

City of Port Phillip
Advertised Plan 1 of 70

HOTEL & RESIDENCES

448 ST KILDA ROAD

PLANNING SUBMISSION REPORT:
URBAN CONTEXT AND DESIGN RESPONSE

DATE	AMENDMENT	REV
18 Nov 2021	Draft	A
23 Nov 2021	Draft	B
26 Nov 2021	For Planning Submission	C
03 March 2022	For Planning Submission	D

Kerry Hill Architects

RICHARD PIPER
PORT PHILLIP PLANNING DEPARTMENT
Date Received: 29/04/2022

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1 INTRODUCTION

- 1.1 The Vision
- 1.2 Site Details
- 1.3 Project Details
- 1.4 Project Team



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448 ST KILDA ROAD

1 INTRODUCTION

This report has been prepared by Kerry Hill Architects on behalf of Orchard Piper, to describe the proposed development of Hotel and Residences at 448 St Kilda Road, Melbourne.

1.1 THE VISION

This project proposes a mixed-use development with 10 floors of high quality residential apartments above 6 floors of hotel rooms. A lively mix of commercial functions at the base of the building engages with the St Kilda Road streetscape and brings a generous new landscape presence to Queens Lane.

The elegantly proportioned bluestone facade seeks to be a calm, dignified and distinctly Melburnian addition to the architecture of St Kilda Road, whilst at the same time taking full advantage of the magnificent views that the site offers.

1.2 SITE DETAILS

SITE ADDRESS
448 St Kilda Road, Melbourne VIC 3004

TOTAL SITE AREA
2323 m²

EXISTING SITE USE
The site is currently occupied by The Carter Building, a 6 storey office building.

1.3 PROJECT DETAILS

The proposed development includes (NSA / NLA):

55 Private Residences:	9,765 m ²
108 Hotel Rooms:	3,961 m ²
Mezzanine Restaurant / Bar	278 m ²
Street Level Cafe	148 m ²
Fitness Zone	487 m ²
Wellness Spa	473 m ²
Conference Zone	212 m ²
Car parking	117 bays (98 Residential, 19 Hotel)
Bicycle Spaces	78 bays

Aerial Photography: Lensaloft



ORCHARD PIPER - HUNTINGTOWER ROAD, MELBOURNE



ORCHARD PIPER - MATHOURA ROAD, MELBOURNE



KERRY HILL ARCHITECTS - COMO, THE TREASURY, PERTH



KERRY HILL ARCHITECTS - AMANYANGYUN, SHANGHAI

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1 INTRODUCTION

1.4 PROJECT TEAM

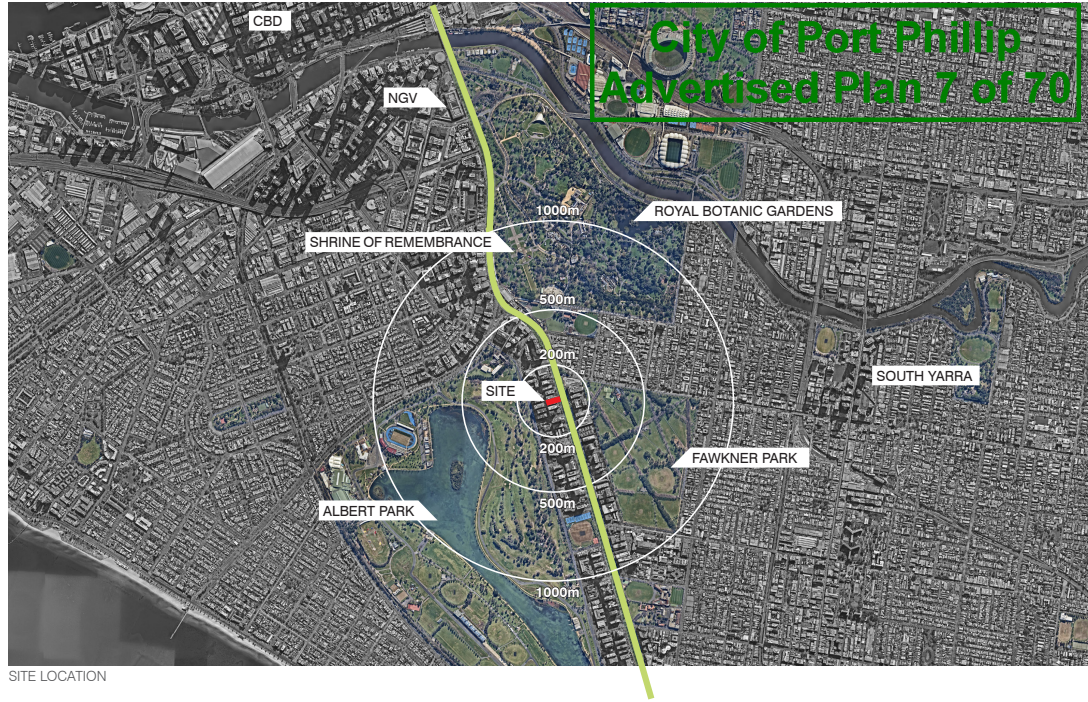
Client
Lead Architect
Lead Interior Designer
Local Architect
Planning Consultant
Landscape Design
Hotel Consultant
Spa Consultant
Branding Consultant
Structural Engineer
MEP Engineer
Facade Consultant
ESD Consultant
Acoustics Consultant
Fire Engineer
Wind Engineer
Building Surveyor
Land Surveyor
Accessibility Consultant
Waste Management Consultant
Traffic Management
Quantity Surveyor

