

City of Port Phillip  
Advertised Document  
Planning Application No. PDPL/00890/2022  
No. of Pages: 1 of 56

# 15 – 37 Bank St

South Melbourne, Victoria

**rothelowman**

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# Architectural Statement

## The Site

15-37 Bank Street, South Melbourne is situated within a Mixed Use Zone. The site currently consists of three parcels of land and presents opportunity for a single consolidated development.

## The Opportunity

The site represents an opportunity to add to a rapidly evolving and rich urban precinct. The site has potential for an active frontage along Bank Street and to enhance connectivity through the site via a through block link. The site provides an exciting opportunity for improved connectivity, enhancement to the streetscape and landscaped spaces for residents. With close proximity to a variety of public amenities, the site offers design opportunities to interact with various public interfaces, including public transport such as the future Anzac Station.

## The Proposed Development

The proposal is for a Built to Rent (BTR) development with inclusions such as; ground floor retail, a through block link connecting Bank Street to Little Bank Street, secure on site residential bike parking, podium level cark parking, extensive residential amenities, a feature pool and a rooftop pergola supporting solar panels.

## Project Details

- 19 Storey BTR apartment building
- 355 Apartments
- 2 Podium car park levels
- Retail on ground floor

South Melbourne, VIC



Disclaimer: Perspective images are presented as an artist's impression of the development. Landscaping shown on perspective images is indicative only and is subject to Landscape Architect's design.

# 1.0

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# Urban Context Analysis








# 1.1 Context

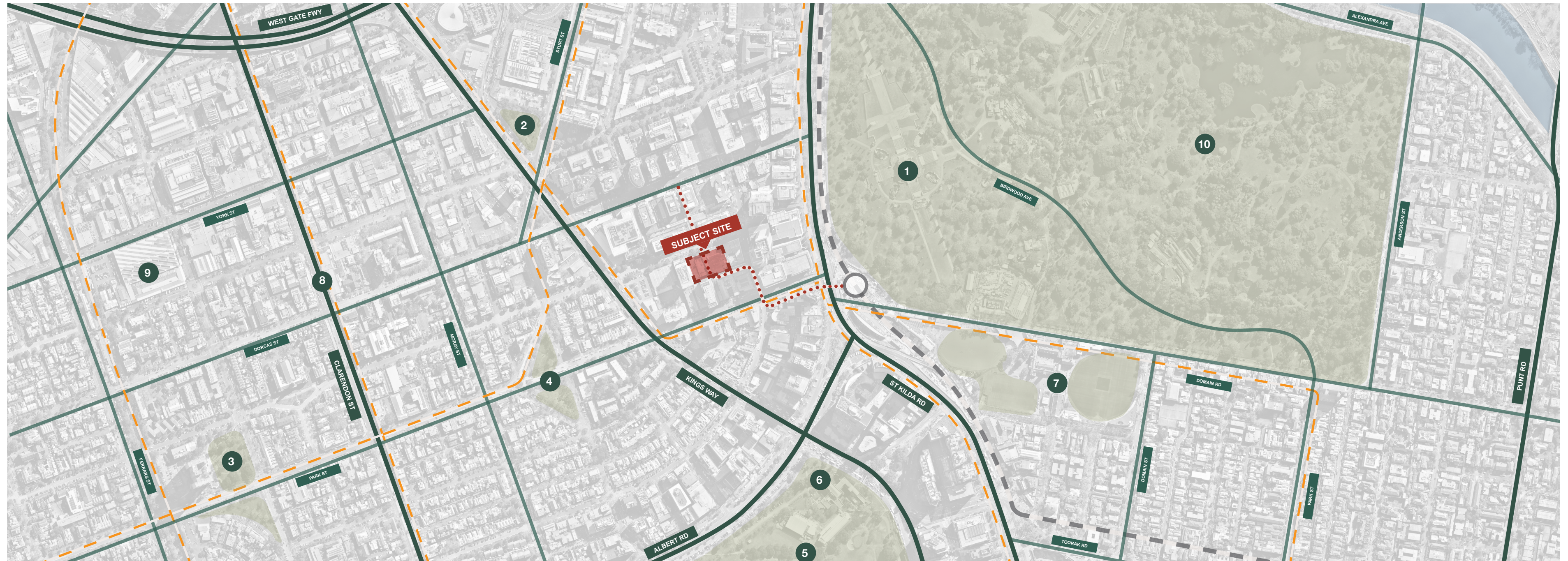
## Legend

- 1 Shrine of Remembrance
- 2 Sturt St Reserve
- 3 Park Towers Reserve
- 4 Eastern Reserve
- 5 Albert Park

- 6 Mac Robertson High School
- 7 Melbourne Grammar High School
- 8 Clarendon St Retail Precinct
- 9 South Melbourne Market
- 10 Royal Botanic Gardens

## Legend

-  Subject Site
-  Major Roads
-  Secondary Road
-  Metro Tunnel Train Line
-  Metro Tunnel Anzac Station
-  Tram Line
-  Pedestrian Link to Metro Tunnel



