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Urban Context Report

Project No: 23-001
Project Name: 360-372 South Road, Moorabbin
Date: 18.03.2024
Revision: 00

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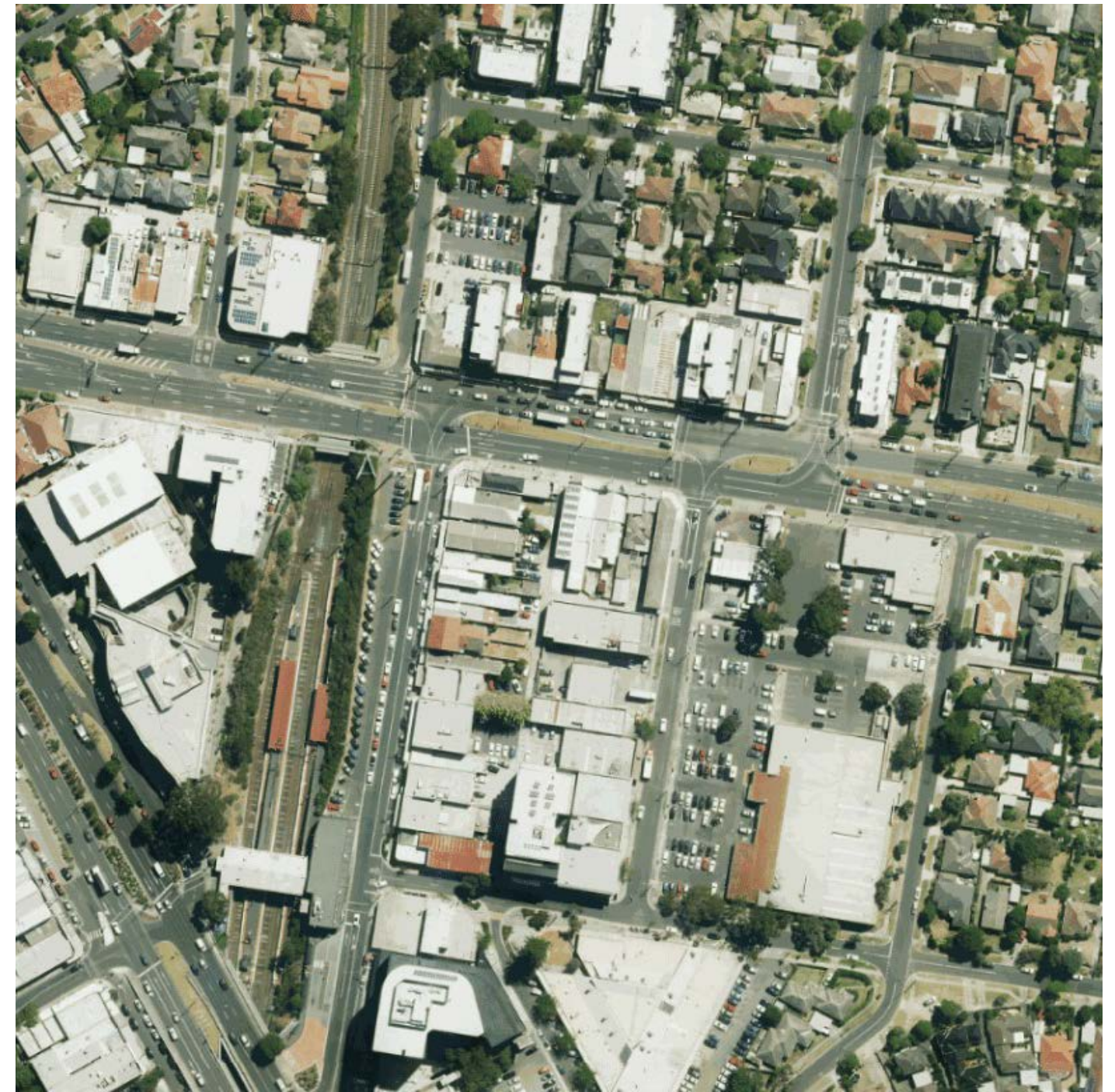
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Design	17

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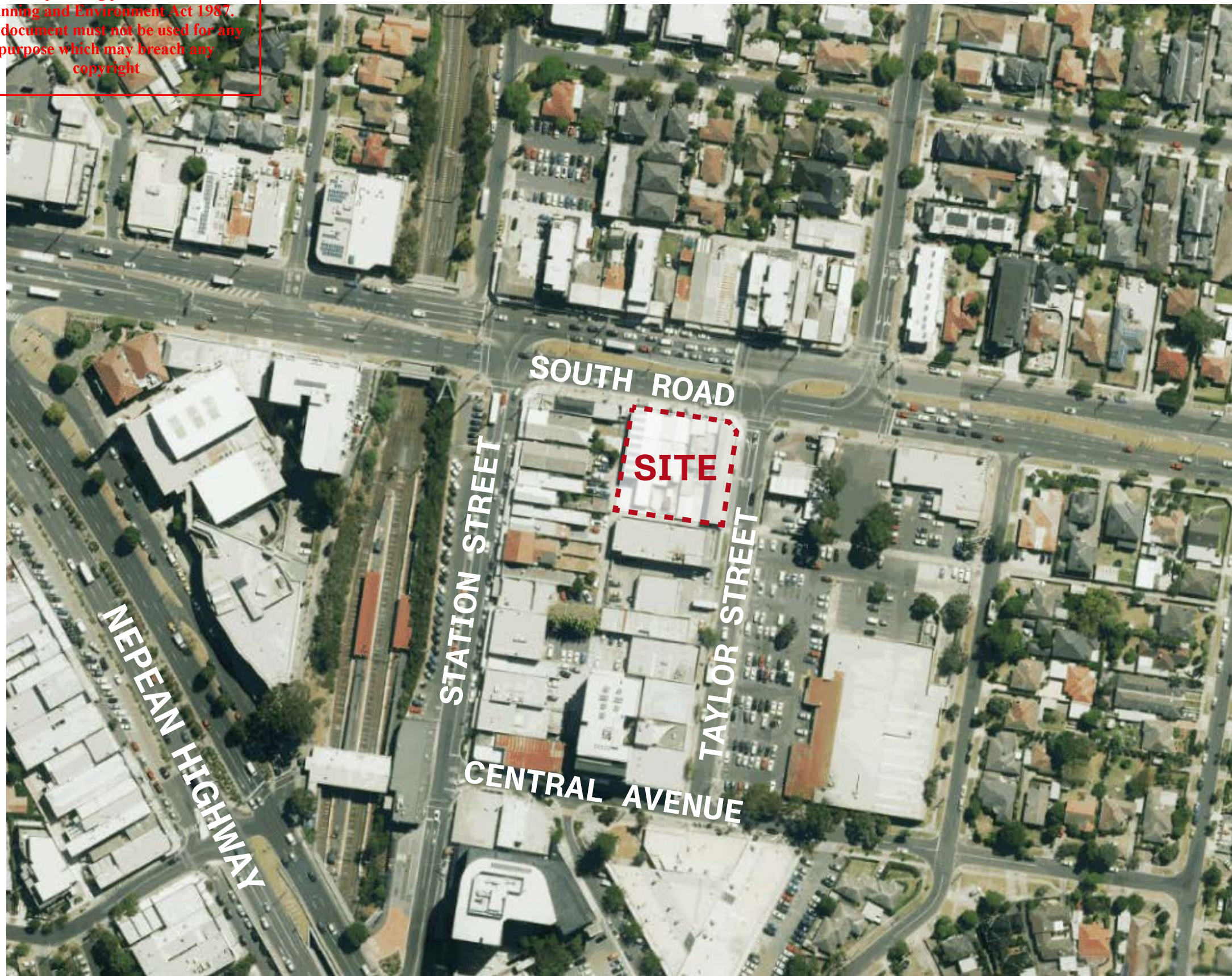
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Site Information

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Property Details



Broader Site Context

Key



Address:	360-372 South Road, Moorabbin VIC 3189
Local Government	Melbourne City
Planning Zone:	ACZ3 - Activity Centre Zone - Schedule 3

Project No:	23-001
Project Name:	360-372 South Road

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Moorabbin Activity Centre Structure Plan

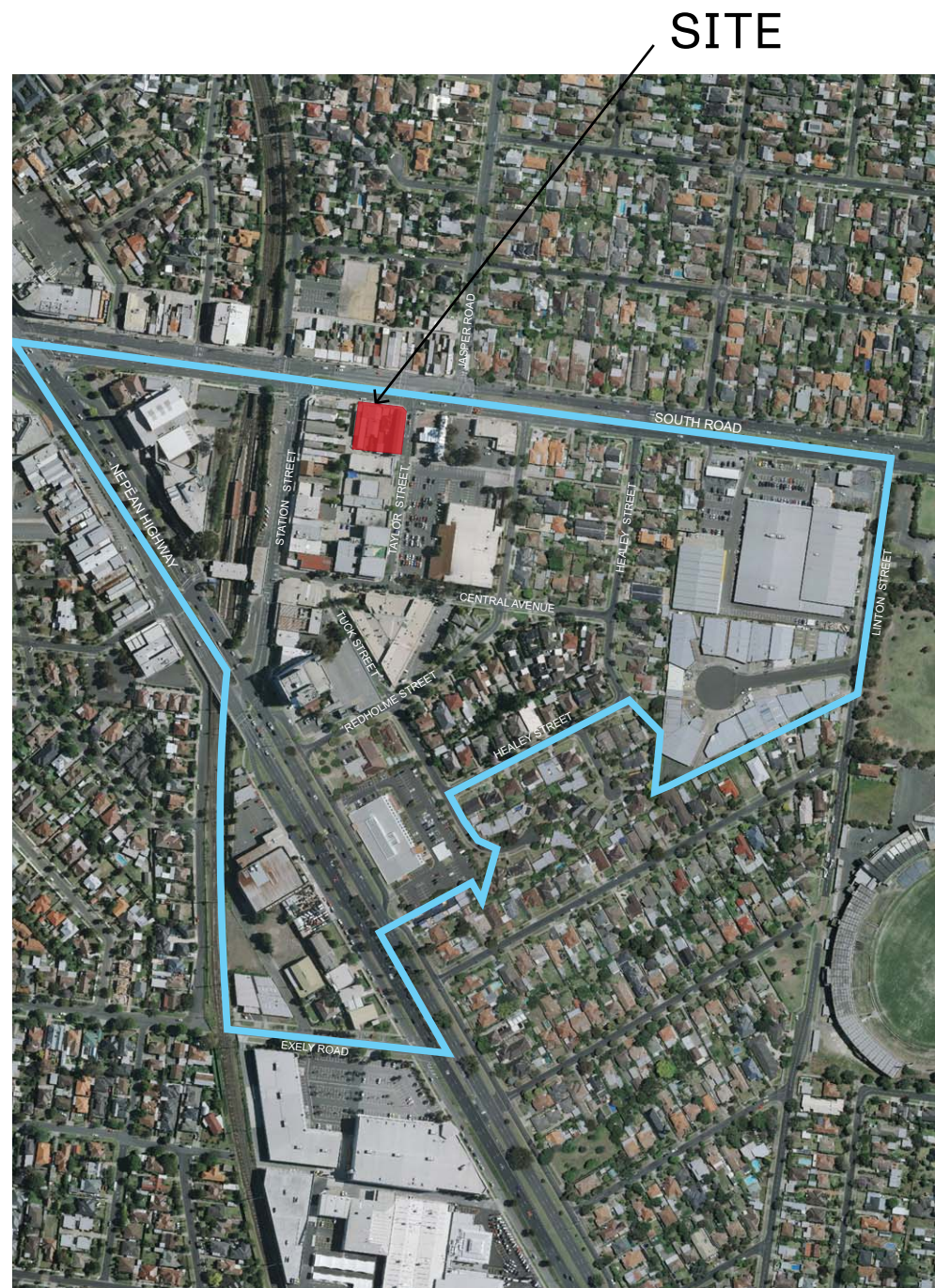
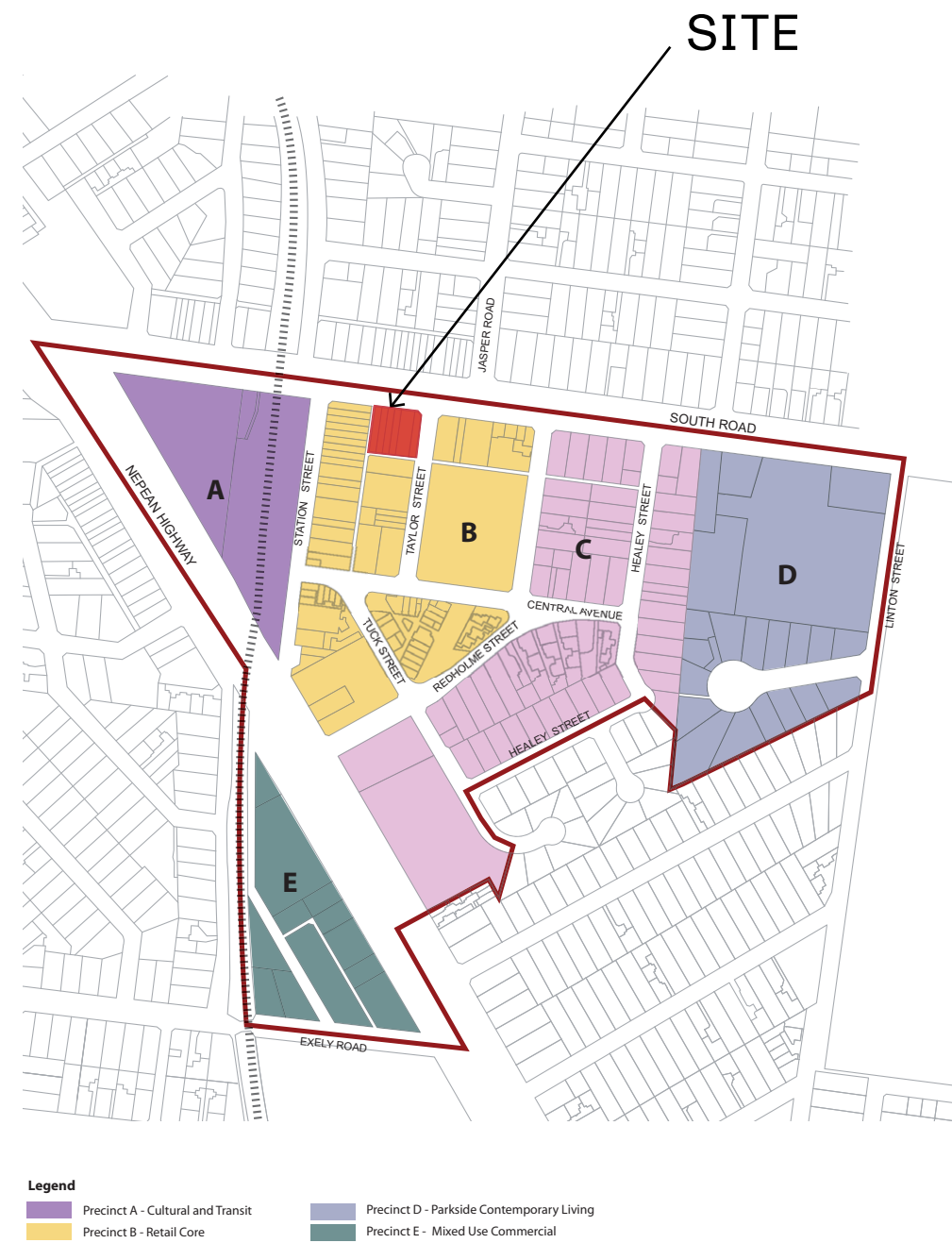


