

8 LOUISE STREET, MELBOURNE, VICTORIA, 3004

LOUISE

MELBOURNE

Samuel. CERA STRIBLEY

8 LOUISE STREET, MELBOURNE CONCEPT DESIGN JULY 2021

CERA STRIBLEY

Domenic Cerantonio
Managing Principal
dom@cs-a.com.au

Chris Stribley
Managing Principal
chris@cs-a.com.au

Cera Stribley Pty. Ltd.
ACN 166 374 170

Studio 5/249 Chapel St
Prahran VIC 3181

+61 3 9533 2582
info@cs-a.com.au
www.cs-a.com.au

SAMUEL PROPERTY

Illan Samuel
Managing Director
illan@samuel.com.au

Romy Jackson
Development Director
romy@samuel.com.au

Benedict Crowe
Project Director
ben@samuel.com.au

Samuel Property Group Pty. Ltd.

1385 Malvern Road, Malvern
PO Box 2102, Camberwell West
VIC 3124

hello@samuel.com.au
www.samuel.com.au

LOUISE

8 Louise St Melbourne
Town Planning Application
August 2021

Samuel.

**CERA
STRIBLEY**

Cera Stribley Pty. Ltd.
ABN 29 350 585 700
www.cs-a.com.au

Address
Studio 5, 249 Chapel St
Prahran VIC AUS 3181

Contact
+61 3 9533 2582
info@cs-a.com.au

Samuel Property
ABN 73 626 319 266
www.samuel.com.au

Address
1385 Malvern Rd, Malvern PO Box 2102,
Camberwell West VIC 3124

Contact
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CITY OF PHILLIP PLANNING DEPARTMENT
Date Received: 20/08/2021

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INTRODUCTION

Architecture is a tool for bettering the way we live and work. We believe architecture should be aesthetically ageless, hold a sense of quality through its finished materiality and have meaning beyond its physical attributes. We are a design focused architecture and interior design studio with an intent on creating meaningful relationships through its work. We strive to explore connections between solid and void, inside and outside, and ones affinity to the city in our ongoing pursuit for timeless and uncomplicated architecture.

As architects, we have a great responsibility to help shape the future built environment. We believe in the commitment to a level of social and environmental viability on each project. Well-considered design makes enormous impact on peoples’ overall well-being, and we aim to design buildings intelligently for the future, we look to challenge convention, utilise passive design principals and strategies, collaborate with our clients, inhabitants and builders to craft buildings that are reflective of their local and global context and the philosophy of its users.

Existing Address
**8 LOUISE STREET
MELBOURNE**

Site Area
1200SQM APPROX.

Site Frontage
**40M LOUISE STREET APPROX.
30M QUEENS LANE APPROX.**

Local Council
PORT PHILLIP

Council Property Number
168580

Plan Number
PS422275

PROJECT TEAM

Client
SAMUEL

Architect
CERA STRIBLEY

Town Planner
URBIS

Sustainability
ARK RESOURCES

Traffic/Waste
ONE MILE GRID

Landscape
ACRE



SITE ANALYSIS

SITE INFORMATION

Existing Address
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PLANNING CONTROL

Planning Zone

Commercial 1 Zone (C1Z)

Planning Overlays

Design and Development Overlay Schedule 13 (DD013)
Design and Development Overlay Schedule 28 (DD028)
Design and Development Overlay Schedule 26-5A (DD026-5A)

