

ARCHITECTURAL STATEMENT

The proposed development is designed to achieve a contextually responsive and architecturally refined addition to its surroundings, with a strong emphasis on streetscape activation, built form articulation, and heritage integration. The design reinforces the character of the area by drawing from the materiality, scale, and features of the surrounding heritage context. Activated ground-level interfaces, visual connections, and architectural expression within the built form aim to contribute positively to the existing context.

Active Streetscape

The proposed design focuses on the streetscape interfaces, aiming to create activated edges to the surroundings. Setbacks to the North, East and West at ground floor level with the integration of architectural detailing and materials with a clear delineation of the ground floor podium to the upper levels. Activating the streetscape to the Heritage Station Garden and Balcombe Road is achieved through an open ground floor retail interface, identified by clear glazing and canopy awnings. The retail space directly relates to the gardens and thoroughfare, enhancing the liveliness of the gardens. The passive interface on the Eastern façade is defined by cantilevered upper levels with brick detailing and colonnade to provide a sheltered thoroughfare that retains the neighbourhood character.

Modulation and Articulation

The proposed ground floor podium and upper levels are designed with modulation and articulation to break up the mass of the building and avoid visual bulk. Tonal coloured panelling, ground floor podium and upper levels setbacks and fragmentation to the form reduces perceived bulk.

Heritage Character – Materials

The proposed material palette is drawn from the surrounding heritage buildings and site context. Warm red tones define the proposed building fabric reflecting the heritage clay brick and red tones prominent in the surrounding heritage and neighbourhood context. Powder coated metal trims and awnings in Manor Red specifically selected to match the metal detailing of the heritage station. Ground floor brick detailing complements the brick features within the surrounding context. The ground floor bluestone plinth inspired by the adjacent bluestone masonry garden beds and paving.

Heritage Character – Complimenting Features

The design references prominent features found within the heritage station, particularly the bullnose awning. The prominent wayfinding element of the design on the Northwest corner of the façade integrates the bullnose profile to enhance the neighbourhood character and to anchor the new development within its heritage context. The canopy awning in the heritage station is introduced into the design on the active street frontages to compliment the station and highlight the street activation.

Openness to Surrounding Heritage Sites

The form of the building creates a direct relationship between the new development and the surrounding heritage sites. Sitelines from Balcombe Road to heritage buildings beyond are retained and highlighted with the façade elements, leading the eye towards the spire beyond. On the Eastern façade, an opening in the form creates a sympathetic relationship to Heritage Station Garden, allows landscaping on the Level 1 terrace to complement the garden below, and integration of the terrace into the public realm.

NEIGHBOURHOOD CHARACTER AND ARCHITECTURAL STYLE



Materials from Surrounding Heritage and Context



Modulation and Articulation of the Built Form



Active streetscape to Heritage Station Gardens

Openness to Surrounding Heritage Sites

Bullnose Features



Canopy Awnings

Brick Detailing on Ground Floor

Active streetscape to Balcombe Road



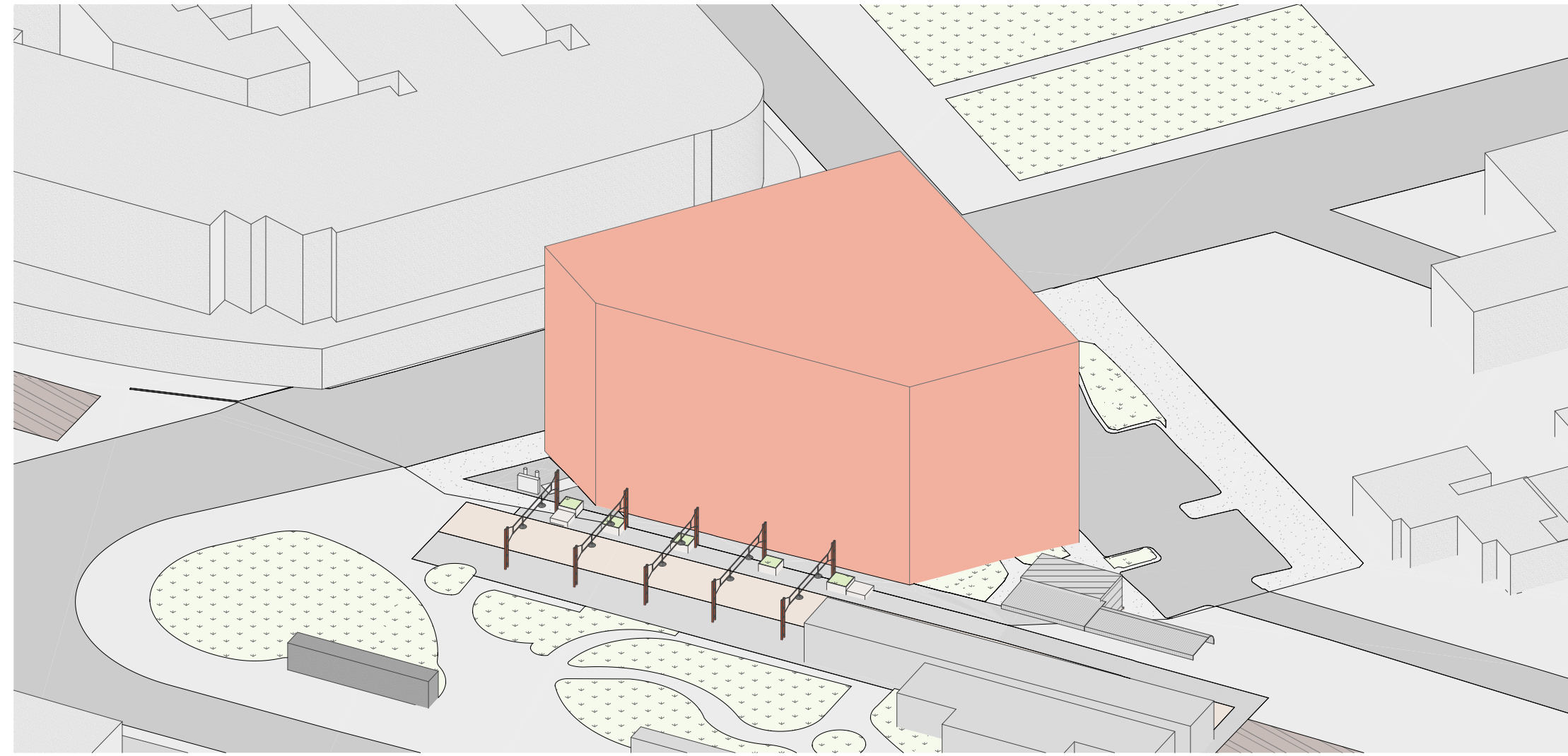
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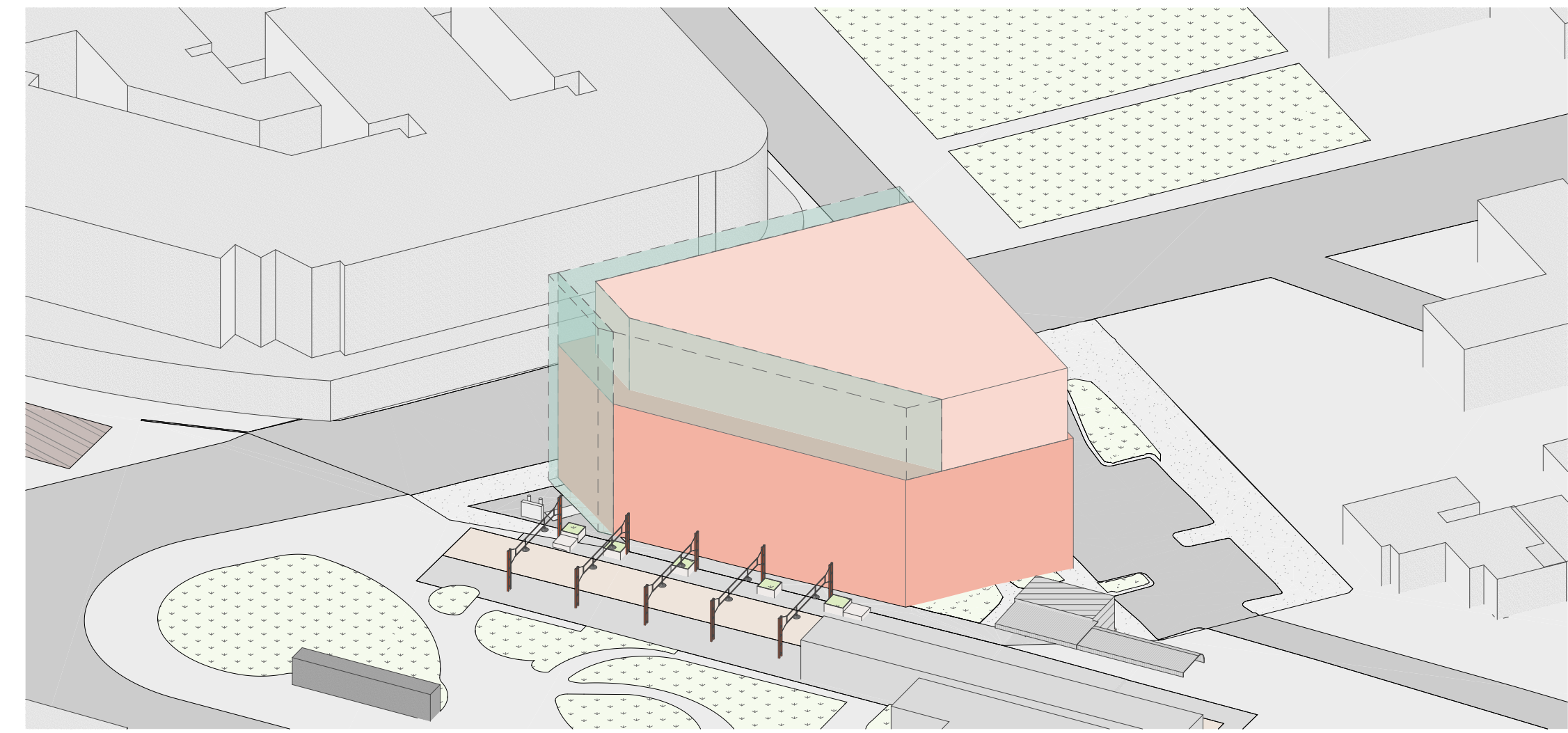
REV.	DATE	DESCRIPTION	DRAWN

