

HERITAGE ITEMS AND SIMILAR USES

THE SITE SITS WITHIN A HERITAGE OVERLAY PRECINCT, AND WHILST THE SITE ITSELF IS NOT HERITAGE LISTED, IT SITS AMONGST SEVERAL HERITAGE PROPERTIES NEARBY. THE SITE IS LOCATED AMONGST A NUMBER OF SIMILAR APARTMENT BUILDINGS, WHICH ARE LOCATED ON THE MAP BELOW.

The site sits amongst a number of heritage properties, both directly next door in Louise Street as well as in the adjacent Queens Lane and along St Kilda Road.

The site sits within a precinct which is largely occupied by high-rise residential apartment buildings. The map (below right) indicates the locations of apartment buildings within the area. The apartment buildings indicated below are majorly high-rise, with 12-20 storeys approx. The future projects planned in the area follow a similar model, with majority of planned buildings being high-rise apartment buildings.



HERITAGE PROPERTIES ST KILDA ROAD



490 ST KILDA ROAD



32 QUEENS ROAD



32 QUEENS ROAD



33 QUEENS ROAD



34 QUEENS ROAD

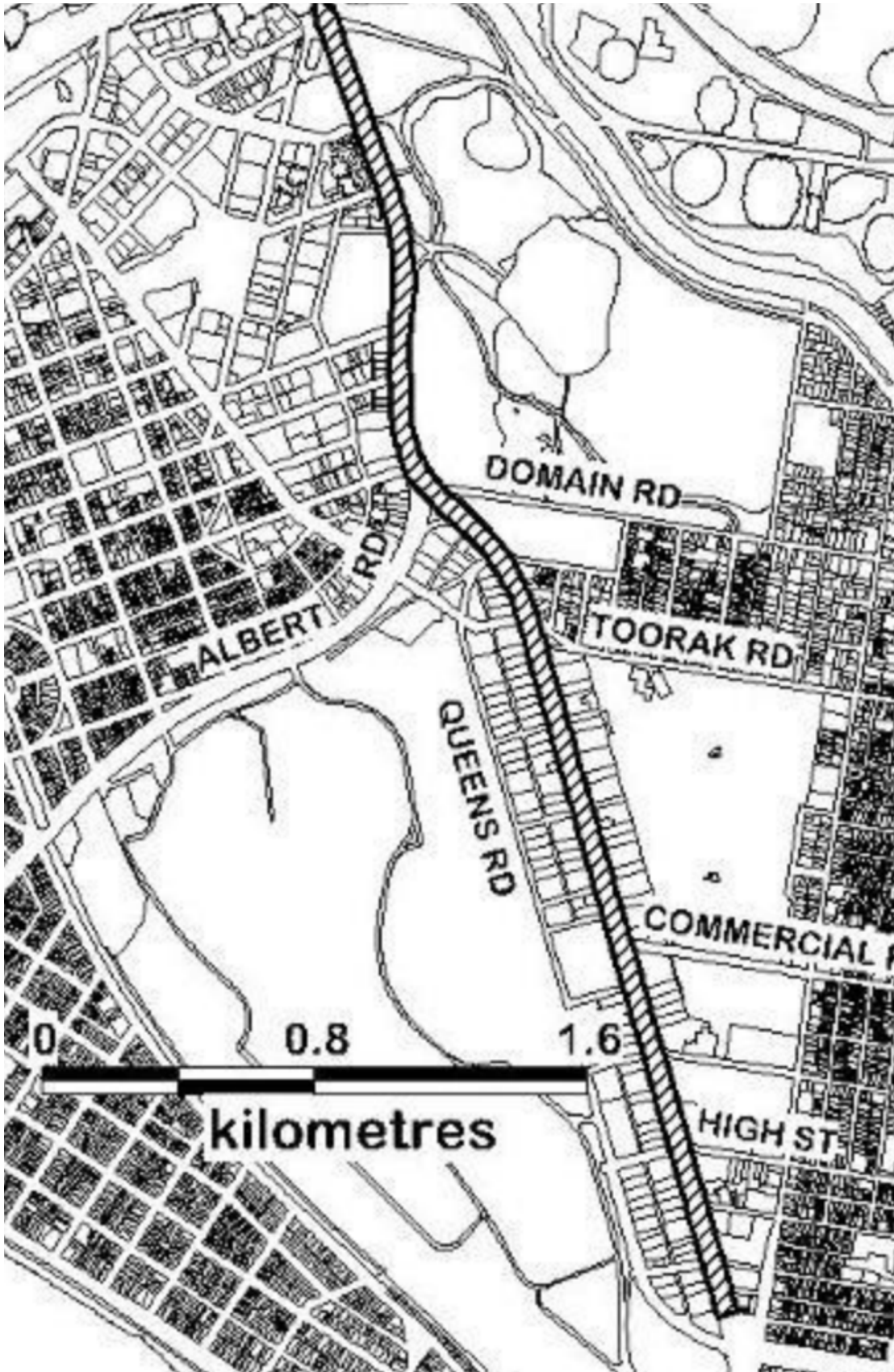
SITE HISTORY - ST KILDA ROAD

ST KILDA ROAD IS HISTORICALLY SIGNIFICANT AS ONE OF MELBOURNE’S LONGEST AND GRANDEST MAJOR THOROUGHFARES.

