

URBAN MELBOURNE

OBSERVE. DESIGN. BUILD. LIVE.



ALL ON MY LONESOME > 101 SALMON STREET, PORT MELBOURNE

MON, 24/11/2014 - 00:00 **MARK BALJAK**

The first of what will eventually be many high-density planning applications is under assessment within Wirraway, one of four precincts that constitutes the Fishermans Bend Urban Renewal Area (FBURA). Lodged for assessment mid year, the planning application has surfaced and reveals a 12 level tower intent on defining itself as an early landmark within the area.

In close proximity to the West Gate Freeway, 101 Salmon Street is well west of any preceding planning applications within FBURA; for perspective the site in question is roughly three kilometres from Montague Precinct and even west of Princes Pier, making it a satellite proposal within the greater Fishermans Bend landscape.

101 SALMON STREET SUMMARY



101 Salmon Street. Image © CHT Architects

- Current 3,287sqm site use: vacant.
- Planning application lodged June 2014.
- 12 level tower at 37 metres.
- 157 apartments.
- 157 car parking spaces & 82 bicycle bays (with bathroom and shower facilities).
- Commercial space of 720sqm and retail space of 269sqm.
- Communal garden space atop level 3 and 11.

APARTMENT BREAKDOWN

101 Salmon Street's podium contains a mixture of commercial space and apartments which serves to provide a wrap to the above ground car park. Beyond the podium the ensuing eight levels carry the balance of apartments with the tower component biased toward the western boundary of the site, allowing for the provision of communal terraces with easterly aspects toward the CBD and Southbank.

Of the 157 apartments expected, 38 are arranged in a 1-bedroom/1-bedroom + study. 51% or 81 apartments are 2-bedroom/2-bedroom plus study while 38 apartments are designed as 3-bedroom dwellings. The latter accounts for 24% of intended stock which is somewhat higher than the norm.

DESIGN IMPETUS

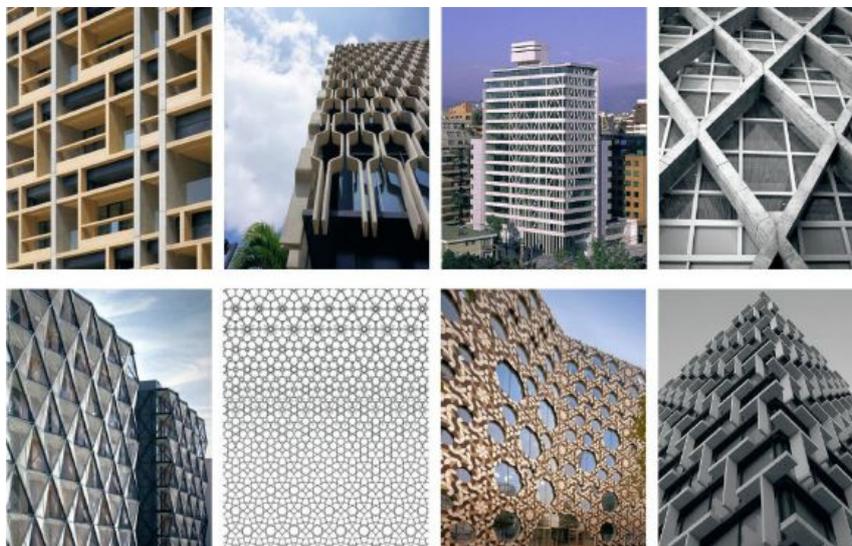
The aim of this architectural proposal is to contribute to the dialogue of expressive and innovative apartment architecture in Melbourne. The architecture is contemporary and will incorporate a high level of finishes.

An extensive process of architectural exploration was undertaken testing numerous options in order to develop an architecture that responds appropriately to the site.

CHT Architects, Design Response Statement

Seen below are the selection of existing projects referenced in order to create 101 Salmon Street's distinctive facade. In creating the edifice CHT Architects have applied a repetitive geometric pattern which serves to break up the building mass and use, in that balconies become more difficult to distinguish.

As CHT Architects state within the submitted documents they have strived to create a building in seemingly constant change.



Facade design precedence. Image © CHT Architects

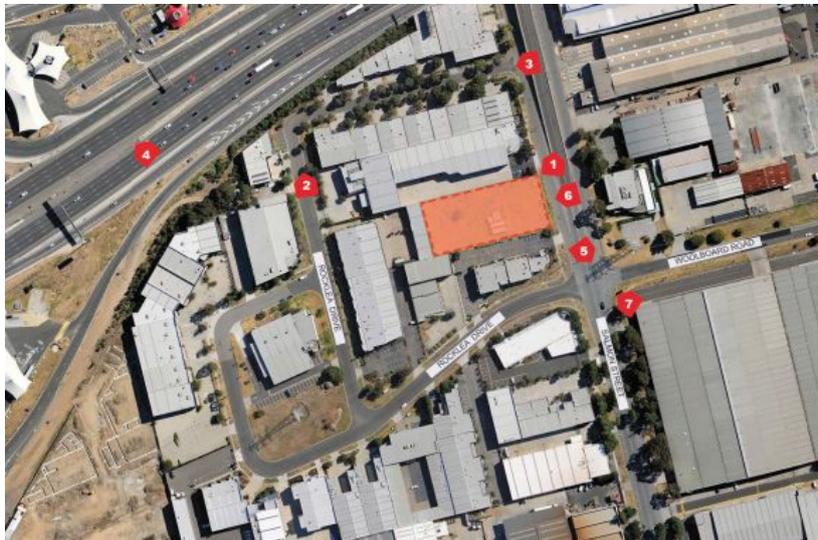
COMMENT: THE TYRANNY OF ISOLATION

The timing and location of 101 Salmon Street makes for fascinating machinations. Assuming approval is given and the project went ahead, would it as the only residential development in the area be provided with the necessary services and amenity crucial to making higher density living successful? The below aerial would suggest no.

A betting person might just suggest the site will be listed for sale down the track with planning approval in tow.

101 Salmon Street is also reminiscent of Docklands in its early stages where residential towers were appearing randomly in what was essentially an industrial wasteland. The Docklands story continues to unfold with the required density and communal services appearing to support incumbent residents, but given Fishermans Bend is a much more expansive area could a tower such as 101 Salmon Street appear on its lonesome?

It must be considered unlikely.



Aerial perspective of 101 Salmon Street. Image courtesy CHT Architects

101 SALMON STREET APPLICATION TEAM

- Developer: Cainridge Pty Ltd
- Planning and Landscape: Tract Consultants
- Architect: CHT Architects
- Waste: Leigh Design
- ESD: Ark Resources
- Services: O'Neill Group
- Traffic: GTA Consultants