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ONE
BALMORAL
CR.

Balmoral Quay Stage 5

Rippleside,
Geelong

Town Planning Application

Prepared for
Gersh / Hub Property Group

Issued
15 July 2022



We create amazing places

SJB is passionate about the possibilities of architecture, interiors, urban design and planning.

Let's collaborate.

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ONE BALMORAL CR.

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1.1 Design Statement

An understated landmark for Geelong.

Creating a space that the Geelong community can be proud of, a place for social cohesion, living and activity.

The Balmoral Stage 5 project, to be known as 1 Balmoral Crescent, is a unique opportunity to build on the earlier stages of the precinct, creating a space that the Geelong community can be proud of, a place for social cohesion, living and activity.

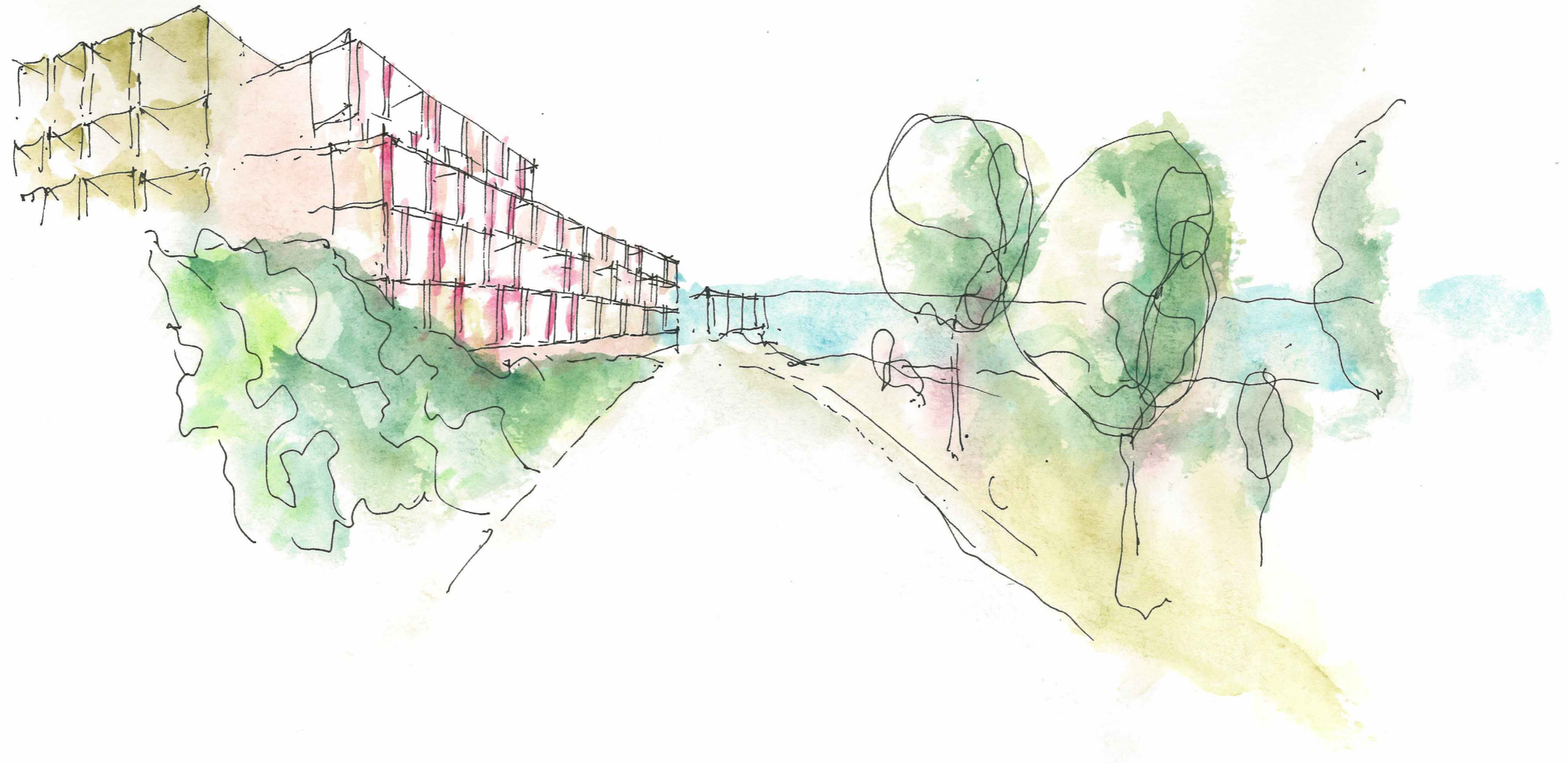
This project is more than just designing for a site, it's about creating an integrated and vibrant community and a culturally and demographically diverse environment through functional, sustainable and design-led master planning and built form. It's about re-imagining and revitalising an established residential community and further transforming the site into a landmark residential precinct.

Building on the work of the previous stages 1,2 3, and 4, the design for Balmoral Quay Stage 5 needs to be strong, holding its own but also restrained to fit within the context and not detract from it.

Our continued approach for Balmoral Quay is considered, integrated, comprehensive, efficient and effective.

