:	HEAVY LOW LYING NATIVE PLANTING	
STRUCTURE/ INSTALLATION:	WALL FIXED STEEL	

SITE SIGNAGE #4

DIMENSIONS:	1.7m W X 0.3m H X 0.1m D	APPROX.
SURFACE AREA:	0.4m²	APPROX.
ABOVE GROUND:	2.3m	APPROX.
PROJECTION:	10cm	
ILLUMINATION:	NO ILLUMINATION	
COLOUR:	CORTEN STEEL	
FONT:	MANTI SANS FIXED DEMO	
MATERIAL:	CORTEN STEEL	
LANDSCAPING:	HEAVY LOW LYING NATIVE PLANTING	
STRUCTURE/ INSTALLATION:	UP RIGHT, STEEL SUPPORTED	

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Project
James Hicks Pottery Site - Kiln
365 Princes Hwy, Officer VIC 3809

Clients / Developers
James Hicks Pottery Site Pty Ltd

Drawing Title
Signage Elevations & Details
As indicated @ A1 Format

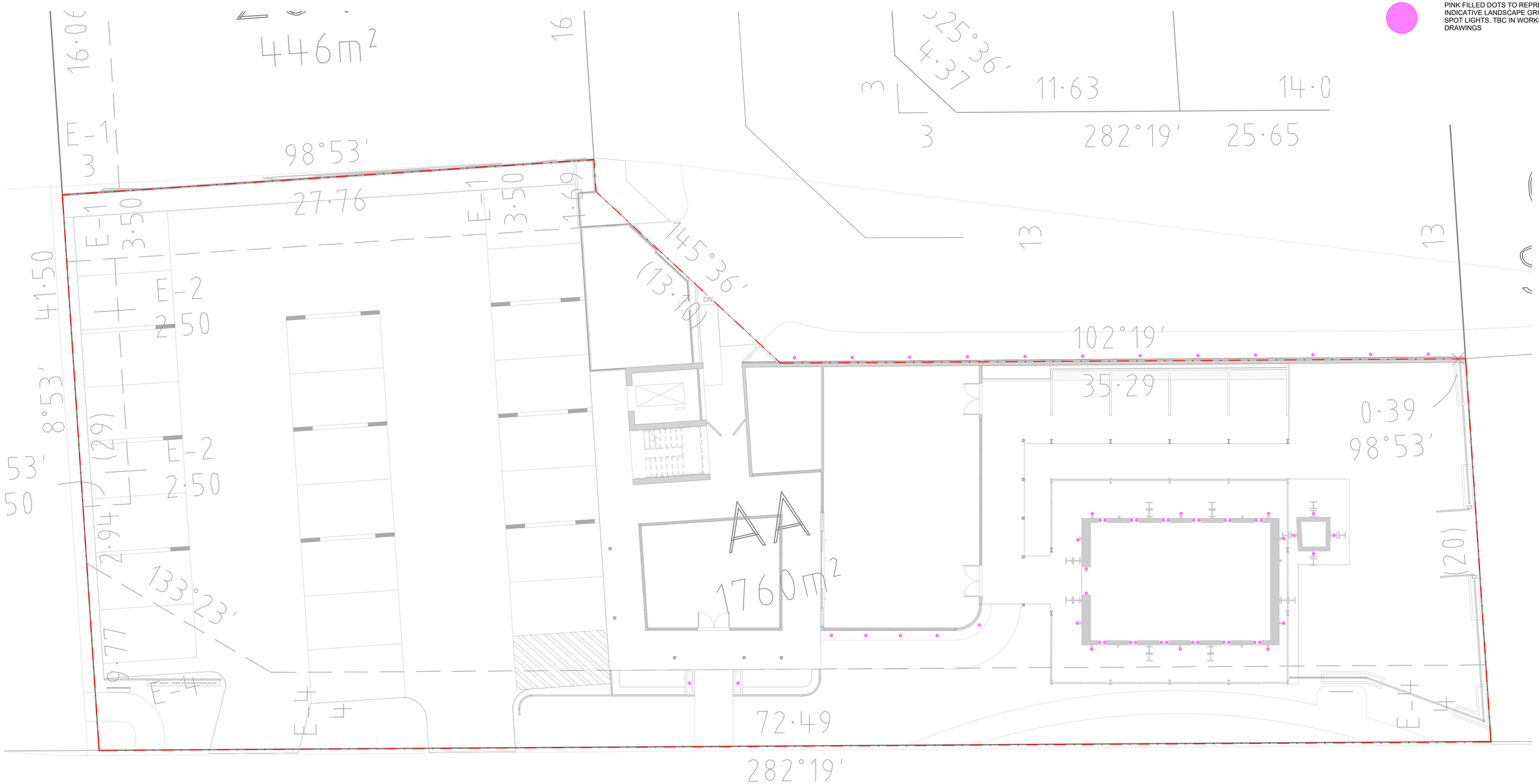
Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-17

