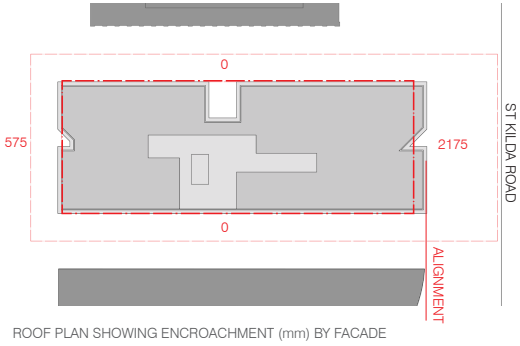




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JUSTIFICATION:

The proposed setback encroachment can be justified on the basis of the enhanced visual quality and activation that it gives to St Kilda Road, and extra amenity that can be created for building occupants.

This Design Report has articulated the importance of facade depth, which gives the building a sense of gravity and creates a play of shadow that celebrates the natural beauty of bluestone. The 'inhabited brise-soleil' towards St Kilda Road increases amenity for residents in the form of balconies and solar control.

At the base of the building the delicate mezzanine verandah engages with the newly extended tree canopy and provides shade to the cafe terrace below, maximising opportunities for public and residents to inhabit and enjoy the landscape of St Kilda Road.

4 DESIGN RESPONSE

4.17 PROPOSED SETBACK ENCROACHMENT

EXTRACT FROM CoPP PLANNING CONTROLS:

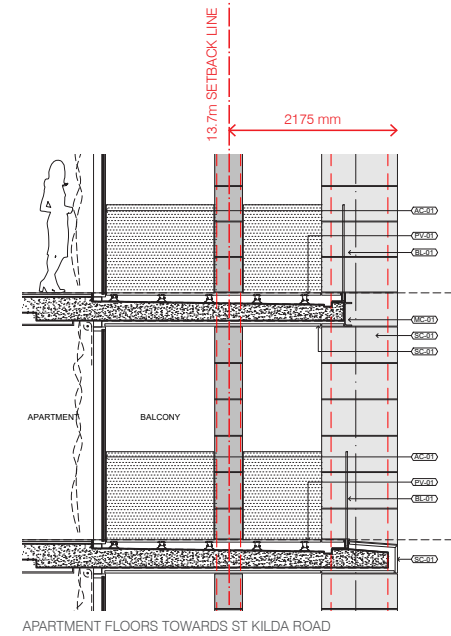
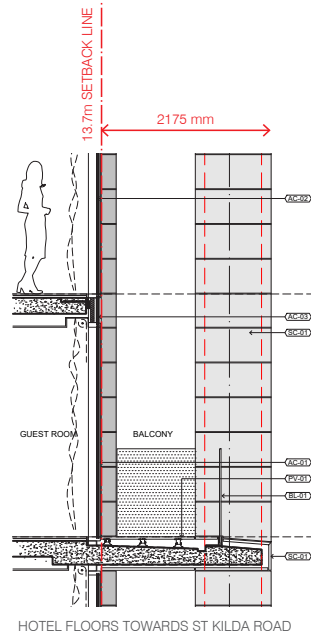
"A permit may be granted to allow the construction on minor buildings and works within the area of a setback...including: ..

- verandahs, architectural features, shelters, sunshades, art works, landscaping, fences, and basements which do not exceed the height of ground level or

-balconies within the front setback and seating at ground level."

NOTES ON PROPOSED SETBACK ENCROACHMENT:

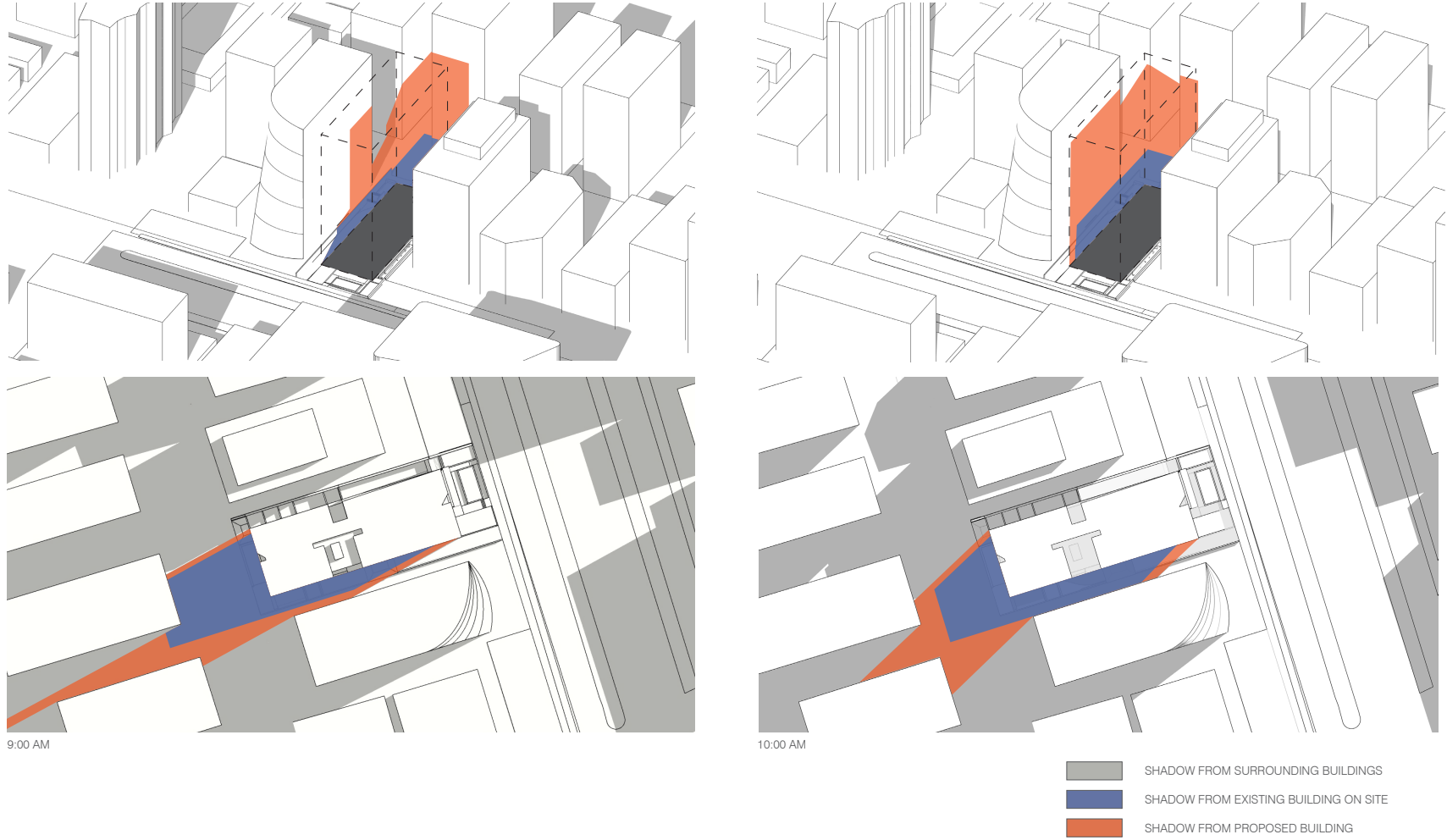
1. The interior space of the development (defined by the outer face of the window mullion) does not encroach into the setback zone.
2. The balcony encroachment into the St Kilda Road setback is closely aligned with the facade of the neighbouring building to the south.
3. The mezzanine verandah is an external space