PROJECT Affordable Housing Development
Mentone Station IDO Site, VIC. 3194
DRAWING Design Response - Statement & Neighbourhood Character

SCALE @ A1
REVISION
DRAWN E.M
ISSUE
DATE 10/06/2026
DRAWING NO. HP006

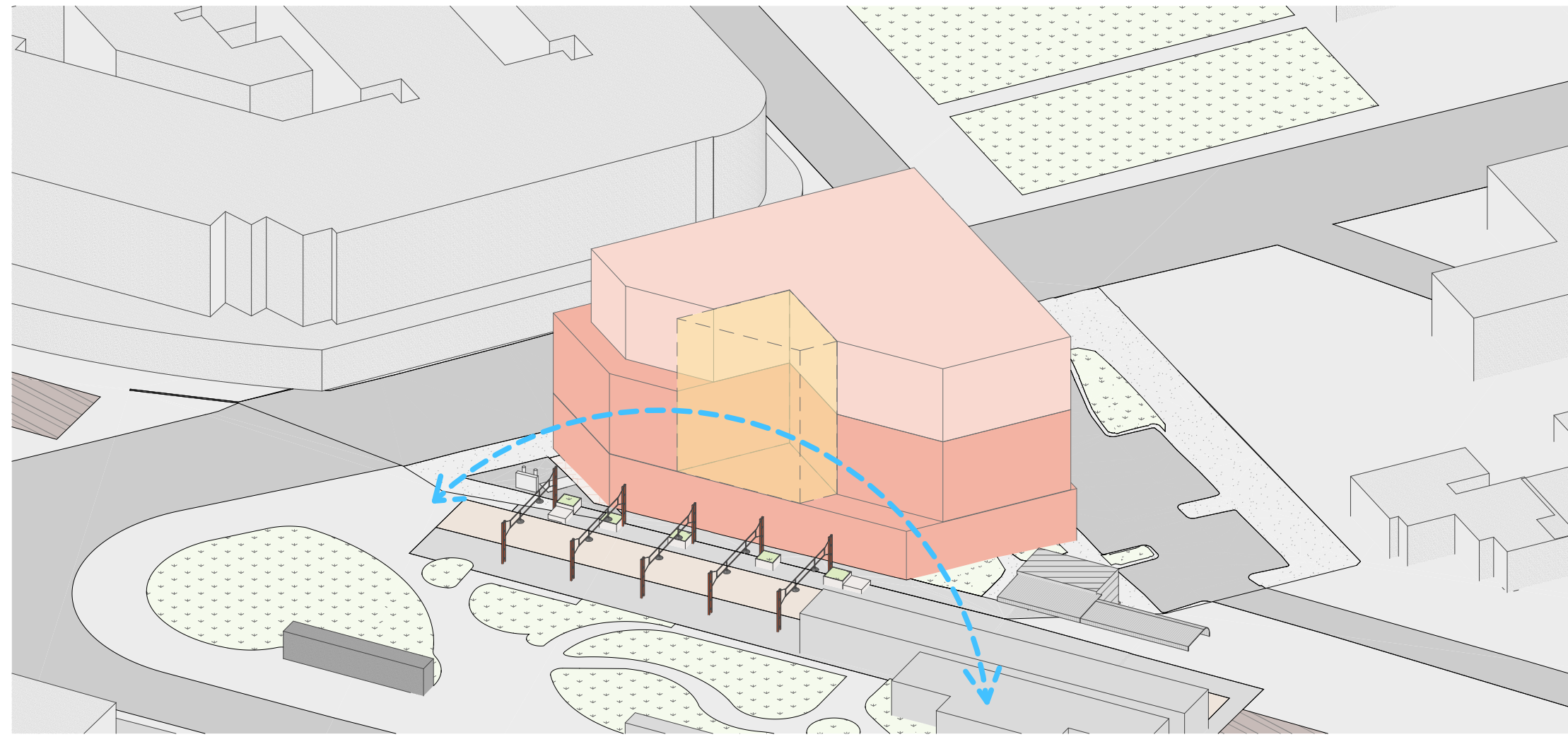


HP Massing Diagram 1 - Site



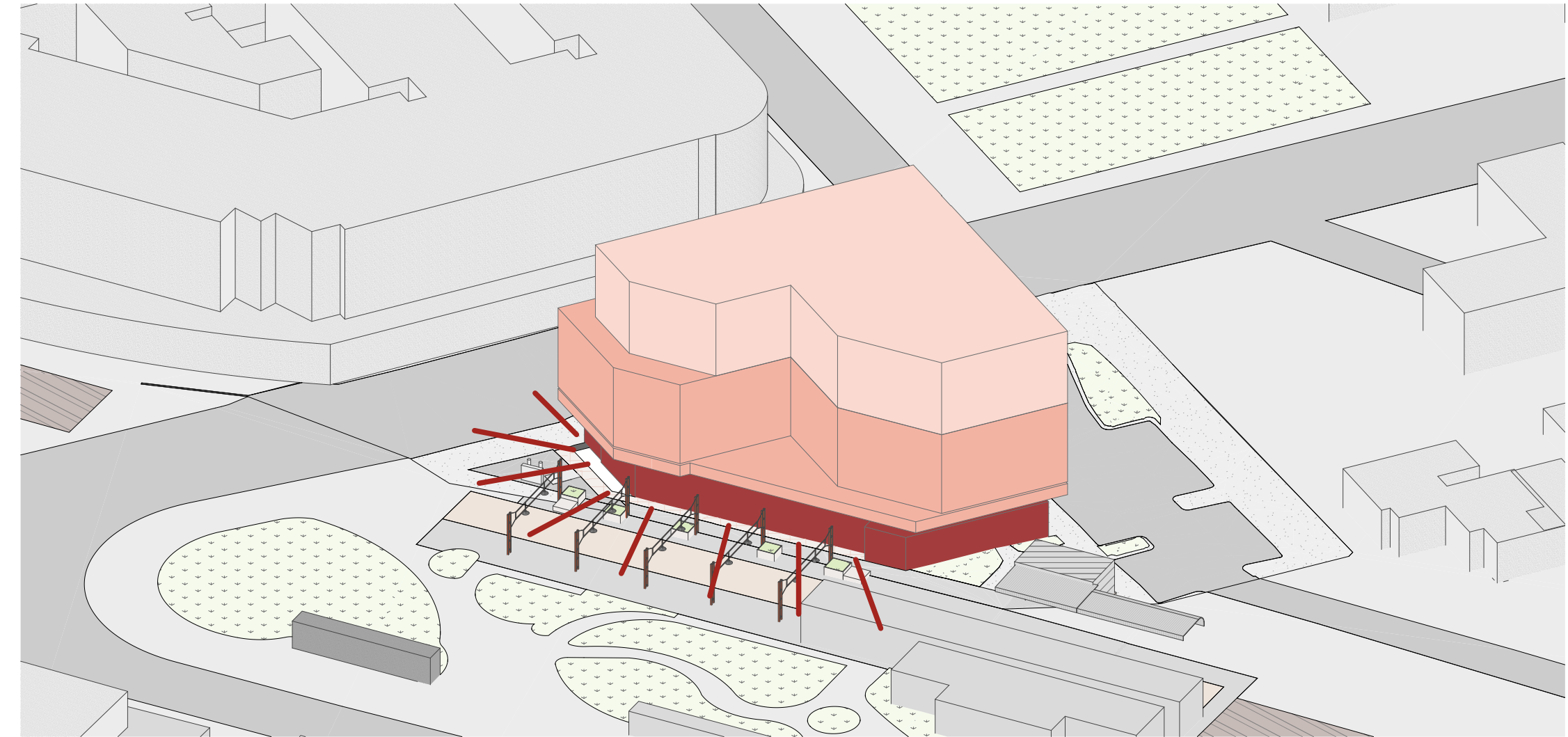
HP Massing Diagram 2 - Site Setbacks

Differentiating between ground floor podium and upper levels. Retained sightlines on the Eastern facade from Balcombe Road through to heritage buildings beyond.



