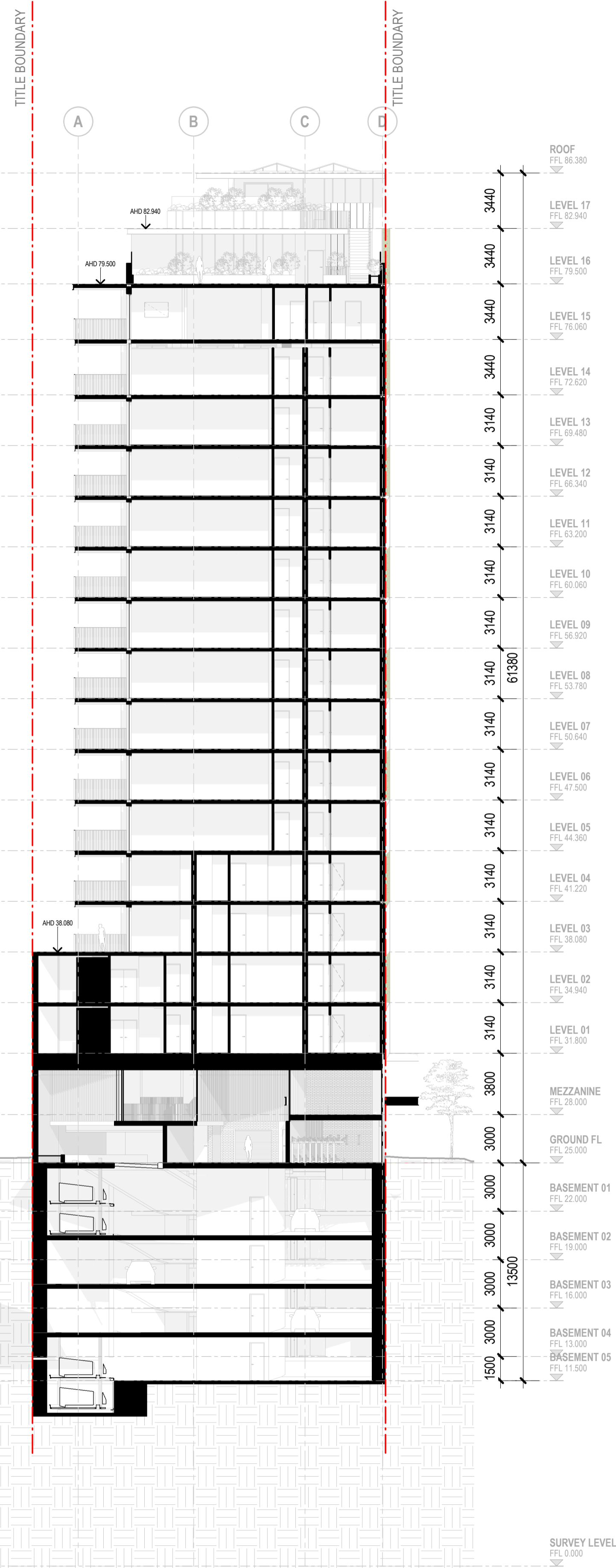
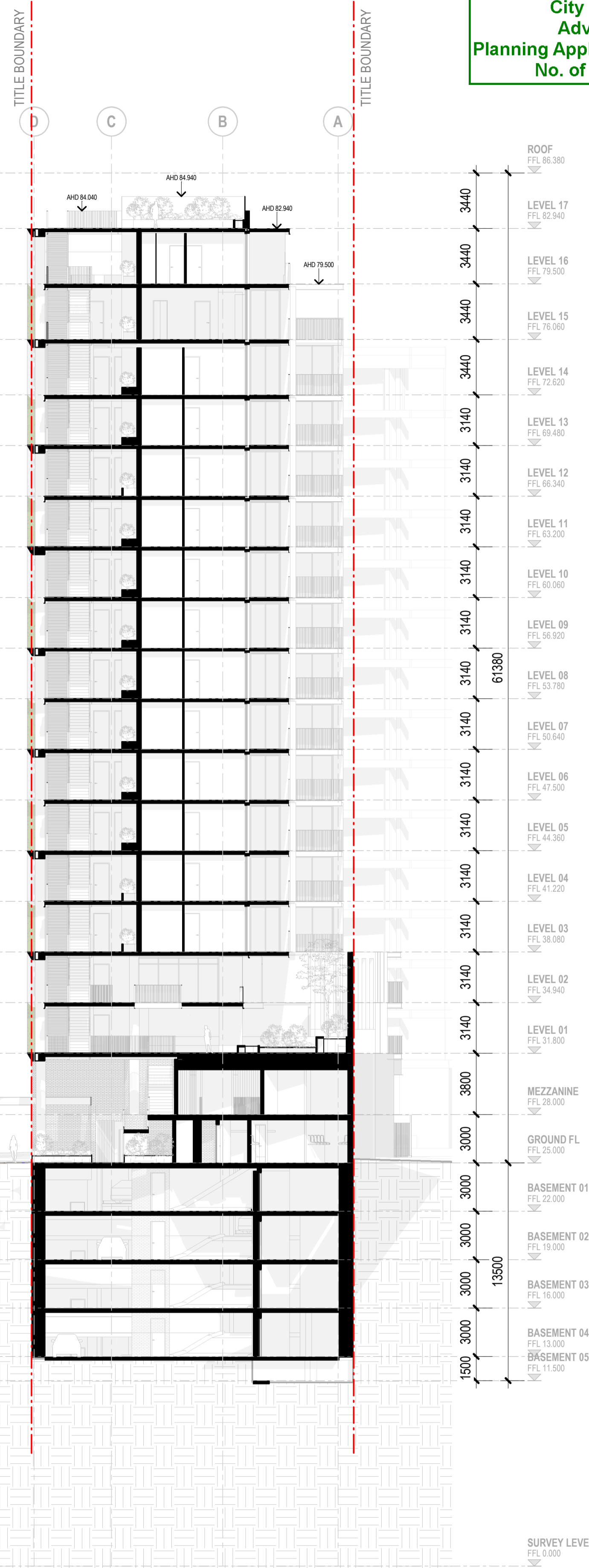


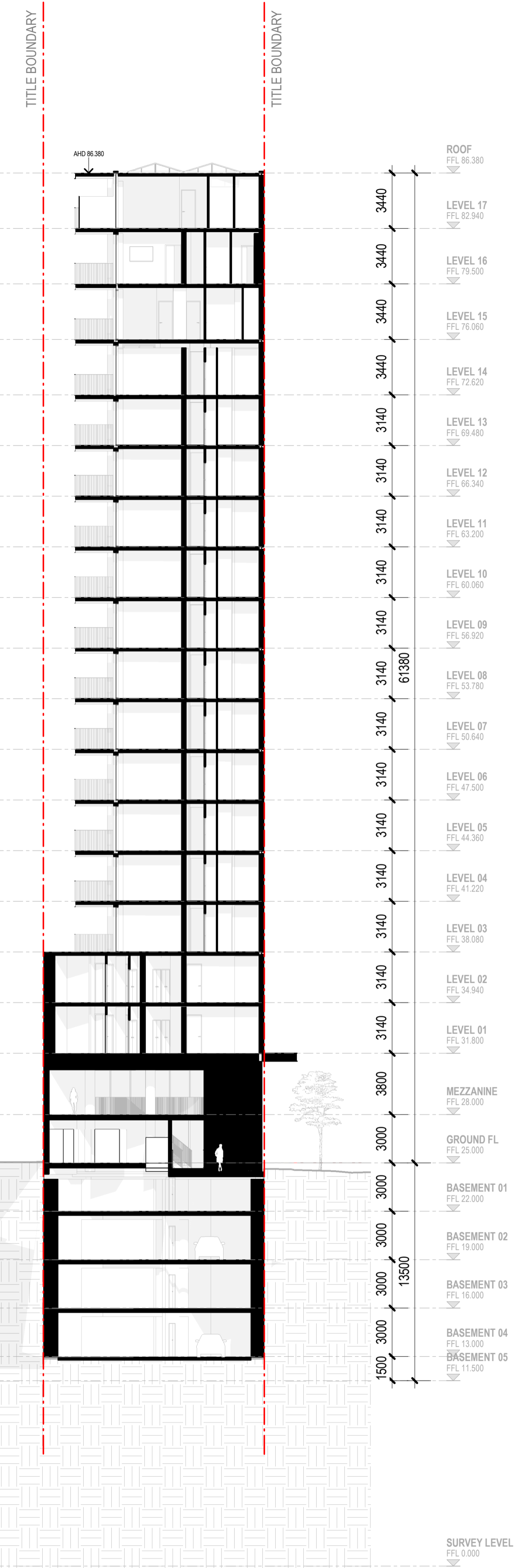
City of Port Phillip
 Advertised Plan
 Planning Application No. 00786/2022
 No. of Pages: 26 of 56



1 Section CC
 1:200



2 Section DD
 1:200



3 Section EE
 1:200

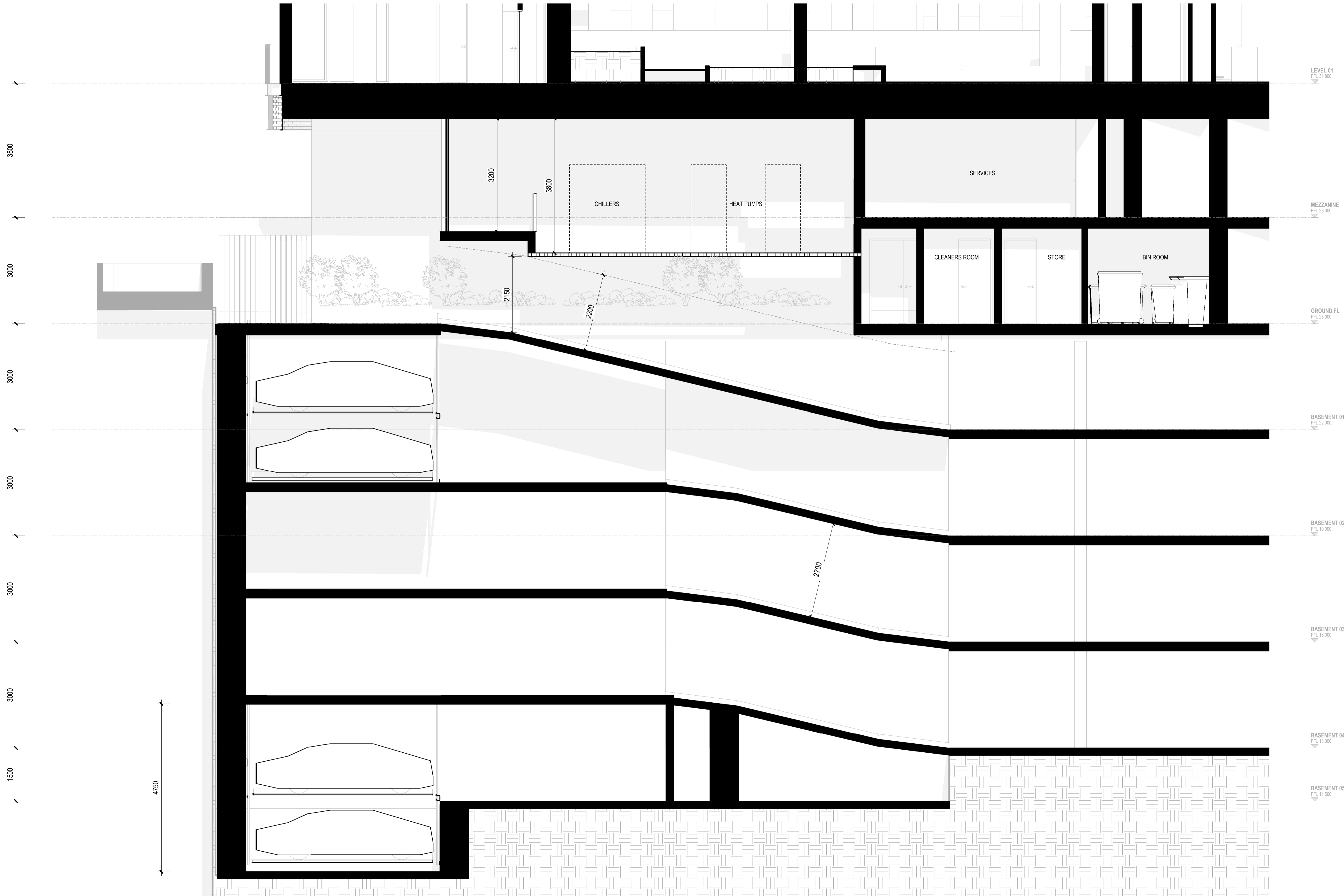
GENERAL NOTES	REVISION	PROJECT STATUS
01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. 02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS. 03. ALL DIMENSIONS, ABUTMENTS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.	REV DESCRIPTION DATE	TOWN PLANNING NOT TO BE USED FOR CONSTRUCTION

PROJECT NO	PROJECT NAME
1849	95 ST KILDA RD 95 St Kilda Rd, St Kilda

BayleyWard
 Architecture & Interiors
 21-23 Chessel Street
 Southbank VIC 3006
 T: 03 9695 0222
 E: info@bayleyward.com

BAYLEY WARD

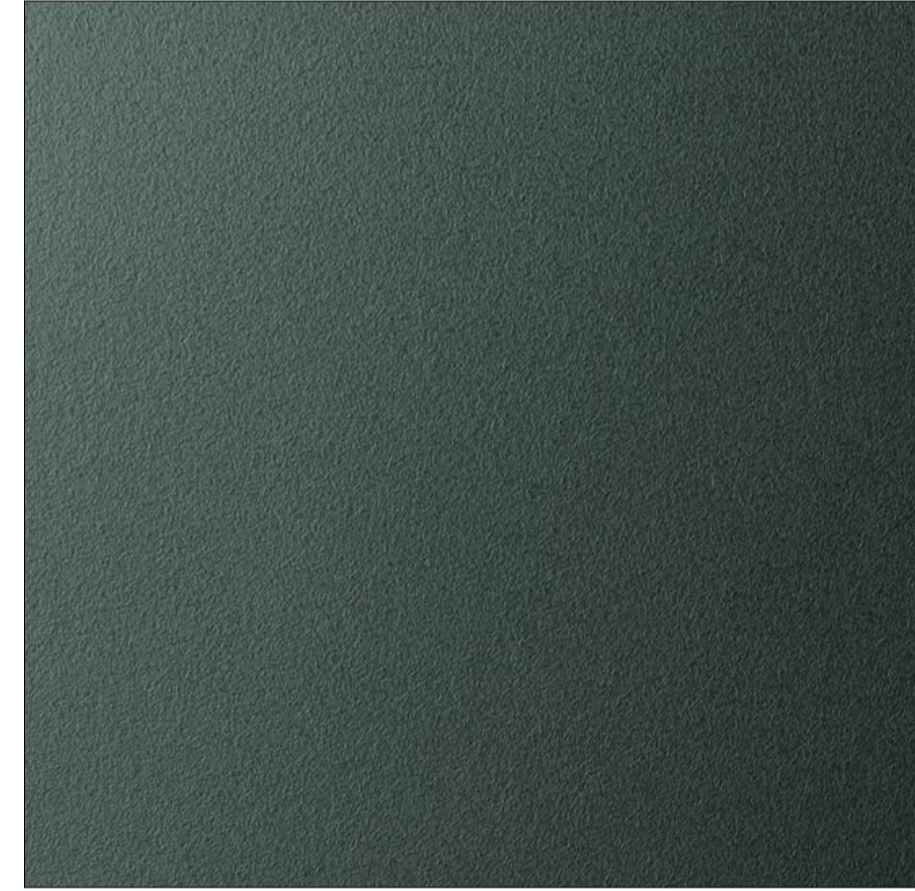
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SECTION CC / DD / EE	TP3003
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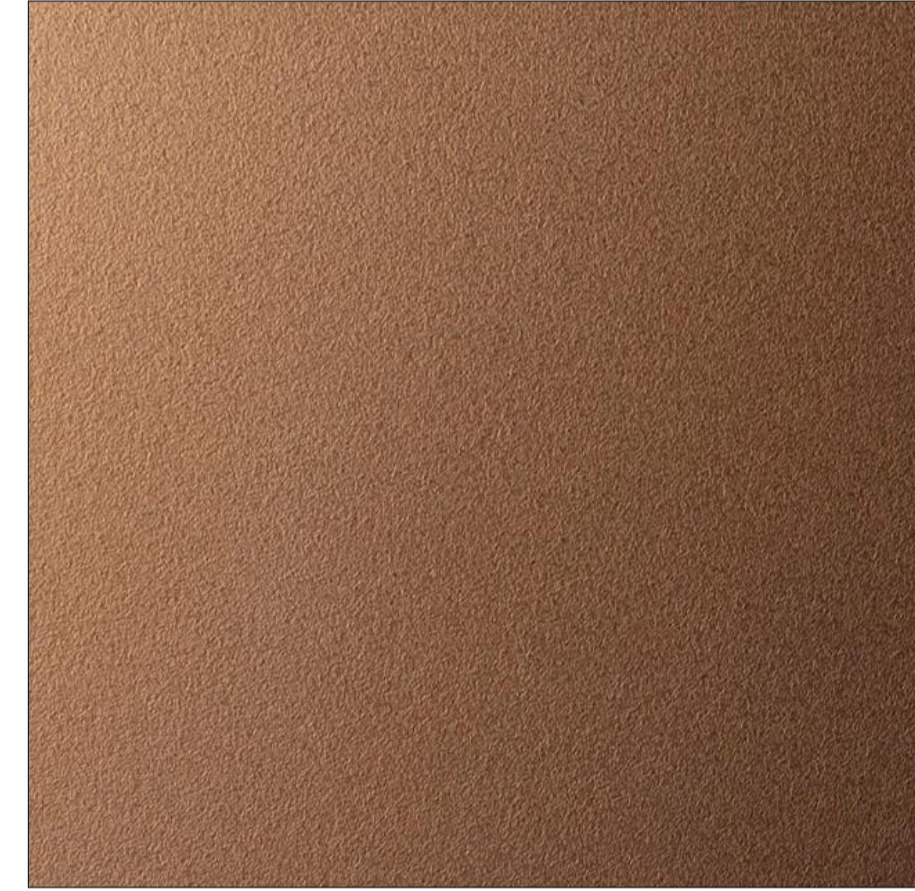
EXTERNAL FINISHES LEGEND