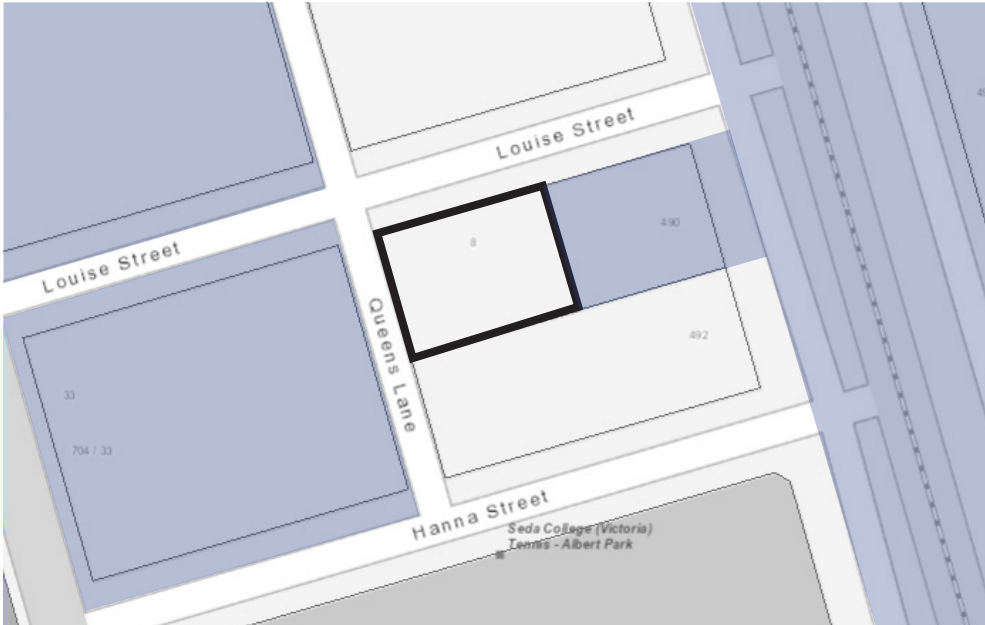
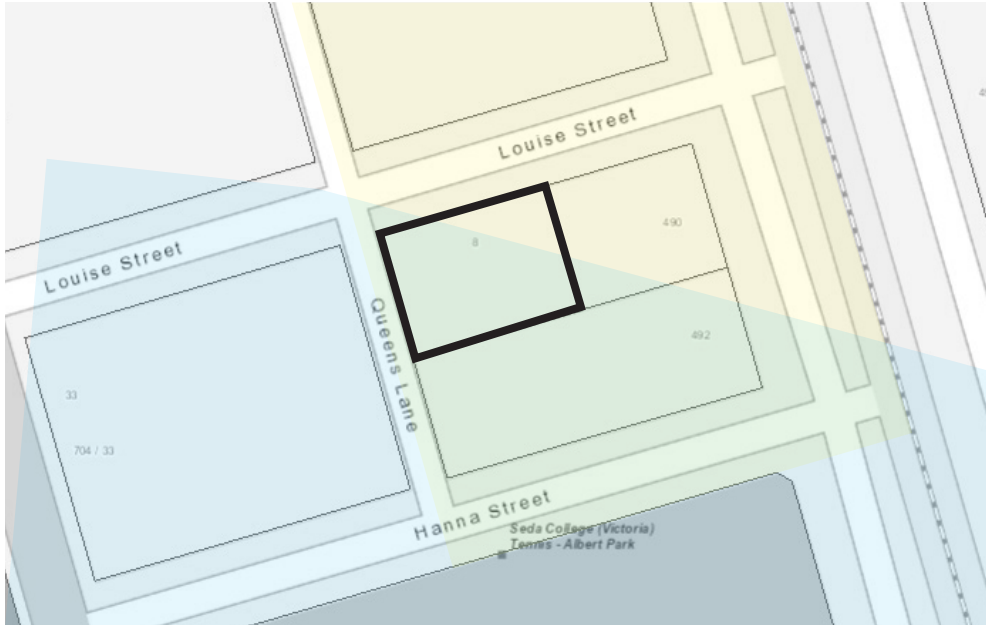
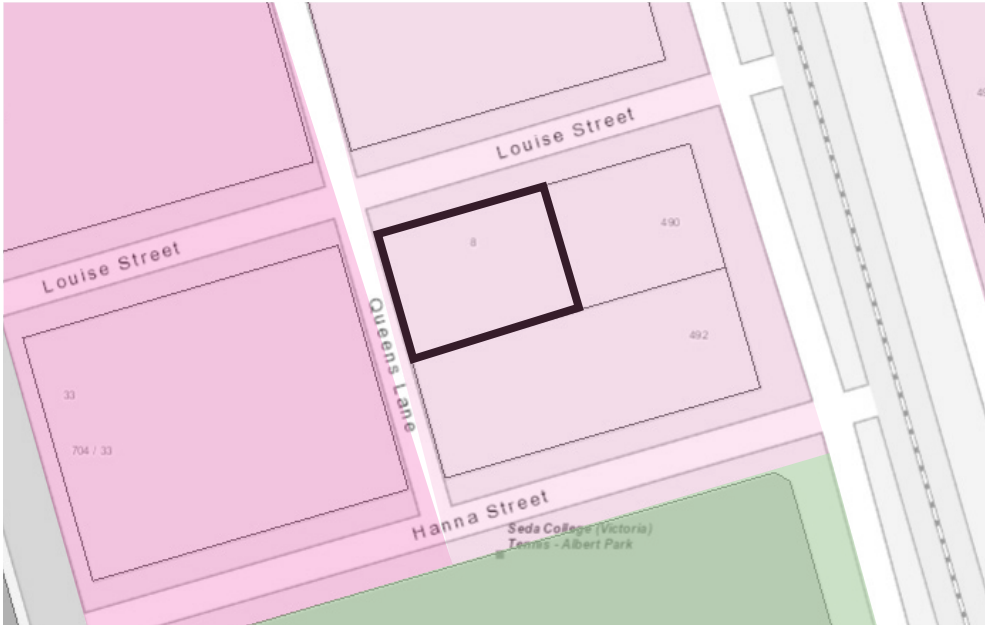
Heritage Overlay