The proposal aims to deliver design-led, socially and environmentally sustainable design that provides a high-quality legacy for building users and the broader community.

ONE BALMORAL CR.



1.2 Project Team



Developer: Balmoral Quay



Development Manager: Gersh Development Services



Architect: SJB Architects



Planning: Urbis



Project Manager: Hub Property Group



Landscape Architect: Tract



Building Surveyor: PLP



Structural & Services Engineer: O'Neill Group



Waste Engineer: Leigh Design



ESD Consultant: Rudds



Fire Engineer: Stantec



Traffic: Cardno



Acoustic Engineer: Renzo Tonin



Geotechnical Engineer: Douglas Partners

Site Context

1



Site Context

1.1 Aerial Location Plan - Greater Geelong

Balmoral Quay Stage 5 is located in the suburb of Rippleside, to the north of the Geelong CBD.

Geelong and Melbourne CBD's are located approximately 4km and 70km from the site respectively. The site is serviced by rail via North Geelong Station, vehicles via the Princess Highway and local walking and cycling routes.

The Balmoral Quay precinct is a waterfront facing site, Rippleside Park located directly to the south.



Site Context

1.2 Site Amenity and Access - Rippleside / North Geelong

The site is well serviced by surrounding open space, beaches and transport corridors.

With Rippleside Park adjacent, St Helens Park to the north, and beaches fronting both these spaces.

North Geelong Train station sits within a walkable distance to the site.

Proximity to the Corio Port and improved rail connections by a future fast rail also provides future access opportunities.



- Subject Site
- Parks
- Beaches
- Train Lines
- Arterial Roads

Site Context

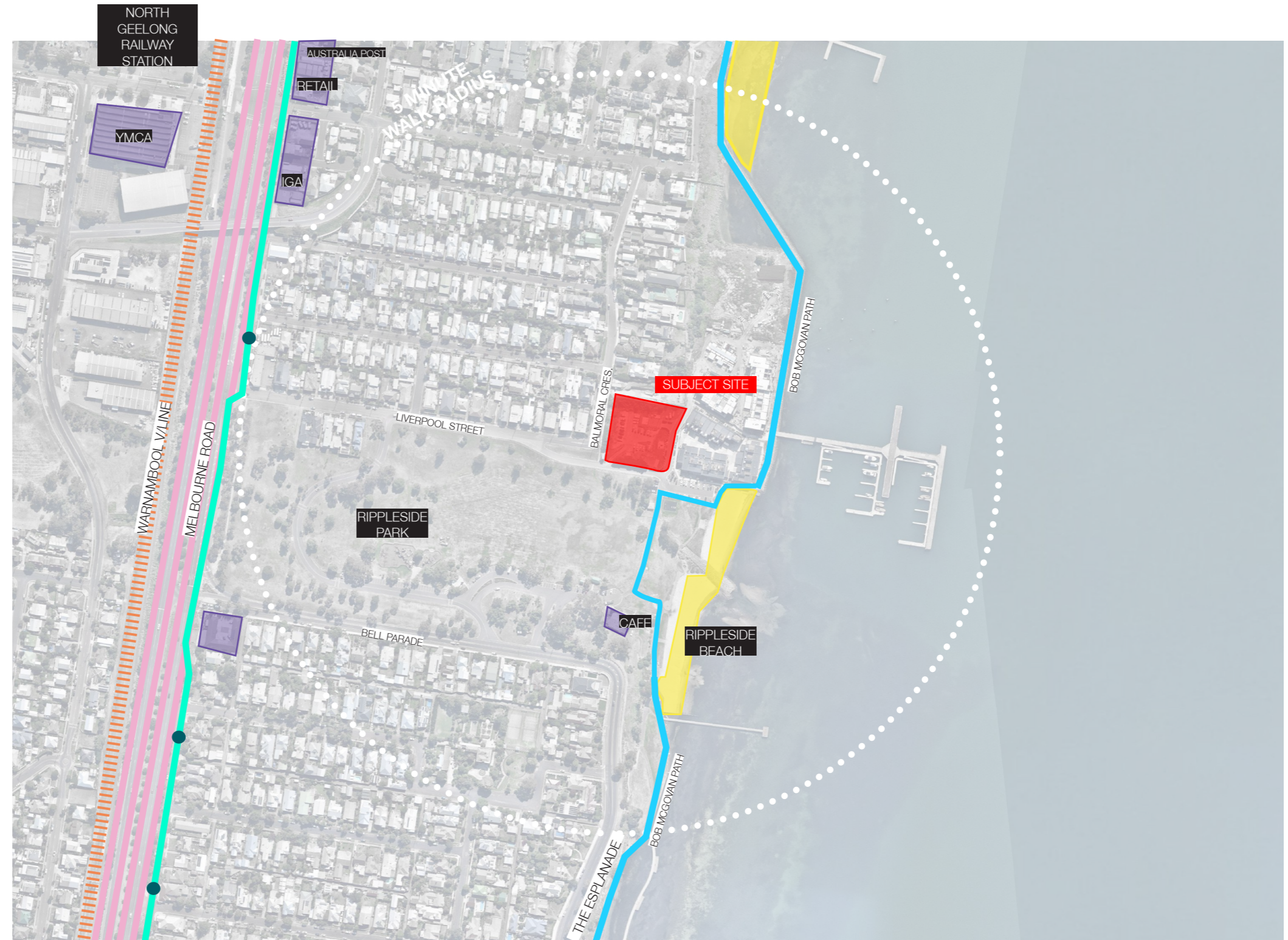
1.3 Local Context, Community Amenity and Improvements

A series of community assets and amenities sit in close proximity to the site, these include, sporting facilities, and retail to the west, Ripples cafe to the south, and, beaches, cycling and pedestrian pathways along the waterfront.

