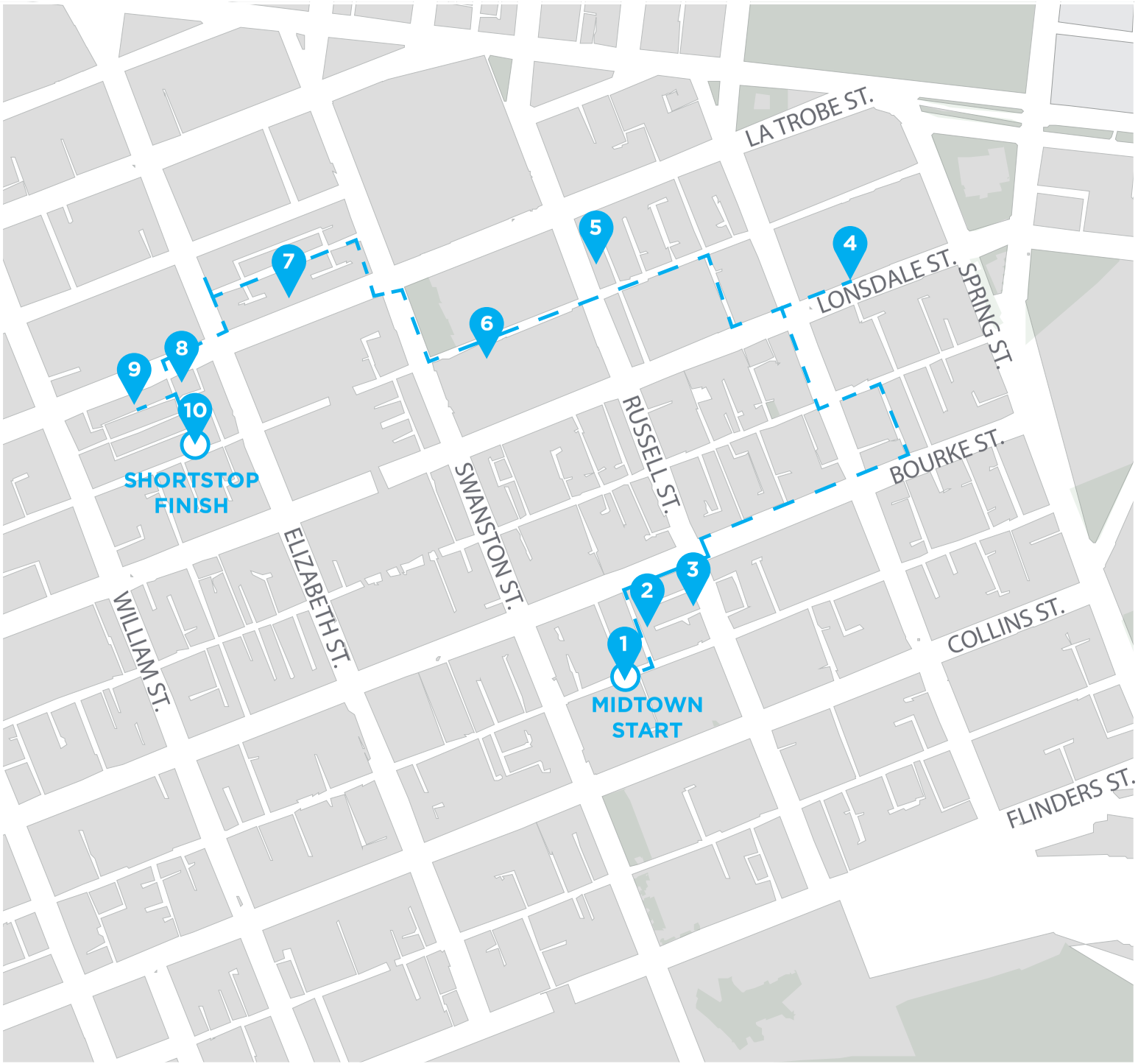
# CENTRAL CITY WALKING TOUR

## BUILDING NOTES FOR C308 PANEL

CITY OF MELBOURNE




**Amendment C308**
**Walking Tour 1:**

# CENTRAL CITY

1. MidTown Cafe
2. Little Hero
3. QT Hotel
4. Urban Workshop
5. Abode 318
6. QV Development
7. Aurora Tower
8. Eporo Tower
9 La Trobe Tower
10. Melbourne Sky + Melbourne Star

**Total Length:**

**2.3km**

# 1 MIDTOWN COFFEE
# 213 LITTLE COLLINS

## Site Information

- Address: 213 Little Collins Street, Melbourne, 3000
- Note: Minor alterations to existing heritage building.