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4 DESIGN RESPONSE

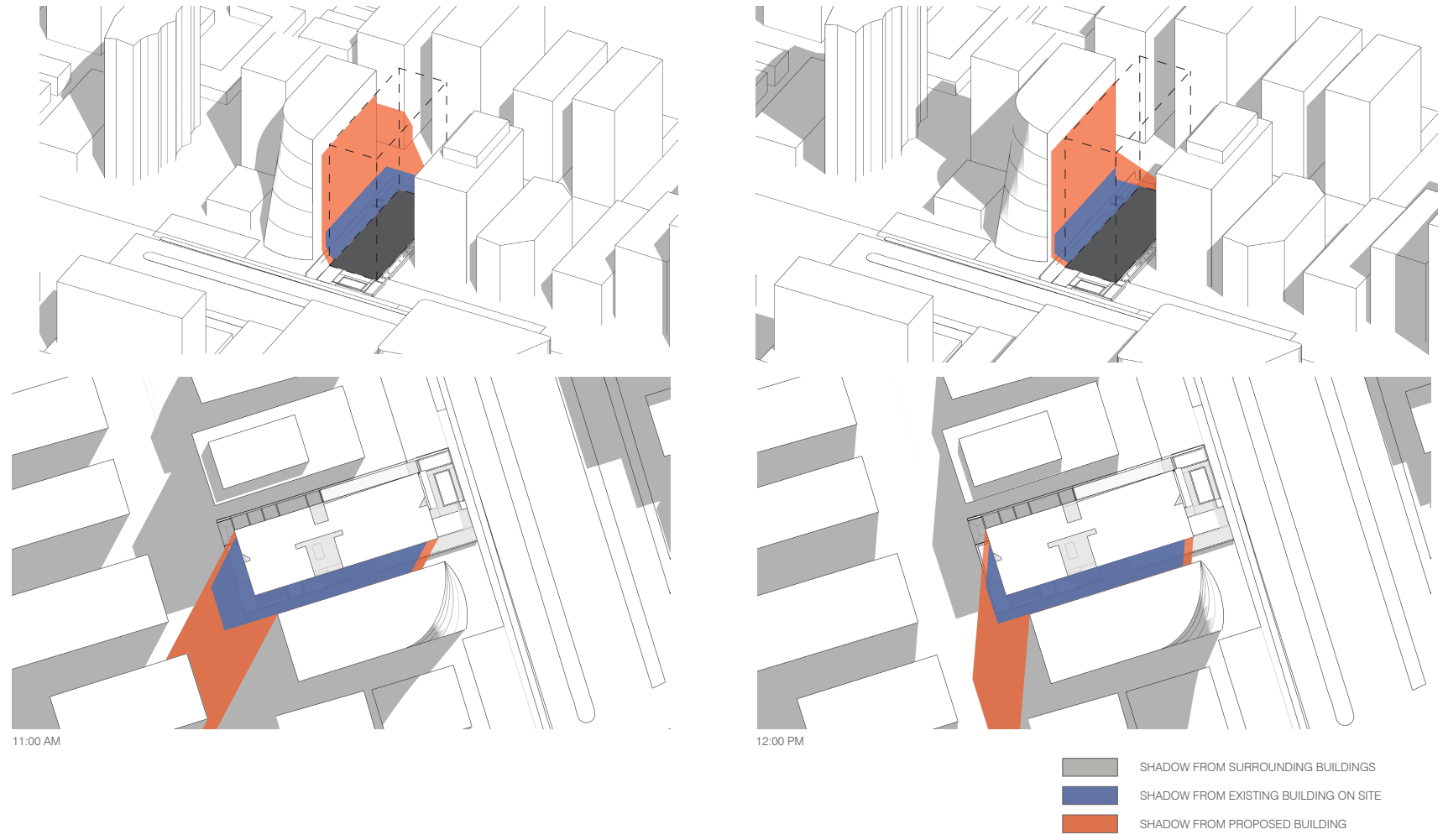
4.18 SHADOW DIAGRAMS - 22 SEPTEMBER EQUINOX



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4 DESIGN RESPONSE

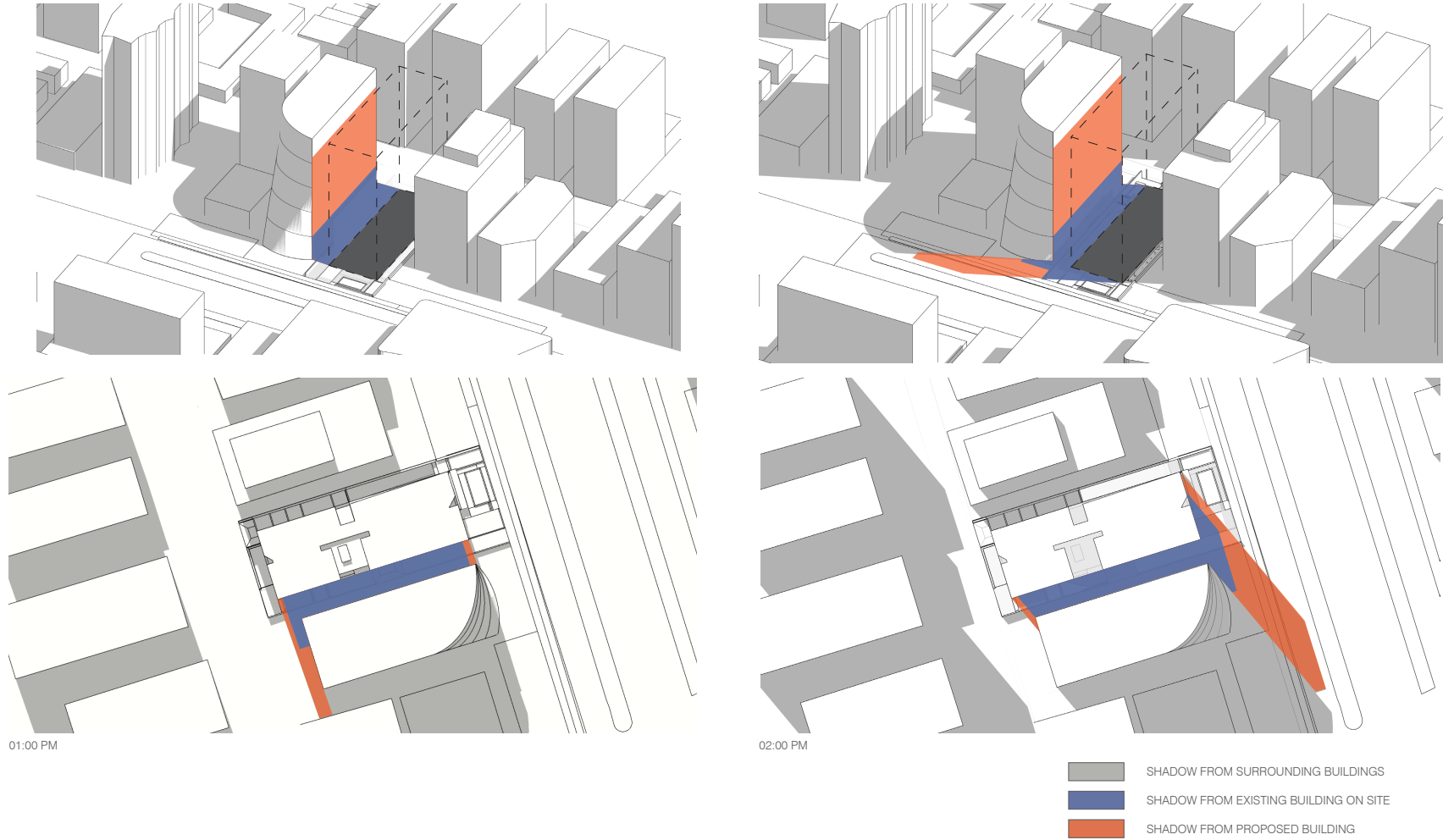
4.18 SHADOW DIAGRAMS - 22 SEPTEMBER EQUINOX



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4 DESIGN RESPONSE

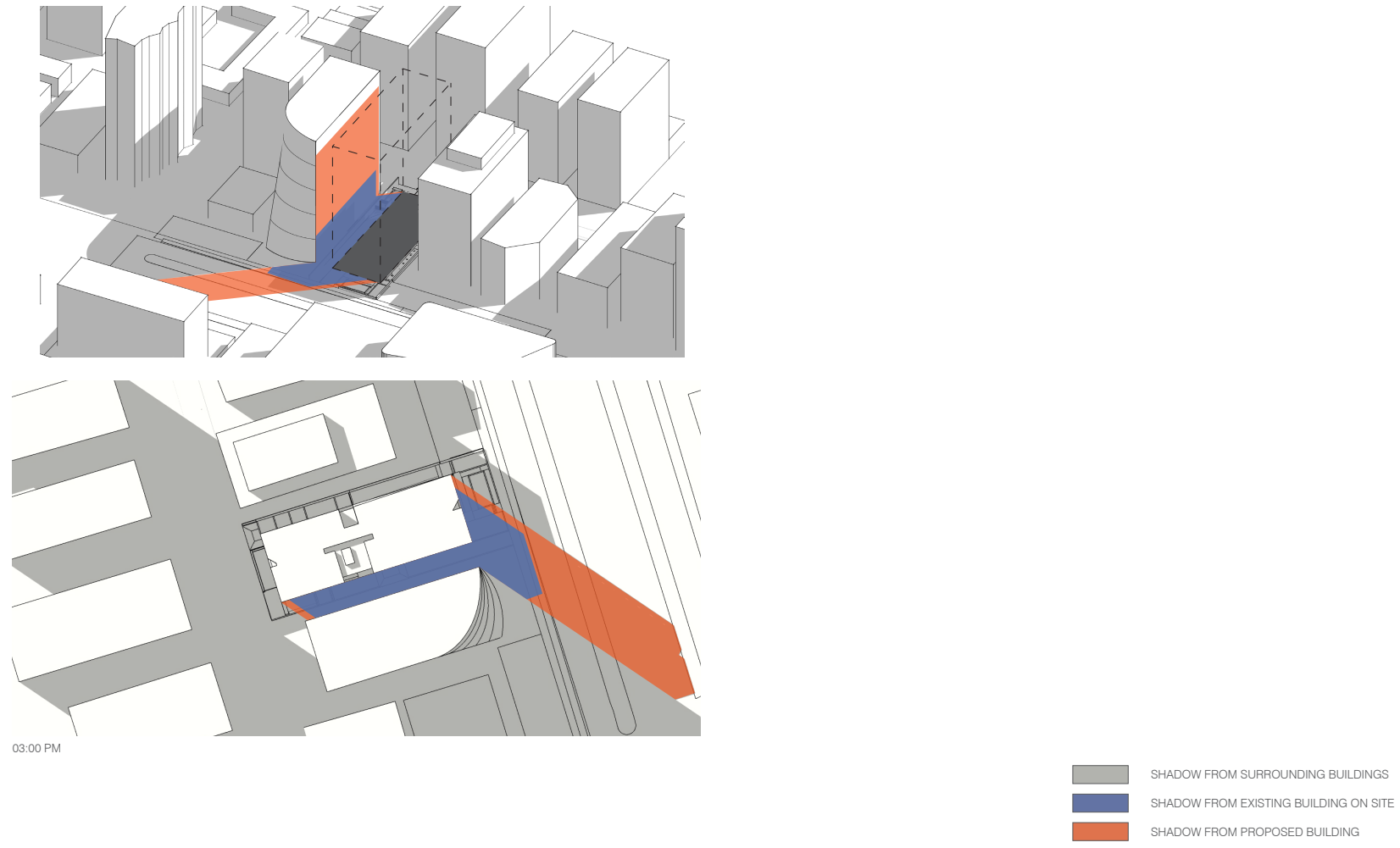
4.18 SHADOW DIAGRAMS - 22 SEPTEMBER EQUINOX



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4 DESIGN RESPONSE

4.18 SHADOW DIAGRAMS - 22 SEPTEMBER EQUINOX



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5

BADS ANALYSIS

- 5.1 Dwelling Diversity Objective (Unit Mix)
- 5.2 Accessibility Objective (DDA)
- 5.3 Room Depth Objective
- 5.4 Deep Soil Requirement
- 5.5 Building Entry and Circulation
- 5.6 Cross Ventilation
- 5.7 Space Standards - Unit Types
- 5.8 BADS Compliance Table

5.1 DWELLING DIVERSITY OBJECTIVE (UNIT MIX)

CLAUSE 58.02-3, STANDARD D3:

"Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms."

This requirement is met, as per the accommodation schedule below.

	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 (16)	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)

5.2 ACCESSIBILITY OBJECTIVE

CLAUSE 58.05-1, STANDARD D17:

"At least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B (as specified in the Victoria Planning Provisions, Table D4).

The requirements of this standard are satisfied. Please refer to Space Standards diagrams in part 5.7.