BR01 BRICK



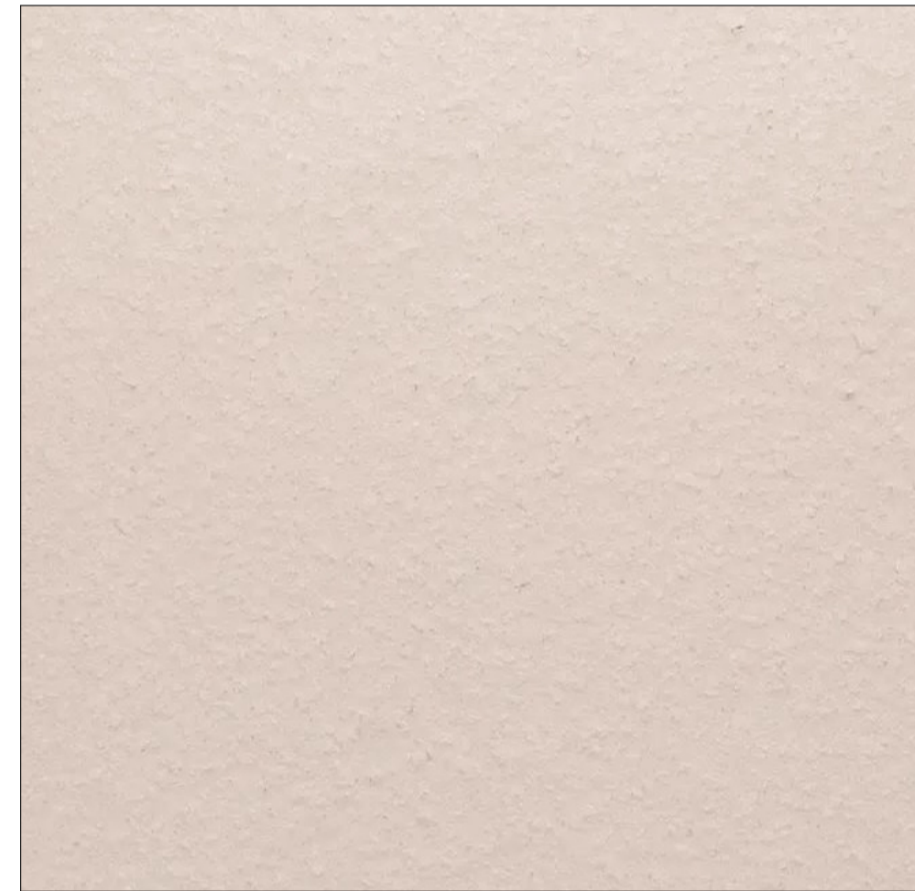
MT01 METAL - LICHEN GREEN COLOR



MT02 METAL - COPPER COLOR



TM01 COMPOSITE TIMBER CEILINGS



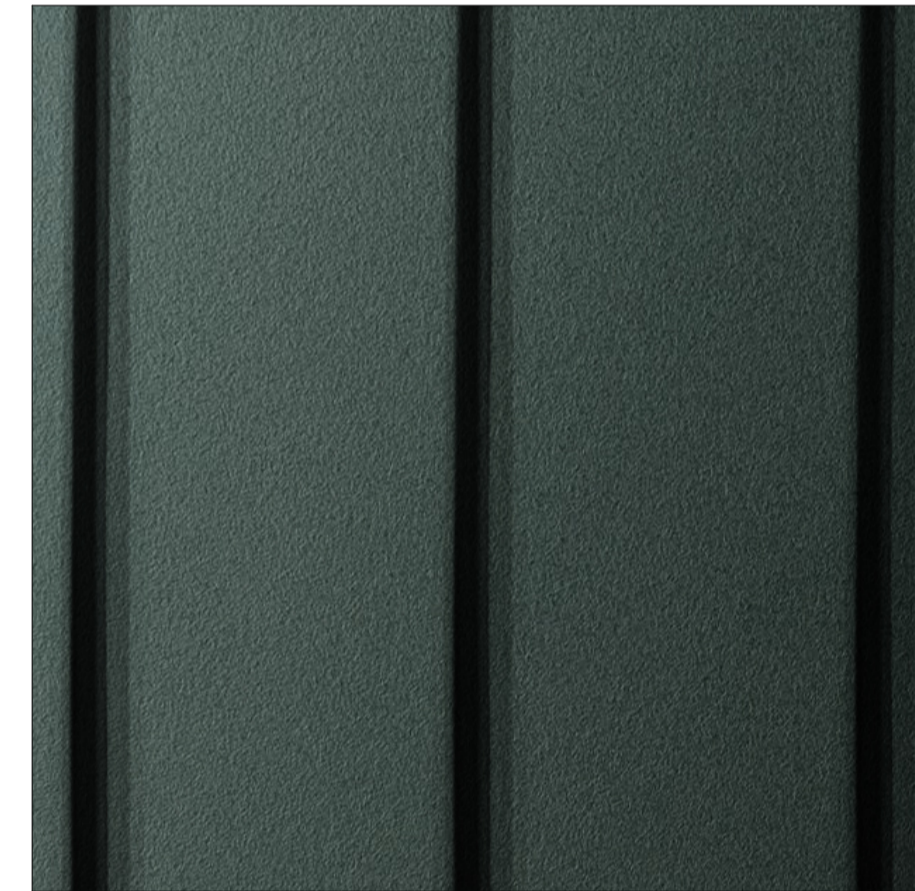
CT01 CEMENT SHEET CLADDING - LIGHT RED CLAY



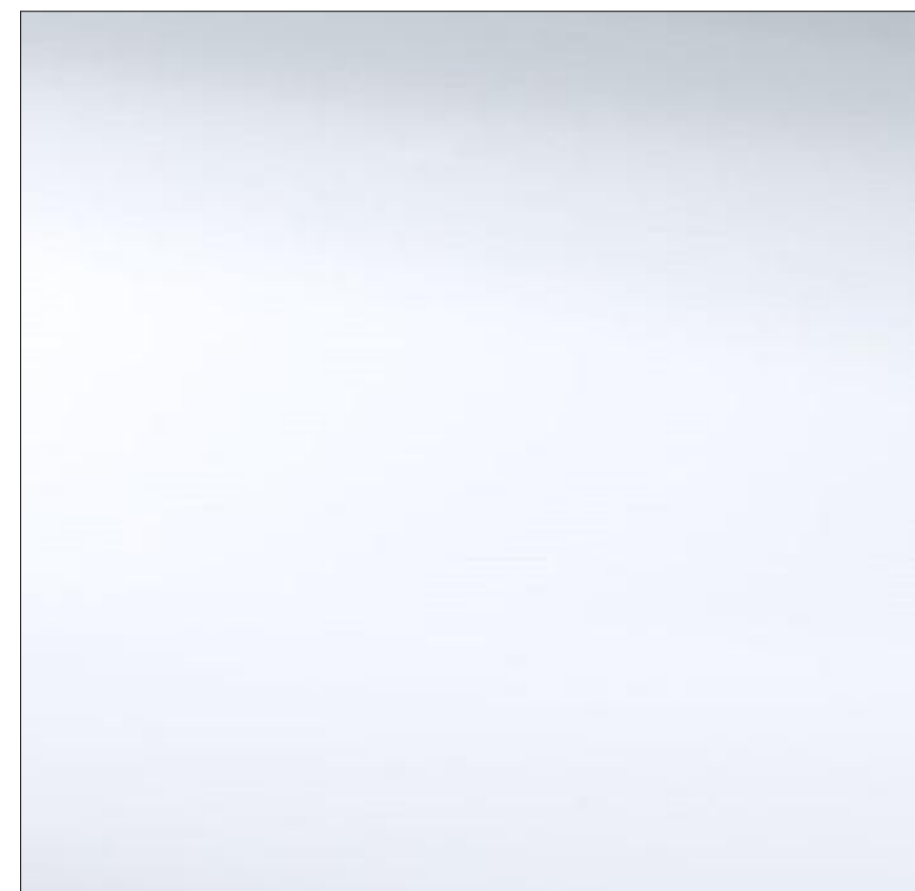
CT02 CEMENT SHEET CLADDING - LIGHT BROWN



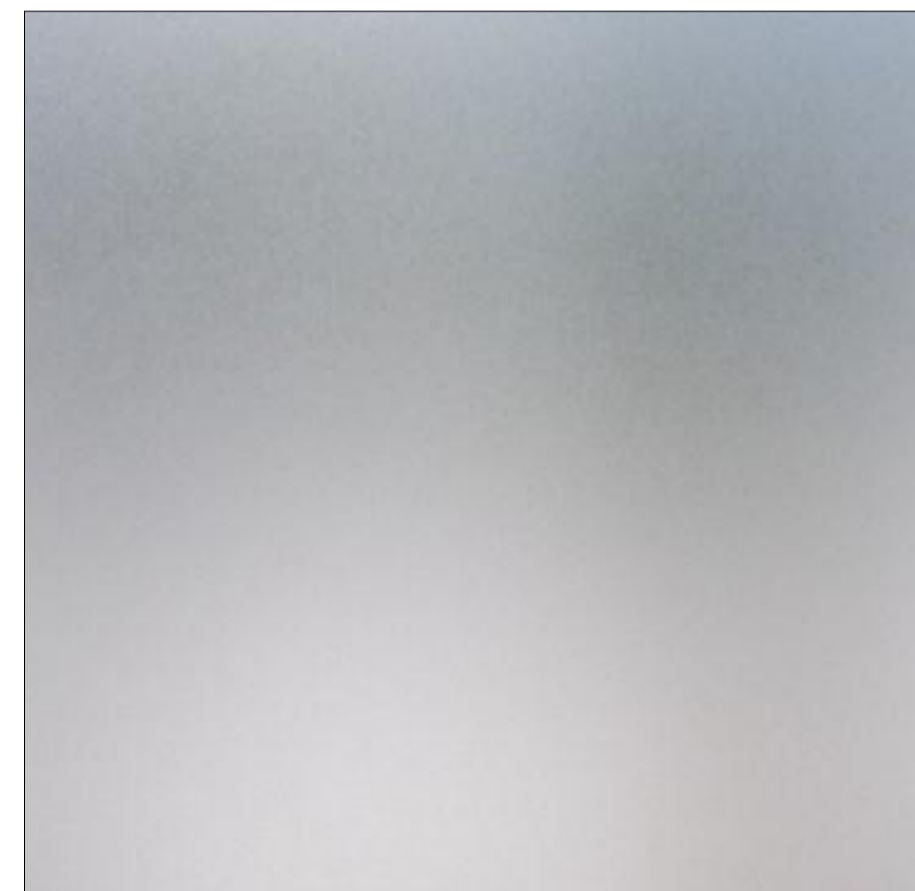
CT03 CEMENT SHEET CLADDING - RED CLAY



CT04 RIBBED CONCRETE - GREEN



GL01 CLEAR VISION GLASS



GL02 CLEAR VISION GLASS WITH SHADOW BOX

City of Port Phillip
Advertised Plan
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GENERAL NOTES

- 01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- 02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
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REVISION

REV DESCRIPTION

DATE

PROJECT STATUS

TOWN PLANNING

NOT TO BE USED FOR CONSTRUCTION

PROJECT NO

1849

PROJECT NAME

95 ST KILDA RD

95 St Kilda Rd, St Kilda

BayleyWard
Architecture & Interiors
21-23 Chessell Street
Southbank VIC 3006
T: 03 9695 0222
E: info@bayleyward.com



DRAWING NAME

MATERIAL SCHEDULE

SCALE 1 : 100 @ A1 / 50% @ A3 DRAWN BY DB CHECKED BY QL

DRAWING NUMBER

TP6001

REVISION

AREA SCHEDULE



NOTE: AREAS SHOWN WITHIN SCHEDULE ARE SUBJECT TO CHANGE UPON THE IMPLEMENTATION OF CONSULTANTS ADVICE, ADDITION OF BOH ZONES ETC

PROJECT
95 ST KILDA ROAD
 MELBOURNE, VIC, 3182
 9/11/2022

		AREAS					APARTMENTS						OTHER			
LEVEL	PROGRAM	GFAm ²	NLA ^m ² (RETAIL)	NSAm ² (APARTMENTS)	BALCONY	COMMUNAL TERRACES	CORE, BOH & LOBBY	1B	2B	3B	TOTAL APTS	ACCESSIBLE	CROSS- VENTILATED	CAR SPACES	BIKES*	STORAGE CAGES
Basement 4	Parking	937												19		7
Basement 3	Parking	937												14		7
Basement 2	Parking	937												14		2
Basement 1	Parking	937												19		2
Ground	Lobby / Retail / BOH	635	111				370								70	14
Mezzanine	Retail	635	102				418									
Level 01	Residential	828		371	67	297	48	2	3		5	3	4			
Level 02	Residential	715		371	67	139	48	2	3		5	3	4			
Level 03	Residential	686		470	134		92	3	1	2	6	3	4			
Level 04	Residential	686		470	134		92	3	1	2	6	3	4			
Level 05	Residential	686		496	81		76		2	3	5	3	4			
Level 06	Residential	686		496	81		76		2	3	5	3	4			
Level 07	Residential	686		496	81		76		2	3	5	3	4			
Level 08	Residential	686		496	81		76		2	3	5	3	4			
Level 09	Residential	686		496	81		76		2	3	5	3	4			
Level 10	Residential	686		496	81		76		2	3	5	3	4			
Level 11	Residential	686		496	81		76		2	3	5	3	4			
Level 12	Residential	686		496	81		76		2	3	5	3	4			
Level 13	Residential	686		496	81		76		2	3	5	3	4			
Level 14	Residential	686		496	81		76		2	3	5	3	4			
Level 15	Residential	619		455	125		72			3	3	2	3			
Level 16	Residential	420		278	66	181	68		1	2	3		2			
Level 17	Residential	150		136	183					LOFT						
Roof	Plant															
TOTAL		15,982	213	7,511	1,586	617	1,968	10	29	39	78	44	61	66	70	32
								13%	37%	50%		56%	78%			

* Two of the bicycle spaces are allocated to the tenancy. These are located near the northern entrance.

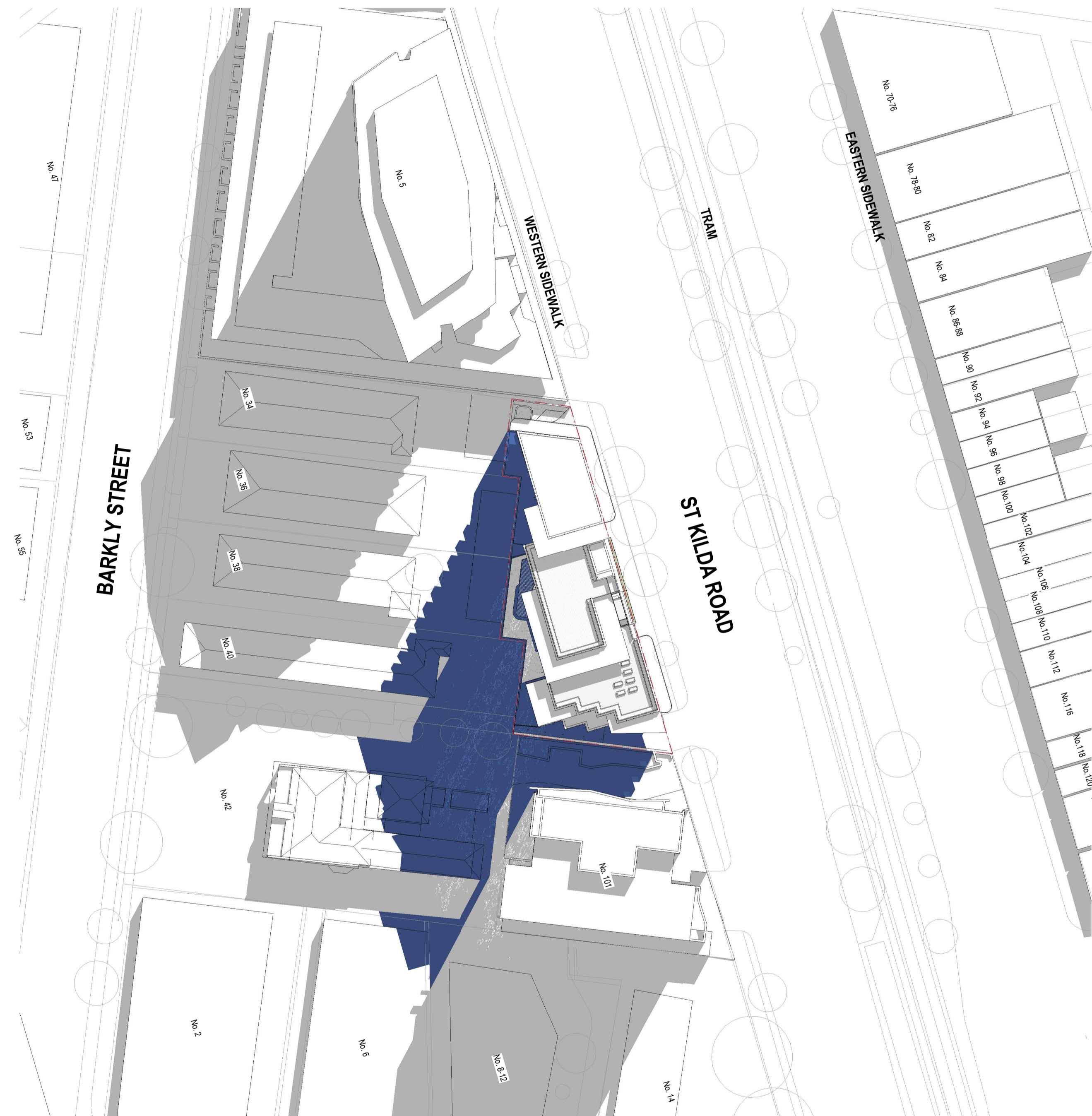
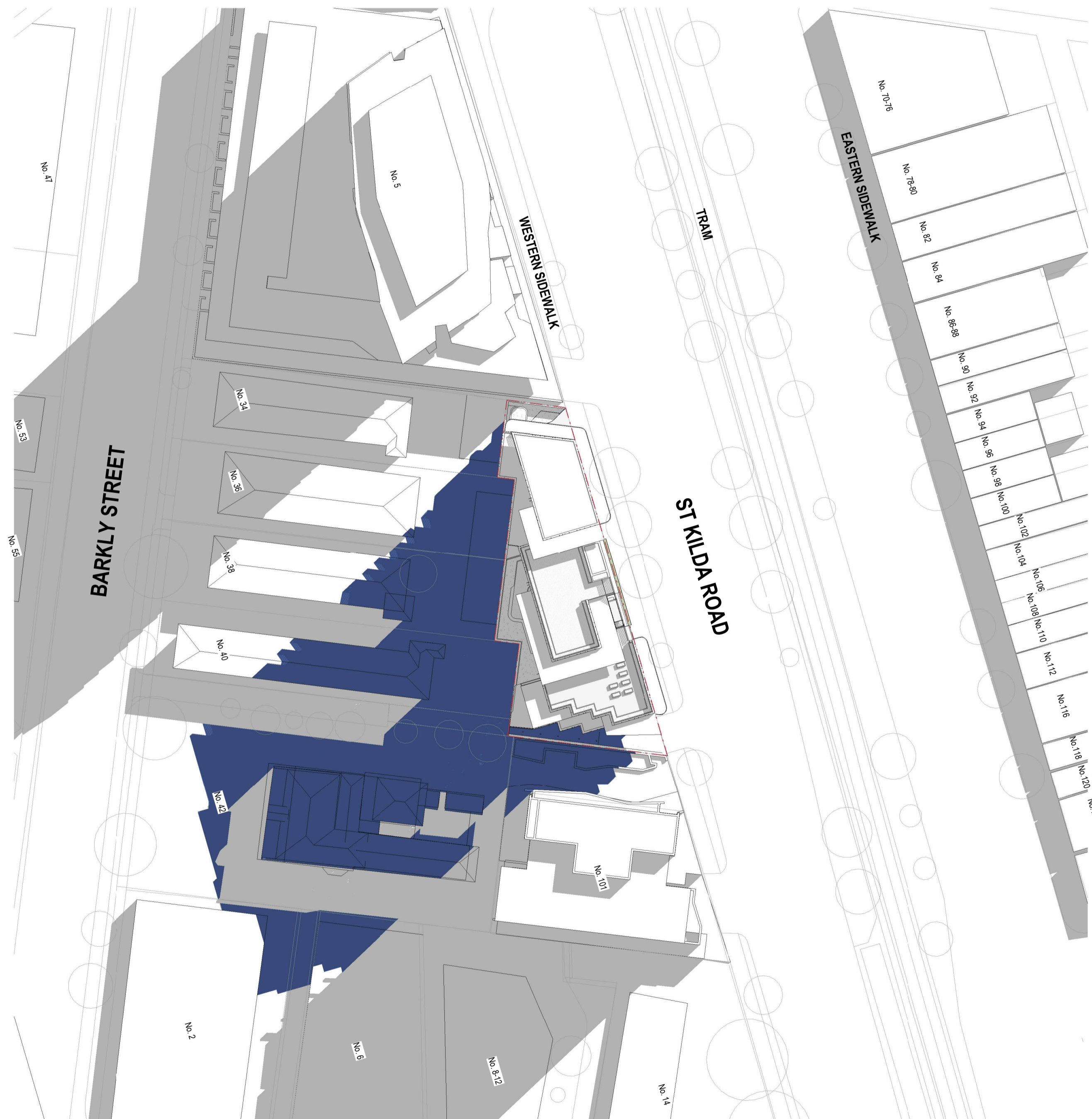
NOTE:

- All figures have been based on preliminary information and are subject to verification
- GFA is calculated as per Port Phillip City Council guidelines (including covered areas and excluding uncovered terraces and voids)
- NSA equals Residential Property Area (RPA) and is calculated in accordance with Property Council of Australia guidelines
- The material contained herein is indicative only and may be subject to approval by the responsible authority(s), or other factors beyond the control of BayleyWard; receiving parties should not use this material to form the basis of any financial feasibility, contractual negotiation or sale documents.
- Statutory parking requirements outline 1 parks per 1 bed apartment, 1 park per 2 bed apartment and 2 parks per 3 bed apartments.

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City of Port Phillip
 Advertised Plan
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ADDITIONAL SHADOW FROM PROJECT



2 Shadow Study 10am 21/09/2022
 TP2001 1:500

1 Shadow Study 11am 21/09/2022
 TP2001 1:500

GENERAL NOTES

- 01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
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REVISION

REV	DESCRIPTION	DATE

PROJECT STATUS

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION

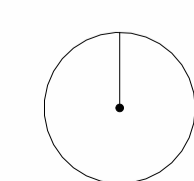
PROJECT NO

1849

PROJECT NAME

95 ST KILDA RD
 95 St Kilda Rd, St Kilda

BayleyWard
 Architecture & Interiors
 21-23 Chessel Street
 Southbank VIC 3006
 T: 03 9695 0222
 E: info@bayleyward.com



DRAWING NAME

SHADOW DIAGRAM - SHEET 01

SCALE 1:500 @ A1 / 50% @ A3 DRAWN BY DB CHECKED BY QL

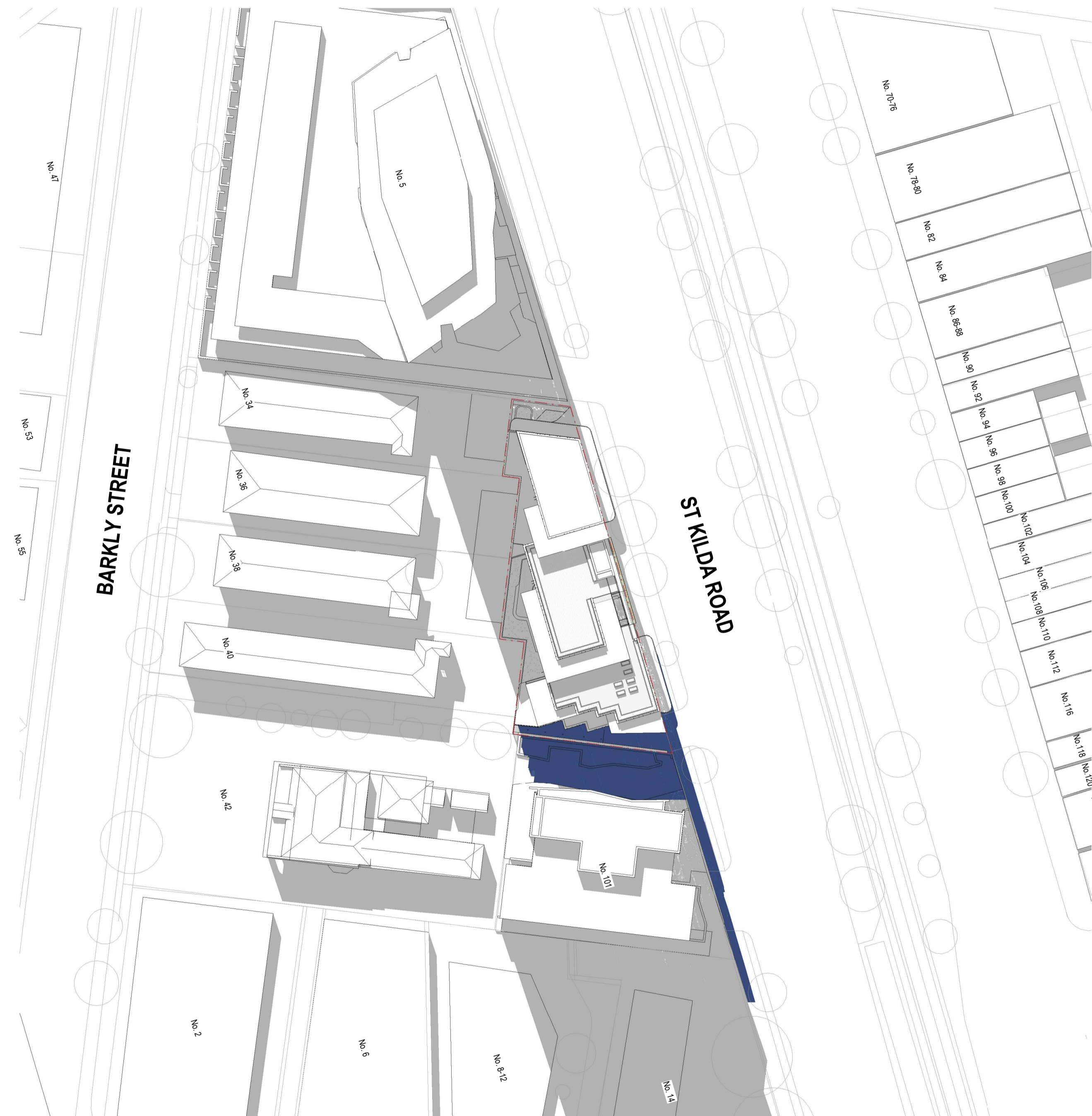
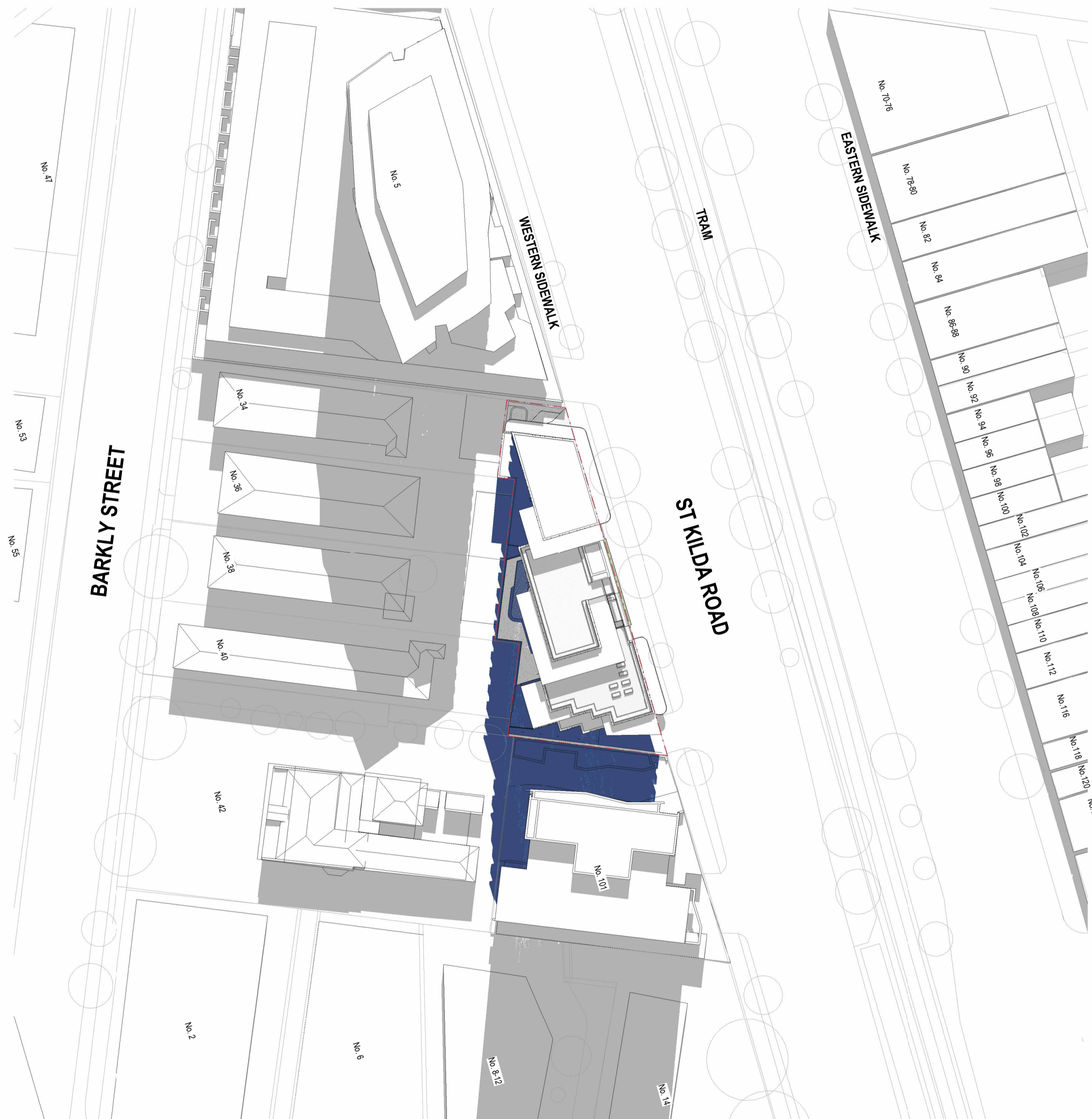
DRAWING NUMBER

TP6401

REVISION

City of Port Phillip
 Advertised Plan
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■ ADDITIONAL SHADOW FROM PROJECT