## Relevant provision(s) in Design Guide

Building Program

### 30. Avoid broad tenancy frontages with limited entries

- Sleeve large floorplate tenancies with fine grain uses at ground level at a boundary to a street, laneway or pedestrian connection.

Discussion

Development sleeves the hotel lobby with active uses to the street, contributing to the fine grain character of the street.

Public Interface

### 33. Active Street Frontages in General Development Areas

- At least 80% of the length of a frontage as an entry or window to an entry or display window to a shop and/or a food and drink premises: or as other uses, customer service areas and activities, which provide pedestrian interest and interaction. This measurement excludes stall-risers to a maximum height of 700mm in addition to pilasters, window and door frames.

The incorporation of stall-risers and pilasters ensures that the frontage meets the 80% window/entry criteria.

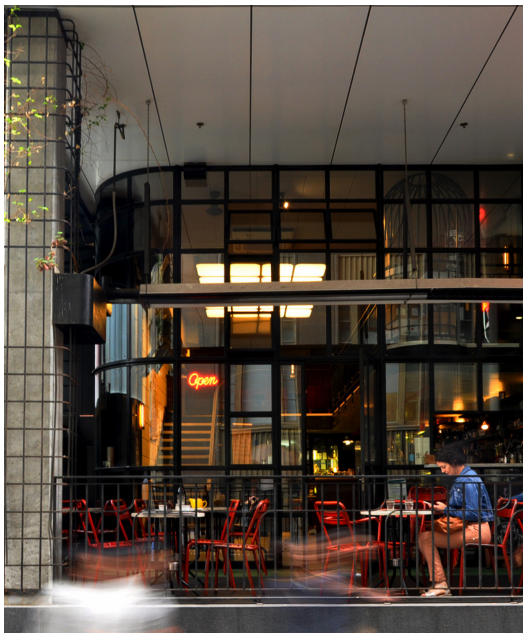
Public Interfaces

### 34. Provide thickness and depth to the ground floor

- Provide thickness, depth and articulation of shop fronts within the ground floor of a building.

The thickness of the pilasters/columns adds depth in the facade and provides the opportunity to inhabit the edge spaces both internally and externally.

# 2 LITTLE HERO
# 18 RUSSELL PL




## Site Information

- Address: 18 Russell Place, Melbourne, 3000
- Year built: 2010
- Design team: Fender Katsalidis Architects
- Site area: 765m²
- Application type: CoM

## Relevant provision(s) in Design Guide

Site Layout

### 11. Avoid undercrofts that disrupt street continuity

- Avoid deeply recessed ground floor facades or low-height colonnades.

Discussion

The ground floor incorporates a setback glazing line above the plinth allowing for outdoor dining to occur within a double-storey colonnade. In this instance, the incorporation of a colonnade could be supported given the generous height and vertical proportions.

Building Program

### 21. Limit ground floor services

- Ensure the area of any ground floor of a building occupied by building services, including waste, loading and parking access is less than 40% of the total site area.

Building services account for less than 10% of the site area. The substation is located underground with gatic access from the outdoor dining area of one of the tenancies.

Design Detail

### 48. Select high quality materials

- Employ durable, robust and low maintenance materials in the higher parts of a building.
- Employ natural, tactile and visually interesting materials at the lower levels near the public interface to reinforce a human scale.

The high grade concrete columns and steel details add thickness and tactility to the ground floor facade.

# 3 QT HOTEL 133 RUSSELL

## Site Information

- Address: 133 Russell Street, Melbourne, 3000
- Year built: 2016
- Design team: Candalepas Architects
- Site area: 1538m²
- Application type: CoM

## Relevant provision(s) in Design Guide

Public Interface

### 33. Active Street Frontages in General Development Areas

- At least 80% of the length of a frontage as an entry or window to an entry or display window to a shop and/or a food and drink premises: or as other uses, customer service areas and activities, which provide pedestrian interest and interaction. This measurement excludes stall-risers to a maximum height of 700mm in addition to pilasters, window and door frames.

Discussion

Portland Lane is lined with active use tenancies to maximise activation in an otherwise service-oriented laneway. Glazing to the tenancies are splayed in order to provide better a better visual connection from the street. The use of glazed service doors also represent a positive alternative to service cabinets and blank walls.

### 39. Provide continuous weather protection

Design weather protection canopies:

- To a high design standard including material selection and the appearance of the soffit and fascia.
- To provide rhythm that reflects the fine grain of ground floor shop fronts.