5 BADS ANALYSIS

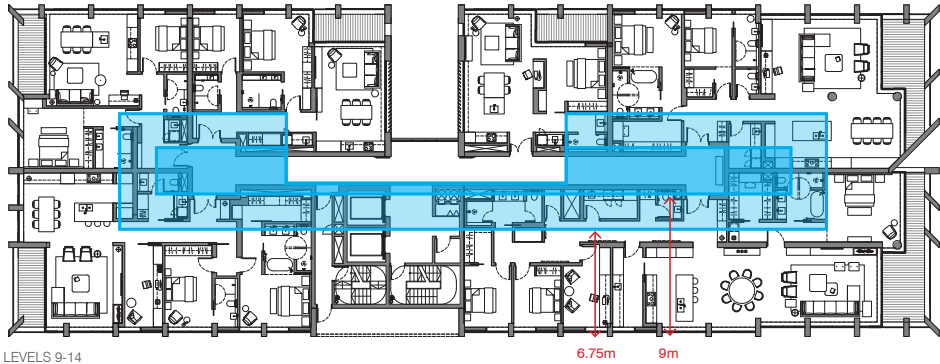
5.3 ROOM DEPTH OBJECTIVE

CLAUSE 58.05-2, STANDARD D18:

"Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

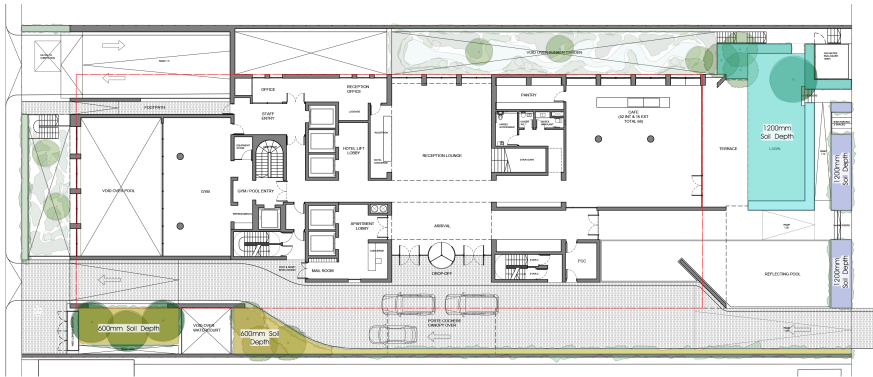
- The room combines the living area, dining area and kitchen.
- The kitchen is located furthest from the window.
- The ceiling height is at least 2.7 metres. This excludes where services are provided above the kitchen."

The requirements of this standard are satisfied. Non-habitable spaces like wardrobes and bathrooms are located in the centre of the plan. Open-plan living spaces have a designed ceiling height of 2.7m or more and are either dual-aspect or have a depth not exceeding 9m.

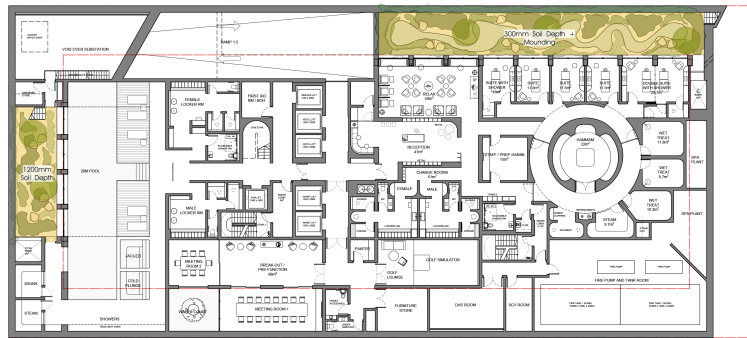


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GROUND LEVEL



LOWER GROUND LEVEL

5 BADS ANALYSIS

5.4 DEEP SOIL REQUIREMENT (by Dangar Barin Smith)

CLAUSE 58.03-5, STANDARD D10:

"Development should provide the deep soil areas and canopy trees specified in Table D2"

The requirements of this standard are met, as per tables below. Site area is 2323 sqm hence 232 sqm of deep soil is required. Please refer also to the Landscape Design Report in Appendix C



LEVELS 2-7



LEVEL 8



LEVELS 11, 13, 15

Colour	Description	Area (m2)	% of site area	Minimum Tree Provisions
	Deep Soil Area (min. 6m dimension)	102.17	4.4	1 large tree (12m min.) per 90m2 of deep soil, or 2 medium trees per 90m2 of deep soil
	Deep Soil Area (min. 3-6m dimension)	235.1	10.12	1 medium tree (8-12m) per 50m2 of deep soil, or 1 large tree per 90m2 of deep soil
	Deep Soil Area (less than 3m dimension)	25	1.07	1 small tree (6-8m) per 30m2 of deep soil

LOWER LEVELS

Colour	Description	Area (m2)
	Deep Soil Area (min. 3-6m dimension)	88.4
	Deep Soil Area (less than 3m dimension)	57.8

UPPER LEVELS

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5.5 BUILDING ENTRY AND CIRCULATION

CLAUSE 58.07-2, STANDARD D25:

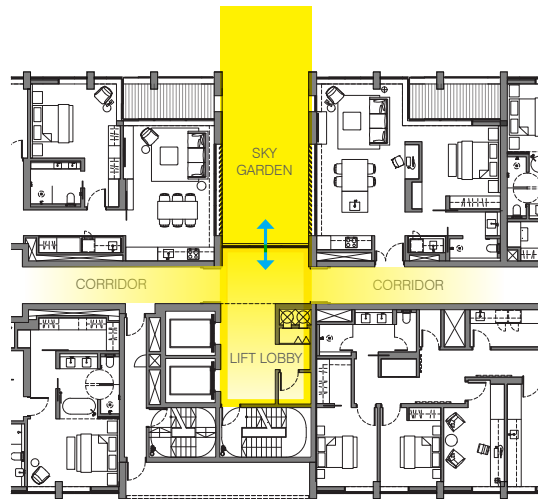
The objective of this standard is:

"To provide each dwelling and building with its own sense of identity.

To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.

To ensure internal communal areas provide adequate access to daylight and natural ventilation."

The requirements for entrance and sense of identity are met, as illustrated in the preceding pages. The requirement for safe circulation, daylight and ventilation to communal areas is satisfied by the creation of sky gardens opening onto the lift lobby on all apartment levels.



5 BADS ANALYSIS

5.6 CROSS-VENTILATION

CLAUSE 58.05-2, STANDARD D27:

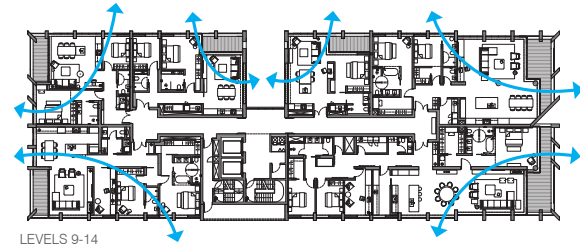
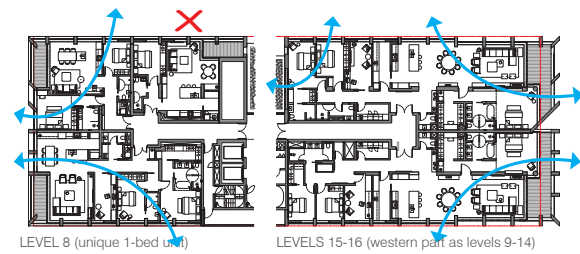
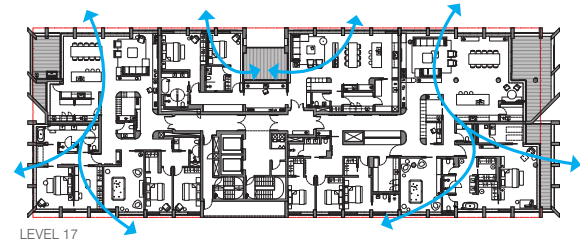
"At least 40 per cent of dwellings should provide effective cross ventilation that has:

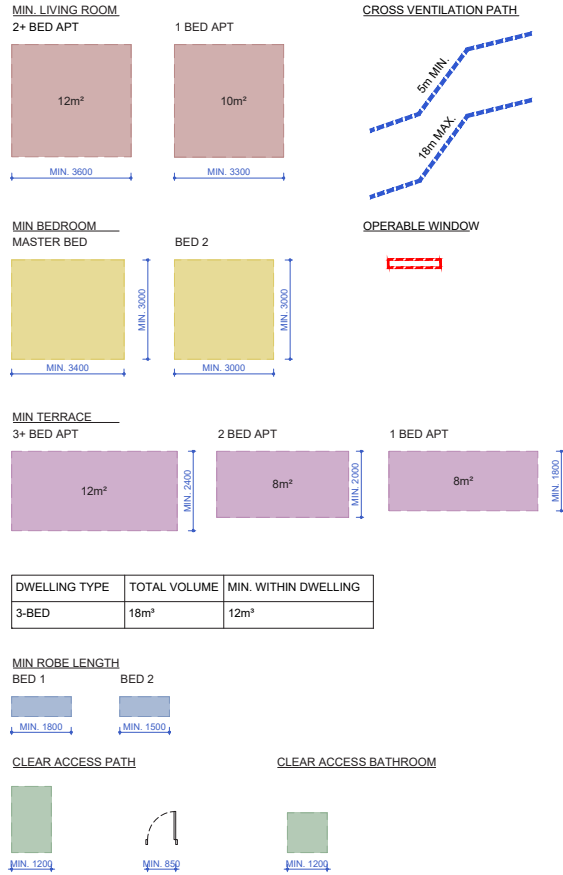
A maximum breeze path through the dwelling of 18 metres.

A minimum breeze path through the dwelling of 5 metres.

Ventilation openings with approximately the same area."

The requirements of this standard are met. 54 apartments from a total of 55 (98%) can achieve the specified breeze paths. (Refer to part 5.7, Space Standards, for dimensioned breeze-paths).



