

25 BALMAIN ST, CREMORNE

TANK VENTURES PTY LTD

TOWN PLANNING APPLICATION
ARCHITECTURAL DRAWINGS
JANUARY 2020

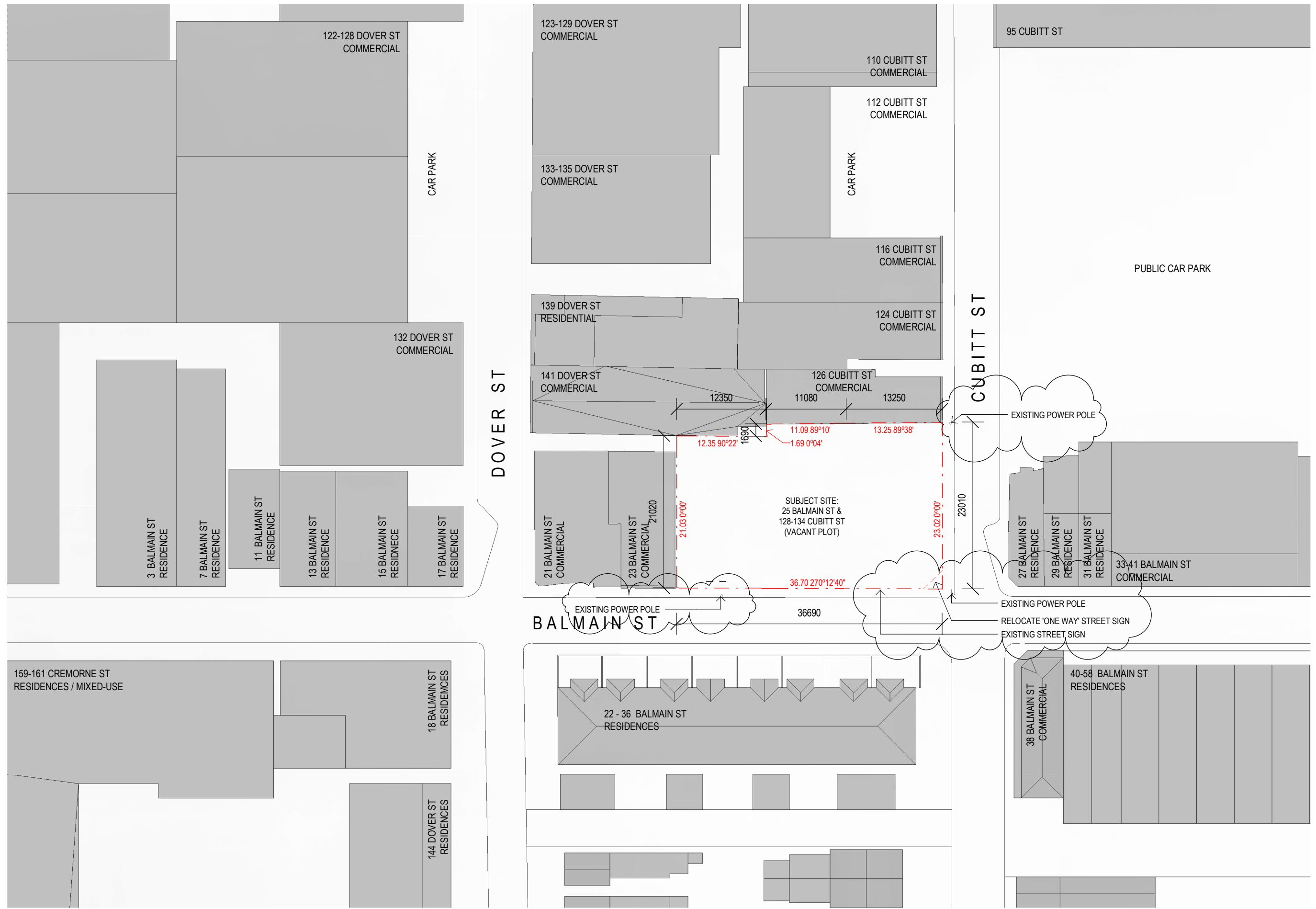
DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE	REV
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TP 1-101	PROPOSED GROUND FLOOR	3
TP 1-102	PROPOSED LEVEL 01	3
TP 1-103	PROPOSED LEVEL 02	3
TP 1-104	PROPOSED LEVEL 03	2
TP 1-105	PROPOSED LEVEL 04	3
TP 1-106	PROPOSED LEVEL 05	3
TP 1-107	PROPOSED LEVEL ROOF	3
TP 2-101	PROPOSED NORTH ELEVATION	3
TP 2-102	PROPOSED EAST ELEVATION	3
TP 2-103	PROPOSED SOUTH ELEVATION	3
TP 2-104	PROPOSED WEST ELEVATION	3
TP 3-101	SECTION AA	3
TP 3-102	SECTION BB	3
TP 3-103	SECTION CC	2
TP 3-104	SECTION CC CROSSING DETAIL	2

AREAS SCHEDULE

	CAFE SQM	TENANCY AREA SQM	EXTERIOR / BALCONY SQM	CAR PARKING SQM	BIKE PARKING SQM	CORE SQM	BOH/ SERVICES SQM	AMENITIES SQM	LOBBY / CIRCULATION SQM	VOID SQM	NLA SQM	GFA SQM
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1	-	600	27	-	-	33	23	34	43	42	600	775
2	-	642	34	-	-	33	23	34	43	-	642	775
3	-	566	31	-	-	33	23	34	43	-	566	700
4	-	454	26	-	-	33	23	34	43	-	454	587
5	-	175	138	-	-	34	56	11	43	-	175	283
TOTAL	109	2437	255	251	45	203	215	190	367	42	2546	3846





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1	20.01.2020	TOWN PLANNING
2	04.03.2020	TOWN PLANNING RFI
3	02.10.2020	AMENDMED DRAWINGS

PROJECT #
18-071

DATE
18.06.19



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STATUS

DRAWING TITLE
SITE PLAN EXISTING CONDITIONS

DRAWING NUMBER
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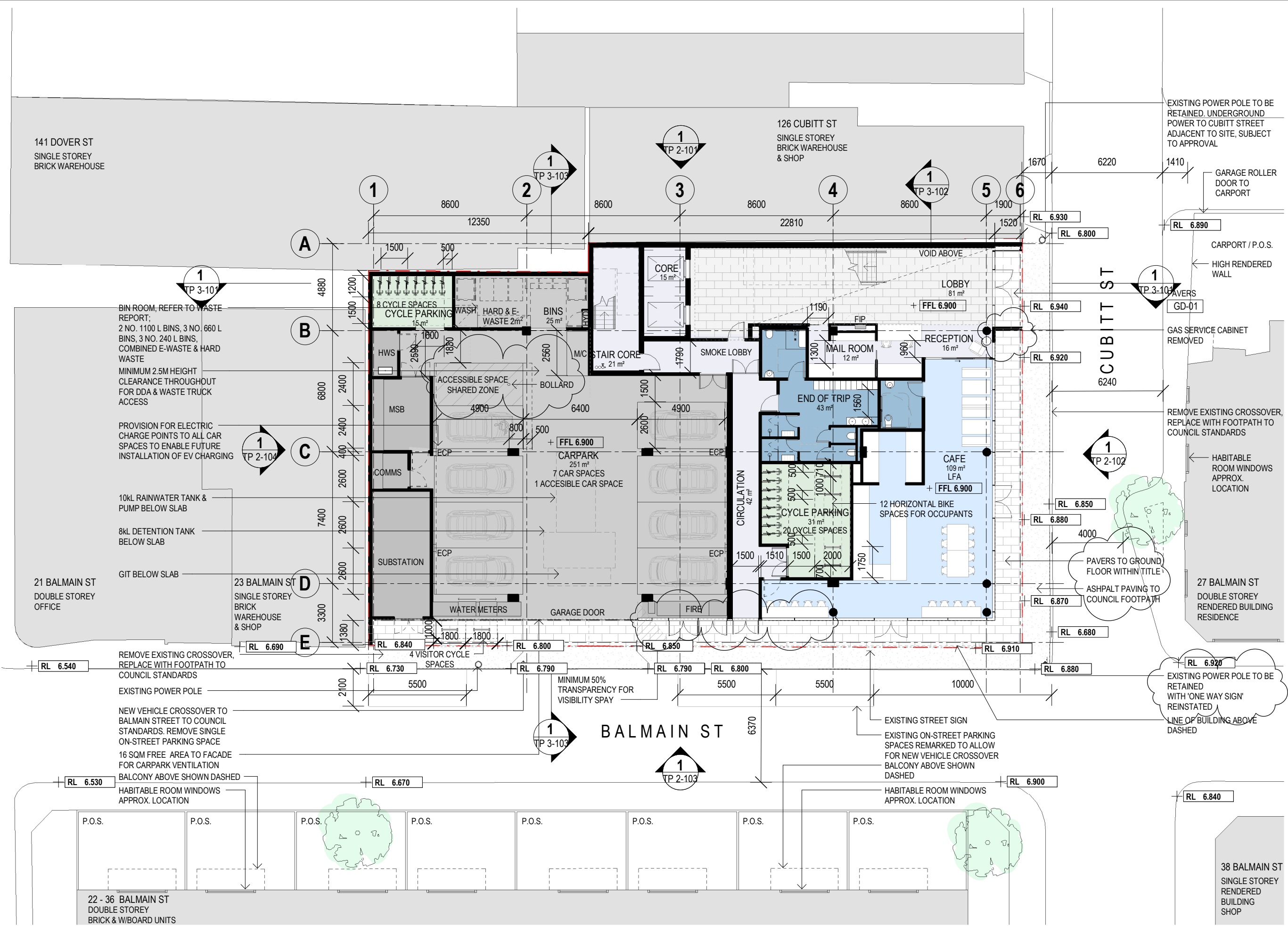
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PROPOSED SITE PLAN

DRAWING NUMBER
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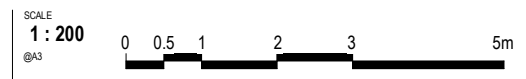


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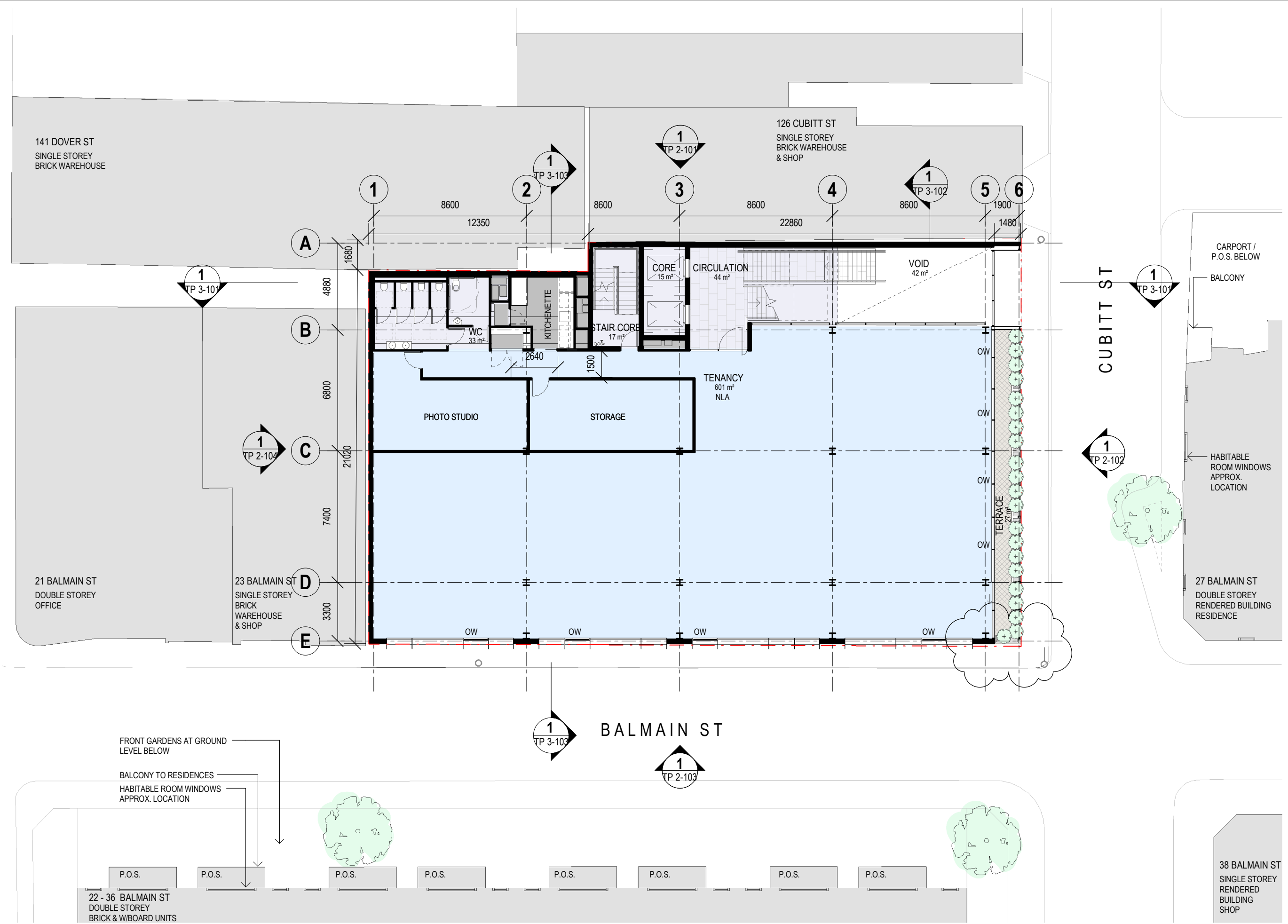
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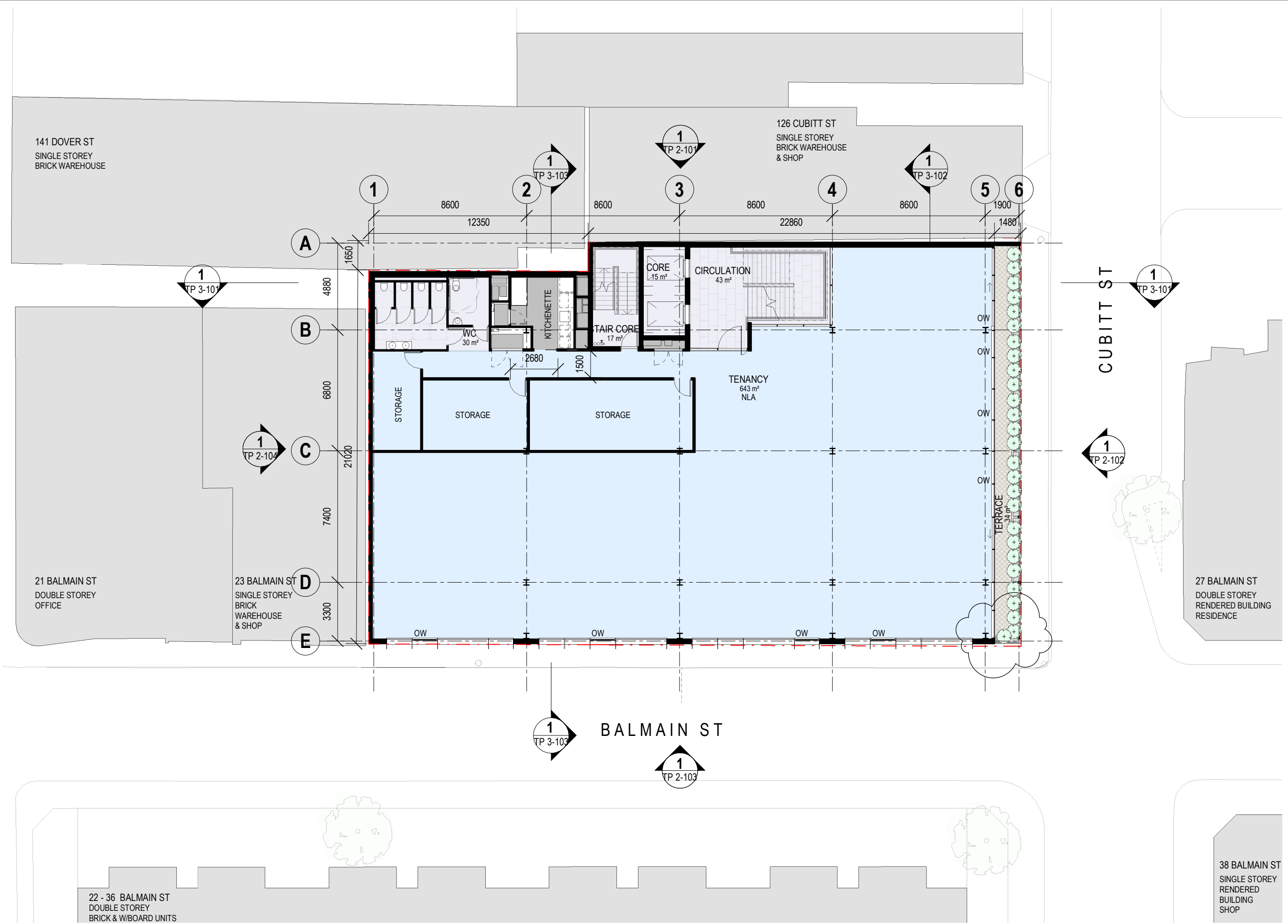
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PROPOSED LEVEL 01