The height and width of the canopy responds to the human scale, balancing the need for weather protection with a sense of enclosure.

The double-height copper canopy creates a highly legible entry, and relates to the rhythm of the openings in the ground floor.

Design Detail

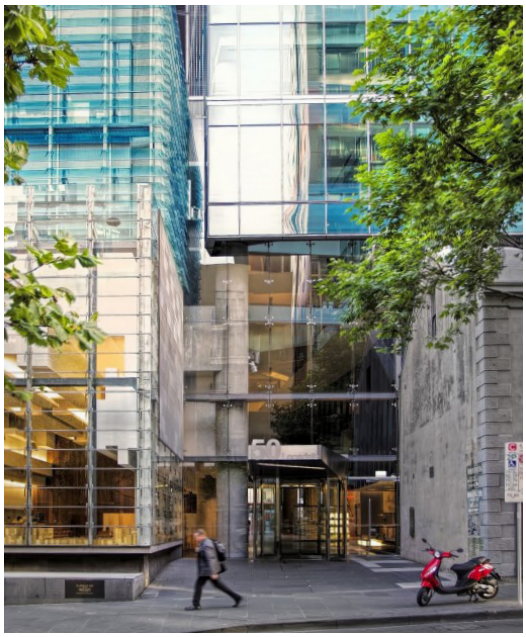
### 48. Select high quality materials

- Employ durable, robust and low maintenance materials in the higher parts of a building.
- Employ natural, tactile and visually interesting materials at the lower levels near the public interface to reinforce a human scale.

The use of steel, copper (entry canopy) and timber (door) on the ground floor interface presents a high-quality, tactile frontage to the street.

The material thickness and sense of solidity provided by the projecting concrete panels in the upper levels create shadow and depth within the facade.

# 4 URBAN WORKSHOP 50 LONSDALE



## Site Information

- Address: 50 Lonsdale Street, Melbourne, 3000
- Year built: 2005
- Design team: John Wardle Architects, Hassell, NHArchitecture
- Site area: 6570m²
- Application type: Ministerial

## Relevant provision(s) in Design Guide

Urban Structure

### 3. Prioritise open to sky connections wherever possible

- Provide new pedestrian connections which are open to the sky.

Discussion

In addition to the internal connection through the tower lobby, the site provides an open to sky connection (Madame Brussels Lane) that is publicly accessible outside of office hours. This provides a convenient mid-block pedestrian connection between Little Lonsdale and Lonsdale Street and improves walkability.

Building Mass

### 16. Transition to lower scale of the Special Character Area

- Step down both the street wall and overall building height to respond to adjacent lower built form within the Special Character Area.

Lower Heritage built form is retained along the perimeter of the block and contemporary infills are designed to complement the scale and rhythm of the retained buildings. This ensures a transition to the lower streetwall character to the south and reinforces a sense of fine grain in the streetscape along Lonsdale Street.

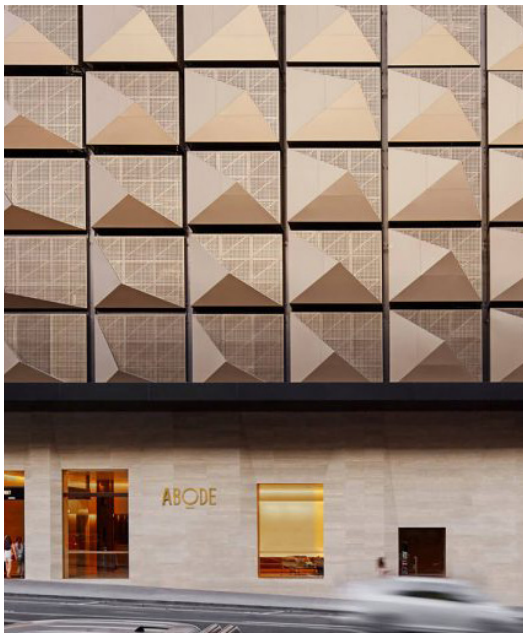
Building Mass

### 18. Break up the mass of the building

Break up buildings with a wide street frontage into smaller vertical sections, with a range of parapet heights and rebates of sufficient depth to provide modulation in the street facade.

The tower form is broken up into two massing elements with a deep rebate that emphasises its vertical proportions. The lift core adopts a greater setback from the street and a marginally higher height to further reinforce the perception of a split-tower.

