

SUPPLEMENTARY ANALYSIS
AMENDMENT C308
urban design analysis
active frontages & building services

methodology: List of buildings

S

>500sqm

9-11 Exploration Lane, Melbourne

563 Little Lonsdale Street, Melbourne

The Metropolitan Hotel,
263-265 William Street, Melbourne

M

500-1000sqm

48-50 A'Beckett Street, Melbourne

23-29 Victoria Street, Melbourne

UB1 Little Hero Apartments,
18 Russell Place, Melbourne

L

1000-1500sqm

35-51 Hancock Street, Southbank

QT Melbourne,
133 Russell Street, Melbourne

Tiara,
46-50 Haig Street, Southbank

XL

>1500sqm

80 Collins Street, Melbourne

QVM Munro, Melbourne

Fulton Lane,
151-165 Franklin Street, Melbourne

Aurora,
224 La Trobe Street, Melbourne

NOTE:

1. All analysis are based on available recent drawings.
2. All projects have planning permission and are at varying stages in the delivery process.

methodology: categorising by function



Building Services (Inactive Use)



- Substations
- Fire Control Room
- Service Corridors
- Meters Room
- Communication Room
- Waste Area
- Storage
- Bike Parking
- Car Parking
- Vehicle Entry/Exit
- Loading/Unloading



Lobby/ Circulation (Semi-active Use)



- Lobby
- Lift
- Staircase
- Mail room integrated within lobby
- External public accessible areas within title boundary

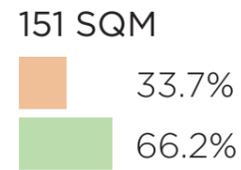
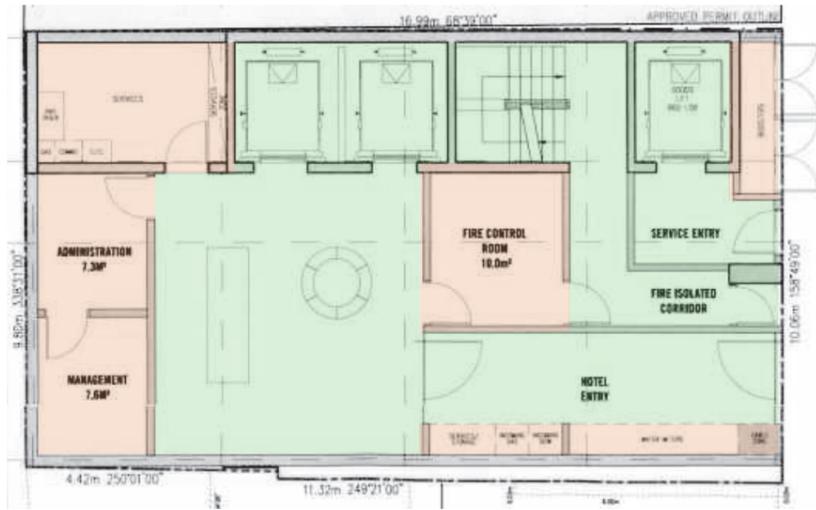


Commercial/Retail (Active Use)