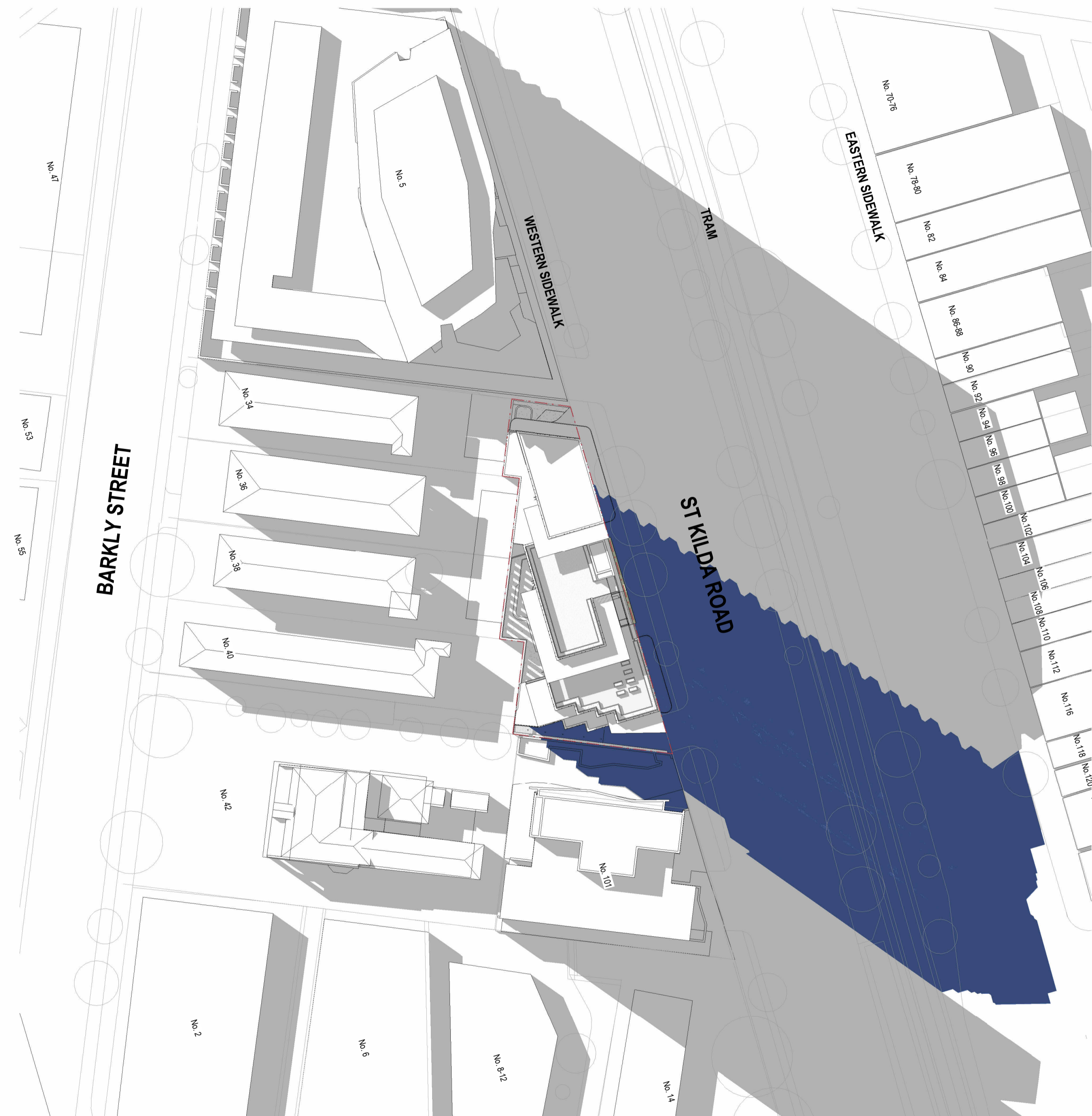
2 Shadow Study 12pm 21/09/2022
 TP2001 1:500

1 Shadow Study 1pm 21/09/2022
 TP2001 1:500

<p>GENERAL NOTES</p> <p>01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. 02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS. 03. ALL DIMENSIONS, ANGLES AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.</p> <p>COPYRIGHT © 2021 BAYLEYWARD Document Set ID: 6805402 Version: 2, Version Date: 29/11/2022</p>	<p>REVISION</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DESCRIPTION	DATE				<p>PROJECT STATUS</p> <p>TOWN PLANNING</p> <p>NOT TO BE USED FOR CONSTRUCTION</p>	<p>PROJECT NO</p> <p>1849</p> <p>PROJECT NAME</p> <p>95 ST KILDA RD 95 St Kilda Rd, St Kilda</p>	<p>BayleyWard Architecture & Interiors 21-23 Chessel Street Southbank VIC 3006 T: 03 9695 0222 E: info@bayleyward.com</p> <p>BAYLEY WARD</p>	<p>DRAWING NAME</p> <p>SHADOW DIAGRAM - SHEET 02</p> <p>SCALE 1:500 @ A1 / 50% @ A3 DRAWN BY DB CHECKED BY QL</p>	<p>DRAWING NUMBER</p> <p>TP6402</p> <p>REVISION</p>
REV	DESCRIPTION	DATE										

City of Port Phillip
 Advertised Plan
 Planning Application No. 00786/2022
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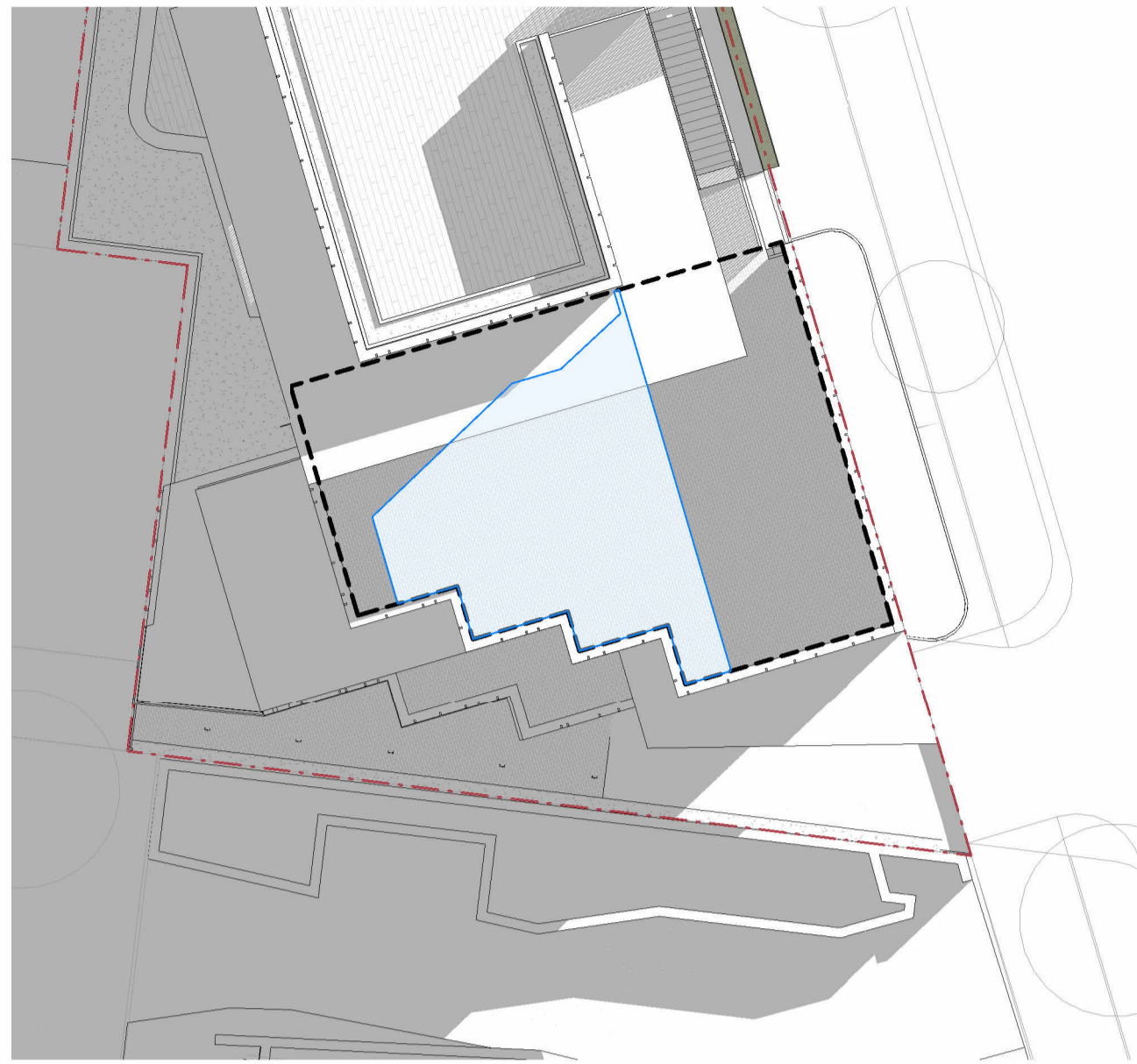
■ ADDITIONAL SHADOW FROM PROJECT



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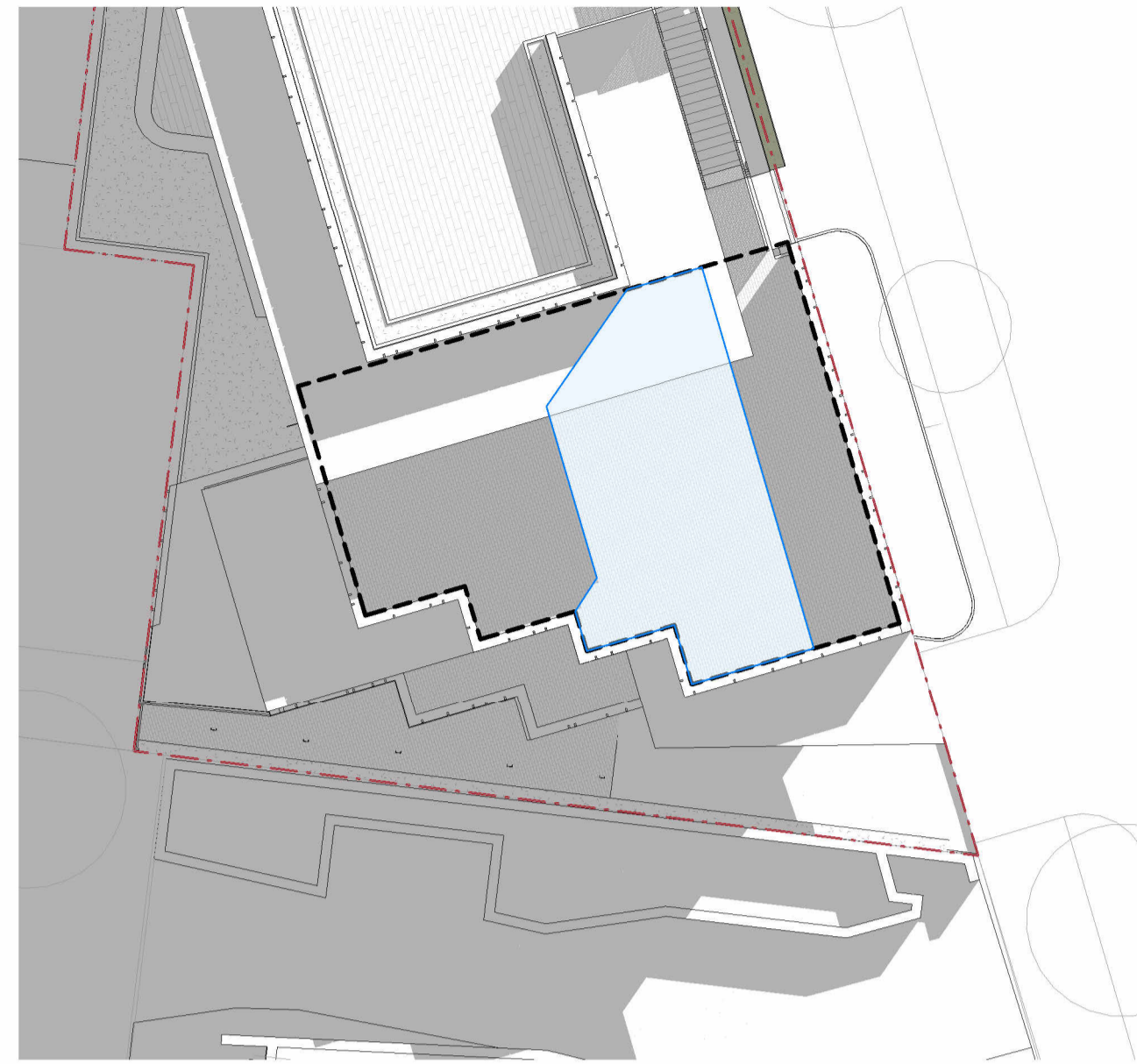
2 Shadow Study 3pm 21/09/2022
 TP2001 1:500

<p>GENERAL NOTES</p> <p>01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. 02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS. 03. ALL DIMENSIONS, ANGLES AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.</p> <p>COPYRIGHT © 2021 BAYLEYWARD Document Set ID: 6805402 Version: 2, Version Date: 29/11/2022</p>	<p>REVISION</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DESCRIPTION	DATE				<p>PROJECT STATUS</p> <p>TOWN PLANNING</p> <p>NOT TO BE USED FOR CONSTRUCTION</p>	<p>PROJECT NO</p> <p>1849</p> <p>PROJECT NAME</p> <p>95 ST KILDA RD 95 St Kilda Rd, St Kilda</p>	<p>BayleyWard Architecture & Interiors 21-23 Chessel Street Southbank VIC 3006 T: 03 9695 0222 E: info@bayleyward.com</p> <p>BAYLEY WARD</p>	<p>DRAWING NAME</p> <p>SHADOW DIAGRAM - SHEET 03</p> <p>SCALE 1:500 @ A1 / 50% @ A3 DRAWN BY DB CHECKED BY QL</p>	<p>DRAWING NUMBER</p> <p>TP6403</p> <p>REVISION</p>
REV	DESCRIPTION	DATE										



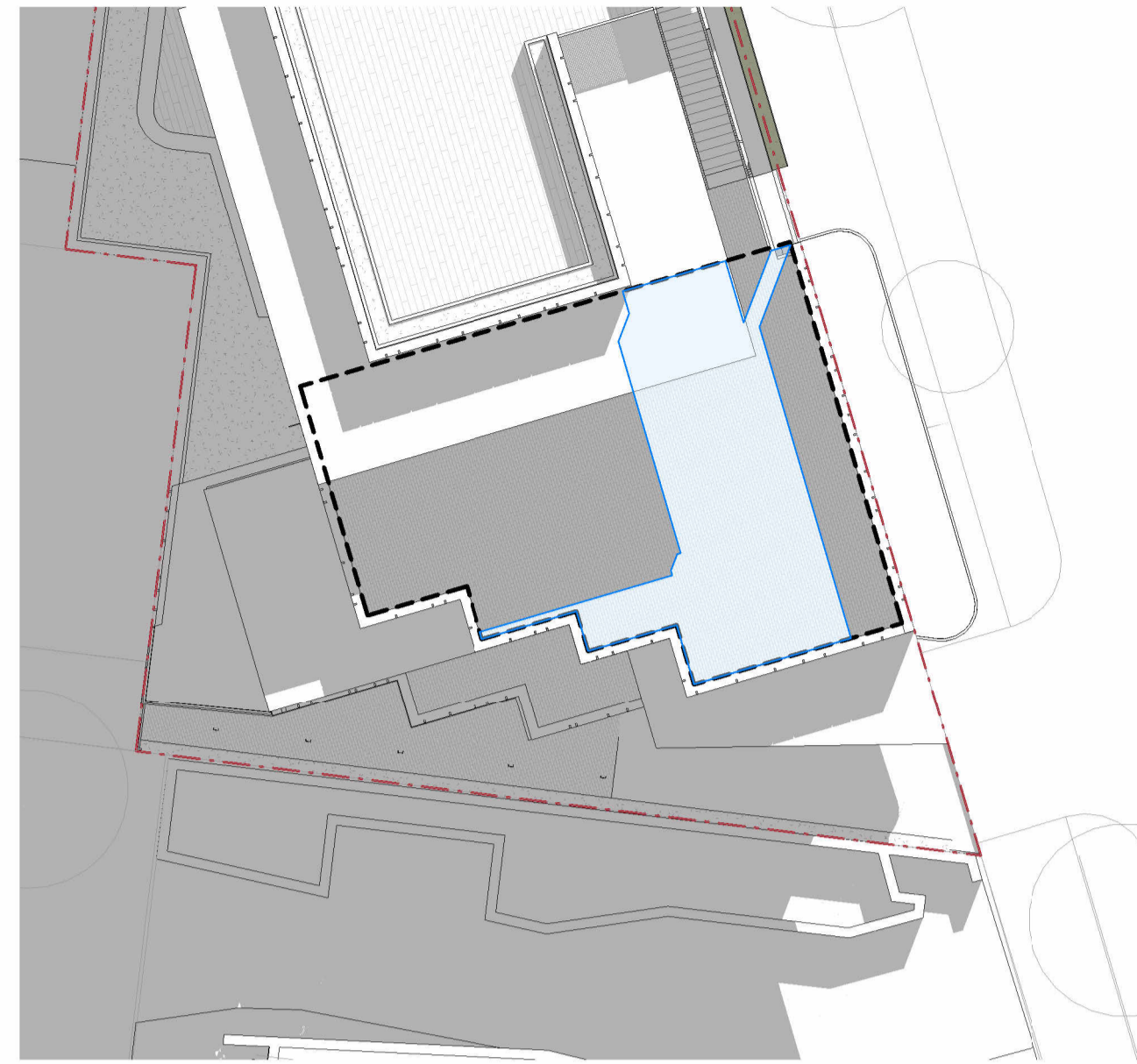
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1:200

COMMUNAL OUTDOOR SPACE RECEIVING SUNLIGHT @ 9am: 63.3m²



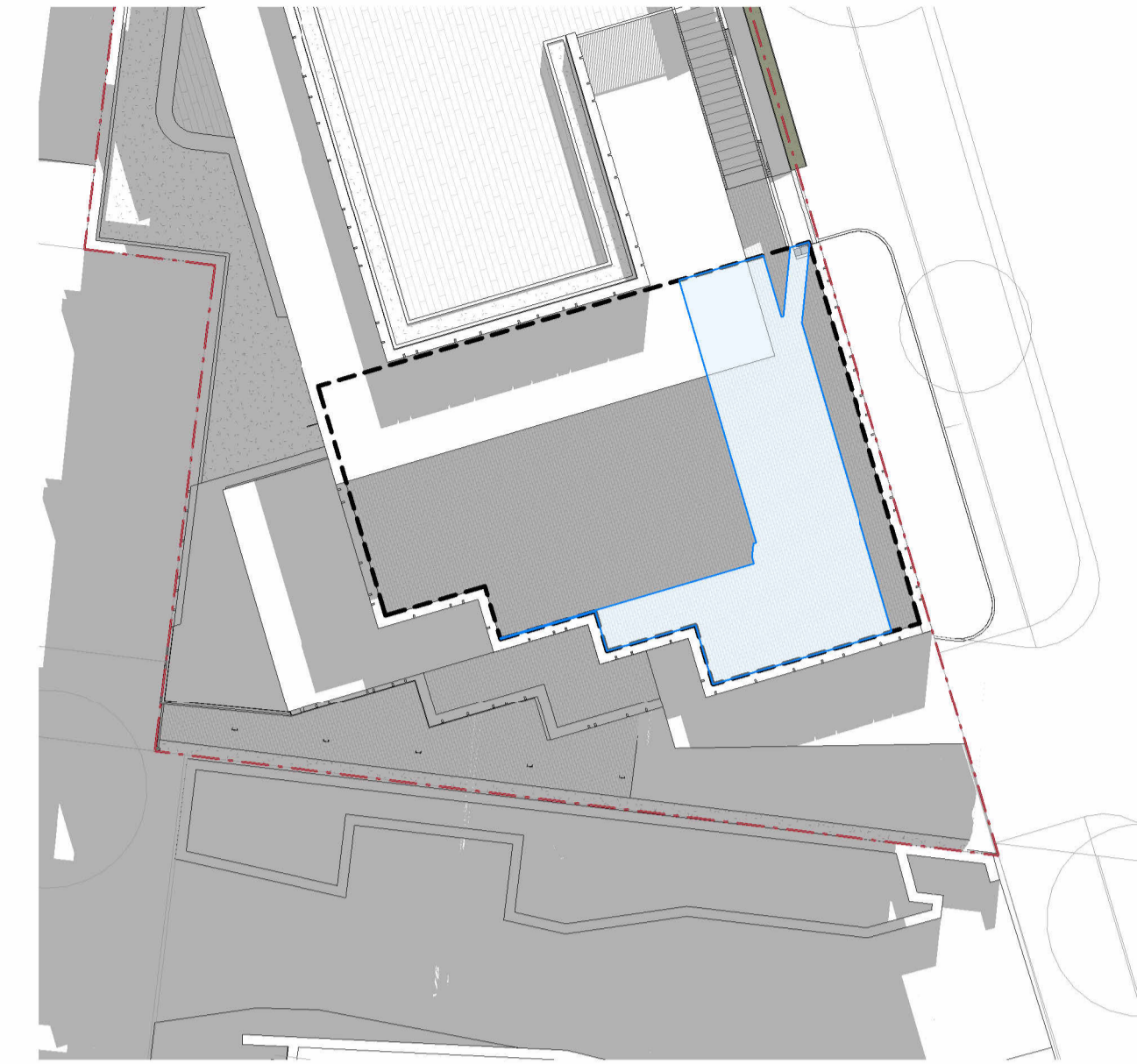
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1:200

COMMUNAL OUTDOOR SPACE RECEIVING SUNLIGHT @ 10am: 61.8m²



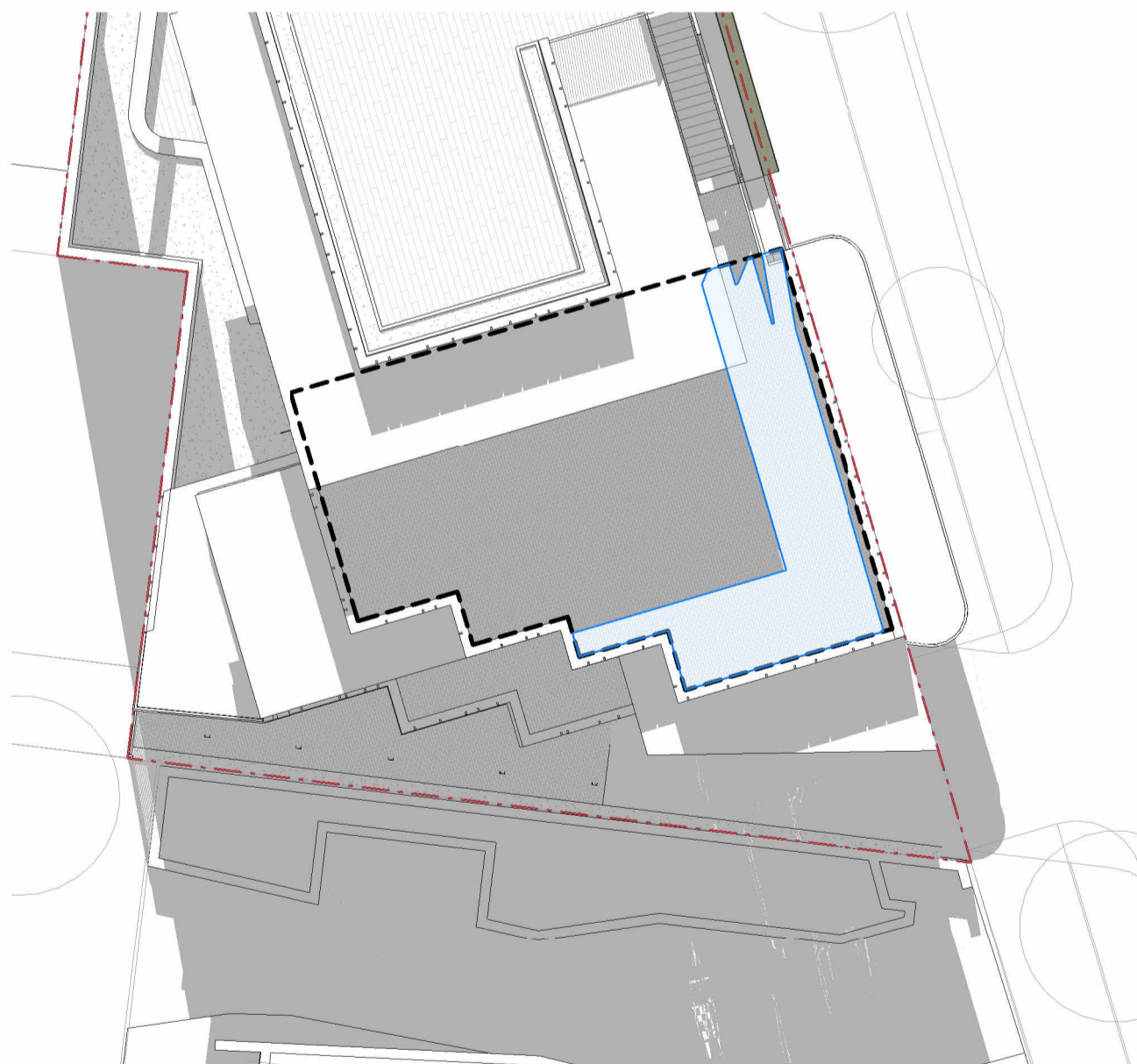
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COMMUNAL OUTDOOR SPACE RECEIVING SUNLIGHT @ 11am: 57.4m²



