

2 Bowen Crescent

TOWN PLANNING SUBMISSION

JOB NUMBER	DATE	REV.
11806	25/11/2015	-



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This document has been prepared as part of a town planning permit application for a mixed use development on the land at 2 Bowen Crescent. The subject site is currently occupied by a multi storey carpark consisting of 7 storeys.

The development has a yield of 214 self contained apartments, a communal recreation space and 2 retail spaces. The apartments are a mix of 1, 2 and 3 bedroom units ranging from 50m² - 250m².

The project team comprises:

Project Manager
Gallagher Jeffs

Architects
Plus Architecture

Town planning consultants
Urbis

Traffic engineers
Traffix Group

Structural engineers
WSP Group

Services engineers/ESD
WSP Group

Building surveyor
PLP BUILDING SURVEYORS

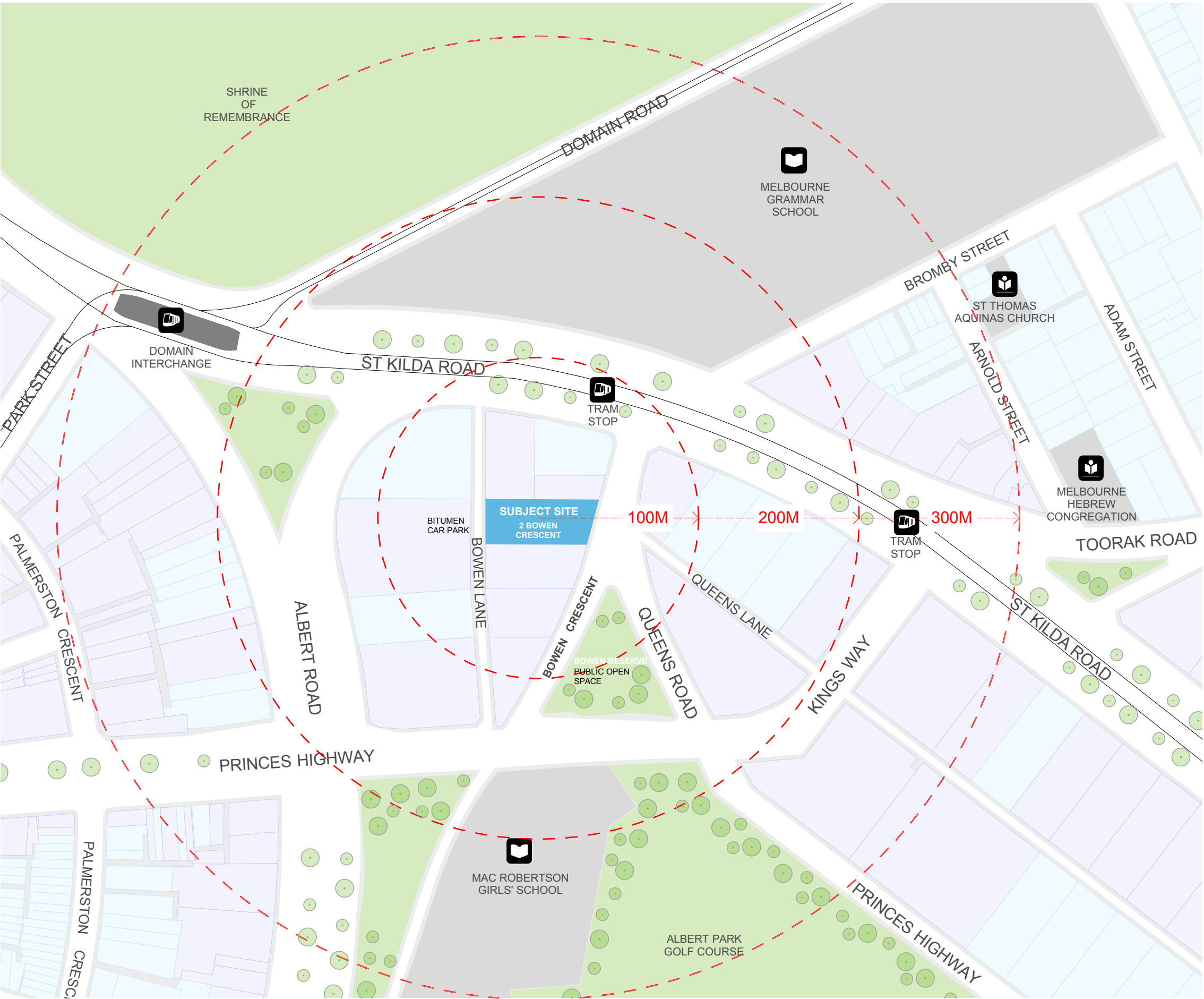
Waste consultants
Leigh Design

Fire Safety Engineer
Olssonfire

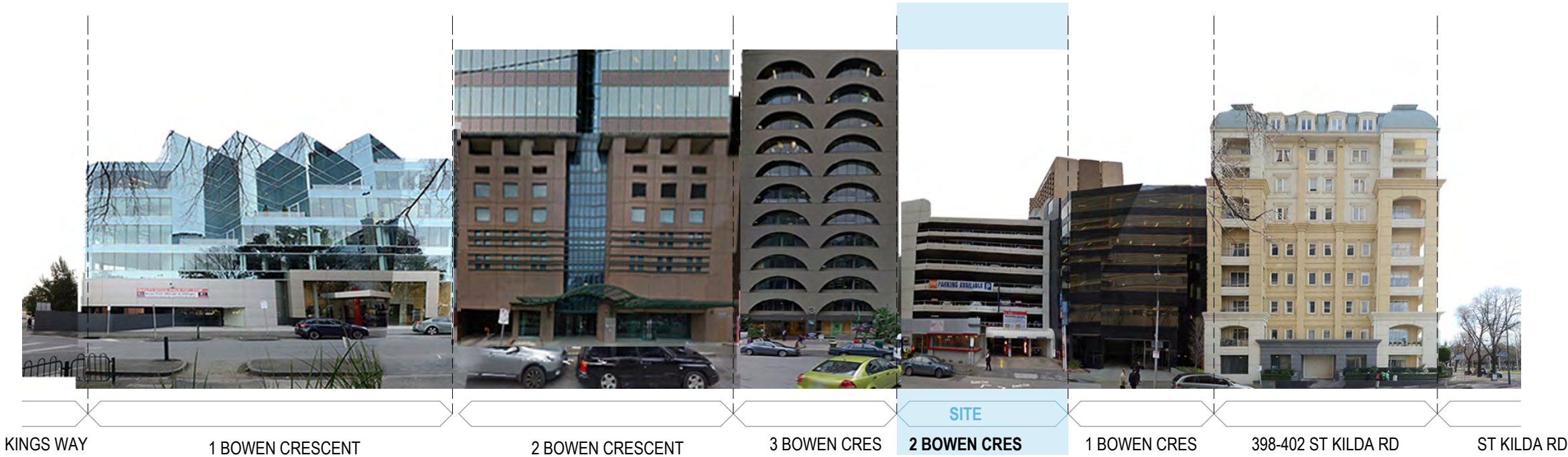
Wind Consultant
Global Wind Technology Services

 SUBJECT SITE

SURROUNDING CONTEXT



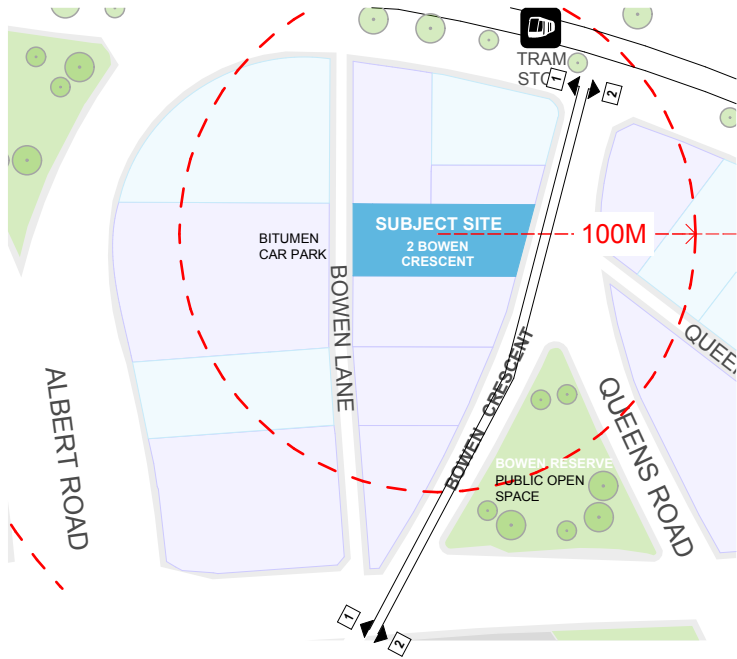
- SUBJECT SITE
- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL/CULTURAL
- PARK/RECREATIONAL
- VEGETATION
- M SCHOOL
- T TRAM STOP
- R RELIGIOUS BUILDING



1 BOWEN CRESCANT - EAST STREETSCAPE



2 BOWEN CRESCANT - WEST STREETSCAPE

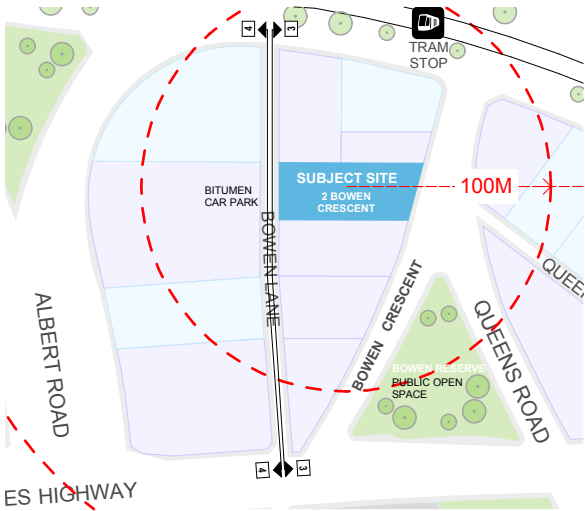




3 BOWEN LANE - SOUTH STREETScape



4 BOWEN LANE - NORTH STREETScape





01



02



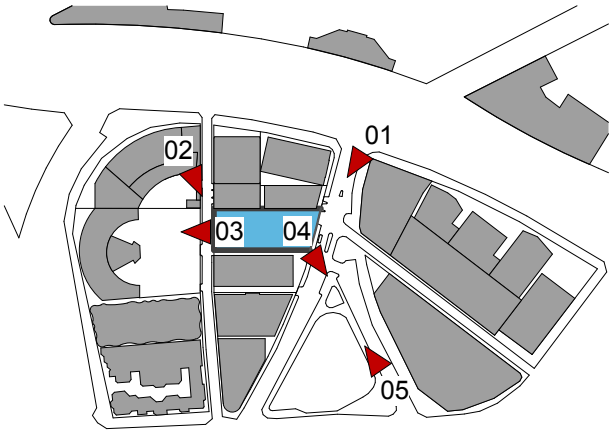
06



03

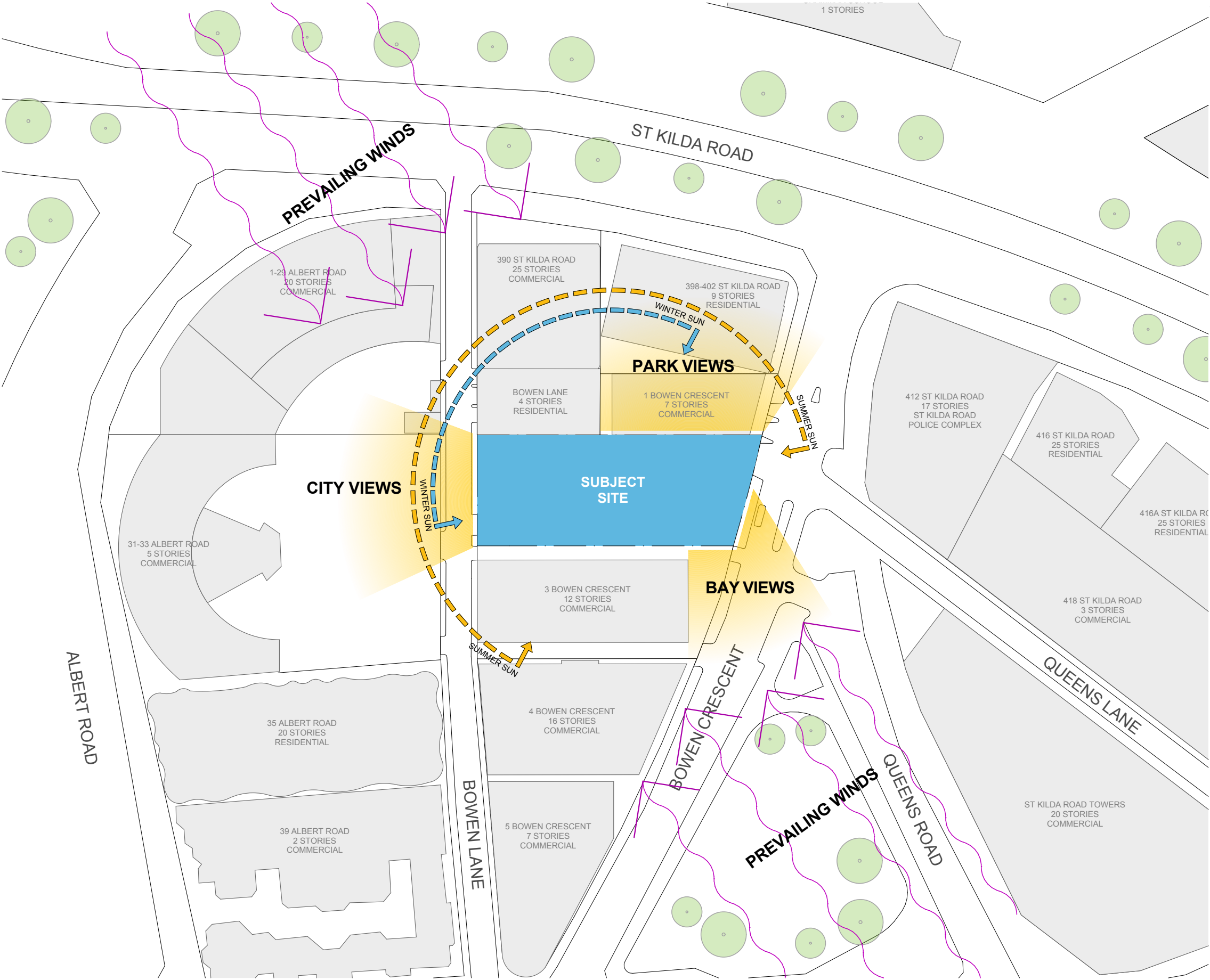


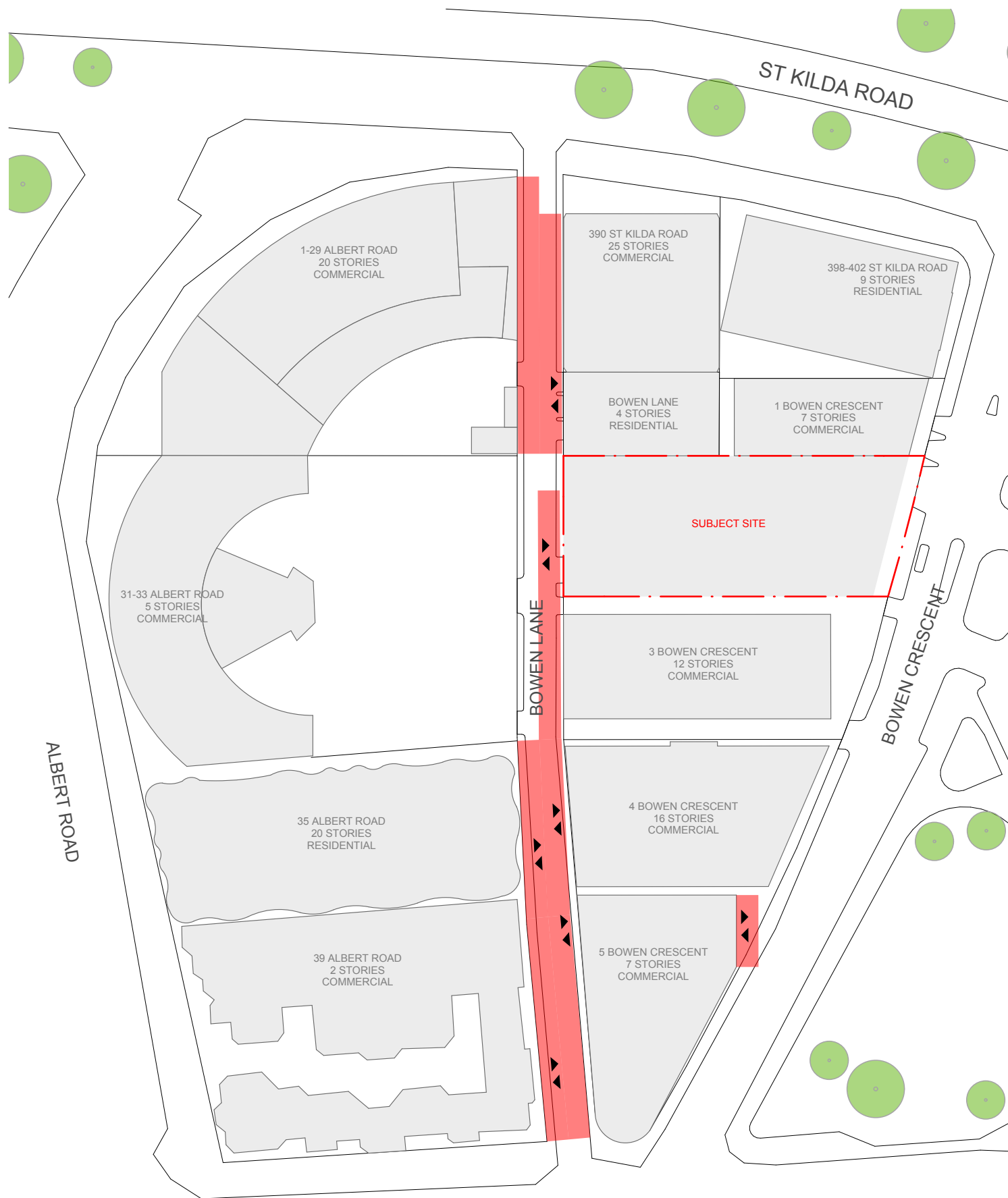
04



SITE ANALYSIS

SUBJECT SITE





- ▼ ENTRY - PEDESTRIAN
- ▲▼ ENTRY - VEHICULAR
- HARD EDGE BUILT TO BOUNDARY

SITE CONDITIONS - BOWEN

1.07

390 ST KILDA ROAD
HARD EDGE



1 - 29 ALBERT ROAD
HARD EDGE
VEHICULAR ENTRY



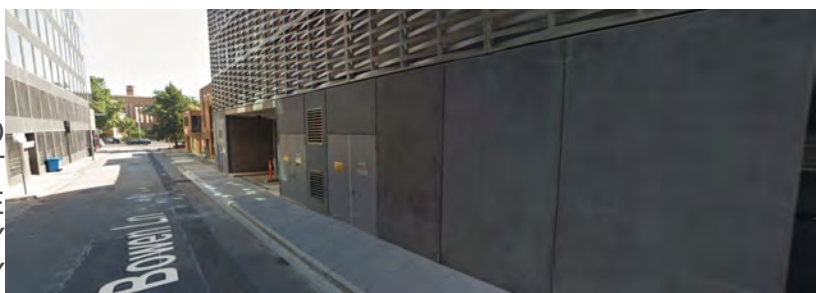
2 BOWEN CRESCENT
HARD EDGE
VEHICULAR ENTRY



3 BOWEN CRESCENT
HARD EDGE
SERVICE ENTRY

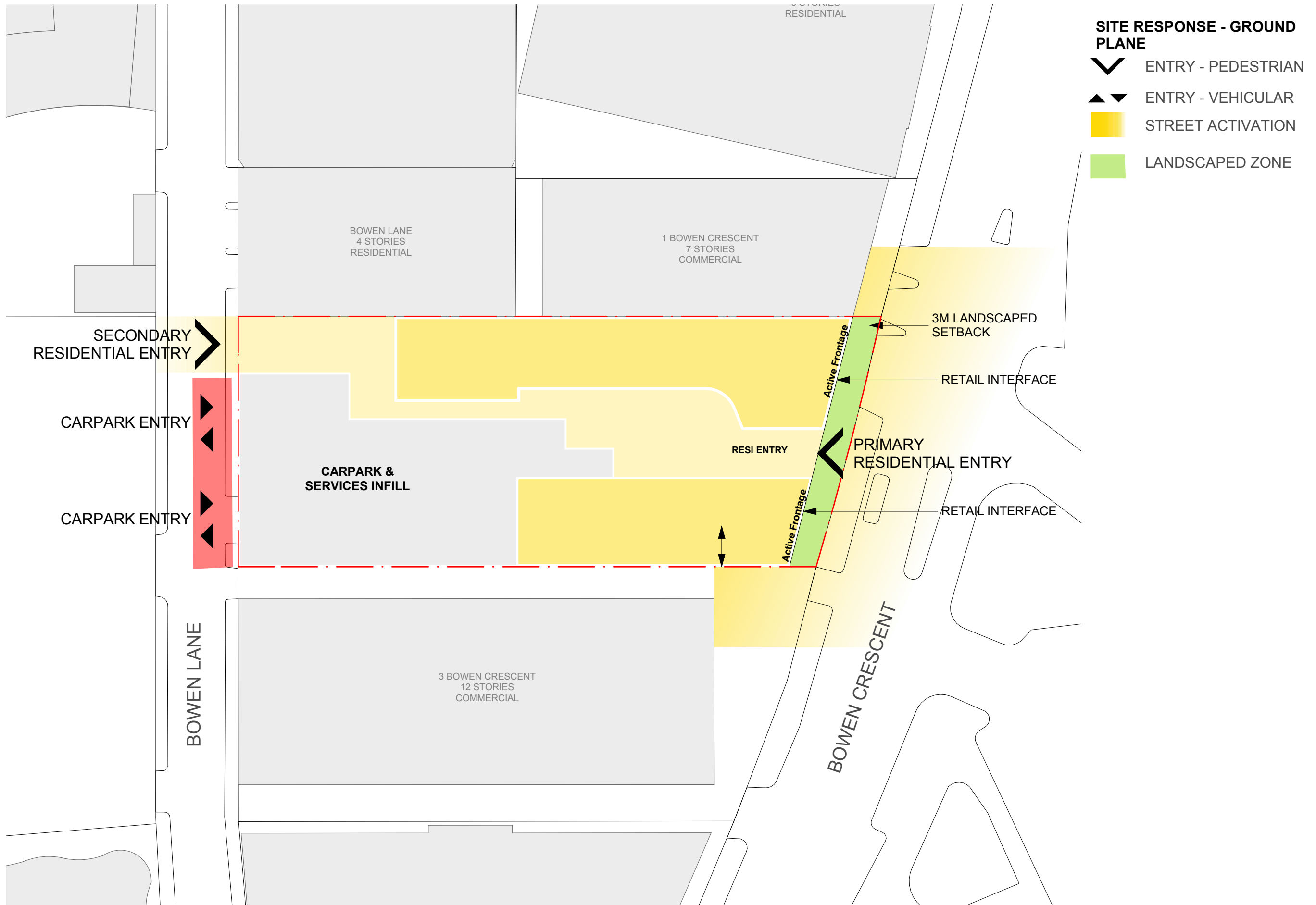


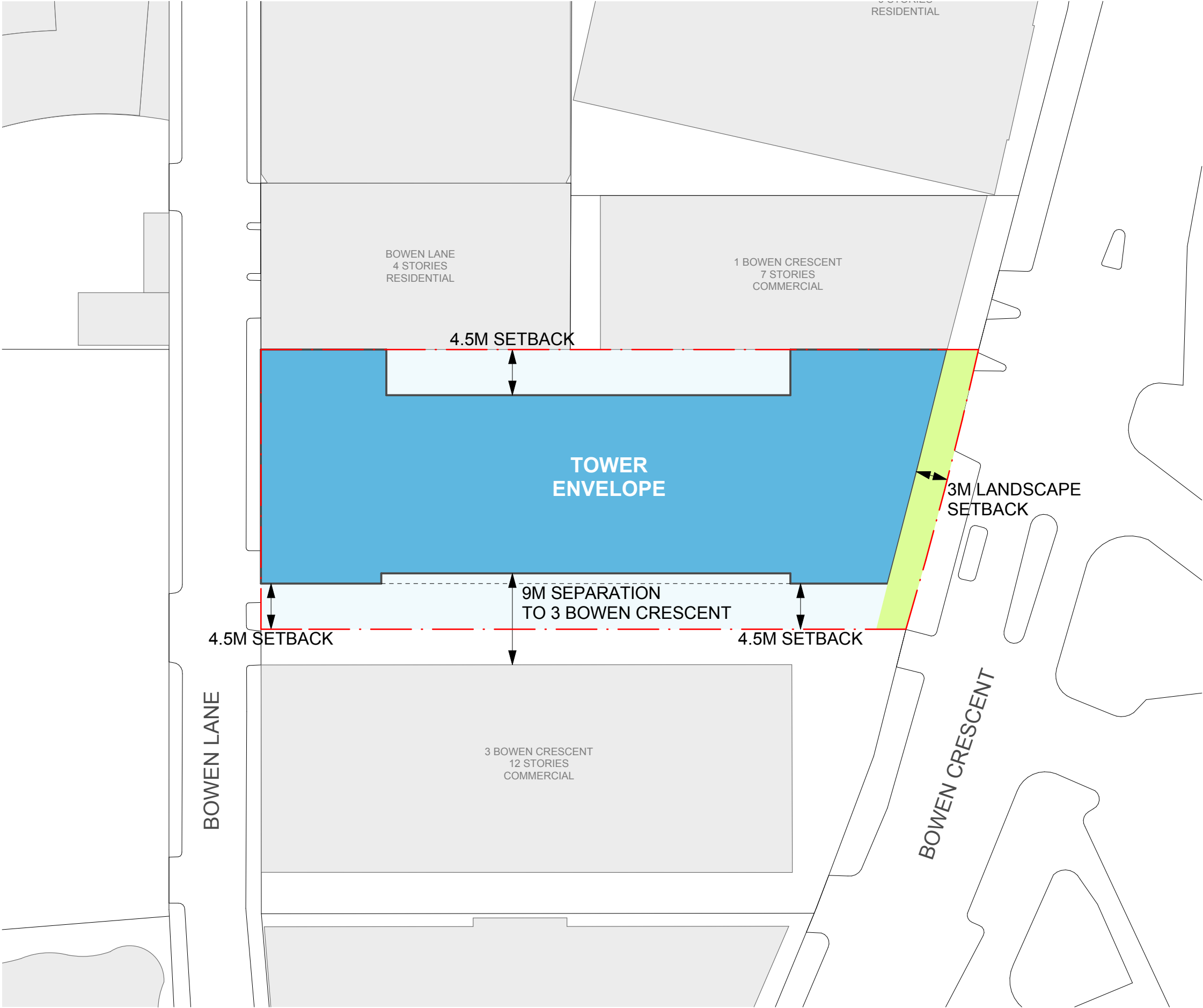
29 ALBERT ROAD
5 BOWEN CRESCENT
HARD EDGE
SERVICE ENTRY
VEHICULAR ENTRY



4 BOWEN CRESCENT
HARD EDGE
SERVICE ENTRY
VEHICULAR ENTRY









The subject site is located in Bowen Crescent, in close proximity to St Kilda road and St Kilda Junction transport hub. The subject site fronts on to the leafy Bowen Reserve. The development is positioned toward families who wish to reside in close proximity to public transport, open space and schools. Generous two level family size apartments crown the development

The overall height of the proposed development is within the height limit of 65m AHD. A 3m landscaped setback fronts Bowen Crescent. The tower envelope sets back from the side boundaries, the massing result to Bowen Lane is an 8 storey podium. The podium carpark is “sleeved” at both ends with apartments to provide full street side activation. Corridors have access to daylight and ventilation at both ends. Apartment entries are recessed to create a sense of identity to apartment dwellers.