These assets have been supported by improvements already undertaken by Balmoral Quay including:

1. Rippleside Beach re-nourishment;
2. Relocation and reconstruction of Rippleside outfall drain and groin.
3. Construction of promenade walkway path joining St Helens Beach to Rippleside Beach;
4. Refurbishment of Rippleside Pier with provision to partial public access;
5. Future construction of public seating and viewing along walkway promenade in Stages 3 and 4;
6. Re-nourishment of St Helens Beach to be completed in Stages 3 & 4 (currently under construction);
7. Future relocation and construction of outfall drain from St Helens Beach to be completed in Stages 3 & 4 (currently under construction);
8. 20% of the marina berths will be available to the public. These berths (32) will be public moorings with the remaining berths to be made available to residents of the subject site. It is proposed that 1 car parking space per public berth will be made available in Building H (Stage 5). This equates to 32 car spaces.

- Subject Site
- Community Assets
- Bike Paths
- Parks
- Beaches
- Bus Route
- Bus Stop
- Train Lines
- Arterial Roads



Site Context

The site selected for the Stage 5 development is situated on flat ground at the toe of an L-shaped escarpment. The maximum height of the slope is approximately 10 m. The face has relatively uniform cut slopes, varying from 30° to 35° on the east facing batter and up to approximately 41° on the south facing batter.

There is a Barwon Water pumping station on the north east corner of the site and a Barwon Water reserve leading to the pumping station. The pumping station was recently constructed for the Stage 1 Balmoral Quay development. The vegetation on the escarpment consisted of matted, shallow rooted grasses, some shrubs and small trees, with sporadic patches of bare ground particularly on the steeper sections.

1.4 Site Context / Amenity / Open Space



Site Context

1.5 Site Context

Balmoral Quay Stage 5 is located at 43 Liverpool Street, Rippleside in Geelong and has an approximate land area of 22,000m². The site is situated on flat reclaimed coastal land at the bottom of a linear escarpment fronting Corio Bay and adjacent to Rippleside Park.

The site was originally used as a ship repair yard but has been vacant for nearly a decade, with construction on Stage 1 of the development beginning in 2016 and finishing in 2018, Stage 2 finishing in September 2020, and Stage 3 & 4 currently under construction.

The local context is low set housing and is serviced by nearby large format retail, strip shops opposite North Geelong Train Station along the Princess Highway.

The wider development comprises the replenishment of the Rippleside and St Helens beaches, construction of a new marina and the construction of approximately 150 Townhouses and Apartments.



