



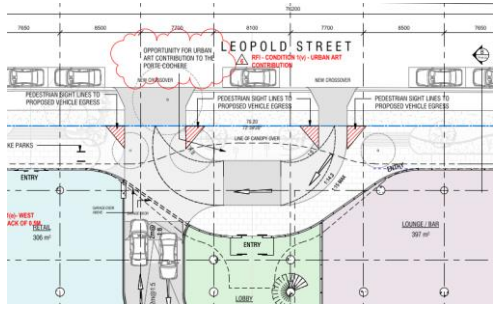
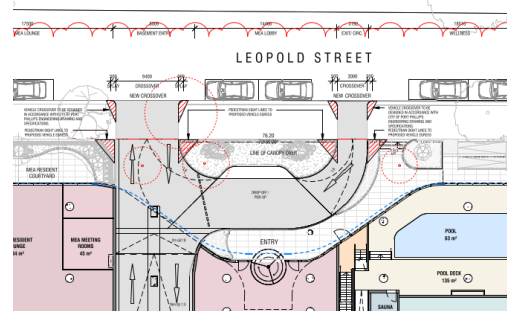
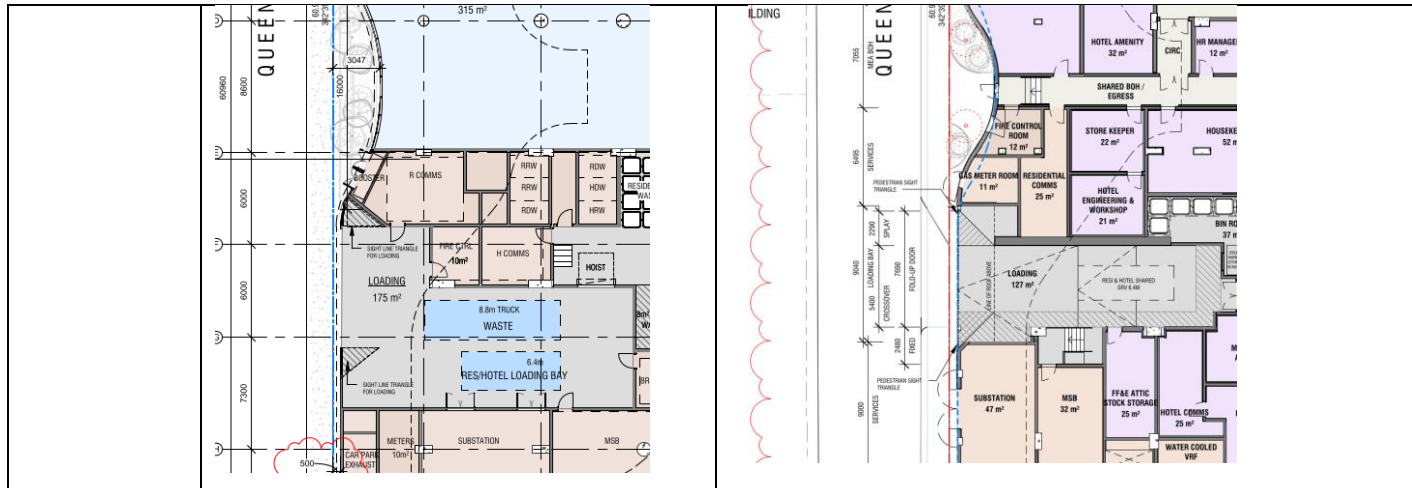


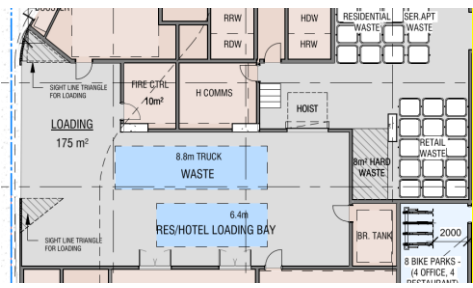
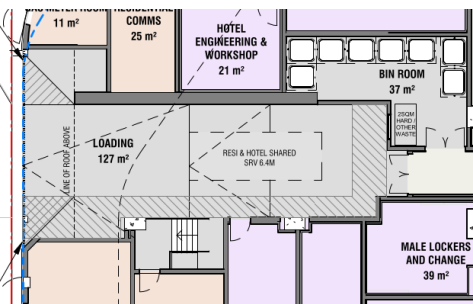
	Approved	Proposed
Type of development	Construct a multi-storey mixed use building, comprising a retail, food and drinks premises, bar, serviced apartments and dwellings, a reduction in the number of car parking spaces required and a licence for the sale and consumption of liquor	Construct a multi-storey mixed use building, comprising a retail, food and drinks premises, bar, serviced apartments Residential hotel and dwellings, a reduction in the number of car parking spaces required and a licence for the sale and consumption of liquor
Demolition	Yes	Yes
Height	65mAHD / 19 storeys (Ground + 18 levels as per plans)	65mAHD / 18 storeys (Ground + 17 levels as per plans) <u>No change to overall height</u>
Render	 <p>Corner of Leopold and St Kilda Road</p>	 <p>Corner of Leopold and St Kilda Road towards the South-</p>

