



- KEY**
- Hybrid Application Site Boundary
 - Outline Application maximum building envelope
 - Detailed Application building envelope
 - Building projections

NOTES - OUTLINE ELEMENT

- This plan defines the maximum typical floor building envelope for the proposed buildings forming part of the outline planning application.
- Maximum extent of external protruding balconies, outside maximum envelope parameters, to not exceed 2m.
- Refer to Parameter plan 6 for building heights parameters.

DESIGN PRINCIPLES FOR OUTLINE APPLICATION BUILDINGS

- Commercial Buildings S8-S9**
1. **Massing and articulation**
 - a) Facade to step along building faces to break down massing
 - b) Facade to step in elevation to reduce visual impact on street level and to introduce green balconies and terraces along roof line.
 - c) Facades to be 3-dimensional with kinked elevations and deep recess cutouts to break down larger massings.

- Residential Quarter S11-S21**
1. **Massing and articulation**
 - a) Stepping in massing to break down long facades
 - b) Stepping to introduce more double aspect units
 - c) Different heights within same building block

2. **Balconies**
 - a) Balconies on external, street facing facades to be integrated and recessed within massing
 - b) Balconies on internal, courtyard facing facades to be expressed and protruding from facade line.
 - c) Balconies to be varied in materiality, size, arrangement and position.

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revisions			

notes

Dimensions govern. Do not scale drawings.
 All dimensions are in millimeters unless noted otherwise.
 All dimensions shall be verified on site before proceeding.
 All discrepancies to be notified in writing to ACME.
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project CAMBRIDGE NORTH

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