60-82 Johnson Street, South Melbourne

Amended Planning Permit MPA14/003-1: Proposed Revisions
17th February 2017
Introduction of new uses:

- Childcare facility for 120 children within south stage.
- A Hotel/serviced apartments within tower 2B, north stage.
- Commercial office space approx. 6000m² NLA.
- Increase in Retail floor space with potential for a large retailer.
- Reduction in total apartments from 1379 to 1167.
- Increase resident amenity area including introduction of penthouse resident amenity.
- Introduction of two basements to accommodate commercial, retail and office parking and significant bicycle storage.
- Increase in south podium height by one floor to match north podium as per original approved permit design.
- Consolidation of car entries from central laneway and introduction of skybridges connecting both stages.
- Tower heights: floor to floor to increase amenity of penthouse apartments.
- Revised tower shapes and altered setbacks between towers to accommodate Condition 1 requirements (minimum living dimensions, direct light and corridor ratios).
2 STAGES

STAGE 1: SOUTH

Retail tenancy space 310m²
Commercial Office space 3000m²
Childcare facility for 120 children
Residential apartments 619 no. mix 1, 2 and 3 bedroom

Car parking
409 Residential cars at 0.66 ratio
60 Office cars (2 per 100m²)
22 Childcare cars
2 Retail cars
Total 493 cars

Basement provides 214 cars

STAGE 2: NORTH

Hotel/services apartments
Major retail space 1500m²
Additional retail tenancy space 445m²
Commercial Office space 3000m²
Residential apartments 548 no. mix 1, 2 and 3 bedroom

Car parking
362 Residential cars at 0.66 ratio
55 Retail cars
60 Office cars (2 per 100m²)
Total 477 cars

Basement provides an additional 160 cars
Active retail and lobby frontages along Johnson Street, the Mid-Block Link, the new landscaped internal road and Governor Rd.

Provision allowed for a large retailer, accessed off Mid Block Link and Central Laneway

Dedicated entry to Childcare facility off Johnson Street. Drop off car access in south podium

Dedicated entry to commercial office within podium located off centre lane.

Each stage incorporates an internal Loading Bay to service residential tenants, retail, and waste collection.

Landscaped ‘no-go zones’ are strategically located at the corners of the development to assist with wind mitigation

Active facade equivalent to amended plans

__PEDESTRIAN TRAFFIC__

__VEHICULAR TRAFFIC__
Active facade of current proposal equivalent to that of amended plans.

Removal of internal residential lobby connection within southern stage increases pedestrian traffic and activation along new landscaped road.
SITE SECTION

1. South podium raised by 1 level as per the original scheme to accommodate new flat plate carpark.
2. Flat plate slabs 3.0m floor to floor introduced within podium.
3. Basement introduced to cater for Supermarket, Commercial Office and retail space, providing a distinct separation between residential and other uses.
4. Residential amenity introduced for penthouse apartments within taller towers.

→ PEDESTRIAN TRAFFIC
← VEHICULAR TRAFFIC
[LINE] BUILDING OUTLINE
[LINE] APPROVED JUNE 2016

Design Response / Site section
PODIUM SECTION

1. Commercial Office facing Governor Road approx. 6000m2NLA.

2. Provision allowed for a retail operator accessed off Mid-Block Link and Central Laneway.

3. Basement introduced to cater for Retail Operator. Commercial Office and retail space, providing a distinct separation between residential and other uses.

   Basement 1 used for servicing buildings via loading zone.

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4. PEDESTRIAN TRAFFIC

5. VEHICLE TRAFFIC
BASEMENT 1

Basement introduced to cater for Commercial, Office and Retail space, providing a distinct separation between residential and other uses.
BASEMENT 2

Basement introduced to cater for Commercial, Office and Retail space, providing a distinct separation between residential and other uses.
PODIUM - TYPICAL

Residential parking within podium skirted by commercial office and apartments.

- 0.66 car ratio per apartment (as per Approved Permit Condition 37).
- Commercial Office space above ground 3000m² per stage connected via sky bridge.
- Carpark flat plate with 3m floor to floor. Both stages connected above street level to reduce circulation and crossovers at ground level.

PEDESTRIAN TRAFFIC

VEHICULAR TRAFFIC
Resident amenity facility linked between stages by covered sky bridges.

Childcare facility to cater for 120 children. Childcare facility located to south to provide covered outdoor space away from the prevailing winds.
Shape of towers 1B & 2B changed. June 2016 approved building form and location shown in red dash.

AMENDED BUILDING OUTLINE
APPROVED JUNE 2016