



ARCHITECTURAL INVESTIGATION REPORT

18 AUGUST, 2017

1136 - 1138 NEPEAN HIGHWAY, HIGHETT
GASWORKS

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0.00 Introduction

THIS ARCHITECTURAL INVESTIGATION REPORT HAS BEEN PREPARED TO DETERMINE THE DEVELOPMENT CAPABILITIES OF THE SITE AND CAPITALISE ON ITS STRATEGIC DEVELOPMENT OPPORTUNITIES. THE REPORT IDENTIFIES INCREASED RESIDENTIAL DEVELOPMENT BEING ACCOMMODATED ON THE LAND AND PROVIDES A SITE RESPONSIVE DESIGN TO THE SITE'S EXISTING FEATURES AND SURROUNDING CONTEXT. THIS REPORT IS INDICATIVE ONLY AND IS NOT NECESSARILY WHAT WILL OCCUR ON THE SITE.

PLEASE NOTE THIS DOCUMENT IS INTENDED TO BE READ IN CONJUNCTION WITH THE PLANNING REPORT PREPARED BY MEINHARDT AND THE TRAFFIC REPORT PREPARED BY TRAFFIX.

THE FOLLOWING DOCUMENT WILL COVER:

- SITE OPPORTUNITIES & CONSTRAINTS
- LOCAL HEIGHTS & INTERFACE DESIGN
- PEDESTRIAN FLOW
- TRAFFIC FLOW
- OTHER SITE CONSIDERATIONS

SUBJECT SITE

1136 - 1138 Nepean Highway
Highett - "Gasworks"

DATE

18th August 2017

01.01 Site Location



01.02 Site Photos



01



02



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04



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01.02 Site Photos



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1140 NEPEAN HWY - MOORABBIN JUSTICE CENTRE



1142 NEPEAN HWY



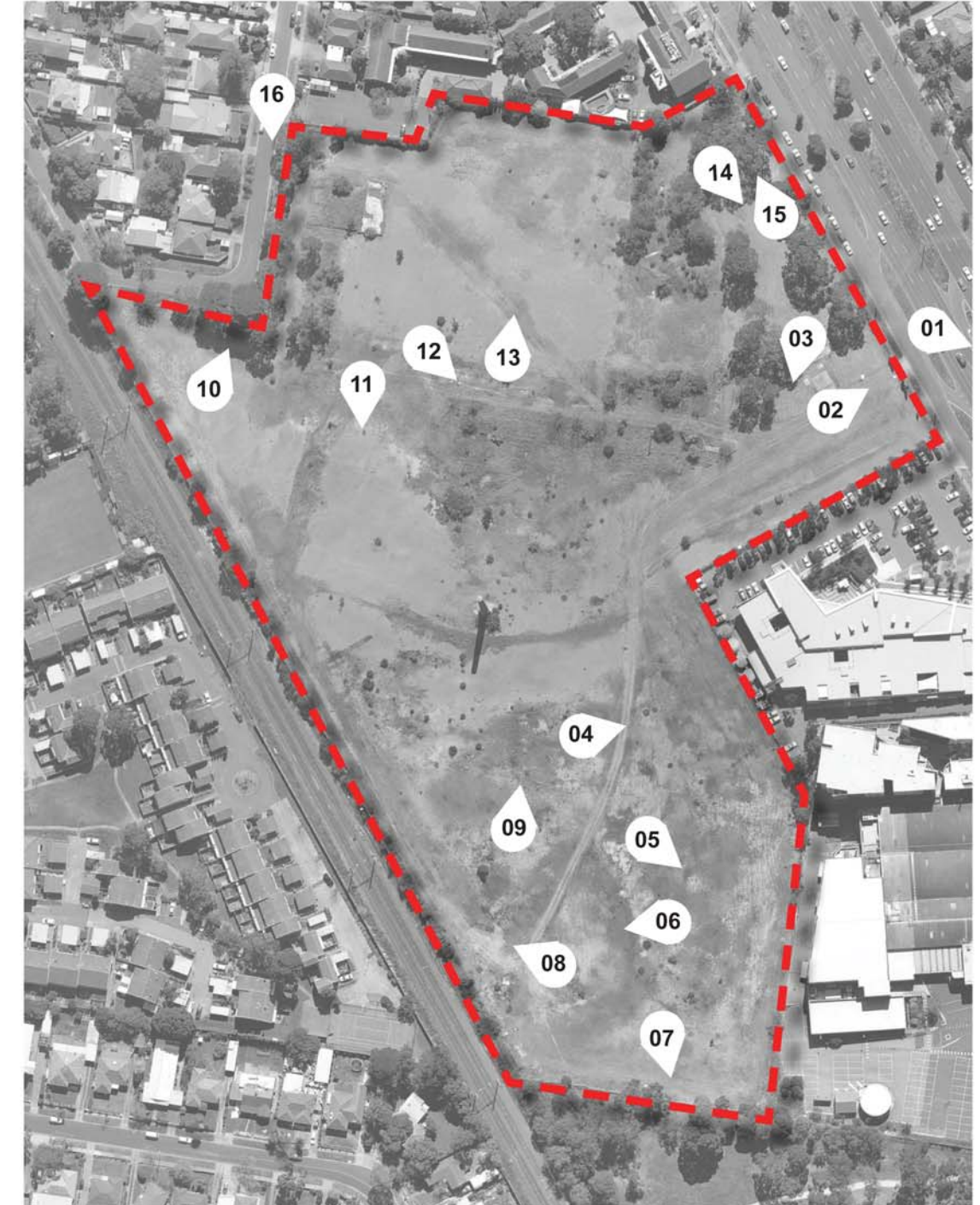
1144 - 1146 NEPEAN HWY



1148 NEPEAN HWY



1132 - 1134 NEPEAN HWY - THE BUCKINGHAM HOTEL



01.03 Local Streetscape Heights

APPROACH TO SITE:

- THERE IS ALREADY A PRECEDENT FOR MULTI-STOREY DEVELOPMENTS IN THE AREA, WITH THE NEPEAN HIGHWAY BORDER ALREADY CARRYING 6 STOREYS THAT ARE DENSELY POPULATED.
- OUR DEVELOPMENT PROVIDES A SENSITIVE INTERFACE ON BOTH SIDES OF THE SITE.
- THE 6 STOREYS SET ON THE RAILWAY WILL HELP BUFFER SOUND.
- BOTH THE RAILWAY AND HIGHWAY ARE HEAVILY TREED, PROVIDING A MASK FOR THE MAIN BULK OF THE BUILDINGS.
- DESIGN BETWEEN NEW BUILDINGS PROVIDES FOR SEPARATE PEDESTRIAN AND VEHICLE MOVEMENT.
- THE NEW BUILDINGS FLANKING THE RAILWAY ACT AS AN ANCHOR AND THE CONNECTING PATHWAY PROVIDES GENEROUS PEDESTRIAN ACCESS TO THE KEY RESIDENTIAL PRECINCT.
- THE TWO STOREY PODIUM IN THE SOUTH EAST CORNER GIVES HUMAN SCALE AND ALLOWS FOR ACTIVATION OF PUBLIC SPACE.
- BUILDINGS ARE DESIGNED WITH LOWER SCALE TO THE NORTH, CREATING SPACES THAT WON'T BE OVERSHADOWED.
- HIGHER STOREYS TO THE EAST PROVIDE A SCREEN TO THE JUSTICE CENTRE AND CAR-PARK VIA THEIR SCALE.



01.04 Proposed Heights



Buildings labelled A - G
Storeys labelled 1 - 8

1136 -1138 NEPEAN HIGHWAY - HIGHETT
Site area - 63,300m²

14.11.14
TOWNHOUSES

Type	Levels	GFA	Total GFA	No. of Houses	Grand Total GFA
A	2	95	190	7	1,330
B	3	90	270	18	4,860
C	3	80	240	1	240
Total					6,430

PODIUM

Podium Townhouses	Levels	GFA	Total GFA
A	2	671	1,342
B	2	1,246	2,492
C	2	1,105	2,210
D	2	682	1,364
E	2	1,546	3,092
F	2	2,139	4,278
G	2	1,039	2,078
Total			16,856

Parking	Levels	GFA	Total GFA	/ 30m ² - (approx. spaces)
A	3	1,730	5,190	173
B	3	5,272	15,816	527
C	3	1,866	5,598	187
D	3	1,803	5,409	180
E	3	5,052	15,156	505
F	3	4,190	12,570	419
G	3	897	2,691	90
Totals		62,430	2,081	

TOWERS

Towers	Levels	GFA	Total GFA	85%
A	6	1,513	9,078	7,716
B1	8	1,635	13,080	11,118
B2	6	1,376	8,256	7,018
C	6	1,742	10,452	8,884
D	6	1,710	10,260	8,721
E1	6	2,194	13,164	11,189
E2	6	1,658	9,948	8,456
F1	8	921	7,368	6,263
F2	6	921	5,526	4,697
F3	8	1,800	14,400	12,240
G	6	1,282	7,692	6,538
Totals		109,224	92,840	

ROAD NETWORKS & AMENITIES

Road Networks	Type	GFA
	Vecular	7,488
	Bike	2,111
	Total	9,599

Green Open Space	Area	GFA
	P1	654
	P2	606
	P3	860
	P4	872
	P5	597
	Total	3,589

01.05 Height Rationales, Pedestrian Links

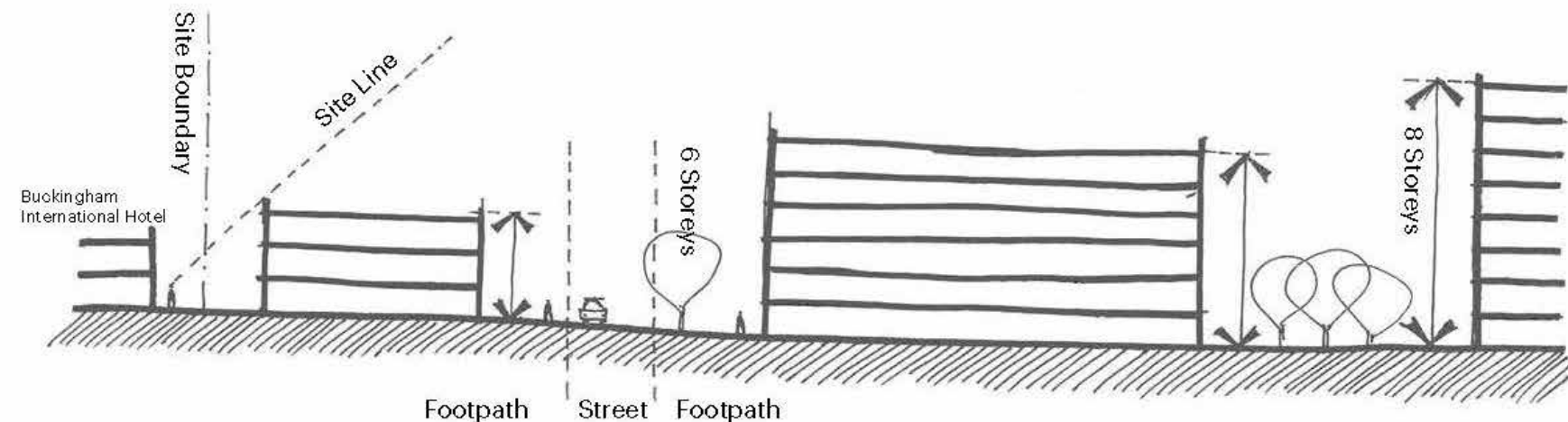
THE GAS WORKS SITE HAS A VARIETY OF KEY CONNECTIONS AROUND ITS PERIMETER. IT IS WITH THESE IN MIND THAT A RATIONALE HAS BEEN DEVELOPED IN ORDER TO DETERMINE APPROPRIATE BUILDING HEIGHTS FOR NEW DEVELOPMENT ACROSS THE SITE.

TO THE EAST IS THE NEPEAN HIGHWAY AND TO THE SOUTH EAST LIES THE MOORABBIN JUSTICE SERVICE CENTRE. THESE INTERFACES ARE ROBUST AND DENSELY POPULATED, WITH EXISTING DEVELOPMENTS SITTING HARD ON THE FOOTPATH AT A HEIGHT OF UP TO SIX (6) STOREYS.