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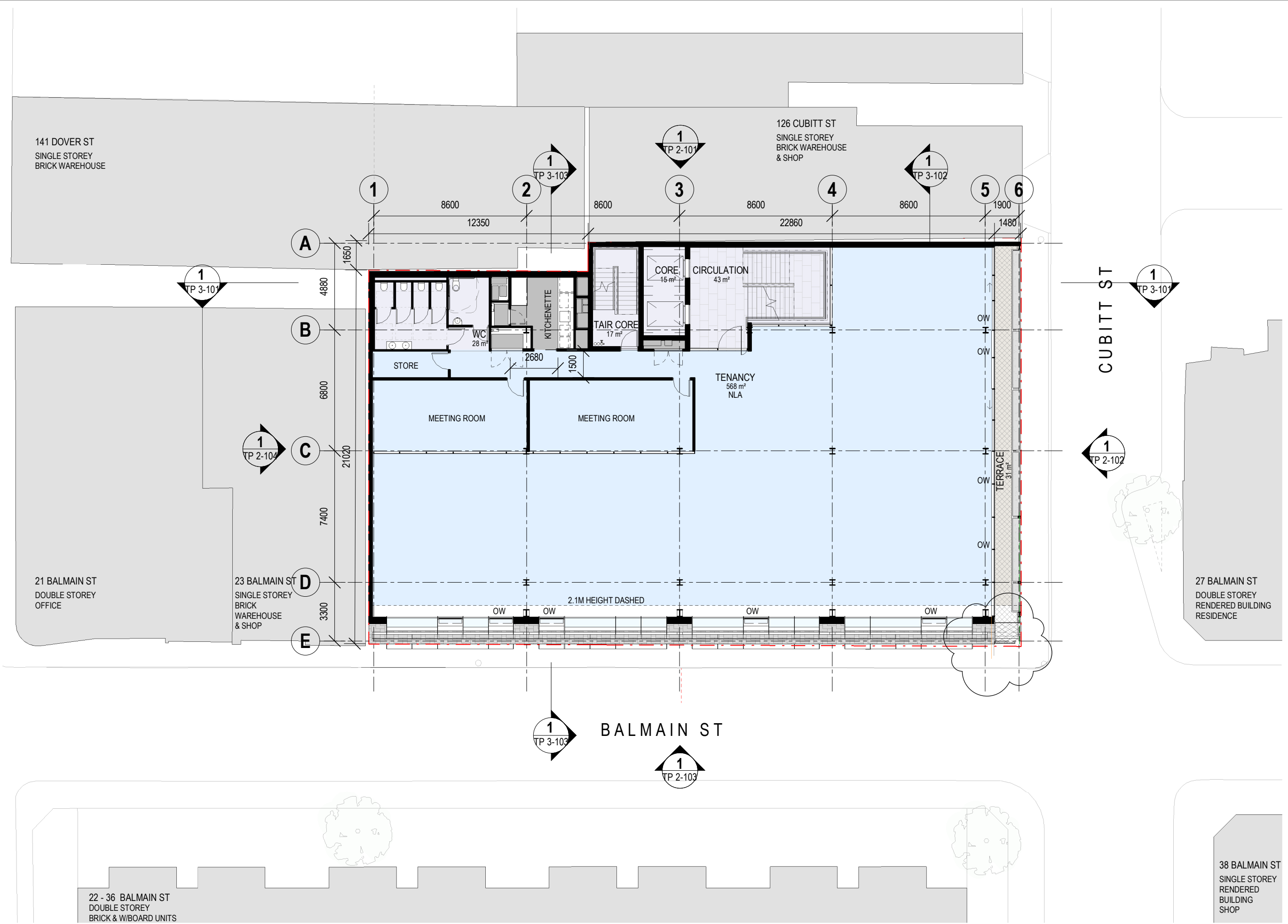
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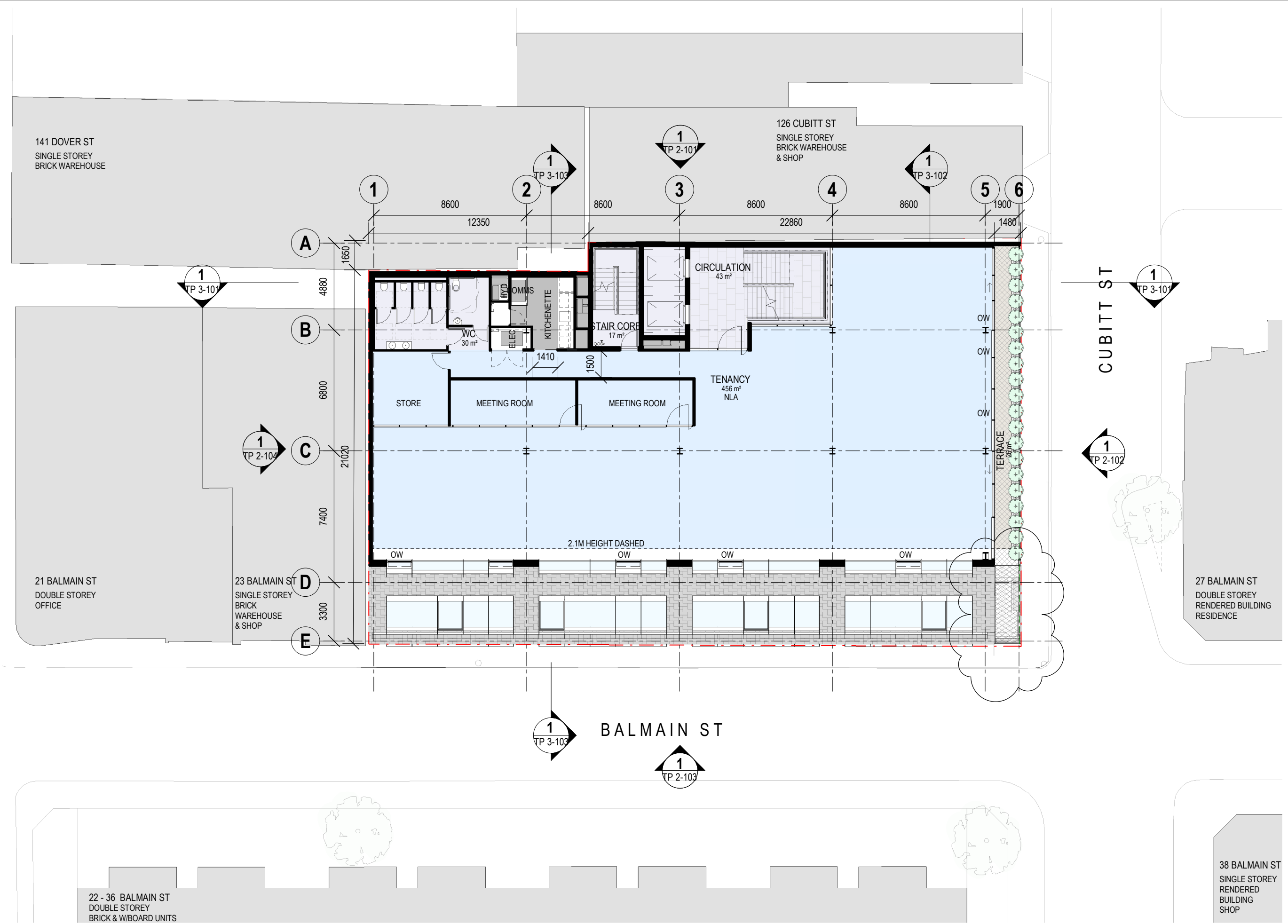
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25 BALMAIN ST, CREMORNE
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DRAWING TITLE
PROPOSED LEVEL 03
 DRAWING NUMBER
TP 1-104
 REVISION
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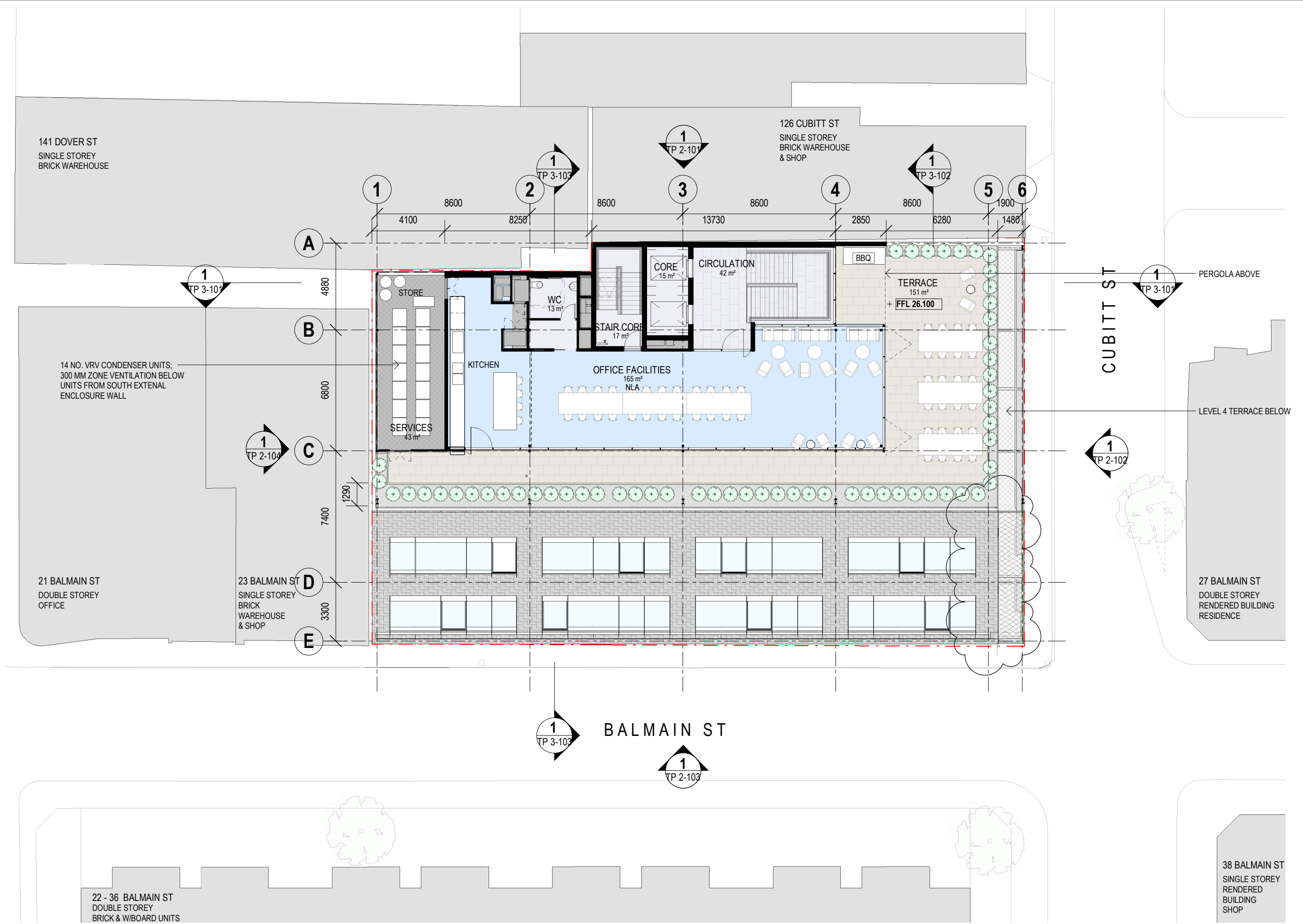
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PROPOSED LEVEL 04