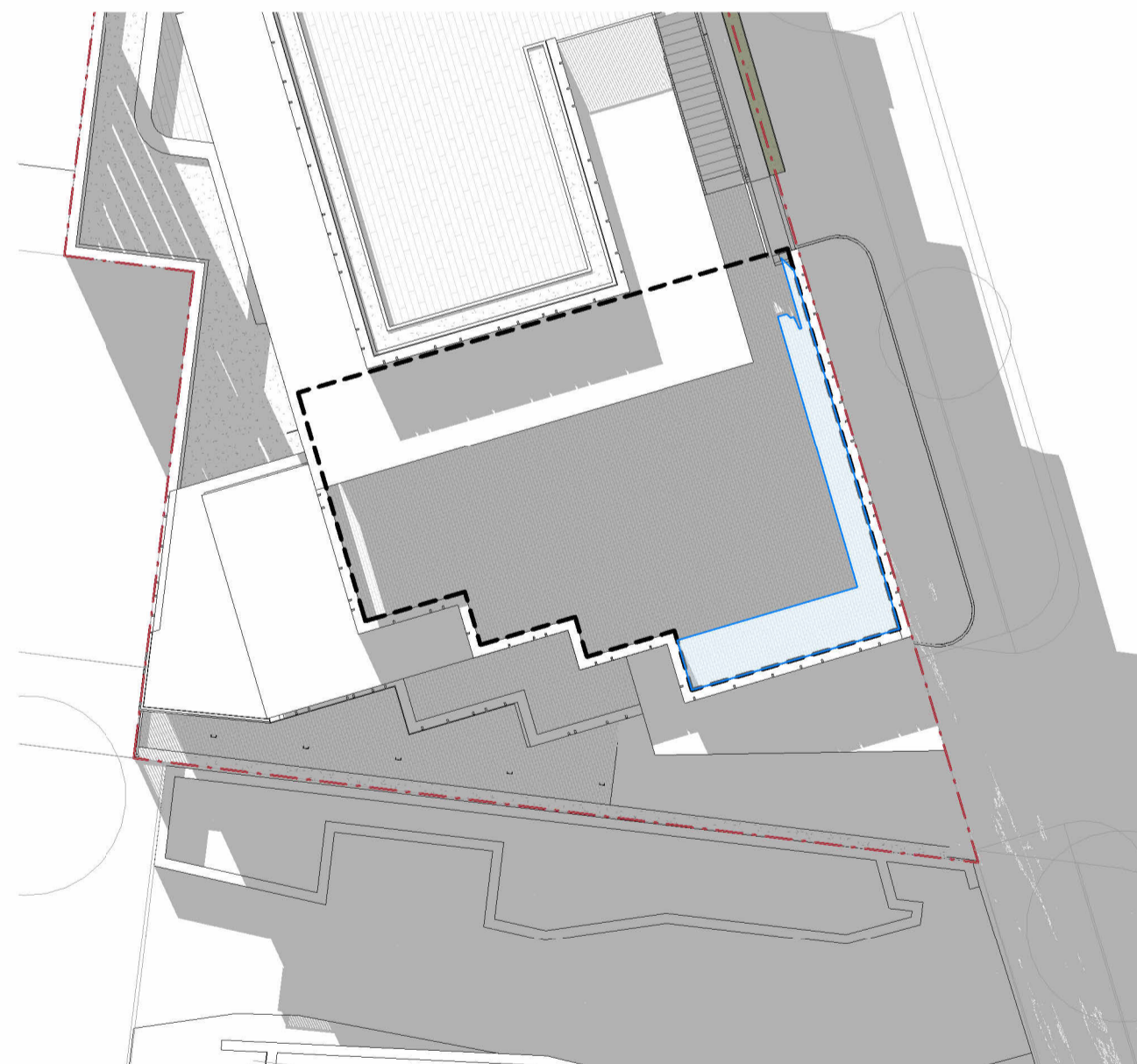
4 Shadow Study 12pm 21/06/2022
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COMMUNAL OUTDOOR SPACE RECEIVING SUNLIGHT @ 12pm: 49.7m²



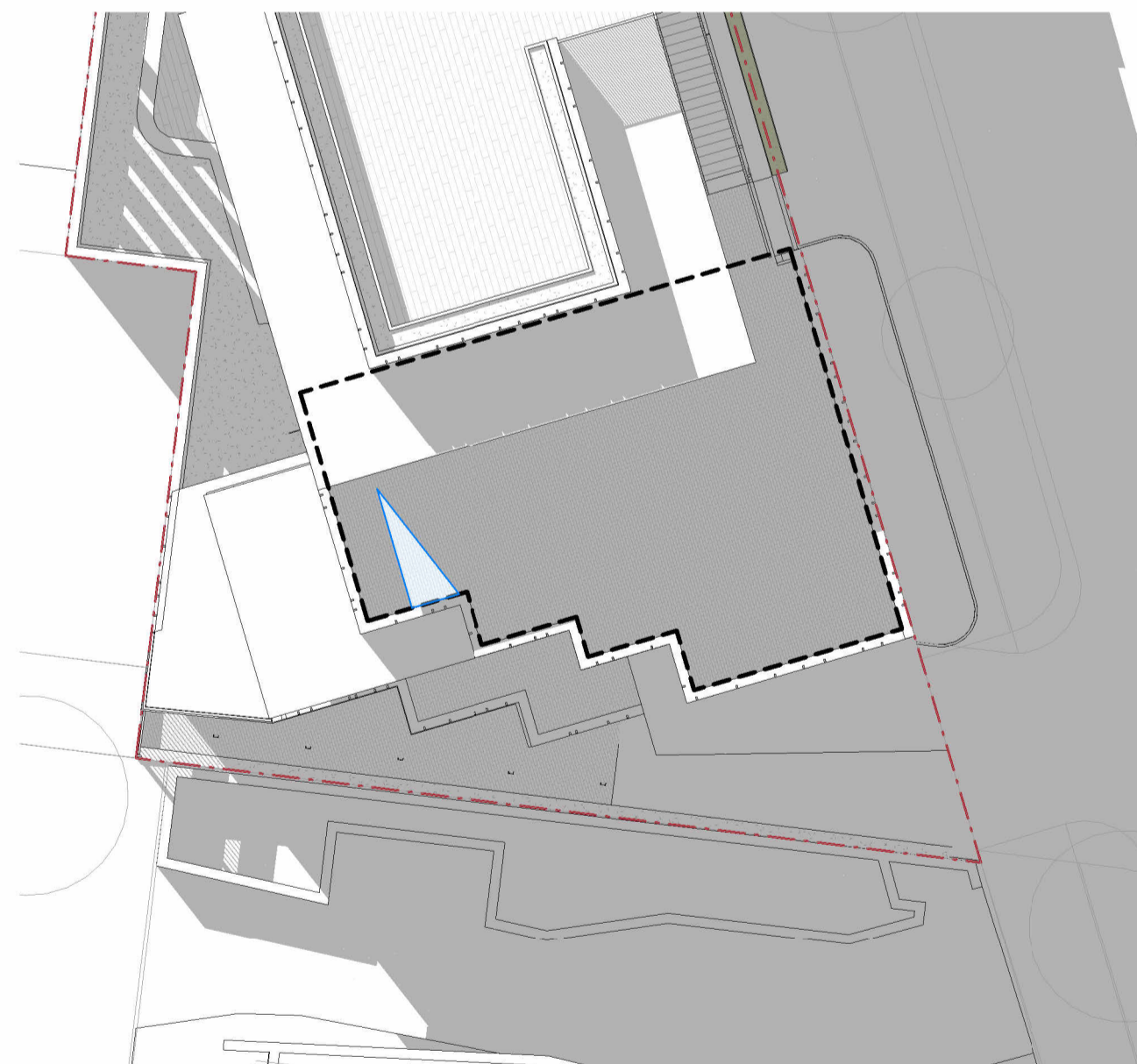
5 Shadow Study 1pm 21/06/2022
1:200

COMMUNAL OUTDOOR SPACE RECEIVING SUNLIGHT @ 1pm: 39.8m²



6 Shadow Study 2pm 21/06/2022
1:200

COMMUNAL OUTDOOR SPACE RECEIVING SUNLIGHT @ 2pm: 17.7m²

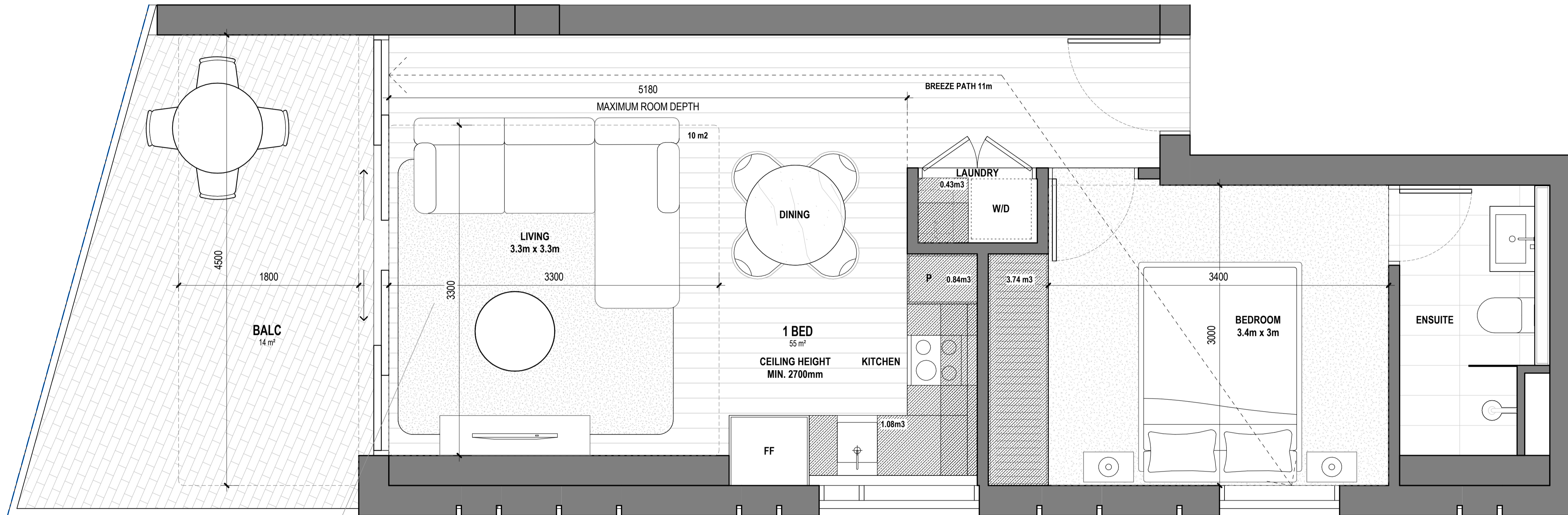


7 Shadow Study 3pm 21/06/2022
1:200

COMMUNAL OUTDOOR SPACE RECEIVING SUNLIGHT @ 3pm: 2.7m²

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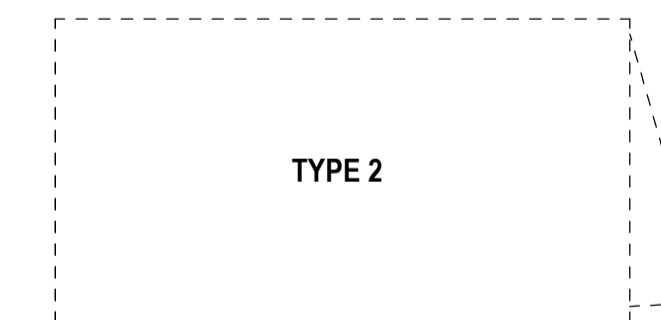
BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
 40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

STORAGE SCHEDULE

UNIT 101 - 1 BEDROOM	
EXTERNAL STORAGE CAGE	3.99m ³
INTERNAL MINIMUM BADS STORAGE	6 m ³
INTERNAL STORAGE	6.09 m ³
TOTAL MINIMUM BADS STORAGE	10 m ³
TOTAL STORAGE ACHIEVED	10.08 m ³

STORAGE CAGE VOLUME = 3.99m³
 1000mm WIDE x 1900mm DEEP x 2100mm HIGH



* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT

BALCONY TOTAL AREA = 14 m²
 CROSS VENTILATED

GENERAL NOTES

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REVISION

REV	DESCRIPTION	DATE

PROJECT STATUS

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION

PROJECT NO

1849

PROJECT NAME

95 ST KILDA RD
 95 St Kilda Rd, St Kilda

BayleyWard
 Architecture & Interiors
 21-23 Chessell Street
 Southbank VIC 3006
 T: 03 9695 0222
 E: info@bayleyward.com



DRAWING NAME

ENLARGED PLAN - UNIT 101

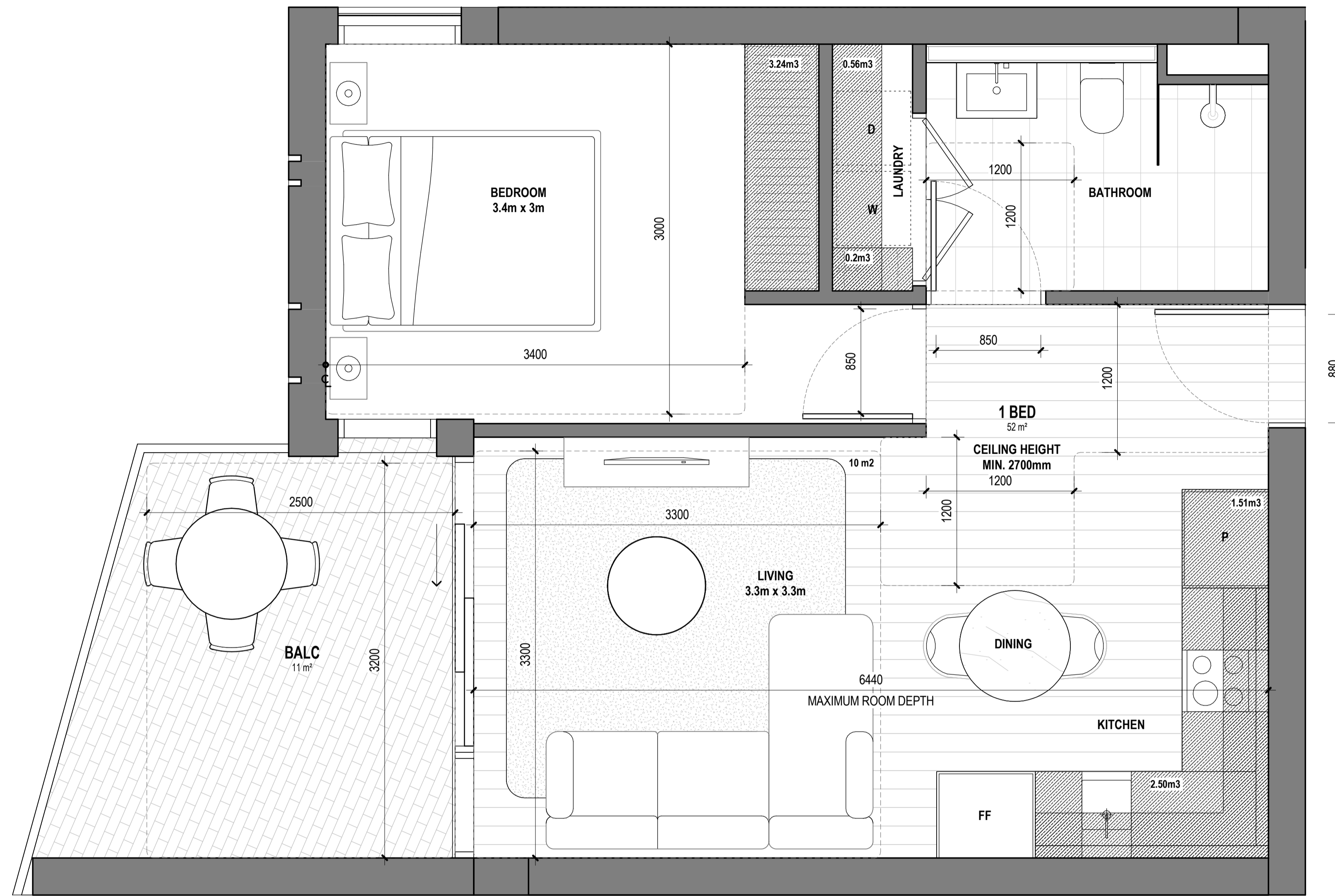
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DRAWING NUMBER

TP7010

REVISION

City of Port Phillip
 Advertised Plan
 Planning Application No. 00786/2022
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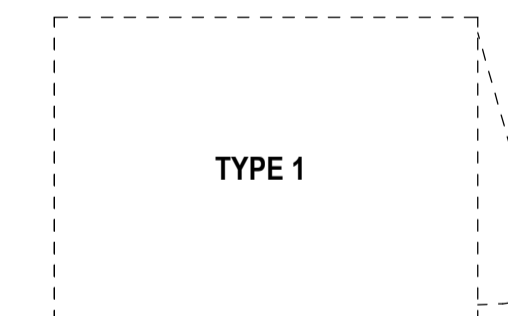
BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
 40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

STORAGE SCHEDULE

UNIT 102 - 1 BEDROOM	
EXTERNAL STORAGE CAGE	2.94m³
INTERNAL MINIMUM BADS STORAGE	6 m³
INTERNAL STORAGE	8.01 m³
TOTAL MINIMUM BADS STORAGE	10 m³
TOTAL STORAGE ACHIEVED	10.95 m³

STORAGE CAGE VOLUME = 2.94m³
 1000mm WIDE x 1400mm DEEP x 2100mm HIGH



* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT

BALCONY TOTAL AREA = 11 m²

ACCESSIBLE - DESIGN OPTION A

- A CLEAR 850mm WIDE DOOR OPENING.
- A DOOR THAT OPENS OUTWARDS, OR A DOOR THAT IS CLEAR OF THE CIRCULATION AREA AND HAS READILY REMOVABLE HINGES.
- BATHROOM CLEAR CIRCULATION A MINIMUM AREA OF 1.2M WIDE BY 1.2M LOCATED TO THE FRONT OF THE SHOWER AND TOILET, CLEAR OF THE TOILET, BASIN AND DOOR SWING.
- A CLEAR ACCESSIBLE PATH FROM THE DOOR OPENING TO THE CIRCULATION AREA.
- A HOBLESS (STEP FREE) SHOWER.
- A TOILET LOCATED IN THE CORNER OF THE ROOM.

GENERAL NOTES

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REVISION

REV DESCRIPTION DATE

PROJECT STATUS

TOWN PLANNING
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PROJECT NO

1849

PROJECT NAME

95 ST KILDA RD
 95 St Kilda Rd, St Kilda

BayleyWard
 Architecture & Interiors
 21-23 Chessel Street
 Southbank VIC 3006
 T: 03 9695 0222
 E: info@bayleyward.com



DRAWING NAME

ENLARGED PLAN - UNIT 102

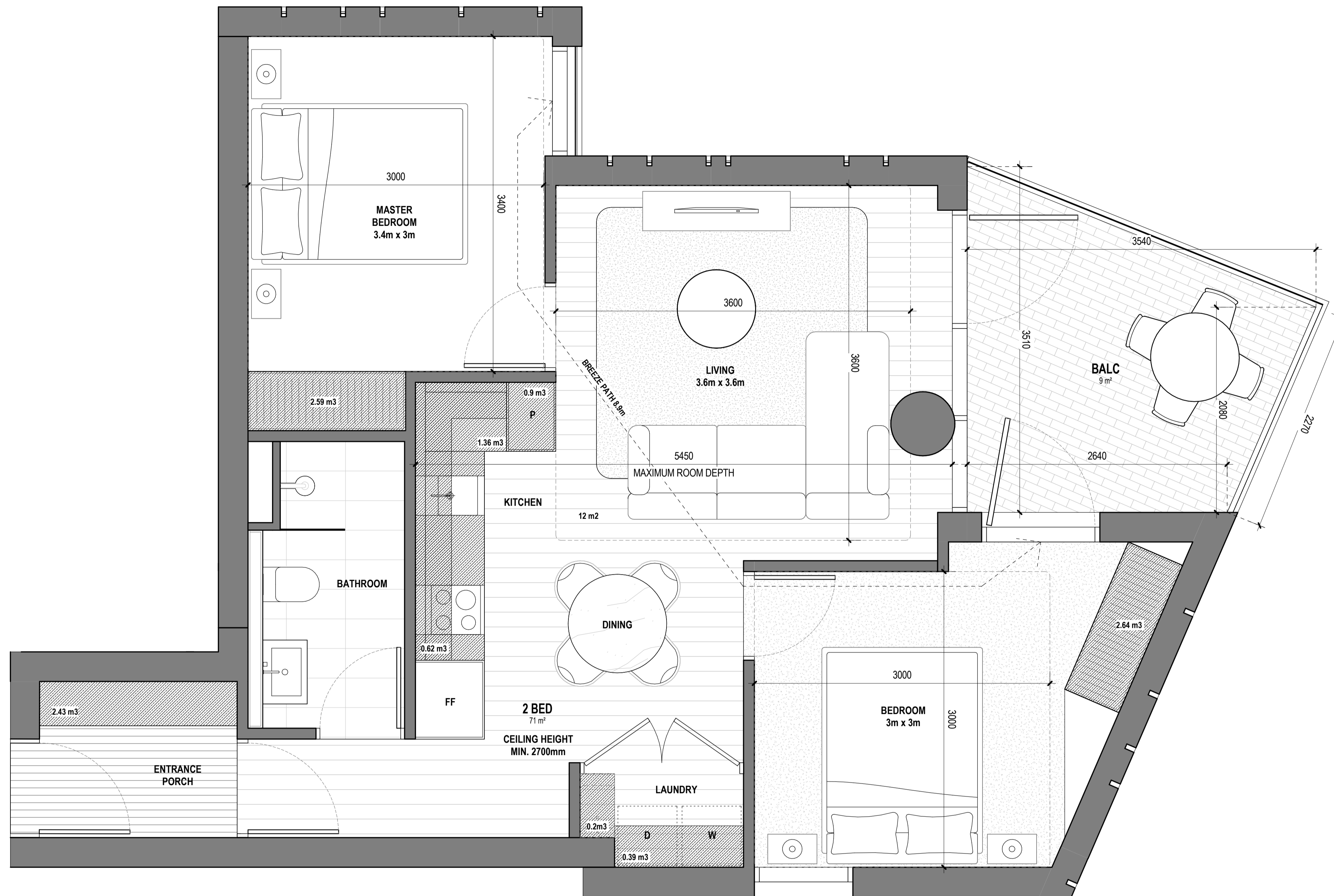
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DRAWING NUMBER

TP7020

REVISION

City of Port Phillip
Advertised Plan
Planning Application No. 00786/2022
No. of Pages: 36 of 56



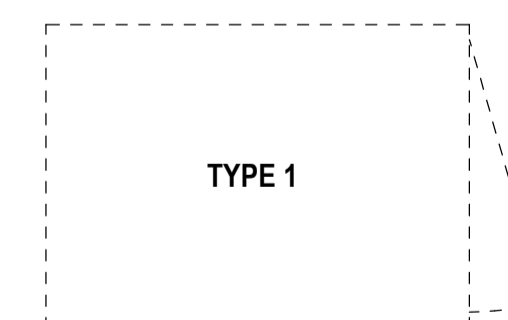
BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

STORAGE SCHEDULE

UNIT 103 - 2 BEDROOM	
EXTERNAL STORAGE CAGE	2.94m3
INTERNAL MINIMUM BADS STORAGE	9 m3
INTERNAL STORAGE	11.13 m3
TOTAL MINIMUM BADS STORAGE	14 m3
TOTAL STORAGE ACHIEVED	14.07m3

STORAGE CAGE VOLUME = 2.94m3
1000mm WIDE x 1400mm DEEP x 2100mm HIGH



* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT

BALCONY TOTAL AREA = 9 m2
CROSS VENTILATED

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PROJECT STATUS

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PROJECT NO

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PROJECT NAME

95 ST KILDA RD
95 St Kilda Rd, St Kilda

BayleyWard
Architecture & Interiors
21-23 Chessel Street
Southbank VIC 3006
T: 03 9695 0222
E: info@bayleyward.com



