



THE PEDESTRIAN ARRIVAL EXPERIENCE IS PRIORITISED

4 DESIGN RESPONSE

4.8 GROUND LEVEL CONNECTIVITY

The pedestrian entry is clearly legible in the architecture with a reflecting pool leading the eye towards a double height portal framed by bluestone walls. The cafe can be entered directly and more informally from the garden and terrace.

The vehicular drop-off is relatively modest, located on the south side of the building and utilizing the existing cross-over from St Kilda Road.

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VEHICLE DROP-OFF IS MODEST, USING EXISTING CROSS-OVER

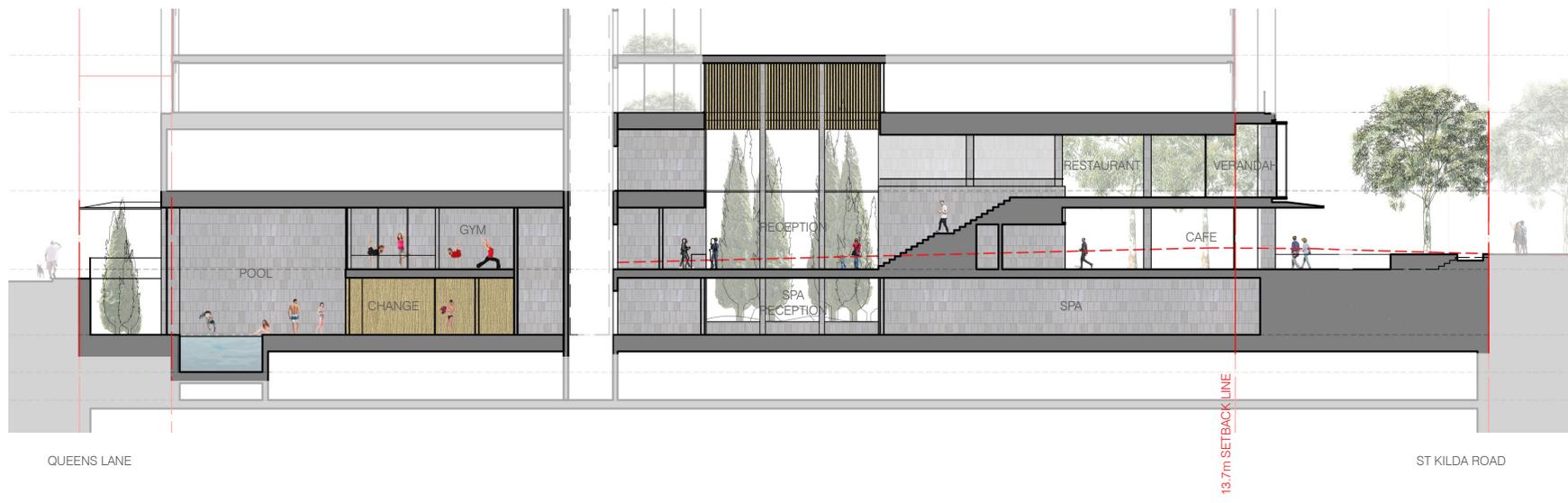
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4 DESIGN RESPONSE

4.9 STREETScape ACTIVATION

ST KILDA ROAD
The landscape fronting onto St Kilda Road is activated with spill-out seating from the ground level Cafe and by the verandah of the mezzanine-level Restaurant. The public floors have a generous floor to floor height of 4.2m which together with the permeable, operable glazed facade creates a strong connection between interior and the street.

QUEENS LANE
The double-height volume of the swimming pool and gym addresses Queens Lane, with privacy mediated by landscape planting within the sunken courtyard. This landscape brings much-needed greenery and softness to Queens Lane. Additional activation and surveillance comes from the staff verandah which overlooks Queens Lane from the mezzanine level.





OPPORTUNITY FOR PUBIC ART

4 DESIGN RESPONSE

4.9 STREETScape ACTIVATION - ST KILDA ROAD

The landscape fronting onto St Kilda Road is activated with spill-out seating from the ground level Cafe and by the verandah of the mezzanine-level Restaurant. The public floors have a generous floor to floor height of 4.2m which together with the permeable, operable glazed facade creates a strong connection between interior and the street.

PUBLIC ART

The landscape frontage to St Kilda Road provides an ideal setting for a prominently visible public artwork. Illustrated here within the reflection pool, the final location will be determined in consultation with the artist.