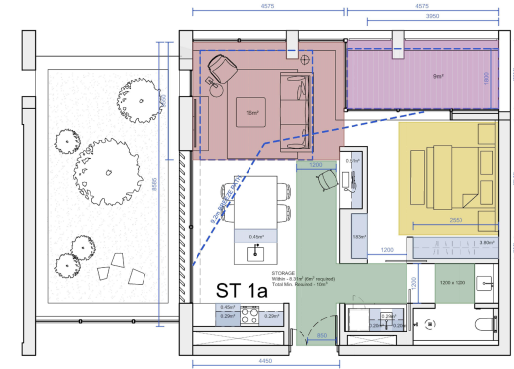


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5 BADS ANALYSIS

5.7 SPACE STANDARDS: UNIT ST 1a / PR 1

Note that ST and PR floorplans are identical. ST apartments have a floor to ceiling height of 2.7m. PR apartments have a floor to ceiling of 2.8m.

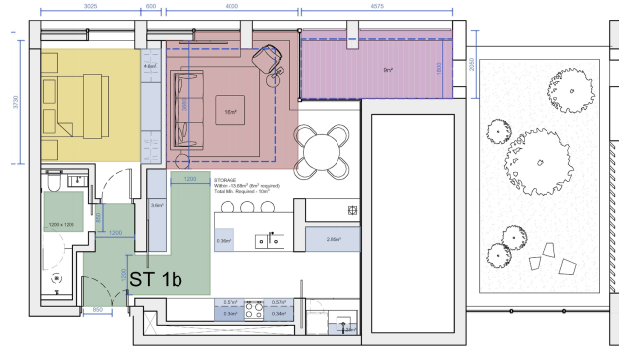


Room / Dwelling / Requirement		Min / Max	Dimension	ST 1a
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedroom(s)	Min	3.0m x 3.0m	
	Living Area - 1 Bedroom Dwelling	Min	3.3m W / 10m ²	✓
	Living Area - 2+ Bedroom Dwelling	Min	3.6m W / 12m ²	✓
Room Depth	Open Plan Layout	Max	9.0m Depth	✓
		Min	6m ² Within	✓
Storage	1 Bedroom Dwelling	Min	10m ² Total	✓
	2 Bedroom Dwelling	Min	8m ² Within	✓
		Min	14m ² Total	
	3+ Bedroom Dwelling	Min	12m ² Within	
Cross-Ventilation	Dwelling	n/a	Cross-ventilation present	✓
	1 Bedroom Dwelling	Min	1.8m Depth	✓
Private Open Space		Min	8m ²	✓
	2 Bedroom Dwelling	Min	2.0m Depth	
		Min	8m ²	
	3+ Bedroom Dwelling	Min	2.4m Depth	
DDA Compliance		Min	12m ²	
	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bathroom & Living	Min	1200mm	✓
	Main Bedroom has access to Adaptable Bathroom	n/a	n/a	✓
All DDA Compliance measures met?	Adaptable Bathroom Design Option A / B	n/a	n/a	A
				✓

Number of Apartment Type	7
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5.7 SPACE STANDARDS: UNIT ST 1b



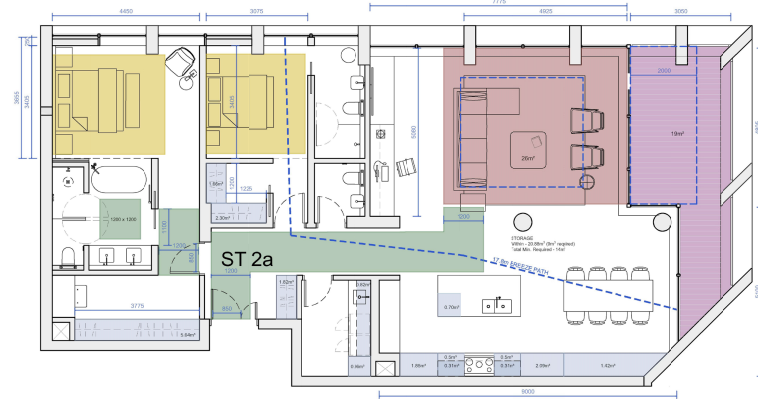
Room / Dwelling / Requirement		Min / Max	Dimension	ST 1b
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedroom(s)	Min	3.0m x 3.0m	✓
	Living Area - 1 Bedroom Dwelling	Min	3.3m W / 10m²	✓
	Living Area - 2+ Bedroom Dwelling	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9.0m Depth	✓
	1 Bedroom Dwelling	Min	8m² Within	✓
Storage	2 Bedroom Dwelling	Min	10m² Total	✓
	3+ Bedroom Dwelling	Min	9m² Within	✓
	2 Bedroom Dwelling	Min	14m² Total	✓
	3+ Bedroom Dwelling	Min	12m² Within	✓
Cross-Ventilation		n/a	Cross-ventilation present	✗
Private Open Space	1 Bedroom Dwelling	Min	1.8m Depth	✓
	2 Bedroom Dwelling	Min	8m²	✓
	3+ Bedroom Dwelling	Min	2.0m Depth	✓
	3+ Bedroom Dwelling	Min	8m²	✓
DDA Compliance	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bathroom & Living	Min	1200mm	✓
	Main Bedroom has access to Adaptable Bathroom	n/a	n/a	✓
	Adaptable Bathroom Design Option A / B	n/a	n/a	✓
	All DDA Compliance measures met?			✓

Number of Apartment Type 1

5 BADS ANALYSIS

5.7 SPACE STANDARDS: UNIT ST 2a / PR 2a

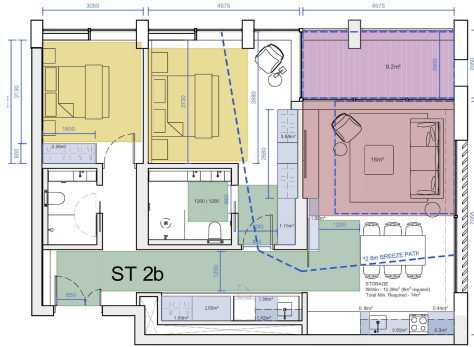
Note that ST and PR floorplans are identical. ST apartments have a floor to ceiling height of 2.7m. PR apartments have a floor to ceiling of 2.8m.



Room / Dwelling / Requirement		Min / Max	Dimension	ST 2a
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedroom(s)	Min	3.0m x 3.0m	✓
	Living Area - 1 Bedroom Dwelling	Min	3.3m W / 10m²	✓
	Living Area - 2+ Bedroom Dwelling	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9.0m Depth	✓
	1 Bedroom Dwelling	Min	8m² Within	✓
Storage	2 Bedroom Dwelling	Min	10m² Total	✓
	3+ Bedroom Dwelling	Min	9m² Within	✓
	2 Bedroom Dwelling	Min	14m² Total	✓
	3+ Bedroom Dwelling	Min	12m² Within	✓
Cross-Ventilation		n/a	Cross-ventilation present	✓
Private Open Space	1 Bedroom Dwelling	Min	1.8m Depth	✓
	2 Bedroom Dwelling	Min	8m²	✓
	3+ Bedroom Dwelling	Min	2.0m Depth	✓
	3+ Bedroom Dwelling	Min	8m²	✓
DDA Compliance	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bathroom & Living	Min	1200mm	✓
	Main Bedroom has access to Adaptable Bathroom	n/a	n/a	✓
	Adaptable Bathroom Design Option A / B	n/a	n/a	✓
	All DDA Compliance measures met?			✓

Number of Apartment Type 7

5.7 SPACE STANDARDS: UNIT ST 2b / PR 2b



Room / Dwelling / Requirement		Min / Max	Dimension	ST 2b
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedroom(s)	Min	3.0m x 3.0m	✓
	Living Area - 1 Bedroom Dwelling	Min	3.3m W / 10m²	✓
	Living Area - 2+ Bedroom Dwelling	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9.0m Depth	✓
Storage	1 Bedroom Dwelling	Min	6m³ Within	✓
		Min	10m³ Total	✓
	2 Bedroom Dwelling	Min	9m³ Within	✓
		Min	14m³ Total	✓
	3+ Bedroom Dwelling	Min	12m³ Within	✓
		Min	18m³ Total	✓
Cross-Ventilation	Dwelling	n/a	Cross-ventilation present	✓
Private Open Space	1 Bedroom Dwelling	Min	1.8m Depth	✓
		Min	8m²	✓
	2 Bedroom Dwelling	Min	2.0m Depth	✓
		Min	8m²	✓
	3+ Bedroom Dwelling	Min	2.4m Depth	✓
		Min	12m²	✓
DDA Compliance	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bathroom & Living	Min	1200mm	✓
	Main Bedroom has access to Adaptable Bathroom	n/a	n/a	✓
	Adaptable Bathroom Design Option A / B	n/a	n/a	✓
	All DDA Compliance measures met?			✓

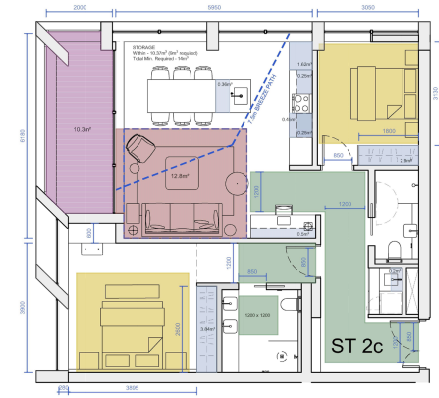
Number of Apartment Type	7
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5 BADS ANALYSIS

5.7 SPACE STANDARDS: UNIT ST 2c / PR 2c

Note that ST and PR floorplans are identical. ST apartments have a floor to ceiling height of 2.7m. PR apartments have a floor to ceiling of 2.8m.



