

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

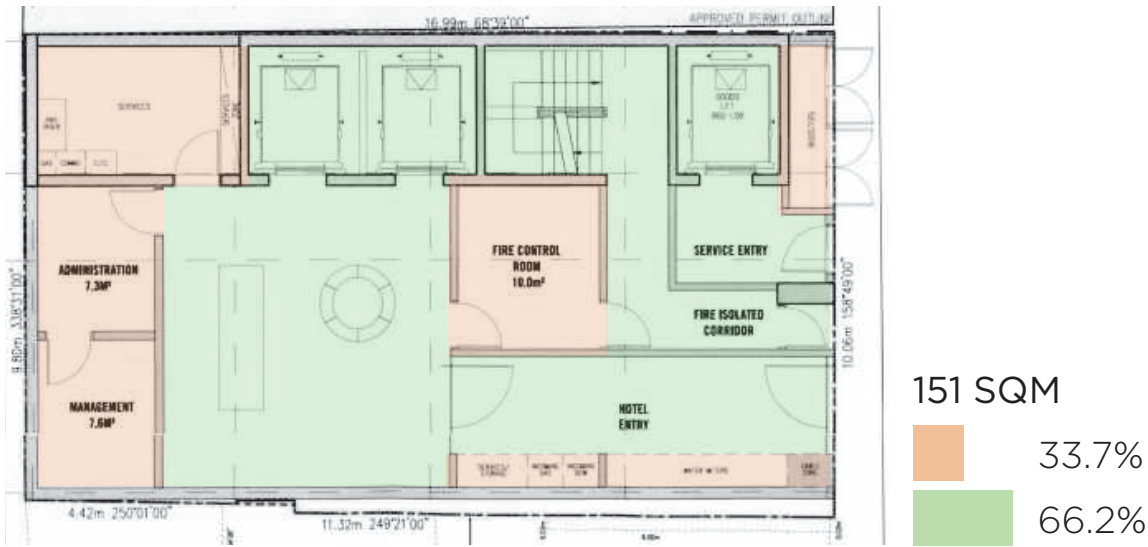


**Commercial/Retail
(Active Use)**



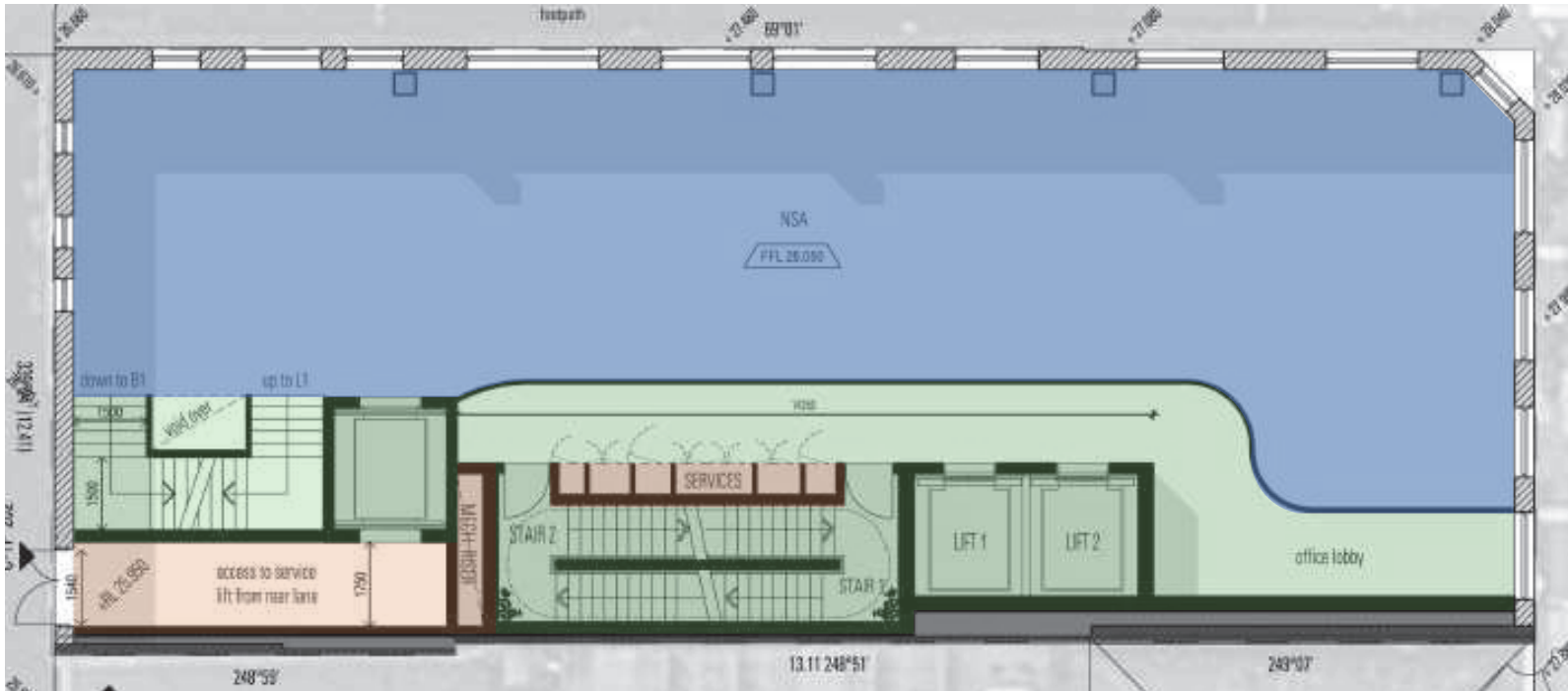
- Commercial/Retail Tenancies (including supporting fuctions, for e.g. toilet and kitchen)

