

DKO Architecture
Places designed for people

87 Manningham Street Parkville

Architectural Feasibility Study
13/10/2017

DKO



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Introduction

DKO Architecture has been engaged by the Department of Treasury and Finance to provide an Architectural Feasibility Study of the subject site. The study aims to determine the appropriate development potential of the site which responds to its context and minimises built form impacts on the surrounding context.

This Feasibility Study is indicative only. Any future development of the site will be subject to further planning and building permit processes. This study should be read in conjunction with the accompanying Town Planning Report, Traffic Report and Arborist Report.


Disclaimer:

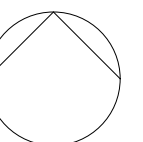
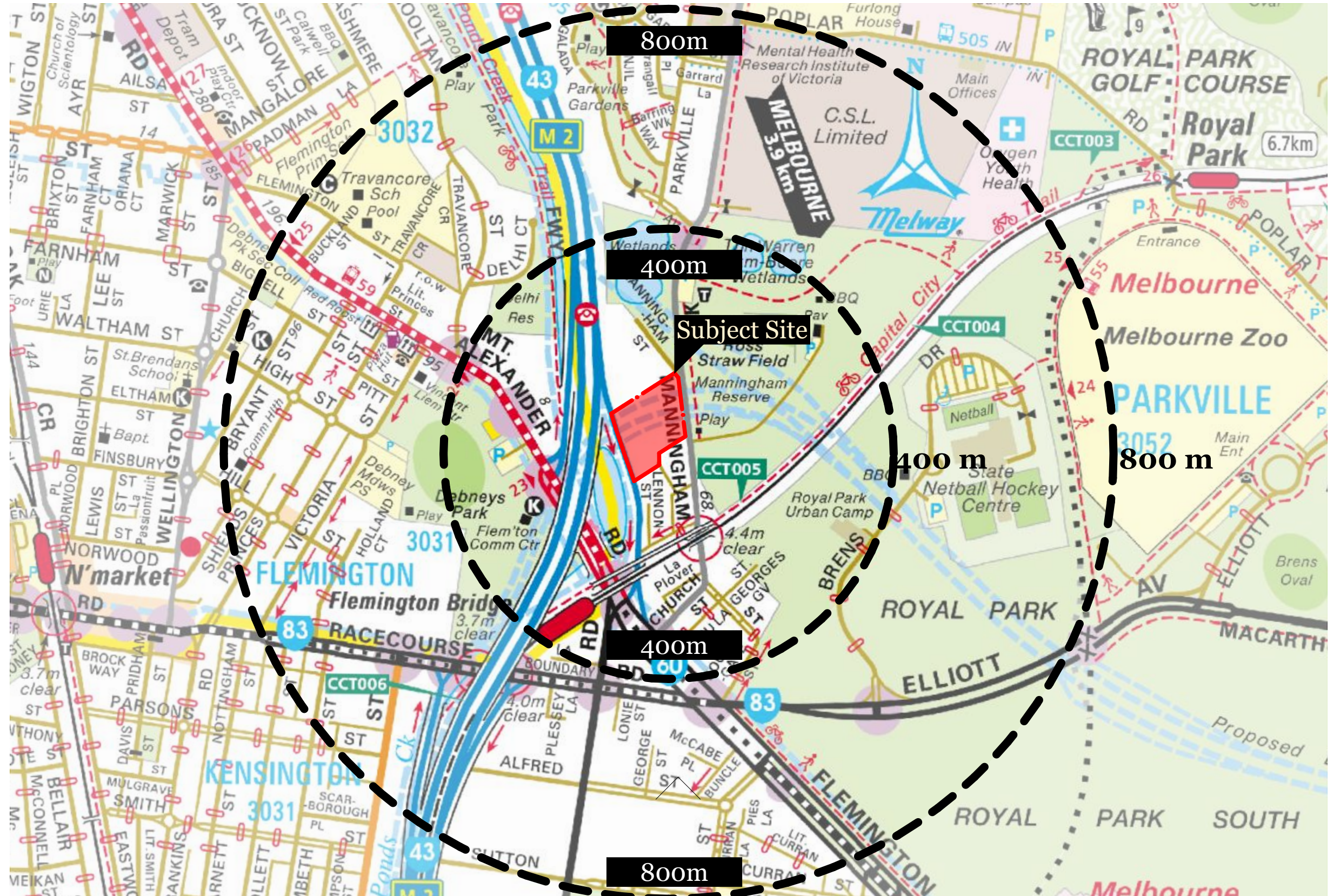
1. These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.
2. This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council, hence may be subject to change once advice is received.
3. This design has been prepared without structural or services engineering input hence is subject to change once advice is received.
4. The information contained herein is believed to be correct at time on preparation based on the information available at time of preparation. Recipients must make their own investigations to satisfy themselves in all aspects.
5. The design and accompanying documentation contained herein is and remains the intellectual property of dKO Architecture P/L.