Room / Dwelling / Requirement		Min / Max	Dimension	ST 2c
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedroom(s)	Min	3.0m x 3.0m	✓
	Living Area - 1 Bedroom Dwelling	Min	3.3m W / 10m²	✓
	Living Area - 2+ Bedroom Dwelling	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9.0m Depth	✓
Storage	1 Bedroom Dwelling	Min	6m³ Within	✓
		Min	10m³ Total	✓
	2 Bedroom Dwelling	Min	9m³ Within	✓
		Min	14m³ Total	✓
	3+ Bedroom Dwelling	Min	12m³ Within	✓
		Min	18m³ Total	✓
Cross-Ventilation	Dwelling	n/a	Cross-ventilation present	✓
Private Open Space	1 Bedroom Dwelling	Min	1.8m Depth	✓
		Min	8m²	✓
	2 Bedroom Dwelling	Min	2.0m Depth	✓
		Min	8m²	✓
	3+ Bedroom Dwelling	Min	2.4m Depth	✓
		Min	12m²	✓
DDA Compliance	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bathroom & Living	Min	1200mm	✓
	Main Bedroom has access to Adaptable Bathroom	n/a	n/a	✓
	Adaptable Bathroom Design Option A / B	n/a	n/a	✓
	All DDA Compliance measures met?			✓

Number of Apartment Type	7
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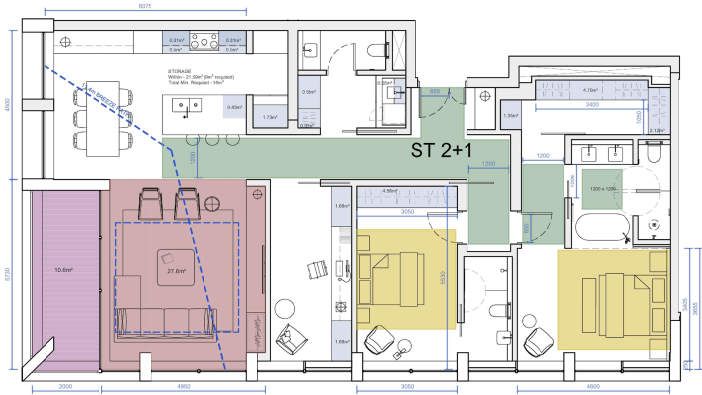
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5 BADS ANALYSIS

5.7 SPACE STANDARDS: UNIT ST 2+1 / PR 2+1

Note that ST and PR floorplans are identical. ST apartments have a floor to ceiling height of 2.7m. PR apartments have a floor to ceiling of 2.8m.



Room / Dwelling / Requirement		Min / Max	Dimension	ST 2+1
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedroom(s)	Min	3.0m x 3.0m	✓
	Living Area - 1 Bedroom Dwelling	Min	3.3m W / 10m²	✓
	Living Area - 2+ Bedroom Dwelling	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9.0m Depth	✓
Storage	1 Bedroom Dwelling	Min	6m³ Within	✓
		Min	10m³ Total	✓
	2 Bedroom Dwelling	Min	9m³ Within	✓
		Min	14m³ Total	✓
	3+ Bedroom Dwelling	Min	12m³ Within	✓
Cross-Ventilation	Dwelling	n/a	Cross-ventilation present	✓
Private Open Space	1 Bedroom Dwelling	Min	1.8m Depth	✓
		Min	8m²	✓
	2 Bedroom Dwelling	Min	2.0m Depth	✓
		Min	8m²	✓
	3+ Bedroom Dwelling	Min	2.4m Depth	✓
DDA Compliance	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bathroom & Living	Min	1200mm	✓
	Main Bedroom has access to Adaptable Bathroom	n/a	n/a	✓
	Adaptable Bathroom Design Option A / B	n/a	n/a	A
	All DDA Compliance measures met?			✓
Number of Apartment Type				7

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5 BADS ANALYSIS

5.7 SPACE STANDARDS: UNIT ST 3+1 / PR 3+1
Note that ST and PR floorplans are identical. ST apartments have a floor to ceiling height of 2.7m. PR apartments have a floor to ceiling of 2.8m.

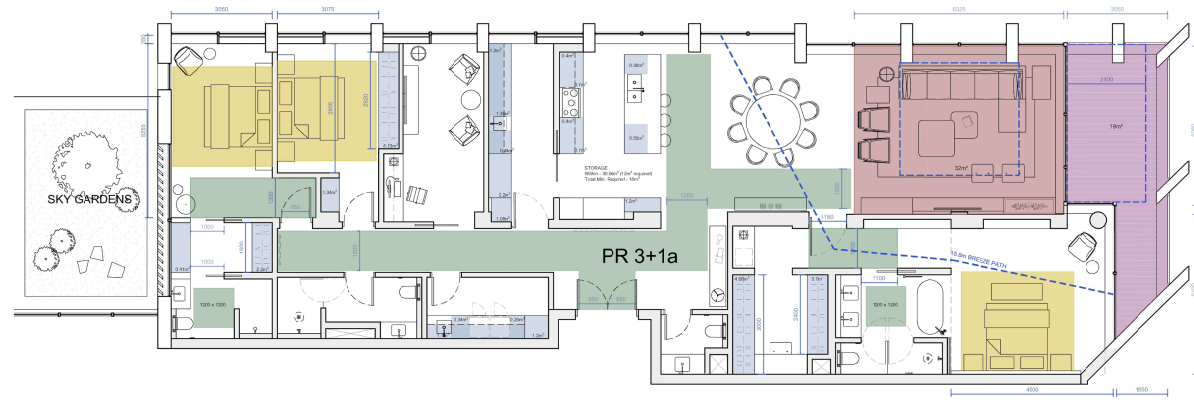


Room / Dwelling / Requirement		Min / Max	Dimension	ST 3+1
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedroom(s)	Min	3.0m x 3.0m	✓
	Living Area - 1 Bedroom Dwelling	Min	3.3m W / 10m²	✓
	Living Area - 2+ Bedroom Dwelling	Min	3.6m W / 12m²	✓
Room Depth		Max	9.0m Depth	✓
Storage	1 Bedroom Dwelling	Min	6m³ Within	✓
		Min	10m³ Total	✓
	2 Bedroom Dwelling	Min	9m³ Within	✓
		Min	14m³ Total	✓
	3+ Bedroom Dwelling	Min	12m³ Within	✓
Cross-Ventilation		Min	16m³ Total	✓
Dwelling		n/a	Cross-ventilation present	✓
Private Open Space	1 Bedroom Dwelling	Min	1.8m Depth	✓
		Min	8m²	✓
	2 Bedroom Dwelling	Min	2.0m Depth	✓
		Min	8m²	✓
	3+ Bedroom Dwelling	Min	2.4m Depth	✓
DDA Compliance		Min	12m²	✓
Front Door Opening		Min	850mm	✓
Clear Path to Main Bedroom, Adaptable Bathroom & Living		n/a	n/a	✓
Main Bedroom has access to Adaptable Bathroom		n/a	n/a	✓
Adaptable Bathroom Design Option A / B		n/a	n/a	✓
All DDA Compliance measures met?				✓
Number of Apartment Type				7

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5 BADS ANALYSIS

5.7 SPACE STANDARDS: UNIT PR 3+1a



	Room / Dwelling / Requirement	Min / Max	Dimension	PR 3+1a
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedroom(s)	Min	3.0m x 3.0m	✓
	Living Area - 1 Bedroom Dwelling	Min	3.3m W / 10m²	✓
	Living Area - 2+ Bedroom Dwelling	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9.0m Depth	✓
	1 Bedroom Dwelling	Min	6m² Within	
Storage	2 Bedroom Dwelling	Min	10m² Total	
		Min	9m² Within	
	3+ Bedroom Dwelling	Min	14m² Total	
		Min	12m² Within	✓
Cross-Ventilation	Dwelling	n/a	Cross-ventilation present	✓
Private Open Space	1 Bedroom Dwelling	Min	1.8m Depth	
		Min	8m²	
	2 Bedroom Dwelling	Min	2.0m Depth	
		Min	8m²	
	3+ Bedroom Dwelling	Min	2.4m Depth	✓
		Min	12m²	✓
DDA Compliance	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bathroom & Living	Min	1200mm	✓
	Main Bedroom has access to Adaptable Bathroom	n/a	n/a	✓
	Adaptable Bathroom Design Option A / B	n/a	n/a	A
	All DDA Compliance measures met?			✓

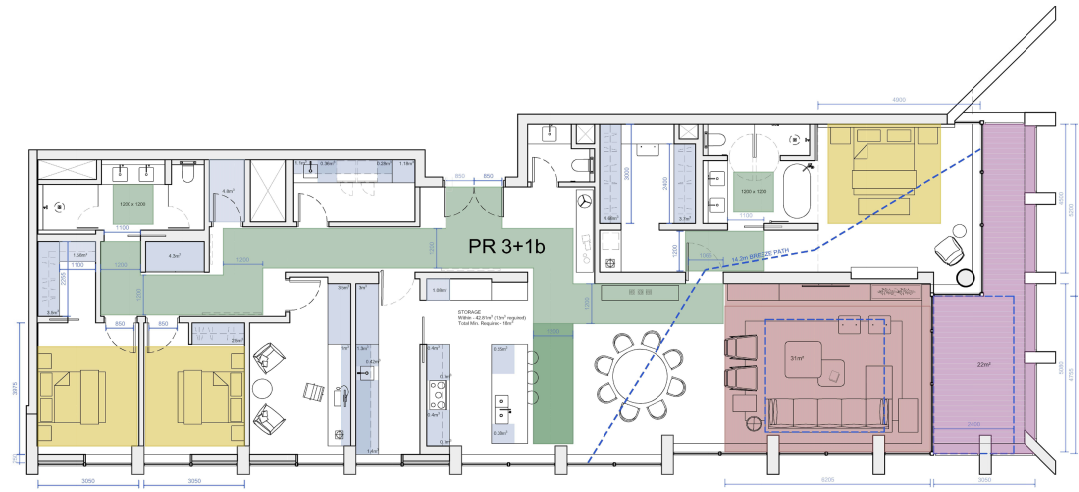
Number of Apartment Type	2
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5 BADS ANALYSIS