St Kilda Road is one of Melbourne’s most historically significant heritage sites. For over a century the European-style boulevard has had an iconic status as the magnificent tree-lined gateway into the city. It has been the location of some of Victoria’s most iconic institutions. From the 1880s Melbourne’s most wealthy made the boulevard one of the most prestigious addresses in Melbourne, and in the 1950s it became a centre for commercial activity.

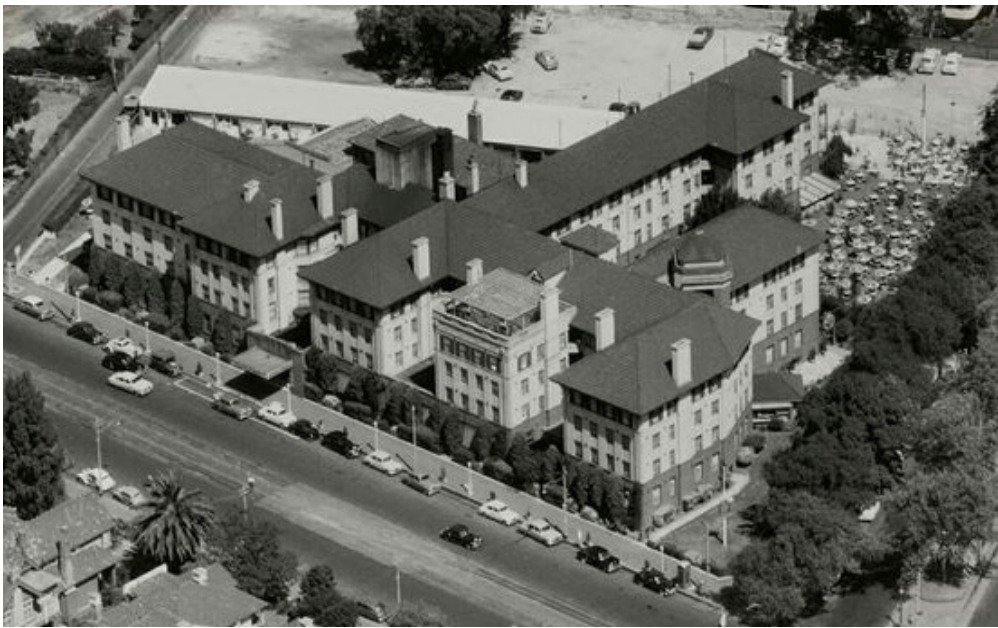
St Kilda Road has been a centre for ceremonial and celebratory processions including those associated with the Duke of Edinburgh’s visit to Melbourne in 1867, the opening of the International Exhibition of 1880, and the opening of the Australian Federal Parliament in 1901. It remains the site of Victoria’s annual Anzac Day march, Moomba parades and political protests.

The sweeping views between the Shrine of Remembrance, St Kilda Road and Swanston Street are iconic, with St Kilda Road acting as a processional route between the Shrine and the city. There are also important visual associations with the Queen Victoria Garden and Domain parklands to the east. The boulevard is aligned with magnificent elm and plane trees with accompanying public gardens, allowing nature to provide a contrast the highly developed surrounds of the CBD.



St Kilda Road Map, c. 1950.

Image Source: Victorian Heritage Register



The old Chevron Hotel, corner of Commercial and St Kilda Roads, c. 1950.



Looking south onto Albert Park Lake from the Shrine of Remembrance, c. 1935.

Images Source: State Library of Victoria

SITE HISTORY - ALBERT PARK SAILING CLUB

ALBERT PARK SAILING CLUB WAS THE FIRST YACHT CLUB IN VICTORIA, AND THE FIRST INLAND WATERS YACHT CLUB OF AUSTRALIA.

The nearby Albert Park Sailing Club is influential to the design of the 8 Louise site, as well as being a significant institution of the St Kilda Road and Albert Park area. Founded in 1871, it was the first permanent yacht club to be formed in Victoria and the first permanent inland waters yacht club to be founded in Australia.

The first clubhouse was built in 1879 situated on the north western shore of the lake and was the first yacht club house (as opposed to a boat shed) to be built in Australia. The Clubhouse was moved to its current position in 1959 where a two story state of the art member’s facility was built. This building forms the basis of the current complex, which has been much extended to now include considerable boat storage facilities, a galley, and a second hall was added as part of the most recent renovations in 1996.