Figure 1 - Moorabbin Structure Plan Area



Legend

- Precinct A - Cultural and Transit
- Precinct B - Retail Core
- Precinct C - Increased Residential
- Precinct D - Parkside Contemporary Living
- Precinct E - Mixed Use Commercial

Figure 13 – Precinct Plan

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Moorabbin Activity Centre Structure Plan

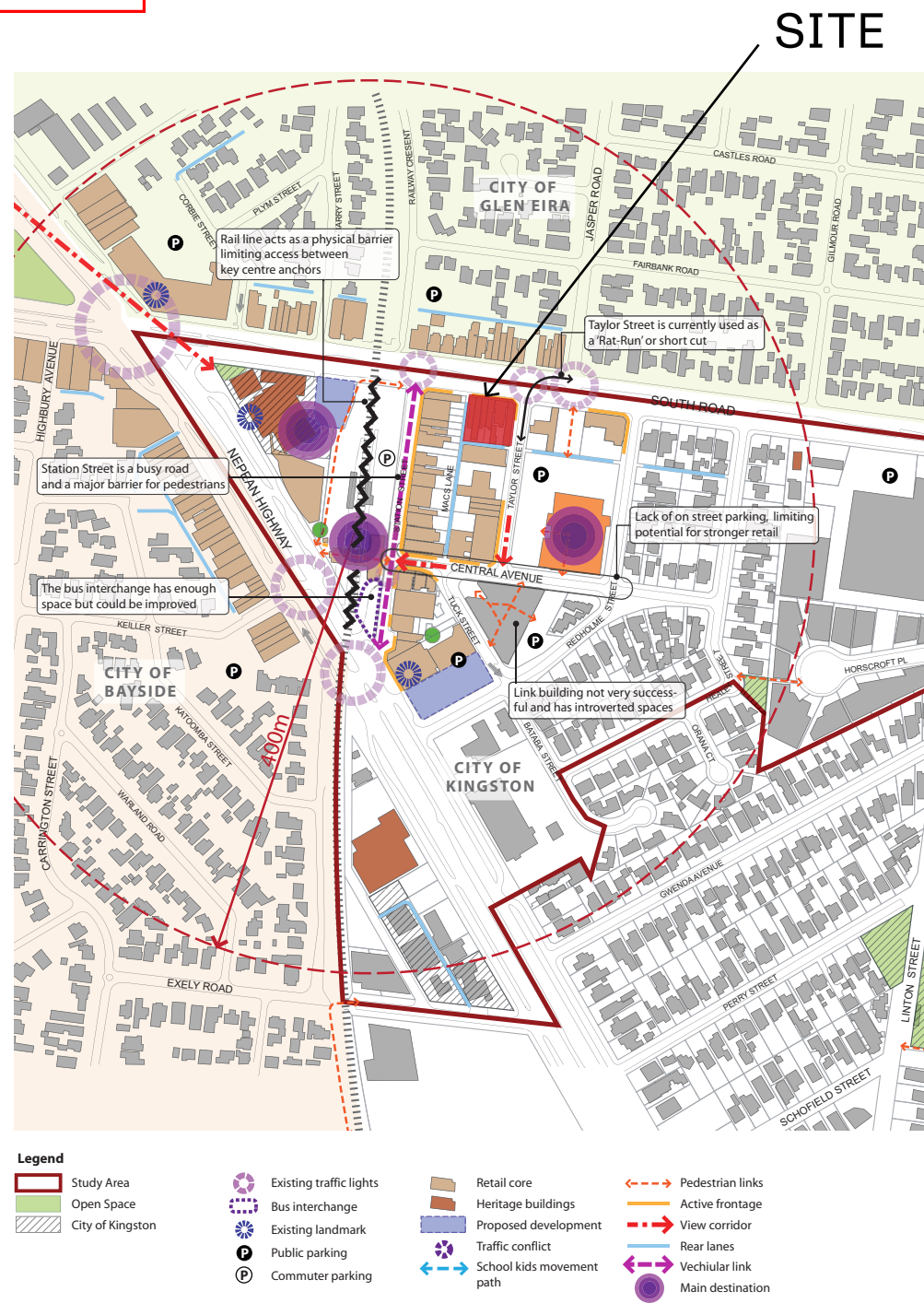


Figure 2 – Constraints and Opportunities

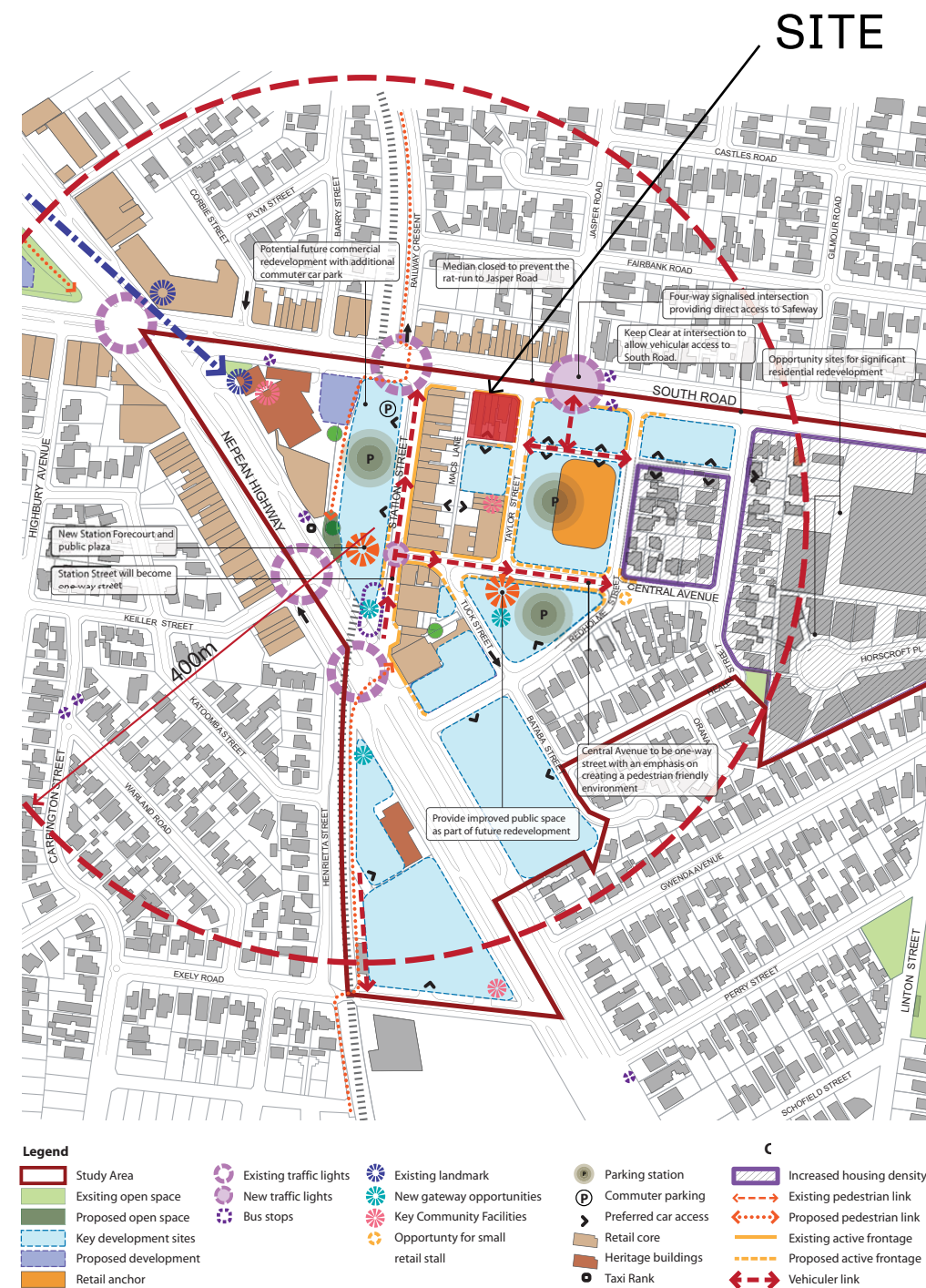


Figure 3 – Concept Strategy

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Key



- ACZ1 - Activity Centre Zone - Schedule 1
- ACZ3 - Activity Centre Zone - Schedule 3
- GRZ1 - General Residential Zone - Schedule 1
- C1Z - Commercial 1 Zone

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Planning Zones

[ACTIVITY CENTRE ZONE \(ACZ\)](#)
[ACTIVITY CENTRE ZONE - SCHEDULE 3 \(ACZ3\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.



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Site Analysis



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Key

-  Site Boundary
-  Sun Rise
-  Mid Day
-  Sun Set



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Existing Conditions



01



02



03



04



05

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Key

- 01 - 372 South Road
- 02 - 360 South Road
- 03 - ROWY
- 04 - 360 South Road
- 05 - Macs Lane



