

607-623 Collins Street

RFI and Referral Responses

carr

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1.0 Address and Shared Core

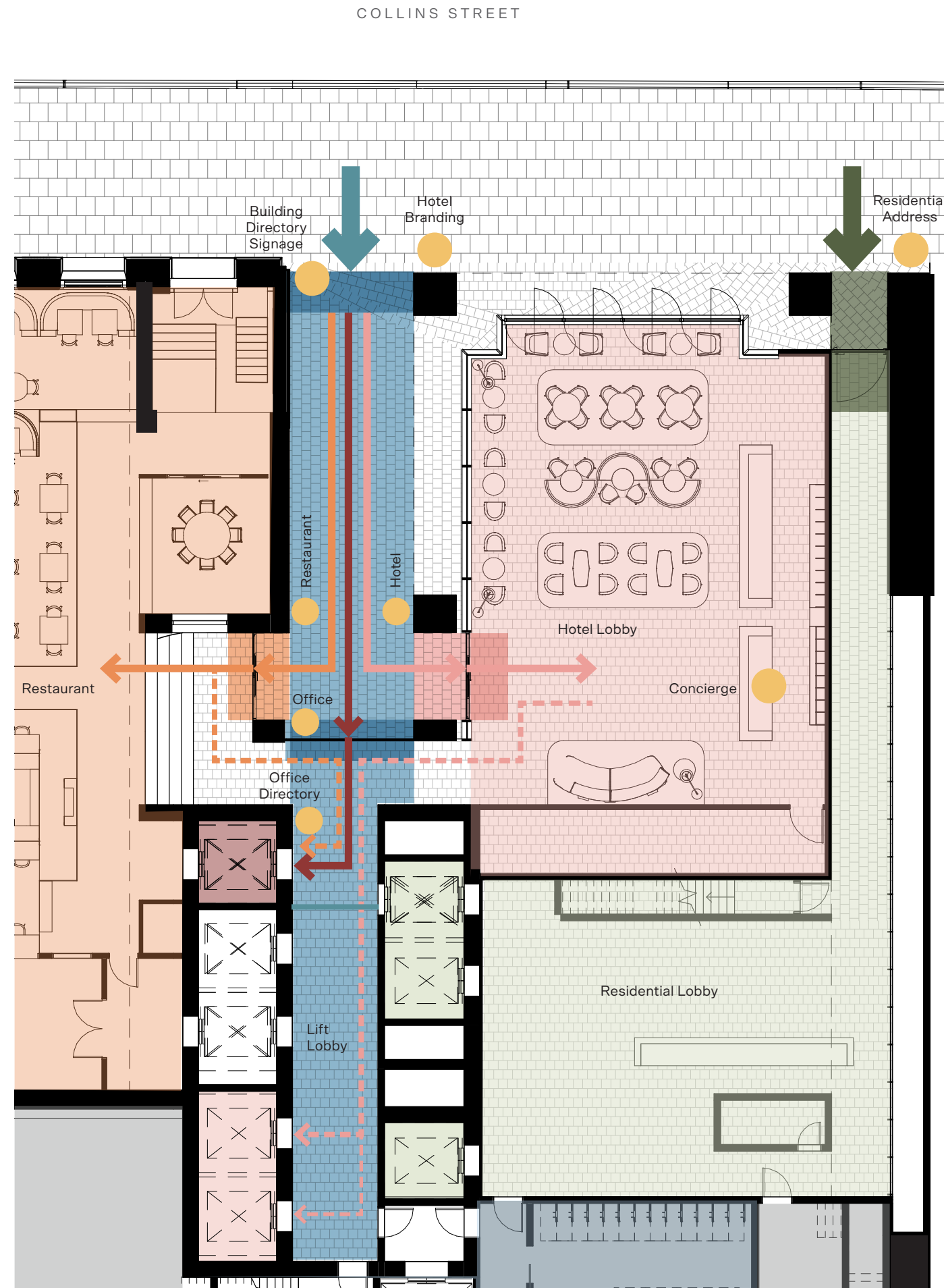
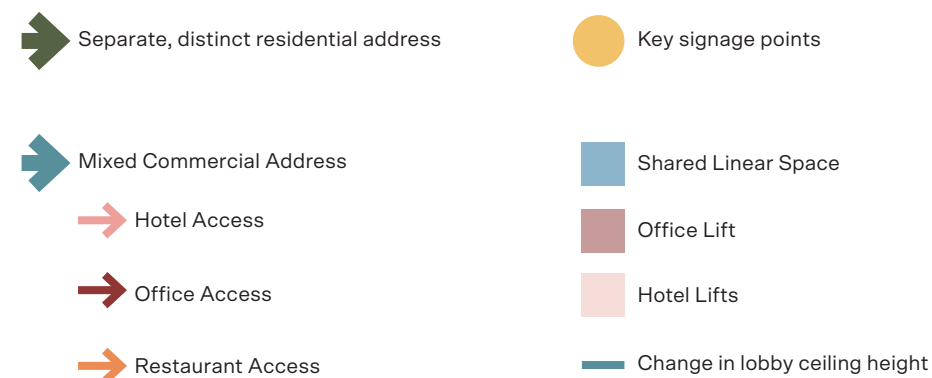
Ground Floor Diagram

The site has limited street frontage available, due to the heritage buildings, which occupy 3/4 of the frontage.

A hierarchy of addresses to the building has been established, to manage the mixed use nature of the building within this limited street frontage.

Various devices are employed to ensure a sense of address is achieved, and shared spaces are managed:

- The primary device to indicate address is the two distinct recesses in the built form that present to Collins Street. Recesses suggest a continuation of public realm; like gateways they invite pedestrians into the site.
- The smaller recess to the east is dedicated as the residential entry.
- The larger recess, between the heritage building and the new in-fill building, is an entry point to the mixed commercial uses of the lower portion of the building. It is a gateway to a shared linear space.
- The various uses have distinct addresses off this shared linear space: right into the restaurant, left into the hotel lobby, and straight ahead to access the office lift.
- The lift lobby is intended to feel like an extension of the shared linear space, no one use being prioritised over any other
- Signage and wayfinding at key points will assist users to navigate to the various uses
- The concierge of the hotel, located nearby and visible from the shared space will act as a backup to assist anyone who is unsure
- Access to the office floors is via a dedicated lift. This lift is distinctive as it is the closest to the entry, and is the only lift that is within a double-height space. The hotel lifts to the south are a single height space.
- The mood and materiality of the shared linear space is intended to be elevated in quality, and distinctive from the adjacent dedicated spaces such as the hotel lobby and restaurant. The nature and quality of the finishes, and the unique spatial qualities of this linear space, will add distinct value to the arrival experience of the commercial offering.

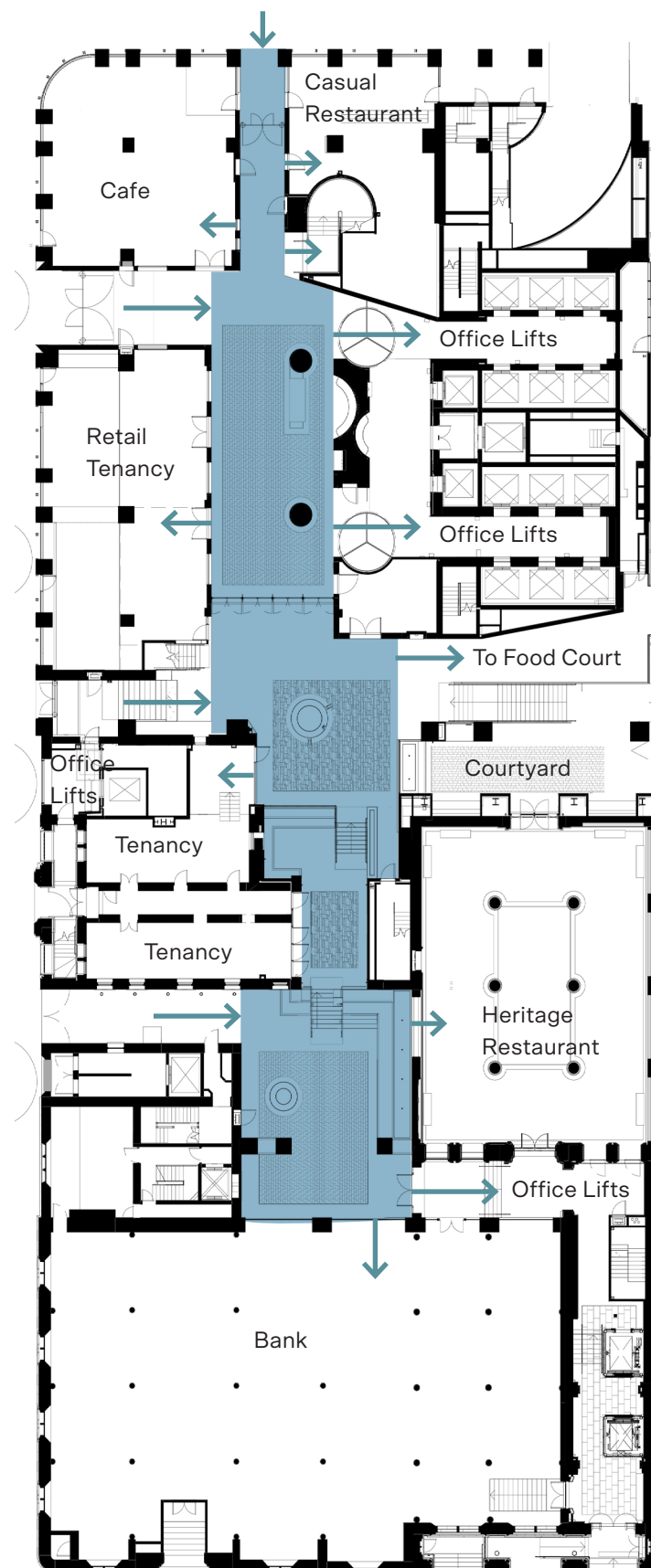
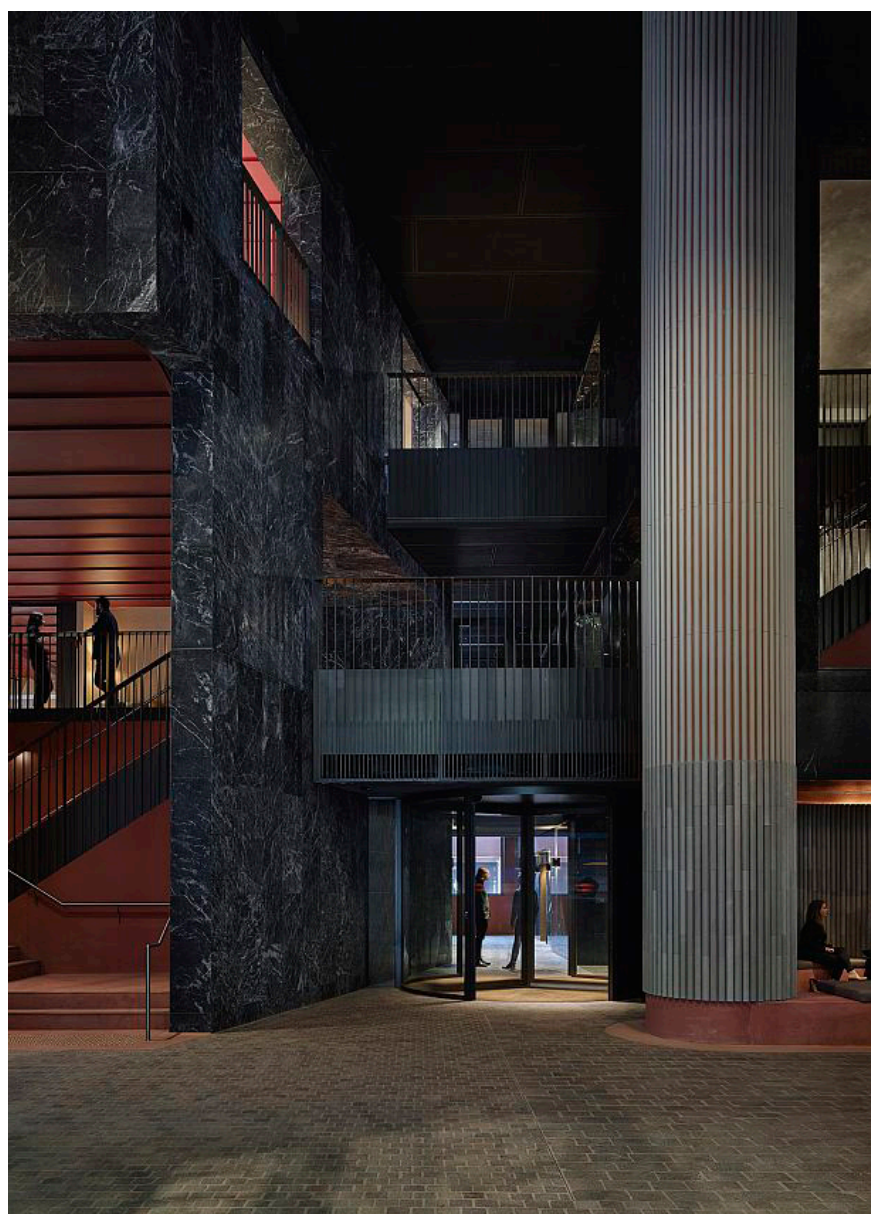