2021.000

LEGEND

PINK FILLED DOTS TO REPRESENT INDICATIVE LANDSCAPE GROUND SPOT LIGHTS. TBC IN WORKING DRAWINGS



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Project
James Hicks Pottery Site - Kiln
365 Princes Hwy, Officer VIC 3809

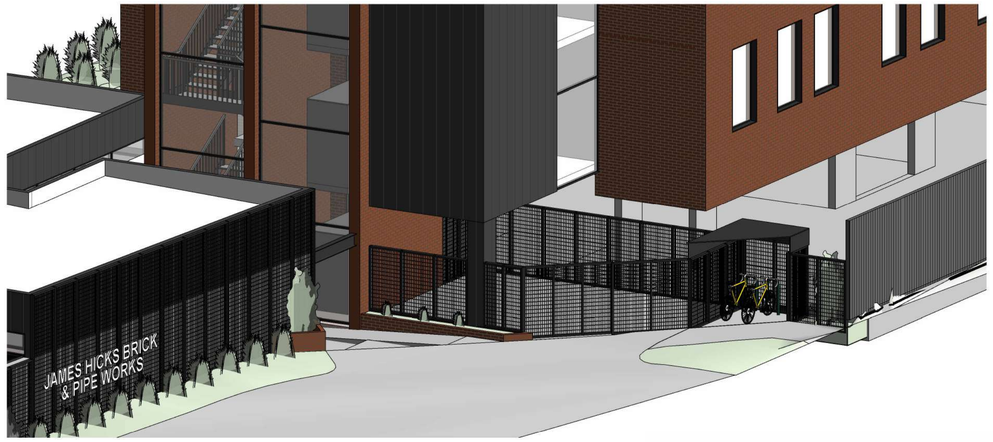
Clients / Developers
James Hicks Pottery Site Pty Ltd

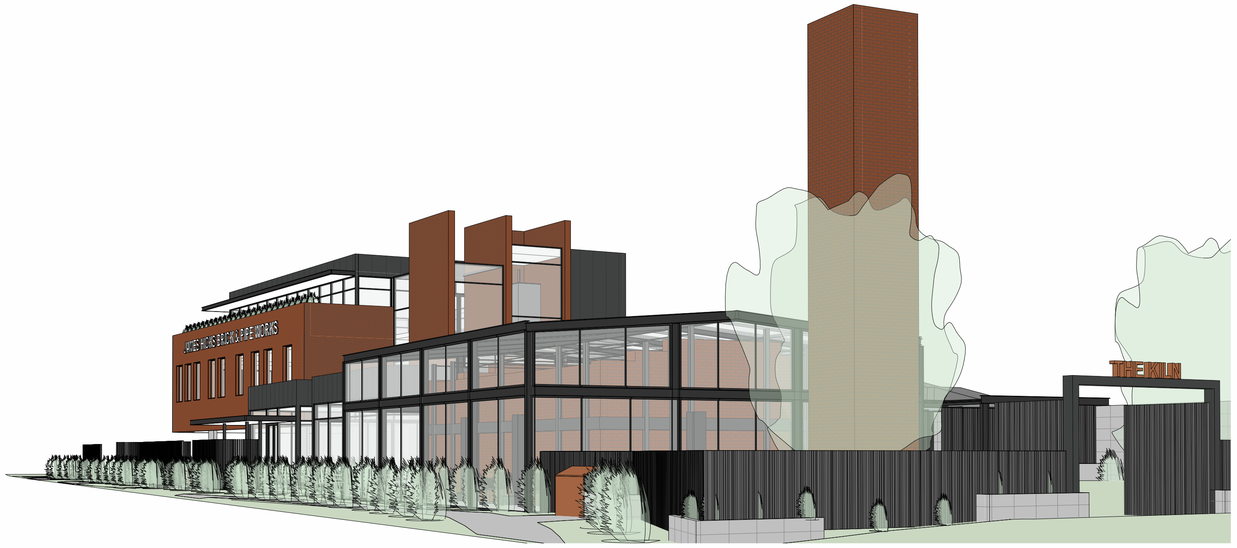
Drawing Title
Electrical Landscape Plan
As indicated @ A1 Format

Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-18

2021.000





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James Hicks Pottery Site - Kiln
365 Princes Hwy, Officer VIC 3809

Clients / Developers
James Hicks Pottery Site Pty Ltd

Drawing Title
3D Perspectives
@ A1 Format

Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-19

2021.000

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Clients / Developers
James Hicks Pottery Site Pty Ltd

Drawing Title
3D Perspectives
@ A1 Format

Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-20

2021.000

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Clients / Developers
James Hicks Pottery Site Pty Ltd

Drawing Title
3D Perspectives
@ A1 Format

Status
Town planning
Revision V2.6 | RFI Drawings | 25 November 2024

TP-21

2021.000

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