Site Context

1.6 Site Context Photos - Surrounding Site



Site Context

1.7 Site Context Photos



Site Context



Balmoral Crescent - Looking Towards Site



Balmoral Crescent - Looking Away From Site Down Liverpool Street

Site Context

1.8 Street Elevation - Balmoral Crescent



Site Context



Balmoral Crescent & Walker Street Intersection

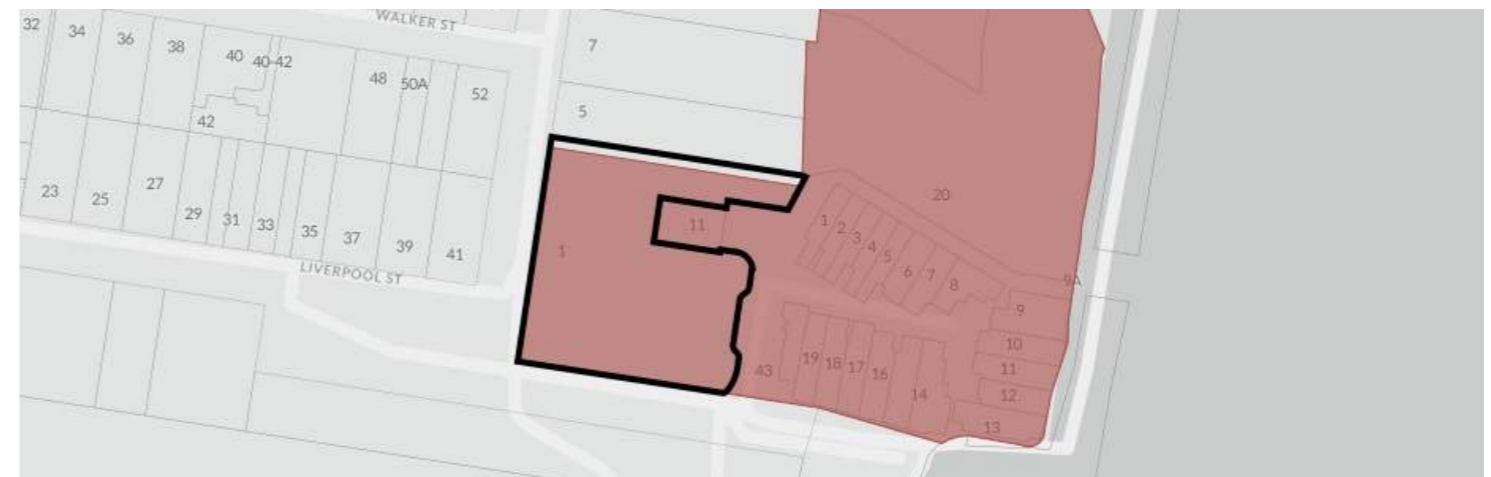
Site Context

1.9 Planning Zone Diagrams & Overlays

- PPRZ - Public Park & Recreation Zone
- CDZ - Comprehensive Development Zone
- GRZ - General Residential Zone

- EAO - Environmental Audit Overlay

- Aboriginal Cultural Heritage Sensitivity



Site Context

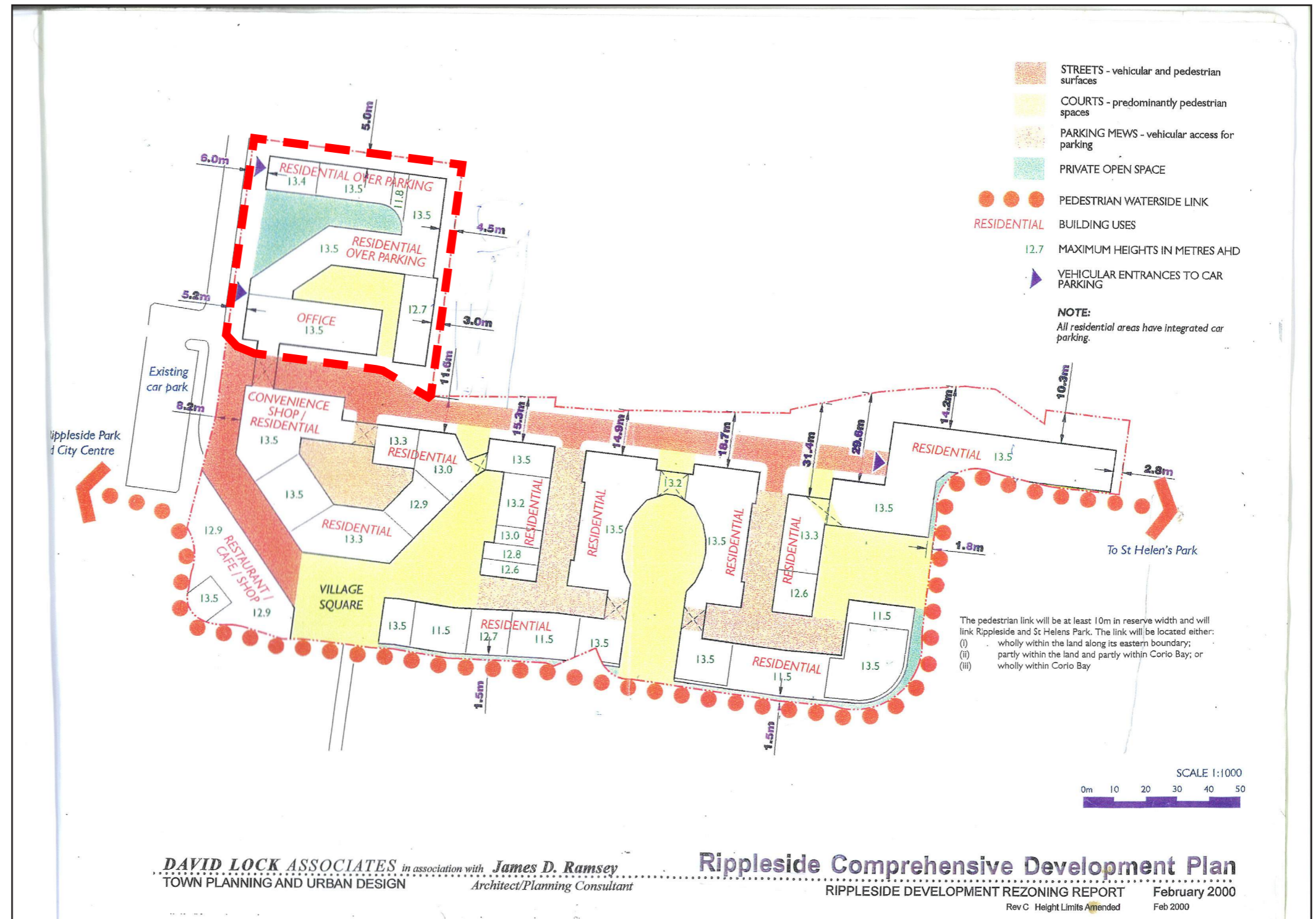
1.10 Comprehensive Development Plan

A Comprehensive Development Plan had been established for the site in the year 2000.

An extract is shown opposite.