<500SQM building GROUND FLOOR services analysis

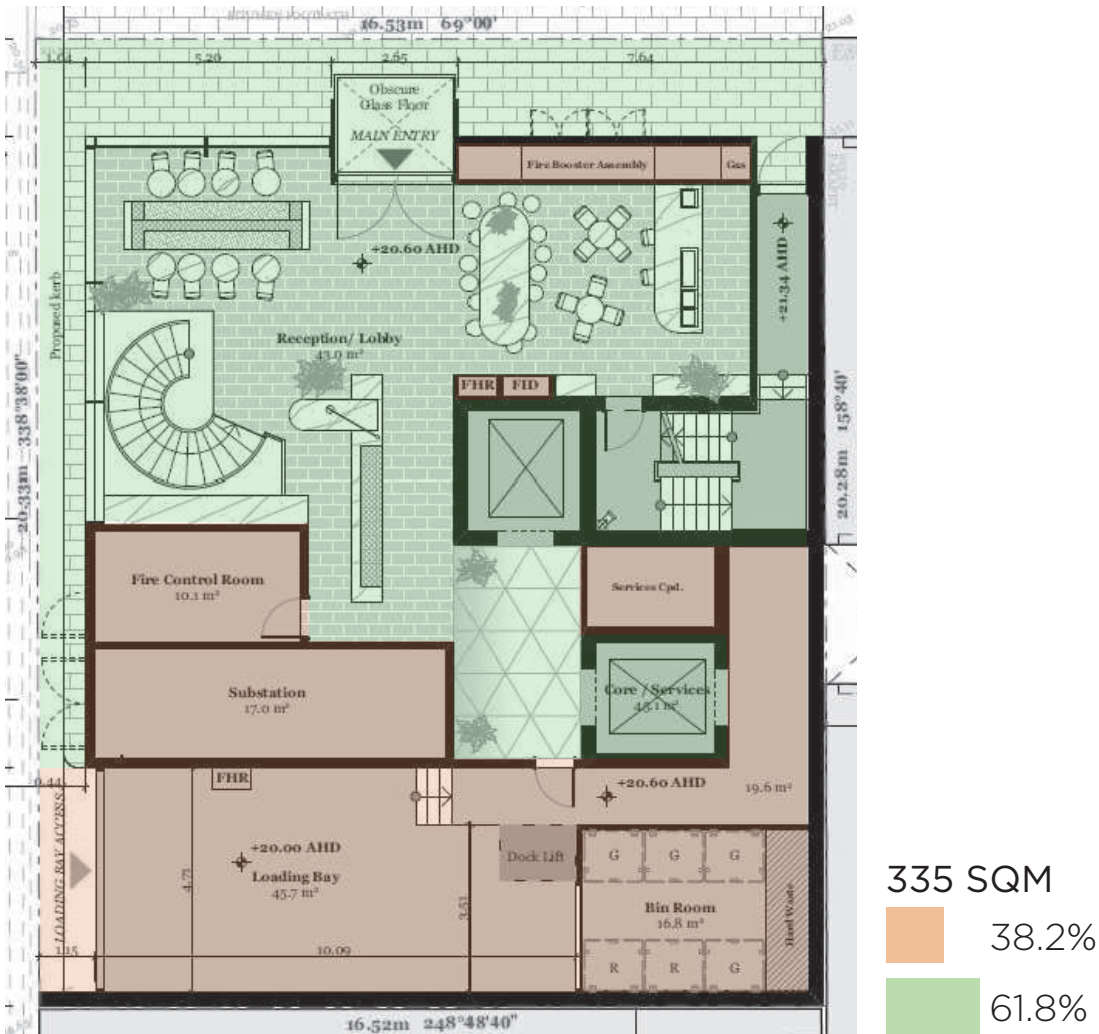


9-11 Exploration Lane, Melbourne

* no commercial/retail area on ground floor



The Metropolitan Hotel,
263-265 William Street, Melbourne

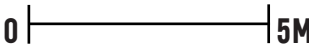


563 Little Lonsdale Street, Melbourne

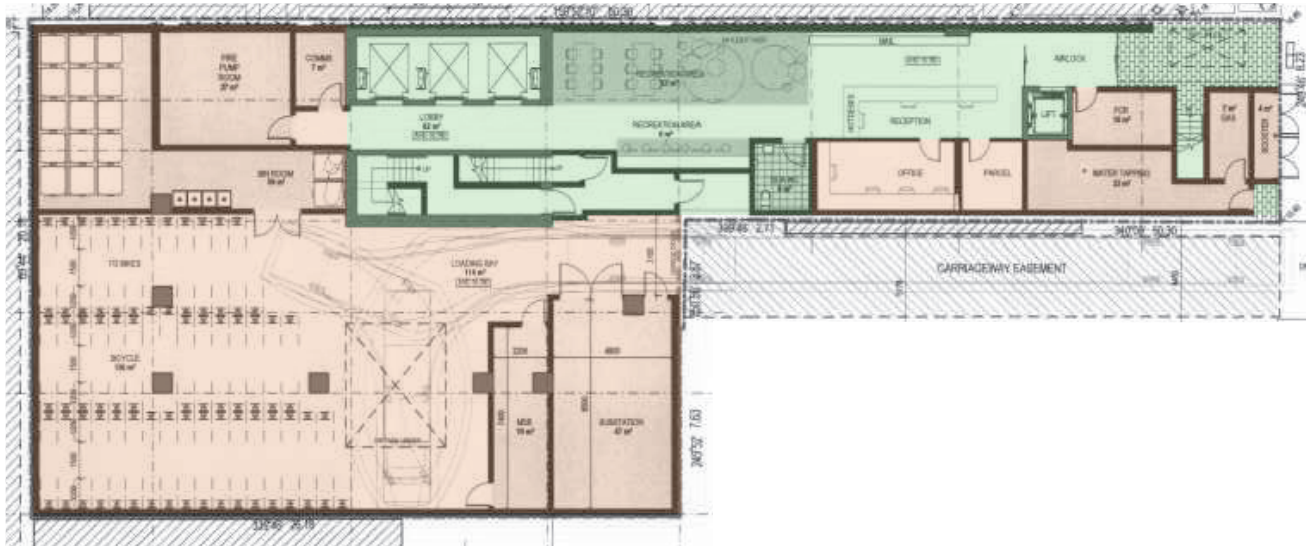
* no commercial/retail area on ground floor

LEGEND

- Orange: Building Services (Inactive Use)
- Green: Lobby/ Circulation (Semi-active Use)
- Blue: Commercial/Retail (Active Use)



