

# SOUTHBANK WALKING TOUR

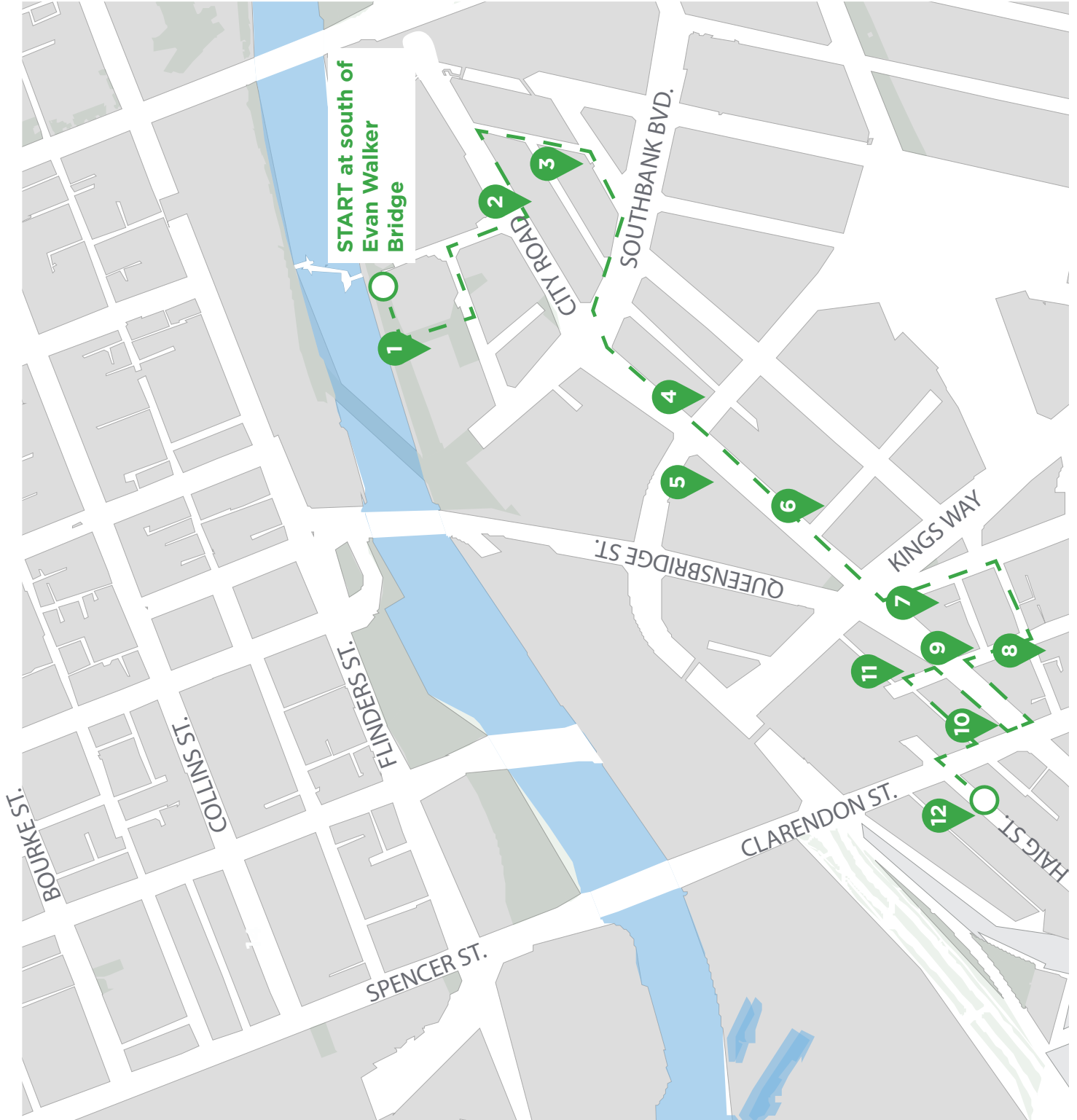
BUILDING NOTES FOR C308 PANEL



Amendment C308  
Walking Tour 2:  
**Southbank**

1. Riverside Quay
2. Opus Tower
3. Triptych
4. Southbank Grand
5. Southbank One
6. Southbank Central
7. MainPoint
8. Habitat
9. Platinum
10. Shadow Play
11. Banque 88
12. Tiara

