Urban Context Analysis

Site Opportunities
Urban Context Analysis

Neighbouring Site Development Potential

DEVELOPMENT OPPORTUNITY 1
Development potential of subject site if applying the current preferred built form guidelines of the Fishermans Bend Strategic Framework Plan.

DEVELOPMENT OPPORTUNITY 2
Setback analysis showing potential future building setbacks if the adjoining properties within the vicinity of the site were to be developed with 10m tower separation (consolidated lots).

DEVELOPMENT OPPORTUNITY 3
Setback analysis showing potential future building setbacks if the adjoining properties within the vicinity of the site were to be developed to match proposed 0m side setbacks (consolidated lots).
Urban Context Analysis
Fishermans Bend Development Framework

Fishermans Bend Strategic Framework Plan
The adjoining site to the north-east of the subject site (29 Buckhurst Street) has been earmarked as a ‘potential laneway’ as per the ‘Fishermans Bend 02: The Strategic Framework, P23.

Being one of the earlier proposals within the precinct, 31-39 Buckhurst Street proposes to initiate the laneway by providing a 3.2m wide through block link along the north eastern edge of the site. This gesture seeks to better engage the public realm and promote pedestrian activity. When future development occurs, the adjoining property can provide an additional 3.2m contribution to the laneway, to create a 6.4m wide laneway between the two sites.
Urban Context Analysis

Development Opportunities

Fishermans Bend Strategic Framework Compliance

5.6M

COMMERCIAL

ACTIVATION OF GROUND PLANE

MASSING

PROPOSED LANEWAY

SETBACKS

OVERALL LANEWAY WIDTH OF 6.4M - HALF OF LANEWAY PROPOSED WITHIN TITLE BOUNDARY & HALF PROPOSED AT ADJACENT SITE 29 BUCKHURST STREET.

ACTIVATION OF GROUND PLANE

Overall lane width of 6.4M - half of lane proposed within title boundary & half proposed at adjacent site 29 Buckhurst Street.

Laneway Precedents

MCKILLOP STREET, MELBOURNE (6.4M)

HARDWARE LANE, MELBOURNE (6.4M)
Design Response

Massing

Program

Translation into Form

Primary Articulation

Secondary Articulation: 18 Level Expression
Design Response

Precedent Images

CANADA HOTEL REDEVELOPMENT, CARLTON (HAYBALL)

HOUSING IN NANTES (PATCHWORK SOLID/VOID FACADE)

CÔTE DOCKS VAUBAN - LE HAVRE, FRANCE (PHILIPPE DUBUS)

HOUSING, PARIS (HAMONIC + MAISON & ASSOCIES, COMTE VOLLENWEIDER)
Design Response
Artists Impression
Design Response

Wind Response

The form and detail of the design has been influenced significantly by a detailed exploration by Wind Tech Consultants of wind effects and their implications on the public realm and the podium roof top external residential amenity spaces.

This analysis has resulted in the following design responses:
- Provision of a wind canopy to Buckhurst Street edge and along proposed laneway
- Vertical screening to specified balconies at north-west, north-east, south-east and south-west edges
- Impermeable balustrades
- Several balconies recessed into the building form where possible
- Full height inter-tenancy screens
- Planting
Design Response

Flood Management Response

The proposed development is required to respond to future flooding risks.

A series of strategies have been considered that are designed to achieve flood mitigation performance requirements whilst ensuring that the raised ground floor does not impact negatively on the quality of the public realm.

The architectural and urban design opportunities of level changes at thresholds and entrances have been considered to maintain Universal Access qualities at all public entrances without the requirement for lifts.

The following principles for required floor levels have been considered:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>AHD Height (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Habitable Residential</td>
<td>3.0</td>
</tr>
<tr>
<td>Commercial lobbies/Retail</td>
<td>2.4</td>
</tr>
<tr>
<td>Lifts/Services</td>
<td>3.0</td>
</tr>
<tr>
<td>Combined residential carparking entries</td>
<td>3.0</td>
</tr>
<tr>
<td>Transition zones (pedestrian and vehicular access)</td>
<td>2.0 to 3.0</td>
</tr>
</tbody>
</table>

Legend

- AHD 2.0-3.0
- AHD 2.4
- AHD 3.0
Design Response
Residential Quality and Diversity Response

Residential Quality and Diversity
Diverse Residential products are proposed to attract a wide range of demographic and family types.

The podium sleeving offers particular opportunities to incorporate non-typical models which can:
- Provide better street engagement through double height apartments
- Include flexible ‘soho’ units supporting possible home business configurations
- Incorporate generous outdoor spaces suited to family occupancy

The proposal responds to the challenge of designing for families with children. This is particularly appropriate to the site’s location near to a proposed park and a proposed new school.

The development includes a number of compact apartments which can be configured for 2-3 bedrooms. These apartments are designed to promote affordability and flexible internal configurations.

1 Bedroom Duplex | 1:100

2 Bedroom Duplex | 1:100
The Buckhurst Street proposal includes the following initiatives to achieve more sustainable living within a high density urban project:

- An overall configuration of the buildings and outdoor spaces to easily accommodate passive design attributes
- Good ventilation and solar access to dwellings
- Water storage and reuse for irrigation of common landscape zones, fire sprinkler testing and toilet will be incorporated
- The use of a high performance thermal envelope including high performance glazing to achieve average 6 star energy ratings
- Cyclist facilities for residents and visitors to promote the use of low emission transportation which can also benefit fitness and enrich the sense of local community.
- “Green” areas will enhance biodiversity, introduce local cooling via evapotranspiration and treat storm water
- Universal design initiatives have led to all public lobbies being designed to provide equal access for both ambulant and non-ambulant residents and visitors. One apartment type has been designed to allow conversion to universal access.

The project is seeking to benchmark its design performance in accordance with the GBCA Green Star – Multi-unit Residential V1 tool. While it is not envisaged the project shall achieve a certified Green Star rating in accordance with GBCA protocol, the project design team has sought to document a ‘Best Practice’ design response where feasible and respond appropriately to the City of Port Phillip planning scheme.

Podium elements that will support the project’s benchmark design include:

- Outdoor dining
- Seating
- Sun and wind protected areas
- Communal and individual productive gardens
Design Response

Material Schedule