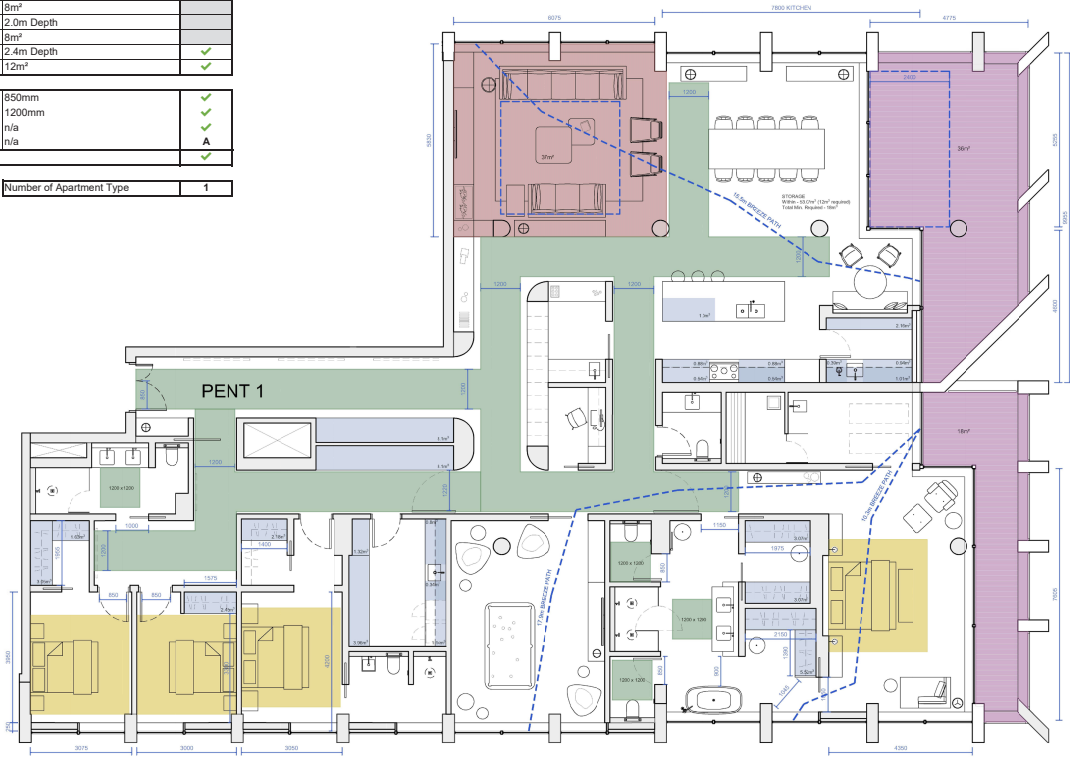
5.7 SPACE STANDARDS: UNIT PR 3+1b



	Room / Dwelling / Requirement	Min / Max	Dimension	PR 3+1b
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedroom(s)	Min	3.0m x 3.0m	✓
	Living Area - 1 Bedroom Dwelling	Min	3.3m W / 10m²	✓
	Living Area - 2+ Bedroom Dwelling	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9.0m Depth	✓
		Min	6m² Within	
Storage	1 Bedroom Dwelling	Min	10m² Total	
		Min	9m² Within	
	2 Bedroom Dwelling	Min	14m² Total	
		Min	12m² Within	✓
Cross-Ventilation	Dwelling	n/a	Cross-ventilation present	✓
Private Open Space	1 Bedroom Dwelling	Min	1.8m Depth	
		Min	8m²	
	2 Bedroom Dwelling	Min	2.0m Depth	
		Min	8m²	
	3+ Bedroom Dwelling	Min	2.4m Depth	✓
		Min	12m²	✓
DDA Compliance	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bathroom & Living	Min	1200mm	✓
	Main Bedroom has access to Adaptable Bathroom	n/a	n/a	✓
	Adaptable Bathroom Design Option A / B	n/a	n/a	A
	All DDA Compliance measures met?			✓
Number of Apartment Type				2

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Room / Dwelling / Requirement	Min / Max	Dimension	PENT 1
Functional Layout	Min	3.0m x 3.4m	✓
	Min	3.0m x 3.0m	✓
	Min	3.3m W / 10m²	✓
	Min	3.6m W / 12m²	✓
Room Depth	Max	9.0m Depth	✓
	Min	6m² Within	
Storage	Min	10m² Total	
	Min	9m² Within	
	Min	14m² Total	✓
	Min	12m² Within	✓
Cross-Ventilation	Min	18m² Total	✓
	n/a	Cross-ventilation present	✓
Private Open Space	Min	1.8m Depth	
	Min	8m²	
	Min	2.0m Depth	
	Min	8m²	
DDA Compliance	Min	2.4m Depth	✓
	Min	12m²	✓
	Min	850mm	✓
	Min	1200mm	✓
DDA Compliance	n/a	n/a	✓
	n/a	n/a	A
	n/a	n/a	✓
	n/a	n/a	✓
Number of Apartment Type			1



5 BADS ANALYSIS

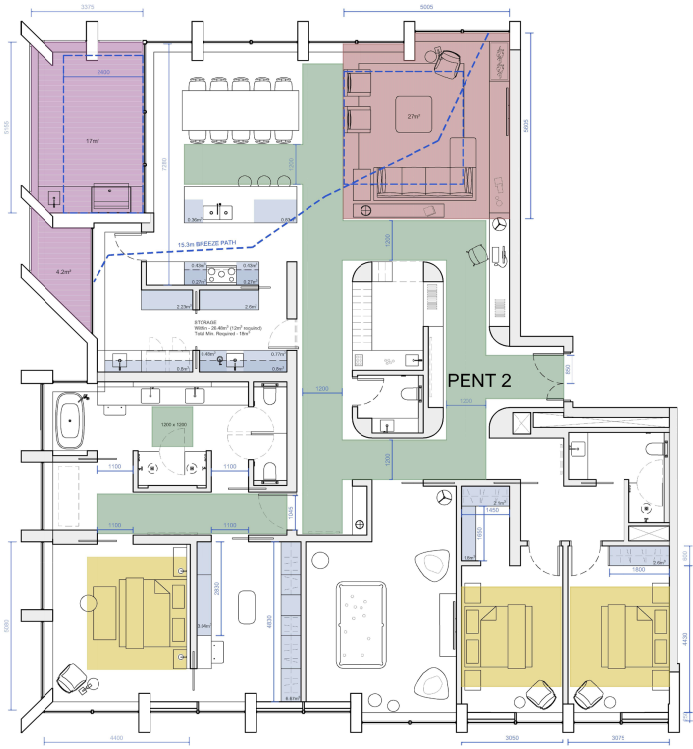
5.7 SPACE STANDARDS: UNIT PENT 1

Room / Dwelling / Requirement		Min / Max	Dimension	PENT 2
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedroom(s)	Min	3.0m x 3.0m	✓
	Living Area - 1 Bedroom Dwelling	Min	3.3m W / 10m²	✓
	Living Area - 2+ Bedroom Dwelling	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9.0m Depth	✓
Storage	1 Bedroom Dwelling	Min	6m² Within	
		Min	10m² Total	
	2 Bedroom Dwelling	Min	9m² Within	
		Min	14m² Total	
	3+ Bedroom Dwelling	Min	12m² Within	✓
Cross-Ventilation	Dwelling	n/a	Cross-ventilation present	✓
	1 Bedroom Dwelling	Min	1.8m Depth	
Private Open Space	1 Bedroom Dwelling	Min	8m²	
		Min	2.0m Depth	
	2 Bedroom Dwelling	Min	8m²	
		Min	2.4m Depth	✓
DDA Compliance	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bathroom & Living	Min	1200mm	✓
	Main Bedroom has access to Adaptable Bathroom	n/a	n/a	✓
	Adaptable Bathroom Design Option A / B	n/a	n/a	A
	All DDA Compliance measures met?			✓
Number of Apartment Type				1

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5 BADS ANALYSIS

5.7 SPACE STANDARDS: UNIT PENT 2

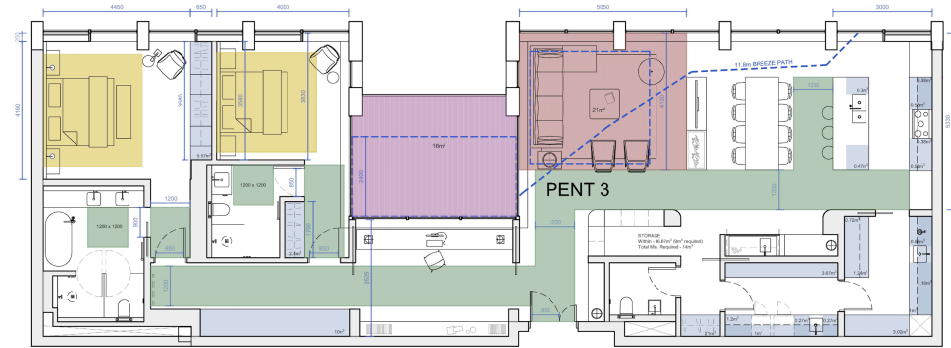


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5 BADS ANALYSIS

5.7 SPACE STANDARDS: UNIT PENT 3



	Room / Dwelling / Requirement	Min / Max	Dimension	PENT 3
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedroom(s)	Min	3.0m x 3.0m	✓
	Living Area - 1 Bedroom Dwelling	Min	3.3m W / 10m²	✓
	Living Area - 2+ Bedroom Dwelling	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9.0m Depth	✓
		Min	6m² Within	
Storage	1 Bedroom Dwelling	Min	10m² Total	
		Min	8m² Within	
	2 Bedroom Dwelling	Min	14m² Total	
		Min	12m² Within	✓
Cross-Ventilation	Dwelling	n/a	Cross-ventilation present	✓
		Min	1.8m Depth	
Private Open Space	1 Bedroom Dwelling	Min	8m²	
		Min	2.0m Depth	
	2 Bedroom Dwelling	Min	8m²	
		Min	2.4m Depth	✓
DDA Compliance	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bathroom & Living	Min	1200mm	✓
	Main Bedroom has access to Adaptable Bathroom	n/a	n/a	✓
	Adaptable Bathroom Design Option A / B	n/a	n/a	A
All DDA Compliance measures met?				✓
Number of Apartment Type				1