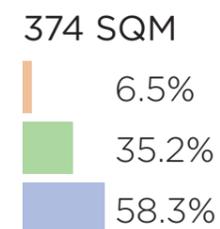
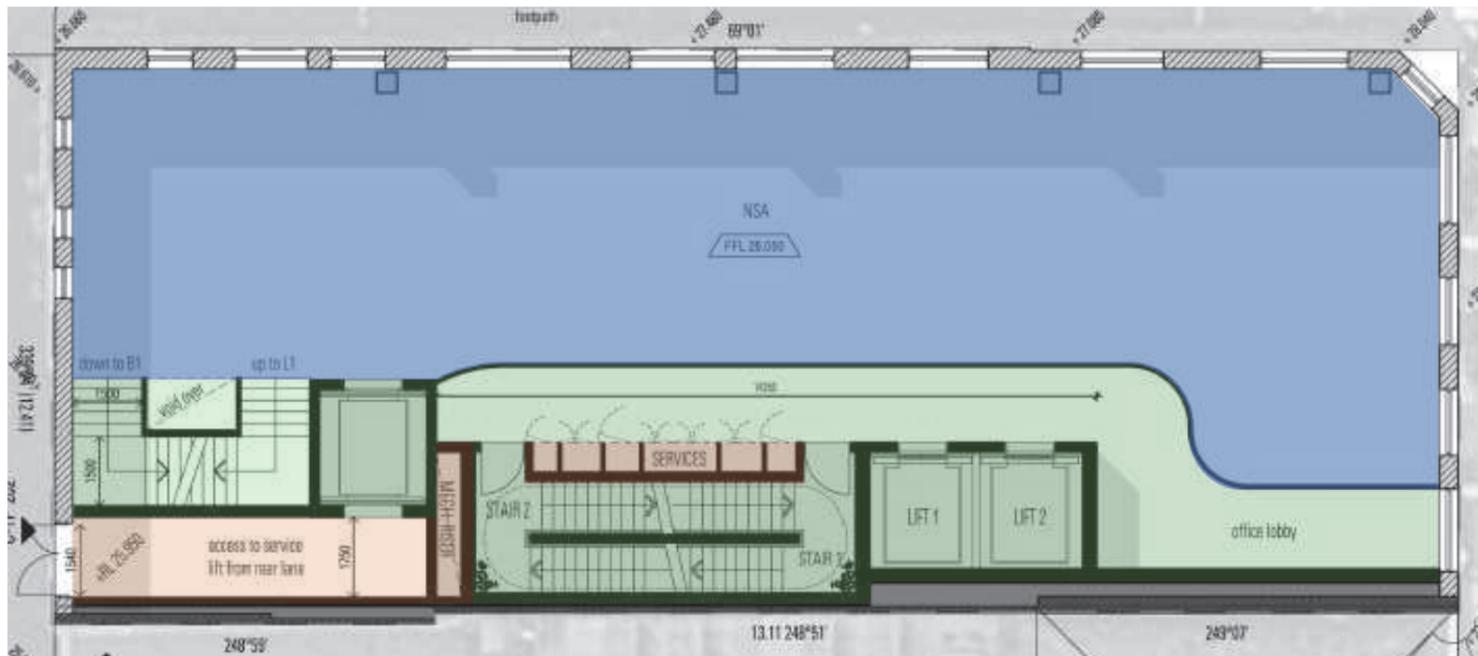
- Commercial/Retail Tenancies (including supporting functions, for e.g. toilet and kitchen)

<500SQM building GROUND FLOOR services analysis

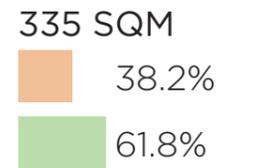
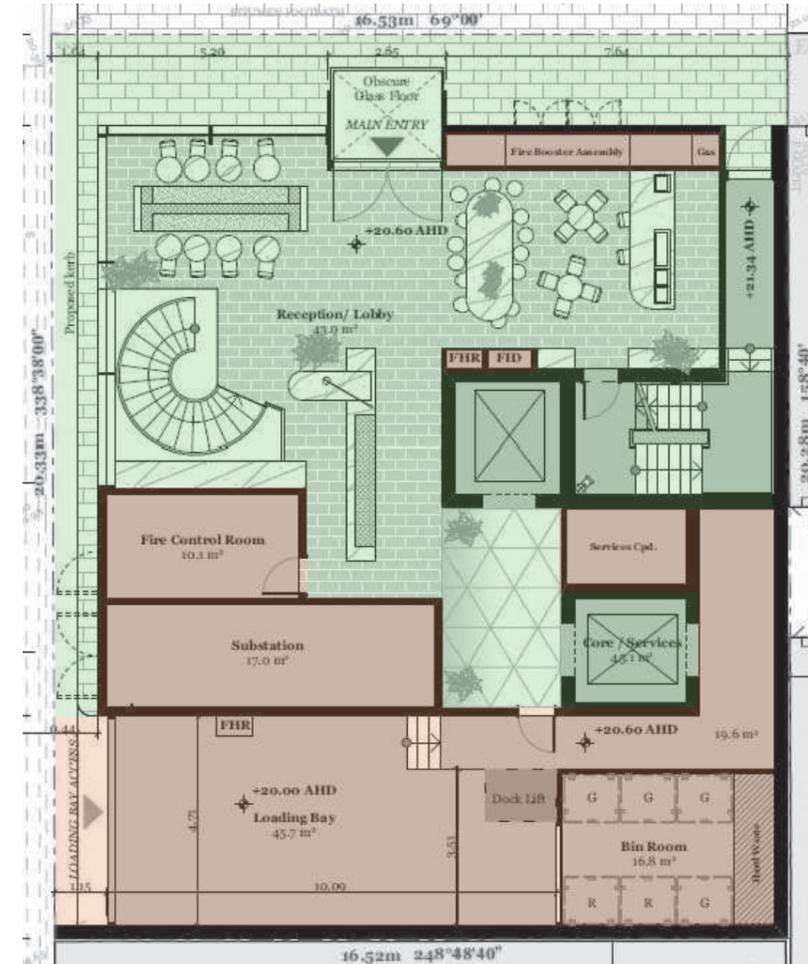