	towards South-West		West	
No. dwellings	Dwelling Type	Approved	Proposed	Difference
	1 bedroom	84 (36.2%)	126 (51.6%)	+42 / +15.4%
	2 bedroom	108 (46.5%)	72 (29.5%)	-36 / -17%
	3 bedroom	36 (15.5%)	42 (17.2%)	+6 / +1.7%
	Penthouse	4 (1.7%)	4 (1.6%)	-
	Total	232	244	+12
Residential Hotel	Residential Hotel Type	Approved	Proposed	Difference
	Sub-studio	0	20	+20
	Studio	80	100	+20
	1 Bedroom	120	60	-60
	Total	200	180	-20
Commercial Use and Floor Area	Ground floor commercial uses: <ul style="list-style-type: none"> • Lounge/Bar 397m2 • Retail 306m2 • Office 315m2 & 173m2 • Restaurant 369m2 Level 1 commercial uses: <ul style="list-style-type: none"> • Restaurant (386m2) • Office (780m2) 		Nil – deleted from proposal	
Communal Areas	Level 1 general residential amenity area of 608m2 with undefined uses, and 88m2 area for a pool.		Residential amenities at ground level include: <ul style="list-style-type: none"> • Pool & Gym facilities (198m2) • Golf simulator and cinema (55m2) • General amenities (85.2) • Co-working area/meeting rooms (67m2) 	

<p>Setbacks</p>	 <p>Ground floor:</p> <ul style="list-style-type: none"> • Minimum 4.5m to Leopold St (North) • Minimum 13.7m to St Kilda Road (East) • Minimum 500mm to Queens Lane (West) • Minimum 4.5m to the South (adjoins No. 476 St Kilda Road) <p>Tower:</p> <ul style="list-style-type: none"> • Minimum 4.5m to Leopold St (North) • Minimum 13.7m to St Kilda Road (East) • Minimum 5m to Queens Lane (West) • Minimum 4.5m to the South (adjoins No. 476 St Kilda Road) 	<p>Total area: 405.2m²</p>  <p>Ground floor:</p> <ul style="list-style-type: none"> • Minimum 4.5m to Leopold St (North) • Minimum 13.7m to St Kilda Road (East) • Minimum 500mm to Queens Lane (West) • Minimum 4.5m to the South (adjoins No. 476 St Kilda Road) <p><u>No change to minimum setbacks</u></p> <p>Tower:</p> <ul style="list-style-type: none"> • Minimum 4.5m to Leopold St (North) • Minimum 13.7m to St Kilda Road (East) • Minimum 5.1m to Queens Lane (West) • Minimum 4.5m to the South (adjoins No. 476 St Kilda Road) <p><u>100mm increase to minimum setback to Queens Lane, no other changes to minimums</u></p> <p>The minor changes to the setbacks are detailed within dashed blue line on the proposed plans. These</p>
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		changes are due to the proposed minor amendments to the “petal” shape of the building.
Dwelling access	Lobby facing St Kilda Road	Lobby facing St Kilda Road
Residential Hotel Access	Lobby facing Leopold Street	Lobby facing Leopold Street
Commercial access	Various access points at the St Kilda Road, Leopold Street, and through block link interfaces	N/A – deleted from proposal
Crossovers	<ul style="list-style-type: none"> • Two new crossovers to Leopold Street (one double and one single width) • One crossover to Queens Lane to access the loading area. Location approx. 13.5m from the south 	<ul style="list-style-type: none"> • Two new crossovers to Leopold Street (one double and one single width) • One crossover to Queens Lane to access the loading area. <p>Minor positioning adjustment to the double crossover to Leopold Street would see it moved slightly further to the west. No impact on overall on street car parking provisions.</p>
		



<p>Loading bay</p>	<p>Located off Queens Lane. 175m2 including separate waste and residential/hotel loading bay. Times of use 9am – 7pm Monday to Friday, 9am – 4pm Saturday.</p> 	<p>Located off Queens Lane. Positioning slightly altered. 127m2, residential and hotel shared loading bay. Times of use are not detailed within the Loading Report.</p> 
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Car parking	Component	Approved Spaces/Rate	Proposed Spaces/Rate	Difference in rate/provision
	1 bedroom dwelling	58 spaces 0.69 spaces/dwelling	50 spaces 0.40 spaces/dwelling	- 0.29 spaces/dwelling

	2 bedroom dwelling	103 spaces 0.95 spaces/dwelling	72 spaces 1.00 spaces/dwelling	+0.05 spaces/dwelling
	3 bedroom dwelling	57 spaces for 3 & 4 BR dwellings 1.43 spaces/dwelling	70 spaces 1.67 spaces/ dwelling	+0.24 spaces/dwelling for 3BR
	4 bedroom dwelling (Penthouse)	As above	16 spaces 4 spaces/ dwelling	+2.33 spaces/dwelling for 4BR
	Total residential spaces	218	208	-10
	Residential Hotel	30 spaces 0.15 spaces/room	27 spaces 0.15 spaces / room	No change in rate
	Office/ Shop/ Restaurant/ Bar (2,806 sqm)	7 spaces 0.25 spaces/100m2	N/A	Commercial deleted from proposal and associated car parking.
	Car share	0	3	+3
	Total spaces	255	238 (Inc. car share)	-17
Motorcycle parking	0		0	
Bicycle parking	110 spaces in total		151 resident and staff spaces 42 visitor spaces Total = 193 spaces	
Open space	Nil		Nil.	