Site Analysis

Greater Context

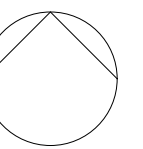
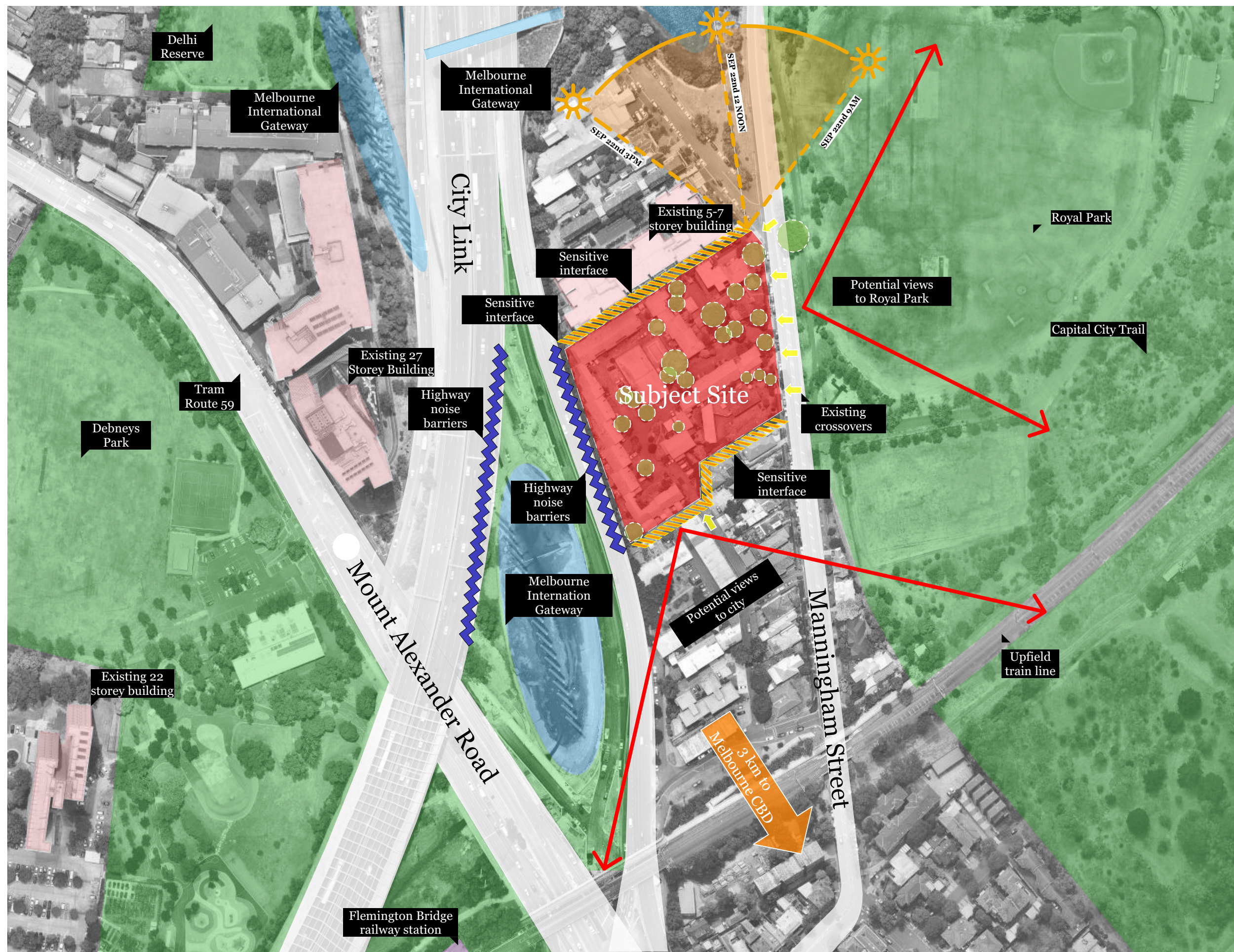
Legend

Site - 



Site Analysis

Local Context



Site Analysis

Site

The subject site is irregularly shaped and is surrounded by different conditions on each boundary interface.

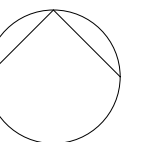
To the north is an existing five to seven storey apartment complex with a setback of between 4-5 meters from the site boundary. There are various balconies and windows which currently look onto the site and the amenity of the dwellings will have to be considered.

To the east is Manningham Street with Royal Park further across the road. There are a series of street trees located within the nature strip in front of the site. The park and its surrounds provide great amenity to the site, both for recreation but also creates opportunity for views.

To the south east, the site abuts a single and double storey dwelling at 85 Manningham Street. Potential overshadowing of these dwellings will have to be mitigated within the new development.

McIntyre Lane runs along the south-western boundary of the site which provides a link down to Lennox Street. This link provides good pedestrian access to the train station and shops in Travancore.

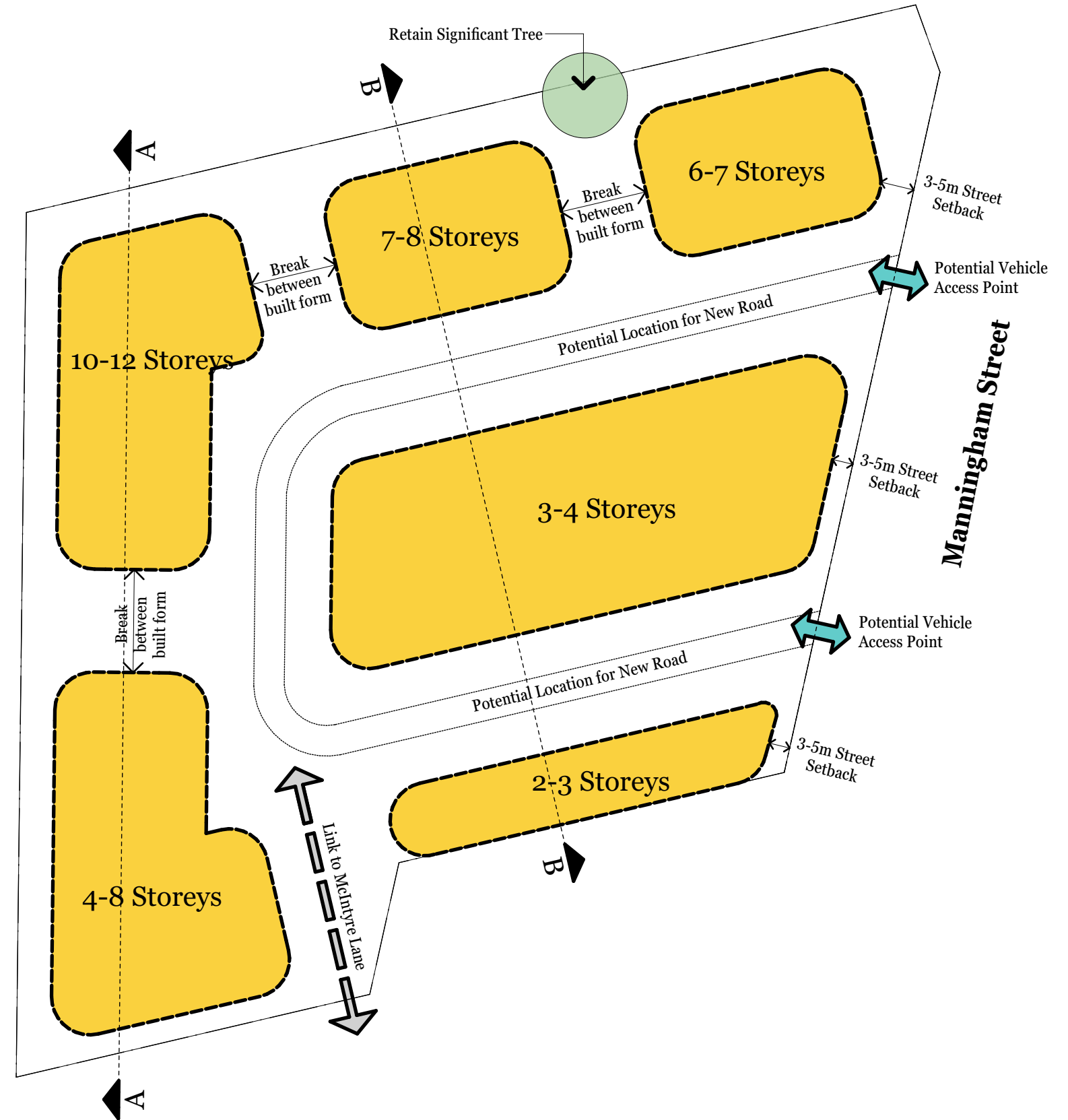
The City link sound wall runs along the western boundary. Acoustic treatment for future buildings will be required to mitigate the traffic noise from the road.