1.0 Address and Shared Core

Precedent Project - Queen and Collins

Queen and Collins is a recently completed renovation and re-imagining of a collection of heritage buildings with Commercial, Retail and Hospitality uses.

- A largely internalised linear space provides shared access to various uses
- Distinct and high-quality materials lend an urban sense to this space
- Addresses to the street are subtle and human scale
- High quality, integrated signage and wayfinding are used to direct users to the various uses of the building
- The project offers a shared environment that is unique and successful in creating a mixed-use precinct



1.0 Address and Shared Core Wayfinding Precedents

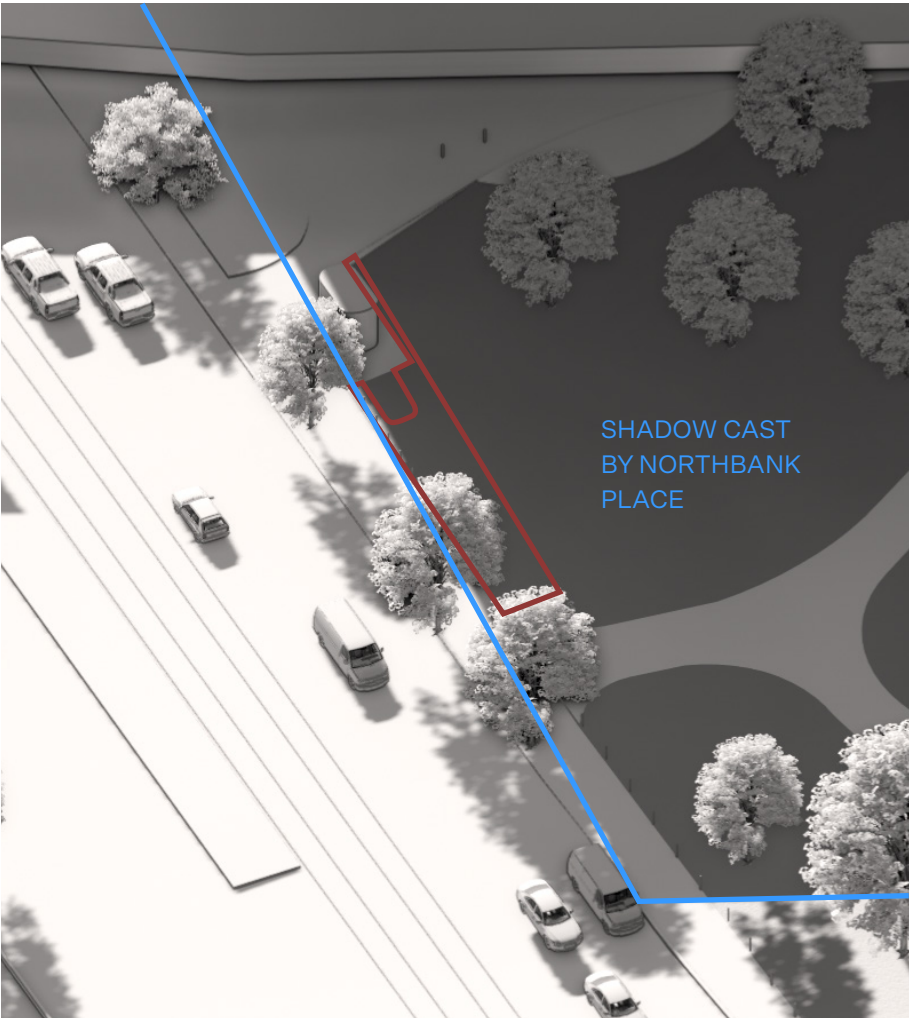
The signage and wayfinding strategies at Queen and Collins, and 80 Collins, are subtle but effective. They are visually integrated, respecting and not dominating the qualities of their respective precincts.

These approaches are relevant and reflective of the wayfinding intent for 623 Collins Street.



2.0 Overshadowing to Batman Park Subject Area and Amenity

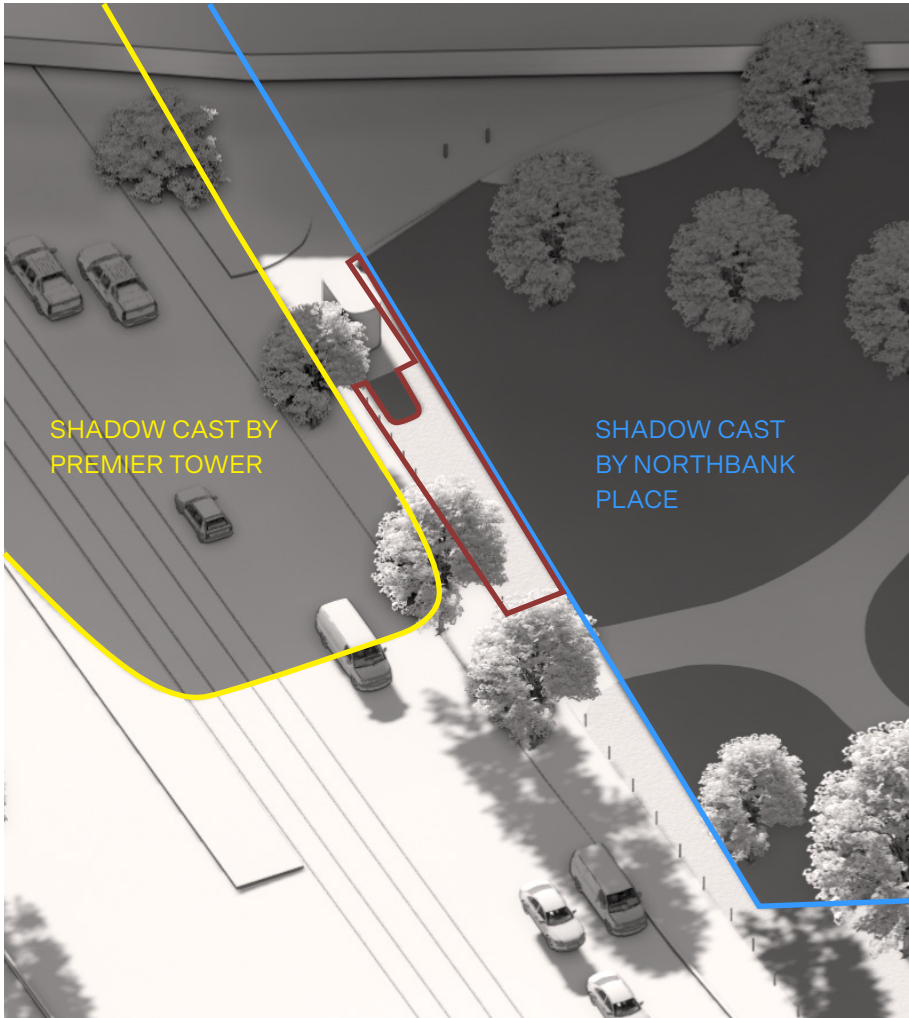
Between 1.21pm and 1.37pm on June 21, the proposal overshadows a 45sqm area of Batman Park, outlined red below. This subject area is already overshadowed from Northbank Place (blue outline) and Premier Tower (yellow outline), immediately before and after this time period. There is only a small window of 16 minutes in between these existing shadows where this area of the park receives any sunlight on June 21. This is a very minor period considering the short duration and the small impacted area in comparison to the size of the park. Therefore, the additional overshadowing by the proposal will not unreasonably prejudice the amenity of this area or Batman Park as a whole.