Orchard Piper
Kerry Hill Architects
Kerry Hill Architects
APA Architecture and Interiors
Contour Consultants
Dangar Barin Smith
Minett Prime Square
Spa Wellness Consulting
Studio Ongarato
The O'Neill Group
The O'Neill Group
BGE Facades
Ark Resources
Acoustic Logic
Omni
Mel Consultants
BSGM
Veris
Equal Access
Traffix
Traffix
WT Partnership

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2 THE SITE

- 2.1 City Context
- 2.2 Local Context
- 2.3 Existing Streetscape
- 2.4 Site Photos
- 2.5 Historical References



SITE LOCATION



SHRINE OF REMEMBRANCE



ST KILDA ROAD ILLUMINATION



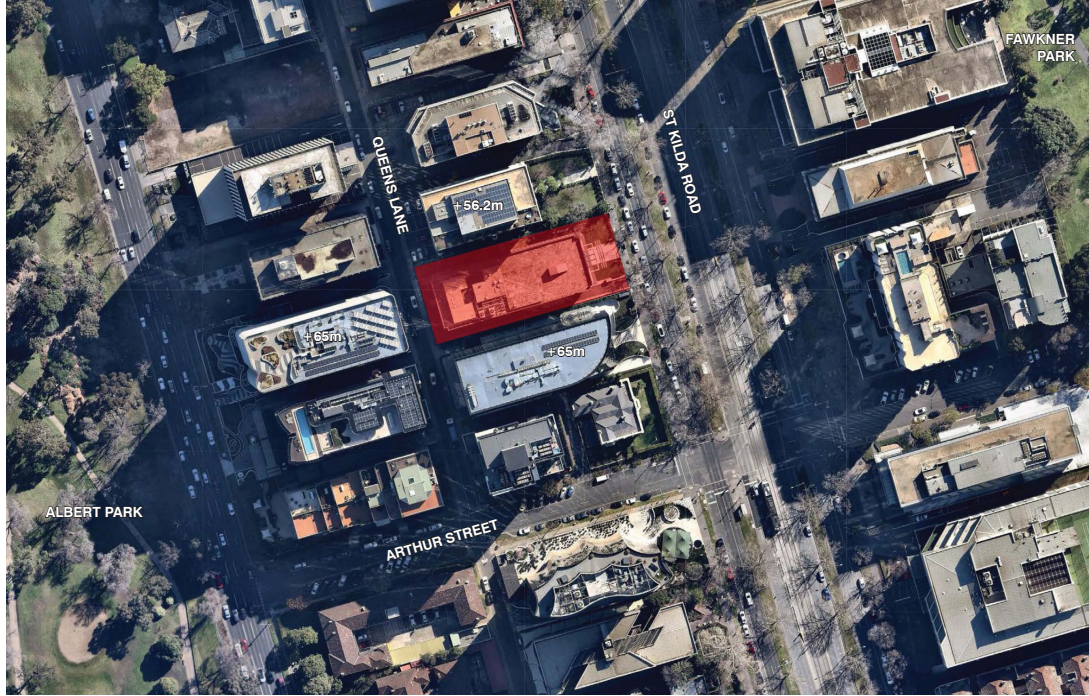
ROYAL BOTANIC GARDENS

2 THE SITE

2.1 CITY CONTEXT

St Kilda Road is a wide, tree-lined boulevard leading south from Melbourne city centre towards St Kilda and beyond. The site is located towards the northern end of St Kilda Road where the urban grain is tightly bounded by the green spaces of Albert Park, Fawkner Park and the Royal Botanic Gardens. The Shrine of Remembrance is the focal point of the view looking north along the urban axis.

The site is well served by public transport, with trams running up and down the centre of St Kilda Road, multiple bus routes and the future Anzac Metro Station within comfortable 10 minute walking distance.



SITE IN CONTEXT

2 THE SITE

2.2 LOCAL CONTEXT

The site is bounded by St Kilda Road to the east, Queens Lane to the west, with multi-storey residences on adjacent lots to north and south. The green spaces of Fawkner Park, Albert Park and the Botanical Gardens are nearby and will be visible from the upper floors of the new building.

With a depth of 76m and a width of street frontage of 30.5m the dimensions of the lot are typical for this part of St Kilda Road. However the site benefits from particularly good view opportunities due to the fact that its neighbour to the north does not fully utilize the allowable build volume, with a setback of 24.8m from St Kilda Road.

The wide boulevard of St Kilda Road is lined with London Plane Trees which afford summer shade to the public realm and provide privacy and a green setting to spaces in the lower levels of the building. The quality of engagement of the existing buildings with the streetscape is inconsistent, with opportunities for activation often missed due to prioritisation of vehicular space, impermeable facades or uninviting level changes.

Queens lane currently has the feel of a service road characterised by consistently hard surfaces, loading bays, utilities, parking and other 'back-of-house' functions. Some newer developments have begun to introduce more activation in the form of small cafes and greater transparency.

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CARTER BUILDING ON ST KILDA ROAD



