

# 60-74 PARK STREET, SOUTH MELBOURNE

## URBAN CONTEXT REPORT

### REVISION 2

PREPARED FOR  
PARK STREET DEVELOPMENT PARTNERSHIP PTY LTD

DATE OF REPORT  
23 MARCH 2026

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Title: 60-74 Park Street, South Melbourne - Urban Context Report

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Prepared for: Park Street Development Partnership Pty Ltd

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Prepared by: Urbis

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Project Code: P0049431

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Date: 23 March 2026

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Revision: 2

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## ACKNOWLEDGMENT OF COUNTRY

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society. We acknowledge the Traditional Owners on whose land we stand, the Wurunderi and Boon Wurrung peoples of the Kulin Nation. We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present and emerging.

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# 1.0 INTRODUCTION

Urbis has been engaged by Park Street Development Partnership Pty Ltd to prepare an Urban Context and Design Response Report with respect to a proposed development at 60-74 Park Street, South Melbourne (the Site). This report sets out the key urban design principles and strategies to be applied to the development of the Site based on its strategic, planning and site context.

The purpose of this report is to:

- document the key characteristics of the Site's context that should influence its development from an urban design perspective;
- explain how the proposal (dated 11 February 2026) responds to this context; and
- outline how the proposal (dated 11 February 2026) addresses comments received from the OVGA that were made on the original scheme.

## STRUCTURE OF REPORT

This report is structured in the following manner:

<b>Strategic and Urban Context</b>	●	<b>Section 2.0</b> of the report identifies the strategic and urban context of the Site.
<b>Urban Design Principles</b>	●	<b>Section 3.0</b> establishes urban design principles based on the Site's context.
<b>Assessment of the Proposal</b>	●	<b>Section 4.0</b> assesses the proposal's overall urban design response to the principles and OVGA comments.
<b>Conclusion</b>	●	<b>Section 5.0</b> provides a conclusion to the report.



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# 2.0 CONTEXT

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## 2.1 STRATEGIC CONTEXT

The Site is located approximately 1.7km south of the Melbourne CBD within the municipality of Port Phillip. It sits within the St Kilda Road Neighbourhood as identified within Clause 02.03-1 of the Port Phillip Planning Scheme. Plan Melbourne identifies the St Kilda Road Precinct as part of the Central City, and a primary location for commercial and residential growth.

Key features of the neighbourhood include the grand landscape setting of St Kilda Road, one of Melbourne's most famous boulevards, and flanked by the Shrine of Remembrance. The new Anzac Station is located at the corner of Park Street and St Kilda Road, which will significantly enhance access to the area, catalyse mixed use development and public realm improvements. The west side of the neighbourhood is bound by Kings Way, a primary arterial road into the Melbourne CBD.

Clause 2.03-1 of the Port Phillip Planning Scheme identifies the St Kilda Road Neighbourhood as a vibrant mixed use area and a preferred location for office and high density residential development.

Activity Centre policy identifies the Site within the St Kilda Road North Precinct (11.03-6L-02). It seeks to reinforce the north precinct as a dynamic, connected, integrated and safe area that provides for premier office and well-designed, high density residential development. The Site is located within the north-west corner (Sub-Precinct 2) of the broader precinct. The intent for the sub-precinct is to provide for an increased scale and density to support a mixed use environment.

In relation to urban structure, the Site sits within a wedge of land between St Kilda Road boulevard (approximately 270m east) and Kings Way (less than 100m west) that provide broader north-south connectivity through the locality.

The Site itself has excellent public transport access. The 58 tram route runs along Park Street with a stop within 50m of the Site. Multiple tram routes run along St Kilda Road and Kings Way. The future Anzac Station sits 330m to the south-east. Other prominent facilities sit in close proximity including the Shrine of Remembrance, Melbourne Arts Precinct, Southbank Boulevard, along with state significant open space.

In summary, the Site represents a substantial opportunity to deliver housing in an highly accessible strategic location that is intended for renewal, as sought by policy.

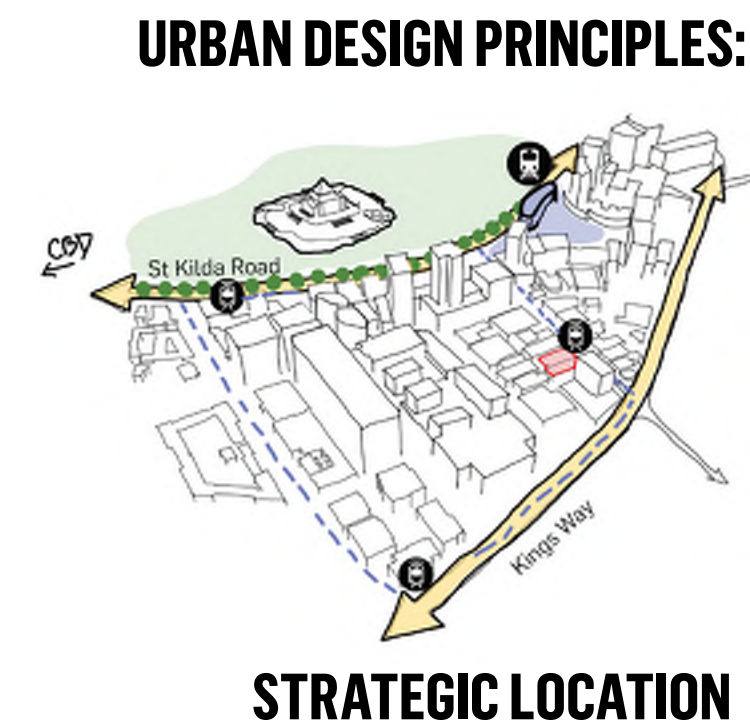


Figure 1: Strategic context

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## 2.2 URBAN CONTEXT

The St Kilda Road North Precinct is a highly mixed neighbourhood as a result of its urban structure, lot sizes and shapes, heritage fabric, and defining landmark features.

The Site sits in Park Street, a key east-west link between Kings Way and St Kilda Road. Park Street includes land in both the MUZ (including the Site) and C1Z.

DDO26 applies to the Site within the St Kilda Road North Precinct. Key Precinct-wide Objectives include:

- To encourage building design that minimises adverse amenity impacts upon ... open space, streets and public places in the area as a result of overshadowing, wind tunnelling or visual bulk.
- To create an active, high quality pedestrian environment at street level.
- To ensure spacing between towers is sufficient to:
  - Allow for cross ventilation within the building.
  - Assist in maintaining the sense of space and 'open sky views' at street level.
  - Provide opportunities for buildings to have an outlook.
- To ensure the design of buildings constructed 'boundary to boundary' minimises building bulk across the width of the site, reflects the existing fine grain subdivision pattern and promotes vertical articulation in the design.

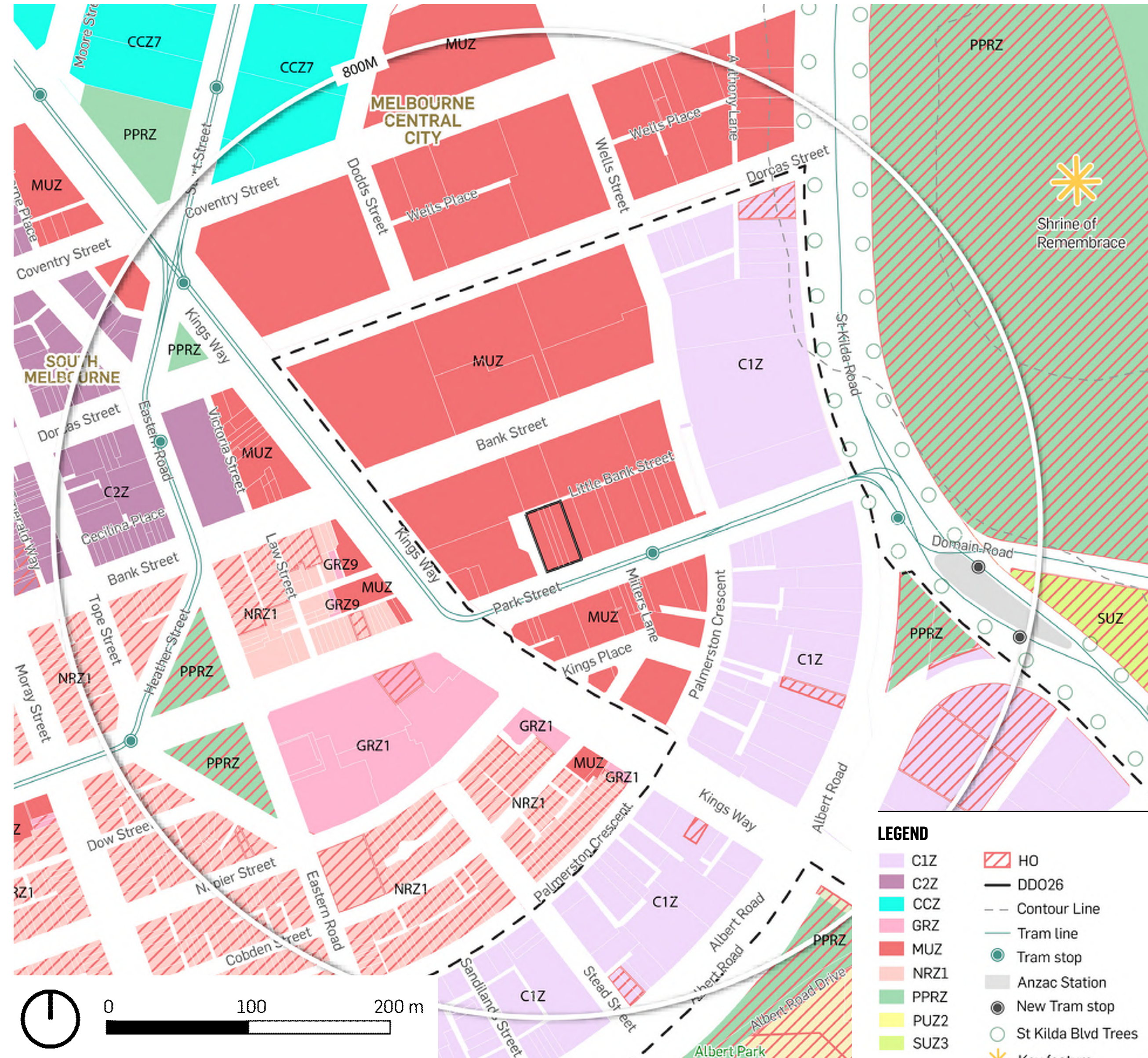
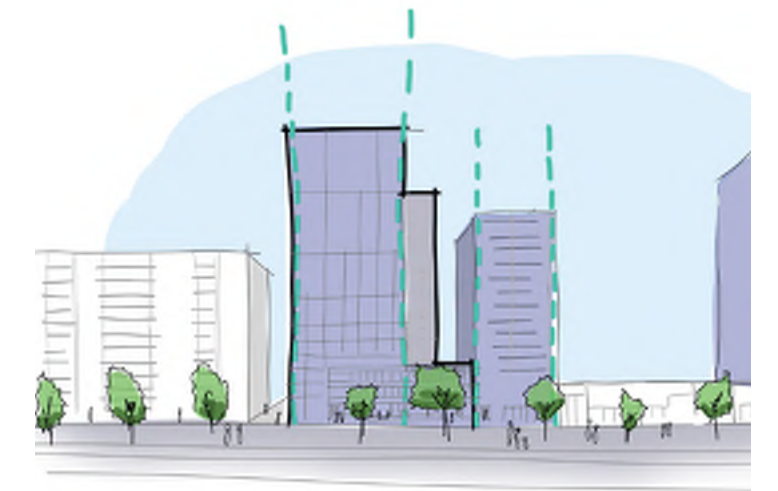
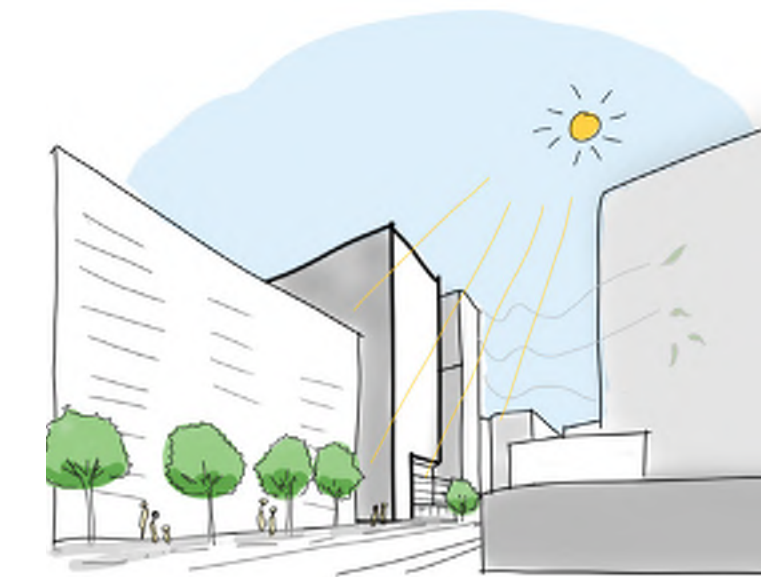


Figure 2: Urban context

## URBAN DESIGN PRINCIPLES:



### SLENDER TOWER PROFILE



### PARK STREET AMENITY



### ACTIVATED STREETS

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DDO26 places the Site within Sub-Precinct 2 'Northwest Corner'. Sub-Precinct 2 as described presents considerable opportunity for built form transformation towards a high density residential and mixed use enclave, based around lively, pedestrian focussed streets. The precinct is generally absent of adjacent sensitivities such as heritage or lower scale residential areas.

More specifically, key Sub-Precinct 2 Objectives seek:

- To ensure that new development creates a vibrant residential and mixed use environment, through an increased scale and density of development.
- To reinforce the primacy of the St Kilda Road boulevard by ensuring development provides a gradual visual and physical transition from the higher scale development of St Kilda Road, across the Sub-Precinct to Kings Way.
- To ensure that development provides for a fine grain character in the form and articulation of new buildings.
- To create a high quality public realm through additional tree planting and maintaining access to sunlight along the key pedestrian streets of Bank and Park Streets.
- To create a high quality public realm through additional tree planting and maintaining access to sunlight along the key pedestrian streets of Bank and Park Streets.

A summary of key built form controls applicable to the Site include:

- Overall height: mandatory 60m
- Park Street podium: discretionary 18m

- Park Street upper level setback: discretionary 5m
- Side and rear tower setbacks: discretionary 4.5m from side boundaries and 9m from other towers (measured from centreline of a laneway).
- Maximum tower width: discretionary 35m
- Solar access requirement: no additional overshadowing should be cast to Park Street between 10-2pm at the Equinox.