500-1000SQM building GROUND FLOOR services analysis



724 SQM
64.6%
35.4%

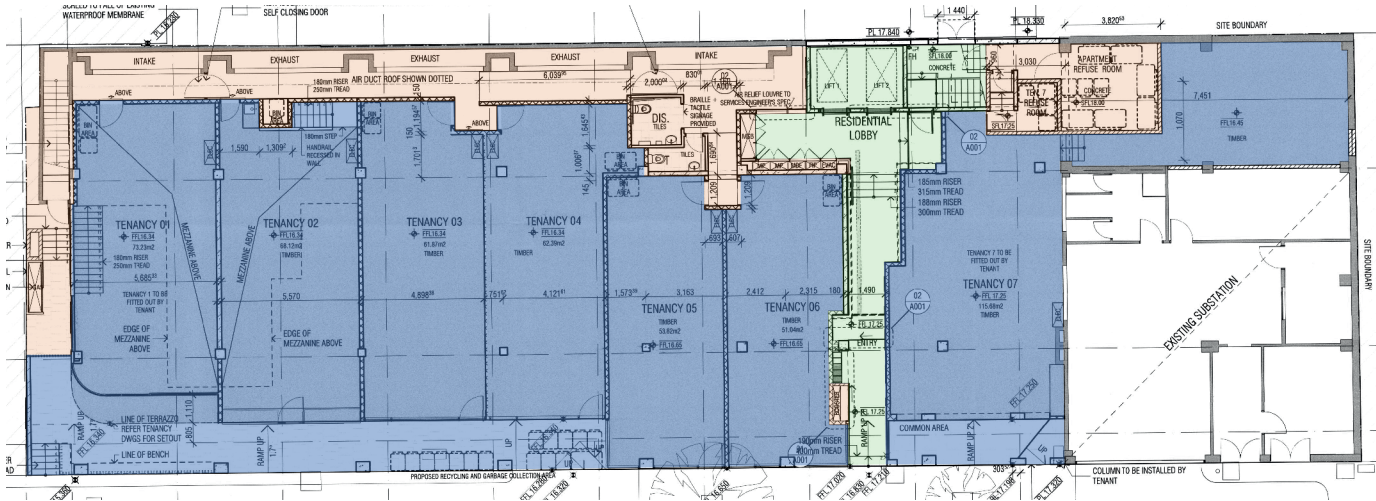
48-50 A'Beckett Street, Melbourne

* 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