Existing shadows at June 21 - 1.21pm

Subject area completely overshadowed by Northbank Place

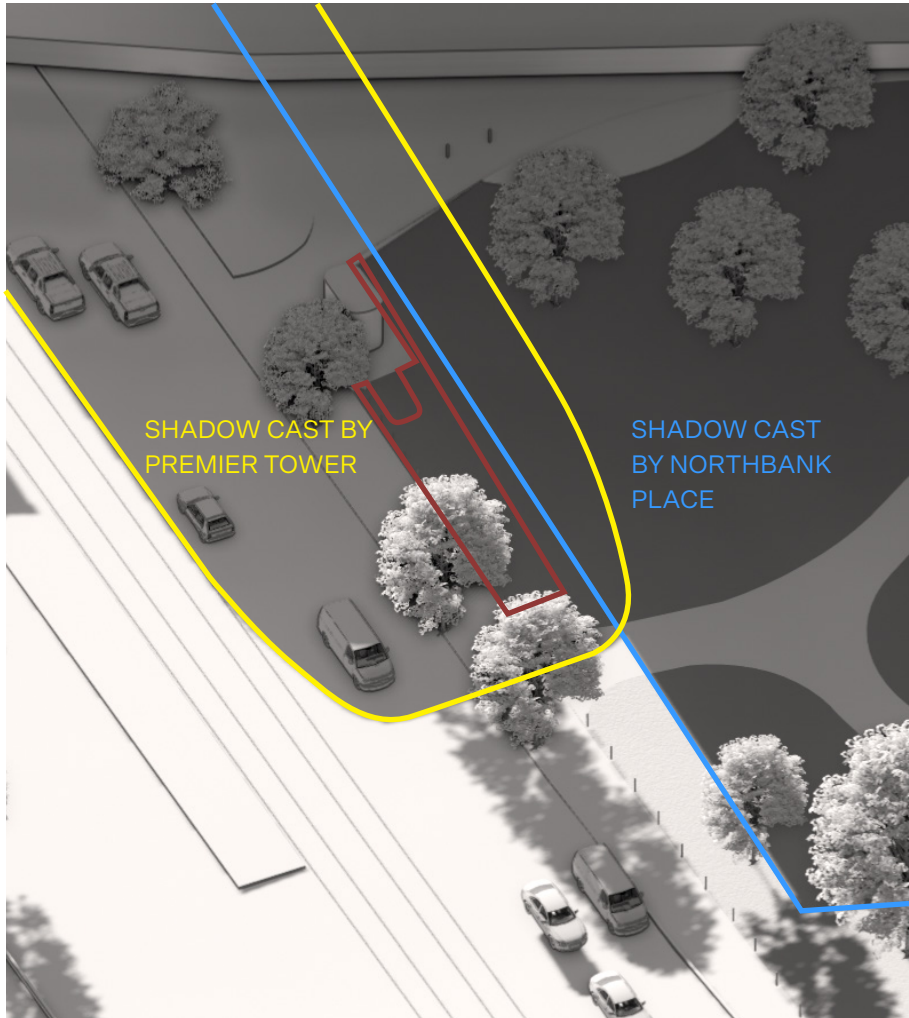
- Outline of 45sqm subject area
- Outline of existing shadow cast by Northbank Place



Existing shadows at June 21 - 1.33pm

Subject area currently receiving sunlight, will be overshadowed by the proposed development

- Outline of 45sqm subject area
- Outline of existing shadow cast by Northbank Place
- Outline of existing shadow cast by Premier Tower



Existing shadows at June 21 - 1.37pm

Subject area completely overshadowed by Premier Tower

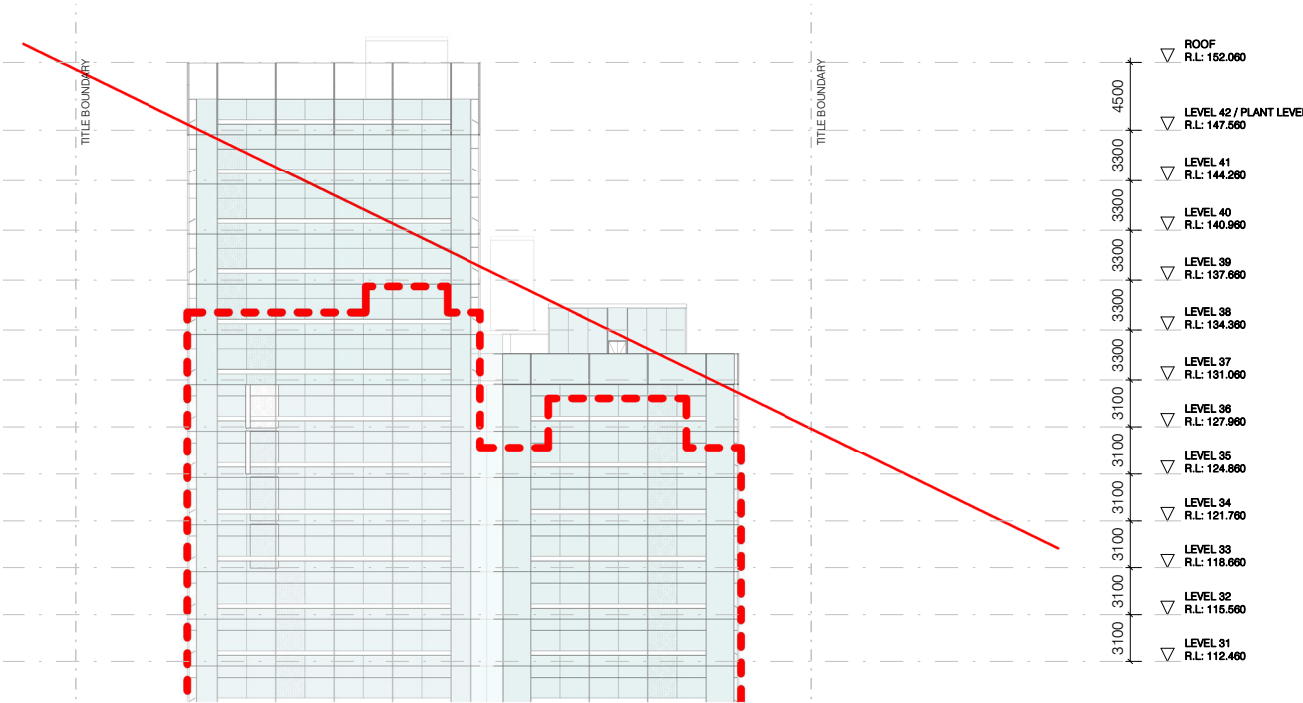
- Outline of 45sqm subject area
- Outline of existing shadow cast by Northbank Place
- Outline of existing shadow cast by Premier Tower

2.0 Overshadowing of Batman Park Impact on Project

The height of the building has been reduced by 8m since the pre-application meeting, which meant a reduction of 18 apartments. This has resulted in reduced overshadowing by the proposal, to match the length of the existing shadows cast by Premier tower, and to ensure these shadows do not impact the entry pathway to the park from Spencer Street.

Avoiding any overshadowing to Batman Park will have significant further impacts on the project:

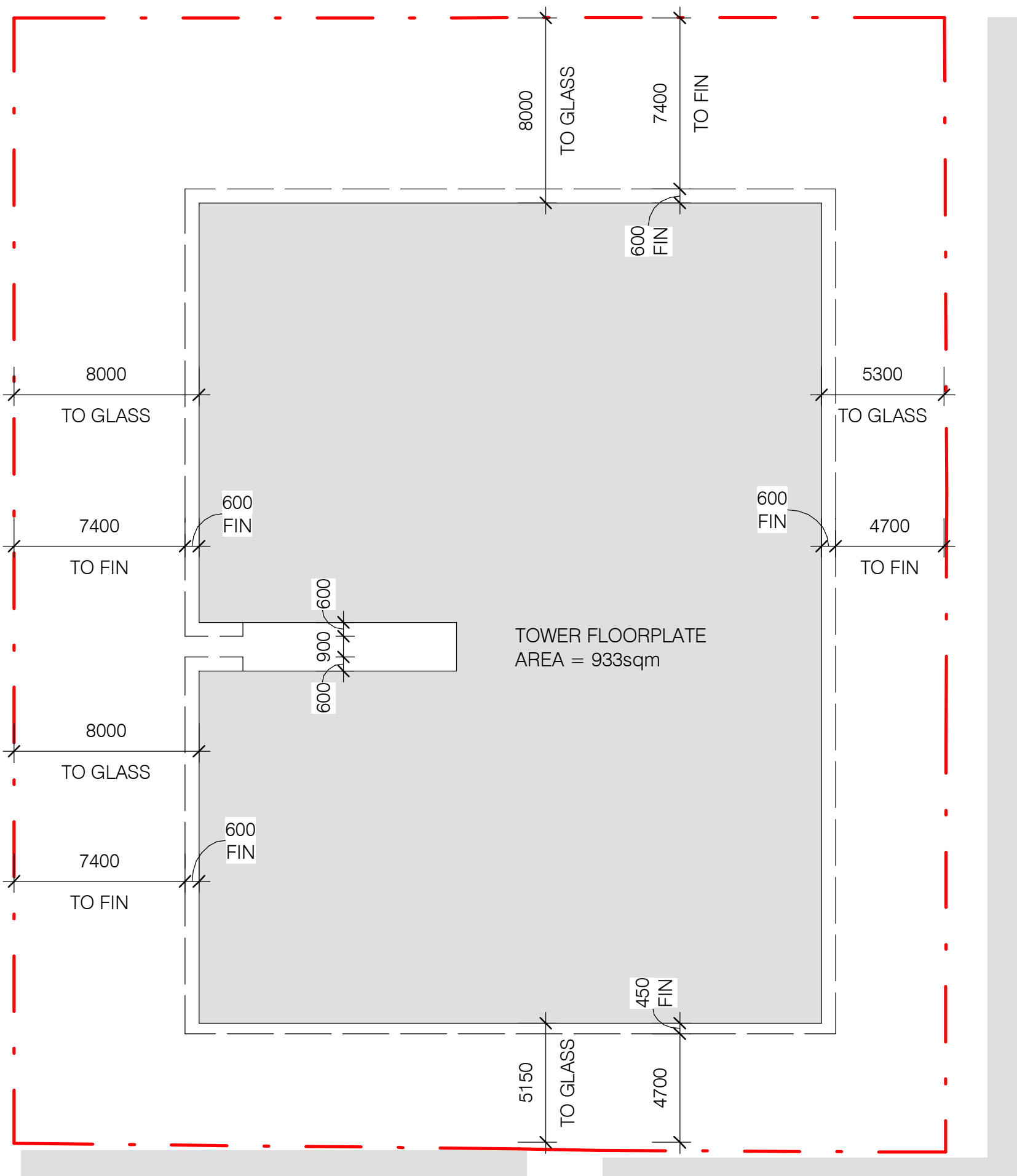
- Taller tower form reduced by 5 levels
- Shorter tower form reduced by 2 levels
- Staggered tower heights will be diminished, worsening the positive distinction of two forms
- Approximately 25 less apartments, which will be detrimental to the economic viability of the development