The comission will seek to embody the key principles of the City of Port Phillip guidelines, namely Responsive Design and Integrated Art.

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4 DESIGN RESPONSE

4.9 STREETScape ACTIVATION - ST KILDA ROAD



ST KILDA ROAD FRONTAGE IS ACTIVATED BY RESTAURANT VERANDAH AND CAFE TERRACE AS WELL AS THE PRIMARY PEDESTRIAN ENTRANCE

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4 DESIGN RESPONSE

4.9 STREETScape ACTIVATION - ST KILDA ROAD



THE RESTAURANT VERANDAH OPENS TO THE ST KILDA ROAD LANDSCAPE

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THE POOL GARDEN PROVIDES WELCOME GREEN LANDSCAPE ON QUEENS LANE, OVERLOOKED BY THE STAFF VERANDAH

4 DESIGN RESPONSE

4.9 STREETScape ACTIVATION - QUEENS LANE

The decision to locate the loading bay, services and electrical substation at basement level enables the activation of Queens Lane.

The double-height volume of the swimming pool and gym addresses Queens Lane, with privacy mediated by landscape planting within the sunken courtyard. This landscape brings much-needed greenery and softness. Additional activation and surveillance comes from the staff verandah which overlooks Queens Lane from the mezzanine level.

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4 DESIGN RESPONSE

4.9 STREETScape ACTIVATION - QUEENS LANE

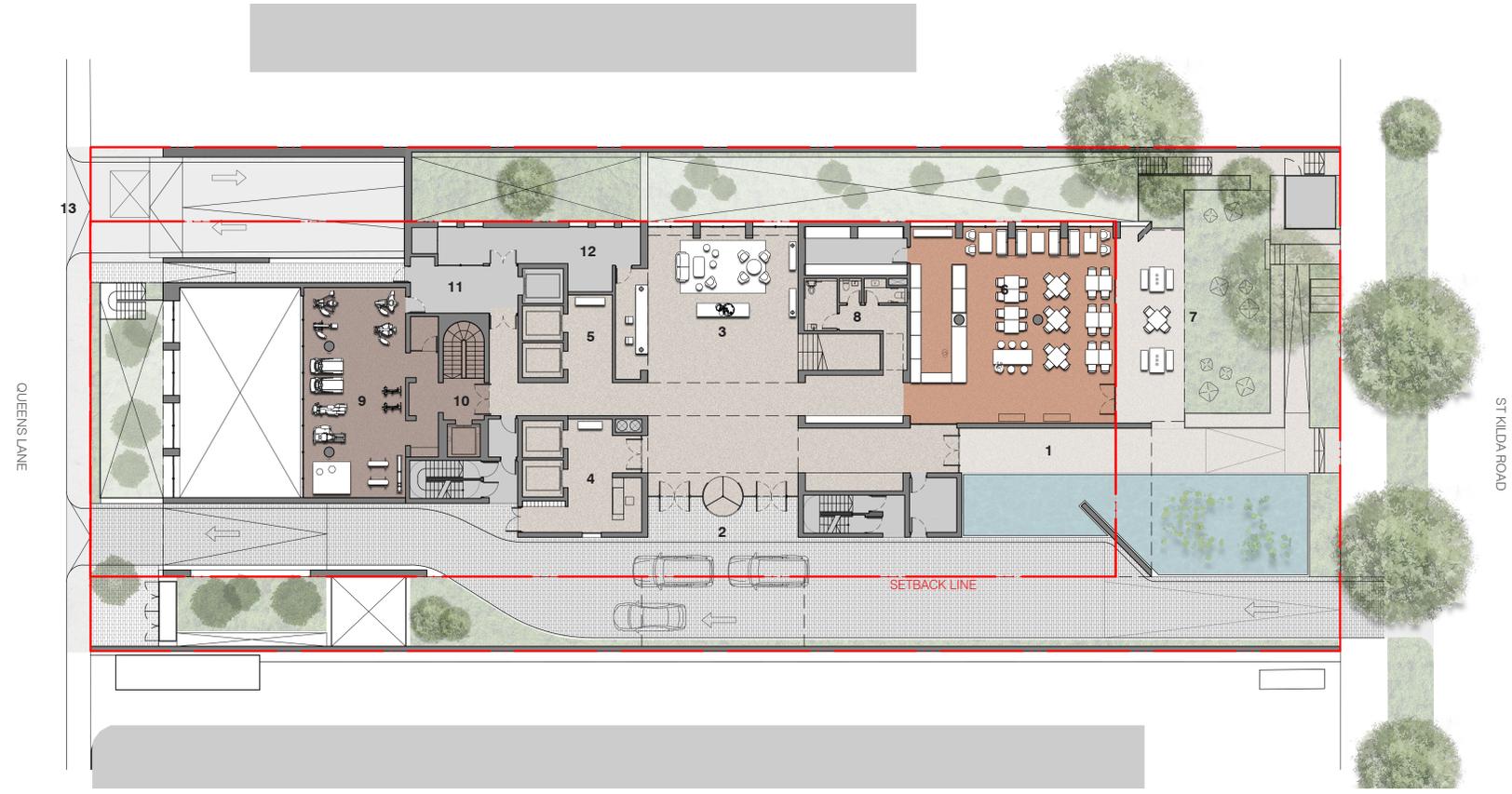


A SECONDARY PEDESTRIAN ENTRANCE FROM QUEENS LANE INCREASES ACTIVITY AND SURVEILLANCE

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4 DESIGN RESPONSE

4.10 GROUND FLOOR: RECEPTION, GYM AND CAFE



- | | | | | |
|--------------------------|------------------------------|-------------------|---------------------|------------------|
| 1 ST KILDA ROAD ENTRANCE | 4 RESIDENCE LOBBY / MAILROOM | 7 CAFE TERRACE | 10 GYM / POOL STAIR | 13 PARKING ENTRY |
| 2 DROP-OFF | 5 HOTEL LIFTS | 8 GUEST WASHROOMS | 11 STAFF ENTRY | |
| 3 HOTEL RECEPTION LOBBY | 6 CAFE | 9 GYM | 12 RECEPTION OFFICE | |