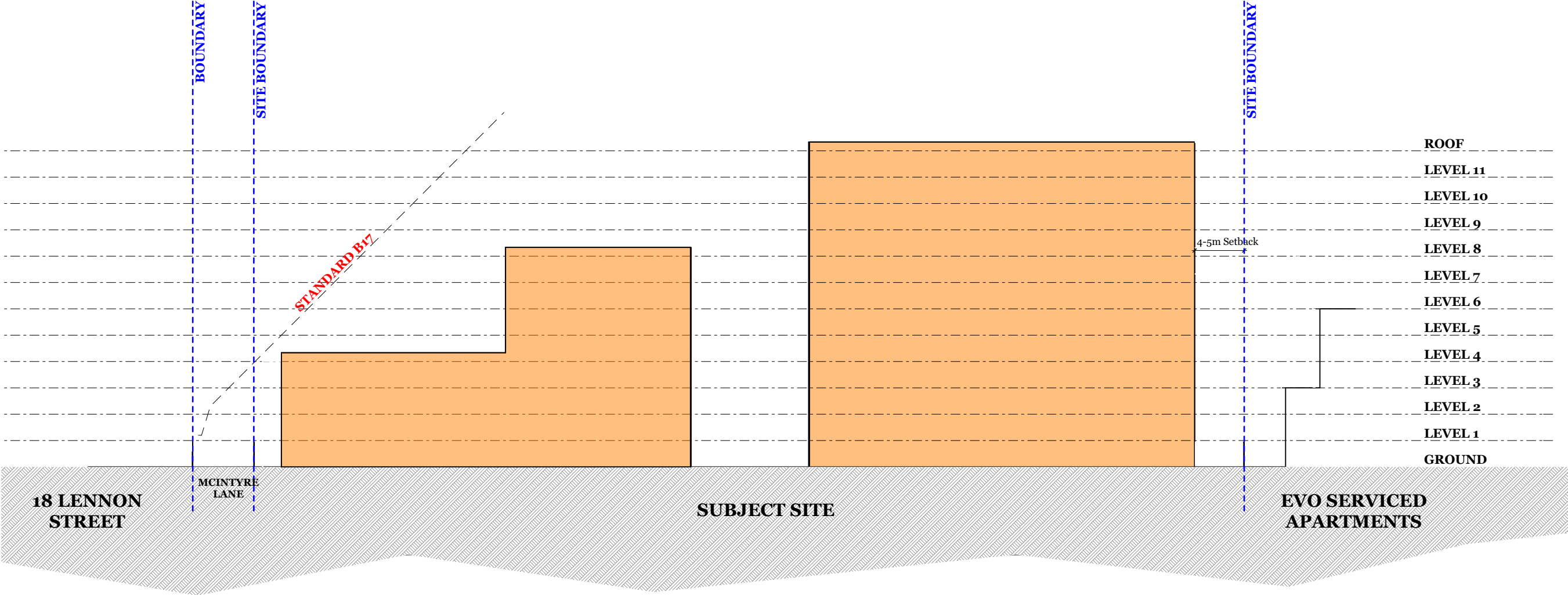
Indicative Framework Plan

Design Response

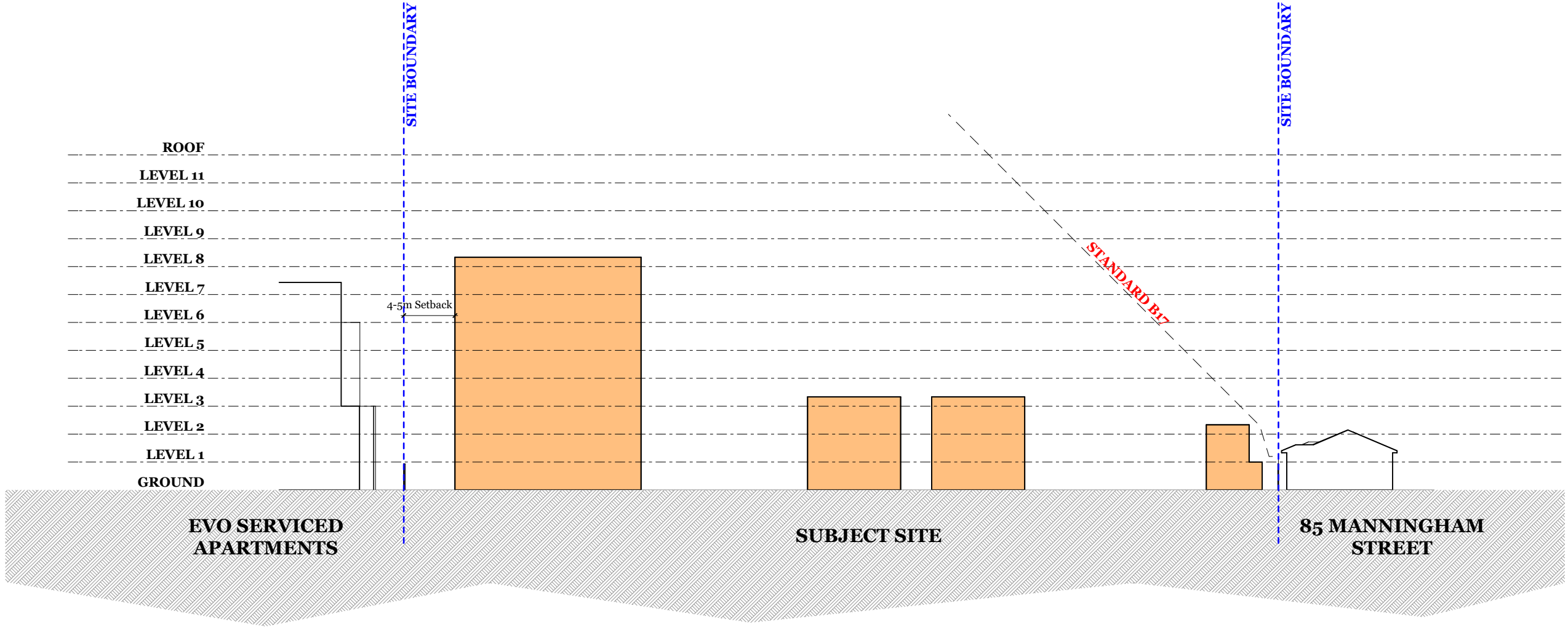
- The apartment complexes to the north as well as across the road to the west establishes precedent for a higher built form along the western and northern boundaries of the site.
- The tallest built form is located at the least sensitive north west corner of the site and it steps down to 6 storeys on Manningham Street and 4 storeys on McIntyre Lane.
- The taller built form along the western boundary will help buffer sound.
- Generous breaks are to be provided between the taller built form to break down the large mass and create better amenity for the residences, both within the site but also for the existing apartments to the north by providing opportunity for outlook and daylight.
- A significant tree along the northern boundary is retained in one of these breaks in the form.
- Large setbacks on the northern boundary are contemplated to protect the amenity of the existing apartments in the building to the north but also to create a landscape zone.
- The lower scale built form in the middle and southern portions of the site ensures that there will be no adverse overshadowing to the existing dwellings directly abutting the southern boundary, but also the existing dwellings across the road on McIntyre Lane.
- The new U shaped road provides clear vehicular circulation within the site and helps create a sense of address for the various new buildings; it will also create many new visitor car parks for the new dwellings on site.
- The new vehicular access points will be carefully designed to protect all existing street trees.
- A new pedestrian only link to McIntyre Lane will provide improved pedestrian access for residents in the surrounding area to the train station and Travancore retail.