- Line of shadows cast onto Batman Park
- - - Reduced height of building to avoid any overshadowing to Batman Park



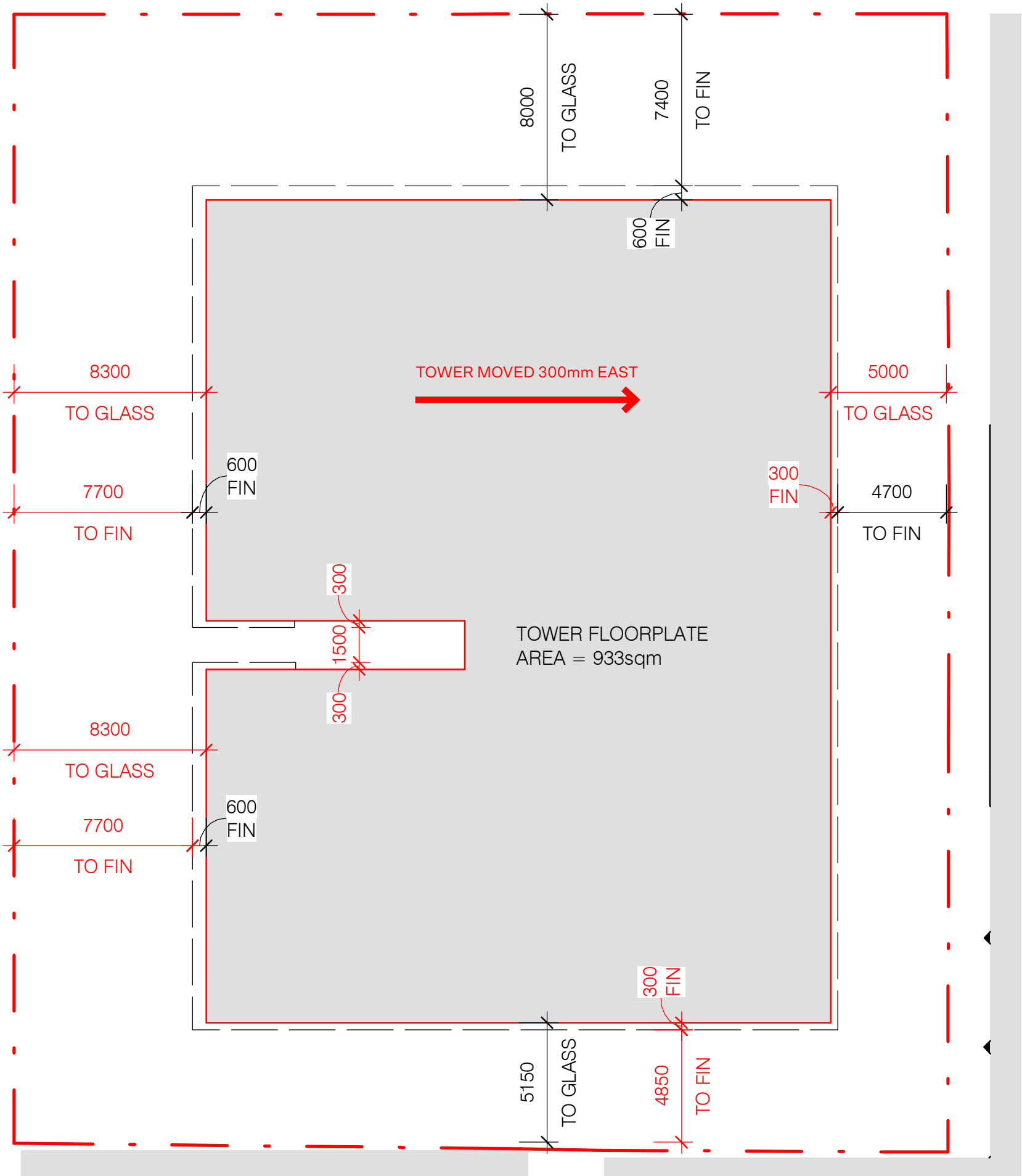
- Portion of building removed to avoid any overshadowing to Batman Park



3.0 Setbacks and Fins
Revised Proposal

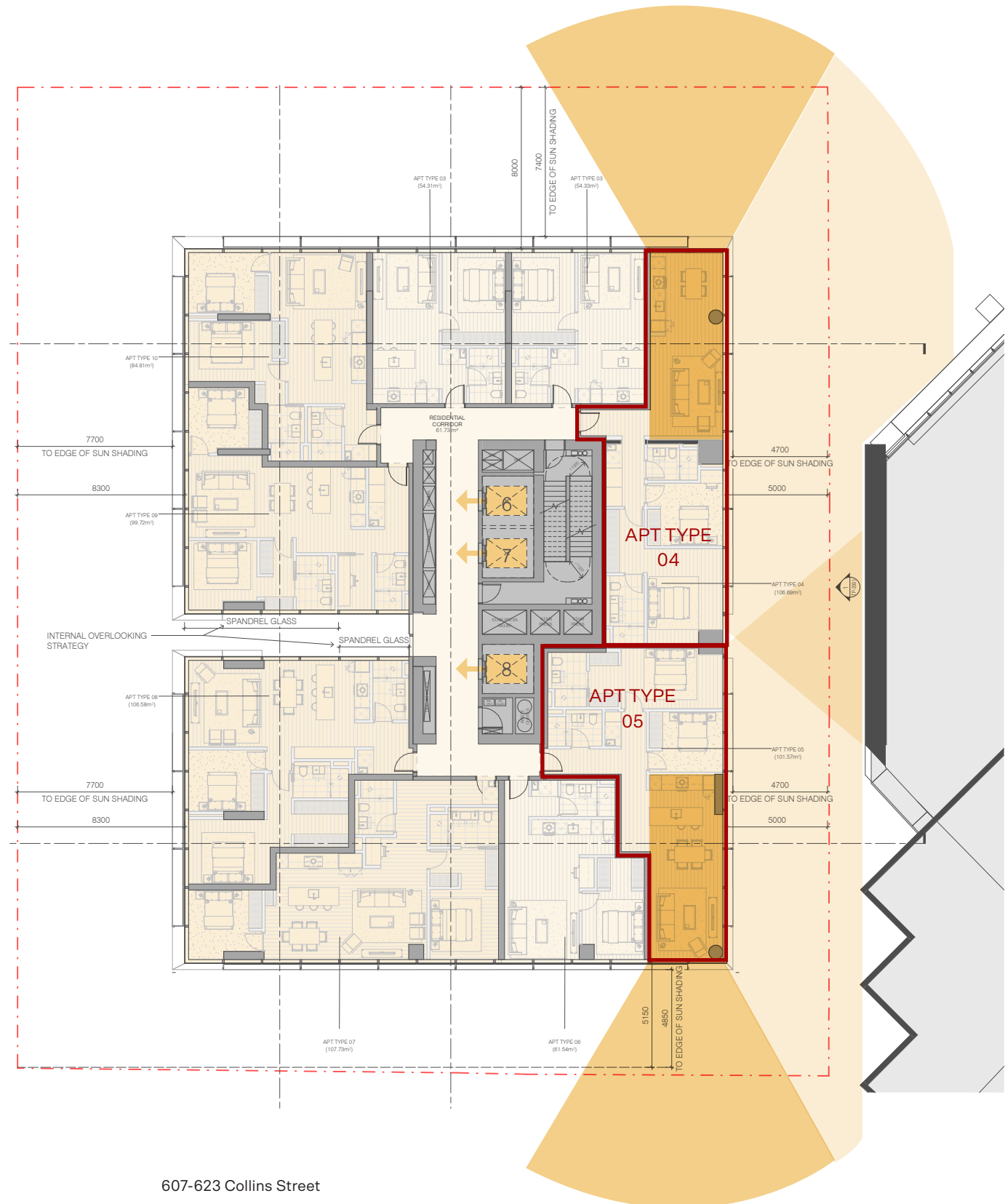
The tower position and projecting fins have been revised in response to several RFI and Referral comments. The diagram to the right highlights the revisions in red.

- To ensure compliance with the DDO10 requirements for architectural features projecting into setbacks, the eastern fins have been reduced from 600mm to 300mm, and the southern fins have been reduced from 450mm to 300mm
- In line with DDO10 minimum allowable setbacks of 5m, the building has been relocated 300mm east, increasing the setbacks from Spencer Street from 8m to 8.3m
- The fins in the western recess have been reduced from 600mm to 300mm, to increase the separation from 0.8m to 1.4m, to further distinguish the variation in the 2 expressed forms of the tower



Call

Apartment Type 04 and 05 on levels 17-19 are located below the height of the main part of the neighbouring building to the east. These make up a very small proportion of the total apartments in the building. Living rooms for both apartment types have deliberately been located on the corners to afford secondary outlooks to the north and south.