This plan and associated documents are proposed to be revised as part of an update to the Comprehensive Development Zone.

Stage 5 has been highlighted with an additional dashed red outline for clarity.



Site Context

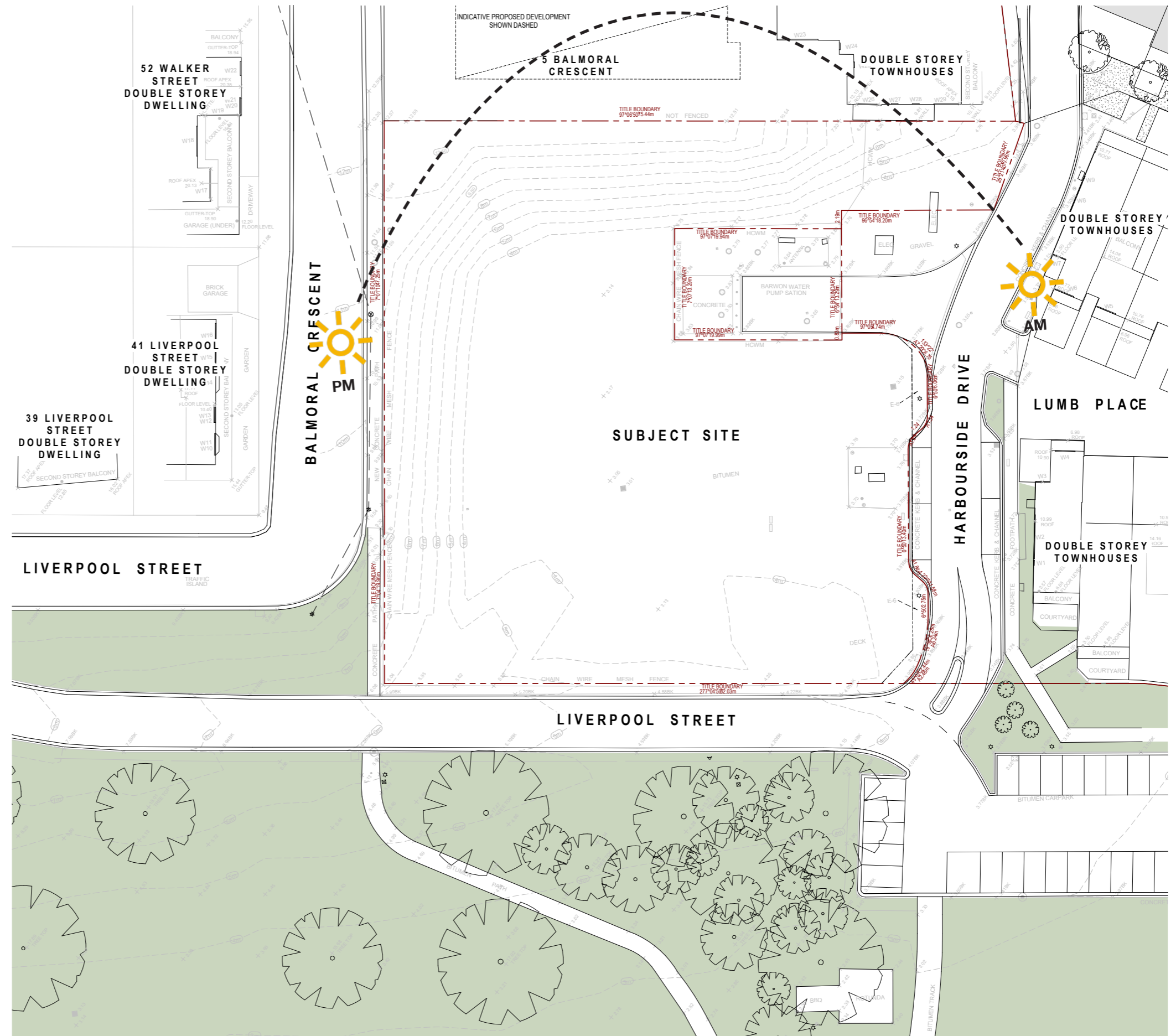
1.11 Existing Site and Surrounding Features

The site is approximately 67m by 75m to overall dimensions, with the Barwon Water Pump station impacting the north east corner. A series of existing infrastructure also exist on the Harbourside Drive side of the site.

To the north of the site, a proposed townhouse development is under construction.

Neighbouring residential properties are located opposite to the west side of Balmoral Crescent.

The site is located in NatHERS Climate Zone 60.



Site Context

1.12 Streetscape and Adjacent Developments

Summary:

The existing Balmoral Crescent frontage includes a series of garages, outbuildings and tall fencelines. This is punctuated with vegetation - both tall trees and low planting.