DRAWING NAME

ENLARGED PLAN - UNIT 103

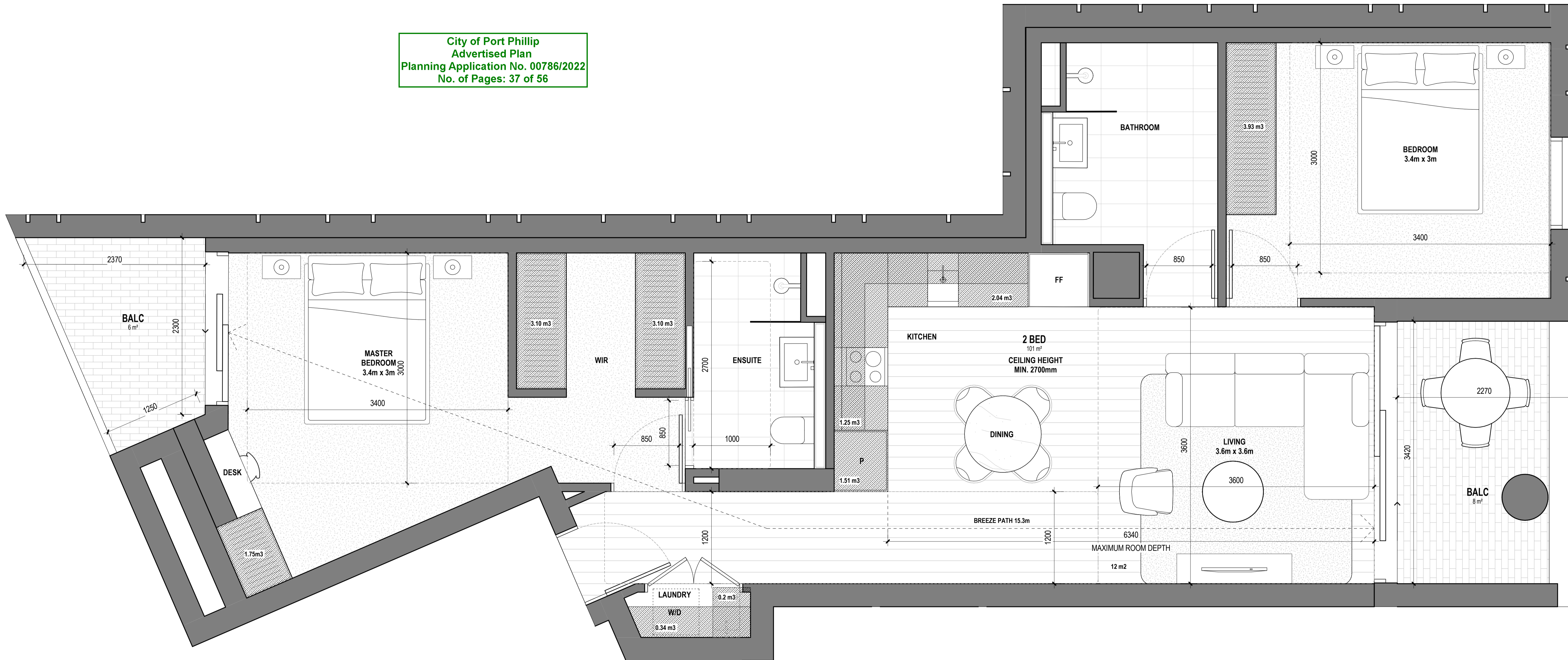
SCALE 1:25 @ A1 / 50% @ A3 DRAWN BY DB CHECKED BY QL

DRAWING NUMBER

TP7030

REVISION

City of Port Phillip
Advertised Plan
Planning Application No. 00786/2022
No. of Pages: 37 of 56



BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

ACCESSIBLE - DESIGN OPTION B

- A CLEAR 820mm WIDE DOOR OPENING LOCATED OPPOSITE THE SHOWER.
- A SLIDING DOOR OR A DOOR THAT OPENS OUTWARDS, OR A DOOR THAT IS CLEAR OF THE CIRCULATION AREA AND HAS READILY REMOVABLE HINGES.
- BATHROOM CLEAR CIRCULATION A MINIMUM AREA WIDTH OF 1M. THE FULL LENGTH OF THE BATHROOM AND A MINIMUM LENGTH OF 2.7M.
- A HOBLESS (STEP FREE) SHOWER THAT HAS A REMOVABLE SHOWER SCREEN AND IS LOCATED ON THE FURTEST WALL FROM THE DOOR OPENING.
- A TOILET LOCATED CLOSEST TO THE DOOR OPENING AND CLEAR OF THE CIRCULATION AREA.

STORAGE SCHEDULE

UNIT 104 - 2 BEDROOM	
EXTERNAL STORAGE CAGE	0m ³
INTERNAL MINIMUM BADS STORAGE	9 m ³
INTERNAL STORAGE	17.22 m ³
TOTAL MINIMUM BADS STORAGE	14 m³
TOTAL STORAGE ACHIEVED	17.22 m³

* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT
BALCONY TOTAL AREA = 14 m²
CROSS VENTILATED

GENERAL NOTES

- DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
- ALL DIMENSIONS, ABUTMENTS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

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REVISION

REV DESCRIPTION DATE

PROJECT STATUS

TOWN PLANNING
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PROJECT NO

1849

PROJECT NAME

95 ST KILDA RD
95 St Kilda Rd, St Kilda

BayleyWard
Architecture & Interiors
21-23 Chessel Street
Southbank VIC 3006
T: 03 9695 0222
E: info@bayleyward.com



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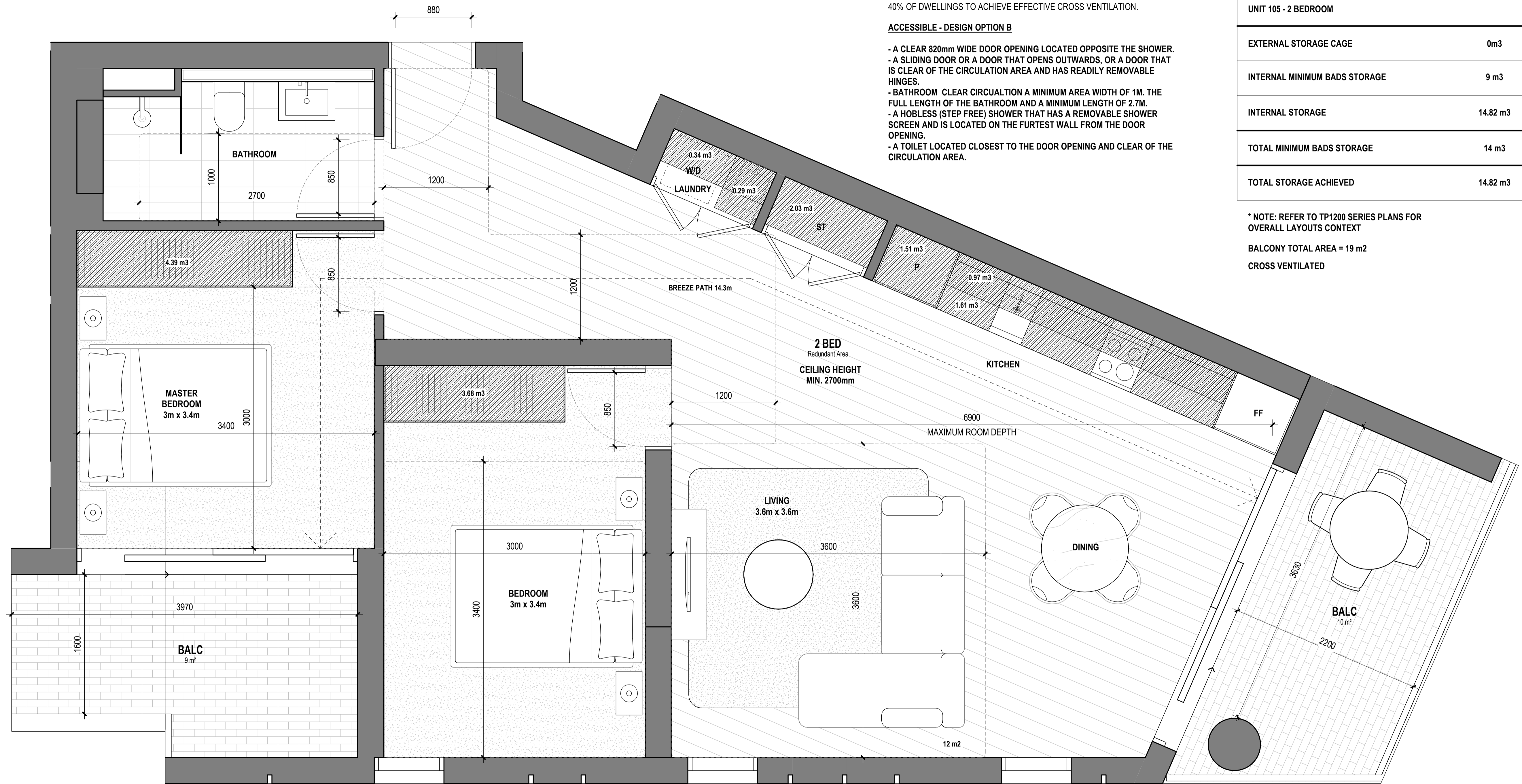
ENLARGED PLAN - UNIT 104

SCALE 1:25 @ A1 / 50% @ A3 DRAWN BY DB CHECKED BY QL

DRAWING NUMBER

TP7040

REVISION



BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
 40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

ACCESSIBLE - DESIGN OPTION B

- A CLEAR 820mm WIDE DOOR OPENING LOCATED OPPOSITE THE SHOWER.
- A SLIDING DOOR OR A DOOR THAT OPENS OUTWARDS, OR A DOOR THAT IS CLEAR OF THE CIRCULATION AREA AND HAS READILY REMOVABLE HINGES.
- BATHROOM CLEAR CIRCULATION A MINIMUM AREA WIDTH OF 1M. THE FULL LENGTH OF THE BATHROOM AND A MINIMUM LENGTH OF 2.7M.
- A HOBLESS (STEP FREE) SHOWER THAT HAS A REMOVABLE SHOWER SCREEN AND IS LOCATED ON THE FURTEST WALL FROM THE DOOR OPENING.
- A TOILET LOCATED CLOSEST TO THE DOOR OPENING AND CLEAR OF THE CIRCULATION AREA.

STORAGE SCHEDULE

UNIT 105 - 2 BEDROOM	
EXTERNAL STORAGE CAGE	0m ³
INTERNAL MINIMUM BADS STORAGE	9 m ³
INTERNAL STORAGE	14.82 m ³
TOTAL MINIMUM BADS STORAGE	14 m ³
TOTAL STORAGE ACHIEVED	14.82 m ³

* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT

BALCONY TOTAL AREA = 19 m²
 CROSS VENTILATED

City of Port Phillip
 Advertised Plan
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GENERAL NOTES

- DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
- ALL DIMENSIONS, ABUTMENTS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

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PROJECT STATUS
TOWN PLANNING
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PROJECT NO
1849
 PROJECT NAME
95 ST KILDA RD
 95 St Kilda Rd, St Kilda

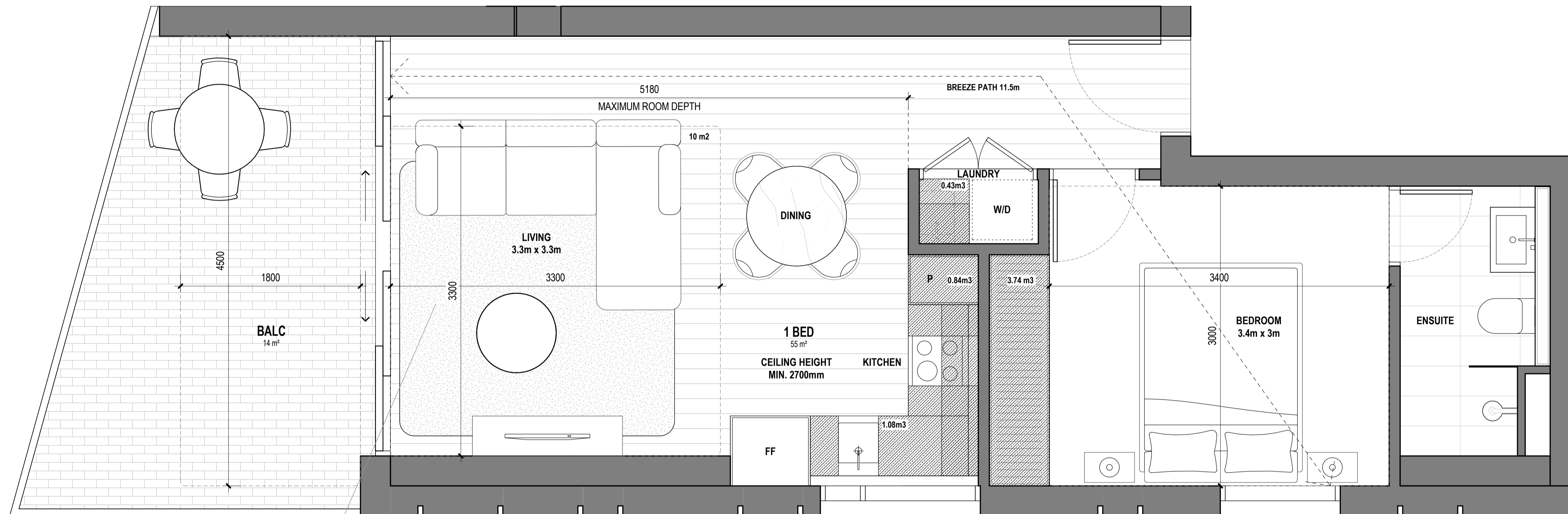
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 Architecture & Interiors
 21-23 Chessell Street
 Southbank VIC 3006
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 E: info@bayleyward.com

**BAYLEY
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DRAWING NAME
ENLARGED PLAN - UNIT 105
 SCALE 1:25 @ A1 / 50% @ A3 DRAWN BY **DB** CHECKED BY **QL**

DRAWING NUMBER
TP7050
 REVISION

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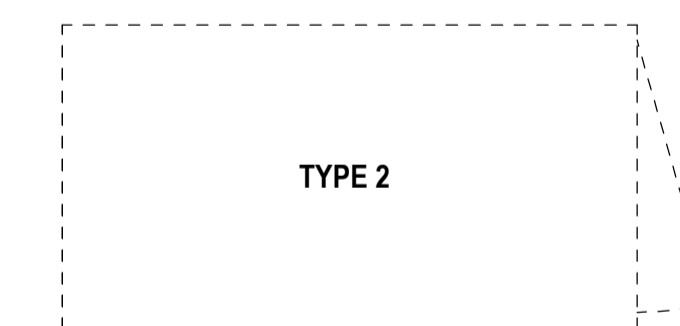
BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

STORAGE SCHEDULE

UNIT 301 - 1 BEDROOM	
EXTERNAL STORAGE CAGE	3.99m ³
INTERNAL MINIMUM BADS STORAGE	6 m ³
INTERNAL STORAGE	6.09 m ³
TOTAL MINIMUM BADS STORAGE	10 m ³
TOTAL STORAGE ACHIEVED	10.08 m ³

STORAGE CAGE VOLUME = 3.99m³
1000mm WIDE x 1900mm DEEP x 2100mm HIGH



* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT

BALCONY TOTAL AREA = 14 m²

CROSS VENTILATED

GENERAL NOTES

- DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
- ALL DIMENSIONS, ABSCISSAS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

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REVISION

REV DESCRIPTION DATE

PROJECT STATUS

TOWN PLANNING
NOT TO BE USED FOR CONSTRUCTION

PROJECT NO

1849

PROJECT NAME

95 ST KILDA RD
95 St Kilda Rd, St Kilda

BayleyWard
Architecture & Interiors
21-23 Chessell Street
Southbank VIC 3006
T: 03 9695 0222
E: info@bayleyward.com



DRAWING NAME

ENLARGED PLAN - UNIT 301

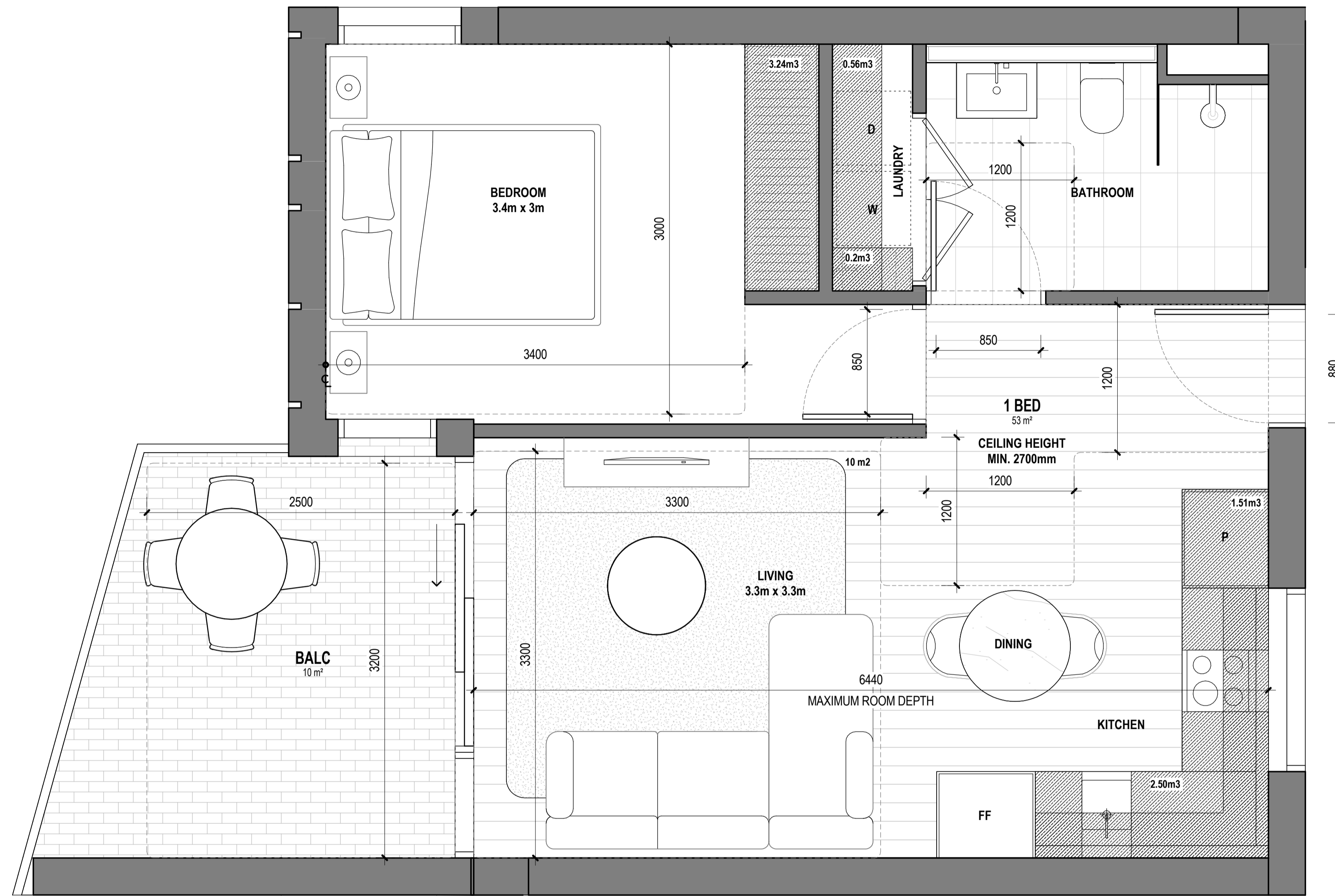
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DRAWING NUMBER

TP7060

REVISION

City of Port Phillip
 Advertised Plan
 Planning Application No. 00786/2022
 No. of Pages: 40 of 56



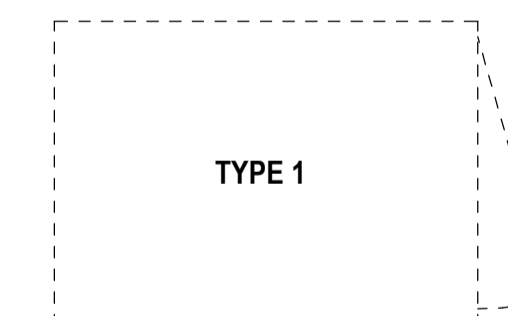
BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
 40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

STORAGE SCHEDULE

UNIT 302 - 1 BEDROOM	
EXTERNAL STORAGE CAGE	2.94m ³
INTERNAL MINIMUM BADS STORAGE	6 m ³
INTERNAL STORAGE	8.01 m ³
TOTAL MINIMUM BADS STORAGE	10 m ³
TOTAL STORAGE ACHIEVED	10.95 m ³

STORAGE CAGE VOLUME = 2.94m³
 1000mm WIDE x 1400mm DEEP x 2100mm HIGH



* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT

BALCONY TOTAL AREA = 11 m²

ACCESSIBLE - DESIGN OPTION A

- A CLEAR 850mm WIDE DOOR OPENING.
- A DOOR THAT OPENS OUTWARDS, OR A DOOR THAT IS CLEAR OF THE CIRCULATION AREA AND HAS READILY REMOVABLE HINGES.
- BATHROOM CLEAR CIRCULATION A MINIMUM AREA OF 1.2M WIDE BY 1.2M LOCATED TO THE FRONT OF THE SHOWER AND TOILET, CLEAR OF THE TOILET, BASIN AND DOOR SWING.
- A CLEAR ACCESSIBLE PATH FROM THE DOOR OPENING TO THE CIRCULATION AREA.
- A HOBLESS (STEP FREE) SHOWER.
- A TOILET LOCATED IN THE CORNER OF THE ROOM.