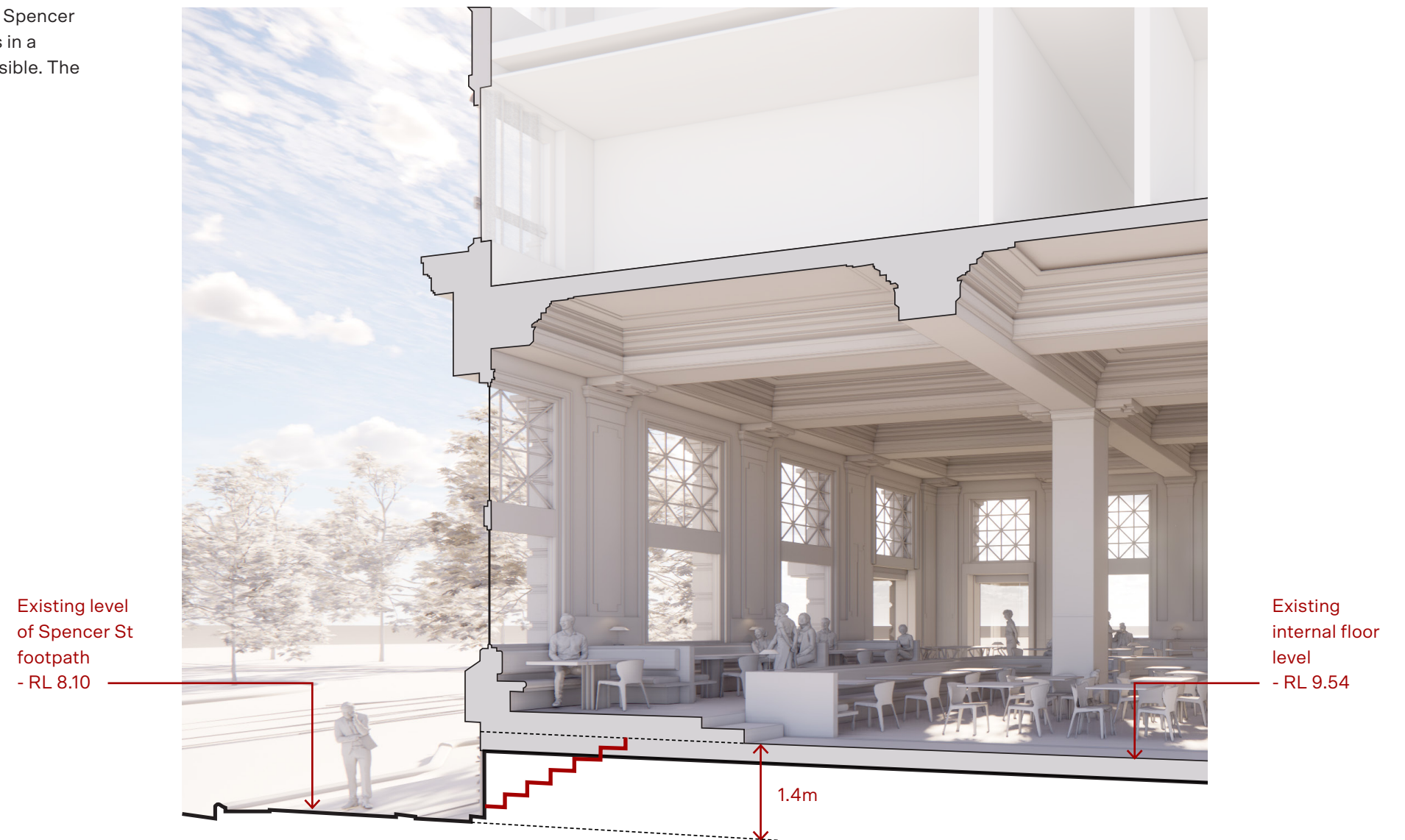


5.0 Access to Restaurant

- The restaurant is proposed to be located in what is currently the hotel lobby, and was previously the Banking Chamber.
- There is currently an access point from Spencer Street into the hotel lobby, photos shown to the left.
- This entry is not part of the original heritage fabric of the building, rather it was a later edition, added post-1992.
- Furthermore, the significant level change of 1.4m between the Spencer Street footpath and the internal floor level results in a low-quality outcome that is not universally accessible. The stairs take up valuable usable space. Refer next page for section diagram.
- The intention of the design is to remove this entryway and reinstate the original heritage fabric.
- Universal access will be provided from the main entry located on the east of the restaurant.
- A secondary access point into the restaurant from Spencer Street would take up an inordinate amount of space due to the requirement for stairs.
- Having different entry points on opposing sides of the restaurant would detriment the functionality of the restaurant.



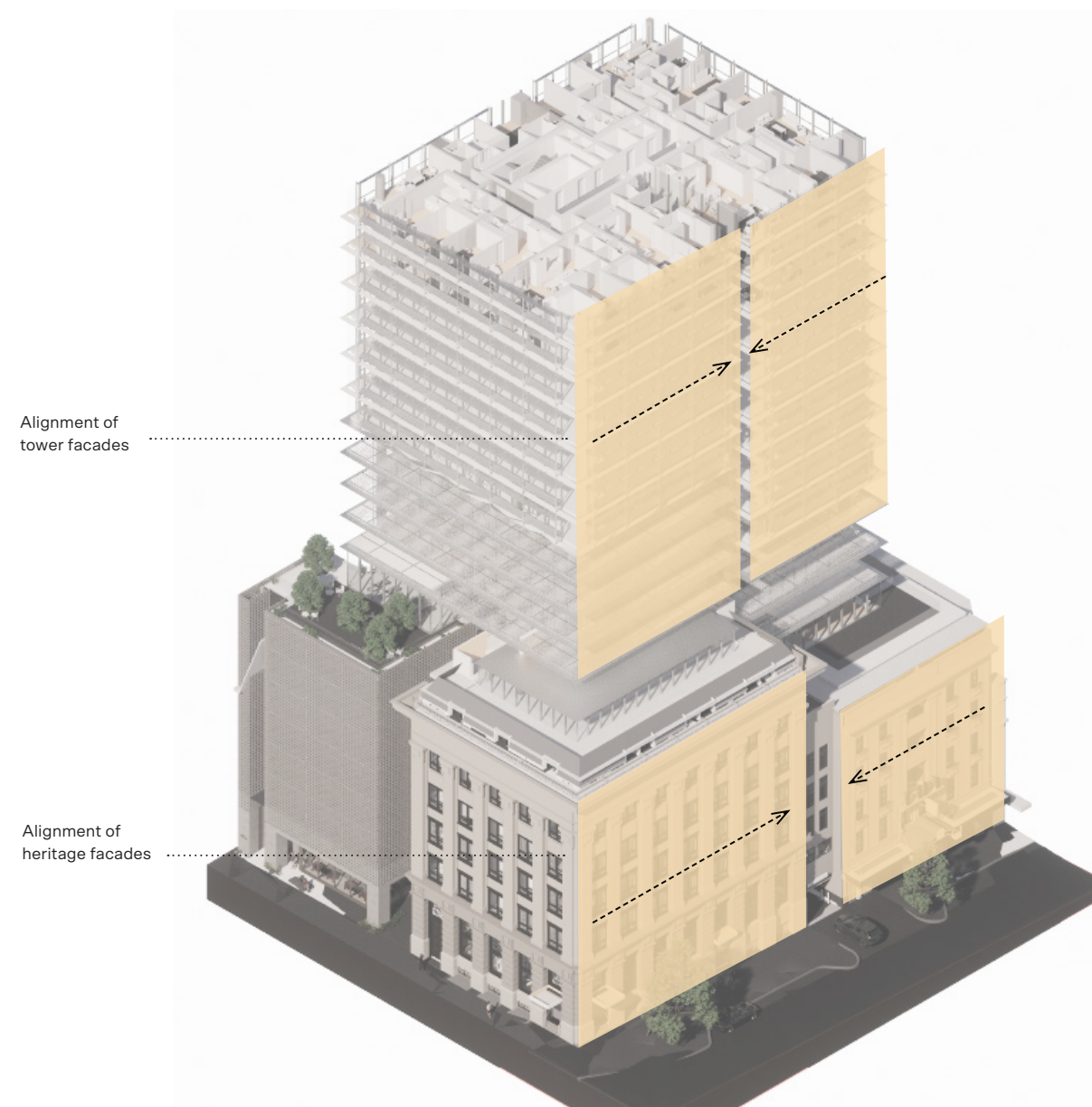
The significant level change of 1.4m between the Spencer Street footpath and the internal floor level results in a low-quality outcome that is not universally accessible. The stairs take up valuable usable space.