9-11 Exploration Lane, Melbourne

* no commercial/retail area on ground floor



The Metropolitan Hotel, 263-265 William Street, Melbourne



563 Little Lonsdale Street, Melbourne

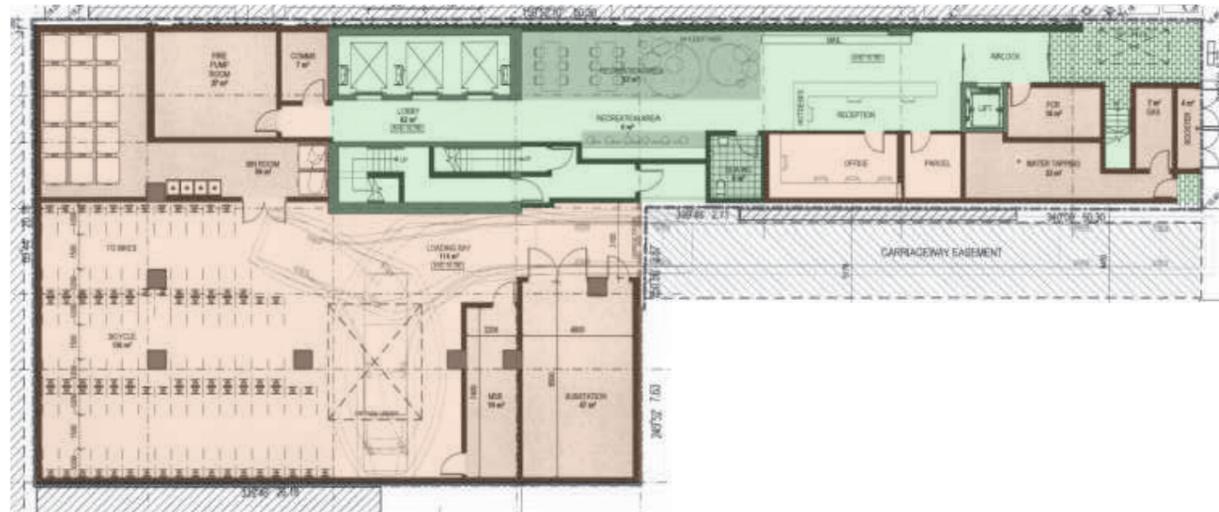
* no commercial/retail area on ground floor

LEGEND

- Building Services (Inactive Use)
- Lobby/ Circulation (Semi-active Use)
- Commercial/Retail (Active Use)



