

Southbank Structure Plan 2010

Perspectives

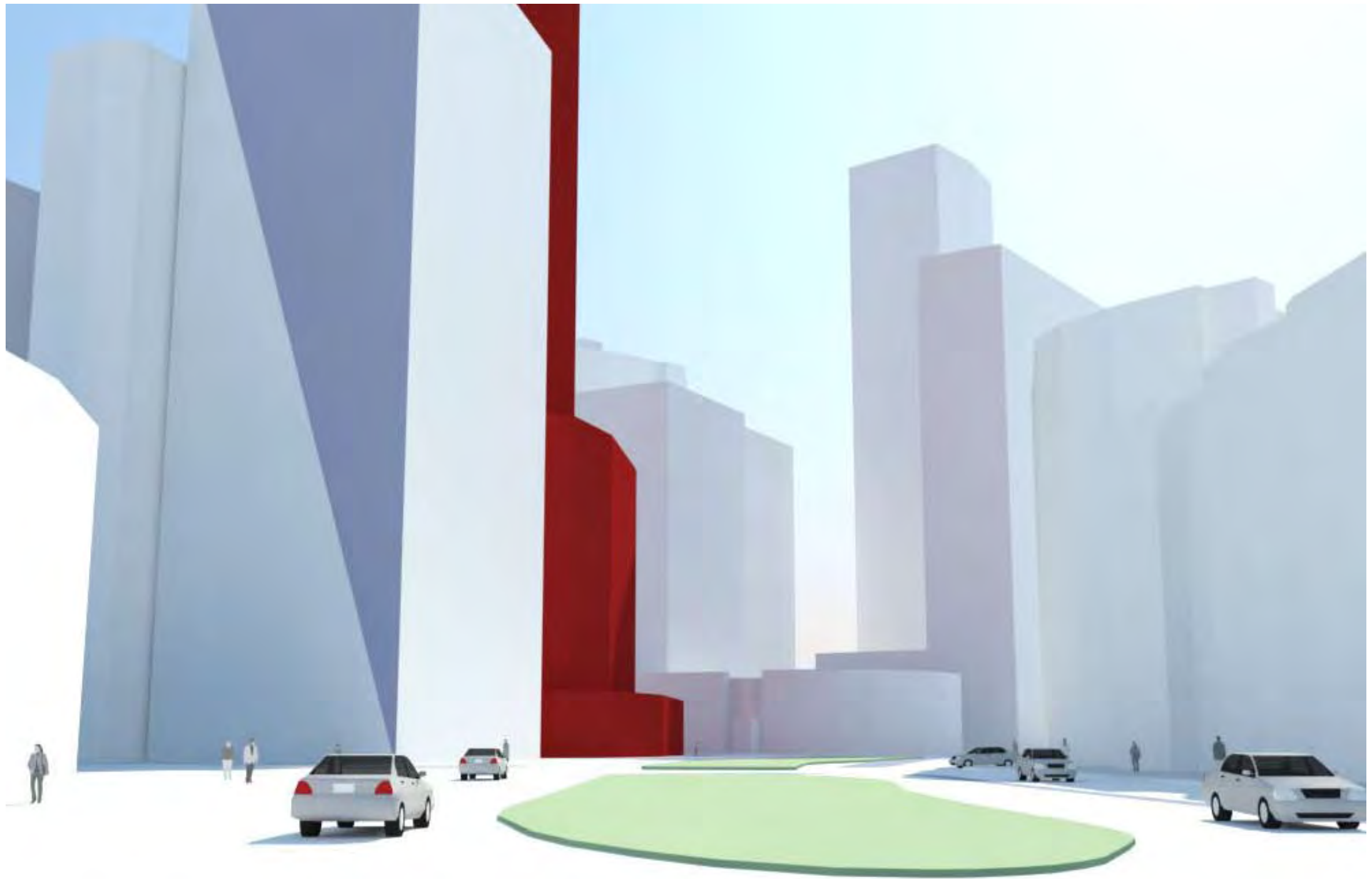
Prepared for the City of Melbourne by AECOM

July 2010

Issue C

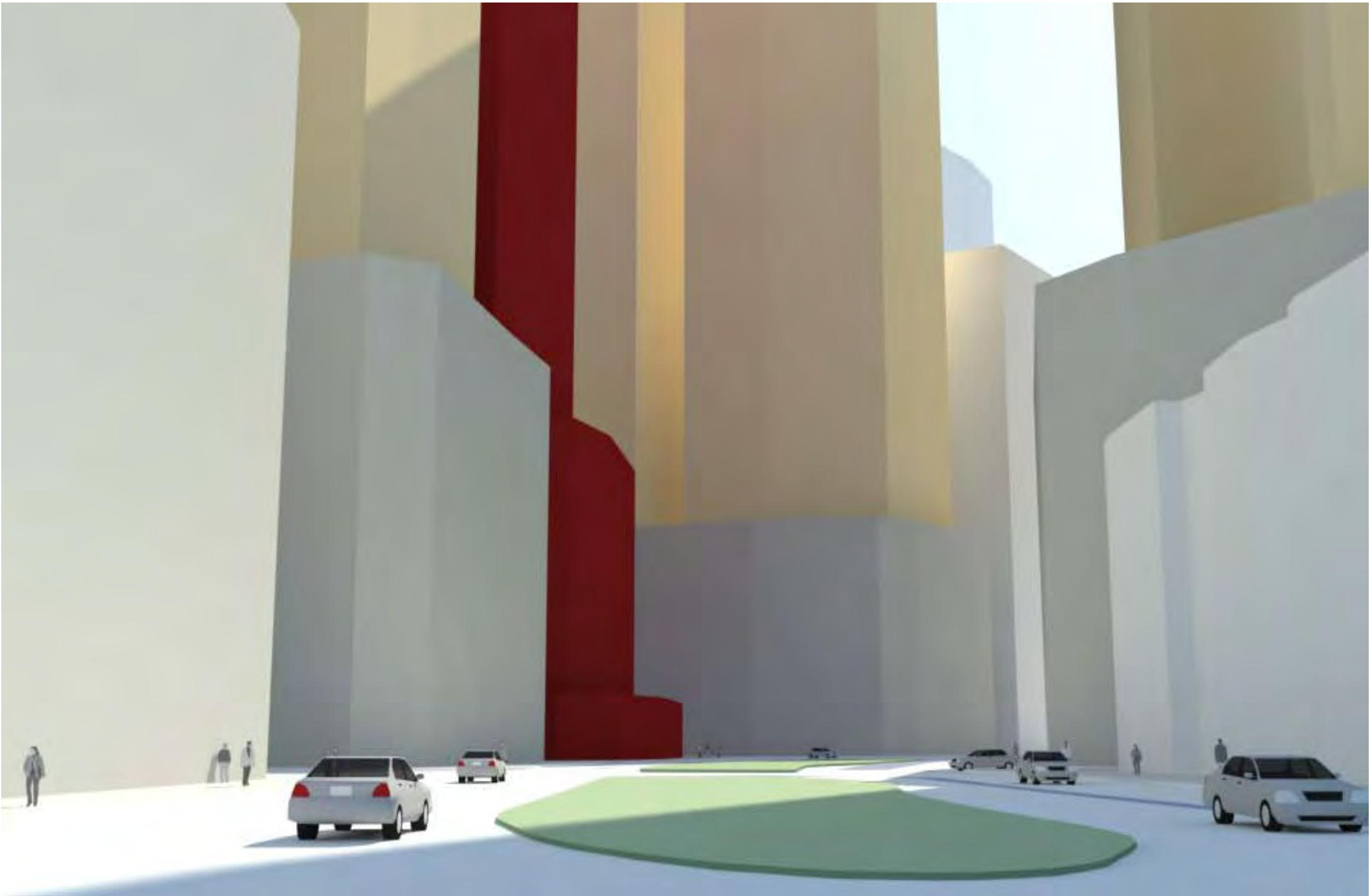
01 View from Southbank Boulevard

Rules	Render 01	Render 04	Render 06
/ 10m Setback from road	/ 66-68 & 70 Southbank Boulevard (Proposed Building)	/ 66-68 & 70 Southbank Boulevard (Proposed Building)	/ Southbank Structure Plan 0-15years
/ 5m setback from side boundary	/ Existing Built Form	/ Southbank Structure Plan 0-15years	/ Tower heights as per Structure Plan recommendations
/ 2m setback from lane (minimum lane width 6m)		/ Tower heights equal to the Proposed Building (208m)	/ No consolidation of lots
/ 35m maximum tower width	Render 02	/ No consolidation of lots	
/ 16m x 24m minimum tower dimensions	/ 66-68 & 70 Southbank Boulevard (Proposed Building)		Render 07
	/ Southbank Structure Plan 0-15years	Render 05	/ Southbank Structure Plan 0-15years
	/ Tower heights as per Structure Plan recommendations	/ 66-68 & 70 Southbank Boulevard (Proposed Building)	/ Tower heights as per Structure Plan recommendations
	/ No consolidation of lots	/ Southbank Structure Plan 0-15years	/ Consolidation of lots
	Render 03	/ Tower heights equal to the Proposed Building (208m)	
	/ 66-68 & 70 Southbank Boulevard (Proposed Building)	/ Consolidation of lots	
	/ Southbank Structure Plan 0-15years		
	/ Tower heights as per Structure Plan recommendations		
	/ Consolidation of lots		



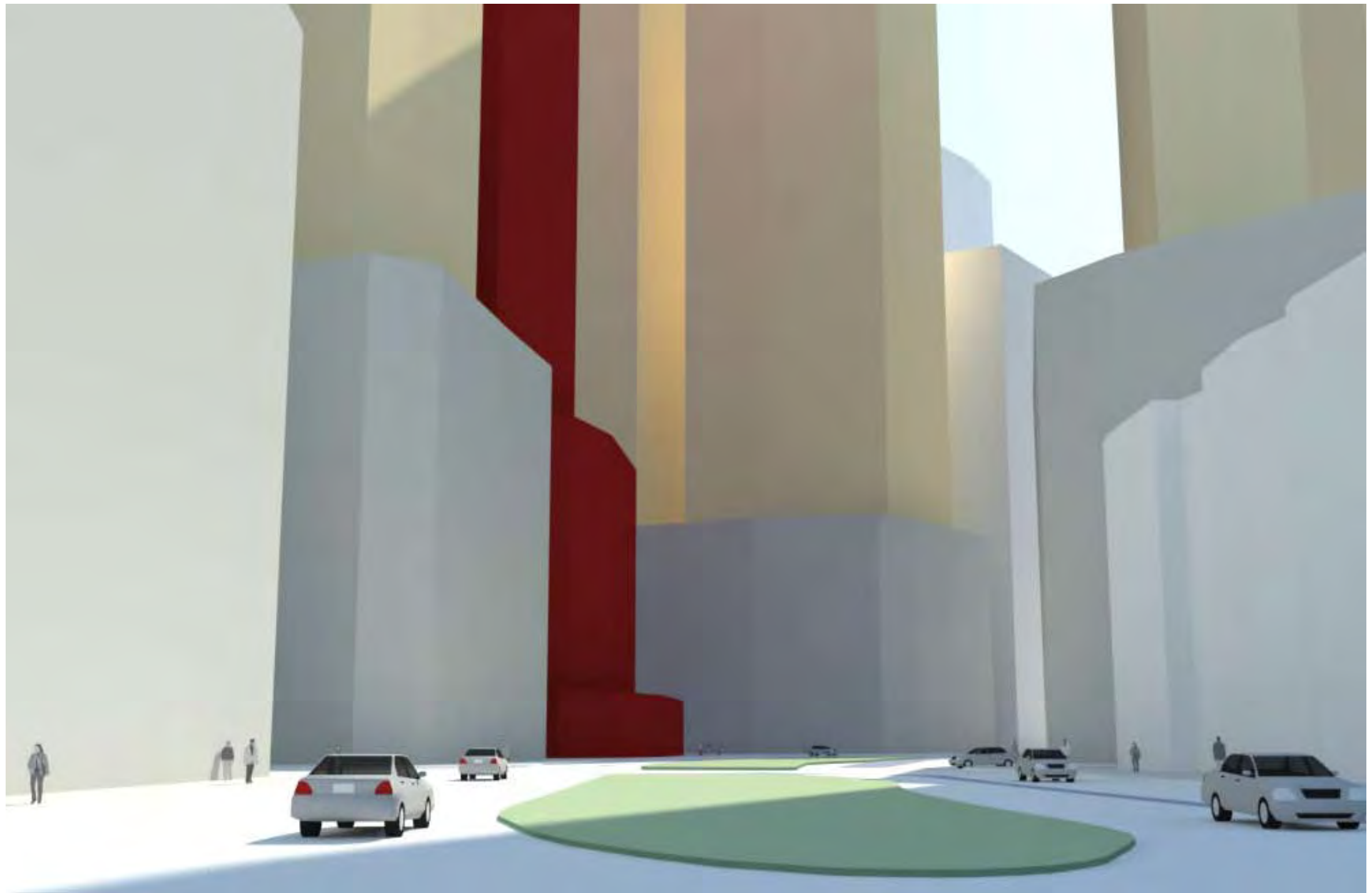
View from Southbank Boulevard towards City Road

Render 01 - Proposed development with existing buildings
22 September 3pm



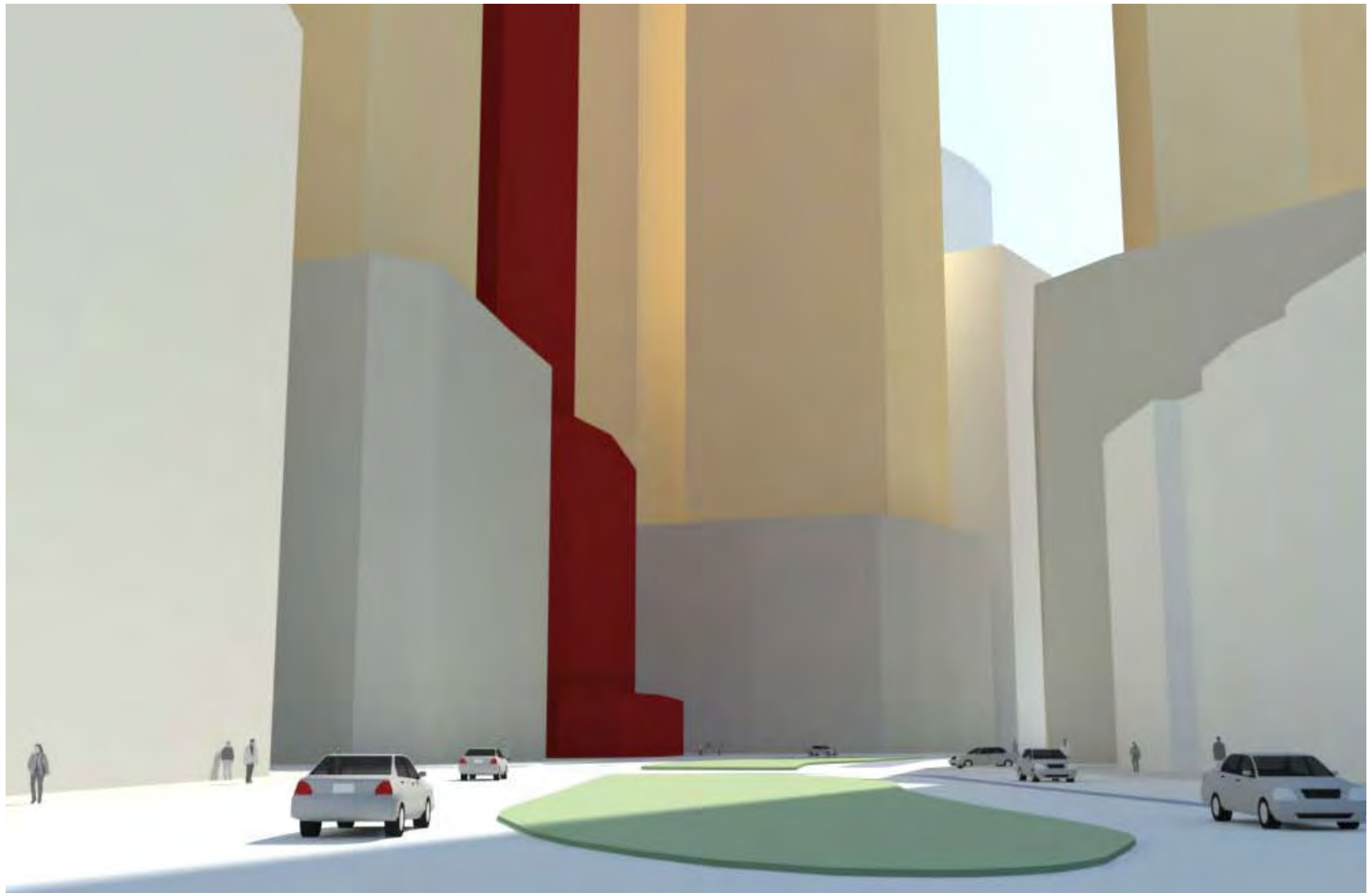
View from Southbank Boulevard towards City Road

Render 02 - Proposed development with proposed 15 year development (no consolidation of lots)
22 September 3pm



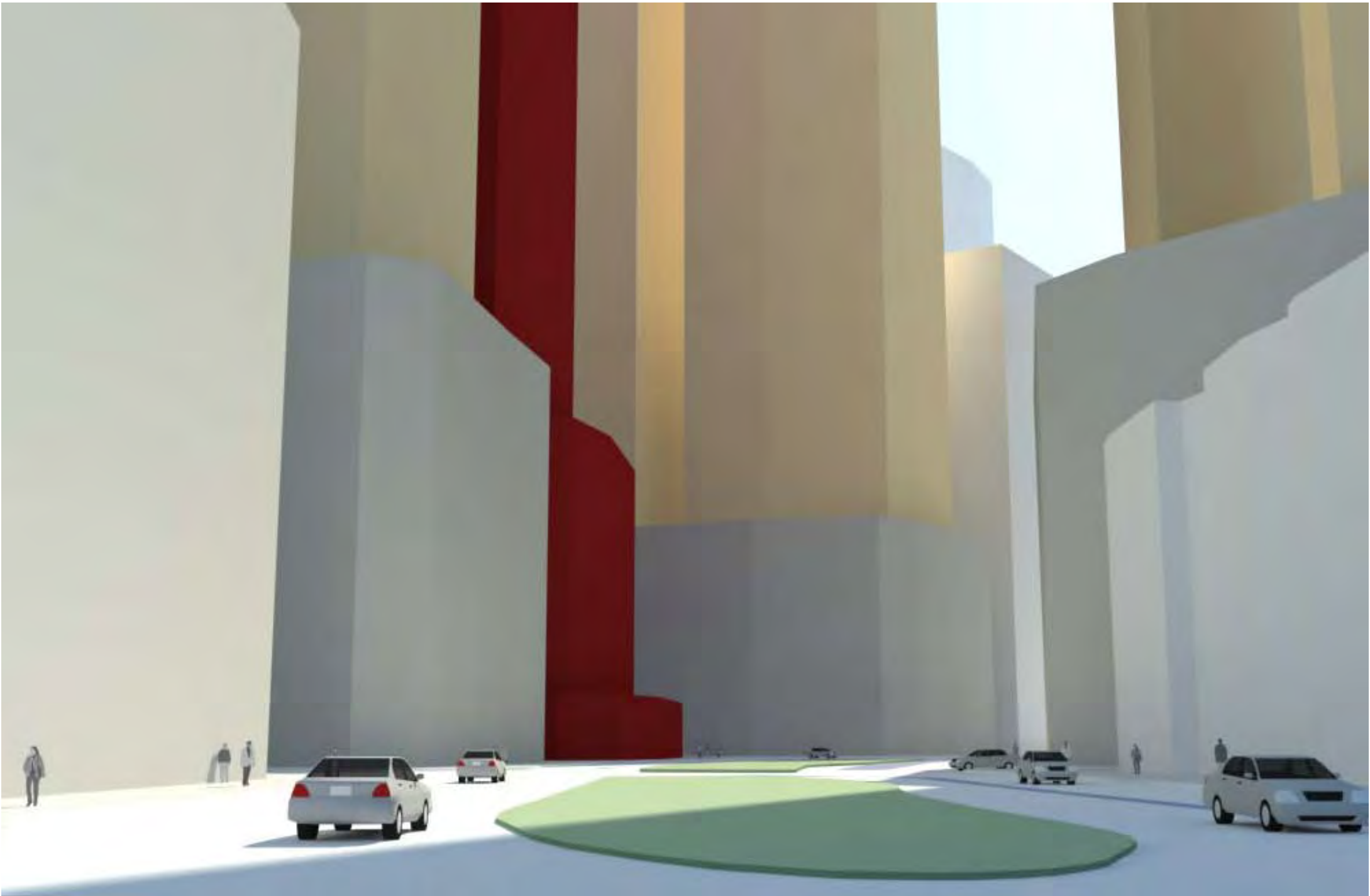
View from Southbank Boulevard towards City Road

Render 03 - Proposed development with proposed 15 year development (lots consolidated)
22 September 3pm



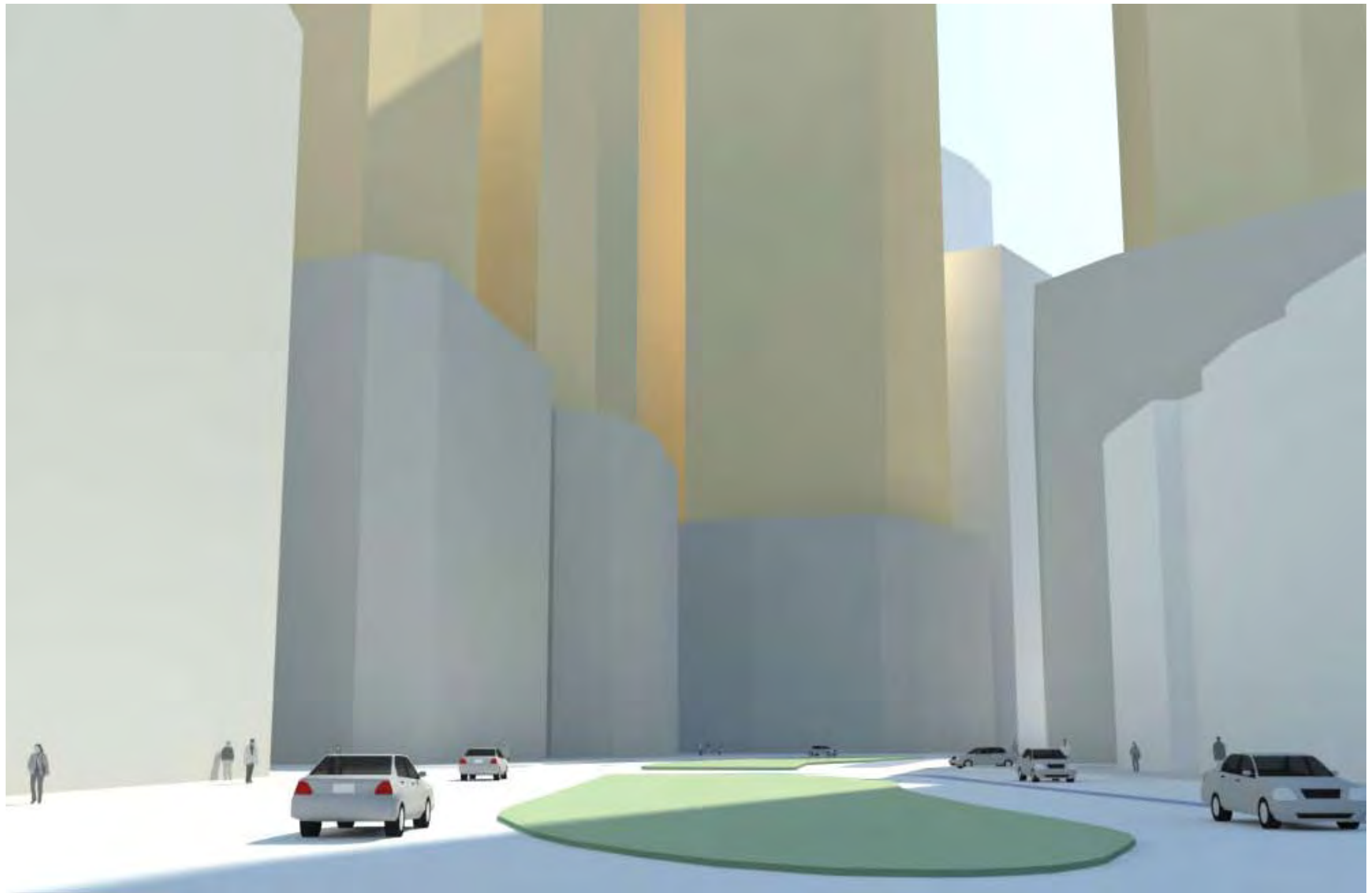
View from Southbank Boulevard towards City Road

Render 04 - Proposed development with proposed 15 year development (200m Towers/no consolidation of lots)
22 September 3pm



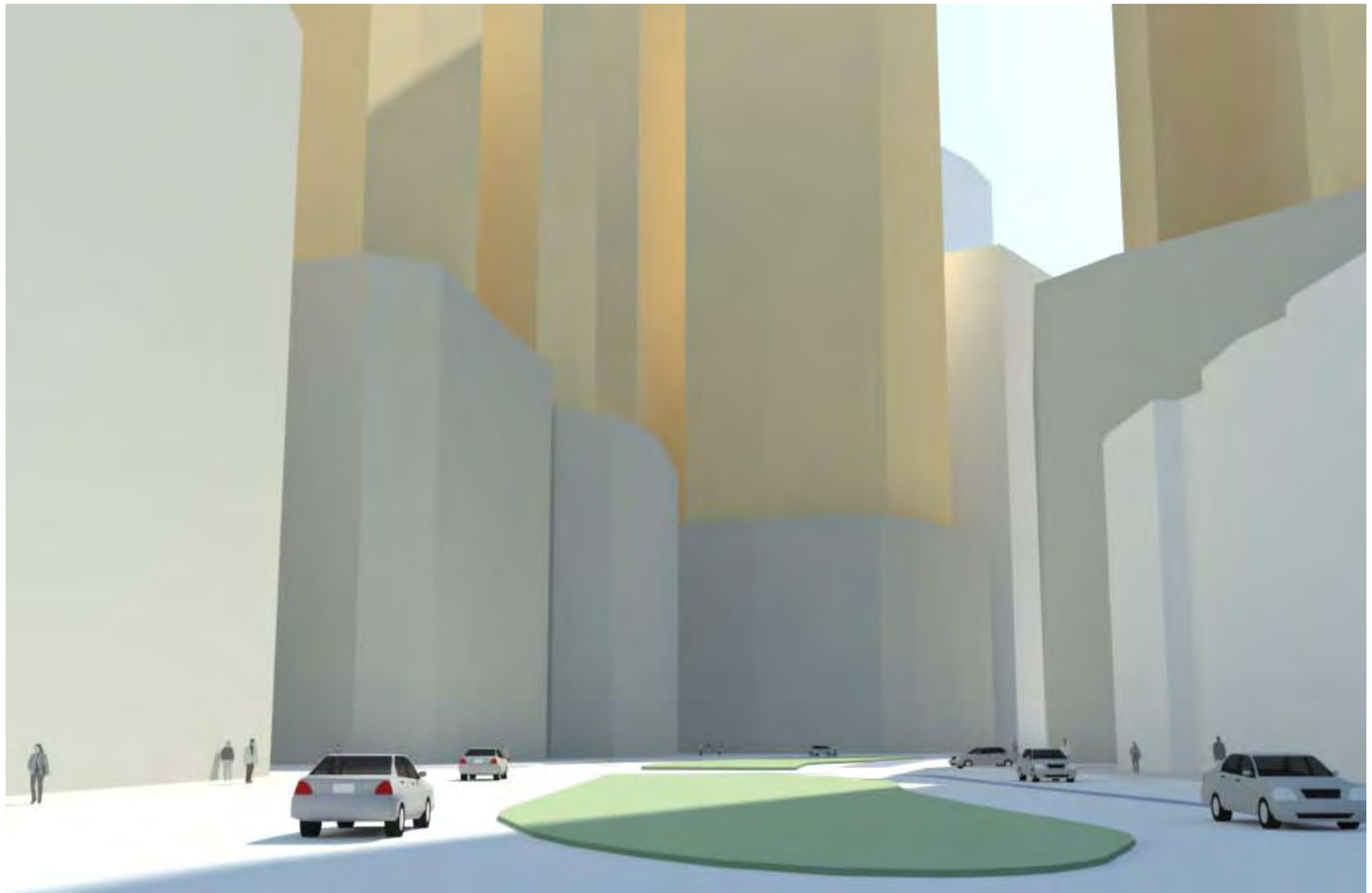
View from Southbank Boulevard towards City Road