# 1.2 Site Analysis








## Opportunities

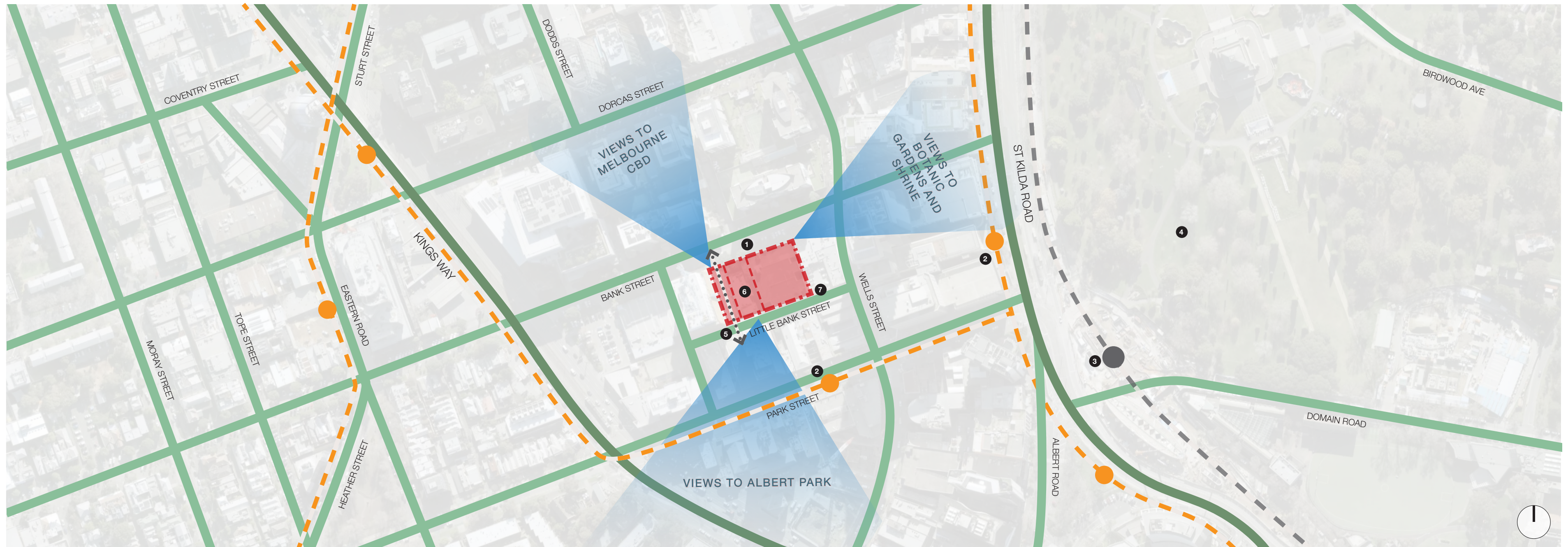
- 1 Solar access and CBD views to north
- 2 Close proximity to tram stop
- 3 Future Anzac Station approximately 8 minute walk
- 4 Proximity to Royal Botanic Gardens
- 5 Opportunity to create pedestrian link through subject site
- 6 Consolidated development on 3 blocks of land
- 7 Opportunity to increase Little Bank St setback at ground level

