

ROOF PLAN SHOWING ENCROACHMENT (mm) BY FACADE

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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

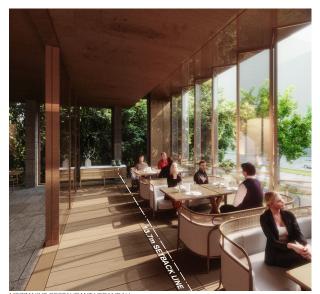
-balconies within the front setback and seating at ground level."

NOTES ON PROPOSED SETBACK ENCROACHMENT:

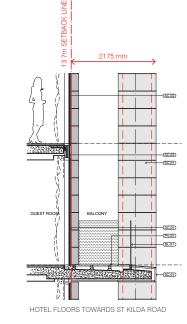
1. The interior space of the development (defined by the outer face of the window mullion) does not encroach into the setback zone.

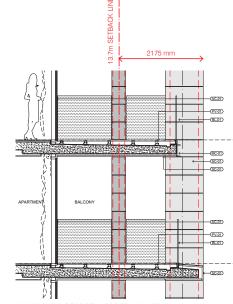
2. The balcony encroachment into the St Kilda Road setback is closely aligned with the facade of the neighbouring building to the south.

3. The mezzanine verandah is an external space

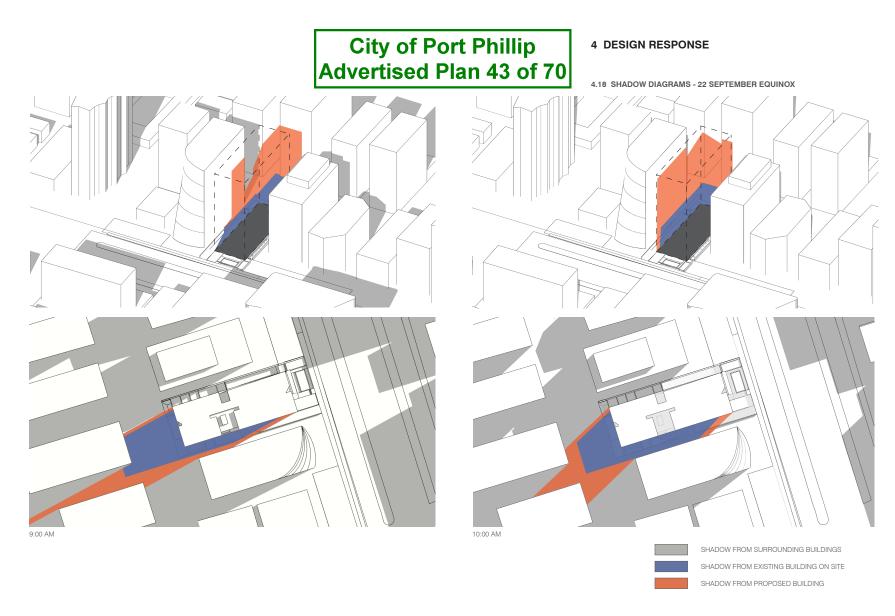


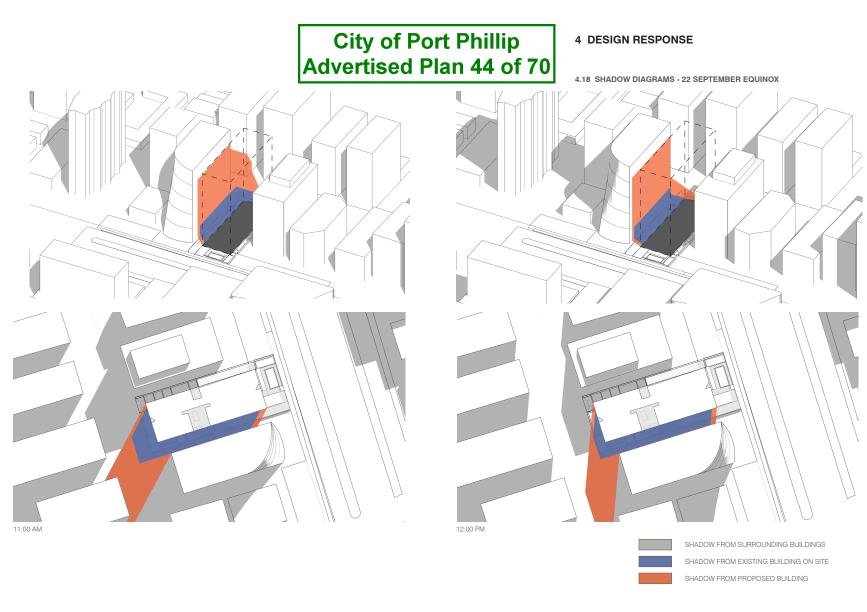
MEZZANINE RESTAURANT VERANDAH

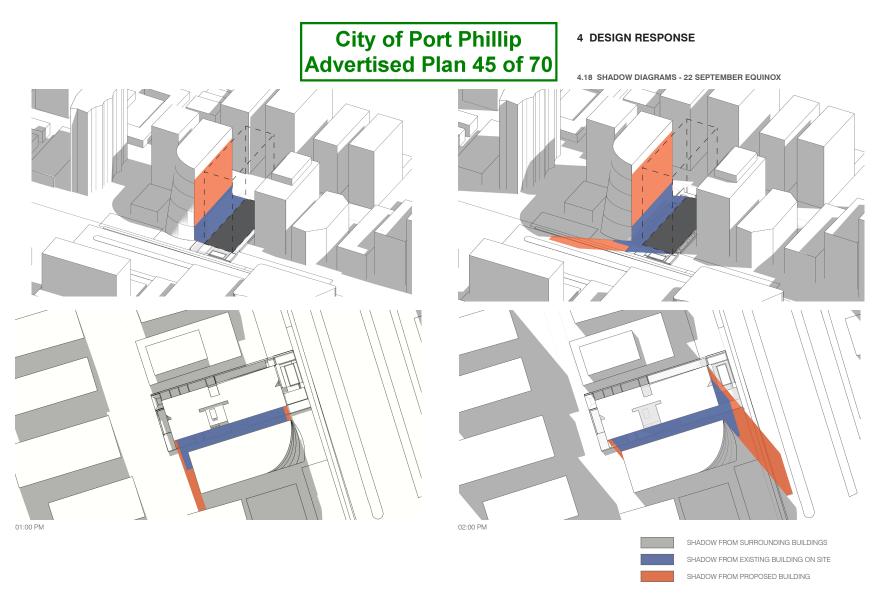




APARTMENT FLOORS TOWARDS ST KILDA ROAD







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4 DESIGN RESPONSE