The requirement of apartments to have outlook, access to light and views within a dense built environment is the starting point.

Solar access to apartment bedrooms is achieved through vertical cut-outs, which allow sunlight to access bedroom light corridors. The vertical nature of these cut-outs creates a form which resembles a grouped series of “towers”.

These tower forms were then sculpted to allow clear views outwards from living spaces. This resultant sculpted form allows daylight access to some balconies and bedrooms. Inspired by natural geometries, these curves create the impression organic form. This organic form references and celebrates the local context of leafy parkland.

A series of organic tower like forms, clustered together, appear to rise up amongst the existing adjacent buildings.

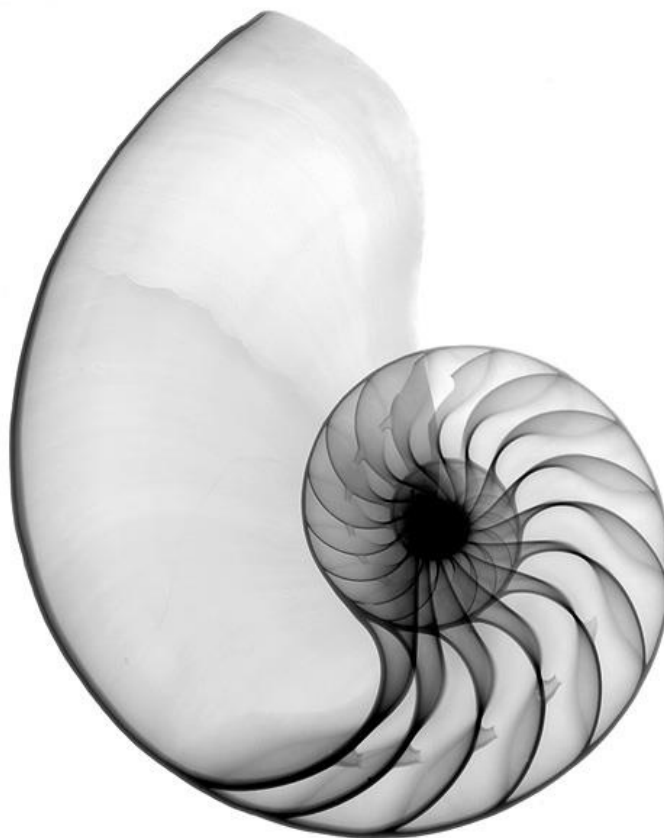
Solid cladding is articulated in an angled and curved manner to further reinforce the organic geometric motif. At Bowen Crescent, two corners of the tower forms are exposed to the street. These are celebrated with glazed corners pointing in two different directions, giving the facade its striking form. One glass corner, the expression of a tower, terminates over and demarcates the main entry to the development.

The development is crowned in full height glazing to exploit the expansive views toward the bay, park and city.

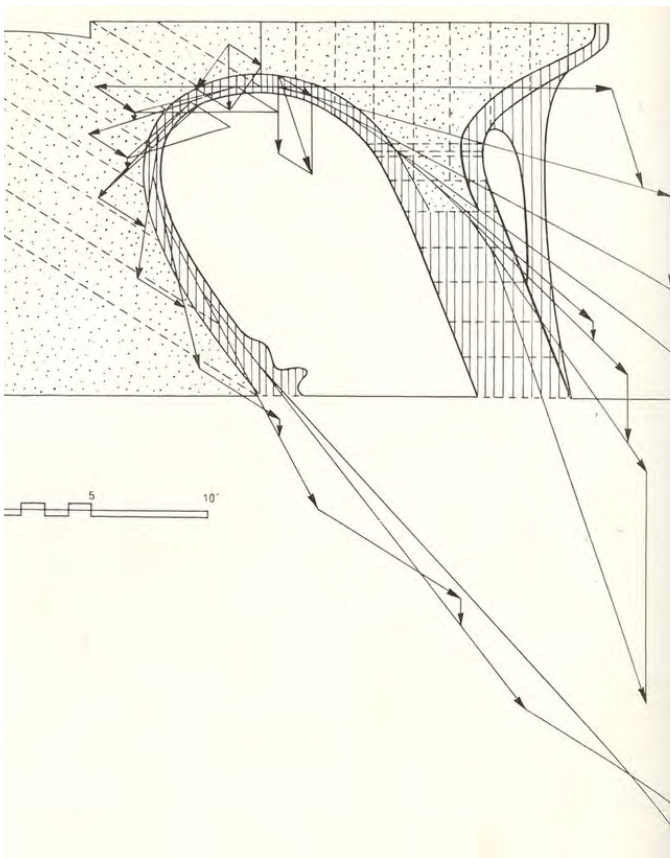
Geometric patterned concrete cladding details a series of fine “grain boxes” which demarcate the retail and grand residential entry. A 5.2m high shopfront glazing reinforces the street presence of the retail component. Bowen lane is activated by pedestrian traffic resulting from a secondary residential entry.



