
Development Permit with Variance

for

610 - 624 Herald Street &
611 - 635 Chatham Street, Victoria

Aerial Image



Photos of subject site



Corner of Government St and Herald St



Corner of Chatham St and Government St



Chatham Street



Herald Street



Photos of urban context

658 Herald St
3 storeys



648 Herald St
4 storeys



613 Herald St
6 storeys



625 Fisgard St
6 storeys



409 Swift St
5 storeys



The Janion – 456 Pandora St
6 storeys



1802 Government St
3 storeys



555 Chatham St
4 storeys



Ironworks – 515 Chatham
5 storeys



Union – Pandora and Fisgard
5 storeys

Photos of urban context - South



Photos of urban context - South



Photos of urban context — East (Hook Sin Tong Charity Building)



Photos of urban context — West (Lim Dat Building)



Photos of urban context - North



Photos of urban context — East



Photos of neighbouring properties



1 Bird's Eye View from North-East



2 Bird's Eye View from South-East

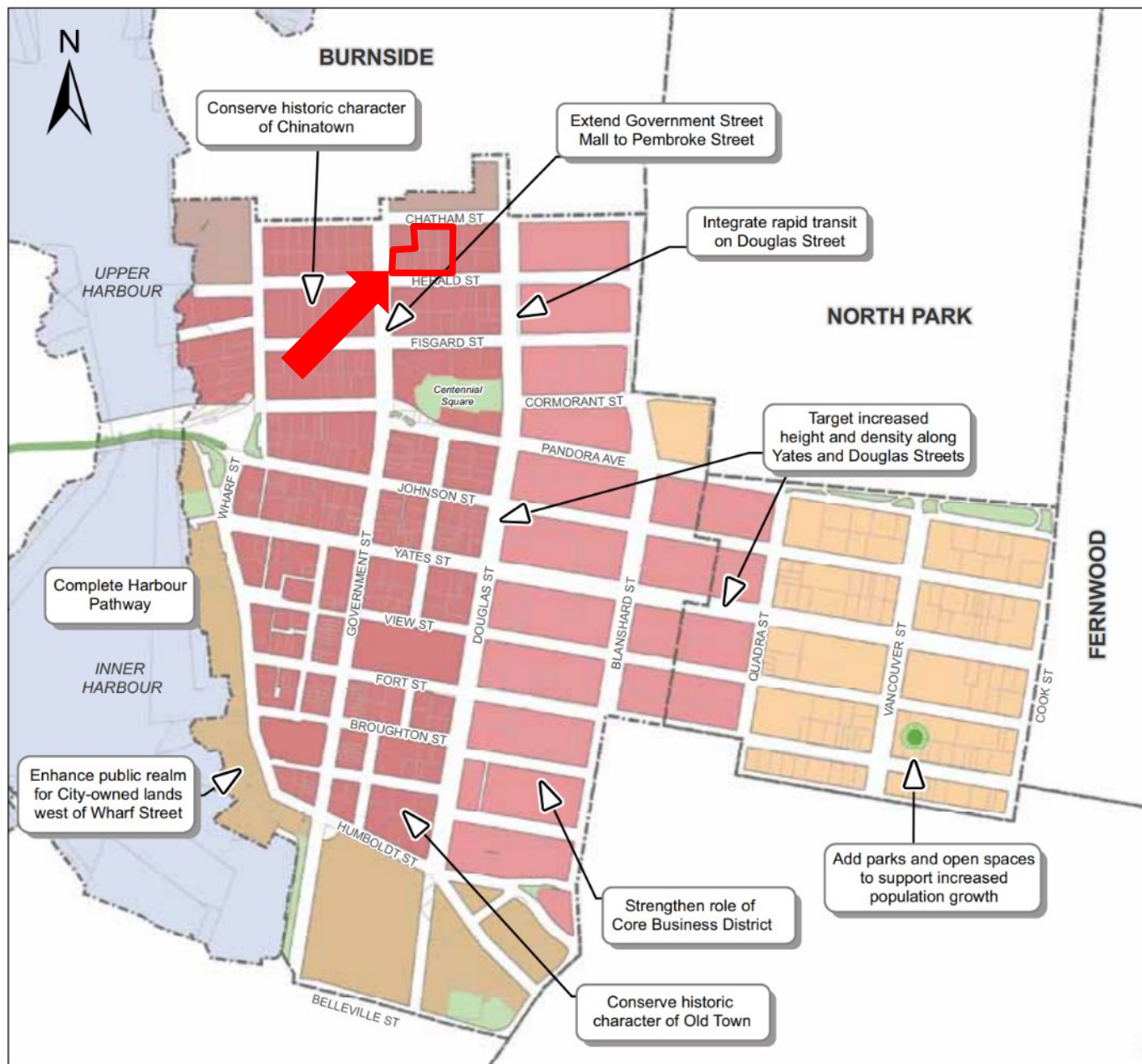


3 Herald Street [North]



4 Herald Street [South]

OCP Map – Core Historic



MAP 20

Downtown and Harris Green Strategic Directions

Urban Place Designations*

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour

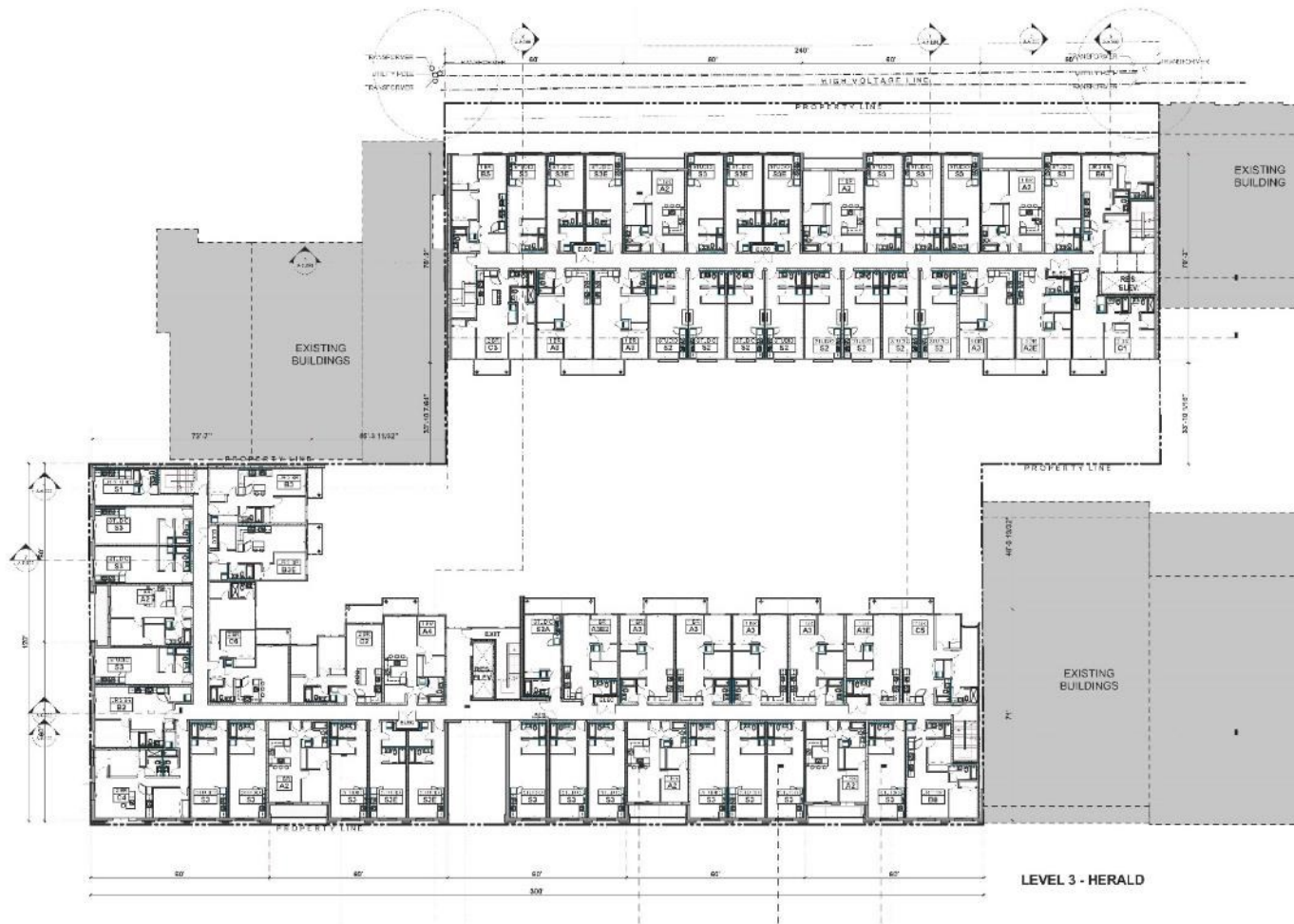
Public Facilities

- Proposed Park (approximate location)