Render 05 - Proposed development with proposed 15 year development (200m Towers/consolidation of lots)
22 September 3pm



View from Southbank Boulevard towards City Road

Render 06 - Proposed 15 year development (no consolidation of lots)
22 September 3pm

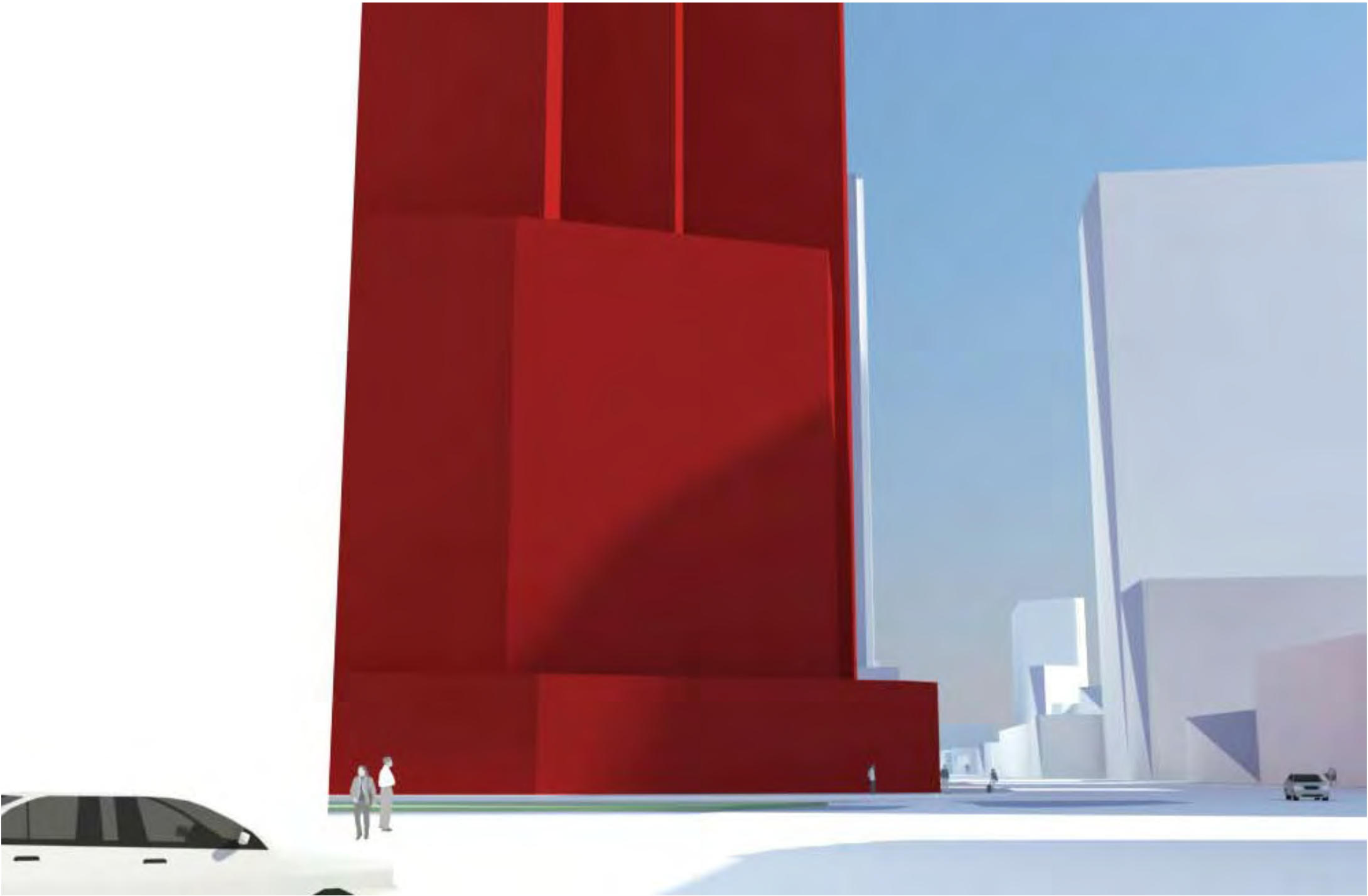


View from Southbank Boulevard towards City Road

Render 07 - Proposed 15 year development (consolidation of lots)
22 September 3pm

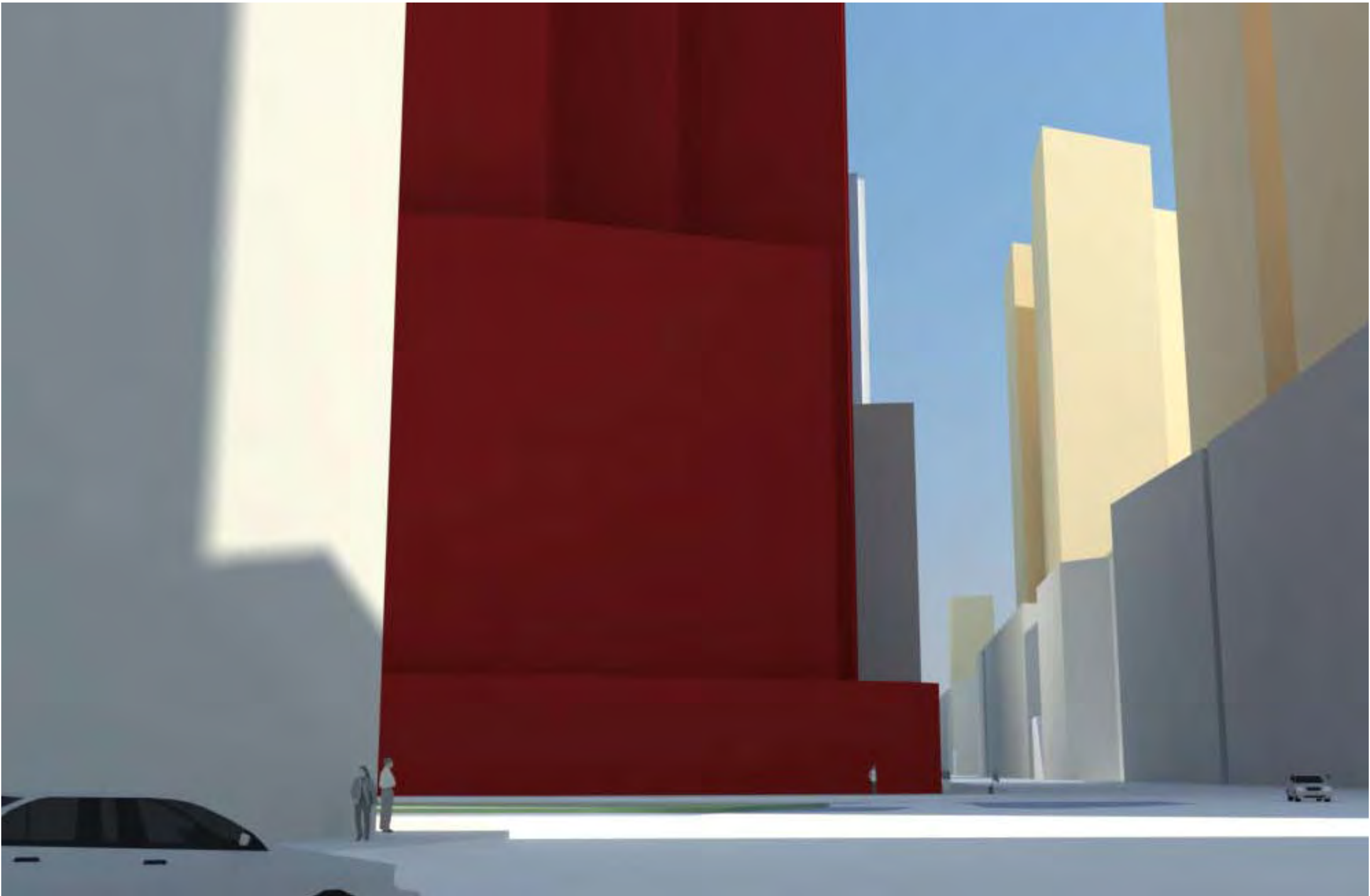
02 View from City Road

Rules	Render 01	Render 04	Render 06
/ 10m Setback from road	/ 66-68 & 70 Southbank Boulevard (Proposed Building)	/ 66-68 & 70 Southbank Boulevard (Proposed Building)	/ Southbank Structure Plan 0-15years
/ 5m setback from side boundary	/ Existing Built Form	/ Southbank Structure Plan 0-15years	/ Tower heights as per Structure Plan recommendations
/ 2m setback from lane (minimum lane width 6m)		/ Tower heights equal to the Proposed Building (208m)	/ No consolidation of lots
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	/ Consolidation of lots		



View from City Road

Render 01 - Proposed development with existing buildings
22 September 3pm



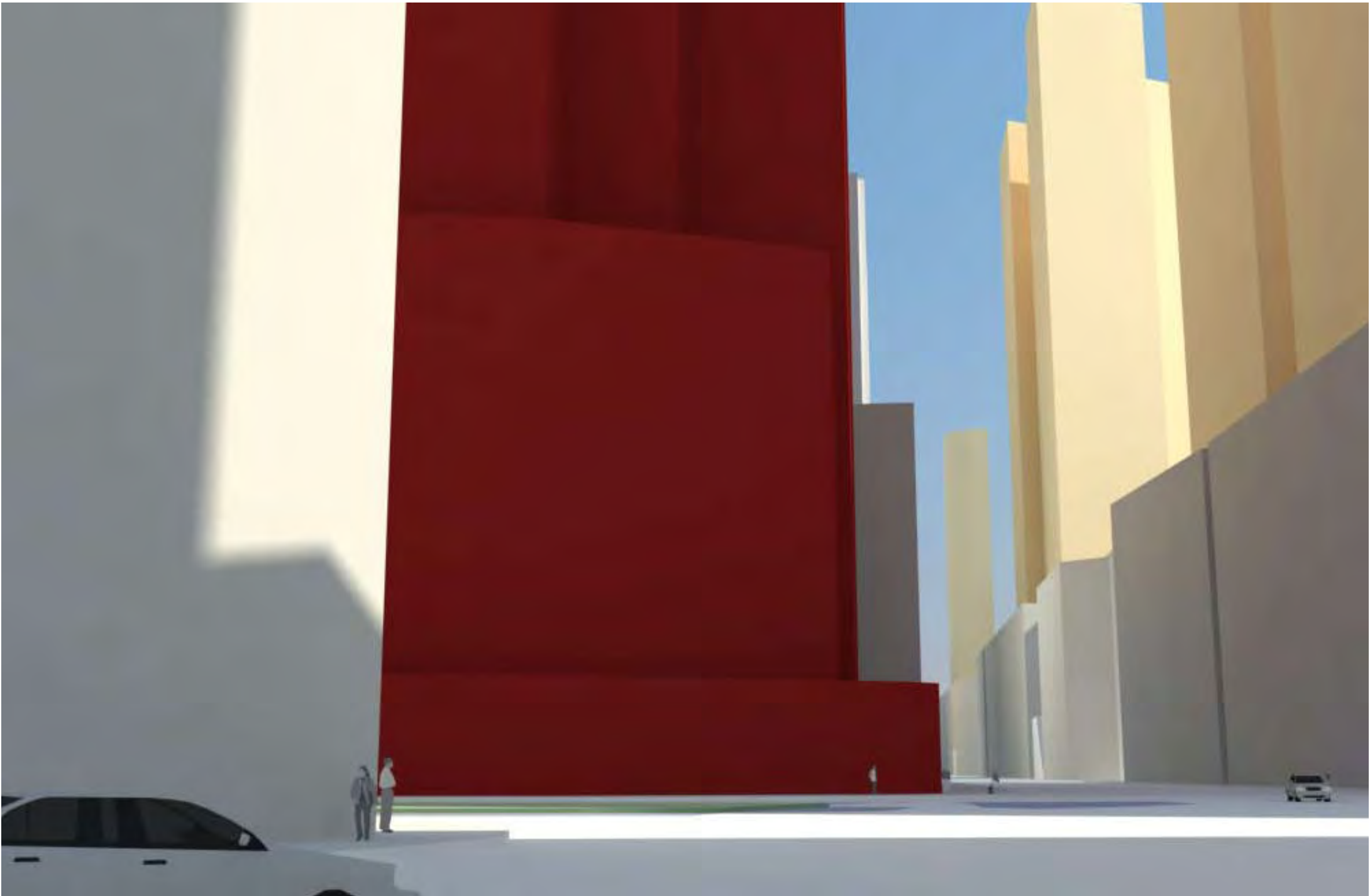
View from City Road

Render 02 - Proposed development with proposed 15 year development (no consolidation of lots)
22 September 3pm



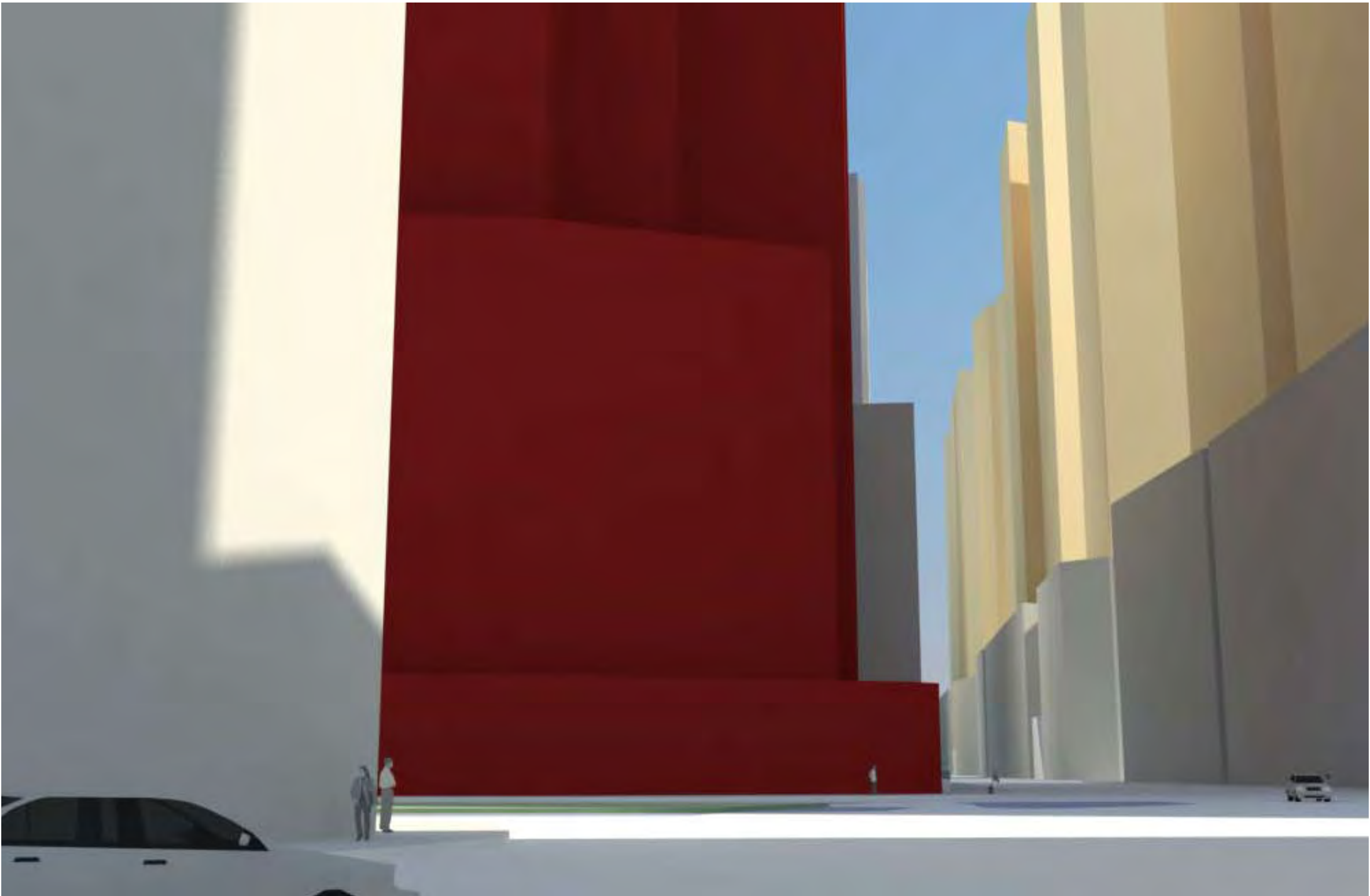
View from City Road

Render 03 - Proposed development with proposed 15 year development (lots consolidated)
22 September 3pm



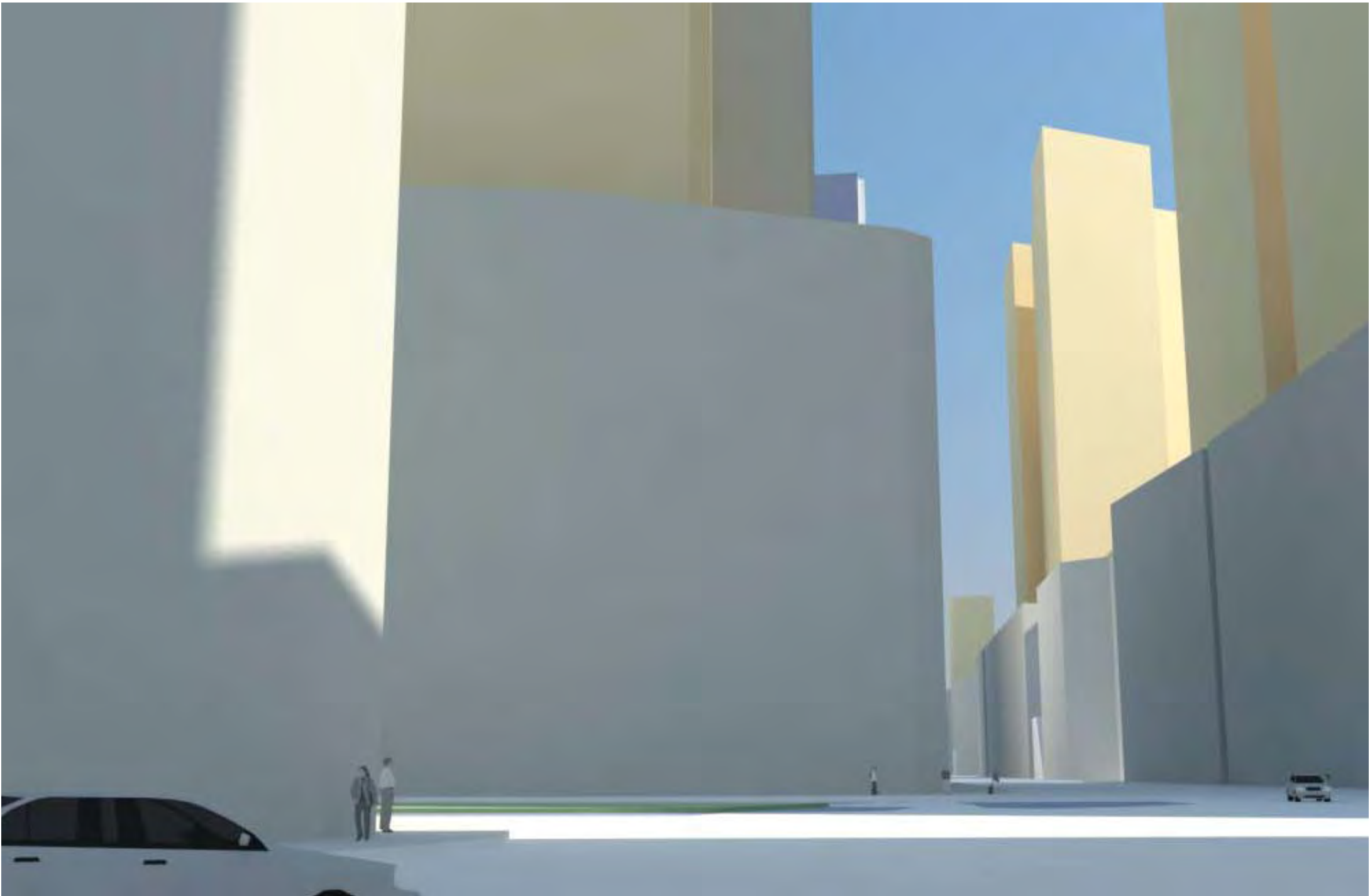
View from City Road

Render 04 - Proposed development with proposed 15 year development (200m Towers/no consolidation of lots)
22 September 3pm



View from City Road

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22 September 3pm



View from City Road

Render 06 - Proposed 15 year development (no consolidation of lots)
22 September 3pm

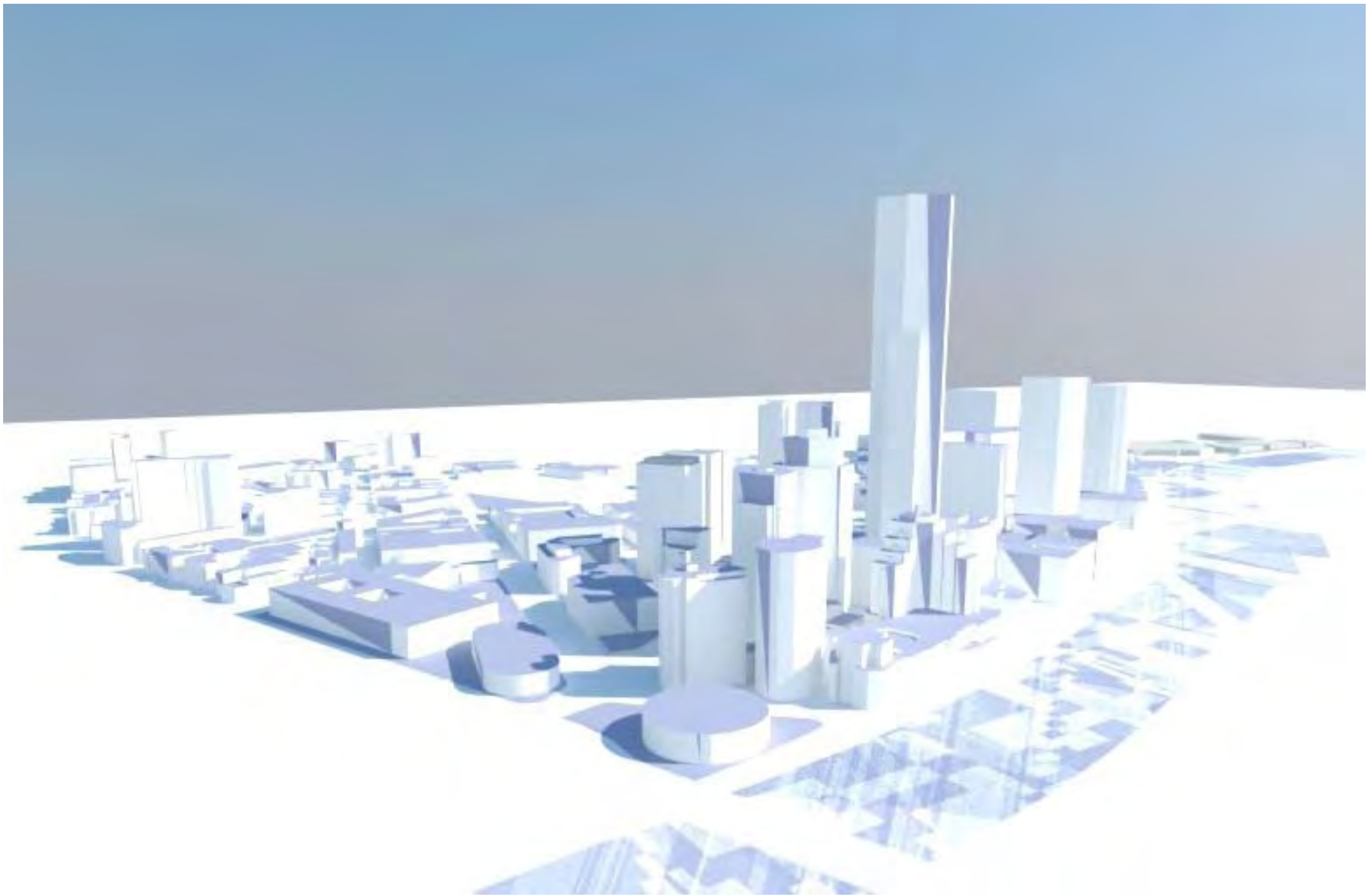


View from City Road

Render 07 - Proposed 15 year development (consolidation of lots)
22 September 3pm

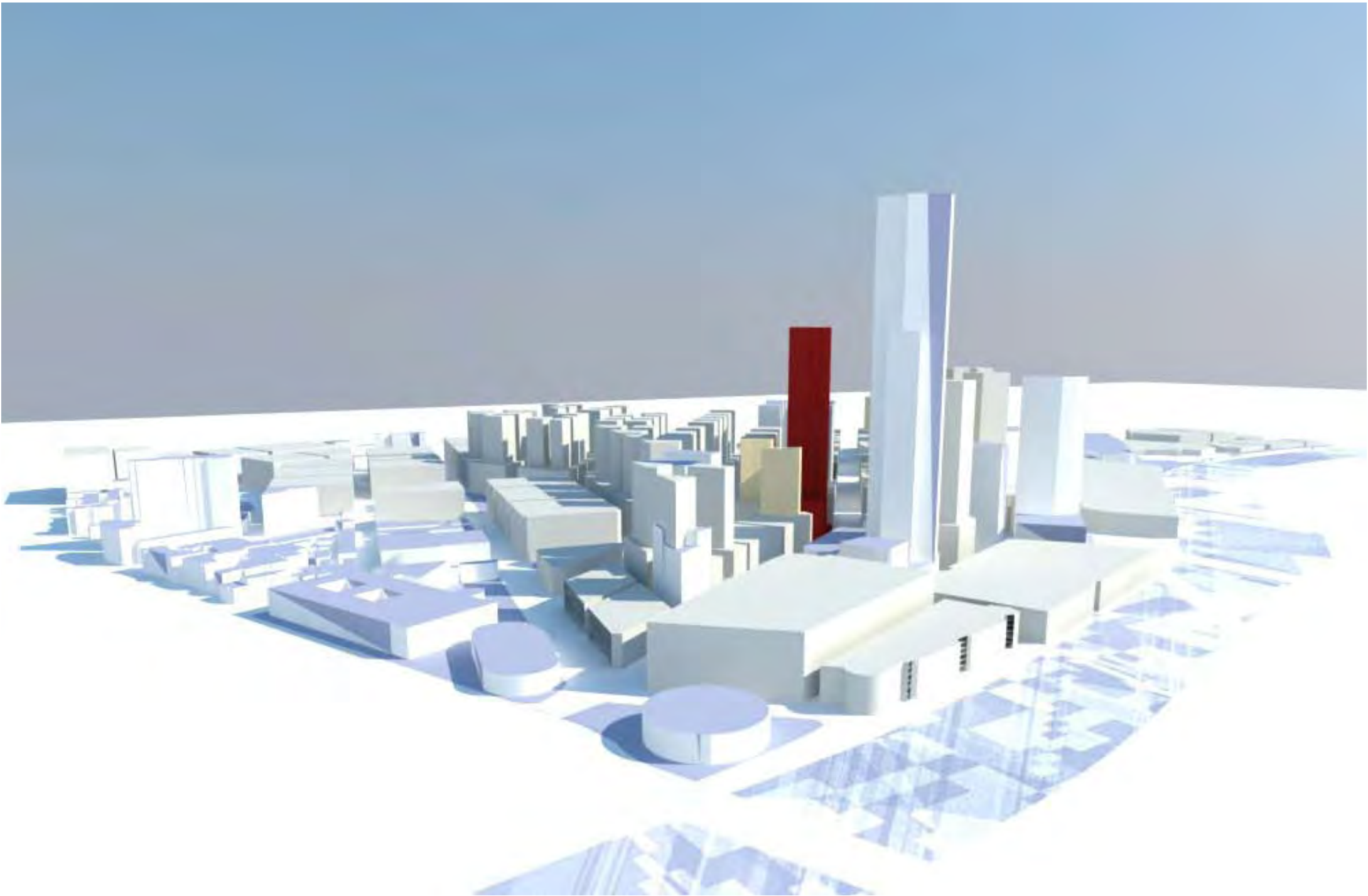
03 View from the City

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	/ Tower heights as per Structure Plan recommendations	/ 66-68 & 70 Southbank Boulevard (Proposed Building)	/ Tower heights as per Structure Plan recommendations
	/ No consolidation of lots	/ Southbank Structure Plan 0-15years	/ Consolidation of lots
		/ Tower heights equal to the Proposed Building (208m)	
	Render 03	/ Consolidation of lots	
	/ 66-68 & 70 Southbank Boulevard (Proposed Building)		
	/ Southbank Structure Plan 0-15years		
	/ Tower heights as per Structure Plan recommendations		
	/ Consolidation of lots		