New developments are proposed and under construction at 5 and 7 Balmoral Crescent

Legend:

- Existing built form
- Proposed built form
- Existing tall fencelines



Existing Streetscape (9-21 Balmoral Crescent)

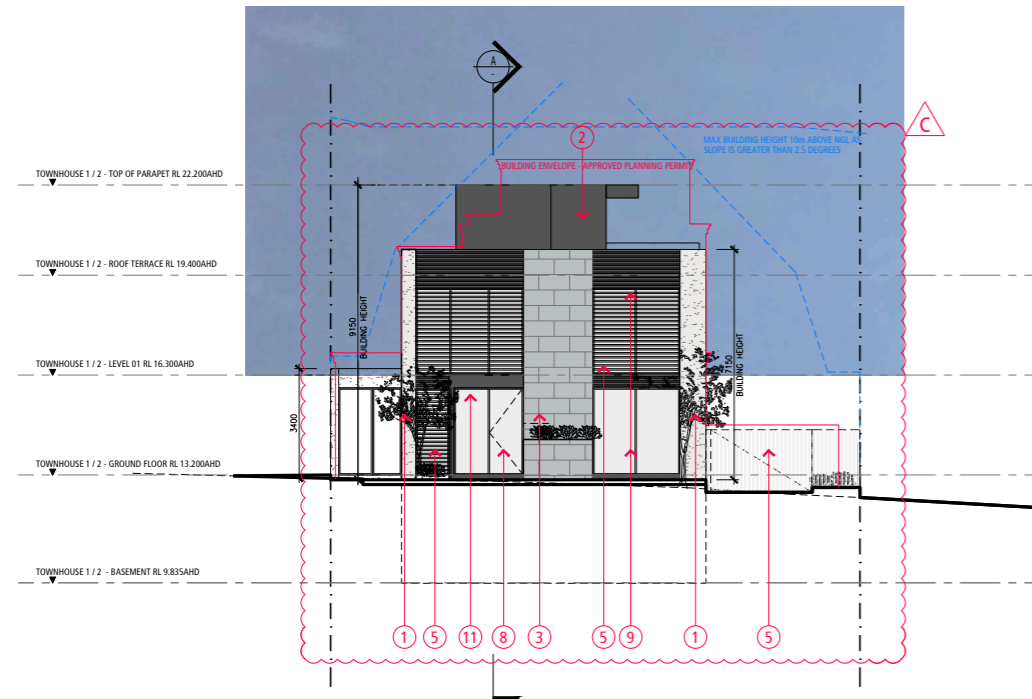
Site Context

1.14 Neighbouring Sites

5 Balmoral Crescent - Under Construction

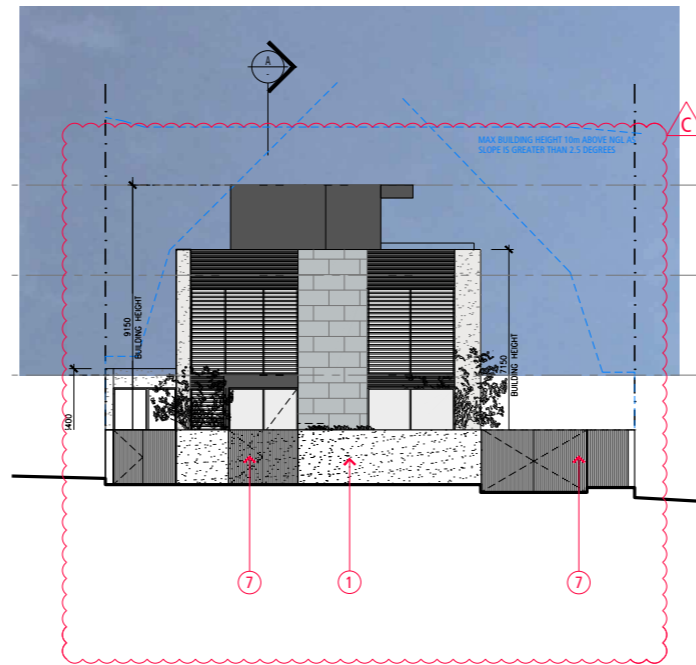
Extract of the Town Planning documents showing the permitted built form, under construction.