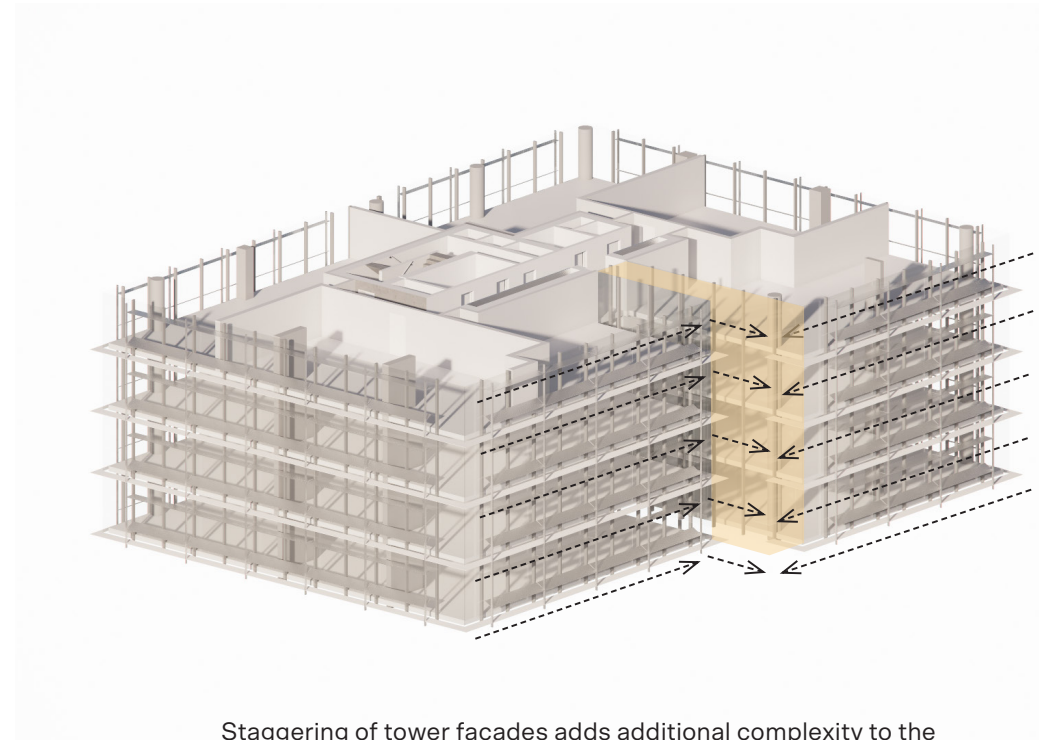
6.0 Tower Setbacks

Relationship to Heritage Buildings

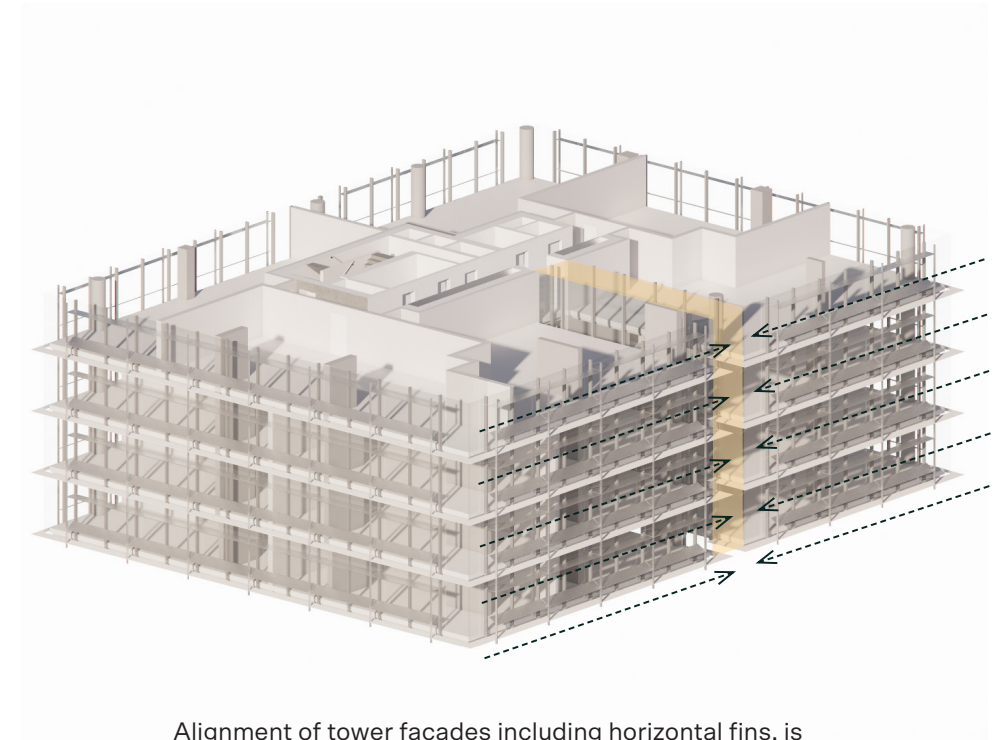
- The tower arrangement takes direct cues from the presence of the two heritage buildings on Spencer Street - The State Savings Bank and the Batman Hill Hotel.
- These buildings in combination, contribute to the Spencer Street elevation with two key qualities: the space between them, and their differing heights.
- These two qualities are replicated in two key gestures in the tower design - the staggered heights and the recess between two distinct vertical forms.
- The two heritage buildings are in alignment, holding the street edge at a public realm scale.
- The tower form aims to stay true to this quality, replicating it on an urban scale, and signifying the edge of the Hoddle Grid



- Varying the setbacks of the two tower forms would introduce additional complexity into the overall reading of the building
- The expression of the horizontal fins emphasises this complexity.
- Aligning the two tower forms, and therefore aligning the horizontal fins, creates a rationalised and simplified reading of the tower, reducing visual 'noise' above the heritage buildings.



Staggering of tower facades adds additional complexity to the overall reading of the building



Alignment of tower facades including horizontal fins, is rationalised and simplified.