Section A-A



Section B-B





View from Tullamarine Freeway 1



View from Tullamarine Freeway 2



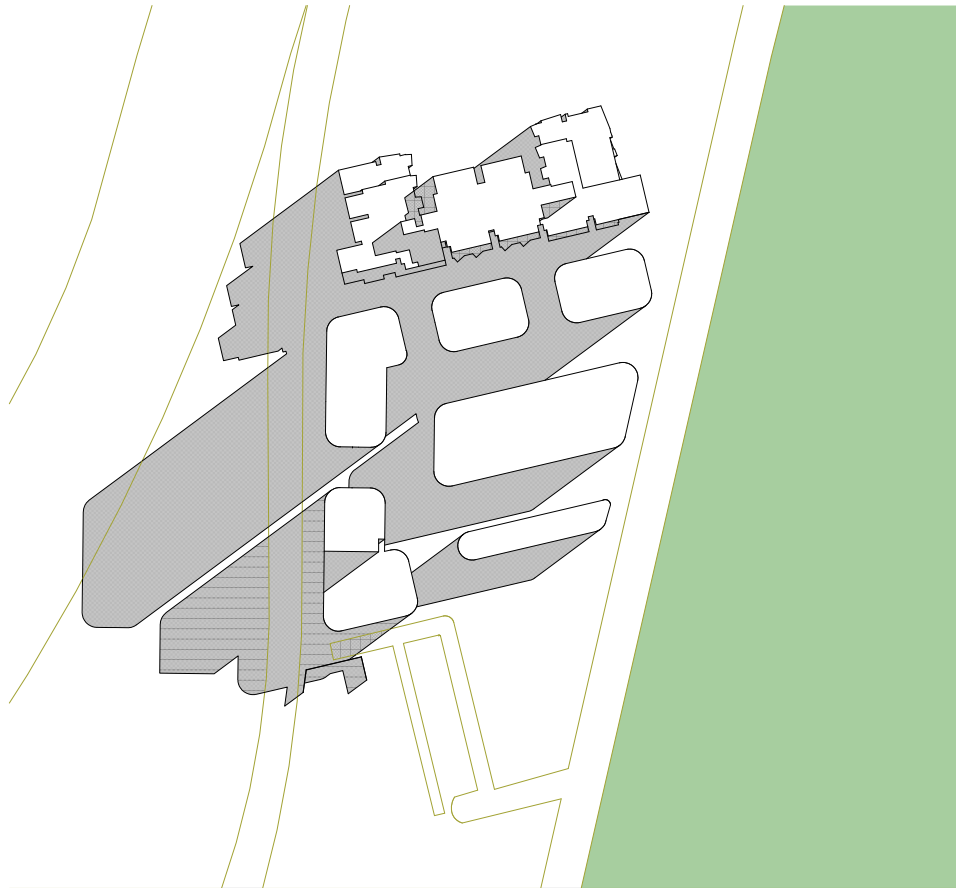
View from Manningham Street 1



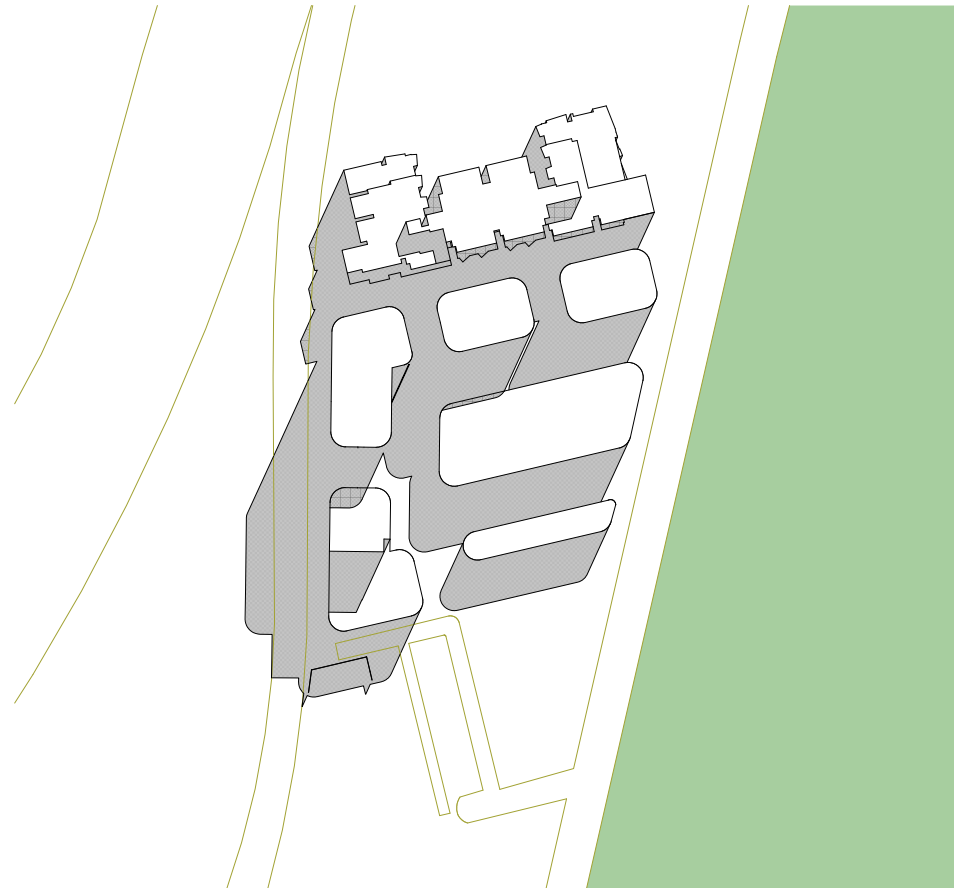
View from Manningham Street 2

Shadow Diagrams

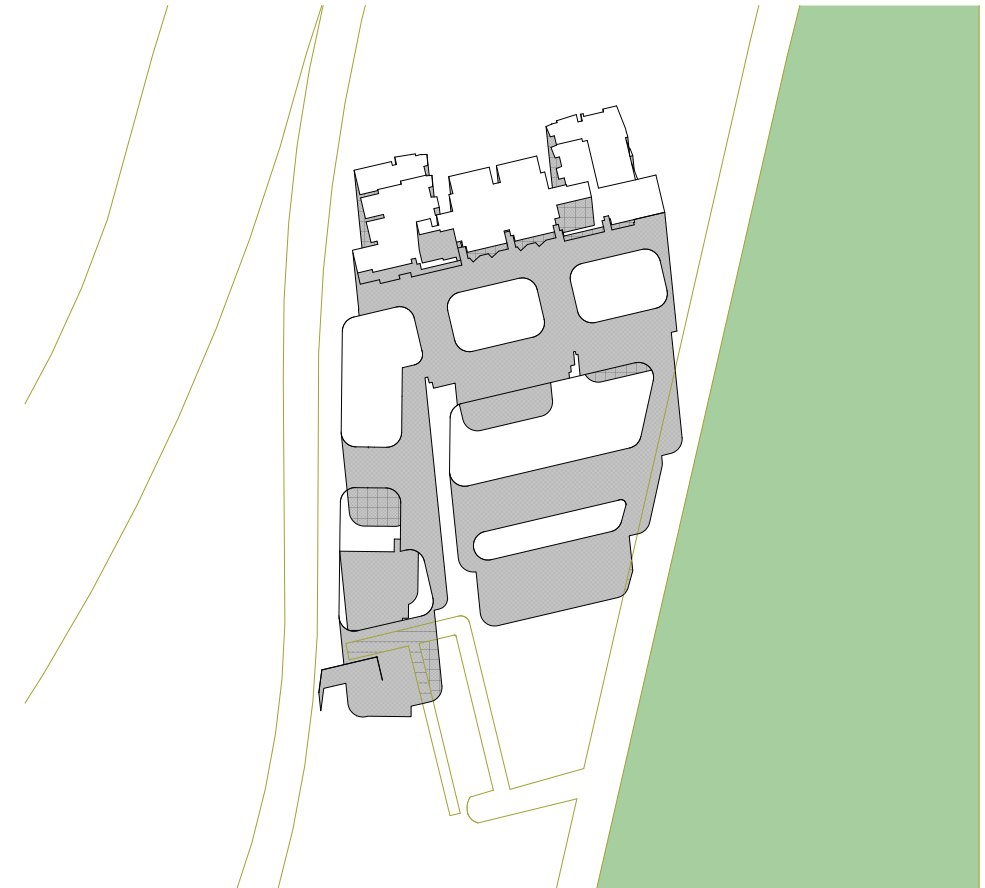
June 21st



10 am



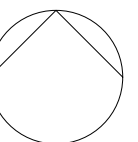
12 pm



2 pm

Note:

Shadows based on Indicative Framework Plan
and tallest heights of massings

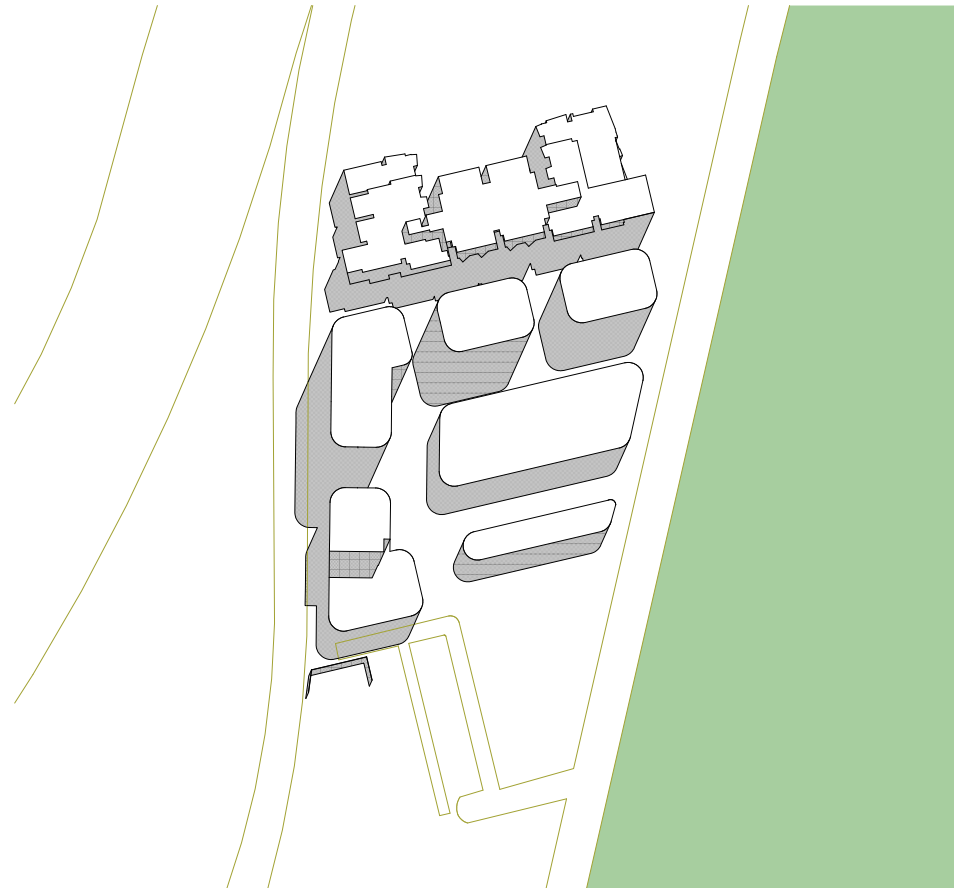


Shadow Diagrams

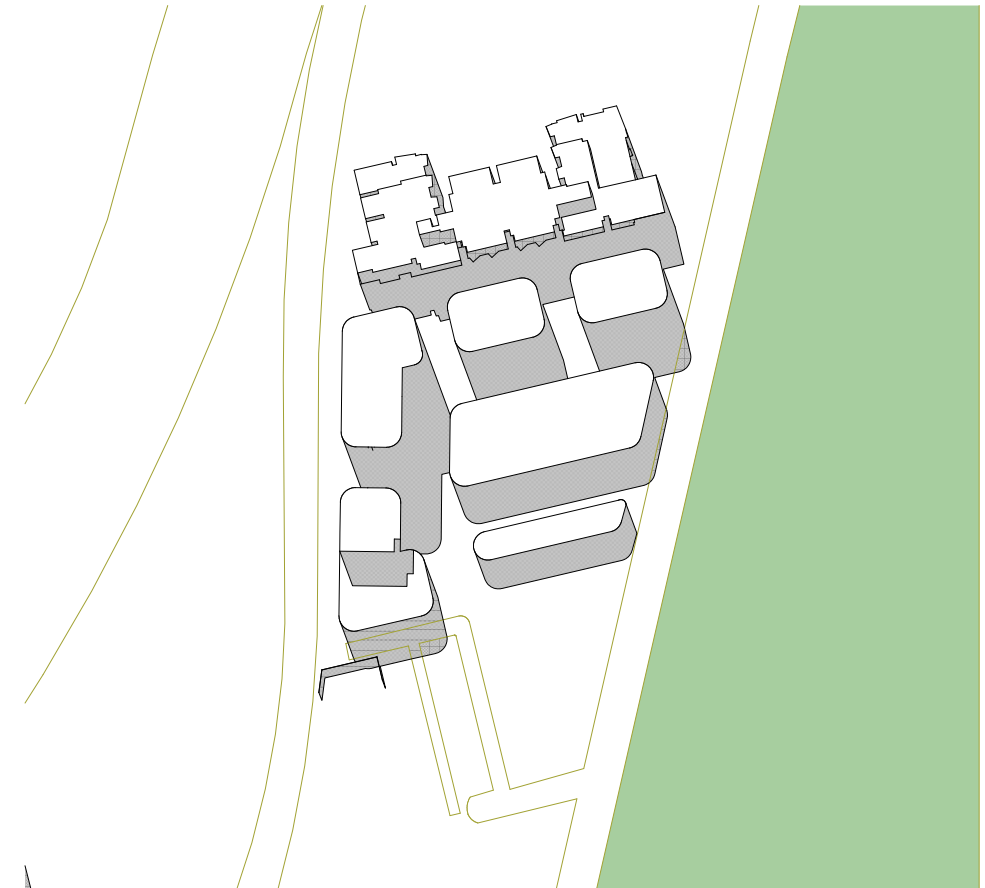
September 22nd



10 am



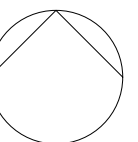
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Note:

Shadows based on Indicative Framework Plan
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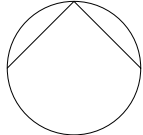
Addendum



87 Manningham St
Parkville VIC 3052

Addendum
Friday, 13 October 2017
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Example of possible development

Level o

Building A - 6 to 7 Levels
Apartments - 36