## Constraints

- 8 60m building height constraint
- 9 35m width tower form to Bank Street
- 10 9m setback to existing neighbour at 52 Park St built to boundary of Little Bank St




## Legend

-  Subject Site
-  Tram Route
-  Metro Tunnel Route
-  Anzac Station
-  Tram Stop
-  Existing Major Road Network
-  Existing Minor Road Network



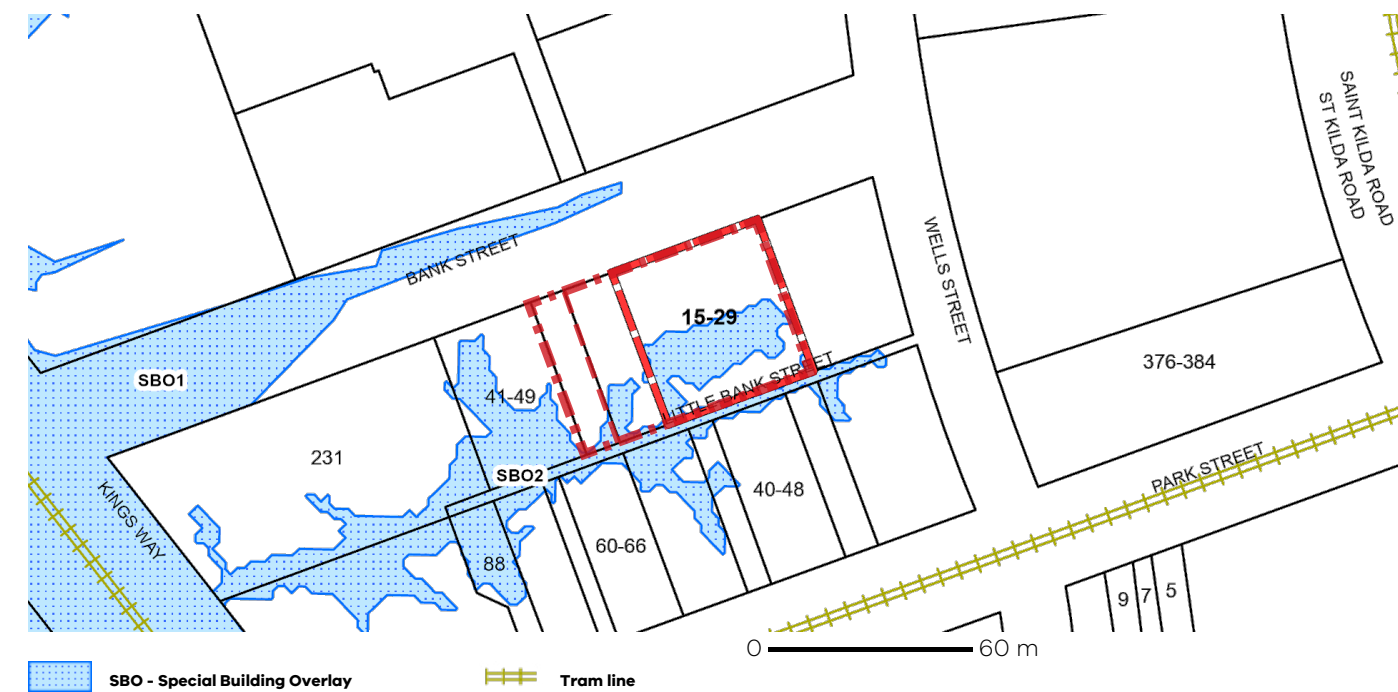
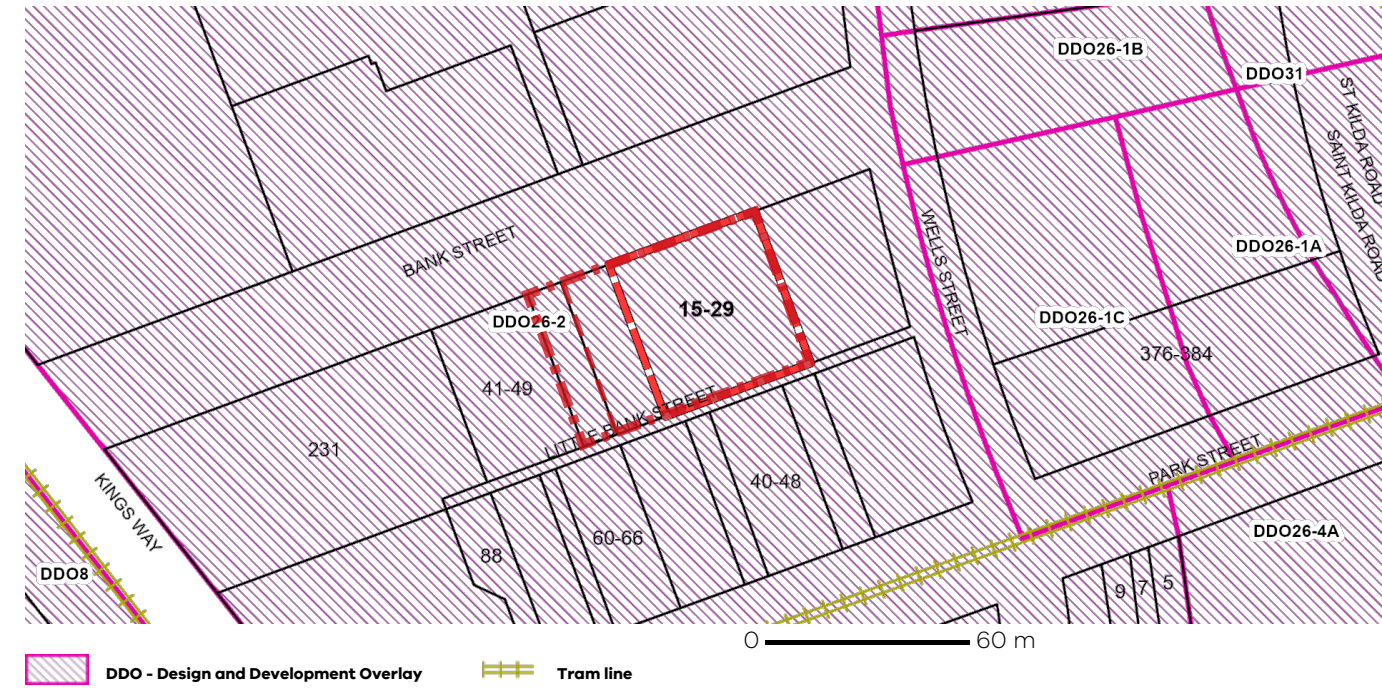
# 1.3 Zones