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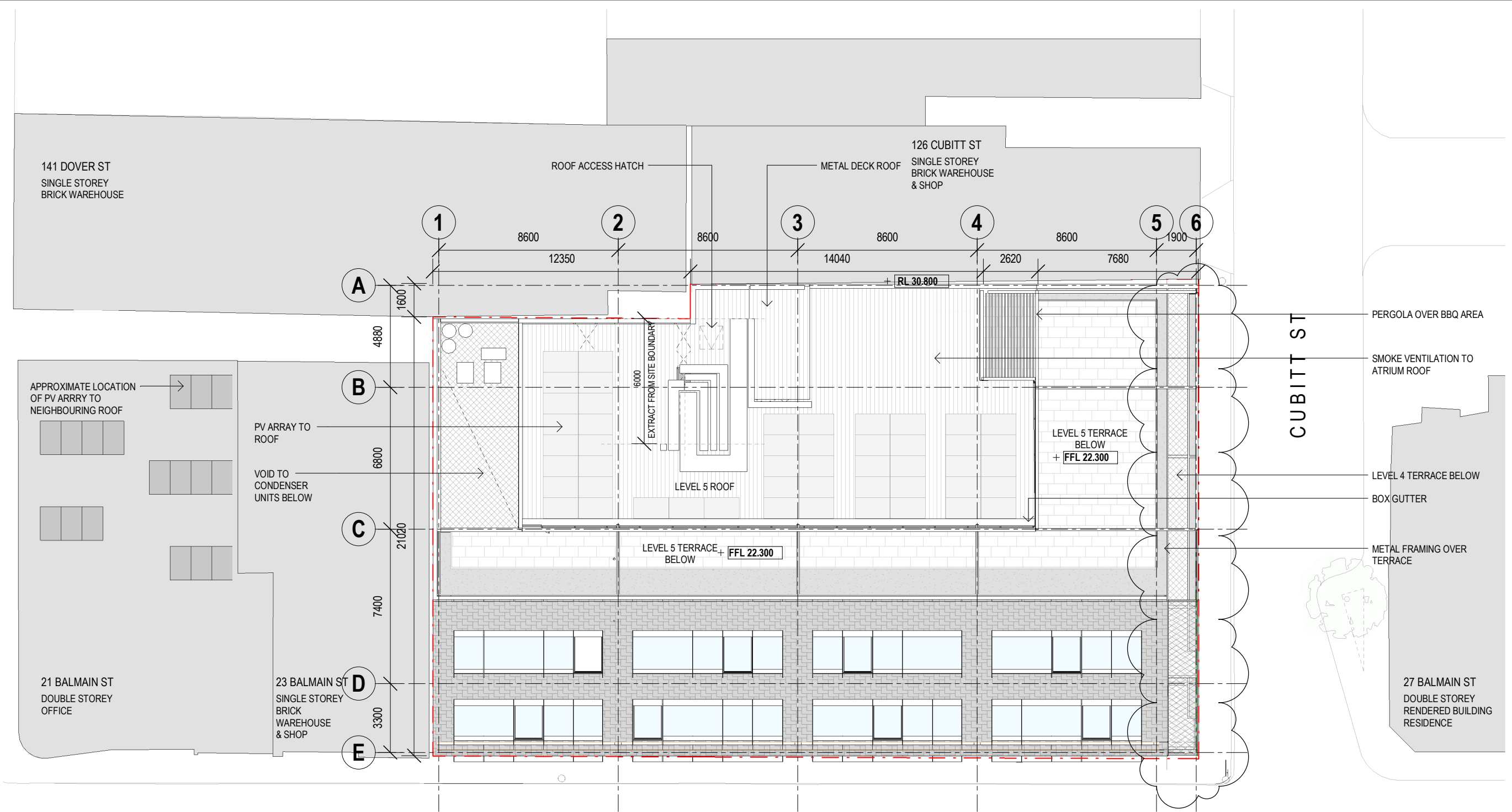
PROJECT
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25 BALMAIN ST, CREMORNE

STATUS

DRAWING TITLE
PROPOSED LEVEL 05

DRAWING NUMBER
TP 1-106

REVISION
3



BALMAIN ST

CUBITT ST

22 - 36 BALMAIN ST
DOUBLE STOREY
BRICK & W/BOARD UNITS

38 BALMAIN ST
SINGLE STOREY
RENDERED
BUILDING
SHOP

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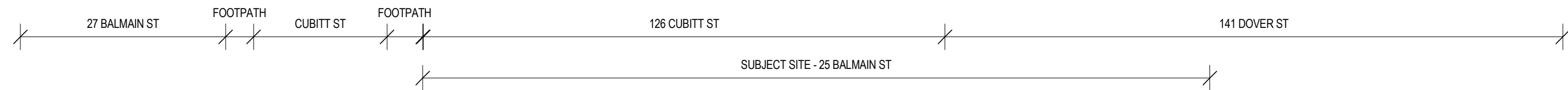
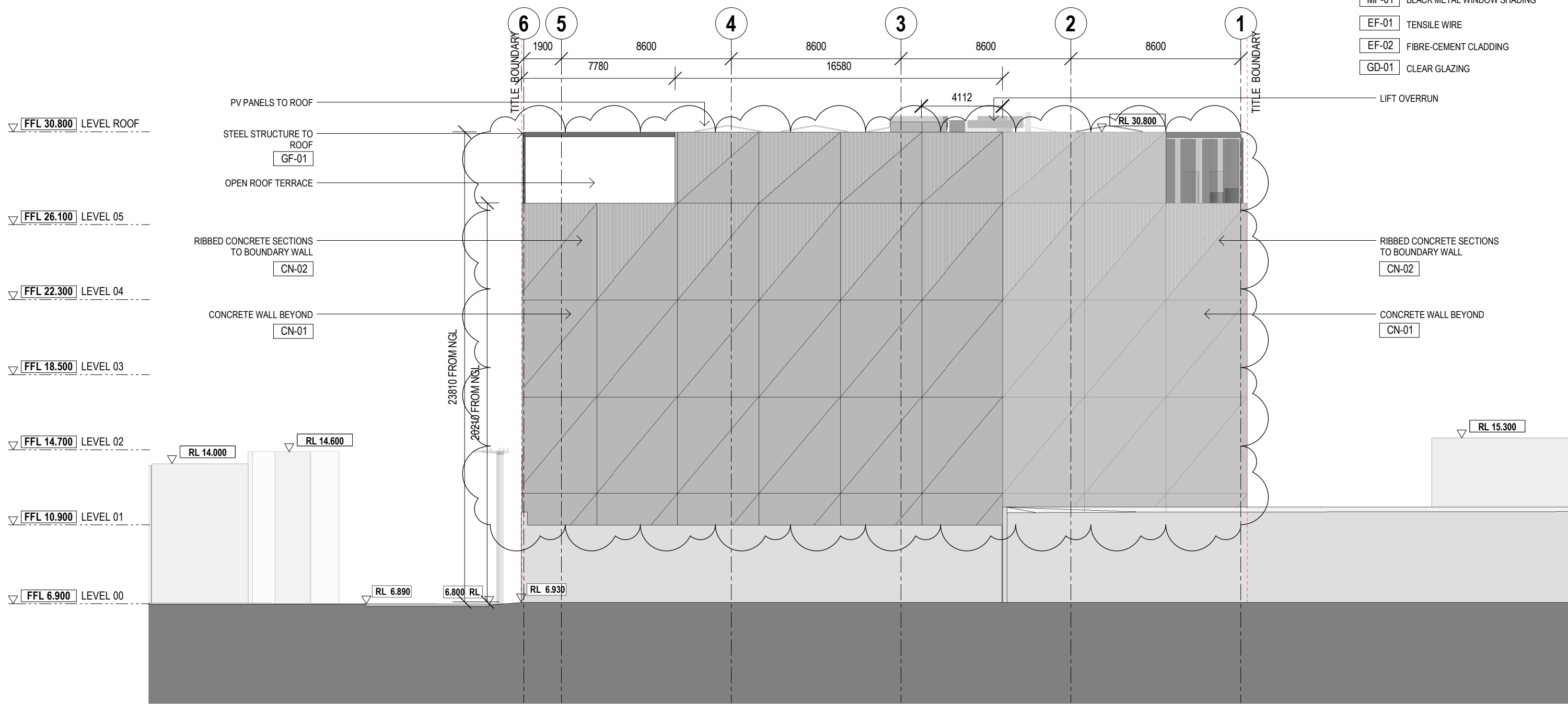
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PROPOSED LEVEL ROOF

DRAWING NUMBER
TP 1-107
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MATERIALS KEY

- EM-01 BLACK METAL FLAT-LOCK CLADDING
- EM-02 BLACK METAL VERTICAL FIN SCREEN
- EM-03 MESH SCREEN
- CN-01 CONCRETE
- CN-02 RIBBED CONCRETE
- GF-01 BLACK METAL WINDOW FRAMES & STEEL
- MF-01 BLACK METAL WINDOW SHADING
- EF-01 TENSILE WIRE
- EF-02 FIBRE-CEMENT CLADDING
- GD-01 CLEAR GLAZING



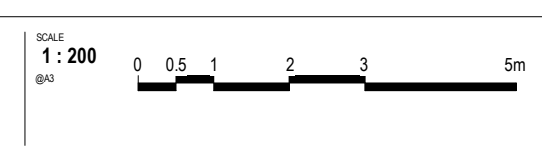
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STATUS

DRAWING TITLE
PROPOSED NORTH ELEVATION

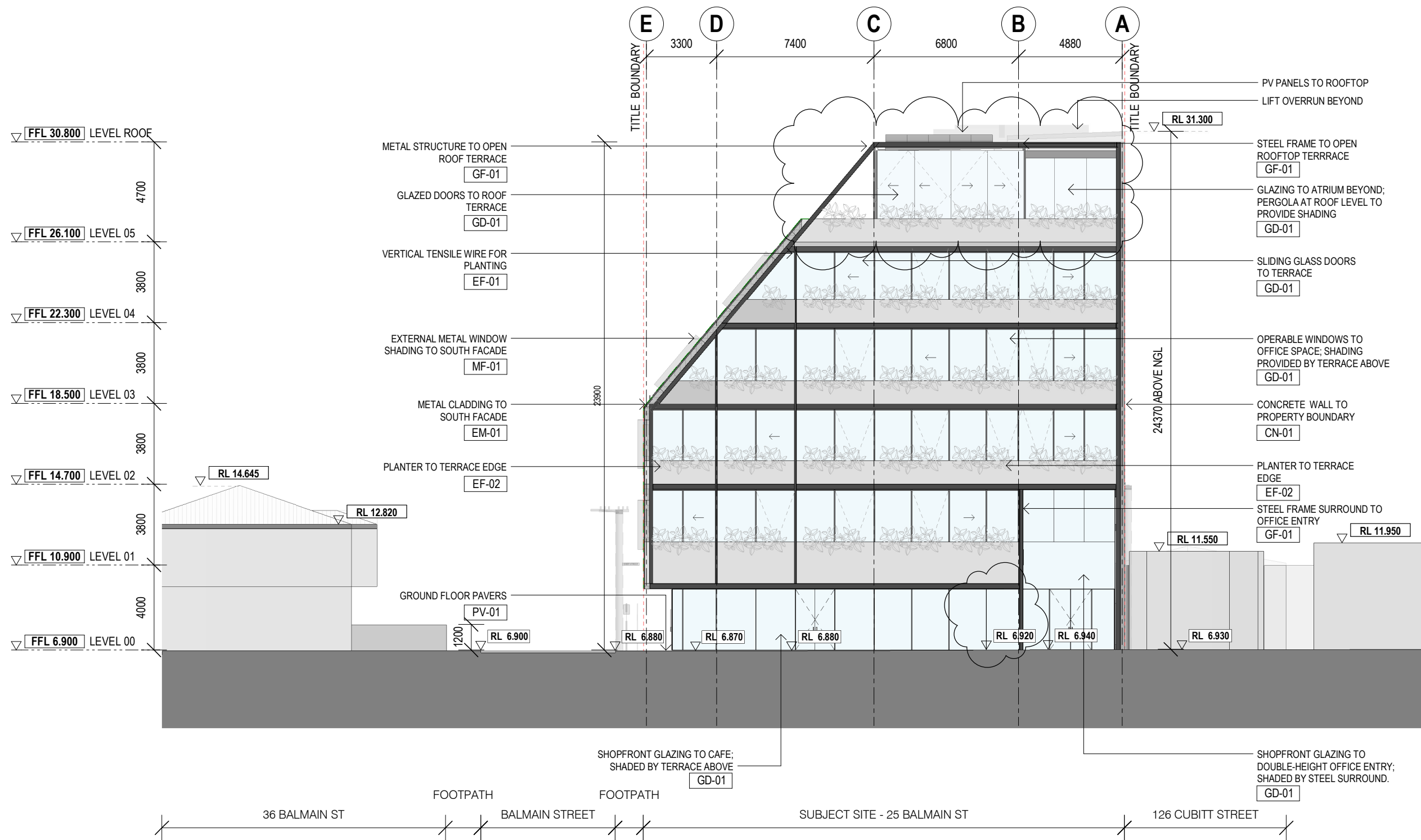
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TP 2-101

REVISION
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MATERIALS KEY

- EM-01 BLACK METAL FLAT-LOCK CLADDING
- EM-02 BLACK METAL VERTICAL FIN SCREEN
- EM-03 MESH SCREEN
- CN-01 CONCRETE
- CN-02 RIBBED CONCRETE
- GF-01 BLACK METAL WINDOW FRAMES & STEEL
- MF-01 BLACK METAL WINDOW SHADING
- EF-01 TENSILE WIRE
- EF-02 FIBRE-CEMENT CLADDING
- GD-01 CLEAR GLAZING