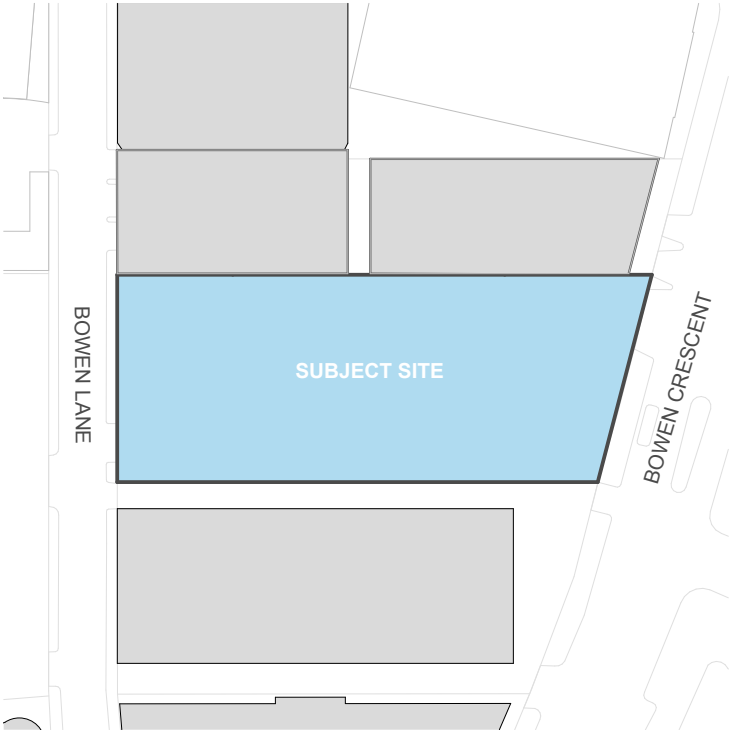
VERTICAL ROCK FORMATIONS - FINGALS CAVE



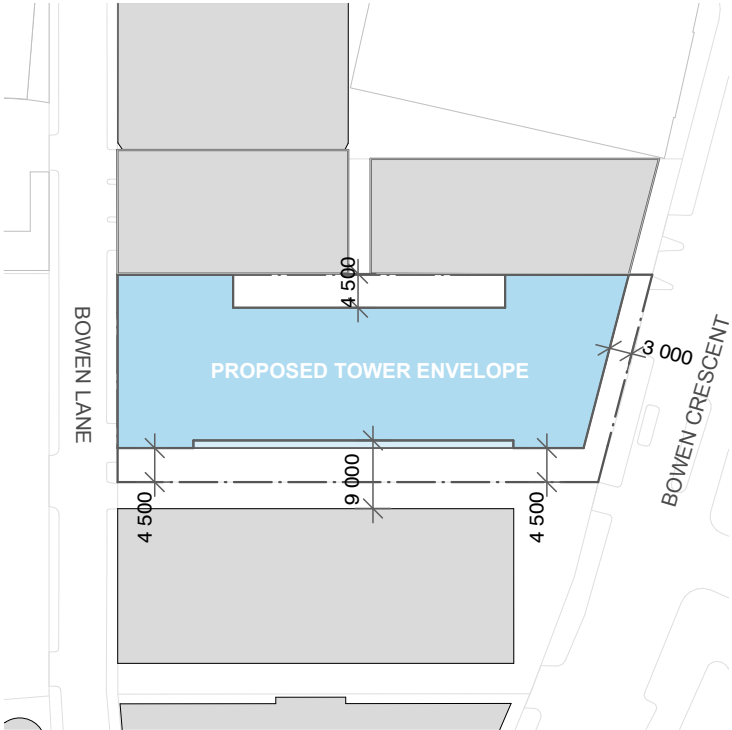
ORGANIC GEOMETRY



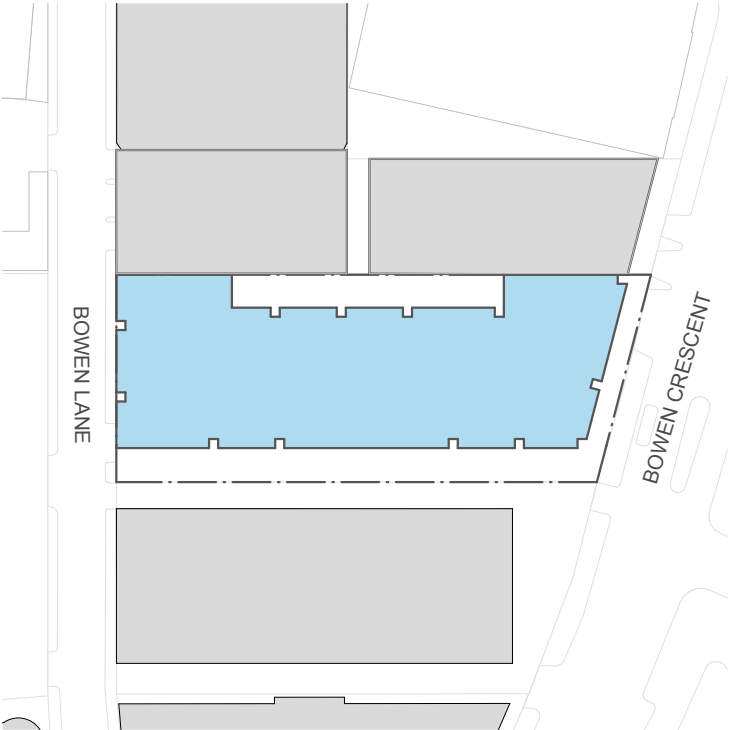
ANTONI GAUDI - SKETCH FOR PARC GUELL



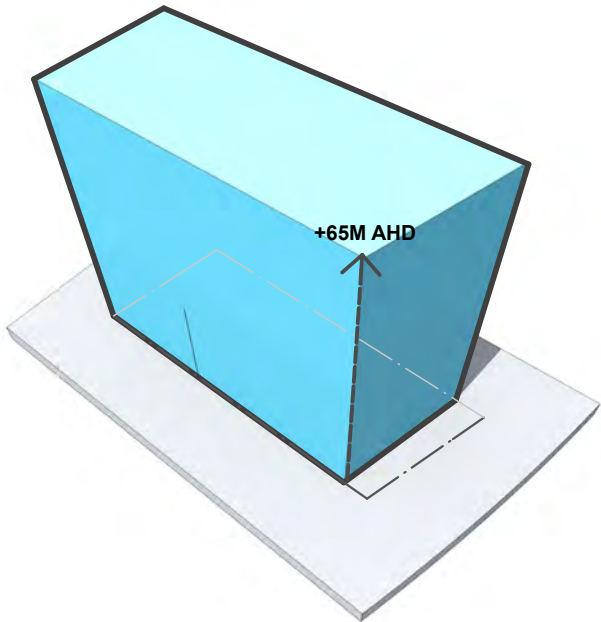
SITE EXTUDED TO +65M AHD



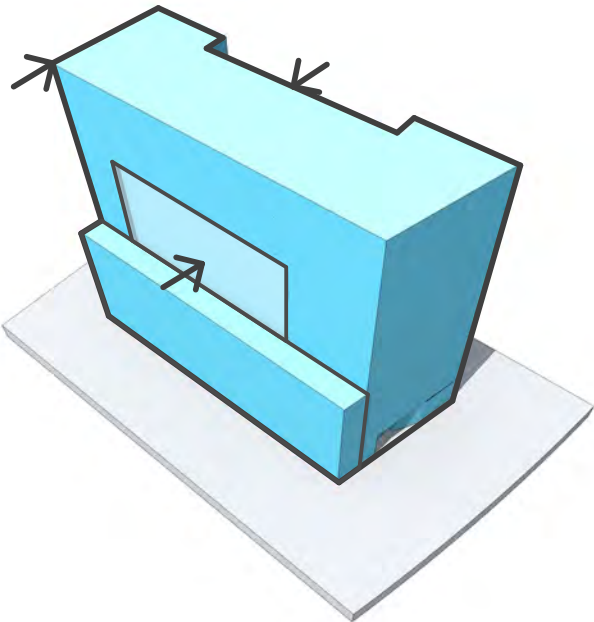
TOWER SET BACK TO ADJACENT PROPERTIES



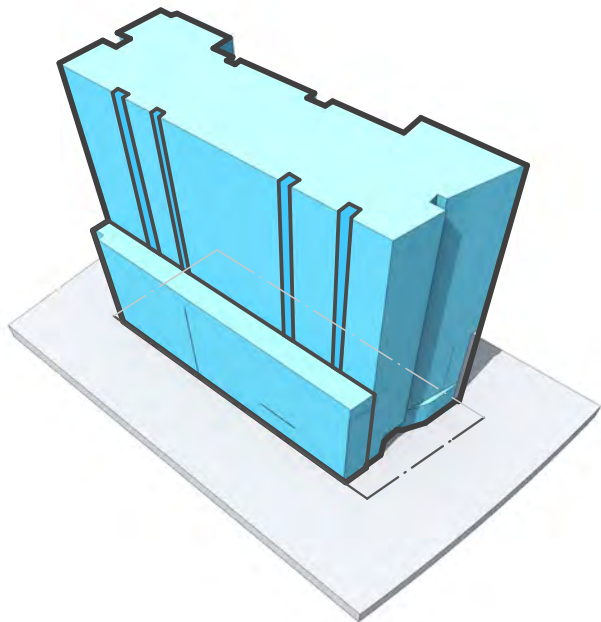
LIGHT CORRIDORS TO BEDROOMS



SITE EXTUDED TO +65M AHD

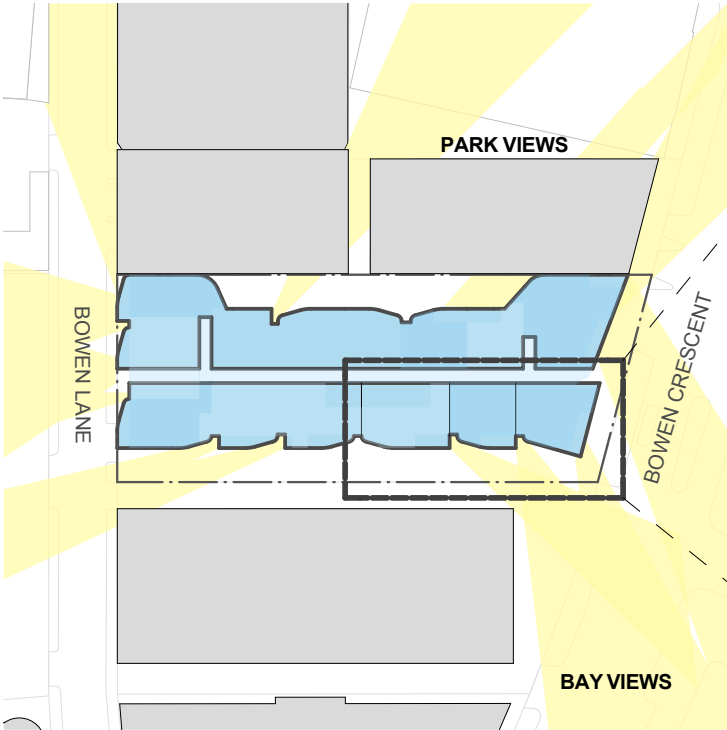


TOWER SET BACK TO ADJACENT PROPERTIES

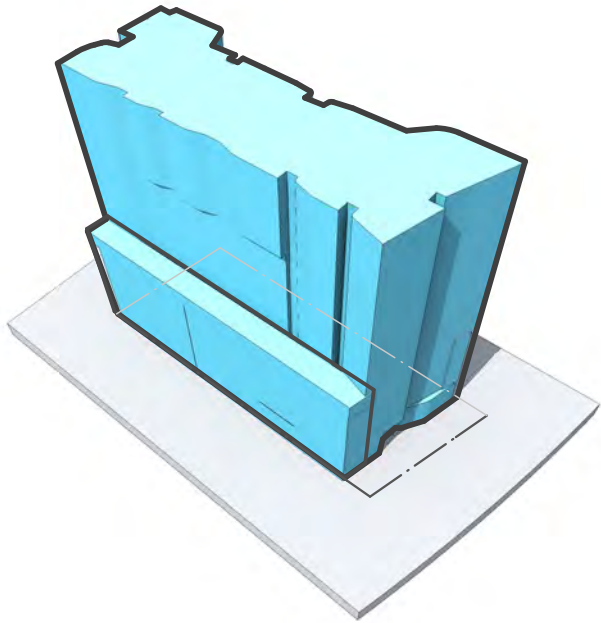


LIGHT CORRIDORS TO BEDROOMS

VERTICAL EXPRESSION

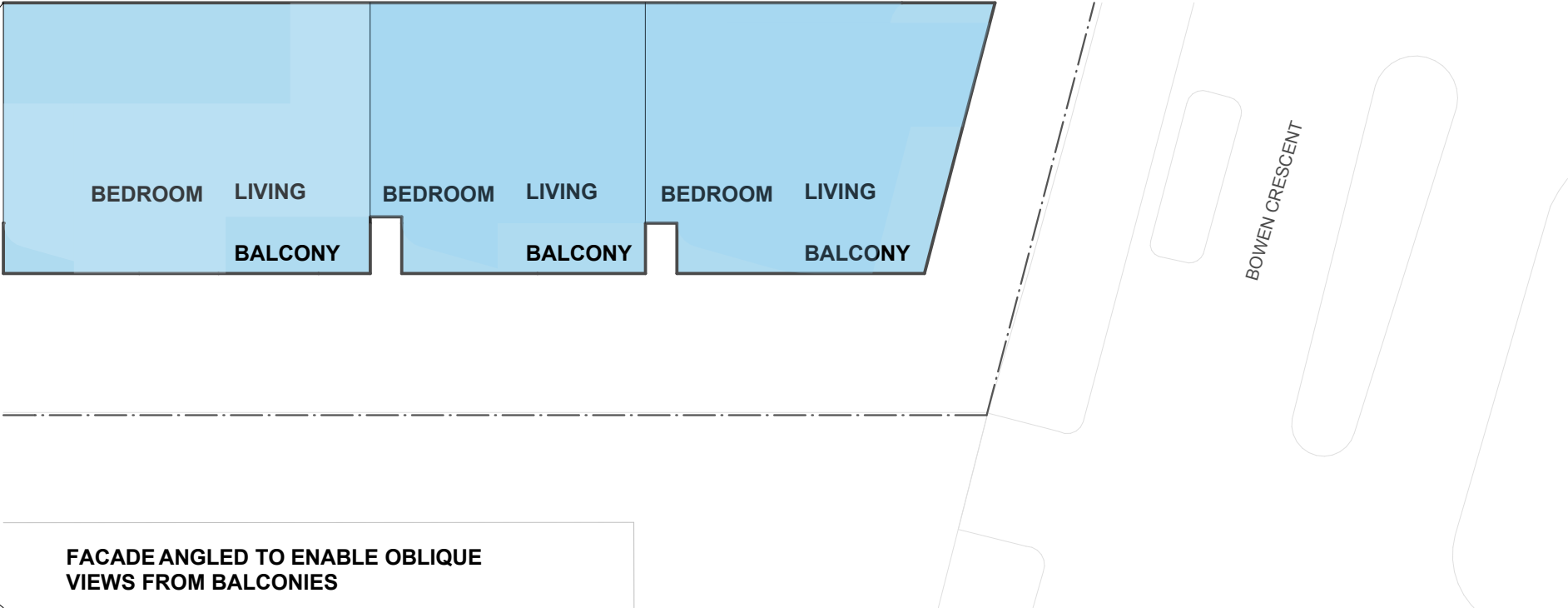


FACADE ANGLED TO ENABLE OBLIQUE VIEWS FROM BALCONIES

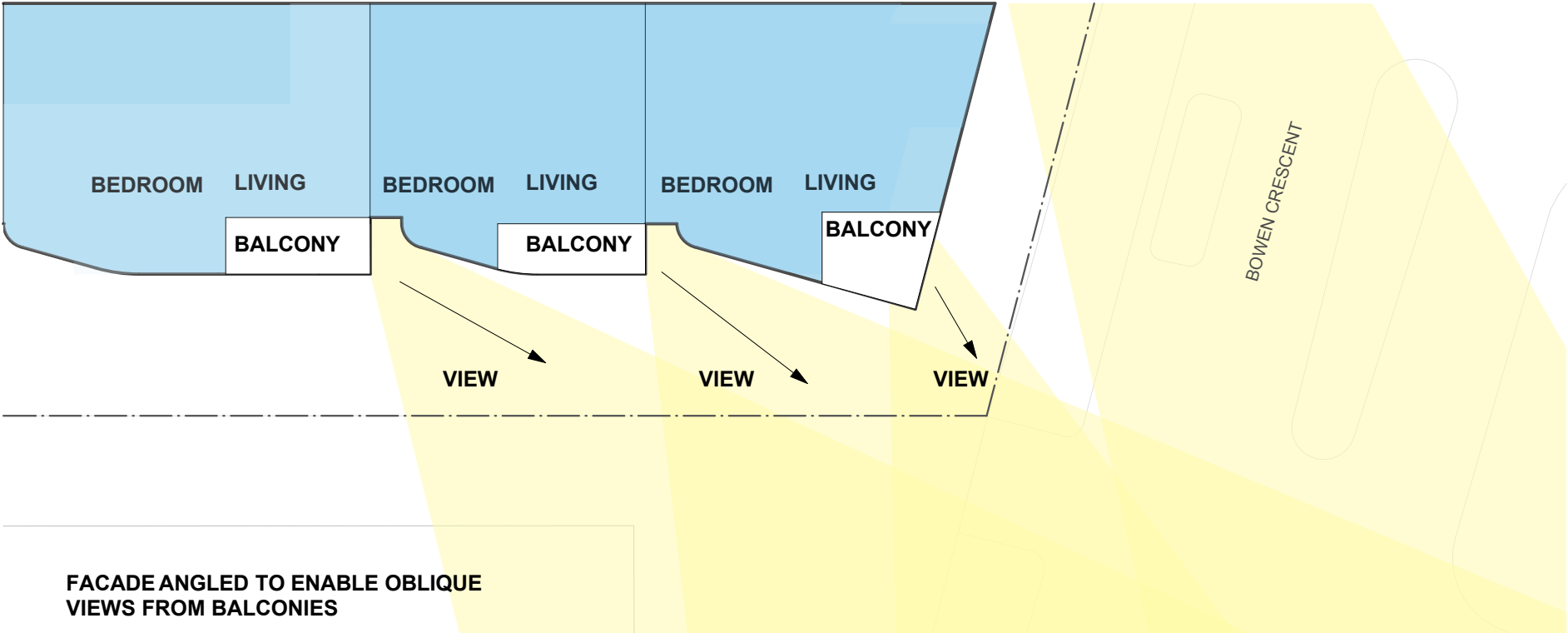


FACADE ANGLED TO ENABLE OBLIQUE VIEWS

ORGANIC GEOMETRY



FACADE ANGLED TO ENABLE OBLIQUE VIEWS FROM BALCONIES



FACADE ANGLED TO ENABLE OBLIQUE VIEWS FROM BALCONIES



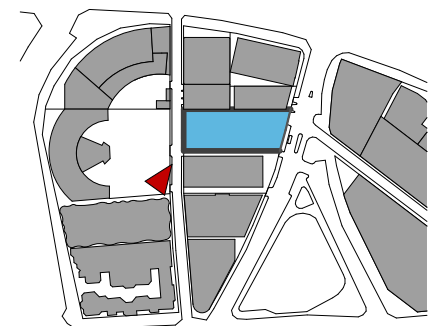
ALVAAR AALTO - RIOLA CHURCH - ITALY
ICONIC BUILDING PROFILE



TOWER EXEMPLAR
HERZOG DE MEURON - 56 LEONARD STREET - NEW YORK
FULL HEIGHT GLAZING



PODIUM EXEMPLAR
UN STUDIOS - ARDMORE RESIDENCE - SINGAPORE
ARTICULATED CONCRETE FACADE WRAPPING
MONOLITHIC MATERIALITY



KEY PLAN

PROJECT

Wu Zhong
2 Bowen Crescent

JOB NUMBER

11806

DATE

25/11/2015

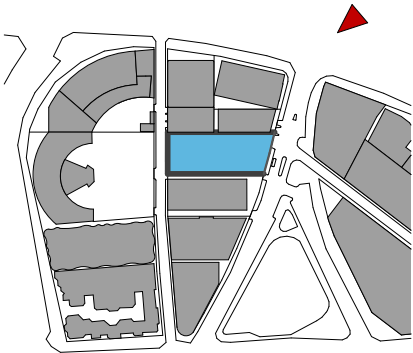
DRAWING

PERSPECTIVE 01

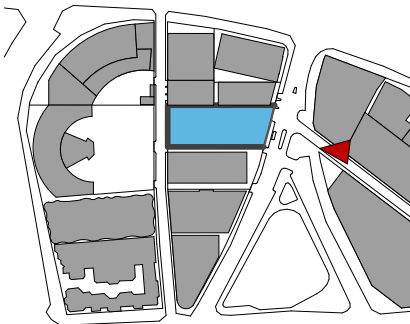
WUZHONG
吴中地产

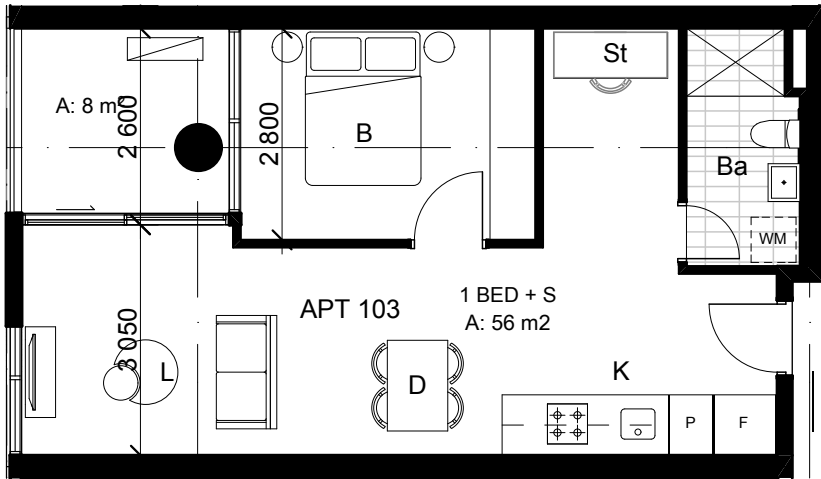


+ plus
architecture

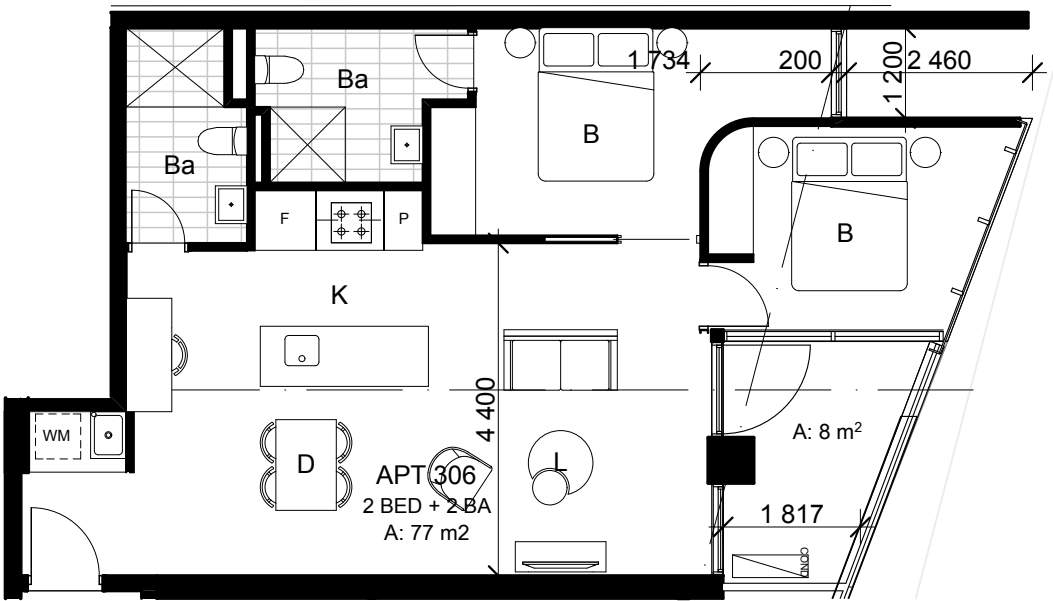


KEY PLAN

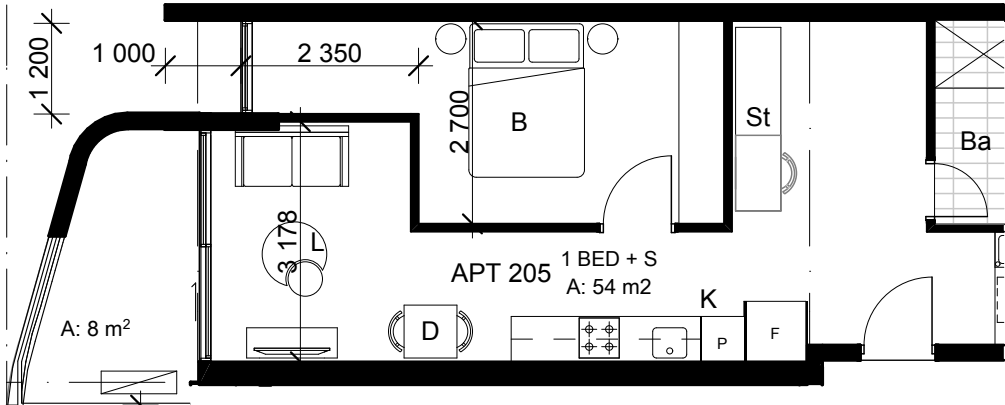




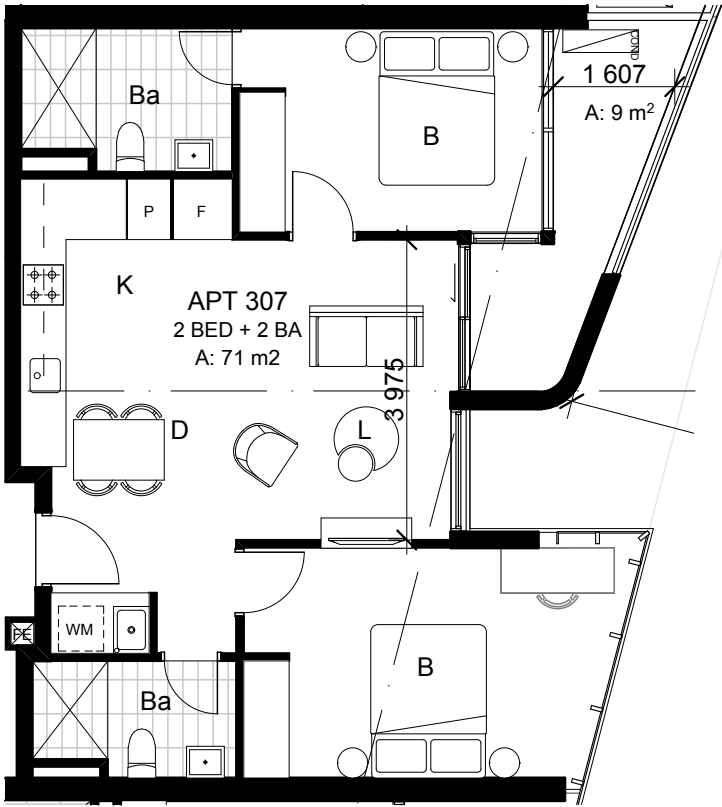
1 BEDROOM, LEVELS 1-6
18 INSTANCES



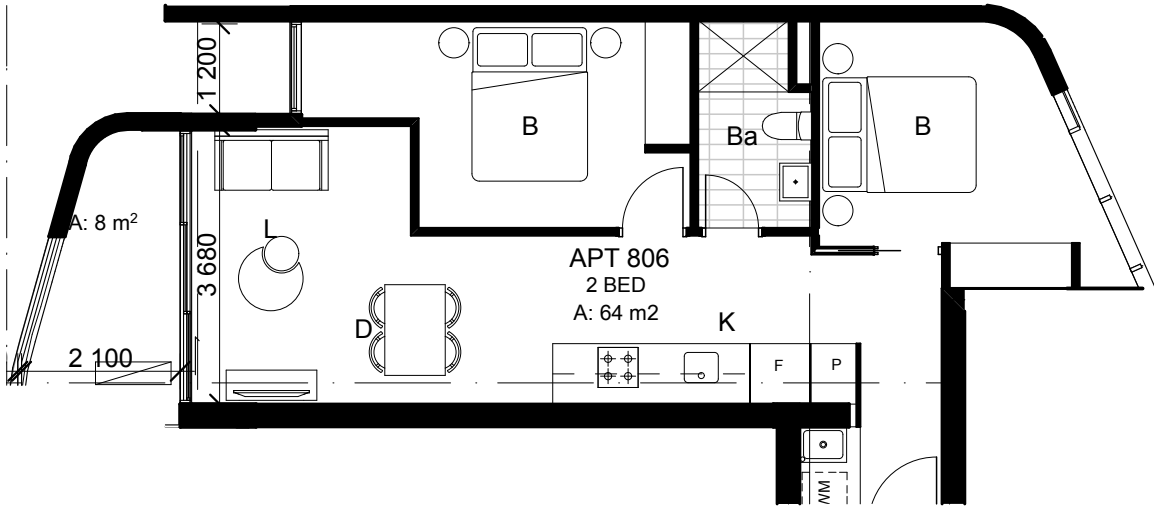
2 BEDROOM, LEVELS 2-6
5 INSTANCES



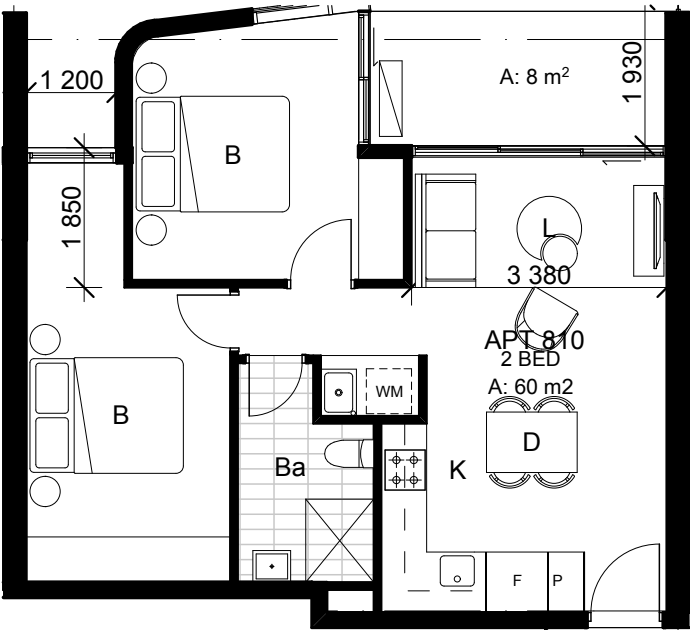
1 BEDROOM, LEVELS 1-6
12 INSTANCES



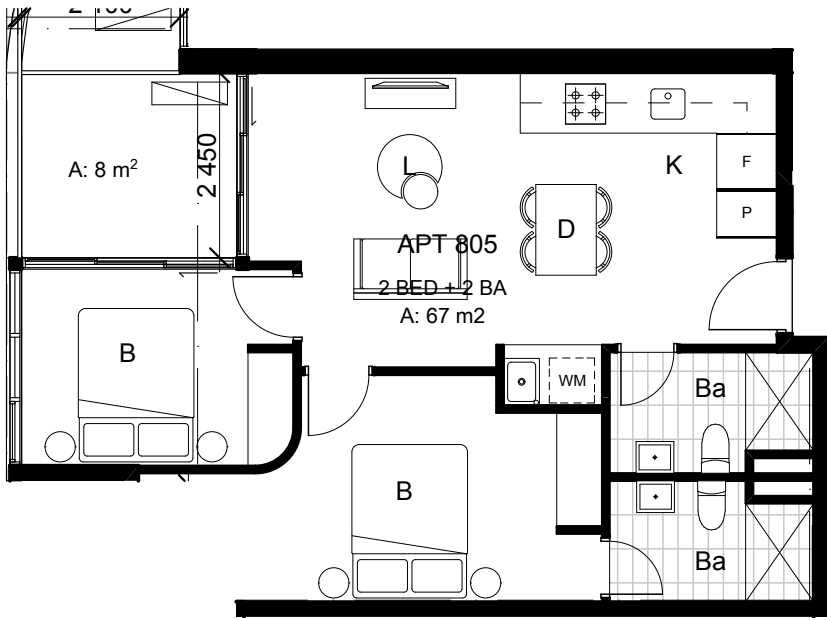
2 BEDROOM, LEVELS 2-6
5 INSTANCES



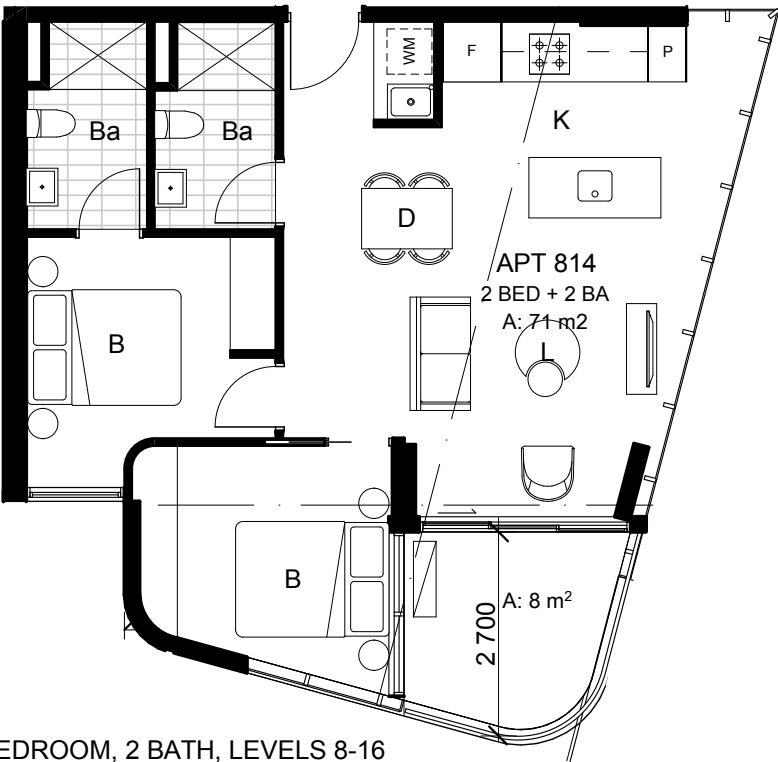
2 BEDROOM, LEVELS 8-16
9 INSTANCES



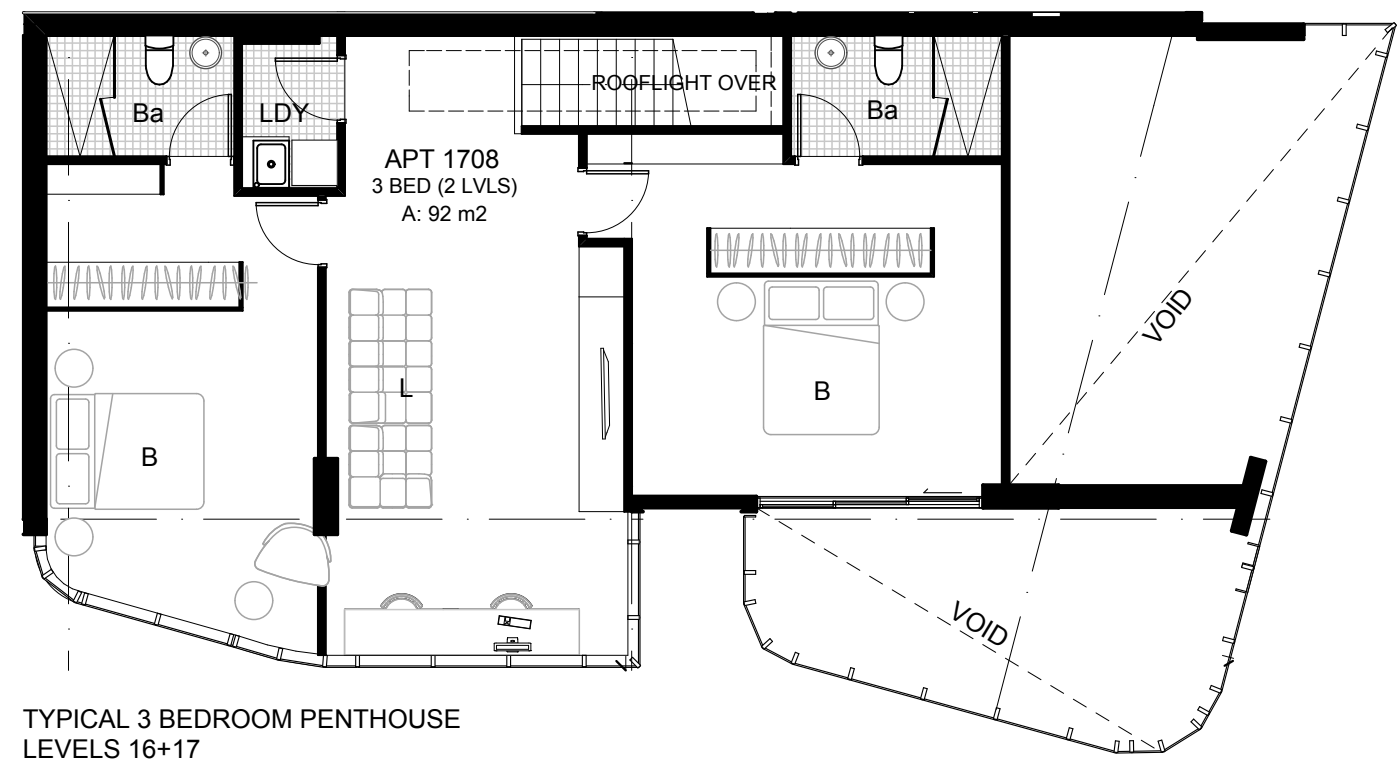
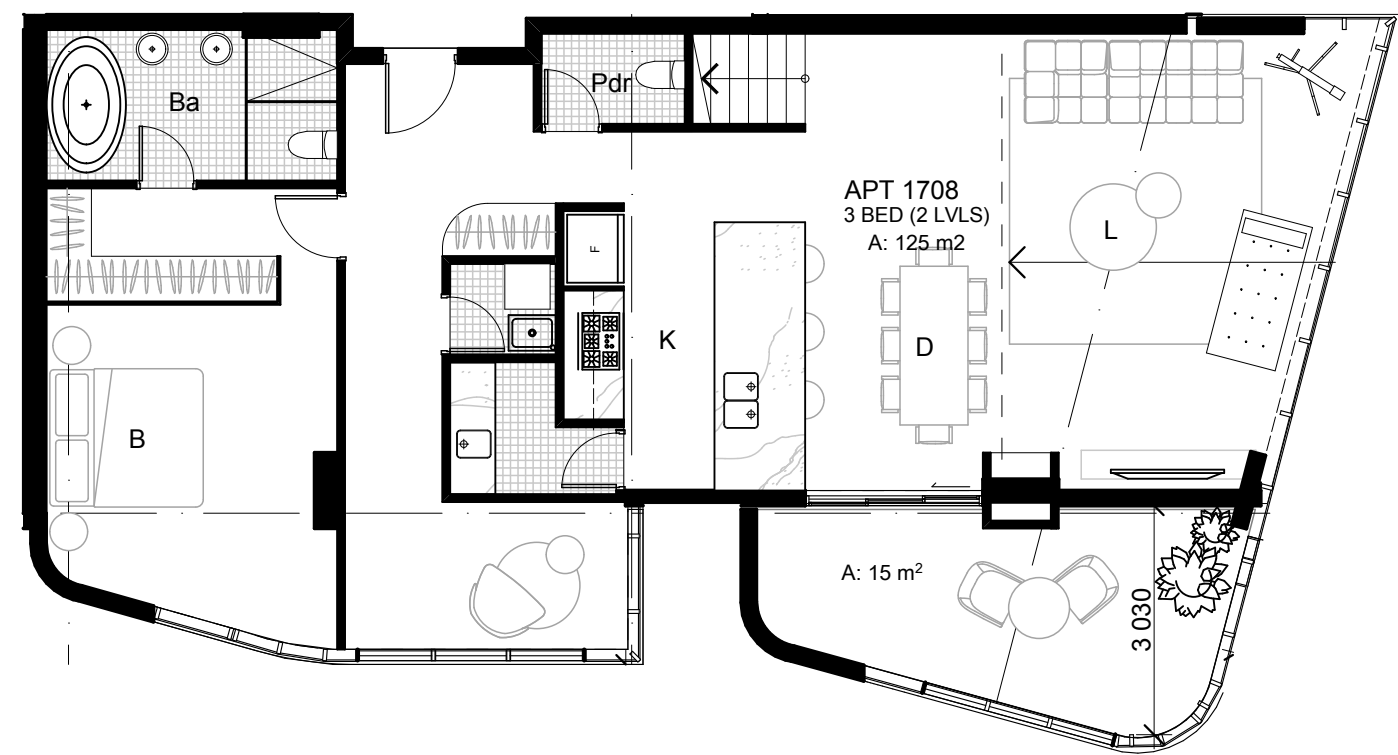
2 BEDROOM, LEVELS 8-16
27 INSTANCES



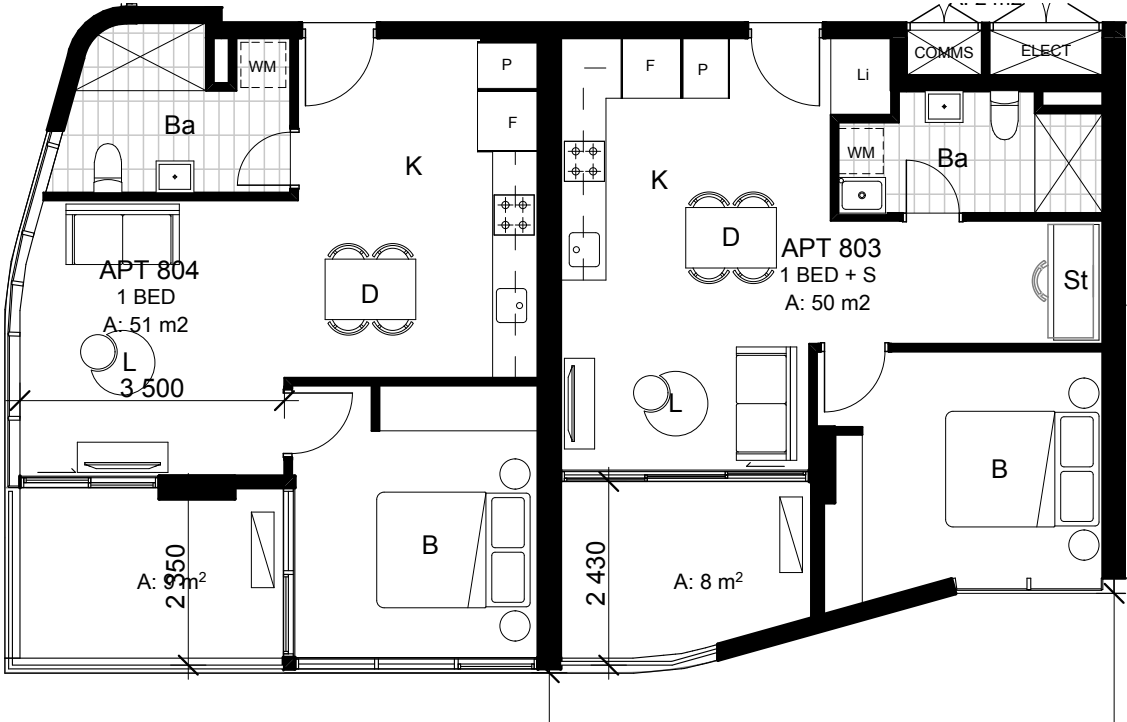
2 BEDROOM, LEVELS 8-16
9 INSTANCES



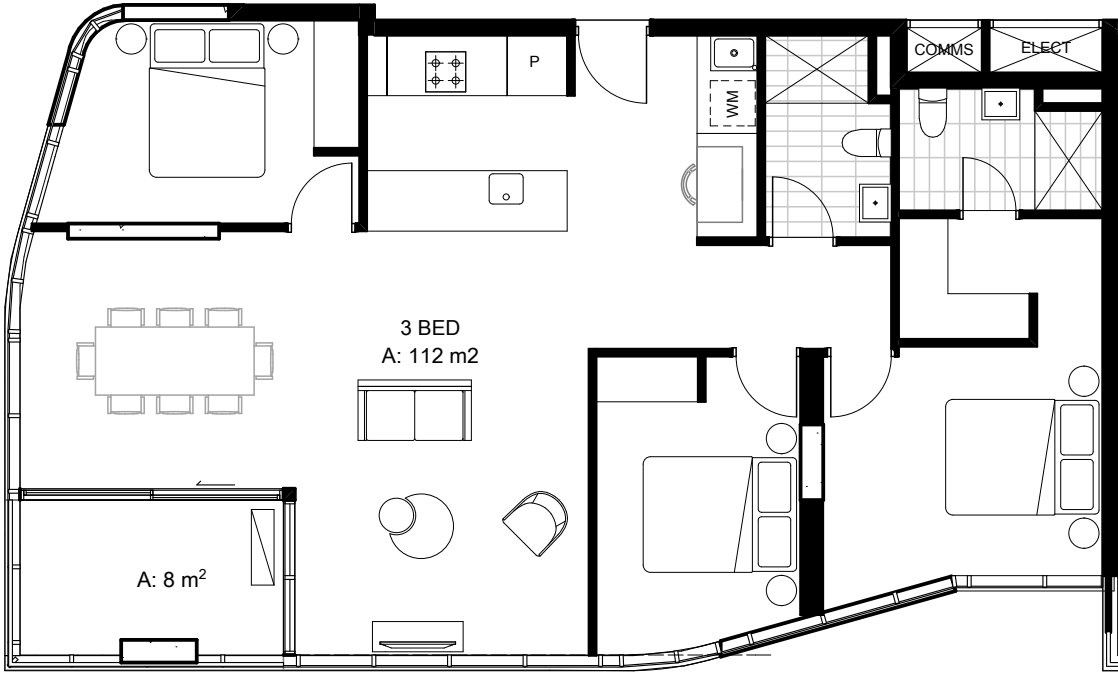
2 BEDROOM, 2 BATH, LEVELS 8-16
9 INSTANCES



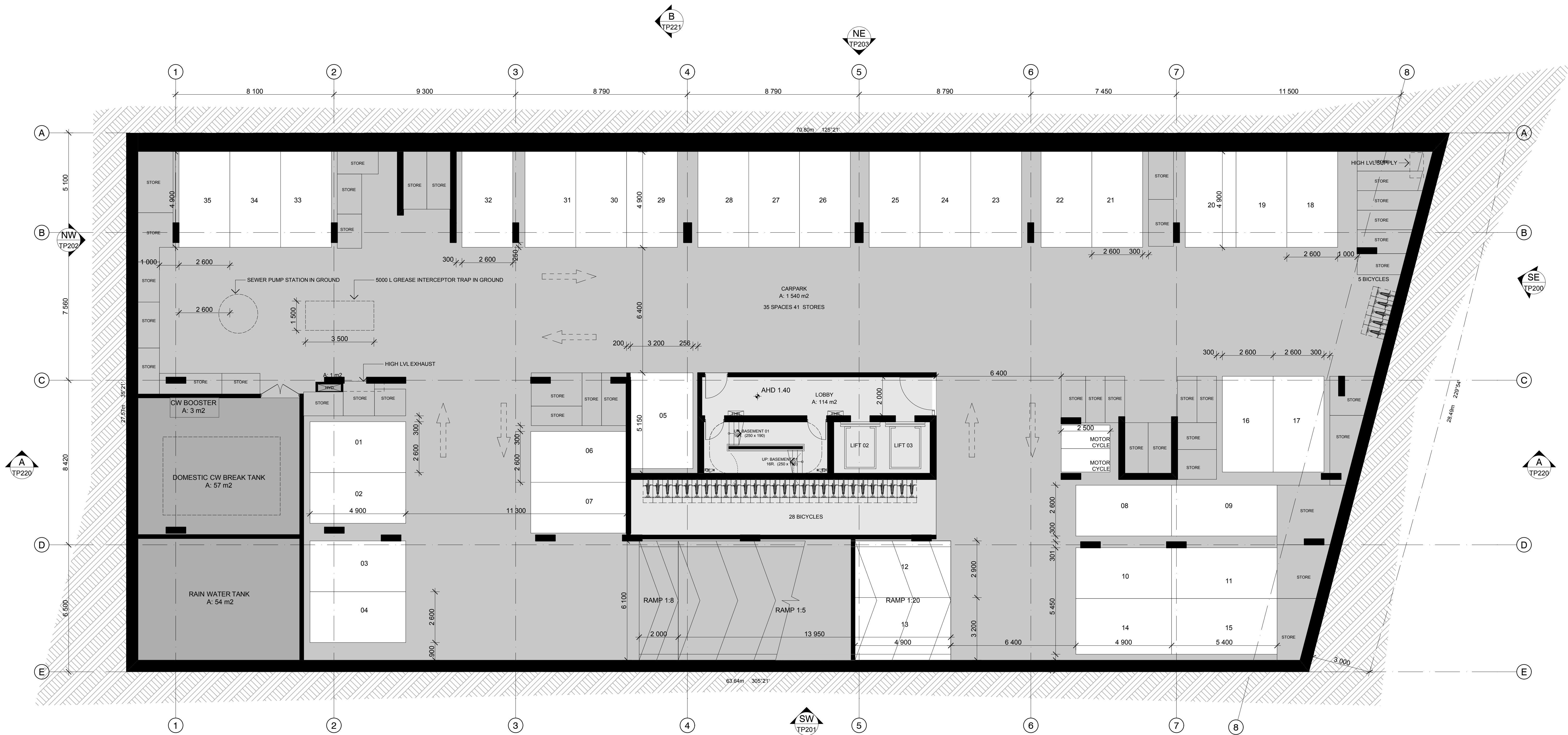
TYPICAL 3 BEDROOM PENTHOUSE
LEVELS 16+17



2 + 1 BEDROOM OPTION
LEVELS 08 - 16



3 BEDROOM OPTION
LEVELS 08 - 16



TOWN PLANNING ISSUE

DATE	REVISION	BY	CHK	NO.
25/11/2015	TP ISSUE	AM	EL	-

DATE	REVISION	BY	CHK	NO.

