

Enhancements

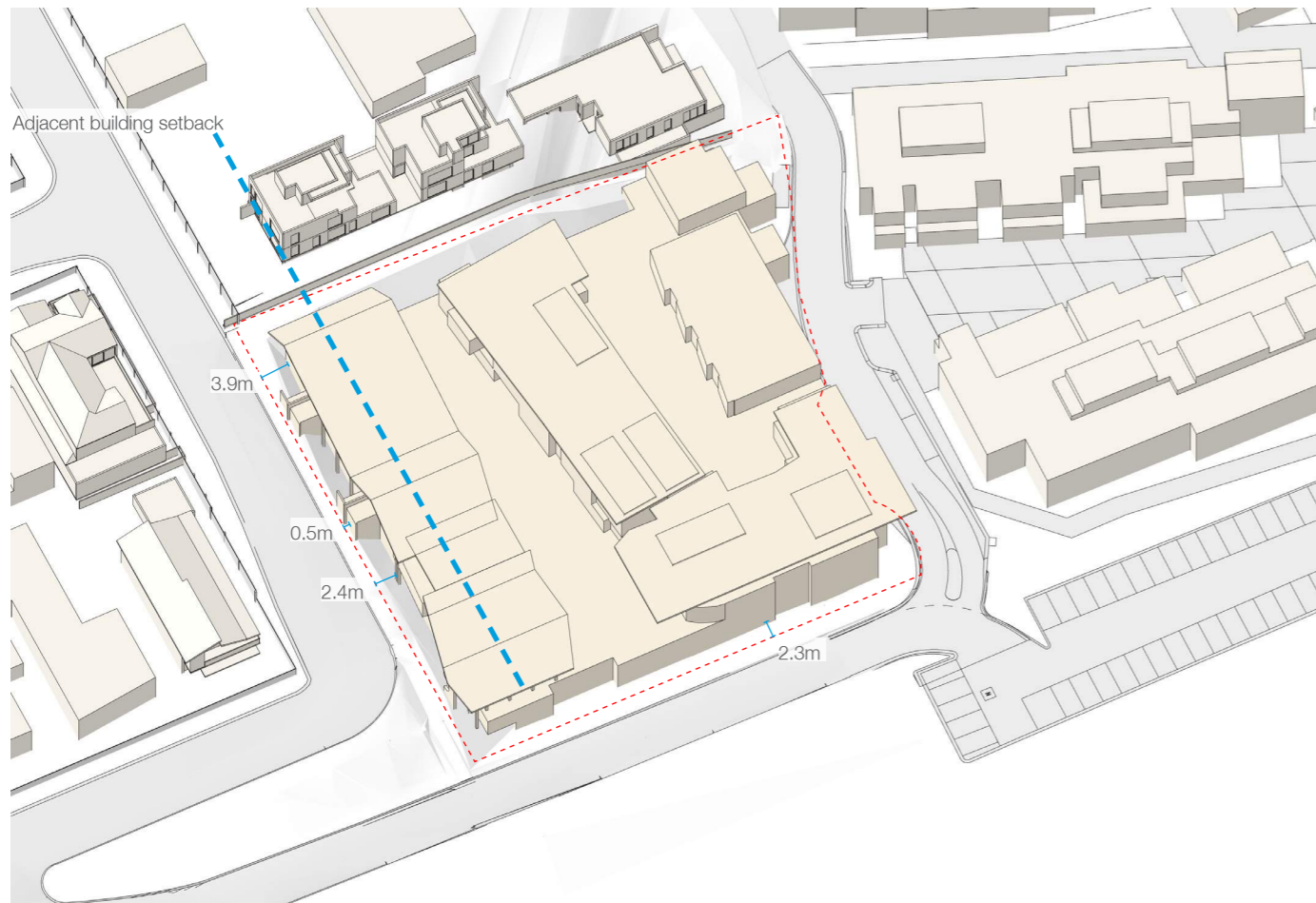
A comparative analysis with previous schemes

3



Enhancements

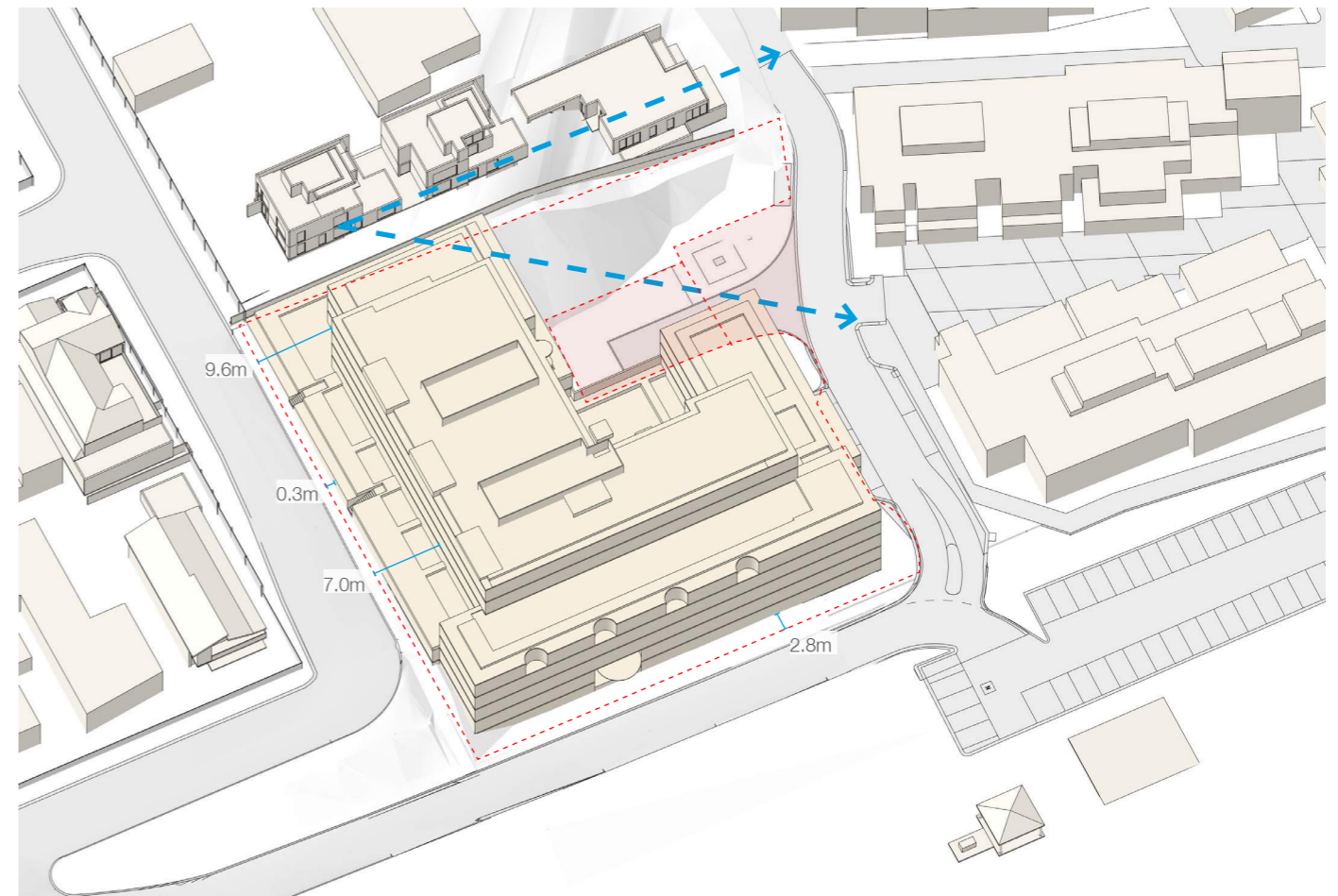
3.1 Building Envelope - Massing, Setbacks



Previous Scheme 'Building H'

The previous scheme consisted of a dispersed built form across the site.