Building B - 7 to 8 Levels
Apartments - 48



Building C - 10 to 12 Levels
Apartments - 107

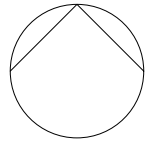
Building D - 4 to 8 Levels
Apartments - 54

Townhouses

Type 1 - 3
Type 2 - 18
Total - 21

Legend

Existing trees to be retained - 
Tree Protection Zone - 



Example of possible development

Typical Levels

Building A - 6 to 7 Levels
Apartments - 36

Building B - 7 to 8 Levels
Apartments - 48

Building C - 10 to 12 Levels
Apartments - 107

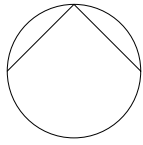
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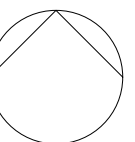
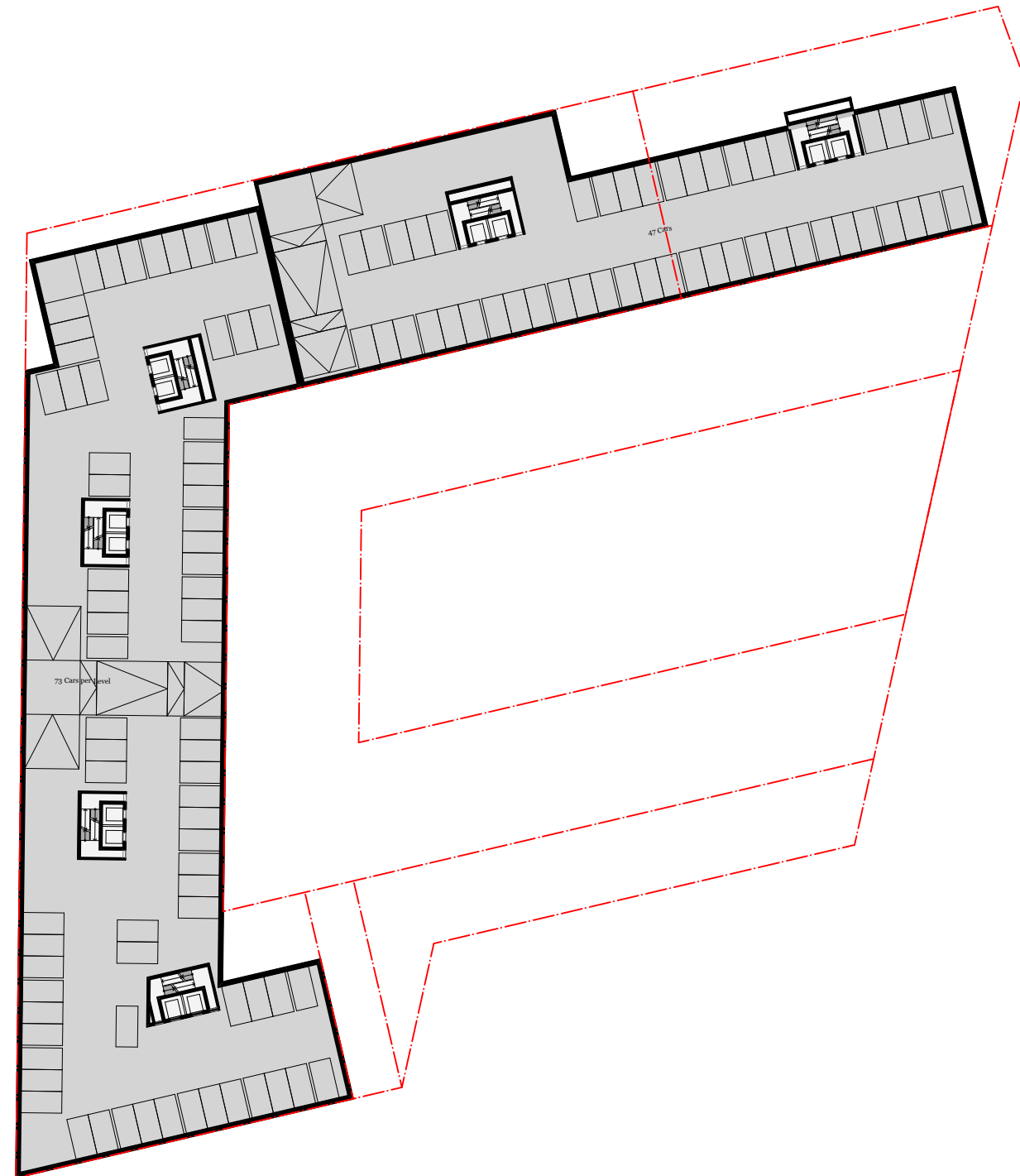
Legend