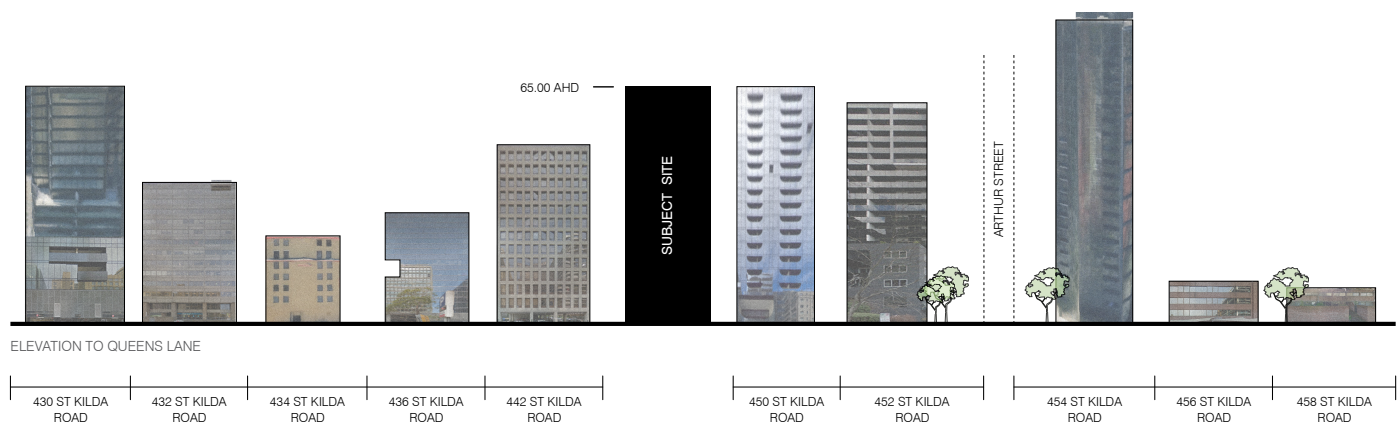
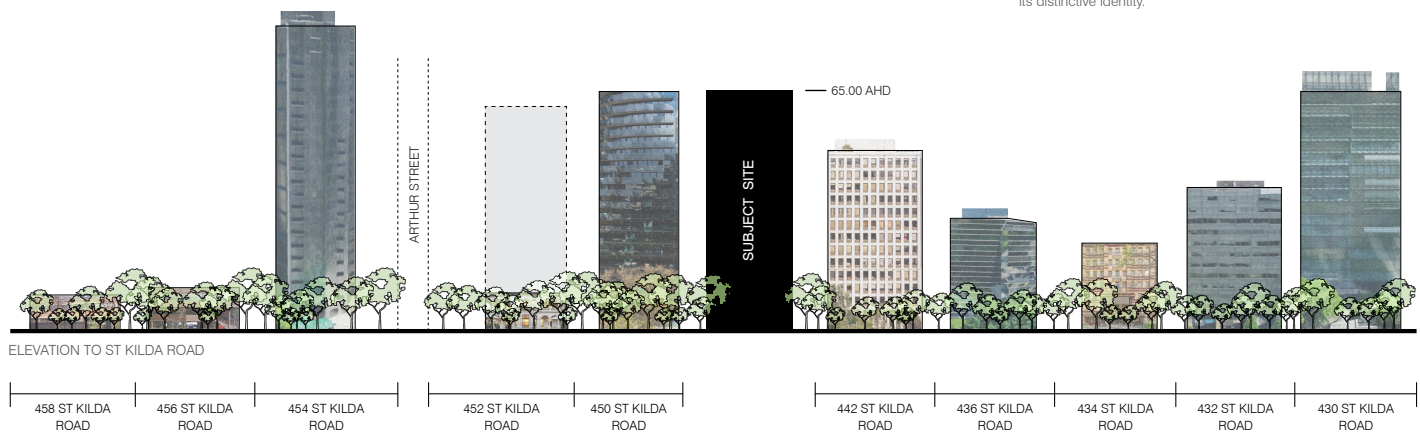
CARTER BUILDING ON QUEENS LANE

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2 THE SITE

2.3 EXISTING STREETScape

The elevations of St Kilda Road and Queens Lane present a disparate collection of architectural styles and materials. A number of recent buildings stand out with dark reflective glass and smooth unarticulated surfaces. The tree canopy along the boulevard plays an important role in binding together this varied architecture and giving the street its distinctive identity.



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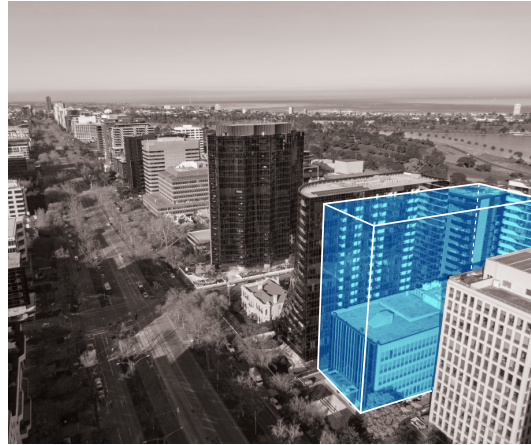
2 THE SITE

2.4 SITE PHOTOS

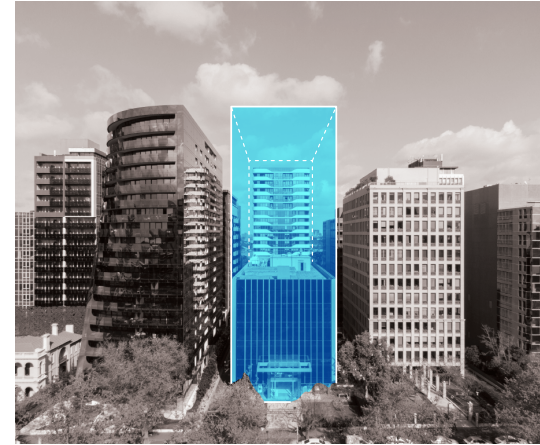
Approximate permitted building envelope indicated



VIEW FROM WEST



VIEW FROM NORTH



450 448 ST KILDA ROAD (CARTER BUILDING) 442



CBD SHRINE RBG SOUTH YARRA FAWKNER PARK



ALBERT PARK CBD 442 ST KILDA ROAD RBG



PORT PHILLIP ALBERT PARK 12 QUEENS LANE



SOUTH YARRA 450 ST KILDA ROAD ALBERT PARK

2 THE SITE

2.4 SITE PHOTOS

Drone photography shows the potential vistas from the top floor of the proposed building.