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Existing Conditions



01



02



03



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Key

- 01 - 374-380 South Road
- 02 - 13-15 Taylor Street
- 03 - 17 Taylor Street

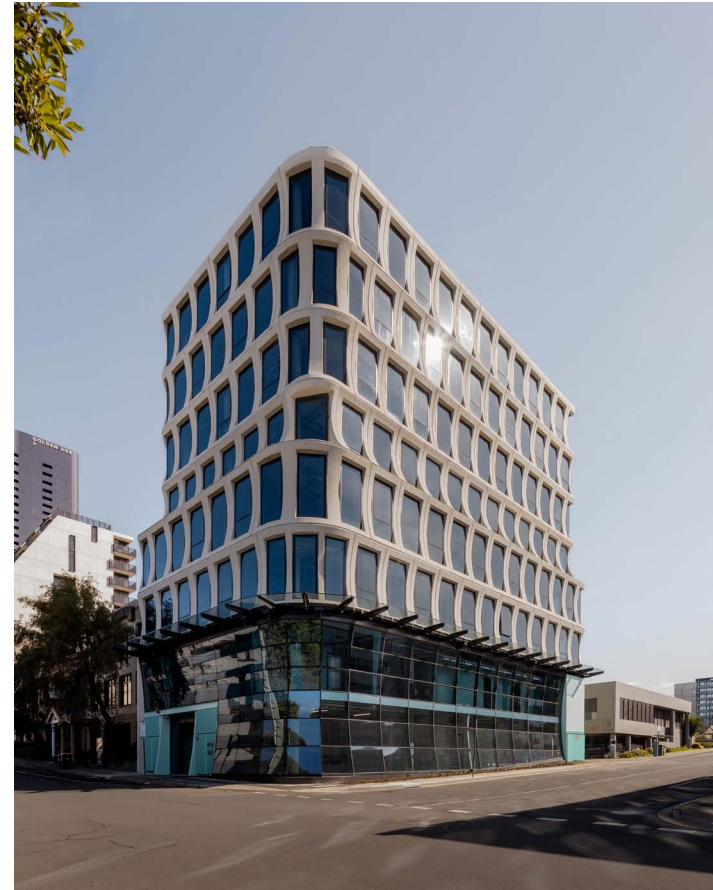


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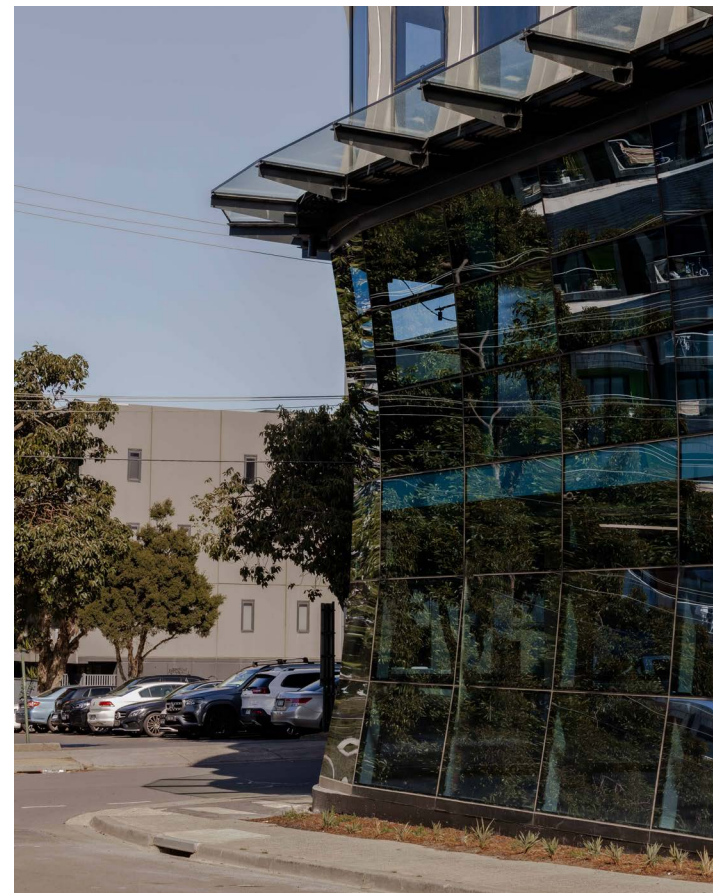
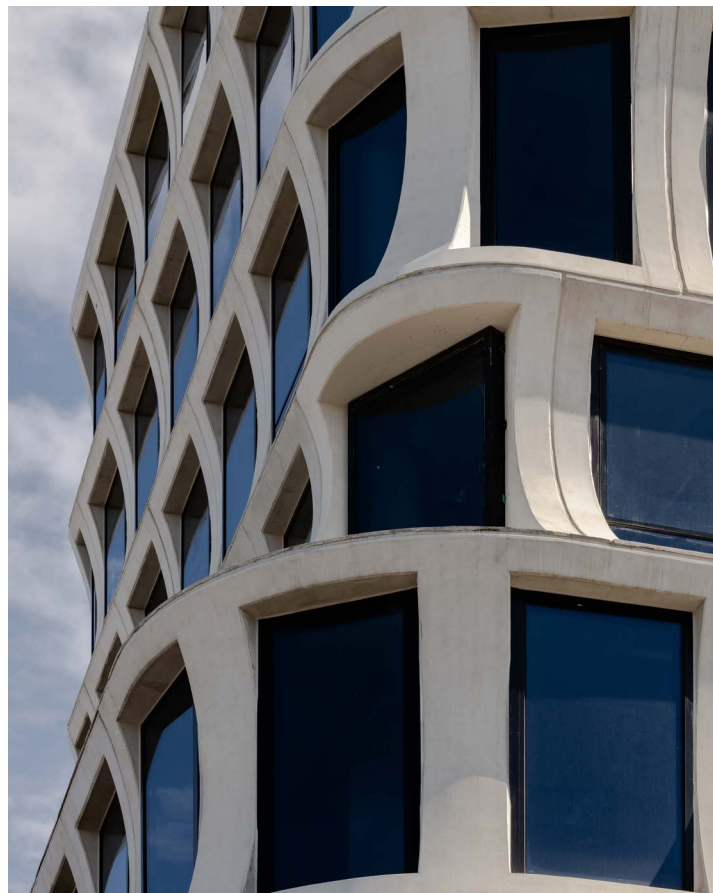
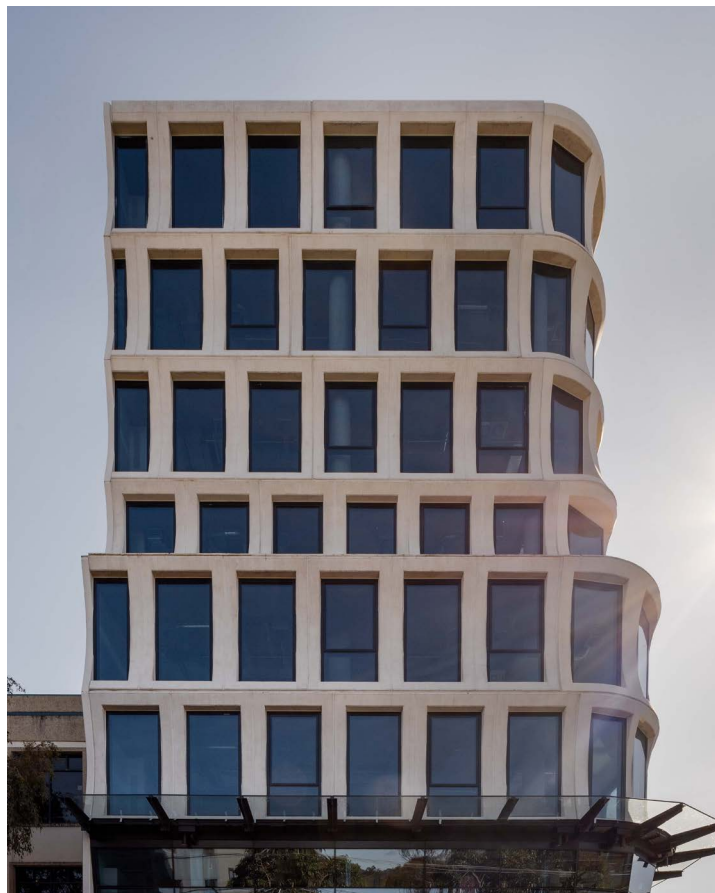
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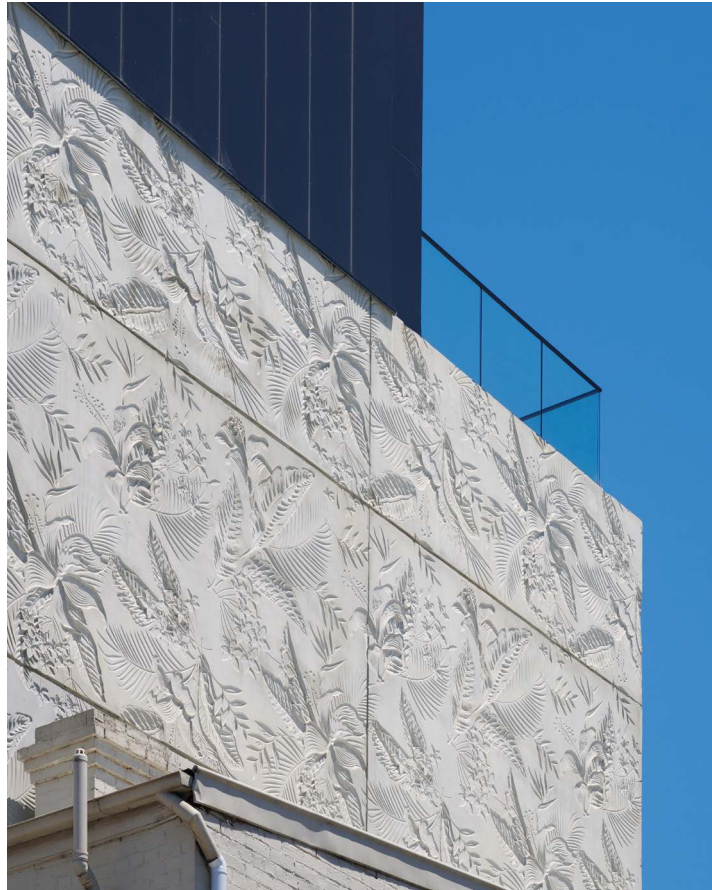
Precedents



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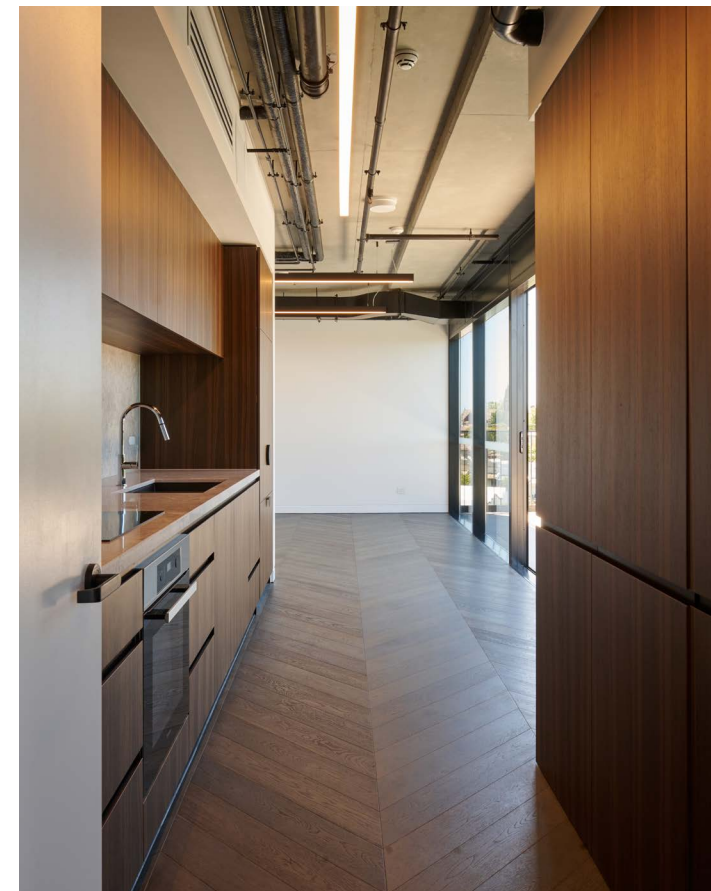
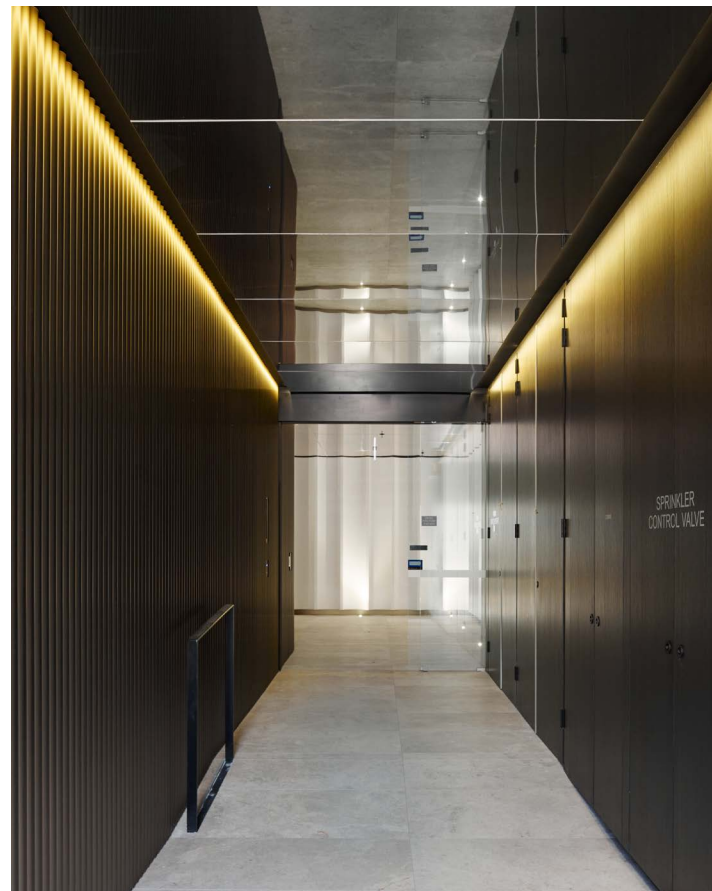
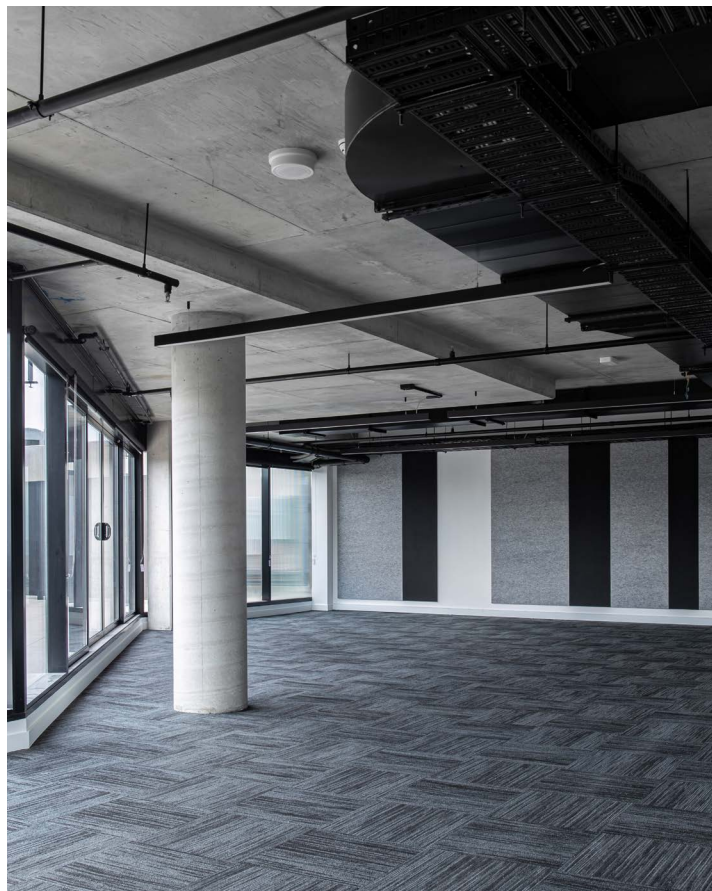