## Legend

|   |  |   |  |
|---|--|---|--|
|  | Subject Site                                     |  | SUZ3 - Special Use Zone - Schedule 3               |
|  | MUZ - Mixed Use Zone                             |  | NRZ1 - Neighbourhood Residential Zone - Schedule 1 |
|  | C1Z - Commercial 1 Zone                          |  | C2Z - Commercial 2 Zone                            |
|  | TRZ2 - Transport Zone 2 - Principal Road Network |  | PPRZ - Public Park and Recreation Zone             |



# 1.4 Overlays

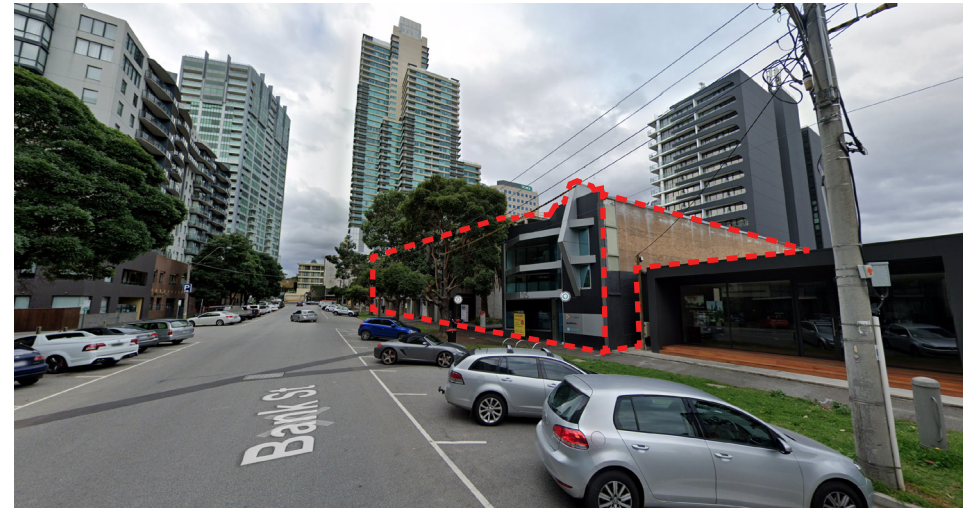




# 1.5 Street Views



1. View of Site East from Wells Street



2. View of Site West from Bank Street



3. View of Site East from Little Bank Street



4. View of Site East from Bank Street



5. View of Site North from Bank Street



6. View of Site West from Little Bank Street

# 1.6 Site Survey

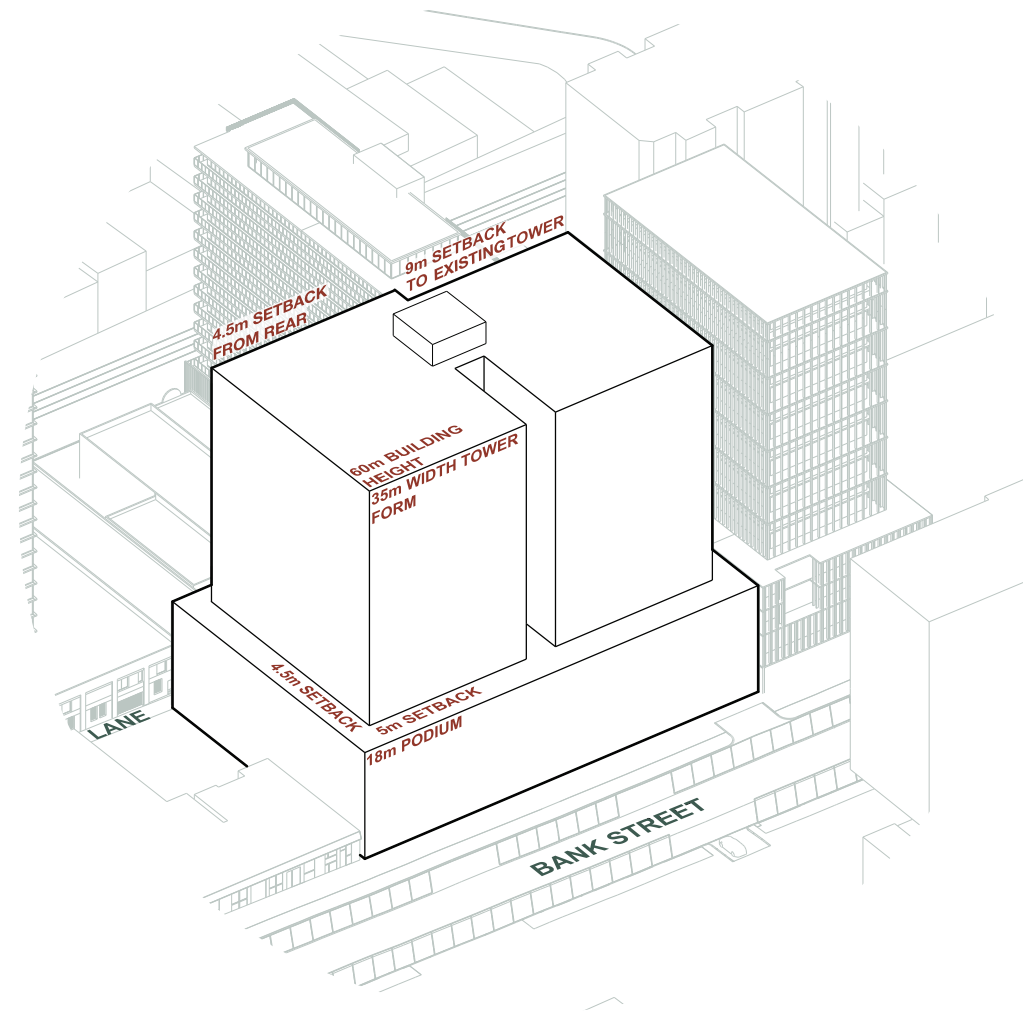


# 2.0

|     |                      |    |
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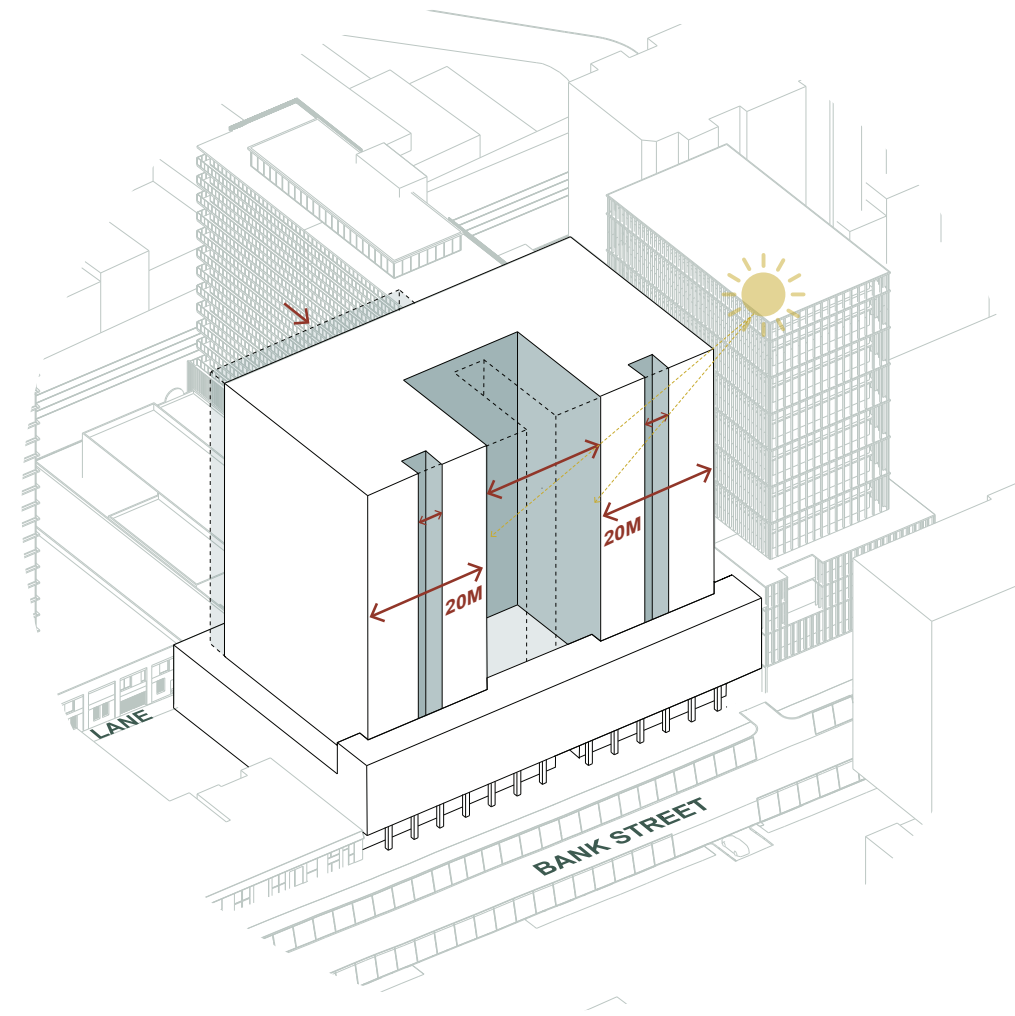
# Urban Design Strategy