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ST KILDA ROAD 1930



OFFINGTON, RESIDENCE OF EDWARD HENTY, ST KILDA ROAD



VICTORIA BARRACKS

2 THE SITE

2.5 HISTORICAL REFERENCES

St Kilda Road in its present form as a grand, tree-lined boulevard dates from 1859. The earliest notable buildings were bluestone institutions such as the Victoria Barracks and Melbourne Grammar School, soon followed by the large mansions of Melbourne's most influential families which were set in composed landscape gardens. The Shrine of Remembrance was completed in 1934, making St Kilda Road an important ceremonial thoroughfare and 1968 the National Gallery of Victoria added a major cultural destination. From the 1950s the two-storey mansions began to give way to office towers. In recent years multi-storey residential developments have brought new life to the neighbourhood.

From these historical references we draw three key observations that will inform a contemporary architectural solution with a strong sense of belonging to St Kilda Road:

LANDSCAPE

The landscape setting, derived from the former mansion gardens and the tree canopy of the boulevard, is the key attribute of St Kilda Road. The new building should embrace and reinforce this landscape quality.

FACADE DEPTH

The architecture of the 19th century mansions is characterised by verticality, depth and a play of shadow that comes from the balconies and verandahs facing St Kilda Road.

BLUESTONE

Bluestone is a material that is strongly associated with Melbourne. It has historically been used in some of the most significant buildings along St Kilda Road.

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NATIONAL GALLERY OF VICTORIA

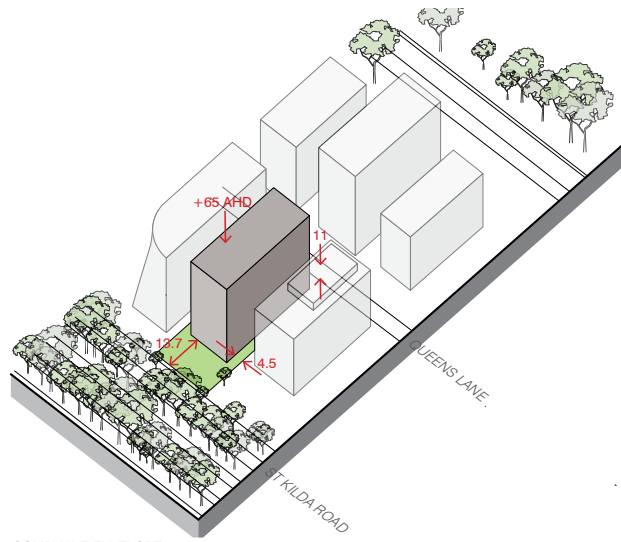
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3 PLANNING CONSIDERATIONS

- 3.1 CoPP Planning Scheme Objectives
- 3.2 Permitted Built Envelope



SBO FLOOD RISK AREA



COMPLIANT ENVELOPE

3 PLANNING CONSIDERATIONS

3.1 CITY OF PORT PHILLIP PLANNING SCHEME OBJECTIVES

Please refer to the Town Planning Report by Contour Consultants, (Appendix B).

The site is affected by the following overlays:

SPECIAL BUILDING OVERLAY

The Special Building Overlay identifies urban land which is prone to flooding. The applicable flood level is AHD +4.9m, just touching upon the southwest corner of the site.

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 13 (SHRINE VISTA)

The height of buildings or works must comply with the Shrine Vista Height Control contained within the *Shrine of Remembrance Controls, April 2014*.

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 26-5A (DDO26)

DDO26 relates to the St Kilda Road North Precinct and includes several objectives aimed at preserving the landscape character of St Kilda Road, enhancing the public realm and providing a high level of amenity to building occupants.

3.2 PERMITTED BUILT ENVELOPE

HEIGHT LIMIT	65.0m AHD
SETBACK FROM ST KILDA ROAD	13.7m
SETBACK FROM COMMON BOUNDARIES	4.5m
SETBACK FROM QUEENS LANE	5m above height of 11m

Development fronting and abutting Queens Lane should (discretionary): be built to the Queens Lane boundary and, within 5 metres of Queens lane, should not exceed a height of 11m.