Heritage Overlay

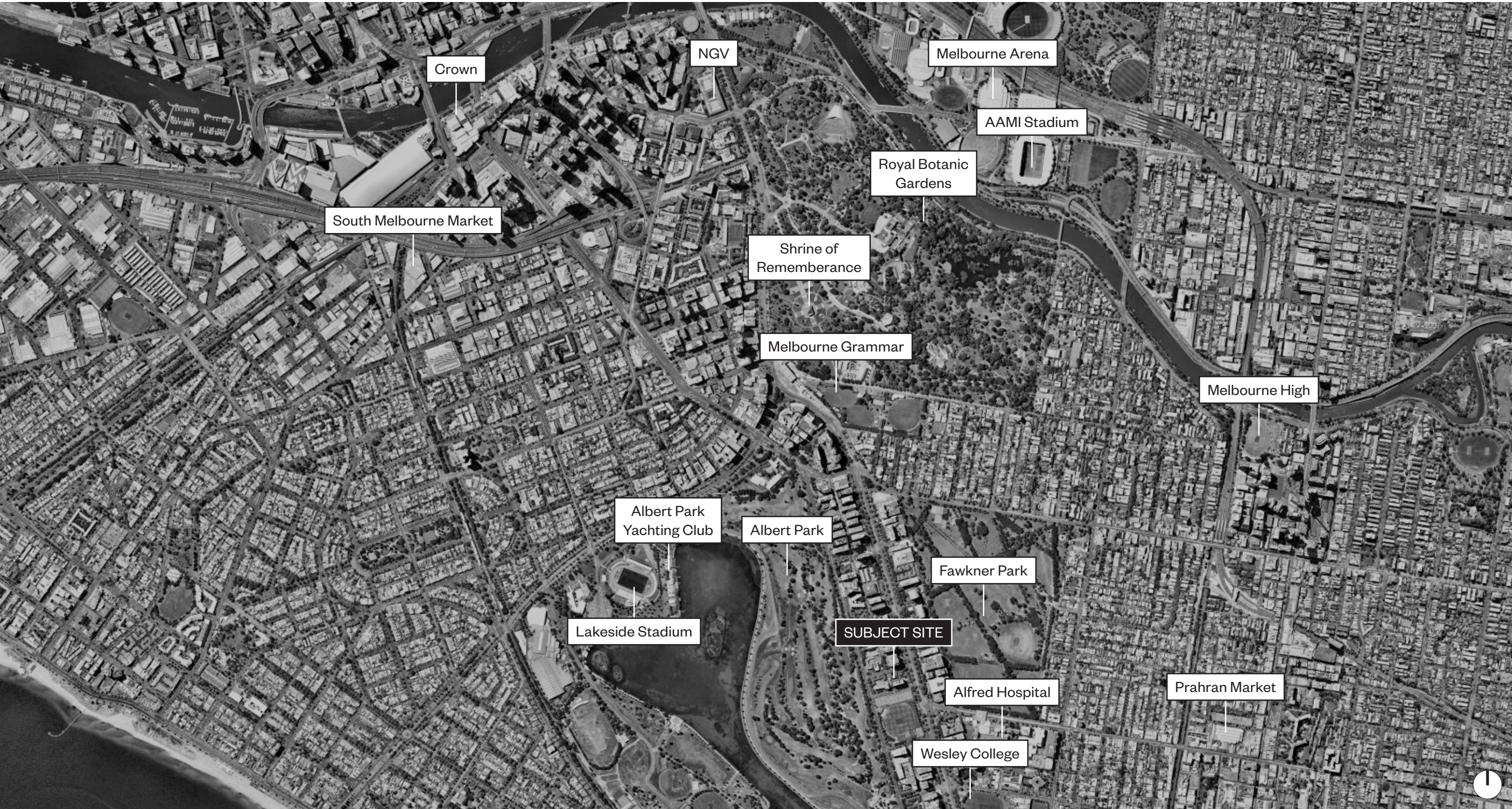
- Residential Growth Zone
- Commercial 1 Zone (C1Z)
- Public Park and Recreation

