

ROOF PLAN SHOWING ENCROACHMENT (mm) BY FACADE

City of Port Phillip Advertised Plan 42 of 70

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

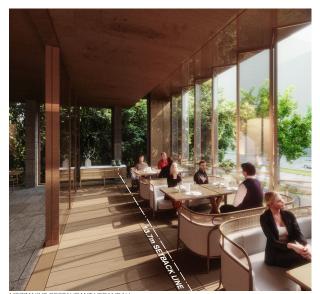
-balconies within the front setback and seating at ground level."

NOTES ON PROPOSED SETBACK ENCROACHMENT:

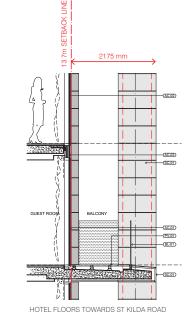
1. The interior space of the development (defined by the outer face of the window mullion) does not encroach into the setback zone.

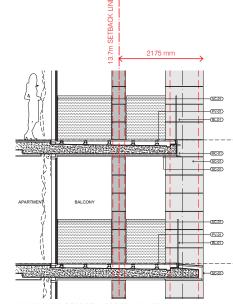
2. The balcony encroachment into the St Kilda Road setback is closely aligned with the facade of the neighbouring building to the south.

3. The mezzanine verandah is an external space

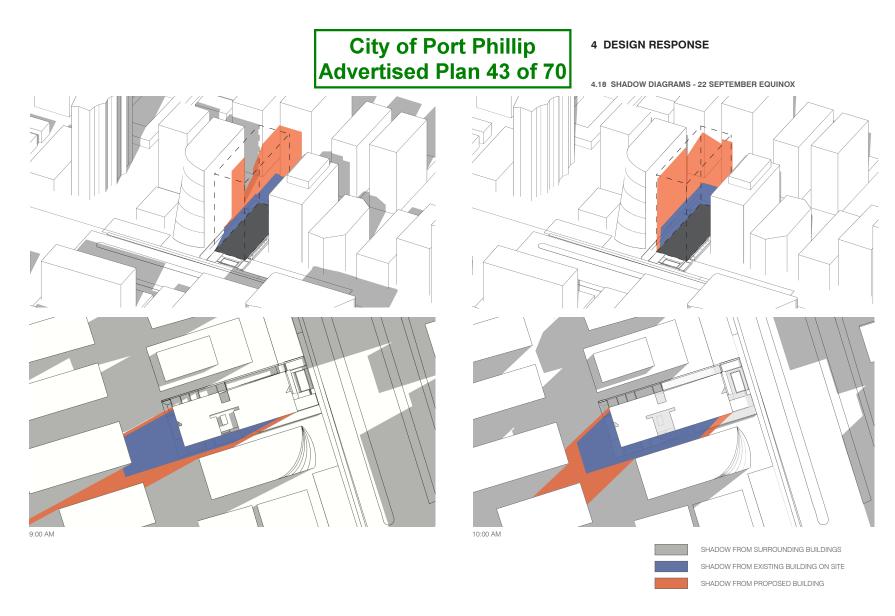


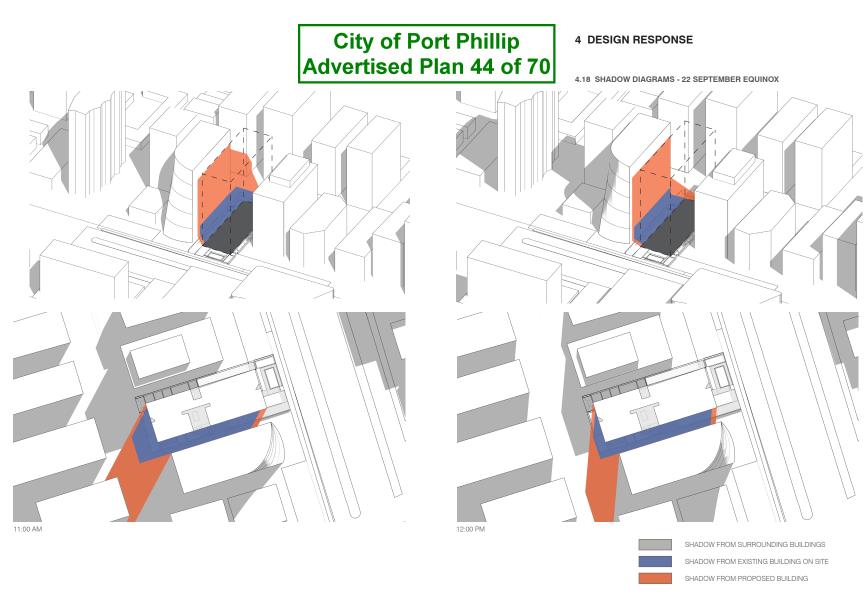
MEZZANINE RESTAURANT VERANDAH

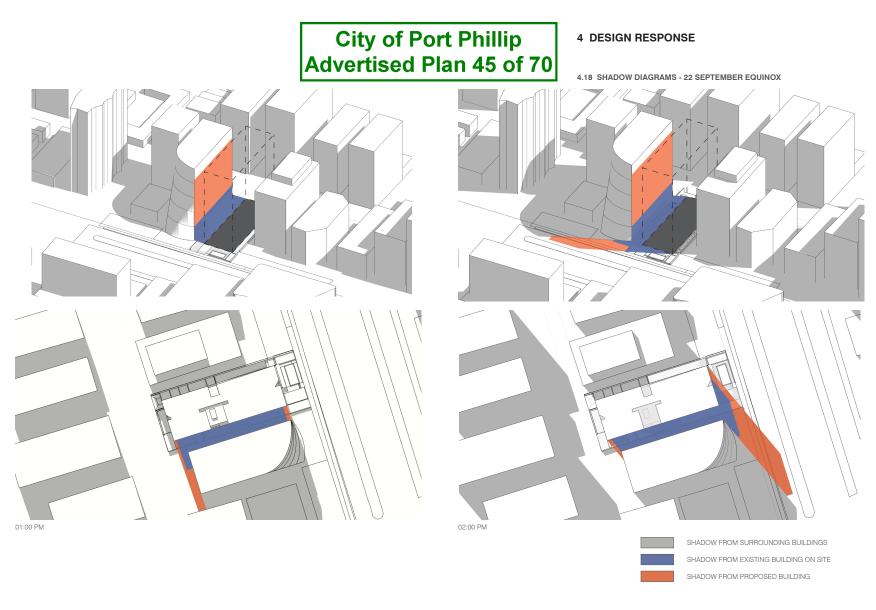




APARTMENT FLOORS TOWARDS ST KILDA ROAD







448 St Kilda Road - Kerry Hill Architects - Planning Submission Report - 03 March 2022

City of Port Phillip Advertised Plan 46 of 70

4 DESIGN RESPONSE

4.18 SHADOW DIAGRAMS - 22 SEPTEMBER EQUINOX

03:00 PM



SHADOW FROM SURROUNDING BUILDINGS SHADOW FROM EXISTING BUILDING ON SITE

448 St Kilda Road - Kerry Hill Architects - Planning Submission Report - 03 March 2022

City of Port Phillip Advertised Plan 47 of 70

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.

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.

