Proposed Mixed-Use Development
351 Ingles Street, Port Melbourne

FEBRUARY 2016

Contact Information:

Presented by:
ARTISAN ARCHITECTS PTY LTD
Suite 13, 9 Inkerman Street
St Kilda
T (03) 9534 5515
E info@artisanarchitects.com.au
www.artisanarchitects.com.au

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Prepared for:
DEPARTMENT OF TRANSPORT, PLANNING AND LOCAL INFRASTRUCTURE
1 Spring Street,
Melbourne VIC 3000
GPO Box 2392, Melbourne VIC 3001

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1.1 Urban Context

SUBJECT SITE

MELBOURNE CBD - 3 KM FROM SITE

PORT PHILIP BAY
3.3 KM FROM SITE
Pre Design/Site Analysis

BUSINESS PARK/
LORIMER PLACE

MIRVAC'S YARRA EDGE

MAB NEWQUAY

VICTORIA HARBOUR

POINT PARK

TOYOTA AUSTRALIA

LEND LEASE VICTORIA HARBOUR

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1.2 Site Aerial Photograph

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1.3 Site Arterial Map

- SUBJECT SITE
- PARKS, RESERVE
- ROAD
- CITY LINK
- VICROADS - DEDICATED CYCLING PATH
- VICROADS - BICYCLE FRIENDLY ROAD

BUS ROUTE 237, 238
BUS ROUTE 232 EXP
1.4 Fishermans Bend Strategic Framework Plan

- **SUBJECT SITE**
- **PROPOSED LOCAL RECREATIONAL OPEN SPACE**
- **PROPOSED NEIGHBOURHOOD OPEN SPACE**
- **EXISTING ROAD**
- **NEW STREET 22m (vehicular access, dedicated cycle lanes)**
- **WEST GATE FREEWAY / PRINCES HIGHWAY**
- **POTENTIAL STRATEGIC CYCLING CORRIDOR**
- **CIVIC BOULEVARD (high frequency public transport)**
- **TRAM & BUS NETWORK (end of first decade)**

Map showing locations such as Business Park/Lorimer Place, Mab Newquay, Victoria Harbour, Point Park, Toyota Australia, and others.
1.6 Site Photos

1. View down Turner Street looking East.
2. View down Turner Street looking West.
3. View from Lorimer Street looking East.
4. View down Ingles Street looking North East.
5. View of corner of site at Ingles and Turner Street roundabout.
1.7 Zoning and Overlays

Planning Zone

Planning Overlays

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1.8 Planning Overlays

Areas of Aboriginal Cultural Heritage Sensitivity

This property is suitable, or is affected by, one or more areas of cultural heritage sensitivity as described in the Aboriginal Heritage Regulations 2007.

The data provides indicative information about the location and extent of areas of Aboriginal cultural heritage sensitivity and is provided to assist with the decision about the potential need to prepare a Cultural Heritage Management Plan in relation to proposed activities on the property.

For further information about whether a Cultural Heritage Management Plan is required go to [Aboriginal Heritage Planning Tool](https://www.heritage.vic.gov.au/plan).

To find out if your property has any recorded Aboriginal cultural heritage places, such as sacred trees, occupation sites or places of burial, you can request information from the Victorian Aboriginal Heritage Register.

Find out more about the [Victorian Aboriginal Heritage Register](https://www.heritage.vic.gov.au/where-it-stands/victorian-aboriginal-heritage-register).
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1.9 Fishermans Bend Strategic Framework Plan
Lorimer Precinct Masterplan

Note: Street widths are schematic; please refer to appendix for further detail. Laneways and through-links to be provided as per design guidance.
1.10 Site Opportunities and Constraints
(based on Fishermans Bend Strategic Framework Plan - Lorimer Precinct Masterplan)

OPPORTUNITIES

01 Potential vehicular access to the site via Ingles Street.

02 Proposed vehicular paths and public open space allocation within site aligned with Fishermans Bend SFP - Lorimer Precinct masterplan.

03 Cafés, retail, and recreational amenities are within walking distance via Lorimer Street Northeast of subject site.

04 No issues of overlooking residential private open spaces in the immediate area due to the current commercial and industrial tenancies.

05 Views to Melbourne CBD, Port Phillip Bay, and Albert Park could potentially be achieved in the upper level apartments.

