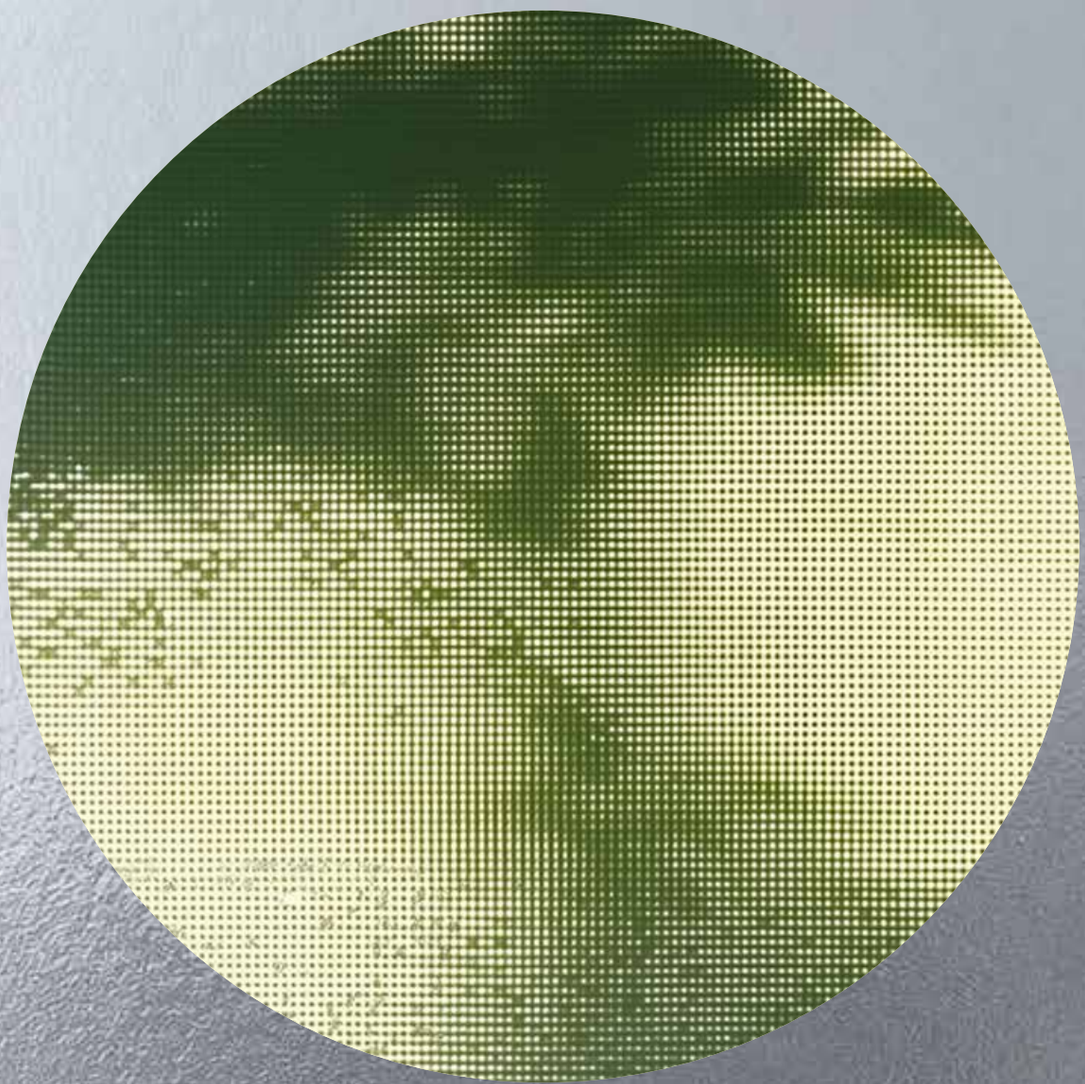
SIXTY PARK



A Guide

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The Homes 70
Project Team 82



A New Neighbourhood Building Made For New City Life

09:30

SIXTY PARK ST.

Foreword

Sixty Park is a new neighbourhood building from Time & Place, set between the city and the parks and gardens of South Melbourne. It's designed to make living better and more interesting. Somewhere that optimises your time and gives you more of it. A place to experience that improves your experience of place.

Designed by leading architecture, interior design and landscape architecture practice DKO, Sixty Park is a striking and intimate vertical village whose every detail responds to the needs of everyday life. To the need for a safe and inviting home. To the need for community. To the need for a sense of belonging. Sixty Park is made for how you live.

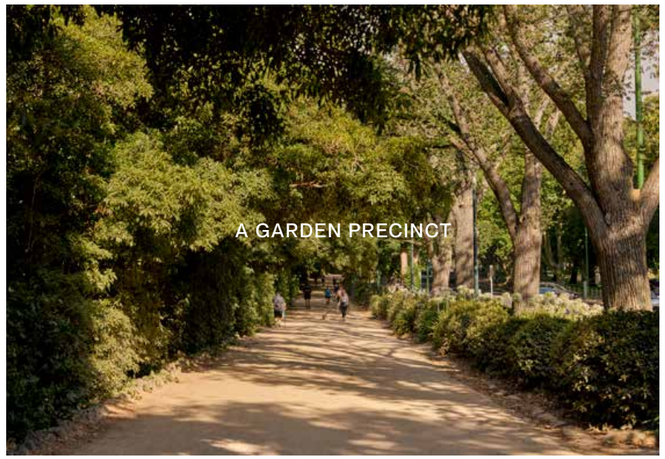
It's a building that's shaped by its neighbourhood and grounded in place. A connected ground plane with a street-facing café and resident co-working space invites South Melbourne into the building. It makes Sixty Park a living, evolving and active participant in its own neighbourhood. It sits at the nexus between the Royal Botanic Gardens, the CBD, Albert Park and South Melbourne's dynamic hospitality and retail mix – led by South Melbourne Market. And close connection to Anzac Station, trams, cycleways, and walkways means that all of Melbourne is on Sixty Park's doorstep.

Time & Place's most recent Melbourne project, The Queensbridge Building, is leading the revitalisation of Southbank. With Sixty Park, it's adding the latest chapter in the story of South Melbourne; a neighbourhood that's coming into its own.

Life at Sixty Park is frictionless. Each apartments is crafted with quiet design intelligence, improving residents' lives while never telling them how to live them. It's the same for Sixty Park's shared spaces, from its porte cachere arrival and atrium lobby to its connected clubhouse amenities and rooftop terraces. Every element at Sixty Park exists in service of optimising your time and enhancing your experience of place. Because the best buildings are more than just places to spend your time in – they're places that give you back more time to spend.