5.3 ROOM DEPTH OBJECTIVE

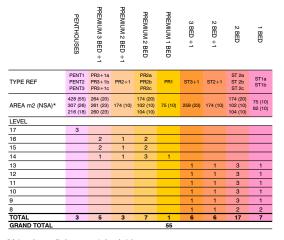
5 BADS ANALYSIS

CLAUSE 58.05-2, STANDARD D18:

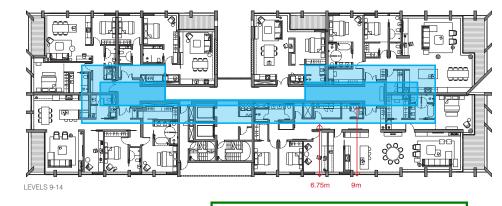
"Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

- 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.



* Internal areas (balcony area in brackets)



City of Port Phillip Advertised Plan 48 of 70

ä

Attachment

City of Port Phillip Advertised Plan 49 of 70

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



GROUND LEVEL



LOWER GROUND LEVEL





LEVEL 8



LEVELS 11, 13, 15

| Colour | Description | Area (m2) | % of site area | Minimum Tree Provisions |
|--------|--------------------------------------|-----------|----------------|---|
| | | | | 1 large tree (12m min.) per 90m2 |
| | | 102.17 | | of deep soil, or 2 medium trees pe 90m2 of deep soil |
| | Deep Soil Area (min. 6m dimension) | 102.17 | 4.4 | YUM2 of deep sol |
| | | | | 1 medium tree (8-12m) per 50m |
| | | | | of deep soil, or 1 large free per |
| | Deep Soil Area (min. 3-6m dimension) | 235.1 | 10.12 | 90m2 of deep soil |
| | | | | |
| | | | | 1 small free (6-8m) per 30m2 of |



City of Port Phillip Advertised Plan 50 of 70

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

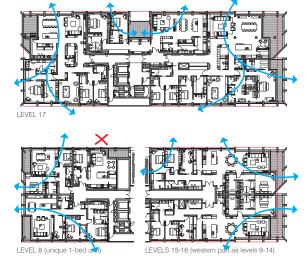
5.6 CROSS-VENTILATION

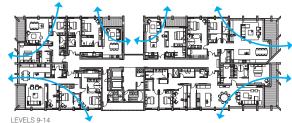
CLAUSE 58.05-2, STANDARD D27:

"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).

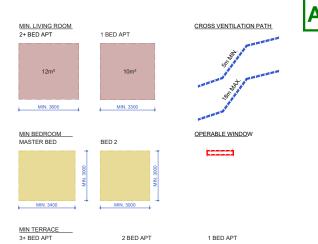






448 St Kilda Road - Kerry Hill Architects - Planning Submission Report - 03 March 2022

Attachment 2:



8m²

CLEAR ACCESS BATHROOM

MIN. 1200

TOTAL VOLUME MIN. WITHIN DWELLING

12m³

12m²

18m³

BED 2

MIN. 1500

MIN. 850

DWELLING TYPE

MIN ROBE LENGTH BED 1 E

CLEAR ACCESS PATH

3-BED

MIN. 1800

MIN. 1200

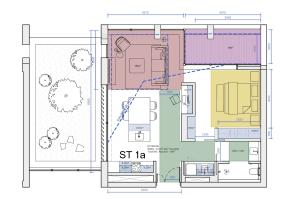
8m

City of Port Phillip Advertised Plan 51 of 70

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 |
|--------------------|---|-----------|---------------------------|-----------------------|
| | Main Bedroom | Min | 3.0m x 3.4m | ✓ |
| | Other Bedroom(s) | Min | 3.0m x 3.0m | |
| Functional Layout | Living Area - 1 Bedroom Dwelling | Min | 3.3m W / 10m ² | × 1 |
| | Living Area - 2+ Bedroom Dwelling | Min | 3.6m W / 12m ² | |
| Room Depth | Open Plan Layout | Max | 9.0m Depth | ✓ |
| | 1 Bedroom Dwelling | Min | 6m ^a Within | ✓ |
| | 1 Beardom Dweiling | Min | 10m ^a Total | × 1 |
| 0 | 2 Bedroom Dwelling | Min | 9m² Within | |
| Storage | 2 Bedroom Dwening | Min | 14m ^a Total | |
| | 3+ Bedroom Dwelling | Min | 12m ^a Within | |
| | 5+ Bedroom Dwelling | Min | 18m ^a Total | |
| Cross-Ventilation | Dwelling | n/a | Cross-ventilation present | × |
| | 1 Bedroom Dwelling | Min | 1.8m Depth | × |
| | 1 Bedroom Dweiling | Min | 8m² | × 1 |
| Private Open Space | 2 Bedroom Dwelling | Min | 2.0m Depth | |
| Filvate Open Space | 2 Bedroom Dwening | Min | 8m² | |
| | 3+ Bedroom Dwelling | Min | 2.4m Depth | |
| | 3+ Bedroom Dwelling | Min | 12m ² | |
| | | | - T | |
| | Front Door Opening | Min | 850mm | × . |
| | Clear Path to Main Bedroom, Adaptable Bathroom & Living | Min | 1200mm | × . |
| DDA Compliance | 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 |

167

City of Port Phillip Advertised Plan 52 of 70

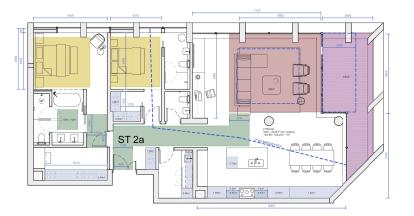
5 BADS ANALYSIS

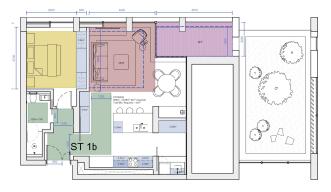
5.7 SPACE STANDARDS: UNIT ST 2a / PR 2a

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.