NORTH ELEVATION
SCALE: 1:100 @ A1

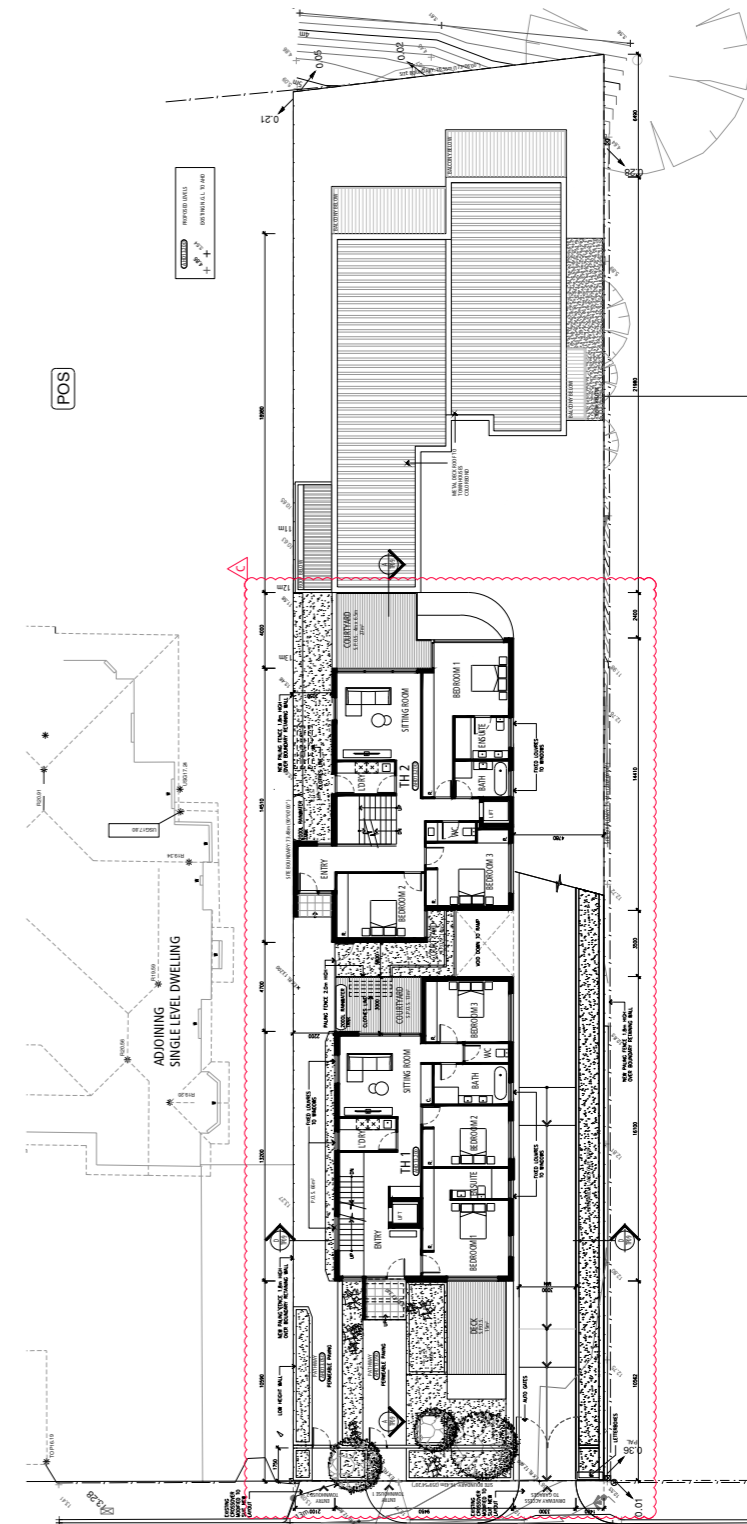


WEST ELEVATION

Elevations



WEST ELEVATION - FRONT FENCE DETAIL



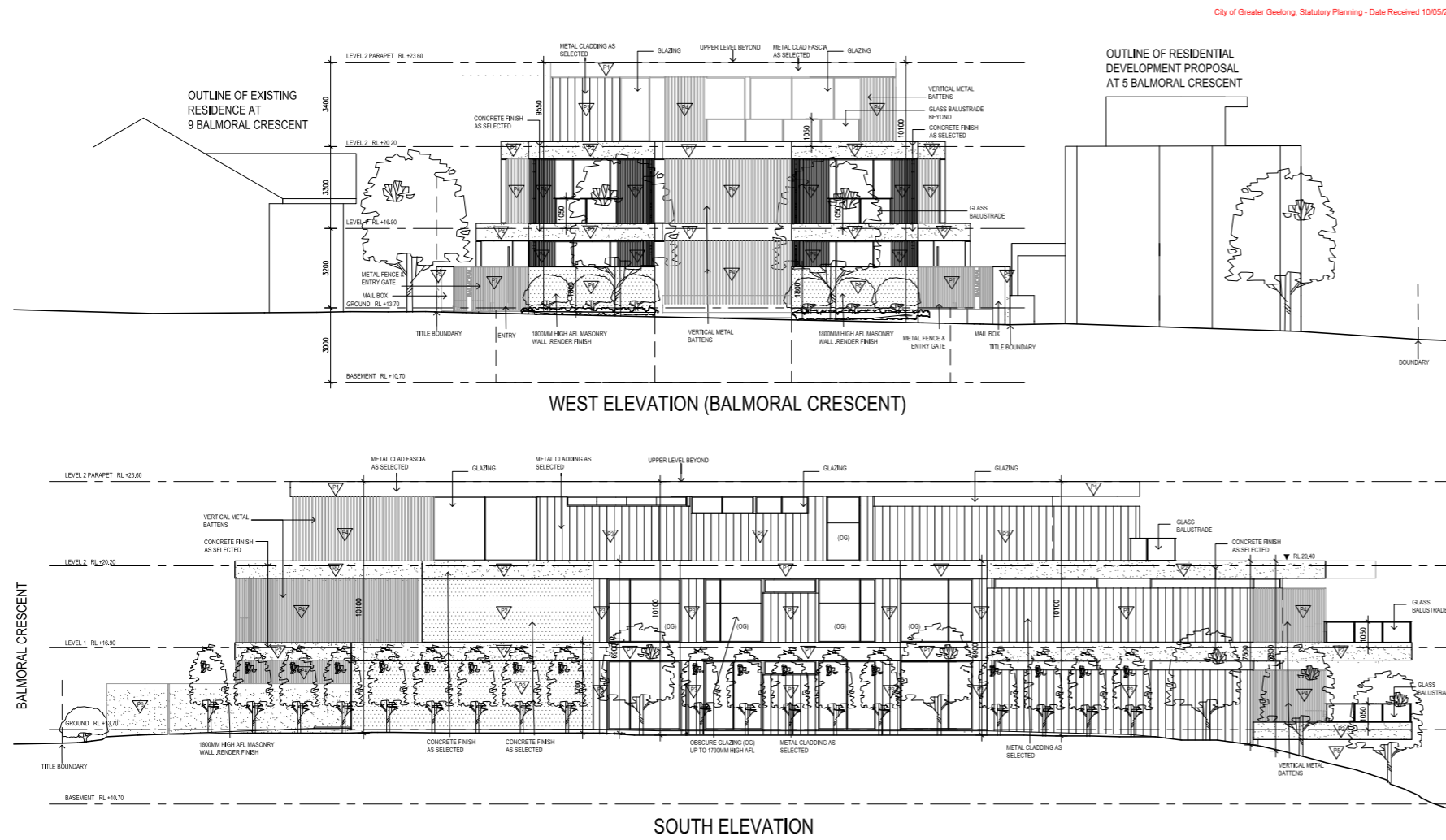
Ground Plan

Site Context