4.18 SHADOW DIAGRAMS - 22 SEPTEMBER EQUINOX

03:00 PM



SHADOW FROM SURROUNDING BUILDINGS SHADOW FROM EXISTING BUILDING ON SITE

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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.

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

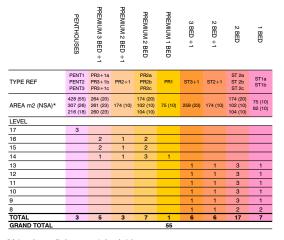
5 BADS ANALYSIS

CLAUSE 58.05-2, STANDARD D18:

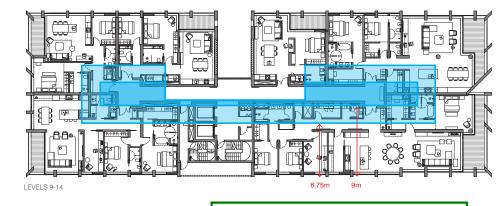
"Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

- 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)



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Attachment

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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



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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

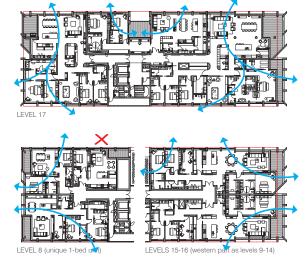
5.6 CROSS-VENTILATION

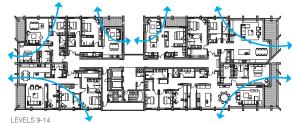
CLAUSE 58.05-2, STANDARD D27:

"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).