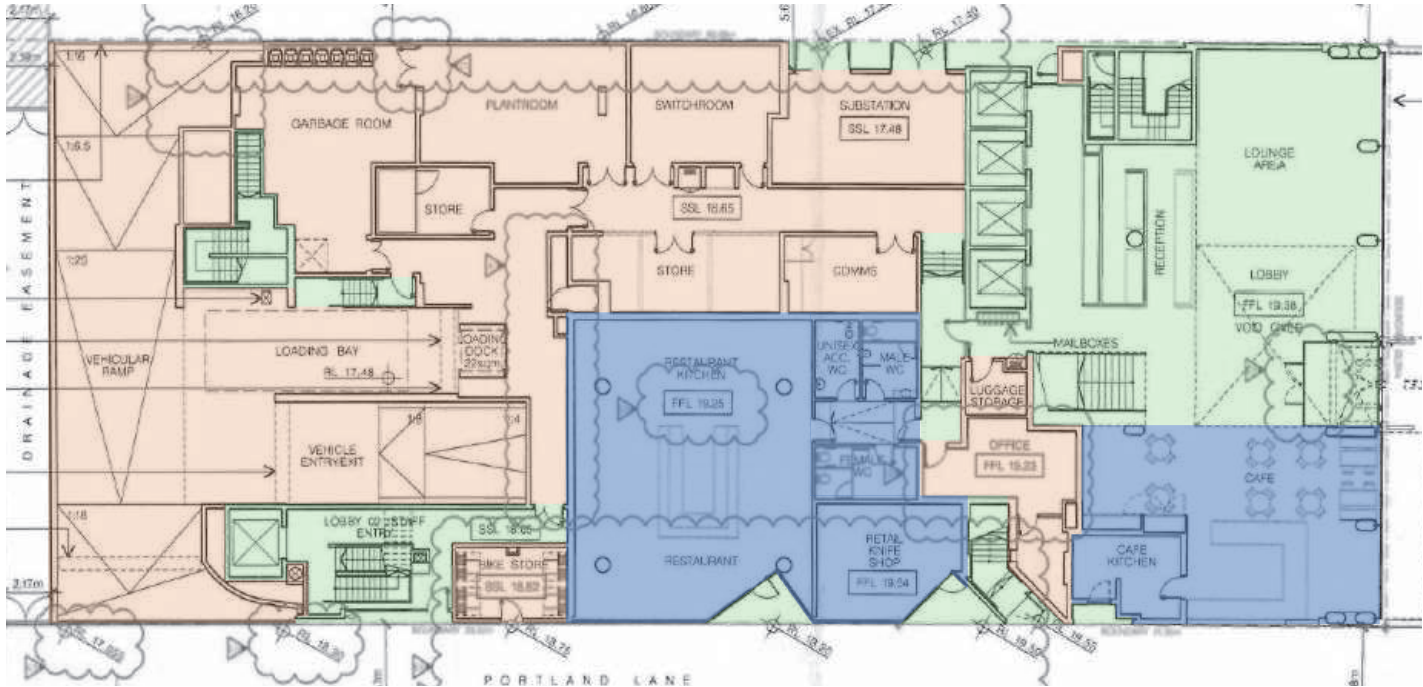
765 SQM
17.5%
9.2%
73.3%

LEGEND

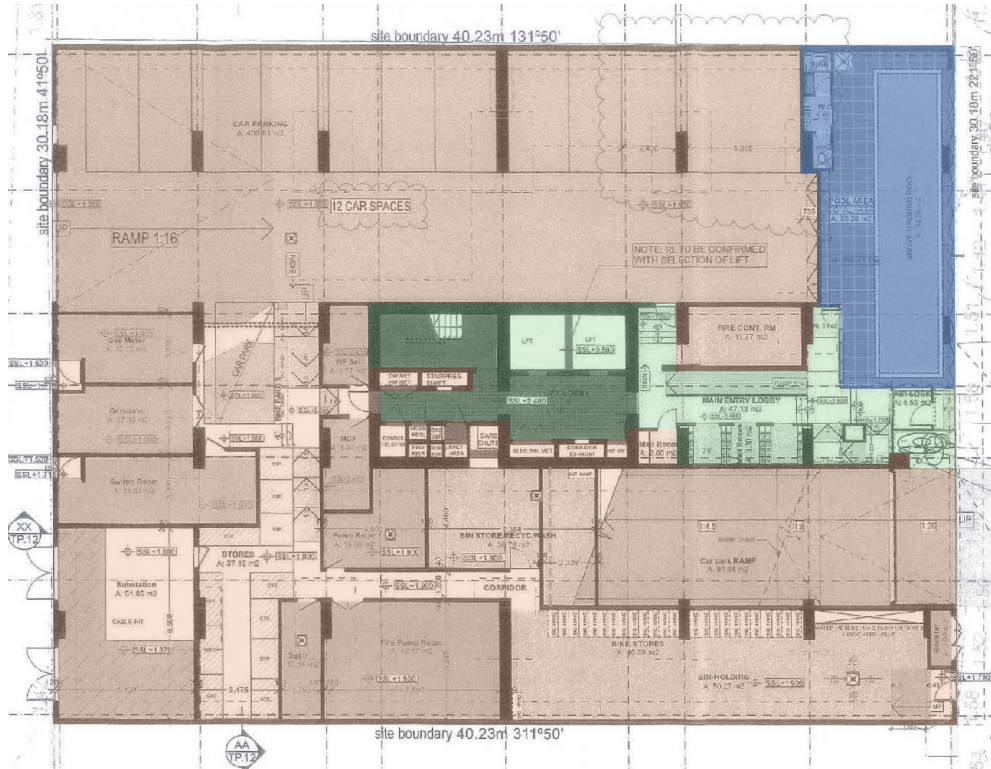
- Building Services (Inactive Use)
- Lobby/ Circulation (Semi-active Use)
- Commercial/Retail (Active Use)