Dwellings were located closer to the street along Balmoral Crescent. The previous scheme does not respect the setbacks of existing (and newly developed) properties along Balmoral Crescent.



Proposed Scheme

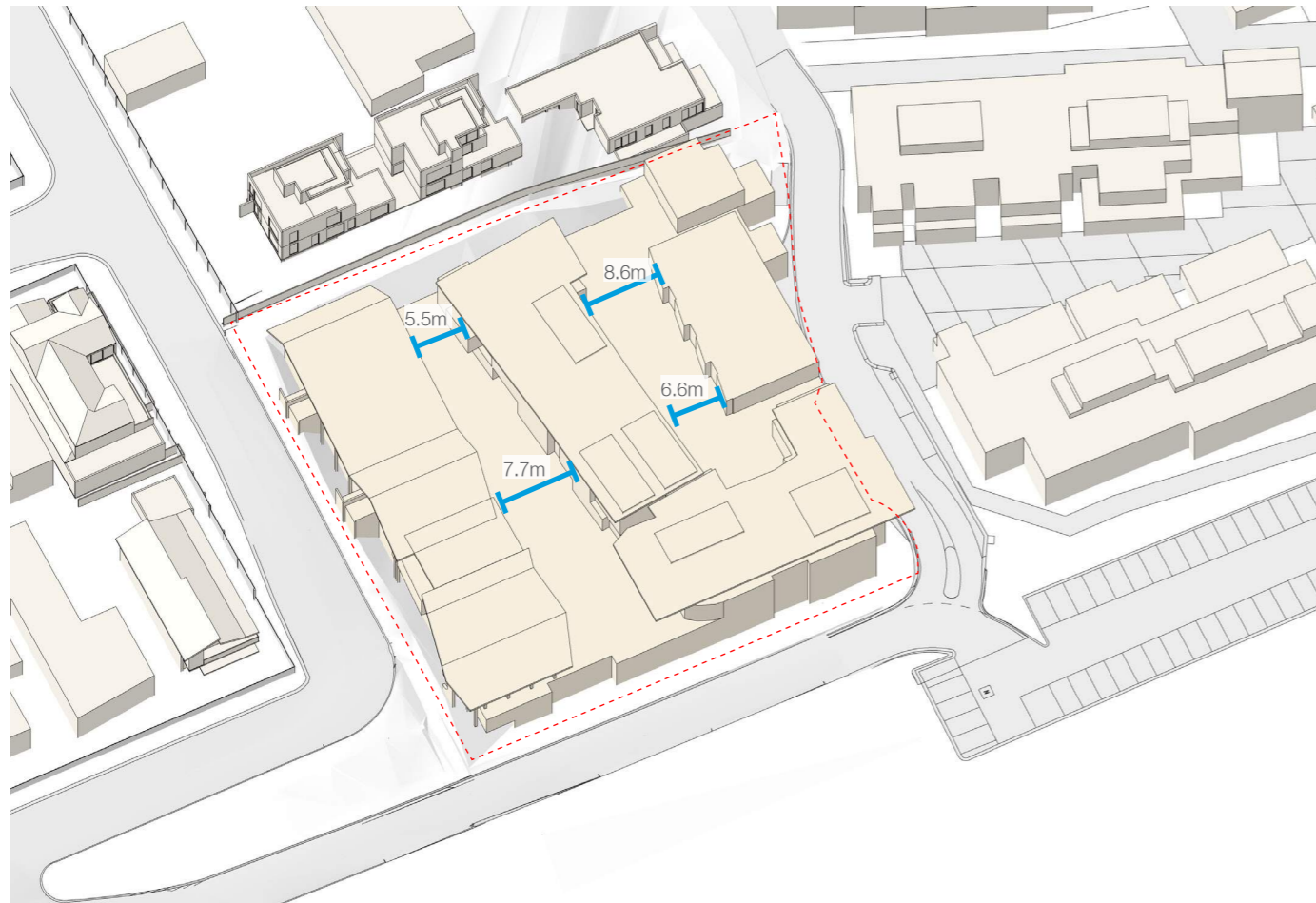
The proposed built form is consolidated and efficient.

The massing is located away for the northern interface allowing for views from the northern properties across the site.

The existence and location of the Barwon Water pumping station also has significantly impacted the possible building footprint.

