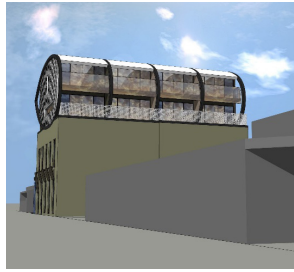




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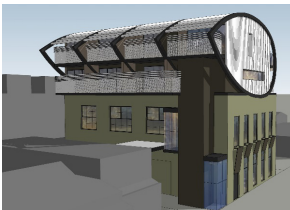


Site with a permit / Before



Redevelopment / After

WHY WE DID IT THAT WAY



Site with a permit / Before



Redevelopment / After

Dight Street Collingwood

Before

It is not uncommon for people to know they want to do a mixed-use building project and have thought about it quite a bit but just don't know how best to start. . .

Our client owned a 2 storey factory building in a vibrant inner suburb of Melbourne. What was the best scheme to maximise the development potential of the site keeping the existing building so the business could continue on the site?

We started with an assessment of the planning controls to construct additional floors for a mixed use development. The proposal was for additional levels of residential development over the existing warehouse /office building. We tested the development yield with our building owner client.

We designed a futuristic sculptural form resembling a spaceship from a post-apocalyptic dystopian future.

The scheme comprised ground floor commercial space with parking in a stacker arrangement, first floor office tenancy and 4 x 2 level residential units in the new structure above. We obtained a planning permit for the scheme. Our client then decided to relocate the business.

After

Our client was able to achieve a price premium for the site with the development permit.

When the building was placed on the market a developer purchased the site reconfiguring the permit we obtained within the approved planning envelope to achieve an additional floor level comprising a small commercial ground floor space with carparking in a stacker arrangement and 4 levels of residential apartments above. The existing building was demolished, and the development was successfully completed.

The challenge:

The 3 biggest challenges were to maximise the development yield keeping the existing building design a distinctive contemporary built form, create a viable functional mixed-use development. The impact of this was a successful development permit using the existing building a premium achieved on the sale price for the development potential our client able to successfully relocate without having to redevelop

The result

Our client was able to finance business relocation after a successfully completed sale with a permit .

We help property investors, developers and builders who are frustrated with working out their property options go from missing out on rents, sales and capital gains to knowing what the best options with a plan and the right contacts are

Within 3 weeks using our specialised knowledge and Return On Investment Road Map

Without doing a design even if you have not built or developed property before.



STARTING WITH THE 'WHY'

"Most of the important things in the world have been accomplished by people who have kept on trying when there seemed to be no hope at all." – Dale Carnegie

What is one of the hardest things you struggle with? Chances are, it's something you love doing, which is easy most of the time, but every now and then, it has its rough moments. For example, take writing. Writers may love their ability to make words flow together, but, as fun as writing is, there are always those fearful moments when writer's block strikes, and it's hard to get past it.

Sometimes doing what you love is the most fun and exciting experience. It should be, most of the time, but when challenges arise you may wonder if you made the right decision. You question whether you should give up now because who knows how hard it could get in the future.

When things get rough it's easy to lose focus on why you started and your end goal. It's tempting to listen to the naysayers who have been doubting you ever since you started. Unfortunately, our brains have a way of latching on to the negative words we hear and thoughts we think. If we let it, that negativity will become the fuel behind our decision making.

It's important to know the difference between when it's time to quit and when you should keep going. Successful people understand this. They ask this question: Why? When the going gets rough, it's important to step away and remember why we started in the first place.

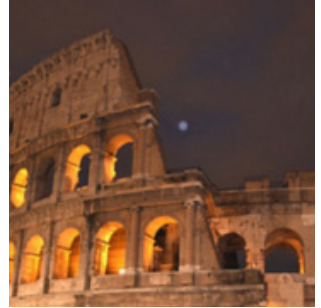
In "Start with Why" author Simon Sinek tackles this question, inviting us to put our "why" as the anchor. When you know why you're doing something, why you started in the first place, why you're making the choices you make, it's much easier to keep going when it gets rough. You can look back on your mission and purpose and ensure your next steps keep you aligned on your path to success.

Greatness awaits. If you're lacking the motivation to power through the tough times, take a step back and remember why you started in the first place.

ICONIC BUILDING OF THE MONTH

This elliptical amphitheater in the center of Rome is considered one of the greatest architectural feats achieved by the Ancient Romans. The stadium was capable of seating 50,000 spectators and mainly used for gladiatorial games.

Built from concrete and stone, construction began on the Colosseum around 72 AD and finished in 80 AD. The design and shape of the Colosseum has been the inspiration for many modern day stadiums. Today it is one of Rome's most popular tourist attractions, drawing thousands of visitors each year.



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“Winning isn’t everything,
but wanting to win is.”

- Vince Lombardi



Martyn is well known as an architect of quality, style and efficiency. His portfolio spans more than 35 years of intense involvement with the problems and solutions peculiar to the CBD environment both in Australia as well as in the United Kingdom and Asia.

Martyn has extensive urban design experience both in Australia and particularly in Melbourne where he was significant in the emergence of medium and high density residential developments in the CBD, he specialises in balancing complex design constraints and requirements to achieve elegant and commercially viable built form solutions.

HOW MANY TYPES OF FINISHES CAN YOU FIND?

- POLISH
- STAIN
- PAINT
- VARNISH
- BLEACH
- SANDBLAST

O L S A N D B L A S T L X L F
 Y D U T K T N S N C H N P X L
 O Z C X U L V D J V L B B I J
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 R Y J U U Z S J L J A E Y O W
 V D P C J F X F T Z R A V Z W
 V W T V F V S T A I N C M P B
 E G E L L V T Y S K I H Q K R
 L U Q P R X A B V Y S I G E K
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