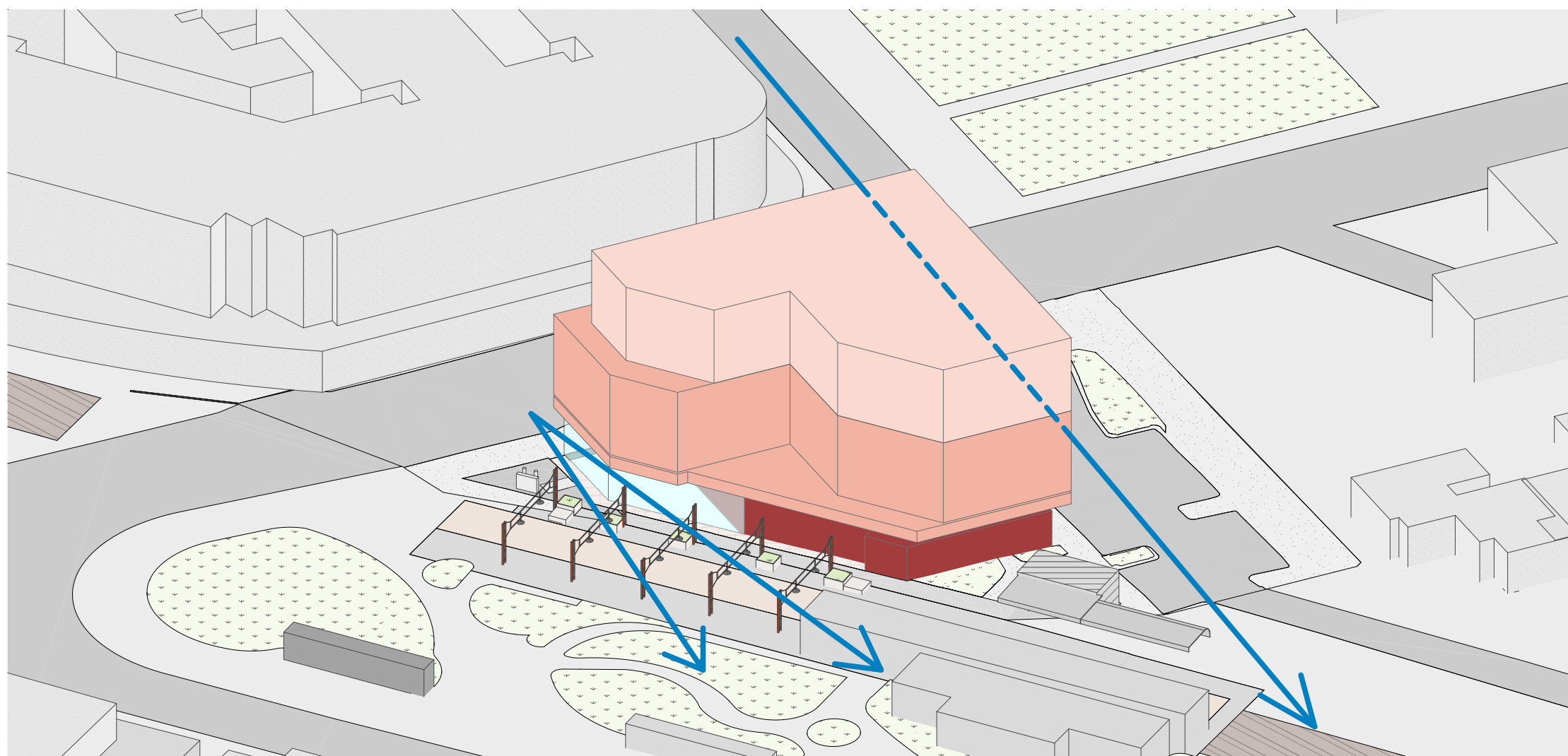
HP Massing Diagram 3 - Light and Ventilation

Void through the form allows for increased natural light and ventilation into the development. Creates openness towards the Heritage Station Gardens and offers views to the gardens from the level 1 terrace.



HP Massing Diagram 4 - Ground Floor Plane

Activation of the ground floor plane towards Balcombe Road and the Heritage Station Gardens.

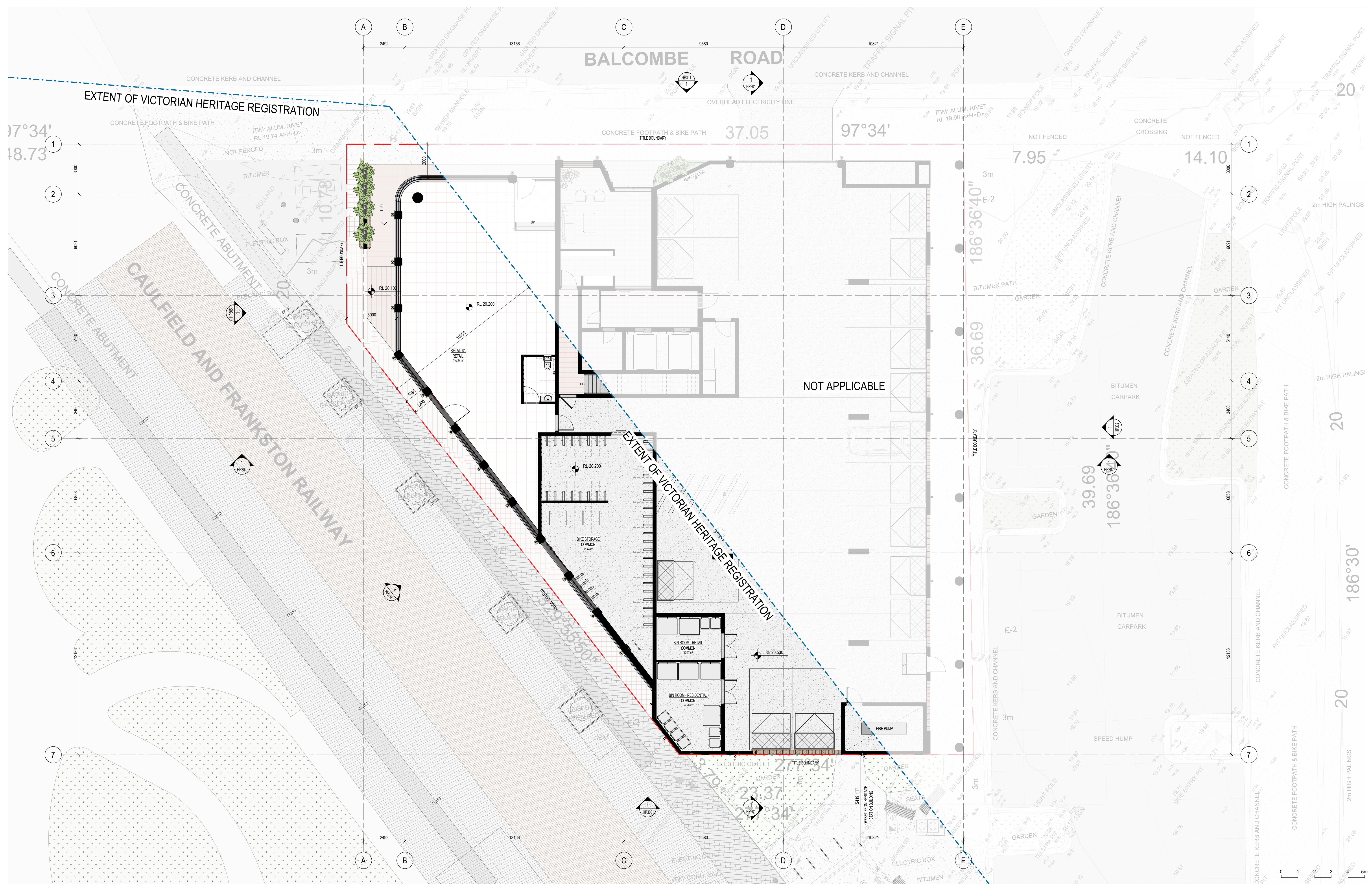


HP Massing Diagram 5 - Sightlines

Transparency through the retail space allows views of the Old Mentone Station and gardens from Balcombe Road. Retained sightlines along the Eastern facade from Balcombe road to the significant heritage buildings beyond.