Min / May

Dimensio





| | Room / Dwelling / Requirement | Min / Max | Dimension | ST 1b | | Room / Dwelling / Requireme |
|--------------------|---|-----------|---------------------------|--|--------------------|-------------------------------|
| | Main Bedroom | Min | 3.0m x 3.4m | Image: A set of the set of the | | Main Bedroom |
| Functional Lavout | Other Bedroom(s) | Min | 3.0m x 3.0m | | Functional Layout | Other Bedroom(s) |
| Functional Layout | Living Area - 1 Bedroom Dwelling | Min | 3.3m W / 10m ² | Image: A set of the set of the | Functional Layout | Living Area - 1 Bedroom Dwell |
| | Living Area - 2+ Bedroom Dwelling | Min | 3.6m W / 12m ² | | | Living Area - 2+ Bedroom Dwe |
| Room Depth | Open Plan Layout | Max | 9.0m Depth | Image: A set of the set of the | Room Depth | Open Plan Layout |
| | 1 Bedroom Dwelling | Min | 6m² Within | × | | 1 Bedroom Dwelling |
| | 1 Bedroom Dwening | Min | 10m ^a Total | × | | T Bedroom Dweiling |
| Storage | 2 Bedroom Dwelling | Min | 9m² Within | | Storage | 2 Bedroom Dwelling |
| Storage | 2 Bearoom Dweiling | Min | 14m ^a Total | | Storage | 2 Bedroom Dweiling |
| | 3+ Bedroom Dwelling | Min | 12m ^a Within | | | 3+ Bedroom Dwelling |
| | 3+ Bedroom Dwelling | Min | 18m ^a Total | | | 3+ Bedroom Dwelling |
| Cross-Ventilation | Dwelling | n/a | Cross-ventilation present | × | Cross-Ventilation | Dwelling |
| | 1 Bedroom Dwelling | Min | 1.8m Depth | Image: A second s | | 1 Bedroom Dwelling |
| | 1 Bearoom Dweiling | Min | 8m² | Image: A second s | | T Bedroom Dweiling |
| Private Open Space | 2 Bedroom Dwelling | Min | 2.0m Depth | | Private Open Space | 2 Bedroom Dwelling |
| Private Open Space | 2 Bedroom Dwenning | Min | 8m² | | Private Open Space | 2 Bedroom Dweiling |
| | 3+ Bedroom Dwelling | Min | 2.4m Depth | | | 3+ Bedroom Dwelling |
| | 3+ Bedroom Dweining | Min | 12m ² | | | 3+ Bedroom Dwelling |
| | | | | | | • |
| | Front Door Opening | Min | 850mm | | | Front Door Opening |
| | Clear Path to Main Bedroom, Adaptable Bathroom & Living | Min | 1200mm | Image: A second seco | | Clear Path to Main Bedroom, A |
| DDA Compliance | Main Bedroom has access to Adaptable Bathroom | n/a | n/a | Image: A set of the | DDA Compliance | Main Bedroom has access to A |
| | Adaptable Bathroom Design Option A / B | n/a | n/a | A | | Adaptable Bathroom Design O |
| | All DDA Compliance measures met? | | | Image: A set of the set of the | | All DDA Compliance measures |
| | • | | Number of Apartment Type | | | • |

| | Room / Dwelling / Requirement | Min / Max | Dimension | ST 2a |
|--------------------|---|-----------|---------------------------|--|
| | Main Bedroom | Min | 3.0m x 3.4m | × . |
| Functional Layout | Other Bedroom(s) | Min | 3.0m x 3.0m | < |
| Functional Layout | 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 | × |
| | 1 Bedroom Dwelling | Min | 6m² Within | |
| | 1 Bedroom Dwelling | Min | 10m ^a Total | |
| | 2 Bedroom Dwelling | Min | 9m² Within | V |
| Storage | 2 Bedroom Dwelling | Min | 14m ^a Total | ~ |
| | 3+ Bedroom Dwelling | Min | 12m ^a Within | |
| | 3+ Bedroom Dwelling | Min | 18m ^a Total | |
| Cross-Ventilation | Dwelling | n/a | Cross-ventilation present | |
| ross-Ventilation | A Destruction Description | Min | 1.8m Depth | |
| | 1 Bedroom Dwelling | Min | 8m² | |
| Private Open Space | 2 Bedroom Dwelling | Min | 2.0m Depth | V |
| rivate Open Space | 2 Bedroom Dwelling | Min | 8m² | V |
| | A. Darter and Development | Min | 2.4m Depth | |
| | 3+ Bedroom Dwelling | Min | 12m ² | |
| | Front Door Opening | Min | 850mm | ~ |
| | Clear Path to Main Bedroom, Adaptable Bathroom & Living | Min | 1200mm | 1 |
| DA Compliance | Main Bedroom has access to Adaptable Bathroom | n/a | n/a | |
| | Adaptable Bathroom Design Option A / B | n/a | n/a | А |
| | All DDA Compliance measures met? | | | Image: A second s |
| | | | Number of Apartment Type | 7 |
| | | | Number of Apartment Type | |

448 St Kilda Road - Kerry Hill Architects - Planning Submission Report - 03 March 2022

OT 2a

City of Port Phillip Advertised Plan 53 of 70

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.



| _ | 3060 | 4575 | | 4675 |
|------|------|------|----------|--|
| 3130 | | | <u>}</u> | 000 mt.a.a |
| 8 | | | | 16m ² |
| | | 2b | | |
| | | | | 510H/02 WINN: 153/m² (bm² yequind) Tod Win Required: - Me² Start 0 05m² 0 03m² |

| | Room / Dwelling / Requirement | Min / Max | Dimension | ST 2b | |
|--------------------|---|-----------|---------------------------|---|-------------------|
| | Main Bedroom | Min | 3.0m x 3.4m | Image: A set of the set of the | |
| Functional Layout | Other Bedroom(s) | Min | 3.0m x 3.0m | ~ | Functional Lay |
| -unctional Layout | Living Area - 1 Bedroom Dwelling | Min | 3.3m W / 10m ² | Image: A set of the set of the | Functional Lay |
| | Living Area - 2+ Bedroom Dwelling | Min | 3.6m W / 12m ² | | |
| Room Depth | Open Plan Layout | Max | 9.0m Depth | ~ | Room Depth |
| | 1 Bedroom Dwelling | Min | 6m ^a Within | | |
| | 1 Bedroom Dwening | Min | 10m ^a Total | | |
| Storage | 2 Bedroom Dwelling | Min | 9m² Within | Image: A set of the set of the | Storage |
| storage | 2 Bedroom Dwening | Min | 14m ^a Total | Image: A set of the set of the | Storage |
| | 3+ Bedroom Dwelling | Min | 12m ^a Within | | |
| | 5+ Bedroom Dwening | Min | 18m ^a Total | | |
| Cross-Ventilation | Dwelling | n/a | Cross-ventilation present | × | Cross-Ventilation |
| | 1 Bedroom Dwelling | Min | 1.8m Depth | | |
| | 1 Bedroom Dwennig | Min | 8m² | | |
| Private Open Space | 2 Bedroom Dwelling | Min | 2.0m Depth | | Private Open S |
| Invate Open Space | 2 Bedroom Dwening | Min | 8m² | ~ | Private Open 5 |
| | 3+ Bedroom Dwelling | Min | 2.4m Depth | | |
| | 5+ Bedroom Dwening | Min | 12m ² | | |
| | • | | | | |
| | Front Door Opening | Min | 850mm | ~ | |
| | Clear Path to Main Bedroom, Adaptable Bathroom & Living | Min | 1200mm | Image: A set of the set of the | |
| DDA Compliance | Main Bedroom has access to Adaptable Bathroom | n/a | n/a | • • • • | DDA Compliand |
| | Adaptable Bathroom Design Option A / B | n/a | n/a | A | |
| | All DDA Compliance measures met? | | | Image: A set of the set of the | |
| | | | | | |
| | | | Number of Apartment Type | 7 | |