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PROJECT 2 Bowen Crescent	DRAWING TITLE BASEMENT 2
DATE 25/11/2015	PLOT DATE 25/11/2015
DRAWN AM	CHECKED EL
JOB NO. 11806	DRAWING NO. TP098
	REVISION -

SCALE 1:100		
DATE 25/11/2015	PLOT DATE 25/11/2015	
DRAWN AM	CHECKED EL	
JOB NO. 11806	DRAWING NO. TP098	REVISION -



SCALE 1:100		
DATE 25/11/2015	PLOT DATE 25/11/2015	
DRAWN AM	CHECKED EL	
JOB NO. 11806	DRAWING NO. TP099	REVISION -



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	☐



PROJECT 2 Bowen Crescent	DRAWING TITLE LEVEL 01	SCALE 1:100		
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	☐
	☐



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		DATE 29/11/2015	PLOT DATE 29/11/2015	
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	☐



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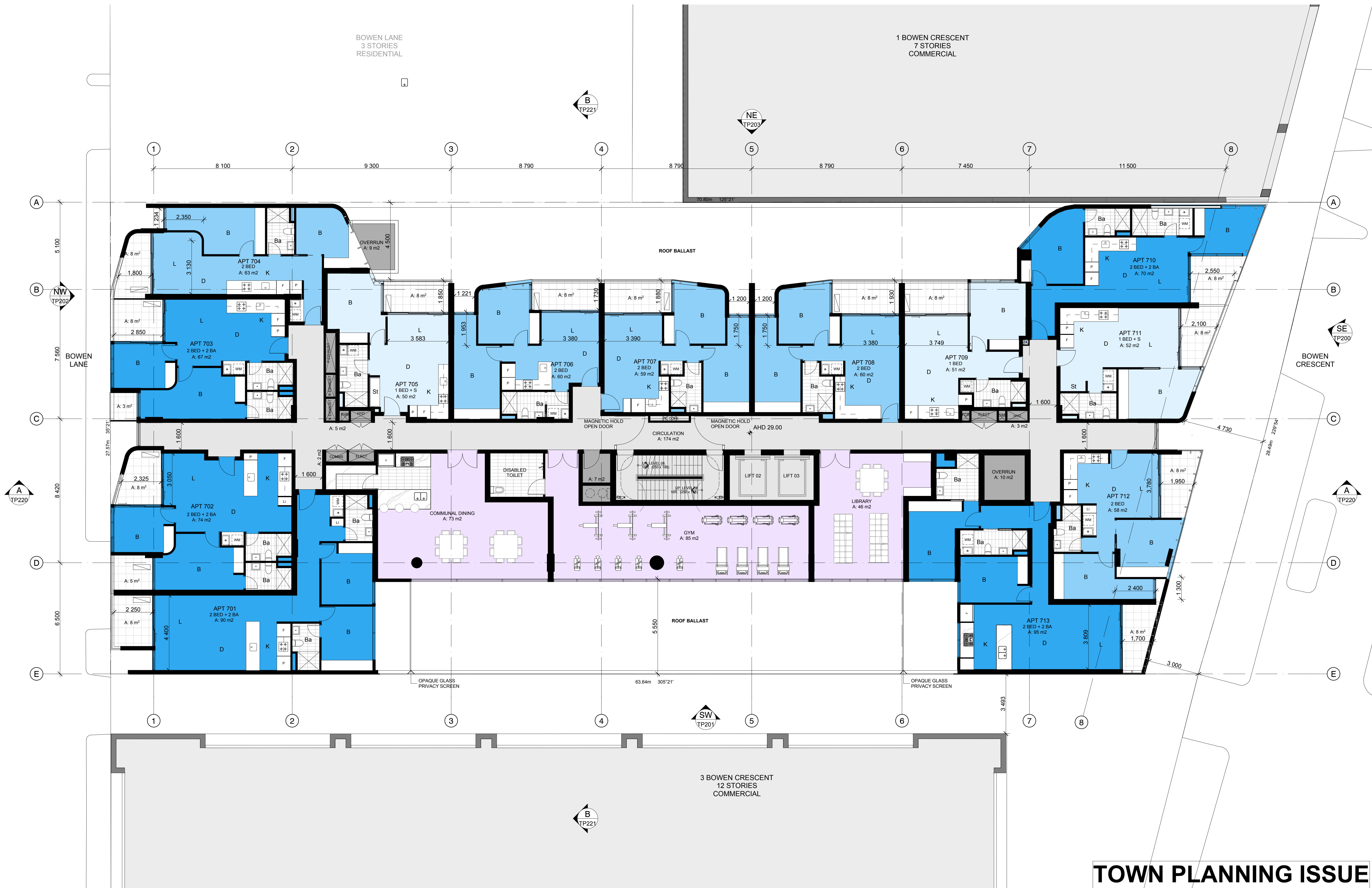
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	☐
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PROJECT 2 Bowen Crescent	DRAWING TITLE LEVEL 06	SCALE 1:100		
DATE 25/11/2015	PLOT DATE 25/11/2015	DRAWN AM	CHECKED EL	
JOB NO. 11806	DRAWING NO. TP106	REVISION		



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Building Surveyors	☐ PLP Building Surveyors christinep@plpaustr.com
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PROJECT 2 Bowen Crescent	DRAWING TITLE LEVEL 07
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SCALE 1:100	PLOT DATE 25/11/2015	CHECKED EL	REVISION -
DATE 25/11/2015	DRAWN AM	JOB NO. 11806	DRAWING NO. TP107

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DATE	REVISION	BY	CHK	NO.

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Building Surveyors	☐ PLP Building Surveyors christinep@plpaustr.com
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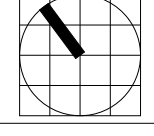
Sydney Melbourne Brisbane

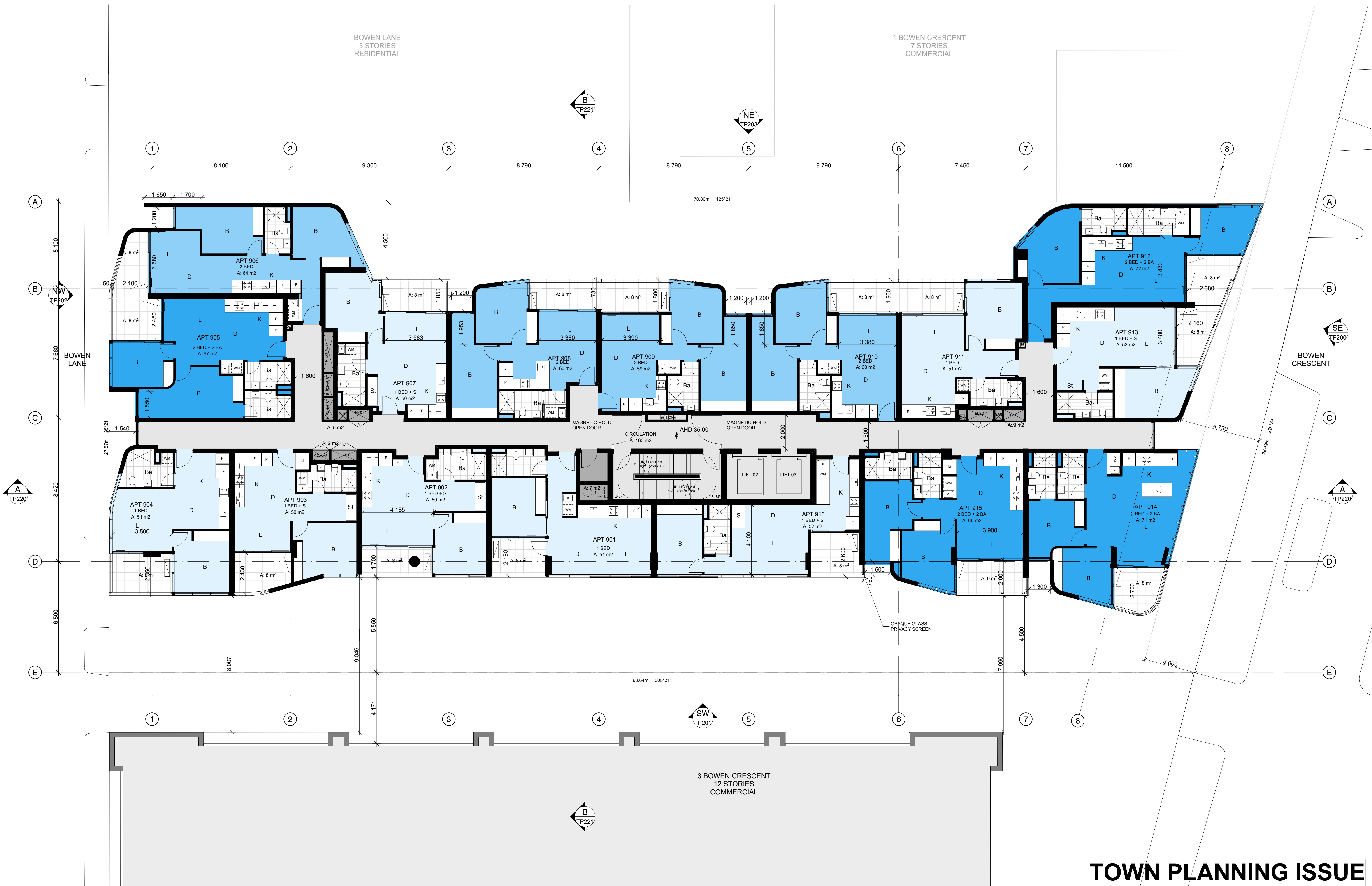
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PROJECT 2 Bowen Crescent	DRAWING TITLE LEVEL 08	SCALE 1:100	
DATE 25/11/2015	DRAWN AM	PLOT DATE 25/11/2015	
CHECKED EL	JOB NO. 11806	DRAWING NO. TP108	
			REVISION -



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PROJECT
2 Bowen Crescent

DRAWING TITLE
LEVEL 09

SCALE
1:100

DATE
25/11/2015

PLOT DATE
25/11/2015

DRAWN
AM

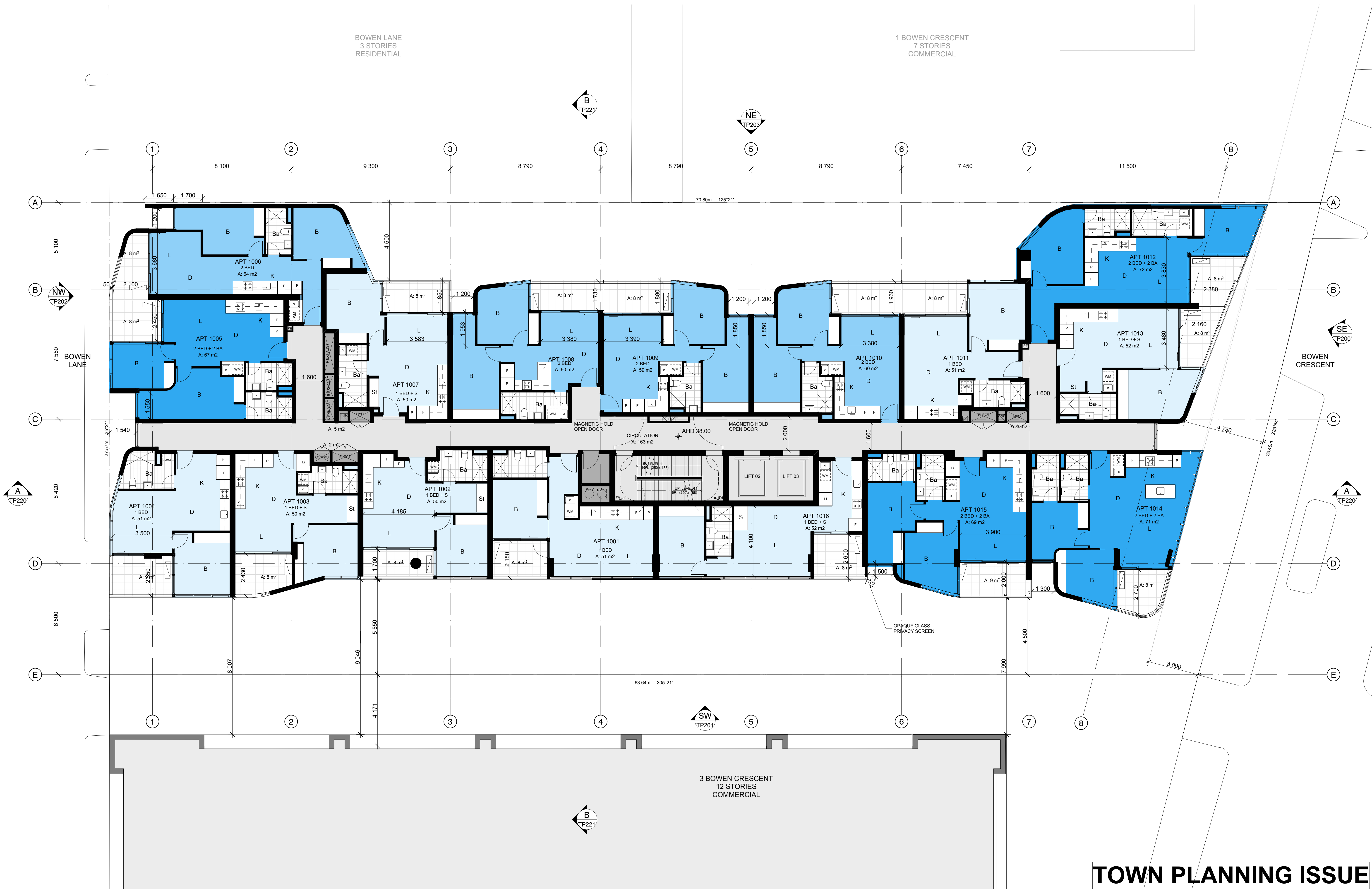
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EL

JOB NO.
11806

DRAWING NO.
TP109

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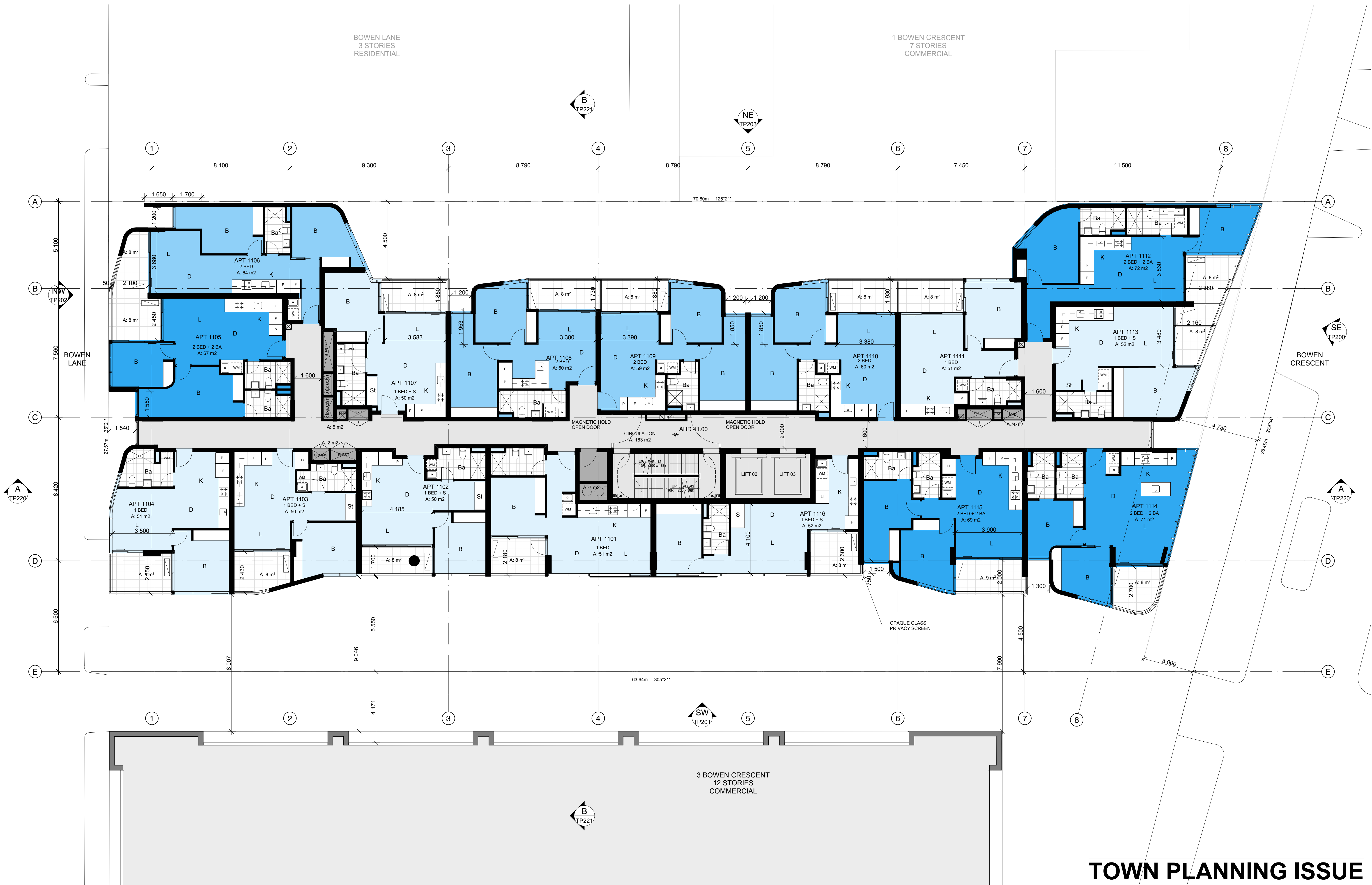


PROJECT
2 Bowen Crescent

DRAWING TITLE
LEVEL 10

SCALE 1:100	PLOT DATE 25/11/2015	CHECKED EL	REVISION
DATE 25/11/2015	DRAWN AM	JOB NO. 11806	DRAWING NO. TP110

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Building Surveyors ☐ PLP Building Surveyors christinep@plpaust.com





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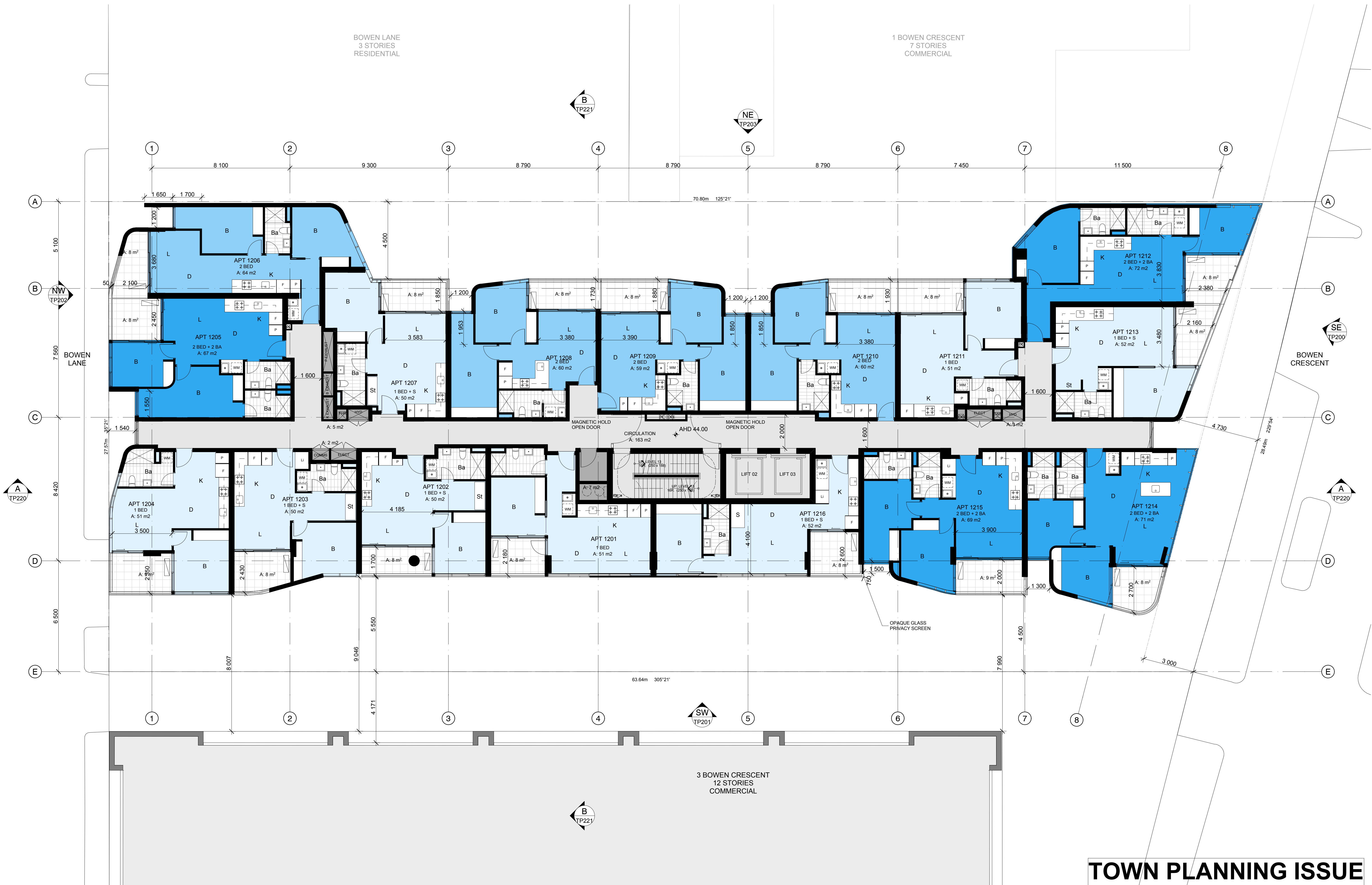
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PROJECT	DRAWING TITLE	SCALE	DATE	PLOT DATE
2 Bowen Crescent	LEVEL 11	1:100	25/11/2015	25/11/2015
			DRAWN AM	CHECKED EL
			JOB NO. 11806	DRAWING NO. TP111
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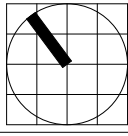
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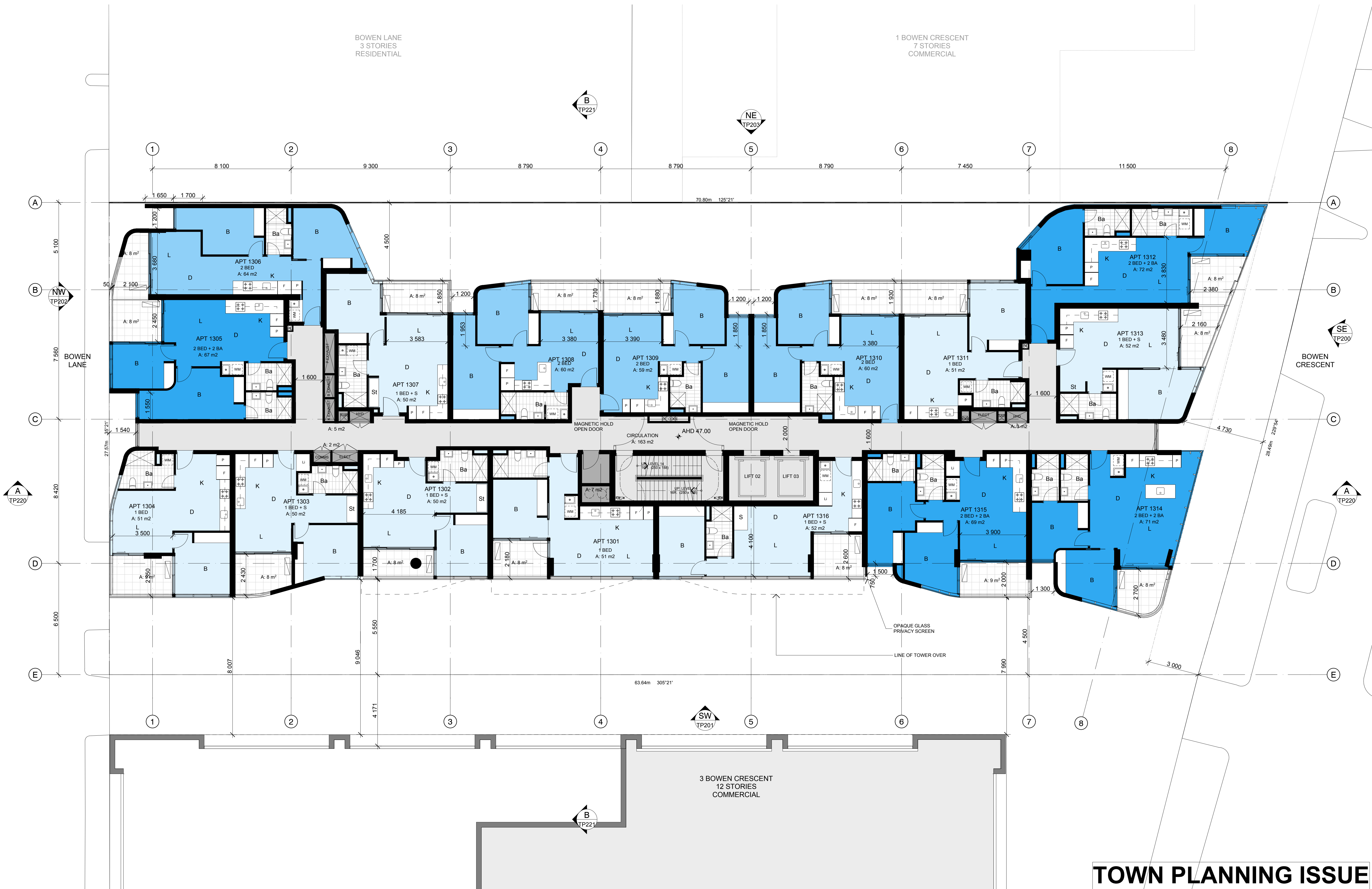
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PROJECT 2 Bowen Crescent	DRAWING TITLE LEVEL 12	SCALE 1:100	
DATE 25/11/2015	DRAWN AM	PLOT DATE 25/11/2015	
JOB NO. 11806	CHECKED EL	DRAWING NO. TP112	
REVISION		-	