GENERAL NOTES

- DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
- ALL DIMENSIONS, AMBIGUITIES AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

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PROJECT STATUS

TOWN PLANNING
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PROJECT NO

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PROJECT NAME

95 ST KILDA RD
 95 St Kilda Rd, St Kilda

BayleyWard
 Architecture & Interiors
 21-23 Chessel Street
 Southbank VIC 3006
 T: 03 9695 0222
 E: info@bayleyward.com



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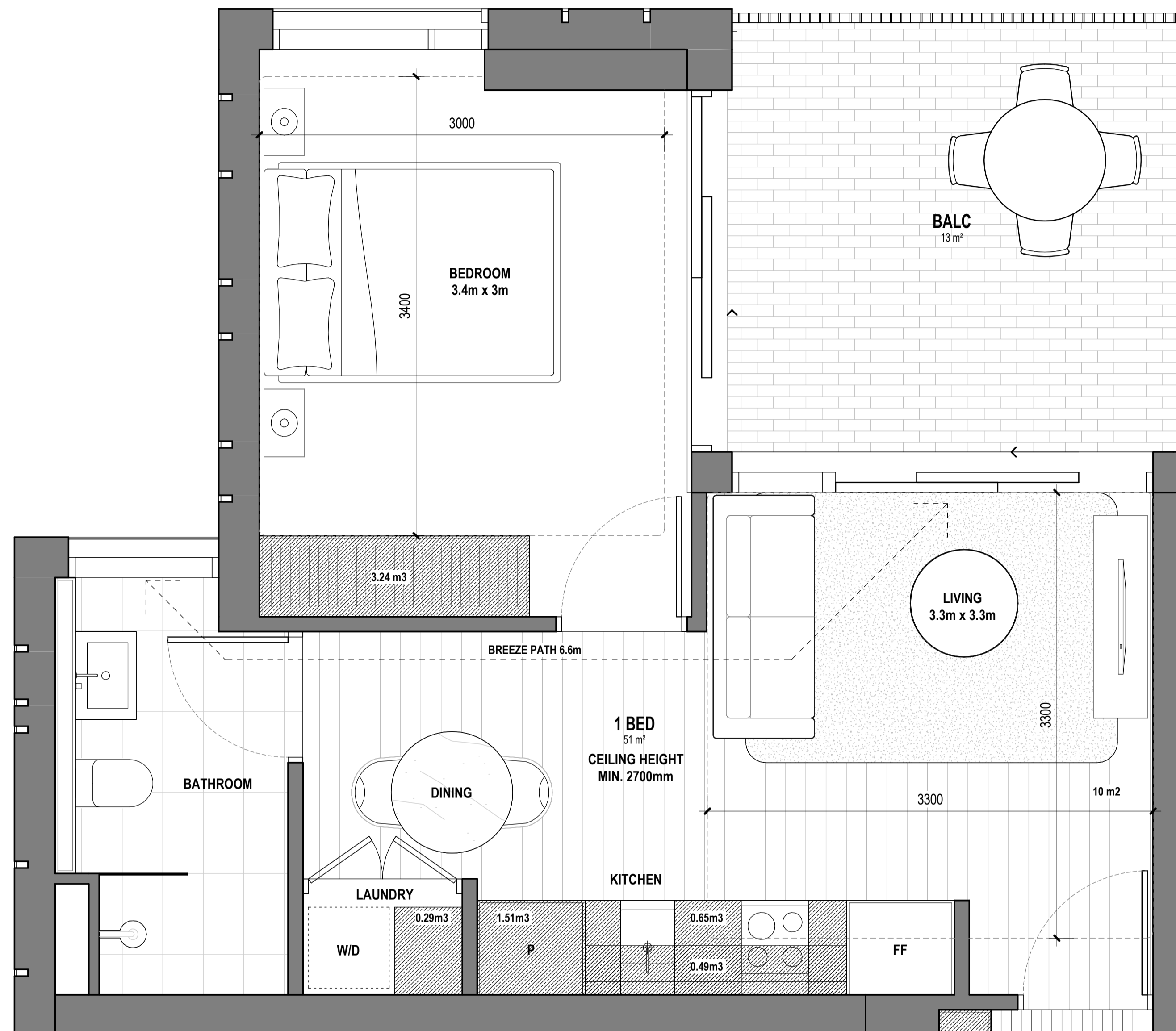
ENLARGED PLAN - UNIT 302

SCALE 1:25 @ A1 / 50% @ A3 DRAWN BY DB CHECKED BY QL

DRAWING NUMBER

TP7070

REVISION

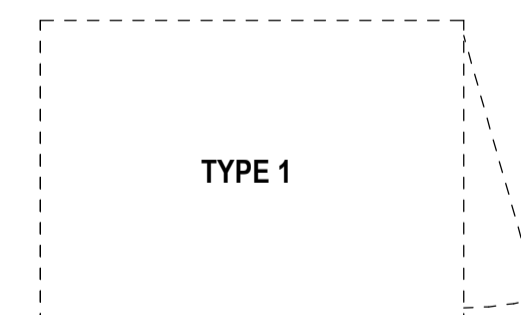


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STORAGE SCHEDULE

UNIT 303 - 1 BEDROOM	
EXTERNAL STORAGE CAGE	2.94m ³
INTERNAL MINIMUM BADS STORAGE	6 m ³
INTERNAL STORAGE	8.34 m ³
TOTAL MINIMUM BADS STORAGE	10 m ³
TOTAL STORAGE ACHIEVED	11.28 m ³

STORAGE CAGE VOLUME = 2.94m³
1000mm WIDE x 1400mm DEEP x 2100mm HIGH



* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT

BALCONY TOTAL AREA = 13 m²
CROSS VENTILATED

BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

GENERAL NOTES

- DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
- ALL DIMENSIONS, ABREVIATIONS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

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PROJECT STATUS

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PROJECT NO

1849

PROJECT NAME

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95 St Kilda Rd, St Kilda

BayleyWard
Architecture & Interiors
21-23 Chessel Street
Southbank VIC 3006
T: 03 9695 0222
E: info@bayleyward.com



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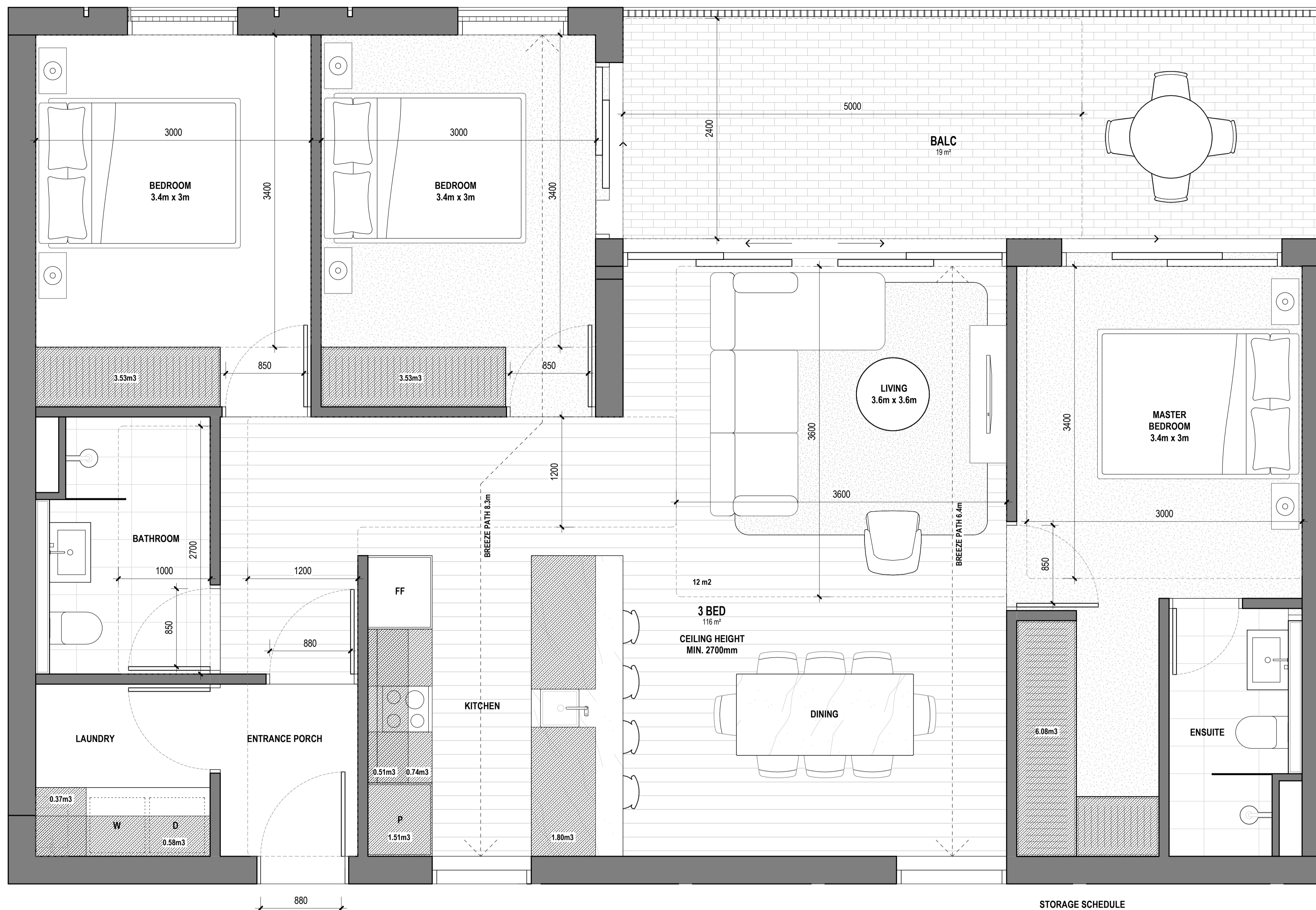
ENLARGED PLAN - UNIT 303

SCALE 1:25 @ A1 / 50% @ A3 DRAWN BY DB CHECKED BY QL

DRAWING NUMBER

TP7080

REVISION



City of Port Phillip
 Advertised Plan
 Planning Application No. 00786/2022
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BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
 40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

BALCONY TOTAL AREA = 19 m²

CROSS VENTILATED

ACCESSIBLE - DESIGN OPTION B

- A CLEAR 820mm WIDE DOOR OPENING LOCATED OPPOSITE THE SHOWER.
- A SLIDING DOOR OR A DOOR THAT OPENS OUTWARDS, OR A DOOR THAT IS CLEAR OF THE CIRCULATION AREA AND HAS READILY REMOVABLE HINGES.
- BATHROOM CLEAR CIRCULATION A MINIMUM AREA WIDTH OF 1M. THE FULL LENGTH OF THE BATHROOM AND A MINIMUM LENGTH OF 2.7M.
- A HOBLESS (STEP FREE) SHOWER THAT HAS A REMOVABLE SHOWER SCREEN AND IS LOCATED ON THE FURTEST WALL FROM THE DOOR OPENING.
- A TOILET LOCATED CLOSEST TO THE DOOR OPENING AND CLEAR OF THE CIRCULATION AREA.

STORAGE SCHEDULE

UNIT 304 - 3 BEDROOM	
EXTERNAL STORAGE CAGE	0m ³
INTERNAL MINIMUM BADS STORAGE	12 m ³
INTERNAL STORAGE	18.65 m ³
TOTAL MINIMUM BADS STORAGE	18 m³
TOTAL STORAGE ACHIEVED	18.65 m³

* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT

GENERAL NOTES

01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
03. ALL DIMENSIONS, ABUTMENTS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

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REVISION

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PROJECT STATUS

TOWN PLANNING
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PROJECT NO

1849

PROJECT NAME

95 ST KILDA RD
 95 St Kilda Rd, St Kilda

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 21-23 Chessel Street
 Southbank VIC 3006
 T: 03 9695 0222
 E: info@bayleyward.com



DRAWING NAME

ENLARGED PLAN - UNIT 304

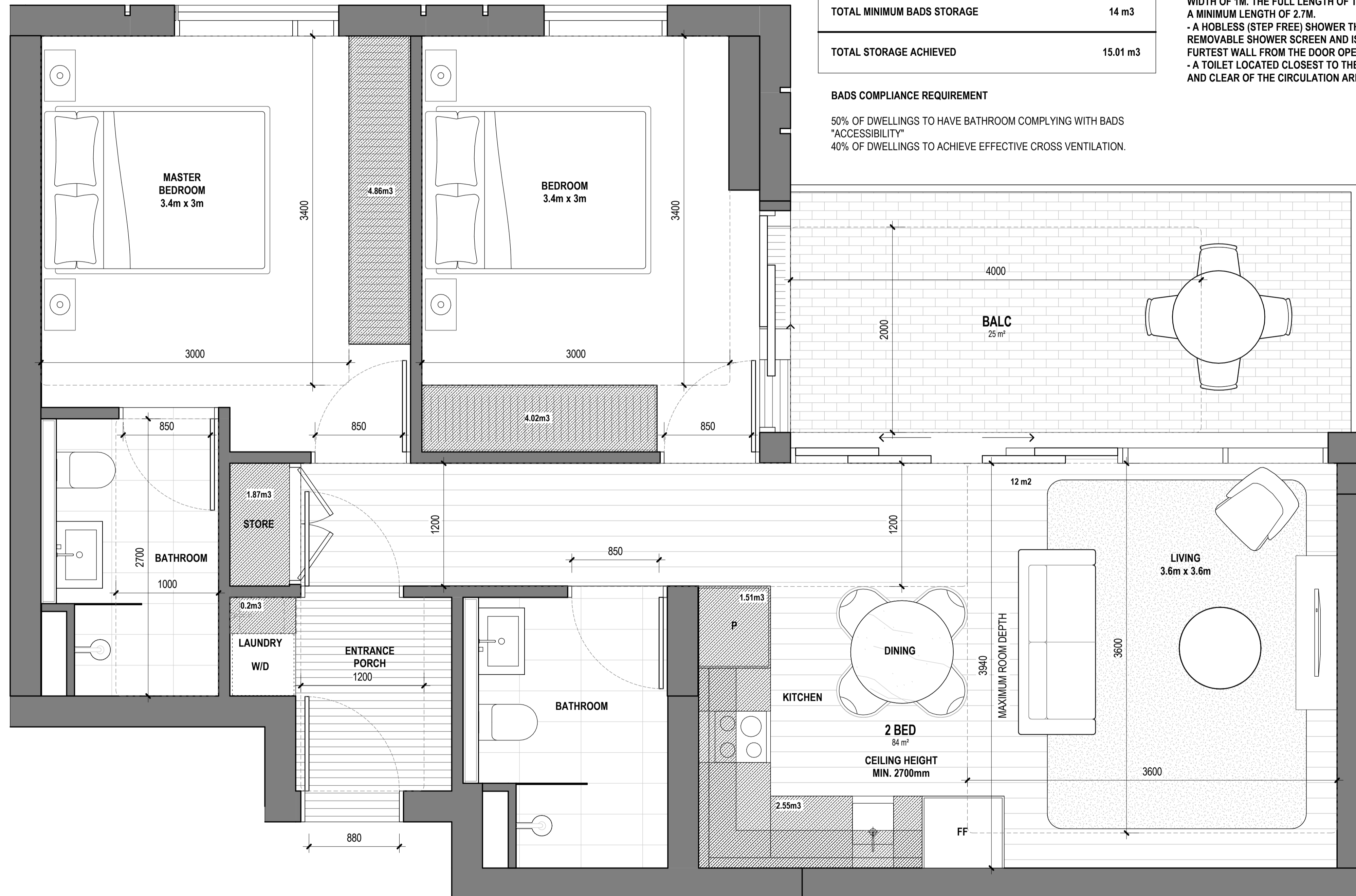
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DRAWING NUMBER

TP7090

REVISION

City of Port Phillip
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 Planning Application No. 00786/2022
 No. of Pages: 43 of 56



STORAGE SCHEDULE

UNIT 305 - 2 BEDROOM	
EXTERNAL STORAGE CAGE	0 m ³
INTERNAL MINIMUM BADS STORAGE	9 m ³
INTERNAL STORAGE	15.01 m ³
TOTAL MINIMUM BADS STORAGE	14 m ³
TOTAL STORAGE ACHIEVED	15.01 m ³

* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT

BALCONY TOTAL AREA = 25 m²

ACCESSIBLE - DESIGN OPTION B

- A CLEAR 820mm WIDE DOOR OPENING LOCATED OPPOSITE THE SHOWER.
- A SLIDING DOOR OR A DOOR THAT OPENS OUTWARDS, OR A DOOR THAT IS CLEAR OF THE CIRCULATION AREA AND HAS READILY REMOVABLE HINGES.
- BATHROOM CLEAR CIRCULATION A MINIMUM AREA WIDTH OF 1M. THE FULL LENGTH OF THE BATHROOM AND A MINIMUM LENGTH OF 2.7M.
- A HOBLESS (STEP FREE) SHOWER THAT HAS A REMOVABLE SHOWER SCREEN AND IS LOCATED ON THE FURTEST WALL FROM THE DOOR OPENING.
- A TOILET LOCATED CLOSEST TO THE DOOR OPENING AND CLEAR OF THE CIRCULATION AREA.

BADS COMPLIANCE REQUIREMENT

- 50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
- 40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

GENERAL NOTES

- DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
- ALL DIMENSIONS, ABSCISSAS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

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PROJECT NO

1849

PROJECT NAME

95 ST KILDA RD

95 St Kilda Rd, St Kilda

BayleyWard
 Architecture & Interiors
 21-23 Chessell Street
 Southbank VIC 3006
 T: 03 9695 0222
 E: info@bayleyward.com



DRAWING NAME

ENLARGED PLAN - UNIT 305

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DRAWING NUMBER

TP7100

REVISION

City of Port Phillip
 Advertised Plan
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 No. of Pages: 44 of 56

STORAGE SCHEDULE

UNIT 306 - 3 BEDROOM	
EXTERNAL STORAGE CAGE	0 m ³
INTERNAL MINIMUM BADS STORAGE	12 m ³
INTERNAL STORAGE	19.85 m ³
TOTAL MINIMUM BADS STORAGE	18 m ³
TOTAL STORAGE ACHIEVED	19.85 m ³

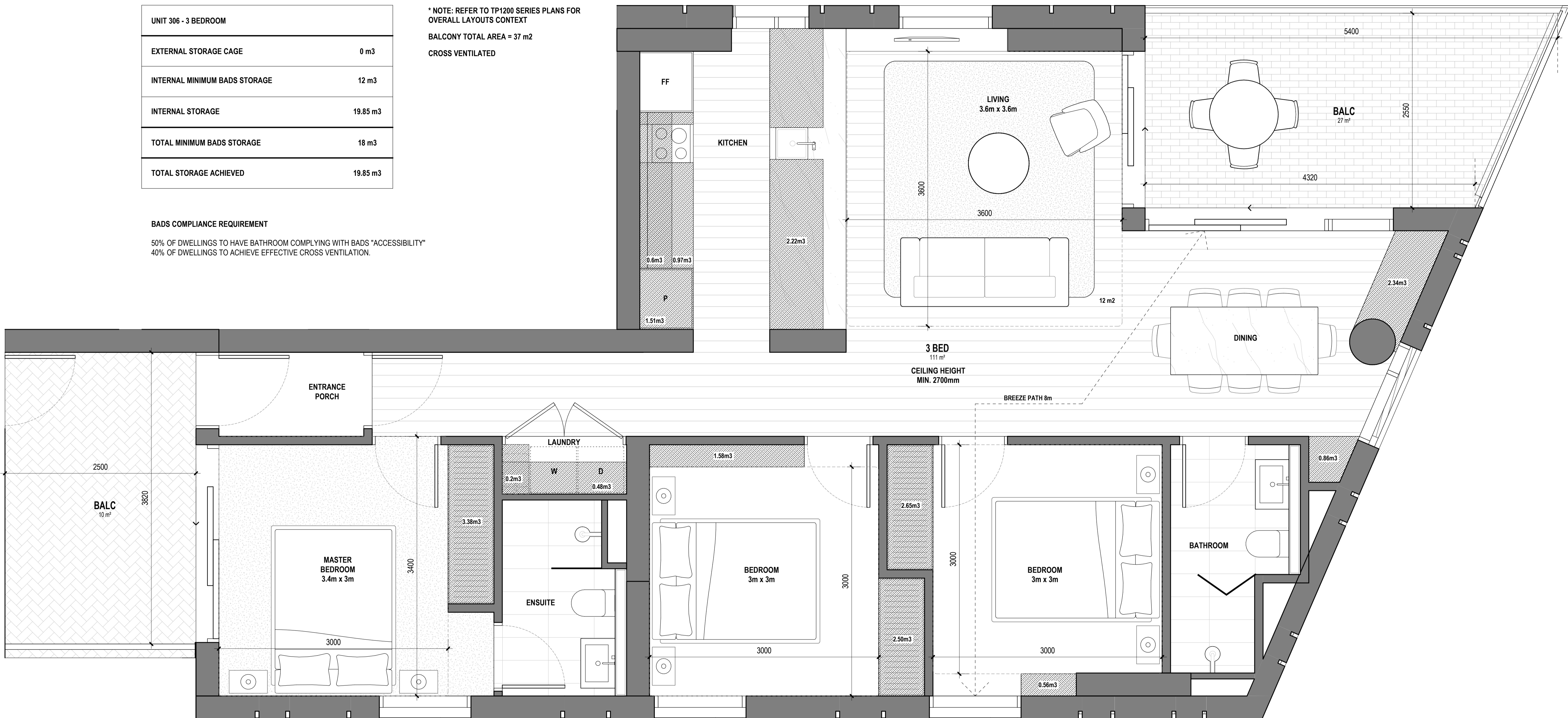
* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT

BALCONY TOTAL AREA = 37 m²

CROSS VENTILATED

BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
 40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.



GENERAL NOTES

- 01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- 02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
- 03. ALL DIMENSIONS, ABUTMENTS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

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PROJECT STATUS

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PROJECT NO

1849

PROJECT NAME

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BayleyWard
 Architecture & Interiors
 21-23 Chessel Street
 Southbank VIC 3006
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DRAWING NAME

ENLARGED PLAN - UNIT 306

SCALE 1:25 @ A1 / 50% @ A3 DRAWN BY DB CHECKED BY QL

DRAWING NUMBER

TP7110

REVISION

City of Port Phillip
 Advertised Plan
 Planning Application No. 00786/2022
 No. of Pages: 45 of 56

STORAGE SCHEDULE

UNIT 501 - 2 BEDROOM	
EXTERNAL STORAGE CAGE	3.99m ³
INTERNAL MINIMUM BADS STORAGE	9 m ³
INTERNAL STORAGE	10.07 m ³
TOTAL MINIMUM BADS STORAGE	14 m ³
TOTAL STORAGE ACHIEVED	14.06 m ³

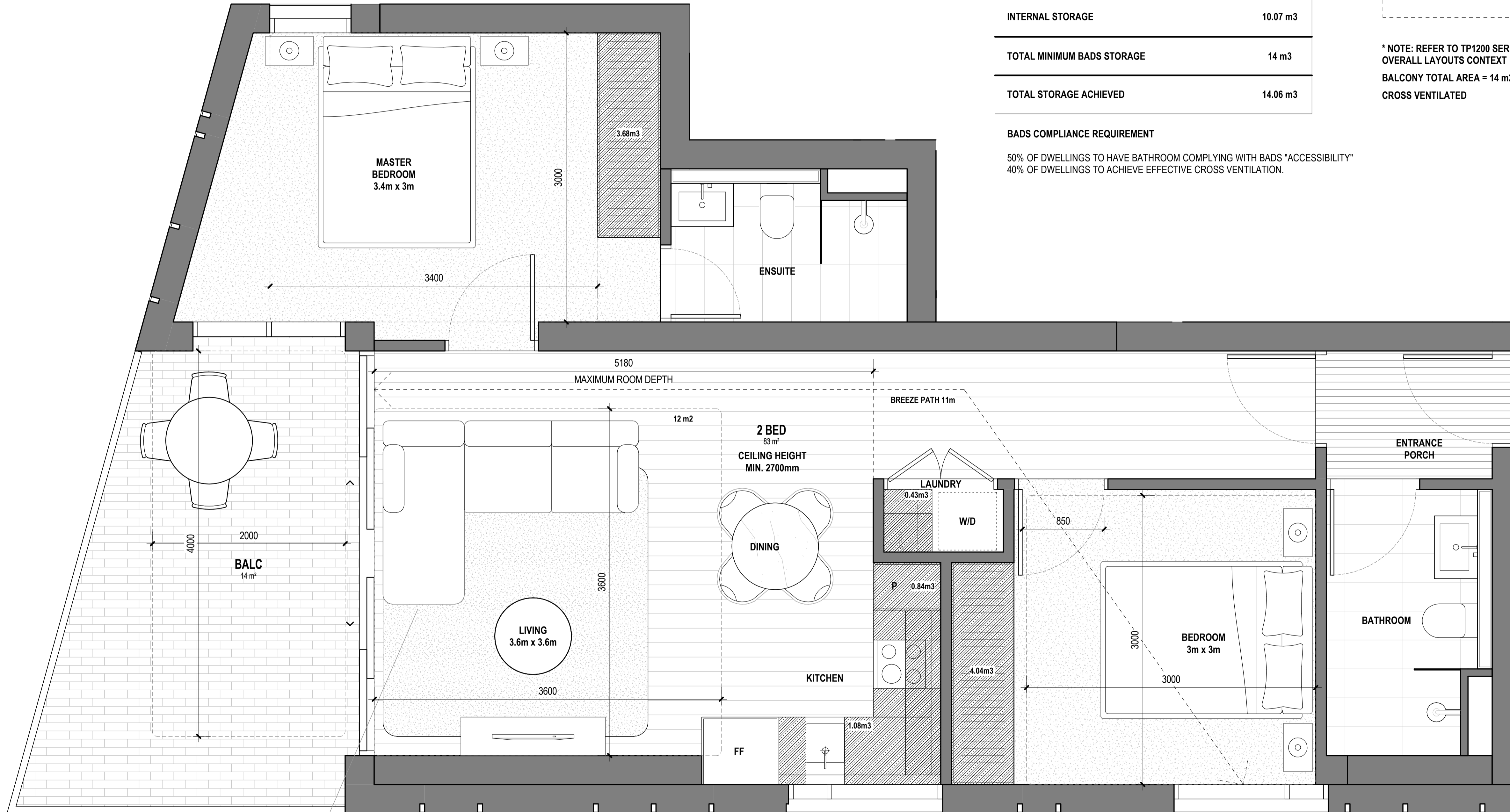
STORAGE CAGE VOLUME = 3.99m³
 1000mm WIDE x 1900mm DEEP x 2100mm HIGH



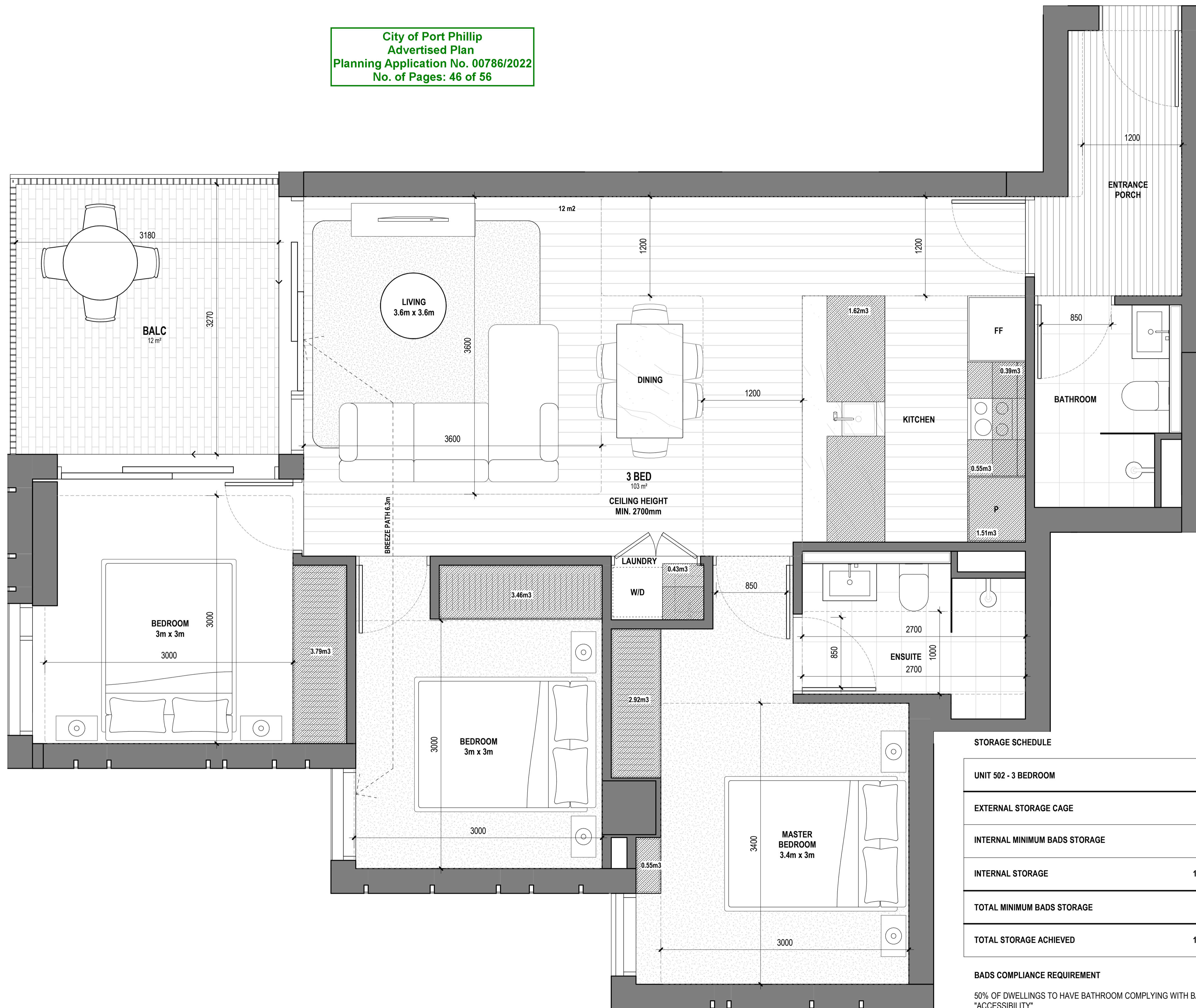
* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT
 BALCONY TOTAL AREA = 14 m²
 CROSS VENTILATED

BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
 40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.