Architectural site plan for the Chatham Building and Herald Building. The plan shows the layout of the buildings, including the Chatham Building, Herald Building, and an outdoor amenity space. It also includes existing buildings and a central courtyard area. The plan is oriented with 615 Chatham Street at the top and 610 Herald Street at the bottom. A north arrow is located at the top center. The plan includes various annotations such as 'EXISTING BUILDINGS', 'CHATHAM BUILDING', 'HERALD BUILDING', and 'OUTDOOR AMENITY SPACE'. It also shows dimensions, setbacks, and other site-specific details.

[illegible]

Level 3 floor plan



Herald street elevation



Material and Colour Legend				
Color	Product/Finish	Finish/Details	Location	
CLADDING				
1.1	Red	Red Cherry Interlock Brick (RCL)	X	Exterior walls
1.2	Gray	Manganese Transport Endurot clay products (DL)	X	Exterior walls
1.3	Gray	Handle Panel Gray Night	X	Exterior walls
1.4	Off White	James Handle Panel	X	Exterior walls
1.5	Gray	Weathered Zinc Corrugated Metal Waveform	X	Exterior walls - Feature
1.6	Gray	Manganese Transport Endurot clay products (DL)	Subler Course	Exterior walls - Feature
1.7	Gray	Cast in place Concrete with Dark oxide	X	Exterior walls
1.8	Gray	Cast in place Concrete with Dark oxide	X	Exterior walls
1.9	Charcoal	Handle Panel Iron Gray	X	Exterior walls
1.10	Charcoal	Thrupa Motion Graphite Gray Panel	X	Exterior walls - Feature Entry

1.11	Gray	Handle Panel Gray Night	X	Exterior walls
1.12	Charcoal	Handle Panel Panel Gray	X	Exterior walls
2.1	Charcoal	Handle Panel Iron Gray	Charcoal	Soffit
2.2	Cedar	Fibre Cement Boards (Rigid Brick)	X	Feature Soffit
3.1	Charcoal	Combined Face Wood / Flooring	X	Back / Overhangs / Flashings
3.2	Charcoal	Charcoal Powder coated Aluminum Matt		
3.3	X	Colour Matched Easy Trim		
3.4	Yellow	Handle Panel Golden Luster	Feature Panel	
3.5	Red	Handle Panel Royal Red	Feature Panel	
4.1	Gray	Concrete Paver	X	Decks

5.1	Black	Vinyl Windows	Black	WINDOWS/GLAZING
5.2	Charcoal	Railings	X	Painted vinyl windows
5.3	White	Vinyl Windows	White	Charcoal railings w/ clear glazing
6.1	Cedar	Feature Wood Beam	Cedar Solid Stain	Painted vinyl windows
6.2	Black	Bibultrale Powder coated Aluminum with Toughened glass	Gloss	FEATURE WOOD
6.3	Black	Bibultrale Powder coated Aluminum	Matt	Exposed wood structure to entry
6.4	Black	Storefront Glazing Powder coated Aluminum Frame	Gloss	Infill Balconies
6.5	Black	Black Finishing (door in ceiling)		Juliet Balconies
7.1	Charcoal	Aerating Fabric solid colour	NA	Feature Level
				Feature Level
				MISCELLANEOUS

Government street elevation



Material and Colour Legend

Color	Product/Manufacturer	Material/Finish	Location
CLADDING			
1.1	Red	Red Cherry Interlock Brick (36L)	Exterior walls
1.2	Gray	Manganese Ironstone Endcoat clay products (36L)	Exterior walls
1.3	Gray	Hardie Panel Gray Night	Exterior walls
1.4	Off White	James Hardie Panel	Exterior walls
1.5	Gray	Weathered Zinc Corrugated Metal Veneer	Exterior walls - Feature
1.6	Gray	Manganese Ironstone Endcoat clay products (36L)	Seller Courtyard
1.7	Gray	Cast in place Concrete	Exterior walls
1.8	Gray	Cast in place Concrete with Dark oxide	Exterior walls
1.9	Charcoal	Hardie Panel Iron Gray	Exterior walls
1.10	Charcoal	Treasure Mountain Graphite Gray Panel	Exterior walls - Feature Entry