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STATUS

DRAWING TITLE
PROPOSED EAST ELEVATION

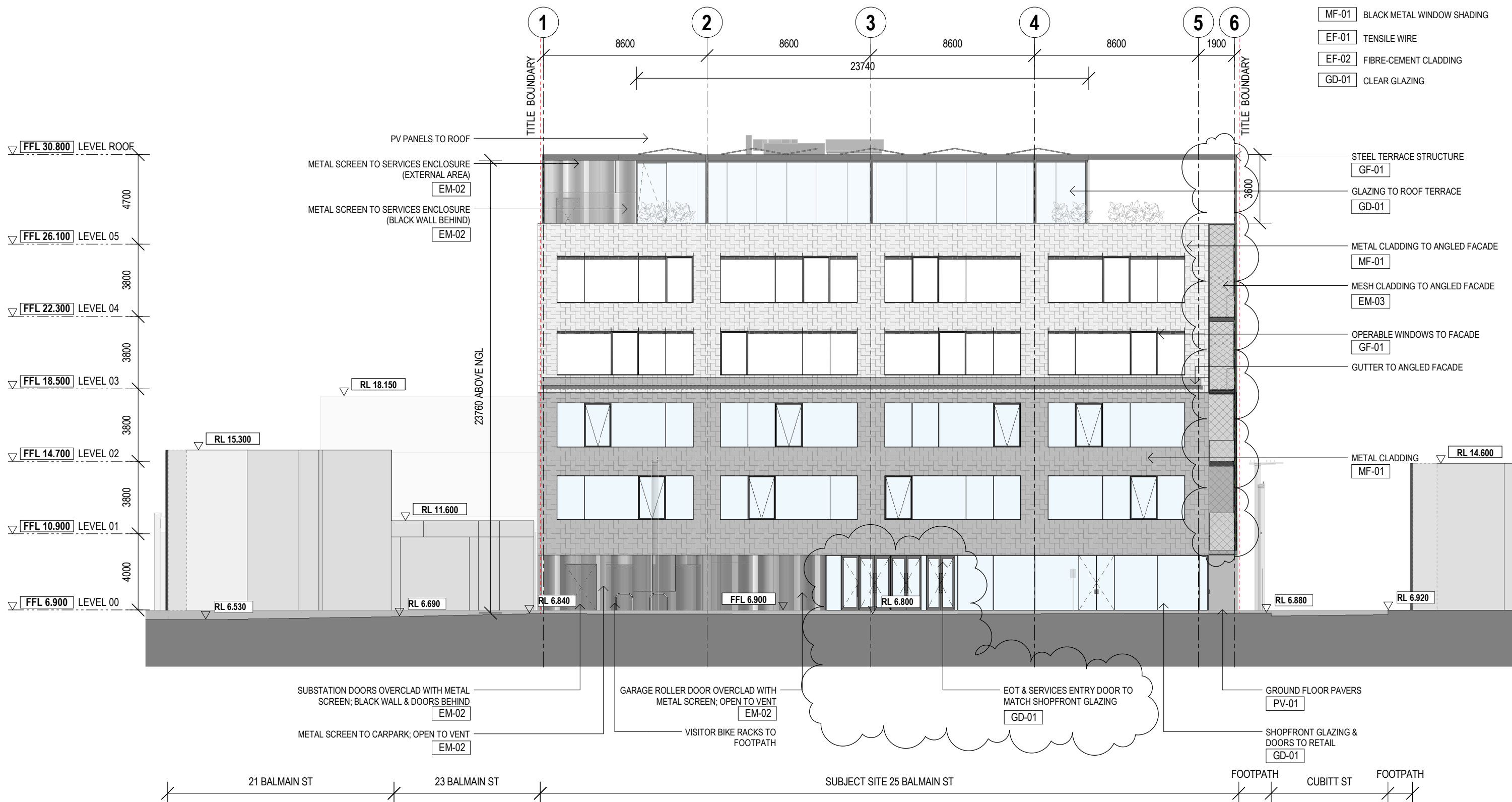
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MATERIALS KEY

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- EM-03 MESH SCREEN
- CN-01 CONCRETE
- CN-02 RIBBED CONCRETE
- GF-01 BLACK METAL WINDOW FRAMES & STEEL
- MF-01 BLACK METAL WINDOW SHADING
- EF-01 TENSILE WIRE
- EF-02 FIBRE-CEMENT CLADDING
- GD-01 CLEAR GLAZING



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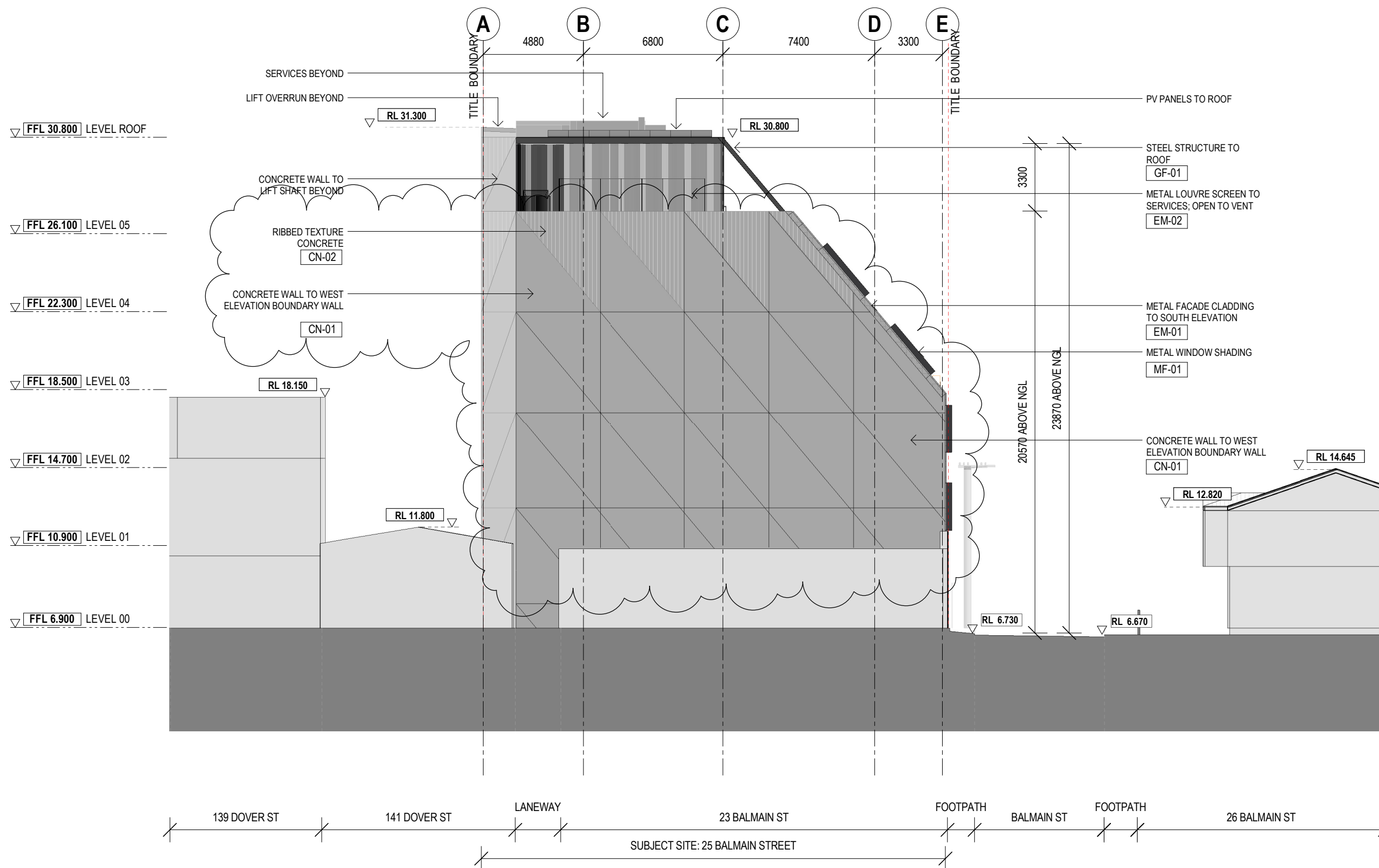
PROJECT
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 STATUS

DRAWING TITLE
PROPOSED SOUTH ELEVATION
 DRAWING NUMBER
TP 2-103
 REVISION
3



MATERIALS KEY

- EM-01 BLACK METAL FLAT-LOCK CLADDING
- EM-02 BLACK METAL VERTICAL FIN SCREEN
- EM-03 MESH SCREEN
- CN-01 CONCRETE
- CN-02 RIBBED CONCRETE
- GF-01 BLACK METAL WINDOW FRAMES & STEEL
- MF-01 BLACK METAL WINDOW SHADING
- EF-01 TENSILE WIRE
- EF-02 FIBRE-CEMENT CLADDING
- GD-01 CLEAR GLAZING