Enhancements

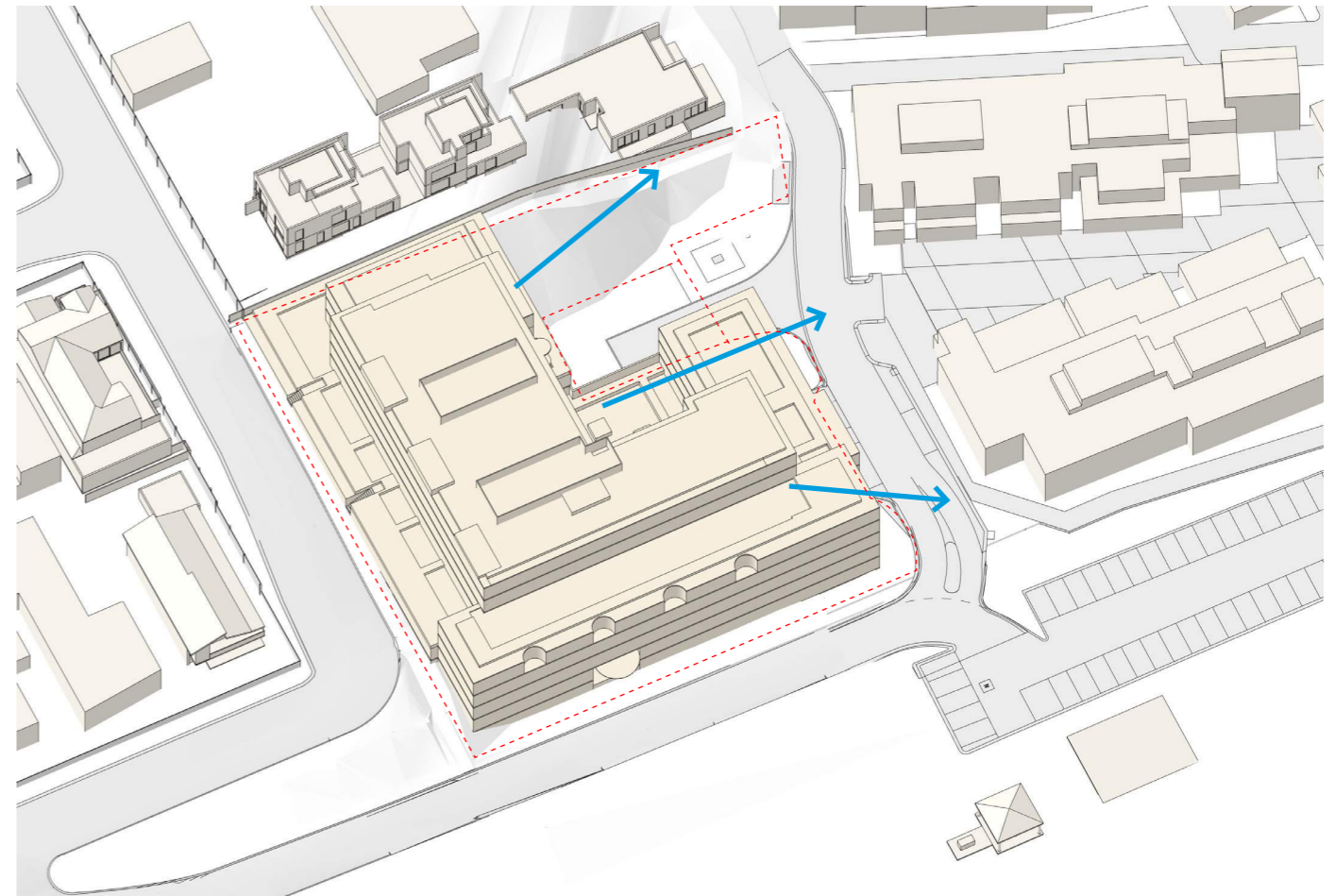
3.2 Dwelling Proximity



Previous Scheme 'Building H'

Narrow building separation.

Dwellings are located in close proximity to each other, with direct overlooking between, or little outlook.



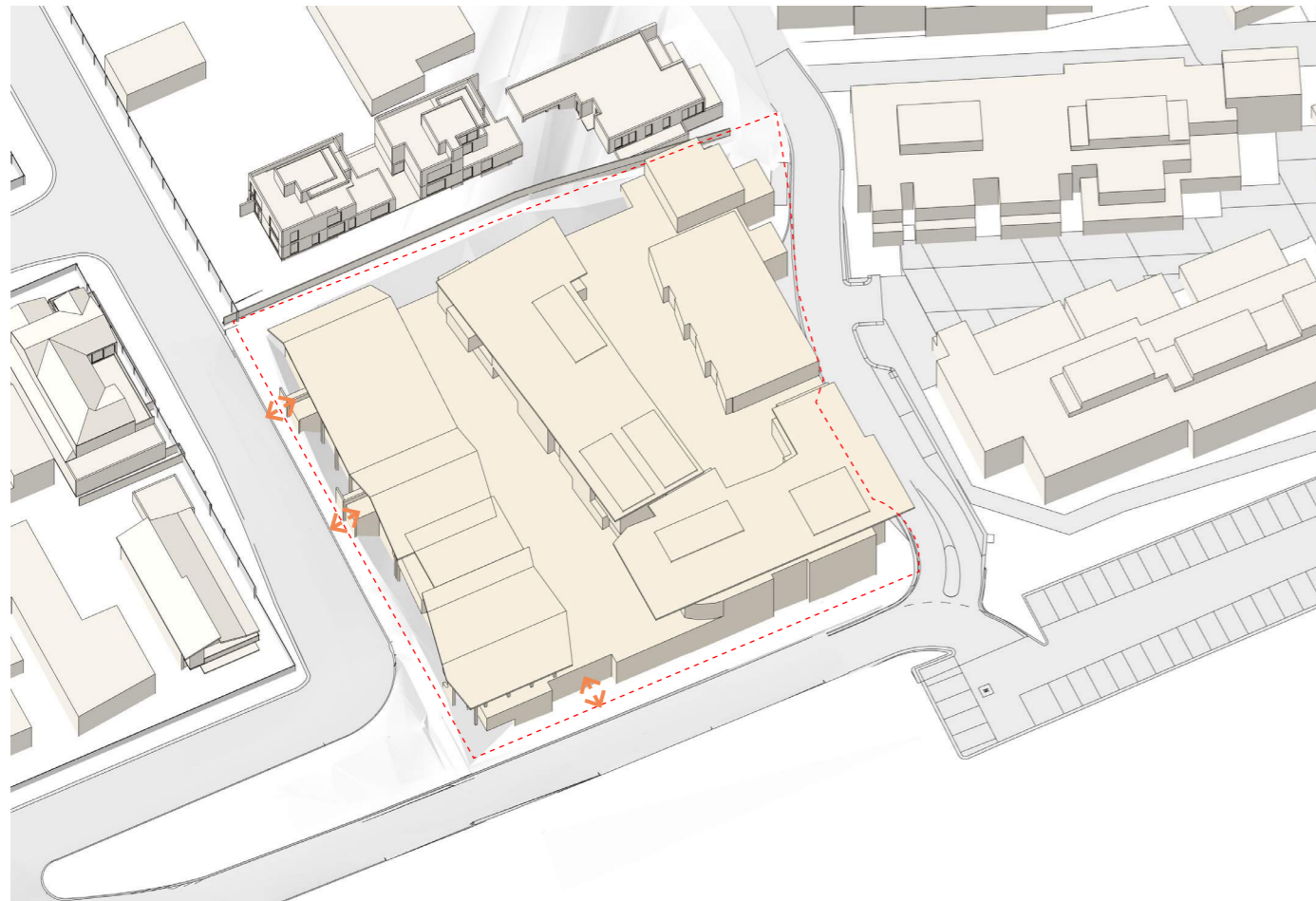
Proposed Scheme

Dwellings are spaced to create open usable courtyard with good solar access.

Optimal views are and outlook are provided to residents.