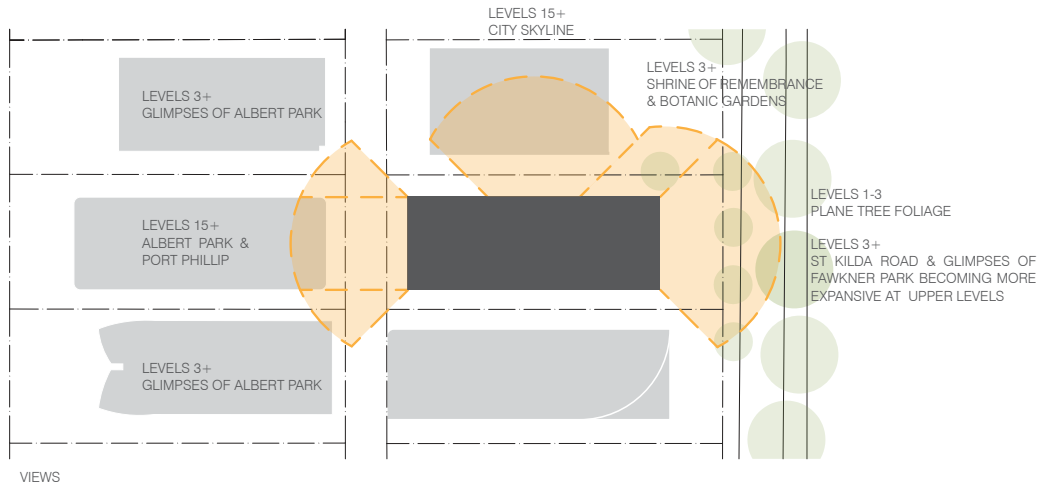
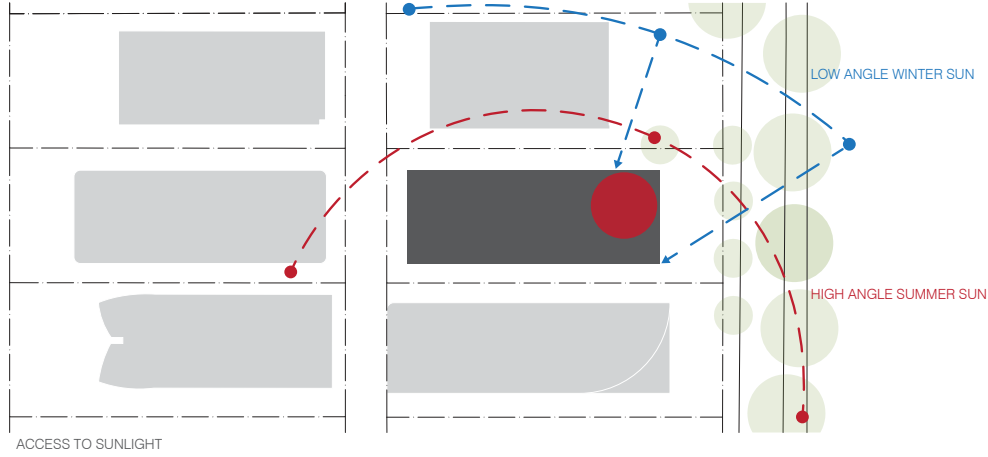
Potentially permitted within the setbacks per Clause 4 are: verandahs, architectural features, shelters, sunshades, art works, outdoor furniture, fences and basements which do not exceed the height of ground level. Balconies within the front setback and seating at ground level.

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4 DESIGN RESPONSE

- 4.1 Daylight and Views
- 4.2 Floorplate Zoning
- 4.3 Massing and Form
- 4.4 Layered Landscape
- 4.5 Facade Activation
- 4.6 Materiality and Facade
- 4.7 Sectional Arrangement
- 4.8 Ground Floor Connectivity
- 4.9 Streetscape Activation
- 4.10 Ground Floor: Reception, Gym and Cafe
- 4.11 Mezzanine: Restaurant and Staff Areas
- 4.12 Lower Ground: Spa, Pool and Conference
- 4.13 Levels 2-7: Hotel Rooms
- 4.14 Levels 8-17: Residences
- 4.15 Basement Levels
- 4.16 Elevations
- 4.17 Proposed Setback Encroachment
- 4.18 Shadow Diagrams



4 DESIGN RESPONSE

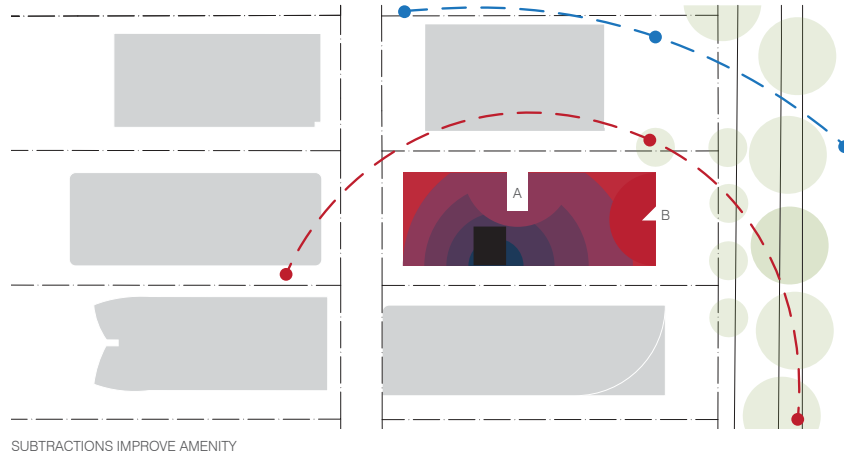
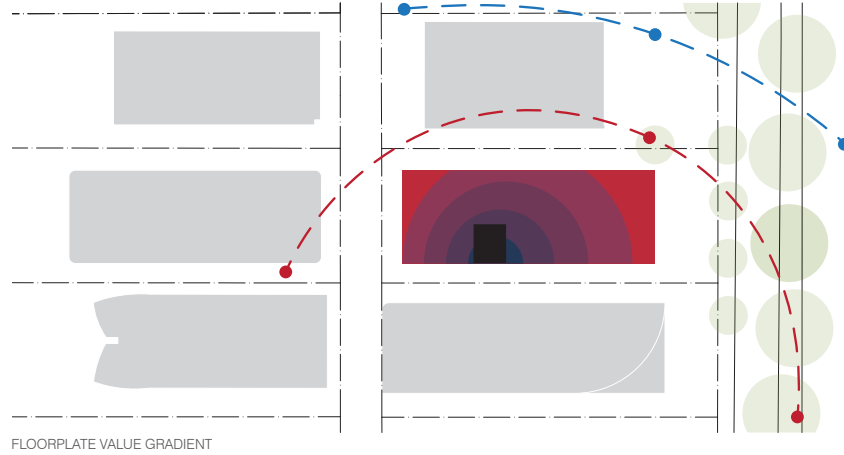
4.1 SUNLIGHT AND VIEWS

Access to sunlight and views is a key consideration in ensuring the best possible comfort and experience for building occupants.

The premium views at the lower levels of the building are into the tree canopy along St Kilda Road making this the natural location for key public spaces.