- DD013 & DD028
- DD026-5A

- Heritage Overlay



CONTEXT



HISTORY OF ST KILDA ROAD

ST KILDA ROAD WAS ORIGINALLY NAMED BAXTER’S TRACK AFTER MELBOURNE’S FIRST POSTMASTER.

Originally a botanical reserve, the thoroughfare was landscaped in 1859 to provide a tree-lined gateway into the rapidly developing city of Melbourne. In the mid 19th-century, the bluestone institutions of Melbourne Grammar School and the Victorian Barracks were developed and which remain distinct landmarks of the area today.

The gold rush of the mid 19th-century brought wealth to the area, with the first residential allotments presenting lavish architecture accompanied by large gardens. Melbourne became the richest city in the world, and St Kilda Road showed off its wealth, lined with the city’s most lavish properties housing the most influential families.

The nearby Albert Park Lake and surrounding parkland was formed in 1864 to become a significant Melbourne attraction, with Albert Park Sailing Club introduced in 1871 becoming Victoria’s first sailing club. The Shrine of Remembrance was erected in 1934 to become a landmark of the thoroughfare which was visited by many via tram - with cable tracks put in place along St Kilda Road in 1888. The National Gallery of Victoria opened in 1968, which became the start of the Arts Precinct, with further developments appearing soon after, such as The Arts Centre and the Victorian College of the Arts.

Between the 1950s and 1980s many mansions were demolished making way for office towers, and today, residential mid and high rise towers dominate most of St Kilda Road’s skyline.