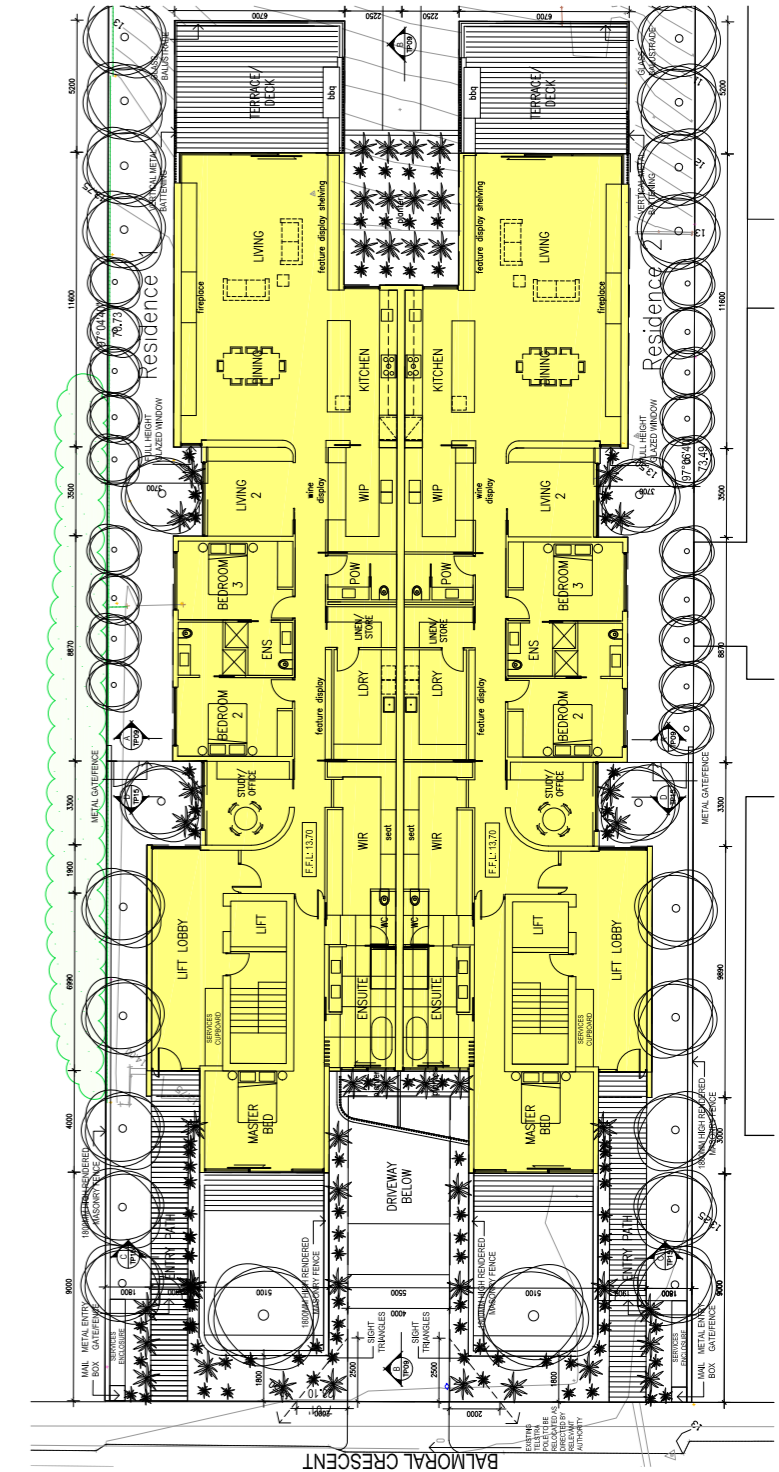
1.15 Neighbouring Sites

7 Balmoral Crescent - Proposed Development

Extract of the Town Planning documents showing the permitted built form.



Elevations



Ground Plan