| | Room / Dwelling / Requirement | Min / Max | Dimension | ST 2C |
|-------------------|--|-----------|---------------------------|--|
| | Main Bedroom | Min | 3.0m x 3.4m | × |
| Eurotional Lawout | Other Bedroom(s) | Min | 3.0m x 3.0m | × |
| -unctional Layout | Living Area - 1 Bedroom Dwelling | Min | 3.3m W / 10m ² | Image: A second s |
| | Living Area - 2+ Bedroom Dwelling | Min | 3.6m W / 12m ² | |
| Room Depth | Open Plan Layout | Max | 9.0m Depth | × |
| | A Destruction Description | Min | 6m ^a Within | |
| | 1 Bedroom Dwelling | Min | 10m ^a Total | |
| | 2 Redreem Duelling | Min | 9m² Within | V |
| storage | 2 Bedroom Dweining | Min | 14m ^a Total | Image: A set of the set of the |
| | A. Darter and Daralling | Min | 12m ^a Within | |
| | 3+ Bedroom Dwelling | Min | 18m ^a Total | |
| Cross-Ventilation | Dwelling | n/a | Cross-ventilation present | V |
| obb ventilation | 1 Bedroom Dwelling | Min | 1.8m Depth | |
| | | Min | 8m² | |
| | 0 De desere Devellere | Min | 2.0m Depth | × |
| rivate Open Space | 2 Bedroom Dwelling | Min | 8m² | × |
| | | Min | 2.4m Depth | |
| | Other Bedroom(s) Min 3.0m x 3.0m Living Area - 7 Bedroom Dwelling Min 3.0m V / 10m ² Living Area - 2 Bedroom Dwelling Min 3.6m V / 12m ² Open Plan Layout Max 9.0m Depth 1 Bedroom Dwelling Min 10m ² Total 2 Bedroom Dwelling Min 6m ² Within 2 Bedroom Dwelling Min 9m ² Within 3* Bedroom Dwelling Min 12m ² Yotal Dwelling Min 12m ² Yotal Develling Min 12m ² Yotal 1 Bedroom Dwelling Min 12m ² Yotal 2 Bedroom Dwelling Min 12m ² Yotal Develing nía Cross-ventilation present 1 Bedroom Dwelling Min 8m ² 2 Bedroom Dwelling Min 8m ² | | | |
| | | | | |
| | Front Door Opening | Min | 850mm | V |
| | Clear Path to Main Bedroom, Adaptable Bathroom & Living | Min | 1200mm | × |
| DA Compliance | Main Bedroom has access to Adaptable Bathroom | n/a | n/a | × |
| | Internal Layout Other Bedroom(s) Min 3.0 Lving Area - 1 Bedroom Dwelling Min 3.3 Lving Area - 2 Bedroom Dwelling Min 3.6 m Depth Open Plan Layout Max 9.0 rage 1 Bedroom Dwelling Min 10m 2 Bedroom Dwelling Min 10m 3 - Bedroom Dwelling Min 14m 3 - Bedroom Dwelling Min 14m 3 - Bedroom Dwelling Min 14m 3 - Bedroom Dwelling Min 16m yate Open Space 2 Bedroom Dwelling Min 12m 4 Bedroom Dwelling Min 12m Min 8m ² yate Open Space 2 Bedroom Dwelling Min 24m 3 - Bedroom Dwelling Min 24m Min 24m A Compliance Front Door Opening Min 850 Min 120 Main Bedroom has access to Adgratable Bathroom & Living Nin 120 Nin 14a Adia DOA Compliance measures met? Ain D | n/a | А | |
| | All DDA Compliance measures met? | | • | × |
| | | | Number of Apartment Type | 7 |
| | | | riamon or spartment Type | |

Beem / Durolling / Beguiremen

448 St Kilda Road - Kerry Hill Architects - Planning Submission Report - 03 March 2022

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

City of Port Phillip Advertised Plan 54 of 70

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 |
|--------------------|---|--|---------------------------|--------|
| | Main Bedroom | Min | 3.0m x 3.4m | < |
| Functional Layout | Other Bedroom(s) | Min | 3.0m x 3.0m | < |
| Functional Layout | 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 | < |
| | 1 De terrer Develler | Min | 6m² Within | |
| | 1 Bedroom Dweiling | Min | 10m ^a Total | |
| Storage | 2 Redroom Ducelling | Min | 9m² Within | × |
| storage | 2 Bedroom Dweiling | Min | 14m ^a Total | × . |
| | As Deducer Deville | Min | 12m ^a Within | |
| | 3+ Bedroom Dwelling | Min | 18m ^a Total | |
| Cross-Ventilation | Dwelling | n/a | Cross-ventilation present | < |
| cross-ventilation | 1 Bedroom Dwelling | Min | 1.8m Depth | |
| | | Min | 8m² | |
| Private Open Space | 2 Bedroom Dwelling | as - 2- 8 devicom Dwelling Min 3.6m W.1 12m² n Layout Max 9.0m Depth m Dwelling Min 6m² Within m Dwelling Min 6m² Within m Dwelling Min 10m² Total om Dwelling Min 14m² Total om Dwelling Min 14m² Total om Dwelling Min 14m² Total m Dwelling Min 14m² Total m Dwelling Min 16m² Within m Dwelling Min 18m² Total m Dwelling Min 12m² om Dwelling Min 2.0m Depth om Dwelling Min 2.4m Depth om Dwelling Min 12m² om Dwelling Min 2.4m Depth om Dwelling Min 12m² om Dwelling Min 12m² of Depth Min 12m² of Depth Min 12m² of Depth Min 12m² of Depth Mi | × | |
| Filvate Open Space | 2 Bedroom Dwelling | | < | |
| | As Deducer Deville | Min | 2.4m Depth | |
| | 3+ Bedroom Dweiling | Min | 12m ² | |
| | · · | | | |
| | Front Door Opening | Min | 850mm | × |
| | Clear Path to Main Bedroom, Adaptable Bathroom & Living | Min | 1200mm | × |
| DDA Compliance | 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? | | | ~ |

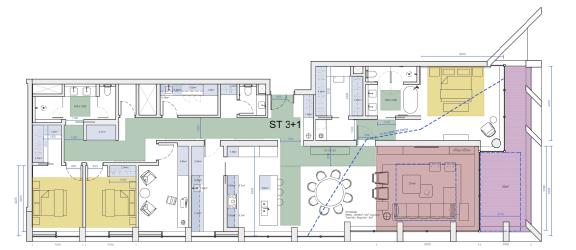
Number of Apartment Type 7

City of Port Phillip Advertised Plan 55 of 70

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 |
|--------------------|---|------------|---------------------------|--|
| | Main Bedroom | Min | 3.0m x 3.4m | × |
| Functional Layout | Other Bedroom(s) | Min | 3.0m x 3.0m | × |
| Functional Layout | 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 | × |
| | 1 Bedroom Dwelling | Min | 6m² Within | |
| | 1 Bearoom Dwelling | Min | 10m ^a Total | |
| Storage | 2 Bedroom Dwelling | Min | 9m ^a Within | |
| storage | 2 Bearoom Dwelling | Min | 14m ^a Total | |
| | 3+ Bedroom Dwelling | Min | 12m ^a Within | × |
| | 3+ Bearoom Dwelling | Min | 18m ^a 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 | |
| Invate Open Space | 2 Bedroom Dwening | Min | 8m² | |
| | 3+ Bedroom Dwelling | Min | 2.4m Depth | × |
| | 3+ Bedroom Dwelling | Min | 12m ² | Image: A second s |
| | | Min | 850mm | |
| | Front Door Opening | Min | 850mm 1200mm | |
| | Clear Path to Main Bedroom, Adaptable Bathroom & Living | | | |
| DA Compliance | Main Bedroom has access to Adaptable Bathroom | n/a n/a | n/a | × . |
| | Adaptable Bathroom Design Option A / B | n/a | n/a | A |
| | All DDA Compliance measures met? | | | Image: A set of the set of the |
| | | | Number of Apartment Type | 7 |