Figure 3 summarises the built form controls that apply along Park Street across multiple sub-precincts. Importantly, Sub-Precinct 2 covers all properties between Kings Way and Wells Street and the majority of lots along Park Street, all with a 60m mandatory height. More variation in height is identified to the east and closer to the St Kilda Road/Shrine of Remembrance context.

The 18m podium requirement applies to all lots fronting Park Street. However, importantly, the control is discretionary, which implies that greater height may be appropriate in response to the physical context.

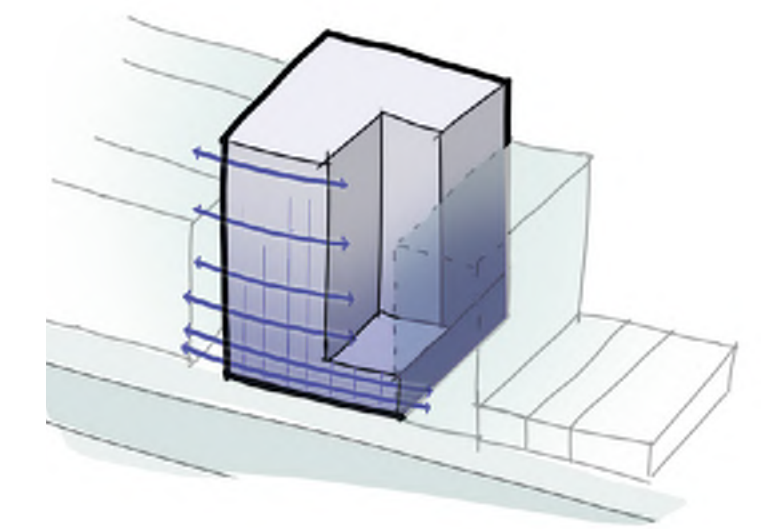


Figure 3: DDO26 key built form controls along Park Street

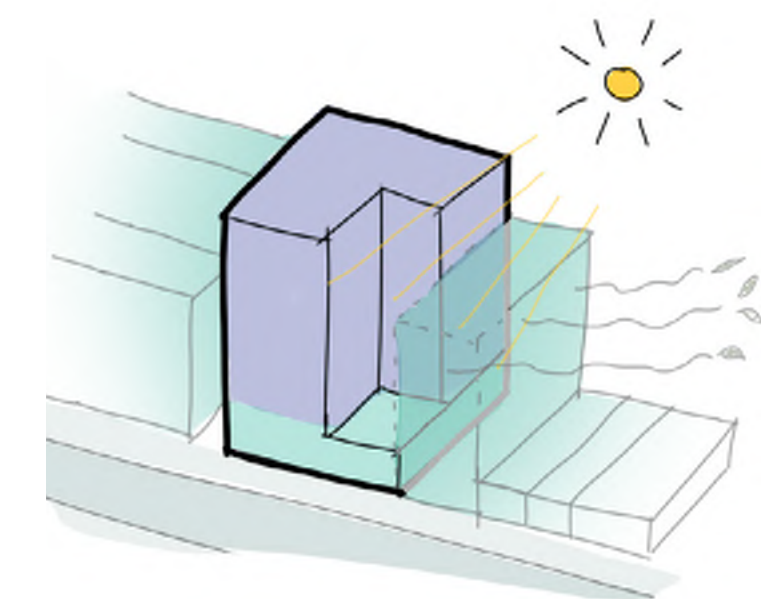
In addition to the above provisions, a range of General Requirements apply, including (in summary):

- new buildings to demonstrate urban design and architectural excellence;
- buildings on corner sites to address both street frontages;
- 'human scale' podiums that provide active street frontages and good quality amenity including access to sunlight and sky views;
- additional separation distances between buildings to ensure they are designed and spaced to:
  - Respect the existing urban character and pattern of development.
  - Equitably distribute access to an outlook, daylight and achieve privacy from primary living areas for both existing and proposed development.
  - Achieve sky views between towers, ensure adequate sun penetration to street level and mitigate wind effects.
  - Avoid windows of primary living areas and balconies that directly facing one another.

## URBAN DESIGN PRINCIPLES:



## DESIGN QUALITY



## RESIDENTIAL AMENITY

Along with the broader St Kilda Road Neighbourhood, Park Street is undergoing significant change in line with strategic directions in Plan Melbourne, Clause 02.03-1 and 11.03-6L-02 of the Planning Scheme, transforming the 1-3 storeys low-scale context into a high density mixed use precinct.

Figure 4 illustrates the emerging built form context along Park Street. Due to the evolution of development outcomes and built form controls over time, the streetscape has a varied built form character.

Figure 4 illustrates a number of existing buildings along Park Street that were constructed prior to DDO26 being introduced. This includes 88 Park Street to the west, containing an 11 storey/35m building rising sheer with no podium (setback 4m from the street). 52 Park Street sits directly east, rising 14 storeys/44m sheer. While rising sheer, it articulates a podium through a change in materiality above the first 3 storeys. Further east, the office building at 38 Park Street rises 65.8m to the top parapet (and 73.3m to the roof). Each of these developments cast a degree of shadow to the opposite footpath between 10am and 2pm at the September equinox.

Figure 4 also illustrates newer developments emerging to 60m and consisting of a podium tower typology in line with DDO26. This includes the recently constructed development at 39 Park Street directly south of the Site, and 200-204 Wells Street further east. Notably, 200-204 Wells Street will cast shadow to the opposite footpath of Park Street between 10am and 2pm at the September equinox.

A number of properties along Park Street remain low scale between 1 and 3 storeys in height. The majority of these properties have future development potential, however some are more constrained (such as 50 Park Street) and rely on consolidation with neighbouring lots for redevelopment to occur.

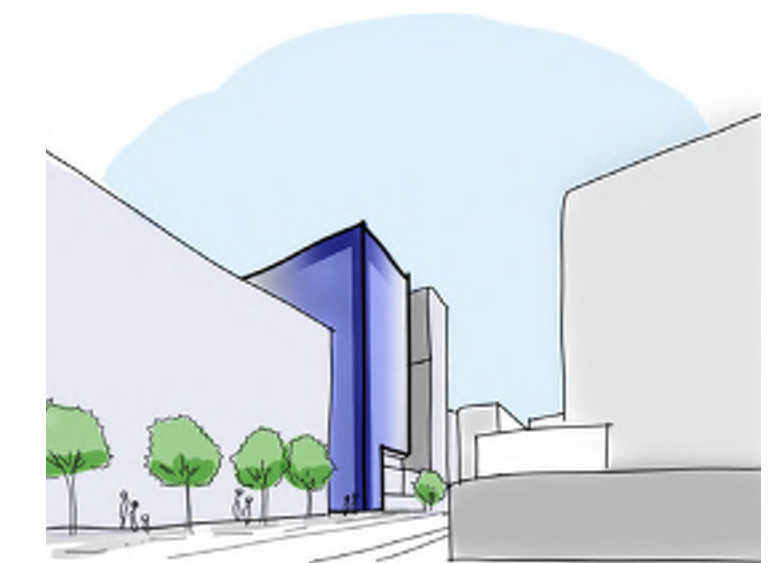
Other new developments are emerging in the broader Sub-Precinct 2 catchment around Park Street that are establishing the preferred future character as sought by DDO26. However, each development presents a range of typologies and varied setbacks in response to the unique features of each property. This includes 15-37 Bank Street to the north-east of the Site, with rear interface to Little Bank Street. It is approved for a U-shaped building on the basis a central break is introduced along Little Bank Street to break up the 57m wide rear wall of the building.

In summary:

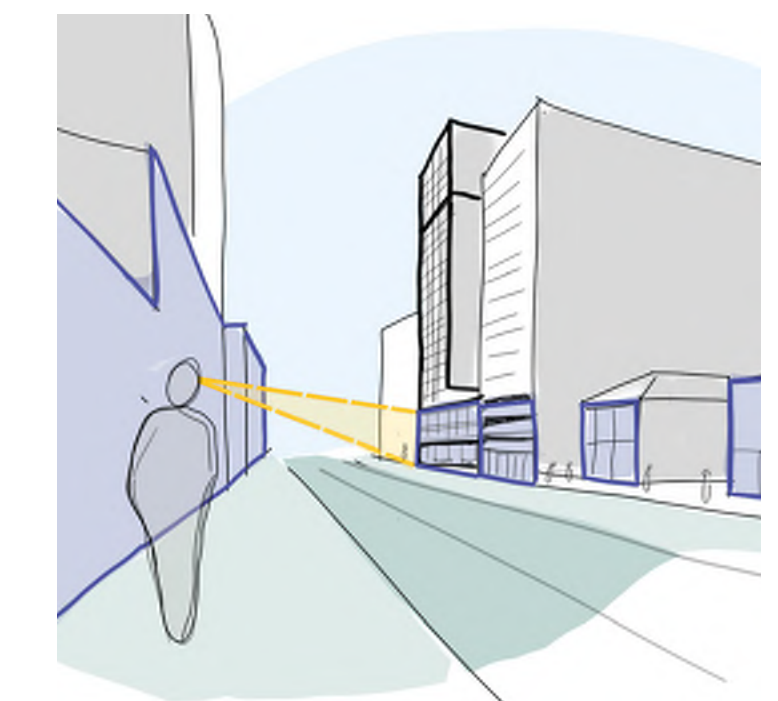
- There is clear policy support for transformative change subject to the creation of vibrant, pedestrian focussed streets. The podium-tower typology and 60m overall building height envisaged in Sub-Precinct 2 is emerging.
- There is a diverse range of building typologies from different eras along Park Street, which has resulted in a mix of podium-tower and sheer tower forms. The proposal should respond to both the contextual cues and the policy aspirations, creating a vibrant residential and mixed use environment through an increased density of development.

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## URBAN DESIGN PRINCIPLES:



## CONTEXTUALLY RESPONSIVE



## HUMAN SCALE STREETS



- ① 88 Park Street, existing building (pre-DDO26)
- ② 47 Bank Street, existing building (DDO26)
- ③ 52 Park Street, existing building (pre-DDO26)
- ④ 200-202 Wells Street, approved (DDO26)
- ⑤ 39 Park Street, existing building (DDO26)
- ⑥ 8 Palmerstone Crescent, existing building (DDO26)
- ⑦ 1 Cobden Street, under construction (DDO26)
- ⑧ 380 Park Street, existing building
- ⑨ 15-37 Bank Street, approved (DDO26)

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**Figure 4:** Existing and emerging built form character in Park Street and surrounds

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## 2.3 SITE CONTEXT

The Site is a large, 2,050m<sup>2</sup> property with frontage to Park Street (41m) and Little Bank Street to its west that dog-legs along its northern end. The Site comprises multiple lots and currently contains 2-3 storey commercial buildings.

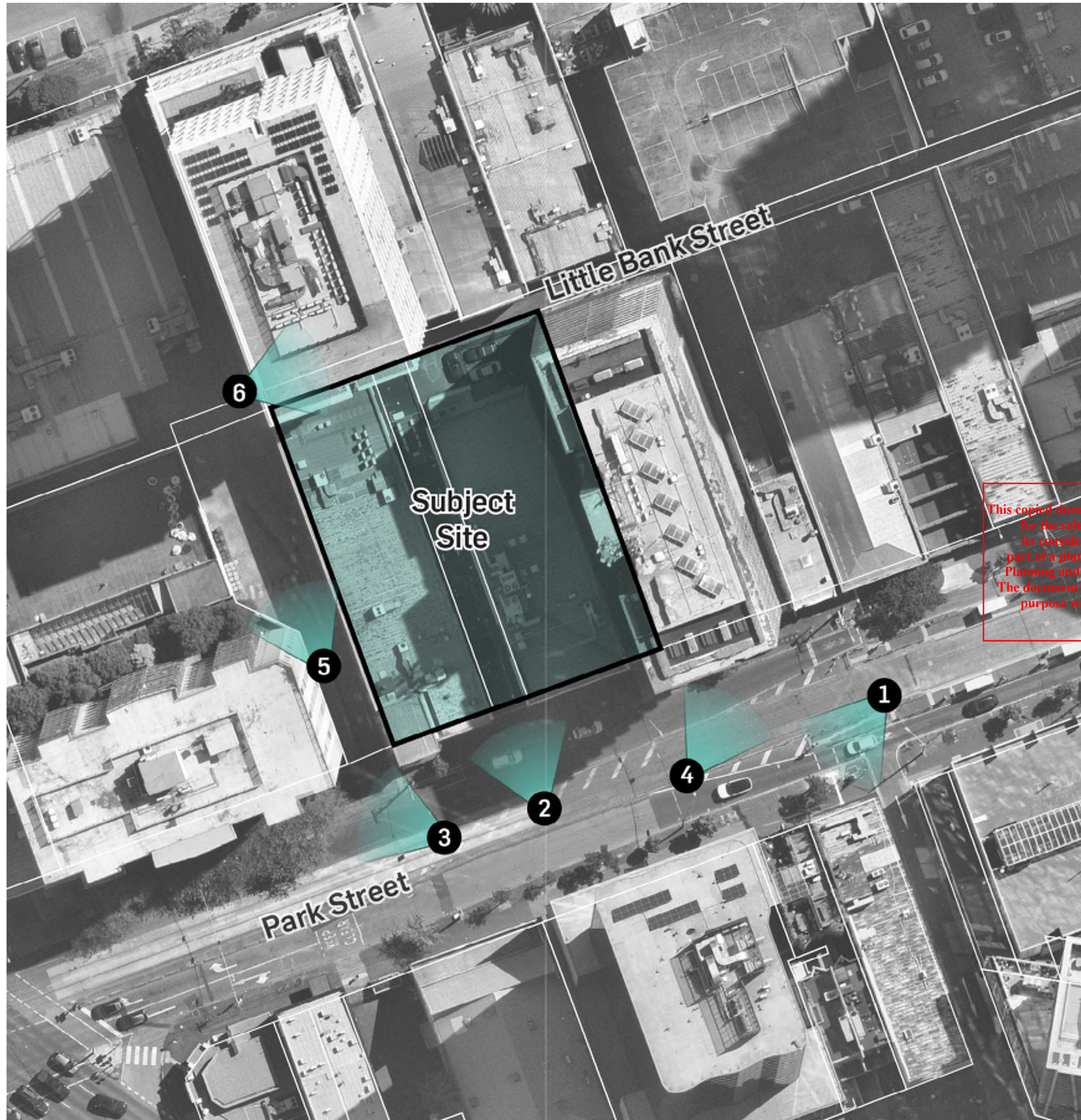
The Site has a range of interface relationships, as detailed below:

- To the south, the Site fronts Park Street, a 30m wide road comprising wide footpaths, street trees, single lane carriageways and a centralised tram line. Opposite the Site is 37 Park Street, which contains a 19 storey/60m development. To Park Street, its podium rises 18.4m (6 storeys) with the tower set back 5m.
- To the east, the Site abuts 52 Park Street. The building rises 14 storeys/44m and presents a blank wall to the Site's common boundary apart from two light wells.
- To the west, the Site interfaces Little Bank Street which operates as a rear laneway. The southern half of Little Bank Street has a width of 7m, widening to 14m. Further west, an 11 storey/35m apartment building is located at 88 Park Street. The building is positioned with a north-south orientation, with habitable windows facing the Site. The rear of the property comprises a 2 storey carpark.