The first trees planted along St Kilda Rd, c. 1901



Historic mansion ‘Armada’ at 461 St Kilda Rd, c. 1880



Looking south over Princes Bridge, c. 1902



Albert Park Sailing Club, c. 1900



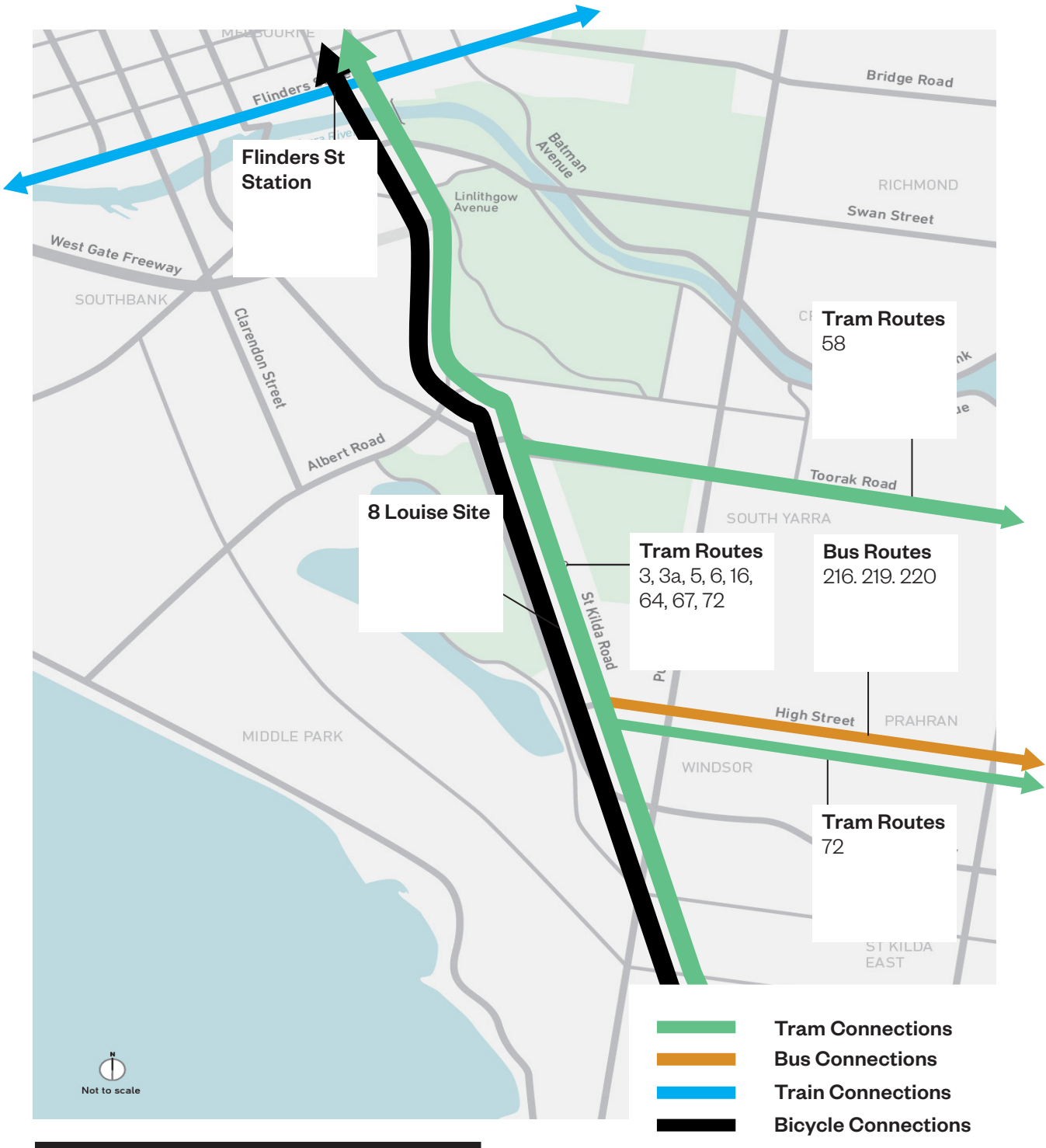
Historic mansion ‘Offington’ St Kilda Rd, c. 1880



