

28 – 32 Albert Road, South Melbourne

Tract summary of Section 87a amendment changes

A detailed list of changes sought within the Development Plans of this Section 87a amendment are provided within the Schedule of Changes prepared by Elenberg Fraser submitted with the amendment.

Notwithstanding, Tract has summarised the key changes below:

Basement levels

- The basement has been reconfigured in order to delete the car parking stacker system. The basement levels are now in a more 'traditional' format, where vehicles can ingress and egress into car parking spaces, with access to each level provided via a car parking lift.
- The number of basement levels has been reduced from 5 levels to 3 levels.
- The number of car parking spaces has also reduced from 149 car parking spaces to 69 car parking spaces.
- There has been an increase in the number of bicycle spaces (from 32 spaces to 34 spaces).
- Introduction of a turntable to basement level 1, in order to facilitate loading and unloading.
- Given the changes noted above, the core / stairs have also been adjusted to ensure access continues to be provided to each basement level. Likewise, the locations of storage, bicycle parking, services etc have been amended.

Ground floor

- Introduction of a restaurant associated with the residential hotel (in lieu of the previous wellness space).
- Deletion of the food and drinks premises.
- Addition of a hotel lobby and subsequent changes to the alteration of a residential lobby.
- Associated reconfiguration of window / door locations, services etc.
- Replacement of the previous vehicle ramp to Albert Road with a car lift.
- Deletion of the 'void' adjacent to the pedestrian arcade.
- Reconfiguration of the stair / core location.

Levels 1 to 9

- Change of use on level 1 from residential apartments to communal facilities for residents / hotel guests (such as a bar, gym work spaces and a pool).
- Expansion of the size of level 1 (with a larger footprint than previously proposed).
- Expansion of levels 1 through to 5, to include additional walls on the southern boundary. The light court to the south has now become enclosed.
- At level 6, additional balconies are proposed.
- Alterations to the layout / change of the use of levels 2 to 9 to facilitate the use of the land as a residential hotel (rather than for residential dwellings).
- Reduction of floor to floor heights.
- Reconfiguration of the stair / core / communal corridor location and layout.
- Minor updates to the materials and finishes, largely keeping the approved architectural design of the built form.

Levels 10 and above

- Changes to the internal layout of apartments, as well as the location of balconies. Both the internal areas of dwellings and balconies continue to remain within the approved envelope.
- Introduction of a new level 25 within the approved height of the building (with the screen to the services remaining at 85m AHD as per the approved development).
- Reduction of floor to floor heights.
- Reconfiguration of the stair / core / communal corridor location and layout.
- Minor updates to the materials and finishes, largely keeping the approved architectural design of the built form.

Liquor License plan

- A set of Red Line Plans have been provided to detail the areas for the proposed sale and consumption of liquor.