- To the north, the Site interfaces Little Bank Street which is 3m wide and used for servicing. Opposite, 47 Bank Street comprises a 19 storey / 58.7m apartment building comprising a podium form setback 2.2m from the rear boundary, which widens the laneway, with tower form setback a further 0.5m above. To the north-east the Site interfaces the approved development at 15-37 Bank Street.



Figure 5: Site context (source: Nearmap, with annotations)

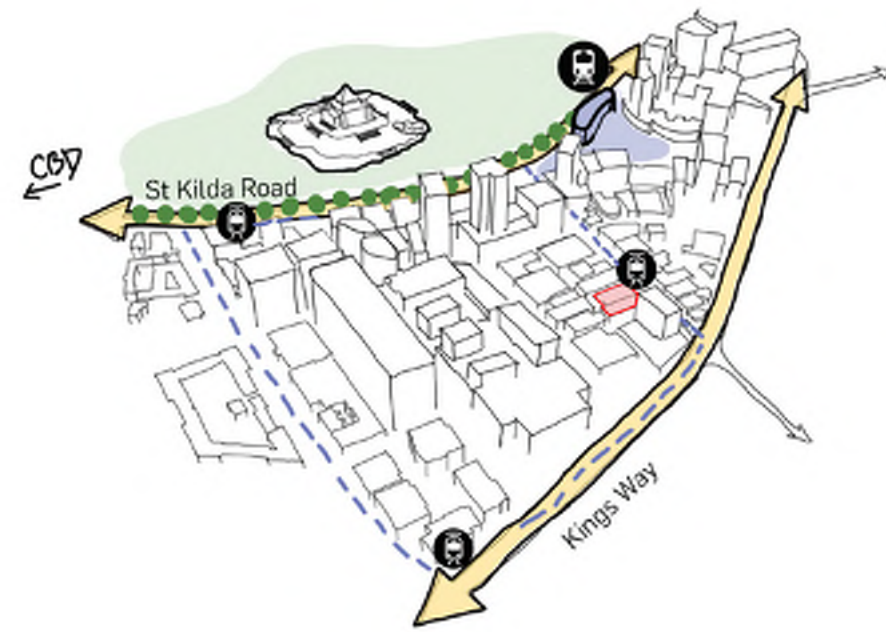


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Figure 6: Site and surrounding interfaces (source: Nearmap, with annotations)

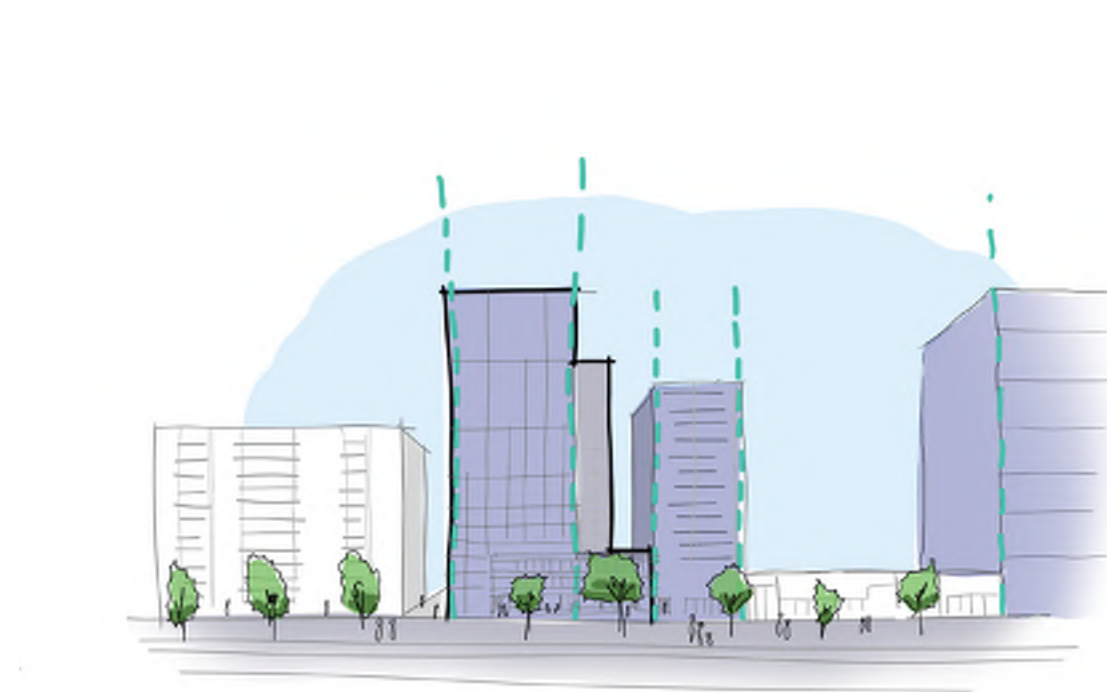
# 3.0 URBAN DESIGN PRINCIPLES

This section outlines the urban design principles derived from the context analysis. The proposal is assessed against these in section 4.



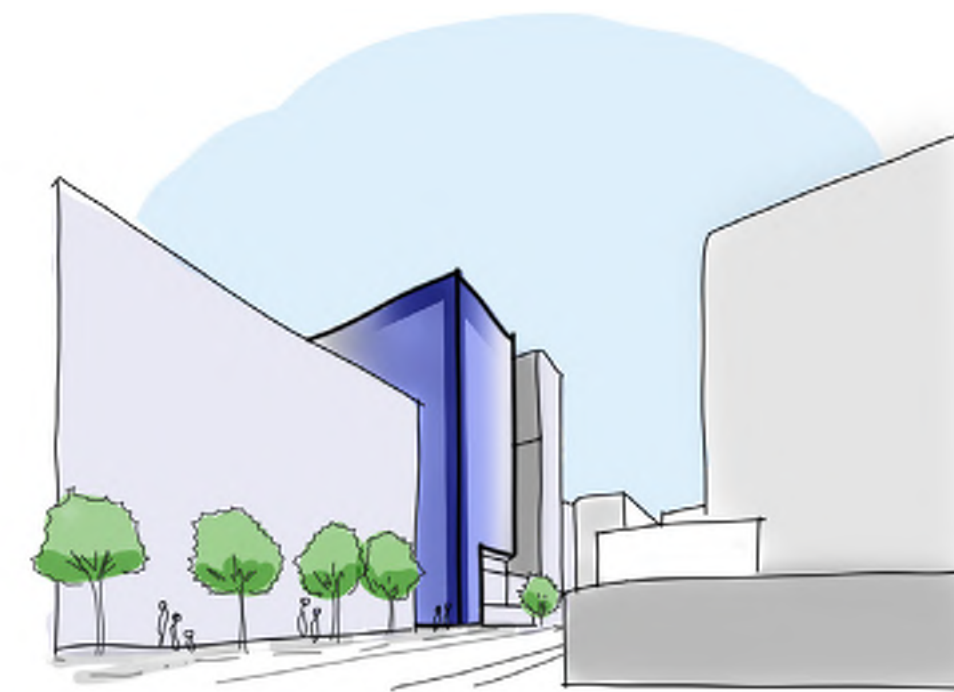
## 01 STRATEGIC LOCATION

Development should capitalise on its location between St Kilda Road, Kings Way and Anzac Station by providing retail, office and residential floorspace with a building scale and form that responds to the emerging character.



## 02 SLENDER TOWER PROFILE

Ensure taller buildings are sited to maintain the rhythm of tower forms along Park Street and designed to minimise their perceived visual bulk, maintaining sight lines between buildings from the public realm.



## 03 CONTEXTUALLY RESPONSIVE

Ensure new built form responds to contextual cues, including the varied built form typology context along Park Street and the Site's corner location.

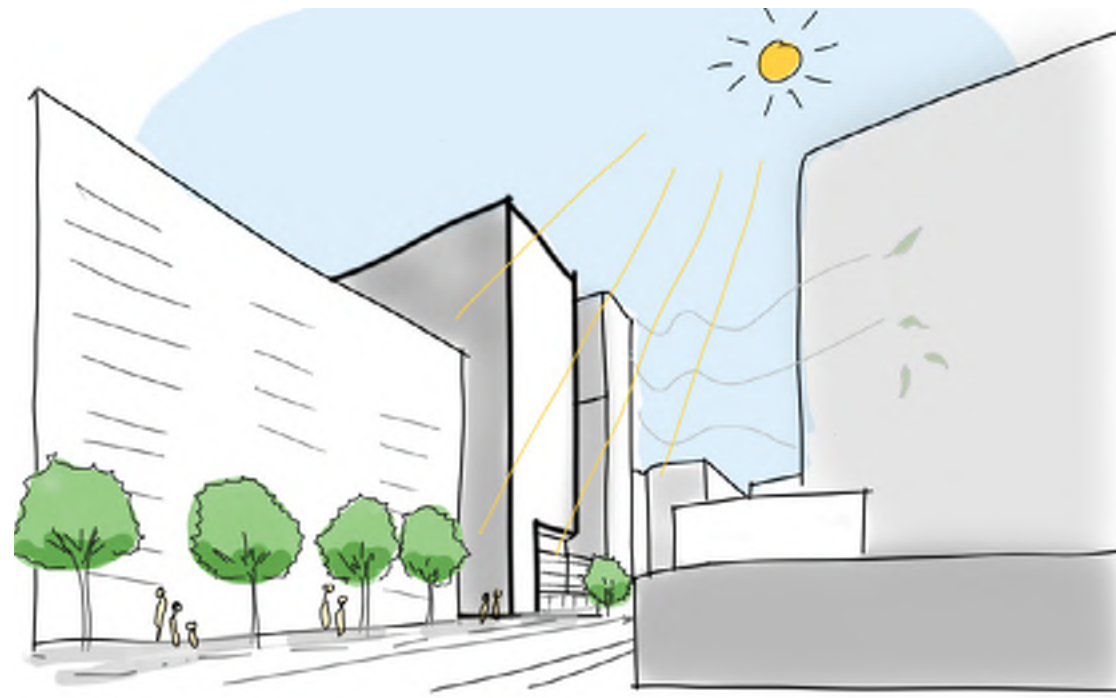


## 04 HUMAN SCALE STREETS

Ensure new development introduces a human scale street wall that responds to the surrounding context and introduces visual interest at the street level through detailed articulation and modulation.

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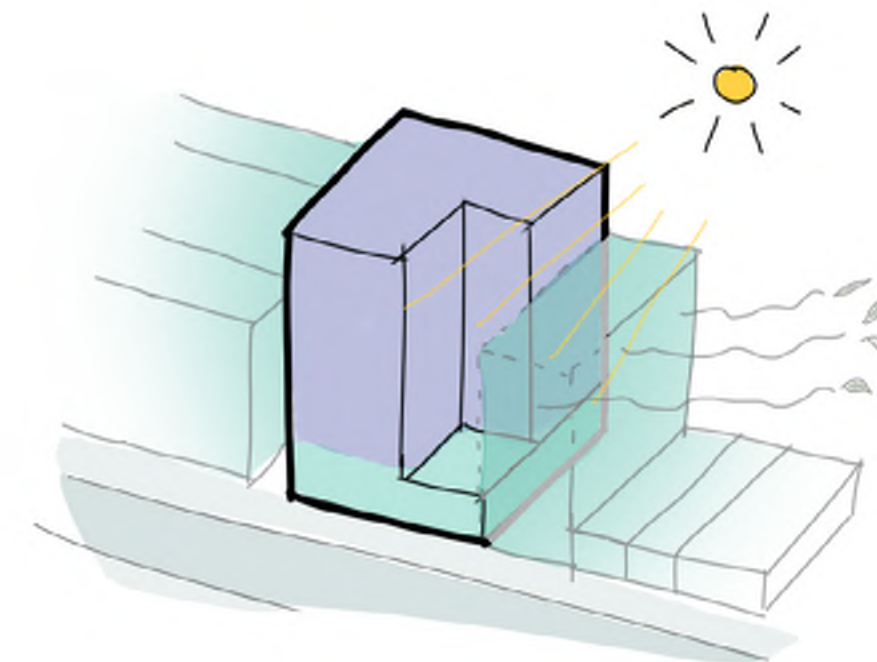
## 05 PARK STREET AMENITY

Buildings along Park Street should improve the public realm environment through retaining open sky views, providing access to daylight and sunlight, ameliorating wind effects, introducing a canopy for weather protection, and greening the public realm.



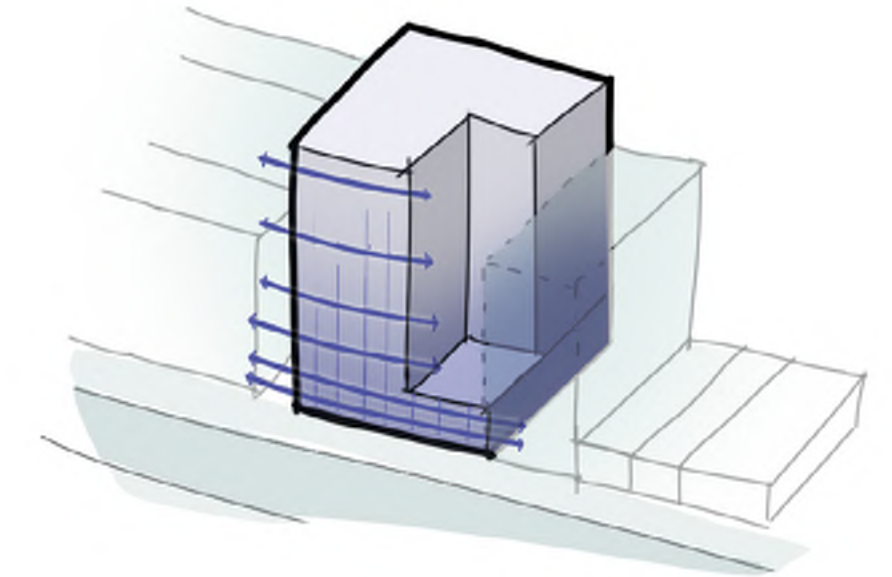
## 06 ACTIVATED STREETS

Development should contribute to a highly legible and permeable movement network, and ensure buildings deliver high levels of visual interest and activity for pedestrians at the street edge.