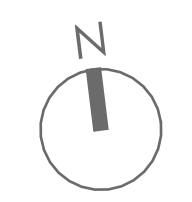
REV.	DATE	DESCRIPTION	DRAWN

PROJECT	SCALE	REVISION
Affordable Housing Development Mentone Station IDO Site, VIC. 3194	@ A1	
DRAWING	DRAWN	ISSUE
Design Response - Massing Diagrams	E.M & A.P	
DATE	DRAWING NO.	
10/06/2026	HP007	



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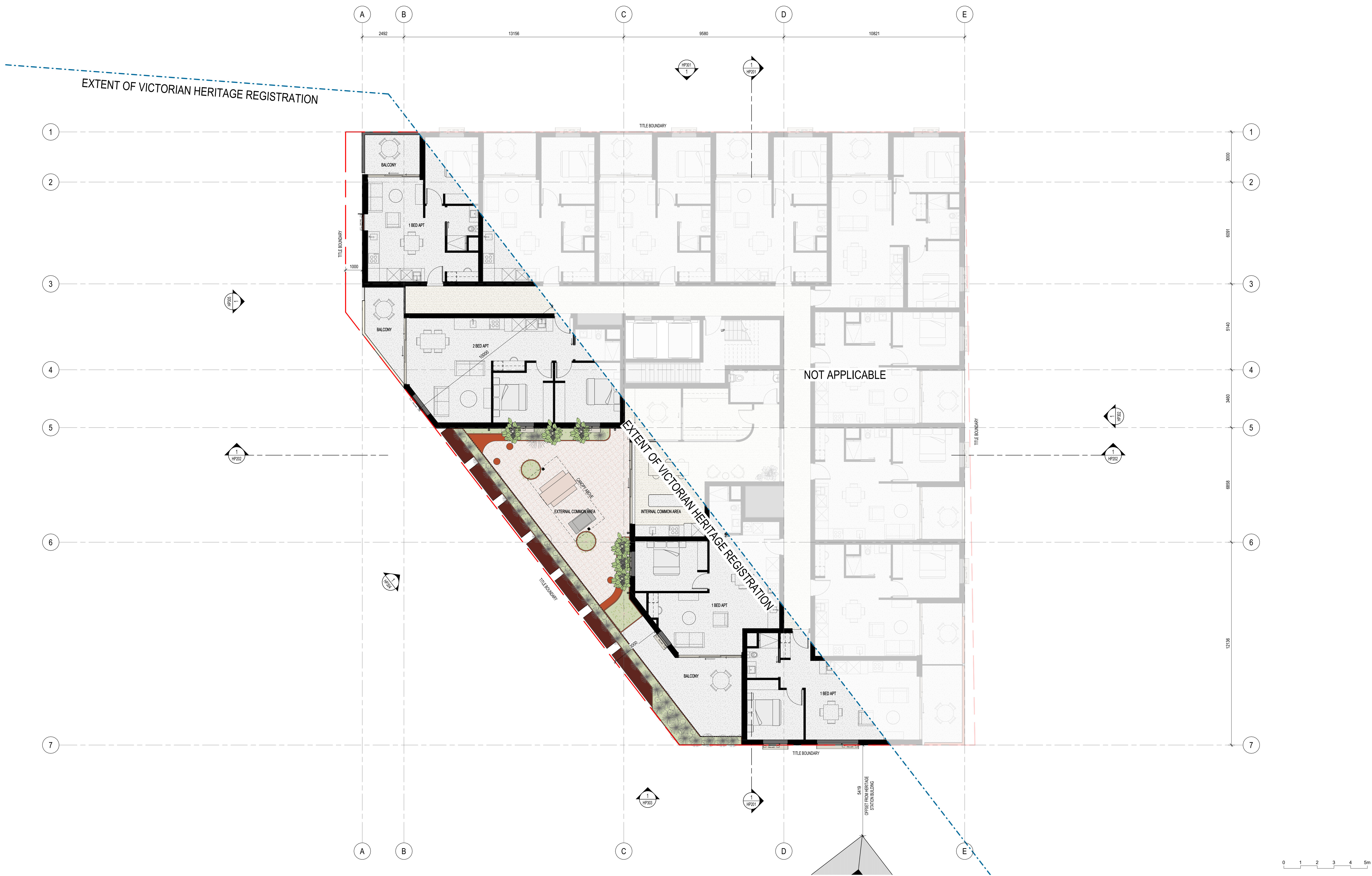


REV.	DATE	DESCRIPTION	DRAWN

PROJECT
 Affordable Housing Development
 Mantone Station IDO Site, VIC. 3194

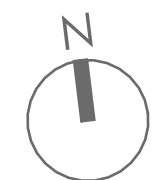
DRAWING
 Ground Floor

SCALE	1:100 @ A1	REVISION
DRAWN	E.M.	ISSUE
DATE	10/06/2026	DRAWING NO. HP101



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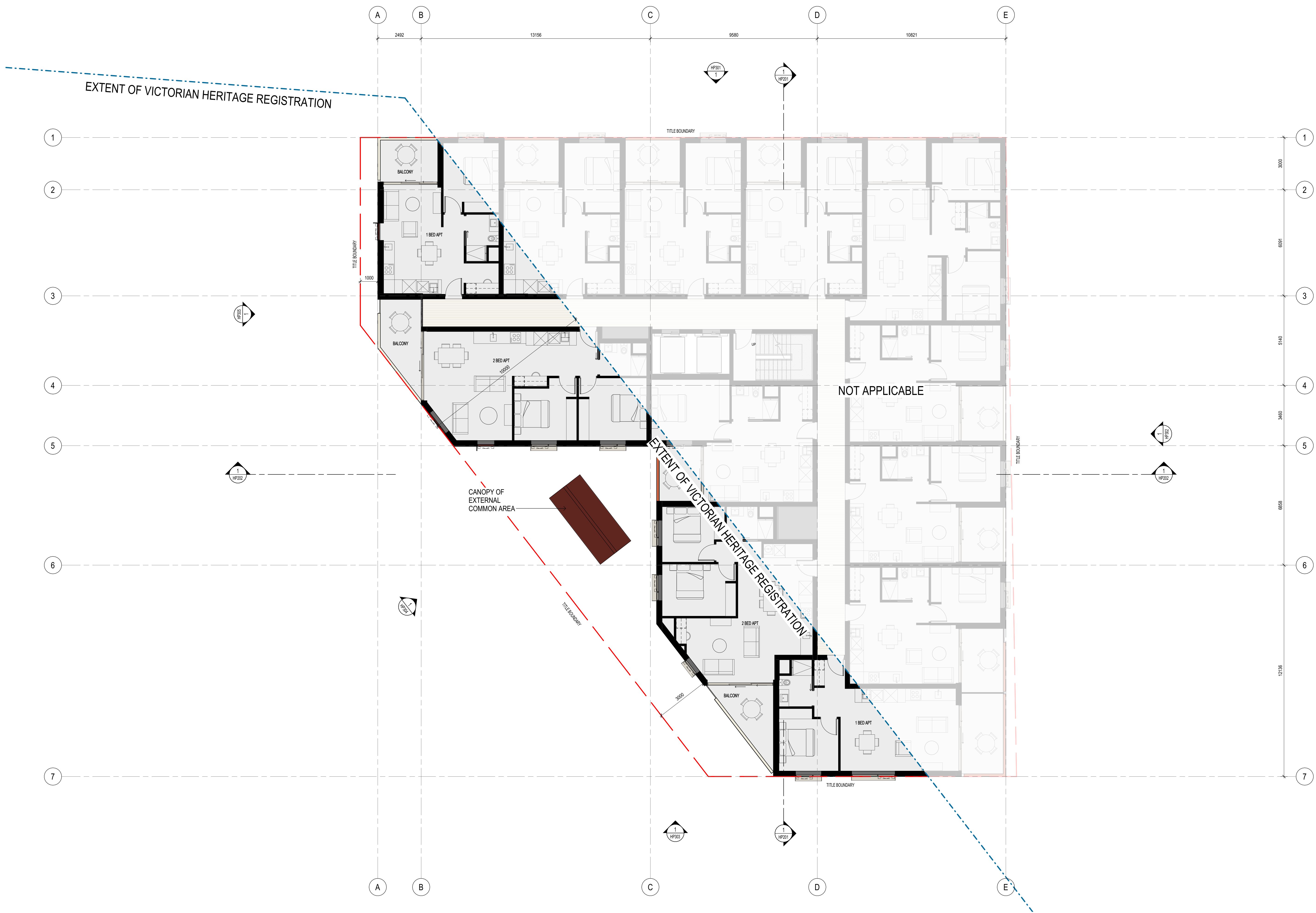