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4 DESIGN RESPONSE

4.10 GROUND FLOOR: RECEPTION, GYM AND CAFE



TRIPLE-HEIGHT RECEPTION LOBBY

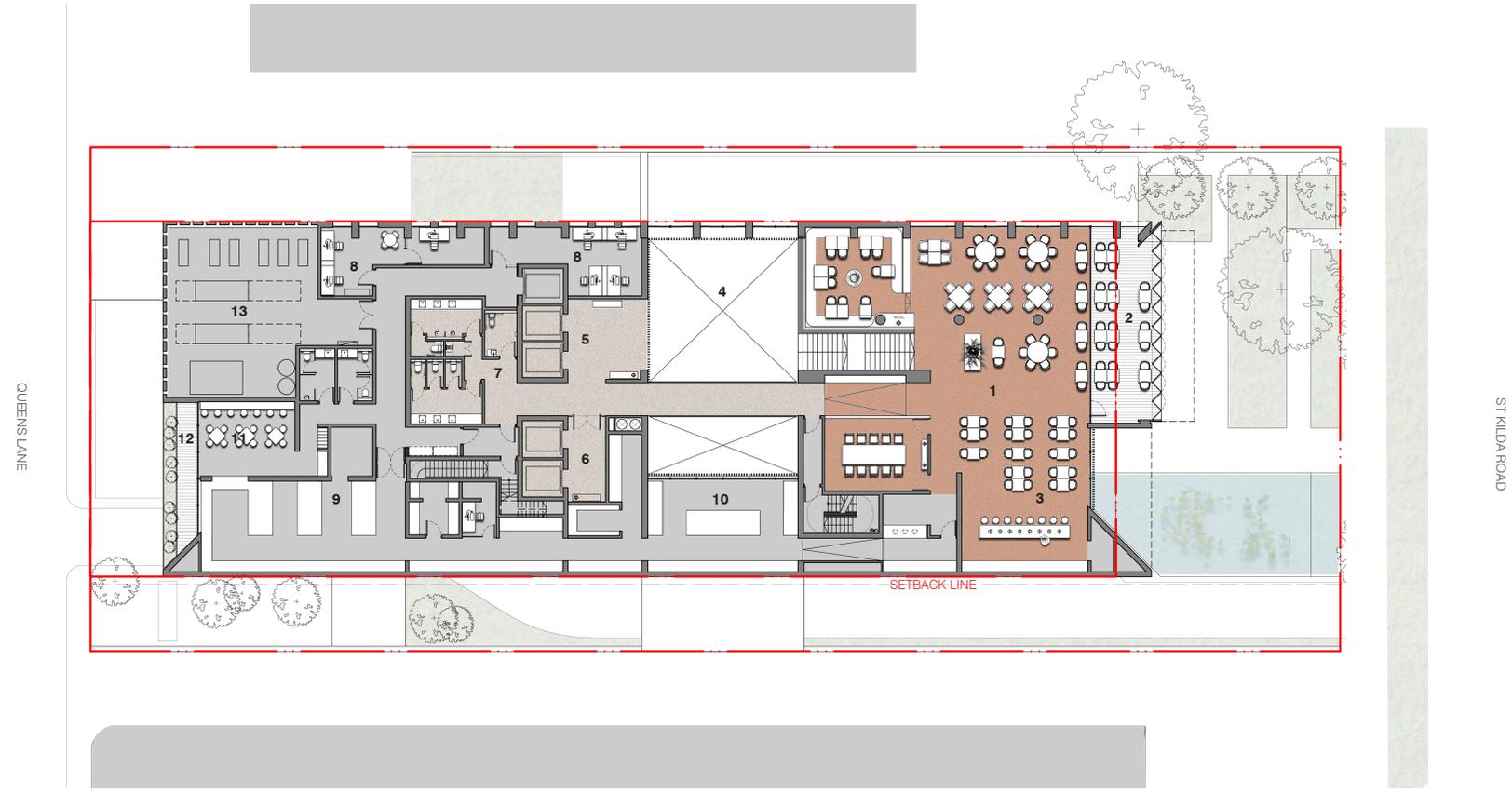


PUBLIC STAIR TO RESTAURANT

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4 DESIGN RESPONSE

4.11 MEZZANINE: RESTAURANT AND STAFF AREAS

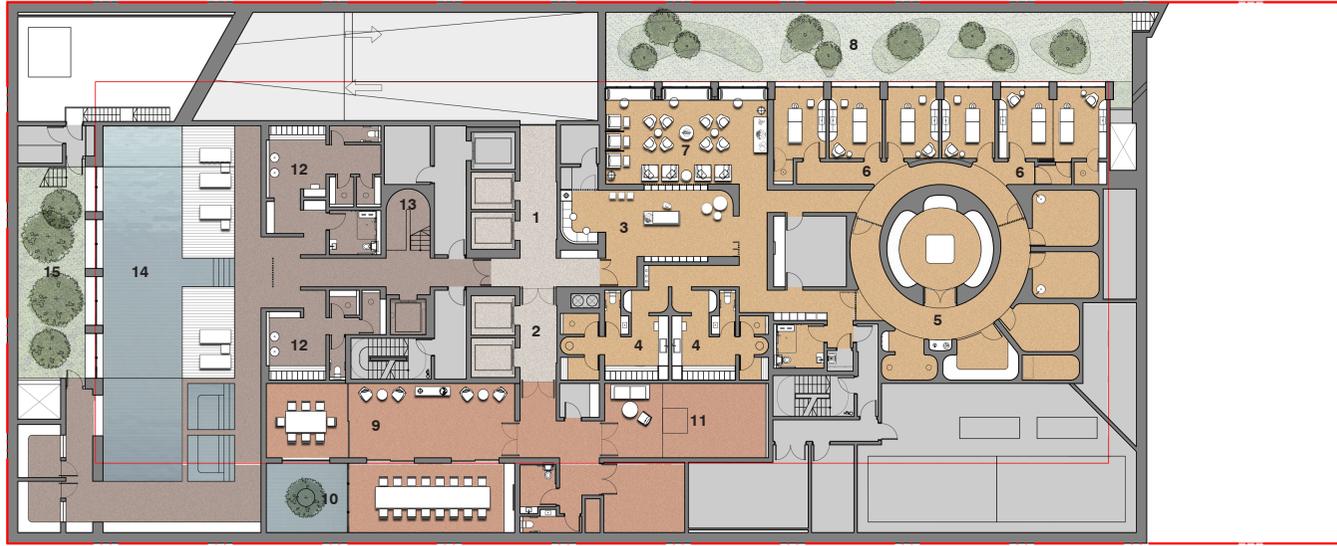


- | | | | | |
|--------------|-----------------------|-------------------|----------------------|--------------------|
| 1 RESTAURANT | 4 VOID OVER RECEPTION | 7 GUEST WASHROOMS | 10 FINISHING KITCHEN | 13 HOTEL PLANTROOM |
| 2 VERANDAH | 5 HOTEL LIFTS | 8 ADMINISTRATION | 11 STAFF CANTEEN | |
| 3 BAR | 6 RESIDENCE LIFTS | 9 PREP KITCHEN | 12 STAFF VERANDAH | |