EAST TOWARDS THE BOTANIC GARDENS
ARTIST IMPRESSION

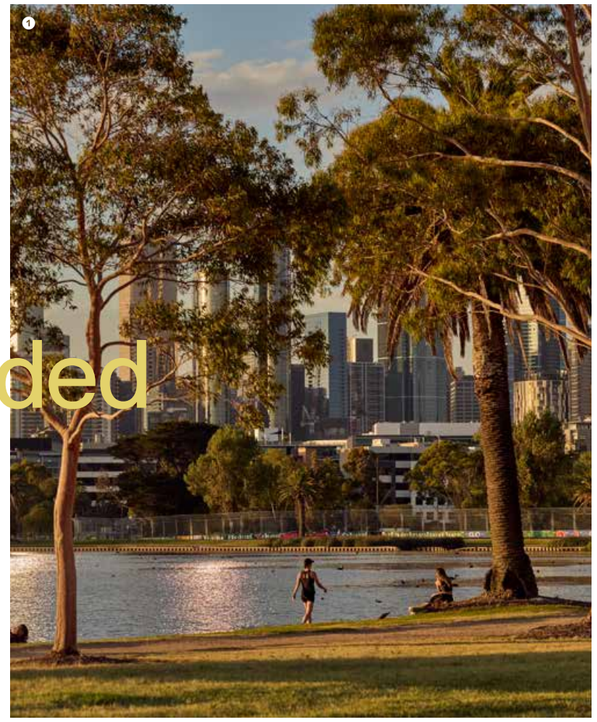


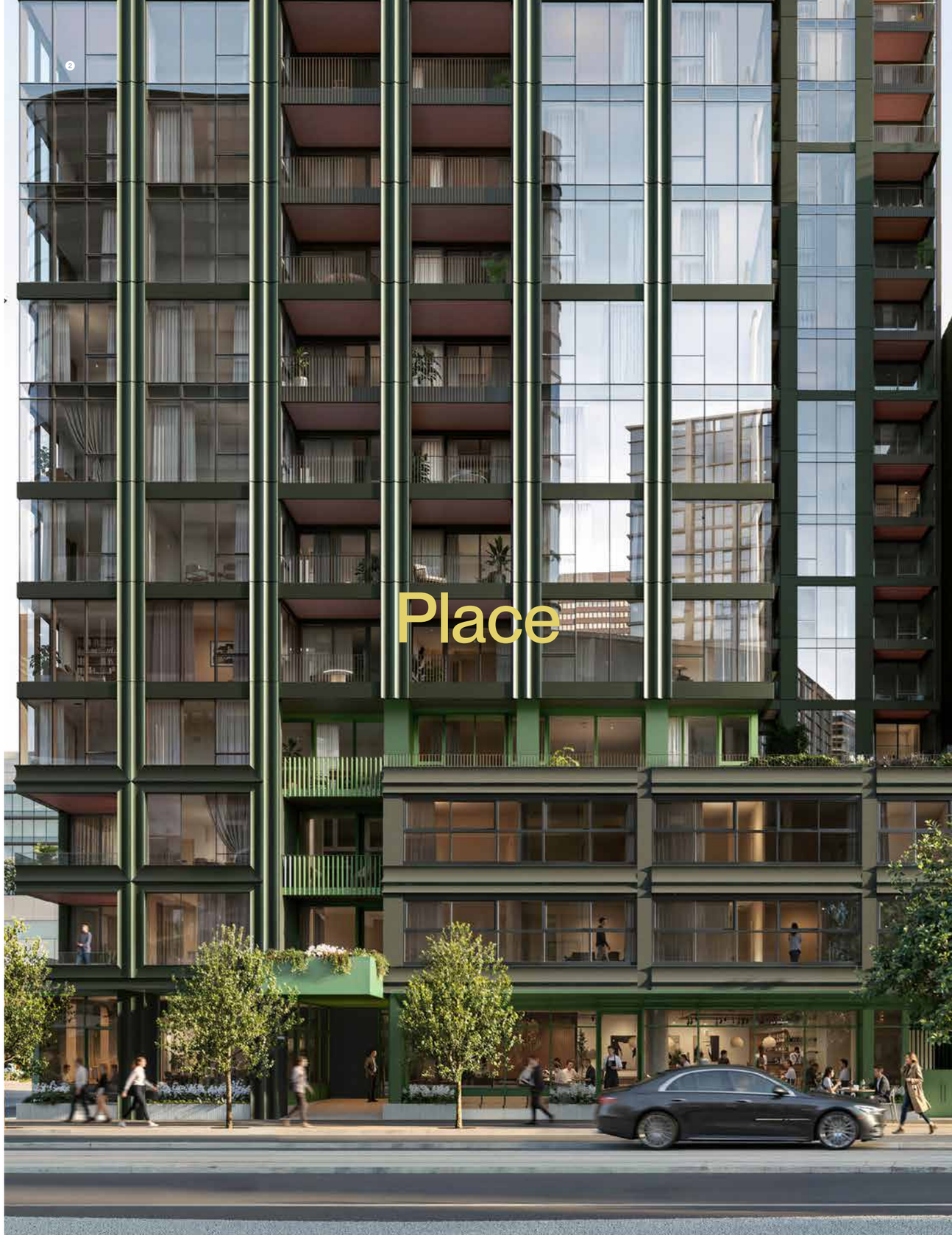




Welcome to Sixty Park

Grounded in Place



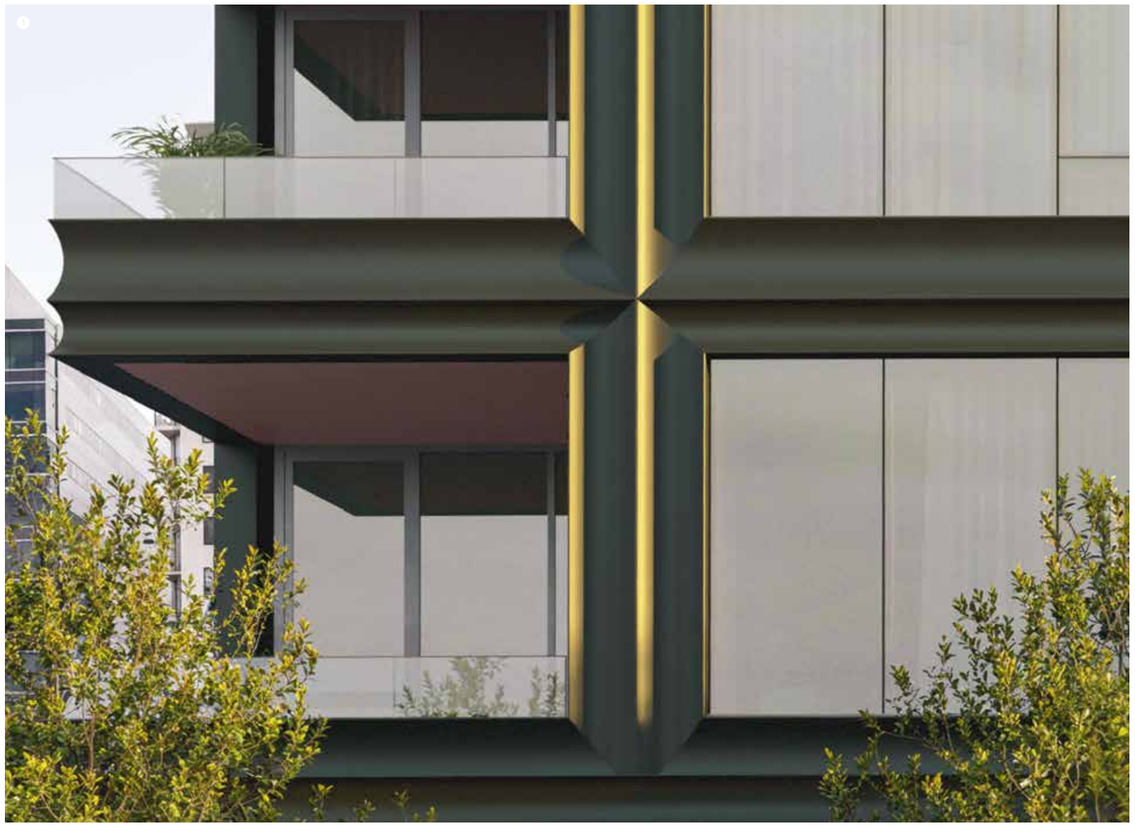


1 ALBERT PARK LAKE

2 SIXTY PARK, SOUTH MELBOURNE
ARTIST IMPRESSION

"We wanted a façade that had some texture, and a story and some rhythm. Something which celebrated the historic buildings of the area. But it's not an overbearing piece of design. We think it will be timeless."