# 2.1 Built Form Response



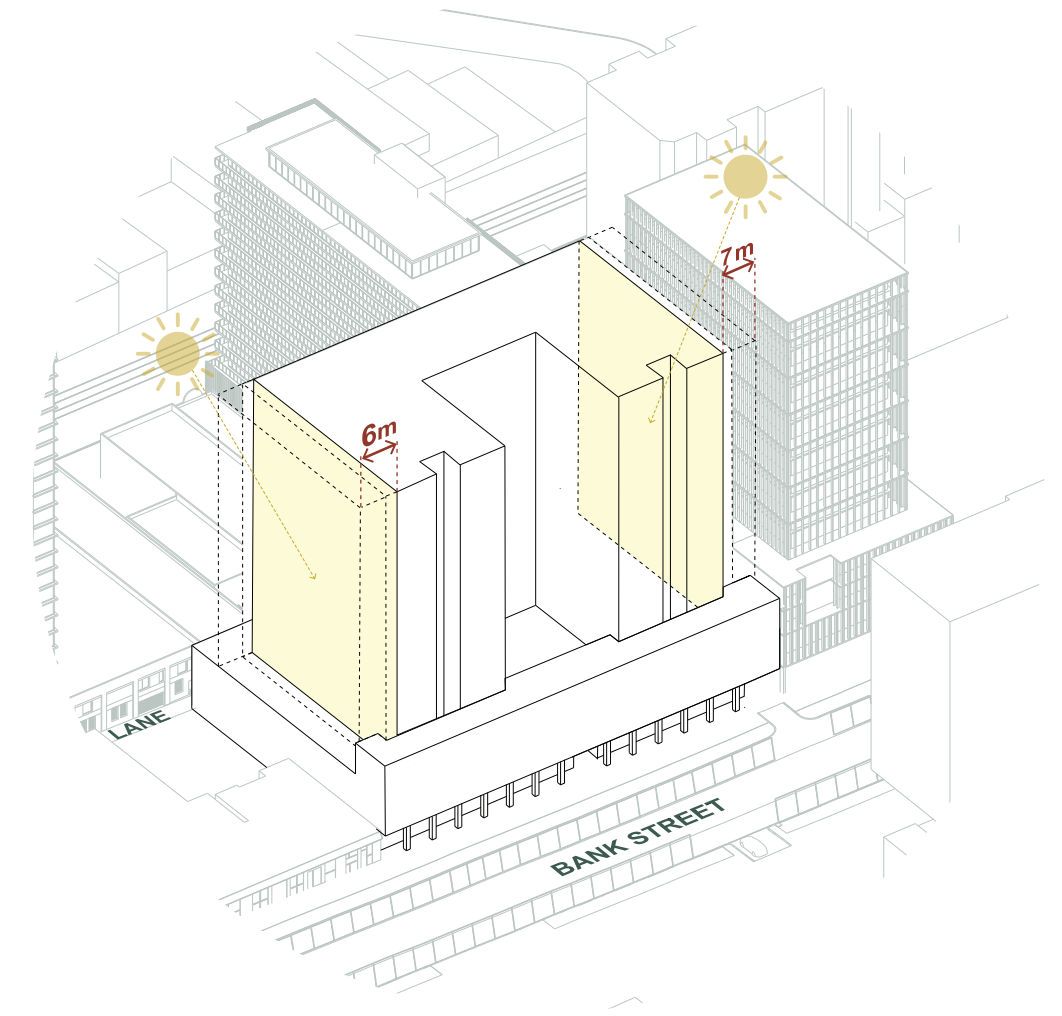
## DDO ENVELOPE

- 60m building height
- Maximum 35m width tower form
- Maximum 18m podium height
- 9m setback to existing tower



## VISUAL BULK

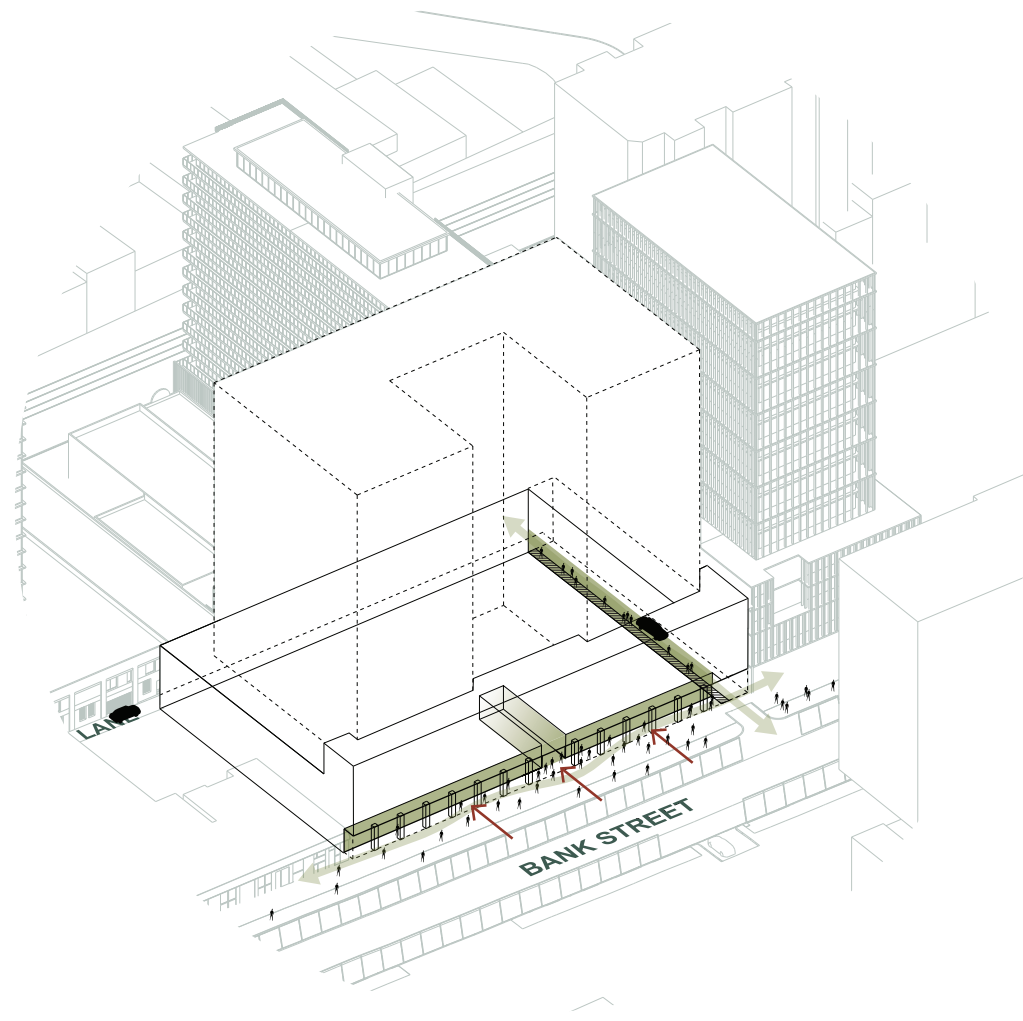
Void to centre of tower reduces visual bulk and improves apartment daylight amenity.