City of Port Phillip
 Advertised Plan
 Planning Application No. 00786/2022
 No. of Pages: 46 of 56



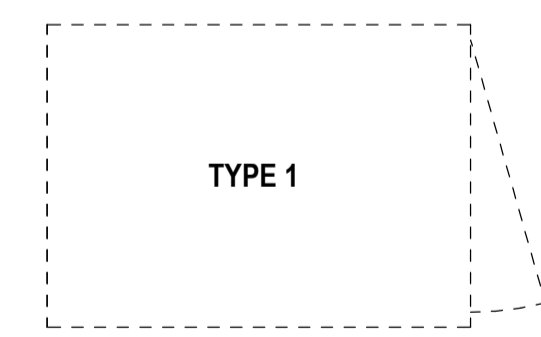
STORAGE SCHEDULE

UNIT 502 - 3 BEDROOM	
EXTERNAL STORAGE CAGE	2.94m³
INTERNAL MINIMUM BADS STORAGE	12 m³
INTERNAL STORAGE	15.22 m³
TOTAL MINIMUM BADS STORAGE	18 m³
TOTAL STORAGE ACHIEVED	18.16 m³

BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
 40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

STORAGE CAGE VOLUME = 2.94m³
 1000mm WIDE x 1400mm DEEP x 2100mm HIGH



* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT

BALCONY TOTAL AREA = 12 m²

CROSS VENTILATED

ACCESSIBLE - DESIGN OPTION B

- A CLEAR 820mm WIDE DOOR OPENING LOCATED OPPOSITE THE SHOWER.
- A SLIDING DOOR OR A DOOR THAT OPENS OUTWARDS, OR A DOOR THAT IS CLEAR OF THE CIRCULATION AREA AND HAS READILY REMOVABLE HINGES.
- BATHROOM CLEAR CIRCULATION A MINIMUM AREA WIDTH OF 1M. THE FULL LENGTH OF THE BATHROOM AND A MINIMUM LENGTH OF 2.7M.
- A HOBLESS (STEP FREE) SHOWER THAT HAS A REMOVABLE SHOWER SCREEN AND IS LOCATED ON THE FURTEST WALL FROM THE DOOR OPENING.
- A TOILET LOCATED CLOSEST TO THE DOOR OPENING AND CLEAR OF THE CIRCULATION AREA.

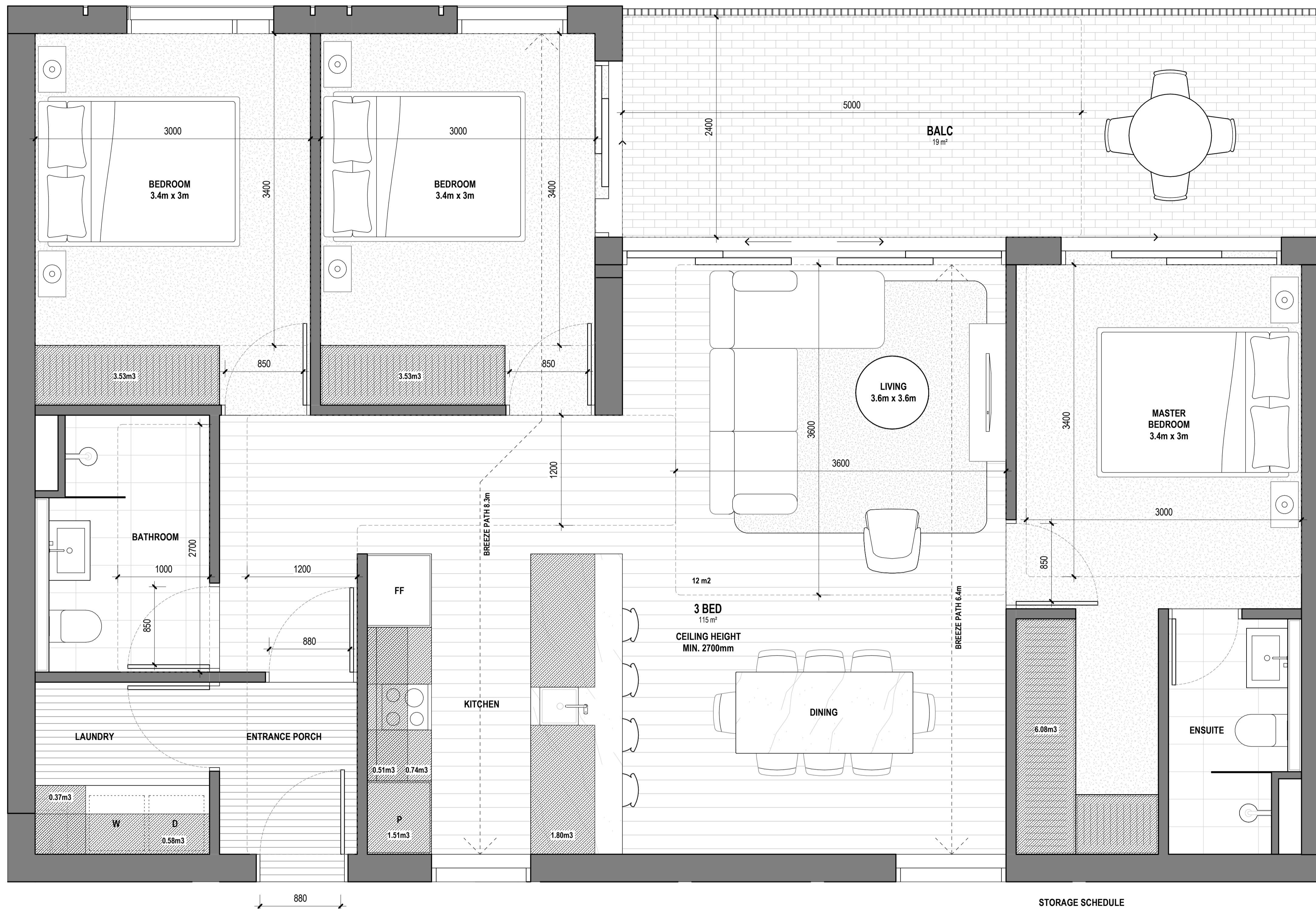
GENERAL NOTES	REVISION	PROJECT STATUS
01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. 02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS. 03. ALL DIMENSIONS, ABSCISSAS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.	REV DESCRIPTION DATE	TOWN PLANNING NOT TO BE USED FOR CONSTRUCTION

PROJECT NO	PROJECT NAME
1849	95 ST KILDA RD 95 St Kilda Rd, St Kilda

BayleyWard
 Architecture & Interiors
 21-23 Chessell Street
 Southbank VIC 3006
 T: 03 9695 0222
 E: info@bayleyward.com

BAYLEY WARD

DRAWING NAME	DRAWING NUMBER
ENLARGED PLAN - UNIT 502	TP7130
SCALE 1:25 @ A1 / 50% @ A3 DRAWN BY DB CHECKED BY QL	REVISION



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Planning Application No. 00786/2022
No. of Pages: 47 of 56

BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

BALCONY TOTAL AREA = 19 m2

CROSS VENTILATED

ACCESSIBLE - DESIGN OPTION B

- A CLEAR 820mm WIDE DOOR OPENING LOCATED OPPOSITE THE SHOWER.
- A SLIDING DOOR OR A DOOR THAT OPENS OUTWARDS, OR A DOOR THAT IS CLEAR OF THE CIRCULATION AREA AND HAS READILY REMOVABLE HINGES.
- BATHROOM CLEAR CIRCULATION A MINIMUM AREA WIDTH OF 1M. THE FULL LENGTH OF THE BATHROOM AND A MINIMUM LENGTH OF 2.7M.
- A HOBLESS (STEP FREE) SHOWER THAT HAS A REMOVABLE SHOWER SCREEN AND IS LOCATED ON THE FURTEST WALL FROM THE DOOR OPENING.
- A TOILET LOCATED CLOSEST TO THE DOOR OPENING AND CLEAR OF THE CIRCULATION AREA.

STORAGE SCHEDULE

UNIT 503 - 3 BEDROOM	
EXTERNAL STORAGE CAGE	0m3
INTERNAL MINIMUM BADS STORAGE	12 m3
INTERNAL STORAGE	18.65 m3
TOTAL MINIMUM BADS STORAGE	18 m3
TOTAL STORAGE ACHIEVED	18.65 m3

* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT

GENERAL NOTES

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- ALL DIMENSIONS, ABSCISSAS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

Document Set ID: 6805402
Version: 2, Version Date: 29/11/2022

REVISION

REV DESCRIPTION DATE

PROJECT STATUS

TOWN PLANNING
NOT TO BE USED FOR CONSTRUCTION

PROJECT NO

1849

PROJECT NAME

95 ST KILDA RD
95 St Kilda Rd, St Kilda

BayleyWard
Architecture & Interiors
21-23 Chessell Street
Southbank VIC 3006
T: 03 9695 0222
E: info@bayleyward.com



DRAWING NAME

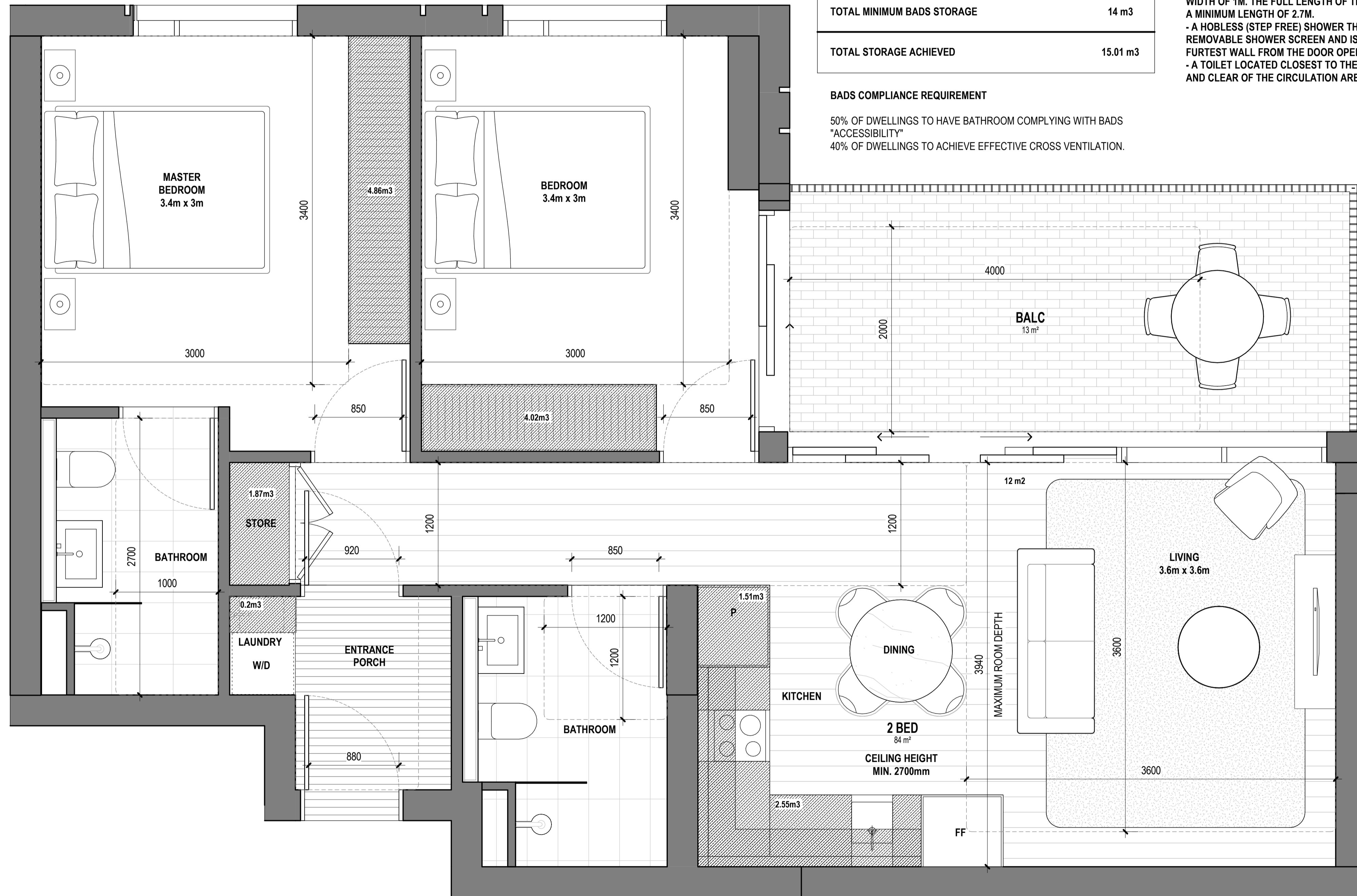
ENLARGED PLAN - UNIT 503

SCALE 1:25 @ A1 / 50% @ A3 DRAWN BY DB CHECKED BY QL

DRAWING NUMBER

TP7140

REVISION



STORAGE SCHEDULE

UNIT 504 - 2 BEDROOM	
EXTERNAL STORAGE CAGE	0 m3
INTERNAL MINIMUM BADS STORAGE	9 m3
INTERNAL STORAGE	15.01 m3
TOTAL MINIMUM BADS STORAGE	14 m3
TOTAL STORAGE ACHIEVED	15.01 m3

BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
 40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT

BALCONY TOTAL AREA = 13 m2

ACCESSIBLE - DESIGN OPTION B

- A CLEAR 820mm WIDE DOOR OPENING LOCATED OPPOSITE THE SHOWER.
- A SLIDING DOOR OR A DOOR THAT OPENS OUTWARDS, OR A DOOR THAT IS CLEAR OF THE CIRCULATION AREA AND HAS READILY REMOVABLE HINGES.
- BATHROOM CLEAR CIRCULATION A MINIMUM AREA WIDTH OF 1M. THE FULL LENGTH OF THE BATHROOM AND A MINIMUM LENGTH OF 2.7M.
- A HOBLESS (STEP FREE) SHOWER THAT HAS A REMOVABLE SHOWER SCREEN AND IS LOCATED ON THE FURTEST WALL FROM THE DOOR OPENING.
- A TOILET LOCATED CLOSEST TO THE DOOR OPENING AND CLEAR OF THE CIRCULATION AREA.

City of Port Phillip
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GENERAL NOTES

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PROJECT STATUS

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PROJECT NAME

95 ST KILDA RD

95 St Kilda Rd, St Kilda

BayleyWard
 Architecture & Interiors
 21-23 Chessel Street
 Southbank VIC 3006
 T: 03 9695 0222
 E: info@bayleyward.com



DRAWING NAME

ENLARGED PLAN - UNIT 504

SCALE 1:25 @ A1 / 50% @ A3 DRAWN BY DB CHECKED BY QL

DRAWING NUMBER

TP7150

REVISION

STORAGE SCHEDULE

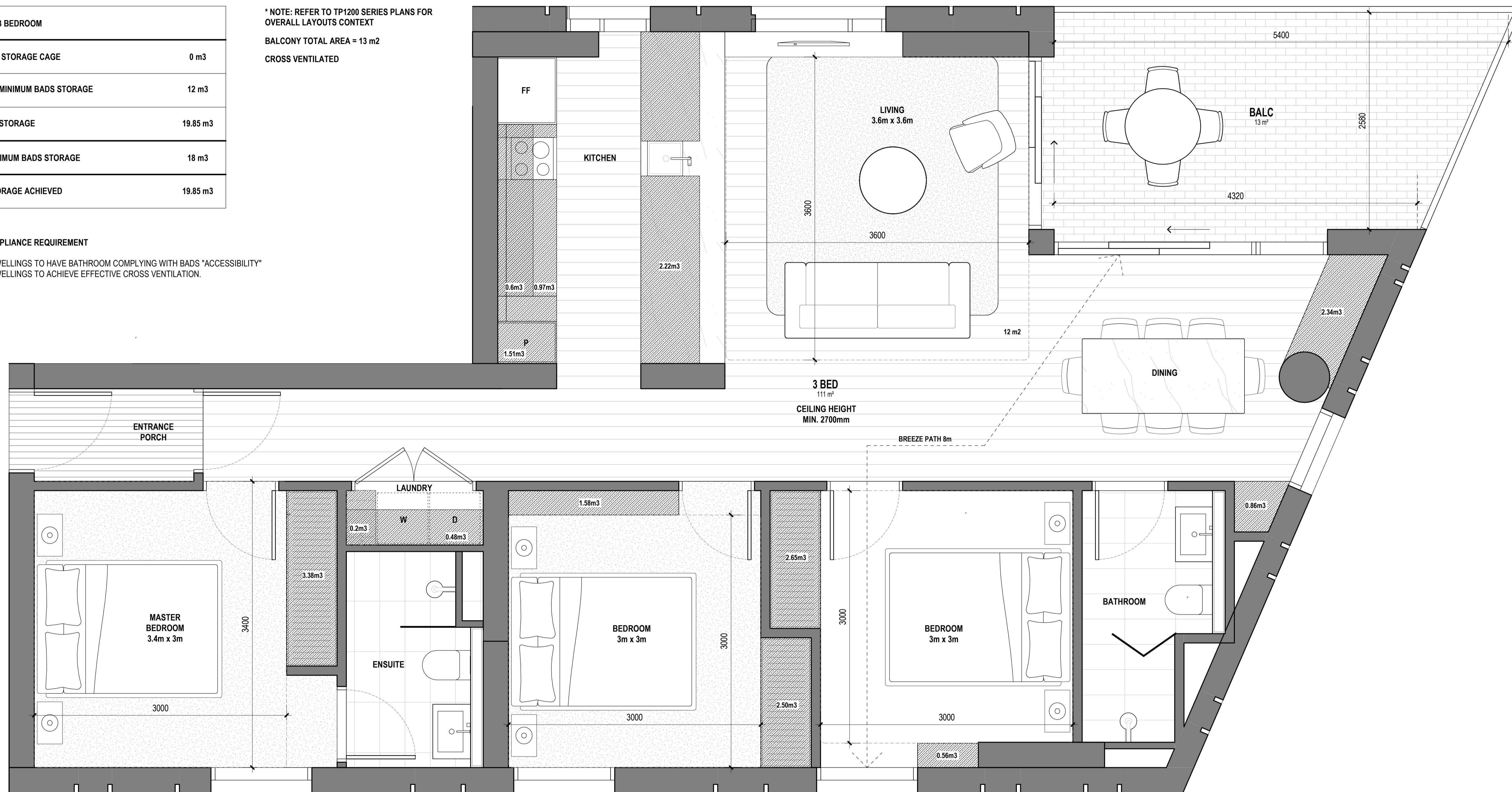
UNIT 505 - 3 BEDROOM	
EXTERNAL STORAGE CAGE	0 m ³
INTERNAL MINIMUM BADS STORAGE	12 m ³
INTERNAL STORAGE	19.85 m ³
TOTAL MINIMUM BADS STORAGE	18 m ³
TOTAL STORAGE ACHIEVED	19.85 m ³

* NOTE: REFER TO TP1200 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT

BALCONY TOTAL AREA = 13 m²
CROSS VENTILATED

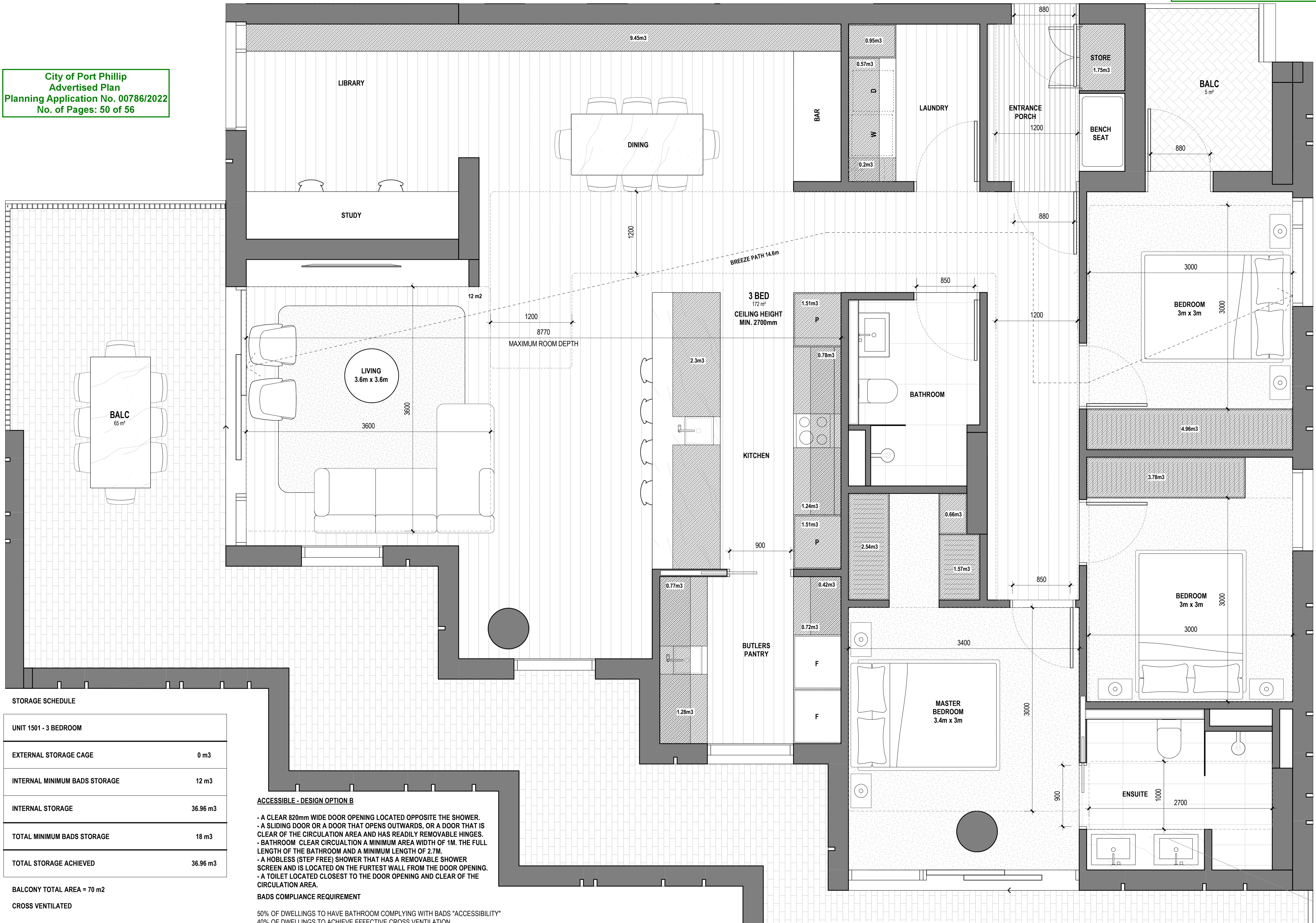
BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.