Total Length:  
**2.4 km**



# 1 RIVERSIDE QUAY

## 2-6 RIVERSIDE QUAY

### Site Information

- Address: 2-6 Riverside Quay, Southbank, 3006
- Year built: 2018 (refurbished)
- Design team: Six degrees Architects
- Application type: CoM



### 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;
- Lined by active frontages.

#### Discussion

The network of laneways retained and refurbished within the site provide direct and attractive connections through the precinct, flanked by high quality interfaces.

#### 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.
- Integrate seating perches into street facades, where narrow footpaths preclude on-street dining.

Ground floor interface incorporates columns and pilasters to provide depth and thickness in the facade, while providing opportunities to inhabit the edge spaces with integrated seating.

Concrete portal frames were added to the lobby entries which improve legibility and create threshold moments that respond to the human scale.

#### 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 ground floor interface features a range of tactile and high quality materials, such as timber, steel, tiles, and natural concrete finishes. The use of such materials on the lower levels of the building provides texture, visual interest and reinforces a human scale.

# 2 OPUS TOWER 57-61 CITY ROAD

## Site Information

- Address: 57-61 City Road, Southbank, 3006
- Year built: 2016
- Design team: Artisan Architects
- Building height: 37 Storeys
- Site area: 912m<sup>2</sup>
- Application type: CoM (VCAT reference no: P1/2011)



## Relevant provision(s) in Design Guide

### Building Program

#### 1. Provide new connections to improve walkability

- Locate pedestrian connections centrally within the street block and where possible, less than 70 metres from the next intersection or pedestrian connection.

### Discussion

This midblock development facing onto City Road is situated more than 70 metres away from the closest intersection in both directions. A direct and convenient pedestrian connection is not provided between City Road and Fawkner Street.

### Building Program

#### 24. In Southbank, sleeve all podium parking with active uses

Where podium parking is proposed within Southbank, the carpark must be:

- sleeved by active uses to main streets and streets.

The lower levels of the podium facing the main street are sleeved with apartments which provide visual connection and surveillance to the street. The upper three levels of the podium, and the entire rear elevation to Fawkner Street (10m wide) comprises unsleeved parking.

### 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 public interface on the lower levels feature tinted glass, thin metal frames, and aluminium panels. This interface does not employ natural or tactile materials to reinforce a human scale.

# 3 TRIPTYCH 8 KAVANAGH ST

## Site Information

- Address: 8 Kavanagh Street, Southbank, 3006
- Year built: 2011
- Design team: Carr Design, Nettleton Tribe
- Building height: 30 Storeys
- Site area: 1889m<sup>2</sup>
- Application type: Ministerial



## Relevant provision(s) in Design Guide

### Building Program

#### 27. Maximise the number of building entries

- Maximise the number of pedestrian building entries along main street, street and laneway frontages, to provide for public interaction and long term flexibility of tenancies.

### Discussion

The development maximises the number of building entries along the Fanning Street interface where a range of tenancy sizes and uses enable active interactions with the street.