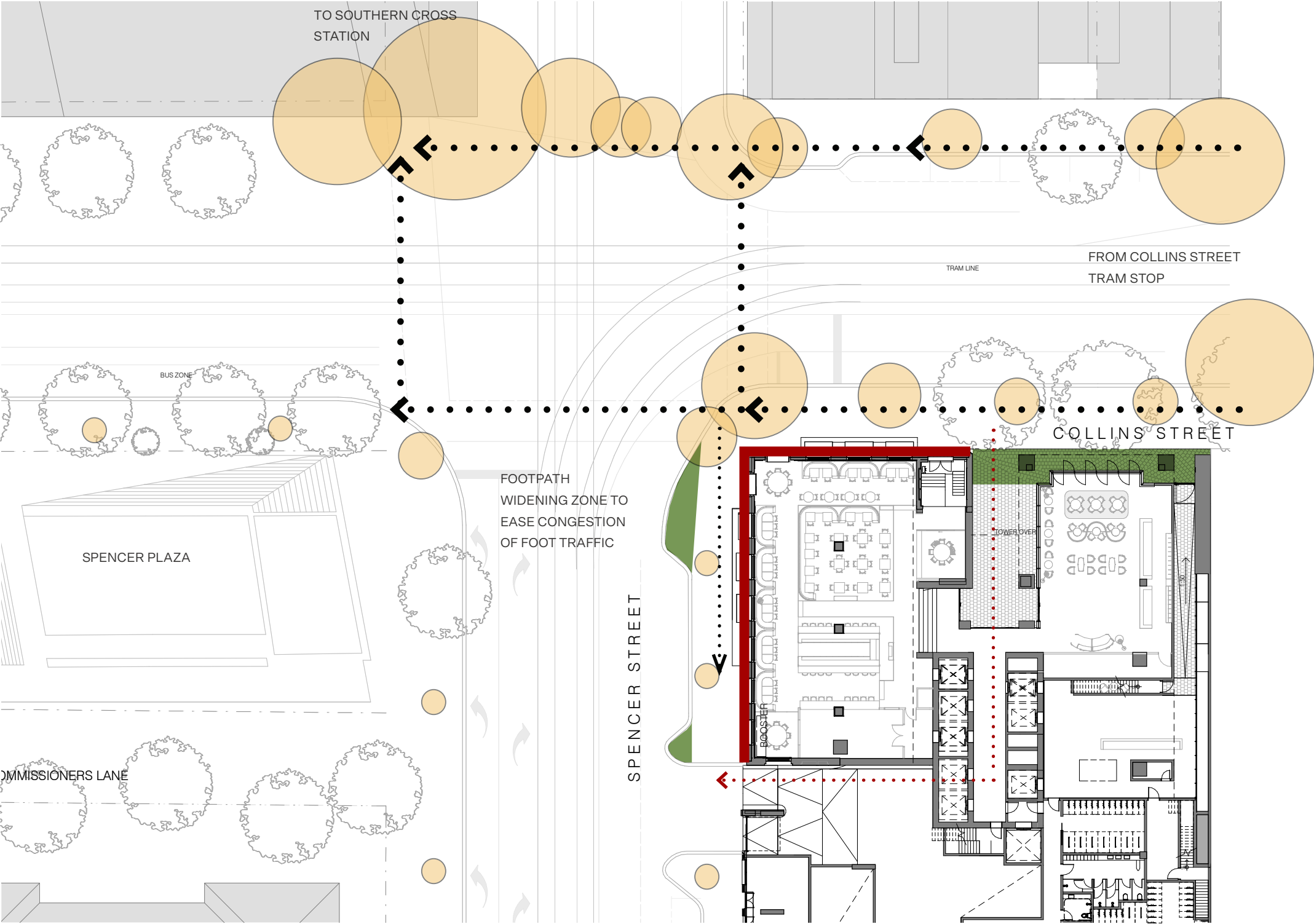


8.0 Pedestrian Connection
Flow of Pedestrians

car

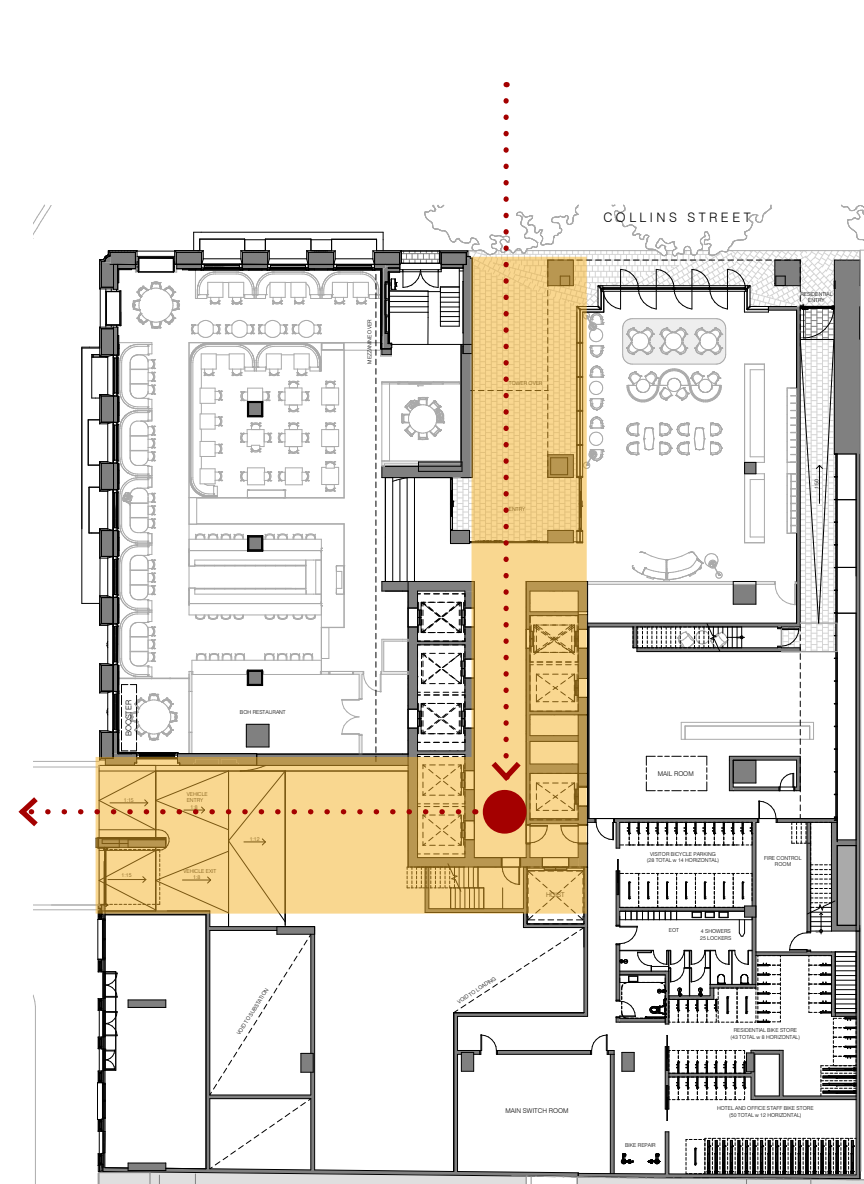
- The dominant flow of pedestrian traffic around the subject site is from the Collins Street tram stop to Southern Cross Station, and vice versa.
- Introducing a pedestrian connection through the subject site would not assist in relieving this dominant volume of pedestrians, as it would not be providing an alternative to this route.
- Pedestrian movement between Collins Street east and Spencer Street south is much less intense
- It is not possible to alter the built form at the intersection as this corner is held by the heritage Former State Savings Bank
- The proposal includes additional footpath width where possible, to assist in relieving some of the pressure of pedestrian volumes:
 - in front of the new in-fill building on Collins Street, by setting the building and ground floor facades back
 - at the intersection by widening the footpath into the road reserve, mirroring the condition on the northern side of Collins Street

- • • ➔ Dominant flow of pedestrian traffic
- • • • • ➔ Minor flow of pedestrian traffic
- Pedestrian volumes
- Street edge of Former State Savings Bank
- Proposed footpath widening
- • • • • ➔ Thought-site connection



8.0 Pedestrian Connection

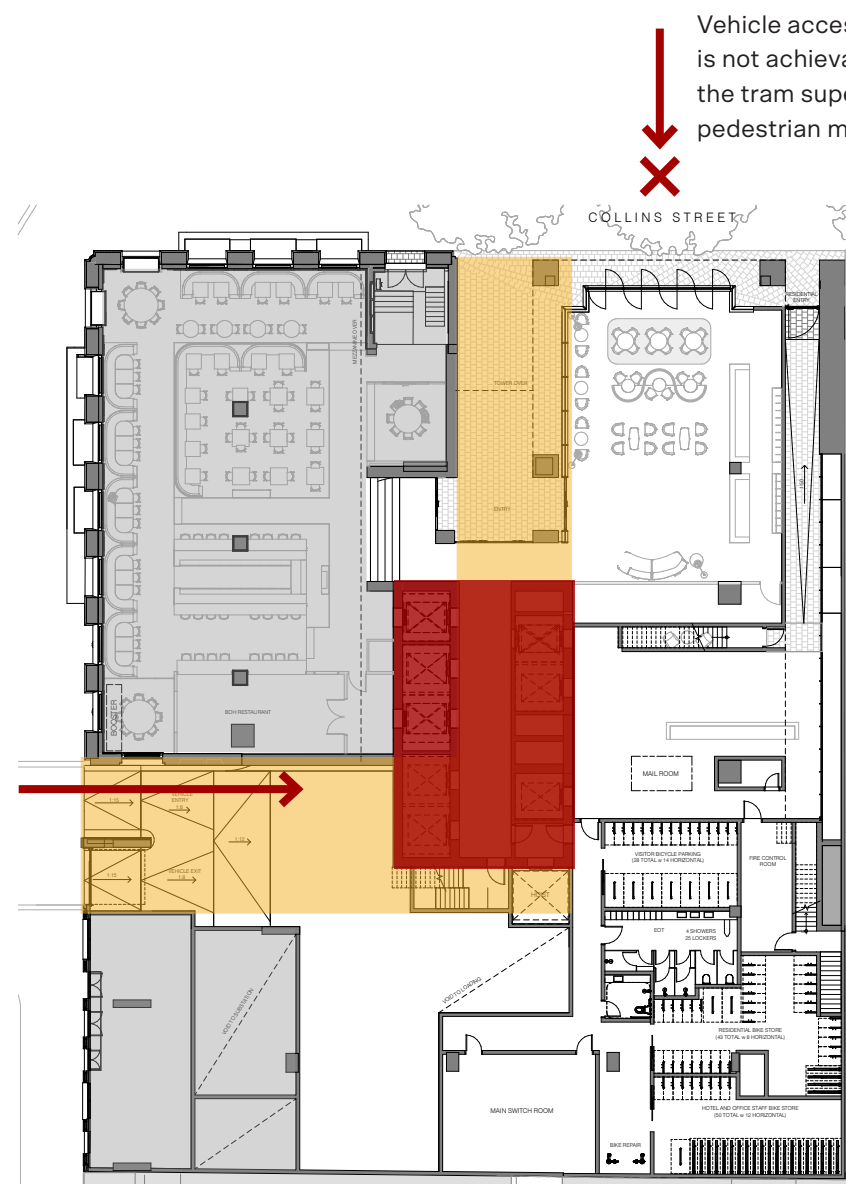
Limitations of Through-Site Connection



- A through-site connection from Collins Street to Spencer Street would not have passive wayfinding devices, as visual connection through would not be possible, and the connection would be underneath the building over.
- This would not provide a viable or intuitive alternative route, and pedestrians would likely preference staying on Collins and Spencer Streets.

Through-site connection

Lack of visual connection



- The heritage buildings reduce the available space to provide a through-site connection.
- The central location of the core is blocking the ability to provide a through-site connection around the back of the heritage buildings.
- Vehicles can only access the site from the space between the heritage buildings on Spencer Street. Therefore any through-site connection would need to be shared with cars and service vehicles.

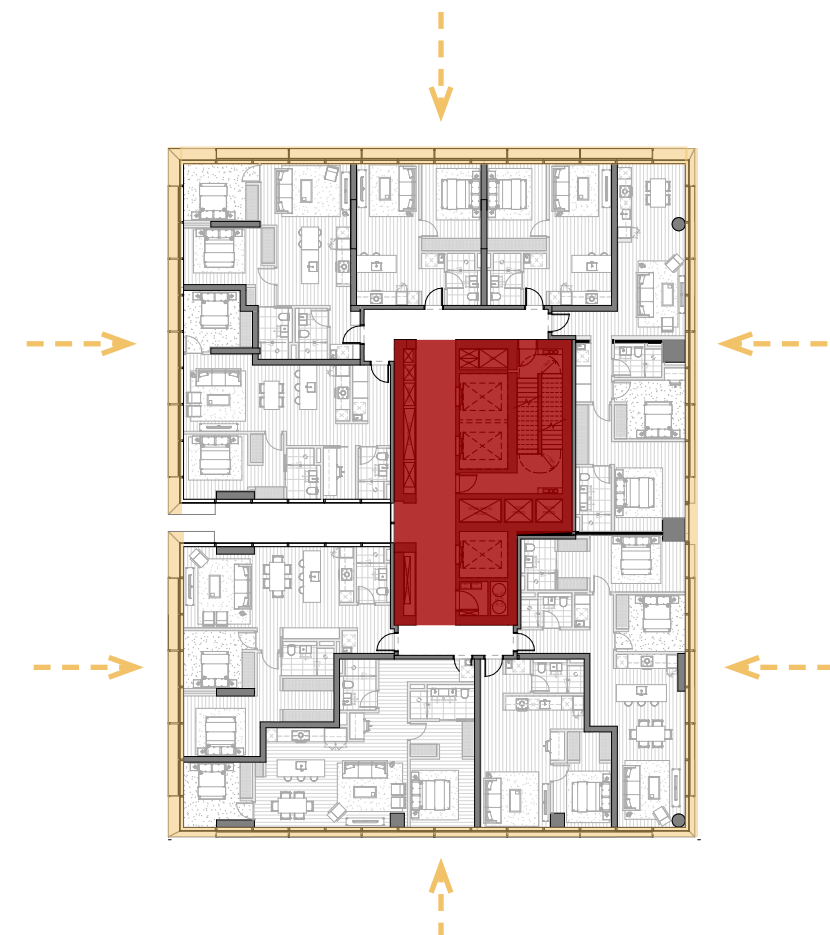
Through-site connection

Heritage footprint

Central core location

Vehicle access to site

Vehicle access to the site from Collins St is not achievable given the proximity to the tram super stop and the impact on pedestrian movement



- The central location of the core ensures the greatest amenity is afforded to the tower floorplates, by reserving the perimeter for apartment area.
- The central core ensures the tower does not have any inactive elevations, and the architectural expression can be read in the round.