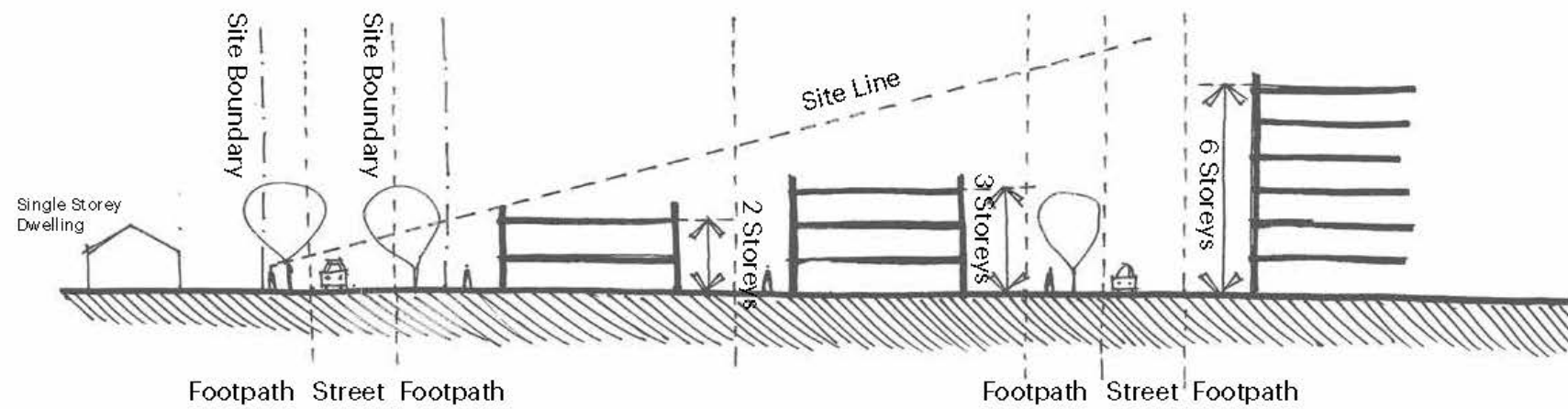
AN APPROPRIATE BUILDING HEIGHT TO THIS INTERFACE IS SIX (6) LEVELS, TO CONTINUE THE HEIGHT OF THE ADJACENT DEVELOPMENTS UP THE NEPEAN HIGHWAY. IN THE CREATION OF A NEW PEDESTRIAN-FRIENDLY PRECINCT, THE ANTICIPATED NEW DEVELOPMENT WILL PROVIDE A HARD EDGE TO THE REAR OF THE JUSTICE CENTRE CAR PARK AND SHIELD IT FROM THE COMMUNITY-DRIVEN HEART OF THE PRECINCT.

MOVING AROUND THE SITE TO THE SOUTH, THE PROPOSED PRECINCT PROVIDES PEDESTRIAN FRIENDLY LINKS THROUGH TO THE SIR WILLIAM FRY RESERVE, WITH THIS CONNECTION REACHING UP THROUGH THE SITE TO CONNECT INTO VIEW AND STATION STREETS, PROVIDING A QUIET, SAFE AND ACTIVATED CENTRAL BOULEVARD COMPLETELY SEPARATED FROM VEHICULAR TRAFFIC, WITH THE EXISTING CHIMNEY STACK AT ITS HEART.

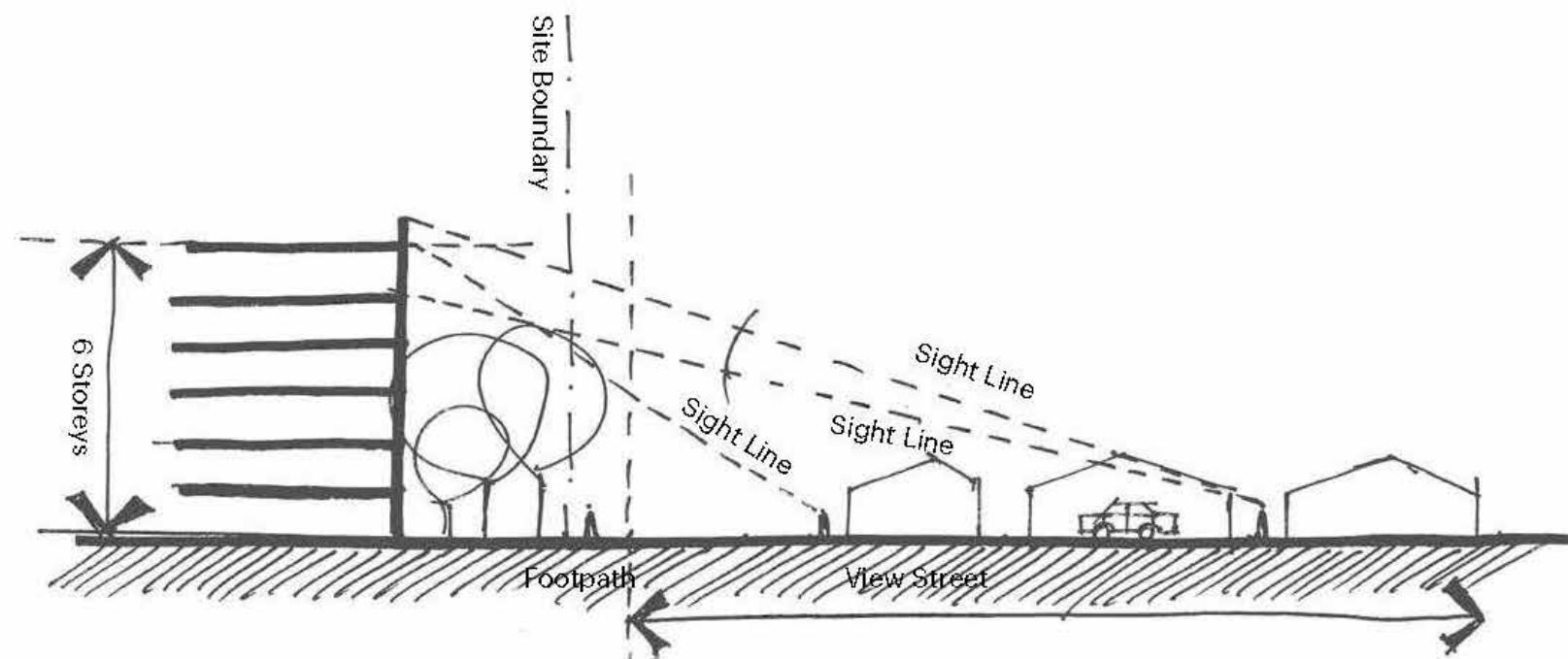
THE PEDESTRIAN BOULEVARD IS PROTECTED FROM NOISE FROM THE ADJACENT RAILWAY TO THE WEST, WITH THREE (3) LEVEL ACTIVATED PODIUMS SITTING BELOW RESIDENTIAL TOWERS WITH A COMBINED HEIGHT OF SIX (6) STOREYS. A NOISY INTERFACE BUT LESS SO THAN THE NEPEAN HIGHWAY, THE PODIUMS ALLOW FOR A SECONDARY PEDESTRIAN ROUTE ALONGSIDE THE RAILWAY TRACK AS AN ALTERNATIVE ROUTE TO / FROM THE STATION.