1.11	Gray	Hardie Panel Iron Gray	Exterior walls
1.12	Charcoal	Hardie Panel Iron Gray	Exterior walls
2.1	Charcoal	Hardie Panel Iron Gray	Soffit
2.2	Charcoal	Fibre Cement Boards (Wood Grains)	Feature Soffit
TRIMS / FLASHINGS			
3.1	Charcoal	Corrugated Face Wood / Flashing	Rails / Overhangs / Flashings
3.2	Charcoal	Charcoal Powder coated Aluminium Mill	
3.3	X	Cobalt Matched Easy Trim	
3.4	Yellow	Hardie Panel Outdoor Luster	Feature Panel
3.5	Red	Hardie Panel Royal Red	Feature Panel
ROOFS / DECKS			
4.1	Gray	Concrete Paver	Decks

WINDOWS / GLAZING			
5.1	Black	Very Windows	Black
5.2	Charcoal	Railings	X
5.3	White	Very Windows	White
FEATURE WOOD			
6.1	Cedar	Feature Wood Beam	Cedar Solid Beam
6.2	Black	Substrate Powder coated Aluminium with Toughened glass	Glass
6.3	Black	Substrate Powder coated Aluminium	Mill
6.4	Black	Stone front Glazing Powder coated Aluminium Frame	Glass
6.5	Black	Black Framing (door to railing)	
MISCELLANEOUS			
7.1	Charcoal	Awning Fabric solid color	NR

Chatham street elevation



Material and Colour Legend					
Colour	Material/Component	Found in/Location	Location		
1.1	Red	Red Cherry Intercoat Brick [36L]	X	Exterior walls	CLADDING
1.2	Grey	Marganese Ironoxide red clay products to [36L]	X	Exterior walls	
1.3	Grey	Hafslø Panel Grey Alight	X	Exterior walls	
1.4	Off White	James Hardie Panel	X	Exterior walls	
1.5	Grey	Weathered Zinc Corrugated Metal Vleedroom	X	Exterior walls - Feature	
1.6	Grey	Marganese Ironoxide red clay products to [36L]	Sidder Course	Exterior walls - Feature	
1.7	Grey	Cast in place Rein Concrete	X	Exterior walls	
1.8	Grey	Cast in place Concrete with Dark oxide	X	Exterior walls	
1.9	Charcoal	Hafslø Panel Iron Grey	X	Exterior walls	
1.10	Charcoal	Thermax Thermal Graphite Grey Panel	X	Exterior walls - Feature/Entry	

1.11	Gray	Hardie Plym'g Night	X	Exterior walls
1.12	Charcoal	Hardie Panel Paint/Gray		Exterior walls
SOFFIT				
2.1	Charcoal	Hardie Panel Iron Gray	Charcoal	Soffit
2.2	Cedar	Fibre Cement Boards (Wood finish)	X	Feature Soffit
TRIMS/FLASHINGS				
3.1	Charcoal	Corroded Face Wood / Flashing	X	Roofs / Overhangs / Flashings
3.2	Charcoal	Corroded Powder coated Aluminum Matt		
3.3	X	Colour Matched Easy Trim		
3.4	Yellow	Hardie Panel Golden Luster	Feature Panel	
3.5	Red	Hardie Panel Royal Red	Feature Panel	
ROOFS/DECKS				
4.1	Gray	Concrete Power	X	Decks

WINDOWS/GLAZING		
5.1	Black Vinyl Windows	Black Prefinished vinyl windows
5.2	Charcoal Railings	X Charcoal railings w/ clear glazing
5.3	White Vinyl Windows	White Prefinished vinyl windows
FEATURE WOOD		
6.1	Cedar Features Wood Deck	Cedar Siding/ Slat
6.2	Black Staingrade Powder coated Aluminum w/ Toughened glass	Gloss InH Balconies
6.3	Black Staingrade Powder coated Aluminum	Mat InH Balconies
6.4	Black Stone-front Glazing Powder coated Aluminum Frame	Gloss Porch Level
6.5	Black Finishing (door to ceiling)	Porch Level
MISCELLANEOUS		
7.1	Charcoal Awning Fabric solid color	NA