## DAYLIGHT ACCESS

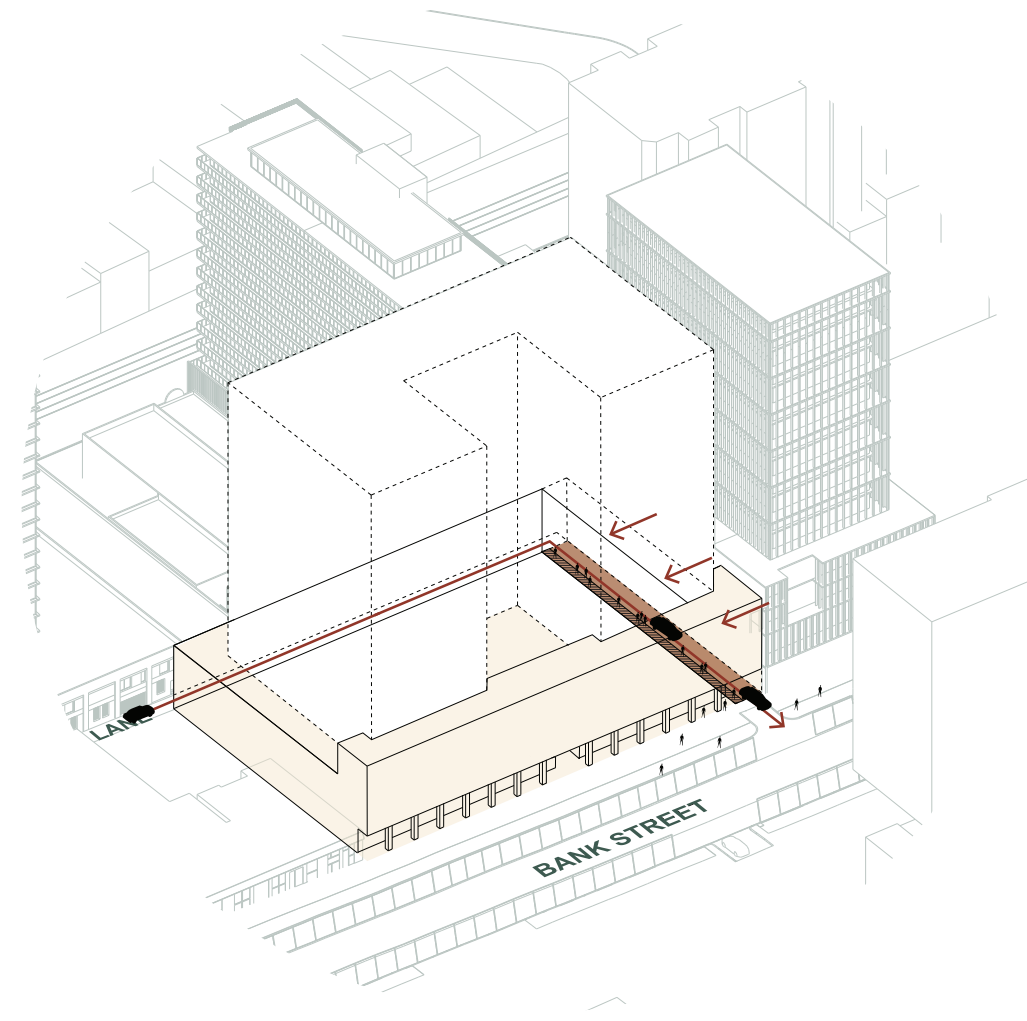
East and west setbacks increased to improve apartment daylight amenity.