0 10M

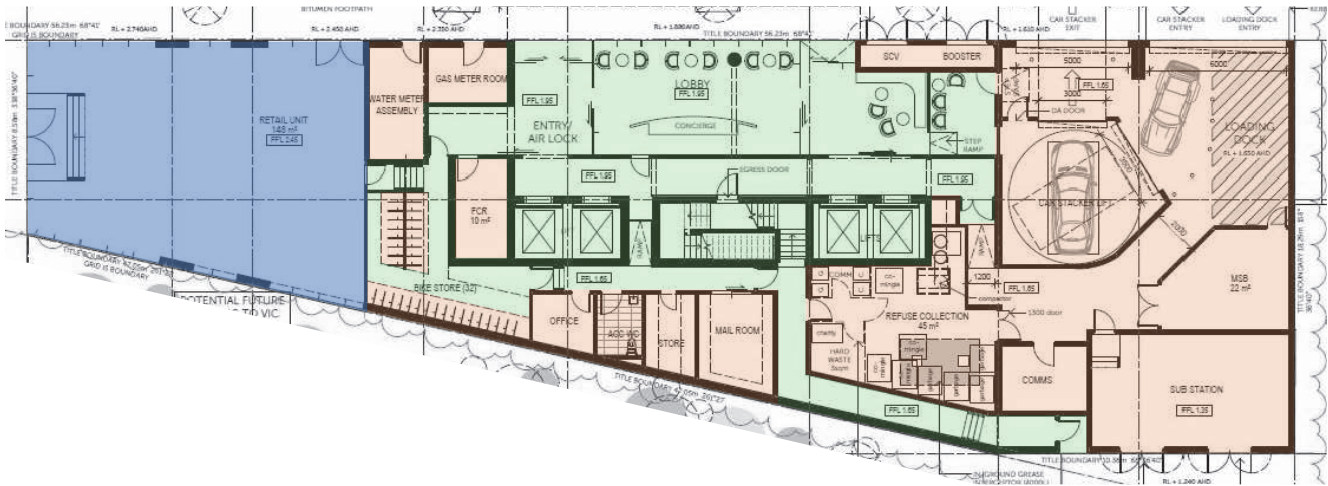
1000-1500SQM building GROUND FLOOR services analysis