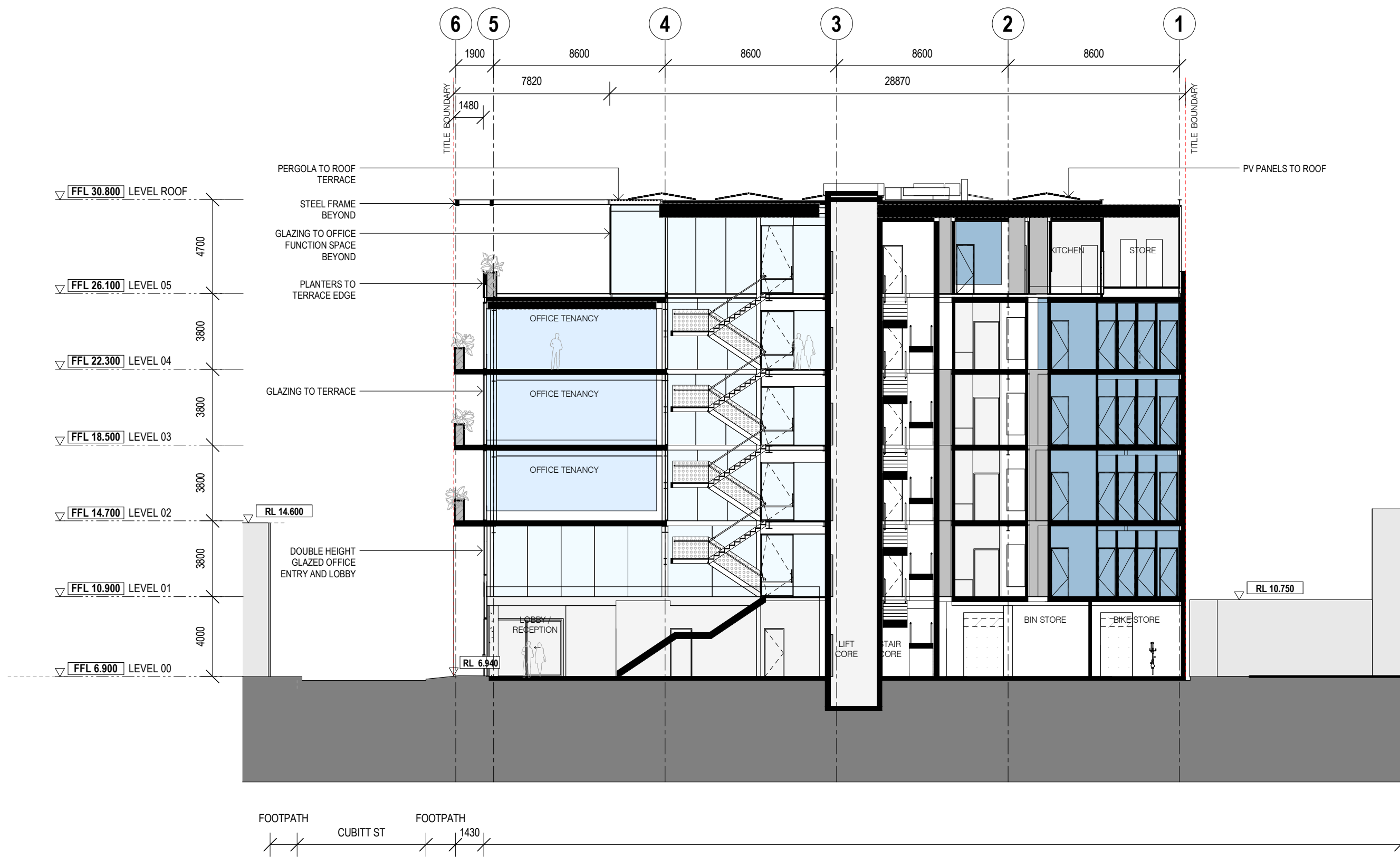
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25 BALMAIN ST, CREMORNE
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DRAWING TITLE
PROPOSED WEST ELEVATION
DRAWING NUMBER
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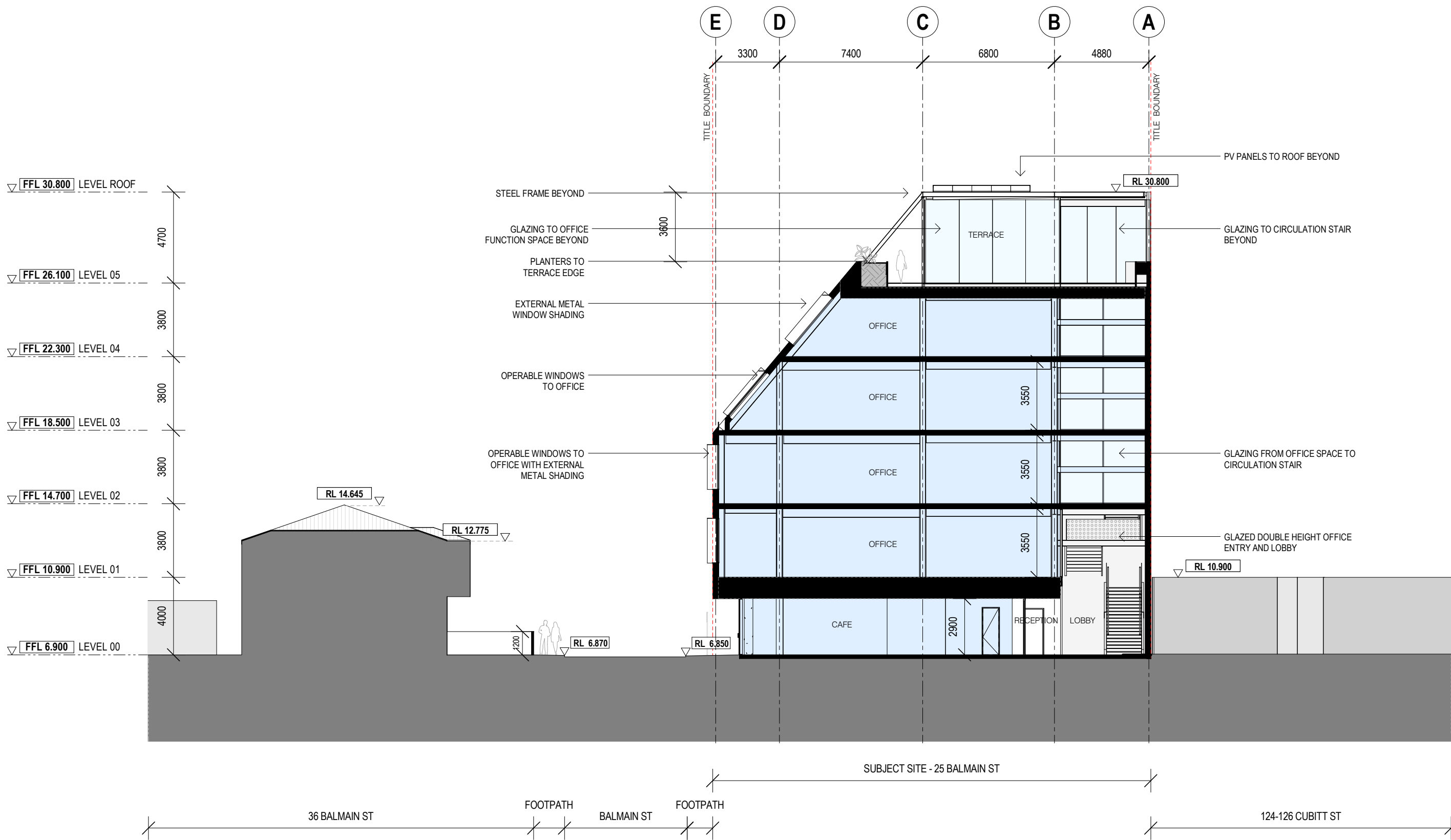
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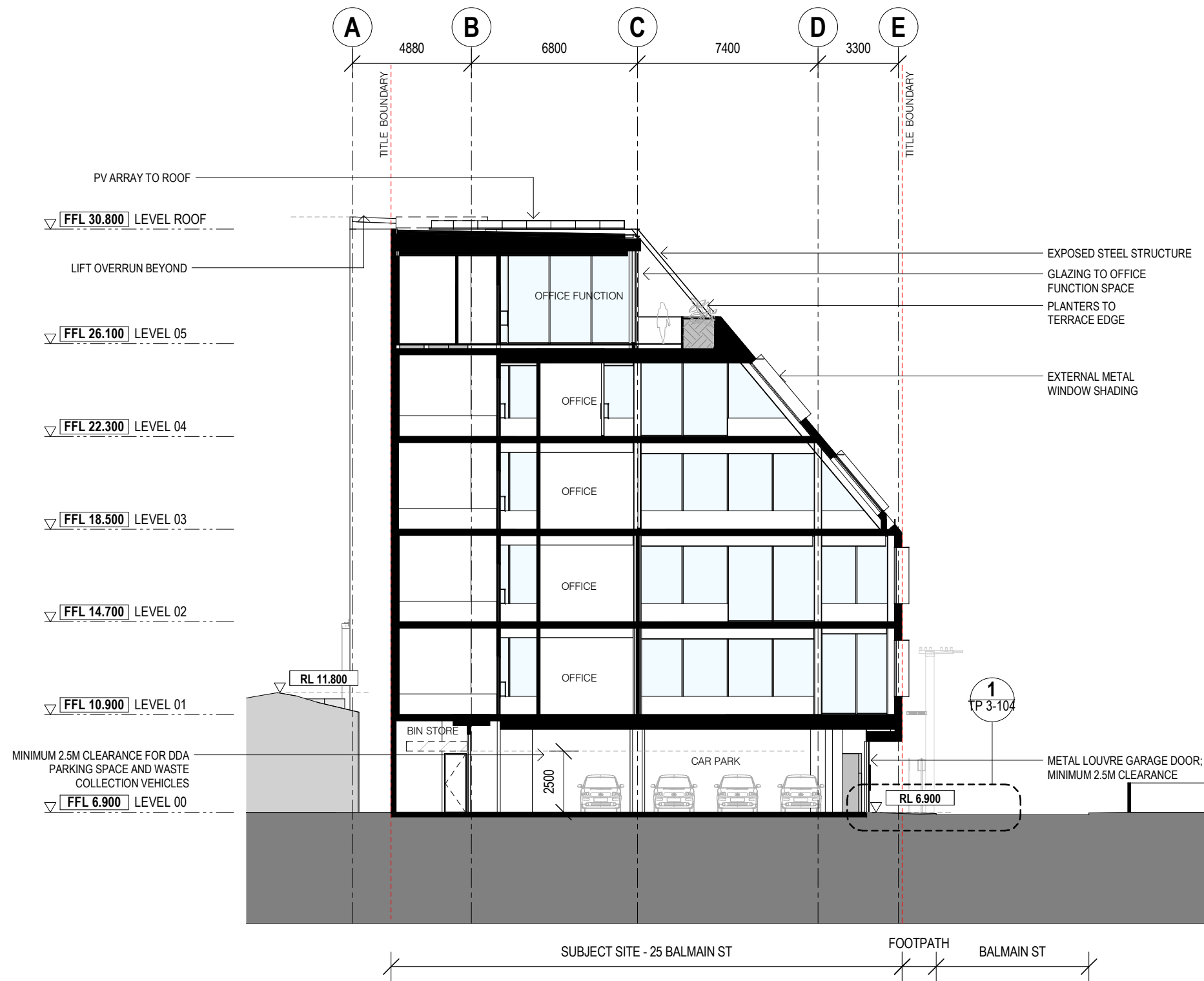
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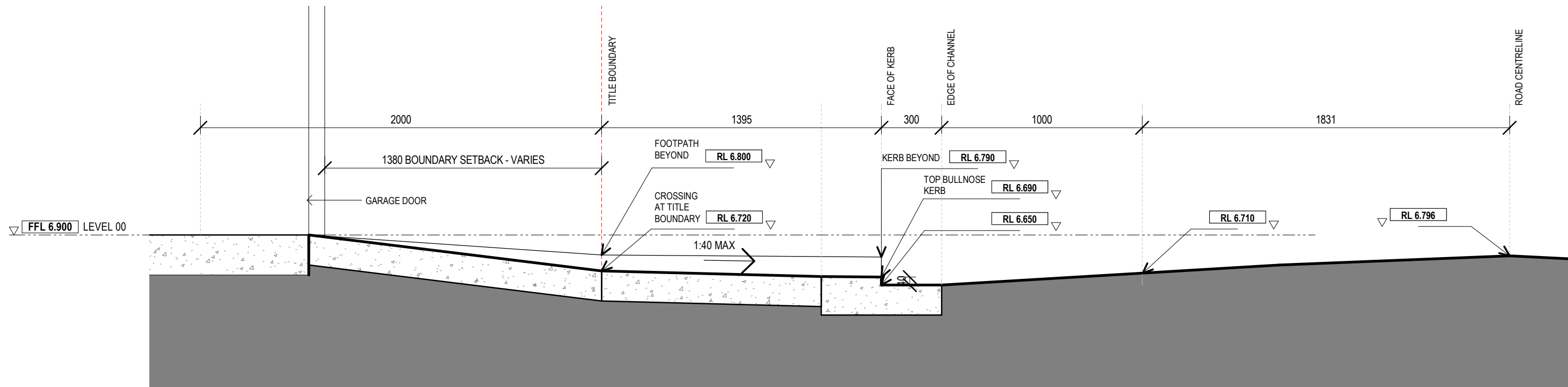
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NOTE: VEHICLE CROSSING TO CITY OF YARRA COUNCIL STANDARDS. ALL LEVELS SHOWN ARE APPROXIMATE ONLY, TO BE CONFIRMED WITH FULL SURVEY.

The proposed material palette is simple and robust, reflecting the nature of the adjacent industrial buildings. The south facade form, raking back from the street frontage, is clad in a finer grain flat-lock metal. This responds to the smaller scale residential buildings opposite.



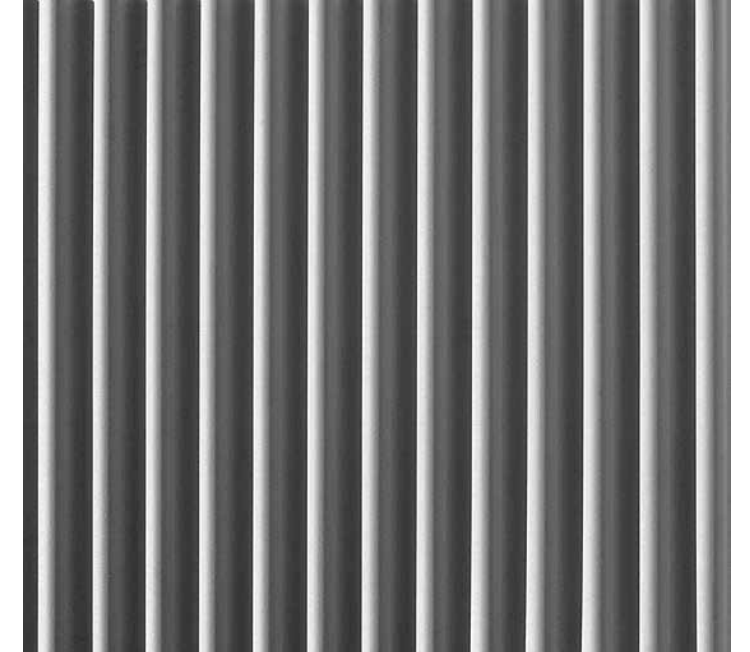
EM-01 Black metal flat-lock cladding



EM-02 Black metal vertical fin screen



CN-01 Concrete



CN-02 Ribbed Concrete



GF-01 Black window frames & steel



MF-01 Black metal window shading



EN-03 Tensile wire for planting



GD-01 Clear glazing

25 BALMAIN STREET

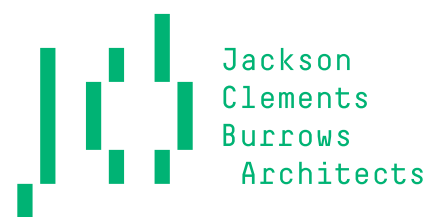
CREMORNE
TANK VENTURES

CITY OF YARRA
SITE CONTEXT & DESIGN RESPONSE ASSESSMENT
OCTOBER 2020



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OVERVIEW

This proposal for 25 Balmain Street is a high quality five-level office development with an activated ground plane offering a food and beverage tenancy, community and occupant facilities. The office spaces are intended for the owner-occupied Decjuba head offices, relocating from existing facilities in Cremorne. The building carefully considers the urban context to engage a socially and environmentally sustainable design proposal.

LOCATION

Located on the corner of Balmain and Cubitt Streets, the site is located in central Cremorne, an area rapidly developing from light industrial to new commercial premises. The site is bounded by one & two storey warehouses to the north and west. Directly opposite Balmain Street are modern two-level townhouses, defining the residential zoning to the south. A heritage overlay exists to Victorian buildings to the east and south-east of the subject site. This proposal recognises the importance of a design which is sympathetic to the neighbourhood character.

Cremorne is currently undergoing rapid development as a prime city-edge location. Surrounding developments include The Malt district, Seek head office on Cremorne St, and a number of commercial developments on Balmain and Cubitt St

The subject site is conveniently located to the Swan Street activity centre, with access to public transport trains and trams, and dedicated cycle lanes. The site is close to the Main Yarra Trail, and the Monash Freeway to the south. The surrounding amenities and diverse building typologies in this commercial precinct reinforces the site's capacity to accommodate development.

FORM & MATERIALITY

The proposed building form responds to both the commercial development zone and the existing residential buildings to the south. A three-level frontage to Balmain Street is angled back to the upper levels to reduce building mass and overshadowing. This facade is formed of small-scale flat-lock metal cladding with

punched window openings and external shading. The scale and privacy is cognisant of the residential buildings opposite.

The glazed elevation to Cubitt Street is setback from the site boundary with planted terraces to each level, providing outdoor amenity to the office floors, and softening the building edge.

STREET ACTIVATION & AMENITY SPACE

The ground floor is setback from the street-facing site boundaries, providing generous footpaths on narrow streets and visitor cycle parking. Vehicle carpark access and services are provided primarily to Balmain Street, including end-of-trip facilities access.

Shopfront glazing to the cafe engages the street corner, with entrances on Balmain and Cubitt Streets. The main office entrance is located on Cubitt Street, relating to the commercial and industrial streetscape to north Cubitt St.

SUSTAINABILITY

25 Balmain St aims to achieve best-practice sustainable design, encompassing building performance, occupancy comfort and a sustainable urban environment. High-performance glazing will provide daylighting to office floorplates, with natural ventilation, efficient building services and PV array to reduce energy. Rainwater harvesting will reduce water use. The development encourages sustainable travel with generous cycle and end-of-trip facilities. Improved footpaths and a cafe space engages the wider community.

SUMMARY

The proposal for 25 Balmain aims to positively contribute to Cremorne's urban development. We believe it is a building that demonstrates a clarity in composition and programme that will engage with its surrounding context and community in a new and positive way, whilst being sympathetic to the existing local context.



SITE CONTEXT

TRANSPORT & AMENITIES

The subject site is ideally located for public transport on Swan St and Church St, with tram and train connections to the city centre and outer suburbs. Major cycle routes are also accessible from these roads, with the main Yarra trail to the south. The site is also located close to major arterial roads. Access to public parks is within 10 minutes walk, with retail amenity along Swan Street activity zone.