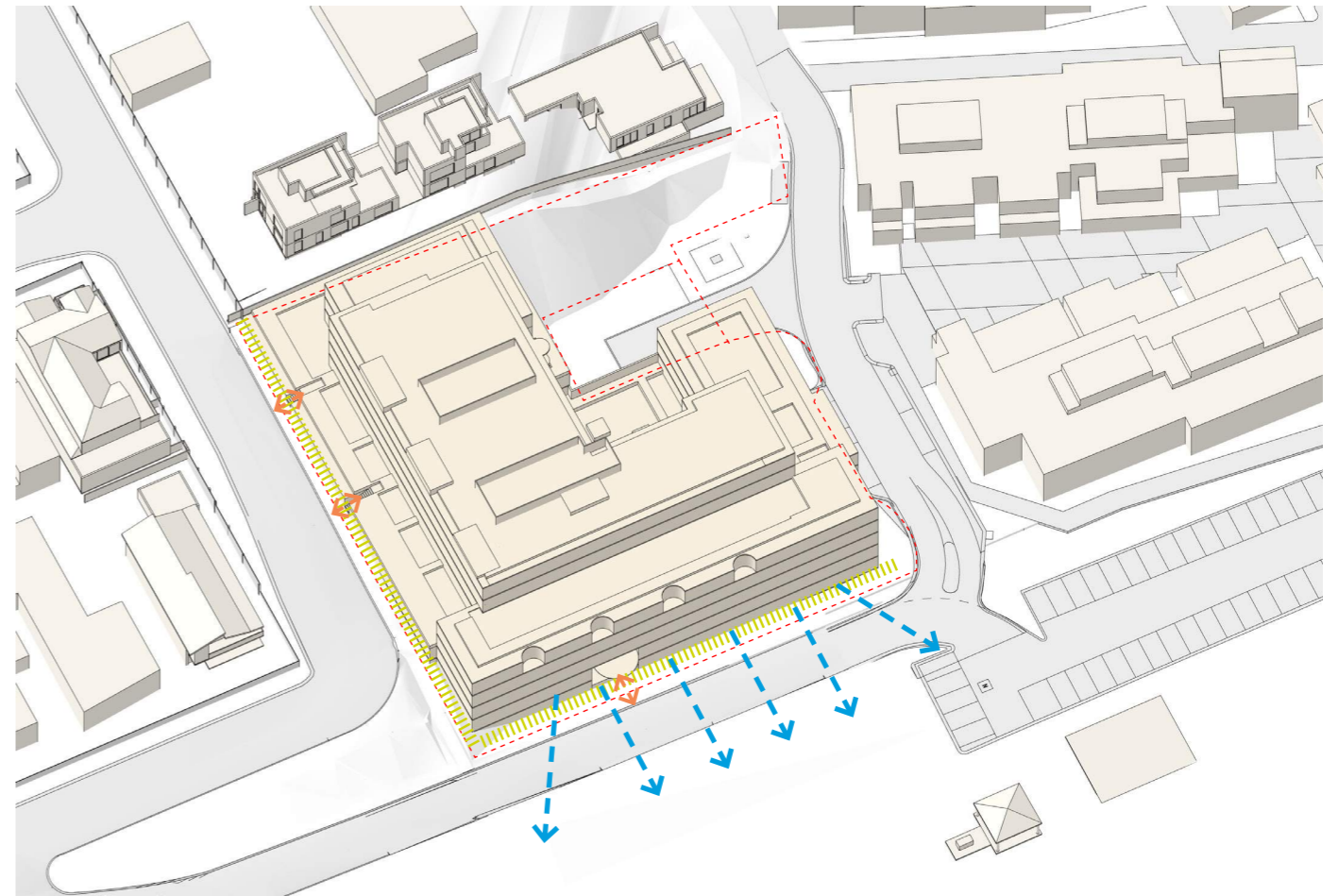
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3.3 Interfaces



Previous Scheme 'Building H'

Both schemes provide access from both Balmoral Crescent and Liverpool Streets.



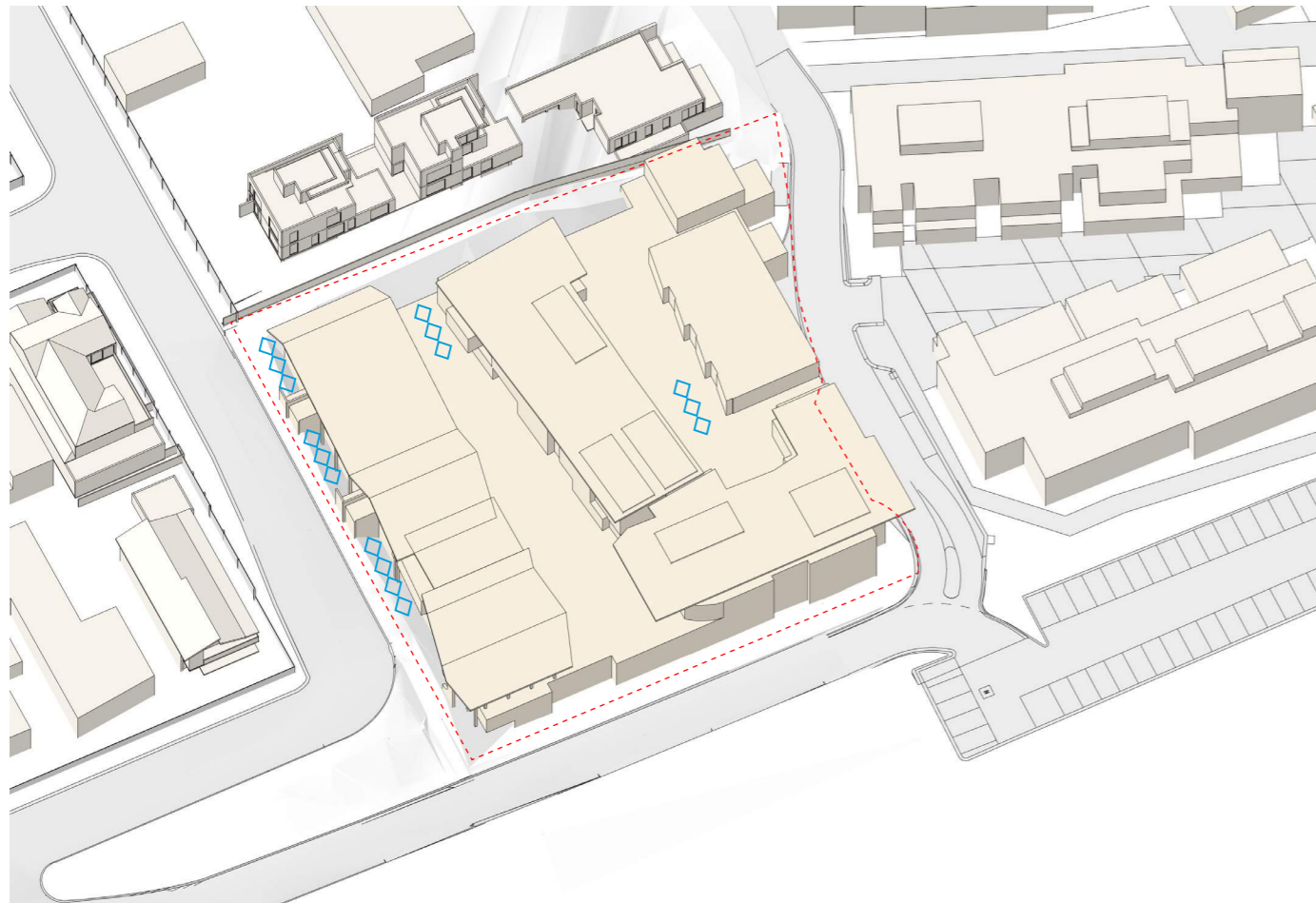
Proposed Scheme

The proposed building provides for good passive surveillance and utilisation of the adjacent Rippleside park and surrounding area.