TIM PRICE
FOUNDER & EXECUTIVE DIRECTOR,
TIME & PLACE



Enduring design

Sixty Park is a crafted and compact next generation building, designed to meet the needs of modern city life – and evolve with them. Its striking yet understated pressed metal façade both draws from its context and stands out from it.
It's a structure that's distinct from its surroundings and entirely contiguous with them. Sustainability and environmental intelligence are built into Sixty Park's fabric, from materiality and low-impact construction, to passive cooling and high-performance glazing.

The iconic parks and gardens surrounding Sixty Park are a visual reference throughout – through colour and the interplay between light, texture, and depth. And the democratic ethos of South Melbourne's park culture also guides the spirit of the building. It's the idea of a welcoming neighbourhood space, grounded in place, which offers refuge and community in equal measure. For both this generation and the ones to follow.

1 FAÇADE DETAIL
ARTIST IMPRESSION

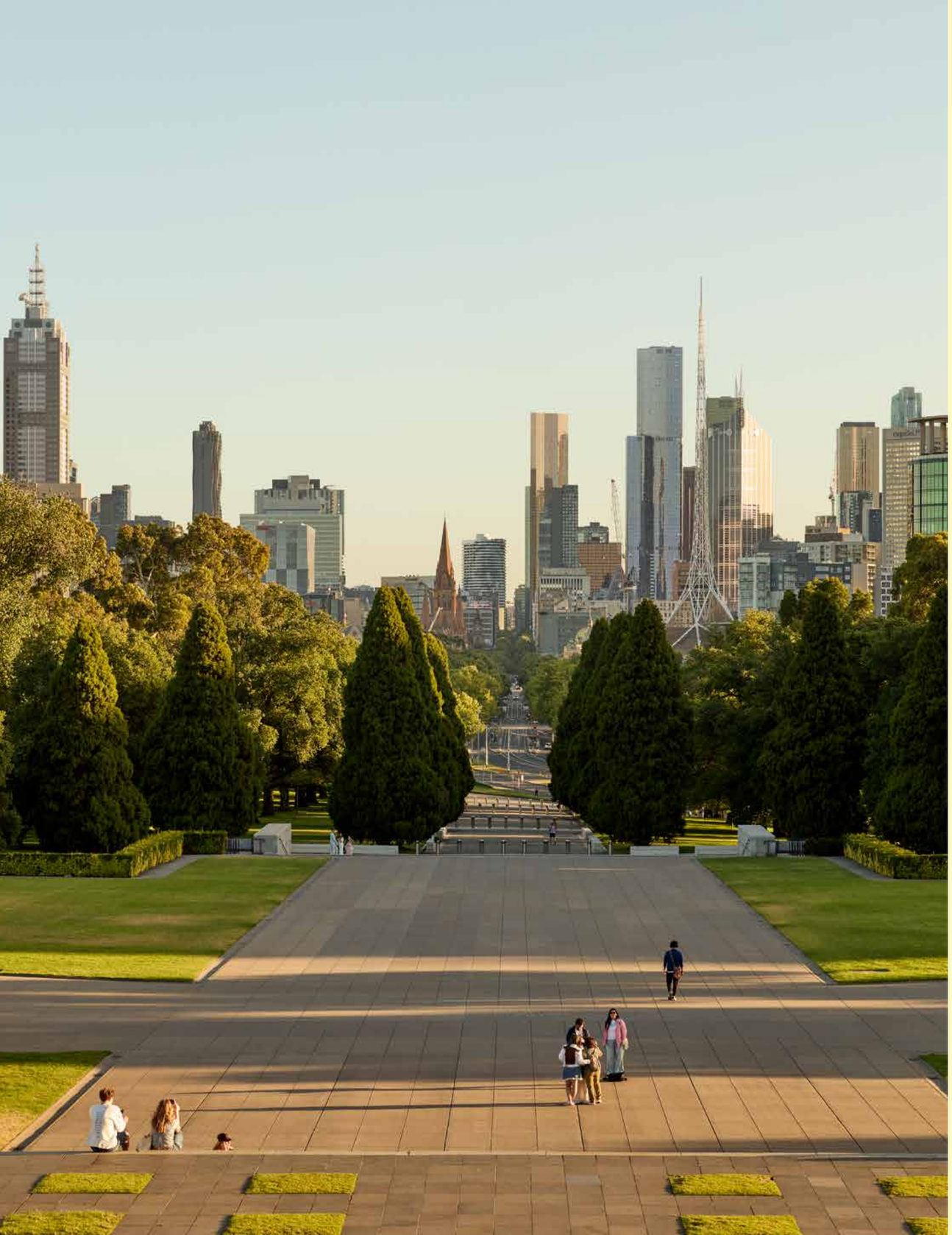
2 SIXTY PARK
ARTIST IMPRESSION



“The evolution of Melbourne has really been led by South Melbourne. We feel like it’s the thriving heart – the pulse of where the real activity of the city is happening.”

EDWARD PEARSE
CREATIVE DIRECTOR,
TIME & PLACE

60 PARK ST.
ARTIST IMPRESSION



The 15 Minute Neighbourhood

South Melbourne's location is unique. It's a liminal space between suburban calm and urban excitement. It can be whatever you want it to be, whenever you need it. And so can Sixty Park.

GARDENS & SITES

1 Shrine of Remembrance
2 Alexandra Gardens
3 Queen Victoria Gardens
4 Kings Domain
5 The Royal Botanic Gardens
6 Guilfoyle's Volcano
7 The Tan
8 Fawkner Park
9 Birrarung Marr
10 Eastern Reserve
11 Sturt Street Reserve
12 St Vincent Gardens
13 Albert Park Lake

ARTS & CULTURE

14 Sidney Myer Music Bowl
15 Australian Centre for Contemporary Art
16 National Gallery of Victoria
17 Malthouse Theatre
18 Arts Centre
19 Federation Square
20 MPavilion
21 Southbank Theatre

RECREATION

22 Albert Park Tennis Club
23 Albert Park Golf Course
24 Fawkner Park Tennis Centre
25 Melbourne Cricket Ground
26 Melbourne & Olympic Parks
27 AAMI Park
28 Gosch's Paddock

CAFÉS

29 ST. ALi
30 Nine Yards
31 The Kettle Black
32 Foremost
33 Queenie's
34 The Observatory Cafe

RESTAURANTS

35 Bistro Gitan
36 Botanical Hotel
37 Bacash
38 Gilson
39 Bar Carolina
40 Cucinetta
41 France-Soir
42 Gimlet
43 Kisume
44 Super Normal
45 Yakimono
46 Society
47 Higher Ground