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5 BADS ANALYSIS

5.8 BADS COMPLIANCE TABLE

BADS Compliance																			
				Standard Apartments (L8-13)						Premium Apartments (L14-16)						Penthouse (L17)			
				1Bed/1Bath		2/2		3/2		1/1		2/2		3/2		2/2		3/2	
Room / Dwelling / Requirement				ST 1a	ST 1b	ST 2a	ST 2b	ST 2c	ST 2+1	ST 3+1	PR1	PR 2a	PR 2b	PR 2c	PR2+1	PR 3+1a	PR 3+1b	PR3+1c	PENT 1
Min / Max				Dimension															
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Other Bedrooms	Min	3.0m x 3.0m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Living Area	Min	3.3m W / 10m ²	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Living Area	Min	3.6m W / 12m ²	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Room Depth	Open Plan Layout	Max	9m Depth	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	1 Bedroom Dwelling	Min	6m ³ Within	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	2 Bedroom Dwelling	Min	10m ³ Total	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	3+ Bedroom Dwelling	Min	14m ³ Total	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Storage	1 Bedroom Dwelling	Min	6m ³ Within	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	2 Bedroom Dwelling	Min	9m ³ Within	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	3+ Bedroom Dwelling	Min	14m ³ Total	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	3+ Bedroom Dwelling	Min	18m ³ Total	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cross-ventilation	Dwelling	n/a	Cross-ventilation Present	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	1 Bedroom Dwelling	Min	1.8m W/ 8m ²	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	2 Bedroom Dwelling	Min	2.0m W/ 8m ²	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	3+ Bedroom Dwelling	Min	2.4m W/ 12m ²	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
DDA Compliance	All DDA Measures Met	See Table Below		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

	Number Compliant	% Compliant	BADS Minimum	BADS Compliant
Functional Layout	55	100%	100%	✓
Room Depth	55	100%	100%	✓
Storage Minimum Internal	55	100%	100%	✓
Storage Total	55	100%	100%	✓
Cross-ventilation	54	98%	40%	✓
Private Open Space	55	100%	100%	✓
DDA Compliance	55	100%	50%	✓

DDA Compliance																			
				Standard Apartments (L8-13)						Premium Apartments (L14-16)						Penthouse (L17)			
				1Bed/1Bath		2/2		3/2		1/1		2/2		3/2		2/2		3/2	
Room / Dwelling / Requirement				ST 1a	ST 1b	ST 2a	ST 2b	ST 2c	ST 2+1	ST 3+1	PR1	PR 2a	PR 2b	PR 2c	PR2+1	PR 3+1a	PR 3+1b	PR3+1c	PENT 1
Min / Max				Dimension															
DDA Compliance	Front Door Opening	Min	850mm	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Main Bedroom has access to Adaptable Bath	n/a	n/a	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Adaptable Bathroom that meets Design A or B or Alternative	n/a	n/a	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
All DDA Compliance measures met?				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Number of Apartment Type				6	1	7	6	7	6	6	1	2	2	2	1	2	1	1	1

Total Apartments	55
Total Fully DDA Compliant	55

	Number Compliant	% Compliant
Front Door Opening	55	100%
Clear Path	55	100%
Access to Bath	55	100%
Adaptable Bath	55	100%

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6 AREA SUMMARY

	AREAS								TOTAL GFA
	GFA	GFA	NSA	BAL	NLA	GFA	NLA	BAL	
	CORE SERVICES, BASEMENT AREAS	RESIDENTIAL	RESIDENTIAL UNITS	RESIDENTIAL UNITS	RESIDENTIAL COMMON AREAS	HOTEL	HOTEL	HOTEL	
LEVEL									
Roof	-	-	-	-	-	-	-	-	-
17	86.6	1143.9	951.2	99.2	48.5				1230.5
16	88.7	1115.3	904.5	71.4	89.9				1204.0
15	88.7	1144.3	904.5	71.4	89.9				1233.0
14	89.8	1158.8	887.6	81.4	92.8				1248.6
13	89.8	1142.6	887.6	81.4	92.8				1232.4
12	89.8	1158.8	887.6	81.4	92.8				1248.6
11	89.8	1147.8	887.6	81.4	92.8				1237.6
10	89.8	1158.8	887.6	81.4	92.8				1248.6
9	89.8	1120.0	887.6	81.4	92.8				1209.8
8	113.4	1170.7	867.2	81.4	92.8				1284.1
7	158.2					1042.0	937.4		1200.2
6	116.3					1157.8	978.8	28.7	1274.1
5	116.3					1082.6	978.8		1198.9
4	116.3					1160.7	978.8	28.7	1277.0
3	116.3					1084.5	978.8		1200.8
2	149.0					1041.2	870.5	28.7	1190.2
1	201.2	13.3			11.9	935.2	808.2	87.3	1149.7
F+B (Public)						(278.2)			
Ground	114.9	39.1				689.4	622.3		843.4
F+B (Public)							(147.8)		
Gym (Resi+Hotel)							(113.1)		
B1	379.0					1159.1	1118.8		1538.1
Spa (Public)							(472.6)		
Conference (Public)							(211.8)		
Pool (Resi+Hotel)							(374.2)		
B2	2247.0	12.3			12.3				2259.3
B3	2306.7	15.8			15.8				2322.5
B4	2306.7	15.8			15.8				2322.5
TOTAL	9244.1	11567.3	8953.0	811.8	933.7	9352.5	8272.4	173.4	30154
GRAND TOTAL									

[illegible]

6 AREA SUMMARY

DEFINITIONS

GFA (Gross Floor Area) – Area measured to the outside face of external walls (& slabs extents) and perimeter window mullions / frames inclusive of structural columns and engaged external perimeter columns / piers and measured to the centre line of common walls between tenancies and/or apartments and/or common areas (ie. residential and commercial lobbies). Excludes service cores, lifts and fire stairs.

NSA (Nett Sellable Area) – Area measured to the inside face of external and internal dividing walls between apartments and includes all internal walls and columns, and external window frames and engaged columns. Excludes cores, lifts and fire stairs. Note, Balconies have not been included in the NSA areas and have areas separately scheduled.

BAL (Balcony Areas) – Balcony areas indicated are measured to the outside face of the external window frames abutting the balcony and to the extremities of the balcony footprint inclusive of balcony planters and balustrading. Large roof planting areas have not been included in balcony areas.

Cores / Services / Basement Areas – Area measured to the outside face of external walls and/or dividing walls between tenancies and/or apartments. Includes fire stairs, lifts, service ducts fire stair lobbies and basement parking and circulation.

NLA (Nett Lettable Area to Hotel and Commercial Spaces) - Area measured to the inside face of external and internal dividing walls between apartments and includes all internal walls and columns, and external window frames and engaged columns. Excludes cores, lifts and fire stairs. Note, Balconies have not been included in the NSA areas and have areas separately scheduled.

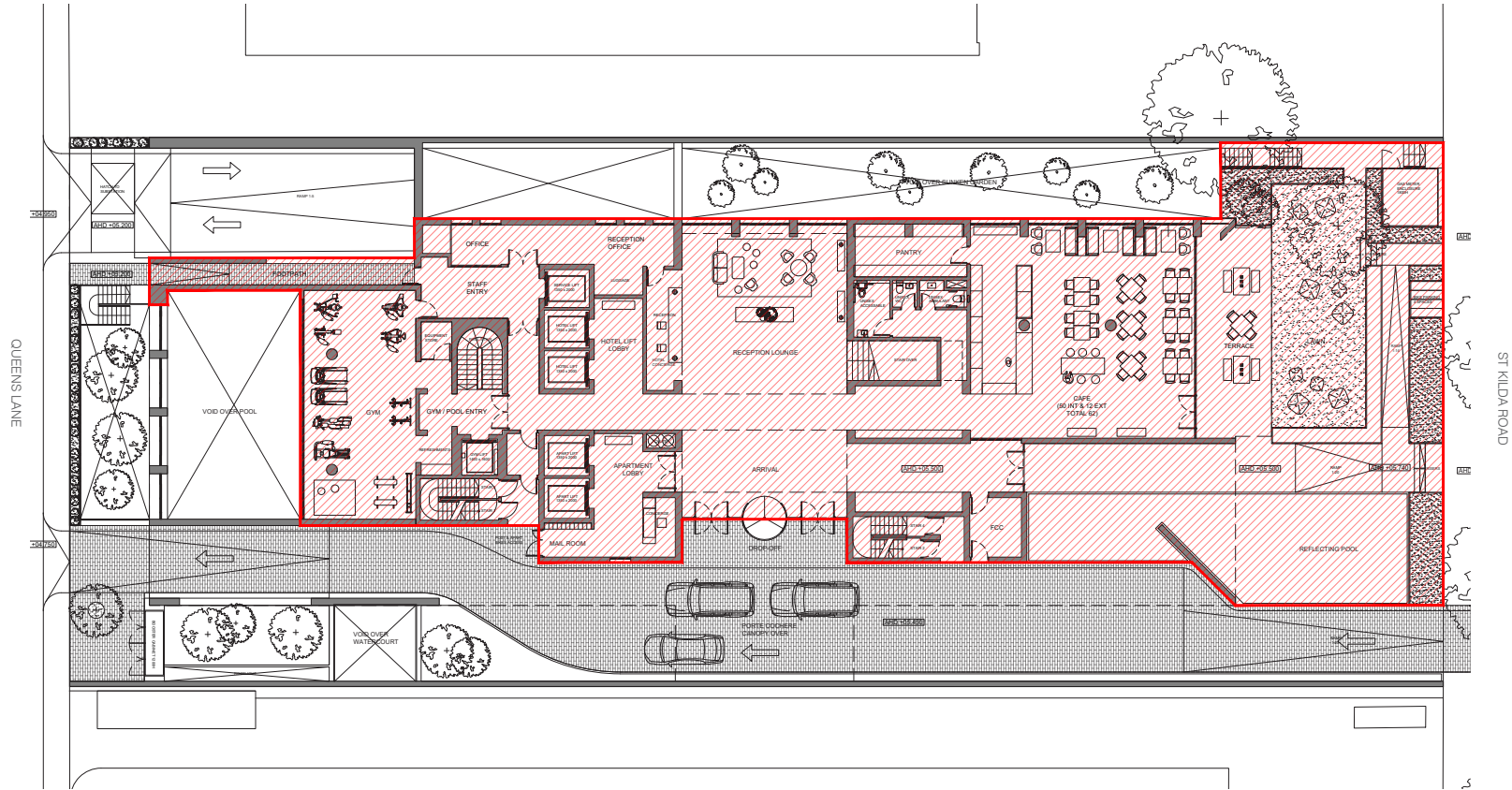
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APPENDICES