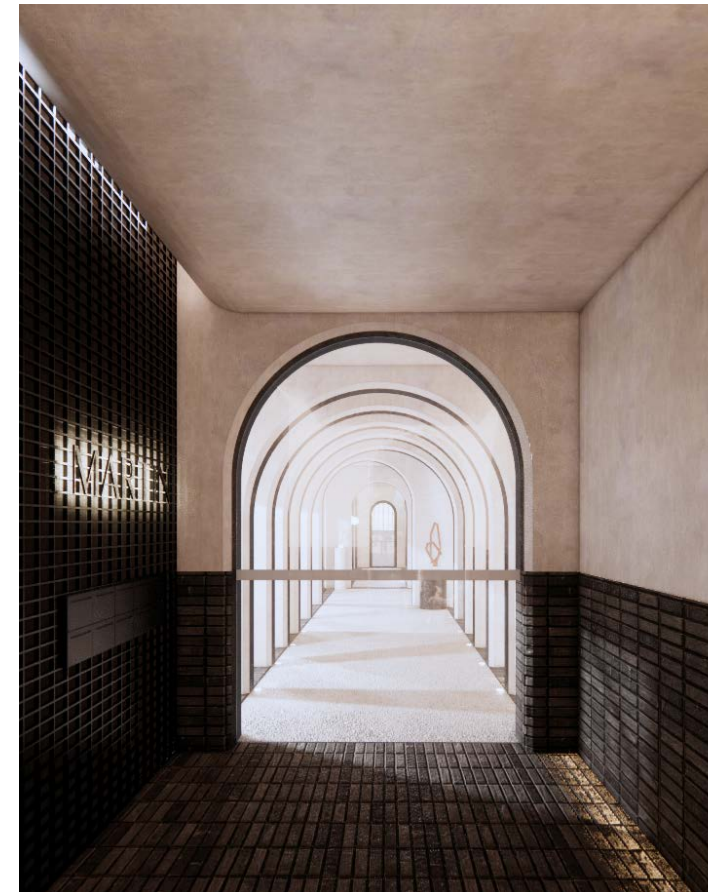
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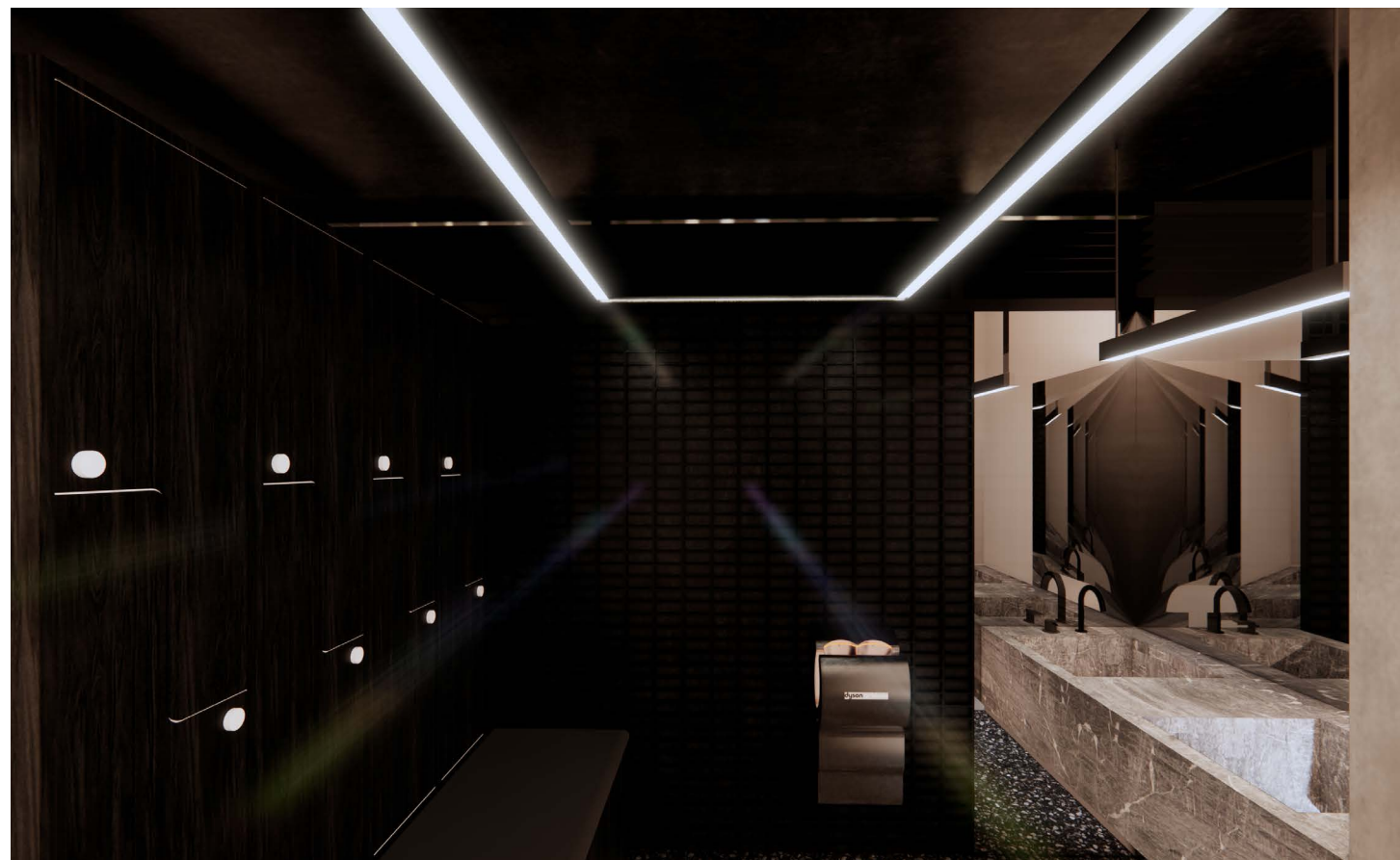
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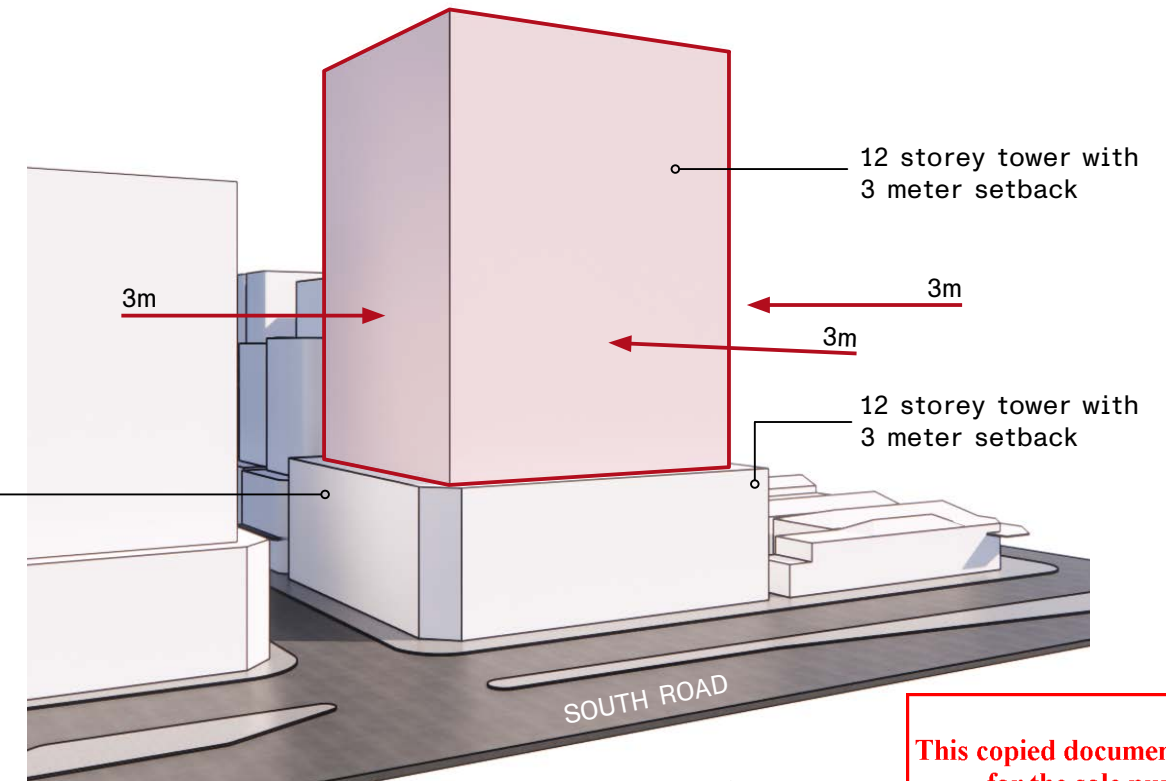
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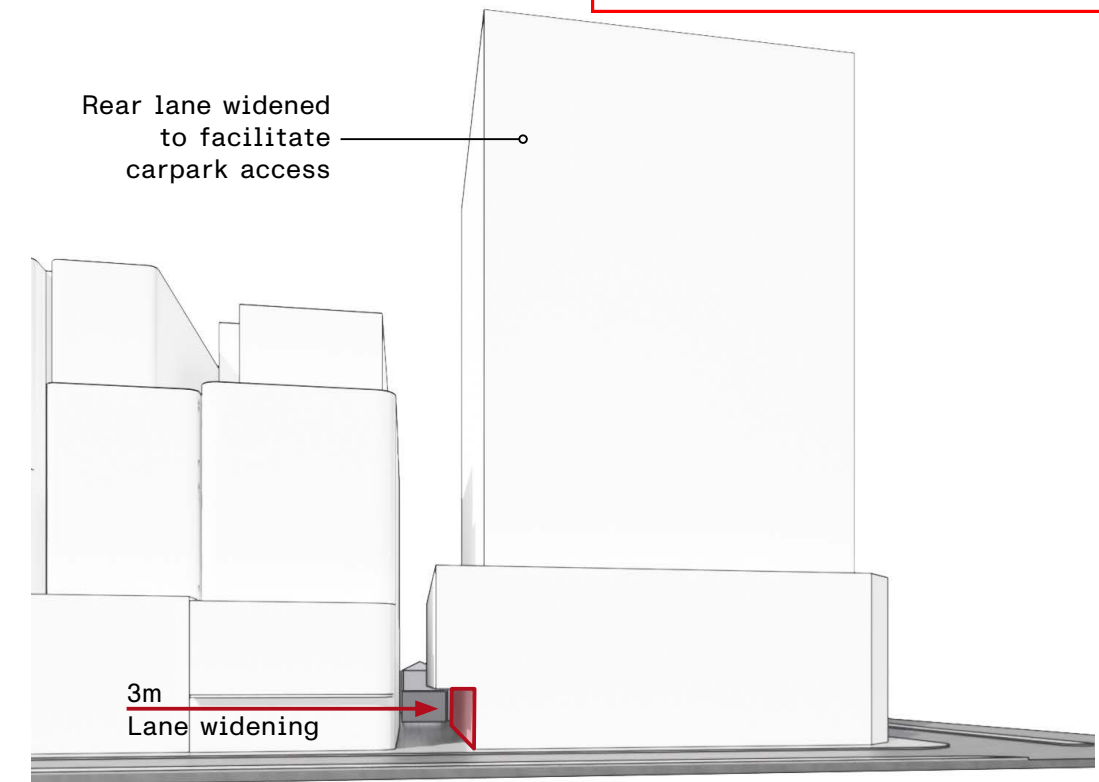
Design