KEY

- SUBJECT SITE
- TRAM LINE
- TRAIN LINE
- ARTERIAL ROADS
- CYCLE LANE
- TRAM STOP
- TRAIN STATION
- PUBLIC PARK

SITE CONTEXT

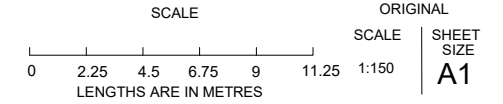
SITE SURVEY CONDITIONS

NOTES:

- LEVELS SHOWN THUS ARE IN METRES TO AUSTRALIAN HEIGHT DATUM (A.H.D.) A.H.D. DATUM VIDE MMB 431 (R/L: 19.725m)
- CONTOURS SHOWN ACROSS SUBJECT LAND ARE AT 0.20m INTERVALS AND HAVE BEEN DERIVED FROM SURVEY.
- PLOTTED LOCATION OF FENCING ON THIS PLAN IS APPROXIMATE ONLY. REFER TO THE OFFSET DISTANCES FROM TITLE BOUNDARY NEAR FENCING OR IN ENLARGEMENTS FOR THE ACTUAL POSITION OF FENCING.
- WHERE FENCING HAS EXISTED FOR MORE THAN 15 YEARS AND ENCROACHES ON THE SUBJECT SITE WE STRONGLY RECOMMEND THAT WRITTEN AGREEMENT BE OBTAINED FROM THE NEIGHBOUR WHO MAY HAVE POSSESSORY RIGHTS OVER THE LAND BEFORE ANY DEVELOPMENT WORKS BEGIN OVER EXISTING OCCUPATION.
- THE CANOPY SPREAD OF THE TREES ON THIS PLAN IS APPROXIMATE ONLY. SMALL TREES AND SHRUBS HAVE NOT NECESSARILY BEEN LOCATED IN THIS SURVEY.
- WINDOW DETAILS:**
 - SOLID BLUE LINE: DENOTES GROUND STOREY HABITABLE WINDOW
 - SOLID PINK LINE: DENOTES FIRST FLOOR HABITABLE WINDOW
 - DOTTED BLUE LINE: DENOTES GROUND STOREY NON-HABITABLE WINDOW
 - DOTTED PINK LINE: DENOTES FIRST STOREY NON-HABITABLE WINDOW
- ONLY NEIGHBOURING WINDOWS FACING THE SITE AND WITHIN 9m HAVE BEEN SHOWN
- LOCATION OF BUILDINGS ON ADJOINING PROPERTIES ARE APPROXIMATE ONLY AND HAVE BEEN OBTAINED BY INDIRECT SURVEY METHODS. ALL BUILDING LEVELS AND OFFSETS HAVE BEEN ROUNDED TO THE NEAREST 0.05m
- UNDERGROUND SERVICES HAVE NOT BEEN LOCATED OR INVESTIGATED FOR THE PURPOSES OF THIS PLAN. THE LOCATION OF OTHER UNDERGROUND SERVICES SHOULD BE CONFIRMED WITH THE RELEVANT AUTHORITY.
- REFER TO TITLE RE-ESTABLISHMENT PLAN FOR DETAILED TITLE RE-ESTABLISHMENT DETAILS OF THE SUBJECT SITE

SITE DESCRIPTION PLAN

No.25 BALMAIN STREET & 128-134 CUBITT STREET, CREMORNE

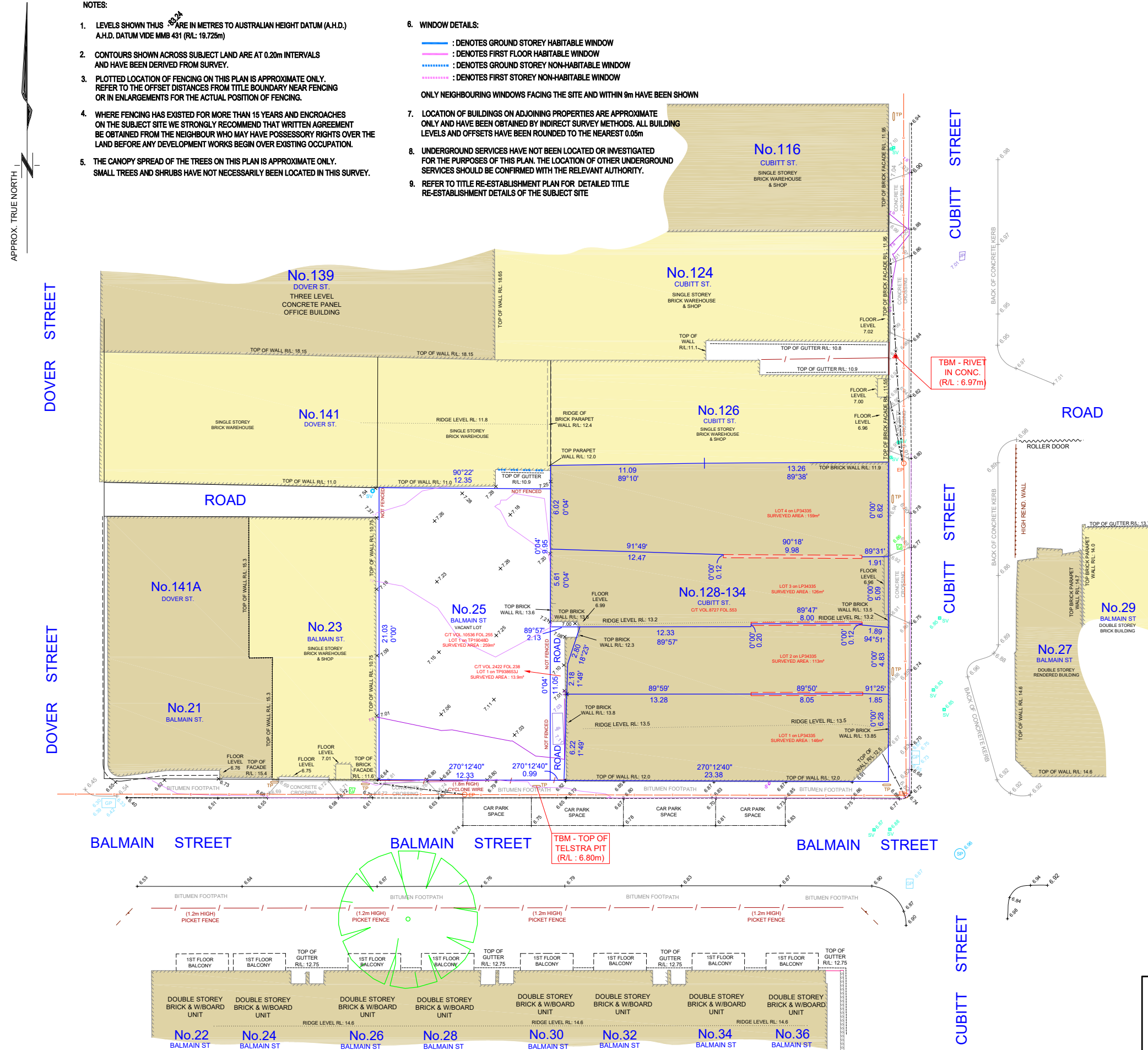


EASEMENT DETAILS:

EXISTING PARTY WALL EASEMENT (REFER TO CERTIFICATE OF TITLE FOR FURTHER DETAILS)

LEGEND

TP	TELSTRA PIT	S	SIGN
T	TREE	WM	WATER METER
DT	DEAD TREE	GM	GAS METER
B	BENCH MARK	SP	SEWER 110
EP	ELECTRICITY POLE	SP	SEWER PIT
SV	STOP VALVE	JP	JUNCTION DRAINAGE PIT
FH	FIRE HYDRANT	GP	GRATED DRAINAGE PIT
		G	GAS PIT
--- TITLE BOUNDARY			
--- EASEMENT			
--- BACK OF CONC. KERB			
--- INVERT OF KERB			
--- FRONT OF BLUESTONE KERB			
--- DRIVEWAY			
--- FENCE			
--- GROUND FLOOR BUILDING			
--- FIRST FLOOR OUTLINE			
--- GARDEN & VEGETATION			
--- RIDGE OF ROOF			
--- TOP OF GUTTER			
--- VERANDA/PORCH			
--- GARAGE/SHED			
--- CARPORT			
--- ROCK RETAINING WALL			
--- TOP OF BANK			
--- TOE OF BANK			
--- BRICK WALL			
--- OVERHEAD ELECTRICITY WIRES			
--- OVERHEAD WIRES			
--- WHITE LINEMARKING			



DATE OF SURVEY : 30/07/2018
JOB REF : 2018-167



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Balmain Street West - Two-storey townhouses & commercial development adjacent to site



Cubitt Street North - two & three storey commercial buildings



Balmain Street East - Five-storey development adjacent to heritage residences, with residential development and Nylex site beyond.



Cubitt Street North of Kelso Street - five storey commercial development with three storey street frontage, adjacent to heritage overlay.

SITE CONTEXT

ZONING & USE

25 Balmain Street is located within the commercial development zone extending to the north. This consists primarily of industrial buildings to two levels, and recent commercial developments from 5 storeys and above.

Residential zoning to the south of Balmain Street consists primarily of one to two-storey housing.

- COMMERCIAL
- MIXED-USE
- RESIDENTIAL
- EDUCATION
- SUBJECT SITE



SITE CONTEXT

SURROUNDING DEVELOPMENT

- EXISTING BUILDINGS
- PERMIT APPLICATION
- SUBJECT SITE

60-88 Cremorne St
7 Storeys



100 Cubitt St
5 Storeys



Malt District
21 Storeys



37 Cubitt Street
3 Storeys



163 Cremorne St
11 Storeys



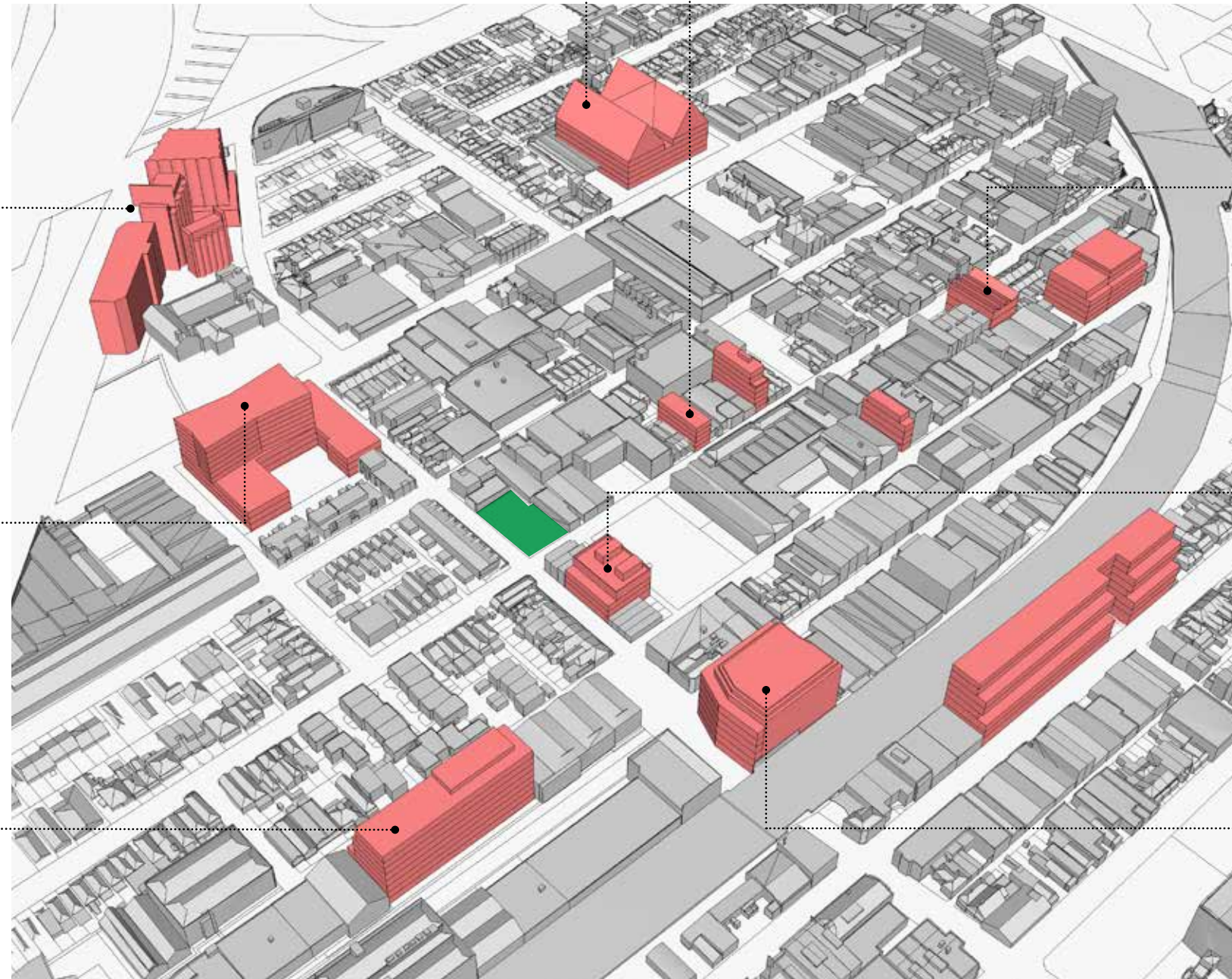
33 Balmain St
4 Storeys



64 Balmain St
6 Storeys



57-61 Balmain St
8 Storeys



- CAFE & RETAIL ENTRANCE
- OFFICE ATRIUM MAIN ENTRANCE
- EOT FACILITIES / SERVICE ENTRANCE
- CAR PARK ENTRY

OFFICE ATRIUM
 Double height glazed office entrance on Cubitt St.
 Reception to lobby, with circulation stair to all office levels above

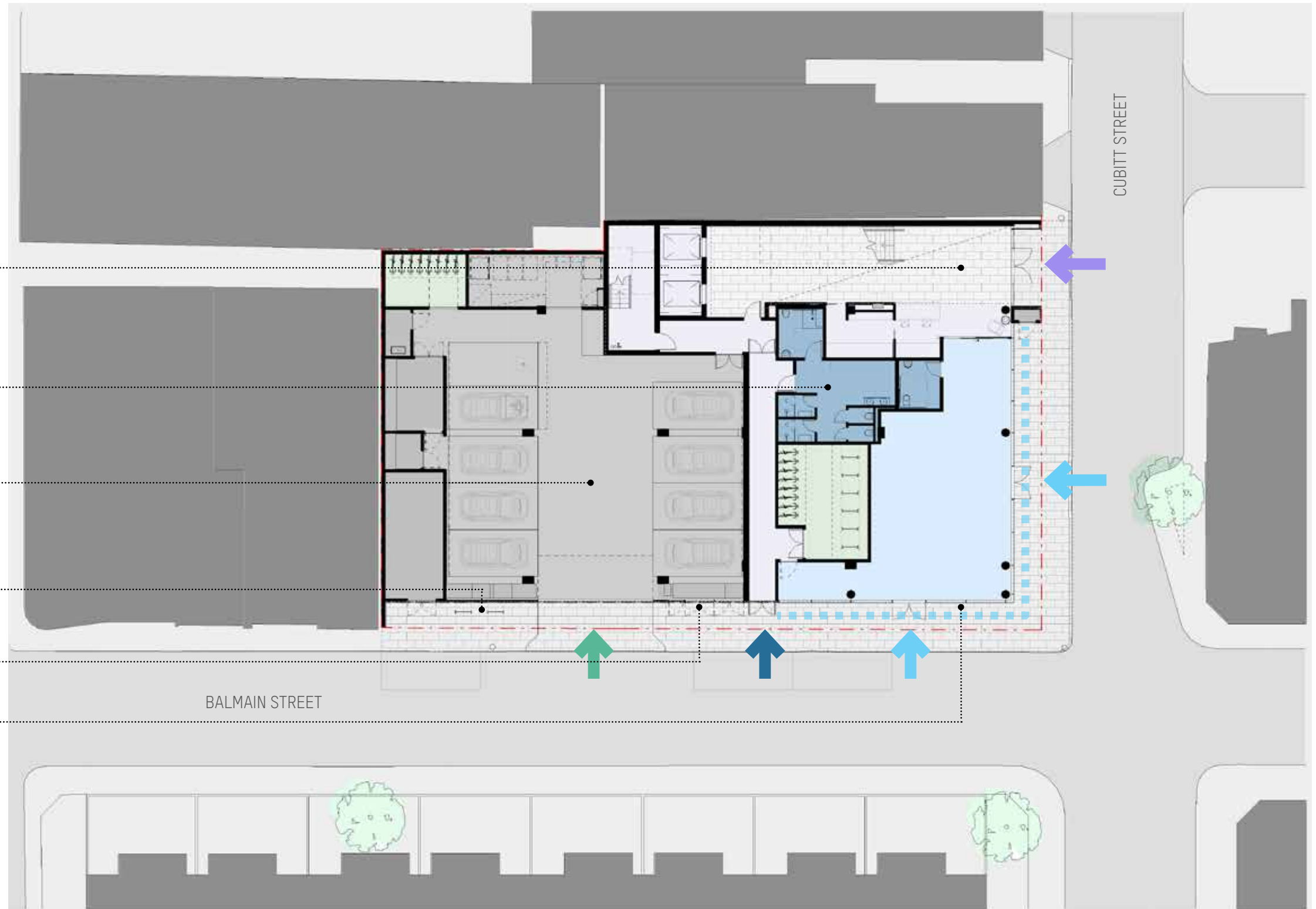
CYCLE PARKING & END OF TRIP FACILITIES
 Secure cycle parking with separate entry, with end of trip facilities including lockers & showers.