Long views towards the Royal Botanic Gardens are available at all levels from the east and northeastern part of the floorplate, which is also the zone with best access to winter sun. Narrow framed views of Albert Park available from the western corners. Panoramic views to east, north and west open up from the 15th floor upwards.

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4 DESIGN RESPONSE

4.2 FLOORPLATE ZONING

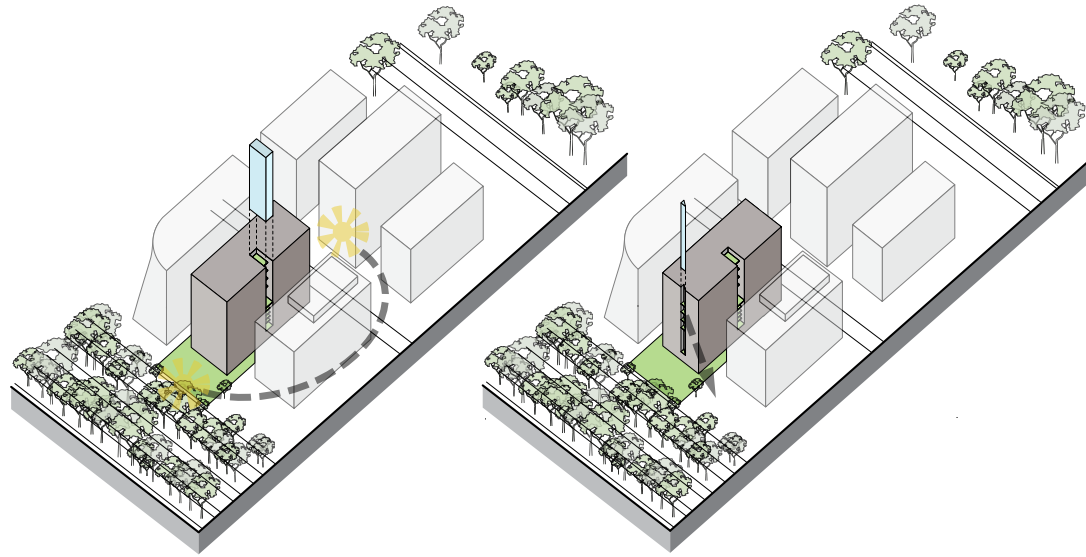
The analysis of winter sun and views generates a 'value gradient' on the potential floorplate. The most desirable space is located in the northeastern zone with the least desirable in the southern central part of the floorplate.

The optimum location for the vertical circulation core is within the less desirable area of floorplate with the least access to sunlight and views.

The amenity of the floorplate is enhanced by strategic subtractions which:

- A. Improve access to sunlight, ventilation and view in the centre of the plan
- B. Increase availability of the premium view looking north up St Kilda Road

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SUBTRACTION 1 - SKY GARDENS

SUBTRACTION 2 - ST KILDA ROAD ELEVATION



VIEW WITH SKY GARDEN



SUBTRACTION 2 OPENS OBLIQUE VIEWS TOWARDS THE SHRINE

4 DESIGN RESPONSE

4.3 MASSING AND FORM

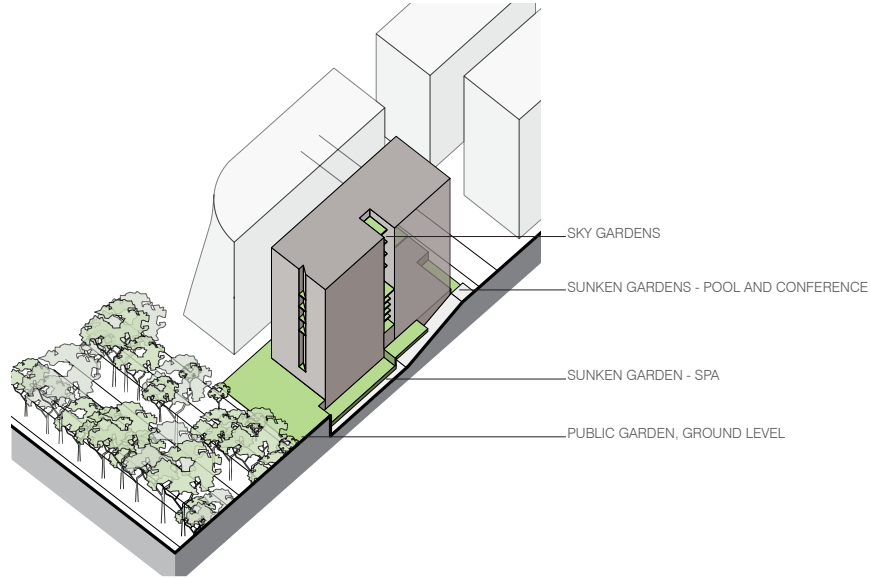
SUBTRACTION 1 enables the creation of sky gardens on the northern elevation. This makes it viable to offer smaller apartment units in central part of the floorplate which can have a view of landscape, capture some winter sun and benefit from cross-ventilation through two facades.

This subtraction also brings daylight to corridors and lift lobbies fulfilling an important BADS objective.

SUBTRACTION 2 gives units located on the southeastern corner of the building access to the prime view northwards towards the Shrine of Remembrance.

Importantly this subtraction also articulates the building mass helping to compose an elegantly proportioned elevation towards St Kilda Road.

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LAYERED LANDSCAPE



SUNKEN GARDEN. (KERRY HILL ARCHITECTS, YANGYUN VILLAGE, SHANGHAI)

4 DESIGN RESPONSE

4.4 LAYERED LANDSCAPE

Vehicular space outside of the building footprint is minimised in order to maximise opportunities for landscape.