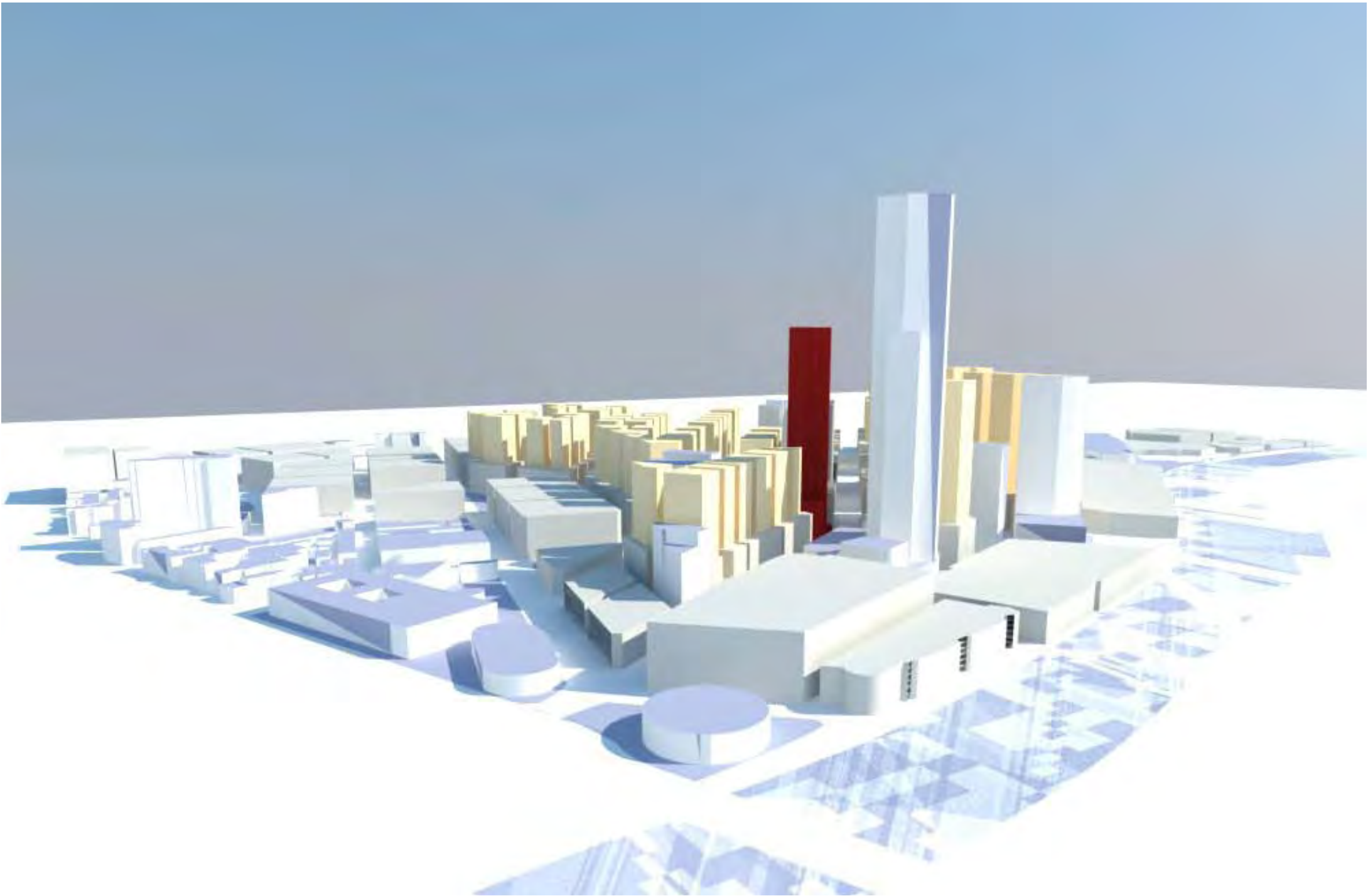
View from the City

Render 01 - Proposed development with existing buildings
22 September 3pm



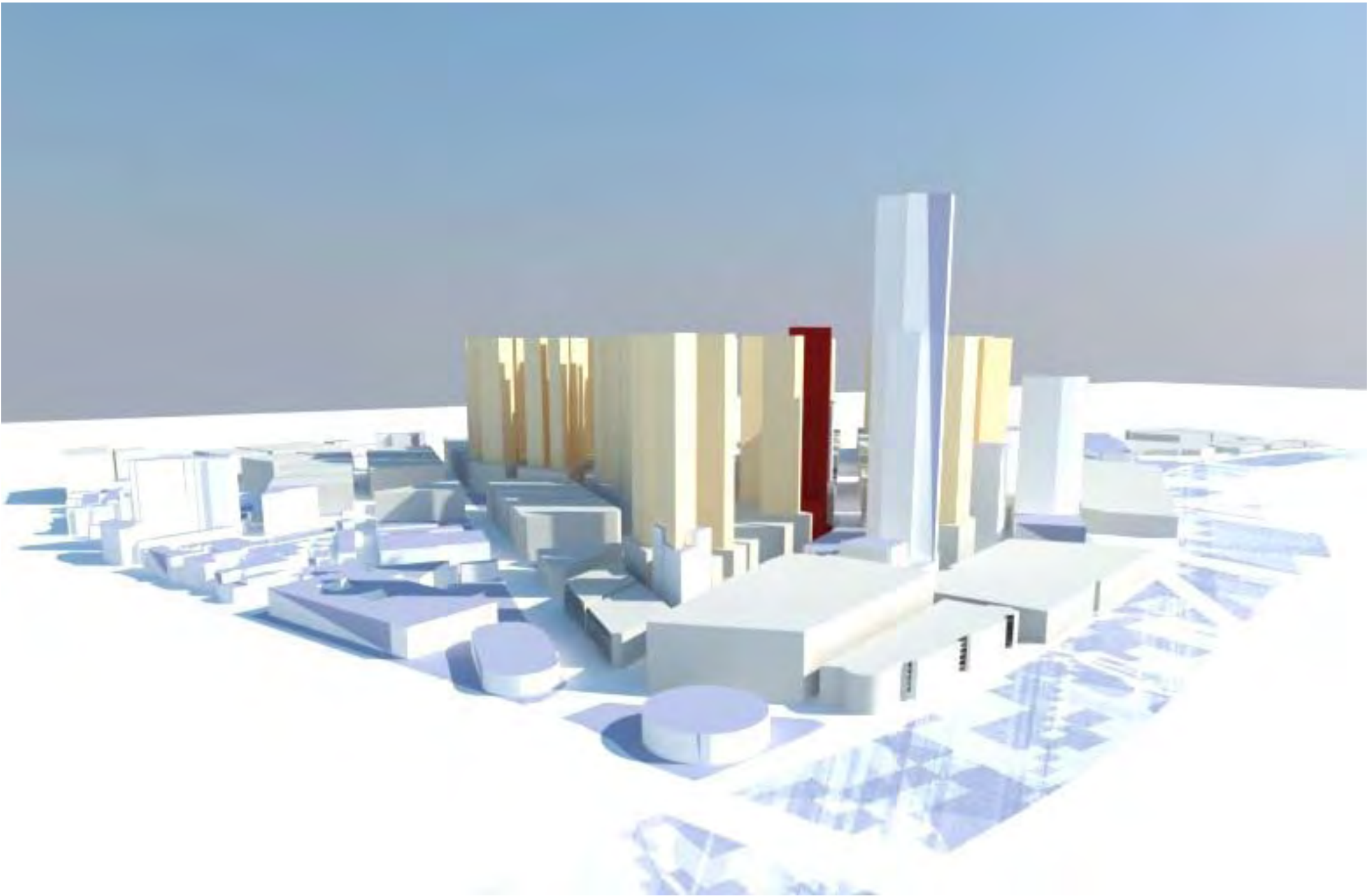
View from the City

Render 02 - Proposed development with proposed 15 year development (no consolidation of lots)
22 September 3pm



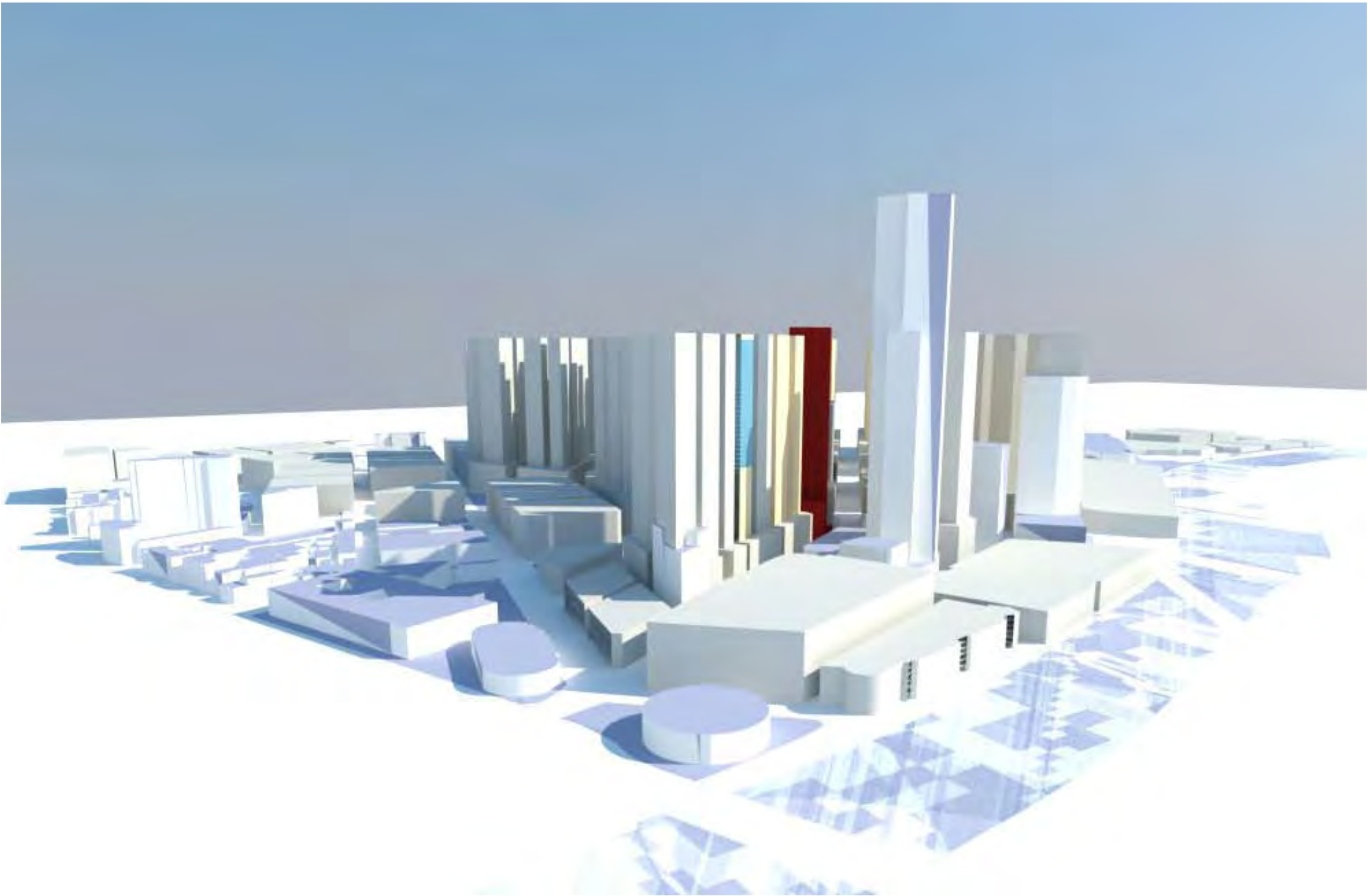
View from the City

Render 03 - Proposed development with proposed 15 year development (lots consolidated)
22 September 3pm



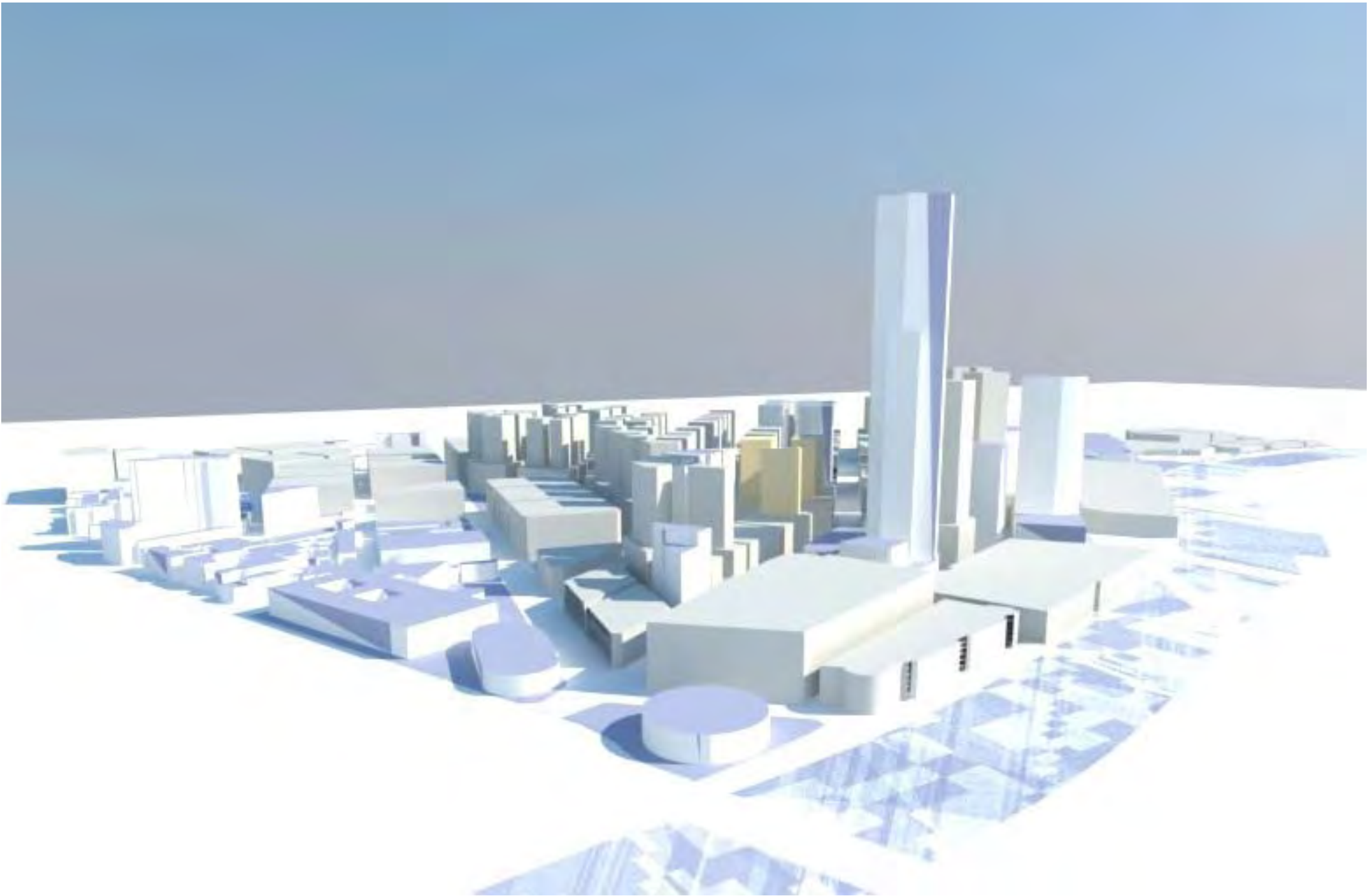
View from the City

Render 04 - Proposed development with proposed 15 year development (200m Towers/no consolidation of lots)
22 September 3pm



View from the City

Render 05 - Proposed development with proposed 15 year development (200m Towers/consolidation of lots)
22 September 3pm



View from the City

Render 06 - Proposed 15 year development (no consolidation of lots)
22 September 3pm

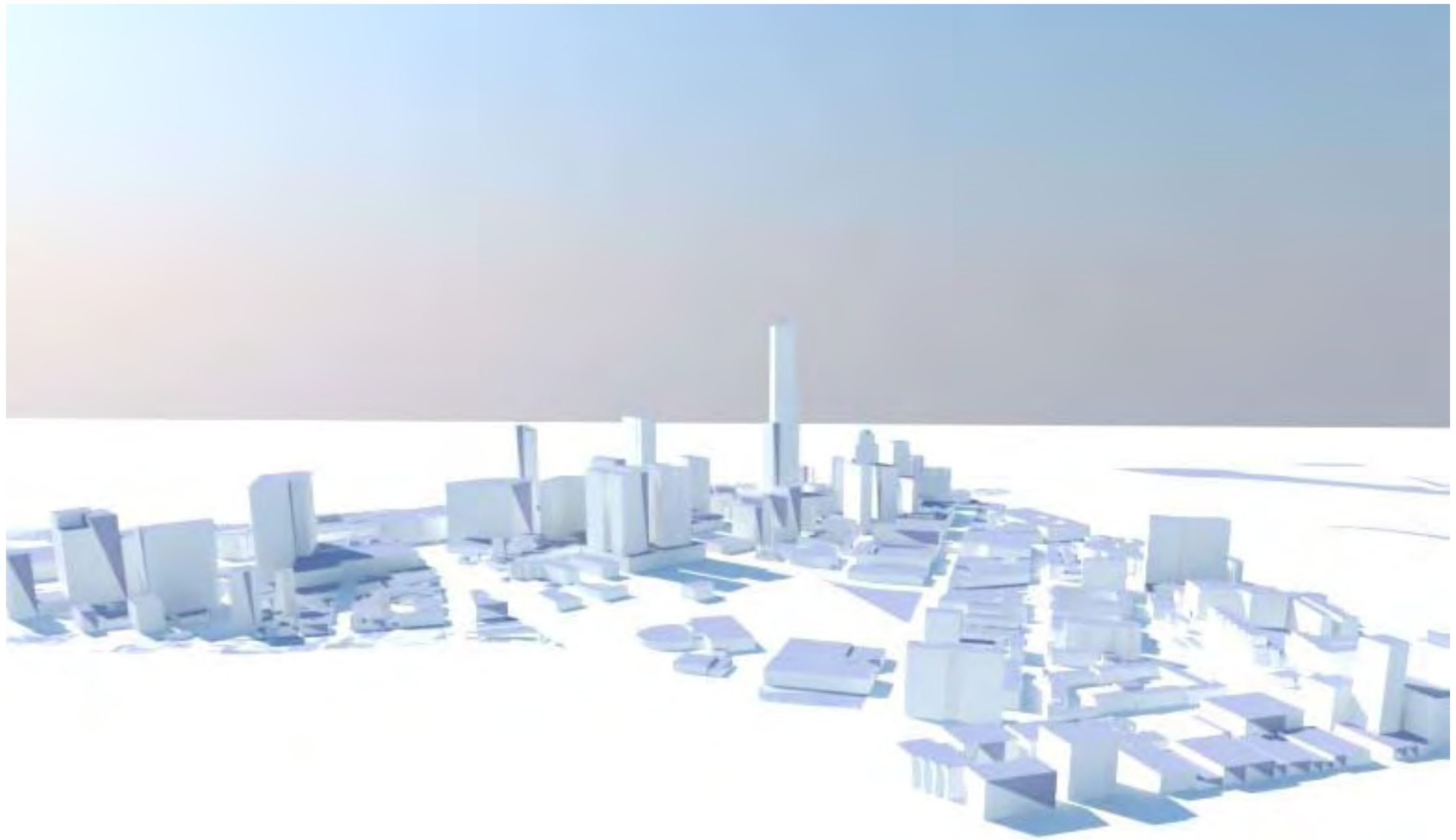


View from the City

Render 07 - Proposed 15 year development (consolidation of lots)
22 September 3pm

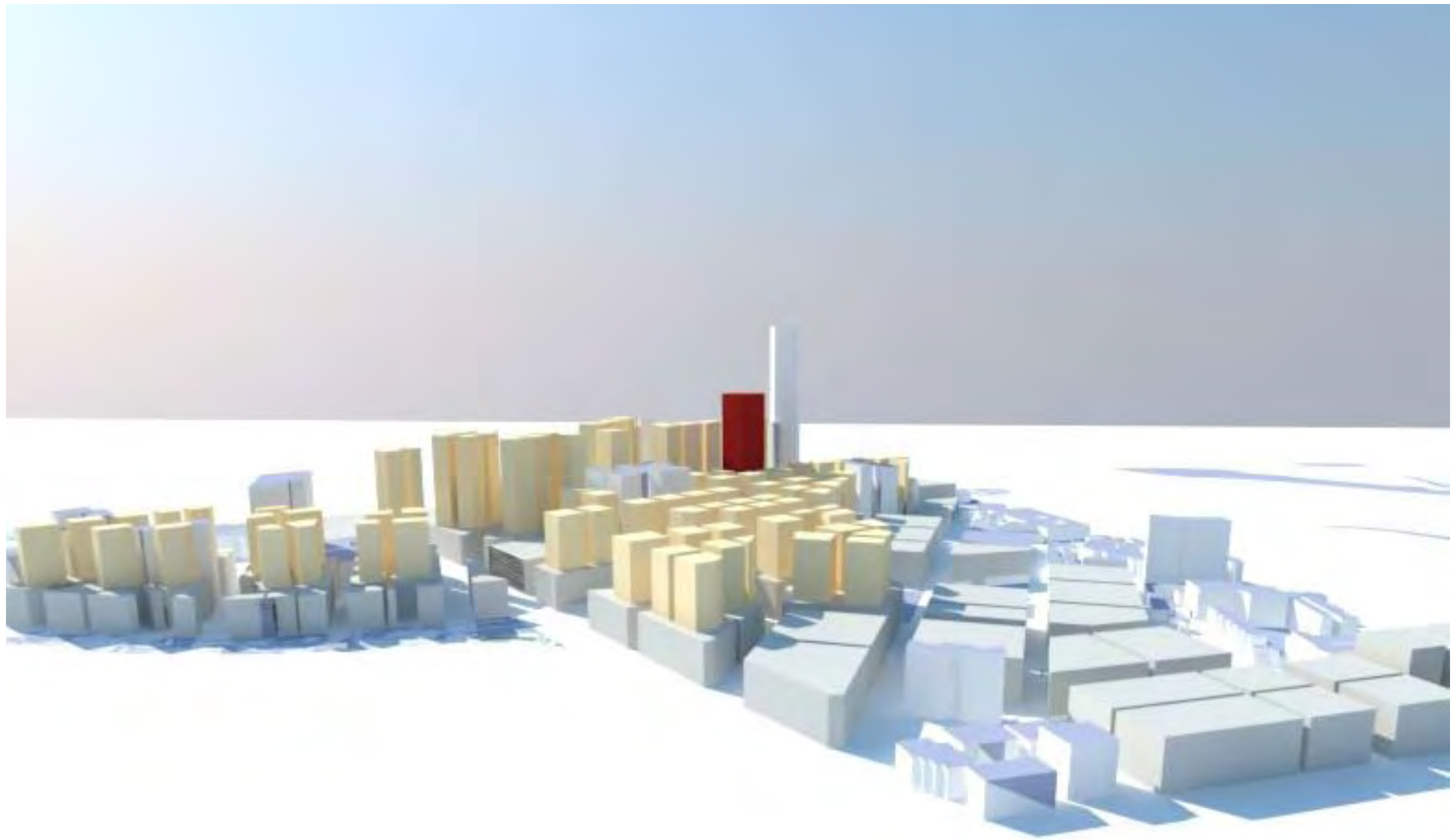
04 View from South Melbourne

Rules	Render 01	Render 04	Render 06
/ 10m Setback from road	/ 66-68 & 70 Southbank Boulevard (Proposed Building)	/ 66-68 & 70 Southbank Boulevard (Proposed Building)	/ Southbank Structure Plan 0-15years
/ 5m setback from side boundary	/ Existing Built Form	/ Southbank Structure Plan 0-15years	/ Tower heights as per Structure Plan recommendations
/ 2m setback from lane (minimum lane width 6m)		/ Tower heights equal to the Proposed Building (208m)	/ No consolidation of lots
/ 35m maximum tower width	Render 02	/ No consolidation of lots	
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	/ Southbank Structure Plan 0-15years	Render 05	/ Southbank Structure Plan 0-15years
	/ Tower heights as per Structure Plan recommendations	/ 66-68 & 70 Southbank Boulevard (Proposed Building)	/ Tower heights as per Structure Plan recommendations
	/ No consolidation of lots	/ Southbank Structure Plan 0-15years	/ Consolidation of lots
		/ Tower heights equal to the Proposed Building (208m)	
	Render 03	/ Consolidation of lots	
	/ 66-68 & 70 Southbank Boulevard (Proposed Building)		
	/ Southbank Structure Plan 0-15years		
	/ Tower heights as per Structure Plan recommendations		
	/ Consolidation of lots		



