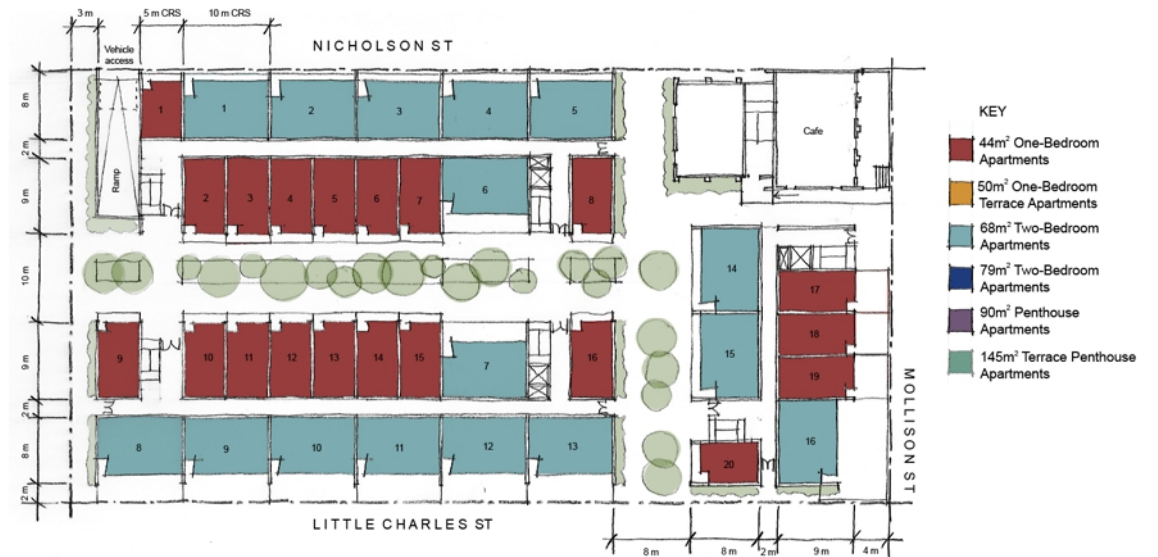


# RESIDENTIAL MULTISTORY DEVELOPMENT SKETCH DESIGN Nicholson St Apartments, Abbotsford, Vic



This was a design exercise for the land owner to identify the likely development potential for this site. It was illustrated in sales documents but not submitted to the planning process. Considerations included:

- Heritage value of each of the existing buildings
- Integration of retained buildings
- The developing inner-city character of Abbotsford
- Likely development intensity that might be achieved at VCAT
- Integrated planning consultant advice and real estate agent advice

Design features include:

- 142 apartments including 14 penthouse apartments with views of the CBD
- Laneway style external landscaped spaces for common use
- Cafe in the heritage building on the prominent street corner to act as social hub
- Maximum density used as premium sale value/m<sup>2</sup> units to show best yield for the site whilst respecting heritage and creating enjoyable living conditions

The client considered that the sale price achieved was significantly improved by this example design solution.



project datasheet

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