Central core location

No inactive elevations

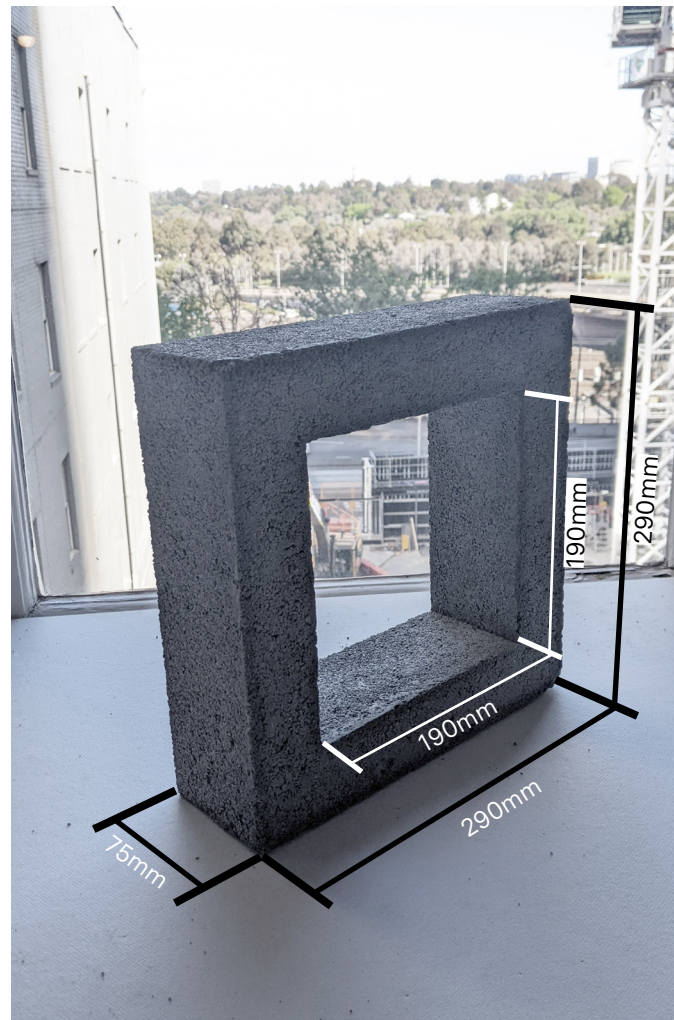
Apartment amenity to full perimeter

- The proposed breezeblock screen facade is designed to neither completely obscure, nor completely reveal, the scale, structure and activation within
- The primary reading is of a uniform, singular mass, which is deliberately in contrast to and recessive of the retained heritage facade
- A secondary grid is inscribed behind this primary screen, with walls and slabs that act as substructure for the screen aligning with certain rows and columns of breezeblocks
- This secondary grid indicates the scale and break-up of hotel rooms, and is revealed in varying degrees depending on the time of day, time of year, amount of direct sun, angle of view and level of lighting internally
- The depth of the breezeblock afforded by its masonry materiality contributes to the varying expression
- In this way, the facade expression is layered and continually varying, as demonstrated in the views on the following page



9.0 Podium Facade Breezeblock Scale

The proposed breezeblock is a custom rectangular format with a large scale opening of 190x190mm. This format allows ample light and views through, and avoids excessive obscuring between the internal and external areas.



1:1 Mock-up of Breezeblock



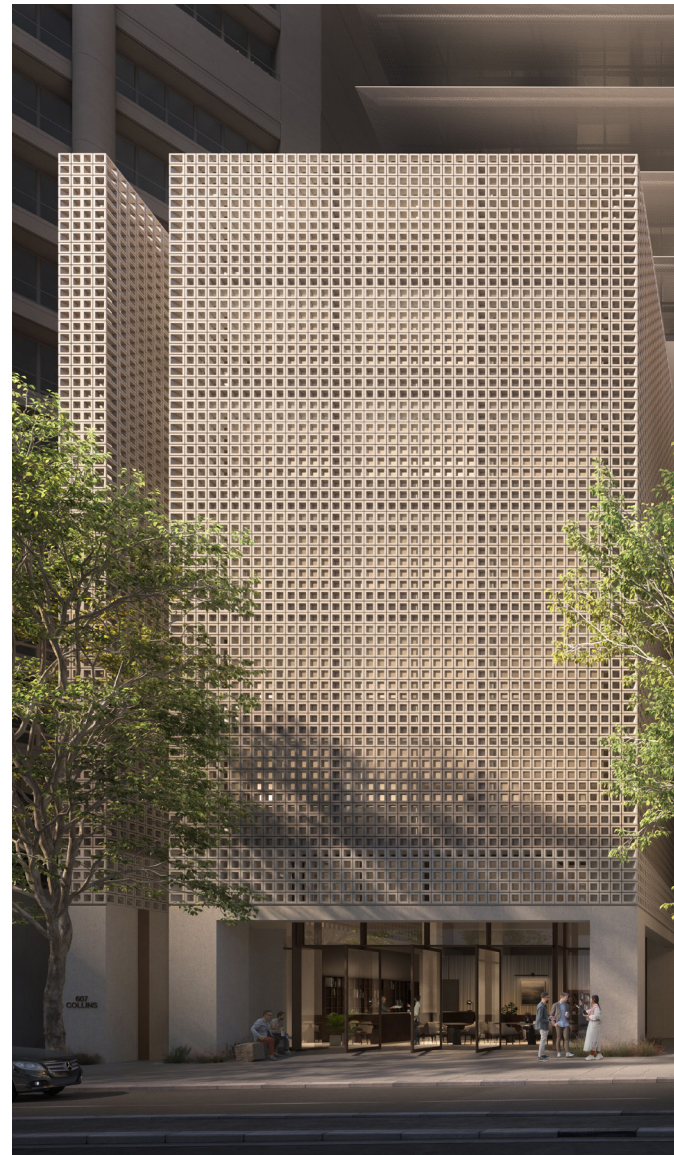
1:1 Mock-up of Breezeblock screen



Precedent image of screen from inside hotel room

9.0 Podium Facade Varying Expression

The screen varies in its expression, from completely uniform to revealing of the layers beyond, depending on time of day, time of year, amount of direct sun, angle of view and level of lighting internally.

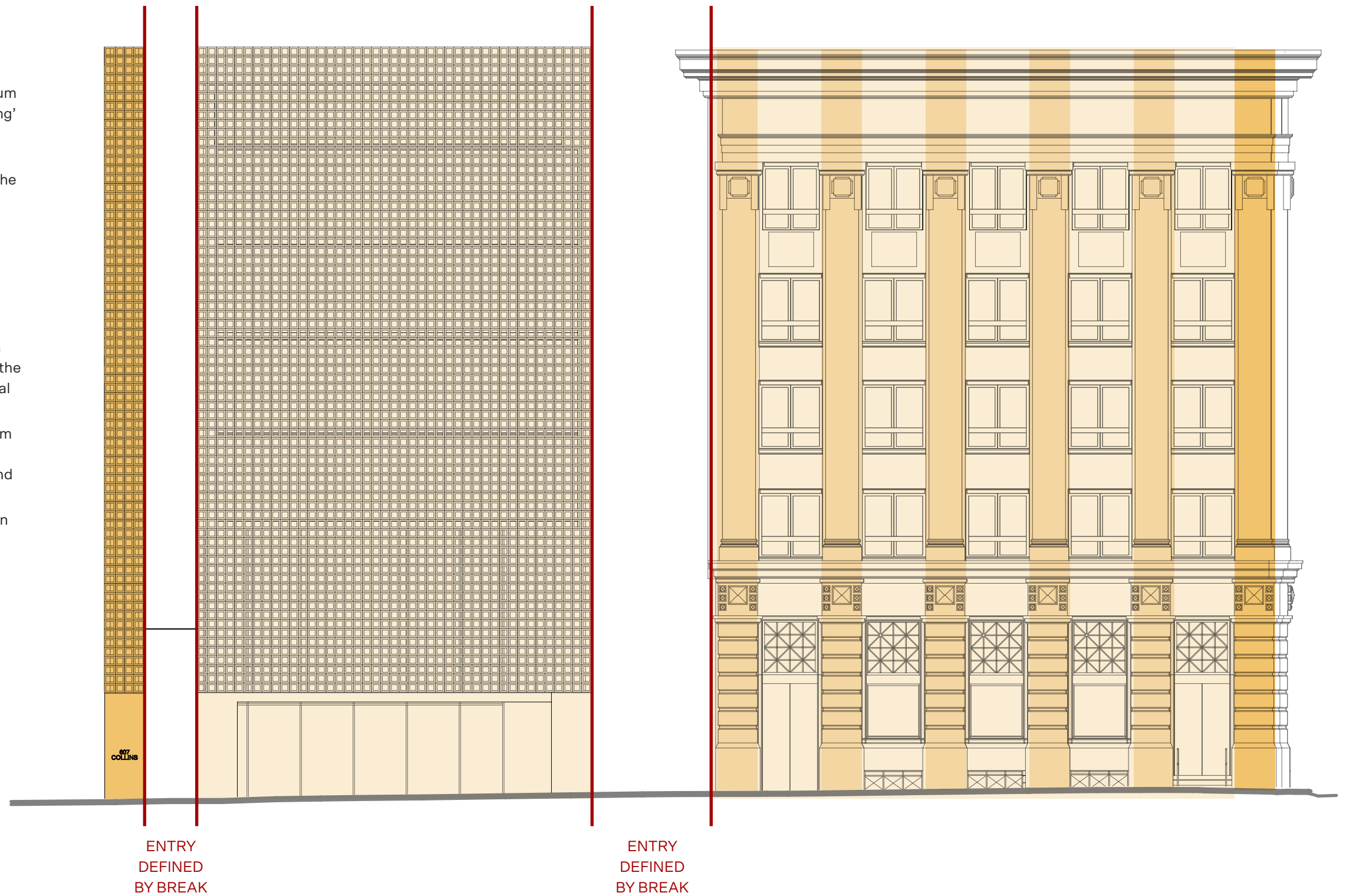


9.0 Podium Facade Obscuring Trees

The varying expression of the breezeblock screen mirrors the existing condition, which is varyingly obscured by the large, established, plane trees. These trees change over the seasons to obscure and reveal the built form.



- The narrow wall on the far east of the podium design is an important device in 'bookending' the Collins Street elevation.
- It deliberately matches the scale of the prominent vertical columns expressed on the facade of the Former State Savings Bank, the westernmost of which forms the other 'bookend' for the Collins Street elevation.
- This wall also helps to form a recessed break in the reading of the new podium facade. This break signifies an entry point, as does the break between the new and old buildings. These recessive breaks are a passive wayfinding device and distinguish the residential entry from the mixed commercial entry.
- The remaining larger part of the new podium facade is a more elegant and vertical proportion as a result of the eastern wall and break.
- The limited aspect of the hotel rooms within the break is countered by there being no screening in this area.



- The residential entry is secured by a glazed pivot door.
- The residential reception desk is positioned so that the concierge has a view of this entry along the corridor
- The external space in front of this door avoids becoming an entrapment space as continuous circulation is afforded around the back of the large facade column.



- External publicly accessible area
- Secure line
- Continuous circulation avoiding entrapment