448 St Kilda Road - Kerry Hill Architects - Planning Submission Report - 03 March 2022

171

City of Port Phillip Advertised Plan 56 of 70

5 BADS ANALYSIS

5.7 SPACE STANDARDS: UNIT PR 3+1a

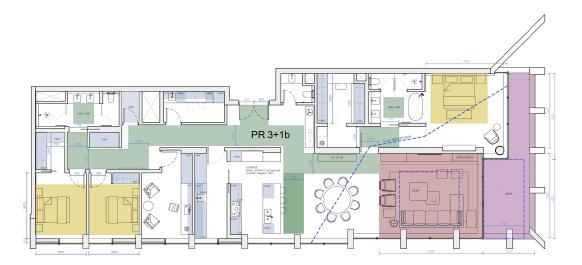


| | Room / Dwelling / Requirement | Min / Max | Dimension | PR 3+1a |
|--------------------|---|-----------|---------------------------|---------|
| | Main Bedroom | Min | 3.0m x 3.4m | × . |
| | Other Bedroom(s) | Min | 3.0m x 3.0m | × . |
| Functional Layout | Living Area - 1 Bedroom Dwelling | Min | 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 | × |
| | A De des en Dereller | Min | 6m ^a Within | |
| | 1 Bedroom Dwelling | Min | 10m ² Total | |
| 0 4 | 2 Badroom Dualling | Min | 9m ^a Within | |
| Storage | 2 Bedroom Dwenning | Min | 14m ^a Total | |
| | As De des en Des Weine | Min | 12m ^a Within | ~ |
| | 3+ Bearoom Dweiling | Min | 18m ^a Total | × |
| Cross-Ventilation | Dwelling | n/a | Cross-ventilation present | × |
| ross-Ventilation | 1 Redreem Dwelling | Min | 1.8m Depth | |
| | 1 Bedroom Dweiling | Min | 8m² | |
| Private Open Space | 2 Redream Dualling | Min | 2.0m Depth | |
| Private Open Space | 2 Bedroom Dwenning | Min | 8m ² | |
| | 2: Bedreem Duelling | Min | 2.4m Depth | × |
| | 3+ Bedroom Dweining | Min | 12m ² | > |
| | • | | | |
| | Front Door Opening | Min | 850mm | < |
| | Clear Path to Main Bedroom, Adaptable Bathroom & Living | Min | 1200mm | × . |
| DDA Compliance | Main Bedroom has access to Adaptable Bathroom | n/a | n/a | × . |
| | Adaptable Bathroom Design Option A / B | n/a | n/a | A |
| | 2 Bedroom Dwelling Min 9m² Winhin 3* Bedroom Dwelling Min 14m² Total m Dwelling Min 18m² Total ace 2 Bedroom Dwelling Min 2.0m Depth 3* Bedroom Dwelling Min 2.0m Depth 3* Bedroom Dwelling Min 2.4m Depth Min 1.2m² Min 12m² Front Door Opening Clear Path to Main Bedroom, Adaptable Bathroom & Living Min Min 1200mm e Ma Bedroom baceses to Adaptable Bathroom n/a 1200mm | × | | |
| | | | | |
| | | | Number of Apartment Type | 2 |

City of Port Phillip Advertised Plan 57 of 70

5 BADS ANALYSIS

5.7 SPACE STANDARDS: UNIT PR 3+1b



| | Room / Dwelling / Requirement | Min / Max | Dimension | PR 3+1b |
|--------------------|--|-----------|---|-----------------------|
| | Main Bedroom | Min | 3.0m x 3.4m | ✓ |
| Functional Layout | Other Bedroom(s) | Min | 3.0m x 3.0m | < |
| -unctional Layout | 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 | × |
| | 1 Redreem Duelling | Min | 6m ^a Within | |
| | 1 Bedroom Dwelling | Min | 10m ^a Total | |
| | In Bodroom Dwelling Min Bom* Within 2 Bodroom Dwelling Min 10m* Total Min 10m* Total 3 + Bodroom Dwelling Min 14m* Total Min 14m* Total 3 + Bodroom Dwelling Min 16m* Total Min 12m* Within Dwelling n/a 18m* Total Min 18m* Total 1 Bodroom Dwelling Nin 8m* Min 18m* Total 1 Bodroom Dwelling Min 8m* Min 18m* Total | | | |
| Storage | 2 Bedroom Dwelling | Min | 14m ^a Total | |
| | A. D. dearer Developer | Min | 12m ² Within | × |
| | 3+ Bedroom Dwelling | Min | 18m ^a Total | ✓ |
| Cross-Ventilation | Dwelling | n/a | Cross-ventilation present | ✓ |
| | 1 Bedroom Dwelling | Min | 1.8m Depth | |
| | | Min | 8m² | |
| Private Open Space | 2 Bedroom Dwelling | Min | 2.0m Depth | |
| Private Open Space | 2 Bedroom Dwelling | Min | 8m² | |
| | 3+ Bedroom Dwelling | Min | 2.4m Depth | × . |
| | S+ Bedroom Dweiling | Min | Max 9.0m Depth Min 6m² Vithin Min 10m² Total Min 9m² Vithin Min 14m² Total Min 14m² Total Min 14m² Total Min 18m² Total Min 18m² Total Min 80m² Total Min 8m² Depth Min 8m² Mong Min 8m² Mong Min 8m² Mopth Min 2m Depth Min 12m² Min 850mm Min 1200mm Min 1200mm | > |
| | | | 1 | |
| | Front Door Opening | | | × . |
| | Clear Path to Main Bedroom, Adaptable Bathroom & Living | | | × . |
| DDA Compliance | Main Bedroom has access to Adaptable Bathroom | n/a | | × . |
| | Adaptable Bathroom Design Option A / B | n/a | n/a | A |
| | All DDA Compliance measures met? | | | V |
| | | | Number of Apartment Type | 2 |

| Room / Dwelling / Requirement | Min / Max | Dimension | PENT 1 | 5 BADS ANALYSIS |
|---|-----------|----------------------------|---|--|
| Main Bedroom | Min | 3.0m x 3.4m | | o BABO ANALIGIO |
| Other Bedroom(s) | Min | 3.0m x 3.0m | ~ | 4 |
| Living Area - 1 Bedroom Dwelling | Min | 3.3m W / 10m ² | • | |
| Living Area - 2+ Bedroom Dwelling | Min | 3.6m W / 12m ² | ~ | |
| | | | | |
| Open Plan Layout | Max | 9.0m Depth | | 5.7 SPACE STANDARDS: UNIT PENT 1 |
| 1 Bedroom Dwelling | Min | 6m² Within | | |
| | Min | 10m ² Total | | |
| 2 Bedroom Dwelling | Min | 9m² Within | | |
| | Min | 14m² Total | | |
| 3+ Bedroom Dwelling | Min | 12m ² Within | Image: A set of the set of the | |
| · · · · · · · · · · · · · · · · · · · | Min | 18m ^a Total | | |
| Dwelling | n/a | Cross-ventilation present | > | |
| 1 Bedroom Dwelling | Min | 1.8m Depth | | |
| | Min | 8m² | | 7800 KTG-EN |
| 2 Bedroom Dwelling | Min | 2.0m Depth | | 00/9 |
| 2 Bourdonn Britonnig | Min | 8m² | | |
| 3+ Bedroom Dwelling | Min | 2.4m Depth | > | |
| 51 Bedroom Bweining | Min | 12m ² | > | |
| | | | | |
| Front Door Opening | Min | 850mm | ~ | |
| Clear Path to Main Bedroom, Adaptable Bathroom & Living | Min | 1200mm | 1 V - | |
| Main Bedroom has access to Adaptable Bathroom | n/a | n/a | 1 V - | |
| Adaptable Bathroom Design Option A / B | n/a | n/a | Α | |
| All DDA Compliance measures met? | | | | |
| * | | | | |
| | | Number of Apartment Type | 1 | |
| | | | | STORAGE WEIGHT AND A STORAGE W |
| | | | | |
| | | | | |
| of Dout Dhillin | | | | |
| of Port Phillip | | | | |
| •···· | | | | |
| | | | | |
| sed Plan 58 of 70 | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | L-4 | | |
| | | | | |
| | | a 🔪 | PE | |
| | | | | |
| | | • | Π | |
| | | | | |
| | | ────────────────────────── | 1200 | |
| | | | | |
| | | 1200×1200 | | |
| | | | | |
| | | | _ | |
| | | -1-71,000 | | |
| | | | | |
| | | | | |
| | | 3.0007 | 1575 | |
| | | | | |
| | | | VI U SA | |
| | | | - | |
| | | | | |
| | | | | |
| | | | 9 | |
| | | | | |
| | | | | |
| | | | L | |
| | | 紅 | | |
| | | 1 3125 L | 3000 | |
| | | | | |