Context elevations



Herald Street Elevation

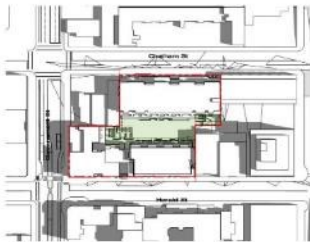


Government Street Elevation

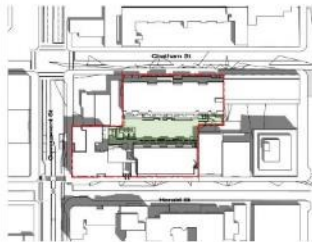


Chatham Street Elevation

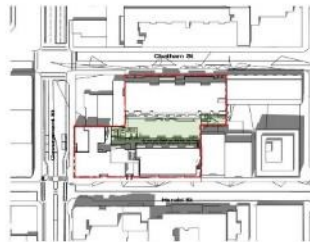
Shadow Study [Summer – June to August]



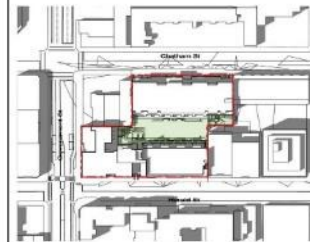
June 21 10am



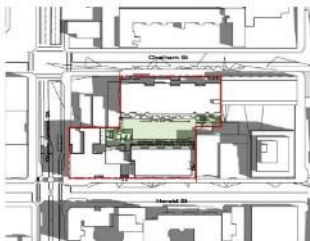
June 21 Noon



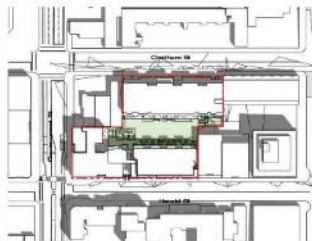
June 21 2pm



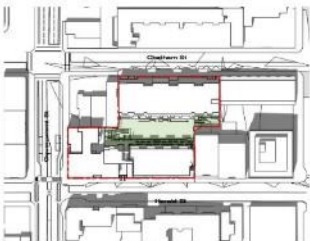
June 21 4pm



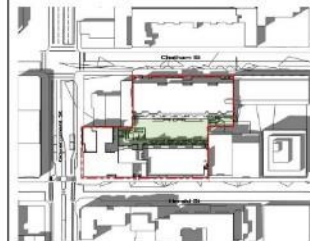
July 21 10am



July 21 Noon



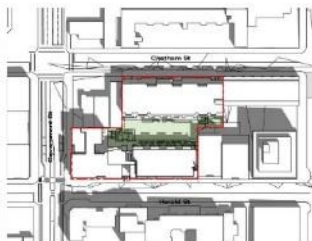
July 21 2pm



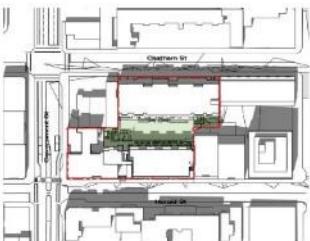
July 21 4pm



August 21 10am



August 21 Noon



August 21 2pm



August 21 4pm

Shadow Study



SUMMER SOLSTICE



SPRING/FALL EQUINOX



WINTER SOLSTICE

Shared Courtyard Landscape Plan



Raised Garden Plots