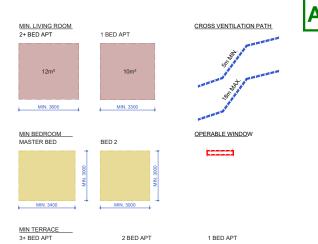






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Attachment 2:



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

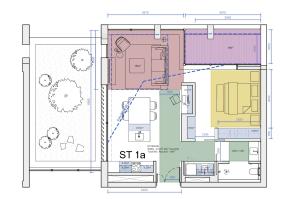
8m

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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
	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

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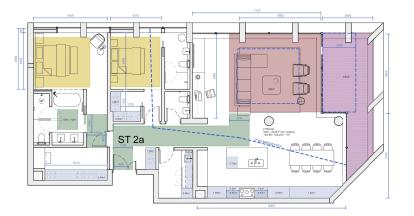
5 BADS ANALYSIS

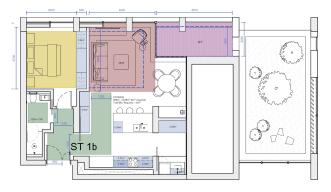
5.7 SPACE STANDARDS: UNIT ST 2a / PR 2a

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	

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OT 2a

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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.



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

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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
	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?			~

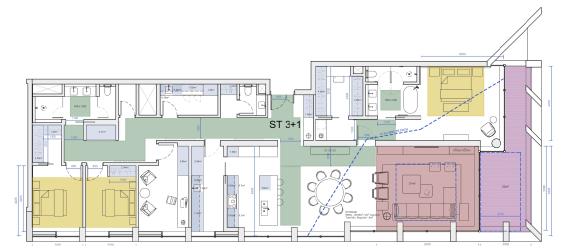
Number of Apartment Type 7

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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
	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

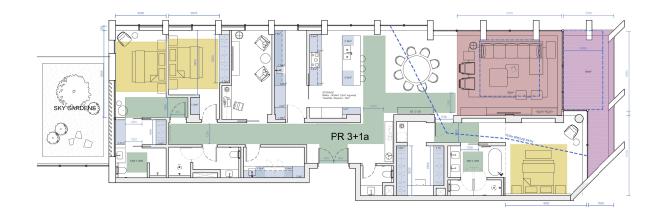
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5 BADS ANALYSIS

5.7 SPACE STANDARDS: UNIT PR 3+1a

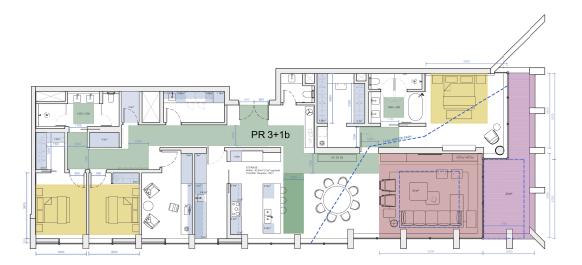


	Room / Dwelling / Requirement	Min / Max	Dimension	PR 3+1a
	Main Bedroom	Min	3.0m x 3.4m	× .
	Other Bedroom(s)	Min	3.0m x 3.0m	× .
Functional Layout	Living Area - 1 Bedroom Dwelling	Min	3.3m W / 10m ²	
	Living Area - 2+ Bedroom Dwelling	Min	3.6m W / 12m ²	×
Room Depth	Open Plan Layout	Max	9.0m Depth	×
	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

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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	
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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

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5 BADS ANALYSIS

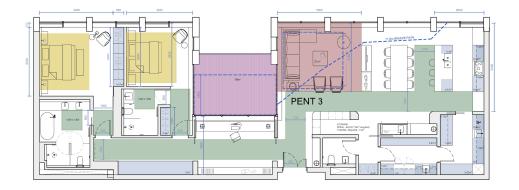
5.7 SPACE STANDARDS: UNIT PENT 2



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5 BADS ANALYSIS

5.7 SPACE STANDARDS: UNIT PENT 3



	Room / Dwelling / Requirement	Min / Max	Dimension	PENT
	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	

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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

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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.