### Public Interface

#### 40. Ensure projections are discrete or lightweight

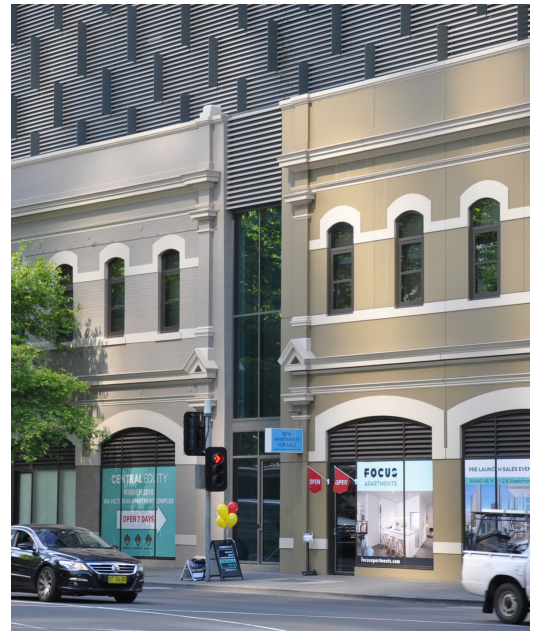
- Unenclosed first floor balconies that project no more than 1.6 metres in depth or 800mm from the back of kerb, whichever is the lesser if in association with an active commercial or communal use.

The development features a pool on the podium roof that cantilevers over the street. As the only projecting element in the street elevation, this expression of the communal program adds visual interest to the streetscape while respecting the primary building alignment.

# 4 SOUTHBANK GRAND 151 CITY ROAD

## Site Information

- Address: 151 City Road, Southbank, 3006
- Year built: 2015
- Design team: DRC Architecture
- Building height: 46 Storeys
- Site area: 2526m<sup>2</sup>
- 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

Development adopts a joint between the retained heritage facade and a 'faux heritage' facade along the City Road interface, comprising glass and ventilation louvres. The detailing of this joint highlights the lack of depth in the retained facade, and perpetuates the appearance of facadism. The addition of an intermediate podium with a limited setback comprising parking, creates a jarring, dominant mass between the heritage and tower form.

### 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 ground floor building interface features materials that are not tactile or natural. These include painted concrete finishes to the 'faux heritage' facade and a large amount of ventilation louvres above windows and entries.

# 5 SOUTHBANK ONE 174 CITY ROAD

## Site Information

- Address: 174 - 184 City Road, Southbank, 3006
- Year built: 2009
- Design team: Central Equity
- Building height: 37 Storeys
- Site area: 2647m<sup>2</sup>
- Application type: Ministerial



## 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 podium has a substantial width of 40m without any vertical breaks or rebates. The variation in decorative effects between the parking and office areas does not sufficiently mitigate the wide, singular mass of the podium.

### Public Interface

#### 36. Position access doors to align with the street edge

- Position access doors to any waste, parking or loading area at or within 500mm of the street.

The access door to the car park entry from Power Street is setback approximately 1.5m from the street edge, creating a potential entrapment space.

### Public Interface

#### 39. Provide continuous weather protection

- To be between 3.5 metres and 5 metres in height to provide enclosure to the public realm.

The canopy to the shopfronts sit at a height of approximately 10m, which is disproportionately high in relation to the scale of the human body and shopfront height. A lower height canopy that is integrated with the shopfront design would provide a greater sense of enclosure and effective weather protection.

# 6 SOUTHBANK CENTRAL 1 BALSTON ST

## Site Information

- Address: 1 Balston Street, Southbank, 3006
- Year built: approx 2009-2010
- Building height: 47 Storeys
- Site area: 2369m<sup>2</sup>
- Application type: Ministerial



## Relevant provision(s) in Design Guide

### Public Interface

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

- Any signage or product display maintains views to and from the tenancy interior to the public realm.

### Discussion

A significant portion of the ground floor glazing features signage that obscures views into the tenancies. This interface precludes opportunities for visual interaction with the street.

### Public Interface

### 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.

The development features an opaque canopy structure at the corner of the heritage street wall that is clad in aluminium panels. The material selection and appearance of the soffit do not represent a high design standard.