500-1000SQM building GROUND FLOOR services analysis



724 SQM
 64.6%
 35.4%

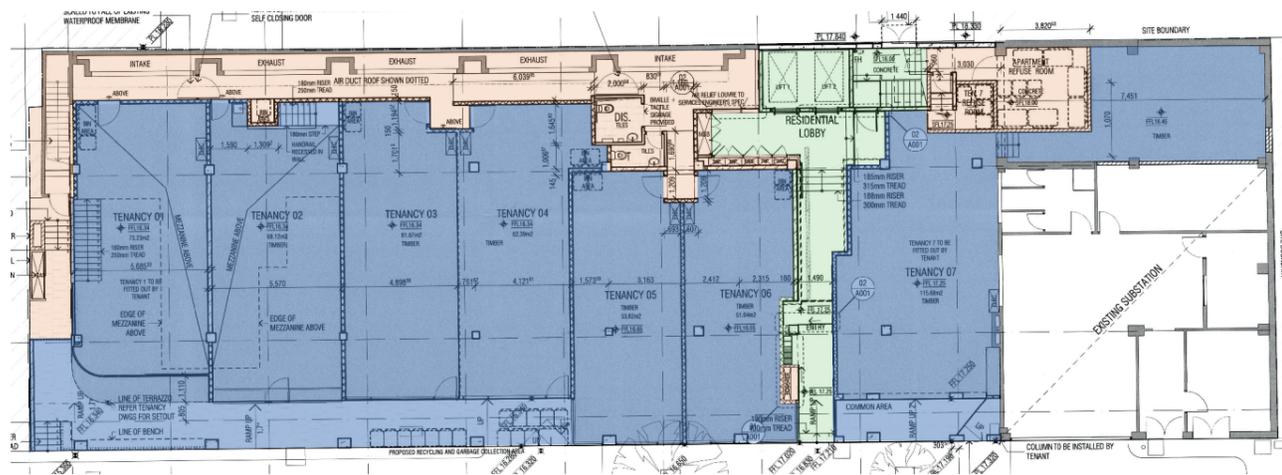
48-50 A'Beckett Street, Melbourne

* no commercial/retail area on ground floor



23-29 Victoria Street, Melbourne

894 SQM
 48.8%
 22.4%
 28.8%



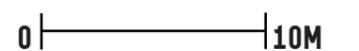
UB1 Little Hero Apartments, 18 Russell Place, Melbourne