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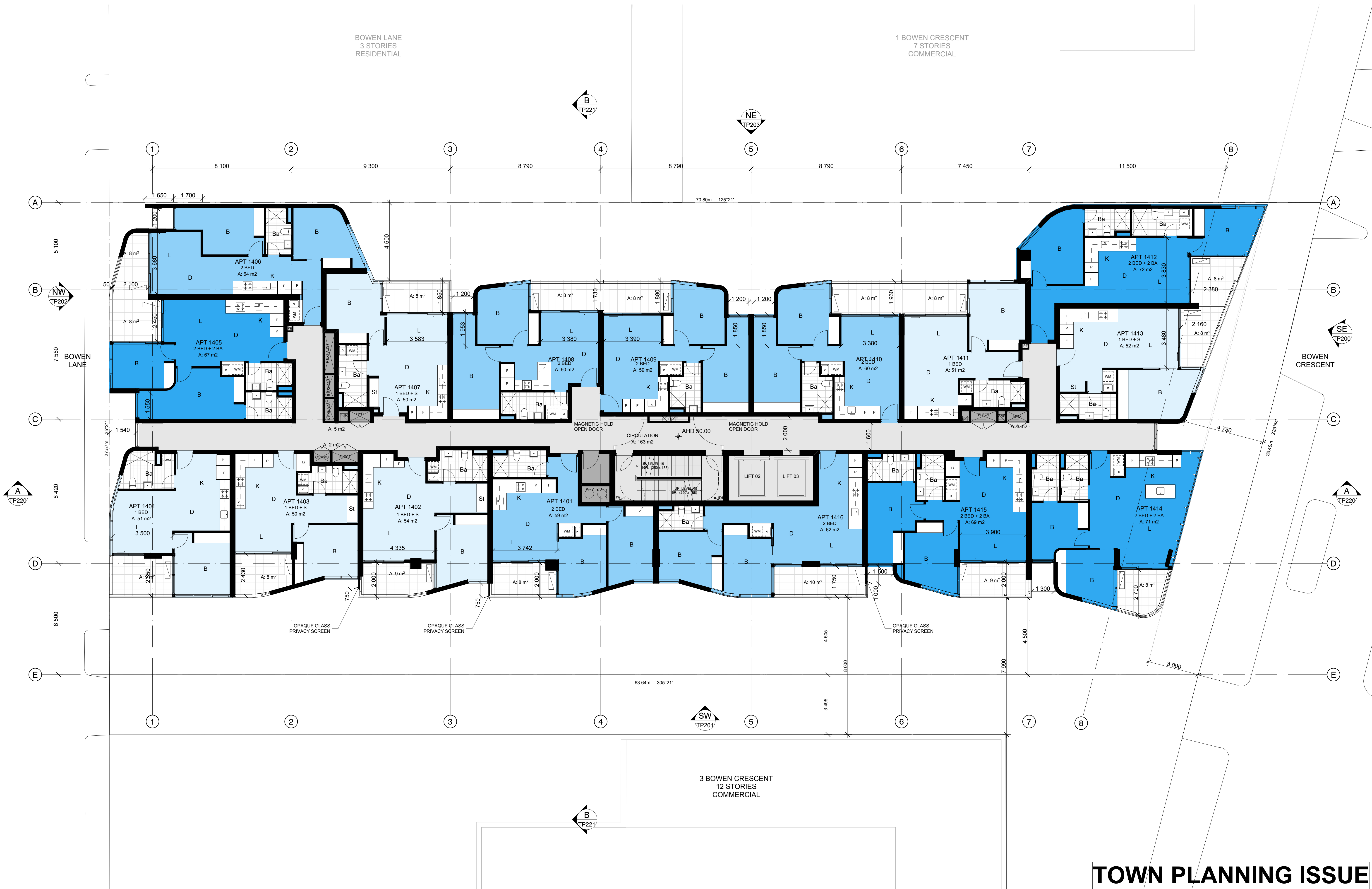
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PROJECT	DRAWING TITLE	SCALE		
2 Bowen Crescent	LEVEL 13	1:100		
DATE	PLOT DATE	DRAWN	CHECKED	REVISION
25/11/2015	25/11/2015	AM	EL	-
JOB NO.	DRAWING NO.			
11806	TP113			



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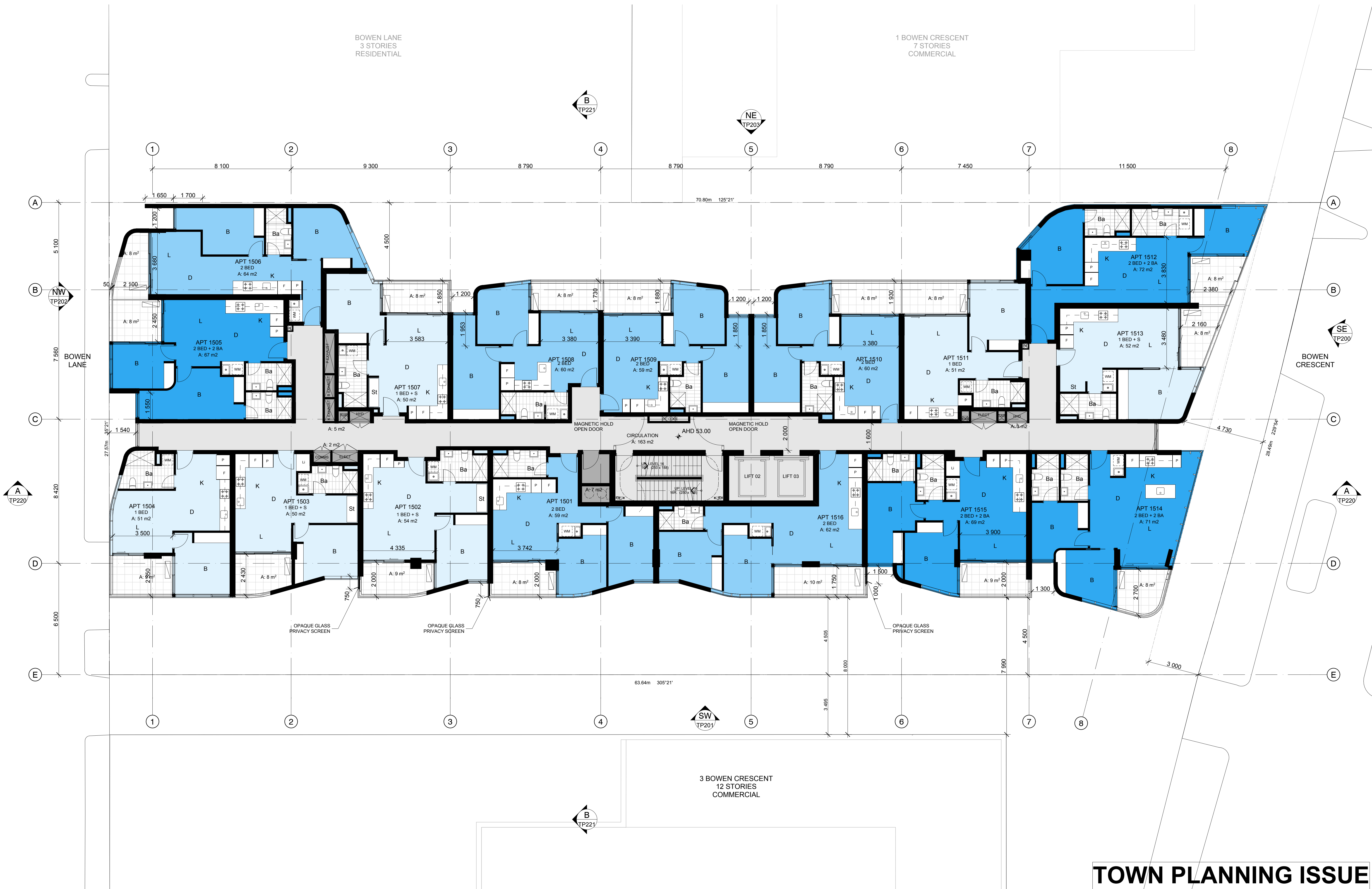
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PROJECT 2 Bowen Crescent	DRAWING TITLE LEVEL 14	SCALE 1:100		
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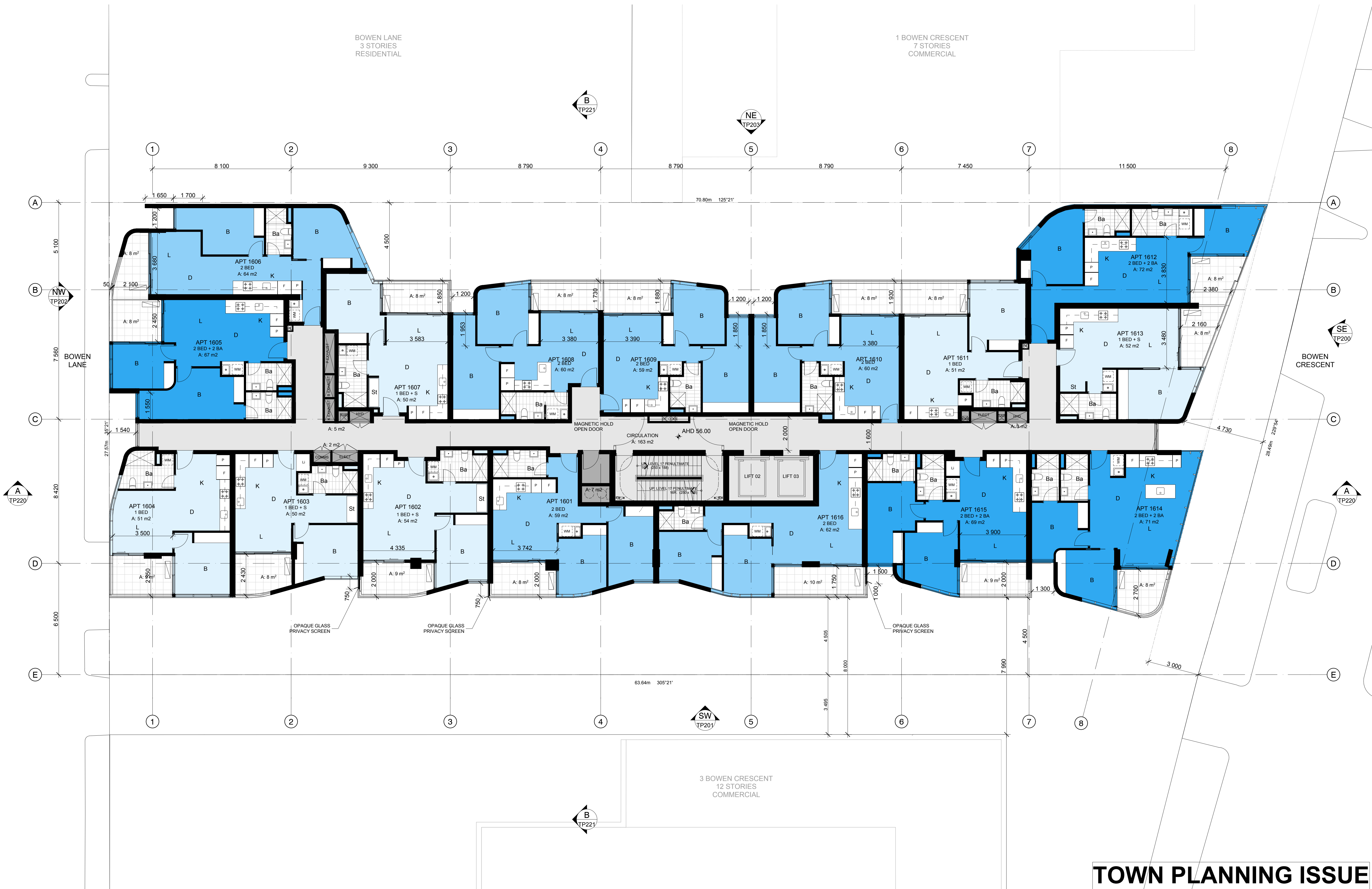
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PROJECT	DRAWING TITLE	SCALE	DATE	PLOT DATE
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			DRAWN AM	CHECKED EL
			JOB NO. 11806	DRAWING NO. TP115
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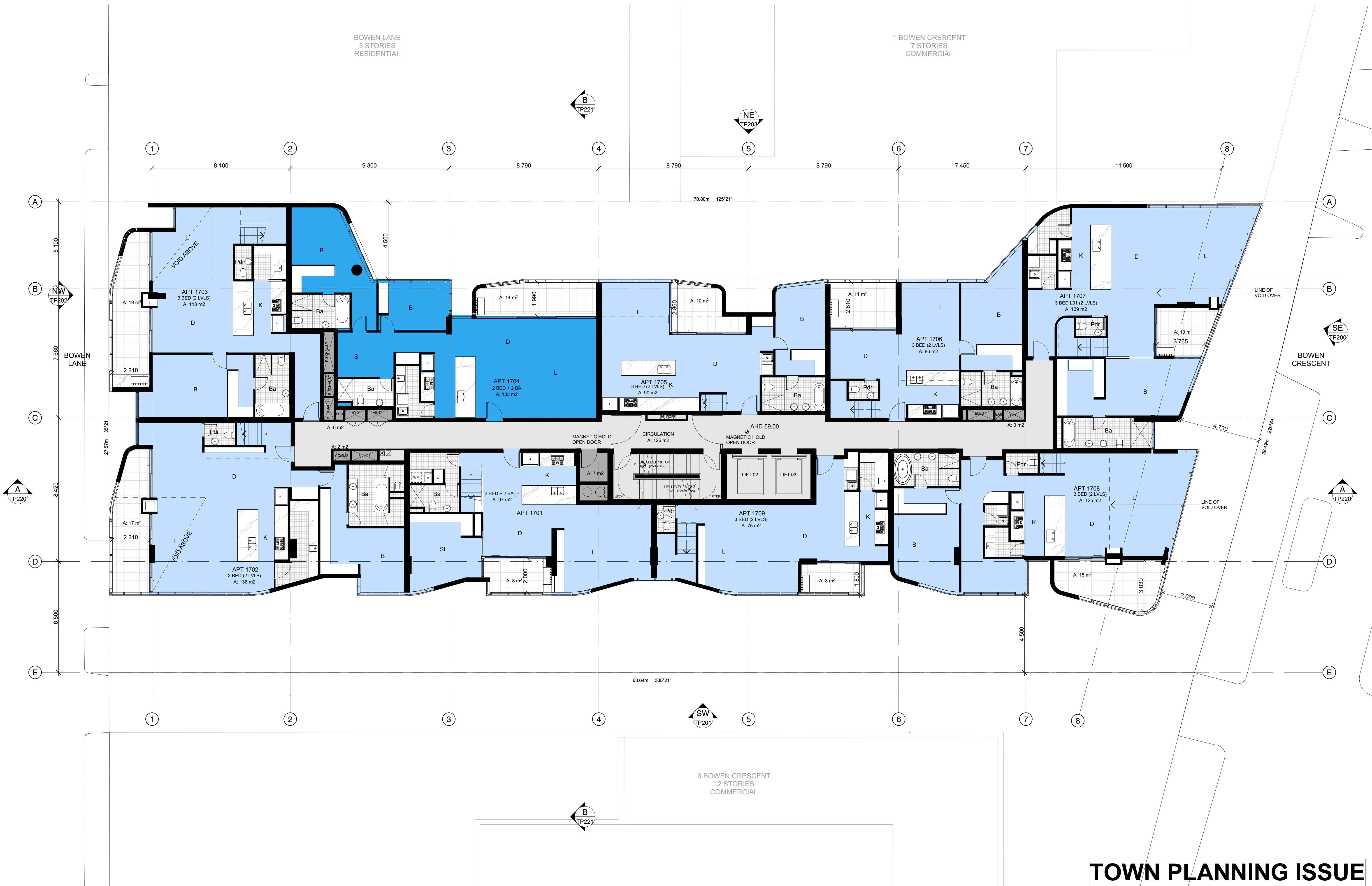
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PROJECT 2 Bowen Crescent	DRAWING TITLE LEVEL 16	SCALE 1:100	
DATE 25/11/2015	PLOT DATE 25/11/2015	DRAWN AM	CHECKED EL
JOB NO. 11806	DRAWING NO. TP116	REVISION -	



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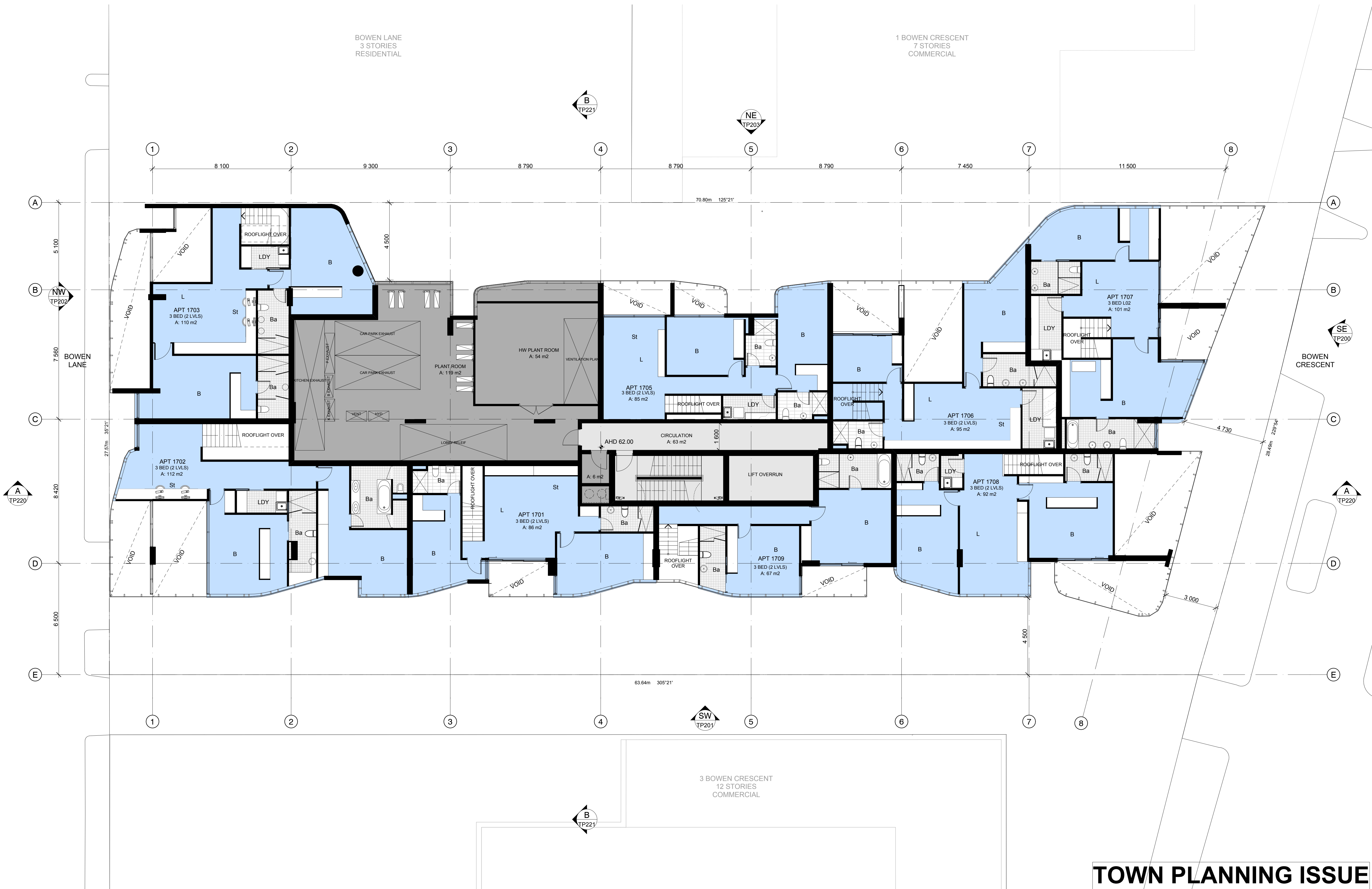
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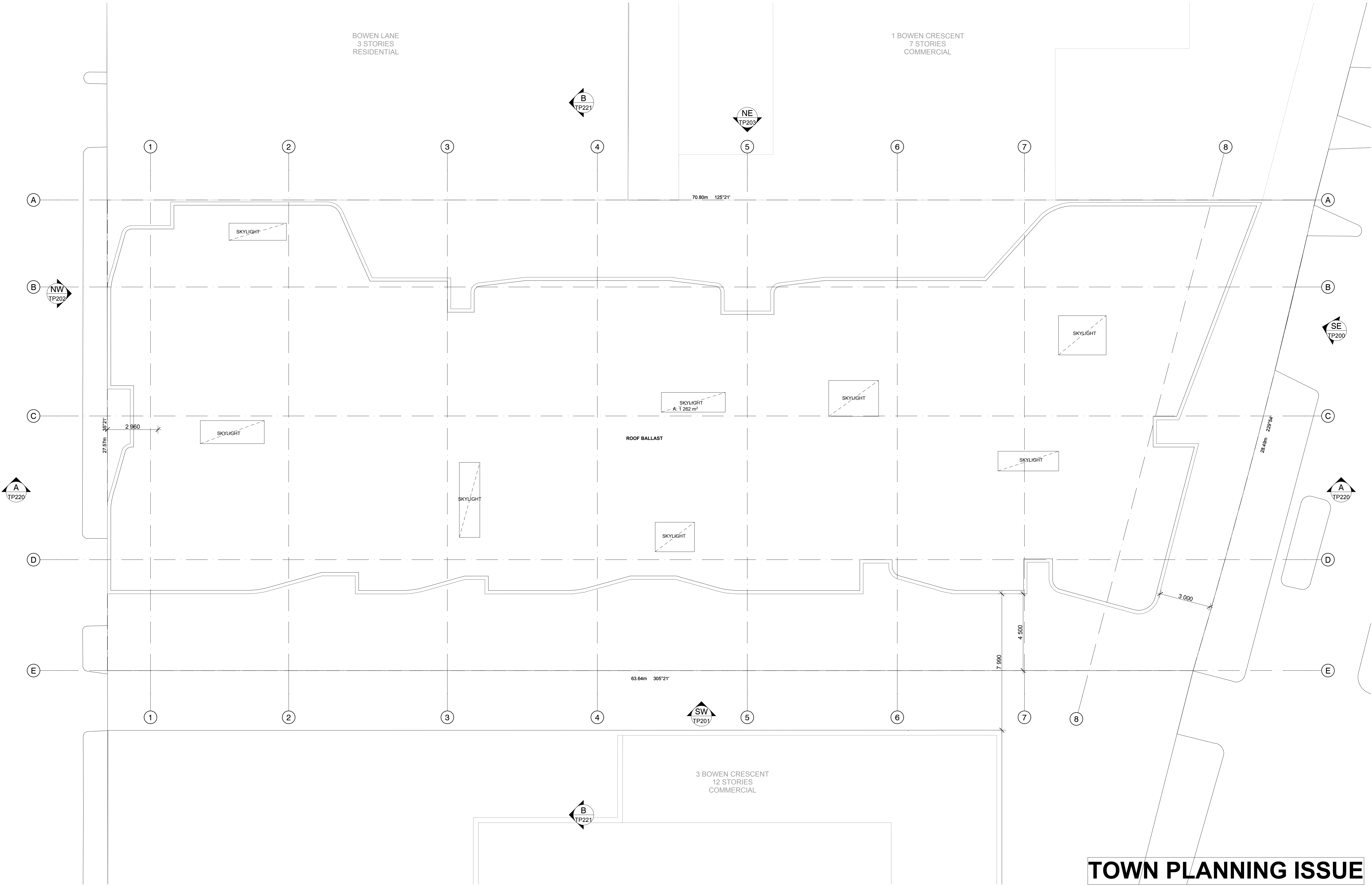
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PROJECT 2 Bowen Crescent	DRAWING TITLE LEVEL 18	SCALE 1:100	PLOT DATE 25/11/2015	CHECKED EL	REVISION -
JOB NO. 11806	DRAWING NO. TP118				



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PROJECT	DRAWING TITLE
2 Bowen Crescent	ROOF PLAN
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SCALE		
1:100		
DATE	PLOT DATE	
25/11/2015	25/11/2015	
DRAWN	CHECKED	
AM	EL	
JOB NO.	DRAWING NO.	REVISION
11806	TP119	-