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4 DESIGN RESPONSE

4.12 LOWER GROUND: POOL, CONFERENCE AND SPA



- | | | | | |
|-------------------|--------------------------|-------------------------|------------------------|---------------------|
| 1 HOTEL LIFTS | 4 SPA CHANGE ROOMS | 7 SPA RELAXATION LOUNGE | 10 CONFERENCE GARDEN | 13 POOL / GYM STAIR |
| 2 RESIDENCE LIFTS | 5 SPA WET TREATMENT ZONE | 8 SPA GARDEN | 11 GOLF LOUNGE | 14 POOL |
| 3 SPA RECEPTION | 6 SPA DRY TREATMENT ZONE | 9 CONFERENCE ZONE | 12 POOL AND GYM CHANGE | 15 POOL GARDEN |



POOL AND GYM OPENING TO SUNKEN GARDEN ON QUEENS LANE

4 DESIGN RESPONSE

4.12 LOWER GROUND: POOL, CONFERENCE AND SPA

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THE SPA (INDICATIVE IMAGES, SPA WELLNESS CONSULTING)



LEVEL 7



LEVELS 3-6 (TYPICAL)



LEVEL 2

4 DESIGN RESPONSE

4.13 LEVELS 2-7: HOTEL ROOMS

	GUESTROOM	GUESTROOM*	GUESTROOM	CORNER ROOM*	CORNER RM (ACC)*	ST KILDA SUITE	BUSINESS SUITE
TYPE REF	GR 1	GR2	GR 3	GR 4	GR 5	GR 6 a GR 6 b	GR 7
AREA m2 (NLA)	33	33	39	48	48	88 89	65
LEVEL							
7	2		10	1	1	2	1
6	2	2	11	1	1	2	
5	2	2	11	1	1	2	
4	2	2	11	1	1	2	
3	2	2	11	1	1	2	
2	2		8	1	1	2	1
TOTAL KEYS	12	8	62	6	6	12	2
GRAND TOTAL	108						

* Corner rooms GR4 & GR5 (accessible room) can be connected with GR2

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LEVEL 17



LEVELS 15-16



LEVELS 9-13 (LEVELS 8 & 14 SIMILAR)

4 DESIGN RESPONSE

4.14 LEVELS 8-17: RESIDENCES

	PENTHOUSES	PREMIUM 3 BED + 1	PREMIUM 2 BED + 1	PREMIUM 2 BED	PREMIUM 1 BED	3 BED + 1	2 BED + 1	2 BED	1 BED
TYPE REF	PENT1 PENT2 PENT3	PR3+1a PR3+1b PR3+1c	PR2+1	PR2a PR2b PR2c	PR1	ST3+1	ST2+1	ST 2a ST 2b ST 2c	ST1a ST1b
AREA m2 (NSA)*	428 (55) 307 (26) 216 (18)	264 (20) 261 (23) 260 (23)	174 (10)	174 (20) 102 (10) 104 (10)	75 (10)	259 (23)	174 (10)	174 (20) 102 (10) 104 (10)	75 (10) 82 (10)
LEVEL									
17	3								
16		2	1	2					
15		2	1	2					
14		1	1	3	1				
13						1	1	3	1
12						1	1	3	1
11						1	1	3	1
10						1	1	3	1
9						1	1	3	1
8						1	1	2	2
TOTAL	3	5	3	7	1	6	6	17	7
GRAND TOTAL	55								

* Internal areas (balcony area in brackets)