The design of the 8 Louise Street site aims to honor the history and significance of the neighbouring Albert Park Sailing Club by reflecting the soft form of the curvaceous sails and the generous eaves that provide the form of a boat’s hull..



Sailing on the Lake, c. 1978



Albert Park Yacht Club original clubhouse, 1874



Newly designed clubhouse, 1959

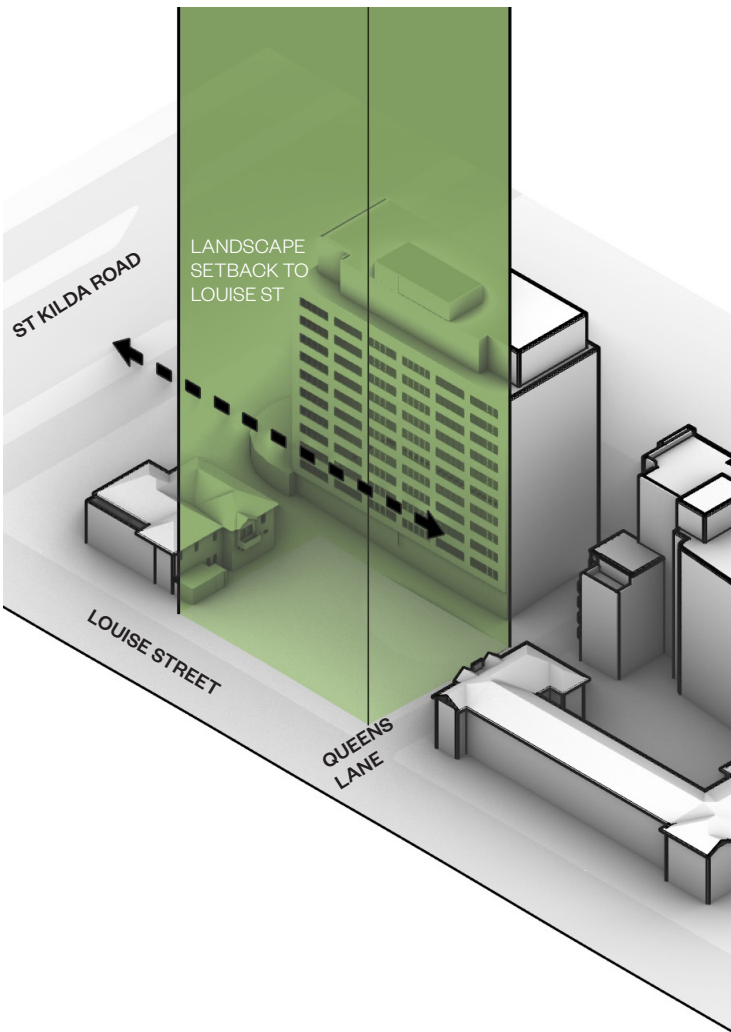


Yachts on the Lake amongst the surrounding city buildings, 1988

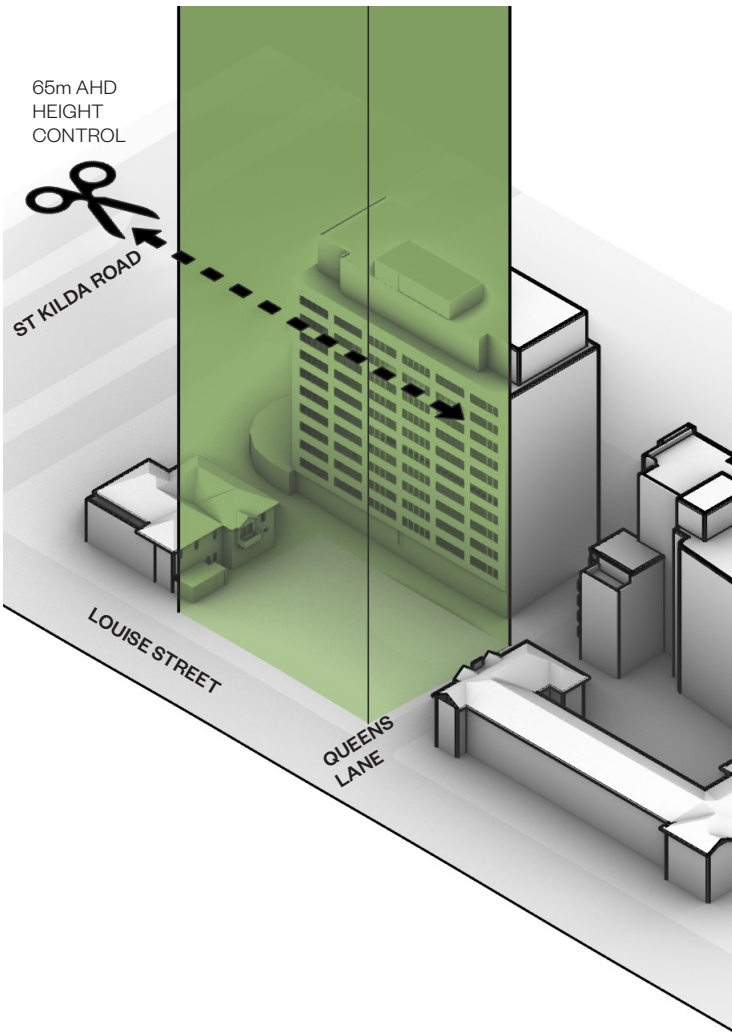
Images Source: Albert Park Sailing Club

PLANNING CONSIDERATIONS

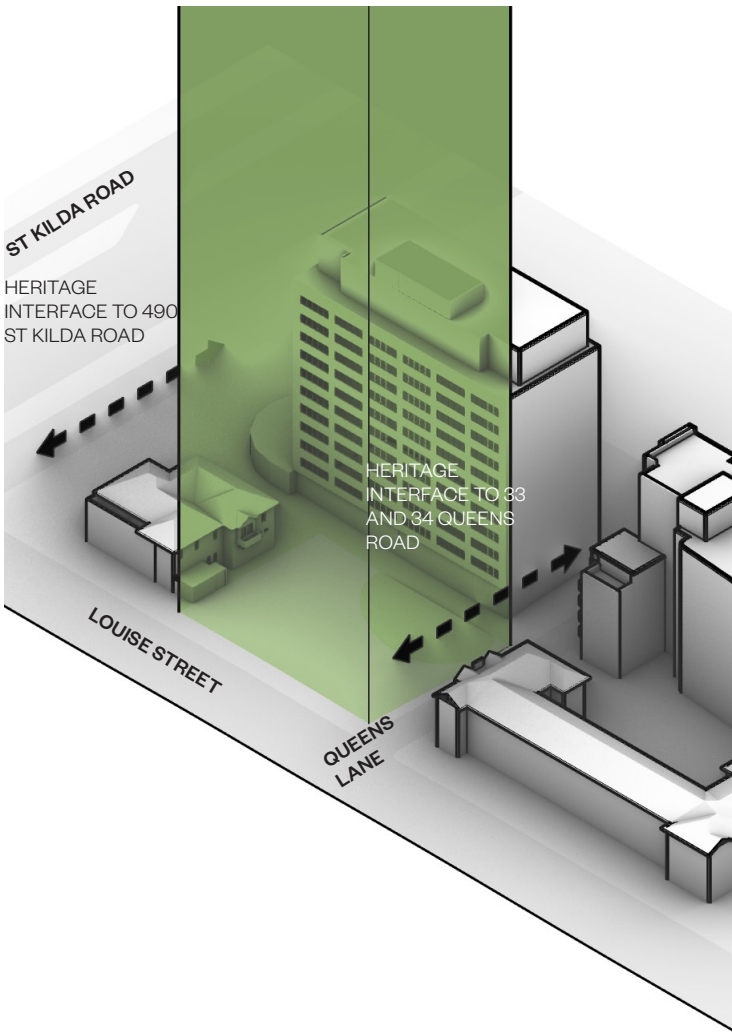