Setbacks



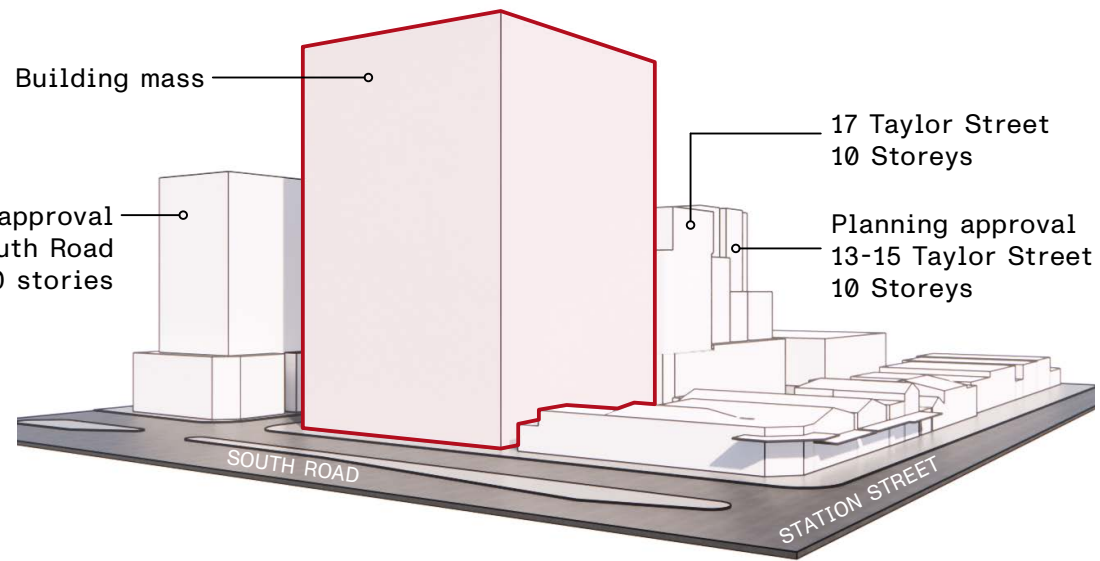
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Rear Access

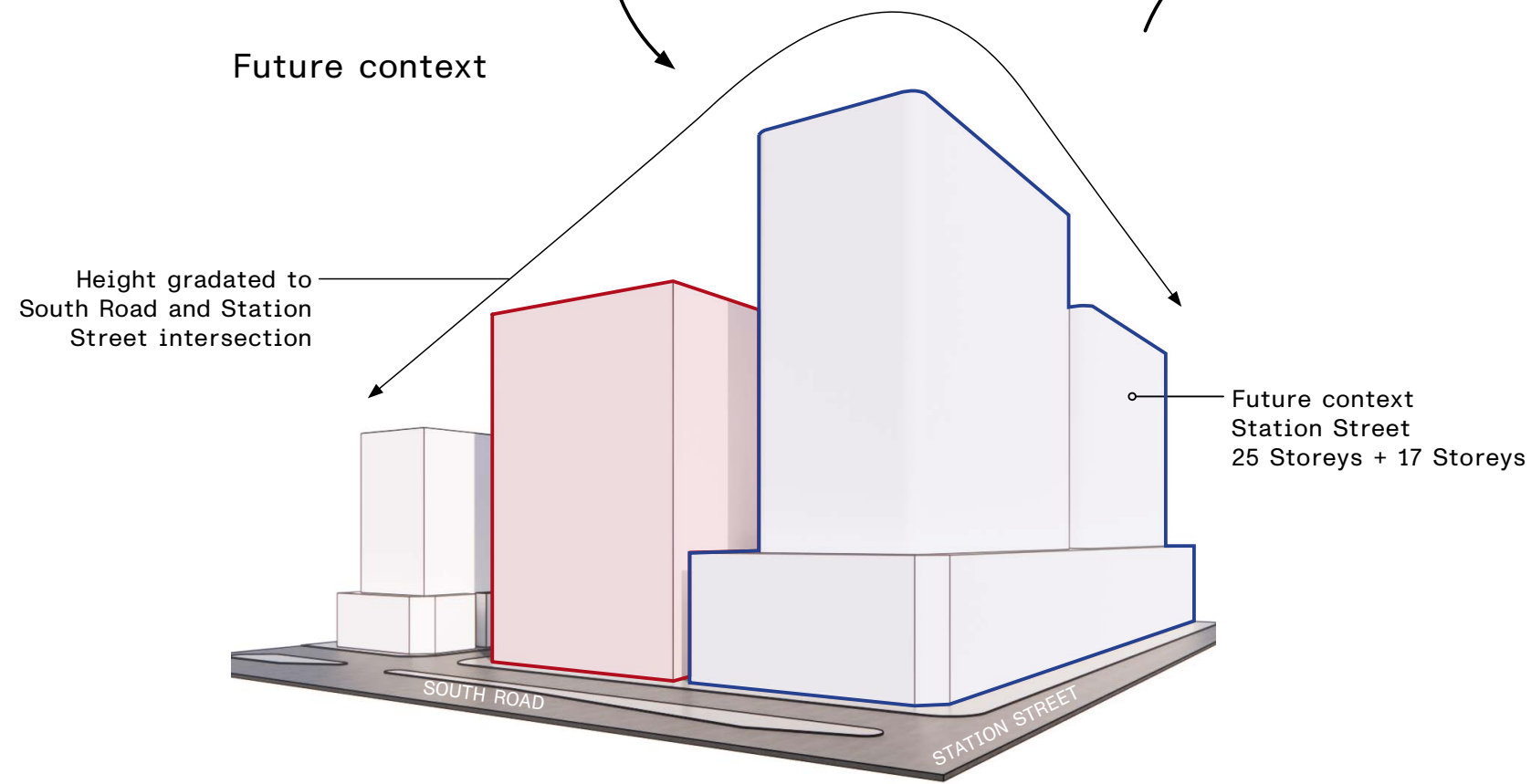


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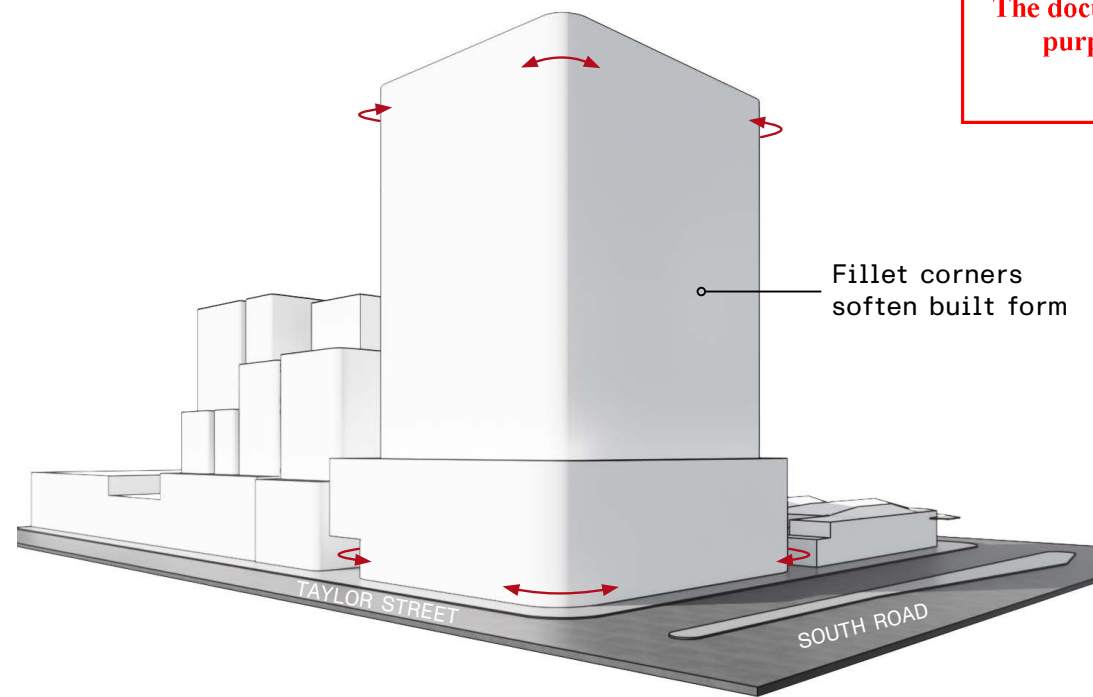
Massing