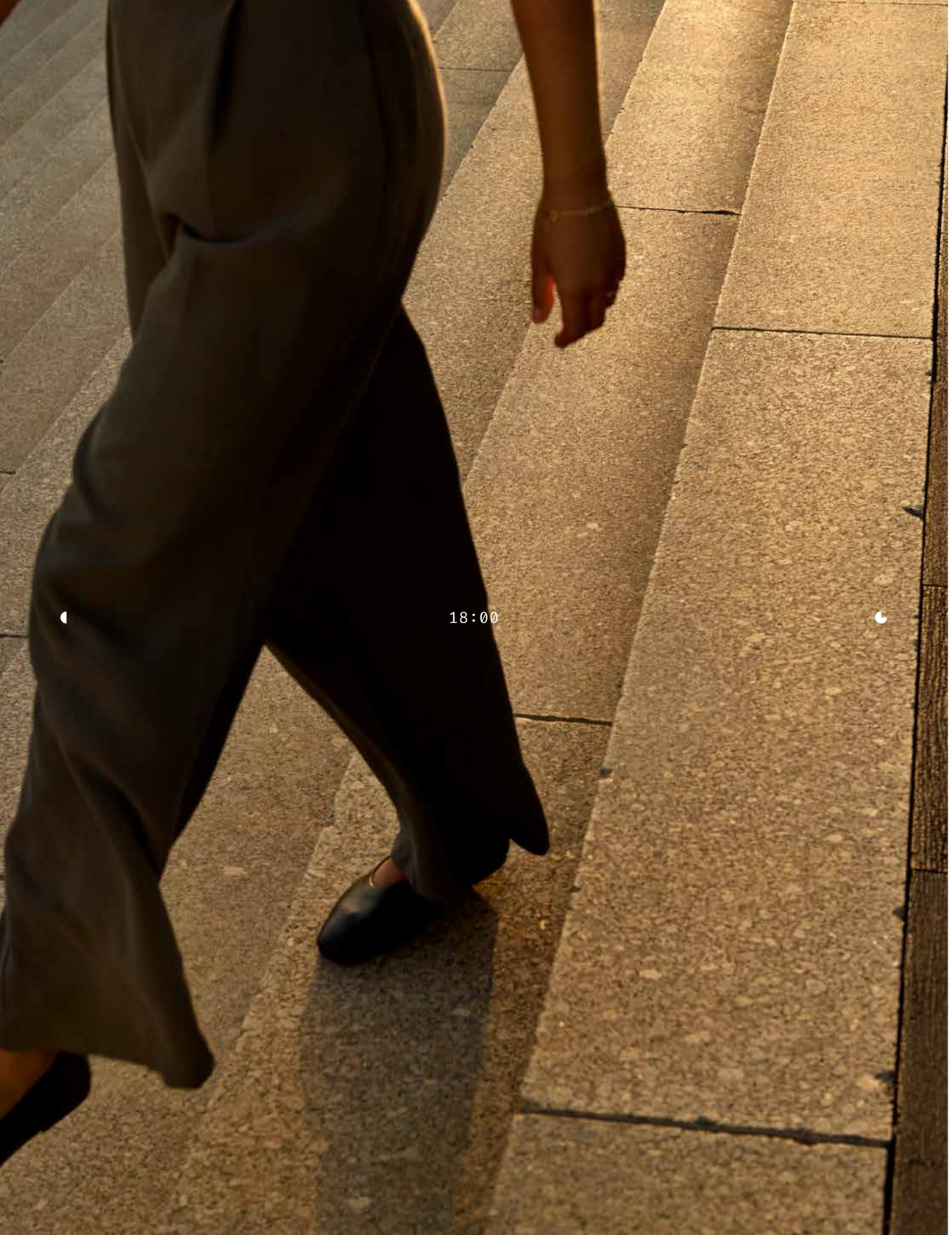
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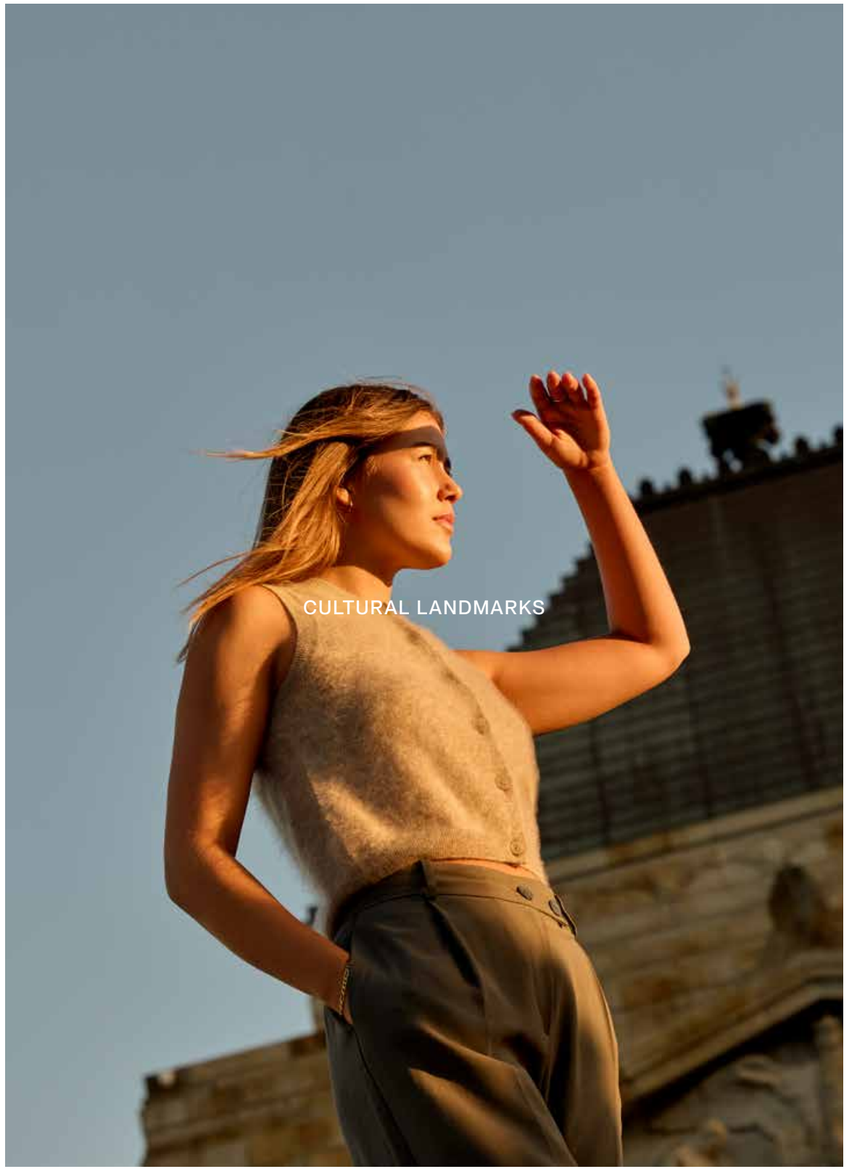
48 Criteria
49 Made in Japan
50 South Melbourne Market
51 South Melbourne Central Shopping Centre
52 The Clarendon Centre

SCHOOLS

53 Melbourne Grammar School
54 Melbourne Girls Grammar
55 South Melbourne Primary School




18:00


CULTURAL LANDMARKS

South Melbourne exemplifies the best of Melbourne and connects to the rest of Melbourne. “You couldn’t find a better spot to live as a Melburnian, it’s really second to none as a location,” says Tim Price, Founder and Executive Director of Time & Place. “There will be more developers seeing value in it, and there will be occupants who want to live there and realise the benefits of the precinct.”