## 07 RESIDENTIAL AMENITY

Ensure new development provides a high level of amenity for future occupants and existing neighbouring properties, ensuring good quality sunlight, daylight, outlook, cross ventilation and privacy.



## 08 DESIGN QUALITY

Ensure the development incorporates a high quality architectural design that responds to the Site context. The proposal should be designed to consist of:

- Articulated and interesting facades, via a more detailed level or articulation within the human field of vision which gradually becomes more dispersed as the building rises
- A design and finishes that complements the street interfaces
- A variety of building materials and finishes that are high quality, durable, and provide visual interest in the streetscape.

# 4.0 ASSESSMENT OF THE PROPOSAL

## 4.1 BUILDING HEIGHT AND MASSING

DDO26 Objectives seek to 'To reinforce the primacy of the St Kilda Road boulevard by ensuring development provides a gradual visual and physical transition from the higher scale development of St Kilda Road, across the Sub-Precinct to Kings Way'.

The proposal mixed-use building rising 19-22 storeys, incorporating a range of apartment types, including affordable housing. Above the podium, the tower form is proposed as an 'L' shaped form that presents its most slender tower profile to Park Street. It rises 19 storeys/60m on its Park Street half, in line with the DDO26 mandatory height, stepping up by 3 storeys to the rear half of the Site.

The massing of the proposal has been carefully designed to respond to each interface, while addressing the intent of DDO26 in relation to Park Street. The height requirements specified in DDO26 reinforce the built form transition stepping from 70m AHD in Precinct 1c to 60m in Precinct 2. While the proposal exceeds the mandatory height, the proposed 3-storey addition is assessed to maintain the transition and the primacy of St Kilda Road.

Figure 7 illustrates this, where the proposal rises to 71.97m AHD to the top of the roof (excluding lift overrun). The plan also highlights that the office building at 38 Park Street rises to 76.3m AHD to the top of the roof (including lift overrun). Therefore, while rising higher than the 60m height expectation, Figure 7 shows that the proposal sits below the height of 38 Park Street, ensuring a gradual visual and physical transition will be maintained between St Kilda Road and Kingsway in line with the DDO objective.

Importantly, the height of the front tower facing Park Street is proposed to maintain its 60m height. Therefore, when appreciated from the public realm in Park Street, the tower facade will further reinforce a gradual visual transition from east to the west.

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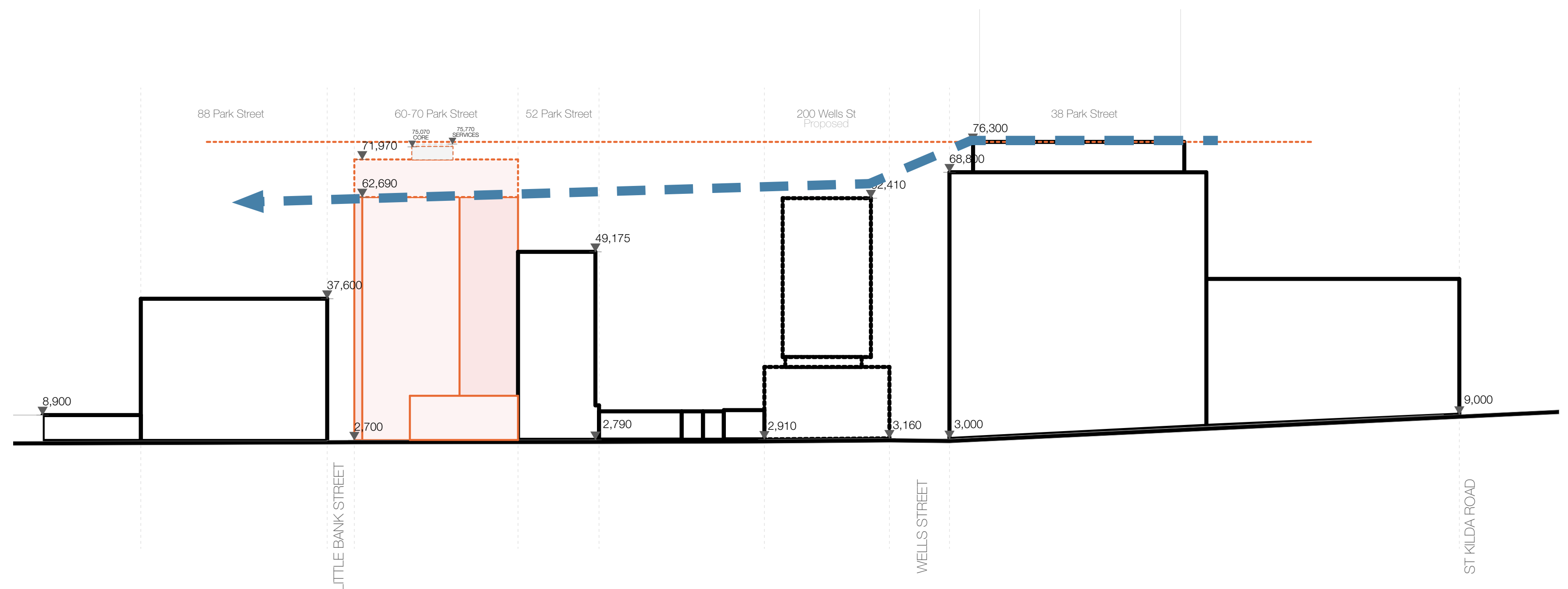


Figure 7: Streetscape height comparison plan (source: DKO)

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The Objectives of DDO26 seek a new taller built form character of well spaced, high amenity, slender tower forms above human scale podiums. General requirements seek large sites to mass development to minimise building bulk. Towers should avoid exceeding 35m to reduce their perceived visual bulk, maintain sightlines between buildings and ensure daylight penetration.

The front tower form is proposed to be 24m in width, which is considerably less than the maximum 35m tower width requirement within DDO26, ensuring visual bulk impacts are minimised from Park Street. To minimise bulk, the additional height beyond 60m is placed at the rear of the building. This ensures it will be largely concealed in views along Park Street, as demonstrated in 3D views below.

The tower massing is assessed to fit comfortably into the rhythm and spacing of existing tower forms along the streetscape. Its shaping allows for a generous 17m separation between the existing slender tower form at 52 Park Street built to the Site's eastern boundary. The placement of the additional height at the rear of the building ensures the building will maintain its appearance as a slender form that is well spaced from neighbours. This separation will ensure a sense of openness and sky views between forms (as illustrated eastern and western obliques overleaf), while providing for high levels of daylight penetration, cross ventilation and outlook between forms. The balance of the height is focused to the north-west corner of the Site, and set back a generous 27m from Park Street.

The front towers position on the western half of the Site takes advantage of its laneway interface, rising 19 storeys along it. The form is proposed in two parts. The front half of the building pulls in from laneway boundary, whereas the rear half sits sheer along the wider, more robust part of the laneway. Both parts are separated by a central recess. This ensures the built form reads as a pair of slender tower forms in oblique views from Park Street (discussed further below).

The massing approach places the bulkiest, 40m wide form to the rear of the Site. While exceeding the 35m width requirement, this part of the building is less prominent in views from Park Street due to its 27m set back from the street. This massing approach ensures sky views will be maintained in views from the opposite side of Park Street.



Figure 8: Proposed massing in context of the varied built form typology context within Park Street

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Figure 9: Eastern oblique from Park Street (source: DKO)



Figure 10: Western oblique from Park Street (source: DKO)

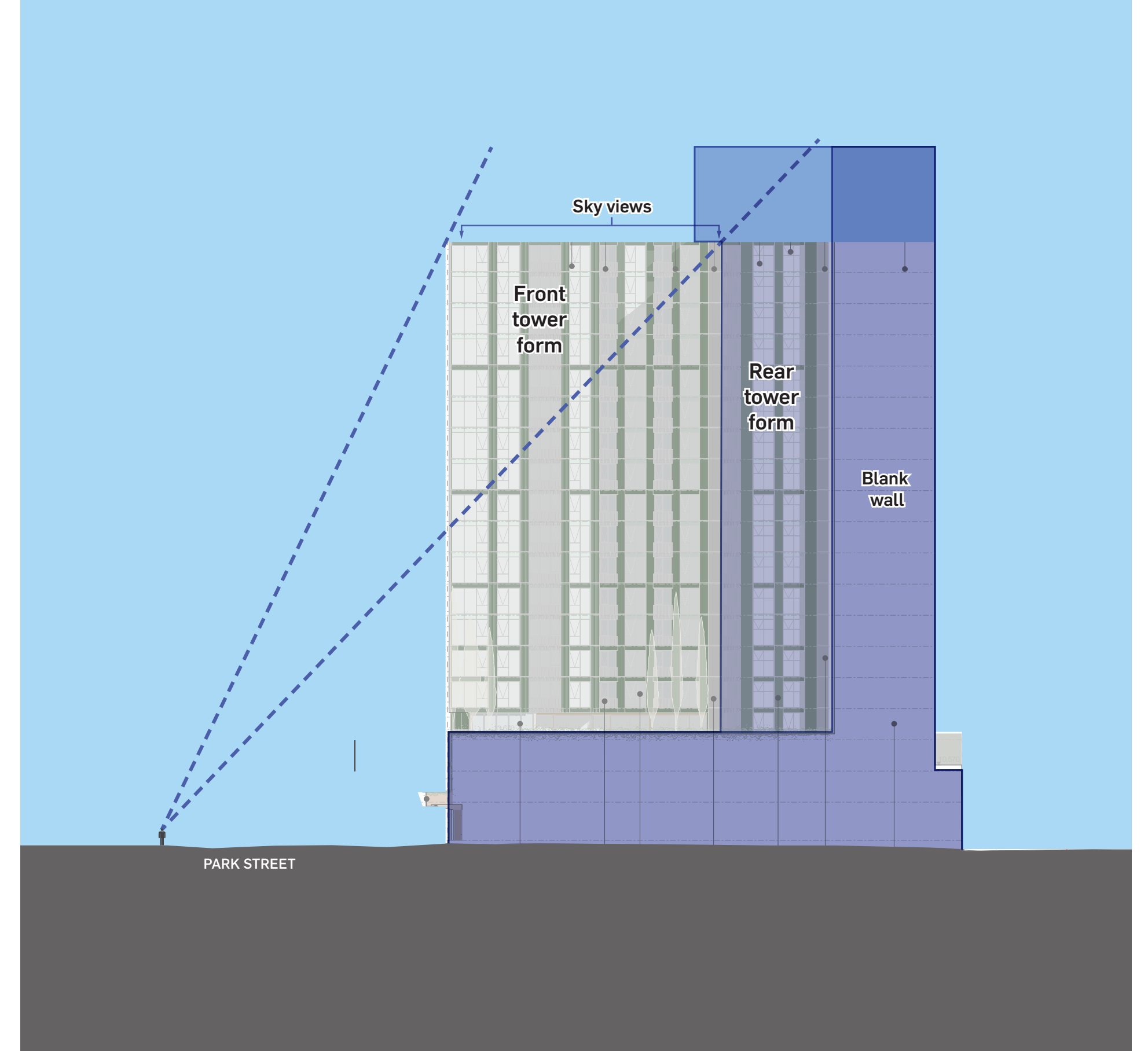


Figure 11: View from opposite side of Park Street (source: DKO)

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Views also demonstrate that the additional levels will be visible from the west and north-west along Kingsway (Figure 12). Importantly, Kingsway is a non-sensitive main arterial road where views to taller buildings are common. Due to Site's location, visibility to the proposed tower from Kingsway is likely to be obstructed over time due to several large development sites located within DDO26 Sub-Precinct 2 fronting Kingsway, that can be developed up to 60 metres.

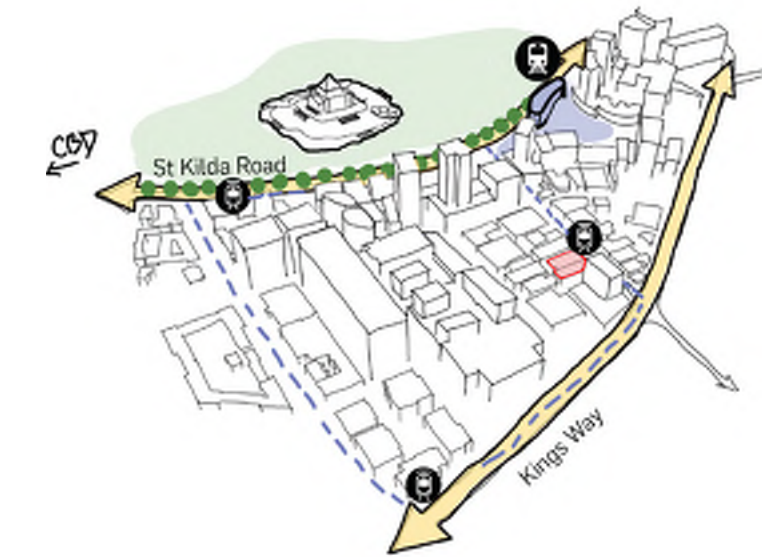
As shown in Figure 12, the additional floors are proposed to form a clean, vertical extrusion of the rear tower. This results in the building reading as a pair of slender and elegant tower forms. Horizontal banding ensures the 3-storey addition integrates seamlessly and proportionately into the existing tower expression, helping to improve its slenderness.

In summary, the proposal has been massed appropriately to respond to the surrounding interfaces, while presenting a slender tower form along Park Street in accordance with DDO26 and **Urban Design Principle 02**. The massing ensures a generous amount of separation between taller building elements and contributes to evenly spaced towers along on Park Street. The proposed scheme optimises the Site's capacity to deliver strategic growth objectives as sought by **Urban Design Principle 01**.