LANDSCAPE SETBACK



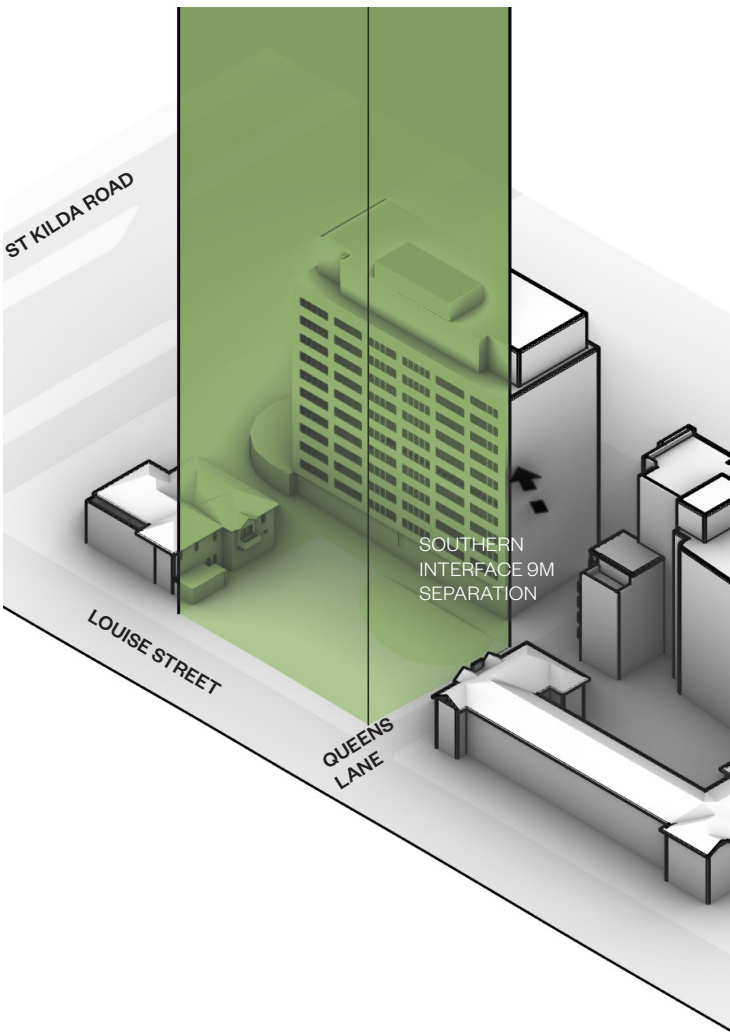
HEIGHT CONTROL



HERITAGE INTERFACE



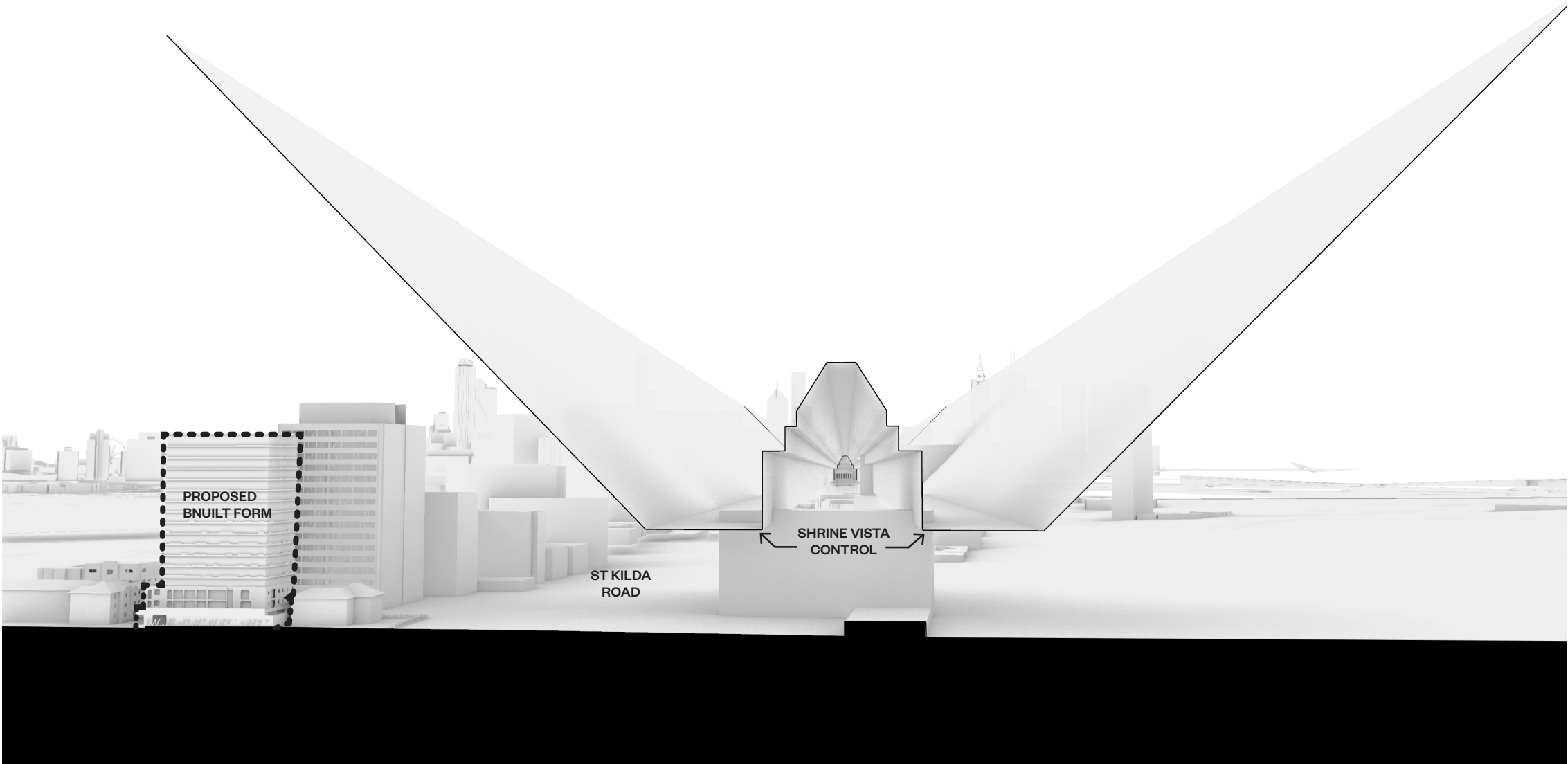
OVERLOOKING



SHRINE VISTA CONTROL

DDO 13 - SHRINE OF REMEMBRANCE

The proposed built form is well set back from the Shrine of Remembrance vista control.