5 BADS ANALYSIS

Functional Layout

Room Depth

orage

Urban context and design response inc. Clause 58, shadow diagrams and Red Line Plans

| | Room / Dwelling / Requirement | Min / Max | Dimension | PENT 2 |
|--------------------|---|-----------|---------------------------|--------|
| | Main Bedroom | Min | 3.0m x 3.4m | × |
| Functional Lavout | Other Bedroom(s) | Min | 3.0m x 3.0m | × . |
| Functional Layout | 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 | ~ |
| | 1 Bedroom Dwelling | Min | 6m ^a Within | |
| | 1 Bedroom Dwelling | Min | 10m ^a Total | |
| 0 | 2 Bedroom Dwelling | Min | 9m ^a Within | |
| Storage | 2 Bedroom Dwelling | Min | 14m ^a Total | |
| | 3+ Bedroom Dwelling | Min | 12m ^a Within | × |
| | 3+ Bedroom Dwelling | Min | 18m ^a Total | × |
| Cross-Ventilation | Dwelling | n/a | Cross-ventilation present | ~ |
| | 1 Bedroom Dwelling | Min | 1.8m Depth | |
| | 1 Bedroom Dwelling | Min | 8m² | |
| Private Open Space | 2 Bedroom Dwelling | Min | 2.0m Depth | |
| Private Open Space | 2 Bedroom Dwelling | Min | 8m² | |
| | 3+ Bedroom Dwelling | Min | 2.4m Depth | ~ |
| | 3+ Bedroom Dwelling | Min | 12m ² | × . |
| | | | | |
| | Front Door Opening | Min | 850mm | × . |
| | Clear Path to Main Bedroom, Adaptable Bathroom & Living | Min | 1200mm | × . |
| DDA Compliance | 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 |

City of Port Phillip Advertised Plan 59 of 70

5 BADS ANALYSIS

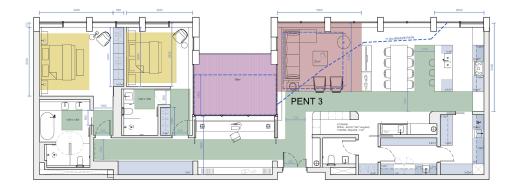
5.7 SPACE STANDARDS: UNIT PENT 2



City of Port Phillip Advertised Plan 60 of 70

5 BADS ANALYSIS

5.7 SPACE STANDARDS: UNIT PENT 3



| | Room / Dwelling / Requirement | Min / Max | Dimension | PENT |
|--------------------|---|-----------|---------------------------|--|
| | Main Bedroom | Min | 3.0m x 3.4m | × |
| Functional Lavout | Other Bedroom(s) | Min | 3.0m x 3.0m | × |
| -unctional Layout | 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 | × . |
| | 1 Bedroom Dwelling | Min | 6m ^a Within | |
| | 1 Bearoom Dwelling | Min | 10m ² Total | |
| | 2 Bedroom Dwelling | Min | 9m² Within | |
| Storage | 2 Bearoom Dwelling | Min | 14m ^a Total | |
| | 3+ Bedroom Dwelling | Min | 12m ^a Within | × . |
| | 3+ Bedroom Dwening | Min | 18m ^a Total | × |
| Cross-Ventilation | Dwelling | n/a | Cross-ventilation present | < |
| | 1 Bedroom Dwelling | Min | 1.8m Depth | |
| | 1 Bedroom Dweiling | Min | 8m² | |
| Private Open Space | 2 Bedroom Dwelling | Min | 2.0m Depth | |
| Private Open Space | 2 Bedroom Dweiling | Min | 8m² | |
| | 3+ Bedroom Dwelling | Min | 2.4m Depth | × |
| | 5+ Bedroom Dwennig | Min | 12m ² | Image: A second s |
| | Front Door Opening | Min | 850mm | _ |
| | Clear Path to Main Bedroom, Adaptable Bathroom & Living | Min | 1200mm | |
| DDA Compliance | Main Bedroom has access to Adaptable Bathroom | n/a | n/a | - V |
| | Adaptable Bathroom Design Option A / B | n/a | n/a | Ā |
| | All DDA Compliance measures met? | | | V |
| | | | Number of Apartment Type | |