CAR PARKING
 Access off Balmain Street for off-street parking and waste collection, minimising traffic movement to Cubitt Street (one-way).

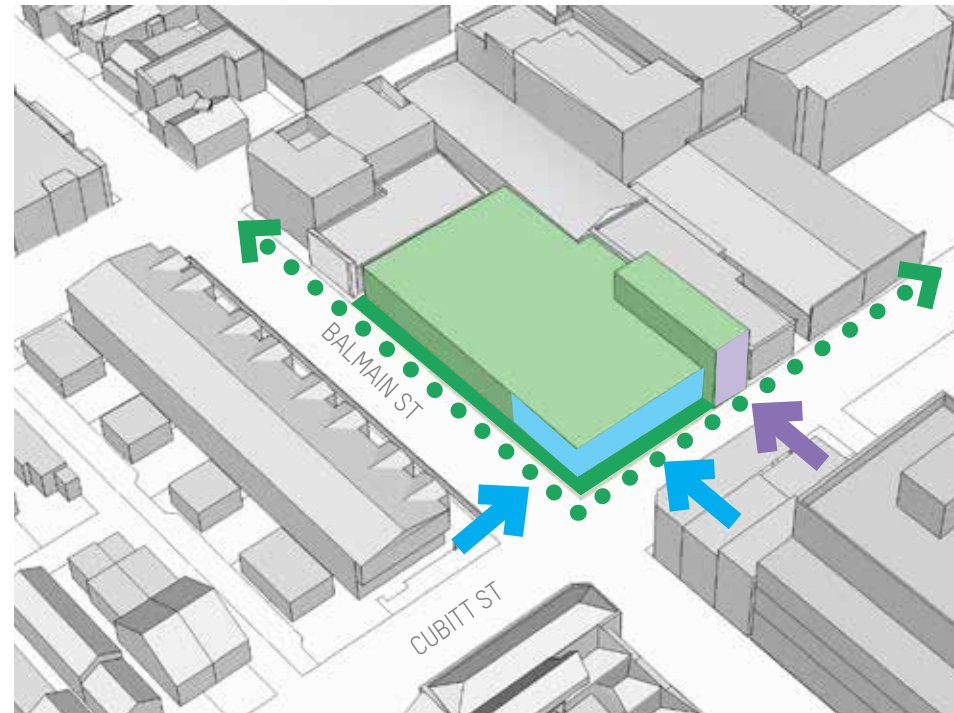
VISITOR CYCLE PARKING
 Four spaces provided to covered public space

SERVICES
 Access off street where required

CAFE
 Active street frontage to corner, setback from boundary at ground level for improved pedestrian amenity to Balmain & Cubitt Streets



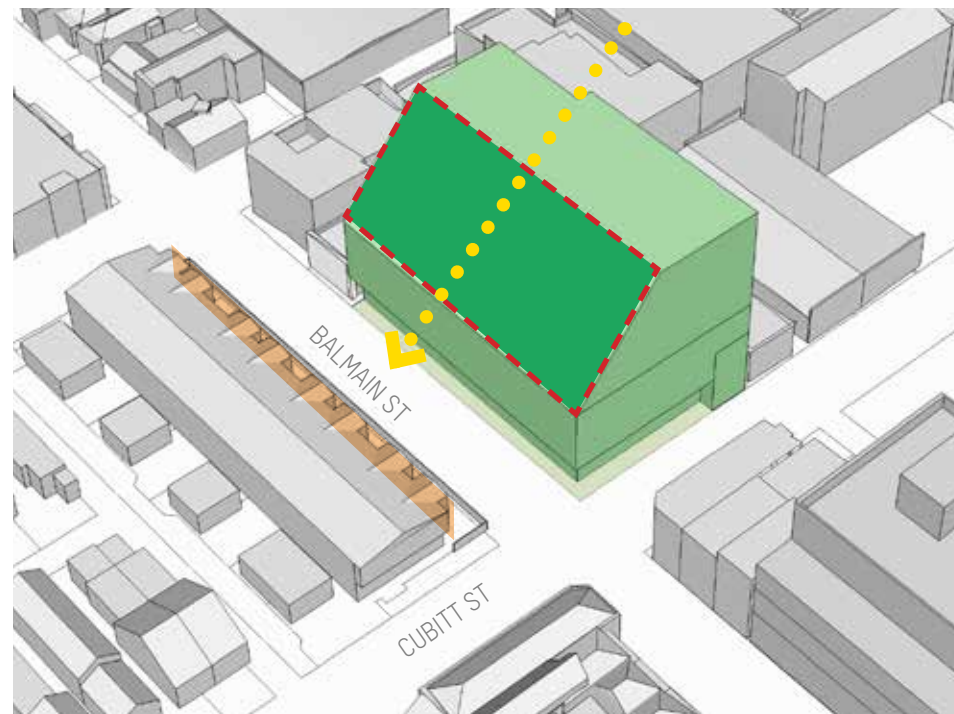
1. Setback to Balmain Street & Cubitt Street at ground floor to widen footpath & provide public amenity. Activate street corner with cafe and double-height office entrance to Cubitt Street.
2. Establish Balmain Street frontage to three storeys in line with adjacent development.
3. Profiled facade to Balmain Street from three storeys to prevent overshadowing residential properties opposite, and provide a modified built form above the podium and pedestrian scale at street level.
4. Terraces to the east facade and level 5 provide setbacks from the Cubitt St, and visual amenity to the office floors. Planting softens the building edge and provides shading from morning sun.



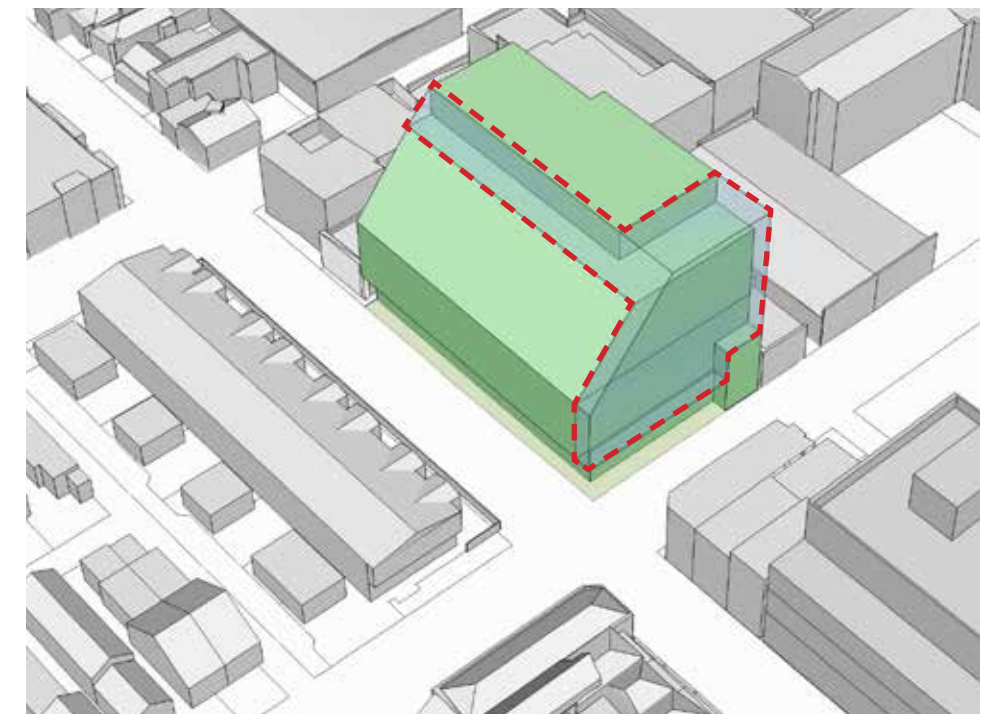
1. Ground Level



2. Podium Levels 1-2



3. Raked Upper Levels 3-5



4. Terrace Amenity

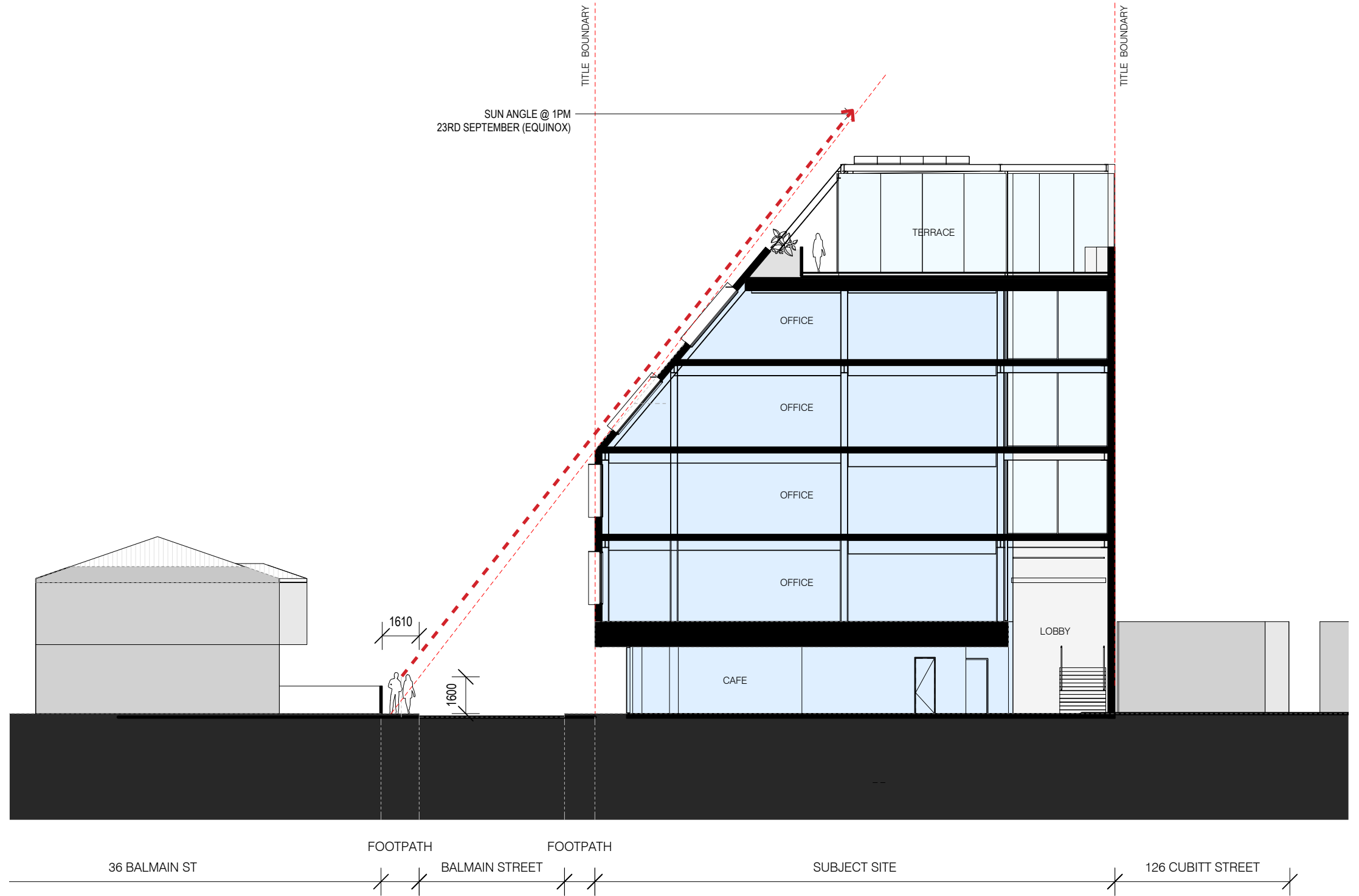
- EXISTING BUILDINGS
- PERMIT APPLICATION
- PROPOSED MASSING



DESIGN RESPONSE

PROPOSED MASSING

The proposed Balmain St facade is sloped back from the street edge to pedestrian scale at street level and reduce massing at the residential interface.



The proposed cafe use at ground floor is designed to activate the street corner and engage with the local community. Visual connections to the generous office atrium space connect all office levels via a central circulation stair. The internal finishes throughout reference the industrial heritage of the precinct.



A palette of metal flat-lock cladding and punched window openings addresses the smaller-scale residential context, with subtle texture and detail.

Planted terraces provide facade shading and external amenity spaces.



DESIGN RESPONSE

SUSTAINABLE DESIGN & FACADE STRATEGY

The proposal will aim for best-practice ESD initiatives, targeting a 5 star NABERS energy rating.

SERVICES

PV array to roof and energy efficient building services. Rainwater will be collected from roof, facade & terrace areas and reused throughout the building.

EXTERNAL TERRACE

Rooftop terrace to provide shared amenity space for occupants.