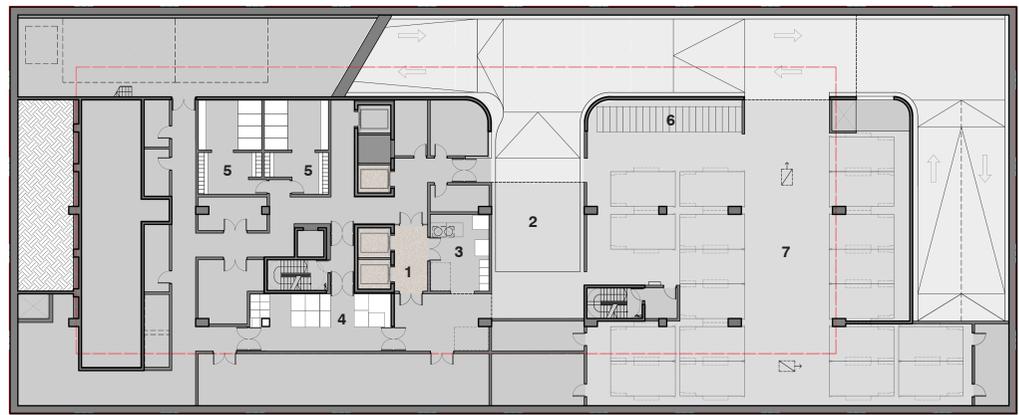
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4 DESIGN RESPONSE

4.15 BASEMENT LEVELS

Basement level 2 is dedicated to service and back-of-house functions, including deliveries and waste-collection. Residents will bypass this level and continue down to allocated parking spaces at basement levels 3 and 4.



BASEMENT LEVEL 2

- 1 RESIDENCE LIFT LOBBY
- 2 LOADING BAY
- 3 RESIDENTIAL BIN ROOM
- 4 COMMERCIAL BIN ROOM
- 5 STAFF LOCKER ROOMS AND STORES
- 6 BIKE PARKING
- 7 HOTEL PARKING
- 8 RESIDENCE PARKING
- 9 PRIVATE RESIDENCE GARAGE & STORAGE
- 10 RESIDENCE STORAGE



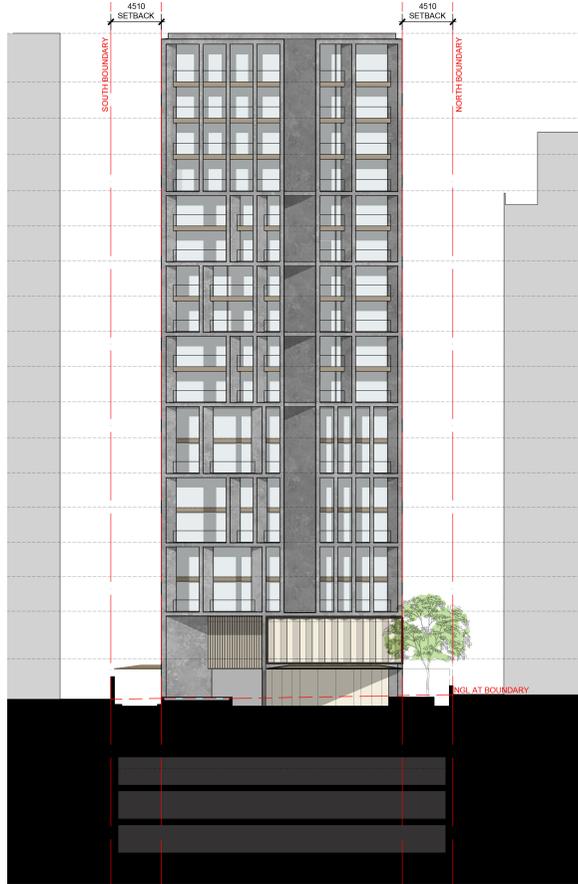
BASEMENT LEVEL 3 (B4 SIMILAR)

-  BLUESTONE CLADDING
-  ALUMINIUM / ALUMINIUM-BACKED SPANDREL GLAZING
-  CLEAR GLAZING
-  CLEAR GLAZING (COMMERCIAL AREAS)