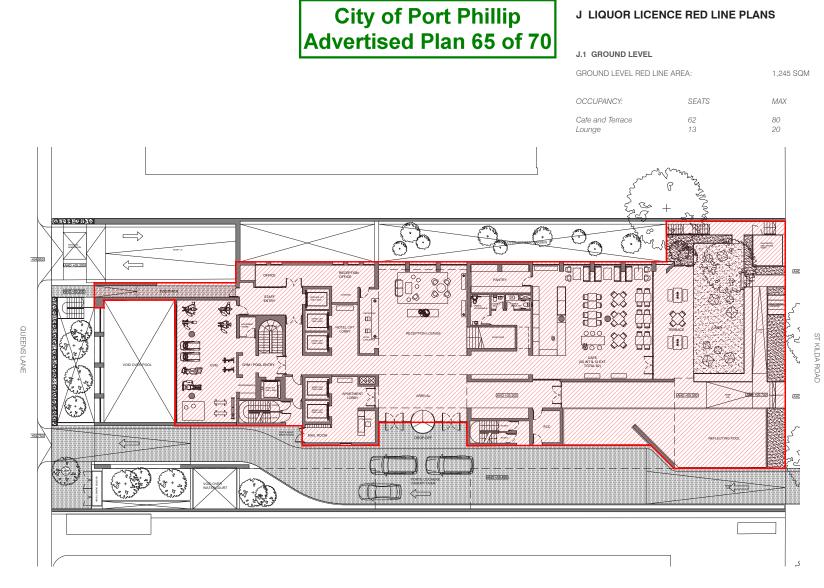
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APPENDICES

- 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



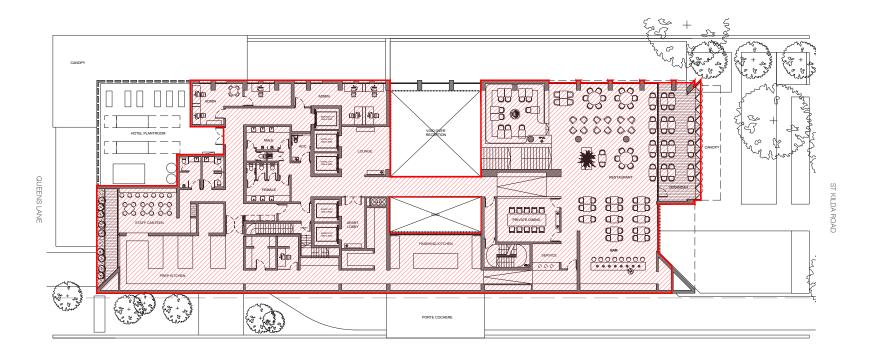
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J LIQUOR LICENCE RED LINE PLANS

J.2 MEZZANINE LEVEL

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



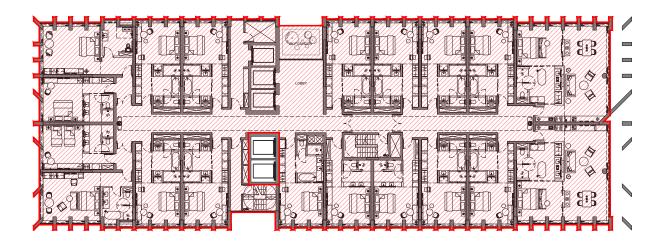


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J LIQUOR LICENCE RED LINE PLANS

J.3 HOTEL FLOORS

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

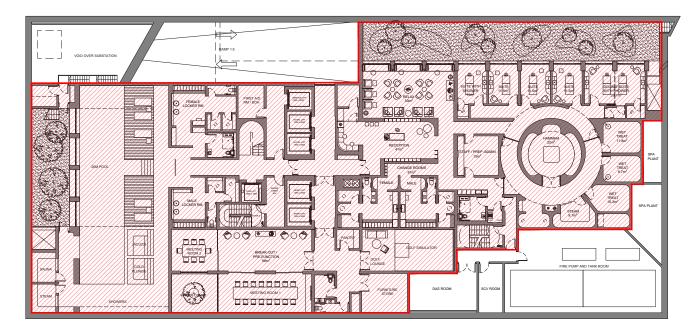


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J LIQUOR LICENCE RED LINE PLANS

J.4 LOWER GROUND

LOWER GROUND TOTAL RED	LINE AREA	1,452 SQM
OCCUPANCY:	SEATS	MAX
Meeting Rooms & Prefunction Golf Lounge Day Spa Pool & Gym Spa	24 4 40 20 40	24 6 40 20 40



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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

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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