- C1

PRECAST CONCRETE - COLOUR 1
- C2

PRECAST CONCRETE - COLOUR 2
- G1

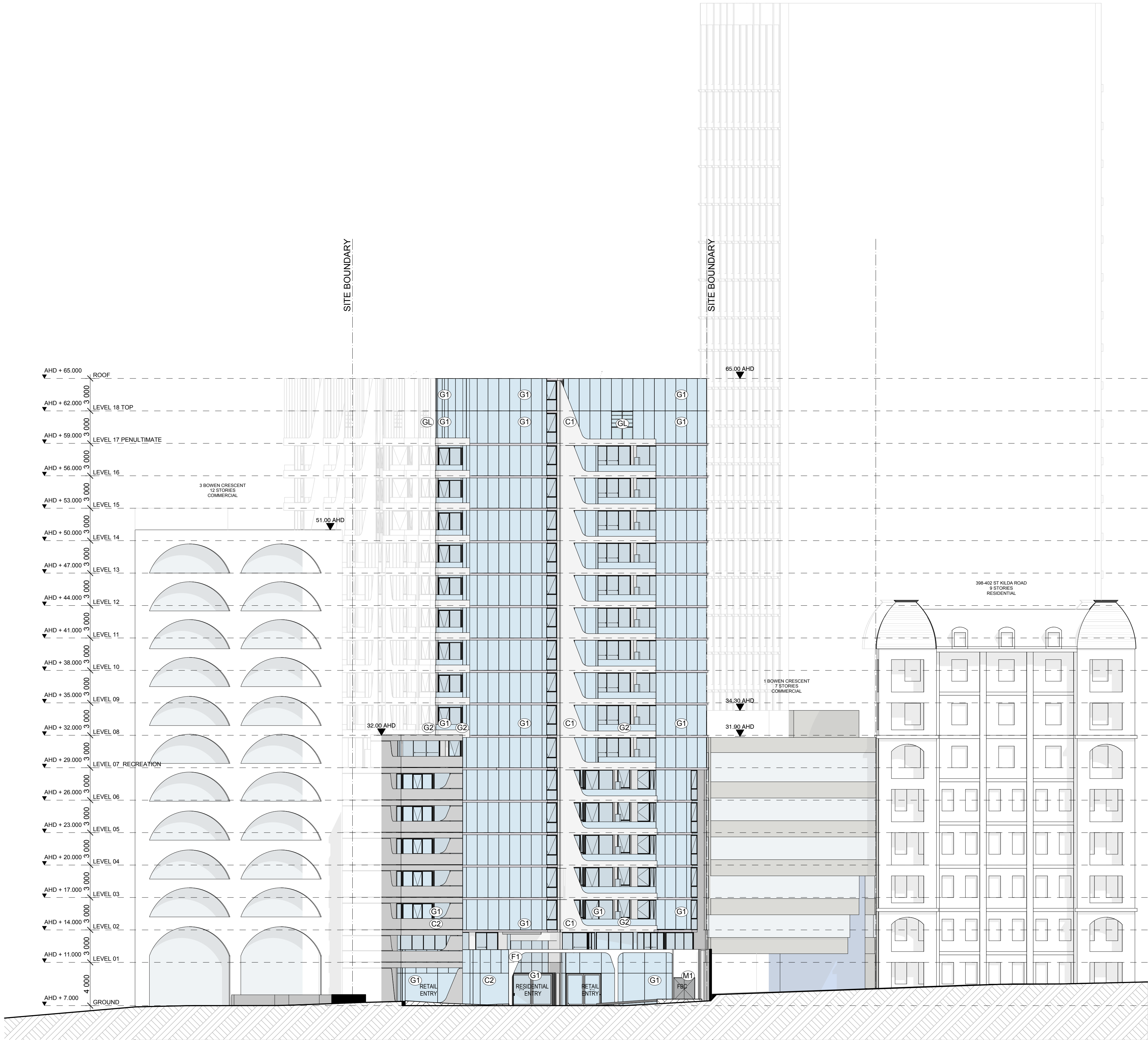
GLAZING TYPE 1
- G2

BALCONY GLAZING
- GL

GLASS LOUVRES
- F1

FEATURE PATTERNED CONCRETE CLADDING
- M1

PERFORATED METAL CLADDING



TOWN PLANNING ISSUE

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PROJECT	DRAWING TITLE	SCALE		
2 Bowen Crescent	SOUTH-EAST ELEVATION	1:200, 1:100		
DATE	PLOT DATE	DRAWN	CHECKED	
25/11/2015	25/11/2015	AM	EL	
JOB NO.	DRAWING NO.	REVISION		
11806	TP200	-		

- C1

PRECAST CONCRETE - COLOUR 1
- C2

PRECAST CONCRETE - COLOUR 2
- G1

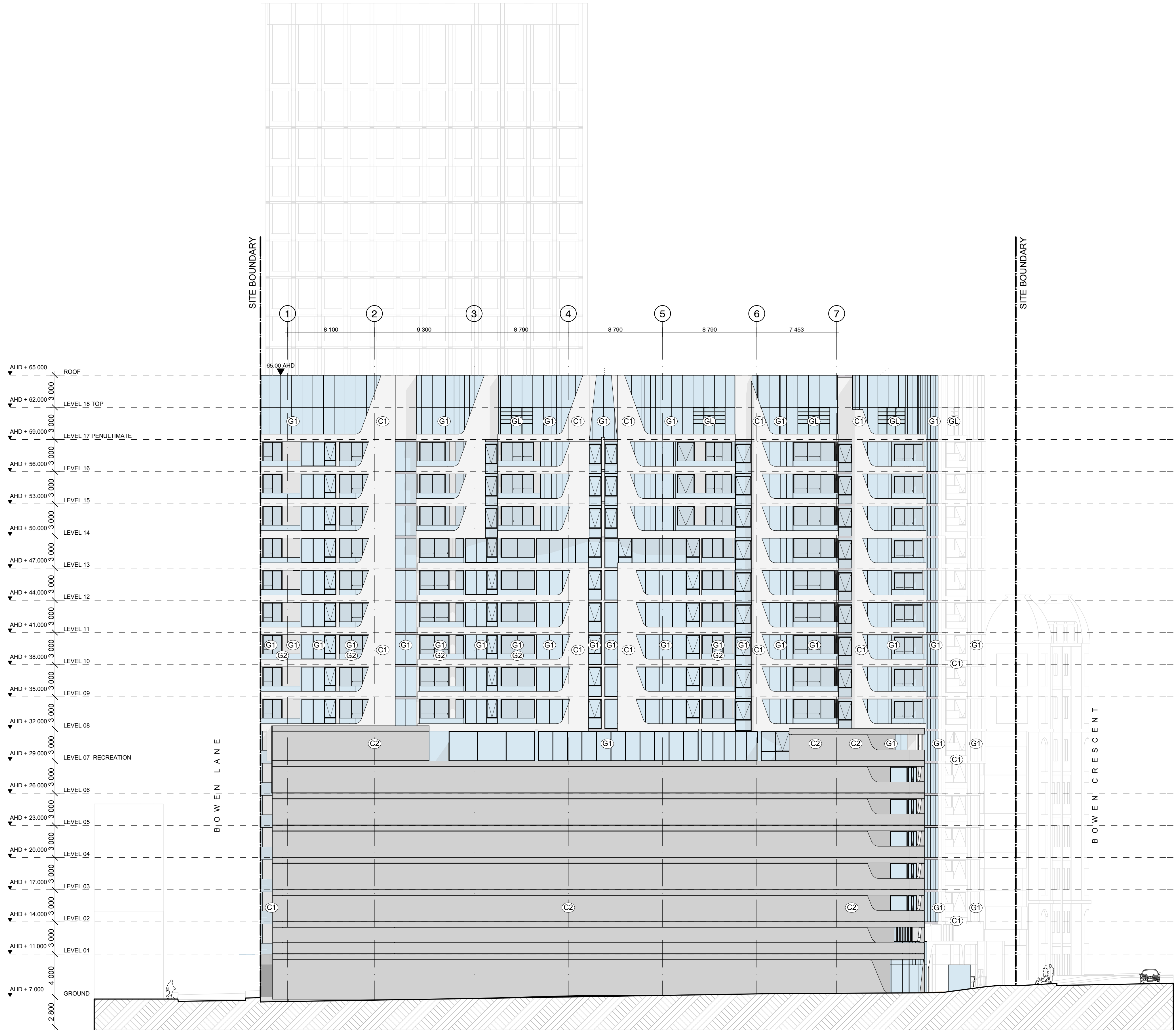
GLAZING TYPE 1
- G2

BALCONY GLAZING
- GL

GLASS LOUVRES
- F1

FEATURE PATTERNED CONCRETE CLADDING
- M1

PERFORATED METAL CLADDING



TOWN PLANNING ISSUE

DATE	REVISION	BY	CHK	NO.
25/11/2015	TP ISSUE	AM	EL	-

DATE	REVISION	BY	CHK	NO.

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PROJECT	DRAWING TITLE	SCALE	JOB NO.	DRAWING NO.	REVISION
2 Bowen Crescent	SOUTH-WEST ELEVATION	1:100, 1:200	11806	TP201	-
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DRAWN AM					

- C1

PRECAST CONCRETE - COLOUR 1
- C2

PRECAST CONCRETE - COLOUR 2
- G1

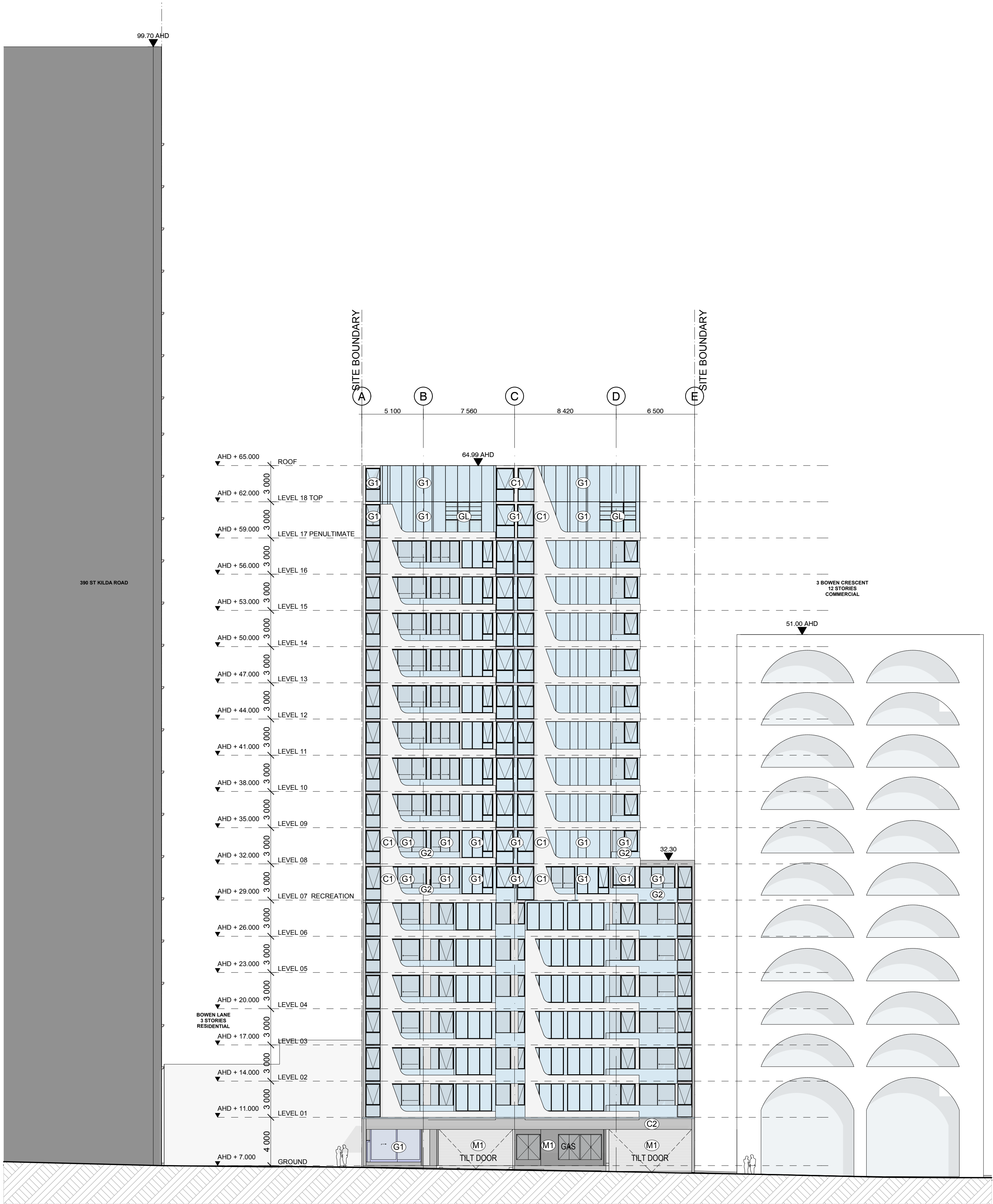
GLAZING TYPE 1
- G2

BALCONY GLAZING
- GL

GLASS LOUVRES
- F1

FEATURE PATTERNED CONCRETE CLADDING
- M1

PERFORATED METAL CLADDING



TOWN PLANNING ISSUE

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ACN 091690336

PROJECT	DRAWING TITLE	SCALE		
2 Bowen Crescent	NORTH-WEST ELEVATION	1:200, 1:100		
		DATE 25/11/2015	PLOT DATE 25/11/2015	
		DRAWN AM	CHECKED EL	
		JOB NO. 11806	DRAWING NO. TP202	REVISION -

- C1

PRECAST CONCRETE - COLOUR 1
- C2

PRECAST CONCRETE - COLOUR 2
- G1

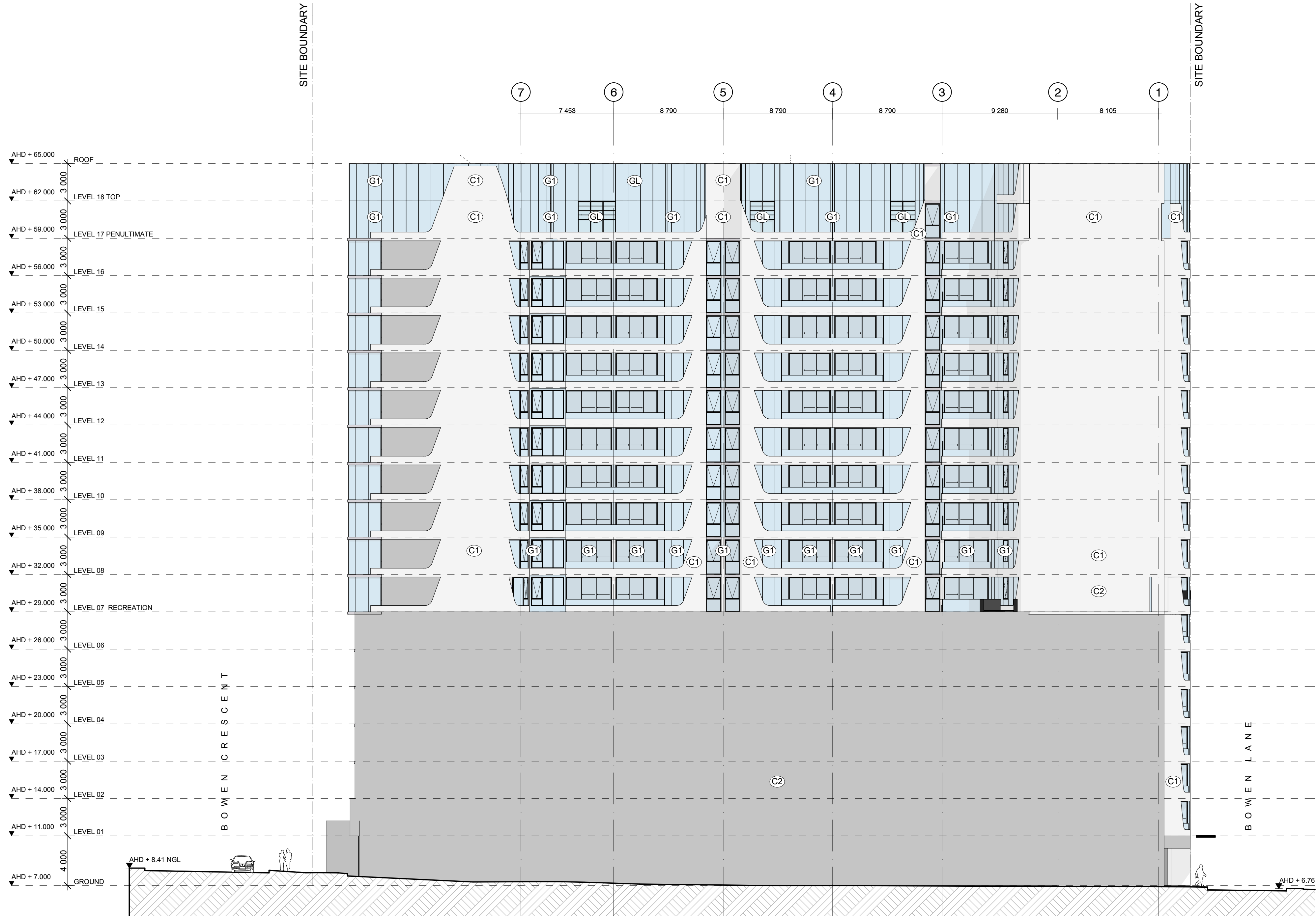
GLAZING TYPE 1
- G2

BALCONY GLAZING
- GL

GLASS LOUVRES
- F1

FEATURE PATTERNED CONCRETE CLADDING
- M1

PERFORATED METAL CLADDING



TOWN PLANNING ISSUE

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DATE	REVISION	BY	CHK	NO.

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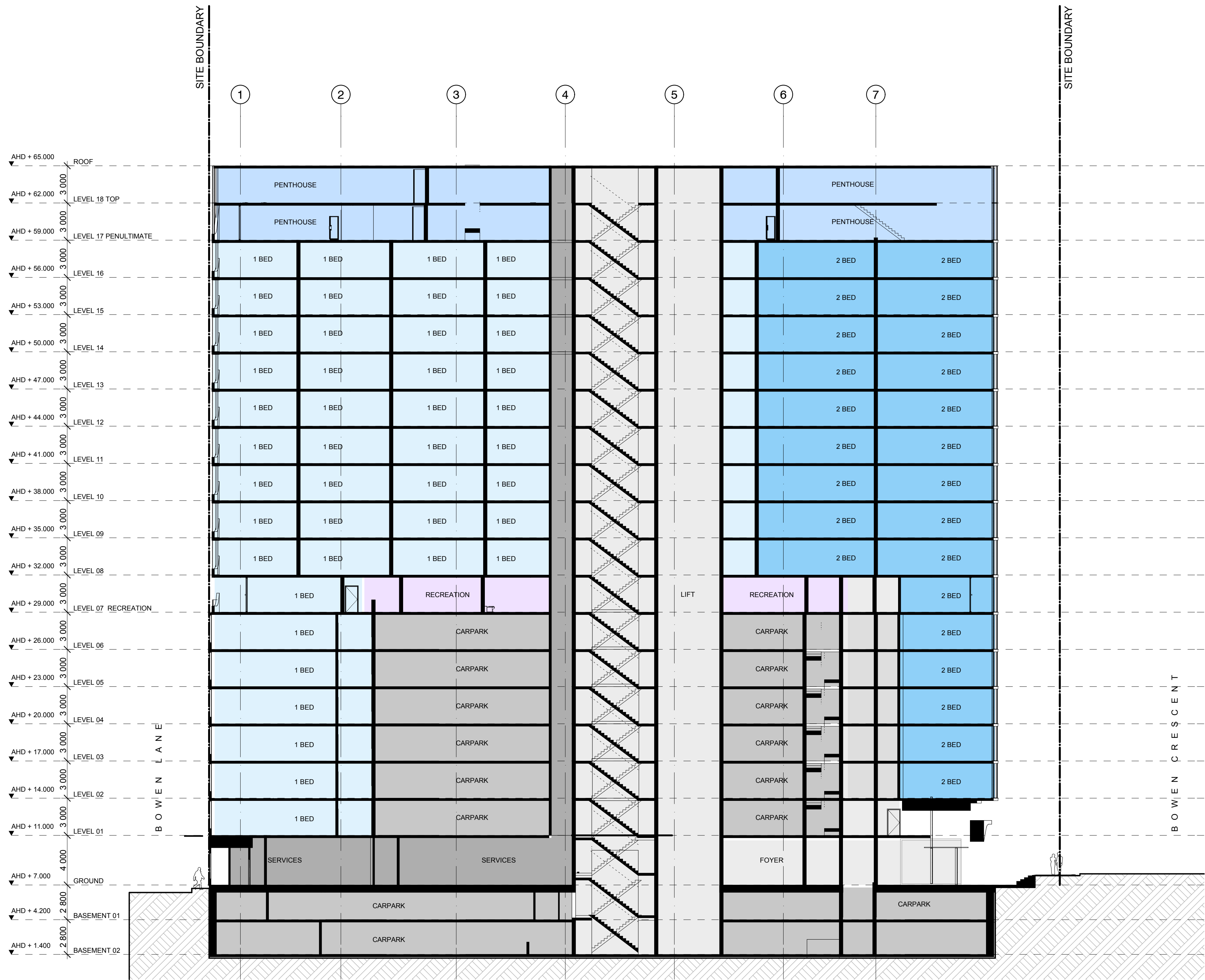
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PROJECT	DRAWING TITLE	SCALE		
2 Bowen Crescent	NORTH-EAST ELEVATION	1:200, 1:100		
DATE			PLOT DATE	
25/11/2015			25/11/2015	
DRAWN			CHECKED	
AM			EL	
JOB NO.	DRAWING NO.	REVISION		
11806	TP203	-		



TOWN PLANNING ISSUE

DATE	REVISION	BY	CHK	NO.
25/11/2015	TP ISSUE	AM	EL	-

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Structural Engineers	☐ WSP Group grafahmrogers@wspgroup.com
Services Engineers	☐ WSP Group charlie.sander@wspgroup.com
Building Surveyors	☐ PLP Building Surveyors christinep@plpaust.com
	☐
	☐



plus

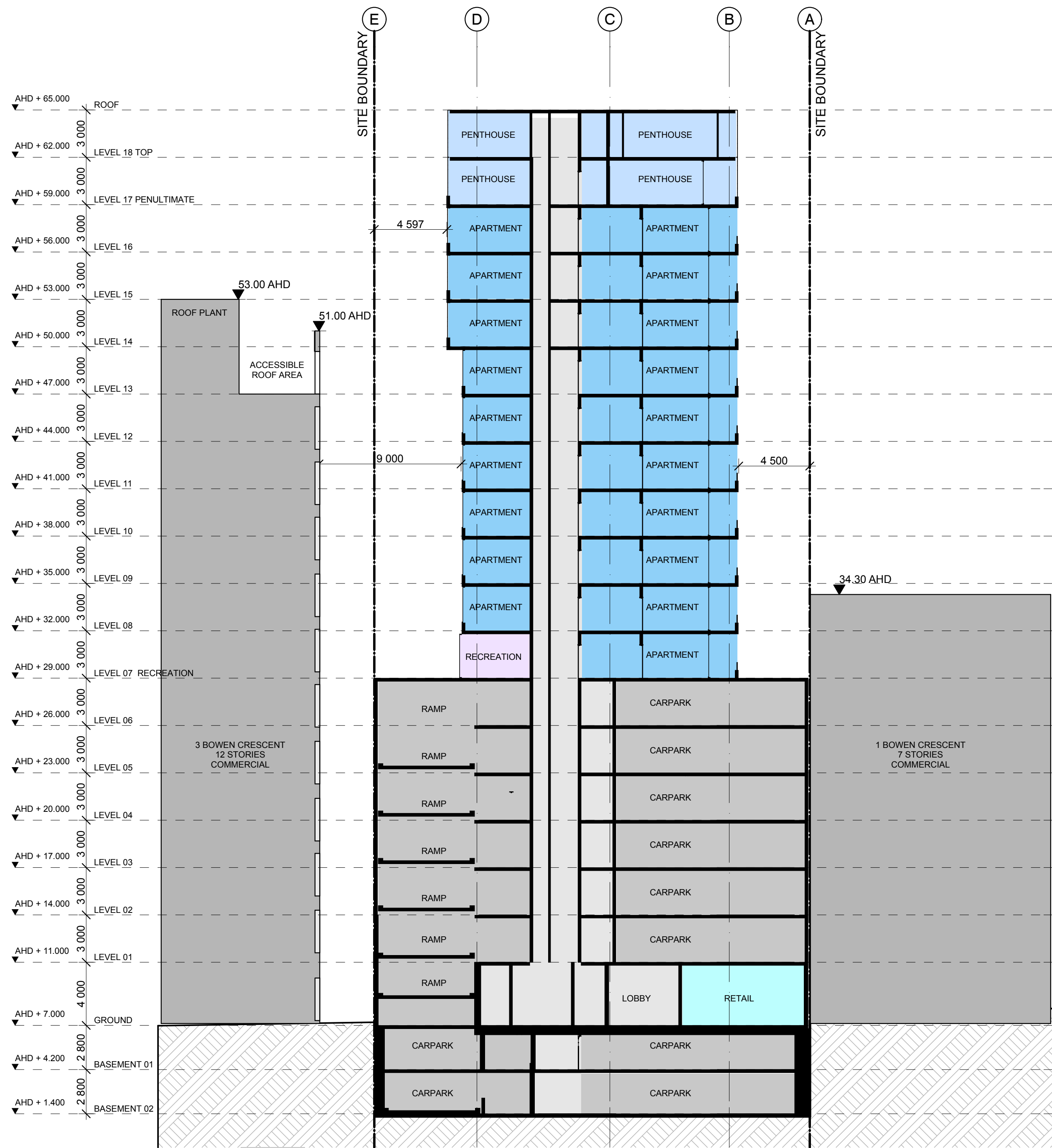
architecture

SydneyMelbourneBrisbane

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TELEPHONE +61 3 8898 3999
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Plus Architecture Pty. Ltd.
ACN 091690336

PROJECT 2 Bowen Crescent	DRAWING TITLE SECTION A	SCALE 1:200		
DATE 25/11/2015	PLOT DATE 25/11/2015	DRAWN AM	CHECKED EL	
JOB NO. 11806	DRAWING NO. TP220	REVISION		