The proposed scheme provides active and heavily landscaped frontages.

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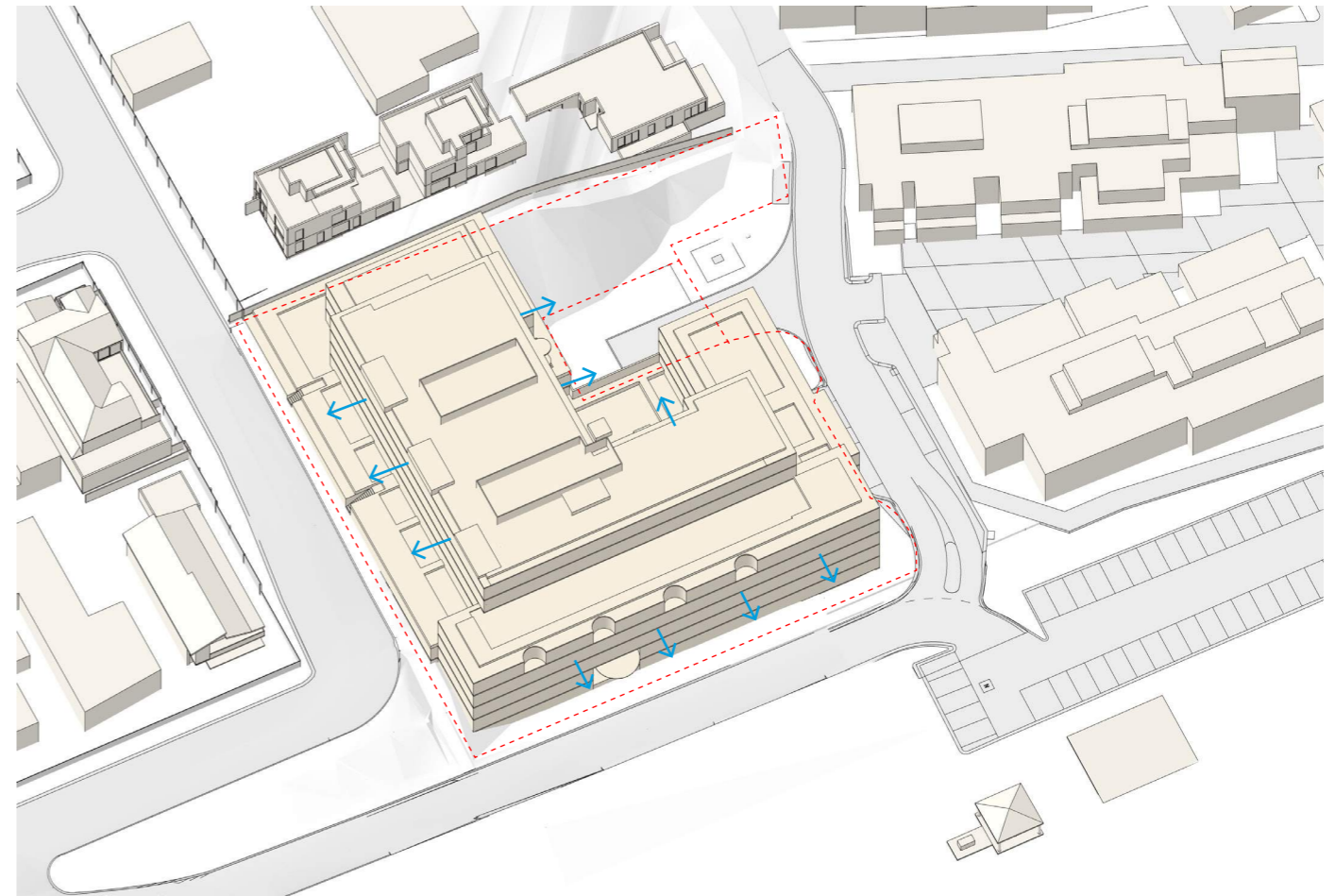
3.4 Compliance and (Dwelling Amenity)



Previous Scheme 'Building H'

Dwellings to the West are submerged with little light penetration.

Room sizes (bedrooms and bathrooms) appear less than current standards allow.



Proposed Scheme

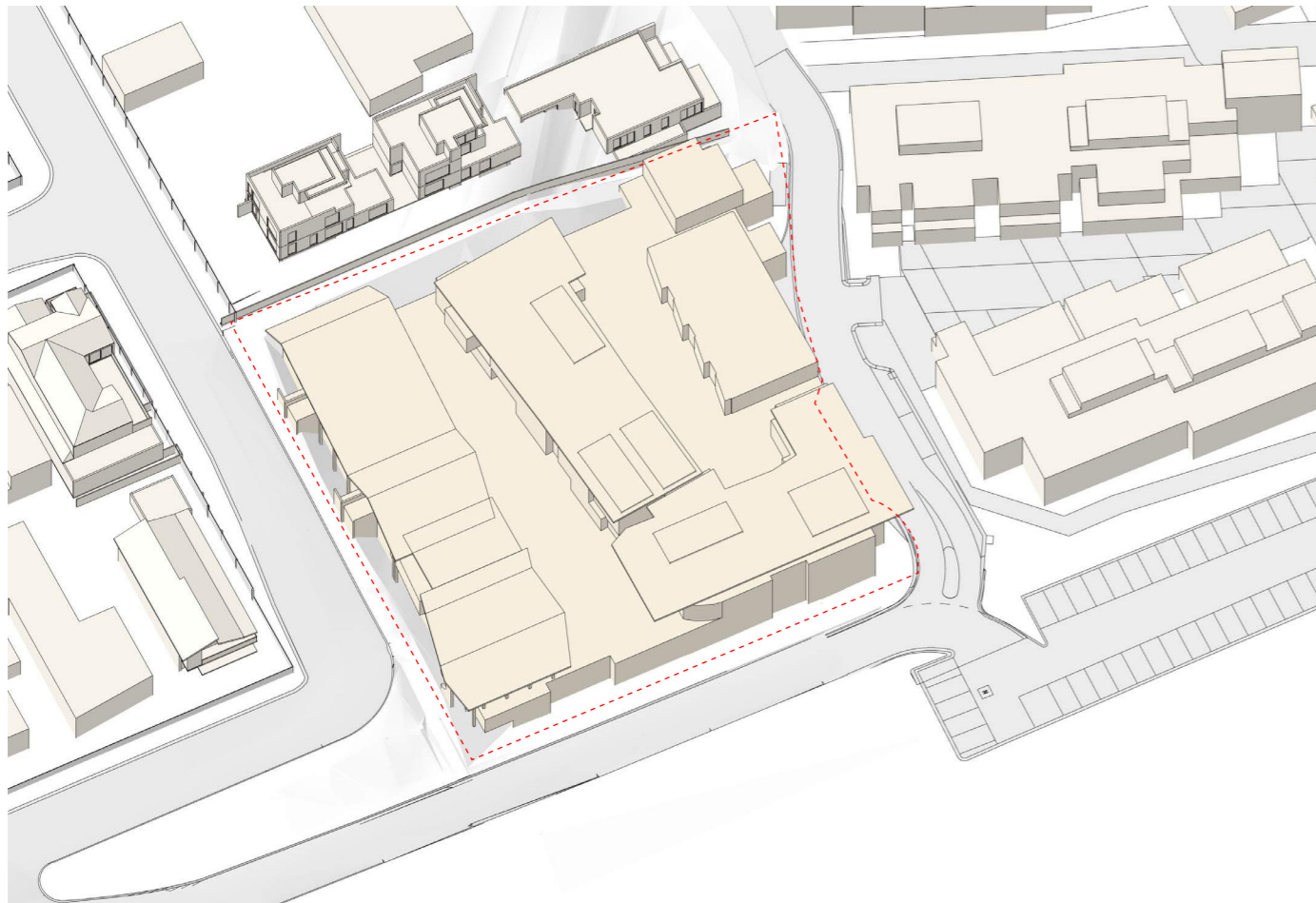
Dwellings are arranged to provide good outlook and amenity.