# 5 ABOBE 318
# 318 RUSSELL




## Site Information

- Address: 318 Russell Street, Melbourne, 3000
- Year built: 2014
- Design team: Elenberg Fraser
- Building height: 53 Storeys / 154m
- Site area: 938m²
- Application type: Ministerial

## Relevant provision(s) in Design Guide

| Building Program | Discussion |
|---|---|
| **20. Maximise activity along streets and laneways**<br>• Position active uses to address main street, street and laneway frontages. | Hayward Lane interface is characterised entirely by services, with no building entries or activation. This diminishes the potential of the laneway to contribute to the network of safe and attractive pedestrian connections. |
| **23. Locate car parking underground**<br>• Locate vehicle parking in the Central City within the basement levels of a building.<br>**28. Avoid parking structures that impact negatively on the public realm**<br>• Ensure car parking areas do not rely on ramped floorplates that preclude adaptation to other uses. | The podium levels contain eight storeys of unsleeved car parking which limit opportunities for visual interaction and passive surveillance to the street and laneway. The parking structure is ramped which precludes adaptation. |
| **Public Interface** | |
| **39. Provide continuous weather protection**<br>• To be between 3.5 metres and 5 metres in height to provide enclosure to the public realm. | The canopy extends uniformly throughout the width of the elevation (30m) and the height is too high to provide enclosure to the public realm. |
| **48. Select high quality materials**<br>• Employ natural, tactile and visually interesting materials at the lower levels near the public interface to reinforce a human scale. | The use of aluminium cladding along Hayward Lane does not represent a natural and tactile material palette. The double height interface of this laneway treatment does not reinforce a human scale. |

# 6 QV DEVELOPMENT 300 SWANSTON


## Site Information

- Address: 278-300 Swanston Street, Melbourne, 3000
- Year built: 2003-
- Design team: Denton Corker Marshall, Lyons, John Wardle, McBride Charles Ryan, Kerstin Thompson Archtiects
- Site area: 18120m$^2$
- Application type: Ministerial

## Relevant provision(s) in Design Guide

Urban Structure

### 5. Ensure pedestrian connections are of a high quality

- Safe, direct, attractive, well lit and provide a line of sight from one end to the other;
- Publicly accessible and appropriately secured with a legal agreement;
- At least six metres wide
- Lined by active frontages.

Discussion

The development provides an array of pedestrian connections - covered and open to the sky - through the site. Many of these connections are flanked by active frontages with various tenancy uses and sizes. Larger floorplate uses are positioned at basement or upper floor levels to minimise the impact on the ground floor.

Building Mass

### 13. Ensure design diversity in the development of large sites.

- Ensure development adopts a diversity of forms, typologies and architectural language, where a development comprises multiple buildings over a large site.

The employment of multiple design practices exhibiting diverse architectural form, typologies, and uses reinforce a perception of a precinct built organically over time.

Building Program

### 25. Design for future adaptation

- Design parking structures above ground level with floor to floor heights of at least 3.5 metres to enable future adaptation.

The top floor in the existing car park structure of QV1 was converted to the QV8 apartments, providing visual connection and surveillance to the streets.

# 7 AURORA TOWER 224 LA TROBE


## Site Information

- Address: 224-252 La Trobe Street, Melbourne, 3000
- Year built: 2019 (expected)
- Design team: Elenberg Fraser
- Building height: 88 storeys / 270m
- Site area: 3,197m$^2$
- Application Type: Ministerial (VCAT reference no: P2124/2014)

## Relevant provision(s) in Design Guide

Building Mass

### 18. Break up the mass of the building

- Break up buildings with a wide street frontage into smaller vertical sections, with a range of parapet heights and rebates of sufficient depth to provide modulation in the street facade.

Discussion

The development adopts a podium with a width of 50m to the La Trobe Street and 70m to Little La Trobe Street. Its horizontal proportions are emphasised by its consistent parapet height and lack of vertical modulation within the facade. This approach does not reflect the former fine grain rhythm of the streetwall in this area.

Design Detail

### 48. Select high quality materials

- Employ natural, tactile and visually interesting materials at the lower levels near the public interface to reinforce a human scale.

The development adopts a uniform material treatment (tinted, reflective glass) across all levels. The long expanses of tinted glazing at the podium levels does not respond to the human scale and limits views into tenancies and lobby areas.