QT Melbourne,
133 Russell Street, Melbourne



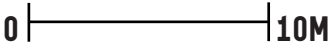
Tiara,
46-50 Haig Street, Southbank



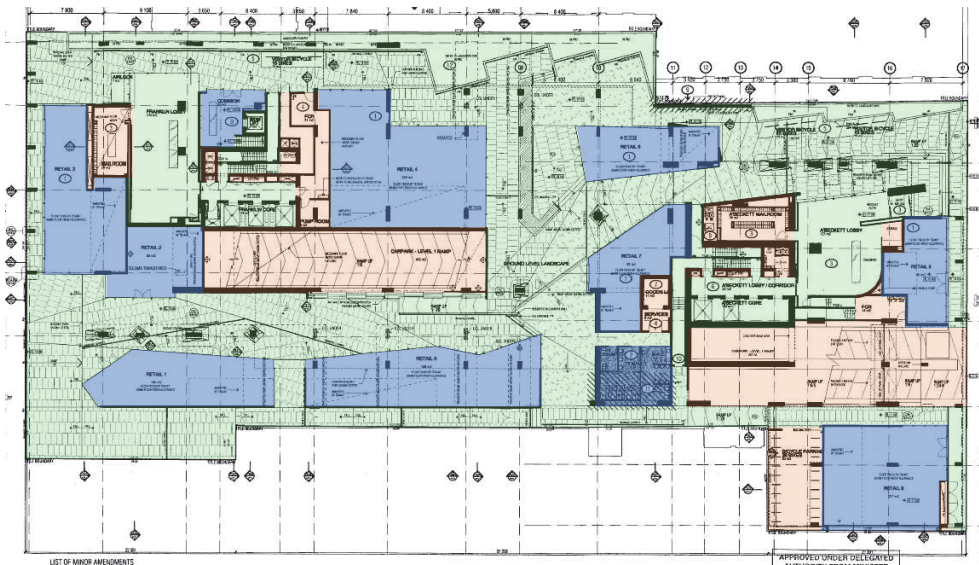
35-51 Hancock Street, Southbank

LEGEND

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

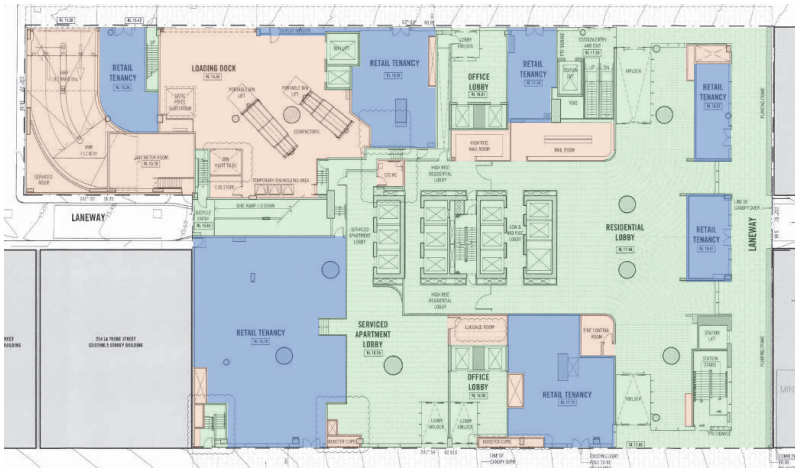


1500SQM building GROUND FLOOR services analysis