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STORAGE SCHEDULE

UNIT 1501 - 3 BEDROOM	
EXTERNAL STORAGE CAGE	0 m³
INTERNAL MINIMUM BADS STORAGE	12 m³
INTERNAL STORAGE	36.96 m³
TOTAL MINIMUM BADS STORAGE	18 m³
TOTAL STORAGE ACHIEVED	36.96 m³

ACCESSIBLE - DESIGN OPTION B

- A CLEAR 820mm WIDE DOOR OPENING LOCATED OPPOSITE THE SHOWER.
- A SLIDING DOOR OR A DOOR THAT OPENS OUTWARDS, OR A DOOR THAT IS CLEAR OF THE CIRCULATION AREA AND HAS READILY REMOVABLE HINGES.
- BATHROOM CLEAR CIRCULATION A MINIMUM AREA WIDTH OF 1M. THE FULL LENGTH OF THE BATHROOM AND A MINIMUM LENGTH OF 2.7M.
- A HOBLESS (STEP FREE) SHOWER THAT HAS A REMOVABLE SHOWER SCREEN AND IS LOCATED ON THE FURTEST WALL FROM THE DOOR OPENING.
- A TOILET LOCATED CLOSEST TO THE DOOR OPENING AND CLEAR OF THE CIRCULATION AREA.

BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
 40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

GENERAL NOTES	REVISION	DATE	PROJECT STATUS
01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. 02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS. 03. ALL DIMENSIONS, ABREVIATIONS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.			TOWN PLANNING
			NOT TO BE USED FOR CONSTRUCTION

PROJECT NO: **1849**
 PROJECT NAME: **95 ST KILDA RD**
 95 St Kilda Rd, St Kilda

BayleyWard
 Architecture & Interiors
 21-23 Chessell Street
 Southbank VIC 3006
 T: 03 9695 0222
 E: info@bayleyward.com

BAYLEY WARD

DRAWING NAME: **ENLARGED PLAN - UNIT 1501**
 DRAWING NUMBER: **TP7170**
 SCALE: **1:25 @ A1 / 50% @ A3** DRAWN BY: **DB** CHECKED BY: **QL**
 REVISION:

BALCONY TOTAL AREA = 19 m²

CROSS VENTILATED

ACCESSIBLE - DESIGN OPTION B

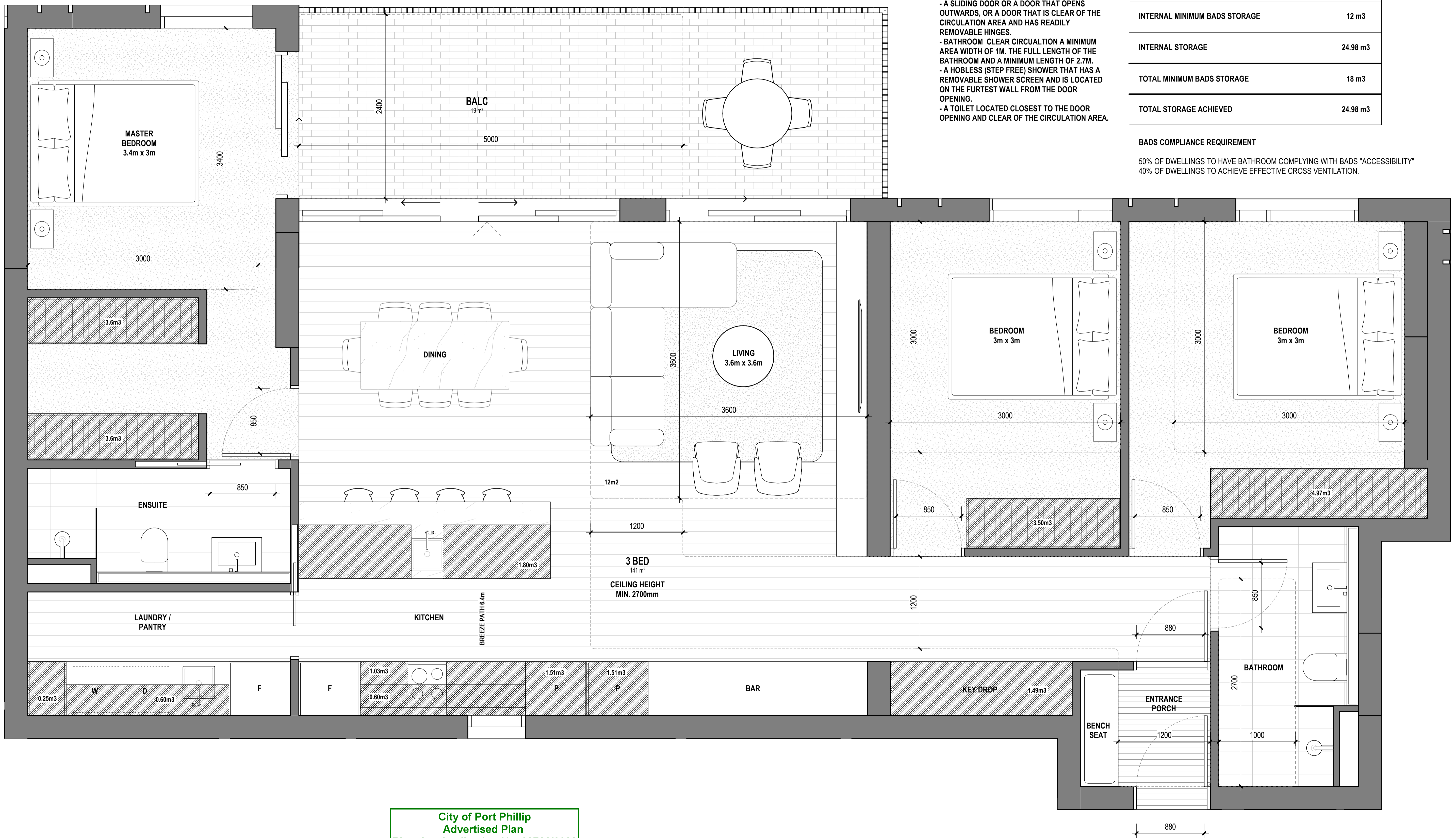
- A CLEAR 820mm WIDE DOOR OPENING LOCATED OPPOSITE THE SHOWER.
- A SLIDING DOOR OR A DOOR THAT OPENS OUTWARDS, OR A DOOR THAT IS CLEAR OF THE CIRCULATION AREA AND HAS READILY REMOVABLE HINGES.
- BATHROOM CLEAR CIRCULATION A MINIMUM AREA WIDTH OF 1M, THE FULL LENGTH OF THE BATHROOM AND A MINIMUM LENGTH OF 2.7M.
- A HOBLESS (STEP FREE) SHOWER THAT HAS A REMOVABLE SHOWER SCREEN AND IS LOCATED ON THE FURTEST WALL FROM THE DOOR OPENING.
- A TOILET LOCATED CLOSEST TO THE DOOR OPENING AND CLEAR OF THE CIRCULATION AREA.

STORAGE SCHEDULE

UNIT 1502 - 3 BEDROOM	
EXTERNAL STORAGE CAGE	0 m ³
INTERNAL MINIMUM BADS STORAGE	12 m ³
INTERNAL STORAGE	24.98 m ³
TOTAL MINIMUM BADS STORAGE	18 m ³
TOTAL STORAGE ACHIEVED	24.98 m ³

BADS COMPLIANCE REQUIREMENT

- 50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
- 40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.



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STORAGE SCHEDULE

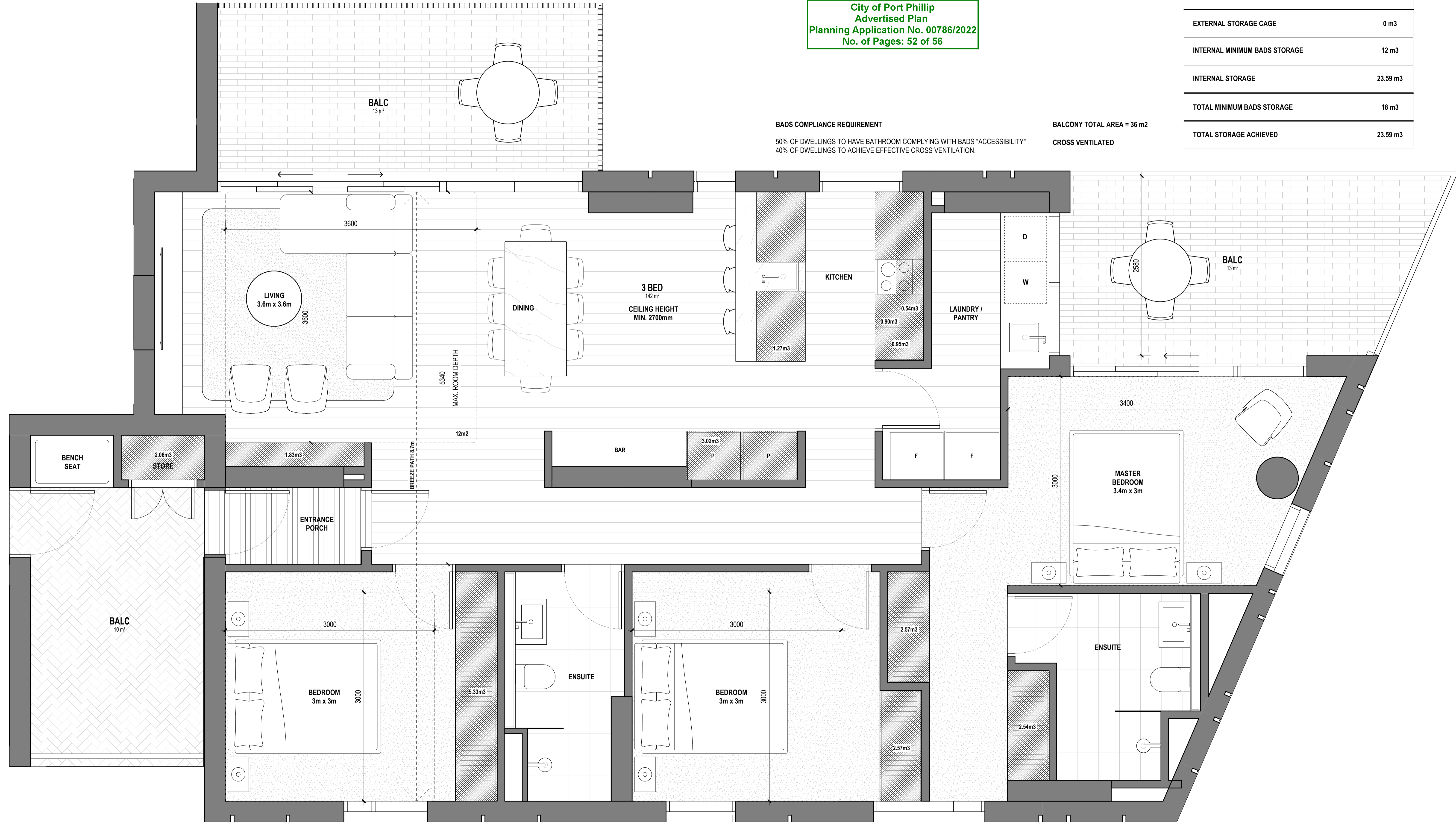
UNIT 1503 - 3 BEDROOM	
EXTERNAL STORAGE CAGE	0 m3
INTERNAL MINIMUM BADS STORAGE	12 m3
INTERNAL STORAGE	23.59 m3
TOTAL MINIMUM BADS STORAGE	18 m3
TOTAL STORAGE ACHIEVED	23.59 m3

BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
 40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

BALCONY TOTAL AREA = 36 m2

CROSS VENTILATED



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STORAGE SCHEDULE

UNIT 1601 - 2 BEDROOM	
EXTERNAL STORAGE CAGE	0 m ³
INTERNAL MINIMUM BADS STORAGE	9 m ³
INTERNAL STORAGE	14.46 m ³
TOTAL MINIMUM BADS STORAGE	14 m ³
TOTAL STORAGE ACHIEVED	14.46 m ³

BALCONY TOTAL AREA = 30 m²

CROSS VENTILATED

BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
 40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

GENERAL NOTES

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REV DESCRIPTION DATE

PROJECT STATUS

TOWN PLANNING
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PROJECT NO

1849

PROJECT NAME

95 ST KILDA RD
 95 St Kilda Rd, St Kilda

BayleyWard
 Architecture & Interiors
 21-23 Chessell Street
 Southbank VIC 3006
 T: 03 9695 0222
 E: info@bayleyward.com



DRAWING NAME

ENLARGED PLAN - UNIT 1601

SCALE 1:25 @ A1 / 50% @ A3 DRAWN BY DB CHECKED BY QL

DRAWING NUMBER

TP7200

REVISION

STORAGE SCHEDULE

UNIT 1602 - 3 BEDROOM	
EXTERNAL STORAGE CAGE	0 m3
INTERNAL MINIMUM BADS STORAGE	12 m3
INTERNAL STORAGE	18.95 m3
TOTAL MINIMUM BADS STORAGE	18 m3
TOTAL STORAGE ACHIEVED	18.95 m3

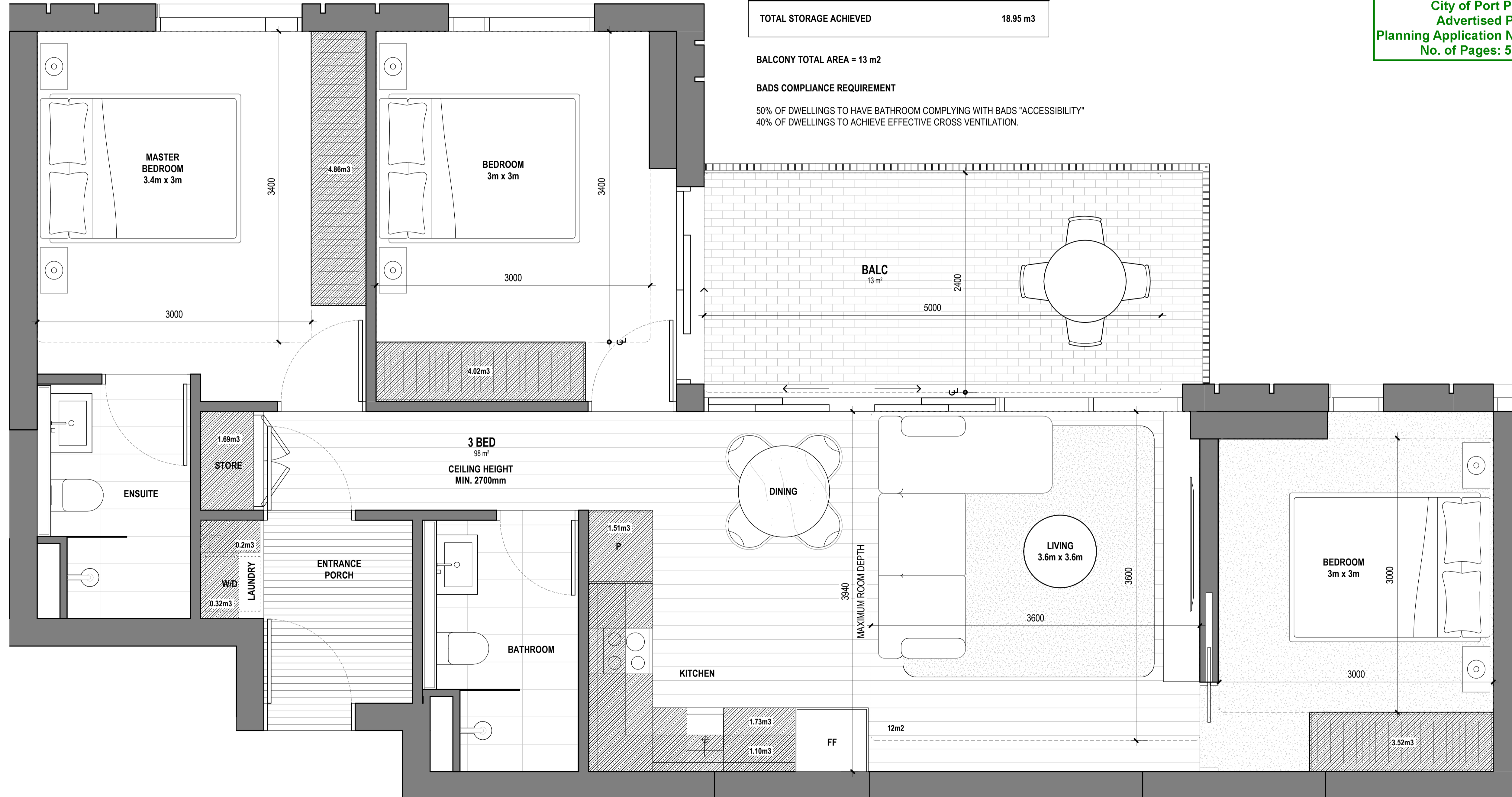
* NOTE: REFER TO TP100 SERIES PLANS FOR OVERALL LAYOUTS CONTEXT

BALCONY TOTAL AREA = 13 m2

BADS COMPLIANCE REQUIREMENT

50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.

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STORAGE SCHEDULE

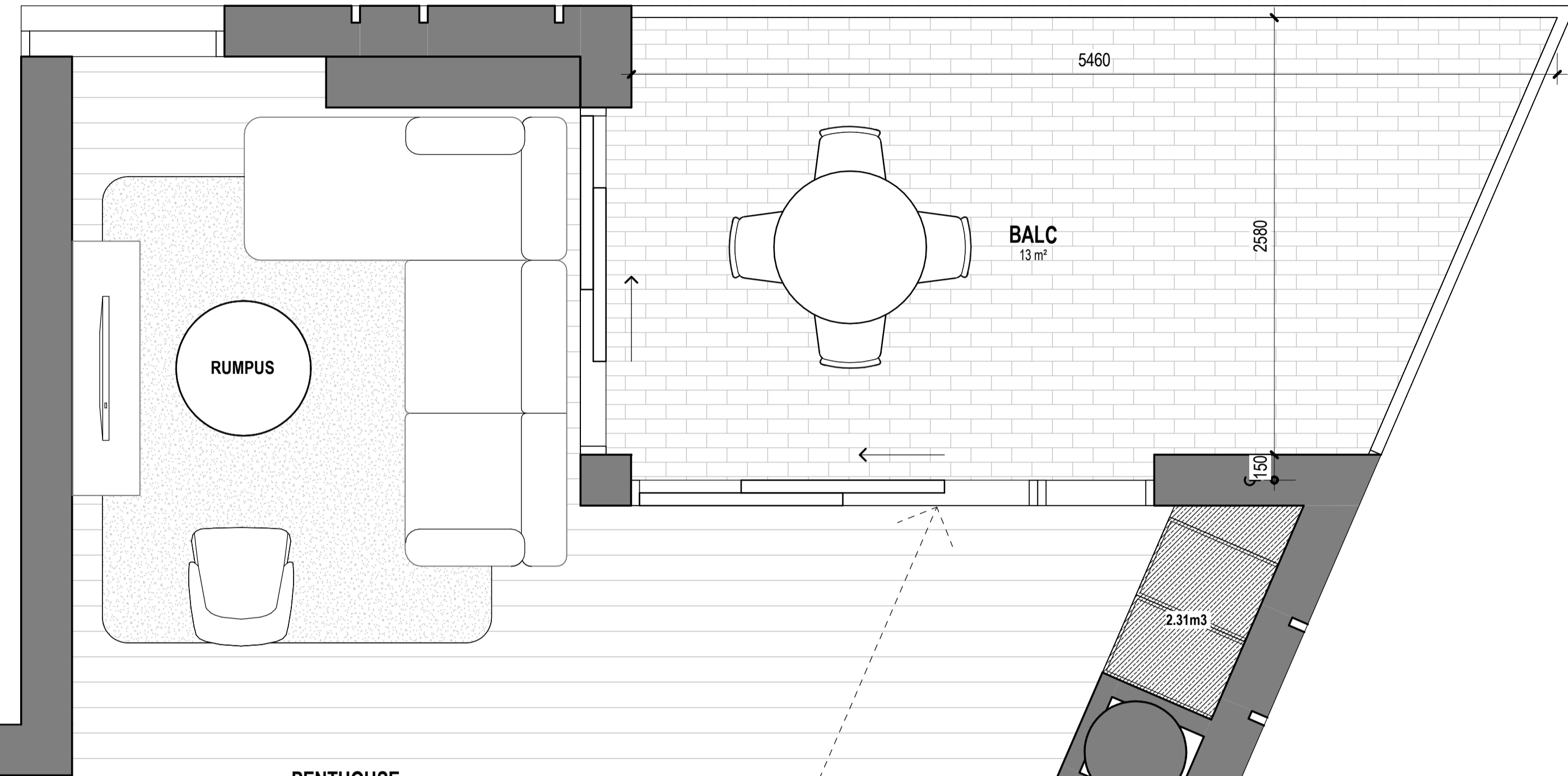
UNIT 1603 - 3 BEDROOM	
EXTERNAL STORAGE CAGE	0 m ³
INTERNAL MINIMUM BADS STORAGE	12 m ³
INTERNAL STORAGE	34.37 m ³
TOTAL MINIMUM BADS STORAGE	18 m ³
TOTAL STORAGE ACHIEVED	34.37 m ³

BALCONY TOTAL AREA = 206 m²

CROSS VENTILATED

BADS COMPLIANCE REQUIREMENT

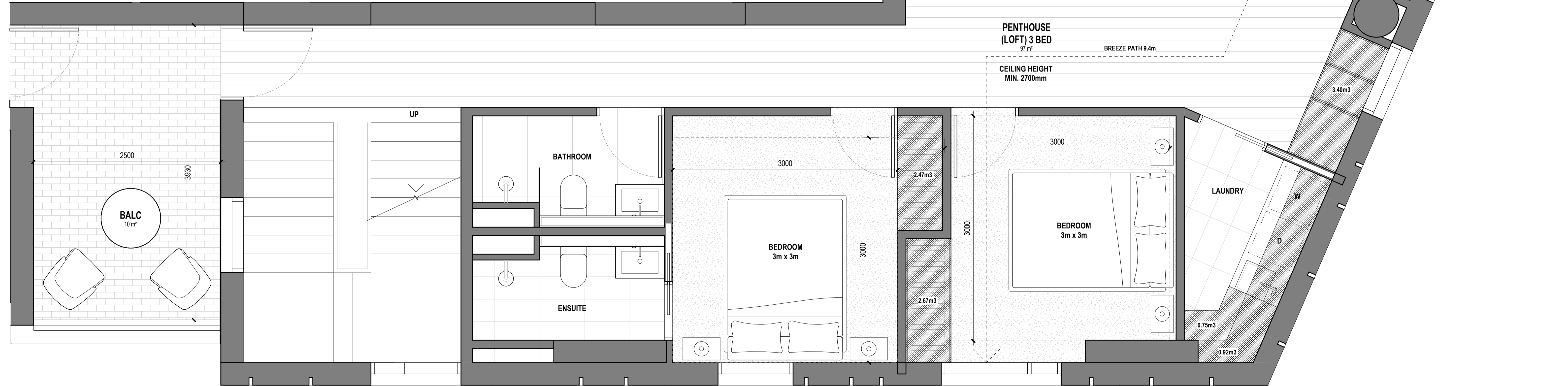
50% OF DWELLINGS TO HAVE BATHROOM COMPLYING WITH BADS "ACCESSIBILITY"
 40% OF DWELLINGS TO ACHIEVE EFFECTIVE CROSS VENTILATION.



PENTHOUSE
 (LOFT) 3 BED
 97 m²

CEILING HEIGHT
 MIN. 2700mm

BREEZE PATH 9.4m



GENERAL NOTES

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PROJECT STATUS

TOWN PLANNING

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PROJECT NO

1849

PROJECT NAME

95 ST KILDA RD

95 St Kilda Rd, St Kilda

BayleyWard
 Architecture & Interiors
 21-23 Chessel Street
 Southbank VIC 3006
 T: 03 9695 0222
 E: info@bayleyward.com



DRAWING NAME

ENLARGED PLAN - UNIT 1603

SCALE 1:25 @ A1 / 50% @ A3 DRAWN BY DB

CHECKED BY QL

DRAWING NUMBER

TP7220

REVISION

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