Existing trees to be retained -



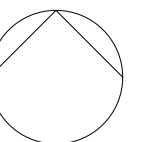
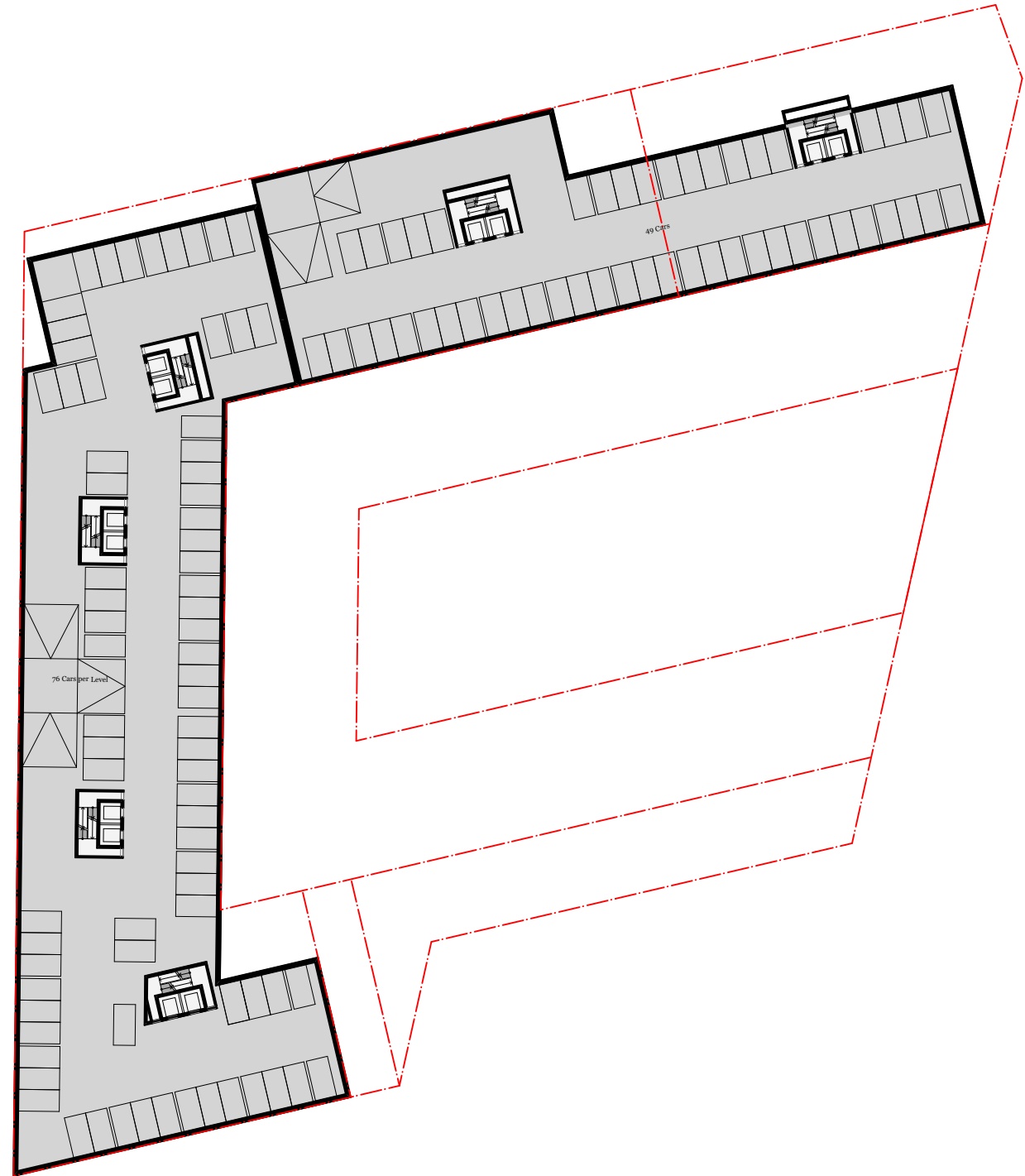
Example of possible development