# 2.2 Community Benefit



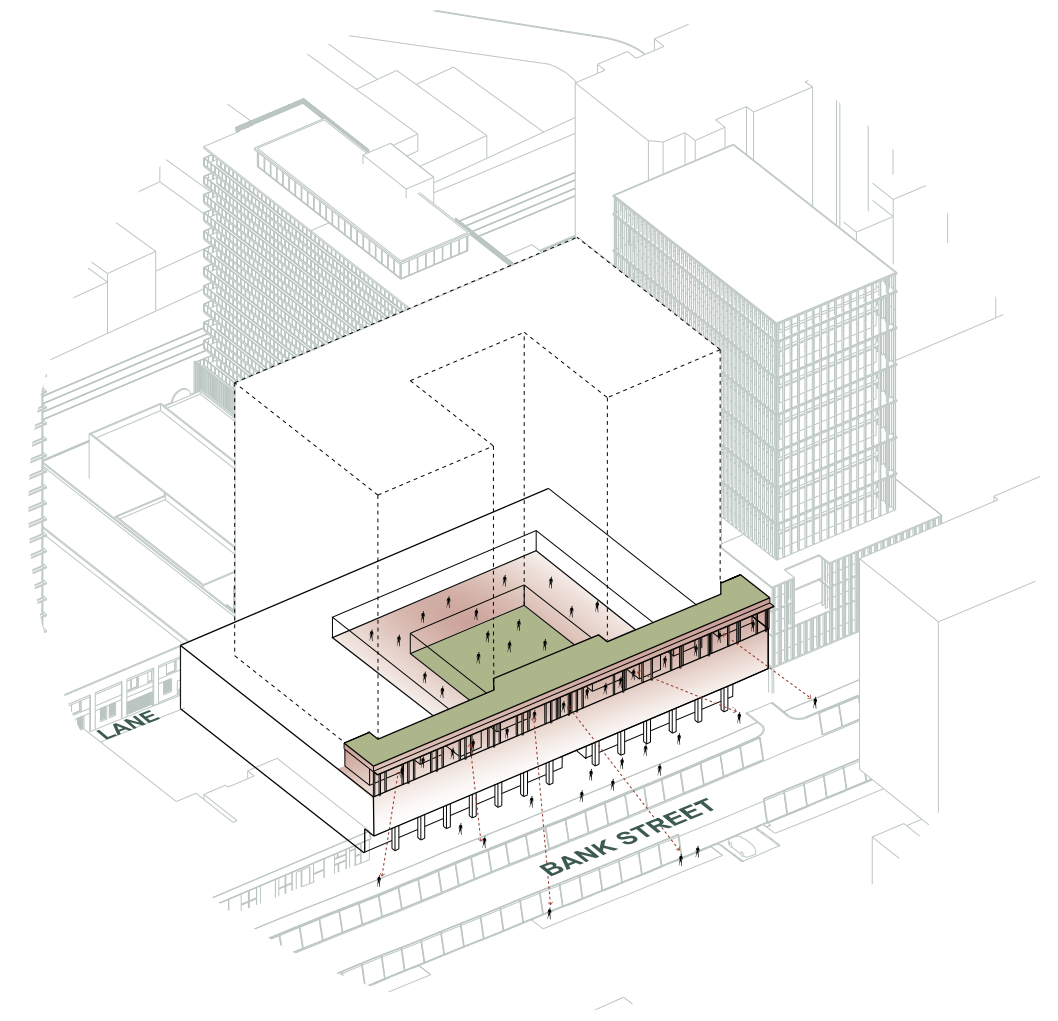
### ACTIVE GROUND PLANE

Active street frontage with retail to Bank Street.  
Increased setback to ground level with colonnade for improved pedestrian experience.



### CONNECTIVITY

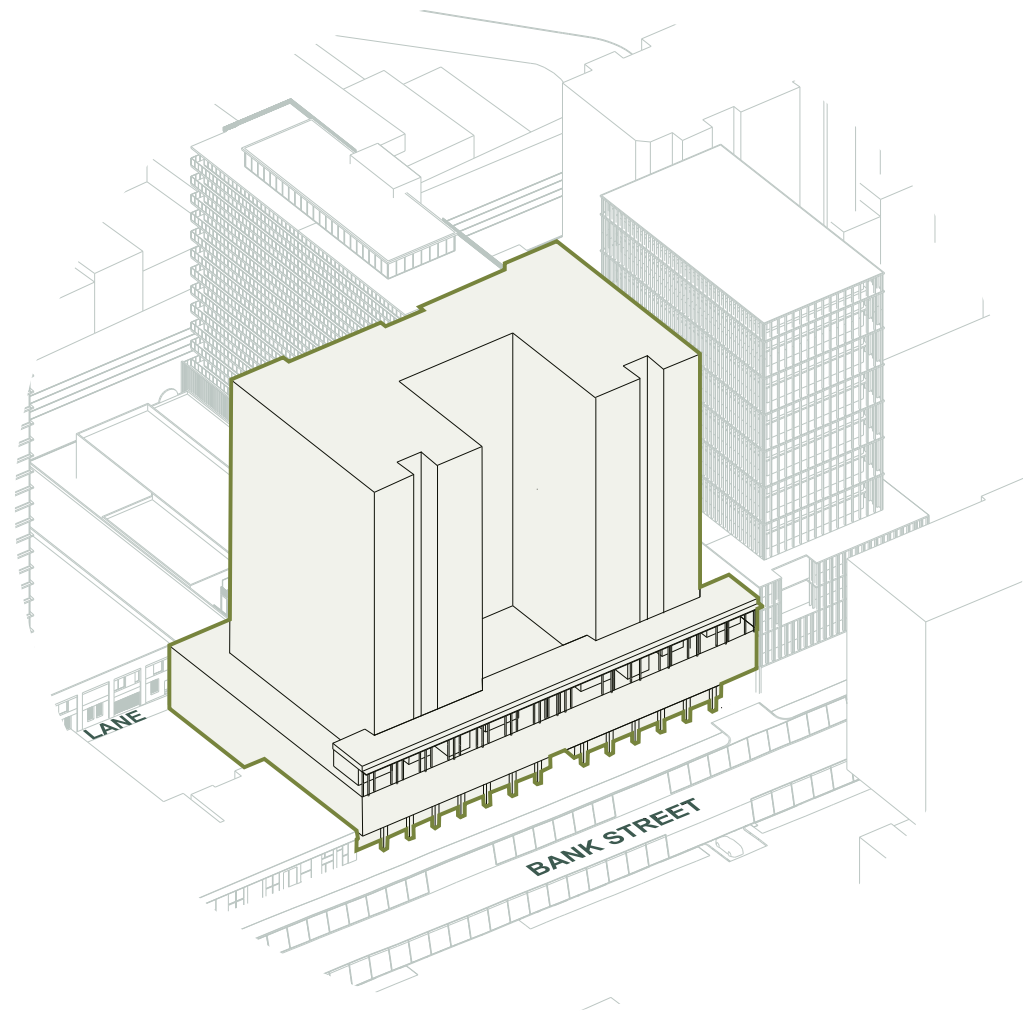
Active cross block link connecting pedestrians to future Anzac Train Station.