### Public Interface

### 41. Avoid treatment that obscures views into the building

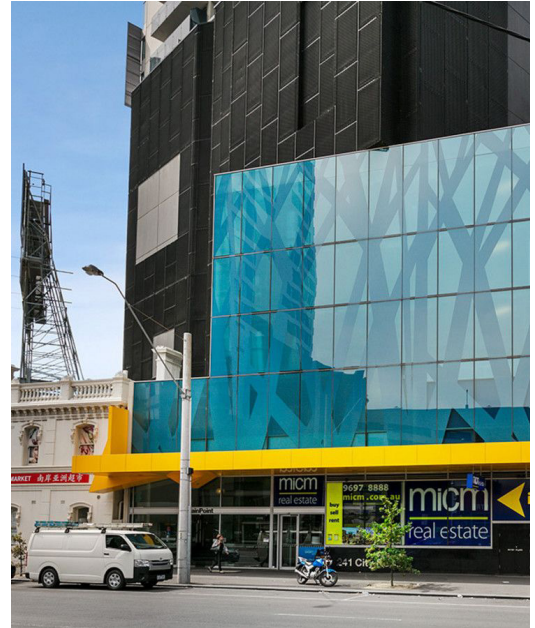
- Avoid the use of tinted, opaque or high reflectivity glass which obscures views between the public realm and building interior within the lower levels of a building.

The apartments on the podium level feature tinted, opaque and reflective glass. These treatments on the lower levels of the building preclude opportunities for visual interaction with the street.

# 7 MAINPOINT 241 CITY ROAD

## Site Information

- Address: 241 - 243 City Road, Southbank, 3006
- Year built: 2012
- Design team: Doig Architecture
- Building height: 42 Storeys
- Site area: 1260m<sup>2</sup>
- Application type: Ministerial



## Relevant provision(s) in Design Guide

### Building Mass

#### 15. Respond to the scale of adjacent heritage

- Adopt street wall heights, upper level setbacks and appropriate building separation, to respond to the scale of adjacent heritage buildings.

### Discussion

The scale of the podium mass adjacent to the corner heritage building is highly disproportionate and overwhelming. The height and three-dimensional volume of the podium does not ensure the prominence of heritage built form and identity.

### Building Program

#### 24. In Southbank, sleeve all podium parking with active uses

Where podium parking is proposed within Southbank, the carpark must be:

- sleeved by active uses to main streets and streets.

The development features an unsleeved podium car park that presents as dominant in a prominent corner location within the urban structure. This parking structure precludes any opportunity for visual interaction with the street.

### Public Interface

#### 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 development features a long, continuous yellow canopy along the full width of its frontages to Moray Street and City Road. This continuous treatment does not relate to the rhythm of the ground floor entries or tenancies. Further, the material choice (aluminium panels), colour, and expression of the soffit do not represent a high design standard.

# 8 HABITAT 58 CLARKE ST

## Site Information

- Address: 58 Clarke Street, Southbank, 3006
- Year built: 2013
- Design team: Rothelowman
- Building height: 47 Storeys
- Site area: 539m<sup>2</sup>
- Application type: CoM



## 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 building mass accentuates the slender proportions of its verticality through the use of clear depth and shadow in its Clarke and Hancock Street interfaces.

### Building Program

#### 24. In Southbank, sleeve all podium parking with active uses

Where podium parking is proposed within Southbank, the carpark must be:

- sleeved by active uses to main streets and streets.

The development features a 4 storey, unsleeved podium car park. This precludes the opportunity for passive surveillance and visual connection to the Clarke Street.

### Public Interface

#### 35. Maintain high quality active frontages in flood prone areas

- Ensure in flood prone areas, transitions in floor levels between exterior and interior spaces do not rely on external stairs or ramps.

The development has an externally managed DDA access and in the form of a lift. Given its external location, the lift requires frequent maintenance.