CHARACTER STUDY

QUEENS DOMAIN BUILDING

12 Queens Road



NEW CHARFIELD

478 St Kilda Road



BALENCEA APARTMENTS

454 St Kilda Road



VICTORIANA

20 Queens Lane



LOUISE

8 Louise St Melbourne
Town Planning Application
August 2021

Samuel.

**CERA
STRIBLEY**

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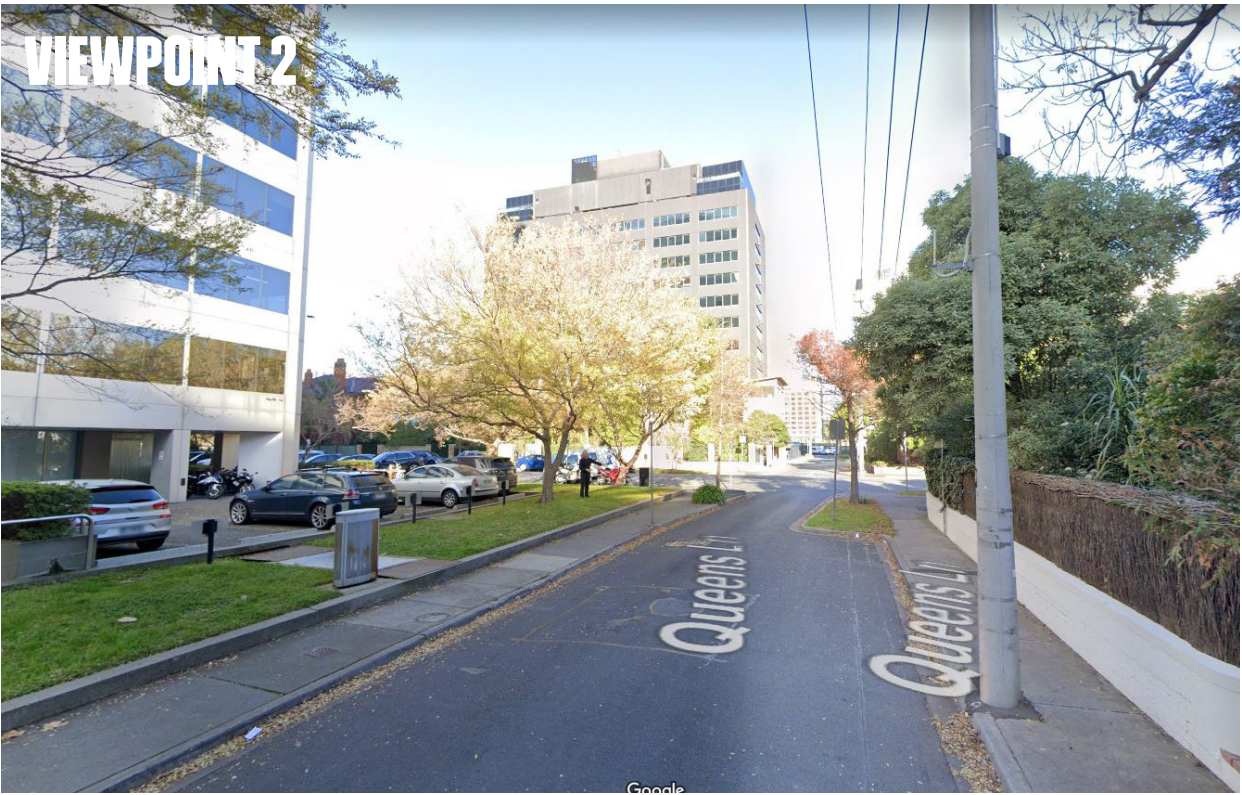
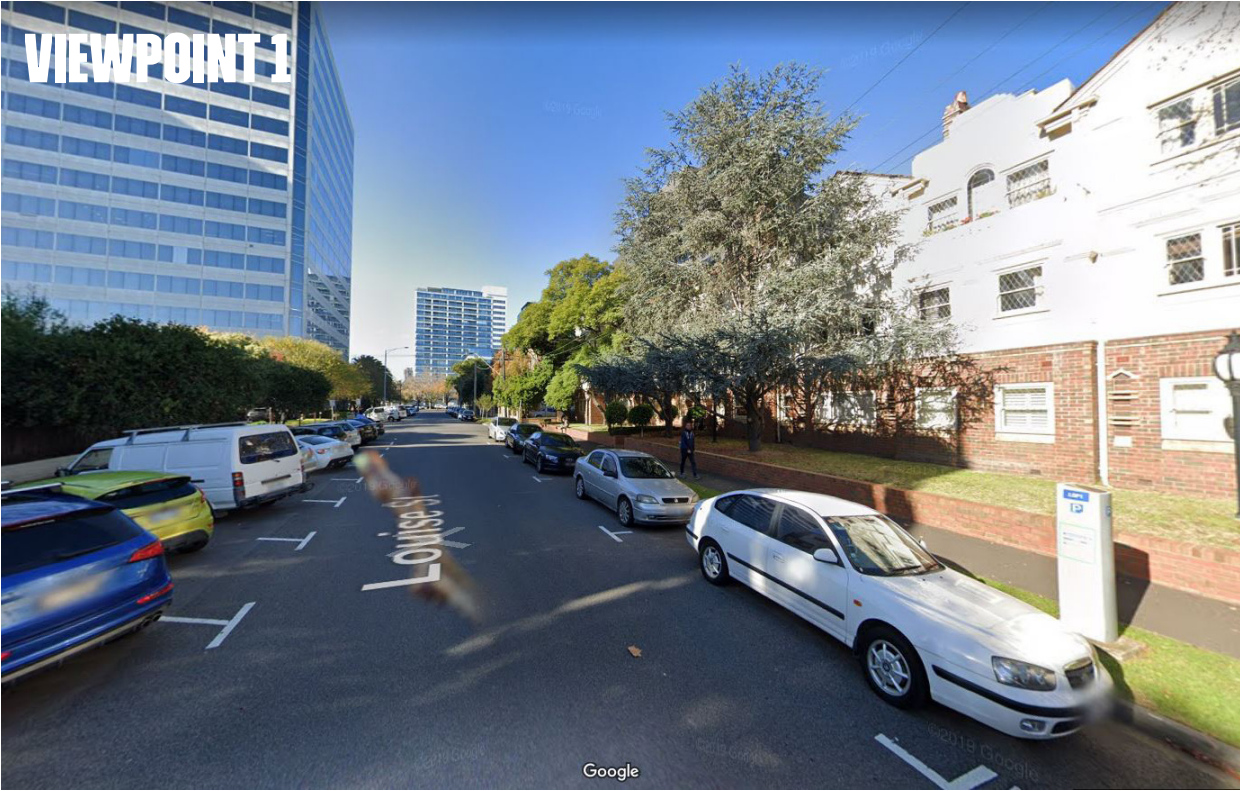
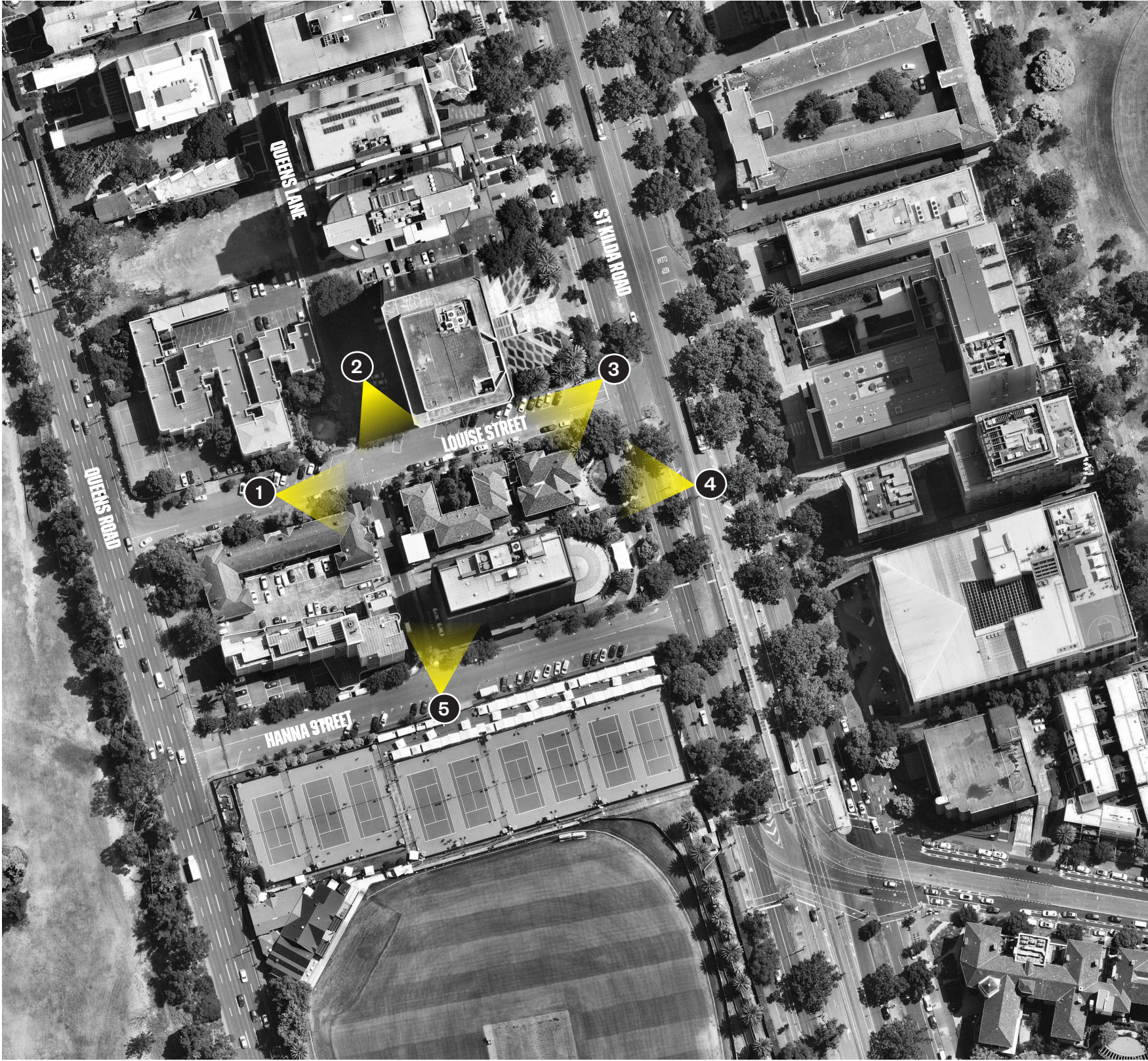
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STREET VIEWS