01.05 Height Rationales, Pedestrian Links

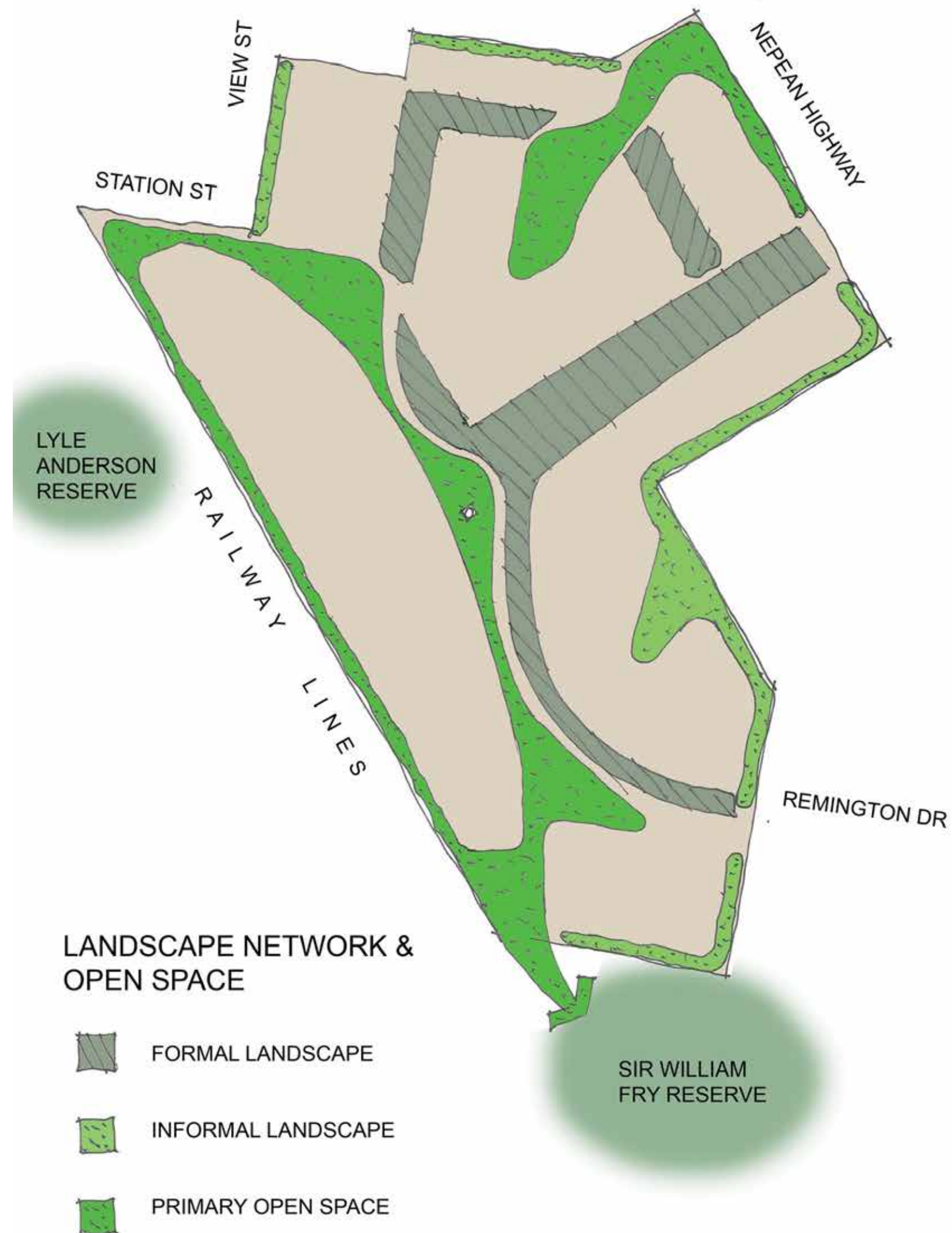


THE NORTHERN INTERFACE OF THE SITE INCLUDES SOME RESIDENTIAL DWELLINGS IN THE 'KNUCKLE' OF STATION AND VIEW STREETS, BEHIND A BANK OF WELL-ESTABLISHED TREES WHICH SIT APPROXIMATELY FOUR(4) TO FIVE(5) STOREYS IN HEIGHT. TO THE NORTH EAST, THE BEST WESTERN BUCKINGHAM INTERNATIONAL HOTEL SITS BETWEEN VIEW STREET AND THE NEPEAN HIGHWAY, OFFERING A BUFFER BETWEEN THE MAJORITY OF VIEW STREET RESIDENTS AND THE NEW PRECINCT.