MELBOURNE SPORTS PRECINCT





SOUTH MELBOURNE MARKET



ACCA

LOCAL RETAIL



MELBOURNE THEATRE COMPANY





ROYAL BOTANIC GARDENS



YARRA RIVER DINING

A transit-first neighbourhood

South Melbourne's moment is finally here. But it's an overnight success that's been decades in the making.

As the interlocutor between the CBD and the bayside beyond, South Melbourne has long been one of the city's best connected urban precincts. Some of Melbourne's most iconic attractions – from the NGV International and the Shrine of Remembrance, to the Royal Botanic Gardens and the Melbourne Cricket Ground – are all within a 15-minute walk, cycle, or tram.

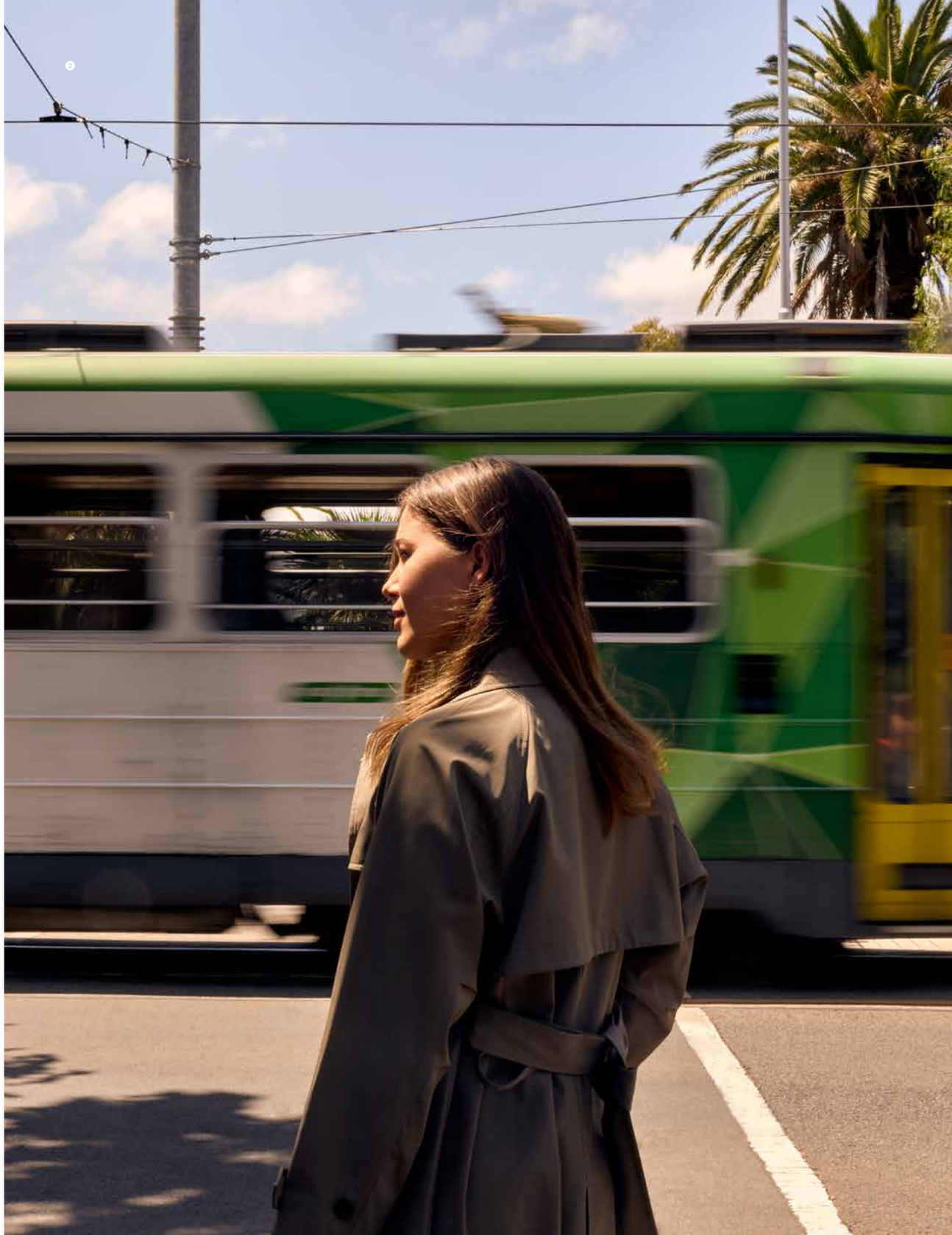
Few neighbourhoods are as well situated as South Melbourne, and with the opening of Anzac Station in 2025 – as part of Melbourne Metro – it got even better.

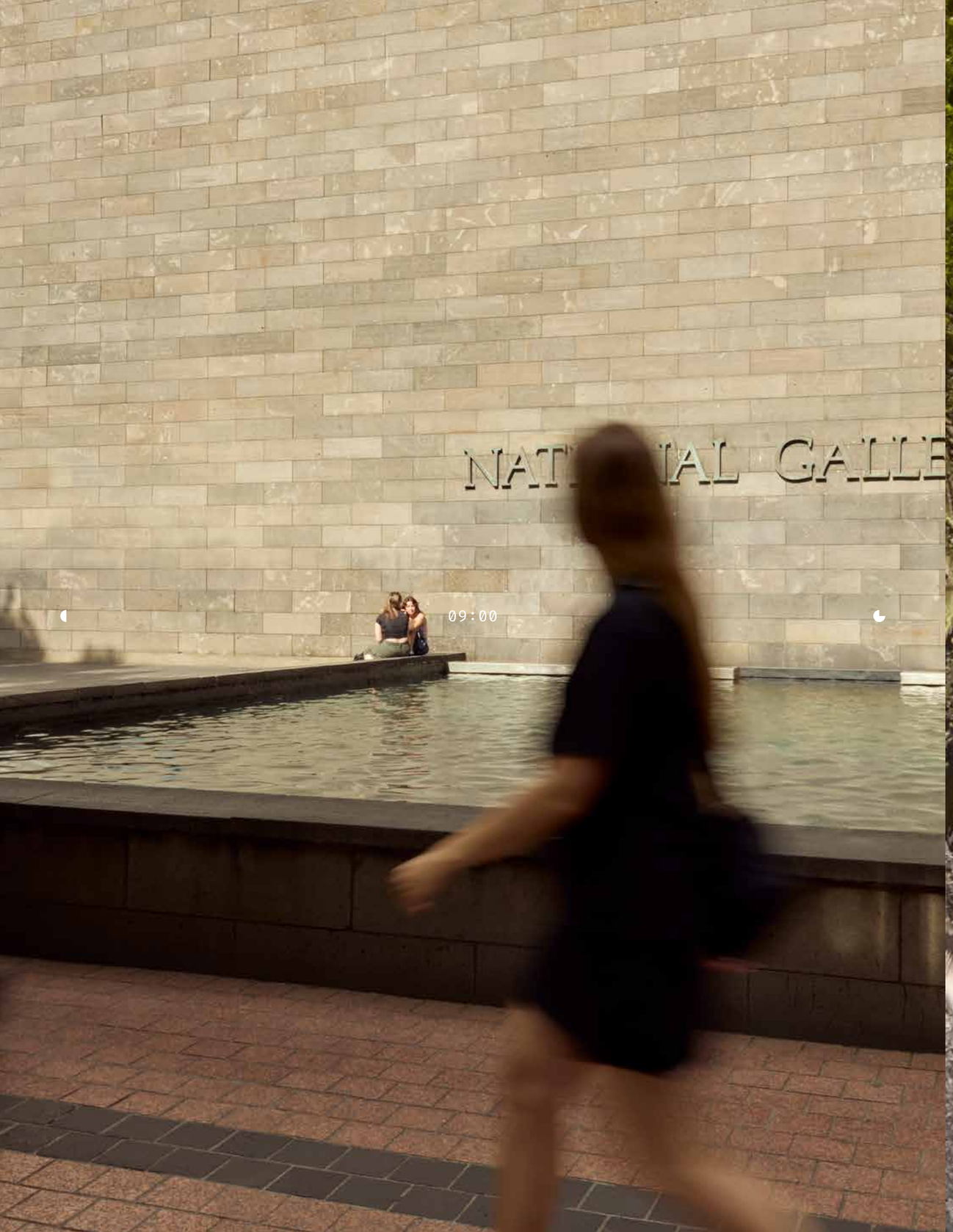
"Anzac Station is going to be fundamental to the development and evolution of Melbourne," says Edward Pearse, Time & Place's Creative Director. "The South will connect with the North like never before – the Yarra and the CBD won't be barriers anymore." Which means easy access to Melbourne's Inner North, university and medical precincts, and the city's broader rail network. All from South Melbourne.