All dwellings within the proposed scheme comply with the Better Apartments Design Guidelines.

Dwellings provide for accessibility and universal access where possible.

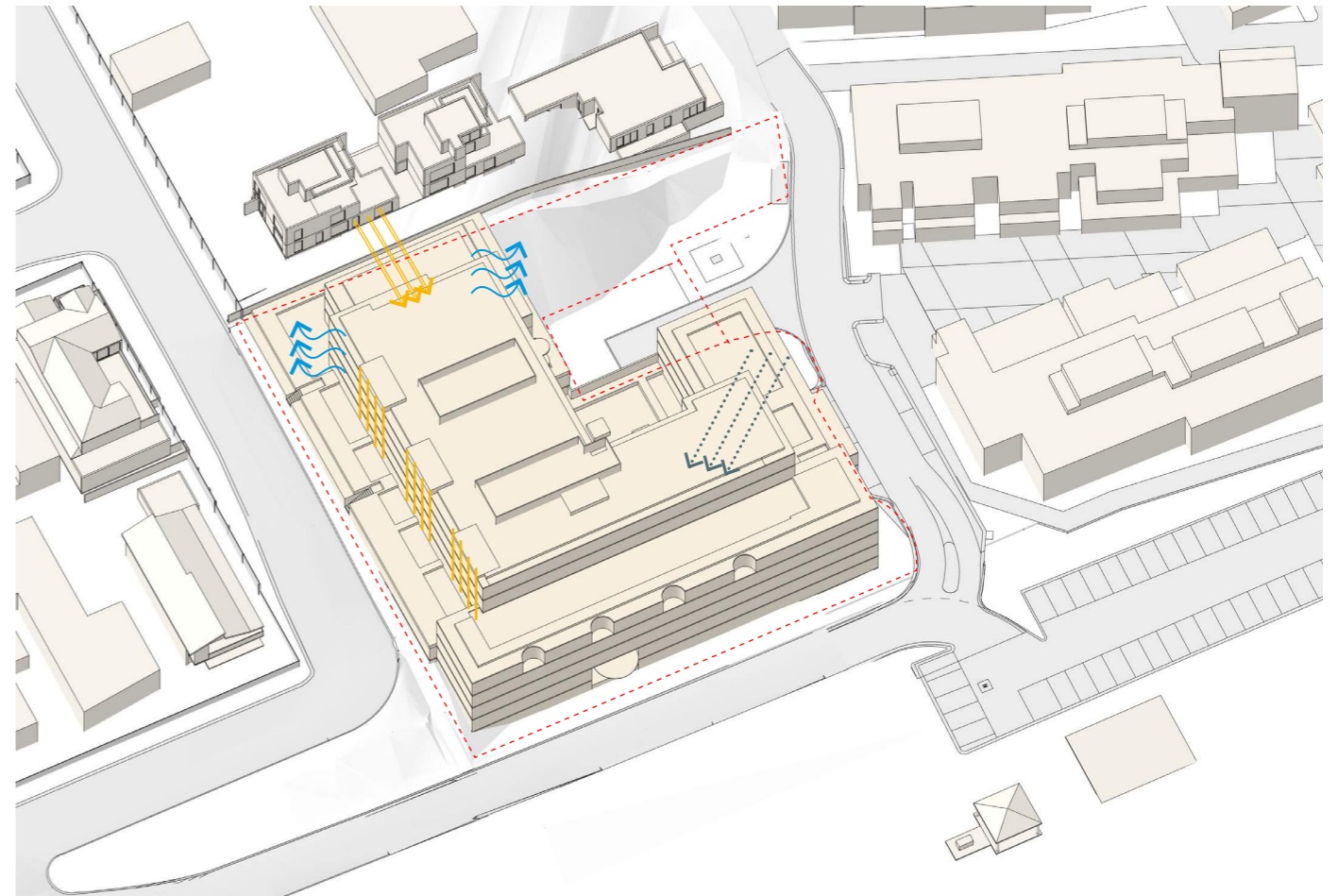
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3.5 Environmentally Sustainable Design



Previous Scheme 'Building H'

The previous schemes appear to show a base level of environmental performance.