06 Potential pedestrian access to waterfront.

CONSTRAINTS

07 Potential noise pollution from the close proximity to major arterial roads; Citylink Tollway and Princes Highway.

08 Lack of existing public transport infrastructure.
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2.0 Master Site Plan

1. New 22-metre Road by the City of Melbourne
2. New 12-metre Road by the City of Melbourne - shared with adjoining properties to the west
3. New Public Piazza by the City of Melbourne (as new Neighbourhood Open Space)
4. New Local Recreational Open Space (by the City of Melbourne)
5. New Neighbourhood Open Space (by the City of Melbourne)
2.1 Design Response - Ground Floor

1. Pedestrian access to residential apartments.
2. Pedestrian access to SOHO and residential apartments on Podium levels.
3. Pedestrian access to retail tenancies on ground level.
5. Commercial and retail spaces at street level will promote street activation to both Ingles and Turner Streets, and new road and laneway.
6. Ground floor retail and SOHO up to level three to promote street activation, active frontage, and passive surveillance.
7. A new active neighbourhood laneway introduced to provide direct access across the site from north to south.
8. A new urban piazza introduced to provide a sunny open outdoor space for residents and the public.
9. New atria introduced to provide covered retail and community spaces for residents and public with adequate pedestrian wind comfort.
10. Community and/or mixed use space on ground floor up to level five will promote active frontage as a landmark to the corner of Ingles and Turner Streets, and respond directly to the intended Local Recreational Open Space.

SUBJECT SITE

- Pedestrian wind comfort.
2.2 Design Response Plan - Level 07 Podium

1. Six level podium is used to create an urban edge and a visual separation between the pedestrian experience and the tower forms.

2. Gym and terrace recreation area introduced to take advantage of the northern orientation and views to the water.

3. Covered walkway between communal facilities shared between accommodation towers.

4. Large terraces introduced to Level 7 apartments to maximize the benefit of the podium level.

5. Communal garden allotments occupy perimeter terrace for greater resident involvement with gardening and building ownership.
2.3 Design Response - From Level 08

1. Towers oriented to ensure optimum number of apartments have opportunity of a water view.
2. Towers oriented to ensure maximum solar access.
3. Vertical circulation and service cores positioned south within building footprint to prioritise resident occupancy and sunlight and view amenities.
4. No apartments with south-facing living spaces.
2.4 Design Response - Tower Setbacks

1. Minimum 5m setback of towers from podium.
2. Minimum 20m setbacks between Building Towers 2, 3, 4 and 5.
2.5 Ground Floor Activation

SUBJECT SITE

- Carpark Entry/Exit
- Public Space - City of Melbourne’s responsibility
- Retail Tenancy
- Community / Public / Mixed-use Tenancy
- Tower & Podium Apartment Entry Lobbies
- SoHo Entry Lobbies
- Community / Public / Mixed-use Tenancy
- Retail Tenancy
- Carpark Entry/Exit

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2.6 Ground Floor Public Activation
Piazza, Laneway & Atrium

- Landscaped Public Piazza by the responsible authority
- Laneway - Owner’s responsibility
- Atrium with public access - Owner’s responsibility

Landscaped Public Piazza - with a northern solar access
2.7 Ground Floor Activation

Laneway

SUBJECT SITE

- Laneay
- Covered walkway
- Retail
- Apartment Entry lobby
- SOHO Entry lobby

<table>
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<tr>
<th>TURNER STREET</th>
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PORT MELBOURNE, VIC

PROPOSED MIXED USE DEVELOPMENT

351 INGLES STREET,

TP01 MASTER PLAN GROUND LEVEL 1

- 1:300
- 10135
- TM

JAN 2016

TP01

MAJORCA BUILDING
2.9 Design Response - Staging

The proposed masterplan envisages construction in either overall or staged development - each building is conceived as a self-sufficient standalone tower and podium that can be realised collectively or independently.
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2.10 Design Massing

- Apartments
- Residential Communal / Private Terraces
- SOHO Apartments
- Community Hub / Library
- Retail
- Fisherman's Bend Strategic Framework
  - Proposed Local Recreational Open Space
- Fisherman's Bend Strategic Framework
  - Proposed Neighbourhood Open Space

*Shadow at 2pm Equinox (September 22nd)