1 ACMI & FEDERATION SQUARE

2 ST KILDA RD




09:00


NGV





A rich and rhythmic community to join

South Melbourne is so much more than a necessary transit nexus; a conduit to the best the city has to offer. It is the best the city has to offer. “South Melbourne is almost the epitome of inner-city Melbourne life,” says Time & Place’s Creative Director Edward Pearse.

The suburb’s cultural life has long been anchored by the institutional South Melbourne Market, the longest continuously operating market of its kind in the city. But over the years it’s been joined by an increasingly vibrant and dynamic retail and hospitality mix – driven by influxes of new workers and residents.

It’s all set to the serene backdrop of park life and culture. South Melbourne sits between the Royal Botanic Gardens and Albert Park – two of Melbourne’s most essential pockets of greenery. And the community’s social life, and demeanour, is centred around enjoying those parks. It creates the illusion of a much greater separation from the city than the suburb has.

1 SOUTH MELBOURNE MARKET

2 ROYAL BOTANIC GARDENS

3 ALBERT PARK LAKE



PARK ST. ENTRANCE
ARTIST IMPRESSION

A practical base between the city and gardens

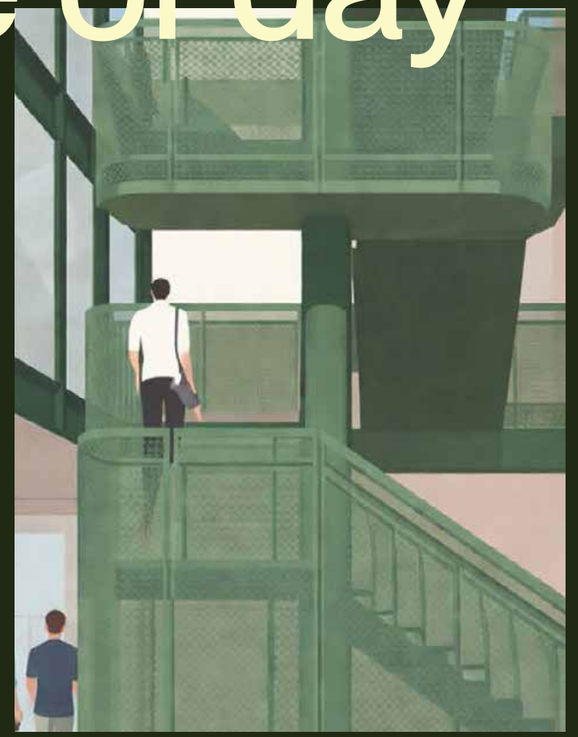
Where we live affects how well we live. Because in modern city life, wellbeing has become increasingly location dependent. And Sixty Park is the right location for living well and living better. South Melbourne is approximately two kilometres from Melbourne's CBD, and sits between two major employment corridors. Its location doesn't just reduce commute time – it drastically expands options. Would you prefer to ride your bike, or take the tram or the Metro? Or maybe you'd rather walk to the office through the Botanic Gardens and along the Yarra?

Life at Sixty Park doesn't just shorten trips to and from work. It makes them more enjoyable and meaningful. It's a frictionless life of choice. The choice to easily go to an iconic stadium, a famous market or a revered cultural institution. The choice to enjoy Melbourne's Garden Precinct, to wander Albert Park or explore the Botanic Gardens. Or the choice to just stay in, relax, and enjoy the community and sanctuary of home.



SIXTY PARK, SOUTH MELBOURNE
ARTIST IMPRESSION

Amenities for every time of day



THE : HOURS

AT SIXTY PARK

The Hours is Sixty Park’s amenity experience, diffused throughout the vertical neighbourhood of the building. It’s a network of 12 discrete shared spaces, spread over five areas, which offer socialisation and serene seclusion in equal measure.

A vertical village

“Sixty Park is conceived less as a tower than as a neighbourhood gathered vertically,” says DKO Partner Jesse Linardi. That philosophy reveals itself continuously throughout every facet of Sixty Park.
It begins with the porte cochere entrance: a homecoming arrival moment evoking both safety and hospitality. That continues into the vast internal atrium lobby, whose inner gardens connect Sixty Park with the parkland culture of South Melbourne.
A café space by The Mulberry Group offers both occupants and neighbourhood visitors a place to eat and gather.

The ground floor’s co-working area, meanwhile, provides a platform for productivity, rendezvous – or even spontaneous collaboration.
Community is forged by the rhythm of everyday life. By collecting mail, by meeting in corridors, by relaxing in the lobby, by taking the stairs or the lift upwards. Sixty Park’s inviting common areas are designed to encourage those incidental encounters and transform them into lasting connections.

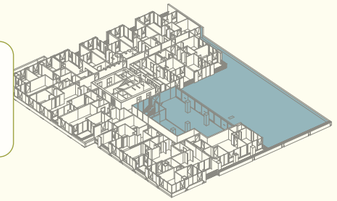


SIXTY PARK ARRIVAL EXPERIENCE
ARTIST IMPRESSION

The Hours is Sixty Park's connective tissue, providing an overarching social infrastructure that encourages connection, but never forces it. A series of human scale experiences designed to meet the needs of real life, whenever they're needed, in whatever way they're needed.

Clubhouse

FULL KITCHEN, DINING,
LOUNGE AREA, LANDSCAPED PODIUM
ROOFTOP TERRACE

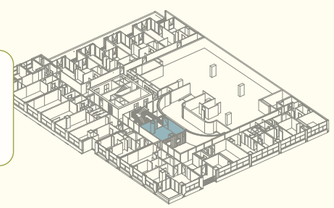




LEVEL 03

The Den

A LOUNGE WITH CINEMA
AND GAMING ROOM

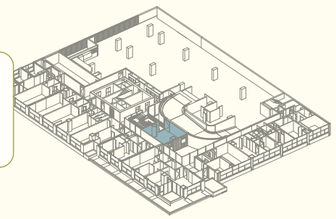




LEVEL 02

The Studio

A MULTIPURPOSE ROOM FOR
ARTS, CRAFTS AND PLAY

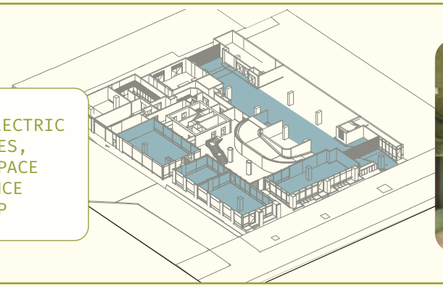




LEVEL 01

Village Floor

PORTE COCHERE, BIKE SHOP, ELECTRIC
CAR SHARE, ARRIVAL LOBBIES,
PARCEL ROOM, CO-WORKING SPACE
AND HOSPITALITY EXPERIENCE
FROM THE MULBERRY GROUP





GROUND

In contemporary city life, everyone now works and lives in a way – and on a schedule – that's unique to them. They need communal spaces that can be accessed, enjoyed, and experienced throughout the entire day that correspond to their own personal routine for work and play.