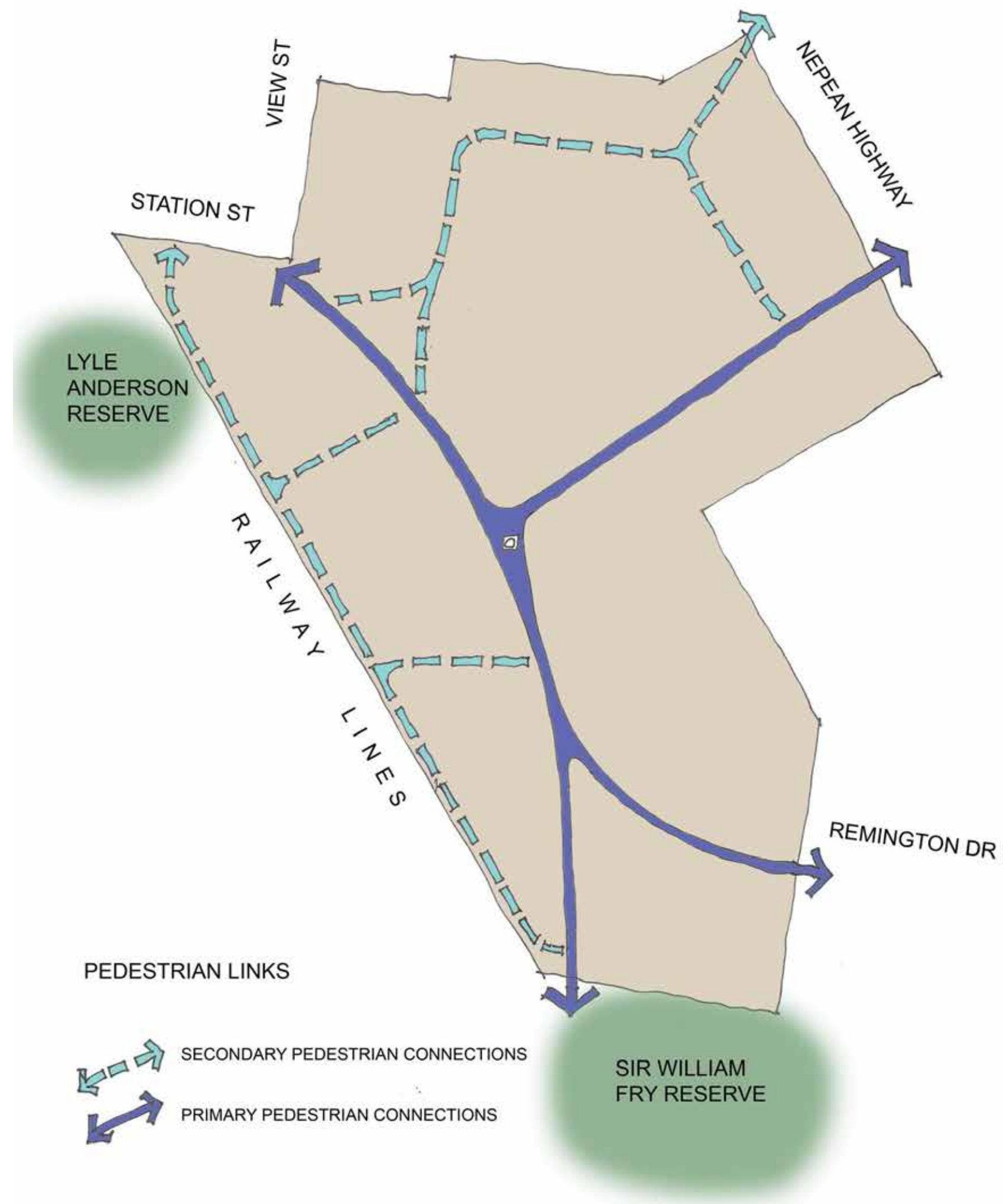


MOVING INTO THE SITE FROM THE NORTH, A SERIES OF TWO (2) AND THREE (3) STOREY TOWNHOUSES PROVIDE A VISUAL BARRIER BETWEEN THE NEIGHBOURING RESIDENTS AND THE TALLER BUILDINGS IN THE CENTRE OF THE SITE. THE BUILDINGS RANGE FROM SIX (6) STOREYS UP TO EIGHT (8) IN THE CENTRE OF THE SITE. BUILDINGS ARE TYPICALLY ORIENTATED ON A NORTH-SOUTH AXIS, TO MINIMISE OVERSHADOWING OF NEW PUBLIC OUTDOOR AREAS, MINIMISE VISUAL IMPACT TO RESIDENTS TO THE NORTH AND PROVIDE ACOUSTIC BUFFERS TO THE NEPEAN HIGHWAY AND ADJACENT RAILWAY LINE.