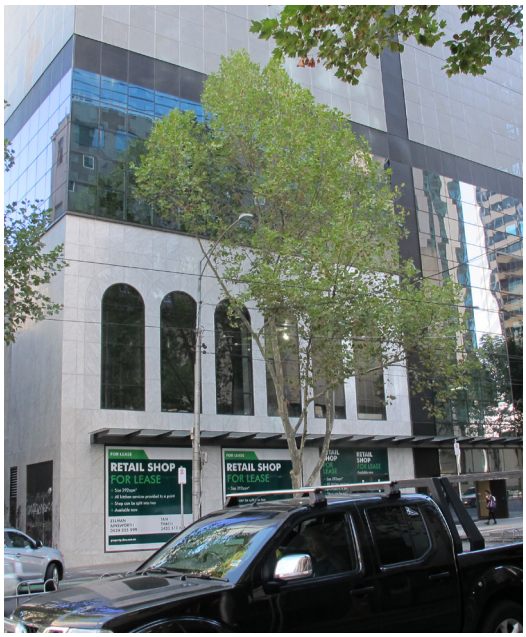
Design Detail

### 49. Avoid visually exposed towers with low facade quality

- Avoid façade surfaces which result in unacceptable levels of glare to the public realm.

The curvilinear design of the curtain wall facade, without integrated shading or fin elements, creates a continuous, smooth surface that result in high levels of glare.

# 8 EPORO TOWER 279 LA TROBE




## Site Information

- Address: 279-289 La Trobe Street, Melbourne, 3000
- Year built:
- Design team: Buchan Group
- Building height: 42 storeys / 135m
- Site area: 838m²
- Application type: Ministerial

## Relevant provision(s) in Design Guide

Building Mass

### 19. Avoid surface effects to provide facade articulation

- Avoid the excessive use of surface or decorative architectural effects where modulation is required to achieve a transition in building mass to an adjacent heritage place or precinct.

Discussion

The development attempts to reduce the visual bulk of the podium mass through the use of different surface effects and materials to relate to adjacent heritage form. This strategy is ineffective in providing modulation due to the limited depth (20mm) between each facade component.

Building Program

### 26. Maximise visual and physical connection to upper level uses

- Locate new publicly accessible areas in the lower levels of a building so that they have a direct visual and physical connection to the public realm.

The development incorporates a Coptic Church and associated civic facilities within the podium levels. However, the legibility of these important functions are obscured due to the predominant use of tinted glass. The church appears indistinguishable from a screened podium carpark and lacks legibility and physical connection to the public realm.

# 9 LA TROBE TOWER
# 323 LA TROBE

## Site Information

- Address: 323-331 La Trobe Street, Melbourne, 3000
- Year built: 2016
- Design team: Rothelowman
- Building height: 44 storeys / 133m
- Site area: 370m$^2$
- Application type: CoM

## Relevant provision(s) in Design Guide

Building Program

### 21. Limit ground floor services.

- Ensure the area of any ground floor of a building occupied by building services, including waste, loading and parking access is less than 40% of the total site area.

Discussion

A large proportion of the ground floor is dedicated to building services. This limits the opportunity to establish active uses to front Flanigan Lane.

Design Detail

### 50. Avoid materials that do not contribute to the public realm

- Avoid building materials and finishes such as painted concrete or ventilation louvres which undermine the visually rich, tactile quality of laneway environments.

The laneway interface predominately features painted concrete and aluminium ventilation louvres, which do not contribute to the visually rich and tactile quality of Flanagan Lane.

# 10 MELB. SKY/STAR 280 LT LONSDALE

## Site Information

- Address: 280-294 Little Lonsdale Street, Melbourne, 3000
- Year built: 2014
- Design team: Brady Constructions
- Building height: 36 storeys & 40 storeys
- Site area: 1395m²
- Application type: Ministerial

## Relevant provision(s) in Design Guide

Building Program & Public Interface

### 21. Limit ground floor services

- Ensure the area of any ground floor of a building occupied by building services, including waste, loading and parking access is less than 40% of the total site area.

### 44. Avoid poorly integrated and designed service cabinets

- Ensure service cabinets do not dominate street frontages and employ high quality materials.

Discussion

On a small site abutting the Guildford Lane heritage precinct, this development accommodates all services at ground floor, resulting in a small amount of floorspace to enable activation of a pedestrian lane.

Service cabinets are finished in low quality painted materials, including concrete and metal panels immediately adjacent to the public realm.

Public Interface

### 34. Provide thickness and depth to the ground floor

- Provide thickness, depth and articulation of shop fronts within the ground floor of a building.

The Short Stop tenancy provides an example of material thickness and depth in the ground floor facade. The orange tiled pilasters provide a thick frame within which the timber frames provide a sense of tactility. The inclusion of a stall-riser and operable window elements allows for a seating perch within a narrow lane where street trading would not be possible.