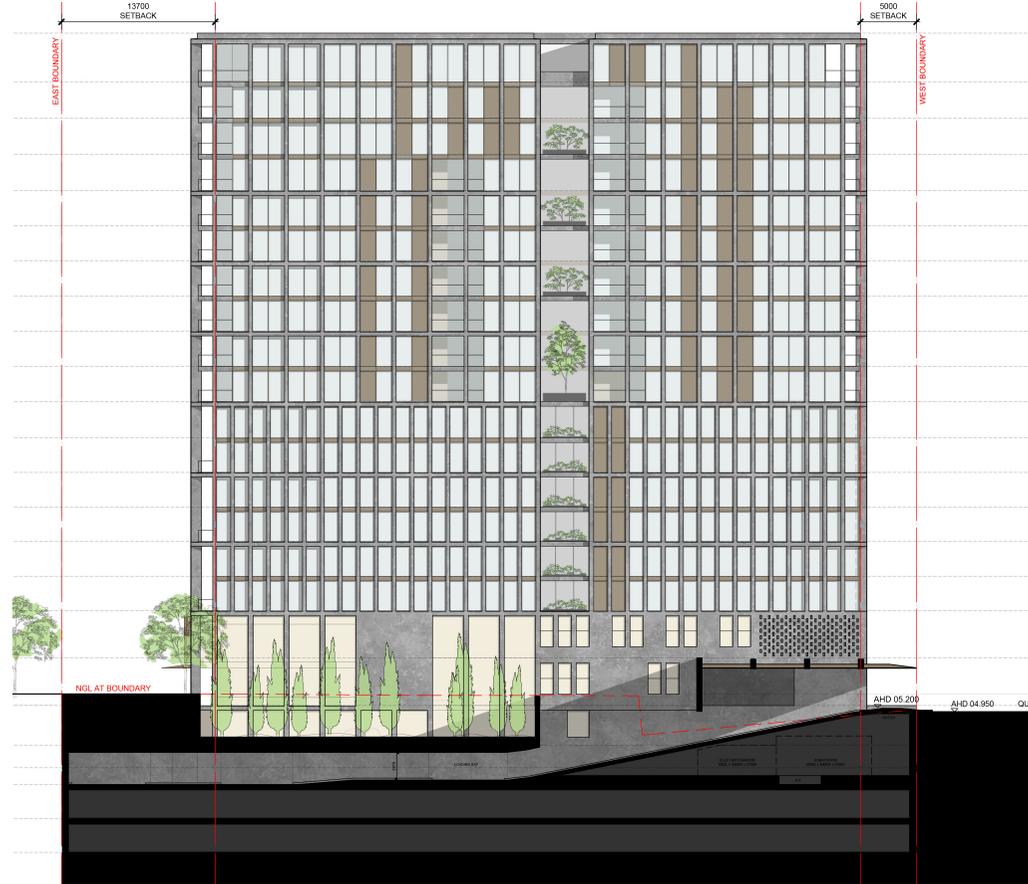
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4 DESIGN RESPONSE