Proposed Scheme

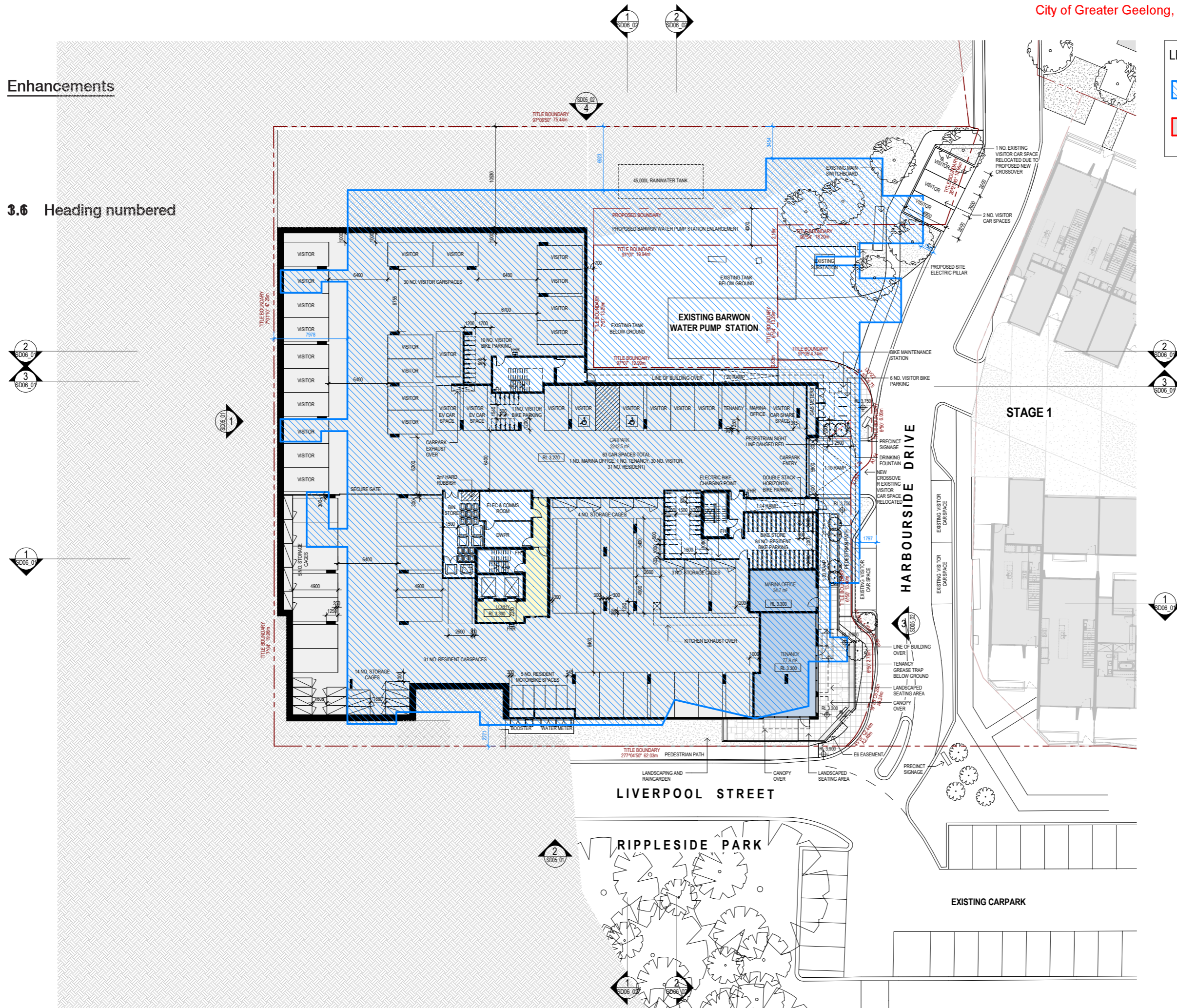
The proposed building targets 'Bess Excellence', as well as measures to improve resident and community wellness, and social sustainability.

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3.6 Heading numbered

LEGEND

-  2007 ENDORSED BUILDING ENVELOPE
-  EXTENT OF BUILDING BELOW SURROUNDING GROUND LEVEL



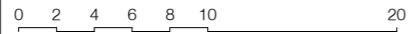
TOWN PLANNING

15/07/2022 5:13:00 PM

Project
BALMORAL QUAY PTY LTD
LIVERPOOL STREET, RIPPLESIDE

Job No.
21511

Scale
1 : 200 @ A1




Balmoral Quay

Drawing
SD02_01
LOWER GROUND LEVEL PLAN

Revision
[13] TOWN PLANNING
15.07.22



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Chk.
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Enhancements

1.1 Heading numbered

LEGEND

-  2007 ENDORSED BUILDING ENVELOPE
-  EXTENT OF BUILDING BELOW SURROUNDING GROUND LEVEL



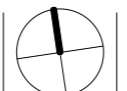
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Project
BALMORAL QUAY PTY LTD
 LIVERPOOL STREET, RIPPLSIDE

Job No.
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Balmoral Quay

Drawing
 SD02_02
 GROUND LEVEL PLAN

Revision
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Enhance

1.1 H

LEGEND

-  2007 ENDORSED BUILDING ENVELOPE
-  EXTENT OF BUILDING BELOW SURROUNDING GROUND LEVEL



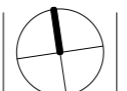
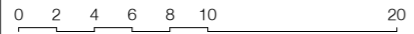
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Balmoral Quay