Basement 1



Example of possible development

Basement 2

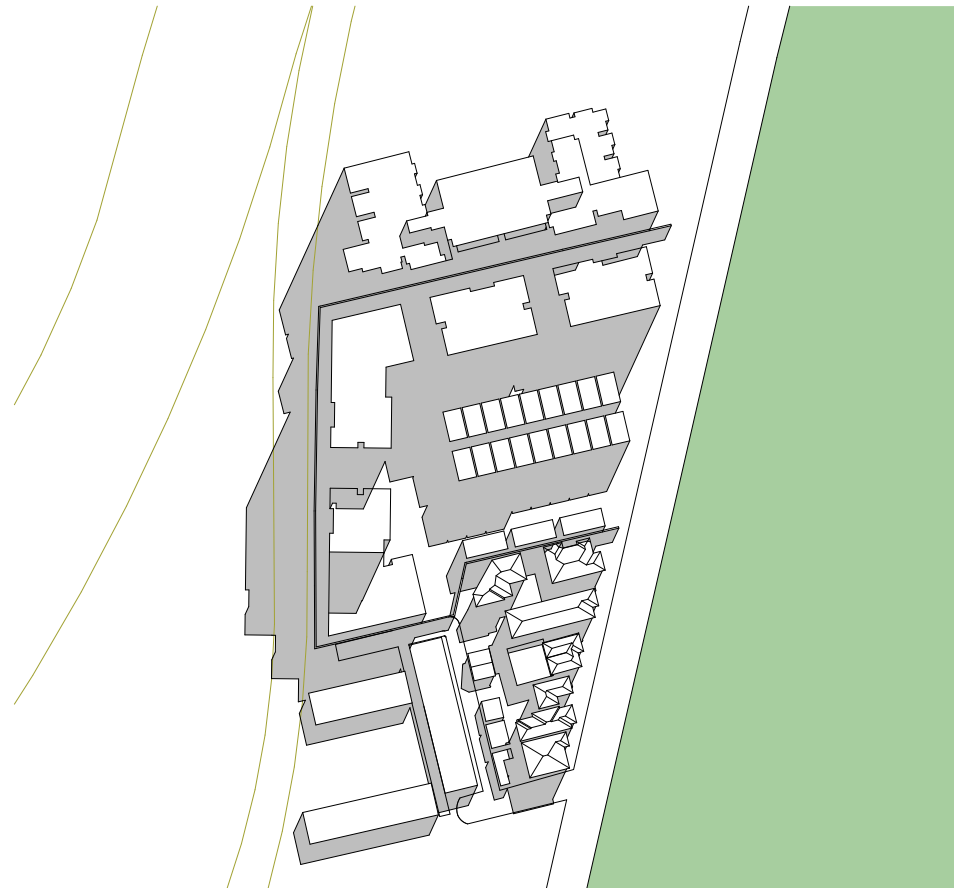


Example of possible development

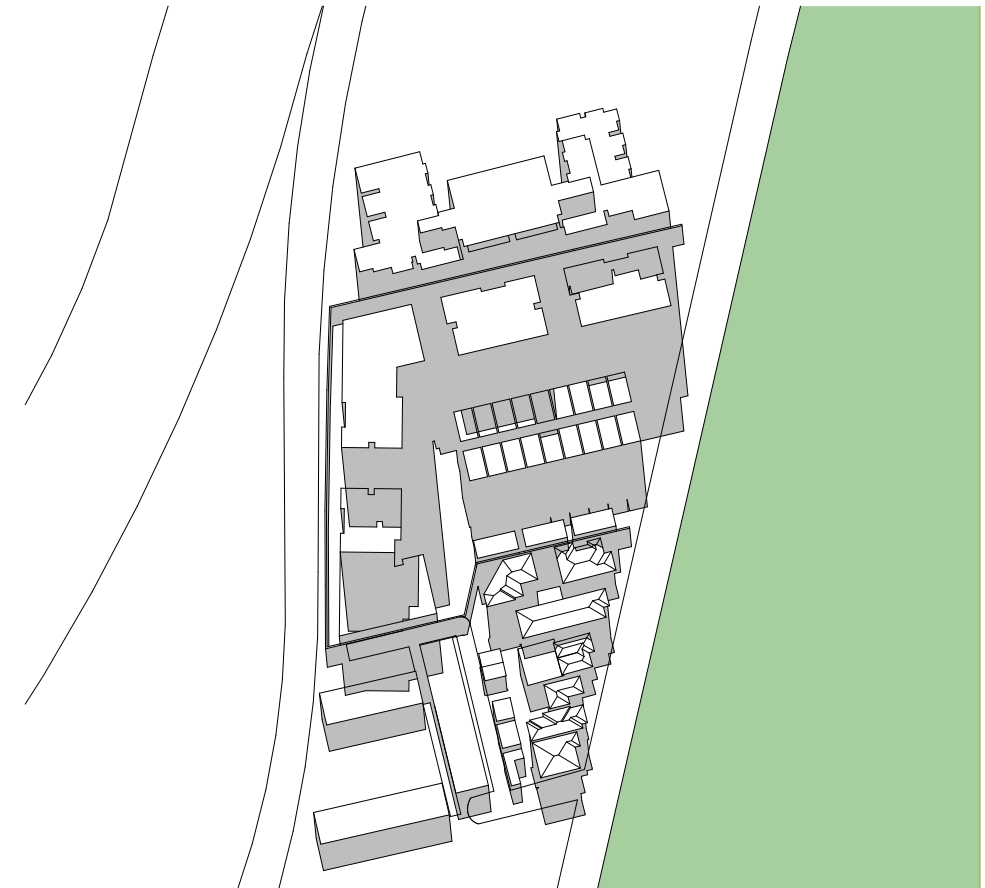
Shadow Diagrams - June 21st



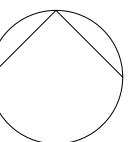
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12 pm

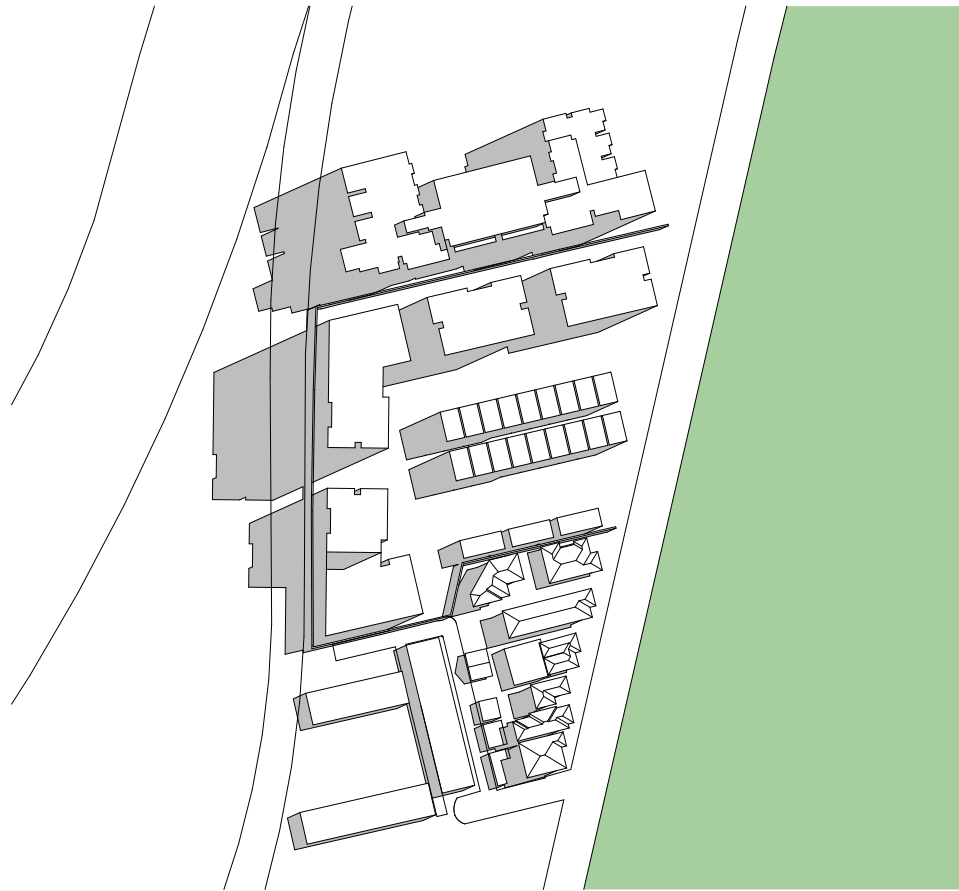


2 pm



Example of possible development

Shadow Diagrams - September 22nd



10 am



12 pm



2 pm