REV.	DATE	DESCRIPTION

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 Mentone Station IDO Site, VIC. 3194

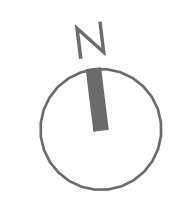
DRAWING Level 1

SCALE	1:100 @ A1	REVISION
DRAWN	E.M	ISSUE
DATE	10/06/2026	DRAWING NO. HP102



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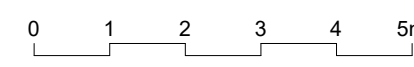
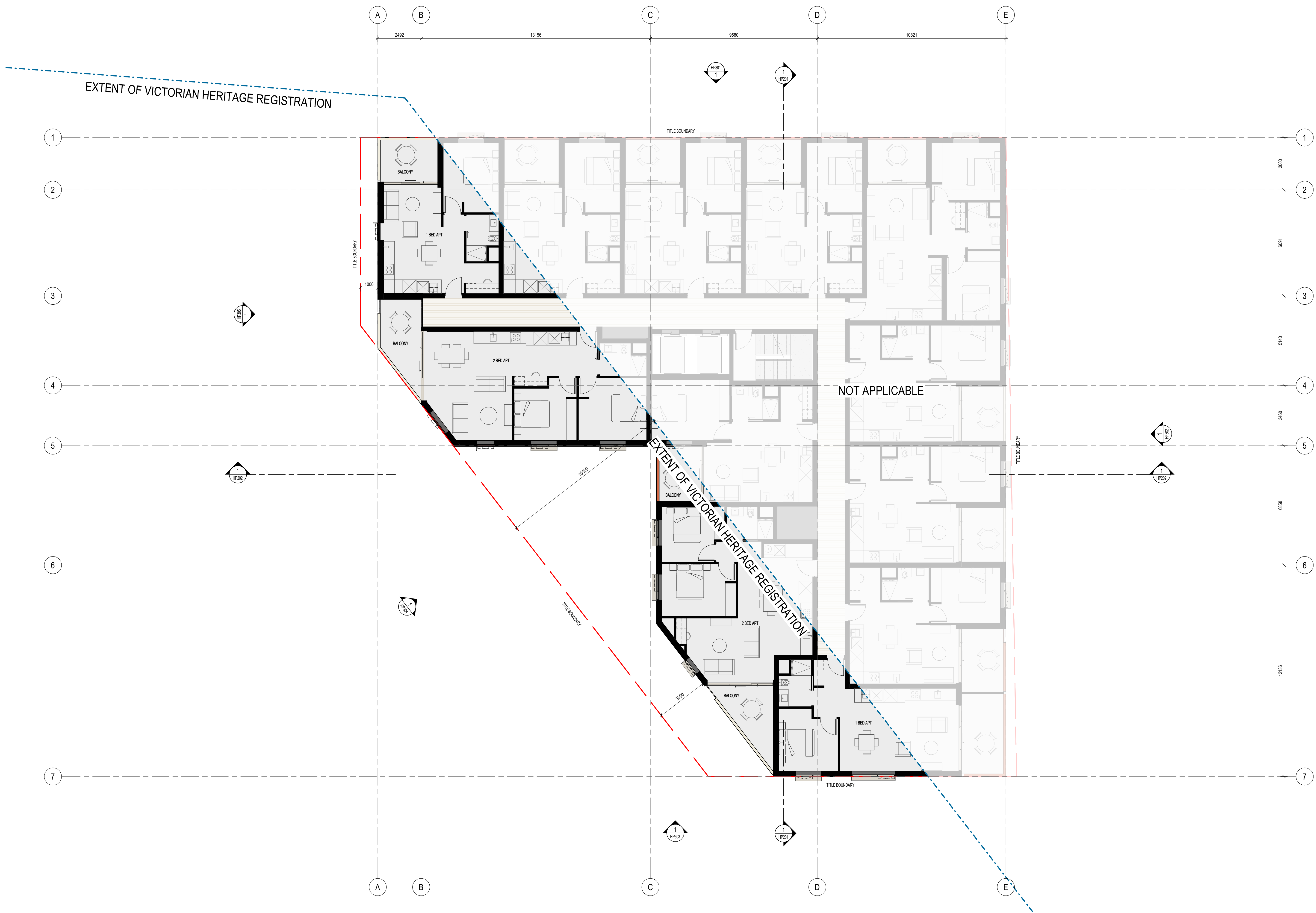


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 Mentone Station IDO Site, VIC. 3194

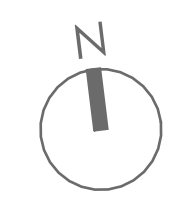
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SCALE	1:100 @ A1	REVISION
DRAWN	E.M	ISSUE
DATE	10/06/2026	DRAWING NO. HP103



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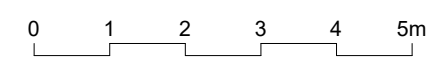
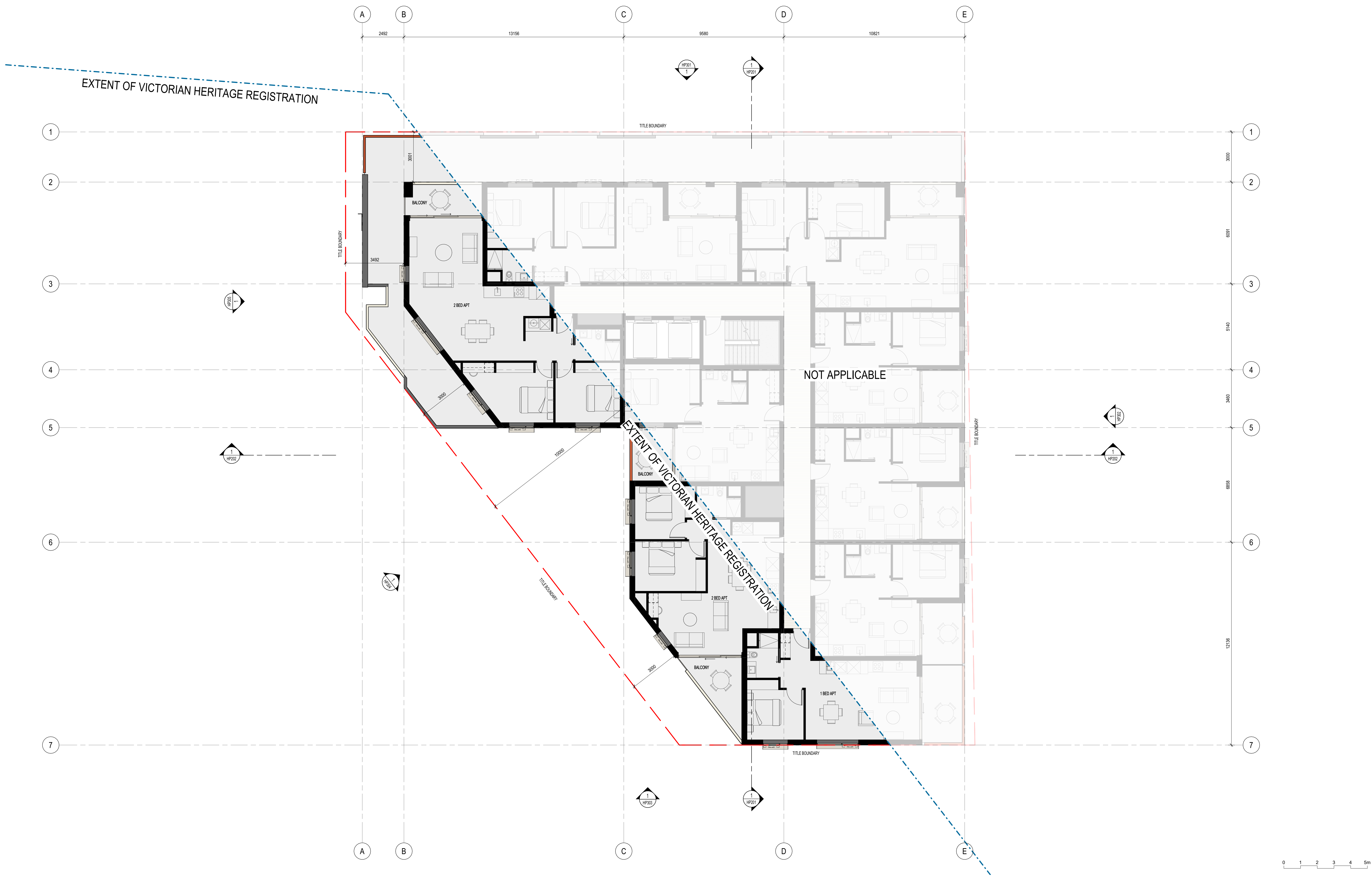