Drawing
SD02_03
 LEVEL 1 PLAN

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Enhance

52 WALKER STREET
1.1 DOUBLE STOREY DWELLING

5 BALMORAL CRESCENT
INDICATIVE PROPOSED DEVELOPMENT SHOWN

LEGEND

-  2007 ENDORSED BUILDING ENVELOPE
-  EXTENT OF BUILDING BELOW SURROUNDING GROUND LEVEL

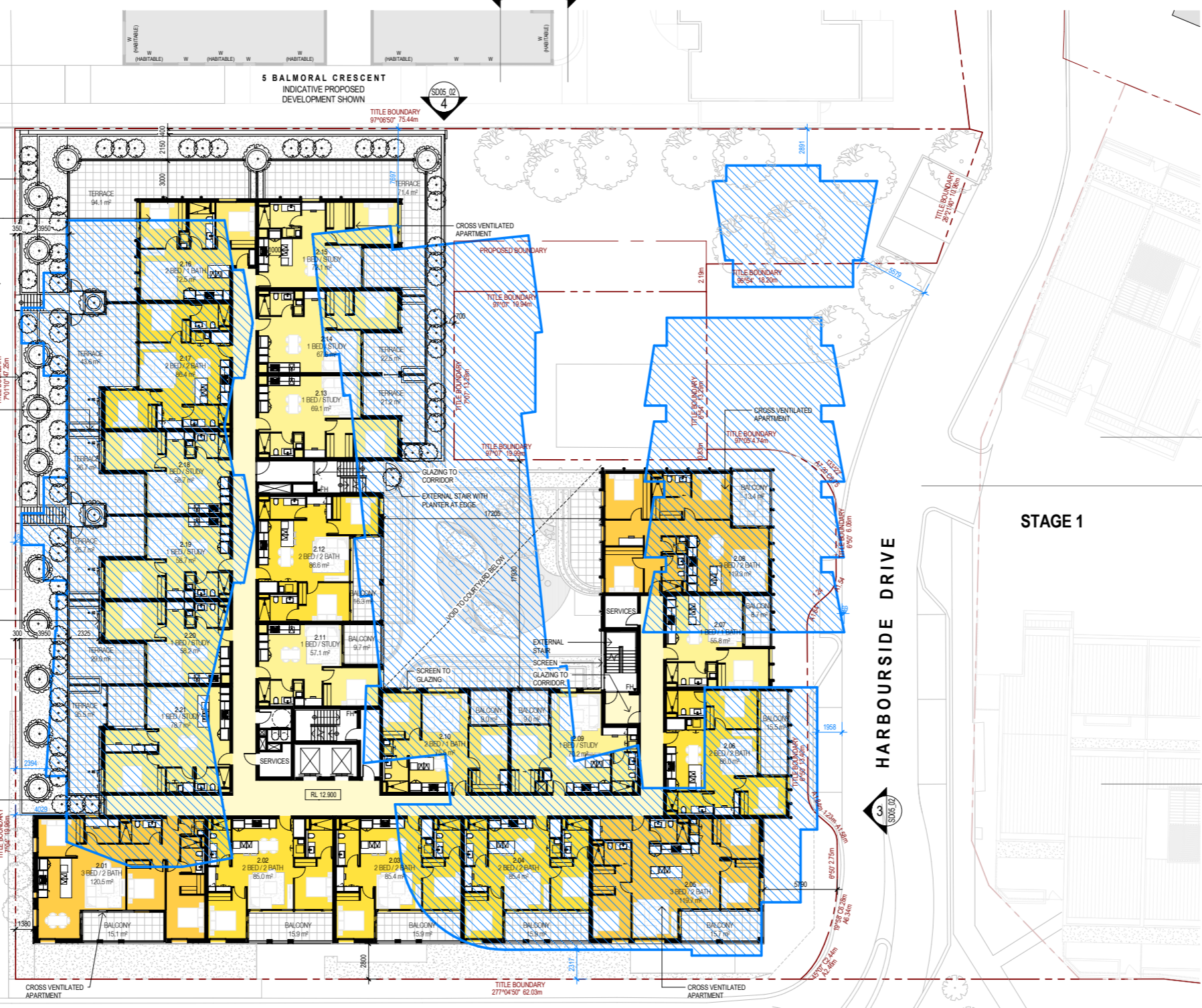
BALMORAL CRESCENT

HARBOURSIDE DRIVE

LIVERPOOL STREET

RIPPLESIDE PARK

STAGE 1



2 SD06.01
3 SD06.01

1 SD06.01

2 SD06.01
3 SD06.01

1 SD06.01

1 SD06.02
2 SD06.02

4 SD06.02

1 SD06.02
2 SD06.02





Enhanc

52 WALKER STREET
DOUBLE STOREY DWELLING

bered

LEGEND

-  2007 ENDORSED BUILDING ENVELOPE
-  EXTENT OF BUILDING BELOW SURROUNDING GROUND LEVEL

2
SD06.01

3
SD06.01

1
SD06.01

BALMORAL CRESCENT

5 BALMORAL CRESCENT
INDICATIVE PROPOSED DEVELOPMENT SHOWN

1
SD06.02

2
SD06.02

4
SD05.02

2
SD06.01

3
SD06.01

1
SD06.01

STAGE 1

HARBOURSIDE DRIVE

LIVERPOOL STREET

RIPPLESIDE PARK

1
SD06.02

2
SD06.02

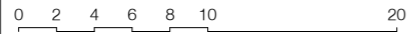
Balmoral Quay

TOWN PLANNING

Project
BALMORAL QUAY PTY LTD
LIVERPOOL STREET, RIPPLESIDE

Job No.
21511

Scale
1 : 200 @ A1



Drawing
SD02_05
LEVEL 3 PLAN

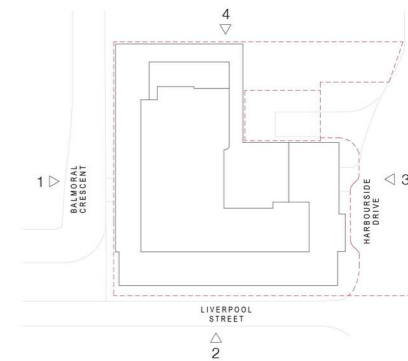
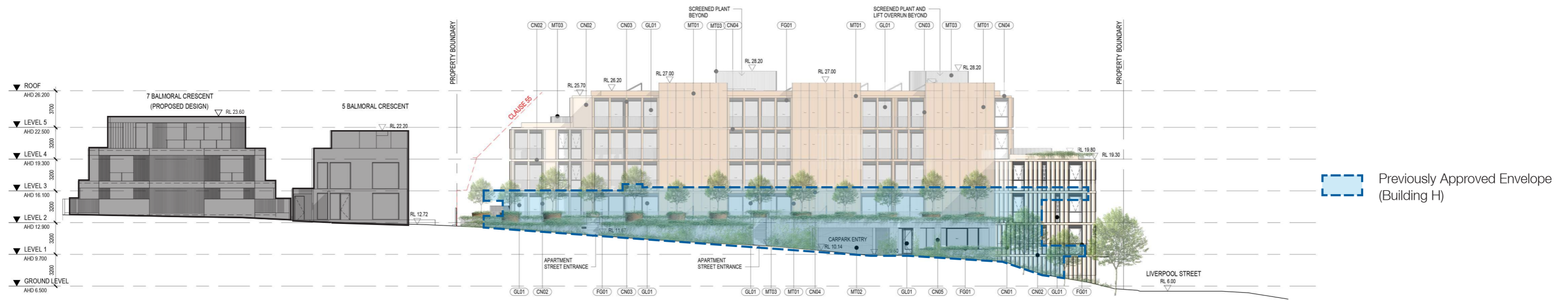
Revision
[13] TOWN PLANNING
15.07.22

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TOWN PLANNING



Enhancements

3.7 Development Summary - Stage 5

Current Scheme:

Apartment No.

LEVEL	3 Bed	2 Bed / 2 Bath	2 Bed	1 Bed	Total
Lower Ground (Harbourside Drive Entry)					
Ground (Liverpool Street Lobby Entry)	2	4	1	5	12
Level 1 (Balmoral Cres Entry)	2	5	1	5	13
Level 2	3	6	2	10	21
Level 3	4	5	1	7	17
Level 4	4	2	1	4	11
Level 5	3	1	1	5	10
TOTAL	18	23	7	36	84

Carpark No.

LEVEL	Residential	Visitor	Marina	Other	Total
Lower Ground Harbourside Drive		2			2
Lower Ground Carpark (Harbourside Drive Entry)	31	30		2	63
Ground Level Carpark	35				35
Level 1 Carpark (Balmoral Cres Entry)	36				36
TOTAL	102	32	0	2	136

Bike Parking No.

LEVEL	Residential	Visitor/Marina	Total
Lower Ground Harbourside Drive			
Lower Ground Carpark (Harbourside Drive Entry)	84	31	115
TOTAL	84	31	115

Endorsed Building H Scheme (2007):

Apartment No.

LEVEL	4 Bed	3 Bed	2 Bed	1 Bed	Total
Ground	3		1	1	5
Level 1		1	9		10
Level 2		2	9		11
Level 3		3	7		10
TOTAL	3	6	26	1	36

Carpark No.

LEVEL	Carspaces	Visitor	Total
Ground (Harbourside Drive Entry)	80	2	82
Level 1 (Liverpool Street Entry)	41		41
TOTAL	121	2	123

Bike Parking No.

BIKES' notation shown only, no defined spaces shown