Fulton Lane,
151-165 Franklin Street, Melbourne

4242 SQM
18.3%
56.8%
24.9%



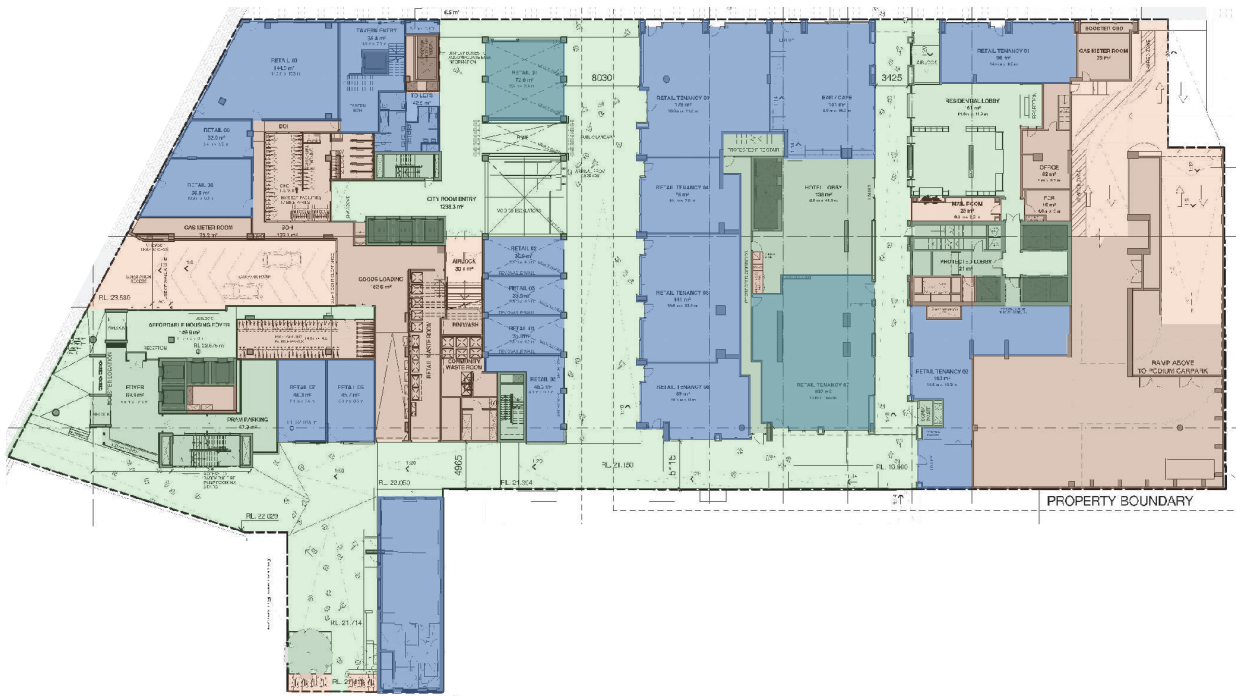
Aurora,
224 La Trobe Street, Melbourne

3197 SQM
21.5%
51.2%
27.3%



80 Collins Street, Melbourne

5025 SQM
9.1%
52.3%
38.6%



QVM Munro, Melbourne

6264 SQM
28.3%
39.8%
31.9%

LEGEND

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

0 25M