Future context



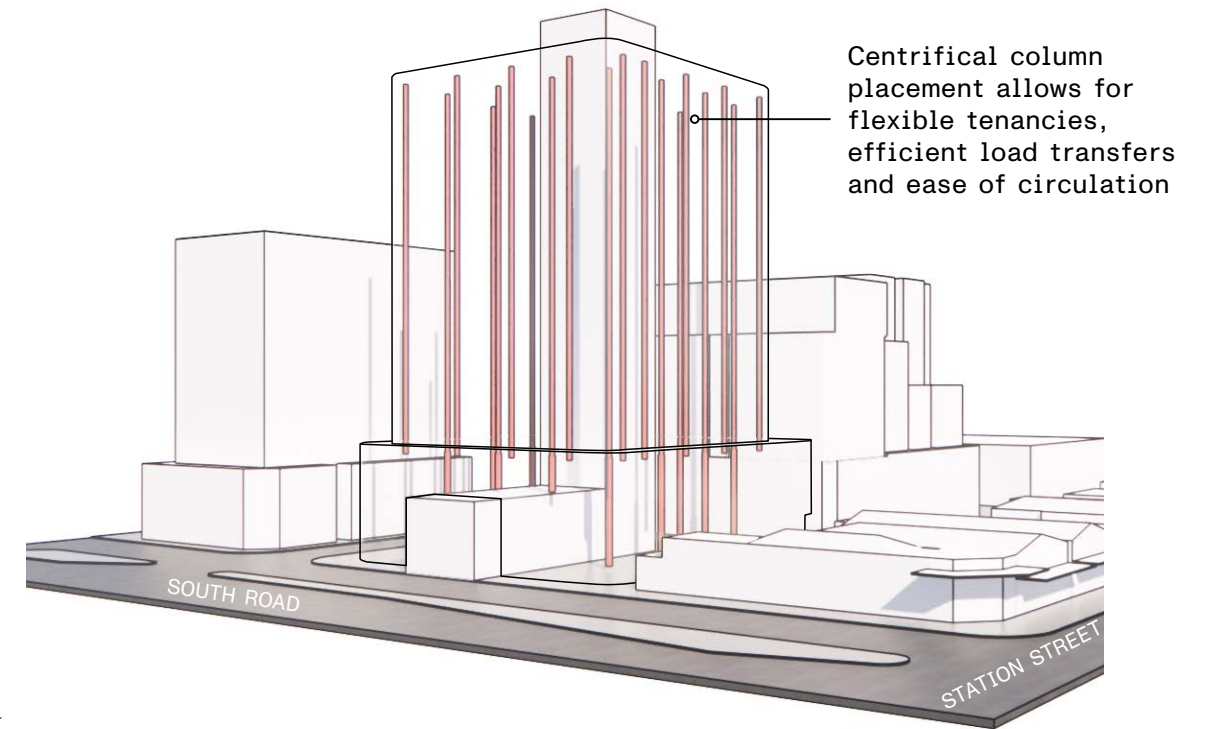
Built Form



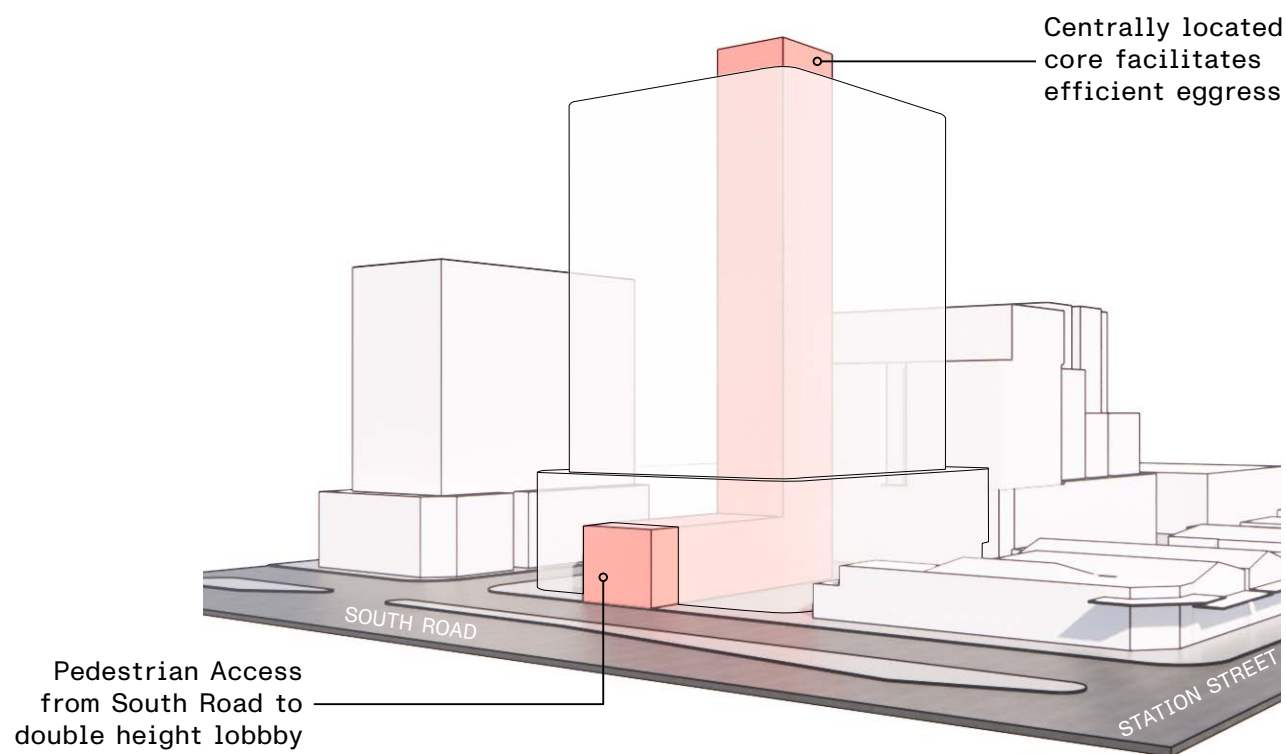
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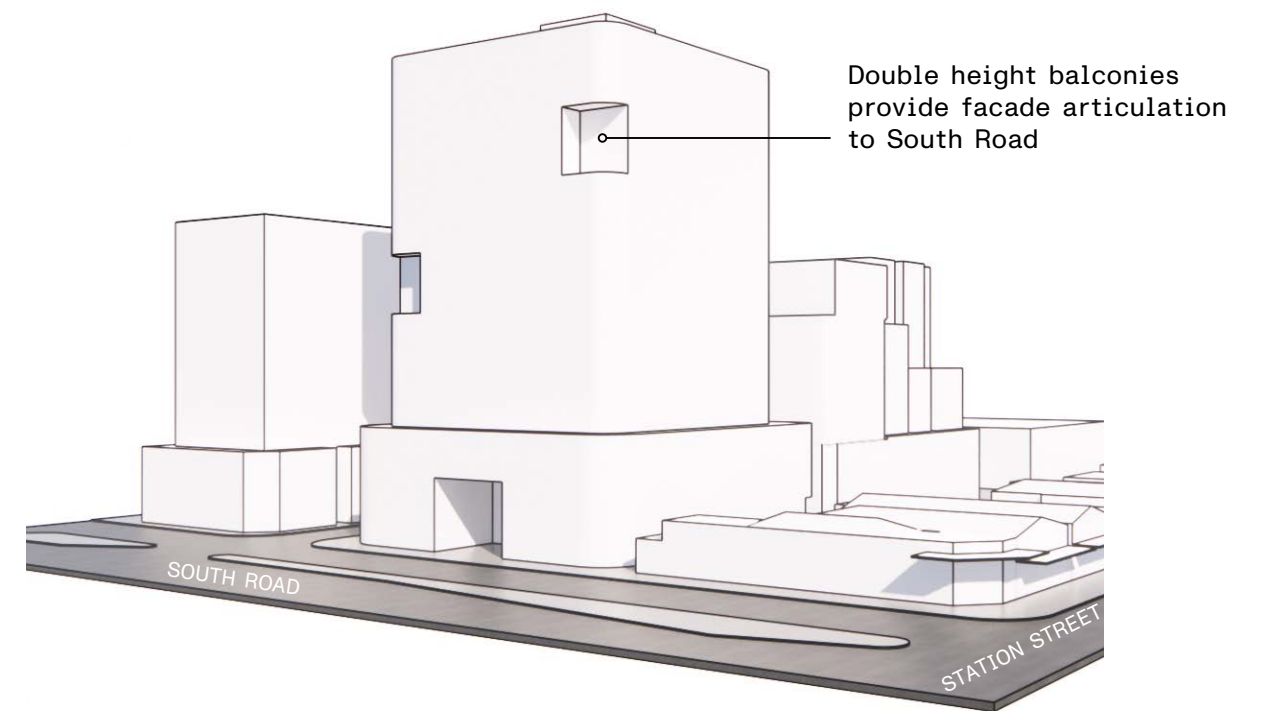
Columns



Circulation



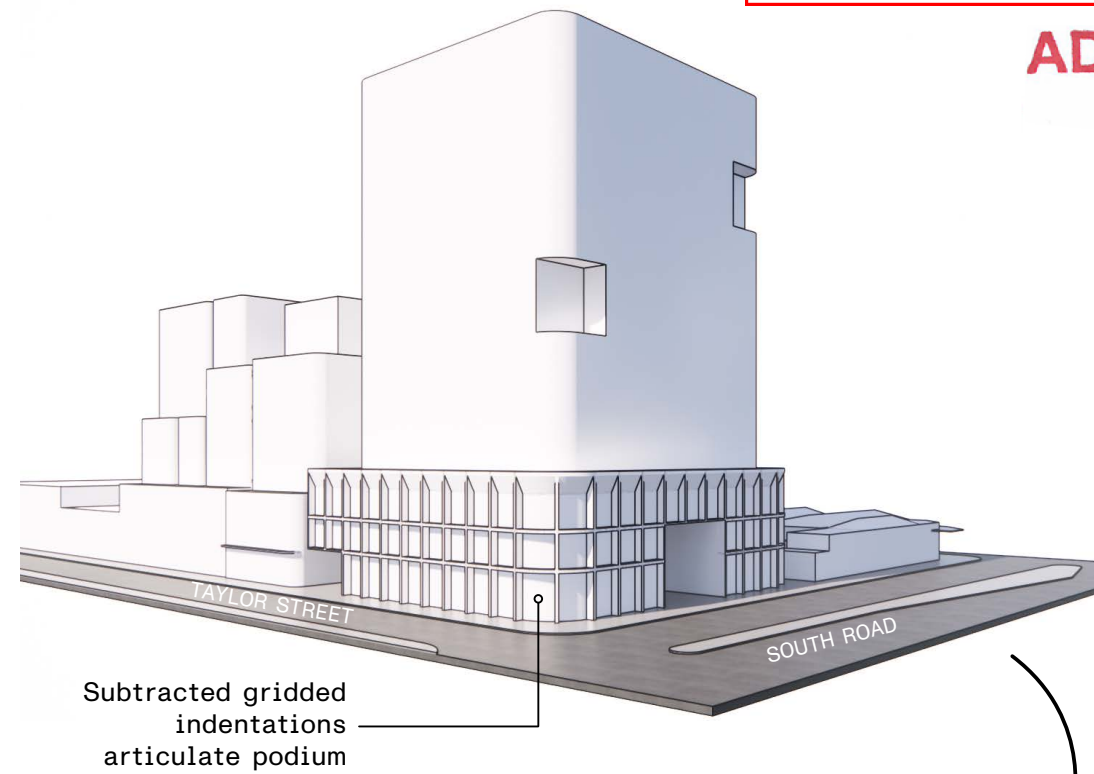
Articulation



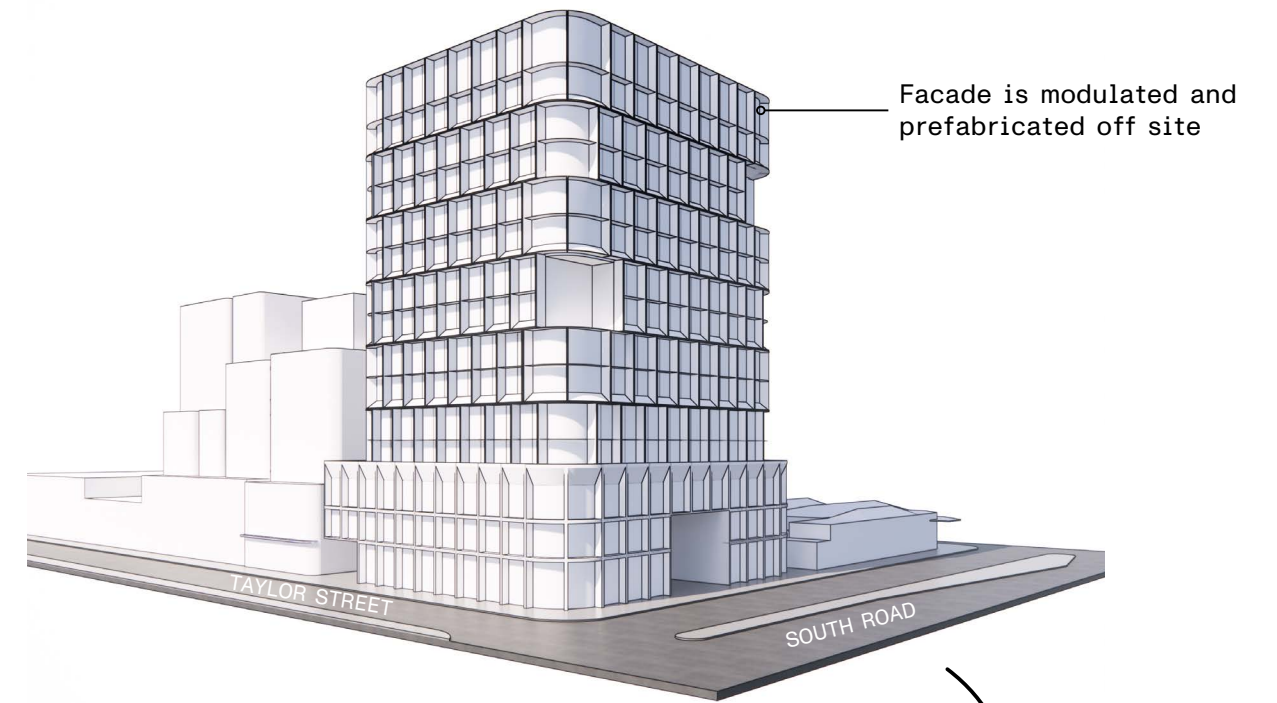
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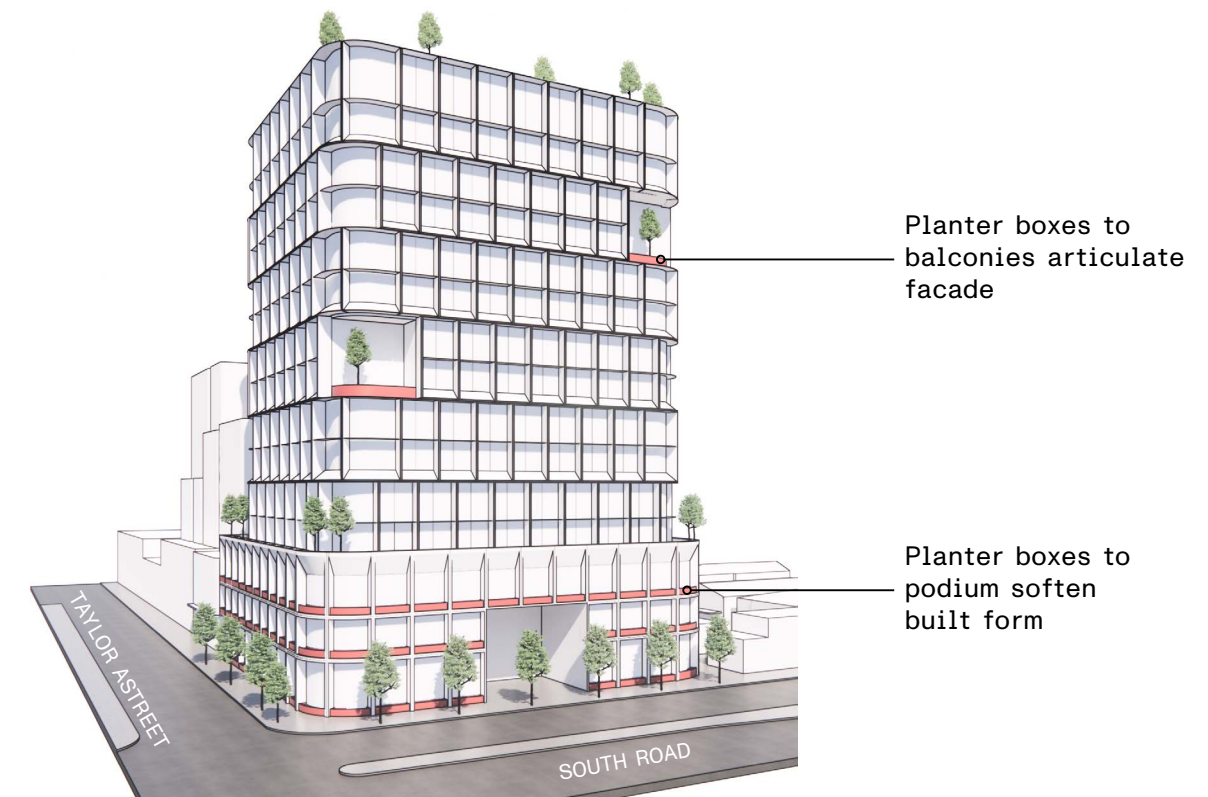
Podium Articulation