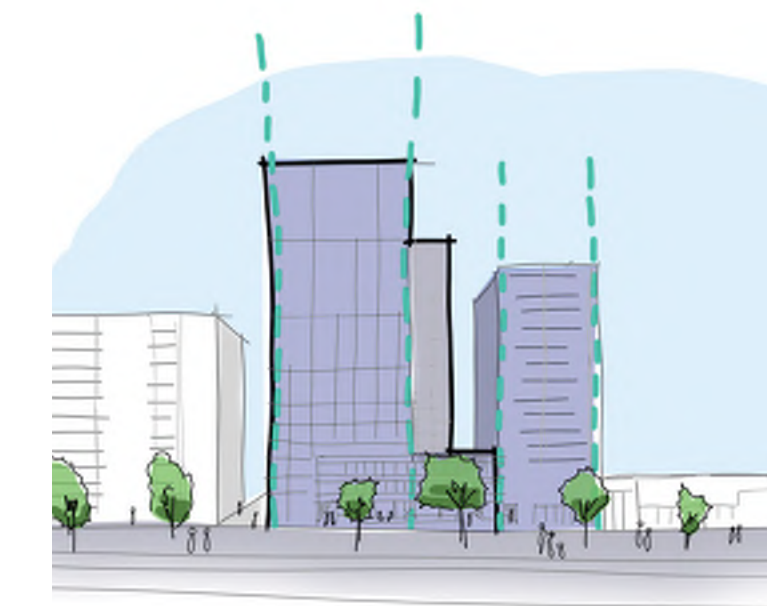


Figure 12: View from Kingsway (source: DKO)

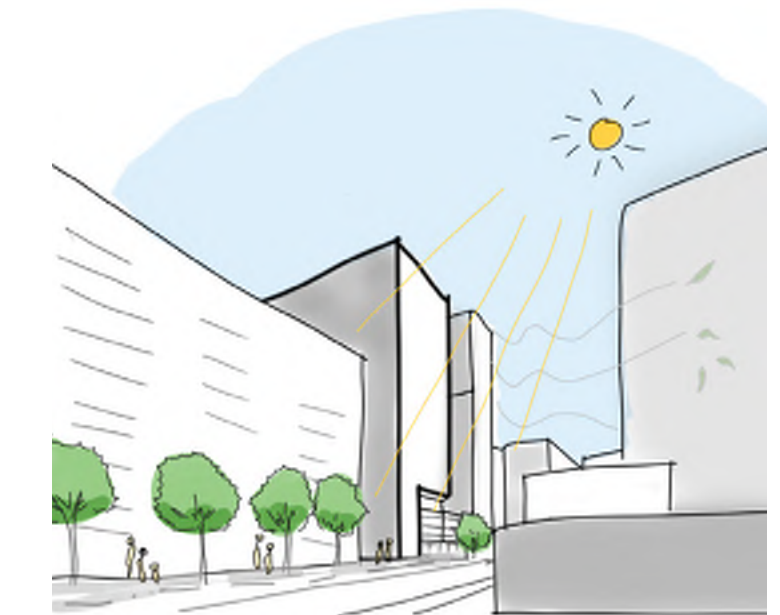
## URBAN DESIGN PRINCIPLES:



### 01 STRATEGIC LOCATION



### 02 SLENDER TOWER FORMS



### 03 PARK STREET AMENITY

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## PARK STREET

Park Street has a varied built form character. This includes 88 Park Street and 52 Park Street that were developed before the introduction of DDO26 and both rise sheer to the street for their full height of 11 storeys and 14 storeys respectively. 52 Park Street expresses a podium element through a change in facade detail.

More recent developments however, are emerging with podiums rising 5-6 storeys/18m, with tower forms setback above, in line with DDO26. This includes 37 Park Street, and the approved development at 200-202 Wells Street further east. These developments contrast with other lower, commercial buildings rising 1-3 storeys along the street.

DDO26 Sub-Precinct 2 Objectives seek to ensure that development provides for a fine grain character in the form and articulation of new buildings. General Requirements seek podium design to create human scale streets that provide visual interest and activity for pedestrians. DDO26 General Requirements also seek buildings on corner sites to address both street frontages.

DDO26 sets a preferred maximum podium height of 18m along Park Street, with upper levels to be setback 5m above. It is noted that these requirements are discretionary in nature, meaning there are circumstances where variations may be acceptable subject to meeting the DDO intent.

**Urban Design Principles 03 and 04** seeks new built form to respond to the contextual cues, including the varied built form typology context along Park Street and Site's corner location, and to provide a human scale response to the street.

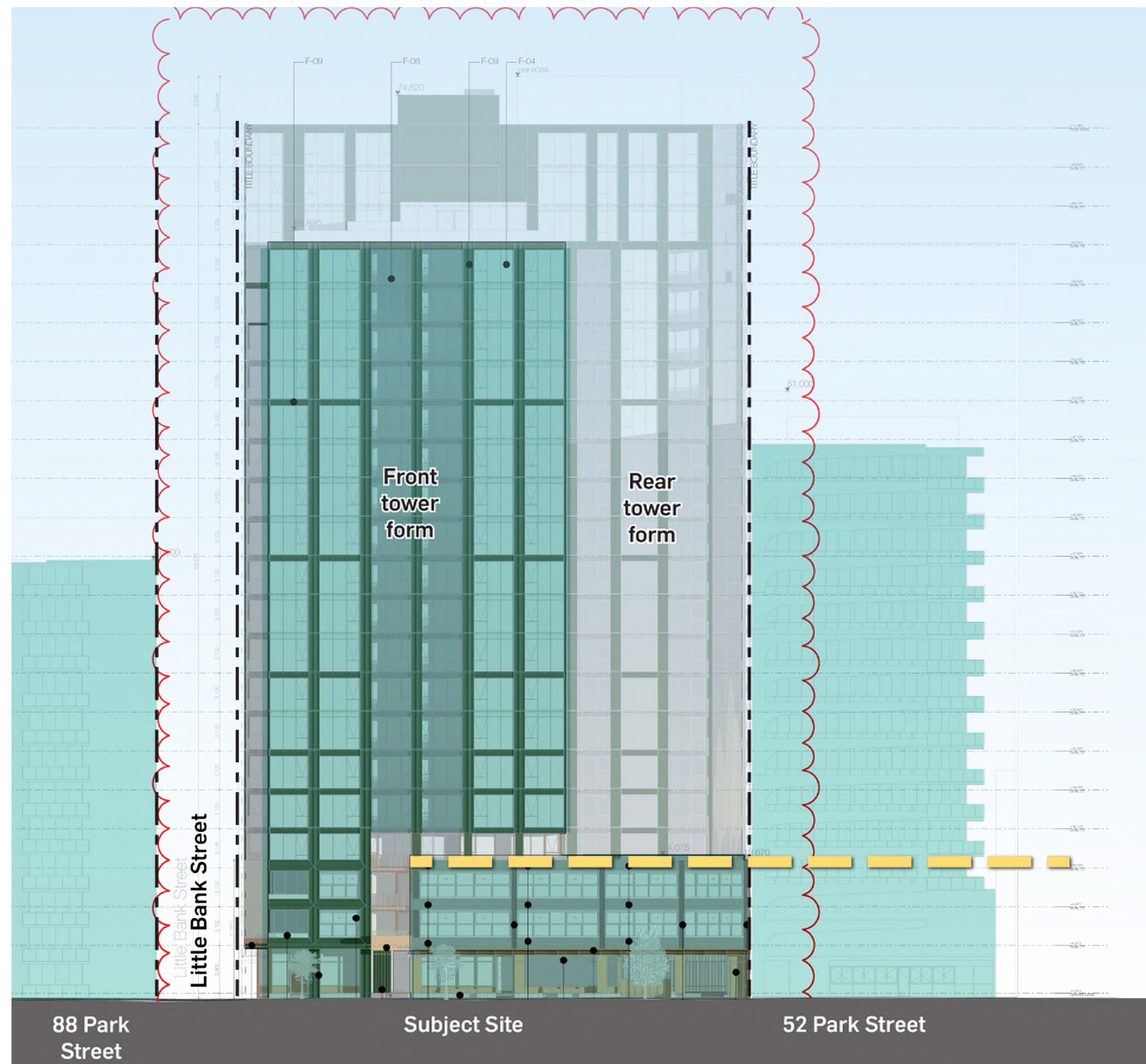
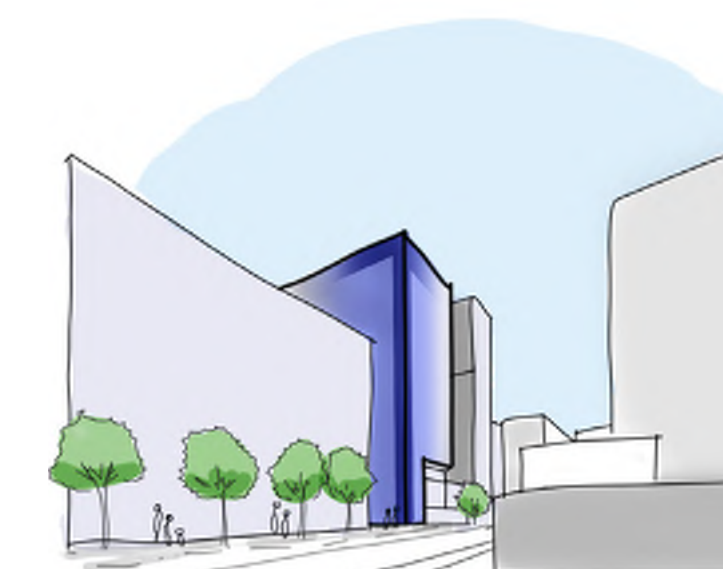
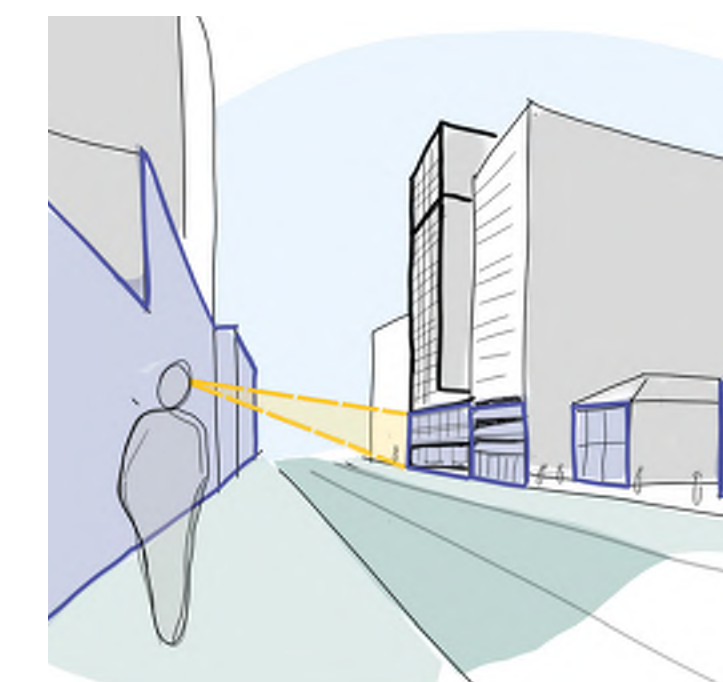


Figure 13: Park Street elevation (source: DKO, with annotations)

## URBAN DESIGN PRINCIPLES:



### 03 CONTEXTUALLY RESPONSIVE



### 04 HUMAN SCALE STREETS

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To Park Street, the proposal introduces a 3 storey/10.9m podium for the balance of the frontage, with a sheer tower element positioned at the corner of Little Bank Street.

The proposal presents its most slender tower profile to Park Street (24m) ensuring visual bulk impacts are minimised. Locating the tower at the western end of the site frontage creates a generous amount of space between the tower directly east, ensuring sightlines between towers are maintained.

The podium element rises 3 storeys to match the 3-storey expression found in the façade of 52 Park Street building abutting the Site to the east. This reinforces the human scale intent sought within DDO26 and **Urban Design Principle 04**, and sits within preferred podium height expressed in DDO26.

The length of the podium is modulated via the introduction of recessed vertical columns which express each individual apartment facing Park Street.

Above the podium, both the Site's adjacencies present prominent tower elements to the street and form an integral part of the eclectic streetscape character in which the proposal sits within. To respond to this context, and in line with **Urban Design Principle 03**, the proposed tower form rises with a sheer element at the Park Street corner.

The sheer tower element is successful in both marking the corner and therefore improving the legibility of the area, while also elongating the tower element, making it appear even more slender in line with **Urban Design Principle 02**.

The eastern half of the tower form cantilevers over the street wall and frames the main entrance to the building.

The tower form has been designed to appear distinct from the podium element through the introduction of a recessed element, as illustrated in Figure 14, creating breathing space around the podium form and emphasising the main entrance to the building.

The response to Park Street in terms of overshadowing and activation is discussed in sections 4.2 and 4.3 below.

In summary, the proposal responds to the Park Street context, marking the corner while achieving a human scale response as sought by DDO26 and **Urban Design Principle 02, 03 and 04**.



Figure 14: Park Street facade (source: DKO)

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## LITTLE BANK STREET (WEST)

The Site interfaces with Little Bank Street to the west and the rear. Along the western edge of the Site, Little Bank Street varies in width from 7m at the southern end to 14m towards the northern end. Though Little Bank Street forms a through block link to Bank Street from Park Street, it currently performs a back of house role, is poorly activated and does not include footpaths. Opposite, the apartment building is 88 Park Street which contains habitable windows facing the Site. The rear of the property contains a 2 storey carpark.

DDO26 Objectives seek to ensure new development enhances the public realm, and contributes connections that achieve a fine grain network of pedestrian friendly streets within the precinct. General Requirements for Side and Rear interfaces seek development above podiums to be setback a minimum of 4.5m from the centreline of a laneway and at least 9m from existing towers.

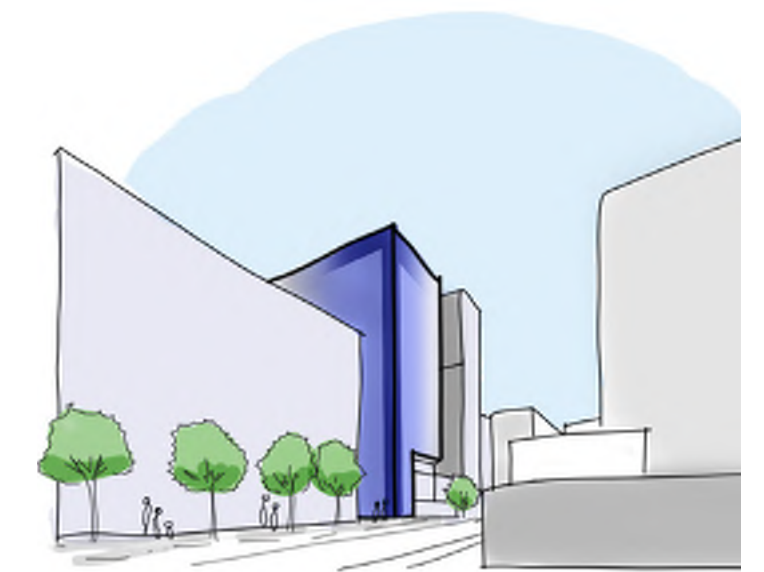
Along the western interface, at Ground level, the building is proposed to setback 1-2m to provide for a new footpath along Little Bank Street. The introduction of a footpath will not only significantly improve public realm amenity within Little Bank Street, as sought by OVGA comments, but will contribute to north-south pedestrian permeability as sought by DDO26 and **Urban Design Principle 06**.

To ensure an acceptable level of amenity to the apartments facing Little Park Street, adjacent to 88 Park Street and the narrowest part of the laneway, the massing is setback 2m for the full height of the building, ensuring a minimum 9m separation between buildings is achieved.