* substation is not within the title boundary

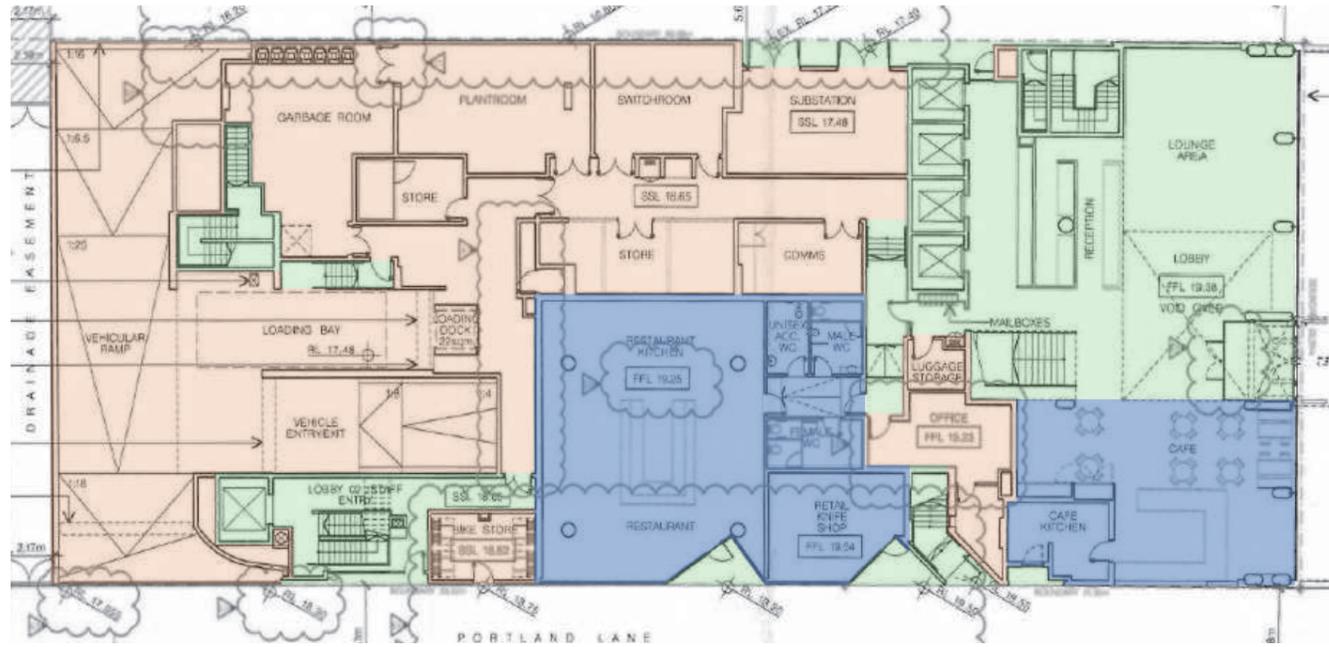
765 SQM
 17.5%
 9.2%
 73.3%

LEGEND

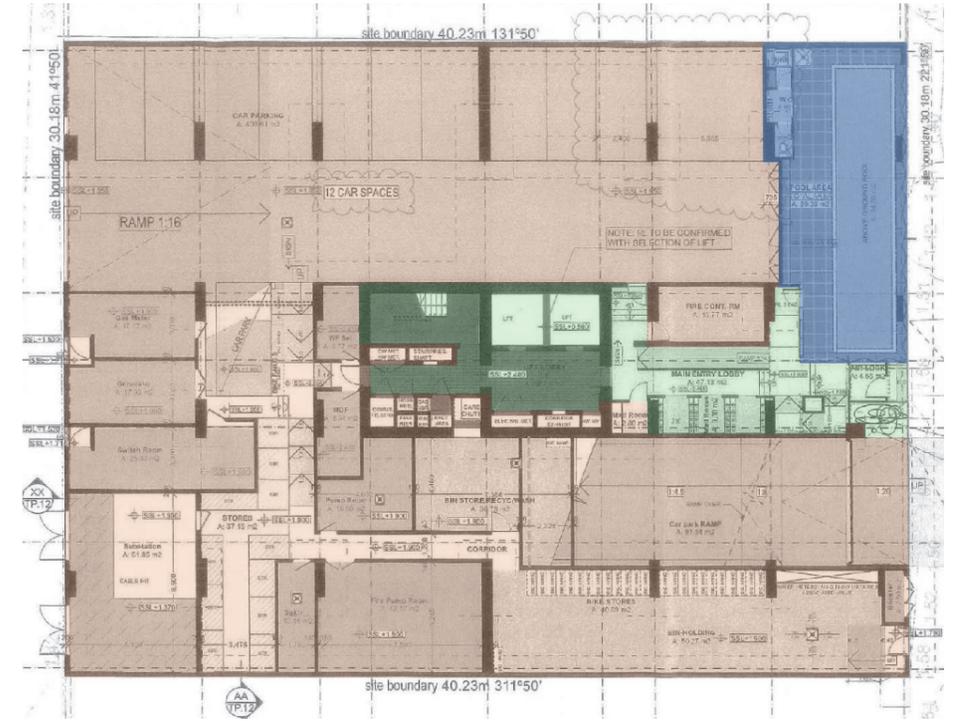
- Building Services (Inactive Use)
- Lobby/ Circulation (Semi-active Use)
- Commercial/Retail (Active Use)