Large Retractable Shade Umbrellas



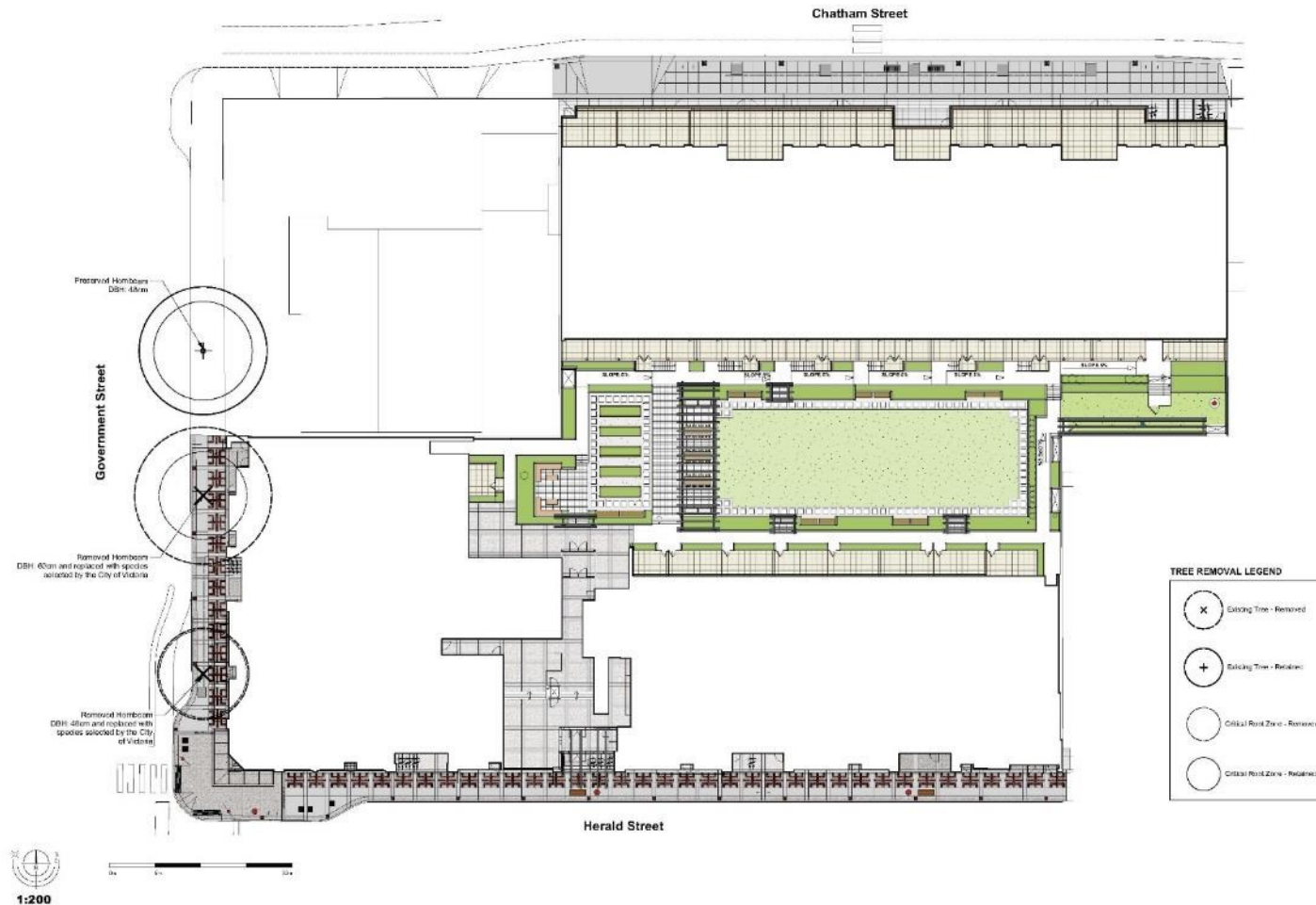
Outdoor BBQ + Dining Space



Shared Commons Open Lawn Area



Tree Management Plan



Rendering



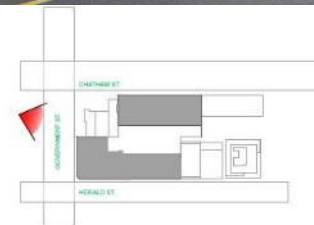
Corner of Government St and Herald St



Rendering



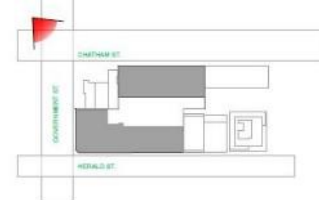
Government Street



Rendering



Corner of Chatham St and Government St



Rendering



Chatham Street Entry



Rendering



Chatham Street



Rendering



Herald Street



Rendering



Herald Street Entry



Rendering



Courtyard – Outdoor Amenity



Material Board



Material Board



END

Photos of neighbouring properties



3 View #3: Government Street [East]



5 View #5: Government Street [West]



4 View #4: Douglas Street [West]



6 View #6: Douglas Street [East]

Photos of neighbouring properties



3

View #3: Chatham Street [South]



5

View #4: Chatham Street [North]