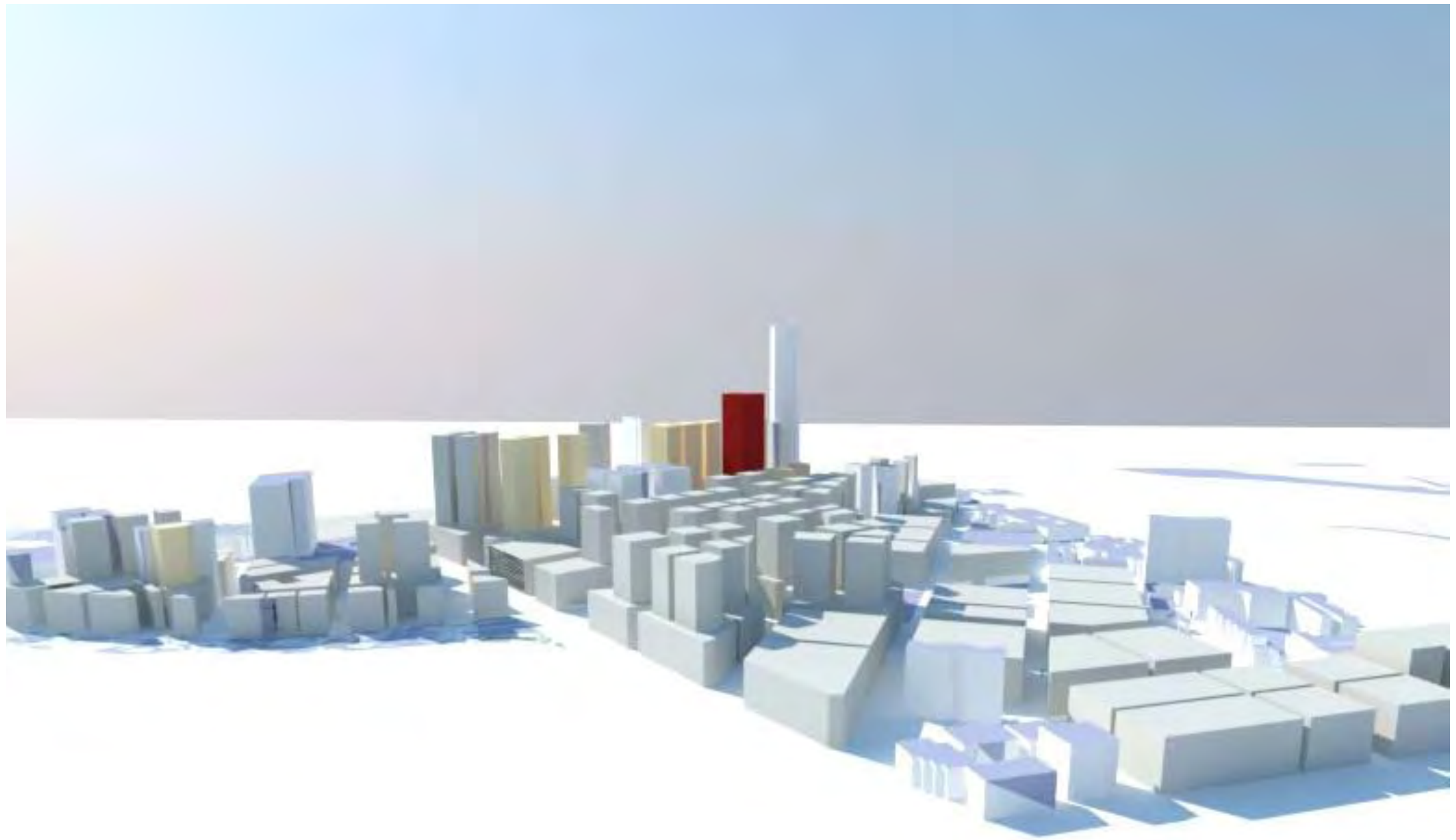
View from South Melbourne

Render 01 - Proposed development with existing buildings
22 September 3pm



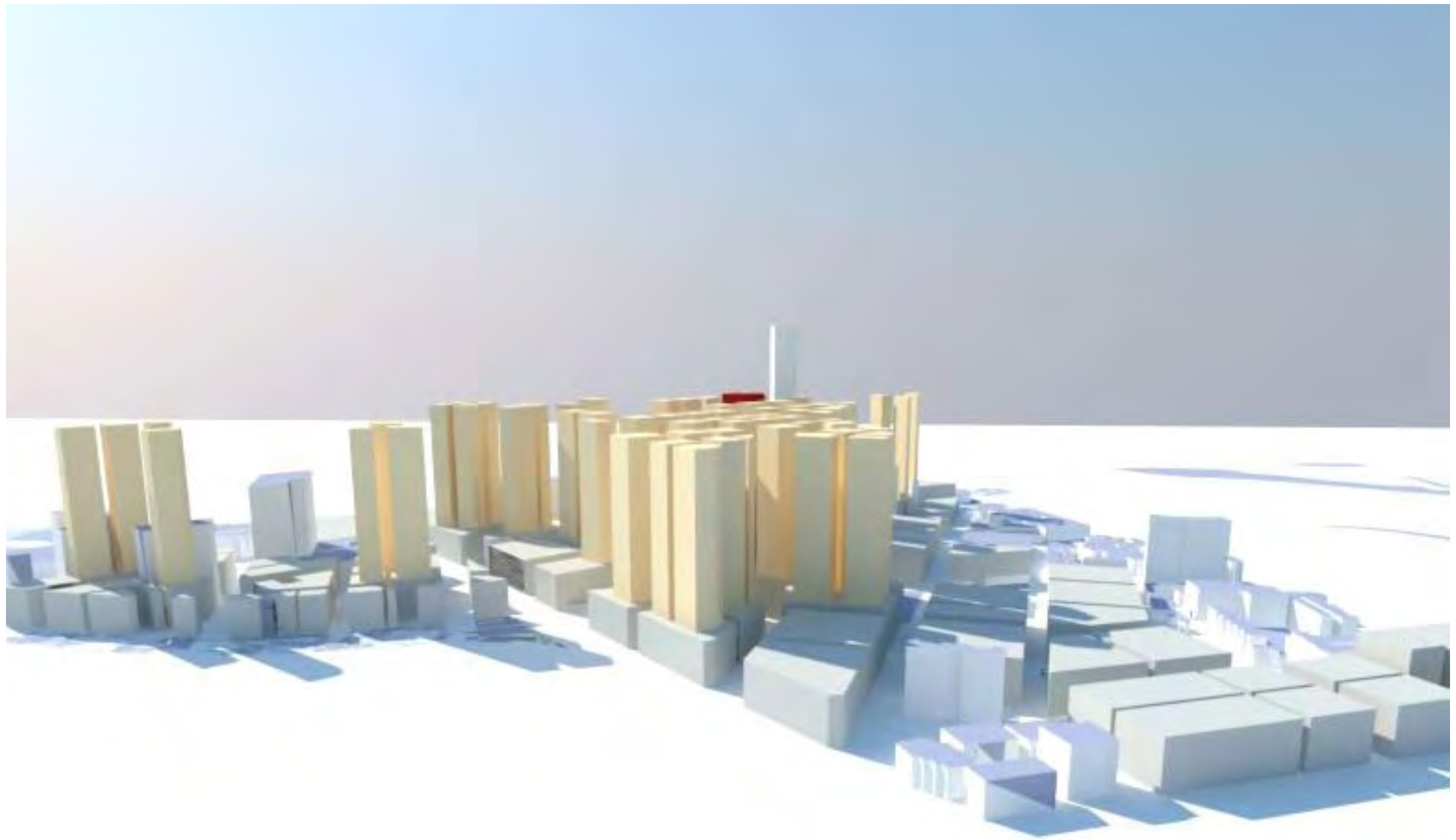
View from South Melbourne

Render 02 - Proposed development with proposed 15 year development (no consolidation of lots)
22 September 3pm



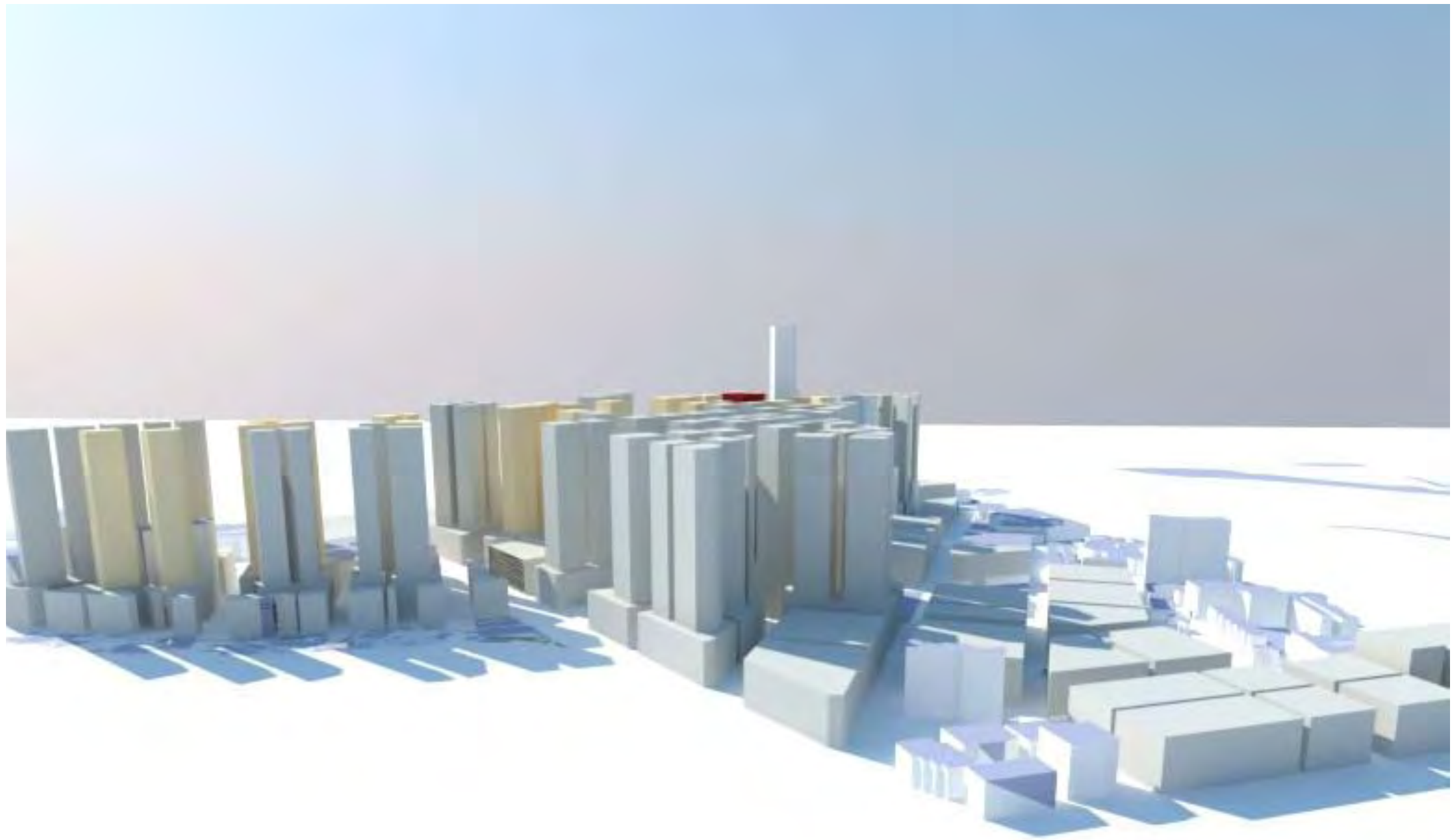
View from South Melbourne

Render 03 - Proposed development with proposed 15 year development (lots consolidated)
22 September 3pm



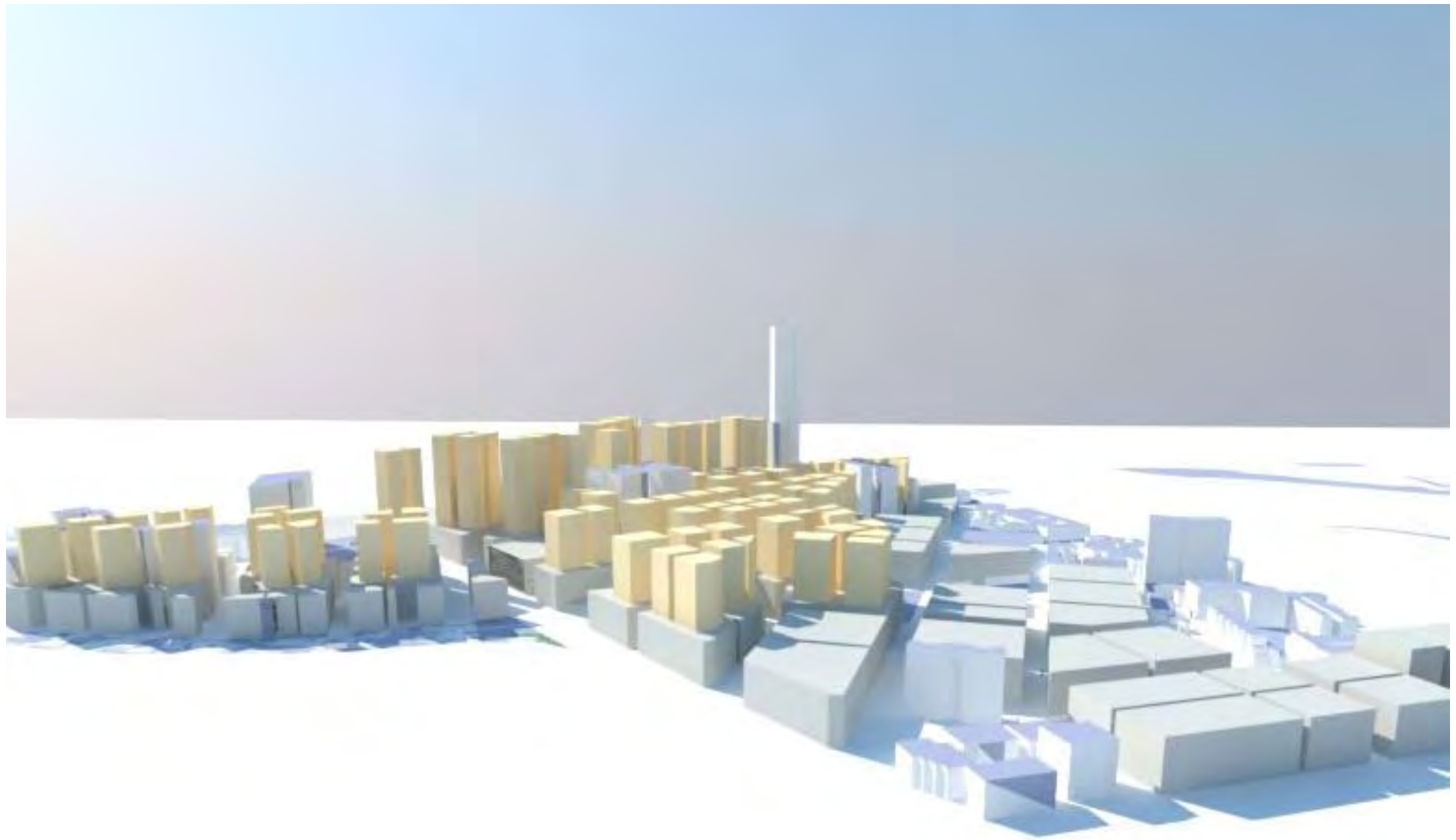
View from City RoadView from South Melbourne

Render 04 - Proposed development with proposed 15 year development (200m Towers/no consolidation of lots)
22 September 3pm



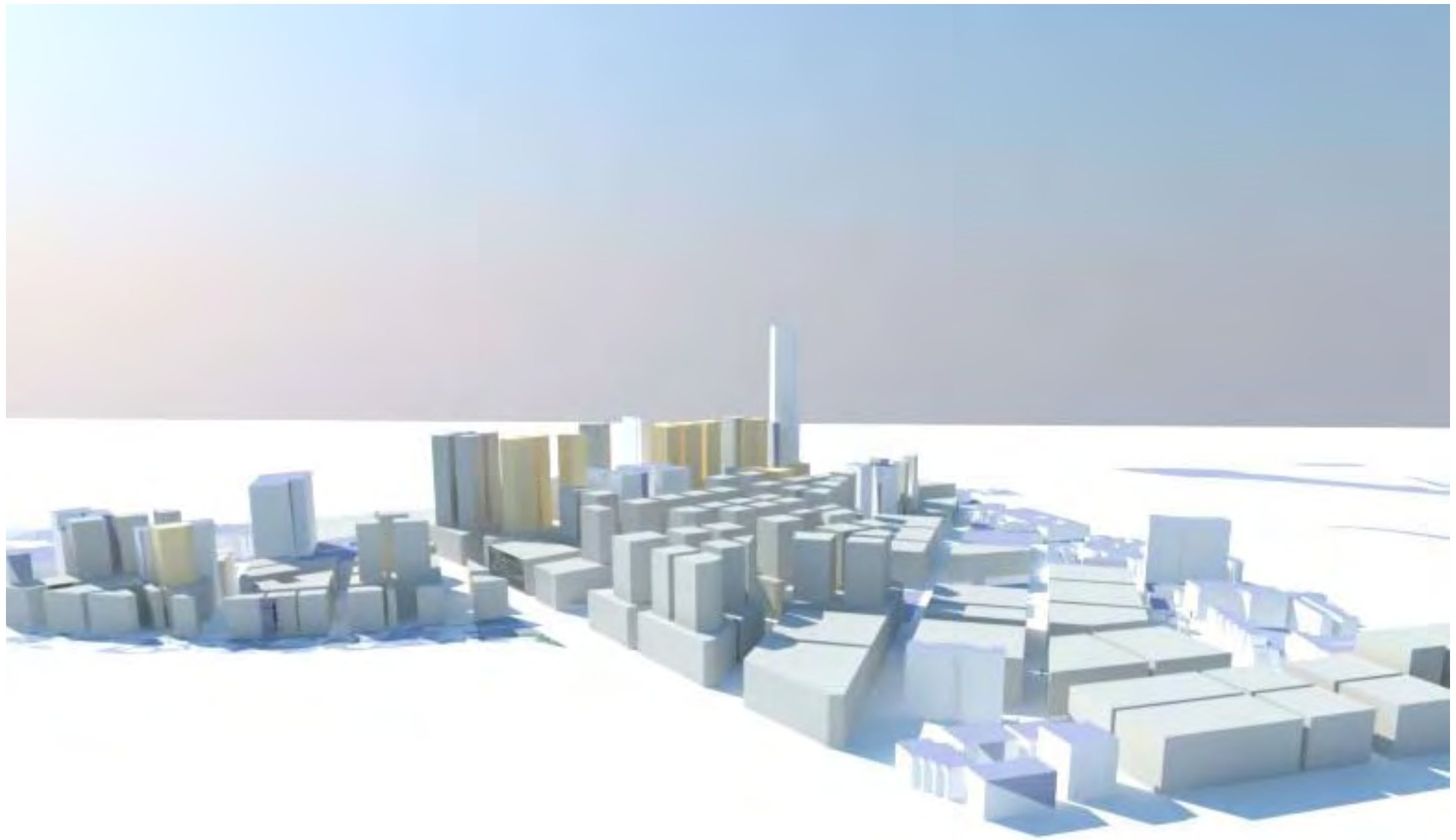
View from South Melbourne

Render 05 - Proposed development with proposed 15 year development (200m Towers/consolidation of lots)
22 September 3pm



View from South Melbourne

Render 06 - Proposed 15 year development (no consolidation of lots)
22 September 3pm



View from South Melbourne

Render 07 - Proposed 15 year development (consolidation of lots)
22 September 3pm

03 Shadow Diagrams

Series 01

- / Southbank Structure Plan 0-15years
- / 66-68 & 70 Southbank Boulevard (Proposed Building)

Series 03

- / Southbank Structure Plan 0-15years
- / 66-68 & 70 Southbank Boulevard (Proposed Building)

Series 05

- / Southbank Structure Plan 0-15years
- / 200m building height
- / No consolidation of lots

Series 02

- / Southbank Structure Plan 0-15years
- / 66-68 & 70 Southbank Boulevard as per Southbank Structure Plan

Series 04

- / Southbank Structure Plan 0-15years
- / 66-68 & 70 Southbank Boulevard as per Southbank Structure Plan

Series 06

- / Southbank Structure Plan 0-15years
- / 200m building height
- / Consolidation of lots

Rules

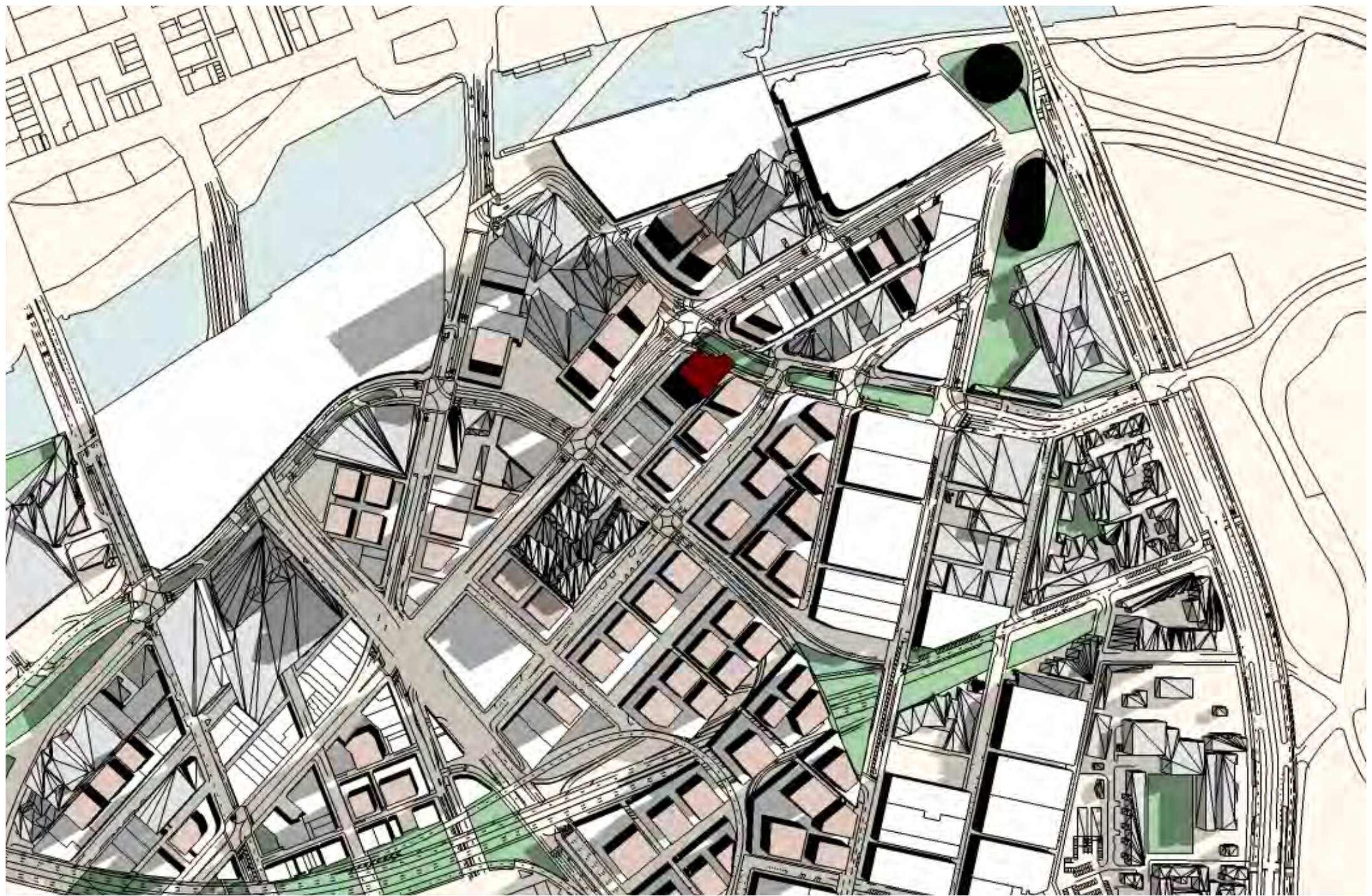
- / 10m Setback from road
- / 5m setback from side boundary
- / 2m setback from lane (minimum lane width 6m)
- / 35m maximum tower width
- / 16m x 24m minimum tower dimensions
- / Tower heights as per Structure Plan recommendations
- / **No consolidation of lots**

Rules

- / 10m Setback from road
- / 5m setback from side boundary
- / 2m setback from lane (minimum lane width 6m)
- / 35m maximum tower width
- / 16m x 24m minimum tower dimensions
- / Tower heights as per Structure Plan recommendations
- / **Consolidation of lots to achieve maximum development**

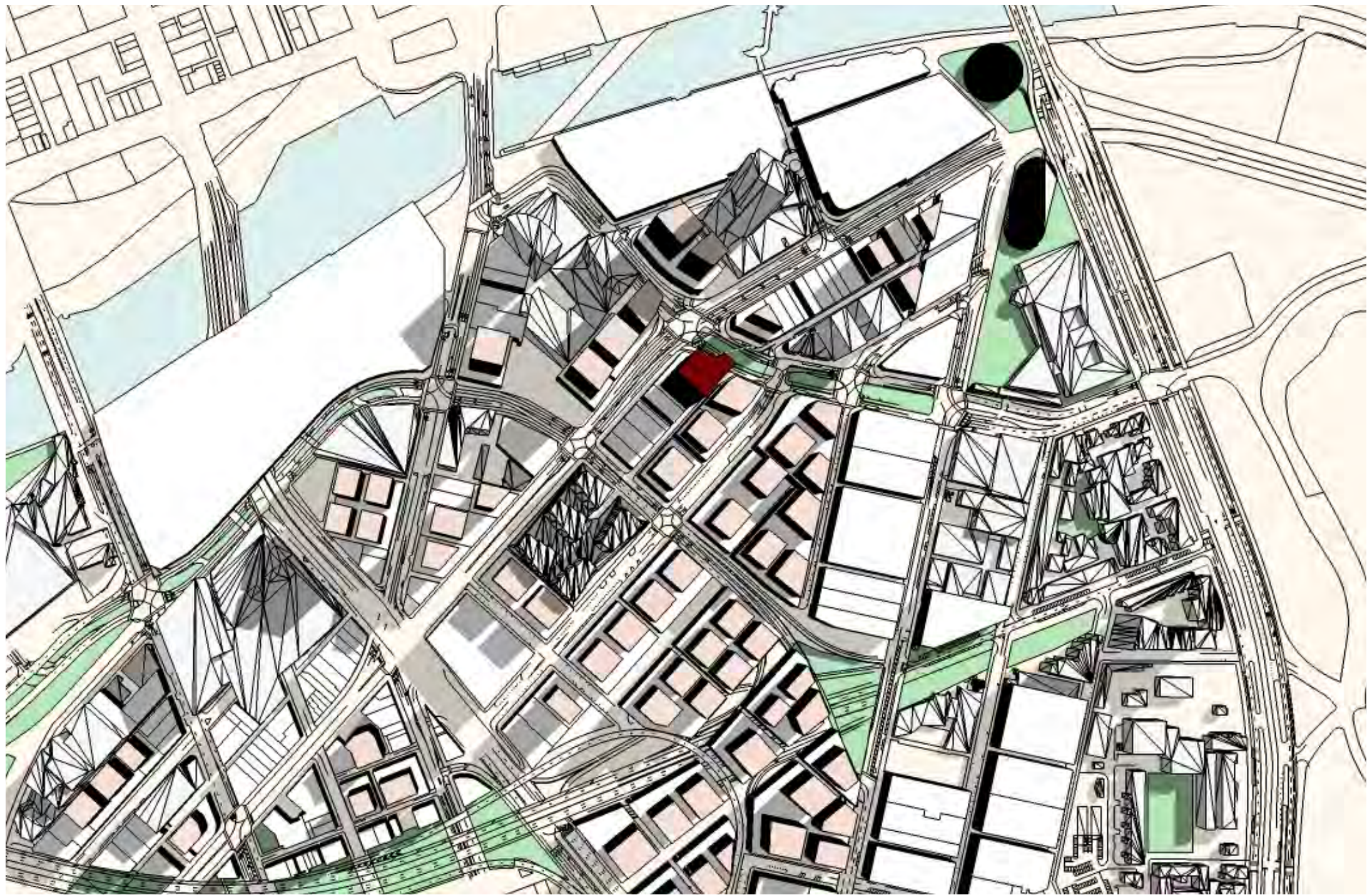
Rules

- / 10m Setback from road
- / 5m setback from side boundary
- / 2m setback from lane (minimum lane width 6m)
- / 35m maximum tower width
- / 16m x 24m minimum tower dimensions