FACADE

High performance glazing provides daylighting to office floorplates. Operable windows to provide natural cross ventilation, with shading to reduce west afternoon sun.

EXTERNAL PLANTING

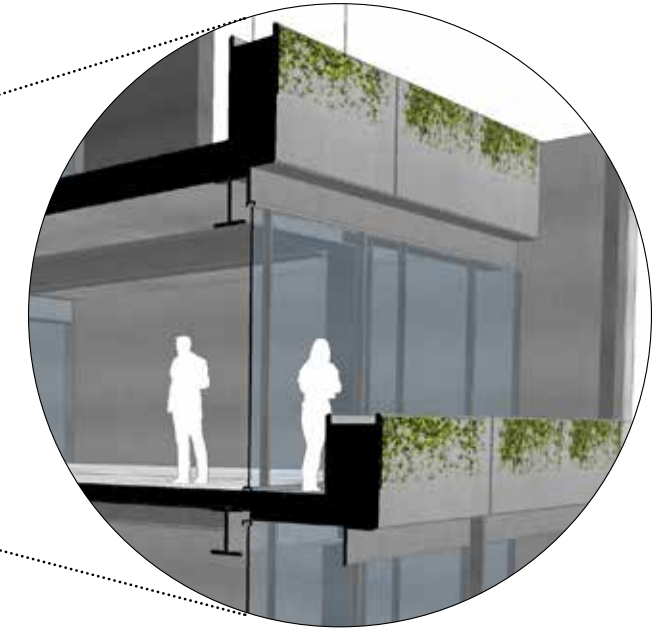
Planting to external terraces provides shading and amenity.

END OF TRIP FACILITIES

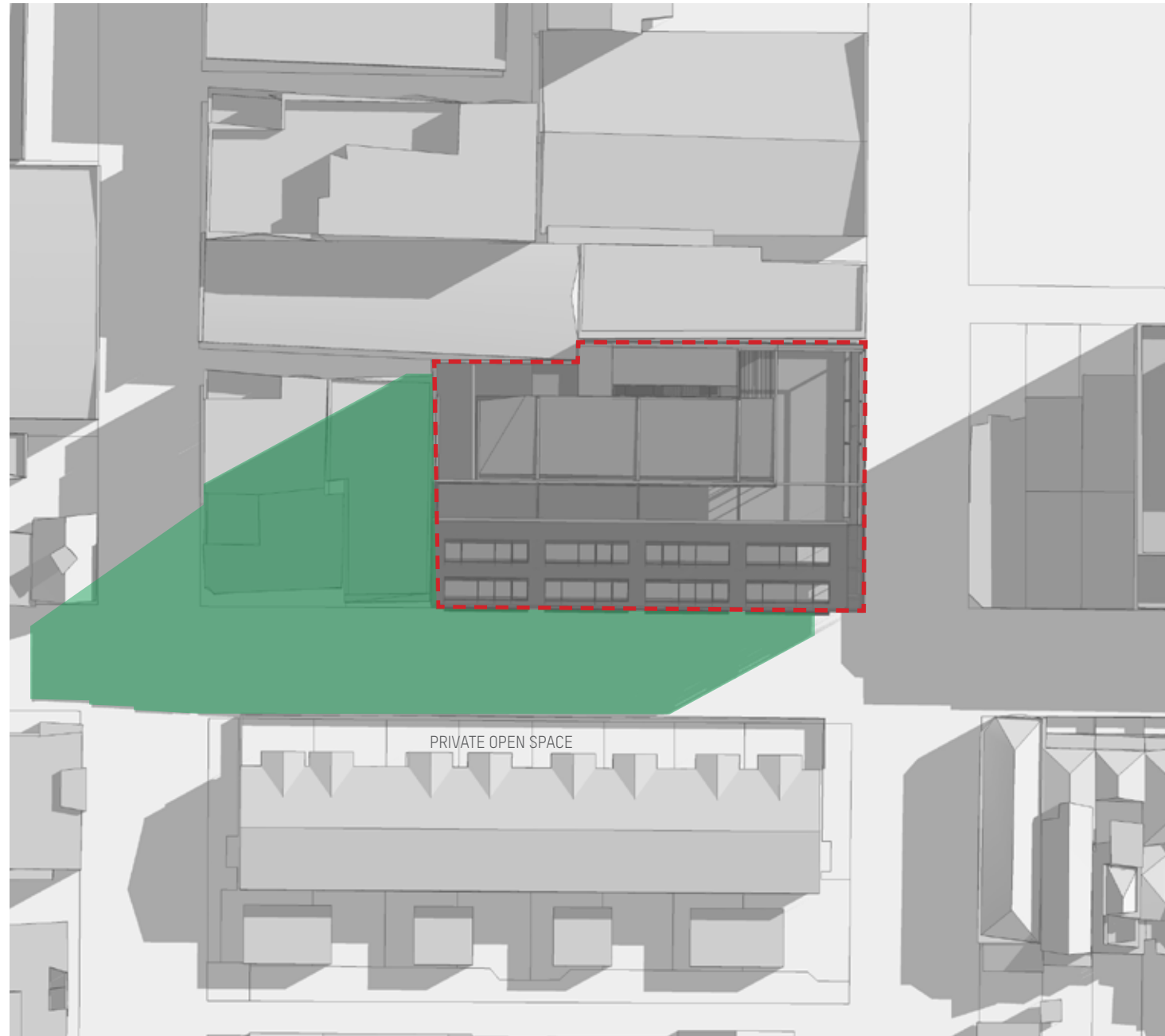
Provision for high quality end of trip facilities and bicycle spaces with dedicated direct access off Balmain Street.

PUBLIC AMENITY

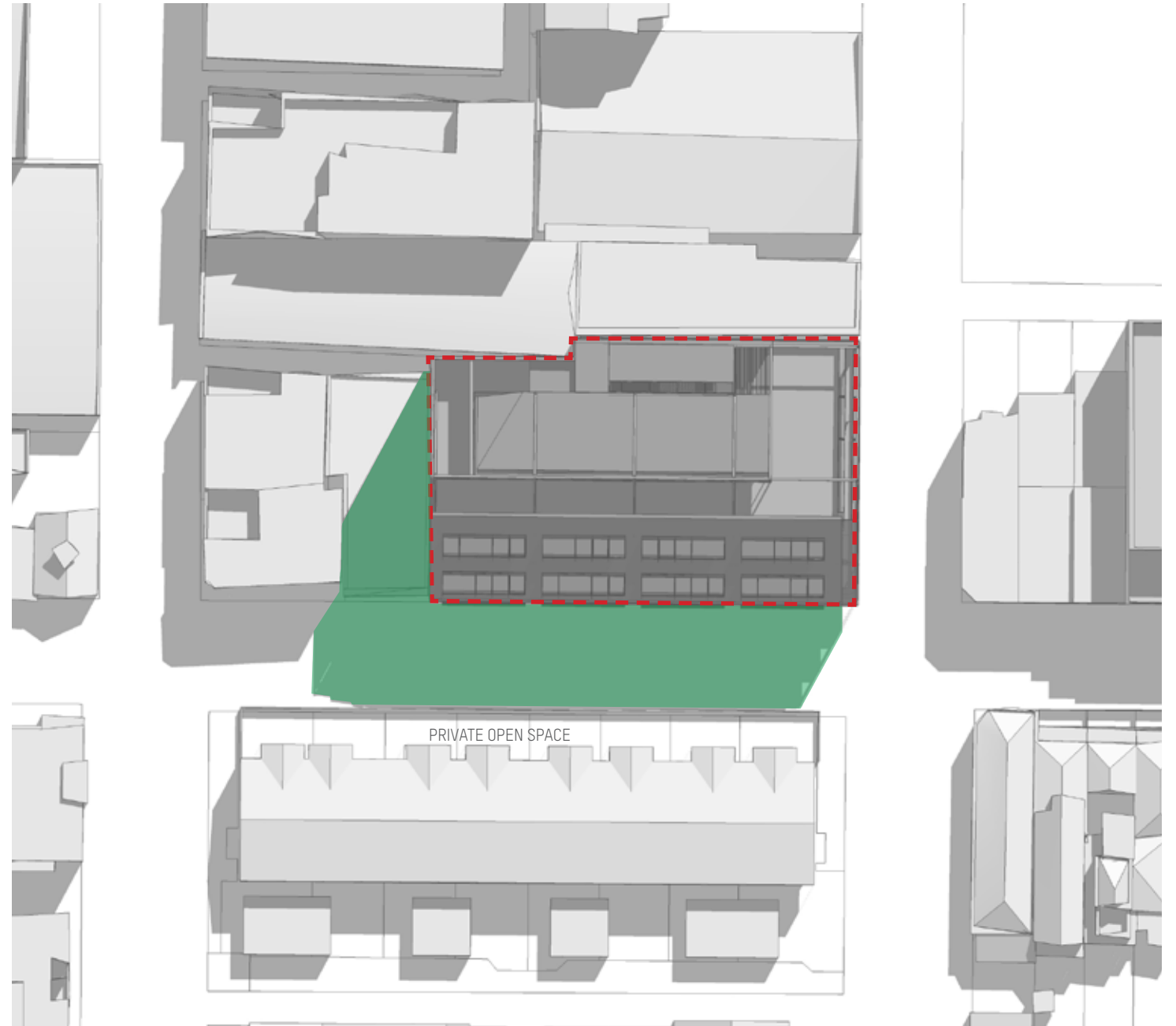
Building setback allows the creation of a pedestrian streetscape with high quality hard landscaping. Cafe use at ground floor creates an active street frontage.



External Terrace Section

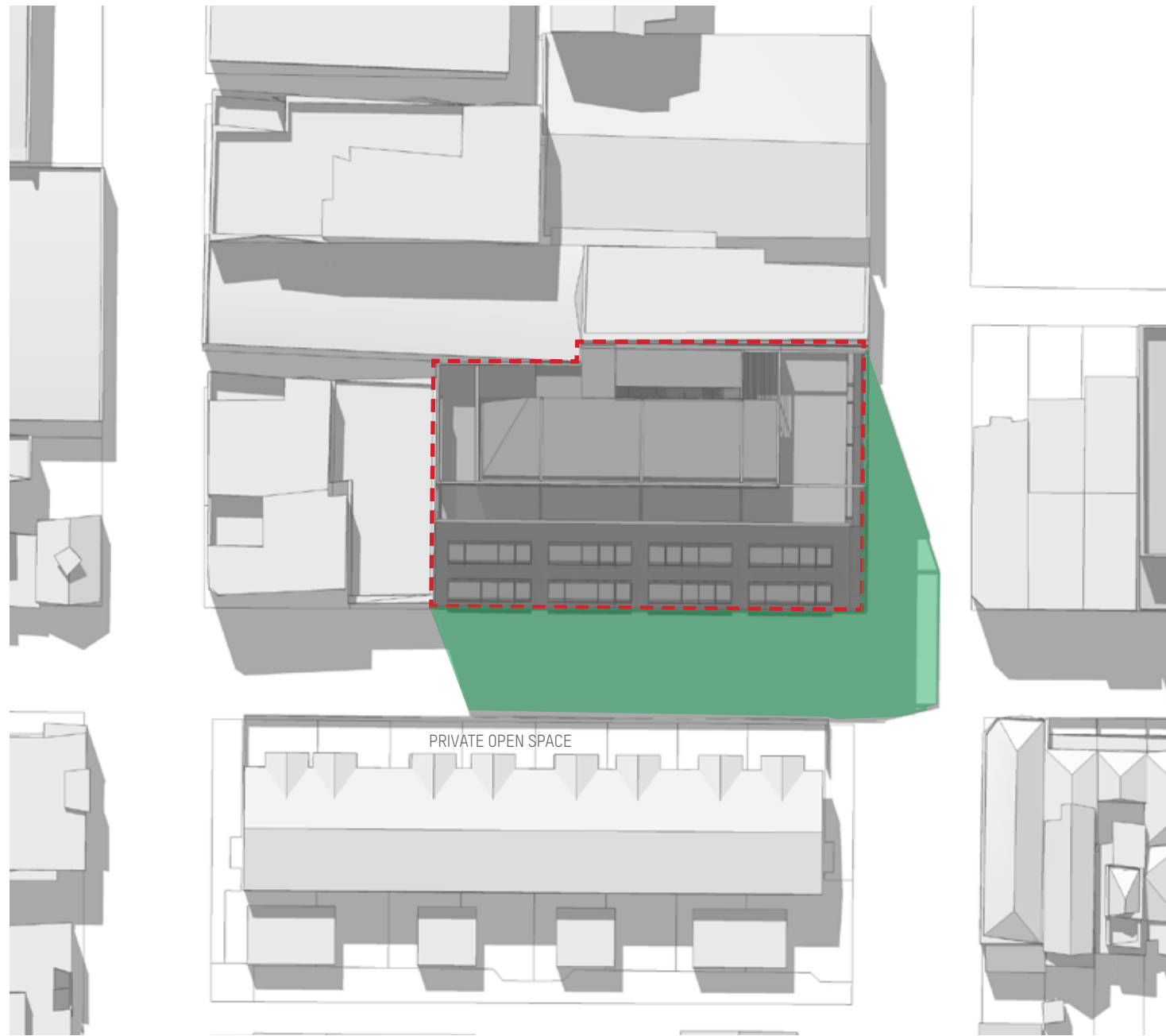


9 AM; 23RD SEPTEMBER



11 AM; 23RD SEPTEMBER

--- SUBJECT SITE BOUNDARY



1 PM; 23RD SEPTEMBER



3 PM; 23RD SEPTEMBER

--- SUBJECT SITE BOUNDARY

VISUALISATIONS

PERSPECTIVE VIEW: CORNER CUBITT ST & BALMAIN ST



VISUALISATIONS

PERSPECTIVE VIEW WITHOUT PLANTING: CORNER CUBITT ST & BALMAIN ST



VISUALISATIONS

PERSPECTIVE VIEW: CUBITT ST FROM SOUTH



VISUALISATIONS

PERSPECTIVE VIEW WITHOUT PLANTING: CUBITT ST FROM SOUTH



VISUALISATIONS
PERSPECTIVE VIEW:
BALMAIN ST FROM EAST



VISUALISATIONS

PERSPECTIVE VIEW WITHOUT PLANTING:
BALMAIN ST FROM EAST



VISUALISATIONS
PERSPECTIVE VIEW:
CUBITT ST ELEVATION



VISUALISATIONS

PERSPECTIVE VIEW WITHOUT PLANTING:
CUBITT ST ELEVATION