4.16 ELEVATIONS



EAST ELEVATION TO ST KILDA ROAD



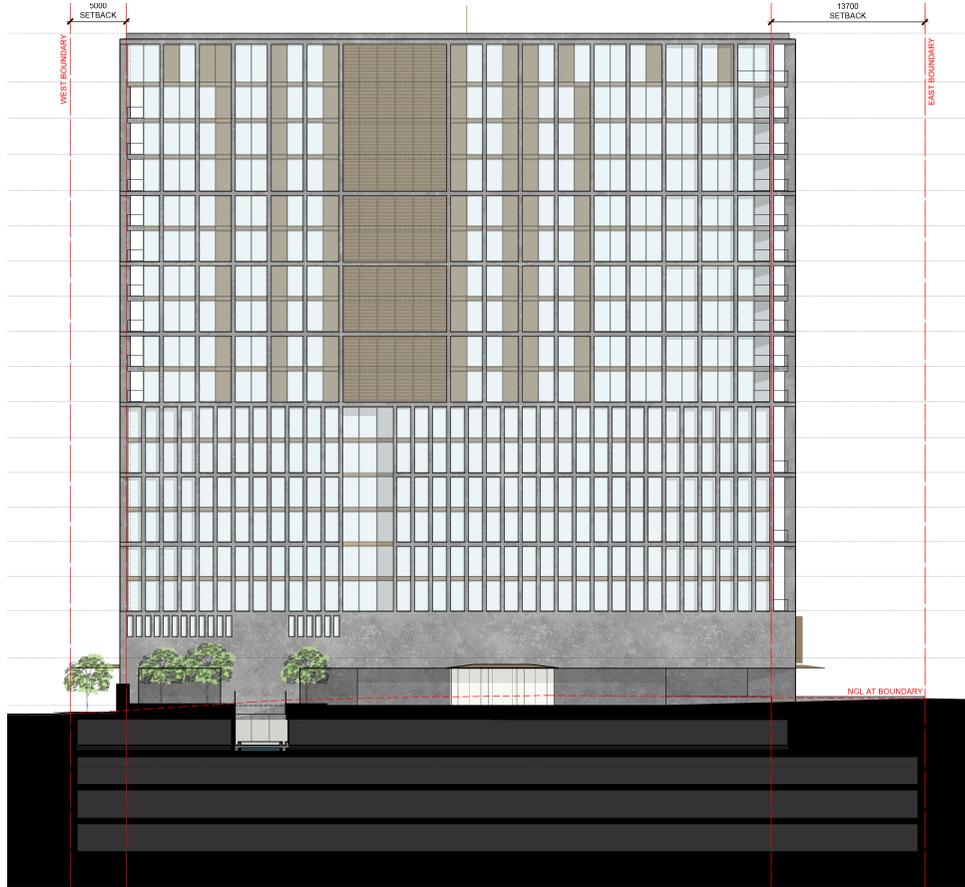
NORTH ELEVATION

-  BLUESTONE CLADDING
-  ALUMINIUM / ALUMINIUM-BACKED SPANDREL GLAZING
-  CLEAR GLAZING
-  CLEAR GLAZING (COMMERCIAL AREAS)

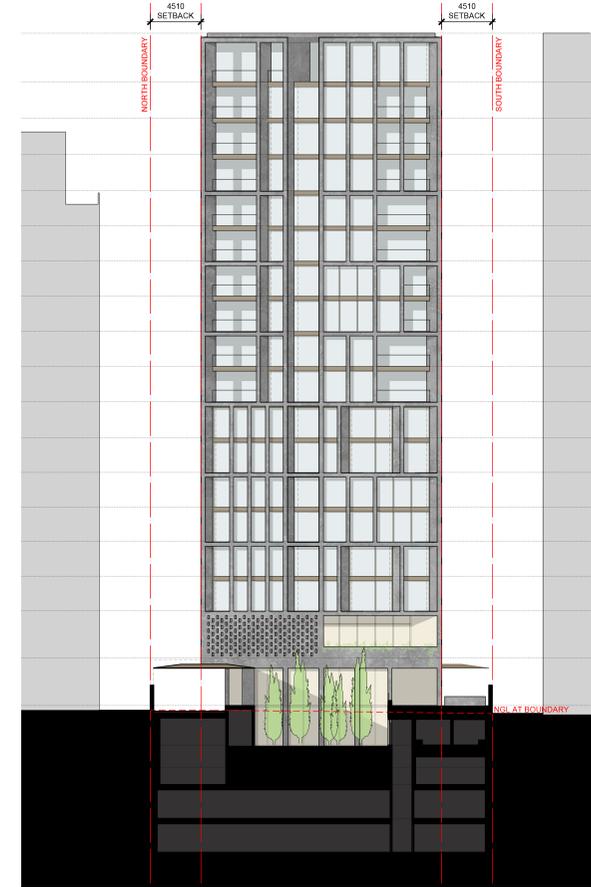
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4 DESIGN RESPONSE

4.16 ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION TO QUEENS LANE

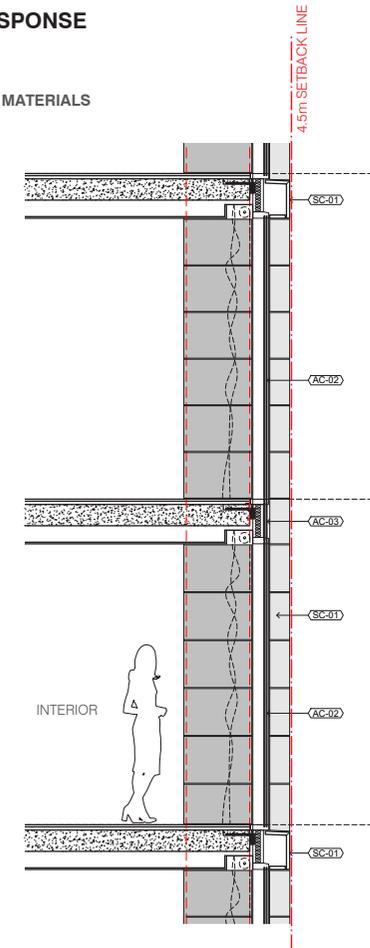


TYPICAL NORTH / SOUTH FACADE

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4 DESIGN RESPONSE

4.16 ELEVATIONS - MATERIALS



MATERIAL LEGEND

- (SC-01) BLUESTONE CLADDING ON STRUCTURAL FRAMING
- (AC-02) RESTRICTED OPERABLE WINDOW WITH CLEAR GLAZING
- (AC-03) COLOUR BACK TRANSOM PANEL GLAZING

TYPICAL NORTH / SOUTH FACADE SECTION