1000-1500SQM building GROUND FLOOR services analysis



QT Melbourne,
133 Russell Street, Melbourne



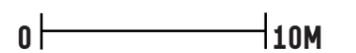
Tiara,
46-50 Haig Street, Southbank



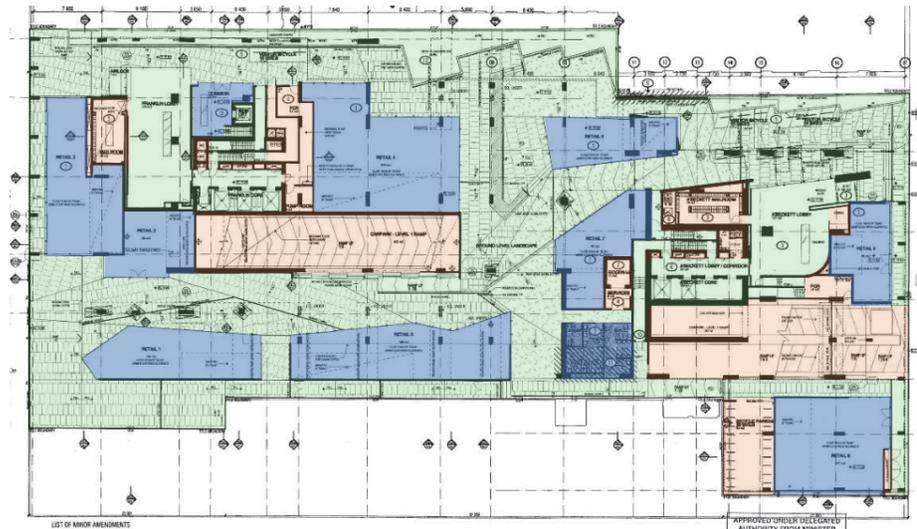
35-51 Hancock Street, Southbank

LEGEND

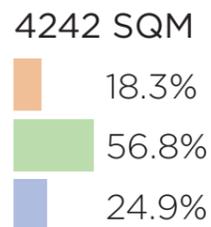
- Building Services (Inactive Use)
- Lobby/ Circulation (Semi-active Use)
- Commercial/Retail (Active Use)



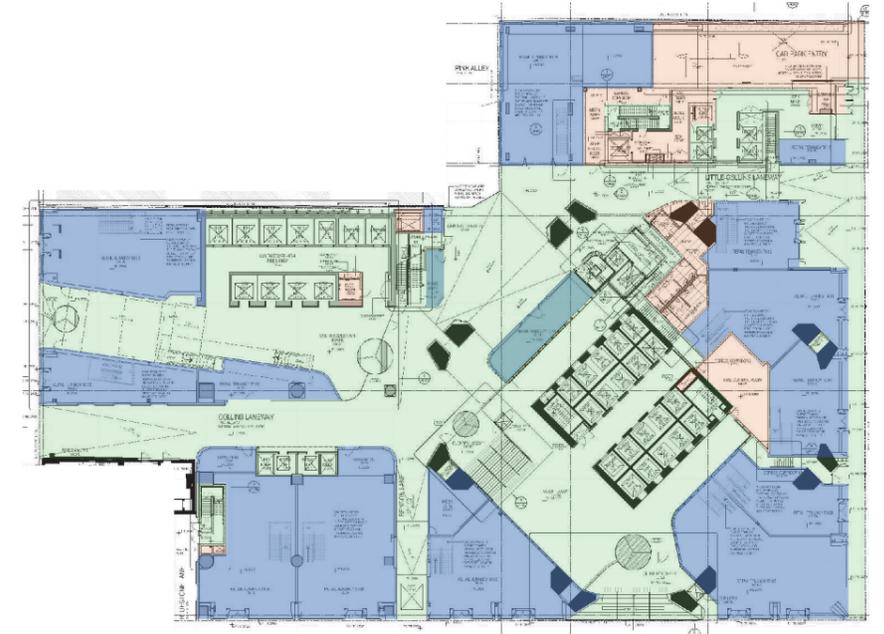
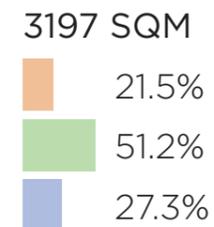
>1500SQM building GROUND FLOOR services analysis



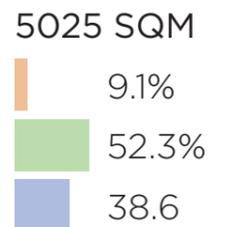
**Fulton Lane,
151-165 Franklin Street, Melbourne**



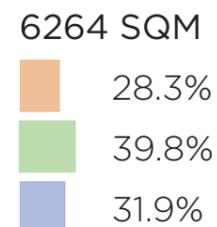
**Aurora,
224 La Trobe Street, Melbourne**



80 Collins Street, Melbourne



QVM Munro, Melbourne



LEGEND

- Building Services (Inactive Use)
- Lobby/ Circulation (Semi-active Use)
- Commercial/Retail (Active Use)