REV.	DATE	DESCRIPTION	DRAWN

PROJECT
 Affordable Housing Development
 Mentone Station IDO Site, VIC. 3194

DRAWING
 Level 3

SCALE	1:100 @ A1	REVISION
DRAWN	E.M	ISSUE
DATE	10/06/2026	DRAWING NO. HP104



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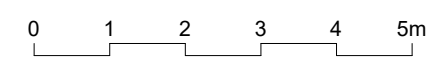
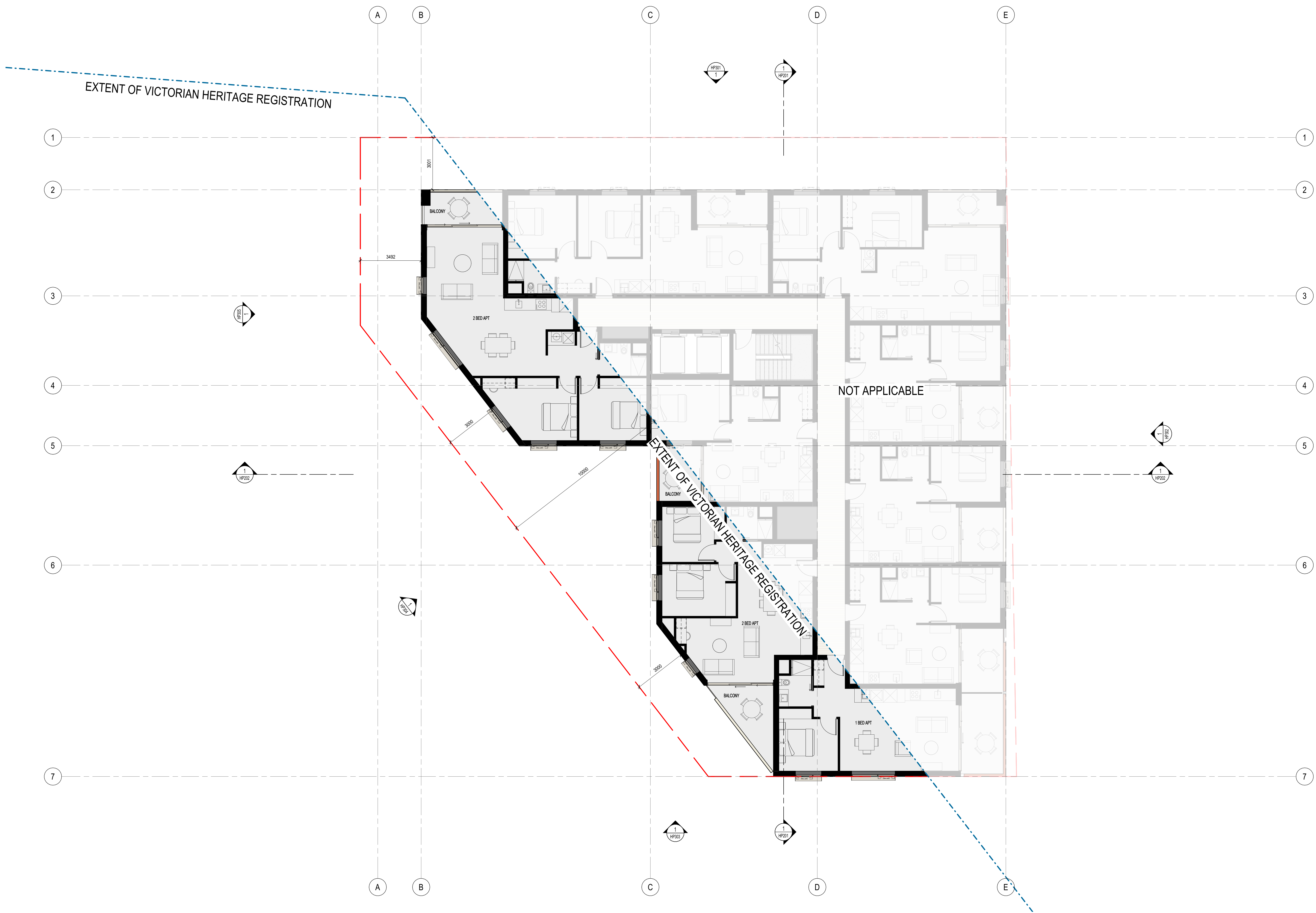


REV.	DATE	DESCRIPTION	DRAWN

PROJECT
 Affordable Housing Development
 Mentone Station IDO Site, VIC. 3194

DRAWING
 Level 4

SCALE	1:100 @ A1	REVISION
DRAWN	E.M	ISSUE
DATE	10/06/2026	DRAWING NO. HP105



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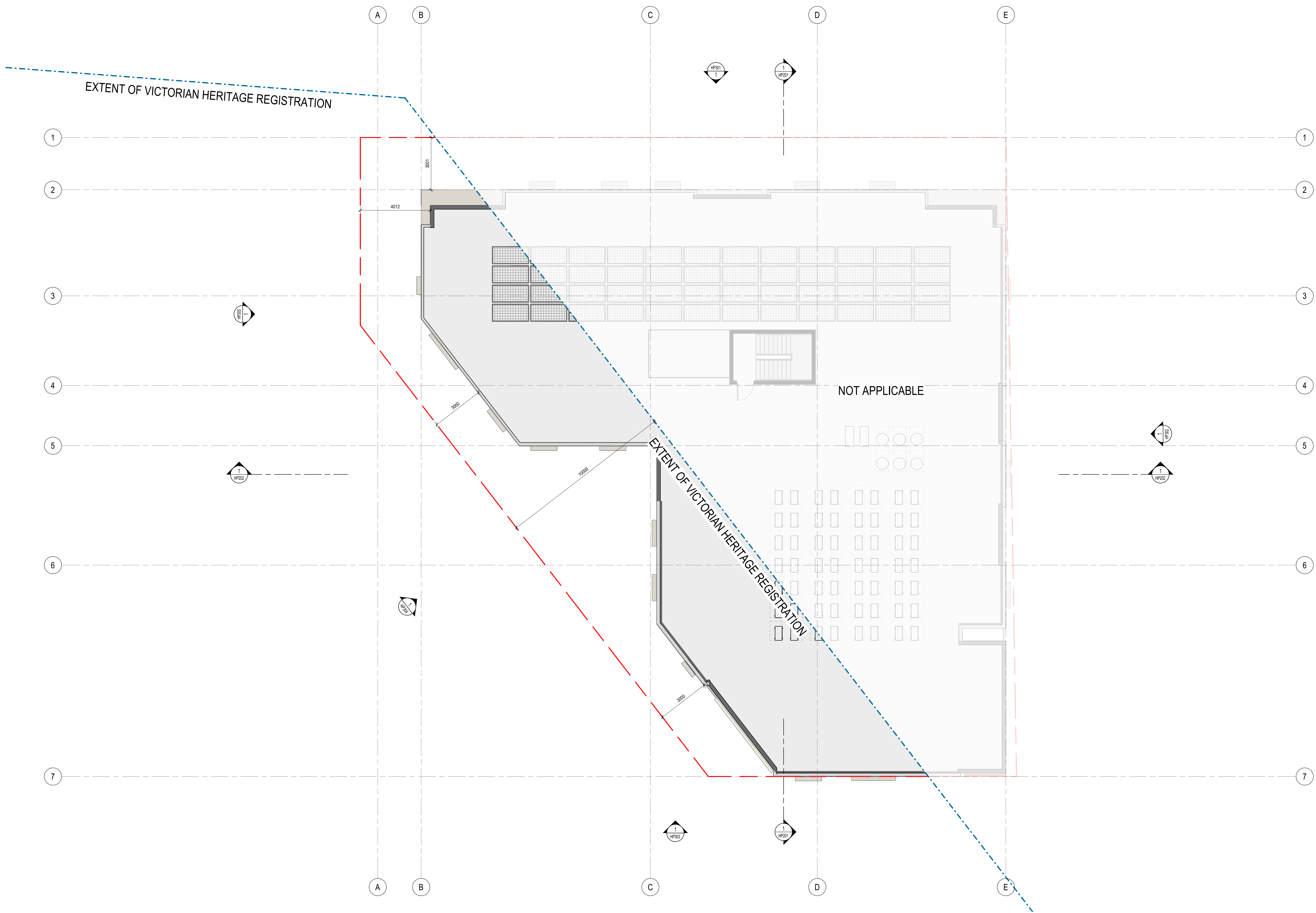