ATRIUM LOBBY
ARTIST IMPRESSION

Sixty Park

CO-WORKING SPACE
ARTIST IMPRESSION

Village Level

Sixty Park is a vertical village, and every village needs a town square. The Ground Floor is inspired by the civic buildings surrounding South Melbourne; an inviting open space evokes a feeling of connection. Arriving through the porte cochere, residents and visitors will find a co-working space for productivity and reflection, while a hospitality experience from The Mulberry Group provides the space for coffee catchups and lingering lunches – drawing South Melbourne into Sixty Park.

The internal residents' atrium is overseen by a vast central stairwell, allowing spontaneous socialisation and vertical circulation towards the amenities and apartments above and beyond.



CO-WORKING SPACE
ARTIST IMPRESSION

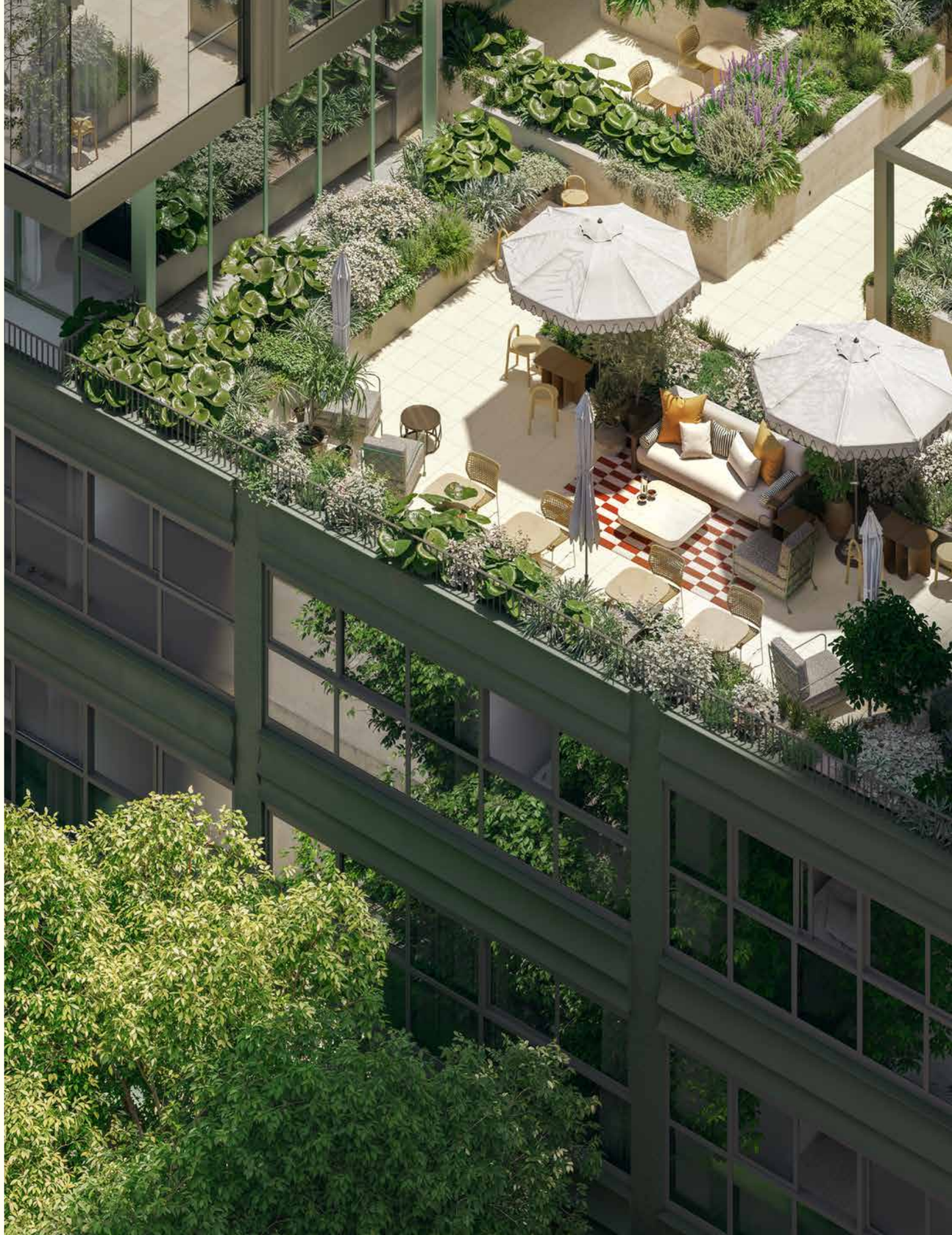
"We have spaces that are very social. We have spaces that are very quiet. So the different areas will draw different people at different times of their day and life.”

MICHAEL DRESCHER
PARTNER,
DKO ARCHITECTS

Clubhouse

Level Three's Clubhouse comprises an interconnected communal kitchen, lounge and outdoor rooftop terrace. Its verdant colour palette and open layout takes its inspiration from the iconic parks and gardens surrounding Sixty Park. It's a democratic space which, depending on the mood of the room and its visitor, encourages either quiet contemplation or joyful gathering.

And the lounge's raised podium provides a platform for larger events, talks or discourse. The room compresses and expands with the hours of the day – from light-filled grandeur in mornings and afternoons to warm intimacy in the darkness of the evening.



CLUBHOUSE PODIUM GARDEN
ARTIST IMPRESSION

CLUBHOUSE PODIUM GARDE
ARTIST IMPRESSION

CLUBHOUSE DINING & PODIUM GARDEN
ARTIST IMPRESSION

CLUBHOUSE LOUNGE
ARTIST IMPRESSION

The Studio and The Den

On Level Two sits The Den: Sixty Park's cinema lounge and gaming room. It's large enough for a packed-out matinee screening or listening party, but intimate enough for a late-night movie marathon. Napping on the capacious couch isn't welcomed – it's encouraged.

Below it on Level One, a threshold leads to The Studio – Sixty Park's multipurpose room for play, arts and craft. It's a space whose possibilities are bounded only by imagination. Where music practice, creation, and rampant rumpus can all coexist. It's a multifunctional space that doesn't prescribe a function.





1 THE DEN
ARTIST IMPRESSION

2 ILLUSTRATION OF THE STUDIO

THE DEN
ARTIST IMPRESSION



THE STUDIO
ARTIST IMPRESSION

20:00

SIXTY PARK TO THE BAY
ARTIST IMPRESSION



Designed for Everyday Rhythms

Adaptable living

Each residence is fastidiously tailored to its own distinct context within the building. But they all share a commitment to flexibility and functionality. “The way that we’re living is so different to how we used to live,” says Michael Drescher, partner at DKO, which designed Sixty Park. “We, as designers, are there to make sure that the spaces that we’re creating and curating are flexible enough that everyone feels at home, feels safe and feels welcome.”