A	ARCHITECTURAL DRAWINGS Kerry Hill Architects
B	TOWN PLANNING REPORT Contour Consultants
C	LANDSCAPE DESIGN REPORT Dangar Barin Smith
D	ESD REPORT ARK Resources
E	WASTE MANAGEMENT REPORT Traffix
F	TRAFFIC ENGINEERING REPORT Traffix
G	ACOUSTIC REPORT Acoustic Logic
H	WIND ENGINEERING REPORT Mel Consultants
I	SHRINE VISTA SURVEY REPORT Veris
J	LIQUOR LICENCE RED LINE PLANS Kerry Hill Architects



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J LIQUOR LICENCE RED LINE PLANS

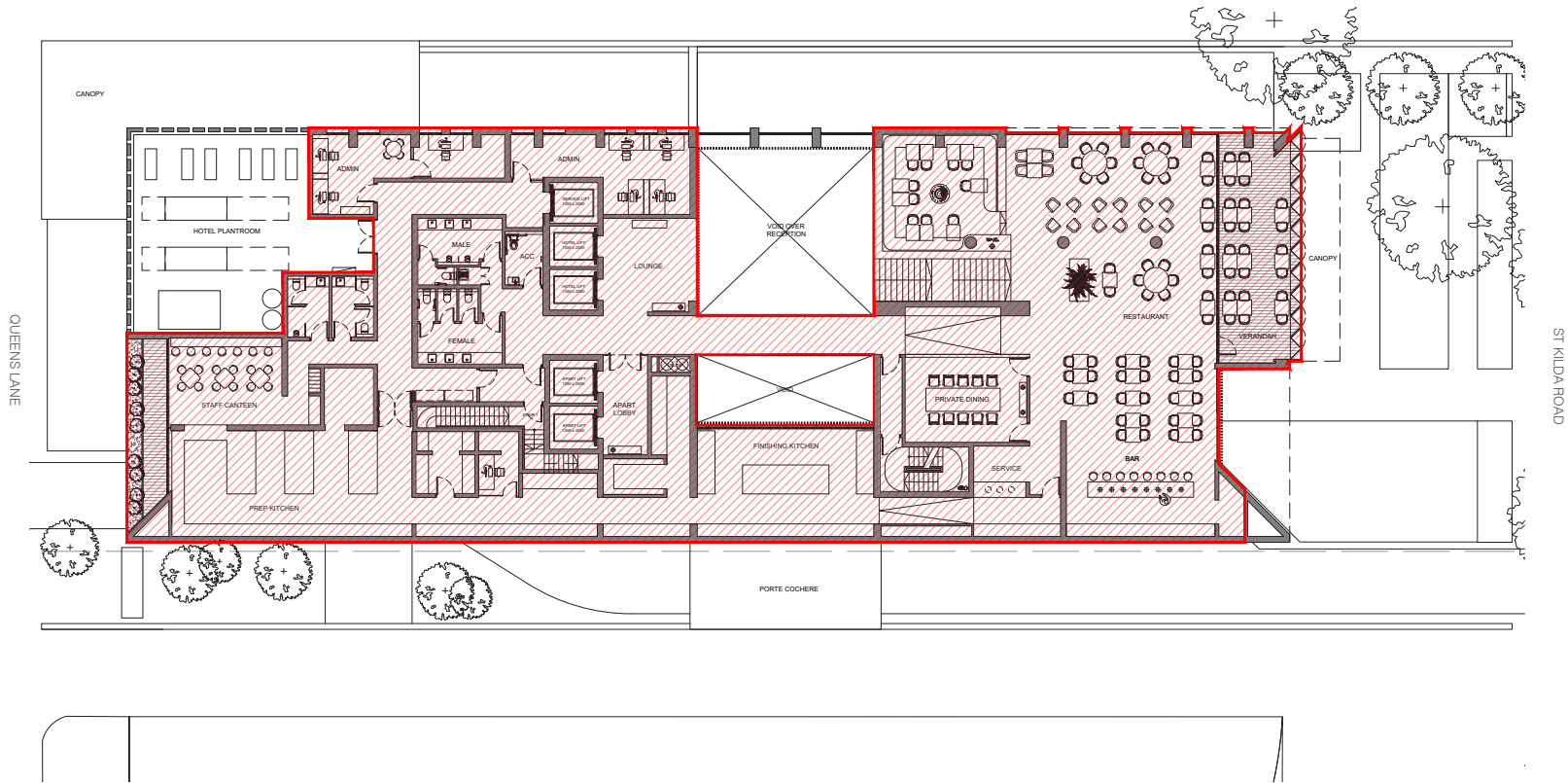
J.1 GROUND LEVEL		
GROUND LEVEL RED LINE AREA:		1,245 SQM
OCCUPANCY:	SEATS	MAX
Cafe and Terrace	62	80
Lounge	13	20

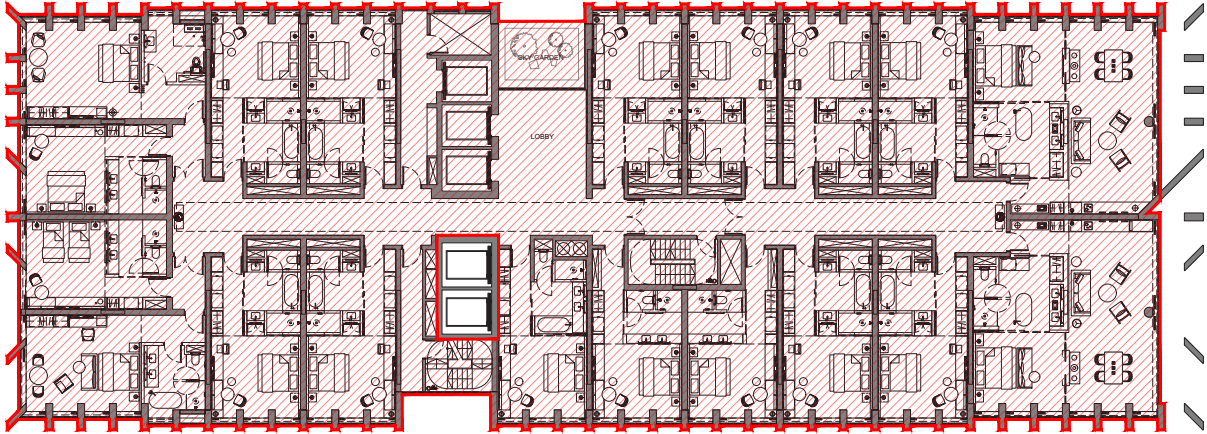
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J LIQUOR LICENCE RED LINE PLANS

J.2 MEZZANINE LEVEL		
MEZZANINE LEVEL RED LINE AREA:		1,040 SQM
OCCUPANCY:	SEATS	MAX
Restaurant, Bar	120	200





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J LIQUOR LICENCE RED LINE PLANS

J.3 HOTEL FLOORS

6 NO GUESTROOM FLOORS TOTAL RED LINE AREA 7,276 SQM

OCCUPANCY:	SEATS	MAX
Guestrooms	216	324

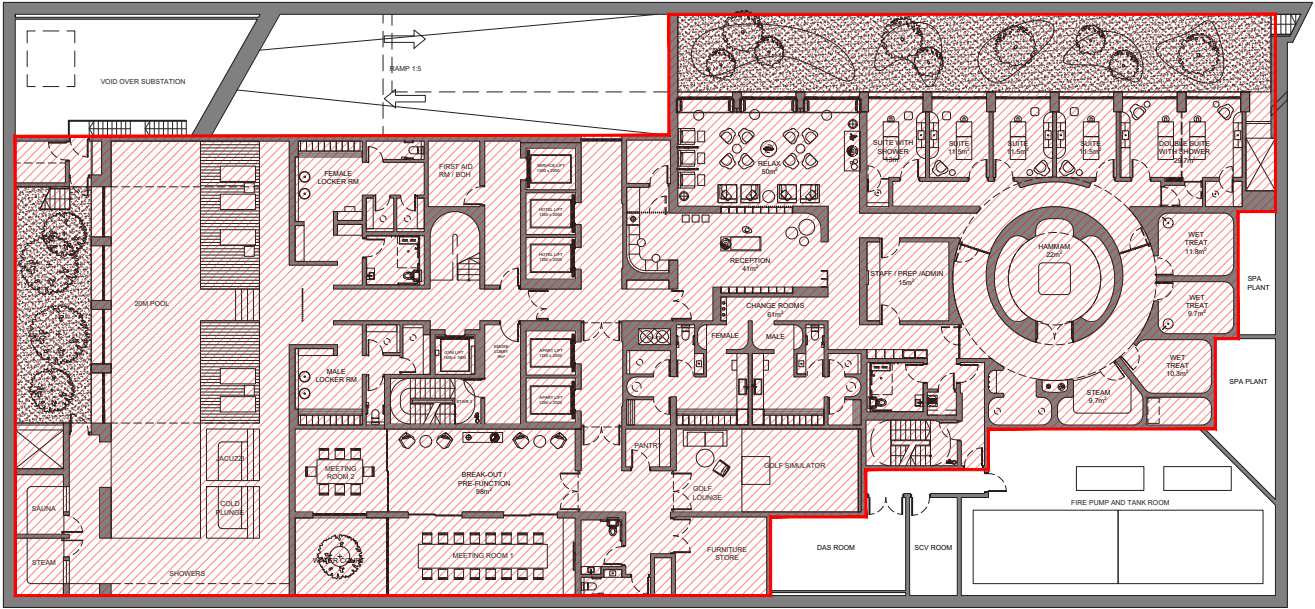
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J LIQUOR LICENCE RED LINE PLANS

J.4 LOWER GROUND

LOWER GROUND TOTAL RED LINE AREA 1,452 SQM

OCCUPANCY:	SEATS	MAX
Meeting Rooms & Prefunction	24	24
Golf Lounge	4	6
Day Spa	40	40
Pool & Gym	20	20
Spa	40	40



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J LIQUOR LICENCE RED LINE PLANS

SUMMARY

TOTAL HOTEL GFA		10,872 SQM
OCCUPANCY:	SEATS	MAX (event)
Cafe and Terrace	62	80
Lounge	13	20
Restaurant, Bar	120	200
Guestrooms	216	324
Meeting Rooms & Prefunction	24	30
Golf Lounge	4	6
Day Spa	40	40
Pool & Gym	20	20
Spa	40	40
TOTAL PATRONS:	539	760

City of Port Phillip

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Kerry Hill Architects

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