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PROJECT
 Affordable Housing Development
 Mentone Station IDO Site, VIC. 3194

DRAWING
 Level 5

SCALE	1:100 @ A1	REVISION
DRAWN	E.M	ISSUE
DATE	10/06/2026	DRAWING NO. HP106



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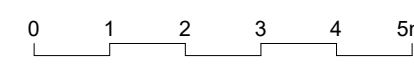
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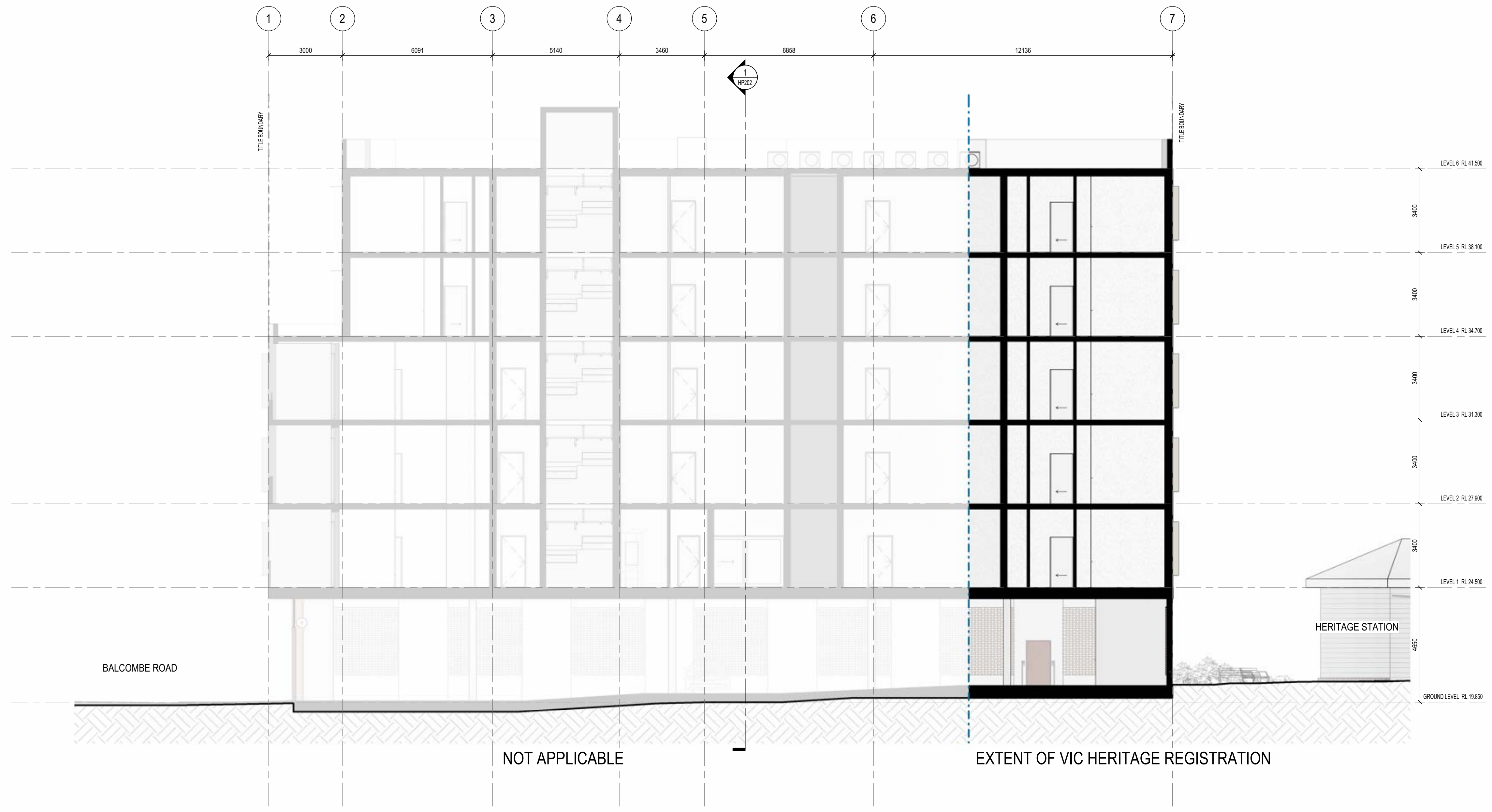


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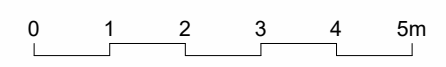
PROJECT
 Affordable Housing Development
 Mentone Station IDO Site, VIC. 3194
 DRAWING
 Level 6

SCALE	1:100 @ A1	REVISION
DRAWN	E.M	ISSUE
DATE	10/06/2026	DRAWING NO. HP107





1 HP SECTION A
SCALE 1:100



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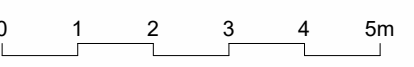
REV.	DATE	DESCRIPTION	DRAWN

PROJECT
Affordable Housing Development
Mentone Station IDO Site, VIC. 3194
DRAWING
North to South Section

SCALE	REVISION
1:100 @ A1	
DRAWN	ISSUE
E.M	
DATE	DRAWING NO.
10/06/2026	HP201



1 HP SECTION B
HP101 SCALE 1 : 100



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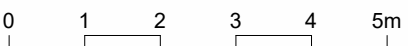
PROJECT
Affordable Housing Development
Mentone Station IDO Site, VIC. 3194

DRAWING
West to East Section

SCALE	1 : 100 @ A1	REVISION
DRAWN	E.M	ISSUE
DATE	10/06/2026	DRAWING NO. HP202



1 HP NORTH ELEVATION
HP101 SCALE 1:100



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REV.	DATE	DESCRIPTION	DRAWN

PROJECT Affordable Housing Development
Mentone Station IDO Site, VIC. 3194
DRAWING North Elevation

SCALE	1:100 @ A1	REVISION
DRAWN	E.M	ISSUE
DATE	10/06/2026	DRAWING NO. HP301



1 HP EAST ELEVATION
HP101 SCALE 1:100

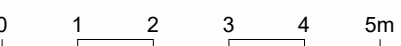
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PROJECT Affordable Housing Development
Mentone Station IDO Site, VIC. 3194
DRAWING East Elevation

SCALE 1:100 @ A1 REVISION
DRAWN E.M ISSUE
DATE 10/06/2026 DRAWING NO. HP302





1 HP SOUTH ELEVATION
HP101 SCALE 1:100

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REV.	DATE	DESCRIPTION	DRAWN

PROJECT
Affordable Housing Development
Mentone Station IDO Site, VIC. 3194
DRAWING
South Elevation

SCALE	1:100 @ A1	REVISION
DRAWN	E.M	ISSUE
DATE	10/06/2026	DRAWING NO. HP303



EXTENT OF VIC HERITAGE REGISTRATION NOT APPLICABLE

1 HP SOUTH WEST ELEVATION
HP101 SCALE 1:100

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REV.	DATE	DESCRIPTION	DRAWN

PROJECT Affordable Housing Development
Mentone Station IDO Site, VIC. 3194
DRAWING South-West Elevation

SCALE	1:100 @ A1	REVISION
DRAWN	E.M	ISSUE
DATE	10/06/2026	DRAWING NO. HP304



1 HP WEST ELEVATION
HP101 SCALE 1:100

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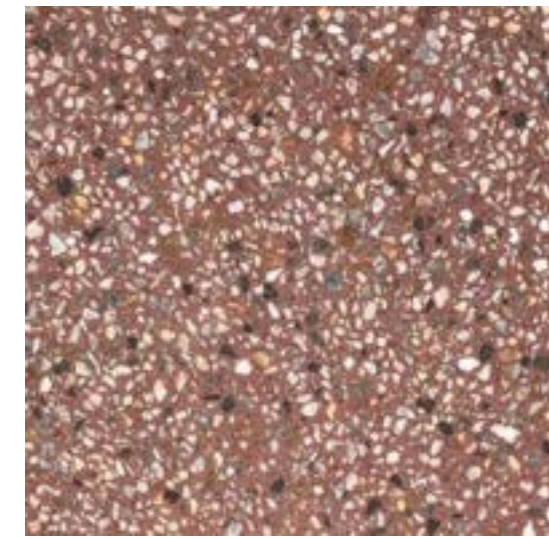
PROJECT
Affordable Housing Development
Mentone Station IDO Site, VIC. 3194
DRAWING
West Elevation