Shrine of Remembrance under construction, 1934

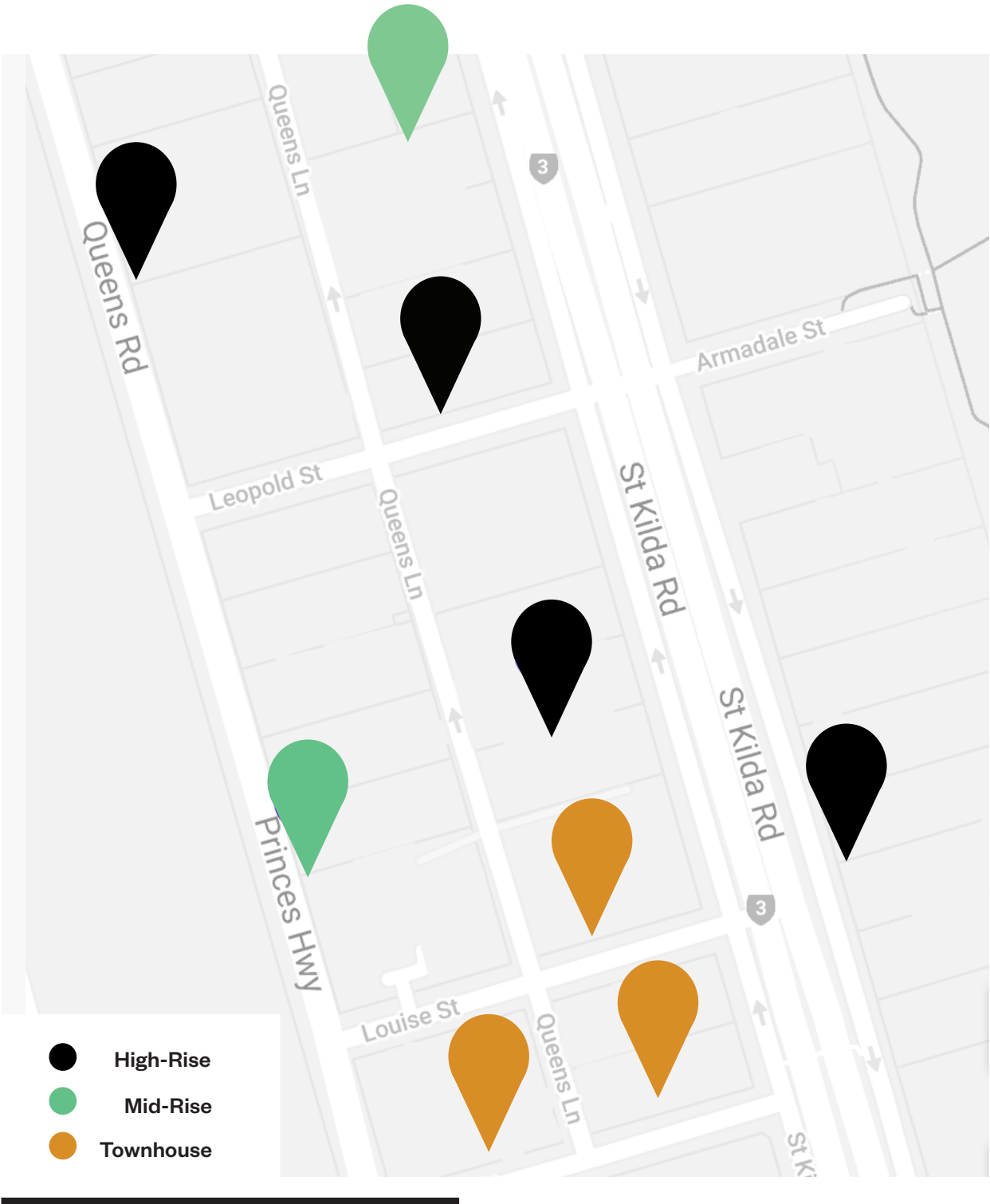
Images Source: State Library of Victoria

BUILDING HEIGHTS AND CONNECTIVITY



CONNECTIVITY

The site is within a short walk's access to multiple tram routes either city bound, St Kilda bound, or east bound towards nearby South Yarra. Tram routes 3, 3a, 5, 6, 16, 64, 67, and 72 run north and south bound along St Kilda Road from the nearest stop to the site - Commercial Rd/St Kilda Rd. It is a ten minute tram journey from the site to Flinders Street Station. The 72 tram or alternative bus routes connect the site to nearby Windsor, South Yarra and Prahran via Commercial Road, whilst the 16 tram connects the site to nearby St Kilda. Bicycle lanes are available along the length of St Kilda Road.