Landscape opportunities are created at all levels of the building, including three sunken gardens that bring a green outlook, natural ventilation and daylight to the major spaces at the lower ground level. The sunken garden to the swimming pool brings much-needed greenery to Queens Lane.

The design provides for a deep soil zone to support large canopy trees and a composed landscape within the St Kilda Road setback.

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ST KILDA ROAD ELEVATION

4 DESIGN RESPONSE

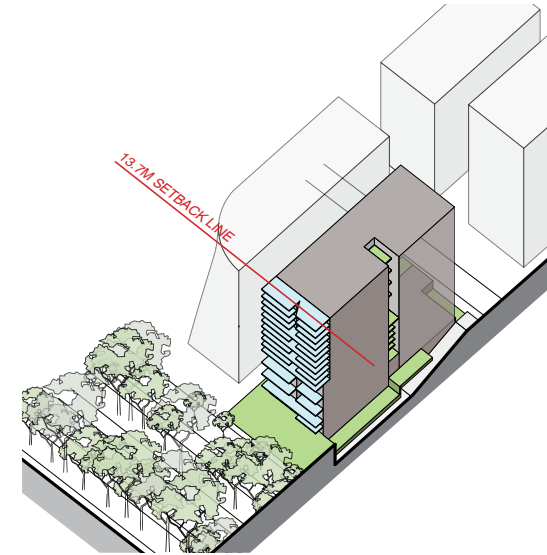
4.5 FACADE ACTIVATION

Balconies of residences, hotel suites and the restaurant verandah towards St Kilda Road form an inhabited bluestone brise-soleil. These balconies are formed by further subtraction from the building mass as well as by extension into the St Kilda Road Setback (following the precedent of the neighbouring building to the south).

The articulation and play of shadow from the balconies will animate the facade at a variety of scales and subtly recall the architecture of the grand St Kilda Road mansions.

For a detailed analysis and justification for the proposed setback encroachment please refer to part 4.17.

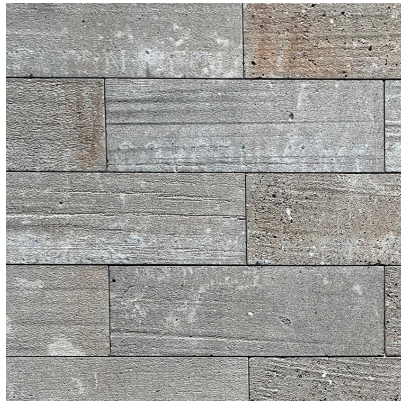
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FACADE ACTIVATION



BLUESTONE SAMPLES SHOWING VARIETY OF FINISHES



SAW-CUT BLUESTONE AT THE NGV



REFLECTIVE WATER



CHISELLED BLUESTONE



REFINED METALWORK

4 DESIGN RESPONSE

4.6 MATERIALITY

A limited palette of materials will be used, with visual interest provided by the inherent material qualities, enhanced by the orchestration of texture, shadow and refined detailing.

The predominant material will be locally-sourced Bluestone, used as a cladding and paving. A saw-cut finish, as used at the NGV, accentuates the natural variation and warm tones within the grey volcanic stone.

To properly celebrate the material quality of Bluestone it is essential that the facade is given three-dimensional depth and a sense of gravity and permanence.

A reflective surface of water in front of the building will bring together the colours of stone, sky and foliage on the ground plane.

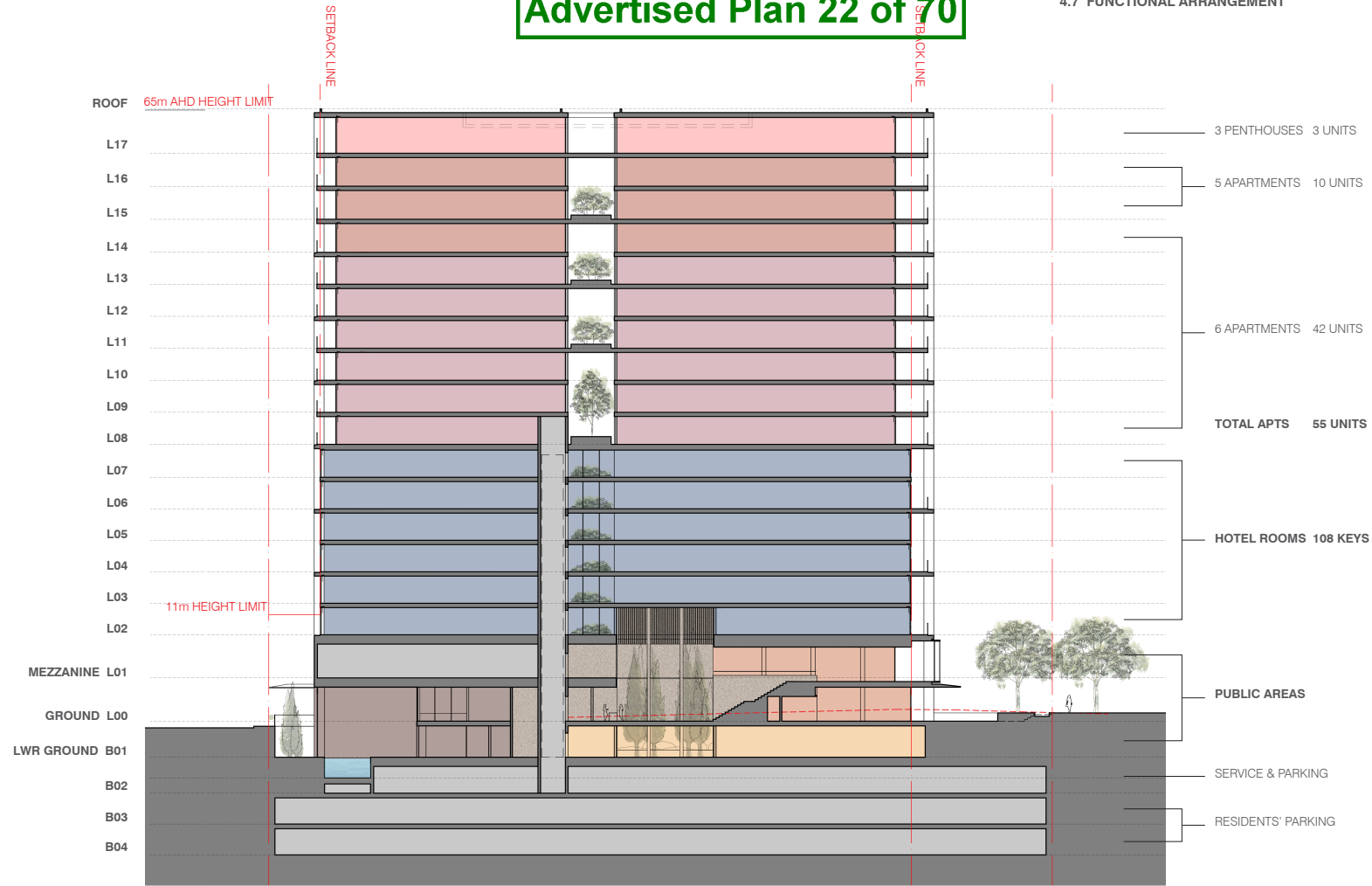
Focal points at the public levels of the building, including the restaurant verandah, cafe canopy and porte-cochere, will be articulated in metalwork as a precise and delicate counterpoint to the robustness of the bluestone volume.