# 9 PLATINUM 45 CLARKE ST

## Site Information

- Address: 43-45 Clarke Street, Southbank, 3006
- Year built: 2017
- Design team: Squilace Architects
- Building height: 52 Storeys
- Site area: 1383m<sup>2</sup>
- Application type: Ministerial



## 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

Located on a visually prominent corner, the singular massing of the podium carpark is lacking in facade modulation. The use of vegetation is insufficient in softening the visual bulk of the podium mass.

### Building Program

#### 24. In Southbank, sleeve all podium parking with active uses

Where podium parking is proposed within Southbank, the carpark must be:

- sleeved by active uses to main streets and streets.

Development features a visually prominent 8 storey, unsleeved podium car park. This precludes the opportunity for passive surveillance and visual connection to the Streets.

### 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.

Development features a large floorplate tenancy on the ground floor that is unsleeved at the boundary to the street. This configuration of program results in a long expanse of continuous tinted glass that offers limited interaction with the street.

# 10 SHADOW PLAY 105 CLARENDON ST

## Site Information

- Address: 105 Clarendon Street, Southbank, 3006
- Year built: 2018-2019
- Design team: Elenberg Fraser
- Building height: 43 storeys
- Site area: 1230m<sup>2</sup>
- Application type: Ministerial



## Relevant provision(s) in Design Guide

### Public Interface

#### 35. Maintain high quality active frontages in flood prone areas

- Ensure in flood prone areas, transitions in floor levels between exterior and interior spaces do not rely on external stairs or ramps.

### Discussion

In response to the requirement to elevate above the flood datum, the ground floor has been uniformly elevated, with limited attempt to transition internal levels to achieve a connection to the public realm. The low number of entries precludes opportunity for interactions with the street.

### Public Interface

#### 41. Avoid treatment that obscures views into the building

- Avoid the use of tinted, opaque or high reflectivity glass which obscures views between the public realm and building interior within the lower levels of a building.

The ground floor interface features long expanses of floor-to-ceiling tinted glazing which contribute little to the life of the streets.

### Public Interface

#### 39. Provide continuous weather protection

- To be between 3.5 metres and 5 metres in height to provide enclosure to the public realm.

The high and narrow canopy above the footpath provides limited weather protection and sense of enclosure.

# 11 BANQUE 88 276 CITY ROAD

## Site Information

- Address: 276 - 282 City Road, Southbank, 3006
- Year built: 2015
- Design team: Urban Design Architects
- Building height: 22 storey / 72m height
- Site area: N/A
- 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

Service components on the ground floor account for over 80% of the site area. The main street interface to Clarke Street consists almost entirely of services.

### Public Interface

#### 35. Maintain high quality active frontages in flood prone areas

- Ensure in flood prone areas, transitions in floor levels between exterior and interior spaces do not rely on external stairs or ramps.

The development has an externally managed DDA access and in the form of a lift. Given its external location, the lift requires frequent maintenance. This results in a deep undercroft at the building entry and disrupts the continuity of the street edge.

### 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 ground floor features visually prominent metal cladding panels which are gold and patterned. The excessive use of these panels brings further attention to the dominance of services on the ground floor.

# 12 TIARA 50 HAIG STREET

## Site Information

- Address: 50 Haig Street, Southbank, 3006
- Year built: approx. 2013
- Design team: PSG Architects
- Building height: 31 storeys
- Site area: 1214m<sup>2</sup>
- Application type: CoM



## 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 podium car park presents as a singular mass and does not respond to the width and character of Haig Street. The reliance on surface effects are insufficient in reducing the perception of bulk.

### Public Interface

#### 36. Position access doors to align with the street edge

- Position access doors to any waste, parking or loading area at or within 500mm of the street.

The access door to the car park entry is located directly next to the building entry and is setback approximately 2m from the street edge, creating a deep undercroft and potential entrapment space.

### 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 ground floor and podium level materiality and treatment relate poorly to public realm - especially given the quieter, pedestrian-friendly nature of this street. The scale of the surface effects on the podium is alienating and does little to alleviate the visual bulk of the podium carpark.