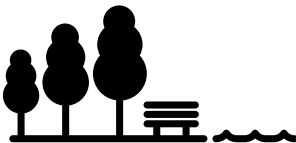
STREET VIEWS



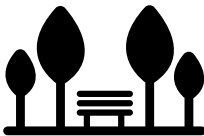
OPPORTUNITIES



PROXIMITY TO PUBLIC TRANSPORT



VIEWS TO ALBERT PARK



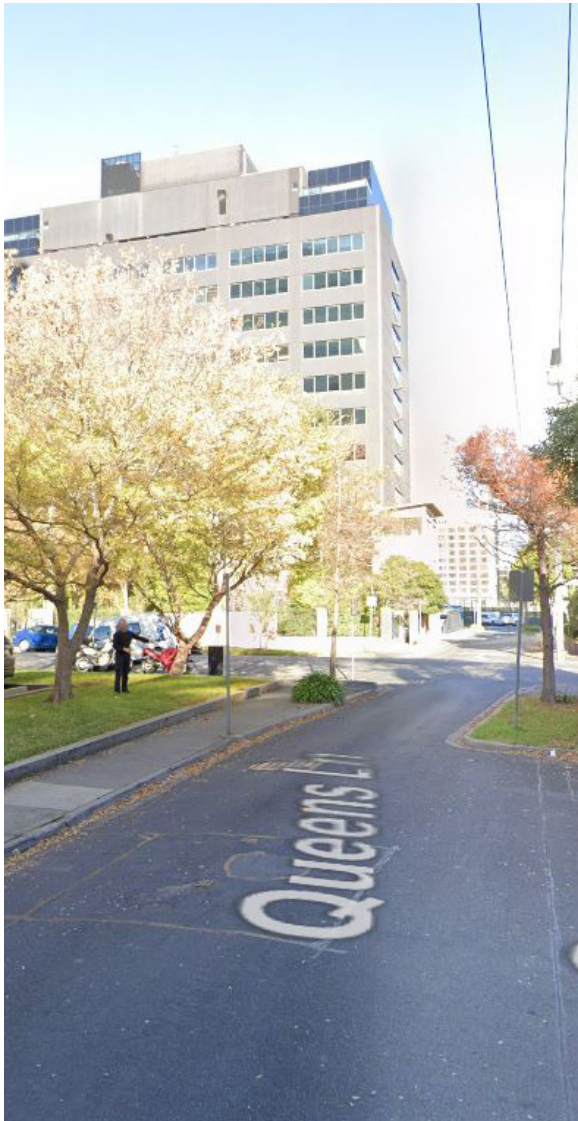
CLOSE TO FAWKNER PARK



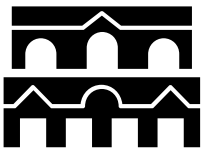
NORTHERN ORIENTATION



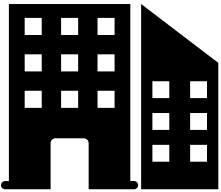
CORNER SITE



CONSTRAINTS



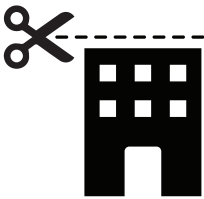
PROXIMITY TO HERITAGE



PROXIMITY TO SOUTHERN NEIGHBOUR



SEWERAGE EASEMENT



HEIGHT RESTRICTION



DESIGN

LOUISE

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BIOPHILIC DESIGN

Interventions that incorporate nature
and/or mimic natural systems.

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LIGHT

Lighting that naturally, or artificially
changes throughout the day to mimic
our circadian rhythm.

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