Every floorplan is open, adaptable, and filled with multi-purpose zones. A space can shift from workplace to dining area in minutes. Deliberately open-ended design makes for apartments whose meaning and purpose are determined by the people who live in them, not the people who designed them.



2 BEDROOM LIVING
ARTIST IMPRESSION

“The interior design can be more than a kitchen, a bathroom, a tile or a floorboard. It can be something much more considered around how you actually live.”

EDWARD PEARSE
CREATIVE DIRECTOR,
TIME & PLACE



STUDIO BATHROOM
ARTIST IMPRESSION

Everybody’s day is unique to them. Because living and working in the city today is different for everyone. Where and when we work varies. And so does how we spend our free time – and when we have it. In today’s new city life, the ways in which we move through our living spaces – and what we need them to do and be – has completely changed. Sixty Park’s studio, 1, 2, and 3-bedroom apartments are the next generation residences that meet those needs. And their enduring design and adaptability ensure that they’ll continue to keep pace with everyday life, no matter how it evolves and changes.



STUDIO LIVING
ARTIST IMPRESSION

Moments of calm

Every home at Sixty Park provides a sanctuary that makes everyday living better and more interesting. To help achieve this, the apartments are packed with moments of design intelligence that enable and improve every resident's everyday rituals. Rooms can shift function over the day or over time thanks to each apartment's carefully crafted joinery. Sliding doors allow for spaciousness and zoning, while cabinetry emphasising concealed storage reduces clutter and gives spaces the option to take on many separate moods and personalities.

Everything in a Sixty Park residence gets its own place. From built-in holders for keys, umbrellas, and dog leads at the entrance to spaces for suitcases and ironing boards and shelving for books and prized personal mementos. And in the kitchen, a built-in spice rack provides space for a cookbook collection. All these moments combine to create a multifunctional and frictionless home that's designed for real life.

DESIGN DETAILS TO OPTIMISE TIME & SPACE
ARTIST IMPRESSION



STUDIO BATHROOM
ARTIST AIMPRESSION



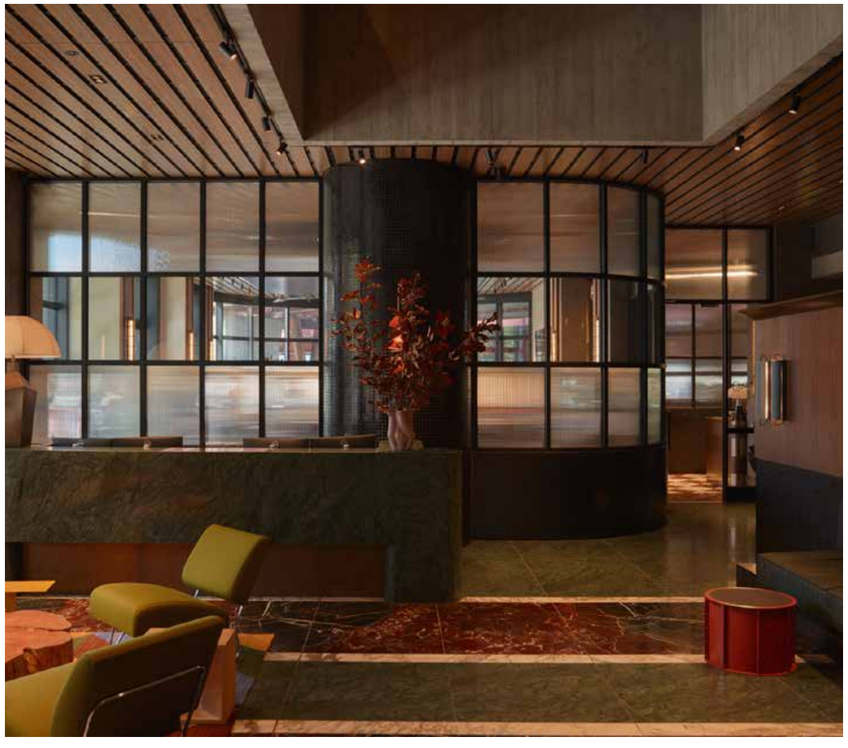
Project Team

Time & Place

Time & Place is a new generation Australian developer focused on creating solutions to contemporary, multi-layered lives. They don't rely on formulas, instead they combine creativity and pragmatism to make interesting places that fulfil and evolve with the local lives that inhabit them. They believe that great places can transform lives, communities and cities, delivering legacy developments that stand the test of time and place.

Located in Sydney and Melbourne, their projects consider life holistically and search for better ways to embrace the rich and varied ways Australians live and work today.

Their most recent projects involved rethinking living at The Queensbridge Building, bringing together like-minded people to create community through experience.



THE QUEENSBRIDGE
BUILDING, MELBOURNE
BY TIME & PLACE



DKO

One of Asia-Pacific's leading design practices, DKO is responsible for some of the region's most intelligent and contextual architecture, interiors, landscape architecture and urban design.

While their breadth of projects is extensive, what remains consistent is the pursuit of high-quality design driven by the needs of the user, site opportunities and the dynamic process of translating design intent into built outcome.

DKO's approach is never generic — they begin designing by considering how users arrive, move, gather, retreat and connect, creating residential environments that feel intuitive, efficient and generous."

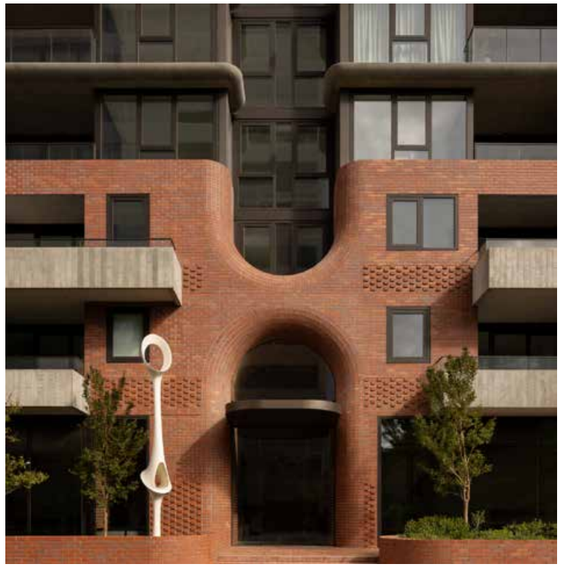
AMARA, SYDNEY
DESIGNED BY DKO

Hamilton Marino

Hamilton Marino is an Australian construction company with more than 50 years of experience delivering a diverse range of projects across the multi-residential, commercial, hospitality, student accommodation, social housing and mixed-use sectors. Established in 1975, the company has built a strong reputation for providing expertise, quality and certainty through a value-added project delivery model.

Working across all stages of the development lifecycle, Hamilton Marino combines practical market knowledge, in-house design capability and disciplined project management to consistently achieve cost-effective outcomes. Its continued growth reflects strong client relationships, sound financial management and an enduring commitment to integrity, innovation and construction excellence.

LOUISE, MELBOURNE
BUILT BY HAMILTON MARINO



SIXTY PARK

60 PARK ST.
SOUTH MELBOURNE

BY TIME & PLACE
DESIGNED BY DKO

sixtypark.com.au

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TIME&
PLACE