TOWN PLANNING ISSUE

DATE	REVISION	BY	CHK	NO.
25/11/2015	TP ISSUE	AM	EL	-

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
Structural Engineers	☐ WSP Group grahamrogers@wspgroup.com
Services Engineers	☐ WSP Group charlie.samaraweera@wspgroup.com
Building Surveyors	☐ PLP Building Surveyors christinep@plpaustr.com
	☐
	☐



plus

architecture

Sydney Melbourne Brisbane

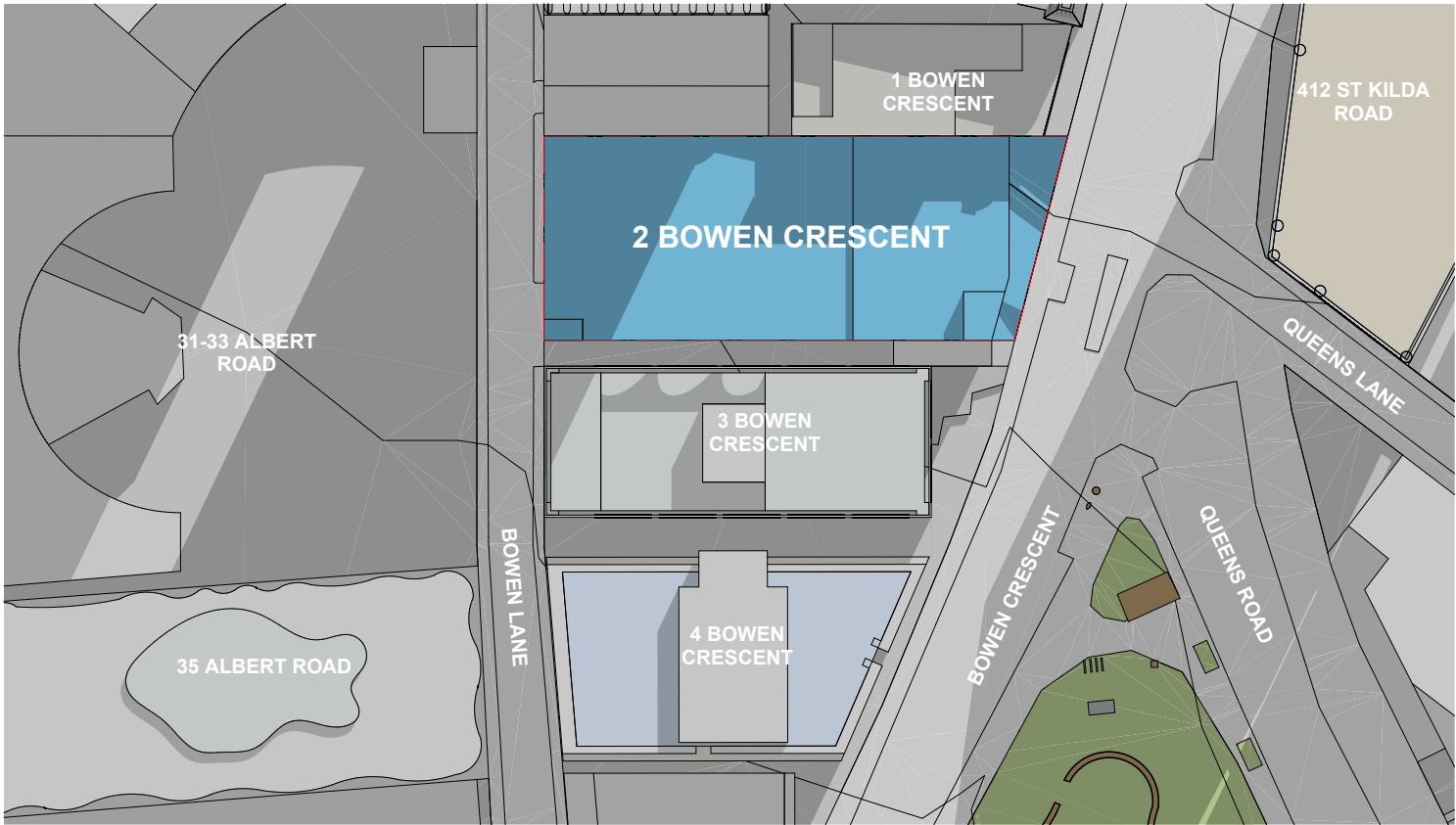
Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia

TELEPHONE +61 3 8898 3999
FACSIMILE +61 3 9662 7728

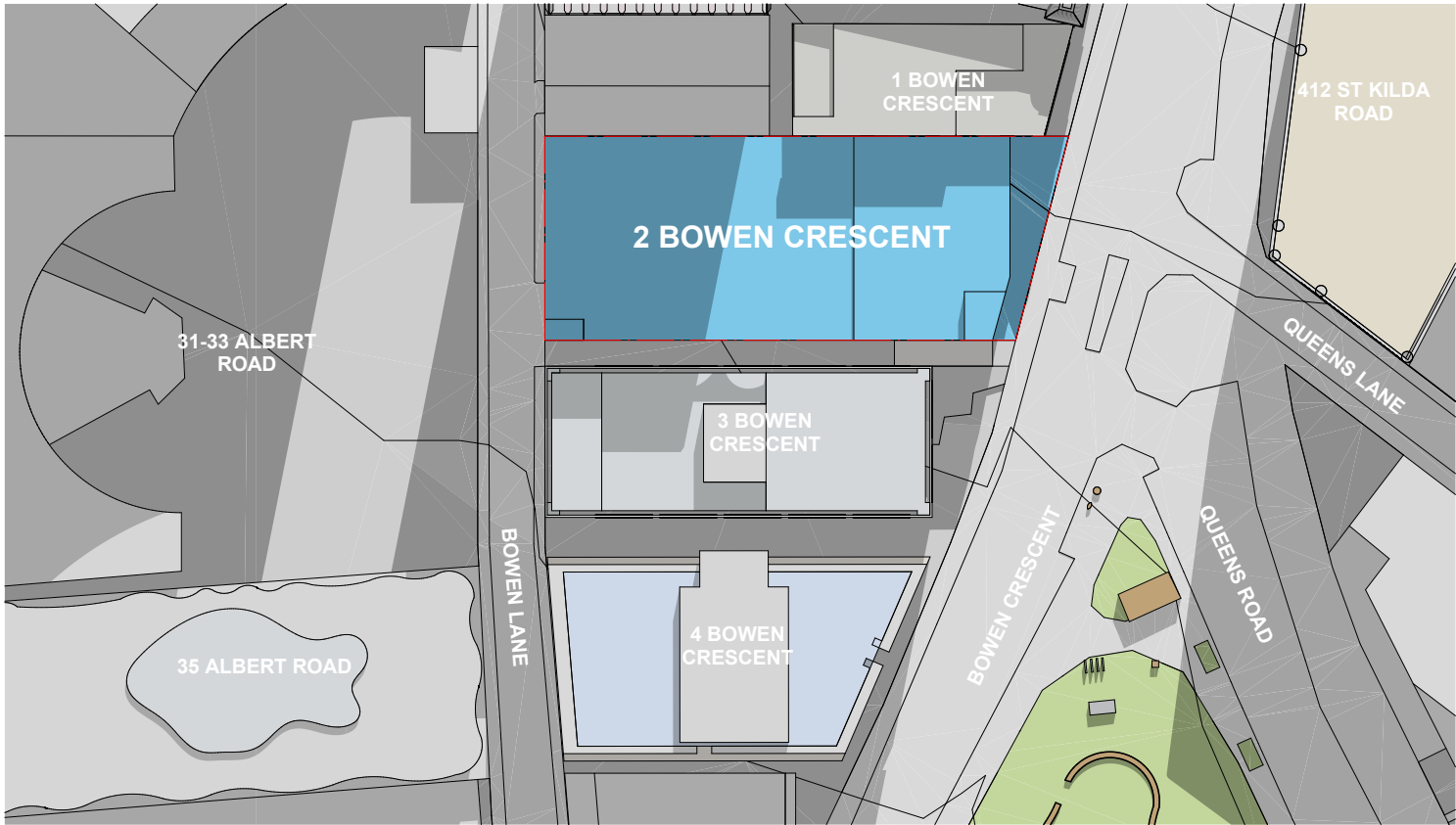
arch@plusarchitecture.com.au
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Plus Architecture Pty. Ltd.
ACN 091690336

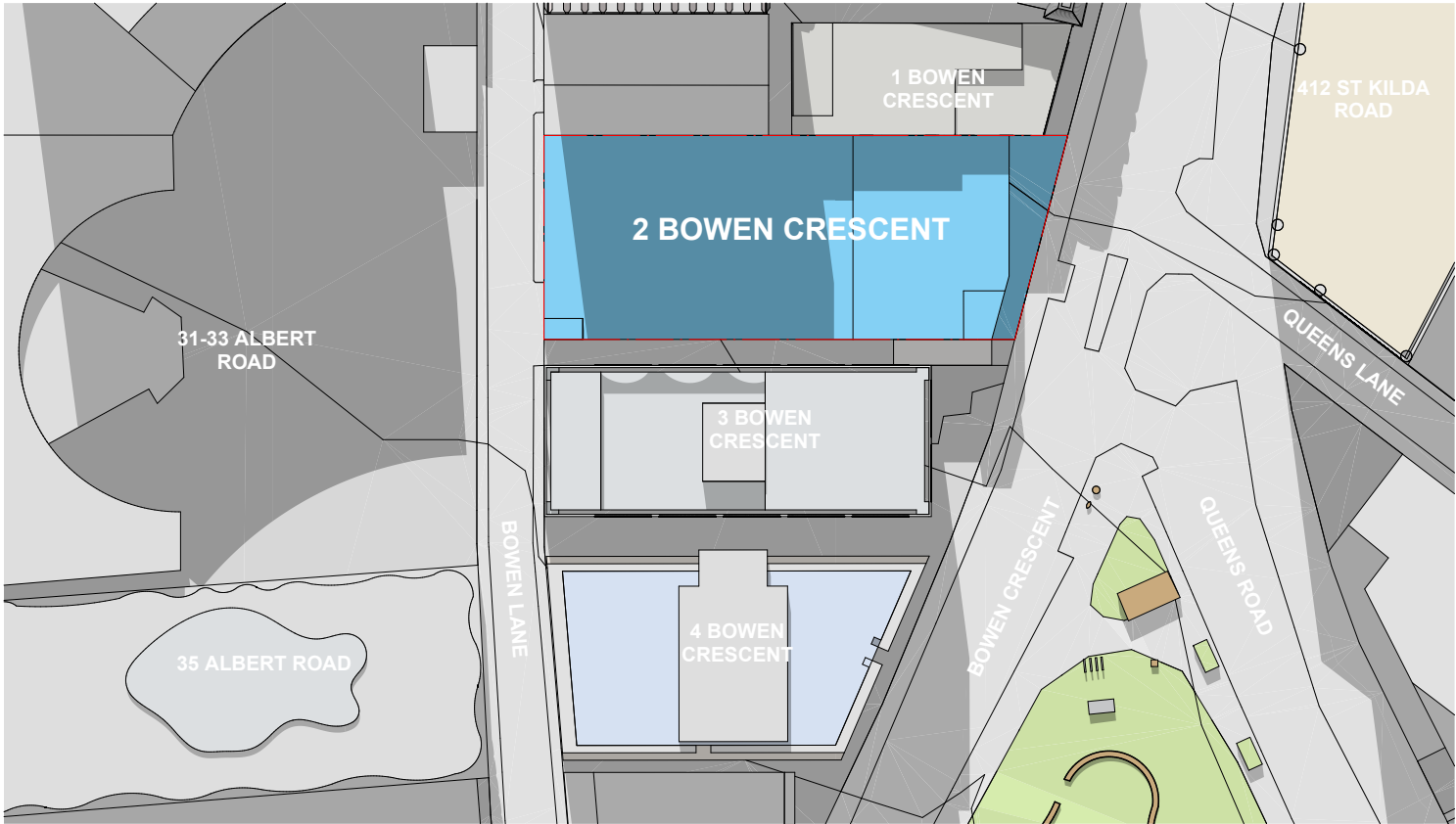
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2 Bowen Crescent		SECTION B		1:200	
DATE 25/11/2015		PLOT DATE 25/11/2015		DRAWN AM	CHECKED EL
JOB NO. 11806		DRAWING NO. TP221		REVISION	



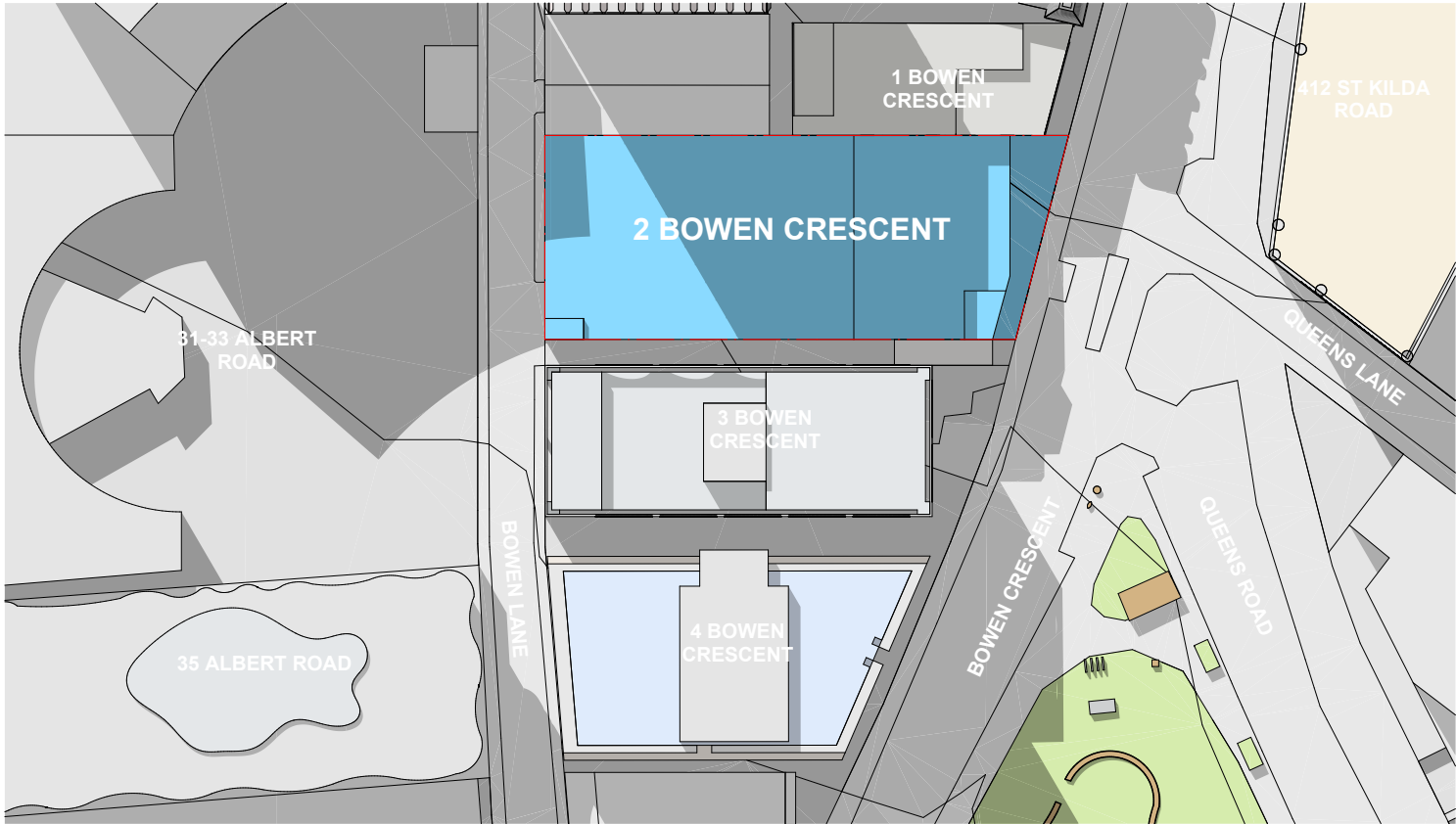
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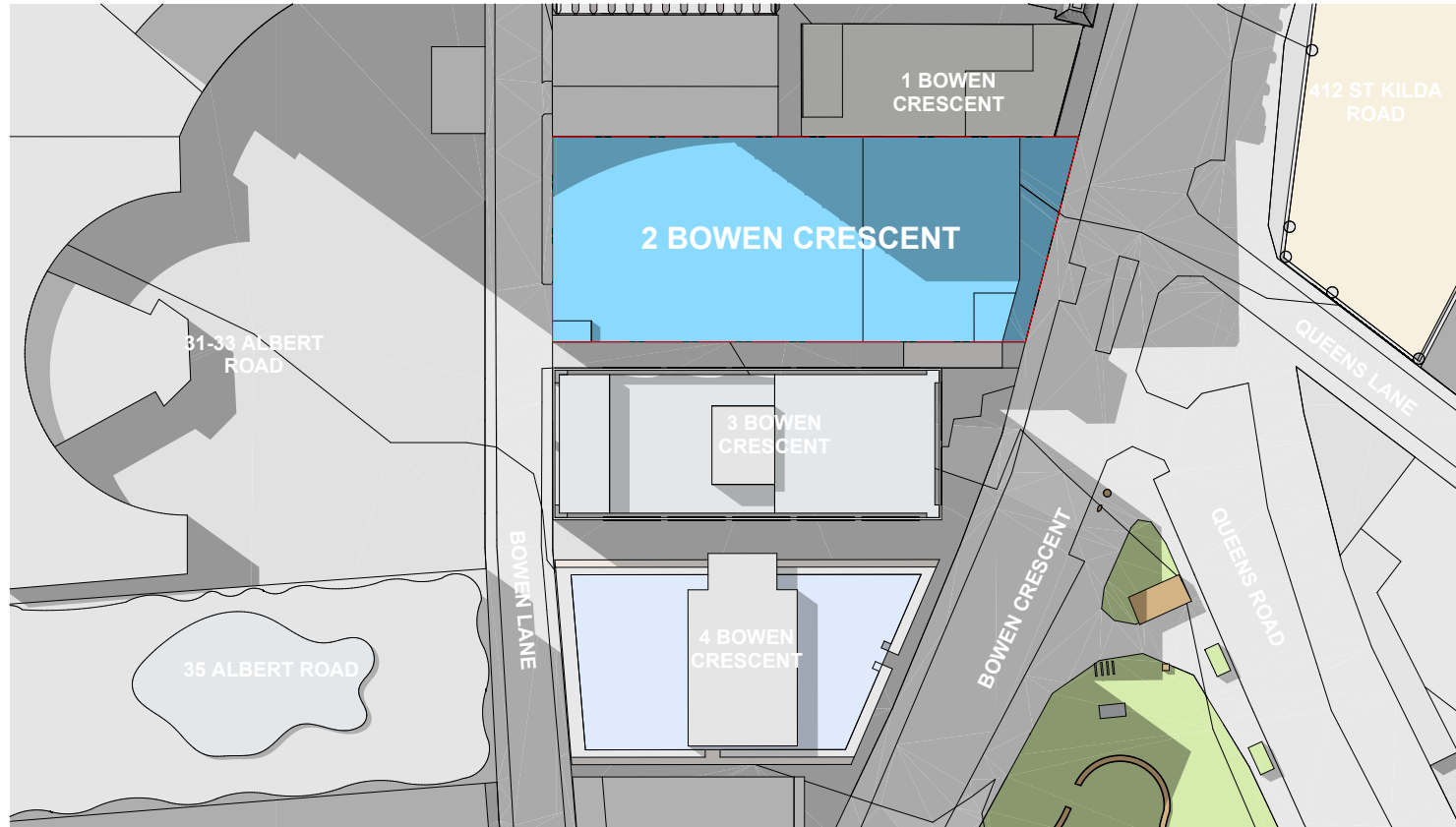
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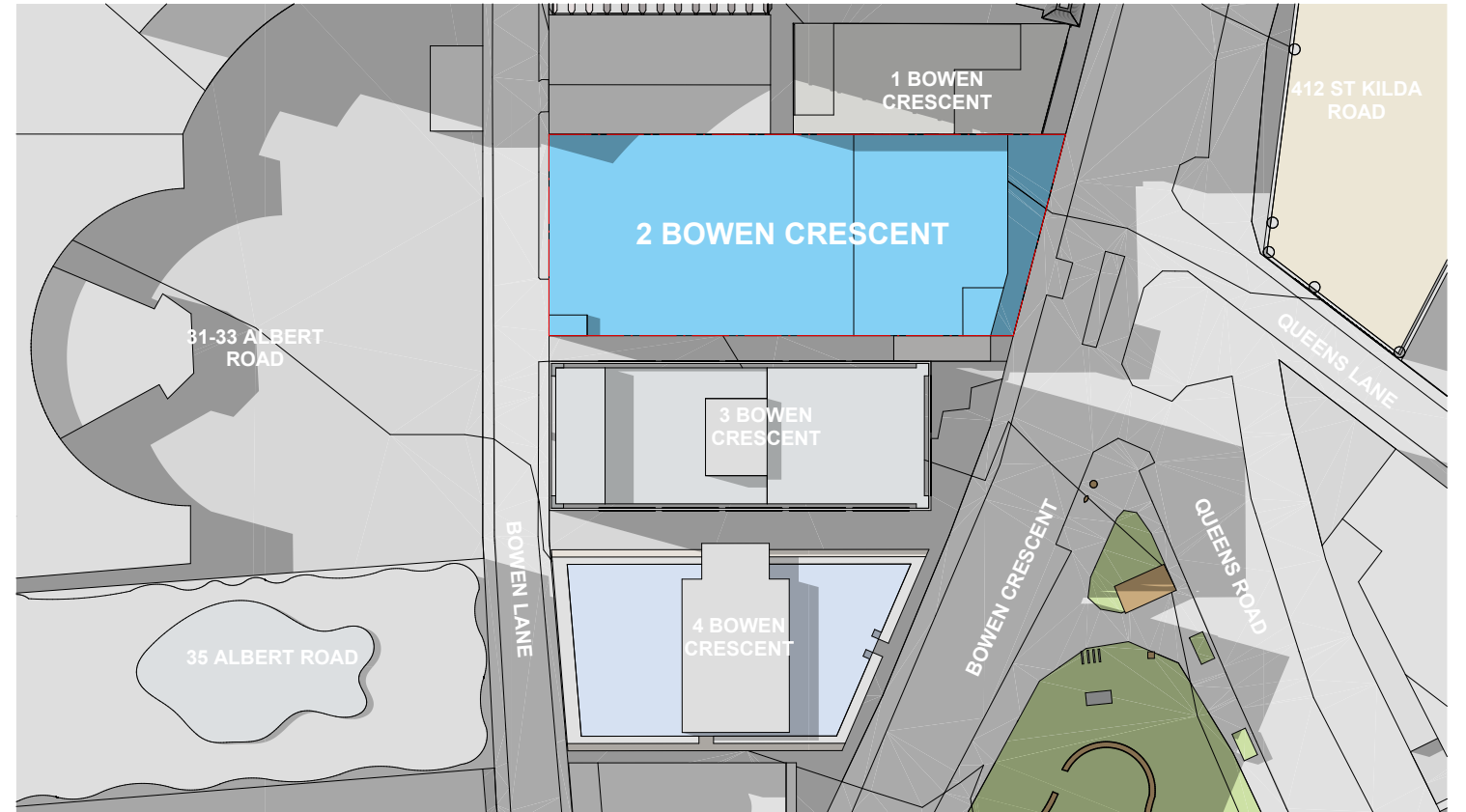
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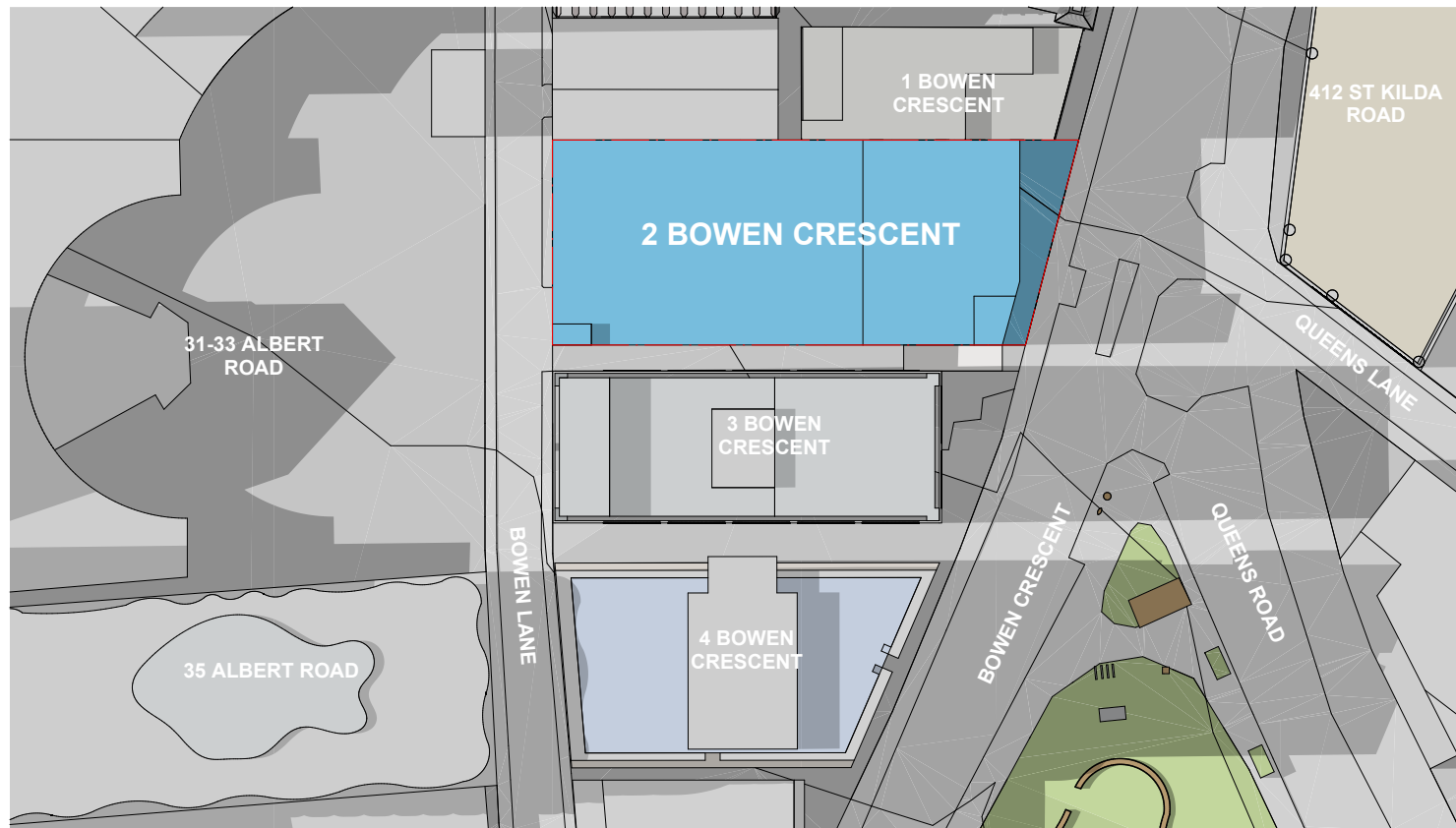
12:00 PM EXISTING SHADOWS 22nd SEPTEMBER