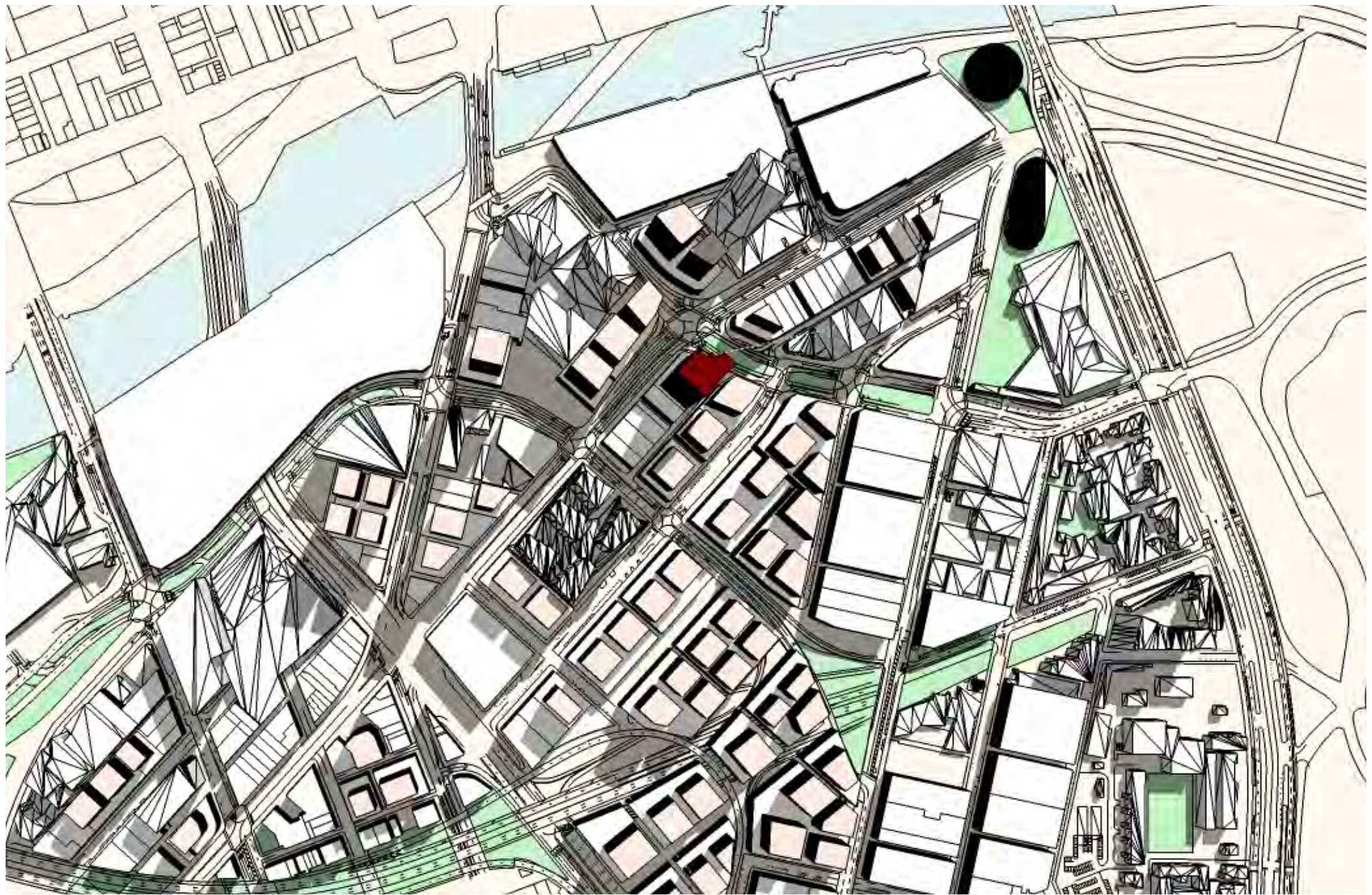
Series 01

22 September 9am



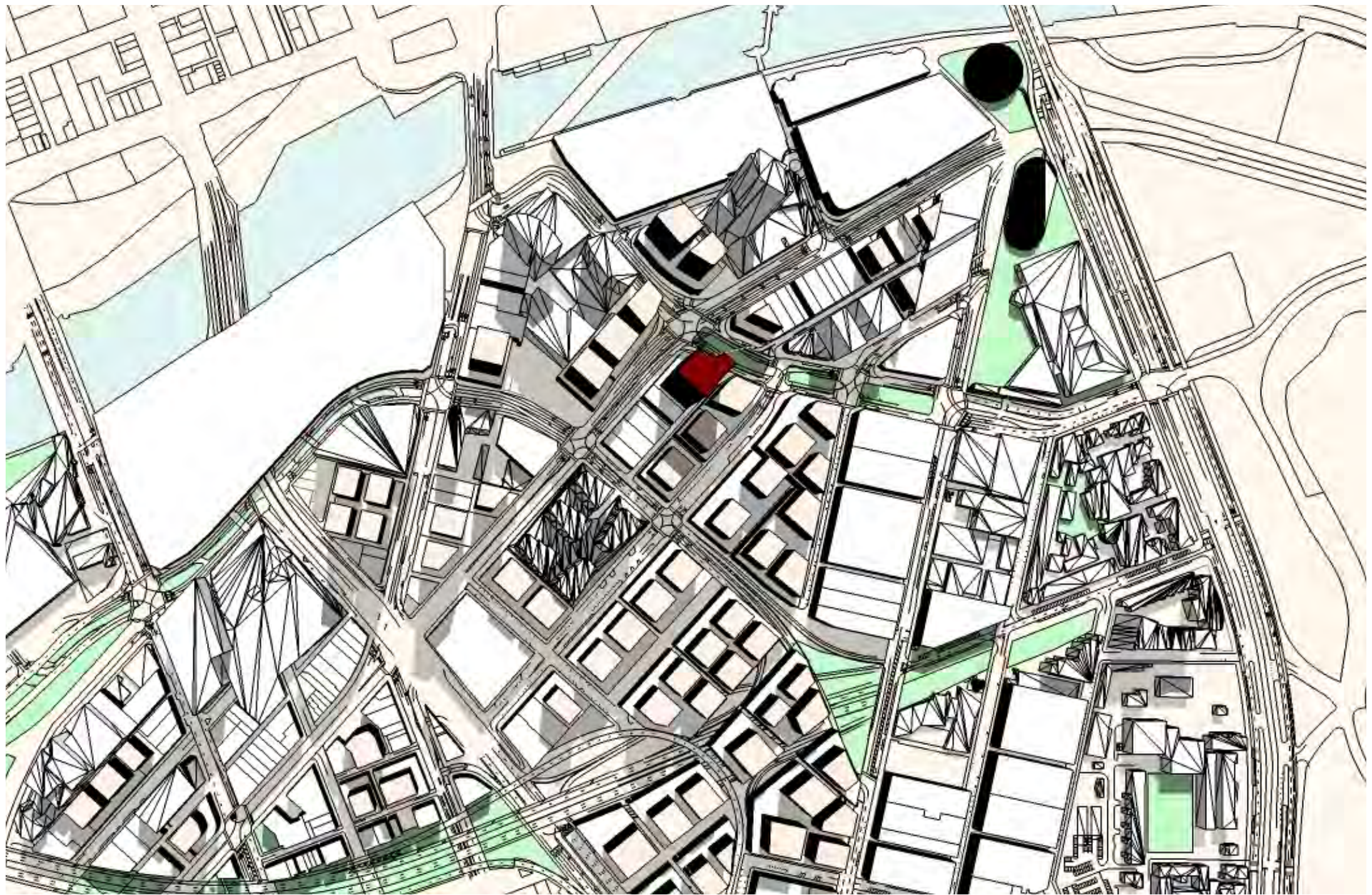
Series 01

22 September 10am



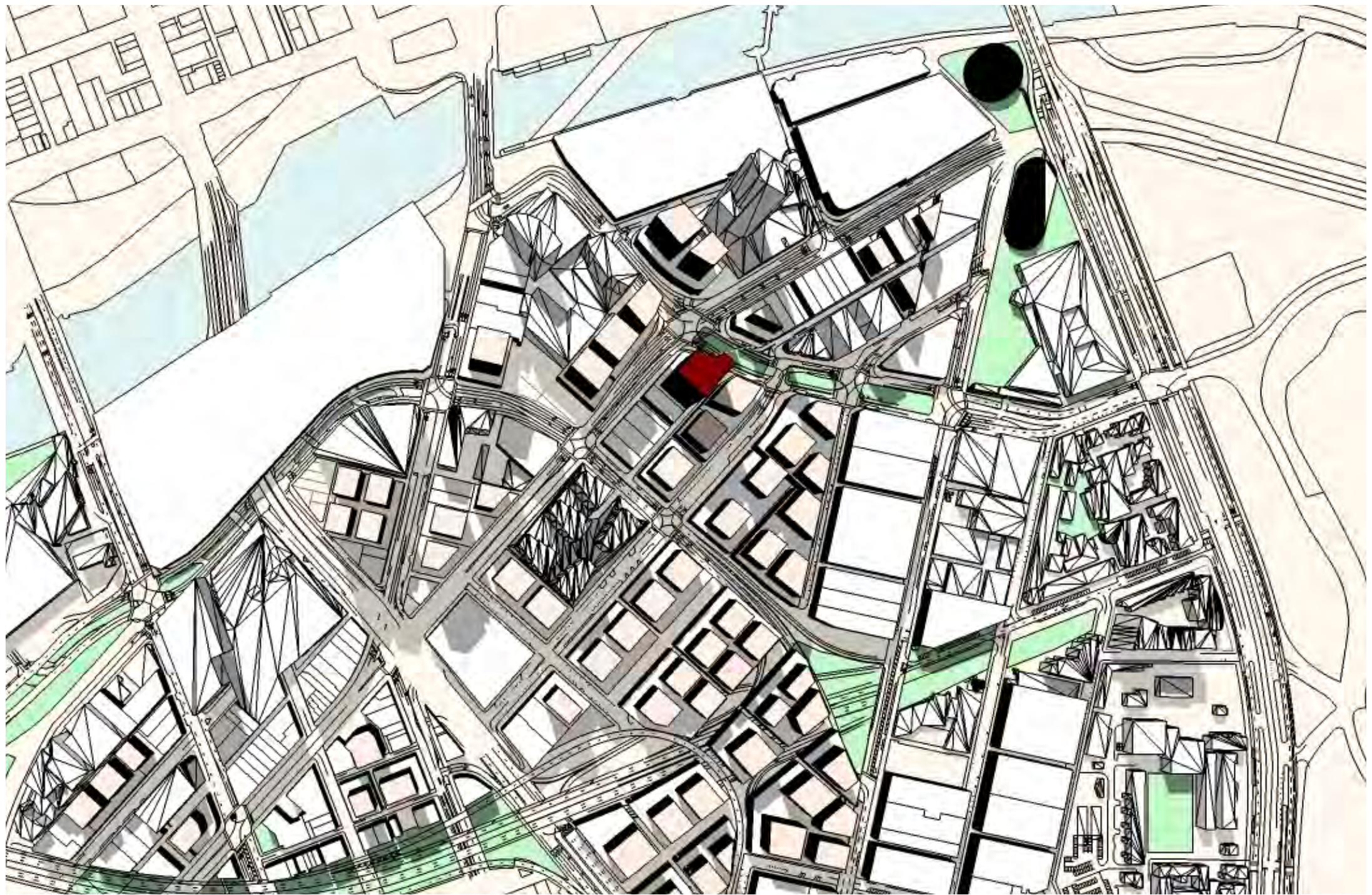
Series 01

22 September 11am



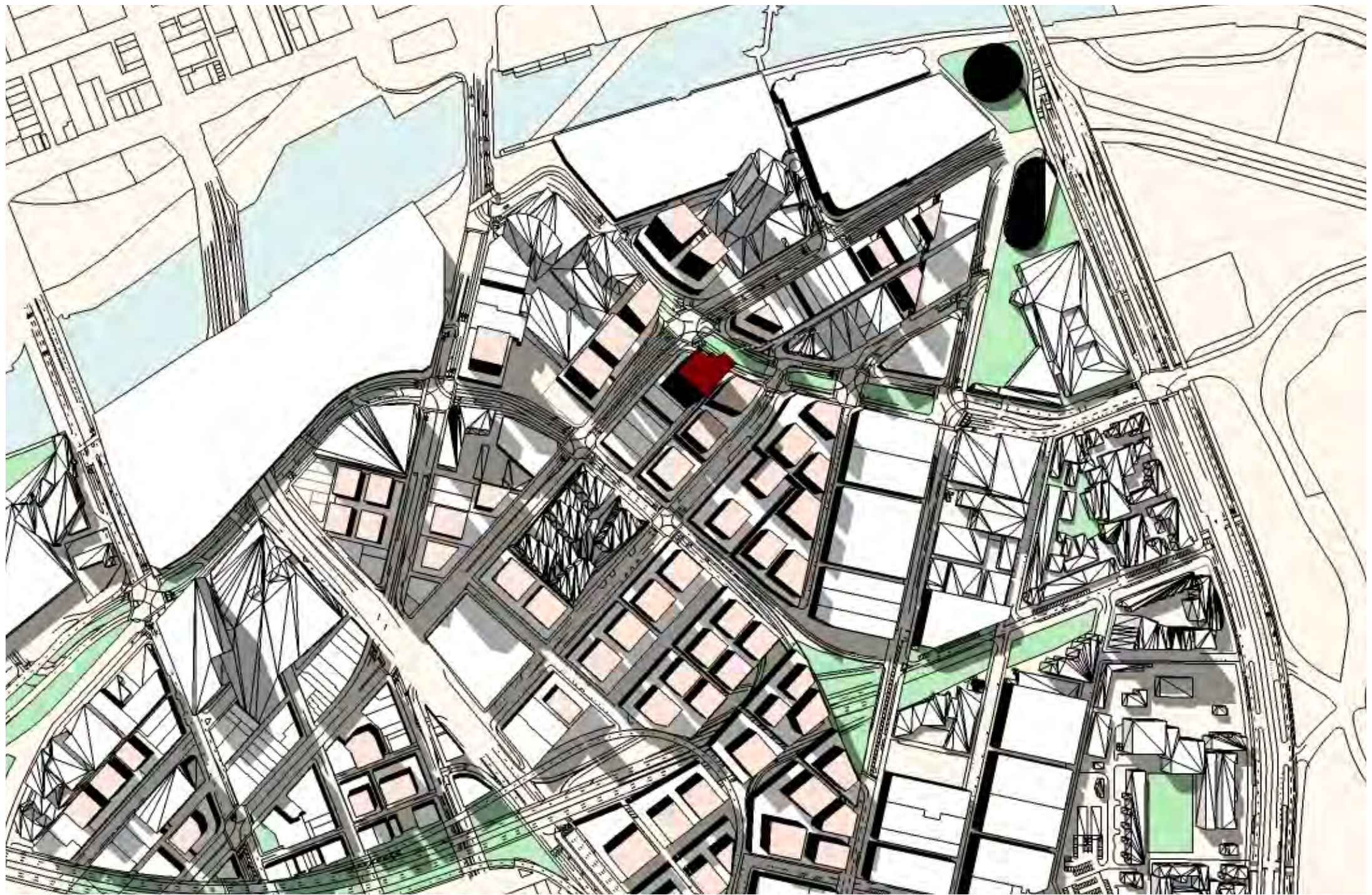
Series 01

22 September 12pm



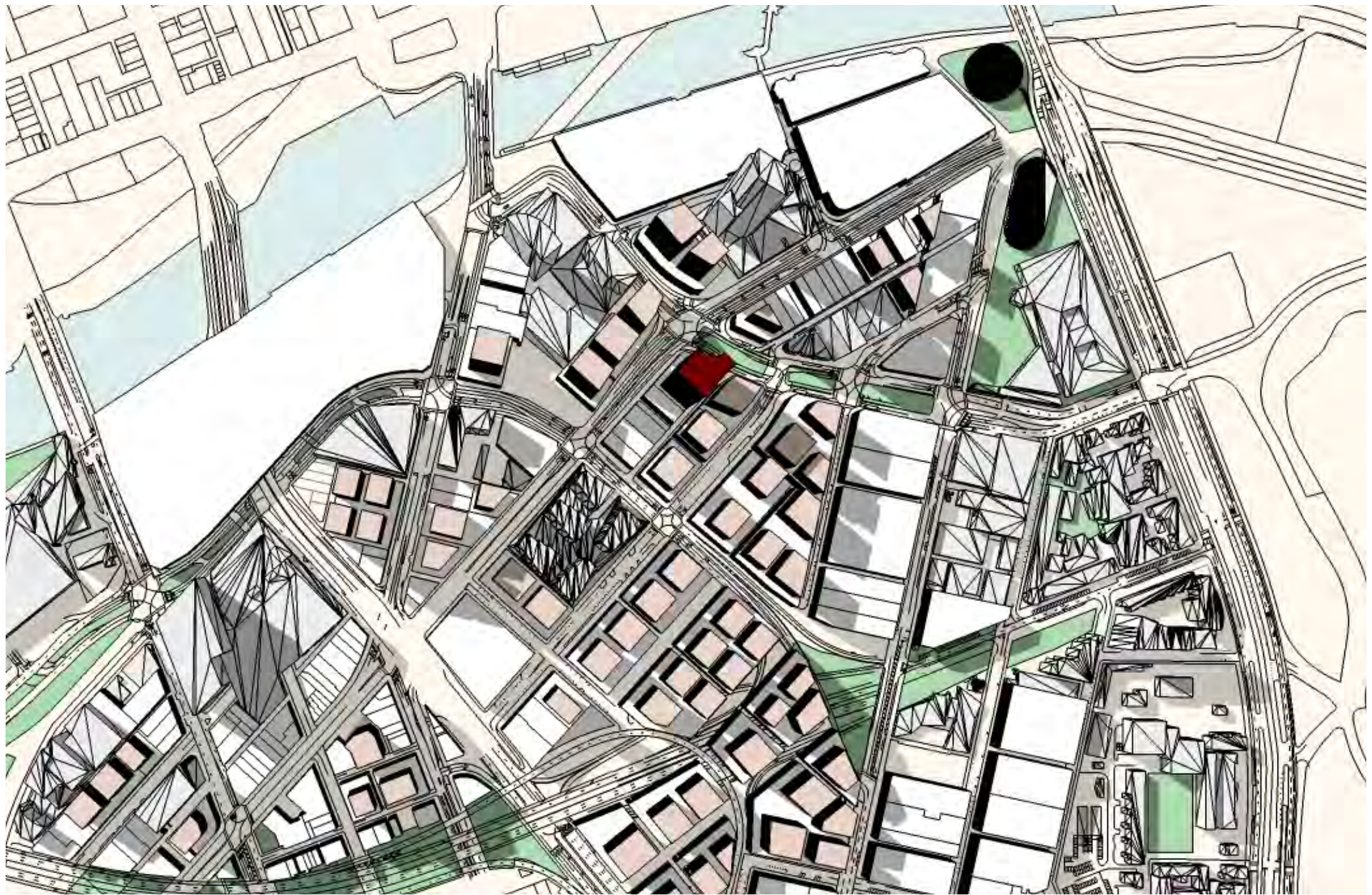
Series 01

22 September 1pm



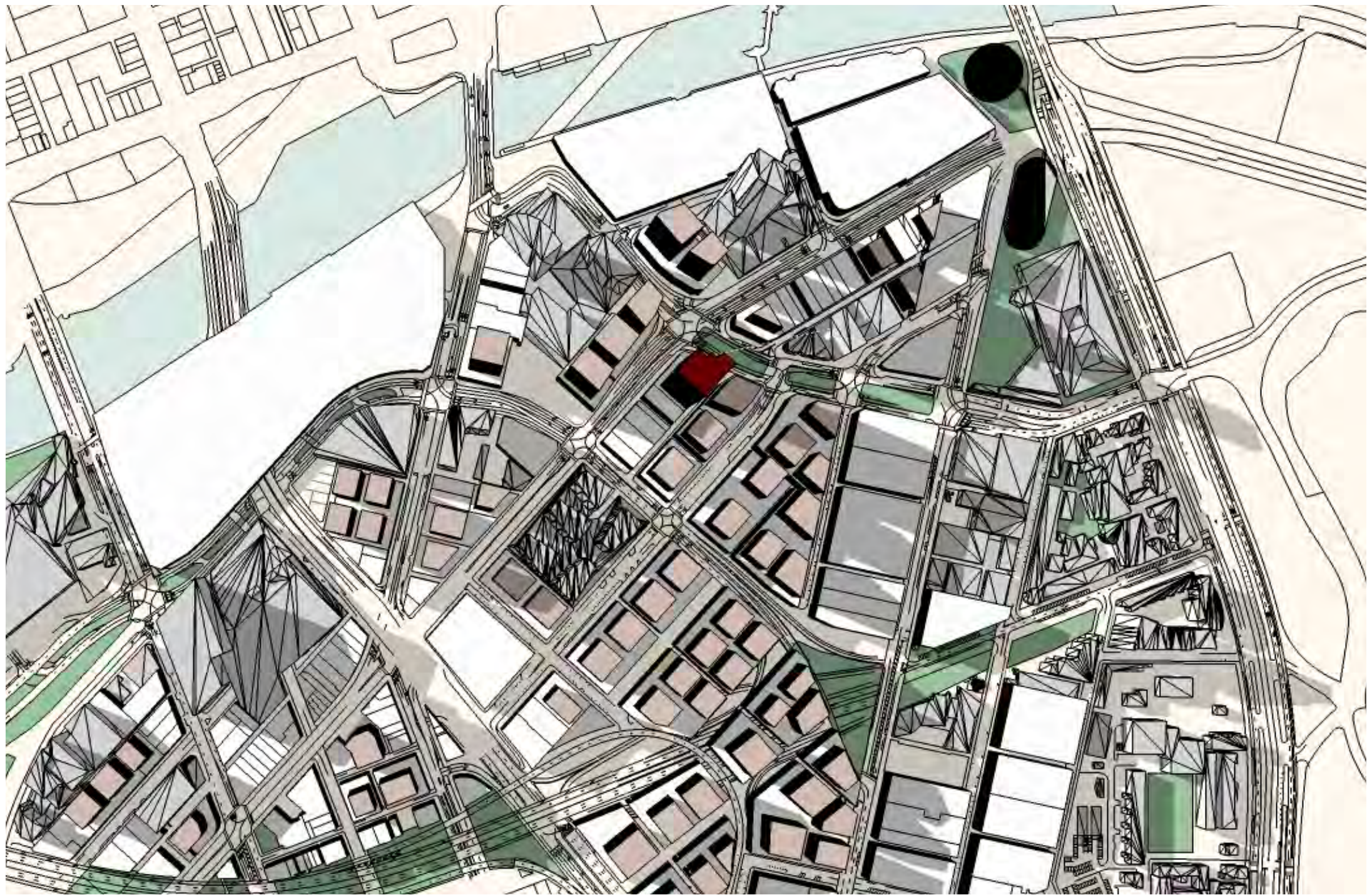
Series 01

22 September 2pm



Series 01

22 September 3pm



Series 01

22 September 4pm



Series 01

22 September 5pm



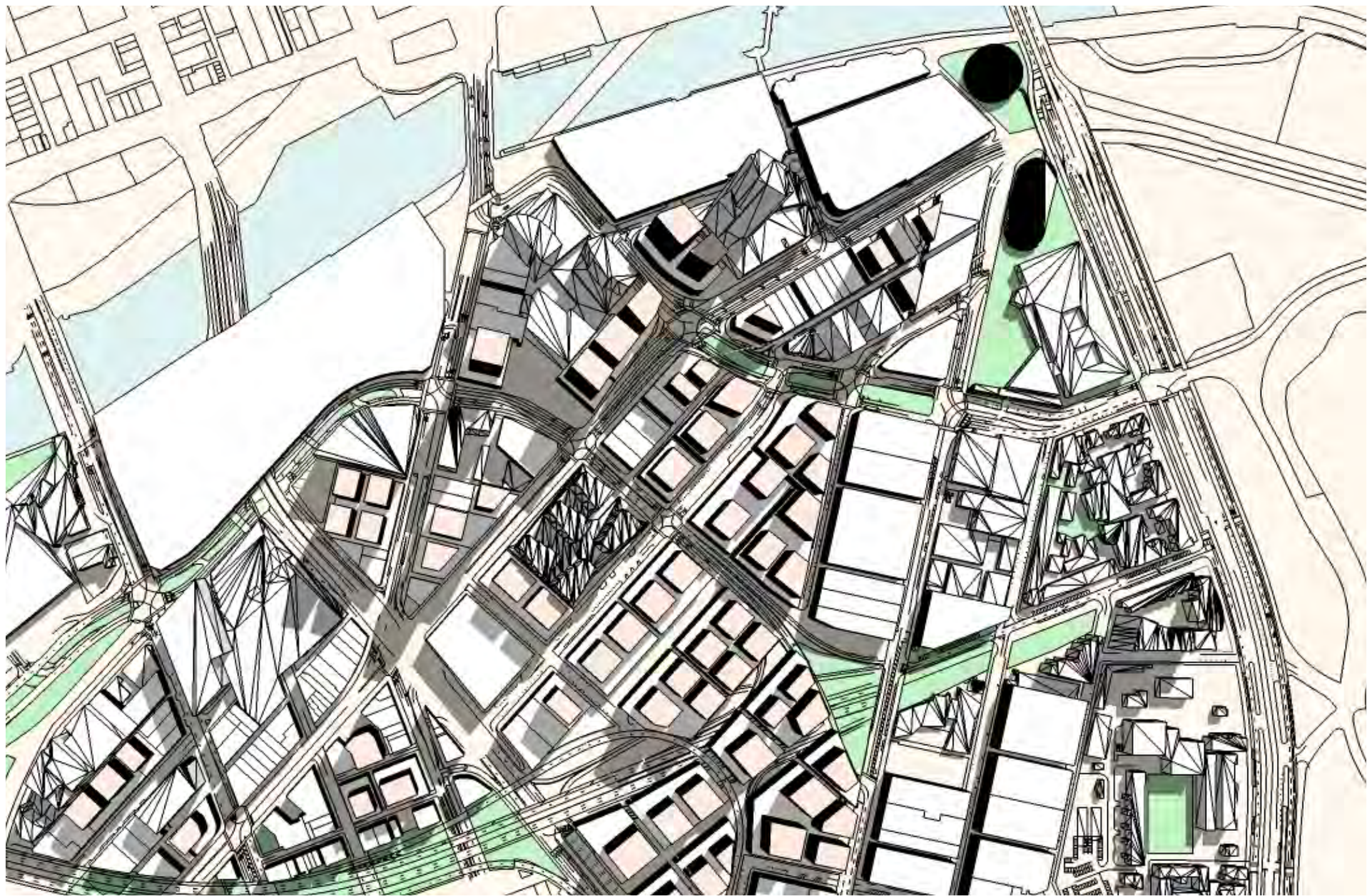
Series 02

22 September 9am



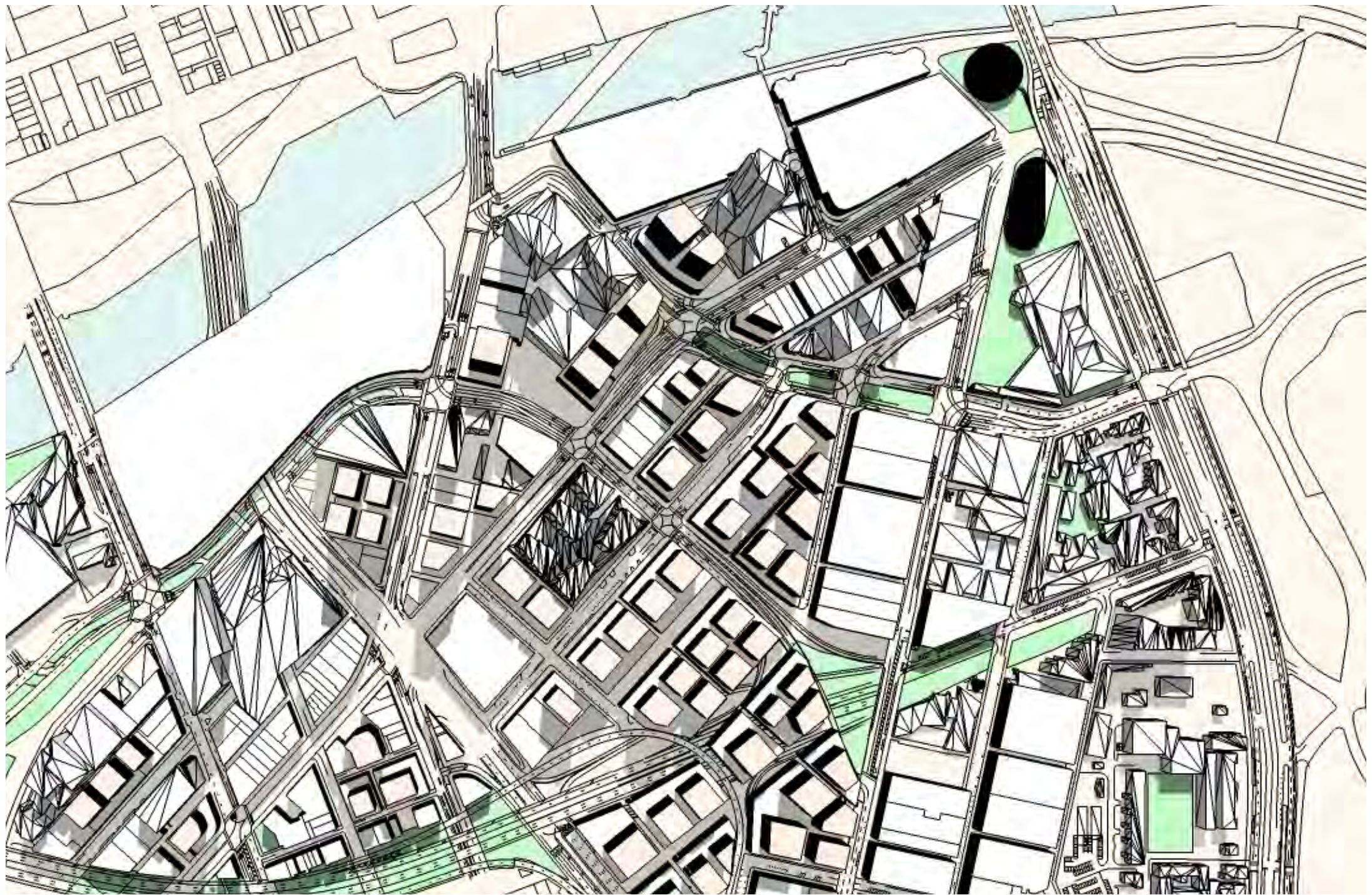
Series 02

22 September 10am



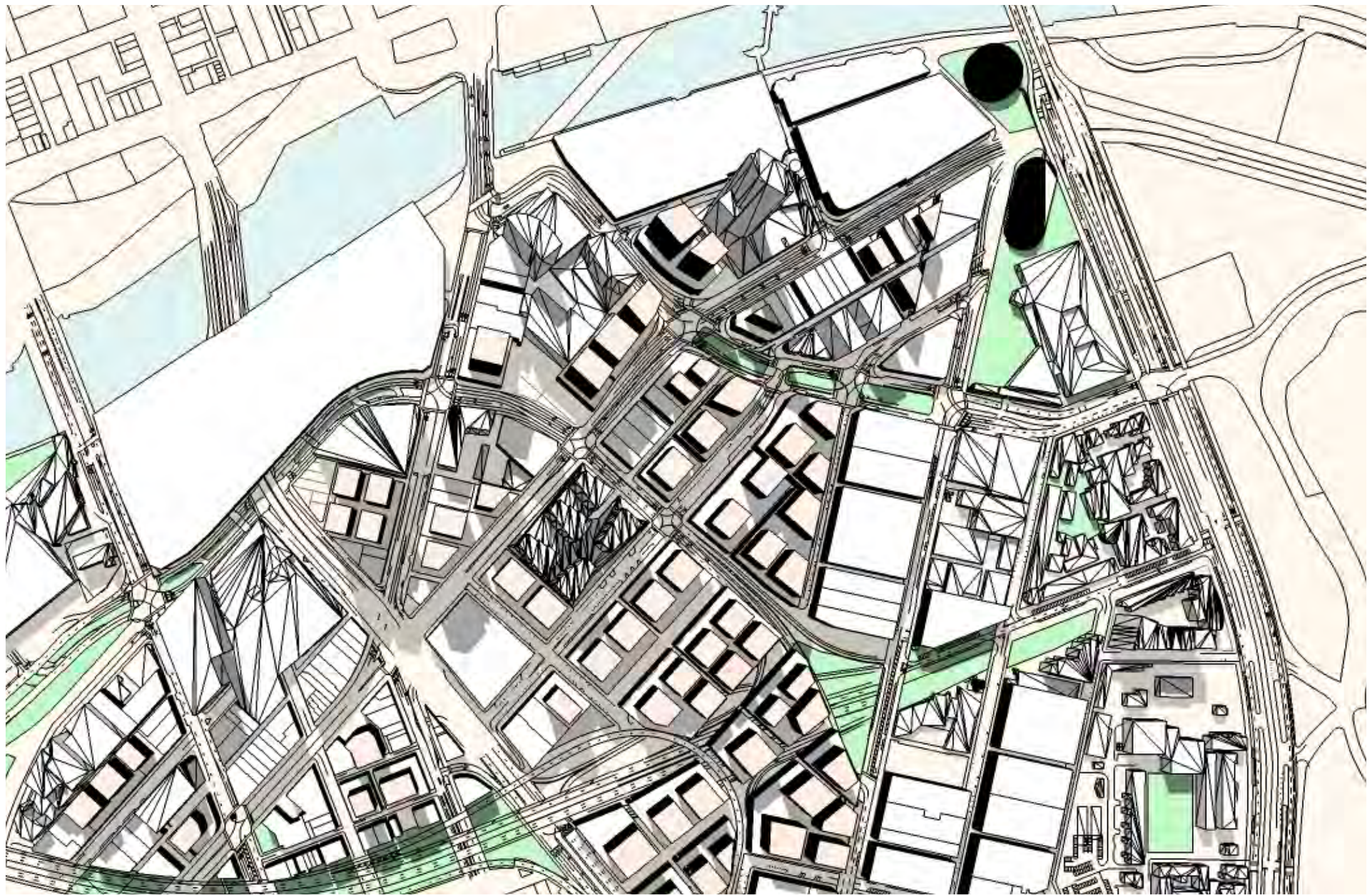
Series 02

22 September 11am



Series 02

22 September 12pm



Series 02

22 September 1pm



Series 03

22 September 2pm



Series 02

22 September 3pm



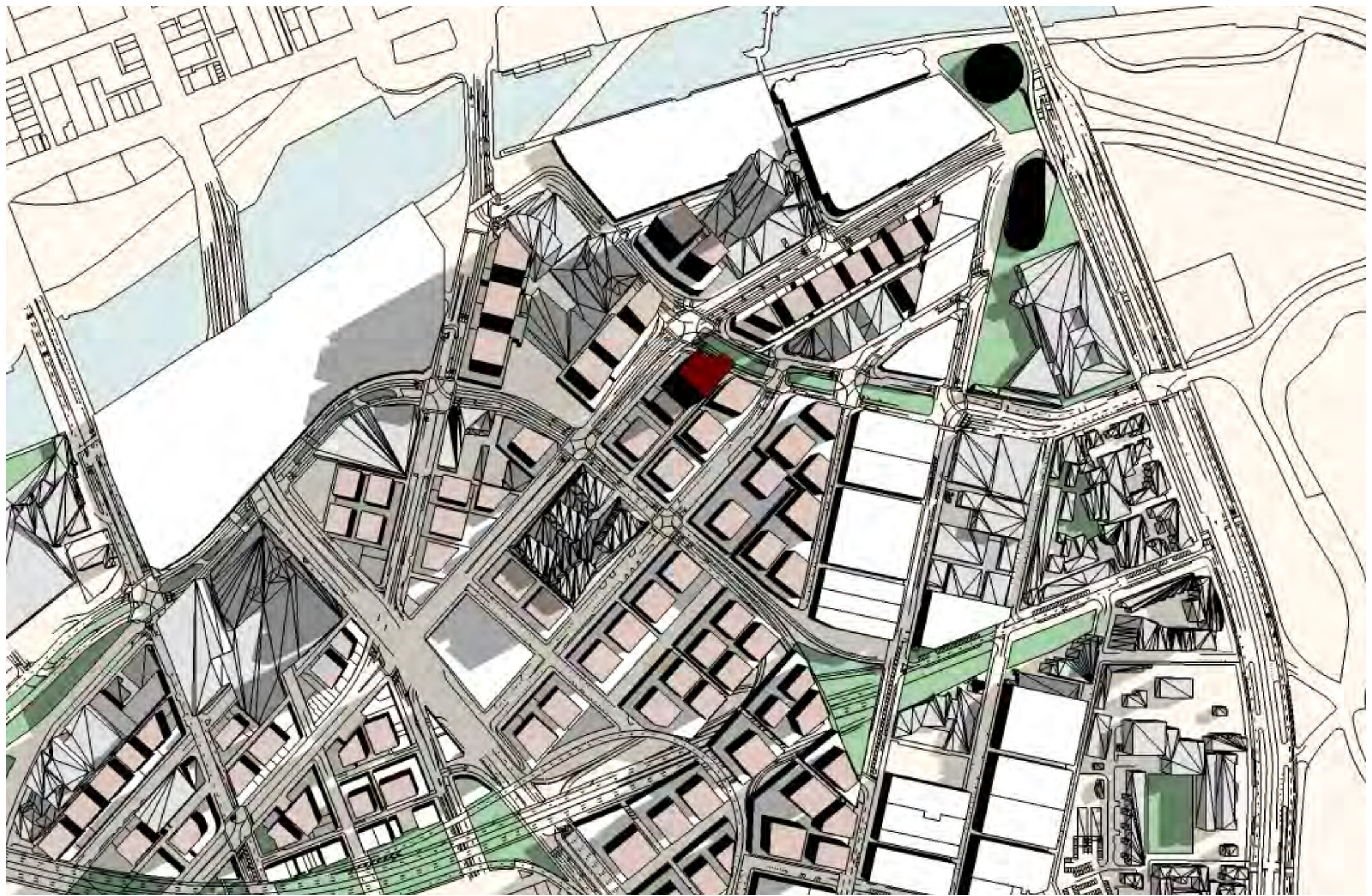
Series 02

22 September 4pm



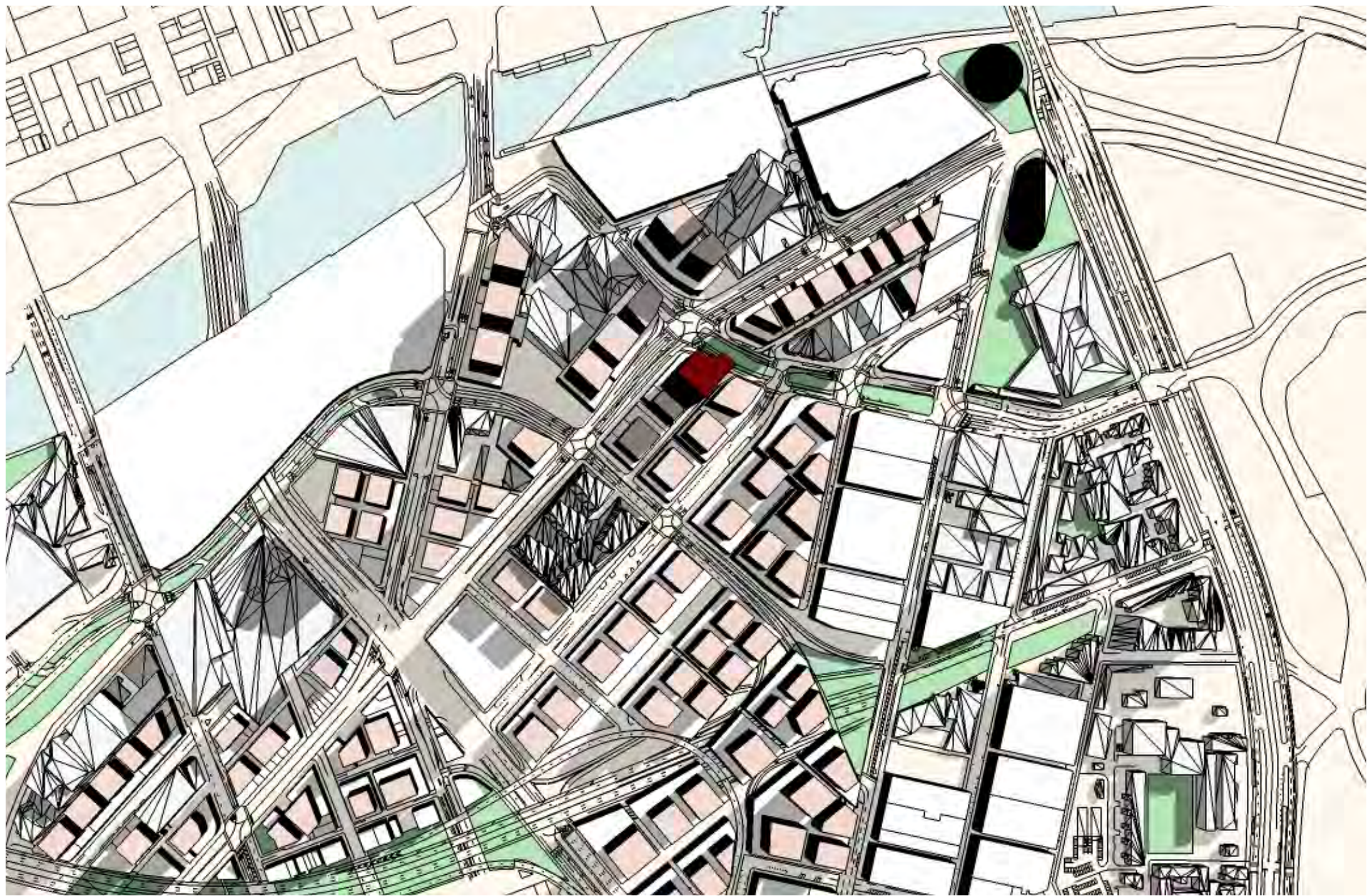