448 St Kilda Road - Kerry Hill Architects - Planning Submission Report - 03 March 2022

60

City of Port Phillip Advertised Plan 61 of 70

5 BADS ANALYSIS

5.8 BADS COMPLIANCE TABLE

| | | | | | | | | | | | | BADS Co | mpliance | | | | | | | | |
|--------------------|-------------------------------|-----------------|---------------------------|-----------------------|-----------------------|---------------------|-----------------------|-----------------------|--------|--------|-----|---------------------|---------------------|-----------|---------------------|---------|---------|--------|-----------------------|--------------|--------|
| | | | | | | Standar | d Apartmen | ts (L8-13) | | | | | Pre | mium Apar | tments (L14 | -16) | | | P | enthouse (L1 | L7) |
| | | | | 1Bed | /1Bath | | 2 | 2/2 | | 3/2 | 1/1 | | 2, | /2 | | 3/2 | | | 2/2 | 3/2 | 4/3 |
| | Room / Dwelling / Requirement | Min / Max | Dimension | 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 | PENT 2 | PENT 3 |
| | Main Bedroom | Min | 3.0m x 3.4m | ~ | ~ | ~ | ~ | ~ | 1 | ~ | 1 | 1 | ~ | ~ | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Functional Layout | Other Bedrooms | Min | 3.0m x 3.0m | | | ✓ | ✓ | ✓ | 1 | 1 | | ✓ | ✓ | 1 | ✓ | 1 | 1 | 1 | ✓ | 1 | 1 |
| Functional Layout | Living Area | Min | 3.3m W / 10m ² | √ | 1 | | | | | | ~ | | | | | | | | | | |
| | Living Area | Min | 3.6m W / 12m ² | | | 1 | ✓ | ✓ | 1 | 1 | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | ✓ | 1 | 1 |
| Room Depth | Open Plan Layout | Max | 9m Depth | ✓ | ✓ | ✓ | √ | ✓ | 1 | 1 | ~ | √ | √ | 1 | 1 | 1 | 1 | 1 | ✓ | 1 | 1 |
| | 1 Bedroom Dwelling | Min | 6m ³ Within | ~ | ✓ | | | | | | ~ | | | | | | | | | | |
| | - | Min | 10m ³ Total | ~ | 1 | | | | | | 1 | | | | | | | | 1 | | |
| · · · · · · | 2 Bedroom Dwelling | Min | 9m ³ Within | | | ~ | ~ | 1 | 1 | | | 1 | 1 | 1 | 1 | | | | 1 | | |
| Storage | | Min | 14m ³ Total | | | ~ | ~ | ~ | 1 | | | 1 | 1 | 1 | 1 | | | | 1 | | |
| | 3+ Bedroom Dwelling | Min | 12m ³ Within | | | | | | | 1 | | | | | | 1 | 1 | 1 | | 1 | 1 |
| | - | Min | 18m ³ Total | | | | | | | 1 | | | | | | 1 | 1 | 1 | | 1 | 1 |
| Cross-ventilation | Dwelling | n/a | Cross-ventilation Present | ~ | X | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 1 Bedroom Dwelling | Min | 1.8m W/ 8m ² | 1 | 1 | | | | | | 1 | | | | | | | | | | |
| Private Open Space | 2 Bedroom Dwelling | Min | 2.0m W/ 8m ² | | | √ | ~ | ~ | 1 | | | ~ | 1 | ~ | 1 | | | | | | |
| | 3+ Bedroom Dwelling | Min | 2.4m W/ 12m ² | | | | | | | 1 | | | | | | 1 | 1 | 1 | 1 | 1 | 1 |
| DDA Compliance | All DDA Measures Met | See Table Below | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

| | Number Compliant | % Compliant | BADS Minimum | BADS Compliant |
|-----------------------------|---------------------|----------------|-----------------|-------------------|
| Functional Layout | 55 | 100% | 100% | V |
| Room Depth | 55 | 100% | 100% | 1 |
| Storage Minimum Internal | 55 | 100% | 100% | ~ |
| Storage Total | 55 | 100% | 100% | ~ |
| Cross-ventilation | 54 | 98% | 40% | 1 |
| Private Open Space | 55 | 100% | 100% | V |
| DDA Compliance | 55 | 100% | 50% | 1 |

| | | | | | | | | | | | | DDA Co | mpliance | | | | | | | | |
|----------------|---|-----------|-----------|--------------------|-----------------------------|-------|-------|-------|--------|--------|-----------------------------|--------|----------|-------|-------|---------|---------|--------|--|--------|--------|
| | | | | | 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 | 4/3 | | |
| | Room / Dwelling / Requirement | Min / Max | Dimension | 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 | PENT 2 | PENT 3 |
| | Front Door Opening | Min | 850mm | ~ | ✓ | ~ | ~ | 1 | 1 | 1 | ~ | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Clear Path to Main Bedroom, Adaptable Bath & Living | Min | 1.2m | ~ | ~ | ~ | ~ | ~ | ~ | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | Image: A second s | 1 | 1 |
| DDA Compliance | Main Bedroom has access to Adaptable Bath | n/a | n/a | 1 | ~ | ~ | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Adaptable Bathroom that meets Design A or B or Alternative | n/a | n/a | Α | А | А | Α | Α | Α | А | А | А | А | A | А | А | А | Α | А | A | Α |
| | All DDA Compliance measures met? | | | ~ | < | ~ | ~ | ✓ | ✓ | 1 | ~ | 1 | 1 | 1 | 1 | 1 | 1 | ✓ | ~ | 1 | ~ |

| | Number Compliant | % Compliant |
|--------------------|---------------------|----------------|
| Front Door Opening | 55 | 100% |
| Clear Path | 55 | 100% |
| Access to Bath | 55 | 100% |
| Advertisian Death | 55 | 100% |

Number of Apartment Type 6 1 7 6 7 6 6 1 2 2 1 2 1 1 1 1 1

| Total Apartments | 55 |
|---------------------------|----|
| Total Fully DDA Compliant | 55 |

1

City of Port Phillip Advertised Plan 62 of 70

6 AREA SUMMARY

| | | | | AR | EAS | | | | TOTAL | | | | | | | | YIELD | | | | | | |
|---------------------|-----------------------------------|-------------|-------------------|-------------------|-----------------------------|--------|---------|-------|--------|---|-----------|----------|----------|--------|----------|-------|---------|-----------|--------|---------------|------------|---------|-----------|
| | GFA | GFA | NSA | BAL | NLA | GFA | NLA | BAL | GFA | | | | F | RESIDI | ENTIA | - | | | | | HOTEI | - | |
| | CORE, SERVICES, BASEMENT AREAS | RESIDENTIAL | RESIDENTIAL UNITS | RESIDENTIAL UNITS | RESIDENTIAL COMMON AREAS | HOTEL | HOTEL | HOTEL | | | PENTHOUSE | 3 BED +1 | 2 BED +1 | 2 BED | 1 BED +1 | 1 BED | CARBAYS | BIKE BAYS | SUITES | ACCESSIBLE RM | GUESTROOMS | CARBAYS | BIKE BAYS |
| LEVEL | | | | | | | | | | | | | | | | | | | | | | | |
| Roof | - | - | - | - | | - | - | - | - | | | | | | | | | | | | | | |
| 17 | 86.6 | 1143.9 | 951.2 | 99.2 | 48.5 | | | | 1230.5 | | 3 | | | | | | | | | | | | |
| 16 | 88.7 | 1115.3 | 904.5 | 71.4 | 89.9 | | | | 1204.0 | | | 2 | 1 | 2 | | | | | | | | | |
| 15 | 88.7 | 1144.3 | 904.5 | 71.4 | 89.9 | | | | 1233.0 | | | 2 | 1 | 2 | | | | | | | | | |
| 14 | 89.8 | 1158.8 | 887.6 | 81.4 | 92.8 | | | | 1248.6 | | | 1 | 1 | 3 | | 1 | | | | | | | |
| 13 | 89.8 | 1142.6 | 887.6 | 81.4 | 92.8 | | | | 1232.4 | | | 1 | 1 | 3 | | 1 | | | | | | | |
| 12 | 89.8 | 1158.8 | 887.6 | 81.4 | 92.8 | | | | 1248.6 | 1 | | 1 | 1 | 3 | | 1 | | | | | | | |
| 11 | 89.8 | 1147.8 | 887.6 | 81.4 | 92.8 | | | | 1237.6 | 1 | | 1 | 1 | 3 | | 1 | | | | | | | |
| 10 | 89.8 | 1158.8 | 887.6 | 81.4 | 92.8 | | | | 1248.6 | 1 | | 1 | 1 | 3 | | 1 | | | | | | | |
| 9 | 89.8 | 1120.0 | 887.6 | 81.4 | 92.8 | | | | 1209.8 | 1 | | 1 | 1 | 3 | | 1 | | | | | | | |
| 8 | 113.4 | 1170.7 | 867.2 | 81.4 | 92.8 | | | | 1284.1 | 1 | | 1 | 1 | 2 | 1 | 1 | | | | | | | |
| 7 | 158.2 | | | | | 1042.0 | 937.4 | | 1200.2 | 1 | | | | | | | | | 3 | 1 | 13 | | |
| 6 | 116.3 | | | | | 1157.8 | 978.8 | 28.7 | 1274.1 | | | | | | | | | | 2 | 1 | 16 | | |
| 5 | 116.3 | | | | | 1082.6 | 978.8 | | 1198.9 | | | | | | | | | | 2 | 1 | 16 | | |
| 4 | 116.3 | | | | | 1160.7 | 978.8 | 28.7 | 1277.0 | | | | | | | | | | 2 | 1 | 16 | | |
| 3 | 116.3 | | | | | 1084.5 | 978.8 | | 1200.8 | | | | | | | | | | 2 | 1 | 16 | | |
| 2 | 149.0 | | | | | 1041.2 | 870.5 | 28.7 | 1190.2 | | | | | | | | | | 3 | 1 | 11 | | |
| 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 | | | | | | | | | | | | | | 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) | | | 1 | | | | | | | | | | | | | |
| B2 | 2247.0 | 12.3 | | | 12.3 | | | | 2259.3 | 1 | | | | | | | | | | | | 19 | 22 |
| B3 | 2306.7 | 15.8 | | | 15.8 | | | | 2322.5 | 1 | | | | | | | 47 | 29 | | | | | |
| B4 | 2306.7 | 15.8 | | | 15.8 | | | | 2322.5 | 1 | | | | | | | 51 | 29 | | | | | |
| TOTAL | 9244.1 | 11557.3 | 8953.0 | 811.8 | 933.7 | 9352.5 | 8272.4 | 173.4 | 30154 | 1 | 3 | 11 | 9 | 24 | 1 | 7 | 98 | 58 | 14 | 6 | 88 | 19 | 26 |
| GRAND TOTAL | | | | | | | | | | | | | 5 | 5 | | | | | | 108 | | | - |