1:00 PM EXISTING SHADOWS 22nd SEPTEMBER



2:00 PM EXISTING SHADOWS 22nd SEPTEMBER



3:00 PM EXISTING SHADOWS 22nd SEPTEMBER

PROJECT

Wu Zhong

2 Bowen Crescent

JOB NUMBER

11806

DATE

25/11/2015

DRAWING

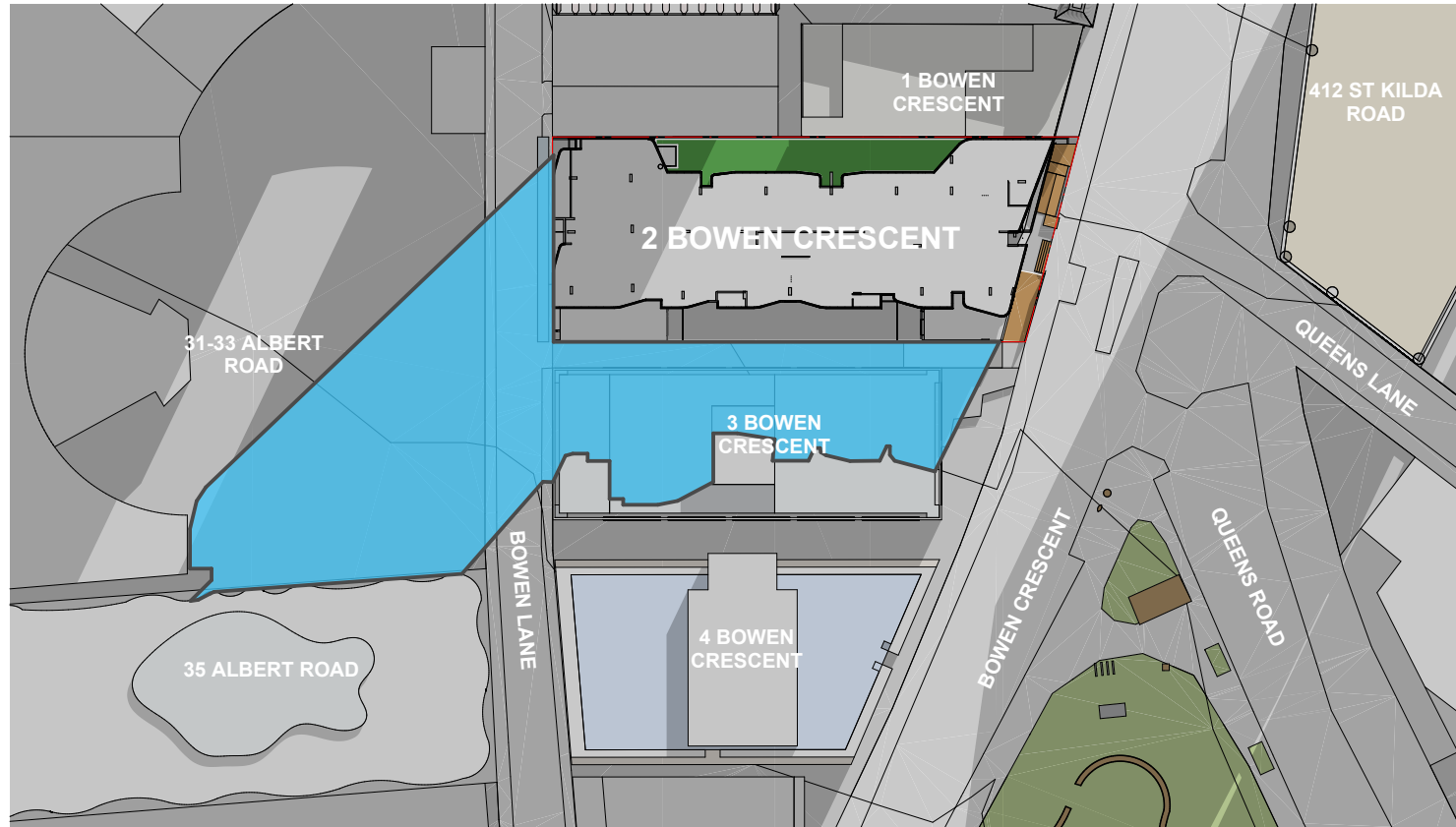
EXISTING SHADOW ANALYSIS



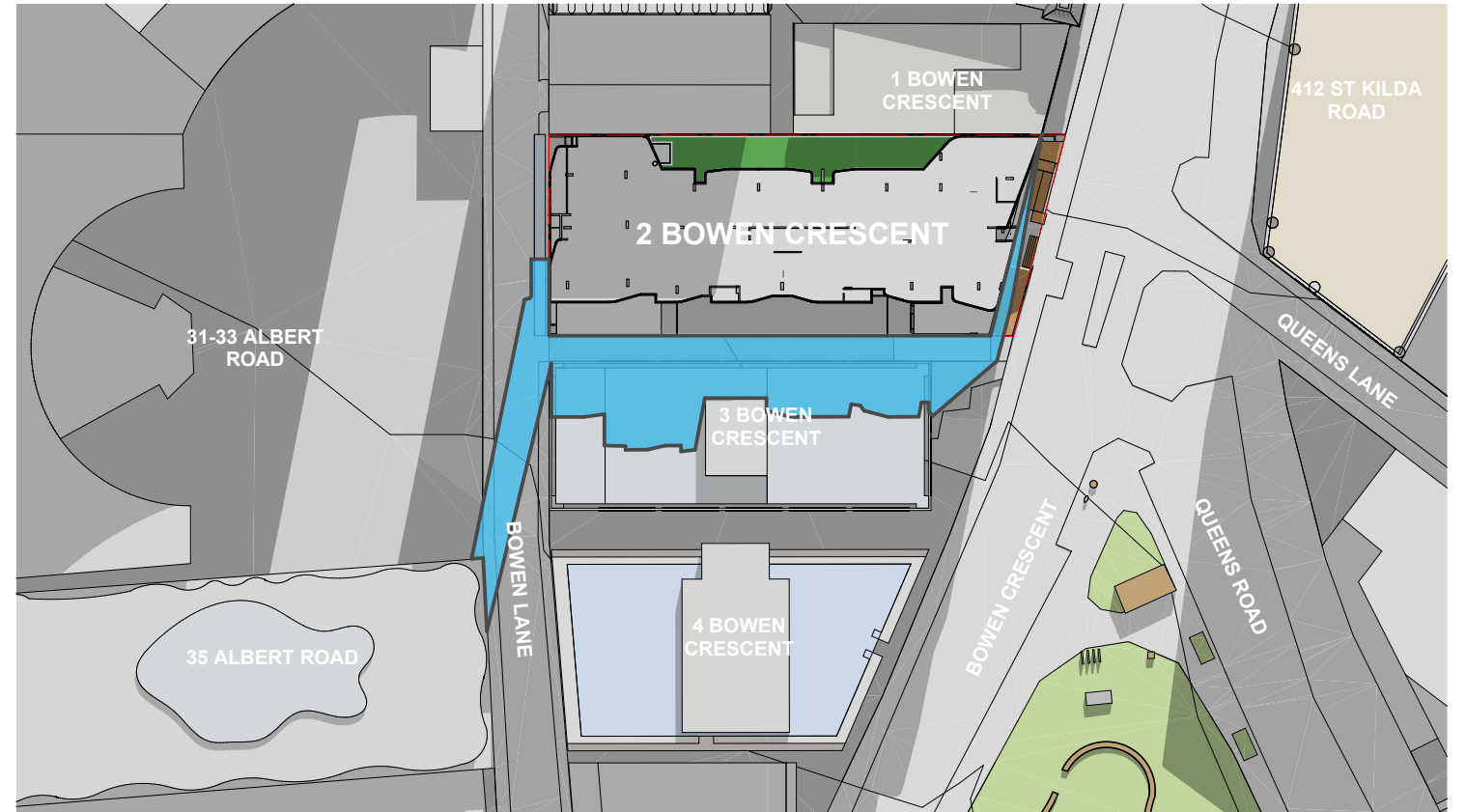
WUZHONG
吴中地产



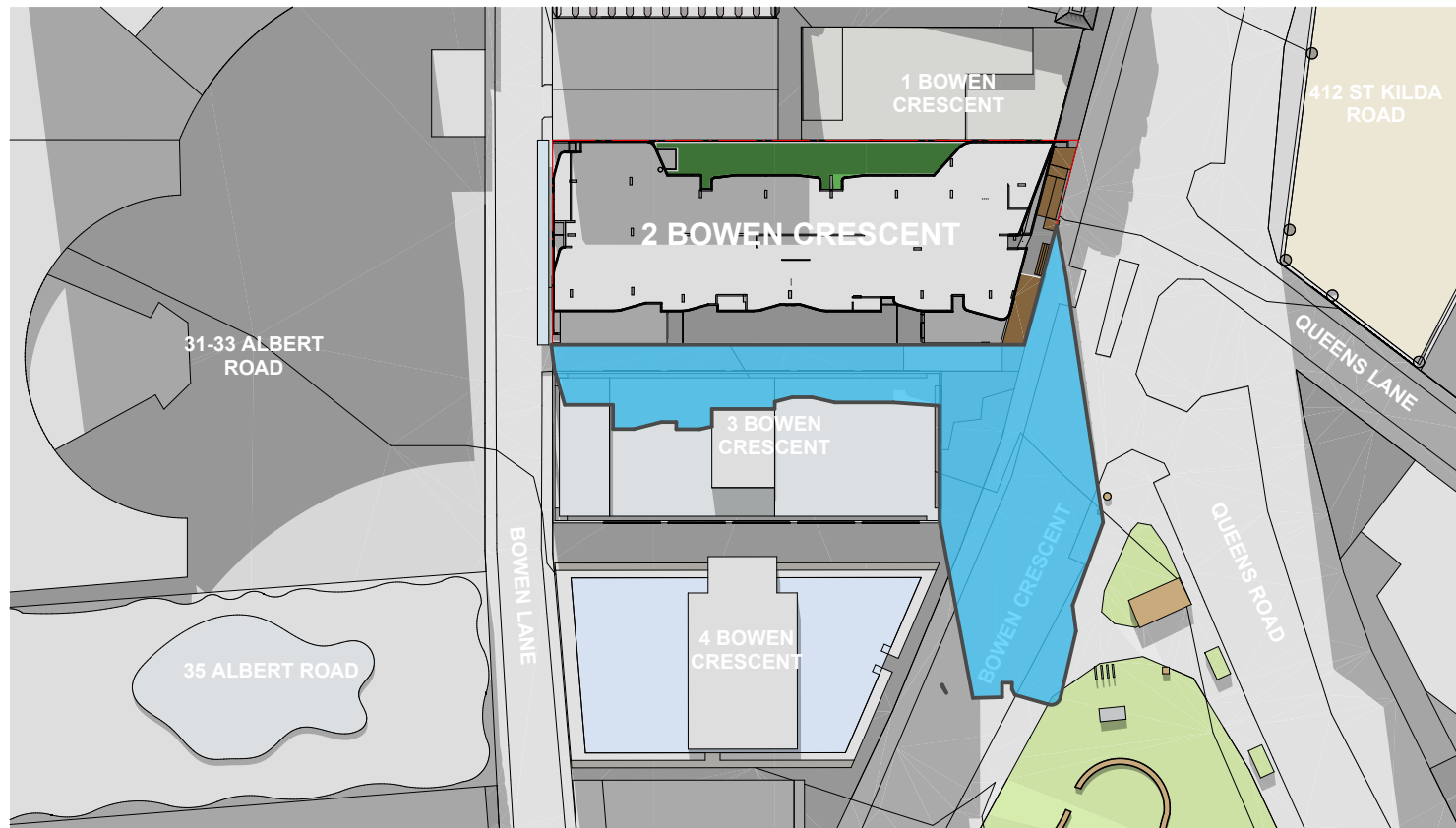
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architecture



9:00 AM PROPOSED SHADOWS 22nd SEPTEMBER



10:00 AM PROPOSED SHADOWS 22nd SEPTEMBER



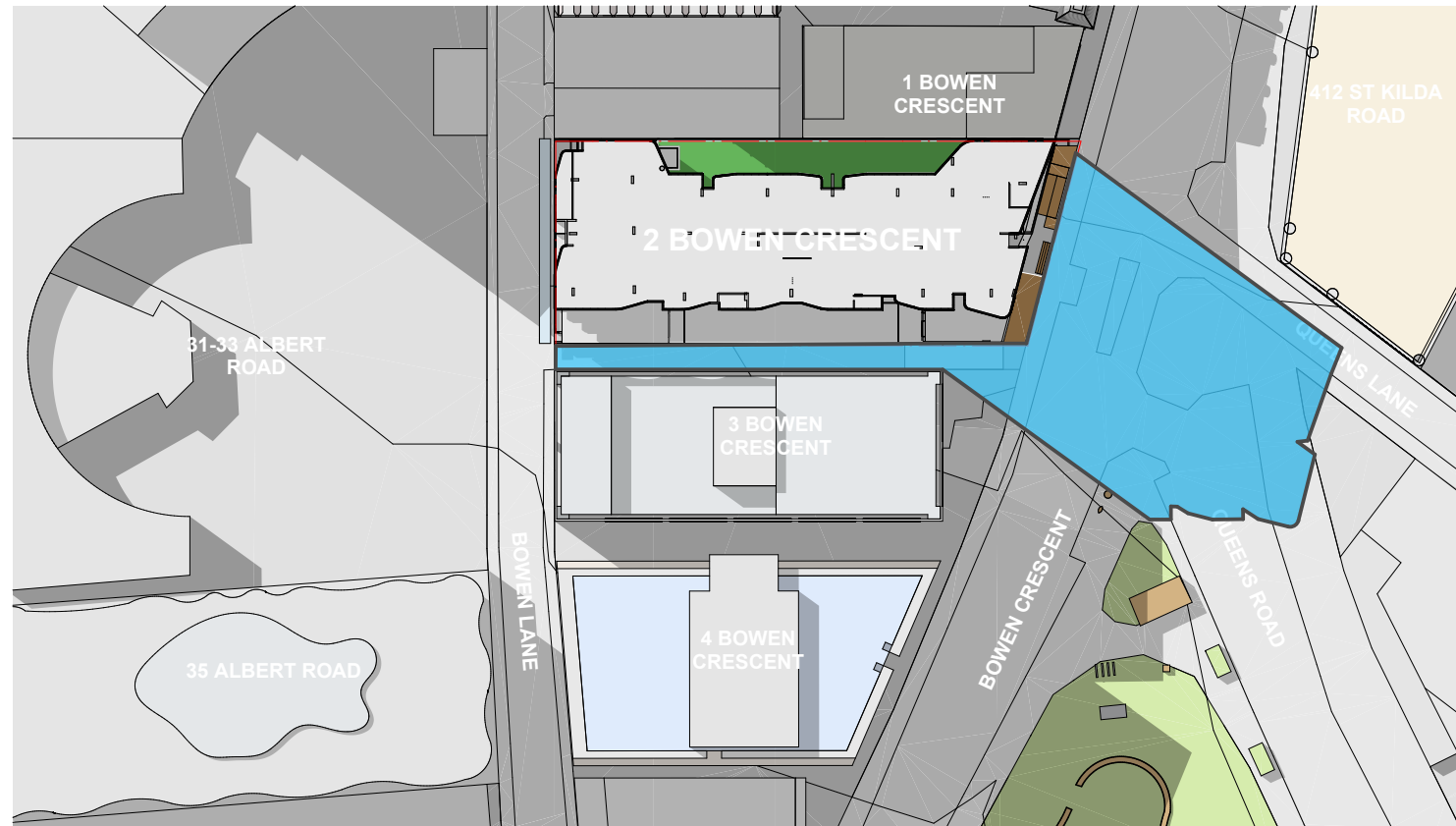
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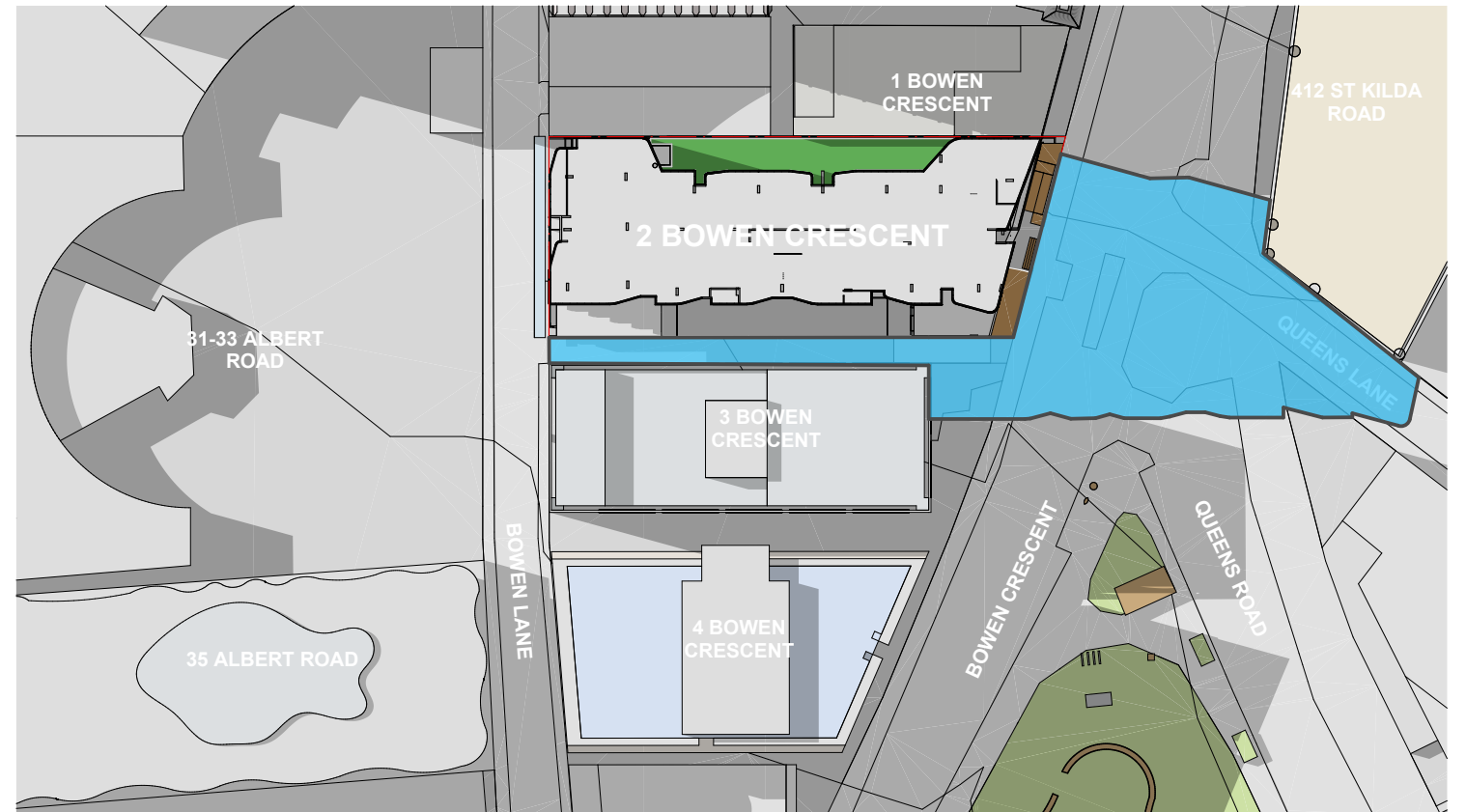
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 PROJECTED SHADOW CAST BY PROPOSED DEVELOPMENT AT 2 BOWEN CRESCENT

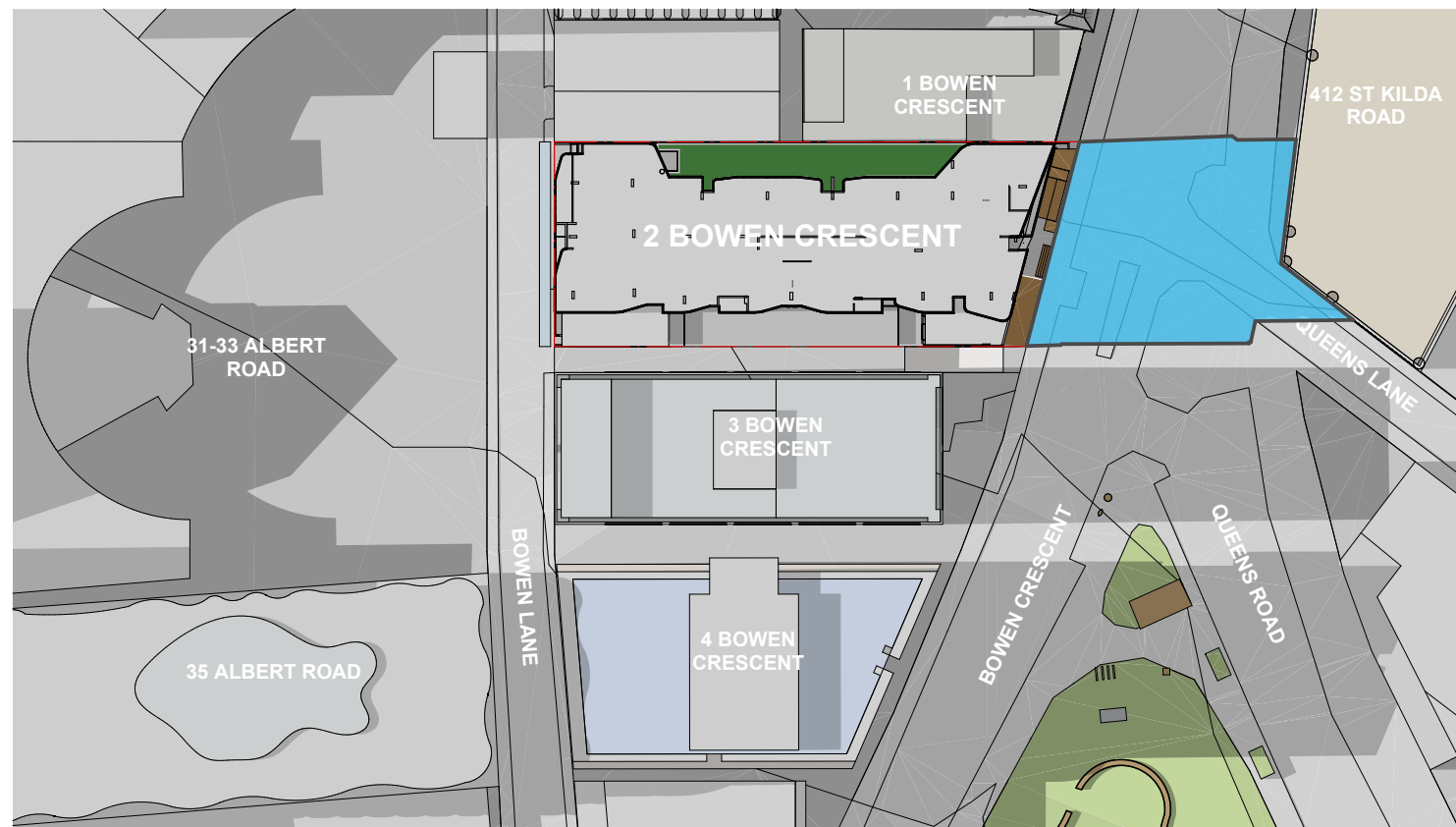




1:00 PM PROPOSED SHADOWS 22nd SEPTEMBER



2:00 PM PROPOSED SHADOWS 22nd SEPTEMBER



3:00 PM PROPOSED SHADOWS 22nd SEPTEMBER

 PROJECTED SHADOW CAST BY PROPOSED DEVELOPMENT AT 2 BOWEN CRESCENT

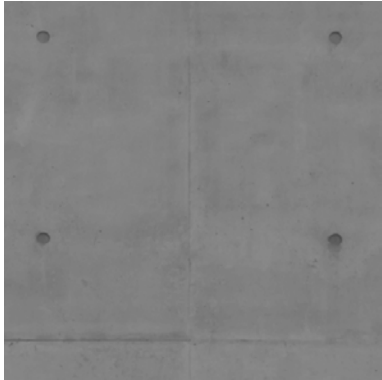


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architecture

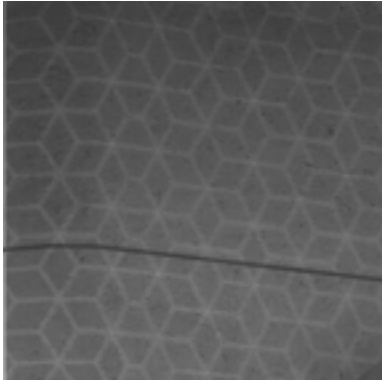
REQUIRED CAR PARK ANALYSIS												VISITORS
RATE		0.000	0.500	0.500	1.060	1.060	2.000		0.010			0.100
REQUIRED CARS		0	13	37.5	50.88	60.42	16		6.97		0	21.4
TOTAL REQ CARS		206.17										



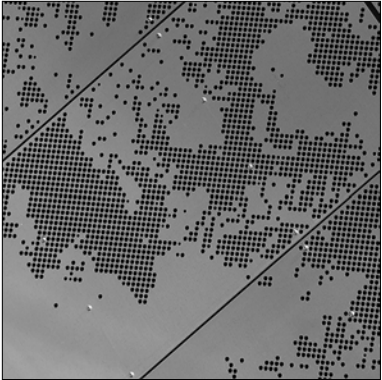
C1 PRECAST CONCRETE - COLOUR 1



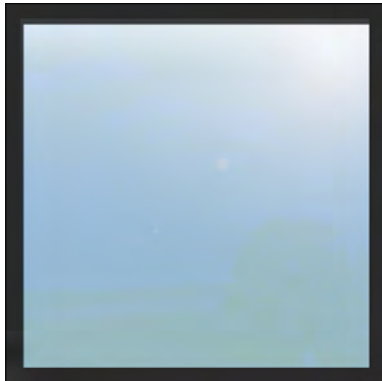
C2 PRECAST CONCRETE - COLOUR 2



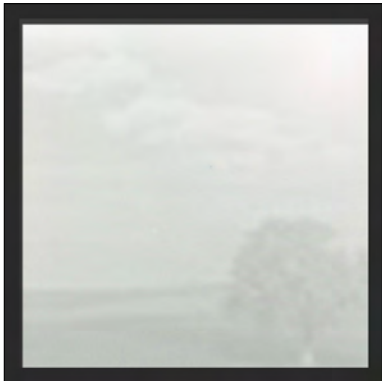
F1 FEATURE PATTERNED
PRECAST CONCRETE CLADDING



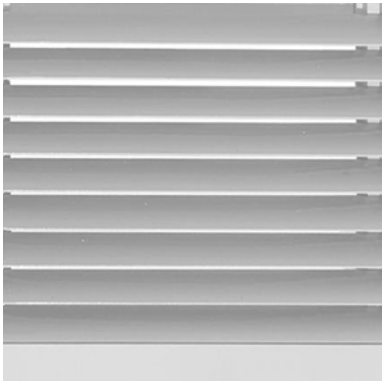
M1 PERFORATED METAL CLADDING



G1 GLAZING TYPE 1



G2 BALCONY GLAZING



GL GLASS LOUVRES

- C1 PRECAST CONCRETE - COLOUR 1
- C2 PRECAST CONCRETE - COLOUR 2
- G1 GLAZING TYPE 1
- G2 BALCONY GLAZING
- GL GLASS LOUVRES
- F1 FEATURE PATTERNED CONCRETE CLADDING
- M1 PERFORATED METAL CLADDING