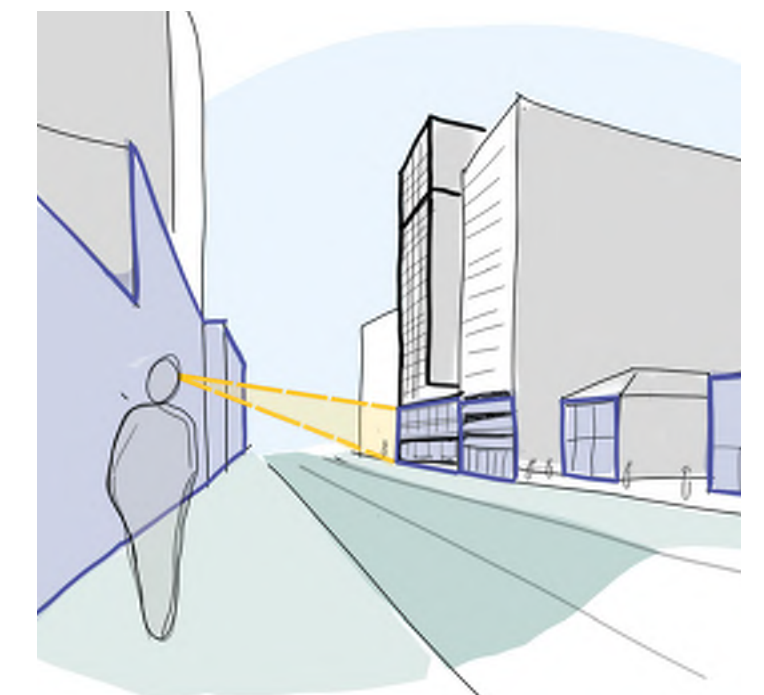


Figure 15: Typical tower floorplate Interface to Little Bank Street west (source: DKO, with annotations)

## URBAN DESIGN PRINCIPLES:



### 03 CONTEXTUALLY RESPONSIVE



### 04 HUMAN SCALE STREETS



### 06 ACTIVATED STREETS

The rear half of the building, having a wider laneway interface and a more robust context, steps back out to the boundary edge and rises sheer. To break down the overall massing, a 3 storey podium is distinguished from the upper form by adopting the same materiality approach applied to the Park Street frontage. This creates a familiar and unified podium response across both streetscapes.

The massing of the western facade has been further broken down to ensure it is responsive in views from the public realm. The form is massed to read as two distinct tower elements separated by a central recess. The central recess creates two tower elements 27m and 21m wide respectively, in line with DDO26 intent for slender, 35m wide tower forms.

Figure 16 demonstrates the effectiveness of the side setback combined with the central recess in ensuring that the form will read as slender in oblique short range views from Park Street.

Apartments orientating west are afforded high levels of outlook and amenity due to the majority of them having largely unobstructed views.

Therefore, the proposal is considered to respond appropriately to the western interface in line with the intent of DDO26 and **Urban Design Principles 03, 04 and 06.**



**Figure 16:** View along Little Bank Street (source: DKO)

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## LITTLE BANK STREET (NORTH)

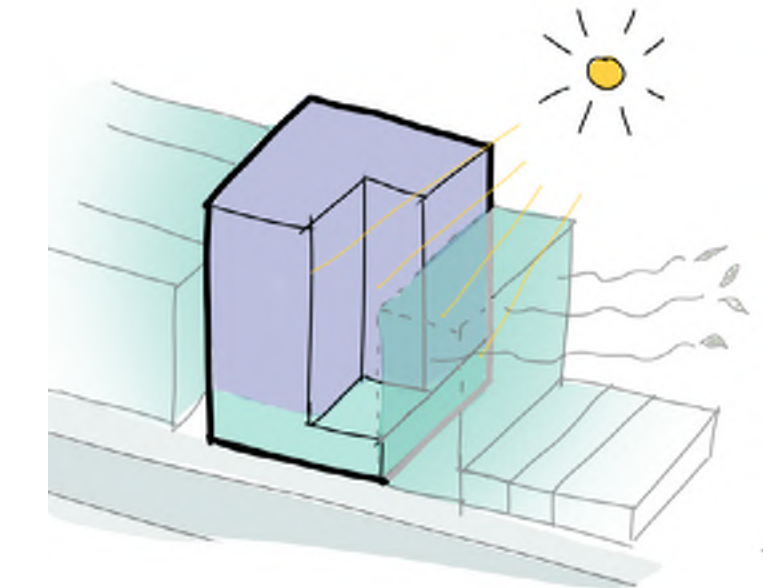
To the rear the Site fronts Little Bank Street which reduces to 3m in width. Opposite the Site, 47 Bank Street comprises a recently constructed 19 storey/58.7m residential building. It provides a podium setback of 2.2m from the rear boundary. The tower above is set back from the podium by 0.5m, and a total of 4.5m from the centreline of the laneway. The podium, including ground floor of 47 Bank Street is fully inactive, comprising parking, access or services. Above the podium, apartments take their primary orientation from the south-east and south-west.

The proposal contains a 2 storey podium element along the northern boundary, stepping up to 3 storeys at the north-west corner of the laneway. This element wraps the corner of the laneway, and reinforces a human scale along its more activated western edge.

Apartments are proposed in the podium at Level 01 orientated to the west, and Level 02 facing north and setback 9m. These setbacks are compliant with DDO26, and ensure good separation from the existing apartments opposite, or any future development that may occur (to the west).



## URBAN DESIGN PRINCIPLES:



## 07 RESIDENTIAL AMENITY

Figure 17: Typical tower floorplate Interface to Little Bank Street north (source: DKO, with annotations)

Apart from the 3 storey corner accent, from Level 02 above, the building is set back from the northern boundary to achieve a compliant 9m separation to 47 Bank Street. Due to the east and west orientation of apartments to the north, the proposed development up to 22 storeys is not considered to result in any detrimental impact to the outlook or daylight amenity of neighbouring apartments sought by **Urban Design Principle 07**.

Overall, the proposal is considered to provide an appropriate response to the Little Bank Street interface to the north, provide good amenity for future occupants and ensures impacts to 47 Bank Street have been considered, in line with OVGA comments.

## View lookout from North Facade



**Figure 18:** View analysis from northern facade (source: DKO)

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## EASTERN INTERFACE

DDO26 Objectives seek to 'ensure a high degree of internal amenity for building occupants, including providing for outlook and privacy, natural ventilation, sunlight and daylight and noise minimisation'. Spacing between towers is sought to provide cross ventilation, maintain a sense of space and open sky views.

Along the eastern side boundary, 52 Park Street rises 44m sheer, apart from two 3m deep light wells. The proposal makes use of the blank wall interface at podium levels, rising 3 storey sheer along the western boundary. Above, as a result of the 'L' shape tower configuration, only a limited 10m wide part of the rear tower sits flush to the neighbouring building. Levels proposed above 60m pull away from this interface and focused to the north and north-west corner of the Site.

Notably, the massing approach is considered more responsive to the DDO intent and **Urban Design Principle 02**, than if the tower was built to the boundary to mirror the neighbouring form, which would result in an unreasonably wide tower footprint and far bulkier outcome to Park Street.

The front part of the proposed tower is setback a minimum of 17m from 52 Park Street, reinforcing DDO26 directions for space between towers to provide open sky views. This setback in turn provides good outlook, cross ventilation and generous space for a well landscaped communal open space above the podium, an outcome supported by the OVGA.

The south facing apartments in the rear wing are setback off the side boundary, ensuring appropriate separation from the existing lightwell, as well as reducing the perceived visual bulk impact of the proposed rear tower form from the Park Street streetscape.

Therefore, the proposal is considered to provide an appropriate response to the eastern interface.

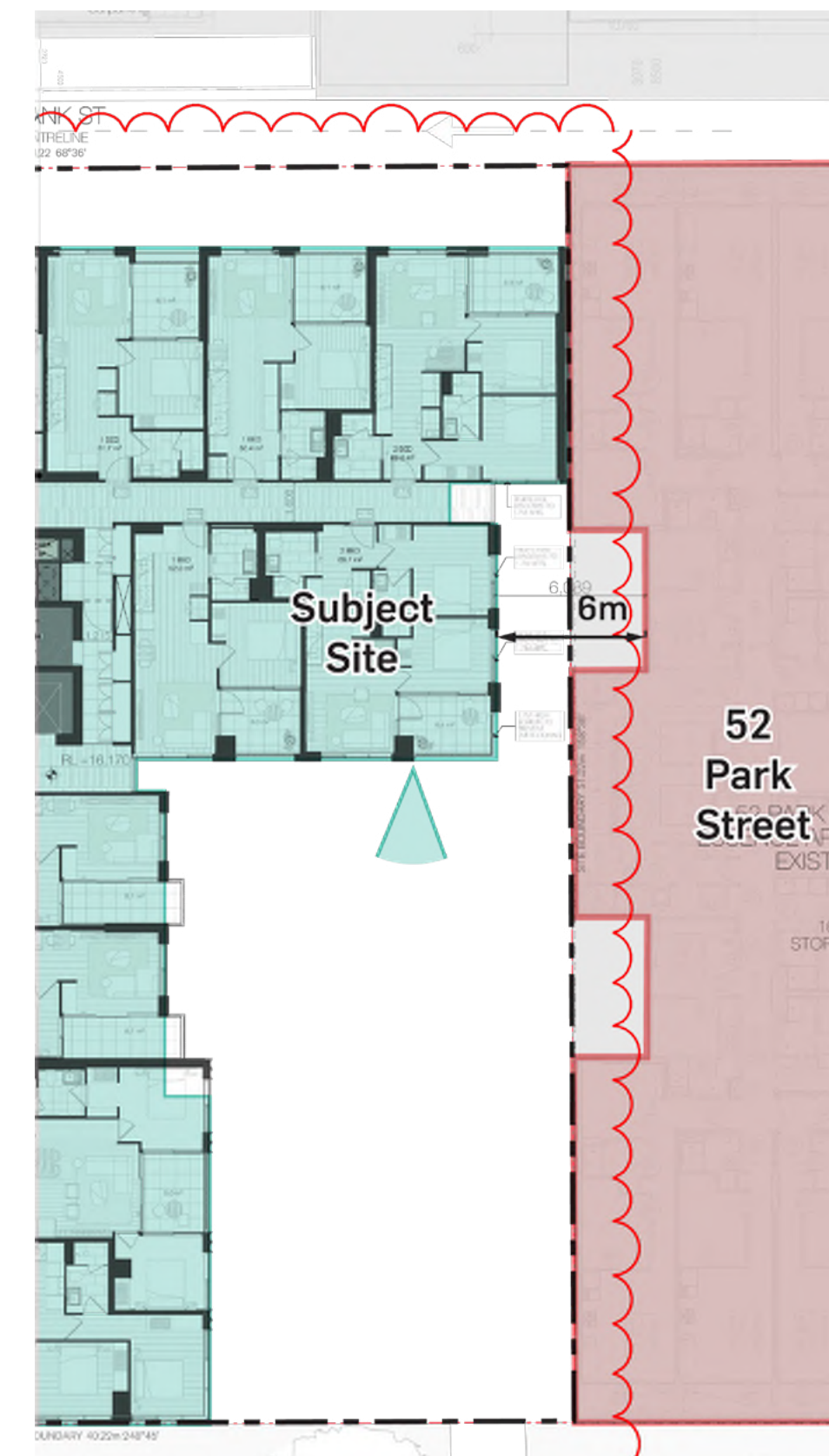
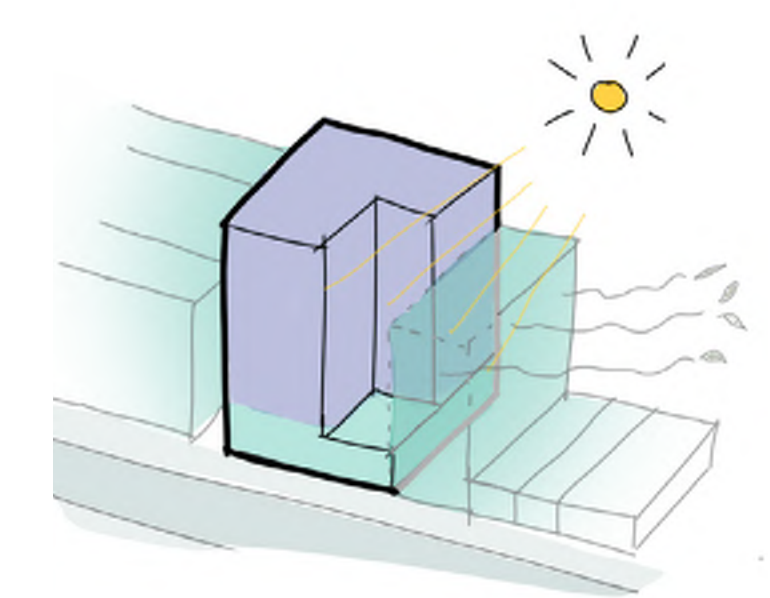


Figure 19: Typical tower floorplate Interface to eastern interface (source: DKO, with annotations)

## URBAN DESIGN PRINCIPLES:



## 06 RESIDENTIAL AMENITY

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## 4.2 PUBLIC REALM AMENITY

### SOLAR ACCESS TO PARK STREET

DDO26 Precinct-wide Objectives seek to encourage building design that minimises adverse overshadowing impacts to streets. Sub-Precinct 2 Objectives seek *'to create a high quality public realm through ... maintaining access to sunlight along the key pedestrian streets of Bank and Park Street'*. General Requirements seek additional side and rear setbacks to ensure adequate sun penetration to street level.

Sub-Precinct 2 Built Form and Setback Requirements state *'development should maintain the existing levels of solar access to the southern footpaths of Bank and Park Streets when measured between 10am and 2pm at the Equinox.'* This requirement is expressed as a discretionary control, meaning there are circumstances where variations may be considered.

It is important to note that the solar access requirement to the southern footpath and the DDO26 envelope controls are at odds.

All taller building forms on the north side of Park Street cast additional shadow to the southern footpath and do not achieve the solar outcomes envisaged by DDO26 to some extent. This includes the recently approved development at 200-202 Wells Street.

Therefore, when considering the future development of the northern side of the street, limited solar access is retained to the southern footpath between 10am-2pm at the September equinox. Unsurprisingly, the proposed form will result in additional overshadowing to the southern footpath.

Shadow analysis plans reproduced below demonstrate that some additional shadow will be cast to the south side of Park Street. However, this is assessed to be acceptable encroachment in this context. Furthermore, a building envelope that meets the overshadowing requirement is likely to result in a negative outcome created by an overly stepped form that is unresponsive to the emerging character along Park Street. Based on the existing shadows cast to the southern footpath, it is considered that the negative impacts of an overly stepped form failing to respond to the emerging character outweighs the marginal positive benefit to the public realm.