Series 02

22 September 5pm



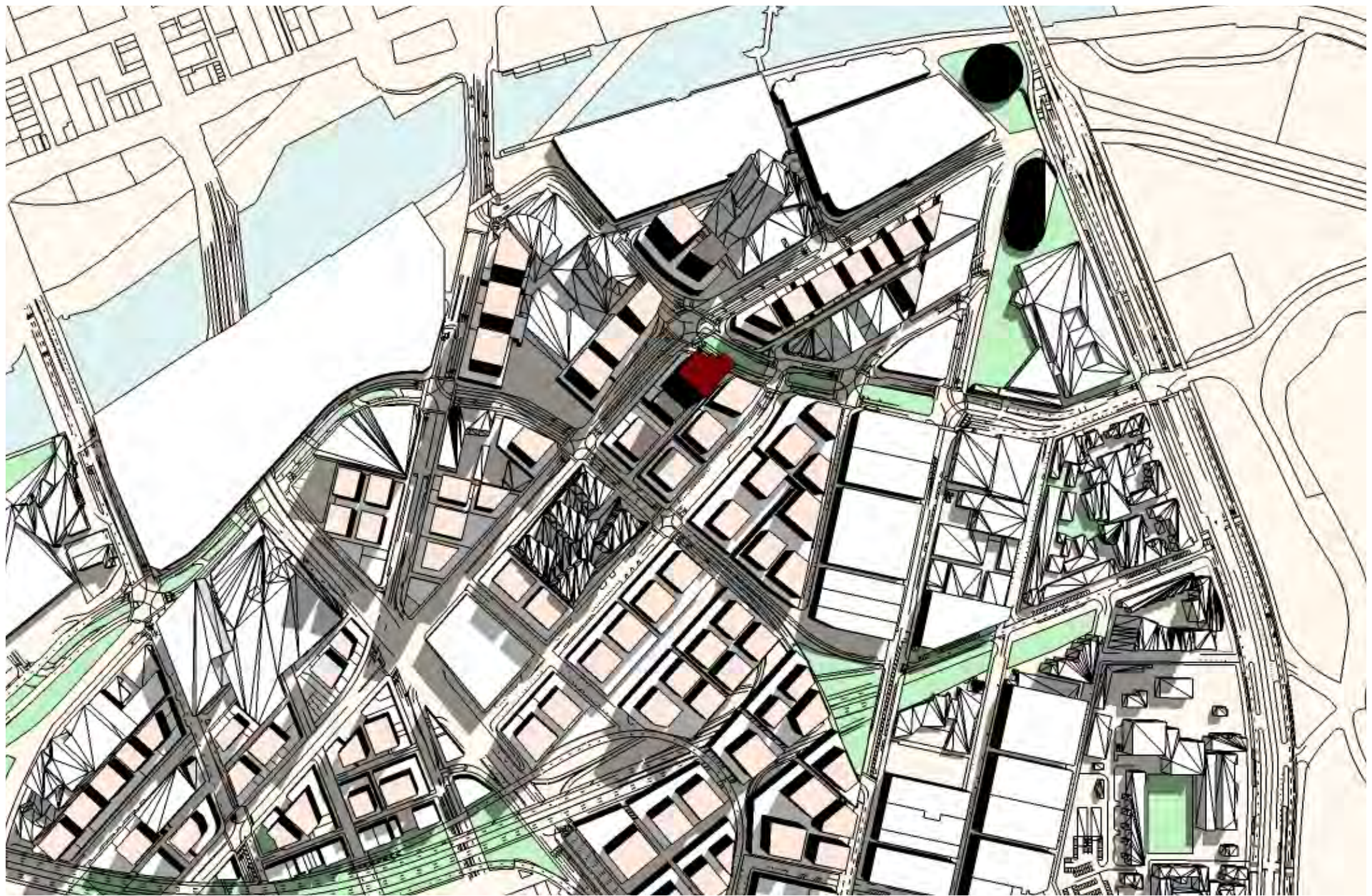
Series 03

22 September 9am



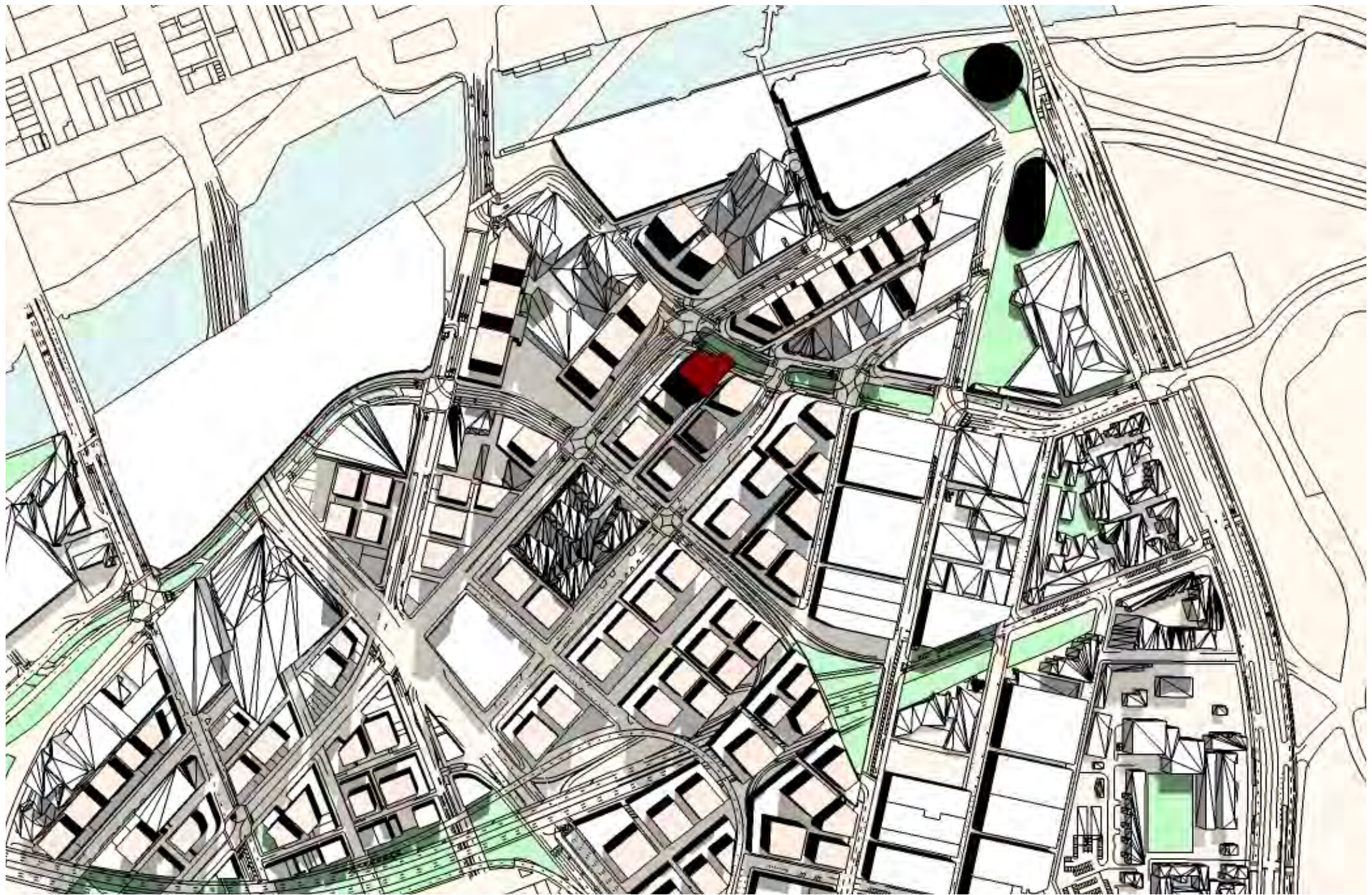
Series 03

22 September 10am



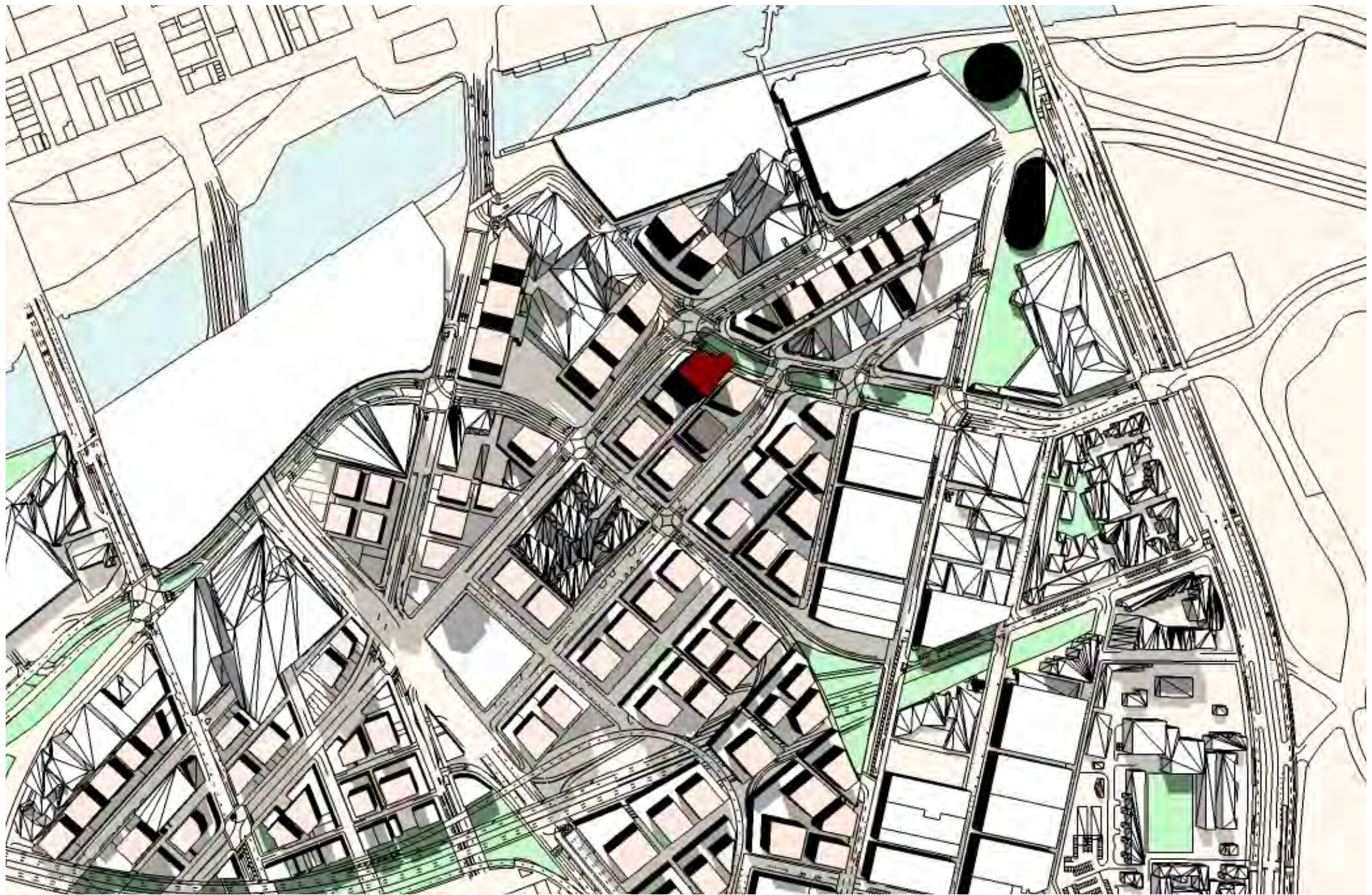
Series 03

22 September 11am



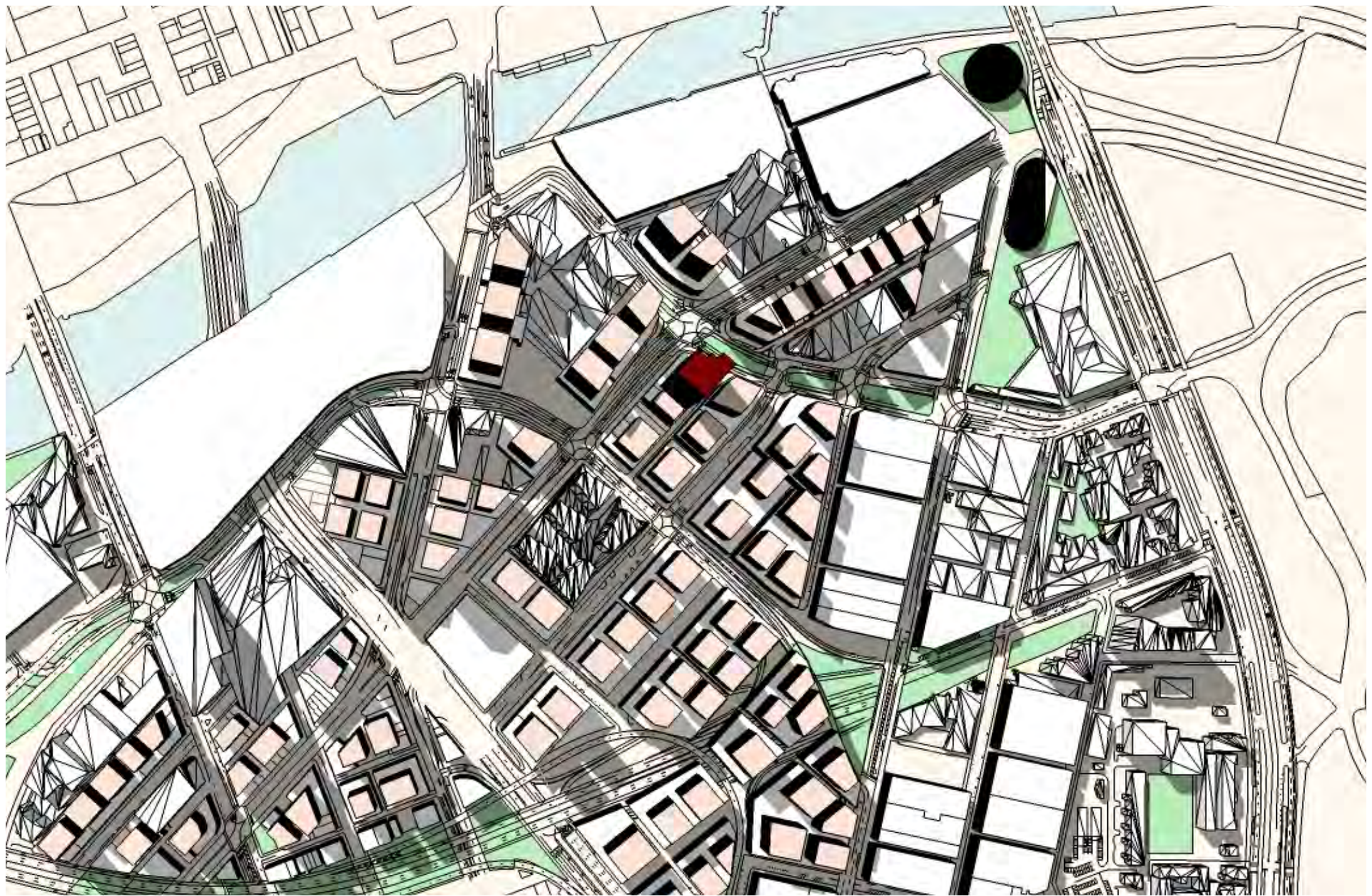
Series 03

22 September 12pm



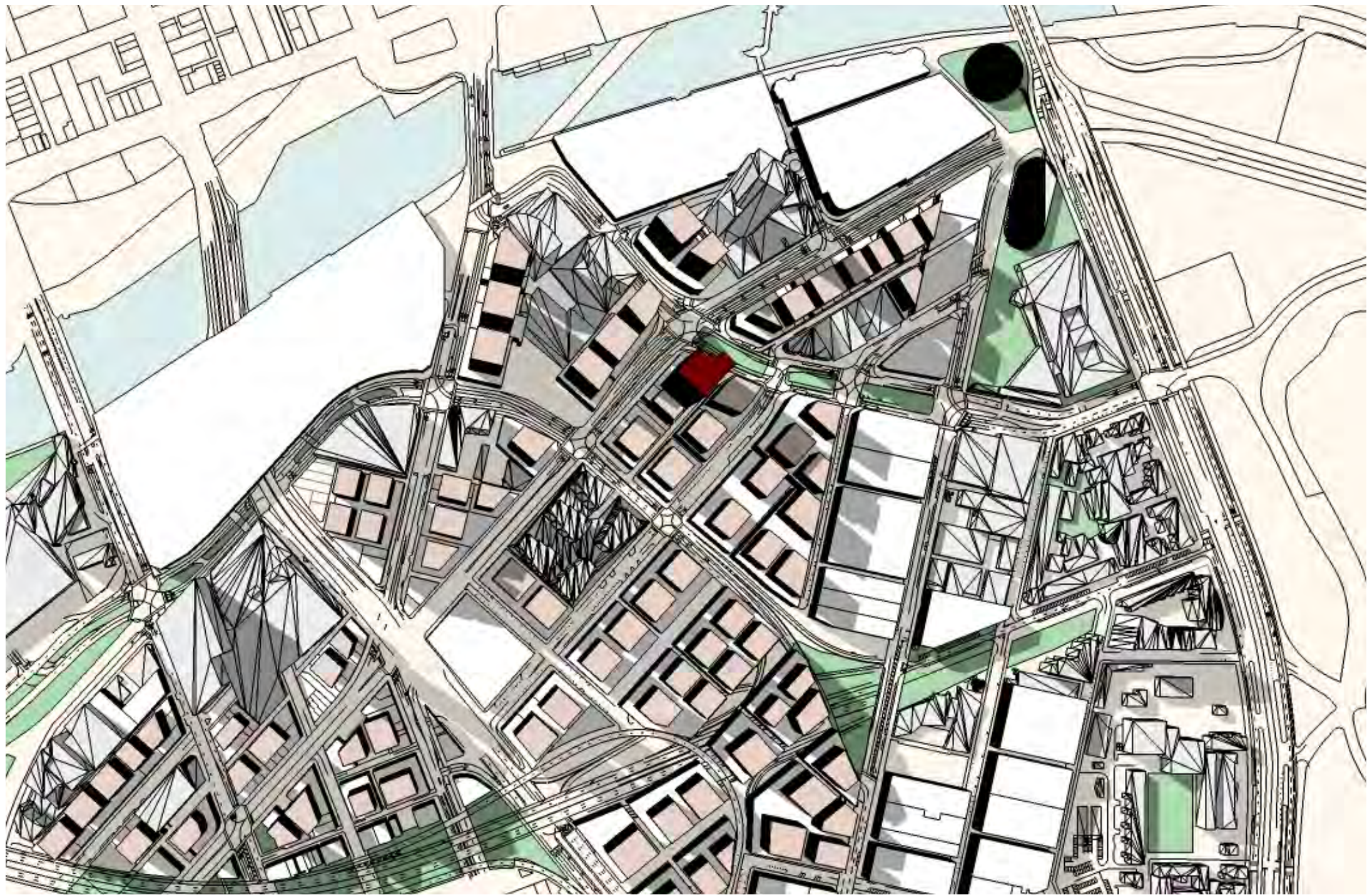
Series 03

22 September 1pm



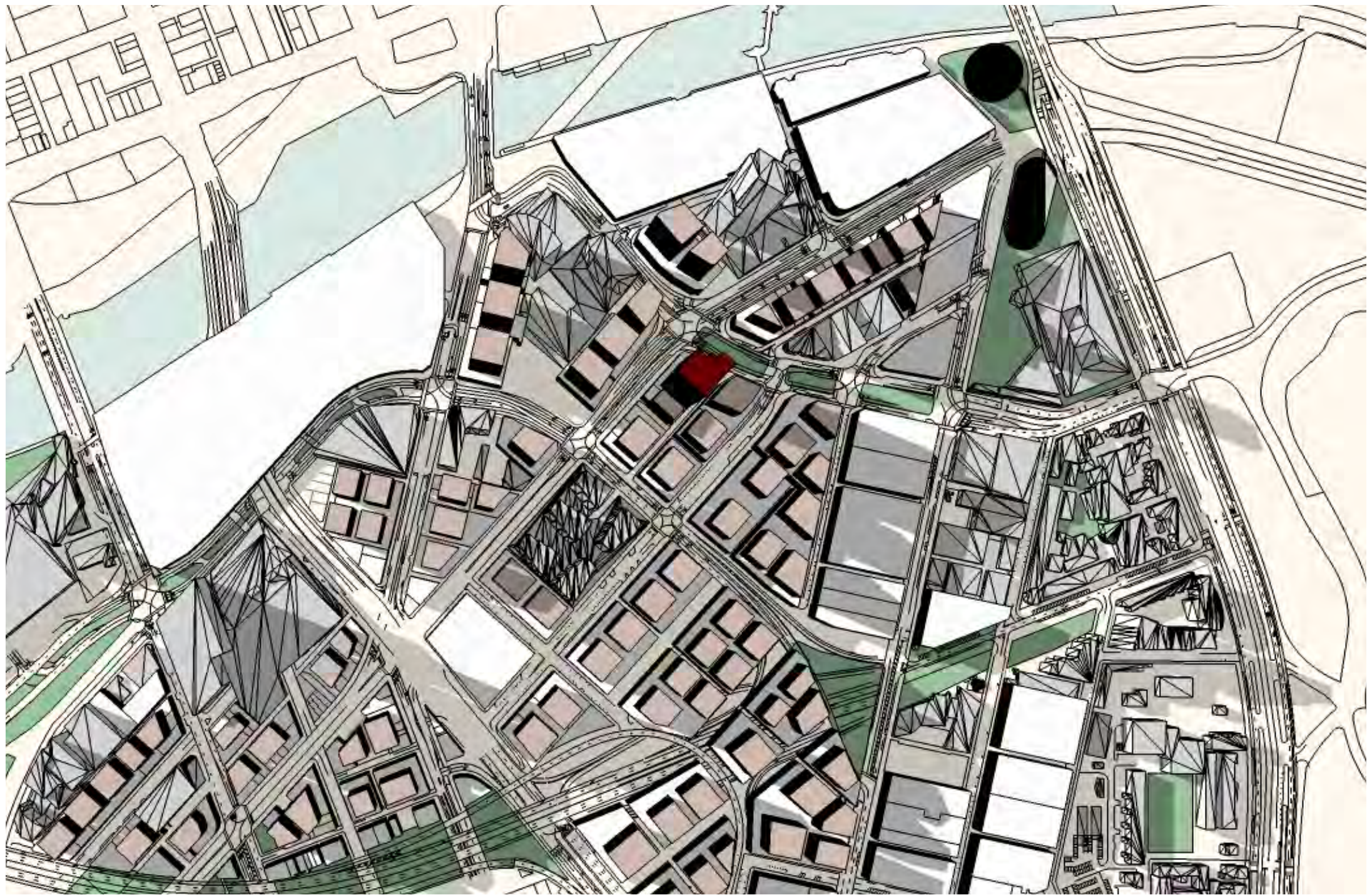
Series 03

22 September 2pm



Series 03

22 September 3pm



Series 03

22 September 4pm



Series 03

22 September 5pm



Series 04

22 September 9am



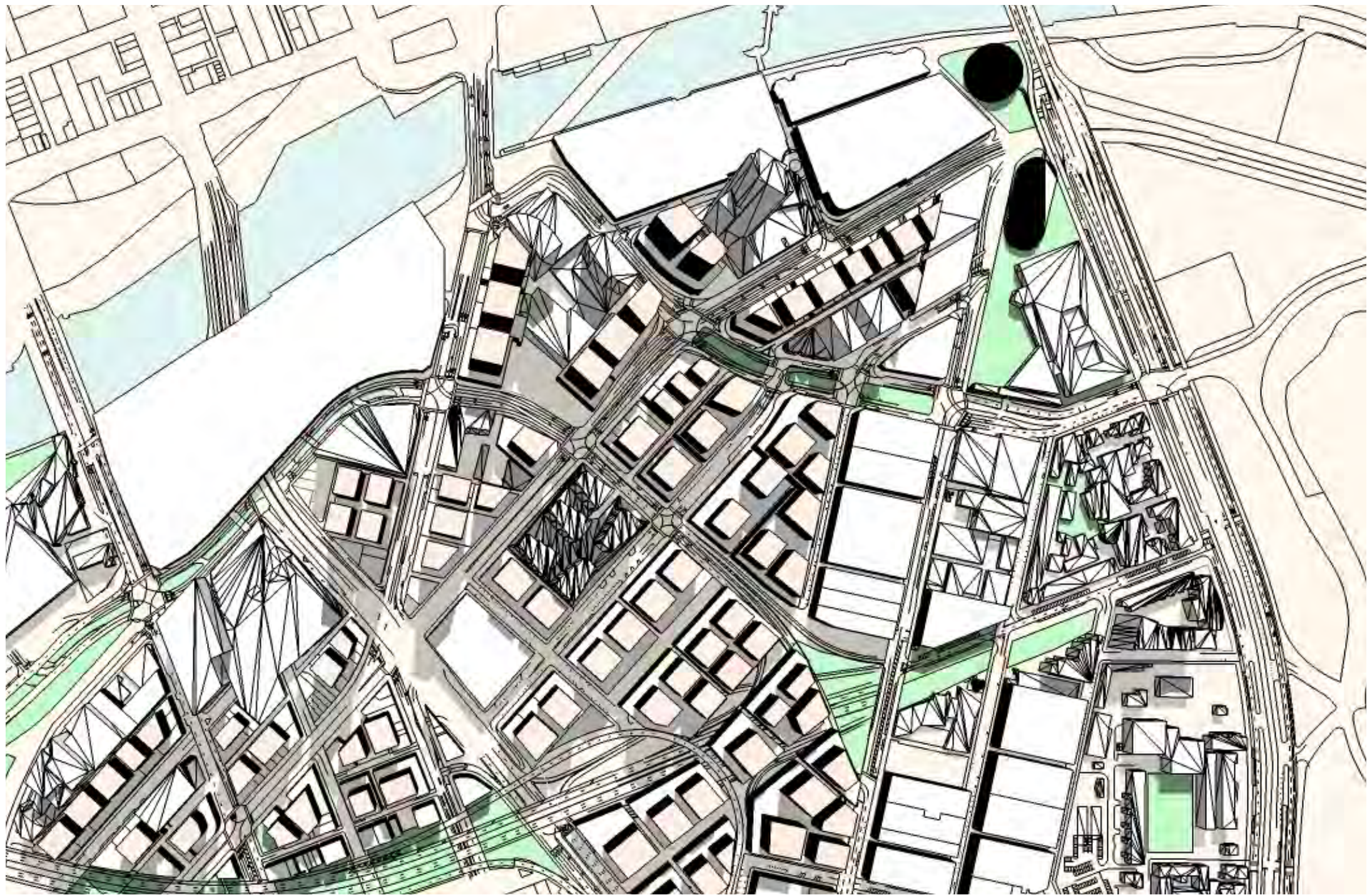
Series 04

22 September 10am



Series 04

22 September 11am



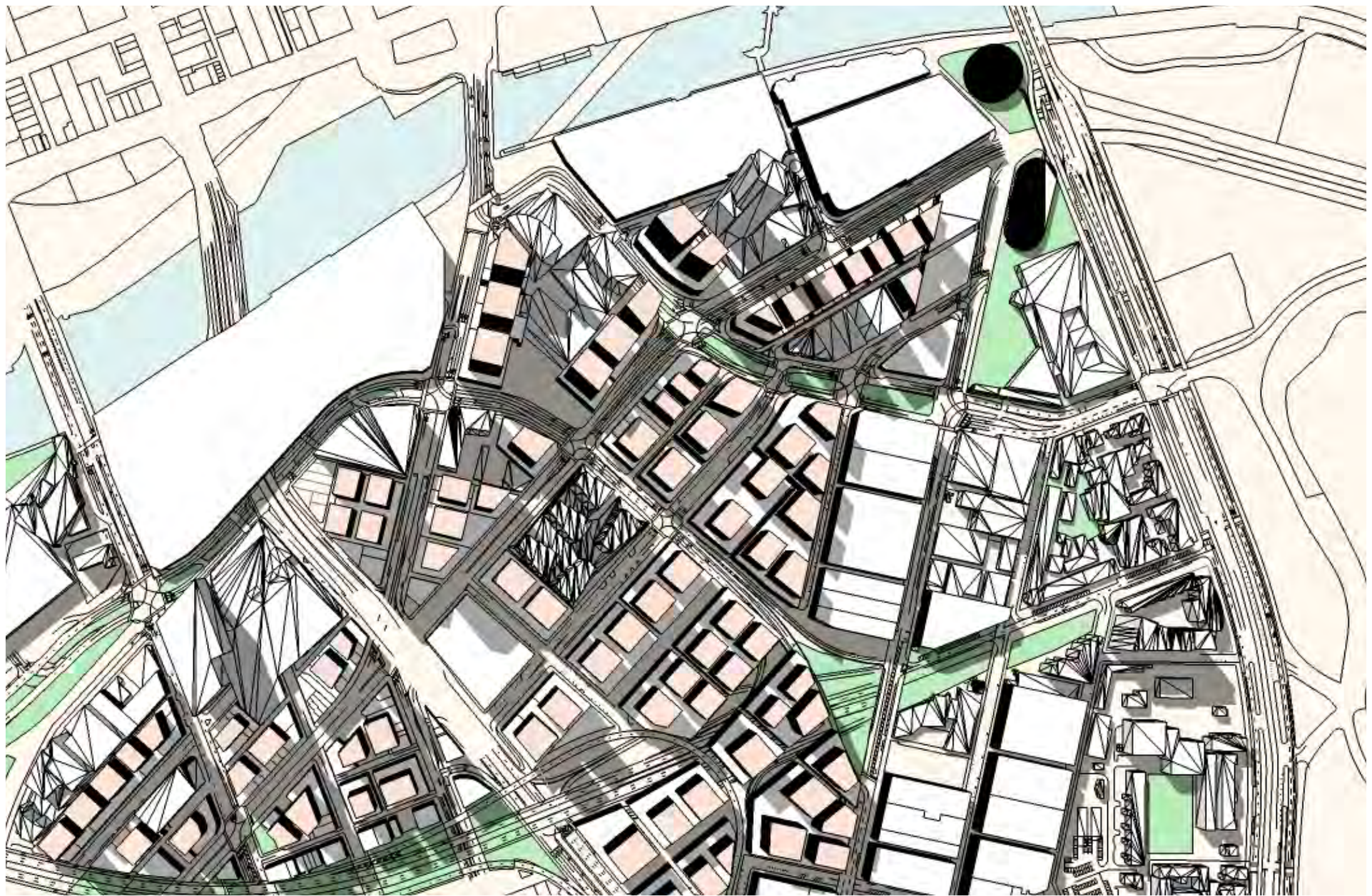
Series 04

22 September 12pm



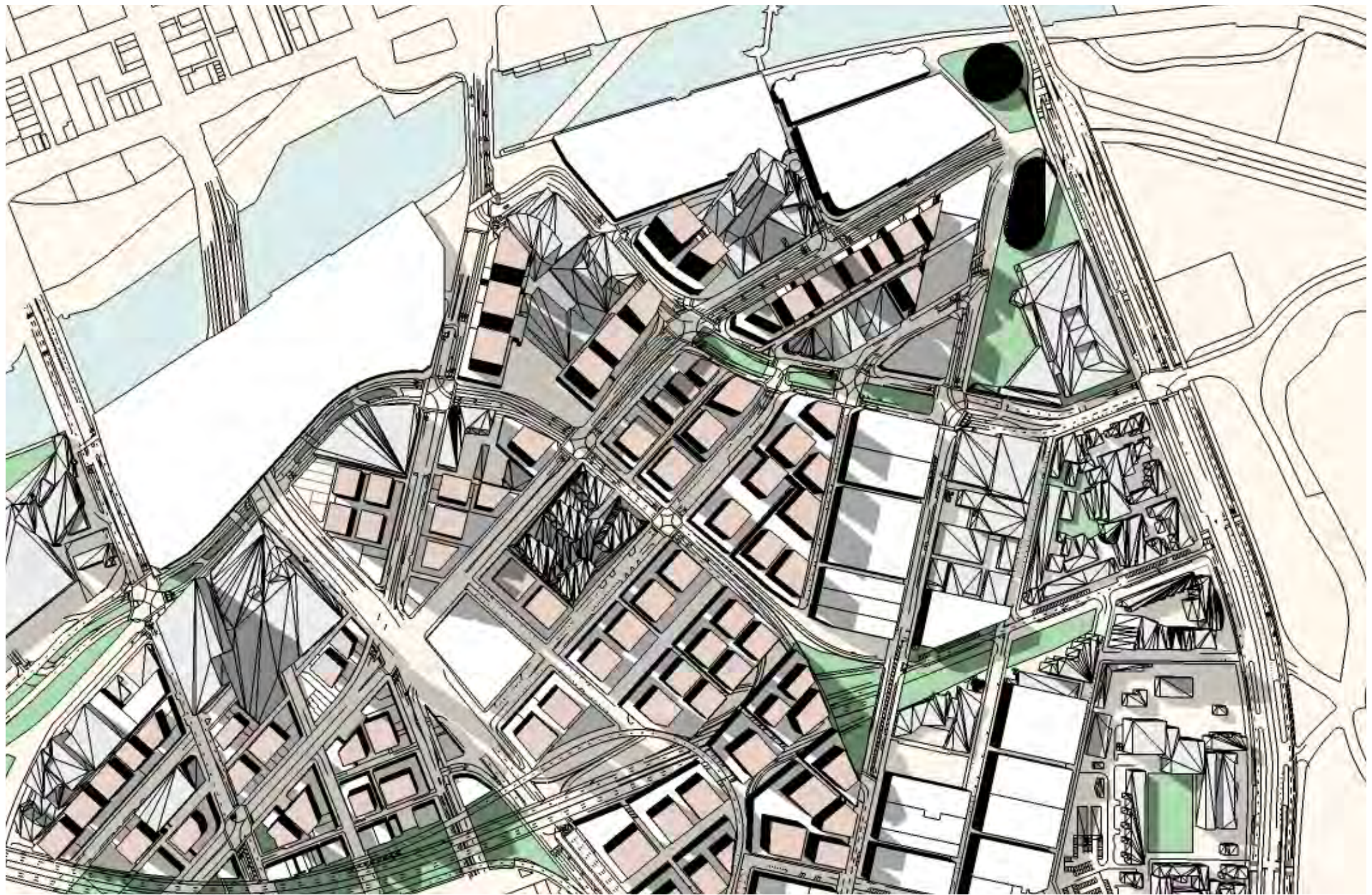
Series 04

22 September 1pm



Series 04

22 September 2pm



Series 04

22 September 3pm



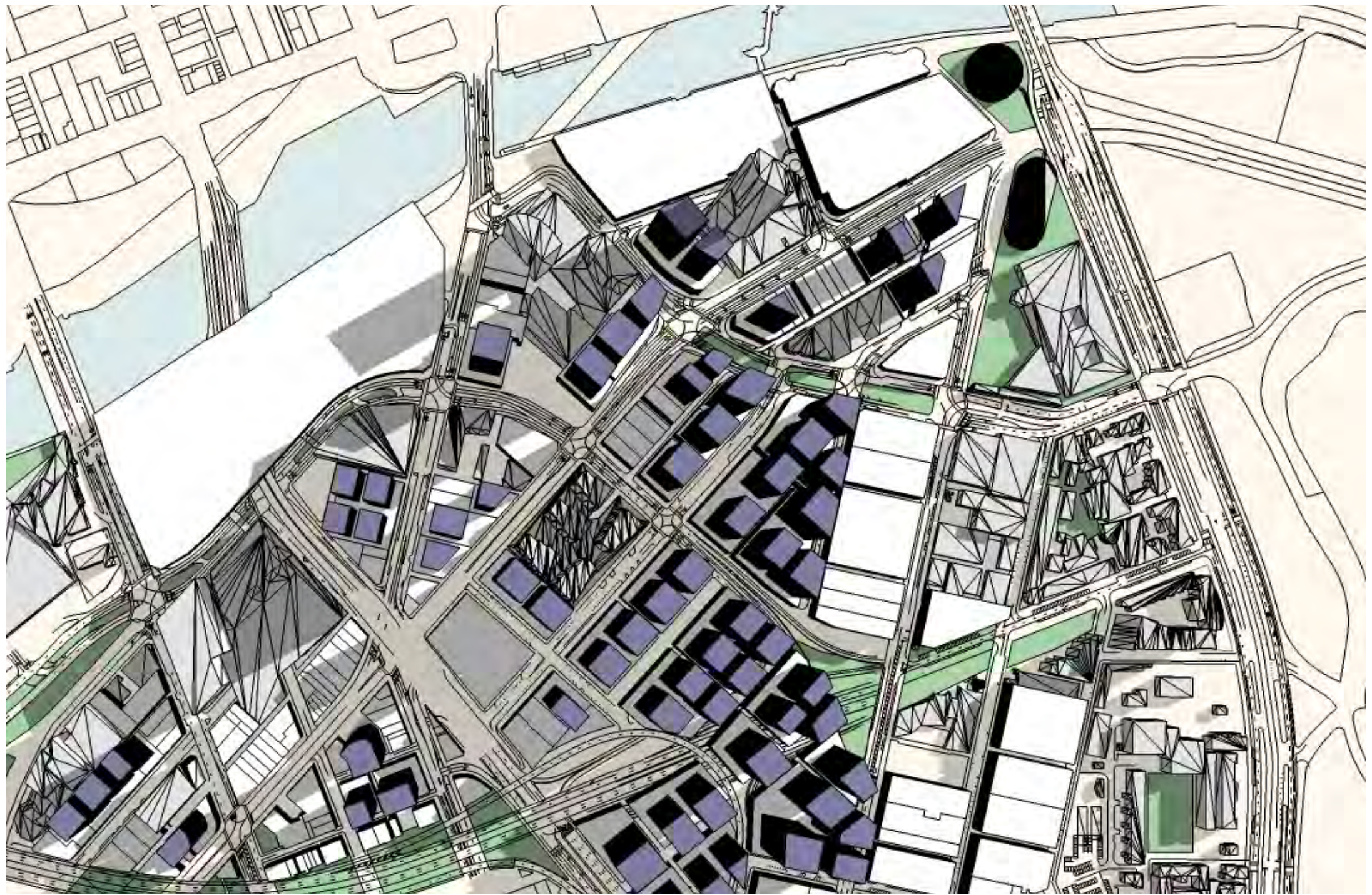
Series 04

22 September 4pm



Series 04