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.

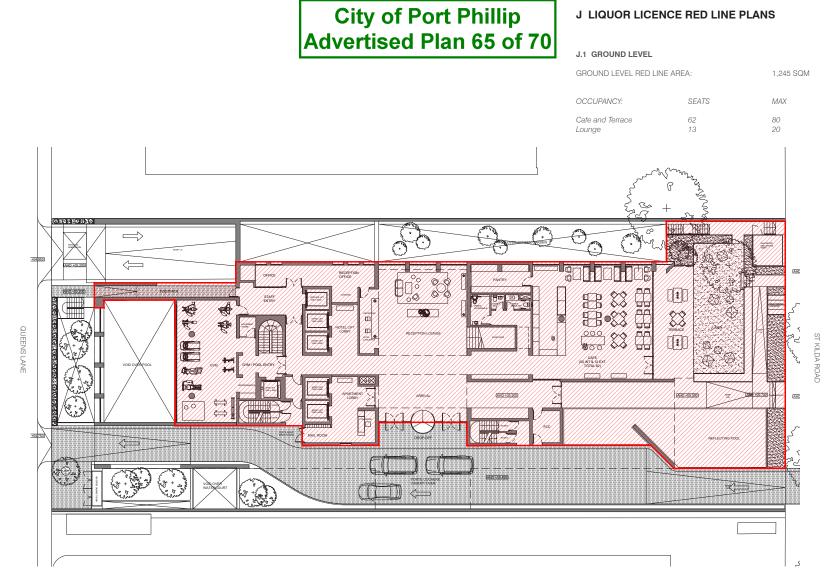
City of Port Phillip Advertised Plan 63 of 70

79

City of Port Phillip Advertised Plan 64 of 70

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



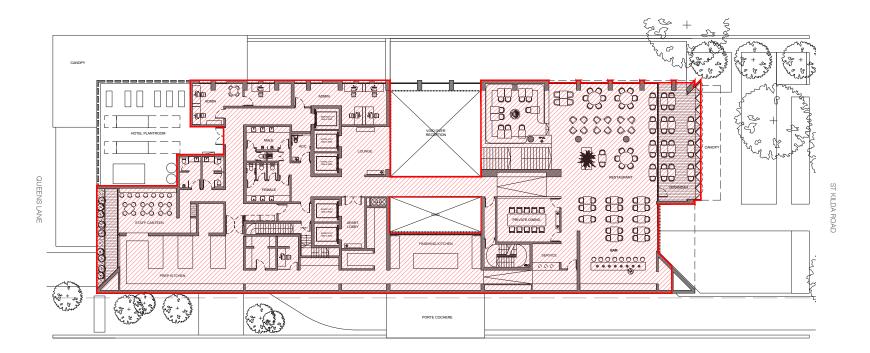
448 St Kilda Road - Kerry Hill Architects - Planning Submission Report - 03 March 2022

City of Port Phillip Advertised Plan 66 of 70

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 |



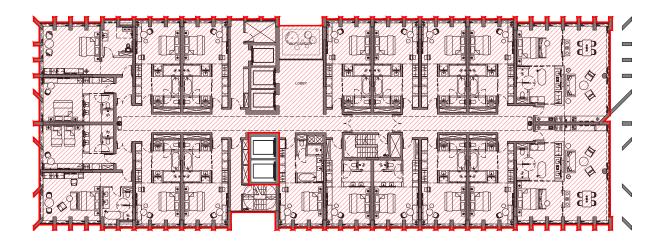


City of Port Phillip Advertised Plan 67 of 70

J LIQUOR LICENCE RED LINE PLANS

J.3 HOTEL FLOORS

| 6 NO GUESTROOM FLOOR | IS TOTAL RED LINE AREA | 7,276 SQM |
|----------------------|------------------------|-----------|
| OCCUPANCY: | SEATS | MAX |
| Guestrooms | 216 | 324 |

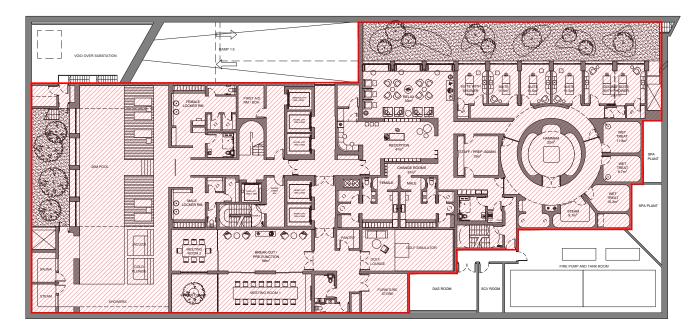


City of Port Phillip Advertised Plan 68 of 70

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 Golf Lounge Day Spa Pool & Gym Spa | 24 4 40 20 40 | 24 6 40 20 40 |



City of Port Phillip Advertised Plan 69 of 70

J LIQUOR LICENCE RED LINE PLANS

SUMMARY

| TOTAL HOTEL GFA | | 10,872 SQM |
|-----------------------------|-------|-------------|
| OCCUPANCY: | SFATS | 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 Advertised Plan 70 of 70



Kerry Hill Architects

30 MOUAT ST, FREMANTLE, 6160 WESTERN AUSTRALIA TEL: (618) 9336 4545

29 CANTONMENT ROAD, SINGAPORE 089746 TEL: (65) 6323 5411

EMAIL: admin_perth@khastudio.com.au