SCALE	1:100 @ A1	REVISION
DRAWN	E.M	ISSUE
DATE	10/06/2026	DRAWING NO. HP305

EXTERNAL FINISHES SCHEDULE



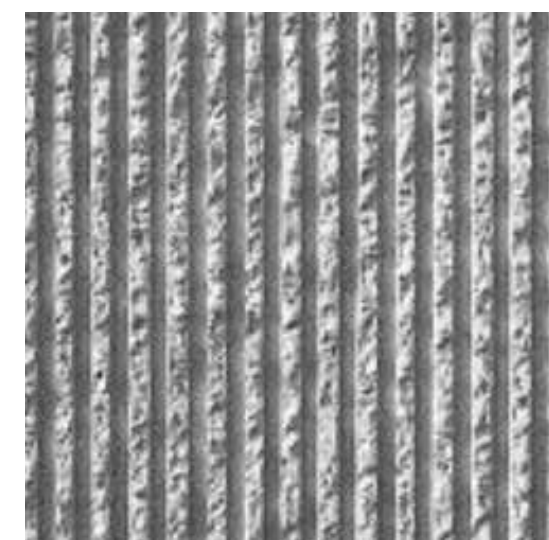
FG.01 - PRECAST CONCRETE PANEL EXPOSED FINISH



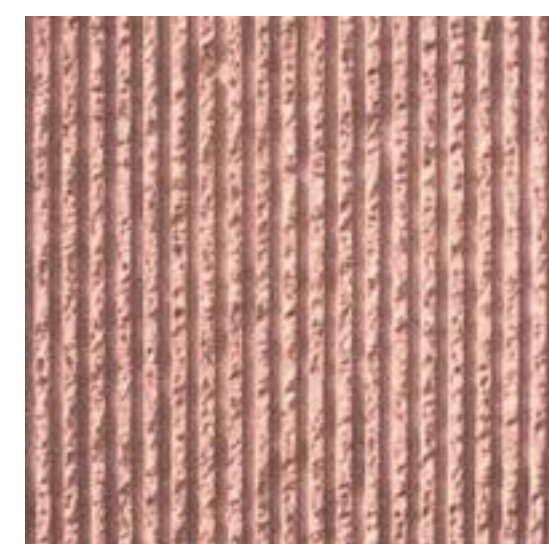
FG.02 - PRECAST COLOURED CONCRETE PANEL EXPOSED AGGREGATE FINISH RED



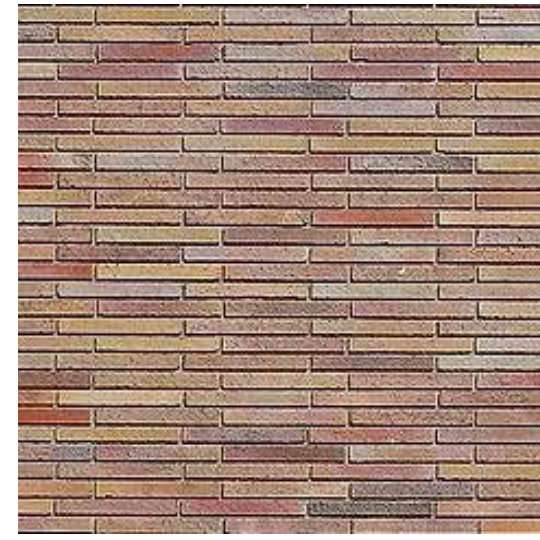
FG.03 - PRECAST COLOURED CONCRETE PANEL EXPOSED AGGREGATE FINISH BEIGE



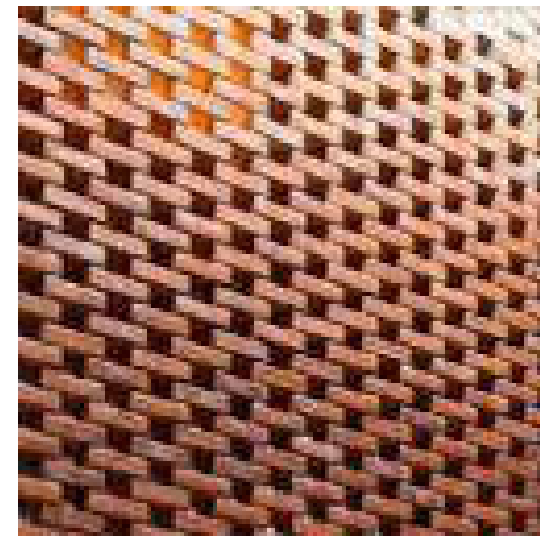
FG.04 - PRECAST RIBBED FORMWORK CONCRETE PANEL EXPOSED FINISH



FG.05 - PRECAST RIBBED FORMWORK COLOURED CONCRETE PANEL RED



FC.01 - FACE BRICKWORK STRETCHER COURSE - BROWN CLAY FINISH



FC.02 - FACE BRICKWORK HIT AND MISS - BROWN CLAY FINISH



FC.03 - FACE BRICKWORK SOLDIER COURSE - BROWN CLAY FINISH



FC.04 - TRANSLUCENT GLASS BLOCKWORK



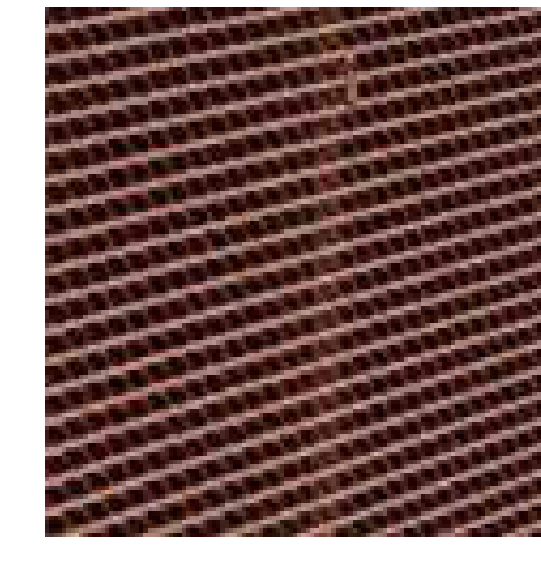
FI.01 - BLUESTONE TILE



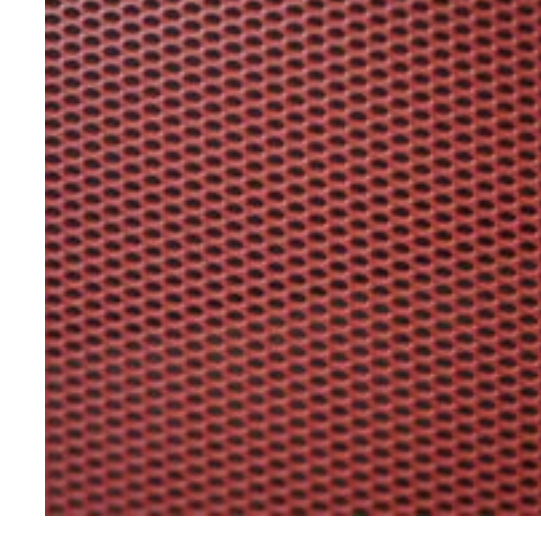
FA.01 - DUNE POWDER COAT - METAL TRIMS, WINDOW FRAMES & BALUSTRATES, WINDOW SHROUDS



FA.02 - MANOR RED POWDER COAT - METAL TRIMS, WINDOW FRAMES & BALUSTRATES, WINDOW SHROUDS, CANOPY AWNINGS



FA.03 - MANOR RED POWDER COAT - PERFORATED METAL



FA.04 - MANOR RED POWDER COAT - PERFORATED METAL SCREENING



FH.01 - MANOR RED PAINT FINISH

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REV.	DATE	DESCRIPTION	DRAWN

PROJECT Affordable Housing Development
Mentone Station IDO Site, VIC. 3194
DRAWING External Finishes

SCALE	REVISION
@ A1	
DRAWN	ISSUE
E.M	
DATE	DRAWING NO.
10/06/2026	HP306



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REV.	DATE	DESCRIPTION	DRAWN

PROJECT
 Affordable Housing Development
 Mentone Station IDO Site, VIC. 3194

DRAWING
 Concept Perspectives

SCALE	REVISION
@ A1	
DRAWN	ISSUE
J.F	
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