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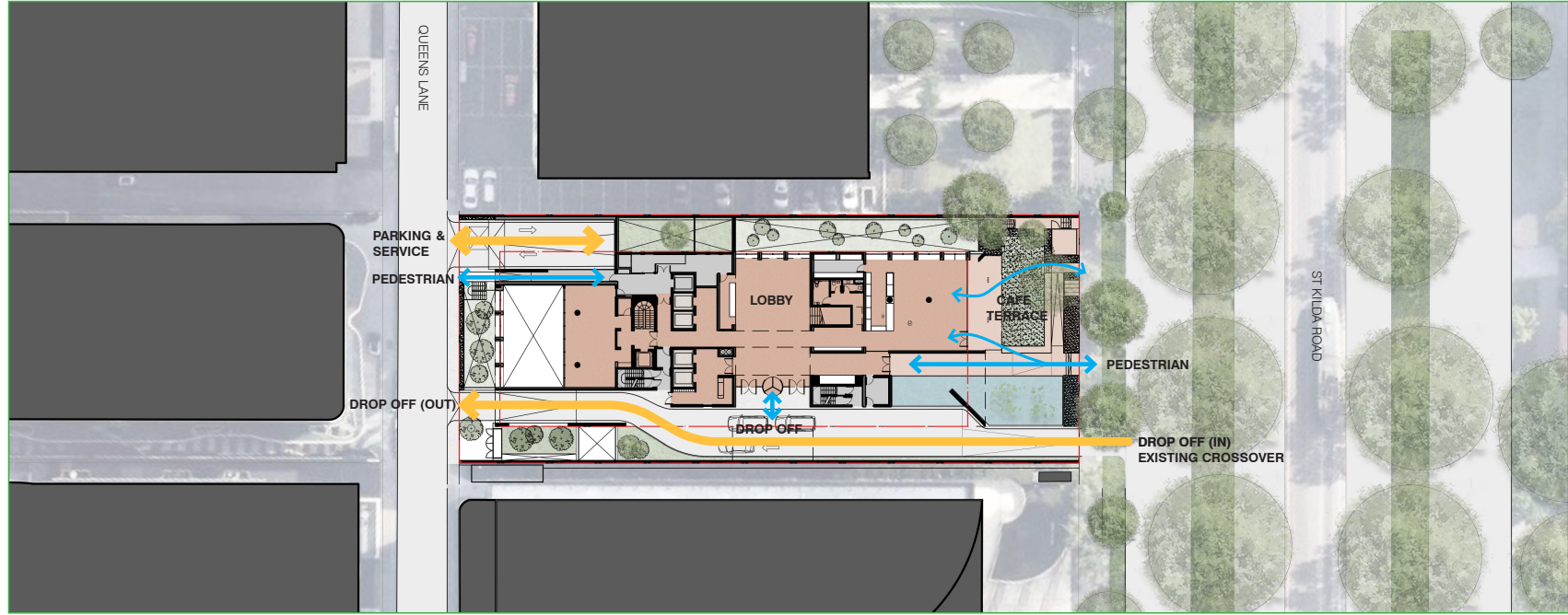
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4 DESIGN RESPONSE

4.7 FUNCTIONAL ARRANGEMENT



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4 DESIGN RESPONSE

4.8 GROUND LEVEL CONNECTIVITY

The pedestrian arrival experience is prioritized, with architecture and landscape creating a strong sense of entry from St Kilda Road. The level change between St Kilda Road and the ground floor has been kept to a minimum to ensure that this arrival experience is accessible to all.

The landscape and cafe terrace is designed to be active and permeable towards the boulevard, inviting pedestrian access and community interaction.

Loading, service areas and electrical substation have been located in the basement ensuring that the Queens Lane frontage is also a safe and attractive pedestrian space. A secondary pedestrian entrance is provided here.

A discrete vehicular drop-off is located on the south side of the building, taking advantage of the existing crossover from St Kilda Road.