Shadow plans prepared by DKO at TP707 to TP713 also analyse the shadow that would be cast by the proposal to 39 Park Street compared to the shadow cast by a DDO-compliant scheme. These shadow plans demonstrate that:

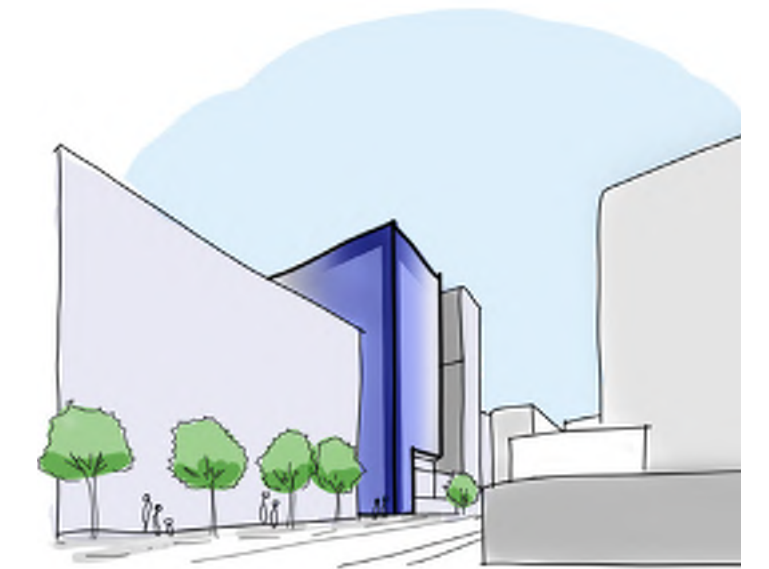
- Between 10am and 12pm at the September equinox, the proposed scheme will cast no additional shadow.
- At 1pm, the proposal will cast shadow affecting 10 apartments, whereas a compliant-DDO envelope would impact 15 apartments.

- At 1:30pm, the amended scheme will cast shadow affecting 17 apartments, whereas a compliant-DDO envelope would affect 20 apartments.
- At 2pm, the amended scheme will shadow affecting 26 apartments, whereas a DDO-compliant for would affect 20 apartments.

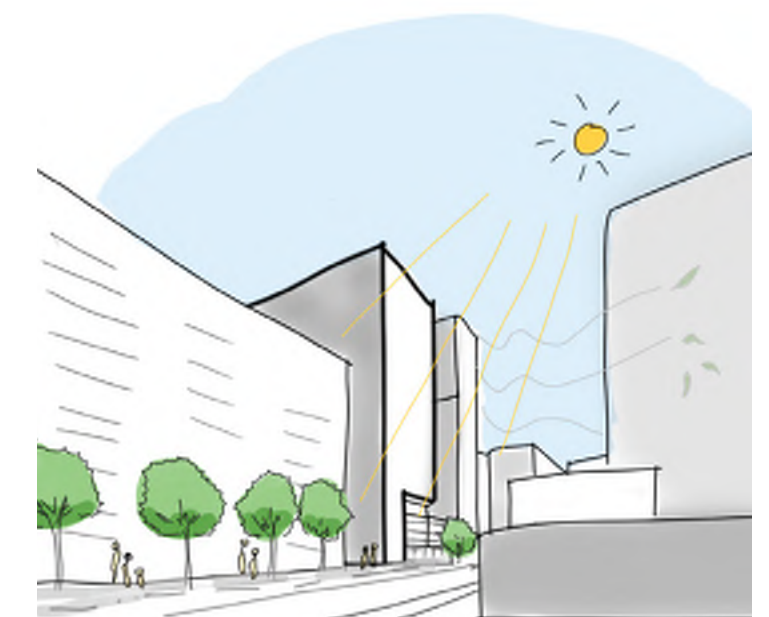
This is considered an acceptable solar outcome that ensures apartments will receive sunlight for at least 2-3 hours before 2pm. Therefore, the overshadowing impact of the proposal is considered acceptable.

Overall, it is assessed that the solar access outcome created as a result of the proposed building is an acceptable response and generally in line with a DDO compliant massing outcome along with **Urban Design Principles 03, 05 and 07.**

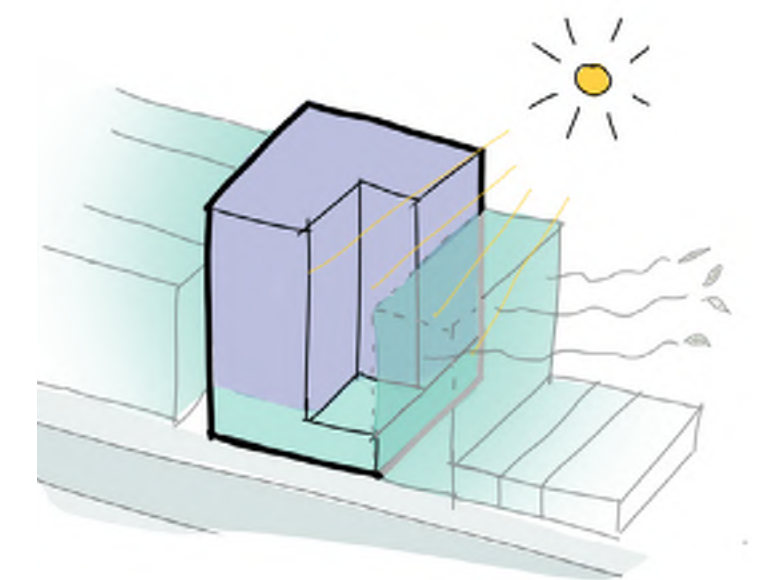
### URBAN DESIGN PRINCIPLES:



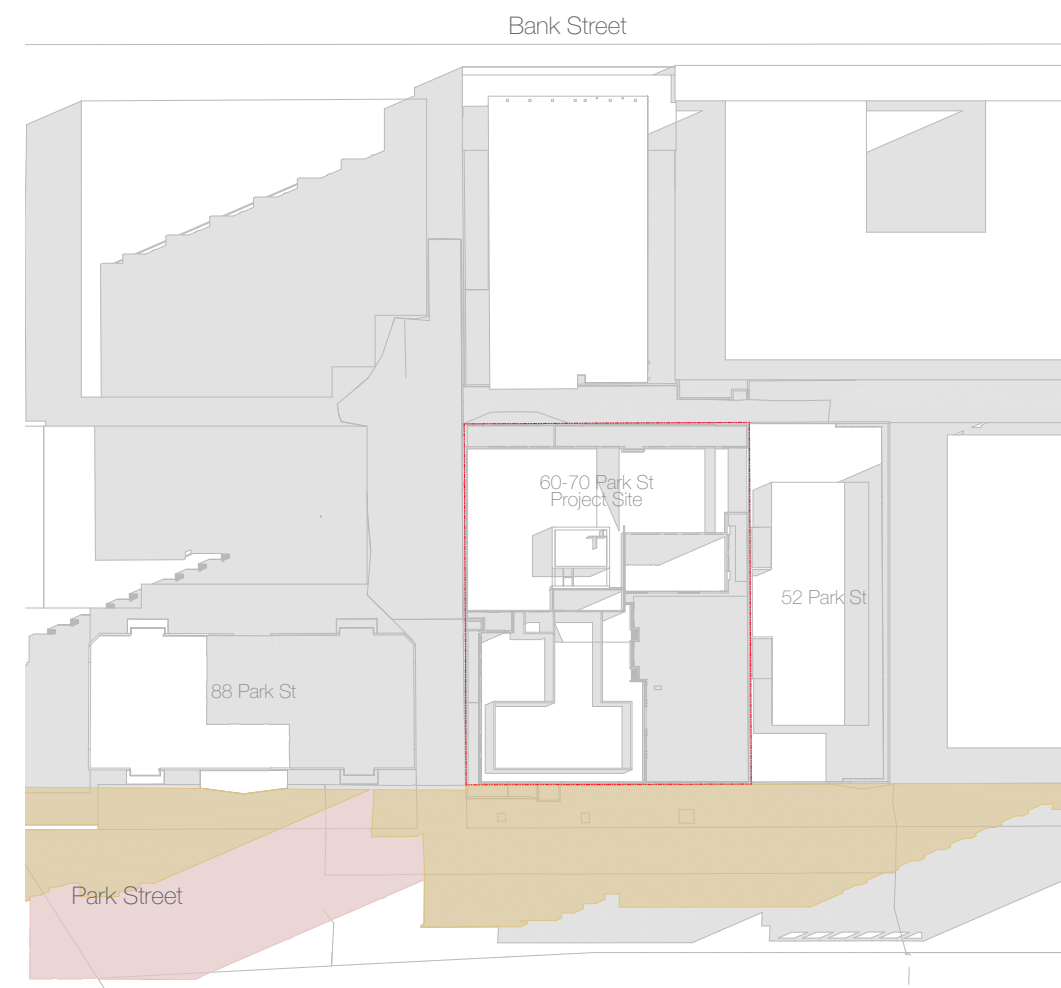
### 03 CONTEXTUALLY RESPONSIVE



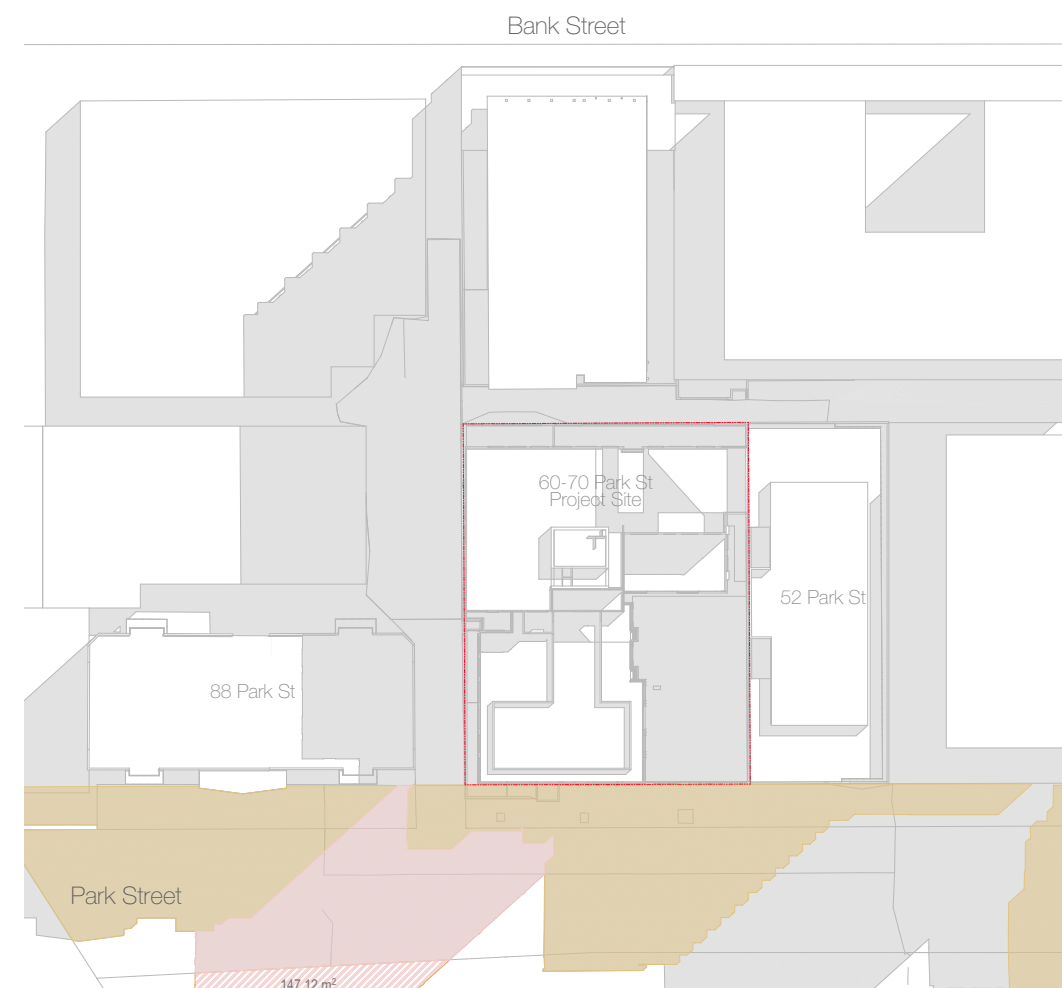
### 05 PARK STREET AMENITY



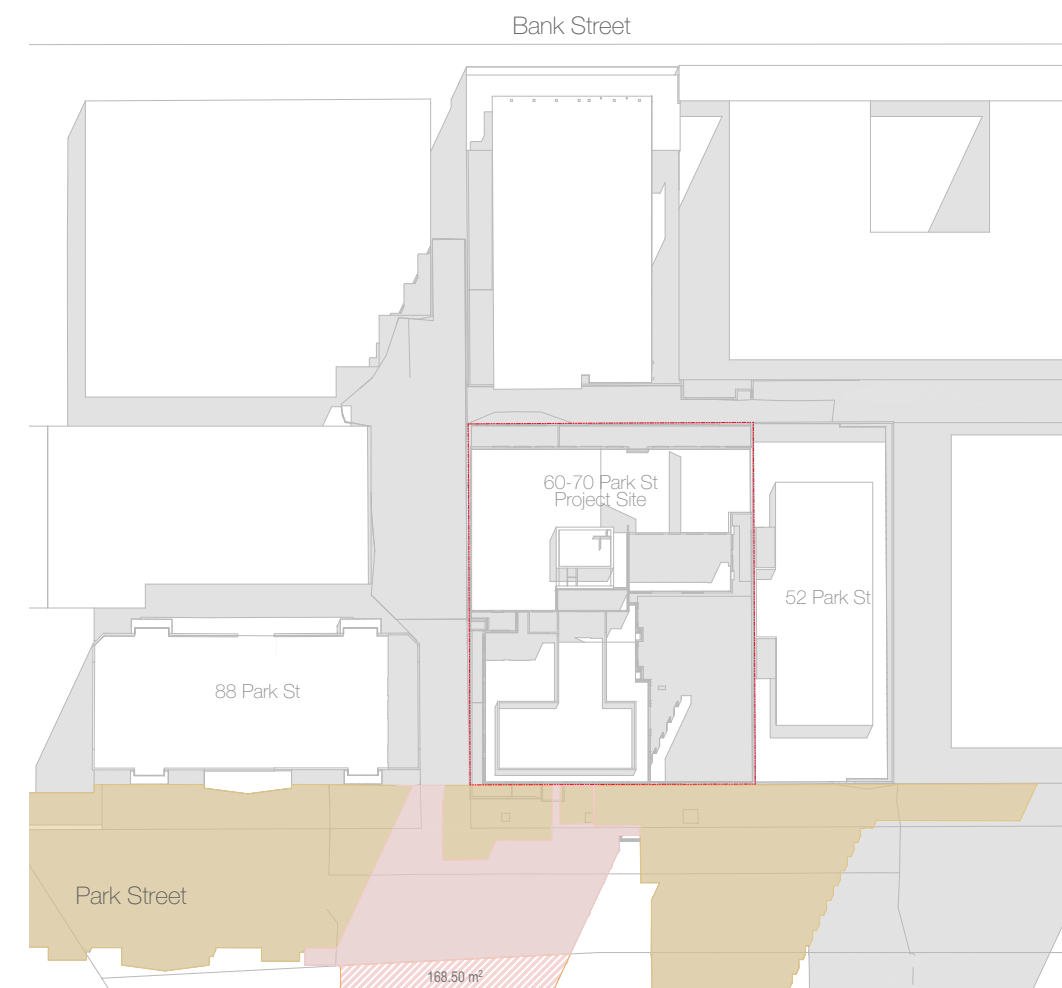
### 07 RESIDENTIAL AMENITY



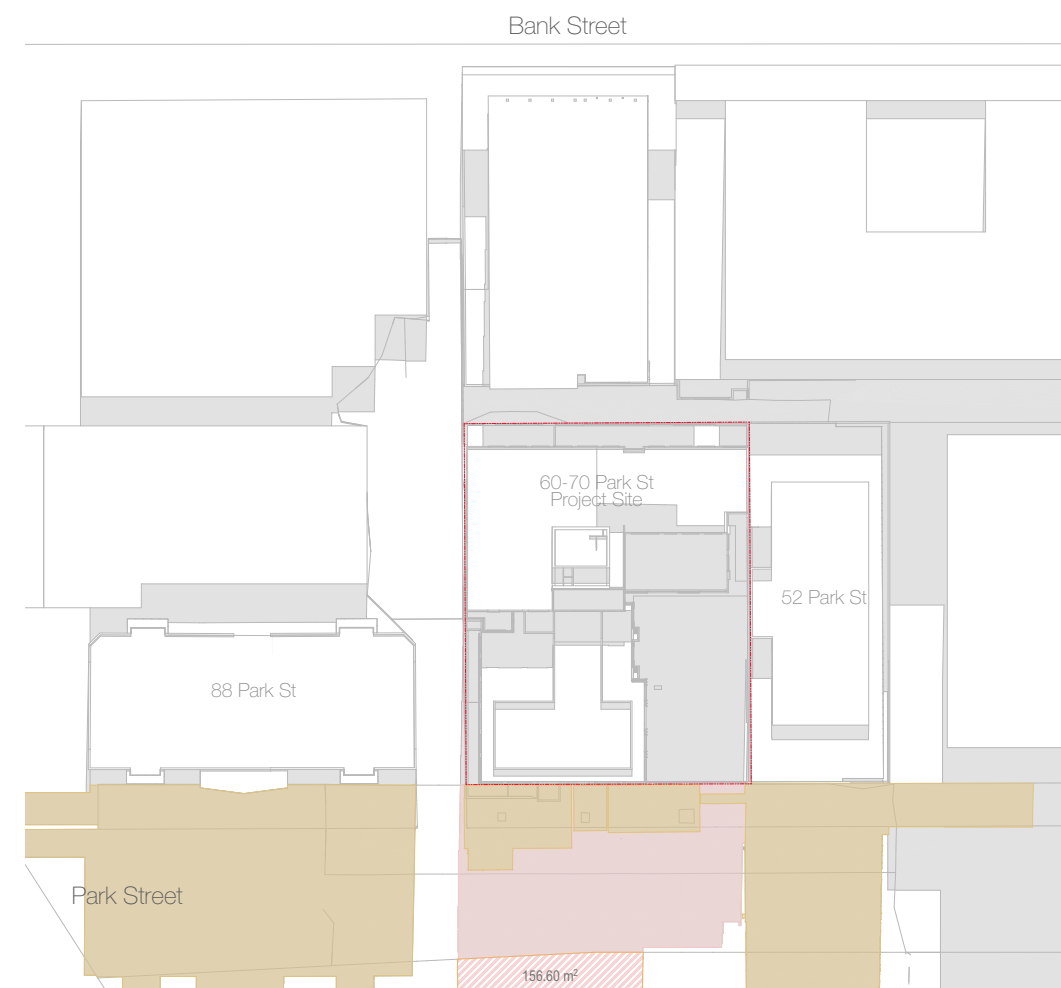
10am September Equinox



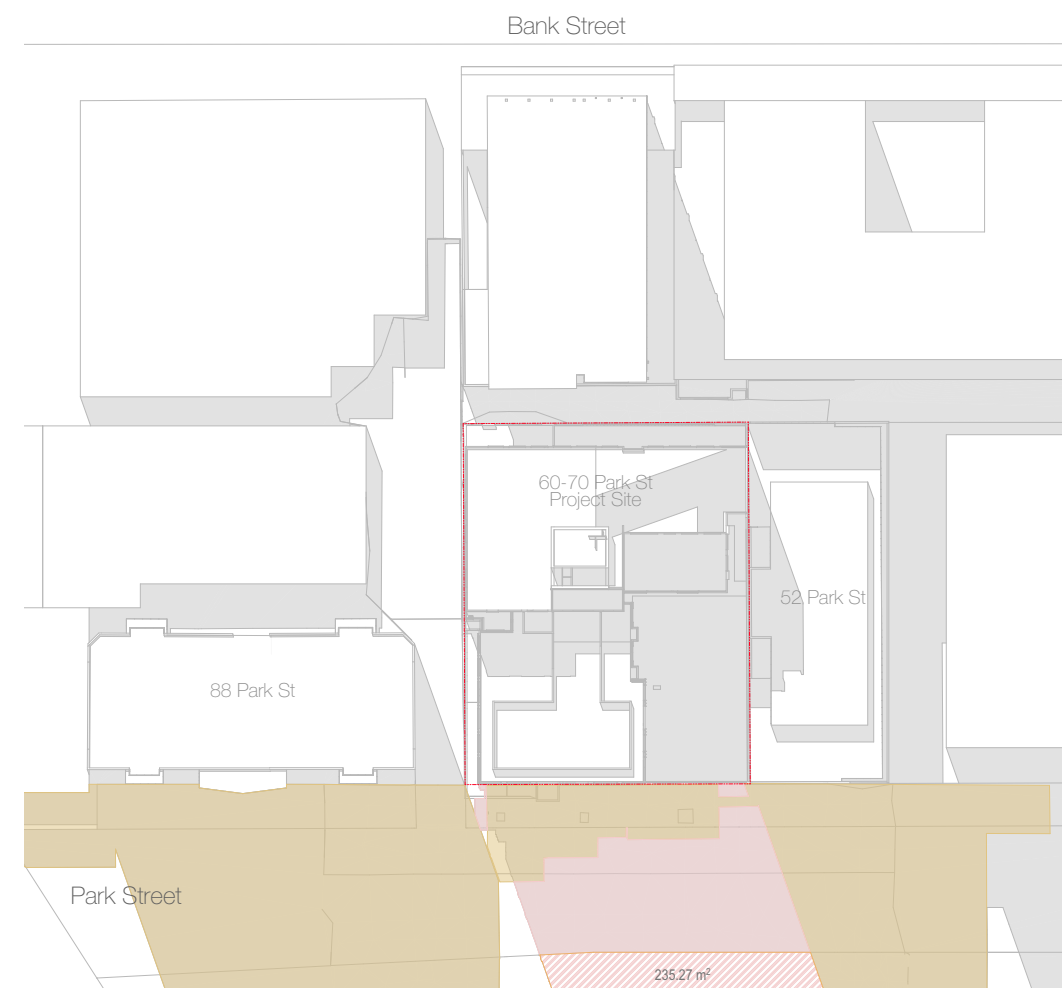
12pm September Equinox



11am September Equinox



1pm September Equinox



2pm September Equinox

- Existing overshadowing
- Proposed shadows
- Area of additional overshadowing to southern footpath

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Figure 20: Solar plans

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## STREETSCAPE ACTIVATION

With the opportunity for high density development comes the need to transform the public realm. Improving streetscapes and introducing more public realm landscaping is strongly conveyed in DDO26 through Precinct-wide and Sub-Precinct Objectives, requirements and **Urban Design Principle 05**, in addition to OVGA comments.

DDO26 Objectives seek to ensure new development enhances the public realm, contributes to a network of pedestrian friendly streets and supports new landscaping. Park Street is identified as a key view corridor and new buildings are to strengthen its designation as a landscaped link between St Kilda Road and Queens Road.

DDO26 General Requirements seek new buildings to include openable habitable windows and balcony doors on the first five levels to create a sense of connection, surveillance and safety at ground levels. Activation is sought for all podium floors including Ground floor, including transparency along 80% of the street for retail premises and 60% for other commercial frontages. Corner buildings should address both frontages, and parking is sought to be sleeved.

The proposed Ground floor program has been designed to enhance permeability through the Site. This includes through the inclusion of a new pedestrian footpath along the western edge, but also via the shared surface porte-cochere proposed along the western interface of the Site. These alternative routes will provide separation of pedestrians and vehicle movements through the Site.

Along Park Street, the proposed building will be well activated, comprising multiple retail tenancies with interface to the street and direct access from the street frontage. Between tenancies, a grand entrance will reinforce a sense of address to the building along the streetscape.



Figure 21: Ground floor activation (source: DKO, with annotations)

## URBAN DESIGN PRINCIPLES:



## 06 ACTIVATED STREETS

Ground floor tenancies are set back behind low scale planter beds which will contribute to the landscape intent sought along Park Street and Little Bank Street, sought by OVGA comments for integrated landscaping at Ground level. The setbacks will also provide space for pedestrian interest and connection through bench seating and operable window openings. To address any potential flood impacts, ground floors have been raised with all level changes addressed internally to the building. Canopies for weather protection are proposed along both street interfaces and in response to OVGA comments.

Along Little Bank Street, the Ground floor program has been designed with focus on active uses such as co-working space and bike store/workshop areas comprising clear glazed windows to the laneway to help activate it, in line with OVGA comments which sought further activation on Little Bank Street and for the proposal to promote bicycle use.

Services have been minimised throughout the Site's primary Park Street and secondary western Little Bank Street frontages. The majority of back-of-house services such as the substation and bin store are placed along the northern laneway interface which provides a predominantly servicing role.

Apartments within podium levels provide additional surveillance to the street and laneway interfaces. At Level 01, carparking is sleeved by apartments in podium levels along Park Street and the western interface along Little Bank Street. The balance of Little Bank Street along the northern interface is not sleeved, however this is considered acceptable due to its servicing role.

Therefore, the proposal is considered to provide an appropriate response to the public realm and a high level of activation in line with **Urban Design Principle 06**.

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Figure 22: Little Bank Street activation (source: DKO)

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## 4.3 DETAILED DESIGN

A DDO26 General Requirement seeks new developments should achieve urban design and architectural excellence.

Urban Design Principle 08 seeks to ensure *the development incorporates a high quality architectural design that responds to the Site context. The proposal should be designed to consist of:*

- *Articulated and interesting facades;*
- *A design and finishes that complements the street interfaces*
- *A variety of building materials and finishes that provide visual interest in the streetscape.*

OVGA comments sought the design to demonstrate a commitment to quality in materials and finishes.

The tower will be expressed through the introduction of horizontal bands that increase from finer grain at lower levels to respond to the human scale intent, gradually increasing in grain up the building in line with **Urban Design Principle 08**.

Verticality is introduced into the facades to break up the horizontal banding. This is applied through the use of windows/balconies repeated on each tower level, creating a strong vertical appearance.

The materiality of the tower form is clearly distinct from the design and treatment of the 3 storey podium base, but reads coherently together. The recess that disguises the podium from the tower helps to reinforce the human scale contribution to the streetscape. The podium itself presents a textured grid pattern employing Textured Green Concrete look finish providing visual interest and added depth to the facade.

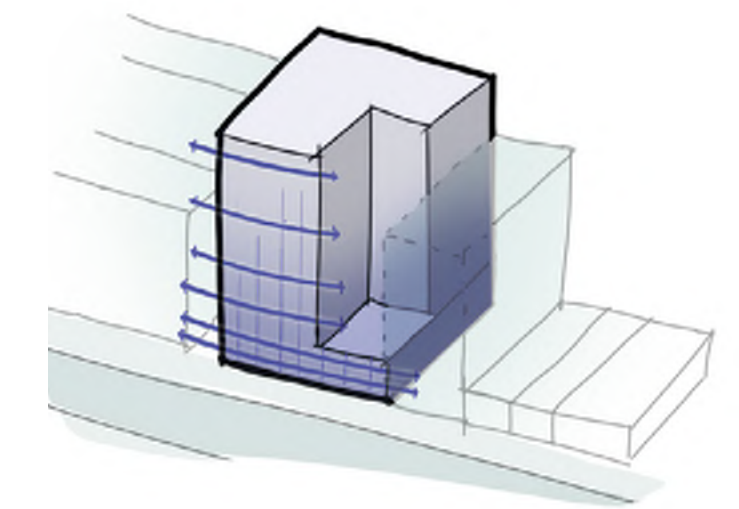
The the vegetated entry awning and podium top planters directly responds to the DDO intent for green, leafy streetscapes. Key Ground Floor features will be treated using 'bronze metal look' and 'ribbed concrete look'.

Overall the proposed architectural expression responds to **Urban Design Principle 08** and DDO26, by delivering a high quality design that is well articulated, visually interesting and incorporating a range of high quality materials and finishes that will age well.



Figure 23: Proposed facade expression (source: DKO)

## URBAN DESIGN PRINCIPLES:



## 08 DESIGN QUALITY

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## 5.0 CONCLUSION

In conclusion, the proposal successfully responds to the physical and policy context, DDO26 and the Urban Design Principles.

The proposal responds to the strategic attributes of the Site, providing housing and capitalising on the Site's excellent transport accessibility.

The proposal has been designed to respond to surrounding contextual cues along Park Street, including sheer tower elements and low-rise, human scale street walls.

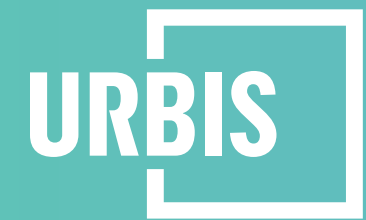
The tower form has been designed to be slender, well spaced from neighbouring towers, and providing good opportunity for sky views, particularly when viewed from oblique views on Park Street.

The proposal has a strong design rationale, resulting in a high quality architectural expression with clear distinction between podium and tower forms.

The proposal will present a well activated and vibrant public realm to both key street frontages and a reasonable sunlight outcome to Park Street.

The proposal ensures high quality amenity for both future occupants and existing neighbours.

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