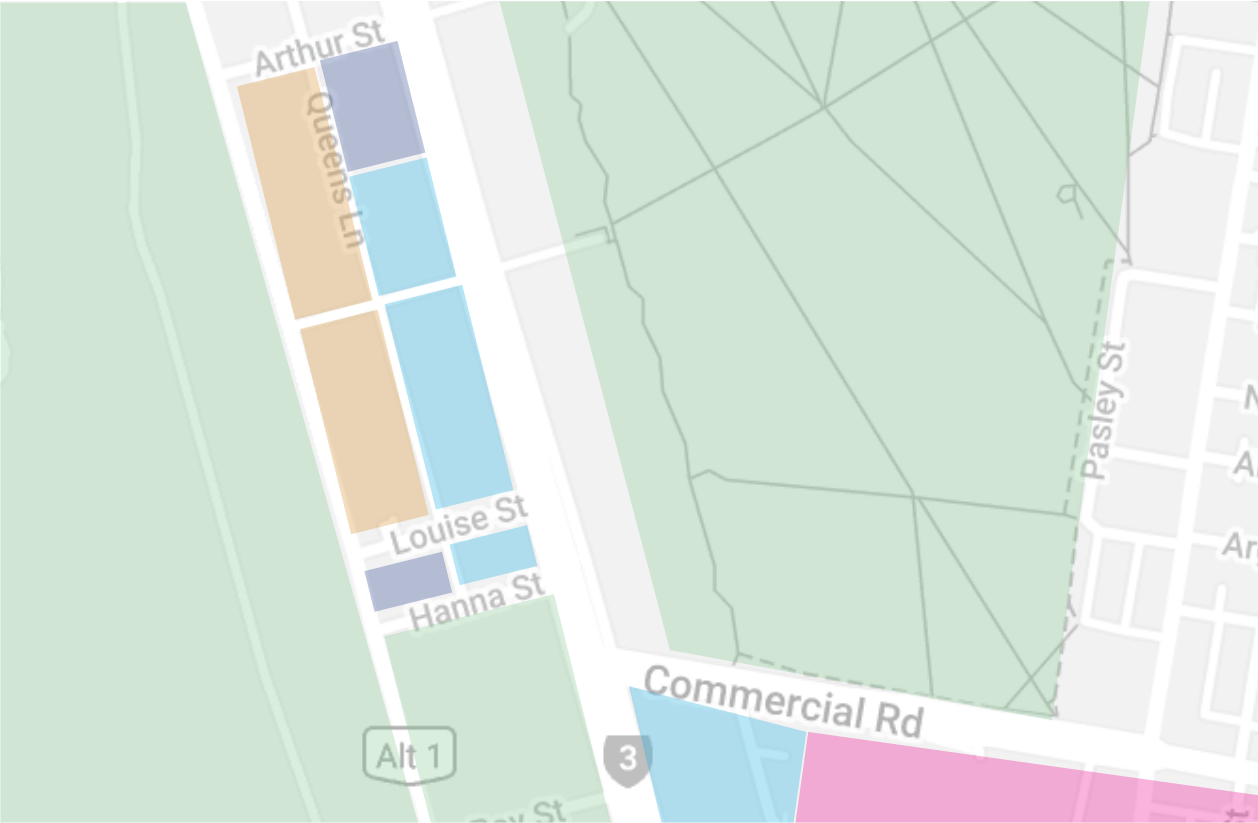
BUILDING HEIGHTS

The St Kilda Road precinct is largely dominated by mid and high-rise residential and office buildings, as well as a number of townhouse buildings in the adjacent streets. The emerging height of the precinct follows the existing skyline, with most being residential buildings with commercial use - majorly cafes and convenience stores - on the ground floor. A number of smaller 2-4 storey heritage sites remain in the precinct. There are height restrictions in place for the area under the Shrine Vista Control which preserves the vista of the Shrine of Remembrance. The Shrine Vista height control formula prescribes building heights for sites ranging from 180 to 200 metres.

EXISTING CONTEXT

THE SITE IS WITHIN ST KILDA ROAD’S PRECINCT 5 - ST KILDA ROAD SOUTH OF KINGS WAY. THE LAND USE WITHIN THIS PRECINCT MIXES BUILT FORM WITH LARGE SEGMENTS OF PARKLAND.

The site sits amongst mid to high-rise residential and office towers, as well as low-rise townhouse buildings. Many of these buildings have a combined commercial use for cafes and convenience stores on the ground floor. The precinct reserves a large segment of land for the use of parkland and sports recreation facilities, with Albert Park Public Golf Course and surrounding land utilising the majority of the precinct’s space. To the east of St Kilda Road sits Fawkner Park, another large segment of parkland and recreational space, whilst Albert Reserve Tennis Courts and Albert Cricket Ground utilise the land just south of Louise Street between Hanna Street to to Roy Street. To the south of Fawkner Park is the Alfred Hospital, and surrounding land is used largely for office buildings and commercial stores - mainly cafes, and restaurants.



- Parkland + Recreation
- Cafe
- Residential
- Commercial
- Medical



- Parkland + Recreation
- Medical
- Residential/Commercial mixed-use
- Commercial

LOCAL CONTEXT

St Kilda Road
LOCAL OFFERINGS

Parks & Gardens

- 1 Fawkner Park
- 2 Albert Park Lake
- 3 Albert Park Oval
- 4 Palms Lawn

Restaurants

- 1 The Point
- 2 View Melbourne
- 3 College Lawn Hotel
- 4 France-Soir

Cafes

- 1 Cafe Safi
- 2 The Commons at Ormond Collective
- 3 Slater Street Bench

Supermarkets

- 1 IGA Express Melbourne
- 2 Fawkner Express Grocer
- 3 Prahran Grocer

Sport & Fitness

- 1 Fawkner Park Tennis Centre
- 2 Albert Reserve Tennis Centre
- 3 Albert Park Golf Course