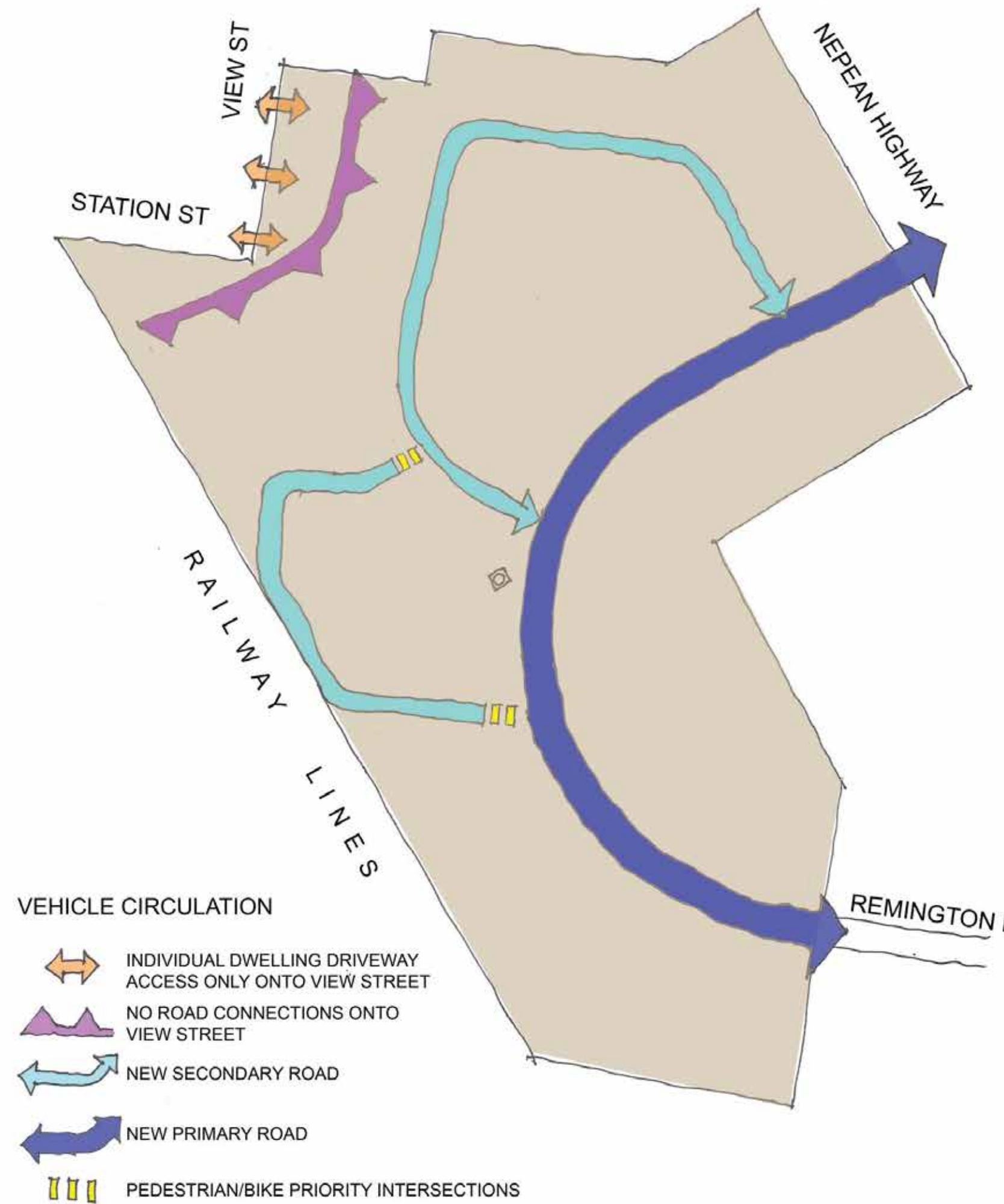
01.06 Landscape Network and Open Space



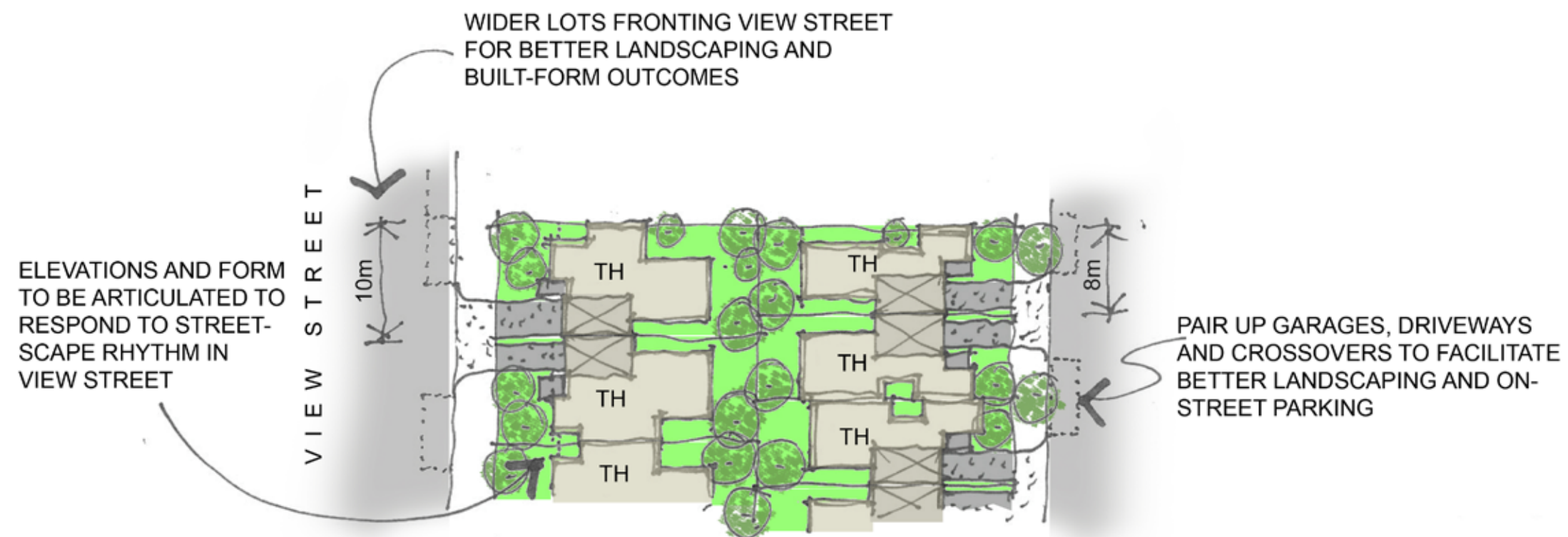
01.07 Pedestrian Links



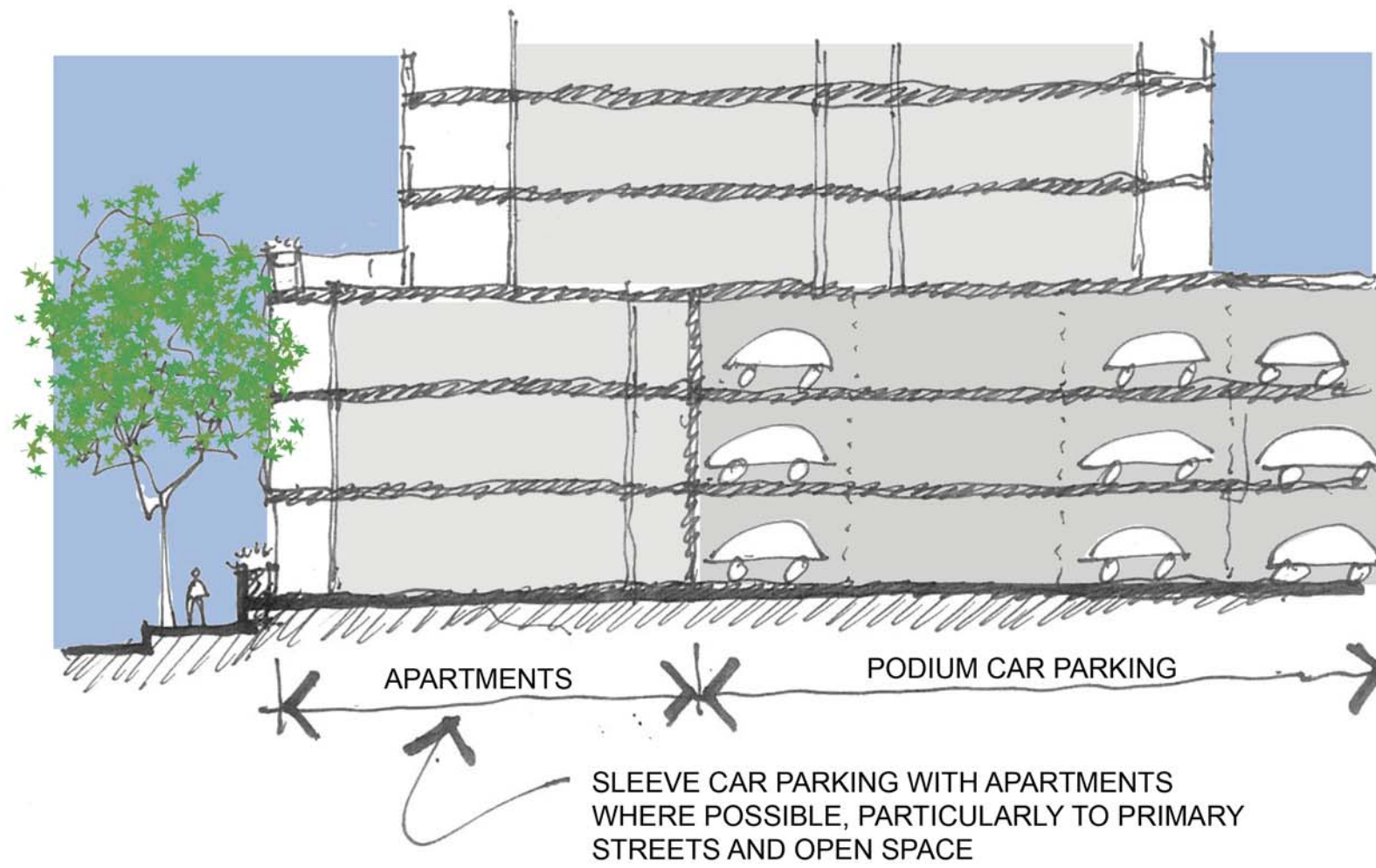
01.08 Vehicle Circulation



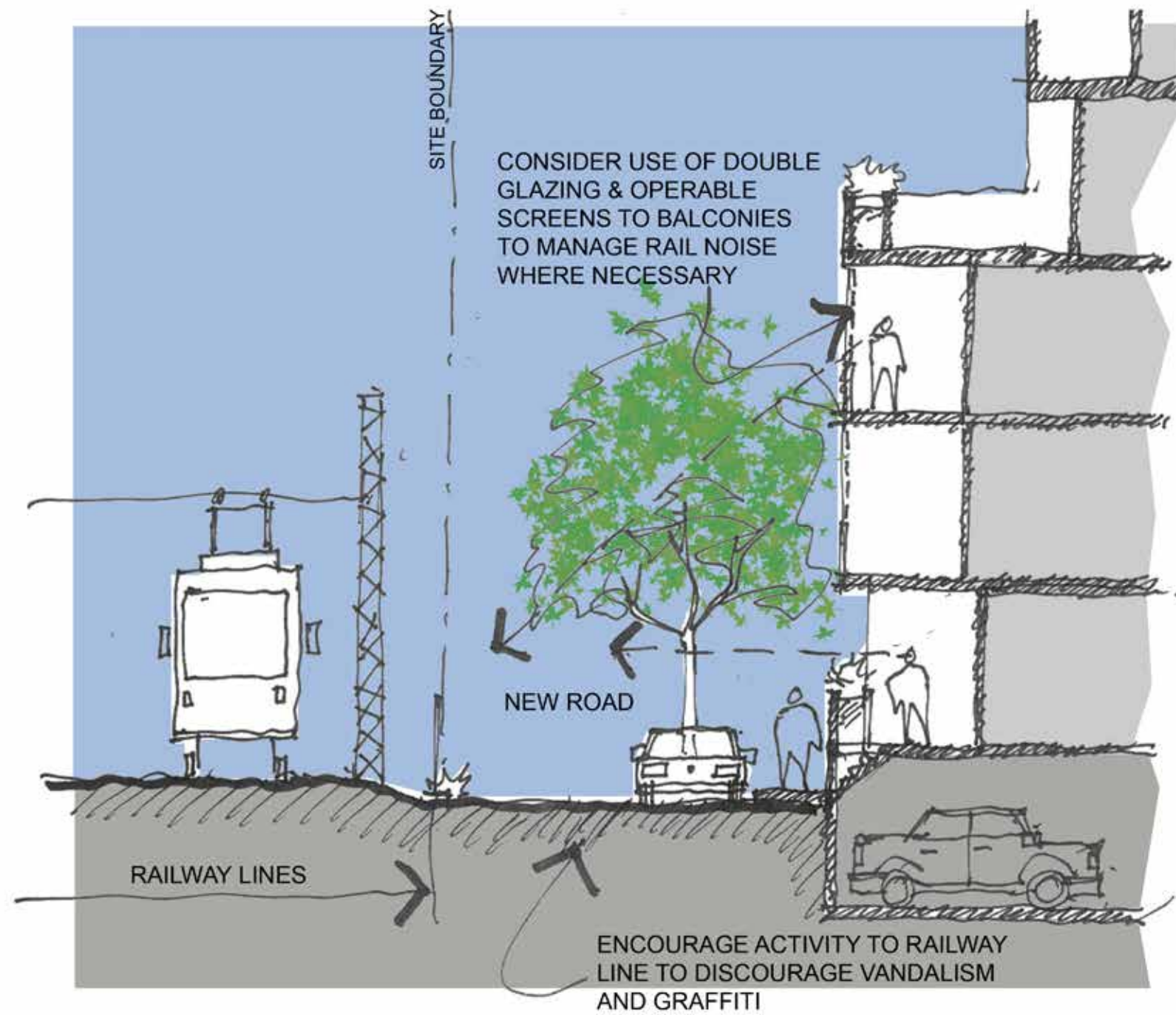
01.09 Site Considerations



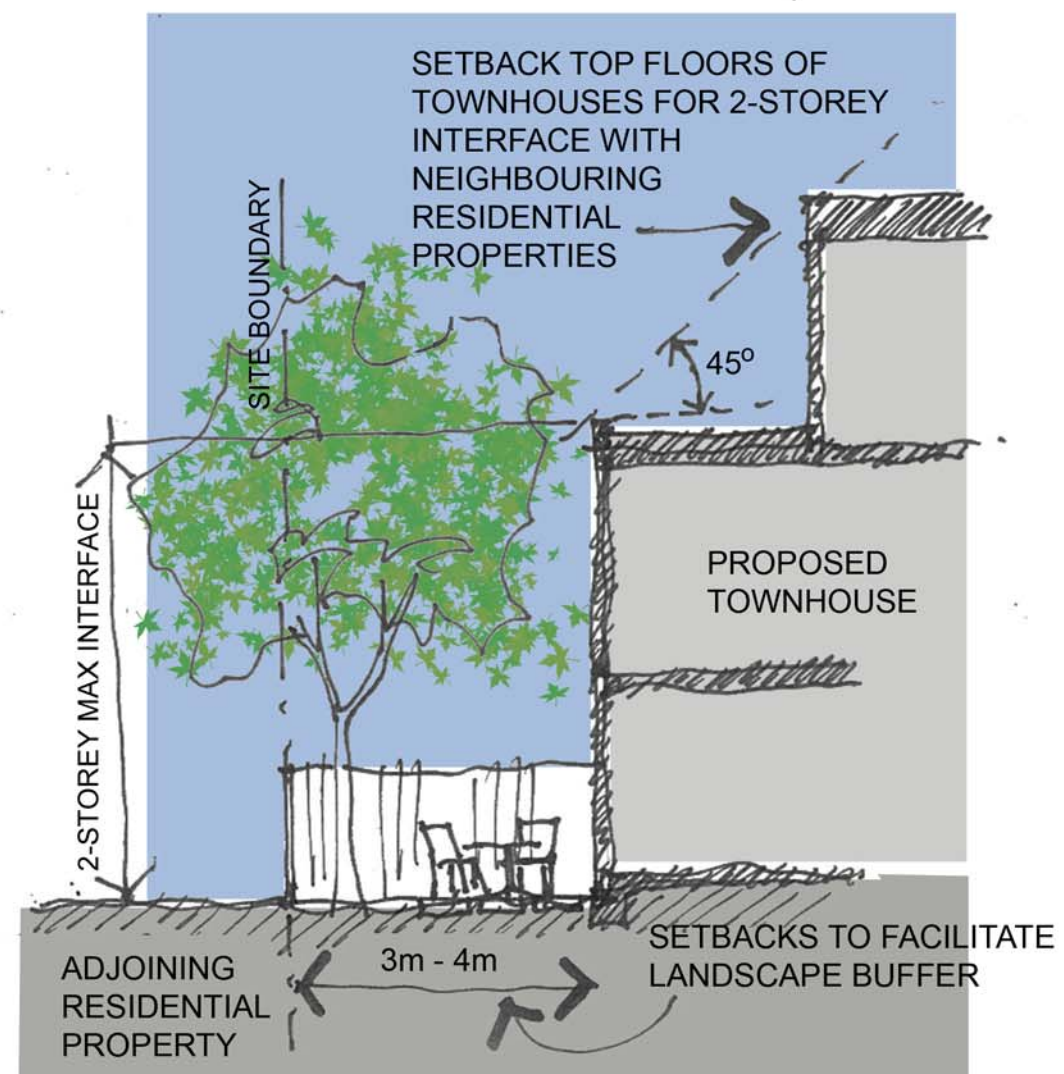
01.09 Site Considerations



01.09 Site Considerations



01.09 Site Considerations



01.10 Proposed Site Area



1136 -1138 NEPEAN HIGHWAY - HIGHTT	
Site area - 63,300m²	
17.12.14	
SUPER LOT A	
Super lot plot size	5,187
Built Site	2,610
Bike Network	0
Road Network	1,030
Private Green space	509
Public Green Space	0