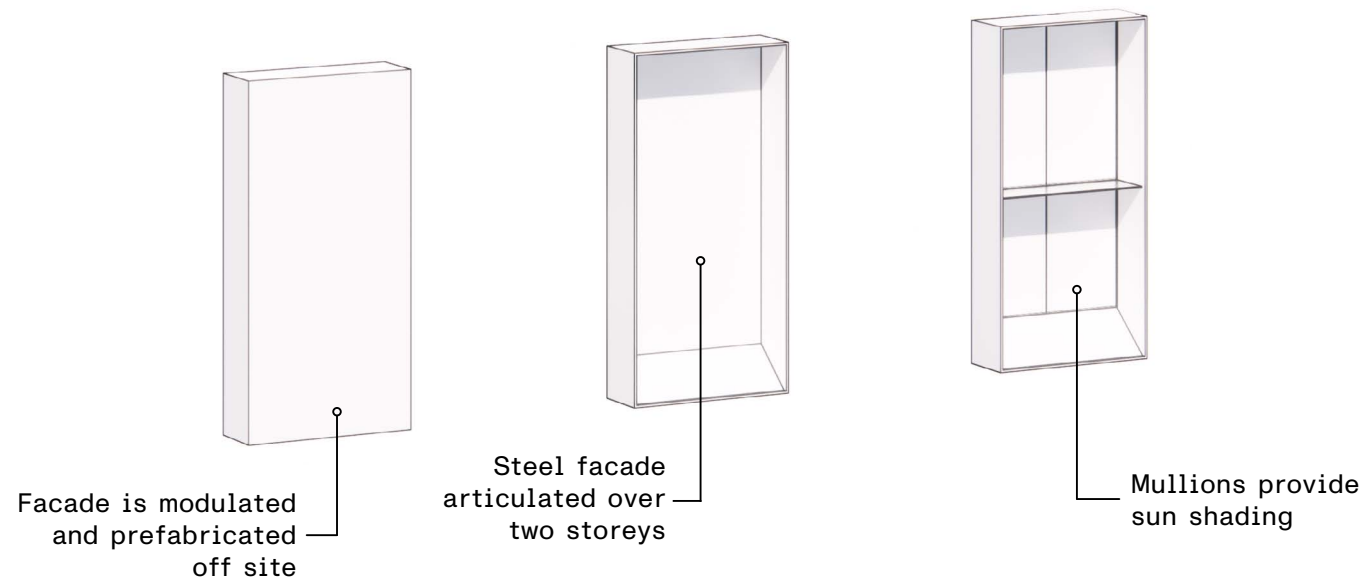
Tower Articulation



Vegetation



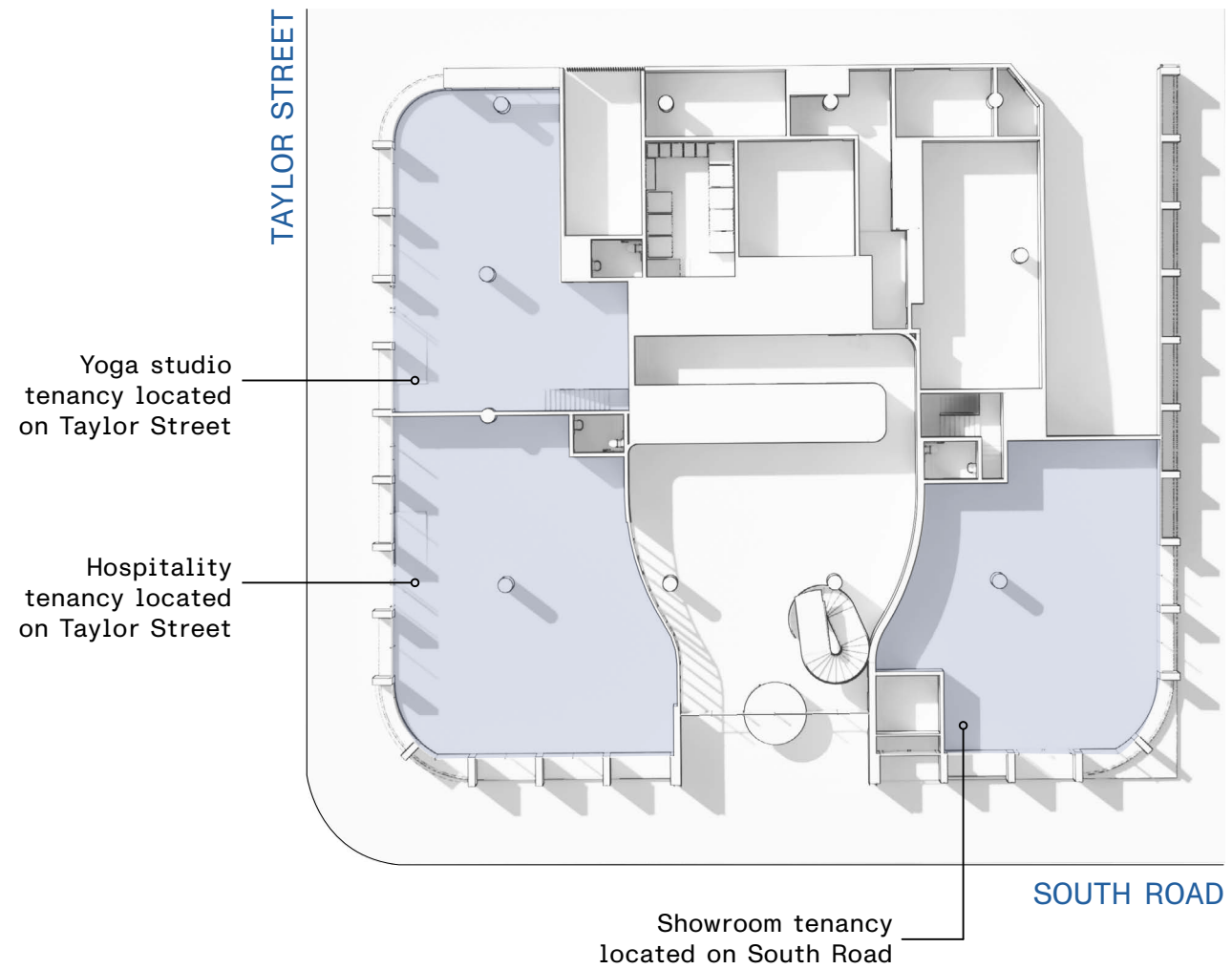
Modular Facade



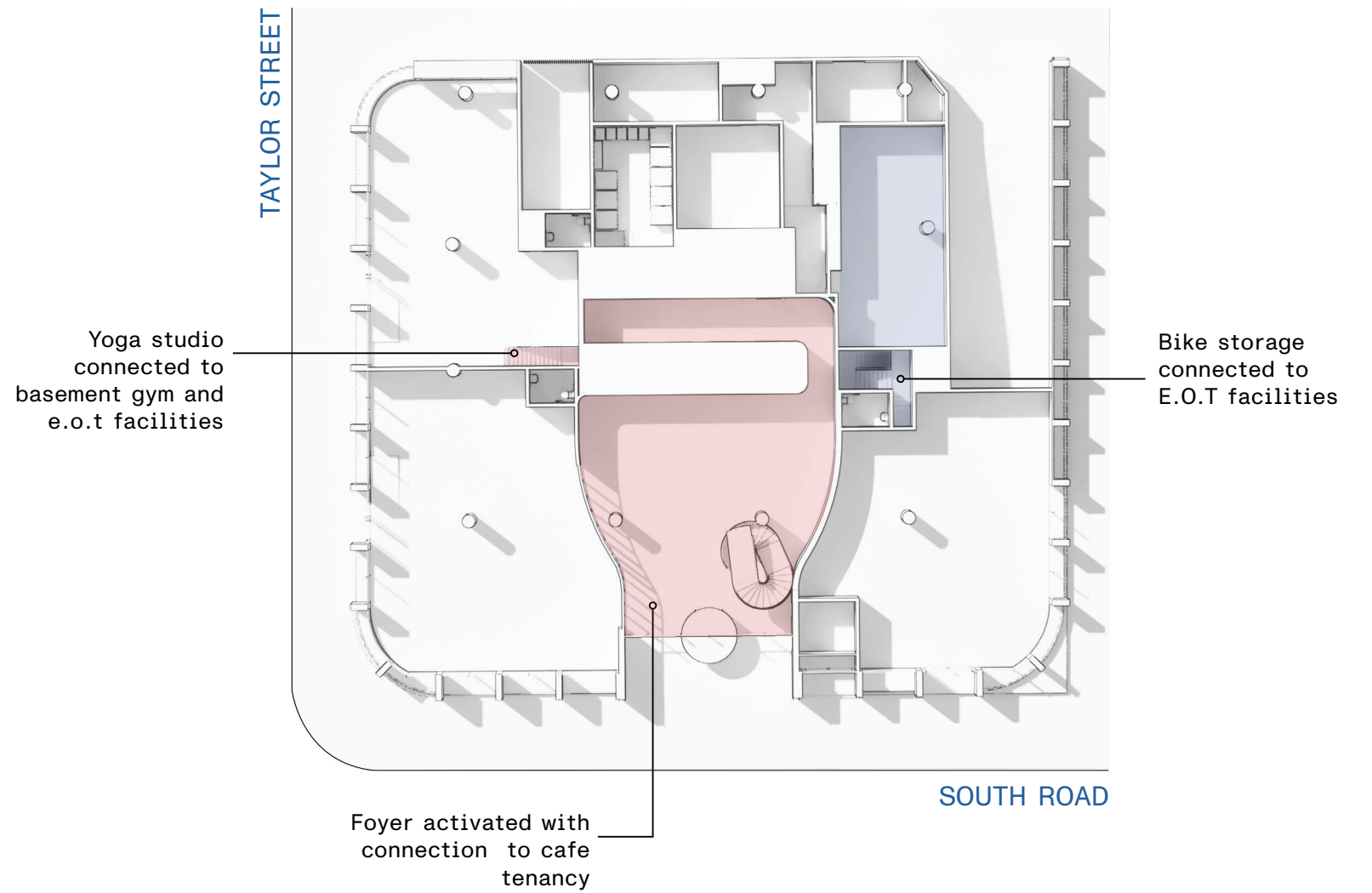
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TENANCY ARRANGEMENT