### PODIUM AMENITY

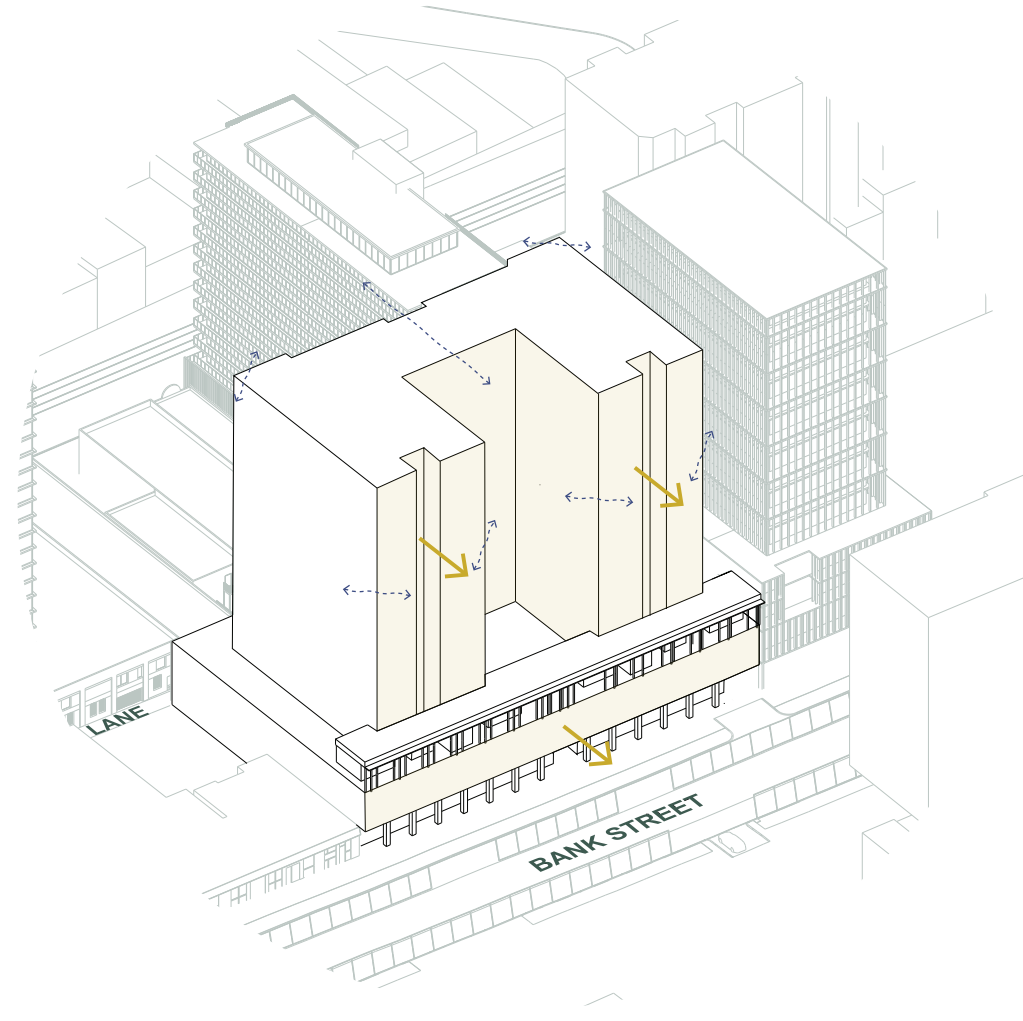
Active podium for resident amenity, street activation and passive surveillance.

# 2.3 ESD Performance



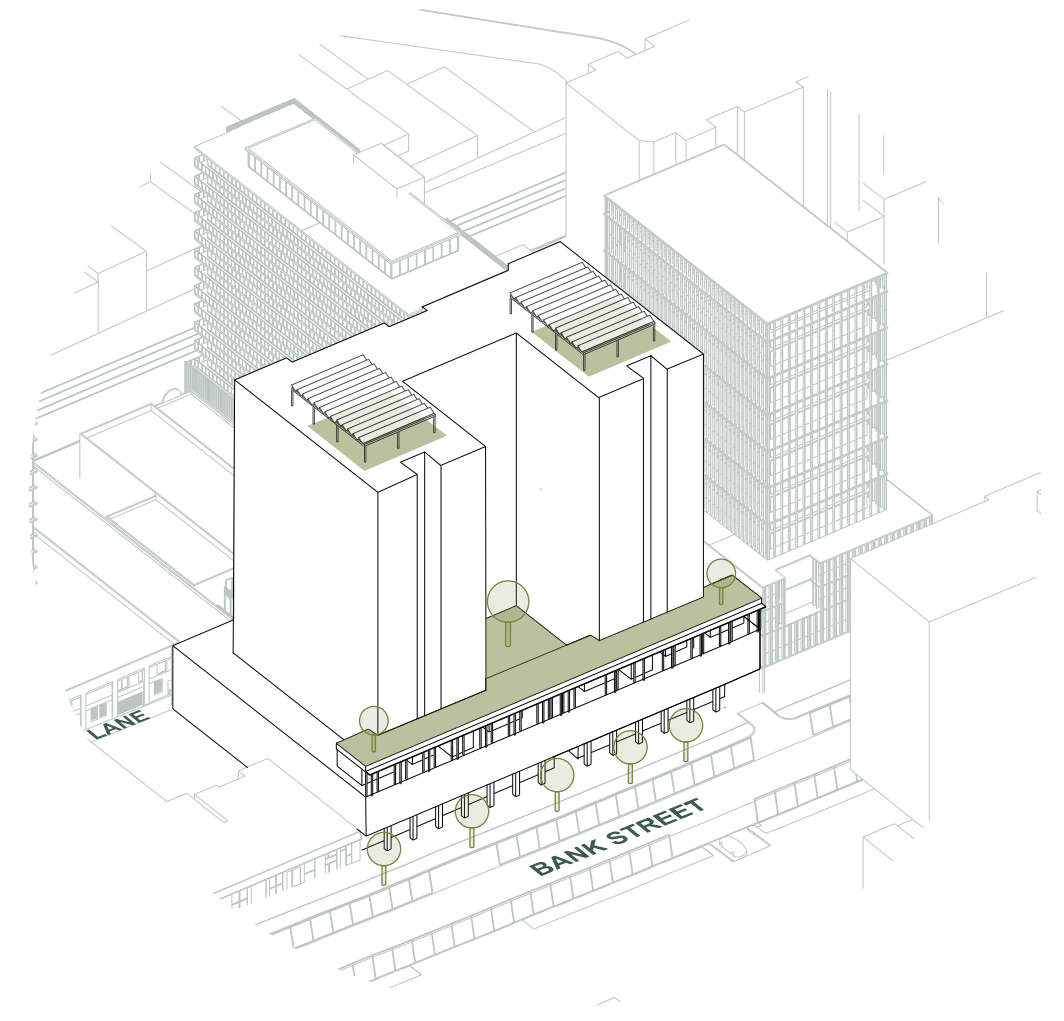
### ESD INITIATIVES

- Green Star - 5 Star
- NatHERS - 7.5 Star
- WELL - Platinum Certification
- Solar PV Array to Rooftop
- 100% Electrification of Building



### PASSIVE DESIGN

Tower design considers natural ventilation, shading and orientation of apartments for residential amenity.



### ROOFTOP SOLAR ARRAY

Plant area is increased due to 100% electrification of building and centralised AC (no individual AC condensers on balconies). Pergola to rooftop allows for maximum solar array within the guidelines of DDO26 Section 2.3 Exceptions to Mandatory Requirements.

# 2.4 Ground Plane Program

- 1** Arriving home
- 2** Moving in
- 3** Waste
- 4** Street Activation
- 5** Bikes & Workshop
- 6** Cross Block Link Access to Future Train Station
- 7** One Way Car Access
- 8** Widened Laneway