Footpaths	1,038
TOTAL M²	5,187
SUPER LOT B	
Super lot plot size	11,018
Built Site	7,589
Bike Network	0
Road Network	1,771
Private Green space	511
Public Green Space	0
Footpaths	1,147
TOTAL M²	11,018
SUPER LOT C	
Super lot plot size	6,524
Built Site	3,165
Bike Network	417
Road Network	924
Private Green space	964
Public Green Space	873
Footpaths	181
TOTAL M²	6,524
SUPER LOT D	
Super lot plot size	5,221
Built Site	2,807
Bike Network	364
Road Network	399
Private Green space	737
Public Green Space	597
Footpaths	317
TOTAL M²	5,221
SUPER LOT E	
Super lot plot size	13,937
Built Site	7,713
Bike Network	890
Road Network	1,801
Private Green space	657
Public Green Space	860
Footpaths	2,016
TOTAL M²	13,937
SUPER LOT F	
Super lot plot size	10,848
Built Site	6,817
Bike Network	401
Road Network	745
Private Green space	0
Public Green Space	606
Footpaths	2,279
TOTAL M²	10,848
SUPER LOT G	
Super lot plot size	4,507
Built Site	2,035
Bike Network	135
Road Network	492
Private Green space	497
Public Green Space	654
Footpaths	694
TOTAL M²	4,507
TOWNHOUSES	
Super lot plot size	6,058
Plot 1	245
Plots 2 - 7	1,440
Plot 8	214
Plots 9-16	1,594
Plot 17	168
Plots 18-26	1,683
Footpaths	724
TOTAL M²	6,058
TOTAL SITE AREA M²	
63,300	
Total Built Site area M²	
38,070	
Total Bike Network M²	
2,207	
Total Road Network M²	
7,162	