22 September 5pm



Series 05

22 September 9am



Series 05

22 September 10am



Series 05

22 September 11am



Series 05

22 September 12pm



Series 05

22 September 1pm



Series 05

22 September 2pm



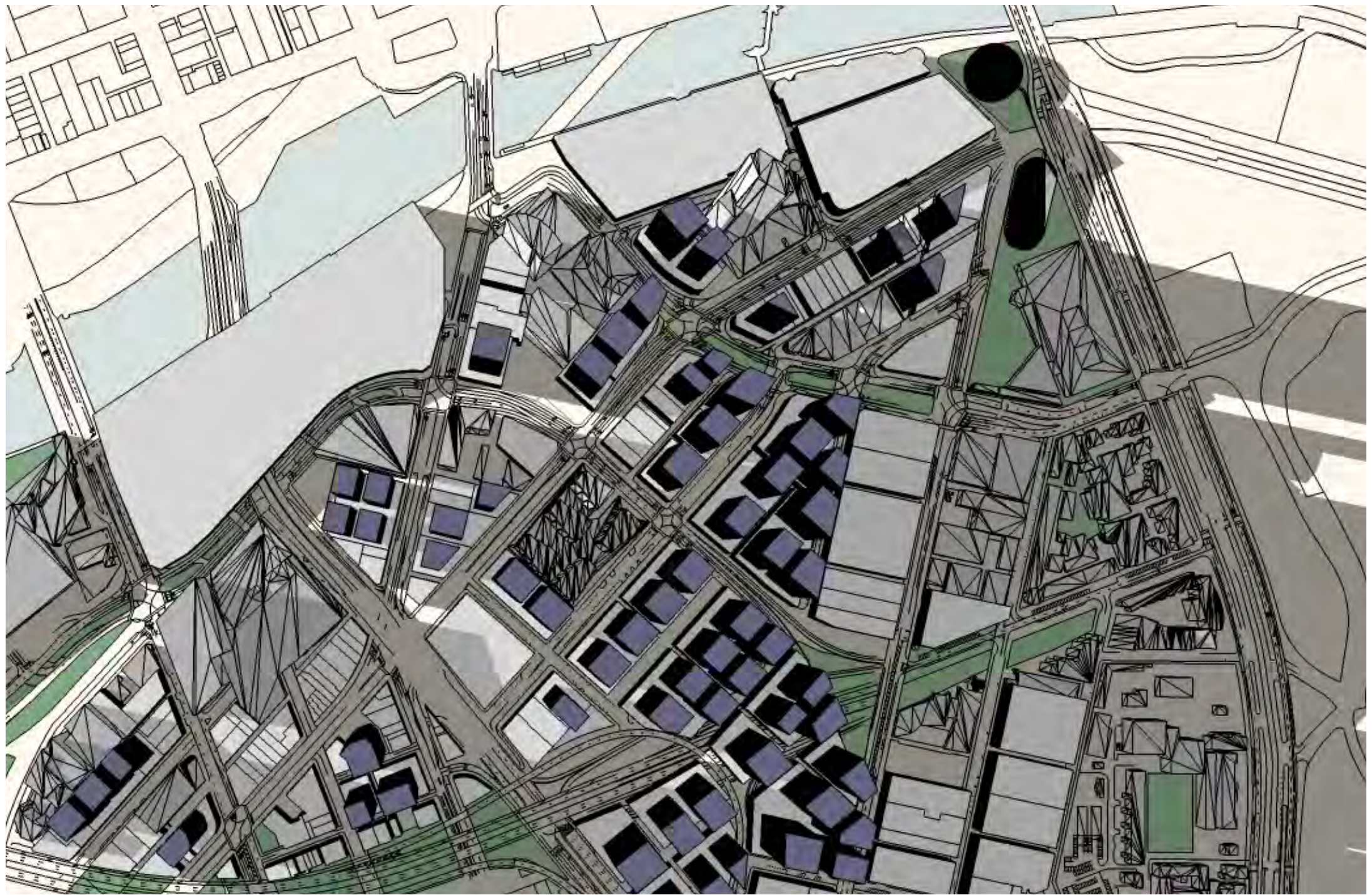
Series 05

22 September 3pm



Series 05

22 September 4pm



Series 05

22 September 5pm



Series 06

22 September 9am



Series 06

22 September 10am



Series 06

22 September 11am



Series 06

22 September 12pm



Series 06

22 September 1pm



Series 06

22 September 2pm



Series 06

22 September 3pm



Series 06

22 September 4pm

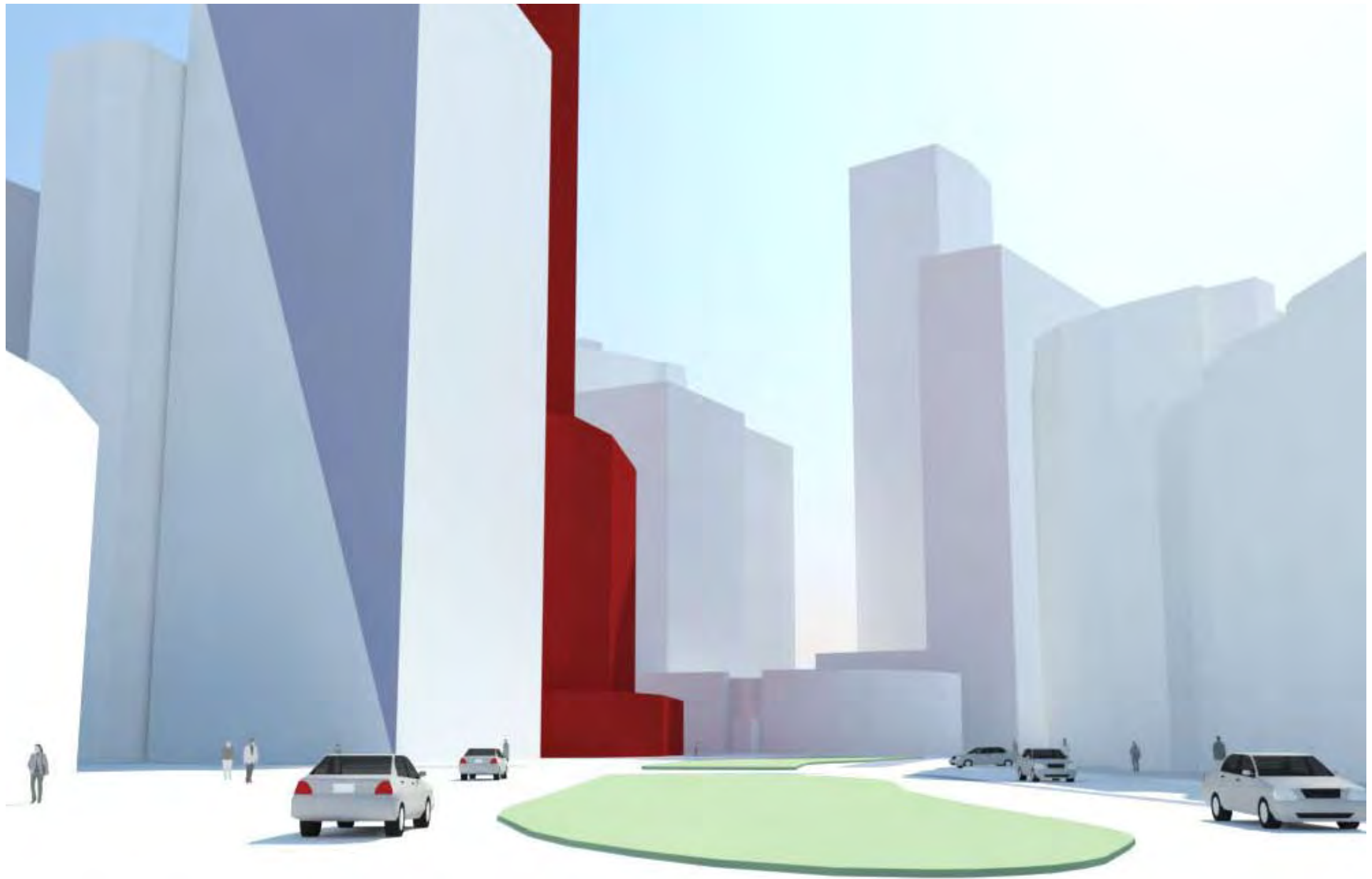


Series 06

22 September 5pm

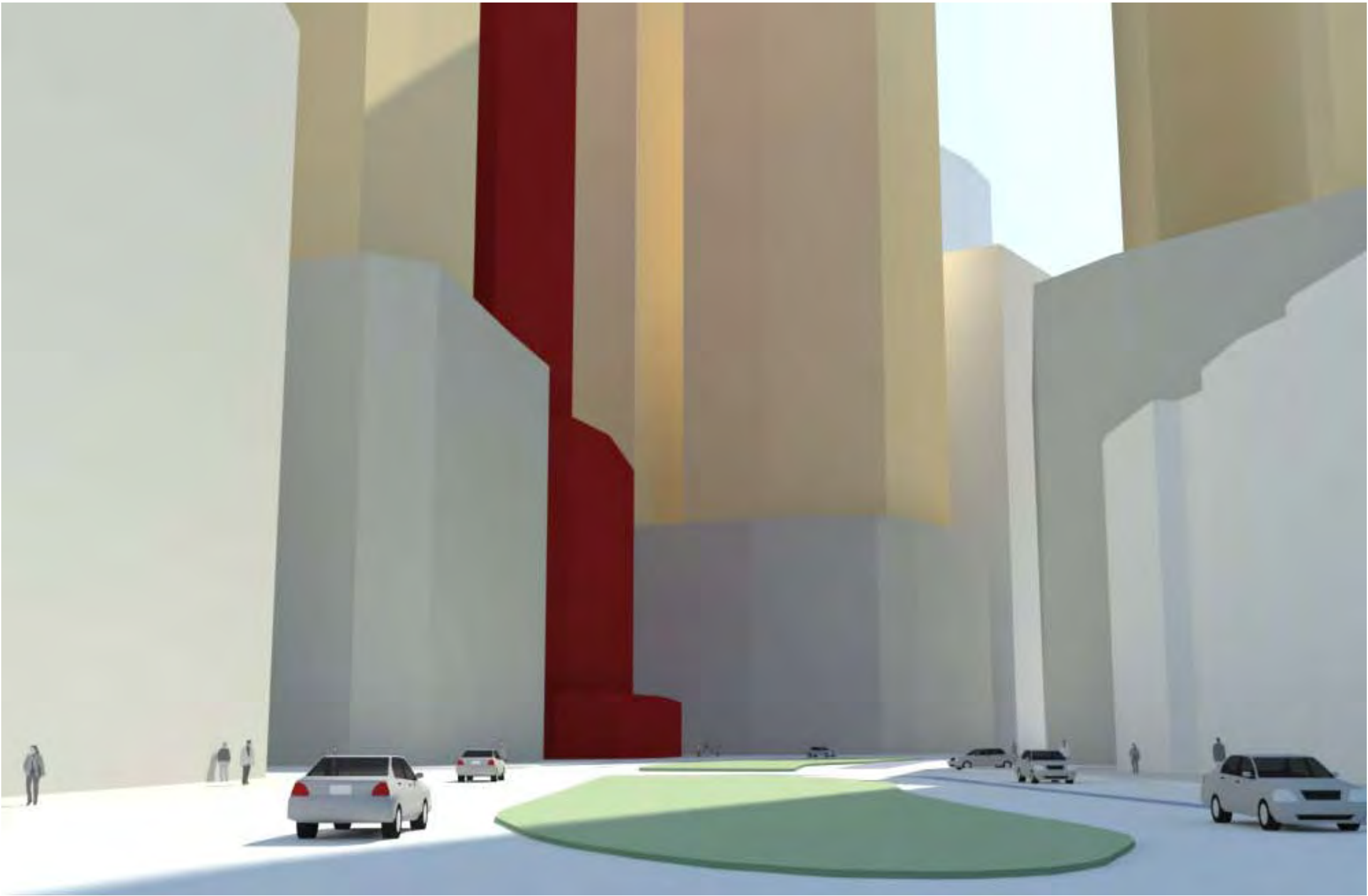
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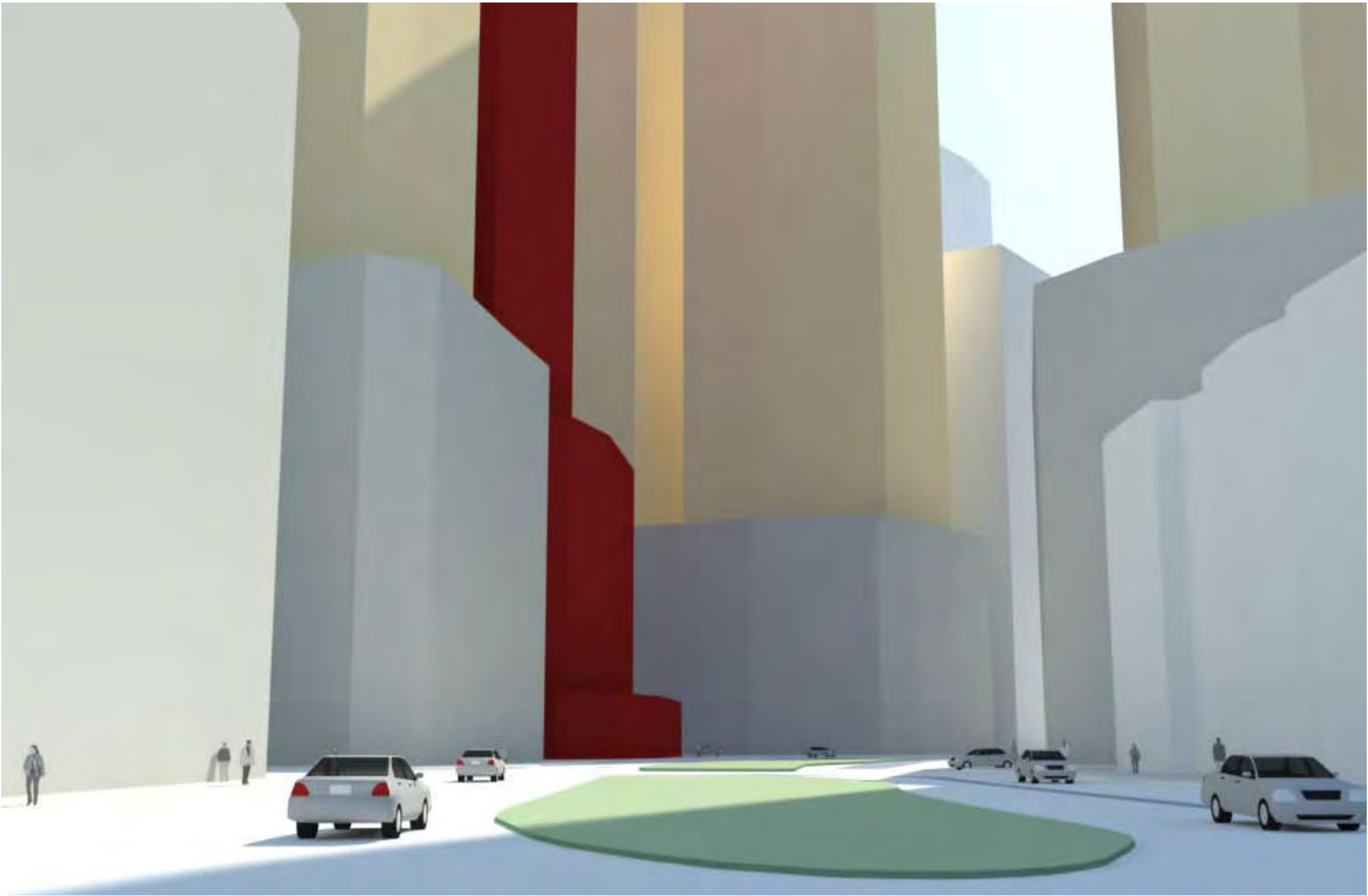
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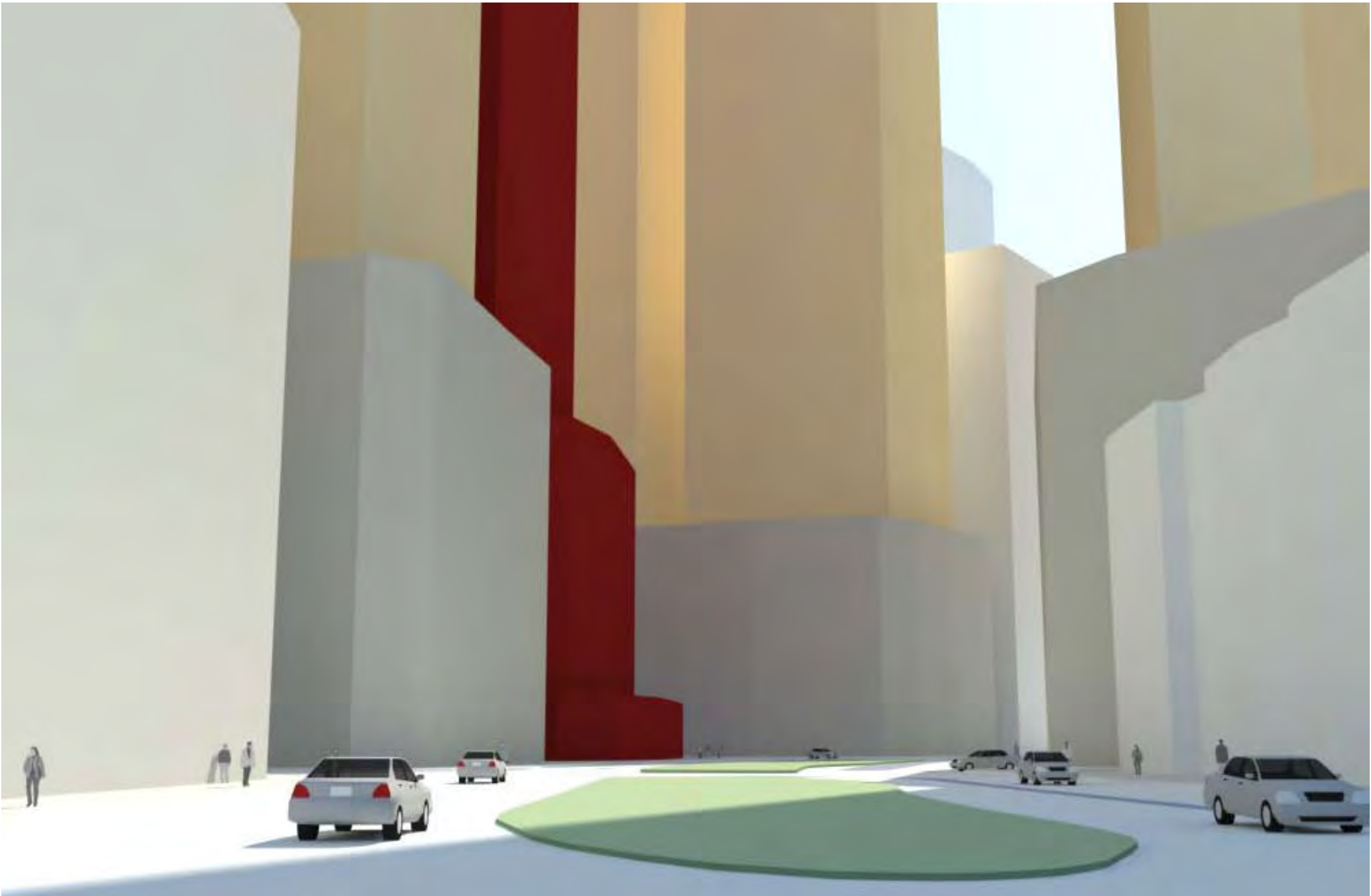
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22 September Proposed development with proposed 15 year development (no consolidation of lots)
