

60-74 PARK STREET / UD ADVICE

This memo has been prepared by Urbis on behalf of Time & Place in relation to a proposed amendment to the 19-storey mixed-use development at 60-74 Park Street, South Melbourne (the Site).

The amended scheme proposes a 3-storey addition to the rear half of the building, resulting in an increase in overall height to 69.3m/22 storeys.

The additional height is proposed to exceed the mandatory 60 metre height requirement within the DDO. However, while exceeding the mandatory height, the amended scheme is assessed to be an appropriate response to the physical context and the broader intent of DDO26 for the reasons outlined below.

- Overall height** – A key Sub-Precinct 2 objective seeks *'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'*. Mandatory 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, as outlined below.

Figure 1 illustrates the amended scheme is proposed to rise to 71.970m 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 1 demonstrates that the amended scheme 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 façade will further reinforce a gradual visual transition from east to the west.

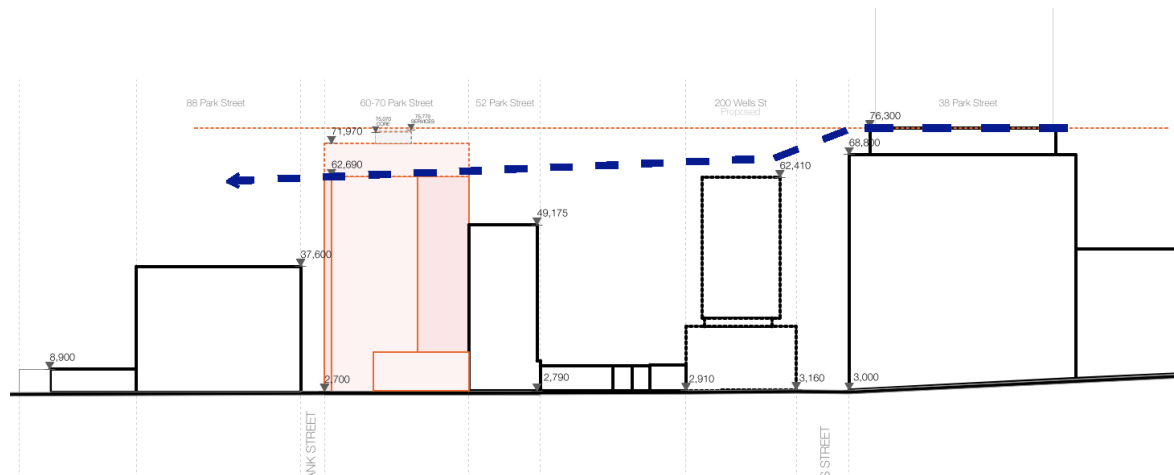


Figure 1 – Streetscape height comparison plan (source: DKO)

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- **Built form massing** – The DDO26 objectives 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 amended scheme has been designed to minimise building bulk by placing the additional 3 storeys of height at the rear of the building. This will ensure that the additional height is largely concealed from views along Park Street, as demonstrated in 3D views forming part of the plans package.

The placement of the additional height at the rear of the building ensures that when perceived from Park Street, the building will maintain its appearance as a slender tower form that is well spaced from neighbouring buildings. As illustrated in the Level 19-21 floorplans, the placement of the 3-storey addition is focused to the north-west corner of the Site, ensuring sky views are maintained between the proposed tower and the tower at 52 Park Street to the east.

Views also demonstrate that the additional levels will be visible from the west and north-west along Kingsway (Figure 2). 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 2, the additional floors are proposed to form a clean, vertical extrusion of the rear tower. This is a variation from the previous massing presented to the Department, which proposed the 3-storey addition as an upper level cap, setback from the façade edges. However, as demonstrated in Figure 2 below, the proposed massing results in the building reading as a pair of slender tower forms, which is assessed to be far more compelling and elegant than the previous massing presentation.

Figure 2 illustrates that the horizontal banding has been adjusted to ensure the 3-storey addition integrates seamlessly and proportionately into the existing tower expression, helping to improve its slenderness.

Overall, the revised massing and expression is considered to be an improved architectural outcome, resulting in a simplified and coherent composition that delivers the appearance of two slender towers and a more interesting and elegant skyline.



Figure 2 – 3D view from Kingsway to the north-west (source: DKO)

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- **Solar access to Park Street** – DDO26 seeks to minimise adverse overshadowing impacts to streets and maintain access to sunlight along Park Street. The shadow plans demonstrate that as a result of the proposed 3-storey addition, some additional shadow will be cast to the south side of Park Street beyond the proposed 19 storey scheme. However, the additional shadow impact is minor, resulting in a 7.88m² encroachment beyond the proposed 19 storey scheme, for an hour at 1pm at the September equinox. This is assessed to be acceptable encroachment that is not considered to result in a material impact to the public realm amenity of Park Street. Further, it is noted that this encroachment is less than the shadow impact that would be created by a DDO-compliant envelope, apart from a minor additional encroachment at 2pm.

Regarding apartments at 39 Park Street to the south, axonometric shadow plans demonstrate that:

- Between 10am and 12pm at the September equinox, the amended scheme will cast no additional shadow.
- At 1pm, the amended scheme will cast shadow affecting 10 apartments, whereas a compliant-DDO envelope would affect 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. Further, the amended scheme generally matches the shadows cast by the previous 19 storey scheme, aside from some additional shadow that will be cast to several apartments in the podium of 39 Park Street towards the eastern end at 2pm. Therefore, the overshadowing impact of the proposal is considered acceptable.

- **Interface to Little Bank Street (north)** – To the rear the Site has a frontage to Little Bank Street with an apartment building at 47 Bank Street opposite rising 19 storeys/58.7m. Apartments within 47 Bank Street take their primary orientation from the south-east and south-west. The proposed 3-storey addition is proposed to match the setback of levels below, and therefore retains a 9m separation from the apartments to the north in accordance with DDO26. Due to the east and west orientation of apartments to the north, the additional height proposed is not considered to result in any detrimental impact to the outlook or daylight amenity of neighbouring apartments.
- **Interface to 52 Park Street (east)** – Along the eastern side boundary, 52 Park Street rises 44m sheer, apart from two 3m deep light wells, which provide primary outlook for studio apartments facing towards the site. As illustrated in Level 19-21 floorplans reproduced below, the massing of the 3-storey addition is focused to the north and north-west corner of the Site and away from the adjacent light well and ensuring no further impact on the amenity of apartments to the east.



Figure 3 – Excerpt of Levels 19-21 floorplan (source: DKO)

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In summary, the amended scheme is considered to be an appropriate response to the physical context and DDO26. The additional floors are appropriately sited and massed at the rear of the Site which will ensure any visual and amenity impacts to Park Street are minimised. The height of the 3-storey addition sits below development on St Kilda Road and will ensure visual and physical transition to the west. The 3-storey addition will not result in any adverse off-site amenity impacts to neighbours.

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