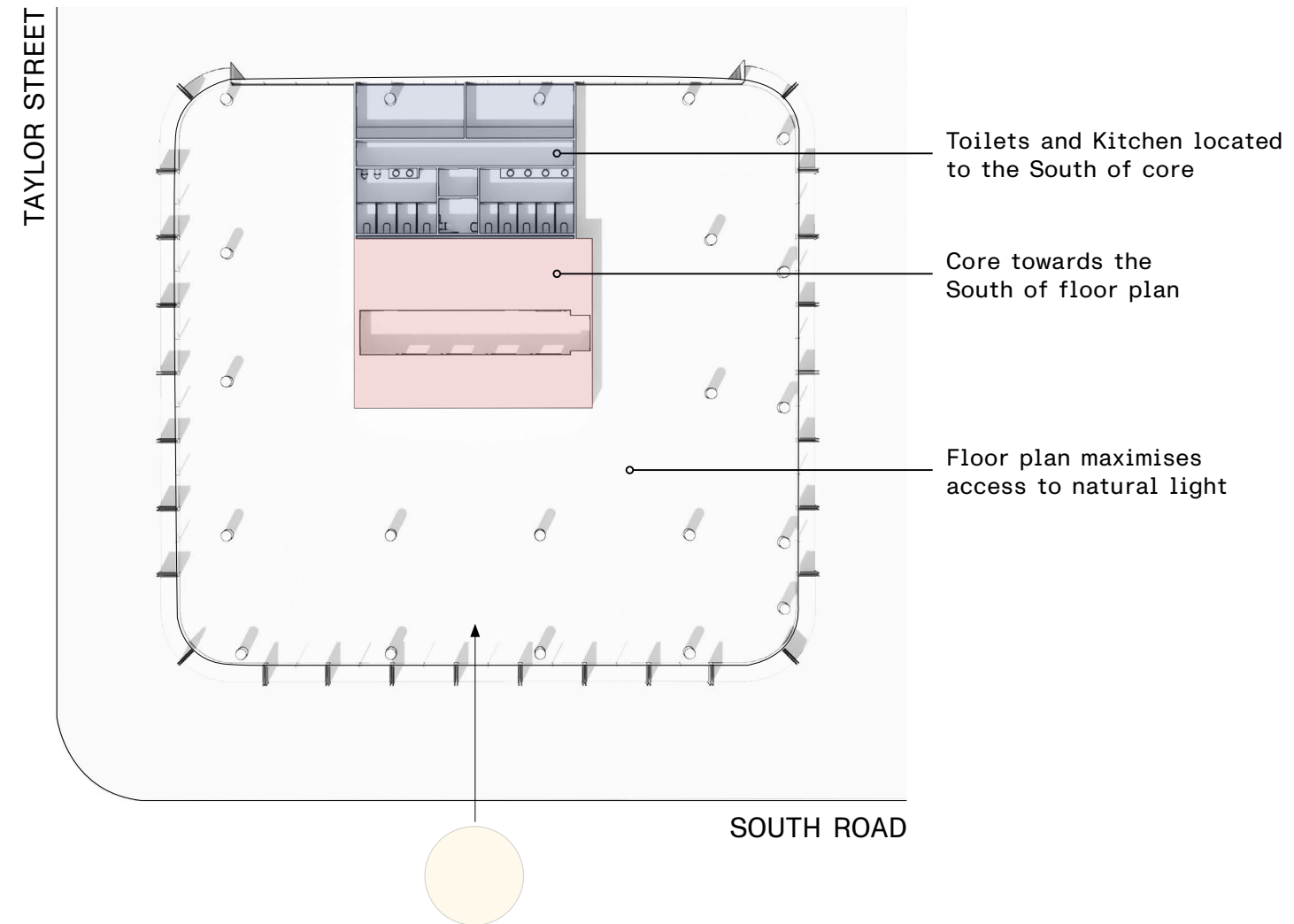
INTERNAL CONNECTION



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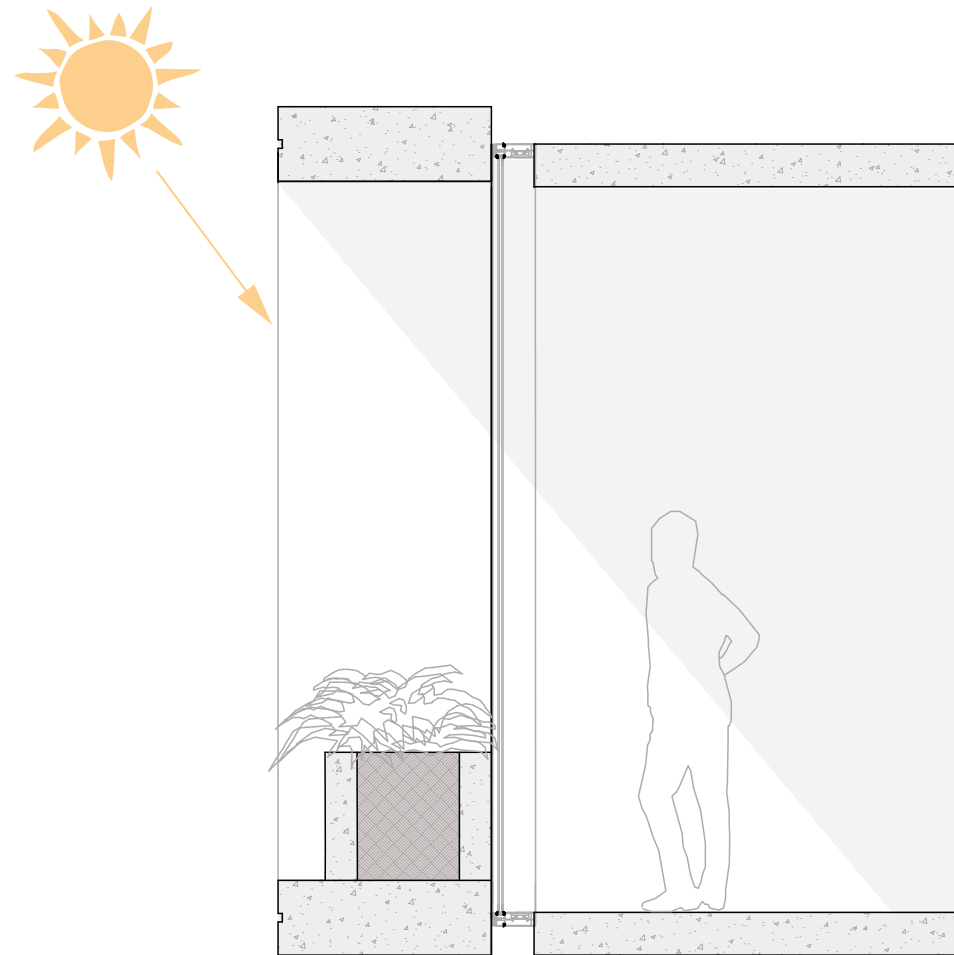
CORE LOCATION

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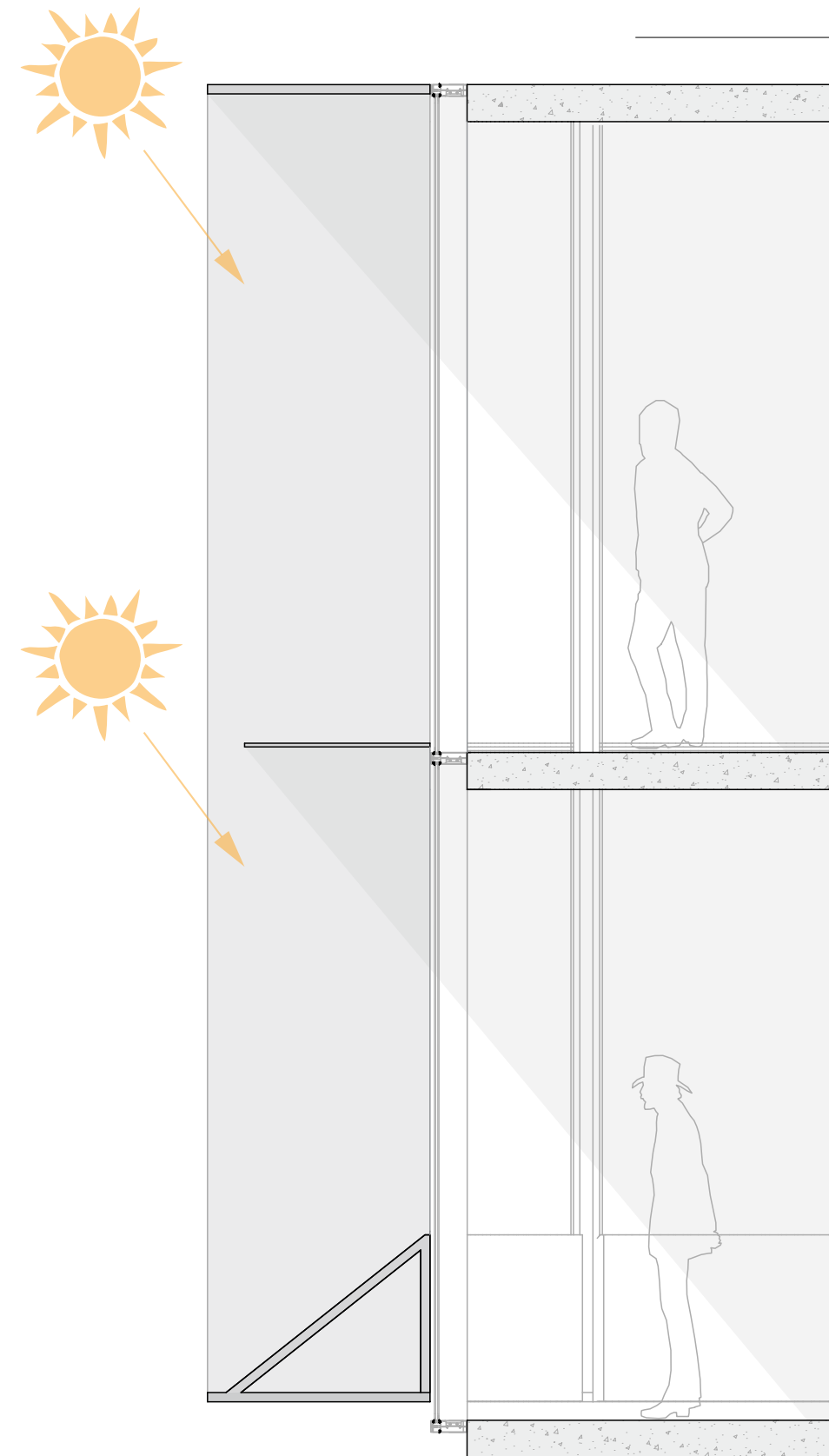


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Shading Details



Base Shading



Tower Shading

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Urban Design Response



South Road View

Building Placement and Shape

By consolidating seven individual titles, we've ingeniously created an island site boasting four public interfaces, seamlessly integrating the building's access and facade design with the public realm. The ground floor has been purposefully set back three meters at the rear to facilitate two-way access into the basement parking garage at the laneway corner, facilitating commercial tenancies and an office lobby at the prominent street interfaces.

Scale and Form

Thoughtful consideration has been given to the building's scale and form, ensuring a harmonious transition between the South Road interface and the activity centre. Notably, the tower form is elegantly set back from the podium and constructed using distinct materials, serving as a compelling proposal for the activity centre of design excellence.

Street Space Framing

Through deliberate height and podium facade articulation, we've adorned the street space with lush vegetation and planter boxes, crafting a warm and inviting public realm. Our strategic articulation and facade design enhance the pedestrian experience while respecting the established street character with aligned frontages.

Transitional Design

Our design approach facilitates a smooth transition between different scales and uses, achieved through careful consideration of building heights and articulation. The height of the proposal serves as both a barrier and a transitional element between South Road and the activity center.

Daylight and Sunlight Access

Priority has been accorded to securing ample daylight and sunlight access for key public spaces and pedestrian streets, ensuring a comfortable environment for all. Consideration of neighbouring buildings' spacing has been demonstrated with daylight analysis.

Minimizing Wind Effects

Our design endeavours to minimize adverse wind effects at street level and neighbouring properties, enhancing pedestrian comfort and safety. This is achieved through thoughtful building form and facade detailing, coupled with the incorporation of continuous weather protection features such as podium articulation, planter boxes, and awnings.

Safety and Surveillance

Utilizing the unique island nature of the development, we've strategically placed windows on all four public interfaces of the facade, facilitating informal surveillance and bolstering safety along streets, laneways, and public spaces.

Connectivity to Movement Network

Pedestrian entries, strategically located on South Road and Taylor Street, provide seamless access for commercial and office users. Vehicle and bicycle access, situated at the rear, ensure efficient and safe movement, with clear visibility and accessibility from footpaths, minimizing conflicts with pedestrians.

Detailing

Our meticulous attention to detail extends to the design of building facades, which contribute to the distinctive character of the activity centre. Employing high-quality architectural materials such as concrete, steel, and curved glass, coupled with impeccable detailing and landscaping integration, enhances the overall appeal of the development.

Sustainability Measures

In our commitment to sustainability, we prioritize the use of durable, environmentally friendly materials, enhancing the area's character while minimizing ecological impact. Striving for a 6-star Australian Excellence rating, our design includes efficient environmental design, photovoltaic panels, and waste management systems, ensuring a sustainable approach to building operations.

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South Road View

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South Road Entrance

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Taylor Street View

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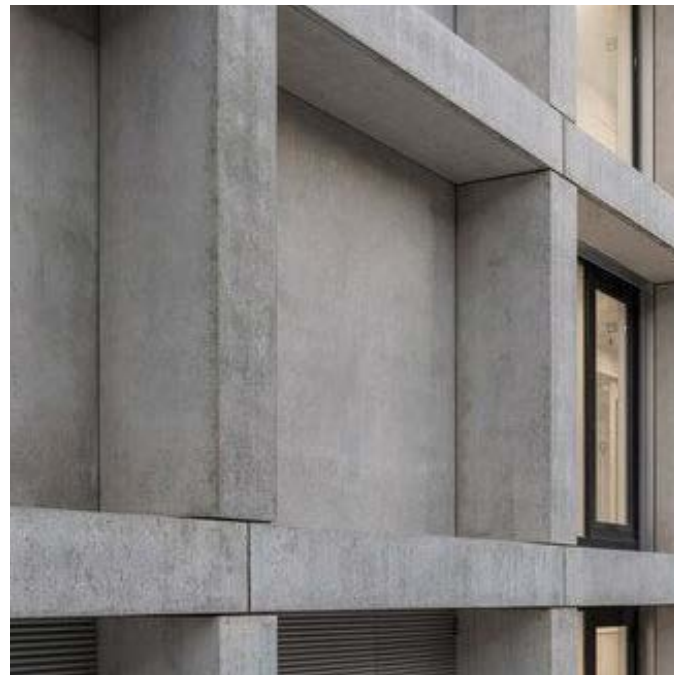
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South Road View



01



03



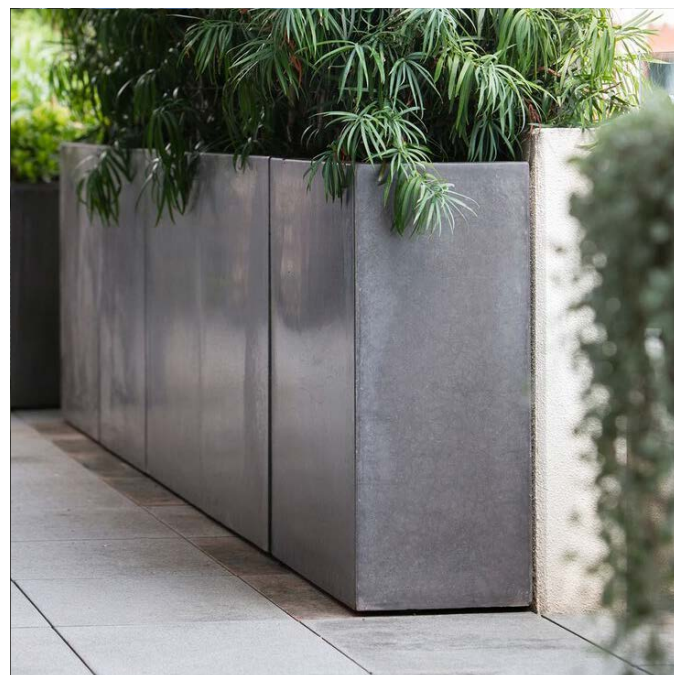
05



07



02



04



06

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Key

- 01 - Light Grey Metal Frames
- 02 - Dark Grey Concrete
- 03 - Light Grey Concrete
- 04 - Grey Metal Planter Boxes
- 05 - Black Garage Louvres
- 06 - Reflective Glazing
- 07 - White Spandrel Glass