22 September 3pm



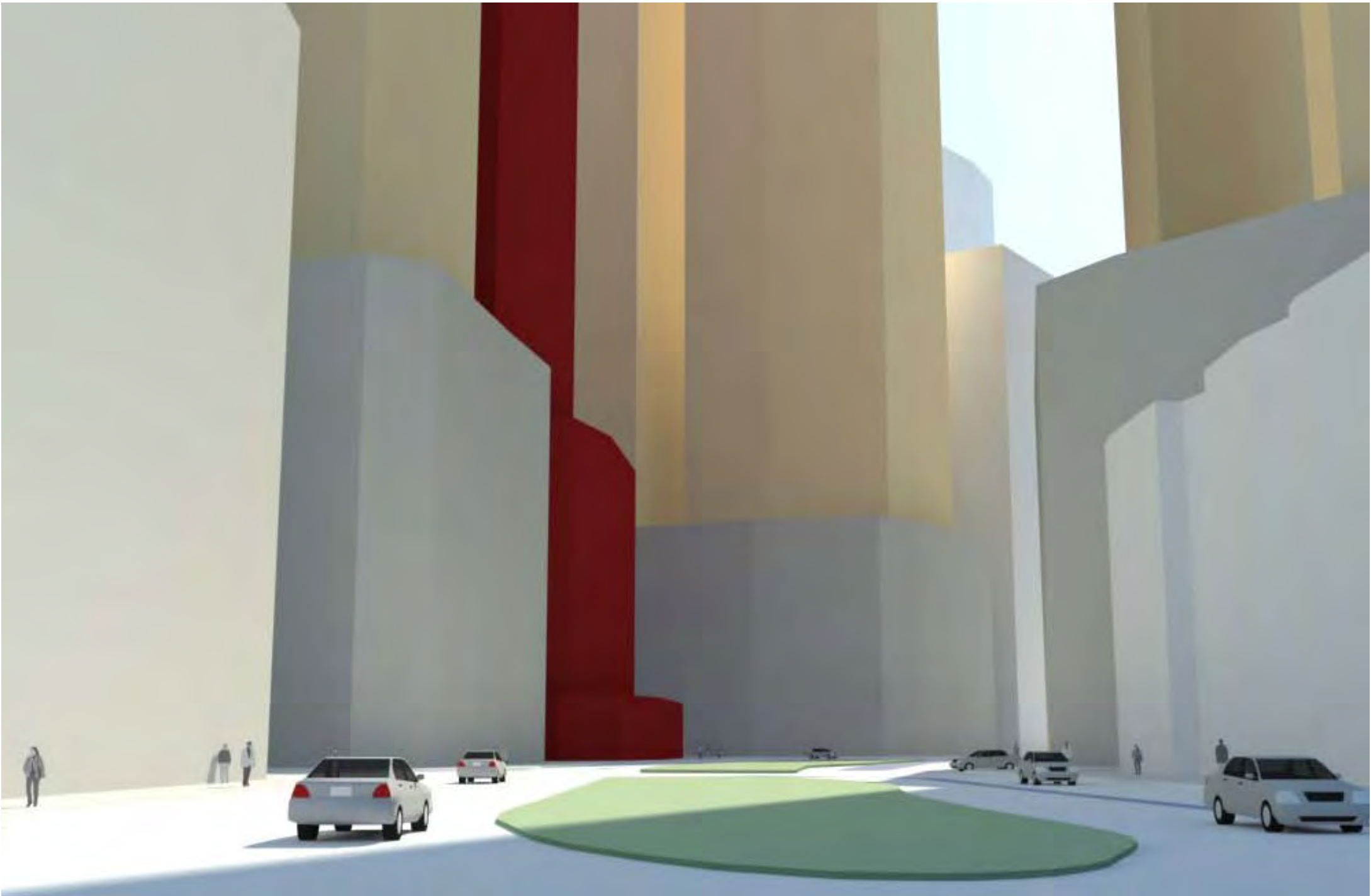
View from Southbank Boulevard towards City Road

22 September 2016 Proposed development with proposed 15 year development (lots consolidated)
22 September 3pm



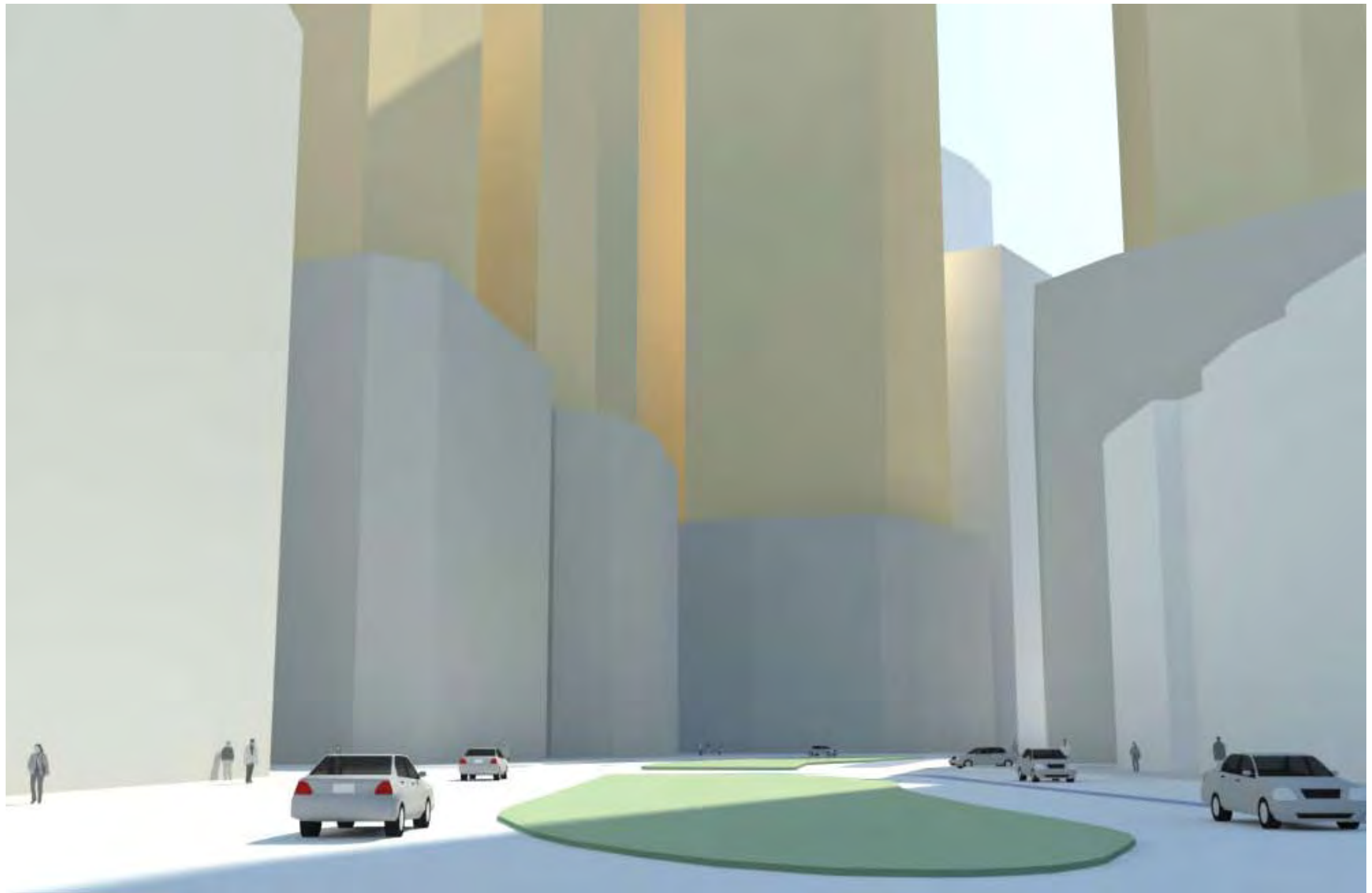
View from Southbank Boulevard towards City Road

22 September 2014 Proposed development with proposed 15 year development (200m Towers/no consolidation of lots)
22 September 3pm



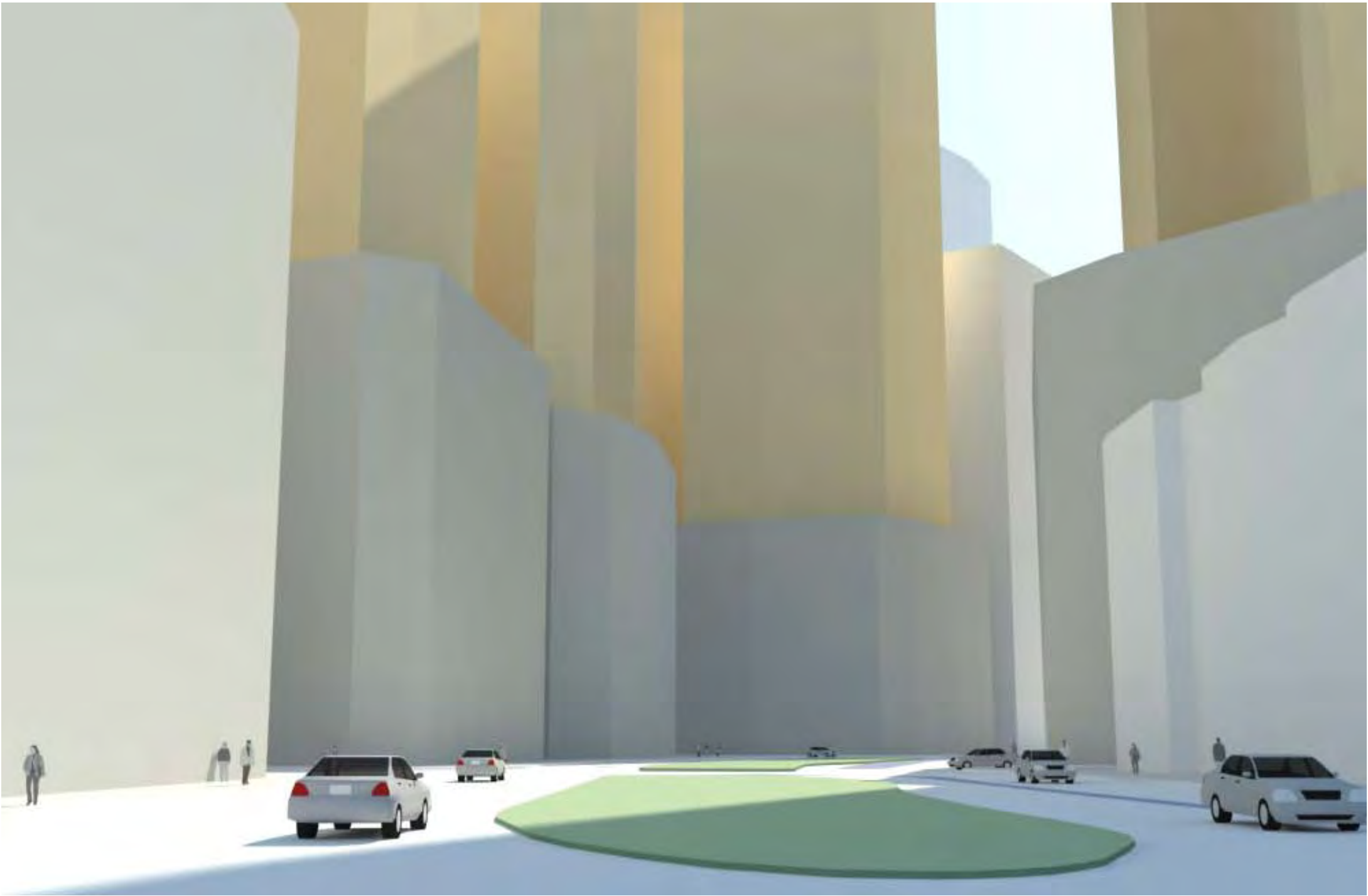
View from Southbank Boulevard towards City Road

22 September 2015 Proposed development with proposed 15 year development (200m Towers/consolidation of lots)
22 September 3pm



View from Southbank Boulevard towards City Road

22 September Proposed 15 year development (no consolidation of lots)
22 September 3pm



View from Southbank Boulevard towards City Road

22 September 2011 Proposed 15 year development (consolidation of lots)
22 September 3pm